REGULAR MEETING AMENDED AGENDA

Date: 3/27/2017
Time: 7:00 p.m.
City Council Chambers
701 Laurel St., Menlo Park, CA 94025

AGENDA WAS AMENDED TO UPDATE ITEMS F1 & G1

A. Call To Order

B. Roll Call

C. Reports and Announcements

Under "Reports and Announcements," staff and Commission members may communicate general information of interest regarding matters within the jurisdiction of the Commission. No Commission discussion or action can occur on any of the presented items.

D. Public Comment

Under "Public Comment," the public may address the Commission on any subject not listed on the agenda, and items listed under Consent Calendar. Each speaker may address the Commission once under Public Comment for a limit of three minutes. Please clearly state your name and address or political jurisdiction in which you live. The Commission cannot act on items not listed on the agenda and, therefore, the Commission cannot respond to non-agenda issues brought up under Public Comment other than to provide general information.

E. Consent Calendar

E1. Approval of minutes from the February 27, 2017 Planning Commission meeting. (Attachment)

F. Public Hearing

F1. Draft Infill Environmental Impact Report (EIR) Public Hearing/Stanford University/300-550 El Camino Real: Public hearing to receive public comments on the Draft Infill EIR for the proposed development at 300-550 El Camino Real Project (also known as the Middle Plaza at 500 El Camino Real project). The Draft Infill EIR prepared for the project identifies environmental effects at a less than significant level without mitigation in the following categories: Air Quality (construction health risk) and Noise (vehicle traffic noise). The Draft Infill EIR identifies potentially significant environmental effects that are significant and unavoidable in the following category: Transportation/Traffic. The following categories were previously identified as requiring no further analysis in the associated Infill Environmental Checklist, due to being analyzed in a prior EIR and/or being substantially mitigated by uniformly applicable development policies: Agricultural and Forestry Resources, Air Quality (other than construction health risk), Biological Resources, Cultural Resources, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials,

Hydrology and Water Quality, Land Use and Planning, Mineral Resources, Noise (other than noise impacts from vehicle traffic), Population and Housing, Public Services, Recreation, Transportation/Traffic (air traffic patterns), and Utilities and Service Systems. The Infill Environmental Checklist is included as an Appendix of the Draft Infill EIR. The California Environmental Quality Act (CEQA) requires this notice to disclose whether any listed hazardous waste sites are present at the location. The project location does contain a hazardous waste site included in a list prepared under Section 65962.5 of the Government Code. The Hazards and Hazardous Materials section of the Draft Infill EIR discusses this topic in more detail. Written comments on the Draft Infill EIR may also be submitted to the Community Development Department no later than 5:30 p.m., Thursday, April 13, 2017. (Staff Report #17-016-PC)

G. Study Session

G1. Study Session/Stanford University/300-550 El Camino Real: Study session to receive comments on the 500 El Camino Real proposal (also known as the Middle Plaza project) for a mixed-use development consisting of office, retail, and residential uses on a 8.4-acre site, with a total of approximately 10,000 of retail/restaurant, 144,000 square feet of non-medical office, and 215 residential units. The study session will allow Planning Commissioners and the public to provide feedback on the overall project (Staff Report #17-016-PC)

H. Informational Items

H1. City Council Work Plan Transmittal and Capital Improvement Program (CIP) process update (Attachment)

H2. Future Planning Commission Meeting Schedule – The upcoming Planning Commission meetings are listed here, for reference. No action will be taken on the meeting schedule, although individual Commissioners may notify staff of planned absences.

- Regular Meeting: April 10, 2017
- Regular Meeting: April 24, 2017
- Regular Meeting: May 8, 2017

I. Adjournment

Agendas are posted in accordance with Government Code Section 54954.2(a) or Section 54956. Members of the public can view electronic agendas and staff reports by accessing the City website at www.menlopark.org and can receive e-mail notification of agenda and staff report postings by subscribing to the "Notify Me" service at menlopark.org/notifyme. Agendas and staff reports may also be obtained by contacting the Planning Division at (650) 330-6702. (Posted: 03/22/17)

At every Regular Meeting of the Commission, in addition to the Public Comment period where the public shall have the right to address the Commission on any matters of public interest not listed on the agenda, members of the public have the right to directly address the Commission on any item listed on the agenda at a time designated by the Chair, either before or during the Commission's consideration of the item.

At every Special Meeting of the Commission, members of the public have the right to directly address the Commission on any item listed on the agenda at a time designated by the Chair, either before or during consideration of the item.

Any writing that is distributed to a majority of the Commission by any person in connection with an agenda item is a public record (subject to any exemption under the Public Records Act) and is available for inspection at the City Clerk's Office, 701 Laurel St., Menlo Park, CA 94025 during regular business hours.

Persons with disabilities, who require auxiliary aids or services in attending or participating in Commission meetings, may call the City Clerk's Office at 650-330-6620.

CITY OF MENLO PARK

REGULAR MEETING MINUTES - DRAFT

Date: 2/27/2017
Time: 7:00 p.m.
City Council Chambers
701 Laurel St., Menlo Park, CA 94025

A. Call To Order

Chair Katherine Strehl called the meeting to order at 7:00 p.m.

B. Roll Call

Present: Andrew Barnes, Drew Combs (Vice Chair), Susan Goodhue, Larry Kahle, John Onken, Henry Riggs, Katherine Strehl (Chair)

Staff: Michele Morris, Assistant Planner; Thomas Rogers, Principal Planner; Tom Smith, Associate Planner

C. Reports and Announcements

Principal Planner Thomas Rogers reported that the City Council at its February 7th meeting approved the final actions for the Station 1300 project and the zoning ordinance revisions for the secondary dwelling units and childcare facilities. He said the Council at that meeting also held a study session on the Ravenswood Grade Separation project and provided some direction on that to the Transportation Division. He said on February 28th the City Council would consider a small revision to the green building car charger regulations from the General Plan update and hear a presentation by Stanford on their general use permit revision for the main university operations. He said those operations were located in Santa Clara County but the topic was of interest to other communities. He said the draft EIR for the 500 El Camino Real project was available and would be on the Commission's agenda for March 27.

D. Public Comment

There was none.

E. Consent Calendar

E1. Approval of minutes from the January 23, 2017 Planning Commission meeting. (Attachment)

Chair Strehl noted a correction to the January 23 minutes submitted by email from Commissioner Riggs.

ACTION: Motion and second (Susan Goodhue/Henry Riggs) to approve the minutes with the following modification; passes 7-0.

- Page 10, 1st full paragraph, 5th line: Replace “100 block” with “1200 block”

F. Public Hearing

F1. Use Permit/Scott Chamness/903 Timothy Lane:
Request for a use permit to add a second floor, as well as conduct interior modifications, to a single-family residence that would exceed 50 percent of the replacement value of the existing nonconforming structure in a 12-month period. The proposal would also exceed 50 percent of the existing floor area and is considered equivalent to a new structure. The subject parcel is located on a substandard lot in the R-1-U (Single-Family Urban) zoning district. (Staff Report #17-011-PC)

Staff Comment: Assistant Planner Morris said she had no additions to the staff report.

Applicant Presentation: Mr. Scott Chamness said the addition was desired to better accommodate their family size. He said a neighbor had not liked their original design and they worked with that neighbor to find a design that was mutually agreeable. He noted in the surrounding area that there were second story additions and expressed appreciation for input he had received from Commissioner Kahle.

Chair Strehl opened the public hearing and closed it as there were no speakers.

Commission Comment: Commissioner Larry Kahle said that former Planning Commissioner Katie Ferrick had connected him with the applicant, and he and the applicant had had some email correspondence about the design. He said his earlier comments to the applicant included the question of what the style of the proposed addition was, and his concerns about the prominence of the garage as it was long and dominated the rest of the house, the use of stucco siding without any accent material and nothing in the gable ends to break that up, the vinyl windows, and the attic garage space which had a bump-out over the garage but which was lower than the rest of the wall. He said the applicant presented some thoughts about those design choices but he did not think there were any changes to the design as a result of their email conversation.

Chair Strehl asked the applicant to respond to the concerns raised by Commissioner Kahle.

Mr. Chamness said Commissioner Kahle’s questions were legitimate and that they had raised the same questions with the designer. He said the bump-out on the garage was intended to modulate the step up from the garage to the second floor as well as provide some added storage space. He said two mature oak trees in the back and a mature gingko tree in the front tended to screen the garage. He said they had wanted to keep a one car garage but the addition to the house required a two-car garage, and added that they chose the shortest garage door possible. He said recently they had replaced all their first story windows for double-paned vinyl and it would be an environmental waste to remove all those. He said they had discussed the siding with their designer, and if the siding was an issue, they were open to adding some shingles or other architectural details such as louvers in the gable area. He said they had stepped in the side walls of the second story to provide some articulation and put a roof belt line around the perimeter.

Commissioner Riggs said he shared Commissioner Kahle’s concern with the vinyl windows. He asked why there were high windows in the gable ends. Mr. Chamness said they were bathroom windows and faced the neighbor’s home. He said those were above the bathroom mirror. Commissioner Riggs asked if they could make the design work with two windows rather than three windows in the two gable ends

Mr. Rod Lacasia, project designer, said they had the ability to put two windows rather than three in the gable ends. He said the clients had seen interior bathroom designs with the three windows, and liked that feature.

Commissioner Andrew Barnes said the staff report addressed the Floor Area Limit (FAL) being at the maximum and using the attic space over the garage to get the FAL below that limit. He asked if they had been able to get below the threshold. Mr. Lacasia said they had and submitted section drawings showing the attic space below five feet in height. Commissioner Barnes asked about neighborhood outreach on the plan revision. Mr. Chamness said he had sent a complete packet of the views to the adjacent neighbor the previous week and received favorable response from them.

Commissioner John Onken said he understood the use of vinyl windows but seeing a mass of stucco coupled with vinyl windows was concerning particularly with no other materials to offset the stucco. He encouraged the applicant to look at other siding materials as suggested by Commissioner Kahle that would soften the window issue. He said he appreciated the orientation of the house and said the location of windows was acceptable. He said if the front door was moved over just slightly that would allow for a planting strip along that side of the garage which would screen that stucco wall. Mr. Chamness said that was their intention.

Commissioner Drew Combs said the lot was a bit unusual. He said he did not know if two small windows would be more aesthetically pleasing than three small windows in the gable ends. He said he could support the project.

Commissioner Kahle said that the applicant explained well how they reached their design decisions. He said he still felt the design needed more attention and he was struggling to support. He said although there were trees that screened the home those trees might die. He said it was important to pay attention to the house design. He said he agreed that two windows would probably work better in the gable ends.

Commissioner Barnes asked if a garage door might be made to look less like a garage door. Chair Strehl asked if it was one garage door. Mr. Chamness said it was modulated to look like two doors but was one door. Commissioner Onken said that a garage door could be made to look like two doors and trellis was sometime used as modulation.

Commissioner Riggs said although the triple window high up in the gable was a little awkward he was hesitant to ask for a change as that might significantly change the bathroom wall. He moved to approve the project as recommended in the staff report. Commissioner Goodhue seconded the motion.

Commissioner Onken asked if the makers of the motion and second would accept an amendment to allow an option for redesign so that the applicant might add different façade materials to create more articulation. Commissioner Kahle said that the project had bigger issues than just the stucco.

Commissioner Riggs as the maker of the motion said that this would be a good house for shingles but it was an economic issue, and he hesitated to direct that change. He said the project was approvable.

ACTION: Motion and second (Riggs/Goodhue) to approve the item as recommended in the staff report; passes 6-1 with Commissioner Kahle in opposition.

1. Make a finding that the project is categorically exempt under Class 1 (Section 15301, "Existing Facilities") of the current California Environmental Quality Act (CEQA) Guidelines.
2. Make findings, as per Section 16.82.030 of the Zoning Ordinance pertaining to the granting of use permits, that the proposed use will not be detrimental to the health, safety, morals, comfort and general welfare of the persons residing or working in the neighborhood of such proposed use, and will not be detrimental to property and improvements in the neighborhood or the general welfare of the City.
3. Approve the use permit subject to the following ***standard*** conditions:
    a. Development of the project shall be substantially in conformance with the plans prepared by Rod Lacasia consisting of six plan sheets, dated received February 22, 2017, and approved by the Planning Commission on February 27, 2017 except as modified by the conditions contained herein, subject to review and approval by the Planning Division.

    b. Prior to building permit issuance, the applicants shall comply with all Sanitary District, Menlo Park Fire Protection District, and utility companies' regulations that are directly applicable to the project.

    c. Prior to building permit issuance, the applicants shall comply with all requirements of the Building Division, Engineering Division, and Transportation Division that are directly applicable to the project.

    d. Prior to building permit issuance, the applicant shall submit a plan for any new utility installations or upgrades for review and approval by the Planning, Engineering and Building Divisions. All utility equipment that is installed outside of a building and that cannot be placed underground shall be properly screened by landscaping. The plan shall show exact locations of all meters, back flow prevention devices, transformers, junction boxes, relay boxes, and other equipment boxes.

    e. Simultaneous with the submittal of a complete building permit application, the applicant shall submit plans indicating that the applicant shall remove and replace any damaged and significantly worn sections of frontage improvements. The plans shall be submitted for review and approval of the Engineering Division.

    f. Simultaneous with the submittal of a complete building permit application, the applicant shall submit a Grading and Drainage Plan for review and approval of the Engineering Division. The Grading and Drainage Plan shall be approved prior to the issuance of grading, demolition or building permits.

    g. Heritage trees in the vicinity of the construction project shall be protected pursuant to the Heritage Tree Ordinance.
4. Approve the use permit subject to the following ***project-specific*** conditions:
    a. Simultaneous with the submittal of a complete building permit application, the applicant shall submit revised plans that demonstrate full compliance with the allowable floor area limit (FAL), subject to review and approval of the Planning Division. In particular, section diagrams and dimensions shall be provided to verify interior attic height measurements as measured from the top of the ceiling joist to the bottom of the roof sheathing.

b. Simultaneous with the submittal of a complete building permit application, the applicant shall submit a revised arborist report addressing the following, subject to the review and approval of the Planning Division:

i. Add to the Tree Protection Plan guidelines: "Any excavation within the tree protection zone shall be carefully performed by hand."

ii. Add to the Tree Protection Plan guidelines: "No grading within the tree protection zones of on- and off-site Heritage trees."

F2. Use Permit/Bryan Cho/515 Gilbert Avenue:
Request for a use permit to partially demolish, remodel, and add first- and second-story additions to an existing nonconforming single-story, single-family residence on a substandard lot with respect to lot area, depth, and width in the R-1-U (Single-Family Urban) zoning district. The proposed work would exceed 50 percent of the existing replacement value in a 12 month period. The proposal would also exceed 50 percent of the existing floor area and is considered equivalent to a new structure. (Staff Report #17-012-PC)

Staff Comment: Assistant Planner Morris said there were no additions to the staff report.

Questions of Staff: Commissioner Kahle said the garage roof had a funky shape and asked whether it would be retained. Assistant Planner Morris said if they increased the roof eave into the side yard setback that a variance would be required.

Commissioner Riggs said there was mention that the left side windows had been coordinated with the adjacent neighbor's two-story building. He asked if staff had a sense of how the windows aligned and if it was a successful coordination. Assistant Planner Morris said she had not been given anything by the applicant showing the neighbor and project's window coordination. She said the applicants had submitted a project description noting there was such coordination.

Applicant Presentation: Ms. Lynn Fisher, Ogawa Fisher Architects, said the existing structure was an apartment size home in a neighborhood of one and two-story detached single family homes. She said the goal was to enlarge the residence to 1971 square feet. She said there were two-story homes to the sides and facing the property. She said they kept the existing nonconforming sections of the house and would expand the home in the middle front to back, and were adding a fairly modest second story that stepped in on the interior sides and both street sides. She said they kept the hip roof language of the existing nonconforming sections, and tried with the horizontal siding and the band of the clerestory windows to emphasize the horizontality of the hip roof and use the band of clerestory windows both to lighten the hip roof some and have a band of light both inside and outside. She said they placed windows so they were not face to face with the neighbors' windows.

Mr. Bryan Cho, property owner and applicant, said to respond to Commissioner Riggs' question that they contacted their neighbors during the design process. He said some of the elements in the design took into account neighbor comments about sunlight and daylight.

Commissioner Kahle asked about the dimensions of the eaves noting they seemed deep. Ms. Fisher said there was an extra deep section in the front and the bulk of the eaves were three feet deep. She said the goal was to provide extra shadow along that top edge and play up the horizontality of the hip roof. Commissioner Kahle said there was a skylight at the lower roof by the staircase and in the section it looked flush with the roof. He said he thought it would need to be

mounted on top of the roof, and asked what it would look like. Ms. Fisher said it would be a flat, custom, long skylight with a slight slope to a tiny curve at the roof. She said it would be a flatter slope than the roof. Commissioner Kahle said the proposal was well below the maximum height allowed but looking at the building sections and the attic space there was an extra piece of wall height at the outside edge of the eaves, and asked the reason for that. Ms. Fisher said the clerestory windows were pushed tight to the ceiling out of the eave height. Commissioner Kahle asked if the eaves were closed or open. Ms. Fisher said they were open. Commissioner Kahle asked why they did not push for more floor area. Ms. Fisher said it basically was cost noting there had been a scheme with a third bedroom on the second floor but they did not like the mass that put on the street.

Commissioner Onken asked about the open eaves and if those had rafters extending out or what. Ms. Fisher said that detail was not fully developed. Commissioner Onken said with deep set eaves that detail was important. Ms. Fisher said they could use wood siding or the eaves could be soffited, and made flat.

Chair Strehl opened the public hearing.

Public Comment:

- Al Amitabh and his wife Jessica Smith said their home was the left adjacent property. He said they were concerned with the monolithic structure of the proposed design due to the project's proximity to their home, and the limited space between the existing structure and their property line. He said the second-story building would significantly block light to their home. He said his home and the existing structure were very close to one another and maybe 14-feet apart. He said the project was three-feet and some inches from their property line. He said the applicant indicated they would take line of sight into consideration with their two upstairs windows but they had not heard anything regarding that.

Commissioner Barnes asked the speaker to describe the applicant outreach. Mr. Amitabh said the applicants had reached out to them to share the plans, and he and his wife had expressed concerns with those plans. He said they had not heard anything since then as to any changes.

Chair Strehl said there seemed to be a seven-and-a-half setback between the property lines. Mr. Amitabh said the property line widened and narrowed.

Commissioner Combs asked if Mr. Amitabh's home intruded into the side setback. Mr. Amitabh said he had owned his home for a year and a half but his understanding was the garage was an existing structure that preceded the build out of the 17-year old home. He said the right edge of the garage was flush with the fence. Commissioner Combs asked if the home intruded into the side setback. Mr. Amitabh said he did not know but noted their driveway was only 11 feet wide at its widest.

Chair Strehl closed the public hearing.

Commission Comment: Commissioner Barnes noted siding on one side of the existing home and asked if the applicant would be willing to add some detail to the stucco on the garage on the corner of Gilbert and Marmona. Ms. Fisher said the existing siding was old vinyl siding over the original stucco. She said they definitely wanted to remove the vinyl siding and planned to restore the existing stucco. She said the side of the garage referenced was the nonconforming portion in the

setback so adding a window or changing the roofline there was not a feasible action as it would require a variance request. Commissioner Barnes said the existing siding did create interest and asked if it could be used on the side of the garage facing Gilbert and Marmona. Ms. Fisher said she thought using siding on all sides of the garage would be preferable to only side of siding. She said it was possible but noted as the architect she preferred the stucco material as proposed.

Commissioner Onken said he appreciated the project design and the mix of materials and shapes. He said his only concern related to the proximity of the project to the property owners to the east noting the two full sized windows for the master bedroom. He said he would like that bedroom to be fenestrated with smaller windows. He said that would provide light but not view to the other property's bedroom windows just 18 feet away.

Commissioner Kahle said he liked the design noting he had not appreciated how close the house was to the property line until he saw it. He said he thought the deep eaves would be a problem under the building code and he thought those would need to be cut back severely at the property line. Ms. Fisher said those were the first floor existing bedrooms, which did not have the deeper eaves. She said the upper eaves were deeper and were out of the setback and within the daylight plane.

Commissioner Kahle said he agreed with Commissioner Onken about the bedroom windows facing the side house. He said those should be higher as they could get an egress window at the back. He said he also agreed with Commissioner Barnes about the garage as it was fairly prominent. He said it would be better if it was taller but if that needed a variance he did not see the point in doing that. He said it could benefit from another siding material or even a window as suggested. Ms. Fisher said the Commission's order to have a window in the garage wall would be welcome noting that it was a nonconforming wall which they could not substantively change. Replying to Commissioner Kahle, Principal Planner Rogers confirmed that a window could be added to a nonconforming wall.

Commissioner Riggs said once he realized that the garage could not be significantly changed and it was short that having it be a different material and introducing a balancing wing on the left side was kind of cool. He said although he did not like a wall without a window that the garage was one-story with a low roof so no one would ever know if there was a window or not. He said the building peak was some seven feet lower than code and the width of the second story facing the adjacent home was pretty restrained. He said he found the proposal overall to be a sensitive design. He said he trusted that gutters would be added at the seams of the standing metal roof.

Commissioner Kahle moved to approve the project as recommended in the staff report with a condition to raise the sill heights of the side facing master bedroom windows. Commissioner Riggs seconded the motion but asked the maker if those windows were fixed with an awning above if he would allow for obscured glass as an option other than raised sill heights. Commissioner Kahle said he would like to keep the motion as it was.

Commissioner Combs said he appreciated the neighbors coming to express their concern, clarifying the proximity of the properties.

Chair Strehl noted the stepping back of the second story.

ACTION: Motion and second (Kahle/Riggs to approve the item with the following modification; passes 7-0.

1. Make a finding that the project is categorically exempt under Class 1 (Section 15301, "Existing Facilities") of the current California Environmental Quality Act (CEQA) Guidelines.

2. Make findings, as per Section 16.82.030 of the Zoning Ordinance pertaining to the granting of use permits, that the proposed use will not be detrimental to the health, safety, morals, comfort and general welfare of the persons residing or working in the neighborhood of such proposed use, and will not be detrimental to property and improvements in the neighborhood or the general welfare of the City.

3. Approve the use permit subject to the following ***standard*** conditions:

    a. Development of the project shall be substantially in conformance with the plans prepared by Ogawa Fisher Architects, consisting of 14 plan sheets, dated received February 21, 2017, and approved by the Planning Commission on February 27, 2017 except as modified by the conditions contained herein, subject to review and approval by the Planning Division.

    b. Prior to building permit issuance, the applicants shall comply with all Sanitary District, Menlo Park Fire Protection District, and utility companies' regulations that are directly applicable to the project.

    c. Prior to building permit issuance, the applicants shall comply with all requirements of the Building Division, Engineering Division, and Transportation Division that are directly applicable to the project.

    d. Prior to building permit issuance, the applicant shall submit a plan for any new utility installations or upgrades for review and approval by the Planning, Engineering and Building Divisions. All utility equipment that is installed outside of a building and that cannot be placed underground shall be properly screened by landscaping. The plan shall show exact locations of all meters, back flow prevention devices, transformers, junction boxes, relay boxes, and other equipment boxes.

    e. Simultaneous with the submittal of a complete building permit application, the applicant shall submit plans indicating that the applicant shall remove and replace any damaged and significantly worn sections of frontage improvements. The plans shall be submitted for review and approval of the Engineering Division.

    f. Simultaneous with the submittal of a complete building permit application, the applicant shall submit a Grading and Drainage Plan for review and approval of the Engineering Division. The Grading and Drainage Plan shall be approved prior to the issuance of grading, demolition or building permits.

    g. Heritage trees in the vicinity of the construction project shall be protected pursuant to the Heritage Tree Ordinance.

4. ***Approve the project subject to the following project-specific condition:***

   a. ***Simultaneous with the submittal of a complete building permit application, the plans shall be modified to raise the sill heights of the second floor windows of the East (Left) elevation, subject to review and approval of the Planning Division.***

F3. Use Permit/Kanler, Inc./515 Bay Road:
Request for a use permit to construct a new two-story, single-family residence on a substandard lot with regard to lot width and lot area in the R-1-U (Single-Family Urban Residential) zoning district. In addition, one heritage Joshua tree, 30 inches in diameter, in fair condition, and one heritage coast live oak, 22 inches in diameter, in fair condition, at the right side of the property would be removed. In addition, a heritage coast live oak, 16 inches in diameter, in fair condition, would be pruned more than 25 percent. (Staff Report #17-013-PC)

Staff Comment: Associate Planner Tom Smith said there were no modifications to the staff report.

Questions of Staff: Commissioner Kahle noted that staff expressed concerns in the staff report about the volume and unusual unbalanced aesthetics. He said there had been five revisions to the design. He asked staff to elaborate on those concerns and how they had arrived at the proposed design.

Associate Planner Smith said the original design had difficulties as the public utility easement (PUE) on the left side of six feet had not been recognized. He said it was more of a remodel and expansion project that kept most of the nonconforming left side wall but would demolish most of the rest of the house. He said they asked the applicant to come back with a redesign to bring the project fully into conformance, and that was the second submittal. He said then it was an iterative process of getting the design to a point where it addressed all the issues and met zoning ordinance requirements. He said the first story roof volume was a comment that staff had relayed to the applicant several times. He said the response was that since it was a narrow lot there was an interest to create more volume in the home for the residents' enjoyment. He said based on that staff felt they had pressed the applicant as much as reasonably possible for that to be changed. Commissioner Kahle confirmed with staff that no eaves or anything could be over a public utility easement.

Applicant Presentation: Mr. Rajiv Agarwal, the property owner, said he bought the home seven years ago when he graduated from college. He said he was married now with four children noting his parents often visit for months at a time and the home was very small for their needs.

Chair Strehl opened the public hearing and closed it as there were no speakers.

Commission Comment: Commissioner Kahle said that the drawings did not seem to be a modern Craftsman-style home as specified in the staff report. He said the key problem was the lack of overhangs noting that was why he had asked about the PUE. He said a Craftsman-style home has overhangs. He said vinyl windows were proposed everywhere and the proposed divided light patterns were not Craftsman style.

Commissioner Onken said the second story was stepped in and was less massive than the first story. He suggested the applicant might want to break up the fenestration. He said it looked like 20 of the same windows and it was very busy. He said he understood why the windows for the two

shower rooms had been placed to the side but noted the sliding doors could be changed so those windows might be placed more centrally which he thought would help the front elevation. He said there were quite a few things aesthetically that could be calmed and it would be a perfectly fine house. He said he would like the project to return with more attention paid to the fenestration for improved modulation.

Commissioner Riggs said several topical design elements had been mentioned with the overriding one being the absence of overhangs. He said that the windows reminded him of a 20th century English cottage. He said the overhangs would provide shade and help the house with energy efficiency. He said he thought it was possible for the high roof over the garage to work but he did not know what to do about the overhangs.

Mehran Soltanzadeh said he was the designer. He said that no overhang was allowed over the PUE and just putting an overhang on the right side would make the look unbalanced. He said he would prefer overhangs on the second story gables. He said in the rear they had proposed one foot overhang over the gables.

Commissioner Onken said in terms of windows facing side to side that bedroom #3 had large windows facing neighbors. He asked how the wood shingles would be finished. Mr. Soltanzadeh said they would paint it light gray. Commissioner Onken said windows on second stories were often smaller and more modest than what was being proposed. He said without hitting the daylight plane they could raise the roof on the second story and extend the eaves there. He said there was a fireplace on the first floor that had no chimney. He suggested a chimney might help break up the length of the roof. Mr. Soltanzadeh said they could consider that if the Commission thought it would break up the mass.

Commissioner Kahle said the garage seemed to have a shed roof but wondered how that would work with the entry. He said he would like the project to come back with some eaves proposed and suggested adding a chimney. He said he would like the windows to be addressed and use wood rather than vinyl windows.

Commissioner Onken said he would support continuing the project for redesign for smaller windows on the second story and addition of eaves. He said they had already approved a project with fiberglass windows and one with vinyl windows the same evening. He suggested the applicant had to be very careful with vinyl windows as they tended to look cheap.

Commissioner Combs said the project met zoning ordinance requirements but there was some uneasiness with the proposed design expressed by staff. He asked why with those elements of concern the project had been brought forward. Associate Planner Smith said the project came to Planning in 2015 and needed a significant redesign due to the PUE. He said throughout 2016 they worked with the applicant on the design. He said they reached an impasse where staff was not getting a response to the concerns it had. He said they asked the applicant to supply justifications for what they were proposing so the project could come to the Planning Commission for consideration.

Principal Planner Rogers said when staff gets a project that meets the code but doesn't quite hit the mark with what they think the Commission has generally supported, that there were several options. He said the option chosen by staff here was to recommend approval while suggesting areas of potential improvement. He said staff felt the biggest issue was the large expanse of roof, but that issue had not been raised by the Commission this evening. He said another option was for

staff to recommend approval with suggested changes to a project. He said staff might, if rarely, bring a continuance recommendation and even more rarely, a denial recommendation to the Commission.

Commissioner Kahle suggested the second floor massing could be adjusted to limit the amount of roof seen. He said that there were some issues that could be addressed to create a better house. He moved to continue the project and have the issues of the eaves, window sizes and modulation, and lower roof massing addressed.

Commissioner Onken said he wanted to acknowledge the process the applicant has gone through, noting that the site placement and relationship to the neighbors were fine but the proposal needed a last effort. He seconded Commissioner Kahle's motion.

Commissioner Riggs said if this was a project on a conforming lot it would have been approved by the Planning Division as it met all development standards and ordinance code. He said he could not find enough of an issue with the roof and windows to suggest change.

Chair Strehl called for the vote. Chair Strehl started to summarize the vote when Mr. Agarwal asked to speak. Recognized by the Chair, Mr. Agarwal expressed how long they had been working on this proposal and asked if the Commission could be very specific in its direction.

Chair Strehl noted she would vote against the continuance as she agreed with what Commissioner Riggs had said.

Discussion ensued about the vote on the motion as there was some interruption of the count. Chair Strehl restarted the action and called for the vote.

ACTION: Motion and second (Kahle/Onken) to continue the item with direction including the following; passes 5-2 with Commissioners Riggs and Strehl opposing.

- Eaves should be added to the first- and second-story roofs of the proposed residence.
- More variation in window sizes and spacing should be provided, particularly on the proposed second story.
- The roof massing should be lowered on the first story, particularly on the front and right side elevations, in the areas above the proposed garage and family room.

F4. Use Permit Revision and Architectural Control Revision/DES Architects & Engineers/1430 O'Brien Drive:
Request for a use permit and architectural control to partially convert, expand, and architecturally update an existing research and development (R&D) building located in the M-2 (General Industrial) zoning district. This project is a revision to approvals for a use permit and architectural control previously granted by the Planning Commission on July 25, 2016. The applicant is also requesting a use permit for indoor use and indoor and outdoor storage of hazardous materials in association with life sciences and biotechnology R&D. All hazardous materials would be stored within the building, with the exception of diesel fuel for a proposed emergency generator. In addition, the applicant is requesting a use permit for an outdoor seating area associated with cafe operations to be hosted within the building. In addition, one heritage flowering pear tree (19-inch diameter), in fair condition, at the center of the property would be removed. The applicant is also requesting a parking reduction based on the uses within the building and the proposed tenants' operations. Approximately 197 parking spaces would be provided, where 282 parking spaces are required by the M-2 square-footage-based parking

requirements. The project includes a Below Market Rate (BMR) Agreement for the payment of an in lieu fee or the delivery of equivalent off-site units. ***Continued to the Planning Commission meeting of March 13, 2017***

G. Informational Items

Commissioner Barnes asked about neighbor outreach requirements. Principal Planner Rogers said that mandatory neighbor notification about applications and project submittals was the City's legal responsibility for projects, and it typically went to a 300-foot radius. He said applicants were strongly encouraged to do neighbor outreach but it was not legally mandated. He said absent any communications from neighbors to staff, that staff depended on applicants to provide information on what neighbor outreach was done.

Commissioner Barnes said he and Commissioner Kahle would be attending the League of Cities Planning Commissioners Academy conference in Los Angeles and expressed his appreciations for the opportunity to attend.

G1. Future Planning Commission Meeting Schedule

- Regular Meeting: March 13, 2017

Principal Planner Rogers said the 1430 O'Brien continued from tonight's meeting would be on the March 13 agenda. He said also the 455 Oak Court project considered on January 9 and continued with a height reduction and landscaping revision would potentially be on the same agenda.

- Regular Meeting: March 27, 2017

Principal Planner Rogers said the 500 El Camino Real draft EIR and general study session would be on the March 27 agenda.

- Regular Meeting: April 10, 2017

I. Adjournment

Chair Strehl adjourned the meeting at 8:51 p.m.

Staff Liaison: Thomas Rogers

Recording Secretary: Brenda Bennett

STAFF REPORT

City Council
Meeting Date: **3/27/2017**
Staff Report Number: **17-016-PC**

Public Hearing and Study Session: **Draft Infill Environmental Impact Report (EIR) Public Hearing and Study Session/Stanford University/Middle Plaza at 500 El Camino Real Project (300-550 El Camino Real)**

Recommendation

Staff recommends that the Planning Commission take the following actions for the Middle Plaza at 500 El Camino Real Project:

- Conduct a Public Hearing to receive public testimony on the Draft Infill Environmental Impact Report (EIR); and
- Conduct a Study Session to provide feedback on the overall project.

The March 27 meeting will not include any project approval actions. The proposal will be subject to additional review at future City Council and Commission meetings. Staff recommends the following meeting procedure to effectively and efficiently move through the two items, allowing the public and the Planning Commission to focus comments on the specific project components.

Draft Infill EIR Public Hearing

- Introduction by Staff
- Presentation by Consultant
- Public Comments on Draft Infill EIR
- Commissioner Questions on Draft Infill EIR
- Commissioner Comments on Draft Infill EIR
- Close of Public Hearing

Project Proposal Study Session

- Introduction by Staff
- Presentation by Applicant
- Public Comments on Project
- Commissioner Questions on Project
- Commissioner Comments on Project

Policy Issues

Draft Infill EIR public hearings provide an opportunity for Planning Commissioners and the public to comment on the completeness and accuracy of the Draft Infill EIR document. Study sessions provide an

opportunity for Planning Commissioners and the public to provide feedback on the overall project. Both Draft Infill EIR public hearings and study sessions should be considered on a case-by-case basis, with comments used to inform future consideration of the project.

Background

Site location

The project site consists of six contiguous parcels totaling 8.4 acres situated on the east side of El Camino Real, and includes the parcels at 300-550 El Camino Real as well as one parcel with no address. The project site is within the El Camino Real/Downtown Specific Plan's (Specific Plan) El Camino Real South-East (ECR SE) district, and has a land use designation of El Camino Real Mixed Use, which supports a variety of retail, office, residential, and public and semi-public uses. The project site currently consists of vacant parcels and former car dealerships, two of which have most recently been used for temporary arts installations. A location map is included as Attachment A.

Neighborhood context

Neighboring land uses include a commercial plaza to the north; Burgess Park and single- and multi-family residential units east of the Caltrain right-of-way and Alma Street; the Stanford Park Hotel to the south; and a mix of commercial uses, including a retail shopping center, and multi-family residential uses to the west of El Camino Real. Downtown Menlo Park is approximately 0.3 mile northwest of the project site.

Previous project review

Stanford University (Stanford) initially submitted a proposal in November 2012 to redevelop the project site with a mixed-use development consisting of 229,500 square feet of office uses (including 96,150 square feet of medical office uses), and a range of 135 to 152 residential units. In January 2013, the Planning Commission held a study session to provide feedback on the proposal.

500 El Camino Real Subcommittee

In April 2013, the City Council held a study session which resulted in the creation of a subcommittee of the City Council, consisting of Councilmembers Keith and Carlton, to explore further project refinement. The 500 El Camino Real Subcommittee met with neighborhood representatives, the Silicon Valley Bicycle Coalition, representatives from environmental groups, representatives from Stanford University, and city staff.

In August 2013, the City Council accepted the final report from the 500 El Camino Real Subcommittee (Attachment C) which established four requirements for revising the proposed project as summarized below:

1. Stanford will eliminate all medical office uses;
2. Stanford will make a substantial contribution to the cost of design and construction of a pedestrian/bicycle crossing at Middle Avenue. The amount will be negotiated/determined through the project approval process with the goal of ensuring there will be sufficient funding to construct the undercrossing in a timely manner;
3. Stanford will participate in a City working group regarding the design of the Middle Avenue plaza, undercrossing, and vehicular access to the site; and,
4. Stanford will fund a neighborhood cut-through traffic study as scoped by the City.

Since the release of the Subcommittee's final report, Stanford has been diligently pursuing the above requirements – the current development proposal excludes any medical office uses, Stanford has held

public meetings to solicit public input on the design of the Middle Avenue plaza, and the Draft Infill Environmental Impact Report that was released on February 28, 2017 includes an analysis of potential neighborhood cut-through traffic. The remaining requirement, Stanford's contribution towards the grade-separated pedestrian and bicycle crossing at Middle Avenue, is in need of further input from the Council. The selection of two Councilmembers to serve on a City Council Subcommittee to assist the negotiating team and provide feedback on a development agreement for this project has been scheduled for the upcoming Council meeting on March 28.

Current Proposal

Stanford is currently proposing to demolish all existing structures and redevelop the site with up to 459,013 square feet of mixed uses, and would meet the Specific Plan's Base-level development standards. The proposed development would include approximately 10,000 square feet of retail uses, approximately 144,000 square feet of non-medical office uses, and 215 residential units that would comprise approximately 305,000 square feet. The project would include the construction of one mixed-use retail and office building (Office Building 1), two office buildings (Office Buildings 2 and 3), two residential buildings (Residential Buildings A and B), and a publicly-accessible plaza at Middle Avenue (Middle Plaza) that would be approximately 120 feet wide and approximately 0.5 acre in size. The project would provide approximately 960 parking spaces within underground parking garages and surface parking. Project plans are included as Attachment B.

The proposal requires the following discretionary approvals:

- Environmental Review. Certification of the environmental review, including findings and a statement of overriding considerations, and approval of the applicable mitigation measures presented in the Infill EIR.
- Architectural Control. Architectural control review would be required to review the design of the proposed buildings and site improvements.
- Lot Line Adjustment/Lot Merger. A lot line adjustment or lot merger would be required to modify existing lot lines.
- Heritage Tree Removal Permits. A heritage tree removal permit would be required for each heritage tree proposed for removal per Municipal Code Section 13.24.040.
- Below Market Rate Housing Agreement. A Below Market Rate Housing Agreement would be required for the project's compliance with the City's Below Market Rate Housing Program, as outlined in Chapter 16.96 of the Municipal Code.
- Development Agreement. A Development Agreement with the City of Menlo Park is proposed to vest development approvals and specify a financial contribution to the City of Menlo Park that could be used for the design and, if approved, construction of a pedestrian/bicycle crossing at Middle Avenue or if not approved such other transportation improvements as may be appropriate.

Because the project includes a development agreement, the City Council will be the final decision-making body on the project, with the Planning Commission providing recommendations. Prior to City Council action, the Environmental Quality Commission will also review and provide a recommendation on proposed Heritage Tree Removal permits, Transportation Commission review and recommendation would be required for on-street parking changes, and Housing Commission review and recommendation would be required for the applicant's Below Market Rate (BMR) Housing proposal.

CEQA review

The Specific Plan process included detailed review of projected environmental impacts through a program Environmental Impact Report (EIR), as required by the California Environmental Quality Act (CEQA). In compliance with CEQA requirements, the Draft EIR was released in April 2011, with a public comment period that closed in June 2011. The Final EIR, incorporating responses to Draft EIR comments, as well as text changes to parts of the Draft EIR itself, was released in April 2012, and certified along with the final Plan approvals in June 2012.

As specified in the Specific Plan EIR and the CEQA Guidelines, program EIRs provide the initial framework for review of discrete projects. Most project proposals under the Specific Plan are anticipated to be fully addressed as part of the Specific Plan EIR. However, for the proposed project, staff and an independent CEQA consulting firm (ICF International, with support from W-Trans, a transportation analysis sub-consultant) determined that a project-level EIR was required to examine specific impacts not addressed in the Specific Plan EIR. The specific type of project-level EIR required for the project is defined by Senate Bill (SB) 226 as an "Infill EIR," as the project meets relevant criteria defined by that legislation, as discussed in the Draft Infill EIR. Since this determination, the project's CEQA review has proceeded as follows:

Table 1: CEQA Process Timeline

Date	Milestone	Hearing Body
3/15/2016	Environmental Impact Report Contract Approval	City Council
6/22/2016	Notice of Preparation (NOP) and Infill Environmental Checklist Issuance	n/a
7/21/2016	NOP Comment Deadline	n/a
2/28/2017	Notice of Availability (NOA) of Draft Infill EIR	n/a
2/28/2017	Draft Infill EIR Review Period Start	n/a
3/27/2017	***Draft Infill EIR Public Hearing***	***Planning Commission***
4/13/2017	Draft Infill EIR Review Period End	n/a

The members of the Planning Commission were previously provided a copy of the Draft Infill EIR, and the Draft Infill EIR is available on the City website.

Analysis

Draft Infill EIR

The Draft Infill EIR analyzes the following three topic areas:

- Air Quality (construction)
- Noise (traffic noise)
- Transportation/Traffic

Other environmental analysis areas were found to have been adequately addressed in the Specific Plan EIR. The Infill Environmental Checklist is included as an appendix to the Draft Infill EIR, and it explains in

detail how the project is consistent with the Specific Plan EIR and creates no new significant impacts for the topic categories not analyzed in the Draft Infill EIR (e.g., Biological Resources, Hydrology/Water Quality).

Impact analysis

For each of the analyzed topic areas, the Draft Infill EIR describes the existing conditions (including regulatory and environmental settings), and analyzes the potential environmental impacts (noting the thresholds of significance and applicable methods of analysis). Impacts are considered both for the project individually, as well as for the project in combination with other projects and cumulative growth. The Draft Infill EIR identifies and classifies the potential environmental impacts as:

- Potentially Significant
- Less than Significant
- No Impact

Where a potentially significant impact is identified, mitigation measures are considered to reduce, eliminate, or avoid the adverse effects. If a mitigation measure cannot eliminate/avoid an impact, or reduce the impact below the threshold of significance, it is considered a significant and unavoidable impact.

The Draft Infill EIR determined that impacts would be less than significant, or less than significant with mitigation, for the following categories:

- Air Quality (construction)
- Noise (traffic noise)

The Transportation/Traffic analysis in the Draft Infill EIR determined that impacts on bicycle and pedestrian facilities, transit facilities, and emergency access would be less than significant. However, the following transportation/traffic impacts have been determined to be potentially significant. Mitigation measures have been specified for most intersections, roadway segments, routes of regional significance, and railroad crossings, but the impacts listed in Tables 2 through 5 below are considered significant and unavoidable due to factors such as the need to acquire additional rights-of-way, conflicts with existing policies, or a location outside of the City's jurisdiction.

Partial mitigation measures are included for the payment of transportation impact fees (TIF) and proportional share contributions towards transportation infrastructure improvements, and implementation of a Transportation Demand Management (TDM) plan, and these would be project requirements. However, these mitigation measures are not projected to fully mitigate any impacts.

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Table 2: Impacts on Intersections					
		Significant Impact?			
Intersection	Jurisdiction	Near-Term 2021 Plus Project	Cumulative 2040 Plus Project	Is Mitigation Feasible?	Remains Significant and Unavoidable Impact?
Middlefield Rd/ Marsh Rd (#1)	Atherton	Yes - AM	Yes - AM	Yes	Yes[1, 2]
Middlefield Rd/ Glenwood Ave-Linden Ave (#3)	Atherton	Yes - AM/PM	Yes - AM/PM	Yes	Yes[1, 2]
Middlefield Rd/ Ravenswood Rd (#5)	Menlo Park and Atherton	No	Yes - AM	Yes	Yes[1]
Middlefield Rd/ Willow Rd (#7)	Menlo Park	Yes - PM	Yes - AM/PM	No	Yes[2,3]
El Camino Real/ Ravenswood Ave-Menlo Ave (#15)	Menlo Park/ Caltrans	No	Yes - AM/PM	No	Yes[1,2,3]
El Camino Real/ Live Oak Ave (#16)	Menlo Park/ Caltrans	No	Yes - AM/PM	Yes	Yes[1,3]
El Camino Real/ Middle Ave (#18)	Menlo Park/ Caltrans	No	Yes - PM	No	Yes[1,2,3]
El Camino Real/ College Ave (#19)	Menlo Park/ Caltrans	Yes - AM/PM	Yes - AM/PM	Yes	Yes[1,3]
El Camino Real/ Partridge Ave (#20)	Menlo Park/ Caltrans	Yes - AM	Yes - AM/PM	Yes	Yes[1,3]
El Camino Real/ Harvard Ave (#22)	Menlo Park/ Caltrans	Yes - AM	Yes - AM/PM	Yes	Yes[1,3]
El Camino Real/ Creek Dr (#23)	Menlo Park/ Caltrans	Yes - AM	Yes - AM/PM	Yes	Yes[1,3]
University Dr/ Middle Ave (#31)	Menlo Park	Yes - AM/PM	Yes - AM/PM	Yes	Yes[3]

Notes:
[1] Mitigation measure(s) requires approval from another jurisdiction, which cannot be guaranteed; therefore, impact remains significant and unavoidable.
[2] Mitigation measure(s) requires acquisition of right-of-way, which cannot be guaranteed; therefore, impact remains significant and unavoidable.
[3] Mitigation measure(s) is undesirable due to potential secondary impacts; therefore, impact remains significant and unavoidable.

Table 3: Impacts on Roadway Segments				
	Significant Impact?			
Segment	Near-Term 2021 Plus Project	Cumulative 2040 Plus Project	Is Mitigation Feasible?	Remains Significant and Unavoidable Impact?
Middlefield Rd – Ravenswood Ave to Ringwood Ave (#2)	No	Yes	No	Yes
Ravenswood Ave – Laurel St to Middlefield Rd (#3)	Yes	Yes	No	Yes
Middle Ave – University Dr to El Camino Real (#5)	Yes	Yes	No	Yes
Cambridge Ave – University Dr to El Camino Real (#8)	Yes	Yes	No	Yes

Table 4: Impacts on Routes of Regional Significance					
		Significant Impact?			
Segment	Jurisdiction	Near-Term 2021 Plus Project	Cumulative 2040 Plus Project	Is Mitigation Feasible?	Remains Significant and Unavoidable Impact?
Bayfront Expressway – University Ave to Willow Rd (WB)	Caltrans	Yes	Yes	No	Yes
Bayfront Expressway – Willow Rd to University Ave (EB)	Caltrans	Yes	Yes	No	Yes
Willow Rd – Bayfront Expressway to US 101 (WB)	Caltrans	No	Yes	No	Yes
Willow Rd – US 101 to Bayfront Expressway (EB)	Caltrans	Yes	Yes	No	Yes

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Table 5: Impacts on Railroad Crossings			
Segment	**Significant Impact**	**Is Mitigation Feasible?**	**Remains Significant and Unavoidable Impact?**
Ravenswood Avenue Railroad Crossing	No significance threshold for railroad crossings. However, as the project would add vehicular traffic to railroad crossings, mitigation measures have been recommended.	No	Yes

Alternatives
Under SB 226, Draft Infill EIRs are not required to consider project alternatives that would change the location, densities, or building intensities of the project. Because any alternative that could reduce this project's environmental impacts would change the project location, densities, or building intensities, project alternatives are not analyzed in the Infill EIR.

Correspondence
As of the publication of the staff report, four items of correspondence have been submitted regarding the Draft Infill EIR, and they are included as Attachment D.

Study Session
The March 27 Planning Commission meeting will also serve as a study session to review the project proposal. This is an opportunity for the Planning Commission and the public to become more familiar with the project, and to ask questions and provide individual feedback on project aspects such as the building design or site layout.

Land uses
The project would be consistent with the allowed development in the ECR SE district at the Base-level development standards, which allows a floor area ratio (FAR) of 1.25 and a residential density of 40 units per acre. The maximum height in the ECR SE district is 60 feet, with building facades limited to 38 feet. The project would be constructed to comply with the FAR and height as permitted, including the limit that no more than half of the FAR may be used for non-medical office uses.

Table 6 below summarizes the proposed breakdown of land uses:

Table 6: Proposed Development by Use		
Use	**Approximate Square Footage**	**% of Overall Project**
Non-medical office	144,000 sf	31.4%
Retail	10,000 sf	2.2%
Residential (215 units)	305,000 sf	66.4%
Total	***Up to 459,013 sf***	***100.0%***

As described in the Background section, earlier iterations of the project proposed a larger portion of office uses, including medical office uses, and a smaller portion of residential uses. The current proposal is consistent with the 500 El Camino Real Subcommittee's recommendations to eliminate medical office uses.

The Specific Plan identifies an opportunity for a pedestrian-friendly retail node on El Camino Real at Middle Avenue, and requires that new development at this location provide a minimum of 10,000 square feet of retail/restaurant space "in order to create a critical mass of retail activity" and to complement the existing Safeway shopping center on the west side of El Camino Real. The retail node would be integrated with the open space plaza and future pedestrian/bicycle grade-separated crossing at the Caltrain tracks, which is discussed in more detail below. Additional community-serving uses could be considered through case-by-case Administrative Permit and Use Permit review, as specified in Specific Plan Table E1. For example, a restaurant with alcohol service and/or outdoor seating would require Administrative Permit review.

Site layout and access

The project would require the demolition of seven existing buildings at the project site, and would entail the construction of one mixed-use office/retail building (Office Building 1), two office buildings (Office Buildings 2 and 3), two residential buildings (Residential Buildings A and B), surface and underground parking garages, a publicly-accessible plaza at Middle Avenue, on-site pedestrian and vehicular linkages, and landscaping. As noted earlier, the plans are shown as part of Attachment B.

Office Building 1, which would contain a mix of retail and office uses, would be located on the northern edge of the project site. Office Building 1 would consist of approximately 34,500 square feet and would be a three-story building. The ground floor of this building would contain approximately 10,000 square feet of retail shops and restaurants pursuant to Specific Plan requirements for a retail node on El Camino Real at Middle Avenue. These retail uses would be open to the public and not restricted to on-site users. Approximately 24,500 square feet of office space would be located on the second and third floors above the retail space.

Office Buildings 2 and 3 would be located on the southern edge of the project site. Office Building 2 would be three stories, with a total area of approximately 88,460 square feet. The building's central feature would be a courtyard plaza. The building would also have rooftop terraces facing El Camino Real. Office Building 3 would be a three-story building with a total area of approximately 30,000 square feet. The building would feature a parking garage and lobby on the ground floor and office space on the second and third floors. Building heights would be up to 60 feet, with El Camino Real facades no greater than 38 feet.

Residential Buildings A and B would be located at the center of the project site, between Middle Plaza and Office Building 2. Of the 215 proposed residential units, approximately 48 percent would be one-bedroom units and approximately 52 percent would be two-bedroom units. The one-bedroom units would average approximately 818 square feet and the two-bedroom units would average approximately 1,143 square feet. The residential units are planned as rental apartments, with priority given to eligible Stanford faculty and affiliates. Guideline E.3.5.07 states that residential units on the ground floor should have floors that are elevated at least two feet and up to four feet above the finished sidewalk to promote better transition and privacy, provided that accessibility codes are met. While the current iteration of plans does not show full compliance with this guideline, further refinement and/or study will be made as project review progresses to comply to the extent possible.

Residential amenities, intended to provide on-site convenience to residents and reduce vehicle trips, include a fitness center; a library/business center with high-speed Wi-Fi and remote conference technology; do-it-

yourself (DIY) bicycle repair stands for bicycle commuters and residents; and a community workshop area to allow residents space to work on hobbies and projects. The design of the buildings would create a private interior courtyard, which would include a swimming pool. The majority of residences would have individual private decks or patios. Rooftop terraces serving as outdoor gathering spaces would be located on upper floors. The buildings would not exceed 60 feet in height, and facades on El Camino Real would not exceed 38 feet in height.

In accordance with Standard E.3.4.1.01, building breaks are limited to no more than 25 percent of the frontage. The site is required to provide a number of required breaks at the side setbacks and at street intersections, including a break for Middle Plaza. These required breaks would comprise significantly towards the 25 percent limit. The proposed design includes an entry archway feature extending over the northern-most driveway at Office Building 1. Staff believes the design of this feature would provide sufficient definition and continuity along the street frontage such that it would not count towards the project's building break calculation. Additionally, measuring the interior side setback to the entry archway would also ensure compliance with the 25-foot maximum interior side setback standard.

Middle Plaza
The publicly-accessible plaza at Middle Avenue (Middle Plaza) would be approximately 120 feet wide and approximately 0.5 acre in size. This plaza would provide open space with seating, drought-tolerant landscaping, and shaded sitting areas for both the community and the private development. The plaza would accommodate a variety of community-oriented activities and uses. Elements may include a variety of seating options, play areas, and areas for possible pop-up events. A landscaped area to the rear is proposed to provide a stage-like setting for small entertainment events.

Vehicular access
The project site would be accessible from driveways along El Camino Real. The primary access points to the site would be two signalized intersections at Middle Avenue and Cambridge Avenue, which would provide full access into and out of the site. Consistent with the Specific Plan, the project would complete the fourth leg of the signalized Middle Avenue intersection and upgrade the fourth leg of the signalized Cambridge Avenue intersection. A southbound left-turn lane would be added to the leg at the Middle Avenue intersection, providing access from El Camino Real onto the project site. The project would also allow for exiting the Stanford Park Hotel at Cambridge Avenue so that southbound hotel patrons would be able to turn south onto El Camino Real, rather than make a U-turn at Cambridge Avenue, which they currently must do. The Stanford Park Hotel site would be connected to the project site and Cambridge Avenue via a driveway along the western site boundary.

In addition to the two signalized intersections at Middle Avenue and Cambridge Avenue, there would be two non-signalized entrances into the project. The northernmost of these access points would be located north of Middle Avenue, and would provide a "right in/right out" access point. This northern entrance would be located to serve a small surface parking area for the retail and commercial office uses in Office Building 1 located at Middle Plaza, as well as the underground parking garage. The second "right in/right out" access point would be located across from Partridge Avenue.

Approximately 960 parking spaces would be provided on the site. The majority of the project parking would be provided in two underground parking garages and an at-grade garage, together providing approximately 910 parking spaces. The northern underground garage would be located under, and would serve, Office Building 1 and Residential Buildings A and B. The southern underground garage would be located under, and would serve, Office Building 2. A surface parking garage on the ground floor Office Building 3 would serve this building. Additionally, uncovered surface parking spaces would be provided throughout the site,

including at the northern end of the project site available for the retail node at Middle Plaza, and short-term loading and visitor spaces located around the residential buildings and Office Buildings 2 and 3, totaling approximately 50 surface spaces.

Pedestrian and bicycle access
The main bicycle and pedestrian access to the site would be provided through Middle Plaza as well as three smaller plazas along El Camino Real. Proposed pedestrian walkways internal to the site as well as a continuous public sidewalk along the El Camino Real frontage would provide pedestrian and bicycle linkages between the plazas and the proposed buildings. In accordance with the sidewalk standards in the ECR SE district, 15-foot wide sidewalks would be provided along the site's El Camino Real frontage, consisting of a 10-foot wide clear walking zone and a five-foot wide furnishings zone. Towards the southern end of the site and along the frontage for Office Building 3, the sidewalk would need to taper to a narrower width in order to accommodate an existing driveway access serving the Stanford Park Hotel and existing street trees to be preserved. While the current iteration of plans does not show full compliance with the 15-foot sidewalk standard, further refinements will be made as project review progresses to ensure compliance.

The El Camino Real/Downtown Specific Plan identifies a grade-separated pedestrian and bicycle crossing at the Caltrain tracks located along the project site's eastern boundary and close to the Middle Avenue intersection. Although the crossing is not part of the proposed project, Middle Plaza would be designed to provide a connection to the crossing from the El Camino Real and Middle Avenue intersection. The Transportation Division is currently in the process of selecting a consultant to study options for the design of this crossing. The study is anticipated to be completed in mid-2018, with a preferred alternative to be selected at the end of 2017. When constructed, this grade-separated crossing would improve bicycle and pedestrian circulation between El Camino Real and the north-south bicycle lanes on Alma Street, connecting the downtown and residential neighborhoods west of El Camino Real with the Menlo Park Caltrain station, Burgess Park, and the Menlo Park Civic Center complex. Additionally, the crossing would encourage the use of alternative modes of transportation.

Bicycle facilities in the vicinity of the site include a Class I Multi-Use Path on the east side of El Camino Real between Sand Hill Road and the Palo Alto Caltrain station, a Class I Multi-Use Path on the north side of Sand Hill Road, and Class II bicycle lanes on both sides of Sand Hill Road, both sides of Alma Street, both sides of Willow Road west of O'Keefe Street, and both sides of Ravenswood Avenue east of Noel Drive. The El Camino Real Corridor Study, which is currently being conducted, includes alternatives that would provide bicycle lanes on El Camino Real within the city limits.

Design and materials
The following section represents the preliminary feedback of staff and the City's architectural consultant. As noted later, the Planning Commission and public are encouraged to provide input on these and related topics as part of the study session. The strength of the design largely relates to the mostly underground parking solution and the architectural character of the office buildings. The office buildings' figurative massing along with their Mission Revival roof forms, terraces, window patterns, decorative accent materials (see sheet A17), and schematic detailing (see sheets A15.1, A15.2 and A15.3), appear mostly authentic. The design details articulate the structures effectively, and the buildings feature strong focal points at towers and entries. Staff believes that further refinement of the details and materials would be helpful, such as specifying the texture of the stucco, roof tile profile and detailing at eave edges and ridges, and detailing of the columns at the colonnade at Office Building 1.

The residential buildings, which have a craftsman-inspired design, show materials, window patterns, and details that are generally consistent with the craftsman style. While the buildings are attractive at places, the

level of repetition may emphasize the broad frontage on the street. The height difference between the front and rear building wings is also considerable, although the differential may be more apparent in the flat elevation drawings than it would be perceived along the street.

While the individual buildings as seen in isolation have mostly positive aspects, the cumulative design seems more disjointed. The forms applied to the programmatic components (residential buildings, office buildings, and public plaza), do not necessarily relate to each other well—spatially, volumetrically, or as an urban streetscape pattern. The commercial buildings generally have attractive forms and detailing reminiscent with Mission Revival architecture. Their scale, forms, and proportions as seen along the street could clash with the lower and more horizontal residential volumes that face El Camino Real. This is not to say that the residential forms and scale are preferred to the commercial forms and scale, but more that the combination may not work well. The composite streetscape drawings on sheet A28 illustrate this. The Commission should note how the figurative massing of Office Buildings 2 and 3 relate to each other, and how the more repetitive facades of Residential Buildings A and B relate to each other, but how Office Building 1 has no particular relation to Residential Building A, and Residential Building B has no clear relation to Office Building 2.

Furthermore, there is little connectivity between the two uses. Pedestrian circulation is limited to at the sidewalk at El Camino Real or behind buildings, while space between the commercial and residential buildings are not treated like a positive, shared urban space held by opposing building forms. This is most evident at Middle Plaza, where the north side of Residential Building A's three-story form is treated more like an end to the building than a wall containing the space of the plaza. The architecture of the commercial and residential buildings is very different, which could call more attention to the differences in their scale, proportion, and forms. Craftsman and Mission Revival architecture both appeared around in the early 1900's, but their formal architectural properties and underlying aesthetic values were very different and could be considered as being in opposition.

The overall impression along this section of El Camino Real could be of unrelated projects, as opposed to the finely scaled urbanism suggested by the Specific Plan. Even though the buildings individually have positive architectural forms and detailing, the overarching character may be viewed as more suburban than pedestrian-friendly urban. The site's frontage along El Camino Real is approximately 1,600 feet in length, and any development on this property would play a major role in defining the character of this stretch of El Camino Real and contribute greatly to the overall character of the Specific Plan area.

The project has a challenge with how to translate a program into urban forms and spaces that make an urban streetscape as suggested by the Specific Plan. The uses are in large blocks but segmented in land use (i.e. office, residential, back to office), and the land uses and blocks seem minimally connected in their circulation, open space, or by related forms. A better urban environment might be created by having the uses and building forms integrated at a finer scale, with building scale and architecture working towards creating a stronger public space at Middle Plaza.

Alternatively, while having the whole site use variations on one architectural style might seem too much, it might be better than having two building blocks side-by-side that may not relate well. It would be worth considering as to whether recasting the housing with Mission Revival architecture and with some plan changes so that the building forms less directly express a pattern of repetitive unit layouts but more streetscape for a block that embraces the street.

Trees and open space

There are currently 79 trees on or near the project site, and consist of Italian stone pine, Canary Island date palm, coast live oak, valley oak, holly oak, and coast redwood. With implementation of the project, all but two of the 42 existing street trees along El Camino Real are expected to be retained. A total of 12 non-heritage trees and 11 heritage trees would be removed, and eight non-heritage trees and one heritage tree would be transplanted on the site. Removed heritage trees would be replaced at a ratio of two replacement trees for each tree removed. The tree inventory and assessment report is included as Attachment E. All proposed tree removals and construction effects will be subject to detailed review as the project review proceeds, including consideration by the Environmental Quality Commission.

The pattern of open spaces, how buildings frame these spaces, and how landscape helps define these spaces provide cues to the pedestrian on how to use the space or if she/he is welcomed. The more it appears that the pedestrian or cyclist passes a series of spaces that seem related, the more it will appear and function as a public space. Middle Plaza would be the largest public space, but spaces at the other street intersections and mid-block would be equally important. The overall public space system along the street may benefit from more study, so that building walls and landscaping define these spaces better.

Middle Plaza

At approximately a half-acre in size, Middle Plaza would be much larger than the plaza in front of Café Borrone, at 1010 El Camino Real. While Middle Plaza would be a reasonably large space, unless there is a programmed event there, the space could potentially be lightly used. Although the drawings are conceptual at this stage, the suggested locations of light pole fixtures and bicycle racks may limit the use of the plaza for gathering. The three large trees and water feature provide some definition along El Camino Real, but overall spatial definition could use more refinement. The stage location towards the rear could be awkward for people to view performances. Decorative paving extends into the bicycle circulation area along the driveway and into vehicular driveway, albeit a subtle pattern variation is used at the driveway, and these treatments could benefit from refinement that would more clearly delineate and define the use of these spaces.

Planning Commission considerations

The study session format allows for a wide range of discussion/direction on the proposed development. In particular, staff recommends that Planning Commissioners consider and provide clear direction on the following key items:

Overall architectural design and site layout

– Are the proposed architectural styles, materials, and general scale and building massing appropriate for the project and the El Camino Real corridor?
– Do the distinct architectural styles, specifically the Mission Revival style as applied on the commercial component and craftsman style as applied on the residential component, produce a streetscape that strikes a balance between design integrated and visual interest?
– Do the proposed interfaces between Office Building 1 and Residential Building A, and Residential Building B and Office Building 2 provide a sufficiently cohesive and logical transition between buildings and uses?
– Is the design of the residential façade along El Camino Real too repetitive?

Middle Plaza

– Are the proposed size, configuration, layout, and mix of amenities conducive to a lively urban public plaza? Are there any other features and/or amenities that should be considered?
– Where and how much area should outdoor seating for future cafes/restaurants be permitted to occupy in the plaza?
– Does the plaza's interface with Office Building 1 and Residential Building A promote an integrated space?

Impact on City Resources

The project sponsor is required to pay Planning, Building and Public Works permit fees, based on the City's Master Fee Schedule, to fully cover the cost of staff time spent on the review of the project. The project sponsor is also required to bear the cost of the associated environmental review. For the environmental review, the project sponsor deposits funds with the City, and the City pays the consultant.

Environmental Review

As discussed in the Analysis section of this report, a Draft Infill EIR has been prepared for the project. Following the close of the comment period, staff and the consultant will compile the responses to comments document, and will consider and respond to comments received on the Draft Infill EIR. Repeat comments may be addressed in Master Responses, and portions of the EIR may be revised in ~~strikethrough~~ (deleted text) and underline (new text) format. Once the responses and revisions are complete, the Final Infill EIR will be released, consisting of the Responses to Comments plus the Draft Infill EIR. The Final Infill EIR will be considered by the Planning Commission and City Council concurrent with the final project actions.

Public Notice

Public Notification was achieved by posting the agenda, with the agenda items being listed, at least 72 hours prior to the meeting. Public notification also consisted of publishing a notice in the local newspaper and notification by mail of owners and occupants within a 300-foot radius of the subject property. Notice of the Draft Infill EIR's availability and the holding of this public hearing was also provided to agencies and jurisdictions of interest (e.g., Caltrans, Town of Atherton, City of Palo Alto, etc.).

Attachments

A. Location map
B. Project plans
C. 500 El Camino Real Subcommittee Final Report, dated August 27, 2013
D. Draft Infill EIR Correspondence
E. Tree Inventory and Assessment Report

Disclaimer

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 Boards

Report prepared by:
Jean Lin, Senior Planner

Report reviewed by:
Thomas Rogers, Principal Planner

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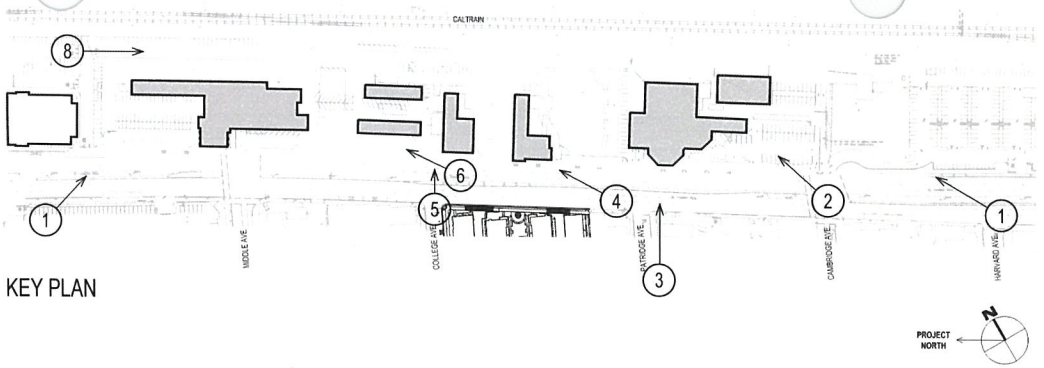
CITY OF MENLO PARK

LOCATION MAP

MIDDLE PLAZA AT 500 EL CAMINO REAL

DRAWN: TAS CHECKED: JPL DATE: 3/27/17 SCALE: 1" = 300' SHEET: 1



KEY PLAN

1

2

3

4

5

6

7

8

STANFORD UNIVERSITY

MIDDLE PLAZA at 500 El CAMINO REAL
Menlo Park, California

DES

SITE PHOTOS - EXISTING CONDITIONS
05/20/2016
07/12/2016

E1

STANFORD UNIVERSITY

MIDDLE PLAZA at 500 El CAMINO REAL

Menlo Park, California

DES

PERSPECTIVE VIEW- MIDDLE PLAZA

11/18/2016
02/24/2017

E2

B2

STANFORD UNIVERSITY

MIDDLE PLAZA at 500 El CAMINO REAL
Menlo Park, California

DES

PERSPECTIVE VIEW- RESIDENCE ALONG EL CAMINO REAL
11/18/2016
02/24/2017

E3

B3

STANFORD UNIVERSITY

MIDDLE PLAZA at 500 El CAMINO REAL

Menlo Park, California

DES

PERSPECTIVE VIEW- RESIDENCE ALONG EL CAMINO REAL

11/18/2016
02/24/2017

E4

B4

STANFORD UNIVERSITY

MIDDLE PLAZA at 500 El CAMINO REAL

Menlo Park, California

DES

PERSPECTIVE VIEW- OFFICE BUILDING 2

11/18/2016
02/24/2017

E5

B5

MIDDLE PLAZA at 500 EL CAMINO REAL

MENLO PARK, CALIFORNIA
DEVELOPMENT PERMIT APPLICATION
FEBRUARY 24, 2017

STANFORD
UNIVERSITY

PROJECT DATA

A. ZONING DESIGNATION: DOWNTOWN SPECIFIC PLAN
EL CAMINO REAL SOUTH EAST (ECR SE)

B. TOTAL LAND AREA: 367,210 SF (8.43 ACRES)

C. LOT COVERAGE: BLDG FOOTPRINT COVERAGE

OFFICE BUILDING 1	14,076 SQ.FT.
OFFICE BUILDING 2	33,617 SQ.FT.
OFFICE BUILDING 3	16,743 SQ.FT.
RESIDENTIAL BUILDING A&B	76,548 SQ.FT.
TRASH ENCLOSURES	1,364 SQ.FT.
TOTAL	142,348 SQ.FT.

LOT COVERAGE: 38.8%

D. OPEN SPACE: 39.5%

E. PROPOSED FAR: 1.17

F. PROPOSED BUILDING USE: OFFICE, RESIDENTIAL AND RETAIL

G. TOTAL LANDSCAPE AREA: 145,105 SF

H. BUILDING HEIGHT: TO TOP OF ROOF SCREEN

OFFICE BUILDING 1	60'-0" FT
OFFICE BUILDING 2	60'-0" FT
OFFICE BUILDING 3	54'-0" FT
RESIDENTIAL BUILDING A	60'-0" FT+ 8'-0"(MESH SCREEN IF ANY)
RESIDENTIAL BUILDING B	60'-0" FT+ 8'-0"(MESH SCREEN IF ANY)

I. DEVELOPMENT AREA:

	NO. OF STORY	GROSS BUILDING AREA
OFFICE BUILDING 1	3	34,526 SF (INCLUDING 10,286 SF RETAIL)
OFFICE BUILDING 2	3	88,600 SF
OFFICE BUILDING 3	3	30,000 SF
RESIDENTIAL BUILDING A&B	5	276,200 SF
TOTAL		429,326 SF

J. PARKING:

TOTAL REQUIRED PARKING (PER SPECIFIC PLAN)

OFFICE REQUIRED PARKING	542 CARS (3.8/1,000 SF)
RESIDENTIAL REQUIRED PARKING	398 CARS (1.85/UNIT FOR 215 UNITS)
RETAIL REQUIRED PARKING	62 CARS (6.0/1,000 SF)
TOTAL PARKING REQUIRED	1,002 CARS

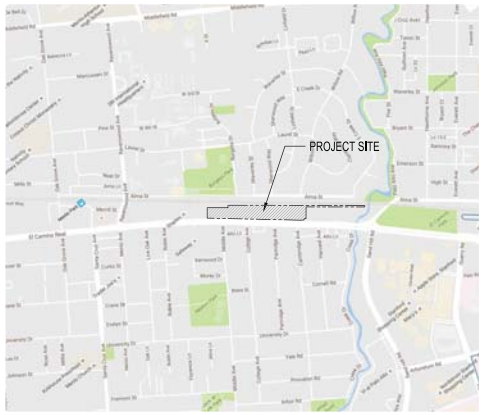
TOTAL PROVIDED PARKING
(SEE SHARED PARKING ANALYSIS MEMO PREPARED BY FEHR & PEERS)

OFFICE PROVIDED PARKING	542 CARS
RESIDENTIAL PROVIDED PARKING	359 CARS
RETAIL PROVIDED PARKING	62 CARS
TOTAL PARKING PROVIDED	963 CARS

K. SURFACE PARKING: 164 CARS
BASEMENT PARKING: 801 CARS
TOTAL 965 CARS

L. PROVIDED BIKE PARKING:

	RESIDENTIAL	OFFICE
LONG TERM(CLASS I):	216 BIKES	17 BIKES
SHORT TERM(CLASS II):	22 BIKES	12 BIKES



SHEET INDEX

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CODE ANALYSIS

Sprinklers shall be installed per NFPA 13 for all buildings.
Underground Parking Garages under office buildings 1 and 2 are considered separate and distinct buildings from office/retail spaces abov. Parking garages are not cosidered to be underground structures, lowest floor is 24 feet from ground level. They shall be type I-A construction, horizontal FR assembly separating building above shall be 3 hours fire rated and shall be constructed under provisions of CBC Section 510.2. Underground parking garages can be of unlimited area.

Office buildings shall be II-B construction type, each building is three stories above grade level; Buildings 1 and 3 are mixed, separated occpancies. Allowable areas shall be per following (T-506.2) and frontage increase is not used in calculations below:

		Allowable Height		Allowable Area T-506.2		Allowable area calculated		
	Occupancy Type	T504.3 height (FT)	T504.3 # of stories		At=tabulated area	single story allowable		3 story per 506.2.3
				NS	SM	Aa=At		Aa=At x3
	B occ	55	4	23,000	69,000	69,000		207,000
	M	55	3	12,500	37,500	37,500		112,500
	S-2	55	4	26,000	78,000	78,000		234,000

Fire Resistance Rating of Building Elements (Table 601)

	CONSTRUCTION TYPE	
	I-A	II-B
Primary Structure	3	0
Bearing walls		
Exterior	3	0
Interior	3	0
Nonbearing walls and partitions	0	0
Floor construction and associated memebers	2	0
Roof construction and associated members	2	0

Office Building 1	Level	Use	Occup group	**Actual Area (SF)**	At= (T-506.2)	EACH STORY	Ratio	Building area ratio
	3rd level	Office	B	11,256	69,000	0.163	0.163	OK (<1)
	2nd level	Office	B	11,826	69,000	0.171	0.171	OK (<1)
	1st level	Retail	M	10,286	37,500	0.274	0.291	OK (<1)
		Office	B	1,158	69,000	0.017		
BUILDING TOTAL		48 feet	3 stories	**34,526**	Entire Building Ratio:		0.626	OK (<1)

Office Building 2	Level	Use	Occ group	**Actual Area (SF)**	At= (T-506.2)	EACH STORY	Ratio	Building area ratio
	3rd level	Office	B	32,277	69,000	0.468	0.468	OK (<1)
	2nd level	Office	B	30,352	69,000	0.440	0.440	OK (<1)
	1st level	Office	B	25,971	69,000	0.376	0.376	OK (<1)
BUILDING TOTAL		51.5 feet	3 stories	**88,600**	Entire Building Ratio:		1.284	OK (<3)

Office Building 3	Level	Use	Occ group	**Actual Area (SF)**	At area (T-506.2)	EACH STORY	Ratio	Building area ratio
	3rd level	Office	B	14,190	69,000	0.206	0.206	OK (<1)
	2nd level	Office	B	14,502	69,000	0.210	0.210	OK (<1)
	1st level	Parking	S-2	15,223	78,000	0.195	0.214	OK (<1)
		Office	B	1,308	69,000	0.019		
BUILDING TOTAL		46 feet	3 stories	**45,223**	Entire Building Ratio:		0.630	OK (<1)

BUILDING CODE ANALYSIS

References in parentheses () are keyed to the CBC

Project Middle Plaza at 500 El Camino Real
Menlo Park, CA

Codes

Building - Multi-Family	2016 California Building Code (CBC), (Based on the 2015 International Building Code (IBC))
Building - Single Family detached	2016 California Residential Code (CRC), (Based on the 2015 International Residential Code (IRC))
Fire	2016 California Fire Code (CFC), (Based on the 2015 International Fire Code (IFC))
Sprinkler	NFPA 13, 2016
Mechanical	2016 California Mechanical Code (CMC), (Based on the 2015 Uniform Mechanical Code (UMC)
Plumbing	2016 California Plumbing Code (CPC), (Based on the 2015 Uniform Plumbing Code (UPC))
Electrical	2016 California Electrical Code (CEC), (Based on the 2015 National Electrical Code (NEC))
Energy	2016 California Energy Code
Accessibility	2016 California Building Code (CBC), Chapter 11A and Chapter 11B
CAL Green	2016 California Green Building Standards, (CalGreen)
Zoning	South Hayward Bart Mission Blvd Form Base Code

Occupancy Classification (Sec. 302)

Description	Type	Code Section	Remarks
Community Room/ Meeting room	A-3	303.4	Where occupancy is 50 or greater
Lobbies / Lounge/ Leasing Offices/ Club House/ Workshop	B	304.1	
Exercise Room/ Yoga Cardio Room	B	304.1	
Apartment Dwelling Units	R-2	310.3	
Enclosed Parking Garage	S-2	311.3, 406.4	
Storage/Electrical/Equipment/Mechanical/Bicycle Storage/ Janitor Room	S-2	311.3, 508.2	Accessory Occupancy
Trash dumpster rooms		509	Incidental Uses
Storage Room			

Type of Construction (Table 601)

Description	Type	Sprinklers	Code Section
Underground Parking for Residential Building A and B			
Trash Room, Electrical, Utility, Equipment, Storage, Bicycle Storage, Mechanical Rooms	IA	Yes (NFPA 13)	509.2, 602.3, 903.2.8, 903.3.1.1
Residential Building A (ECR side)			
Lobby/ Leasing Offices/ Exercise Room/ Yoga Cardio Room/ Dwelling Units/ Lounge	VA	Yes (NFPA 13)	508.2, 602.5, 903.2.8, 903.3.1.1
Residential Building A (Rail Road Side):			
Dwelling Units/ Trash Dumpster Rooms/ Bicycle Storage/ Utility Closet	IIIA	Yes (NFPA 13)	508.2, 602.5, 903.2.8, 903.3.1.1
Residential Building B (ECR side):			
Lobby Lounge/ Club House/ Comminuty Room/ Meeting Room/ Dwelling Units	VA	Yes (NFPA 13)	508.2, 602.5, 903.2.8, 903.3.1.1
Residential Building B (Rail Road Side):			
Dwelling Units/ Trash Dumpster Rooms/ Bicycle Storage/ Utility Closet/ Janitor Room	IIIA	Yes (NFPA 13)	508.2, 602.5, 903.2.8, 903.3.1.1

Allowable Height (Table 503 & Sec. 510)

Maximum Stories for type VA construction:	4 (above podium; incl. increase for sprinklers per Sec. 504.7)
Maximum Height for type VA construction:	60' (above Grade Plane; incl. increase for sprinklers per Sec. 504.2, NFPA 13)
	Towers may be 80' per Sec. 504.3
Maximum Stories for type IIIA construction:	5 (incl. increase for sprinklers per Sec. 504.7)
Maximum Height for type IIIA construction:	85' (incl. increase for sprinklers per Sec. 504.7, NFPA 13)

Actual Height (Sec. 504)

	Stories
Building A (ECR side)	3 (Type VA Building - Sec. 504)) - Levels 1, 2, and 3
Building A (Rail Road Side)	5 (Type IIIA Building - Sec. 504)) - Levels 1, 2, 3, 4 and 5
Building B (ECR side)	3 (Type VA Building - Sec. 504)) - Levels 1, 2, and 3
Building B (Rail Road Side)	5 (Type IIIA Building - Sec. 504)) - Levels 1, 2, 3, 4 and 5

Height: 60'-0" Top of Parapet or Mansard Roof Ridge; 65'-0" Top of Stair Tower for Roof Access

Allowable Building Area (Sec. 503.1 & Table 503)

Construction Notes

Occupancy Separation (Table 508.4, Sec. 508.4.4 & 509.4)

Building A

R-2 / S-2	3-HR (Horizontal Assembly per Sec. 711 & 510.2)
R-2 / B	1-HR (Fire Separation per Sec.508.4 and Fire Barrier per Sec. 707)
R-2 / S-2	1-HR (Fire Separation per Sec.508.4 and Fire Barrier per Sec. 707)
S-2 / B	1-HR (Fire Separation per Sec.508.4 and Fire Barrier per Sec. 707)
Dwelling Unit Separation (Sec. 420 & 708.3)	
Wall Separation	1-HR (Fire Partition per Sec. 708.3)
Floor Separation	1-HR (Horizontal Assembly per Sec. 711.2)

Building B

R-2 / S-2	3-HR (Horizontal Assembly per Sec. 711 & 510.2)
S-2 / B	1-HR (Fire Separation per Sec.508.4 and Fire Barrier per Sec. 707)
R-2 / B	1-HR (Fire Separation per Sec.508.4 and Fire Barrier per Sec. 707)
A-2 / S-2	1-HR (Fire Separation per Sec.508.4 and Fire Barrier per Sec. 707)
A-3 / S-2	1-HR (Fire Separation per Sec.508.4 and Fire Barrier per Sec. 707)
Dwelling Unit Separation (Sec. 420 & 708.3)	
Wall Separation	1-HR (Fire Partition per Sec. 708.3)
Floor Separation	1-HR (Horizontal Assembly per Sec. 711.2)

Fire-Resistance Ratings (Table 601, 602 & Sec. 510.2)

	Type 1A	Type VA
Structural frame	3-HR	1-HR
Bearing walls: Exterior	3-HR	1-HR
Bearing walls: Interior	3-HR	1-HR
Nonbearing walls & partitions: Exterior		
X < 30' Fire Separation	1-HR	1-HR
X ≥ 30' Fire Separation	0-HR	0-HR
Nonbearing walls & partitions: Interior	0-HR	0-HR
Floor Construction (incl. beams & joists)		
At Podium Floor	3-HR	3-HR
All other Floors	2-HR	1-HR
Roof Construction (incl. beams & joists)	1 1/2	1-HR

Shaft Enclosures (Sec. 510.2 & 713)

Less than 4-stories	1-HR (Fire Barrier per Sec. 707)
4-stories or more	2-HR (Fire Barrier per Sec. 707)
Exterior Walls	1-HR (Exception per 713.6)

Opening Protectives (Sec. 510.2 & Table 716.5)

1-HR Enclosures:	1-HR
2-HR Enclosures:	1-1/2 HR

Trash (Termination) Rooms in Garage require 2-HR Fire Barrier with self-closing 1 1/2 HR doors (713.13.4)

Stair Enclosures (Sec. 510.2, 705, 713, 1022.1 & 1022.7)

4-stories or more		2-HR (Fire Barrier per Sec. 707)
Exterior Walls		1-HR (Exception per 1022.7)
Doors (Sec. 509.2, 1020.1, & Table 716.5)		
	2-HR Enclosures:	1 1/2 HR
	Exterior Wall:	Non-Rated
Windows	Exterior Wall:	See Table 705.8

Max. Area of Unprotected Exterior Wall Openings at 1st Story (Sec. 705.8.1)

Wall facing street w/ 15' fire separation distance	No Limit
Wall facing unoccupied space w/30' width and public access	No Limit

Max. Area of Unprotected Exterior Wall Openings Above 1st Story (Table 705.8, Sec. 705.8.1 & 705.8.2):

X < 3' Fire Separation Distance	Not Permitted
3' ≤ X < 5'	15%
5' ≤ X < 10'	25%
10' ≤ X < 15'	45%
15' ≤ X < 20'	75%
20' ≤ X < 25'	No Limit

Fireblocking (Sec. 718.2)

Drafttopping (Sec. 718.3 & 718.4)
Not Required w/Sprinklers (Sec. 718.3 & 718.4)

Means of Egress

Occupant Loads (Table 1004.1.2)

Residential	200 gross s.f./occupant
Lobbies (Business Areas) / offices	100 gross s.f./occupant
Accessory Storage & Mechanical	300 gross s.f./occupant
Courtyard Deck / Pool Deck	15 gross s.f./occupant
Pool	50 gross s.f./occupant
Parking Garage	200 gross s.f./occupant
Restaurants - Dining (tables & chairs)	15 net s.f./occupant
Commercial Kitchens	200 gross s.f./occupant
Club/ Community/ Meeting Rooms	15 net s.f./occupant
Exercise Rooms	50 gross s.f./occupant

Egress Width (Sec. 1005)

Stairways	0.3 inches per occupant	(Sec. 1005.3.1)
Other Egress Components	0.2 inches per occupant	(Sec. 1005.3.2)

Means of Egress Illumination (Sec. 1008)
(Exception for individual dwelling units)
Emergency Power Required: Corridors, Exit Enclosures, Exit Passageways, Exterior Landings

Accessible Means of Egress (Sec. 1007)
2 required per 1007.1 and 1015.1

Elevators are not required to be part of the accessible means of egress per 1007.2.1 (less than 4 stories above exit discharge)
Stairways allowed to be 44" per 1007.3 Ex. 1

Areas of Refuge are not required per 1007.3 Ex. 2

Doors (Sec. 1008)

Stairways (Sec. 1009)

Risers	7" max, 4" min.
Treads	11" max

Ramps (Sec. 1010)

Min Width	44"
Max Slope at Egress	8%
Max Slope at other areas	12%
Max cross-slope	2%
Max Rise w/out landing	30"
Landing size	60"
Handrails required	Greater than 6" rise or steeper than 1:20 (Sec. 1010.9)

Exit Signs (Sec. 1011)
Required at Exits and Exit Access Doors
Not required in rooms with one exit
Tactile Exit Sign required at exit stairway, exit passageway, and exit discharge

Handrails (Sec. 1012)
Required to be 34"-38"

Guards (Sec. 1013)
Required to be 42"

Exit Access (Table. 1014.3)

Common Path of Egress Travel (R-2)	125'
Common Path of Egress Travel (B, S)	100'
Common Path of Egress Travel (A2)	75'
Common Path of Egress Travel (A3)	75'

Exits (Sec. 1015)

One exit allowed in individual dwelling units with occupant Load less than 20	(Sec. 1015.1 Ex. 1)
One exit allowed in B Occupancy with occupant Load 49 or less	(Table 1015.1)
One exit allowed in A Occupancy with occupant Load 49 or less	(Table 1015.1)
One exit allowed in S-2 Occupancy with occupant load less than 29	(Table 1015.1)
Separation of 1/3 length of diagonal between exits	(Sec. 1015.2.1 Ex. 7)

Exit Access Travel Distance (Table 1016.2)

Occupancy	Distance
R-1, R-2, A-2,	
A-3	250'
B	300'
S-2	400'

Corridors (Sec. 1018.1)

Fire Rating at S-2, A-2, A-3, B,	0-HR	
Fire Rating at R-1, R-2	1-HR	
Doors (Sec. 709.6, 716.5 & Table 716.6)	1/3-HR	
Windows at Exterior Walls		
Non-rated Exterior Wall	No Protection Required	Table 602
Non-protected openings in 1-HR rated Exterior Walls	No Protection Required	Table 602 & 716.5
Protected openings in 1-HR rated Exterior Wall	3/4-HR (Table 716.5)	Table 602 & 716.5
Dead Ends	50' max	

Exterior Exit Ramps and Stairways (Sec. 1026)

Accessibility
DWELLING UNITS

For an elevator Building all R-2 dwelling units to be Accessible/Adaptable (CBC 1106A.2)

Common Use Facilities
Common Use Facilities Shall Be Accessible (1127A)
Common Use Facilities Shall Be Accessible per ADA & CBC Chapter 11B

Parking Shall be accessible (Sec. 1109A)
Parking Shall be Accessible Per ADA and CBC Chapter 11A / 11B Requirements

Parking Requirements (Sec. 1109A.1)

R-2 Residential	
Accessible Spaces	2% of Total Assigned Parking Spaces (1109A.4)
Accessible Spaces	5% of Total Unassigned & Visitors Parking Spaces (1109A.5)
Van Accessible Spaces	1/8 of Accessible Spaces, min 1 (1109A.8.6)

Interior Environment

Ventilation (Sec. 1203)

Attic Spaces	1/300, high and low
Natural Ventilation	4% of floor area

Lighting (Sec. 1205)
Natural Light: 8% of floor area

Courts (Sec. 1206)
Air intake: 10 sf minimum required

Sound Transmission (Sec. 1207)

Air borne sound	STC 50 minimum
Structure-borne sound	IIC 50 minimum

Interior Space Dimensions (Sec. 1208)

Min Room Width	7'-0"
Kitchens	3'-0" clear passageway
Min Ceiling Height, Typical	7'-6"
Min Ceiling Height Kit, Stor, Laundry	7'-0"

Access to Unoccupied Spaces (Sec. 1209)
Attic Spaces over 30': 20x30 access

ALLOWABLE AREA CALCULATION - MIXED USE BUILDING BELOW PODIUM DECK - Type 1A Constr...

B1 - 1st Floor Garage (S2 Occupancy)

At = Unlimited s.f. (area from Table 503)
A Actual= 108,206

B2 - 2nd Floor Garage (S2 Occupancy)

At = Unlimited s.f. (area from Table 503)
A Actual= 68,969

	BUILDING 1 BELOW PODIUM	Actual		Allowable
OK	Total	177,175	<	Unlimited complies

ALLOWABLE AREA CALCULATION - MIXED USE BUILDING ABOVE PODIUM DECK - Type VA Construction

BUILDING A (ECR side) Residential (R2) 1st Floor

At = 36,000 s.f. (area from Table 506.2)
NS = 18,000 (area from Table 506.2)
F = 0 ft. (actual frontage or 0)
P = 984 ft. (actual perimeter or 1)
W = 20 ft. (use 0, 20 to 30)
# stories = 3 (R2)

If = 0.0000
[F/P - 0.25] W/30

Aa = 36,000 s.f.
At + (NS x If)

BUILDING A (ECR side) Lease Office/Exercise/Yoga (B) 1st Floor

At = 54,000 s.f. (area from Table 503)
Is = 18,000 (use 0, 2 or 3)
F = 0 ft. (actual frontage or 0)
P = 984 ft. (actual perimeter or 1)
W = 20 ft. (use 0, 20 to 30)
# stories = 1 (B)

If = 0.0000
[F/P - 0.25] W/30

Aa = 54,000 s.f.
At + (NS x If)

Mixed Use Ratio Bldg. A (ECR side)	1st Floor	2nd Floor	3rd Floor		Total	Total Area Building A
Actual Areas: R2 Residential=	14,906	18,635	17,080		50,621	
B Exercise=	4,768				4,768	55,389

	R2 Res. + A/Aa	B Office/Exercise + A/Aa	1st Floor =		Total
One Floor:	0.41	0.09	0.50	=	0.50 < 1 = OK

	1st Floor	+	2nd Floor	+	3rd Floor	+		=	
All Floors:	0.50	+	0.52	+	0.47	+		=	1.49 < 2 = OK

Total ratio Building 2

OK	1.49 <2.0 (max)	complies

ALLOWABLE AREA CALCULATION - MIXED USE BUILDING ABOVE PODIUM DECK - Type VA Construction

BUILDING B (ECR side) Residential (R2) 1st Floor

At = 36,000 s.f. (area from Table 506.2)
NS = 18,000 (area from Table 506.2)
F = 0 ft. (actual frontage or 0)
P = 984 ft. (actual perimeter or 1)
W = 20 ft. (use 0, 20 to 30)
# stories = 3 (R2)

If = 0.0000
[F/P - 0.25] W/30

Aa = 36,000 s.f.
At + (NS x If)

BUILDING B (ECR) Club House (B) 1st Floor

At = 54,000 s.f. (area from Table 503)
Is = 18,000 (use 0, 2 or 3)
F = 0 ft. (actual frontage or 0)
P = 984 ft. (actual perimeter or 1)
W = 20 ft. (use 0, 20 to 30)
# stories = 1 (B)

If = 0.0000
[F/P - 0.25] W/30

Aa = 54,000 s.f.
At + (NS x If)

BUILDING B Community (Meeting Room (A3)) 1st Floors

At = 34,500 s.f. (area from Table 503)
Is = 11,500 (use 0, 2 or 3)
F = 0 ft. (actual frontage or 0)
P = 984 ft. (actual perimeter or 1)
W = 20 ft. (use 0, 20 to 30)
# stories = 1 (A3)

If = 0.0000
[F/P - 0.25] W/30

Aa = 34,500 s.f.
At + (NS x If)

Mixed Use Ratio Bldg. B (ECR side)	1st Floor	2nd Floor	3rd Floor		Total	Total Area Building A
Actual Areas: R2 Residential=	16,290	18,630	16,406		51,326	
A3 Community =	2,288				2,288	
B Club House=	1,144				1,144	54,758

	R2 Res. + A/Aa	B Office/Exercise + A/Aa	1st Floor =		Total
One Floor:	0.45	0.02	0.07	0.54	= 0.54 < 1 = OK

	1st Floor	+	2nd Floor	+	3rd Floor	+		=	
All Floors:	0.54	+	0.52	+	0.46	+		=	1.51 < 2 = OK

Total ratio Building 2

OK	1.51 <2.0 (max)	complies

ALLOWABLE AREA CALCULATIONS - ABOVE PODIUM DECK - Type IIA Construction

BUILDING A (North end of Rail Road side): 1st - 5th floors

At = 24,000 s.f. (area from Table 506.2)
NS = 24,000 s.f. (area from Table 506.2)
F = L1+L2 176 ft.
L1 = 123 ft. (actual frontage or 1)
L2 = 53 ft. (actual frontage or 0)
P = 470 ft. (actual perimeter or 1)
W = * 30.00 ft.
W1 = 30 (use 0, 20 to 30)
W2 = 30 (use 0, 20 to 30)
# stories = 5 (R2)

* W = (L1)(W1) + (L2)(W2) / F = 30.00

If = 0.1257
[F/P - 0.25] W/30

Aa = 27,089 s.f.
At + (NS x If)

	BLDG. A (North end of Rail Road side)	Actual		Allowable	
	First Floor (Podium Level)	6,290	<	27,089	complies
	Second Floor	6,138	<	27,089	complies
	Third Floor	6,138	<	27,089	complies
	Fourth Floor	5,171	<	27,089	complies
	Fifth Floor	4,863	<	27,089	complies
OK	Total	28,600	<	54,179	complies

BUILDING A (South end of Rail Road side): 1st - 5th floors

At = 24,000 s.f. (area from Table 506.2)
NS = 24,000 s.f. (area from Table 506.2)
F = L1+L2 157 ft.
L1 = 157 ft. (actual frontage or 1)
L2 = 0 ft. (actual frontage or 0)
P = 465 ft. (actual perimeter or 1)
W = * 30.00 ft.
W1 = 30 (use 0, 20 to 30)
W2 = 0 (use 0, 20 to 30)
# stories = 5 (R2)

W = (L1)(W1) + (L2)(W2) / F = 30.00

If = 0.0878
[F/P - 0.25] W/30

Aa = 26,103 s.f.
At + (NS x If)

	BLDG. A (South end of Rail Road side)	Actual		Allowable	
	First Floor (Podium Level)	7,878	<	26,103	complies
	Second Floor	7,878	<	26,103	complies
	Third Floor	7,841	<	26,103	complies
	Fourth Floor	7,841	<	26,103	complies
	Fifth Floor	7,312	<	26,103	complies
OK	Total	39,770	<	52,206	complies

ALLOWABLE AREA CALCULATIONS - ABOVE PODIUM DECK - Type IIA Construction

BUILDING B (North end of Rail Road side): 1st - 5th floors

At = 24,000 s.f. (area from Table 506.2)
NS = 24,000 s.f. (area from Table 506.2)
F = L1+L2 190 ft.
L1 = 190 ft. (actual frontage or 1)
L2 = 0 ft. (actual frontage or 0)
P = 541 ft. (actual perimeter or 1)
W = * 30.00 ft.
W1 = 30 (use 0, 20 to 30)
W2 = 30 (use 0, 20 to 30)
# stories = 5 (R2)

* W = (L1)(W1) + (L2)(W2) / F = 30.00

If = 0.1012
[F/P - 0.25] W/30

Aa = 26,429 s.f.
At + (NS x If)

	BLDG. B (North end of Rail Road side)	Actual		Allowable	
	First Floor (Podium Level)	10,787	<	26,429	complies
	Second Floor	10,685	<	26,429	complies
	Third Floor	10,685	<	26,429	complies
	Fourth Floor	6,993	<	26,429	complies
	Fifth Floor	10,111	<	26,429	complies
OK	Total	49,271	<	52,858	complies

BUILDING B (South end of Rail Road side): 1st - 5th floors

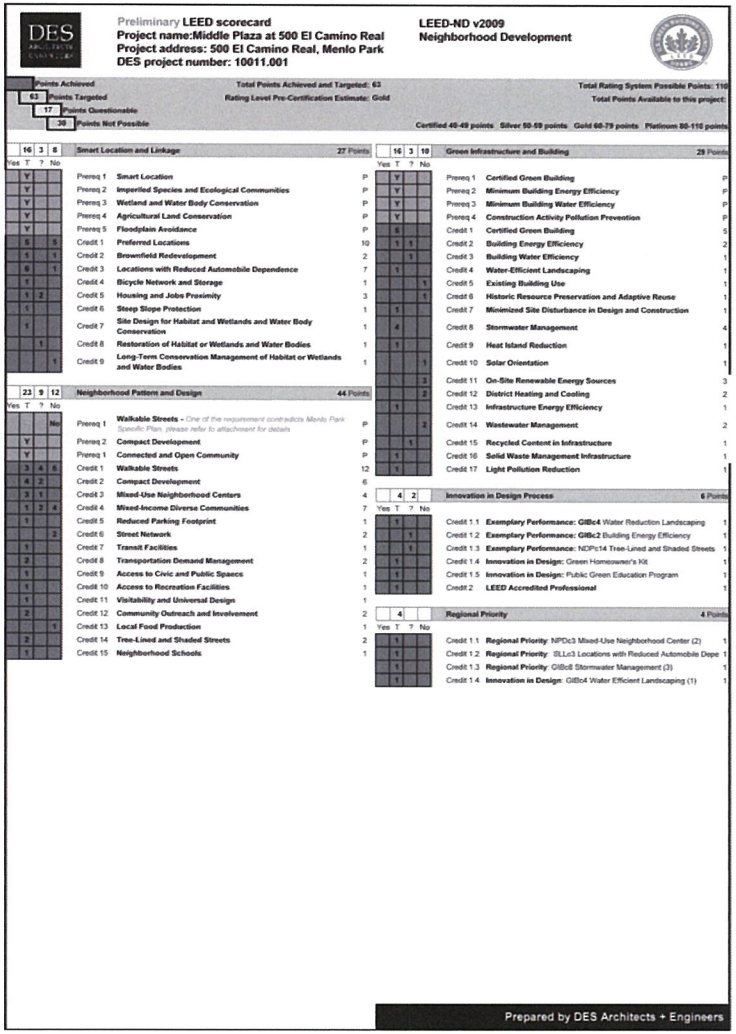
At = 24,000 s.f. (area from Table 506.2)
NS = 24,000 s.f. (area from Table 506.2)
F = L1+L2 230 ft.
L1 = 106 ft. (actual frontage or 1)
L2 = 124 ft. (actual frontage or 0)
P = 591 ft. (actual perimeter or 1)
W = * 30.00 ft.
W1 = 30 (use 0, 20 to 30)
W2 = 30 (use 0, 20 to 30)
# stories = 5 (R2)

* W = (L1)(W1) + (L2)(W2) / F = 30.00

If = 0.1382
[F/P - 0.25] W/30

Aa = 27,340 s.f.
At + (NS x If)

	BLDG. B (South end of Rail Road side)	Actual		Allowable	
	First Floor (Podium Level)	10,014	<	27,340	complies
	Second Floor	9,984	<	27,340	complies
	Third Floor	9,911	<	27,340	complies
	Fourth Floor	6,661	<	27,340	complies
	Fifth Floor	6,993	<	27,340	complies
OK	Total	43,643	<	54,680	complies



DES

Preliminary **LEED scorecard**
Project name:Middle Plaza at 500 El Camino Real
Project address: 500 El Camino Real, Menlo Park
DES project number: 10011.001

LEED-ND v2009
Neighborhood Development

Points Achieved	Total Points Achieved and Targeted: 63	Total Rating System Possible Points: 110
63 Points Targeted	Rating Level Pre-Certification Estimate: Gold	Total Points Available to this project:
17 Points Questionable		
30 Points Not Possible		Certified 40-49 points Silver 50-59 points Gold 60-79 points Platinum 80-110 points

Smart Location and Linkage — 27 Points (16 Yes, 3 ?, 8 No)

Y			Prereq 1 **Smart Location** P
Y			Prereq 2 **Imperiled Species and Ecological Communities** P
Y			Prereq 3 **Wetland and Water Body Conservation** P
Y			Prereq 4 **Agricultural Land Conservation** P
Y			Prereq 5 **Floodplain Avoidance** P
5		5	Credit 1 **Preferred Locations** 10
1	1		Credit 2 **Brownfield Redevelopment** 2
6	1		Credit 3 **Locations with Reduced Automobile Dependence** 7
1			Credit 4 **Bicycle Network and Storage** 1
1	2		Credit 5 **Housing and Jobs Proximity** 3
1			Credit 6 **Steep Slope Protection** 1
1			Credit 7 **Site Design for Habitat and Wetlands and Water Body Conservation** 1
	1		Credit 8 **Restoration of Habitat or Wetlands and Water Bodies** 1
		1	Credit 9 **Long-Term Conservation Management of Habitat or Wetlands and Water Bodies** 1

Neighborhood Pattern and Design — 44 Points (23 Yes, 9 ?, 12 No)

		No	Prereq 1 **Walkable Streets** - *One of the requirement contradicts Menlo Park Specific Plan, please refer to attachment for details* P
Y			Prereq 2 **Compact Development** P
Y			Prereq 1 **Connected and Open Community** P
3	4	6	Credit 1 **Walkable Streets** 12
4	2		Credit 2 **Compact Development** 6
3	1		Credit 3 **Mixed-Use Neighborhood Centers** 4
1	2	4	Credit 4 **Mixed-Income Diverse Communities** 7
1			Credit 5 **Reduced Parking Footprint** 1
		2	Credit 6 **Street Network** 2
1			Credit 7 **Transit Facilities** 1
2			Credit 8 **Transportation Demand Management** 2
1			Credit 9 **Access to Civic and Public Spaces** 1
1			Credit 10 **Access to Recreation Facilities** 1
1			Credit 11 **Visitability and Universal Design** 1
2			Credit 12 **Community Outreach and Involvement** 2
		1	Credit 13 **Local Food Production** 1
2			Credit 14 **Tree-Lined and Shaded Streets** 2
1			Credit 15 **Neighborhood Schools** 1

Green Infrastructure and Building — 29 Points (16 Yes, 3 ?, 10 No)

Y			Prereq 1 **Certified Green Building** P
Y			Prereq 2 **Minimum Building Energy Efficiency** P
Y			Prereq 3 **Minimum Building Water Efficiency** P
Y			Prereq 4 **Construction Activity Pollution Prevention** P
5			Credit 1 **Certified Green Building** 5
1	1		Credit 2 **Building Energy Efficiency** 2
	1		Credit 3 **Building Water Efficiency** 1
1			Credit 4 **Water-Efficient Landscaping** 1
		1	Credit 5 **Existing Building Use** 1
		1	Credit 6 **Historic Resource Preservation and Adaptive Reuse** 1
1			Credit 7 **Minimized Site Disturbance in Design and Construction** 1
4			Credit 8 **Stormwater Management** 4
1			Credit 9 **Heat Island Reduction** 1
		1	Credit 10 **Solar Orientation** 1
		3	Credit 11 **On-Site Renewable Energy Sources** 3
		2	Credit 12 **District Heating and Cooling** 2
1			Credit 13 **Infrastructure Energy Efficiency** 1
		2	Credit 14 **Wastewater Management** 2
1			Credit 15 **Recycled Content in Infrastructure** 1
1			Credit 16 **Solid Waste Management Infrastructure** 1
1			Credit 17 **Light Pollution Reduction** 1

Innovation in Design Process — 6 Points (4 Yes, 2 ?)

1			Credit 1.1 **Exemplary Performance: GIBc4** Water Reduction Landscaping 1
1			Credit 1.2 **Exemplary Performance: GIBc2** Building Energy Efficiency 1
1			Credit 1.3 **Exemplary Performance:** NDPc14 Tree-Lined and Shaded Streets 1
1			Credit 1.4 **Innovation in Design:** Green Homeowner's Kit 1
1			Credit 1.5 **Innovation in Design:** Public Green Education Program 1
1			Credit 2 **LEED Accredited Professional** 1

Regional Priority — 4 Points (4 Yes)

1			Credit 1.1 **Regional Priority**: NPDc3 Mixed-Use Neighborhood Center (2) 1
1			Credit 1.2 **Regional Priority**: SLLc3 Locations with Reduced Automobile Depe 1
1			Credit 1.3 **Regional Priority**: GIBc8 Stormwater Management (3) 1
1			Credit 1.4 **Innovation in Design**: GIBc4 Water Efficient Landscaping (1) 1

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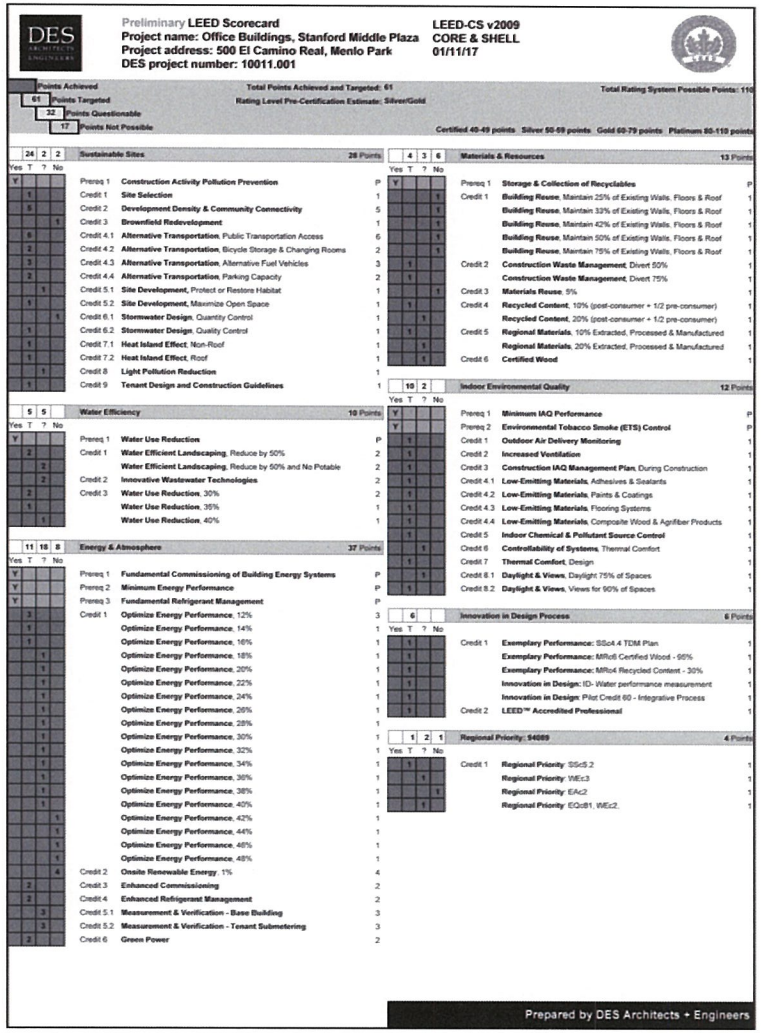

DES

Preliminary **LEED Scorecard**
Project name: Office Buildings, Stanford Middle Plaza
Project address: 500 El Camino Real, Menlo Park
DES project number: 10011.001

LEED-CS v2009
CORE & SHELL
01/11/17

Points Achieved	Total Points Achieved and Targeted: 61	Total Rating System Possible Points: 110
61 Points Targeted	Rating Level Pre-Certification Estimate: Silver/Gold	
32 Points Questionable		
17 Points Not Possible		Certified 40-49 points Silver 50-59 points Gold 60-79 points Platinum 80-110 points

Sustainable Sites — 26 Points (24 Yes, 2 ?, 2 No)

Y			Prereq 1 **Construction Activity Pollution Prevention** P
1			Credit 1 **Site Selection** 1
5			Credit 2 **Development Density & Community Connectivity** 5
1			Credit 3 **Brownfield Redevelopment** 1
6			Credit 4.1 **Alternative Transportation**, Public Transportation Access 6
2			Credit 4.2 **Alternative Transportation**, Bicycle Storage & Changing Rooms 2
3			Credit 4.3 **Alternative Transportation**, Alternative Fuel Vehicles 3
2			Credit 4.4 **Alternative Transportation**, Parking Capacity 2
1			Credit 5.1 **Site Development**, Protect or Restore Habitat 1
1			Credit 5.2 **Site Development**, Maximize Open Space 1
1			Credit 6.1 **Stormwater Design**, Quantity Control 1
1			Credit 6.2 **Stormwater Design**, Quality Control 1
1			Credit 7.1 **Heat Island Effect**, Non-Roof 1
1			Credit 7.2 **Heat Island Effect**, Roof 1
1			Credit 8 **Light Pollution Reduction** 1
1			Credit 9 **Tenant Design and Construction Guidelines** 1

Water Efficiency — 10 Points (5 Yes, 5 No)

Y			Prereq 1 **Water Use Reduction** P
2			Credit 1 **Water Efficient Landscaping**, Reduce by 50% 2
	2		**Water Efficient Landscaping**, Reduce by 50% and No Potable 2
	2		Credit 2 **Innovative Wastewater Technologies** 2
2			Credit 3 **Water Use Reduction**, 30% 2
1			**Water Use Reduction**, 35% 1
1			**Water Use Reduction**, 40% 1

Energy & Atmosphere — 37 Points (11 Yes, 18 ?, 8 No)

Y			Prereq 1 **Fundamental Commissioning of Building Energy Systems** P
Y			Prereq 2 **Minimum Energy Performance** P
Y			Prereq 3 **Fundamental Refrigerant Management** P
3			Credit 1 **Optimize Energy Performance**, 12% 3
1			**Optimize Energy Performance**, 14% 1
1			**Optimize Energy Performance**, 16% 1
1			**Optimize Energy Performance**, 18% 1
1			**Optimize Energy Performance**, 20% 1
1			**Optimize Energy Performance**, 22% 1
1			**Optimize Energy Performance**, 24% 1
1			**Optimize Energy Performance**, 26% 1
1			**Optimize Energy Performance**, 28% 1
1			**Optimize Energy Performance**, 30% 1
1			**Optimize Energy Performance**, 32% 1
1			**Optimize Energy Performance**, 34% 1
1			**Optimize Energy Performance**, 36% 1
1			**Optimize Energy Performance**, 38% 1
1			**Optimize Energy Performance**, 40% 1
1			**Optimize Energy Performance**, 42% 1
1			**Optimize Energy Performance**, 44% 1
1			**Optimize Energy Performance**, 46% 1
1			**Optimize Energy Performance**, 48% 1
4			Credit 2 **Onsite Renewable Energy**, 1% 4
2			Credit 3 **Enhanced Commissioning** 2
2			Credit 4 **Enhanced Refrigerant Management** 2
3			Credit 5.1 **Measurement & Verification - Base Building** 3
3			Credit 5.2 **Measurement & Verification - Tenant Submetering** 3
2			Credit 6 **Green Power** 2

Materials & Resources — 13 Points (4 Yes, 3 ?, 6 No)

Y			Prereq 1 **Storage & Collection of Recyclables** P
		1	Credit 1 **Building Reuse**, Maintain 25% of Existing Walls, Floors & Roof 1
		1	**Building Reuse**, Maintain 33% of Existing Walls, Floors & Roof 1
		1	**Building Reuse**, Maintain 42% of Existing Walls, Floors & Roof 1
		1	**Building Reuse**, Maintain 50% of Existing Walls, Floors & Roof 1
		1	**Building Reuse**, Maintain 75% of Existing Walls, Floors & Roof 1
	1		Credit 2 **Construction Waste Management**, Divert 50% 1
		1	**Construction Waste Management**, Divert 75% 1
		1	Credit 3 **Materials Reuse**, 5% 1
		1	Credit 4 **Recycled Content**, 10% (post-consumer + 1/2 pre-consumer) 1
		1	**Recycled Content**, 20% (post-consumer + 1/2 pre-consumer) 1
		1	Credit 5 **Regional Materials**, 10% Extracted, Processed & Manufactured 1
		1	**Regional Materials**, 20% Extracted, Processed & Manufactured 1
		1	Credit 6 **Certified Wood** 1

Indoor Environmental Quality — 12 Points (10 Yes, 2 ?)

Y			Prereq 1 **Minimum IAQ Performance** P
Y			Prereq 2 **Environmental Tobacco Smoke (ETS) Control** P
	1		Credit 1 **Outdoor Air Delivery Monitoring** 1
	1		Credit 2 **Increased Ventilation** 1
	1		Credit 3 **Construction IAQ Management Plan**, During Construction 1
	1		Credit 4.1 **Low-Emitting Materials**, Adhesives & Sealants 1
	1		Credit 4.2 **Low-Emitting Materials**, Paints & Coatings 1
	1		Credit 4.3 **Low-Emitting Materials**, Flooring Systems 1
	1		Credit 4.4 **Low-Emitting Materials**, Composite Wood & Agrifiber Products 1
	1		Credit 5 **Indoor Chemical & Pollutant Source Control** 1
	1		Credit 6 **Controllability of Systems**, Thermal Comfort 1
	1		Credit 7 **Thermal Comfort**, Design 1
	1		Credit 8.1 **Daylight & Views**, Daylight 75% of Spaces 1
	1		Credit 8.2 **Daylight & Views**, Views for 90% of Spaces 1

Innovation in Design Process — 6 Points (6 Yes)

	1		Credit 1 **Exemplary Performance:** SSc4.4 TDM Plan 1
	1		**Exemplary Performance:** MRc6 Certified Wood - 95% 1
	1		**Exemplary Performance:** MRc4 Recycled Content - 30% 1
	1		**Innovation in Design:** ID- Water performance measurement 1
	1		**Innovation in Design:** Pilot Credit 60 - Integrative Process 1
	1		Credit 2 **LEED™ Accredited Professional** 1

Regional Priority: 94089 — 4 Points (1 Yes, 2 ?, 1 No)

	1		Credit 1 **Regional Priority**: SSc5.2 1
	1		**Regional Priority**: WEc3 1
	1		**Regional Priority**: EAc2 1
	1		**Regional Priority**: EQc8.1, WEc2. 1

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PROJECT NORTH

STANFORD UNIVERSITY

MIDDLE PLAZA at 500 El CAMINO REAL

Menlo Park, California

DES

LEED CHECKLIST

05/20/2016 02/24/2017
07/18/2016
11/18/2016

G3.1

LEED for Homes Mid-rise Project Checklist for California

for Homes

Builder Name:	TBD
Project Team Leader:	Chris Wuthmann, Stanford University
Home Address (Street/City/State):	500 El Camino Real, Menlo Park, California

Project Description

Building Type: Mid-rise multi-family — # of stories: 5

# of Units: 215 — Avg. Home Size Adjustment: -10.0

Adjusted Certification Thresholds

Certified: 35.0 — Gold: 65.0

Silver: 50.0 — Platinum: 80.0

Project Point Total

Prelim: 66 + 42 maybe pts — Final: 31.5

Certification Level

Prelim: Gold — Final: Not Certified

Final Credit Category Point Totals

ID: 0 — SS: 8 — EA: 9 — EQ: 1

LL: 9 — WE: 2 — MR: 2.5 — AE: 0

Minimum Point Thresholds Not Met for Final Rating

Date Most Recently Updated: 13-Jan — Updated by: Katy Hollbacher

✔ Indicates that an Accountability Form is required.

Max Pts. Available — Preliminary Rating (Y/Pts, Maybe, No) — Project Points

Innovation & Design Process (ID) (Minimum 0 ID Points Required) — Max: 11 Y:5 M:3 — Notes — Final: 0

1. Integrated Project Planning

- 1.1 Preliminary Rating — Prereq. Y — Y
  - Target performance tier: Gold
- 1.2 Energy Expertise for MID-RISE — Prereq. Y — Y
- 1.3 Professional Credentialed with Respect to LEED for Homes — 1, 0, 1 — please see ID 11-26 for details — 0
- 1.4 Design Charrette — 1, 0, 1 — 0
- 1.5 Building Orientation for Solar Design (meet all of the following) — 1, 0 — 0
  - ☐ a) Glazing area on north/south walls 50% greater than on east/west walls
  - ☐ b) East-west axis is within 15 degrees of due east-west
  - ☐ c) At least 450 sq. ft. of south-facing roof area, oriented for solar applications
  - ☐ d) 90% of south-facing glazing is shaded in summer, unshaded in winter
- 1.6 Trades Training for MID-RISE — 1, 0, 1 — 0

2. Quality Management for Durability

- 2.1 Durability Planning (meet all of the following) — Prereq. Y — Y
  - ☐ a) Durability evaluation completed
  - ☐ b) Strategies developed to address durability issues
  - ☐ c-i) Nonpaper-faced backer board in tub, shower, spa areas
  - ☐ c-ii) No carpet in kitchen, bathroom, laundry, and spa areas
  - ☐ c-iii) No carpet within 3 ft of each entryway
  - ☐ c-iv) Install drain and drain pans in tank water heaters in/over living spaces; OR
  - ☐ no tank water heaters in/over living spaces
  - ☐ c-v) Install drain and drain pans for clothes washers in/over living spaces; OR
  - ☐ no clothes washers in/over living spaces
  - ☐ c-vi) Exhaust conventional clothes dryers directly to outdoors
  - ☐ c-vii) Install drain and drain pan for condensing clothes dryers
  - ☐ d) Durability strategies incorporated into project documentation
  - ☐ e) Durability measures listed in durability inspection checklist

Sustainable Sites (SS) (Minimum 5 SS Points Required) — Max: 22 Y:15.5 M:4.5 — Notes — Final: 8

1. Site Stewardship

- 1.1 Erosion Controls During Construction (meet all of the following) — Prereq. Y — Y
  - ☒ a) Stockpile and protect disturbed topsoil from erosion.
  - ☒ b) Control the path and velocity of runoff with silt fencing or equivalent.
  - ☒ c) Protect sewer inlets, streams, and lakes with straw bales, silt fencing, etc.
  - ☒ d) Provide swales to divert surface water from hillsides.
  - ☒ e) Use tiers, erosion blankets, compost blankets, etc. on sloped areas.
- 1.2 Minimize Disturbed Area for MID-RISE (meet appropriate requirements) — 1, 1 — Confirmed — 1
  - Where the site is not previously developed, meet all the following:
  - ☐ a) Develop tree / plant preservation plan with "no-disturbance" zones
  - ☐ b) Leave 40% of buildable lot area, not including area under roof, undisturbed
  - OR Where the site is previously developed, meet all the following:
  - ☐ c) Develop tree / plant preservation plan with "no-disturbance" zones AND
  - ☐ Rehabilitate lot; undo soil compaction and remove invasive plants AND
  - ☐ Meet the requirements of SS 2.2
  - OR ☒ d) Build on a lot to achieve a density of 40 units per acre.

2. Landscaping

- 2.1 ✔ No Invasive Plants — Prereq. Y — Y
- 2.2 ✔ Basic Landscaping Design (meet all of the following) — 1, 1 — 0
  - ☒ a) Any turf must be drought-tolerant.
  - ☒ b) Do not use turf in densely shaded areas.
  - ☒ c) Do not use turf in areas with slope of 25%.
  - ☒ d) Add mulch or soil amendments as appropriate.
  - ☒ e) All compacted soil must be tilled to at least 6 inches.
- AND/OR 2.3 ✔ Limit Conventional Turf for MID-RISE — 2, 2 — 2
  - 0% Percentage of designed landscape softscape area that is turf
- AND/OR 2.4 ✔ Drought Tolerant Plants for MID-RISE — 1, 1 — 1
  - 90% Percentage of installed plants that are drought-tolerant
  - ☒ Both points in SS 2.3 are met (≤ 20% turf)
- OR 2.5 ✔ Reduce Overall Irrigation Demand by at Least 20% for MID-RISE — 3, 0 — 0
  - Percentage reduction in estimated irrigation water demand (calculate)

3. Reduce Local Heat Island Effects

- 3.1 ✔ Reduce Site Heat Island Effects for MID-RISE (meet one) — 1, 0 — 0
  - ☐ a) Locate trees / plantings to provide shade for 50% of hardscapes
  - ☐ b) Install light-colored, high-albedo materials for 50% of sidewalks, patios, and driveways
- 3.2 ✔ Reduce Roof Heat Island Effects for MID-RISE (meet one) — 1, 1 — 0
  - ☒ a) Install roof with high albedo materials on 75% of roof area
  - ☐ b) Install a vegetated roof for at least 50% of roof area
  - ☐ c) Install combination of high albedo and vegetated roof

Water Efficiency (WE) (Minimum 3 WE Points Required) — Max: 15 Y:8 M:3 — Notes — Final: 2

1. Water Reuse

- 1 ✔ Water Reuse for MID-RISE — 5, 0 — 0
  - of total water demand offset by water reuse strategies (mark any/all strategies adopted)
  - ☐ Rainwater harvesting
  - ☐ Graywater reuse
  - ☐ Municipal recycled water

2. Irrigation System

- 2.1 ✔ High-Efficiency Irrigation System for MID-RISE (meet any, 0.5 pt each) — 2, 2 — 2
  - ☐ a) Irrigation system designed by EPA Water Sense certified professional
  - ☐ b) Irrigation system with head-to-head coverage
  - ☒ c) Install central shut-off valve
  - ☐ d) Install submeter for the irrigation system
  - ☒ e) Use drip irrigation for 50% of planting beds
  - ☒ f) Create separate zones for each type of bedding
  - ☒ g) Install timer or controller for each watering zone
  - ☐ h) Install pressure-regulating devices
  - ☐ i) High-efficiency nozzles with distribution uniformity of at least 0.70
  - ☐ j) Install check valves in heads
  - ☒ k) Install moisture sensor or rain delay controller
  - ☒ l) Third-party inspection of irrigation system
- OR 2.2 ✔ Reduce Overall Irrigation Demand by at Least 45% for MID-RISE — 2, 0 — 0
  - 0% Percentage reduction in estimated irrigation water demand (see SS 2.5)

3. Indoor Water Use

- 3.1 High-Efficiency Fixtures and Fittings (meet any of the following, 1 pt each) — 3, 1 — 0
  - ☐ a) Average flow rate of lavatory faucets is ≤ 2.00 gpm
  - ☐ b) Average flow rate for all showers is ≤ 2.00 gpm per stall
  - ☐ c) Average flow rate for all toilets is ≤ 1.30 gpf; OR
  - ☐ Toilets are dual-flush; OR
  - ☒ Toilets meet the EPA Water Sense specification
- 3.2 Very High-Efficiency Fixtures and Fittings (meet any, 2 pts each) — 6, 4 — 0
  - ☒ a) Average flow rate of lavatory faucets is ≤ 1.50 gpm; OR
  - ☐ Lavatory faucets meet the EPA Water Sense specification
  - ☒ b) Average flow rate for all showers ≤ 1.75 gpm per stall
  - ☐ c) Average flow rate for all toilets is ≤ 1.10 gpf
- 3.3 Water Efficient Appliances for MID-RISE (meet any of following, 1 pt each) — 2, 1 — 0
  - ☐ a) Water-efficient clothes washers with MEF ≥ 2.0 and WF < 5.5
  - ☒ b) ENERGY STAR dishwasher(s) that use ≤ 6.0 gallons per cycle

- 2.2 Durability Management (meet one of the following) — Prereq. Y
  - ☐ Builder has a quality management process in place
  - ☒ Builder conducted inspection using durability inspection checklist
- 2.3 Third-Party Durability Management Verification — 3, 3 — 0

3. Innovative or Regional Design

- 3.1 ✔ Innovation 1 (ruling #): WE 2.1 — 1, 1 — 0
- 3.2 ✔ Innovation 2 (ruling #): TBD — 1, 1 — 0
- 3.3 ✔ Innovation 3 (ruling #): — 1, 0 — 0
- 3.4 ✔ Innovation 4 (ruling #): — 1, 0 — 0

Location & Linkages (LL) (Minimum 0 LL Points Required) — Max: 10 Y:9 M:0 — Notes — Final: 9

1. LEED for Neighborhood Development

- 1 LEED for Neighborhood Development — 10, 0 — 0

2. Site Selection

- 2 ✔ Site Selection (meet all of the following) — 2, 2 — 2
  - ☒ a) Built above 100-year floodplain defined by FEMA
  - ☒ b) Not built on habitat for threatened or endangered species
  - ☒ c) Not built within 100 ft of water, including wetlands
  - ☒ d) Not built on land that was public parkland prior to acquisition
  - ☒ e) Not built on land with prime soils, unique soils, or soils of state significance

3. Preferred Locations

- 3.1 Edge Development — 1, 0 — 0
- OR 3.2 Infill — 2, 2 — 2
- AND/OR 3.3 Brownfield Redevelopment for MID-RISE — 1, 0 — 0
  - ☐ a) Site meets criteria as "contaminated" by ASTM E1903-97 Phase II
  - ☐ b) Site defined as "brownfield" by local, state, or federal government agency

4. Infrastructure

- 4 Existing Infrastructure — 1, 1 — 1

5. Community Resources / Transit

- 5.1 Basic Community Resources for MID-RISE (meet one of the following) — 1, 0 — 0
  - ☐ a) Within 1/4 mile of 4 basic community resources
  - ☐ b) Within 1/2 mile of 7 basic community resources
- OR 5.2 Extensive Community Resources for MID-RISE (meet one of the following) — 2, 0 — 0
  - ☐ a) Within 1/4 mile of 7 basic community resources
  - ☐ b) Within 1/2 mile of 11 basic community resources
- OR 5.3 Outstanding Community Resources for MID-RISE (meet one of the following) — 3, 3 — 3
  - ☐ a) Within 1/4 mile of 11 basic community resources
  - ☒ b) Within 1/2 mile of 14 basic community resources

6. Access to Open Space

- 6 Access to Open Space — 1, 1 — Burgess Park Nealon Park — 1

4. Surface Water Management

- 4.1 ✔ Permeable Lot for MID-RISE — 2, 0 — 0
  - vegetative landscape
  - permeable paving
  - impermeable surfaces directed to on-site infiltration features
  - other impermeable surfaces
- 4.2 Permanent Erosion Controls (meet one of the following) — 1, 0 — 0
  - ☐ a) For portions of lot on steep slope, use terracing and retaining walls
  - ☐ b) Plant trees, shrubs, or groundcover
- 4.3 ✔ Stormwater Quality Control for MID-RISE (meet one of the following) — 2, 2 — 0
  - ☒ a) Stormwater mgmt plan designed in accordance with state or local program
  - ☐ b) In-field performance monitoring data to demonstrate compliance

5. Nontoxic Pest Control

- 5 Pest Control Alternatives (meet any of the following, 1/2 pt each) — 2, 1.5 — 0
  - ☐ a) Keep all exterior wood at least 12" above soil
  - ☒ b) Seal external cracks, joints, etc. with caulking and install pest-proof screens
  - ☒ c) Include no wood-to-concrete connections, or separate connections with dividers
  - ☐ d) Install landscaping so mature plants are 24" from home
  - e) In 'moderate' to 'very heavy' termite risk areas:
  - ☐ i) Treat all cellulosic material with borate product to 3' above foundation
  - ☐ ii) Install sand or diatomaceous earth barrier
  - ☐ iii) Install steel mesh barrier termite control system
  - ☐ iv) Install non-toxic termite bait system
  - ☐ v) Use noncellulosic wall structure
  - ☒ vi) Use solid concrete foundation walls or pest-proof masonry wall design

6. Compact Development

- 6.1 Moderate Density for MID-RISE — 2, 2 — 2
  - 215 # of total units on the lot — 4.6 lot size (acres) — 46.5 density (units/acre)
- OR 6.2 High Density for MID-RISE — 3, 0 — 0
- OR 6.3 Very High Density for MID-RISE — 4, 0 — 0

7. Alternative Transportation

- 7.1 Public Transit for MID-RISE (meet one of the following) — 2, 2 — Caltrain, many buses etc. — 2
  - ☐ a) Within 1/2 mile of transit services providing 30 rides per weekday
  - ☒ b) Within 1/2 mile of transit services providing 60 rides per weekday
- 7.2 Bicycle Storage for MID-RISE — 1, 1 — 231 long-term secure spaces provided, see G1 — 0
  - 231 secure, covered storage capacity (# of bicycles)
- 7.3 Parking Capacity/Low-Emitting Vehicles for MID-RISE (meet one) — 1, 1 — 0
  - ☐ a) Provide low-emitting, fuel-efficient vehicles for 3% of the total parking capacity
  - ☐ b) 5% of total capacity is preferred parking spots for low-emitting vehicles
  - ☒ c) Alternative fuel refueling stations for 3% of total vehicle capacity
  - ☐ d) Size parking to not exceed min zoning req'ts, AND
  - ☐ Provide infrastructure to facilitate shared vehicle usage
  - ☐ e) Provide no new parking

Energy & Atmosphere (EA) (Minimum 0 EA Points Required) — Max: 38 Y:13 M:20 — Notes — Final: 9

Important note: projects registered after October 1st, 2014 must exceed Title-24 2013 by at least 10%

(exception: projects permitted under Title-24 2008 should use the earlier version of the LEED for Homes checklist)

1. Optimize Energy Performance in Mid-rise Buildings

- 1.1 Minimum Energy Performance for MID-RISE in CA (meet all of the following) — Prereq. Y — Y
  - ☒ Energy performance exceeds Title-24 2008 by 10% or more
  - ☒ Energy improvements verified by HERS Rater
  - ☒ Energy modeling conducted by current CEPE or CEA
  - ☒ Energy model submitted and reviewed by USGBC
- 1.2 Testing and Verification for MID-RISE — Prereq. Y — Y
- 1.3 Optimize Energy Performance for MID-RISE in CA — 34, 9, 15 — 9
  - 15.0% % savings compared with Title-24 2013 (calculate)

8. Lighting

- 8.1 Basic Lighting — Prereq. Y — Y
- 8.2 Advanced In-Unit Lighting (meeting one of the following) — 3, 3 — 0
  - ☒ a) Meet Title-24 w/ high-efficacy lighting throughout
  - ☐ b) Meet Title-24 w/ controls AND use 60% ENERGY STAR fixtures
  - ☐ c) Meet Title-24 w/ controls AND use 90% ENERGY STAR lamps

10. Renewable Energy

- 10 ✔ Renewable Energy System — 10, 0, 10 — 0.0
  - Percentage of annual reference energy load supplied by renewable system (calculate)

11. Residential Refrigerant Management

- 11.1 Refrigerant Charge Test — Prereq. Y — Y
- 11.2 Appropriate HVAC Refrigerants (meet one of the following) — 1, 1 — 0
  - ☐ a) Use no refrigerants
  - ☒ b) Use non-HCFC refrigerants
  - ☐ c) Use refrigerants that complies with global warming potential equation

Materials & Resources (MR) (Minimum 2 MR Points Required) — Max: 16 Y:6.5 M:4.5 — Notes — Final: 2.5

1. Material-Efficient Framing

- 1.1 Framing Order Waste Factor — Prereq. Y — Y
- 1.2 Detailed Framing Documents — 1, 1 — 0
- AND/OR 1.3 Detailed Cut List and Lumber Order — 1, 0, 1 — 0
  - ☐ Requirements of MR 1.2 have been met
  - ☐ Detailed cut list and lumber order corresponding to framing plans or scopes
- AND/OR 1.4 Framing Efficiencies (meet any of the following, see Rating System for pts) — 3, 0 — 0
  - ☐ Precut framing packages
  - ☐ Open-web floor trusses
  - ☐ Structural insulated panel walls
  - ☐ Structural insulated panel roof
  - ☐ Structural insulated panel floors
  - ☐ Stud spacing greater than 16" on center
  - ☐ Ceiling joist spacing greater than 16" on center
  - ☐ Floor joist spacing greater than 16" on center
  - ☐ Roof rafter spacing greater than 16" on center
  - ☐ Two of the following: Size headers for loads; ladder blocking; drywall clips; 2-stud corners
- OR 1.5 Off-site Fabrication (meet one of the following) — 4, 0 — 0
  - ☐ a) Panelized construction
  - ☐ b) Modular, prefabricated construction

2. Environmentally Preferable Products

2.1	✓ FSC Certified Tropical Wood *(meet all of the following)*	Prereq.	Y		

- ☒ a) Provide suppliers with a notice of preference for FSC products; AND
- ☒ Request country of manufacture for each wood product
- ☒ b) No tropical wood installed (exceptions for FSC-certified or reclaimed wood)

2.2	✓ Environmentally Preferable Products *(meet any, 1/2 pt each)*	8	3		0

Assembly : component	*(a) EPP*	type	*(b) Low emission*	*(c) Local production*
Exterior wall: framing	☐	type:		☐
Exterior wall: siding or masonry	☐	type:		☐
Floor: flooring	☐ (45%)	type:	☒ 90% hard flooring	☐ (45%)
Floor: flooring	☐ (90%)	type:	☐ SCS FloorScore	☐ (90%)
Floor: flooring			☐ Green Label Plus	
Floor: framing	☐	type:		☐
Foundation: aggregate	☐	type:		☐
Foundation: cement	☒	type: 30% flyash		☒
Interior wall: framing	☐	type:		☐
Interior wall, ceiling: gypsum board	☐	type:		☐
Interior wall, ceiling: millwork: paint	☐	type:	☒ type: SCAQMD	☐
Landscape: decking and patio	☐	type:		☐
Other: cabinet	☐	type:		☐
Other: counter	☐	type:		☐
Other: door	☐	type:		☐
Other : interior trim	☐	type:		☐
Other: adhesive, sealant			☒ type: SCAQMD	
Other : window frame	☐	type:		☐
Roof: framing	☐	type:		☐
Roof: roofing	☐	type:		☐
Roof, floor, wall: cavity insulation	☒	type: rec content	☒ type: CHPS compliant	☐
Roof, floor, wall (2 of 3): sheathing	☐	type:		☐
Other: water supply piping	☒	type: PEX		
Other: driveway	☐	type:		

3. Waste Management

3.1	Construction Waste Management Planning *(meet both of the following)*	Prereq.	Y		

- ☐ a) Investigate local options for waste diversion
- ☐ b) Document diversion rate for construction waste

3.2	Construction Waste Reduction *(use one of the following methods)*	3	2.5		2.5

- [ ] a) pounds waste / square foot
- [ ] cubic yards waste / 1,000 square feet
- [80%] b) percentage of waste diverted

6. Distribution of Space Heating and Cooling

6.1	✓ Room-by-Room Load Calculations	Prereq.	Y		Y
6.2	Return Air Flow / Room-by-Room Controls *(meet one of the following)*	1	1		0

A. Forced-Air Systems
- ☐ a) Return air opening of 1 sq. inch per cfm of supply
- ☐ b) Limited pressure differential between closed room and adjacent spaces

B. Nonducted HVAC Systems
- ☐ Flow control valves on every radiator
- ☐ Radiant floor system with thermostatic controls in every room

6.3	Third-Party Performance Test / Multiple Zones *(meet one of the following)*	2	0		0

A. Forced-Air Systems
- ☐ Have supply air flow rates in each room tested and confirmed

B. Nonducted HVAC Systems
- ☐ Install at least two distinct zones with independent thermostat control

7. Air Filtering

7.1	Good Filters	Prereq.	Y		Y
7.2	Better Filters	1	0		0
OR 7.3	Best Filters	2	0		0

8. Contaminant Control

8.1	✓ Indoor Contaminant Control during Construction	1	1	CALGreen requirement	1
8.2	Indoor Contaminant Control for MID-RISE *(meet any of following, 1 pt each)*	2	0		0

- ☐ a) Install permanent walk-off mats for each unit
- ☐ Install central entryway system
- ☐ b) In each unit, design shoe removal and storage space near primary entryway
- ☐ c) In each unit, install central vacuum system with exhaust to outdoors

8.3	✓ Preoccupancy Flush	1	0		0

9. Radon Protection

9.1	✓ Radon-Resistant Construction in High-Risk Areas	Prereq.	N/A		N/A
9.2	✓ Radon-Resistant Construction in Moderate-Risk Areas	1	0		0

10. Garage Pollutant Protection

10.1	No HVAC in Garage	Prereq.	Y		Y
10.2	Minimize Pollutants from Garage for MID-RISE *(meet all of the following)*	2	2		0

a) In conditioned spaces above garage:
- ☒ Seal all penetrations and connecting floor and ceiling joist bays

b) In conditioned spaces next to garage
- ☒ Weather-strip all doors
- ☒ Carbon monoxide detectors in rooms that share a door with garage
- ☒ Seal all penetrations and cracks at the base of walls

- ☐ c) Vestibule to provide airlock between garage and adjacent spaces; OR
- ☒ Provide self-closing doors and deck-to-deck partitions
- ☒ d) Continuous exhaust in garage

OR 10.3	Detached Garage or No Garage	3	0		0

Indoor Environmental Quality (EQ) (Minimum 3 EQ Points Required)	**Max: 21**	**Y:7**		**Notes**	**Final: 1**

2. Combustion Venting

2	Basic Combustion Venting Measures for MID-RISE *(meet all the following)*	Prereq.	Y		Y

- ☒ a) no unvented combustion appliances
- ☒ b) carbon monoxide monitors on each floor of each unit
- ☒ c) no fireplace installed, OR
- ☐ all fireplaces and woodstoves have doors
- ☐ d) space, water heating equipment designed with closed combustion; OR
- ☐ space and water heating equipment has power-vented exhaust; OR
- ☒ space and water heating equipment located in detached or open-air facility; OR
- ☐ no space- or water-heating equipment with combustion

3. Moisture Control

3	Moisture Load Control *(meet one of the following)*	1	0		0

- ☐ a) Additional dehumidification system
- ☐ b) HVAC system equipped with additional dehumidification mode

4. Outdoor Air Ventilation

4.1	✓ Basic Outdoor Air Ventilation for MID-RISE *(meet all of the following)*	Prereq.	Y		Y

- ☒ a) ASHRAE 62.2-2007 met for all in-unit spaces
- ☒ b) ASHRAE 62.1-2007, Sections 4 through 7 met for residential associated spaces

4.2	Enhanced Outdoor Air Ventilation for MID-RISE	2	0		0
4.3	Third-Party Performance Testing for MID-RISE	1	1	T24 code requirement	0

5. Local Exhaust

5.1	✓ Basic Local Exhaust for MID-RISE *(meet all of the following)*	Prereq.	Y		Y

- ☒ a) In-unit bathrooms and kitchens meet ASHRAE 62.2-2007 air flow requirements
- ☒ b) Fans and ducts designed and installed to ASHRAE Std. 62.2
- ☒ c) Air exhausted to outdoors through roof or outside wall
- ☐ d) ENERGY STAR labeled bathroom exhaust fans OR
- ☒ Multi-port bathroom exhaust systems installed
- ☒ e) Common bathrooms and kitchens meet ASHRAE 62.1-2007 air flow requirements

5.2	Enhanced Local Exhaust *(meet one of the following)*	1	1		0

- ☐ a) Occupancy sensor
- ☐ b) Automatic humidistat controller
- ☐ c) Automatic timer tied to switch to operate fan for 20+ minutes post-occupancy
- ☒ d) Continuously operating exhaust fan

5.3	Third-Party Performance Testing for MID-RISE	1	0	kitchen hood also required to be tested	0

11. Environmental Tobacco Smoke Control

11	Env. Tobacco Smoke Reduction for MID-RISE *(meet part (a) or (b) below)*	1	1		0

a) Reduce smoke exposure and transfer (1/2 point)
- ☐ Prohibit smoking in all common areas
- ☐ Any exterior smoking areas are > 25 ft from entries, air intakes, windows
- ☐ Prohibit on-property smoking within 25 feet of entries, intakes, windows
- ☐ Prohibitions communicated through lease agreements, CC&Rs, signage

b) Prohibit smoking throughout the building (1 points)
- ☒ Prohibit smoking within living units
- ☒ Prohibit smoking in all common areas of the building
- ☒ Any exterior smoking areas are > 25 ft from entries, air intakes, windows
- ☒ Prohibitions communicated through lease agreements, CC&Rs, signage

12. Compartmentalization of Units

12.1	Compartmentalization of Units *(meet both of the following)*	Prereq.	Y		Y

- ☒ a) Air-seal and/or weather-strip all walls, chases, doors, windows, etc.
- ☒ b) Demonstrate minimal leakage of 0.30 CFM50 per square foot of enclosure

12.2	Enhanced Compartmentalization of Units	1	0	1	0

Awareness & Education (AE) (Minimum 0 AE Points Required)	**Max: 3**	**Y:2**	**M:1**	**Notes**	**Final: 0**

1. Education of the Homeowner or Tenant

1.1	✓ Basic Operations Training *(meet both of the following)*	Prereq.	Y		Y

- ☒ a) Operations and training manual
- ☒ b) One-hour walkthrough with occupant(s)

1.2	✓ Enhanced Training	1	0	1	0
1.3	Public Awareness *(meet three of the following)*	1	1		0

- ☐ a) Open house on at least four weekends
- ☒ b) Website about features and benefits of LEED homes
- ☒ c) Newspaper article on the project
- ☒ d) Display LEED signage on the exterior of the home

2. Education of the Building Manager

2	✓ Education of the Building Manager *(meet both of the following)*	1	1		0

- ☒ a) Operations and training manual
- ☒ b) One-hour walkthrough with building manager

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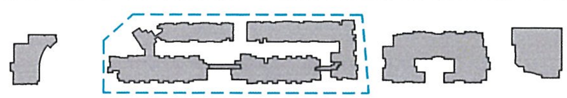
B12

MIDDLE PLAZA at 500 El CAMINO REAL

Menlo Park, California

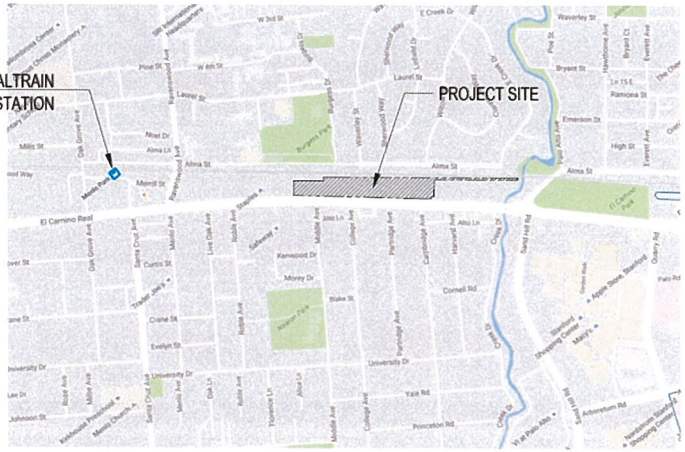
DAHLIN



LEED CHECK LIST - NEW CONSTRUCTION (RESIDENTIAL)

02/24/2017

G3.3



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MIDDLE PLAZA at 500 El CAMINO REAL

Menlo Park, California

DES

VICINITY MAP

05/20/2016 04/24/2017
07/18/2016
11/18/2016

G4

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MIDDLE PLAZA at 500 El CAMINO REAL

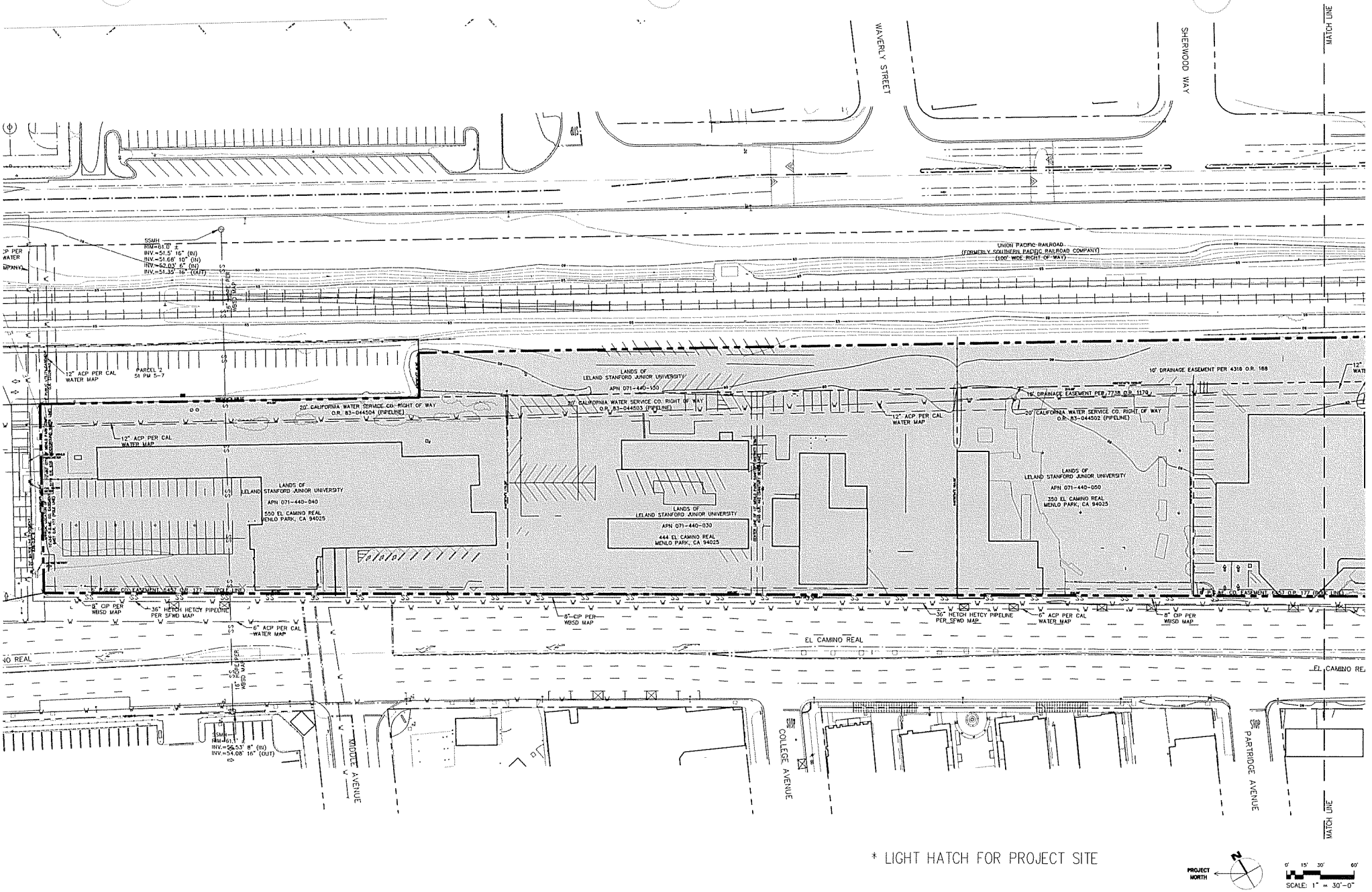
Menlo Park, California

DES

MASTER PLAN

05/20/2016 02/24/2017
07/18/2016
11/18/2016

G5



* LIGHT HATCH FOR PROJECT SITE

PROJECT NORTH

SCALE: 1" = 30'-0"

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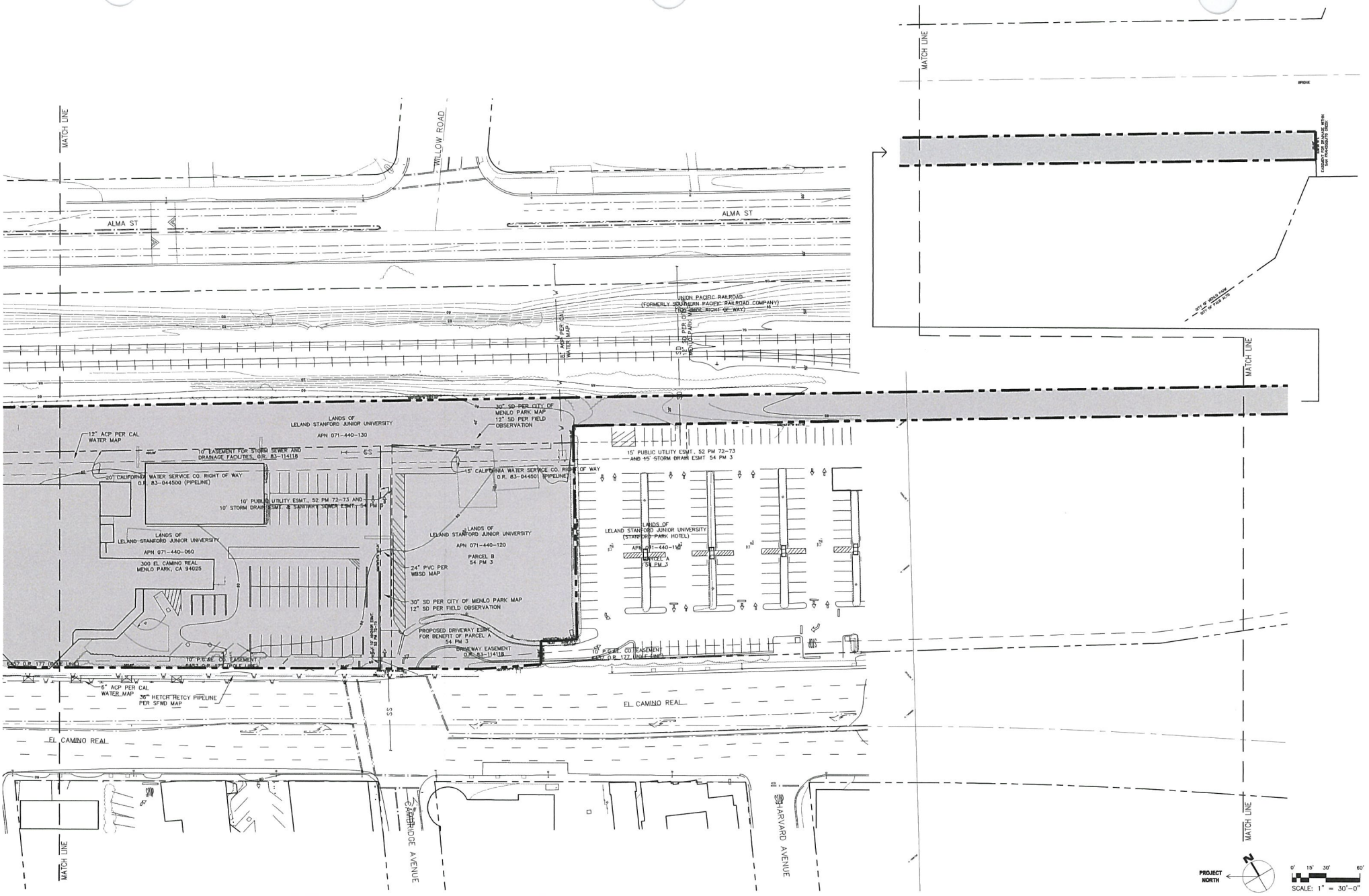
MIDDLE PLAZA at 500 El CAMINO REAL

Menlo Park, California

DES

EXISTING SITE PLAN A1.1

05/20/2016
07/18/2016
11/18/2016
02/24/2017



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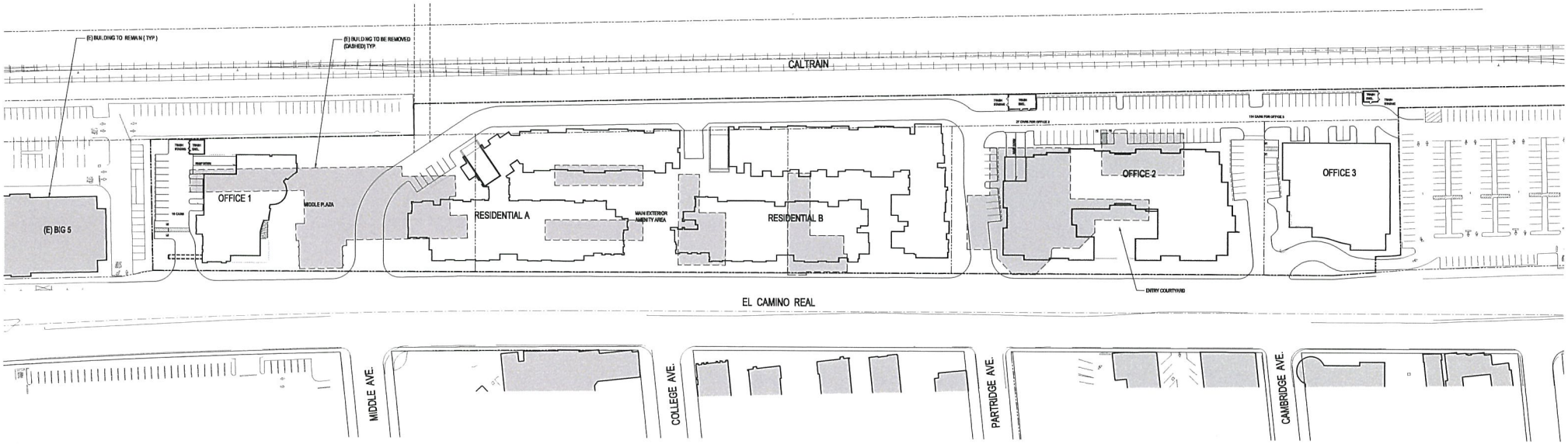
MIDDLE PLAZA at 500 El CAMINO REAL

Menlo Park, California

DES

EXISTING SITE PLAN A1.2

05/20/2016 02/24/2017
07/18/2016
11/18/2016



PROJECT NORTH

0' 25' 50' 100'
SCALE: 1" = 50'-0"

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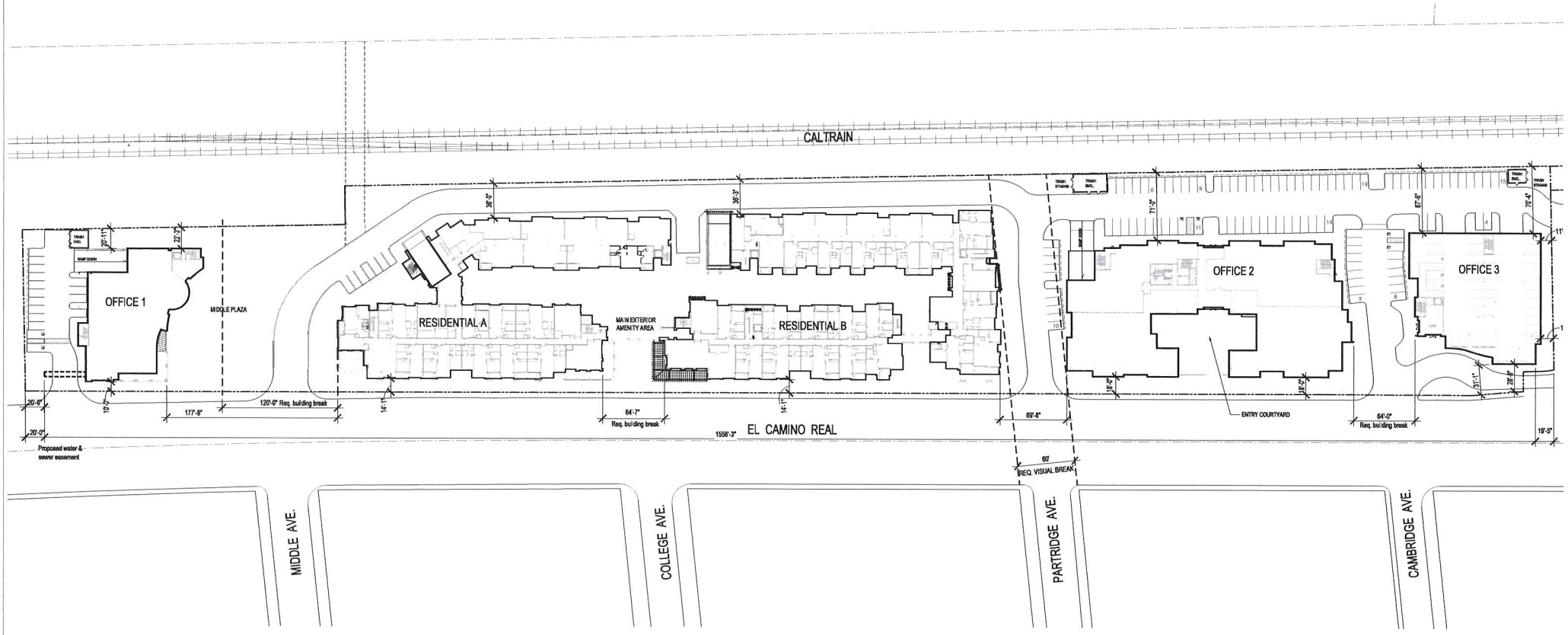
MIDDLE PLAZA at 500 El CAMINO REAL

Menlo Park, California

DES

AREA PLAN
02/24/2017
A2.1



BUILDING BREAKS

- TOTAL SITE FRONTAGE 1595'-8"
- TOTAL BUILDING BREAKS = 24.8%
- TOTAL BUILDING BREAKS = 20'-0" + 177'-8"+ 64'-7"+ 69'-8" + 64'-0" = 395'-11"

PROJECT NORTH

0' 20' 40' 80'
SCALE: 1" = 40'-0"

STANFORD UNIVERSITY

MIDDLE PLAZA at 500 El CAMINO REAL

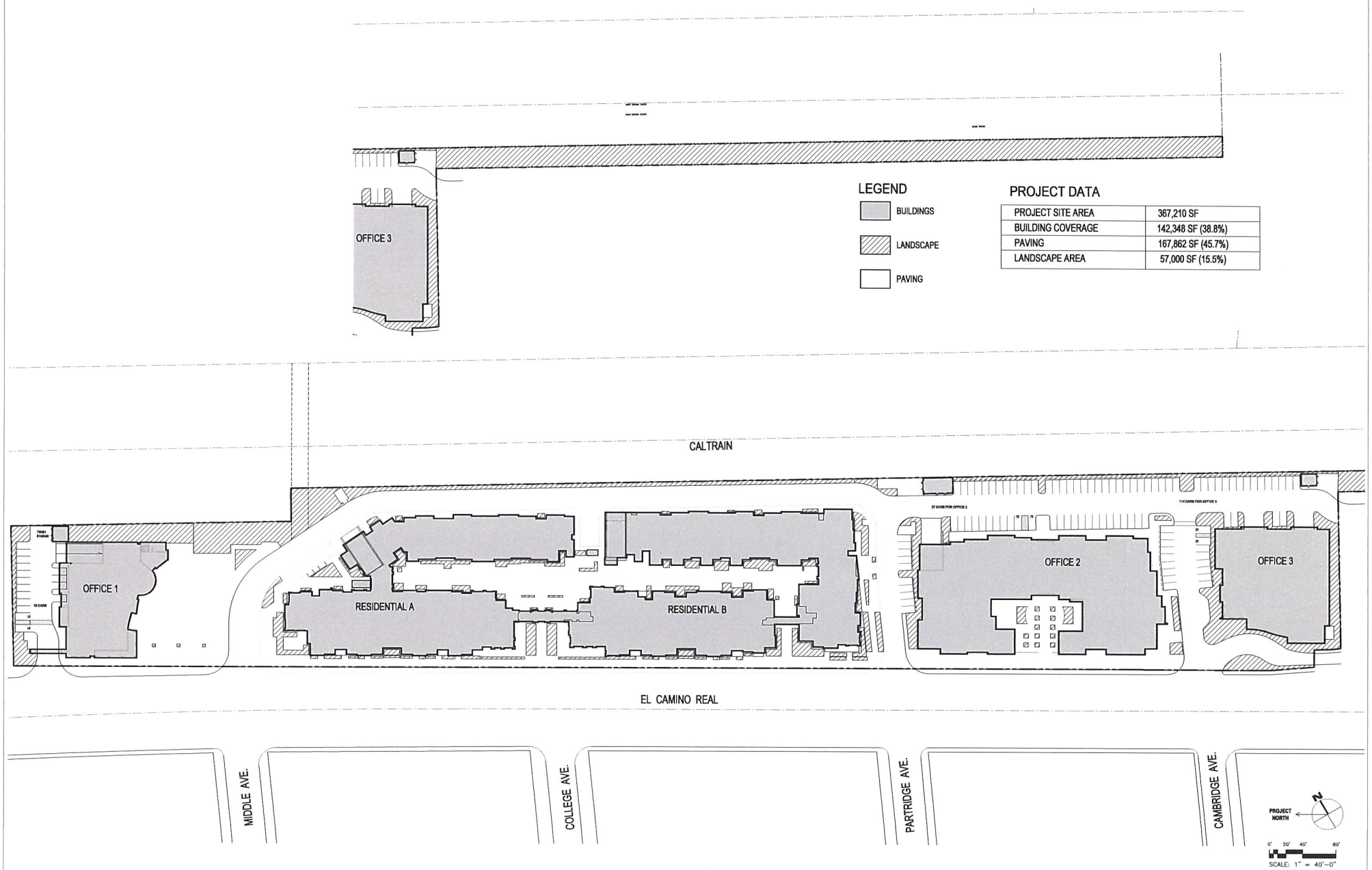
Menlo Park, California

DES

SITE PLAN - BUILDING BREAKS + SETBACK

05/20/2016 02/24/2017
07/18/2016
11/18/2016

A2.2



STANFORD UNIVERSITY

MIDDLE PLAZA at 500 El CAMINO REAL

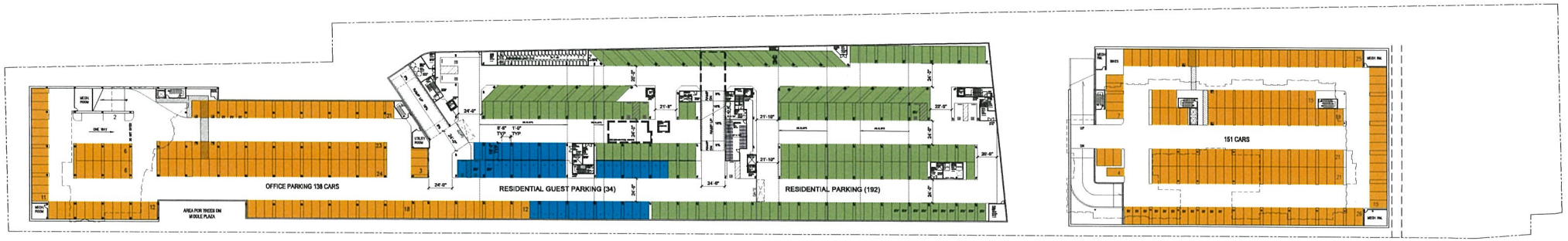
Menlo Park, California

DES

SITE AREA AND BUILDING COVERAGE CALCULATION

05/20/2016 02/24/2017
07/18/2016
11/18/2016

A3

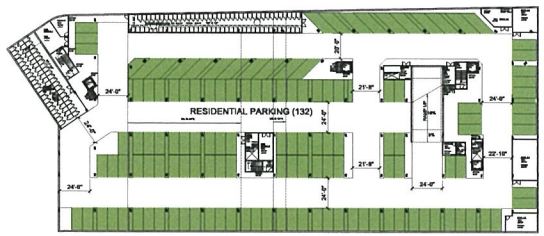


OFFICE 1
LEVEL B-1 PARKING PLAN

RESIDENTIAL
LEVEL B-1 PARKING PLAN

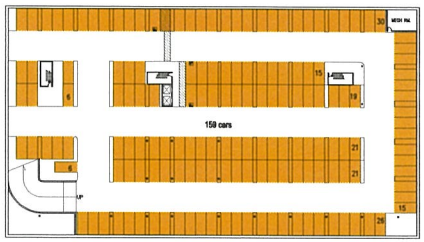
OFFICE 2
LEVEL B-1 PARKING PLAN

- OFFICE PARKING
- RESIDENTIAL PARKING
- RESIDENTIAL GUEST PARKING



BASEMENT LEVEL 2

RESIDENTIAL
LEVEL B-2 PARKING PLAN



OFFICE 2
LEVEL B-2 PARKING PLAN

OFFICE 1 PARKING

LEVEL	PARKING PROVIDED	PARKING REQUIRED
SURFACE	16	
LEVEL B-1	138	
TOTAL	154 (Including 6 ADA stalls and 3 EV stalls)	154

RESIDENTIAL PARKING

LEVEL	PARKING PROVIDED	PARKING REQUIRED
SURFACE	6	
GUEST	34	
LEVEL B-1	187	
LEVEL B-2	132	
TOTAL	360 (Including 12 ADA stalls and 13 EV stalls)	359

OFFICE 2 PARKING

LEVEL	PARKING PROVIDED	PARKING REQUIRED
SURFACE	27	
LEVEL B-1	151	
LEVEL B-2	159	
TOTAL	337 (Including 8 ADA stalls and 11 EV stalls)	337

OFFICE 3 PARKING

LEVEL	PARKING PROVIDED	PARKING REQUIRED
SURFACE	114	
TOTAL	114 (Including 5 ADA stalls and 3 EV stalls)	114

PROJECT NORTH

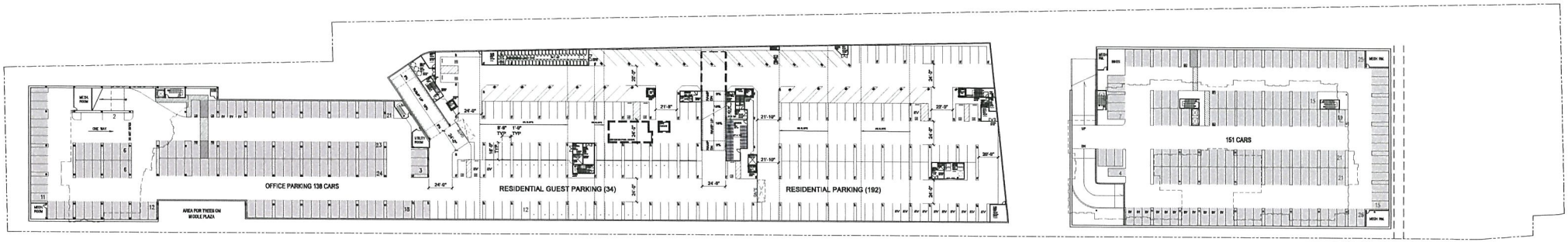
0' 20' 40' 80'
SCALE: 1" = 40'-0"

STANFORD UNIVERSITY

MIDDLE PLAZA at 500 El CAMINO REAL
Menlo Park, California

DES

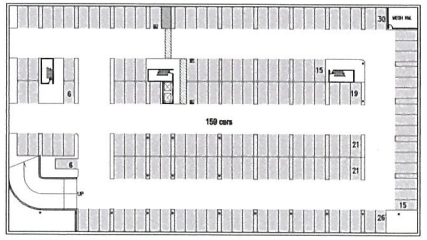
BASEMENT GARAGE PLANS A4.1
05/20/2016 02/24/2017
07/18/2016
11/18/2016



OFFICE 1
LEVEL B-1 PARKING PLAN

RESIDENTIAL
LEVEL B-1 PARKING PLAN

OFFICE 2
LEVEL B-1 PARKING PLAN



OFFICE 2
LEVEL B-2 PARKING PLAN

☐ PARKING

NOTES

1. GROSS FLOOR AREA MEASURED TO THE OUTSIDE SURFACES OF EXTERIOR WALLS, PER 16.04.325(A).
2. NONUSEABLE OR NONOCCUPIABLE SPACE EXEMPT PER 16.04.325(C) (1).
3. MECHANICAL AREA EXEMPT PER 16.04.325(C) (2).
4. PARKING AND RELATED CIRCULATION EXEMPT PER 16.04.325(C)(3).
5. COVERED PORCHES AND BALCONIES EXEMPT PER 16.04.325(C)(4).
6. VENT SHAFTS EXEMPT PER 16.04.325(C)(5).

PROJECT NORTH

0' 20' 40' 80'
SCALE: 1" = 40'-0"

STANFORD UNIVERSITY

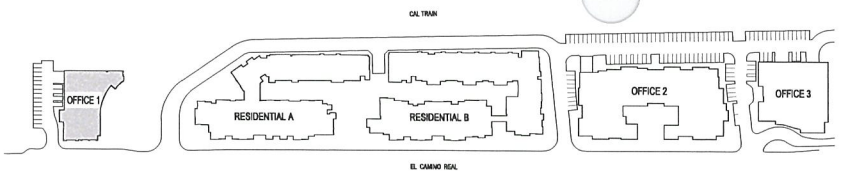
MIDDLE PLAZA at 500 El CAMINO REAL

Menlo Park, California

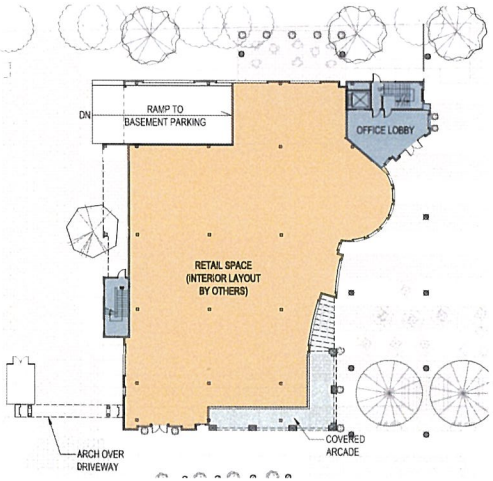
DES

BASEMENT GARAGE AREA DIAGRAM A4.2

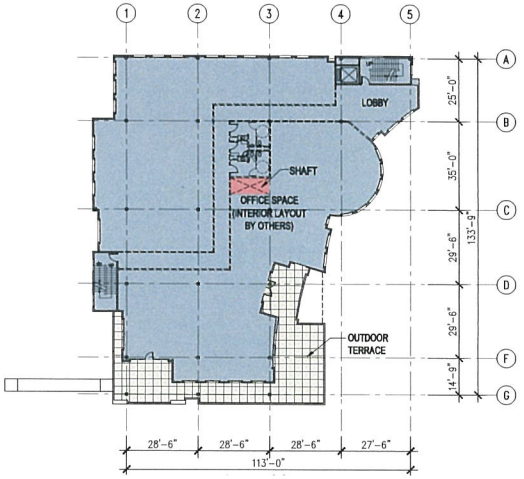
05/20/2016 02/24/2017
07/18/2016
11/18/2016



KEY PLAN

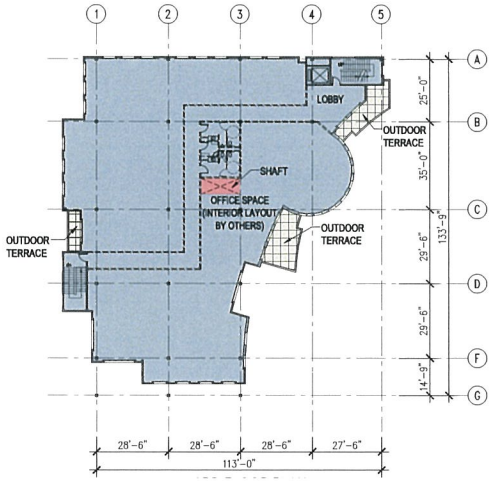


1 1ST FLOOR PLAN
1"=20'-0"

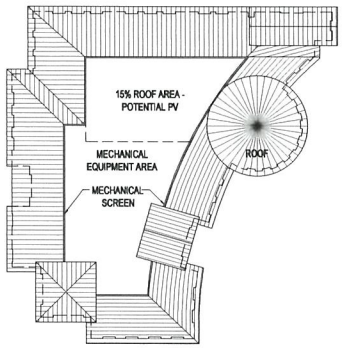


2 2ND FLOOR PLAN
1"=20'-0"

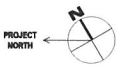
OFFICE
RETAIL
COVERED PORCH/ BALCONY
OUTDOOR TERRACE
SHAFT



3 3RD FLOOR PLAN
1"=20'-0"



4 ROOF PLAN
1"=20'-0"



SCALE: 1"=20'-0"

STANFORD UNIVERSITY

MIDDLE PLAZA at 500 El CAMINO REAL

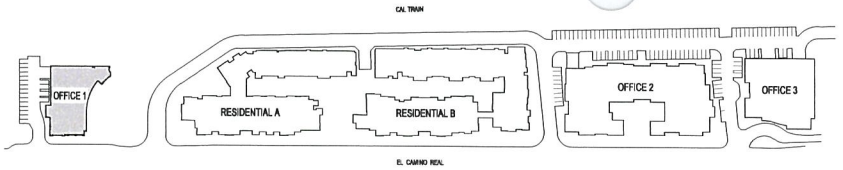
Menlo Park, California

DES

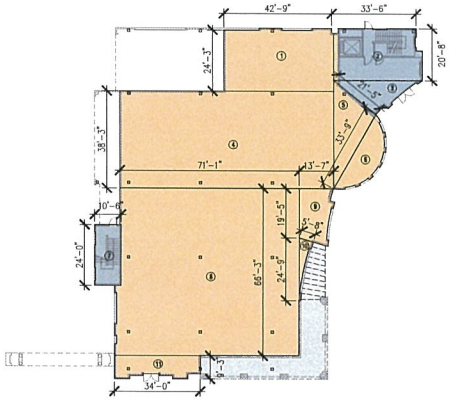
OFFICE BUILDING 1- FLOOR PLANS

05/20/2016
07/18/2016
11/18/2016
02/24/2017

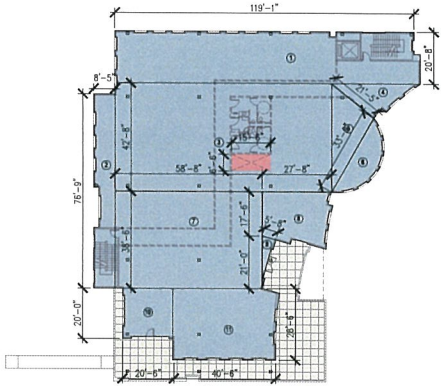
A5.1



KEY PLAN



1 1ST FLOOR PLAN
1"=20'-0"

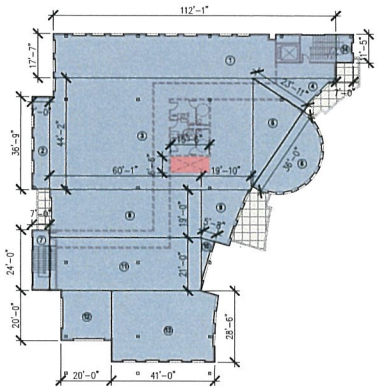


2 2ND FLOOR PLAN
1"=20'-0"

- OFFICE
- RETAIL
- COVERED PORCH/ BALCONY
- OUTDOOR TERRACE
- SHAFT

NOTES

1. GROSS FLOOR AREA MEASURED TO THE OUTSIDE SURFACES OF EXTERIOR WALLS, PER 16.04.325(A).
2. NONUSEABLE OR NONOCCUPIABLE SPACE EXEMPT PER 16.04.325(C) (1).
3. MECHANICAL AREA EXEMPT PER 16.04.325(C) (2).
4. PARKING AND RELATED CIRCULATION EXEMPT PER 16.04.325(C)(3).
5. COVERED PORCHES AND BALCONIES EXEMPT PER 16.04.325(C)(4).
6. VENT SHAFTS EXEMPT PER 16.04.325(C)(5).



3 3RD FLOOR PLAN
1"=20'-0"

FIRST FLOOR AREA	
NO.	AREA (SQ. FT)
1	1,066
2	699
3	227
4	3241
5	358
6	270
7	249
8	4,740
9	258
10	54
11	278
Total	11,439

SECOND FLOOR AREA	
NO.	AREA (SQ. FT)
1	2,435
2	593
3	3,577
4	227
5	358
6	270
7	2,257
8	525
9	48
10	380
11	1,152
Total	11,822

THIRD FLOOR AREA	
NO.	AREA (SQ. FT)
1	1,924
2	246
3	3,443
4	202
5	430
6	493
7	165
8	1,136
9	307
10	48
11	1259
12	382
13	1,153
14	77
Total	11,265

TOTAL : 34,526 SF

PROJECT NORTH

0' 10' 20' 40'
SCALE: 1"=20'-0"

STANFORD UNIVERSITY

MIDDLE PLAZA at 500 El CAMINO REAL

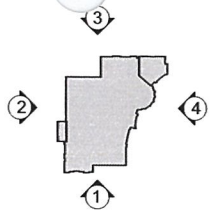
Menlo Park, California

DES

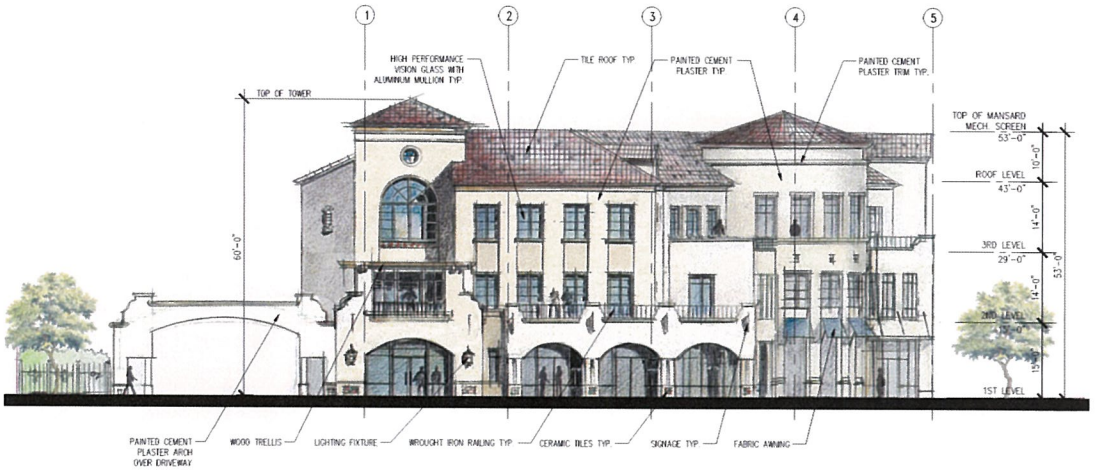
OFFICE BUILDING 1- FLOOR AREA DIAGRAM CALCULATION

05/20/2016 02/17/2017
07/18/2016
11/18/2016

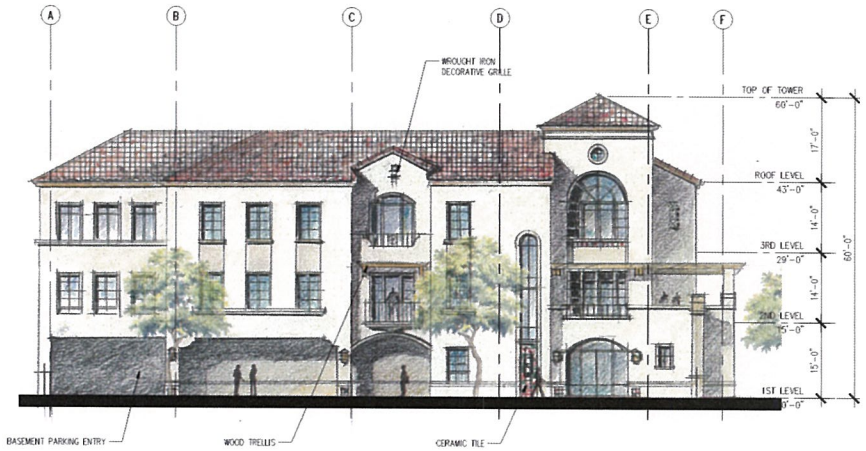
A5.2



KEY PLAN

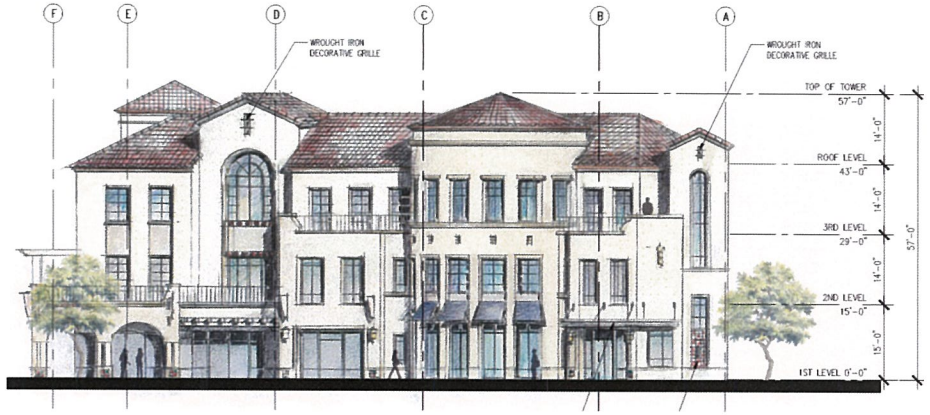


1 WEST ELEVATION
1" = 10'-0"



2 NORTH ELEVATION
1" = 10'-0"

3 EAST ELEVATION
1" = 10'-0"



4 SOUTH ELEVATION
1" = 10'-0"

* SEE SHEET A17 FOR MATERIAL REFERENCES

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

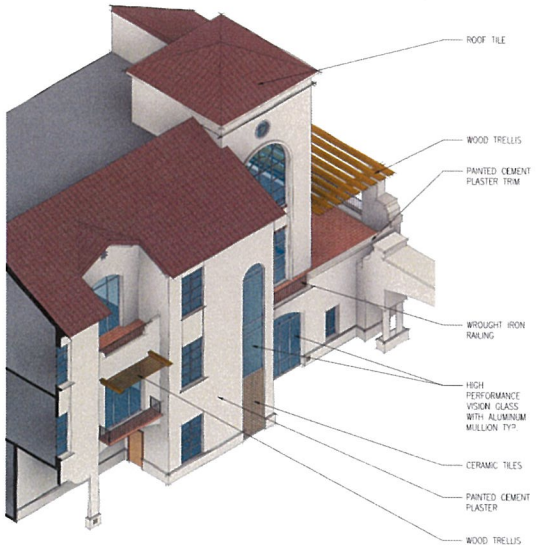
STANFORD UNIVERSITY

MIDDLE PLAZA at 500 El CAMINO REAL
Menlo Park, California

DES

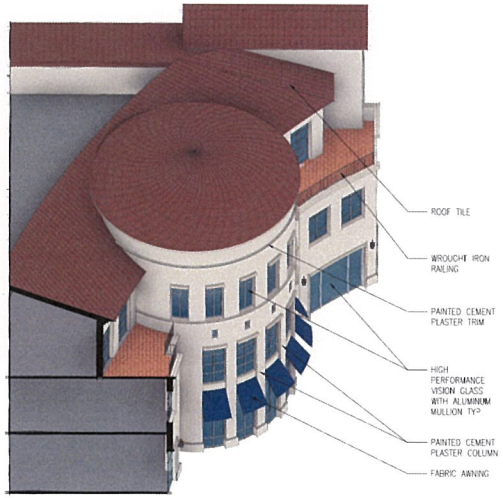
OFFICE BUILDING 1- ELEVATIONS
05/20/2016 02/24/2017
07/18/2016
11/18/2016

A6



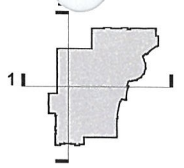
A SECTION AXON
1"=10'-0"

SECTION AXON A

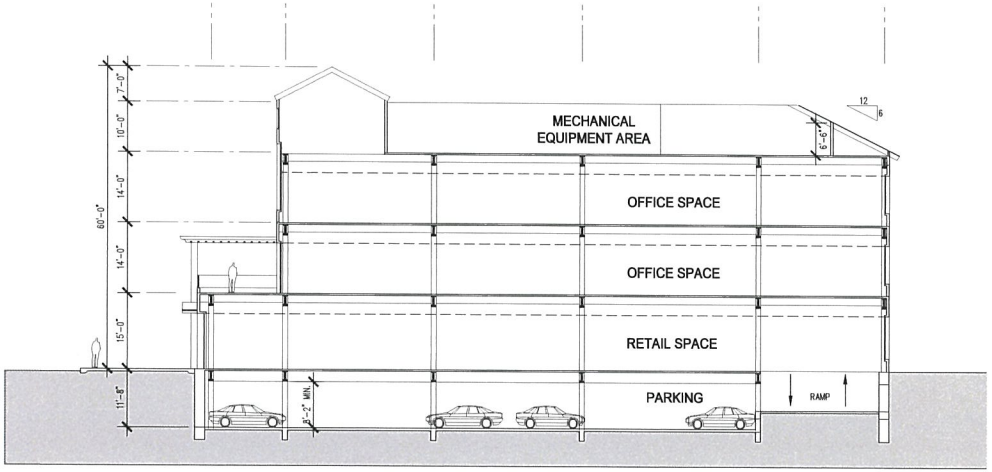


B SECTION AXON
1"=10'-0"

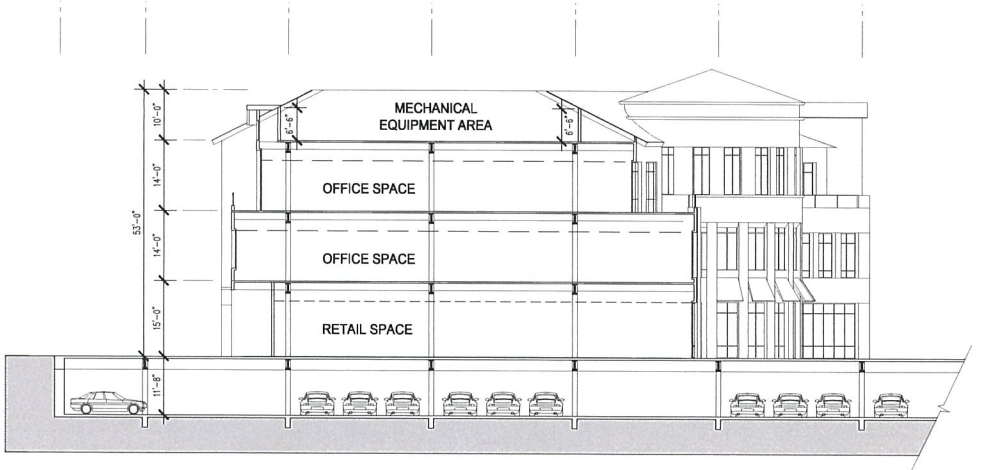
SECTION AXON B



KEY PLAN



1 BUILDING CROSS SECTION
1"=10'-0"



2 BUILDING CROSS SECTION
1"=10'-0"

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

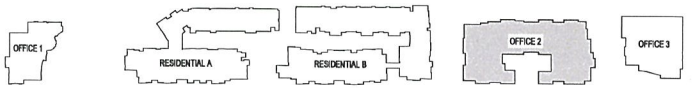
STANFORD UNIVERSITY

MIDDLE PLAZA at 500 El CAMINO REAL
Menlo Park, California

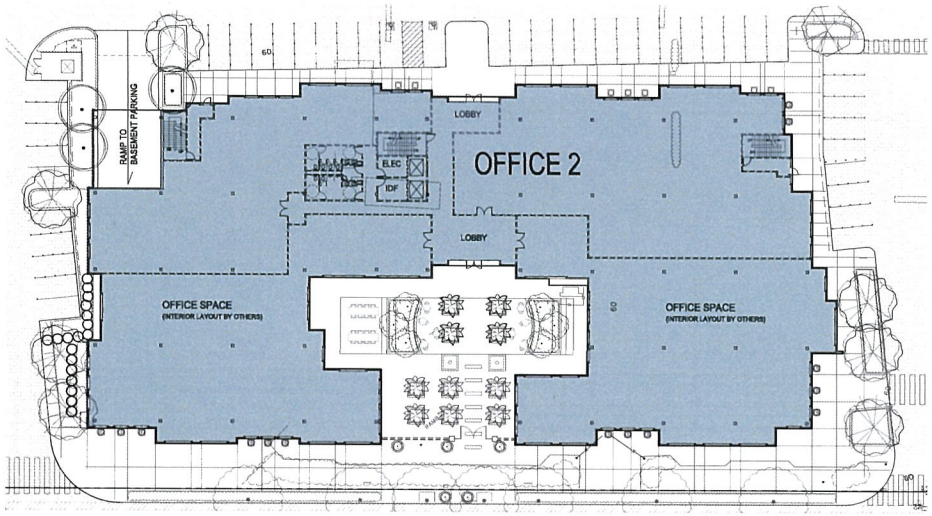
DES

OFFICE BUILDING 1- SECTIONS AND AXONS
05/20/2016 02/24/2017
07/18/2016
11/18/2016

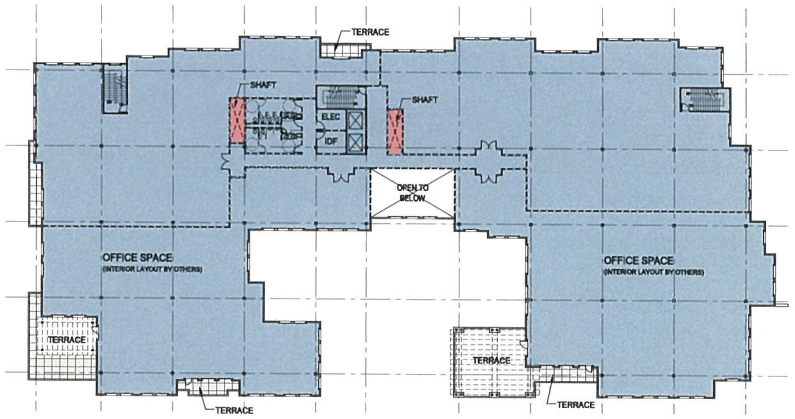
A7



KEY PLAN

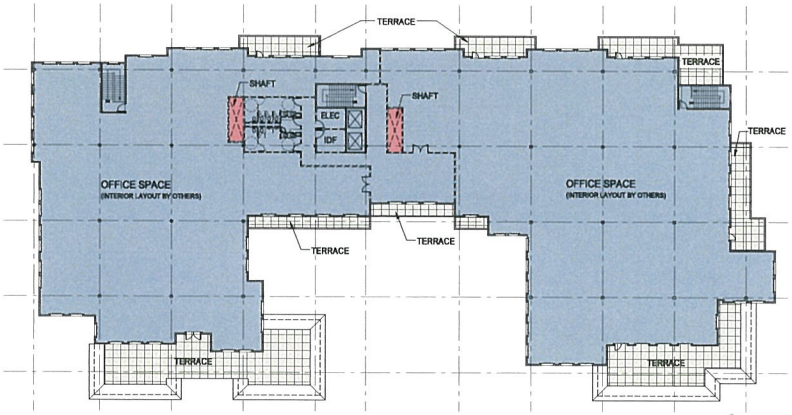


1 1ST FLOOR PLAN
1"=20'-0"

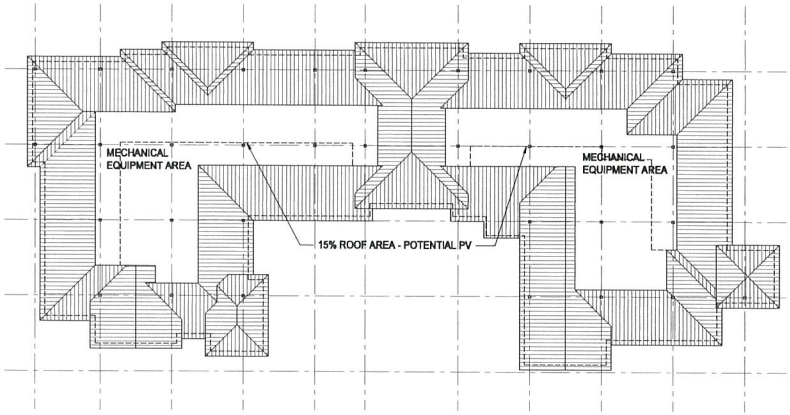


2 2ND FLOOR PLAN
1"=20'-0"

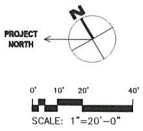
OFFICE
OUTDOOR TERRACE
SHAFT



3 3RD FLOOR PLAN
1"=20'-0"



4 ROOF PLAN
1"=20'-0"



STANFORD UNIVERSITY

MIDDLE PLAZA at 500 El CAMINO REAL

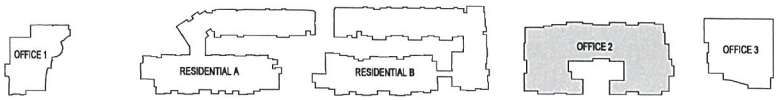
Menlo Park, California

DES

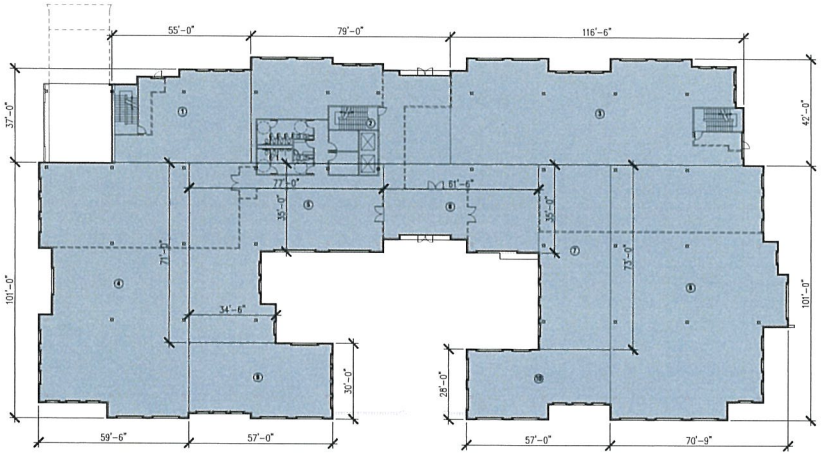
OFFICE BUILDING 2- FLOOR PLANS

05/20/2016 02/24/2017
07/18/2016
11/18/2016

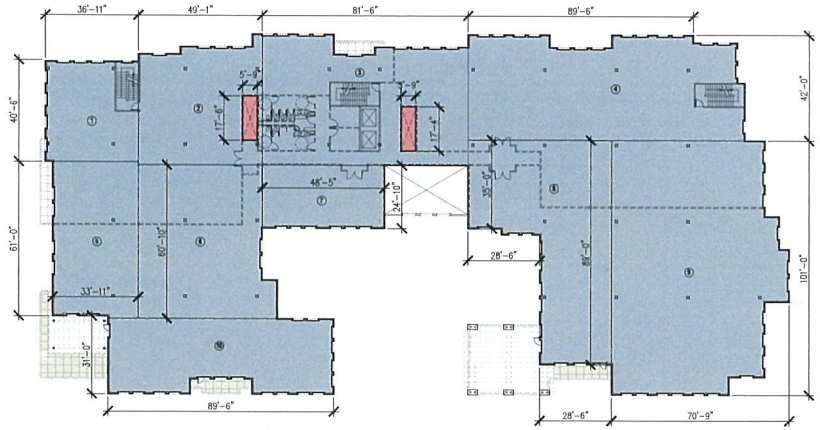
A8.1



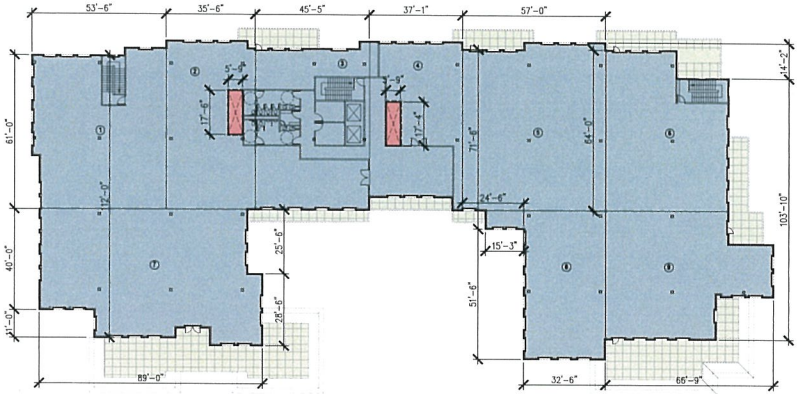
KEY PLAN



1 1ST FLOOR PLAN
1"=20'-0"



2 2ND FLOOR PLAN
1"=20'-0"



3 3RD FLOOR PLAN
1"=20'-0"

FIRST FLOOR AREA	
NO.	AREA (SQ. FT)
1	1,911
2	3,073
3	4,564
4	5,661
5	3,779
6	1,935
7	2,066
8	6,277
9	1,615
10	1,398
Total	32,279

NO.	AREA (SQ. FT)
1	1,447
2	2,170
3	3,806
4	4,331
5	2,058
6	3,071
7	1,182
8	3,527
9	6,283
10	2,476
Total	30,351

THIRD FLOOR AREA	
NO.	AREA (SQ. FT)
1	3,211
2	2,257
3	2,893
4	2,188
5	3,719
6	2,876
7	4,090
8	1,992
9	2,744
Total	25,970

TOTAL : 88,600 SF

LEGEND

- OFFICE
- OUTDOOR TERRACE
- SHAFT

NOTES

1. GROSS FLOOR AREA MEASURED TO THE OUTSIDE SURFACES OF EXTERIOR WALLS, PER 16.04.325(A).
2. NONUSEABLE OR NONOCCUPIABLE SPACE EXEMPT PER 16.04.325(C) (1).
3. MECHANICAL AREA EXEMPT PER 16.04.325(C) (2).
4. PARKING AND RELATED CIRCULATION EXEMPT PER 16.04.325(C)(3).
5. COVERED PORCHES AND BALCONIES EXEMPT PER 16.04.325(C)(4).
6. VENT SHAFTS EXEMPT PER 16.04.325(C)(5).

PROJECT NORTH

0' 10' 20' 40

SCALE: 1"=20'-0"

STANFORD UNIVERSITY

MIDDLE PLAZA at 500 El CAMINO REAL

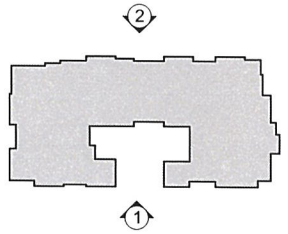
Menlo Park, California

DES

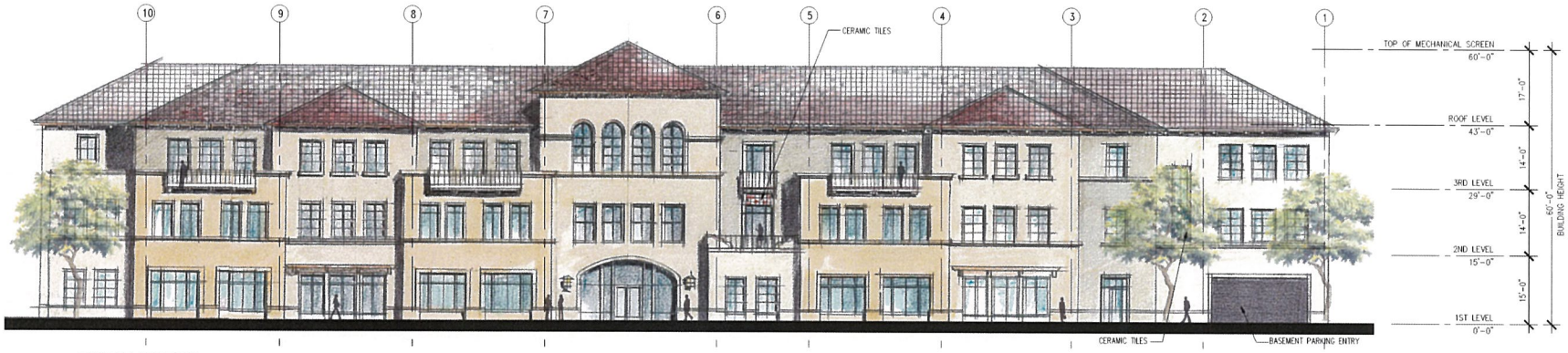
OFFICE BUILDING 2- FLOOR AREA DIAGRAM CALCULATION

05/20/2016 02/24/2017
07/18/2016
11/18/2016

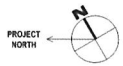
A8.2

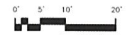


1 WEST ELEVATION
1" = 10'-0"



2 EAST ELEVATION
1" = 10'-0"





REF: MATERIAL SHEET A17

STANFORD UNIVERSITY

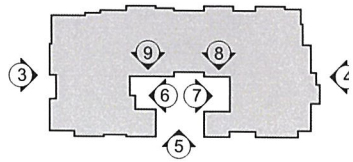
MIDDLE PLAZA at 500 El CAMINO REAL
Menlo Park, California

DES

OFFICE BUILDING 2- ELEVATIONS
05/20/2016 02/24/2017
07/18/2016
11/18/2016

A9.1

3 NORTH ELEVATION
1" = 10'-0"

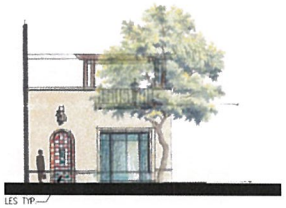


4 SOUTH ELEVATION
1" = 10'-0"

5 SOUTH ELEVATION IN COURTYARD
1" = 10'-0"

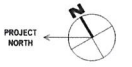
6 COURTYARD ELEVATION
1" = 10'-0"

7 COURTYARD ELEVATION
1" = 10'-0"



8 COURTYARD ELEVATION
1" = 10'-0"

9 COURTYARD ELEVATION
1" = 10'-0"



REF: MATERIAL SHEET A17

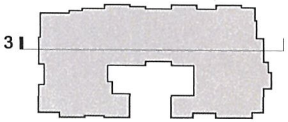
STANFORD UNIVERSITY

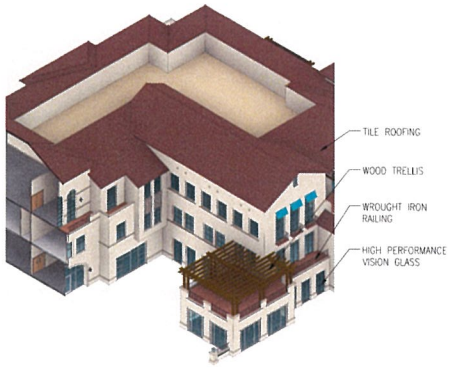
MIDDLE PLAZA at 500 El CAMINO REAL
Menlo Park, California

DES

OFFICE BUILDING 2- ELEVATIONS
05/20/2016 02/24/2017
07/18/2016
11/18/2016

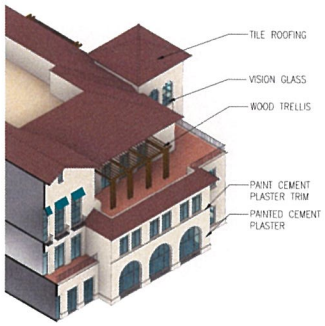
A9.2





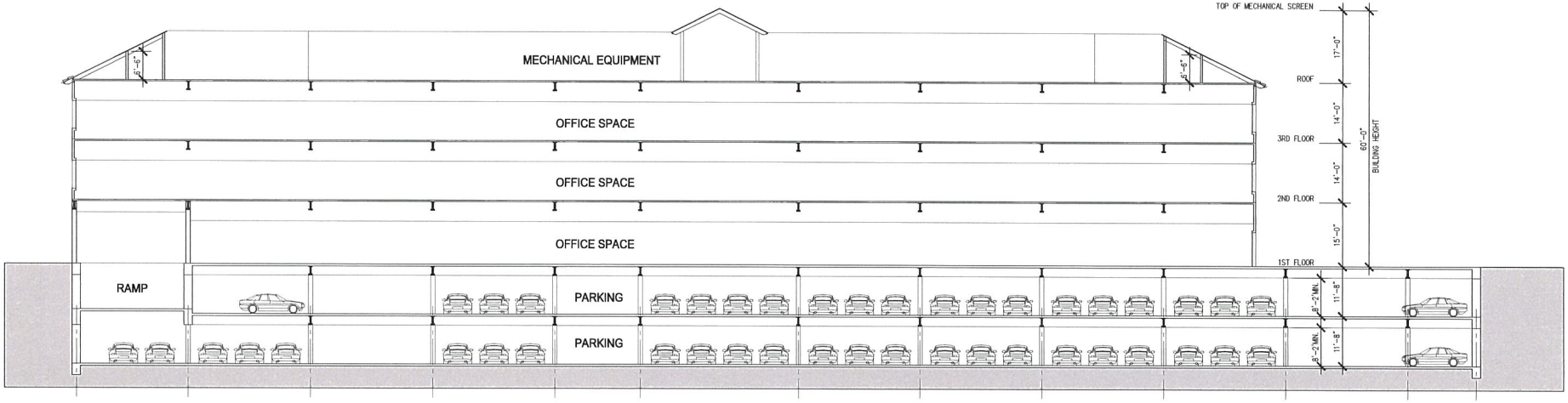
SECTION 1

1 SECTION AXON



SECTION 2

2 SECTION AXON



3 BUILDING CROSS SECTION
1"=10'-0"

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

STANFORD UNIVERSITY

MIDDLE PLAZA at 500 El CAMINO REAL

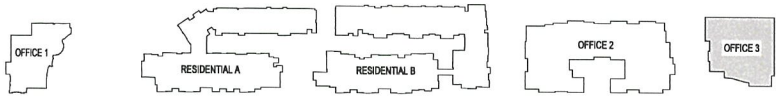
Menlo Park, California

DES

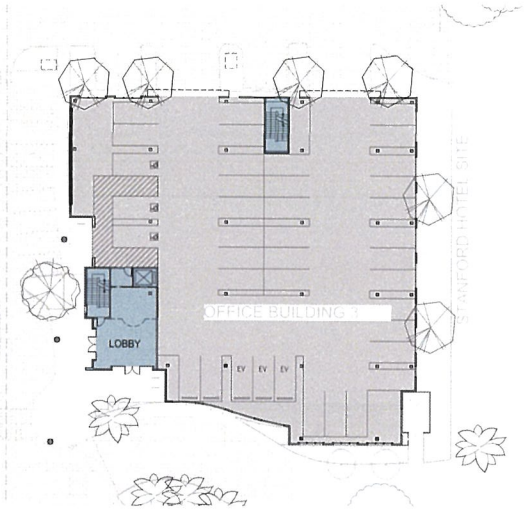
OFFICE BUILDING 2- SECTIONS AND AXONS

05/20/2016 02/24/2017
07/18/2016
11/18/2016

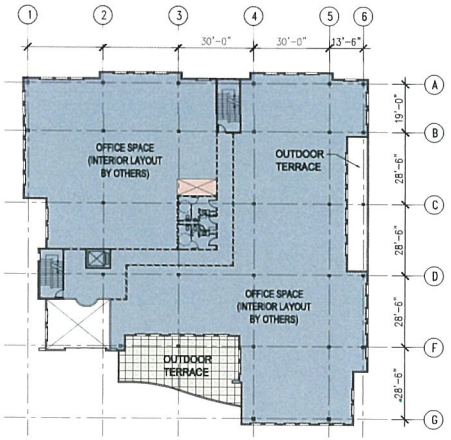
A10



KEY PLAN

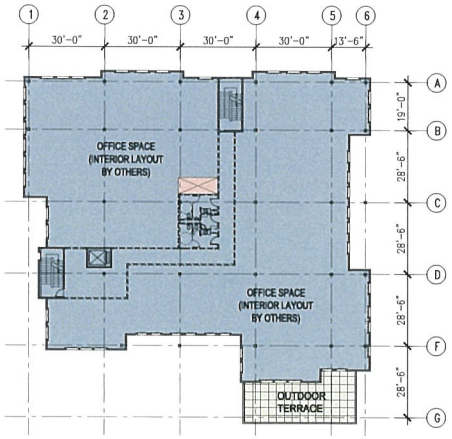


1 1ST FLOOR PLAN
1"=20'-0"

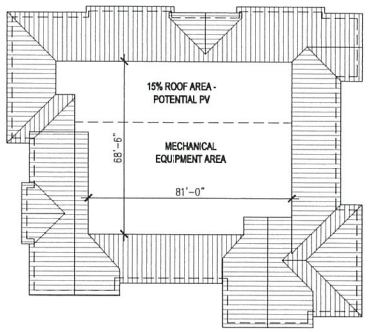


2 2ND FLOOR PLAN
1"=20'-0"

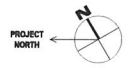
OFFICE
COVERED PORCH/ BALCONY
OUTDOOR TERRACE
SHAFT
PARKING



3 3RD FLOOR PLAN
1"=20'-0"



4 ROOF PLAN
1"=20'-0"



SCALE: 1"=20'-0"

STANFORD UNIVERSITY

MIDDLE PLAZA at 500 El CAMINO REAL

Menlo Park, California

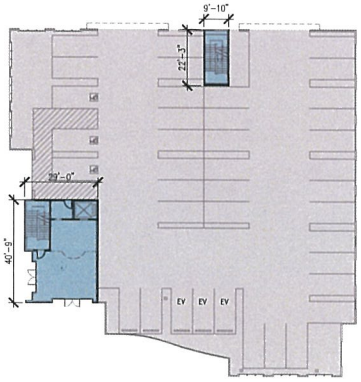
DES

OFFICE BUILDING 3- FLOOR PLANS

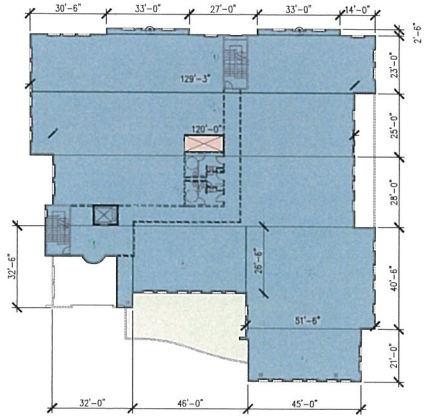
05/20/2016 02/24/2017
07/18/2016
11/18/2016

A11.1

KEY PLAN



1 1ST FLOOR PLAN
1"=20'-0"

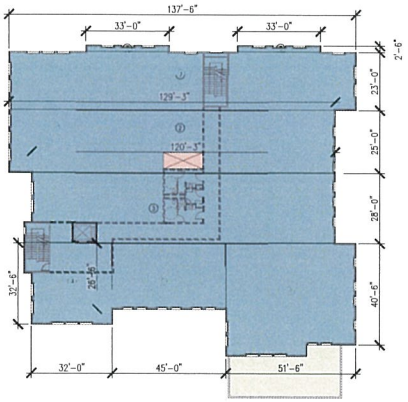


2 2ND FLOOR PLAN
1"=20'-0"

- OFFICE
- COVERED PORCH/ BALCONY
- OUTDOOR TERRACE
- SHAFT

NOTES

1. GROSS FLOOR AREA MEASURED TO THE OUTSIDE SURFACES OF EXTERIOR WALLS, PER 16.04.325(A).
2. NONUSEABLE OR NONOCCUPIABLE SPACE EXEMPT PER 16.04.325(C) (1).
3. MECHANICAL AREA EXEMPT PER 16.04.325(C) (2).
4. PARKING AND RELATED CIRCULATION EXEMPT PER 16.04.325(C)(3).
5. COVERED PORCHES AND BALCONIES EXEMPT PER 16.04.325(C)(4).
6. VENT SHAFTS EXEMPT PER 16.04.325(C)(5).



3 3RD FLOOR PLAN
1"=20'-0"

FIRST FLOOR AREA	
NO.	AREA (SQ. FT)
1	219
2	1,089
Total	1,308

FIRST FLOOR PARKING	
PARKING	15,179

SECOND FLOOR AREA	
NO.	AREA (SQ. FT)
1	3,127
2	3,113
3	3,373
4	588
5	1,175
6	2,068
7	927
8	72
9	72
Total	14,515

THIRD FLOOR AREA	
NO.	AREA (SQ. FT)
1	3,123
2	3,110
3	3,373
4	1,058
5	1,175
6	2,194
7	72
8	72
Total	14,177

TOTAL : 30,000 SF

PROJECT NORTH

0' 10' 20' 40'
SCALE: 1"=20'-0"

STANFORD UNIVERSITY

MIDDLE PLAZA at 500 El CAMINO REAL

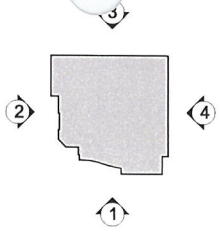
Menlo Park, California

DES

OFFICE BUILDING 3- FLOOR AREA DIAGRAM CALCULATION

05/20/2016 02/24/2017
07/18/2016
11/18/2016

A11.2



KEY PLAN

1 WEST ELEVATION
1" = 10'-0"

2 NORTH ELEVATION
1" = 10'-0"

3 EAST ELEVATION
1" = 10'-0"

4 SOUTH ELEVATION
1" = 10'-0"

REF: MATERIAL SHEET A17

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

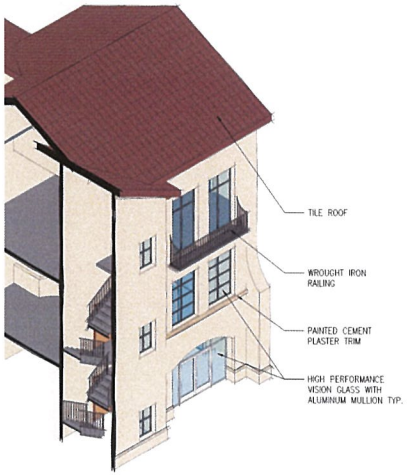
STANFORD UNIVERSITY

MIDDLE PLAZA at 500 El CAMINO REAL
Menlo Park, California

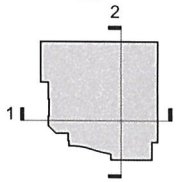
DES

OFFICE BUILDING 3- ELEVATIONS
05/20/2016 02/24/2017
07/18/2016
11/18/2016

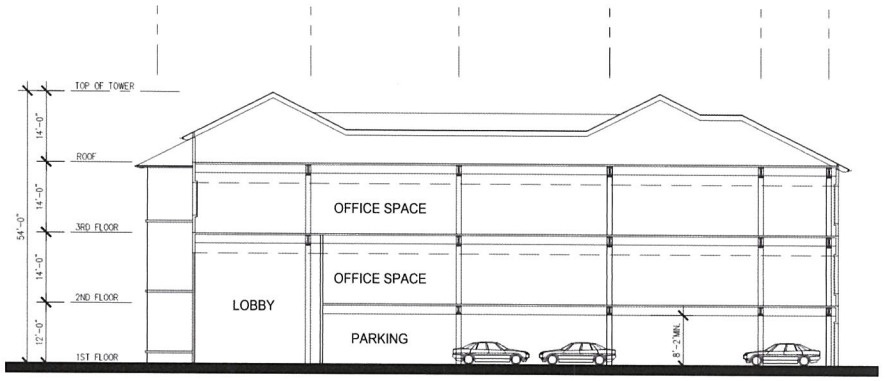
A12



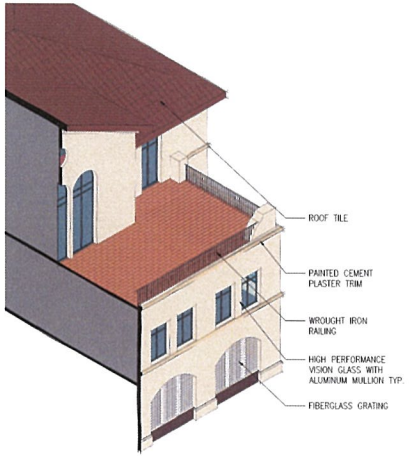
A SECTION AXON
1"=10'-0"



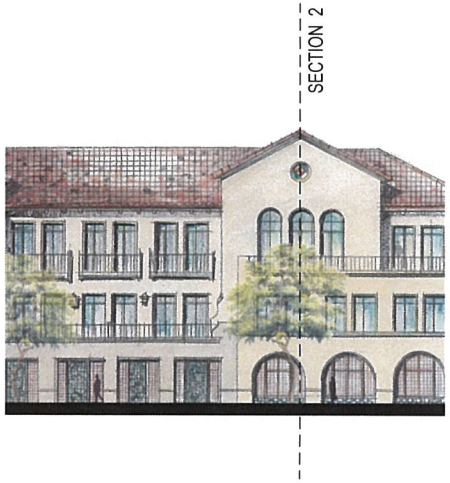
KEY PLAN

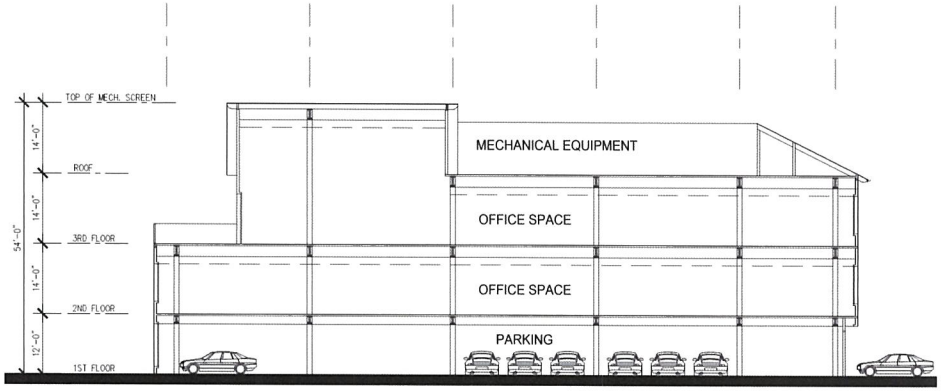


1 CROSS SECTION
1"=10'-0"



B SECTION AXON
1"=10'-0"





2 CROSS SECTION
1"=10'-0"

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

STANFORD UNIVERSITY

MIDDLE PLAZA at 500 El CAMINO REAL

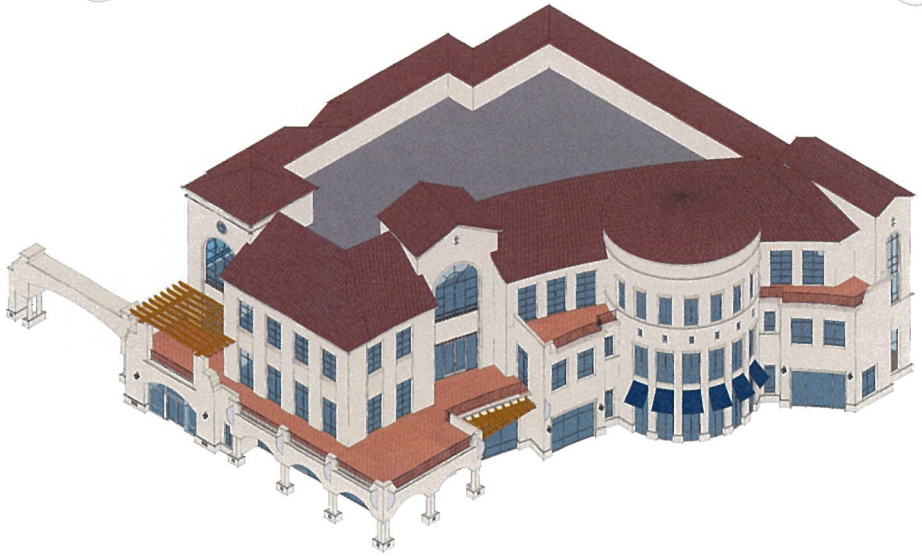
Menlo Park, California

DES

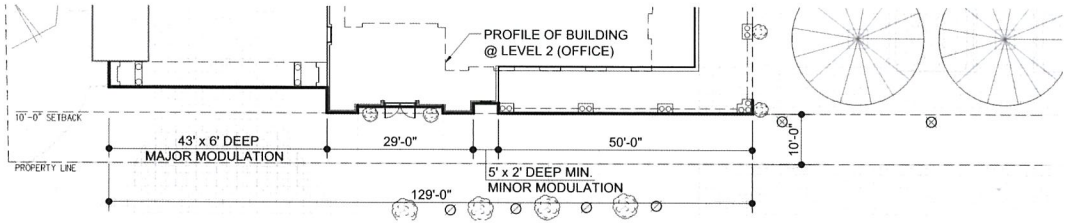
OFFICE BUILDING 3- SECTIONS AND AXONS

05/20/2016 02/24/2017
07/18/2016
11/18/2016

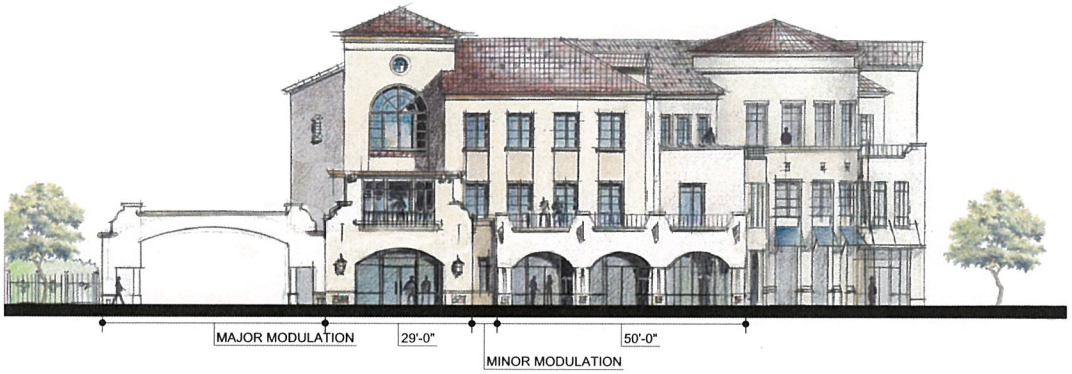
A13



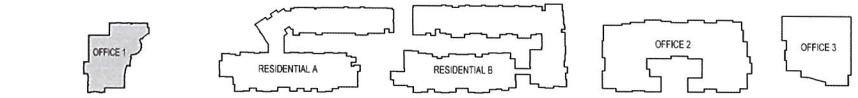
1 SPECIFIC PLAN CODE COMPLIANCE AXON



2 PARTIAL 1ST FLOOR PLAN - FACING EL CAMINO



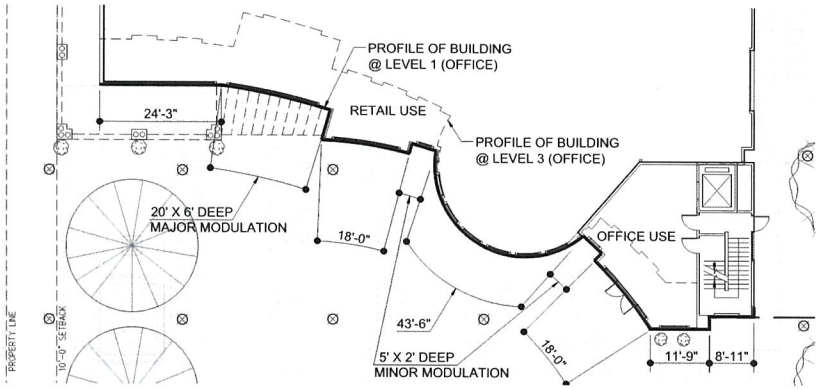
4 SPECIFIC PLAN CODE COMPLIANCE WEST ELEVATION
1"=10'-0"



KEY PLAN

SPECIFIC PLAN REQUIREMENT ON BUILDING DESIGN:

1. BUILDING HEIGHT- 60' MAX.
2. FAÇADE HEIGHT- 38' MAX.
3. FRONT SETBACK- 10' MIN. TO 20' MAX
4. SIDE SETBACK
5. REAR SETBACK (NOT APPLICABLE)
6. MINOR BUILDING FAÇADE MODULATION- MIN. EVERY 50', MIN. 5' x 2' DEEP
7. MAJOR BUILDING FAÇADE MODULATION- MIN. EVERY 100', MIN. 20' x 6' DEEP
8. BUILDING BREAK- MIN. 60' x 40', MIN. 120' AT MIDDLE AVE.
9. 45-DEGREE BUILDING PROFILE
10. BUILDING PROJECTIONS- MAX. 6' INTO SETBACK AREA, MAX. 35% OF PRIMARY BUILDING FAÇADE AREA
11. ARCHITECTURAL PROJECTIONS- MAX. 3' OVER SIDEWALK, MAX. 5' INTO SETBACK AREA
12. UPPER STORY FAÇADE LENGTH- MAX. 175'



3 PARTIAL 1ST FLOOR PLAN - FACING PLAZA

5 SPECIFIC PLAN CODE COMPLIANCE SOUTH ELEVATION
1"=10'-0"

SCALE: 1"=10'-0"

STANFORD UNIVERSITY

MIDDLE PLAZA at 500 El CAMINO REAL

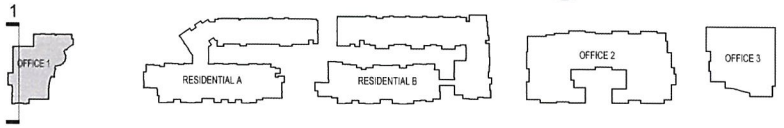
Menlo Park, California

DES

OFFICE BUILDING 1- SPECIFIC PLAN COMPLIANCE

05/20/2016 02/17/2017
07/18/2016
11/18/2016

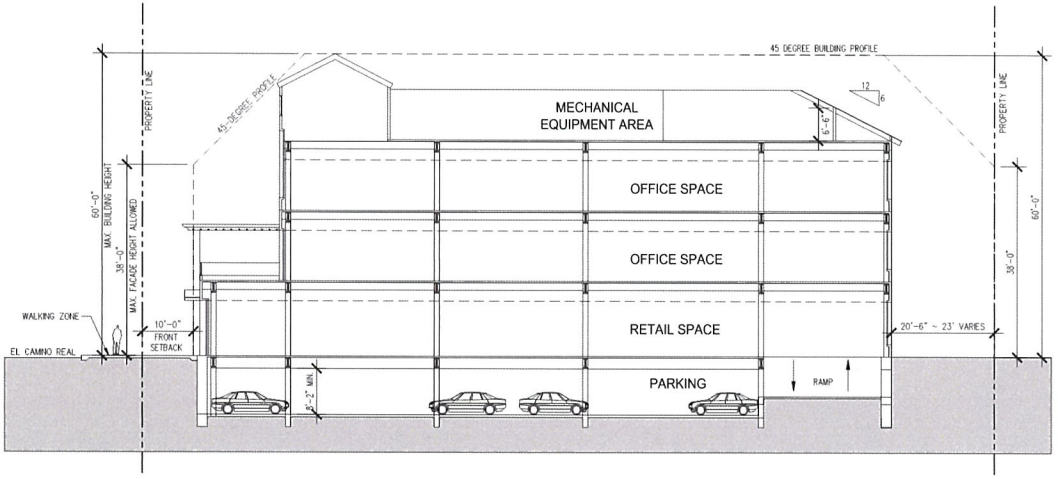
A14.1



KEY PLAN

2 EYE LEVEL PERSPECTIVE SIDEWALK VIEW

3 EYE LEVEL PERSPECTIVE ACROSS STREET



1 SPECIFIC PLAN COMPLIANCE SECTION
1" = 10'-0"

SPECIFIC PLAN REQUIREMENT ON BUILDING DESIGN:

1. BUILDING HEIGHT- 60' MAX.
2. FAÇADE HEIGHT- 38' MAX.
3. FRONT SETBACK- 10' MIN. TO 20' MAX
4. SIDE SETBACK
5. REAR SETBACK (NOT APPLICABLE)
6. MINOR BUILDING FAÇADE MODULATION- MIN. EVERY 50', MIN. 5' x 2' DEEP
7. MAJOR BUILDING FAÇADE MODULATION- MIN. EVERY 100', MIN. 20' x 6' DEEP
8. BUILDING BREAK- MIN. 60' x 40', MIN. 120' AT MIDDLE AVE.
9. 45-DEGREE BUILDING PROFILE
10. BUILDING PROJECTIONS- MAX. 6' INTO SETBACK AREA, MAX. 35% OF PRIMARY BUILDING FAÇADE AREA
11. ARCHITECTURAL PROJECTIONS- MAX. 3' OVER SIDEWALK, MAX. 5' INTO SETBACK AREA
12. UPPER STORY FAÇADE LENGTH- MAX. 175'

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

STANFORD UNIVERSITY

MIDDLE PLAZA at 500 El CAMINO REAL

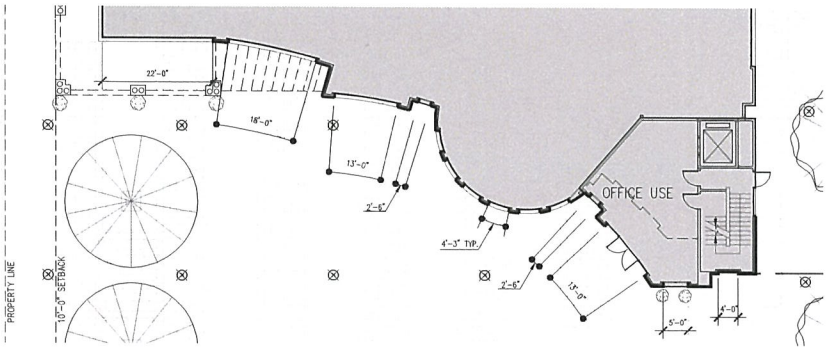
Menlo Park, California

DES

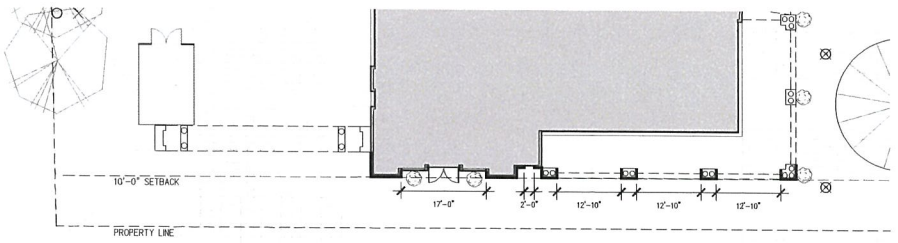
OFFICE BUILDING 1- SPECIFIC PLAN COMPLIANCE

05/20/2016 02/24/2017
07/18/2016
11/18/2016

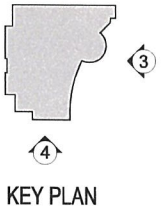
A14.2



1 PARTIAL 1ST FLOOR PLAN - FACING PLAZA
1" = 10'-0"



2 PARTIAL 1ST FLOOR PLAN - FACING EL CAMINO REAL
1" = 10'-0"



KEY PLAN

3 GROUND FLOOR FACADE TRANSPARENCY DIAGRAMS - SOUTH (PLAZA) ELEVATION
1" = 10'-0"

4 GROUND FLOOR FACADE TRANSPARENCY DIAGRAMS - WEST (STREET FACING) ELEVATION
1" = 10'-0"

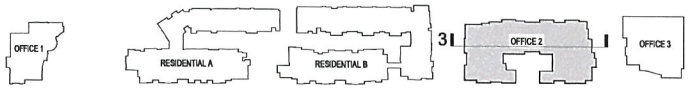
PLAZA ELEVATION (SOUTH)

1. GROUND FLOOR PLAZA FACADE DEFINED USING FINISH FLOOR TO BOTTOM OF CEILING STRUCTURE (at 13'-0") FOR FAÇADE HEIGHT
2. TOTAL AREA OF GROUND FLOOR PUBLIC FACADE = 2,028 SQ FT.
3. TOTAL AREA OF TRANSPARENT AREAS ON FACADE = 1,015 SQ FT.
4. CALCULATION: 1,015 SQ FT(GLAZING) / 2,028 SQ FT (FACADE) = 50%
5. **50% TRANSPARENT FACADE @ GROUND FLOOR RETAIL USES**

STREET ELEVATION (WEST)

1. GROUND FLOOR STREET FACING FACADE DEFINED USING FINISH FLOOR TO BOTTOM OF CEILING STRUCTURE (at 13'-0") FOR FAÇADE HEIGHT
2. TOTAL AREA OF GROUND FLOOR PUBLIC FACADE = 950 SQ FT.
3. TOTAL AREA OF TRANSPARENT AREAS ON FACADE = 497 SQ FT.
4. CALCULATION: 497 SQ FT(GLAZING) / 950 SQ FT (FACADE) = 52%
5. **52% TRANSPARENT FACADE @ GROUND FLOOR RETAIL USES**

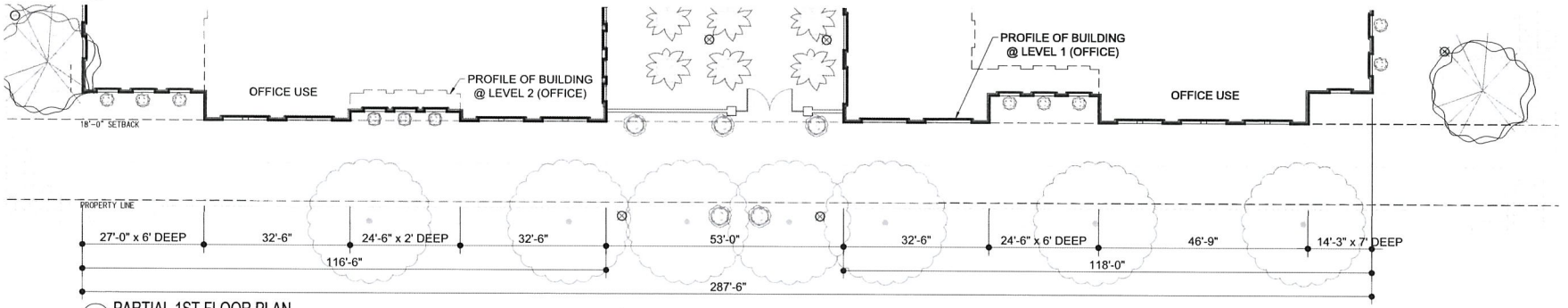
1 BUILDING BIRDVIEW



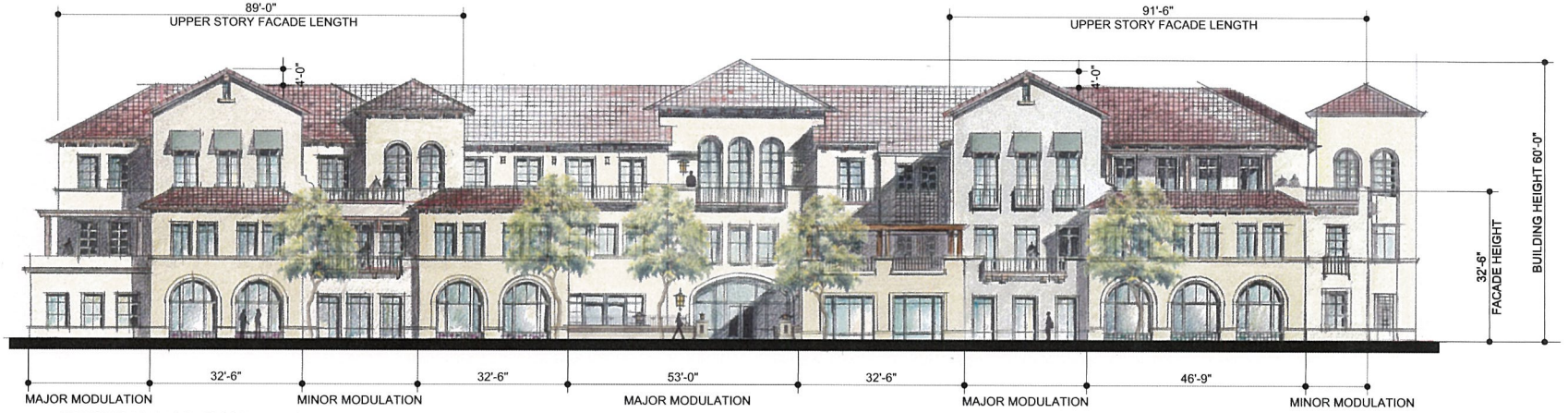
KEY PLAN

SPECIFIC PLAN REQUIREMENT ON BUILDING DESIGN:

1. BUILDING HEIGHT- 60' MAX.
2. FAÇADE HEIGHT- 38' MAX.
3. FRONT SETBACK- 10' MIN. TO 20' MAX
4. SIDE SETBACK
5. REAR SETBACK (NOT APPLICABLE)
6. MINOR BUILDING FAÇADE MODULATION- MIN. EVERY 50', MIN. 5' x 2' DEEP
7. MAJOR BUILDING FAÇADE MODULATION- MIN. EVERY 100', MIN. 20' x 6' DEEP
8. BUILDING BREAK- MIN. 60' x 40', MIN. 120' AT MIDDLE AVE.
9. 45-DEGREE BUILDING PROFILE
10. BUILDING PROJECTIONS- MAX. 6' INTO SETBACK AREA, MAX. 35% OF PRIMARY BUILDING FAÇADE AREA
11. ARCHITECTURAL PROJECTIONS- MAX. 3' OVER SIDEWALK, MAX. 5' INTO SETBACK AREA
12. UPPER STORY FAÇADE LENGTH- MAX. 175'



2 PARTIAL 1ST FLOOR PLAN



3 SPECIFIC PLAN CODE COMPLIANCE ELEVATION

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

STANFORD UNIVERSITY

MIDDLE PLAZA at 500 El CAMINO REAL

Menlo Park, California

DES

OFFICE BUILDING 2- SPECIFIC PLAN COMPLIANCE

05/20/2016 02/24/2017
07/18/2016
11/18/2016

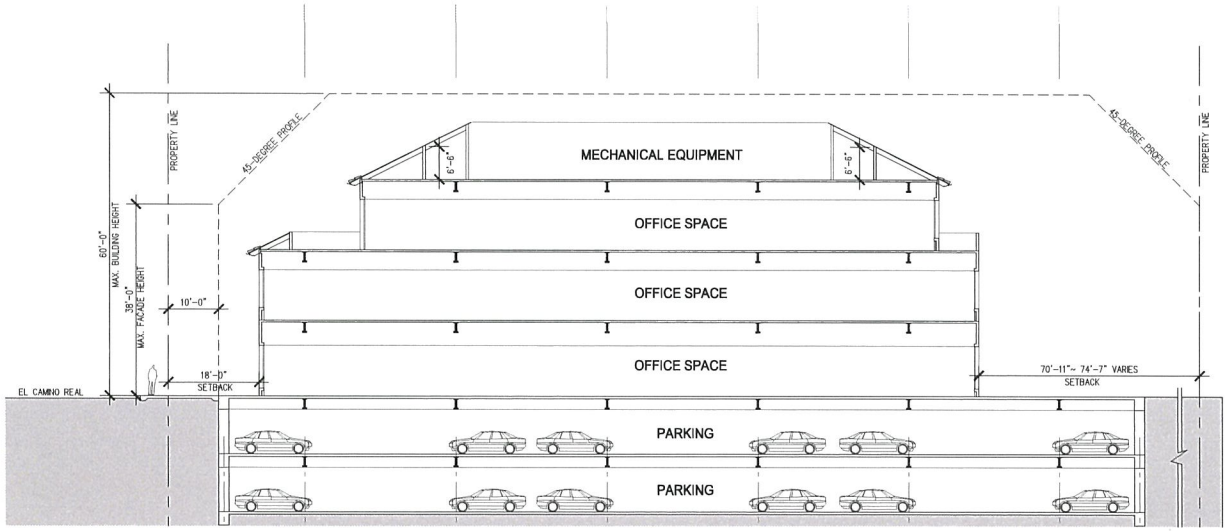
A14.4

KEY PLAN

1 BUILDING MASSING- VIEW ACROSS EL CAMINO REAL

SPECIFIC PLAN REQUIREMENT ON BUILDING DESIGN:

1. BUILDING HEIGHT- 60' MAX.
2. FAÇADE HEIGHT- 38' MAX.
3. FRONT SETBACK- 10' MIN. TO 20' MAX
4. SIDE SETBACK
5. REAR SETBACK (NOT APPLICABLE)
6. MINOR BUILDING FAÇADE MODULATION- MIN. EVERY 50', MIN. 5' x 2' DEEP
7. MAJOR BUILDING FAÇADE MODULATION- MIN. EVERY 100', MIN. 20' x 6' DEEP
8. BUILDING BREAK- MIN. 60' x 40', MIN. 120' AT MIDDLE AVE.
9. 45-DEGREE BUILDING PROFILE
10. BUILDING PROJECTIONS- MAX. 6' INTO SETBACK AREA, MAX. 35% OF PRIMARY BUILDING FAÇADE AREA
11. ARCHITECTURAL PROJECTIONS- MAX. 3' OVER SIDEWALK, MAX. 5' INTO SETBACK AREA
12. UPPER STORY FAÇADE LENGTH- MAX. 175'



2 SPECIFIC PLAN CODE COMPLIANCE SECTION

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

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MIDDLE PLAZA at 500 El CAMINO REAL

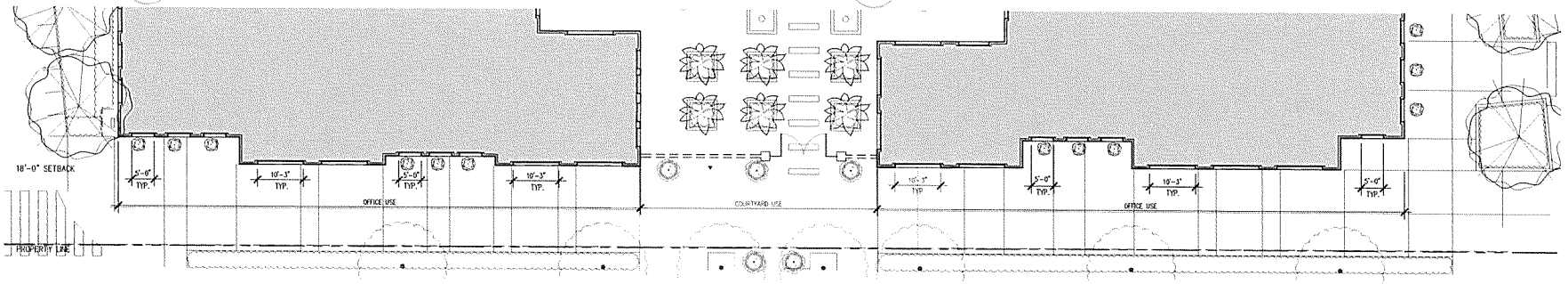
Menlo Park, California

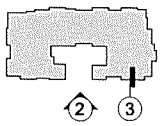
DES

OFFICE BUILDING 2- SPECIFIC PLAN COMPLIANCE

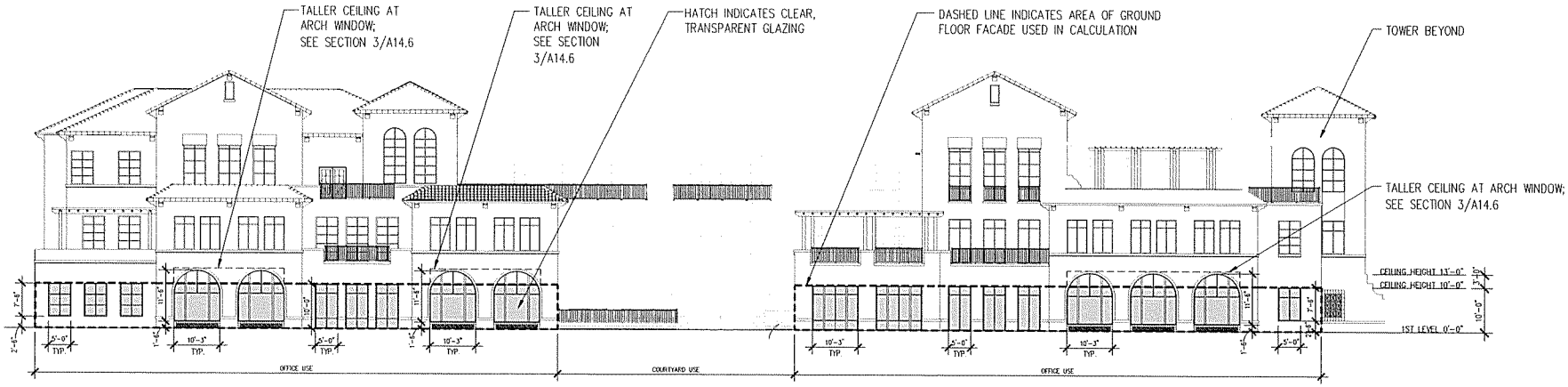
05/20/2016 02/24/2017
07/18/2016
11/18/2016

A14.5

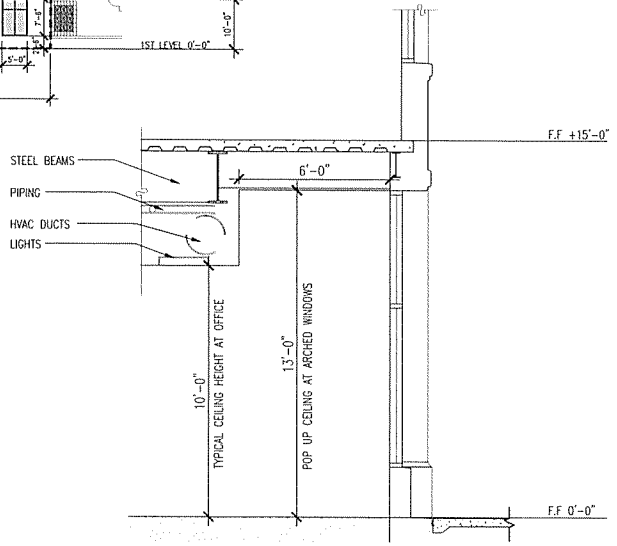




1 PARTIAL 1ST FLOOR PLAN
1" = 10'-0"



2 GROUND FLOOR FACADE TRANSPARENCY DIAGRAMS -WEST (STREET FACING) ELEVATION
1" = 10'-0"



3 ENLARGED CEILING SECTION AT OFFICE
1/2" = 1'-0"

STREET ELEVATION (WEST)

1. GROUND FLOOR STREET FACING FACADE DEFINED USING FINISH FLOOR TO BOTTOM OF CEILING STRUCTURE (at 10'-0") FOR FAÇADE HEIGHT.
2. TOTAL AREA OF GROUND FLOOR PUBLIC FACADE = 2,345 SQ FT.
3. TOTAL AREA OF TRANSPARENT AREAS ON FACADE =1,260 SQ FT.
4. CALCULATION: 1,260 SQ FT(GLAZING) / 2,345 SQ FT (FACADE) = 53%
5. **53% TRANSPARENT FACADE @ GROUND FLOOR COMMERCIAL USES**

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

STANFORD UNIVERSITY

MIDDLE PLAZA at 500 El CAMINO REAL

Menlo Park, California

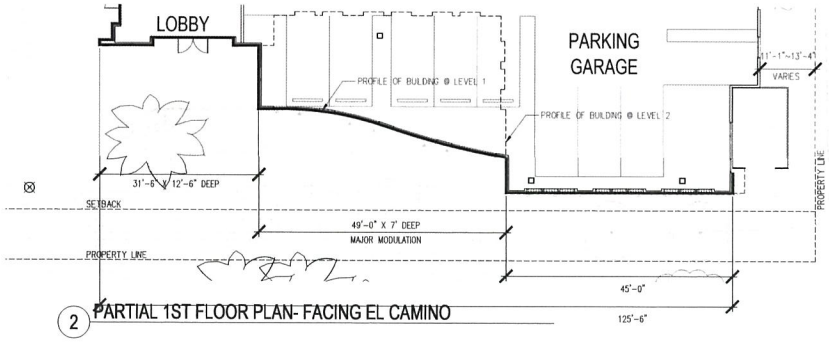
DES

OFFICE BUILDING 2- SPECIFIC PLAN COMPLIANCE

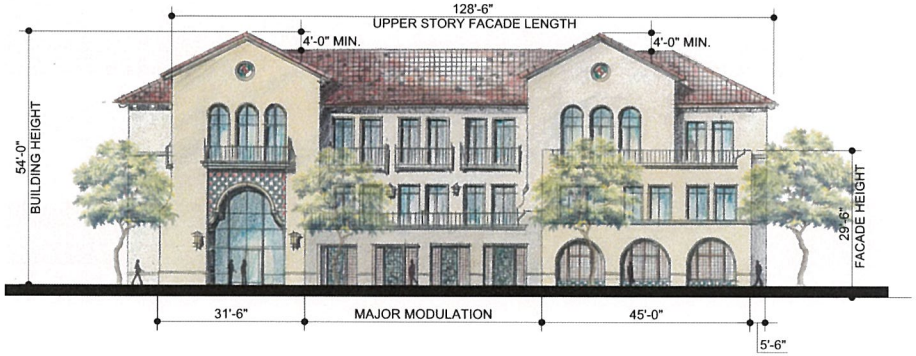
11/18/2016
02/24/2017

A14.6

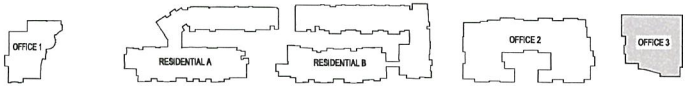
1 BUILDING AXON



2 PARTIAL 1ST FLOOR PLAN- FACING EL CAMINO



3 SPECIFIC PLAN CODE COMPLIANCE ELEVATION



KEY PLAN

SPECIFIC PLAN REQUIREMENT ON BUILDING DESIGN:

1. BUILDING HEIGHT- 60' MAX.
2. FAÇADE HEIGHT- 38' MAX.
3. FRONT SETBACK- 10' MIN. TO 20' MAX
4. SIDE SETBACK
5. REAR SETBACK (NOT APPLICABLE)
6. MINOR BUILDING FAÇADE MODULATION- MIN. EVERY 50', MIN. 5' x 2' DEEP
7. MAJOR BUILDING FAÇADE MODULATION- MIN. EVERY 100', MIN. 20' x 6' DEEP
8. BUILDING BREAK- MIN. 60' x 40', MIN. 120' AT MIDDLE AVE.
9. 45-DEGREE BUILDING PROFILE
10. BUILDING PROJECTIONS- MAX. 6' INTO SETBACK AREA, MAX. 35% OF PRIMARY BUILDING FAÇADE AREA
11. ARCHITECTURAL PROJECTIONS- MAX. 3' OVER SIDEWALK, MAX. 5' INTO SETBACK AREA
12. UPPER STORY FAÇADE LENGTH- MAX. 175'

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

STANFORD UNIVERSITY

MIDDLE PLAZA at 500 El CAMINO REAL

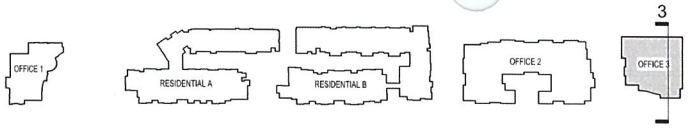
Menlo Park, California

DES

OFFICE BUILDING 3- SPECIFIC PLAN COMPLIANCE

05/20/2016 02/24/2017
07/18/2016
11/18/2016

A14.7



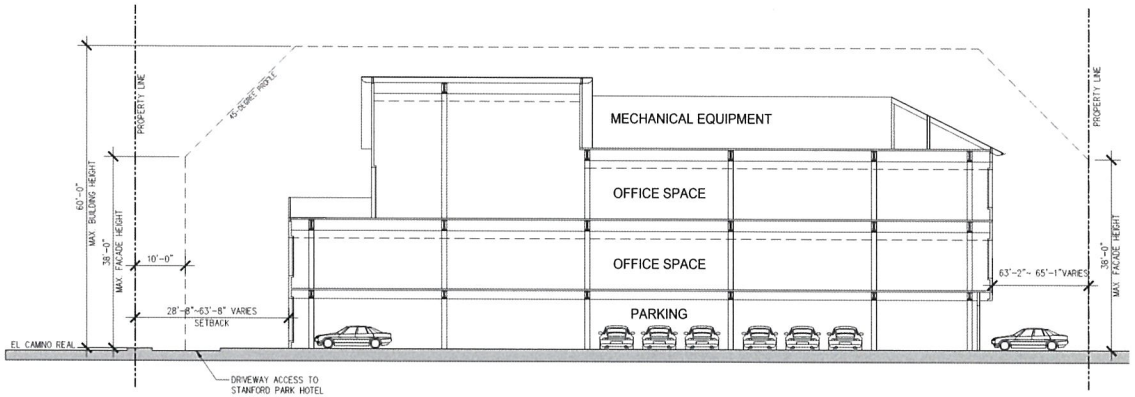
KEY PLAN

1 BUILDING PERSPECTIVE- VIEW FROM OFFICE 2

SPECIFIC PLAN REQUIREMENT ON BUILDING DESIGN:

1. BUILDING HEIGHT- 60' MAX.
2. FAÇADE HEIGHT- 38' MAX.
3. FRONT SETBACK- 10' MIN. TO 20' MAX
4. SIDE SETBACK
5. REAR SETBACK (NOT APPLICABLE)
6. MINOR BUILDING FAÇADE MODULATION- MIN. EVERY 50', MIN. 5' x 2' DEEP
7. MAJOR BUILDING FAÇADE MODULATION- MIN. EVERY 100', MIN. 20' x 6' DEEP
8. BUILDING BREAK- MIN. 60' x 40', MIN. 120' AT MIDDLE AVE.
9. 45-DEGREE BUILDING PROFILE
10. BUILDING PROJECTIONS- MAX. 6' INTO SETBACK AREA, MAX. 35% OF PRIMARY BUILDING FAÇADE AREA
11. ARCHITECTURAL PROJECTIONS- MAX. 3' OVER SIDEWALK, MAX. 5' INTO SETBACK AREA
12. UPPER STORY FAÇADE LENGTH- MAX. 175'

2 BUILDING PERSPECTIVE- VIEW ACROSS FROM EL CAMINO REAL



3 SPECIFIC PLAN CODE COMPLIANCE SECTION

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

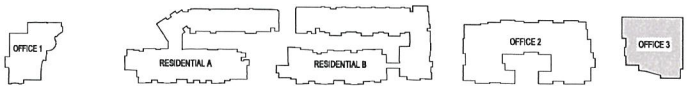
STANFORD UNIVERSITY

MIDDLE PLAZA at 500 El CAMINO REAL
Menlo Park, California

DES

OFFICE BUILDING 3- SPECIFIC PLAN COMPLIANCE
05/20/2016 02/24/2017
07/18/2016
11/18/2016

A14.8

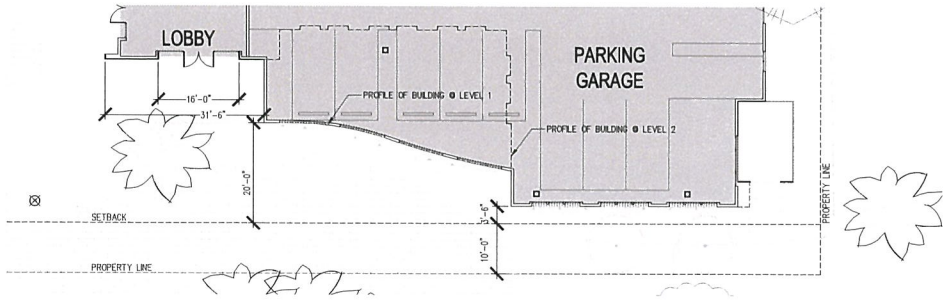


KEY PLAN

1 BUILDING PERSPECTIVE - VIEW FROM OFFICE 2

STREET ELEVATION (WEST)

1. GROUND FLOOR STREET FACING FACADE DEFINED USING FINISH FLOOR TO SECOND LEVEL (at 12'-0")
2. PARKING GARAGE ZONE EXCLUDED FROM GROUND FLOOR TRANSPARENCY CALCULATIONS (MP DTSP; PG E30)
3. TOTAL AREA OF GROUND FLOOR PUBLIC FACADE =378 SQ FT.
4. TOTAL AREA OF TRANSPARENT AREAS ON FACADE = 192 SQ FT.
5. CALCULATION: 192 SQ FT(GLAZING) / 378 SQ FT (FACADE) = 50%
6. **50% TRANSPARENT FACADE @ GROUND FLOOR LOBBY**



2 PARTIAL 1ST FLOOR PLAN - FACING EL CAMINO REAL

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

STANFORD UNIVERSITY

MIDDLE PLAZA at 500 El CAMINO REAL

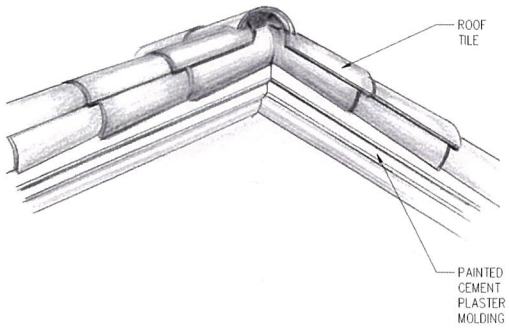
Menlo Park, California

DES

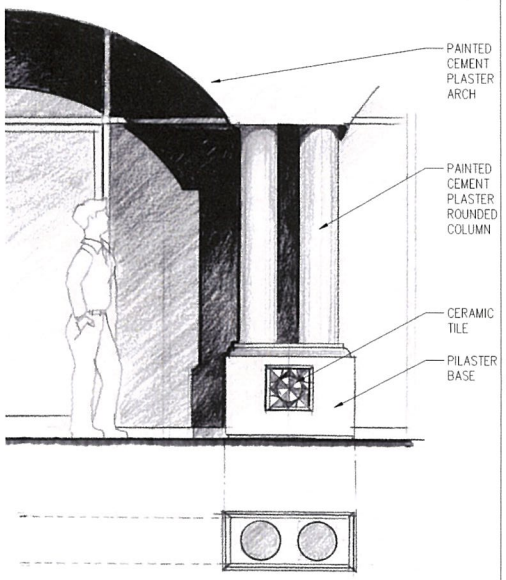
OFFICE BUILDING 3- SPECIFIC PLAN COMPLIANCE

05/20/2016 02/24/2017
07/18/2016
11/18/2016

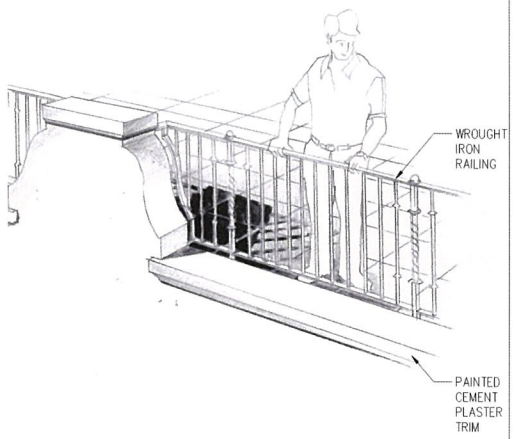
A14.9



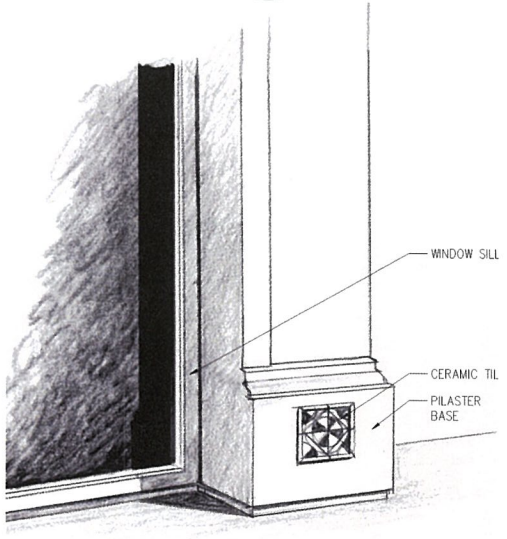
1 GABLE END



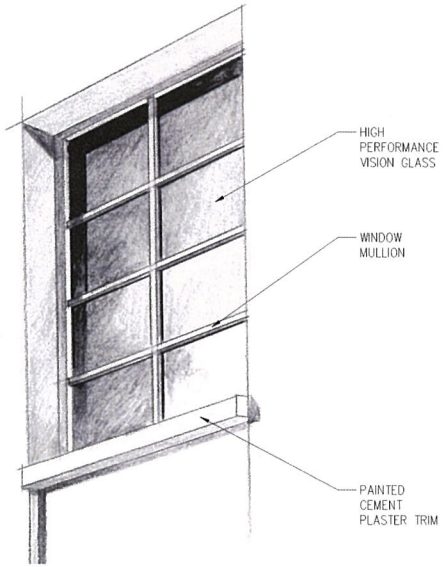
2 ARCHED COLONNADE



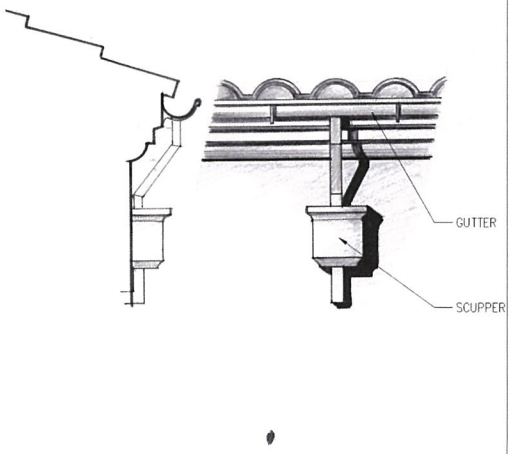
3 OUTDOOR TERRACE RAIL



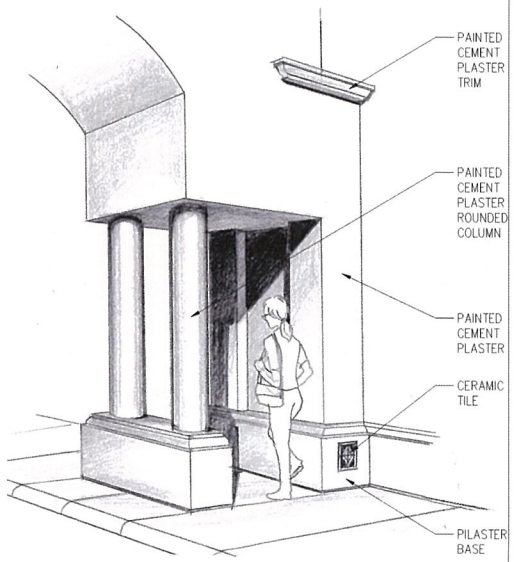
4 PILASTER BASE WITH WINDOW SILL



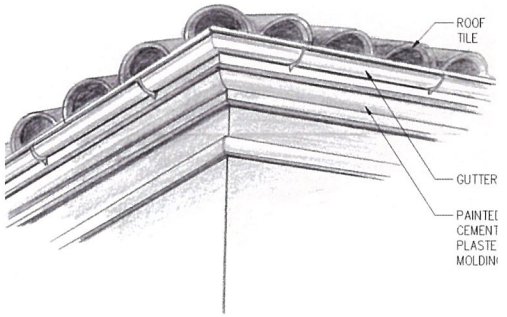
5 WINDOW SILL



6 GUTTER AND SCUPPER



7 ARCH OVER DRIVEWAY



8 EAVE AT HIP CONDITION

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

STANFORD UNIVERSITY

MIDDLE PLAZA at 500 El CAMINO REAL

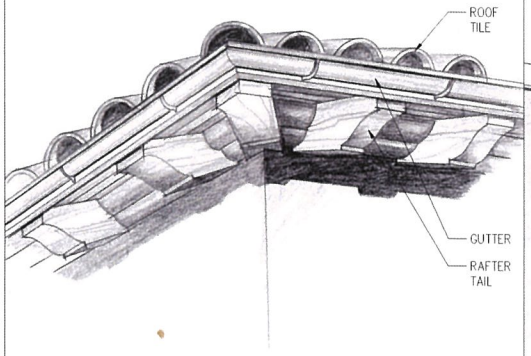
Menlo Park, California

DES

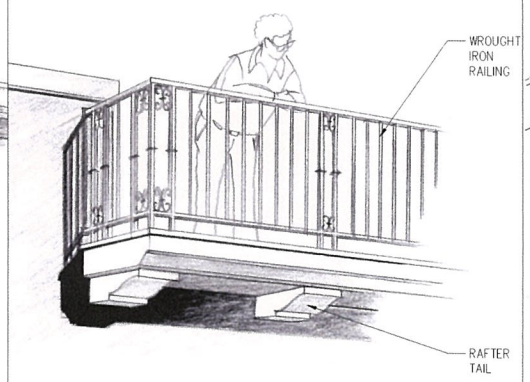
OFFICE BUILDING 1 - ARCHITECTURE VIGNETTE

05/20/2016 02/17/2017
07/18/2016
11/18/2016

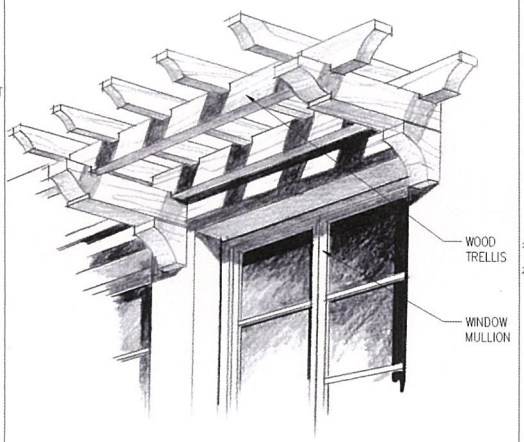
A15.1



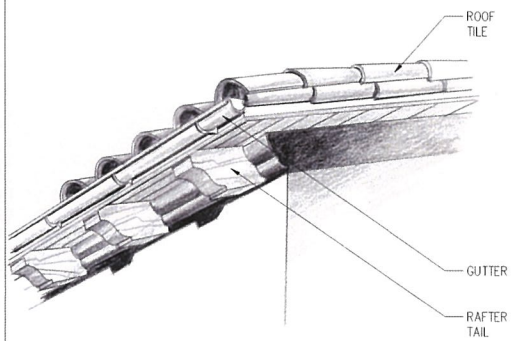
1 EAVES AND RAFTER TAIL AT HIP CONDITION



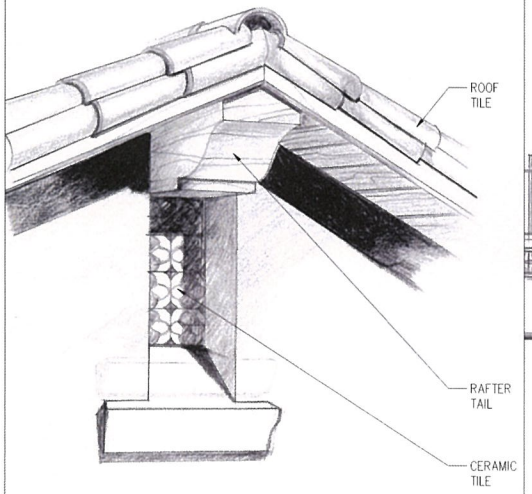
2 OUTDOOR BALCONY



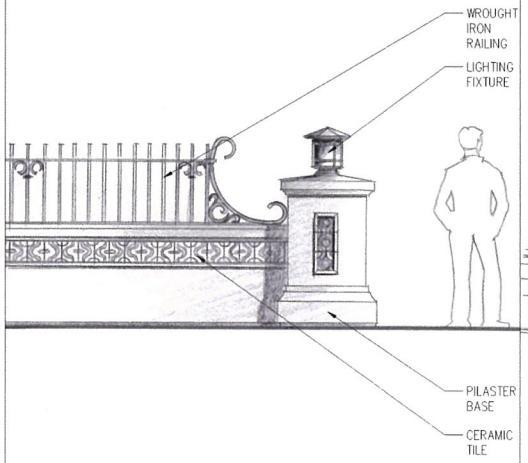
3 PERGOLA SHADE OVER WINDOW



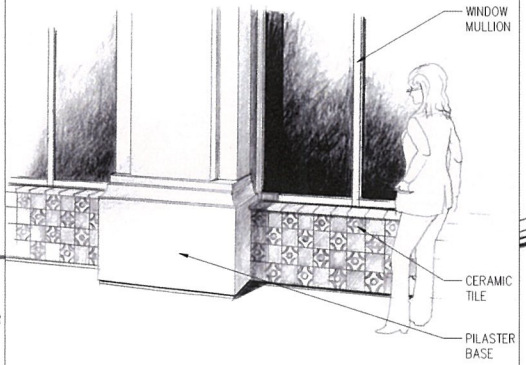
4 EAVES AND RAFTER TAIL AT GABLE CONDITION



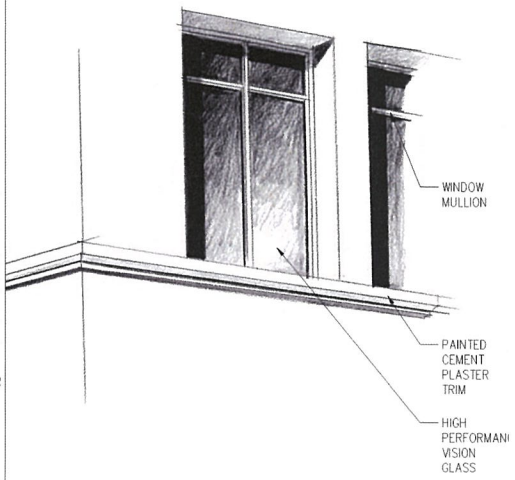
5 GABLE END



6 ENTRY GATEWAY AND FENCE



7 PILASTER BASE AND WINDOW SILL



8 PLASTER TRIM AT WINDOW SILL

SCALE: 1"=10'-0"

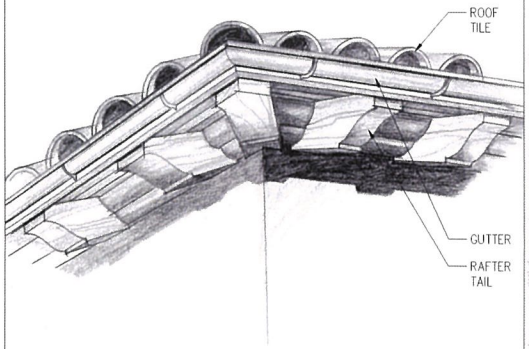
STANFORD UNIVERSITY

MIDDLE PLAZA at 500 El CAMINO REAL
Menlo Park, California

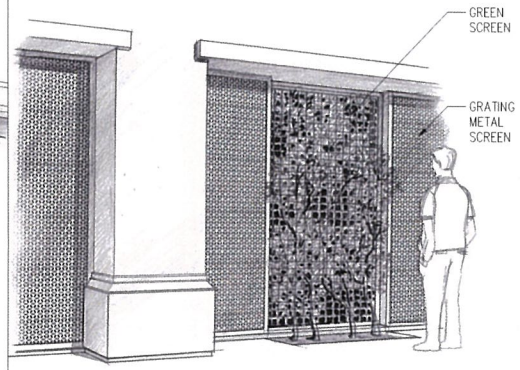
DES

OFFICE BUILDING 2- ARCHITECTURE VIGNETTE
05/20/2016 02/17/2017
07/18/2016
11/18/2016

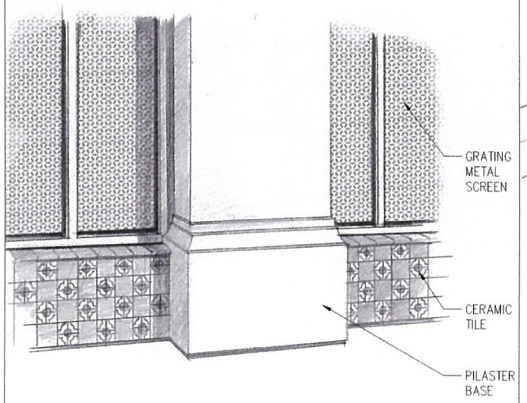
A15.2



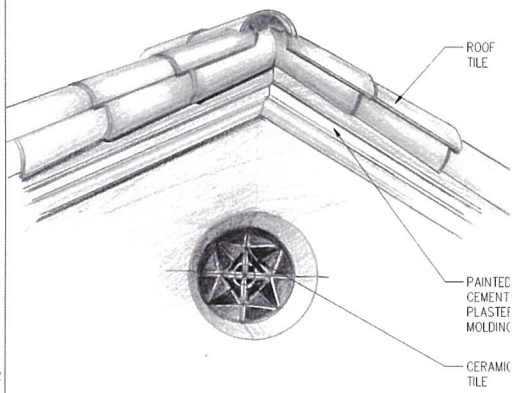
1 EAVES AND RAFTER TAIL



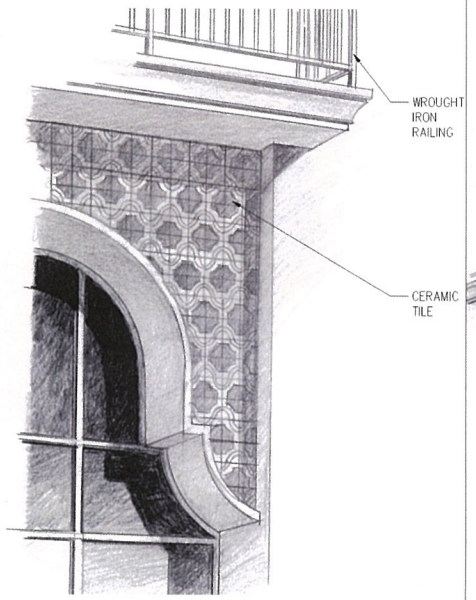
2 GREEN SCREEN AT PARKING GARAGE



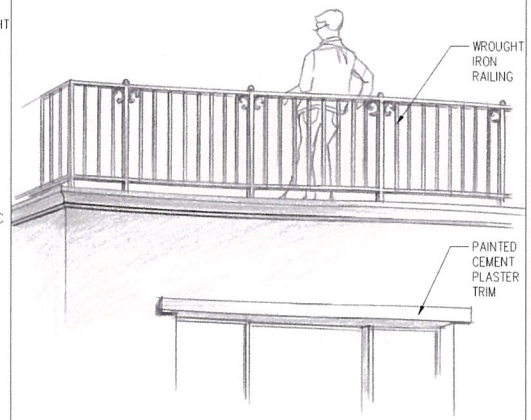
3 PILASTER BASE AND WINDOW SILL



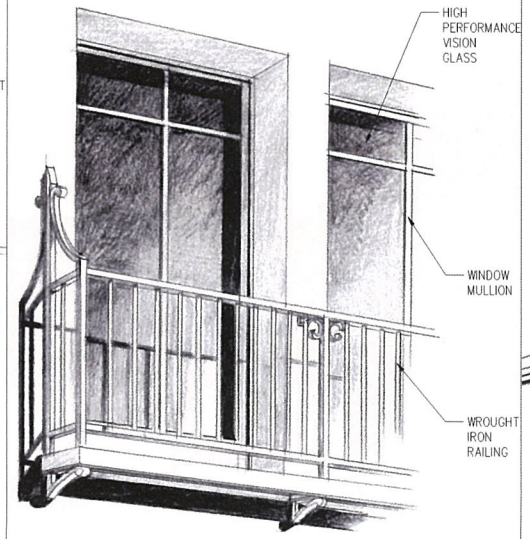
4 GABLE END



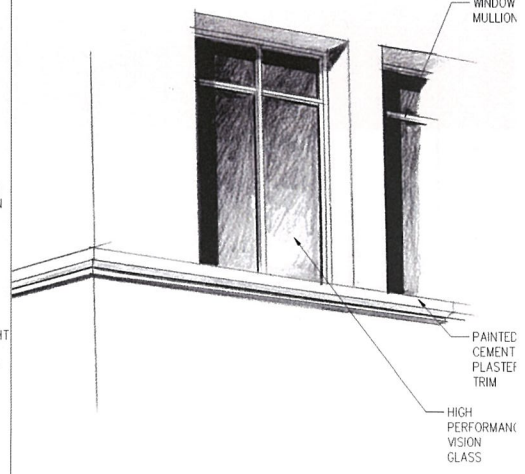
5 ENTRY FEATURE



6 OUTDOOR BALCONY RAIL



7 JULIET BALCONY



8 PLASTER TRIM AT WINDOW SILL

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

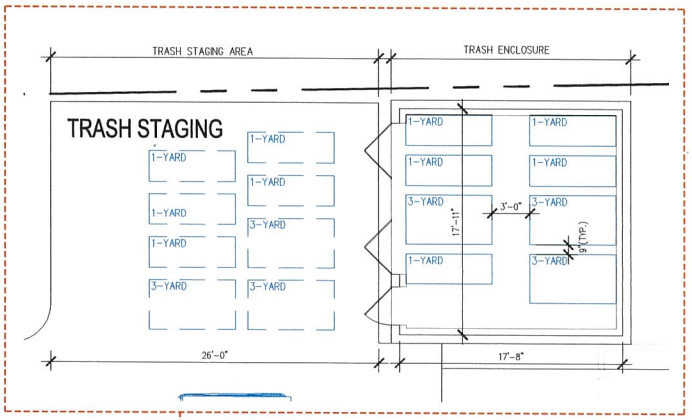
STANFORD UNIVERSITY

MIDDLE PLAZA at 500 El CAMINO REAL
Menlo Park, California

DES

OFFICE BUILDING 3- ARCHITECTURE VIGNETTE
05/20/2016 02/24/2017
07/18/2016
11/18/2016

A15.3



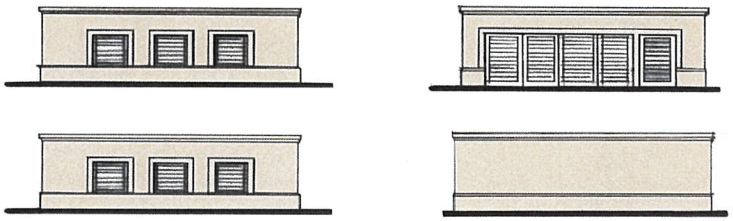
1 TRASH ENCLOSURE & STAGING- OFFICE 1
1/4"=1'-0"

PROPERTY LINE

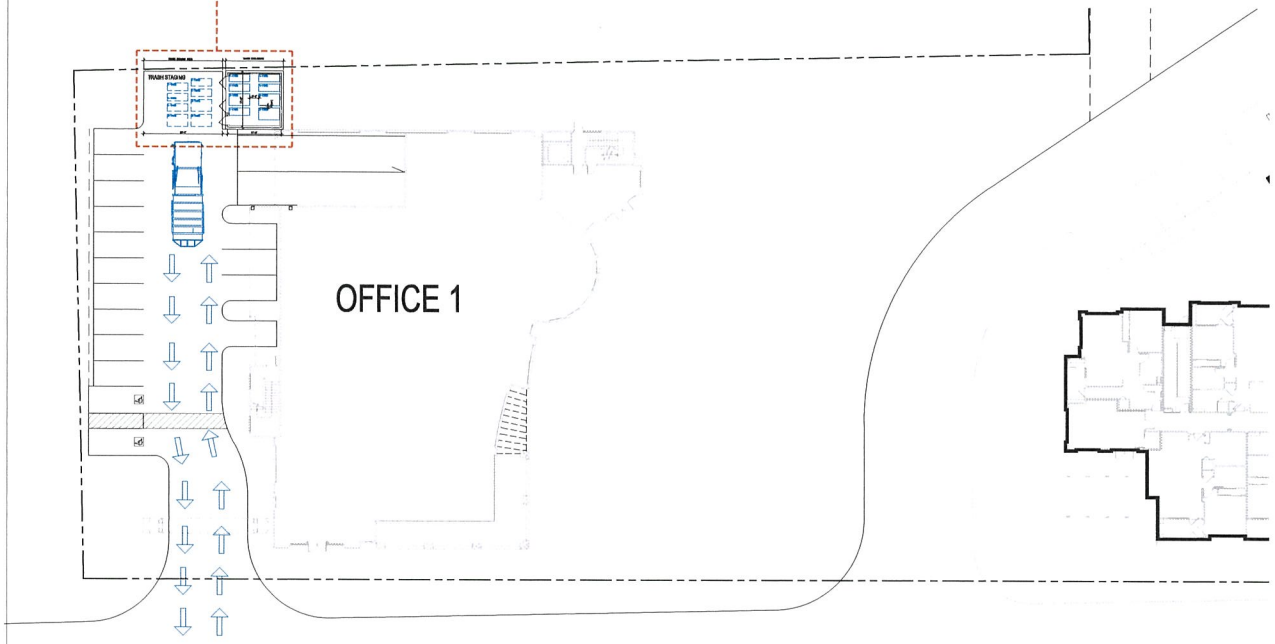
PATH OF TRAVEL FROM TRASH STAGING AREA DURING TRASH PICK-UP TIME

PATH TRASH TRUCK TO PICK UP TRASH FROM STAGING AREA

KEY PLAN



TRASH ENCLOSURE ELEVATIONS- OFFICE 1



WASTE MANAGEMENT GENERAL NOTES:

- CALCULATIONS ARE BASED ON "CITY OF MENLO PARK COMMERCIAL, INDUSTRIAL AND MULTI-FAMILY GARBAGE & RECYCLING ENCLOSURE PLAN GUIDELINE."
- SERVICING ON GRADE IS WITHIN 2%
- WEATHERPROOF "NO PARKING SIGNS" PLACED ON THE OUTSIDE OF THE TRASH STAGING ROOM
- CHUTES EQUIPPED WITH SHUT OFF VALVE
- BUILDING LIGHT ABOVE TRASH STAGING ROOM ROLL-UP DOOR
- THERE'S NO OVERHEAD OBSTRUCTION AT COLLECTION TRUCK PICKUP AREA

TRASH ENCLOSURE CALCULATIONS:

1. OFFICE BUILDING 1 TOTAL GROSS FLOOR AREA: 34,526 SF (INCLUDING A 10,000 SF RESTAURANT)
2. EMPLOYEE: 34,526/250= 139 (250 SF GROSS FLOOR AREA/ EMPLOYEE)
3. DEBRIS/ EMPLOYEE: 80 LBS/ EMPLOYEE/ WEEK
4. TOTAL DEBRIS/ WEEK: 139X80= 11,120 LBS= 42 CY (1 CUBIC YARD= 270 LBS)
5. DIVIDE BY THREE TIMES WEEKLY PICK-UP: 42/ 3= 14 CY/ SERVICE
6. GARBAGE- 7 CY, RECYCLING- 3 CY, COMPOST- 4CY
7. THE FOLLOWING CONTAINERS ARE REQUIRED:
   - GARBAGE= TWO 3-YARD AND ONE 1-YARD GARBAGE BINS
   - RECYCLING= ONE 3-YARD RECYCLING BINS
   - ORGANICS= FOUR 1-YARD COMPOST BINS

PROJECT NORTH

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

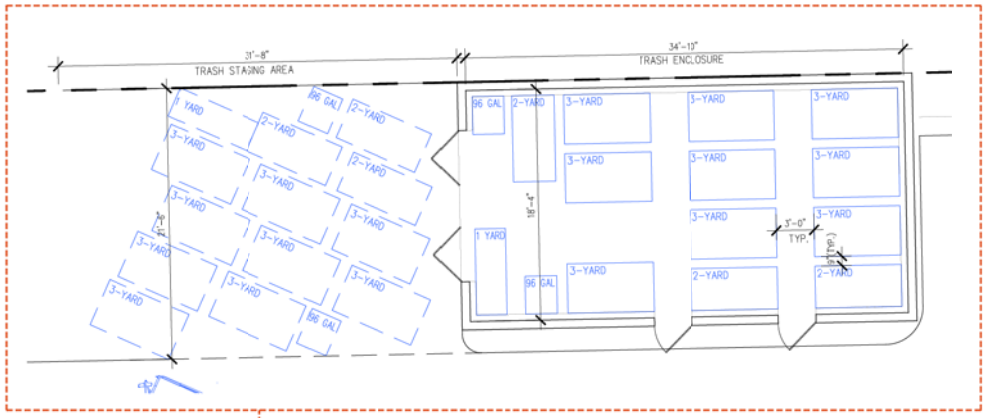
STANFORD UNIVERSITY

MIDDLE PLAZA at 500 El CAMINO REAL
Menlo Park, California

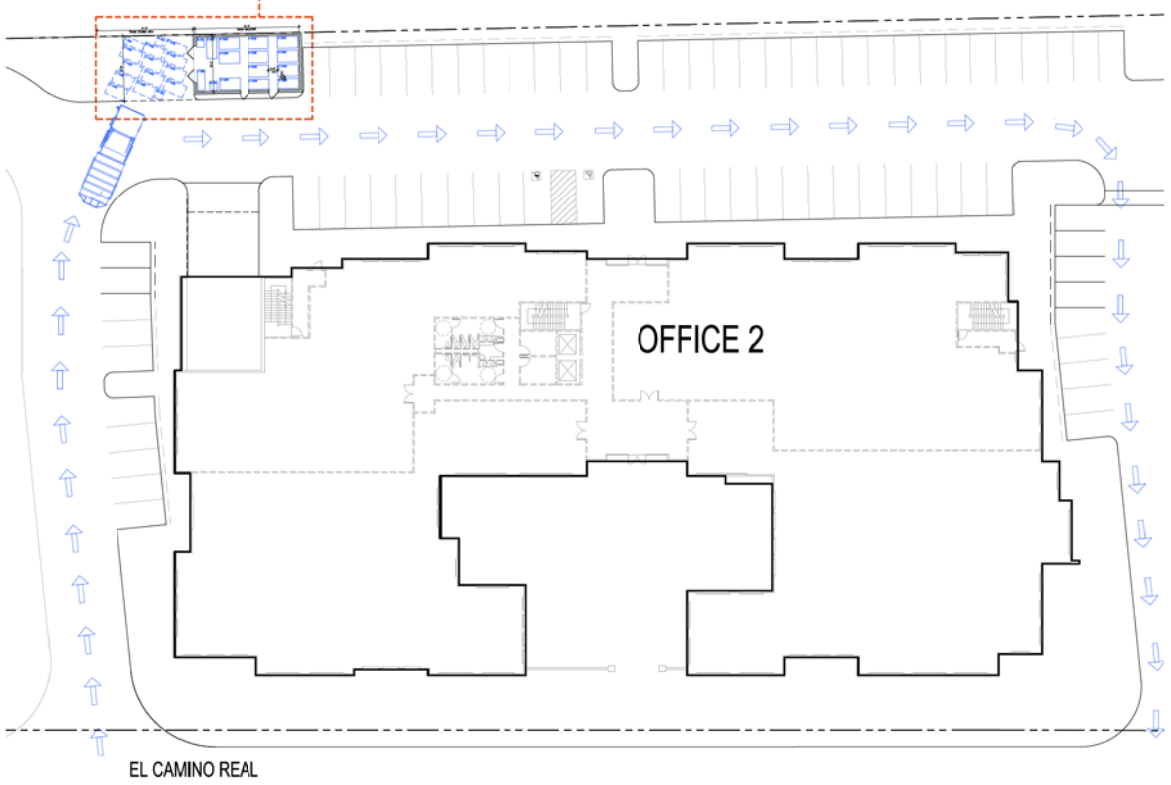
DES

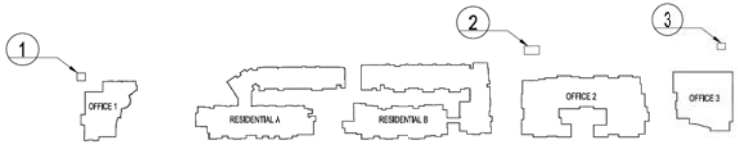
WASTE MANAGEMENT PLAN- OFFICE 1
02/24/2017

A16.1



2 TRASH ENCLOSURE & STAGING- OFFICE 2
1/4"=1'-0"





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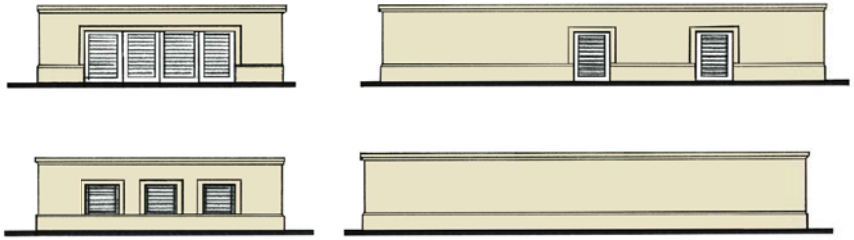


TRASH ENCLOSURE ELEVATIONS- OFFICE 2

PROPERTY LINE

PATH OF TRAVEL FROM TRASH STAGING AREA DURING TRASH PICK-UP TIME

PATH TRASH TRUCK TO PICK UP TRASH FROM STAGING AREA

WASTE MANAGEMENT GENERAL NOTES:

- CALCULATIONS ARE BASED ON "CITY OF MENLO PARK COMMERCIAL, INDUSTRIAL AND MULTI-FAMILY GARBAGE & RECYCLING ENCLOSURE PLAN GUIDELINE."
- SERVICING ON GRADE IS WITHIN 2%
- WEATHERPROOF "NO PARKING SIGNS" PLACED ON THE OUTSIDE OF THE TRASH STAGING ROOM
- CHUTES EQUIPPED WITH SHUT OFF VALVE
- BUILDING LIGHT ABOVE TRASH STAGING ROOM ROLL-UP DOOR
- THERE'S NO OVERHEAD OBSTRUCTION AT COLLECTION TRUCK PICKUP AREA

TRASH ENCLOSURE CALCULATIONS:

1. OFFICE BUILDING 2 TOTAL GROSS FLOOR AREA: 88,600 SF
2. EMPLOYEE: 88,600/250= 355 (250 SF GROSS FLOOR AREA/ EMPLOYEE)
3. DEBRIS/ EMPLOYEE: 80 LBS/ EMPLOYEE/ WEEK
4. TOTAL DEBRIS/ WEEK: 355X80= 28,400 LBS= 105.2 CY (1 CUBIC YARD= 270 LBS)
5. DIVIDE BY THREE TIMES WEEKLY PICK-UP: 105.2/ 3= 35 CY/ SERVICE
6. GARBAGE- 17.5 CY, RECYCLING- 12 CY, COMPOST- 5.5 CY(/SERVICE)
7. THE FOLLOWING CONTAINERS ARE REQUIRED:
   - GARBAGE= FIVE 3-YARD AND ONE 2-YARD GARBAGE BINS AND ONE 96-GALLON CART
   - RECYCLING= FOUR 3-YARD RECYCLING BINS
   - ORGANICS= TWO 2-YARD AND ONE 1-YARD COMPOST BINS AND ONE 96-GALLON CART

PROJECT NORTH

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

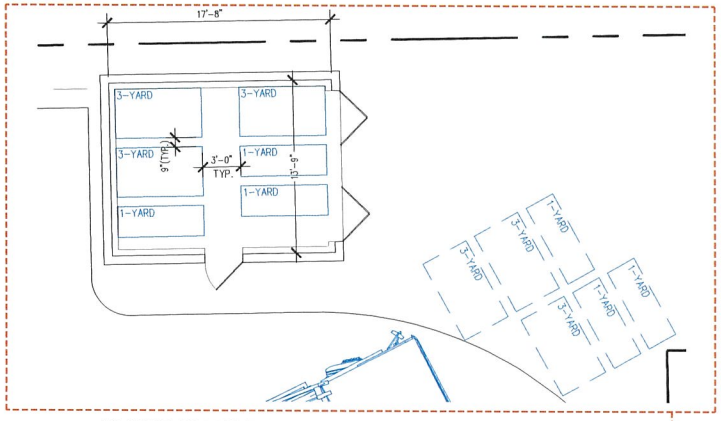
STANFORD UNIVERSITY

MIDDLE PLAZA at 500 EL CAMINO REAL
Menlo Park, California

DES ARCHITECTS + ENGINEERS

WASTE MANAGEMENT PLAN- OFFICE 2
02/24/2017

A16.2

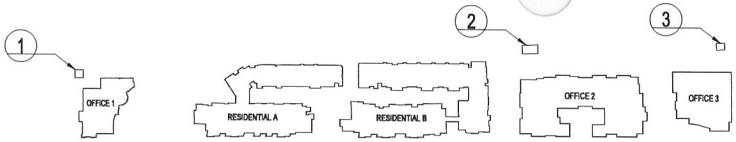


3 TRASH ENCLOSURE & STAGING- OFFICE 3
1/4"=1'-0"

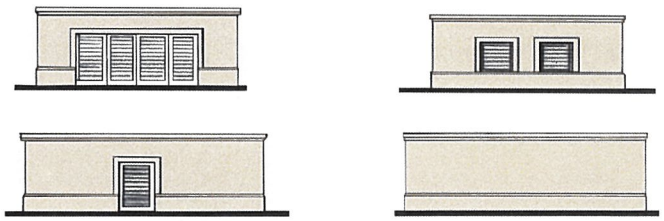
PROPERTY LINE

PATH OF TRAVEL FROM TRASH STAGING AREA DURING TRASH PICK-UP TIME

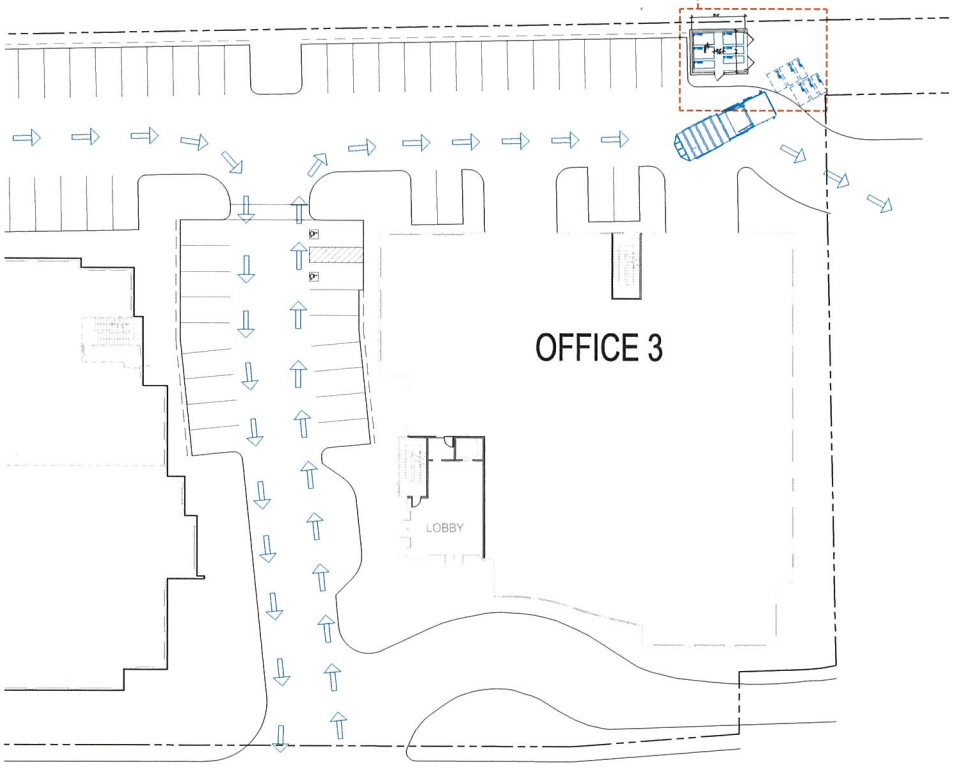
PATH TRASH TRUCK TO PICK UP TRASH FROM STAGING AREA



KEY PLAN



TRASH ENCLOSURE ELEVATIONS- OFFICE 3



WASTE MANAGEMENT GENERAL NOTES:

- CALCULATIONS ARE BASED ON "CITY OF MENLO PARK COMMERCIAL, INDUSTRIAL AND MULTI-FAMILY GARBAGE & RECYCLING ENCLOSURE PLAN GUIDELINE."
- SERVICING ON GRADE IS WITHIN 2%
- WEATHERPROOF "NO PARKING SIGNS" PLACED ON THE OUTSIDE OF THE TRASH STAGING ROOM
- CHUTES EQUIPPED WITH SHUT OFF VALVE
- BUILDING LIGHT ABOVE TRASH STAGING ROOM ROLL-UP DOOR
- THERE'S NO OVERHEAD OBSTRUCTION AT COLLECTION TRUCK PICKUP AREA

TRASH ENCLOSURE CALCULATIONS:

1. OFFICE BUILDING 3 TOTAL GROSS FLOOR AREA: 30,000 SF
2. EMPLOYEE: 30,000/250= 120 (250 SF GROSS FLOOR AREA/ EMPLOYEE)
3. DEBRIS/ EMPLOYEE: 80 LBS/ EMPLOYEE/ WEEK
4. TOTAL DEBRIS/ WEEK: 120x80= 9,600 LBS= 35.6 CY (1 CUBIC YARD= 270 LBS)
5. DIVIDE BY MAX. TWICE WEEKLY PICKUP STANDARD: 35.6/ 3= 12 CY/ SERVICE
6. GARBAGE- 6 CY, RECYCLING- 4 CY, COMPOST- 2 CY(/SERVICE)
7. THE FOLLOWING CONTAINERS ARE REQUIRED:
   - GARBAGE= TWO 3-YARD GARBAGE BINS
   - RECYCLING= ONE 3-YARD AND ONE 1-YARD RECYCLING BINS
   - ORGANICS= TWO 1-YARD COMPOST BINS

PROJECT NORTH

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

STANFORD UNIVERSITY

MIDDLE PLAZA at 500 El CAMINO REAL
Menlo Park, California

DES

WASTE MANAGEMENT PLAN- OFFICE 3
02/24/2017

A16.3

ROOF TILES- KILN RUN #8

PAINT COLOR - FIELD

PAINT COLOR- ACCENT

AWNING FABRIC

TIMBER DETAILS

SAMPLE DECORATIVE TILES

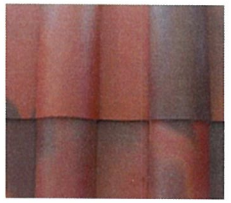
WINDOW MULLION

LIGHT FIXTURE

BUILDING 1

TERRACE PAVING, TYP. (BLDG. 1,2 & 3)
SALTILLO TILE

WROUGHT IRON RAILING (BLDG. 1,2 & 3)

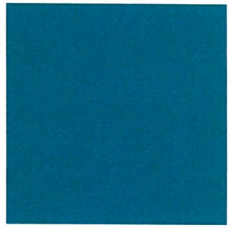


ROOF TILES- KILN RUN #8

PARKING LEVEL SCREENS (BLDG. 3)

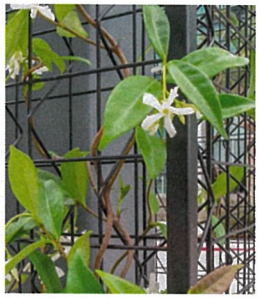
PAINT COLOR - FIELD

PAINT COLOR- ACCENT



AWNING FABRIC

TIMBER DETAILS



GREENSCREEN (BLDG. 3)

SAMPLE DECORATIVE TILES

WINDOW MULLION

LIGHT FIXTURE

BUILDING 2 & 3

STANFORD UNIVERSITY

MIDDLE PLAZA at 500 El CAMINO REAL

Menlo Park, California

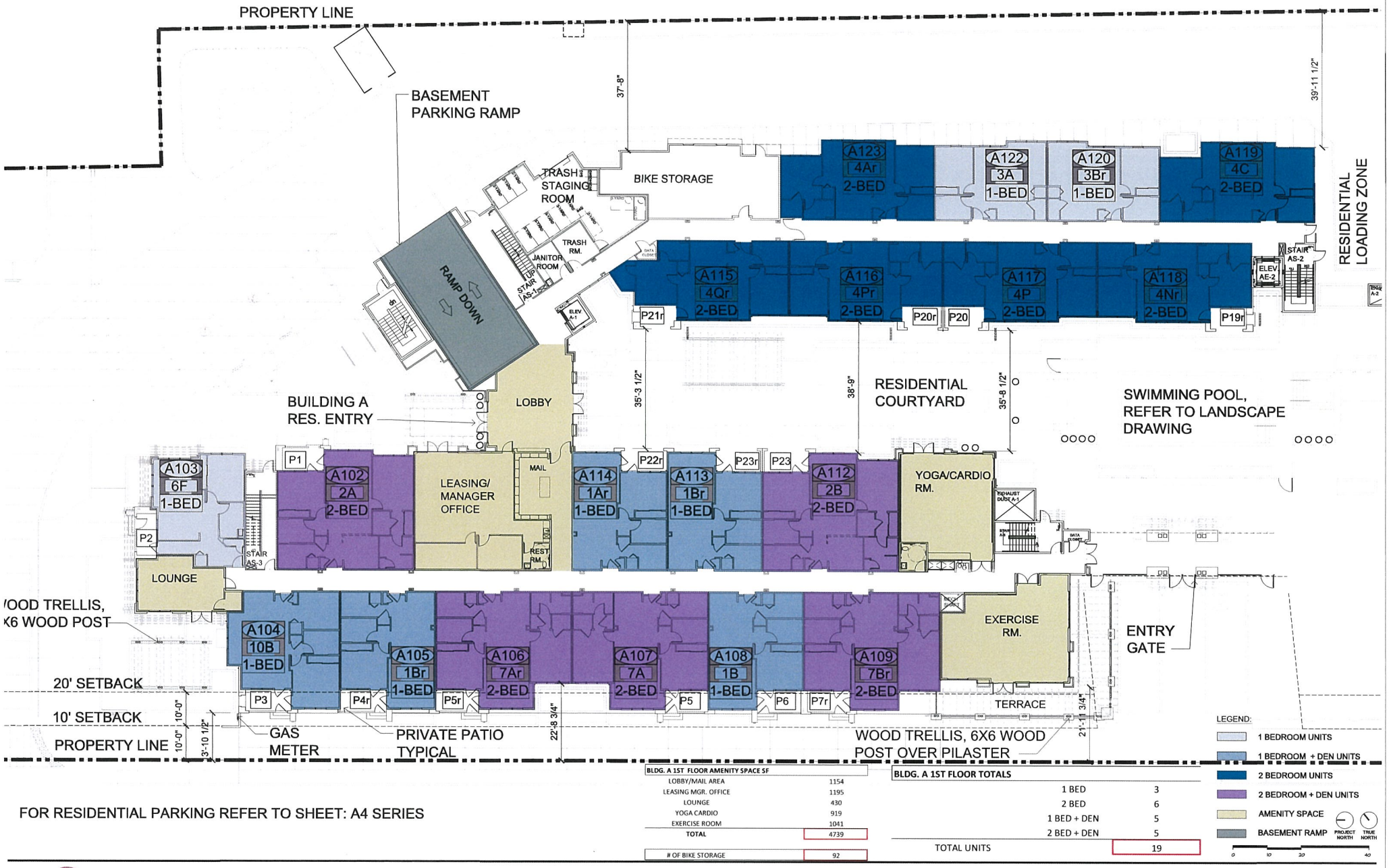
DES

OFFICE COLOR AND MATERIALS

05/20/2016 02/24/2017
07/18/2016
11/18/2016

A17

B50



FOR RESIDENTIAL PARKING REFER TO SHEET: A4 SERIES

BLDG. A 1ST FLOOR AMENITY SPACE SF	
LOBBY/MAIL AREA	1154
LEASING MGR. OFFICE	1195
LOUNGE	430
YOGA CARDIO	919
EXERCISE ROOM	1041
TOTAL	4739
# OF BIKE STORAGE	92

BLDG. A 1ST FLOOR TOTALS	
1 BED	3
2 BED	6
1 BED + DEN	5
2 BED + DEN	5
TOTAL UNITS	19

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B51

MIDDLE PLAZA at 500 El CAMINO REAL

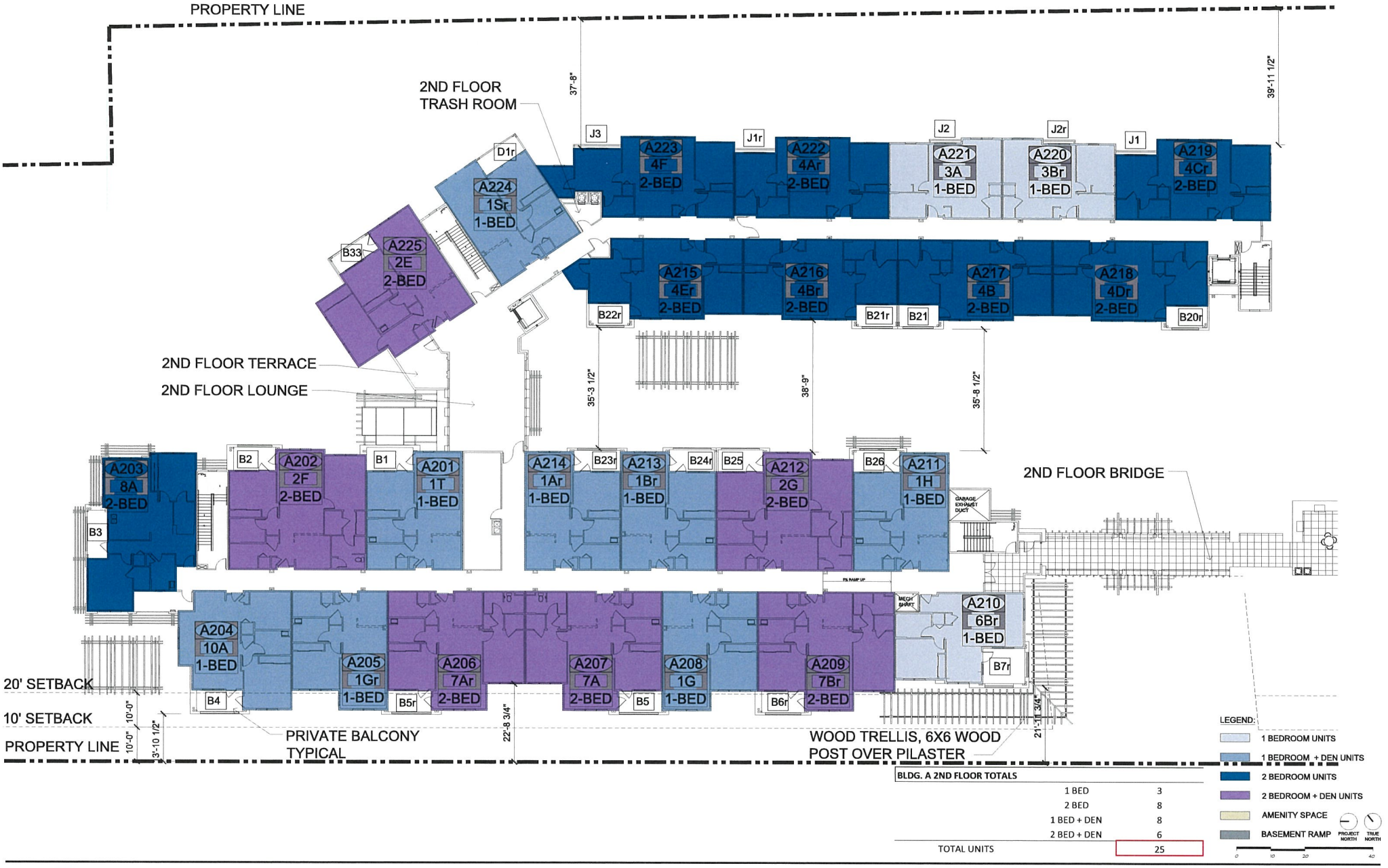
Menlo Park, California

DAHLIN

BUILDING A - FIRST FLOOR PLAN

02/24/2017

A18.1



BLDG. A 2ND FLOOR TOTALS	
1 BED	3
2 BED	8
1 BED + DEN	8
2 BED + DEN	6
TOTAL UNITS	25

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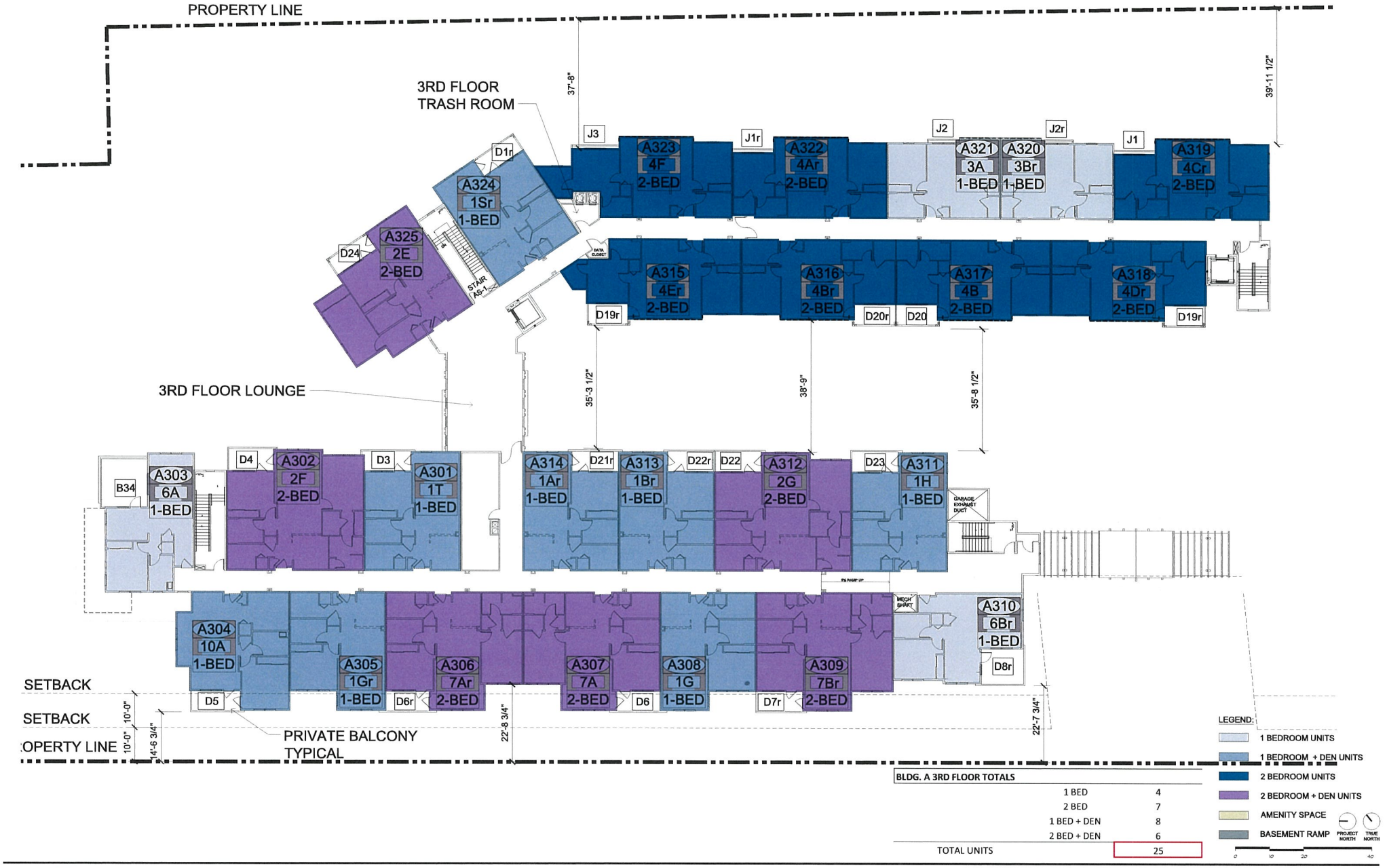
MIDDLE PLAZA at 500 El CAMINO REAL
Menlo Park, California

DAHLIN

BUILDING A - SECOND FLOOR PLAN
02/24/2017

A18.2



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MIDDLE PLAZA at 500 El CAMINO REAL

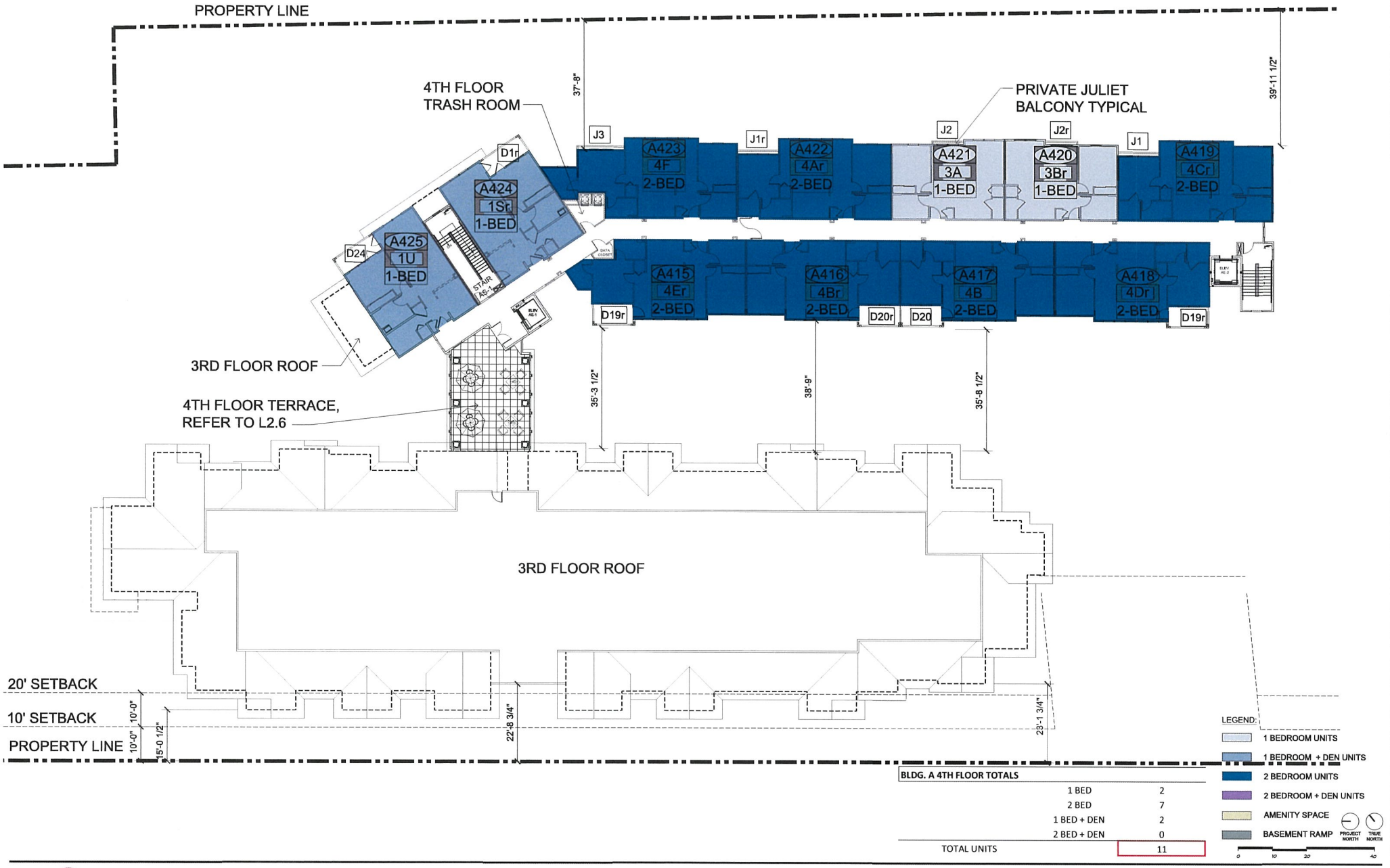
Menlo Park, California

DAHLIN

BUILDING A - THIRD FLOOR PLAN

02/24/2017

A18.3



BLDG. A 4TH FLOOR TOTALS	
1 BED	2
2 BED	7
1 BED + DEN	2
2 BED + DEN	0
TOTAL UNITS	11

LEGEND:
- 1 BEDROOM UNITS
- 1 BEDROOM + DEN UNITS
- 2 BEDROOM UNITS
- 2 BEDROOM + DEN UNITS
- AMENITY SPACE
- BASEMENT RAMP

PROJECT NORTH / TRUE NORTH

0 10 20 40

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B54

MIDDLE PLAZA at 500 El CAMINO REAL

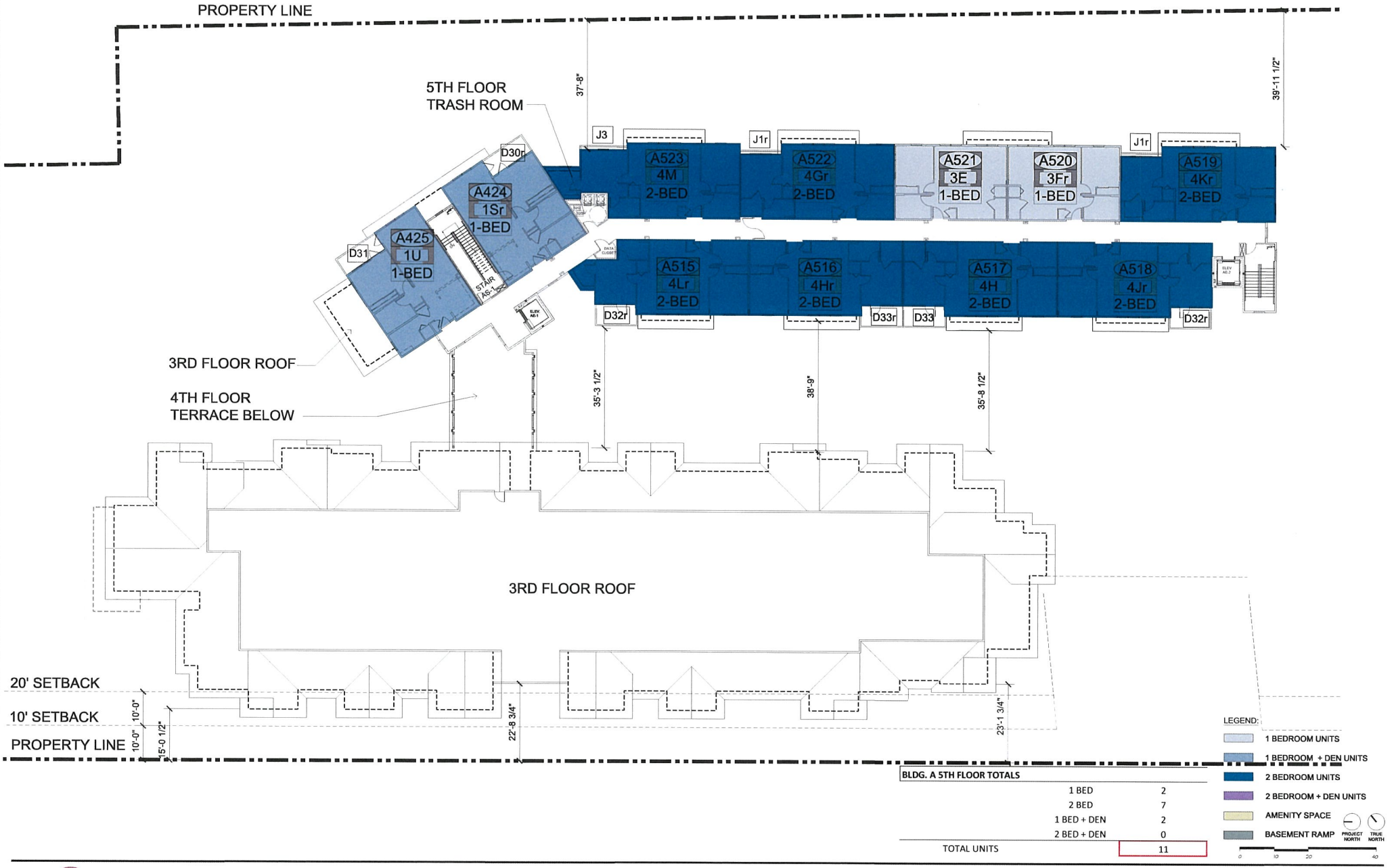
Menlo Park, California

DAHLIN

BUILDING A - FOURTH FLOOR PLAN

02/24/2017

A18.4



BLDG. A 5TH FLOOR TOTALS	
1 BED	2
2 BED	7
1 BED + DEN	2
2 BED + DEN	0
TOTAL UNITS	11

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B55

MIDDLE PLAZA at 500 El CAMINO REAL

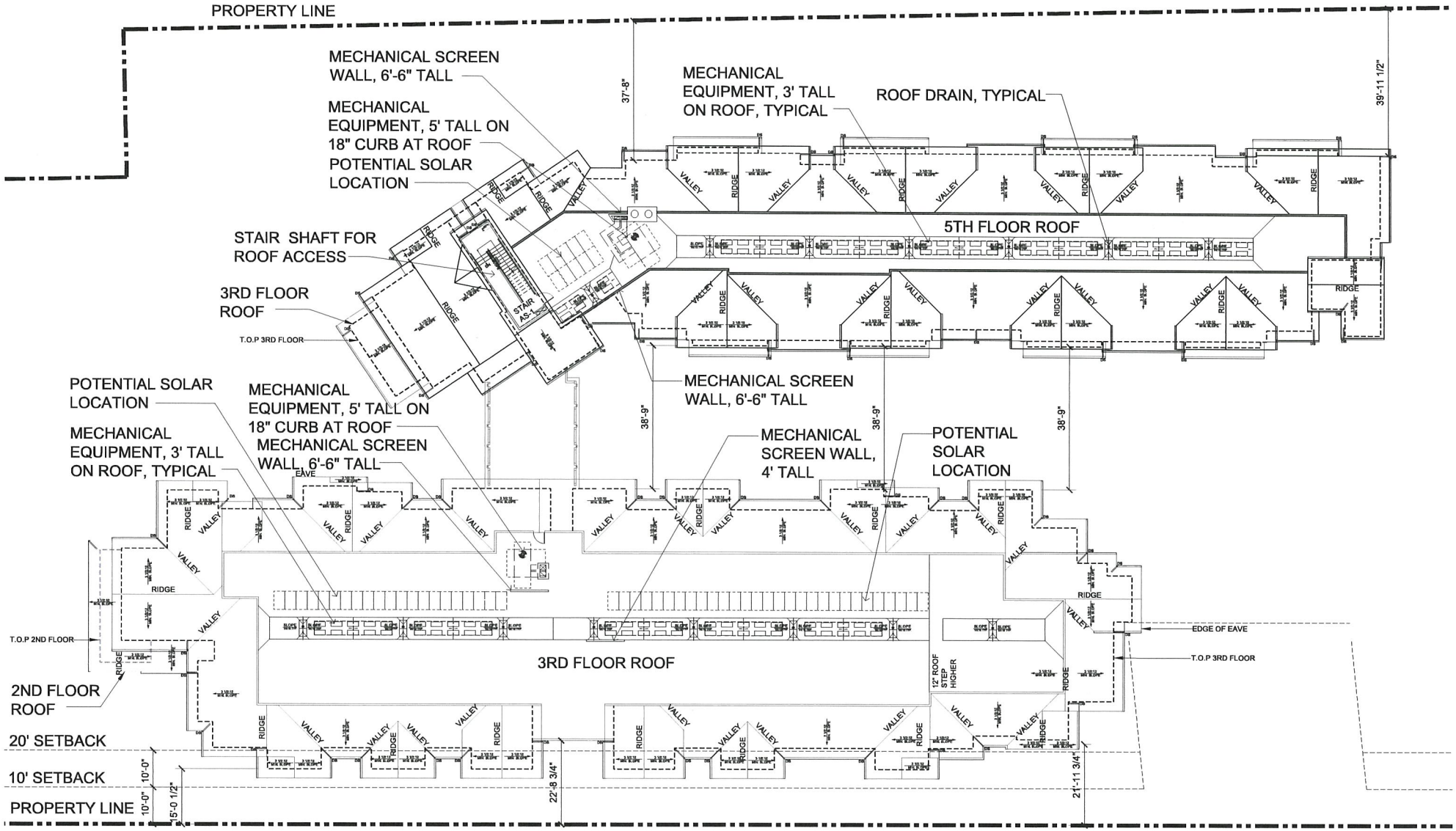
Menlo Park, California

DAHLIN

BUILDING A - FIFTH FLOOR PLAN

02/24/2017

A18.5



PROJECT NORTH TRUE NORTH

0 10 20 40

STANFORD UNIVERSITY

B56

MIDDLE PLAZA at 500 El CAMINO REAL

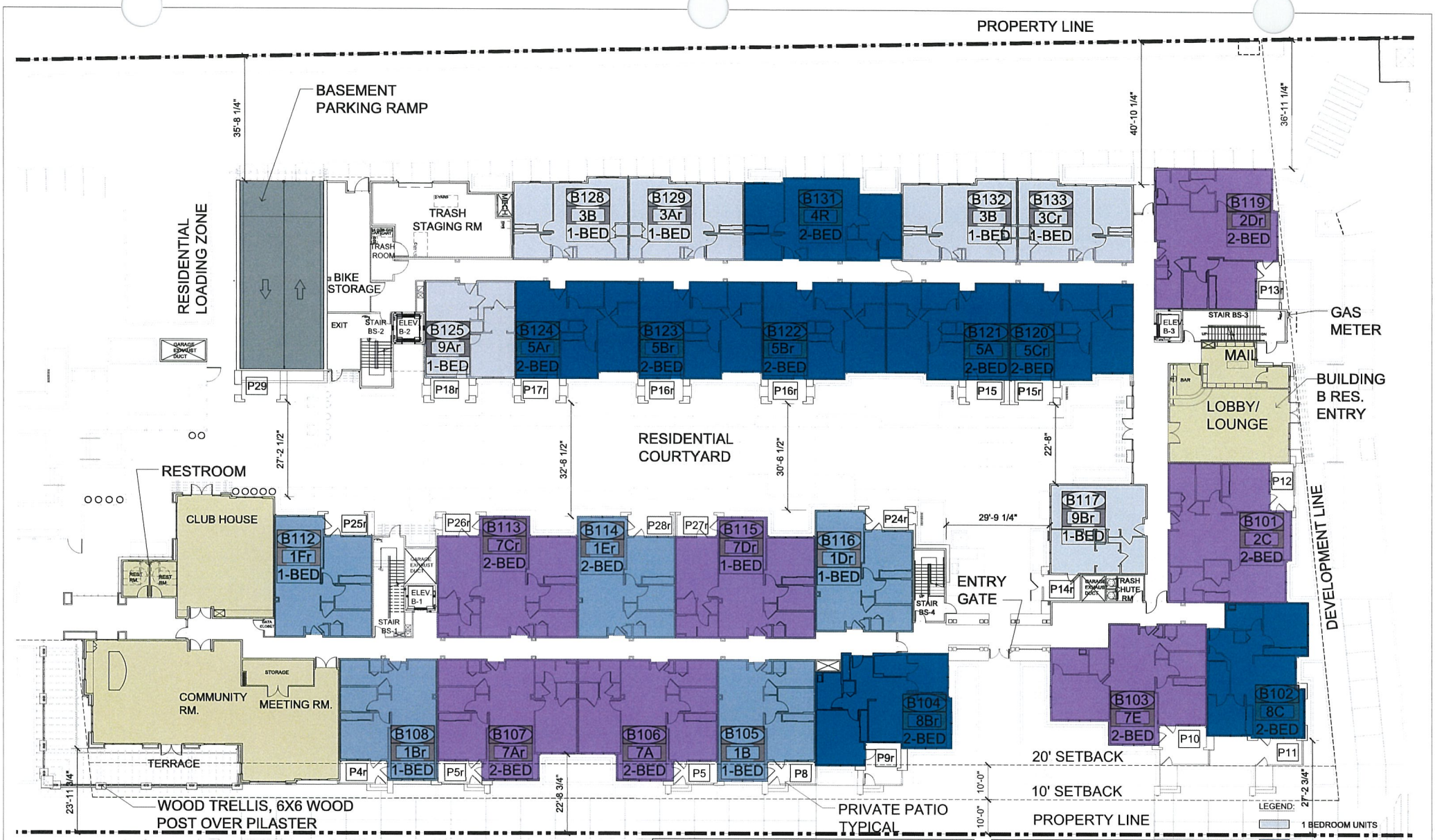
Menlo Park, California

DAHLIN

BUILDING A - ROOF PLAN

02/24/2017

A18.6



BLDG. B 1ST FLOOR AMENITY SPACE SF	
LOBBY/LOUNGE/ MAIL	1098
CLUB HOUSE	1144
COUMMUNITY/MEETING	2288
TOTAL	4530

# OF BIKE STORAGE	48

BLDG. B 1ST FLOOR TOTALS	
1 BED	6
2 BED	8
1 BED + DEN	5
2 BED + DEN	7
TOTAL UNITS	26

FOR RESIDENTIAL PARKING REFER TO SHEET: A4 SERIES

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B57

MIDDLE PLAZA at 500 El CAMINO REAL

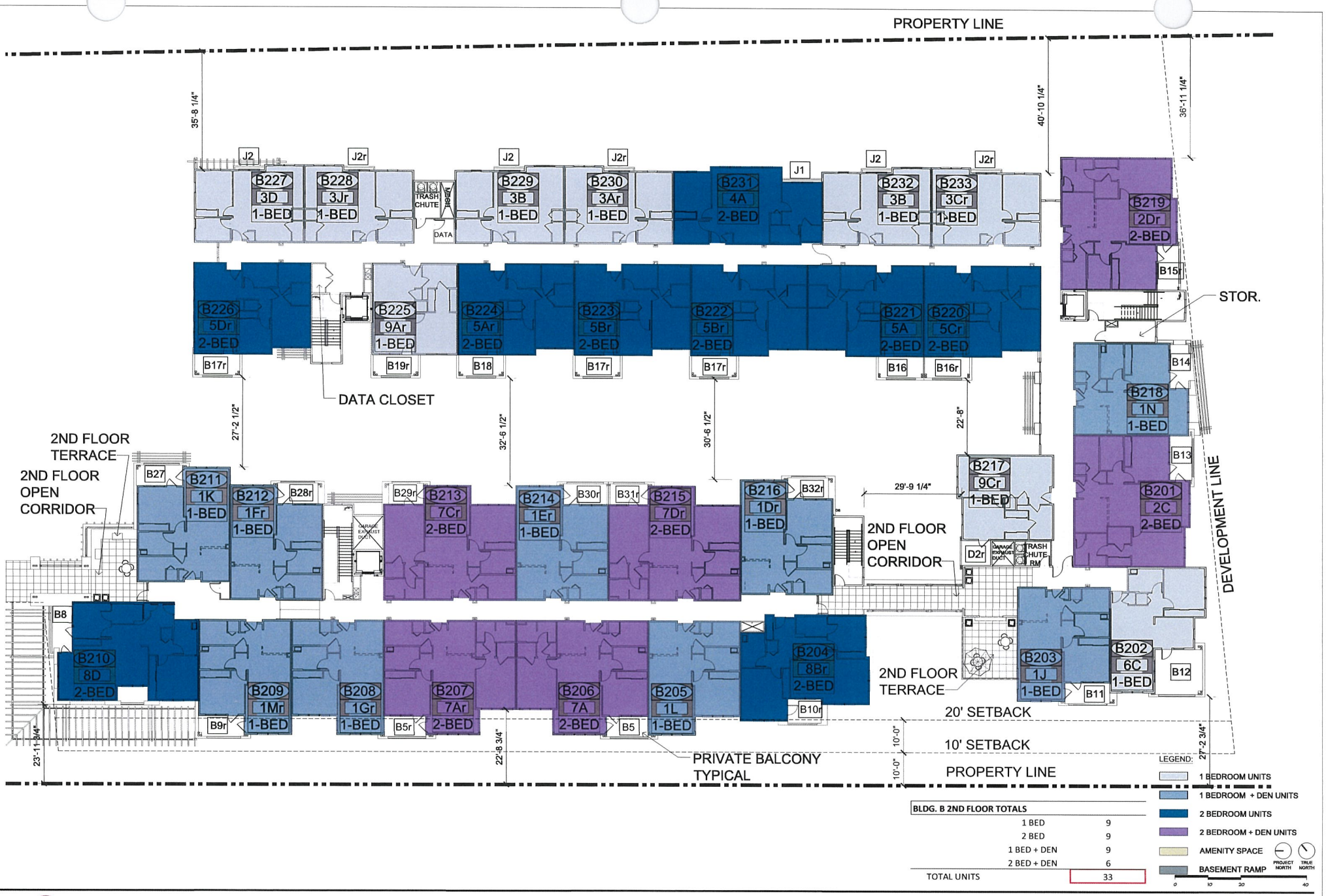
Menlo Park, California

DAHLIN

BUILDING B - FIRST FLOOR PLAN

02/24/2017

A19.1



BLDG. B 2ND FLOOR TOTALS	
1 BED	9
2 BED	9
1 BED + DEN	9
2 BED + DEN	6
TOTAL UNITS	33

STANFORD UNIVERSITY

B58

MIDDLE PLAZA at 500 El CAMINO REAL

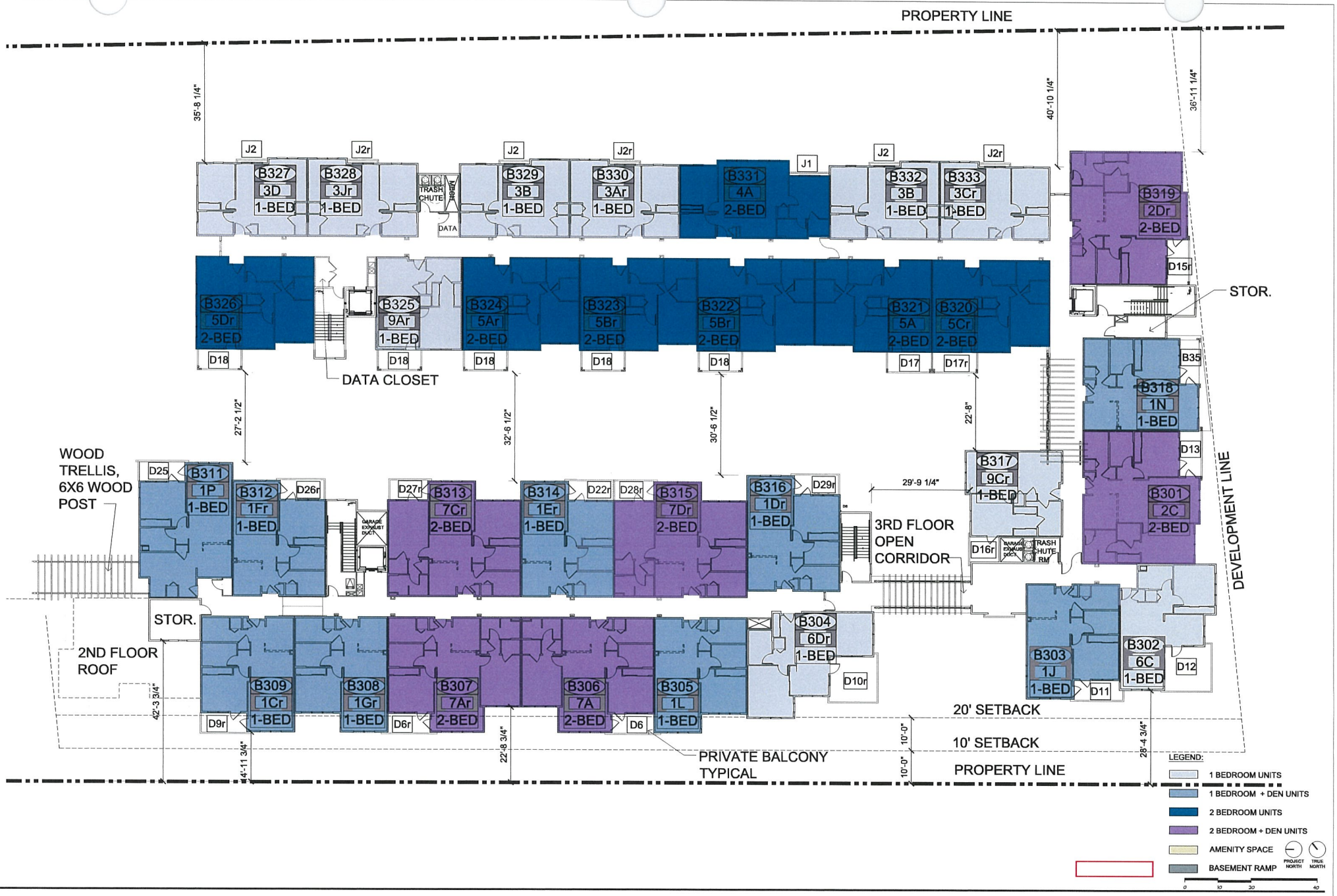
Menlo Park, California

DAHLIN

BUILDING B - SECOND FLOOR PLAN

02/24/2017

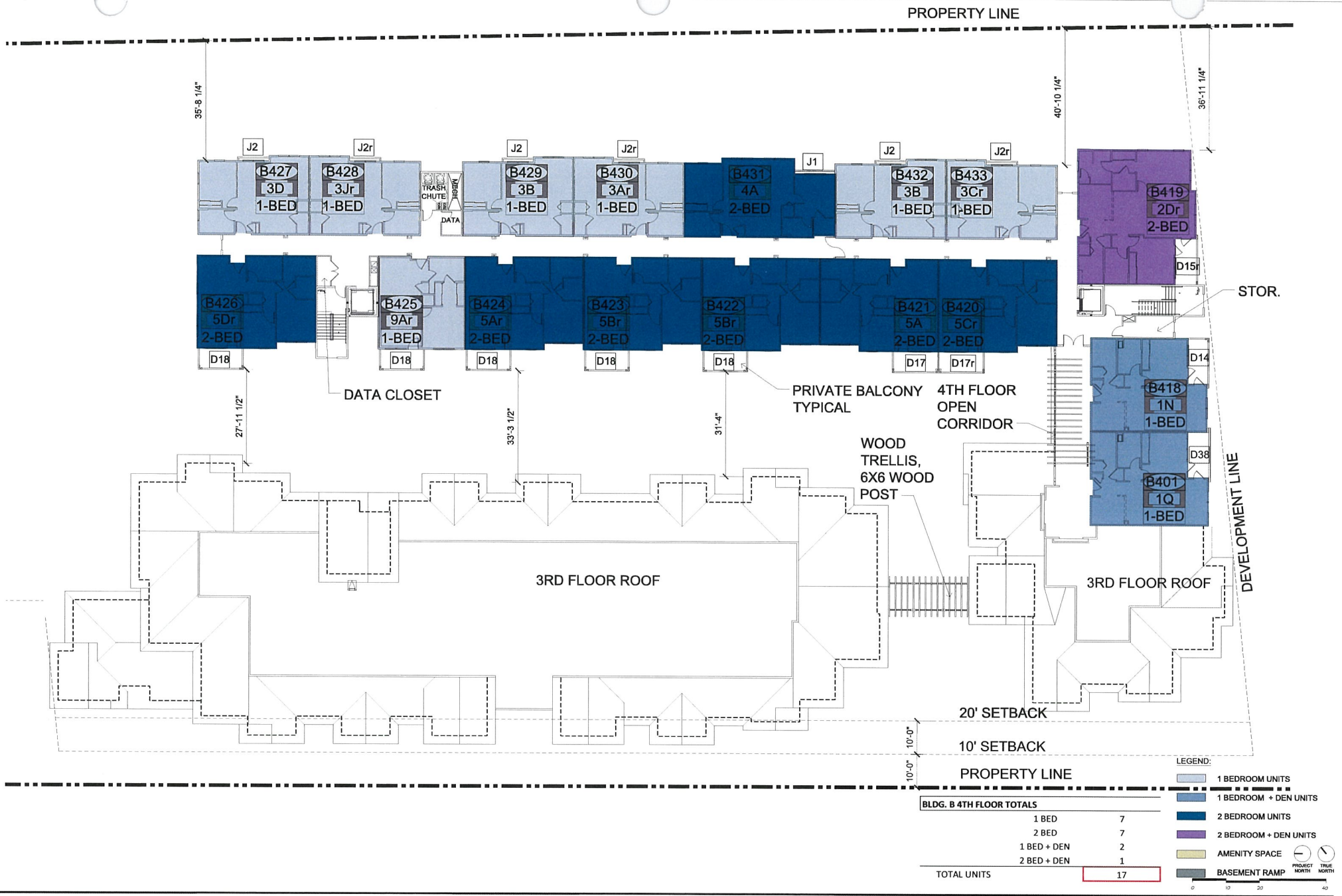
A19.2



MIDDLE PLAZA at 500 El CAMINO REAL
Menlo Park, California

BUILDING B - THIRD FLOOR PLAN
02/24/2017

A19.3



BLDG. B 4TH FLOOR TOTALS	
1 BED	7
2 BED	7
1 BED + DEN	2
2 BED + DEN	1
TOTAL UNITS	17

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B60

MIDDLE PLAZA at 500 El CAMINO REAL

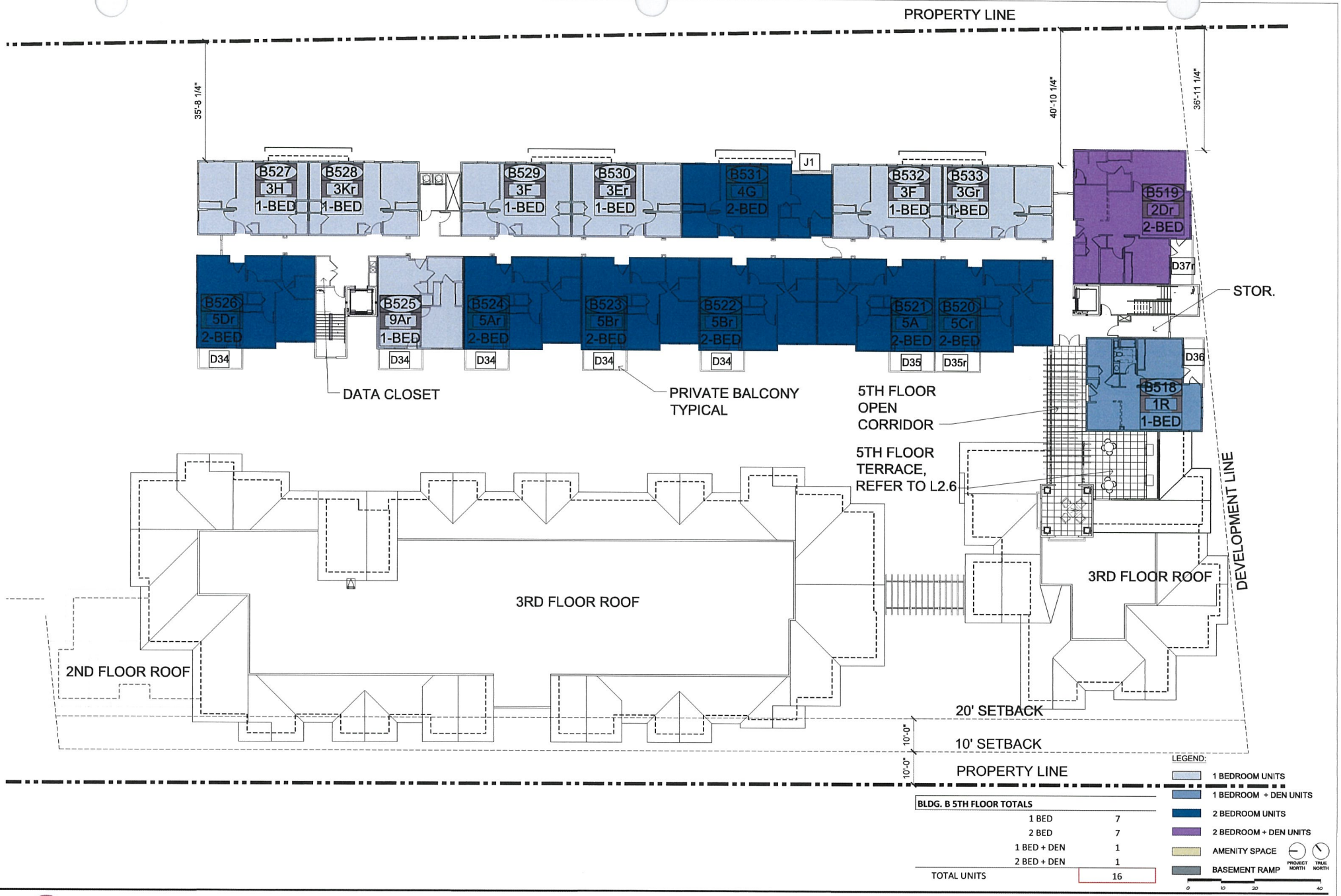
Menlo Park, California

DAHLIN

BUILDING B - FOURTH FLOOR PLAN

02/24/2017

A19.4



BLDG. B 5TH FLOOR TOTALS	
1 BED	7
2 BED	7
1 BED + DEN	1
2 BED + DEN	1
TOTAL UNITS	16

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B61

MIDDLE PLAZA at 500 El CAMINO REAL

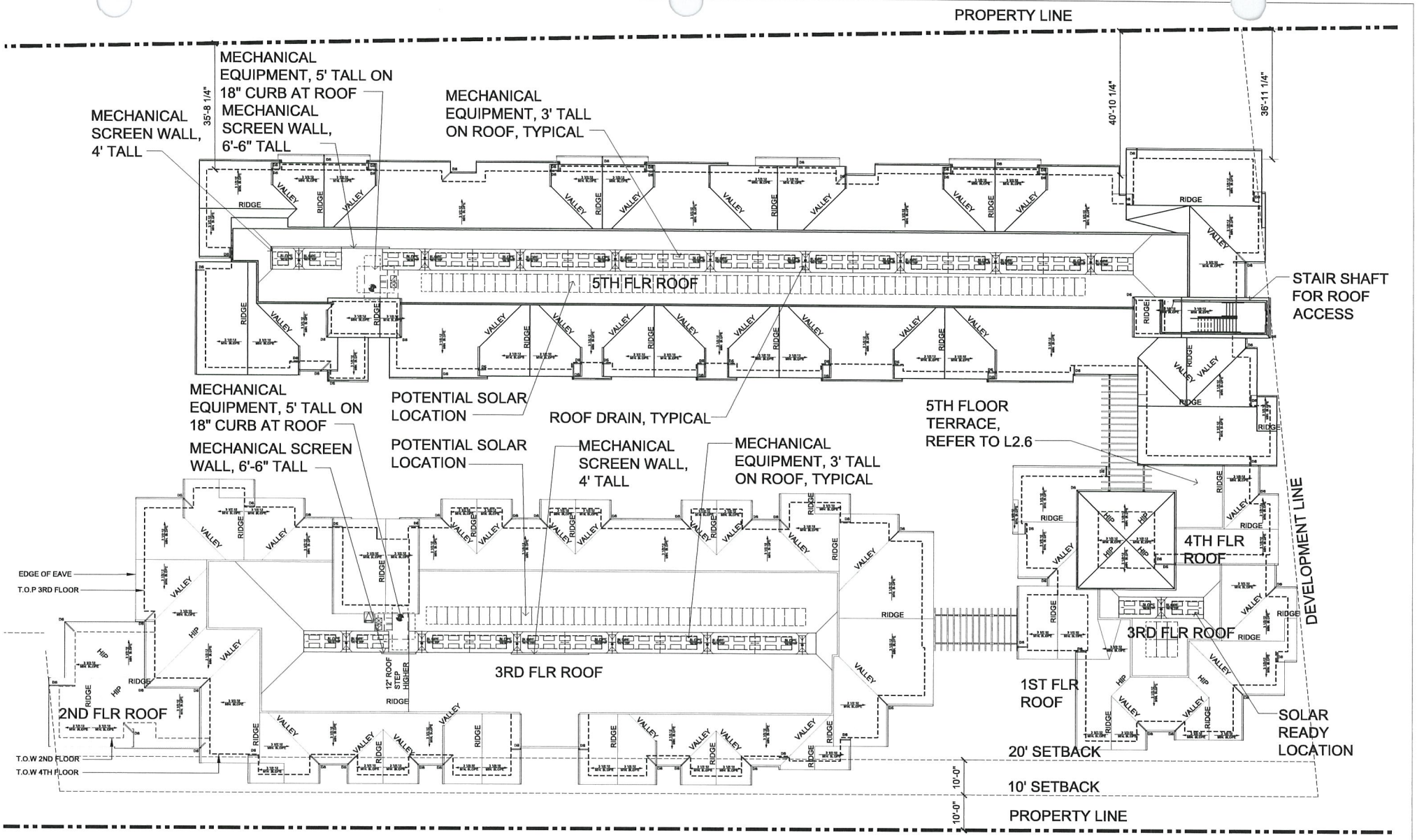
Menlo Park, California

DAHLIN

BUILDING B - FIFTH FLOOR PLAN

02/24/2017

A19.5



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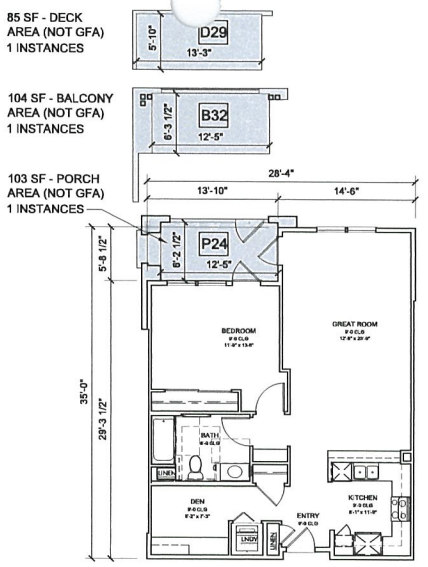
MIDDLE PLAZA at 500 El CAMINO REAL
Menlo Park, California

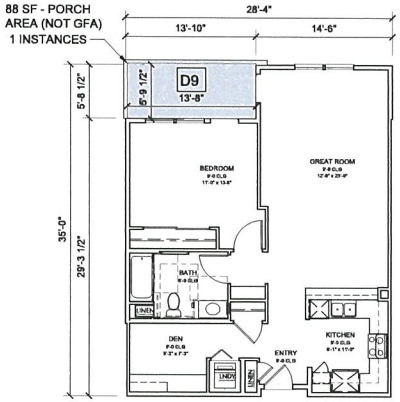
DAHLIN

BUILDING B - ROOF PLAN
02/24/2017

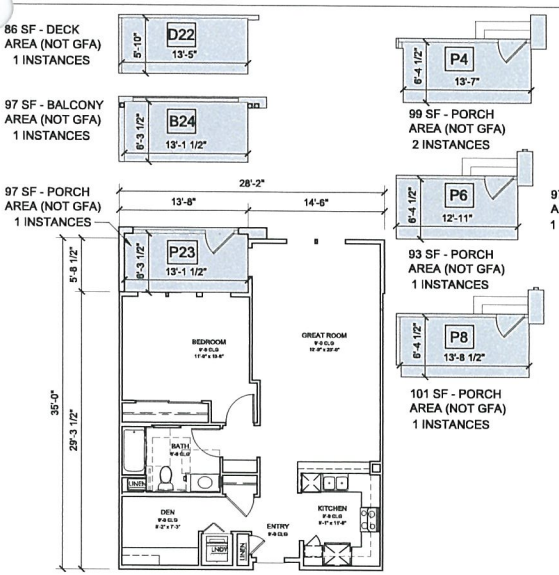
A19.6



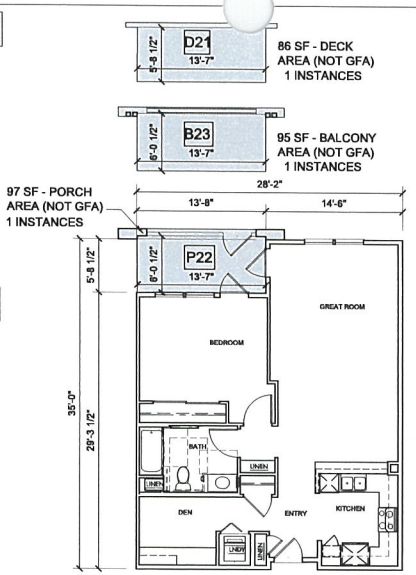
UNIT 1D
1 BED+DEN / 1 BATH
GROSS AREA: 900 SQFT
NET AREA: 835 SQFT
3 INSTANCES



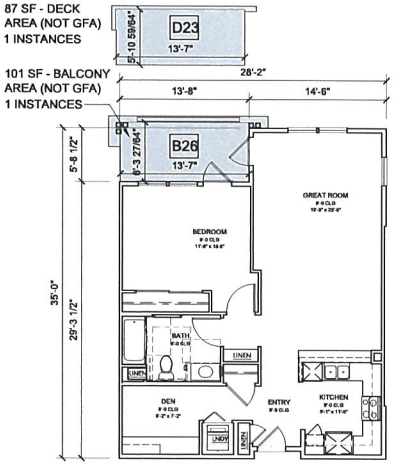
UNIT 1C
1 BED+DEN / 1 BATH
GROSS AREA: 902 SQFT
NET AREA: 842 SQFT
1 INSTANCES



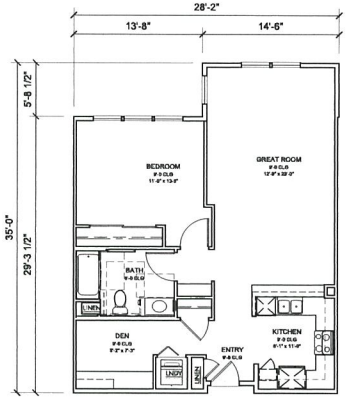
UNIT 1B
1 BED+DEN / 1 BATH
GROSS AREA: 899 SQFT
NET AREA: 842 SQFT
7 INSTANCES



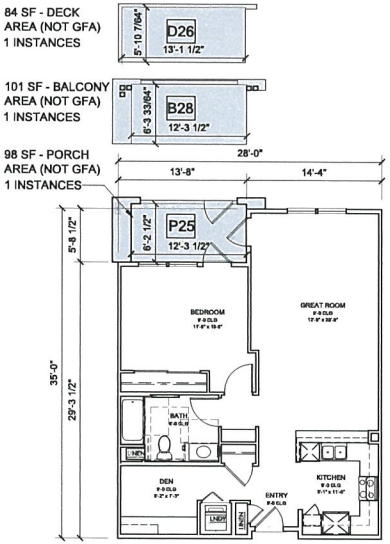
UNIT 1A
1 BED+DEN / 1 BATH
GROSS AREA: 904 SQFT
NET AREA: 842 SQFT
3 INSTANCES



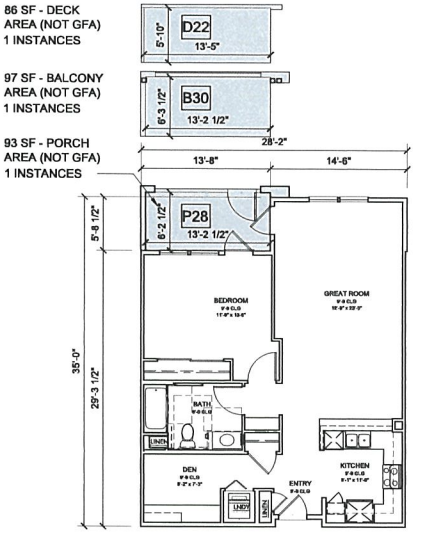
UNIT 1H
1 BED+DEN / 1 BATH
GROSS AREA: 901 SQFT
NET AREA: 842 SQFT
2 INSTANCES



UNIT 1G
1 BED+DEN / 1 BATH
GROSS AREA: 899 SQFT
NET AREA: 842 SQFT
6 INSTANCES



UNIT 1F
1 BED+DEN / 1 BATH
GROSS AREA: 899 SQFT
NET AREA: 842 SQFT
3 INSTANCES



UNIT 1E
1 BED+DEN / 1 BATH
GROSS AREA: 899 SQFT
NET AREA: 842 SQFT
3 INSTANCES

PROJECT NORTH
TRUE NORTH

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MIDDLE PLAZA at 500 El CAMINO REAL

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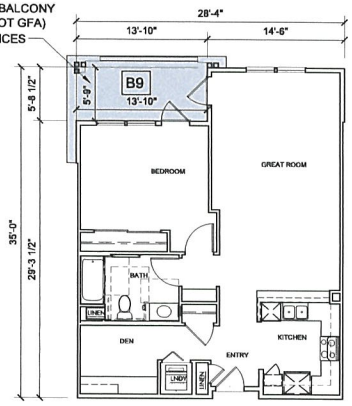
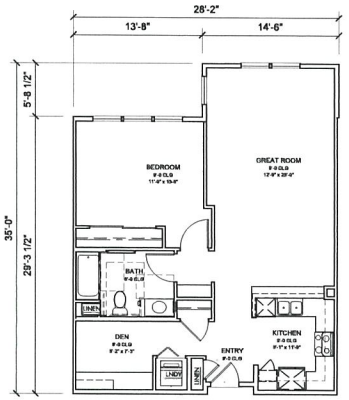
UNIT PLANS
02/24/2017

A20.1

109 SF - BALCONY
AREA (NOT GFA)
1 INSTANCES

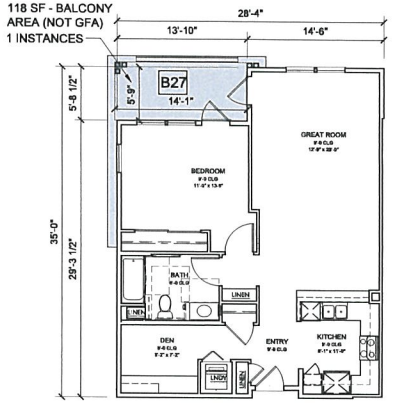


UNIT 1M
1 BED+DEN / 1 BATH
GROSS AREA: 900 SQFT
NET AREA: 842 SQFT
1 INSTANCES



UNIT 1L
1 BED+DEN / 1 BATH
GROSS AREA: 899 SQFT
NET AREA: 842 SQFT
2 INSTANCES

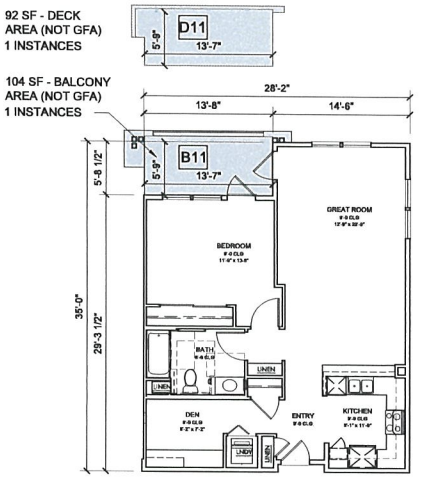
118 SF - BALCONY
AREA (NOT GFA)
1 INSTANCES



UNIT 1K
1 BED+DEN / 1 BATH
GROSS AREA: 904 SQFT
NET AREA: 842 SQFT
1 INSTANCES

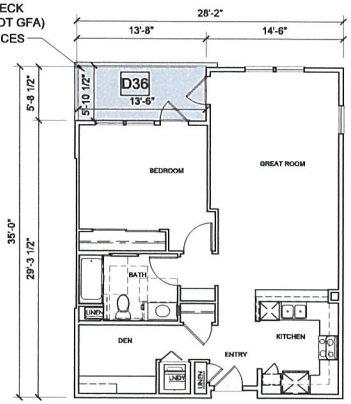
92 SF - DECK
AREA (NOT GFA)
1 INSTANCES

104 SF - BALCONY
AREA (NOT GFA)
1 INSTANCES



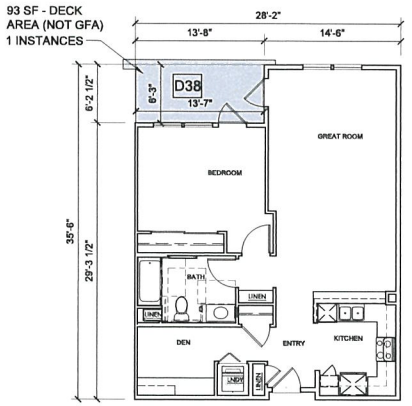
UNIT 1J
1 BED+DEN / 1 BATH
GROSS AREA: 904 SQFT
NET AREA: 842 SQFT
2 INSTANCES

87 SF - DECK
AREA (NOT GFA)
1 INSTANCES



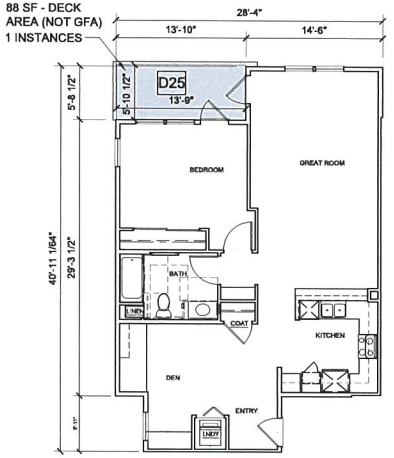
UNIT 1R
1 BED+DEN / 1 BATH
GROSS AREA: 905 SQFT
NET AREA: 842 SQFT
1 INSTANCES

93 SF - DECK
AREA (NOT GFA)
1 INSTANCES



UNIT 1Q
1 BED+DEN / 1 BATH
GROSS AREA: 911 SQFT
NET AREA: 849 SQFT
1 INSTANCES

88 SF - DECK
AREA (NOT GFA)
1 INSTANCES

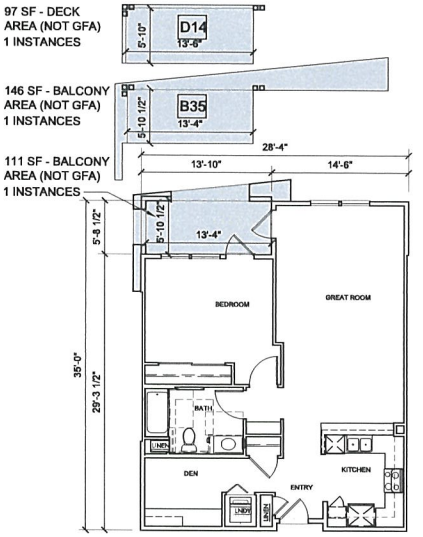


UNIT 1P
1 BED+DEN / 1 BATH
GROSS AREA: 994 SQFT
NET AREA: 930 SQFT
1 INSTANCES

97 SF - DECK
AREA (NOT GFA)
1 INSTANCES

146 SF - BALCONY
AREA (NOT GFA)
1 INSTANCES

111 SF - BALCONY
AREA (NOT GFA)
1 INSTANCES



UNIT 1N
1 BED+DEN / 1 BATH
GROSS AREA: 901 SQFT
NET AREA: 842 SQFT
3 INSTANCES

PROJECT NORTH
TRUE NORTH

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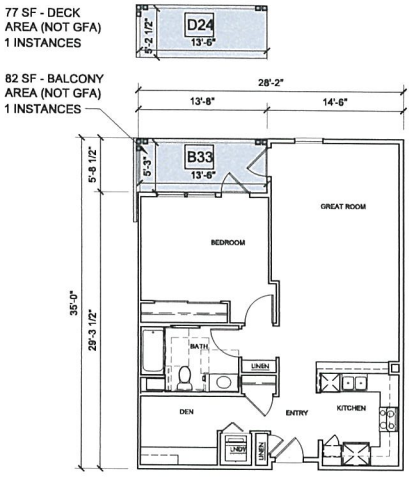
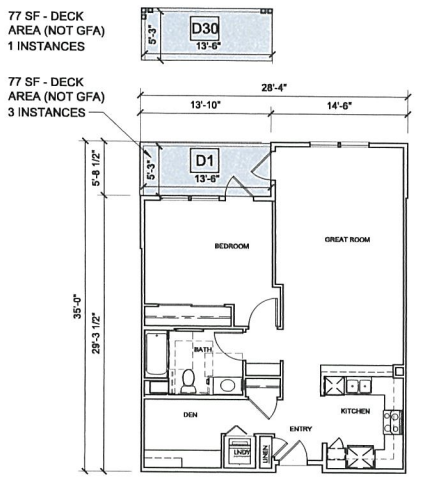
UNIT PLANS
02/24/2017

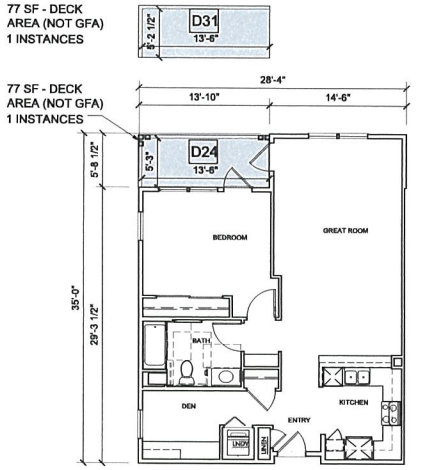
A20.2



UNIT 1T
1 BED+DEN / 1 BATH
GROSS AREA: 904 SQFT
NET AREA: 842 SQFT
2 INSTANCES



UNIT 1S
1 BED+DEN / 1 BATH
GROSS AREA: 900 SQFT
NET AREA: 842 SQFT
4 INSTANCES



UNIT 1U
1 BED+DEN / 1 BATH
GROSS AREA: 904 SQFT
NET AREA: 842 SQFT
2 INSTANCES

PROJECT NORTH
TRUE NORTH

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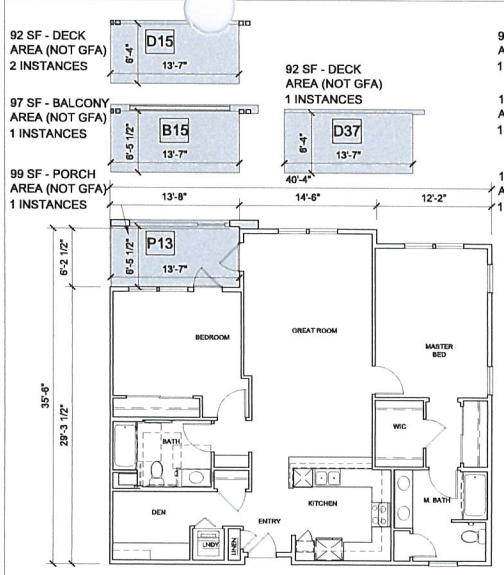
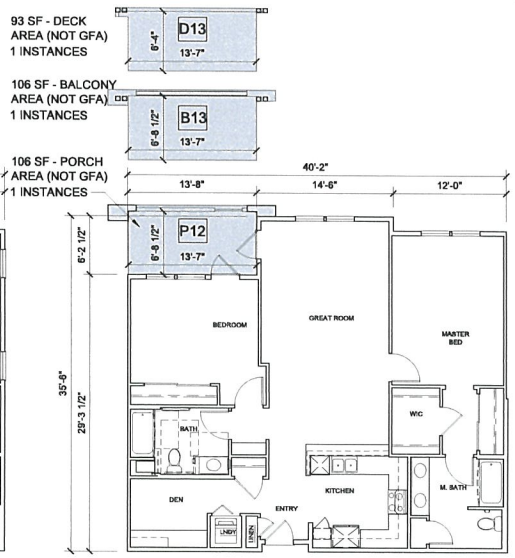
UNIT PLANS
02/24/2017

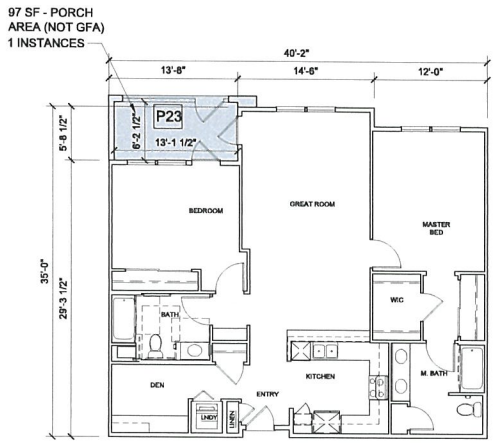
A20.3



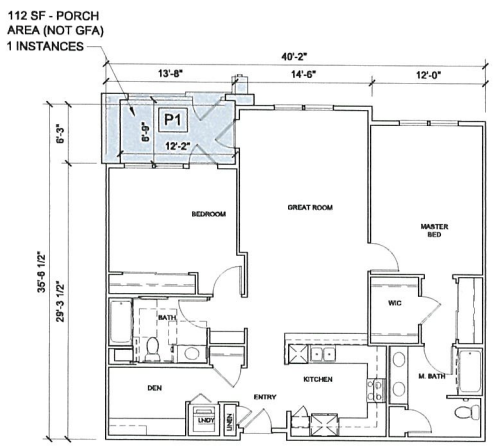
UNIT 2D
2 BED+DEN / 2 BATH
GROSS AREA: 1325 SQFT
NET AREA: 1251 SQFT
5 INSTANCES



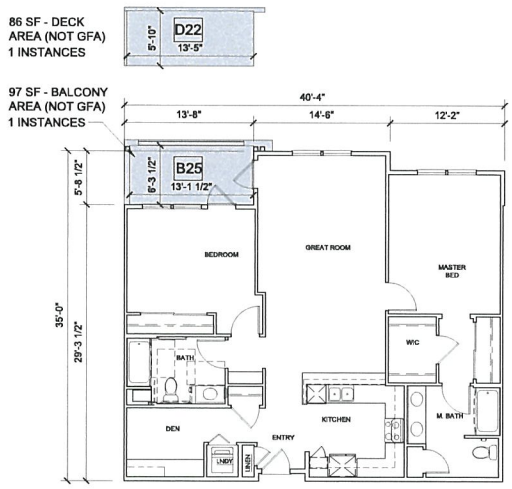
UNIT 2C
2 BED+DEN / 2 BATH
GROSS AREA: 1322 SQFT
NET AREA: 1251 SQFT
3 INSTANCES



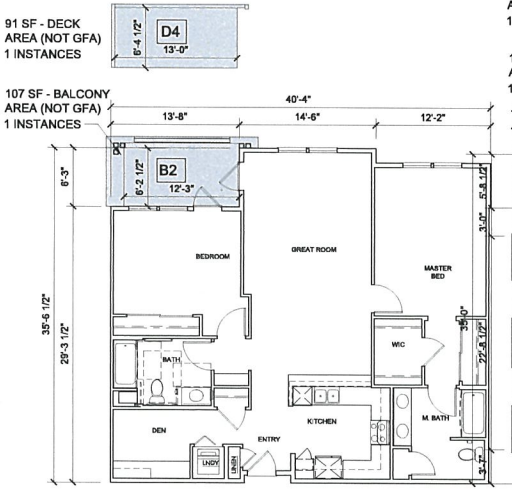
UNIT 2B
2 BED+DEN / 2 BATH
GROSS AREA: 1300 SQFT
NET AREA: 1233 SQFT
1 INSTANCES



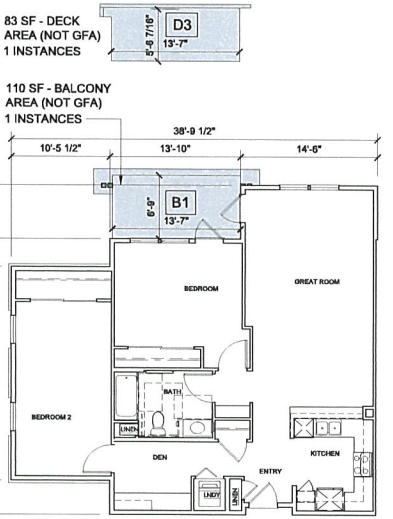
UNIT 2A
2 BED+DEN / 2 BATH
GROSS AREA: 1320 SQFT
NET AREA: 1252 SQFT
1 INSTANCES



UNIT 2G
2 BED+DEN / 2 BATH
GROSS AREA: 1300 SQFT
NET AREA: 1232 SQFT
2 INSTANCES



UNIT 2F
2 BED+DEN / 2 BATH
GROSS AREA: 1320 SQFT
NET AREA: 1252 SQFT
2 INSTANCES



UNIT 2E
2 BED+DEN / 1 BATH
GROSS AREA: 1141 SQFT
NET AREA: 1005 SQFT
2 INSTANCES

PROJECT NORTH
TRUE NORTH

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UNIT PLANS
02/24/2017

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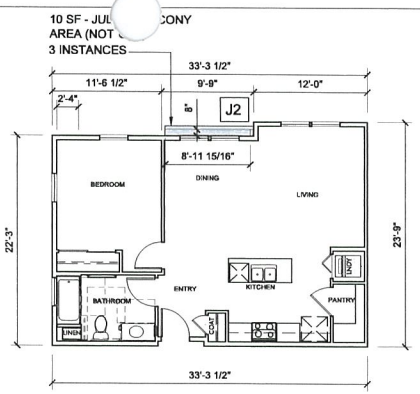
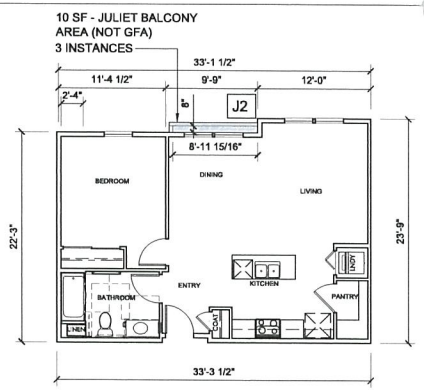
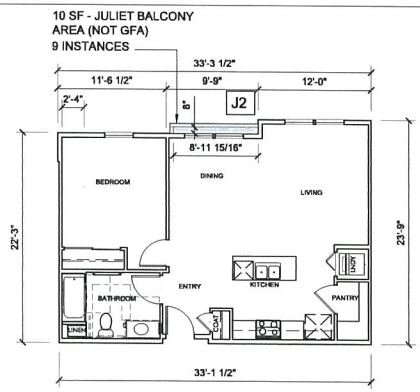


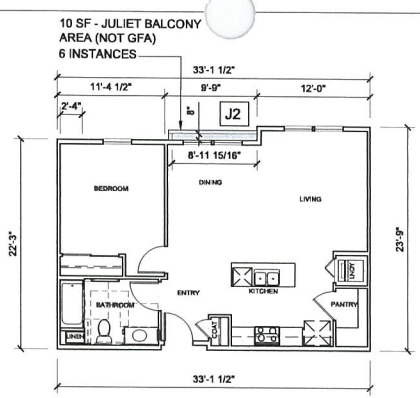
UNIT 3D
1 BED / 1 BATH
GROSS AREA: 756 SQFT
NET AREA: 702 SQFT
3 INSTANCES



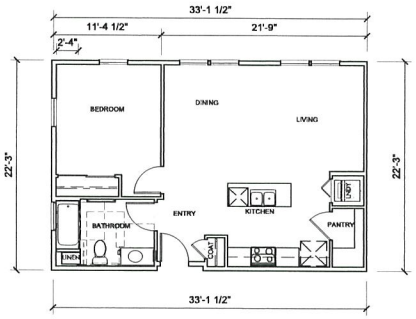
UNIT 3C
1 BED / 1 BATH
GROSS AREA: 756 SQFT
NET AREA: 702 SQFT
4 INSTANCES



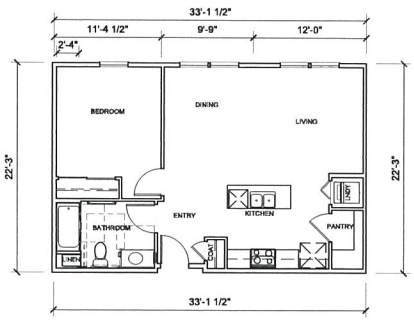
UNIT 3B
1 BED / 1 BATH
GROSS AREA: 753 SQFT
NET AREA: 702 SQFT
12 INSTANCES



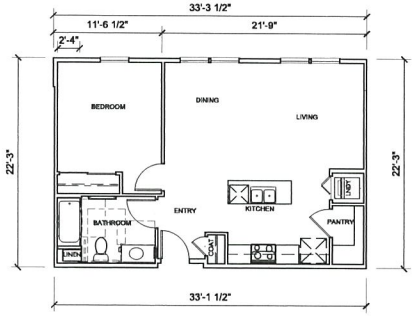
UNIT 3A
1 BED / 1 BATH
GROSS AREA: 753 SQFT
NET AREA: 702 SQFT
8 INSTANCES



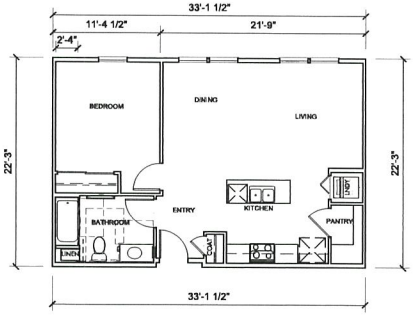
UNIT 3H
1 BED / 1 BATH
GROSS AREA: 738 SQFT
NET AREA: 686 SQFT
1 INSTANCES



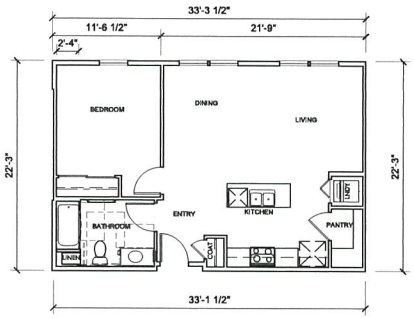
UNIT 3G
1 BED / 1 BATH
GROSS AREA: 738 SQFT
NET AREA: 686 SQFT
1 INSTANCES



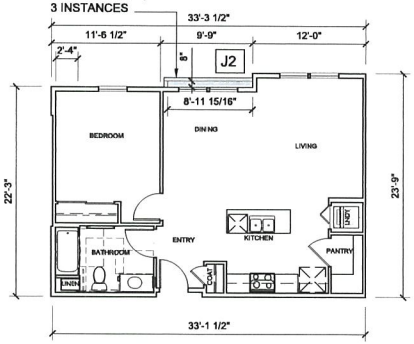
UNIT 3F
1 BED / 1 BATH
GROSS AREA: 735 SQFT
NET AREA: 686 SQFT
3 INSTANCES



UNIT 3E
1 BED / 1 BATH
GROSS AREA: 735 SQFT
NET AREA: 686 SQFT
2 INSTANCES



UNIT 3K
1 BED / 1 BATH
GROSS AREA: 736 SQFT
NET AREA: 686 SQFT
1 INSTANCES



UNIT 3J
1 BED / 1 BATH
GROSS AREA: 754 SQFT
NET AREA: 702 SQFT
3 INSTANCES

PROJECT NORTH
TRUE NORTH
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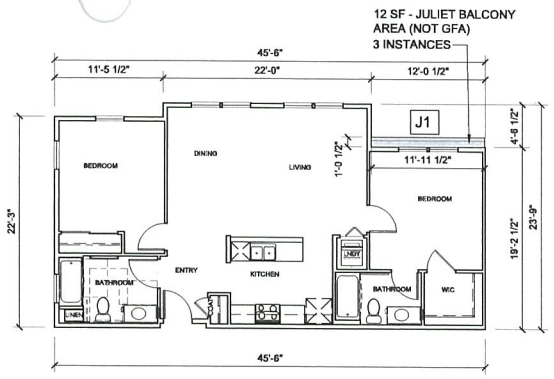
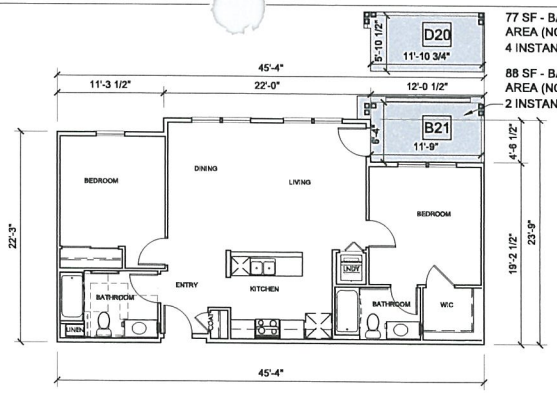
UNIT PLANS
02/24/2017

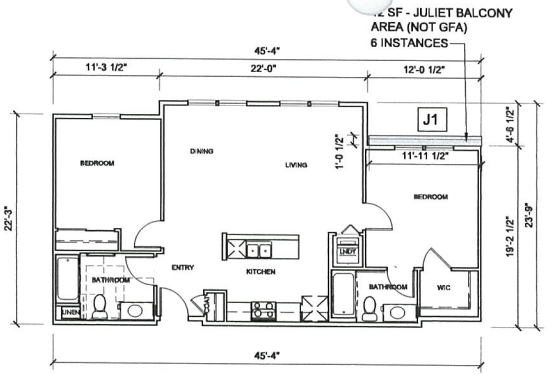
A20.5



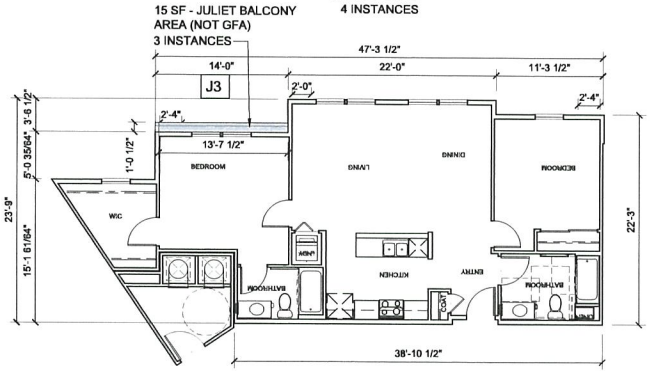
UNIT 4C
2 BED / 2 BATH
GROSS AREA: 1006 SQFT
NET AREA: 939 SQFT
4 INSTANCES



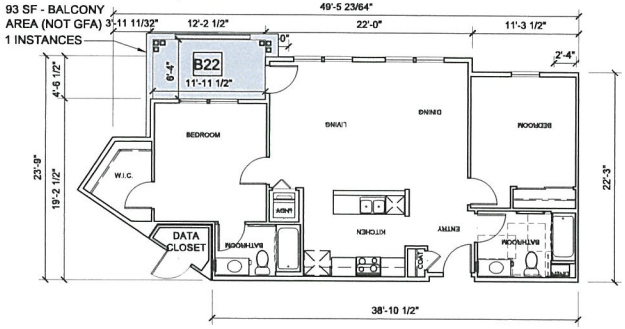
UNIT 4B
2 BED / 2 BATH
GROSS AREA: 1003 SQFT
NET AREA: 939 SQFT
6 INSTANCES



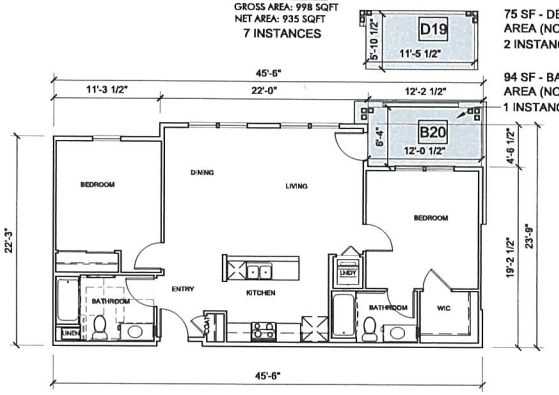
UNIT 4A
2 BED / 2 BATH
GROSS AREA: 998 SQFT
NET AREA: 935 SQFT
7 INSTANCES



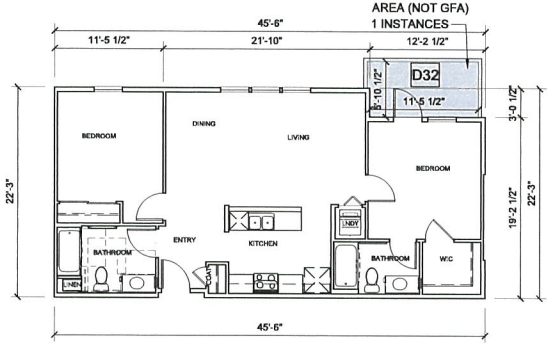
UNIT 4F
2 BED / 2 BATH
GROSS AREA: 1066 SQFT
NET AREA: 992 SQFT
3 INSTANCES



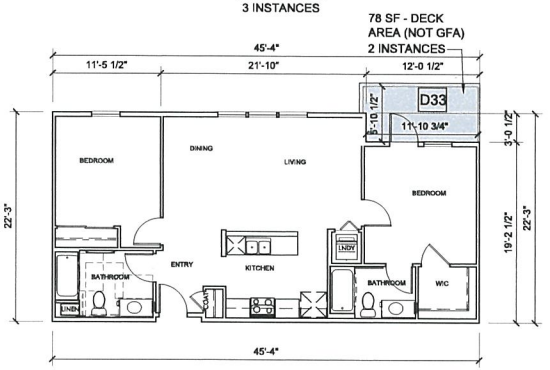
UNIT 4E
2 BED / 2 BATH
GROSS AREA: 1017 SQFT
NET AREA: 948 SQFT
3 INSTANCES



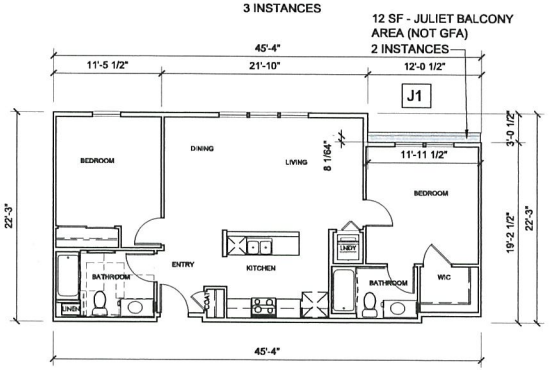
UNIT 4D
2 BED / 2 BATH
GROSS AREA: 1004 SQFT
NET AREA: 939 SQFT
3 INSTANCES



UNIT 4J
2 BED / 2 BATH
GROSS AREA: 971 SQFT
NET AREA: 908 SQFT
1 INSTANCES



UNIT 4H
2 BED / 2 BATH
GROSS AREA: 970 SQFT
NET AREA: 908 SQFT
2 INSTANCES



UNIT 4G
2 BED / 2 BATH
GROSS AREA: 965 SQFT
NET AREA: 904 SQFT
2 INSTANCES

PROJECT NORTH
TRUE NORTH

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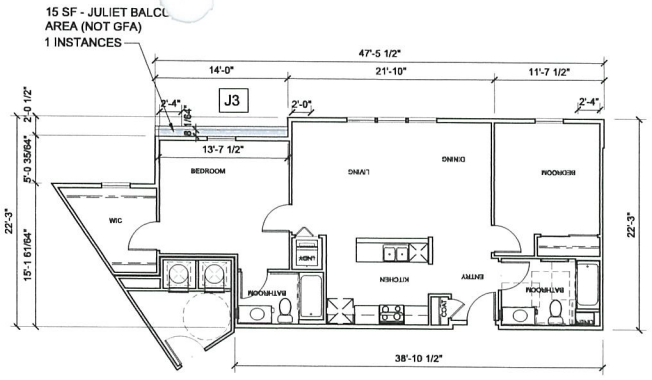
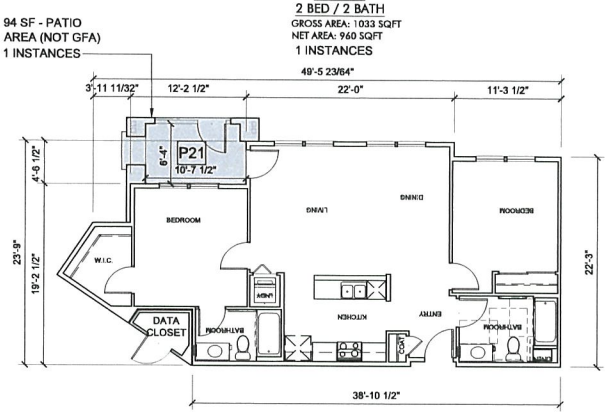
UNIT PLANS
02/24/2017

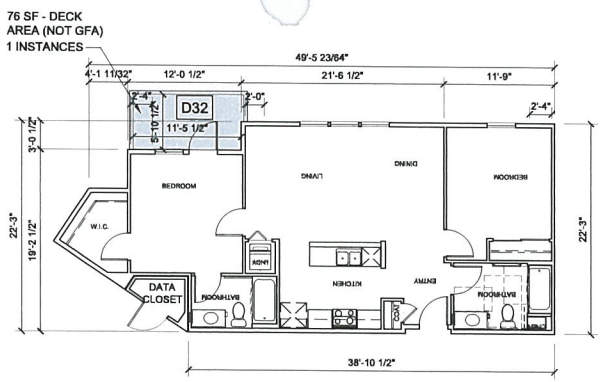
A20.6



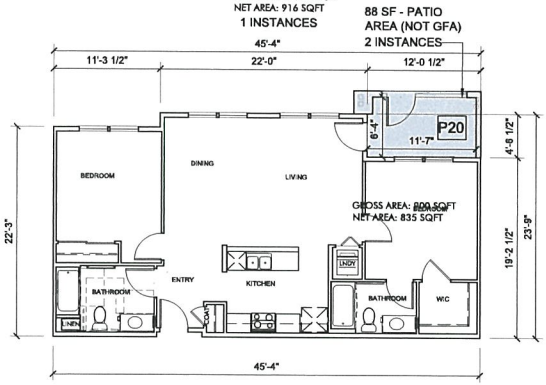
UNIT 4M
2 BED / 2 BATH
GROSS AREA: 1033 SQFT
NET AREA: 960 SQFT
1 INSTANCES



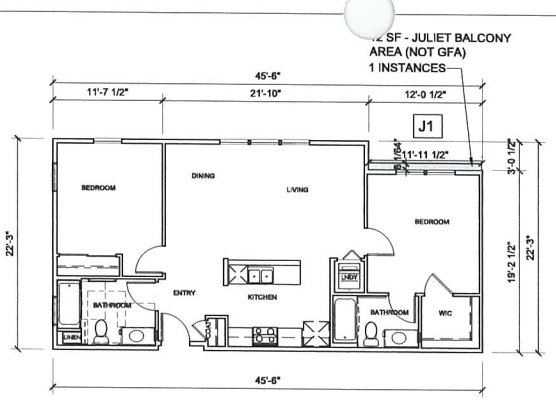
UNIT 4Q
2 BED / 2 BATH
GROSS AREA: 1017 SQFT
NET AREA: 948 SQFT
1 INSTANCES



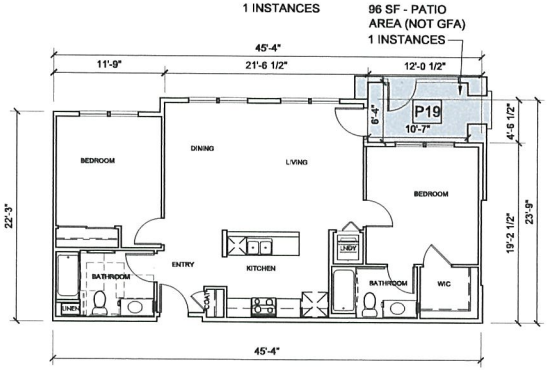
UNIT 4L
2 BED / 2 BATH
GROSS AREA: 983 SQFT
NET AREA: 916 SQFT
1 INSTANCES



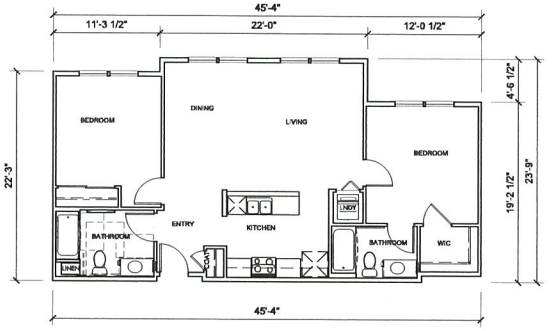
UNIT 4P
2 BED / 2 BATH
GROSS AREA: 1003 SQFT
NET AREA: 939 SQFT
2 INSTANCES



UNIT 4K
2 BED / 2 BATH
GROSS AREA: 973 SQFT
NET AREA: 908 SQFT
1 INSTANCES



UNIT 4N
2 BED / 2 BATH
GROSS AREA: 1004 SQFT
NET AREA: 939 SQFT
1 INSTANCES



UNIT 4R
2 BED / 2 BATH
GROSS AREA: 998 SQFT
NET AREA: 935 SQFT
1 INSTANCES

PROJECT NORTH
TRUE NORTH

0 8 16 32 64

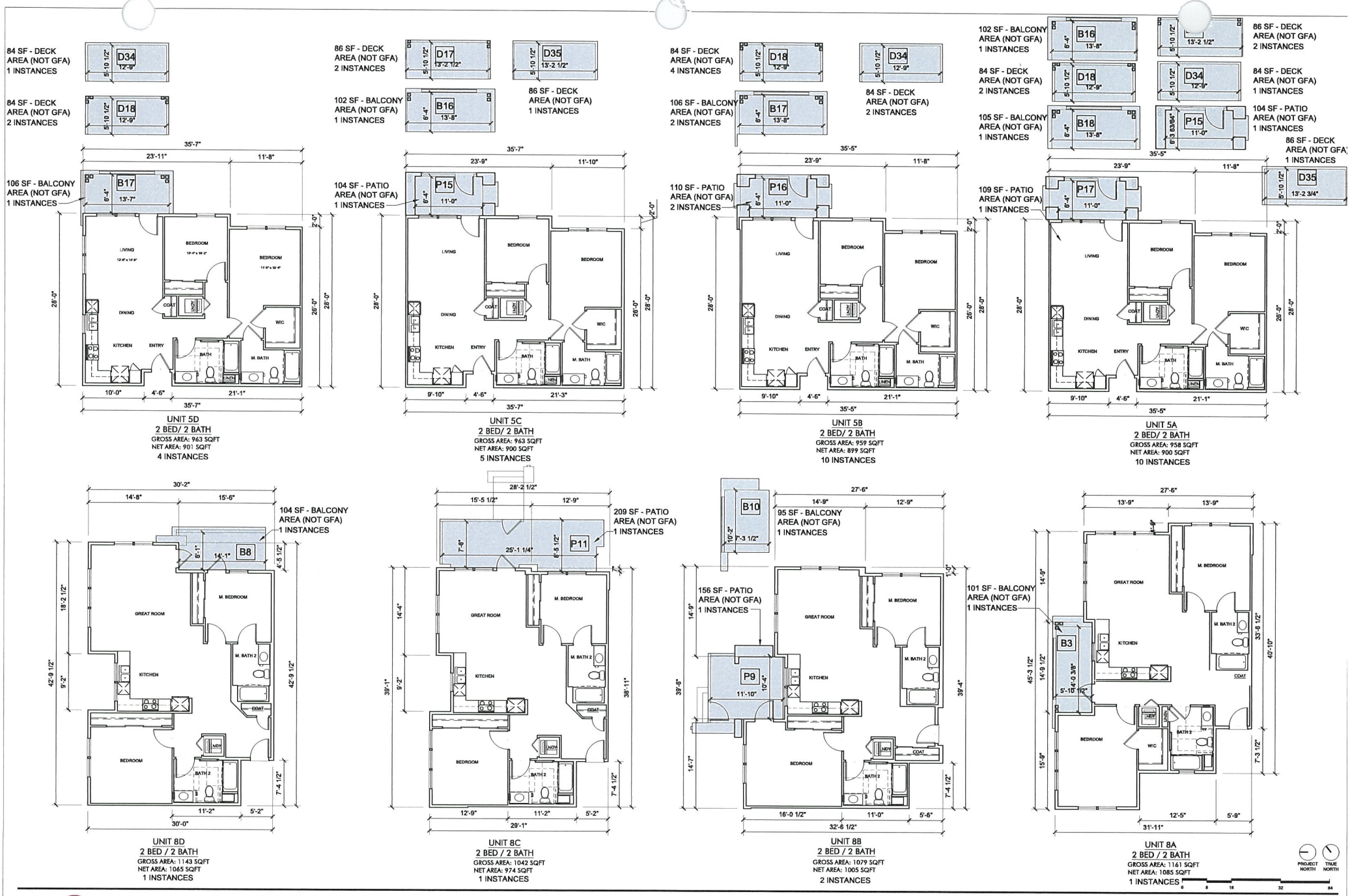
STANFORD UNIVERSITY

MIDDLE PLAZA at 500 El CAMINO REAL
Menlo Park, California

DAHLIN

UNIT PLANS
02/24/2017

A20.7



STANFORD UNIVERSITY

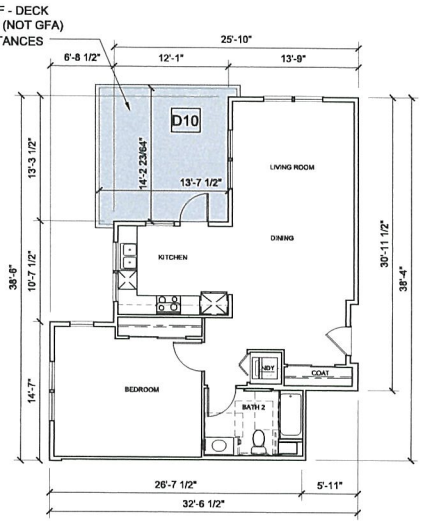
MIDDLE PLAZA at 500 El CAMINO REAL

Menlo Park, California

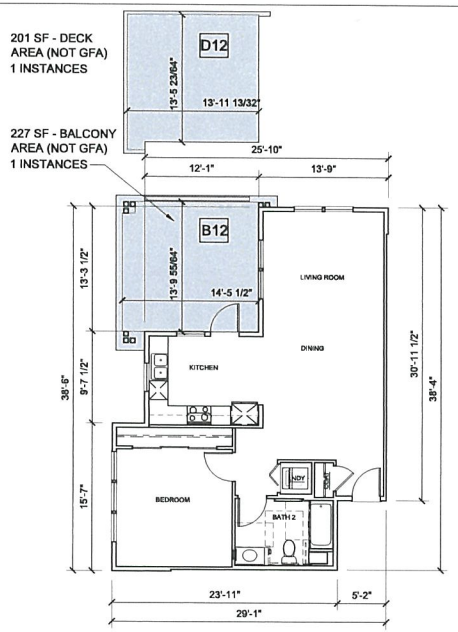
DAHLIN

UNIT PLANS
02/24/2017

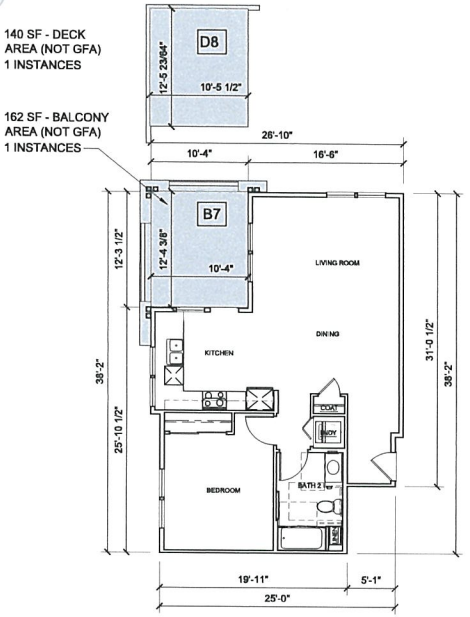
A20.8



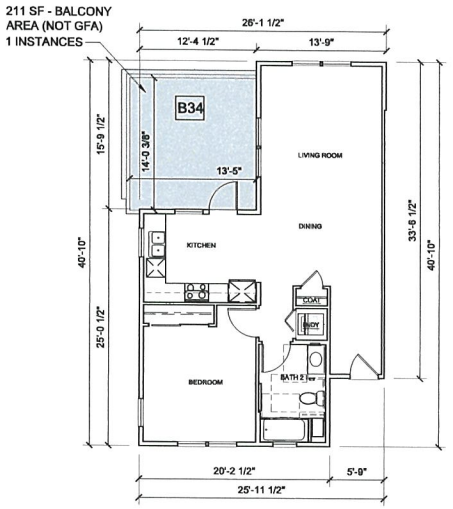
UNIT 6D
1 BED / 1 BATH
GROSS AREA: 881 SQFT
NET AREA: 812 SQFT
1 INSTANCES



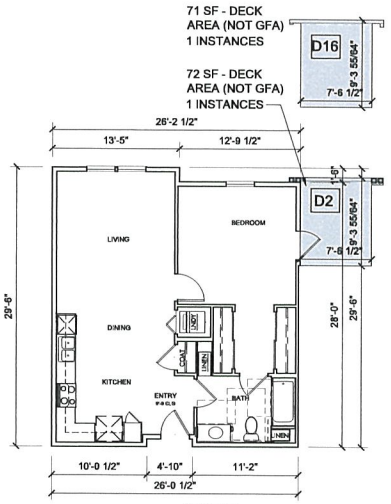
UNIT 6C
1 BED / 1 BATH
GROSS AREA: 839 SQFT
NET AREA: 777 SQFT
2 INSTANCES



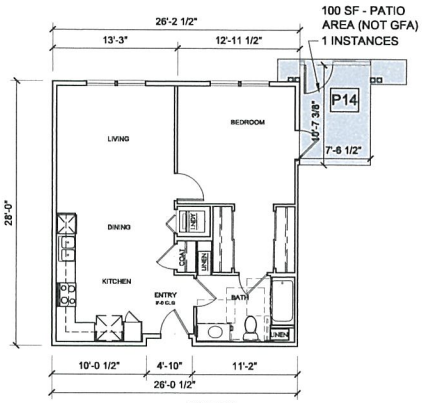
UNIT 6B
1 BED / 1 BATH
GROSS AREA: 836 SQFT
NET AREA: 775 SQFT
2 INSTANCES



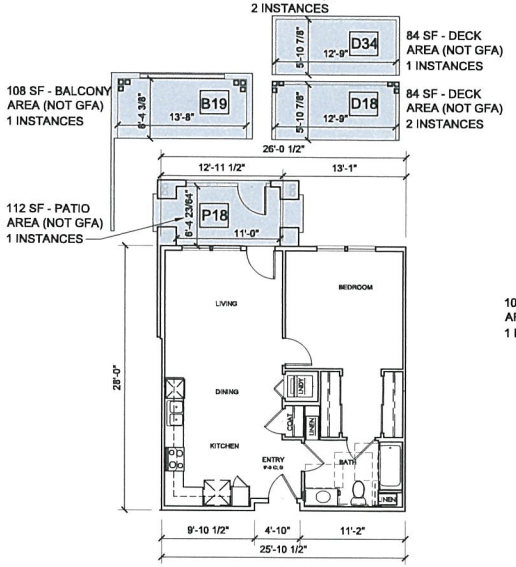
UNIT 6A
1 BED / 1 BATH
GROSS AREA: 823 SQFT
NET AREA: 761 SQFT
1 INSTANCES



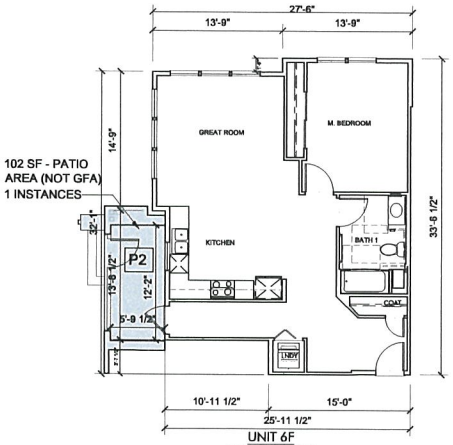
UNIT 9C
1 BED/ 1 BATH
GROSS AREA: 747 SQFT
NET AREA: 693 SQFT
2 INSTANCES



UNIT 9B
1 BED/ 1 BATH
GROSS AREA: 727 SQFT
NET AREA: 675 SQFT
1 INSTANCES



UNIT 9A
1 BED/ 1 BATH
GROSS AREA: 722 SQFT
NET AREA: 675 SQFT
5 INSTANCES



UNIT 6F
1 BED / 1 BATH
GROSS AREA: 834 SQFT
NET AREA: 780 SQFT
1 INSTANCES

PROJECT NORTH
TRUE NORTH
0 8 16 32 64

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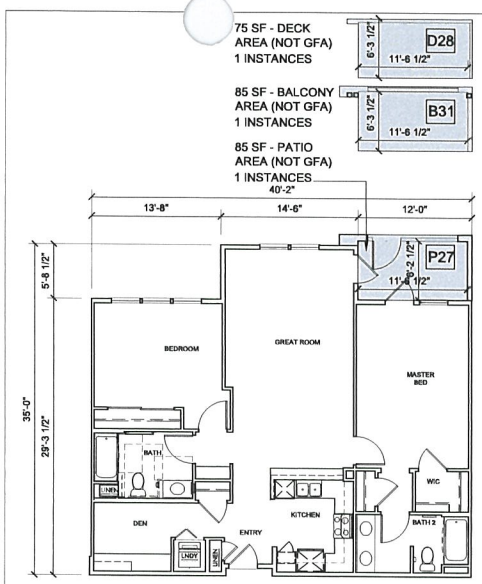
MIDDLE PLAZA at 500 El CAMINO REAL

Menlo Park, California

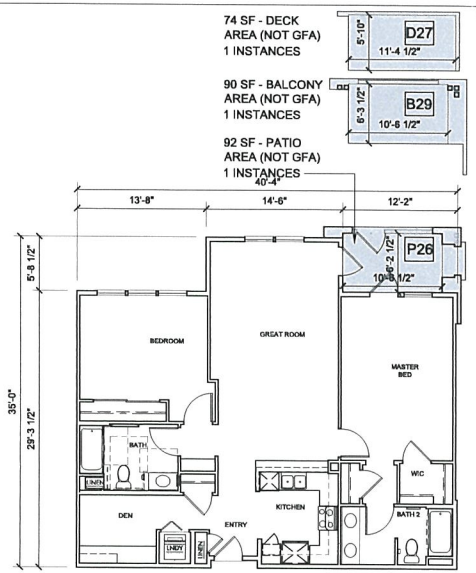
DAHLIN

UNIT PLANS
02/24/2017

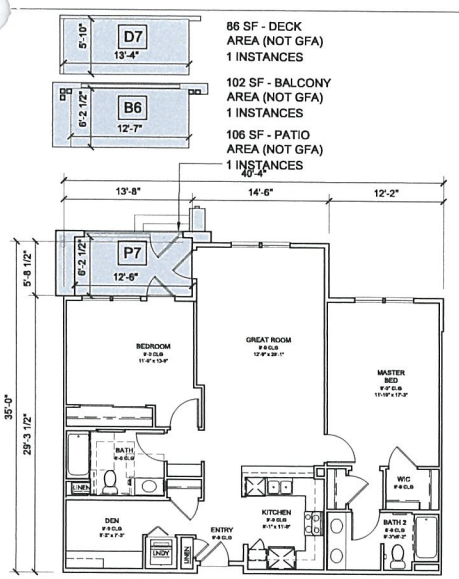
A20.9



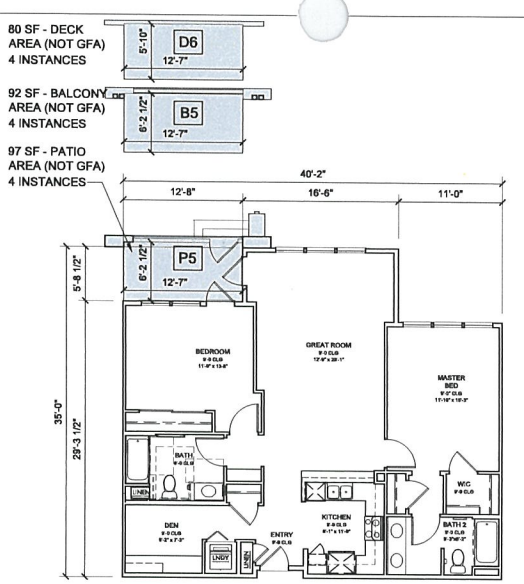
UNIT 7D
2 BED+DEN / 2 BATH
GROSS AREA: 1256 SQFT
NET AREA: 1186 SQFT
3 INSTANCES



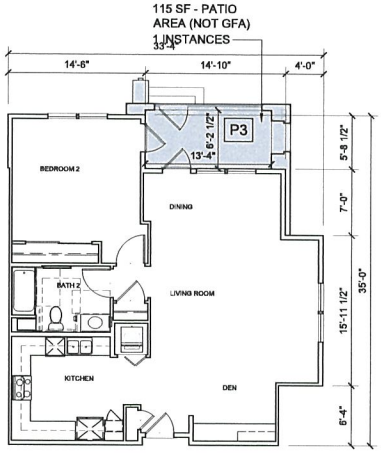
UNIT 7C
2 BED+DEN / 2 BATH
GROSS AREA: 1257 SQFT
NET AREA: 1186 SQFT
3 INSTANCES



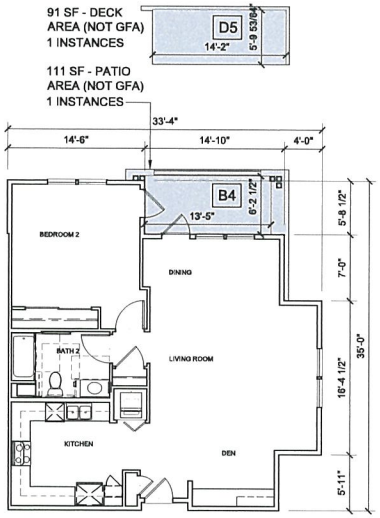
UNIT 7B
2 BED+DEN / 2 BATH
GROSS AREA: 1256 SQFT
NET AREA: 1186 SQFT
3 INSTANCES



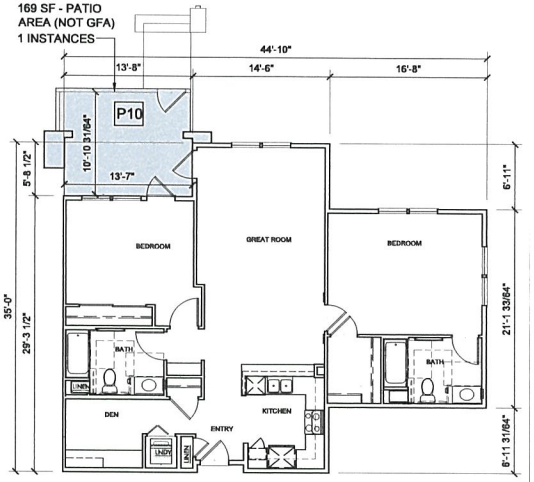
UNIT 7A
2 BED+DEN / 2 BATH
GROSS AREA: 1244 SQFT
NET AREA: 1174 SQFT
12 INSTANCES



UNIT 10B
1 BED+DEN / 1 BATH
GROSS AREA: 993 SQFT
NET AREA: 930 SQFT
1 INSTANCES



UNIT 10A
1 BED+DEN / 1 BATH
GROSS AREA: 996 SQFT
NET AREA: 931 SQFT
2 INSTANCES



UNIT 7E
2 BED+DEN / 2 BATH
GROSS AREA: 1256 SQFT
NET AREA: 1180 SQFT
1 INSTANCES

RESIDENTIAL BUILDING A UNIT AREA CHART

Bldg. A 1st Flr

Unit #	Unit Type	Room type	Gross SF	Net SF	Patio/Balcony/Deck	Patio/Balcony/Deck SF	GFA Y/N
A102	2A	2 BED + DEN	1320	1252	P1	112	N
A103	6F	1 BED	834	780	P2	102	N
A104	10B	1 BED + DEN	993	930	P3	115	N
A105	1Br	1 BED + DEN	899	842	P4r	99	N
A106	7Ar	2 BED + DEN	1244	1174	P5r	97	N
A107	7A	2 BED + DEN	1244	1174	P5	97	N
A108	1B	1 BED + DEN	899	842	P6	93	N
A109	7Br	2 BED + DEN	1256	1186	P7r	106	N
A112	2B	2 BED + DEN	1300	1233	P23	97	N
A113	1Br	1 BED + DEN	899	842	P23r	97	N
A114	1Ar	1 BED + DEN	904	842	P22r	97	N
A115	4Qr	2 BED	1017	948	P21r	94	N
A116	4Pr	2 BED	1003	939	P20r	88	N
A117	4P	2 BED	1003	939	P20	88	N
A118	4Nr	2 BED	1004	939	P19r	96	N
A119	4C	2 BED	1006	939	-	-	-
A120	1Rr	1 BED	753	702	-	-	-
A122	3A	1 BED	753	702	-	-	-
A123	4Ar	2 BED	998	935	-	-	-
BLDG. A 1ST FLOOR TOTALS							
	1 BED	3	19329	18140	-	1478	
	2 BED	6					
	1 BED + DEN	5					
	2 BED + DEN	5					
TOTAL UNITS		19					

Bldg. A 2nd Flr

Unit #	Unit Type	Room type	Gross SF	Net SF	Patio/Balcony/Deck	Patio/Balcony/Deck SF	GFA Y/N
A201	1T	1 BED + DEN	904	842	B1	110	N
A202	2F	2 BED + DEN	1320	1252	B2	107	N
A203	8A	2 BED	1161	1085	B3	101	N
A204	10A	1 BED + DEN	996	931	B4	111	N
A205	1Gr	1 BED + DEN	899	842	-	-	-
A206	7Ar	2 BED + DEN	1244	1174	B5r	92	N
A207	7A	2 BED + DEN	1244	1174	B5	92	N
A208	1G	1 BED + DEN	996	923	-	-	-
A209	7Br	2 BED + DEN	1256	1186	B6r	107	N
A210	6Br	1 BED	836	775	B7r	162	N
A211	1H	1 BED + DEN	901	842	B26	101	N
A212	2G	2 BED + DEN	1300	1232	B25	97	N
A213	1Rr	1 BED + DEN	899	842	B24r	97	N
A214	1Ar	1 BED + DEN	904	842	B23r	95	N
A215	4Cr	2 BED	1017	948	B22r	93	N
A216	4Rr	2 BED	1003	939	B21r	88	N
A217	4R	2 BED	1003	939	B21	88	N
A218	4Dr	2 BED	1004	939	B20r	94	N
A219	4Cr	2 BED	1006	939	J1	12	N
A220	3Rr	1 BED	753	702	J2r	10	N
A221	1A	1 BED	753	702	J2	10	N
A222	4Ar	2 BED	998	935	J1r	12	N
A223	4F	2 BED	1066	992	J3	15	N
A224	1Sr	1 BED + DEN	900	842	D1r	77	N
A225	2E	2 BED + DEN	1141	1069	B33	82	N
BLDG. A 2ND FLOOR TOTALS							
	1 BED	3	25504	23888	-	1848	
	2 BED	8					
	1 BED + DEN	8					
	2 BED + DEN	6					
TOTAL UNITS		25					

Bldg. A 3rd Flr

Unit #	Unit Type	Room type	Gross SF	Net SF	Patio/Balcony/Deck	Patio/Balcony/Deck SF	GFA Y/N
A301	1T	1 BED + DEN	904	842	D3	85	N
A302	2F	2 BED + DEN	1320	1252	D4	91	N
A303	6A	1 BED	823	761	B34	211	N
A304	10A	1 BED + DEN	996	931	D5	91	N
A305	1Gr	1 BED + DEN	899	842	-	-	-
A306	7Ar	2 BED + DEN	1244	1174	D6r	80	N
A307	7A	2 BED + DEN	1244	1174	D6	80	N
A308	1G	1 BED + DEN	899	842	-	-	-
A309	7Br	2 BED + DEN	1256	1186	D7r	86	N
A310	6Br	1 BED	836	775	D8r	140	N
A311	1H	1 BED + DEN	901	842	D23	87	N
A312	2G	2 BED + DEN	1300	1232	D22	86	N
A313	1Rr	1 BED + DEN	899	842	D22r	86	N
A314	1Ar	1 BED + DEN	904	842	D21r	85	N
A315	4Cr	2 BED	1017	948	D19r	75	N
A316	4Rr	2 BED	1003	939	D20r	77	N
A317	4R	2 BED	1003	939	D20	77	N
A318	4Dr	2 BED	1004	939	D19r	75	N
A319	4Cr	2 BED	1006	939	J1	12	N
A320	3Rr	1 BED	753	702	J2r	10	N
A321	3A	1 BED	753	702	J2	10	N
A322	4Ar	2 BED	998	935	J1r	12	N
A323	4F	2 BED	1066	992	J3	15	N
A324	1Sr	1 BED + DEN	900	842	D1r	77	N
A325	2E	2 BED + DEN	1141	1069	D24	77	N
BLDG. A 3RD FLOOR TOTALS							
	1 BED	4	25069	23483	-	1725	
	2 BED	7					
	1 BED + DEN	8					
	2 BED + DEN	6					
TOTAL UNITS		25					

Bldg. A 4th Flr

Unit #	Unit Type	Room type	Gross SF	Net SF	Patio/Balcony/Deck	Patio/Balcony/Deck SF	GFA Y/N
A415	4Er	2 BED	1017	948	D39r	75	N
A416	4Br	2 BED	1003	939	D20r	77	N
A417	4B	2 BED	1003	939	D20	77	N
A418	4Dr	2 BED	1004	939	D19r	75	N
A419	4C	2 BED	1006	939	J1	12	N
A420	3Br	1 BED	753	702	J2r	10	N
A421	3A	1 BED	753	702	J2	10	N
A422	4Ar	2 BED	998	935	J1r	12	N
A423	4F	2 BED	1006	992	J3	15	N
A424	1Sr	1 BED + DEN	900	842	D1r	77	N
A425	1U	1 BED + DEN	904	842	D24	77	N
BLDG. A 4TH FLOOR TOTALS							
	1 BED	2	10347	9719	-	517	
	2 BED	7					
	1 BED + DEN	2					
	2 BED + DEN	0					
TOTAL UNITS		11					

Bldg. A 5th Fl

Unit #	Unit Type	Room type	Gross SF	Net SF	Patio/Balcony/Deck	Patio/Balcony/Deck SF	GFA Y/N
A515	4Lr	2 BED	983	916	D32r	76	N
A516	4Hr	2 BED	970	908	D33r	78	N
A517	4H	2 BED	970	908	D33	78	N
A518	4Jr	2 BED	971	908	D32r	76	N
A519	4Kr	2 BED	973	908	J1r	12	N
A520	3Fr	1 BED	735	686	-	-	-
A521	3E	1 BED	735	686	-	-	-
A522	4Gr	2 BED	965	904	J1r	12	N
A523	4M	2 BED	1033	960	J3	15	N
A524	1Sr	1 BED + DEN	900	842	D30r	77	N
A525	1U	1 BED + DEN	904	842	D31	77	N
BLDG. A 5TH FLOOR TOTALS							
	1 BED	2	10139	9468	-	501	
	2 BED	7					
	1 BED + DEN	2					
	2 BED + DEN	0					
TOTAL UNITS		11					

RESIDENTIAL BUILDING B UNIT AREA CHART

Bldg. B 1st Flr

Unit #	Unit Type	Room type	Gross SF	Net SF	Patio/Balcony/Deck	Patio/Balcony/Deck SF	GFA Y/N
B101	2C	2 BED + DEN	1322	1251	P12	106	N
B102	8C	2 BED	1042	974	P11	209	N
B103	7E	2 BED + DEN	1256	1180	P10	169	N
B104	8Br	2 BED	1079	1005	P9r	156	N
B105	1B	1 BED + DEN	899	842	P8	101	N
B106	7A	2 BED + DEN	1244	1174	P5	97	N
B107	7Ar	2 BED + DEN	1244	1174	P5r	97	N
B108	1Br	1 BED + DEN	899	842	P4r	99	N
B112	1Fr	1 BED + DEN	899	842	P25r	98	N
B113	7Cr	2 BED + DEN	1257	1186	P26r	92	N
B114	1Er	1 BED + DEN	899	842	P28r	93	N
B115	7Dr	2 BED + DEN	1256	1186	P27r	85	N
B116	1Dr	1 BED + DEN	900	835	P24r	103	N
B117	9Br	1 BED	727	675	P14r	100	N
B119	2Dr	2 BED + DEN	1325	1251	P13r	99	N
B120	5Cr	2 BED	963	900	P15r	104	N
B121	5A	2 BED	958	900	P15	104	N
B122	5Br	2 BED	959	899	P16r	110	N
B123	5Br	2 BED	959	899	P16r	110	N
B124	5Ar	2 BED	958	900	P17r	109	N
B125	9Ar	1 BED	722	675	P18r	112	N
B128	3B	1 BED	753	702	-	-	-
B129	3Ar	1 BED	753	702	-	-	-
B131	4R	2 BED	998	935	-	-	-
B132	3B	1 BED	753	702	-	-	-
B133	3Cr	1 BED	756	702	-	-	-
BLDG. B 1ST FLOOR TOTALS							
	1 BED	6	25780	24175	-	2353	
	2 BED	8					
	1 BED + DEN	5					
	2 BED + DEN	7					
TOTAL UNITS		26					

Bldg. B 2nd Flr

Unit #	Unit Type	Room type	Gross SF	Net SF	Patio/Balcony/Deck	Patio/Balcony/Deck SF	GFA Y/N
B201	2C	2 BED + DEN	1322	1251	B13	106	N
B202	6C	1 BED	839	777	B12	227	N
B203	1J	1 BED + DEN	904	842	B11	105	N
B204	8Br	2 BED	1079	1005	B10r	95	N
B205	1L	1 BED + DEN	899	842	-	-	-
B206	7A	2 BED + DEN	1244	1174	B5	92	N
B207	7Ar	2 BED + DEN	1244	1174	B5r	92	N
B208	1Gr	1 BED + DEN	899	842	-	-	-
B209	1Mr	1 BED + DEN	900	847	B9r	109	N
B210	8D	2 BED	1143	1065	B8	104	N
B211	1K	1 BED + DEN	904	842	B27	118	N
B212	1Fr	1 BED + DEN	899	842	B26r	101	N
B213	7Cr	2 BED + DEN	1257	1186	B29r	90	N
B214	1Er	1 BED + DEN	899	842	B30r	97	N
B215	7Dr	2 BED + DEN	1256	1186	B31r	85	N
B216	1Dr	1 BED + DEN	900	835	B32r	104	N
B217	9Cr	1 BED	747	693	D2r	72	N
B218	1N	1 BED + DEN	901	842	B14	111	Y
B219	2Dr	2 BED + DEN	1325	1251	B15r	97	N
B220	5Cr	2 BED	963	900	B16r	102	N
B221	5A	2 BED	958	900	B36	102	N
B222	5Br	2 BED	959	899	B17r	106	N
B223	5Br	2 BED	959	899	B17r	106	N
B224	5Ar	2 BED	958	900	B18	105	N
B225	9Ar	1 BED	722	675	B19r	108	N
B226	5Dr	2 BED	963	901	B17r	106	N
B227	3D	1 BED	756	707	J2	10	N
B228	3Ir	1 BED	754	702	J2r	10	N
B229	3B	1 BED	753	702	J2	10	N
B230	3Ar	1 BED	753	702	J2r	10	N
B231	4A	2 BED	998	935	J1	12	N
B232	3B	1 BED	753	702	J2	10	N
B233	3Cr	1 BED	756	702	J2r	10	N
BLDG. B 2ND FLOOR TOTALS							
	1 BED	9	31566	29554	-	2612	
	2 BED	9					
	1 BED + DEN	9					
	2 BED + DEN	6					
TOTAL UNITS		33					

Bldg. B 3rd Flr

Unit #	Unit Type	Room type	Gross SF	Net SF	Patio/Balcony/Deck	Patio/Balcony/Deck SF	GFA Y/N
B301	2C	2 BED + DEN	1322	1251	D13	93	N
B302	6C	1 BED	839	777	D12	201	N
B303	1J	1 BED + DEN	904	842	D11	92	N
B304	6Dr	1 BED	881	812	D10r	207	N
B305	1L	1 BED + DEN	899	842	-	-	-
B306	7A	2 BED + DEN	1244	1174	D6	80	N
B307	7Ar	2 BED + DEN	1244	1174	D6r	80	N
B308	1Gr	1 BED + DEN	899	842	-	-	-
B309	1Cr	1 BED + DEN	902	842	D9r	88	N
B311	1P	1 BED + DEN	994	930	D25	88	N
B312	1Fr	1 BED + DEN	899	842	D26r	84	N
B313	7Cr	2 BED + DEN	1257	1186	D27r	74	N
B314	1Er	1 BED + DEN	899	842	D22r	86	N
B315	7Dr	2 BED + DEN	1256	1186	D28r	75	N
B316	1Dr	1 BED + DEN	900	835	D29r	85	N
B317	9Cr	1 BED	747	693	D16r	71	N
B318	1N	1 BED + DEN	901	842	D35	146	N
B319	2Dr	2 BED + DEN	1325	1251	D15r	92	N
B320	5Cr	2 BED	963	900	D17r	86	N
B321	5A	2 BED	958	900	D17	86	N
B322	5Br	2 BED	959	899	D18	84	N
B323	5Br	2 BED	959	899	D18	84	N
B324	5Ar	2 BED	958	900	D18	84	N
B325	9Ar	1 BED	722	675	D18	84	N
B326	5Dr	2 BED	963	901	D18	84	N
B327	3D	1 BED	756	702	J2	10	N
B328	3Ir	1 BED	754	702	J2r	10	N
B329	3B	1 BED	753	702	J2	10	N
B330	3Ar	1 BED	753	702	J2r	10	N
B331	4A	2 BED	998	935	J1	12	N
B332	3B	1 BED	753	702	J2	10	N
B333	3Cr	1 BED	756	702	J2r	10	N
BLDG. B 3RD FLOOR TOTALS							
	1 BED	10	30317	28384	-	2306	
	2 BED	7					
	1 BED + DEN	9					
	2 BED + DEN	6					
TOTAL UNITS		32					

Bldg. B 4th Flr

Unit #	Unit Type	Room type	Gross SF	Net SF	Patio/Balcony/Deck	Patio/Balcony/Deck SF	GFA Y/N
B401	1Q	1 BED + DEN	911	849	D38	93	N
B418	1N	1 BED + DEN	901	842	D14	97	N
B419	2Dr	2 BED + DEN	1325	1251	D15r	92	N
B420	5Cr	2 BED	963	900	D17r	86	N
B421	5A	2 BED	958	900	D17	86	N
B422	5Br	2 BED	959	899	D18	84	N
B423	5Br	2 BED	959	899	D18	84	N
B424	5Ar	2 BED	958	900	D18	84	N
B425	9Ar	1 BED	722	675	D18	84	N
B426	5Dr	2 BED	963	901	D18	84	N
B427	3D	1 BED	756	702	J2	10	N
B428	3Ir	1 BED	754	702	J2r	10	N
B429	3B	1 BED	753	702	J2	10	N
B430	3Ar	1 BED	753	702	J2r	10	N
B431	4A	2 BED	998	935	J1	12	N
B432	3B	1 BED	753	702	J2	10	N
B433	3Cr	1 BED	756	702	J2r	10	N
BLDG. B 4TH FLOOR TOTALS							
	1 BED	7	15142	14163	-	946	
	2 BED	7					
	1 BED + DEN	2					
	2 BED + DEN	1					
TOTAL UNITS		17					

Bldg. B 5th Fl

Unit #	Unit Type	Room type	Gross SF	Net SF	Patio/Balcony/Deck	Patio/Balcony/Deck SF	GFA Y/N
B518	1R	1 BED + DEN	905	842	D36	87	N
B519	2Dr	2 BED + DEN	1325	1251	D37r	92	N
B520	5Cr	2 BED	963	900	D35r	86	N
B521	5A	2 BED	958	900	D35	86	N
B522	5Br	2 BED	959	899	D34	84	N
B523	5Br	2 BED	959	899	D34	84	N
B524	5Ar	2 BED	958	900	D34	84	N
B525	9Ar	1 BED	722	675	D34	84	N
B526	5Dr	2 BED	963	901	D34	84	N
B527	3H	1 BED	738	686	-	-	-
B528	3Kr	1 BED	736	686	-	-	-
B529	3F	1 BED	735	686	-	-	-
B530	3Er	1 BED	735	686	-	-	-
B531	4G	2 BED	965	904	J1	12	N
B532	3F	1 BED	735	686	-	-	-
B533	3Gr	1 BED	738	686	-	-	-
BLDG. B 5TH FLOOR TOTALS							
	1 BED	7	14094	13187	-	783	
	2 BED	7					
	1 BED + DEN	1					
	2 BED + DEN	1					
TOTAL UNITS		16					

RESIDENTIAL BUILDING UNIT MATRIX SUMMARY

UNIT MATRIX SUMMARY	Bldg A	Bldg B		TOTALS	Percentage
1 BED	24	39		63	25%
2 BED	35	38		73	28%
1 BED + DEN	25	26		51	24%
2 BED + DEN	17	21		38	18%
TOTAL UNITS PER BLDG	81	124		215	100%
GROSS SF	90,988	116,899		207287	
NET SF	84436	109863		194161	
% OF 1 BEDROOMS					46%
% OF 2 BEDROOMS					54%

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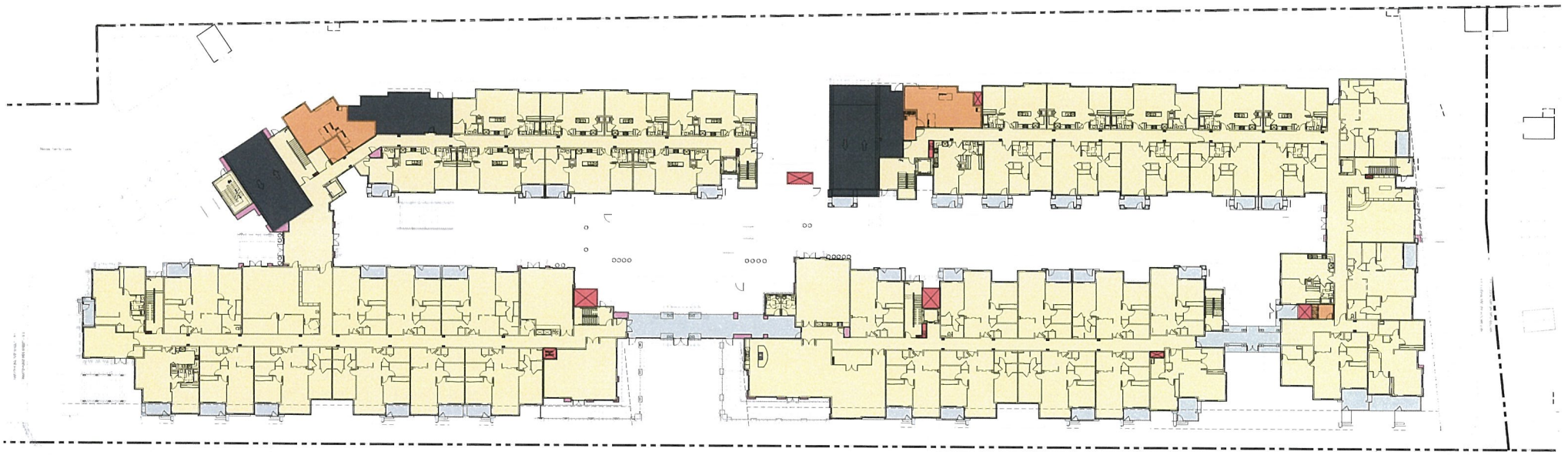
RESIDENTIAL UNIT AREA CHARTS

02/24/2017

A21.1



EL CAMINO REAL

LEVEL 1 - RESIDENTIAL UNIT SUMMARY	
1 BED	9
2 BED	14
1 BED + DEN	10
2 BED + DEN	12
TOTAL # OF UNITS	45
GROSS UNIT TOTAL	45109
NET UNIT TOTAL	42315

BUILDING	PROGRAM	AREA INCLUDED	AREA EXCLUDED	NOTED
	LEVEL 1 - RESIDENTIAL BUILDING PLAN 1			
	DATA ROOM, BUMP OUT WALLS, AND INTERNAL DRAINS		418	16.04.325 (C)(2)
	COVERED PORCHES/BALCONIES		5481	16.04.325 (C)(4)
	VENT SHAFT AREA		517	16.04.325 (C)(5)
	TRASH ROOM		1885	16.04.325 (C)(6)
	BLDG GROSS	65389		16.04.325 (A) & (B)
	PARKING RELATED CIRCULATION, BICYCLE STORAGE		4029	16.04.325 (C)(3)
	TOTAL GSF LEVEL 1	**65389**	**12330**	

LEGEND:

1. GROSS FLOOR AREA MEASURED TO THE OUTSIDE SURFACES OF EXTERIOR WALLS, SEE 16.04.325 (A) & (B).
2. NONUSEABLE OR NONOCCUPIABLE SPACE ARE EXEMPT, INCLUDES ELECTRICAL, FIRE, AND DATA ROOM. NOT TO EXCEED (3%) OF MAX. ALLOWED GROSS FLOOR ARE OF THE LOT PER 16.04.325 (C)(1).
3. MECHANICAL AREA ARE EXEMPT, NOT TO EXCEED (1%) OF THE MAX. ALLOWED GROSS FLOOR AREA OF THE LOT PER16.04.325 (C)(2).
4. PARKING AND RELATED CIRCULATION FOR AUTOMOBILES AND BICYCLES AREA EXEMPT PER PER16.04.325 (C)(3).
5. COVERED PORCHES AND BALCONIES AREA EXEMPT PER16.04.325 (C)(4).
6. VENT SHAFTS AREA EXEMPT PER PER16.04.325 (C)(5).
7. TRASH AND RECYCLING AREA EXEMPT PER PER16.04.325 (C)(6).

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FOR RESIDENTIAL PARKING REFER TO SHEET: A3 SERIES

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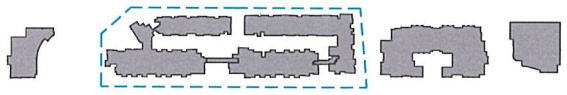
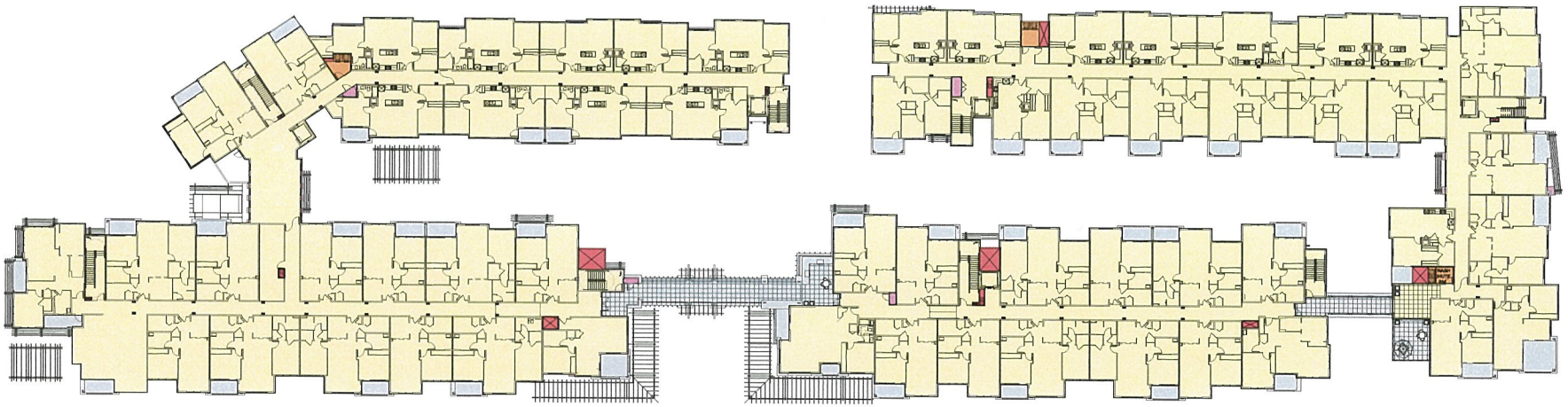


RESIDENTIAL LEVEL 1 AREA DIAGRAM

02/24/2017

A21.2



LEVEL 2 - RESIDENTIAL UNIT SUMMARY	
1 BED	12
2 BED	17
1 BED + DEN	17
2 BED + DEN	12
TOTAL # OF UNITS	58
GROSS UNIT TOTAL	57070
NET UNIT TOTAL	53442

BUILDING	PROGRAM	AREA INCLUDED	AREA EXCLUDED	NOTED
	LEVEL 2 - RESIDENTIAL BUILDING PLAN 2			
	DATA ROOM, BUMP OUT WALLS AND INTERNAL DRAINS		222	16.04.325 (C)(2)
	COVERED PORCHES/BALCONIES		6900	16.04.325 (C)(4)
	VENT SHAFT AREA		465	16.04.325 (C)(5)
	TRASH ROOM		273	16.04.325 (C)(6)
	BLDG GROSS	69300		16.04.325 (A) & (B)
	TOTAL GSF LEVEL 2	**69300**	**7860**	

LEGEND:

1. GROSS FLOOR AREA MEASURED TO THE OUTSIDE SURFACES OF EXTERIOR WALLS, SEE 16.04.325 (A) & (B).
2. NONUSEABLE OR NONOCCUPIABLE SPACE ARE EXEMPT, INCLUDES ELECTRICAL, FIRE, AND DATA ROOM. NOT TO EXCEED (3%) OF MAX. ALLOWED GROSS FLOOR ARE OF THE LOT PER 16.04.325 (C)(1).
3. MECHANICAL AREA ARE EXEMPT, NOT TO EXCEED (1%) OF THE MAX. ALLOWED GROSS FLOOR AREA OF THE LOT PER16.04.325 (C)(2).
4. PARKING AND RELATED CIRCULATION FOR AUTOMOBILES AND BICYCLES AREA EXEMPT PER PER16.04.325 (C)(3).
5. COVERED PORCHES AND BALCONIES AREA EXEMPT PER16.04.325 (C)(4).
6. VENT SHAFTS AREA EXEMPT PER PER16.04.325 (C)(5).
7. TRASH AND RECYCLING AREA EXEMPT PER PER16.04.325 (C)(6).

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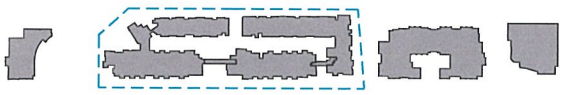

RESIDENTIAL LEVEL 2 AREA DIAGRAM

02/24/2017

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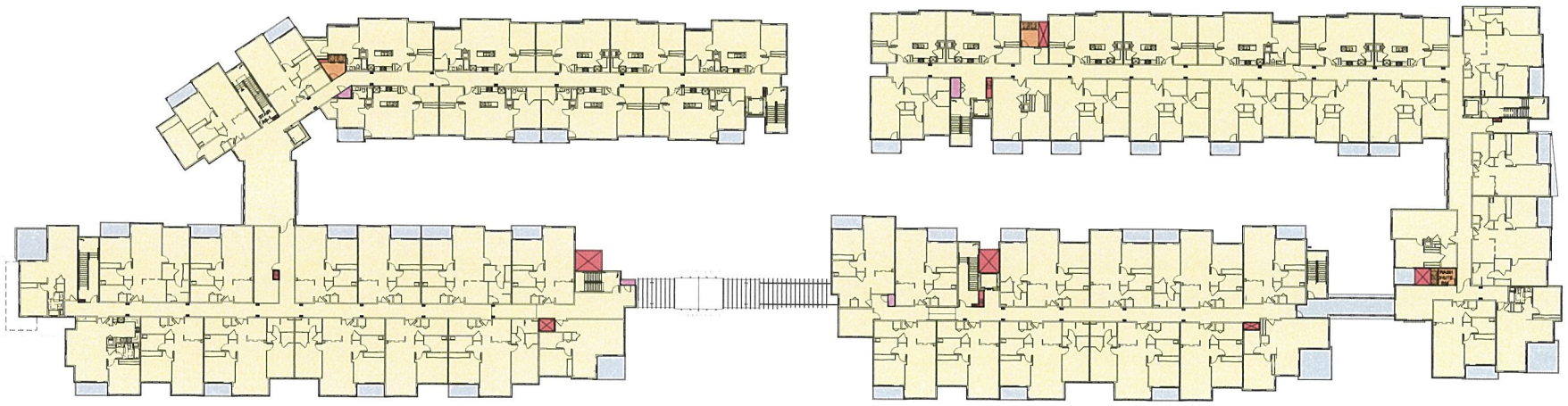

LEVEL 3 - RESIDENTIAL UNIT SUMMARY	
1 BED	14
2 BED	14
1 BED + DEN	17
2 BED + DEN	12
TOTAL # OF UNITS	57
GROSS UNIT TOTAL	55386
NET UNIT TOTAL	51867

BUILDING	PROGRAM	AREA INCLUDED	AREA EXCLUDED	NOTED
	LEVEL 3 - RESIDENTIAL BUILDING PLAN 3			
	DATA ROOM, BUMP OUT WALLS AND INTERNAL DRAINS		173	16.04.325 (C)(2)
	COVERED PORCHES/BALCONIES		4461	16.04.325 (C)(4)
	VENT SHAFT AREA		465	16.04.325 (C)(5)
	TRASH ROOM		273	16.04.325 (C)(6)
	BLDG GROSS	67876		16.04.325 (A) & (B)
	TOTAL GSF LEVEL 3	**67876**	**5372**	

LEGEND:

1. GROSS FLOOR AREA MEASURED TO THE OUTSIDE SURFACES OF EXTERIOR WALLS, SEE 16.04.325 (A) & (B).
2. NONUSEABLE OR NONOCCUPIABLE SPACE ARE EXEMPT, INCLUDES ELECTRICAL, FIRE, AND DATA ROOM. NOT TO EXCEED (3%) OF MAX. ALLOWED GROSS FLOOR ARE OF THE LOT PER 16.04.325 (C)(1).
3. MECHANICAL AREA ARE EXEMPT, NOT TO EXCEED (1%) OF THE MAX. ALLOWED GROSS FLOOR AREA OF THE LOT PER16.04.325 (C)(2).
4. PARKING AND RELATED CIRCULATION FOR AUTOMOBILES AND BICYCLES AREA EXEMPT PER PER16.04.325 (C)(3).
5. COVERED PORCHES AND BALCONIES AREA EXEMPT PER16.04.325 (C)(4).
6. VENT SHAFTS AREA EXEMPT PER PER16.04.325 (C)(5).
7. TRASH AND RECYCLING AREA EXEMPT PER PER16.04.325 (C)(6).

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RESIDENTIAL LEVEL 3 AREA DIAGRAM

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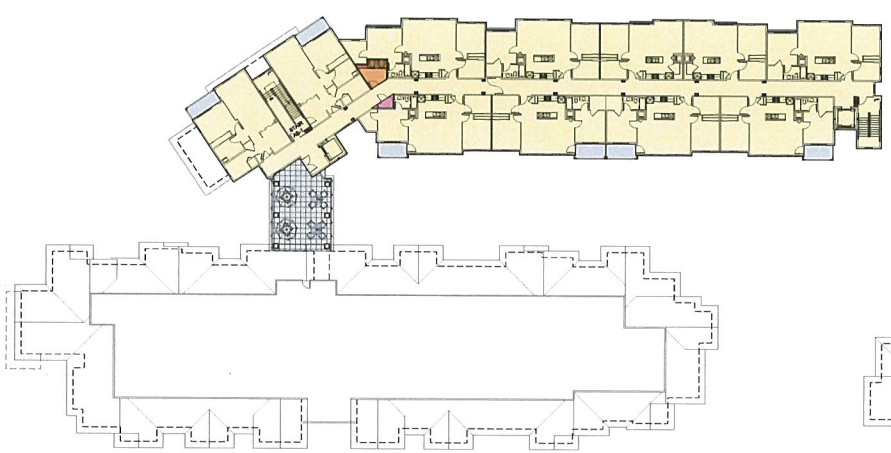

LEVEL 4 - RESIDENTIAL UNIT SUMMARY	
1 BED	9
2 BED	14
1 BED + DEN	4
2 BED + DEN	1
TOTAL # OF UNITS	28
GROSS UNIT TOTAL	25489
NET UNIT TOTAL	23882

BUILDING	PROGRAM	AREA INCLUDED	AREA EXCLUDED	NOTED
	LEVEL 4 - RESIDENTIAL BUILDING PLAN 4			
	DATA ROOMS AND INTERNAL DRAINS		102	16.04.325 (C)(2)
	COVERED PORCHES/BALCONIES		2662	16.04.325 (C)(4)
	VENT SHAFT AREA		94	16.04.325 (C)(5)
	TRASH ROOM		184	16.04.325 (C)(6)
	BLDG GROSS	31320		16.04.325 (A) & (B)
	TOTAL GSF LEVEL 4	**31320**	**3042**	

LEGEND:

1. GROSS FLOOR AREA MEASURED TO THE OUTSIDE SURFACES OF EXTERIOR WALLS, SEE 16.04.325 (A) & (B).
2. NONUSEABLE OR NONOCCUPIABLE SPACE ARE EXEMPT, INCLUDES ELECTRICAL, FIRE, AND DATA ROOM. NOT TO EXCEED (3%) OF MAX. ALLOWED GROSS FLOOR ARE OF THE LOT PER 16.04.325 (C)(1).
3. MECHANICAL AREA ARE EXEMPT, NOT TO EXCEED (1%) OF THE MAX. ALLOWED GROSS FLOOR AREA OF THE LOT PER16.04.325 (C)(2).
4. PARKING AND RELATED CIRCULATION FOR AUTOMOBILES AND BICYCLES AREA EXEMPT PER PER16.04.325 (C)(3).
5. COVERED PORCHES AND BALCONIES AREA EXEMPT PER16.04.325 (C)(4).
6. VENT SHAFTS AREA EXEMPT PER PER16.04.325 (C)(5).
7. TRASH AND RECYCLING AREA EXEMPT PER PER16.04.325 (C)(6).

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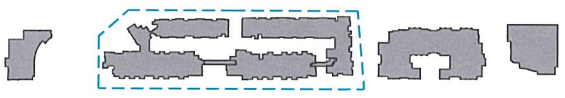

RESIDENTIAL LEVEL 4 AREA DIAGRAM

02/24/2017

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LEVEL 5 - RESIDENTIAL UNIT SUMMARY	
1 BED	9
2 BED	14
1 BED + DEN	3
2 BED + DEN	1
TOTAL # OF UNITS	27
GROSS UNIT TOTAL	24233
NET UNIT TOTAL	22655

BUILDING	PROGRAM	AREA INCLUDED	AREA EXCLUDED	NOTED
	LEVEL 5 - RESIDENTIAL BUILDING PLAN 5			
	DATA ROOMS AND INTERNAL DRAINS		102	16.04.325 (C)(2)
	COVERED PORCHES/BALCONIES		2157	16.04.325 (C)(4)
	VENT SHAFT AREA		94	16.04.325 (C)(5)
	TRASH ROOM		184	16.04.325 (C)(6)
	BLDG GROSS	30014		16.04.325 (A) & (B)
	TOTAL GSF LEVEL 5	**30014**	**2537**	

LEGEND:

1. GROSS FLOOR AREA MEASURED TO THE OUTSIDE SURFACES OF EXTERIOR WALLS, SEE 16.04.325 (A) & (B).
2. NONUSEABLE OR NONOCCUPIABLE SPACE ARE EXEMPT, INCLUDES ELECTRICAL, FIRE, AND DATA ROOM. NOT TO EXCEED (3%) OF MAX. ALLOWED GROSS FLOOR ARE OF THE LOT PER 16.04.325 (C)(1).
3. MECHANICAL AREA ARE EXEMPT, NOT TO EXCEED (1%) OF THE MAX. ALLOWED GROSS FLOOR AREA OF THE LOT PER16.04.325 (C)(2).
4. PARKING AND RELATED CIRCULATION FOR AUTOMOBILES AND BICYCLES AREA EXEMPT PER PER16.04.325 (C)(3).
5. COVERED PORCHES AND BALCONIES AREA EXEMPT PER16.04.325 (C)(4).
6. VENT SHAFTS AREA EXEMPT PER PER16.04.325 (C)(5).
7. TRASH AND RECYCLING AREA EXEMPT PER PER16.04.325 (C)(6).

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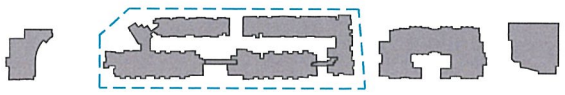

RESIDENTIAL LEVEL 5 AREA DIAGRAM

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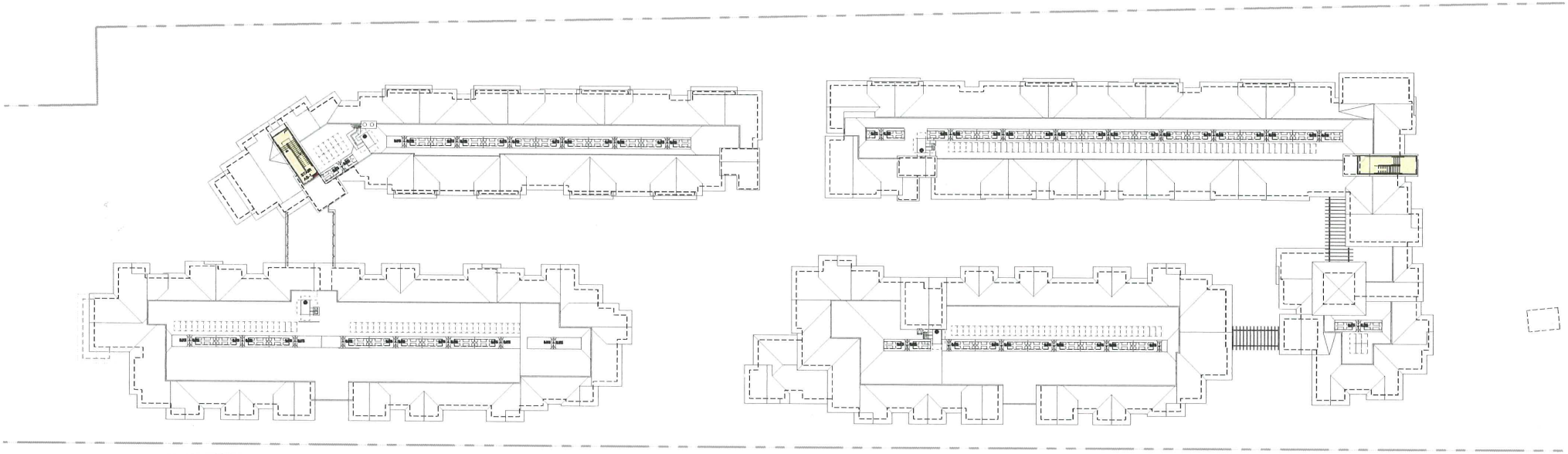

BUILDING	PROGRAM	AREA INCLUDED	AREA EXCLUDED	NOTED
	LEVEL 6 - RESIDENTIAL BUILDING PLAN 6			
	VENT SHAFT AREA		5	16.04.325 (C)(5)
	BLDG GROSS	574		16.04.325 (A) & (B)
	TOTAL GSF LEVEL 6	**574**	**5**	

LEGEND:

1. GROSS FLOOR AREA MEASURED TO THE OUTSIDE SURFACES OF EXTERIOR WALLS, SEE 16.04.325 (A) & (B).
2. NONUSEABLE OR NONOCCUPIABLE SPACE ARE EXEMPT, INCLUDES ELECTRICAL, FIRE, AND DATA ROOM. NOT TO EXCEED (3%) OF MAX. ALLOWED GROSS FLOOR ARE OF THE LOT PER 16.04.325 (C)(1).
3. MECHANICAL AREA ARE EXEMPT, NOT TO EXCEED (1%) OF THE MAX. ALLOWED GROSS FLOOR AREA OF THE LOT PER16.04.325 (C)(2).
4. PARKING AND RELATED CIRCULATION FOR AUTOMOBILES AND BICYCLES AREA EXEMPT PER PER16.04.325 (C)(3).
5. COVERED PORCHES AND BALCONIES AREA EXEMPT PER16.04.325 (C)(4).
6. VENT SHAFTS AREA EXEMPT PER PER16.04.325 (C)(5).
7. TRASH AND RECYCLING AREA EXEMPT PER PER16.04.325 (C)(6).

PROJECT NORTH

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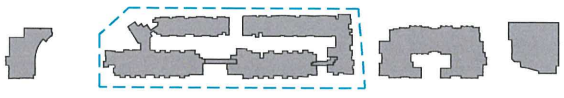

RESIDENTIAL LEVEL 6 AREA DIAGRAM

02/24/2017

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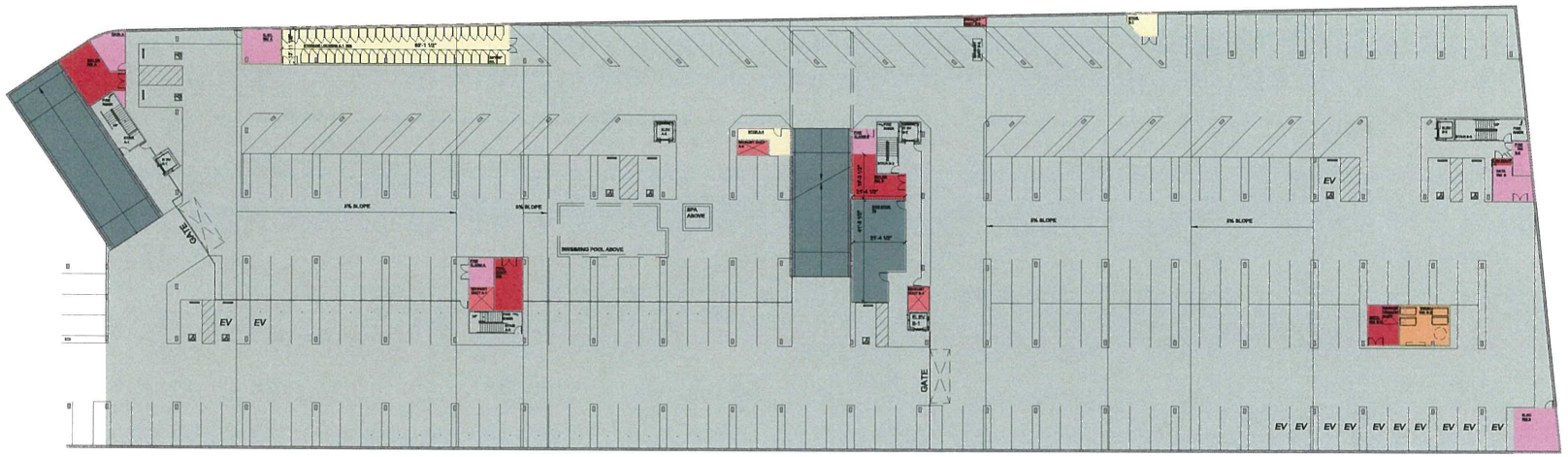

RESIDENTIAL PARKING			
LEVEL	ADA STALLS	STANDARD STALLS	EV PARKING
SURFACE	2	4	
GUEST	2	32	
LEVEL B-1	8	166	13
LEVEL B-2		132	
TOTAL PROVIDED			359

BICYCLE STORAGE		
LEVEL	LONG-TERM	SHORT-TERM
SURFACE		22
BLDG. A	92	
BLDG. B	48	
LEVEL B-2	76	
TOTAL PROVIDED	216	22

BUILDING	PROGRAM	AREA INCLUDED	AREA EXCLUDED	NOTED
	LEVEL B1 - RESIDENTIAL BASEMENT 01			
	STORAGE (GARAGE)	1830		16.04.325 (A)(B)
	BOILER, POOL EQUIPMENT, MECHANICAL, AND ELEVATOR EQUIPMENT ROOMS		1225	16.04.325 (C)(1)
	DATA, ELECTRICAL, FIRE ROOM, AND VOIT SPACE		1372	16.04.325 (C)(2)
	VENT SHAFT AREA		188	16.04.325 (C)(5)
	TRASH ROOM		351	16.04.325 (C)(6)
	PARKING RELATED CIRCULATION, BICYCLE STORAGE		1021239	16.04.325 (C)(3)
	TOTAL GSF LEVEL B1	**1830**	**1024375**	

LEGEND:

1. GROSS FLOOR AREA MEASURED TO THE OUTSIDE SURFACES OF EXTERIOR WALLS, SEE 16.04.325 (A) & (B).
2. NONUSEABLE OR NONOCCUPIABLE SPACE ARE EXEMPT, INCLUDES ELECTRICAL, FIRE, AND DATA ROOM. NOT TO EXCEED (3%) OF MAX. ALLOWED GROSS FLOOR ARE OF THE LOT PER 16.04.325 (C)(1).
3. MECHANICAL AREA ARE EXEMPT, NOT TO EXCEED (1%) OF THE MAX. ALLOWED GROSS FLOOR AREA OF THE LOT PER16.04.325 (C)(2).
4. PARKING AND RELATED CIRCULATION FOR AUTOMOBILES AND BICYCLES AREA EXEMPT PER PER16.04.325 (C)(3).
5. COVERED PORCHES AND BALCONIES AREA EXEMPT PER16.04.325 (C)(4).
6. VENT SHAFTS AREA EXEMPT PER PER16.04.325 (C)(5).
7. TRASH AND RECYCLING AREA EXEMPT PER PER16.04.325 (C)(6).

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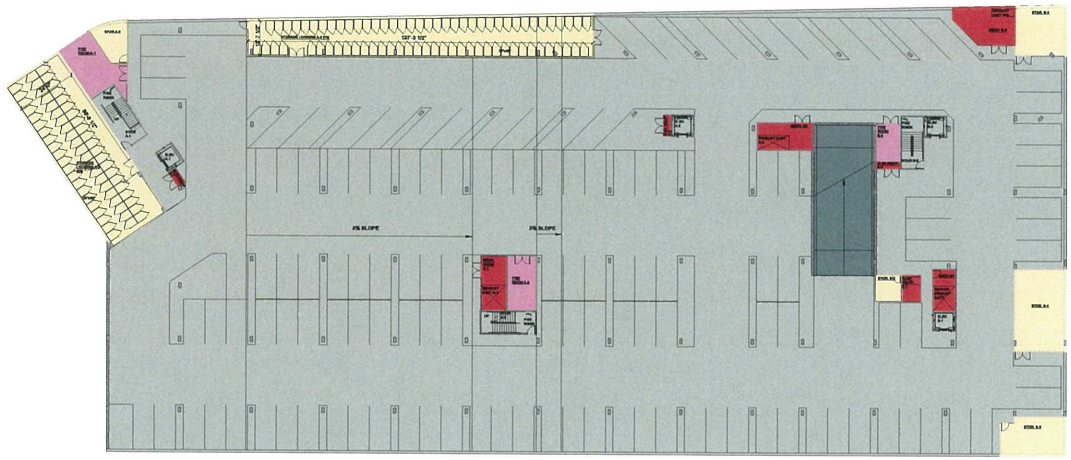
RESIDENTIAL LEVEL B 1 AREA DIAGRAM

02/24/2017

A21.8



RESIDENTIAL PARKING			
LEVEL	ADA STALLS	STANDARD STALLS	EV PARKING
SURFACE	2	4	
GUEST	2	32	
LEVEL B-1	8	166	13
LEVEL B-2		132	
TOTAL PROVIDED			359

BICYCLE STORAGE		
LEVEL	LONG-TERM	SHORT-TERM
SURFACE		22
BLDG. A	92	
BLDG. B	48	
LEVEL B-2	76	
TOTAL PROVIDED	216	22

BUILDING	PROGRAM	AREA INCLUDED	AREA EXCLUDED	NOTED
	LEVEL B2 - RESIDENTIAL BASEMENT 02			
	STORAGE (GARAGE)	9897		16.04.325 (A)(B)
	BOILER, POOL EQUIPMENT, MECHANICAL, AND ELEVATOR EQUIPMENT ROOMS		1151	16.04.325 (C)(1)
	DATA, ELECTRICAL, FIRE ROOM, AND VOIT SPACE		809	16.04.325 (C)(2)
	PARKING RELATED CIRCULATION, BICYCLE STORAGE		57042	16.04.325 (C)(3)
	TOTAL GSF LEVEL B2	**9897**	**59002**	

LEGEND:

1. GROSS FLOOR AREA MEASURED TO THE OUTSIDE SURFACES OF EXTERIOR WALLS, SEE 16.04.325 (A) & (B).
2. NONUSEABLE OR NONOCCUPIABLE SPACE ARE EXEMPT, INCLUDES ELECTRICAL, FIRE, AND DATA ROOM. NOT TO EXCEED (3%) OF MAX. ALLOWED GROSS FLOOR ARE OF THE LOT PER 16.04.325 (C)(1).
3. MECHANICAL AREA ARE EXEMPT, NOT TO EXCEED (1%) OF THE MAX. ALLOWED GROSS FLOOR AREA OF THE LOT PER16.04.325 (C)(2).
4. PARKING AND RELATED CIRCULATION FOR AUTOMOBILES AND BICYCLES AREA EXEMPT PER PER16.04.325 (C)(3).
5. COVERED PORCHES AND BALCONIES AREA EXEMPT PER16.04.325 (C)(4).
6. VENT SHAFTS AREA EXEMPT PER PER16.04.325 (C)(5).
7. TRASH AND RECYCLING AREA EXEMPT PER PER16.04.325 (C)(6).

PROJECT NORTH

0 20' 40'

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MIDDLE PLAZA at 500 El CAMINO REAL

Menlo Park, California

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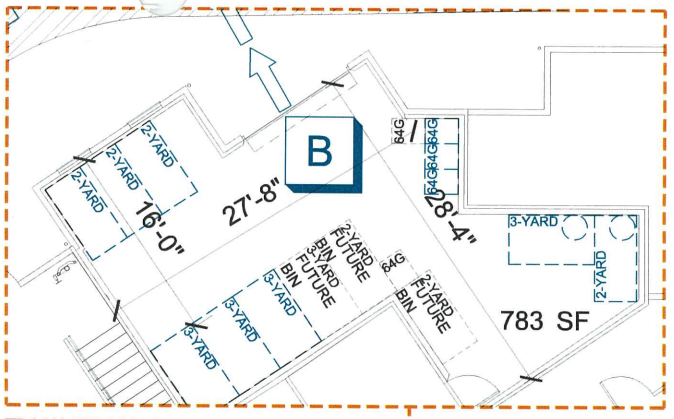
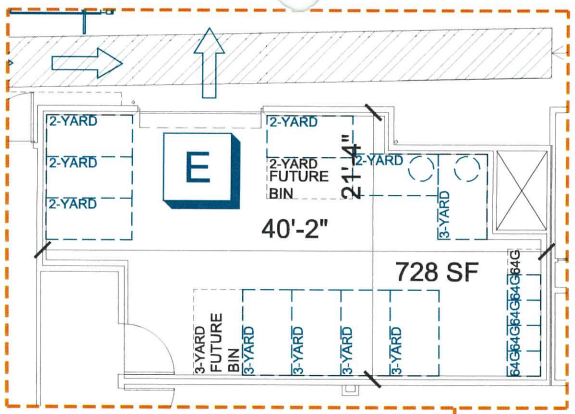
RESIDENTIAL LEVEL B2 AREA DIAGRAM

02/24/2017

A21.9



TRASH STAGING ROOM
SCALE: 1/4" = 1'



TRASH STAGING ROOM
SCALE: 1/4" = 1'

WASTE MANAGEMENT PLAN LEGEND

- EXISTING PROPERTY LINE
- PATH OF TRAVEL FROM TRASH STAGING AREA DURING TRASH PICK TIME
- PATH TRASH TRUCK TO PICK UP TRASH FROM STAGING AREA

WASTE MANAGEMENT GENERAL NOTE

- GRAPHIC SHOW RECOLOGY FRONT LOADER COLLECTION TRUCK AND FRONT LOAD BINS
- DISTANCE FROM TRASH STAGING ROOM TO STREET IS WITH-IN 25'
- SERVICING ON GRADE IS WITHIN 2%
- WEATHERPROOF " NO PARKING SIGNS" PLACED ON THE OUTSIDE OF THE TRASH STAGING ROOM
- CHUTES EQUIPPED WITH SHUT OFF VALVE
- BUILDING LIGHT ABOVE TRASH STAGING ROOM ROLL-UP DOOR
- THERE'S NO OVERHEAD OBSTRUCTION AT COLLECTION TRUCK PICKUP AREA

TRASH AND RECYCLE COLLECTION

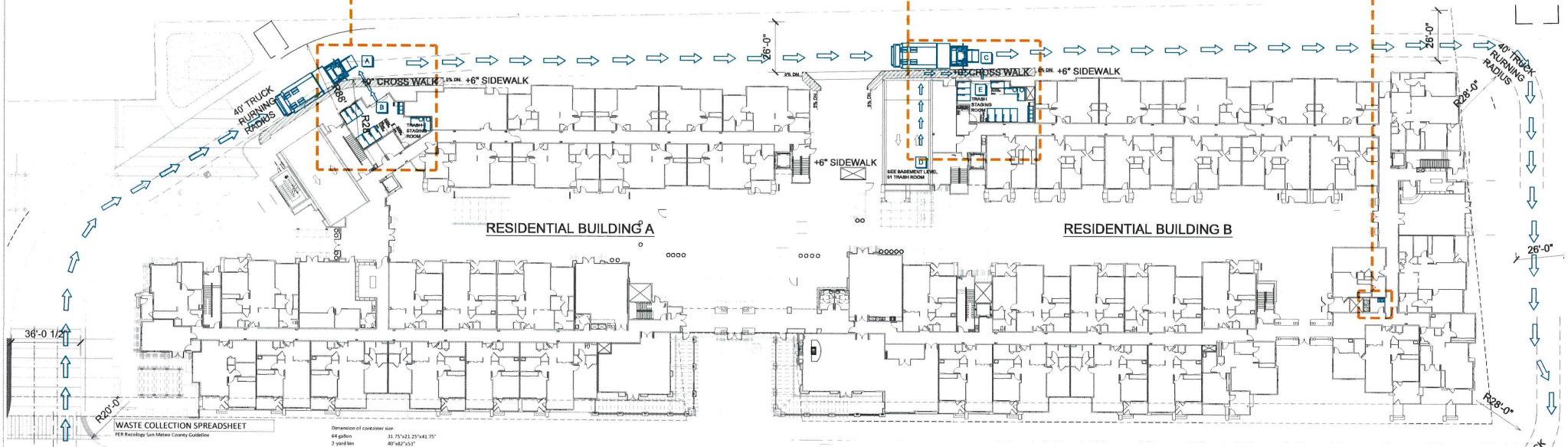
GRAPHICS SHOW RECOLOGY COLLECTION TRUCK WITH MINIMUM 40' TURNING RADIUS.

TRUCK BEGINS COLLECTION AT PICKUP [A] DURING EARLY PICK UP HOURS

TRASH AND RECYCLE AT RESIDENTIAL BUILDING A: RESIDENTIAL DUMPSTERS ARE STORED IN TRASH STAGING ROOM [B] FOR PICK UP BY WASTE MANAGEMENT COMPANY ON SCHEDULED DAYS.

TRUCK CONTINUES COLLECTION AT PICK UP [C]

TRASH AND RECYCLE AT RESIDENTIAL BUILDING B: THERE'S TRASH CHUTE ON GROUND FLOOR AND (4) RESIDENTIAL DUMPSTERS ARE STORED IN BASEMENT LEVEL TRASH ROOM [D] AND ARE TRANSPORTED BY DUMPSTER CART PULLER TO THE SURFACE TRASH STAGING ROOM [E] FOR PICK UP BY WASTE MANAGEMENT COMPANY ON SCHEDULED DAYS.



1ST LEVEL BUILDING PLAN
SCALE: 1" = 20'

WASTE COLLECTION SPREADSHEET
PER Recology San Mateo County Guideline

Dimension of container size:

64 gallon	31.75"x21.25"x41.75"
2-yard bin	40"x82"x53"
3-yard bin	47"x82"x82"

APARTMENT BUILDING A : 91 RESIDENTIAL UNITS
CONTAINER CAPACITY AND STORAGE SPACE

Formula to Determine Minimum Multi-Family Enclosure Size (32 gal of garbage per unit)
91 # of dwelling units 91units x4.28 cubic feet = 389.5 cubic feet — 8 2-yard bin/week of trash

Formula to Determine Minimum Multi-Family Enclosure Size
91 # of dwelling units Per Waste Zero Specialist — 8 3-yard bin/week of recycling

Formula to Determine Minimum Multi-Family Enclosure Size
91 # of dwelling units Per Waste Zero Specialist — 6 64 gallon bin - 3X/week of green waste

TOTAL STORAGE REQUIRED :	TOTAL STORAGE PROVIDED :
TRASH: (8) - 2 Y BIN PER WEEK	TRASH: 4 - 2Y TRASH BINS FOR PICK UP 2 TIMES A WEEK
RECYCLE: (8) - 3 Y BIN PER WEEK	RECYCLE: 4 - 3Y RECYCLE BINS FOR PICK UP 2 TIMES A WEEK
GREEN WASTE (6) - 64 GALLON BIN PER WEEK	GREEN WASTE: 3 - 64 GALLON GREEN BINS FOR PICK UP 2 TIMES A WEEK

TRASH AND RECYCLING BINS ARE LOCATED IN TRASH STAGING ROOM AT TRASH COLLECTION DATE FOR PICKUP

APARTMENT BUILDING B : 124 RESIDENTIAL UNITS
CONTAINER CAPACITY AND STORAGE SPACE
TABLE A

Formula to Determine Minimum Multi-Family Enclosure Size (32 gal of garbage per unit)
124 # of dwelling units 124units x4.28 cubic feet =531 cubic feet — 10 2-yard bin/week of trash

TABLE B

Formula to Determine Minimum Multi-Family Enclosure Size
124 # of dwelling units Per Waste Zero Specialist — 10 3-yard bin/week of recycling

Formula to Determine Minimum Multi-Family Enclosure Size
124 # of dwelling units Per Waste Zero Specialist — 8 64 gallon bin - 3X/week of green waste

TOTAL STORAGE REQUIRED :	TOTAL STORAGE PROVIDED :
TRASH: (10) - 2 Y BIN PER WEEK	TRASH: 5 - 2Y TRASH BINS FOR PICK UP 2 TIMES A WEEK
RECYCLE: (10) - 3 Y BIN PER WEEK	RECYCLE: 5 - 3Y RECYCLE BINS FOR PICK UP 2 TIMES A WEEK
GREEN WASTE (8) - 64 GALLON BIN PER WEEK	GREEN WASTE: 4 - 64 GALLON GREEN BINS FOR PICK UP 2 TIMES A WEEK

TRASH AND RECYCLING BINS ARE LOCATED IN TRASH STAGING ROOM AT TRASH COLLECTION DATE FOR PICKUP

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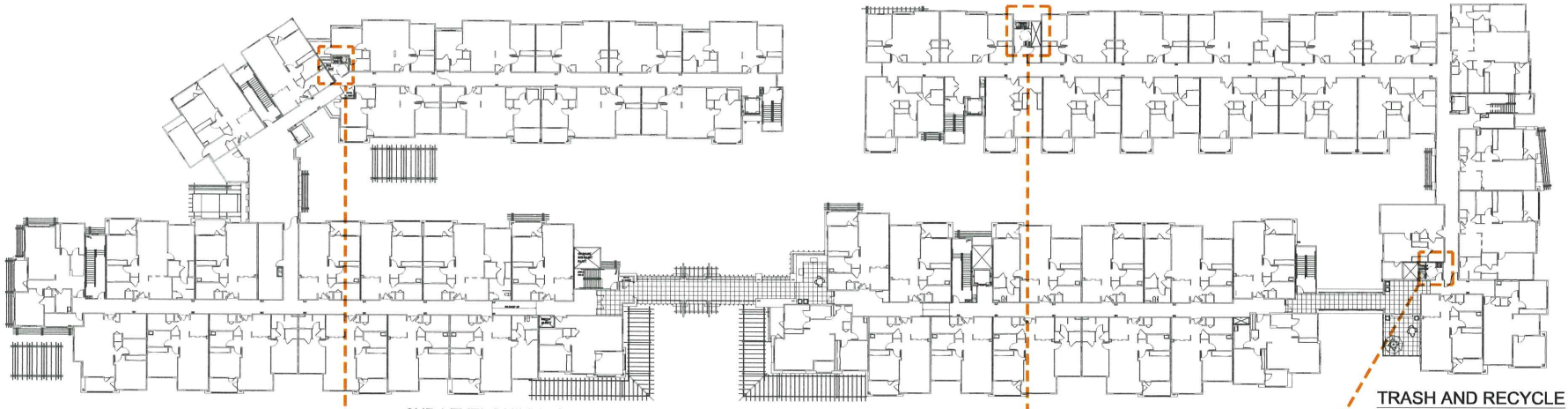
MIDDLE PLAZA at 500 El CAMINO REAL

Menlo Park, California

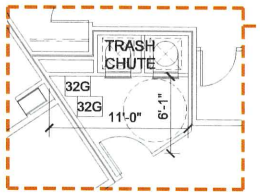
DAHLIN

RES. WASTE MANAGEMENT PLAN
02/24/2017

A22.1

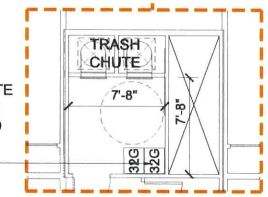


2ND LEVEL BUILDING PLAN
SCALE: 1" = 20'

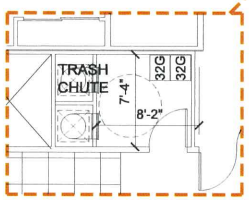


TRASH CHUTE AT BLDG.A
SCALE: 1/4" = 1' TYPICAL THROUGH 5TH LEVEL

TYPICAL GREEN WASTE BIN AND RECYCLE BIN FOR CARDBOARD AND BOXES AT EVERY TRASH ROOM



TRASH CHUTE AT BLDG. B
SCALE: 1/4" = 1' TYPICAL THROUGH 5TH LEVEL



TRASH CHUTE AT BLDG. B
SCALE: 1/4" = 1' TYPICAL THROUGH 5TH LEVEL

TRASH ROOM
SCALE: 1/8" = 1'

TRASH AND RECYCLE COLLECTION

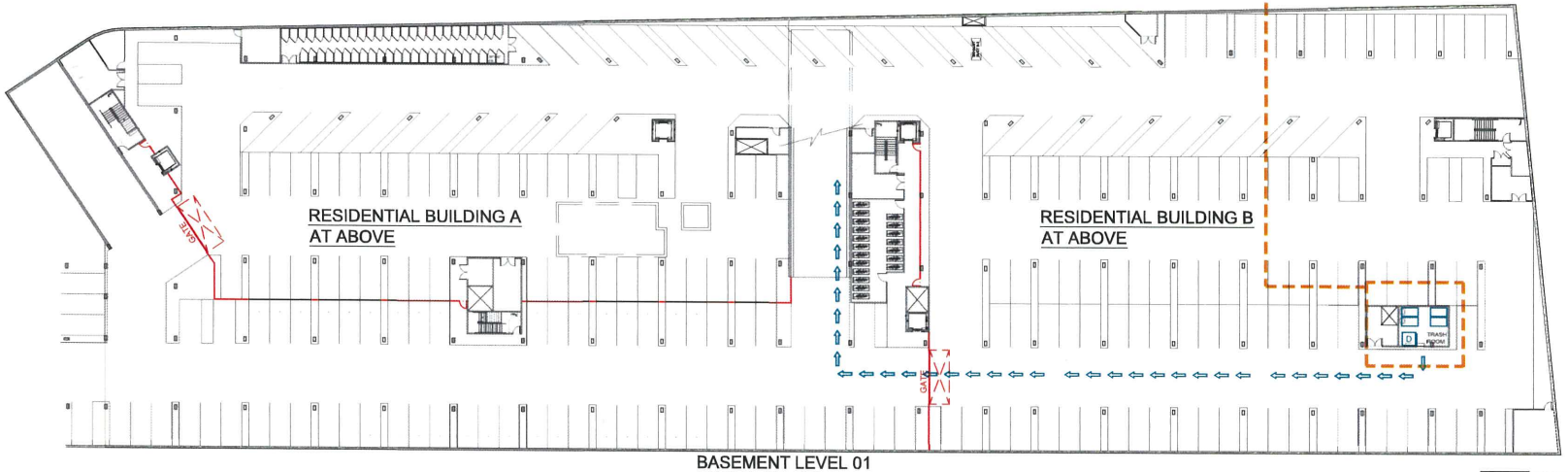
GRAPHICS SHOW RECOLOGY COLLECTION TRUCK WITH MINIMUM 40' TURNING RADIUS.

TRUCK BEGINS COLLECTION AT PICKUP [A] DURING EARLY PICK UP HOURS

TRASH AND RECYCLE AT RESIDENTIAL BUILDING A: RESIDENTIAL DUMPSTERS ARE STORED IN TRASH STAGING ROOM [B] FOR PICK UP BY WASTE MANAGEMENT COMPANY ON SCHEDULED DAYS.

TRUCK CONTINUES COLLECTION AT PICK UP [C]

TRASH AND RECYCLE AT RESIDENTIAL BUILDING B: THERE'RE 4 RESIDENTIAL DUMPSTERS ARE STORED IN BASEMENT LEVEL TRASH ROOM [D] AND ARE TRANSPORTED BY DUMPSTER CART PULLER TO THE SURFACE TRASH STAGING ROOM [E] FOR PICK UP BY WASTE MANAGEMENT COMPANY ON SCHEDULED DAYS.



BASEMENT LEVEL 01
SCALE: 1" = 20'

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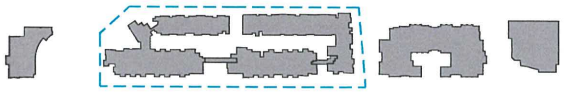
MIDDLE PLAZA at 500 El CAMINO REAL
Menlo Park, California

DAHLIN



RES. WASTE MANAGEMENT PLAN
02/24/2017

A22.2

ELEVATION KEY NOTES: (#)

1. BUILDING HEIGHT (REFER TO SHEET A27.5 SECTION E.3.2.01)
2. FACADE HEIGHT (REFER TO SHEET A27.5 SECTION E.3.2.02)
3. FRONT SETBACK (REFER TO SHEET A27.3, A27.4, A27.5 SECTION E3.3 FIGURE E.7)
4. SIDE SETBACK (NOT APPLICABLE)
5. REAR SETBACK (NOT APPLICABLE)
6. MINOR BUILDING FACADE MODULATION AT 50' MIN. (REFER TO SHEET A27.3, A27.4, A27.5 SECTION E3.4.2.01)

6A. MINIMUM 2' SETBACK OF THE BUILDING PLANE FROM PRIMARY BUILDING FACADE

7. MAJOR BUILDING FACADE MODULATION AT 100' MIN. (REFER TO SHEET A27.4 SECTION E3.4.2.01)
8. BUILDING BREAK ALIGNED WITH INTERSECTING STREET (REFER TO SHEET A27.4 SECTION E3.4.1.06 AND TABLE E4)

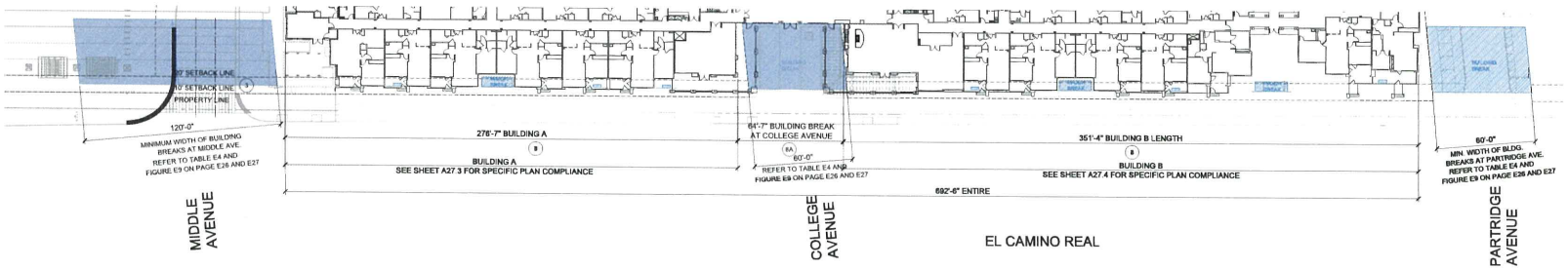
8A. MINIMUM 60' BUILDING BREAK (REFER TO FIGURE E9)

9. BUILDING PROFILE FACADE HEIGHT 38' AT 45 DEGREES (REFER TO SHEET A27.3 AND A27.4 SECTION E3.4.3.01)
10. BUILDING PROJECTIONS (NOT APPLICABLE)
11. ARCHITECTURAL PROJECTIONS (REFER TO SHEET A27.3, A27.4, A27.5 SECTION E.3.3.07)

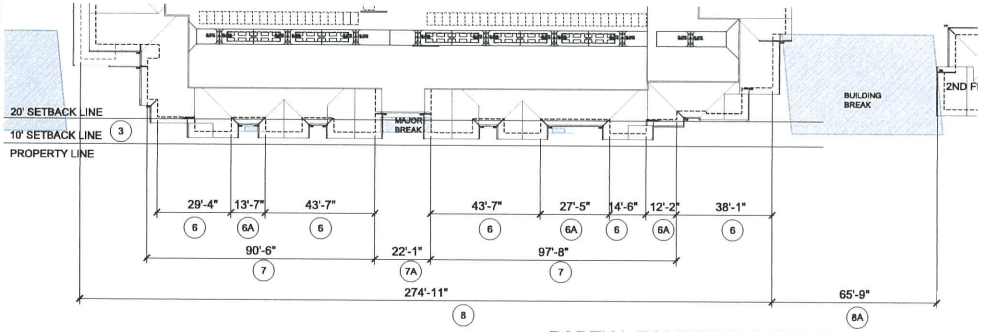
LEGEND

MAJOR BREAKS/MINOR MODULATION LOCATIONS (AS INDICATED)

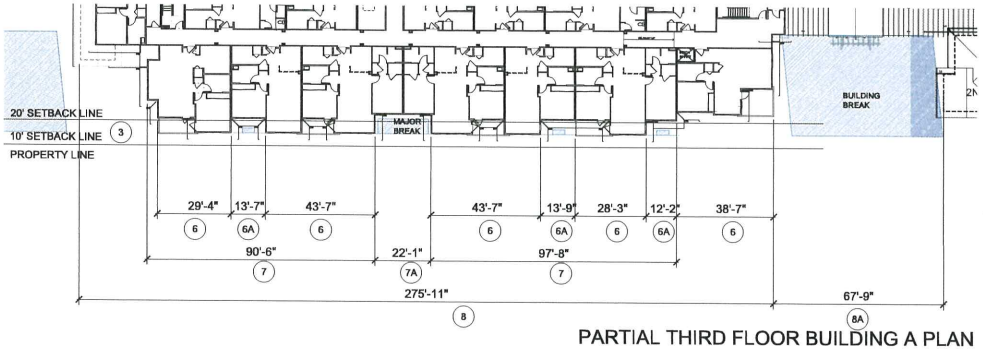
BUILDING ELEVATION - FACADE FACING EL CAMINO REAL



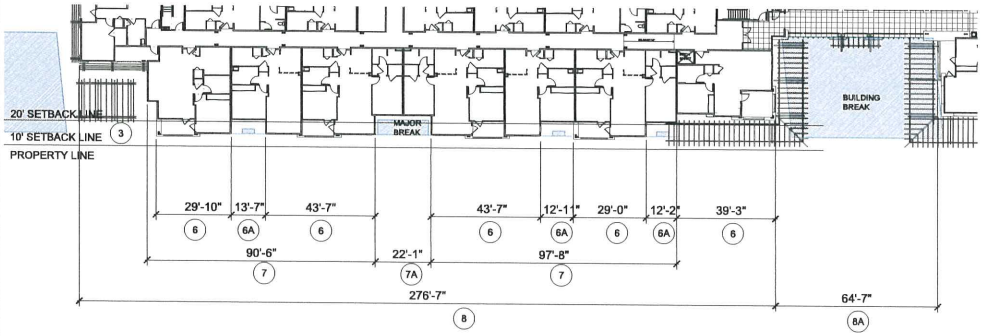
PARTIAL FIRST FLOOR BUILDING PLAN



PARTIAL FOURTH FLOOR BUILDING A PLAN



PARTIAL THIRD FLOOR BUILDING A PLAN



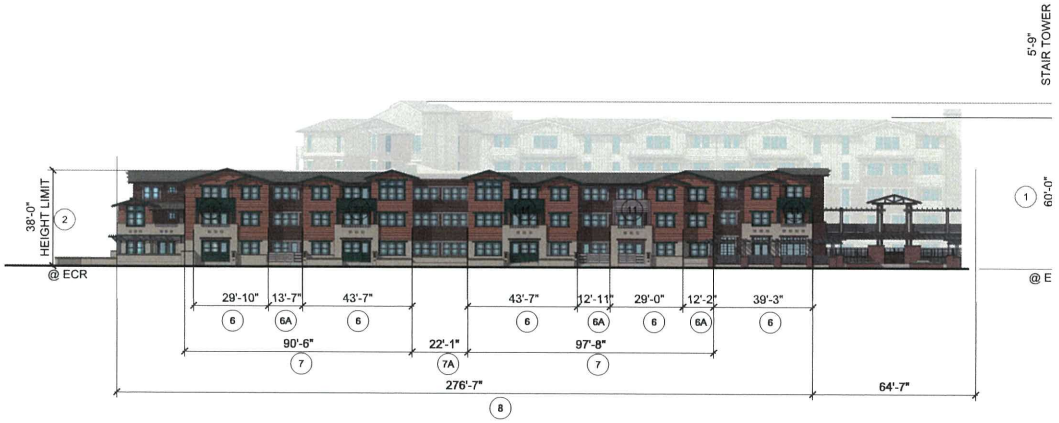
PARTIAL SECOND FLOOR BUILDING A PLAN

ELEVATION KEY NOTES: (#)

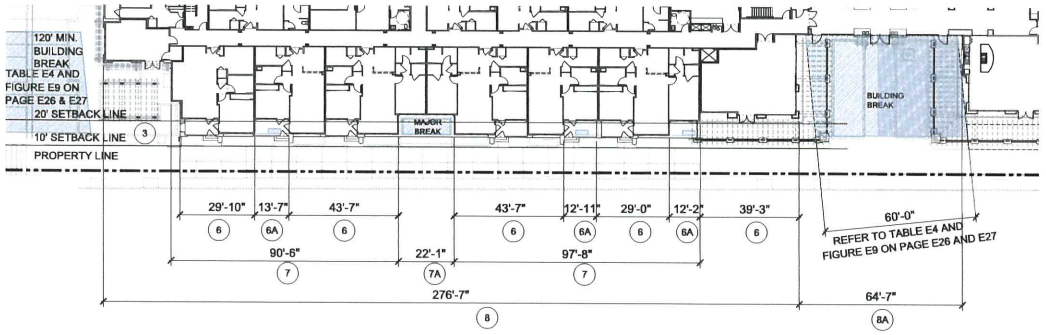
1. BUILDING HEIGHT (REFER TO SHEET A27.5 SECTION E.3.2.01)
2. FACADE HEIGHT (REFER TO SHEET A27.5 SECTION E.3.2.02)
3. FRONT SETBACK (REFER TO SHEET A27.3, A27.4, A27.5 SECTION E3.3 FIGURE E.7)
4. SIDE SETBACK (NOT APPLICABLE)
5. REAR SETBACK (NOT APPLICABLE)
6. MINOR BUILDING FACADE MODULATION AT 50' MIN. (REFER TO SHEET A27.3, A27.4, A27.5 SECTION E3.4.2.01)
6A. MINIMUM 2' SETBACK OF THE BUILDING PLANE FROM PRIMARY BUILDING FACADE
7. MAJOR BUILDING FACADE MODULATION AT 100' MIN. (REFER TO SHEET A27.4 SECTION E3.4.2.01)
8. BUILDING BREAK ALIGNED WITH INTERSECTING STREET (REFER TO SHEET A27.4 SECTION E3.4.1.06 AND TABLE E4)
8A. MINIMUM 60' BUILDING BREAK (REFER TO FIGURE E9)
9. BUILDING PROFILE FACADE HEIGHT 38' AT 45 DEGREES (REFER TO SHEET A27.3 AND A27.4 SECTION E3.4.3.01)
10. BUILDING PROJECTIONS (NOT APPLICABLE)
11. ARCHITECTURAL PROJECTIONS (REFER TO SHEET A27.3, A27.4, A27.5 SECTION E.3.3.07)

LEGEND

MAJOR BREAKS/MINOR MODULATION LOCATIONS (AS INDICATED)



BUILDING A ELEVATION - FACADE FACING EL CAMINO REAL



PARTIAL FIRST FLOOR BUILDING A PLAN

ELEVATION KEY NOTES: (#)

1. BUILDING HEIGHT (REFER TO SHEET A27.5 SECTION E.3.2.01)
2. FACADE HEIGHT (REFER TO SHEET A27.5 SECTION E.3.2.02)
3. FRONT SETBACK (REFER TO SHEET A27.3, A27.4, A27.5 SECTION E3.3 FIGURE E.7)
4. SIDE SETBACK (NOT APPLICABLE)
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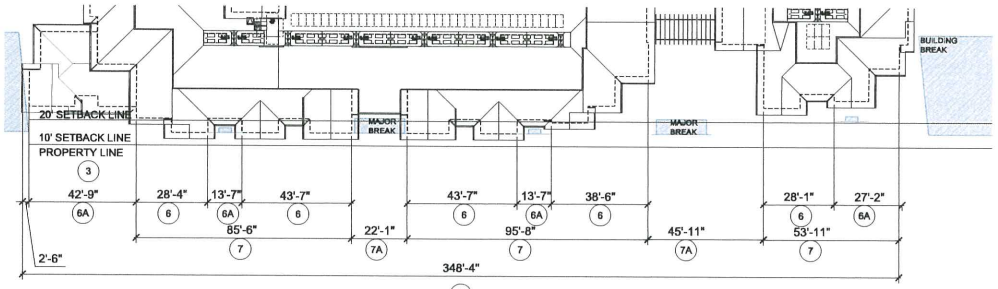
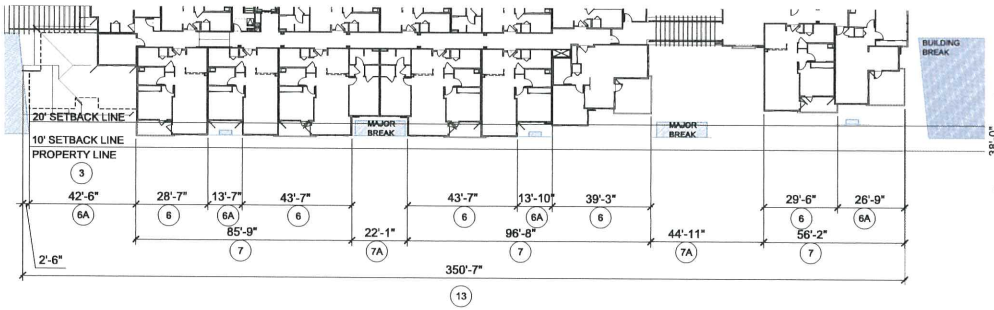
10. BUILDING PROJECTIONS (NOT APPLICABLE)
11. ARCHITECTURAL PROJECTIONS (REFER TO SHEET A27.3, A27.4, A27.5 SECTION E.3.3.07)

LEGEND

MAJOR BREAKS/MINOR MODULATION LOCATIONS (AS INDICATED)

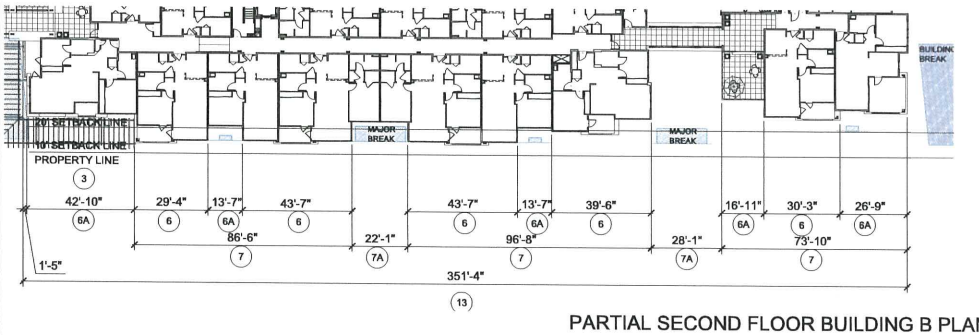


PARTIAL FOURTH FLOOR BUILDING B PLAN

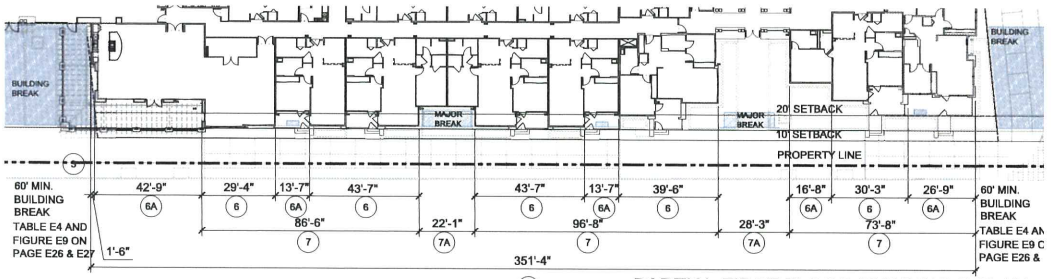


PARTIAL THIRD FLOOR BUILDING B PLAN

BUILDING B ELEVATION - FACADE FACING EL CAMINO REAL



PARTIAL SECOND FLOOR BUILDING B PLAN



PARTIAL FIRST FLOOR BUILDING B PLAN

PROJECT NORTH

0 20 40

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MIDDLE PLAZA at 500 El CAMINO REAL
Menlo Park, California

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BLDG B SPECIFIC PLAN COMPLIANCE
02/24/2017

A22.5

B86

1 BUILDING A - WEST ELEVATION
1" = 10'-0"

2 BUILDING A - EAST ELEVATION
1" = 10'-0"

SEE SHEETS A26.1 & A26.2 FOR COLOR & MATERIALS

PROJECT NORTH

0 10 20

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MIDDLE PLAZA at 500 El CAMINO REAL
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BUILDING A ELEVATIONS
02/24/2017

A23.1

1 BUILDING A - NORTH ELEVATION
1" = 10'-0"

3 BUILDING A - NORTHEAST ELEVATION
1" = 10'-0"

2 BUILDING A - COURTYARD SOUTH ELEVATION
1" = 10'-0"

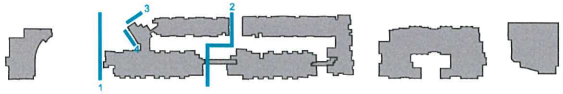
4 BUILDING A - NORTHWEST ELEVATION
1" = 10'-0"

SEE SHEETS A26.1 & A26.2 FOR COLOR & MATERIALS

STANFORD UNIVERSITY

MIDDLE PLAZA at 500 El CAMINO REAL
Menlo Park, California

DAHLIN



BUILDING A ELEVATIONS
02/24/2017

A23.2

1 BUILDING A - COURTYARD WEST ELEVATION
1" = 10'-0"

2 BUILDING A - COURTYARD EAST ELEVATION
1" = 10'-0"

SEE SHEETS A26.1 & A26.2 FOR COLOR & MATERIALS

STANFORD UNIVERSITY

MIDDLE PLAZA at 500 El CAMINO REAL
Menlo Park, California

DAHLIN

BUILDING A ELEVATIONS
02/24/2017

A23.3

1 BUILDING B - WEST ELEVATION
1" = 10'-0"

2 BUILDING B - EAST ELEVATION
1" = 10'-0"

SEE SHEETS A26.1 & A26.2 FOR COLOR & MATERIALS

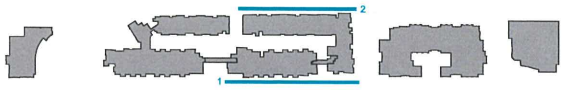
PROJECT NORTH

0 10 20

STANFORD UNIVERSITY

MIDDLE PLAZA at 500 El CAMINO REAL
Menlo Park, California

DAHLIN

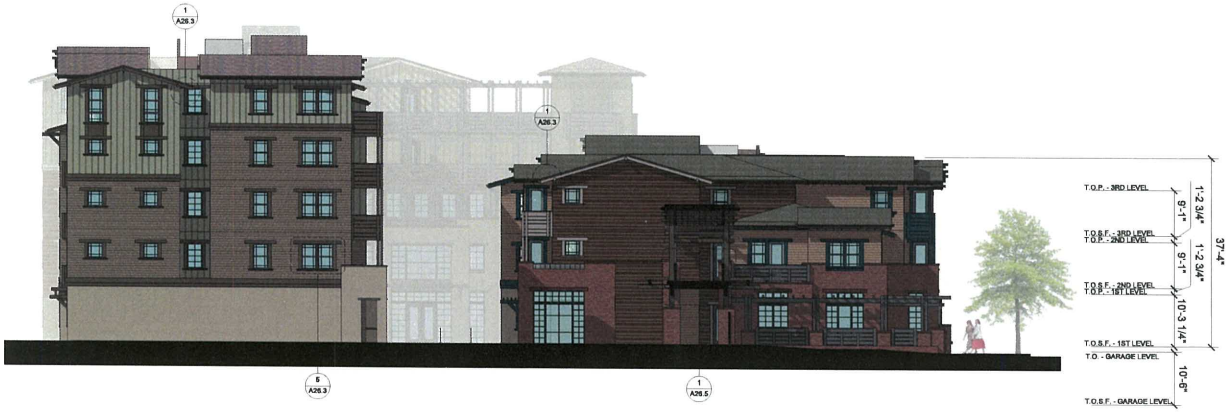


BUILDING B ELEVATIONS
02/24/2017

A24.1

1 BUILDING B - SOUTH ELEVATION
1" = 10'-0"

3 BUILDING B - COURTYARD SOUTH ELEVATION
1" = 10'-0"



2 BUILDING B - COURTYARD NORTH ELEVATION
1" = 10'-0"

4 BUILDING B -COURTYARD NORTH 2 ELEVATION
1" = 10'-0"

SEE SHEETS A26.1 & A26.2 FOR COLOR & MATERIALS

PROJECT NORTH

0 10 20

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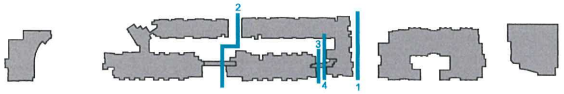
MIDDLE PLAZA at 500 El CAMINO REAL
Menlo Park, California

DAHLIN



BUILDING B ELEVATIONS
02/24/2017

A24.2

1 BUILDING B - COURTYARD EAST ELEVATION
1" = 10'-0"

2 BUILDING B - COURTYARD WEST ELEVATION
1" = 10'-0"

SEE SHEETS A26.1 & A26.2 FOR COLOR & MATERIALS

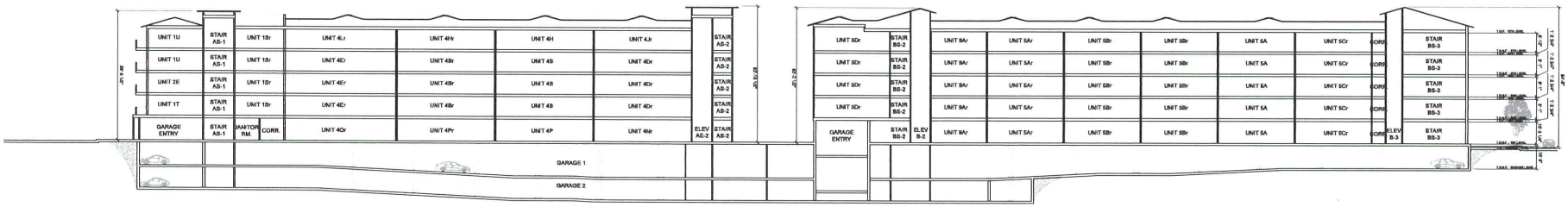
STANFORD UNIVERSITY

MIDDLE PLAZA at 500 El CAMINO REAL
Menlo Park, California

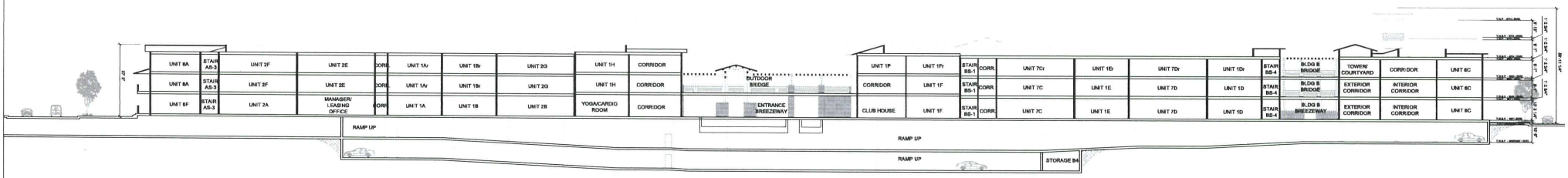
DAHLIN

BUILDING B ELEVATIONS
02/24/2017

A24.3



B RESIDENTIAL REAR CROSS SECTION
1" = 20'-0"



A RESIDENTIAL ECR CROSS SECTION
1" = 20'-0"

NOTE:
*T.O.S.F. = TOP OF SUBFLOOR
*T.O.P. = TOP OF PLATE

PROJECT NORTH

0 20 40

STANFORD UNIVERSITY

MIDDLE PLAZA at 500 El CAMINO REAL
Menlo Park, California

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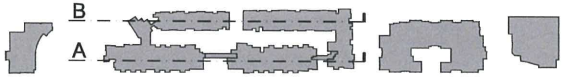
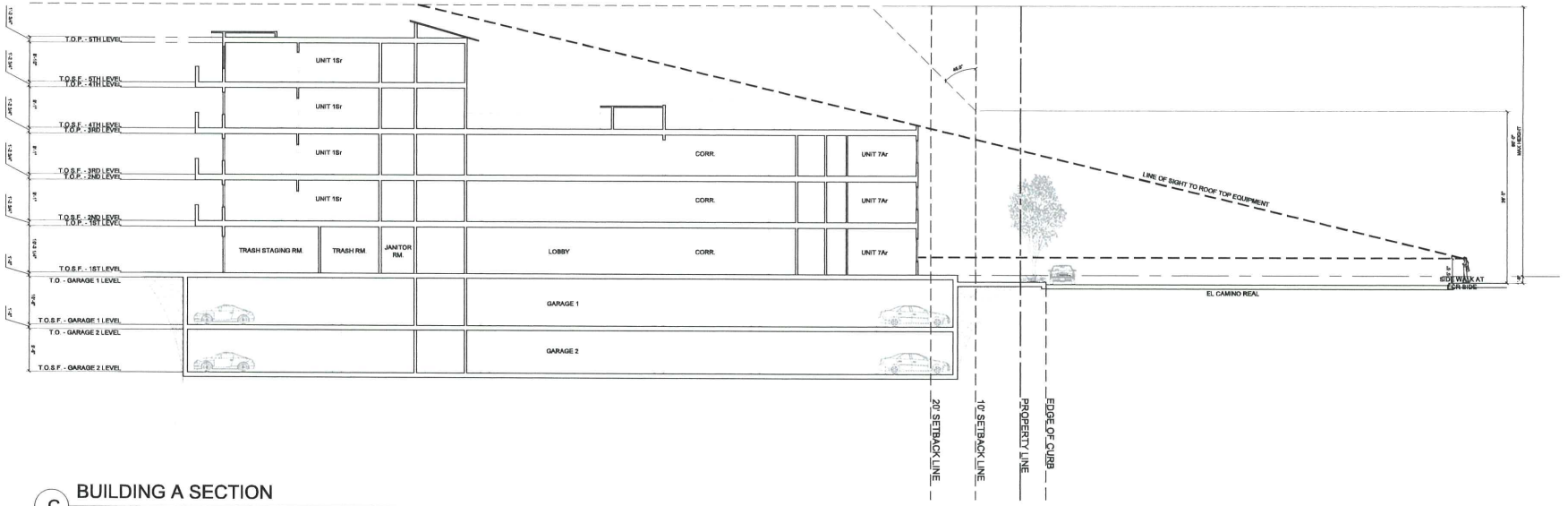
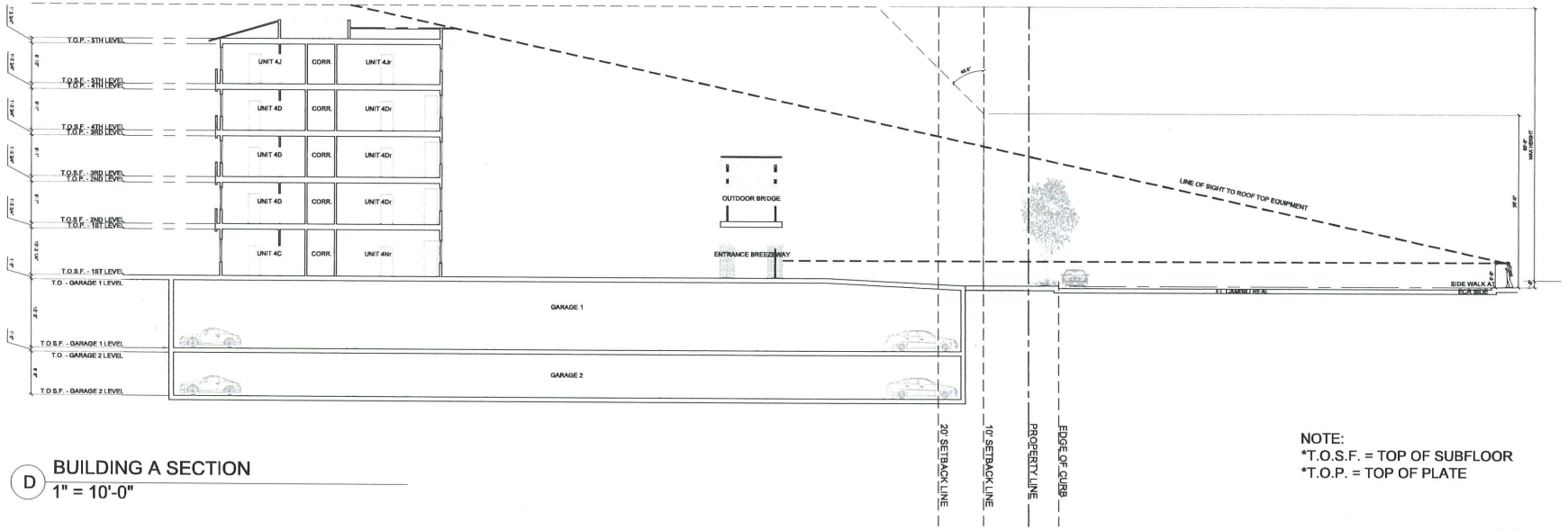


BUILDING CROSS SECTIONS
02/24/2017
A25.1



C BUILDING A SECTION
1" = 10'-0"



D BUILDING A SECTION
1" = 10'-0"

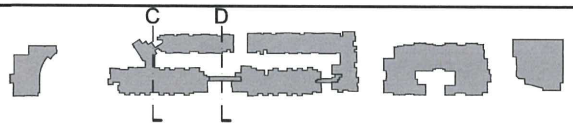
NOTE:
*T.O.S.F. = TOP OF SUBFLOOR
*T.O.P. = TOP OF PLATE

0 10 20

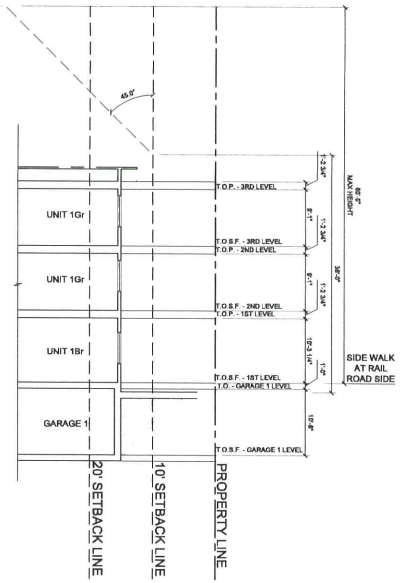
STANFORD UNIVERSITY

MIDDLE PLAZA at 500 El CAMINO REAL
Menlo Park, California

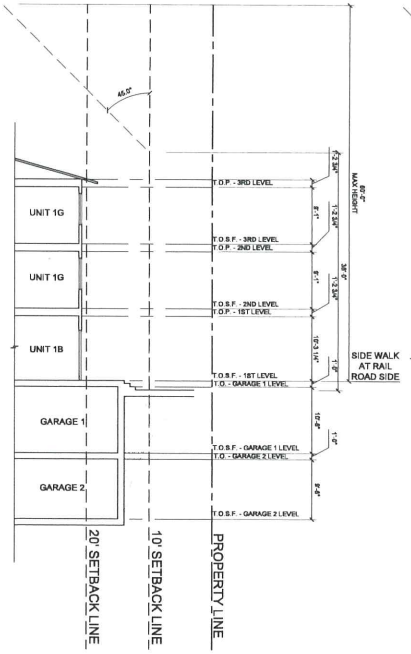
DAHLIN



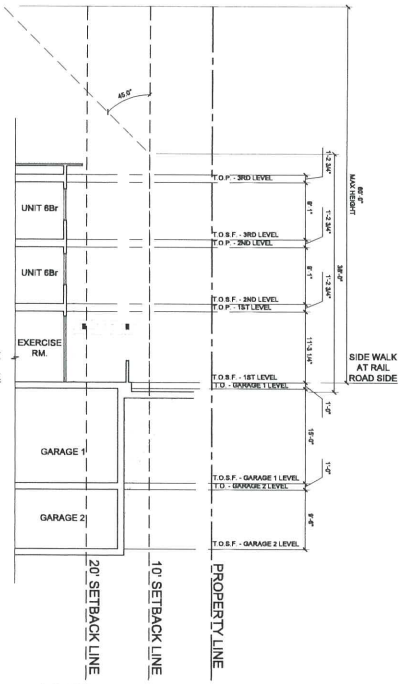
BUILDING A SECTIONS
02/24/2017
A25.2



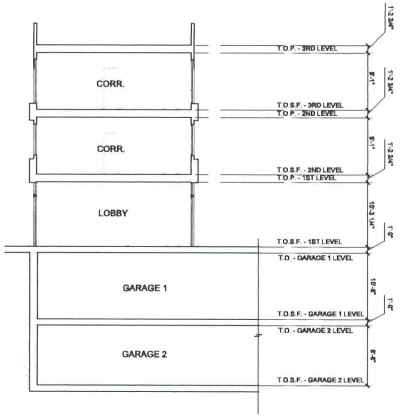
1 UNIT SECTION
1/8" = 1'-0"



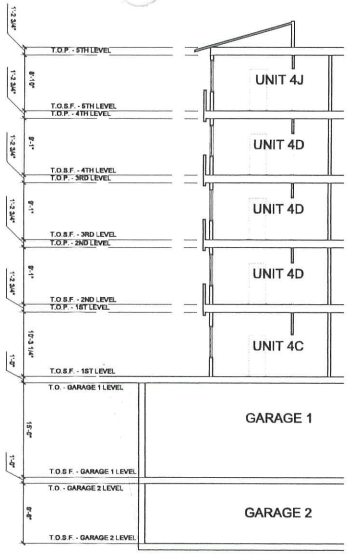
2 RECESSED UNIT SECTION
1/8" = 1'-0"



3 EXERCISE RM SECTION
1/8" = 1'-0"



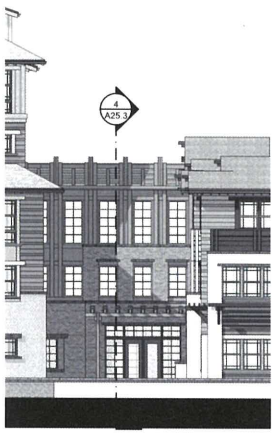
4 LOBBY ENTRANCE SECTION
1/8" = 1'-0"



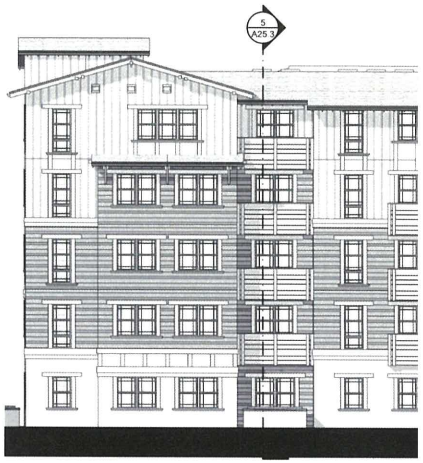
NOTE:
*T.O.S.F. = TOP OF SUBFLOOR
*T.O.P. = TOP OF PLATE

5 REAR UNIT SECTION
1/8" = 1'-0"

EL CAMINO REAL



LOBBY ENTRANCE



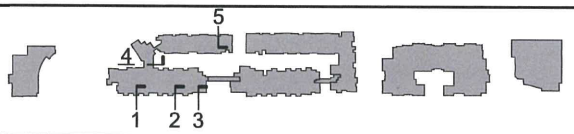
REAR ELEVATION

STANFORD UNIVERSITY

MIDDLE PLAZA at 500 El CAMINO REAL

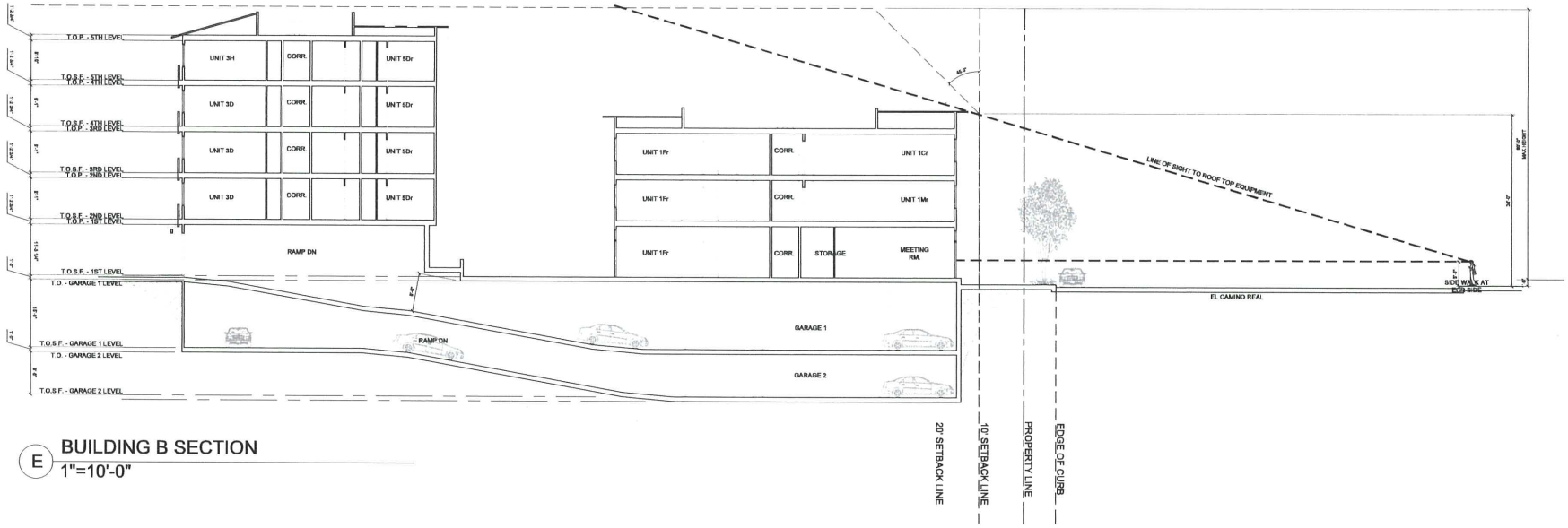
Menlo Park, California

DAHLIN

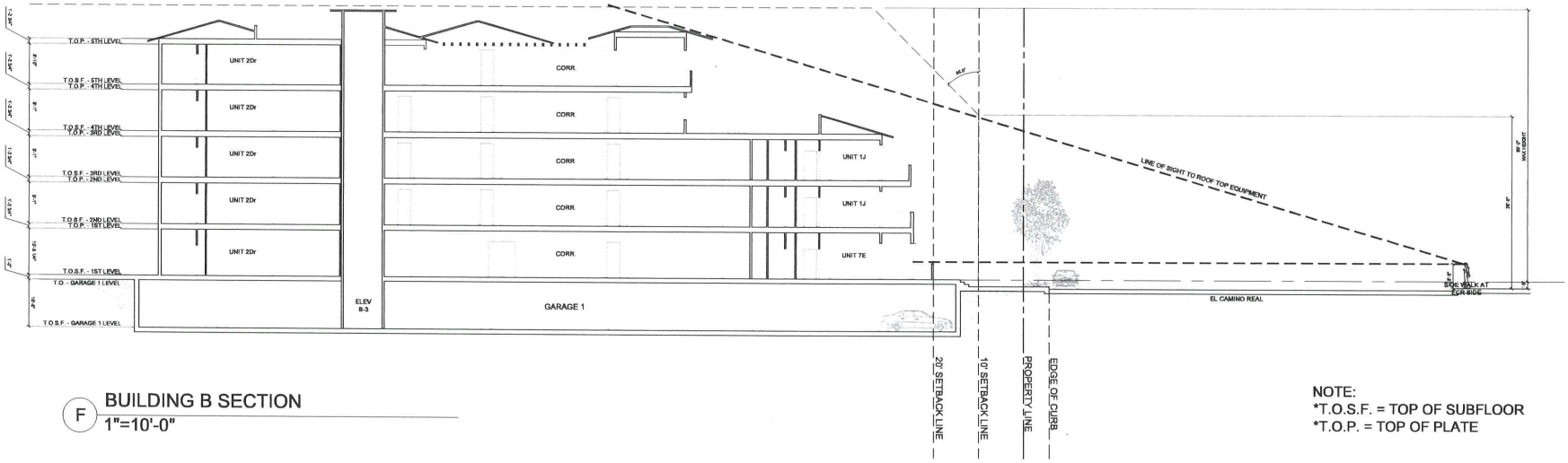


BUILDING A SECTIONS
02/24/2017

A25.3



E BUILDING B SECTION
1"=10'-0"



F BUILDING B SECTION
1"=10'-0"

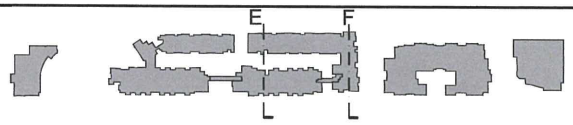
NOTE:
*T.O.S.F. = TOP OF SUBFLOOR
*T.O.P. = TOP OF PLATE

0 10 20

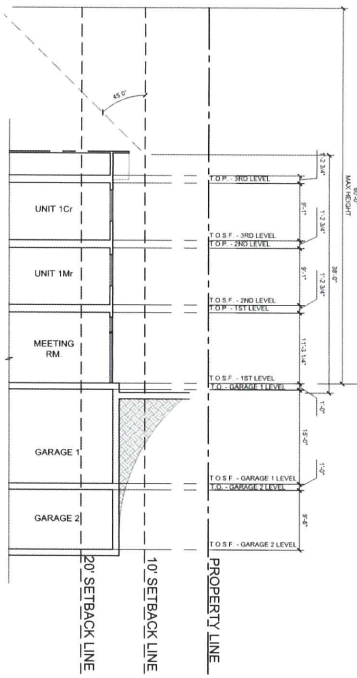
STANFORD UNIVERSITY

MIDDLE PLAZA at 500 El CAMINO REAL
Menlo Park, California

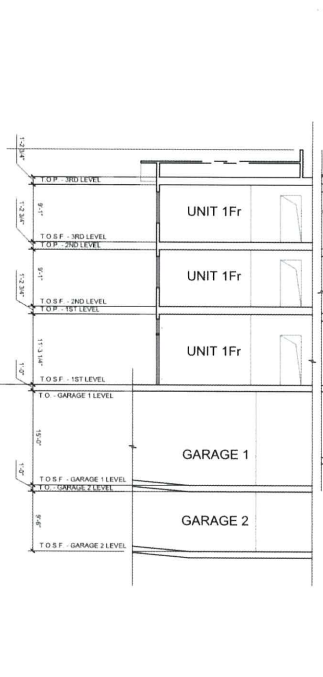
DAHLIN



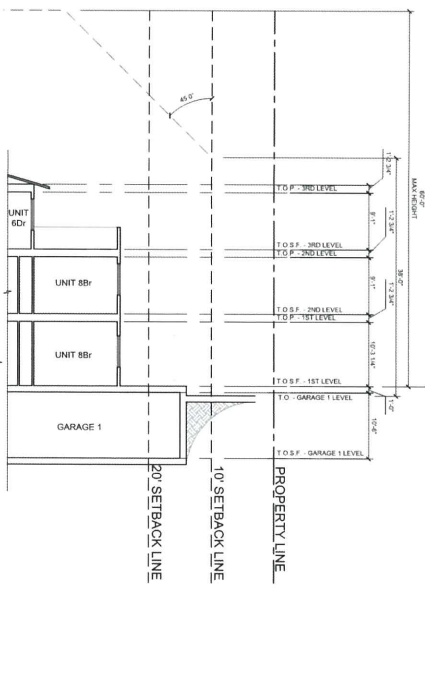
BUILDING B SECTIONS
02/24/2017
A25.4



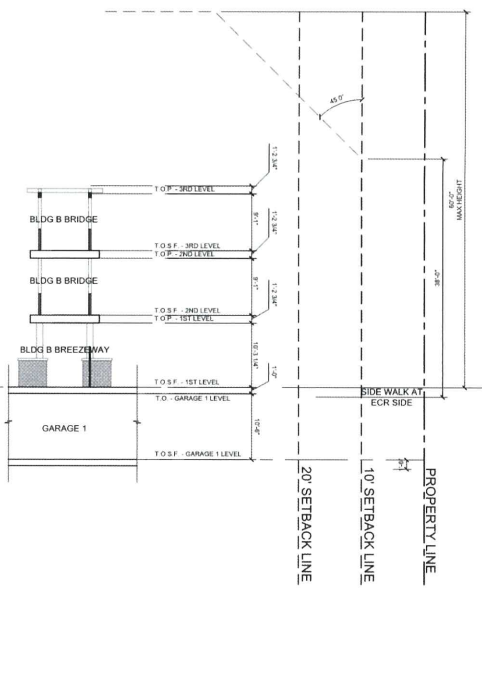
6 STOREFRONT SECTION
1/8" = 1'-0"



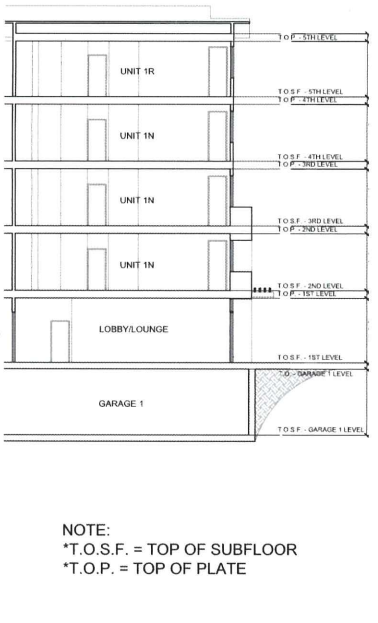
7 COURTYARD UNIT SECTION
1/8" = 1'-0"



8 CORNER UNIT SECTION
1/8" = 1'-0"



9 BRIDGE SECTION
1/8" = 1'-0"



10 ENTRANCE SECTION
1/8" = 1'-0"

NOTE:
*T.O.S.F. = TOP OF SUBFLOOR
*T.O.P. = TOP OF PLATE

STOREFRONT ELEVATION

COURTYARD UNIT ELEVATIOIN

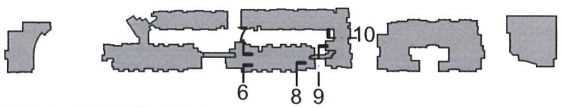
CORNER UNIT AND BRIDGE ELEVATION

ENTRANCE ELEVATION

STANFORD UNIVERSITY

MIDDLE PLAZA at 500 El CAMINO REAL
Menlo Park, California

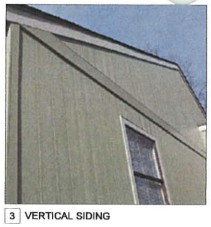
DAHLIN

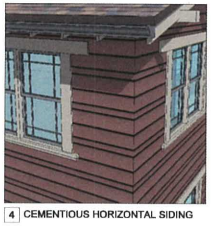


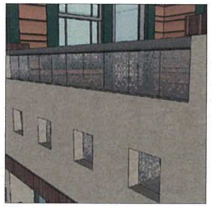
BUILDING B SECTIONS
02/24/2017

A25.5

BUILDING IMAGERY


3 VERTICAL SIDING


4 CEMENTIOUS HORIZONTAL SIDING


6 DECORATIVE METAL RAILING


8 TRELLIS (ENTRY WAY AND COMMON AREAS)


8 AWNING (CORNER UNITS)

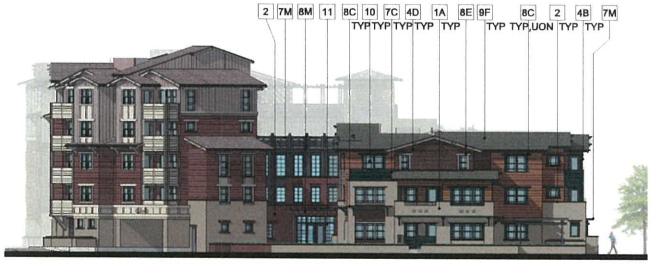

9 COOL WEATHERED ROOF


9 COOL ANTIQUE SLATE

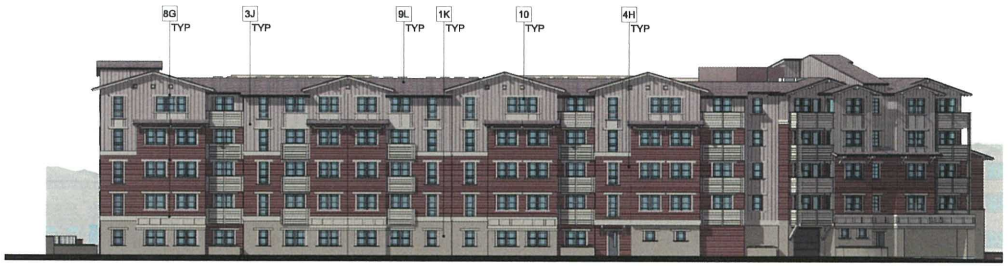

10 ALUMINUM CLAD WOOD WINDOWS (SIMILAR)


12 LIGHT FIXTURES

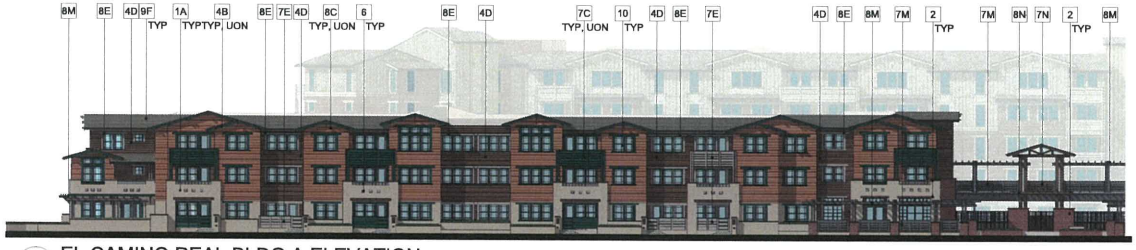
BUILDING A RESIDENTIAL ELEVATIONS



2 BLDG A ENTRANCE ELEVATION
1/16" = 1'-0"



3 REAR BLDG A ELEVATION
1/16" = 1'-0"



1 EL CAMINO REAL BLDG A ELEVATION
1/16" = 1'-0"

MATERIALS LIST

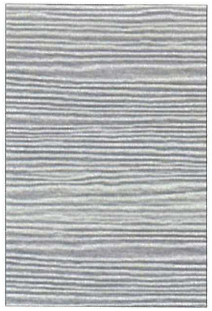
1. 3 COAT STUCCO
2. BRICK VENEER
3. CEMENTIOUS VERTICAL PANEL SIDING
4. CEMENTIOUS HORIZONTAL SIDING
5. SHINGLE SIDING
6. DECORATIVE METAL RAILING
7. WOOD PATIO/DECK/BALCONY RAILING
8. WOOD TRIM/TRELLIS/AWNING
9. COOL SHINGLE ROOF
10. ALUMINUM CLAD WOOD WINDOWS
11. ALUMINUM STOREFRONT
12. LIGHT FIXTURES

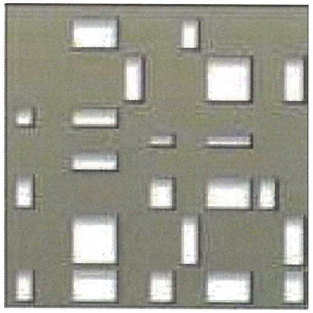
NOTE:
*TYP = TYPICAL
*UON = UNLESS OTHERWISE NOTED

MATERIAL SAMPLES


1 3 COAT STUCCO


2 BRICK VENEER


3 4 5 CEMENTIOUS VERTICAL/ HORIZONTAL/ SHINGLE SIDING


6 DECORATIVE METAL RAILING (1:1 SCALE - SEE IMAGERY FOR FULL PATTERN)


9 COOL WEATHERED ROOF


9 COOL ANTIQUE SLATE


10 ALUMINUM CLAD WOOD WINDOWS


11 ALUMINUM STORE FRONT

COLOR SCHEMES

CS1: COLOR SCHEME 1

PAINTS					ROOF
A: SW 7052 GRAY AREA	B: SW 6095 TOASTY	C: SW 2847 ROYCROFT BOTTLE GREEN	D: SW 6083 SABLE	E: SW 7023 REQUISITE GRAY	F: COOL ANTIQUE SLATE ROOF

CS2: COLOR SCHEME 2

PAINTS				ROOF
G: SW 7568 NEUTRAL GROUND	H: SW 6047 HOT COCOA	J: SW 6037 TEMPERATE TAUPE	K: SW 7052 GRAY AREA	L: COOL WEATHERED WOOD

AWNINGS/ BRIDGE/TRELLIS

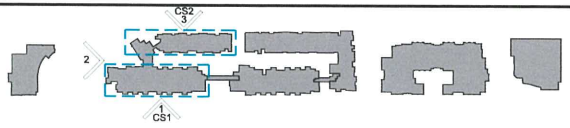
PAINTS	
M: SW 7069 IRON ORE	N: SW 7055 ENDURING BRONZE

PROJECT NORTH

STANFORD UNIVERSITY

MIDDLE PLAZA at 500 El CAMINO REAL
Menlo Park, California

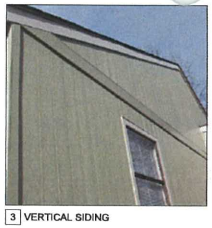
DAHLIN

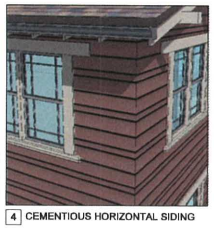


BUILDING A COLOR & MATERIALS
02/24/2017

A26.1

BUILDING IMAGERY


3 VERTICAL SIDING


4 CEMENTIOUS HORIZONTAL SIDING

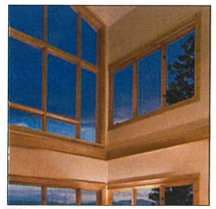

5 SHINGLE SIDING


6 DECORATIVE METAL RAILING


8 TRELLIS


9 COOL WEATHERED ROOF

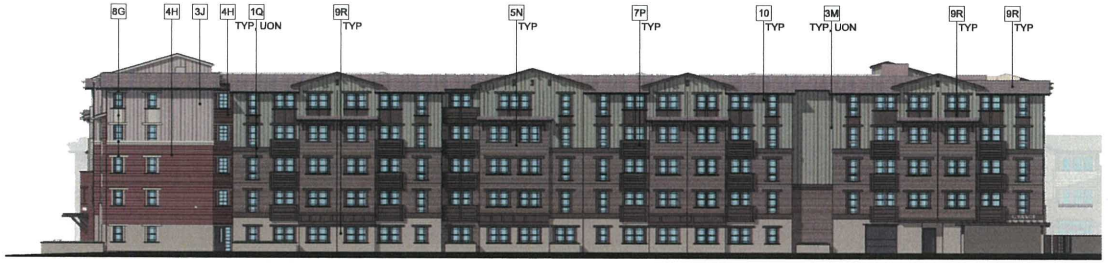

9 COOL ANTIQUE SLATE


10 ALUMINUM CLAD WOOD WINDOWS (SIMILAR)


12 LIGHT FIXTURES

BUILDING B RESIDENTIAL ELEVATIONS

2 BLDG B ENTRANCE ELEVATION
1/16" = 1'-0"



3 REAR BLDG B ELEVATION
1/16" = 1'-0"

1 EL CAMINO REAL BLDG B ELEVATION
1/16" = 1'-0"

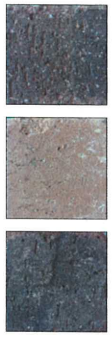
MATERIALS LIST

1. 3 COAT STUCCO
2. BRICK VENEER
3. CEMENTIOUS VERTICAL PANEL SIDING
4. CEMENTIOUS HORIZONTAL SIDING
5. SHINGLE SIDING
6. DECORATIVE METAL RAILING
7. WOOD PATIO/DECK/BALCONY RAILING
8. WOOD TRIM/TRELLIS/AWNING
9. COOL SHINGLE ROOF
10. ALUMINUM CLAD WOOD WINDOWS
11. ALUMINUM STOREFRONT
12. LIGHT FIXTURES

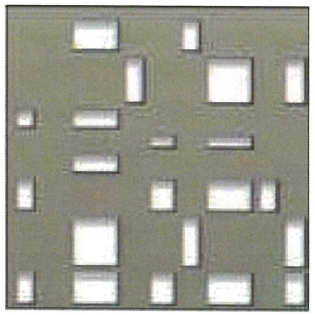
NOTE:
*TYP = TYPICAL
*UON = UNLESS OTHERWISE NOTED

MATERIAL SAMPLES


1 3 COAT STUCCO


2 BRICK VENEER


3 4 5 CEMENTIOUS VERTICAL/ HORIZONTAL/ SHINGLE SIDING


6 DECORATIVE METAL RAILING (1:1 SCALE - SEE IMAGERY FOR FULL PATTERN)


9 COOL WEATHERED ROOF


9 COOL ANTIQUE SLATE


10 ALUMINUM CLAD WOOD WINDOWS


11 ALUMINUM STORE FRONT

COLOR SCHEMES

CS1: COLOR SCHEME 1

PAINTS				BRICK	ROOF
A: SW 7535 SANDY RIDGE	B: SW 6230 RAINSTORM	C: SW 6083 SABLE	D: SW 7023 REQUISITE GRAY	E: BRICK VENEER	F: COOL ANTIQUE SLATE

CS2: COLOR SCHEME 2

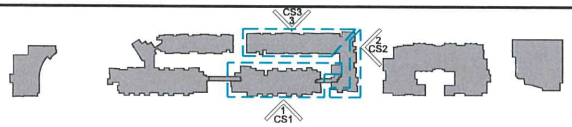
PAINTS				ROOF
G.SW 7568 NEUTRAL GROUND	H. SW 6047 HOT COCOA	J. SW 6037 TEMPERATE TAUPE	K: SW 7052 GRAY AREA	L: COOL WEATHERED ROOF

CS3: COLOR SCHEME 3

PAINTS				ROOF	PAINTS
M: SW 7748 GREEN EARTH	N: SW 6074 SPALDING GRAY	P: SW 7745 MUDDLED BASIL	Q: SW 7052 GRAY AREA	R: COOL WEATHERED ROOF	S: SW 7069 IRON ORE

AWNINGS/ BRIDGE/TRELLIS

PROJECT NORTH



STANFORD UNIVERSITY

MIDDLE PLAZA at 500 El CAMINO REAL

Menlo Park, California

DAHLIN

BUILDING B COLOR & MATERIALS
02/24/2017

A26.2

1 EAVE DETAIL

2 TOWER EAVE DETAIL

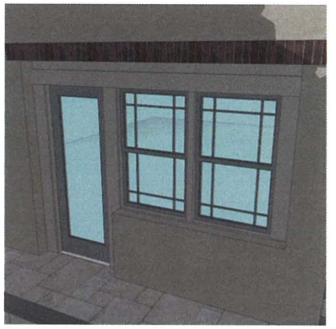
3 STAIRS EAVE DETAIL

4 WINDOW AT STUCCO WALL DETAIL

5 WINDOW AT SHINGLE WALL DETAIL

6 WINDOW AT SIDING WALL DETAIL

7 WINDOW AT BRICK WALL DETAIL



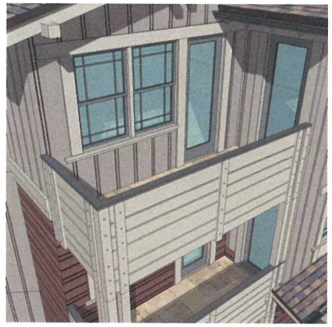
8 ENTRY DOOR DETAIL

9 DECK DOOR DETAIL

10 PORCH AT STUCCO WALL DETAIL

11 PORCH AT BRICK WALL DETAIL

12 BALCONY AT STUCCO WALL DETAIL



1 BALCONY AT SIDING WALL DETAIL

2 BALCONY AT BRICK WALL DETAIL

3 BALCONY AT ENTRY DETAIL

4 PORCH AT COURTYARD DETAIL

5 STOREFRONT 1 DETAIL

6 STOREFRONT 2 DETAIL

7 STOREFRONT 3 DETAIL

8 STOREFRONT 4 DETAIL

9 STOREFRONT 5 DETAIL

10 BRIDGE A DETAIL

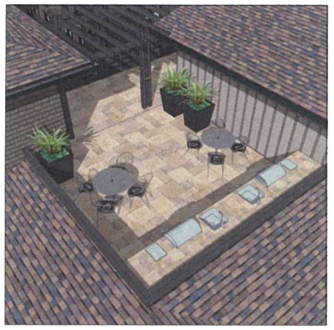
11 TERRACE A DETAIL

12 BRIDGE B DETAIL

1 TERRACE B DETAIL

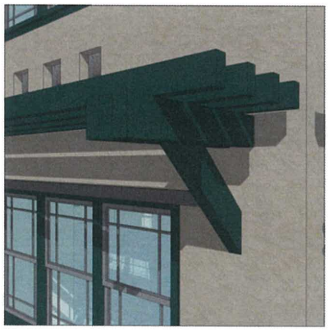
2 BRIDGE C DETAIL

3 TERRACE C DETAIL

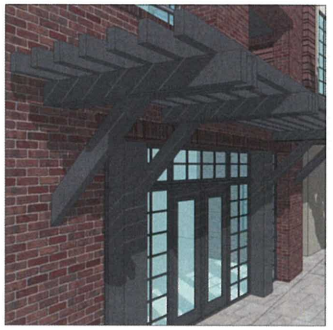


4 TERRACE D DETAIL

5 TRELLIS DETAIL



6 WINDOW AWNING DETAIL



7 ENTRY AWNING DETAIL

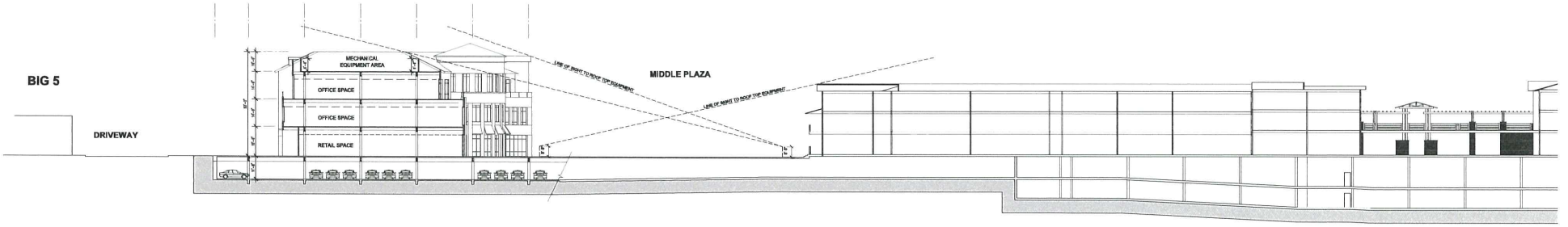
8 ENTRY TRELLIS DETAIL

9 WALL DETAIL

KEY PLAN

OFFICE BUILDING 1

RESIDENTIAL BUILDING A



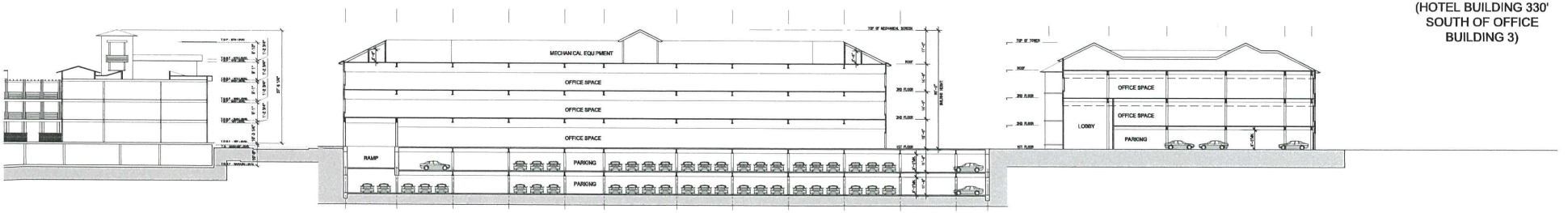
1 SITE SECTION
1"=20'-0"

RESIDENTIAL BUILDING B

OFFICE BUILDING 2

OFFICE BUILDING 3

STANFORD PARK HOTEL PARKING LOT (HOTEL BUILDING 330' SOUTH OF OFFICE BUILDING 3)



2 SITE SECTION
1"=20'-0"

PROJECT NORTH

0' 20' 40' 80'
SCALE: 1"=40'-0"

STANFORD UNIVERSITY

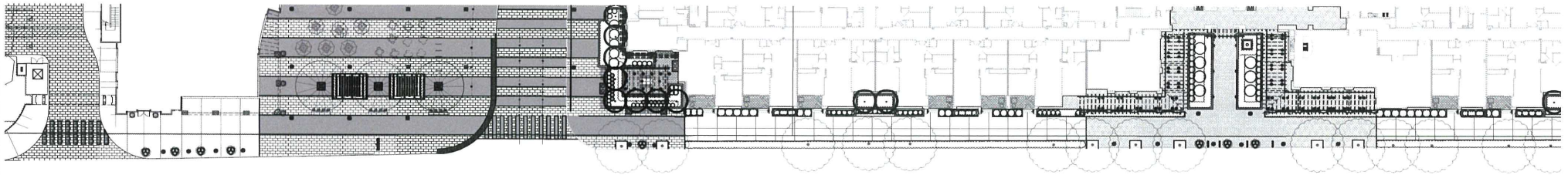
MIDDLE PLAZA at 500 El CAMINO REAL
Menlo Park, California

DES

SITE SECTIONS
02/24/2017

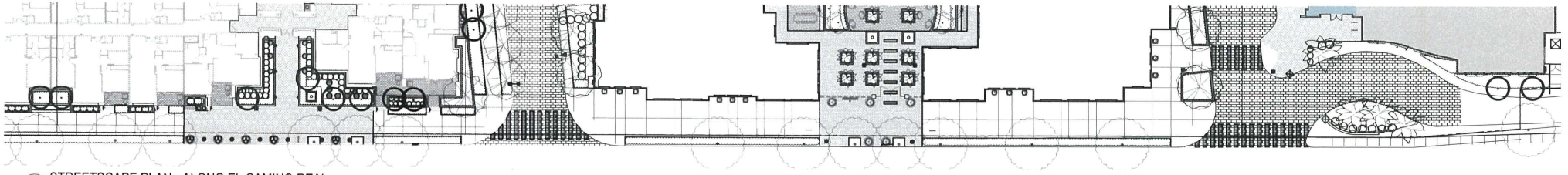
A27

B103



1 STREETSCAPE PLAN - ALONG EL CAMINO REAL
1" = 20'-0"

2 STREETSCAPE ELEVATION - ALONG EL CAMINO REAL
1" = 20'-0"



3 STREETSCAPE PLAN - ALONG EL CAMINO REAL
1" = 20'-0"

4 STREETSCAPE PLAN - ALONG EL CAMINO REAL
1" = 20'-0"

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

STANFORD UNIVERSITY

MIDDLE PLAZA at 500 El CAMINO REAL
Menlo Park, California

DES

STREETSCAPE AT EL CAMINO REAL
02/24/2017

A28

B104

MIDDLE PLAZA at 500 EL CAMINO REAL

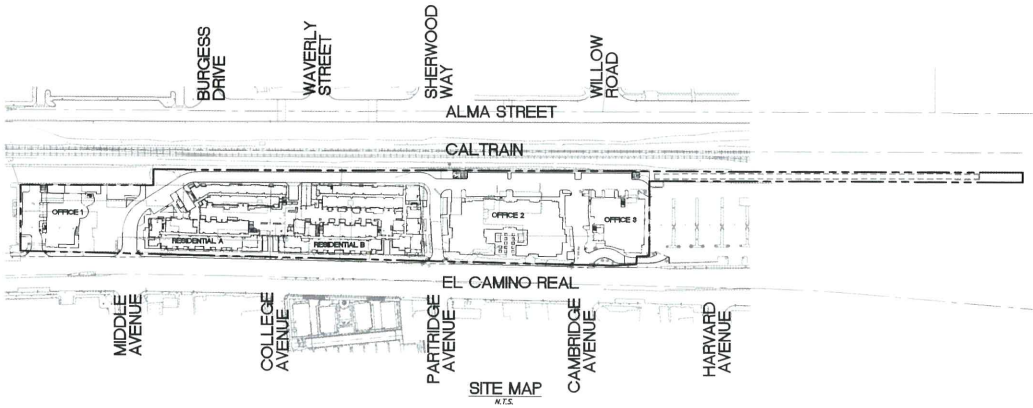
500 EL CAMINO REAL
MENLO PARK, CA

LEGEND

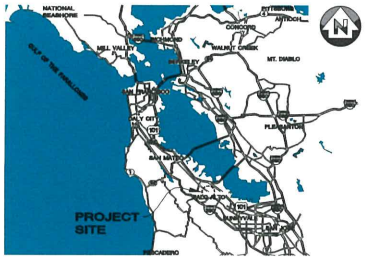
	PROPOSED
SAWCUT AND CONFORM LINE	SAWCUT
RETAINING WALL	
A.C. PAVEMENT	
CONC. VALLEY GUTTER	
CONC. SIDEWALK OR PAD	
6" CURB & GUTTER	
EDGE OF A.C. PAVEMENT	
6" VERTICAL CURB	
CENTER LINE	
SANITARY SEWER MAIN	SS
STORM DRAIN MAIN	SD
PERFORATED PIPE	SDD
WATER MAIN	W
FIRE WATER MAIN	FW
DOMESTIC WATER MAIN	DW
CHILLED WATER MAIN	CHWS / CHWR
IRRIGATION LINE	IRR
HOT WATER SUPPLY & RETURN	HWS / HWR
TRENCH DRAIN	
METAL BEAM GUARD RAIL	
SILT FENCE	
FLOW LINE	
CHAIN LINK FENCE	
GAS MAIN	2" G
ELECTRICAL CONDUIT	E
OVERHEAD ELECTRIC LINE	OHE
UNDERGROUND ELECTRIC LINE	UGE
STREET LIGHT CONDUIT	SL
CONTOUR ELEVATION LINE	XX
SPOT ELEVATION	FG XX.XX
DIRECTION OF SLOPE	X:1 / XX
GAS METER	GM
GAS VALVE	GV
WATER METER	WM
WATER VALVE	WV
FIRE HYDRANT	FHD
BACK FLOW PREVENTOR	FBV
POST INDICATOR VALVE	PIV
FIRE DEPARTMENT CONNECTION	
WATER LINE TEE	
AIR RELEASE VALVE	ARV
SIGN	
ACCESSIBLE RAMP	
CONCRETE THRUST BLOCK	
REDUCER	
SANITARY SEWER CLEANOUT	SSCO
STORM OR SEWER MANHOLE	
STORM DRAIN AREA DRAIN	
STORM DRAIN CATCH BASIN	
STORM DRAIN CURB INLET	
STORM DRAIN CLEANOUT	SDCO
ELECTROLIER	
JOINT POLE	
OVERLAND RELEASE	
CONSTRUCTION DETAIL REFERENCE	DETAIL REFERENCE / SHEET REFERENCE

ABBREVIATIONS

AB	–	AGGREGATE BASE
AC	–	ASPHALT CONCRETE
AD	–	AREA DRAIN
ADA	–	AMERICANS WITH DISABILITIES ACT
ASB	–	AGGREGATE SUBBASE
BC	–	BEGINNING OF CURVE
BFP	–	BACK FLOW PREVENTOR
BLDC	–	BUILDING CORNER
BLDG	–	BUILDING
BOS	–	BOTTOM OF STEP
BOW	–	FG AT BOTTOM OF WALL
BVC	–	BEGIN VERTICAL CURVE
BW	–	BACK OF WALK
C	–	CONCRETE OR CIVIL
C&G	–	CURB AND GUTTER
CB	–	CATCH BASIN
CI	–	CURB INLET
CIP	–	CAST IRON PIPE
℄	–	CENTER LINE
CMP	–	CORRUGATED METAL PIPE
CO	–	CLEANOUT
CONC	–	CONCRETE
CONST	–	CONSTRUCTION
CY	–	CUBIC YARD
DDCV	–	DOUBLE DETECTOR CHECK VALVE
DI	–	DROP INLET
DIP	–	DUCTILE IRON PIPE
DOM	–	DOMESTIC
DW	–	DOMESTIC WATER
DWG	–	DRAWING
E	–	ELECTRICAL
EC	–	END OF CURVE
EP	–	EDGE OF PAVEMENT
ER	–	END OF RETURN
EVC	–	END VERTICAL CURVE
ELEV	–	ELEVATION
EX., EXIST.	–	EXISTING
FC	–	FACE OF CURB
FDC	–	FIRE DEPARTMENT CONNECTION
FF	–	FINISHED FLOOR
FG	–	FINISHED GRADE
FH	–	FIRE HYDRANT
FL	–	FLOW LINE
FOUND	–	FOUND IRON
FS	–	FINISHED SURFACE
FT	–	FOOT
FW	–	FIRE WATER
G	–	GAS
GB	–	GRADE BREAK
GV	–	GATE VALVE
HP	–	HIGH POINT
INV	–	INVERT ELEVATION
JP	–	JOINT POLE
JT	–	JOINT TRENCH
LIP	–	LIP OF GUTTER
LP	–	LOW POINT
LSA	–	LANDSCAPE ARCHITECT
MAX	–	MAXIMUM
MEP	–	MECHANICAL/ELECTRICAL/PLUMBING
MH	–	MANHOLE
MIN	–	MINIMUM
MPVC	–	MIDPOINT OF VERTICAL CURVE
MON	–	MONUMENT
NO	–	NUMBER
NTS	–	NOT TO SCALE
P	–	PAVEMENT ELEVATION
PCC	–	PORTLAND CEMENT CONCRETE / POINT OF CONTINUOUS CURVATURE
PIV	–	POST INDICATOR VALVE
PL	–	PROPERTY LINE
PMH	–	POWER MANHOLE
POC	–	POINT ON CURVE
PP	–	POWER POLE
PRC	–	POINT OF REVERSE CURVATURE
PVC	–	POLYVINYL CHLORIDE PIPE
R	–	RADIUS
RC	–	RELATIVE COMPACTION
RCP	–	REINFORCED CONCRETE PIPE
RPPA	–	REDUCED PRESSURE PRINCIPLE ASSEMBLY
R/W	–	RIGHT OF WAY
S	–	SLOPE
S.A.D	–	SEE ARCHITECTURAL DRAWINGS
SB	–	SEDIMENT BASIN
SD	–	STORM DRAIN
SDCB	–	STORM DRAIN CATCH BASIN
SDMH	–	STORM DRAIN MANHOLE
S.E.D.	–	SEE ELECTRICAL DRAWINGS
SBD	–	SUBDRAIN
SG	–	SUBGRADE
S.L.D.	–	SEE LANDSCAPE DRAWINGS
S.M.D.	–	SEE MECHANICAL DRAWINGS
SMH	–	SIGNAL MANHOLE
S.P.D.	–	SEE PLUMBING DRAWINGS
SS	–	SANITARY SEWER
STA	–	STATION
STD	–	STANDARD
S/W	–	SIDEWALK
TC	–	TOP OF CURB
TD	–	TRENCH DRAIN
TOD	–	TOP OF DOCK
TOE	–	TOE OF SLOPE
TOS	–	TOP OF STAIR
TOW	–	FG AT TOP OF WALL
TS	–	TOP OF SLAB
TYP	–	TYPICAL
U/G	–	UNDERGROUND
VC	–	VERTICAL CURVE
WM	–	WATER METER
WV	–	WATER VALVE



SITE MAP
N.T.S.



VICINITY MAP
N.T.S.

LOCATION MAP
N.T.S.

PROJECT DESCRIPTION

DEMOLISH EXISTING BUILDINGS AND CONSTRUCT TWO RESIDENTIAL BUILDINGS WITH A SHARED UNDERGROUND GARAGE, TWO COMMERCIAL OFFICES, AND AN AT-GRADE PARKING STRUCTURE WITH AN OFFICE.

OWNER INFO

COMPANY: STANFORD UNIVERSITY
CONTACT PERSON: JOHN D. DONAHOE
3160 PORTER DRIVE, SUITE 200
PALO ALTO, CA 94304
PH: (650)724-4813
EMAIL: JDONAHOE@STANFORD.EDU

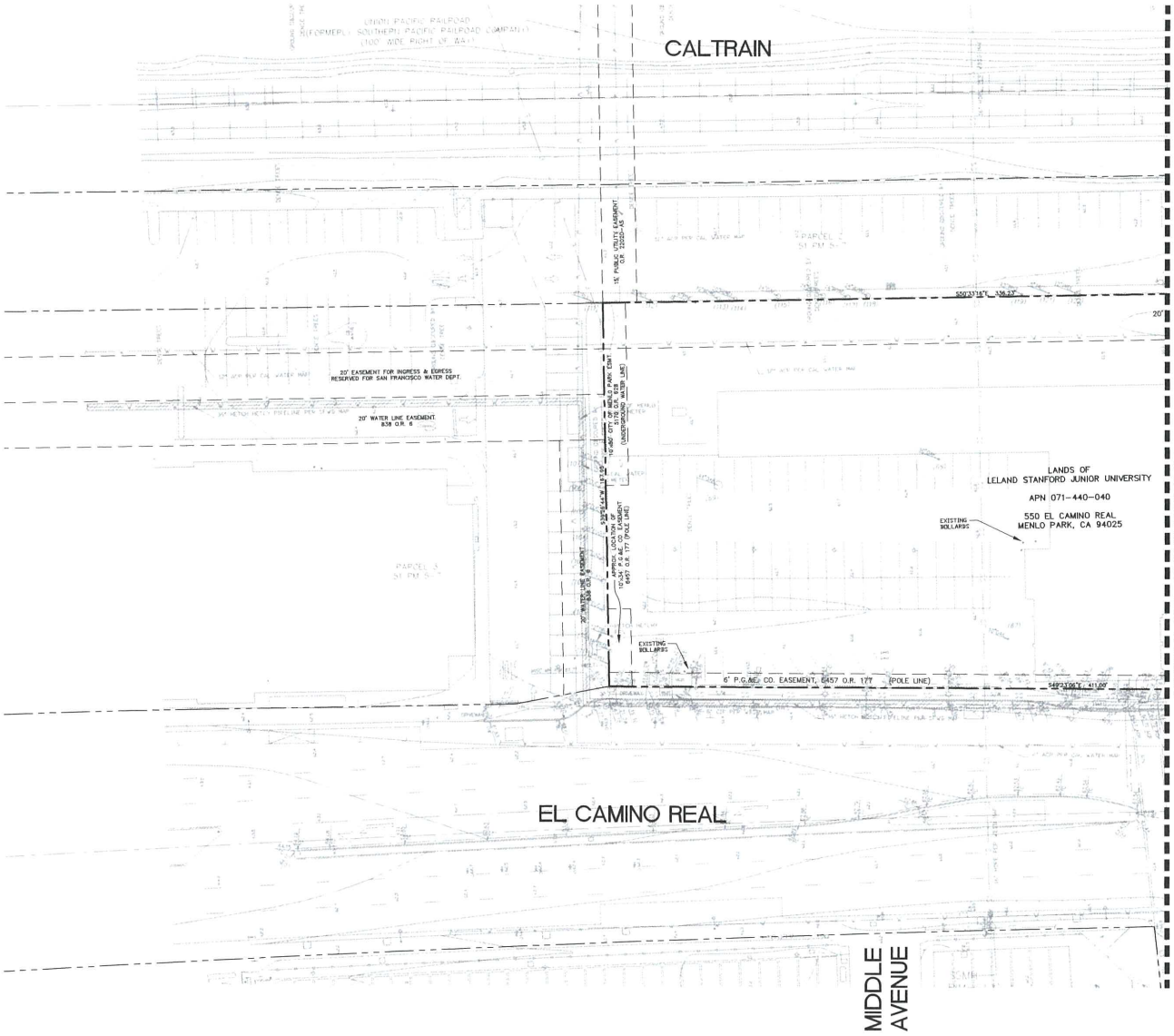
INDEX OF SHEETS:

811 Know what's below. Call before you dig.

CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.

UNAUTHORIZED CHANGES AND USES

CAUTION: THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THE PLANS.



TOPOGRAPHIC SURVEY NOTES

1. EXISTING TOPOGRAPHIC SURVEY INFORMATION SHOWN HEREON IS BASED UPON TOPOGRAPHIC SURVEYS PROVIDED BY THE CLIENT AND WAS PREPARED BY BKF ENGINEERS ON SEPTEMBER 28, 2010. SUPPLEMENTAL SURVEY HAS BEEN PERFORMED BY SANDIS, UNDER THE DIRECTION OF LAURA CABRAL, PLS 7758.
2. UTILITIES SHOWN ON THIS SURVEY ARE BASED ON SURFACE OBSERVATIONS. NO WARRANTIES ARE EXPRESSED OR IMPLIED CONCERNING THE EXISTENCE, SIZE, DEPTH, CONDITION, CAPACITY, OR LOCATION OR ANY UTILITY EXISTING ON THE SITE, WHETHER PRIVATE, MUNICIPAL, OR PUBLIC OWNED.
3. CONTRACTOR SHALL VERIFY ALL UTILITIES PRIOR TO CONSTRUCTION AND REPORT BACK TO CIVIL ENGINEER ANY DISCREPANCIES WITH PLAN PRIOR TO COMMENCEMENT OF WORK.
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BASIS OF BEARING

THE BEARING N43°29'50"W BETWEEN FOUND MONUMENTS S-130 AND S-128, LOCATED WITHIN EL CAMINO REAL, AS SHOWN ON THE RECORD OF SURVEY FOR STANFORD SHOPPING CENTER, FILED AUGUST 18, 2004 IN BOOK 773 OF MAPS AT PAGES 41 THROUGH 44 INCLUSIVE, RECORDS OF SANTA CLARA COUNTY; WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS SURVEY.

BENCHMARK CONTROL NOTE

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ELEVATION = 68.75 FEET
DATUM (NGVD 29)

UNDERGROUND UTILITY NOTE

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STANFORD UNIVERSITY

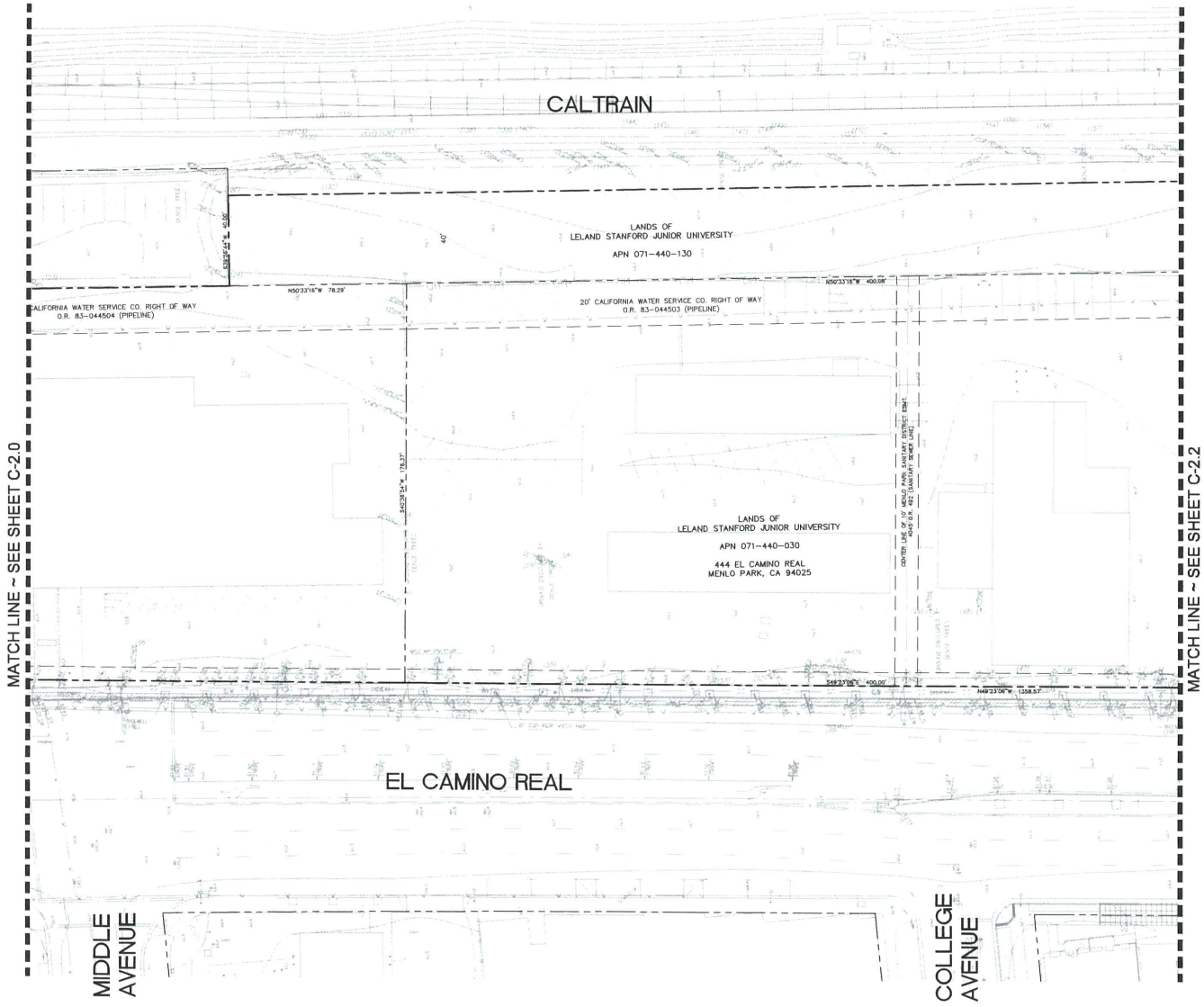
MIDDLE PLAZA at 500 El CAMINO REAL

Menlo Park, California

SANDIS
CIVIL ENGINEERS
SURVEYORS | PLANNERS
1700 S. Winchester Blvd, Suite 200, Campbell, CA 95008
P. 408.636.0900 F. 408.636.0999 www.sandis.net
SILICON VALLEY TRI-VALLEY CENTRAL VALLEY
SACRAMENTO EAST BAY/ SF

SCALE : 1 inch = 20 FEET

Topographic Survey
02/24/2017
C-2.0



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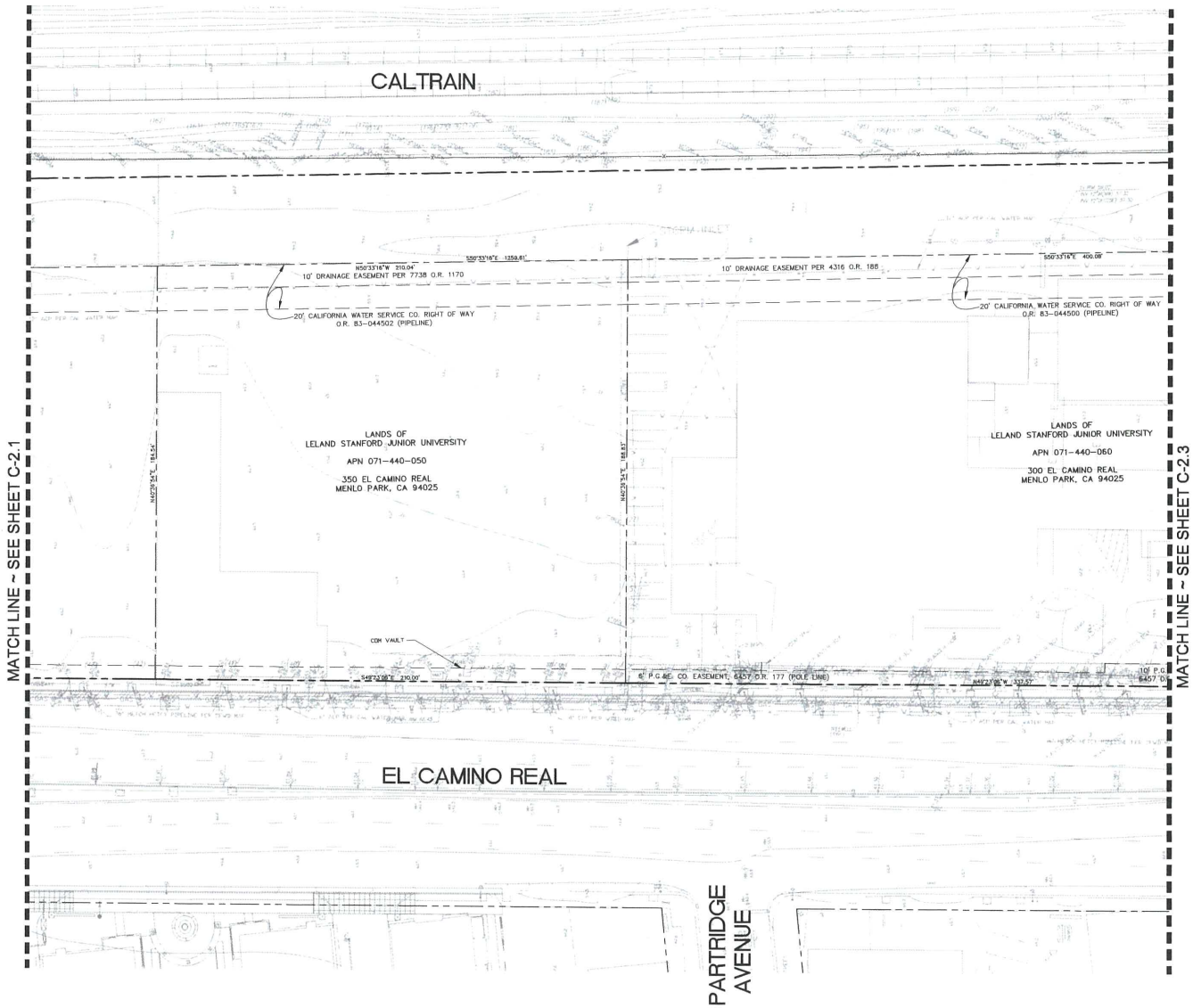
Topographic Survey
02/24/2017
C-2.1



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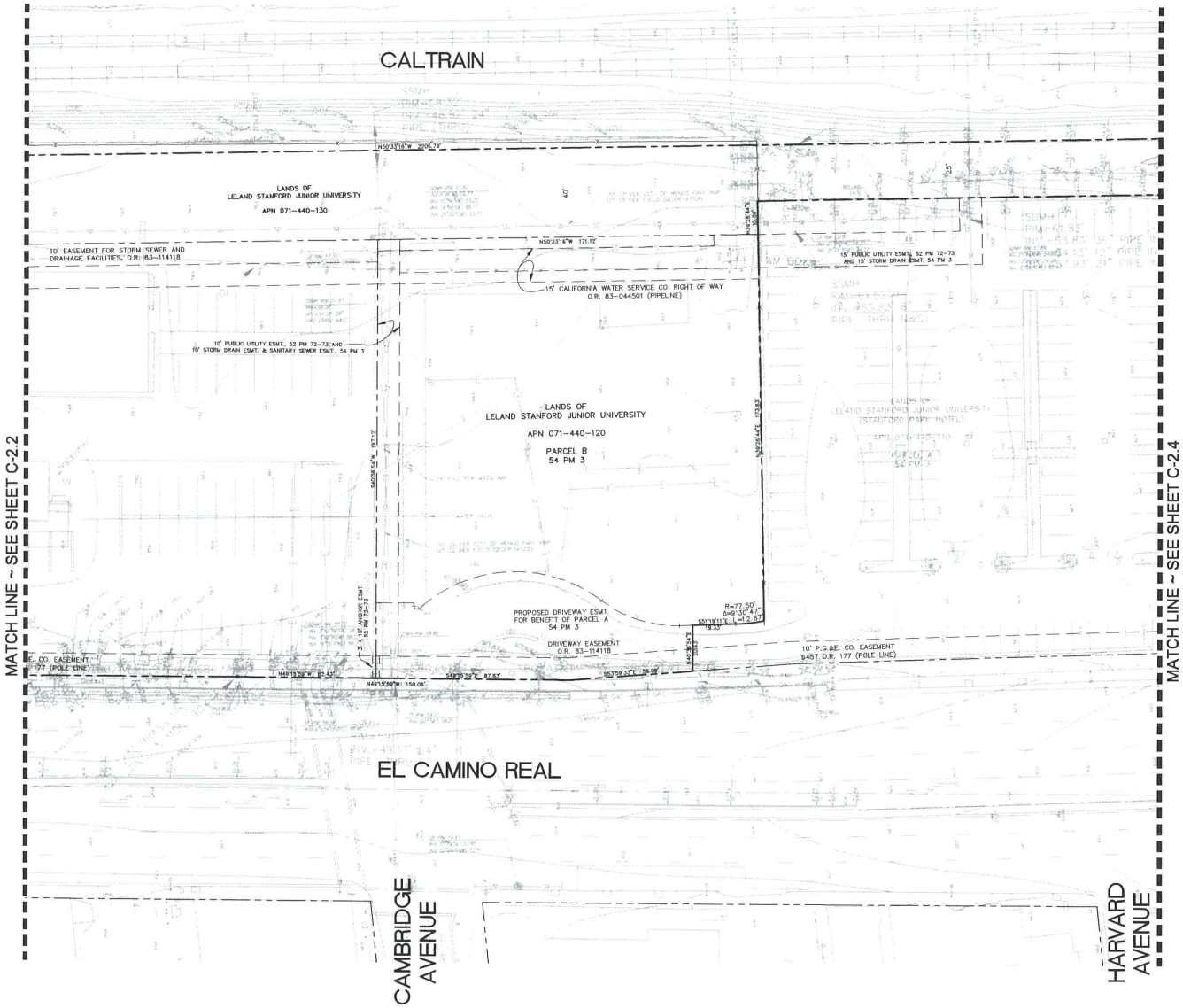
C-2.2

B108



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2. UTILITIES SHOWN ON THIS SURVEY ARE BASED ON SURFACE OBSERVATIONS. NO WARRANTIES ARE EXPRESSED OR IMPLIED CONCERNING THE EXISTENCE, SIZE, DEPTH, CONDITION, CAPACITY, OR LOCATION OF ANY UTILITY EXISTING ON THE SITE, WHETHER PRIVATE, MUNICIPAL, OR PUBLIC OWNED.
3. CONTRACTOR SHALL VERIFY ALL UTILITIES PRIOR TO CONSTRUCTION AND REPORT BACK TO CIVIL ENGINEER ANY DISCREPANCIES WITH PLAN PRIOR TO COMMENCEMENT OF WORK.
4. TREE LOCATIONS SHOWN HEREON ARE SHOWN SYMBOLICALLY WITH SYMBOL SIZES BASED UPON TRUNK DIAMETER AT CHEST HEIGHT, AT THE LOCATION WHERE THE TREE ENTERS THE GROUND SURFACE. LOCATIONS AND SIZES OF TREE TRUNKS CAN ONLY BE CONSIDERED APPROXIMATE UNLESS OTHERWISE STATED ON THE MAP. TREES OF TRUNK DIAMETER SIZES OF 6 INCHES OR GREATER WERE LOCATED BY THE FIELD CREW.

BASIS OF BEARING

THE BEARING N43°29'50"W BETWEEN FOUND MONUMENTS 5-130 AND 5-128, LOCATED WITHIN EL CAMINO REAL, AS SHOWN ON THE RECORD OF SURVEY FOR STANFORD SHOPPING CENTER, FILED AUGUST 18, 2004 IN BOOK 773 OF MAPS AT PAGES 41 THROUGH 44 INCLUSIVE, RECORDS OF SANTA CLARA COUNTY, WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS SURVEY.

BENCHMARK CONTROL NOTE

THE VERTICAL DATUM FOR THIS SURVEY IS A MONUMENT 5-130, LOCATED WITHIN EL CAMINO REAL, AS SHOWN ON THE RECORD OF SURVEY FOR STANFORD MASTER SURVEY CONTROL NETWORK, FILED APRIL 10, 2002 IN BOOK 747 OF MAPS AT PAGES 40 THROUGH 48 INCLUSIVE, RECORDS OF SANTA CLARA COUNTY.

ELEVATION = 69.75 FEET
DATUM (NGVD 29)

UNDERGROUND UTILITY NOTE

THE TYPES, LOCATIONS, SIZES AND/OR DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS TOPOGRAPHIC SURVEY ARE APPROXIMATE AND WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY. ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZES, LOCATIONS AND DEPTHS OF SUCH UNDERGROUND UTILITIES. A REASONABLE EFFORT HAS BEEN MADE TO LOCATE AND DELINEATE ALL KNOWN UNDERGROUND UTILITIES. HOWEVER, THE ENGINEER CAN ASSUME NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF ITS DELINEATION OF SUCH UNDERGROUND UTILITIES WHICH MAY BE ENCOUNTERED, BUT WHICH ARE NOT SHOWN ON THIS SURVEY.

BOUNDARY NOTE

THE PARCEL LINES SHOWN HEREON ARE BASED UPON RECORD INFORMATION AS SHOWN ON THE MAP FILED IN BOOK 773 OF MAPS, PAGE 41 THROUGH 44 INCLUSIVE, SANTA CLARA COUNTY RECORDS.

STANFORD UNIVERSITY

MIDDLE PLAZA at 500 El CAMINO REAL

Menlo Park, California

SANDIS
CIVIL ENGINEERS
SURVEYORS | PLANNERS
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SILICON VALLEY TRI-VALLEY CENTRAL VALLEY
SACRAMENTO EAST BAY/ SF

SCALE : 1 inch = 20 FEET

Topographic Survey
02/24/2017
C-2.3

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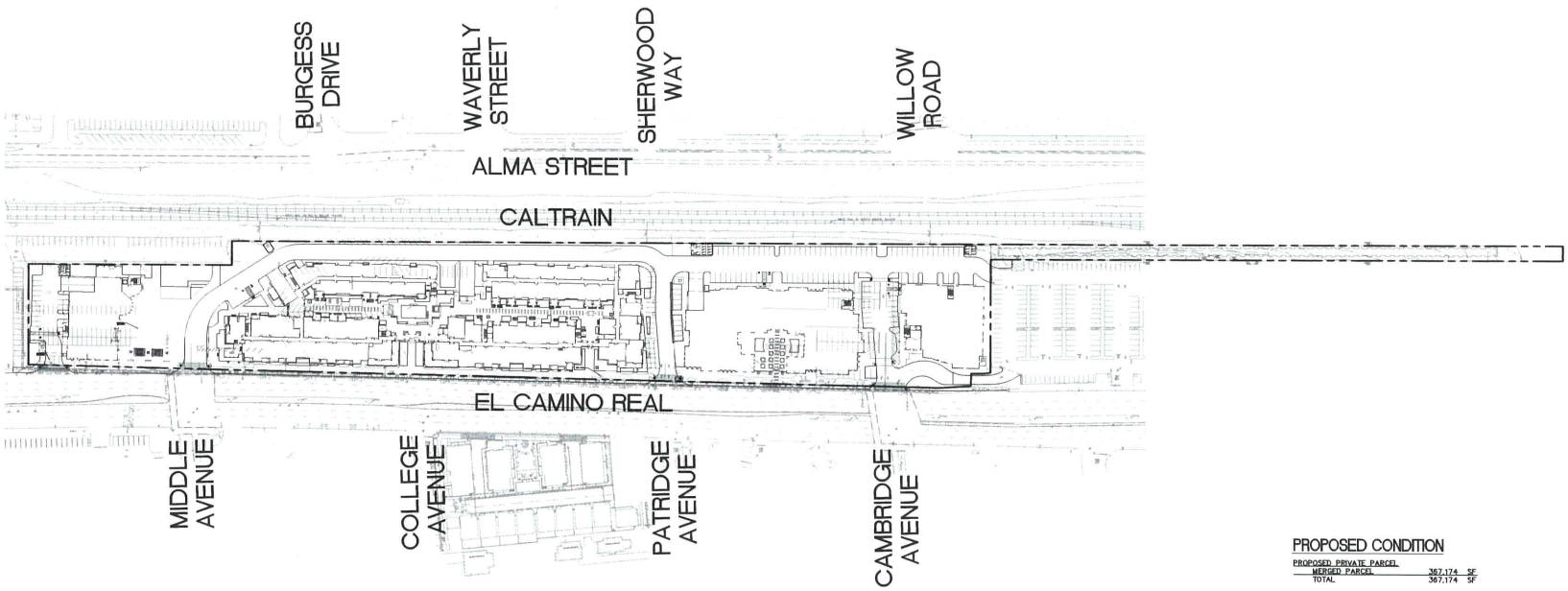
Topographic Survey
02/24/2017
C-2.4



PROPOSED CONDITION

PROPOSED PRIVATE PARCEL	
MERGED PARCEL	367,174 SF
TOTAL	367,174 SF

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SCALE : 1 inch = 80 FEET

Proposed Parcelization Pla

02/24/2017

C-2.5

LEGEND

PROPOSED BUILDING

BUILDING OUTLINE

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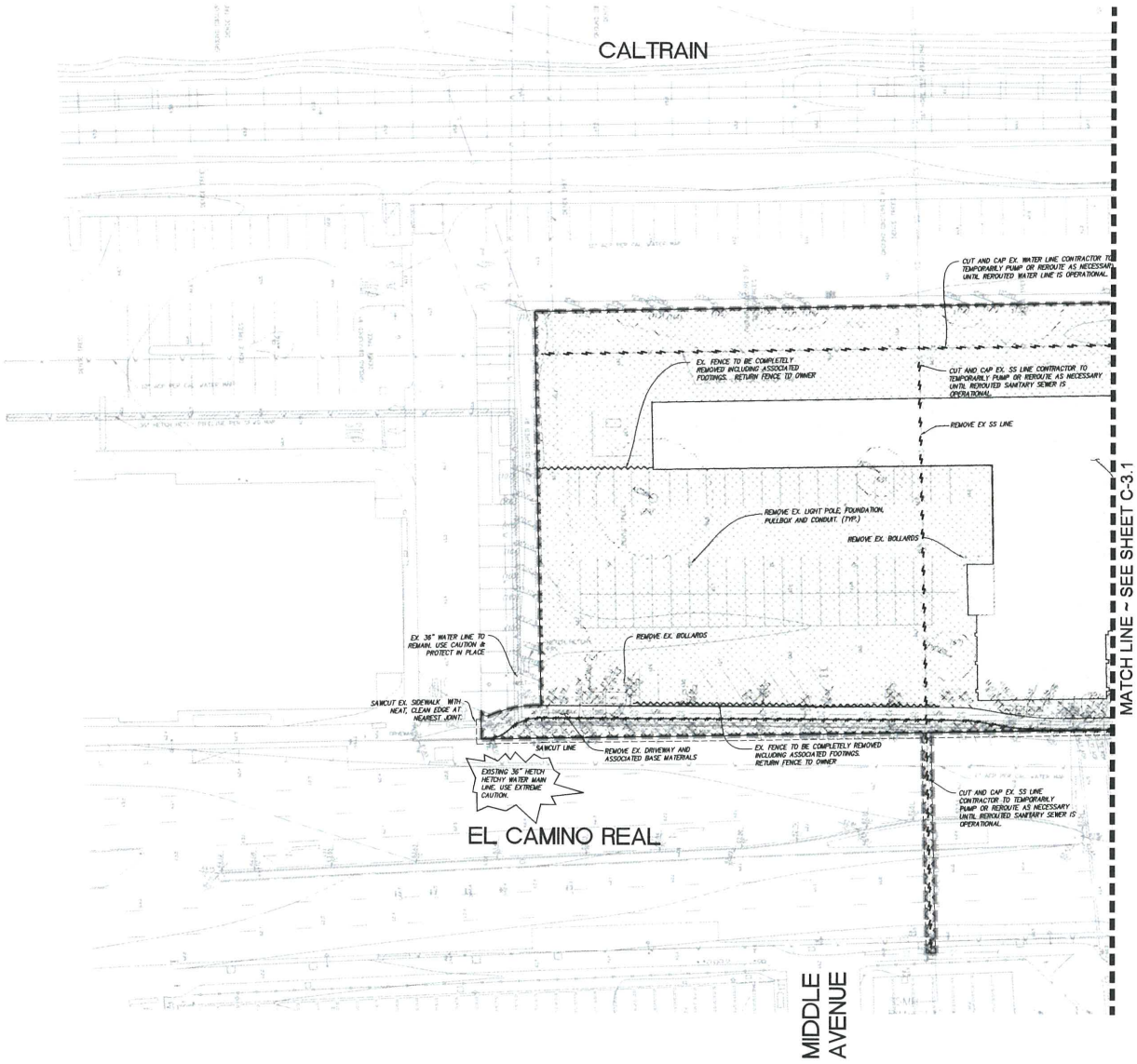
SCALE: 1 inch = 50 FEET

Average Existing Grade Diagram

02/24/2017

C-2.6



DEMOLITION LEGEND

- DEMOLISH AND REMOVE AC PAVING AND ANY ASSOCIATED BASEROCK. STABILIZE THE EXISTING SUBGRADE. DEMOLISHED MATERIAL MAY BE USED AS BASEROCK IF APPROVED BY GEOTECHNICAL ENGINEER.
- DEMOLISH AND REMOVE CONCRETE INCLUDING ANY ASSOCIATED BASEROCK AND REBAR. STABILIZE THE EXISTING SUBGRADE. DEMOLISHED MATERIAL MAY BE USED AS BASEROCK IF APPROVED BY THE GEOTECHNICAL ENGINEER.
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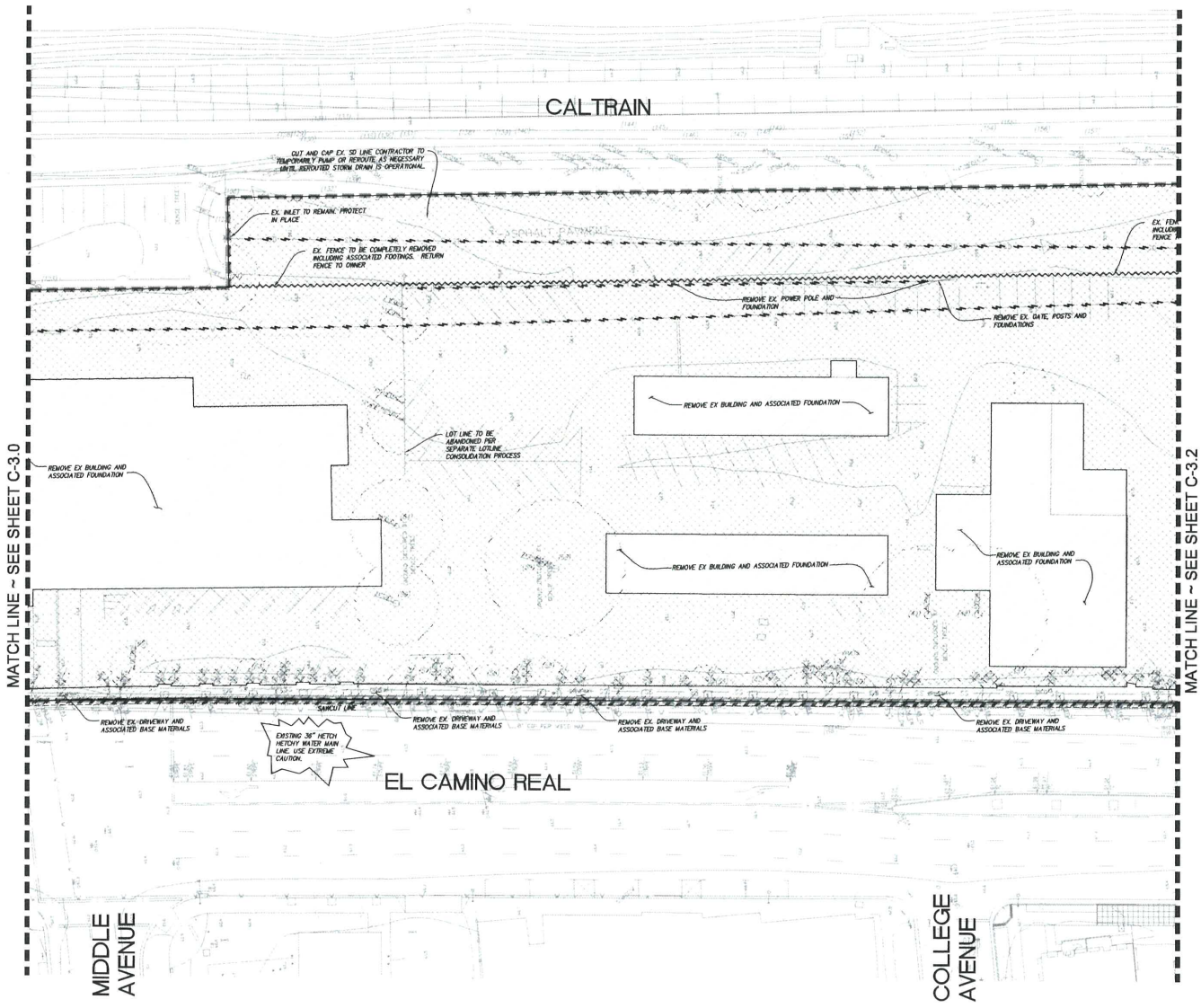
GRAPHIC SCALE
0 20
1 inch = 20 ft.

Demolition Plan
02/24/2017
C-3.0



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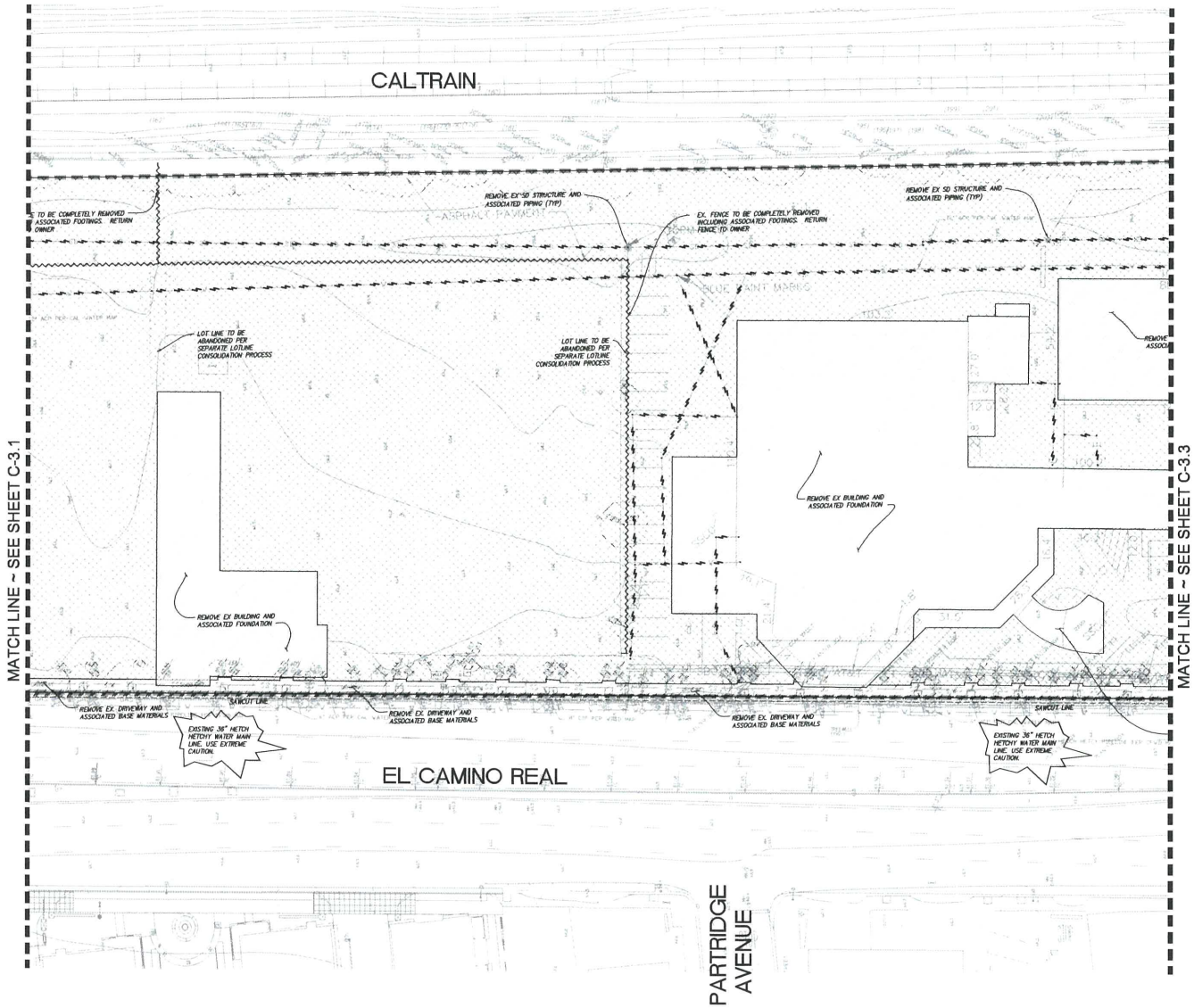
C-3.1



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GRAPHIC SCALE
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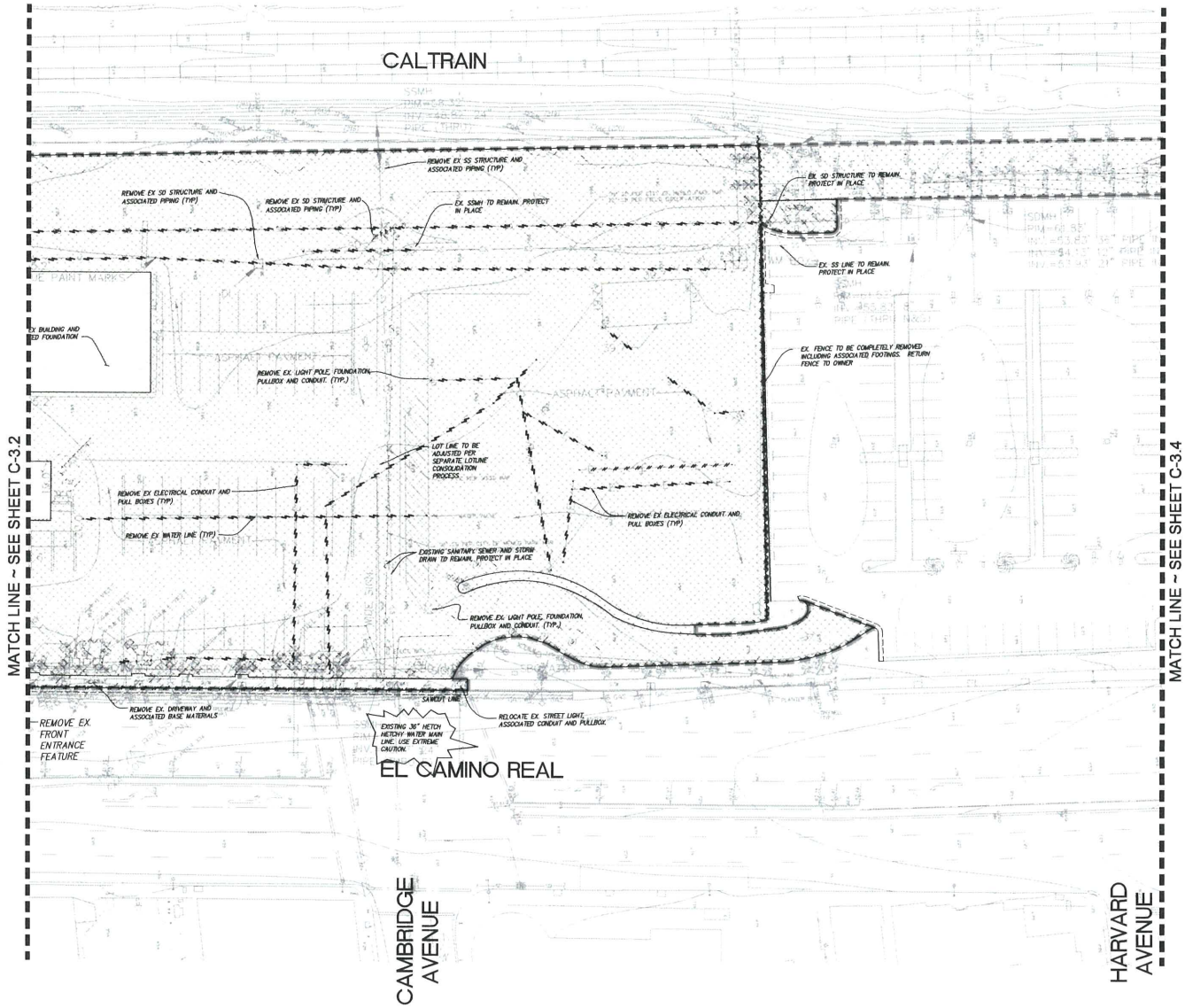
Demolition Plan
02/24/2017
C-3.2



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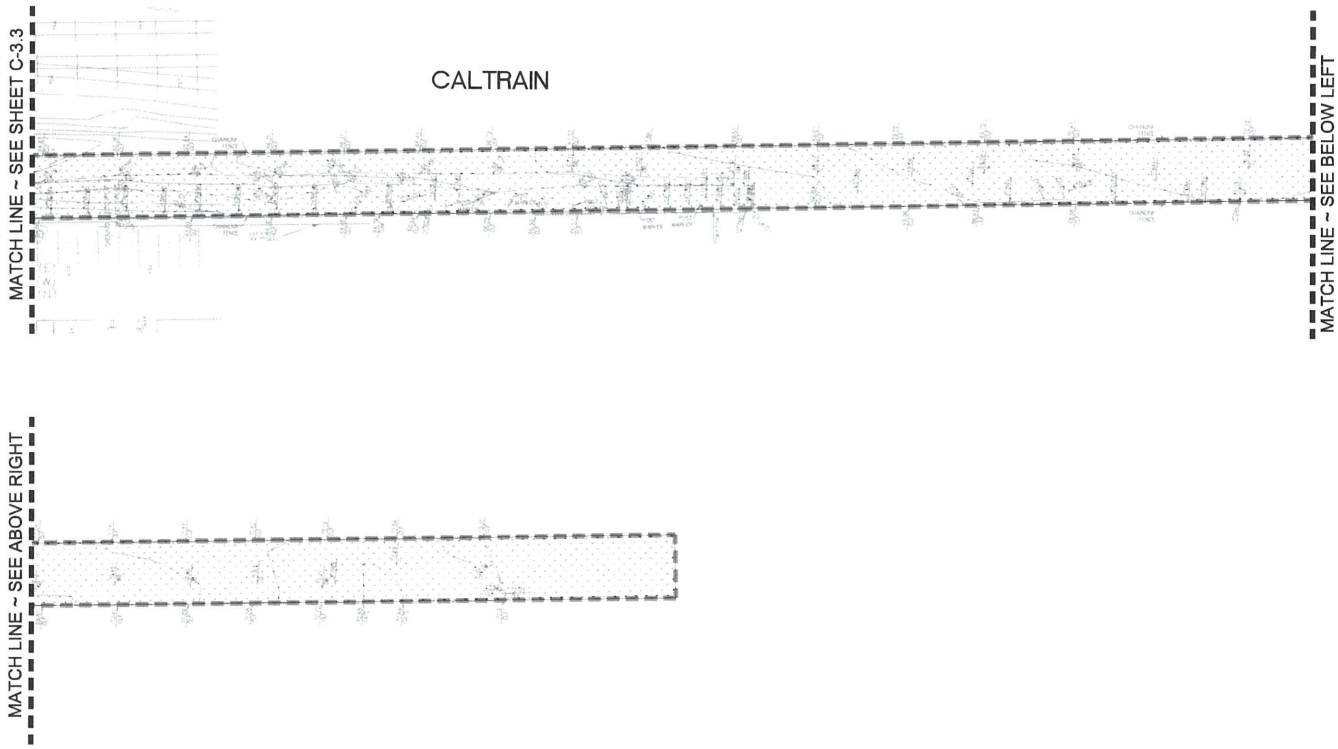

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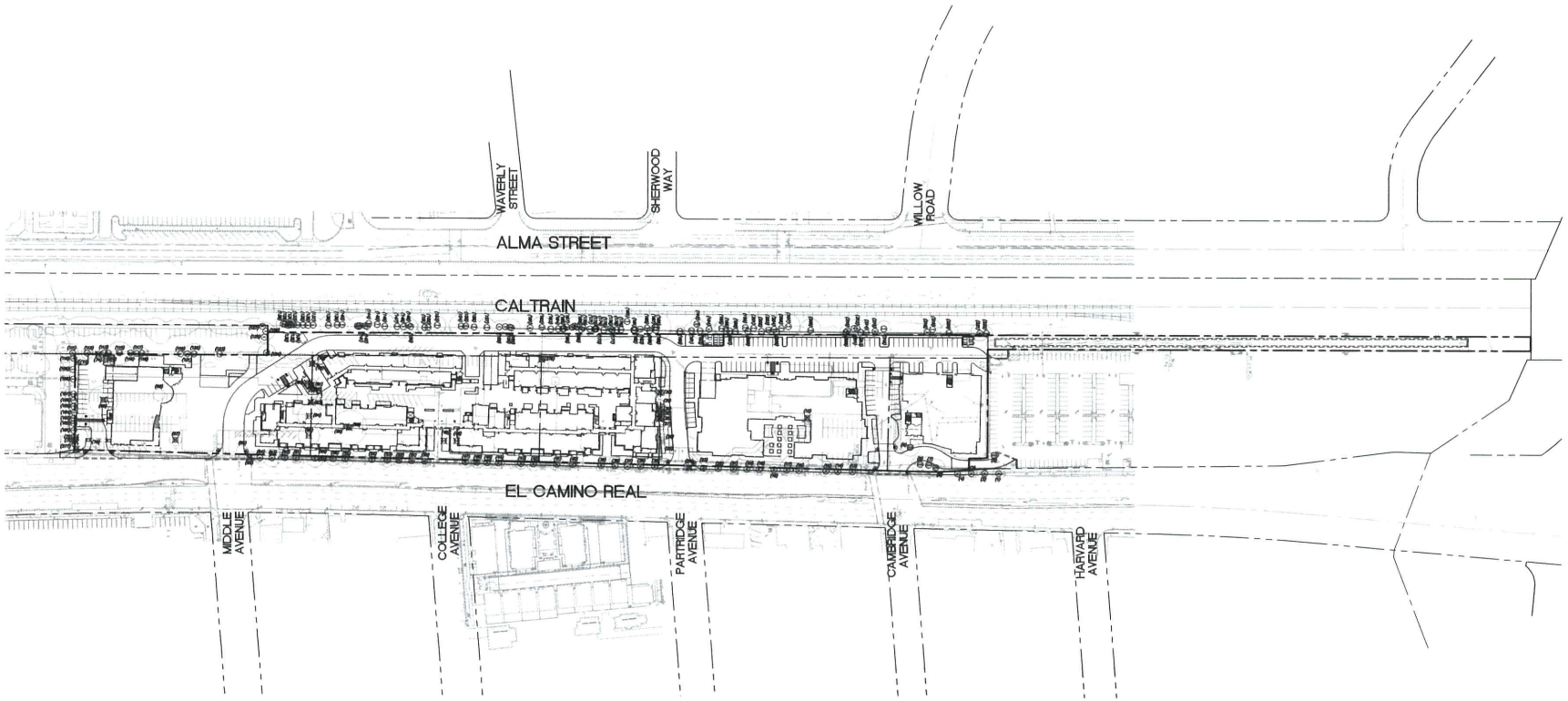

LEGEND

- HERITAGE TREE IN GOOD HEALTH TO BE PROTECTED
- HERITAGE TREE IN POOR HEALTH TO BE PROTECTED
- NON-HERITAGE TREE TO BE PROTECTED
- STREET TREE TO BE PROTECTED
- HERITAGE TREE IN GOOD HEALTH TO BE REMOVED
- HERITAGE TREE IN POOR HEALTH TO BE REMOVED
- NON-HERITAGE TREE TO BE REMOVED
- STREET TREE TO BE REMOVED

TREE DISPOSITION TABLE

HERITAGE TREES TO BE REMOVED (12 TOTAL)

TREE #	TREE SPECIES	SIZE (IN)	Condition 1=poor 5=excellent
48	Italian Stone Pine	36	2
49	Italian Stone Pine	36	3
59	Italian Stone Pine	26	3
69	Valley Oak	44	2
71	Tree of Heaven	23	3
72	Tree of Heaven	15	3
78	Coast Live Oak	11	3
79	Coast Live Oak	8, 6	2
84	Silver Dollar Gum	26	3
86	Silver Dollar Gum	32	2
276	Coast Live Oak	14	3
277	Tree of Heaven	15	2

STREET TREES TO BE REMOVED (2 TOTAL)

TREE #	TREE SPECIES	SIZE (IN)	Condition 1=poor 5=excellent
24	London Plane	9	4
65	London Plane	3	3

NON-PROTECTED TREES TO BE REMOVED (20 TOTAL)

TREE #	TREE SPECIES	SIZE (IN)	Condition 1=poor 5=excellent
12	Hollywood Juniper	11, 6, 5, 3	3
25	Coast Live Oak	5, 4, 2, 2,	3
26	Coast Live Oak	3, 3	3
27	Hollywood Juniper	4	3
28	Coast Live Oak	6	0
29	Wilson Holly	6	3
30	Wilson Holly	6	3
31	Coast Live Oak	6	3
32	Wilson Holly	7	3
60	Holly Oak	4, 4	3
66	Holly Oak	11	3
67	Holly Oak	10	2
68	Holly Oak	12	3
70	Holly Oak	13	3
73	Coast Live Oak	6	2
74	Italian Stone Pine	9	3
80	Silver Dollar Gum	6, 5, 4	3
81	Silver Dollar Gum	10, 10	2
82	Silver Dollar Gum	9, 7, 7, 5	2
83	Silver Dollar Gum	6, 6	2

NOTES:

TREES INDICATED FOR REMOVAL ARE BASED ON THE AMENDED ARBORISTS REPORT PREPARED BY HORTSCIENCE INC., DATED APRIL 7, 2015. ONLY TREES TO BE REMOVED WHICH MEET THE DESCRIPTION OF 'HERITAGE TREE' PER THE CITY OF MENLO PARK HERITAGE TREE ORDINANCE, AND EXISTING STREET TREES TO BE REMOVED OR REMAIN ARE SHOWN ON THIS PLAN. EXISTING TREES TO BE REMOVED THAT ARE BELOW THE SIZE THRESHOLD ARE NOT INCLUDED.

REMOVAL OF HERITAGE TREES REQUIRES AN APPLICATION OF THE CITY ARBORIST.

TREE REPLACEMENT:

THE TOTAL HERITAGE TREES REMOVAL: 12
REQUIRED PLACEMENT TREES (2:1 RATIO): 24
TOTAL PROPOSED TREES: 153
DESIGNATED HERITAGE REPLACEMENT TREE: 30 PROVIDED (4-60" BOX SPECIMENS, 1-48" BOX, 7-36" BOX, 18-24" BOX, 15 GALLON MINIMUM, 40' MIN MATURE HEIGHT)

SEE PLANT PALETTE ON L-4.2 FOR DESIGNATED HERITAGE REPLACEMENT TREES.

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MIDDLE PLAZA at 500 El CAMINO REAL

Menlo Park, California

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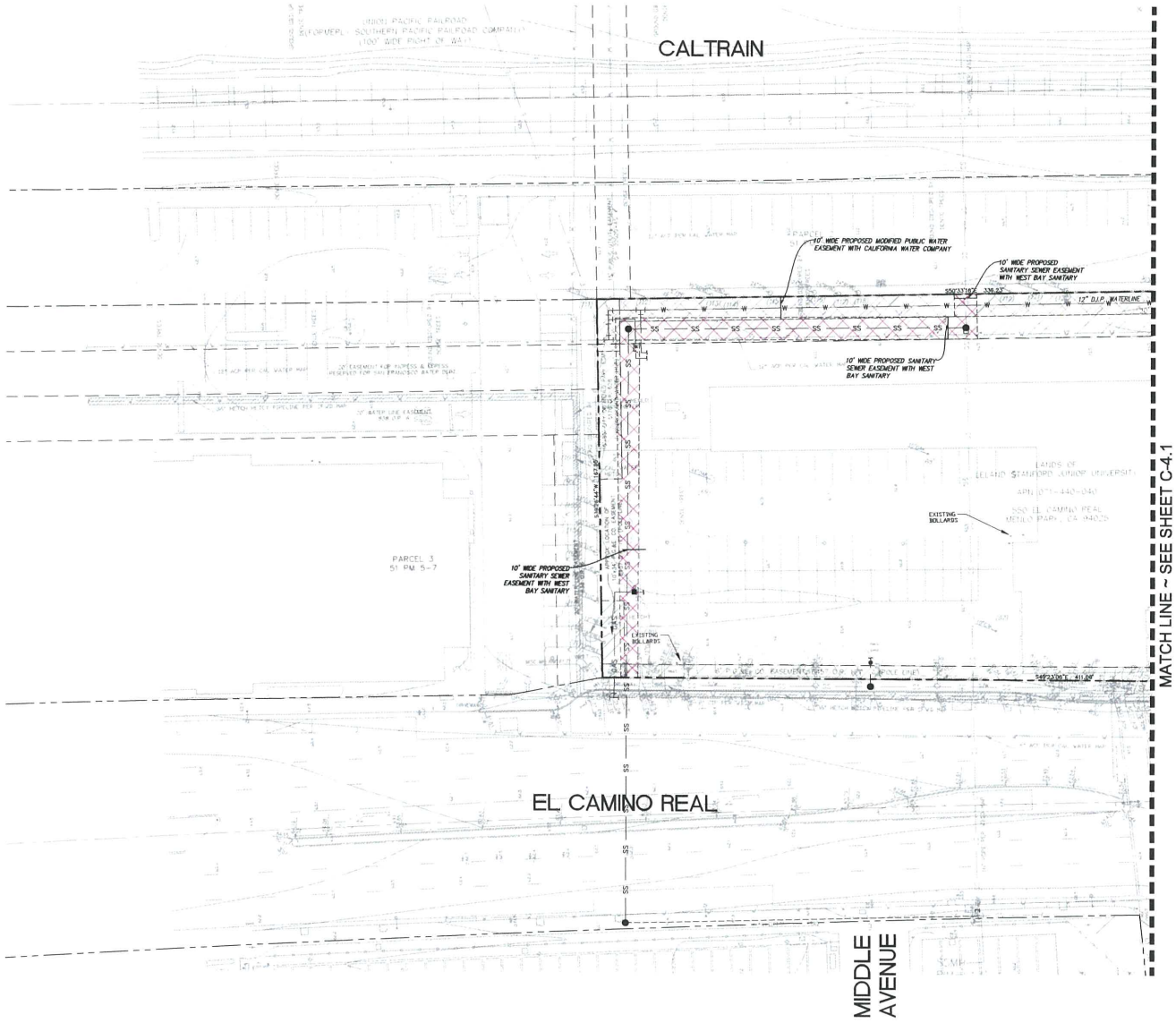
P: 408.636.0900 F: 408.636.0999 www.sandis.net
SILICON VALLEY TRI-VALLEY CENTRAL VALLEY
SACRAMENTO EAST BAY/ SF

SCALE : 1 inch = 80 FEET

Tree Disposition Plan
02/24/2017
C-3.5

B118



LEGEND

- EXISTING EASEMENT TO BE ABANDONED
- EXISTING EASEMENT TO REMAIN
- PROPOSED 10' WEST BAY SANITARY EASEMENT
- 15' CALIFORNIA WATER SERVICE CO. RIGHT OF WAY

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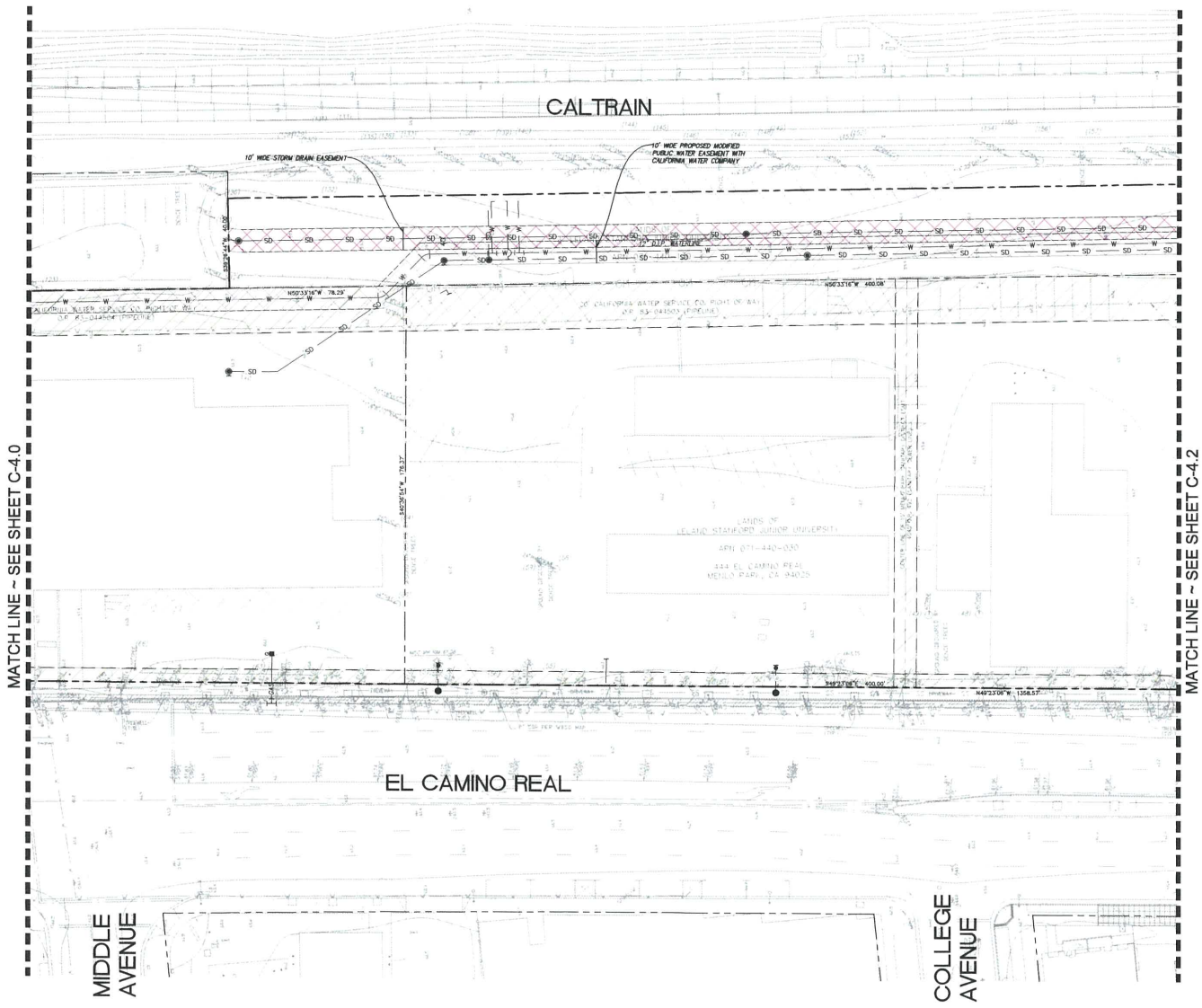
Easement Disposition Plan

02/24/2017

C-4.0



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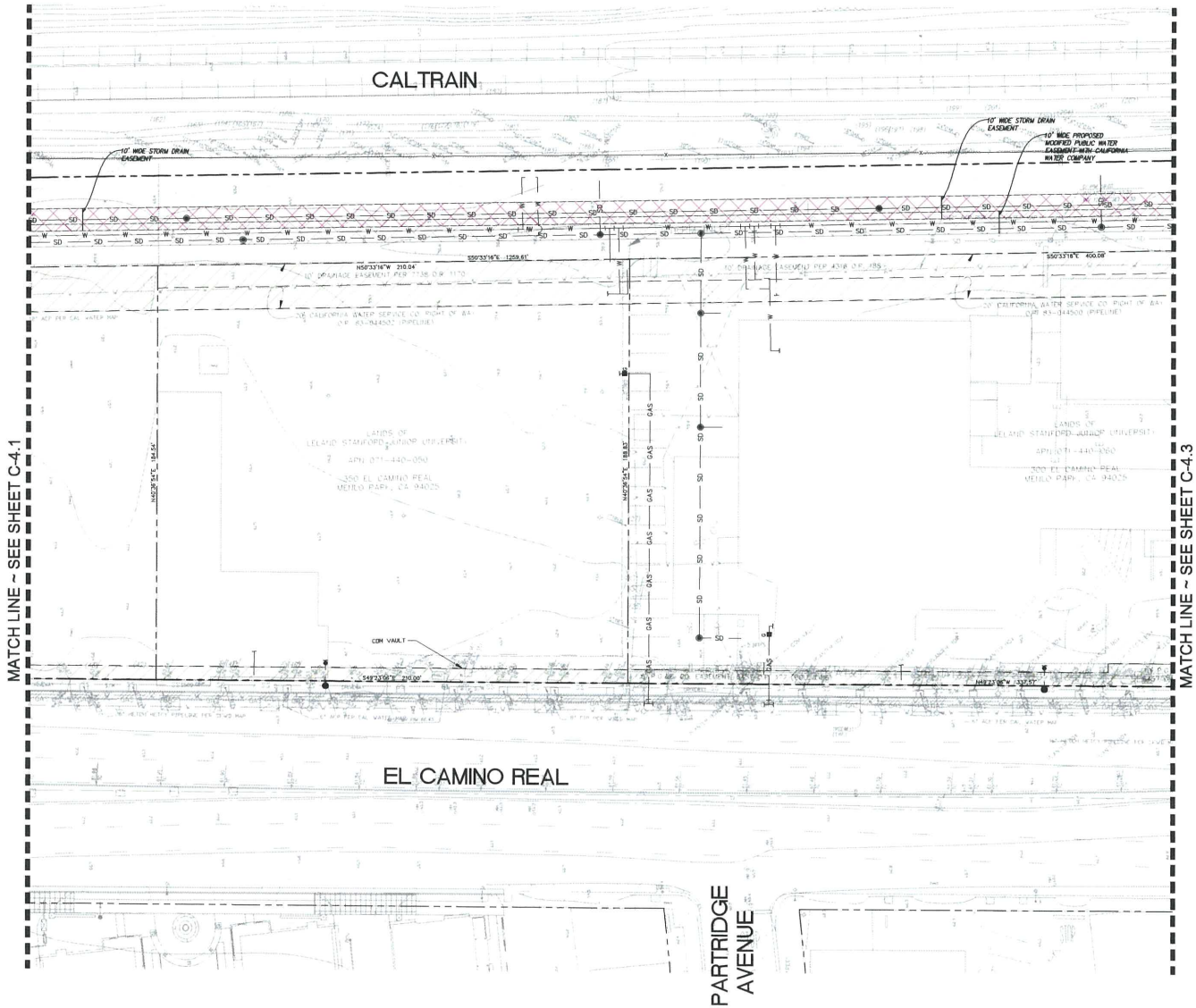
Easement Disposition Plan

02/24/2017

C-4.1



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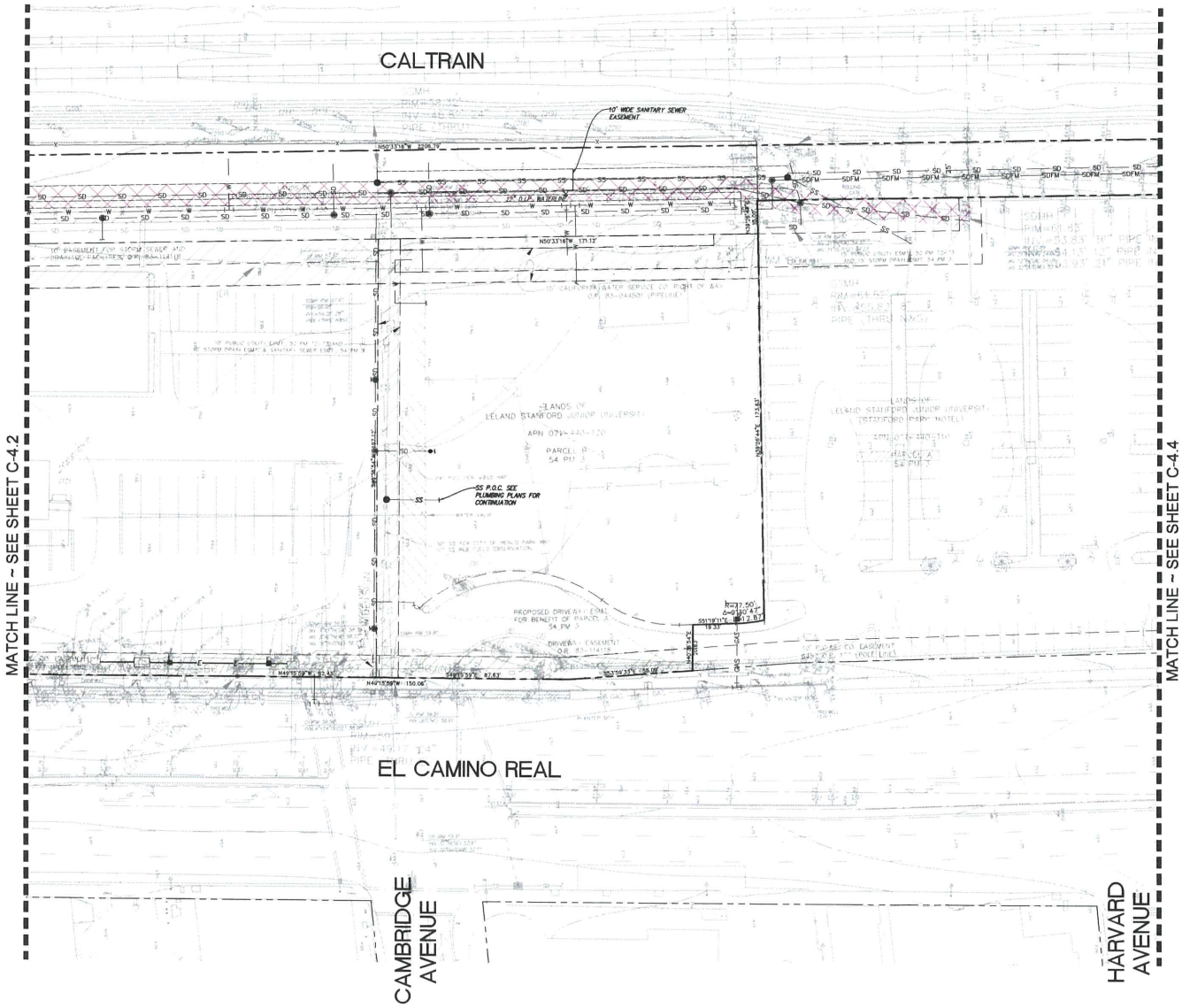
C-4.2



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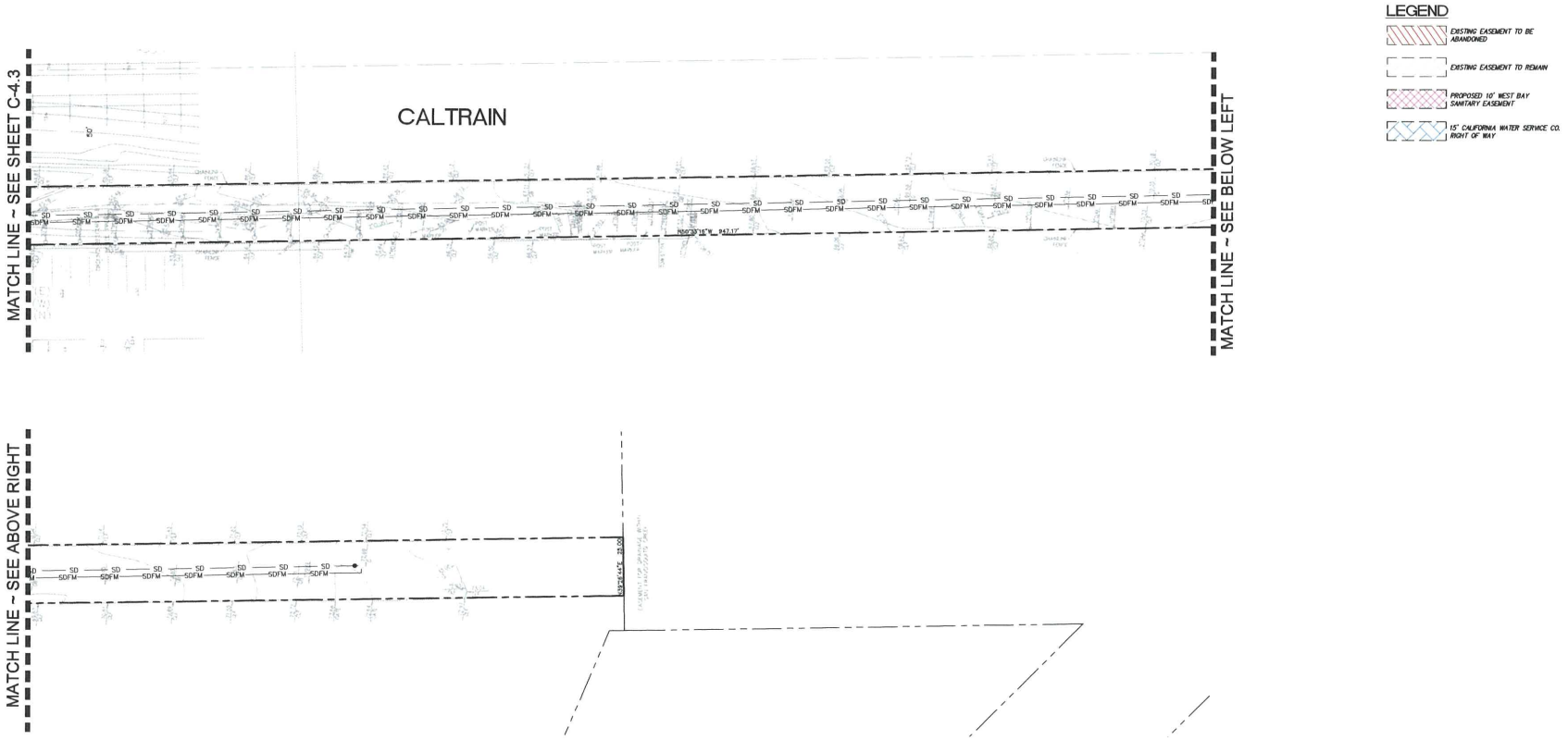
Easement Disposition Plan

02/24/2017

C-4.3



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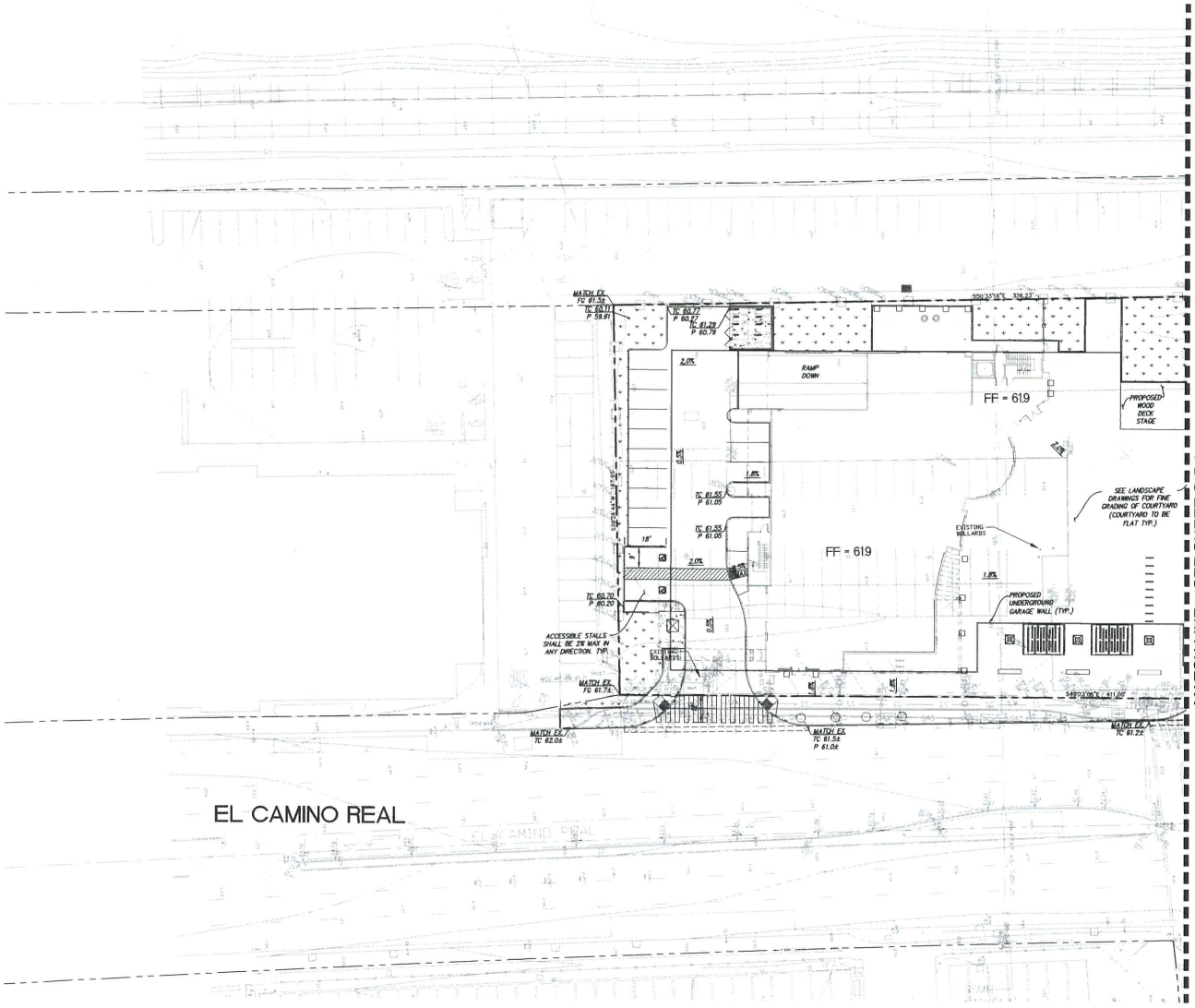
C-4.4

B123



GRADING PLAN LEGEND

- AC PAVEMENT/ PAVERS (X / C-X.X)
- PERVIOUS PAVERS (X / C-X.X)
- IMPERVIOUS AREAS (X / C-X.X)
- CONCRETE PAVING (X / C-X.X)
- LANDSCAPE AREA SEE LANDSCAPE PLAN FOR DETAILS
- LANDSCAPE AREA SEE LANDSCAPE PLAN FOR DETAILS
- LIMIT OF UNDERGROUND GARAGE
- GRADE BREAK
- FLOWLINE
- CONCRETE VALLEY GUTTER (X / C-X.X)

GENERAL GRADING NOTES

1. PROVIDE POSITIVE SURFACE DRAINAGE AWAY FROM ALL STRUCTURES BY SLOPING ALL HARDSCAPE SURFACES AT 2% AND LANDSCAPE SURFACES AT 5% AWAY FROM STRUCTURES UNLESS OTHERWISE NOTED ON PLANS.
2. STRUCTURE WALLS: PER CBC 2304.11.2.2 (WOOD SUPPORTED BY FOUNDATION) PROVIDE 8" MINIMUM CLEAR TO EXTERIOR GRADE.
3. ALL FILL IMPORT SOILS AND GRADING SHALL BE IN CONFORMANCE WITH THE GEOTECHNICAL REPORT PERFORMED BY CORNERSTONE EARTH GROUP, DATED FEBRUARY 5, 2013, PROJECT NUMBER 105-65-1.
4. COORDINATE THE PLACEMENT OF ALL SLEEVES FOR LANDSCAPE IRRIGATION (WATER AND CONTROL WIRING) AND SITE LIGHTING PRIOR TO THE PLACEMENT OF ANY ASPHALT, BASEROCK OR CONCRETE SURFACING. SEE LANDSCAPING AND SITE ELECTRICAL DRAWINGS.
5. ROUGH GRADING TO BE WITHIN 0.1' AND FINISH GRADES ARE TO BE WITHIN 0.05', HOWEVER CONTRACTOR SHALL NOT CONSTRUCT ANY IMPROVEMENTS THAT WILL CAUSE WATER TO POND OR NOT MEET REQUIREMENTS IN GRADING NOTE #1 OR THE ADA REQUIREMENTS BELOW. DO NOT ADJUST GRADES ON THIS PLAN WITHOUT PRIOR WRITTEN APPROVAL OF THE ENGINEER/ARCHITECT.
6. THE CONTRACTOR SHALL EXERCISE EXTREME CARE TO CONFORM TO THE LINES, GRADES, SECTIONS, AND DIMENSIONS AS SET FORTH ON THESE PLANS. ALL GRADED AREAS SHALL CONFORM TO THE VERTICAL ELEVATIONS SHOWN WITH A TOLERANCE OF ONE-TENTH OF A FOOT. WHERE GRADED AREAS DO NOT CONFORM TO THESE TOLERANCES, THE CONTRACTORS SHALL BE REQUIRED TO DO CORRECTIVE GRADING, AT NO EXTRA COST TO THE CLIENT/OWNER.
7. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONFIRM THE GROUND ELEVATIONS AND OVERALL TOPOGRAPHY OF THE SITE PRIOR TO THE START OF CONSTRUCTION AS TO THE ACCURACY BETWEEN THE WORK SET FORTH ON THESE PLANS AND THE WORK IN THE FIELD. ANY DISCREPANCIES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE CONSTRUCTION MANAGER AND CIVIL ENGINEER IN WRITING PRIOR TO START OF CONSTRUCTION WHICH MAY REQUIRE CHANGES IN DESIGN AND/OR AFFECT THE EARTHWORK QUANTITIES.
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ADA NOTES

1. SLOPED WALKS ALONG THE DESIGNATED ADA PATH OF TRAVEL SHALL NOT EXCEED A SLOPE OF 1:20 (5%) WITHOUT HANDRAILS. THE MAXIMUM SLOPE WITH HANDRAILS OR FOR CURB RAMPS IS 1:12 (8.33%). LEVEL LANDINGS ARE REQUIRED AT THE TOP AND BOTTOM OF ALL SLOPED WALKWAYS AND RAMPS.
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4. RAMPS GREATER THAN 1:20 SLOPE AND EXCEEDING 30" IN VERTICAL ELEVATION CHANGE SHALL HAVE INTERMEDIATE LEVEL LANDINGS.
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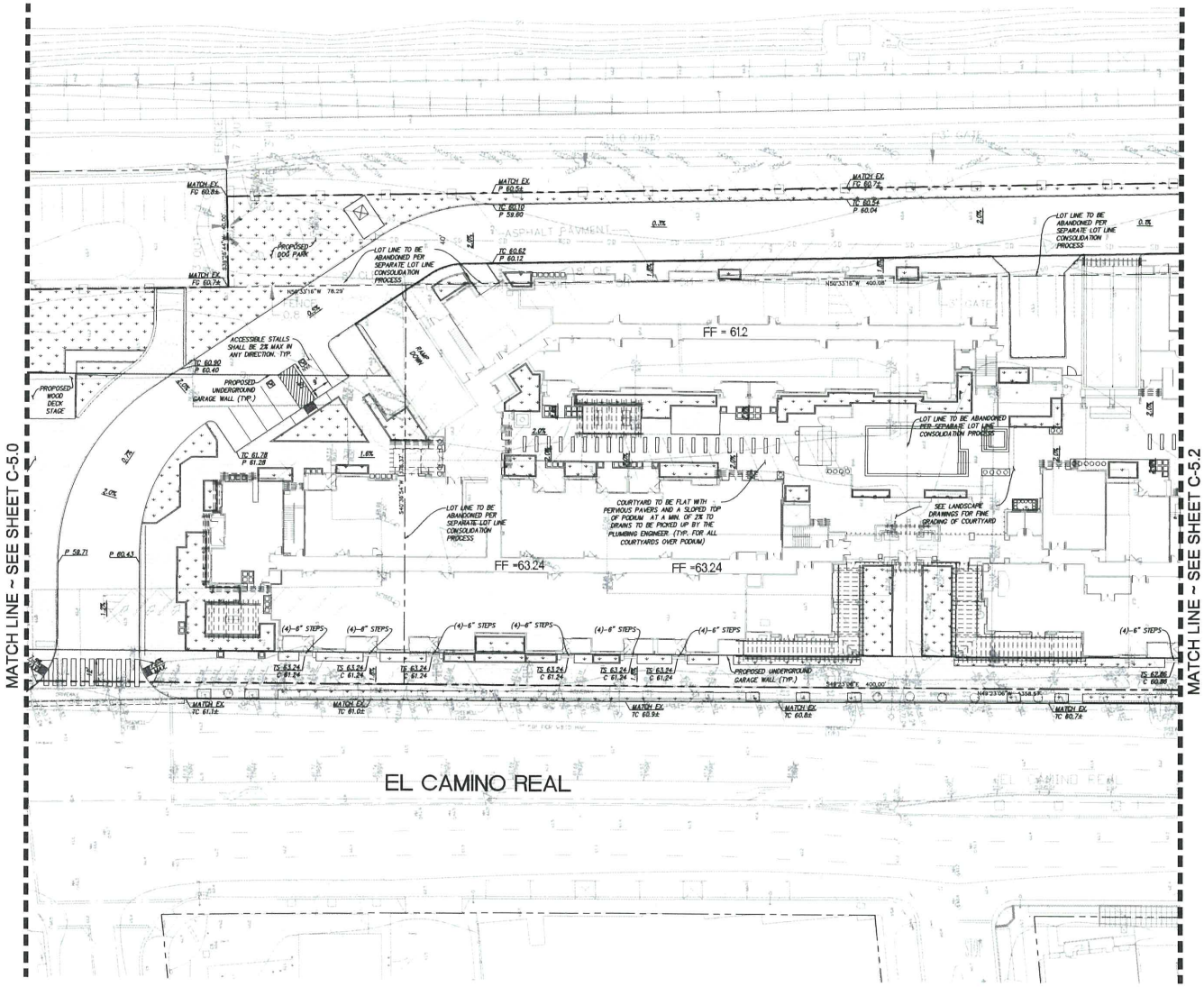
02/24/2017

C-5.0

B124



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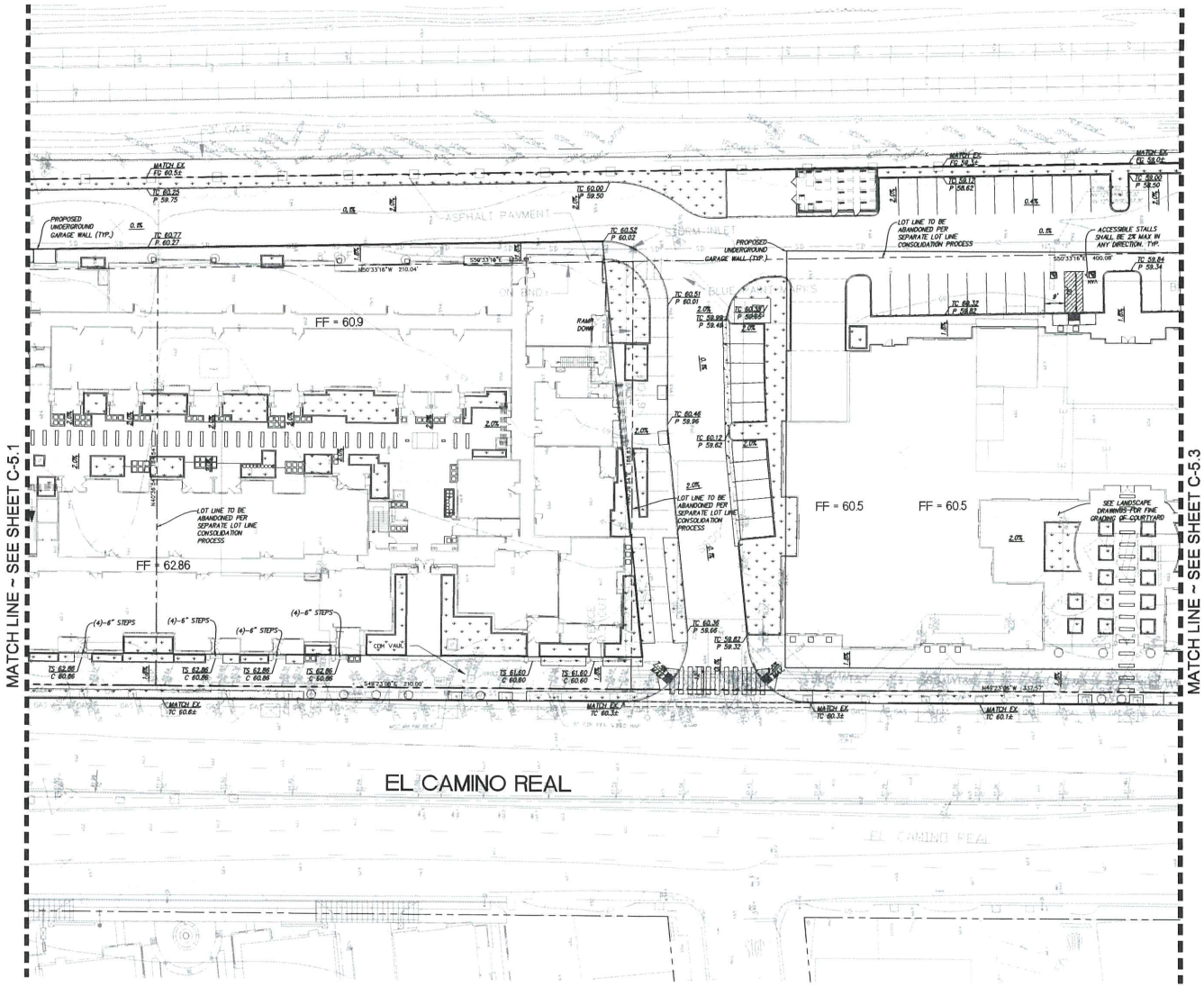

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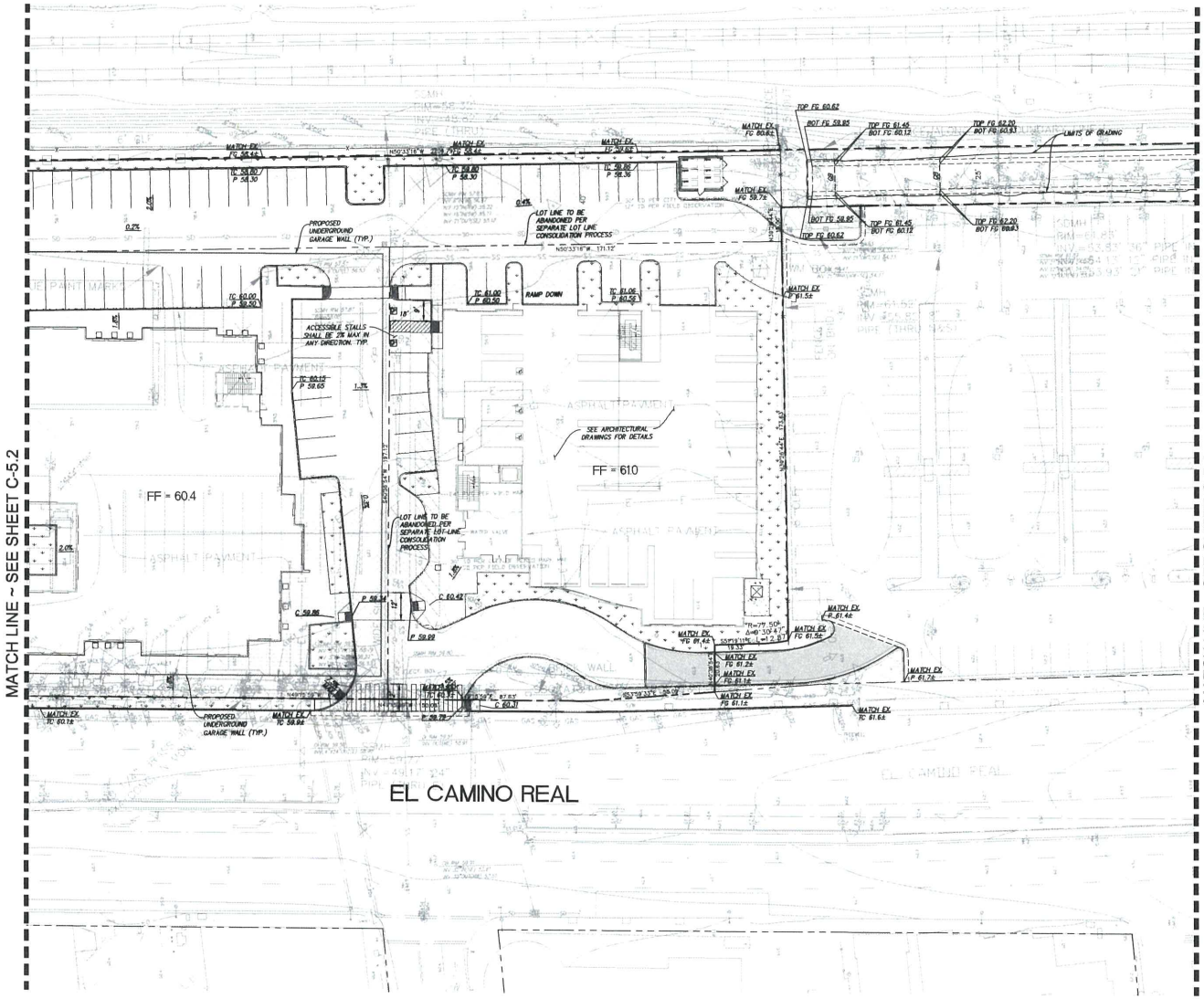

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11. ADJUST ANY MANHOLE OR UTILITY STRUCTURES TO PROPOSED GRADE PRIOR TO INSTALLING FINAL LIFT OF AC OR POURING CONCRETE.

ADA NOTES

1. SLOPED WALKS ALONG THE DESIGNATED ADA PATH OF TRAVEL SHALL NOT EXCEED A SLOPE OF 1:20 (5%) WITHOUT HANDRAILS. THE MAXIMUM SLOPE WITH HANDRAILS OR FOR CURB RAMPS IS 1:12 (8.33%). LEVEL LANDINGS ARE REQUIRED AT THE TOP AND BOTTOM OF ALL SLOPED WALKWAYS AND RAMPS.
2. WALKWAYS ON ANY PATH OF TRAVEL SHALL HAVE A MINIMUM WIDTH OF 48". WALKWAYS AND ADA PARKING STALLS OR LOADING ZONES SHALL HAVE A 2% MAXIMUM CROSS SLOPE.
3. A LEVEL LANDING (2% MAX SLOPE) SHALL BE PROVIDED AT ALL ACCESSIBLE ENTRANCES TO BUILDINGS. THE LANDINGS SHALL HAVE A MINIMUM WIDTH OF 60" AND A MINIMUM DEPTH OF 60" WHEN THE DOOR OPENS INTO THE BUILDING, AND 42" PLUS THE WIDTH OF THE DOOR WHEN THE DOOR OPEN ONTO THE LANDING.
4. RAMPS GREATER THAN 1:20 SLOPE AND EXCEEDING 30" IN VERTICAL ELEVATION CHANGE SHALL HAVE INTERMEDIATE LEVEL LANDINGS.
5. THE NOTES ABOVE ARE A PARTIAL LIST OF CBC REQUIREMENTS INTENDED FOR REFERENCE. WHERE QUESTIONS IN GRADING OR SITE PLAN INTENT MAY ARISE, ALL WORK ALONG THE ADA PATH OF TRAVEL MUST CONFORM TO THE CURRENT CODE.

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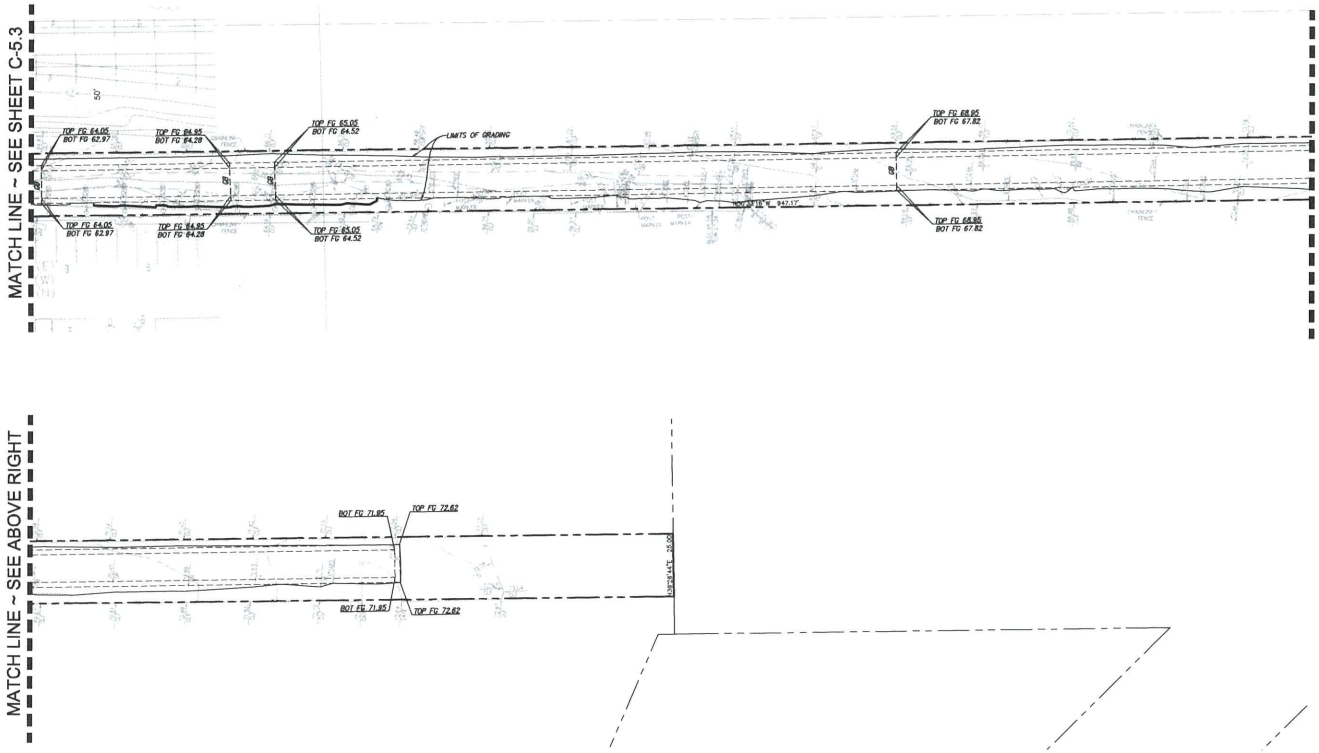
SCALE: 1 inch = 20 FEET

Preliminary Grading and Drainage Plan

02/24/2017

C-5.3



GRADING PLAN LEGEND

- AC PAVEMENT/ PAVERS (X / C-X.X)
- PERVIOUS PAVERS (X / C-X.X)
- IMPERVIOUS AREAS (X / C-X.X)
- CONCRETE PAVING (X / C-X.X)
- LANDSCAPE AREA SEE LANDSCAPE PLAN FOR DETAILS
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- LIMIT OF UNDERGROUND GARAGE
- GRADE BREAK
- FLOWLINE
- CONCRETE VALLEY GUTTER (1 / C-X.X)

GENERAL GRADING NOTES

1. PROVIDE POSITIVE SURFACE DRAINAGE AWAY FROM ALL STRUCTURES BY SLOPING ALL HARDSCAPE SURFACES AT 2% AND LANDSCAPE SURFACES AT 5% AWAY FROM STRUCTURES UNLESS OTHERWISE NOTED ON PLANS.
2. STRUCTURE WALLS: PER CBC 2304.11.2.2 (WOOD SUPPORTED BY FOUNDATION) PROVIDE 8" MINIMUM CLEAR TO EXTERIOR GRADE.
3. ALL FILL IMPORT SOILS AND GRADING SHALL BE IN CONFORMANCE WITH THE GEOTECHNICAL REPORT PERFORMED BY CORNERSTONE EARTH GROUP, DATED FEBRUARY 5, 2013, PROJECT NUMBER 105-65-1.
4. COORDINATE THE PLACEMENT OF ALL SLEEVES FOR LANDSCAPE IRRIGATION (WATER AND CONTROL WIRING) AND SITE LIGHTING PRIOR TO THE PLACEMENT OF ANY ASPHALT, BASEROCK OR CONCRETE SURFACING. SEE LANDSCAPING AND SITE ELECTRICAL DRAWINGS.
5. ROUGH GRADING TO BE WITHIN 0.1' AND FINISH GRADES ARE TO BE WITHIN 0.05', HOWEVER CONTRACTOR SHALL NOT CONSTRUCT ANY IMPROVEMENTS THAT WILL CAUSE WATER TO POND OR NOT MEET REQUIREMENTS IN GRADING NOTE #1 OR THE ADA REQUIREMENTS BELOW. DO NOT ADJUST GRADES ON THIS PLAN WITHOUT PRIOR WRITTEN APPROVAL OF THE ENGINEER/ARCHITECT.
6. THE CONTRACTOR SHALL EXERCISE EXTREME CARE TO CONFORM TO THE LINES, GRADES, SECTIONS, AND DIMENSIONS AS SET FORTH ON THESE PLANS. ALL GRADED AREAS SHALL CONFORM TO THE VERTICAL ELEVATIONS SHOWN WITH A TOLERANCE OF ONE-TENTH OF A FOOT. WHERE GRADED AREAS DO NOT CONFORM TO THESE TOLERANCES, THE CONTRACTORS SHALL BE REQUIRED TO DO CORRECTIVE GRADING, AT NO EXTRA COST TO THE CLIENT/OWNER.
7. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONFIRM THE GROUND ELEVATIONS AND OVERALL TOPOGRAPHY OF THE SITE PRIOR TO THE START OF CONSTRUCTION AS TO THE ACCURACY BETWEEN THE WORK SET FORTH ON THESE PLANS AND THE WORK IN THE FIELD. ANY DISCREPANCIES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE CONSTRUCTION MANAGER AND CIVIL ENGINEER IN WRITING PRIOR TO START OF CONSTRUCTION WHICH MAY REQUIRE CHANGES IN DESIGN AND/OR AFFECT THE EARTHWORK QUANTITIES.
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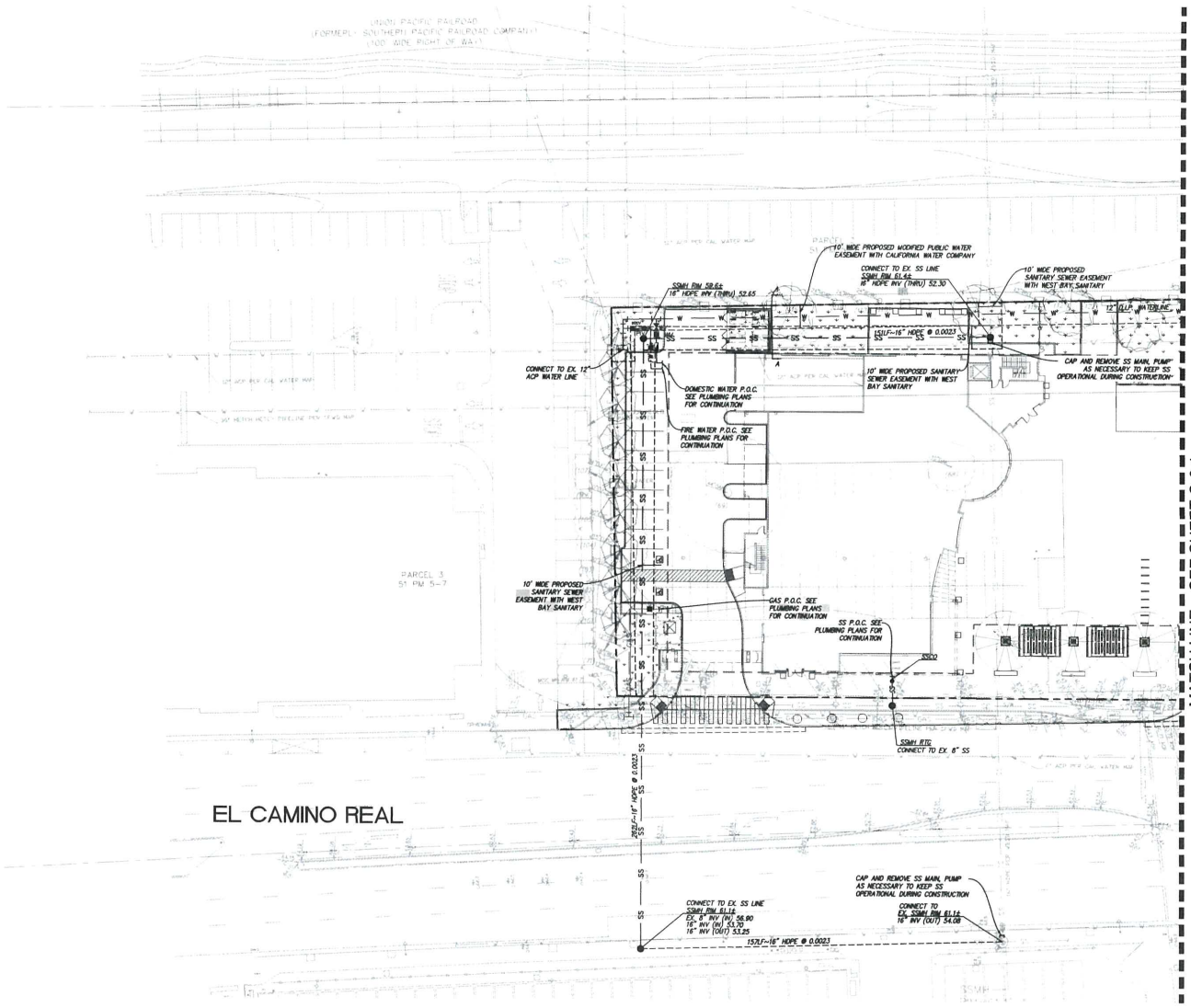

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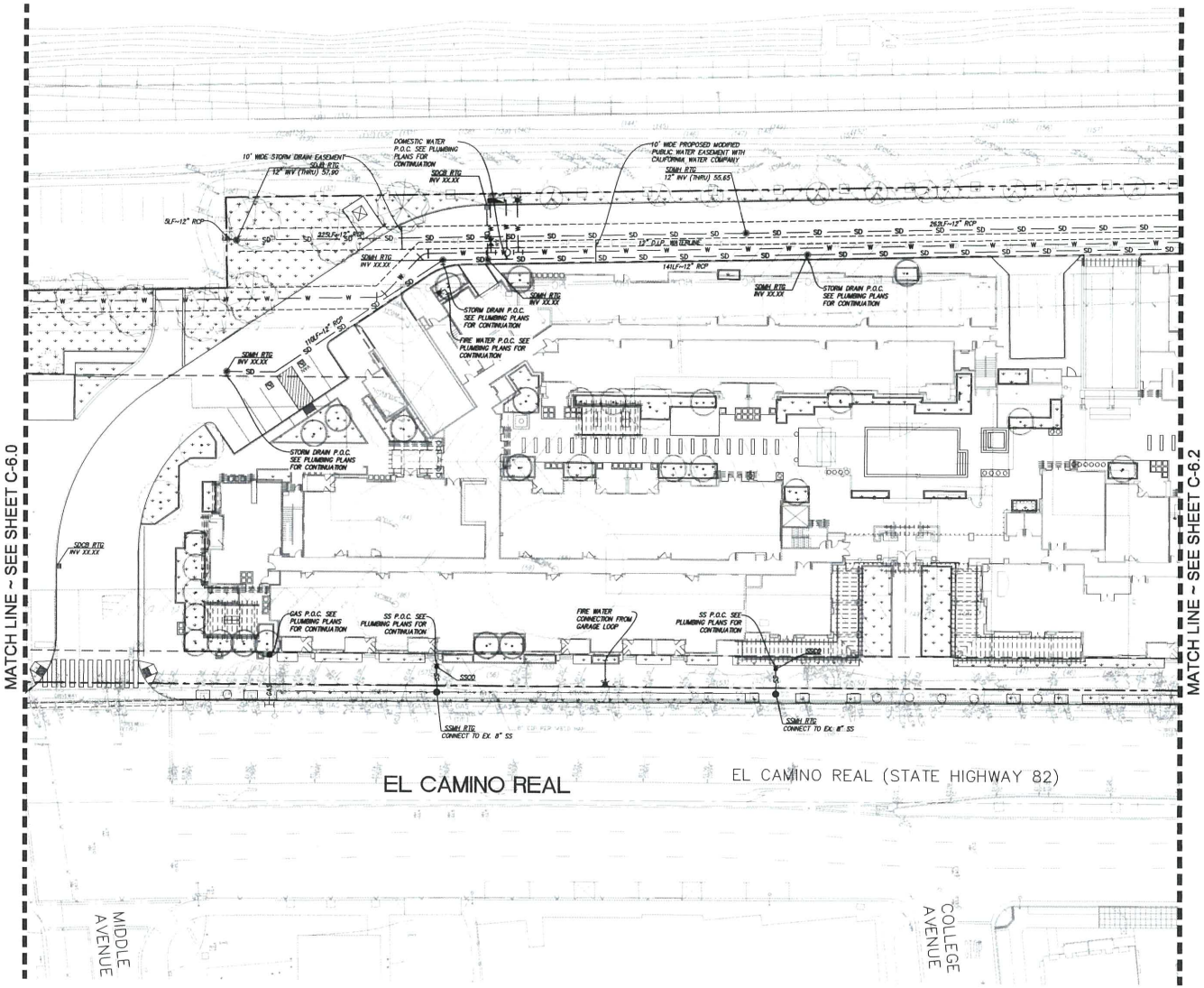

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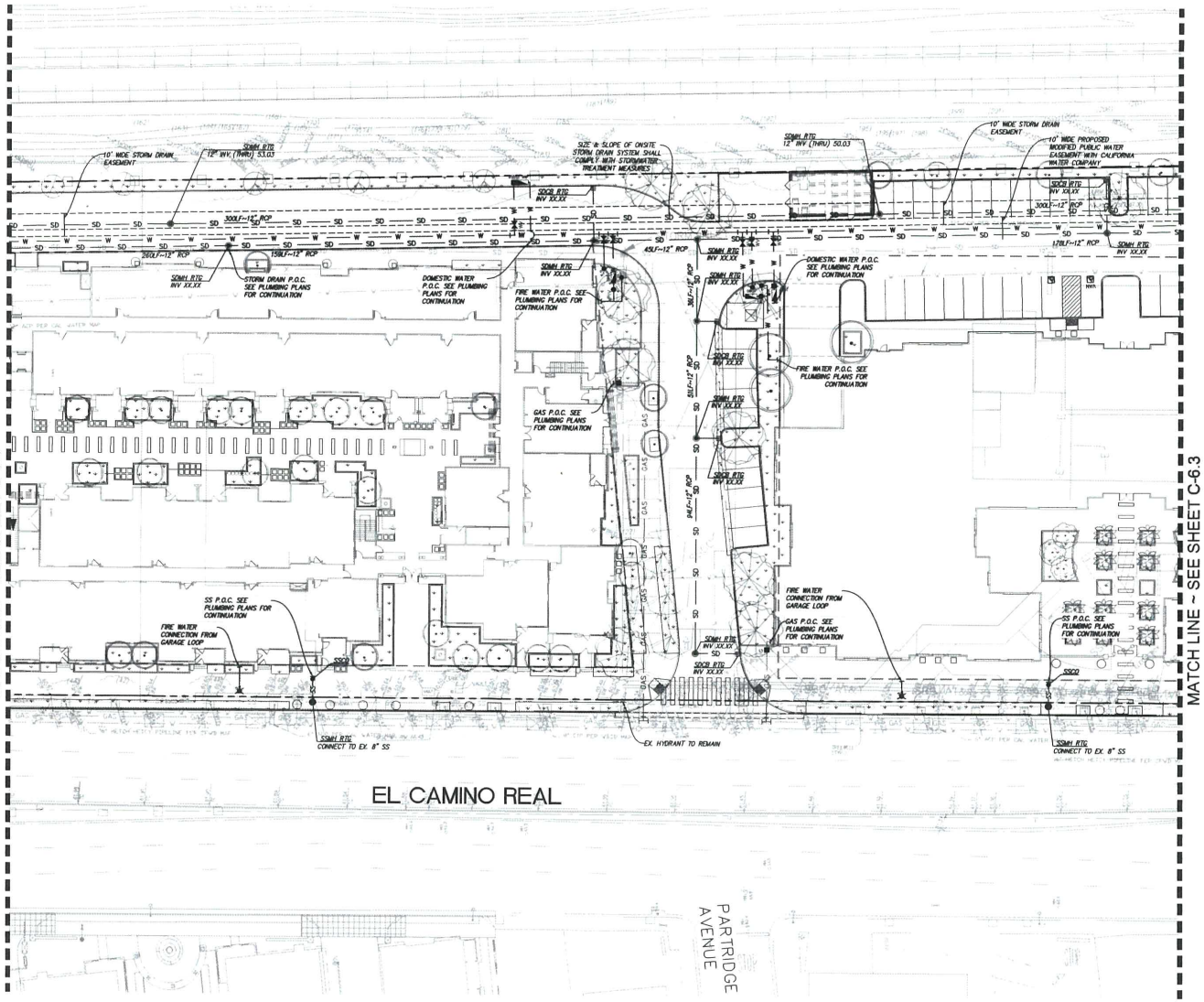

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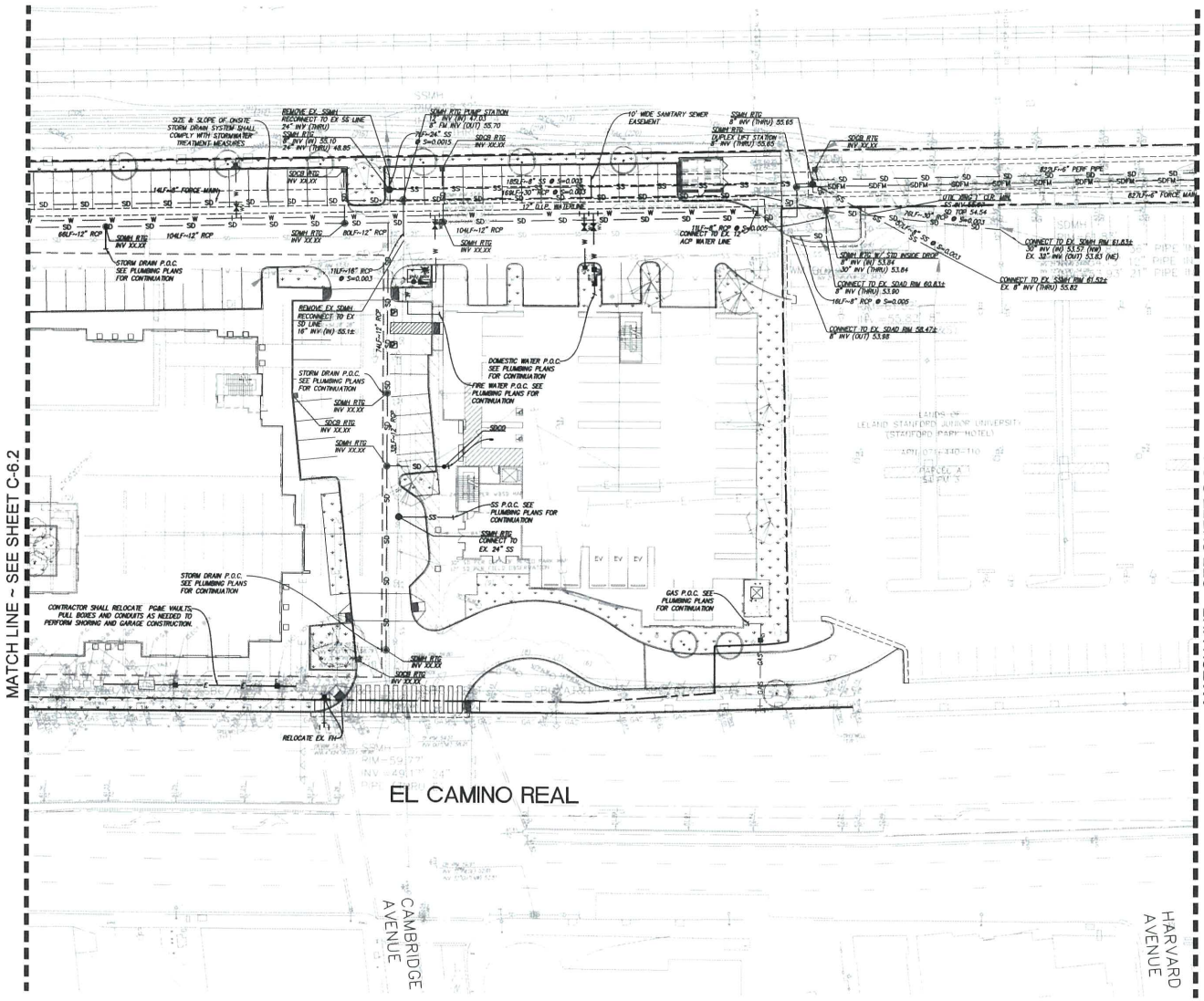

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3. ALL WATER SERVICE CONNECTIONS SHALL BE INSTALLED IN ACCORDANCE WITH THE APPLICABLE WATER DISTRICT STANDARDS.
4. ALL WATER LINES SHALL BE INSTALLED WITH 36" MINIMUM COVER.
5. THRUST RESTRAINTS SHALL BE DESIGNED AND INSTALLED AT ALL TEES, CROSSES, BENDS (HORIZONTAL AND VERTICAL), AT SIZE CHANGES AND AT FIRE HYDRANTS.

STANFORD UNIVERSITY

MIDDLE PLAZA at 500 El CAMINO REAL

Menlo Park, California

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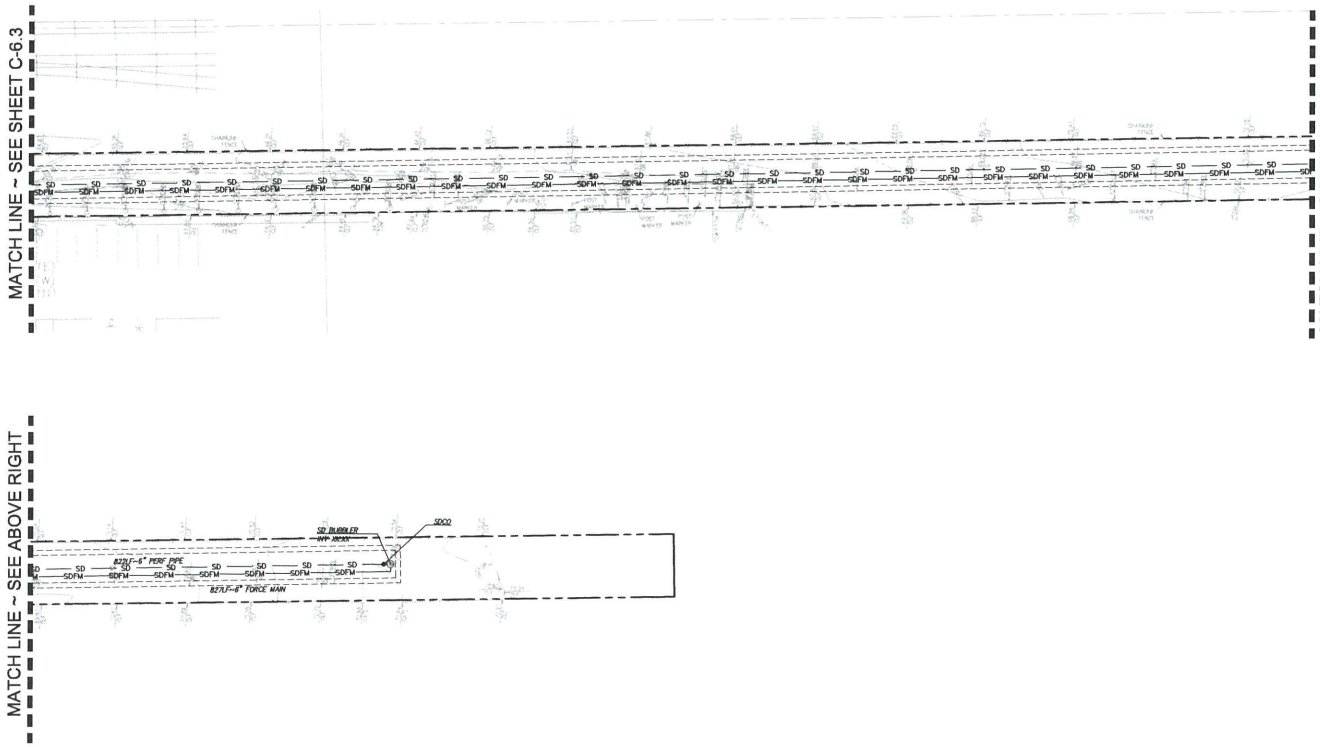
SILICON VALLEY TRI-VALLEY CENTRAL VALLEY
SACRAMENTO EAST BAY/ SF

SCALE : 1 inch = 20 FEET

Preliminary Utility Plan

02/24/2017

C-6.3



STORM DRAIN NOTES

1. PRIVATE STORM DRAIN LINE 4-INCH THROUGH 12-INCH WITH A MINIMUM OF TWO (2) FEET OF COVER IN NON-TRAFFIC AREAS SHALL BE POLYVINYL CHLORIDE (PVC) SDR 35 GREEN PIPE AND SHALL CONFORM TO THE REQUIREMENTS OF ASTM DESIGNATION D 3034-73 WITH BELLS AND SPIGOT CONNECTIONS. ALL DIRECTION CHANGES SHALL BE MADE WITH WYE CONNECTIONS, 22.5° ELBOWS, 45° ELBOWS OR LONG SWEEP ELBOWS, 90° ELBOWS AND TEE'S ARE PROHIBITED.
2. PRIVATE STORM DRAIN LINE 6-INCH THROUGH 12-INCH WITH LESS THAN THREE (3) FEET OF COVER IN VEHICULAR TRAFFIC AREAS SHALL BE POLYVINYL CHLORIDE (PVC) C900, RATED FOR 150 PSI CLASS PIPE. PROVIDE AND INSTALL "STORM DRAIN" MARKER TAPE FOR THE ENTIRE LENGTH OF PIPE TRENCH. ALL DIRECTION CHANGES SHALL BE MADE WITH WYE CONNECTIONS, OBTUSE ELBOWS OR LONG SWEEP ELBOWS. 90° ELBOWS AND TEE'S ARE PROHIBITED.
3. ALL AREA DRAINS AND CATCH BASINS GRATES WITHIN PEDESTRIAN ACCESSIBLE AREAS SHALL MEET ADA REQUIREMENTS.
4. ALL TRENCHES SHALL BE BACK FILLED PER THE SPECIFICATIONS WITH APPROPRIATE TESTS BY THE GEOTECHNICAL ENGINEER TO VERIFY COMPACTION VALUES.
5. FOR GRAVITY FLOW SYSTEMS CONTRACTOR SHALL VERIFY (POTHOLE IF NECESSARY) SIZE, MATERIAL, LOCATION AND DEPTH OF ALL SYSTEMS THAT ARE TO BE CONNECTED TO OR CROSSED PRIOR TO THE TRENCHING OR INSTALLATION OF ANY GRAVITY FLOW SYSTEM.
6. DRAINS SHOWN ON CIVIL PLANS ARE NOT INTENDED TO BE THE FINAL NUMBER AND LOCATION OF ALL DRAINS. PLACEMENT AND NUMBER OF LANDSCAPING DRAINS ARE HIGHLY DEPENDENT ON GROUND COVER TYPE AND PLANT MATERIAL. CONTRACTOR SHALL ADD ADDITIONAL AREA DRAINS AS NEEDED AND AS DIRECTED BY THE LANDSCAPE ARCHITECT.
7. INSTALL SEPARATE SUB-DRAIN SYSTEM BEHIND RETAINING WALLS PER GEOTECHNICAL REPORT AND CONNECT TO STORM DRAIN SYSTEM AS SHOWN ON PLANS.
8. ALL DOWN SPOUTS SHALL DISCHARGE DIRECTLY ON TO ADJACENT PERVIOUS SURFACES OR SPLASH BLOCKS UNLESS OTHERWISE NOTED ON PLANS. SEE ARCHITECTURE PLANS FOR EXACT LOCATION OF THE DOWN SPOUTS.

SANITARY SEWER NOTES

1. ALL SEWER WORK SHALL BE IN CONFORMANCE WITH THE COUNTY ENVIRONMENTAL HEALTH DEPARTMENT STANDARDS.
2. PRIVATE SANITARY SEWER MAIN AND SERVICE LINE 4-INCH THROUGH 8-INCH SHALL BE POLYVINYL CHLORIDE (PVC) SDR 26 GREEN SEWER PIPE AND SHALL CONFORM TO THE REQUIREMENTS OF ASTM DESIGNATION D 3034-73 WITH BELL AND SPIGOT CONNECTIONS. ALL DIRECTION CHANGES SHALL BE MADE WITH WYE CONNECTIONS, 22.5° ELBOWS OR 45° ELBOWS. 90° ELBOWS AND TEE'S ARE PROHIBITED.
3. ALL LATERALS SHALL HAVE A TWO WAY CLEANOUT AT FACE OF BUILDING AND AS SHOWN ON PLANS.
4. IF (E) SEWER LATERAL IS TO BE USED, CONTRACTOR SHALL VIDEO INSPECT, PERFORM PRESSURE TEST ON (E) SEWER LATERAL, AND SHALL PERFORM ANY NEEDED REPAIRS.

WATER SYSTEM NOTES

1. MAINTAIN WATER MAIN LINES 10' AWAY FROM SANITARY SEWER MAIN LINES. LATERALS SHALL BE SEPARATED PER PLAN DIMENSIONS.
2. WHERE WATER LINES HAVE TO CROSS SANITARY SEWER LINES, DO SO AT A 90 DEGREE ANGLE AND WATER LINES SHALL BE MINIMUM OF 12" ABOVE TOP OF SANITARY SEWER LINES.
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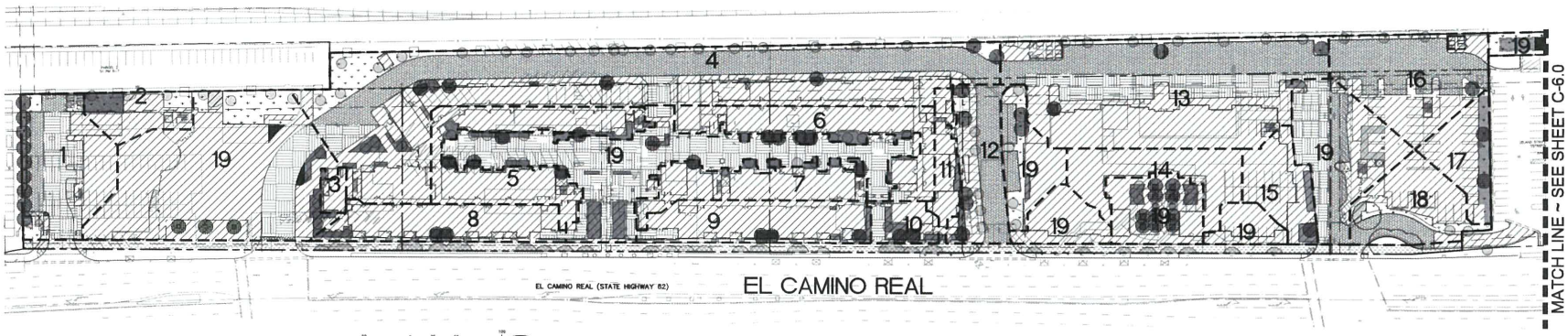
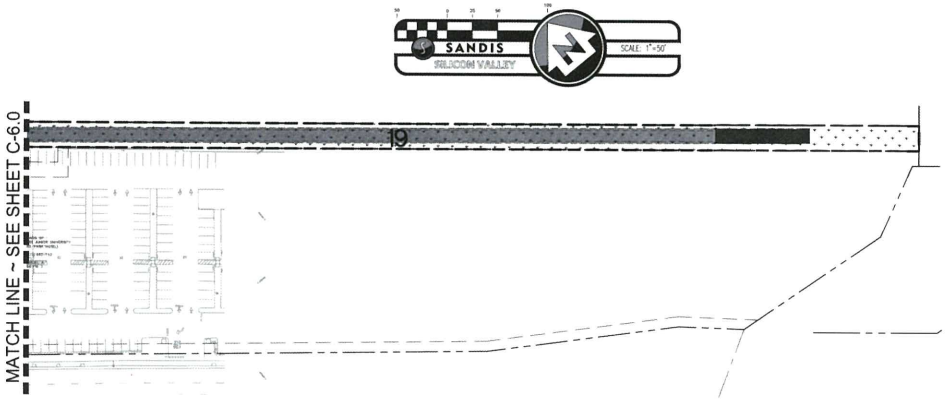
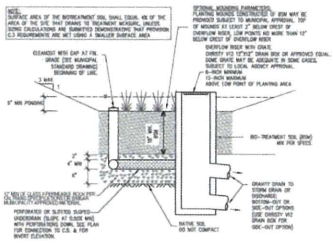






BIO-RETENTION

OPTION 1 - SIZED PER SMCWPPP FLOW METHOD FOR DRAINAGE AREAS 1, 2, 3 & 16.

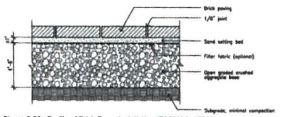
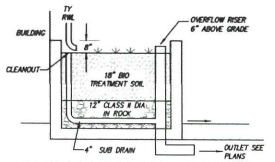


Figure 6-33: Profile of Brick Paver Installation (BASMAA, 1999)

PERVIOUS PAVERS

OPTION 1 - SIZED PER SMCWPPP MAXIMUM 2:1 RATIO OF IMPERVIOUS AREA TO THE RECEIVING PERVIOUS AREA FOR ALL DRAINAGE AREAS.



FLOW THROUGH PLANTER

OPTION 1 - SIZED PER SMCWPPP FLOW METHOD FOR DRAINAGE AREAS 5, 6, 11 & 12. TYPICALLY USED ADJACENT TO BUILDINGS AT RAIN WATER LEADERS.

STORM WATER MANAGEMENT PLAN LEGEND

- PERVIOUS AREAS
- IMPERVIOUS AREAS
- PERVIOUS PAVING
- PERVIOUS PAVING OVER PODIUM
- FLOW THROUGH PLANTER OR BIO RETENTION AREA
- EXEMPT SIDEWALK AREA
- EXISTING TREE CREDIT
- PROPOSED DECIDUOUS TREE CREDIT
- PROPOSED EVERGREEN TREE CREDIT
- DRAINAGE AREA BOUNDARY

HYDROMODIFICATION NOTE:

THE PROJECT IS EXEMPT FROM HYDROMODIFICATION REQUIREMENTS PER THE SAN MATEO COUNTY C.3 TECHNICAL GUIDANCE DOCUMENT. THE PROJECT SITE IS LOCATED OUTSIDE OF HYDROMODIFICATION ZONE MAPPED IN THE SAN MATEO COUNTYWIDE POLLUTION PREVENTION PROGRAM (SMCWPPP) C.3 TECHNICAL GUIDANCE.

SITE TREATMENT AREA NOTE:

THIS PROJECT IS REPLACING MORE THAN 50% OF THE EXISTING IMPERVIOUS AREA AND THEREFORE MUST TREAT THE ENTIRE SITE.

STORMWATER MANAGEMENT NOTES:

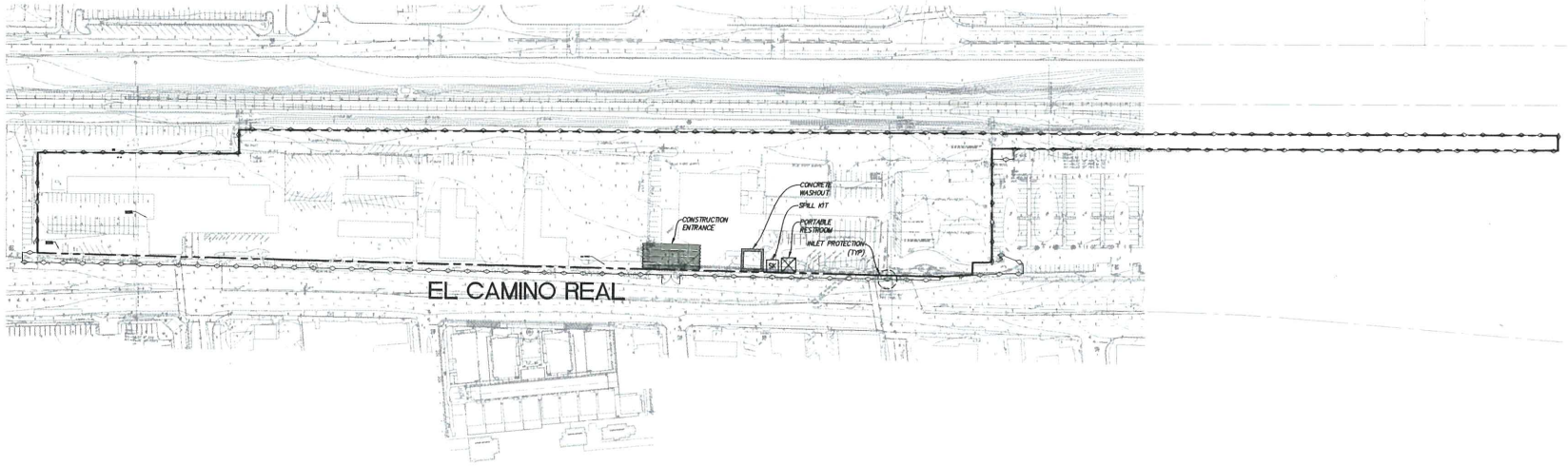
1. THIS PLAN PRESENTS METHODS AND CALCULATIONS FOR COMPLYING WITH THE REQUIREMENTS OF PROVISION C.3 OF THE MUNICIPAL REGIONAL STORMWATER PERMIT IN ACCORDANCE WITH THE SAN MATEO COUNTY PROGRAM AND THE CITY OF MENLO PARK REQUIREMENTS.
2. THE FOLLOWING TREATMENT MEASURES ARE PROPOSED TO REGULATE THE QUALITY OF STORM WATER LEAVING THE SITE:
   - 2.1. BIO-RETENTION AREA – RUNOFF IN THIS AREA IS DIRECTED TO A BIO-RETENTION PLANTER/AREA FOR FILTRATION, INFILTRATION AND EVAPOTRANSPIRATION PRIOR TO EXISTING THE SITE. PLANTING AND SOIL REQUIREMENTS APPLY, SEE DETAIL.
   - 2.2. PERVIOUS PAVERS/PERVIOUS JOINT PAVERS/PERVIOUS PAVEMENTS – RUNOFF IN THIS AREA EITHER ORIGINATES OR IS DIRECTED TO PERVIOUS PAVEMENT MATERIALS, SEE SIZING CRITERIA FOR BASEROCK SECTIONS AND DRAINAGE REQUIREMENTS.
3. SIDEWALK AREA ADJACENT TO EXISTING ROAD EXEMPT FROM C.3 TREATMENT PER TABLE 2-1 IN THE SAN MATEO COUNTY C.3 TECHNICAL GUIDANCE MANUAL.

Table D: BMP Summary Table

BIO-RETENTION AREAS/ FLOW THROUGH PLANTERS	TOTAL AREA		IMPERVIOUS AREA		PERVIOUS AREA		EXISTING TREE CREDIT		PROPOSED TREE CREDIT		Percent Impervious	Runoff Coefficient, c	Q Required (cfs)	Treatment Area Required (sq. ft.)	Treatment Available (sq. ft.)	Adequate Sizing
	sq. ft.	Ac.	sq. ft.	Ac.	sq. ft.	Ac.	sq. ft.	Ac.	sq. ft.	Ac.						
DMA 2	5,380.0	0.12	3,670.0	0.08	1,385.0	0.03	115.0	0.00	200.0	0.00	0.68	0.71	0.02	151	162	OK
DMA 3	1,198.0	0.03	1,136.0	0.03	60.0	0.00	0.0	0.00	0.0	0.00	0.95	0.87	0.00	41	66	OK
DMA 5	13,553.0	0.31	13,080.0	0.30	473.0	0.01	0.0	0.00	0.0	0.00	0.97	0.88	0.05	473	507	OK
DMA 6	11,765.0	0.27	11,276.0	0.26	489.0	0.01	0.0	0.00	0.0	0.00	0.96	0.88	0.05	408	535	OK
DMA 7	9,154.0	0.21	8,829.0	0.20	325.0	0.01	0.0	0.00	0.0	0.00	0.96	0.88	0.04	319	347	OK
DMA 8	10,289.0	0.24	8,435.0	0.19	1,040.0	0.02	14.0	0.00	800.0	0.02	0.82	0.79	0.04	323	351	OK
DMA 9	11,036.0	0.25	9,423.0	0.22	1,013.0	0.02	0.0	0.00	600.0	0.01	0.85	0.81	0.04	395	487	OK
DMA 10	3,375.0	0.08	1,922.0	0.04	753.0	0.02	0.0	0.00	700.0	0.02	0.57	0.64	0.01	86	105	OK
DMA 11	3,567.0	0.08	3,435.0	0.08	132.0	0.00	0.0	0.00	0.0	0.00	0.96	0.88	0.01	124	197	OK
DMA 14	9,556.0	0.22	8,960.0	0.21	596.0	0.01	0.0	0.00	0.0	0.00	0.94	0.86	0.04	328	568	OK
DMA 15	6,672.0	0.15	5,735.0	0.13	737.0	0.02	0.0	0.00	200.0	0.00	0.86	0.82	0.02	216	370	OK
DMA 17	6,170.0	0.14	4,680.0	0.09	1,690.0	0.04	0.0	0.00	400.0	0.01	0.86	0.70	0.02	171	210	OK
DMA 19	117,620.0	2.70	44,791.0	1.03	30,281.0	0.70	248.0	0.01	42,300.0	0.97	0.38	0.53	0.29	2,466	8,056	OK

SELF-TREATING /RETAINING AREA	TOTAL AREA		IMPERVIOUS AREA		PERVIOUS AREA		PERVIOUS PAVER		EXISTING TREE CREDIT		PROPOSED TREE CREDIT		Treatment Area Required (sq. ft.)	Treatment Available (sq. ft.)	Adequate Sizing
	sq. ft.	Ac.	sq. ft.	Ac.	sq. ft.	Ac.	sq. ft.	Ac.	sq. ft.	Ac.	sq. ft.	Ac.			
DMA 1	13,729.0	0.32	7,448.0	0.17	1,496.0	0.03	2,570.0	0.06	416.0	0.01	1,800.0	0.04	3,724	5,140	OK
DMA 4	57,572.0	1.32	27,430.0	0.63	6,782.0	0.16	20,113.0	0.46	137.0	0.00	3,100.0	0.07	13,715	20,113	OK
DMA 12	9,270.0	0.21	1,347.0	0.03	1,749.0	0.04	4,674.0	0.11	0.0	0.00	1,500.0	0.03	674	1,749	OK
DMA 13	36,704.0	0.84	15,755.0	0.36	1,682.0	0.04	17,689.0	0.41	298.0	0.01	1,300.0	0.03	7,878	11,105	OK
DMA 16	15,278.0	0.35	4,895.0	0.11	1,353.0	0.03	8,330.0	0.19	0.0	0.00	700.0	0.02	2,448	8,330	OK
DMA 18	9,620.0	0.22	5,524.0	0.13	1,397.0	0.03	2,227.0	0.05	272.0	0.01	200.0	0.00	2,762	8,331	OK

EXEMPT SIDEWALK	TOTAL AREA		IMPERVIOUS AREA		PERVIOUS AREA		PERVIOUS PAVER		EXISTING TREE CREDIT	
	sq. ft.	Ac.	sq. ft.	Ac.	sq. ft.	Ac.	sq. ft.	Ac.	sq. ft.	Ac.
SA 1	19668.0	0.38	9,730.0	0.22	861.0	0.02	1,628.0	0.04	3,449.0	0.08
TOTAL	367,174.0	8.43	196,931.0	4.52	113042.0	2.60	57201.0	1.31		



SANDIS
SILICON VALLEY
SCALE: 1"=80'

EROSION CONTROL LEGEND

- STABILIZED EXIT
- CONCRETE WASHOUT
- SK — SPILL KIT
- PORTABLE RESTROOM
- CONSTRUCTION FENCE
- INLET PROTECTION

EROSION CONTROL NOTES

1. THIS PLAN IS FOR EROSION CONTROL DURING CONSTRUCTION IF NO SWPPP IS REQUIRED. IF A SWPPP FOR THE PROJECT HAS BEEN ISSUED THE PROJECT SWPPP OVERRIDES ANYTHING SHOWN ON THIS PLAN.
2. TEMPORARY CONSTRUCTION ENTRANCE/EXIT LOCATION SHOWN IS APPROXIMATE. CONTRACTOR TO PROVIDE LOCATION WHERE APPROPRIATE.
3. THIS PLAN REPRESENTS POSSIBLE WATER POLLUTION CONTROL MEASURES INCLUDING EROSION CONTROL AND SEDIMENT CONTROL.
4. EXISTING SURFACES SHALL BE UNDISTURBED TO THE EXTENT PRACTICAL.
5. GROUND WATER SHALL NOT BE DISCHARGED WITH STORM WATER. GROUND WATER DEWATERING OPERATIONS SHALL BE COORDINATED AS NEEDED WITH OWNER.
6. CONTRACTOR SHALL PROVIDE EFFECTIVE SOIL COVER FOR AREAS OF CONSTRUCTION ACTIVITY THAT HAVE BEEN DISTURBED AND ARE NOT SCHEDULED TO BE ACTIVE FOR AT LEAST 14 DAYS.
7. ALL EROSION CONTROL AND SEDIMENT CONTROLS TO BE OBTAINED INSTALLED AND MAINTAINED AS REQUIRED AS REQUIRED BY LOCAL JURISDICTION OR CONSTRUCTION GENERAL PERMIT.
8. CONTRACTOR TO INSTALL RUN-ON AND RUN-OFF CONTROL MEASURES ACCORDING TO PLANS OR AS NECESSARY TO ENSURE SEDIMENT IS NOT TRANSPORTED FROM SITE.
9. CONTRACTOR TO PROVIDE BACK-UP EROSION PREVENTION MEASURES (SOIL STABILIZATION) WITH SEDIMENT CONTROL MEASURES SUCH AS STRAW WATTLES, SILT FENCE, GRAVEL INLET FILTERS, AND/OR SEDIMENT TRAPS OR BASINS. ENSURE CONTROL MEASURES ARE ADEQUATE, IN PLACE, AND IN OPERABLE CONDITIONS. SEDIMENT CONTROLS, INCLUDING INLET PROTECTION, ARE NECESSARY BUT SHOULD BE A SECONDARY DEFENSE BEHIND GOOD EROSION CONTROL MEASURES.
10. ALL CONCRETE TRUCKS TO USE CHUTE WASH BUCKETS FOR CONCRETE RINSE, ALL CONCRETE PUMPS TO CAPTURE CONCRETE RINSE IN SECONDARY CONTAINMENT AND PROPERLY DISPOSE.
11. STREET SWEEPING SHALL BE CHECKED DAILY TO ENSURE DEPOSITED SEDIMENT AND DEBRIS DOES NOT ENTER THE STORM DRAIN SYSTEM. USE REGENERATIVE VACUUM STREET CLEANER TO MITIGATE AIR AND WATER POLLUTION.
12. RUNOFF THAT HAS CONTACTED AMENDED SOIL AREAS SHALL NOT BE ALLOWED TO LEAVE THE SITE OR ENTER THE STORM DRAIN SYSTEM.

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SCALE : 1 inch = 80 FEET

Preliminary
Erosion Control Plan
02/24/2017

C-8.0

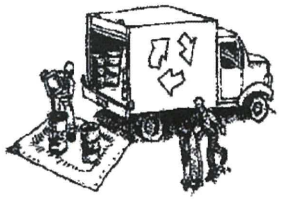
B135

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

Construction Best Management Practices (BMPs)

Construction projects are required to implement the stormwater best management practices (BMP) on this page, as they apply to your project, all year long.

Materials & Waste Management



Non-Hazardous Materials

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

Hazardous Materials

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

Waste Management

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

Construction Entrances and Perimeter

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

Equipment Management & Spill Control

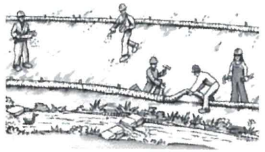
Maintenance and Parking

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

Spill Prevention and Control

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

Earthmoving

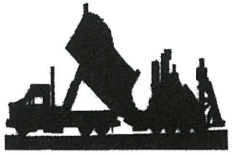


- ❑ Schedule grading and excavation work during dry weather.
- ❑ Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- ❑ Remove existing vegetation only when absolutely necessary, and seed or plant vegetation for erosion control on slopes or where construction is not immediately planned.
- ❑ Prevent sediment from migrating offsite and protect storm drain inlets, gutters, ditches, and drainage courses by installing and maintaining appropriate BMPs, such as fiber rolls, silt fences, sediment basins, gravel bags, berms, etc.
- ❑ Keep excavated soil on site and transfer it to dump trucks on site, not in the streets.

Contaminated Soils

- ❑ If any of the following conditions are observed, test for contamination and contact the Regional Water Quality Control Board:
  - Unusual soil conditions, discoloration, or odor.
  - Abandoned underground tanks.
  - Abandoned wells
  - Buried barrels, debris, or trash.

Paving/Asphalt Work



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

Sawcutting & Asphalt/Concrete Removal

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

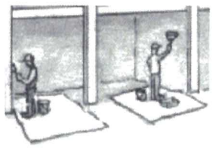
Concrete, Grout & Mortar Application

- ❑ Store concrete, grout, and mortar away from storm drains or waterways, and on pallets under cover to protect them from rain, runoff, and wind.
- ❑ Wash out concrete equipment/trucks offsite or in a designated washout area, where the water will flow into a temporary waste pit, and in a manner that will prevent leaching into the underlying soil or onto surrounding areas. Let concrete harden and dispose of as garbage.
- ❑ When washing exposed aggregate, prevent washwater from entering storm drains. Block any inlets and vacuum gutters, hose washwater onto dirt areas, or drain onto a bermed surface to be pumped and disposed of properly.

Landscaping

- ❑ Protect stockpiled landscaping materials from wind and rain by storing them under tarps all year-round.
- ❑ Stack bagged material on pallets and under cover.
- ❑ Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.

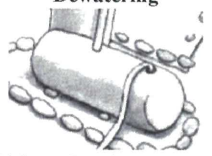
Painting & Paint Removal



Painting Cleanup and Removal

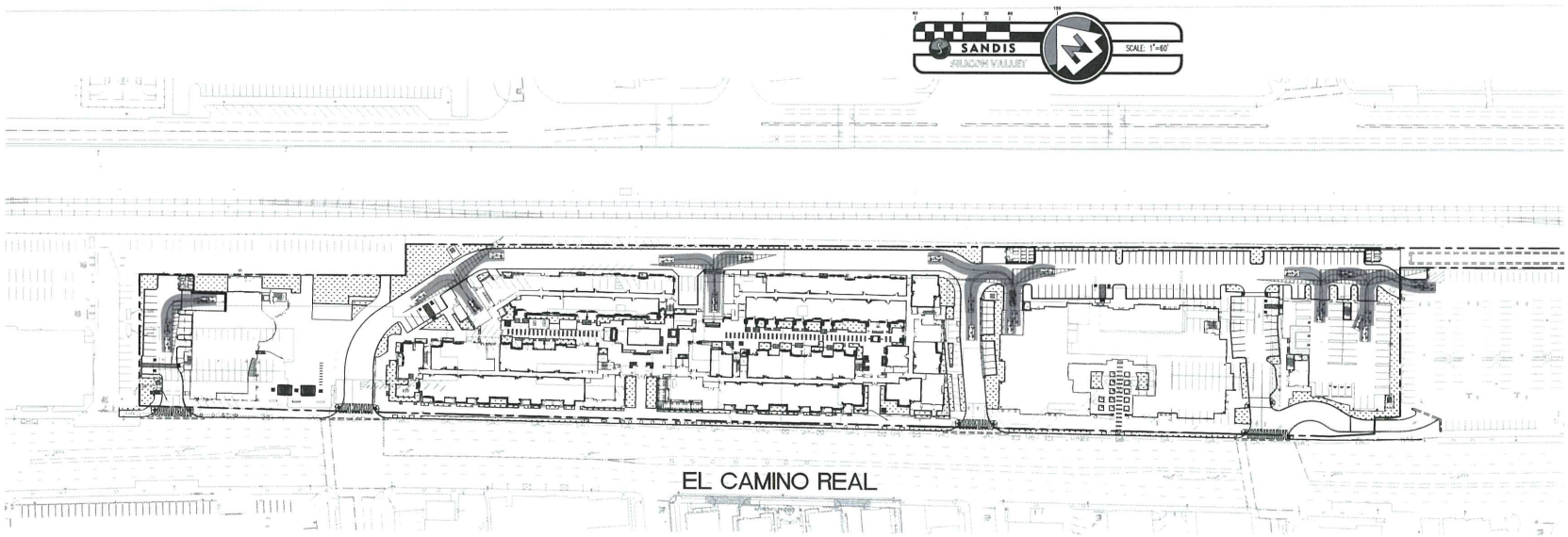
- ❑ Never clean brushes or rinse paint containers into a street, gutter, storm drain, or stream.
- ❑ For water-based paints, paint out brushes to the extent possible, and rinse into a drain that goes to the sanitary sewer. Never pour paint down a storm drain.
- ❑ For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of excess liquids as hazardous waste.
- ❑ Paint chips and dust from non-hazardous dry stripping and sand blasting may be swept up or collected in plastic drop cloths and disposed of as trash.
- ❑ Chemical paint stripping residue and chips and dust from marine paints or paints containing lead, mercury, or tributyltin must be disposed of as hazardous waste. Lead based paint removal requires a state-certified contractor.

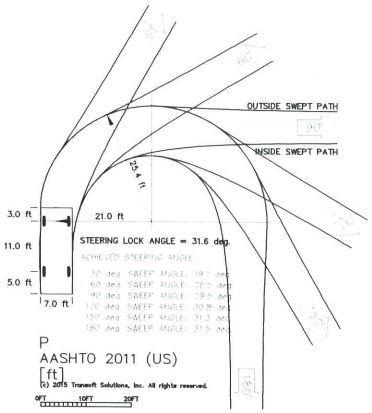
Dewatering

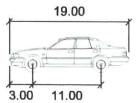


- ❑ Discharges of groundwater or captured runoff from dewatering operations must be properly managed and disposed. When possible send dewatering discharge to landscaped area or sanitary sewer. If discharging to the sanitary sewer call your local wastewater treatment plant.
- ❑ Divert run-on water from offsite away from all disturbed areas.
- ❑ When dewatering, notify and obtain approval from the local municipality before discharging water to a street gutter or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- ❑ In areas of known or suspected contamination, call your local agency to determine whether the ground water must be tested. Pumped groundwater may need to be collected and hauled off-site for treatment and proper disposal.

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







P	feet
Width	: 7.00
Track	: 6.00
Lock to Lock Time	: 6.0
Steering Angle	: 31.6

LEGEND

PROPERTY LINE

BUILDING LINE

DEPARTURE SIGHT TRIANGLES

NOTE:

1. DEPARTURE SIGHT TRIANGLES PER "AASHTO-GEOMETRIC DESIGN OF HIGHWAYS AND STREETS" FOR PASSENGER CARS WITH DESIGN SPEED OF 15 MPH.
2. SPEED LIMIT 15 MPH (STOPPING SIGHT DISTANCE OF 80')
3. MEASUREMENTS ARE TAKEN FROM CENTERLINE OF SUBJECT LANE ON STREET TO FACE OF CURB.

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MIDDLE PLAZA at 500 El CAMINO REAL

Menlo Park, California

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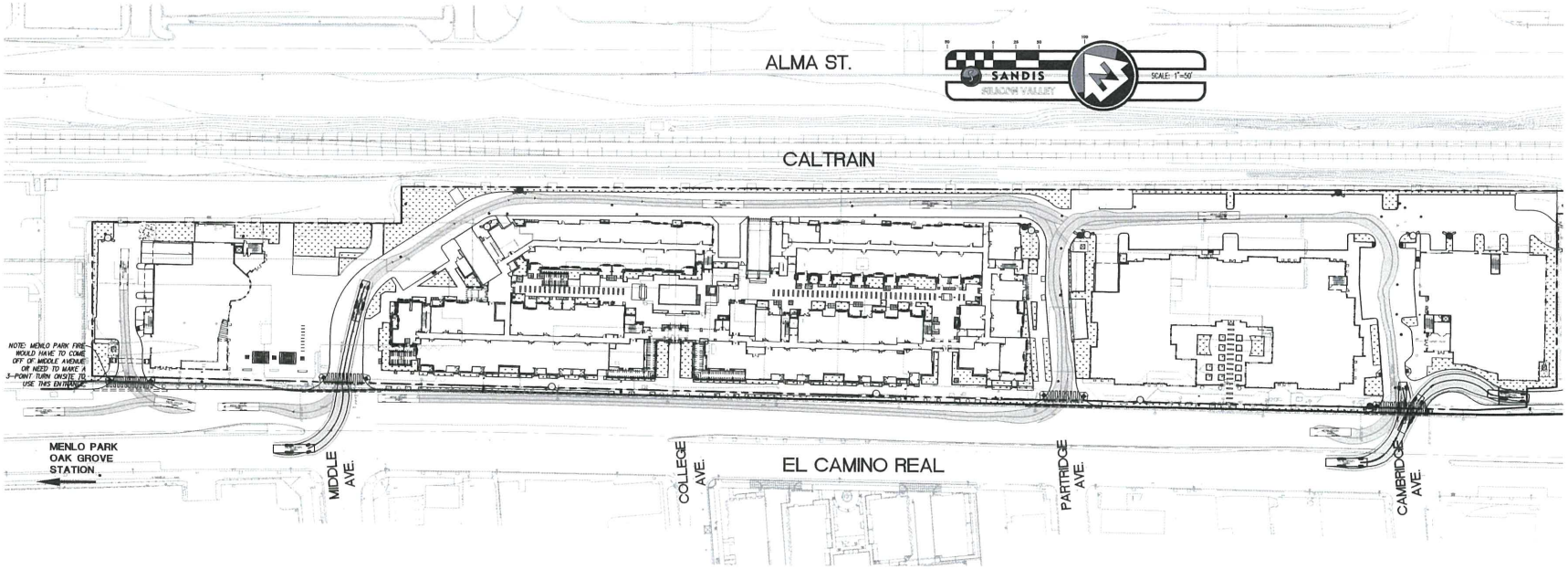
SACRAMENTO EAST BAY/ SF

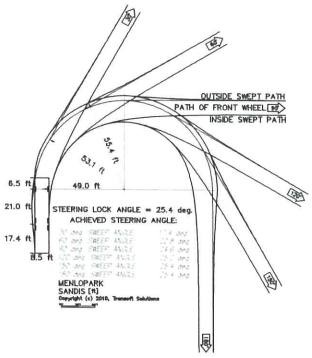
Vehicular Circulation Pla

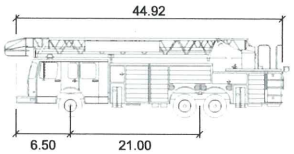
02/24/2017

C-9.0

B137







MENLO PARK	feet
Width	: 8.50
Track	: 8.50
Lock to Lock Time	: 6.0
Steering Angle	: 25.4

FIRE NOTE

THE TURNING MOVEMENTS SHOWN ARE FOR THE CITY OF MENLO PARK FIRE. SHOW APPROACHES FROM THE SOUTH. ALTERNATE EXIT ROUTES ARE SHOWN AS WELL.

LEGEND

PROPERTY LINE
BUILDING LINE
FIRE HYDRANT
FIRE DEPARTMENT CONNECTION

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MIDDLE PLAZA at 500 El CAMINO REAL

Menlo Park, California

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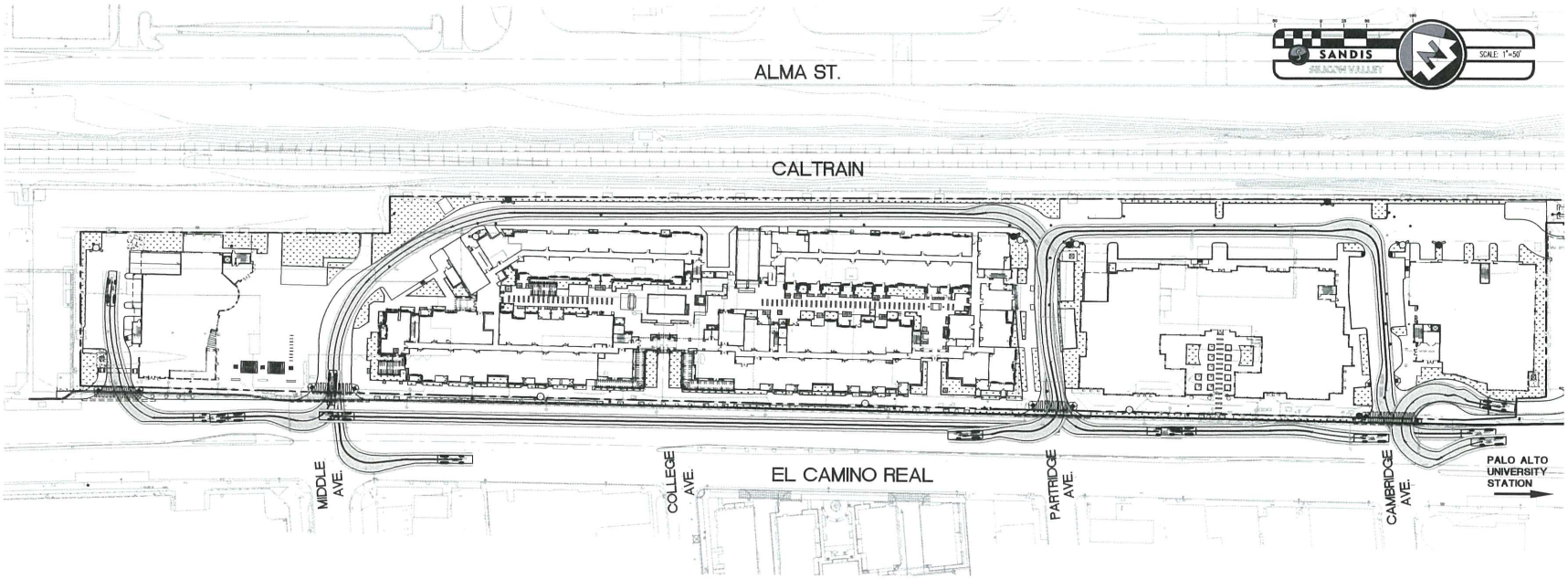
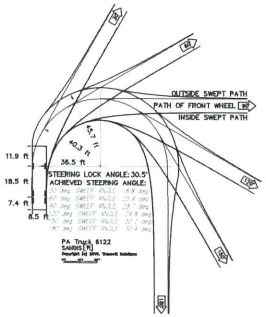
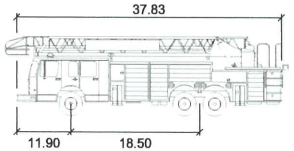
Menlo Park Fire Rou
02/24/2017
C-10.0

B138







PALO ALTO TRUCK 6122 feet

Width	: 8.50
Track	: 8.00
Lock to Lock Time	: 6.0
Steering Angle	: 30.5

FIRE NOTE

THE TURNING MOVEMENTS SHOWN ARE FOR THE CITY OF PALO ALTO FIRE. SHOW APPROACHES FROM THE SOUTH. ALTERNATE EXIT ROUTES ARE SHOWN AS WELL.

LEGEND

PROPERTY LINE

BUILDING LINE

FIRE HYDRANT

FIRE DEPARTMENT CONNECTION

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Menlo Park, California

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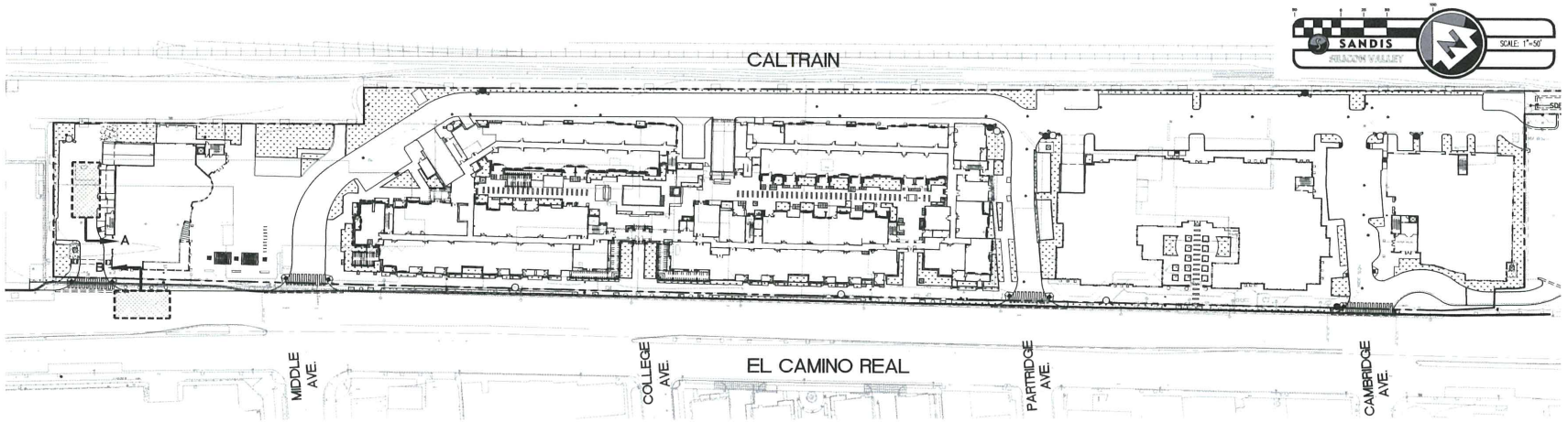
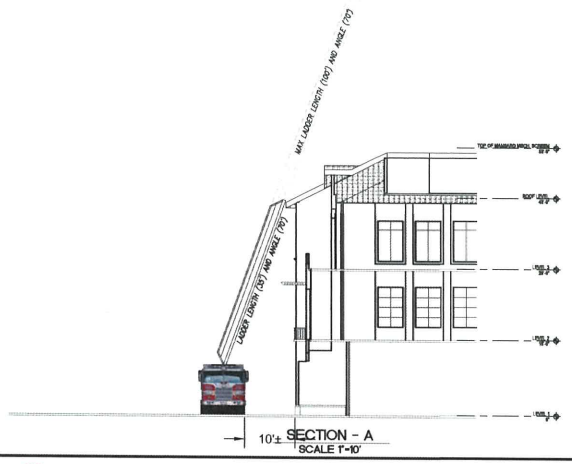
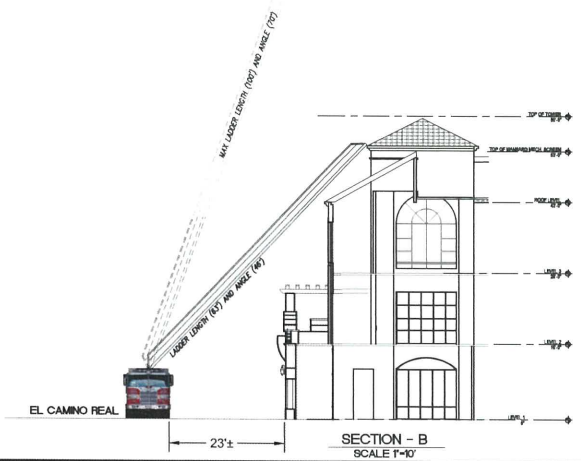
Palo Alto Fire Rou

02/24/2017

C-10.1







ACCESS NOTE

REQUIRED: 3 POINTS OF ACCESS ACHIEVED BY STAGING AREAS IN AT LEAST 2 POINTS AND MAIN ACCESS FROM THE ROOF TO THE STAIRWELL.

LEGEND

30' X 60' STAGING AREA

PROPERTY LINE

BUILDING LINE

FIRE HYDRANT

FIRE DEPARTMENT CONNECTION

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MIDDLE PLAZA at 500 El CAMINO REAL

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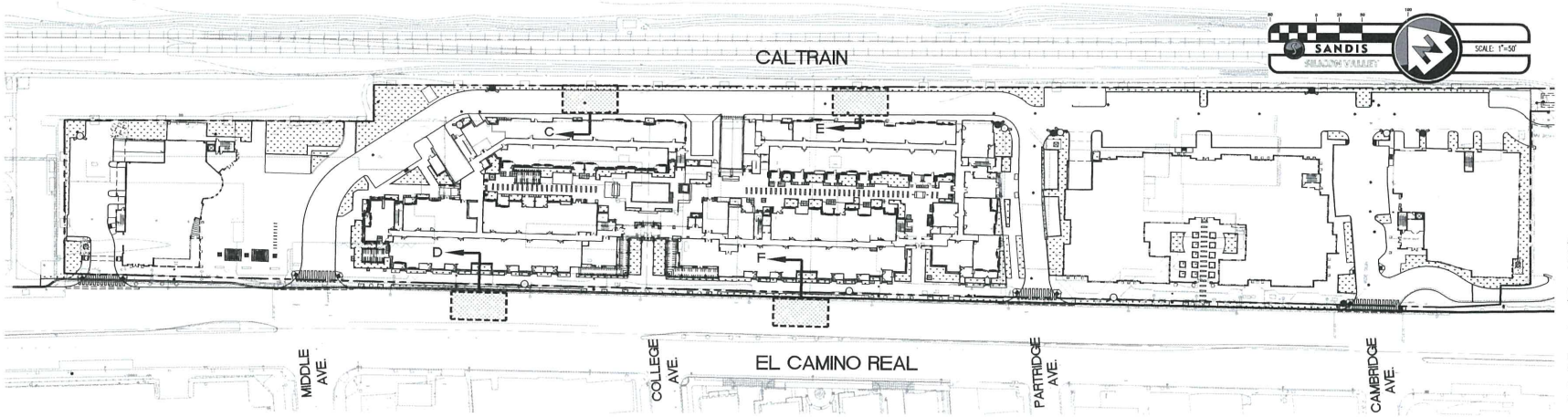
Fire Staging Area

02/24/2017

C-10.2



ACCESS NOTE

REQUIRED: 3 POINTS OF ACCESS ACHIEVED BY STAGING AREAS IN AT LEAST 2 POINTS AND MAIN ACCESS FROM THE ROOF TO THE STAIRWELL

LEGEND

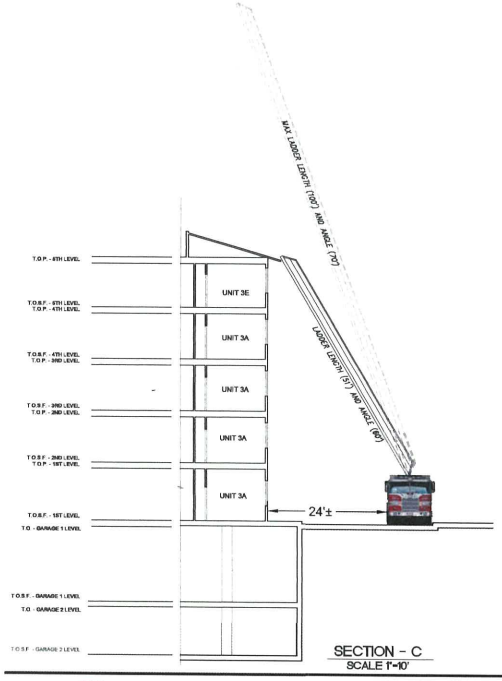
30' x 60' STAGING AREA

PROPERTY LINE

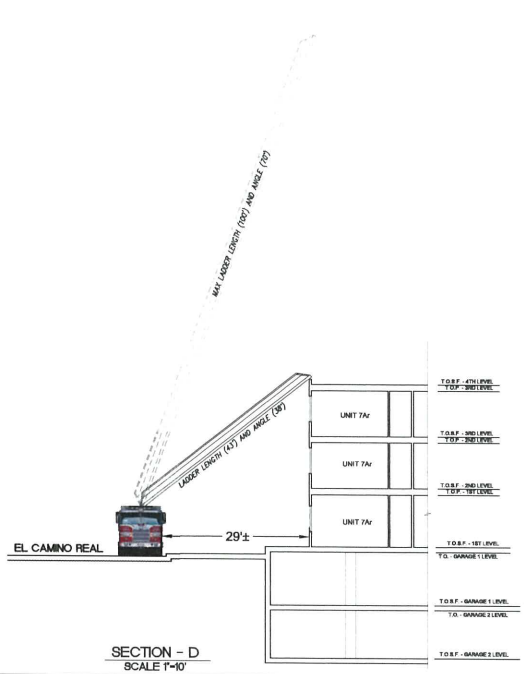
BUILDING LINE

FIRE HYDRANT

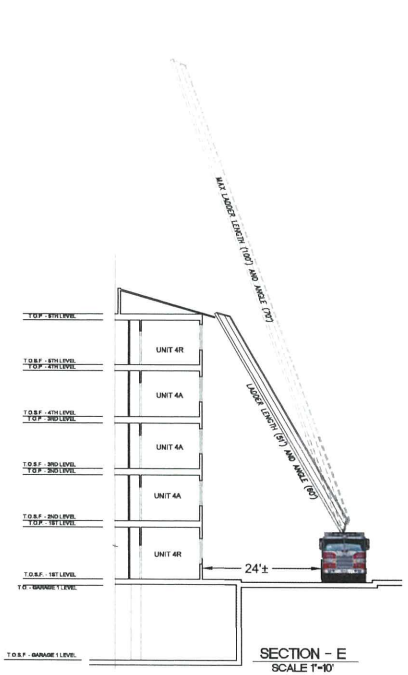
FIRE DEPARTMENT CONNECTION



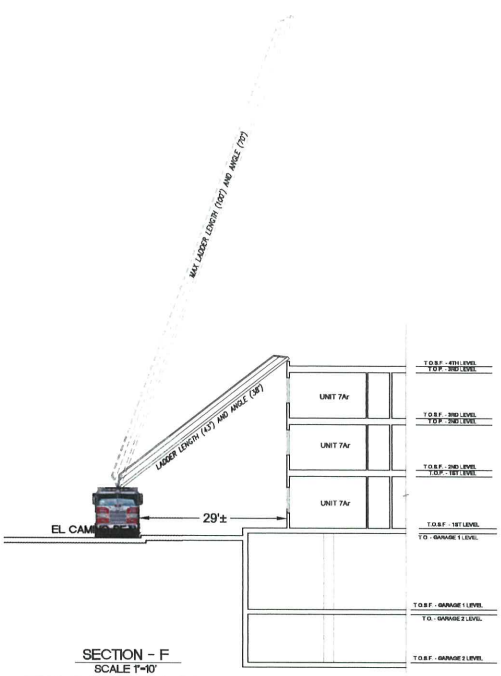
SECTION - C
SCALE 1"=10'



SECTION - D
SCALE 1"=10'



SECTION - E
SCALE 1"=10'



SECTION - F
SCALE 1"=10'

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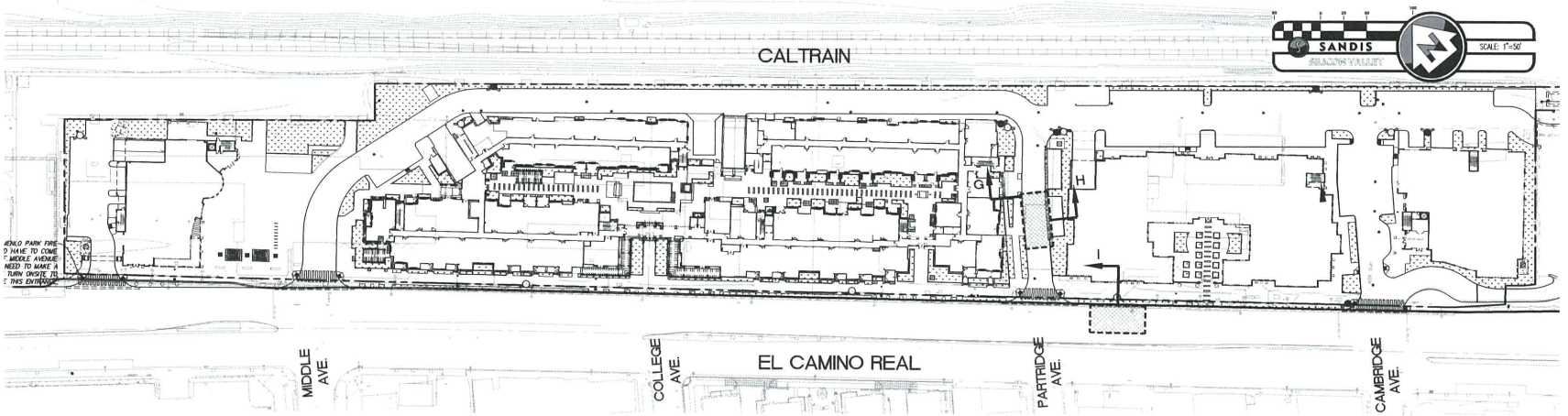
Fire Staging Area

02/24/2017

C-10.3



ACCESS NOTE

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LEGEND

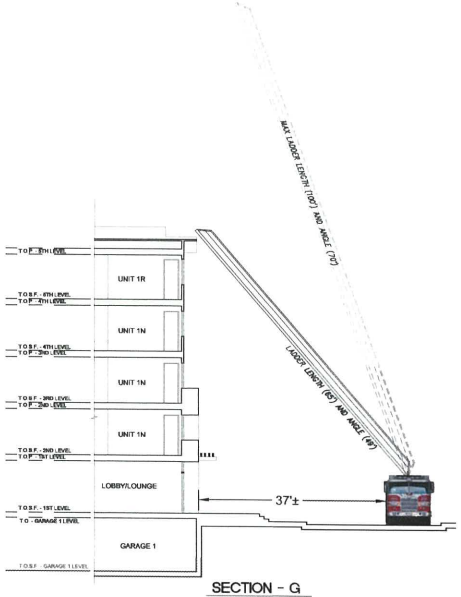
30' X 60' STAGING AREA

PROPERTY LINE

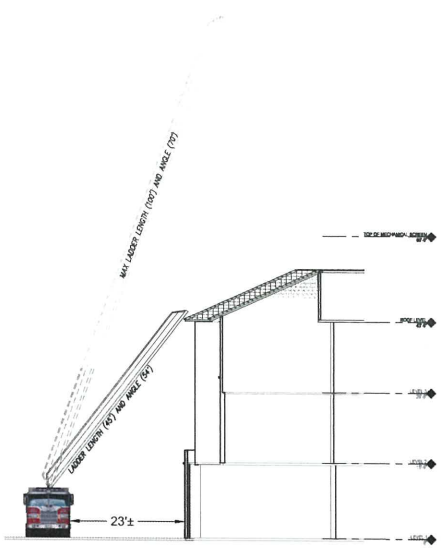
BUILDING LINE

FIRE HYDRANT

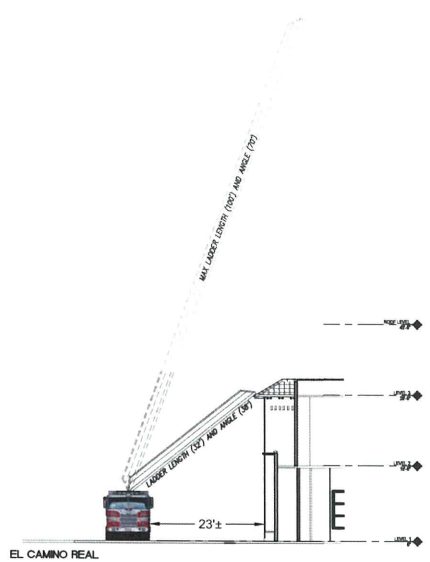
FIRE DEPARTMENT CONNECTION



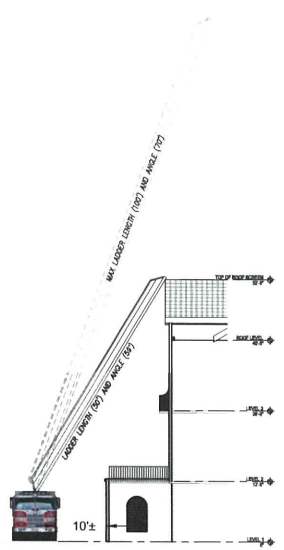
SECTION - G
SCALE 1"=10'



SECTION - H
SCALE 1"=10'



SECTION - I
SCALE 1"=10'



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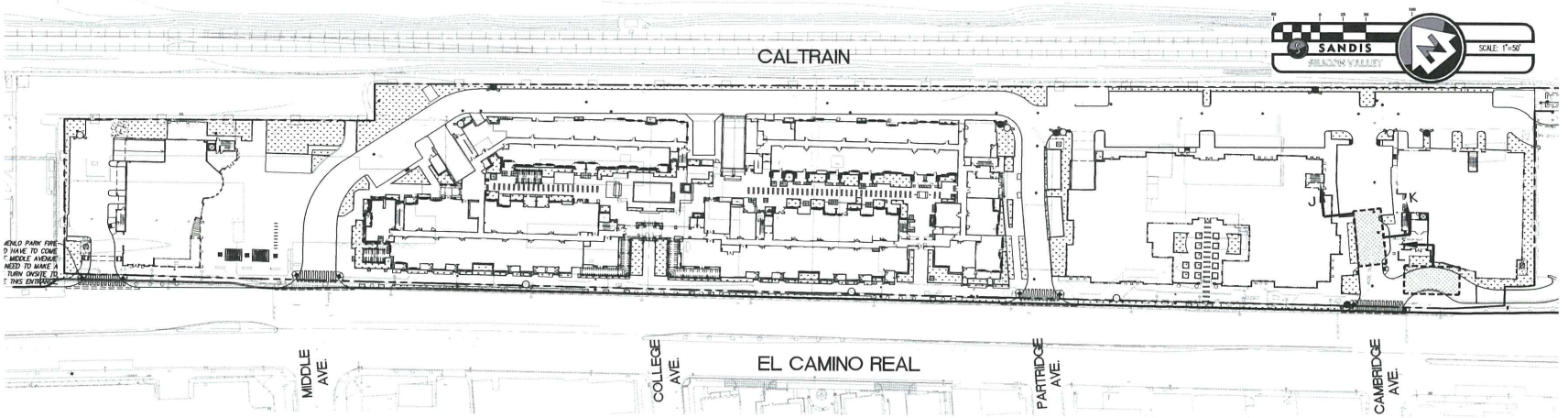
Fire Staging Area

02/24/2017

C-10.4



ACCESS NOTE

REQUIRED: 3 POINTS OF ACCESS ACHIEVED BY STAGING AREAS IN AT LEAST 2 POINTS AND MAIN ACCESS FROM THE ROOF TO THE STAIRWELL

LEGEND

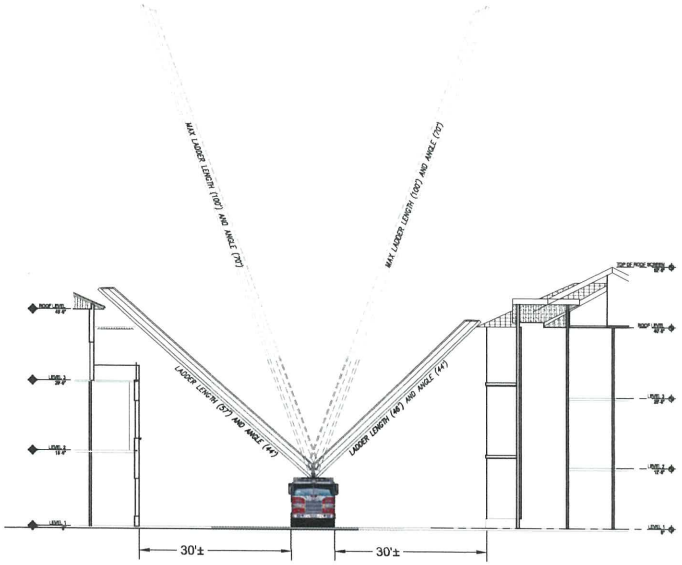
30' X 80' STAGING AREA

PROPERTY LINE

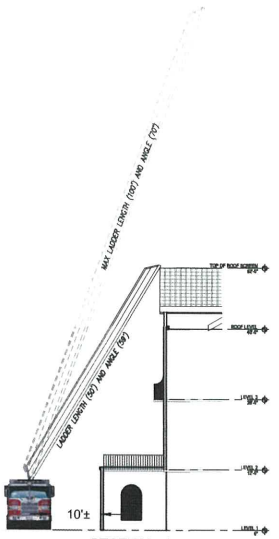
BUILDING LINE

FIRE HYDRANT

FIRE DEPARTMENT CONNECTION



SECTION - J-K
SCALE 1"=10'



SECTION - L
SCALE 1"=10'

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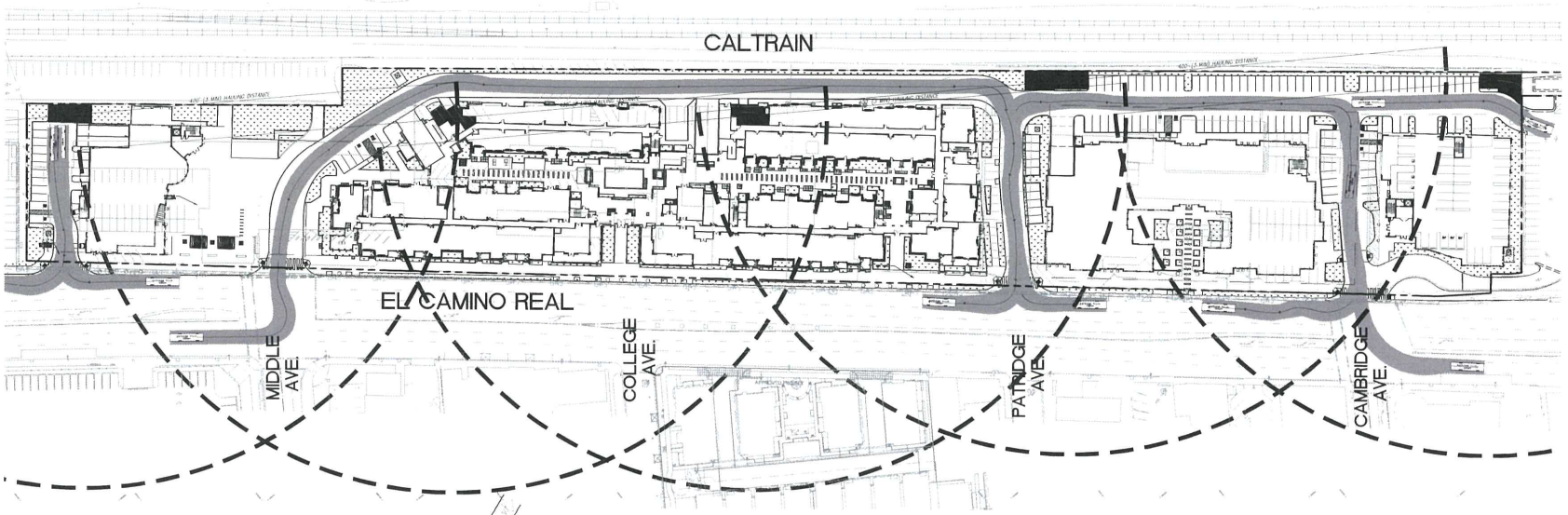
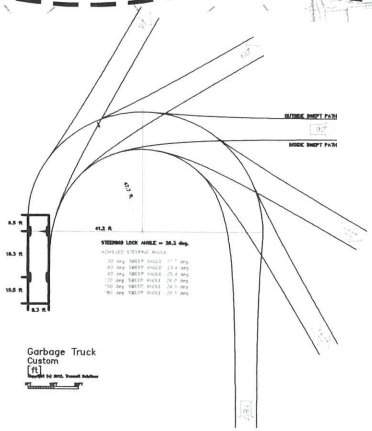
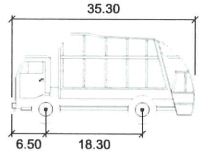
02/24/2017

C-10.5







Garbage Truck	feet
Width	: 8.30
Track	: 8.30
Lock to Lock Time	: 6.0
Steering Angle	: 26.3

TRASH ENCLOSURE NOTES:

1. TRASH ENCLOSURES SHALL BE ROOFED WITH NO DIRECT CONNECTION TO SANITARY OR STORM DRAIN SYSTEMS.
2. TRASH BINS SHALL BE PLACED AT THE CURB THE MORNING OF PICK UP DAY FOR GARBAGE TRUCK ACCESS.

LEGEND

PROPERTY LINE

BUILDING LINE

TRASH ENCLOSURE HAULING DISTANCE

TRASH ENCLOSURE

TRASH STAGING AREA

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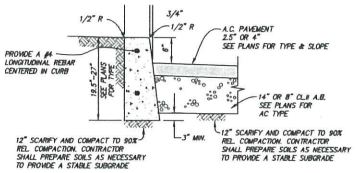
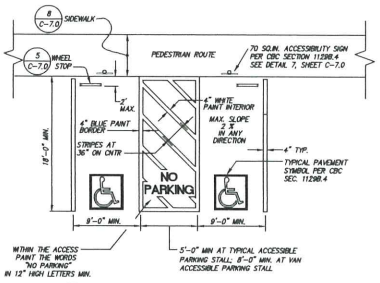
SCALE
1 inch = 50 feet

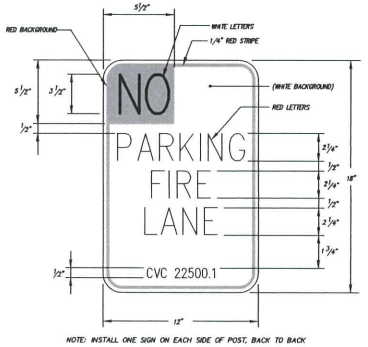
Trash/Recycle Pl
02/24/2017
C-11.0



6" VERTICAL CURB 1
N.T.S.

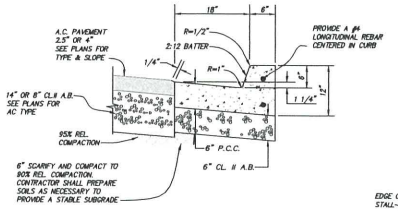


PARKING DETAIL 4
N.T.S.

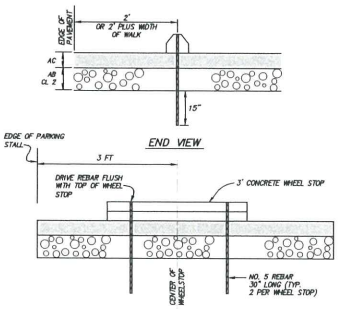


NOTE: INSTALL ONE SIGN ON EACH SIDE OF POST, BACK TO BACK

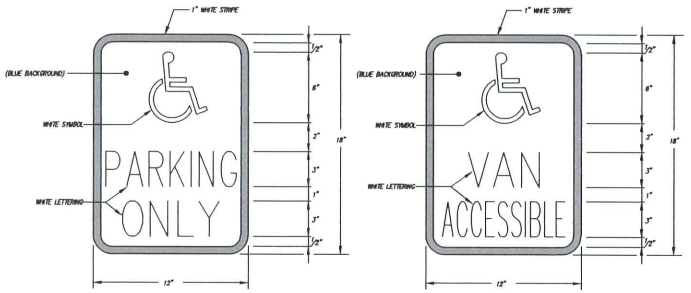
"FIRE LANE" SIGN DETAIL
N.T.S.



6" CURB AND GUTTER 2
N.T.S.



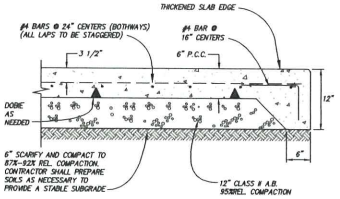
3' WHEEL STOP 5
N.T.S.



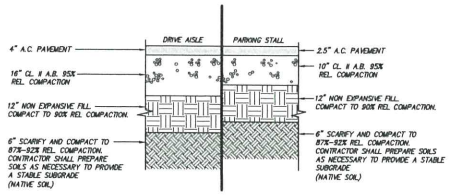
"ACCESSIBLE" SIGN DETAIL
N.T.S.

"VAN ACCESSIBLE" SIGN DETAIL
N.T.S.

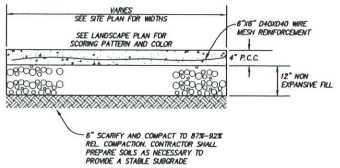
TYPICAL PARKING SIGNS 7
N.T.S.



CONCRETE STRESS PAD 3
N.T.S.



ASPHALT PAVEMENT SECTION 6
N.T.S.



CONCRETE SIDEWALK 8
N.T.S.

STANFORD UNIVERSITY

MIDDLE PLAZA at 500 El CAMINO REAL

Menlo Park, California

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CIVIL ENGINEERS
SURVEYORS | PLANNERS
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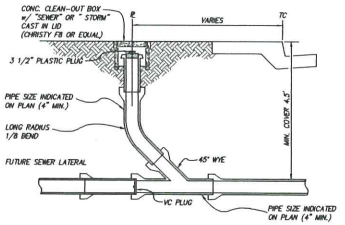
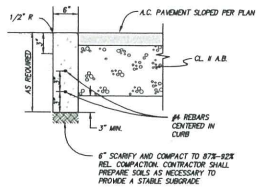
SILICON VALLEY TRI-VALLEY CENTRAL VALLEY
SACRAMENTO EAST BAY/ SF

Preliminary
Construction Details
02/24/2017

C-12.0



CLEAN-OUT
N.T.S.
1



6" FLUSH CURB
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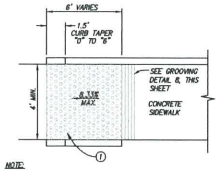
2



IN-LINE ACCESSIBLE RAMP
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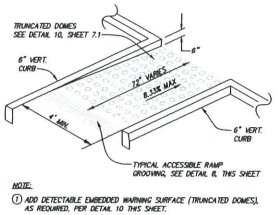
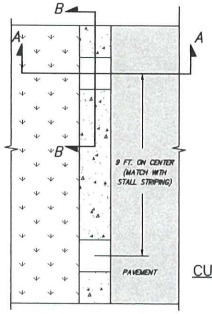
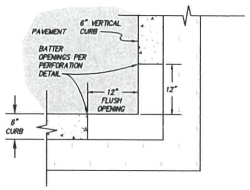
3

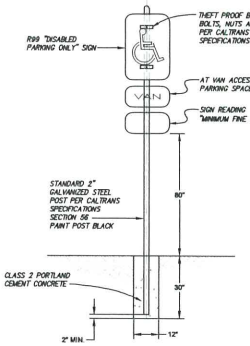


IN-LINE AT SIDEWALK ACCESSIBLE RAMP
N.T.S.
5

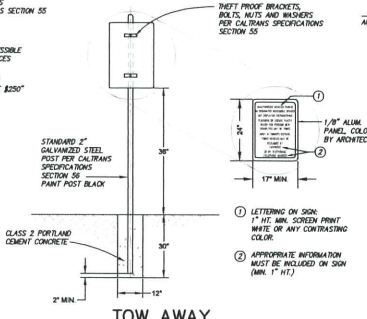




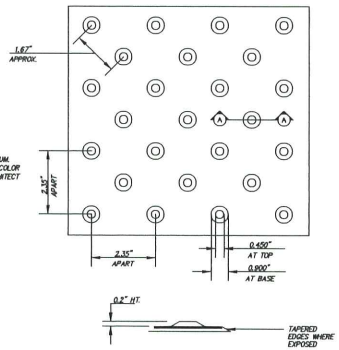
CURB PERFORATION AT CORNER STALLS



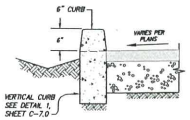
SIGN DETAIL
N.T.S.
6



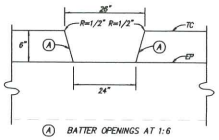
TOW AWAY SIGN DETAIL
N.T.S.
7



TRUNCATED DOMES
N.T.S.
10



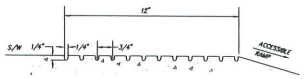
SECTION A-A



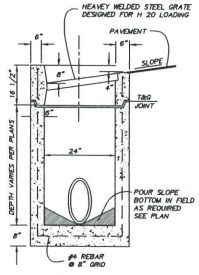
Ⓐ BATTER OPENINGS AT 1:6

SECTION B-B

CURB PERFORATION
N.T.S.
4

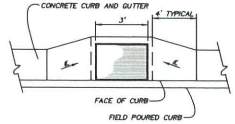


TYPICAL ACCESSIBLE RAMP GROOVING DETAIL
N.T.S.
8



NOTES

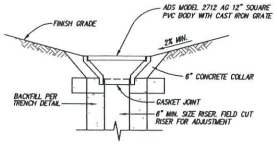
1. CONCRETE SHALL TEST 3000 PSI AT 28 DAYS.
2. FRAME, GRATE SHALL BE HOT DIPPED GALVANIZED AFTER FABRICATION PER ASTM SPEC. A-123, UNLESS SPECIFIED OTHERWISE.
3. WHERE "h" IS 8'-0" OR LESS, THE WALL THICKNESS OF THE BASE SHALL BE 6". WHERE "h" IS GREATER THAN 8'-0", THE WALL THICKNESS SHALL BE 8".
4. REINFORCING OF PRECAST BASE SHALL BE PER CALIF. DEPT. OF TRANSPORTATION STANDARD PLAN D-74.



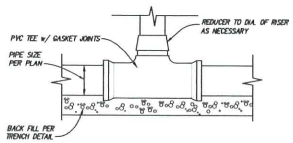
TYPICAL PLAN

TYPICAL SECTION A-A

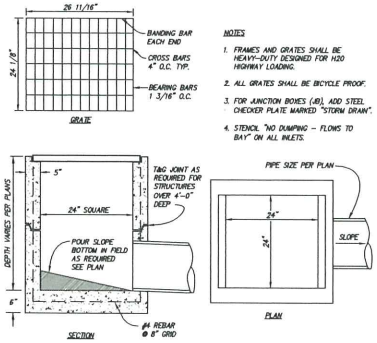
CURB INLET DETAIL
N.T.S.
9



GRATE & RISER DETAIL

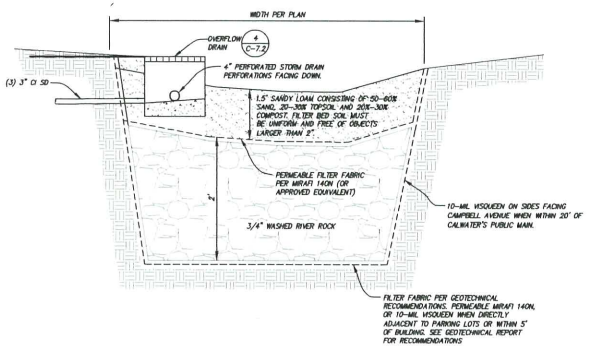


TEE & RISER DETAIL

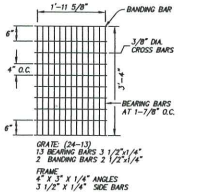


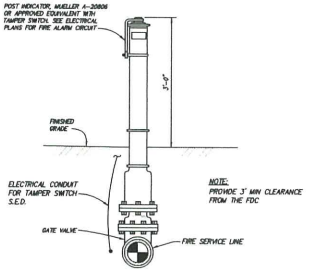
AREA DRAIN 1
N.T.S.

24" CATCH BASIN DETAIL 2
N.T.S.

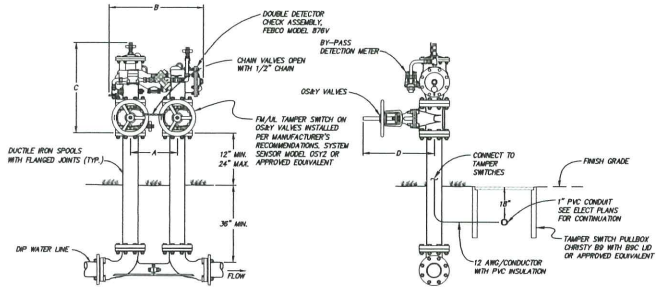


RAIN GARDEN 3
N.T.S.



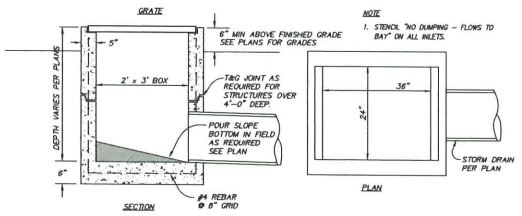


POST INDICATOR ASSEMBLY 5
N.T.S.

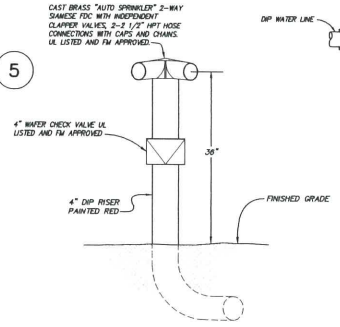


DIMENSIONS				
SIZE	A	B	C	D
3"	12⅝"	25 3/4"	24 3/4"	22⅝"
4"	14"	27 7/8"	26 3/4"	23⅜"
6"	16"	32⅛"	32⅛"	30 1/8"
8"	18⅛"	37⅜"	36 3/8"	37 3/4"
10"	21"	42⅜"	40 3/4"	48"

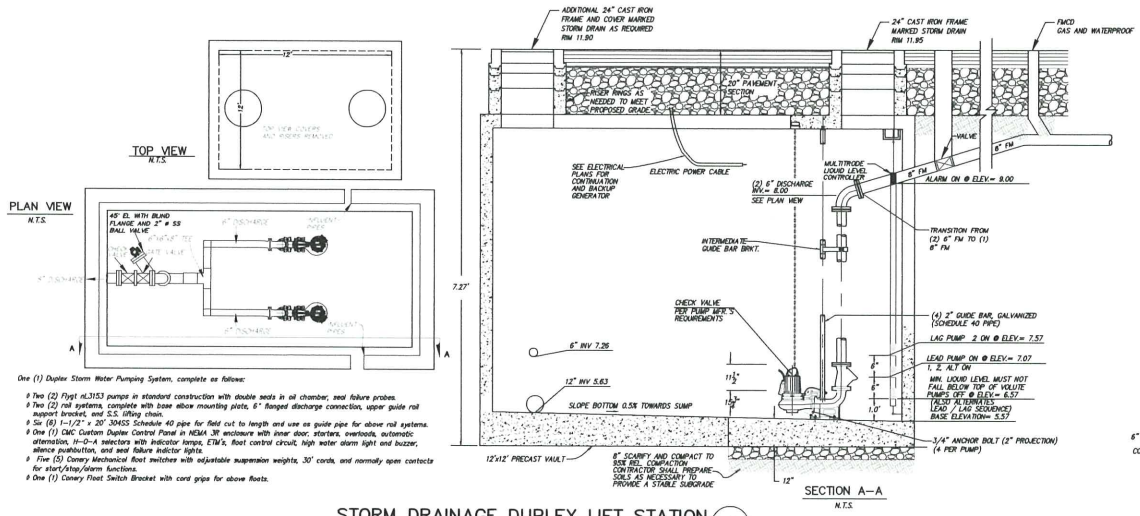
FIRE SERVICE BACKFLOW PREVENTOR 7
N.T.S.



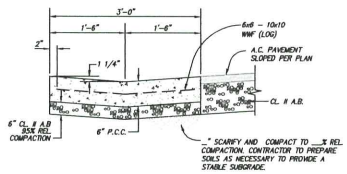
OVERFLOW DRAIN DETAIL 4
N.T.S.



FIRE DEPARTMENT CONNECTION 6
N.T.S.



STORM DRAINAGE DUPLEX LIFT STATION (1)
N.T.S.



VALVEY GUTTER (2)
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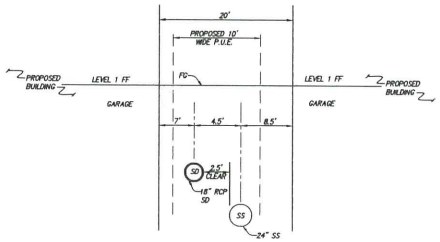
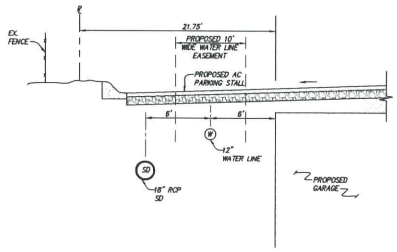
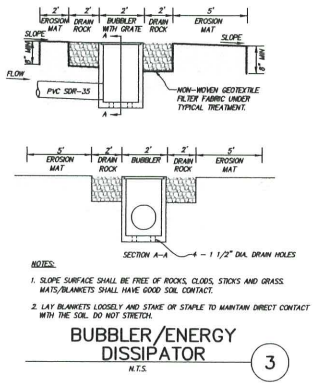


SECTION A-A
N.T.S.



SECTION B-B
N.T.S.



BUBBLER/ENERGY DISSIPATOR (3)
N.T.S.

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SILICON VALLEY TRI-VALLEY CENTRAL VALLEY
SACRAMENTO EAST BAY/ SF

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Construction Details
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C-12.3

B148

SHEET INDEX

STANFORD UNIVERSITY

MIDDLE PLAZA at 500 El CAMINO REAL

Menlo Park, California

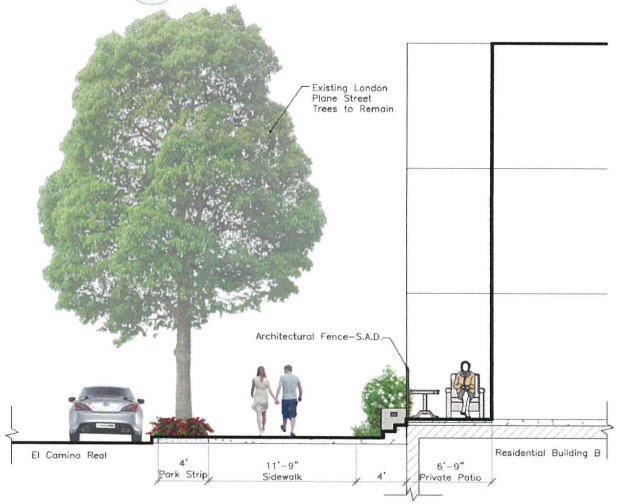
THE GUZZARDO PARTNERSHIP INC.
Landscape Architects · Land Planners

North

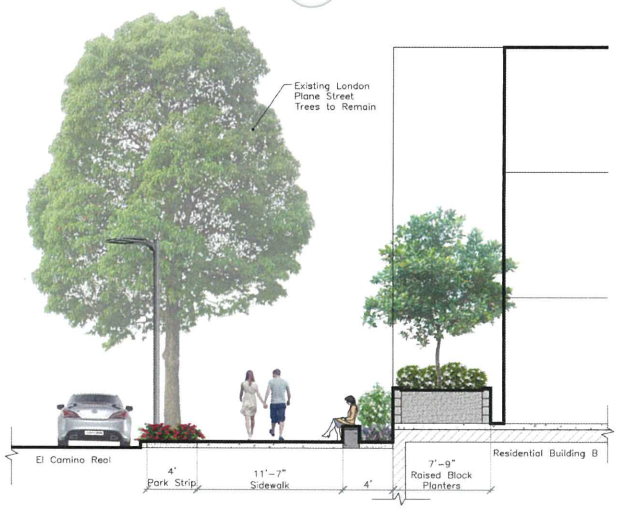
Scale: 1" = 40'-0"
0 20 40 80

Overall Landscape Plan
02/24/2017

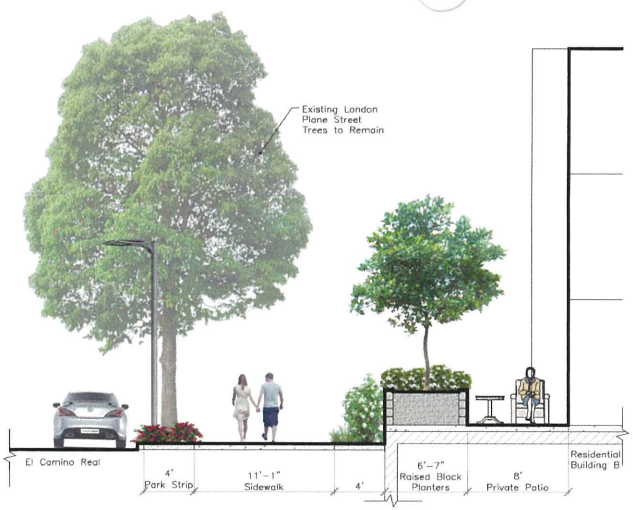
L1.



SECTION A-A



SECTION B-B



SECTION C-C

SECTION D-D

SECTION F-F

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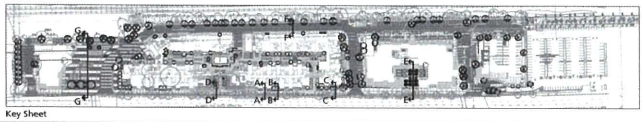
MIDDLE PLAZA at 500 El CAMINO REAL

Menlo Park, California

THE GUZZARDO PARTNERSHIP INC.
Landscape Architects · Land Planners
581 Greenwich Street
San Francisco, CA 94111
T 415 433 4672
F 415 433 5080



Key Sheet

Scale: 1/4" = 1'-0"
0 1/8 1/4 1/2

Site Sections
02/24/2017

L1.

SECTION E-E

SECTION G-G

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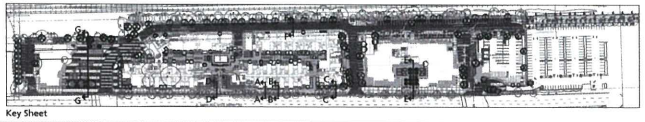
Menlo Park, California

THE GUZZARDO PARTNERSHIP INC.
Landscape Architects · Land Planners
181 Greenwich Street
San Francisco, CA 94111
T 415 433 4672
F 415 433 5080



Key Sheet

Scale: 3/16" = 1'-0"
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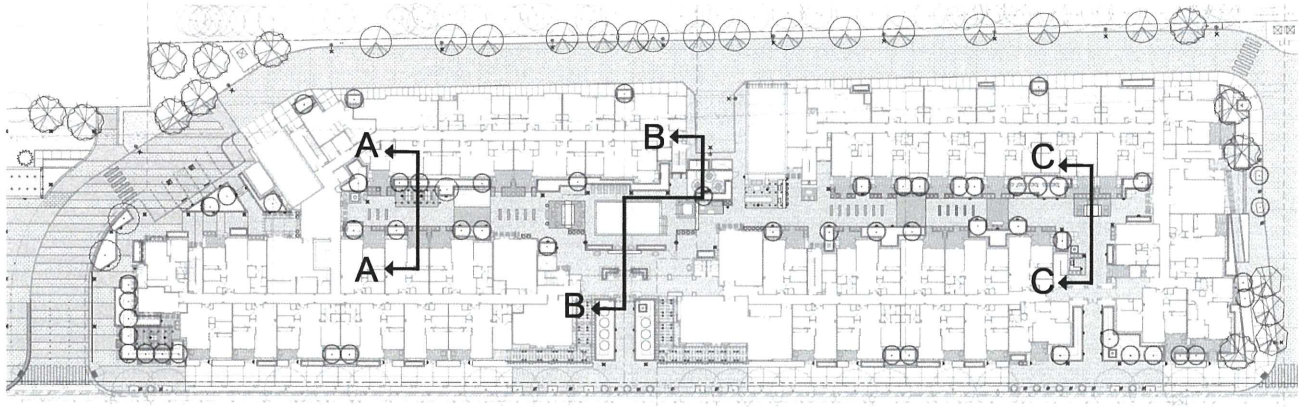
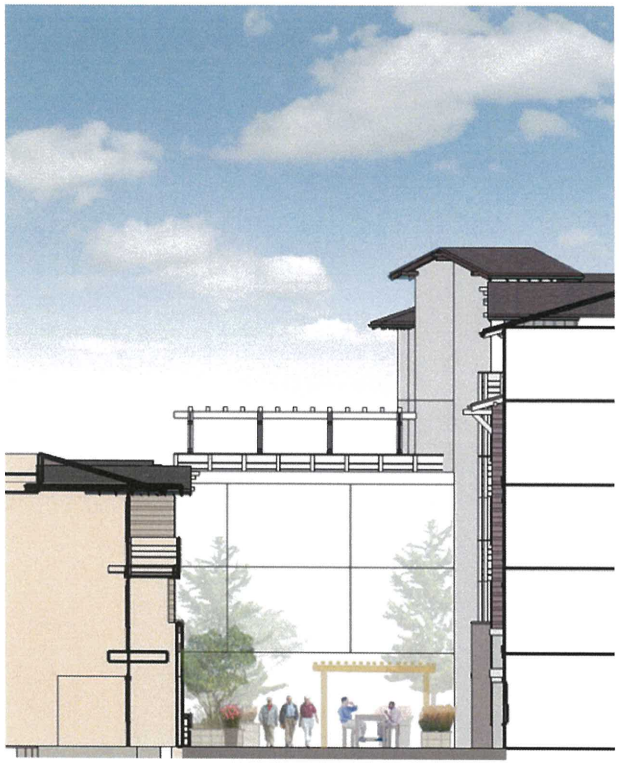
Site Sections
02/24/2017

L1.





Section A-A

Section B-B

Section C-C

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T 415 433 4672
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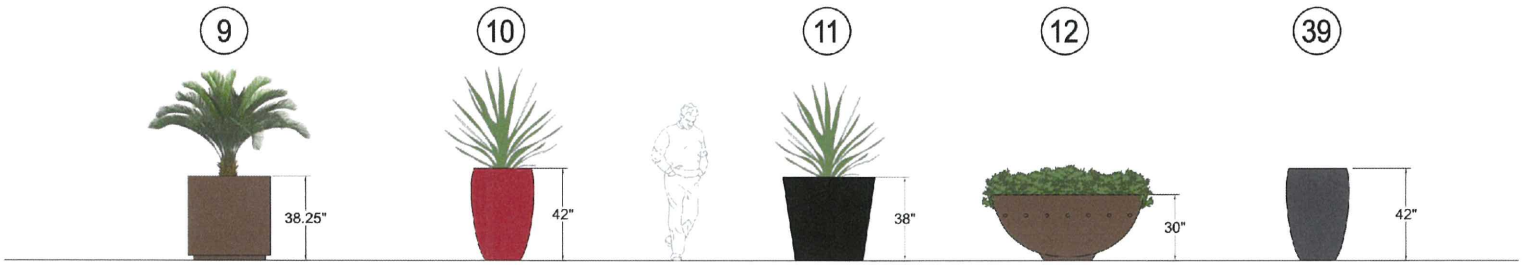
Site Sections
02/24/2017

L1.



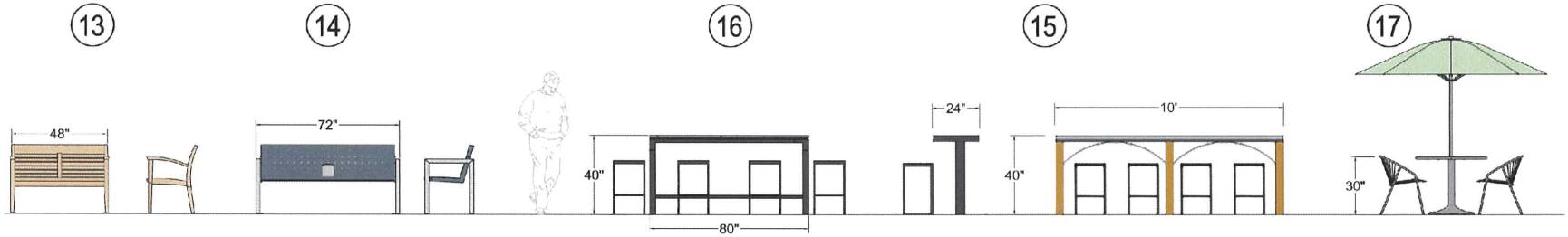
IAP sidekick
office

IAP infinity
pool/club house/lobby

IAP orbit
patio

IAP sunset
ECR frontage

water fountain



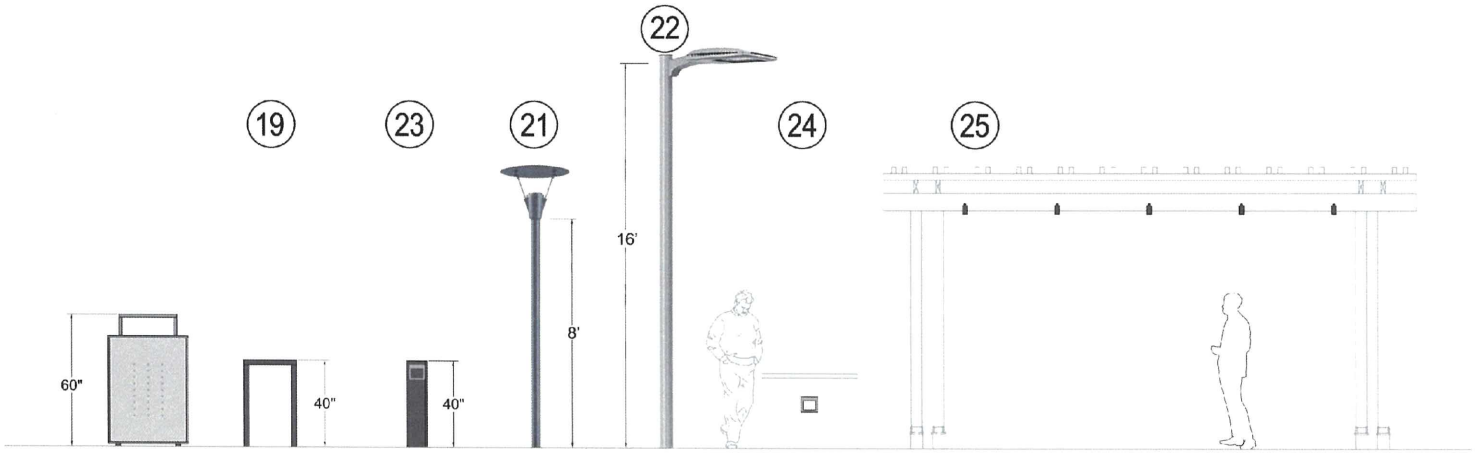
landscapeforms wellspring
wood bench
residential/interior

ANOVA M2016
6' Contour Element Bench
office/public

landscapeforms morrison
bar table and stool
residential/interior

pre-cast concrete bar table and stool
middle plaza/public

landscapeforms catena
tables and chairs
middle plaza/public



ANOVA E48TPBT
element receptacle

mmcité lotlimit
bike rack

ERCO
lightmark
bollard light

Beacon
Pedestrian
Pole light

Gardco
Vehicular
Pole light

ERCO
lightmark
plaza washlight

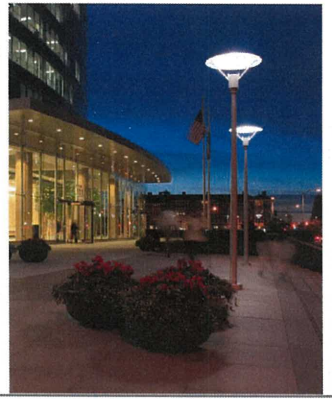
BK-lighting nite star
downlight

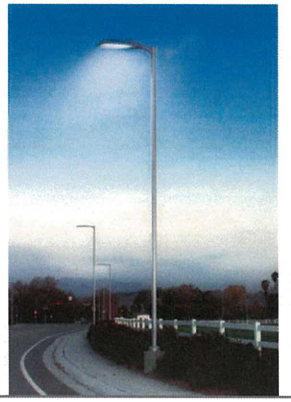
Refer to the material samples for actual colors and finishes.

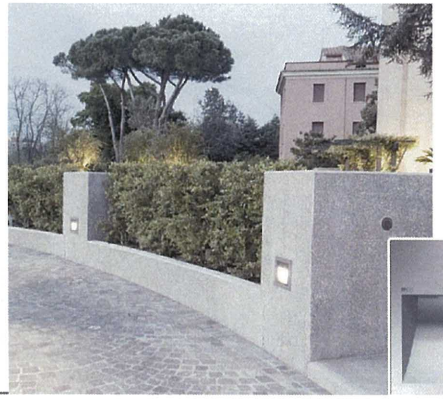
PLANTER POT

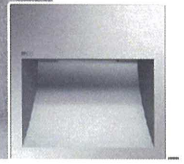
SEATING

SITE FURNISHING & LIGHTING









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Furnishing Images

02/24/2017

L1.











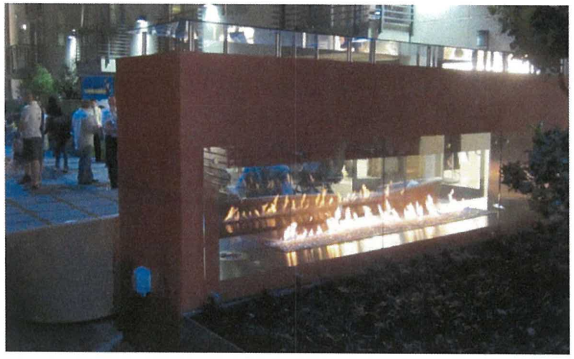
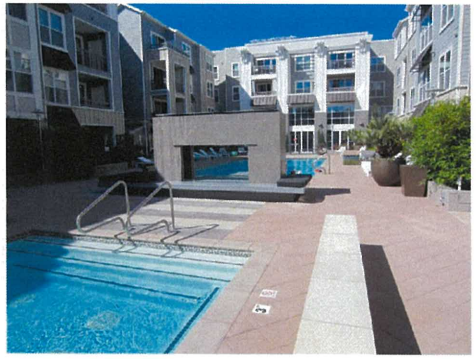


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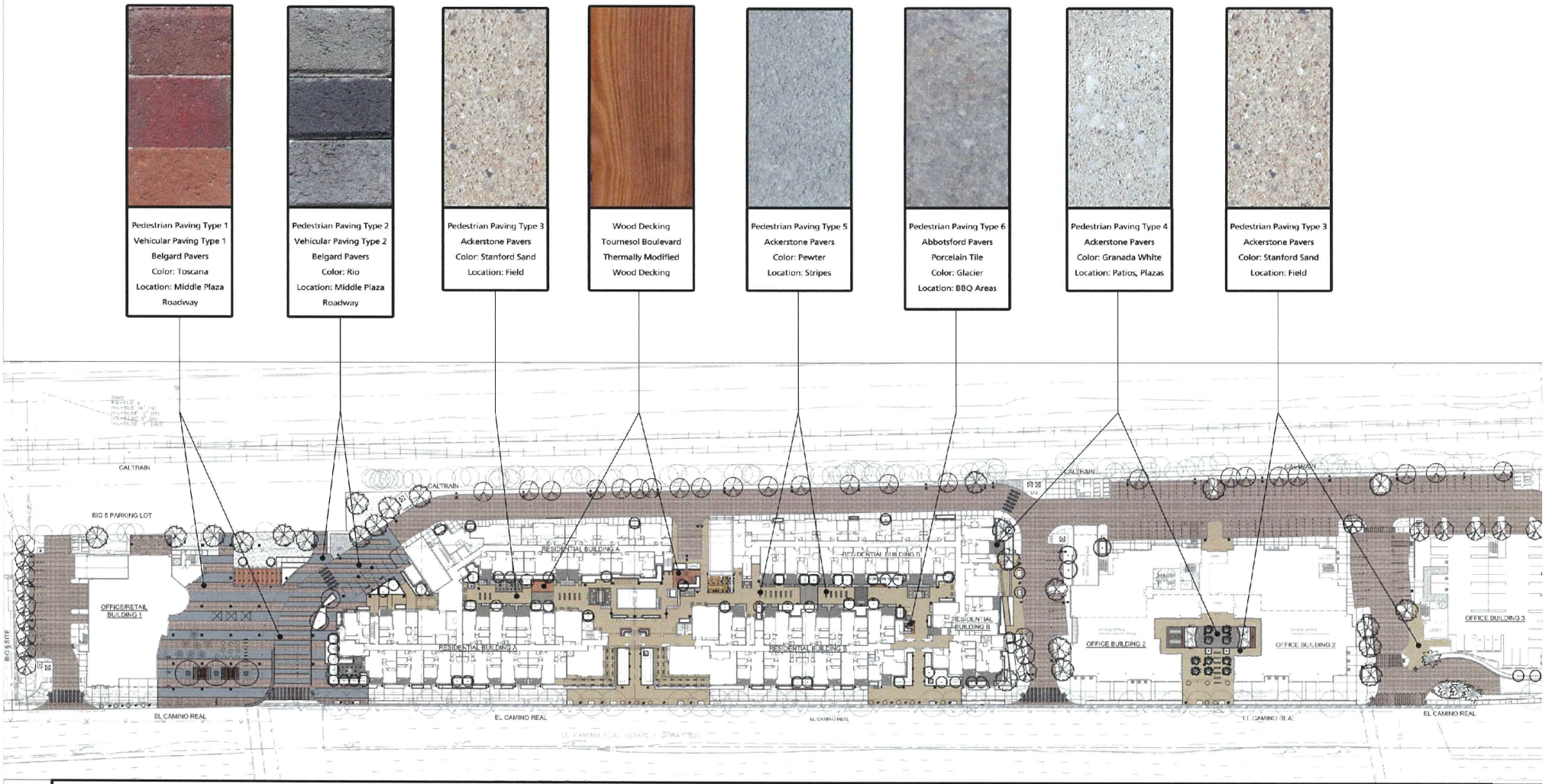
Amenity Images

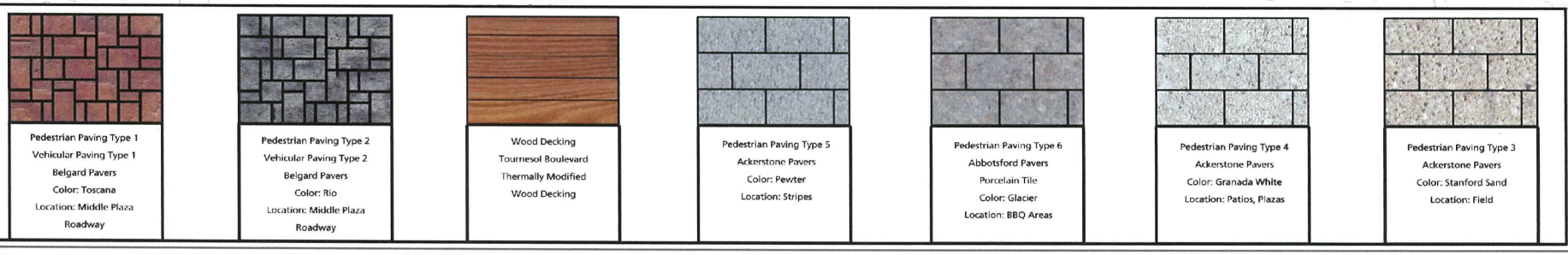
02/24/2017

L1.

B155



PATTERNS



STANFORD UNIVERSITY

MIDDLE PLAZA at 500 El CAMINO REAL

Menlo Park, California

THE GUZZARDO PARTNERSHIP INC.
Landscape Architects · Land Planners

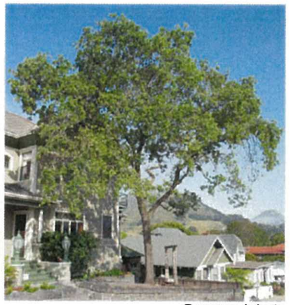
Paving Plan
02/24/2017

L1.

B156


Lagerstroemia 'Tuscarora'


Quercus virginiana


Quercus lobata


Lagerstroemia 'Muskogee'


Platanus a. 'Colombia'


Acer palmatum 'Bloodgood'


Phoenix roebe


Quercus agrifolia


Chionanthus retusus


Ginkgo biloba

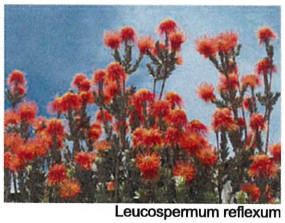

Platanus rosemosa


Pyrus c 'Aristocrat'


Pinus thunbergiana


Arbutus 'Marina'


Podocarpus grac


Leucospermum reflexum


Rosa 'Iceberg'


Asparagus desiflorus


Strelitzia reginae


Cycas revoluta


Cypressus semperviren 'St


Philodendron xanadu 'Winterbourn'


Arctostaphylos 'Howard McMinn'


Calibrachoa 'Million Bells'


Romney coulteri


Acadia cognata


Rosa 'St Joseph C


Hypericum moserianum


Stipa tenacissima


Camellia sasanqua 'Cleopatra'


Campanula poscharskyana


Anigozanthos

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MIDDLE PLAZA at 500 El CAMINO REAL

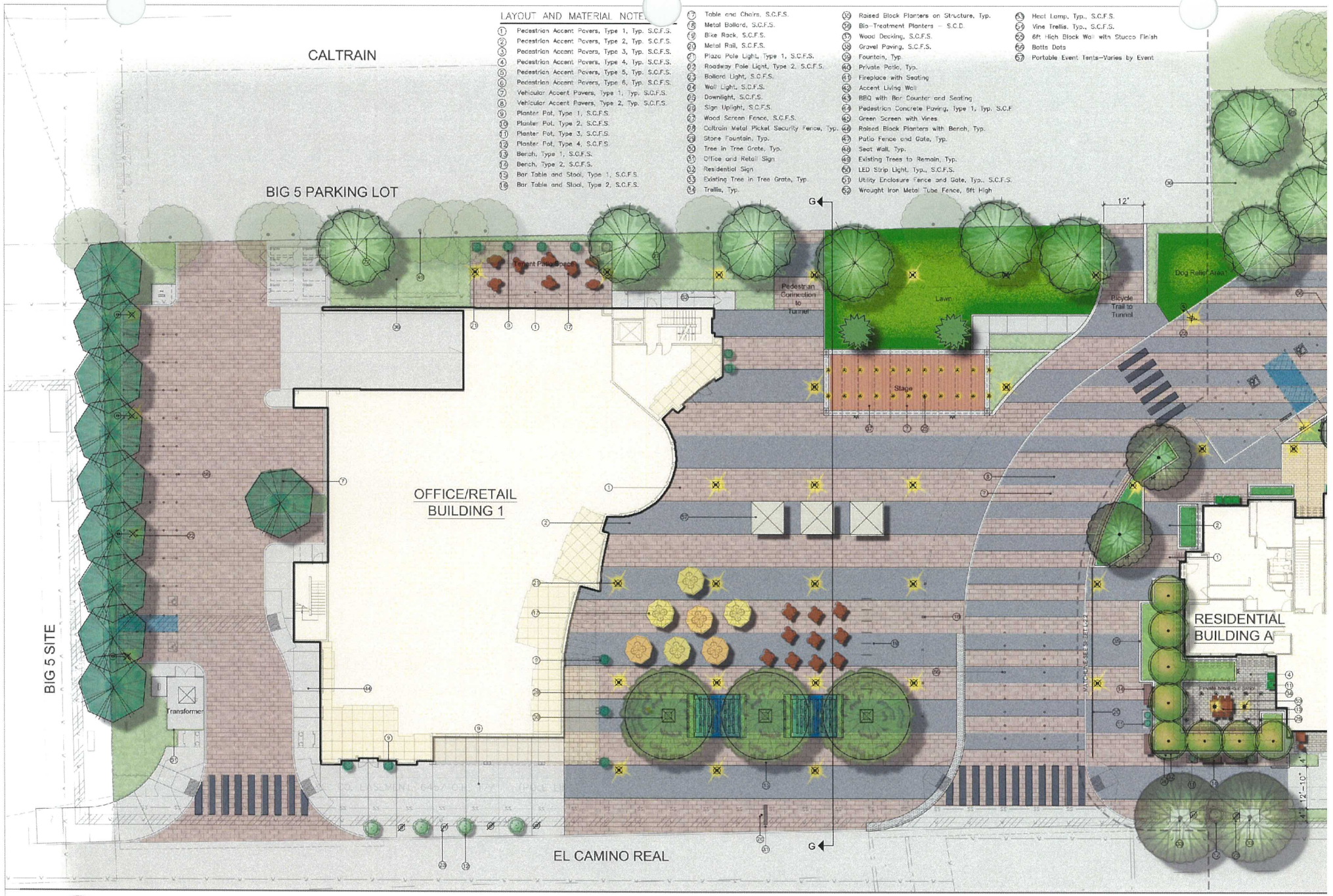
Menlo Park, California

THE GUZZARDO PARTNERSHIP INC.
Landscape Architects · Land Planners

Planting Images
02/24/2017

L1.

B157



STANFORD UNIVERSITY

MIDDLE PLAZA at 500 El CAMINO REAL

Menlo Park, California

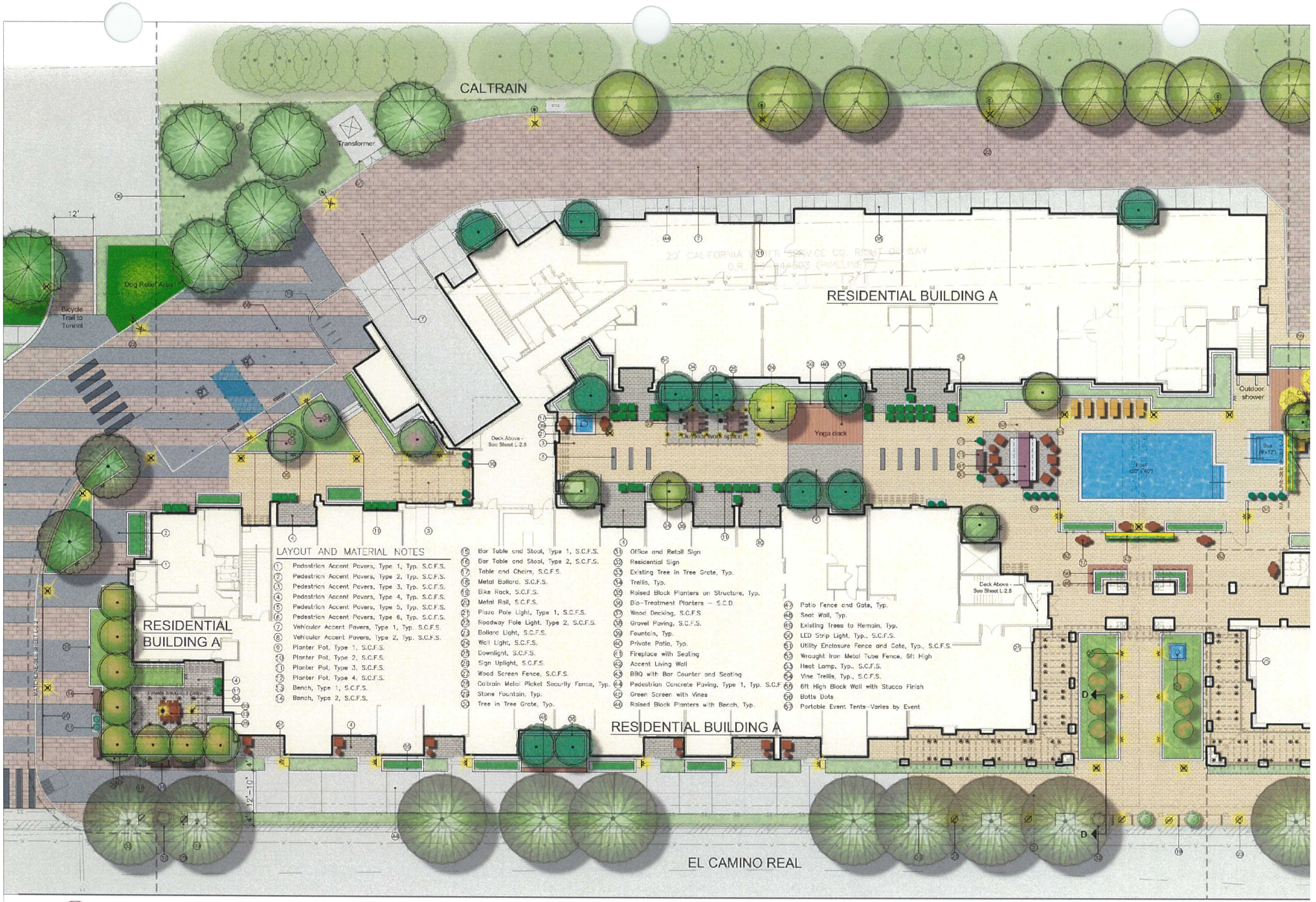
THE GUZZARDO PARTNERSHIP INC.
Landscape Architects · Land Planners

Key Sheet

Schematic Layout Plan
02/24/2017

L2.

B158



STANFORD UNIVERSITY

MIDDLE PLAZA at 500 El CAMINO REAL

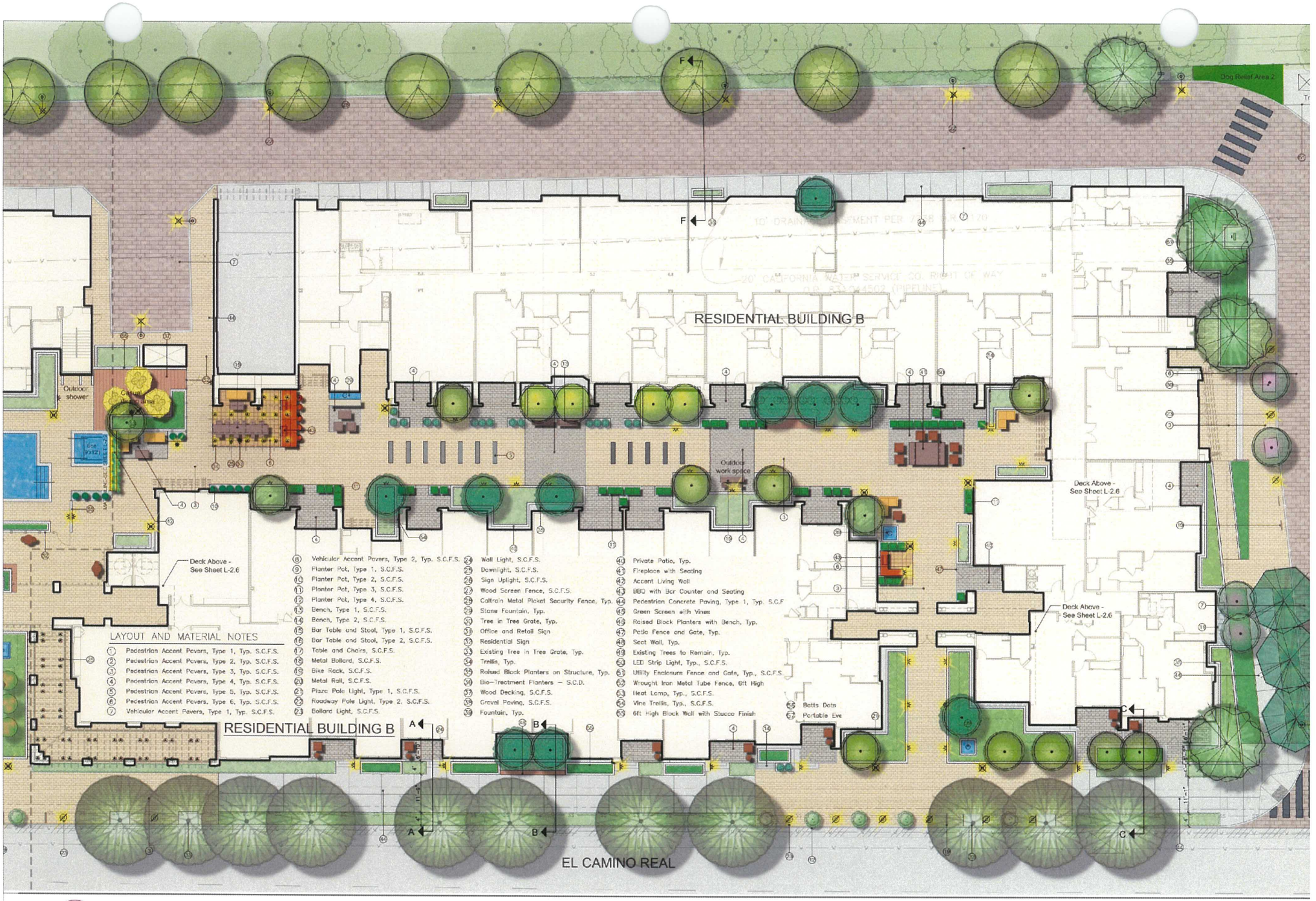
Menlo Park, California

THE GUZZARDO PARTNERSHIP INC.
Landscape Architects · Land Planners

Key Sheet

Schematic Layout Plan
02/24/2017

L2.2



STANFORD UNIVERSITY

MIDDLE PLAZA at 500 El CAMINO REAL

Menlo Park, California

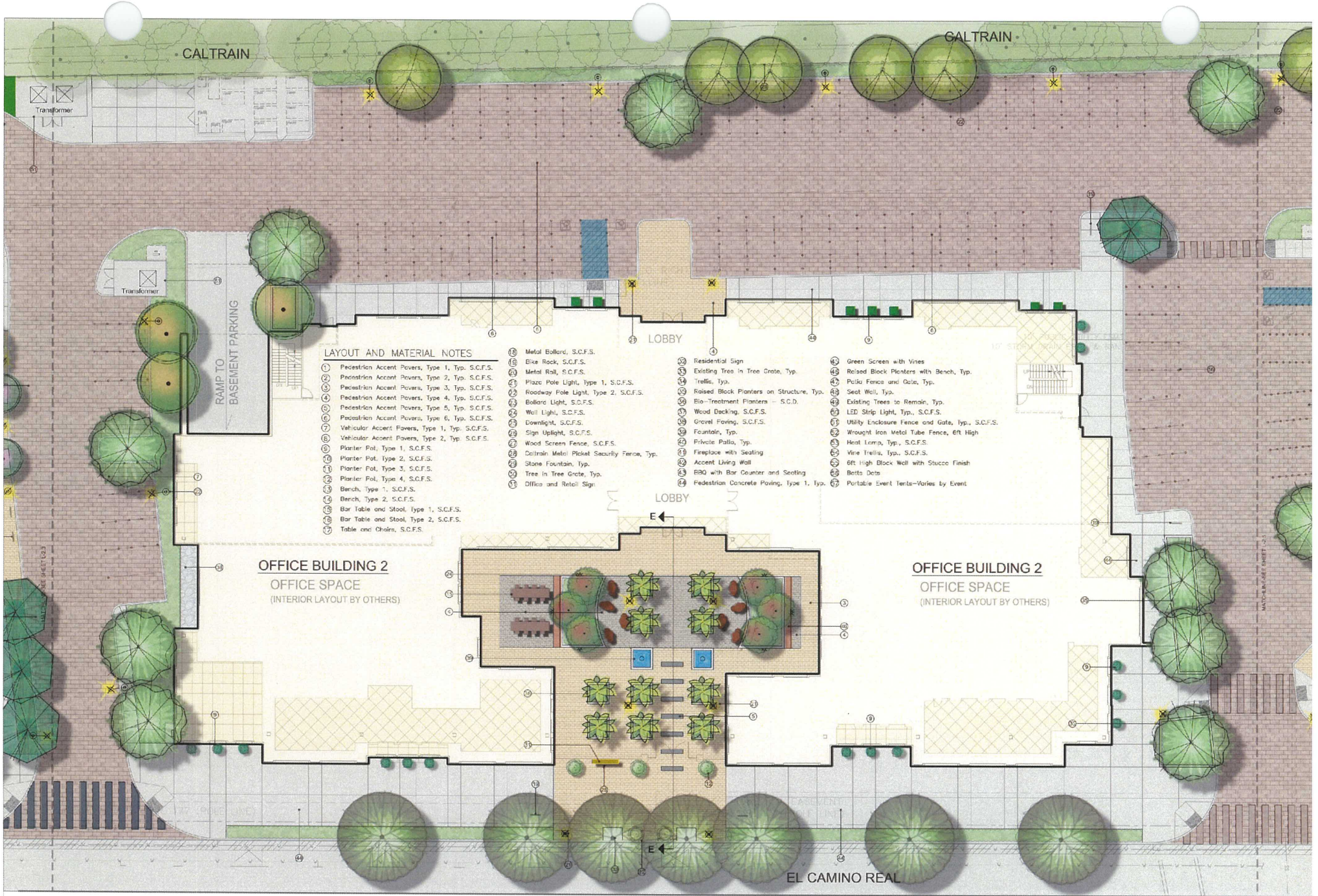
THE GUZZARDO PARTNERSHIP INC.
Landscape Architects · Land Planners

Key Sheet

Schematic Layout Plan
02/24/2017

L2.3

B160



STANFORD UNIVERSITY

MIDDLE PLAZA at 500 El CAMINO REAL

Menlo Park, California

THE GUZZARDO PARTNERSHIP INC.
Landscape Architects · Land Planners

Key Sheet

Schematic Layout Plan
02/24/2017

L2.4

B161

LAYOUT AND MATERIAL NOTES

1. Pedestrian Accent Pavers, Type 1, Typ. S.C.F.S.
2. Pedestrian Accent Pavers, Type 2, Typ. S.C.F.S.
3. Pedestrian Accent Pavers, Type 3, Typ. S.C.F.S.
4. Pedestrian Accent Pavers, Type 4, Typ. S.C.F.S.
5. Pedestrian Accent Pavers, Type 5, Typ. S.C.F.S.
6. Pedestrian Accent Pavers, Type 6, Typ. S.C.F.S.
7. Vehicular Accent Pavers, Type 1, Typ. S.C.F.S.
8. Vehicular Accent Pavers, Type 2, Typ. S.C.F.S.
9. Planter Pot, Type 1, S.C.F.S.
10. Planter Pot, Type 2, S.C.F.S.
11. Planter Pot, Type 3, S.C.F.S.
12. Planter Pot, Type 4, S.C.F.S.
13. Bench, Type 1, S.C.F.S.
14. Bench, Type 2, S.C.F.S.
15. Bar Table and Stool, Type 1, S.C.F.S.
16. Bar Table and Stool, Type 2, S.C.F.S.
17. Table and Chairs, S.C.F.S.
18. Metal Bollard, S.C.F.S.
19. Bike Rack, S.C.F.S.
20. Metal Rail, S.C.F.S.
21. Plaza Pole Light, Type 1, S.C.F.S.
22. Roadway Pole Light, Type 2, S.C.F.S.
23. Bollard Light, S.C.F.S.
24. Wall Light, S.C.F.S.
25. Downlight, S.C.F.S.
26. Sign Uplight, S.C.F.S.
27. Wood Screen Fence, S.C.F.S.
28. Caltrain Metal Picket Security Fence, Typ.
29. Stone Fountain, Typ.
30. Tree in Tree Grate, Typ.
31. Office and Retail Sign
32. Residential Sign
33. Existing Tree in Tree Grate, Typ.
34. Trellis, Typ.
35. Raised Block Planters on Structure, Typ.
36. Bio-Treatment Planters - S.C.D.
37. Wood Decking, S.C.F.S.
38. Gravel Paving, S.C.F.S.
39. Fountain, Typ.
40. Private Patio, Typ.
41. Fireplace with Seating
42. Accent Living Wall
43. BBQ with Bar Counter and Seating
44. Pedestrian Concrete Paving, Type 1, Typ. S.C.F.S
45. Green Screen with Vines
46. Raised Block Planters with Bench, Typ.
47. Patio Fence and Gate, Typ.
48. Seat Wall, Typ.
49. Existing Trees to Remain, Typ.
50. LED Strip Light, Typ., S.C.F.S.
51. Utility Enclosure Fence and Gate, Typ., S.C.F.S.
52. Wrought Iron Metal Tube Fence, 6ft High
53. Heat Lamp, Typ., S.C.F.S.
54. Vine Trellis, Typ., S.C.F.S.
55. 6ft High Block Wall with Stucco Finish
56. Bottle Data
57. Portable Event Tents-Varies by Event

STANFORD UNIVERSITY

MIDDLE PLAZA at 500 El CAMINO REAL

Menlo Park, California

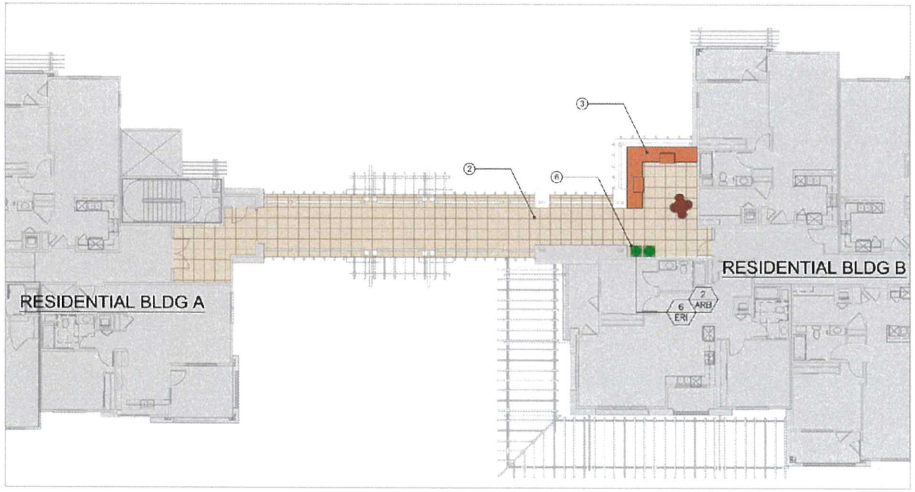
THE GUZZARDO PARTNERSHIP INC.
Landscape Architects · Land Planners

Key Sheet

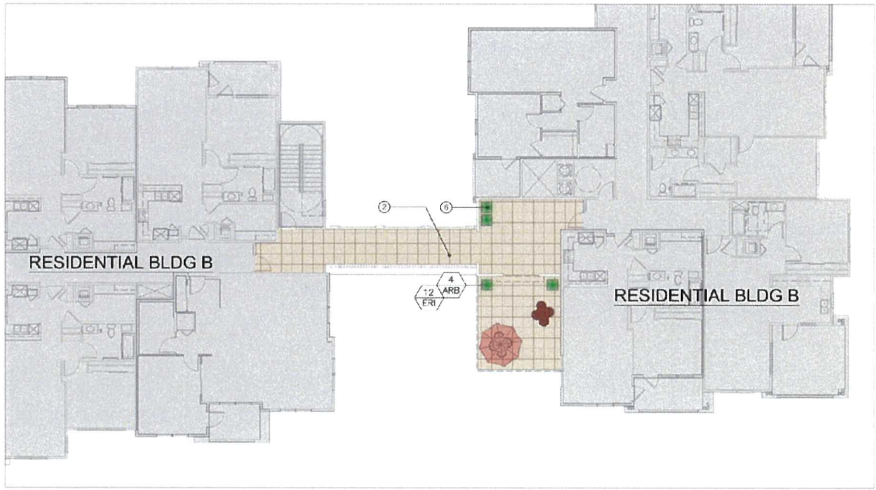
Schematic Layout Plan
12/24/2017

L2.5

B162



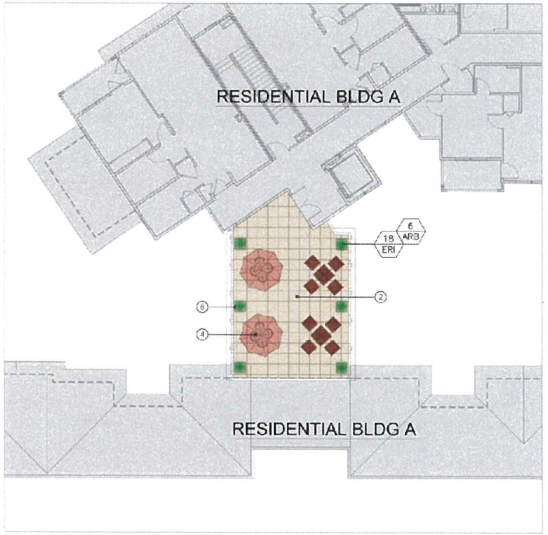
LEVEL 2 ROOF DECK PLAN



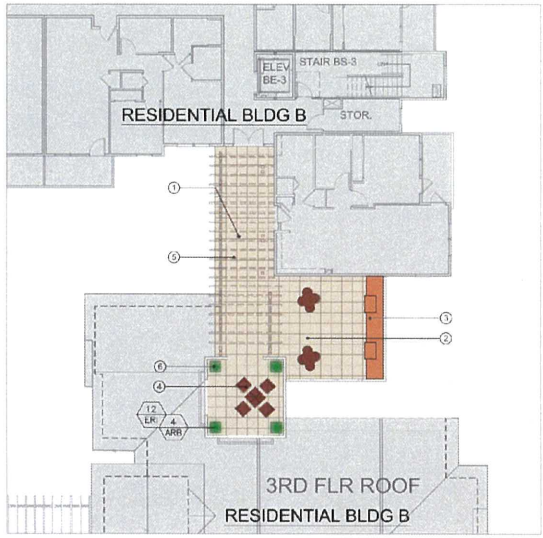
LEVEL 2 ROOF DECK PLAN

LAYOUT AND MATERIAL NOTES

1. Trellis Structure by Architects – S.A.D.
2. Pedestrian Precast Pavers on Pedestals – S.A.D.
3. Outdoor BBQ and Countertop, Typ. S.C.F.S.
4. Outdoor Tables and Chairs, Typ. S.C.F.S.
5. Trellis Downlights, typ.
6. Planter Pot, Type 3, S.C.F.S.



LEVEL 4 ROOF DECK PLAN



LEVEL 5 ROOF DECK PLAN

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MIDDLE PLAZA at 500 El CAMINO REAL
Menlo Park, California

THE GUZZARDO PARTNERSHIP INC.
Landscape Architects · Land Planners

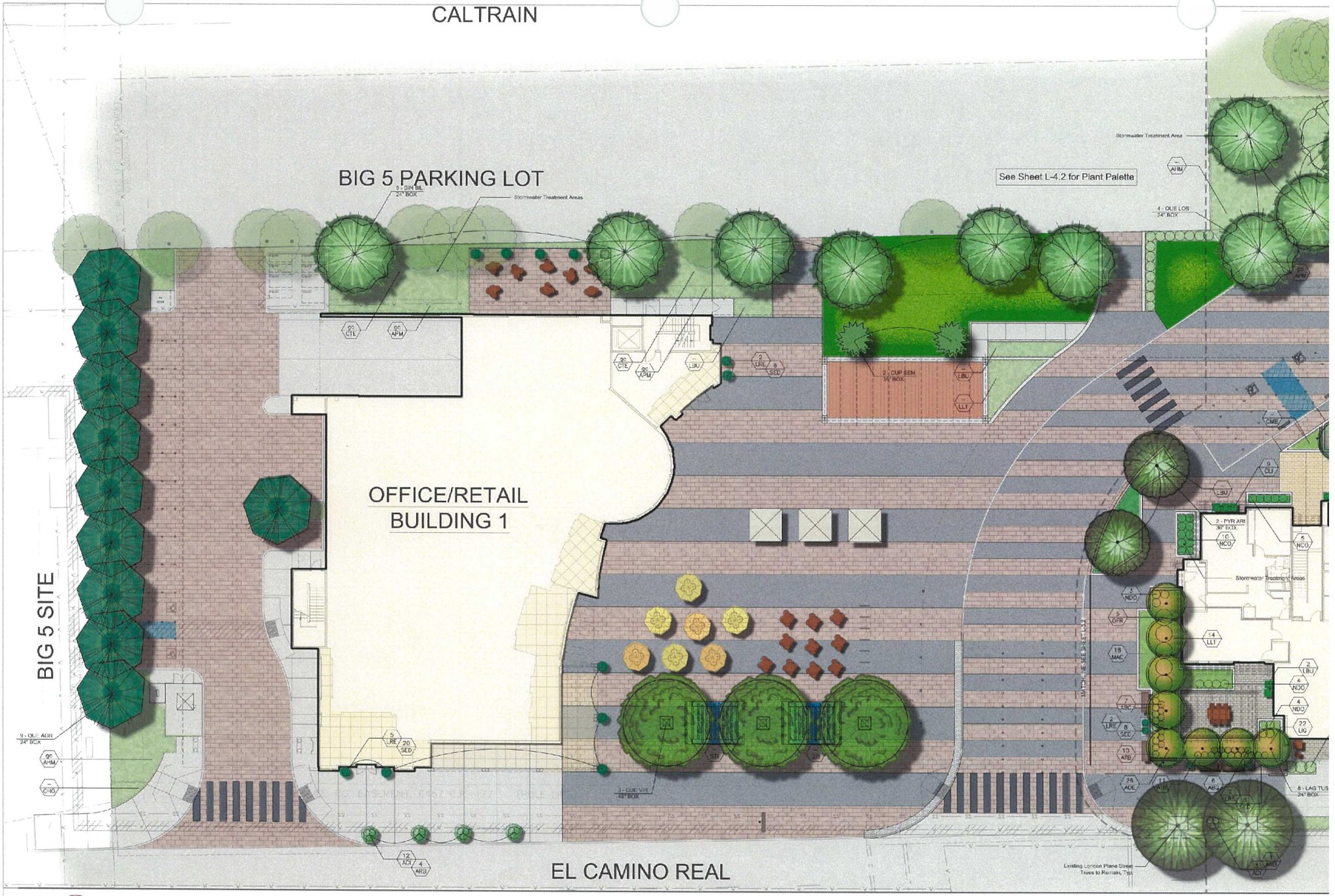
Key Sheet

North

Scale 1" = 10' 0"
0 5 10 20

Schematic Layout and Planting Plan
02/24/2017

L2.6



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MIDDLE PLAZA at 500 El CAMINO REAL
Menlo Park, California

THE GUZZARDO PARTNERSHIP INC.
Landscape Architects · Land Planners

Key Sheet

Schematic Planting Plan
02/24/2017

L3.

B164

STANFORD UNIVERSITY

MIDDLE PLAZA at 500 El CAMINO REAL

Menlo Park, California

THE GUZZARDO PARTNERSHIP INC.
Landscape Architects Land Planners

Key Sheet

Schematic Layout Plan
12/24/2017

L3.2

STANFORD UNIVERSITY

MIDDLE PLAZA at 500 El CAMINO REAL

Menlo Park, California

THE GUZZARDO PARTNERSHIP INC.
Landscape Architects Land Planners

Key Sheet

Schematic Planting Plan

12/24/2017

L3.3

STANFORD UNIVERSITY

MIDDLE PLAZA at 500 El CAMINO REAL

Menlo Park, California

THE GUZZARDO PARTNERSHIP INC.
Landscape Architects Land Planners

Key Sheet

Schematic Planting Plan

32/24/2017

L3.4

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MIDDLE PLAZA at 500 El CAMINO REAL

Menlo Park, California

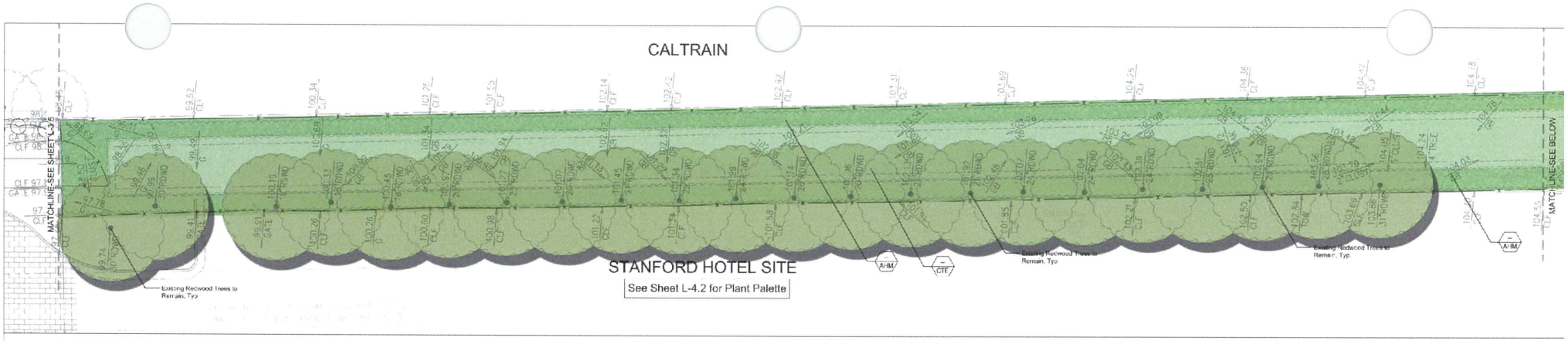
THE GUZZARDO PARTNERSHIP INC.
Landscape Architects · Land Planners

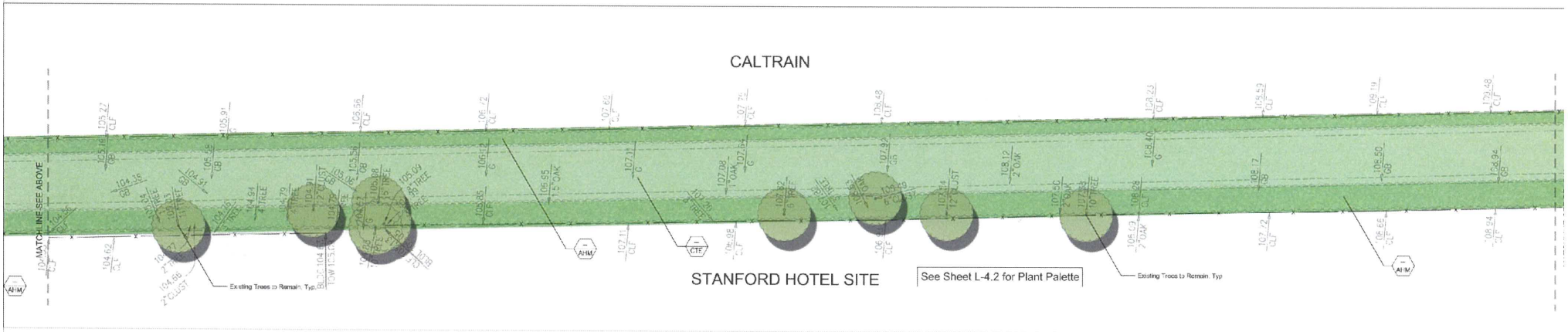
Key Sheet

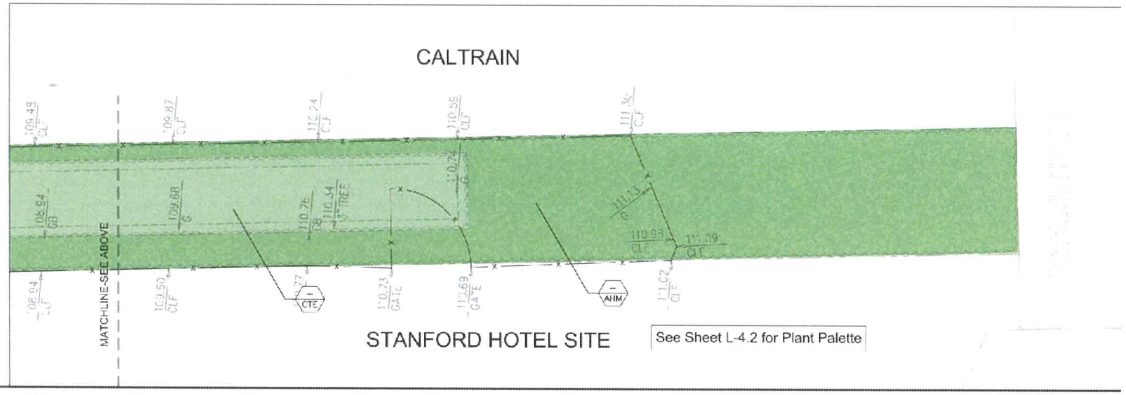
Schematic Planting Plan

02/24/2017

L3.5





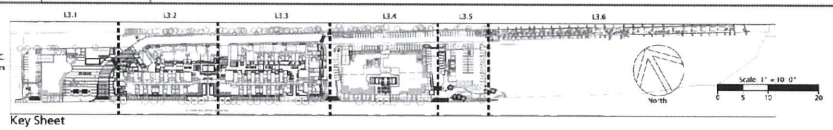


STANFORD UNIVERSITY

MIDDLE PLAZA at 500 El CAMINO REAL

Menlo Park, California

THE GUZZARDO PARTNERSHIP INC.
Landscape Architects · Land Planners



Key Sheet

Schematic Planting Plan

02/24/2017

L3.6

LAYOUT LEGEND

- Lawn
- Ground Cover
- Pedestrian/Vehicular Concrete
- Pedestrian/Vehicular Accent Paving
- Pedestrian Gravel Paving
- Detail Number / Sheet Number (X / L–X)
- Property Line
- Center Line
- Phase Line
- Match Line
- Align
- Street Light. S.E.D. and S.C.D.
- Pedestrian Scale Pole Light. S.E.D. See Color and Finish Schedule
- Bollard Light. S.E.D. See Color and Finish Schedule
- Uplight. S.E.D. See Color and Finish Schedule
- Trellis Downlight. S.E.D. See Color and Finish Schedule
- Wall Light. S.E.D. See Color and Finish Schedule
- Fire Hydrant S.C.D.
- Utility Boxes S.C.D.
- Below grade utilities as noted. S.C.D.
- Trash Receptacle. See Color and Finish Schedule
- Planter Pots. See Color and Finish Schedule
- Bench. See Color and Finish Schedule

E.J.	Expansion Joint
S.A.D.	See Architect's Drawings
S.C.D.	See Civil Engineer's Drawings
S.E.D.	See Electrical Engineer's Drawings
S.M.D.	See Mechanical Engineer's Drawings
S.P.D.	See Plumbing Engineer's Drawings

LAYOUT NOTES

1. The Contractor shall verify all distances and dimensions in the field and bring any discrepancies to the attention of the Landscape Architect for a decision before proceeding with the work.
2. Contractor to take all necessary precautions to protect buildings and waterproof membranes from damage. Any damage caused by the Contractor or the Contractor's representatives during their activities shall be repaired at no cost to the Owner.
3. All written dimensions supersede all scaled distances and dimensions. Dimensions shown are from the face of building wall, face of curb, edge of walk, property line, or centerline of column unless otherwise noted on the drawings.
4. Walk scoring, expansion joints and paving shall be located as indicated on the Layout Plans, Landscape Construction Details, in the Specifications, or as field adjusted under the direction of the Landscape Architects.
5. All Office building information is based on drawings prepared by:
   DES Architects + Engineers
   399 Bradford Street
   Redwood City, CA 94063
   650.364.6453
6. All Residential building information is based on drawings prepared by:
   Dahlin Group
   5865 Owens Drive
   Pleasanton, CA 94588
   925.570.0868
7. All site civil information is based on drawings prepared by:
   Sandis
   936 E Duane Ave
   Sunnyvale, CA 94085
   408.636.0915
8. All garage information is based on drawings prepared by:
   Watry Design, Inc.
   2099 Gateway Place, Suite 550
   San Jose, CA 95110
   408.392.7900
9. The Contractor is to verify location of all on-site utilities before commencing with the work. The Contractor shall be responsible for the repair of any damage to utilities caused by the activities of the Contractor or the Contractor's representatives. Any utilities shown on Landscape Drawings are for reference and coordination purposes only.
10. All uplights are to be directed upward into the trees or objects they are intended to illuminate. Uplight positioning is subject to field modification by the Landscape Architect.
11. Protect all existing construction from damage. The Contractor shall be responsible for the repair of any damage to existing construction caused by the activities of the Contractor or the Contractor's representatives.
12. Expansion joints shall be located no less than 16' o.c. nor greater than 20' o.c. and/or as indicated on the Layout Plans, Landscape Construction Details, in Specifications, or as field adjusted under the direction of the Landscape Architect.

FINE GRADING AND DRAINAGE LEGEND

+60.3	Spot Elevation
T.C. (60.6)	Top of Curb Elevation (from Civil Engineer's Drawings, verify)
T.C.I. (60.6)	Top of Curb Elevation Interpolated (from Civil Engineer's Drawings, verify)
+H.P. 61.2	Relative High Point
T.S. 61.25	Top of Step Elevation
B.S. 60.1	Bottom of Step Elevation
T.R. 61.25	Top of Ramp Elevation
B.R. 60.1	Bottom of Ramp Elevation
T.W. 63.4	Top of Wall Elevation
B.W. 60.4	Bottom of Wall Elevation. (Finish Grade of Soil or Paving)
T.F. 63.4	Top of Fence
T.P. 60.4	Top of Pilaster
AD 00.00	Area Drain w/Rim Elevation
□	On-Grade Paving: NDS 4" 910B (Brushed)
○	Lawn:NDS 10 Black Flat Top Drain Cover
○	Ground Cover Areas:NDS Spee-D-Basin and Grate, NDS #90 6" Atrium Grate, Black.
▨	On-Structure Topping Slab: specify cover to correspond with double body structural drain as specified by arch/plumb/structural
△	On-Structure Planter Drain: specify atrium cover to double body drain as specified by arch/plum/structural
◒	Downspout Adapter: 3" & 4" Universal Outlet w/4" spigot. NDS #1242 (verify that rain water leaders are tied into the landscape drain system and product type)
▣	Catch Basin. See Civil Engineer's Drawings.
→	Direction of Surface Water Flow
→	Direction of Surface Water Flow in Swale (2% Minimum)
	Grade Break (Ridge Line)
	Subsurface Drainpipe: PVC SA34 by Acme Industries. (4"&6" dia.).
	Perforated Drainpipe: PVC AS987 by Acme Industries 4".
	Diagrammatic 1' Contours

FINE GRADING NOTES

1. The Landscape Contractor is responsible for fine grading and positive surface drainage in all landscape areas. The Contractor shall verify all rough grades in the field and bring any discrepancies to the attention of the Landscape Architect and Civil Engineer for a decision before proceeding with the work.
2. See Civil Engineer's drawings for road surface elevations, roadway sections, catch basins, and top of curb elevations. Top of curb elevations shown on Landscape drawings are for reference and coordination purposes only.
3. Earth mounds are shown diagrammatically for form and location. Shaping of mounds to be reviewed and approved in the field by the Landscape Architect.
4. Contractors are to exercise extreme care in back filling and compacting any excavation or trenching in areas previously compacted for other aspects of the work.
5. The Landscape Contractor shall remove from the site all debris and unsuitable material generated by the Contractor's operations.
6. Catch basins, area drains, planter drains, and perforated drain lines are to be connected to the storm drain system as specified in the Civil Engineer's plans. See Civil Engineer's drawings for all connections.
7. All catch basins and other drains are to be free of obstructions and maintained open and free running during and upon completion of the Contractor's work.
8. All on-grade areas to receive planting are to be received by the fine grading Contractor within a tenth of a foot of final grade. The Landscape Contractor shall rip compacted rough graded soil to a depth of 8 inches, then till in the soil amendment. Soil amendment shall be determined by an Agricultural Suitabilities Analysis conducted by a licensed soils laboratory upon sample(s) taken from the rough graded soil. This analysis shall be conducted and paid for by the General Contractor.
9. See structural soils report for recommendations on soil type, grading procedures, soil compaction, maximum allowable slopes, flatwork base material, etc.
10. Minimum paving slope to be 2% typically with a maximum cross slope of 2%. Minimum planting area slope to be 2% typically. Bring any discrepancies to the attention of the Landscape Architect for a decision prior to fine grading.
11. All slopes 2–½:1 and greater shall have jute mesh erosion control netting installed per manufacturer's specifications. Lap netting minimum 2'–0" and stake.
12. Grading shall be in conformance with all local codes and ordinances. Swales shall be a minimum of four (4) feet from all structures.
13. Grades to be constant and uniform between spot elevations.

COLOR AND FINISH SCHEDU

PEDESTRIAN CONCRETE PAVING
Type 1 Natural grey concrete with light broom finish. Sweep perpendicular to path of travel.

PEDESTRIAN AND VEHICULAR ACCENT PAVING
Pedestrian – Precast Concrete Pavers: Belgard
Type 1 Eco Dublin, Ground Face, 3–Piece Pattern, Color Blended Toscana
Type 2 Eco Dublin, Ground Face, 3–Piece Pattern, Color Blended Rio

Pedestrian – Precast Concrete Pavers
Type 3 Ackerstone: 8x16, Standard Finish Face Mix, Running Bond, Color Stanford Sand w/ AZ Del Mar Agg FM
Type 4 Ackerstone: 8x16, Standard Finish Face Mix, Running Bond, Color Granada White w/ White Agg FM
Type 5 Ackerstone: 8x16, Standard Finish Face Mix, Running Bond, Color Pewter FM–138
Type 6 **Abbotsford: Glacier Granite**

Vehicular – Precast Concrete Pavers: Belgard
Type 1 Eco Dublin, Ground Face, 3–Piece Pattern, Color Blended Toscana
Type 2 Eco Dublin, Ground Face, 3–Piece Pattern, Color Blended Rio

PLANTER WALL
CMU: Calstone Groundface Color 3100WCB Matching 8"W Cap

BENCHES
Office/Public Areas Anova Element, M2016, 6' with Square Hole (To Match Signature Series Perforation) Textured Charcoal. Custom Center Arm. Available from NSP3, (T) 877.473.7619.
Residential/Interior Wellspring 48" Teak. Available from Landscape Forms, Rebecca Casey (269) 337.1313

Contractor to submit sample to Landscape Architect for approval prior to fabrication. Contractor to provide unit price. Quantity to be determined by Landscape Architect and Owner.

TABLES AND CHAIRS
Plaza/Public Catena 36 Dia. Tables and Chairs, Powdercoated metal, color matte black, w/ umbrella hole, Available from Lanscape Forms, Rebecca Casey (269) 337.1313
Residential/Interior Table: Morrison 40" Concrete, Powdercoat metel, color matte black, Stools: Morrison w/ Wood Insert, Color matte black. Available from Landscape Forms, Rebecca Casey (269) 337.1313
Middle Plaza 10'x2' Bar Table. Custom. Precast Concrete Top. HSS Tube Steel Frame Wood Clad Posts (2 Sides) and Strap Steel Arch, Painted, Morrison Stools w/ Wood Inserts, Color matte black

Contractor to submit sample to Landscape Architect for approval prior to fabrication. Contractor to provide unit price. Quantity to be determined by Landscape Architect and Owner.

TRASH RECEPTACLES/ASH URNS
Trash Receptacle Anova Element, E48TPBT with Square Hole (To Match Signature Series Perforation) Textured Bronze, Bonnet Top. Available from NSP3, (T) 877.473.7619.

Contractor to submit sample to Landscape Architect for approval prior to fabrication. Contractor to provide unit price. Quantity to be determined by Landscape Architect and Owner.

PRE–CAST PLANTERS
Precast planters by IAP, www.iapsf.com
- Type 1 Sidekick 42 SQ, color coffee
- Type 2 Infinity, color oxblood
- Type 3 Orbit, color matte black
- Type 4 Sunset, color bronze

Fountain Container: from Sloat Garden Center 415–332–065
Glazed Pottery, ~42" H. Vase Shape, Ballast bottom half of container

Contractor to submit sample to Landscape Architect for approval prior to acquisition or installation. Contractor to provide unit price.

LIGHTING FIXTURES
- Vehicular–scale Pole Light: See Electrical Drawings. Fixture: Philips Gardco PureForm P21–A1–1–2–70LA–WW–UNV–BLP, Pole:Round Straight Aluminum 16'
- Pedestrian–scale Pole Light: See Electrical Drawings. Fixture: Seti–24NB55–UNV–30RD–PEC–GENI XX–BZT, Pole: RSA–B–S–08–40–A, Round Straight Aluminum TN3 Tenon 3x3 BZT, by Beacon
- Bollard Light: See Electrical Drawings. Erco Lightmark, 34743.023, – RAL ## (to match Seti color)
- Wall Light: See Electrical Drawings. Erco Lightmark Recessed, 34703.023
- Up Light: See Electrical Drawings. BK Lighting, Adjustable Well Star AW–LED–e65–MFL–A9–BLW–13–11–CPC
- Trellis Down Light: See Electrical Drawings. BK Lighting, Nite Star NSII–LED–e64–MFL–A9–BLP–12–11–360SL
- LED Strip Light: See Electrical Drawings. Tivoli, TivoTape SB W/ Cover

TREE GRATES
Tree Grate Jamison, 4x6, Recycled Grey Iron, by Urban Accessories

VINE TRELLIS
Residential Interior Custom. HSS Tube Steel Frame, 3x3 Posts, 1/2"x2 Strap Steel Horizontal Members. Painted to Match Arch. 30' H. x 30" W.

OUTDOOR HEATERS
Residential Interior Alpha Series SALPHAH2–40240S 240V 32x6x9 by Solaira 950.568.7655

BIKE RACKS lotlimit SL505 by mmCite 609.498.7302
BOLLARDS lot SL100 by mmCite 609.498.7302
METAL RAILS W/ railing, lotlimit SL500 by mmCite 609.498.7302

Refer to the material samples for actual colors and finishes.

PLANTING NOTES

1. All work shall be performed by persons familiar with planting work and under supervisions of a qualified planting foreman.
2. Plant material locations shown are diagrammatic and may be subject to change in the field by the Landscape Architect before the maintenance period begins.
3. All trees are to be staked as shown in the staking diagrams.
4. All tree stakes shall be cut 6" above tree ties after stakes have been installed to the depth indicated in the staking diagrams. Single stake all conifers per tree staking diagram.
5. Plant locations are to be adjusted in the field as necessary to screen utilities but not to block windows nor impede access. The Landscape Architect reserves the right to make minor adjustments in tree locations after planting at no cost to the Owner. All planting located adjacent to signs shall be field adjusted so as not to interfere with visibility of the signs.
6. The Landscape Architect reserves the right to make substitutions, additions, and deletions in the planting scheme as felt necessary while work is in progress. Such changes are to be accompanied by equitable adjustments in the contract price if/when necessary and subject to the Owner's approval.
7. The contractor is to secure all vines to walls and columns with approved fasteners, allowing for two (2) years growth. Submit sample of fastener to Landscape Architect for review prior to ordering.
8. All planting areas, except lawns and storm water treatment zones (as defined by the civil engineer), shall be top-dressed with a 3" layer of recycled wood mulch, "Colored Wood Chip" by Vision Recycling (510.429.1300; www.visionrecycling.com)or equal. Planter pots shall be top-dressed with the smaller "Colored Lumber Fines" mulch, also from Vision Recycling. Mulch shall be dark brown in color. Submit sample to Landscape Architect for review prior to ordering. Hold all mulch six (6) inches from all plants where mulch is applied over the rootball.
9. All street trees to be installed in accordance with the standards and specifications of the City of Menlo Park. Contractor to contact the city arborist to confirm plant type, plant size (at installation), installation detailing and locations prior to proceeding with installation of street trees. Contractor is to obtain street tree planting permit from the city, if a permit is required, prior to installation of street trees. Contractor is to consult with the Landscape Architect during this process.
10. Seasonal color is to be current and locally available. Plant material is to be selected by the Landscape Architect from a list of currently available stock provided by the Landscape Contractor prior to installation. Seasonal color to be 4" pots at 12" o.c. unless otherwise noted.
11. The lawn shall be sod and consist of a drought tolerant hard fescue blend such as Pacific Sod "Medallion Dwarf with Bansai", installed per manufacturer's recommendations and specifications. The mix shall consist of the following proportions of grass species: 100% Bonsai Double Dwarf fescue. Available through: Pacific Sod 800.542.7633
12. Trees planted in lawn areas shall not have lawn planted over the top of the rootball but shall have 12" diameter circle of lawn cut out for trimming purposes.
13. Plants shall be installed to anticipate settlement. See Tree and Shrub Planting Details.
14. All trees noted with 'deep root' and those planted within 5'-0" of concrete paving, curbs, and walls shall have deep root barriers installed per manufacturer's specifications. See specifications and details for materials, depth of material, and location of installation.
15. The Landscape Contractor shall arrange with a nursery to secure plant material noted on the drawings and have those plants available for review by the Owner and Landscape Architect within thirty (30) days of award of contract. The Contractor shall purchase the material and have it segregated and grown for the job upon approval of the plant material. The deposit necessary for such contract growing is to be born by the Contractor.
16. The project has been designed to make efficient use of water through the use of drought tolerant plant materials. Deep rooting shall be encouraged by deep watering plant material as a part of normal landscape maintenance. The irrigation for all planting shall be limited to the amount required to maintain adequate plant health and growth. Water usage should be decreased as plants mature and become established. The irrigation controllers shall be adjusted as necessary to reflect changes in weather and plant requirements.
17. The Landscape Contractor shall verify the location of underground utilities and bring any conflicts with plant material locations to the attention of the Landscape Architect for a decision before proceeding with the work. Any utilities shown on the Landscape drawings are for reference and coordination purposes only. See Civil Drawings.
18. The design intent of the planting plan is to establish an immediate and attractive mature landscape appearance. Future plant growth will necessitate trimming, shaping and, in some cases, removal of trees and shrubs as an on-going maintenance procedure.
19. Install all plants per plan locations and per patterns shown on the plans. Install all shrubs to ensure that anticipated, maintained plant size is at least 2'-0" from the face of building(s) unless shown otherwise on the plans. Refer to Plant Spacing Diagram for plant masses indicated in a diagrammatic manner on the plans. Refer to Plant Spacing Diagram for spacing of formal hedge rows.
20. Contractor to provide one (1) Reference Planting Area for review by Landscape Architect prior to installation of the project planting. The Reference Planting Area shall consist of a representative portion of the site of not less than 900 (nine hundred) square feet. Contractor to set out plants, in containers, in the locations and patterns shown on the plans, for field review by the Landscape Architect. The Reference Planting Area will be used as a guide for the remaining plant installation.
21. The Maintenance Period(s) shall be for 60 (sixty) days. Portions of the installed landscape of a project may be placed on a maintenance period prior to the completion of the project at the Owner's request and with the Owner's concurrence.
22. Contractor to verify drainage of all tree planting pits. See Planting Specifications. Install drainage well per specifications and Tree Planting Detail(s) if the tree planting pit does not drain at a rate to meet the specifications.
23. Contractor shall remove all plant and bar code labels from all installed plants and landscape materials prior to arranging a site visit by the Landscape Architect.
24. Geotech drainage board or approved equal is to be installed in all on-structure planters and all pre-cast planters/pots as shown in the drawings. Material available through: TWE Products and Services, Walnut Creek, CA 925.708.0549. Allow 4 weeks lead time for ordering product. All Geotech board shall be completely covered with filter fabric as shown in the drawings and per manufacturer's specifications.
25. The Landscape Contractor shall, as a part of this bid, provide for a planting allowance for the amount of $10,000.000 (10 Thousand Dollars) to be used for supplying and installing additional plant material as directed by the Landscape Architect and approved by the Owner in writing. The unused portion of the alllowance shall be returned to the Owner at the beginning of the maintenance period.

PLANT SPACING DIAGRAM

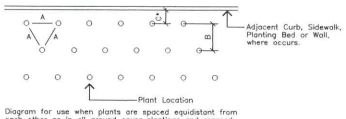
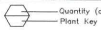


Diagram for use when plants are spaced equidistant from each other as in all ground cover plantings and massed shrub plantings

PLANT CALLOUT SYMBOL



PLANT QUANTITY DIAGRAM

SPACING 'A'	SPACING 'B'	SPACING 'C'	NO. OF PLANTS/SQUARE FOOT
6" O.C.	5.20"	2.60"	4.60
8" O.C.	6.93"	3.47"	2.60
9" O.C.	7.79"	3.90"	1.78
10" O.C.	8.66"	4.33"	1.66
12" O.C.	10.40"	5.20"	1.15
15" O.C.	13.00"	6.50"	0.74
18" O.C.	15.60"	7.80"	0.51
24" O.C.	20.80"	10.40"	0.29
30" O.C.	26.00"	13.00"	0.18
36" O.C.	30.00"	15.00"	0.12
48" O.C.	40.00"	20.00"	0.07
72" O.C.	62.35"	31.18"	0.04

See Plant Spacing Diagram for maximum triangular spacing 'A'. This chart is to be used to determine number of ground cover required in a given area and spacing between shrub massings. Where shrub massings are shown, calculate shrub mass areas before utilizing spacing chart to determine plant quantities.

* Where curb, sidewalk, adjacent planting bed or wall condition occurs, utilize spacing 'C' to determine plant distance from wall, sidewalk, adjacent planting bed or back of curb, where C=1/2 B.

FOUNTAIN NOTES

1. The Contractor shall verify all distances and dimensions in the field and bring any descrepancies to the attention of the Landscape Architect for a decision before proceeding with the work.
2. All written dimensions supersede all scaled distances and dimensions. Dimensions shown are from the face of building, wall, back of curb, or centerline of column unless otherwise noted on the drawings.
3. All work shall be performed by persons familiar with fountain construction work and under supervision of a qualified foreman.
4. The Fountain Contractor shall purchase all components, install all mechanical items, and provide all electrical items to the Electrical Contractor for Electrical Contractor's installation.
5. The Fountain Contractor shall comply with all local codes governing fountain construction as well as the latest provisions of Article 680 of the National Electrical Code. Install all submersible electrical equipment for fountains per the latest provisions of Article 680 of the National Electrical Code.
6. Splicing of underwater type ST or SO cord shall occur only in an approved underwater junction box at the sump or pump pits.
7. The Fountain Contractor shall provide waterstop flange type concrete penetration fittings for every penetration of the pool wall or floor.
8. Provide manufacturer's detailed shop drawings or annotated catalog cuts of ALL components for review by the Landscape Architect prior to ordering and assembling equipment.
9. The Fountain Contractor shall provide two (2) loose leaf owner's operation and maintenance manuals for completed installation prior to final acceptance by owner of fountain installation.
10. Ground fault interrupts must be installed in all circuits supplying submersible electric fountain equipment per the latest provisions of Article 680 of the National Electrical Code.
11. Recommended material for all pipe and conduits shall be PVC Schedule 40.
12. Recommended water level: as shown on drawings.
13. Automatic water level control to be provided in all systems.

LIGHT & PUMP FIXTURES

14. All underwater lights must be submerged while in operation. Fixtures facing upward must have the lens guarded to prevent contact by any person.
15. Underwater fixtures must be protected from overheating by a low water cutoff device or other approved means.
16. Underwater fixtures must be removed from the water for relamping or maintenance.

JUNCTION BOXES

17. Underwater junction boxes must be equipped with threaded conduit entries or compression gland and seals for cord entry. An approved potting compound (low temperature paraffin or RTV sealastic) must be used to fill the box to prevent the entry of moisture.
18. The support riser conduit shall be copper or brass if junction box is free-standing.
19. All metallic piping systems for the fountain must be bonded to the equipment grounding conductor of the branch circuit supplying the fountain.
20. All fountain mechanical and electrical equipment, metal piping, panel boards, etc., shall be grounded as necessary.
21. Fountain Contractor is to supply complete engineered shop drawings for all fountain electrical/mechanical systems. The drawings are to be to scale and submitted to the Landscape Architect for review before fountain construction begins.
22. The fountain mechanical diagrams herein are schematic design drawings to establish the intent of the design, scope of work and location of equipment. Complete shop drawings are to be submitted to the Landscape Architect for review prior to construction.

GENERAL CONSTRUCTION NOTES

23. Water stops shall be provided at all concrete construction joints between fountain walls and fountain bottoms. The water stop shall be continuous and as noted on drawings. Water stop shall be ribbed PVC with center bulb, #RB 316-6 by Burke Company; Oakland, CA 510.465.3900.
24. Caulk all joints not scheduled for waterproofing w/continuous bead of water proof caulking. Color to match concrete of fountain, if visible.
25. Thicken fountain floors where required to accommodate fountain equipment. Minimum concrete thickness at equipment is to be 4" (four inches) all sides.
23. The fountain construction details herein are schematic design drawings to establish the intent of the design, scope of work and location of fountain. Complete shop drawings are to be submitted to the Landscape Architect for review prior to construction.

PLANT PALETTE

KEY	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS	WUCOLS
TREES					
ACE PAL	Acer palmatum 'Bloodgood'	Bloodgood Japanese Maple	36"BOX	UPRIGHT	Medium
ARB MAR	Arbutus 'Marina'	Marina Strawberry Tree	24"/36"BOX	STANDARD	Low
CHI RET	Chionanthus retusus	Chinese Fringe Tree	36"BOX		Medium
CUP SEM	Cupressus sempervirens 'Stricta'	Italian Cypress	36"BOX		Low
CYC REV	Cycas revoluta	Sago Palm	5 Gal		Medium
LAG MUS	Lagerstroemia 'Muskogee'	Muskogee Crepe Myrtle	24"BOX	STANDARD	Low
LAG TUS	Lagerstroemia 'Tuscarora'	Tuscarora Crepe Myrtle	24"BOX	STANDARD	Low
PHO ROB	Phoenix roebelenii	Pygmy Date Palm	36"BOX		Low
PIS CHI	Pistachia Chinensis	Chinese Pistache	36"BOX		Low
PIN THU	Pinus thunbergiana	Japanese Black Pine	36"BOX		Medium
*PLA COL	Platanus a. 'Colombia'	London Plane Tree	36"BOX		Medium
PLA RAC	Platanus racemosa	California Sycamore Tree	15 Gal	STANDARD	Medium
POD GRA	Podocarpus gracilior	Fern Pine	24/36"BOX	STANDARD	Medium
PYR CAL	Pyrus c. 'Aristocrat'	Callery Pear	36"BOX		Medium
*QUE AGR	Quercus agrifolia	Coast Live Oak	24"/36"BOX	STANDARD	Very Low
QUE LOB	Quercus lobata	Valley Oak	24"BOX		Low
QUE VIR	Quercus virginiana	Southern Live Oak	48"BOX		Medium
*GIN BIL	Ginkgo biloba	Ginkgo Tree	24"BOX		Medium
SHRUBS					
ABG	Anigozanthus 'Bush Gold'	Kangaroo Paw	5 gal	24"O.C.	Low
ACI	Acacia cognata 'Cousin Itt'	Little River Wattle	5 gal	30"O.C.	Low
ADE	Asparagus densiflorus	Foxtail Fern	5 gal	24"O.C.	Medium
AHM	Arctostaphylos 'Howard McMinn	Howard McMinn Manzanita	5 gal	42"O.C.	Low
ARB	Arbutus unedo 'Compacta'	Dwarf Strawberry Bush	15 gal	36"O.C.	Low
ASP	Aspidistra elatior	Cast-iron Plant	5 gal	24"O.C.	Low
ATB	Agapanthus 'Tinker Bell'	Dwarf Variegated Agapanthus	5 gal	24"O.C.	Medium
BGB	Buxus s. 'Green Beauty'	Green Beauty Boxwood	5 gal	36"O.C.	Medium
CAM	Camellia sasanqua 'Cleopatra'	Sasanqua Camellia	5 gal	48"O.C.	Medium
CCA	Carpenteria Californica	Bush Anemone	5 gal	48"O.C.	Low
CCO	Cistus corboriensis	White Rockrose	5 gal	42"O.C.	Low
CFA	Cyrtomium falcatum	Japanese Holly Fern	5 gal	18"O.C.	Medium
CIB	Correa 'Ivory Bells'	White Australian Fuschia	5 gal	48"O.C.	Low
CLI	Clivia miniata	Kaffir Lily	5 gal	12"O.C.	Low
CMB	Calibrachoa 'Million Bells'	Million Bells	5 gal	12"O.C.	Medium
CPO	Campanula poscharskyana	Serbian Bellflower	1 gal	24"O.C.	Medium
ERI	Erigeron karvinskianus	Santa Barbara Daisy	1 gal	24"O.C.	Low
HMO	Hypericum moseranium	Gold Flower	5 gal	36"O.C.	Medium
LBU	Loropetalum c. 'Burgundy'	Purple Fringe Flower	5 gal	42"O.C.	Low
LIG	Ligustrum japonicum 'Texanum'	Waxleaf Privet	5 gal	30"O.C.	Medium
LMU	Liriope muscari	Big Blue Lilyturf	1 gal	18"O.C.	Medium
LRE	Leucospermum reflexum	Rocket Pincushion	5 gal	60"O.C.	Low
MAC	Mahonia aquifolium 'Compacta'	Compact Oregon Grape Holly	5 gal	30"O.C.	Low
NDO	Nanding domestica 'Compacta'	Dwarf Heavenly Bamboo	5 gal	30"O.C.	Low
NGO	Nephrolepis cordifolia	Sword Fern	5 gal	30"O.C.	Medium
OFR	Osmanthus fragrans	Fragrant Olive	5 gal	60"O.C.	Medium
PCM	Pittosporum 'Cream de Mint'	Variegated Japanese Pittosporum	5 gal	30"O.C.	Medium
PHI	Philodendron Xanadu 'Winterbourn'	Winterbourn Philodendron	5 gal	48"O.C.	--
PIT	Pittosporum tenuifolium	Pittosporum	5 gal	42"O.C.	Medium
PRU	Prunus lusitanica	Portugal Laurel	5 gal	60"O.C.	Medium
RCL	Ribes s. 'Claremont'	Pink Flowering Currant	5 gal	48"O.C.	Low
RCO	Romneya coulteri	Matalija Poppy	5 gal	48"O.C.	Low
RIB	Rosa 'Iceberg'	White Shrub Rose	5 gal	36"O.C.	Medium
ROS	Rosmarinus officinalis 'Tuscan Blue'	Tuscan Rosemary	5 gal	30"O.C.	Low
RSB	Rhamnus c. 'San Bruno Mound'	Mound San Bruno Coffeeberry	5 gal	48"O.C.	Low
STR	Strelitzia reginae	Bird of Paradise	5/15 gal	48"O.C.	Medium
GRASSES					
CTE	Chondropetalum tectorum	Cape Rush	5 gal	36"O.C.	Low
LAR	Leymus arenarius	Blue Lyme Grass	5 gal	30"O.C.	Low
LLT	Lomandra 'Lime Tuff'	Dwarf Mat Rush	5 gal	24"O.C.	Low
STI	Stipa tenuissima	Mexican feathergrass	1 gal	24"O.C.	Low
LAWN	Medallion Bonsai Blend Fescue		sod		High
GROUNDCOVERS					
APM	Arctostaphylos 'Pacific Mist'	Pacific Mist Manzanita	5 gal	42"O.C.	Low
CHO	Ceanothus g. h. 'Yankee Point'	Yankee Point Ceanothus	5 gal	48"O.C.	Low
RPE	Rubus Pentalobus	Creeping Rasberry	1 gal	36"O.C.	Medium
SED	Sedum morganianum	Donkey's Tail	1 gal	24"O.C.	Low
TRA	Trachelospermum jasminoides	Star Jasmine	1 gal	30"O.C.	Medium
VINES					
CLY	Clytostoma callistegioides	Lavender Trumpet Vine	5 gal		Medium
FPU	Ficus pumila	Creeping Fig	5 gal		Medium
RGS	Rosa 'Golden Showers'	Golden Showers Rose	5 gal		Medium
RSJ	Rosa 'St. Joseph Coat'	St. Joseph Coat Rose	5 gal		Medium

All planted areas are to be watered with an approved automatic underground irrigation system. Potable irrigation water will be delivered by drip and bubbler irrigation devices. The system shall be designed to make efficient use of water through conservation techniques, and be in compliance with DSA Outdoor Water Use, as required by the State of California.

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

The final construction documents will provide the contractor with an understanding of the design intent for the maintenance of the planting areas regarding care and pruning of the site. The maintenance contractor shall furnish all labor, equipment, materials and supervision required to properly maintain the landscaped areas in an attractive condition and as described in the project maintenance specifications.

Total Landscape Area: 57000 Sqft.

WATER EFFICIENT LANDSCAPE WORKSHEET

This worksheet is filled out by the project applicant and it is a required element of the Landscape Documentation Package.

Reference Evapotranspiration (ETo) 42.8

Hydrozone # /Planting Description*	Plant Factor (PF)	Irrigation Method*	Irrigation Efficiency (IE)*	ETAF (PF/IE)	Landscape Area (sq. ft.)	ETAF x Area	Estimated Total Water Use (ETWU)**
Regular Landscape Areas							
Low Water-Use Plants	0.3	Drip	0.81	0.37	38,760	14,341	380,553
Moderate Water- Use Plants	0.5	Drip	0.81	0.62	18,240	11,308	300,069
				Totals	57,000	25,649	680,622
Special Landscape Areas							
						ETWU Total	680,622
				Maximum Allowed Water Allowance (MAWA)**			680,648

*Hydrozone #/Planting Description
E.g.
1.) front lawn
2.) low water use plantings
3.) medium water use planting

*Irrigation Method
overhead spray or drip

*Irrigation Efficiency
0.75 for spray head
0.81 for drip

**ETWU (Annual Gallons Required) = Eto x 0.62 x ETAF x Area
where 0.62 is a conversion factor that converts acre- inches per acre per year to gallons per square foot per

**MAWA (Annual Gallons Allowed) = (Eto) (0.62) [(ETAF x LA) + ((1-ETAF) x SLA)]
where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year, LA is the total landscape area in square feet, SLA is the total special landscape area in square feet, and ETAF is .55 for residential areas and 0.45 for non-residential areas.

ETAF Calculations
Regular Landscape Areas

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

Total ETAF x Area (B)	25,649
Total Area (A)	57,000
Average ETAF	**0.45**

All Landscape Areas

Total ETAF x Area	(B+D)	25,649
Total Area	(A+C)	57,000
Sitewide ETAF	**(B+D) ÷ (A+C)**	**0.45**

IRRIGATION NOTES

1. All planting areas are to be irrigated with an automatic underground irrigation system, utilizing a dedicated irrigation water meter, backflow devices, point source irrigation emitters (except at the Lawn in the Park / Plaza), in accordance with the City of Menlo Park Landscape Outdoor Water Use Efficiency Checklist.
2. Irrigation Controllers shall use weather sensing technology to automatically adjust the irrigation system operation in response to real-time landscape planting demands and daily changes in weather conditions.
3. Irrigation Valves shall be aligned with planting types, sun exposure and soil conditions to allow for efficient use of irrigation water in accordance with plant material irrigation requirements, as reflected in the Hydrozone requirements.
4. Landscape Trees, Shrubs, Groundcovers have been selected to include Native California Plants, and Mediterranean Climate drought tolerant plant species for the project. Turf has been limited for use in the Park portion of the Middle Plaza, to be used as recreation space.
5. Landscape and Irrigation Plans, with a Project Compliance Checklist, will be submitted with the Building Permit Application, which will document the landscape and planting design specifications in compliance with the City Ordinances.

LIGHTING NOTES

1. Exterior Landscape, Plaza and Streetscape lighting shall utilize fixtures with low cut-off angles, appropriately positioned to minimize glare into dwelling units and light pollution into the night sky.
2. Light fixtures and lamps shall be energy-efficient and color balanced to provide high quality comfortable and secure lighting to provide safe pedestrian and auto circulation. LED fixtures will be used to provide low energy use, high performance, low glare and an attractive site lighting experience.

STANFORD UNIVERSITY

MIDDLE PLAZA at 500 El CAMINO REAL

Menlo Park, California

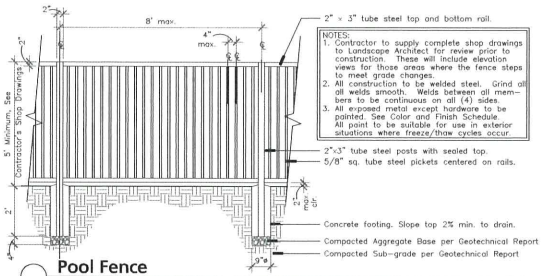
THE GUZZARDO PARTNERSHIP INC.
Landscape Architects • Land Planners
181 Greenwich Street
San Francisco, CA 94111
T 415 433 4272
F 415 433 5083

Planting Notes and Legends

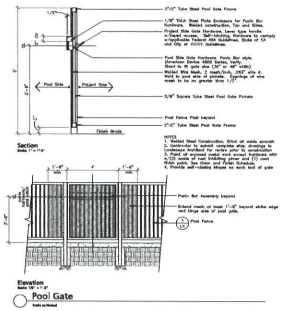
02/24/2017

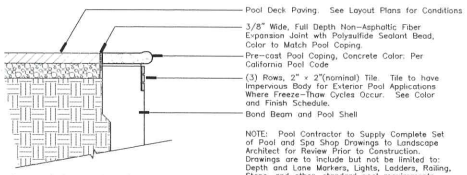
L4.2

B171

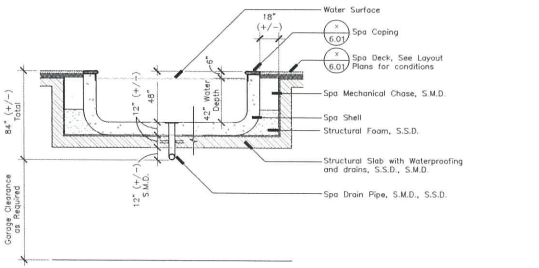


Pool Fence
Scale: 1/2" = 1'-0"

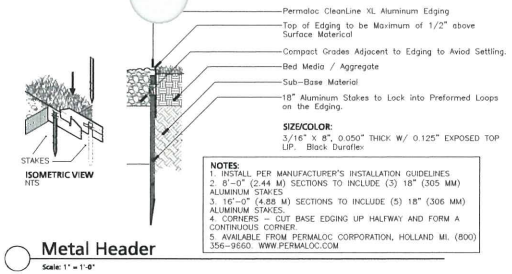




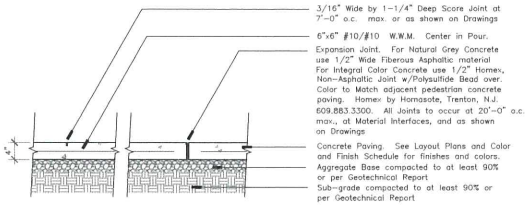
Pool and Spa Coping
Scale: 1" = 1'-0"



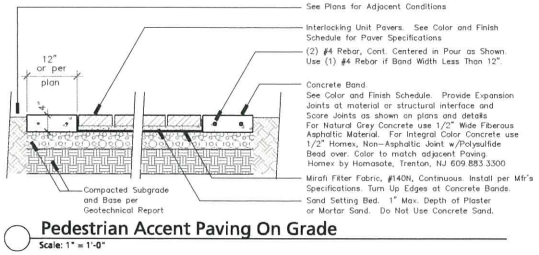
Schematic Spa Section at Garage
Scale: 1/4" = 1'-0"



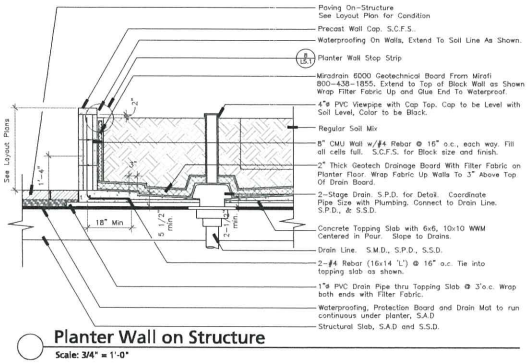
Metal Header
Scale: 1" = 1'-0"



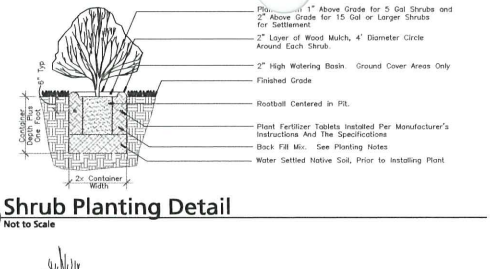
Pedestrian Concrete Paving
Scale: 1" = 1'-0"



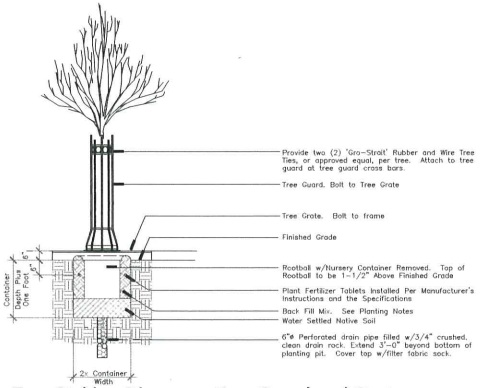
Pedestrian Accent Paving On Grade
Scale: 1" = 1'-0"



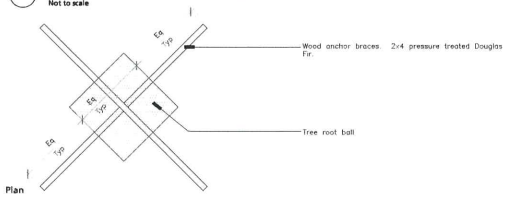
Planter Wall on Structure
Scale: 3/4" = 1'-0"

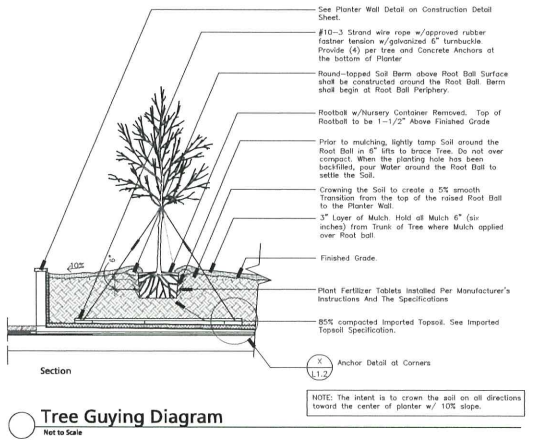


Shrub Planting Detail
Not to Scale



Tree Staking Diagram - Tree Guard and Grate
Not to scale





Tree Guying Diagram
Not to Scale

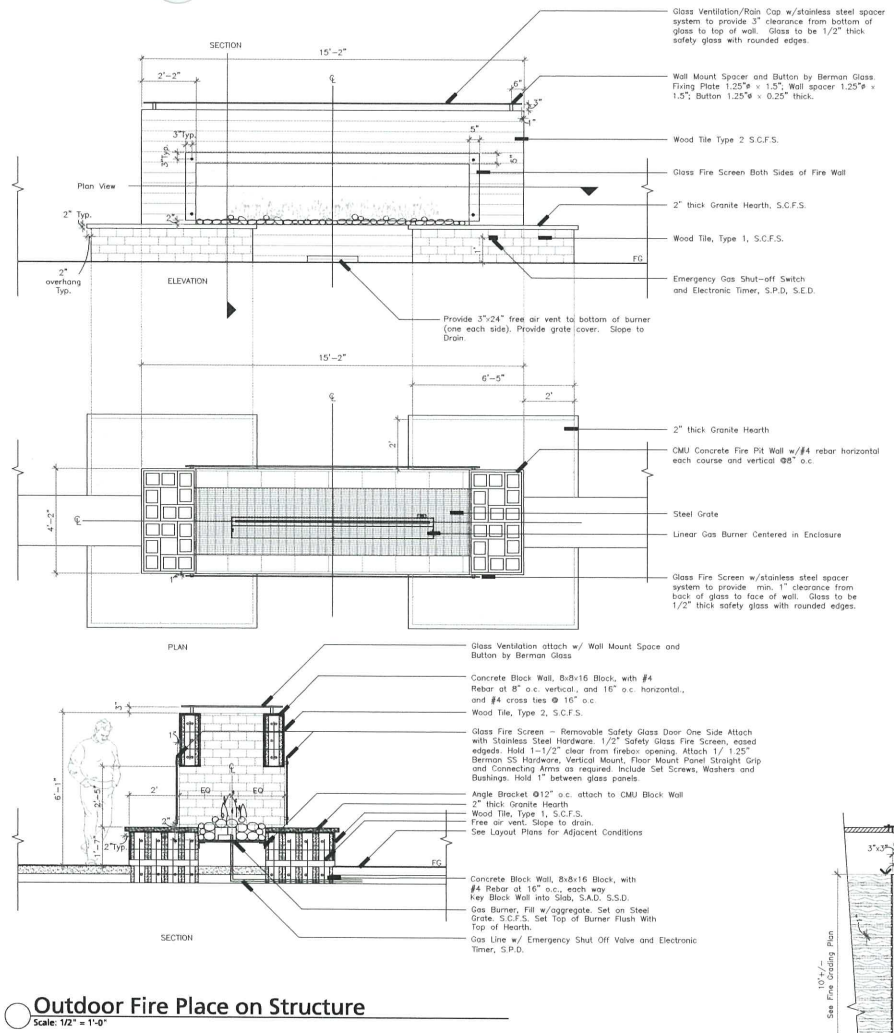
STANFORD UNIVERSITY

MIDDLE PLAZA at 500 El CAMINO REAL
Menlo Park, California

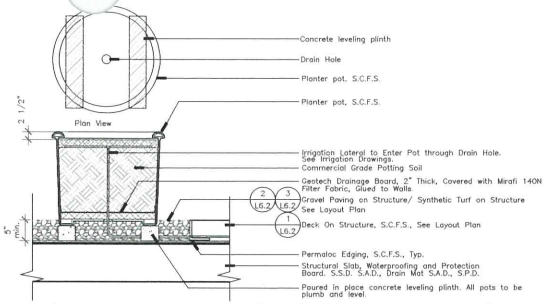
THE GUZZARDO PARTNERSHIP, INC.
Landscape Architects + Land Planners
181 Greenwich Street
San Francisco, CA 94111
T 415.433.4872
F 415.433.5083

Landscape Details
02/24/2017
L5.

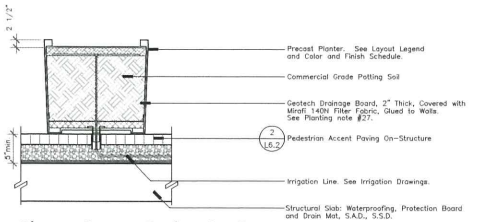
B172



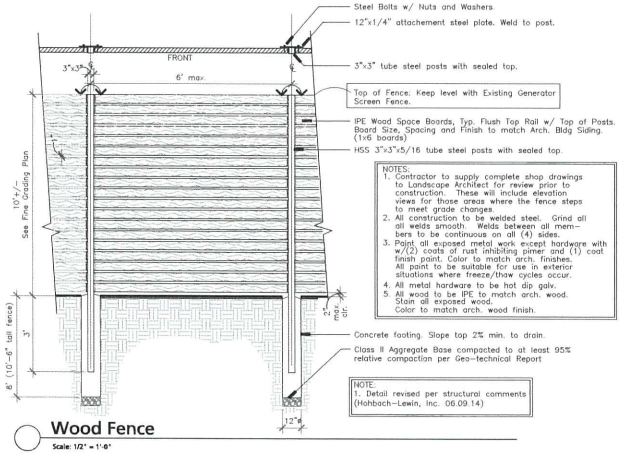
Outdoor Fire Place on Structure
Scale: 1/2" = 1'-0"



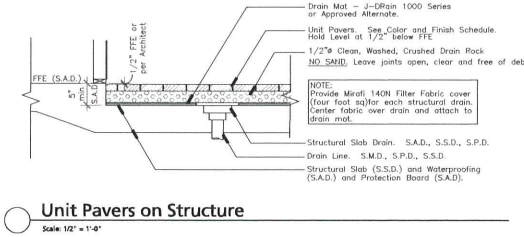
Planter Pot on Gravel Paving/Synthetic Turf
Scale: 3/4"=1'-0"



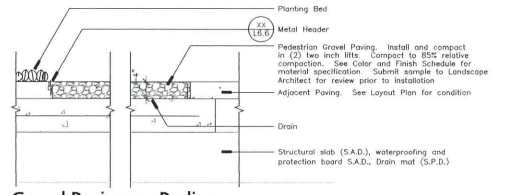
Planter Pot on Paving On-Structure
scale: 3/4" = 1'-0"



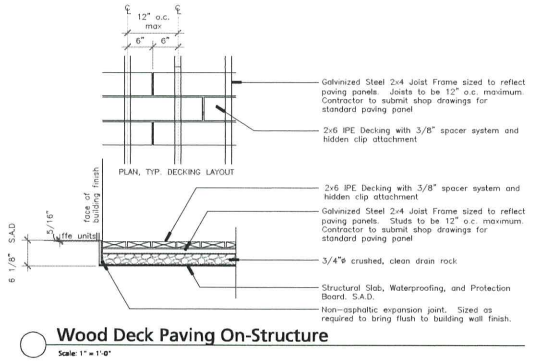
Wood Fence
Scale: 1/2" = 1'-0"



Unit Pavers on Structure
Scale: 1/2" = 1'-0"



Gravel Paving on Podium
Scale: 1" = 1'-0"



Wood Deck Paving On-Structure
Scale: 1" = 1'-0"

STANFORD UNIVERSITY

MIDDLE PLAZA at 500 El CAMINO REAL
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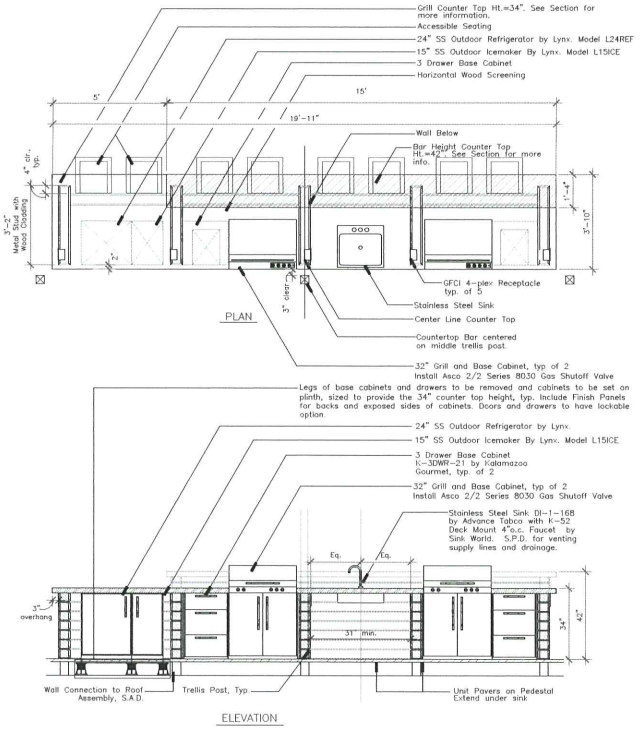
Landscape Details
02/24/2017

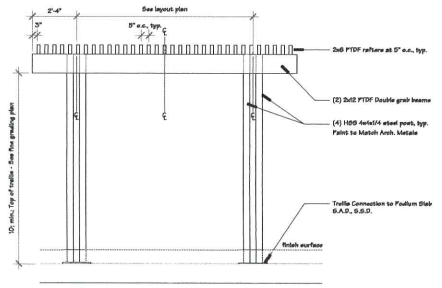
L5.2

B173



Outdoor Cooking Bar

Scale: 1/2" = 1'-0"



Trellis (Elevation)

Scale: 3/8" = 1'-0"

OFFICE OF THE CITY MANAGER

Council Meeting Date: August 27, 2013
Staff Report #: 13-152

Agenda Item #: F-4

REGULAR BUSINESS: Accept the 500 El Camino Real Subcommittee Final Report

RECOMMENDATION

The 500 El Camino Real Subcommittee recommends that the City Council accept its final report which establishes the following requirements for a revised proposed project submittal from Stanford:

1. Stanford will eliminate all medical office. All office will be general office (this follows Stanford's previous reduction for all office to199,500 square feet).
2. Stanford will make a substantial contribution to the cost of design and construction of a pedestrian-bike undercrossing at Middle Avenue. The amount will be negotiated/determined through the project approval process with the goal of ensuring there will be sufficient funding to construct the undercrossing in timely manner.
3. Stanford will participate in a City working group regarding the design of the Middle Avenue plaza, undercrossing and vehicular access to the site.
4. Stanford will fund a neighborhood cut through traffic study as scoped by the City.

BACKGROUND

On January 28th, the Planning Commission hosted a study session on Stanford's proposed project which included 229,500 square feet of office space (96,150 square feet of which was medical office space) and a range of 135-152 residential housing units. Many concerns were voiced by the public regarding the potential traffic impacts, need for additional integration of bicycle and pedestrian access and community benefit including the long planned bike/pedestrian railroad undercrossing at Middle Ave. and improvements to the plaza. In addition, the applicant was given feedback to increase the amount of housing, reduce the amount of office space and improve the architecture for the office building.

On April 16th, the City Council hosted a study session on a revised project proposal that included architectural enhancements, an increase of housing units to 170, a reduction of office space to 199,500 square feet, of which 25,000 square feet could be used as medical office space, and increased square footage of the plaza. Based on public comment and the concerns raised by individual council members, the City Council created a subcommittee of the City Council, consisting of Councilmembers Keith and

Carlton, to explore potential further project refinement. The 500 El Camino Real Subcommittee was charged with:

- Providing a framework for discussing the issues related to the 500 El Camino Real Project.
- Facilitating the productive communication of information between neighborhood representatives and the applicant, regarding project refinement that balanced the needs of the applicant and those of the greater Menlo Park community prior to the submittal of a revised project proposal.
- Assisting with developing a timeline for review of the Specific Plan

ANALYSIS

Overview

The 500 El Camino Real Subcommittee has met 17 times since April 16th. The Subcommittee has met with neighborhood representatives, the Silicon Valley Bicycle Coalition, representatives from environmental groups, representatives from Stanford University and City Staff. These meetings provided the Subcommittee with the necessary background and input to make the recommendations included in this report. These recommendations provide a framework to the applicant regarding project refinement.

Traffic

There were two specific concerns related to traffic. First, the potential impacts of cut-through traffic on the neighborhood bounded by El Camino Real, University Dr., Middle Ave. and Creek Dr. While the Specific Plan EIR had studied traffic impacts at a higher program level, it had not studied the traffic impacts at a specific project level. It had always been anticipated that a project level analysis would be necessary to assess conformance with the Specific Plan and address any project related traffic impacts. The Subcommittee met with staff, neighborhood representatives and Stanford in order to develop the scope and methodology for this project level analysis. A staff recommendation for this project level analysis will be submitted for City Council approval.

The second traffic-related area the Subcommittee addressed was that of overall anticipated traffic generation by the project. After reviewing the amount of traffic typically generated by general office use and the significantly higher amount generated by medical office, it was clear that removal of medical office from the mix of uses would significantly reduce the overall traffic generation. It is anticipated that this one concession will reduce the overall traffic generation from the 3,840 daily trips to 3,284 daily trips. This reduction of 556 daily trips represents a 14.5% decrease in traffic trip generation.

Undercrossing

Residents have long anticipated a railroad undercrossing at Middle Ave. in order to improve east/west connectivity. The Specific Plan identifies an undercrossing connecting the Stanford properties under the railroad tracks to Burgess Park. This undercrossing would improve connectivity for neighborhoods on both sides of the

railroad tracks with City amenities, and access to public transit and Downtown Menlo Park. It would encourage the use of alternative modes of transportation and contribute to a healthier Menlo Park. While there are several issues that still need to be addressed, the Subcommittee is confident that the groundwork is in place for making this undercrossing a reality. Stanford has agreed to participate in a working group that will develop a budget, design, and plan for construction. Stanford has also agreed to take a major role in the financing and construction of the undercrossing.

Plaza

The Specific Plan also identifies construction of a public plaza on the Stanford property. Stanford will work with a City working group to ensure that among other things the public plaza is designed to minimize vehicular traffic and maximize pedestrian access. The proposed plaza area will be greater than the public plaza area at Café Borrone.

Downtown/El Camino Real Specific Plan Review

At the June 11th City Council Meeting, the Subcommittee report to the City Council stated that the annual review of the Specific Plan should coincide with the completion of the Subcommittee's work on the 500 El Camino Project. If the City Council approves the recommendations contained within this report, then the review of the Specific Plan will begin with a public hearing before the Planning Commission at its September 9th meeting. Following the Planning Commission hearing on September 9th, City Council will hold a public hearing to review the Specific Plan. This hearing is tentatively scheduled for October 1st.

IMPACT ON CITY RESOURCES

There are no direct impacts on City resources associated with the actions of this report. The costs associated with the staff review of the revised proposed project submittal will be funded by the development fees paid by the applicant.

POLICY ISSUES

The 500 El Camino Real Subcommittee has completed its charge and submits the recommendations enclosed in this final report to the City Council. It is expected that Stanford will draft a revised proposed project submittal based on these recommendations. The revised proposed project will be submitted for staff review of its conformance with the Specific Plan.

ENVIRONMENTAL REVIEW

While this action does not require environmental review the expected proposed project will be reviewed for conformance with the Specific Plan. This review will include the aforementioned cut-through traffic analysis. Upon the completion of staff review, the revised proposed project submittal will be brought before the Planning Commission.

The Planning Commission must make a finding of conformance with the Specific Plan prior to issuance of building permits. The Planning Commission's finding is appealable to the City Council.

PUBLIC NOTICE

Public Notification was achieved by posting the agenda, with this agenda item being listed, at least 72 hours prior to the meeting.

ATTACHMENTS

None

Report prepared by:
Jim Cogan
Economic Development Manager

Lin, Jean P

From: Karen Greenlow <greenlow@comcast.net>
Sent: Tuesday, March 07, 2017 3:29 PM
To: Lin, Jean P
Subject: Re: Traffic woes

thanks
> On Mar 7, 2017, at 3:24 PM, Lin, Jean P <jplin@menlopark.org> wrote:
>
> Hi Karen,
>
> Thanks for the clarification. I will be sure to note your comments for consideration for the Middle Plaza at 500 El Camino Real Project by Stanford.
>
> Thanks,
>
> Jean Lin
> Senior Planner
> City of Menlo Park
> 701 Laurel Street
> Menlo Park, CA 94025
> phone (650) 330-6735
> email jplin@menlopark.org
> www.menlopark.org
>
>
>
>
> -----Original Message-----
> From: Karen Greenlow [mailto:greenlow@comcast.net]
> Sent: Tuesday, March 07, 2017 3:23 PM
> To: Lin, Jean P
> Subject: Re: Traffic woes
>
> Hi Jean,
>
> I was responding to the Stanford project that was in the news in the Menlo Park Almanac.
>
> Karen
>
>> On Mar 7, 2017, at 2:27 PM, Lin, Jean P <jplin@menlopark.org> wrote:
>>
>> Hi Karen,
>>
>> Thank you for your feedback. For clarification, did you intend this as a general comment, or are your comments intended for a specific development? If these are comments are intended for a specific development, please let me know which development you are referring to., as comments on developments will be included as part of the public record for that development.
>>
>> Thanks,
>>
>> Jean Lin

>> Senior Planner
>> City of Menlo Park
>> 701 Laurel Street
>> Menlo Park, CA 94025
>> phone (650) 330-6735
>> email jplin@menlopark.org
>> www.menlopark.org
>>
>>
>>
>> -----Original Message-----
>> From: Karen Greenlow [mailto:greenlow@comcast.net]
>> Sent: Monday, March 06, 2017 12:45 PM
>> To: Lin, Jean P
>> Subject: Traffic woes
>>
>> Won't we have the same traffic woes from all of the building in Redwood City and Mountain View? And how do we add homes and offices to our community without traffic? I would like those ugly lots developed asap. Thank you for your consideration of my opinion.
>>
>> Karen Greenlow
>> 43 University Drive
>> Menlo Park, CA 94025
>

Lin, Jean P

From: Jay Gertridge <gertridge@gmail.com>
Sent: Wednesday, March 15, 2017 4:09 PM
To: Lin, Jean P
Cc: John Kadvany
Subject: Draft Infill Environmental Impact Report for Middle Plaza — Traffic Study

Dear Jean,

This study is a joke, when it comes to the traffic intersections off Middle Avenue that ICF International chose to study.
Middle Ave./University Ave. to College Ave, Partridge, Cambridge, Harvard and Creek Drive? Seriously? Very few morning El Camino-bound Middle Ave. commuters cut-through at University Ave. They turn right at Arbor Road and cut-down College or Cambridge. The cut-through traffic has increased significantly since Safeway remodeled its Plaza. Cars are backed-up every morning to at least Blake St., and some days all the way to University Ave. The University Ave. Stop sign has cars backed up about six deep every morning from 7:30 to 8:30.

It takes about two trips for commuters to figure out that they can turn left at Arbor Road, then cut-through College or Cambridge to reach El Camino. I know, because I live at 1080 College Ave. (on the corner of Arbor Rd.) and my real estate office is on the corner of Cambridge and El Camino. I witness the traffic everyday.

I also have a difficult time every morning trying to get across the crosswalk (with my dog) at Arbor Rd. and Middle Ave., because the many commuters are exceeding the speed limit and apparently, don't understand that pedestrians have the right away in a crosswalk. At least three times a week, I must wave cars to slow and stop, so I and school-bound children on bikes can cross Middle.

ICF International needs re-study and revise the Traffic Impact Report for the Neighborhood that will be most impacted by the Middle Plaza development — with a reality check on true commuter behavior and routes.

We don't need roundabouts or more speed bumps. We just don't need commuters using our neighborhood streets for a faster route to El Camino Real. Allied Arts was has always been a tranquil, Menlo Park neighborhood.
Let's keep it that way.

Sincerely,
Jay Gertridge

--

Jay Gertridge
www.kerwinassociates.com
BRE# 01395065
Cell (650) 454-6666

Lin, Jean P

From: MJ Davey <mjdavey36@gmail.com>
Sent: Thursday, March 16, 2017 1:06 PM
To: Lin, Jean P
Subject: Stanford Middle Plaza

Hello - I can't make it to the Open House but went to the Stanford website about the project and I didn't find anyplace on the site that addressed the additional traffic that will ensue on the already heavily congested El Camino Real. The stretch of ECR through Menlo Park is already gridlock during morning rush hour, noon and 5 - 7pm. I cannot imagine how having 215 residential units will not further negatively impact the community. I have no solution to offer but fear that residential housing is not a good idea. Commercial development makes sense as it shouldn't add additional drivers - it is the same residents accessing the commercial development.

Please address the traffic studies that have been done.
Thank you!

--
M.J. Davey

BELTRAMO ENTERPRISES, INC.
247 El Camino Real
Menlo Park, CA 94025
danb@beltramoenterprises.com
Office: 650-338-1540
Cell: 650-207-3750

March 15, 2017

Jean Lin, Senior Planner
Community Development Department
701 Laurel Street
Menlo Park, CA 94025

RE: Stanford University's project at 300-550 El Camino Real, Menlo Park

Dear Ms. Lin,

I am a property owner at 239-251 El Camino Real, Menlo Park between Partridge Avenue and Cambridge Avenue. College, Partridge, Cambridge, and Harvard Avenues all have "No Parking" (except by Permit) restrictions between 7:00 A.M. and 6:00 P.M. Monday through Friday.

It is important that the Stanford project provide parking on site for all employees, contractors, carpenters, truckers, etc. while the project is being built.

If this on-premise parking is not provided and enforced, all these purveyors will be trying to park on the very limited private property of the businesses on the west side of El Camino Real.

I would also suggest that the City of Menlo Park make all the "No Parking" areas on the avenues in this area of the city 90 Minute parking areas to accommodate the gardeners, tradesmen, and visitors of the homes along these avenues. As a residential property owner in this area, I can say that the parking by permit does not work well for the residents of these avenues. Moving to 90 Minute parking will also give relief to the customers of the businesses along El Camino Real who are generating sales tax revenue for the City. In addition, enforcement of the 90 Minute Parking limit could become a good revenue source for the City of Menlo Park.

It is quite unfair that these streets are restricted from parking when all the streets around the downtown business area allow parking during weekday business hours.

Thank you for your consideration.

Daniel A. Beltramo

Daniel A. Beltramo
President

Tree Inventory and Assessment Report

300-550 El Camino Real
Menlo Park, CA

PREPARED FOR
Stanford Real Estate
3160 Porter Dr., Suite 200
Palo Alto, CA 94304

PREPARED BY:
HortScience, Inc.
325 Ray St.
Pleasanton, CA 94566

April 7, 2015

Tree Inventory and Assessment Report
300-550 El Camino Real
Menlo Park, CA

Table of Contents

List of Tables

Exhibits

Tree Inventory and Assessment Report
300-550 El Camino Real
Menlo Park, CA

Introduction and Overview

Stanford Real Estate is planning to redevelop properties at 300-550 El Camino Real in Menlo Park, CA. Currently the site is a series of vacant commercial buildings with associated landscapes and parking lots. In 2012 Ray Morneau prepared a Tree Inventory Report for the site. HortScience, Inc. was asked to update that report by preparing a **Tree Inventory and Assessment Report** for the site.

This report provides an evaluation of the health and structural condition of the trees within the proposed project area based on a visual inspection from the ground. Trees were categorized by suitability for preservation to identify the best candidates for preservation that would provide long-term benefits to the property and community.

Tree Assessment Methods

Trees were assessed on March 20, 2015. The survey included trees 4" in diameter and greater, located within and adjacent to the proposed project area and all street trees. The assessment procedure consisted of the following steps:

1. Identifying the tree as to species;
2. Measuring the trunk diameter at 4.5' above grade.
3. Evaluating the health and structural condition using a scale of 1 – 5:

   5 - A healthy, vigorous tree, reasonably free of signs and symptoms of disease, with good structure and form typical of the species.

   4 - Tree with slight decline in vigor, small amount of twig dieback, minor structural defects that could be corrected.

   3 - Tree with moderate vigor, moderate twig and small branch dieback, thinning of crown, poor leaf color, moderate structural defects that might be mitigated with regular care.

   2 - Tree in decline, epicormic growth, extensive dieback of medium to large branches, significant structural defects that cannot be abated.

   1 - Tree in severe decline, dieback of scaffold branches and/or trunk; most of foliage from epicormics; extensive structural defects that cannot be abated.

4. Rating the suitability for preservation as "high", "moderate" or "low". Suitability for preservation considers the health, age and structural condition of the tree, and its potential to remain an asset to the site for years to come.

   High: Trees with good health and structural stability that have the potential for longevity at the site.

   Moderate: Trees with somewhat declining health and/or structural defects that can be abated with treatment. The tree will require more intense management and monitoring, and may have shorter life span than those in 'high' category.

   Low: Tree in poor health or with significant structural defects that cannot be mitigated. Tree is expected to continue to decline, regardless of treatment. The species or individual may have characteristics that are undesirable for landscapes and generally are unsuited for use areas.

Description of Trees

One hundred six (106) trees representing 12 species were evaluated (Table 1). The assessment included 42 street trees and one off-site tree (#247) which is discussed but not included in the dataset. Descriptions of each tree are found in the ***Tree Assessment Form*** and approximate locations are plotted on the ***Tree Inventory Map*** (see Exhibits).

Table 1. Condition ratings and frequency of occurrence of trees 300-550 El Camino Real, Menlo Park, CA

Common Name	Scientific Name	Condition				Total
		Dead (0)	Poor (1-2)	Fair (3)	Good (4-5)	
Tree of heaven	*Ailanthus altissima*	-	1	2	-	**3**
Blue gum	*Eucalyptus globulus*	-	9	-	-	**9**
Silver dollar gum	*Eucalyptus polyanthemos*	-	4	2	-	**6**
Wilson holly	*Ilex* x *altacierensis*	-	-	3	-	**3**
Hollywood juniper	*Juniperus chinensis* 'Kaizuka'	-	-	1	-	**1**
Canary Island date palm	*Phoenix canariensis*	-	-	5	-	**5**
Italian stone pine	*Pinus pinea*	1	1	3	-	**5**
London plane	*Platanus* x *hispanica*	-	-	9	43	**52**
Coast live oak	*Quercus agrifolia*	1	2	6	-	**9**
Holly oak	*Quercus ilex*	-	1	5	-	**6**
Valley oak	*Quercus lobata*	-	1	-	-	**1**
Coast redwood	*Sequoia sempervirens*	-	-	-	6	**6**
Total		**2**	**19**	**36**	**49**	**106**

Overall, 46% of the trees were in good, 34% in fair condition, and 18% in poor condition. Two trees had died since 2012: Italian stone pine #58 (36" trunk diameter) and coast live oak #28 (4" diameter). Trees ranged from young to mature with trunk diameters from 2" to 44" (13" diameter average) for single trunked trees. Fourteen trees had two or more trunks.

London plane was the most common tree assessed (52 trees, 50% of the population). The majority of these trees were street trees growing along El Camino Real (Photo 1). The London planes ranged from young to semi-mature with trunk diameters ranging from 2 to 19". The majority of the trees were young with an average diameter of 8". The London planes were in good condition (43 trees) with nine trees in fair condition and none in poor condition. London plane was one of only two species rated in good condition.

Nine coast live oaks were assessed on-site. They ranged in condition from fair (9 trees) to poor (2 trees) with one dead tree. The coast live oaks ranged from young (4" trunk diameter) to

mature (25" trunk diameter) with an average diameter of 11". The largest of the coast live oaks (#115) was declining potentially from irrigation spray directly on the trunk (Photo 2).

Nine blue gum eucalyptus were assessed on the western boundary of the property. Some of these trees displayed dwarf blue gum (*Eucalyptus globulus* 'Compacta') characteristics although others did not. These trees had been topped and harshly pruned to maintain clearance for overhead utilities, resulting in their poor condition (Photo 3). The blue gums were semi-mature to mature with the smallest diameter of the group being 19".

Six silver dollar gums were growing in small holes in the asphalt. These trees were in poor (4 trees) to fair (2 trees) condition with no trees in good condition. Four of the silver dollar gums were small volunteers (#80-83) while two were large planted trees (#84 & 85).

Six coast redwoods were present throughout the site. They were all in good condition and varied in diameter from 17" to 25".

Six holly oaks were growing along internal fences separating the properties from each other. They were in fair (5 trees) to poor (1 tree) condition with no trees in good condition.

Three species were represented by five individuals or fewer:

- Five Canary Island pines were growing near the southeastern corner of the property.
- Five Italian stone pines (Photo 4).
- Three trees of heaven.
- Three Wilson hollies.
- One Hollywood juniper.
- One large valley oak in poor condition.

While we did not assess individual trees along the Caltrain Right of Way (Trees #128-222, tagged and described by Ray Morneau in 2012), we walked the edge to evaluate overall condition. The vegetation was almost exclusively coast live oak and coast redwood that appeared healthy (Photo 5). We did note that tree #214 was declining.

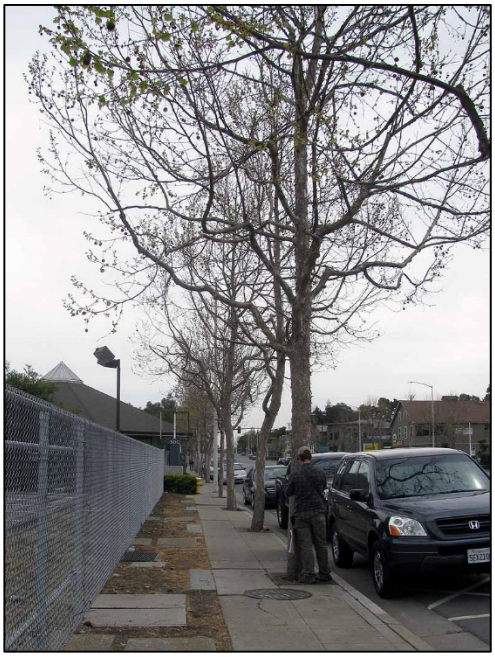


Photo 1 (far left) – London plane street trees (#39 in front) lined El Camino Real.

Photo 2 (immediate left) – Coast live oak #115 was declining, likely from irrigation spray on the trunk. Bleeding at the base of the trunk indicate possible root disease.

Photo 3 (top left) – The blue gums along the western boundary of the property had been topped for utilities.

Photo 4 (bottom left) – Italian stone pine #59 was in fair condition but #58 on left) was dead.

Photo 5 (bottom right) – Coast live oaks along the Caltrain ROW formed an attractive and functional screen.

City of Menlo Park Heritage Tree Ordinance

The City of Menlo Park Municipal Code Ch. 13.24 protects Heritage trees, which are defined as:

1. Any tree having a trunk diameter of 15” or more.
2. Any oak tree native to California with a trunk diameter of 10” or more.
3. Any tree or group of trees specifically designated by the City Council for protection because of its historical significance, special character or community benefit.
4. Ay tree with more than one trunk measured at the highest point where the trunks divide, with a diameter of 15” or more, with the exception of trees that are under 12’ in height.

Of the 106 trees assessed, 76 trees were protected by the City of Menlo Park Municipal Code Chapter 13.24. Tree protection status of individual trees is identified in the *Tree Assessment* (see Exhibits).

Heritage trees are required to be preserved and maintained in a state of good health. A permit from the City is required to remove or prune more than one fourth of the canopy and/or roots.

Suitability for Preservation

Before evaluating the impacts that will occur during development, it is important to consider the quality of the tree resource itself, and the potential for individual trees to function well over an extended length of time. Trees that are preserved on development sites must be carefully selected to make sure that they may survive development impacts, adapt to a new environment and perform well in the landscape.

Our goal is to identify trees that have the potential for long-term health, structural stability and longevity. For trees growing in open fields, away from areas where people and property are present, structural defects and/or poor health presents a low risk of damage or injury if they fail. However, we must be concerned about safety in use areas. Therefore, where development encroaches into existing plantings, we must consider their structural stability as well as their potential to grow and thrive in a new environment. Where development will not occur, the normal life cycles of decline, structural failure and death should be allowed to continue.

Evaluation of suitability for preservation considers several factors:

- **Tree health**
  Healthy, vigorous trees are better able to tolerate impacts such as root injury, demolition of existing structures, changes in soil grade and moisture, and soil compaction than are non-vigorous trees. For example, valley oak #69 is less likely to tolerate construction impacts than a healthier valley oak.

- **Structural integrity**
  Trees with significant amounts of wood decay and other structural defects that cannot be corrected are likely to fail. Such trees should not be preserved in areas where damage to people or property is likely.

- **Species response**
  There is a wide variation in the response of individual species to construction impacts and changes in the environment. For instance, both coast redwood and Canary Island date palm are more tolerant of construction impacts than eucalyptus.

- **Tree age and longevity**
  Old trees, while having significant emotional and aesthetic appeal, have limited physiological capacity to adjust to an altered environment. Young trees are better able to generate new tissue and respond to change.

- **Species invasiveness**
  Species that spread across a site and displace desired vegetation are not always appropriate for retention. This is particularly true when indigenous species are displaced. The California Invasive Plant Inventory Database (http://www.cal-ipc.org/paf/) lists species identified as being invasive. Menlo Park is part of the Central West Floristic Province. Tree of heaven is identified as moderate invasiveness. Blue gum and Canary Island date palm are identified as limited invasiveness.

Each tree was rated for suitability for preservation based upon its age, health, structural condition and ability to safely coexist within a development environment (see ***Tree Assessment Forms*** in Exhibits, and Table 2). We consider trees with good suitability for preservation to be the best candidates for preservation. We do not recommend retention of trees with poor suitability for preservation in areas where people or property will be present. Retention of trees with moderate suitability for preservation depends upon the intensity of proposed site changes.

Table 2: Tree suitability for preservation
300-550 El Camino Real, Menlo Park, CA

High These are trees with good health and structural stability that have the potential for longevity at the site. Forty-nine (49) trees had high suitability for preservation.

Moderate Trees in this category have fair health and/or structural defects that may be abated with treatment. These trees require more intense management and monitoring, and may have shorter life-spans than those in the "high" category. Seventeen (17) trees had moderate suitability for preservation.

Low Trees in this category are in poor health or have significant defects in structure that cannot be abated with treatment. These trees can be expected to decline regardless of management. The species or individual tree may possess either characteristics that are undesirable in landscape settings or be unsuited for use areas. Thirty-eight (38) had low suitability for preservation.

Common Name	**Suitability for Preservation**			**Total**
	Low	Moderate	High	
London plane	2	7	43	**52**
Canary Island date palm	-	5	-	**5**
Hollywood juniper	1	-	-	**1**
Coast live oak	5	3	-	**8**
Holly oak	5	1	-	**6**
Wilson holly	2	1	-	**3**
Italian stone pine	4	-	-	**4**
Valley oak	1	-	-	**1**
Tree of heaven	3	-	-	**3**
Silver dollar gum	6	-	-	**6**
Blue gum	9	-	-	**9**
Coast redwood	-	-	6	**6**
Total	**38**	**17**	**49**	**104***

* Does not include two dead trees.

We consider trees with high suitability for preservation to be the best candidates for preservation. We do not recommend retention of trees with low suitability for preservation in areas where

people or property will be present. Retention of trees with moderate suitability for preservation depends upon the intensity of proposed site changes.

Often the largest trees are the ones given the highest priority for preservation. At this site, prominent trees included three Italian stone pines, one valley oak, one coast live oak, and four coast redwoods (Table 3).

Table 3: Prominent trees
300-550 El Camino Real, Menlo Park, CA

Tag #	Species	Diameter	Condition	Suitability	Comments.
48	Italian stone pine	36	Poor	Low	Leaning and strongly asymmetric to W.; canopy low over building; torsion cracks in scaffolds suspected; surrounded by pavement; no basal flare.
49	Italian stone pine	36	Fair	Low	Leaning W.; surrounded by pavement; no basal flare; roots disrupting pavement.
59	Italian stone pine	26	Fair	Low	Asymmetric canopy to N.; surrounded by pavement; no basal flare; roots disrupting pavement.
69	Valley oak	44	Poor	Low	Several very large pruning wounds with decay; sulfur fungus conk; asymmetric form to W.; high likelihood of failure.
115	Coast live oak	25	Fair	Low	In narrow planting strip; thin; twig dieback; poor color; sprinkler head near trunk; base moist; wounds on trunk.
116	Coast redwood	24	Good	High	In narrow planting strip.
117	Coast redwood	25	Good	High	In narrow planting strip.
118	Coast redwood	25	Good	High	In narrow planting strip.
123	Coast redwood	26	Good	High	Trunk fills narrow planting space.

The trees in the best condition and with the highest potential for future performance were the four coast redwoods #116-118, 123. Redwoods are drought sensitive, however, and if adequate water cannot be provided, they will decline. Furthermore, they are sensitive to salts present in some recycled water. Therefore, suitability for preservation of the redwoods depends on the ability to provide high quality water into the future.

Italian stone pines #48, 49, and 56 were impressive specimens that were visible from El Camino Real. They pose some difficulties in preservation, however. Because of their heavy, asymmetric crowns and shallow, wide-spreading root system they require large spaces to remain stable.

- Tree #48 was leaning heavily over the existing building (Photo 6). There appeared to be torsion cracks in the large scaffold branches. It is unlikely the building could be demolished without damaging this tree. Based on our visual inspection we consider this tree to have a high likelihood for failure. We recommend removing it.

Photo 6 – Italian stone pine #48

- Tree #49 was leaning away from #48, and its canopy was asymmetric. The base of the tree appeared to be buried (Photo 7). Roots were pushing up the pavement. Retaining this tree would require establishing a tree protection zone at the dripline in which no construction, utilities, excavation, or use occurs. A root collar excavation to determine condition of the base of the tree is recommended if retention of the tree is considered. Based on our visual inspection we consider this tree to have a medium likelihood for failure.

Photo 7 – Italian stone pine #49 (inset is base of tree).

- Tree # 59 was leaning away from dead tree #58 (Photos 8 and 4). Retaining this tree would require establishing a tree protection zone that encompasses the potential fall zone (minimum distance equal to the height of the tree). Because of the lack of basal flare, a root collar excavation to determine condition of the base of the tree is recommended if retention of the tree is considered. Based on our visual inspection we consider this tree to have a medium likelihood for failure.

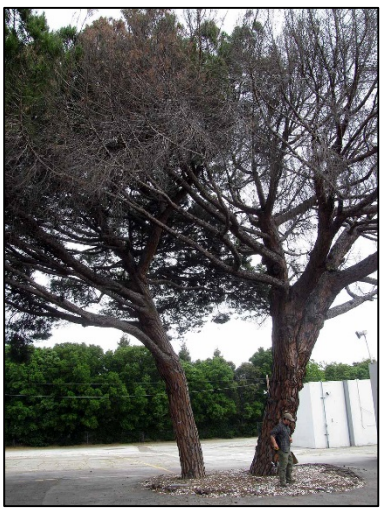


Photo 8 – Italian stone pine #59 on left; dead pine #58 on right.

Valley oak #69 was an old tree that has experienced several branch failures and crown reductions from pruning (Photo 9). Extensive internal decay was evident in the resultant wounds. Remnants of sulfur fungus that decays heartwood was present.

This tree had a high likelihood for failure. If the tree is retained, all use and activity would need to be excluded within the potential fall zone (minimum distance equal to the height of the tree).

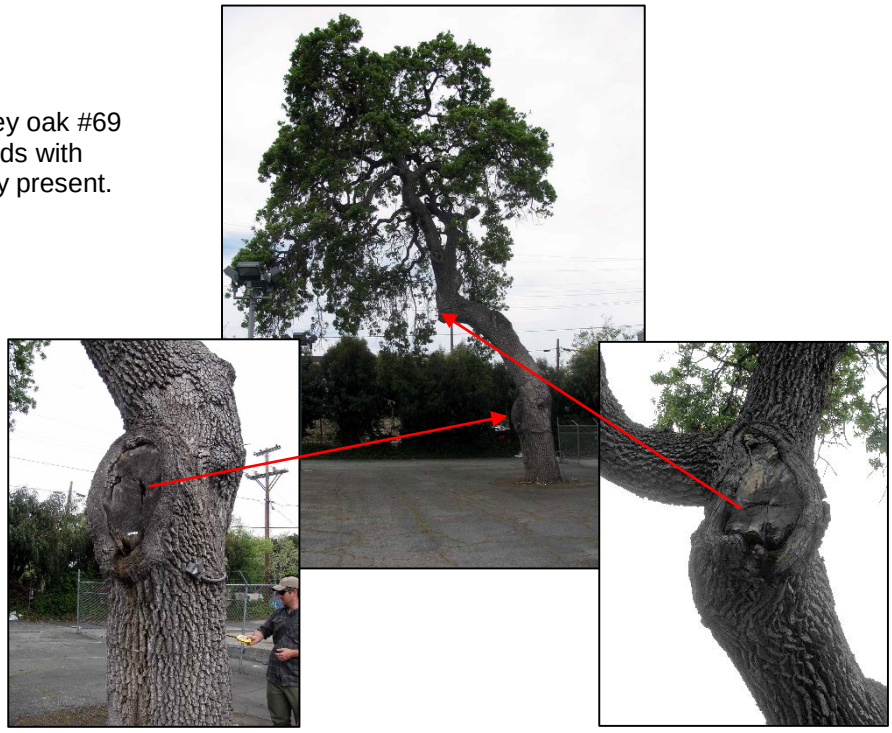


Photo 9 - Valley oak #69 had large wounds with extensive decay present.

Coast live oak #115 was in decline. Note the poor foliage color and density in Photo 11. Healthy coast live oak foliage is deep green and dense, as illustrated in Photo 5. There was an irrigation head near the base of the trunk and the area was wet (arrow in Photo 11 inset). Based on the symptoms, it is likely that the tree has root disease. There were also wounds at the base of the tree and possibly decay. For these reasons we rated the suitability for preservation as low. It is unlikely it will survive for many more years.

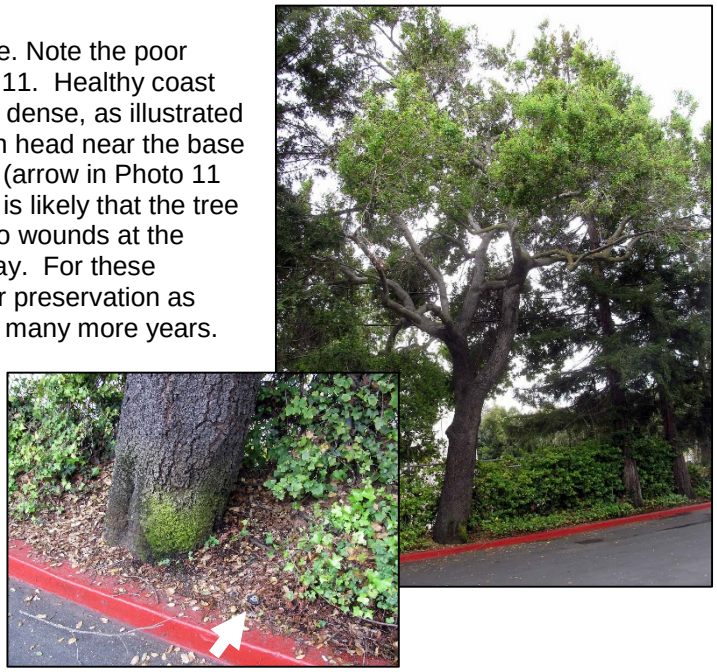


Photo 11 – Coast live oak #115.

Summary

Stanford Real Estate is planning to redevelop properties at 300-550 El Camino Real in Menlo Park, CA. Currently the site is a series of vacant commercial buildings with associated landscapes and parking lots. Trees were assessed on March 20, 2015. The survey included trees 4" in diameter and greater, located within and adjacent to the proposed project area.

One hundred six (106) trees representing 12 species were evaluated. There were 42 street trees, all London planes. Tree species on the site included blue gum, tree of heaven, silver dollar gum, Wilson holly, Hollywood juniper, Canary Island date palm, Italian stone pine, coast live oak, holly oak, valley oak and coast redwood. Overall, 46% of the trees were in good, 34% in fair condition, and 18% in poor condition. Two trees had died since 2012, including mature Italian stone pine #58.

In addition there were 95 trees along the Caltrain right-of-way. Ray Morneau inventoried those trees in 2012. We did not assess the trees individually. The trees provided an attractive and effective screen.

Trees were rated for suitability for preservation, which is the long-term potential for a tree to be an asset to the site. Ratings were: high, 49 trees; moderate, 17 trees; and low, 38 trees. We consider trees with high suitability for preservation to be the best candidates for preservation. We do not recommend retention of trees with low suitability for preservation in areas where people or property will be present. Retention of trees with moderate suitability for preservation depends upon the intensity of proposed site changes.

Often the largest trees are the ones given the highest priority for preservation. At this site, prominent trees included three Italian stone pines (#48, 49, 59), one valley oak (#69), one coast live oak (#115), and four coast redwoods (#116, 117, 118, 123). Of these, all except the redwoods had significant health and/or structural problems that make them poor candidates for preservation. The redwoods were in good condition and, if they are regularly irrigated with high quality irrigation water, are good candidates for preservation.

If you have any questions about my observations or recommendations, please contact me.

HortScience, Inc.

Ryan Gilpin, M.S.
Certified Arborist #WE-10268A

Exhibits

Tree Inventory Map
Tree Assessment Map
Tree Inventory Data

Tree Inventory Map

300-550 El Camino Real
Menlo Park, CA

Prepared for:

Stanfrod University

April 3, 2015

Notes:
1. Tree locations are approximate.

2. Basemap is ESRI aerial image.

Legend

Trees

260

Feet

HORT SCIENCE
325 Ray Street
Pleasanton, CA 94566
Phone (925) 484-0211
Fax (925) 484-0596

Tree Assessment Map

300-550 El Camino Real
Menlo Park, CA

Prepared for:
Stanfrod University

March 20, 2015

Notes:
1. Tree locations are approximate.

2. Basemap is ESRI aerial image.

3. Colors represent suitability for preservation.

Legend

Suitability for Preservation

- Dead
- High
- Low
- Moderate

N

260 Feet

Revised April 10, 2015

HORT SCIENCE
325 Ray Street
Pleasanton, CA 94566
Phone (925) 484-0211
Fax (925) 484-0596

Text

E15

Tree Assessment

300-550 El Camino Real
Menlo Park, CA
March 20, 2015

HORT SCIENCE

Tree No.	Species	Trunk Diameter (in.)	Protected Tree?	Condition 1=poor 5=excellent	Suitability for Preservation	Comments
1	London plane	6	Yes	3	Moderate	Street tree; iron grate; curve in trunk.
2	London plane	6	Yes	4	High	Street tree; iron grate.
3	London plane	7	Yes	4	High	Street tree; iron grate.
4	London plane	3	Yes	3	Moderate	Street tree; top dead; restructure.
5	Canary Island date palm	25	Yes	3	Moderate	Brown trunk height 20'.
6	Canary Island date palm	31	Yes	3	Moderate	Brown trunk height 20'; frond tips chlorotic.
7	Canary Island date palm	27	Yes	3	Moderate	Brown trunk height 20'; frond tips chlorotic.
8	Canary Island date palm	27	Yes	3	Moderate	Brown trunk height 20'; frond tips chlorotic.
9	Canary Island date palm	27	Yes	3	Moderate	Brown trunk height 23'; frond tips chlorotic.
12	Hollywood juniper	11, 6, 5, 3	No	3	Low	Dead branch; in planter against building.
13	London plane	11	Yes	4	High	Street tree; iron grate around trunk.
14	London plane	5	Yes	4	High	Street tree; iron grate around trunk.
15	London plane	10	Yes	4	High	Street tree; iron grate around trunk; leaning S. slightly.
16	London plane	9	Yes	4	High	Street tree; iron grate around trunk.
17	London plane	9	Yes	3	Moderate	Street tree; iron grate around trunk; bow in trunk.
18	London plane	8	Yes	4	High	Street tree; iron grate around trunk; bow in trunk.
19	London plane	6	Yes	4	High	Street tree; iron grate around trunk.
20	London plane	6	Yes	4	High	Street tree; iron grate around trunk.
21	London plane	7	Yes	4	High	Street tree; iron grate around trunk.
22	London plane	4	Yes	4	High	Street tree; iron grate around trunk.
23	London plane	8	Yes	4	High	Street tree; iron grate around trunk.

Tree Assessment

300-550 El Camino Real
Menlo Park, CA
March 20, 2015

HORT SCIENCE

Tree No.	Species	Trunk Diameter (in.)	Protected Tree?	Condition 1=poor 5=excellent	Suitability for Preservation	Comments
24	London plane	9	Yes	4	High	Street tree; iron grate around trunk.
25	Coast live oak	5, 4, 2, 2, 2	No	3	Moderate	Poor structure; multiple trunks; pruned flat against chain link fence.
26	Coast live oak	3, 3	No	3	Moderate	Codominant at base; hedged against fence.
27	Holly oak	10, 8	No	3	Moderate	Codominant at base; pruned flat against fence.
28	Coast live oak	4	No	0		
29	Wilson holly	6	No	3	Low	Thin; water stressed; hedged along fence.
30	Wilson holly	6	No	3	Low	Thin; water stressed; hedged along fence.
31	Coast live oak	6	No	3	Moderate	Hedged along fence.
32	Wilson holly	7	No	3	Moderate	Hedged along fence.
35	London plane	6	Yes	4	High	Street tree; iron grate around trunk.
36	London plane	10	Yes	4	High	Street tree; iron grate around trunk.
37	London plane	9	Yes	4	High	Street tree; iron grate around trunk.
38	London plane	19	Yes	4	High	Street tree; iron grate around trunk.
39	London plane	6	Yes	4	High	Street tree; iron grate around trunk.
40	London plane	8	Yes	4	High	Street tree; metal grate around trunk.
41	London plane	9	Yes	4	High	Street tree; metal grate around trunk.
42	London plane	9	Yes	4	High	Street tree; metal grate around trunk.
43	London plane	8	Yes	4	High	Street tree; metal grate around trunk.
44	London plane	9	Yes	4	High	Street tree; metal grate around trunk.
45	London plane	7	Yes	4	High	Street tree; metal grate around trunk.
46	London plane	8	Yes	4	High	Street tree; metal grate around trunk.
47	London plane	6	Yes	4	High	Street tree; metal grate around trunk; crown bowed W. away from adjacent pine.

Tree Assessment

300-550 El Camino Real
Menlo Park, CA
March 20, 2015

HORT SCIENCE

Tree No.	Species	Trunk Diameter (in.)	Protected Tree?	Condition 1=poor 5=excellent	Suitability for Preservation	Comments
48	Italian stone pine	36	Yes	2	Low	Leaning and strongly asymmetric to W.; canopy low over building; torsion cracks in scaffolds suspected; surrounded by pavement; no basal flare.
49	Italian stone pine	36	Yes	3	Low	Leaning W.; surrounded by pavement; no basal flare; roots disrupting pavement.
50	London plane	8	Yes	4	High	Street tree; metal grate around trunk.
51	London plane	9	Yes	4	High	Street tree; metal grate around trunk.
52	London plane	9	Yes	4	High	Street tree; metal grate around trunk.
53	London plane	10	Yes	4	High	Street tree; metal grate around trunk; distorted at base from grate.
54	London plane	3	Yes	4	High	Street tree; metal grate around trunk.
55	London plane	10	Yes	4	High	Street tree; metal grate around trunk.
56	London plane	11	Yes	4	High	Street tree; metal grate around trunk.
57	London plane	7	Yes	4	High	Street tree; metal grate around trunk.
58	Italian stone pine	36	No	0		
59	Italian stone pine	26	Yes	3	Low	Asymmetric canopy to N.; surrounded by pavement; no basal flare; roots disrupting pavement.
60	Holly oak	4, 4	No	3	Low	Codominant trunks arise at base top bowed to W.
61	London plane	2	Yes	4	High	Street tree; recent planting.
62	London plane	5	Yes	4	High	Street tree; metal grate around trunk.
63	London plane	10	Yes	4	High	Street tree; metal grate around trunk.
64	London plane	8	Yes	4	High	Street tree; metal grate around trunk.
65	London plane	3	Yes	3	Moderate	Street tree; metal grate around trunk; stakes should be removed; cord at 18" partially girdling trunk.
66	Holly oak	11	No	3	Low	Multiple branches arise at 6'; no central trunk.
67	Holly oak	10	No	2	Low	W. side of trunk and lower branch dead; poor structure.

Tree Assessment

300-550 El Camino Real
Menlo Park, CA
March 20, 2015

HORT SCIENCE

Tree No.	Species	Trunk Diameter (in.)	Protected Tree?	Condition 1=poor 5=excellent	Suitability for Preservation	Comments
68	Holly oak	12	No	3	Low	Multiple branches at 10'; in small planting space against building.
69	Valley oak	44	Yes	2	Low	Several very large pruning wounds with decay; sulfur fungus conk; asymmetric form to W.; high likelihood of failure.
70	Holly oak	13	No	3	Low	Poor structure; multiple branches arise at 8-10'; topped; in small opening in pavement with ivy.
71	Tree of heaven	23	Yes	3	Low	Engulfed in ivy; asymmetric to W.
72	Tree of heaven	15	Yes	3	Low	Engulfed in ivy; topped at 20'; multiple branches.
73	Coast live oak	6	No	2	Low	Topped at 4'; against fence in ivy.
74	Italian stone pine	9	No	3	Low	Asymmetric form. to N.; at base of utility pole; narrow planting strip against fence; ivy.
78	Coast live oak	11	Yes	3	Low	Multiple trunks at 6'; no central leader; growing through chain link fence; surrounded by pavement.
79	Coast live oak	8, 6	Yes	2	Low	Codominant trunks arise at base; growing through chain link fence; trunk growing around pole; surrounded by pavement.
80	Silver dollar gum	6, 5, 4	No	3	Low	Multiple trunks from base; surrounded by pavement.
81	Silver dollar gum	10, 10	No	2	Low	Codominant trunks from base; surrounded by pavement.
82	Silver dollar gum	9, 7, 7, 5	No	2	Low	Multiple trunks from base; surrounded by pavement.
83	Silver dollar gum	6, 6	No	2	Low	Codominant trunks from base; surrounded by pavement.
84	Silver dollar gum	26	Yes	3	Low	Leaning E.; twig dieback; large gall on S.
86	Silver dollar gum	32	Yes	2	Low	Poor structure; several Codominant stems with poor attachments.
101	Blue gum	21	Yes	2	Low	Topped; under power lines.
102	Blue gum	22,18, 13,10	Yes	2	Low	Topped; under power lines.
103	Blue gum	15, 15, 12, 12	Yes	2	Low	Topped; under power lines.

Tree Assessment

300-550 El Camino Real
Menlo Park, CA
March 20, 2015

HORT SCIENCE

Tree No.	Species	Trunk Diameter (in.)	Protected Tree?	Condition 1=poor 5=excellent	Suitability for Preservation	Comments
104	Blue gum	22, 10, 8, 7	Yes	2	Low	Topped; under power lines.
105	Blue gum	19	Yes	2	Low	Topped; under power lines.
106	Blue gum	12, 12, 10, 10, 8, 8	Yes	2	Low	Topped; under power lines.
107	Blue gum	26	Yes	2	Low	Topped; under power lines.
108	Blue gum	20	Yes	2	Low	Topped; under power lines.
109	Blue gum	24	Yes	2	Low	Topped; under power lines.
110	London plane	7	No	3	Low	Under power lines.
111	London plane	6	No	3	Low	Under power lines; low vigor.
112	London plane	8	No	3	Moderate	Low vigor.
113	Coast redwood	17	Yes	4	High	In narrow planting strip; 3" circling root.
114	Coast redwood	19	Yes	4	High	In narrow planting strip.
115	Coast live oak	25	Yes	3	Low	In narrow planting strip; thin; twig dieback; poor color; sprinkler head near trunk; base moist; wounds on trunk.
116	Coast redwood	24	Yes	4	High	In narrow planting strip.
117	Coast redwood	25	Yes	4	High	In narrow planting strip.
118	Coast redwood	25	Yes	4	High	In narrow planting strip.
119	London plane	12	No	4	High	In narrow planting strip with ivy; ivy up trunk.
121	London plane	8	No	3	Moderate	In narrow planting strip with ivy; intermediate form.
122	London plane	15	Yes	4	High	In narrow planting strip with ivy; ivy up trunk.
123	Coast redwood	26	Yes	5	High	Trunk fills narrow planting space.
124	London plane	11	No	4	High	In narrow planting strip with ivy.

Tree Assessment

300-550 El Camino Real
Menlo Park, CA
March 20, 2015

HORT SCIENCE

Tree No.	Species	Trunk Diameter (in.)	Protected Tree?	Condition 1=poor 5=excellent	Suitability for Preservation	Comments
125	London plane	7	No	4	High	In narrow planting strip.
126	London plane	10	No	4	High	In narrow planting strip.
127	London plane	9	No	3	Moderate	In narrow planting strip; intermediate form.
276	Coast live oak	14	Yes	3	Low	Engulfed in ivy; chain link fence through tree.
277	Tree of heaven	15	Yes	2	Low	Engulfed in ivy; leaning W. over street.

CITY OF MENLO PARK

MEMORANDUM

Date: 3/16/2017
To: Commission Members
From: Chip Taylor, Assistant City Manager
Re: City Council Work Plan Transmittal and Capital Improvement Program (CIP) process update

The City Council adopts its work plan at the beginning of the year. The work plan is the guiding document for the initiatives and projects staff will be working on throughout the next 12-18 months. Some of these items are typically not funded until the adoption of the budget later in June. At the Jan. 27, 2017, City Council special meeting, the City Council was provided with an update on the work plan items for 2016. Many of the items on the work plan and many of the currently funded CIP projects for 2016 are ongoing. The ongoing work plan items combined with CIP projects that are currently funded were combined for a draft work plan for Council to review for 2017.

The list was grouped into themes and priority levels to help categorize the items. The themes are as follows in no specific order:

• Improving Menlo Park's multimodal transportation system to more efficiently move people and goods through Menlo Park
• Responding to the development needs of private residential and commercial property owners
• Realizing Menlo Park's vision of environmental leadership and sustainability
• Maintaining and enhancing Menlo Park's municipal infrastructure and facilities
• Attracting thoughtful and innovative private investment to Menlo Park
• Furthering efficiency in city service delivery models
• Providing high-quality resident enrichment, recreation, discovery and public safety services

The City Council approved the work plan for 2017, which includes 56 items, some of which include multiple components. The work plan is included as Attachment A.

In previous years, as a part of the annual budget development process, the City updated its Five-Year Capital Improvement Plan (CIP), even though only the first year of CIP is funded by Council. The CIP typically represents recommendations for short- and long-range public investment in infrastructure development, maintenance, improvement and acquisition. The CIP provides a link between the City's Infrastructure Master Plan, various master planning documents, and various budgets and funding sources, and provides a means for planning, scheduling, funding and implementing capital and comprehensive planning projects over the next five years. Typically, a capital project is defined as a project costing more than $25,000.

Since, the Council has already approved the work plan and prioritized the initiatives and projects for the year and due to the current number and complexity of projects,

there isn’t the intent to add additional items to the CIP. The focus for the year is to work toward completion of the work plan items approved by Council including the CIP projects. It is important to note that some of the items in the work plan are not currently funded and they will be proposed as part of the upcoming budget for fiscal year 17-18. There may be a few CIP items added for FY16-17, but they will mainly be based on legal requirements. Other items that were previously listed in the CIP for FY17-18 and not included in the Council work plan may be shifted to the next fiscal year. With the completion of ConnectMenlo last year, a key theme for development of the 5-year CIP will be following through on the identified implementation programs.

Staff capacity has continued to be a limiting factor to the Council work plan and CIP implementation. The staffing for work plan and CIP projects comes from a variety of areas and continued vacancies have impacted available resources. This has affected the work plan and CIP schedules for many of the City's projects. We are in the process of filling these positions and finding the right talent to execute the work plan. It should be noted that these positions function as high-level project managers who work with contract engineering firms for design and construction of projects.

The CIP process should be a continuous discussion. It is important for the commissions to continually think about projects throughout the year and to discuss the merits of those projects including how they fit into the overall master plans within the City. The Council will be provided regular updates on the work plan items throughout the year. These updates can service as an opportunity and check in for the commissions to discuss any future projects that might be important to the City in the context of master plans and issues that arise.

Thank you, as always, for your valuable support of the Council's efforts to meet their goals of responsible fiscal management of the City's resources and infrastructure.

City of Menlo Park

2017 City Council Work Plan

February 7, 2017

Council Goal Setting Workbook Overview

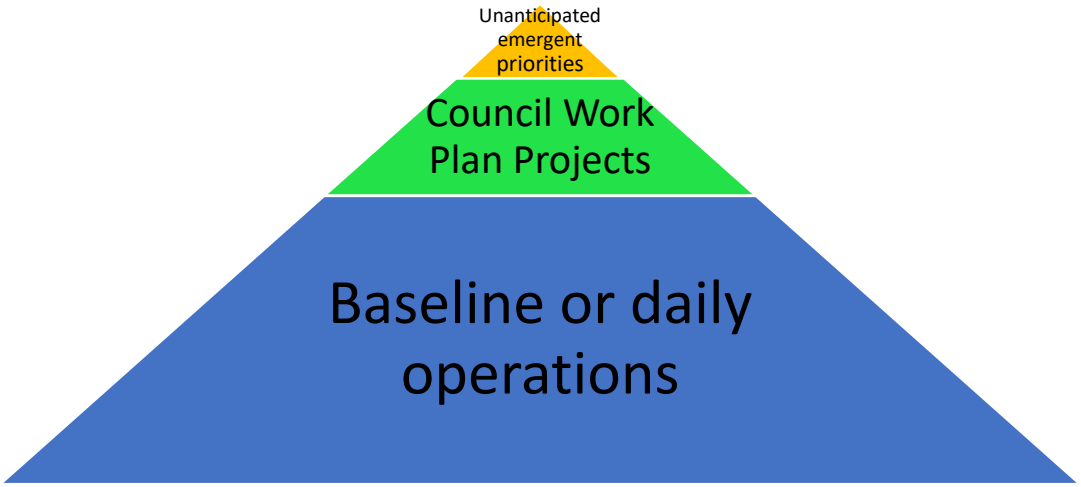
Council members and staff have previously set goals in order to better align Council priorities, staff's work plans, commission's work plans and, ultimately, the City budget. The product of the goal setting process that has evolved over the past several years is a detailed work plan that lists high level themes, specific projects, project sources, the lead department and the status of the item.

The work plan covers a roughly 18 month period beginning in February with work plan adoption, with many items commencing work in July following the budget adoption. This year's work plan includes a field to indicate those items that are progressing or will progress over multiple years.

In reviewing the work plan and considering which projects to prioritze, staff suggests Council consider differentiation of elements of overall staff capacity into three categories:

- Baseline work
- Work plan projects
- Unanticipated new priorities.

John Nalbandian, local government management expert and professor of Public Administration at the University of Kansas, says roughly 80% of staff capacity should be allocated to ongoing operations and "daily" work (baseline), 15% to priority work plan projects and 5% for unanticipated and emergent priorities. For purposes of this work plan,



staff has not only removed completed items, but has reassigned items that, although they began as projects in the previous work plan, are now considered "baseline work". For example, development projects were considered a project when staff capacity did not exist to complete them and now, given Council approved additions to staffing levels, can be considered part of normal operations. This implies that Council will be focusing their work at the goal setting session on prioritizing 15% of staff's total capacity.

This doesn't mean that other, non-prioritized projects are not doable, just that they will be addressed as staff capacity permits. Council is encouraged to propose projects and initiatives that are achievable given the current capacity and demand for services, and to engage in a realistic prioritization of the projects.

Table of Contents

Table of Contents (Continued)

Responding to the development needs of private residential and commercial property owners.

Extremely Important

1. Address Housing Element Implementation Programs

New or Existing	**Lead Department**
New	Community Development

Project Description
The Housing Element includes a number of Implementation Programs, each with a specific timeline for completion. The City is required to report annually to the State on the progress of the Programs.

Key Milestones
The following three implementation programs are targeted for completion in 2017. Where appropriate, the work on the Implementation Programs will be coordinated with other housing initiatives and goals: • (a) Amend the Zoning Ordinance to be consistent with State law and limit the loss of existing residential units or the conversion of existing units to commercial space (Program H2.C) • (b) Amend the Zoning Ordinance to modify R-2 zoning to tie floor area to dwelling units to minimize underutilization of R-2 zoned lots and maximize unit potential, unless unique features of a site prohibit additional units being constructed (Program H2.C) • (c) Adopt an Anti-Discrimination Ordinance to prohibit discrimination based on the source of a person's income or the use of rental subsidies, including Section 8 and other rental programs (Program H1.G).

Other department involvement	**Multi-Year**
City Manager's Office, City Attorney	No

Funding source	**State Mandate**
General Fund	Yes

Very Important

2. Implement Downtown/El Camino Real Specific Plan Biennial Review

New or Existing	**Lead Department**
Existing	Community Development

Project Description
Complete the implementation of the changes to the Specific Plan directed by the Council during the 2015 biennial review.

Key Milestones
The project is being conducted in two phases. Phase 1, consisting of text and graphic changes related to setbacks, sidewalk widths, hotel incentives and parking, and TDM programs among others will be completed in 2017. Phase 2, which includes more extensive research, environmental review and policy changes is expected to be completed in 2018. The directed changes require consultant assistance.

Other department involvement	**Multi-Year**
Public Works, City Manager's Office, City Attorney	Yes

Funding source	**State Mandate**
General Fund	No

3. Enhanced Housing Program

New or Existing	Lead Department
New	City Manager's Office

Project Description
This project is a response to the City Council's direction at the January 10th City Council Study Session on responding to residential displacement. The Council gave direction for staff to increase the Housing Commission meeting frequency from quarterly to monthly. In addition, the Council referred 15 policies and projects to the Commission for their recommendation on prioritization. This is likely to be a significant increase in workload and will result in a need for additional resources. Some of this policy work overlaps or is related to the implementation programs for the approved 2015-2023 Housing Element.

Key Milestones
Draft agendas, staff reports and attend monthly Housing Commission meetings. Work with Housing Commission to present prioritized list of actions to Council. Present recommended actions to Housing Commission and Council for items the Council prioritizes for 2017. Conduct public outreach on any new requirements or programs.

Other department involvement	Multi-Year
Administrative Services, Community Development, Public Works, City Attorney	Yes

Funding source	State Mandate
General Fund and BMR Fund	No

Important

4. Stanford University 2018 General Use Permit Review

New or Existing	**Lead Department**
New	Public Works

Project Description
Stanford University has initiated an update to its General Use Permit, originally adopted in 2000 to guide campus development, through Santa Clara County. Key elements proposed for the 2018 General Use Permit include completion of the development (academic and academic support space, housing, and parking) authorized by the 2000 General Use Permit; construction of new academic and academic support uses; construction of new housing units for students, faculty and staff; creation of parking supply reserve; and construction of new child care centers and facilities. City staff would track the project's progress through the County review process, and review the draft environmental review documents, with emphasis on the transportation analysis and proposed mitigation measures. The draft environmental documents are anticipated to be released as early as mid-2017 with project approval by Santa Clara County targeted for late 2017 to 2018.

Key Milestones
Key milestones for 2017 are anticipated to include tracking the project, attending public meetings, and preparing comments on the Notice of Preparation and draft environmental documents. The schedule for this project is dependent on an outside agency.

Other department involvement	**Multi-Year**
Community Development, City Manager's Office, City Attorney	Yes

Funding source	**State Mandate**
General Fund	Yes

5. Single Family Residential Requirements and Guidelines

New or Existing	Lead Department
New	Community Development

Project Description
This project would update the Zoning Ordinance requirements for single-family residential developments as well as develop new design guidelines to create a more predictable and expeditious process while providing a method for encouraging high-quality design in new and expanded residences.

Key Milestones
Key milestones for 2017 include the development of project goals and a work program through the Planning Commission and City Council and obtaining consultant assistance.

Other department involvement	Multi-Year
City Attorney	Yes

Funding source	State Mandate
General Fund	No

Realizing Menlo Park's vision of environmental leadership and sustainability.

Extremely Important

6. Green Infrastructure Plan

New or Existing	**Lead Department**
New	Public Works

Project Description
As part of the new stormwater municipal regional permit, the City is required to develop a Green Infrastructure Plan that identifies areas throughout the watershed that can be disconnected from the storm system to reduce storm runoff and improve water quality. The regulations expect this effort to span four years. During the first year, or Phase 1 of this project, the City will be required to develop and approve the framework. Prioritization and mapping of potential areas for green infrastructure will be required during the second year. As part of this effort, the study will require an assessment of the land uses in the watershed and a hydraulic evaluation of the City's existing stormwater system. In the third and fourth years, the plan is to be finalized and submitted to the State for approval.

Key Milestones
The milestone for 2017 will be approval of the work plan for the Green Infrastructure Plan, and future implementation phases will follow.

Other department involvement	**Multi-Year**
N/A	Yes

Funding source	**State Mandate**
Storm Drainage	Yes

Important

7. Community Zero Waste Plan

New or Existing	Lead Department
Existing	City Manager's Office

Project Description
Develop a plan of action, including program descriptions, milestones and estimated costs to bring the Menlo Park community closer to zero waste and thus reduce Greenhouse Gas (GHG) emissions.

Key Milestones
The plan will be completed.

Other department involvement	Multi-Year
Administrative Services, Community Development, Public Works	No

Funding source	State Mandate
CalRecycle, CIP	No

8. Update the Heritage Tree Ordinance

New or Existing	Lead Department
Existing	City Manager's Office

Project Description
Update the City's current Heritage Tree Ordinance.

Key Milestones
The consultant will be selected, community outreach, and commission meetings will commence.

Other department involvement	Multi-Year
Community Development, Public Works, City Attorney	Yes

Funding source	State Mandate
CIP	No

Attracting thoughtful and innovative private investment to Menlo Park.

Extremely Important

9. Downtown Streetscape Improvement Project (Specific Plan)

New or Existing	Lead Department
Existing	Public Works

Project Description
The project will consist of planning and implementing improvements in the downtown area per the Specific Plan considering the street café program, Chestnut Paseo and Santa Cruz Avenue Sidewalk and the development of new streetscape plans. The first phase of the project includes installation street cafes at up to six locations and installation of the Chestnut Paseo. Both projects includes coordination with property owners and businesses, design and construction work. The street cafes will be completed at the end of January and the evaluation of the Paseo will begin. Later phases of this project may be added in future years for the downtown Santa Cruz Avenue Sidewalk improvements and development of new streetscape plans.

Key Milestones
Key milestones for 2017 are anticipated to include completion of the first round of street cafés and evaluation of the Paseo at a Council study session in order to determine whether to construct a permanent Paseo and at what location (i.e., Chestnut Street or Curtis Street).

Other department involvement	Multi-Year
City Manager's Office	Yes

Funding source	State Mandate
Merchants contribution/GF	No

10. Downtown Parking Structure and Mix of Uses Design Contest

New or Existing	Lead Department
Existing	City Manager's Office

Project Description
The City has been approached by Facebook to assist with our effort to design a parking development for one or a number of our downtown parking plazas. They would like to help facilitate a design competition. It is staff's desire to coordinate this effort with the biennial review of the El Camino Real/Downtown Specific Plan in the event that revisions are necessary to accommodate a project that receives Council and community support.

Key Milestones
Confirm City's legal rights to develop on parking plazas 1-3. Present proposed contest to Council. Conduct outreach for project submissions. Facilitate evaluation of submitted projects, ensuring that at least one of the options is a single-use parking garage. Present a final proposal to Council (It may be necessary for this process to extend into 2018, based on community input.)

Other department involvement	Multi-Year
Public Works, Community Development	Yes

Funding source	State Mandate
Parking	No

Providing high-quality resident enrichment, recreation, and discovery.

Extremely Important

11. Belle Haven Pool Analysis and Audit

New or Existing	Lead Department
Existing	Public Works

Project Description
This project is analyzing the current and future use of the Belle Haven Pool. The Study would include a review of the pump house and pool for ADA and current building code requirements in order to maximize the pool use. The Belle Haven Pool has traditionally been a seasonal pool only operating during the summer months. The pool has seen increased demand and usage as a result of the expanded programing. The current pool infrastructure is not likely to support the long term impacts of a year round operation.

Key Milestones
The milestone for 2017 is completion of the study.

Other department involvement	Multi-Year
Community Services	No

Funding source	State Mandate
Rec in lieu	No

Very Important

12. Parks and Recreation Facilities Master Plan Update

New or Existing	**Lead Department**
Existing	Community Services

Project Description
This project will consist of community engagement activities to determine community facilities needs in order to update the Parks and Recreation Master Plan (1999) and eventually establish priorities for a potential third phase of Measure T bonds in fiscal year 2017-18.

Key Milestones
Milestones for 2017 include: development of RFQ; release of scope of work and RFP; Council approval of consultant contract; analysis of existing conditions, opportunities and constraints completed; some community engagement will have begun.

Other department involvement	**Multi-Year**
Administrative Services, City Manager's Office, Public Works, Library	Yes

Funding source	**State Mandate**
General Capital Improvement	No

13. Bedwell Bayfront Park Master Plan

New or Existing	**Lead Department**
Existing	Community Services

Project Description
The master plan will provide a long-term vision and general development guide for the park and its facilities, including how to protect park resources, provide quality visitor experiences, manage visitor use and plan for future park development. The plan will also identify infrastructure needs related to the methane gas and leachate collection systems and other issues associated with managing the closed landfill.

Key Milestones
The milestone for 2017 would be development of the plan and Council approval.

Other department involvement	**Multi-Year**
Public Works, Community Development	Yes

Funding source	**State Mandate**
Bedwell/ Rec in Lieu	No

14. Park Playground Equipment

New or Existing	Lead Department
New	Public Works

Project Description
A comprehensive Playground Safety Inspection Report was completed for each of the City's playgrounds in 2015. The findings of the report were used to prioritize the City's playground replacement schedule, with the first three being Burgess Park, Nealon Park, and Willow Oaks Park. Along with meeting the updated California Safety Standards, the new playgrounds may incorporate theme-based educational and interactive components.

Key Milestones
Key milestones anticipated for 2017 include identification of the first park (likely to be Nealon Park), determination of the proposed equipment, and going out to bid.

Other department involvement	Multi-Year
Community Services	Yes

Funding source	State Mandate
General Fund	Yes

Important

15. Jack Lyle Park Restroom

New or Existing	Lead Department
Existing	Public Works

Project Description
This project will involve engaging the neighborhood in developing a conceptual design, then constructing restroom.

Key Milestones
Key milestones anticipated for 2017 include completing the construction drawings, obtaining the building permit, going out to bid, awarding the construction contract, and constructing the restroom.

Other department involvement	Multi-Year
Community Services	No

Funding source	State Mandate
Rec in lieu	No

16. Library Space Needs Study

New or Existing	Lead Department
Existing	Public Works

Project Description
The Library Spaces Needs Study will help to determine how the building can be modified and updated to best accommodate changes to library services for the next twenty years. The goal will be to use the existing space to create greater flexibility, capacity and efficiency. There may also be a need to expand parts of the building to accommodate programs, such as those for children and teens, that have grown substantially. The library needs increased connectivity and spaces for quiet study and group work. The main library, originally constructed in 1957, was expanded in 1968 and 1992, and has internal load bearing walls and substructures that complicate internal remodeling.

Key Milestones
The Space Needs Study should be completed in 2017.

Other department involvement	Multi-Year
Library	No

Funding source	State Mandate
Library Foundation donation/ General Fund	No

17. Willow Oaks Park Improvements

New or Existing	Lead Department
Existing	Public Works

Project Description
This project includes improvements to Willow Oaks Park, including the reconstruction of the dog park and the construction of a new restroom facility. Public meetings are scheduled for February 9 and 11. Depending on the feedback received, milestones for the year will be established.

Key Milestones
Key milestones for 2017 are anticipated to include completing the community engagement process, designing the improvements and going out to bid.

Other department involvement	Multi-Year
Community Services, Community Development	No

Funding source	State Mandate
Rec in lieu	No

18. Burgess Park Snack Shack

New or Existing	Lead Department
New	Community Services

Project Description
The project would involve private entities proposing an expansion of the existing Burgess Park Snack Shack to accommodate a commercial grade kitchen and construct an adjacent building to accommodate the storage needs of AYSO and Little League. The new kitchen could be used for events and catering similar to the kitchen at Arrillaga Family Recreation Center. The project also would include opportunities to display aspects of local history on exterior walls. Private funds for design and construction of the project would be used; the City contribution would be limited to the use of the land and potential staff time for the review and coordination of the project.

Key Milestones
Key milestones anticipated for 2017 would include the identification of the project scope and location and determination of the future use of the improvements in order for the City Council to authorize the private fundraising to proceed in a manner similar to the Menlo Gates project along Ravenswood Avenue.

Other department involvement	Multi-Year
Public Works, Community Development, City Manager's Office, City Attorney's Office	Yes

Funding source	State Mandate
Private Donations/General Fund	No

Maintaining and enhancing Menlo Park's municipal infrastructure and facilities.

Extremely Important

19. Water System Master Plan

New or Existing	Lead Department
Existing	Public Works

Project Description
The Water System Master Plan will provide a guide for operations and maintenance standards and prioritizing future investments in the water distribution system. The Plan should be completed and ready for acceptance by the Council in 2017.

Key Milestones
Key milestones for 2017 are anticipated to include presenting components of the plan phases, such as staffing options for operations and maintenance, and ultimately Council acceptance of the entire Plan.

Other department involvement	Multi-Year
Administrative Services, City Attorney	No

Funding source	State Mandate
Water	No

20. Sidewalks on Santa Cruz Ave

New or Existing	Lead Department
Existing	Public Works

Project Description
This project will install sidewalks and associated storm drain improvements on Santa Cruz Avenue from Johnson Street and Olive Street. The City has selected a contractor who is ready to begin construction upon Calwater's completion of its water main replacement project.

Key Milestones
Construction of the sidewalks should be completed in 2017.

Other department involvement	Multi-Year
N/A	No

Funding source	State Mandate
General Fund/TIF	No

21. Trash Capture Device Installation

New or Existing	Lead Department
New	Public Works

Project Description
This project will install trash capture devices in storm drain inlets as required by the Municipal Regional Permit to reduce the amount of pollutants going into the Bay from high trash generating areas.

Key Milestones
The devices should be installed by summer 2017.

Other department involvement	Multi-Year
N/A	No

Funding source	State Mandate
General Fund	Yes

22. Administration Building Emergency Generator

New or Existing	Lead Department
New	Public Works

Project Description
The project will replace the existing emergency generator at the administration building that provides emergency power to the administration building when power from PG&E is temporarily lost. The existing generator is over 25 years old and supports the operation of the police dispatch 911 system and other essential City services during an emergency.

Key Milestones
The project is out bid and construction should be completed in 2017.

Other department involvement	Multi-Year
N/A	No

Funding source	State Mandate
General Fund	Yes

23. Chrysler Pump Station Improvements

New or Existing	Lead Department
New	Public Works

Project Description
The Chrysler Pump Station in Bohannon Park is over 50 years old and at the end of its useful life. This project involves the complete replacement of this critical stormwater pump and is being coordinated with the Menlo Gateway project.

Key Milestones
Key milestones anticipated for 2017 include completing the design and going out to bid.

Other department involvement	Multi-Year
Community Development	Yes

Funding source	State Mandate
Gas Tax/General Fund	No

24. Emergency Water Supply

New or Existing	Lead Department
Existing	Public Works

Project Description
This project will involve the first phase of construction of up to three emergency wells to provide a secondary water supply to the Menlo Park Municipal Water District eastern service area.

Key Milestones
The first well at the Corporation Yard is scheduled for completion by the end of 2017. For the second well, staff is evaluating different sites and plans to make a recommendation on the proposed well to the City Council in the summer of 2017.

Other department involvement	Multi-Year
N/A	Yes

Funding source	State Mandate
Water	Yes

Very Important

25. Library Landscaping

New or Existing	**Lead Department**
Existing	Public Works

Project Description
The project consists of replacing the landscaping and irrigation system around the Library. The existing landscaping and irrigation system is in need of major upgrades and a portion of the system is over thirty years old. The full landscaping around the Library will be delayed until the outcome of the Library space needs is completed.

Key Milestones
A smaller landscaping project between the main public entrance and the staff/serviceentrance will be completed by the fall of 2017. Additional improvements for 2017 include the installation of additional outdoor tables.

Other department involvement	**Multi-Year**
Library	Yes

Funding source	**State Mandate**
Rec in lieu and General Fund CIP	No

26. Arrillaga Family Recreation Center HVAC System Upgrade

New or Existing	Lead Department
New	Public Works

Project Description
When the Arrillaga Family Recreation Center was remodeled in 2011, a new HVAC system was installed that cooled/heated solely outside air as opposed to a more traditional recirculating system similar to those in many residential homes. The advantage of an HVAC system configured to pull air from the outside was cost and time savings during the renovation project. The decision at the time, however, came at the expense of energy efficiency and has resulted in extreme wear and tear on the cooling condensers due wide fluctuations in temperature experienced outside when compared to relatively constant indoor temperatures. This project will evaluate options to reduce the energy to control temperatures in the Recreation Center with a more efficient HVAC system and install the improvements.

Key Milestones
Key milestones anticipated for 2017 including system design and going out to bid.

Other department involvement	Multi-Year
Community Services	No

Funding source	State Mandate
General Fund	No

27. Belle Haven Child Development Center Kitchen and Bathroom Remodel

New or Existing	Lead Department
New	Public Works

Project Description
This project will remodel bathrooms and classroom kitchens by removing and replacing toilets with more child friendly ones, removing and replacing counter tops, sinks, faucets with hand held sprayer, air gaps for dishwasher, better shelving, carpet and vinyl floors and remodeling the kitchen and bathrooms.

Key Milestones
Key milestones for 2017 are anticipated to include preparing the applicable plans and specifications, obtaining any applicable permits, hiring the contractors, and completion of construction.

Other department involvement	Multi-Year
Community Services	No

Funding source	State Mandate
General Fund and Grant	Yes

28. Burgess Pool Capital Improvements

New or Existing	Lead Department
New	Public Works

Project Description
As part of the lease negotiation for the Burgess Pool, the City and the operator are identifying specific improvements to the aquatics facility to protect the asset. A capital replacement schedule will be used to identify specific improvements over the next five years. Upon completion of the lease negotiations, the milestones will be identified.

Key Milestones
Key milestones for 2017 will be determined upon completion of the lease negotiations.

Other department involvement	Multi-Year
Community Services	Yes

Funding source	State Mandate
General Fund	No

29. San Francisquito Creek Upstream of 101 Flood Protection Project

New or Existing	Lead Department
Existing	Public Works

Project Description
The San Francisquito Creek Joint Powers Authority is pursuing a potential project to provide flood protection, ecosystem restoration and recretion upstream of Highway 101. The project is being designed to protect communities from a flood event similar to the one that occurred in 1998. One potential component, could include modifications to the Pope Street/Chaucer Street bridge.

Key Milestones
Key milestones of 2017 are anticipated to include tracking the project, attending public meetings, and preparing comments on the draft environmental impact report, which is currently targeted for release in September 2017 for a 60-day review period.

Other department involvement	Multi-Year
N/A	Yes

Funding source	State Mandate
General Fund	Yes

Important

30. Nealon Park Sports Field Sod and Irrigation System Replacement

New or Existing	Lead Department
Existing	Public Works

Project Description
The project will consist of removing the existing sod, adjusting the irrigation system and installing new sod. The existing field, dating from 2002, has had to annually be patched with new sod due to wear which has created irregular grades in the field. The project will also add a new booster pump to increase the water pressure at Nealon Softball field so that the irrigation system has full coverage.

Key Milestones
The completion of the project is targetted for 2017.

Other department involvement	Multi-Year
Community Services	No

Funding source	State Mandate
General Fund	No

31. Gatehouse Fence Replacement

New or Existing	Lead Department
New	Public Works

Project Description
Portions of the existing Gatehouse fence along Ravenswood Avenue are rotting and in need of repair. Given the historic nature of the adjacent Gatehouse, great care is needed in replacing the fence.

Key Milestones
The milestone for 2017 is preparing the design details and going out to bid.

Other department involvement	Multi-Year
Community Development	Yes

Funding source	State Mandate
General Fund	No

32. Facilities Maintenance Master Plan

New or Existing	Lead Department
New	Public Works

Project Description
This project will create an asset management system for preserving existing City facilities in order to pursue proactive, preventative maintenance instead of reacting to failures of building components, which often necessitates more expensive emergency repairs.

Key Milestones
The milestone for 2017 would be the selection of a consultant to prepare the report.

Other department involvement	Multi-Year
Community Services	Yes

Funding source	State Mandate
General Fund	No

33. Reservoir Reroof and Mixers

New or Existing	Lead Department
New	Public Works

Project Description
The project involves re-constructing the roof of one of two water reservoirs serving the Menlo Park Municipal Water District customers. The project also consists of installing two submersible mixers in each of reservoirs to maximize turnover of the water and maintain the quality of the water in the tanks.

Key Milestones
The project is going out to bid and scheduled to be completed in 2017.

Other department involvement	Multi-Year
N/A	No

Funding source	State Mandate
Water	No

Furthering efficiency in city service delivery models.

Extremely Important

34. Complete Streets Commission Pilot

New or Existing	Lead Department
New	Public Works

Project Description
The project would involve the consolidation of the Bicycle Commission and Transportation Commission on a trial basis (pilot) into a Complete Streets Commission. The City is embarking on a major effort over the next 18 months to prepare a Transportation Master Plan. In order to ensure a successful process, the consolidation of the Bicycle Commission and Transportation Commission would be a helpful tool in creating efficiencies by channeling efforts to a single commission that can be a conduit for the outreach to the community on transportation issues. The Combined Commission would be comprised of the 10 members that are currently on the commission and are eligible for reappointment as of May 2017 and the pilot would run through April 2018 with the next round of annual appointments.

Key Milestones
The anticipated milestones for 2017 would include establishing the mission/charge for the Commission, updating the Commissions/Committees Policies and Procedures and Roles and Responsibilities by March, and consolidating the Commission meetings as of May 2017.

Other department involvement	Multi-Year
City Clerk, City Attorney	Yes

Funding source	State Mandate
General Fund	No

35. Complete an updated cost allocation plan, user fee study for non-utility operations, and cost recovery models for services

New or Existing	Lead Department
Existing	Administrative Services

Project Description
The user fee study and cost allocation plan will establish the maximum defensible fees that the City may charge for services provide to the public. Once complete, staff will present the study as well as a recommendation to City Council in accordance with the City Council's adopted cost recovery plan. The City has selected the vendor to complete the study and staff is currently working to finalize the professional services agreement.

Key Milestones
The City Council will receive the report in May/June 2017 and any fee changes approved by the City Council will go into effect approximately 60 days following final City Council action.

Other department involvement	Multi-Year
Administrative Services, Community Services, Police, Public Works, Community Development, Library, City Manager's Office, City Attorney	No

Funding source	State Mandate
General Fund	Yes

36. City Hall Remodel Project

New or Existing	Lead Department
Existing	Public Works

Project Description
The project consists of remodeling the 1st and 2nd floors of the Administration Building to create efficiencies and accommodate additional staff. This requires re-designing the 1st and 2nd floors of the Administration Building to improve existing work stations and increase the number of work stations.

Key Milestones
Key milestones for 2017 are anticipated to include completion of construction.

Other department involvement	Multi-Year
Administrative Services, Community Development	No

Funding source	State Mandate
General Fund	No

37. Complete a fee study for solid waste services

New or Existing	Lead Department
Existing	City Manager's Office

Project Description
Review and revise solid waste rate structure to reflect current case law, service needs, and revenue requirements

Key Milestones
The fee study will be completed.

Other department involvement	Multi-Year
Administrative Services, City Attorney	No

Funding source	State Mandate
Solid waste fund	No

Very Important

38. Information Technology Master Plan implementation

New or Existing	**Lead Department**
Existing	Administrative Services

Project Description
In 2017, the Administrative Services Department staff will work with user departments to coordinate delivery of the multi-year Information Technology Master Plan.

Key Milestones
1. Recruit new staff and contractors to implement the ITMP recommended wireless network, network redesign, core switch replacement, virtual server migration, and storage area network upgrades. 2. Establish an 2017-18 ITMP implementation team comprised of existing staff and other outside consultants as necessary; identify backfill resources as necessary. 3. Launch implementation of the application upgrades as determined by resources available (e.g. budget, available staff capacity, etc.). 4. Provide project updates to the City Council on the ITMP implementation project in August and January.

Other department involvement	**Multi-Year**
ALL	Yes

Funding source	**State Mandate**
IT Capital Fund	No

39. Development of a Citywide Communications Program

New or Existing	Lead Department
Existing	City Manager's Office

Project Description
Develop, fund and staff a comprehensive and modern communications program with the primary goal of communicating City matters to the public. This effort might be through the use of news media, social media and other communications tools.

Key Milestones
Hire a consultant, Develop a plan, Fund the plan.

Other department involvement	Multi-Year
Administrative Services, Community Development, Community Services, Library, Police, Public Works	Yes

Funding source	State Mandate
Primarily General Fund and other funds where allowable.	No

Important

40. Organizational study for Public Works maintenance services

New or Existing	Lead Department
Existing	City Manager's Office

Project Description
The organization study will review the current maintenance processes, document their current form and propose improvements. The review process will use industry standard practices as appropriate to provide a better understanding of how the current processes could be improved. The review will incorporate other studies that have been completing or are in process such as the Water System Master Plan to provide data for the review. The review will include all the maintenance functions performed by the City.

Key Milestones
The study will be completed.

Other department involvement	Multi-Year
Public Works	No

Funding source	State Mandate
General Fund	No

41. Organizational study for Development Services

New or Existing	Lead Department
Existing	City Manager's Office

Project Description
The organization study will review the current development review process, document its current form and propose improvements. The review process will use industry standard practices as appropriate to provide a better understanding of how the current process could be improved. The review will include the functions in planning, building, transportation and engineering.

Key Milestones
Consultant will be selected, background and review will commence.

Other department involvement	Multi-Year
City Manager's Office, Community Development, Public Works, City Attorney	Yes

Funding source	State Mandate
General Fund	No

42. Community Services Strategic Plan Implementation

New or Existing	Lead Department
Existing	Community Services

Project Description
In 2016, the Community Services Department completed a 5-year strategic plan designed to support increased participation and program cost-recovery goals while implementing needs assessments to guide future department services.

Key Milestones
2017 milestones include: Complete a community needs analysis determining need for after school programs including age groups, services, partnerships and efficiencies to meet changing community needs; Complete a community needs analysis determining opportunities for new/additional programs expanding participation at Onetta Harris Community Center, Senior Center and Belle Haven Youth Center.

Other department involvement	Multi-Year
N/A	No

Funding source	State Mandate
General Fund	No

43. Federal and State Lobbying Initiative

New or Existing	Lead Department
New	City Manager's Office

Project Description
As the City's need for large scale regional infrastructure improvements particularly in the area of transportation/transit, the City needs a consistent voice in Sacramento as well as in Washington, DC.

Key Milestones
Develop legislative platform, and hire lobbyist.

Other department involvement	Multi-Year
Public Works	Yes

Funding source	State Mandate
Primarily General Fund and other restricted funds as allowable.	No

Improving Menlo Park's multimodal transportation system to move people and goods through Menlo Park more efficiently.

Extremely Important

44. Haven Avenue Streetscape Improvement

New or Existing	**Lead Department**
Existing	Public Works

Project Description
The Haven Avenue Streetscape Project will provide new bicycle and pedestrian facilities to Haven Avenue, connecting Menlo Park, San Mateo County and Redwood City residents and employees. The project area includes Haven Avenue, between Marsh Road and the San Mateo County border (where the existing bicycle lanes terminate). It provides a direct connection to the San Francisco Bay Trail, and will function as an interim gap closure of the Bay Trail between Bedwell-Bayfront Park and Seaport Avenue, better serving both commute and recreational needs.

Key Milestones
Key milestones for 2017 are anticipated to include 1) completing the work in the City right-of-way (between the San Mateo County line and the bridge over the Atherton Channel) following completion of the Anton Menlo apartments and 2) obtaining an encroachment permit for work within Caltrans right-of-way.

Other department involvement	**Multi-Year**
N/A	Yes

Funding source	**State Mandate**
Measure A Grant/TIF/Developer	Yes

45. Willow/101 Interchange

New or Existing	Lead Department
Existing	Public Works

Project Description
Reconstruction of the US 101/Willow Interchange is anticipated to begin in early 2017 and last approximately 2 years. Caltrans will lead construction efforts. City role will be to support the project through construction by assisting with communication efforts on construction impacts, traffic controls, and detours; provide local coordination, required permit review for local street impacts; and provide inspection of construction within City right-of-way.

Key Milestones
Key milestones for 2017 are anticipated to include responding to ongoing construction issues as they arise. The schedule for this project is dependent on an outside agency.

Other department involvement	Multi-Year
Community Development, Police, City Manager's Office	Yes

Funding source	State Mandate
TA for Construction/General Fund for Staff Time	Yes

46. Transportation Master Plan

New or Existing	Lead Department
Existing	Public Works

Project Description
The ConnectMenlo Circulation Element includes a number of forthcoming transportation-related programs, including those to encourage multi-modal transportation, provide opportunities for active transportation to encourage health and wellness, minimize cut-through traffic on residential streets, and consider changes to the transportation impact metrics the City uses to evaluate development proposals. The highest priority transportation-related program is the development of a Transportation Master Plan and updates to the Transportation Impact Fee (TIF) program. Transportation challenges, including multi-modal safety, traffic congestion, neighborhood quality of life, and regional coordination are significant concerns to the City of Menlo Park. A Transportation Master Plan would provide a bridge between the policy framework adopted within the Circulation Element and project-level efforts to modify the transportation network within Menlo Park. Broadly, it provides the ability to identify appropriate projects to enhance the transportation network, conduct community engagement to ensure such projects meet the communities' goals and values, and prioritize projects based on need for implementation. The Transportation Master Plan, when completed, would provide a detailed vision, set goals and performance metrics for network performance, and outline an implementation strategy for both improvements to be implemented locally and for local contributions towards regional improvements. Following development of the Master Plan, the TIF program update would provide a mechanism to modernize the City's fee program to collect funds towards construction of the improvements identified and prioritized in the Master Plan. The Transportation Master Plan, however, is not designed to identify project-level, specific solutions to individual neighborhood cut-through traffic concerns, specific Safe Routes to School infrastructure plans, or provide detailed engineering designs of the improvements that will be identified in the Plan. These efforts would be prioritized in the Plan for future work efforts.

Key Milestones
Key milestones anticipated to be completed in 2017 include finalizing scope of work, awarding a consultant contract, initiating community engagement, and developing draft list of projects for consideration.

Other department involvement	Multi-Year
City Manager's Office, Community Development	Yes

Funding source	State Mandate
General Fund	No

47. Transit Improvements

New or Existing	Lead Department
Existing	Public Works

Project Description
The purpose of this project is to support development of transit options and improvements in Menlo Park. Opportunities to be evaluated and prioritized include: enhancements to the existing shuttle program, coordination with SamTrans' current and future fixed-route service options, a transportation management association for the downtown and/or M2 areas, and bus stop amenities in Menlo Park.

Key Milestones
Key milestones for 2017 are anticipated to include beginning service for revised shuttle routes, initiating Transportation Management Association (TMA) study, and installing new bus stop amenities (new, redesigned signs and shelters in Belle Haven).

Other department involvement	Multi-Year
Community Development, City Manager'	Yes

Funding source	State Mandate
TIF	No

48. Chilco Street Scape and Sidewalk Installation

New or Existing	Lead Department
Existing	Public Works

Project Description
This project will involve engineering design and construction of landscaping, sidewalks, and bicycle facility improvements as identified during the Belle Haven Visioning/Implementation Plans and Connect Menlo General Plan Update process. The project would include landscaping, lighting, signing/striping modifications, and pedestrian and bicycle facility improvements. The current funding shown for this project is anticipated to provide staff time for design support, and is funded from a contribution by the Sobrato Organization provided during the approvals of the Commonwealth Corporate Center Project. Construction of the improvements would be completed by Facebook, as required within the Development Agreement for the Facebook Campus Expansion Project.

Key Milestones
Key milestones for 2017 include finalizing the concept plans for all phases, final design plans for Phases 3a, 3b, and 4a, and beginning construction of Phases 3a and 3b.

Other department involvement	Multi-Year
Community Development	Yes

Funding source	State Mandate
Developer	No

Very Important

49. High Speed Rail Coordination & Environmental Review

New or Existing	Lead Department
Existing	Public Works

Project Description
The California High Speed Rail Bay Area to Central Valley route is being planned along the existing Caltrain tracks through the City of Menlo Park. This project involves City staff coordination with the Peninsula Cities Coalition, neighboring jurisdictions, the High Speed Rail Authority and elected officials to protect the City's interests during the planning and implementation stages of the California High Speed Rail project. Funding will be used for technical expertise and consulting support.

Key Milestones
Key milestones for 2017 include authorization of a reimbursement agreement with the High Speed Rail Authority and participating in expected environmental review milestones for the San Francisco-San Jose project section.

Other department involvement	Multi-Year
Community Development, City Manager's Office, City Attorney (Outside Counsel)	Yes

Funding source	State Mandate
General Fund	Yes

50. Oak Grove, University, Crane Bicycle Improvement Project

New or Existing	Lead Department
New	Public Works

Project Description
This project would construct the approved one-year pilot of the Oak Grove, University, Crane Bicycle Improvement Project.

Key Milestones
Key milestones for 2017 are anticipated to include finalizing design plans, awarding a construction contract, construction, finalizing trial metrics to be evaluated, and collecting before and after data.

Other department involvement	Multi-Year
N/A	No

Funding source	State Mandate
General Fund	No

51. Ravenswood Avenue/Caltrain Grade Separation Study

New or Existing	Lead Department
Existing	Public Works

Project Description
The existing Ravenswood Avenue at-grade crossing of Caltrain is a critical rail crossing within the Menlo Park corridor. This crossing is within the Menlo Park El Camino Real/Downtown Specific Plan Area, and falls within the City's Priority Development Area. The proposed project, the Ravenswood Avenue Grade Separation Project Study Report (PSR), would expand on the 2003-2004 Grade Separation Studies prepared by BKF Engineers on behalf of the City, and complete an in depth study of alternatives for the Ravenswood Avenue crossing. The prior study identified six alternatives for Ravenswood Avenue; however, no alternative has been recommended as a preferred alternative. This PSR would refine the preliminary concepts identified in the prior study in order to develop design concepts and gain community consensus around a preferred alternative.

Key Milestones
Key milestones for 2017 are anticipated to include completion of the final PSR and identification of a preferred alternative for grade separation at Ravenswood Avenue.

Other department involvement	Multi-Year
Community Development, City Manager's Office, Library, Community Services, Police	No

Funding source	State Mandate
Measure A Grant	No

52. Willows Neighborhood Complete Streets

New or Existing	Lead Department
New	Public Works

Project Description
This project expands the previously identified Laurel Upper School Safe Routes to School Plan to also address cut-through traffic concerns in the Willows neighborhood as directed by the City Council on February 28, 2017. The scope of the project is anticipated to include Safe Routes to Schools improvements to the Laurel Upper School enrollment area (extending across Willow Road) to facilitate travel by students to the school site, as well as cut-through traffic analysis in the Willows neighborhood (generally bounded by Woodland Avenue, Willow Road, US 101 and University Avenue). It is expected that the potential improvements identified in this study would benefit students traveling to other nearby schools including Willow Oaks Elementary, the Alto International School and Menlo-Atherton High School due to their proximities to the study area.

Key Milestones
Key milestones anticipated in 2017 include hosting an initial community meeting in Spring 2017 to share the history of the project, developing a scope of work, and awarding a consultant contract to conduct the study.

Other department involvement	Multi-Year
Police	Yes

Funding source	State Mandate
General Fund	No

53. Initiate Citywide Safe Routes to School Program

New or Existing	Lead Department
New	Public Works

Project Description
This work effort would initiate the creation of a new program to promote the 6Es of Safe Routes to School for all schools serving Menlo Park: Evaluation, Engineering, Education, Encouragement, Enforcement, and Equity.

Key Milestones
Key milestones anticipated for 2017 include identifying a staff person to lead this effort, making contact with each school within the five public school districts serving Menlo Park, convening a quarterly stakeholder meeting (starting in Q4) with representatives of each school and other relevant groups to be identified, identify a prioritized list and schedule for Safe Routes infrastructure plans for each school, and potentially hiring a consultant to develop a recommended program approach to implement a comprehensive, future Safe Routes to Schools program. To accomplish this work, staff would need to complete the reorganization of the Bicycle and Transportation Commissions to a Complete Streets Commission no later than May 2017; other internal staff assignments may need to be shifted to accomplish this item.

Other department involvement	Multi-Year
Police, City Manager's Office	Yes

Funding source	State Mandate
General Fund	No

54. Middle Avenue Caltrain Crossing Study

New or Existing	Lead Department
New	Public Works

Project Description
This project will provide a grade separated crossing through the Caltrain railway to create a pedestrian and bicycle connection and bridge the gap between east and west Menlo Park. The crossing will be located near Middle Avenue, connecting Alma Street near Burgess Park to El Camino Real at the proposed open space plaza as identified in the El Camino Real/Downtown Specific Plan. This crossing would improve connectivity for neighborhoods on both sides of the Caltrain tracks with city amenities, schools and access to public transit and downtown Menlo Park. The project would expand on the undercrossing study completed in fiscal year 2007-08 where the preferred Middle Avenue crossing location was selected. This project would develop preliminary design alternatives, seek community feedback around a preferred alternative and complete environmental clearance.

Key Milestones
Key milestones anticipated in 2017 include awarding a consultant contract, conducting community engagement on potential alternatives, and developing preliminary designs for potential alternatives.

Other department involvement	Multi-Year
Community Development	Yes

Funding source	State Mandate
Measure A/TIF	No

Important

55. El Camino Real Corridor Study

New or Existing	**Lead Department**
Existing	Public Works

Project Description
This project consists of a traffic study to determine the level of service at the intersections on El Camino Real when a bicycle lane or a third through lane is added for both the northbound and southbound directions between Encinal Avenue and Live Oak. The study also evaluated impacts of removing the on-street parking on El Camino Real, business (parking) effects, safety and aesthetics.

Key Milestones
Key milestones for 2017 are anticipated to include submitting encroachment permit applications to Caltrans for the east-west crossing improvements and completing the additional analysis requested by the City Council for northbound traffic conditions.

Other department involvement	**Multi-Year**
N/A	Yes

Funding source	**State Mandate**
Measure A	No

56. Middlefield Rd/Ravenswood and Ringwood Avenues Traffic Signals Modification

New or Existing	Lead Department
New	Public Works

Project Description
This project would modify the existing traffic signals on Middlefield Road at Ravenswood Avenue and Ringwood Avenue to improve bicycle and pedestrian safety and accessibility. A new traffic signal phase and signal equipment will be added to allow Menlo-Atherton High School students to cross Middlefield Road at Ravenswood Avenue to proceed directly west onto Ravenswood Avenue. This project would also evaluate the potential removal of the triangular median island on the southwest corner of Middlefield Road/Ravenswood Avenue.

Key Milestones
Key milestones anticipated for 2017 include finalizing scope of planned improvements.

Other department involvement	Multi-Year
N/A	Yes

Funding source	State Mandate
TIF	No