

## 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](http://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](http://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.



## 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 7<sup>th</sup> 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 28<sup>th</sup> 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, 1<sup>st</sup> full paragraph, 5<sup>th</sup> 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 ginkgo 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 20<sup>th</sup> 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:

<b>Table 1: CEQA Process Timeline</b>		
<b>Date</b>	<b>Milestone</b>	<b>Hearing Body</b>
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
<b>3/27/2017</b>	<b>Draft Infill EIR Public Hearing</b>	<b>Planning Commission</b>
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					
Intersection	Jurisdiction	Significant Impact?		Is Mitigation Feasible?	Remains Significant and Unavoidable Impact?
		Near-Term 2021 Plus Project	Cumulative 2040 Plus Project		
<b>Middlefield Rd/ Marsh Rd (#1)</b>	Atherton	Yes - AM	Yes - AM	Yes	Yes <sup>1,2</sup>
<b>Middlefield Rd/ Glenwood Ave- Linden Ave (#3)</b>	Atherton	Yes - AM/PM	Yes - AM/PM	Yes	Yes <sup>1,2</sup>
<b>Middlefield Rd/ Ravenswood Rd (#5)</b>	Menlo Park and Atherton	No	Yes - AM	Yes	Yes <sup>1</sup>
<b>Middlefield Rd/ Willow Rd (#7)</b>	Menlo Park	Yes - PM	Yes - AM/PM	No	Yes <sup>2,3</sup>
<b>El Camino Real/ Ravenswood Ave- Menlo Ave (#15)</b>	Menlo Park/ Caltrans	No	Yes - AM/PM	No	Yes <sup>1,2,3</sup>
<b>El Camino Real/ Live Oak Ave (#16)</b>	Menlo Park/ Caltrans	No	Yes - AM/PM	Yes	Yes <sup>1,3</sup>
<b>El Camino Real/ Middle Ave (#18)</b>	Menlo Park/ Caltrans	No	Yes - PM	No	Yes <sup>1,2,3</sup>
<b>El Camino Real/ College Ave (#19)</b>	Menlo Park/ Caltrans	Yes - AM/PM	Yes - AM/PM	Yes	Yes <sup>1,3</sup>
<b>El Camino Real/ Partridge Ave (#20)</b>	Menlo Park/ Caltrans	Yes - AM	Yes - AM/PM	Yes	Yes <sup>1,3</sup>
<b>El Camino Real/ Harvard Ave (#22)</b>	Menlo Park/ Caltrans	Yes - AM	Yes - AM/PM	Yes	Yes <sup>1,3</sup>
<b>El Camino Real/ Creek Dr (#23)</b>	Menlo Park/ Caltrans	Yes - AM	Yes - AM/PM	Yes	Yes <sup>1,3</sup>
<b>University Dr/ Middle Ave (#31)</b>	Menlo Park	Yes - AM/PM	Yes - AM/PM	Yes	Yes <sup>3</sup>

Notes:

<sup>1</sup> Mitigation measure(s) requires approval from another jurisdiction, which cannot be guaranteed; therefore, impact remains significant and unavoidable.

<sup>2</sup> Mitigation measure(s) requires acquisition of right-of-way, which cannot be guaranteed; therefore, impact remains significant and unavoidable.

<sup>3</sup> Mitigation measure(s) is undesirable due to potential secondary impacts; therefore, impact remains significant and unavoidable.

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

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

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Segment	Significant Impact	Is Mitigation Feasible?	Remains Significant and Unavoidable Impact?
<b>Ravenswood Avenue Railroad Crossing</b>	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:

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%
<b>Total</b>	<b>Up to 459,013 sf</b>	<b>100.0%</b>

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 ~~strike through~~ (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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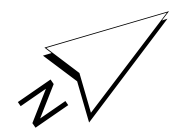


**PROJECT  
LOCATION**



**CITY OF MENLO PARK**  
 LOCATION MAP  
 MIDDLE PLAZA AT 500 EL CAMINO REAL

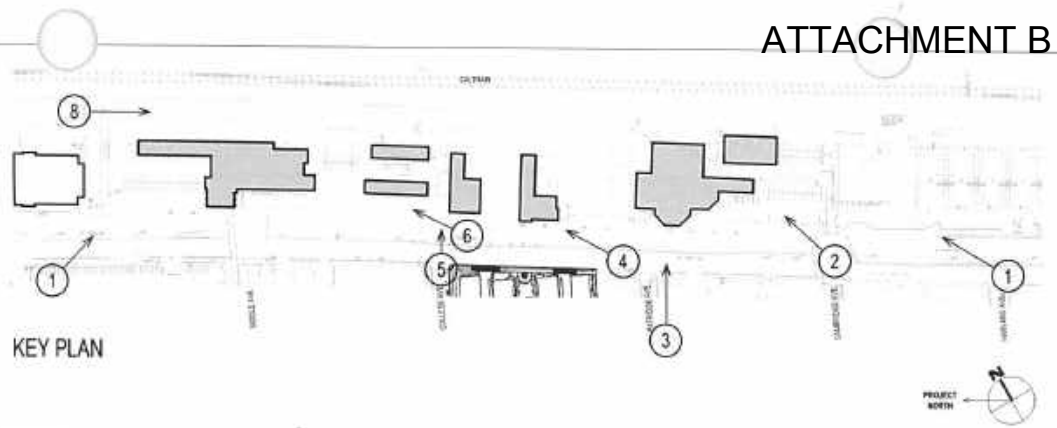
DRAWN: TAS CHECKED: JPL DATE: 3/27/17 SCALE: 1" = 300' SHEET: 1



RECEIVED

MAR 09 2017

CITY OF MENLO PARK  
BUILDING



1



2



3



4



5



6



7



8











# MIDDLE PLAZA at 500 EL CAMINO REAL

MENLO PARK, CALIFORNIA  
DEVELOPMENT PERMIT APPLICATION  
FEBRUARY 24, 2017



**PROJECT DATA**

<b>A. ZONING DESIGNATION:</b>		DOWNTOWN SPECIFIC PLAN EL CAMINO REAL SOUTH EAST (ECR SE)
<b>B. TOTAL LAND AREA:</b>		367,210 SF (8.43 ACRES)
<b>C. LOT COVERAGE:</b>		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.	
<b>TOTAL</b>	<b>142,348 SQ.FT.</b>	
<b>LOT COVERAGE:</b>		38.8%
<b>D. OPEN SPACE:</b>		39.5%
<b>E. PROPOSED FAR:</b>		1.17
<b>F. PROPOSED BUILDING USE:</b>		OFFICE, RESIDENTIAL AND RETAIL
<b>G. TOTAL LANDSCAPE AREA:</b>		145,105 SF
<b>H. BUILDING HEIGHT:</b>		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)	
<b>I. DEVELOPMENT AREA:</b>		
	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
<b>TOTAL</b>		<b>429,326 SF</b>
<b>J. PARKING:</b>		
<b>TOTAL REQUIRED PARKING (PER SPECIFIC PLAN)</b>		
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)	
<b>TOTAL PARKING REQUIRED</b>	<b>1,002 CARS</b>	
<b>TOTAL PROVIDED PARKING</b>		
(SEE SHARED PARKING ANALYSIS MEMO PREPARED BY FEHR & PEERS)		
OFFICE PROVIDED PARKING	542 CARS	
RESIDENTIAL PROVIDED PARKING	359 CARS	
RETAIL PROVIDED PARKING	62 CARS	
<b>TOTAL PARKING PROVIDED</b>	<b>963 CARS</b>	
<b>K. SURFACE PARKING:</b>		
BASMENT PARKING:	164 CARS	
<b>TOTAL</b>	<b>801 CARS</b>	
<b>L. PROVIDED BIKE PARKING:</b>		
LONG TERM (CLASS I):	RESIDENTIAL 216 BIKES	OFFICE 17 BIKES
SHORT TERM (CLASS II):	22 BIKES	12 BIKES



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**MIDDLE PLAZA at 500 EL CAMINO REAL**  
 Menlo Park, California



PROJECT DATA, SHEET INDEX AND CONTACTS

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



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 above. Parking garages are not considered 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 occupancies. 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 members	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
BUILDING TOTAL		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 Office	M B	10,286 1,158	37,500 69,000	0.274 0.017	0.291	OK (<1)
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
BUILDING TOTAL		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
BUILDING TOTAL		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 Office	S-2 B	15,223 1,308	78,000 69,000	0.195 0.019	0.214	OK (<1)
	BUILDING TOTAL		46 feet	3 stories	45,223	Entire Building Ratio:		0.630	OK (<1)



MIDDLE PLAZA at 500 EL CAMINO REAL  
 Menlo Park, California



BUILDING CODE ANALYSIS - OFFICES  
 02/24/2017

G2.1





**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:** 42  
**Points Targeted:** 62  
**Points Available:** 62

**Total Points Achieved and Targeted:** 42  
**Rating Level Pre-Certification System:** Silver  
**Total Points Available in this project:** 62

**Points from Prerequisites:** 38  
**Points from Credits:** 4

**Certified 42-49 points Silver 50-59 points Gold 60-79 points Platinum 80-112 points**

Smart Locations and Land Use			Green Infrastructure and Building		
Prereq. / Credit	Points	Y/N/A	Prereq. / Credit	Points	Y/N/A
Prereq. 1 Smart Location	4	Y	Prereq. 1 Certified Green Building	4	Y
Prereq. 2 Impervious Surface and Ecological Communities	4	Y	Prereq. 2 Minimum Building Energy Efficiency	4	Y
Prereq. 3 Wetland and Water Body Conservation	4	Y	Prereq. 3 Minimum Building Water Efficiency	4	Y
Prereq. 4 Agricultural Land Conservation	4	Y	Prereq. 4 Construction Activity Pollution Prevention	4	Y
Prereq. 5 Physically Accessible	4	Y	Credit 1 Certified Green Building	4	Y
Credit 1 Preferred Location	10	Y	Credit 2 Building Energy Efficiency	4	Y
Credit 2 Brownfield Redevelopment	2	Y	Credit 3 Building Water Efficiency	4	Y
Credit 3 Landuses with Reduced Automobile Dependence	1	Y	Credit 4 Water Efficient Landscaping	4	Y
Credit 4 Bicycle Network and Storage	1	Y	Credit 5 Existing Building Use	4	Y
Credit 5 Housing and Jobs Proximity	3	Y	Credit 6 Historic Resource Preservation and Adaptive Reuse	4	Y
Credit 6 Street Slopes Protection	1	Y	Credit 7 Historical Site Disturbance in Design and Construction	4	Y
Credit 7 Site Design for Habitat and Wetlands and Water Body Conservation	1	Y	Credit 8 Stormwater Management	4	Y
Credit 8 Restoration of Habitat or Wetlands and Water Bodies	1	Y	Credit 9 Heat Island Reduction	4	Y
Credit 9 Long Term Conservation Management of Habitat or Wetlands and Water Bodies	1	Y	Credit 10 Solar Orientation	4	Y
<b>Neighborhood Pattern and Design</b>			<b>On-Site Renewable Energy Sources</b>		
Prereq. 1 Walkable Streets	10	Y	Credit 11 On-Site Renewable Energy Sources	3	Y
Prereq. 2 Compact Development	4	Y	Credit 12 District Heating and Cooling	2	Y
Prereq. 3 Connectivity and Urban Community	4	Y	Credit 13 Infrastructure Energy Efficiency	2	Y
Credit 1 Walkable Streets	12	Y	Credit 14 Waterwise Management	2	Y
Credit 2 Compact Development	8	Y	Credit 16 Reycled Content in Infrastructure	2	Y
Credit 3 Mixed-Use Neighborhood Centers	4	Y	Credit 18 Solid Waste Management Infrastructure	2	Y
Credit 4 Mixed-Use Districts	4	Y	Credit 17 Light Pollution Reduction	2	Y
Credit 5 Reduced Parking Footprint	2	Y	<b>Introduction to Design Process</b>		
Credit 6 Street Network	2	Y	Credit 1.1 Exemplary Performance: USGBC Water Reduction Landscaping	4	Y
Credit 7 Transit Facilities	1	Y	Credit 1.2 Exemplary Performance: USGBC Building Energy Efficiency	4	Y
Credit 8 Transportation Resource Management	2	Y	Credit 1.3 Exemplary Performance: USGBC Green Building	4	Y
Credit 9 Access to Civic and Public Spaces	1	Y	Credit 1.4 Innovation in Design: Green Infrastructure	4	Y
Credit 10 Access to Recreation Facilities	1	Y	Credit 1.5 Innovation in Design: Public Green Education Program	4	Y
Credit 11 Verifiability and Universal Design	1	Y	Credit 2 LEED Accredited Professional	4	Y
Credit 12 Community Outreach and Involvement	1	Y	<b>Regional Priority</b>		
Credit 13 Local Food Production	1	Y	Credit 1.1 Regional Priority: NPO/CJ Smart Use Neighborhood Center (2)	4	Y
Credit 14 New Land and Shaded Streets	1	Y	Credit 1.2 Regional Priority: SLO/JC Localities with Reduced Automobile Dependency	4	Y
Credit 15 Neighborhood Schools	1	Y	Credit 1.3 Regional Priority: USGBC Stormwater Management (2)	4	Y
			Credit 1.4 Sustainable in Design: USGBC Water Efficient Landscaping (1)	4	Y

Prepared by DES Architects + Engineers

**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:** 62  
**Points Targeted:** 62  
**Points Available:** 62

**Total Points Achieved and Targeted:** 62  
**Rating Level Pre-Certification System:** Silver/Gold  
**Total Points Available in this project:** 62

**Points from Prerequisites:** 47  
**Points from Credits:** 15

**Certified 45-49 points Silver 50-59 points Gold 60-79 points Platinum 80-112 points**

Sustainable Sites			Materials & Resources		
Prereq. / Credit	Points	Y/N/A	Prereq. / Credit	Points	Y/N/A
Prereq. 1 Construction Activity Pollution Prevention	4	Y	Prereq. 1 Storage & Collection of Recyclables	4	Y
Credit 1 Site Selection	4	Y	Credit 1 Building Reuse: Maximum 25% of Existing Walls, Floors & Roof	4	Y
Credit 2 Development Density & Community Connectivity	4	Y	Credit 2 Building Reuse: Maximum 25% of Existing Walls, Floors & Roof	4	Y
Credit 3 Stormwater Management	4	Y	Credit 3 Building Reuse: Maximum 25% of Existing Walls, Floors & Roof	4	Y
Credit 4 Alternative Transportation: Public Transportation Access	6	Y	Credit 4 Building Reuse: Maximum 25% of Existing Walls, Floors & Roof	4	Y
Credit 5 Alternative Transportation: Bicycle Storage & Changing Rooms	4	Y	Credit 5 Building Reuse: Maximum 25% of Existing Walls, Floors & Roof	4	Y
Credit 6 Alternative Transportation: Alternative Fuel Vehicles	2	Y	Credit 6 Construction Waste Management: Direct 75%	4	Y
Credit 7 Alternative Transportation: Parking Capacity	2	Y	Credit 7 Construction Waste Management: Direct 75%	4	Y
Credit 8 Site Development, Prudent in Pattern Density	1	Y	Credit 8 Materials Recycled: 75%	4	Y
Credit 9 Site Development, Minimize Open Space	1	Y	Credit 9 Recycled Content: 20% (post-consumer + 12% pre-consumer)	4	Y
Credit 10 Stormwater Design: Quantity Control	1	Y	Credit 10 Recycled Content: 20% (post-consumer + 12% pre-consumer)	4	Y
Credit 11 Stormwater Design: Quality Control	1	Y	Credit 11 Regional Materials: 30% (selected, processed & manufactured)	4	Y
Credit 12 Heat Island Effect: Low Albedo	1	Y	Credit 12 Regional Materials: 30% (selected, processed & manufactured)	4	Y
Credit 13 Heat Island Effect: High Albedo	1	Y	Credit 13 Certified Wood	4	Y
Credit 14 Light Pollution Reduction	1	Y	<b>Indoor Environmental Quality</b>		
Credit 15 Tenant Design and Construction Incentives	1	Y	Prereq. 1 Minimum IEQ Performance	4	Y
<b>Water Efficiency</b>			Prereq. 2 Environmental Tobacco Smoke (ETS) Control	4	Y
Prereq. 1 Water Use Reduction	4	Y	Credit 1 Outdoor Air Delivery Monitoring	4	Y
Credit 1 Water Efficient Landscaping: Reduce by 50% and No Pools	2	Y	Credit 2 Increased Ventilation	4	Y
Credit 2 Water Efficient Landscaping: Reduce by 50% and No Pools	2	Y	Credit 3 Construction IEQ Management Plan: Training Completion	4	Y
Credit 3 Indoor Air Quality: Prohibited Substances	4	Y	Credit 4 Low-Emitting Materials: Adhesives & Sealants	4	Y
Credit 4 Water Use Reduction: 30%	4	Y	Credit 5 Low-Emitting Materials: Paints & Coatings	4	Y
Credit 5 Water Use Reduction: 30%	4	Y	Credit 6 Low-Emitting Materials: Finishing Systems	4	Y
Credit 6 Water Use Reduction: 40%	4	Y	Credit 7 Low-Emitting Materials: Composite Wood & Agglomerate Products	4	Y
<b>Energy &amp; Atmosphere</b>			Credit 8 Indoor Chemical & Pollutant Source Control	4	Y
Prereq. 1 Fundamentals of Commissioning of Building Energy Systems	4	Y	Credit 9 Thermal Comfort: Design	4	Y
Prereq. 2 Minimum Energy Performance	4	Y	Credit 10 Daylight & Views: Daylight 75% of Spaces	4	Y
Prereq. 3 Fundamental Refrigerant Management	4	Y	Credit 11 Daylight & Views: Views to 75% of Spaces	4	Y
Credit 1 Optimize Energy Performance: 12%	4	Y	<b>Introduction to Design Process</b>		
Credit 2 Optimize Energy Performance: 14%	4	Y	Credit 1.1 Exemplary Performance: USGBC A TQM Plan	4	Y
Credit 3 Optimize Energy Performance: 16%	4	Y	Credit 1.2 Exemplary Performance: USGBC Low-Carbon Wood - 95%	4	Y
Credit 4 Optimize Energy Performance: 18%	4	Y	Credit 1.3 Exemplary Performance: USGBC Recycled Content - 30%	4	Y
Credit 5 Optimize Energy Performance: 20%	4	Y	Credit 1.4 Innovation in Design: IEQ: Indoor Performance Assessment	4	Y
Credit 6 Optimize Energy Performance: 22%	4	Y	Credit 1.5 Innovation in Design: IEQ: Indoor Performance Assessment	4	Y
Credit 7 Optimize Energy Performance: 24%	4	Y	Credit 2 LEED Accredited Professional	4	Y
Credit 8 Optimize Energy Performance: 26%	4	Y	<b>Regional Priority: IEQ</b>		
Credit 9 Optimize Energy Performance: 28%	4	Y	Credit 1 Regional Priority: SLO/JC	4	Y
Credit 10 Optimize Energy Performance: 30%	4	Y	Regional Priority: SLO/JC	4	Y
Credit 11 Optimize Energy Performance: 32%	4	Y	Regional Priority: SLO/JC	4	Y
Credit 12 Optimize Energy Performance: 34%	4	Y	Regional Priority: SLO/JC	4	Y
Credit 13 Optimize Energy Performance: 36%	4	Y	Regional Priority: SLO/JC	4	Y
Credit 14 Optimize Energy Performance: 38%	4	Y	Regional Priority: SLO/JC	4	Y
Credit 15 Optimize Energy Performance: 40%	4	Y	Regional Priority: SLO/JC	4	Y
Credit 16 Optimize Energy Performance: 42%	4	Y	Regional Priority: SLO/JC	4	Y
Credit 17 Optimize Energy Performance: 44%	4	Y	Regional Priority: SLO/JC	4	Y
Credit 18 Optimize Energy Performance: 46%	4	Y	Regional Priority: SLO/JC	4	Y
Credit 19 Optimize Energy Performance: 48%	4	Y	Regional Priority: SLO/JC	4	Y
Credit 20 Optimize Energy Performance: 50%	4	Y	Regional Priority: SLO/JC	4	Y
Credit 21 Optimize Energy Performance: 52%	4	Y	Regional Priority: SLO/JC	4	Y
Credit 22 Optimize Energy Performance: 54%	4	Y	Regional Priority: SLO/JC	4	Y
Credit 23 Optimize Energy Performance: 56%	4	Y	Regional Priority: SLO/JC	4	Y
Credit 24 Optimize Energy Performance: 58%	4	Y	Regional Priority: SLO/JC	4	Y
Credit 25 Optimize Energy Performance: 60%	4	Y	Regional Priority: SLO/JC	4	Y
Credit 26 Optimize Energy Performance: 62%	4	Y	Regional Priority: SLO/JC	4	Y
Credit 27 Optimize Energy Performance: 64%	4	Y	Regional Priority: SLO/JC	4	Y
Credit 28 Optimize Energy Performance: 66%	4	Y	Regional Priority: SLO/JC	4	Y
Credit 29 Optimize Energy Performance: 68%	4	Y	Regional Priority: SLO/JC	4	Y
Credit 30 Optimize Energy Performance: 70%	4	Y	Regional Priority: SLO/JC	4	Y
Credit 31 Optimize Energy Performance: 72%	4	Y	Regional Priority: SLO/JC	4	Y
Credit 32 Optimize Energy Performance: 74%	4	Y	Regional Priority: SLO/JC	4	Y
Credit 33 Optimize Energy Performance: 76%	4	Y	Regional Priority: SLO/JC	4	Y
Credit 34 Optimize Energy Performance: 78%	4	Y	Regional Priority: SLO/JC	4	Y
Credit 35 Optimize Energy Performance: 80%	4	Y	Regional Priority: SLO/JC	4	Y
Credit 36 Optimize Energy Performance: 82%	4	Y	Regional Priority: SLO/JC	4	Y
Credit 37 Optimize Energy Performance: 84%	4	Y	Regional Priority: SLO/JC	4	Y
Credit 38 Optimize Energy Performance: 86%	4	Y	Regional Priority: SLO/JC	4	Y
Credit 39 Optimize Energy Performance: 88%	4	Y	Regional Priority: SLO/JC	4	Y
Credit 40 Optimize Energy Performance: 90%	4	Y	Regional Priority: SLO/JC	4	Y
Credit 41 Optimize Energy Performance: 92%	4	Y	Regional Priority: SLO/JC	4	Y
Credit 42 Optimize Energy Performance: 94%	4	Y	Regional Priority: SLO/JC	4	Y
Credit 43 Optimize Energy Performance: 96%	4	Y	Regional Priority: SLO/JC	4	Y
Credit 44 Optimize Energy Performance: 98%	4	Y	Regional Priority: SLO/JC	4	Y
Credit 45 Optimize Energy Performance: 100%	4	Y	Regional Priority: SLO/JC	4	Y
Credit 46 Green Power	2	Y	Regional Priority: SLO/JC	4	Y

Prepared by DES Architects + Engineers



MIDDLE PLAZA at 500 El CAMINO REAL  
 Menlo Park, California



LEED CHECKLIST  
 05/20/09 02/20/2017  
 01/18/2016 11/18/2016



G3.1



for History

LEED for Homes Mid-rise Project Checklist for California

Project Name: 500 El Camino Real, Menlo Park, CA 94025
Project Team Lead: Clark Robinson, Stanford University
Owner Address: 500 El Camino Real, Menlo Park, California

LEED Certification Information Table with columns for Rating System, Minimum Points, and Maximum Points for various LEED levels.

Project Points Table with columns for Project Points Total, Points by Category, and Points by System.

Summary Table with columns for System Name, Points Available, Points Earned, and Notes.

1. Integrated Project Planning. Checklist items include:
1.1.1. Develop project goals and strategy
1.1.2. Obtain LEED certification goals
1.1.3. Obtain LEED certification goals from the building owner

2. Green Building. Checklist items include:
2.1.1. Green Building Rating System
2.1.2. LEED Green Building Rating System
2.1.3. LEED Green Building Rating System
2.1.4. LEED Green Building Rating System

3. Energy Performance. Checklist items include:
3.1.1. Energy Performance
3.1.2. Energy Performance
3.1.3. Energy Performance
3.1.4. Energy Performance

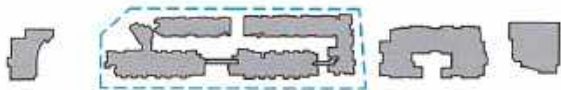
4. Water Management. Checklist items include:
4.1.1. Water Management
4.1.2. Water Management
4.1.3. Water Management
4.1.4. Water Management

5. Indoor Air Quality. Checklist items include:
5.1.1. Indoor Air Quality
5.1.2. Indoor Air Quality
5.1.3. Indoor Air Quality
5.1.4. Indoor Air Quality

6. Materials & Resources. Checklist items include:
6.1.1. Materials & Resources
6.1.2. Materials & Resources
6.1.3. Materials & Resources
6.1.4. Materials & Resources



MIDDLE PLAZA at 500 EL CAMINO REAL
Menlo Park, California



LEED CHECK LIST - NEW CONSTRUCTION (RESIDENTIAL)
RD026/015

G3.2

**2 Environmental Quality (EQ)** - **EQ-200: Existing and Proposed Air Quality**

EQ-200-1: **Existing and Proposed Air Quality**

EQ-200-2: **Environmental Quality (EQ) Checklist**

EQ-200-3: **Environmental Quality (EQ) Checklist**

EQ-200-4: **Environmental Quality (EQ) Checklist**

EQ-200-5: **Environmental Quality (EQ) Checklist**

EQ-200-6: **Environmental Quality (EQ) Checklist**

EQ-200-7: **Environmental Quality (EQ) Checklist**

EQ-200-8: **Environmental Quality (EQ) Checklist**

EQ-200-9: **Environmental Quality (EQ) Checklist**

EQ-200-10: **Environmental Quality (EQ) Checklist**

08 Short-Listing Council

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October 2016

**4 Administration of Energy Modeling and Training**

4-100: **Administration of Energy Modeling and Training**

4-100-1: **Administration of Energy Modeling and Training**

4-100-2: **Administration of Energy Modeling and Training**

4-100-3: **Administration of Energy Modeling and Training**

4-100-4: **Administration of Energy Modeling and Training**

4-100-5: **Administration of Energy Modeling and Training**

4-100-6: **Administration of Energy Modeling and Training**

4-100-7: **Administration of Energy Modeling and Training**

4-100-8: **Administration of Energy Modeling and Training**

4-100-9: **Administration of Energy Modeling and Training**

4-100-10: **Administration of Energy Modeling and Training**

08 Short-Listing Council

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October 2016

**6. Environmental Quality (EQ)** - **EQ-200: Existing and Proposed Air Quality**

EQ-200-1: **Existing and Proposed Air Quality**

EQ-200-2: **Environmental Quality (EQ) Checklist**

EQ-200-3: **Environmental Quality (EQ) Checklist**

EQ-200-4: **Environmental Quality (EQ) Checklist**

EQ-200-5: **Environmental Quality (EQ) Checklist**

EQ-200-6: **Environmental Quality (EQ) Checklist**

EQ-200-7: **Environmental Quality (EQ) Checklist**

EQ-200-8: **Environmental Quality (EQ) Checklist**

EQ-200-9: **Environmental Quality (EQ) Checklist**

EQ-200-10: **Environmental Quality (EQ) Checklist**

08 Short-Listing Council

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October 2016

**6. Environmental Quality (EQ)** - **EQ-200: Existing and Proposed Air Quality**

EQ-200-1: **Existing and Proposed Air Quality**

EQ-200-2: **Environmental Quality (EQ) Checklist**

EQ-200-3: **Environmental Quality (EQ) Checklist**

EQ-200-4: **Environmental Quality (EQ) Checklist**

EQ-200-5: **Environmental Quality (EQ) Checklist**

EQ-200-6: **Environmental Quality (EQ) Checklist**

EQ-200-7: **Environmental Quality (EQ) Checklist**

EQ-200-8: **Environmental Quality (EQ) Checklist**

EQ-200-9: **Environmental Quality (EQ) Checklist**

EQ-200-10: **Environmental Quality (EQ) Checklist**

08 Short-Listing Council

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October 2016

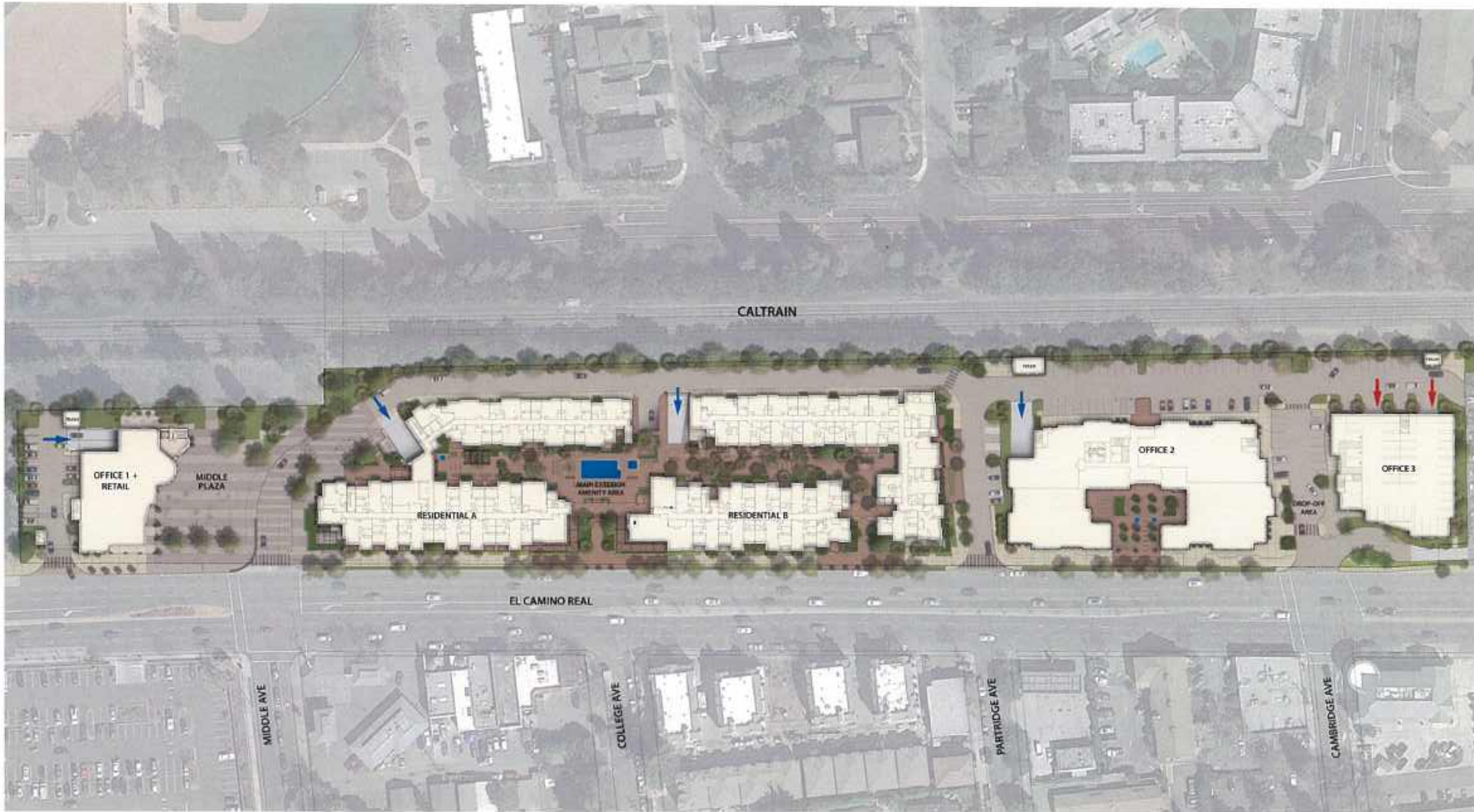




**MIDDLE PLAZA at 500 EL CAMINO REAL**  
Menlo Park, California

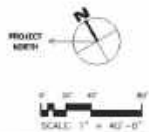


VICINITY MAP  
05/20/2010 04/24/2017  
07/19/2016 11/16/2016

**G4**



 TO BELOW GRADE  
 AT GRADE

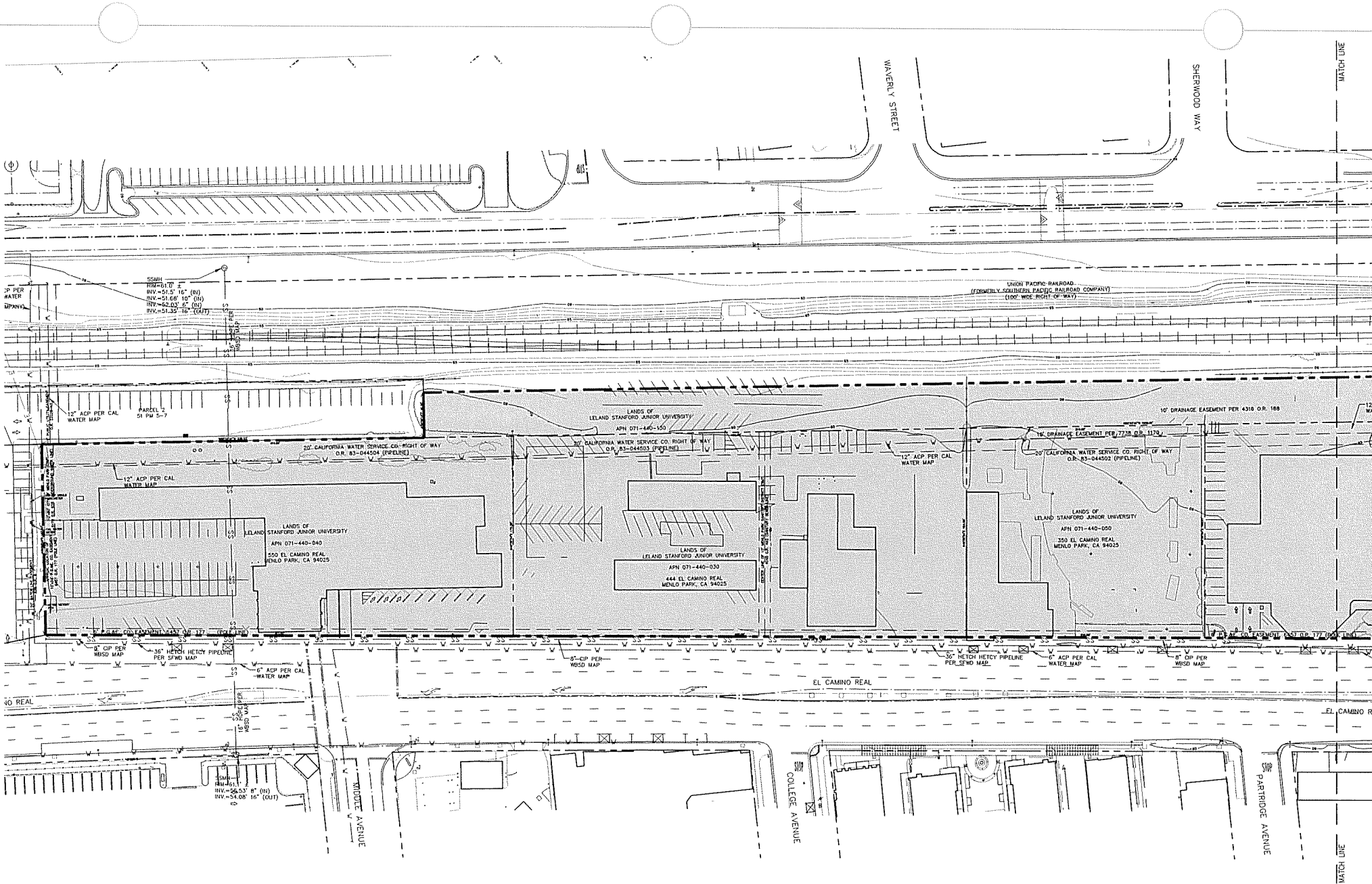


**MIDDLE PLAZA at 500 EL CAMINO REAL**  
 Menlo Park, California



**MASTER PLAN**  
 06/20/2016 6/24/2017  
 03/18/2016  
 11/18/2016

**G5**



\* LIGHT HATCH FOR PROJECT SITE



MIDDLE PLAZA at 500 EL CAMINO REAL

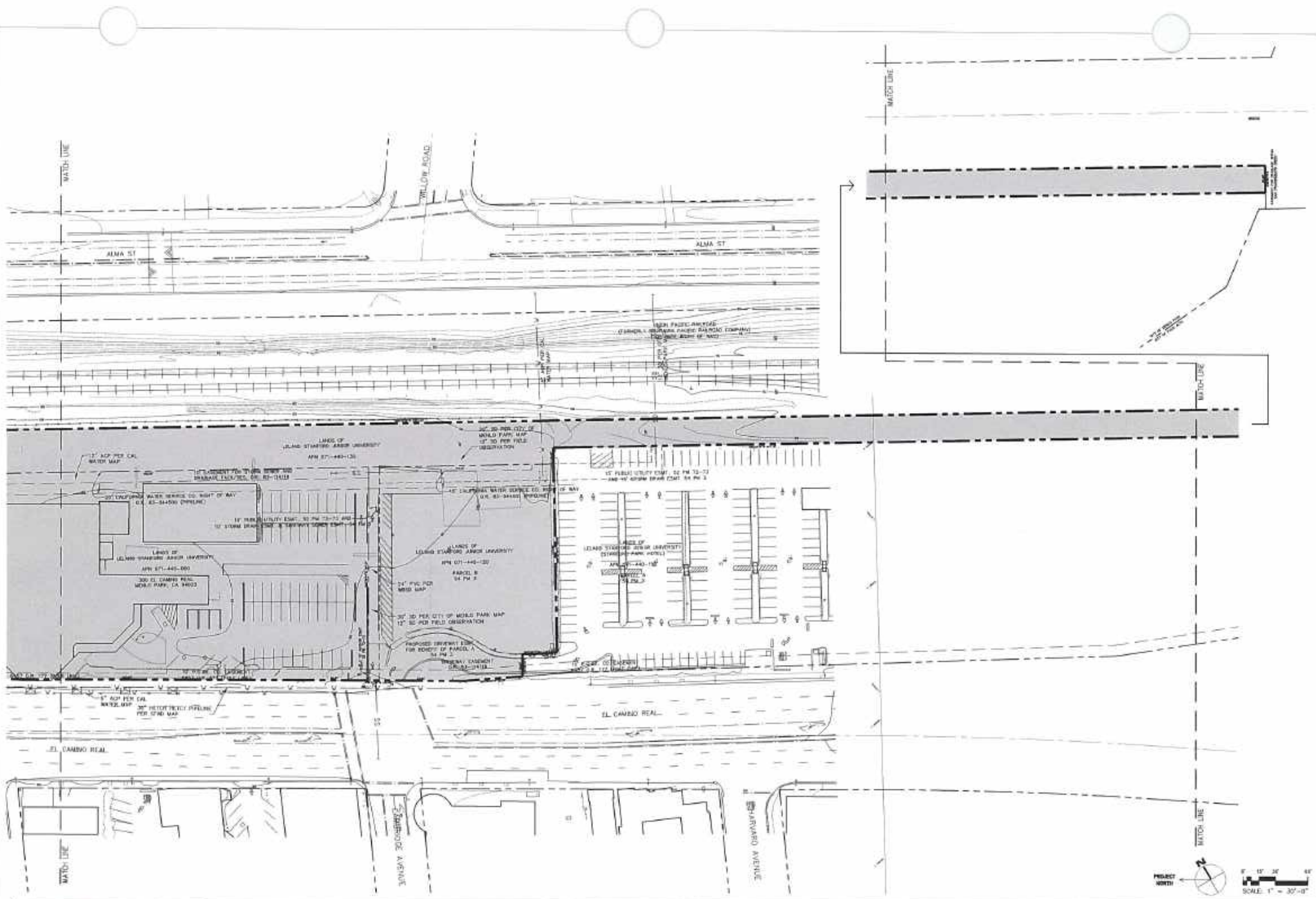
Menlo Park, California



EXISTING SITE PLAN

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

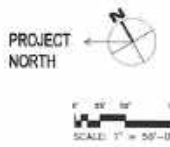
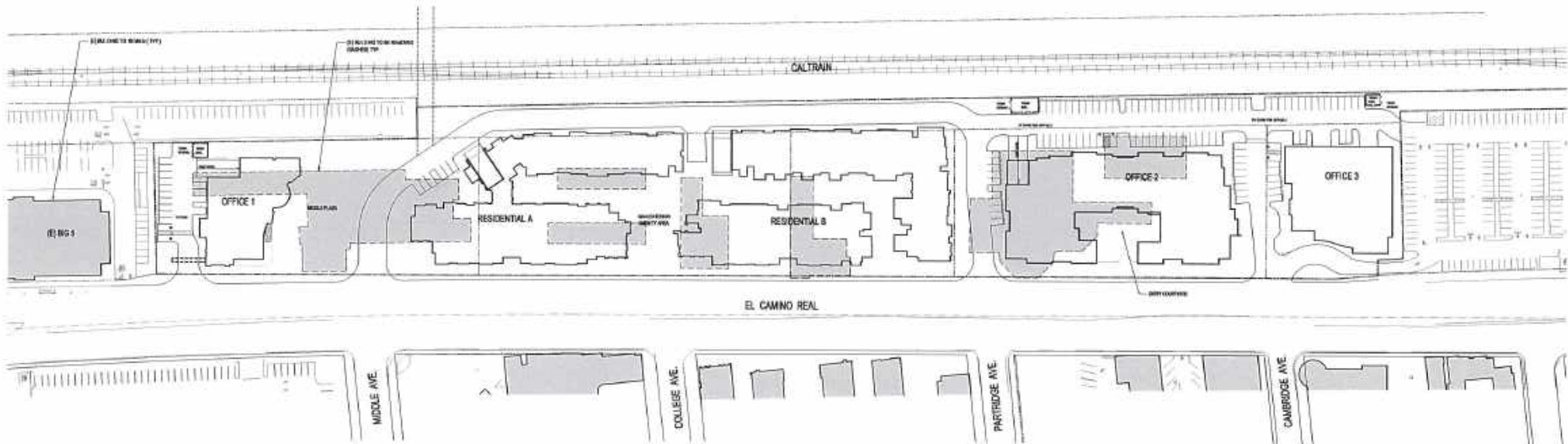
A1.1



**MIDDLE PLAZA at 500 EL CAMINO REAL**  
Menlo Park, California



**EXISTING SITE PLAN A1.2**  
02/09/2018 03/24/2017  
01/18/2018 11/18/2018

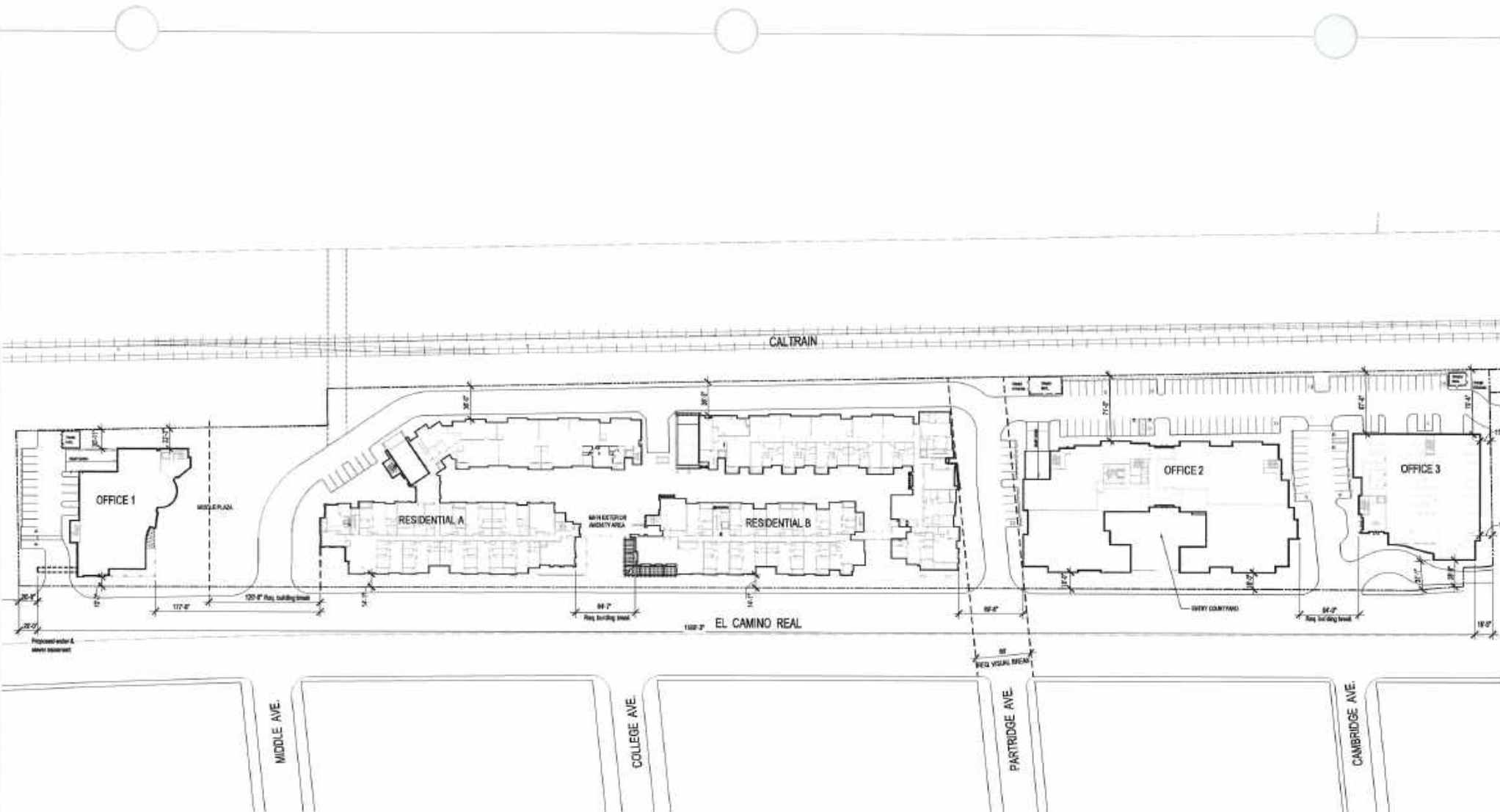


**MIDDLE PLAZA at 500 EL CAMINO REAL**  
Menlo Park, California



AREA PLAN  
02/06/17 **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"



MIDDLE PLAZA at 500 EL CAMINO REAL  
Menlo Park, California



SITE PLAN - BUILDING BREAKS + SETBACK

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

**A2.2**

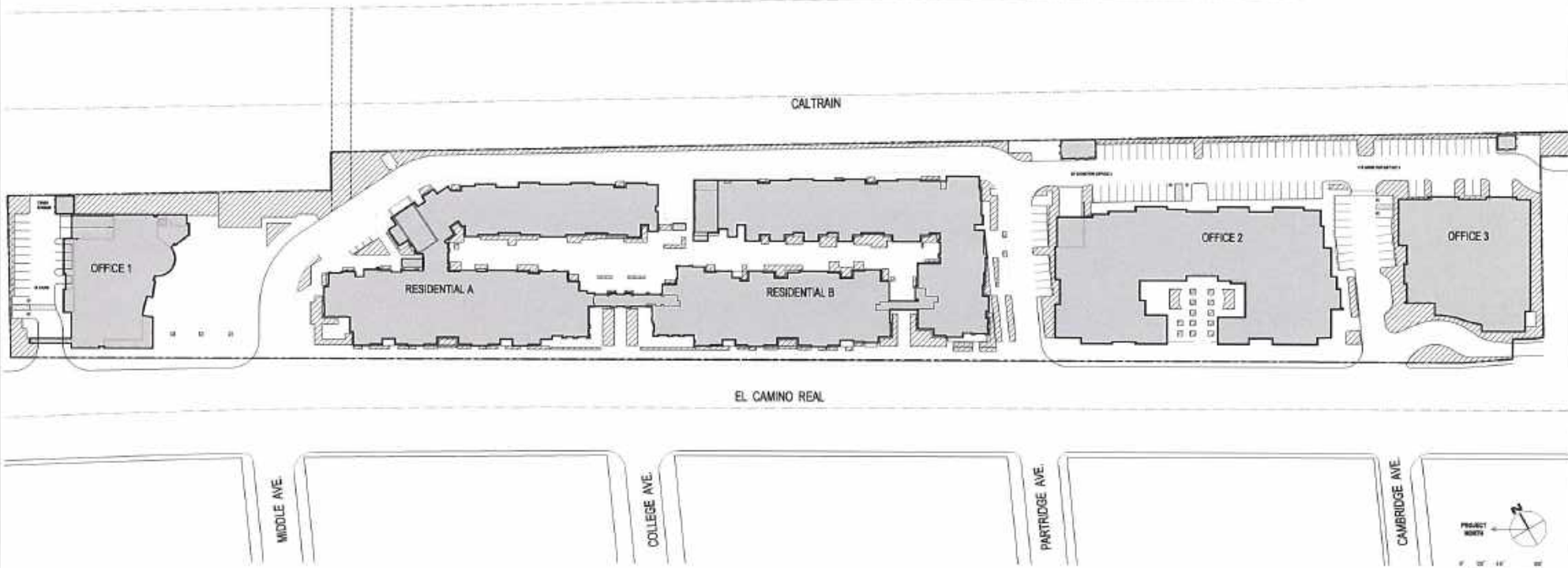


**LEGEND**

- BUILDINGS
- LANDSCAPE
- PAVING

**PROJECT DATA**

PROJECT SITE AREA	367,210 SF
BUILDING COVERAGE	142,348 SF (38.8%)
PAVING	167,862 SF (45.7%)
LANDSCAPE AREA	57,000 SF (15.5%)



**MIDDLE PLAZA at 500 EL CAMINO REAL**  
Menlo Park, California



**SITE AREA AND BUILDING COVERAGE CALCULATION**

05/09/2016 03/24/2017  
01/16/2016  
11/16/2016

**A3**



OFFICE 1  
LEVEL B-1 PARKING PLAN

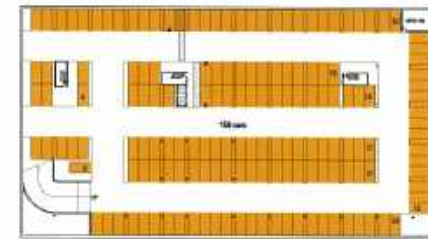
RESIDENTIAL  
LEVEL B-1 PARKING PLAN

OFFICE 2  
LEVEL B-1 PARKING PLAN



BASEMENT LEVEL 2

RESIDENTIAL  
LEVEL B-2 PARKING PLAN



OFFICE 2  
LEVEL B-2 PARKING PLAN

- OFFICE PARKING
- RESIDENTIAL PARKING
- RESIDENTIAL GUEST PARKING

OFFICE 1 PARKING

LEVEL	PARKING PROVIDED	PARKING REQUIRED
SURFACE	16	
LEVEL B-1	138	
TOTAL	154 <small>(including 4 ADA stalls and 2 EV stalls)</small>	154

RESIDENTIAL PARKING

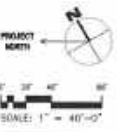
LEVEL	PARKING PROVIDED	PARKING REQUIRED
SURFACE	6	
GUEST	34	
LEVEL B-1	187	
LEVEL B-2	132	
TOTAL	360 <small>(including 12 ADA stalls and 12 EV stalls)</small>	359

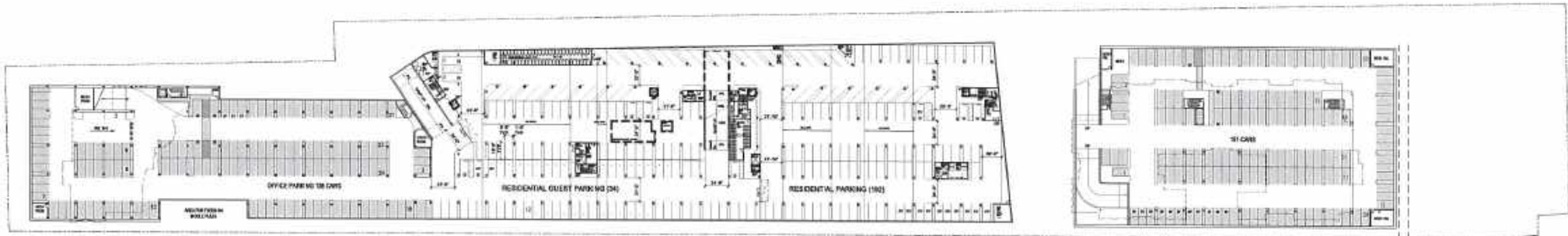
OFFICE 2 PARKING

LEVEL	PARKING PROVIDED	PARKING REQUIRED
SURFACE	27	
LEVEL B-1	151	
LEVEL B-2	159	
TOTAL	337 <small>(including 8 ADA stalls and 11 EV stalls)</small>	337

OFFICE 3 PARKING

LEVEL	PARKING PROVIDED	PARKING REQUIRED
SURFACE	114	
TOTAL	114 <small>(including 5 ADA stalls and 3 EV stalls)</small>	114





OFFICE 1  
LEVEL B-1 PARKING PLAN

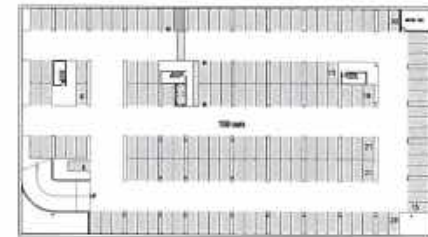
RESIDENTIAL  
LEVEL B-1 PARKING PLAN

OFFICE 2  
LEVEL B-1 PARKING PLAN

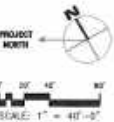
□ PARKING

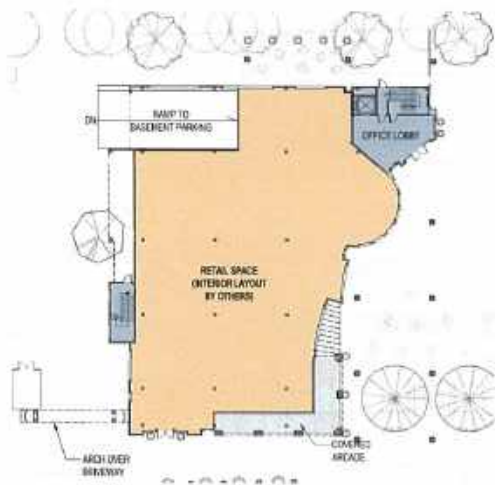
NOTES

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).

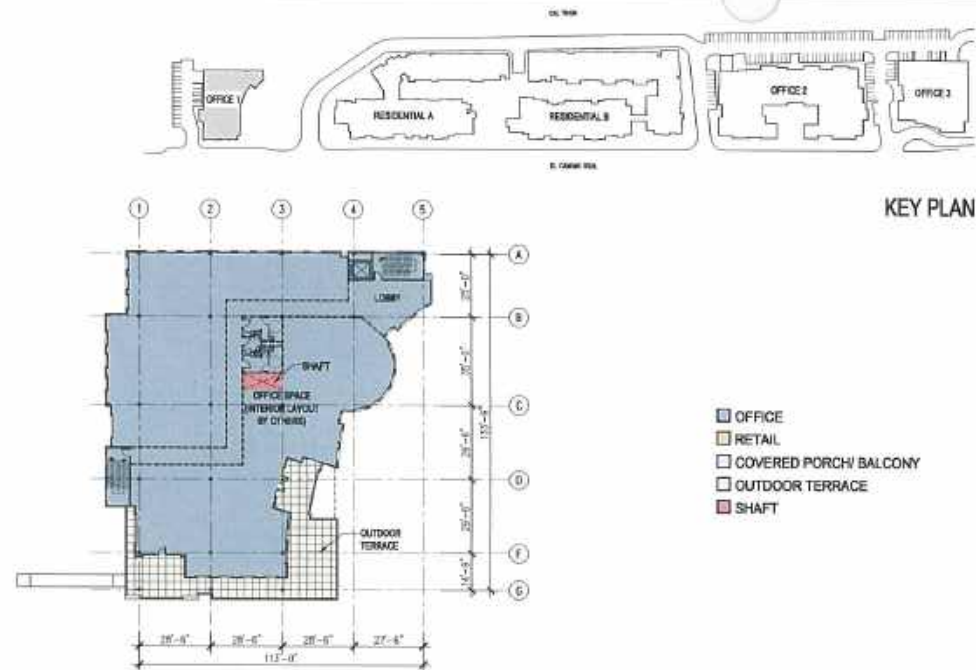


OFFICE 2  
LEVEL B-2 PARKING PLAN

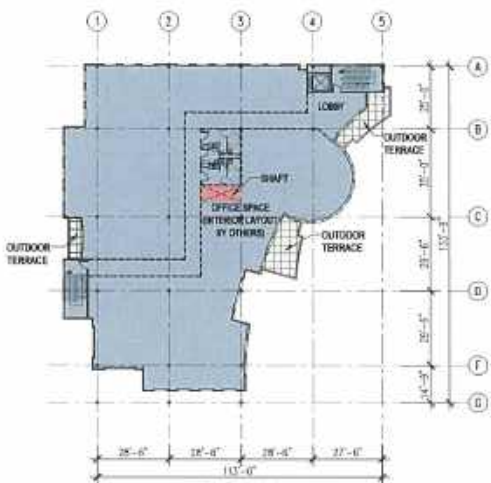




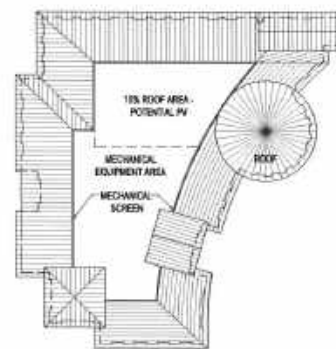
1 1ST FLOOR PLAN  
1"=20'-0"



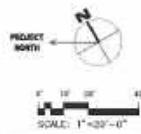
2 2ND FLOOR PLAN  
1"=20'-0"

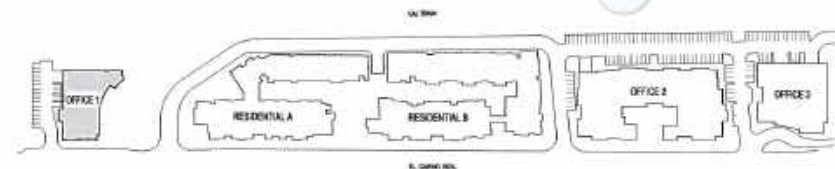


3 3RD FLOOR PLAN  
1"=20'-0"

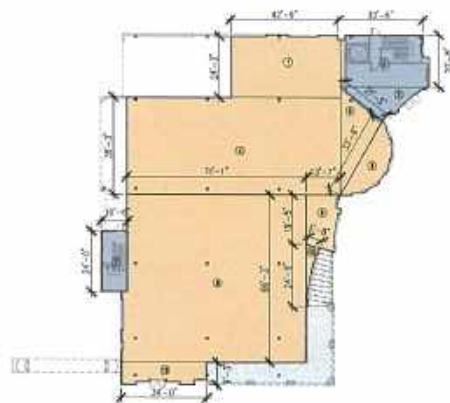


4 ROOF PLAN  
1"=20'-0"





KEY PLAN



1 1ST FLOOR PLAN  
1"=37'-0"

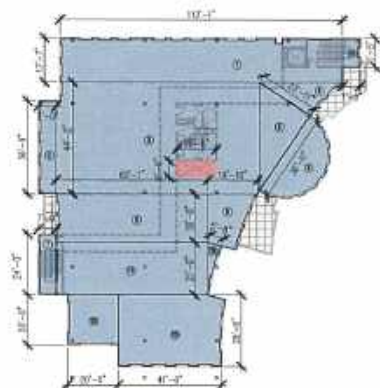


2 2ND FLOOR PLAN  
1"=37'-0"

- 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"=37'-0"

FIRST FLOOR AREA	
NO.	AREA (SQ. FT)
1	1,066
2	666
3	227
4	3241
5	358
6	270
7	249
8	4,740
9	258
10	54
11	278
Total	11,439

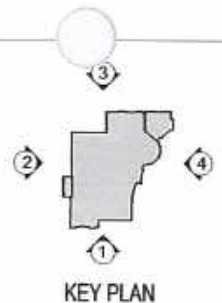
SECOND FLOOR AREA	
NO.	AREA (SQ. FT)
1	2,435
2	593
3	3,577
4	227
5	398
6	270
7	2,257
8	525
9	48
10	393
11	1,152
Total	11,822

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	1,259
12	382
13	1,153
14	77
Total	11,265

TOTAL : 34,526 SF



SCALE: 1"=37'-0"



**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



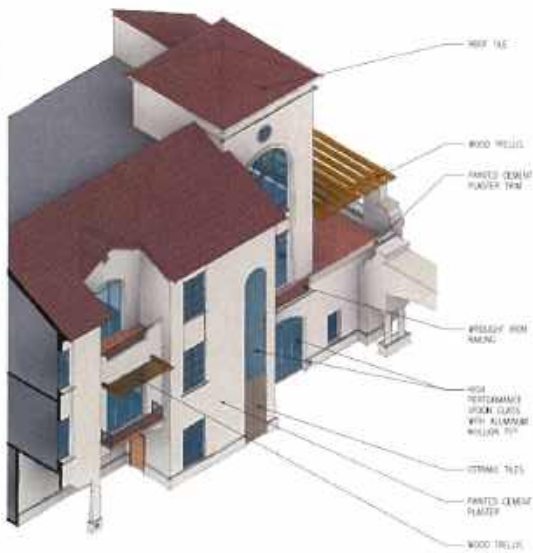
**MIDDLE PLAZA at 500 EL CAMINO REAL**  
Menlo Park, California



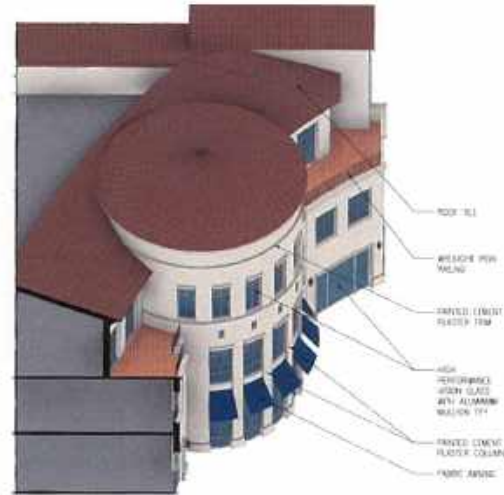
**OFFICE BUILDING 1- ELEVATIONS**

02/20/2016 02/18/2016 11/10/2016

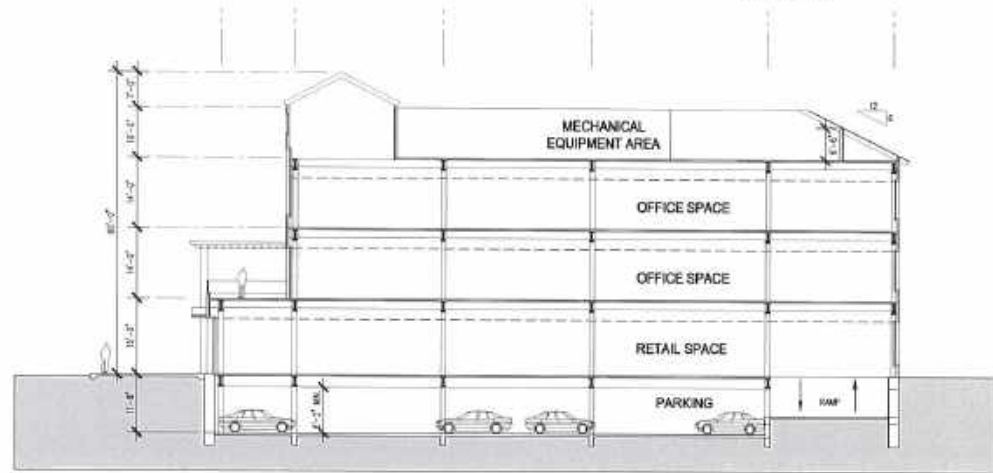
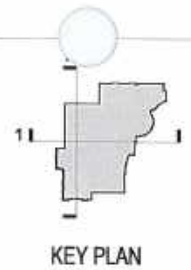
**A6**



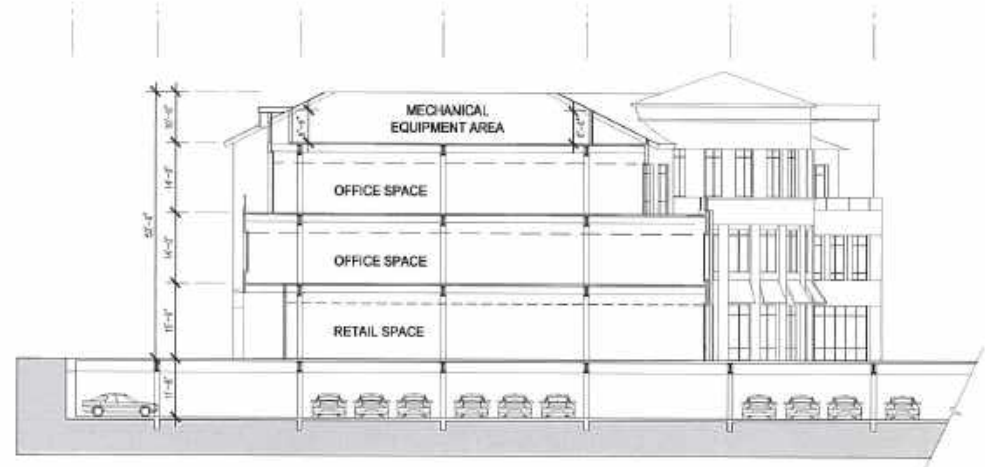
A SECTION AXON  
1"=10'-0"



B SECTION AXON  
1"=10'-0"



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



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



MIDDLE PLAZA at 500 EL CAMINO REAL  
Menlo Park, California



OFFICE BUILDING 1- SECTIONS AND AXONS

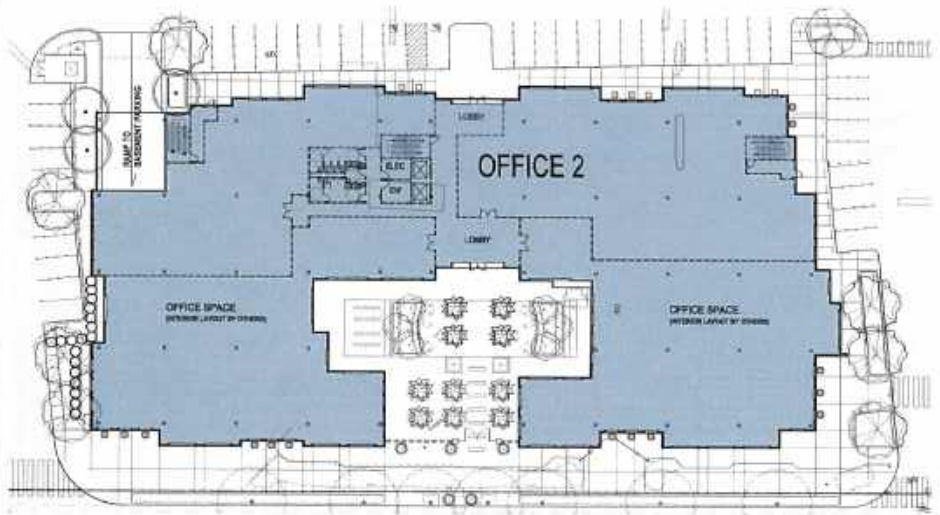
02/09/16 02/24/17  
01/18/2016 11/18/2016

A7

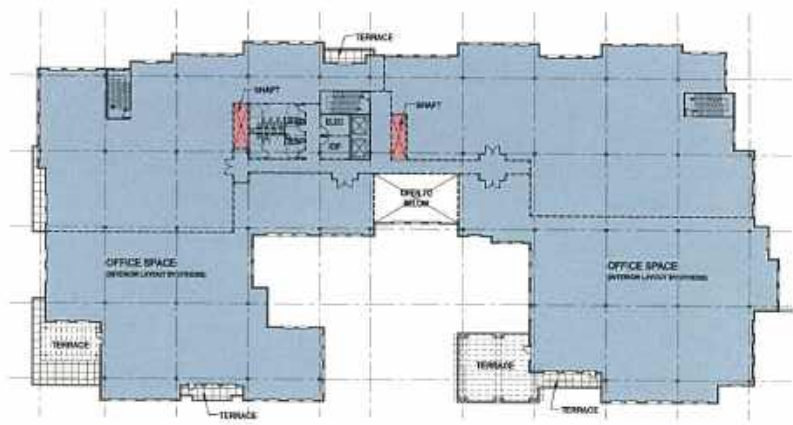




KEY PLAN

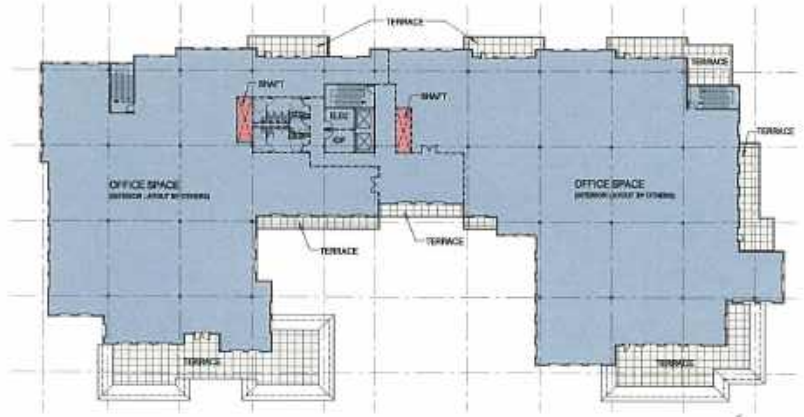


1 1ST FLOOR PLAN  
1"=20'-0"

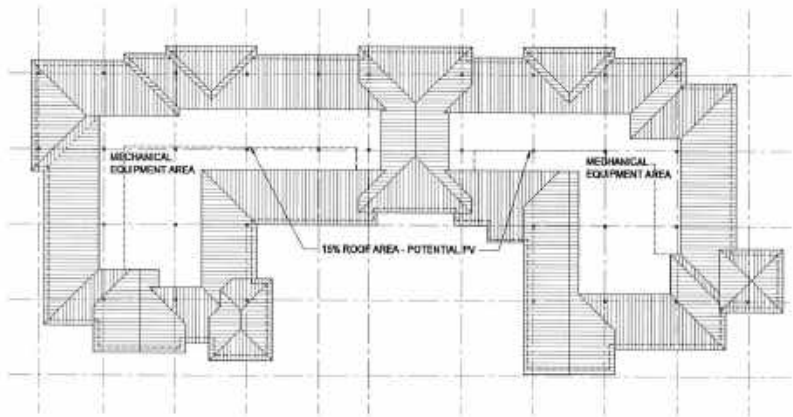


2 2ND FLOOR PLAN  
1"=20'-0"

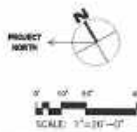
- OFFICE
- OUTDOOR TERRACE
- SHAFT



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



4 ROOF PLAN  
1"=20'-0"



MIDDLE PLAZA at 500 EL CAMINO REAL  
Menlo Park, California



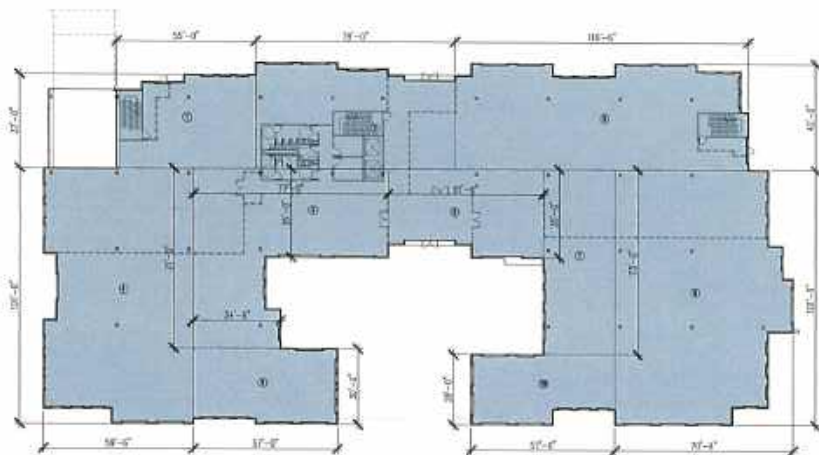
OFFICE BUILDING 2- FLOOR PLANS

05/20/16  
01/18/2016  
11/18/2016

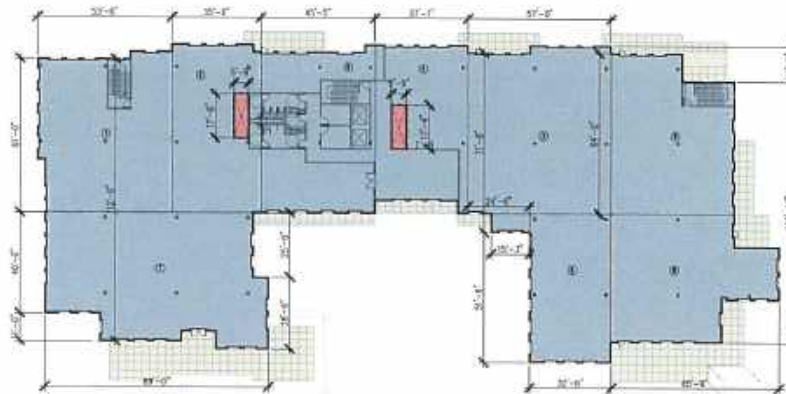
A8.1



KEY PLAN



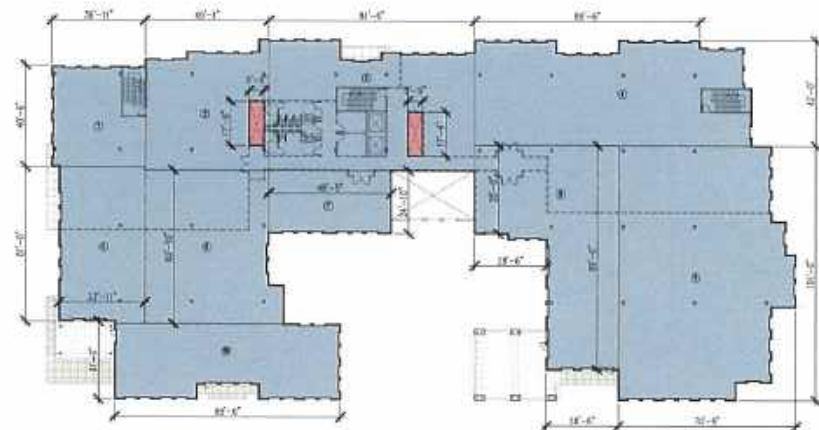
1 1ST FLOOR PLAN  
1"=20'-0"



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

FIRST FLOOR AREA	
NO.	AREA (SQ. FT)
1	1,911
2	3,073
3	4,564
4	5,061
5	3,779
6	1,935
7	2,966
8	6,277
9	1,515
10	1,388
Total	32,279

FIRST FLOOR AREA	
NO.	AREA (SQ. FT)
1	1,447
2	2,170
3	3,906
4	4,331
5	2,058
6	3,071
7	1,182
8	3,527
9	6,283
10	2,476
Total	30,951



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

THIRD FLOOR AREA	
NO.	AREA (SQ. FT)
1	3,211
2	2,257
3	2,993
4	2,188
5	3,719
6	2,876
7	4,090
8	1,922
9	2,144
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).



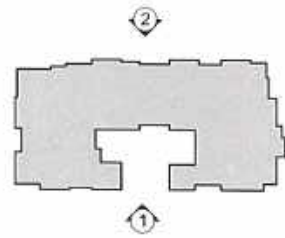
MIDDLE PLAZA at 500 EL CAMINO REAL  
Menlo Park, California



OFFICE BUILDING 2- FLOOR AREA DIAGRAM CALCULATION

05/20/19 03/24/2017  
07/05/19 11/02/19

A8.2



1 WEST ELEVATION  
1" = 10'-0"



2 EAST ELEVATION  
1" = 10'-0"



REF: MATERIAL SHEET A17



MIDDLE PLAZA at 500 EL CAMINO REAL  
Menlo Park, California



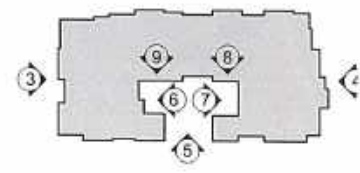
OFFICE BUILDING 2- ELEVATIONS

65070016  
07110016  
11180016

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"



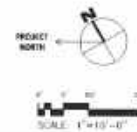
7 COURTYARD ELEVATION  
1" = 10'-0"



8 COURTYARD ELEVATION  
1" = 10'-0"



9 COURTYARD ELEVATION  
1" = 10'-0"



REF: MATERIAL SHEET A17



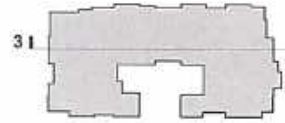
MIDDLE PLAZA at 500 EL CAMINO REAL  
Menlo Park, California



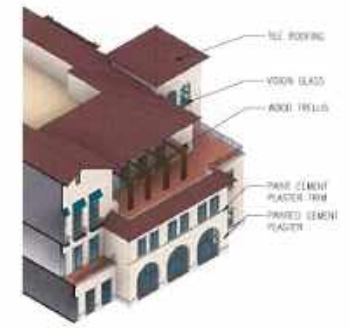
OFFICE BUILDING 2- ELEVATIONS

05/20/2016 07/18/2016 11/16/2016

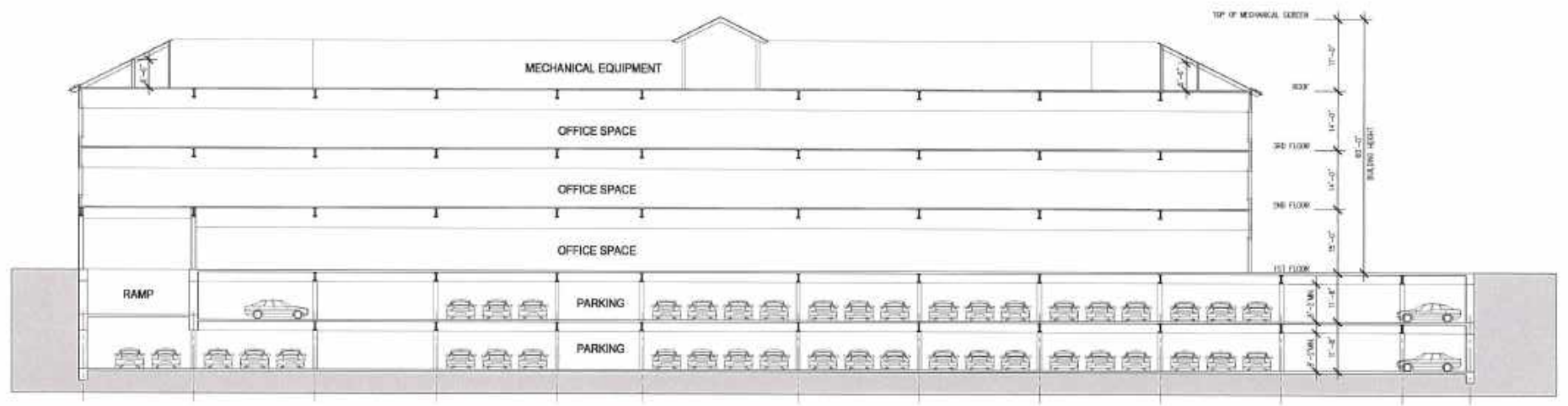
A9.2



1 SECTION AXON



2 SECTION AXON

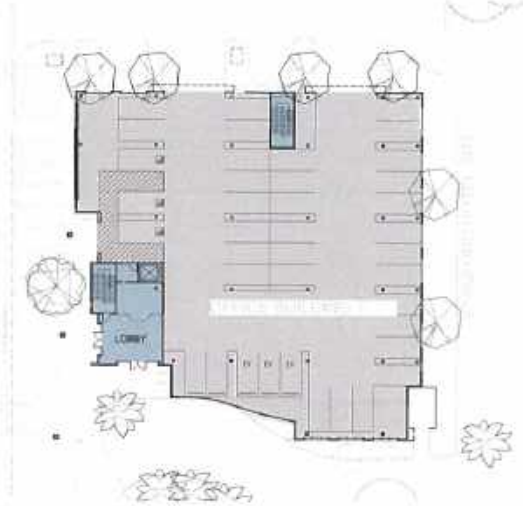


3 BUILDING CROSS SECTION  
1"=10'-0"

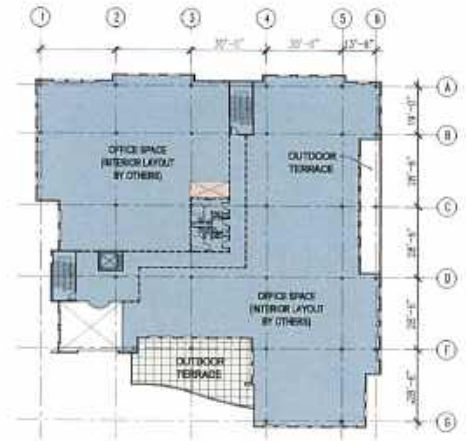




KEY PLAN

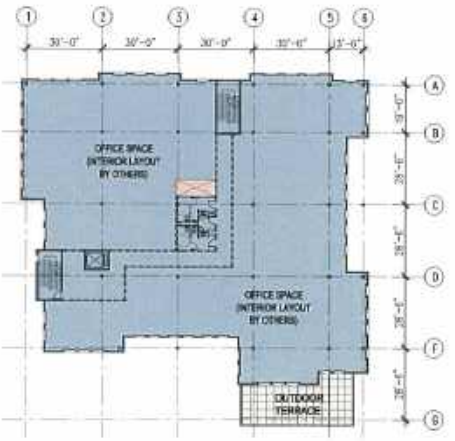


1 1ST FLOOR PLAN  
1"=20'-0"

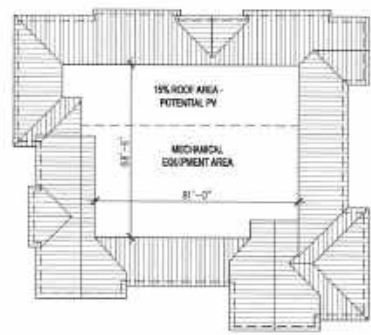


2 2ND FLOOR PLAN  
1"=20'-0"

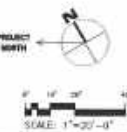
- OFFICE
- COVERED PORCH/ BALCONY
- OUTDOOR TERRACE
- SHAFT
- PARKING



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



4 ROOF PLAN  
1"=20'-0"



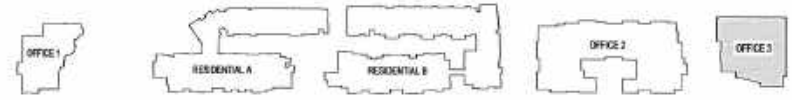
MIDDLE PLAZA at 500 El CAMINO REAL  
Menlo Park, California



OFFICE BUILDING 3- FLOOR PLANS

06/20/16 03/24/2017  
01/18/2016  
11/18/2016

A11.1



KEY PLAN



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

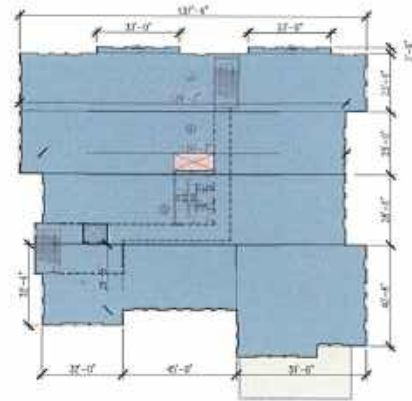


2 2ND FLOOR PLAN  
1"=20'-0"

- 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"

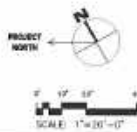
FIRST FLOOR AREA	
NO.	AREA (SQ. FT)
1	219
2	1,089
Total	1,308

FIRST FLOOR PARKING	
PARKING	AREA (SQ. FT)
PARKING	15,179

SECOND FLOOR AREA	
NO.	AREA (SQ. FT)
1	3,127
2	3,113
3	3,373
4	888
5	1,175
6	2,084
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	1,068
5	1,175
6	2,194
7	72
8	72
Total	14,177

TOTAL : 30,000 SF



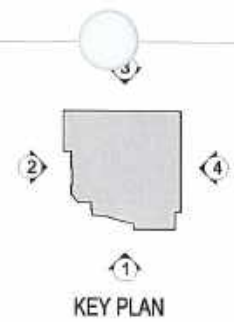
MIDDLE PLAZA at 500 EL CAMINO REAL  
Menlo Park, California



OFFICE BUILDING 3- FLOOR AREA DIAGRAM CALCULATION

05/02/2016 02/04/2017  
01/18/2016 11/18/2016

A11.2



1 WEST ELEVATION  
1" = 10'-0"



2 NORTH ELEVATION  
1" = 10'-0"



3 EAST ELEVATION  
1" = 10'-0"



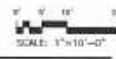
4 SOUTH ELEVATION  
1" = 10'-0"



MIDDLE PLAZA at 500 EI CAMINO REAL  
Menlo Park, California



REF: MATERIAL SHEET A17

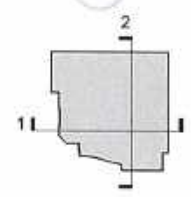


OFFICE BUILDING 3- ELEVATIONS

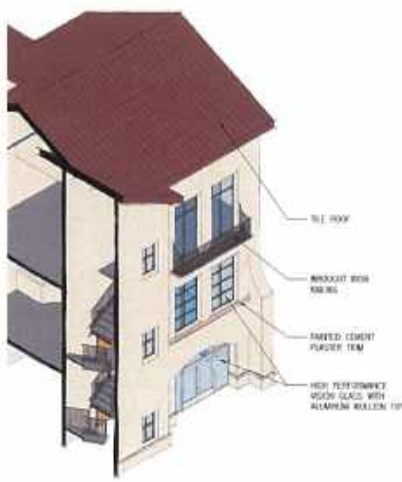
05/20/2016 07/16/2016 11/16/2016

A12





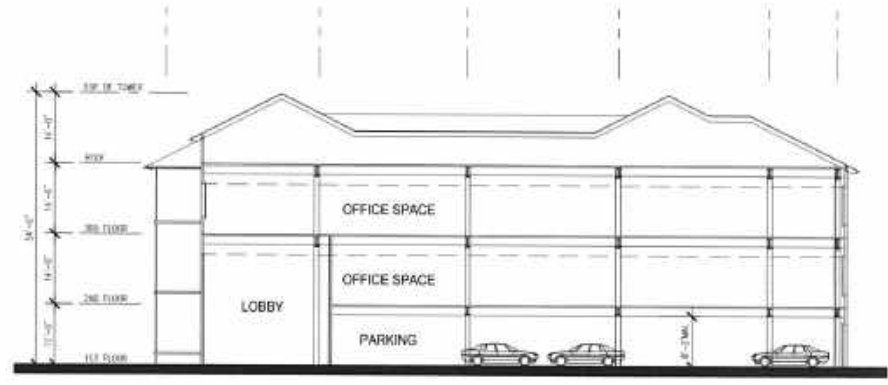
KEY PLAN



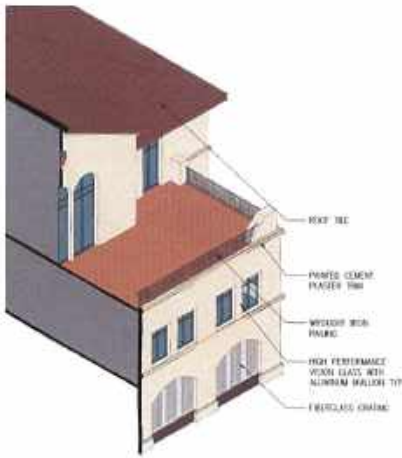
A SECTION AXON  
1"=10'-0"



SECTION 1



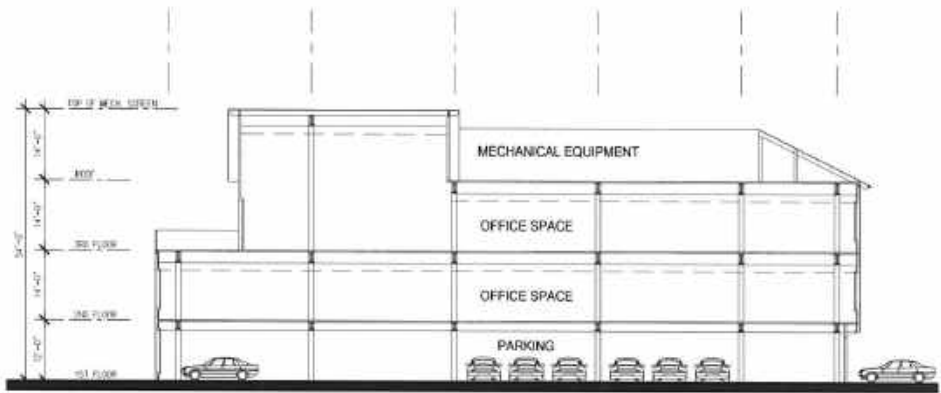
1 CROSS SECTION  
1"=10'-0"



B SECTION AXON  
1"=10'-0"



SECTION 2



2 CROSS SECTION  
1"=10'-0"



MIDDLE PLAZA at 500 EL CAMINO REAL  
Menlo Park, California



OFFICE BUILDING 3- SECTIONS AND AXONS

0205019 02/24/17  
07/19/2016 11/02/2016

A13

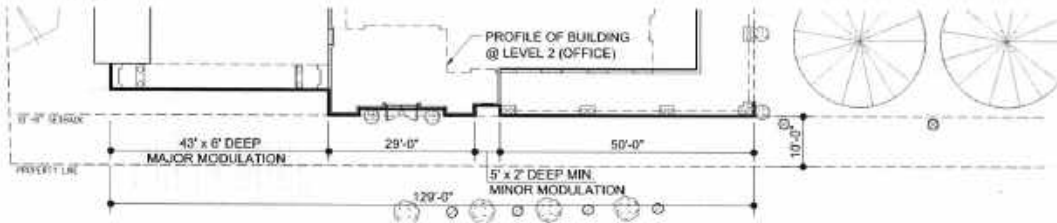


**SPECIFIC PLAN REQUIREMENT ON BUILDING DESIGN:**

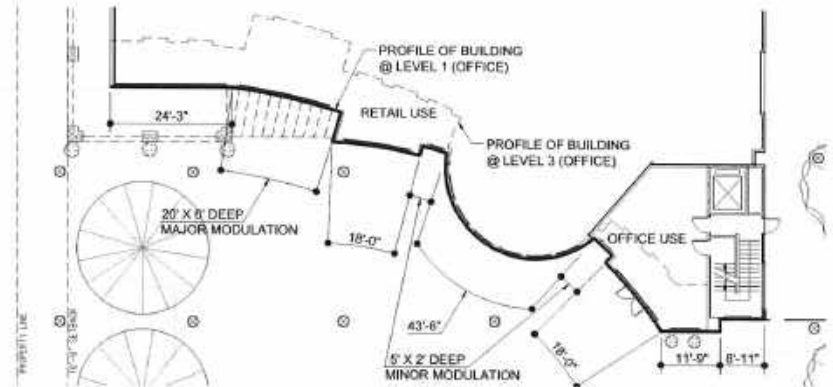
**KEY PLAN**

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'

1 SPECIFIC PLAN CODE COMPLIANCE AXON



2 PARTIAL 1ST FLOOR PLAN - FACING EL CAMINO



3 PARTIAL 1ST FLOOR PLAN - FACING PLAZA



4 SPECIFIC PLAN CODE COMPLIANCE WEST ELEVATION



5 SPECIFIC PLAN CODE COMPLIANCE SOUTH ELEVATION



**MIDDLE PLAZA at 500 EL CAMINO REAL**  
Menlo Park, California



OFFICE BUILDING 1- SPECIFIC PLAN COMPLIANCE

05/26/2016  
01/16/2016  
11/18/2016

**A14.1**



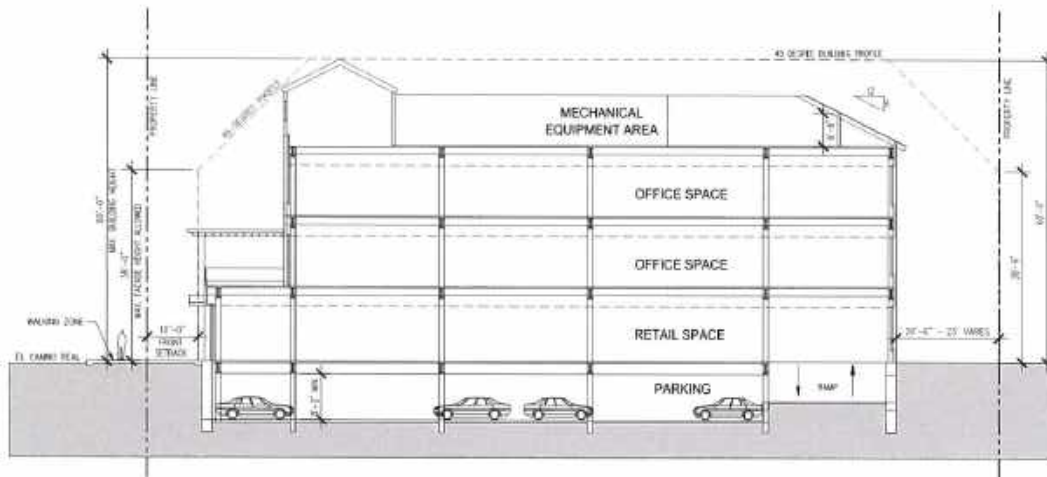
KEY PLAN



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'



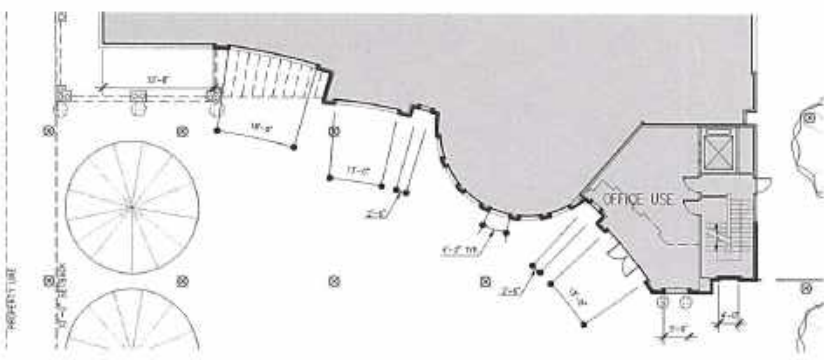
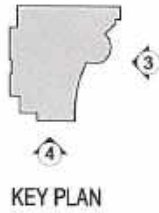
MIDDLE PLAZA at 500 El CAMINO REAL  
Menlo Park, California



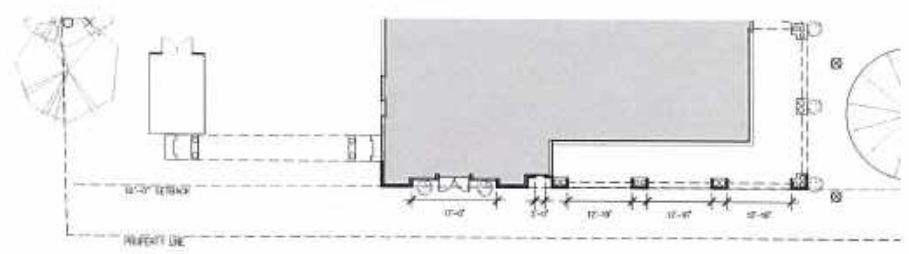
OFFICE BUILDING 1- SPECIFIC PLAN COMPLIANCE

05/26/2016 42342001  
01/18/2016  
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"



3 GROUND FLOOR FACADE TRANSPARENCY DIAGRAMS - SOUTH (PLAZA) 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



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

**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



MIDDLE PLAZA at 500 El CAMINO REAL  
Menlo Park, California



OFFICE BUILDING 1- SPECIFIC PLAN COMPLIANCE

06/20/16 03/10/17  
31/02/16  
11/02/16

**A14.3**

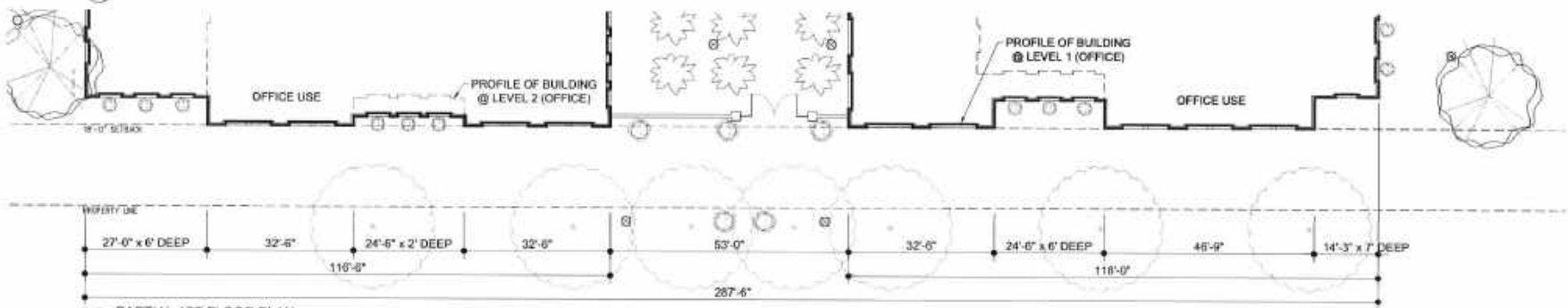


KEY PLAN

**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'

1 BUILDING BIRDVIEW



2 PARTIAL 1ST FLOOR PLAN



3 SPECIFIC PLAN CODE COMPLIANCE ELEVATION



**MIDDLE PLAZA at 500 EL CAMINO REAL**  
Menlo Park, California



OFFICE BUILDING 2- SPECIFIC PLAN COMPLIANCE

02/20/18 32742317  
07/18/2018  
11/18/2018

**A14.4**



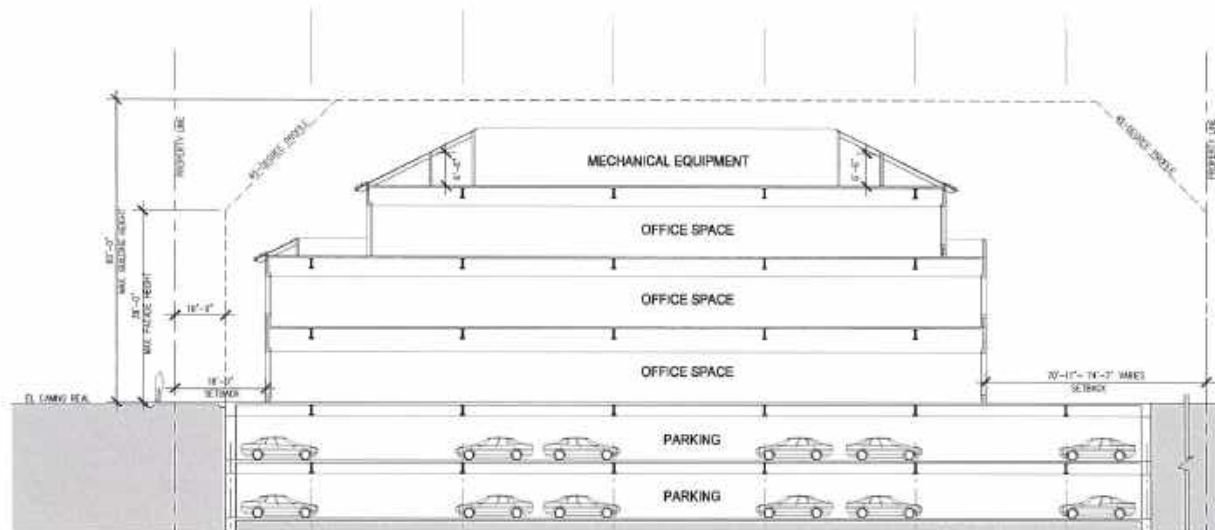
KEY PLAN



**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'

1 BUILDING MASSING- VIEW ACROSS EL CAMINO REAL



2 SPECIFIC PLAN CODE COMPLIANCE SECTION



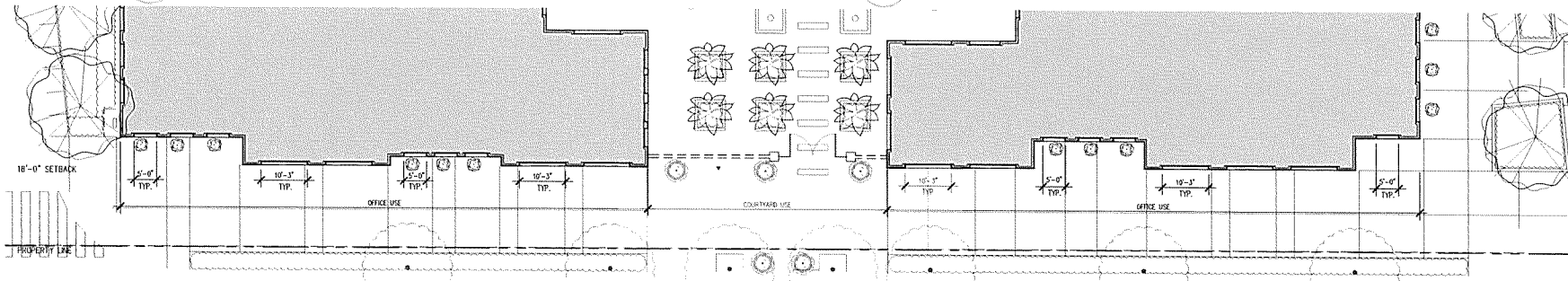
MIDDLE PLAZA at 500 EL CAMINO REAL  
Menlo Park, California



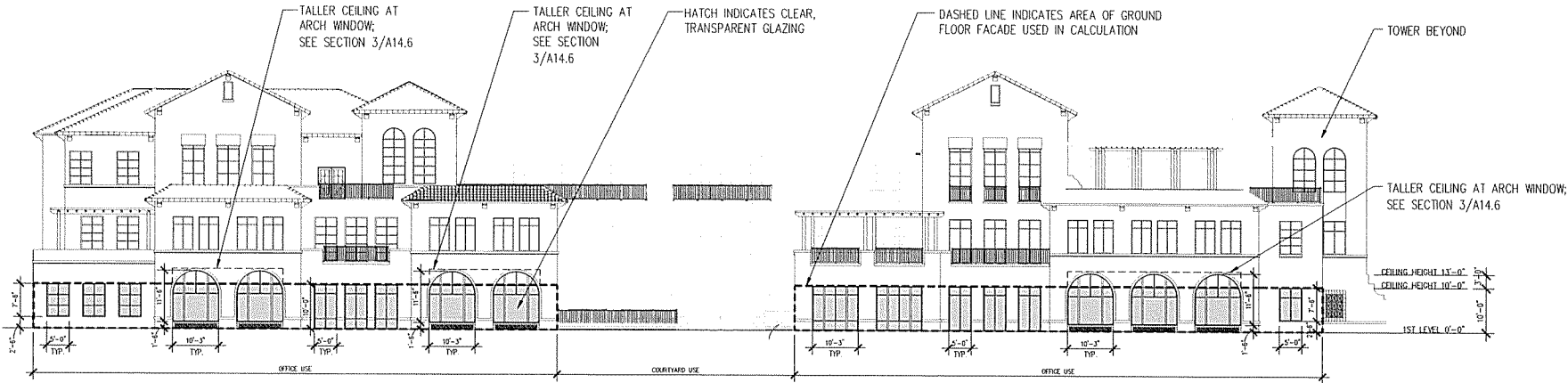
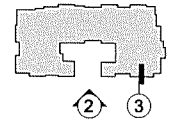
OFFICE BUILDING 2- SPECIFIC PLAN COMPLIANCE

05262016 02042017  
07162016  
11182016

A14.5



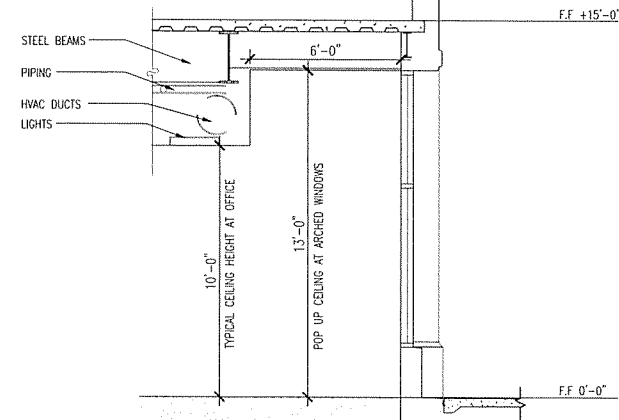
1 PARTIAL 1ST FLOOR PLAN  
1" = 10'-0"



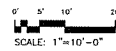
2 GROUND FLOOR FACADE TRANSPARENCY DIAGRAMS -WEST (STREET FACING) ELEVATION  
1" = 10'-0"

**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



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



MIDDLE PLAZA at 500 EL CAMINO REAL  
Menlo Park, California



OFFICE BUILDING 2- SPECIFIC PLAN COMPLIANCE

11/18/2016  
02/24/2017

A14.6

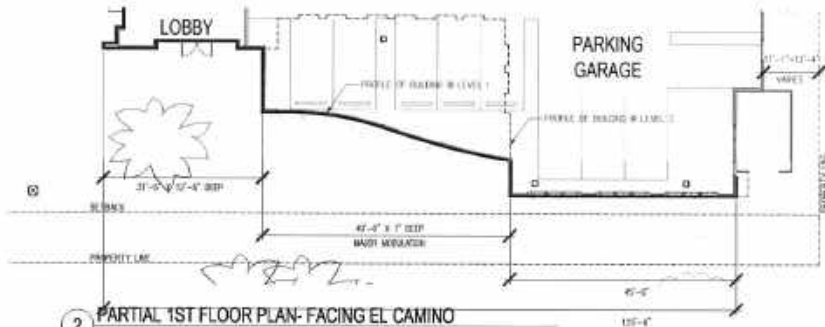


KEY PLAN

**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'

1 BUILDING AXON



2 PARTIAL 1ST FLOOR PLAN- FACING EL CAMINO



3 SPECIFIC PLAN CODE COMPLIANCE ELEVATION



MIDDLE PLAZA at 500 EL CAMINO REAL  
Menlo Park, California

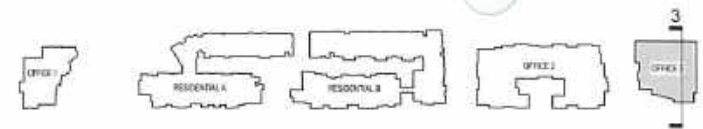


OFFICE BUILDING 3- SPECIFIC PLAN COMPLIANCE

05290815 03242017  
07180018  
11180218

A14.7





KEY PLAN



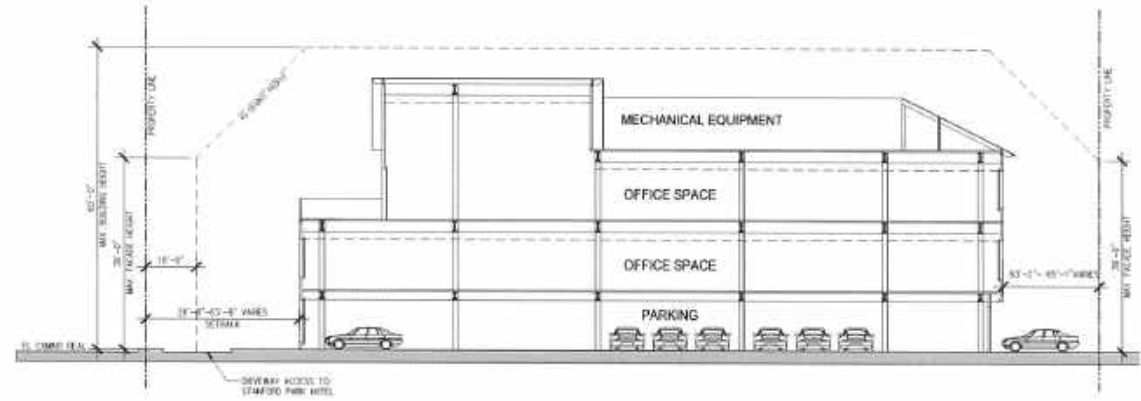
1 BUILDING PERSPECTIVE- VIEW FROM OFFICE 2

**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



MIDDLE PLAZA at 500 EL CAMINO REAL  
Menlo Park, California



OFFICE BUILDING 3- SPECIFIC PLAN COMPLIANCE

05/20/05 03/04/2017  
01/16/2016  
11/18/2016

A14.8



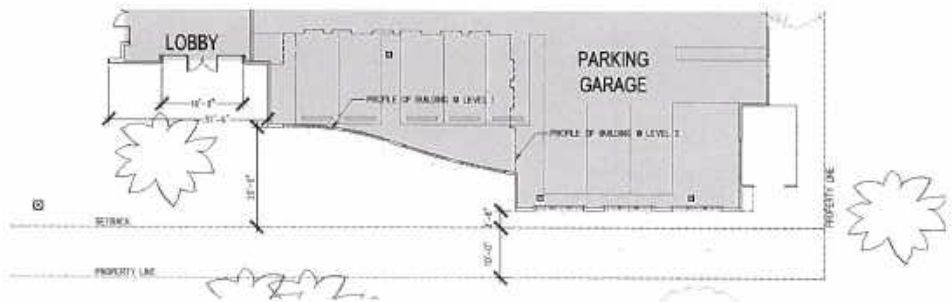
KEY PLAN



**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**

1 BUILDING PERSPECTIVE - VIEW FROM OFFICE 2



2 PARTIAL 1ST FLOOR PLAN - FACING EL CAMINO REAL



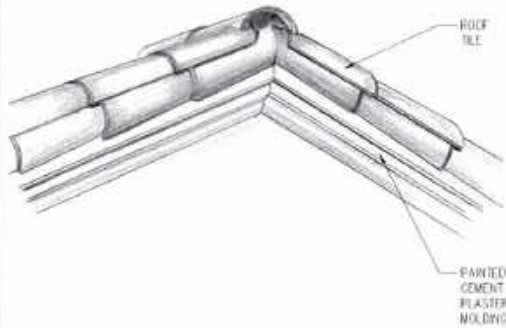
MIDDLE PLAZA at 500 EL CAMINO REAL  
Menlo Park, California



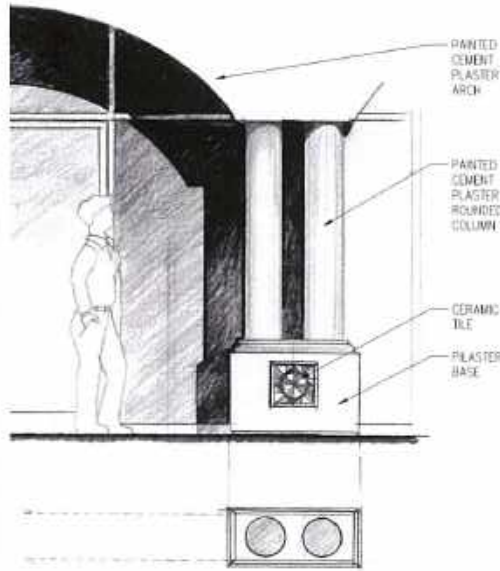
OFFICE BUILDING 3- SPECIFIC PLAN COMPLIANCE

02/09/2016 02/26/2017  
07/18/2016 11/18/2016

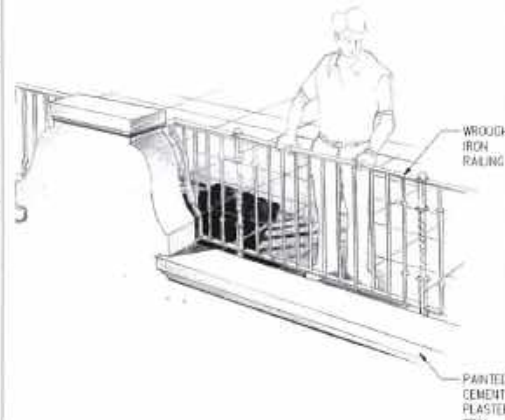
A14.9



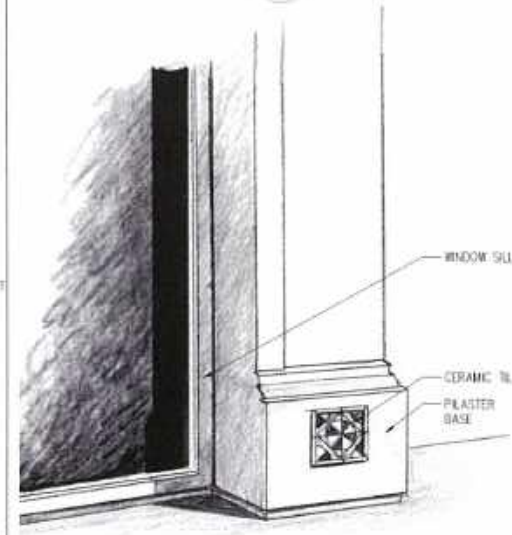
1 GABLE END



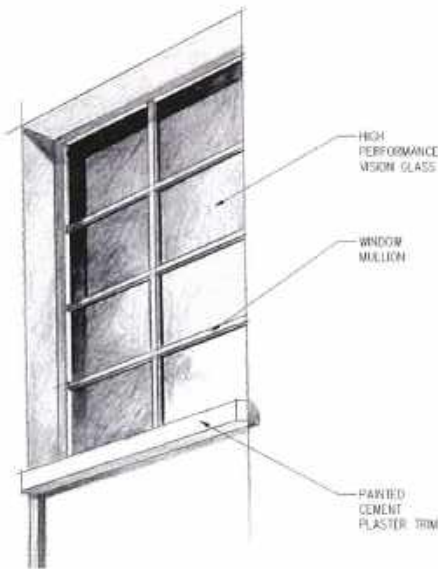
2 ARCHED COLONNADE



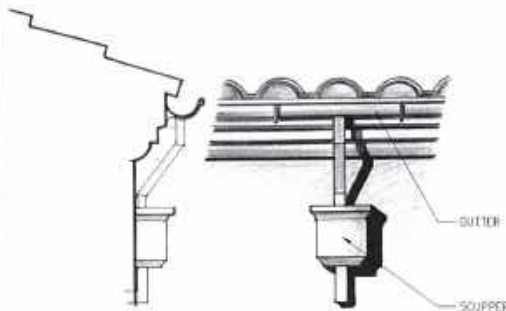
3 OUTDOOR TERRACE RAIL



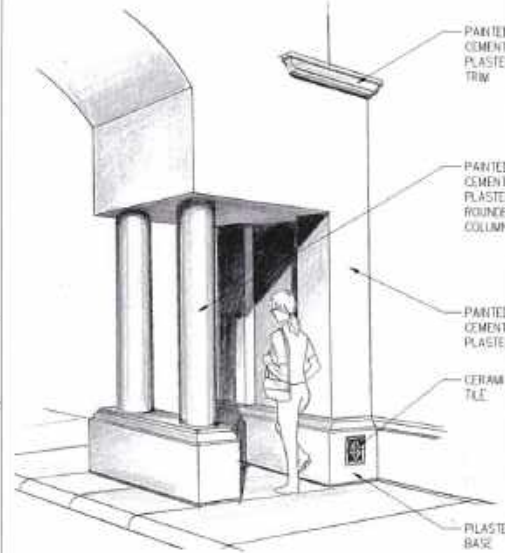
4 PILASTER BASE WITH WINDOW SILL



5 WINDOW SILL



6 GUTTER AND SCUPPER

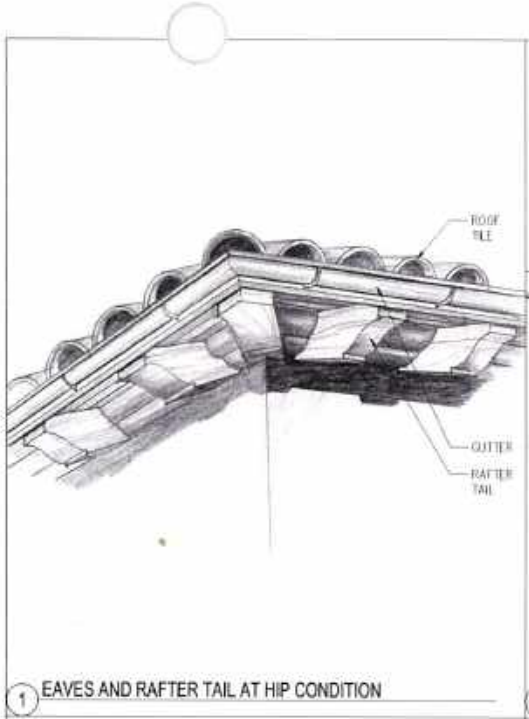


7 ARCH OVER DRIVEWAY

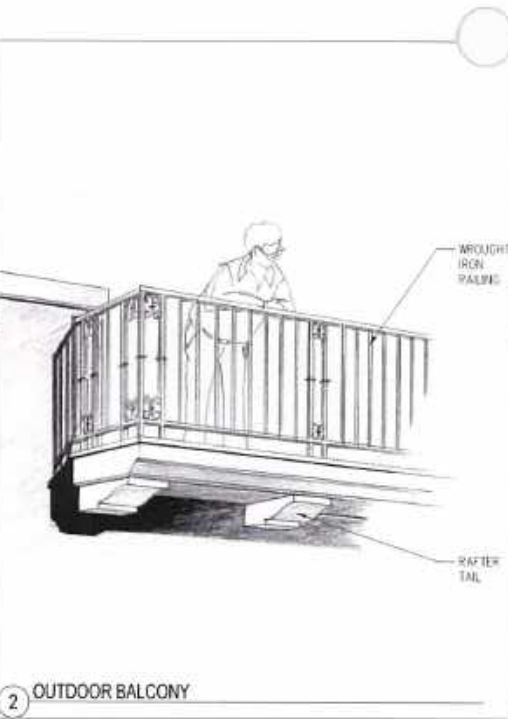


8 EAVE AT HIP CONDITION

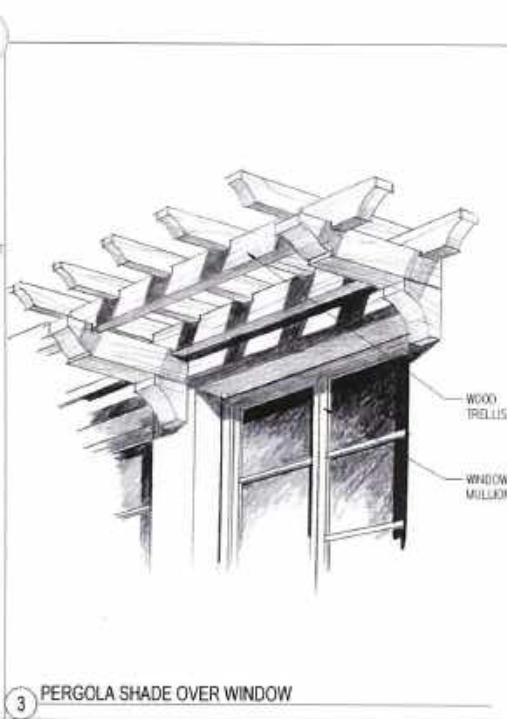




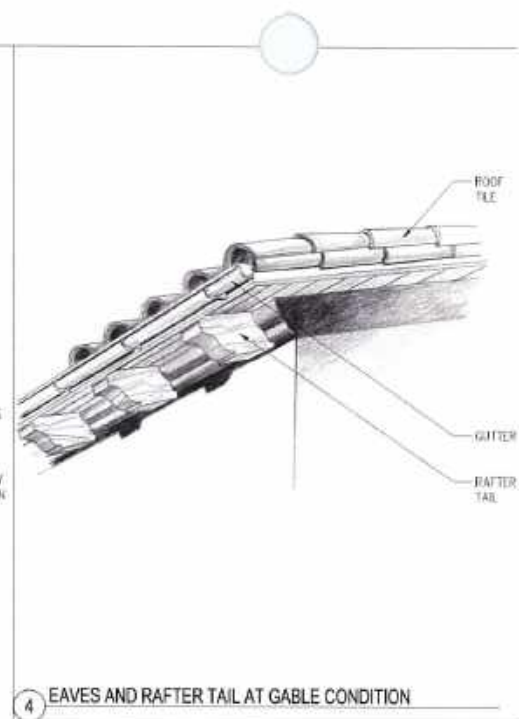
1 EAVES AND RAFTER TAIL AT HIP CONDITION



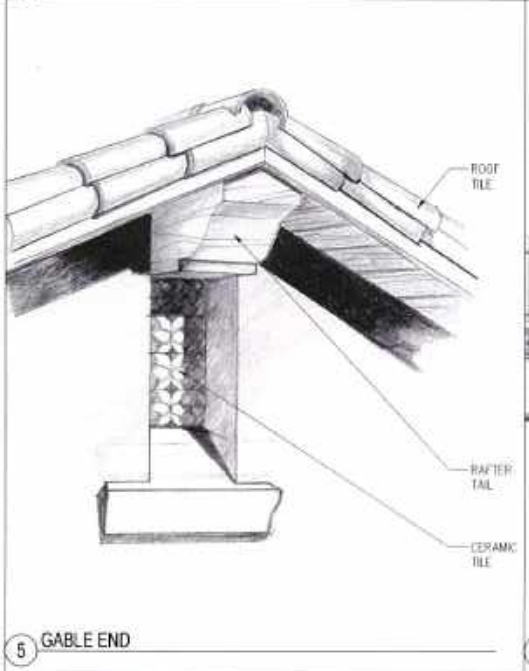
2 OUTDOOR BALCONY



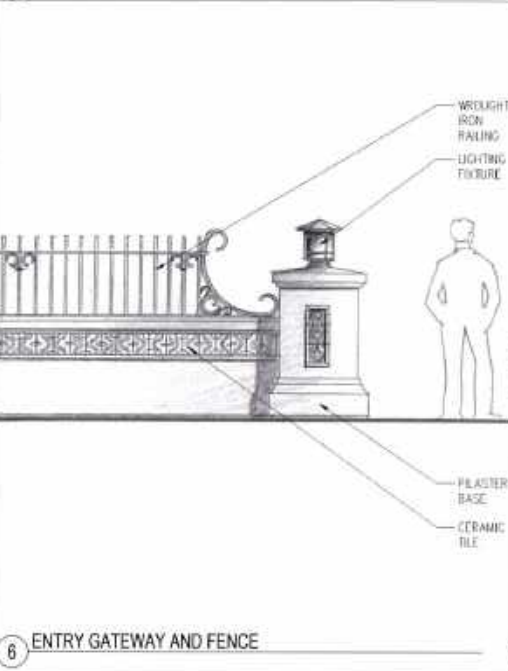
3 PERGOLA SHADE OVER WINDOW



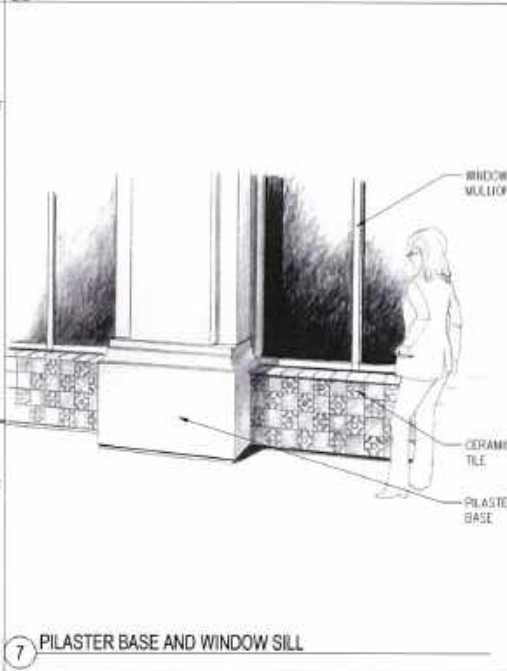
4 EAVES AND RAFTER TAIL AT GABLE CONDITION



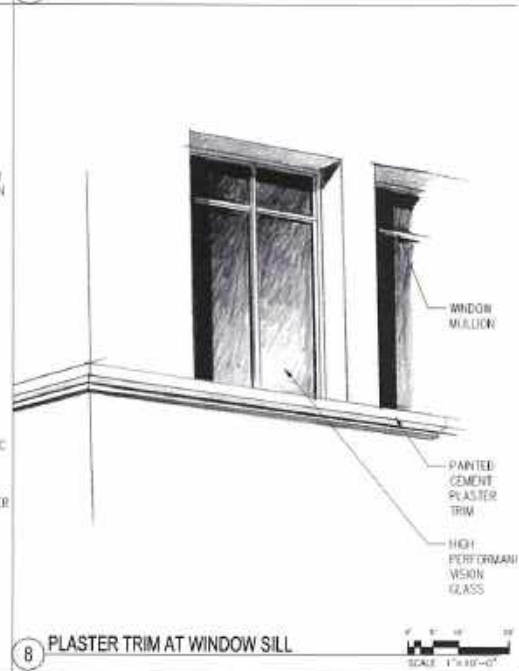
5 GABLE END



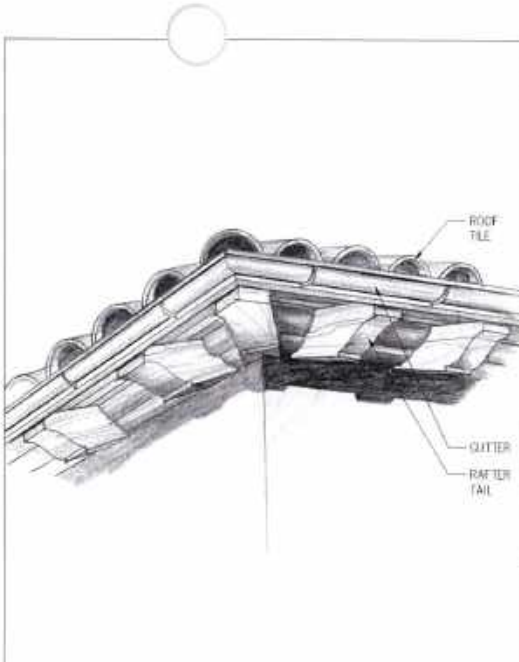
6 ENTRY GATEWAY AND FENCE



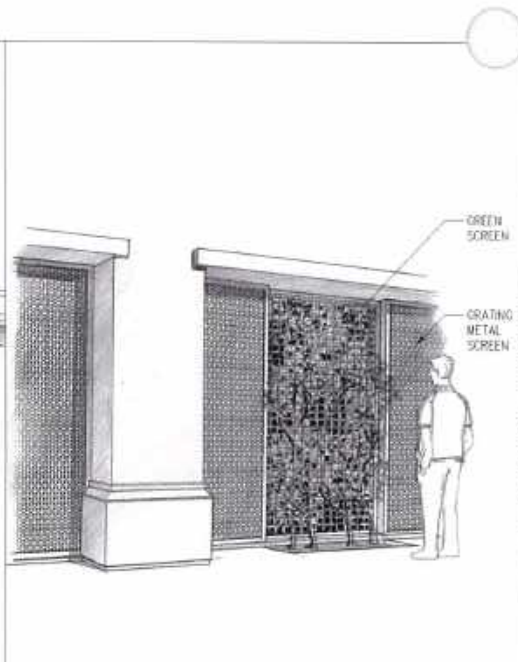
7 PILASTER BASE AND WINDOW SILL



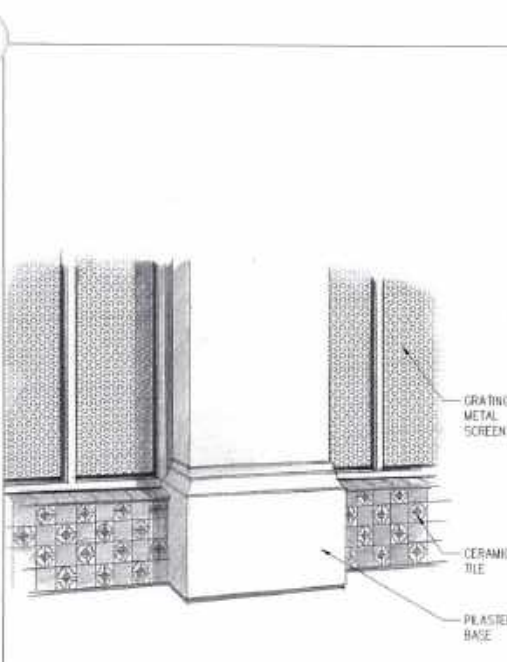
8 PLASTER TRIM AT WINDOW SILL



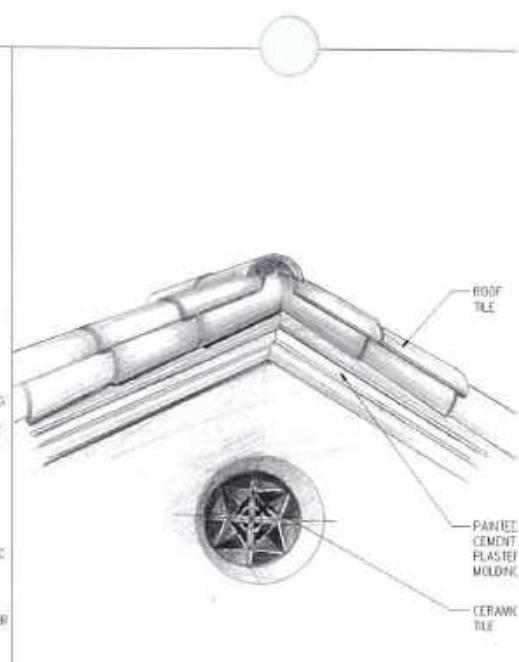
1 EAVES AND RAFTER TAIL



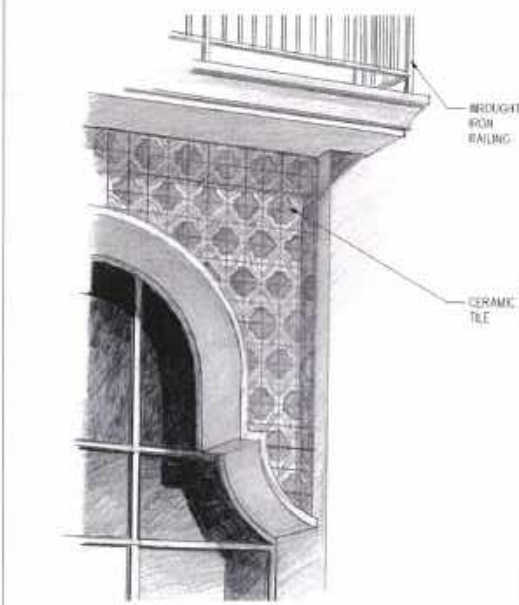
2 GREEN SCREEN AT PARKING GARAGE



3 PILASTER BASE AND WINDOW SILL



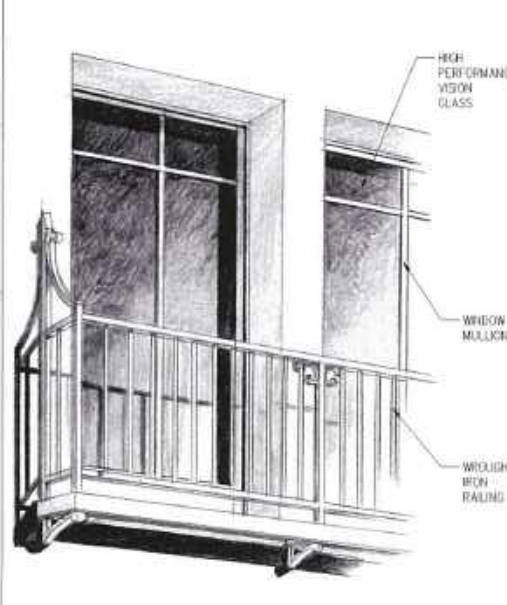
4 GABLE END



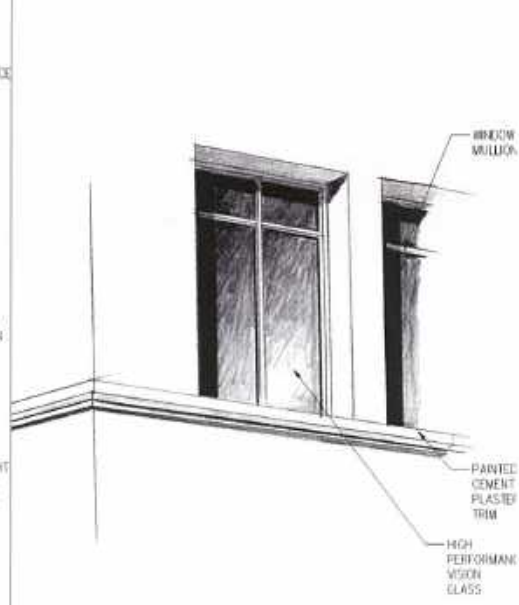
5 ENTRY FEATURE



6 OUTDOOR BALCONY RAIL



7 JULIET BALCONY



8 PLASTER TRIM AT WINDOW SILL



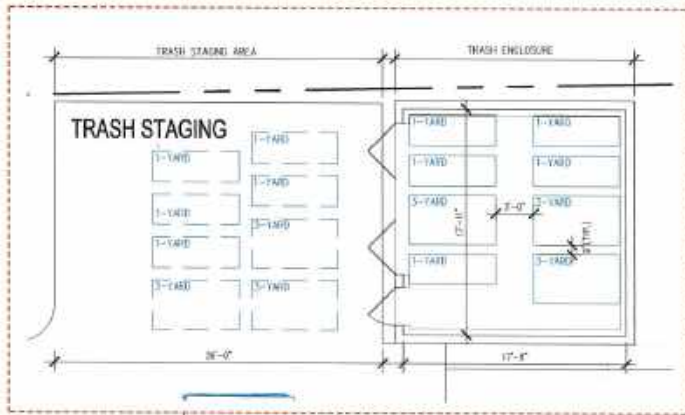
MIDDLE PLAZA at 500 EL CAMINO REAL  
Menlo Park, California



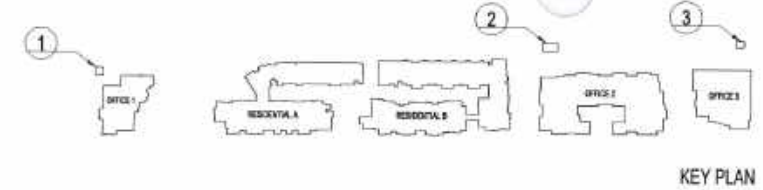
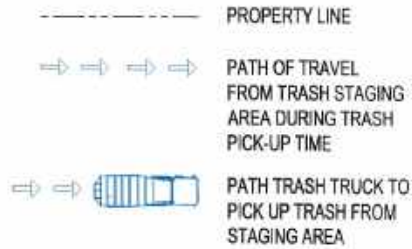
OFFICE BUILDING 3- ARCHITECTURE VIGNETTE

05/20/16 03/24/17  
07/10/16 11/02/16

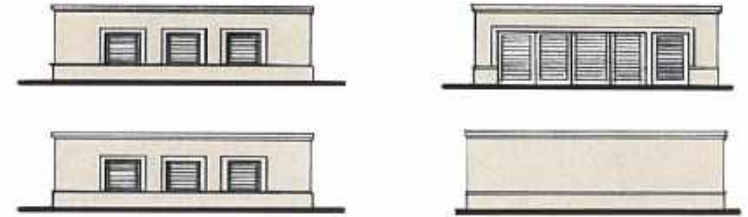
A15.3



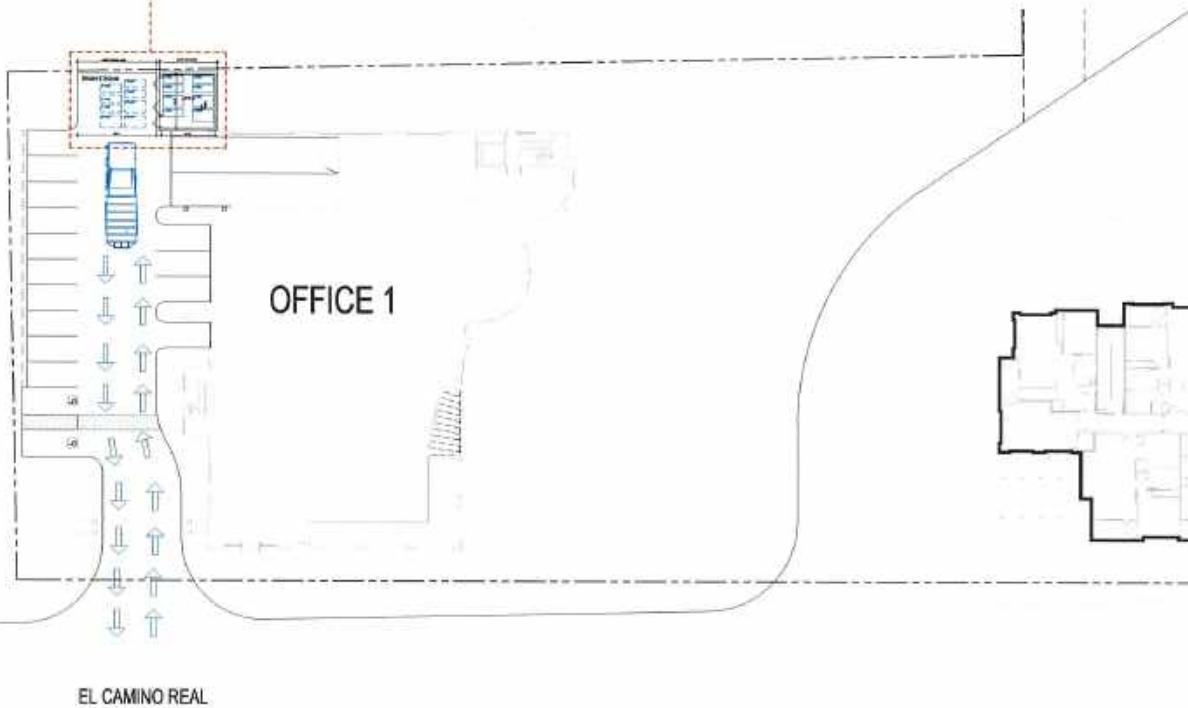
1 TRASH ENCLOSURE & STAGING- OFFICE 1  
1/4"=1'-0"



KEY PLAN



TRASH ENCLOSURE ELEVATIONS- OFFICE 1

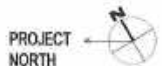


**WASTE MANAGEMENT GENERAL NOTES:**

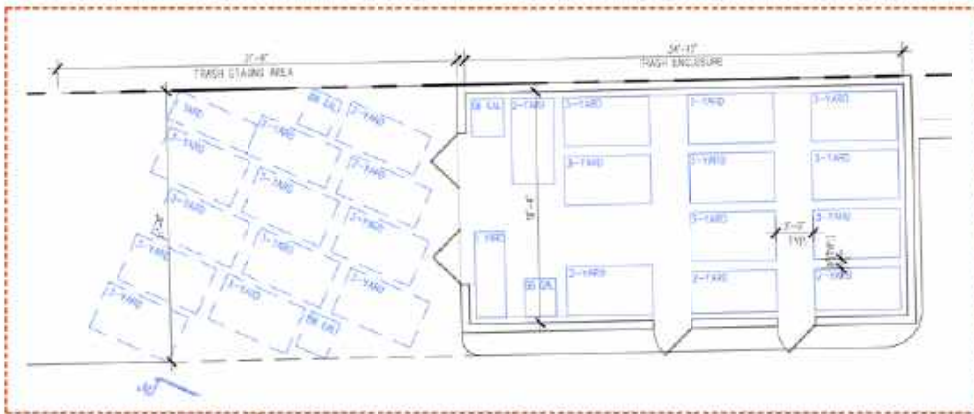
- CALCULATIONS ARE BASED ON "CITY OF MENLO PARK COMMERCIAL, INDUSTRIAL AND MULTI-FAMILY GARBAGE & RECYCLING ENCLOSURE PLAN GUIDELINE."
- SERVICING ON GRADE IS WITHIN 2%
- WEATHERPROOF "NO PARKING SIGNS" PLACED ON THE OUTSIDE OF THE TRASH STAGING ROOM
- CHUTES EQUIPPED WITH SHUT OFF VALVE
- BUILDING LIGHT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

**TRASH ENCLOSURE CALCULATIONS:**

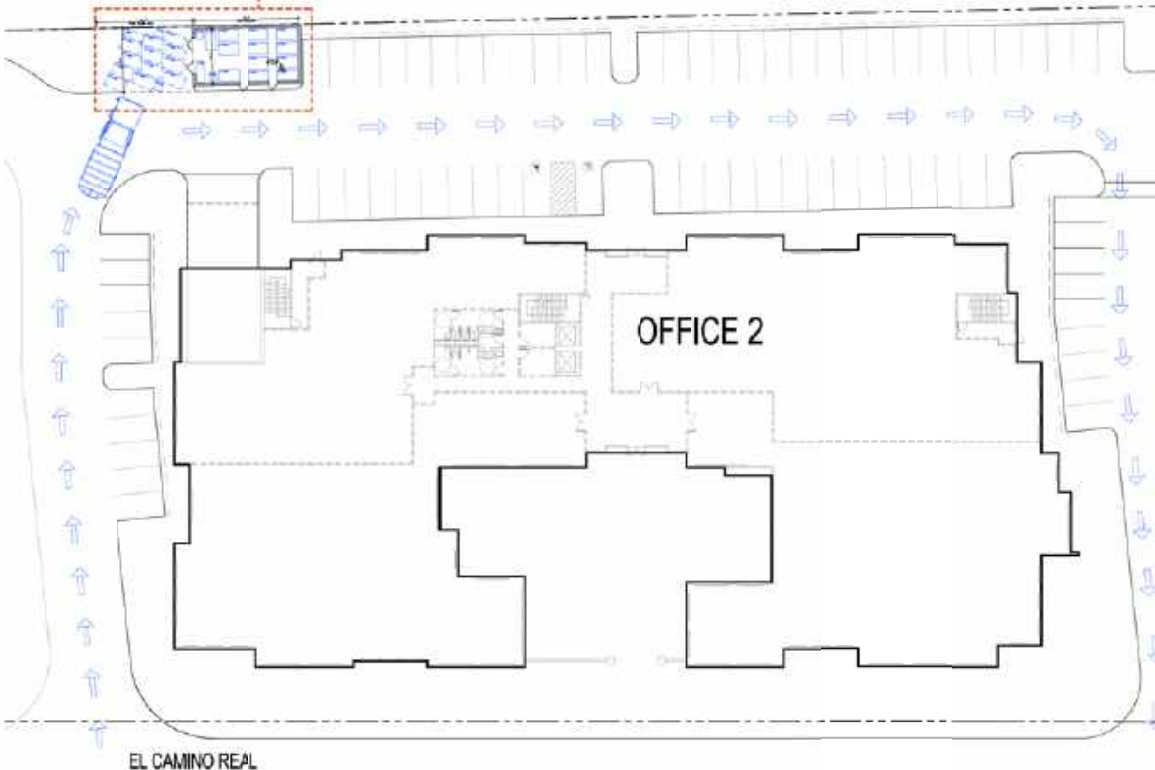
1. OFFICE BUILDING 1 TOTAL GROSS FLOOR AREA: 34,526 SF (INCLUDING A 10,000 SF RESTAURANT)
2. EMPLOYEE: 34,526/250= 139 (250 SF GROSS FLOOR AREA/ EMPLOYEE)
3. DEBRIS/ EMPLOYEE: 80 LBS/ EMPLOYEE/ WEEK
4. TOTAL DEBRIS/ WEEK: 139X80= 11,120 LBS= 42 CY (1 CUBIC YARD= 270 LBS)
5. DIVIDE BY THREE TIMES WEEKLY 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



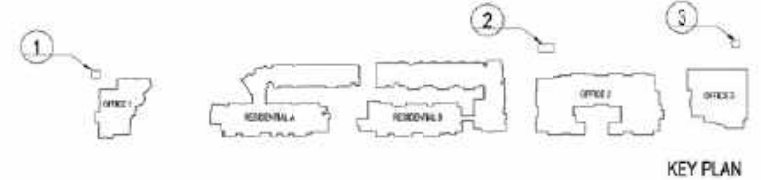
SCALE: 1/4"=1'-0"



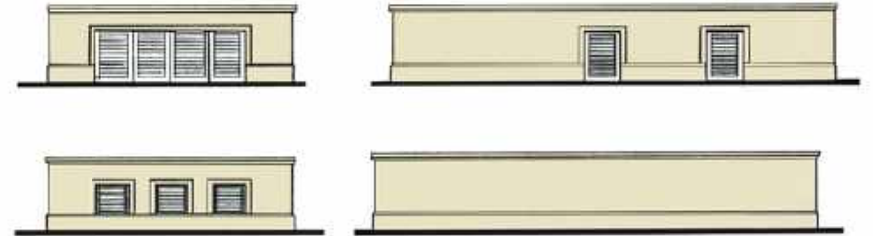
2 TRASH ENCLOSURE & STAGING- OFFICE 2  
1/4"=1'-0"



EL CAMINO REAL



KEY PLAN



TRASH ENCLOSURE ELEVATIONS- OFFICE 2

- - - - - PROPERTY LINE
- ⇒ ⇒ ⇒ ⇒ PATH OF TRAVEL FROM TRASH STAGING AREA DURING TRASH PICK-UP TIME
- ⇒ ⇒ [TRUCK] 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: 88,800 SF
2. EMPLOYEE: 88,800/250= 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"

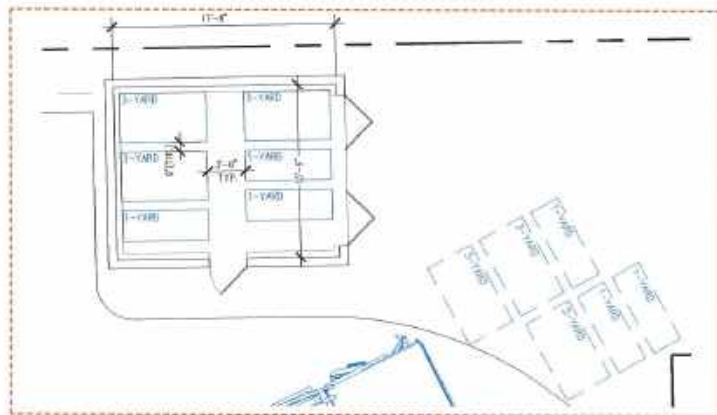


MIDDLE PLAZA at 500 EL CAMINO REAL  
Menlo Park, California

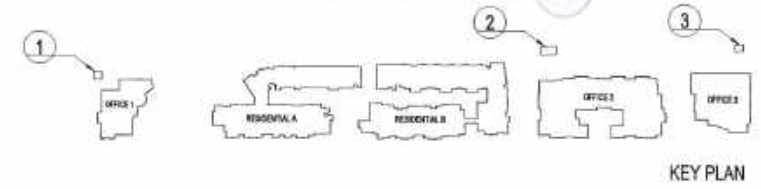


WASTE MANAGEMENT PLAN- OFFICE 2  
02/28/17

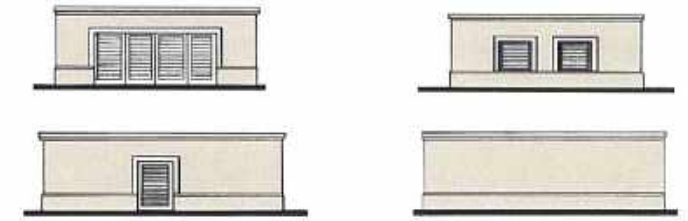
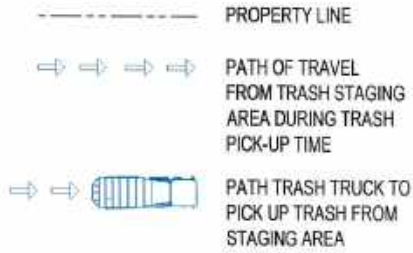
A16.2



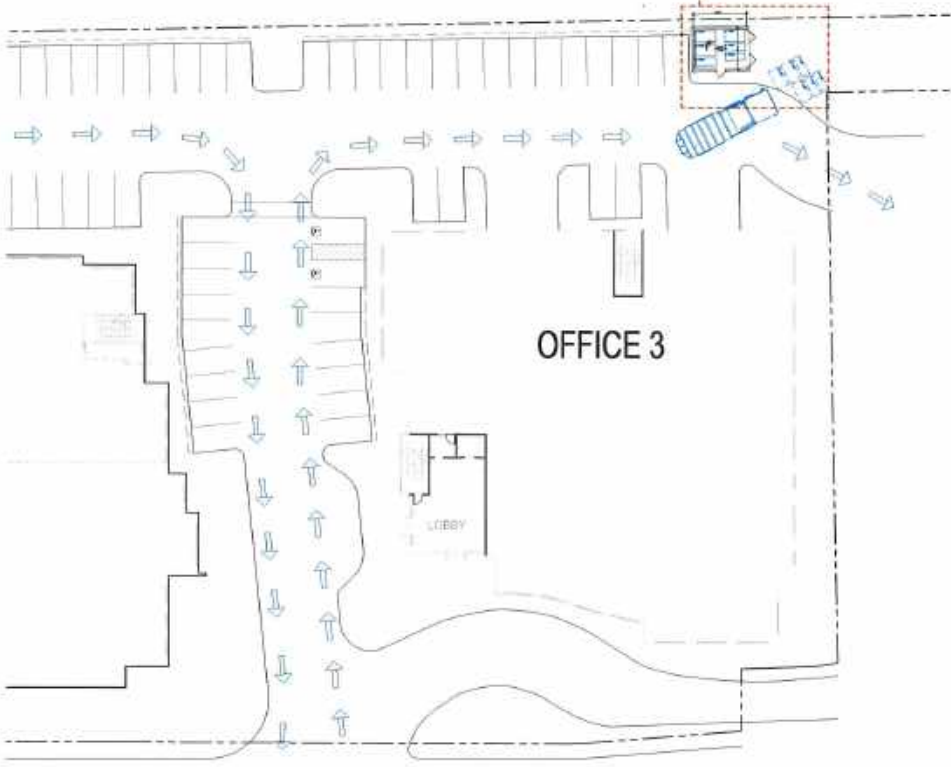
3 TRASH ENCLOSURE & STAGING- OFFICE 3  
1/4"=1'-0"



KEY PLAN



TRASH ENCLOSURE ELEVATIONS- OFFICE 3



OFFICE 3

EL CAMINO REAL

**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 PICKUP 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



MIDDLE PLAZA at 500 EL CAMINO REAL  
Menlo Park, California



WASTE MANAGEMENT PLAN- OFFICE 3  
03/24/2017

A16.3





ROOF TILES- KILN RUN #8



ROOF TILES- KILN RUN #8



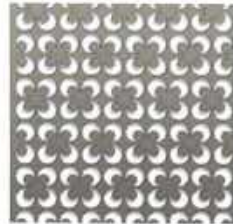
PAINT COLOR - FIELD



PAINT COLOR- ACCENT



AWNING FABRIC



PARKING LEVEL SCREENS (BLDG. 3)



PAINT COLOR - FIELD



PAINT COLOR- ACCENT



AWNING FABRIC



TIMBER DETAILS



SAMPLE DECORATIVE TILES



WINDOW MULLION



TIMBER DETAILS



GREENSCREEN (BLDG. 3)



SAMPLE DECORATIVE TILES



WINDOW MULLION



LIGHT FIXTURE

BUILDING 1



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

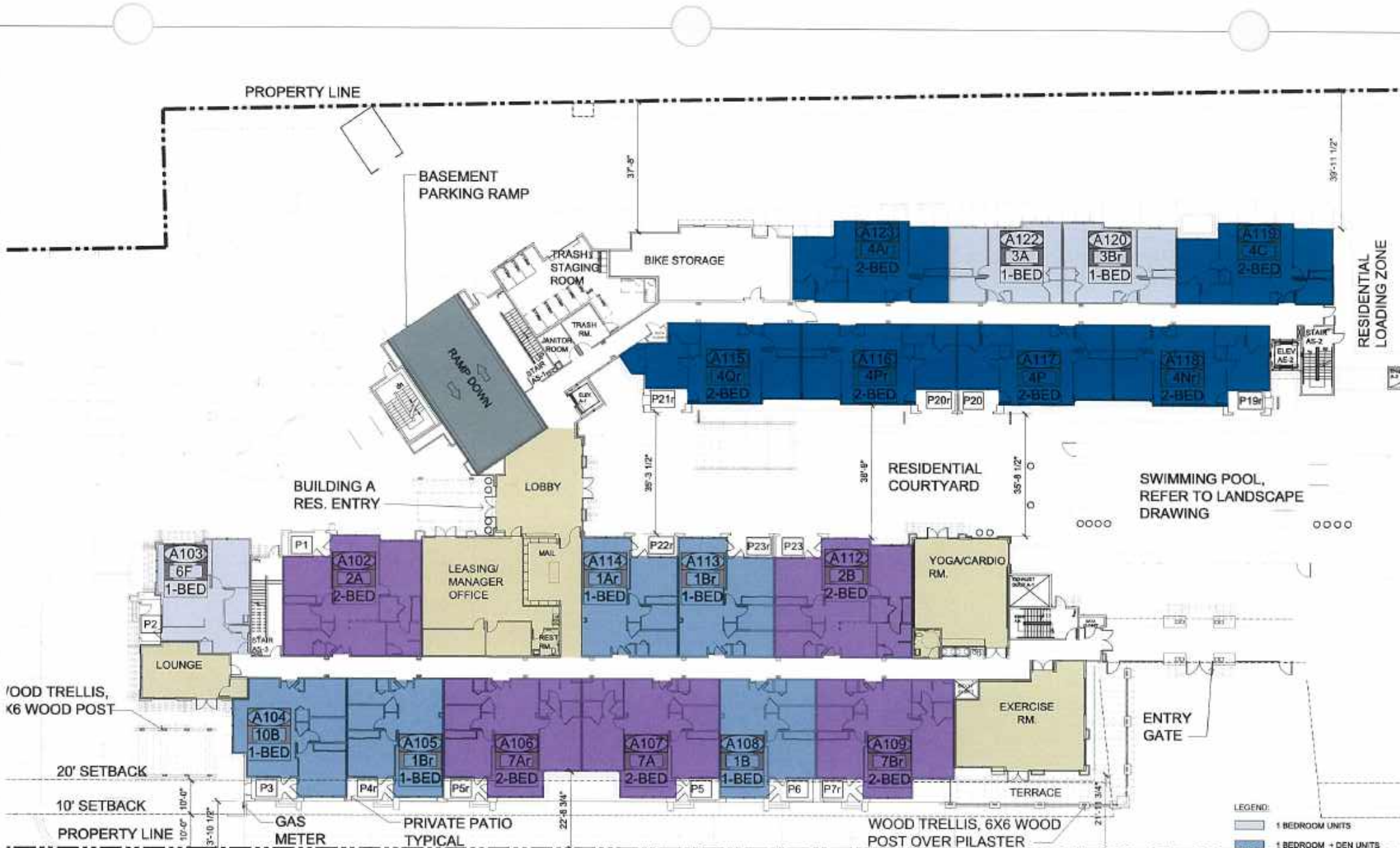


WROUGHT IRON RAILING (BLDG. 1,2 & 3)

BUILDING 2 & 3



LIGHT FIXTURE



BLDG. A 1ST FLOOR AMENITY SPACE SF		BLDG. A 1ST FLOOR TOTALS	
LOBBY/MAIL AREA	3154	1 BED	3
LEASING MGR. OFFICE	1195	2 BED	6
LOUNGE	430	1 BED + DEN	5
YOGA-CARDIO	938	2 BED + DEN	5
EXERCISE ROOM	1041		
<b>TOTAL</b>	<b>4729</b>	<b>TOTAL UNITS</b>	<b>19</b>
# OF BIKE STORAGE	82		

**LEGEND:**

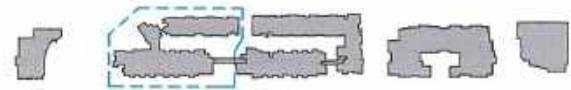
- 1 BEDROOM UNITS
- 1 BEDROOM + DEN UNITS
- 2 BEDROOM UNITS
- 2 BEDROOM + DEN UNITS
- AMENITY SPACE
- BASEMENT RAMP

**NO**  
**SCALE**

FOR RESIDENTIAL PARKING REFER TO SHEET: A4 SERIES



**MIDDLE PLAZA at 500 EL CAMINO REAL**  
Menlo Park, California



**BUILDING A - FIRST FLOOR PLAN**  
02/04/2017 **A18.1**



**BLDG. A 2ND FLOOR TOTALS**

1 BED	3
2 BED	8
1 BED + DEN	8
2 BED + DEN	6
<b>TOTAL UNITS</b>	<b>25</b>

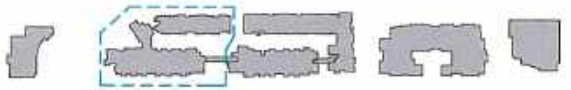
**LEGEND:**

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

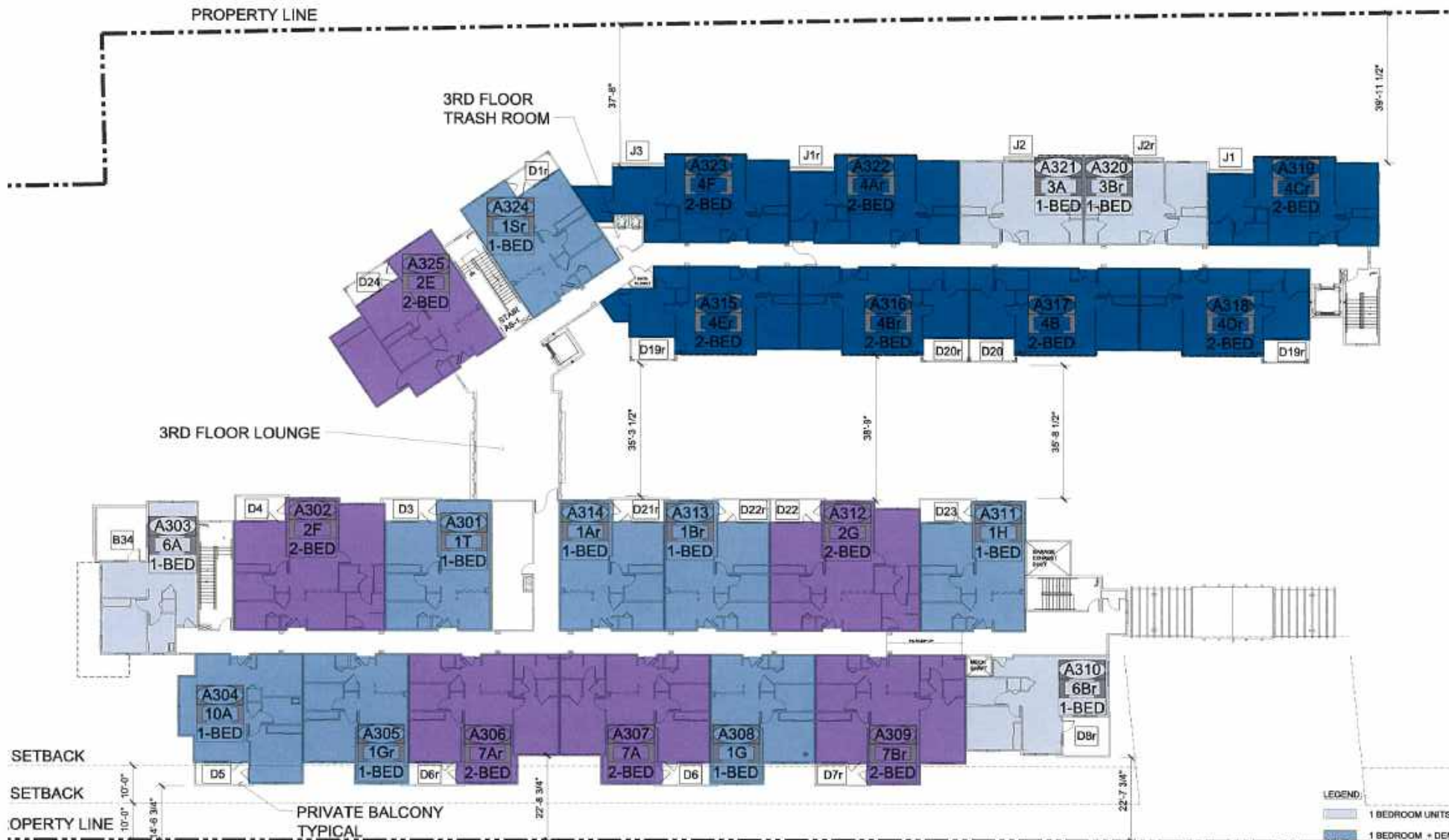
PROJECT NORTH  
TRUE NORTH



MIDDLE PLAZA at 500 EL CAMINO REAL  
Menlo Park, California



BUILDING A - SECOND FLOOR PLAN  
02/04/2017 **A18.2**



**BLDG. A 3RD FLOOR TOTALS**

1 BED	4
2 BED	7
1 BED + DEN	8
2 BED + DEN	6
<b>TOTAL UNITS</b>	<b>25</b>

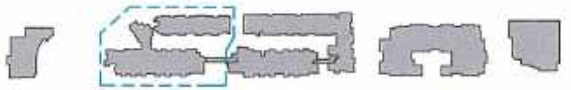
**LEGEND:**

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

PROJECT NORTH

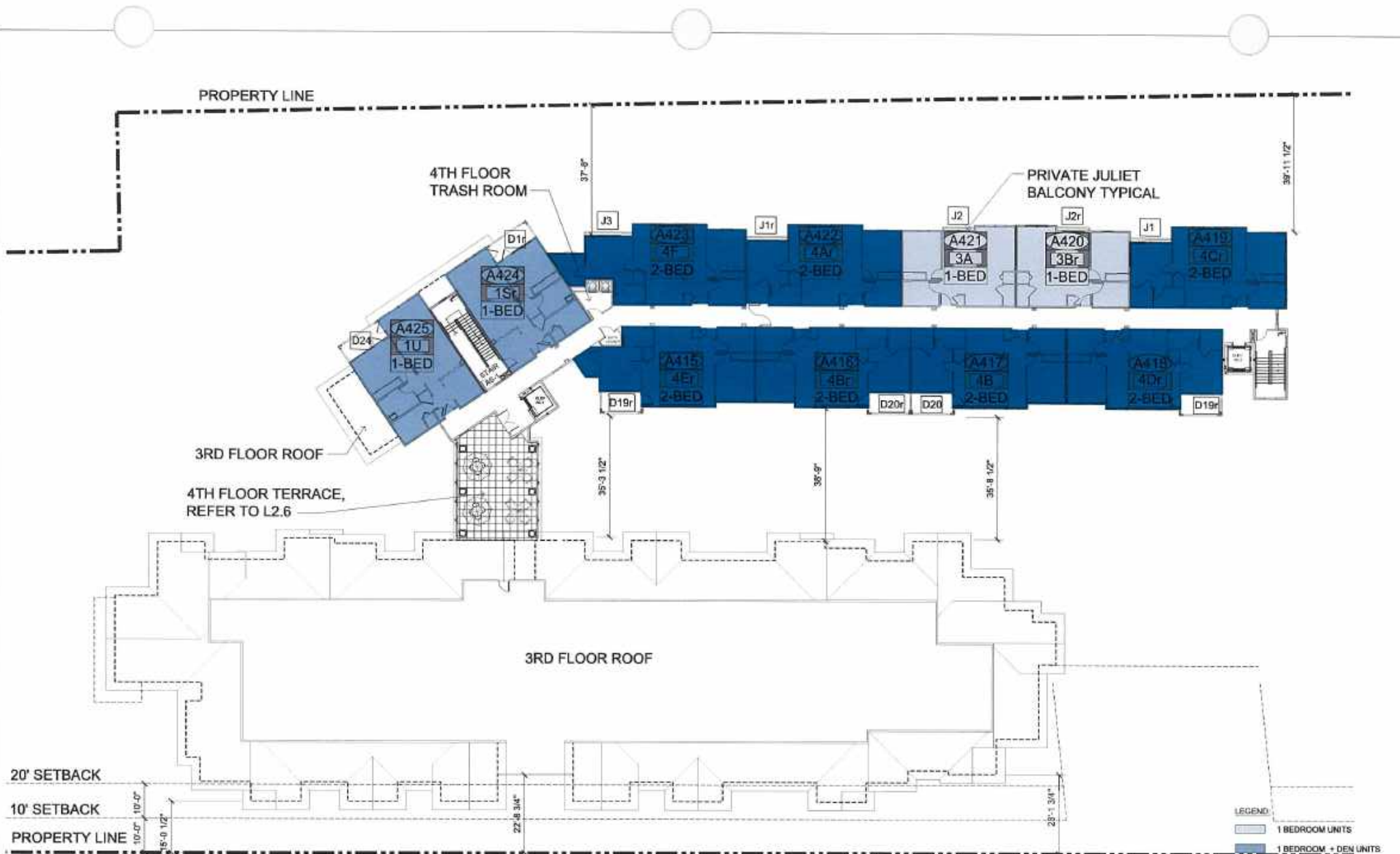


MIDDLE PLAZA at 500 EL CAMINO REAL  
Menlo Park, California



BUILDING A - THIRD FLOOR PLAN

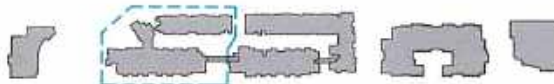
**A18.3**



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



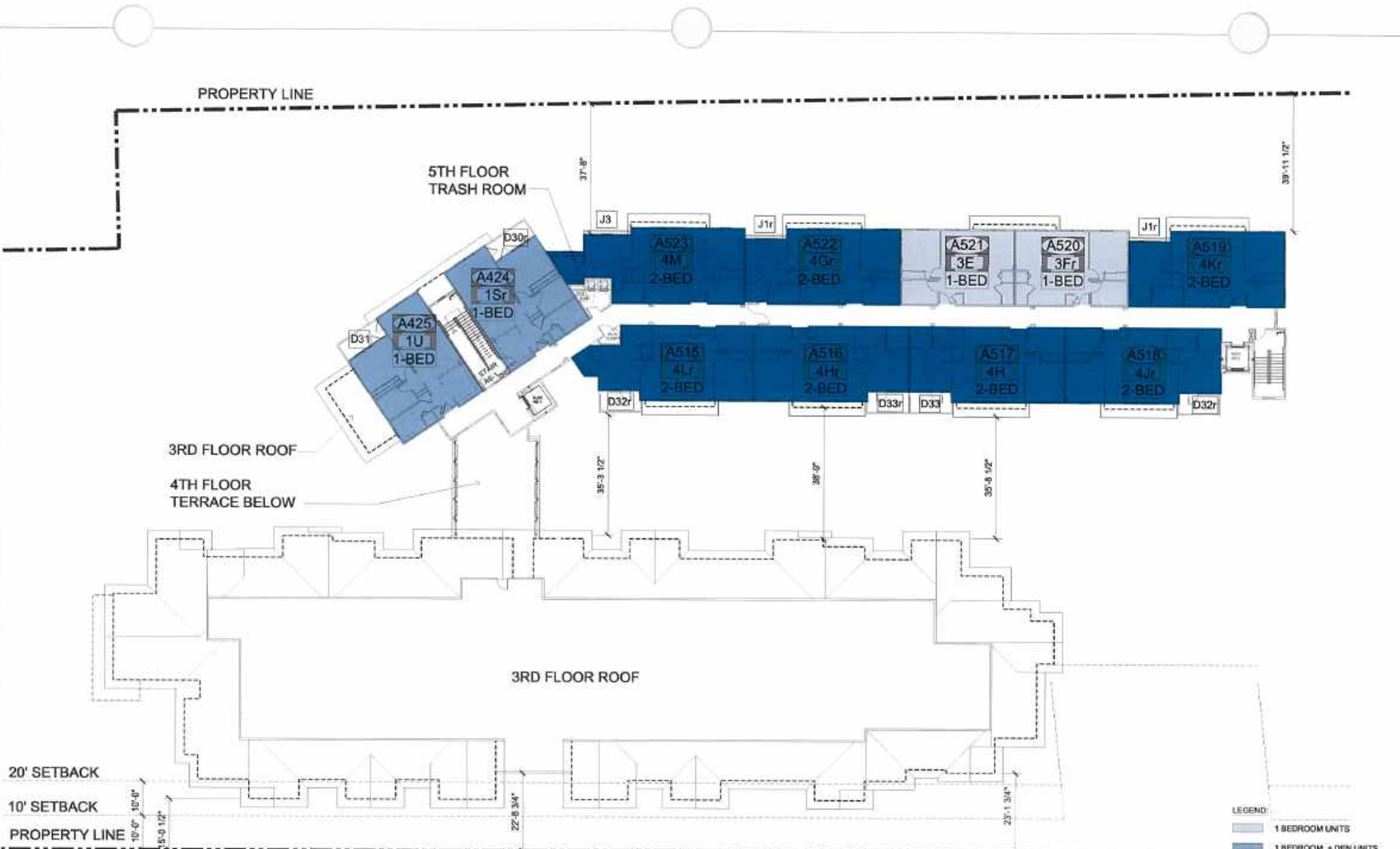
MIDDLE PLAZA at 500 EL CAMINO REAL  
Menlo Park, California



BUILDING A - FOURTH FLOOR PLAN

02/24/2017

A18.4



20' SETBACK  
10' SETBACK  
PROPERTY LINE

**BLDG. A 5TH FLOOR TOTALS**

1 BED	2
2 BED	7
1 BED + DEN	2
2 BED + DEN	0
<b>TOTAL UNITS</b>	<b>11</b>

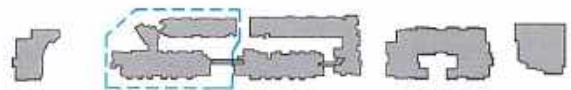
**LEGEND:**

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

PROJECT NORTH  
TRUE NORTH

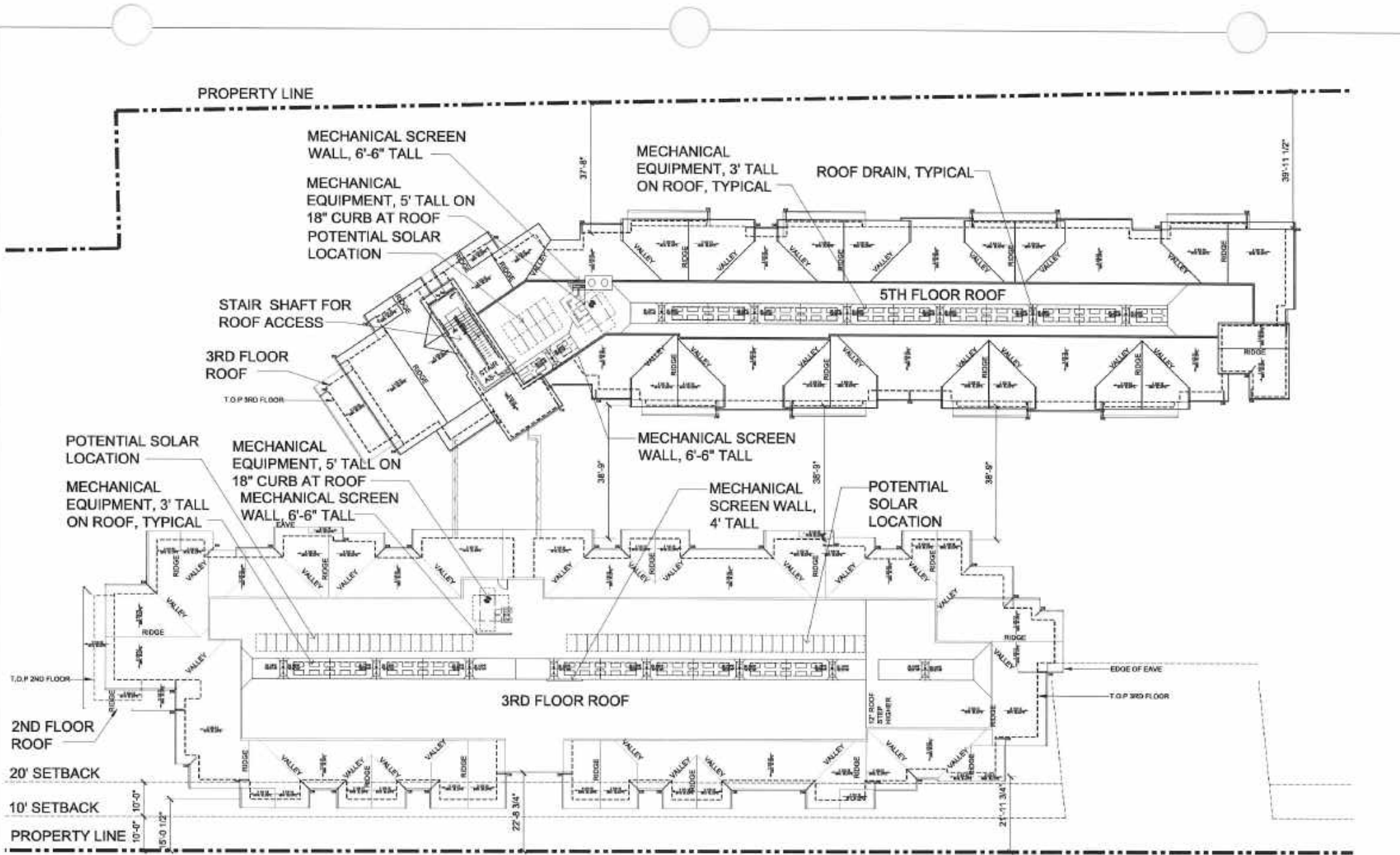


**MIDDLE PLAZA at 500 EL CAMINO REAL**  
Menlo Park, California

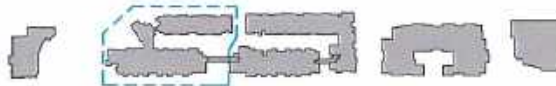


**BUILDING A - FIFTH FLOOR PLAN**  
02/24/2017

**A18.5**



MIDDLE PLAZA at 500 EI CAMINO REAL  
Menlo Park, California



BUILDING A - ROOF PLAN

02/24/2017

A18.6



BLDG. B 1ST FLOOR AMENITY SPACE SF	
LOBBY/LOUNGE/MAIL	1098
CLUB HOUSE	1144
COMMUNITY/MEETING	2288
<b>TOTAL</b>	<b>4530</b>
<b># OF BIKE STORAGE</b>	<b>48</b>

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

**LEGEND**

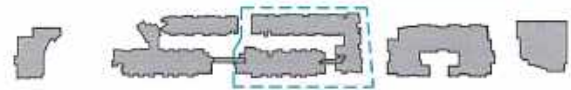
- 1 BEDROOM UNITS
- 1 BEDROOM + DEN UNITS
- 2 BEDROOM UNITS
- 2 BEDROOM + DEN UNITS
- AMENITY SPACE
- BASEMENT RAMP

NORTH  
 PROPERTY NORTH  
 DEV. NORTH

FOR RESIDENTIAL PARKING REFER TO SHEET: A4 SERIES



**MIDDLE PLAZA at 500 EI CAMINO REAL**  
Menlo Park, California



**BUILDING B - FIRST FLOOR PLAN**  
09/28/2017 **A19.1**





**BLDG. B 2ND FLOOR TOTALS**

1 BED	9
2 BED	9
1 BED + DEN	9
2 BED + DEN	6
<b>TOTAL UNITS</b>	<b>33</b>

**LEGEND**

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

PROPERTY LINE  
DEVELOPMENT LINE  
20' SETBACK  
10' SETBACK



**MIDDLE PLAZA at 500 EI CAMINO REAL**  
Menlo Park, California

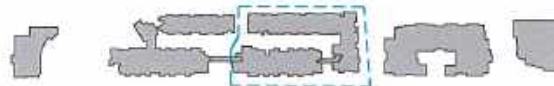


**BUILDING B - SECOND FLOOR PLAN**  
02/09/2017

**A19.2**



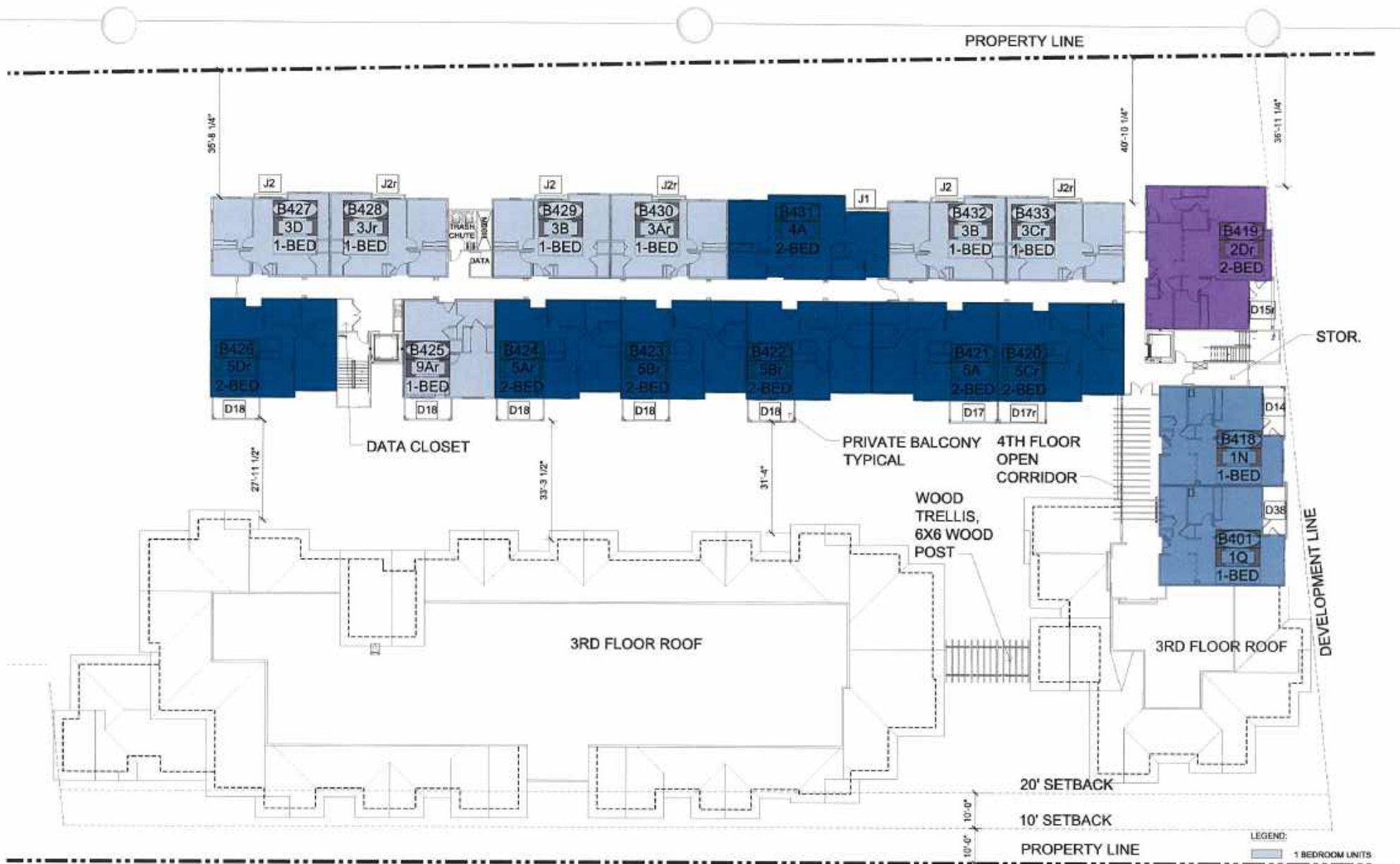
MIDDLE PLAZA at 500 EL CAMINO REAL  
Menlo Park, California



BUILDING B - THIRD FLOOR PLAN

02242517

A19.3



**BLDG. B 4TH FLOOR TOTALS**

1 BED	7
2 BED	7
1 BED + DEN	2
2 BED + DEN	1
<b>TOTAL UNITS</b>	<b>17</b>

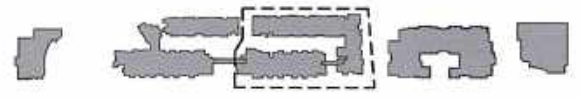
**LEGEND:**

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

**TRUE NORTH**  
**SCALE**

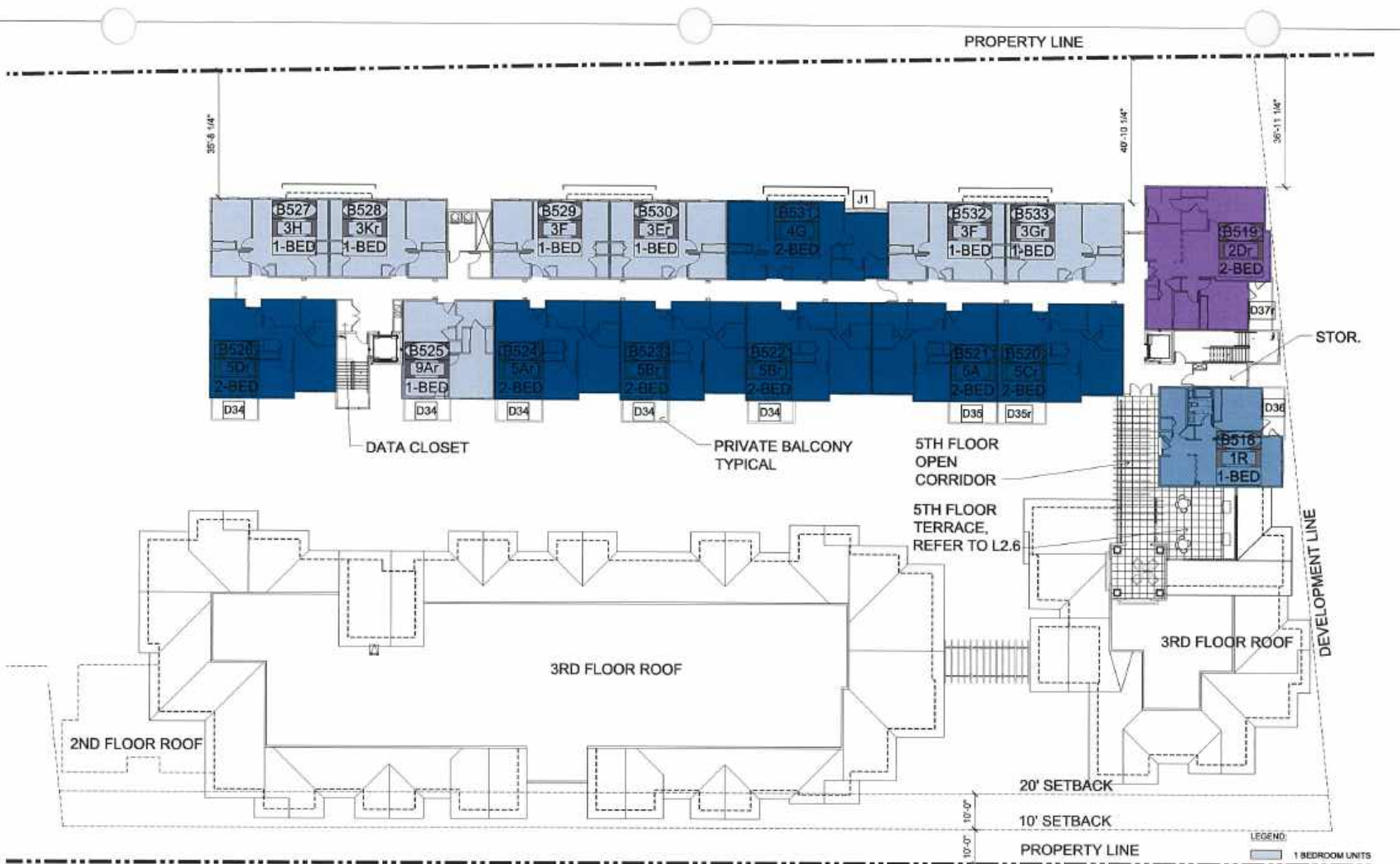


**MIDDLE PLAZA at 500 EL CAMINO REAL**  
Menlo Park, California



**BUILDING B - FOURTH FLOOR PLAN**  
02342017

**A19.4**



**BLDG. B 5TH FLOOR TOTALS**

1 BED	7
2 BED	7
1 BED + DEN	1
2 BED + DEN	1
<b>TOTAL UNITS</b>	<b>16</b>

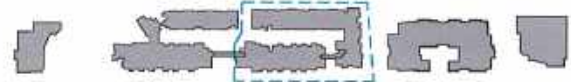
**LEGEND:**

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

PROJECT: 02/20/17  
DATE: 02/20/17

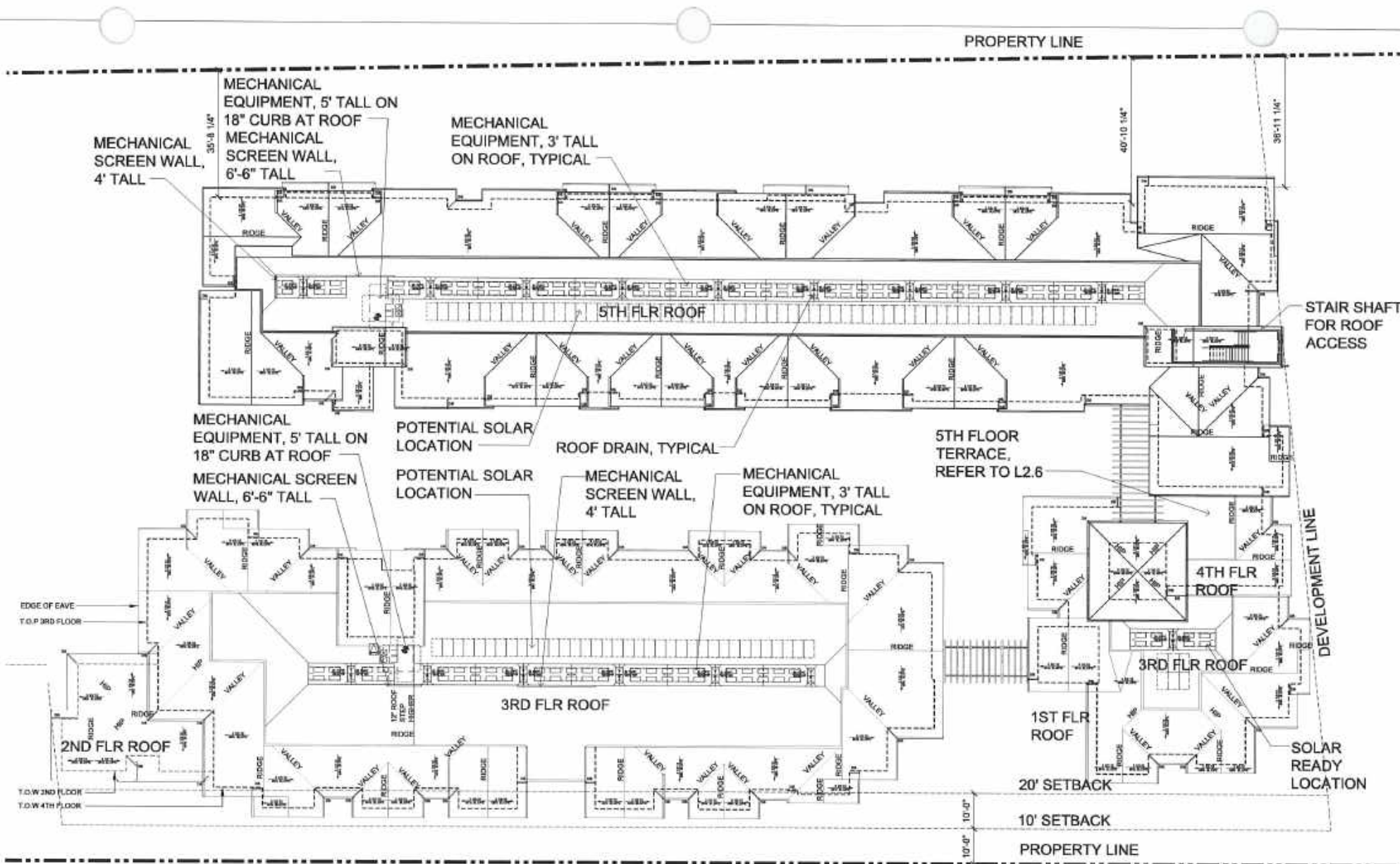


**MIDDLE PLAZA at 500 EI CAMINO REAL**  
Menlo Park, California

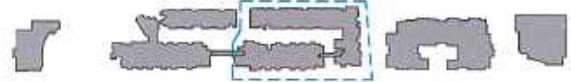


**BUILDING B - FIFTH FLOOR PLAN**  
02/20/2017

**A19.5**



MIDDLE PLAZA at 500 EL CAMINO REAL  
Menlo Park, California



BUILDING B - ROOF PLAN  
02240317

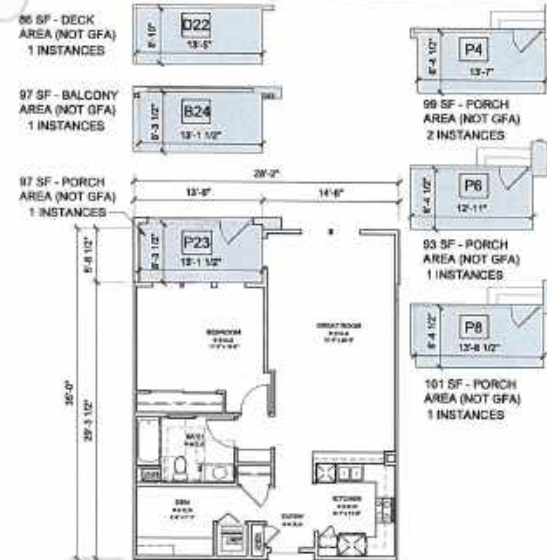
**A19.6**



**UNIT 1D**  
1 BED + DEN / 1 BATH  
GROSS AREA: 920 SQFT  
NET AREA: 835 SQFT  
3 INSTANCES



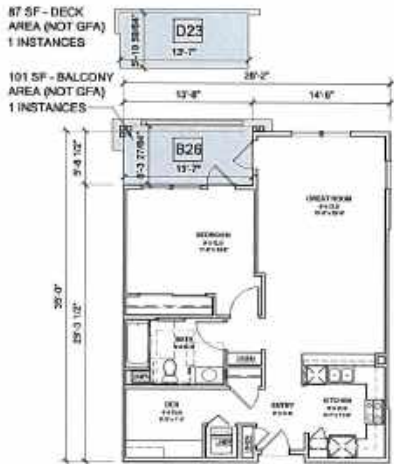
**UNIT 1C**  
1 BED + DEN / 1 BATH  
GROSS AREA: 922 SQFT  
NET AREA: 842 SQFT  
1 INSTANCES



**UNIT 1B**  
1 BED + DEN / 1 BATH  
GROSS AREA: 879 SQFT  
NET AREA: 842 SQFT  
7 INSTANCES



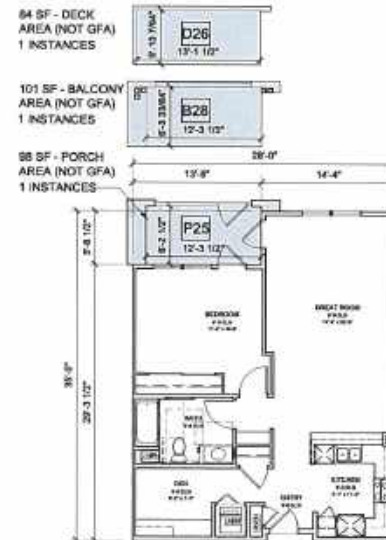
**UNIT 1A**  
1 BED + DEN / 1 BATH  
GROSS AREA: 934 SQFT  
NET AREA: 842 SQFT  
3 INSTANCES



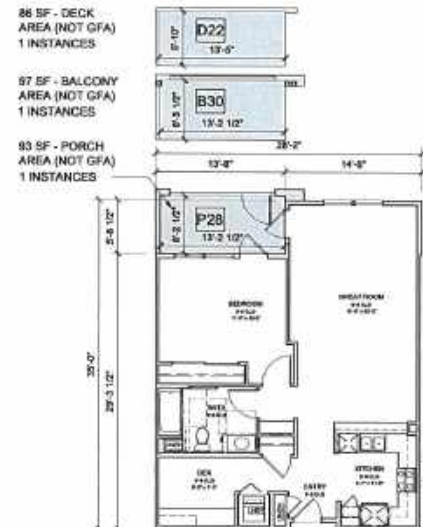
**UNIT 1H**  
1 BED + DEN / 1 BATH  
GROSS AREA: 901 SQFT  
NET AREA: 842 SQFT  
2 INSTANCES



**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



MIDDLE PLAZA at 500 EL CAMINO REAL  
Menlo Park, California



UNIT PLANS  
20240617 **A20.1**



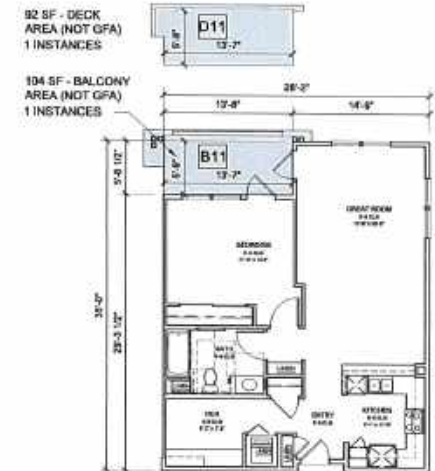
**UNIT 1M**  
1 BED + DEN / 1 BATH  
GROSS AREA: 900 SQFT  
NET AREA: 842 SQFT  
1 INSTANCES



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



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



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



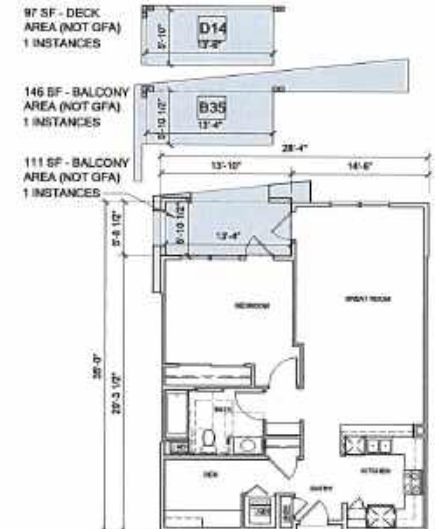
**UNIT 1R**  
1 BED + DEN / 1 BATH  
GROSS AREA: 900 SQFT  
NET AREA: 842 SQFT  
1 INSTANCES



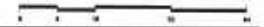
**UNIT 1Q**  
1 BED + DEN / 1 BATH  
GROSS AREA: 911 SQFT  
NET AREA: 849 SQFT  
1 INSTANCES



**UNIT 1P**  
1 BED + DEN / 1 BATH  
GROSS AREA: 894 SQFT  
NET AREA: 830 SQFT  
1 INSTANCES



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



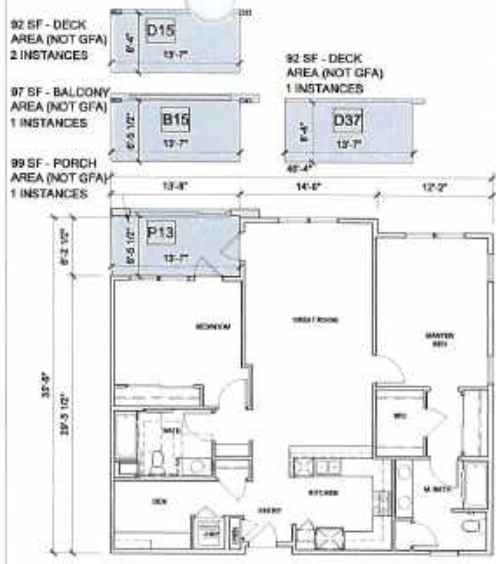


MIDDLE PLAZA at 500 EL CAMINO REAL  
Menlo Park, California

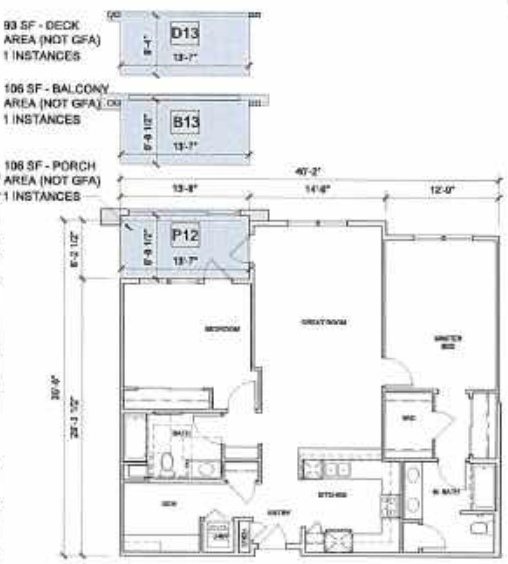


UNIT PLANS  
00240817 **A20.3**

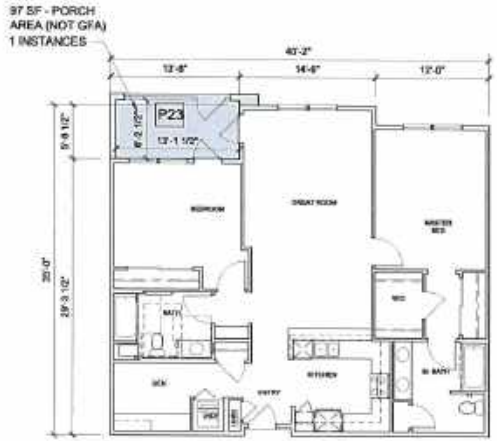




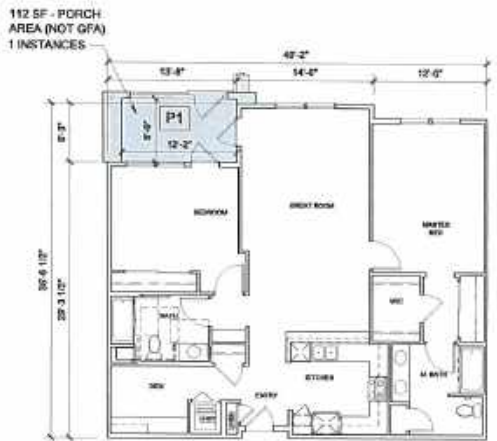
**UNIT 2D**  
2 BED+DEN / 2 BATH  
GROSS AREA: 1325 SQFT  
NET AREA: 1251 SQFT  
5 INSTANCES



**UNIT 2C**  
2 BED+DEN / 2 BATH  
GROSS AREA: 1323 SQFT  
NET AREA: 1251 SQFT  
3 INSTANCES



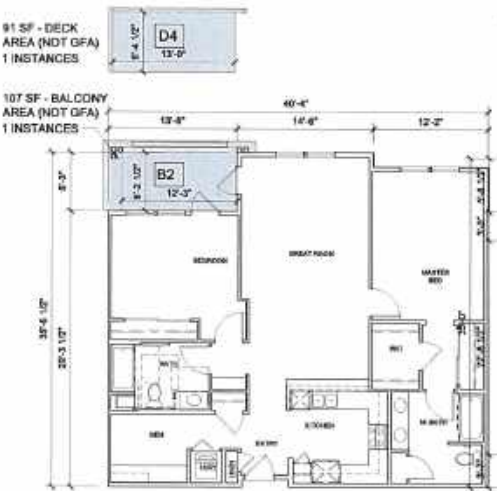
**UNIT 2B**  
2 BED+DEN / 2 BATH  
GROSS AREA: 1300 SQFT  
NET AREA: 1233 SQFT  
1 INSTANCES



**UNIT 2A**  
2 BED+DEN / 2 BATH  
GROSS AREA: 1300 SQFT  
NET AREA: 1233 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: 1300 SQFT  
NET AREA: 1232 SQFT  
2 INSTANCES



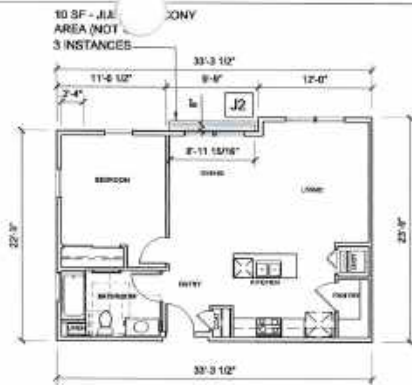
**UNIT 2E**  
2 BED+DEN / 1 BATH  
GROSS AREA: 1141 SQFT  
NET AREA: 1085 SQFT  
2 INSTANCES



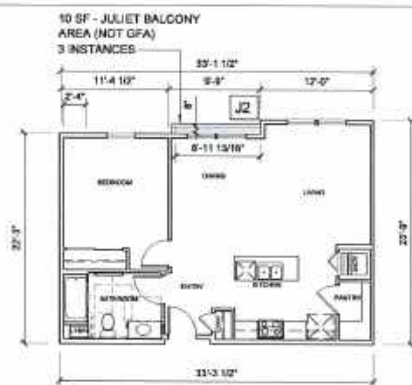
**MIDDLE PLAZA at 500 EL CAMINO REAL**  
Menlo Park, California



**UNIT PLANS**  
02/24/2017 **A20.4**



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



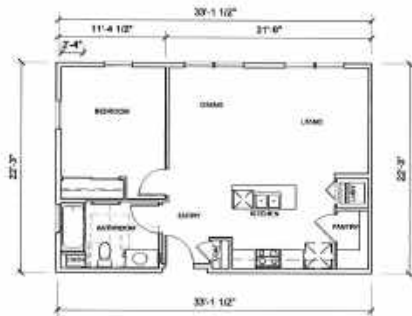
**UNIT 3C**  
1 BED / 1 BATH  
GROSS AREA: 756 SQFT  
NET AREA: 702 SQFT  
4 INSTANCES



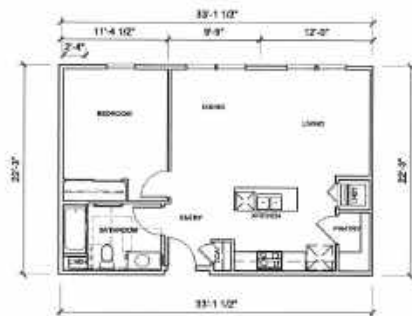
**UNIT 3B**  
1 BED / 1 BATH  
GROSS AREA: 753 SQFT  
NET AREA: 702 SQFT  
12 INSTANCES



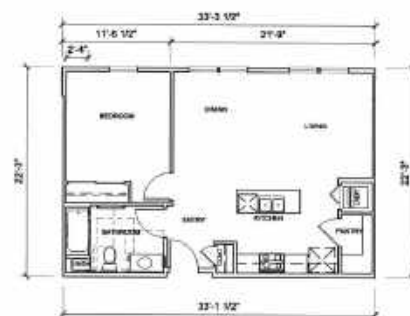
**UNIT 3A**  
1 BED / 1 BATH  
GROSS AREA: 753 SQFT  
NET AREA: 702 SQFT  
8 INSTANCES



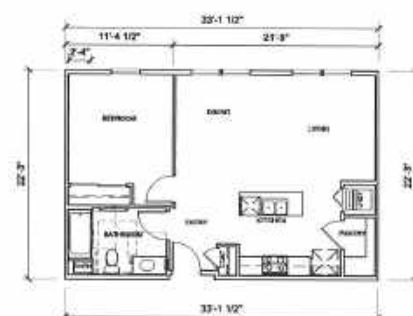
**UNIT 3H**  
1 BED / 1 BATH  
GROSS AREA: 738 SQFT  
NET AREA: 686 SQFT  
1 INSTANCES



**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



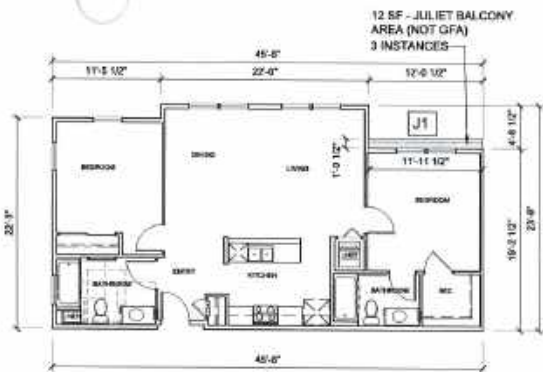
**UNIT 3J**  
1 BED / 1 BATH  
GROSS AREA: 734 SQFT  
NET AREA: 702 SQFT  
3 INSTANCES



**MIDDLE PLAZA at 500 EL CAMINO REAL**  
Menlo Park, California



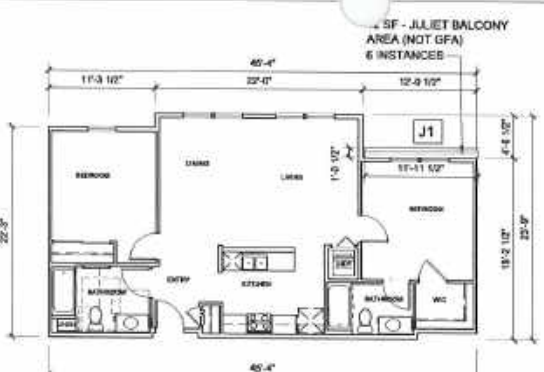
**UNIT PLANS A20.5**  
83040617



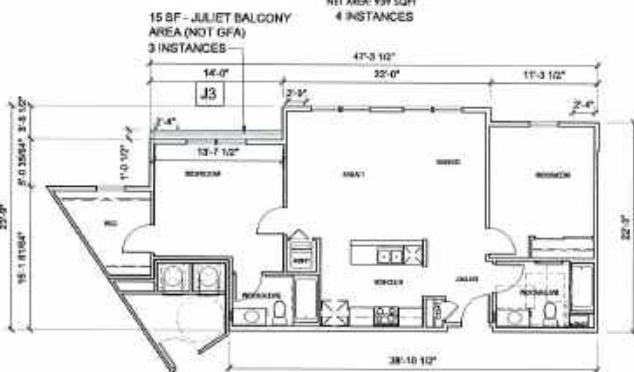
**UNIT 4C**  
2 BED / 2 BATH  
GROSS AREA: 1004 SQFT  
NET AREA: 939 SQFT  
4 INSTANCES



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



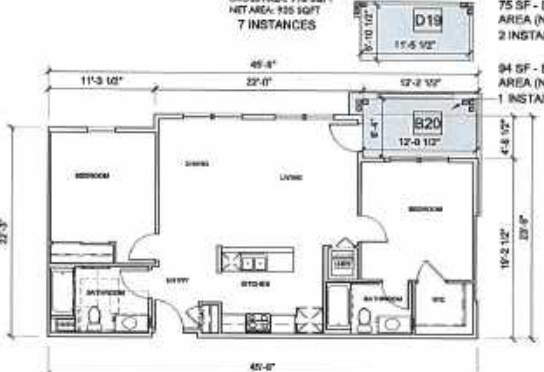
**UNIT 4A**  
2 BED / 2 BATH  
GROSS AREA: 998 SQFT  
NET AREA: 935 SQFT  
7 INSTANCES



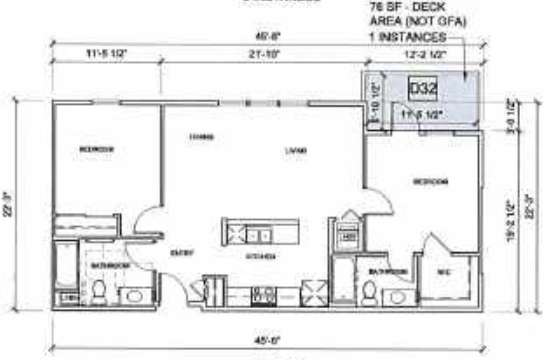
**UNIT 4F**  
2 BED / 2 BATH  
GROSS AREA: 1066 SQFT  
NET AREA: 992 SQFT  
3 INSTANCES



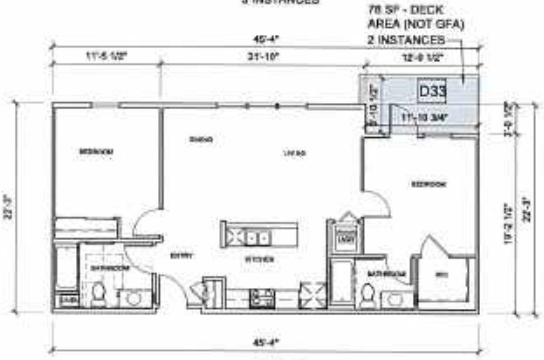
**UNIT 4E**  
2 BED / 2 BATH  
GROSS AREA: 1017 SQFT  
NET AREA: 948 SQFT  
3 INSTANCES



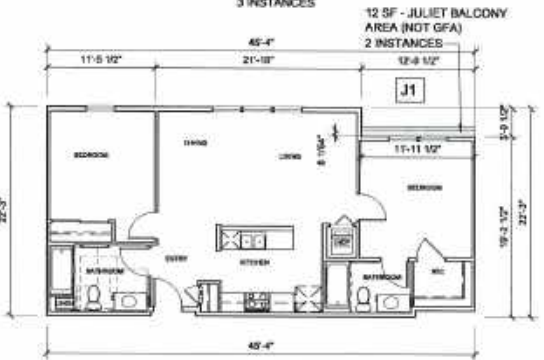
**UNIT 4D**  
2 BED / 2 BATH  
GROSS AREA: 1004 SQFT  
NET AREA: 939 SQFT  
3 INSTANCES



**UNIT 4I**  
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



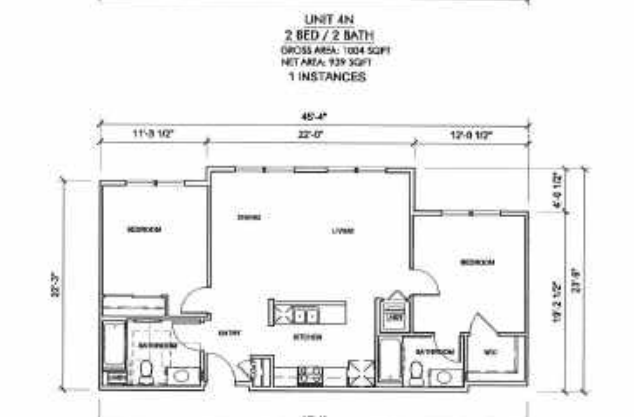
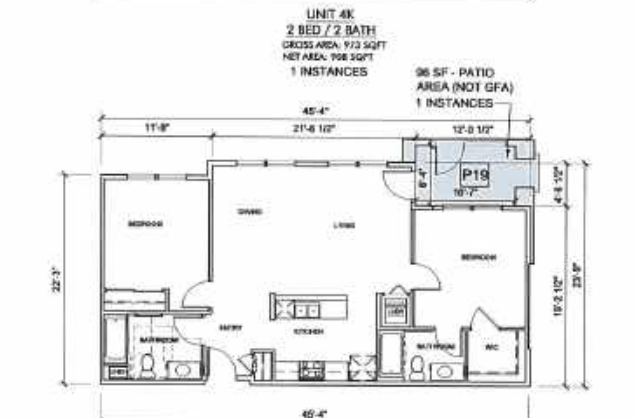
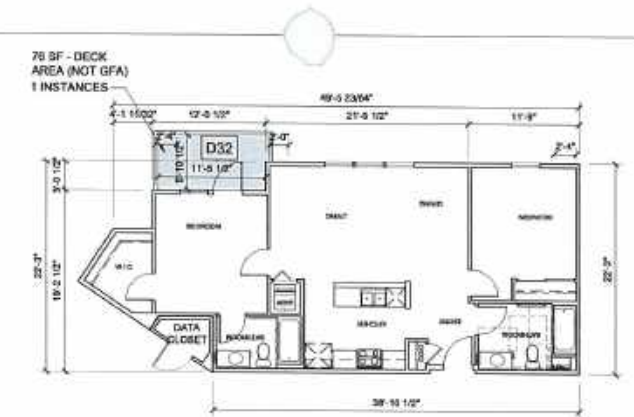
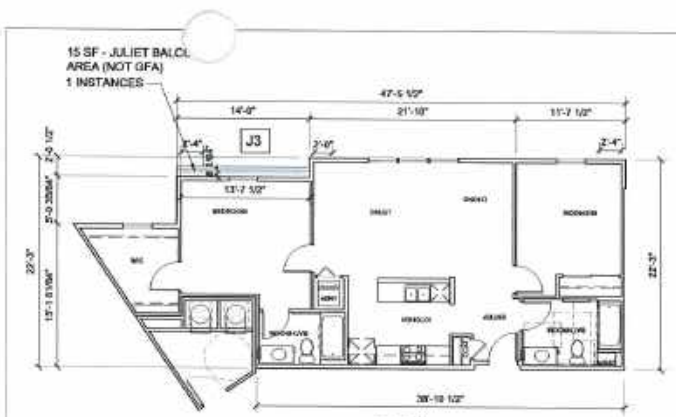
**UNIT 4G**  
2 BED / 2 BATH  
GROSS AREA: 965 SQFT  
NET AREA: 904 SQFT  
2 INSTANCES



**MIDDLE PLAZA at 500 EI CAMINO REAL**  
Menlo Park, California



**UNIT PLANS**  
02040017 **A20.6**



84 SF - DECK AREA (NOT GFA)  
1 INSTANCES



84 SF - DECK AREA (NOT GFA)  
2 INSTANCES



86 SF - DECK AREA (NOT GFA)  
2 INSTANCES



86 SF - DECK AREA (NOT GFA)  
1 INSTANCES



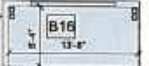
84 SF - DECK AREA (NOT GFA)  
4 INSTANCES



84 SF - DECK AREA (NOT GFA)  
2 INSTANCES



102 SF - BALCONY AREA (NOT GFA)  
1 INSTANCES



86 SF - DECK AREA (NOT GFA)  
2 INSTANCES



84 SF - DECK AREA (NOT GFA)  
2 INSTANCES



84 SF - DECK AREA (NOT GFA)  
1 INSTANCES



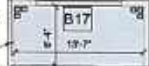
106 SF - BALCONY AREA (NOT GFA)  
1 INSTANCES



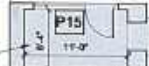
104 SF - PATIO AREA (NOT GFA)  
1 INSTANCES



106 SF - BALCONY AREA (NOT GFA)  
1 INSTANCES



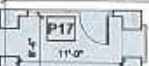
104 SF - PATIO AREA (NOT GFA)  
1 INSTANCES



110 SF - PATIO AREA (NOT GFA)  
2 INSTANCES



109 SF - PATIO AREA (NOT GFA)  
1 INSTANCES



86 SF - DECK AREA (NOT GFA)  
1 INSTANCES



**UNIT 5D**  
2 BED / 2 BATH  
GROSS AREA: 963 SQFT  
NET AREA: 900 SQFT  
4 INSTANCES



**UNIT 5C**  
2 BED / 2 BATH  
GROSS AREA: 963 SQFT  
NET AREA: 900 SQFT  
5 INSTANCES



**UNIT 5B**  
2 BED / 2 BATH  
GROSS AREA: 959 SQFT  
NET AREA: 899 SQFT  
10 INSTANCES



**UNIT 5A**  
2 BED / 2 BATH  
GROSS AREA: 938 SQFT  
NET AREA: 900 SQFT  
10 INSTANCES



**UNIT 8D**  
2 BED / 2 BATH  
GROSS AREA: 1143 SQFT  
NET AREA: 1068 SQFT  
1 INSTANCES



**UNIT 8C**  
2 BED / 2 BATH  
GROSS AREA: 1343 SQFT  
NET AREA: 974 SQFT  
1 INSTANCES



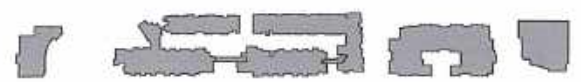
**UNIT 8E**  
2 BED / 2 BATH  
GROSS AREA: 1079 SQFT  
NET AREA: 1005 SQFT  
2 INSTANCES



**UNIT 8A**  
2 BED / 2 BATH  
GROSS AREA: 1141 SQFT  
NET AREA: 1085 SQFT  
1 INSTANCES



**MIDDLE PLAZA at 500 EI CAMINO REAL**  
Menlo Park, California



UNIT PLANS  
03/24/2017 **A20.8**

207 SF - DECK AREA (NOT GFA)  
1 INSTANCES



**UNIT 6D**  
1 BED / 1 BATH  
GROSS AREA: 461 SQFT  
NET AREA: 312 SQFT  
1 INSTANCES

201 SF - DECK AREA (NOT GFA)  
1 INSTANCES

227 SF - BALCONY AREA (NOT GFA)  
1 INSTANCES



**UNIT 6C**  
1 BED / 1 BATH  
GROSS AREA: 439 SQFT  
NET AREA: 277 SQFT  
2 INSTANCES

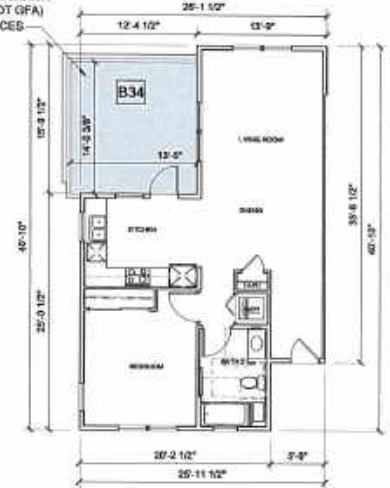
140 SF - DECK AREA (NOT GFA)  
1 INSTANCES

162 SF - BALCONY AREA (NOT GFA)  
1 INSTANCES



**UNIT 5B**  
1 BED / 1 BATH  
GROSS AREA: 424 SQFT  
NET AREA: 275 SQFT  
2 INSTANCES

211 SF - BALCONY AREA (NOT GFA)  
1 INSTANCES



**UNIT 6A**  
1 BED / 1 BATH  
GROSS AREA: 432 SQFT  
NET AREA: 261 SQFT  
1 INSTANCES

71 SF - DECK AREA (NOT GFA)  
1 INSTANCES

72 SF - DECK AREA (NOT GFA)  
1 INSTANCES



**UNIT 9C**  
1 BED / 1 BATH  
GROSS AREA: 747 SQFT  
NET AREA: 495 SQFT  
2 INSTANCES

100 SF - PATIO AREA (NOT GFA)  
1 INSTANCES



**UNIT 9B**  
1 BED / 1 BATH  
GROSS AREA: 727 SQFT  
NET AREA: 475 SQFT  
1 INSTANCES

108 SF - BALCONY AREA (NOT GFA)  
1 INSTANCES

112 SF - PATIO AREA (NOT GFA)  
1 INSTANCES



**UNIT 9A**  
1 BED / 1 BATH  
GROSS AREA: 723 SQFT  
NET AREA: 455 SQFT  
5 INSTANCES

182 SF - PATIO AREA (NOT GFA)  
1 INSTANCES



**UNIT 6F**  
1 BED / 1 BATH  
GROSS AREA: 634 SQFT  
NET AREA: 390 SQFT  
1 INSTANCES



MIDDLE PLAZA at 500 EI CAMINO REAL  
Menlo Park, California



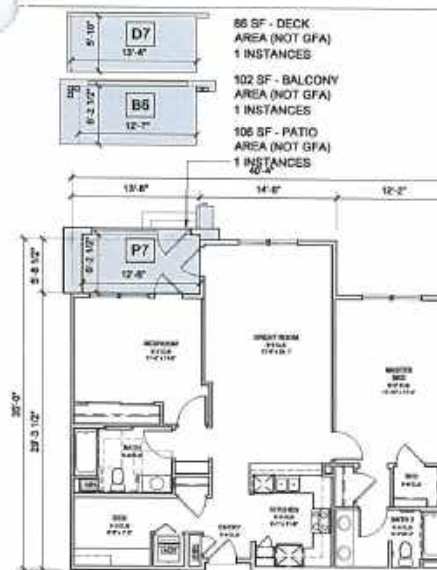
UNIT PLANS  
02040017 **A20.9**



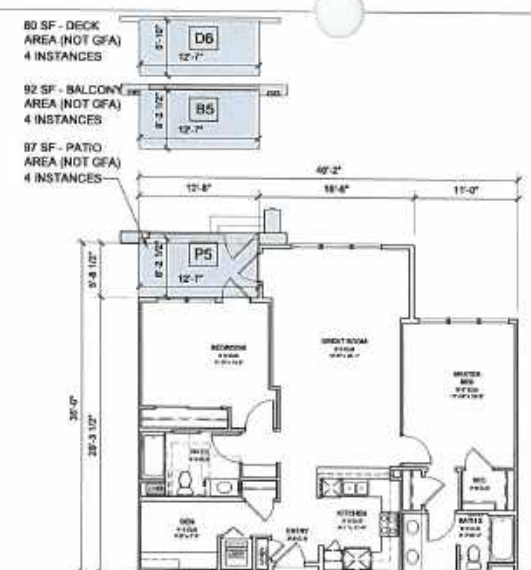
**UNIT 7D**  
 2 BED + DEN / 2 BATH  
 GROSS AREA: 1256 SQFT  
 NET AREA: 1186 SQFT  
 3 INSTANCES



**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







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
<b>LEVEL 1 - RESIDENTIAL BUILDING PLAN 1</b>			
DATA ROOM, BUMP OUT WALLS, AND INTERNAL DRAINS	430	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)
<b>TOTAL GSF LEVEL 1</b>	<b>65389</b>	<b>12230</b>	

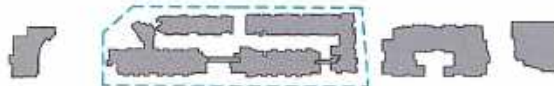
LEGEND:

- 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 AREA 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 PER 16.04.325 (C)(2).
- 4. PARKING AND RELATED CIRCULATION FOR AUTOMOBILES AND BICYCLES AREA EXEMPT PER PER 16.04.325 (C)(3).
- 5. COVERED PORCHES AND BALCONIES AREA EXEMPT PER 16.04.325 (C)(4).
- 6. VENT SHAFTS AREA EXEMPT PER PER 16.04.325 (C)(5).
- 7. TRASH AND RECYCLING AREA EXEMPT PER PER 16.04.325 (C)(6).

FOR RESIDENTIAL PARKING REFER TO SHEET: A3 SERIES



MIDDLE PLAZA at 500 EL CAMINO REAL  
Menlo Park, California



RESIDENTIAL LEVEL 1 AREA DIAGRAM  
02/4/2017

A21.2

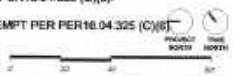


LEVEL 2 - RESIDENTIAL UNIT SUMMARY	
1 BED	12
2 BED	17
1 BED + DEN	17
2 BED + DEN	12
<b>TOTAL # OF UNITS</b>	<b>58</b>
<b>GROSS UNIT TOTAL</b>	<b>57070</b>
<b>NET UNIT TOTAL</b>	<b>53442</b>

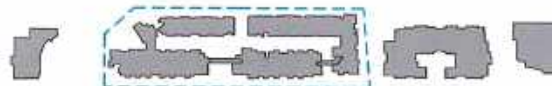
BUILDING	PROGRAM	AREA INCLUDED	AREA EXCLUDED	NOTED
	<b>LEVEL 2 - RESIDENTIAL BUILDING PLAN 2</b>			
	DATA ROOM, BUMP OUT WALLS AND INTERNAL DRAINS		222	16.04.325 (C)(2)
	COVERED PORCHES/BALCONIES	6900		16.04.325 (C)(4)
	VENT SHAFT AREA	465		16.04.325 (C)(5)
	TRASH ROOM	273		16.04.325 (C)(6)
	BLDG GROSS	69300		
	<b>TOTAL GSF LEVEL 2</b>	<b>69300</b>	<b>7860</b>	16.04.325 (A) & (8)

**LEGEND:**

1. GROSS FLOOR AREA MEASURED TO THE OUTSIDE SURFACES OF EXTERIOR WALLS, SEE 16.04.325 (A) & (8).
2. NONUSEABLE OR NONOCCUPABLE 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 PER 16.04.325 (C)(2).
4. PARKING AND RELATED CIRCULATION FOR AUTOMOBILES AND BICYCLES AREA EXEMPT PER PER 16.04.325 (C)(3).
5. COVERED PORCHES AND BALCONIES AREA EXEMPT PER 16.04.325 (C)(4).
6. VENT SHAFTS AREA EXEMPT PER PER 16.04.325 (C)(5).
7. TRASH AND RECYCLING AREA EXEMPT PER PER 16.04.325 (C)(6).



**MIDDLE PLAZA at 500 EI CAMINO REAL**  
Menlo Park, California



RESIDENTIAL LEVEL 2 AREA DIAGRAM  
02242017

**A21.3**



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

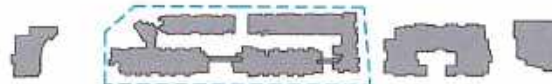
BUILDING	PROGRAM	AREA INCLUDED	AREA EXCLUDED	NOTED
<b>LEVEL 3 - RESIDENTIAL BUILDING PLAN 3</b>				
	DATA ROOM, BUMP OUT WALLS AND INTERNAL DRAINS		173	16.04.325 (C)(2)
	COVERED PORCHES/BALCONIES		4461	16.04.325 (C)(4)
	VENT SHAFT AREA		465	16.04.325 (C)(5)
	TRASH ROOM		273	16.04.325 (C)(6)
	BLDG GROSS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

**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 AREA 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 PER 16.04.325 (C)(2).
- 4. PARKING AND RELATED CIRCULATION FOR AUTOMOBILES AND BICYCLES AREA EXEMPT PER PER 16.04.325 (C)(3).
- 5. COVERED PORCHES AND BALCONIES AREA EXEMPT PER 16.04.325 (C)(4).
- 6. VENT SHAFTS AREA EXEMPT PER PER 16.04.325 (C)(5).
- 7. TRASH AND RECYCLING AREA EXEMPT PER PER 16.04.325 (C)(6).

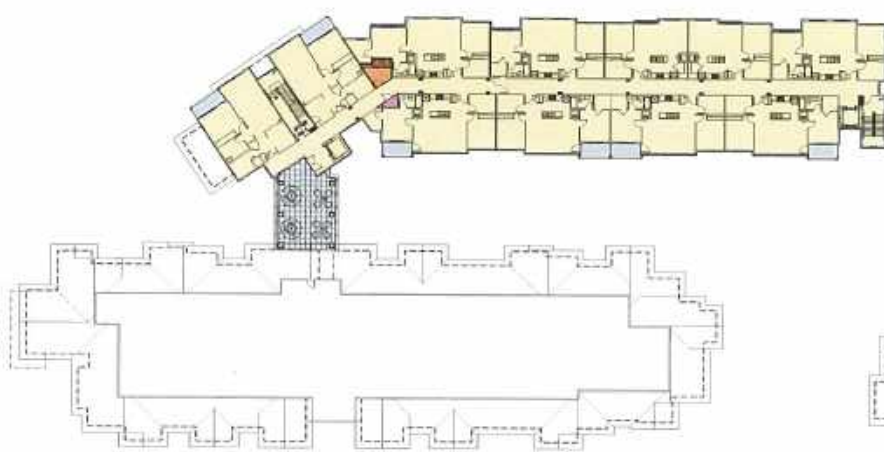


**MIDDLE PLAZA at 500 EL CAMINO REAL**  
Menlo Park, California



**RESIDENTIAL LEVEL 3 AREA DIAGRAM**  
83242017

**A21.4**

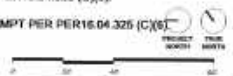


LEVEL 4 - RESIDENTIAL UNIT SUMMARY	
1 BED	9
2 BED	14
1 BED + DEN	4
2 BED + DEN	1
<b>TOTAL # OF UNITS</b>	<b>28</b>
GROSS UNIT TOTAL	25489
NET UNIT TOTAL	23862

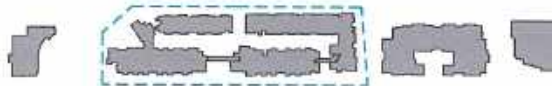
BUILDING	PROGRAM	AREA INCLUDED	AREA EXCLUDED	NOTED
	<b>LEVEL 4 - RESIDENTIAL BUILDING PLAN 4</b>			
	DATA ROOMS AND INTERNAL DRAINS		102	16.04.325 (C)(2)
	COVERED PORCHES/BALCONIES		2662	16.04.325 (C)(4)
	VENT SHAFT AREA		94	16.04.325 (C)(5)
	TRASH ROOM		184	16.04.325 (C)(6)
	BLDG GROSS			16.04.325 (A)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

**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 PER 16.04.325 (C)(2).
4. PARKING AND RELATED CIRCULATION FOR AUTOMOBILES AND BICYCLES AREA EXEMPT PER PER 16.04.325 (C)(3).
5. COVERED PORCHES AND BALCONIES AREA EXEMPT PER 16.04.325 (C)(4).
6. VENT SHAFTS AREA EXEMPT PER PER 16.04.325 (C)(5).
7. TRASH AND RECYCLING AREA EXEMPT PER PER 16.04.325 (C)(6).

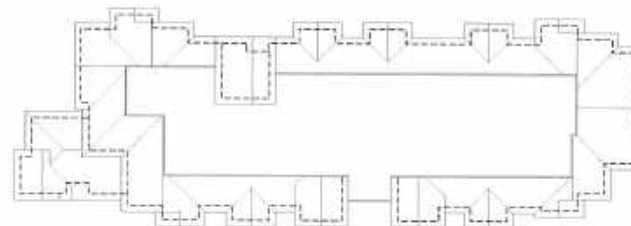
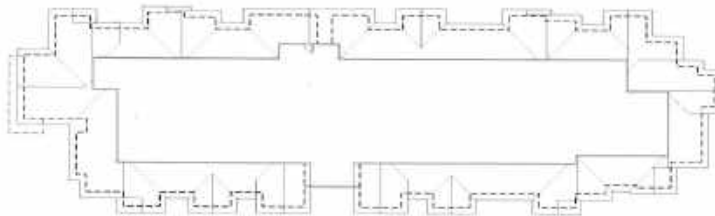


**MIDDLE PLAZA at 500 EL CAMINO REAL**  
Menlo Park, California



**RESIDENTIAL LEVEL 4 AREA DIAGRAM**  
02042017

**A21.5**



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

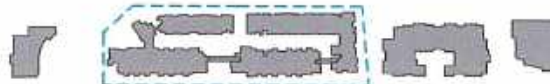
BUILDING	PROGRAM	AREA INCLUDED	AREA EXCLUDED	NOTED
	LEVEL 5 - RESIDENTIAL BUILDING PLAN 5			
	DATA ROOMS AND INTERNAL DRAINS		102	16.04.325 (C)(2)
	COVERED PORCHES/BALCONIES		2157	16.04.325 (C)(4)
	VENT SHAFT AREA		94	16.04.325 (C)(5)
	TRASH ROOM		184	16.04.325 (C)(6)
	BLDG GROSS	30014		
	TOTAL GSF LEVEL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

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 PER 16.04.325 (C)(2).
4. PARKING AND RELATED CIRCULATION FOR AUTOMOBILES AND BICYCLES AREA EXEMPT PER 16.04.325 (C)(3).
5. COVERED PORCHES AND BALCONIES AREA EXEMPT PER 16.04.325 (C)(4).
6. VENT SHAFTS AREA EXEMPT PER 16.04.325 (C)(5).
7. TRASH AND RECYCLING AREA EXEMPT PER 16.04.325 (C)(6).





MIDDLE PLAZA at 500 EL CAMINO REAL  
Menlo Park, California










RESIDENTIAL LEVEL 5 AREA DIAGRAM  
10240617

A21.6



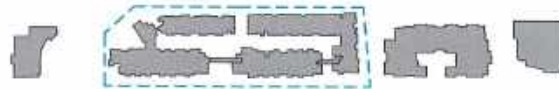
BUILDING	PROGRAM	AREA INCLUDED	AREA EXCLUDED	NOTED
<b>LEVEL 6 - RESIDENTIAL BUILDING PLAN 6</b>				
	VENT SHAFT AREA		5	16.04.325 (C)(5)
	BLDG GROSS	574		16.04.325 (A) & (B)
<b>TOTAL GSF LEVEL 6</b>		<b>574</b>	<b>5</b>	

**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 PER 16.04.325 (C)(2).
-  4. PARKING AND RELATED CIRCULATION FOR AUTOMOBILES AND BICYCLES AREA EXEMPT PER PER 16.04.325 (C)(3).
-  5. COVERED PORCHES AND BALCONIES AREA EXEMPT PER 16.04.325 (C)(4).
-  6. VENT SHAFTS AREA EXEMPT PER PER 16.04.325 (C)(5).
-  7. TRASH AND RECYCLING AREA EXEMPT PER PER 16.04.325 (C)(6).



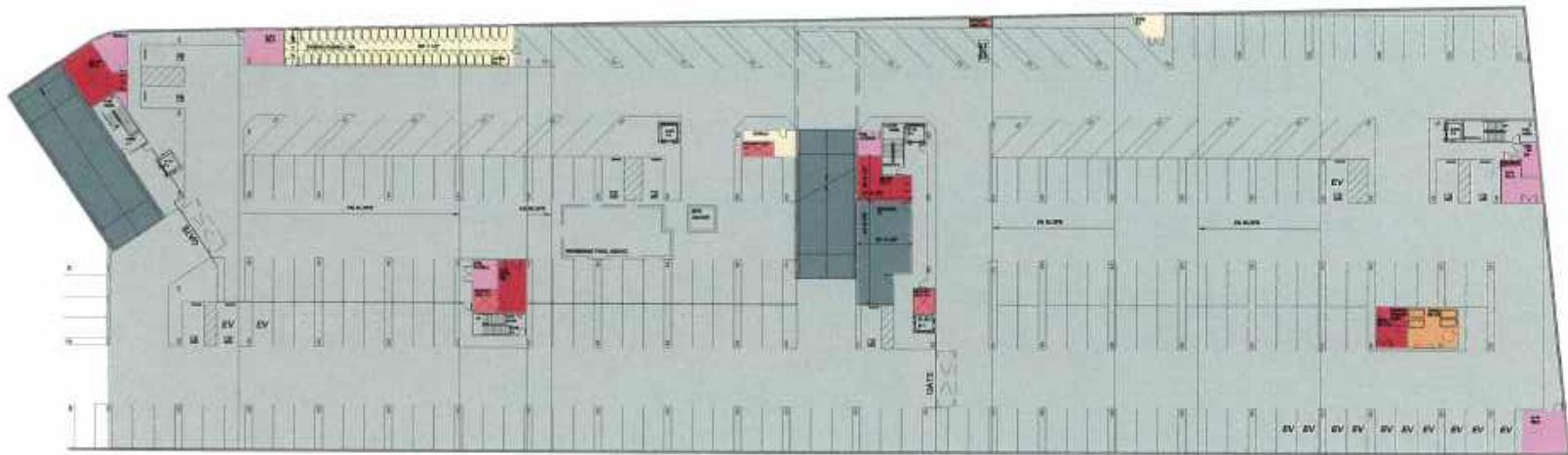
**MIDDLE PLAZA at 500 EL CAMINO REAL**  
Menlo Park, California



**RESIDENTIAL LEVEL 6 AREA DIAGRAM**

83040517

**A21.7**



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
<b>LEVEL B1 - RESIDENTIAL BASEMENT 01</b>				
	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 VENT 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)
	<b>TOTAL GSF LEVEL B1</b>	<b>1830</b>	<b>1024375</b>	

**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 AREA 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 PER 16.04.325 (C)(2).
4. PARKING AND RELATED CIRCULATION FOR AUTOMOBILES AND BICYCLES AREA EXEMPT PER PER 16.04.325 (C)(3).
5. COVERED PORCHES AND BALCONIES AREA EXEMPT PER 16.04.325 (C)(4).
6. VENT SHAFTS AREA EXEMPT PER PER 16.04.325 (C)(5).
7. TRASH AND RECYCLING AREA EXEMPT PER PER 16.04.325 (C)(6).



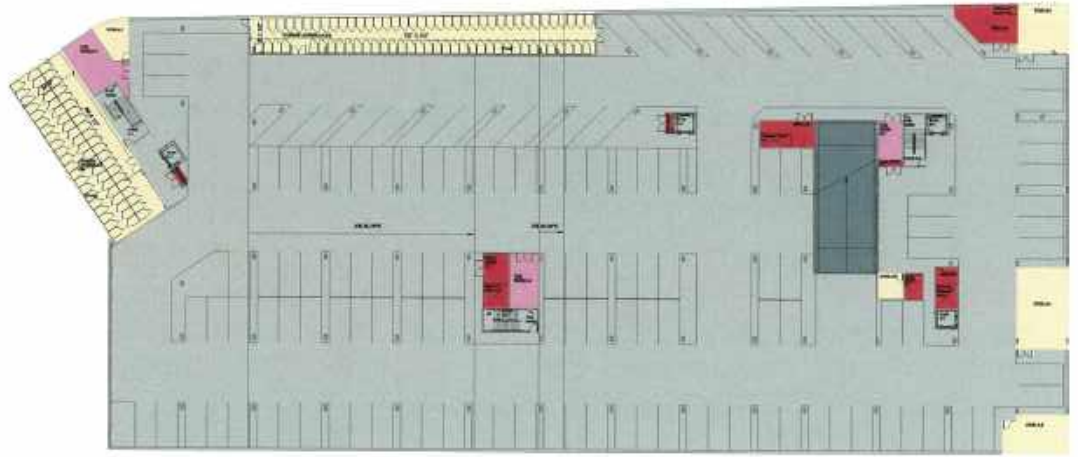
**MIDDLE PLAZA at 500 EL CAMINO REAL**  
Menlo Park, California



RESIDENTIAL LEVEL B 1 AREA DIAGRAM

022402017

**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

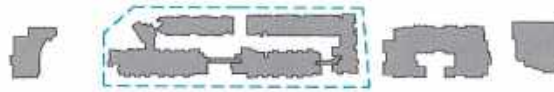
BUILDING	PROGRAM	AREA INCLUDED	AREA EXCLUDED	NOTED
	<b>LEVEL B2 - RESIDENTIAL BASEMENT 02</b>			
	STORAGE (GARAGE)	9897		16.04.325 (A)(B)
	BOILER, POOL EQUIPMENT, MECHANICAL, AND ELEVATOR EQUIPMENT ROOMS		1151	16.04.325 (C)(1)
	DATA, ELECTRICAL, FIRE ROOM, AND VDT SPACE		809	16.04.325 (C)(2)
	PARKING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

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 AREA 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 PER 16.04.325 (C)(2).
4. PARKING AND RELATED CIRCULATION FOR AUTOMOBILES AND BICYCLES AREA EXEMPT PER PER 16.04.325 (C)(3).
5. COVERED PORCHES AND BALCONIES AREA EXEMPT PER 16.04.325 (C)(4).
6. VENT SHAFTS AREA EXEMPT PER PER 16.04.325 (C)(5).
7. TRASH AND RECYCLING AREA EXEMPT PER PER 16.04.325 (C)(6).



MIDDLE PLAZA at 500 EL CAMINO REAL  
Menlo Park, California



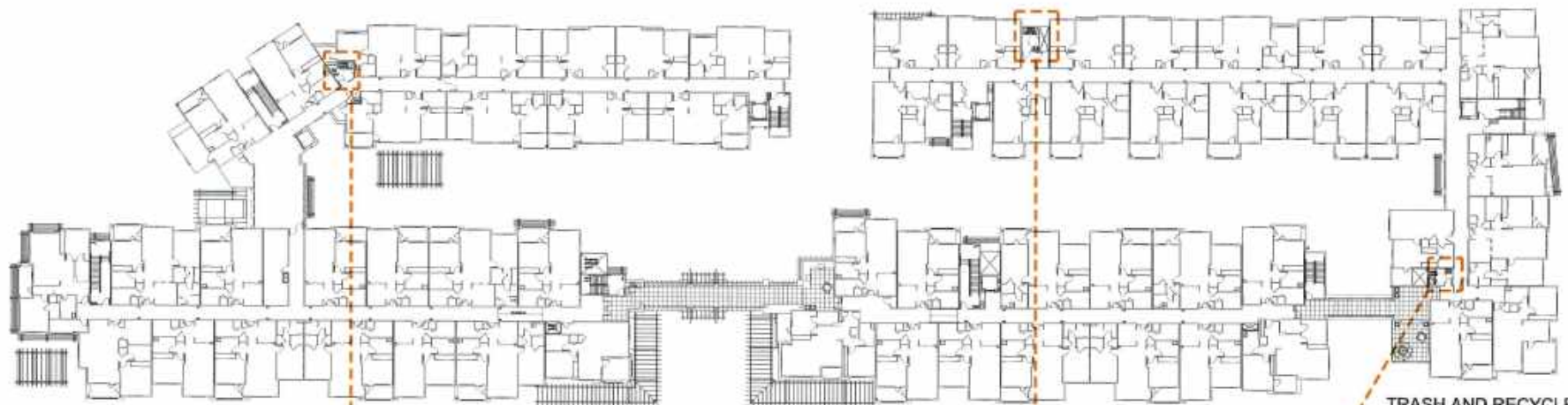
RESIDENTIAL LEVEL B2 AREA DIAGRAM

03/04/2017

A21.9







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

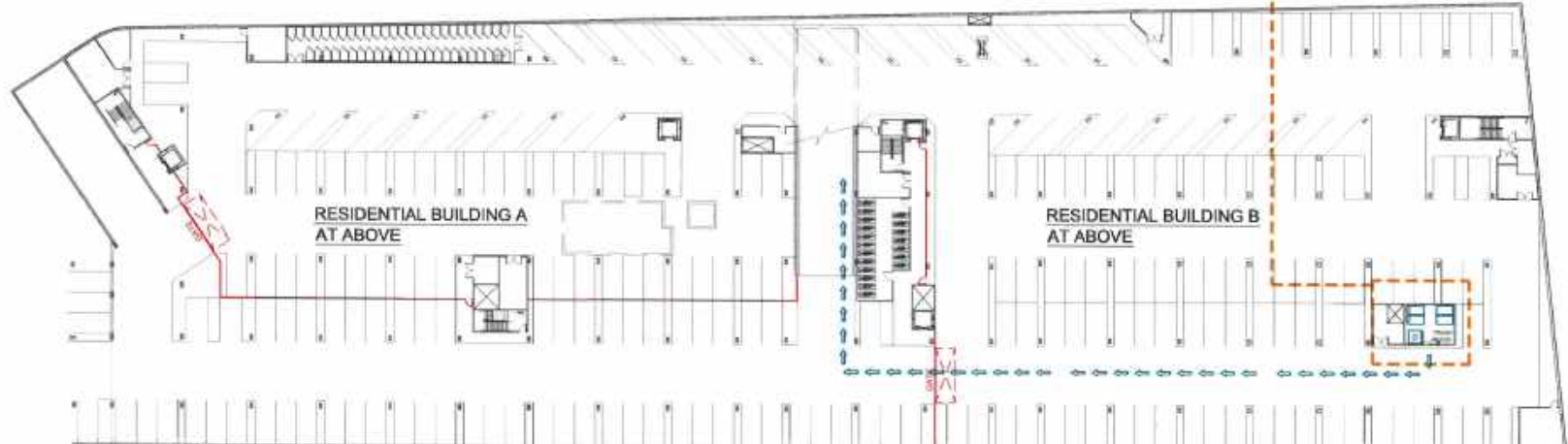


TRASH ROOM  
SCALE: 1/8" = 1'

**TRASH AND RECYCLE COLLECTION**

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

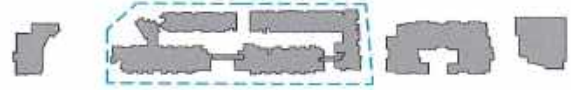
- TRUCK BEGINS COLLECTION AT PICKUP DURING EARLY PICK UP HOURS **A**
- TRASH AND RECYCLE AT RESIDENTIAL BUILDING A RESIDENTIAL DUMPSTERS ARE STORED IN TRASH STAGING ROOM **B** FOR PICK UP BY WASTE MANAGEMENT COMPANY ON SCHEDULED DAYS
- TRUCK CONTINUES COLLECTION AT PICKUP **C**
- TRASH AND RECYCLE AT RESIDENTIAL BUILDING B THERE ARE 4 RESIDENTIAL DUMPSTERS AND STORED IN BASEMENT LEVEL TRASH ROOM AND ARE TRANSPORTED BY DUMPSTER CART PULLER TO THE SURFACE TRASH STAGING ROOM **D**
- FOR PICK UP BY WASTE MANAGEMENT COMPANY ON SCHEDULED DAYS **E**



BASEMENT LEVEL 01  
SCALE: 1" = 20'



MIDDLE PLAZA at 500 EL CAMINO REAL  
Menlo Park, California



RES. WASTE MANAGEMENT PLAN  
32040917

**A22.2**

ELEVATION KEY NOTES:

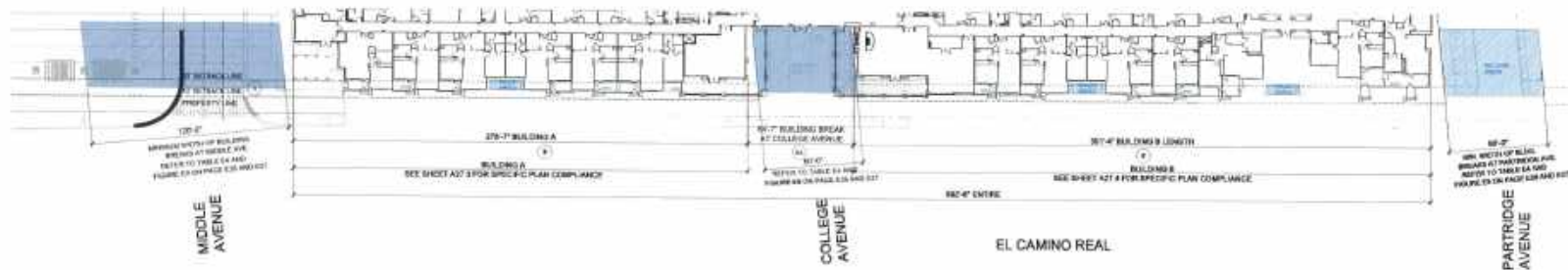
1. BUILDING HEIGHT (REFER TO SHEET A27.5 SECTION E.3.2.01)
2. FACADE HEIGHT (REFER TO SHEET A27.5 SECTION E.3.2.02)
3. FRONT SETBACK (REFER TO SHEET A27.3, A27.4, A27.5 SECTION E3.3 FIGURE E.7)
4. SIDE SETBACK (NOT APPLICABLE)
5. REAR SETBACK (NOT APPLICABLE)
6. MINOR BUILDING FACADE MODULATION AT 50' 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 E3.4.1.08 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

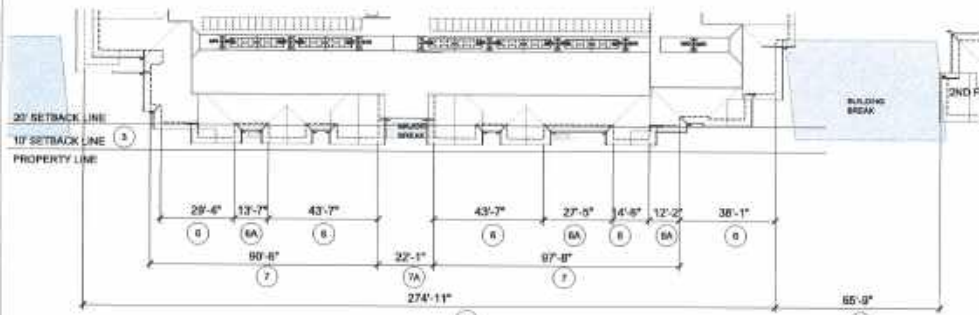
- MAJOR BREAKS/MINOR MODULATION LOCATIONS (AS INDICATED)



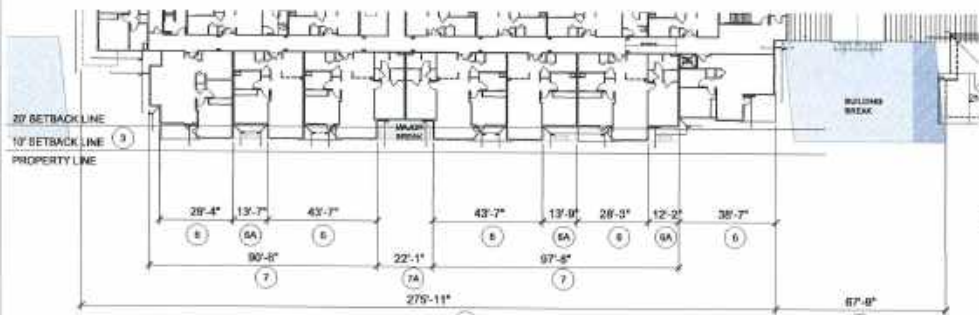
BUILDING ELEVATION - FACADE FACING EL CAMINO REAL



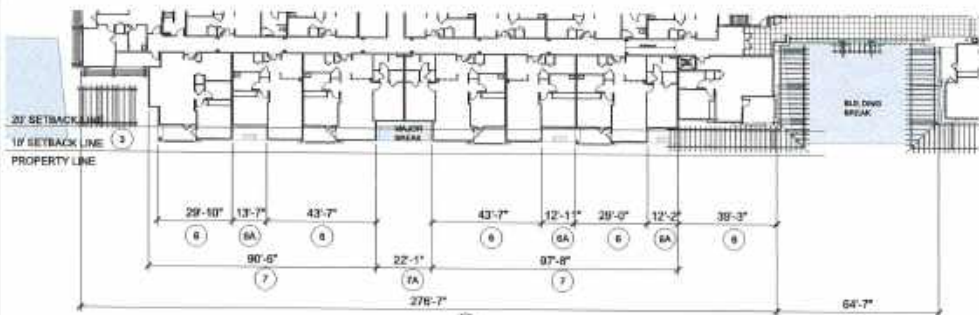
PARTIAL FIRST FLOOR BUILDING PLAN



PARTIAL FOURTH FLOOR BUILDING A PLAN



PARTIAL THIRD FLOOR BUILDING A PLAN

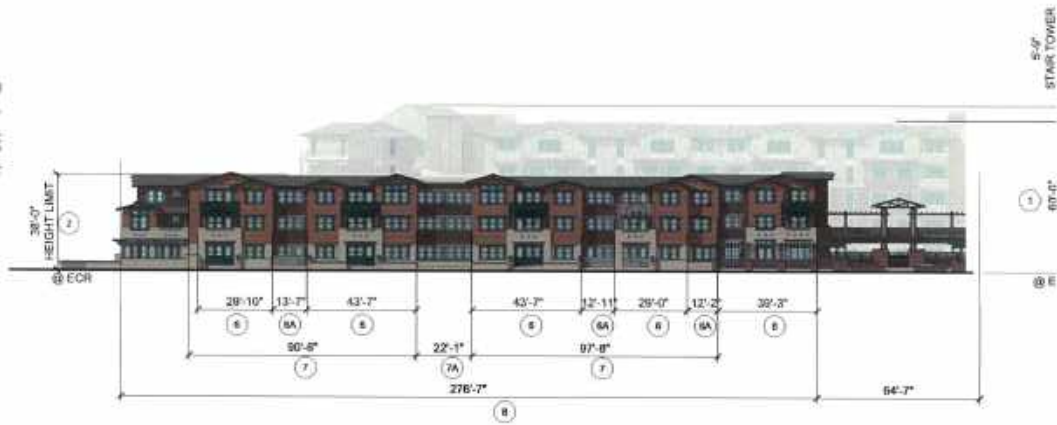


PARTIAL SECOND FLOOR BUILDING A PLAN

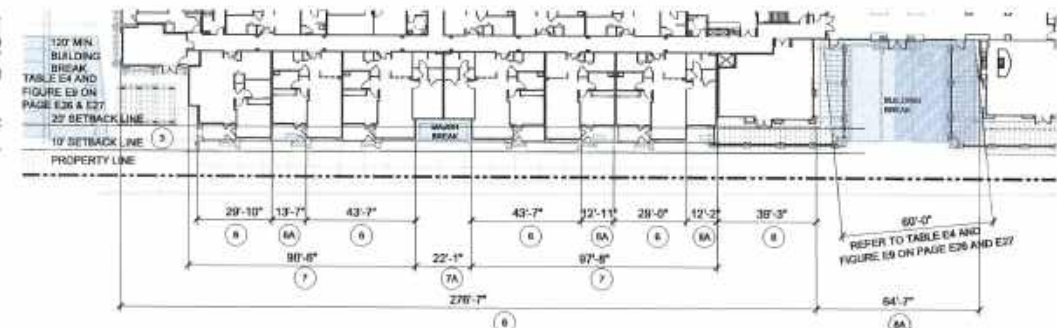
- ELEVATION KEY NOTES: #
1. BUILDING HEIGHT (REFER TO SHEET A27.5 SECTION E.3.2.01)
  2. FACADE HEIGHT (REFER TO SHEET A27.5 SECTION E.3.2.02)
  3. FRONT SETBACK (REFER TO SHEET A27.3, A27.4, A27.5 SECTION E3.3 FIGURE E.7)
  4. SIDE SETBACK (NOT APPLICABLE)
  5. REAR SETBACK (NOT APPLICABLE)
  6. MINOR 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

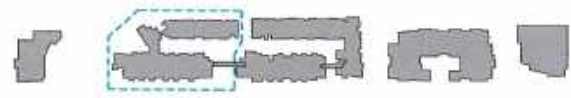
MAJOR BREAKS/MINOR MODULATION LOCATIONS (AS INDICATED)

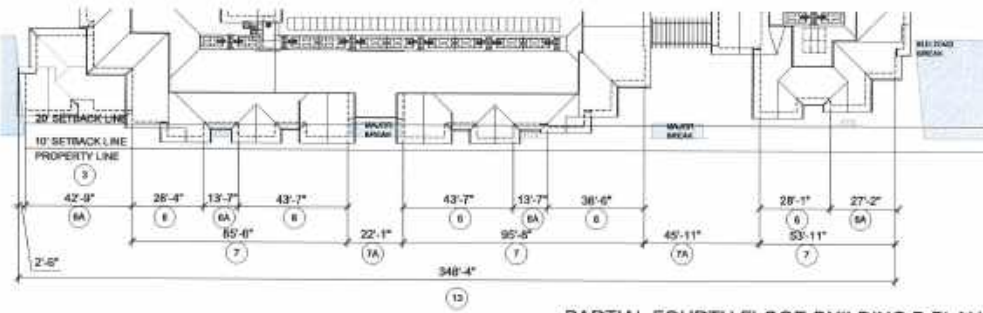


BUILDING A ELEVATION - FACADE FACING EL CAMINO REAL

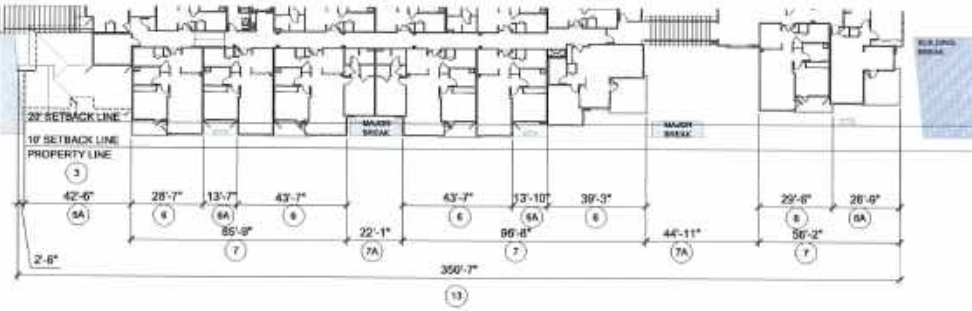


PARTIAL FIRST FLOOR BUILDING A PLAN

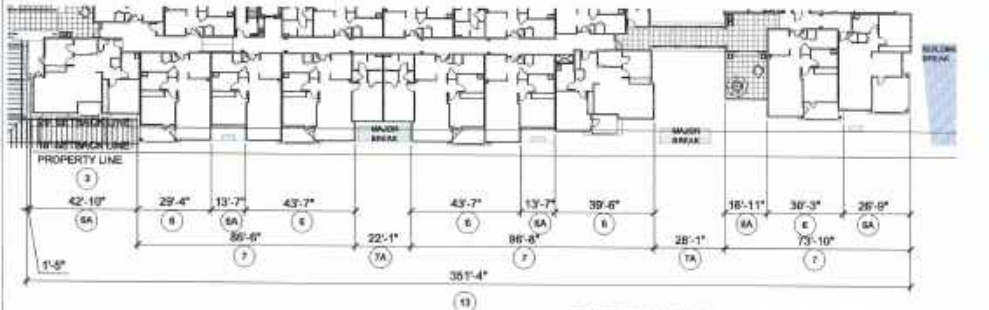




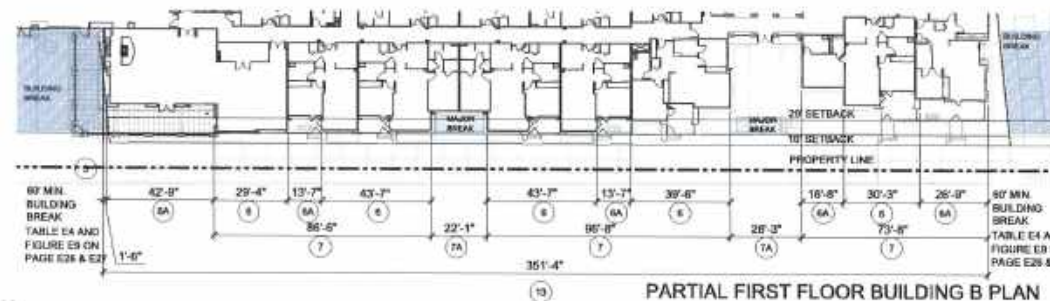
PARTIAL FOURTH FLOOR BUILDING B PLAN



PARTIAL THIRD FLOOR BUILDING B PLAN



PARTIAL SECOND FLOOR BUILDING B PLAN



PARTIAL FIRST FLOOR BUILDING B PLAN

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

LEGEND

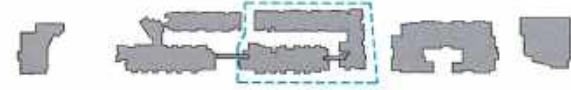
MAJOR BREAKS/MINOR MODULATION LOCATIONS (AS INDICATED)



BUILDING B ELEVATION - FACADE FACING EL CAMINO REAL



MIDDLE PLAZA at 500 El CAMINO REAL  
Menlo Park, California



BLDG B SPECIFIC PLAN COMPLIANCE  
10240917 **A22.5**



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



MIDDLE PLAZA at 500 EL CAMINO REAL  
Menlo Park, California



BUILDING A ELEVATIONS  
6006017

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"

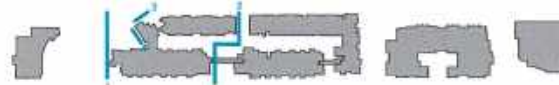


4 BUILDING A - NORTHWEST ELEVATION  
1" = 10'-0"

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



MIDDLE PLAZA at 500 EI CAMINO REAL  
Menlo Park, California



BUILDING A ELEVATIONS  
E2042017 **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



MIDDLE PLAZA at 500 EL CAMINO REAL  
Menlo Park, California



BUILDING A ELEVATIONS  
83040517 **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



MIDDLE PLAZA at 500 EI CAMINO REAL  
Menlo Park, California



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"

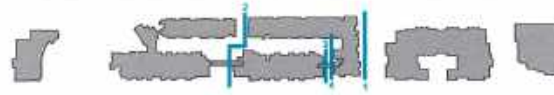


4 BUILDING B - COURTYARD NORTH 2 ELEVATION  
1" = 10'-0"

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



MIDDLE PLAZA at 500 El CAMINO REAL  
Menlo Park, California



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



MIDDLE PLAZA at 500 EL CAMINO REAL  
Menlo Park, California

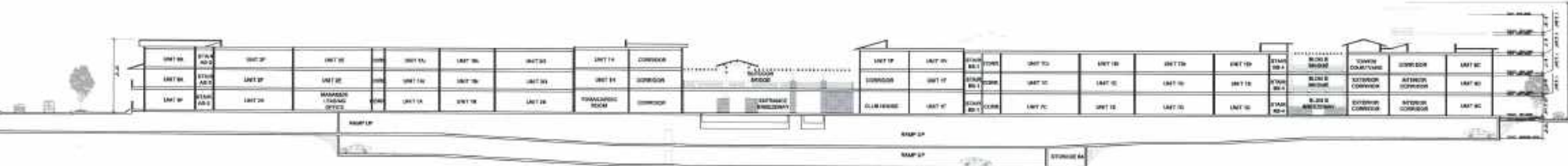


BUILDING B ELEVATIONS  
02240217

A24.3



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

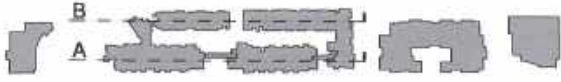


**A** RESIDENTIAL ECR CROSS SECTION  
1" = 20'-0"

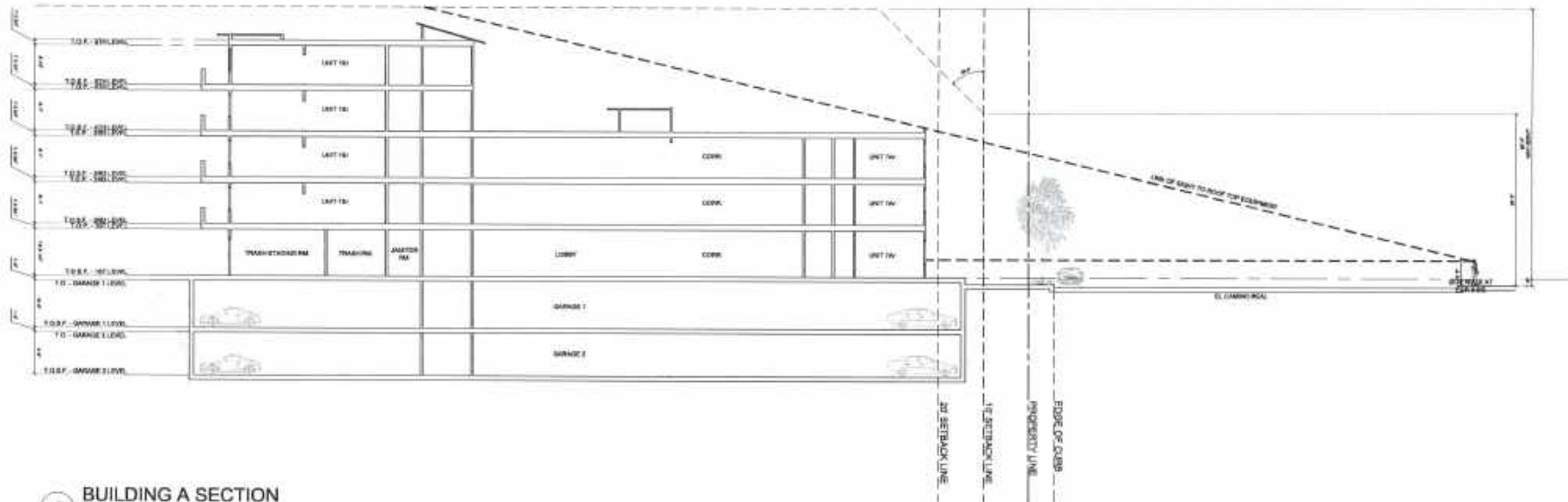
NOTE:  
\*T.O.S.F. = TOP OF SUBFLOOR  
\*T.O.P. = TOP OF PLATE



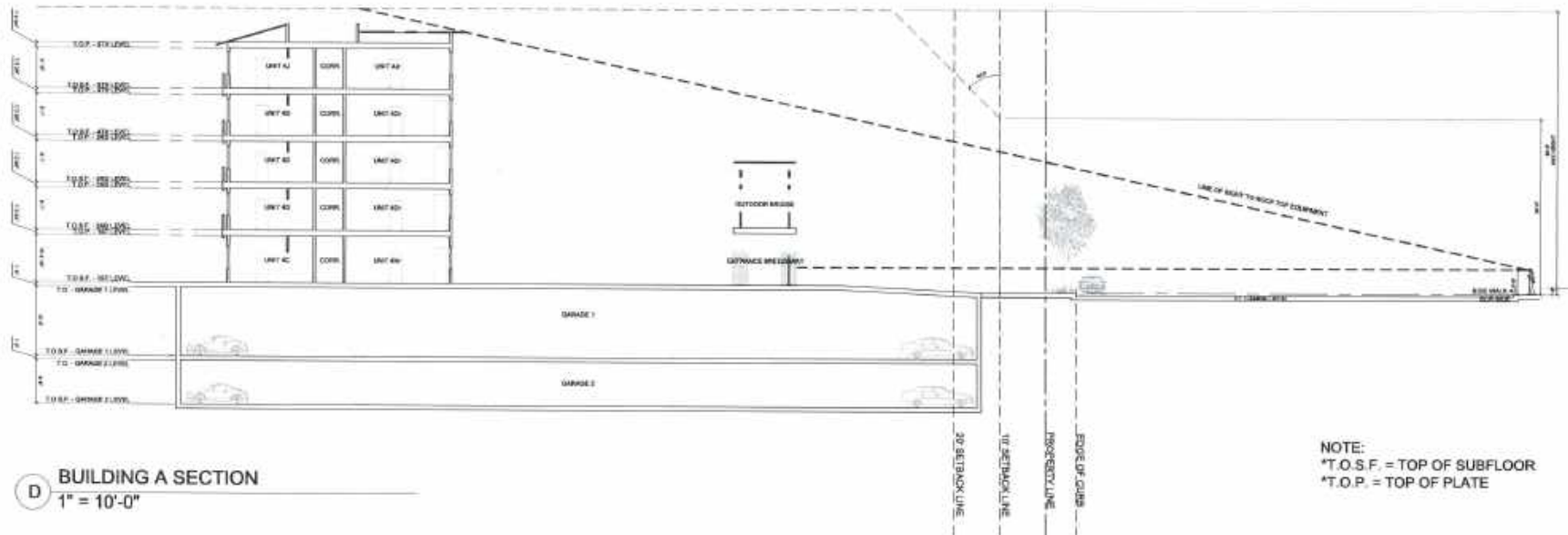
MIDDLE PLAZA at 500 El CAMINO REAL  
Menlo Park, California



BUILDING CROSS SECTIONS  
03/24/2017 **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





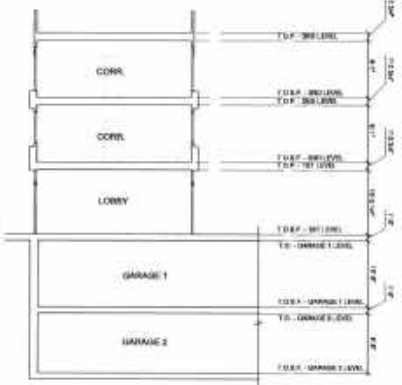
1 UNIT SECTION  
1/8" = 1'-0"



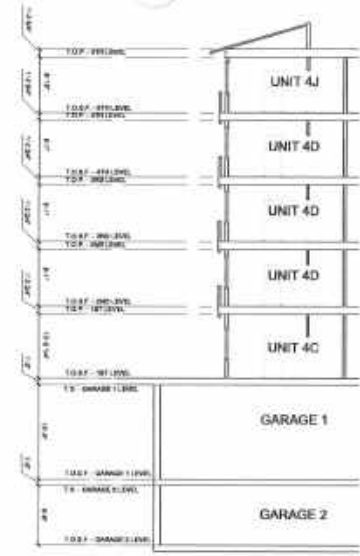
2 RECESSED UNIT SECTION  
1/8" = 1'-0"



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



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



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

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



EL CAMINO REAL



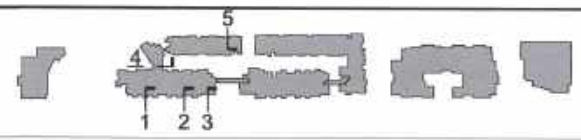
LOBBY ENTRANCE



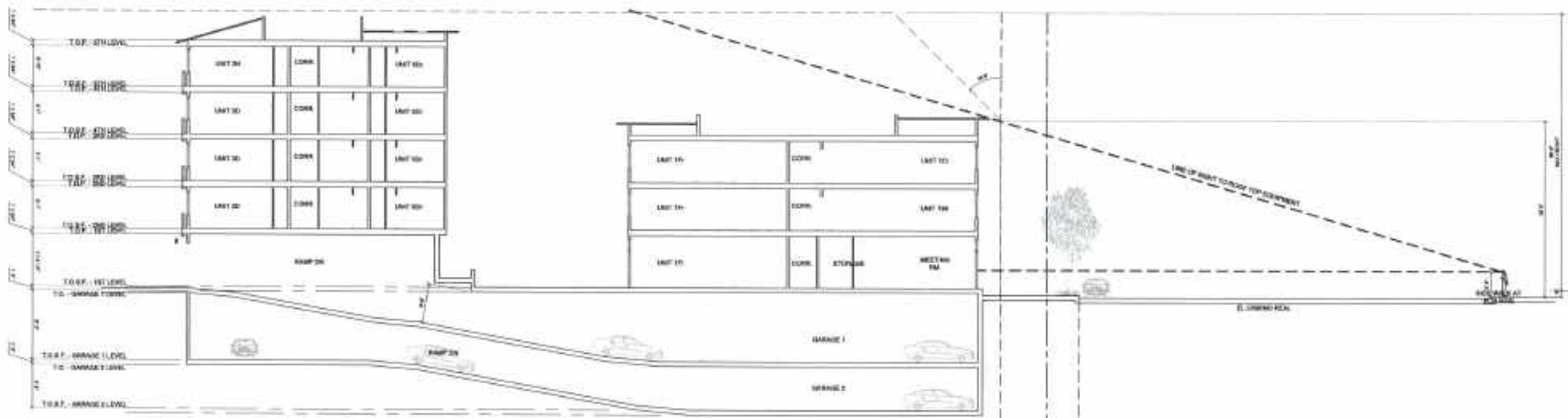
REAR ELEVATION



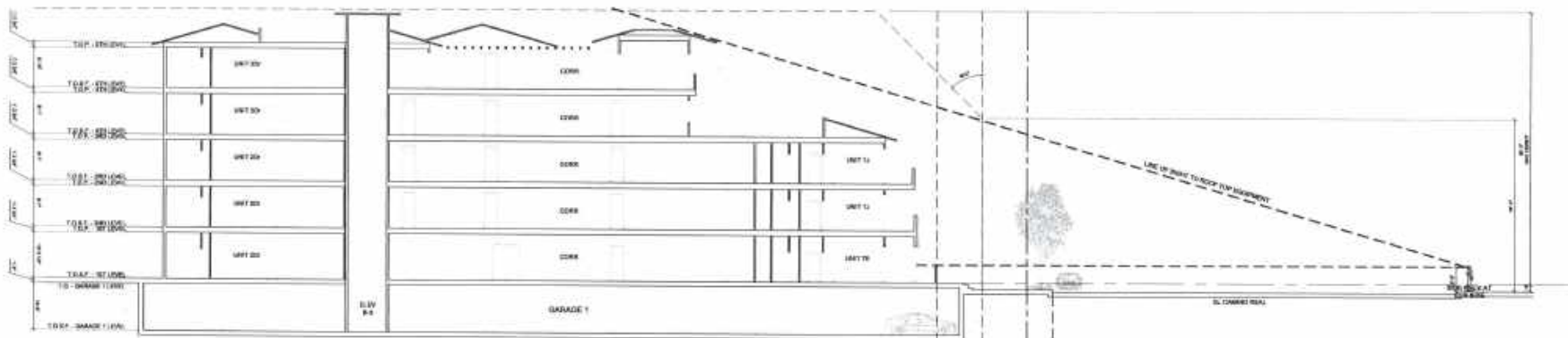
MIDDLE PLAZA at 500 EL CAMINO REAL  
Menlo Park, California



BUILDING A SECTIONS  
02/04/2017 **A25.3**



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

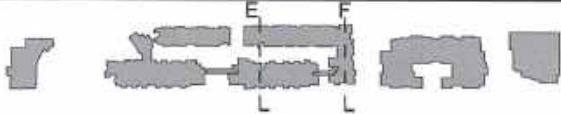


**F** BUILDING B SECTION  
1"=10'-0"

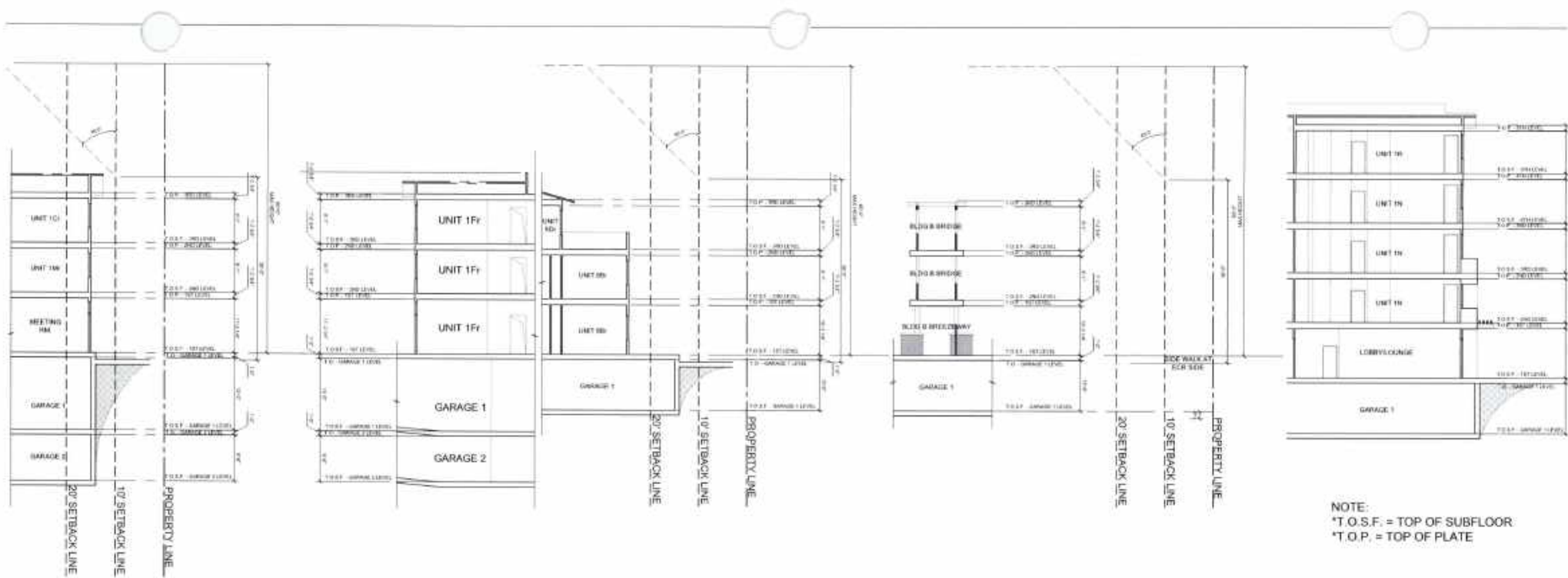
NOTE:  
\*T.O.S.F. = TOP OF SUBFLOOR  
\*T.O.P. = TOP OF PLATE



MIDDLE PLAZA at 500 EL CAMINO REAL  
Menlo Park, California



BUILDING B SECTIONS  
8/20/2017 **A25.4**



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

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"



STOREFRONT ELEVATION



COURTYARD UNIT ELEVATION



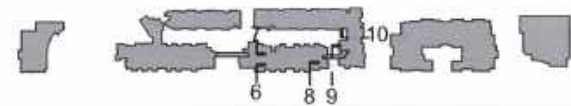
CORNER UNIT AND BRIDGE ELEVATION



ENTRANCE ELEVATION



MIDDLE PLAZA at 500 EI CAMINO REAL  
 Menlo Park, California



BUILDING B SECTIONS  
 00143017 **A25.5**



BUILDING IMAGE



3] VERTICAL SIDING



4] CEMENTITIOUS 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 (SIMLAR)



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

NOTE:  
TYP = TYPICAL  
\*UNLESS OTHERWISE NOTED

MATERIAL SAMPLES



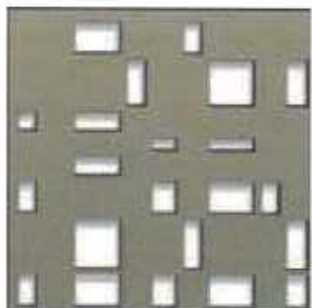
1] COAT STUCCO



2] BRICK VENEER



3] 4] 5] CEMENTITIOUS 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
- A. SW 7052 GRAY AREA
- B. SW 6095 TOASTY
- C. SW 2847 ROYCROFT BOTTLE GREEN
- D. SW 6093 SABLE
- E. SW 7033 REQUISITE GRAY
- ROOF
- F. COOL ANTIQUE SLATE ROOF

CS2: COLOR SCHEME 2

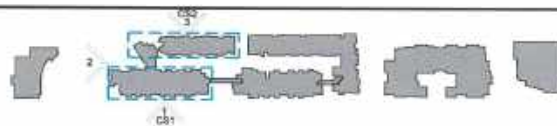
- PAINTS
- G. SW 7566 NEUTRAL GROUND
- H. SW 6047 HOT COCOA
- I. SW 8037 TEMPERATE TAUPE
- J. SW 7052 GRAY AREA
- ROOF
- L. COOL WEATHERED WOOD

AWNINGS/ BRIDGE/TRELLIS

- PAINTS
- M. SW 7569 IRON ORE
- N. SW 7355 ENDURING BRONZE



MIDDLE PLAZA at 500 EL CAMINO REAL  
Menlo Park, California



BUILDING A COLOR & MATERIALS  
82042017

A26.1

BUILDING IMAGE



3 VERTICAL SIDING



4 CEMENTITIOUS HORIZONTAL SIDING



5 SHINGLE SIDING



6 DECORATIVE METAL RAILING



7 TRELLIS



8 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 CEMENTITIOUS VERTICAL PANEL SIDING
- 4 CEMENTITIOUS HORIZONTAL SIDING
- 5 SHINGLE SIDING
- 6 DECORATIVE METAL RAILING
- 7 WOOD PATIO/DECK/DALY/RAILING
- 8 WOOD TRIM/TRELLIS/SWANNING
- 9 COOL SHINGLE ROOF
- 10 ALUMINUM CLAD WOOD WINDOWS
- 11 ALUMINUM STOREFRONT
- 12 LIGHT FIXTURES

NOTE:  
"TYP" = TYPICAL  
"UCH" = UNLESS OTHERWISE NOTED

MATERIAL SAMPLES



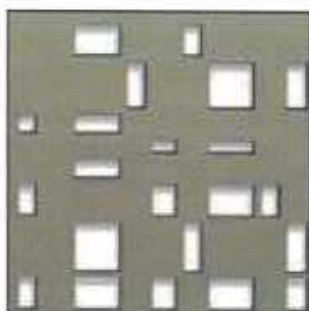
1 3 COAT STUCCO



2 BRICK VENEER



3 4 5 CEMENTITIOUS VERTICAL/HORIZONTAL SHINGLE SIDING



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



8 COOL WEATHERED ROOF



9 COOL ANTIQUE SLATE



10 ALUMINUM CLAD WOOD WINDOWS



11 ALUMINUM STORE FRONT

COLOR SCHEMES

CS1: COLOR SCHEME 1

- PAINTS
- A: SW 7135 SANDY REDGE
  - B: SW 6230 RAINSTORM
  - C: SW 6083 SABLE
  - D: SW 7028 REQUISITE GRAY

- BRICK
- ROOF
- E: BRICK VENEER
- F: COOL ANTIQUE SLATE

CS2: COLOR SCHEME 2

- PAINTS
- G: SW 7568 NEUTRAL GROUND
  - H: SW 6047 HOT COCOA
  - J: SW 6037 TEMPERATE TAUPE
  - K: SW 7052 GRAY AREA

- ROOF
- L: COOL WEATHERED ROOF

CS3: COLOR SCHEME 3

- PAINTS
- M: SW 7748 GREEN SARTH
  - N: SW 6074 SPALDING GRAY
  - P: SW 7745 MUGGLED BASIL
  - Q: SW 7162 GRAY AREA

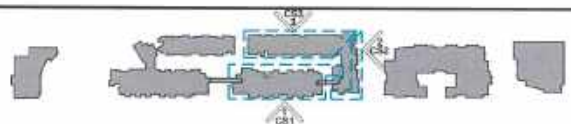
- ROOF
- R: COOL WEATHERED ROOF
- S: SW 7568 NEUTRAL GROUND

AWNINGS/ BRIDGE/TRELLIS PAINTS

- T: SW 7568 NEUTRAL GROUND
- U: SW 7568 NEUTRAL GROUND



MIDDLE PLAZA at 500 EL CAMINO REAL  
Menlo Park, California



BUILDING B COLOR & MATERIALS

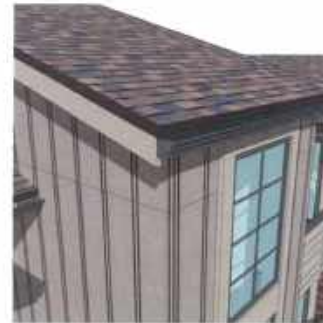
A26.2



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 TRELIS DETAIL



6 WINDOW AWNING DETAIL



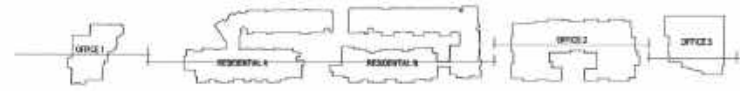
7 ENTRY AWNING DETAIL



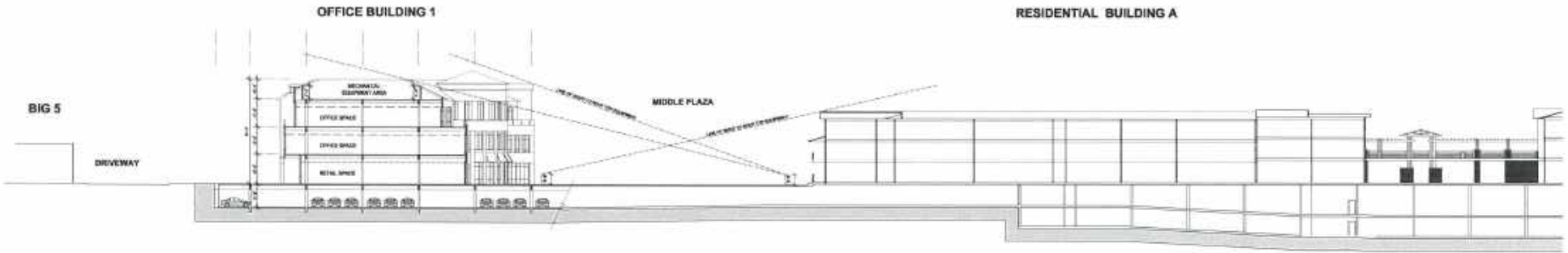
8 ENTRY TRELIS DETAIL



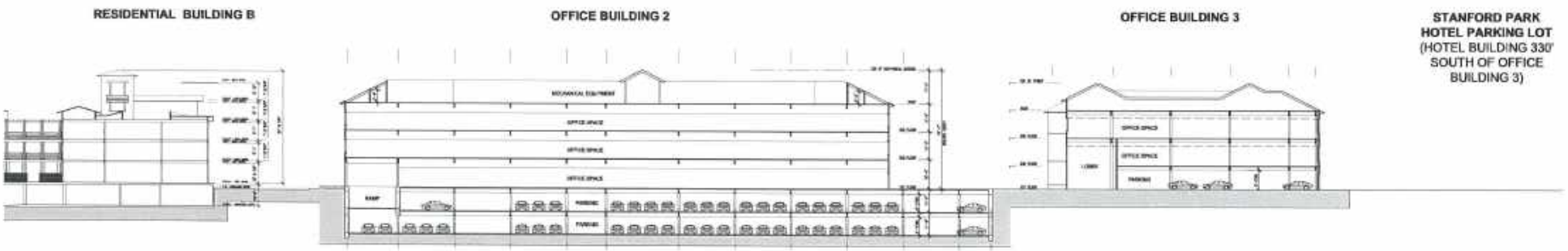
9 WALL DETAIL



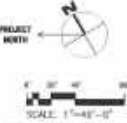
KEY PLAN



1 SITE SECTION  
1"=20'-0"



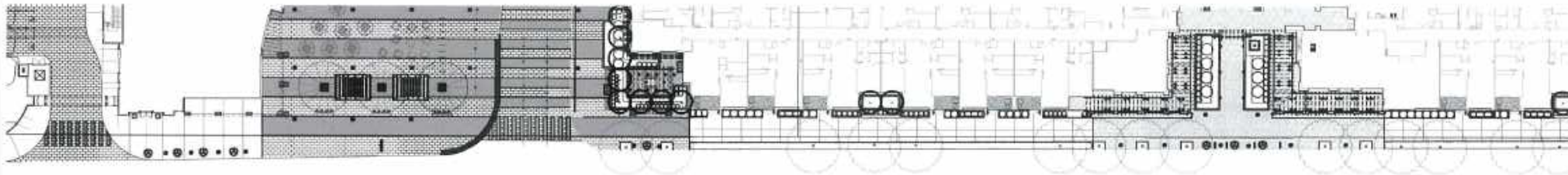
2 SITE SECTION  
1"=20'-0"



MIDDLE PLAZA at 500 EL CAMINO REAL  
Menlo Park, California



SITE SECTIONS  
ISSUED 11/17 **A27**



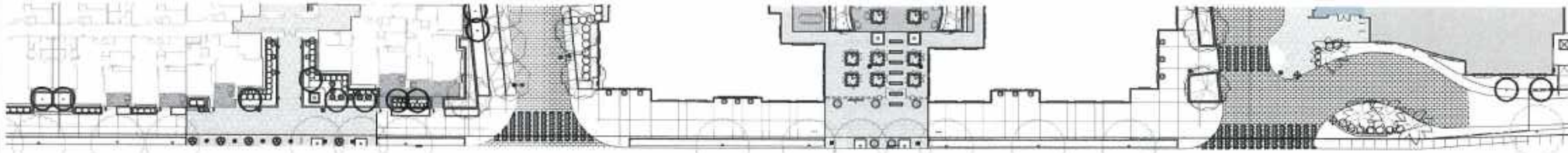
1 STREETScape PLAN - ALONG EL CAMINO REAL

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"

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



MIDDLE PLAZA at 500 El CAMINO REAL  
Menlo Park, California

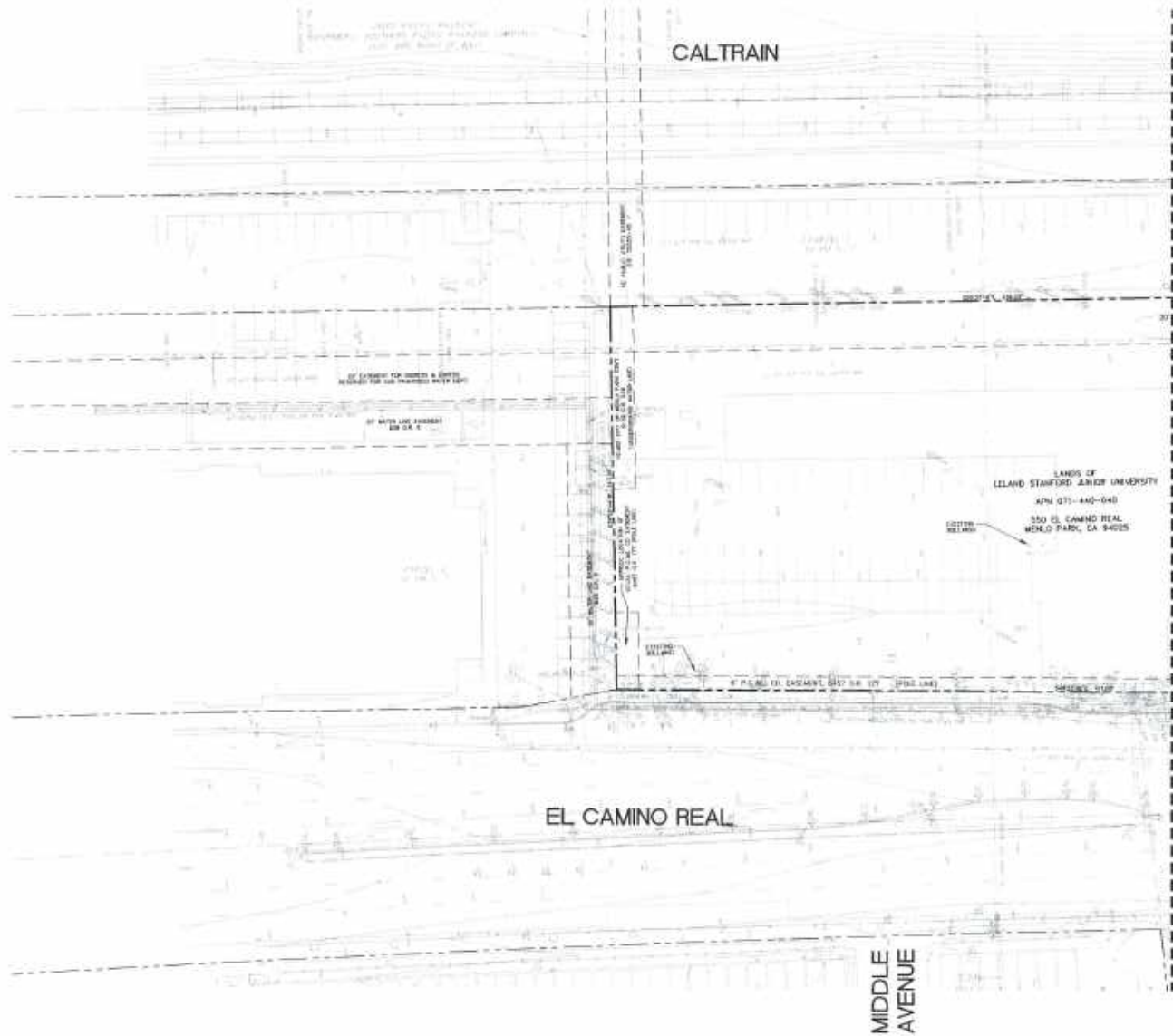


STREETScape AT EL CAMINO REAL  
00240917

A28







**TOPOGRAPHIC SURVEY NOTES**

1. EXISTING TOPOGRAPHIC SURVEY INFORMATION SHOWN HEREON IS BASED UPON TOPOGRAPHIC SURVEYS PERFORMED BY THE CLIENT AND WAS PREPARED BY THE ENGINEER IN SEPTEMBER 2010. ANY ADDITIONAL SURVEY HAS BEEN PERFORMED BY SANDIS UNDER THE DIRECTION OF LEAH CARRICK, P.E., D.S.
2. UTILITIES SHOWN ON THIS SURVEY ARE BASED ON SURFACE OBSERVATIONS NOT IMPROVED AND APPROVED OR APPLIED CONCERNING THE EXISTENCE, SIZE, DEPTH, LOCATION, 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 THE ENGINEER ANY DISCREPANCIES WITH PLAN PRIOR TO COMMENCEMENT OF WORK.
4. THIS SURVEY SHOWS EXISTING AND PROPOSED UTILITIES WITH EXISTING DEPTH BASED UPON SHOW NUMBERED AT CORNER POINTS AT THE LOCATION WHERE THE PIPE EXCEEDS THE SURFACE. LOCATION AND SIZE OF THIS POINTS CAN ONLY BE CONSIDERED APPROXIMATE UNLESS OTHERWISE NOTED ON THE PLAN. SIZE OF THIS NUMBERED SIZE OF A POINT IS GREATER WHEN LOCATED BY THE FIELD OVER.

**BASES OF BEARING**

THE BEARING ANGLE BETWEEN POINTS MONUMENTED 2-10 AND 2-101 LOCATED WITH EL CAMINO REAL IS GIVEN ON THE RETURN OF SURVEY FOR STANFORD SURVEY CONTROL FIELD NUMBER 18, 100' IN BOOK 737 OF MAPS AT PAGE 48 IN ADDITION TO INCLUDING RECORDS OF SANTA CLARA COUNTY AND TRAP AS THE BASIS OF BEARING FOR THIS SURVEY.

**BENCHMARK CONTROL NOTE**

THE NATIONAL DATUM FOR THIS SURVEY IS A MONUMENT 2-101 LOCATED WITH EL CAMINO REAL. AS SHOWN ON THE RETURN OF SURVEY THE CONTROL MAPPED SURVEY CONTROL NETWORK FIELD NUMBER 18, 100' IN BOOK 737 OF MAPS AT PAGE 48 IN ADDITION TO INCLUDING RECORDS OF SANTA CLARA COUNTY.

**UNDERGROUND UTILITY NOTE**

THE POINT LOCATIONS, SIZE AND DEPTH OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS TOPOGRAPHIC SURVEY ARE APPROXIMATE AND WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY. THE ACTUAL LOCATION AND DEPTH, THE TYPE, SIZE AND LOCATION AND DEPTH OF SUCH UNDERGROUND UTILITIES A SECONDARY SURVEY HAS BEEN MADE TO LOCATE AND DETERMINE ALL UNDERGROUND UTILITIES. HOWEVER, THE ENGINEER CAN ASSUME NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF THE LOCATION OF SUCH UNDERGROUND UTILITIES WHICH ARE NOT SHOWN ON THIS SURVEY.

**BOUNDARY NOTE**

THE FINISHED LINES SHOWN HEREON ARE BASED UPON RECORD INFORMATION AS SHOWN ON THE SURVEY FIELD IN BOOK 737 OF MAPS, PAGE 48 IN ADDITION TO INCLUDING SANTA CLARA COUNTY RECORDS.

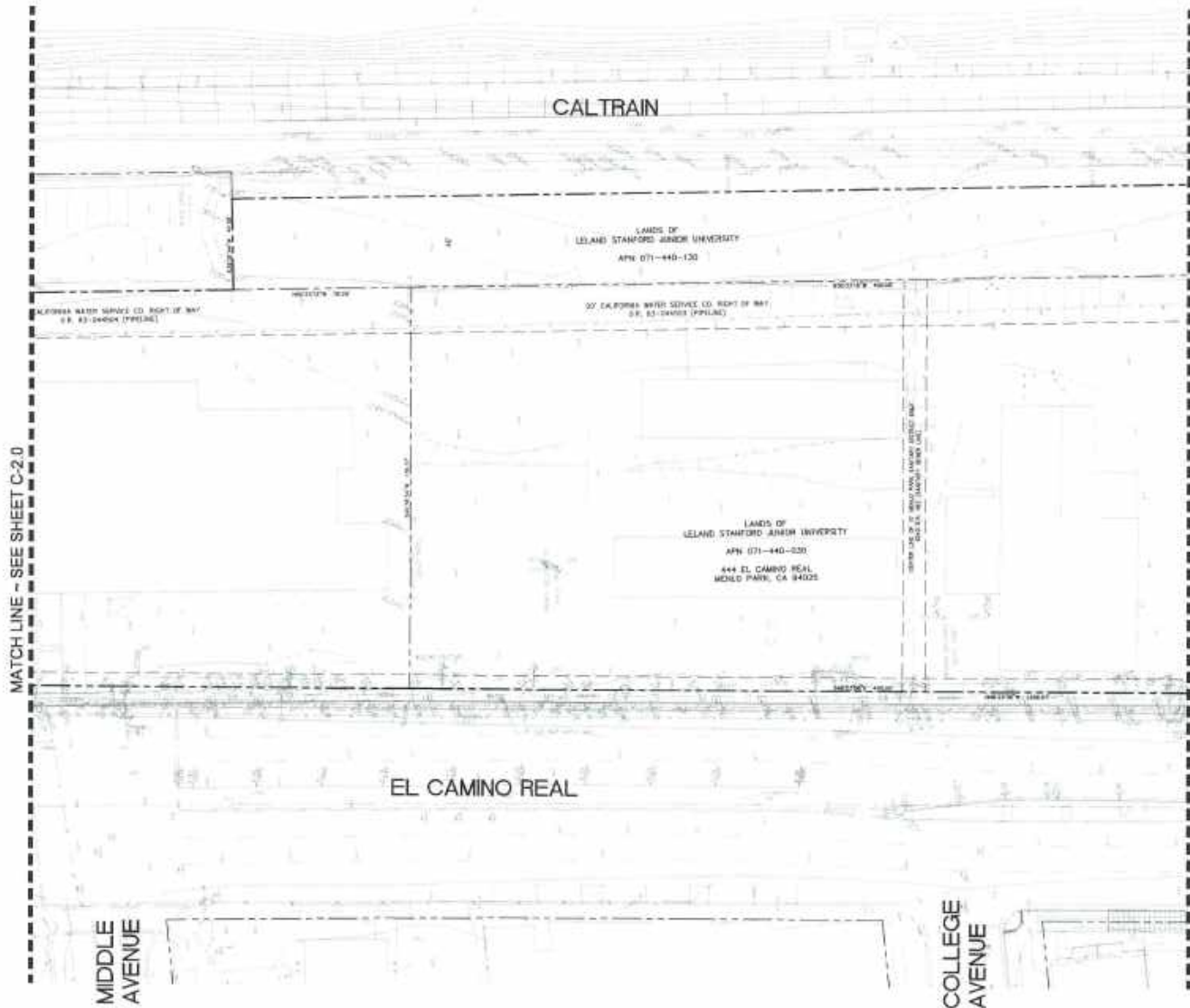
MATCHLINE - SEE SHEET C-2



**MIDDLE PLAZA at 500 EL CAMINO REAL**  
Menlo Park, California



Topographic Survey  
02/24/2017  
C-2.0



MATCH LINE - SEE SHEET C-20

MATCH LINE - SEE SHEET C-22

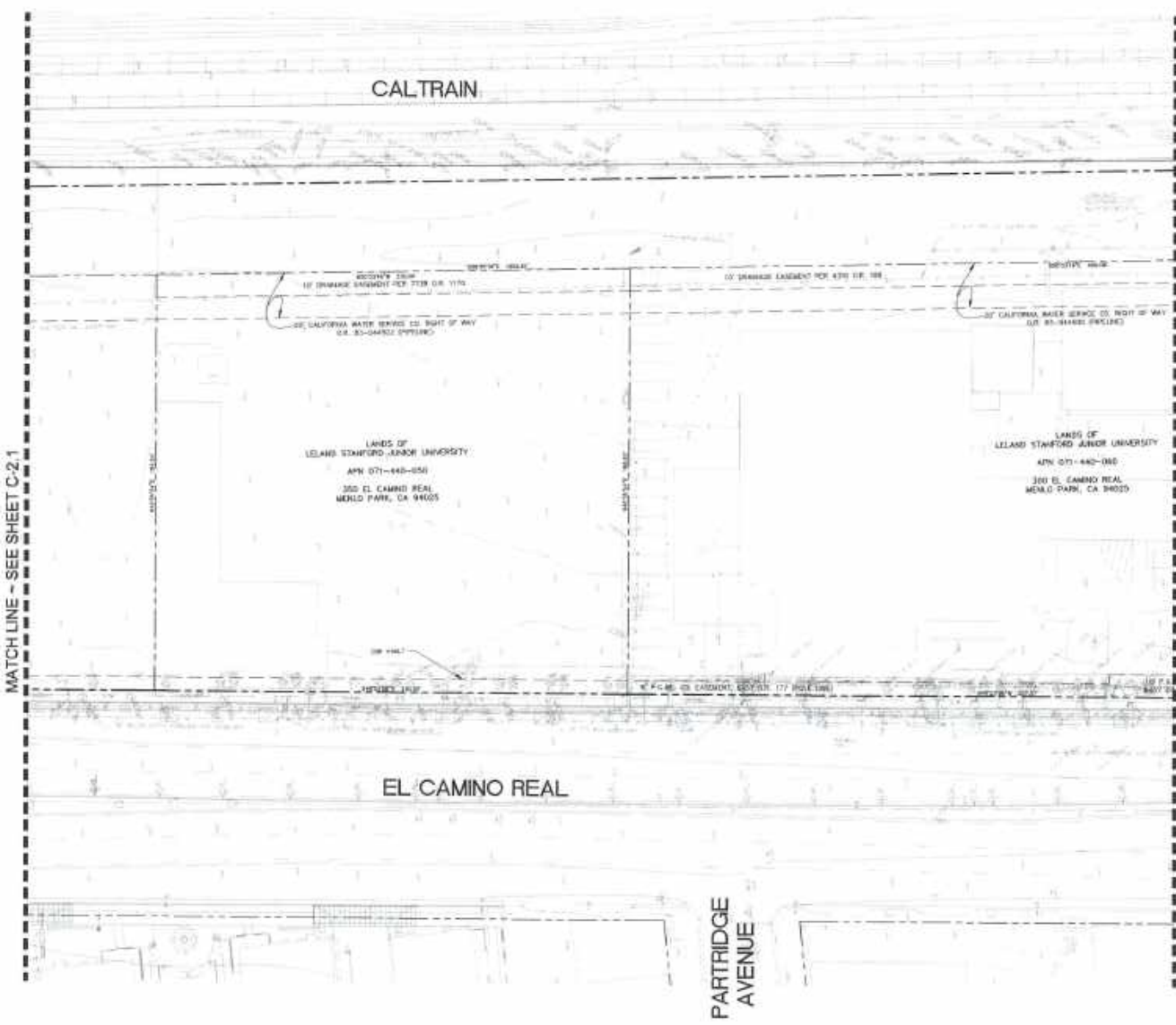
- TOPOGRAPHIC SURVEY NOTES**
1. EXISTING TOPOGRAPHIC SURVEY INFORMATION SHOWN HEREON IS BASED UPON SURVEYING SERVICES PROVIDED BY THE CLIENT AND HAS BEEN PROVIDED BY THE CLIENT IN ACCORDANCE WITH THE SURVEYING ACT. SURVEY HAS BEEN PERFORMED BY SANDIS, UNDER THE DIRECTION OF LARRY CARROLL, PLS. 7084.
  2. LOCATIONS SHOWN ON THIS SURVEY ARE BASED ON SURFACE OBSERVATIONS AND MEASUREMENTS AND CONFORM TO THE SURVEYING ACT. THE EXISTENCE, SIZE, LOCATION, CAPACITY, OR LOCATION OF ANY UTILITY EXPOSURE ON THE SITE, WHETHER PUBLIC, MUNICIPAL, OR PRIVATE OWNED.
  3. CONTRACTOR SHALL VERIFY ALL LOCATIONS PRIOR TO CONSTRUCTION AND RETURN BACK TO THE PROPERTY AND ADJUSTMENTS WITH PLAN PRIOR TO COMMENCEMENT OF WORK.
  4. TREE LOCATIONS SHOWN HEREON ARE SHOWN BASED ON VISUAL SURVEY. TREE TAGS WERE PLACED AT THESE LOCATIONS AT THE TIME OF SURVEY. THE SIZE OF TAGS OR THE ORIGINAL LOCATION AND SIZE OF TREE TAGS CAN BE USED TO CORROBORATE APPROXIMATE TREE LOCATION. TAGS ON THE GROUND ARE OF VARIOUS SIZES OF 4 INCHES OR GREATER WERE LOCATED BY THE FIELD SURVEYOR.
- BASIS OF BEARING**
- THE BEARING MEASUREMENT BETWEEN POINTS 1-10 AND 1-11 LOCATED WITHIN EL CAMINO REAL, AS SHOWN ON THE RECORD OF SURVEY FOR STANFORD SHOPPING CENTER, FILED AUGUST 12, 2004 IN BOOK 772 OF MAPS AT PAGE 48 THROUGH 49 INCLUDING RECORDS OF SANTA CLARA COUNTY, WERE USED AS THE BASIS OF BEARING FOR THIS SURVEY.
- BENCHMARK CONTROL NOTE**
- THE NATIONAL DATUM FOR THIS SURVEY IS A MONUMENT 3-1/2" DIA. CIRCULAR IRON IN CORNER BLDG. AS SHOWN ON THE RECORD OF SURVEY AND STANFORD SHOPPING CENTER SHOPPING CENTER, FILED AUGUST 12, 2004 IN BOOK 772 OF MAPS AT PAGE 48 THROUGH 49 INCLUDING RECORDS OF SANTA CLARA COUNTY.
- LENGTH = 48.75 FEET  
DIA. = 3.125 IN.
- UNDERGROUND UTILITY NOTE**
- THE EXISTING LOCATIONS AND DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS TOPOGRAPHIC SURVEY ARE APPROXIMATE AND WERE OBTAINED FROM RECORDS OF UTILITY RECORDS AND FIELD OBSERVATIONS. THE DEPTHS, THE TYPES, EXACT DEPTHS, LOCATIONS AND SPACING OF EACH UNDERGROUND UTILITY IS NOT KNOWN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL UNDERGROUND UTILITIES PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. THE CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR THE COMPLETION OF ANY UTILITY RECORDS OF SANTA CLARA COUNTY.
- BOUNDARY NOTE**
- THE PROPERTY LINES SHOWN HEREON ARE BASED UPON RECORD INFORMATION AS SHOWN ON THE MAP FILED IN BOOK 772 OF MAPS, PAGE 48 THROUGH 49 INCLUDING SANTA CLARA COUNTY RECORDS.



**MIDDLE PLAZA at 500 EL CAMINO REAL**  
Menlo Park, California



Topographic Survey  
02/24/2017  
C-2.1



MATCH LINE - SEE SHEET C-2.1

MATCH LINE - SEE SHEET C-2.3

**TOPOGRAPHIC SURVEY NOTES**

1. EXISTING TOPOGRAPHIC SURVEY INFORMATION FOR THESE AREAS IS BASED UPON TOPOGRAPHIC SURVEYS PROVIDED BY THE CLIENT AND WAS APPROVED BY THE CONTRACTOR ON SEPTEMBER 28, 2016. SUPPLEMENTAL SURVEYS HAVE BEEN PERFORMED BY SANDIS UNDER THE DIRECTION OF LINDA CARROLL, PLS. 1706.
2. LOCATED SHOWN ON THIS SURVEY ARE BASED ON SURFACE OBSERVATIONS BY INSTRUMENT AND EXPRESSED BY ANGLES CONSIDERING THE CONTIGUOUS SIDE ADJACENT CORNER CORNER, OF LOCATION OF ANY LOCAL EXISTING ON THE SITE, WHETHER PRIVATE, MUNICIPAL, OR PUBLIC OWNED.
3. CONTRACTOR SHALL VERIFY ALL UTILITIES PRIOR TO CONSTRUCTION AND REPORT BACK TO THE ENGINEER ANY DISCREPANCIES WITH PLANS PRIOR TO COMMENCEMENT OF WORK.
4. THIS SURVEYING SHOWS AREAS ARE SHOWN SUBSTANTIALLY WITH EXISTING DATA FROM OTHER SURVEYS AT THESE AREAS AT THE LOCATION WHERE THE SITE EXISTS THE ORIGINAL SURFACE LOCATIONS AND SIZES OF THIS SURVEY CAN BE AS CLOSELY APPROXIMATE AS POSSIBLE COMPARED TO THE DATA FROM OTHER SURVEYS SITES OF A NATURE OF THESE WERE LOCATED BY THE FIELD DATA.

**BASIS OF BEARING**

THE BEARING INFORMATION BETWEEN POINTS MARKED 3-03 AND 3-04 LOCATED WITHIN EL CAMINO REAL, IS SHOWN ON THE RECORD OF SURVEY FOR STANFORD JUNIOR UNIVERSITY, FILED UNDER THE 2004 IN BOOK 772 OF MAPS AT PAGE 4 THROUGH AN INCLUSIVE RECORD OF SANTA CLARA COUNTY, HAS BEEN AT THE BASIS OF BEARING FOR THIS SURVEY.

**BENCHMARK CONTROL NOTE**

THE BENCHMARK FOR THIS SURVEY IS A MONUMENT 3-04 LOCATED WITHIN EL CAMINO REAL, IS SHOWN ON THE RECORD OF SURVEY FOR STANFORD JUNIOR UNIVERSITY, FILED UNDER THE 2004 IN BOOK 772 OF MAPS AT PAGE 4 THROUGH AN INCLUSIVE RECORD OF SANTA CLARA COUNTY.

**UNDERGROUND UTILITY NOTE**

THE EXISTING LOCATIONS, SIZES AND DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS TOPOGRAPHIC SURVEY ARE APPROXIMATE AND HAVE BEEN OBTAINED FROM RECORDS OF VARIOUS AGENCIES AND FROM LOCAL RECORDS. BECAUSE THE EXISTING UTILITIES, LOCATION AND DEPTHS OF SUCH UNDERGROUND UTILITIES IS REASONABLE TO EXPECT THE DATA TO CHANGE AND THEREFORE ALL EXISTING UNDERGROUND UTILITIES, HOWEVER, THE ENGINEER CAN ASSURE NO RESPONSIBILITY FOR THE COMPLETENESS OF ACCURACY OF ITS RESEARCH OF SUCH UNDERGROUND UTILITIES WHICH MAY BE ENCOUNTERED, BUT WHICH ARE NOT SHOWN ON THIS SURVEY.

**BOUNDARY NOTE**

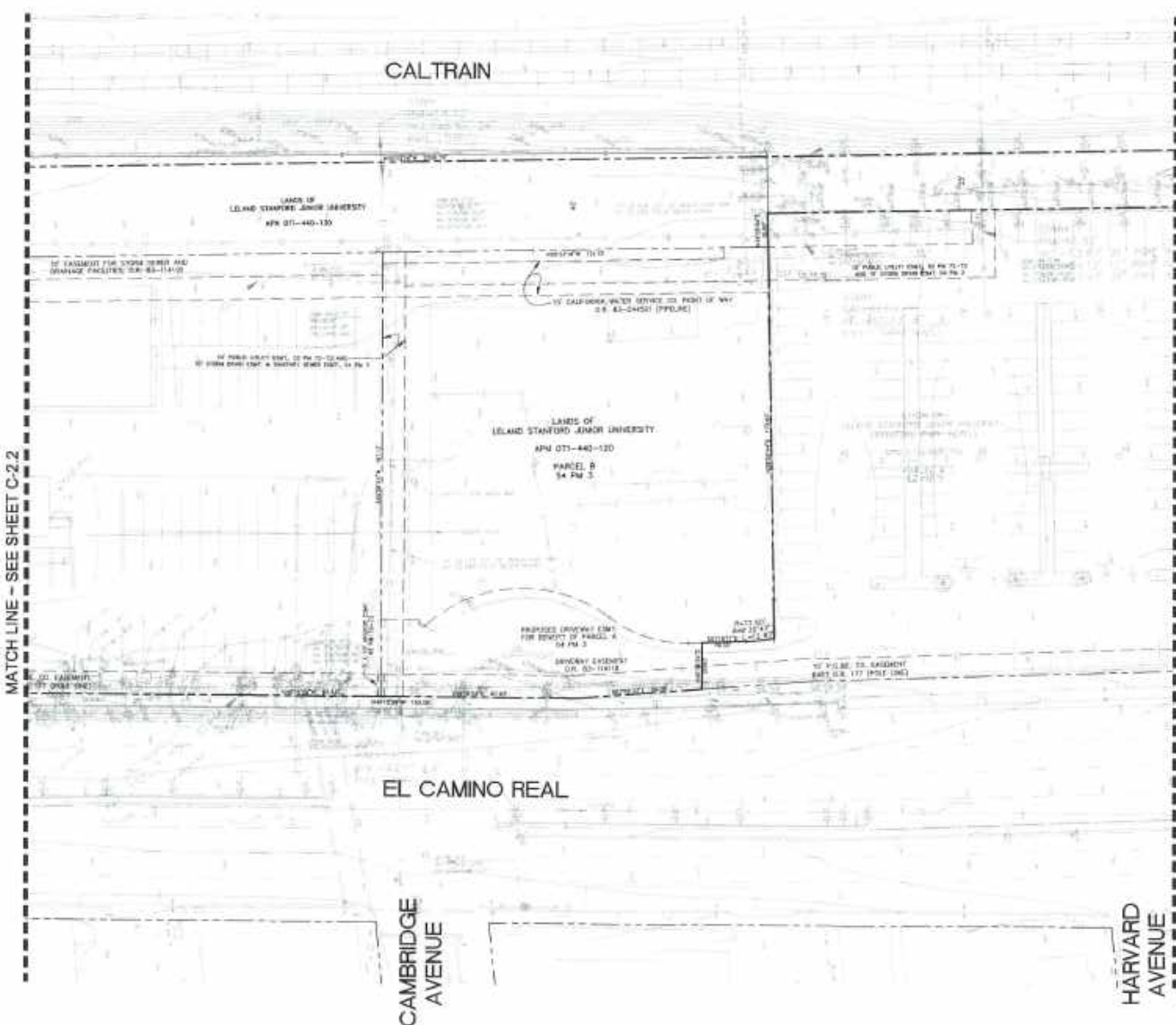
THE EXISTING BOUNDARY INFORMATION ARE BASED UPON RECORD INFORMATION AS SHOWN ON THE MAP FILED IN BOOK 772 OF MAPS, MADE BY THROUGH AN INCLUSIVE SANTA CLARA COUNTY RECORDS.



**MIDDLE PLAZA at 500 EL CAMINO REAL**  
Menlo Park, California



Topographic Survey  
02/24/2017  
**C-2.2**



**TOPOGRAPHIC SURVEY NOTES**

1. EXISTING TOPOGRAPHIC SURVEY INFORMATION SHOWN HEREON IS BASED UPON TOPOGRAPHIC SURVEYS PERFORMED BY THE CLIENT AND WAS PROVIDED BY THE CLIENT ON SEPTEMBER 28, 2011. SUPPLEMENTAL SURVEY AND DATA PERFORMED BY SANDIS UNDER THE DIRECTION OF LINDA CARRICO, PLS 2008.
2. LOCATED DOWN ON THE SURVEY AND BASED ON SURFACE OBSERVATIONS, NO IMPROVED AND UNIMPROVED ARE LOCATED CONCERNING THE EXISTING, SEE BEING CONSIDERED, CHARACTER OF LOCATION OF ANY ADJACENT ON THE SITE, WHETHER PRIVATE, MUNICIPAL, OR PUBLIC OWNED.
3. CONTRACTOR SHALL VERIFY ALL UTILITIES PRIOR TO CONSTRUCTION AND REPORT BACK TO THE ENGINEER ANY DISCREPANCIES WITH PLANS PRIOR TO COMMENCEMENT OF WORK.
4. TREE LOCATIONS SHOWN HEREON ARE SHOWN SIMULTANEOUSLY WITH EXISTING, SEE BEING CONSIDERED, FROM SURVEY AND FIELD DATA AT THE LOCATION WHERE THE TREE EXISTS. THE EXISTING SURFACE LOCATIONS AND SIZES OF TREE TRUNKS CAN ONLY BE CONSIDERED APPROXIMATE. MARKED CHANGES EXISTED ON THE MAP, TREE OF TRUNK DIAMETER 3.00" IS A RECORD OF SURVEY AND LOCATED BY THE FIELD TEAM.

**BASIS OF BEARING**

THE BEARING PATTERNS BETWEEN STATION POINTS 5+30 AND 5+30.10 LOCATED WITHIN 45' CORNER NO. 15, SHOWN ON THE RECORD OF SURVEY FOR CALTRAIN, SHIPPEN DRIVE, FILED AUGUST 19, 2009 IN BOOK 773 OF MAPS AT FOLIO 40 THROUGH AN ORIGINAL RECORD OF SANTA CLARA COUNTY, WAS USED AS THE BASIS OF BEARING FOR THIS SURVEY.

**BENCHMARK CONTROL NOTE**

THE NATIONAL DATUM FOR THIS SURVEY IS A MONUMENT 2+100, LOCATED WITHIN EL CAMINO REAL, AS SHOWN ON THE RECORD OF SURVEY FOR STANFORD JUNIOR SURVEY CONTROL NETWORK, FILED APRIL 18, 2003 IN BOOK 197 OF MAPS AT FOLIO 40 THROUGH AN ORIGINAL RECORD OF SANTA CLARA COUNTY.

DATE: 04/15/11  
BY: LINDA CARRICO, PLS

**UNDERGROUND UTILITY NOTE**

THE TYPES, LOCATIONS, DEPTHS AND DIA. OF ANY EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS TOPOGRAPHIC SURVEY ARE APPROXIMATE AND WERE OBTAINED FROM RECORDS OF VARIOUS AGENCIES. THE ACTUAL LOCATION, DEPTHS, TYPES, DEPTHS, SIZES, LOCATIONS AND DEPTHS OF SUCH UNDERGROUND UTILITIES, AS NECESSARILY OBTAINED FROM RECORDS, CAN VARY FROM THE INFORMATION SHOWN ON THIS SURVEY. THE COMPLETENESS OF ACCURACY OF THE INFORMATION OF SUCH UNDERGROUND UTILITIES SHOWN ARE NOT GUARANTEED, BUT WHICH ARE NOT KNOWN BY THE SURVEYOR.

**BOUNDARY NOTE**

THE PARCELS SHOWN HEREON ARE BASED UPON RECORD INFORMATION AS SHOWN ON THE MAP, FILED IN BOOK 773 OF MAPS, MADE THROUGH AN ORIGINAL SANTA CLARA COUNTY RECORD.

MATCH LINE - SEE SHEET C-2.2

MATCH LINE - SEE SHEET C-2.4

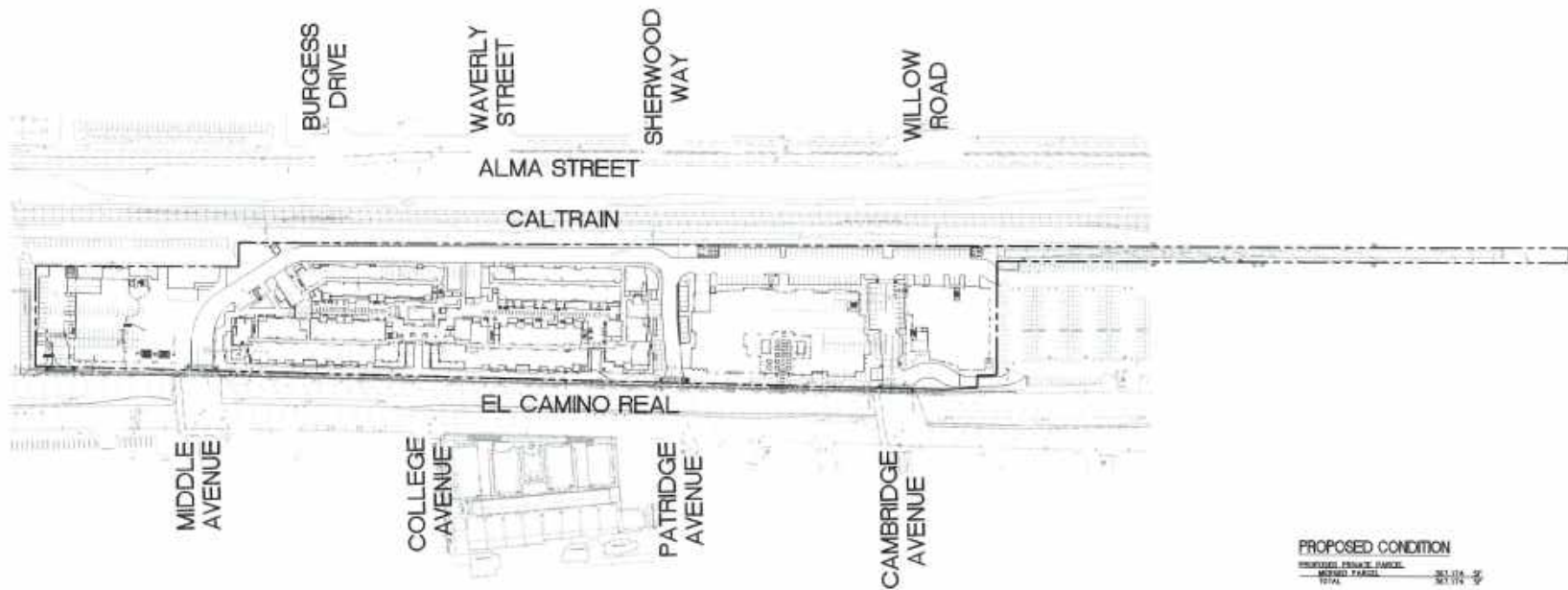


**MIDDLE PLAZA at 500 EL CAMINO REAL**  
Menlo Park, California



Topographic Survey  
02/24/2011  
**C-2.3**





PROPOSED CONDITION  
 PROPOSED DRIVE LAYOUT  
 MICHAEL PARISEL  
 TOTAL 361,114 ±



**MIDDLE PLAZA at 500 EL CAMINO REAL**  
 Menlo Park, California



Proposed Parcelization Plan  
 02/24/2017

C-2.5



**LEGEND**  
 PROPOSED BUILDING  
 BUILDING OUTLINE

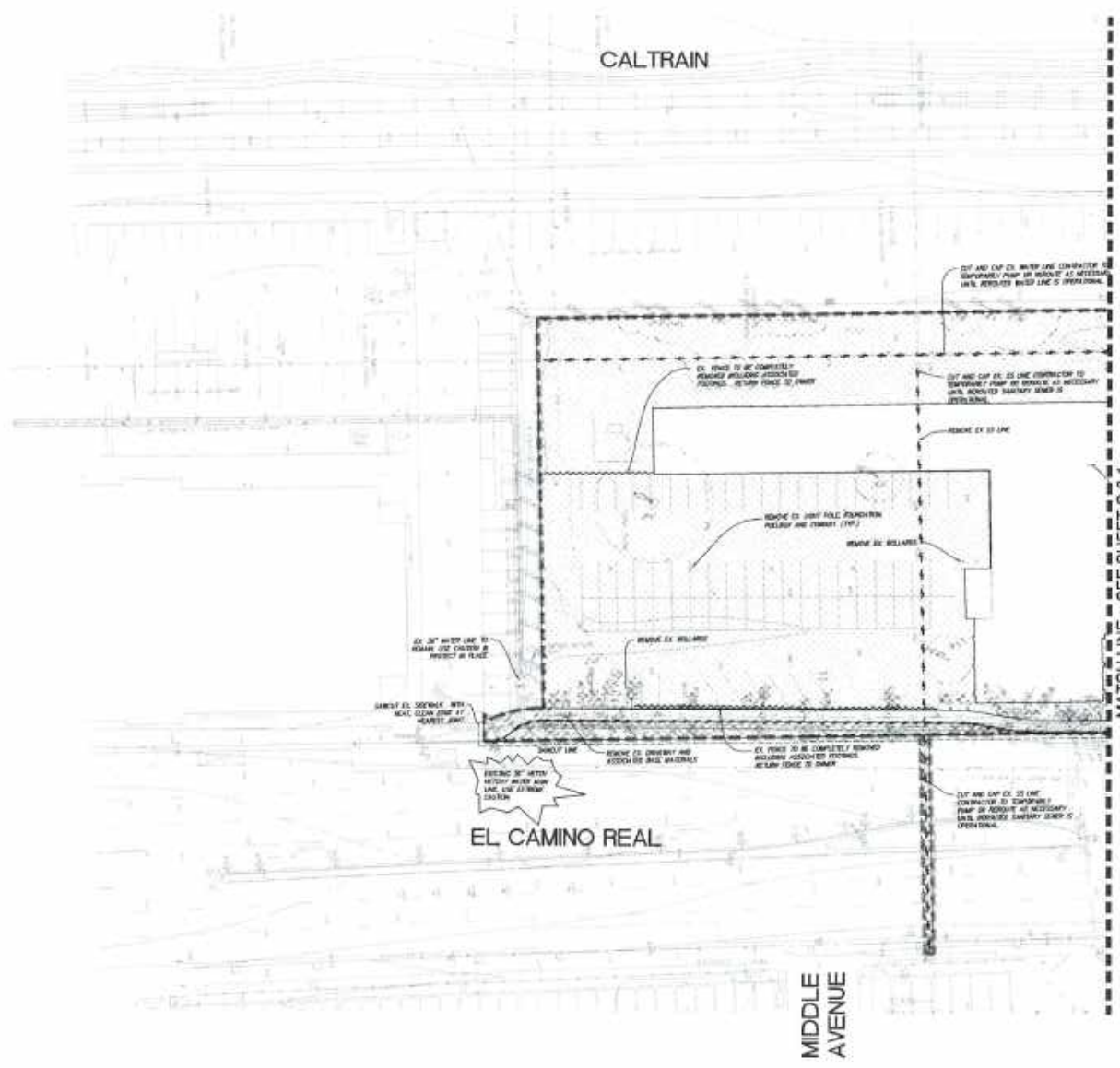


**MIDDLE PLAZA at 500 EL CAMINO REAL**  
 Menlo Park, California



**Average Existing Grade Diagram**  
 02/24/2017

C-2.6



- ### DEMOLITION LEGEND
- EXISTING AND REMOVE AT PLACE AND ANY ASSOCIATED EXTERIOR STAIRS, THE EXISTING SURFACE, DEMOLISHED MATERIAL MAY BE USED OR REUSED IF APPROVED BY STRUCTURAL ENGINEER.
  - EXISTING AND REMOVE CONCRETE INCLUDING ANY ASSOCIATED BASEMENT AND RETAIN WALLS OF EXISTING STRUCTURE, DEMOLISHED MATERIAL MAY BE USED AS DUMPSTON IF APPROVED BY THE GEOTECHNICAL ENGINEER.
  - EXISTING AND REMOVE STRUCTURE, WALLS AND ANY ASSOCIATED HEAVY EQUIPMENT THROUGH THE EXISTING SURFACE.
  - EXISTING AND REMOVE STRUCTURE AND ANY ASSOCIATED HEAVY EQUIPMENT OR CURBS THROUGH THE EXISTING SURFACE.
  - CLEAR AND STRIP EXISTING LANDSCAPE AREA TO NO OBSTRUCTS ARE STILL PRESENT.
  - EXISTING AND REMOVE EXISTING BUILDING FOR ARCHITECTURAL PLANS FOR EXISTING BUILDING DEMOLITION THROUGH THE EXISTING SURFACE.
  - LIMIT OF WORK LINE
  - SURVEY LINE CONTRACTOR SHALL CORRECT WITH A NEXT CLEAN EDGE SURVEY CORNER AT NEAREST CORNER TO SURVEY LINE SHOWN ON PLAN.
  - NEW AND REMOVE EXISTING CURB AND GUTTER INCLUDING ANY ASSOCIATED SLOPE OF BASEMENT CORNER WITH NEXT CLEAN EDGE.
  - REMOVE EXISTING FENCE INCLUDING ASSOCIATED FENCING, AS LOW FENCE TO SHOWN.
  - CAP EXISTING UTILITY WHERE KNOWN PER LOCAL OWNERS INFORMATION - ANY REPAIRS/WORKS IF NECESSARY EXISTING CONTRACTOR SHALL HAVE COMPETENT PROFESSIONAL SIGN OFF RECORDS.

- ### DEMOLITION NOTES
1. SEE SHEET C-3.3 PRE DEMOLITION PLAN FOR ALL TREE REMOVAL AND PROTECTION.
  2. DEMOLITION AND CONSTRUCTION OF ADJACENT PRIVATE PROPERTY TO BE DONE WITH APPROPRIATE PERMISSION, PERMISSION AND CONSTRUCTION TO BE PAID BY ADJACENT OWNER AS TO REMOVE THE TREE ONLY ACCESS TO THE ADJACENT PROPERTY IS OUT OF, AND WILL BE COORDINATED WITH THE DEPARTMENT.

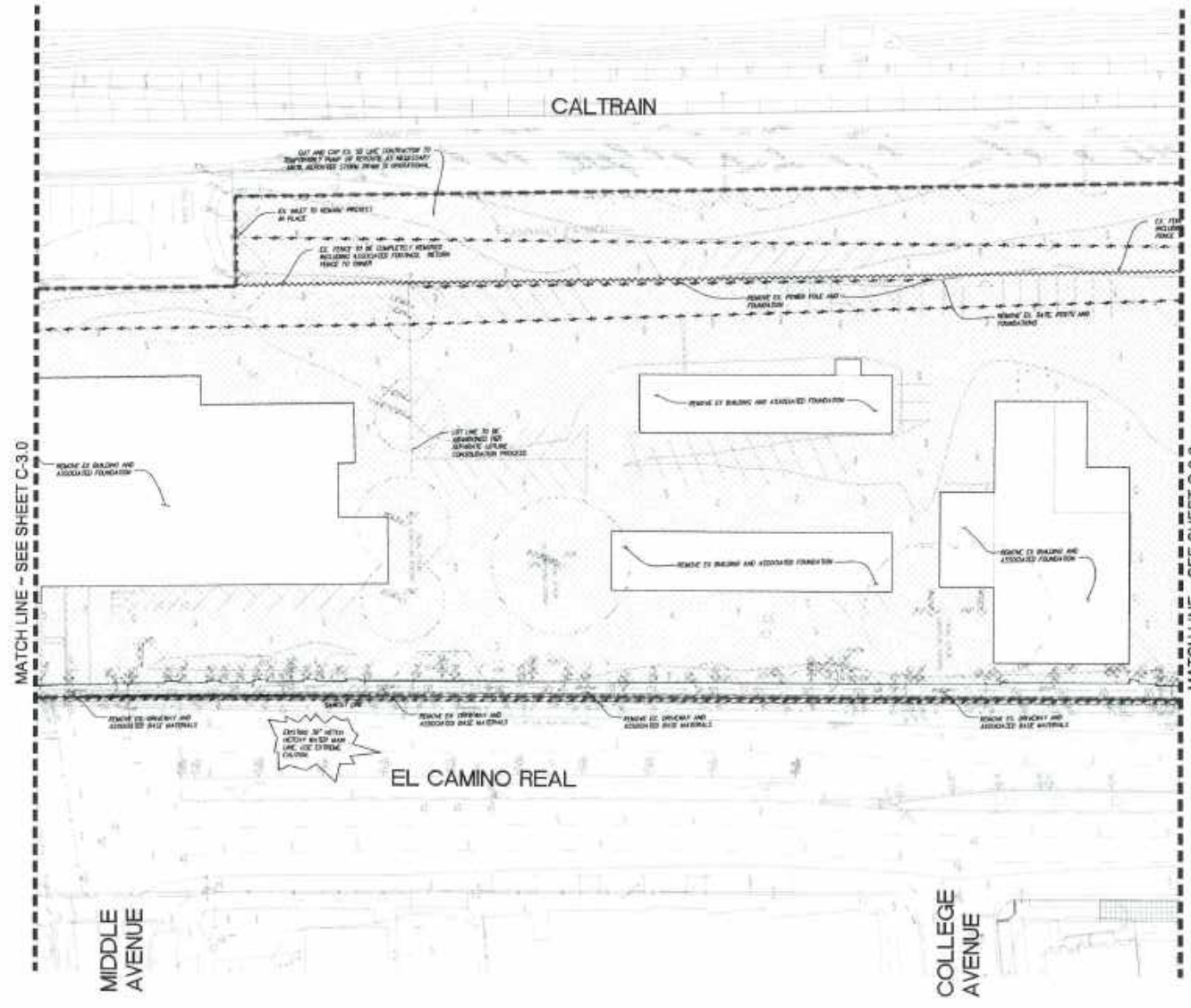


**MIDDLE PLAZA at 500 EL CAMINO REAL**  
Menlo Park, California



Demolition Plan  
02/24/2017  
**C-3.0**





### DEMOLITION LEGEND

- DEMOLISH AND REMOVE ALL PAVING AND ANY ASSOCIATED BASEDROCK; STABILIZE THE EXISTING SURFACE; DEMOLISH AND REMOVE ALL UTILITIES AS SHOWN UNLESS OTHERWISE NOTED; DEMOLISH AND REMOVE ALL UTILITIES AS SHOWN UNLESS OTHERWISE NOTED
- DEMOLISH AND REMOVE CONCRETE INCLUDING ANY ASSOCIATED BASEDROCK AND REBAR; STABILIZE THE EXISTING SURFACE; DEMOLISH AND REMOVE ALL UTILITIES AS SHOWN UNLESS OTHERWISE NOTED
- DEMOLISH AND REMOVE BRICK, BLOCK AND ANY ASSOCIATED REARER BLOCKS; STABILIZE THE EXISTING SURFACE
- DEMOLISH AND REMOVE PLASTER AND ANY ASSOCIATED REARER BLOCKS OR CLARK; STABILIZE THE EXISTING SURFACE
- CLEAN AND REPAIR EXISTING LANDSCAPE AREA SO NO STRANDES ARE STILL PRESENT
- DEMOLISH AND REMOVE EXISTING BUILDING; USE ARCHITECTURAL PLANS FOR EXISTING BUILDING DEMOLITION; STABILIZE THE EXISTING SURFACE
- LIMIT OF WORK LINE
- SHEET: SHEETLINE CONTINUATION SHALL SHOW WITH A NEXT ELEVATION; SHEET CHANGE OF SHEETLINE SHALL BE SHOWN ON PLAN
- DEMOLISH AND REMOVE EXISTING CURB AND GUTTER INCLUDING ANY ASSOCIATED BASEDROCK; SHEETLINE WITH NEXT ELEVATION
- REMOVE EXISTING FENCE INCLUDING ASSOCIATED POSTINGS; RETURN FENCE TO OWNER
- ALL EXISTING UTILITIES SHOWN FOR QUALITY CHECKS; INTERFERENCES AND REMEDIATIONS; IF NECESSARY, CONSULT CONTRACTOR SHALL OBTAIN COMPETENT PROFESSIONAL DESIGN FOR REMEDIATION

### DEMOLITION NOTES

1. SEE SHEET C-3.2 FOR DISPOSITION PLAN FOR ALL TREE DEMOLITION AND PROTECTION
2. DEMOLITION AND CONSTRUCTION ON ADJACENT PROPERTY TO BE DONE WITH LANDSCAPE, PLANTING, DEMOLITION AND CONSTRUCTION TO BE PAID BY OWNER
3. OWNER TO MAINTAIN THE TIME BUILT ACCESS TO THE ADJACENT PROPERTY TO CITY OF; ANY DELAY SHALL BE COORDINATED WITH THE FIRE DEPARTMENT



## MIDDLE PLAZA at 500 EL CAMINO REAL

Menlo Park, California



### Demolition Plan

02/24/2017

### C-3.1
















CALTRAIN

MATCH LINE - SEE SHEET C-3.3

MATCH LINE - SEE ABOVE RIGHT

MATCH LINE - SEE BELOW LEFT

DEMOLITION LEGEND

-  DEMOLISH AND REMOVE AT FINISH AND ANY ASSOCIATED UNDERDOCK CONDUITS OR EXISTING UNDERDOCK CONDUITS AND SHALL BE USED AS BASEDOCK IF APPROVED BY GEOTECHNICAL ENGINEER
-  DEMOLISH AND REMOVE CONCRETE INCLUDING ANY ASSOCIATED REINFORCEMENT AND REPAIR STABILIZE THE EXISTING SURFACE, DEMOLISHED MATERIALS MAY BE USED AS BASEDOCK IF APPROVED BY THE GEOTECHNICAL ENGINEER
-  DEMOLISH AND REMOVE BRICK, STUCCO AND ANY ASSOCIATED HEAVY FINISHES (INCLUDE THE EXISTING SURFACE)
-  DEMOLISH AND REMOVE FLOORS AND ANY ASSOCIATED BEAMER BEARDS OR CLIMB STABILIZE THE EXISTING SURFACE
-  CLEAR AND GRUB EXISTING LANDSCAPE AREA TO NO VEGETATION ARE LEFT PRESENT
-  DEMOLISH AND REMOVE EXISTING BUILDING SEE ARCHITECTURAL PLANS FOR EXISTING BUILDING FOOTPRINT STABILIZE THE EXISTING SURFACE
-  LIMIT OF NEW LINE
-  EXISTING LINE (CONTRACTOR SHALL VERIFY WITH A MEAT CLAM AND VERIFY LOCATIONS AT FINISH) LIMIT TO EXISTING LINE SHOW UP PLAN
-  MAIN AND FINISH EXISTING CURB AND GUTTER INCLUDING ANY ASSOCIATED BEARDS OF UNDERDOCK, VERIFY WITH MEAT CLAM BISE
-  REMOVE EXISTING FENCE INCLUDING ASSOCIATED FENCELINE RETURN FENCE TO OWNER
-  CAP EXISTING UTILITY WHERE SHOWN FOR UTILITY OWNERS SPECIFICATIONS AND REQUIREMENTS, IF PRESERVED (UTILITY CONTRACTOR SHALL OBTAIN CONTRACT PROFESSIONAL DESIGN PIPE REQUIREMENTS)

DEMOLITION NOTES

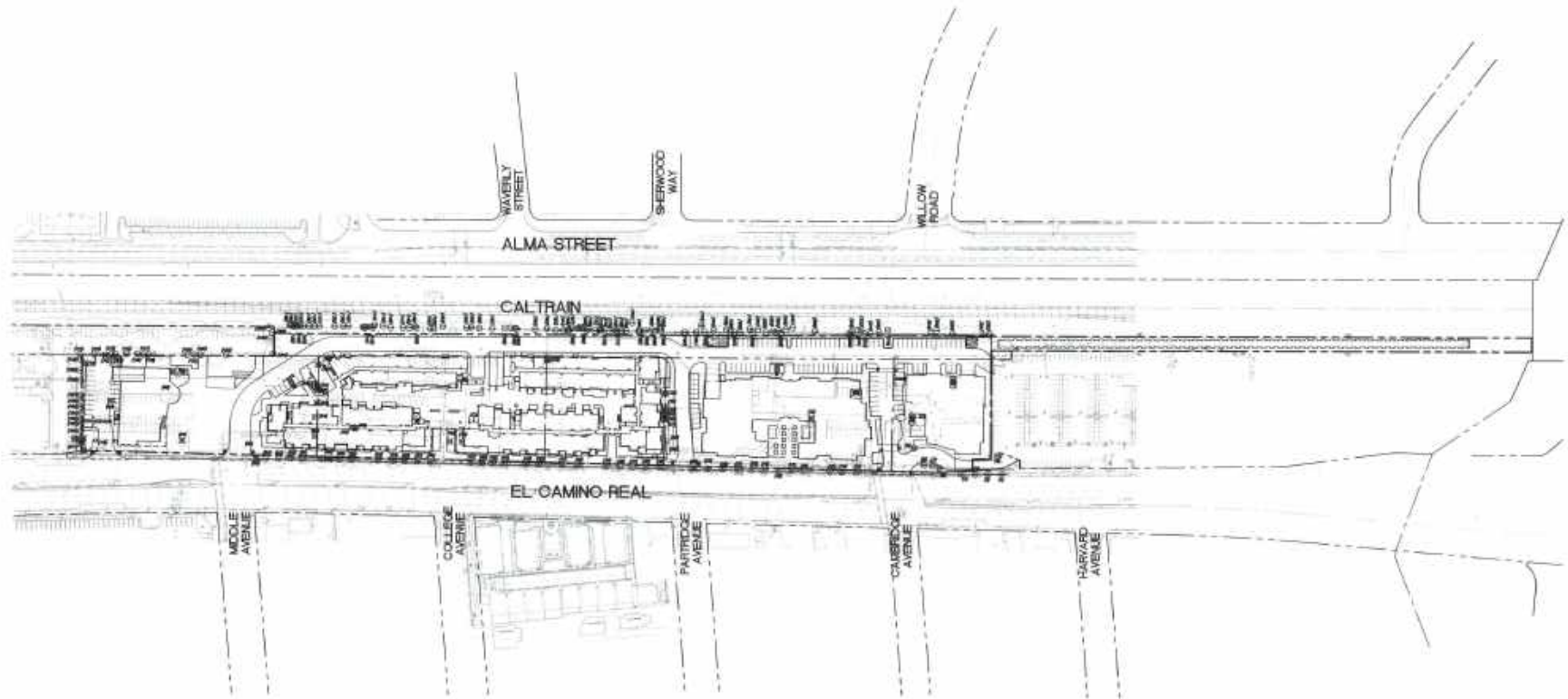
1. SEE SHEET C-3.3 FOR SUPPLEMENTARY PLAN FOR ALL THE DEMOLITION AND PROTECTION
2. DEMOLITION AND CONSTRUCTION ON ADJACENT PRIVATE PROPERTY TO BE DONE WITH LANDOWNER'S PERMISSION, LOCATION AND CONSTRUCTION TO BE PLANNED IN SUCH A MANNER AS TO MINIMIZE THE TIME THAT ACCESS TO THE ADJACENT PROPERTY IS CUT OFF, AND WILL BE COORDINATED WITH THE FIRE DEPARTMENT.



MIDDLE PLAZA at 500 EL CAMINO REAL  
Menlo Park, California



Demolition Plan  
02/24/2017  
C-3.4



**LEGEND**

- ⊕ APPROX. TREE IN GOOD HEALTH TO BE PROTECTED
- ⊖ APPROX. TREE IN POOR HEALTH TO BE PROTECTED
- ⊗ NON-HERITAGE TREE TO BE PROTECTED
- ⊙ TREE TO BE REMOVED
- ⊕ APPROX. TREE IN GOOD HEALTH TO BE REMOVED
- ⊖ APPROX. TREE IN POOR HEALTH TO BE REMOVED
- ⊗ NON-HERITAGE TREE TO BE REMOVED
- ⊙ TREE TO BE REMOVED

**TREE DISPOSITION TABLE**

HERITAGE TREES TO BE REMOVED (2) TOTAL				STREET TREES TO BE REMOVED (2) TOTAL				NON-HERITAGE TREES TO BE REMOVED (2) TOTAL			
FILE #	TREE SPECIES	DBH (IN)	Condition	FILE #	TREE SPECIES	DBH (IN)	Condition	FILE #	TREE SPECIES	DBH (IN)	Condition
			Substrate				Substrate				Substrate
08	Redwood	36	1	01	London Plane	8	1	02	Redwood	15, 15, 15	1
09	Redwood	36	1	02	London Plane	8	1	03	Redwood	15, 15, 15	1
10	Redwood	36	1	03	London Plane	8	1	04	Redwood	15, 15, 15	1
11	Redwood	36	1	04	London Plane	8	1	05	Redwood	15, 15, 15	1
12	Redwood	36	1	05	London Plane	8	1	06	Redwood	15, 15, 15	1
13	Redwood	36	1	06	London Plane	8	1	07	Redwood	15, 15, 15	1
14	Redwood	36	1	07	London Plane	8	1	08	Redwood	15, 15, 15	1
15	Redwood	36	1	08	London Plane	8	1	09	Redwood	15, 15, 15	1
16	Redwood	36	1	09	London Plane	8	1	10	Redwood	15, 15, 15	1
17	Redwood	36	1	10	London Plane	8	1	11	Redwood	15, 15, 15	1
18	Redwood	36	1	11	London Plane	8	1	12	Redwood	15, 15, 15	1
19	Redwood	36	1	12	London Plane	8	1	13	Redwood	15, 15, 15	1
20	Redwood	36	1	13	London Plane	8	1	14	Redwood	15, 15, 15	1
21	Redwood	36	1	14	London Plane	8	1	15	Redwood	15, 15, 15	1

**NOTES:**

TREES INDICATED FOR REMOVAL ARE BASED ON THE AIRBORNE PHOTOGRAPHY PROVIDED BY HORTICONS, INC. ON FEB. 14, 2017. THIS DATA IS FOR INFORMATION ONLY AND DOES NOT CONSTITUTE AN INSPECTION OR VERIFICATION OF THE CONDITION OF THE TREES. THE CITY OF MENLO PARK HERITAGE TREE PROGRAM AND LOCAL ORDINANCES SHALL BE CONSULTED TO DETERMINE THE STATUS OF THE TREES. THE CITY OF MENLO PARK HERITAGE TREE PROGRAM SHALL BE CONSULTED TO DETERMINE THE STATUS OF THE TREES. THE CITY OF MENLO PARK HERITAGE TREE PROGRAM SHALL BE CONSULTED TO DETERMINE THE STATUS OF THE TREES.

**TREE REPLACEMENT:**

ONE (1) TREE REPLACEMENT SHALL BE PROVIDED FOR EACH TREE REMOVED. THE REPLACEMENT TREES SHALL BE PROVIDED BY THE CONTRACTOR. THE REPLACEMENT TREES SHALL BE PROVIDED BY THE CONTRACTOR. THE REPLACEMENT TREES SHALL BE PROVIDED BY THE CONTRACTOR.

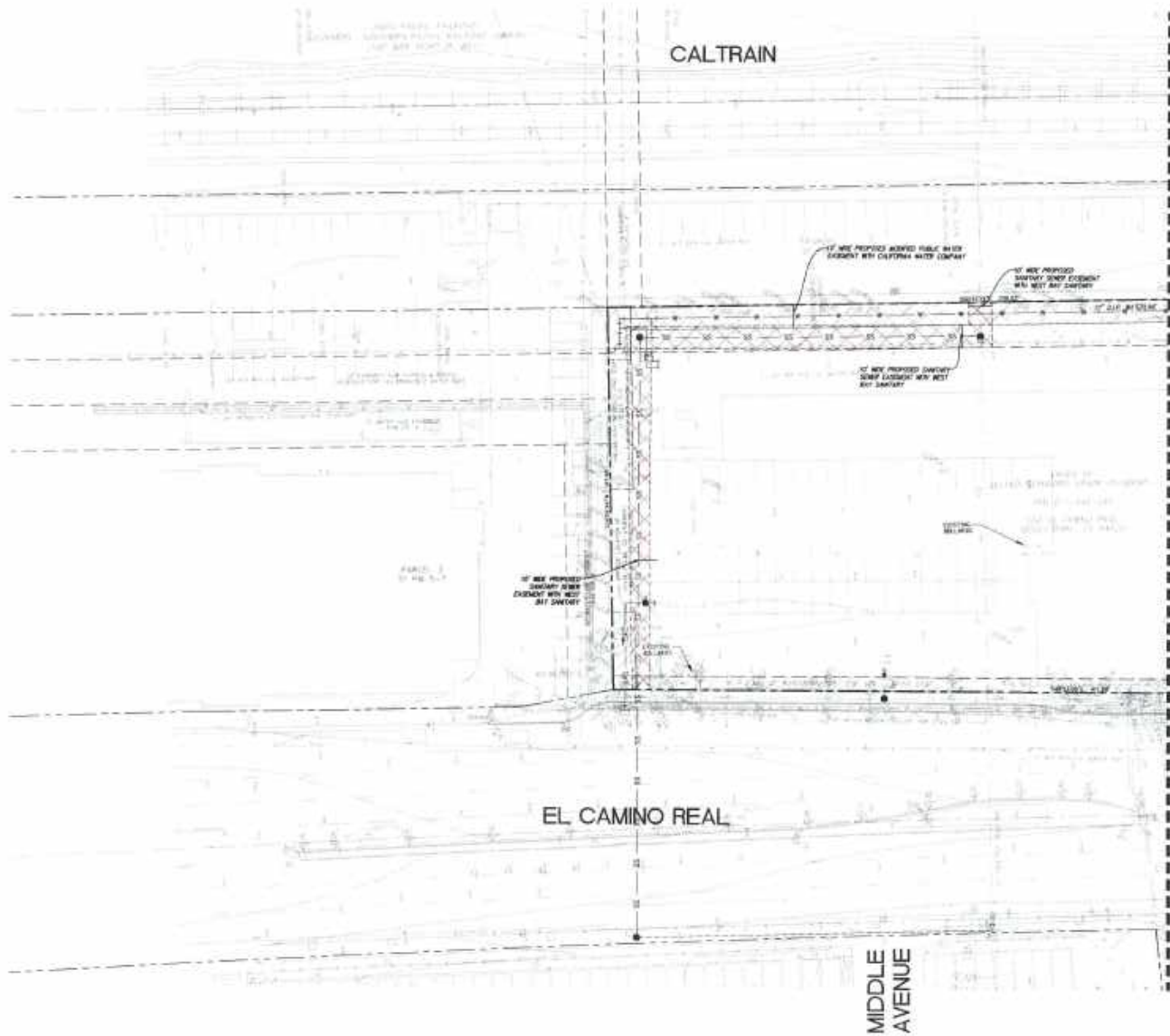


**MIDDLE PLAZA at 500 EL CAMINO REAL**  
Menlo Park, California



Tree Disposition Plan  
02/24/2017

C-3.5



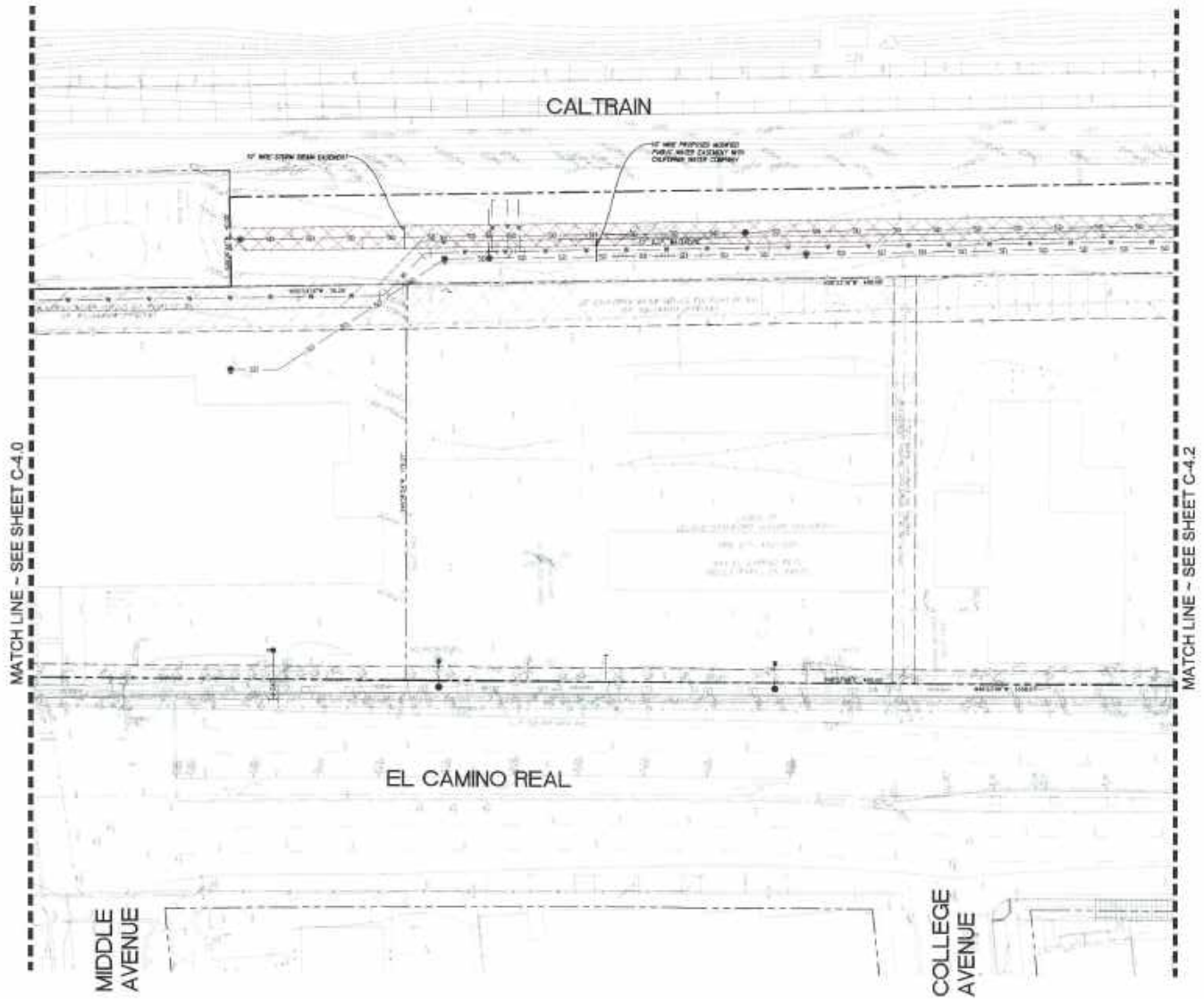
- LEGEND**
-  EXISTING EASEMENT TO BE ABANDONED
  -  EXISTING EASEMENT TO REMAIN
  -  PROPOSED EXISTING SANITARY EASEMENT
  -  IF CALIFORNIA WATER SERVICE CO. RIGHT OF WAY



**MIDDLE PLAZA at 500 EL CAMINO REAL**  
Menlo Park, California



Easement  
Disposition Plan  
03/24/2017  
**C-4.0**



**LEGEND**

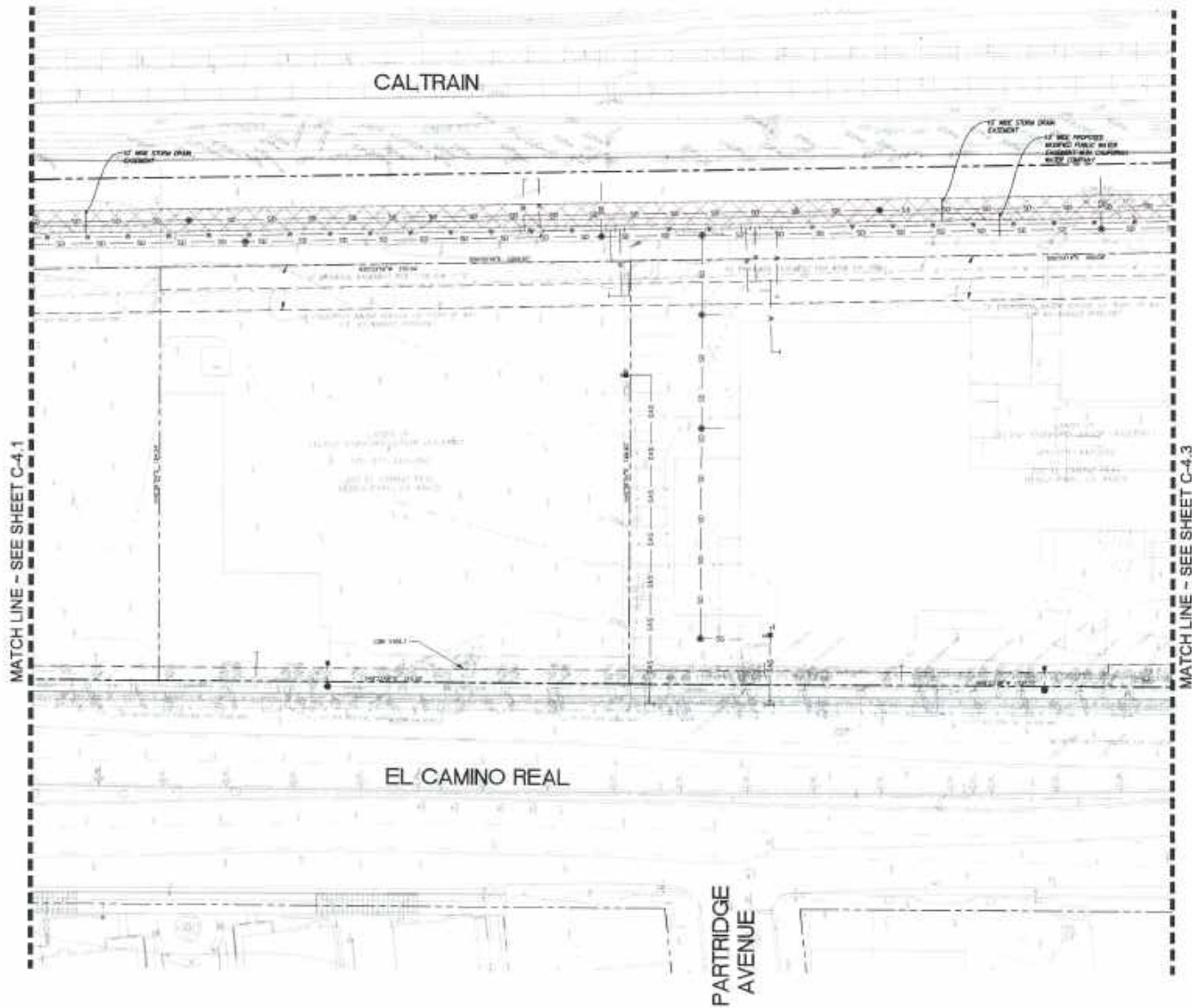
	EXISTING EASEMENT TO BE ADJUSTED
	EXISTING EASEMENT TO REMAIN
	PROPOSED BY WEST AND SANFORD EASEMENT
	IF CALTRAIN WOULD SERVICE TO RIGHT OF WAY



**MIDDLE PLAZA at 500 EL CAMINO REAL**  
Menlo Park, California



Easement Disposition Plan  
02/24/2017  
**C-4.1**



**LEGEND**

	EXISTING EASEMENT TO BE ABANDONED
	EXISTING EASEMENT TO REMAIN
	PROPOSED 12' AESTHETIC BUFFER EASEMENT
	12' CALTRANS BUFFER SERVICE TO RIGHT OF WAY

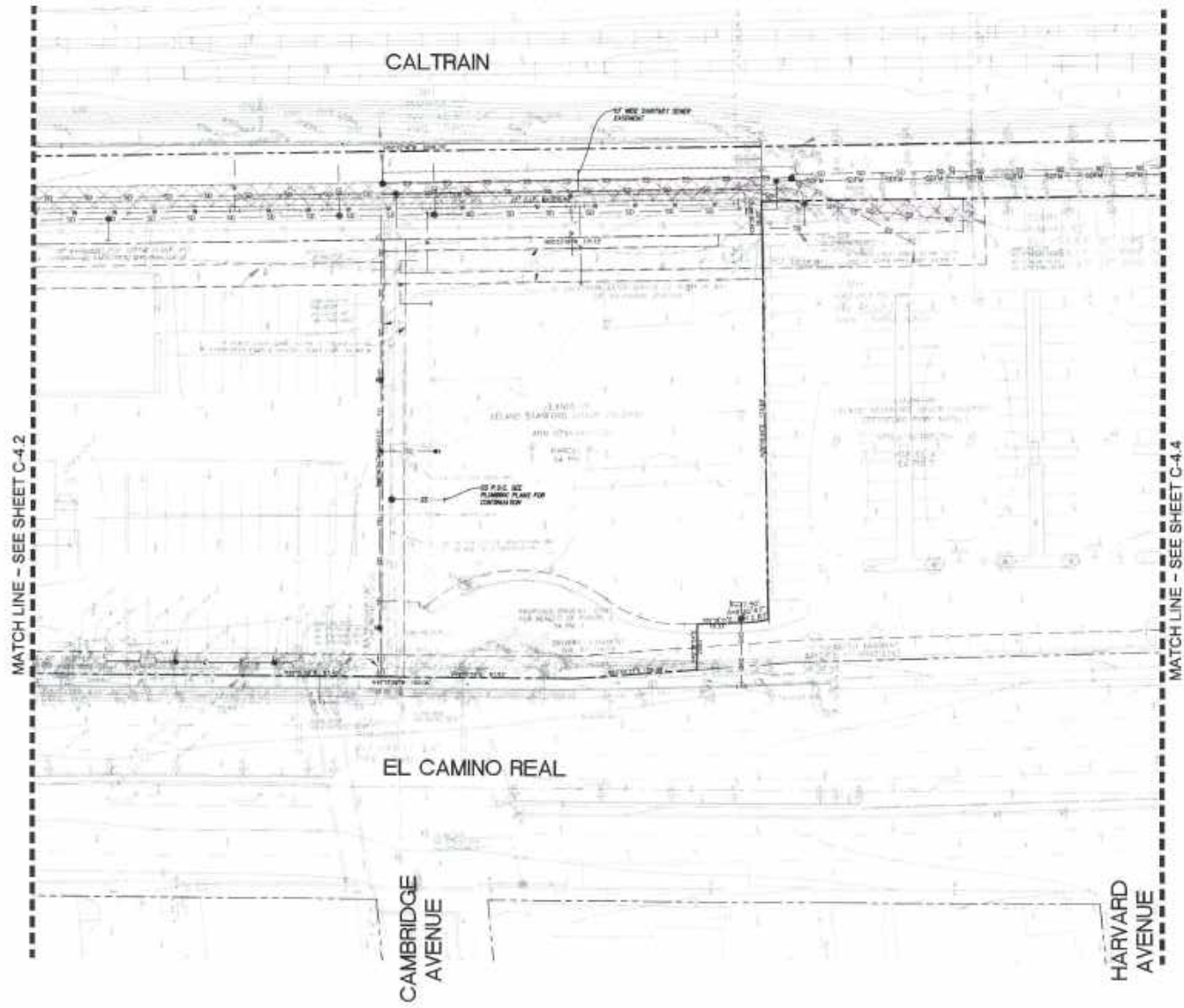


**MIDDLE PLAZA at 500 EL CAMINO REAL**  
Menlo Park, California



Easement  
Disposition Plan  
02/24/2017  
**C-4.2**





**LEGEND**

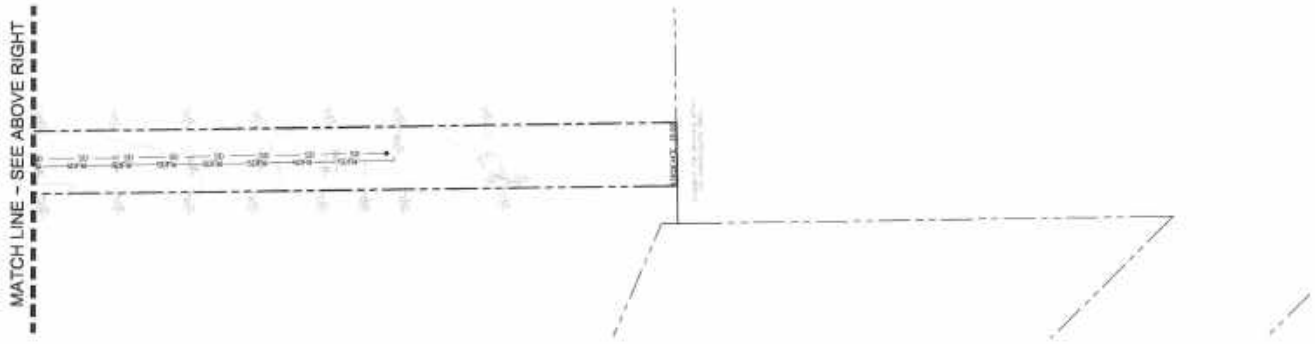
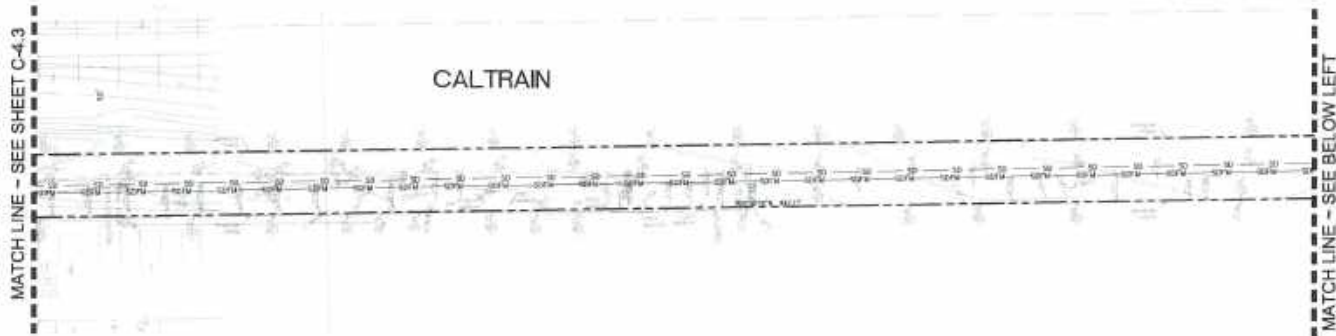
	EXISTING EASEMENT TO BE ABANDONED
	EXISTING EASEMENT TO REMAIN
	PROPOSED 10' WIDE BIKEWAY EASEMENT
	10' CALTRAIN BIKEWAY SERVICE CO. RIGHT OF WAY



**MIDDLE PLAZA at 500 EL CAMINO REAL**  
Menlo Park, California



Easement  
Disposition Plan  
C-4.3  
002942017



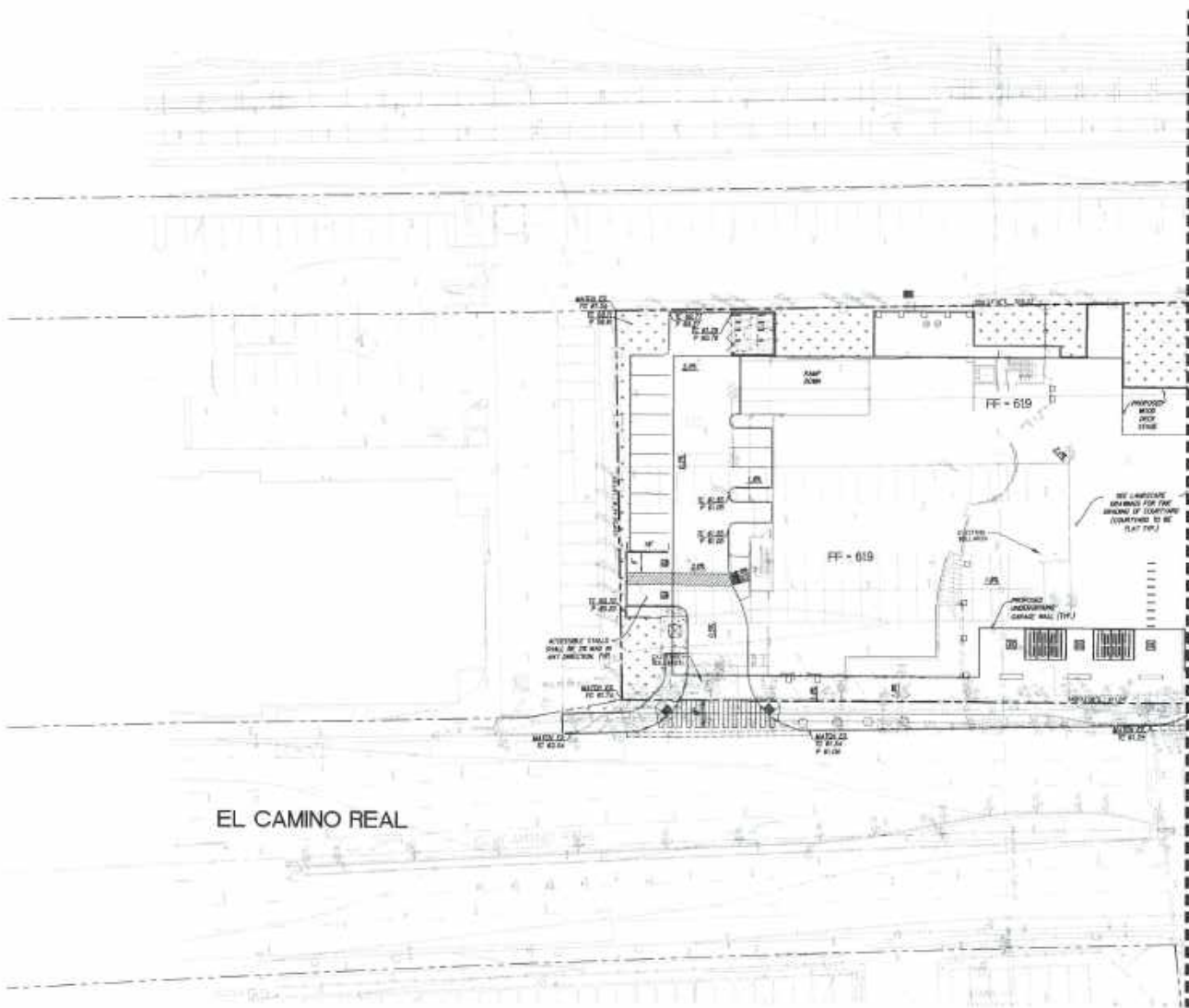
- LEGEND**
-  EXISTING EASEMENT TO BE MAINTAINED
  -  EXISTING EASEMENT TO REMAIN
  -  PROPOSED BY BEST BUY DEVELOPMENT CASASANT
  -  ST. CALFORNIA WHEEL SPRING CO. PORT OF WET



**MIDDLE PLAZA at 500 EL CAMINO REAL**  
Menlo Park, California



**Easement Disposition Plan**  
02/24/2017  
**C-4.4**



**GRADING PLAN LEGEND**

- AC FINISH/PAVED
- PERMANENT PAVED
- IMPROVED AREA
- CONCRETE FINISH
- LANDSCAPE AREA SEE LANDSCAPE PLAN FOR DETAILS
- LANDSCAPE AREA SEE LANDSCAPE PLAN FOR DETAILS
- LIMIT OF UNDERGROUND UTILITY
- SENCE BREAK
- FURNISH
- CONCRETE WALL CUTTER

**GENERAL GRADING NOTES**

1. PROVIDE POSITIVE SURFACE DRAINAGE FROM ALL STRUCTURES BY SLOPING ALL HORIZONTAL SURFACES AT 2% AND LANDSCAPE SURFACES AT 1% AWAY FROM STRUCTURES UNLESS OTHERWISE NOTED ON PLAN.
2. STRUCTURE WALLS FOR CONCRETE WALLS (WALLS SUPPORTED BY FOUNDATION) PROVIDE A MINIMUM CLEAR TO EXTERIOR GRADE.
3. ALL FILL, IMPROVEMENTS AND FINISH SHALL BE IN CONFORMANCE WITH THE GEOTECHNICAL REPORT PERFORMED BY CONSULTING ENGINEER UNDER LICENSE NUMBER 5, 2012 PROJECT NUMBER 05-15-1.
4. COORDINATE THE PLACEMENT OF ALL SERVICES FOR LANDSCAPE IRRIGATION SYSTEM AND CONTROL VALVES AND SIZES LOCATED PRIOR TO THE PLACEMENT OF ANY ASPHALT BASED ON THE EXISTING SURFACING OR LANDSCAPING AND THE ELECTRICAL DRAWINGS.
5. FINISH GRADING TO BE WITHIN 3" OF FINISH GRADE AND TO BE WITHIN 500' FROM PROPERTY BOUNDARY. CONTRACTOR SHALL NOT CONSTRUCT ANY IMPROVEMENTS THAT WILL CAUSE WATER TO FLOW OR NOT MEET REQUIREMENTS OF GRADING NOTE 10 OF THE 2015 REGULATIONS UNLESS THEY ARE ALREADY SHOWN ON THE PLAN UNLESS THEY HAVE WRITTEN APPROVAL OF THE CONSULTING ENGINEER.
6. THE CONTRACTOR SHALL MAINTAIN EXISTING CURBS TO CONFORM TO THE LINES, GRADES, SECTIONS AND DIMENSIONS AS SET FORTH ON THESE PLANS. ALL GRADABLE AREAS SHALL CONFORM TO THE GENERAL GRADING SLOPE WITH A TOLERANCE OF ONE-EIGHTH OF A FOOT WIDE GRADED AREA OR NOT CONFORM TO THESE REQUIREMENTS, THE CONTRACTOR SHALL BE REQUIRED TO DO CORRECTIVE GRADING AT HIS/HER OWN COST TO THE CLARITY/OWNER.
7. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE EXISTING UTILITIES AND RECORD INFORMATION OF THE 2015 PRIOR TO THE START OF CONSTRUCTION AS TO THE ACCURACY THEREOF. THE WORK IS TO BE DONE IN ACCORDANCE WITH THE PLANS AND THE WORK IN THE FIELD. ANY DISCREPANCIES SHALL BE IMMEDIATELY REPORTED TO THE ATTENTION OF THE CONSULTING ENGINEER AND THE ENGINEER IN WRITING PRIOR TO START OF CONSTRUCTION. WORK SHALL REMAIN CHANGED IN DESIGN AND/OR AMOUNT OF MATERIALS QUANTITIES.
8. THE CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY OR REPLACE ANY EXISTING IMPROVEMENTS OF UNDERGROUND FACILITIES DAMAGED DURING THE CONSTRUCTION PERIOD.
9. THE AREA SHALL BE LEFT CLEAN AND FREE OF OBSTRUCTIONS. THE CONTRACTOR SHALL VERIFY ELEVATIONS AND BUILDING CODE COMPLIANCE PRIOR TO ANY WORK.
10. EXISTING EXTERIOR TOPOGRAPHIC INFORMATION (ELEVATIONS) HAVE BEEN VERIFIED USING STANDARD SURVEYSING METHODS. CONTRACTOR SHALL VERIFY ALL ELEVATIONS AT CONSTRUCTION PRIOR TO COMMENCEMENT OF CONSTRUCTION AND REPORT BACK ANY DISCREPANCIES TO THE CONSULTING ENGINEER.
11. ADJUST ANY MATERIALS BY A BILITY CONTRACTOR TO APPROVED GRADE PERFORM BY INSTALLING PERMITS LEFT BY AT OF FINISHING CONTRACTOR.

**ADA NOTES**

1. SLOPED WALKWAYS ALONG THE DESIGNATED ADA PATH OF TRAIL SHALL HAVE A MINIMUM SLOPE OF 1:12 (2% SLOPE WITHOUT HANDRAILS). THE MAXIMUM SLOPE WITH HANDRAILS OF ANY PATH SHALL BE 1:12 (2% SLOPE). LEVEL CHANGES ARE REQUIRED AT THE TOP AND BOTTOM OF ALL SLOPED WALKWAYS AND RAMP.
2. WALKWAYS ON ANY PATH OF TRAIL SHALL HAVE A MINIMUM WIDTH OF 48" UNLESS OTHERWISE NOTED. ADA PATHS OF TRAIL SHALL HAVE A MINIMUM WIDTH OF 48" UNLESS OTHERWISE NOTED.
3. A LEVEL WALKWAY (OR ANY SLOPED) SHALL BE PROVIDED AT ALL ACCESSIBLE DISTANCES TO BUILDINGS. THE WALKWAYS SHALL HAVE A MINIMUM WIDTH OF 48" AND A MINIMUM DEPTH OF 2" WITH THE CURB SETBACK INTO THE BUILDING AND AT LEAST THE WIDTH OF THE CURB SHALL BE 2" OVER THE WALKWAY.
4. RAMP SLOPE SHALL BE 1:12 SLOPE AND EXCEEDING 48" IN HEIGHT. ALTERNATE SLOPE SHALL HAVE INTERMEDIATE LEVEL WALKWAYS.
5. THE NOTES ABOVE ARE A PARTIAL LIST OF ADA REQUIREMENTS INTENDED FOR BUILDINGS. OTHER REQUIREMENTS OF GRADING OR SEE PLAN INTENT ANY ABOVE. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 REGULATIONS TO THE CLARITY/OWNER.

EL CAMINO REAL

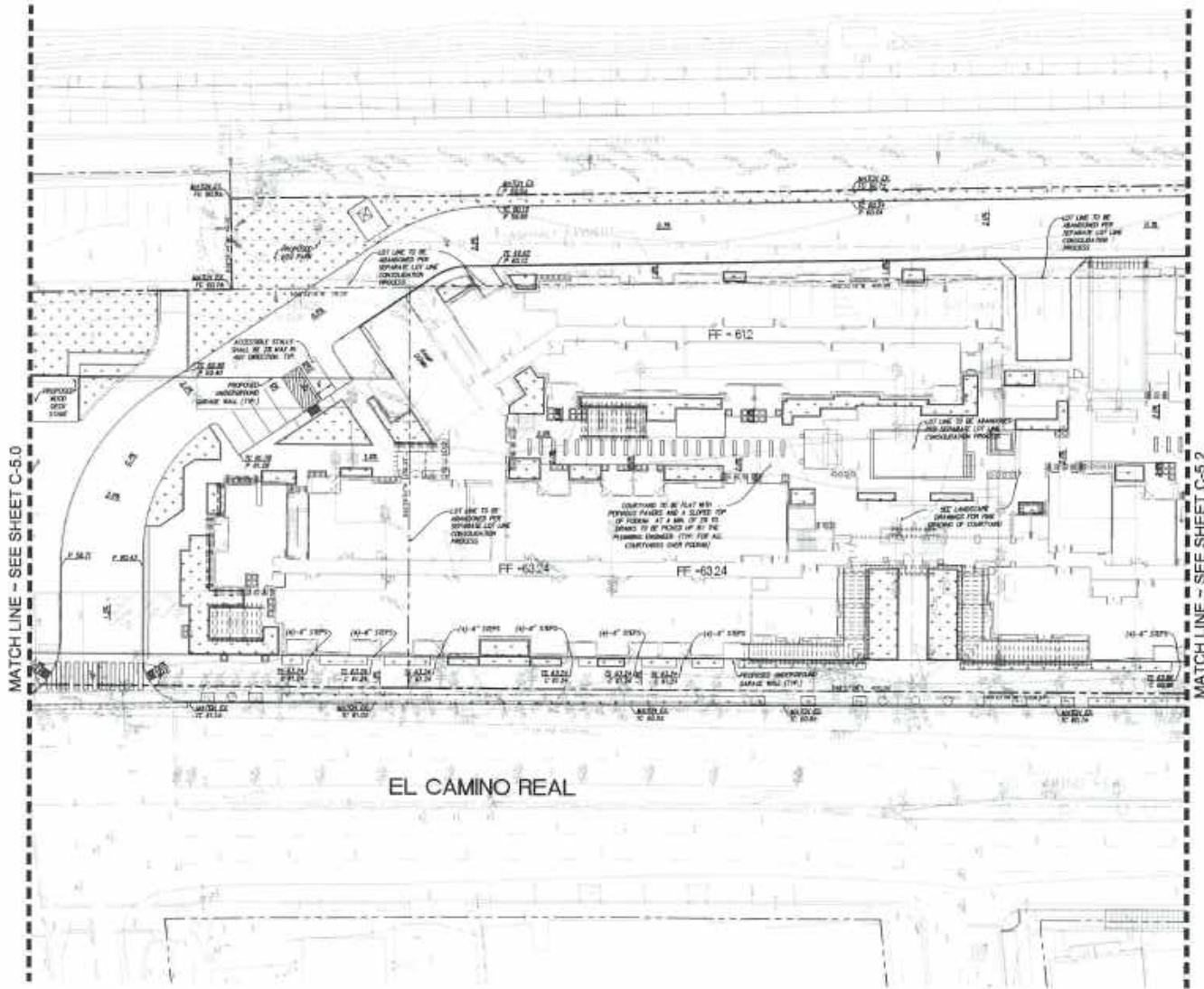
MATCH LINE - SEE SHEET C-5-1



**MIDDLE PLAZA at 500 EL CAMINO REAL**  
Menlo Park, California



Preliminary Grading and Drainage Plan  
02/24/2017  
**C-5-0**



MATCH LINE - SEE SHEET C-6.0

MATCH LINE - SEE SHEET C-5.2

**GRADING PLAN LEGEND**

- AT FINISHED FINISHES
- PERVIOUS FINISHES
- IMPERVIOUS AREAS
- CONCRETE FINISHES
- LANDSCAPE AREA SEE LANDSCAPE PLAN FOR DETAILS
- LANDSCAPE AREA SEE LANDSCAPE PLAN FOR DETAILS
- LIMIT OF UNDERGROUND STRUCTURE
- GRADE AREA
- PLUMB
- CONCRETE VALLEY INTERIOR

**GENERAL GRADING NOTES**

1. FINISH ELEVATIONS SHOWN ARE FROM ALL STRUCTURES BY GRADING ALL HORIZONTAL SURFACES AT 20 AND VERTICAL SURFACES AT 10 UNLESS OTHERWISE NOTED ON PLANS.
2. STRUCTURE WALLS PER SPEC ITEM 11.2.2 (WOOD SUPPORTED BY FOUNDATION) SHALL BE FINISHED TO EXTERIOR GRADE.
3. ALL FILL, EXPOSED SOILS AND GRADING SHALL BE IN CONFORMANCE WITH THE DISTRICTION REPORT PERFORMED BY LICENSED CIVIL ENGINEER, DATED FEBRUARY 1, 2016, PROJECT NUMBER 16-001-1.
4. COORDINATE THE PLACEMENT OF ALL SLEEVES FOR LANDSCAPE IRRIGATION (WATER AND CONTROL WELLS) AND GAS LINES PRIOR TO THE PLACEMENT OF ANY CONCRETE. SLEEVES OF CONCRETE SURFACES, SEE LANDSCAPE AND SITE ELECTRICAL DRAWINGS.
5. FINISH GRADING TO BE WITHIN 2" AND FINISH AREAS ARE TO BE WITHIN 3/16" TOLERANCE CONTRACTOR SHALL NOT CORRECT ANY APPROXIMATIONS THAT WILL CAUSE WATER TO POOL OR NOT MEET REQUIREMENTS IN GRADING AREA OR OF THE HIGH REQUIREMENTS TO BEING. DO NOT ADJUST SPREADS IN THIS PLAN WITHOUT PRIOR WRITTEN APPROVAL OF THE ENGINEER/ARCHITECT.
6. THE CONTRACTOR SHALL EXERCISE EXTREME CARE TO COMPARE THE LINES, SPACES, DISTANCES AND DIMENSIONS AS SET FORTH ON THESE PLANS AND GRADES WHICH SHALL CONFORM TO THE GENERAL ELEVATIONS SHOWN WITH A TOLERANCE OF ONE TENTH OF A FOOT. WHERE SPACES ARE NOT SHOWN TO THIS TOLERANCE, THE CONTRACTOR SHALL BE REQUIRED TO DO CONCRETE GRADING AT AN ELEVATION OF 1/8" BELOW THE DIMENSIONS.
7. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO COMPARE THE GRADING ELEVATIONS AND GENERAL REPRESENTATION OF THE SITE FROM THE START OF CONSTRUCTION AS TO THE ACCURACY BETWEEN THE NUMBER SET FORTH ON THESE PLANS AND THE WORK IN THE FIELD. ANY DISCREPANCIES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE CONTRACTOR ENGINEER AND ONE CHANGE IN WRITING PRIOR TO START OF CONSTRUCTION WHICH MAY PRODUCE CHANGES IN DESIGN AND/OR AFFECT THE CONTRACTOR'S ADVANTAGE.
8. THE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN OR REPLACE ANY EXISTING IMPROVEMENTS OF UNDERGROUND FACILITIES DAMAGED DURING THE CONSTRUCTION PERIOD.
9. THE FINAL AS-BUILT DRAWING IS FOR REFERENCE ONLY. THE CONTRACTOR SHALL VERIFY ELEVATIONS AND FINISHES OVER CONSTRUCTION PERIOD TO BE WORK.
10. ARCHITECTURAL ELEVATIONS AND DIMENSIONS HAVE BEEN INTERPRETED FROM STANDARD ENGINEERING METHODS. CONTRACTOR SHALL VERIFY ALL ELEVATIONS AT CONSTRUCTION PRIOR TO COMMENCEMENT OF CONSTRUCTION AND REPORT ANY DISCREPANCIES TO THE CIVIL ENGINEER.
11. ADJUST ANY DIMENSIONS OF SLOPE SURFACES TO PREVENT GRADE FROM BEING BELOW FINISH LOT OF ALL PAVING CONCRETE.

**ADA NOTES**

1. SLOPED WALKS ALONG THE DESIGNATED WALK PATHS OF TRAILS SHALL NOT EXCEED A SLOPE OF 1:20 (5%) UNLESS OTHERWISE NOTED. THE MAXIMUM SLOPE WITH HANDRAILS OR FOR CURB RAMP IS 1:12 (8.33%). LEVEL LANDINGS ARE REQUIRED AT THE TOP AND BOTTOM OF ALL SLOPES, RAMPWAYS AND STAIRS.
2. RAMPWAYS ON ANY PATH OF TRAILS SHALL HAVE A MINIMUM WIDTH OF 48" UNLESS OTHERWISE NOTED. ALL RAMPWAYS SHALL HAVE A 2% MINIMUM CROSS SLOPE.
3. A LEVEL WALKWAY OR WALK SURFACE SHALL BE PROVIDED AT ALL ACCESSIBLE ENTRANCES TO BUILDINGS. THE WALKWAY SHALL HAVE A MINIMUM WIDTH OF 60" AND A MINIMUM SLOPE OF 2% WHEN THE WALKWAY OPENS INTO THE BUILDING AND OUT FROM THE BUILDING. THE SLOPE SHALL BE DOWN UPON INTO THE BUILDING.
4. STAIRS GREATER THAN 1:20 SLOPE AND EXCEEDING 30" IN VERTICAL ELEVATION CHANGE SHALL HAVE INTERMEDIATE LEVEL LANDINGS.
5. THE WALKWAY AND A PARALLEL LIST OF CONC. REQUIREMENTS APPLICABLE FOR EXISTING WALKWAY SURFACES IN GENERAL OF THIS PLAN SHALL APPLY. ALL WALKWAYS ALONG THE ADA PATH OF TRAILS MUST CONFORM TO THE CURRENT CODE.

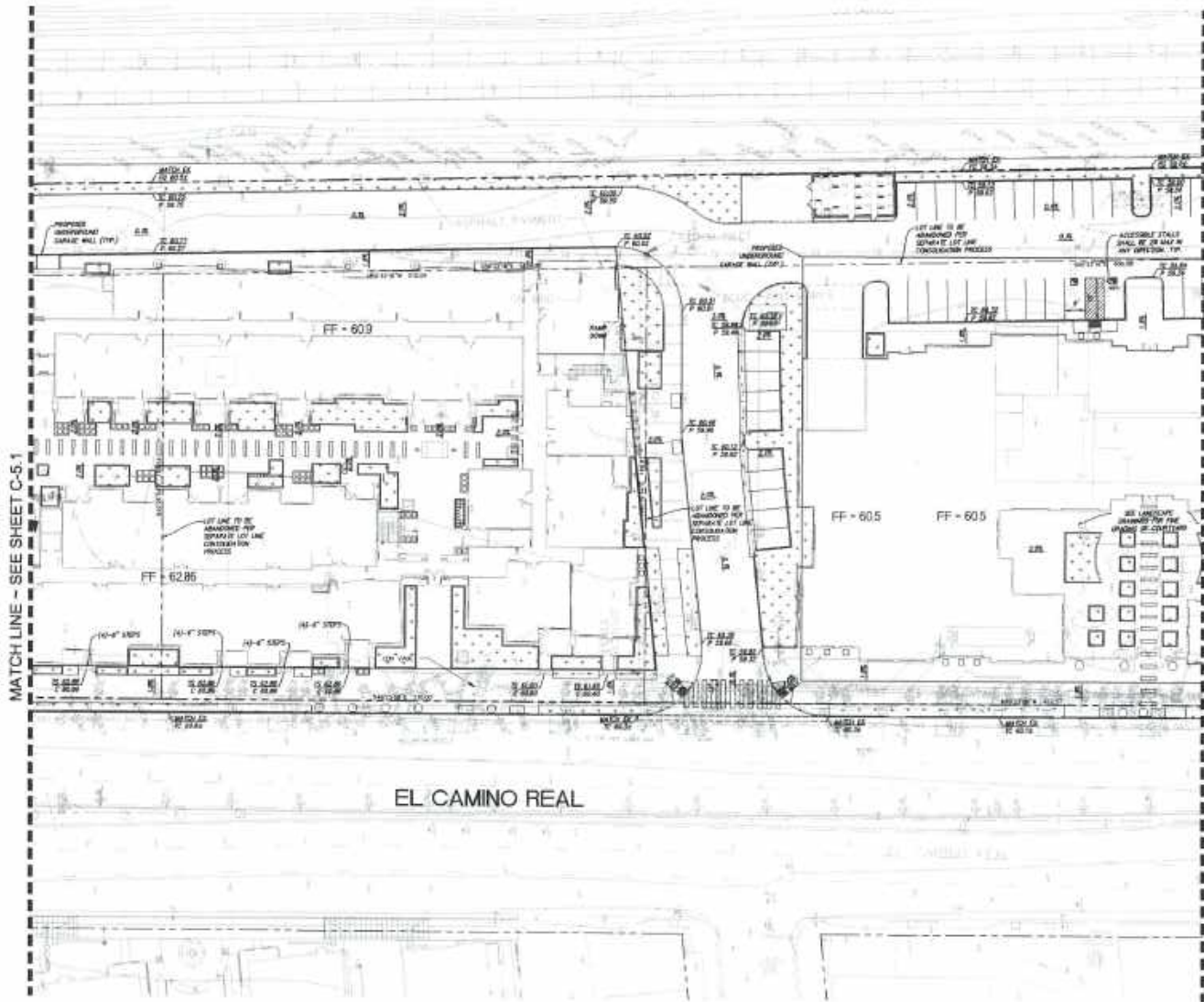
EL CAMINO REAL



**MIDDLE PLAZA at 500 EI CAMINO REAL**  
Menlo Park, California



Preliminary Grading and Drainage Plan  
02/24/2017  
**C-5.1**



**GRADING PLAN LEGEND**

- AS PAVED/PAVED
- PROPOSED FINISH
- PROPOSED AREA
- CONCRETE FINISH
- LANDSCAPE AREA - SEE LANDSCAPE PLAN FOR DETAIL
- LANDSCAPE AREA - SEE LANDSCAPE PLAN FOR DETAIL
- LIMIT OF INTERFERING GRADE
- BENCH BREAK
- ELEVATION
- CONCRETE WALL OUTLET

**GENERAL GRADING NOTES**

1. FINISH ELEVATION SURFACE DRAINAGE AREA FROM ALL STRUCTURES BY SLOPING ALL ADJACENT SURFACES AT 2% AND LANDSCAPE SURFACES AT 2% AWAY FROM STRUCTURES UNLESS OTHERWISE NOTED ON PLANS.
2. STRUCTURE WALLS FOR 20' OR 200' (1:1) SHALL BE SUPPORTED BY FOUNDATION FINISHES AT MINIMUM CLEAR TO EXISTING GRADE.
3. ALL FILL, ASPHALT BUILT AND FINISHES SHALL BE IN CONFORMANCE WITH THE SPECIFICATIONS REPORT PERFORMED BY CONSULTING PARTY DESIGN. FINISH ELEVATION & SLOPE SHALL BE AS SHOWN ON PLANS.
4. CONSIDER THE PLACEMENT OF ALL SLOPES FOR LANDSCAPE PROTECTION WATER AND CONTROL, MINIMUM AND SITE LOCATIONS PRIOR TO THE PLACEMENT OF ANY SPECIAL FINISHES OF CONCRETE SURFACING. SEE LANDSCAPE AND SITE ELECTRICAL DRAWINGS.
5. ADJUST GRADING TO BE WITHIN 0.1' AND FINISH GRADES ARE TO BE WITHIN 0.01' UNLESS OTHERWISE NOTED. CONTRACTOR SHALL VERIFY ALL ELEVATIONS THAT WILL BE GRADED PRIOR TO START OF ANY BEST PRACTICES IN GRADING WORK. ALL OF THE ADJUSTMENTS SHALL BE TO MEET ADJUST GRADES IN THIS PLAN UNLESS OTHERWISE NOTED.
6. THE CONTRACTOR SHALL CONSIDER EXISTING CONDITIONS TO CONFORM TO THE LINES, GRADES, SLOPES, AND ELEVATIONS AS SET FORTH ON THESE PLANS. ALL GRADING SHALL CONFORM TO THE SPECIFICATIONS SHOWN WITH A TOLERANCE OF ONE-EIGHTH (1/8) OF AN INCH ABOVE GRADES OR NOT CONFORM TO THESE TOLERANCES. THE CONTRACTOR SHALL BE RESPONSIBLE TO DO CORRECTIVE GRADING AT NO EXTRA COST TO THE CLIENT/OWNER.
7. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONFORM TO THE GRADING ELEVATIONS AND SLOPES THROUGHOUT THE SITE PRIOR TO THE START OF CONSTRUCTION AS TO THE ACCURACY THEREOF. THE WORK SET FORTH ON THESE PLANS AND THE WORK IN THE FIELD. ANY DISCREPANCIES SHALL BE IMMEDIATELY REPORTED TO THE ARCHITECT OR THE CONSULTING ENGINEER AND THE ENGINEER IN WRITING PRIOR TO START OF CONSTRUCTION WORK. ANY CHANGE IN DESIGN SHALL BE APPROVED BY THE ARCHITECT/ENGINEER.
8. THE CONTRACTOR SHALL BE RESPONSIBLE TO REPAIR OR REPLACE ANY EXISTING APPROXIMATIONS OF UNDERGROUND FACILITIES DAMAGED DURING THE CONSTRUCTION PERIOD.
9. THE BEST PRACTICE BEST MANAGEMENT PRACTICES (BMP) SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. THE CONTRACTOR SHALL VERIFY ELEVATIONS AND SLOPES CODE COMPLIANCE PRIOR TO ANY WORK.
10. BEST MANAGEMENT PRACTICES (BMP) SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. THE CONTRACTOR SHALL VERIFY ELEVATIONS AND SLOPES CODE COMPLIANCE PRIOR TO ANY WORK.
11. ADJUST ANY ELEVATIONS OF EXISTING UTILITIES TO PROPOSED GRADE PRIOR TO INSTALLING FINAL CURB OR FINISH GRADES.

**ADA NOTES**

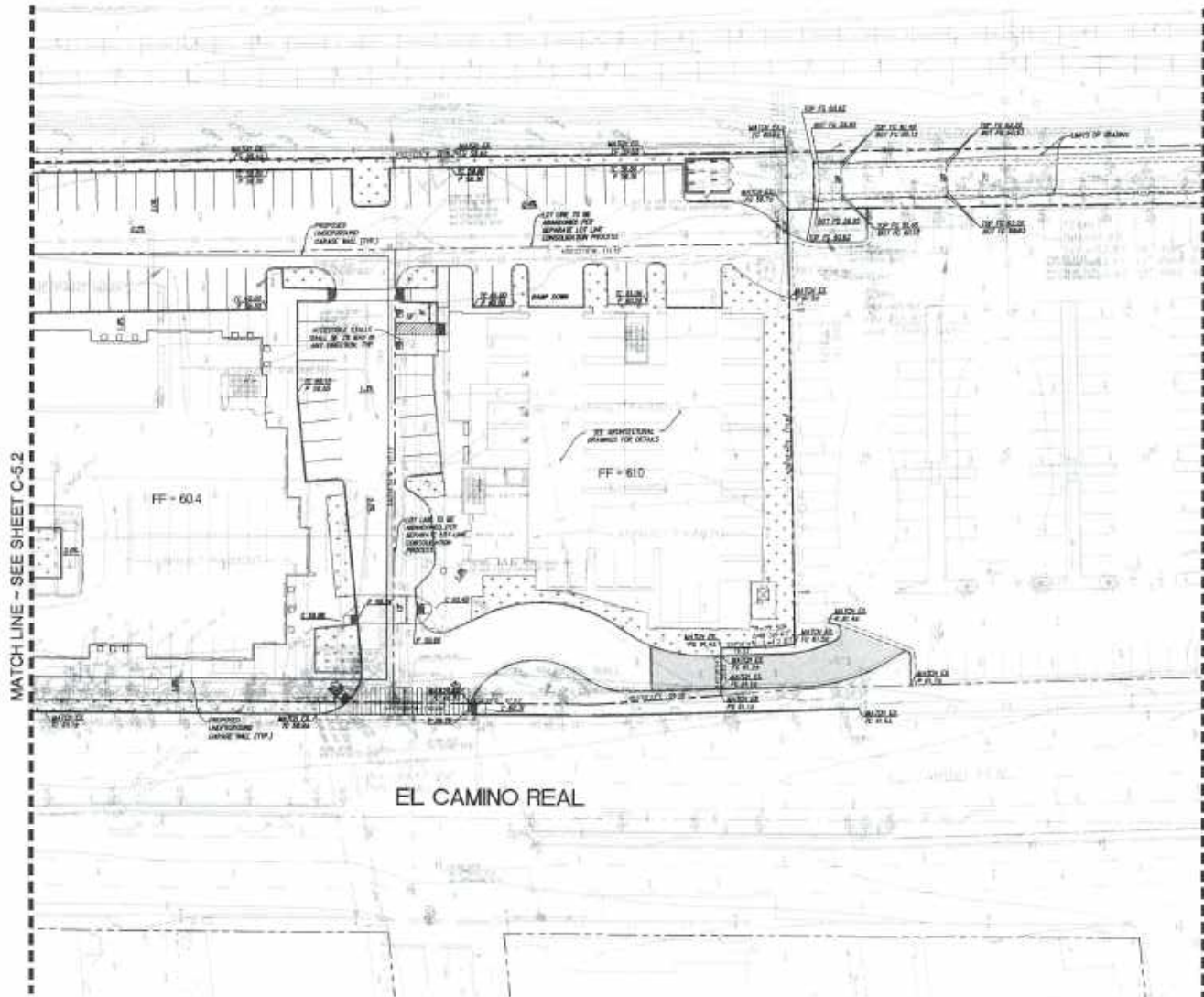
1. SLOPES SHALL BE AS SHOWN AND AS PATHS OF TRAVEL SHALL NOT EXCEED A SLOPE OF 1:12 (USE BEST PRACTICES). THE MAXIMUM SLOPE WITH HANDRAILS OR FOR CURB RAMP IS 1:12 (USE BEST PRACTICES) AND REQUIRED AT THE TOP AND BOTTOM OF ALL SLOPED SURFACES AND RAMP.
2. WALKWAYS ON ANY PATH OF TRAVEL SHALL HAVE A MINIMUM WIDTH OF 48" UNLESS OTHERWISE NOTED. WALKWAYS SHALL HAVE A MINIMUM WIDTH OF 48" UNLESS OTHERWISE NOTED.
3. A LEVEL LANDING (24" MIN) SHALL BE PROVIDED AT ALL ACCESSIBLE EXITS/ENTRIES TO BUILDINGS. THE LANDING SHALL HAVE A MINIMUM WIDTH OF 48" AND A MINIMUM DEPTH OF 36" WITH THE FLOOR FINISH WITH THE BUILDING AND 4" PLUS THE WIDTH OF THE CURB. WHEN THE CURB IS 4" OR MORE, THE LANDING SHALL HAVE INTERMEDIATE LEVEL CHANGES.
4. RAMP WIDTHS SHALL BE AS SHOWN AND EXCEEDING 20' IN WIDTH, RAMP WIDTH SHALL HAVE INTERMEDIATE LEVEL CHANGES.
5. THE NOTES ABOVE ARE A PARTIAL LIST OF THE REQUIREMENTS INTENDED FOR BUILDINGS. OTHER REQUIREMENTS IN GRADING OF THE PLAN SHALL APPLY. ALL WORK SHALL BE AS SHOWN AND SHALL CONFORM TO THE CURRENT CODE.



**MIDDLE PLAZA at 500 EL CAMINO REAL**  
Menlo Park, California



**Preliminary Grading and Drainage Plan**  
02/24/2017  
**C-5.2**



**GRADING PLAN LEGEND**

- AT FINISHED FINISH
- FINISHED FINISH
- UNPAVED AREAS
- CONCRETE FINISH
- LANDSCAPE AREA SEE LANDSCAPE PLAN FOR DETAILS
- LANDSCAPE AREA SEE LANDSCAPE PLAN FOR DETAILS
- LIMIT OF UNDEVELOPED GRASS
- DRIVE DRAIN
- FUTURE
- CONCRETE GULLY CUTTER

**GENERAL GRADING NOTES**

1. PROVIDE POSITIVE SURFACE DRAINAGE AWAY FROM ALL STRUCTURES BY SLOPING ALL HORIZONTAL SURFACES AT 2% AND LANDSCAPE SURFACES AT 1% AWAY FROM STRUCTURES UNLESS OTHERWISE NOTED ON PLAN.
2. STRUCTURE WALLS FOR ONE (1) STORY BUILDINGS SHALL BE FINISHED TO FINISH GRADE CLEAR TO EXTERIOR GRADE.
3. ALL PAVED AREAS AND DRIVEWAYS SHALL BE IN CONFORMANCE WITH THE SPECIFICATIONS AND REQUIREMENTS OF THE CALIFORNIA HIGHWAY PAVEMENT DESIGN MANUAL, LATEST EDITION, AND SHALL BE FINISHED TO FINISH GRADE.
4. COORDINATE THE PLACEMENT OF ALL UTILITIES FOR LANDSCAPE ARCHITECTURE DESIGN AND CONTROL, BEFORE AND SITE LAYOUT PRIOR TO THE PLACEMENT OF ANY UTILITIES. LOCATION OF CONCRETE SURFACING SEE LANDSCAPE ARCHITECTURE DESIGN MANUAL.
5. FINISH GRADING TO BE WITHIN 1" AND FINISH GRADES ARE TO BE WITHIN 0.05' ABOVE FINISH GRADE. CONTRACTOR SHALL VERIFY ANY IMPROVEMENTS THAT WILL CAUSE DAMAGE TO FINISH GRADE SHALL BE REPAIRED TO ORIGINAL GRADE. ALL FINISH GRADES SHALL BE WITHIN 0.05' ABOVE FINISH GRADE. CONTRACTOR SHALL VERIFY ANY IMPROVEMENTS THAT WILL CAUSE DAMAGE TO FINISH GRADE SHALL BE REPAIRED TO ORIGINAL GRADE.
6. THE CONTRACTOR SHALL VERIFY EXISTING UTILITIES TO CONFORM TO THE LINES, GRADES, DEPTHS AND LOCATIONS AS SET FORTH ON THESE PLANS. ALL UTILITY LOCATIONS SHALL CONFORM TO THE VERTICAL ELEVATION SHOWN WITH A TOLERANCE OF ONE (1) INCH. A FIELD NOTE SHALL BE PROVIDED TO THE CONTRACTOR TO INDICATE ANY UTILITY LOCATIONS THAT DO NOT CONFORM TO THESE REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE TO LOCATE AND MARK ALL UTILITIES PRIOR TO START OF CONSTRUCTION WHICH MAY REQUIRE CHANGES TO THESE PLANS AND AFFECT THE UTILITIES LOCATIONS.
7. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN THE NECESSARY PERMITS AND RECORDS FOR ALL UTILITIES PRIOR TO THE START OF CONSTRUCTION. ALL UTILITIES SHALL BE MARKED TO THE ACCURACY OF THE RECORDS. THE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN THE NECESSARY PERMITS AND RECORDS FOR ALL UTILITIES PRIOR TO THE START OF CONSTRUCTION WHICH MAY REQUIRE CHANGES TO THESE PLANS AND AFFECT THE UTILITIES LOCATIONS.
8. THE CONTRACTOR SHALL BE RESPONSIBLE TO REPORT OR NOTIFY ANY EXISTING UTILITIES OR OBSTRUCTIONS TO THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION.
9. THE CONTRACTOR SHALL BE RESPONSIBLE TO REPORT OR NOTIFY ANY EXISTING UTILITIES OR OBSTRUCTIONS TO THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION.
10. THE CONTRACTOR SHALL BE RESPONSIBLE TO REPORT OR NOTIFY ANY EXISTING UTILITIES OR OBSTRUCTIONS TO THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION.
11. THE CONTRACTOR SHALL BE RESPONSIBLE TO REPORT OR NOTIFY ANY EXISTING UTILITIES OR OBSTRUCTIONS TO THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION.
12. THE CONTRACTOR SHALL BE RESPONSIBLE TO REPORT OR NOTIFY ANY EXISTING UTILITIES OR OBSTRUCTIONS TO THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION.
13. THE CONTRACTOR SHALL BE RESPONSIBLE TO REPORT OR NOTIFY ANY EXISTING UTILITIES OR OBSTRUCTIONS TO THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION.
14. THE CONTRACTOR SHALL BE RESPONSIBLE TO REPORT OR NOTIFY ANY EXISTING UTILITIES OR OBSTRUCTIONS TO THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION.
15. THE CONTRACTOR SHALL BE RESPONSIBLE TO REPORT OR NOTIFY ANY EXISTING UTILITIES OR OBSTRUCTIONS TO THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION.

**ADA NOTES**

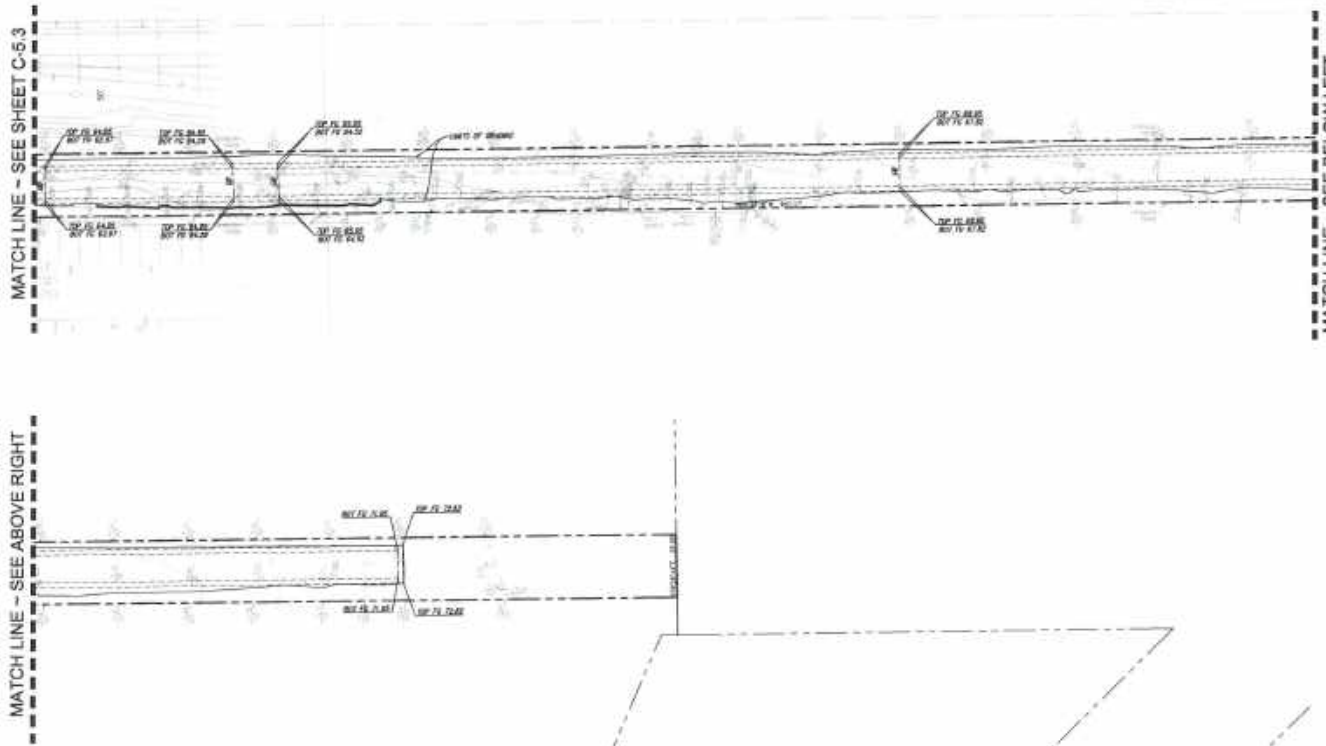
1. SLOPED WALKWAYS ALONG THE ACCESSIBLE AREA PATH OF TRAVEL SHALL NOT EXCEED A SLOPE OF 1:12 (8.33% MAXIMUM). THE MAXIMUM SLOPE WITH HANDRAILS FOR SLOPED WALKWAYS IS 1:12 (8.33% MAXIMUM). HANDRAILS ARE REQUIRED AT THE TOP AND BOTTOM OF ALL SLOPED WALKWAYS AND STAIRS.
2. WALKWAYS ON ANY FLOOR OF BUILDING SHALL HAVE A MINIMUM WIDTH OF 48" UNLESS OTHERWISE NOTED. WALKWAYS ON LEVELS SHALL HAVE A 2% MINIMUM CROSS SLOPE.
3. A LEVEL WALKWAY (OR WALKWAY) SHALL BE PROVIDED AT ALL ACCESSIBLE INTERSECTIONS TO WALKWAYS. THE WALKWAY SHALL HAVE A MINIMUM WIDTH OF 48" AND A MINIMUM HEIGHT OF 42" FROM THE FINISH GRADE TO THE WALKWAY AND 42" FROM THE WALKWAY TO THE FINISH GRADE. THE WALKWAY SHALL BE FINISHED TO FINISH GRADE.
4. RAMPED WALKWAYS SHALL HAVE A MAXIMUM SLOPE OF 1:12 (8.33% MAXIMUM). RAMPED WALKWAYS SHALL HAVE A MINIMUM WIDTH OF 48" UNLESS OTHERWISE NOTED.
5. THE NOTES ABOVE ARE A PARTIAL LIST OF ADA REQUIREMENTS IN ORDER FOR PROVIDING ACCESS TO BUILDINGS BY GRADING. THE SITE PLAN SHALL BE FINISHED TO FINISH GRADE. ALL WORK SHALL BE IN ACCORDANCE WITH THE CURRENT CODE.



**MIDDLE PLAZA at 500 EL CAMINO REAL**  
Menlo Park, California



Preliminary Grading and Drainage Plan  
02/24/2017  
**C-5.3**



**GRADING PLAN LEGEND**

-  AT PAVEMENT/FINISH
-  PERMANENT FINISH
-  IMPROVED AREA
-  CONCRETE FINISH
-  LANDSCAPE AREA SEE LANDSCAPE PLAN FOR DETAILS
-  LANDSCAPE AREA SEE LANDSCAPE PLAN FOR DETAILS
-  LIMIT OF IMPROVEMENT
-  DRIVE DRIVE
-  FINISH
-  CONCRETE GULLY CUTTER

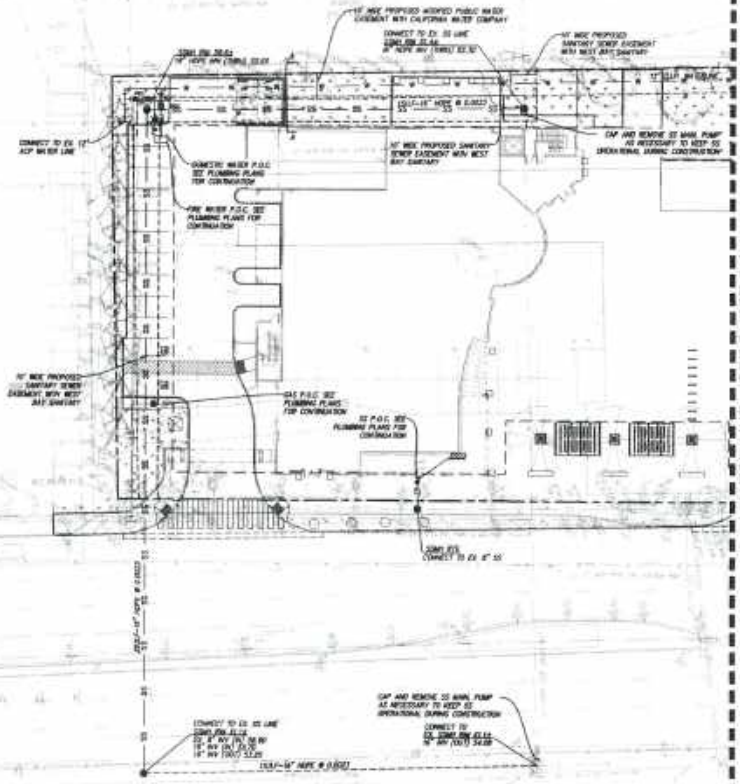
**GENERAL GRADING NOTES**

1. PROVIDE POSITIVE SURFACE DRAINAGE AWAY FROM ALL STRUCTURES BY SLOPING ALL PAVED SURFACES AT 2% AND LANDSCAPE SURFACES AT OR AWAY FROM STRUCTURES UNLESS OTHERWISE NOTED ON PLAN.
2. STRUCTURE WALLS FOR ONE STORY 2.2' HIGH (SUPPORTED BY FOUNDATION) PROVIDE 4" MINIMUM CLEAR TO CROWN GRADE.
3. ALL FILL, IMPACT SOILS AND GEOTECH SHALL BE IN CONFORMANCE WITH THE GEOTECHNICAL REPORT PERFORMED BY COMPETENT ENGINEER. EXIST GEOTECHNICAL SOIL PROFILE NUMBER IS 45-1.
4. COORDINATE THE PLACEMENT OF ALL SERVICES FOR LANDSCAPE PROTECTION (WATER AND CONTROL WELLS) AND SITE LIGHTING PRIOR TO THE PLACEMENT OF ANY CONCRETE. METHODS OF CONCRETE SUPPORTING SEE LANDSCAPING AND SITE ELECTRICAL DRAWINGS.
5. FINISH GRADING TO BE WITHIN 3/4" AND FINISH GROUES ARE TO BE WITHIN 1/2" TOLERANCE. CONTRACTOR SHALL NOT CORRECT ANY IMPROVEMENTS THAT WILL CAUSE INTERFERENCE TO ANY EXISTING UTILITIES OR EQUIPMENT. ALL FINISH GRADING SHALL BE IN ACCORDANCE WITH THE PLAN UNLESS OTHERWISE NOTED. FINISH GRADING SHALL BE WITHIN 3/4" TOLERANCE.
6. THE CONTRACTOR SHALL COORDINATE WITH THE CITY OF SAN JOSE TO OBTAIN THE LATEST GRADING RECORDS AND INFORMATION AT THE TIME OF THE GRADING PLAN. ALL GRADING AREAS SHALL CONFORM TO THE RECORDS. THE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN THE RECORDS AT HIS OWN COST TO THE CITY/OWNER.
7. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE EXISTING ELEVATIONS AND SPACING INFORMATION OF THE SITE PRIOR TO THE START OF CONSTRUCTION. ANY DISCREPANCY BETWEEN THE RECORDS AND THE GRADING PLAN SHALL BE REPORTED TO THE CITY OF SAN JOSE IMMEDIATELY. ANY DISCREPANCY SHALL BE IMMEDIATELY REPORTED TO THE ATTORNEY OF THE CONTRACTOR MANAGER AND THE CHAIRMAN OF THE BOARD OF THE CONTRACTOR MANAGER AND THE CHAIRMAN OF THE BOARD OF THE CONTRACTOR MANAGER.
8. THE CONTRACTOR SHALL BE RESPONSIBLE TO RETAIN OR REPLACE ANY EXISTING IMPROVEMENTS OF LANDSCAPING FACILITIES DAMAGED DURING THE CONSTRUCTION PERIOD.
9. THE OWNER SHALL VERIFY THE EXISTING GRADE. THE CONTRACTOR SHALL VERIFY ELEVATIONS AND SPACING INFORMATION PRIOR TO ANY WORK.
10. AFTER LAYOUTING EXISTING INFORMATION (ELEVATIONS) HAVE BEEN INCORPORATED USING STANDARD SURVEYING METHODS, CONTRACTOR SHALL FIELD VERIFY ALL ELEVATIONS AT INTERVALS PRIOR TO COMMENCEMENT OF CONSTRUCTION AND REPORT BACK ANY DISCREPANCIES TO THE CITY ENGINEER.
11. ADJUST ANY ANGLE OR CURVE DIMENSIONS TO APPROXIMATE GRADE PRIOR TO INSTALLING FINAL LOT OR AS SHOWN OTHERWISE.

**ADA NOTES**

1. SLOPED WALKS ALONG THE RECORDING AND PLAN OF TRAVEL SHALL NOT EXCEED A SLOPE OF 1:12 UNLESS OTHERWISE NOTED. THE MINIMUM CLEAR WIDTH OF THE WALK SHALL BE 1:12 UNLESS OTHERWISE NOTED. THE MINIMUM CLEAR WIDTH OF ALL SLOPED WALKS SHALL BE 48".
2. WALKWAYS ON ANY SIDE OF TRAVEL SHALL HAVE A MINIMUM WIDTH OF 48". WALKWAYS AND ADA PARKING SPACES OF LANDING ZONES SHALL HAVE A 2% MINIMUM CROSS SLOPE.
3. A LEVEL CHANGING (2% MAX SLOPE) SHALL BE PROVIDED AT ALL ACCESSIBLE TRANSITIONS TO WALKWAYS. THE GRABBAR SHALL HAVE A MINIMUM WIDTH OF 30" AND A MINIMUM SPACING OF 30" WITH THE GRABBAR AND THE WALKWAY AND 18" FROM THE WALKWAY TO THE WALKWAY. THE GRABBAR SHALL BE 18" HIGH AND 2" THICK.
4. STAIRS DEEPER THAN 4.5' SLOPE AND EXCEEDING 30" IN HORIZONTAL CLEARANCE CHANGE SHALL HAVE INTERMEDIATE LEVELS.
5. THE WALKS SHALL HAVE A MINIMUM 1% OF ONE PERCENT SLOPE FOR DRAINAGE. WHERE NECESSARY IN ORDER TO MEET THIS PLAN SHALL HAVE AN ALL-BEAK ALONG THE WALKWAY OF TRAVEL SHALL CONFORM TO THE CURRENT CODE.

PROJECT: MIDDLE PLAZA AT 500 EL CAMINO REAL  
 SHEET: SANITARY SEWER AND STORM DRAIN  
 DATE: 02/24/2017



**STORM DRAIN NOTES**

1. PRELIMINARY STORM DRAIN LINE 4-INCH THROUGH 18-INCH SHALL BE A MINIMUM OF TWO (2) FEET OF COVER IN CONCRETE ABOVE SHALL BE PROVIDED THROUGH THE TOP OF GRADE PAVEMENT AND SHALL CONFORM TO THE REQUIREMENTS OF ASCE STANDARD 28.5-15 WITH BELLS AND GASKETS COMPLIANT. ALL DIRECTION CHANGES SHALL BE MADE WITH THE CORRECTED, BEST PRACTICE, AT LEAST ONE (1) LINE (SEE) ELEVATION OF LINES AND BELLS ARE PROVIDED.
2. PRELIMINARY STORM DRAIN LINE 18-INCH THROUGH 36-INCH SHALL BE AT LEAST ONE (1) FEET OF COVER IN CONCRETE ABOVE SHALL BE PROVIDED THROUGH THE TOP OF GRADE PAVEMENT AND SHALL CONFORM TO THE REQUIREMENTS OF ASCE STANDARD 28.5-15 WITH BELLS AND GASKETS COMPLIANT. ALL DIRECTION CHANGES SHALL BE MADE WITH THE CORRECTED, BEST PRACTICE, AT LEAST ONE (1) LINE (SEE) ELEVATION OF LINES AND BELLS ARE PROVIDED.
3. ALL STORM DRAIN AND OTHER DRAINAGE SYSTEMS SHALL BE ACCESSIBLE. ACCESS SHALL MEET ALL REQUIREMENTS.
4. ALL SERVICES SHALL BE BACK FILLED FOR THE PROTECTION WITH APPROVED MATERIAL BY THE APPROVED CONTRACTOR TO MEET COMPACTOR VALUES.
5. THE DRAINAGE FLOW SYSTEM CONTRACTOR SHALL VERIFY (WHENEVER FEASIBLE) THE EXISTING LOCATION AND DEPTH OF ALL SERVICES THAT ARE TO BE CONNECTED TO OR CROSSED OVER BY THE REMAINING OR RECONSTRUCTION OF ANY DRAINAGE FLOW SYSTEM.
6. DRAINAGE DITCHES ON THIS PLAN ARE NOT INTENDED TO BE THE FINAL DESIGN AND LOCATION OF ALL DRAINAGE PLACEMENT AND NUMBER OF LANDSCAPING SPACES ARE MOST DEFINITELY TO BE DETERMINED BY THE LANDSCAPE ARCHITECT. CONSULT FOR ALL ADDITIONAL AND/OR DRAINAGE AT RISK AND AT RISK BY THE LANDSCAPE ARCHITECT.
7. ALL STORM DRAINAGE SYSTEMS SHALL BE DESIGNED TO MEET ALL REQUIREMENTS. VERIFY AND CORRECT TO STORM DRAIN SYSTEM AT DESIGN OF PLAN.
8. ALL STORM DRAINAGE SHALL BE DESIGNED TO MEET ALL REQUIREMENTS. VERIFY AND CORRECT TO STORM DRAIN SYSTEM AT DESIGN OF PLAN. SEE ARCHITECTURAL PLAN FOR DRAINAGE OF THE STORM DRAINAGE.

**SANITARY SEWER NOTES**

1. ALL SEWER LINES SHALL BE IN CONFORMANCE WITH THE COUNTY ENVIRONMENTAL HEALTH DEPARTMENT STANDARDS.
2. PRELIMINARY SANITARY SEWER AND SEWER LINE 4-INCH THROUGH 18-INCH SHALL BE PROVIDED THROUGH THE TOP OF GRADE PAVEMENT AND SHALL CONFORM TO THE REQUIREMENTS OF ASCE STANDARD 28.5-15 WITH BELLS AND GASKETS COMPLIANT. ALL DIRECTION CHANGES SHALL BE MADE WITH THE CORRECTED, BEST PRACTICE, AT LEAST ONE (1) LINE (SEE) ELEVATION OF LINES AND BELLS ARE PROVIDED.
3. ALL SERVICES SHALL HAVE A TWO (2) FEET COVER AT FACE OF BUILDING AND AT DRAIN ON PLAN.
4. IF (S) SEWER LATERAL IS TO BE USED CONTRACTOR SHALL MEET ALL REQUIREMENTS. VERIFY AND CORRECT TO (S) SEWER LATERAL AND SHALL PERFORM ANY NEEDED REPAIRS.

**WATER SYSTEM NOTES**

1. SANITARY WATER MAIN LINES OF ANY TYPE SANITARY SEWER MAIN LINES LATERALS SHALL BE SEPARATED FOR PLAN INDICATIONS.
2. WATER MAIN 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.
3. ALL WATER SERVICE CONNECTIONS SHALL BE INSTALLED IN ACCORDANCE WITH THE APPLICABLE WATER DEPARTMENT REGULATIONS.
4. ALL WATER LINES SHALL BE INSTALLED WITH 30" MINIMUM COVER.
5. IMPACT RESTRAINTS SHALL BE DESIGNED AND INSTALLED AT ALL BELL JOINTS, BENDS, PARALLEL, AND VERTICAL AT THE CHANGE ARE AT THE FORWARD.

MATCH LINE - SEE SHEET C-6.1

EL CAMINO REAL



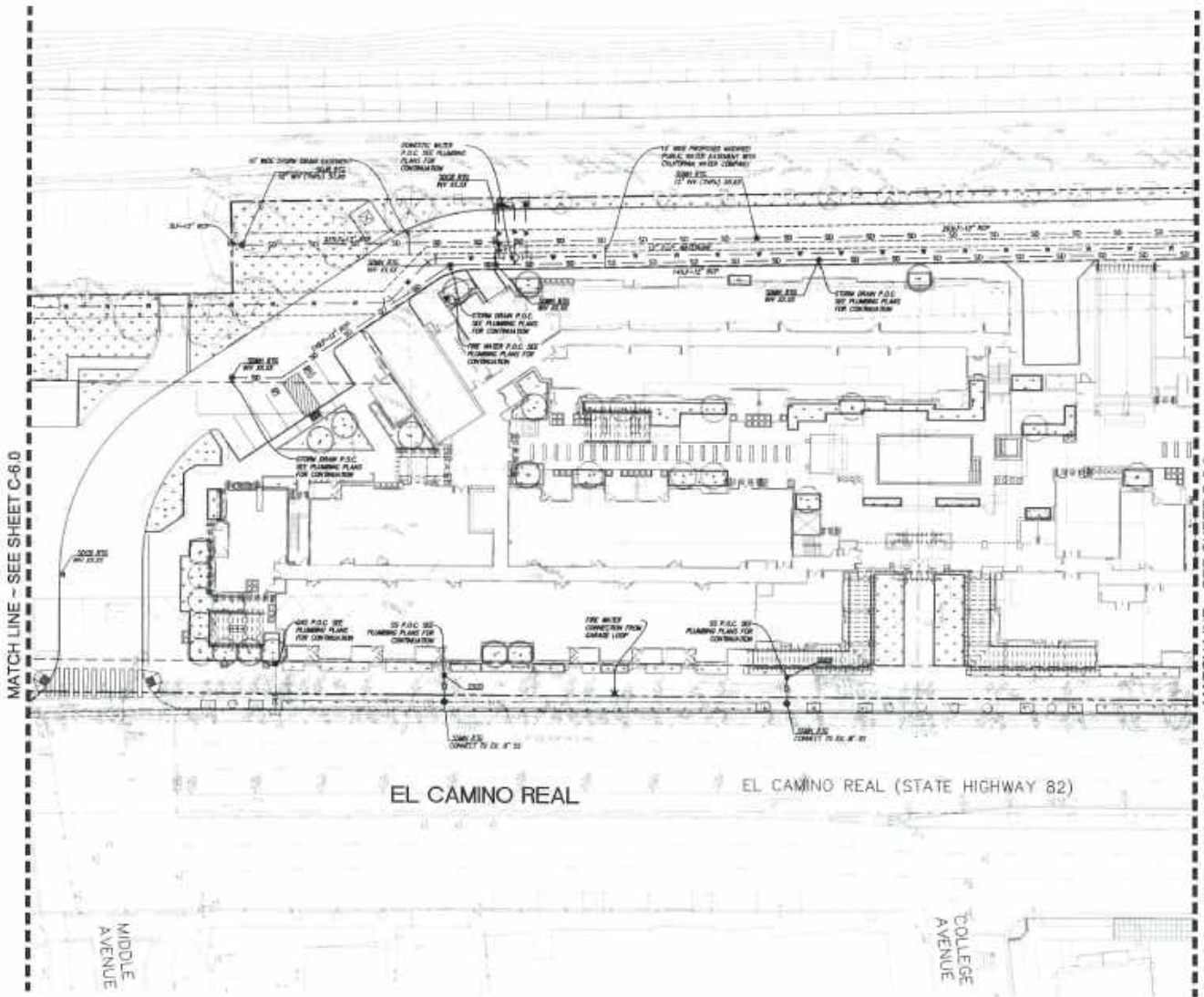
**MIDDLE PLAZA at 500 EL CAMINO REAL**  
 Menlo Park, California



Preliminary  
 Utility Plan  
 C-6.0

02/24/2017





**STORM DRAIN NOTES**

1. PRIVATE STORM DRAIN LINE 4-INCH THROUGH TO HIGH WAY SHALL BE POLYPROPYLENE (PPRO) PIPE 20 FEET OF COVER IN MINIMUM. ALL OTHER PIPE AND SHALL CONFORM TO THE REQUIREMENTS OF 2015 CALIFORNIA STANDARD SPECIFICATIONS FOR HIGHWAY AND BRIDGE CONSTRUCTION. ALL DIRECTION CHANGES SHALL BE MADE WITH THE CONSTRUCTION, SELF-ALIGNING, AT CURVES OR LONG STRAIGHT RUNS OF EIGHT AND 100'S ARE PROVIDED.
2. PRIVATE STORM DRAIN LINE 4-INCH THROUGH TO HIGH WAY SHALL BE POLYPROPYLENE (PPRO) PIPE 20 FEET OF COVER IN MINIMUM. ALL OTHER PIPE AND SHALL CONFORM TO THE REQUIREMENTS OF 2015 CALIFORNIA STANDARD SPECIFICATIONS FOR HIGHWAY AND BRIDGE CONSTRUCTION. ALL DIRECTION CHANGES SHALL BE MADE WITH THE CONSTRUCTION, SELF-ALIGNING, AT CURVES OR LONG STRAIGHT RUNS OF EIGHT AND 100'S ARE PROVIDED.
3. ALL MAN HOLES AND CHECK VALVES SHALL BE WITH RECESSED ACCESSIBLE AREAS SHALL MEET AAS REQUIREMENTS.
4. ALL BRANCHED SHALL BE ALSO FILLED FOR THE SPECIFICATIONS WITH APPROVED GRADE BY THE GEOLOGICAL ENGINEER TO VERIFY COMPACTION VALUES.
5. FOR GRAVITY FLOW SYSTEMS CONTRACTOR SHALL VERIFY WHETHER IT NECESSARY USE MANHOLES, LOCATIONS AND DEPTH OF ALL SYSTEMS ONLY ARE TO BE CONSIDERED TO BE DISCLOSED PRIOR TO THE BEGINNING OF INSTALLATION OF ANY GRAVITY FLOW SYSTEM.
6. DRAINAGE SHOWN ON THIS PLAN ARE NOT INTENDED TO BE THE FINAL DESIGN AND LOCATION OF ALL BRANCHED PLACEMENT AND NUMBER OF LANDSCAPING DRAINAGE ARE DETERMINED BY GEOTECH ENGINEER. THE PLAN SHALL BE SUBJECT TO THE CONTRACTOR SHALL ADD ADDITIONAL AREA DRAINAGE AS REQUIRED AND AS DIRECTED BY THE LANDSCAPE ARCHITECT.
7. INITIAL SURVEYED AND DESIGN SYSTEMS SHALL BE WITHIN 10% OF THE DESIGN REPORT AND CORRECT TO FORM DRAWING TO BE ON FILE.
8. ALL SLOPE SPOTS SHALL BE INDICATED DIRECTLY TO THE ARCHITECT THROUGH SURVEY OF BRUSH BEARING AND THROUGH PHOTO ON PLAN. SET APPROVED PLANS FOR EXACT LOCATION OF THE SLOPE SPOTS.

**SANITARY SEWER NOTES**

1. ALL SEWER WORK SHALL BE IN CONFORMANCE WITH THE COUNTY DEPARTMENT, HEALTH DEPARTMENT STANDARDS.
2. PRIVATE SANITARY SEWER MAIN AND SERVICE LINE 4-INCH THROUGH TO HIGH WAY SHALL BE POLYPROPYLENE (PPRO) PIPE 20 FEET OF COVER. ALL OTHER PIPE AND SHALL CONFORM TO THE REQUIREMENTS OF 2015 CALIFORNIA STANDARD SPECIFICATIONS FOR HIGHWAY AND BRIDGE CONSTRUCTION. ALL DIRECTION CHANGES SHALL BE MADE WITH THE CONSTRUCTION, SELF-ALIGNING, AT CURVES OR LONG STRAIGHT RUNS OF EIGHT AND 100'S ARE PROVIDED.
3. ALL LATERALS SHALL HAVE A TWO-FEET CLEARANCE AT FACE OF BUILDING AND TO DOWN ON PLANS.
4. IF (1) SEWER LATERAL IS TO BE USED, CONTRACTOR SHALL NEED APPROVE, PERFORM INSPECTION, SET ON (2) SEWER LATERAL, AND SHALL PERFORM ANY NEEDED REPAIRS.

**WATER SYSTEM NOTES**

1. SANITARY SEWER MAIN LINES 12" FROM FROM SANITARY SEWER MAIN LINES. LATERALS SHALL BE SEPARATE FOR PLAN INDICATIONS.
2. WATER MAIN LINES SHALL BE 12" FROM SANITARY SEWER MAIN LINES. TO AT A 45 DEGREE ANGLE AND WATER LINES SHALL BE MINIMUM 12" ABOVE TOP OF SANITARY SEWER LINE.
3. ALL WATER SERVICE CONNECTIONS SHALL BE INSTALLED IN ACCORDANCE WITH THE APPLICABLE WATER DISTRICT STANDARDS.
4. ALL WATER LINES SHALL BE INSTALLED WITH 18" MINIMUM COVER.
5. SERVICE RETRACTIONS SHALL BE DESIGNED AND INSTALLED AT ALL SIZES, CROSS-SECTIONS, MATERIALS AND METHODS, AT SIZE CHANGES AND AT FIRE HYDRANTS.

MATCH LINE - SEE SHEET C-60

MATCH LINE - SEE SHEET C-62

EL CAMINO REAL EL CAMINO REAL (STATE HIGHWAY 82)

MIDDLE AVENUE

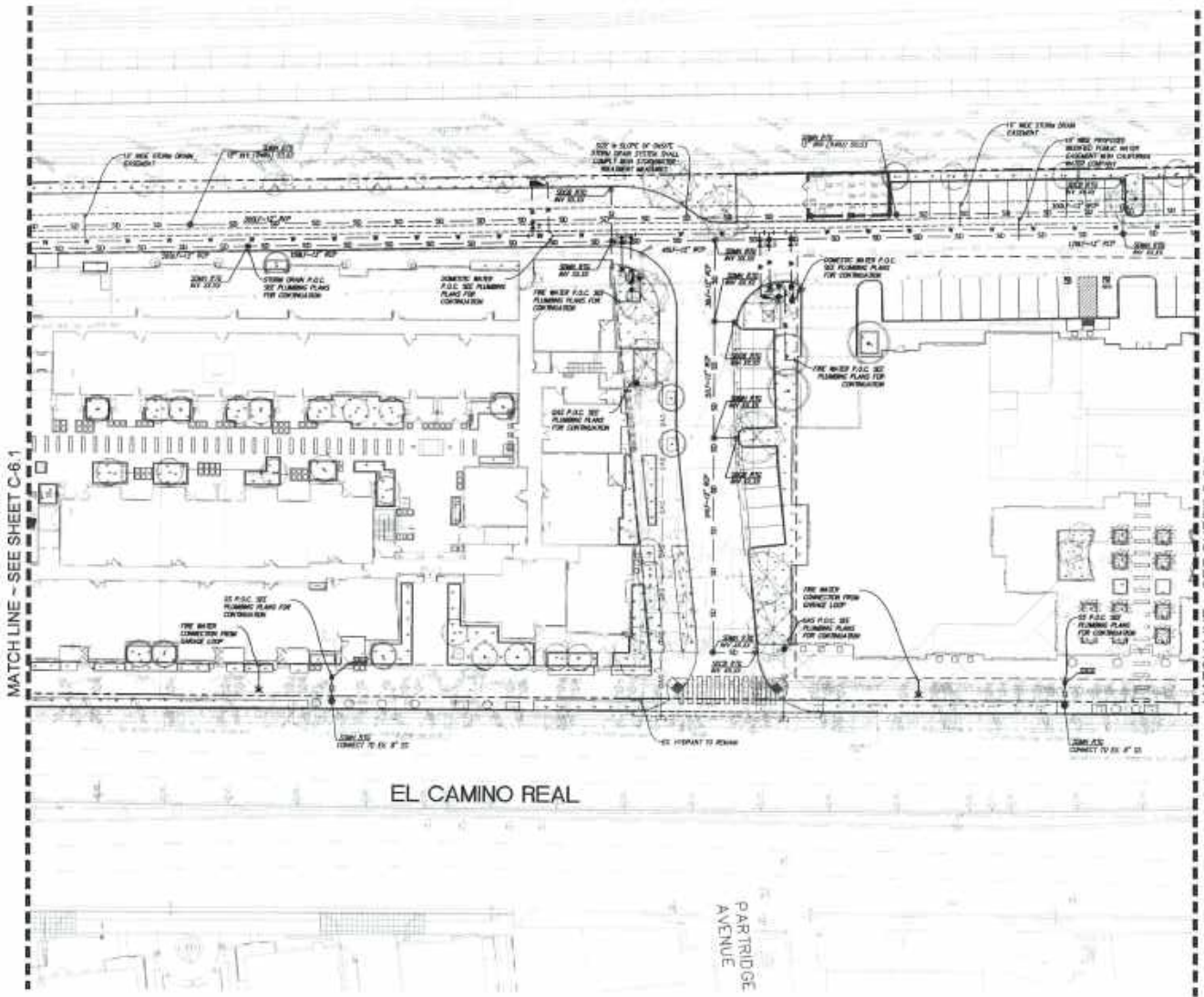
COLLEGE AVENUE



**MIDDLE PLAZA at 500 EL CAMINO REAL**  
Menlo Park, California



Preliminary  
Utility Plan  
C-6.1



**STORM DRAIN NOTES**

1. PERMIT STORM DRAIN LINE 4'-HIGH THROUGH 12'-HIGH WALL 4' MINIMUM OF THE (2) FEET OF COVER IN AREA. PERMIT AREA SHALL BE FOLLOWS EXISTING (1) 24\"/>
- 2. PERMIT STORM DRAIN LINE 8'-HIGH THROUGH 12'-HIGH WALL (2) 4'-HIGH THREE (3) FEET OF COVER IN AREA. PERMIT AREA SHALL BE FOLLOWS EXISTING (1) 24\"/>
- 3. ALL AREA DRAINAGE AND CATCH BASINS LOCATED WITHIN RECEPTION ACCESSIBLE AREAS SHALL MEET ADA REQUIREMENTS.
- 4. ALL SERVICES SHALL BE BACK FILLED PER THE SPECIFICATION WITH APPROVED TESTS BY THE RESPECTIVE CONTRACTOR TO VERIFY CONSTRUCTION QUALITY.
- 5. THE UTILITY FLOW SYSTEM CONTRACTOR SHALL VERIFY PROPOSED IS WASTEWATER FLOW, LOCATION AND DEPTH OF ALL SYSTEMS SHALL NOT BE TO BE CONNECTED AT OF CROSSING POINT BY THE PROVIDING OF INSTALLATION OF ANY UTILITY FLOW SYSTEM.
- 6. SPURS SHOWN ON THIS PLAN ARE NOT INTENDED TO BE THE FINAL ALIGNMENT AND LOCATION OF ALL DRAINS, PLACEMENT AND NUMBER OF CONNECTIONS DRAINS ARE POINTS EXTENDING 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 SANITARY SYSTEM DRAINAGE NETWORKS SHALL FOR SEWERAGE REPORT AND CONNECT TO STORM DRAIN SYSTEM AS SHOWN ON PLAN.
- 8. ALL DOWN SPILLS SHALL DISCHARGE DIRECTLY ON TO ADJACENT PERVIOUS SURFACES OR STORM DRAIN UNLESS OTHERWISE NOTED BY PLAN. SEE DRAINAGE PLAN FOR EXACT LOCATION OF THE DOWN SPILLS.

**SANITARY SEWER NOTES**

1. ALL SEWER WORK SHALL BE IN CONFORMANCE WITH THE COUNTY ENVIRONMENTAL HEALTH DEPARTMENT REGULATIONS.
2. PERMIT SANITARY SEWER MAIN AND SERVICE LINE 4'-HIGH THROUGH 8'-HIGH SHALL BE PERFORMED EXISTING (1) 24\"/>
- 3. ALL LINES SHALL HAVE A TWO (2) FEET CLEARANCE AT FACE OF WALLING AND AT DOWN ON PLAN.
- 4. IF (2) SEWER LATERAL IS TO BE USED, CONTRACTOR SHALL VERIFY AND PROVIDE PERFORM PRESSURE TEST ON (2) SEWER LATERAL, AND SHALL PERFORM ANY NEEDED REPAIRS.

**WATER SYSTEM NOTES**

1. SANITARY WATER MAIN LINES TO BE INSTALLED FROM SANITARY SEWER MAIN LINES. LATERALS SHALL BE SEPARATED FROM PLUMBING DRAINAGE BY MIN. 18\"/>
- 2. WATER MAIN LINES HAVE TO CROSS SANITARY SEWER LINES, DO SO AT A 90 DEGREE ANGLE AND MUST CROSS OVER AT AN ANGLE OF 12\"/>
- 3. ALL WATER SERVICE CONNECTIONS SHALL BE INSTALLED IN ACCORDANCE WITH THE APPLICABLE WATER SERVICE REGULATIONS.
- 4. ALL WATER LINES SHALL BE INSTALLED WITH 24\"/>
- 5. EXISTING REPAIRS SHALL BE REDESIGNED AND INSTALLED AT 48\"/>

MATCH LINE - SEE SHEET C-6.1

MATCH LINE - SEE SHEET C-6.3

EL CAMINO REAL

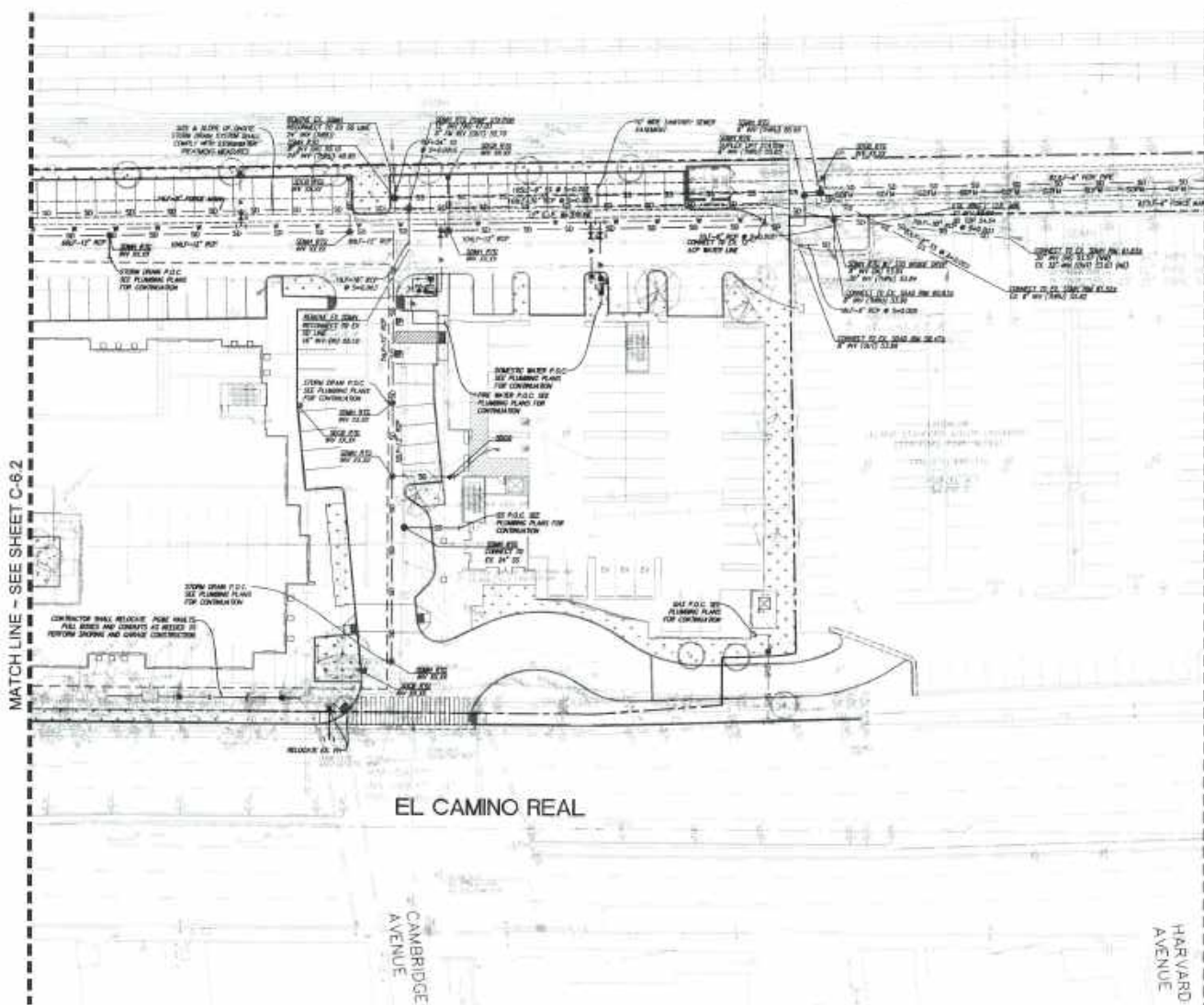
PARTIDGE AVENUE



**MIDDLE PLAZA at 500 EL CAMINO REAL**  
Menlo Park, California



Preliminary  
Utility Plan  
C-6.2  
02/24/2017



**STORM DRAIN NOTES**

1. PERMANENT STORM DRAIN LINE 8-INCH THROUGH 12-INCH WITH A MINIMUM OF THE 100 FEET OF COVER IN NON-TRAFFIC AREAS SHALL BE PRECAST CONCRETE (PCC) 24" TO 36" DEEP PIPE AND SHALL CONFORM TO THE REQUIREMENTS OF ASTM SPECIFICATION D 2466-13 WITH BELL AND GASKET CONNECTIONS. ALL DIRECTION CHANGES SHALL BE MADE WITH THE CONNECTIONS. 24" SLABS AT SLABS OR LONG TRAMP SLABS BY BEAMS AND DECK ARE PROHIBITED.
2. PERMANENT STORM DRAIN LINE 8-INCH THROUGH 12-INCH WITH LESS THAN THREE (3) FEET OF COVER IN VEHICULAR TRAFFIC AREAS SHALL BE PRECAST CONCRETE (PCC) CAST IN-PLACE FOR THE PIPE AND PRECAST AND CAST-IN-PLACE "STORM DRAIN" MANHOLE BARS FOR THE COVER COVERS OF THE PIPES. ALL DIRECTION CHANGES SHALL BE MADE WITH THE CONNECTIONS. 24" SLABS AT SLABS OR LONG TRAMP SLABS BY BEAMS AND DECK ARE PROHIBITED.
3. ALL OPEN DRAINS AND OPEN BODIES SHALL BE WITH PROTECTIVE ACCESSIBLE AREAS SHALL MEET AIA REQUIREMENTS.
4. ALL MANHOLES SHALL BE BACK FILLED FOR THE SPECIFICATIONS WITH APPROXIMATE 95% BY THE DESIGNER, PROVIDED TO VERIFY COMPACTION VALUES.
5. FOR DRAINAGE FLOW DIRECTION CONTRACTOR SHALL VERIFY PROFILES IF NECESSARY. DATE, MATERIAL, LOCATION AND DEPTH OF ALL EXISTING DRAIN ARE TO BE COMPLETED TO BE CROSSED FROM TO THE REMOVAL OF MATERIALS OF ANY EXISTING DRAIN SYSTEMS.
6. DRAINAGE DRAINS IN CIVIL PLANS ARE NOT INTENDED TO BE THE FINAL NUMBER AND LOCATION OF ALL DRAINS. PLACEMENT AND NUMBER OF LANDSCAPING DRAINS ARE TO BE DETERMINED BY GROUND COVER TYPE AND PLANT MATERIAL. CONTRACTOR SHALL ADD ADDITIONAL OPEN DRAINS AS NEEDED AND AS DIRECTED BY THE LANDSCAPE ARCHITECT.
7. EXISTING SANITARY SEWER SYSTEM BODIES RETAINING WELLS FOR RETROFITTING IDENTIFY AND CONNECT TO STORM DRAIN SYSTEM AT SAME IN PLACE.
8. ALL STORM DRAINS SHALL BE INSTALLED DIRECTLY ON TO EXISTING FORTIFIES SURFACES OR SHALL BE INSTALLED THROUGH WELLS IN PLACE. SET APPROPRIATE PLUMBING FOR EXACT LOCATION OF THE DRAIN SYSTEMS.

**SANITARY SEWER NOTES**

1. ALL SEWER WELLS SHALL BE IN CONFORMANCE WITH THE COUNTY ENGINEER'S LOCAL HEALTH DEPARTMENT STANDARDS.
2. PERMANENT SANITARY SEWER AND SEWER LINE 8-INCH THROUGH 12-INCH SHALL BE PRECAST CONCRETE (PCC) 24" TO 36" DEEP STAMP PIPE AND SHALL CONFORM TO THE REQUIREMENTS OF ASTM SPECIFICATION D 2466-13 WITH BELL AND GASKET CONNECTIONS. ALL DIRECTION CHANGES SHALL BE MADE WITH THE CONNECTIONS. 24" SLABS AT SLABS OR LONG TRAMP SLABS BY BEAMS AND DECK ARE PROHIBITED.
3. ALL LATERALS SHALL HAVE A 1% MINIMUM SLOPE AT FACE OF BUILDING AND TO DRAIN IN PLACE.
4. IF 12" SEWER LATERAL IS TO BE COVER, CONTRACTOR SHALL VERIFY SURFACE, RECORD PRESSURE TEST IN 24" SEWER LATERAL, AND SHALL REPORT ANY NEGATIVE RESULTS.

**WATER SYSTEM NOTES**

1. EXISTING WATER MAIN LINES TO BE LEFT FROM EXISTING SEWER MAIN LINES. LATERALS SHALL BE RELOCATED PER PLAN. EXISTING WATER MAIN LINES SHALL BE RELOCATED TO BE IN CONFORMANCE WITH THE COUNTY ENGINEER'S LOCAL HEALTH DEPARTMENT STANDARDS.
2. WATER MAIN LINES SHALL BE COVERED SANITARY SEWER LINES TO 24" AT A 1% MINIMUM SLOPE AND WATER LINES SHALL BE MINIMUM OF 12" ABOVE TOP OF SANITARY SEWER LINES.
3. ALL WATER SERVICE CONNECTIONS SHALL BE INSTALLED IN ACCORDANCE WITH THE APPLICABLE WATER DEPARTMENT STANDARDS.
4. ALL WATER LINES SHALL BE INSTALLED WITH 36" MINIMUM COVER.
5. EXISTING WATER MAINS SHALL BE COVERED AND INSTALLED AT ALL EXISTING CROSSINGS. EXISTING WATER MAINS AND SERVICES AT SITE CHANGES ARE AT THE DISCRETION OF THE DESIGNER.



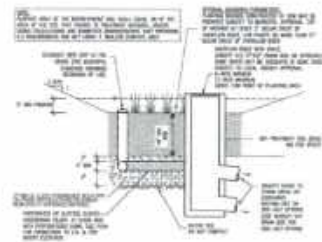
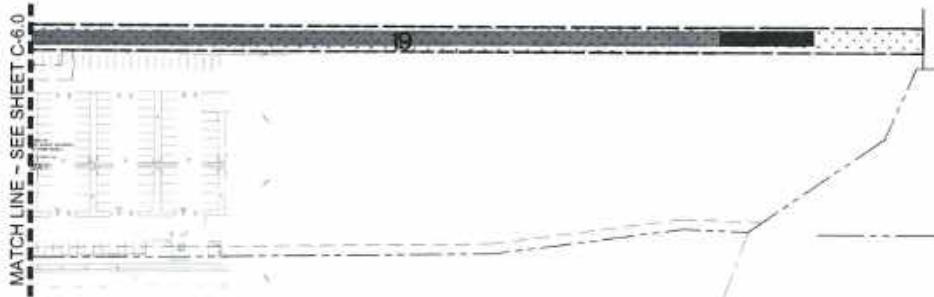
**MIDDLE PLAZA at 500 EL CAMINO REAL**  
Menlo Park, California



Preliminary  
Utility Plan  
C-6.3

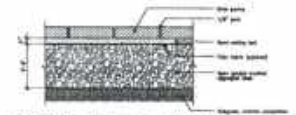
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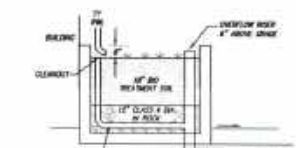
**BIO-RETENTION**

OPTION 1 - SEE PER SUMPFF FLOW METHOD FOR DRAINAGE AREAS C, D, E & M



**PERVIOUS PAVERS**

OPTION 1 - SEE PER SUMPFF FLOW METHOD 2.1 RATIO OF IMPERVIOUS AREA TO ALL DRAINAGE AREAS



**FLOW THROUGH PLANTER**

OPTION 1 - SEE PER SUMPFF FLOW METHOD FOR DRAINAGE AREAS C, D, E & F. TYPICALLY USED ALONGSIDE TO DRAINAGE AT RAIN FALLOUT POINTS

**STORM WATER MANAGEMENT PLAN LEGEND**

- PERMEABLE HARDCAPE
- IMPERVIOUS AREA
- PERMEABLE PAVING
- PERMEABLE PAVING OVER EXISTING
- FLOW RETENTION PLANTER IN BIO-RETENTION AREA
- EMPTY RETENTION AREA
- EXISTING TREE CREDIT
- PROPOSED ADJACENT TREE CREDIT
- PROPOSED PAVED TREE CREDIT
- DRAINAGE AREA BOUNDARY

**HYDROMODIFICATION NOTE:**

THE PROJECT IS EXEMPT FROM A HYDROMODIFICATION REQUIREMENT PER THE SAN MATEO COUNTY C.J. RESONABLE SENSIBILITY DETERMINATION. THE PROJECT SITE IS LOCATED OUTSIDE OF HYDROMODIFICATION ZONE SHOWN IN THE SAN MATEO COUNTYWIDE FLOODATION PREVENTION PROGRAM (SUMPFF) C.J. RESONABLE SENSIBILITY.

**SITE TREATMENT AREA NOTE:**

THIS PROJECT IS REPLACING MORE THAN 50% OF THE EXISTING IMPERVIOUS AREA AND THEREFORE MUST MEET THE EXISTING 50%.

**STORMWATER MANAGEMENT NOTES**

1. THIS PLAN PRESENTS NETWORK AND CALCULATIONS FOR COMPLIANCE WITH THE REQUIREMENTS OF PROVISION C.1.3 OF THE MUNICIPAL SEWERAL STORMWATER ACT IN ACCORDANCE WITH THE SAN MATEO COUNTY PROGRAM AND THE CITY OF MENLO PARK REQUIREMENTS.
2. THE FOLLOWING REQUIREMENTS ARE PROPOSED TO MAINTAIN THE QUALITY OF STORM WATER LEAVING THE SITE.
  - 2.1. BIO-RETENTION AREA - BIOMAT IN THIS AREA IS DESIGNED TO A BIO-RETENTION PLANTER/AREA FOR PLANTING, WATERFLOW AND LIGHTPENETRATION FROM TO EXISTING AND SITE PLANTING AND SOIL REQUIREMENTS APPLY, SEE ALSO.
  - 2.2. PERVIOUS PAVING/PERVIOUS PLANTER/PERVIOUS PAVING - BIOMAT IN THIS AREA IS DESIGNED TO A PERVIOUS PAVING MATERIAL, SEE ALSO DESIGN FOR BIOMAT PLANTING AND DRAINAGE REQUIREMENTS.
  - 2.3. DRAINAGE AREA ADJUNCT TO EXISTING AND FLOW FROM C.1.3 TREATMENT PER TABLE 2.1 IN THE SAN MATEO COUNTY C.J. RESONABLE SENSIBILITY.

Table 2.1 Storm Drainage Data														
BIO-RETENTION AREA	TOTAL AREA		IMPERVIOUS AREA		PERVIOUS AREA		EXISTING TREE CREDIT		PROPOSED TREE CREDIT		Percent	Sumpff	Sumpff	Equivalent Area (sq. ft.)
	sq. ft.	sq. ft.	sq. ft.	sq. ft.	sq. ft.	sq. ft.	sq. ft.	sq. ft.						
Zone 1	1,200	1,200	1,200	1,200	0	0	0	0	0	0	100%	100%	1,200	1,200
Zone 2	1,500	1,500	1,500	1,500	0	0	0	0	0	0	100%	100%	1,500	1,500
Zone 3	1,800	1,800	1,800	1,800	0	0	0	0	0	0	100%	100%	1,800	1,800
Zone 4	2,100	2,100	2,100	2,100	0	0	0	0	0	0	100%	100%	2,100	2,100
Zone 5	2,400	2,400	2,400	2,400	0	0	0	0	0	0	100%	100%	2,400	2,400
Zone 6	2,700	2,700	2,700	2,700	0	0	0	0	0	0	100%	100%	2,700	2,700
Zone 7	3,000	3,000	3,000	3,000	0	0	0	0	0	0	100%	100%	3,000	3,000
Zone 8	3,300	3,300	3,300	3,300	0	0	0	0	0	0	100%	100%	3,300	3,300
Zone 9	3,600	3,600	3,600	3,600	0	0	0	0	0	0	100%	100%	3,600	3,600
Zone 10	3,900	3,900	3,900	3,900	0	0	0	0	0	0	100%	100%	3,900	3,900
Zone 11	4,200	4,200	4,200	4,200	0	0	0	0	0	0	100%	100%	4,200	4,200
Zone 12	4,500	4,500	4,500	4,500	0	0	0	0	0	0	100%	100%	4,500	4,500
Zone 13	4,800	4,800	4,800	4,800	0	0	0	0	0	0	100%	100%	4,800	4,800
Zone 14	5,100	5,100	5,100	5,100	0	0	0	0	0	0	100%	100%	5,100	5,100
Zone 15	5,400	5,400	5,400	5,400	0	0	0	0	0	0	100%	100%	5,400	5,400
Zone 16	5,700	5,700	5,700	5,700	0	0	0	0	0	0	100%	100%	5,700	5,700
Zone 17	6,000	6,000	6,000	6,000	0	0	0	0	0	0	100%	100%	6,000	6,000
Zone 18	6,300	6,300	6,300	6,300	0	0	0	0	0	0	100%	100%	6,300	6,300
Zone 19	6,600	6,600	6,600	6,600	0	0	0	0	0	0	100%	100%	6,600	6,600
<b>TOTAL</b>	<b>66,000</b>	<b>66,000</b>	<b>66,000</b>	<b>66,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>100%</b>	<b>100%</b>	<b>66,000</b>	<b>66,000</b>





MIDDLE PLAZA at 500 EL CAMINO REAL  
Menlo Park, California



Preliminary Storm Water Management Plan  
02/24/2017  
C-7.0

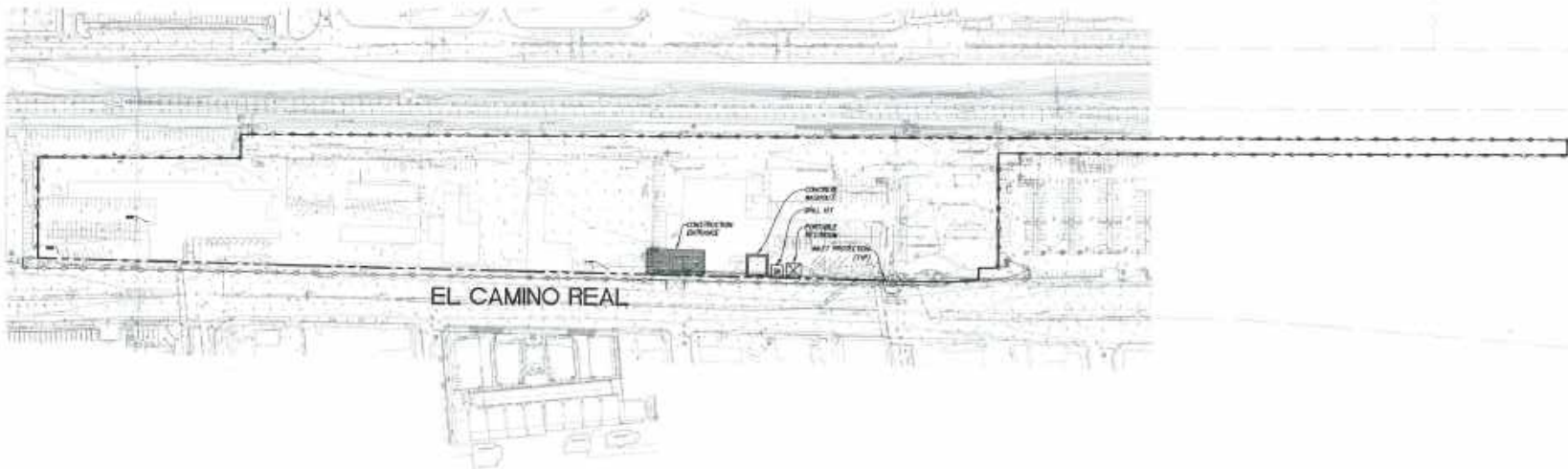


**EROSION CONTROL LEGEND**

-  ANCHORED ERT
-  CONCREtE BLOCKOUT
-  DRILL PIT
-  PERMANENT RESTRAIN
-  CONSTRUCTION FENCE
-  SUFF PROTECTION

**EROSION CONTROL NOTES**

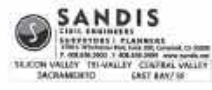
1. THIS PLAN IS FOR EROSION CONTROL DURING CONSTRUCTION IF AN EROSION CONTROL PLAN IS REQUIRED FOR A SUFFY FOR THE PROJECT HAS BEEN ISSUED THE PROJECT OWNER OWNERS SHOULD REVIEW THIS PLAN.
2. TEMPORARY CONSTRUCTION CONTROLS ARE LOCATED AS SHOWN ON THIS PLAN. CONTRACTOR TO PROVIDE CLEANLINE WORK APPROPRIATE.
3. THE PLAN REPRESENTS POSSIBLE WATER POLLUTION CONTROL MEASURES INCLUDING EROSION CONTROL AND SEDIMENT CONTROL.
4. EXISTING SURFACES SHALL BE MAINTAINED TO THE EXTENT PRACTICAL.
5. GRADES SHALL NOT BE DISCHARGED WITH STORM WATER DURING ANY OF EXISTING OPERATIONS SHALL BE CONSIDERED AS NOTED WITH OWNER.
6. CONTRACTOR SHALL REMOVE EXISTING SURFACES FOR AREAS OF CONSTRUCTION ACTIVITY THAT HAVE BEEN ACTIVATED AND ARE NOT SCHEDULED TO BE RE-USE FOR AT LEAST 14 DAYS.
7. ALL EROSION CONTROL AND SEDIMENT CONTROLS TO BE INSTALLED AND MAINTAINED AS REQUIRED AS REQUIRED BY LOCAL JURISDICTION OR CONTRACTOR GENERAL PRACTICE.
8. CONTRACTOR TO PROVIDE RUN-ON AND RUN-OFF CONTROL MEASURES ACCORDING TO PLAN IF AS NECESSARY TO ENSURE SEDIMENT IS NOT TRANSPORTED FROM SITE.
9. CONTRACTOR TO PROVIDE RUN-UP EROSION PREVENTION MEASURES TO BE INSTALLED WITH SEDIMENT CONTROL MEASURES SUCH AS STORM ENTRAPMENT, SLOTTED CURBS, SLOTTED CURBS, AND/OR SLOTTED CURBS OR SLOTTED CURBS. SEDIMENT CONTROL MEASURES ARE INSTALLED IN PLACE AND IN OPERABLE CONDITION. SEDIMENT CONTROLS INCLUDING SUFF PROTECTION ARE NECESSARY BUT SHALL BE A SECONDARY OPTION BEHIND OTHER EROSION CONTROL MEASURES.
10. ALL CONCRETE SHOULD TO USE CURBS WITH BLOCKOUT FOR CONCRETE AND ALL CONCRETE SHOULD TO CAPTURE CONCRETE FENCE IN SEDIMENT CONTAINMENT AND PROTECT SUFF PROTECTION.
11. STREET DRAINAGE SHALL BE MAINTAINED TO ENSURE PROPER DRAINAGE AND EXCESS DOES NOT ENTER THE STORM DRAIN SYSTEM. USE REBAR IN THE STORM DRAIN SYSTEM TO MAINTAIN 48" AND 48" SLOTTED CURBS.
12. SUFFY THAT HAS CONCRETE BARBERS USE HERE SHALL NOT BE ALLOWED TO LONG THE SIDE OF OVER THE STORM DRAIN SYSTEM.



EL CAMINO REAL



**MIDDLE PLAZA at 500 EL CAMINO REAL**  
Menlo Park, California



Preliminary  
Erosion Control Plan  
02/24/2017  
C-8.0

# 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

- ❑ Store 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, gypsum 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 cover 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 or 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, boms, 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 soil 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 soil coat, tack coat, slurry seal, big 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, absorb, 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

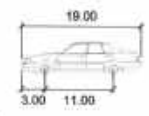
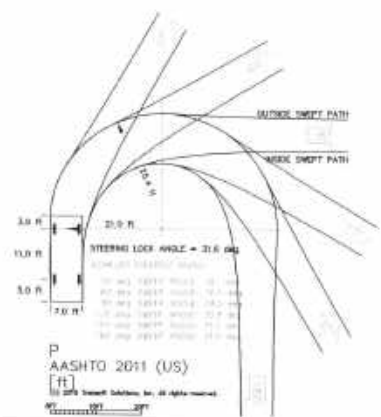


- ❑ Discharges of groundwater or captured runoff from dewatering operations must be properly managed and disposed. When possible send dewatering discharge to landscaped area or sanitary sewer. If discharging to the sanitary sewer call your local wastewater treatment plant.
- ❑ Direct run-on water from 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!**



EL CAMINO REAL



P

Width	: 7.00
Track	: 6.00
Lock to Lock Time	: 6.0
Steering Angle	: 31.6

**LEGEND**

- PROPERTY LINE
- BUILDING LINE
- MINIMUM CLEAR WIDTH

**NOTE:**

1. ADVISORY ONLY: DIMENSIONS FOR "STANDARD" VEHICLES.
2. DIMENSIONS OF VEHICLES AND LOADS FOR PASSENGER CARS WITH DESIGN SPEED OF 55 MPH.
3. SPEED LIMIT OF 55 MPH REQUIRES 200 FT DISTANCE OF ANY.
4. DIMENSIONS ARE TAKEN FROM "CENTRUM OF GRAVITY" LINE OR STREET TO END OF LOAD.

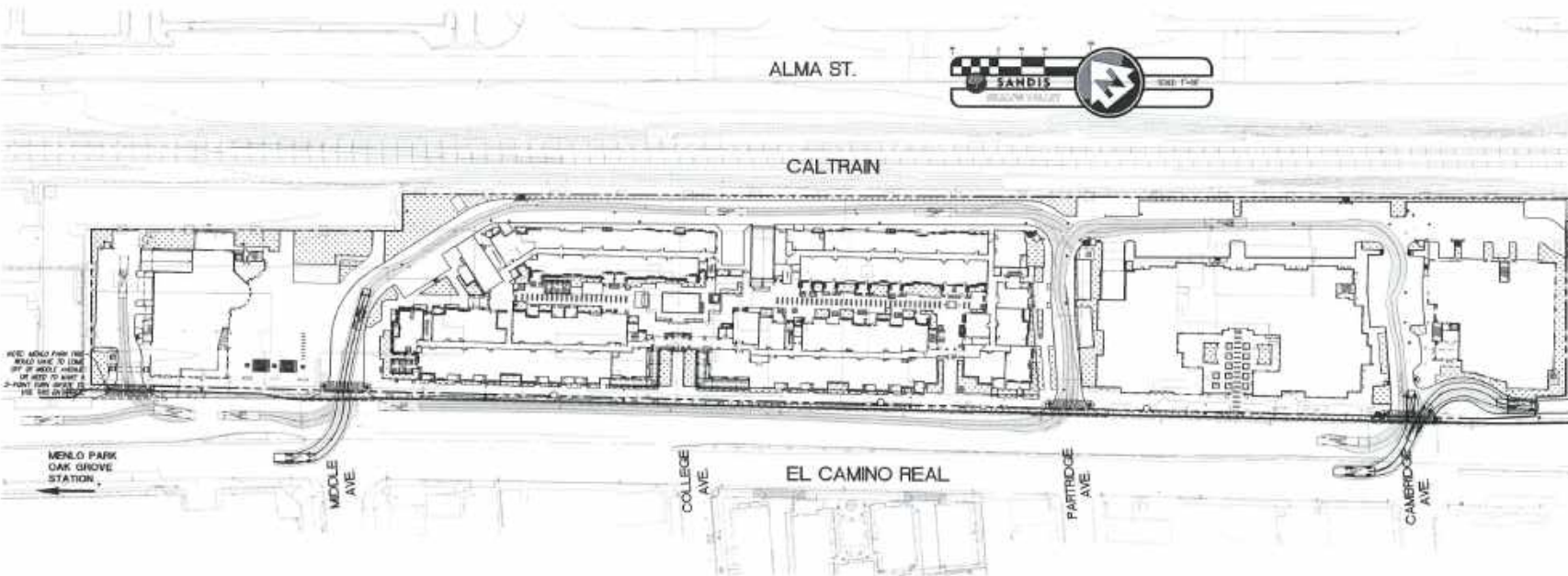


MIDDLE PLAZA at 500 EL CAMINO REAL  
Menlo Park, California



Vehicular Circulation Pla  
02/24/2017  
C-9.0





AVE. MENLO PARK THE  
 ROAD WIDE TO LINE  
 OF 20' WIDE SIDEWALK  
 OF SIDE TO MARK A  
 2-FOOT TURN SPACE TO  
 THE USE OF THE

MENLO PARK  
 OAK GROVE  
 STATION

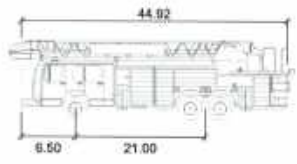
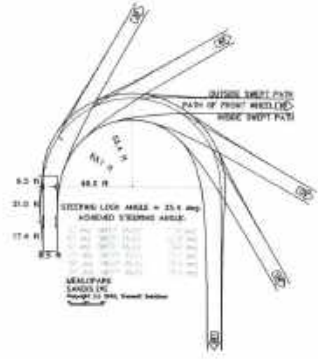
MIDDLE  
 AVE

COLLEGE  
 AVE

EL CAMINO REAL

PARTRIDGE  
 AVE

CAMBRIDGE  
 AVE



**MENLO PARK** feet

Width	: 8.50
Track	: 6.50
Lock to Lock Time	: 6.0
Steering Angle	: 25.4

**FIRE NOTE**  
 THE TURNING MOVEMENTS SHOWN ARE FOR THE  
 CITY OF MENLO PARK FIRE TRUCK APPROACHING  
 FROM THE SOUTH ALTERNATE EAST MOVES ARE  
 SHOWN AS WELL.

**LEGEND**

PROPERTY LINE ————

BOUNDARY LINE ————

FIRE HYDRANT (Symbol)

FIRE DEPARTMENT CONNECTION (Symbol)



**MIDDLE PLAZA at 500 El CAMINO REAL**  
 Menlo Park, California



Menlo Park Fire Rot  
 02/24/2017  
 C-10.0

ALMA ST.



CALTRAIN

EL CAMINO REAL

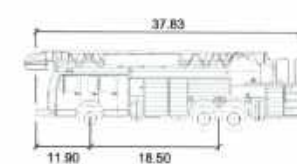
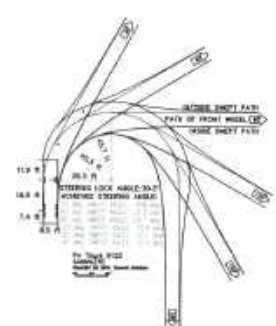
MIDDLE AVE

COLLEGE AVE

PARTISSE AVE

CAMBRIDGE AVE

PALO ALTO UNIVERSITY STATION



**PALO ALTO TRUCK 6122**

	feet
Width	: 8.50
Track	: 8.00
Lock to Lock Time	: 6.0
Steering Angle	: 30.5

**FIRE NOTE**  
 ALL TURNING ANGEMENTS SHOWN ARE FOR THE CITY OF PALO ALTO FIRE DEPT APPROVED FROM THE SOUTH ALTERNATE CHIT PAVES ARE SHOWN AT 90°

**LEGEND**

PROPERTY LINE ————

BOUNDARY LINE ————

THE PROPERTY ————

THE APPROVED TURNING ————

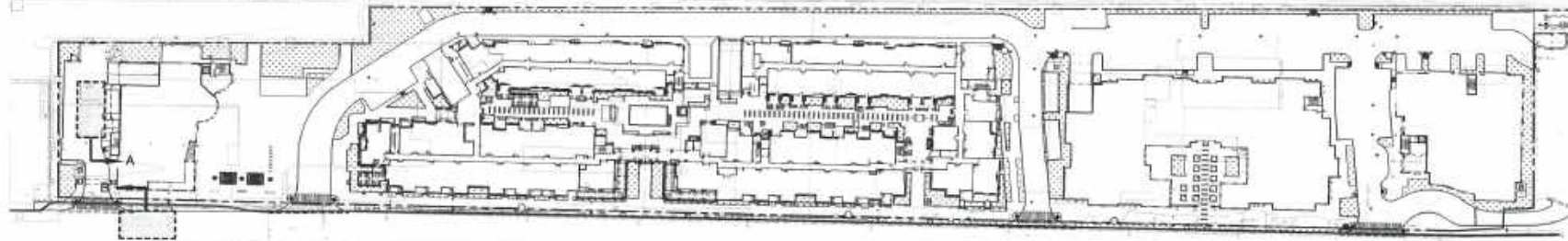


**MIDDLE PLAZA at 500 EL CAMINO REAL**  
 Menlo Park, California



Palo Alto Fire Rot  
 02/24/2017  
**C-10.1**

CALTRAIN



MIDDLE AVE

COLLEGE AVE

EL CAMINO REAL

PARTIDGE AVE

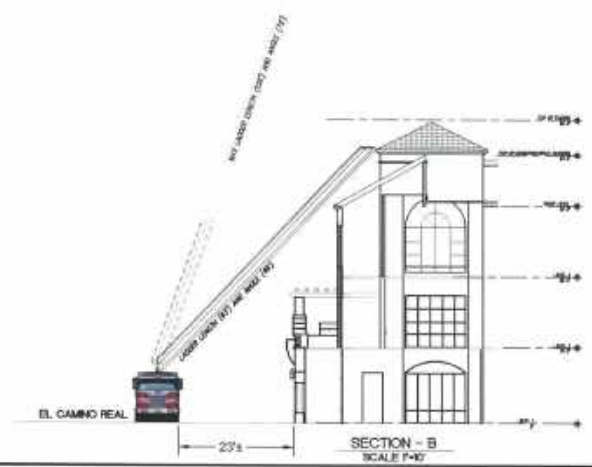
CAMBRIDGE AVE

**ACCESS NOTE**

REMARKS: 2 POINTS OF ACCESS ACHIEVED BY STAGING ABOVE IN AT LEAST 2 POINTS ONE WITH ACCESS FROM THE ROAD TO THE STAIRWELL

**LEGEND**

- ST. & RT. STAIRS AND
- PROPERTY LINE
- EXISTING LOT
- EXISTING WALL
- NEW REMOVAL CONSTRUCTION

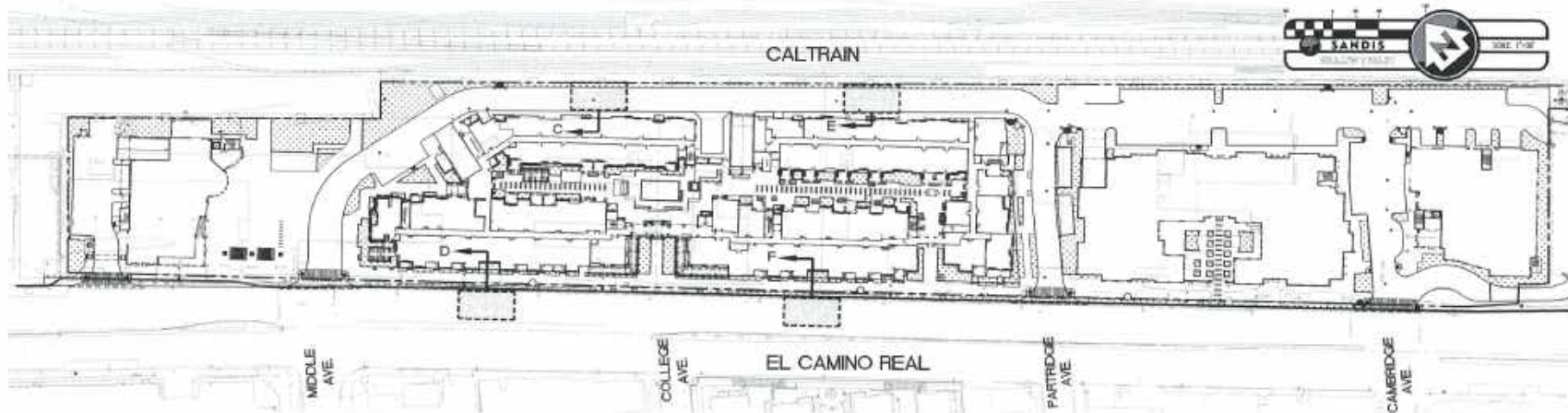


**MIDDLE PLAZA at 500 EL CAMINO REAL**  
Menlo Park, California



Fire Staging Area  
02/24/2017

C-10.2

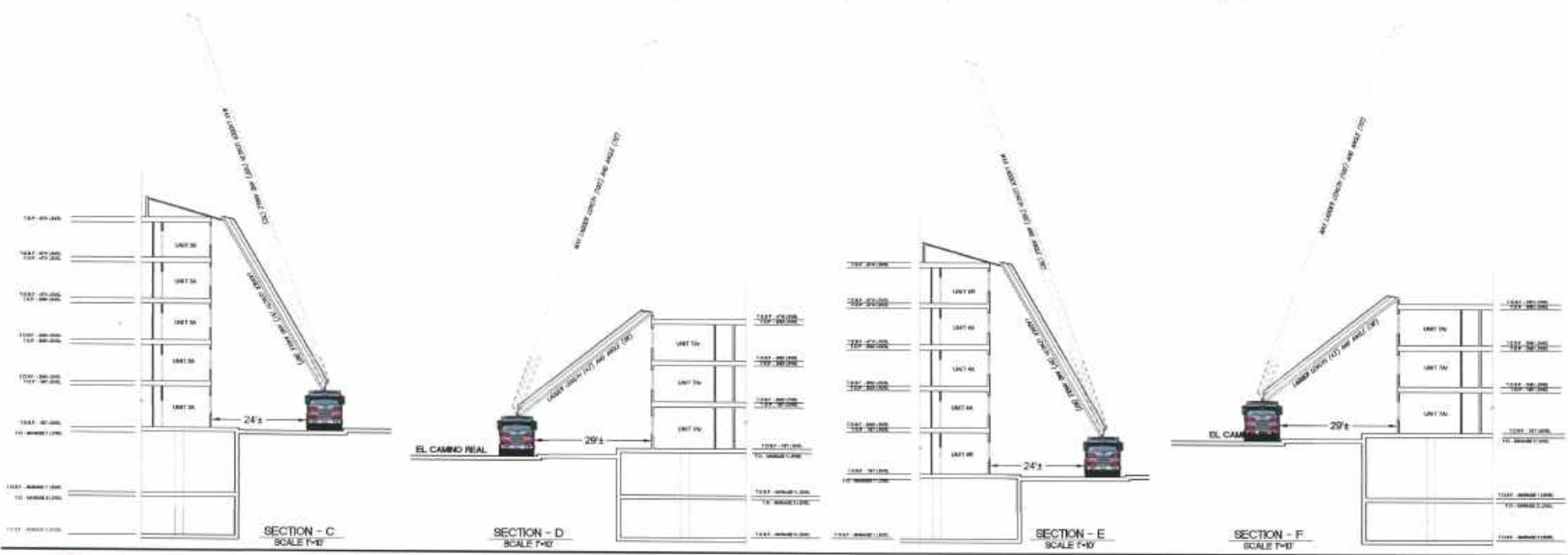


**ACCESS NOTE**

REQUIRE 2 POINTS OF ACCESS AGENCIES BY STAGING AREA TO GET OUT OF STAGING AREA AND ACCESS FROM THE ROOF TO THE STAIRWELL

**LEGEND**

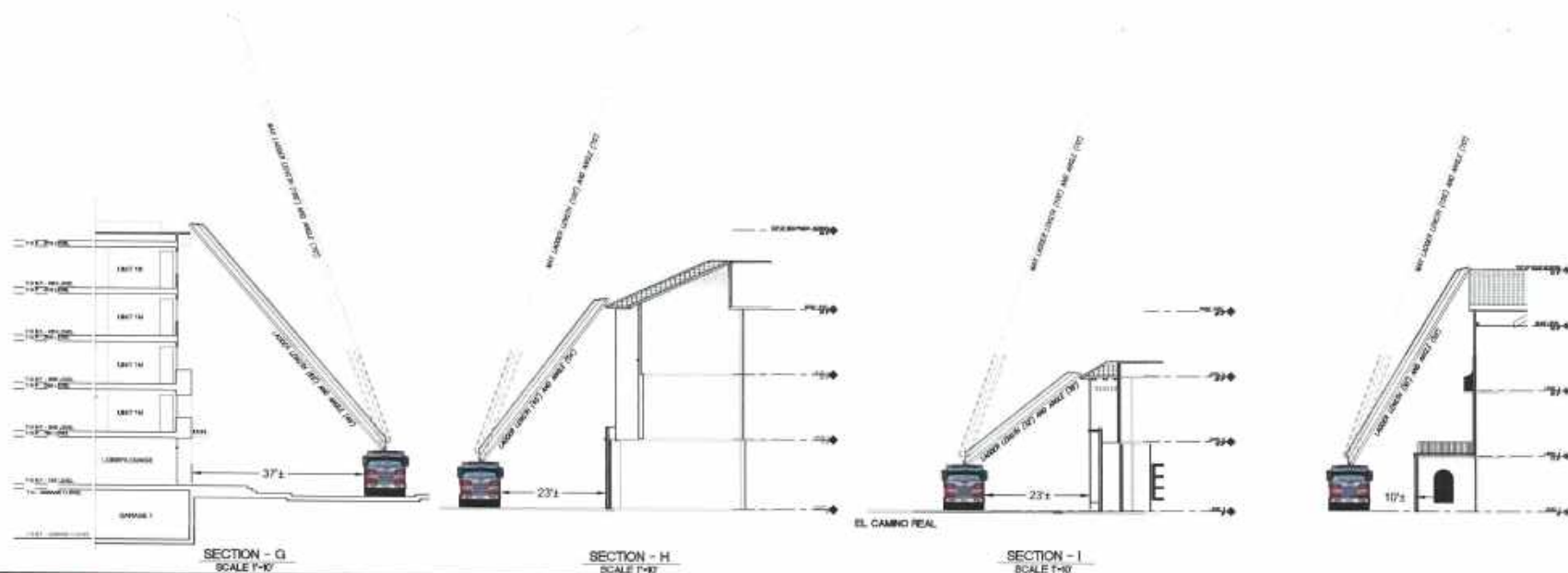
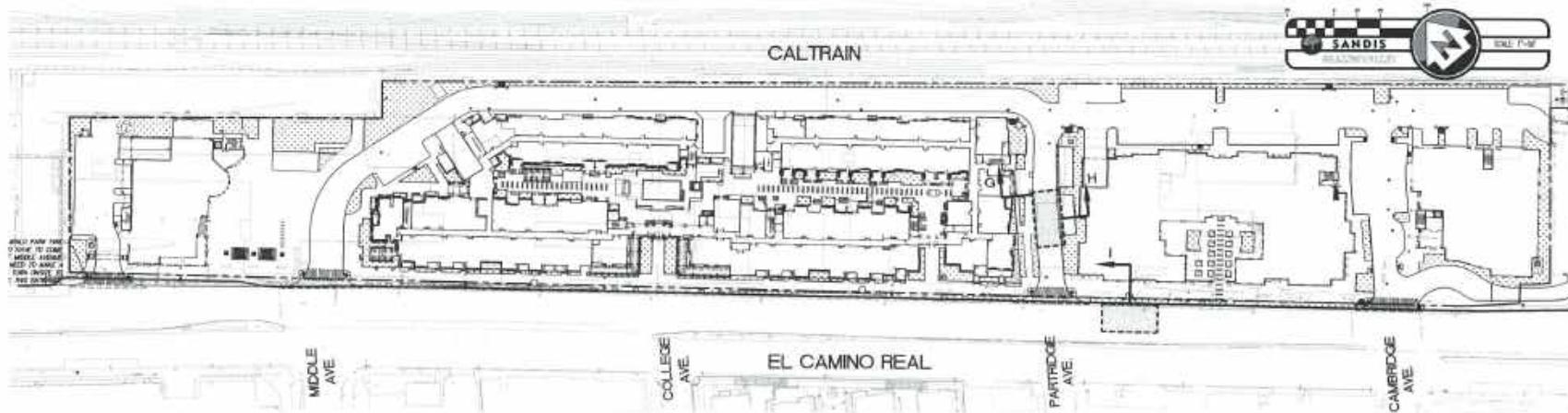
- ST & RT STAGING AREA
- PROPERTY LINE
- STAGING AREA
- FIRE EXITS
- FIRE DEPARTMENT CONNECTION



**MIDDLE PLAZA at 500 EL CAMINO REAL**  
Menlo Park, California



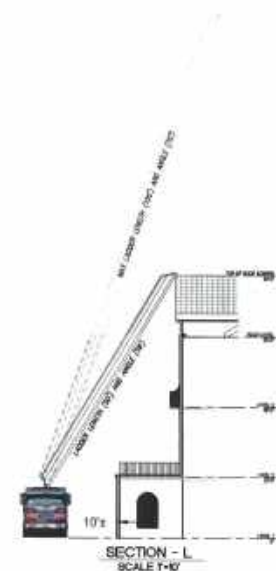
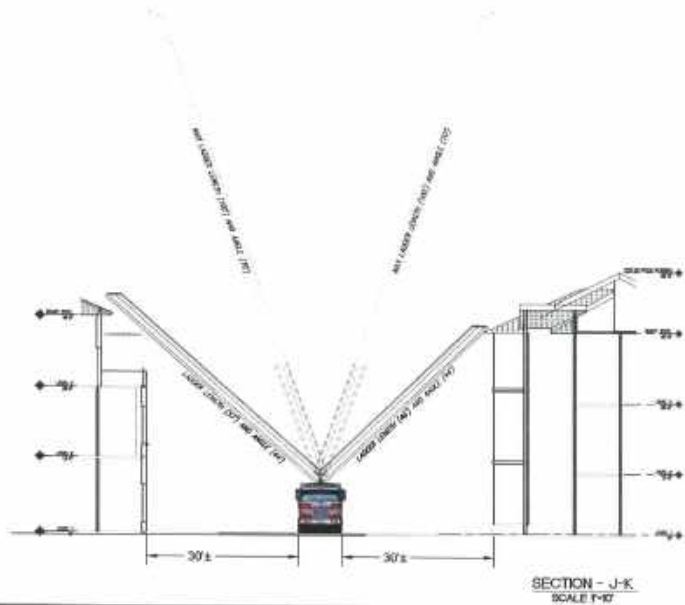
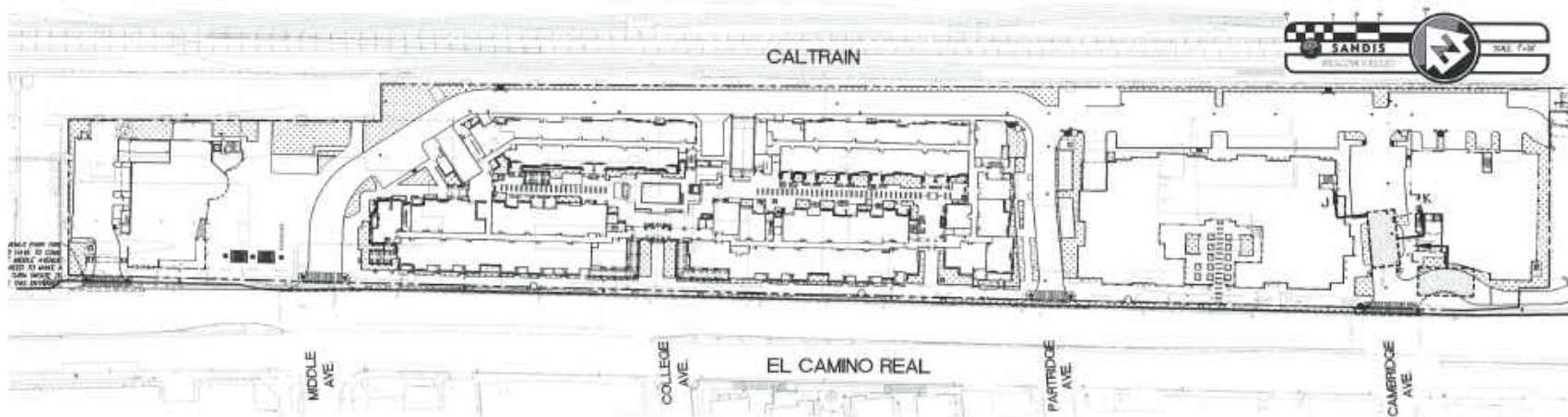
Fire Staging Area  
02/24/2017  
C-10.3

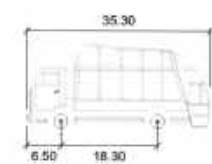
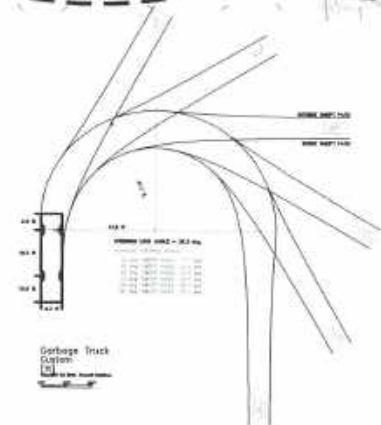
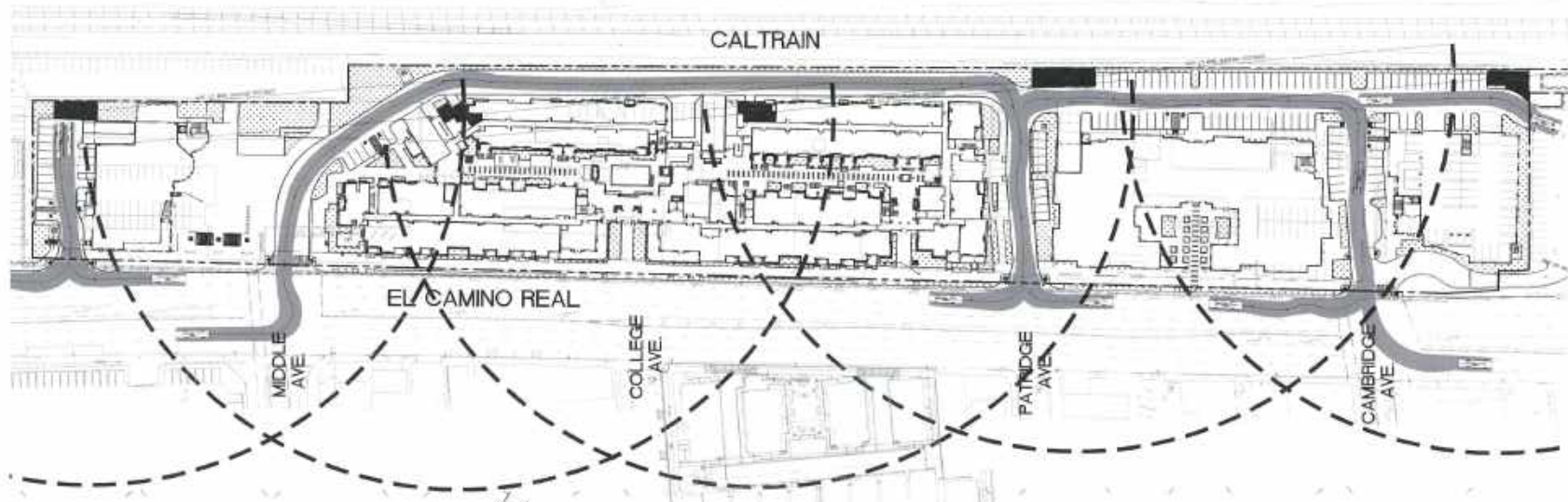


**MIDDLE PLAZA at 500 EL CAMINO REAL**  
 Menlo Park, California



Fire Staging Area  
 02/24/2017  
 C-10.4





Garbage Truck	feet
Width	: 35.30
Track	: 18.30
Lock to Lock Time	: 6.0
Steering Angle	: 26.3

**TRASH ENCLOSURE NOTES:**

1. TRASH ENCLOSURES SHALL BE DESIGNED WITH AN OBJECTIVE CONSIDERATION OF SAFETY OF LOCAL BIKE SYSTEMS.
2. TRASH BINS SHALL BE PLACED AT THE CURB OR IMMEDIATELY ADJACENT TO THE CURB FOR MAXIMUM VEHICLE ACCESS.

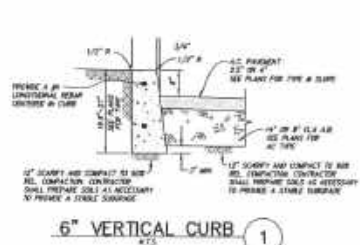
**LEGEND**



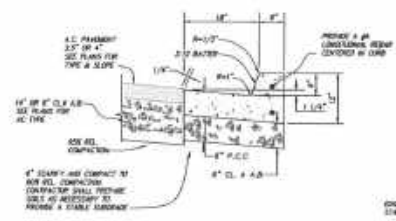
**MIDDLE PLAZA at 500 EL CAMINO REAL**  
Menlo Park, California



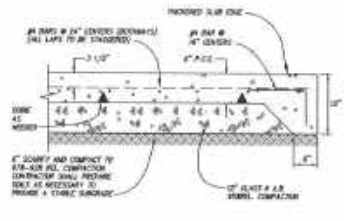
Trash/Recycle Plan  
02/24/2017  
C-11.0



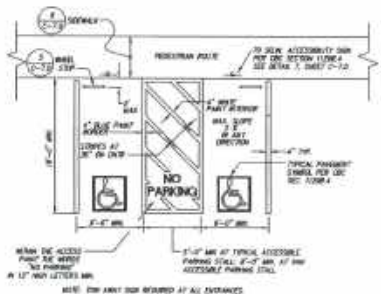
6" VERTICAL CURB  
N.T.S. 1



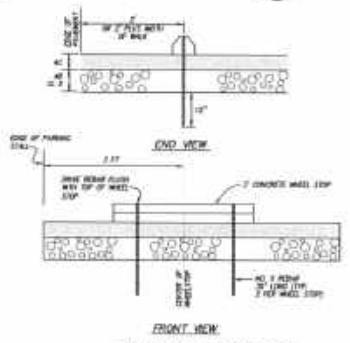
6" CURB AND GUTTER  
N.T.S. 2



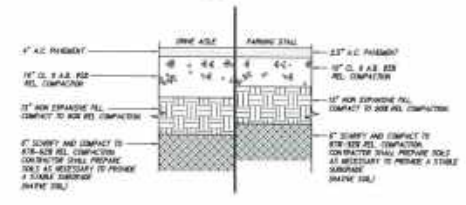
CONCRETE STRESS PAD  
N.T.S. 3



PARKING DETAIL  
N.T.S. 4



3" WHEEL STOP  
N.T.S. 5



ASPHALT PAVEMENT SECTION  
N.T.S. 6



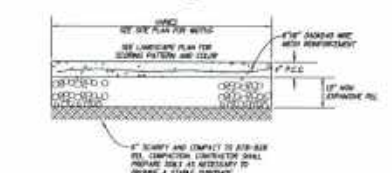
"FIRE LANE" SIGN DETAIL  
N.T.S.



"ACCESSIBLE" SIGN DETAIL  
N.T.S.

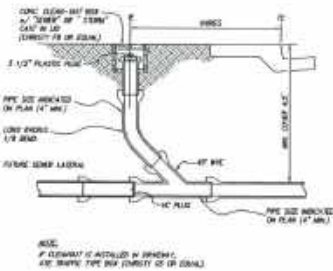


"VAN ACCESSIBLE" SIGN DETAIL  
N.T.S.



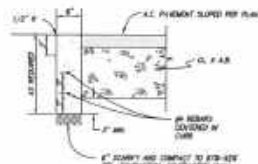
CONCRETE SIDEWALK  
N.T.S. 8





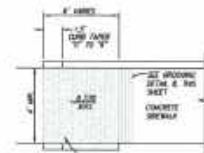
**CLEAN-OUT**  
A.C.S.

1



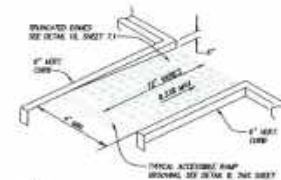
**6\"/>**

2



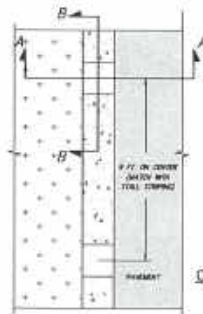
**IN-LINE ACCESSIBLE RAMP**  
A.C.S.

3



**IN-LINE AT SIDEWALK ACCESSIBLE RAMP**  
A.C.S.

5



**CURB PERFORATION AT CORNER STALLS**

**SECTION A-A**

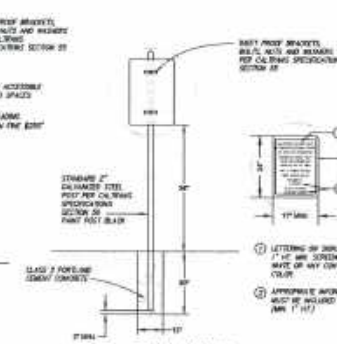
**CURB PERFORATION**  
A.C.S.

4



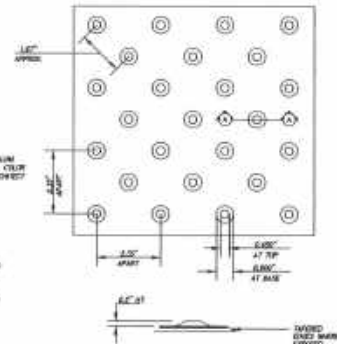
**SIGN DETAIL**  
A.C.S.

6



**TOW AWAY SIGN DETAIL**  
A.C.S.

7



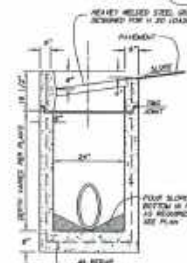
**TRUNCATED DOMES**  
A.C.S.

10



**TYPICAL ACCESSIBLE RAMP GROOVING DETAIL**  
A.C.S.

8



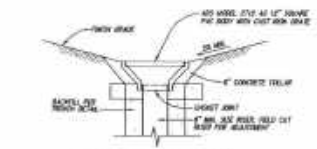
**CURB INLET DETAIL**  
A.C.S.

9

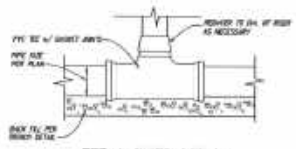
- NOTES**
1. CONCRETE SHALL BE 2800 PSI AT 28 DAYS.
  2. FRAMING SHALL BE HOT DIPPED GALVANIZED STEEL FABRICATED PER ASTM SPEC. A-133, UNLESS SPECIFIED OTHERWISE.
  3. WARE 1/2\"/>
  4. REINFORCING OF PRECAST SHALL BE PER CALIF. DEPT. OF TRANSPORTATION STANDARD PLAN S-14.

**TYPICAL PLAN**

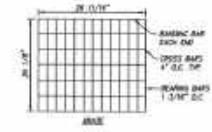
**TYPICAL SECTION A-A**



GRATE & RISER DETAIL

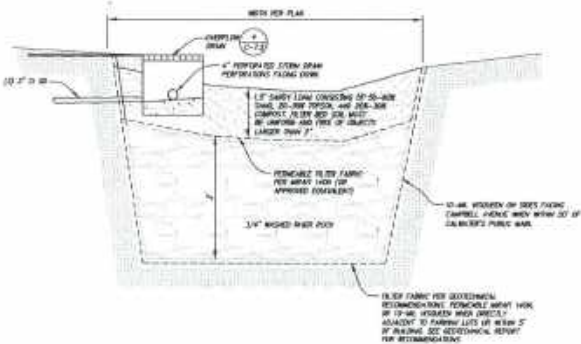


TEE & RISER DETAIL



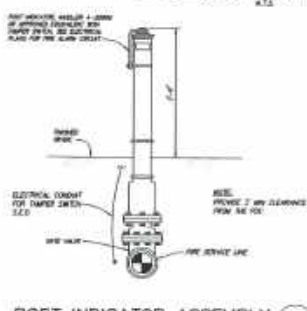
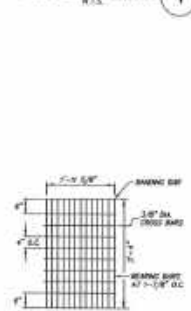
- NOTE:
1. FRAMES AND SIDING SHALL BE HEAD-OUTLY DESIGNED FOR USE FROM ANY DIRECTION.
  2. ALL SIDING SHALL BE INTERLOCK.
  3. FOR LAMPION PIPES (CPI) USE 1/2\"/>

24" CATCH BASIN DETAIL

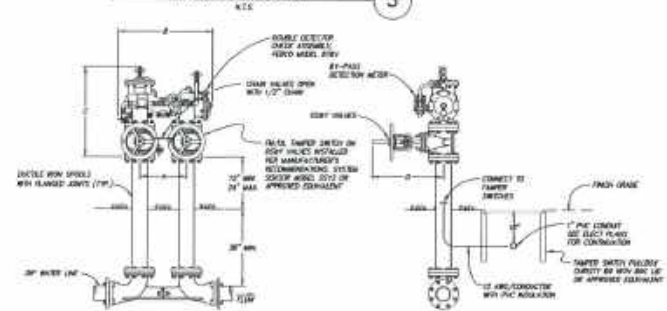


RAIN GARDEN

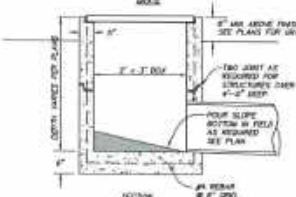
AREA DRAIN



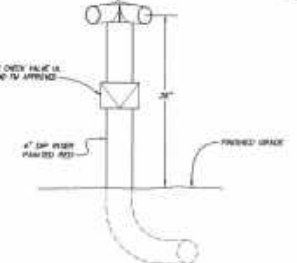
POST INDICATOR ASSEMBLY



FIRE SERVICE BACKFLOW PREVENTOR



OVERFLOW DRAIN DETAIL



FIRE DEPARTMENT CONNECTION

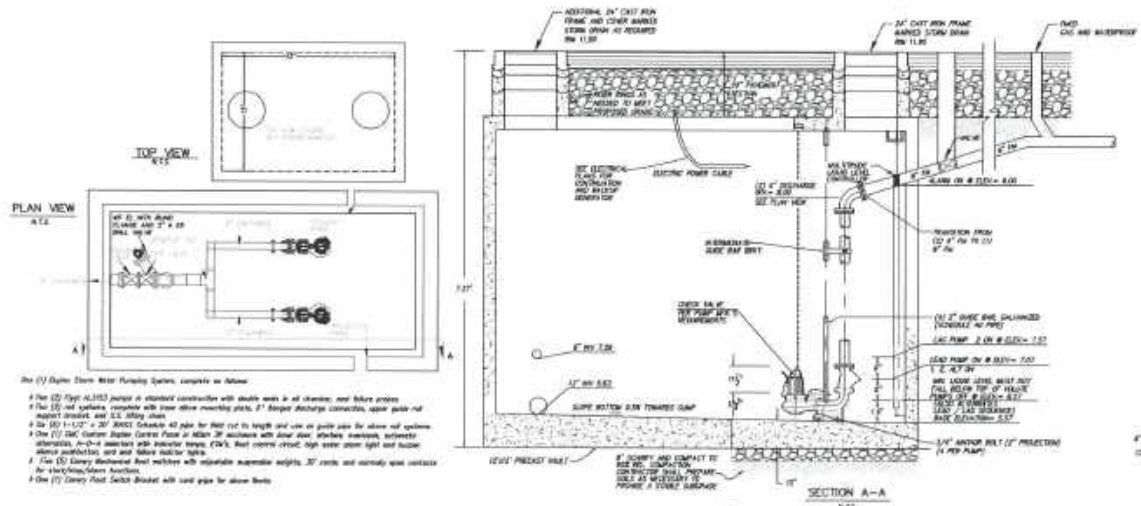
SIZE	A	B	C	D
2"	10 1/2"	12 1/2"	24 1/2"	20 1/2"
4"	14"	27 1/2"	28 3/4"	23 1/2"
6"	16"	30 1/2"	30 1/2"	25 1/2"
8"	18 1/2"	33 1/2"	32 1/2"	27 1/2"
10"	20"	35 1/2"	34 1/2"	29 1/2"



MIDDLE PLAZA at 500 El CAMINO REAL  
Menlo Park, California

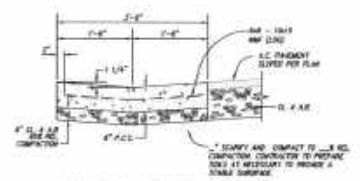


Preliminary Construction Details  
10/24/2017  
C-12.2

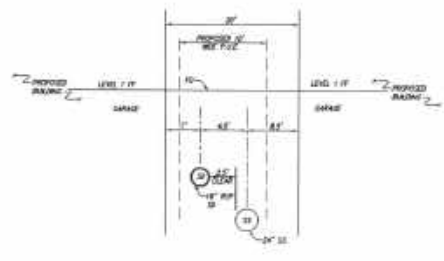


- Use (1) Duplex Storm Water Pumping Station, complete as follows:
- # The (2) Type AL353 pumps is standard construction with double seals in all chambers and failure protect.
  - # The (3) wet well, complete with three drive mounting plates, 3" diameter discharge connection, upper gate and support bracket, and 1/2" slope.
  - # The (4) 1-1/2" x 20" RBCS Channels 40 pipe for float not to length and use as guide pipe for above wet well.
  - # The (5) 150" Custom Duplex Control Panel is 48" x 36" enclosure with door door, electrical connections, terminal alternatives, A-D-4 indicator with indicator lamps, CW's, float control circuit, high water alarm light and buzzer, alarm switch(es), and other indicator lamps.
  - # The (6) Energy Absorbent float switches with adjustable suspension weights, 30' cords and normally open contacts for float/alarms function.
  - # The (7) Energy float Switch Bracket with cord pipe for above float.

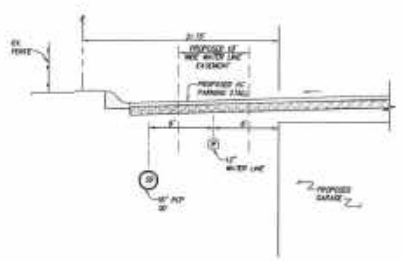
STORM DRAINAGE DUPLEX LIFT STATION 1



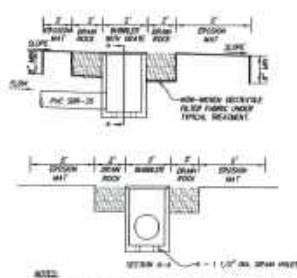
VALLEY GUTTER 2



SECTION A-A



SECTION B-B



BUBBLER/ENERGY DISSIPATOR 3

- NOTES:
1. SLOPE SURFACE SHALL BE FREE OF ROCKS, CLDS, ERDS AND GRASS. MATS-BLANKETS SHALL HAVE GOOD SOIL CONTACT.
  2. LAY BLANKETS CAREFULLY AND STAY ON STAKE IF HANDED (WARRANT) WITH THE SLOPE. DO NOT EXCEED.



MIDDLE PLAZA at 500 EI CAMINO REAL  
Menlo Park, California



Preliminary Construction Details  
002402017  
C-12.3

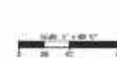


**SHEET INDEX**

L-1.0 Overall Landscape Plan	L-3.1 Schematic Parking Plan
L-1.1 Site Section	L-3.2 Schematic Parking Plan
L-1.2 Site Section	L-3.3 Schematic Parking Plan
L-1.3 Site Section	L-3.4 Schematic Parking Plan
L-1.4 Typology Elevations	L-3.5 Schematic Parking Plan
L-1.5 Typology Elevation	L-3.6 Schematic Parking Plan
L-1.6 Access Elevation	
L-1.7 Paving Plan	L-4.1 Notes and Legends
L-1.8 Paving Elevation	L-4.2 Paving Notes and Legends
L-2.1 Schematic Layout Plan	L-5.1 Landscape Details
L-2.2 Schematic Layout Plan	L-5.2 Landscape Details
L-2.3 Schematic Layout Plan	L-5.3 Landscape Details
L-2.4 Schematic Layout Plan	
L-2.5 Schematic Layout Plan	
L-2.6 Schematic Layout and Parking Plan - Roof	

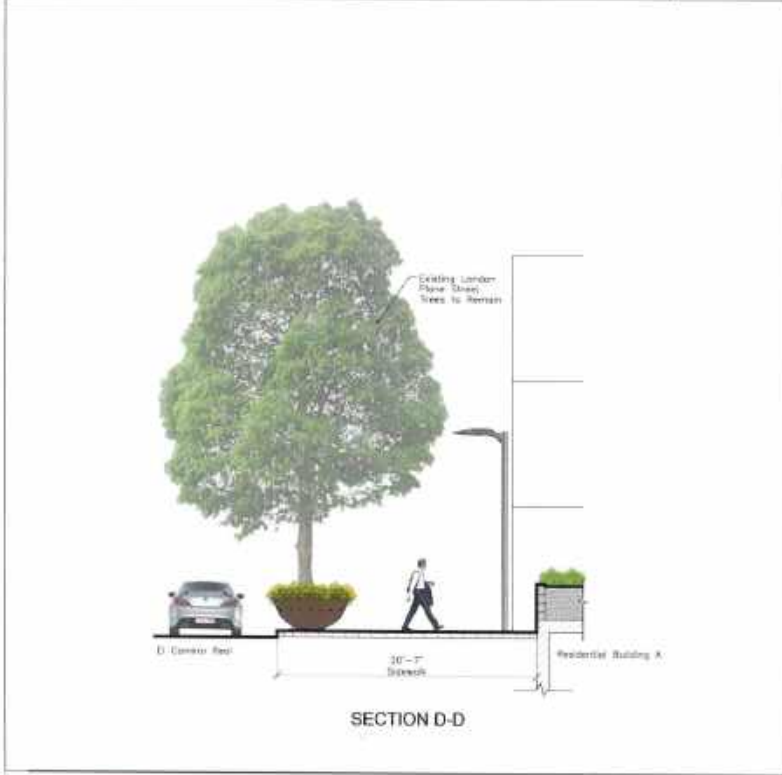
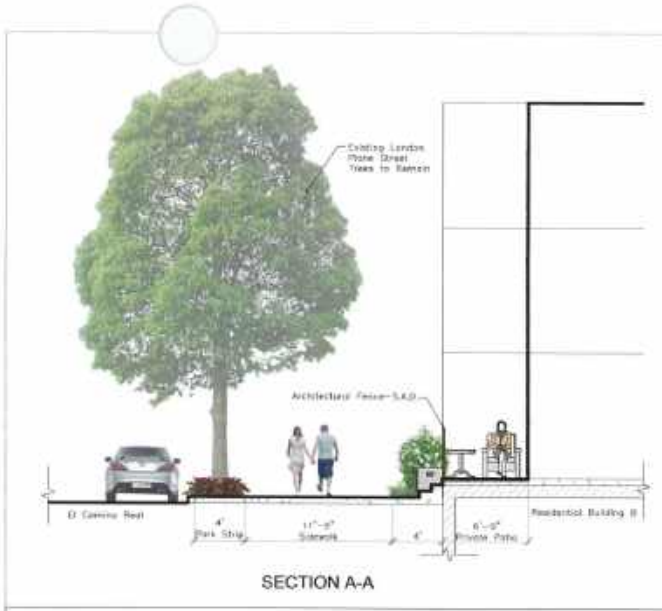


**MIDDLE PLAZA at 500 EL CAMINO REAL**  
Menlo Park, California



Overall Landscape Plan  
02/2017

**L1.**



MIDDLE PLAZA at 500 EL CAMINO REAL  
Menlo Park, California

THE GUZZARDO PARTNERSHIP  
131 Fremont Street  
San Francisco, CA 94105  
415.441.4600  
415.441.4601



Site Sections L1.  
SDR207



SECTION E-E

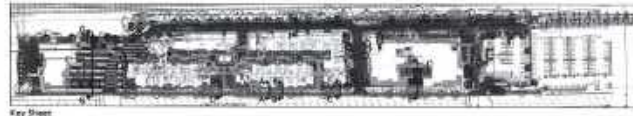


SECTION G-G

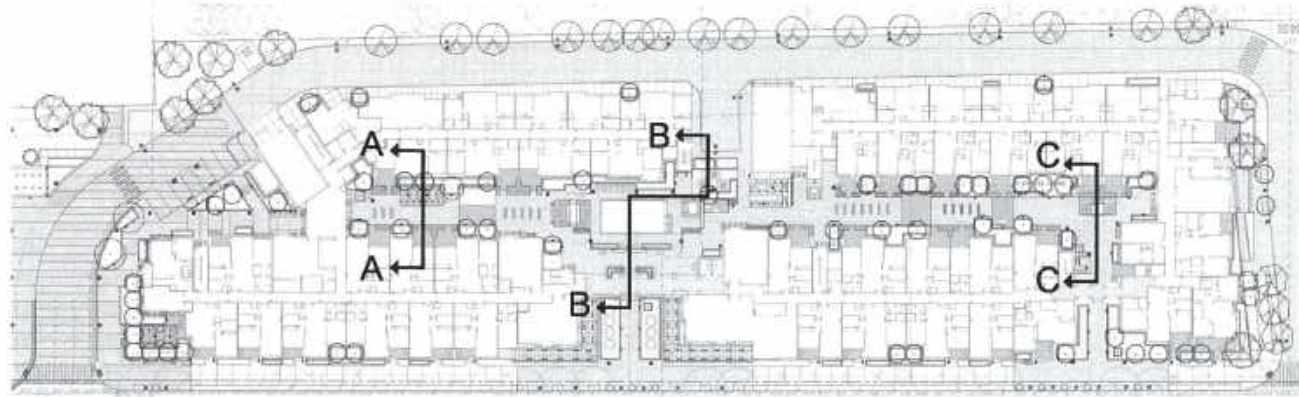


MIDDLE PLAZA at 500 EL CAMINO REAL  
Menlo Park, California

THE GUZZARDO PARTNERSHIP, INC.  
100 Commercial Street  
Menlo Park, CA 94025  
Tel: 650-321-1000  
Fax: 650-321-1001



Site Sections L1.1  
02/24/2017



Section A-A



Section B-B



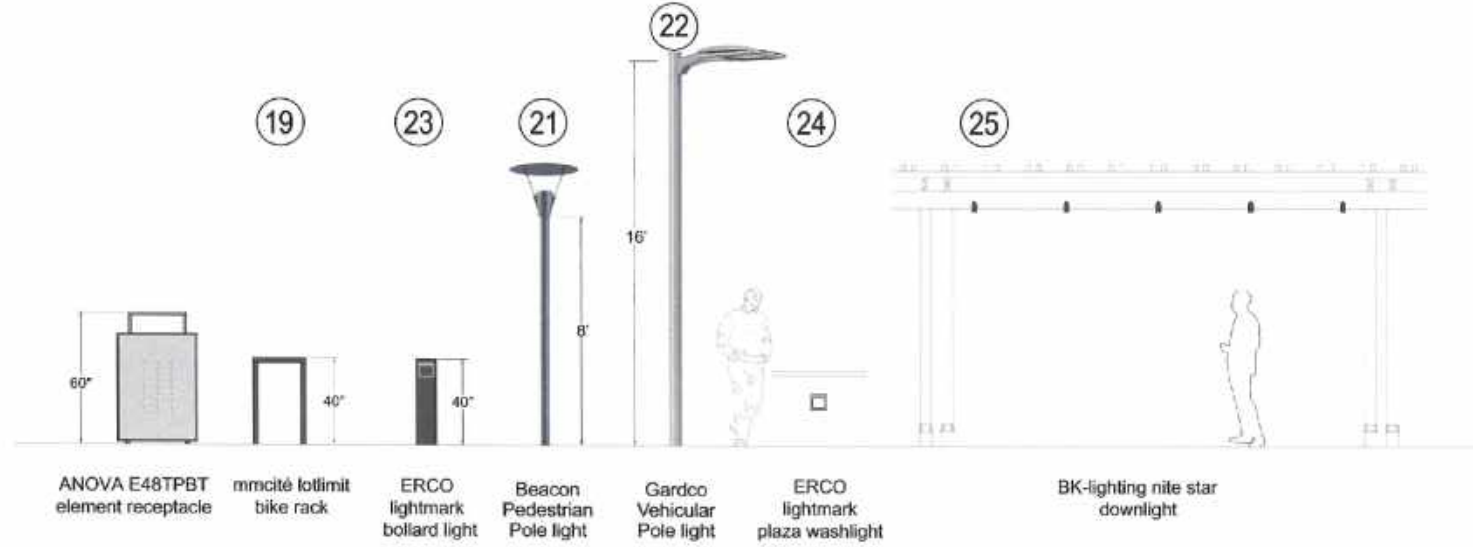
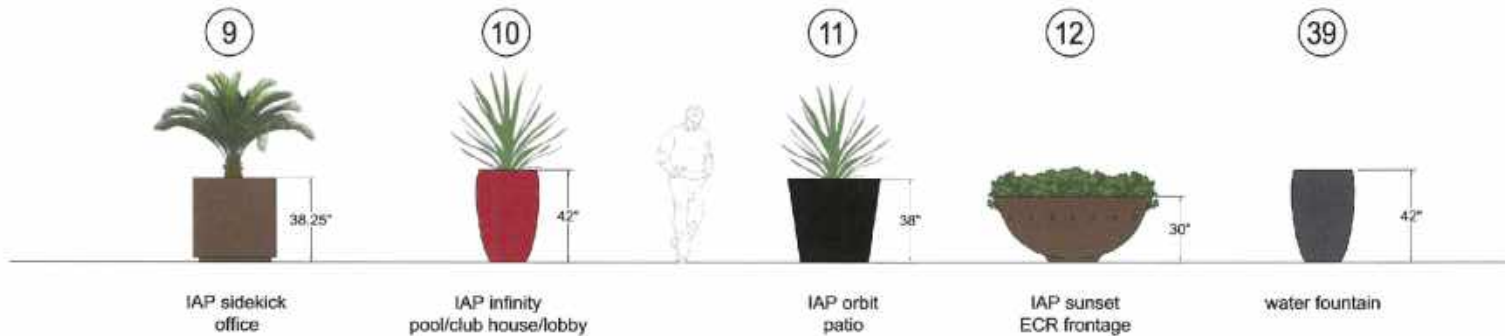
Section C-C



MIDDLE PLAZA at 500 EL CAMINO REAL  
Menlo Park, California



Site Sections L1.  
2/24/2017



Refer to the material samples for actual colors and finishes.



MIDDLE PLAZA at 500 EL CAMINO REAL  
Menlo Park, California



Furnishing Elevations  
3/24/21 **L1.**



PLANTER POT



SEATING



SITE FURNISHING & LIGHTING



MIDDLE PLAZA at 500 EL CAMINO REAL  
Menlo Park, California



Furnishing Images L1.1  
10/24/07



MIDDLE PLAZA at 500 EL CAMINO REAL  
Menlo Park, California



Amenity Images  
03/24/21 L1.



Pedestrian Paving Type 1  
 Vehicular Paving Type 1  
 Belgard Pavers  
 Color: Toscana  
 Location: Middle Plaza  
 Roadway



Pedestrian Paving Type 2  
 Vehicular Paving Type 2  
 Belgard Pavers  
 Color: Rio  
 Location: Middle Plaza  
 Roadway



Pedestrian Paving Type 3  
 Ackersone Pavers  
 Color: Stanford Sand  
 Location: Field



Wood Decking  
 Toumesol Boulevard  
 Thermally Modified  
 Wood Decking



Pedestrian Paving Type 5  
 Ackersone Pavers  
 Color: Pewter  
 Location: Stripes



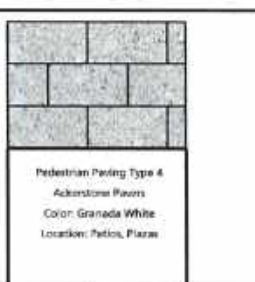
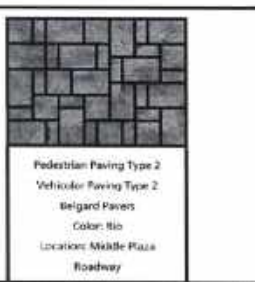
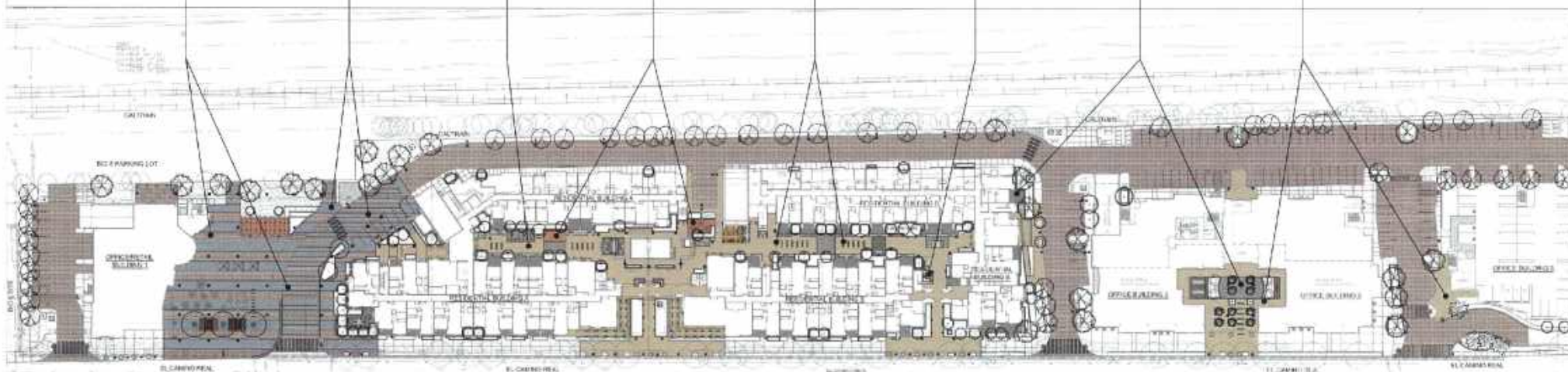
Pedestrian Paving Type 6  
 Abbottford Pavers  
 Porcelain Tile  
 Color: Glacier  
 Location: BBQ Areas



Pedestrian Paving Type 4  
 Ackersone Pavers  
 Color: Granada White  
 Location: Patios, Plaza



Pedestrian Paving Type 3  
 Ackersone Pavers  
 Color: Stanford Sand  
 Location: Field





Lagerstroemia 'Tuscarora'



Quercus virginiana



Quercus lobata



Lagerstroemia 'Muskogee'



Platanus a. 'Colombia'



Acer palmatum 'Bloodgood'



Phoenix roebeli



Quercus agrifolia



Chionanthus retusus



Ginkgo biloba



Platanus roseosa



Pyrus c 'Aristocrat'



Pinus thunbergiana



Arbutus 'Marina'



Podocarpus gracilis



Leucospermum reflexum



Rosa 'Iceberg'



Asparagus densiflorus



Streitizia reginae



Cycas revoluta



Cyperus sempervirens 'Spartan'



Philodendron xanadu 'Winterbourn'



Arctostaphylos 'Howard McMinn'



Calibrachoa 'Million Bells'



Romney coulteri



Acadia cognata



Rosa 'St Joseph'



Hypericum moserianum



Stipa tenacissima



Camellia sasanqua 'Cleopatra'



Campanula poscharskyana



Anigozanthos



MIDDLE PLAZA at 500 EL CAMINO REAL  
Menlo Park, California



Planting Images L1.0  
3/2023/1

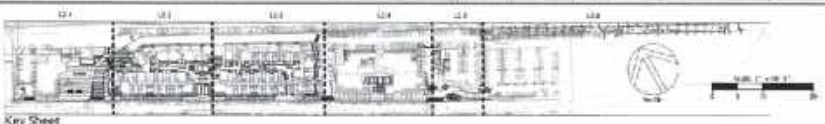
LAYOUT AND MATERIAL NOTES

- 1 Reception Assent Covers, Type 1, Top, S.C.F.S.
- 2 Reception Assent Covers, Type 2, Top, S.C.F.S.
- 3 Reception Assent Covers, Type 3, Top, S.C.F.S.
- 4 Reception Assent Covers, Type 4, Top, S.C.F.S.
- 5 Reception Assent Covers, Type 5, Top, S.C.F.S.
- 6 Reception Assent Covers, Type 6, Top, S.C.F.S.
- 7 Reception Assent Covers, Type 7, Top, S.C.F.S.
- 8 Reception Assent Covers, Type 8, Top, S.C.F.S.
- 9 Reception Assent Covers, Type 9, Top, S.C.F.S.
- 10 Reception Assent Covers, Type 10, Top, S.C.F.S.
- 11 Reception Assent Covers, Type 11, Top, S.C.F.S.
- 12 Reception Assent Covers, Type 12, Top, S.C.F.S.
- 13 Reception Assent Covers, Type 13, Top, S.C.F.S.
- 14 Reception Assent Covers, Type 14, Top, S.C.F.S.
- 15 Reception Assent Covers, Type 15, Top, S.C.F.S.
- 16 Reception Assent Covers, Type 16, Top, S.C.F.S.
- 17 Reception Assent Covers, Type 17, Top, S.C.F.S.
- 18 Reception Assent Covers, Type 18, Top, S.C.F.S.
- 19 Reception Assent Covers, Type 19, Top, S.C.F.S.
- 20 Reception Assent Covers, Type 20, Top, S.C.F.S.
- 21 Reception Assent Covers, Type 21, Top, S.C.F.S.
- 22 Reception Assent Covers, Type 22, Top, S.C.F.S.
- 23 Reception Assent Covers, Type 23, Top, S.C.F.S.
- 24 Reception Assent Covers, Type 24, Top, S.C.F.S.
- 25 Reception Assent Covers, Type 25, Top, S.C.F.S.
- 26 Reception Assent Covers, Type 26, Top, S.C.F.S.
- 27 Reception Assent Covers, Type 27, Top, S.C.F.S.
- 28 Reception Assent Covers, Type 28, Top, S.C.F.S.
- 29 Reception Assent Covers, Type 29, Top, S.C.F.S.
- 30 Reception Assent Covers, Type 30, Top, S.C.F.S.
- 31 Reception Assent Covers, Type 31, Top, S.C.F.S.
- 32 Reception Assent Covers, Type 32, Top, S.C.F.S.
- 33 Reception Assent Covers, Type 33, Top, S.C.F.S.
- 34 Reception Assent Covers, Type 34, Top, S.C.F.S.
- 35 Reception Assent Covers, Type 35, Top, S.C.F.S.
- 36 Reception Assent Covers, Type 36, Top, S.C.F.S.
- 37 Reception Assent Covers, Type 37, Top, S.C.F.S.
- 38 Reception Assent Covers, Type 38, Top, S.C.F.S.
- 39 Reception Assent Covers, Type 39, Top, S.C.F.S.
- 40 Reception Assent Covers, Type 40, Top, S.C.F.S.
- 41 Reception Assent Covers, Type 41, Top, S.C.F.S.
- 42 Reception Assent Covers, Type 42, Top, S.C.F.S.
- 43 Reception Assent Covers, Type 43, Top, S.C.F.S.
- 44 Reception Assent Covers, Type 44, Top, S.C.F.S.
- 45 Reception Assent Covers, Type 45, Top, S.C.F.S.
- 46 Reception Assent Covers, Type 46, Top, S.C.F.S.
- 47 Reception Assent Covers, Type 47, Top, S.C.F.S.
- 48 Reception Assent Covers, Type 48, Top, S.C.F.S.
- 49 Reception Assent Covers, Type 49, Top, S.C.F.S.
- 50 Reception Assent Covers, Type 50, Top, S.C.F.S.

- Table and Chairs, S.C.F.S.
- Metal Balcony, S.C.F.S.
- Blue Rock, S.C.F.S.
- Metal Post, S.C.F.S.
- Plant Pole Light, Type 1, S.C.F.S.
- Roadway Pole Light, Type 2, S.C.F.S.
- Bottom Light, S.C.F.S.
- Wall Light, S.C.F.S.
- Overlight, S.C.F.S.
- Top Light, S.C.F.S.
- Wood Slatted Fence, S.C.F.S.
- Custom Metal Mesh Security Fence, Type 1
- Stone Tactile, Type 1
- Tree in Tree Grate, Type 1
- Office and Hotel Sign
- Recycled Sign
- Folding Tree in Tree Grate, Type 1
- Trellis, Type 1
- Raised Block Flooring on Structure, Type 1
- Bio-Treatment Planters - E.C.C.
- Wood Decking, S.C.F.S.
- Gravel Paving, S.C.F.S.
- Formstone, Type 1
- Private Patio, Type 1
- Fireplace with Seating
- Accent Living Wall
- BBQ with Bar Counter and Seating
- Pavedstone Concrete Paving, Type 1, Top, S.C.F.
- Green Screen with Vines
- Raised Block Flooring with Seating, Type 1
- Wallo Fence and Gate, Type 1
- Steel Sign, Type 1
- Folding Trees in Barriers, Type 1
- LED Strip Light, Type 1, S.C.F.S.
- Utility Enclosure Fence and Gate, Type 1, S.C.F.S.
- Wrought Iron Metal Tube Fence, 30" High
- Wood Lamin, Type, S.C.F.S.
- View Trellis, Type, S.C.F.S.
- 48" Ash Block Wall with Storage Finish
- Roofs Data
- Portable Event Area-Gates by Event



MIDDLE PLAZA at 500 EL CAMINO REAL  
Menlo Park, California



Schematic Layout Plan L2.  
30.2400.1



LAYOUT AND MATERIAL NOTES

- ① Pedestrian Accent Planter, Type 1, Typ. S.C.F.S.
- ② Pedestrian Accent Planter, Type 2, Typ. S.C.F.S.
- ③ Pedestrian Accent Planter, Type 3, Typ. S.C.F.S.
- ④ Pedestrian Accent Planter, Type 4, Typ. S.C.F.S.
- ⑤ Pedestrian Accent Planter, Type 5, Typ. S.C.F.S.
- ⑥ Pedestrian Accent Planter, Type 6, Typ. S.C.F.S.
- ⑦ Pedestrian Accent Planter, Type 7, Typ. S.C.F.S.
- ⑧ Planter Pot, Type 1, S.C.F.S.
- ⑨ Planter Pot, Type 2, S.C.F.S.
- ⑩ Planter Pot, Type 3, S.C.F.S.
- ⑪ Planter Pot, Type 4, S.C.F.S.
- ⑫ Bench, Type 1, S.C.F.S.
- ⑬ Bench, Type 2, S.C.F.S.

- ⑭ Bar Table and Stool, Type 1, S.C.F.S.
- ⑮ Bar Table and Stool, Type 2, S.C.F.S.
- ⑯ Table and Chair, S.C.F.S.
- ⑰ Metal Baller, S.C.F.S.
- ⑱ Side Rack, S.C.F.S.
- ⑲ Metal Rail, S.C.F.S.
- ⑳ Plaza Pole Light, Type 1, S.C.F.S.
- ㉑ Roadway Pole Light, Type 2, S.C.F.S.
- ㉒ Bollard Light, S.C.F.S.
- ㉓ Wall Light, S.C.F.S.
- ㉔ Downlight, S.C.F.S.
- ㉕ Sign Uplight, S.C.F.S.
- ㉖ Wood Screen Fence, S.C.F.S.
- ㉗ Caltrans Water Meter Security Fence, Typ.
- ㉘ Stone Fountain, Typ.
- ㉙ Tree in Tree Grid, Typ.

- ㉚ Office and Retail Sign
- ㉛ Recreational Sign
- ㉜ Existing Tree in Tree Grid, Typ.
- ㉝ Trees, Typ.
- ㉞ Potted Bush Planters on Structure, Typ.
- ㉟ Rain-Treatment Planters - S.C.F.
- ㊱ Wood Decking, S.C.F.S.
- ㊲ Urinal Flooring, S.C.F.S.
- ㊳ Fountains, Typ.
- ㊴ Private Patio, Typ.
- ㊵ Fireplace with Seating
- ㊶ Accent Living Wall
- ㊷ BBQ with Bar Counter and Seating
- ㊸ Paved/Grass Concrete Paving, Type 1, Typ. S.C.F.
- ㊹ Green Screen with Vines
- ㊺ Raised Deck Planter with Bench, Typ.

- ㊻ Patio Fence and Gate, Typ.
- ㊼ Saw Well, Typ.
- ㊽ Existing Trees to Retain, Typ.
- ㊾ LED Strip Light, Typ. S.C.F.S.
- ㊿ Utility Enclosure Fence and Gate, Typ. S.C.F.S.
- Ⓚ Braught Iron Metal Tote Fence, 8ft. High
- Ⓛ Heat Lamp, Typ. S.C.F.S.
- Ⓜ Vine Trellis, Typ. S.C.F.S.
- Ⓨ 8ft. High Back Wall with Stucco Finish
- Ⓩ Bottle Brls
- ⓐ Portable Event Table Stakes by Event



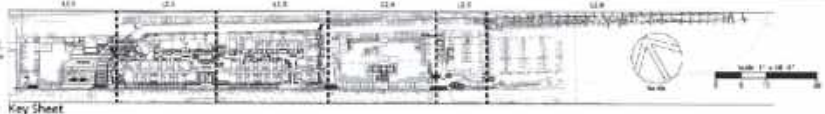
MIDDLE PLAZA at 500 EI CAMINO REAL  
Menlo Park, California



Schematic Layout Plan L2.0  
3/24/2017



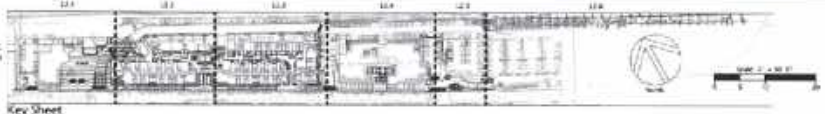
**MIDDLE PLAZA at 500 EL CAMINO REAL**  
Menlo Park, California



Schematic Layout Plan **L2.0**  
10/24/2011



**MIDDLE PLAZA at 500 EL CAMINO REAL**  
Menlo Park, California



Schematic Layout Plan  
3/24/2017

**L2.4**



LAYOUT AND MATERIAL NOTES

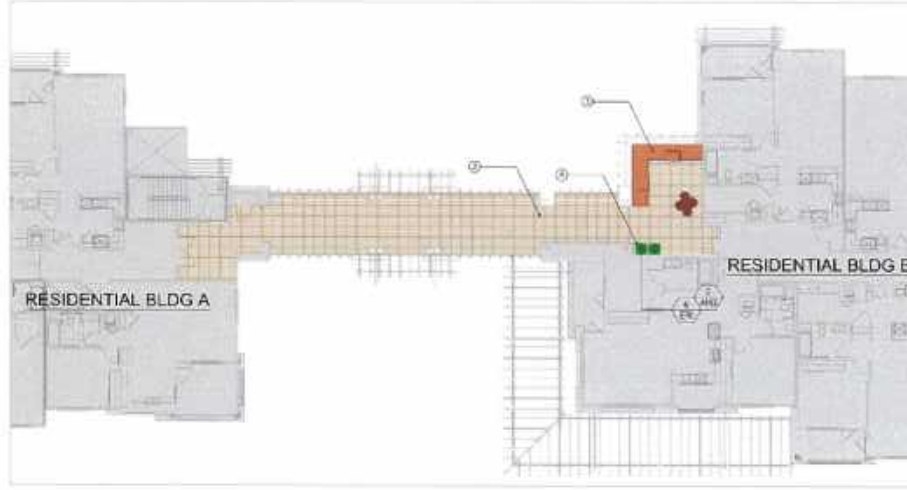
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- 2 Pedestrian Accent Pavers, Type 2, Typ. S.C.F.S.
- 3 Pedestrian Accent Pavers, Type 3, Typ. S.C.F.S.
- 4 Pedestrian Accent Pavers, Type 4, Typ. S.C.F.S.
- 5 Pedestrian Accent Pavers, Type 5, Typ. S.C.F.S.
- 6 Pedestrian Accent Pavers, Type 6, Typ. 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 Balcony, S.C.F.S.
- 19 Bus Rack, S.C.F.S.
- 20 Metal Rail, S.C.F.S.
- 21 Floor Plan Light, Type 1, S.C.F.S.
- 22 Floor Plan Light, Type 2, S.C.F.S.
- 23 Sign Light, S.C.F.S.
- 24 Sign Light, S.C.F.S.
- 25 Sign Light, S.C.F.S.
- 26 Wall Screen Fence, S.C.F.S.
- 27 Culture Wall: Ticket Security Fence, Typ.
- 28 Stone Fountain, Typ.
- 29 Tree in Iron Urns, Typ.
- 30 Office and Retail Sign
- 31 Residential Sign
- 32 Planting Tree in Iron Urns, Typ.
- 33 Urns, Typ.
- 34 Raised Block Planters on Struck, Typ.
- 35 Bio-Treatment Planters - S.C.F.
- 36 Wood Decking, S.C.F.S.
- 37 Green Paving, S.C.F.S.
- 38 Fountain, Typ.
- 39 Planter Pots, Typ.
- 40 Freespace with Seating
- 41 Access Using Well
- 42 BRG with Bar Counter and Seating
- 43 Permeation Concrete Paving, Type 1, Typ. S.C.F.S.
- 44 Green Screen with Vines
- 45 Raised Block Planters with Bench, Typ.
- 46 Post Fence and Gate, Typ.
- 47 Seal Wall, Typ.
- 48 Planting Trees to Remain, Typ.
- 49 LED Strip Light, Typ. S.C.F.S.
- 50 UMG Enclosure Fence and Gate, Typ. S.C.F.S.
- 51 Weighted Iron Metal Tube Fence, 8ft High
- 52 Heat Lamp, Typ. S.C.F.S.
- 53 Wire Mesh, Typ. S.C.F.S.
- 54 6ft High Black Wall with Slatted Finish
- 55 Retho Sign
- 56 Poly-Tube Upright Table-Volvo by Event



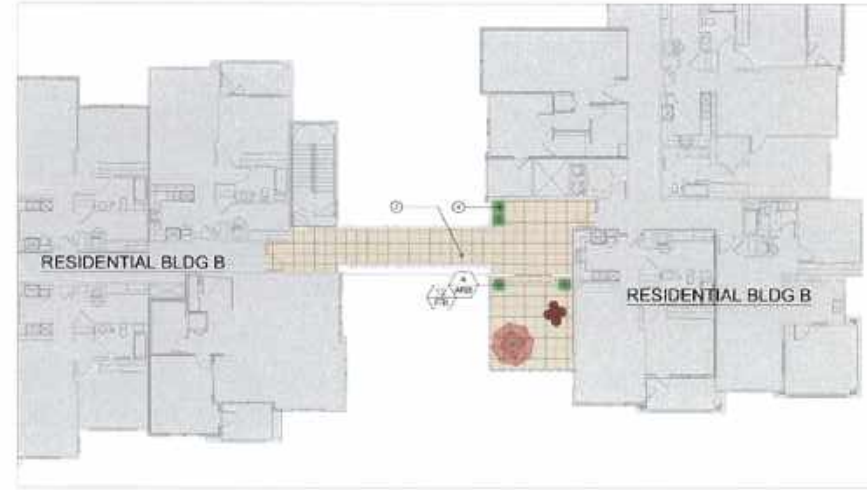
MIDDLE PLAZA at 500 EL CAMINO REAL  
Menlo Park, California



Schematic Layout Plan  
12/14/2011 L2.1



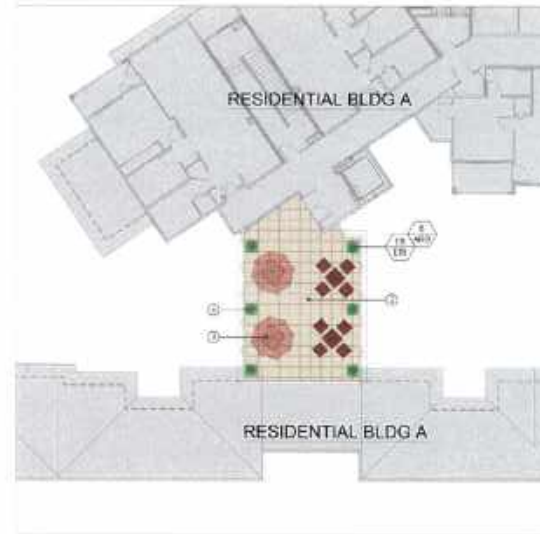
LEVEL 2 ROOF DECK PLAN



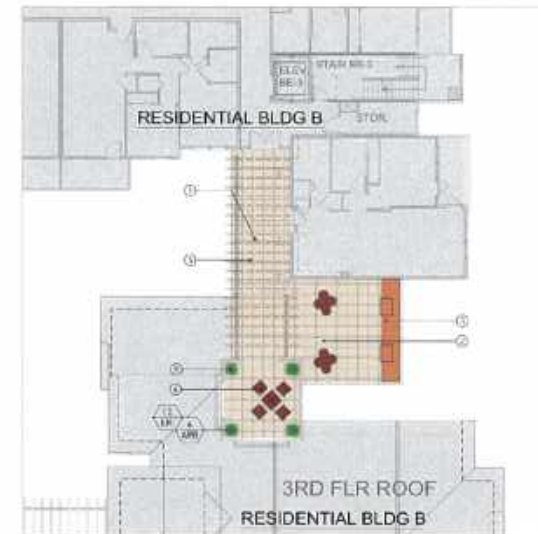
LEVEL 2 ROOF DECK PLAN

**LAYOUT AND MATERIAL NOTES**

- ① Trade Structure by Architects - S.A.S.
- ② Pedestrian Precast Pavers on Precast - S.A.S.
- ③ Outdoor B&B and Countertop, by S.C.F.S.
- ④ Outdoor Tables and Chairs, by S.C.F.S.
- ⑤ Trade Downlights, by
- ⑥ Rectifier Pak, Type 3, S.C.F.S.



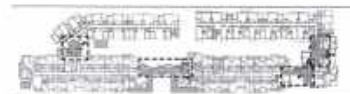
LEVEL 4 ROOF DECK PLAN



LEVEL 5 ROOF DECK PLAN



MIDDLE PLAZA at 500 EL CAMINO REAL  
Menlo Park, California



Key Sheet



Schematic Layout and Planting Plan  
S2042617

L2.6

CALTRAIN

BIG 5 PARKING LOT

See Sheet L-4.2 for Plant Palette

OFFICE/RETAIL BUILDING 1

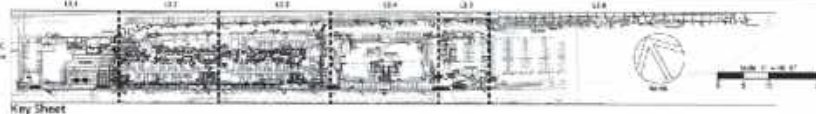
BIG 5 SITE

EL CAMINO REAL



MIDDLE PLAZA at 500 EL CAMINO REAL  
Menlo Park, California

THE GUZZARDO PARTNERSHIP  
Landscape Architecture



Schematic Planting Plan  
02/20/17

L3.



**MIDDLE PLAZA at 500 EL CAMINO REAL**  
Menlo Park, California

**THE GUZZARDO PARTNERSHIP**  
Landscape Architecture, Urban Planning  
1000 California Street  
San Francisco, CA 94109  
415.774.1100  
www.guzzardo.com



Schematic Layout Plan  
3/24/07 **L3.2**





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Menlo Park, California

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Landscape Architecture, Land Planning



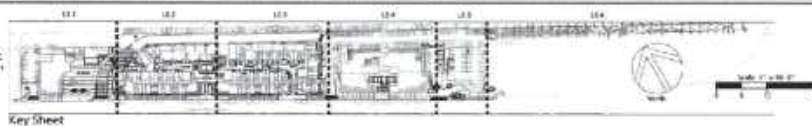
Schematic Planting Plan  
02/24/09/1

**L3.4**



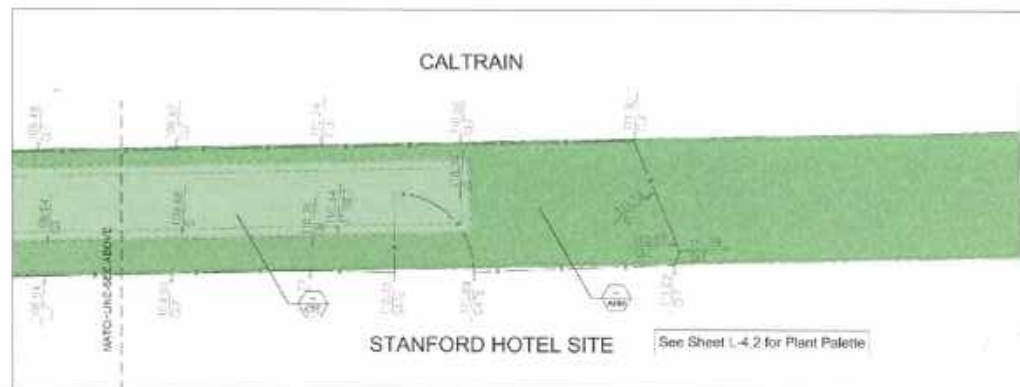
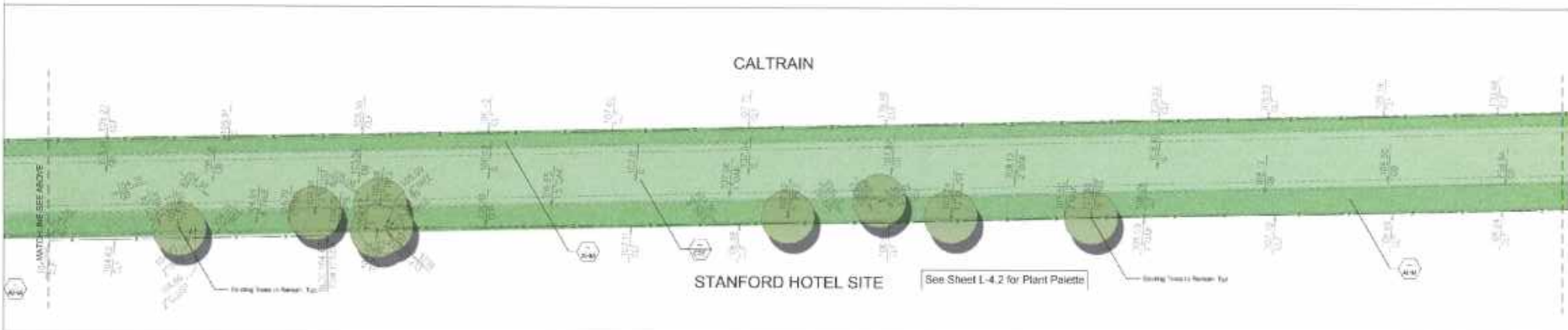
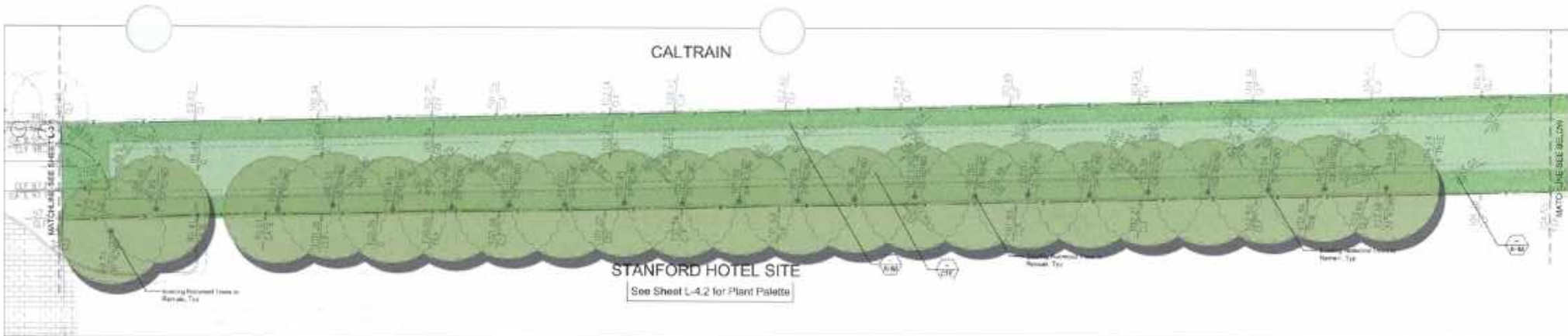
**MIDDLE PLAZA at 500 EL CAMINO REAL**  
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Landscape Architecture + Urban Planning  
301 Linden Dr. West  
Oakland, CA 94612  
415.763.8000  
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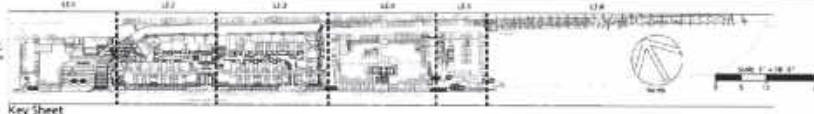
Schematic Planting Plan  
3/24/2017

**L3.1**



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San Francisco, CA 94111  
415.774.1800  
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Schematic Planting Plan  
02/24/2017  
**L3.6**



### LAYOUT LEGEND

	Lawn		Paved/Vehicular Accent Paving
	Grass Cover		Protection Island Paving
	Paved/Vehicular Concrete		
	Detail Number		Elevation callout
	Sheet Number		See Architect's Drawings
	Property Line		See Civil Engineer's Drawings
	Center Line		See Electrical Engineer's Drawings
	Phase Line		See Mechanical Engineer's Drawings
	MFRN Line		See Plumbing Engineer's Drawings
	Edge		
	Street Light, S.E.D. and S.C.D.		
	Paved/Vehicular Sign Post Light, S.E.D. See Color and Finish Schedule		
	Galvan Light, S.C.D. See Color and Finish Schedule		
	Light, S.E.D. See Color and Finish Schedule		
	Traffic 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 Valve, S.C.D.		
	Below grade utility as noted, S.C.D.		
	Trash Receptacle, See Color and Finish Schedule		
	Plaster Patch, See Color and Finish Schedule		
	Bench, See Color and Finish Schedule		

### LAYOUT NOTES

1. See 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 adjacent hardwares from damage. Any damage caused by the Contractor or the Contractor's representatives during their activities shall be repaired at its cost to the Owner.
3. All written dimensions, approvals of scaled distances and dimensions. Dimensions shown are from the face of building wall, face of curb, edge of walk, riprap, etc., to centerline of various unless otherwise noted on the drawings.
4. With existing, 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 Architect.
5. All Office building information is based on drawings prepared by:  
RCS Architecture & Engineers  
309 Bradford Street  
Berkeley, CA 94702  
862.864.445
6. All Residential building information is based on drawings prepared by:  
Dobin Group  
3885 Owens Drive  
Pleasanton, CA 94588  
925.576.0968
7. All site civil information is based on drawings prepared by:  
Sipola  
350 E. Sierra Ave  
Sunnyvale, CA 94089  
408.634.2915
8. All garage information is based on drawings prepared by:  
Willy Design, Inc.  
2018 Gateway Drive, Suite 300  
San Jose, CA 95110  
408.382.7000
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 utilities 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 10' on, nor greater than 20' on, center as indicated on the Layout Plans, Landscape Construction Details, in the Specifications, or as field adjusted under the direction of the Landscape Architect.

### FINE GRADING AND DRAINAGE LEGEND

+0.0	Spot Elevation
F.C. (60.0)	Top of Curb Elevation (from Civil Engineer's Drawings, verify)
F.C. (60.0)	Top of Curb Elevation Interpolated (from Civil Engineer's Drawings, verify)
+4.0 61.2	Relative High Point
T.S. 61.25	Top of Step Elevation
B.S. 60.1	Bottom of Step Elevation
T.S. 61.25	Top of Ramp Elevation
B.S. 60.1	Bottom of Ramp Elevation
T.W. 02.4	Top of Wall Elevation
B.W. 00.4	Bottom of Wall Elevation (Finish Grade of Soil or Paving)
F.F. 52.4	Top of Fence
T.F. 48.4	Top of Fretter
XD 00.00	Anti Drain w/Ret. Elevation
□	On-Grade Paving: 180 4" 9108 (Brushed)
□	Interlocking 10 Block Pav Top Drain Cover
□	Grout Cover Interlocking 3/8"-D-Ribbed and Grout, 180 #90 6" Nylon Grate, Black
■	On-Structure Topping Stone: specify color to correspond with double body structural drain as specified by arch/plan/structural
▲	On-Structure Paving: specify stone color to double body drain as specified by arch/plan/structural
●	Downspout Adapter: 3" & 4" Unvented Inlets w/AT caps, 180 #12x2 Inlets that join water directly on top into the upspout drain before and product type
■	Catch Basin See Civil Engineer's Drawings
—	Direction of Surface Water Flow
—	Direction of Surface Water Flow in Ditch (25 Minimum)
+	Grade Mean (Stage Line)
—	Subsurface Drainage: PVC 4x4 by Acme Industries (4" dia.)
—	Perforated Drainage: PVC 4x4x8 by Acme Industries 4"
○	Dogpound: 1" Curbside

### FINE GRADING NOTES

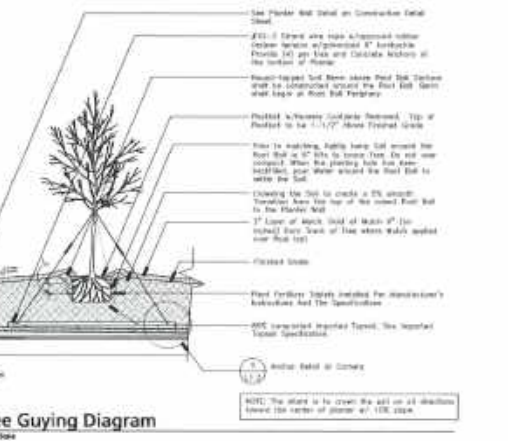
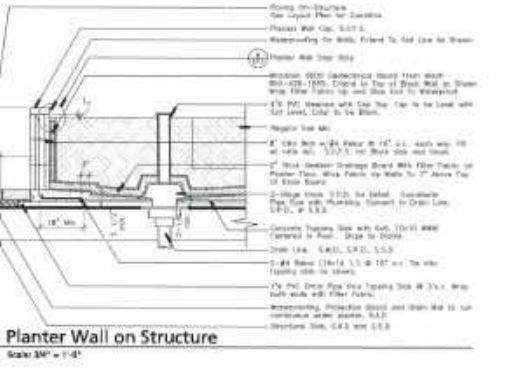
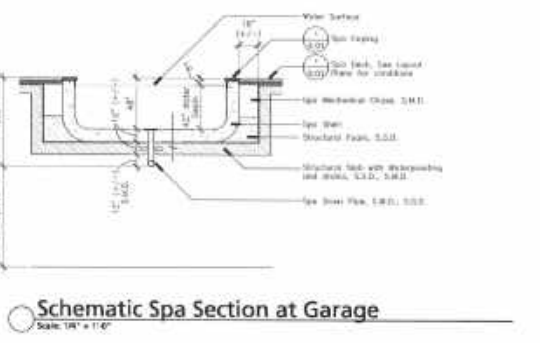
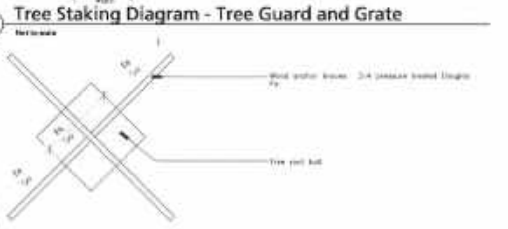
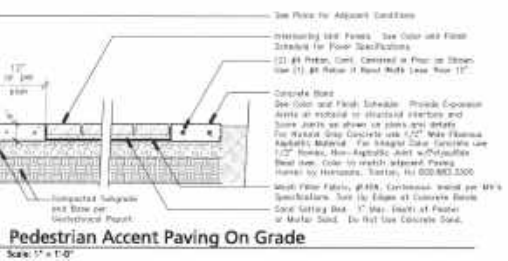
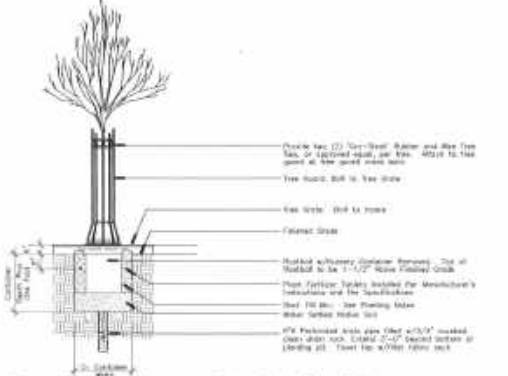
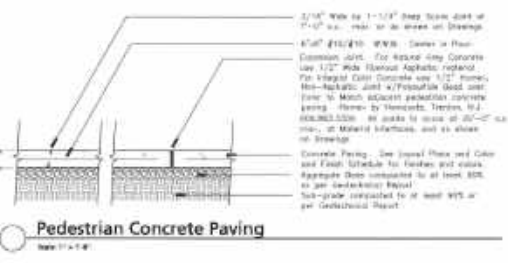
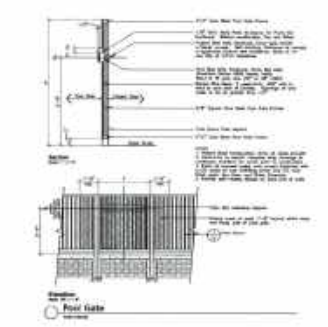
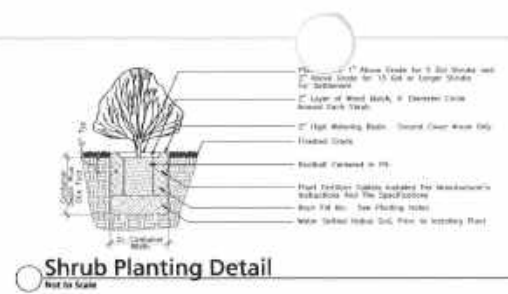
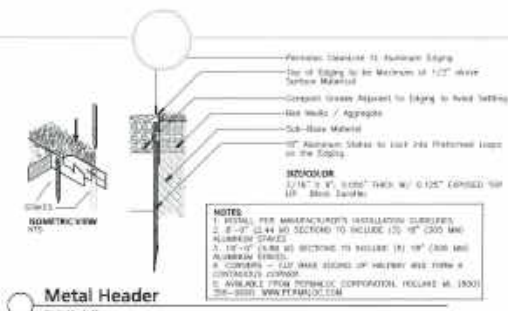
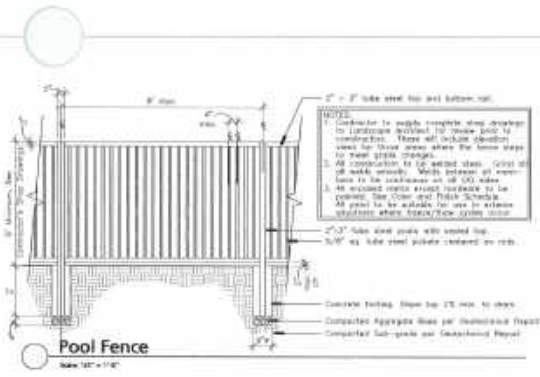
1. The Landscape Contractor is responsible for fine grading and positive surface drainage in all landscape areas. The Contractor shall verify all rough grades in the field and bring any discrepancies to the attention of the Landscape Architect and Civil Engineer for a decision before proceeding with the work.
2. See Civil Engineer's drawings for road surface elevations, roadway curbs, catch basins, and top of curb elevations. Top of curb elevations shown on Landscape Drawings are for reference and coordination purposes only.
3. Earth materials are shown diagrammatically for form and location. Shaping of earth to be achieved and approved in the field by the Landscape Architect.
4. Contractors are to consider extensive 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 accumable material generated by the Contractor's operations.
6. Catch basins, area drains, leader drains, and perforated drain from one 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 paving are to be prepared by the fine grading Contractor within a month of a final grade. The Landscape Contractor shall compact rough grades and to a depth of 6 inches, from 10' to the end of improvement. Soil amendment shall be determined by an Agricultural Substrate Analysis conducted by a licensed soil laboratory upon samples) heavy from the rough graded soil. This analysis shall be conducted and paid for by the General Contractor.
9. See structural site report for recommendations on soil type, grading procedures, soil composition, maximum granitic slopes, frost-free zone, 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 2-7% and greater shall have site mesh erosion control matting installed per manufacturer's specifications. Lap matting minimum 2'-0" and slope.
12. Grading shall be in conformance with all local codes and ordinances. Grades shall be a minimum of four (4) feet from all structures.
13. Grades to be constant and uniform between spot elevations.

### COLOR AND FINISH SCHEDULE

<b>PEDESTRIAN CONCRETE PAVING</b>	
Type 1 Natural gray concrete with light brown finish. Stamp corresponding to job at time.	
<b>PEDESTRIAN AND VEHICULAR ACCENT PAVING</b>	
PeDESTRIAN - Precast Concrete Pavers - Beige	
Type 1 Eco Duffin, Ground Face, 3-Plane Pattern, Color Blended Tossers	
Type 2 Eco Duffin, Ground Face, 3-Plane Pattern, Color Blended, Color Blended	
<b>PEDESTRIAN - Precast Concrete Pavers</b>	
Type 3 Adventure - Beige, Standard Finish Face Mix, Running Bond, Color Stained Sand w/ 42 lbs dry Agg TM	
Type 4 Adventure - Beige, Standard Finish Face Mix, Running Bond, Color Blended White w/ White Agg TM	
Type 5 Adventure - Beige, Standard Finish Face Mix, Running Bond, Color Finish TM-13M	
Type 6 Adventure - Glacier Granite	
<b>Walkway - Precast Concrete Pavers - Beige</b>	
Type 1 Eco Duffin, Ground Face, 3-Plane Pattern, Color Blended Tossers	
Type 2 Eco Duffin, Ground Face, 3-Plane Pattern, Color Blended, Color Blended	
<b>PLANTER WALL</b>	
CMU: Custom Groundstone Color SIGNORIS	
Matching #7W Cap	
<b>BENCHES</b>	
Office/Public Area	Arden Element, M0316, 6" with Square Hole To Match Signature Series Perforation Textured Charcoal, Custom Center Arm. Available from HPS, (7) 877.473.7619.
Residential/Interior	Wesbury 48" Oak. Available from Landscape Furnish, Redwood Casey (209) 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.
<b>TABLES AND CHAIRS</b>	
Public/Office	Calico 30 Dia. Tables and Chairs, Powdercoated metal, color matte black, w/ laminate tops. Available from Landscape Furnish, Redwood Casey (209) 337.1313.
Residential/Interior	Table: Maroon 40" Concrete, Powdercoated metal, color matte black, Slats: Maroon w/ Wood Insert, Color matte black. Available from Landscape Furnish, Redwood Casey (209) 337.1313.
Mobile Place	10'x2' Bar Table, Custom Precast Concrete Top, HSS Tube Steel Frame, Wood Chair Posts (2 Sides) and Strip Steel Arch, Powder, Maroon Slats 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.
<b>TRASH RECEPTACLES/ASH URNS</b>	
Trash Receptacle	Arden Element, EXH0161 with Square Hole To Match Signature Series Perforation Textured Bronze, Beamed Top. Available from HPS, (7) 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.
<b>PRE-CAST PLANTERS</b>	
Planters provided by MP, www.mpl.com	
□ Type 1 Solid 42 50, color coffee	
□ Type 2 42x42, color coffee	
□ Type 3 60x60, color matte black	
□ Type 4 60x60, color bronze	
Freight Container from Slatt Garden Center 415-532-0605	
Glazed Pottery, 42" H, Vase Shape, Beaded bottom half of container	
	Contractor to submit sample to Landscape Architect for approval prior to acquisition or installation. Contractor to provide unit price.
<b>LIGHTING FIXTURES</b>	
Intercom-remote Pole Light: See Electrical Drawings. Fixture: Fluoro Gaskets PureForm PE1-A1-1-2-10A-80-0M6-BIP, Pole/Post: Straight Aluminum 1"X	
Protection-remote Pole Light: See Electrical Drawings. Fixture: Set-24N85-UN-3RR-PE-GR0 3X-62, Pole: HSA-B-5-88-40-A, Round Straight Aluminum 1.625 Dia 3x3 62L, by Hesco	
Ballast Light: See Electrical Drawings. Base Lightless, 3470.025, - RM, # (to match Set) 2484	
Wall Light: See Electrical Drawings. Base Lightless, 3470.025	
Uplight: See Electrical Drawings. BK Lighting, Adjustable Mid Star AN-LED-485-MFL-48-BLW-1.5-11-17C.	
Traffic Down Light: See Electrical Drawings. BK Lighting, Pole Star NSD-LED-664-MFL-48-BLW-12-11-3055.	
LED Strip Light: See Electrical Drawings. Trul, Trystage SR W/ Cover	
<b>TREE GRATES</b>	
Tree Grate	Jameson, 4x4, Recycled Gray Ink, by Urban Accessories
<b>VINE TRELLIS</b>	
Residential/Interior	Custom HSS Tube Steel Frame, 3x3 Posts, 1/2"x2 Strip Steel Horizontal Members. Painted to Match Arch. 30" H x 30" W
<b>OUTDOOR HEATERS</b>	
Residential/Interior	Alpha Series GALP40-402405 240V 25000 BTU by Sokos 950.568.1625
<b>SHRUB BASKETS</b>	
Infurna 5525 by rmcCw 600.488.7302	
<b>BOLLARDS</b>	
Inf 51,100 by rmcCw 609.498.7302	
<b>METAL RAILS</b>	
W/ railing, 316st 31.500 by rmcCw 609.498.7302	

Refer to the material samples for actual colors and finishes.











## 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

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### 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 to 199,500 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 28<sup>th</sup>, 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 16<sup>th</sup>, 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 16<sup>th</sup>. 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 11<sup>th</sup> 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 9<sup>th</sup> meeting. Following the Planning Commission hearing on September 9<sup>th</sup>, City Council will hold a public hearing to review the Specific Plan. This hearing is tentatively scheduled for October 1<sup>st</sup>.

## **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](mailto: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](mailto:jplin@menlopark.org)

> [www.menlopark.org](http://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](mailto: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](mailto:jplin@menlopark.org)  
>> [www.menlopark.org](http://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](http://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

RECEIVED

MAR 20 2017

CITY OF MENLO PARK  
BUILDING

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**

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Tree Assessment Data	

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# 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	<i>Ailanthus altissima</i>	-	1	2	-	3
Blue gum	<i>Eucalyptus globulus</i>	-	9	-	-	9
Silver dollar gum	<i>Eucalyptus polyanthemos</i>	-	4	2	-	6
Wilson holly	<i>Ilex x altacierensis</i>	-	-	3	-	3
Hollywood juniper	<i>Juniperus chinensis</i> 'Kaizuka'	-	-	1	-	1
Canary Island date palm	<i>Phoenix canariensis</i>	-	-	5	-	5
Italian stone pine	<i>Pinus pinea</i>	1	1	3	-	5
London plane	<i>Platanus x hispanica</i>	-	-	9	43	52
Coast live oak	<i>Quercus agrifolia</i>	1	2	6	-	9
Holly oak	<i>Quercus ilex</i>	-	1	5	-	6
Valley oak	<i>Quercus lobata</i>	-	1	-	-	1
Coast redwood	<i>Sequoia sempervirens</i>	-	-	-	6	6
<b>Total</b>		<b>2</b>	<b>19</b>	<b>36</b>	<b>49</b>	<b>106</b>

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. Any 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.

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**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.

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**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
<b>Total</b>	<b>38</b>	<b>17</b>	<b>49</b>	<b>104*</b>

\* 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.



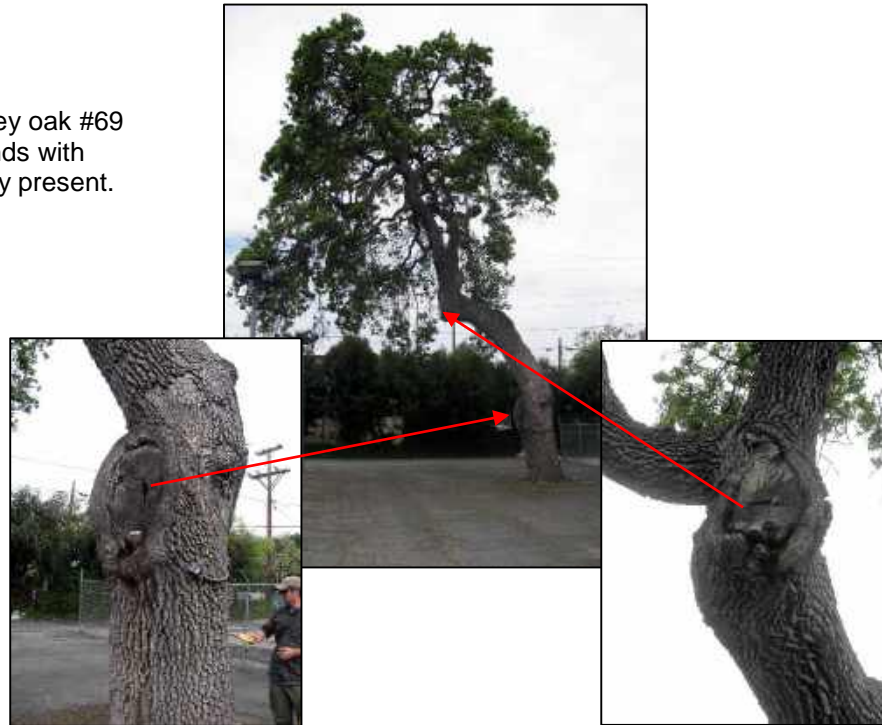
**Photo 8** – Italian stone pine #59 on left; dead pine #58 on right.

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.



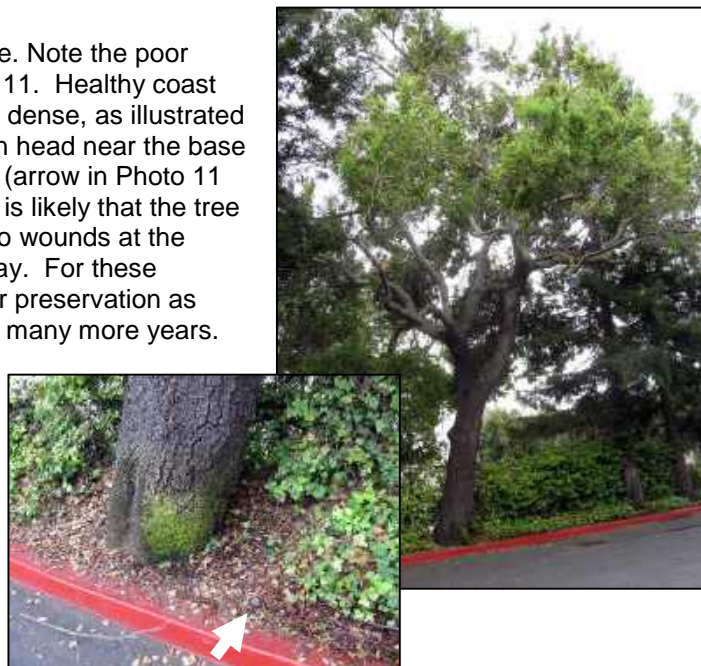
This tree had a high likelihood for failure. If the tree is retained, all use and activity would need to be excluded within the potential fall zone (minimum distance equal to the height of the tree).

**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



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## Exhibits

**Tree Inventory Map  
Tree Assessment Map  
Tree Inventory Data**



# Tree Inventory Map

300-550 El Camino Real  
Menlo Park, CA

Prepared for:  
Stanford University  
April 3, 2015

Notes:  
1. Tree locations are approximate.  
2. Basemap is ESRI aerial image.

## Legend

○ Trees



260

Feet



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:  
Stanford 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



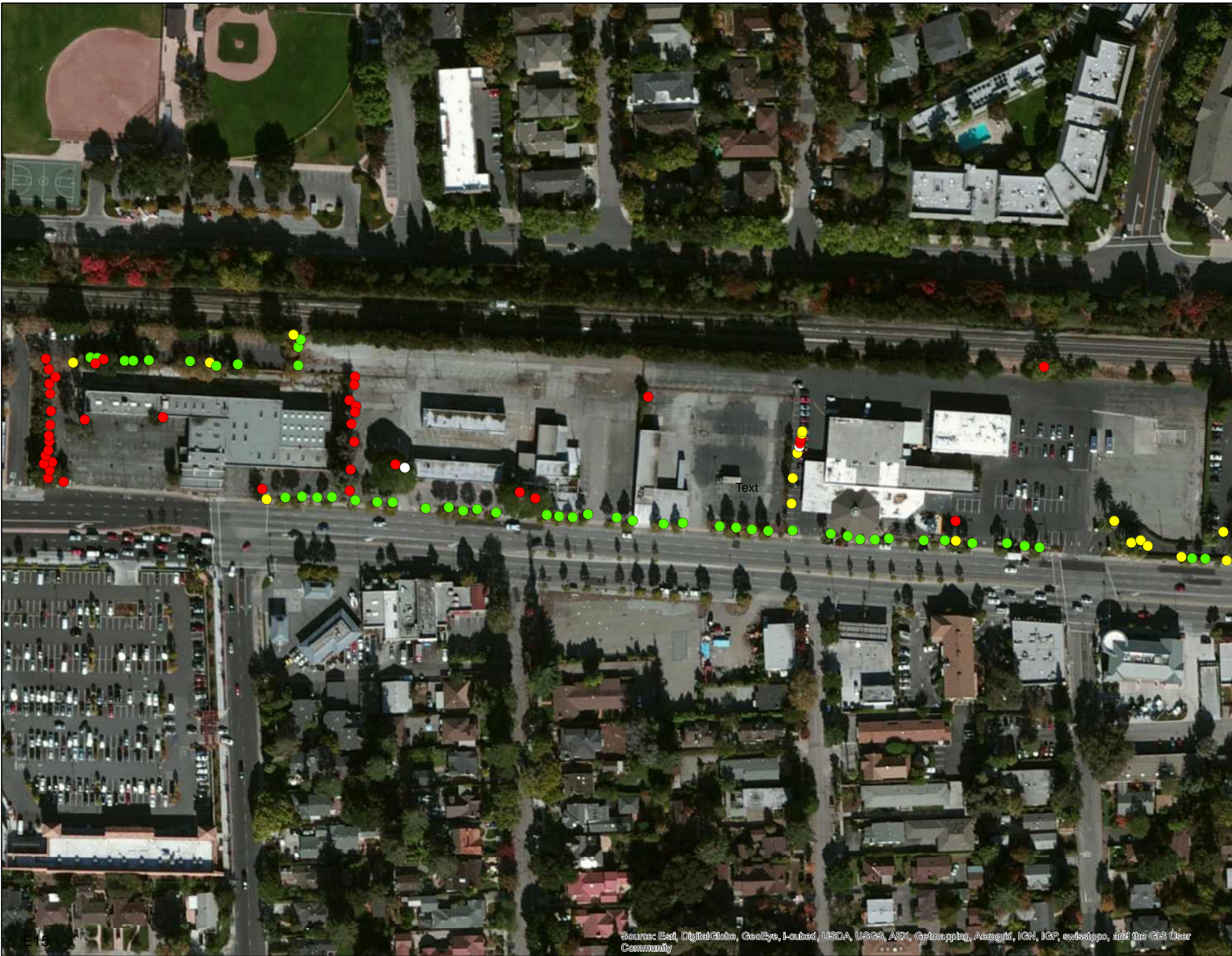
260

Feet



325 Ray Street  
Pleasanton, CA 94566  
Phone (925) 484-0211  
Fax (925) 484-0596

Revised April 10, 2015



# Tree Assessment

300-550 El Camino Real  
Menlo Park, CA  
March 20, 2015



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



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



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



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



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



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.



## 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

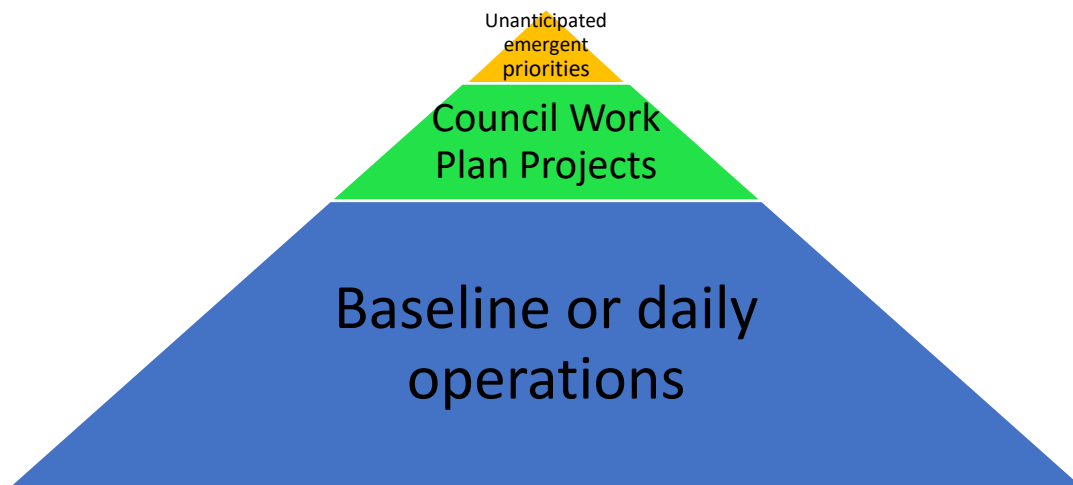
Council members and staff have previously set goals in order to better align Council priorities, staff's work plans, commission's work plans and, ultimately, the City budget. The product of the goal setting process that has evolved over the past several years is a detailed work plan that lists high level 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 prioritize, 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.

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**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
<p>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:</p> <ul style="list-style-type: none"> <li>• (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)</li> <li>• (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)</li> <li>• (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).</li> </ul>

Other department involvement	Multi-Year
City Manager's Office, City Attorney	No

Funding source	State Mandate
General Fund	Yes

**Very Important**

**2. Implement Downtown/EI 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
<p>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.</p>

Key Milestones
<p>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.</p>

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
<p>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.</p>

Key Milestones
<p>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.</p>

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
<p>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.</p>

Key Milestones
<p>The milestone for 2017 will be approval of the work plan for the Green Infrastructure Plan, and future implementation phases will follow.</p>

Other department involvement	Multi-Year
N/A	Yes

Funding source	State Mandate
Storm Drainage	Yes

<b>Important</b>
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## 7. Community Zero Waste Plan

<b>New or Existing</b>	<b>Lead Department</b>
Existing	City Manager's Office

<b>Project Description</b>
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.

<b>Key Milestones</b>
The plan will be completed.

<b>Other department involvement</b>	<b>Multi-Year</b>
Administrative Services, Community Development, Public Works	No

<b>Funding source</b>	<b>State Mandate</b>
CalRecycle, CIP	No

## 8. Update the Heritage Tree Ordinance

<b>New or Existing</b>	<b>Lead Department</b>
Existing	City Manager's Office

<b>Project Description</b>
Update the City's current Heritage Tree Ordinance.

<b>Key Milestones</b>
The consultant will be selected, community outreach, and commission meetings will commence.

<b>Other department involvement</b>	<b>Multi-Year</b>
Community Development, Public Works, City Attorney	Yes

<b>Funding source</b>	<b>State Mandate</b>
CIP	No

**Attracting thoughtful and innovative private investment  
to Menlo Park.**

**Extremely Important**

**9. Downtown Streetscape Improvement Project (Specific Plan)**

<b>New or Existing</b>	<b>Lead Department</b>
Existing	Public Works

<b>Project Description</b>
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.

<b>Key Milestones</b>
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).

<b>Other department involvement</b>	<b>Multi-Year</b>
City Manager's Office	Yes

<b>Funding source</b>	<b>State Mandate</b>
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 programming. 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

<b>Very Important</b>
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## 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
<p>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.</p>

Key Milestones
<p>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.</p>

Other department involvement	Multi-Year
Community Services	Yes

Funding source	State Mandate
General Fund	Yes

<b>Important</b>
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## 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
<p>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.</p>

Key Milestones
<p>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.</p>

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**

<b>New or Existing</b>	<b>Lead Department</b>
Existing	Public Works

<b>Project Description</b>
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.

<b>Key Milestones</b>
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.

<b>Other department involvement</b>	<b>Multi-Year</b>
Administrative Services, City Attorney	No

<b>Funding source</b>	<b>State Mandate</b>
Water	No

**20. Sidewalks on Santa Cruz Ave**

<b>New or Existing</b>	<b>Lead Department</b>
Existing	Public Works

<b>Project Description</b>
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.

<b>Key Milestones</b>
Construction of the sidewalks should be completed in 2017.

<b>Other department involvement</b>	<b>Multi-Year</b>
N/A	No

<b>Funding source</b>	<b>State Mandate</b>
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/service entrance 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 recreation 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

<b>Important</b>
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### 30. Nealon Park Sports Field Sod and Irrigation System Replacement

<b>New or Existing</b>	<b>Lead Department</b>
Existing	Public Works

<b>Project Description</b>
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.

<b>Key Milestones</b>
The completion of the project is targeted for 2017.

<b>Other department involvement</b>	<b>Multi-Year</b>
Community Services	No

<b>Funding source</b>	<b>State Mandate</b>
General Fund	No

### 31. Gatehouse Fence Replacement

<b>New or Existing</b>	<b>Lead Department</b>
New	Public Works

<b>Project Description</b>
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.

<b>Key Milestones</b>
The milestone for 2017 is preparing the design details and going out to bid.

<b>Other department involvement</b>	<b>Multi-Year</b>
Community Development	Yes

<b>Funding source</b>	<b>State Mandate</b>
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
<p>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.</p>

Key Milestones
<p>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.</p>

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
<p>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.</p> <p>The City has selected the vendor to complete the study and staff is currently working to finalize the professional services agreement.</p>

Key Milestones
<p>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.</p>

Other department involvement	Multi-Year
<p>Administrative Services, Community Services, Police, Public Works, Community Development, Library, City Manager’s Office, City Attorney</p>	<p>No</p>

Funding source	State Mandate
<p>General Fund</p>	<p>Yes</p>

### 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

<b>Very Important</b>
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### 38. Information Technology Master Plan implementation

<b>New or Existing</b>	<b>Lead Department</b>
Existing	Administrative Services

<b>Project Description</b>
In 2017, the Administrative Services Department staff will work with user departments to coordinate delivery of the multi-year Information Technology Master Plan.

<b>Key Milestones</b>
<ol style="list-style-type: none"> <li>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.</li> <li>2. Establish an 2017-18 ITMP implementation team comprised of existing staff and other outside consultants as necessary; identify backfill resources as necessary.</li> <li>3. Launch implementation of the application upgrades as determined by resources available (e.g. budget, available staff capacity, etc.).</li> <li>4. Provide project updates to the City Council on the ITMP implementation project in August and January.</li> </ol>

<b>Other department involvement</b>	<b>Multi-Year</b>
ALL	Yes

<b>Funding source</b>	<b>State Mandate</b>
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

<b>Important</b>
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#### 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.**



<b>Extremely Important</b>
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#### 44. Haven Avenue Streetscape Improvement

<b>New or Existing</b>	<b>Lead Department</b>
Existing	Public Works

<b>Project Description</b>
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.

<b>Key Milestones</b>
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.

<b>Other department involvement</b>	<b>Multi-Year</b>
N/A	Yes

<b>Funding source</b>	<b>State Mandate</b>
Measure A Grant/TIF/Developer	Yes

## 45. Willow/101 Interchange

New or Existing	Lead Department
Existing	Public Works

Project Description
<p>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.</p>

Key Milestones
<p>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.</p>

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
<p>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.</p> <p>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.</p> <p>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.</p>

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
<p>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.</p>

Key Milestones
<p>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).</p>

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
<p>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.</p>

Key Milestones
<p>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.</p>

Other department involvement	Multi-Year
Community Development	Yes

Funding source	State Mandate
Developer	No

<b>Very Important</b>
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## 49. High Speed Rail Coordination & Environmental Review

<b>New or Existing</b>	<b>Lead Department</b>
Existing	Public Works

<b>Project Description</b>
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.

<b>Key Milestones</b>
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.

<b>Other department involvement</b>	<b>Multi-Year</b>
Community Development, City Manager's Office, City Attorney (Outside Counsel)	Yes

<b>Funding source</b>	<b>State Mandate</b>
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
<p>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.</p>

Key Milestones
<p>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.</p>

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
<p>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.</p>

Key Milestones
<p>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.</p>

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
<p>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.</p>

Key Milestones
<p>Key milestones anticipated in 2017 include awarding a consultant contract, conducting community engagement on potential alternatives, and developing preliminary designs for potential alternatives.</p>

Other department involvement	Multi-Year
Community Development	Yes

Funding source	State Mandate
Measure A/TIF	No

<b>Important</b>
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## 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