

PERSPECTIVE VIEW: OFFICE AND RETAIL AT EL CAMINO REAL



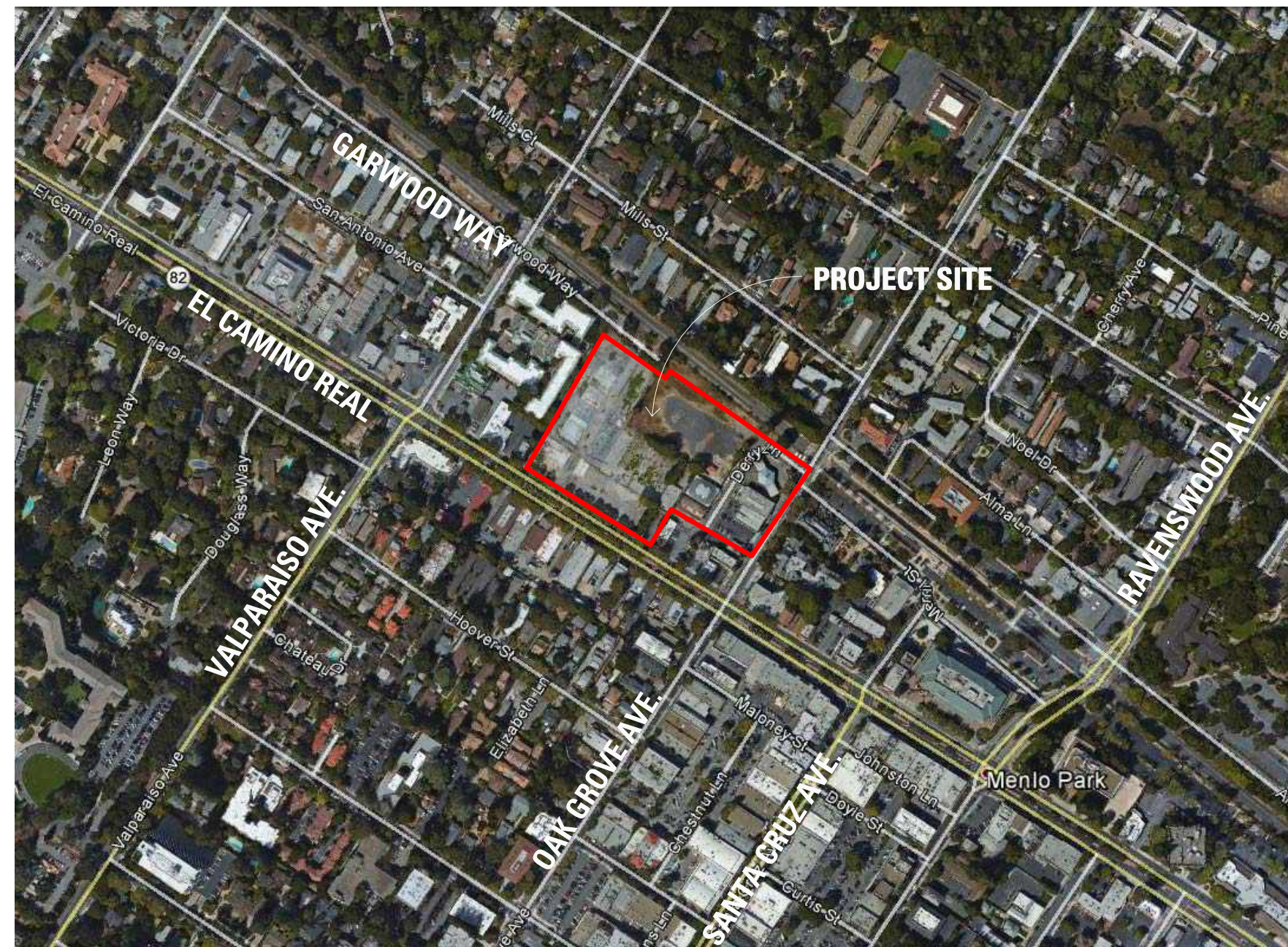
PERSPECTIVE VIEW: RESIDENTIAL ENTRY AT OAK GROVE & GARWOOD



PERSPECTIVE VIEW: PUBLIC PLAZA AT MIXED USE OFFICE AND RETAIL



VICINITY MAP



ZONING KEY



PROJECT TEAM

LANDSCAPE ARCHITECT:
JETT LANDSCAPE + DESIGN
BRUCE JETT
2 THEATRE SQUARE
ORINDA, CA 94563
925.4254.5422

STRUCTURAL ENGINEER:
HOHBACH-LEWIN INC
KEVIN MORTON
545 SANSOME ST. #850
SAN FRANCISCO, CA 94111
415.318.8520

MEP ENGINEER:
TAYLOR ENGINEERING LLC
STEVEN TAYLOR
1080 MARINA PARKWAY #501
ALAMEDA, CA 94501
510.263.1540

CIVIL ENGINEER:
BKF ENGINEERS
TOM MORSE
150 CALIFORNIA ST. #650
SAN FRANCISCO, CA 94111
415.930.7900

SUSTAINABILITY CONSULTANT
INTEGRAL GROUP INC
STET SANBORN
427 13TH STREET
OAKLAND, CA 94612
510.663.2070

STATION 1300

DEVELOPMENT PERMIT APPLICATION AT ECR NE-R ZONING DISTRICT

PROJECT DESCRIPTION:
ONE FOUR-STORY MULTI-FAMILY RESIDENTIAL BUILDING AND TWO THREE-STORY OFFICE BUILDINGS, ALL WITH NEIGHBORHOOD SERVING RETAIL. BUILDINGS SHARE AMENITIES, OPEN SPACES, AND ARE LOCATED OVER A TWO-LEVEL SUBTERRANEAN PARKING GARAGE.

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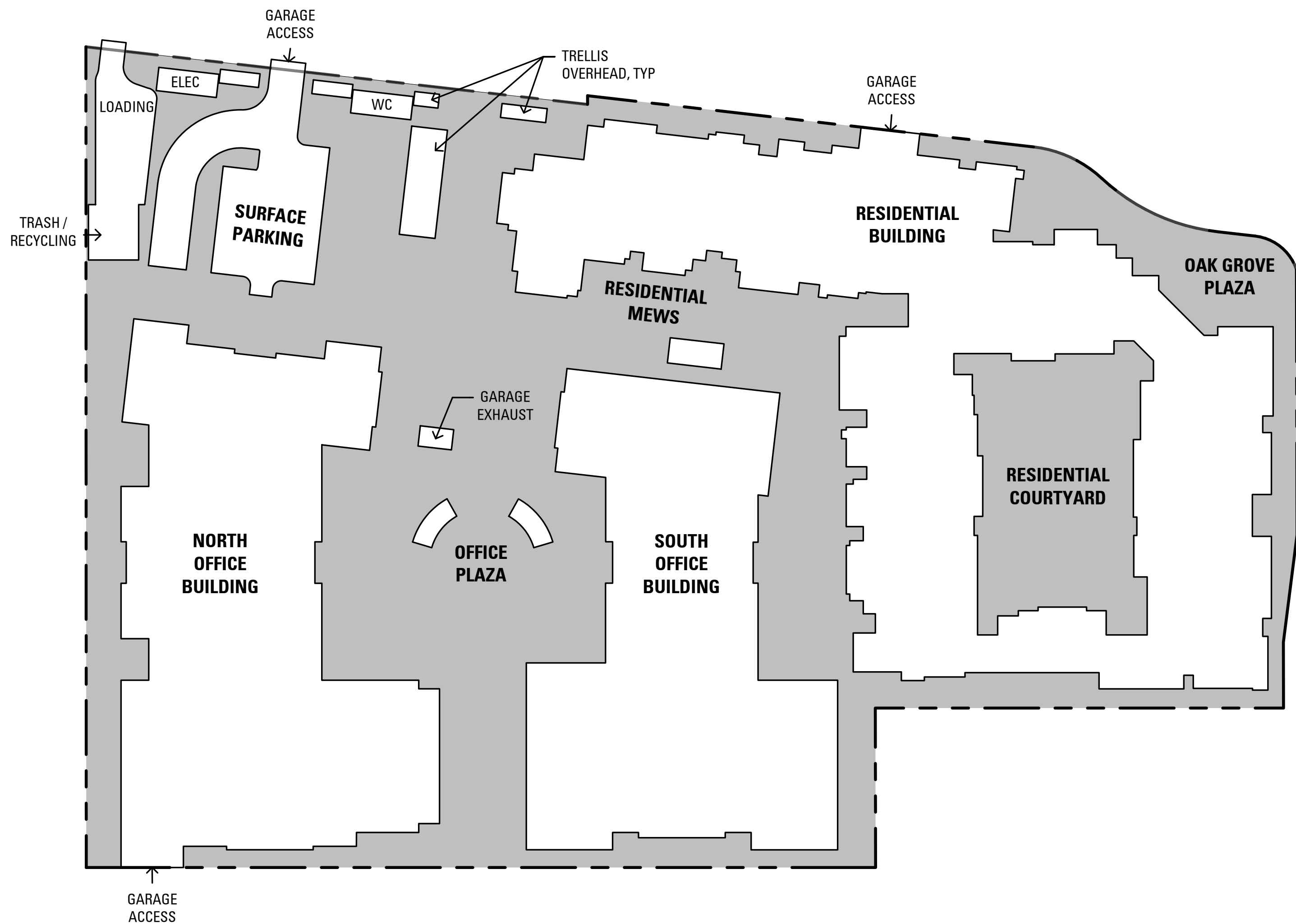
STATION 1300

1300 EL CAMINO REAL

Cover Sheet

SITE ANALYSIS

ONE FOUR-STORY MULTI-FAMILY RESIDENTIAL BUILDING AND TWO THREE-STORY OFFICE BUILDINGS, ALL WITH NEIGHBORHOOD SERVING RETAIL. BUILDINGS SHARE AMENITIES, OPEN SPACES, AND ARE LOCATED OVER A TWO-LEVEL SUBTERRANEAN PARKING GARAGE.



1 Site Open Space, Building Coverage
A0.1 1" = 50'-0"

Site Open Space SF		
Project Site Area	100%	278,812
Open Space Required	20%	55,762
Open Space Provided	44%	122,874
Building Coverage	54%	155,938

Site Open Space is defined per Zoning Ordinance 16.04.500: "Open Space" means that portion of the building site open, unobstructed and unoccupied from ground upward: including walkways, landscaping, uncovered patios and uncovered recreation facilities.

Residential

	Included Floor Area (sf)		Excluded Floor Area (sf)			Total Residential	Community Serving Uses	Total Building (sf)
	Residential	Semi Enclosed Decks	Mechanical	Trash / Recycle	In Unit Shafts			
L5	184	0	0	0	0	184	0	184
L4	43,770	2345	440	224	400	43,770	0	43,770
L3	53,888	1,365	610	224	500	53,888	0	53,888
L2	54,048	1,723	610	226	500	54,048	0	54,048
L1	47,141	891	583	1,034	350	47,141	7,257	54,398
Subtotal	199,031	6,324	2,243	1,708	1,750	199,031	7,257	206,288

Unit Mix / Unit Count

	1 BDR	2 BDR	3 BDR	Total Level
L4	22	18	2	42
L3	28	21	2	51
L2	26	23	2	51
L1	22	15	2	39
Total	98	77	8	183
%	54%	42%	4%	100%

Office

	Included Floor Area (sf)		Excluded Floor Area (sf)		Total Office	Community Serving Uses	Total Building (sf)
	N Office	S Office	Mechanical	Shafts			
L4	62	62	0	0	124	0	124
L3	37,932	30,060	305	305	67,992	0	67,992
L2	39,436	33,784	305	305	73,220	0	73,220
L1	30,689	28,464	291	291	59,153	11,343	70,496
Subtotal	108,119	92,370	901	901	200,489	11,343	211,832

Garage

	Excluded Floor Area (sf)				Total Garage (sf)
	Parking	Mechanical	Trash / Recycle	Shafts	
B1	221,413	6,726	1,120	702	221,413
B2	156,079	675	0	0	156,079
Subtotal	377,492	7,401	1,120	702	377,492

*Mechanical Exclusion (sf)

Allowed		Proposed	
3% FAR	12,583	3% Exclusion	
1% FAR	4,194	IDF, MPOE, Electrical Room	6,191
T Allowed Exclusion	16,777	Storage Room	2,330
		Total	8,521
		1% Exclusion	
		Central Plant, Fan Room	3,163

Open Space

Common OS Required	183units x 100sf	5,100
Common OS Proposed		31,150

CMP compliance standards requires 100sf of Open Space per Unit. Note: Although not required we are providing additional Private Open Space at residential balconies, patios and stoops. See plans for more information.

Total mechanical area is less than 3% FAR, so all mechanical area is excluded from gross square footage calculation. 16.04.325 C1

Total mechanical area (central plant) is less than 1% FAR, so all mechanical area is excluded from gross square footage calculation. 16.04.325 C2

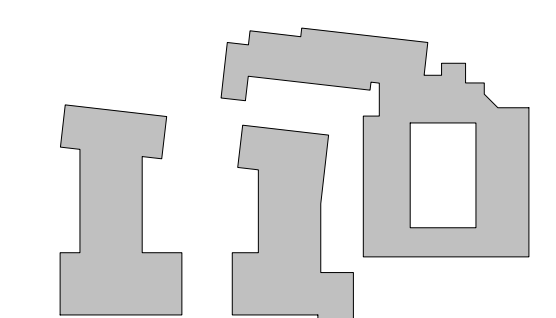
Remaining 3% exclusion reserved for future tenant storage
12,583SF - 8,521SF = 4,062SF

Total Floor Area Permitted (sf)

Site Area	278,812
FAR	1.5
Max Allowed Floor Area	418,218
Max Allowed Office @ 50%	209,109

Summary

	Resi.	Office	CSU	Total (sf)
Proposed (sf)	199,031	200,489	18,600	418,120
Max Allowed	NA	209,109	NA	418,218
Max Less Proposed		8,620.00		98.00



CODE ANALYSIS

USE AND OCCUPANCY

Garage / Podium:	2 levels subteranean parking, accessed via ECR and Garwood Way	S-2
North Office Building:	3 stories of office with community serving uses on level 1 at ECR	B, M
South Office Building:	3 stories of office with community serving uses on level 1 at ECR	B,M
Residential Building:	4 stories of res. with community serving uses on level 1 at Oak Grove	R-2, M

The 2013 California Building Code is the governing code for all buildings listed above.

FIRE SPRINKLER SYSTEM

The Garage, North Office Building, South Office Building and Residential Building are all proposed to be sprinklered with an NFPA 13 automatic sprinkler system.

CONSTRUCTION TYPE

Allowable building heights and areas limitations per occupancy and construction type per CBC Table 503 as follows:

Garage / Podium:	S-2 occupancy / IA construction	= Unlimited basic allowable height; Unlimited basic allowable area
North Office:	B occupancy / IIIB construction	= 55 feet and 3 stories, 19,000 sf per story; 57,000 sf per building
South Office:	B occupancy / IIIB construction	= 55 feet and 3 stories, 19,000 sf per story; 57,000 sf per building
Residential:	R-2 occupancy / VA construction	= 50 feet and 3 stories, 12,000 sf per story; 36,000 sf per building

*Fire sprinklers are provided to allow story increase modification per CBC Section 504.2.

ACTUAL HEIGHTS AND AREAS

The North and South Office buildings are three stories in height. The residential building is three stories with a partial fourth story. Areas are measured to the exterior face of framing of exterior walls, including exterior areas within the horizontal projections of floors and roofs above.

	Height	Stories	Area
<u>North Office Building</u>	<u>48'</u>	<u>3</u>	<u>114,292 sf total</u>
Office (B)			109,710 sf
Mercantile (M)			4,582 sf
<u>South Office Building</u>	<u>48'</u>	<u>3</u>	<u>98,277 sf total</u>
Office (B)			91,632 sf
Mercantile (M)			6,645 sf
<u>Residential Building</u>	<u>48'</u>	<u>4</u>	<u>204,134 sf total</u>
Residential (R-2)			98,277 sf
Mercantile (M)			7,434 sf

Note: Where we exceed basic allowable areas in the residential building, we utilize Section 506 Building Area Modifications permitted to be increased due to fontage and automatic sprinkler system protection.

Allowable area = Tabular area + Frontage increase + Sprinkler increase

$$Aa = At + [(At)(If)/100] + [(At)(Is)/100]$$

$$Aa = 12,000 + (12,000 \times 0) + (12,000 \times 2)$$

Aa = 36,000 sf which is > than each story area.

Allowable Building Area = 72,000 SF

Total Building Area = 21,903 SF which is less than 72,000

FIRE RESISTANT CONSTRUCTION OF MAJOR BUILDING ELEMENTS

Office Buildings Type IIIB Construction:

Primary Structural Frame	0
Exterior Bearing Wall	2-hr
Interior Bearing Wall	0
Non Bearing Exterior Walls and Partitions	B: 1-hr if < 30', 0-hr if > 30'; M: 2-hr if < 5', 1-hr if 5-30'; 0-hr if > 30'
Non Bearing Interior Walls and Partitions	0
Floor Construct. & Assoc. Secondary Members	0
Roof Construct. & Assoc. Secondary Members	0

Residential Building Type VA Construction:

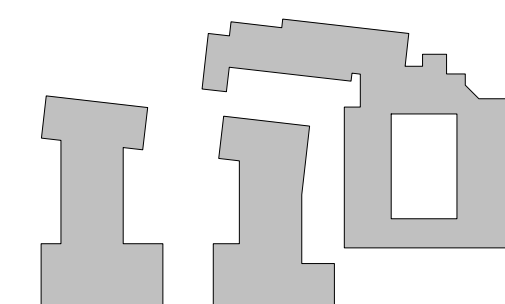
Primary Structural Frame	1-hr
Exterior Bearing Wall	1-hr
Interior Bearing Wall	1-hr
Non Bearing Exterior Walls and Partitions	M: 2-hr, 1-hr if 5-30' to PL; R2: 1-hr<30' to PL
Non Bearing Interior Walls and Partitions	0
Floor Construct. & Assoc. Secondary Members	1-hr
Roof Construct. & Assoc. Secondary Members	1-hr

Garage/Podium Type IA Construction:

Primary Structural Frame	3-hr
Exterior Bearing Wall	3-hr
Interior Bearing Wall	3-hr (2-hr where supporting roof only)
Non Bearing Exterior Walls and Partitions	n/a
Non Bearing Interior Walls and Partitions	0
Floor Construct. & Assoc. Secondary Members	2-hr
Roof Construct. & Assoc. Secondary Members	1 1/2-hr

FIRE RESISTANCE RATING OF FIRE PARTITIONS

In the residential building, we use 3 fire partitions in order for the building to meet basic allowable heights and areas. Each compartment of the building will act/function as a separate building. In the case of a fire, the Fire Partitions between building compartments will be rated 2-hour. Each building compartment will have no less than two exits, including a horizontal exit.





Artist rendering not exact representation of architecture, provided to show look and feel of the project.

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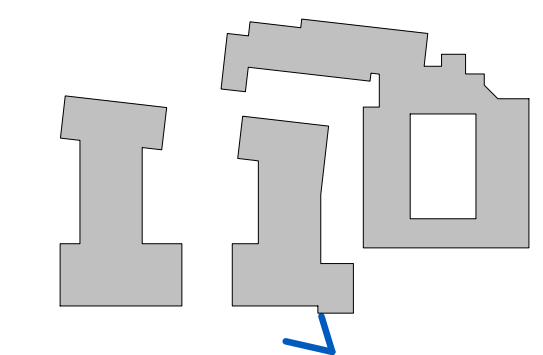
Perspective Rendering - ECR Office View

BAR architects

901 Battery Street, Suite 300 | San Francisco, CA 94111 415 293 5700 | www.bararch.com

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1/10/2017



A0.4



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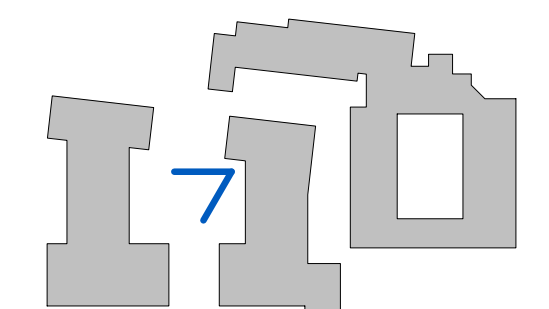
Perspective Rendering - Office Plaza View

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1/10/2017



A0.5



Artist rendering not exact representation of architecture, provided to show look and feel of the project.

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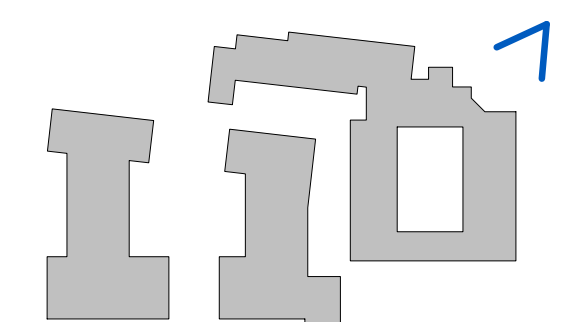
Perspective Rendering - Residential Entry Oak Grove

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A0.6



4 **RESIDENTIAL BUILDING AT GARWOOD**
A0.7 1/16" = 1'-0"



2 **RESIDENTIAL BUILDING AT OAK GROVE**
A0.7 1/16" = 1'-0"



3 **RESIDENTIAL ENTRY AT GARWOOD / OAK GROVE**
A0.7 1/16" = 1'-0"



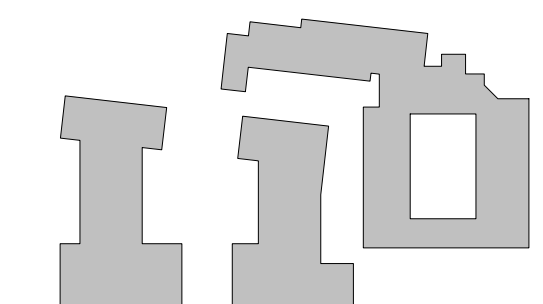
1 **NORTH & SOUTH OFFICE BUILDINGS AT ECR**
A0.7 1/16" = 1'-0"

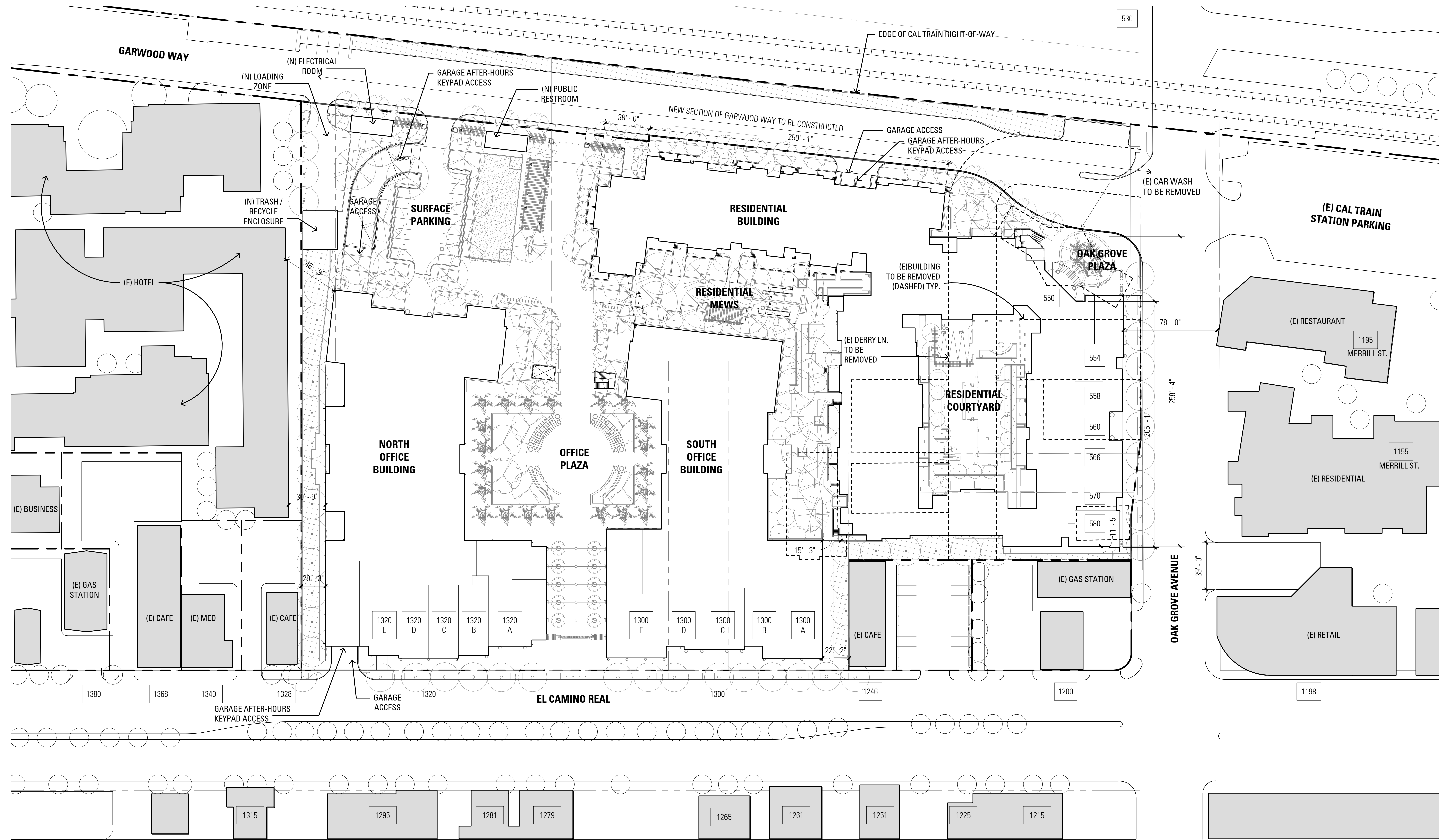
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Exterior Renderings at Public R.O.W.

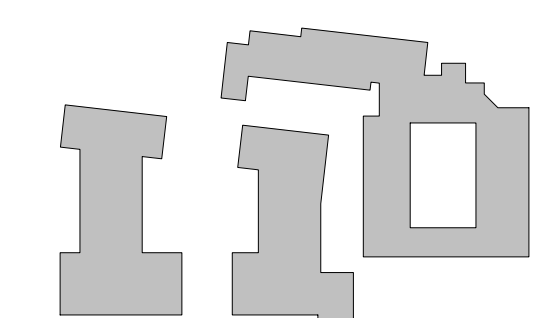
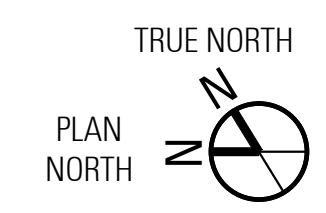
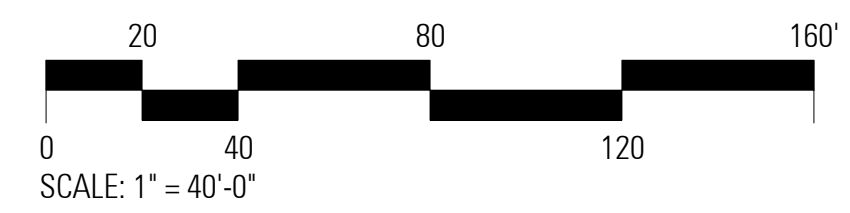


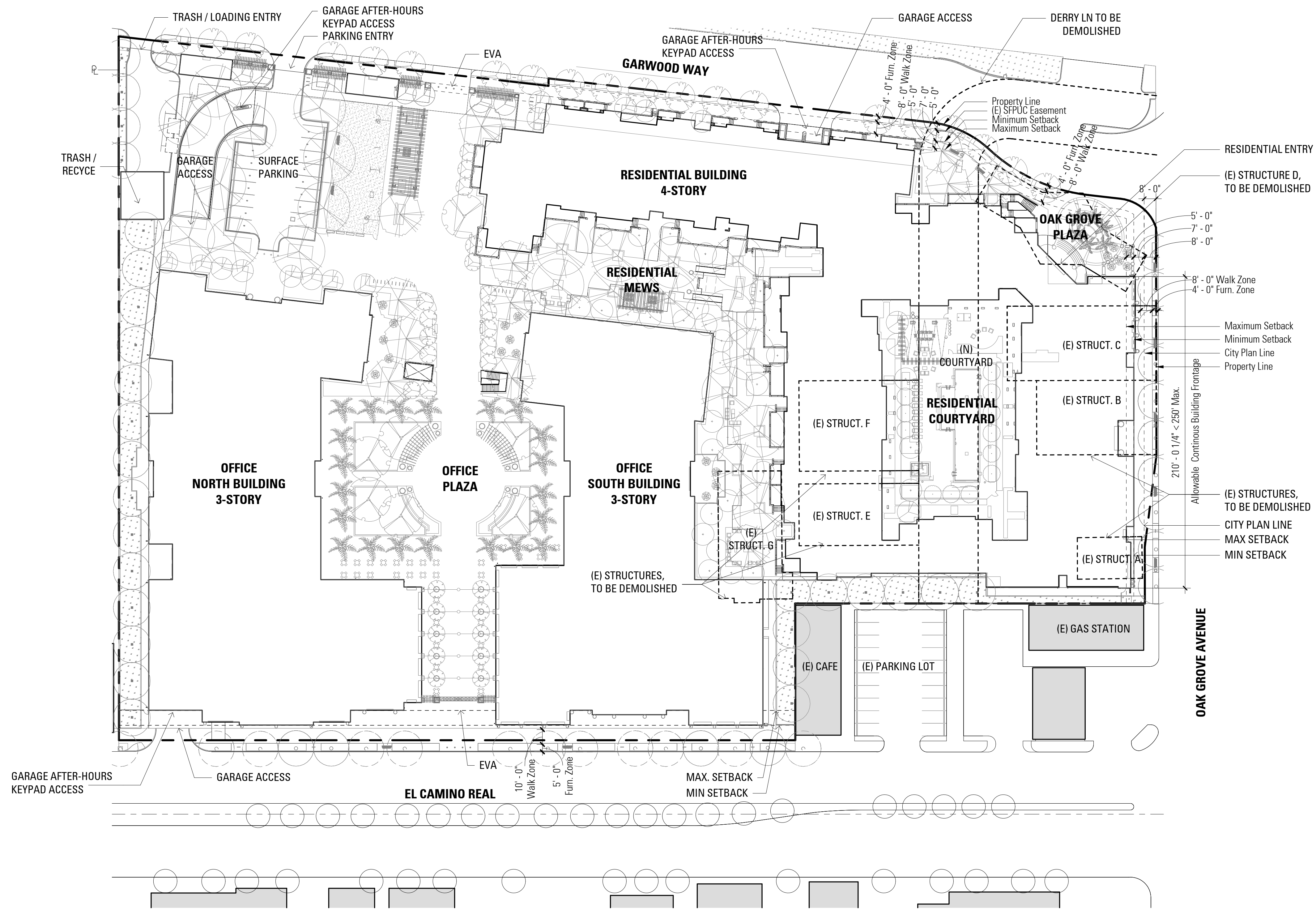


STATION 1300

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Area Plan - 1300 El Camino Real



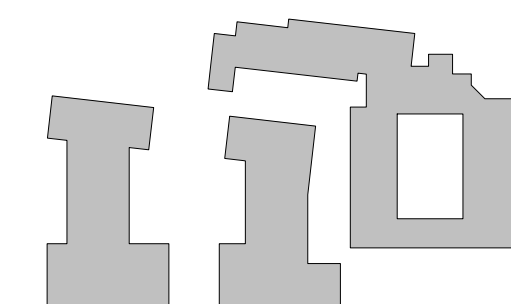
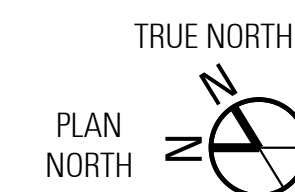
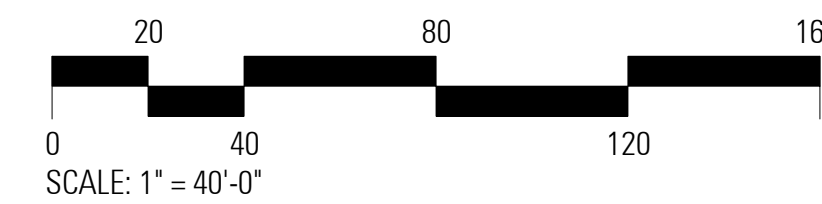


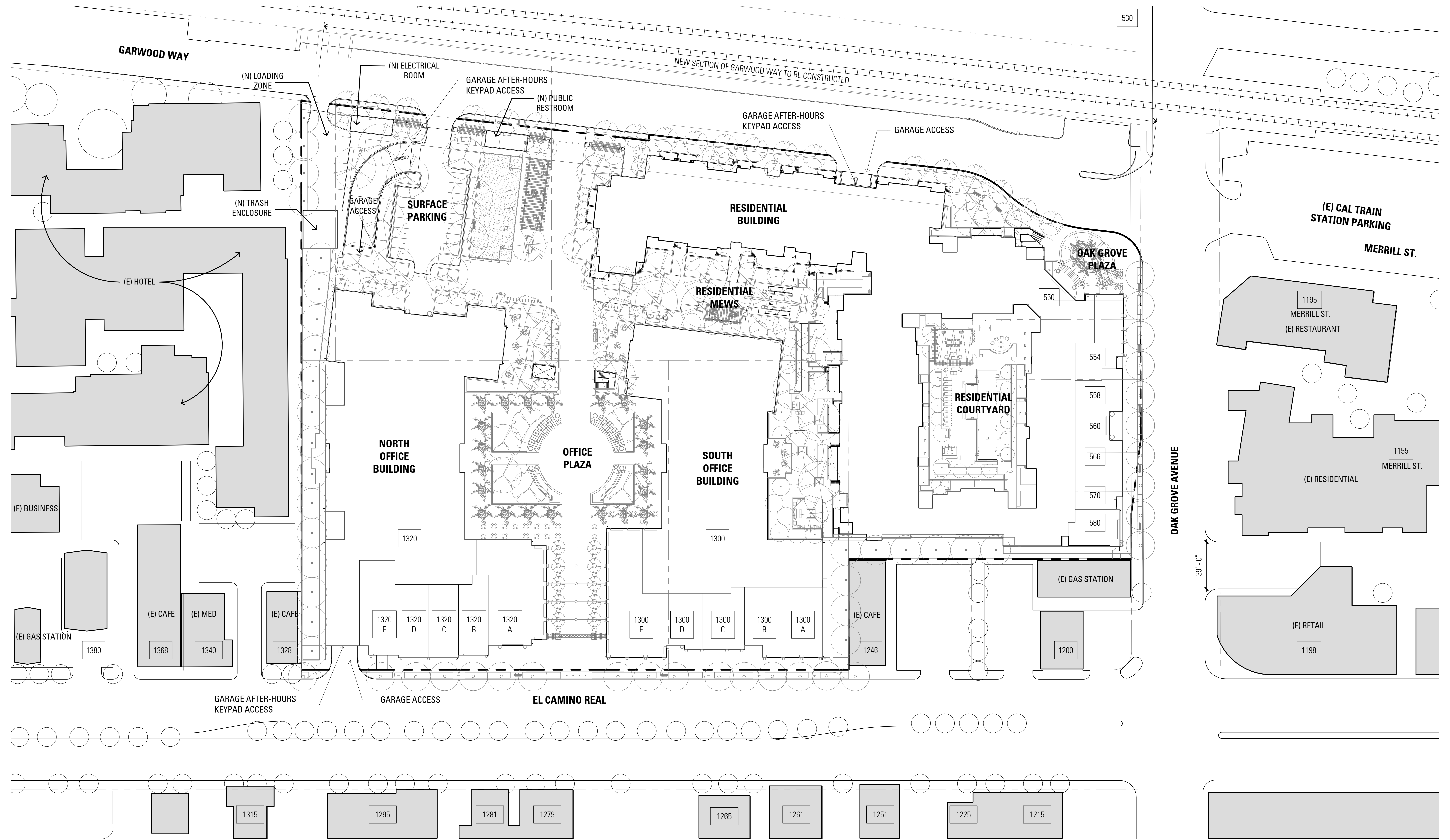
SEE CIVIL FOR:
 - TREE INFORMATION
 - EXISTING AND PROPOSED GRADE ELEVATIONS
 - LOCATION OF UTILITIES

STATION 1300

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Site Plan - 1300 El Camino Real

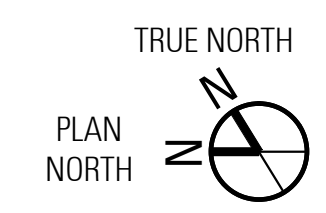
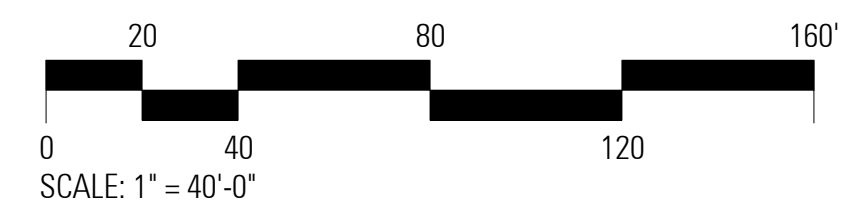




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Address Plan - Station 1300



LEVEL B1 total area = 229,961 SF

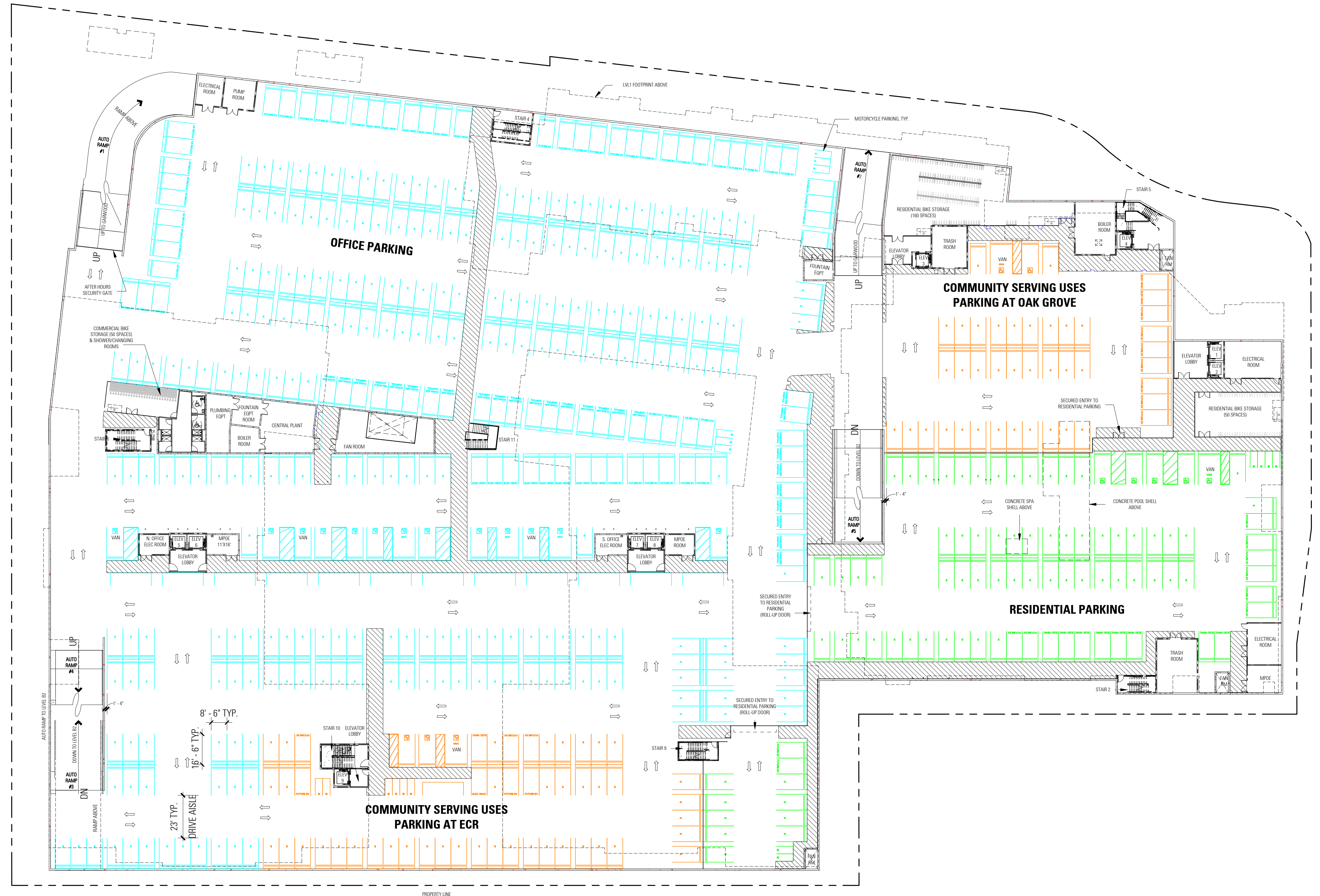
	Vehicle Parking			TOTAL	ADA Standard Spaces	ADA Van Spaces
	Level 1	Lvl B1	Lvl B2			
Residential Spaces	0	92	137	229	2% (229) = 5	1 for every 8 ADA = 1
Retail (CSU) Spaces At Oak Grove	0	43	0	43	26 to 50 = 2	1 for every 6 ADA = 1
Retail (CSU) Spaces At El Camino Real	0	57	0	57	51 to 75 = 3	1 for every 6 ADA = 1
Office Spaces	0	359	286	645	2% (645) = 13	1 for every 6 ADA = 3
Office Visitor Spaces & Loading	17	0	0	17	1 to 25 = 1	1 for every 6 ADA = 1
	17	551	423	991		

Per Menlo Park El Camino Real and Downtown Specific Plan Chapter F Table F2 and CBC Chapter 11A and 11B.

Per Shared Parking Study, 21 retail (CSU) spaces are reserved for retail employees and 79 retail (CSU) spaces are reserved for retail patrons.

		# of Units or SQFT Area	Bike Parking Spaces			
			Long Term Required	Long Term Provided	Short Term Required	Short Term Provided
RESIDENTIAL	Multi-Family Dwelling Limit w/o Private Garage for EA Limit	183	1 Space per Unit	210 (at level B1)	1 Space for every 10 Units	22 *
OFFICE	Office	195,277 sf	1 Space for every 5,000 sf	52 (at level B1)	1 Space for every 20,000 sf	16 *
PUBLIC	Community Serving Uses, Retail & Restaurant	28,008 sf	1 Space for every 12,000 sf	4 *	1 Space for every 2,000 sf	14 * required 26 * provided
TOTAL				266		78

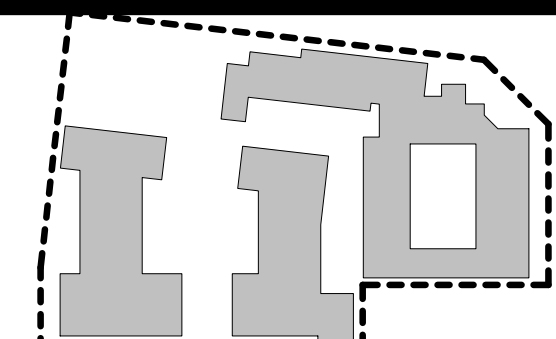
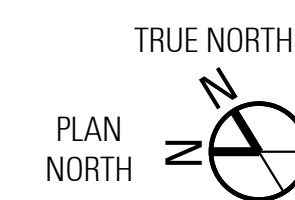
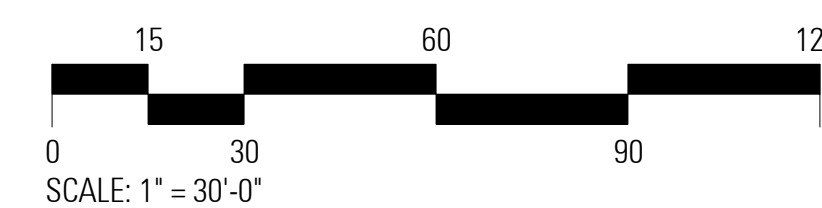
(* Bike Parking Spaces on Grade/Podium at various locations)



STATION 1300

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Parking Floor Plan - Level B1



LEVEL B1 total area = 156,754 SF

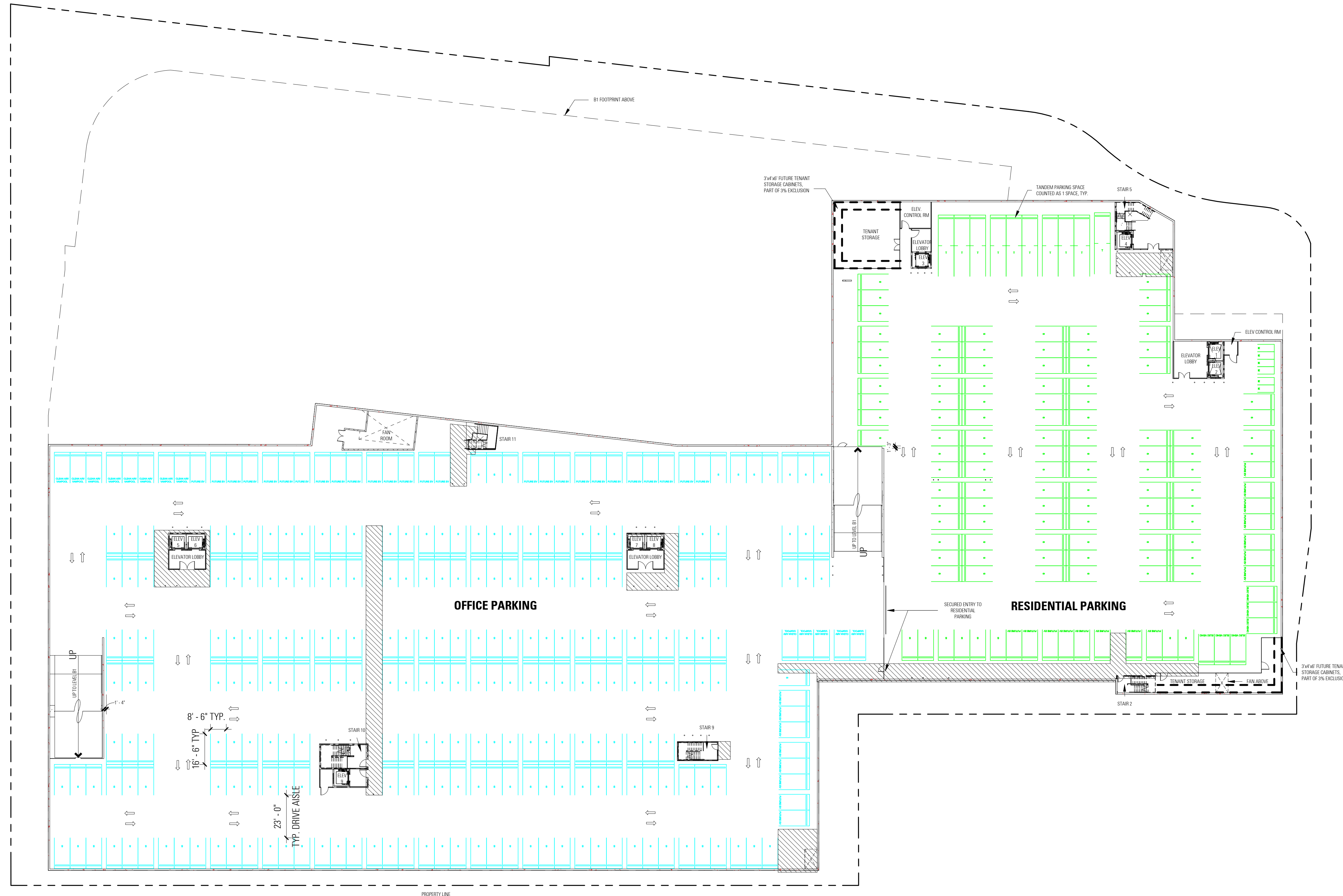
	Vehicle Parking			TOTAL	ADA Standard Spaces	ADA Van Spaces
	Level 1	Lvl B1	Lvl B2			
Residential Spaces	0	92	137	229 229/183=1.25/OU	2% (229) = 5	1 for every 8 ADA = 1
Retail (CSU) Spaces At Oak Grove	0	43	0	43	26 to 50 = 2	1 for every 6 ADA = 1
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Office Spaces	0	359	286	645	2% (645) = 13	1 for every 6 ADA = 3
Office Visitor Spaces & Loading	17	0	0	17	1 to 25 = 1	1 for every 6 ADA = 1
	17	551	423	991		

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		Bike Parking Spaces				
		# of Units or SQFT Area	Long Term Required	Long Term Provided	Short Term Provided	
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TOTAL				266		78

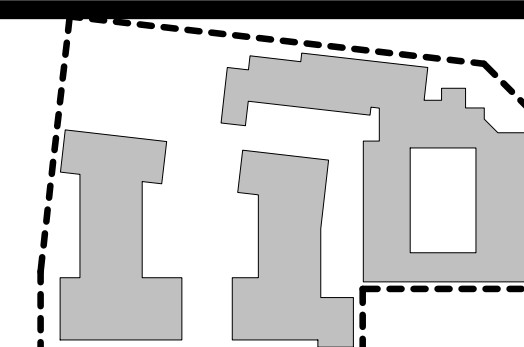
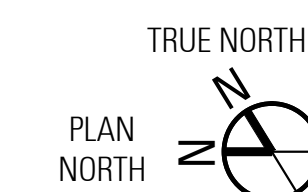
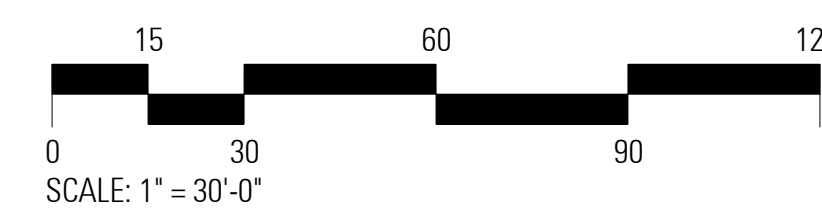
(*) Bike Parking Spaces on Grade/Podium at various locations

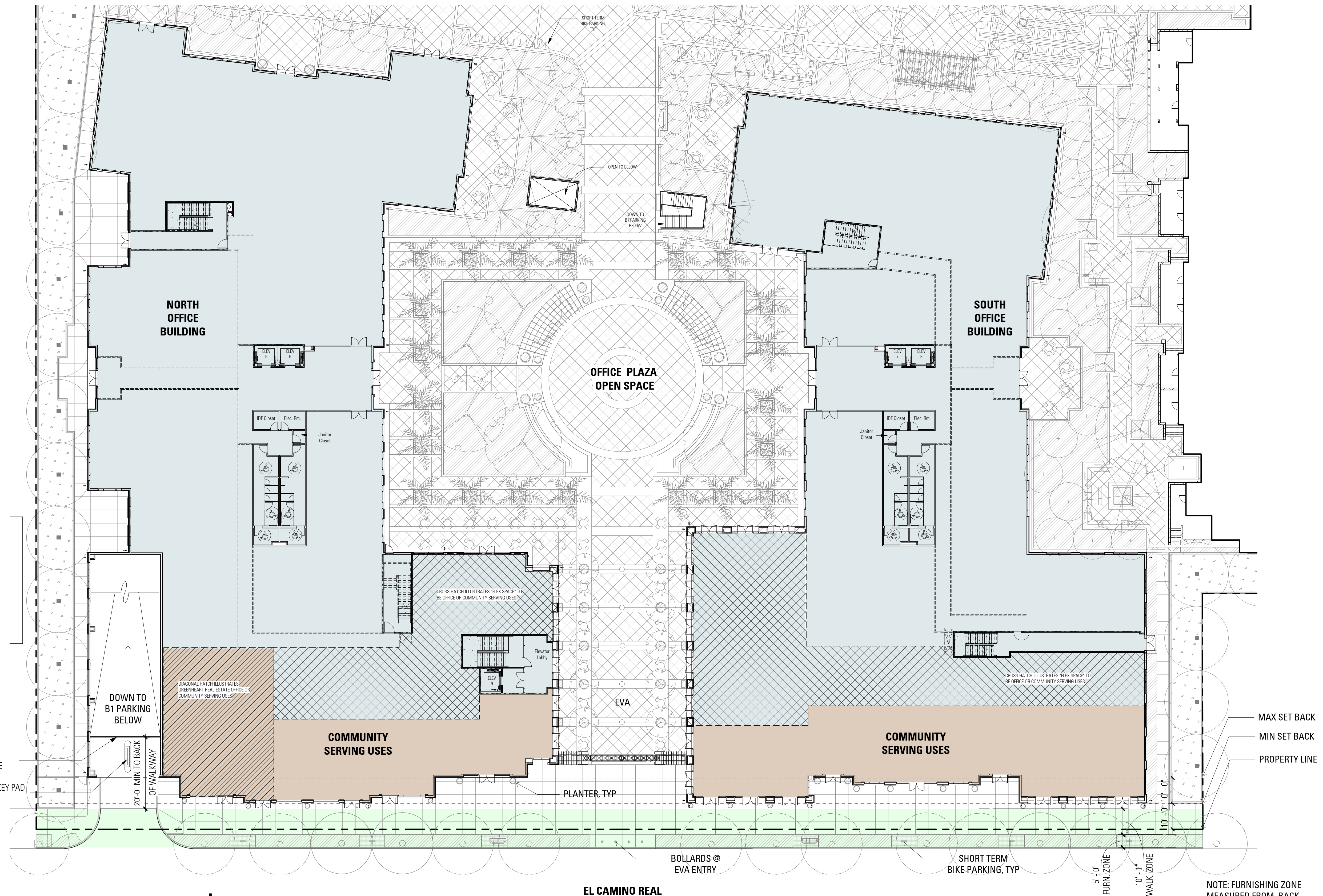


STATION 1300

1300 EL CAMINO REAL

Parking Floor Plan - Level B2





STATION 1300

1300 EL CAMINO REAL

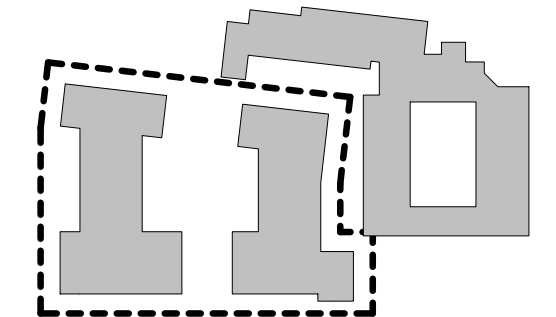
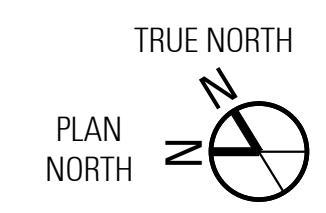
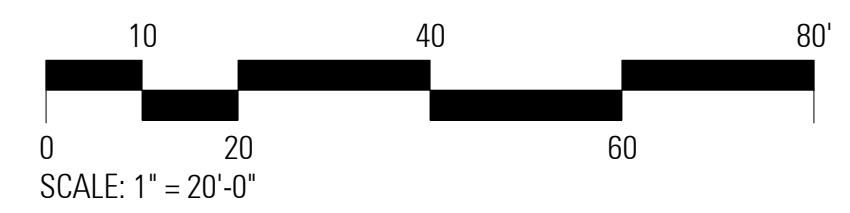
Office Floor Plan - Ground Floor

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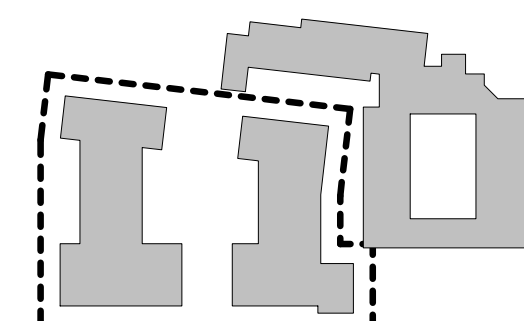
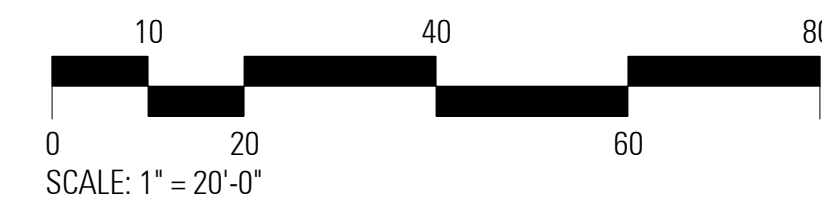
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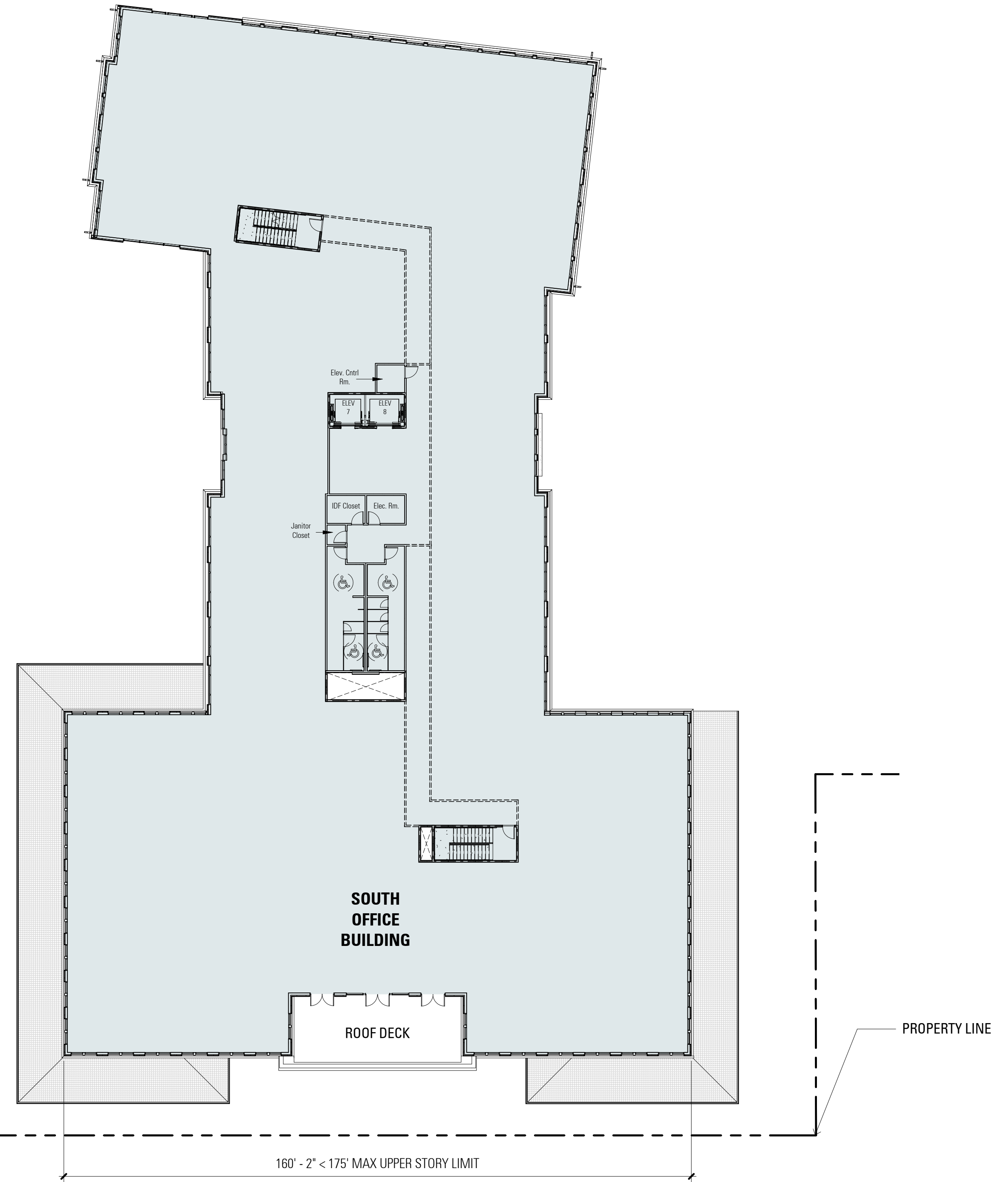
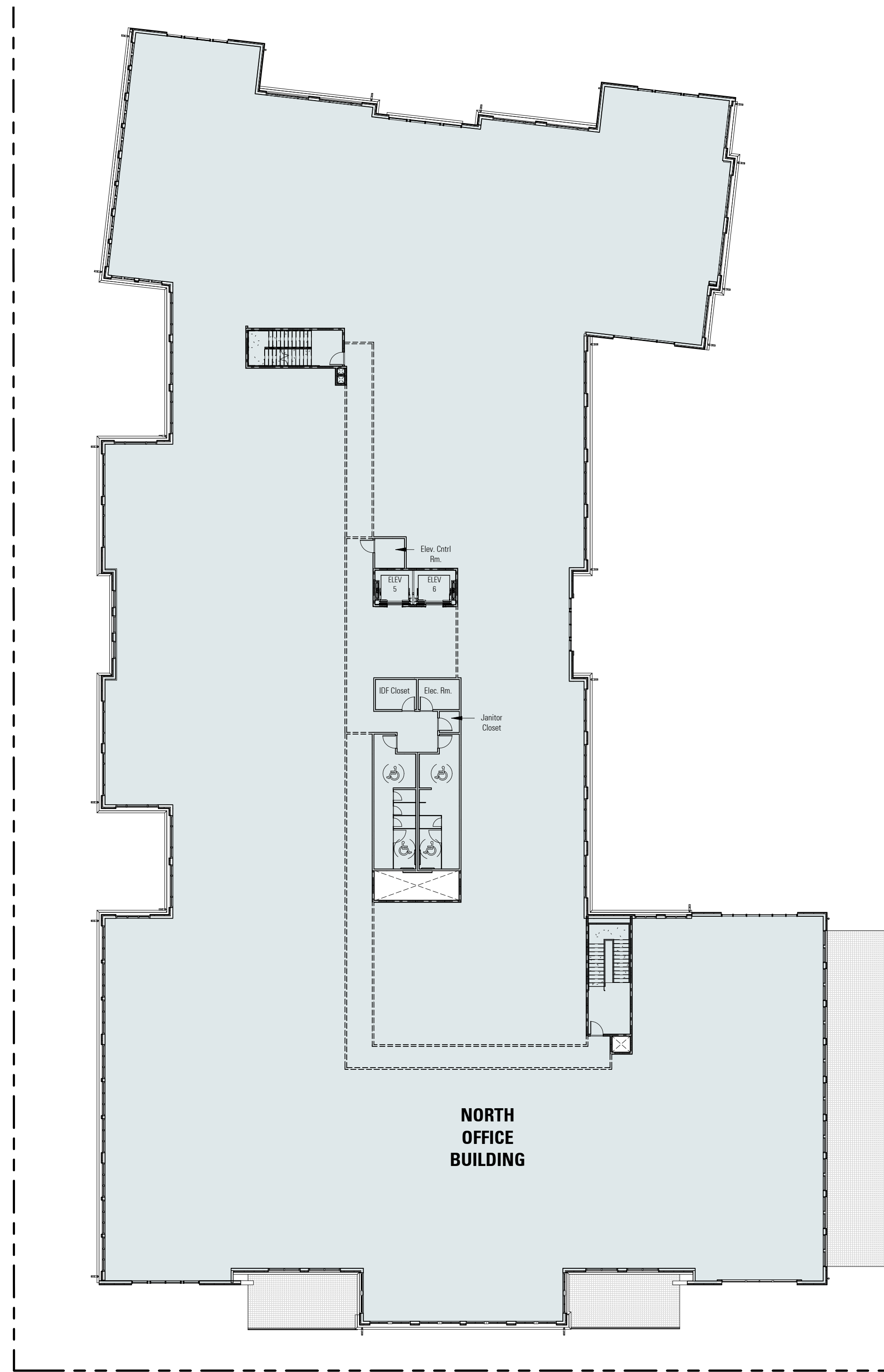


STATION 1300

1300 EL CAMINO REAL

Office Floor Plan - Level 2

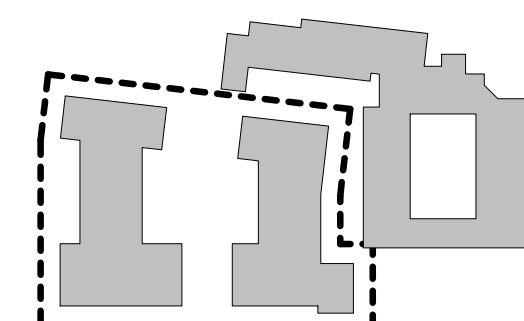
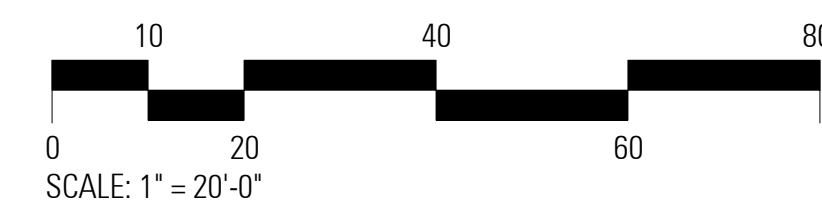


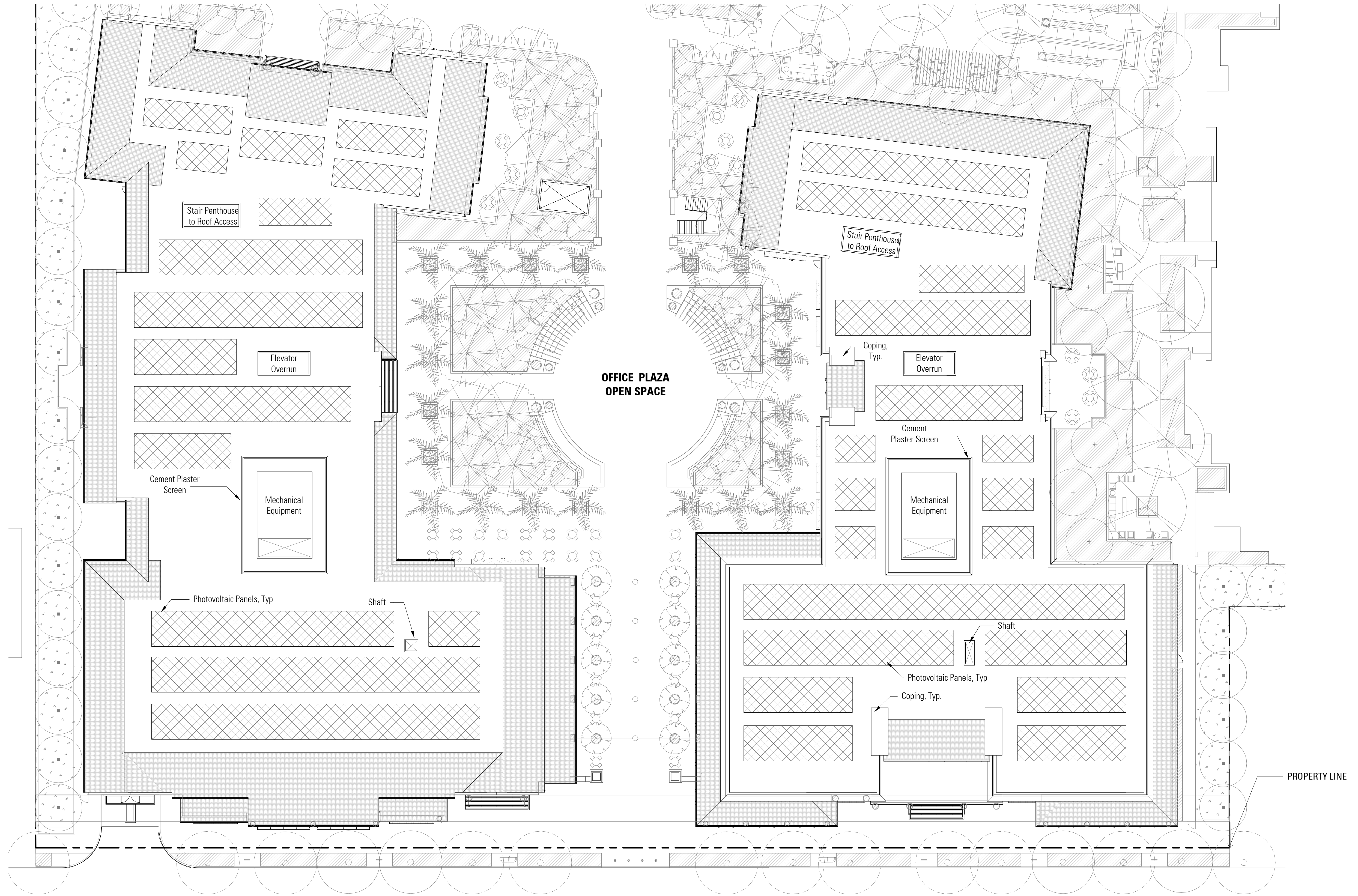


STATION 1300

1300 EL CAMINO REAL

Office Floor Plan - Level 3



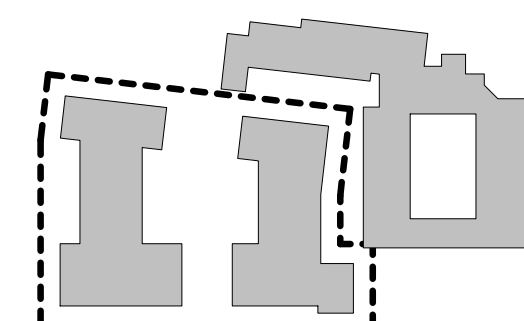
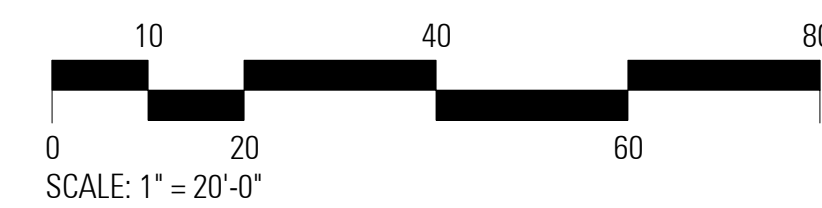


EL CAMINO REAL

STATION 1300

1300 EL CAMINO REAL

Office Floor Plan - Roof Plan





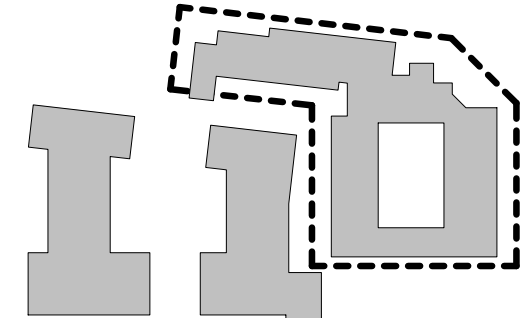
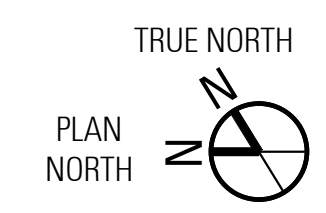
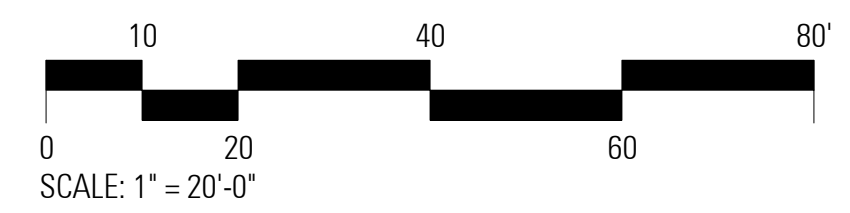
Approximate Unit Dimensions Depth x Width	LEVEL 1	LEVEL 2	LEVEL 3	LEVEL 4	Unit Count	Subtotal
1 Bedroom LARGE / 1 Bath						
1A	6	8	8	8	8	30
1B	8	10	10	7	7	35
1E + study	1				1	1
Total 1 Bedroom Units	15	18	18	15		66
1 Bedroom SMALL / 1 Bath						
1C	4	6	6	4	4	20
1D	3	3	3	3	3	12
Total 1 Bedroom Units	7	9	9	7		32
2 Bedrooms / 2 Baths						
2A	8	10	10	8	8	36
2B	1	3	3	3	3	10
2C	2	3	3	3	3	11
2D	2	2	2	1	1	7
2E		1	1	1	1	3
2F		1	1			2
2G	1	1	1	1	1	4
2H	1	1	1	1	1	4
Total 2 Bedroom Units	15	22	22	18		77
3 Bedrooms / 2 Baths						
3A	2	2	2	2	2	8
Total 3 Bedroom Units	2	2	2	2		8
Total Number of Units	39	51	51	42		183

Small one bedrooms have a bedroom or bed alcove that receives borrowed light from an adjacent room/space in the unit while a large one bedroom unit consists of a bedroom with direct access to an exterior window. We have included unit variations with the plans, dimensioned and annotated.

STATION 1300

1300 EL CAMINO REAL

Residential Floor Plan - Level 1





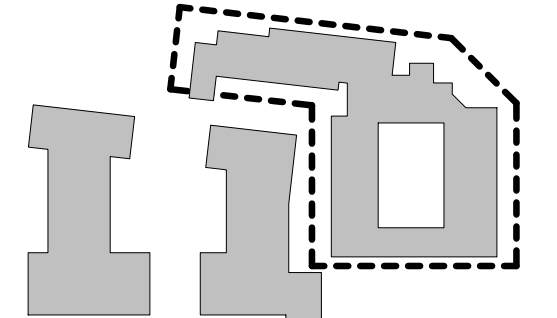
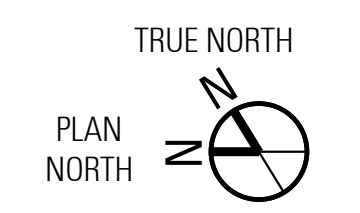
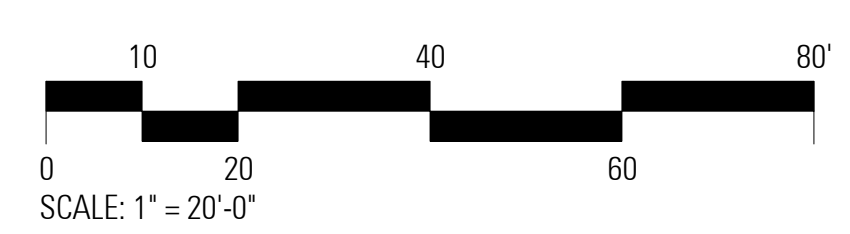
Approximate Unit Dimensions Depth x Width	LEVEL 1	LEVEL 2	LEVEL 3	LEVEL 4	Unit Count	Subtotal
1 Bedroom LARGE / 1 Bath						
1A	6	8	8	8	8	30
1B	8	10	10	7	7	35
1E + study	1				1	1
Total 1 Bedroom Units	15	18	18	15		66
1 Bedroom SMALL / 1 Bath						
1C	4	6	6	4	4	20
1D	3	3	3	3	3	12
Total 1 Bedroom Units	7	9	9	7		32
2 Bedrooms / 2 Baths						
2A	8	10	10	8	8	36
2B	1	3	3	3	3	10
2C	2	3	3	3	3	11
2D	2	2	2	1	1	7
2E		1	1	1	1	3
2F		1	1			2
2G	1	1	1	1	1	4
2H	1	1	1	1	1	4
Total 2 Bedroom Units	15	22	22	18		77
3 Bedrooms / 2 Baths						
3A	2	2	2	2	2	8
Total 3 Bedroom Units	2	2	2	2		8
Total Number of Units	39	51	51	42		183

Small one bedrooms have a bedroom or bed alcove that receives borrowed light from an adjacent room/space in the unit while a large one bedroom unit consists of a bedroom with direct access to an exterior window. We have included unit variations with the plans, dimensioned and annotated.

STATION 1300

1300 EL CAMINO REAL

Residential Floor Plan - Level 2





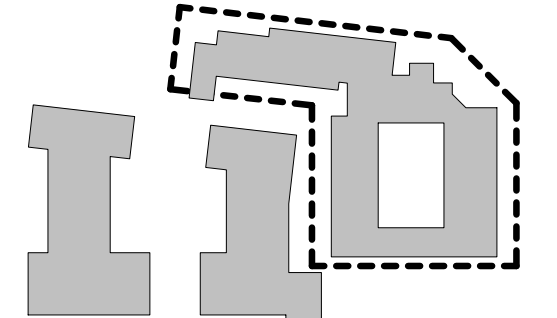
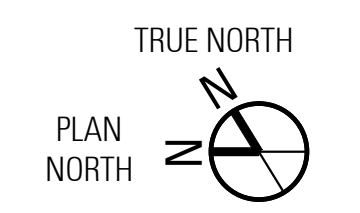
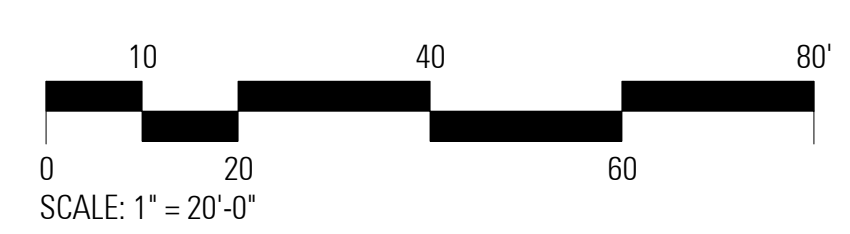
Approximate Unit Dimensions Depth x Width	LEVEL 1	LEVEL 2	LEVEL 3	LEVEL 4	Unit Count Subtotal
1 Bedroom LARGE / 1 Bath					
1A	6	8	8	8	30
1B	8	10	10	7	35
1E + study	1				1
Total 1 Bedroom Units	15	18	18	15	66
1 Bedroom SMALL / 1 Bath					
1C	4	6	6	4	20
1D	3	3	3	3	12
Total 1 Bedroom Units	7	9	9	7	32
2 Bedrooms / 2 Baths					
2A	8	10	10	8	36
2B	1	3	3	3	10
2C	2	3	3	3	11
2D	2	2	2	1	7
2E		1	1	1	3
2F		1	1		2
2G	1	1	1	1	4
2H	1	1	1	1	4
Total 2 Bedroom Units	15	22	22	18	77
3 Bedrooms / 2 Baths					
3A	2	2	2	2	8
Total 3 Bedroom Units	2	2	2	2	8
Total Number of Units	39	51	51	42	183

Small one bedrooms have a bedroom or bed alcove that receives borrowed light from an adjacent room/space in the unit while a large one bedroom unit consists of a bedroom with direct access to an exterior window. We have included unit variations with the plans, dimensioned and annotated.

STATION 1300

1300 EL CAMINO REAL

Residential Floor Plan - Level 3





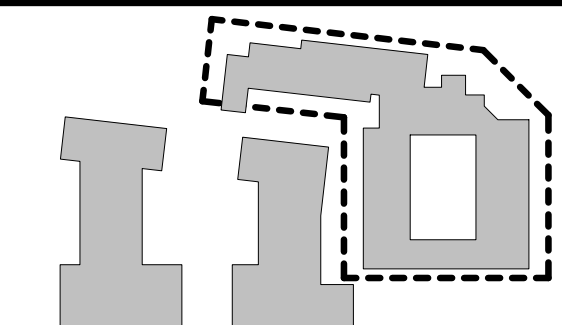
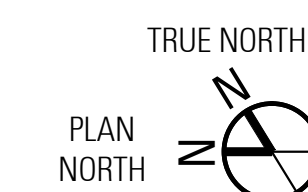
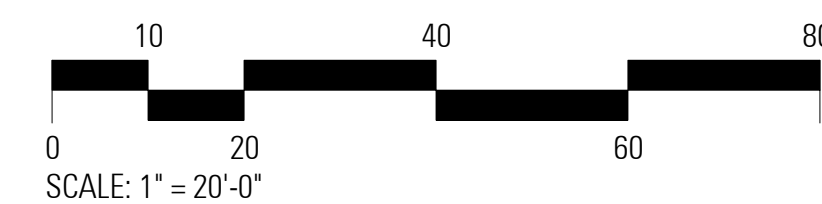
Approximate Unit Dimensions Depth x Width	LEVEL 1	LEVEL 2	LEVEL 3	LEVEL 4	Unit Count Subtotal
1 Bedroom LARGE / 1 Bath					
1A 30' x 22'	6	8	8	8	30
1B 32' x 25'	8	10	10	7	35
1E + study 33' x 38'	1				1
Total 1 Bedroom Units	15	18	18	15	66
1 Bedroom SMALL / 1 Bath					
1C 33' x 17.5'	4	6	6	4	20
1D 25' x 27'	3	3	3	3	12
Total 1 Bedroom Units	7	9	9	7	32
2 Bedrooms / 2 Baths					
2A 30' x 35'	8	10	10	8	36
2B 34' x 38.5'	1	3	3	3	10
2C 30' x 50'	2	3	3	3	11
2D 33' x 49'	2	2	2	1	7
2E 36' x 34'		1	1	1	3
2F 43' x 30'		1	1		2
2G 31' x 56.5'	1	1	1	1	4
2H 31' x 47.5'	1	1	1	1	4
Total 2 Bedroom Units	15	22	22	18	77
3 Bedrooms / 2 Baths					
3A 32' x 58'	2	2	2	2	8
Total 3 Bedroom Units	2	2	2	2	8
Total Number of Units	39	51	51	42	183

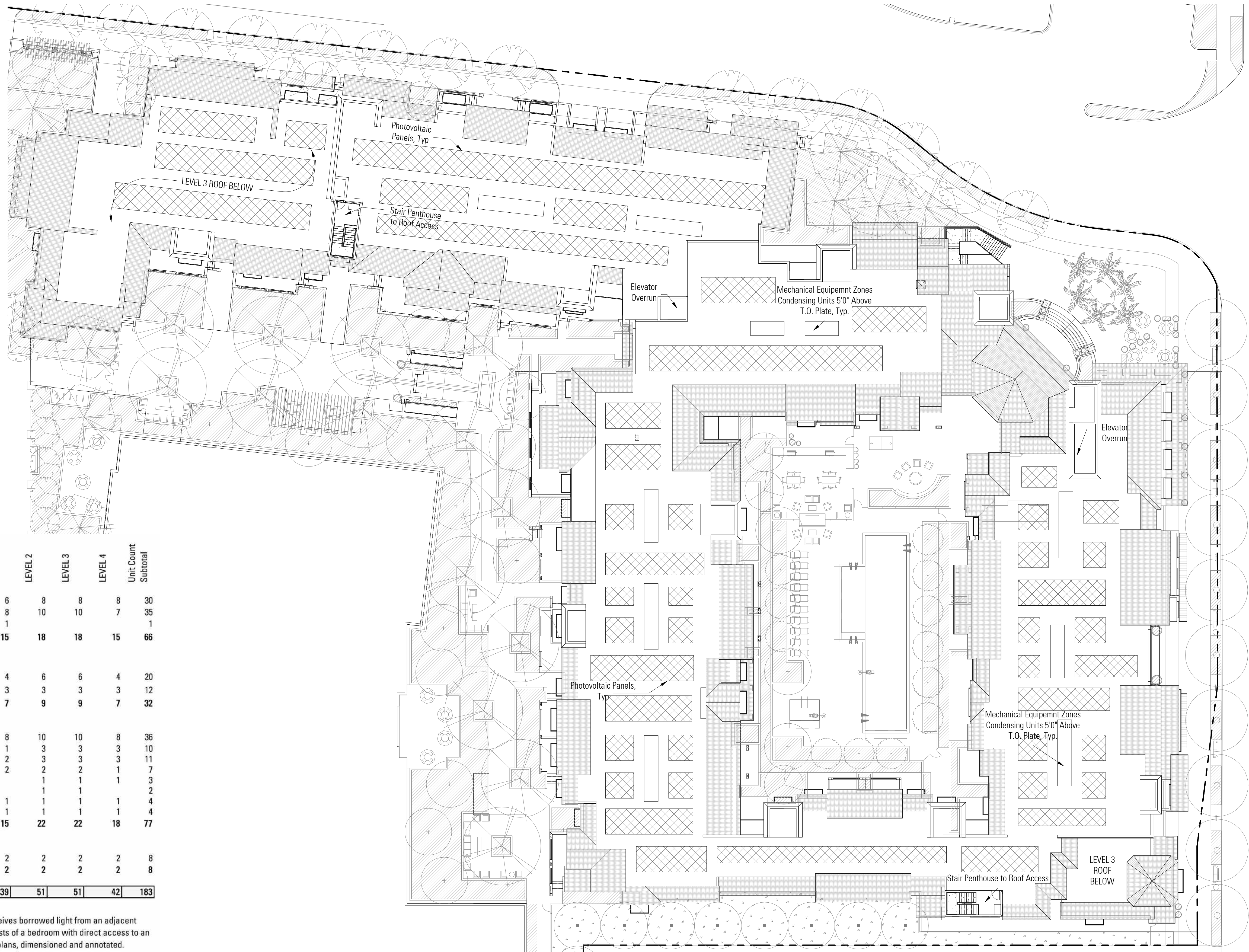
Small one bedrooms have a bedroom or bed alcove that receives borrowed light from an adjacent room/space in the unit while a large one bedroom unit consists of a bedroom with direct access to an exterior window. We have included unit variations with the plans, dimensioned and annotated.

STATION 1300

1300 EL CAMINO REAL

Residential Floor Plan - Level 4





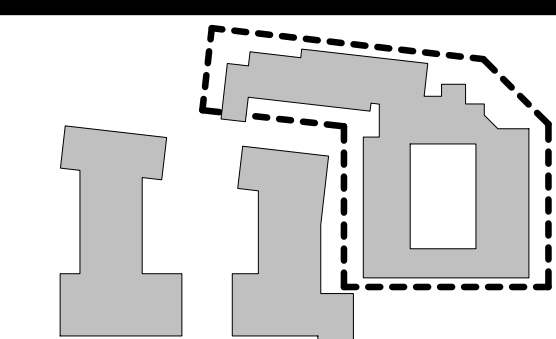
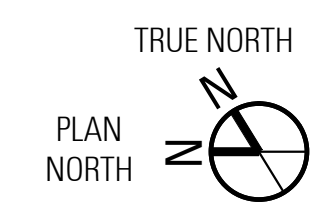
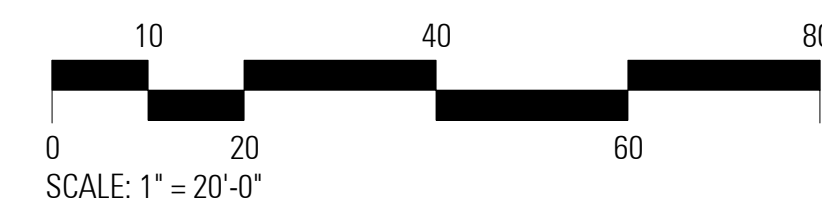
Approximate Unit Dimensions Depth x Width	LEVEL 1	LEVEL 2	LEVEL 3	LEVEL 4	Unit Count	Subtotal
1 Bedroom LARGE / 1 Bath						
1A 30' x 22'	6	8	8	7	8	30
1B 32' x 25'	8	10	10	7	8	35
1E + study 33' x 38'	1					1
Total 1 Bedroom Units	15	18	18	15		66
1 Bedroom SMALL / 1 Bath						
1C 33' x 17.5'	4	6	6	4	4	20
1D 25' x 27'	3	3	3	3	3	12
Total 1 Bedroom Units	7	9	9	7		32
2 Bedrooms / 2 Baths						
2A 30' x 35'	8	10	10	8	8	36
2B 34' x 38.5'	1	3	3	3	3	10
2C 30' x 50'	2	3	3	3	3	11
2D 33' x 49'	2	2	2	1	1	7
2E 36' x 34'		1	1	1	1	3
2F 43' x 30'		1	1			2
2G 31' x 56.5'	1	1	1	1	1	4
2H 31' x 47.5'	1	1	1	1	1	4
Total 2 Bedroom Units	15	22	22	18		77
3 Bedrooms / 2 Baths						
3A 32' x 58'	2	2	2	2	2	8
Total 3 Bedroom Units	2	2	2	2		8
Total Number of Units	39	51	51	42		183

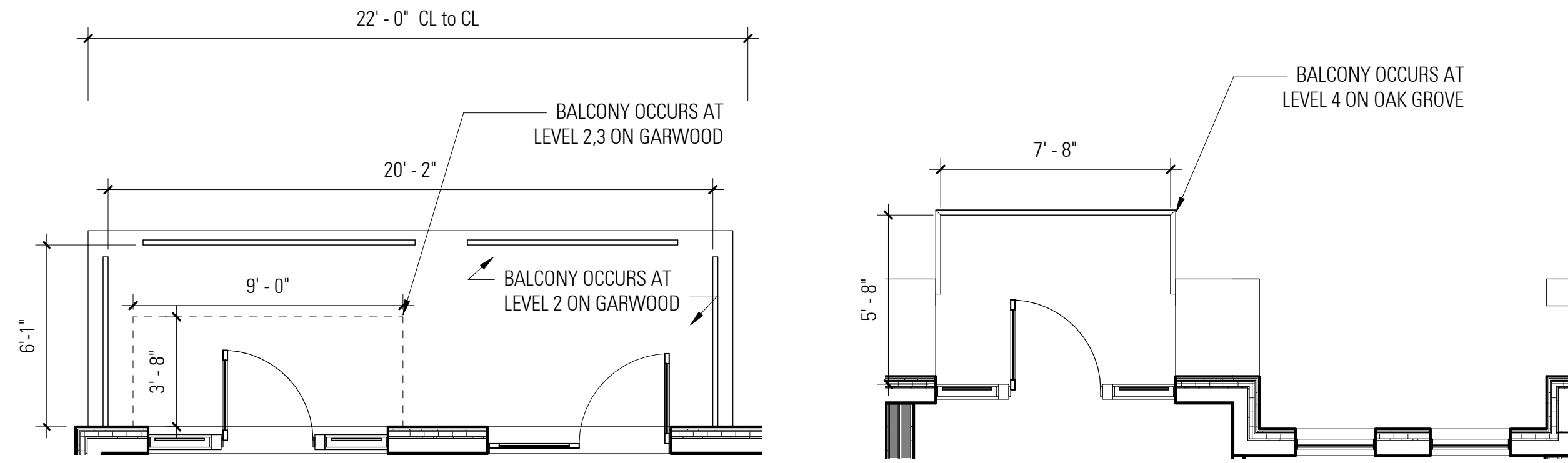
Small one bedrooms have a bedroom or bed alcove that receives borrowed light from an adjacent room/space in the unit while a large one bedroom unit consists of a bedroom with direct access to an exterior window. We have included unit variations with the plans, dimensioned and annotated.

STATION 1300

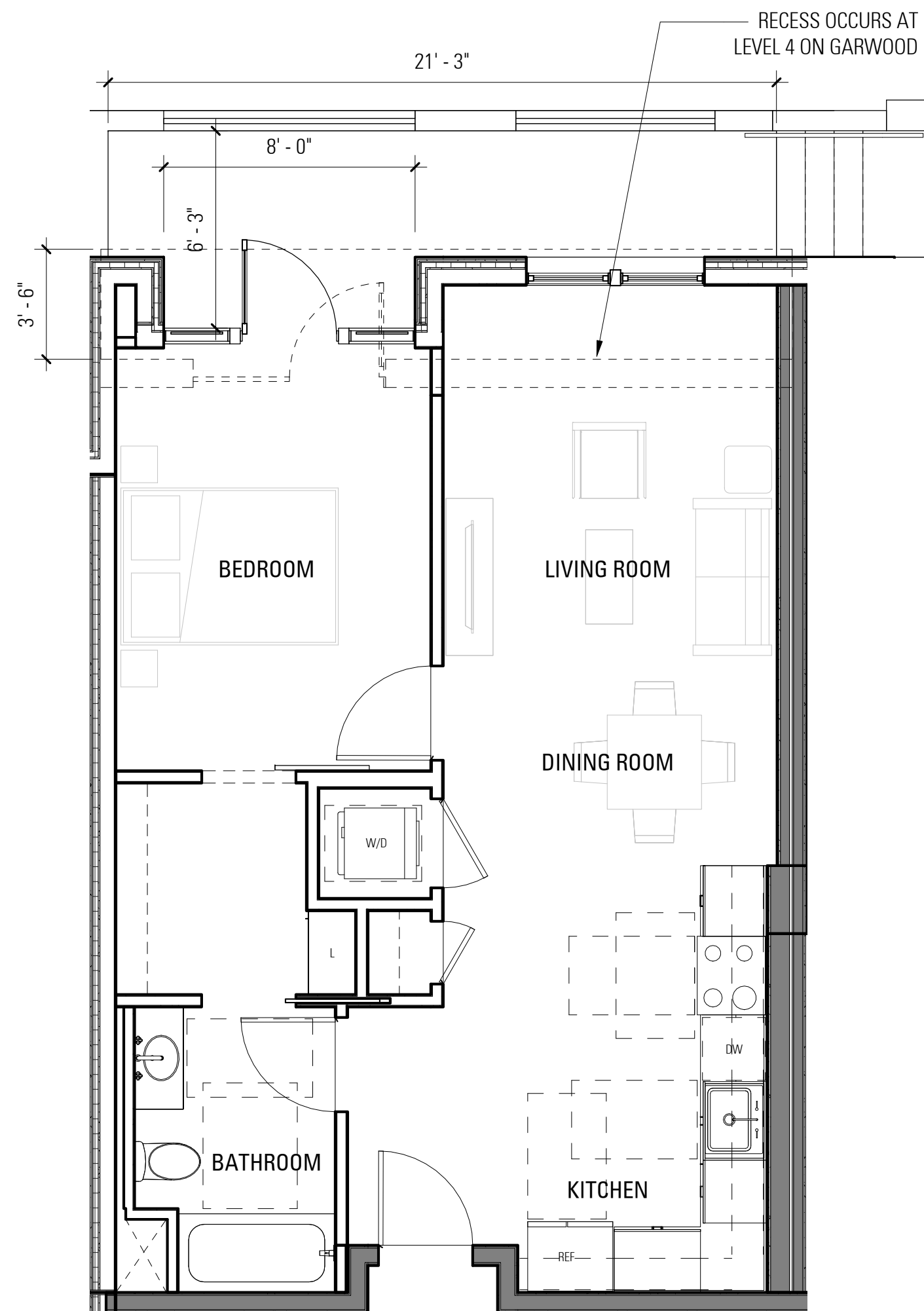
1300 EL CAMINO REAL

Residential Floor Plan - Roof Level





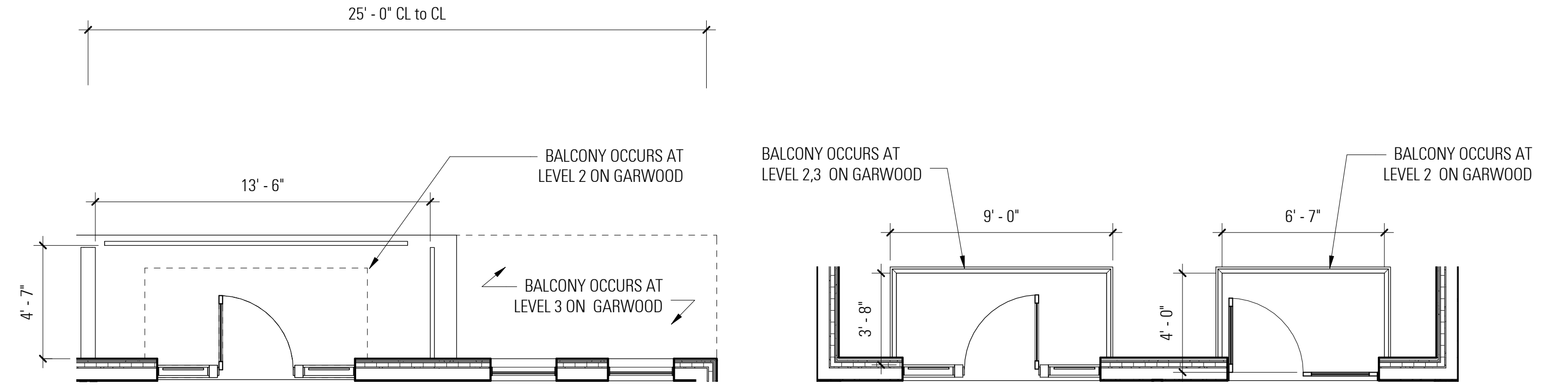
1A ADDITIONAL VARIATIONS



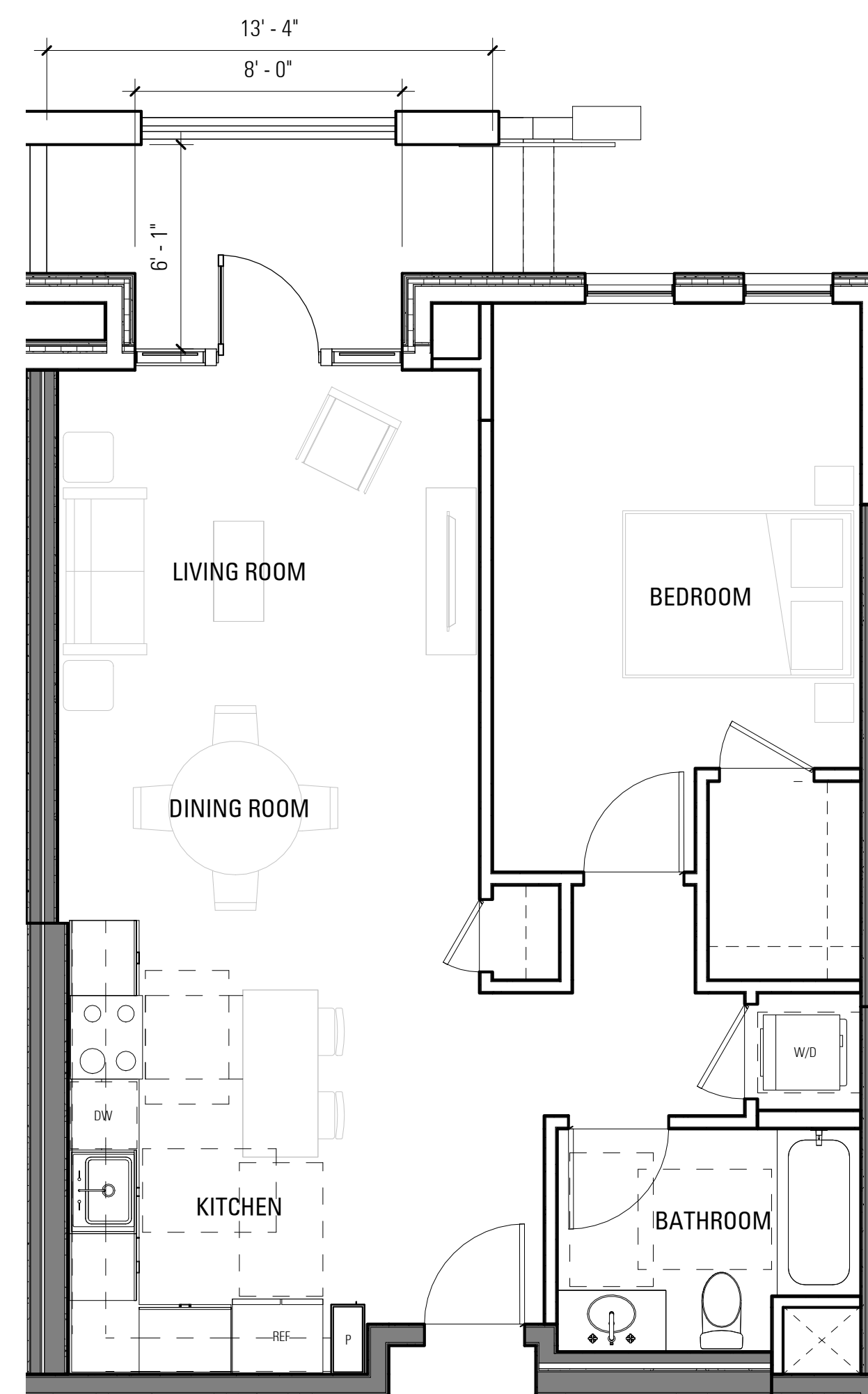
1A LARGE
 630 SF GROSS
 1 BEDROOM, 1 BATHROOM
 30 INSTANCES

Station 1300

1300 El Camino Real

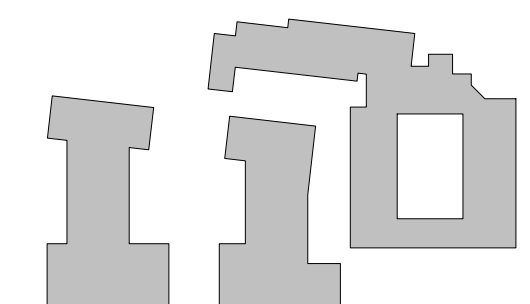


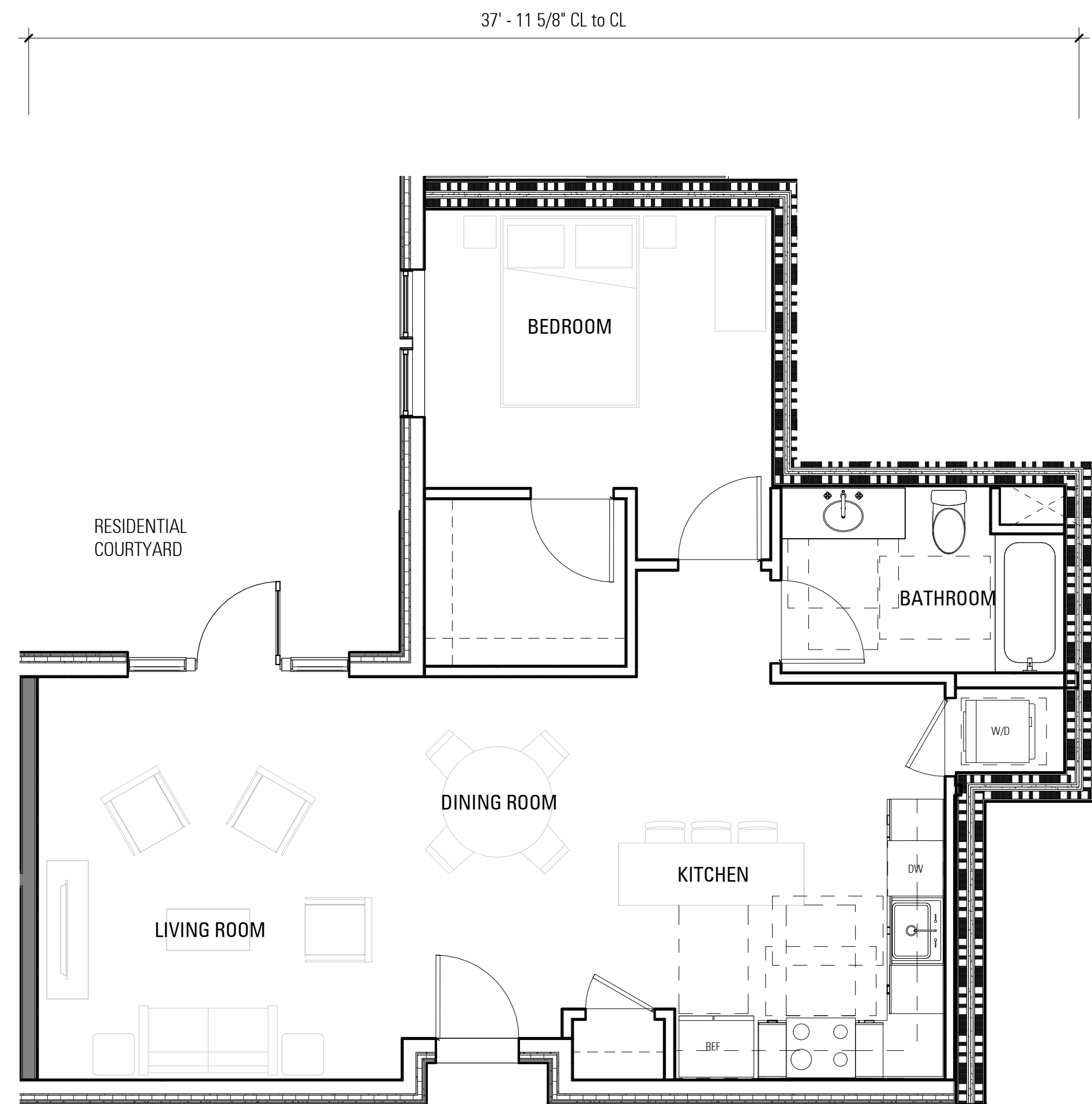
1B ADDITIONAL VARIATIONS



1B LARGE
 745 SF GROSS
 1 BEDROOM, 1 BATHROOM
 35 INSTANCES

Enlarged Unit Plans - 1 Bedroom Large, Typical





1E LARGE
 832 SF GROSS
 1 BEDROOM, 1 BATHROOM
 1 INSTANCES

Station 1300

1300 El Camino Real

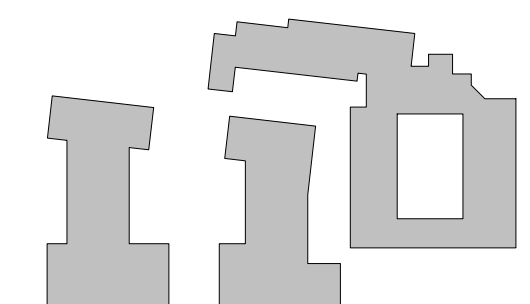
Enlarged Unit Plans - 1 Bedroom Large, Typical

BAR architects

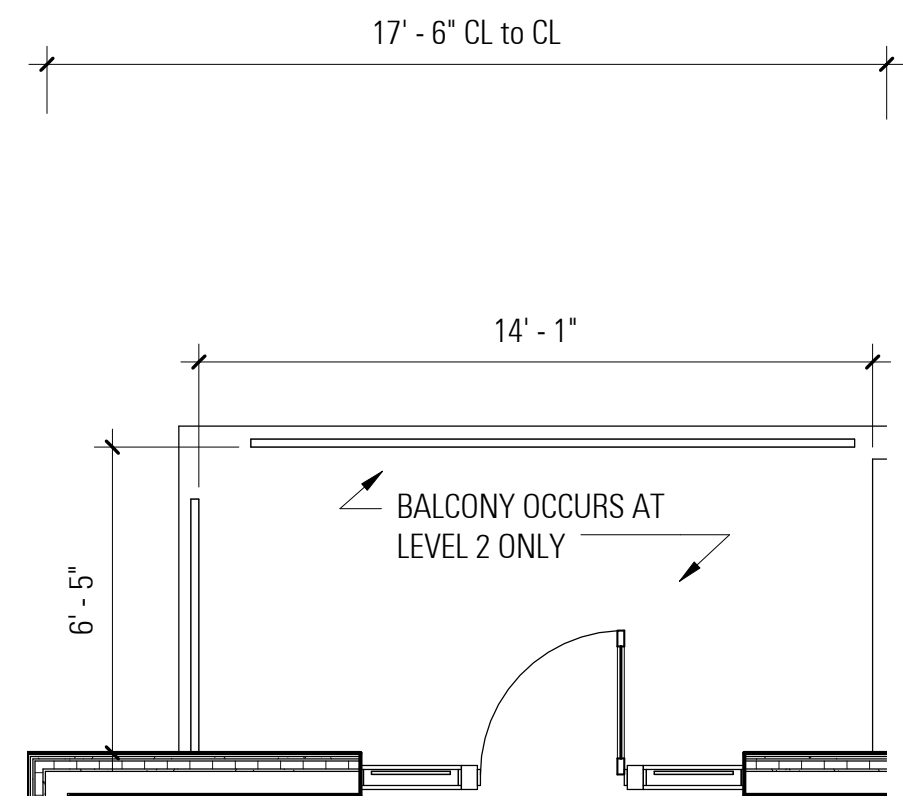
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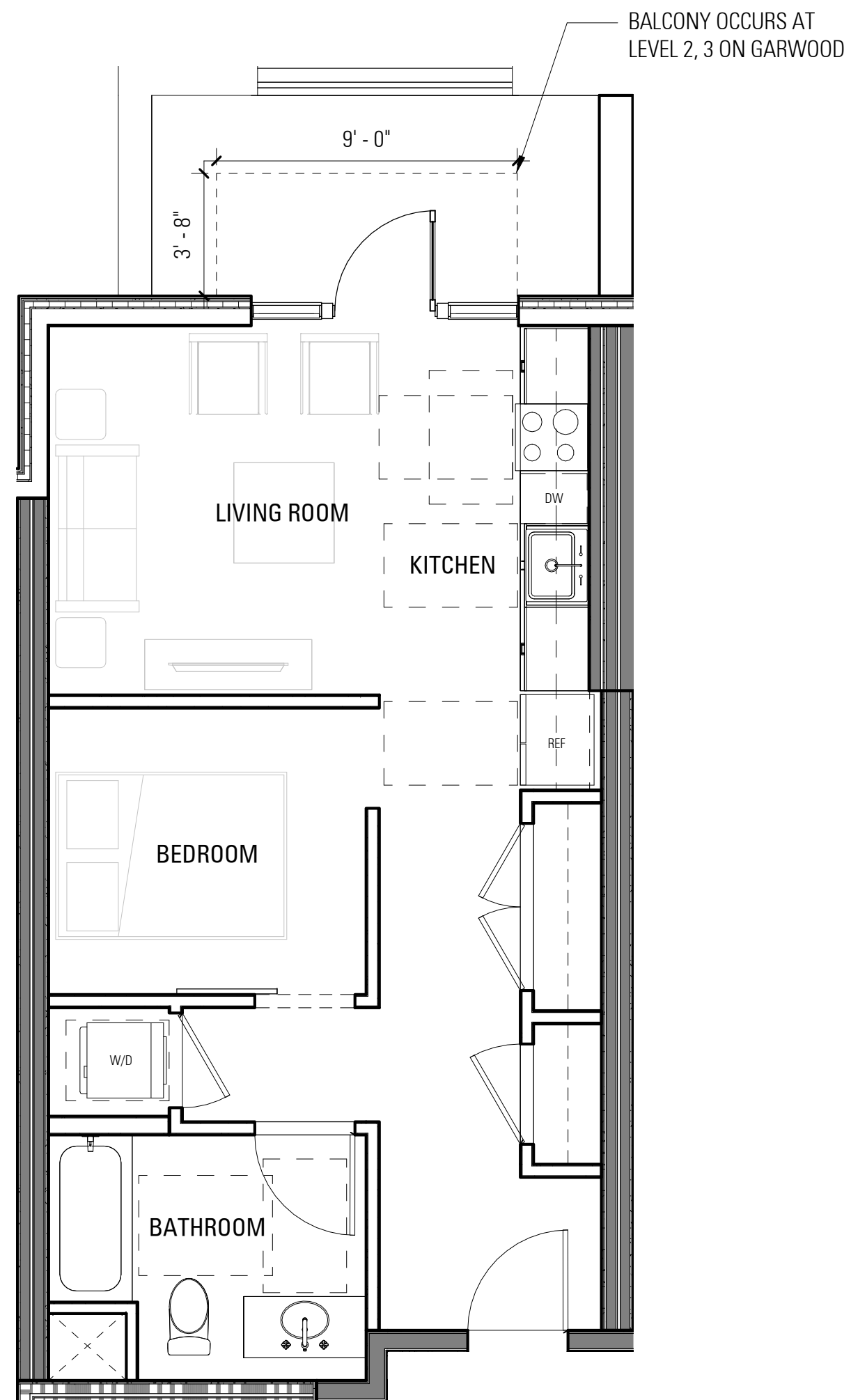
10/21/2016



A2.R12



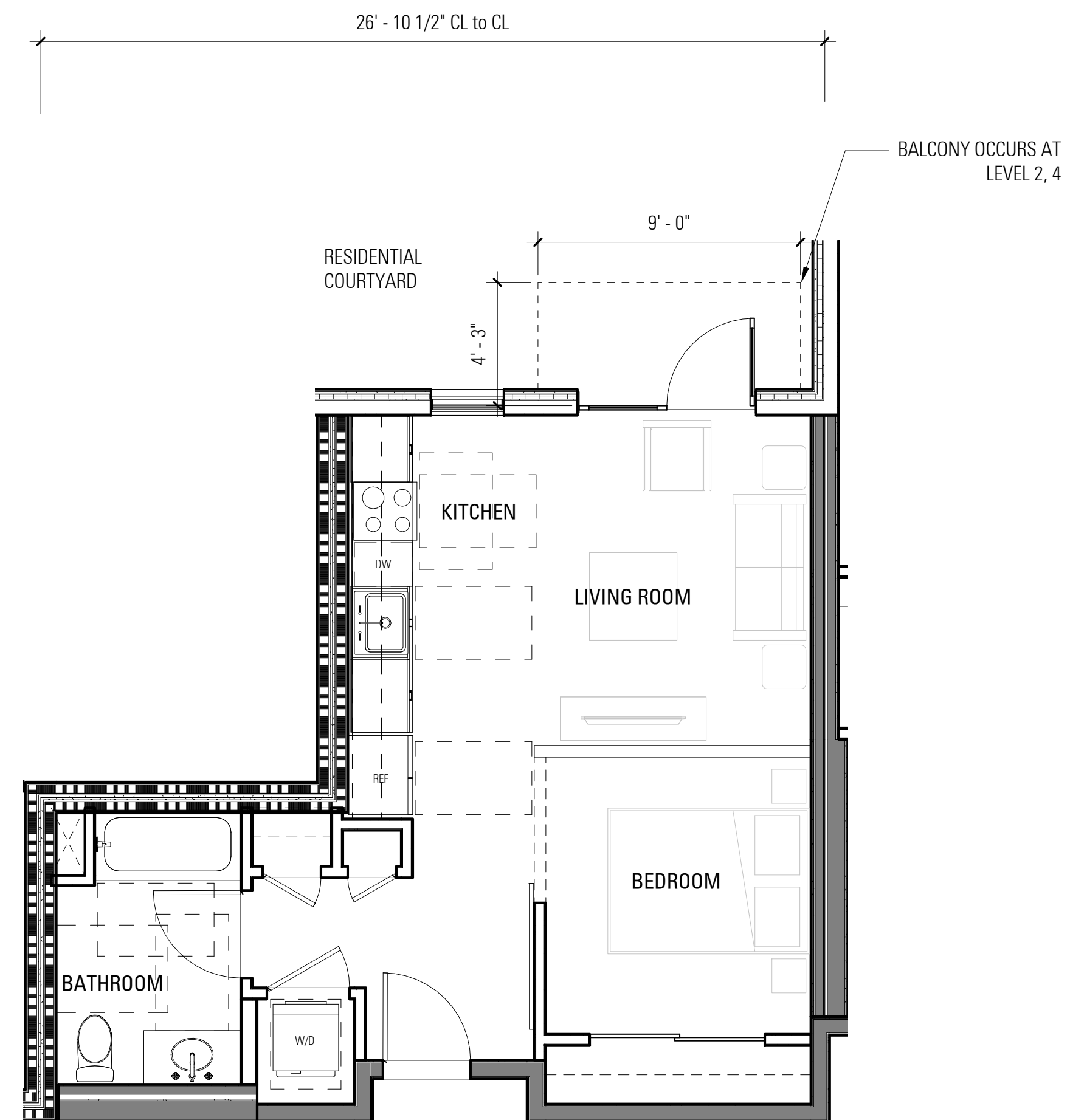
1C ADDITIONAL VARIATIONS



1C SMALL
 555 SF GROSS
 1 BEDROOM, 1 BATHROOM
 20 INSTANCES

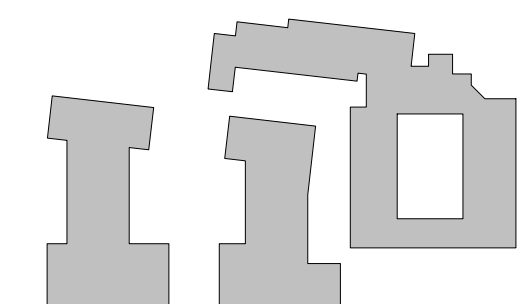
Station 1300

1300 El Camino Real

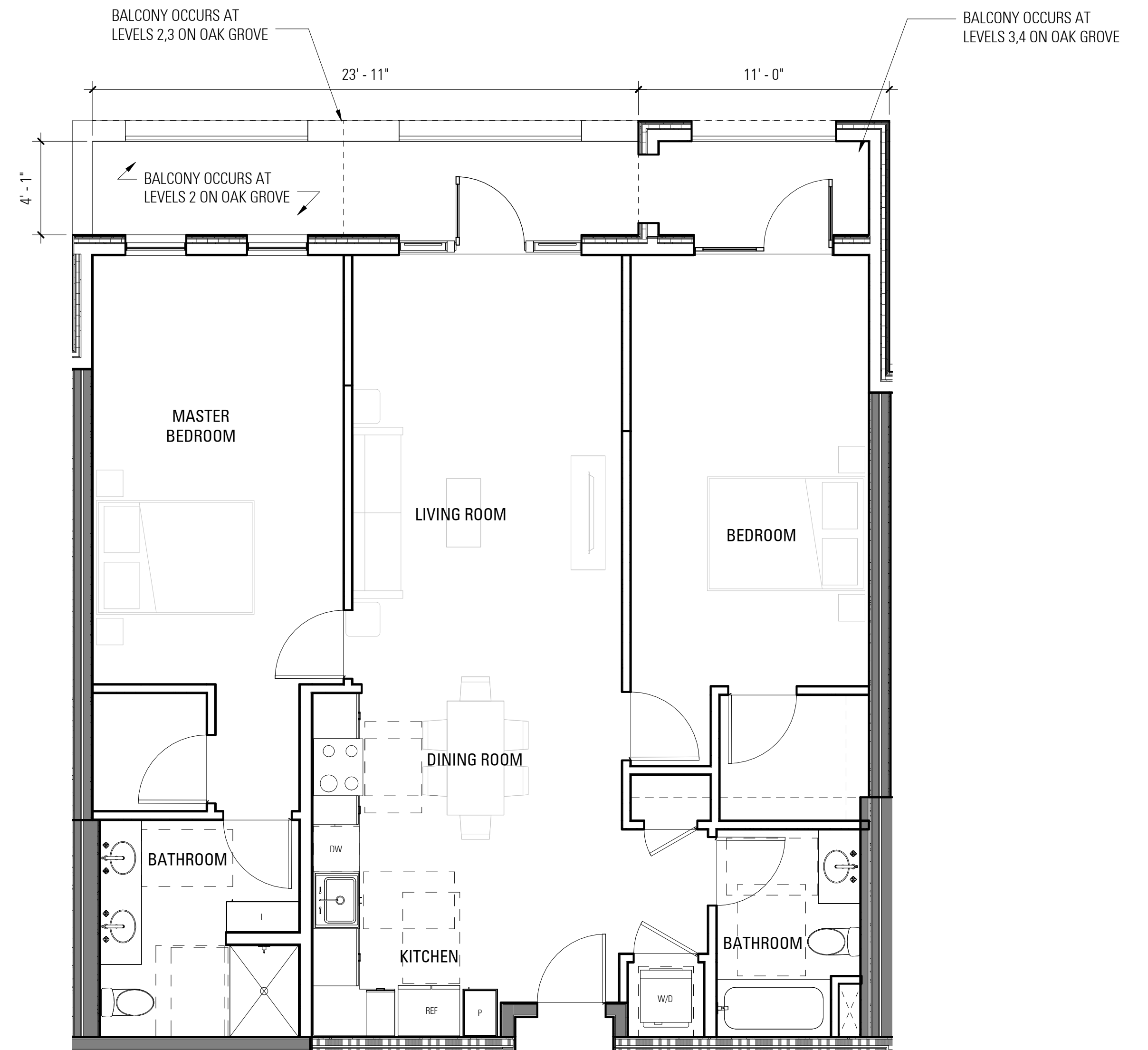
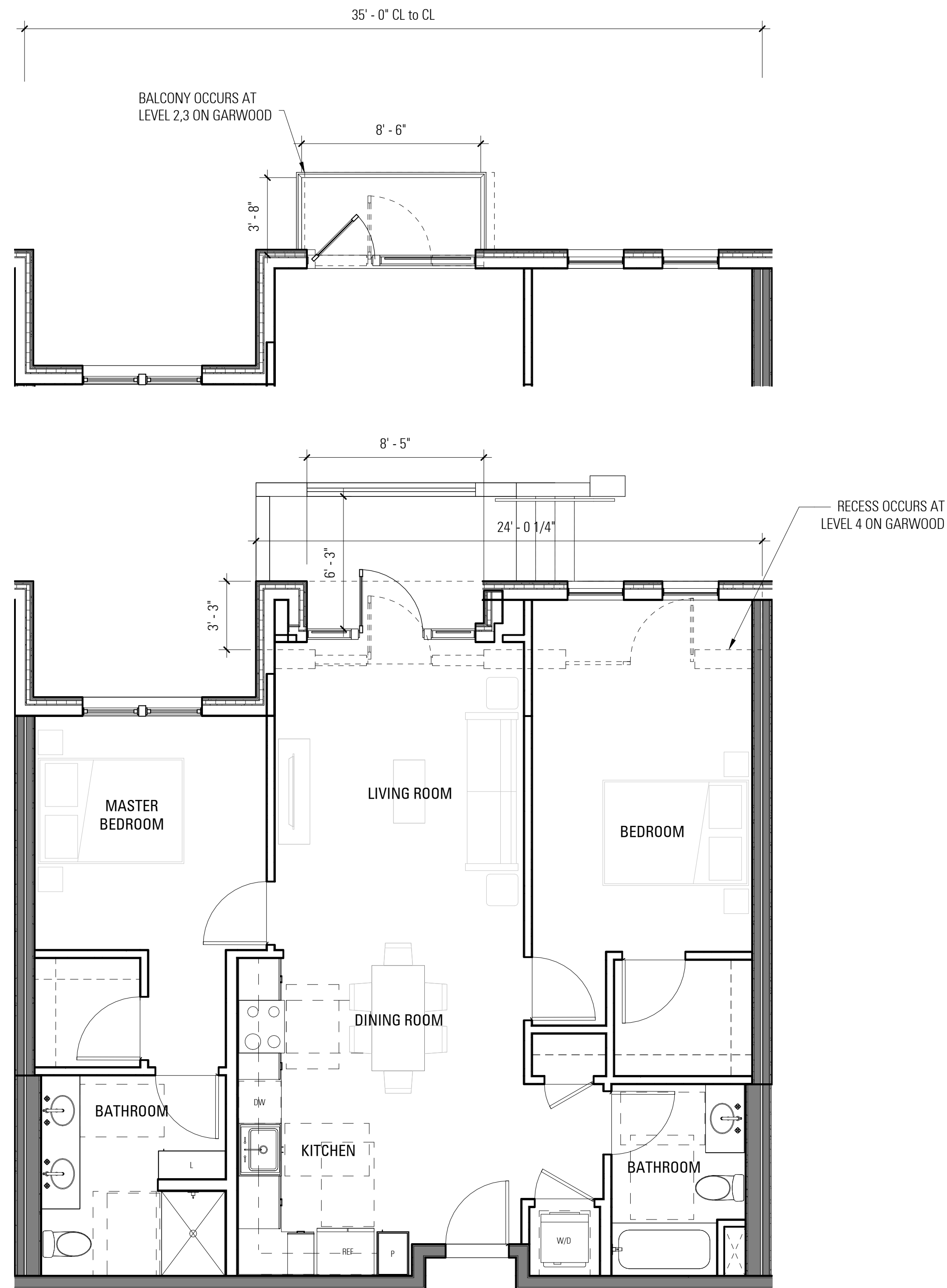


1D SMALL
 520 SF GROSS
 1 BEDROOM, 1 BATHROOM
 12 INSTANCES

Enlarged Unit Plans - 1 Bedroom Small, Typical



2A ADDITIONAL VARIATIONS



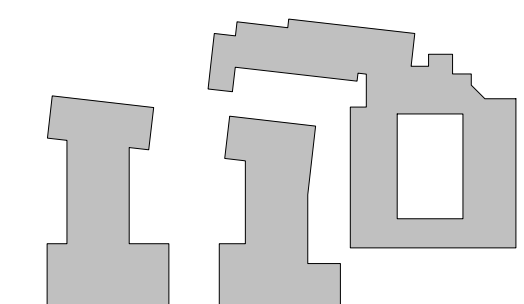
2A VARIATION

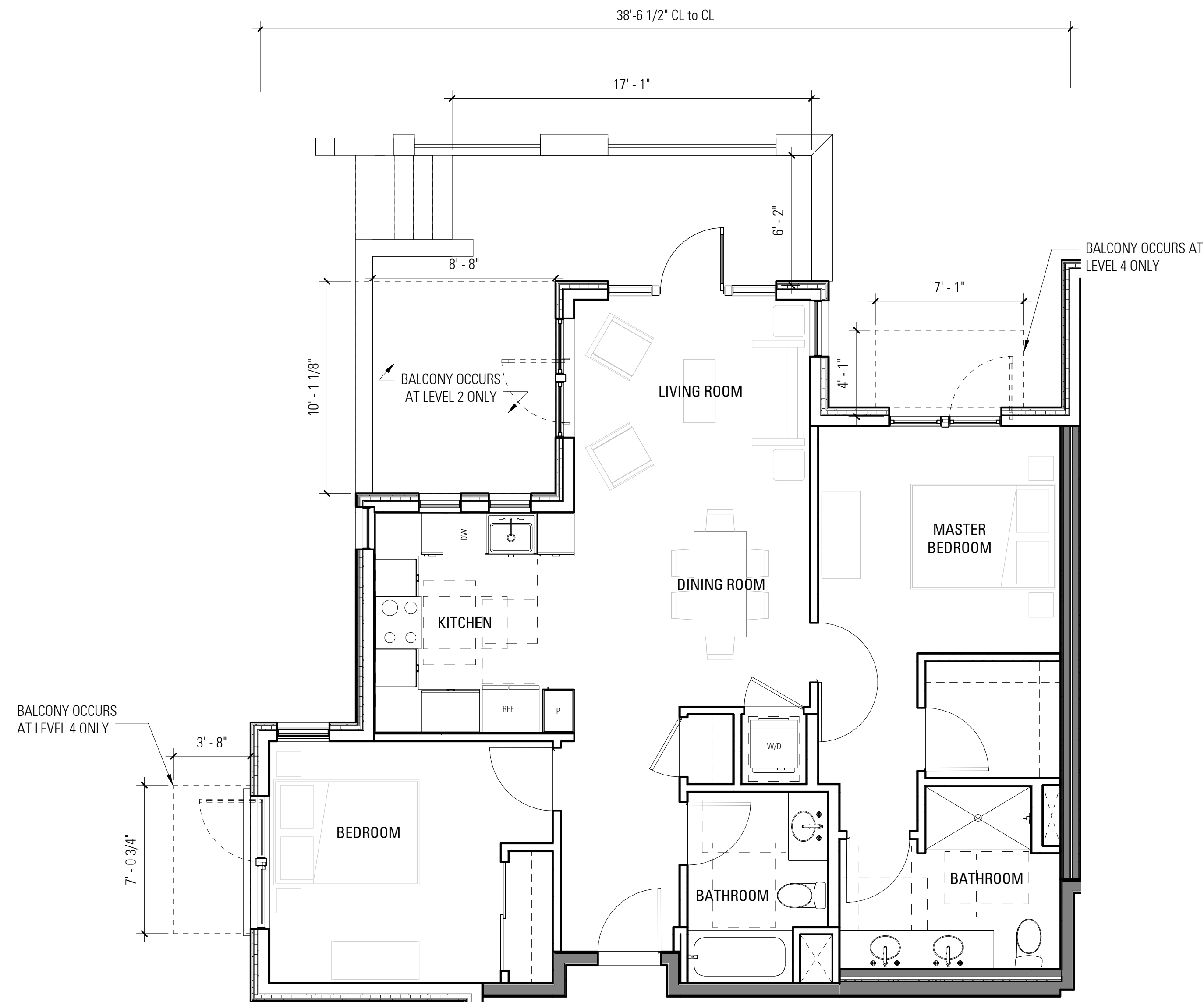
2A
 987 SF GROSS
 2 BEDROOM, 2 BATHROOM
 36 INSTANCES

Station 1300

1300 El Camino Real

Enlarged Unit Plans - 2 Bedroom, Typical

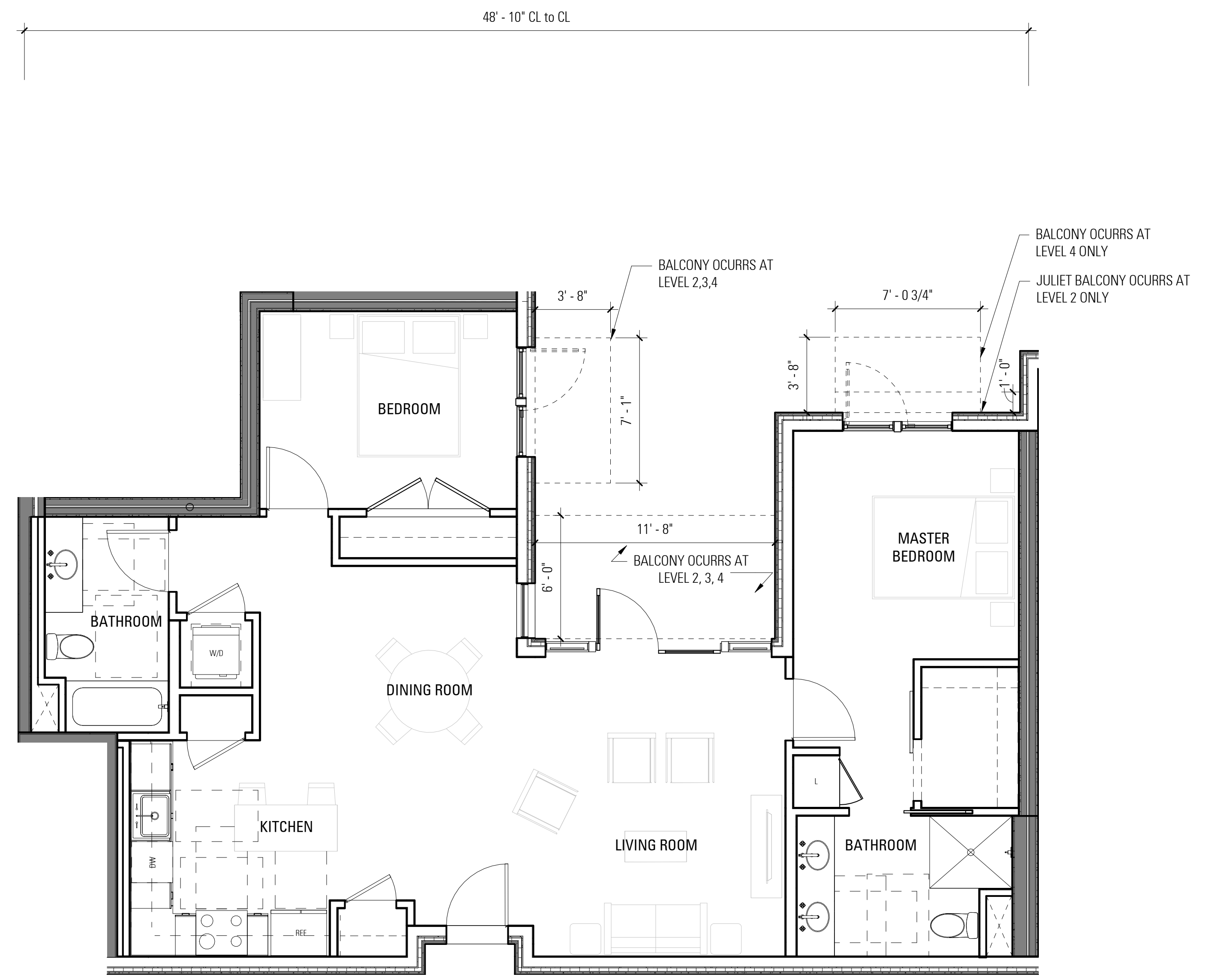




2B
 986 SF GROSS
 2 BEDROOM, 2 BATHROOM
 10 INSTANCES

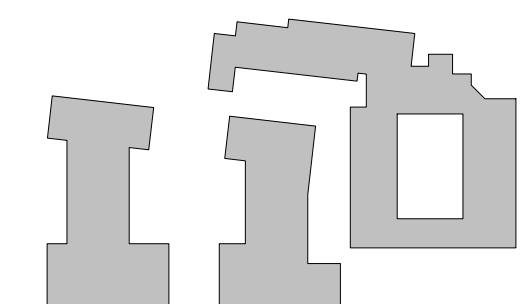
Station 1300

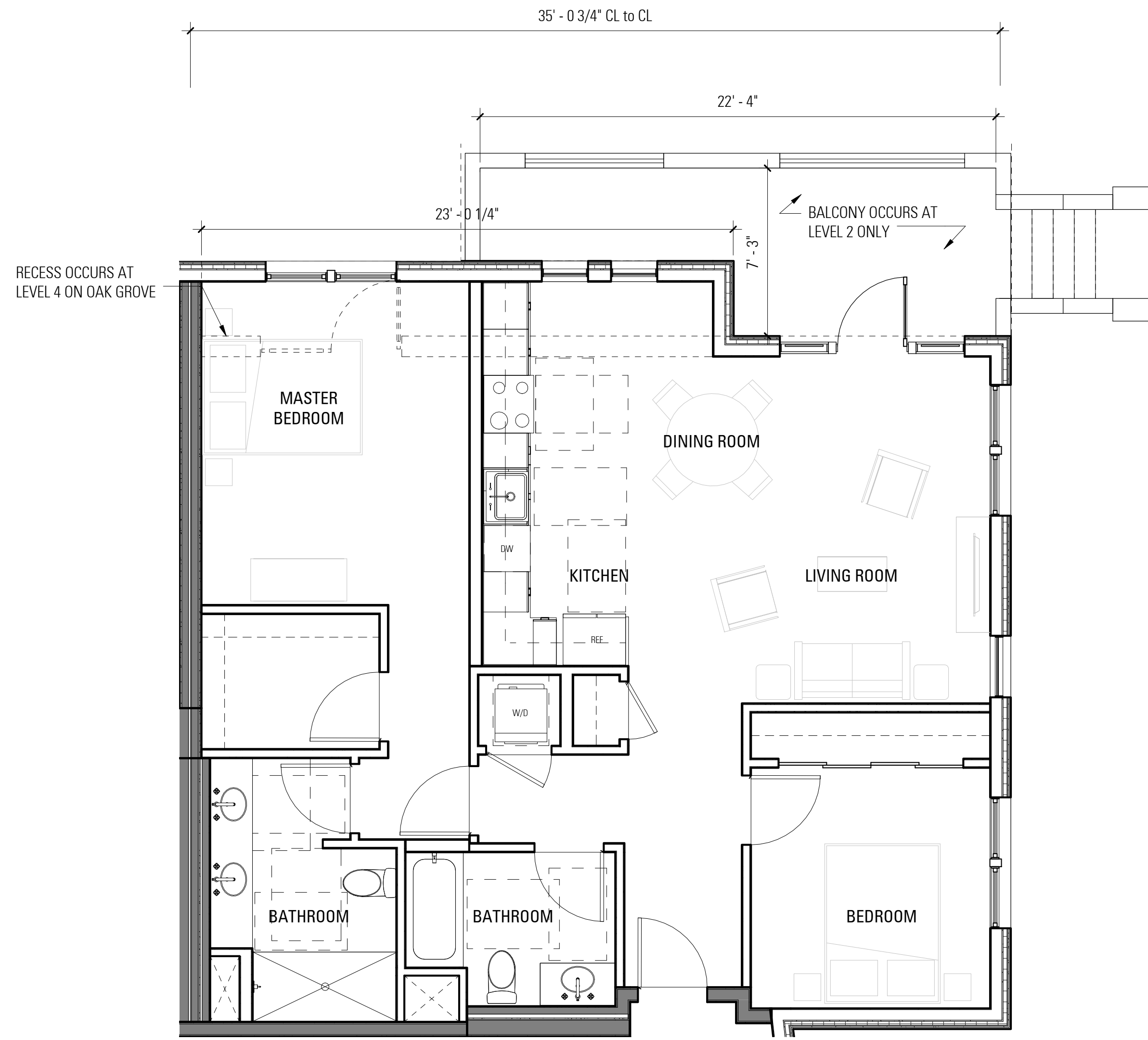
1300 El Camino Real



2C
 1,110 SF GROSS
 2 BEDROOM, 2 BATHROOM
 11 INSTANCES

Enlarged Unit Plans - 2 Bedroom, Typical

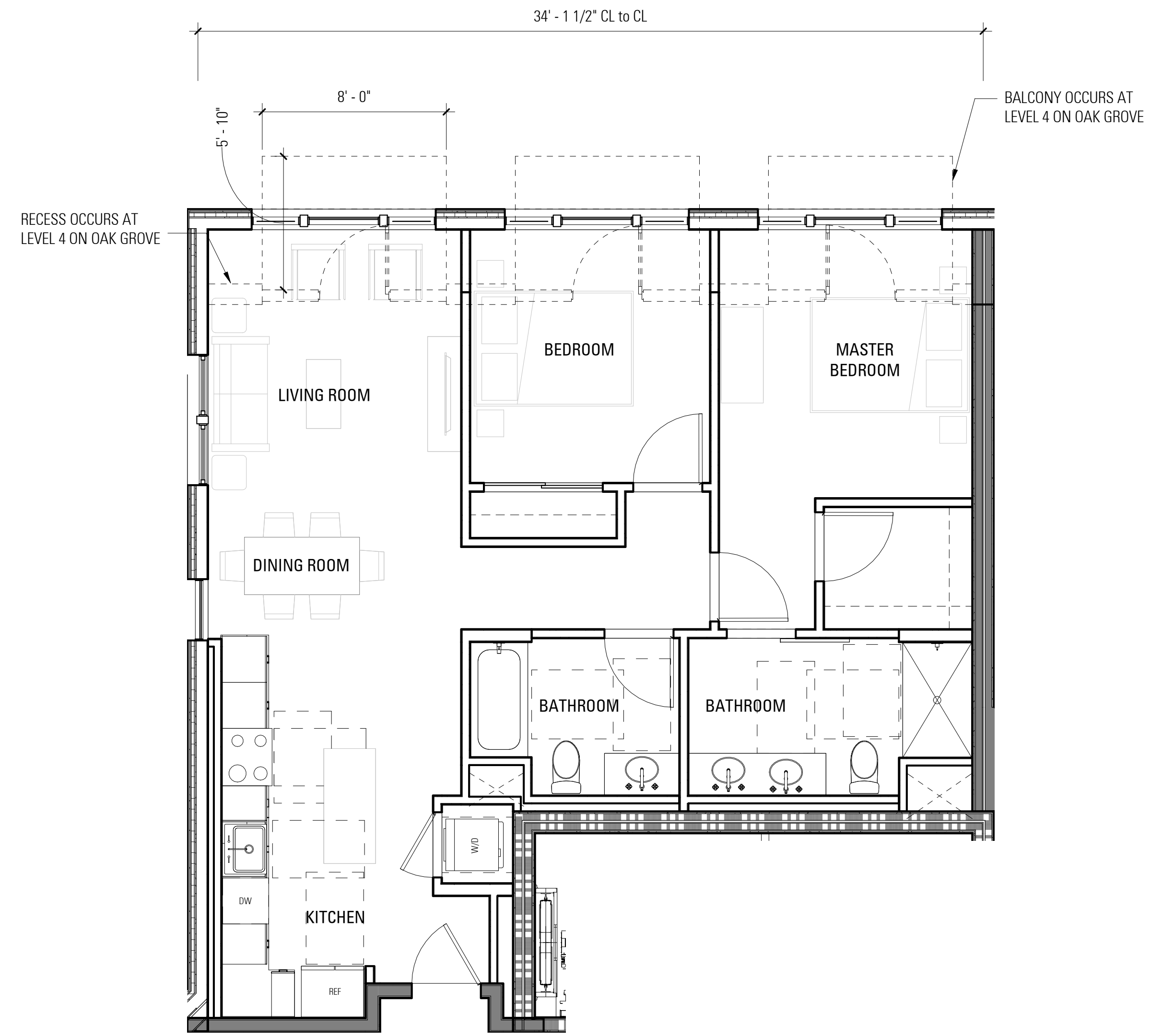




2D
 1,095 SF GROSS
 2 BEDROOM, 2 BATHROOM
 7 INSTANCES

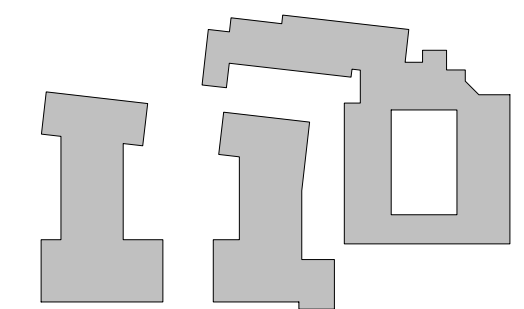
Station 1300

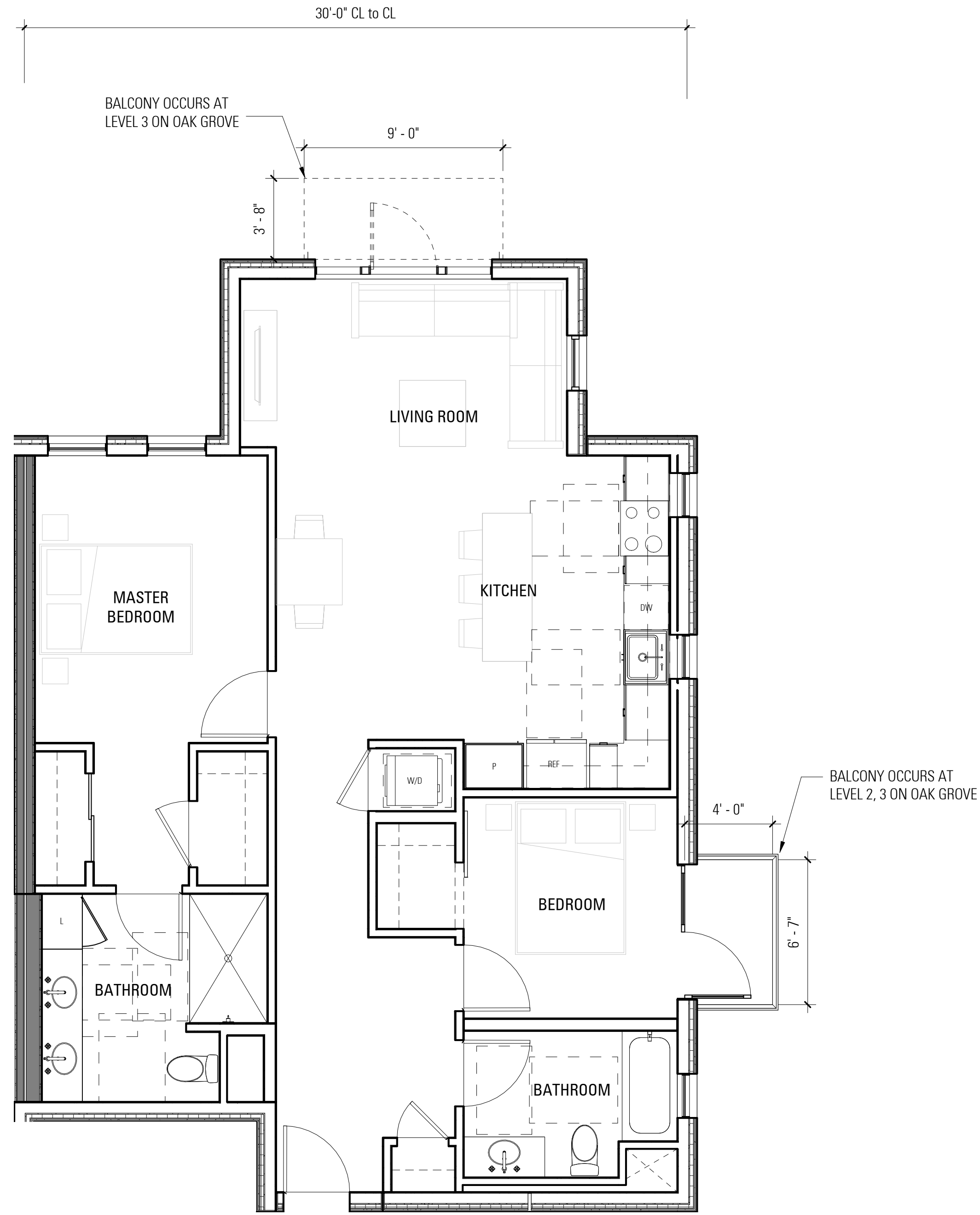
1300 El Camino Real



2E
 1,016 SF GROSS
 2 BEDROOM, 2 BATHROOM
 3 INSTANCES

Enlarged Unit Plans - 2 Bedroom, Typical

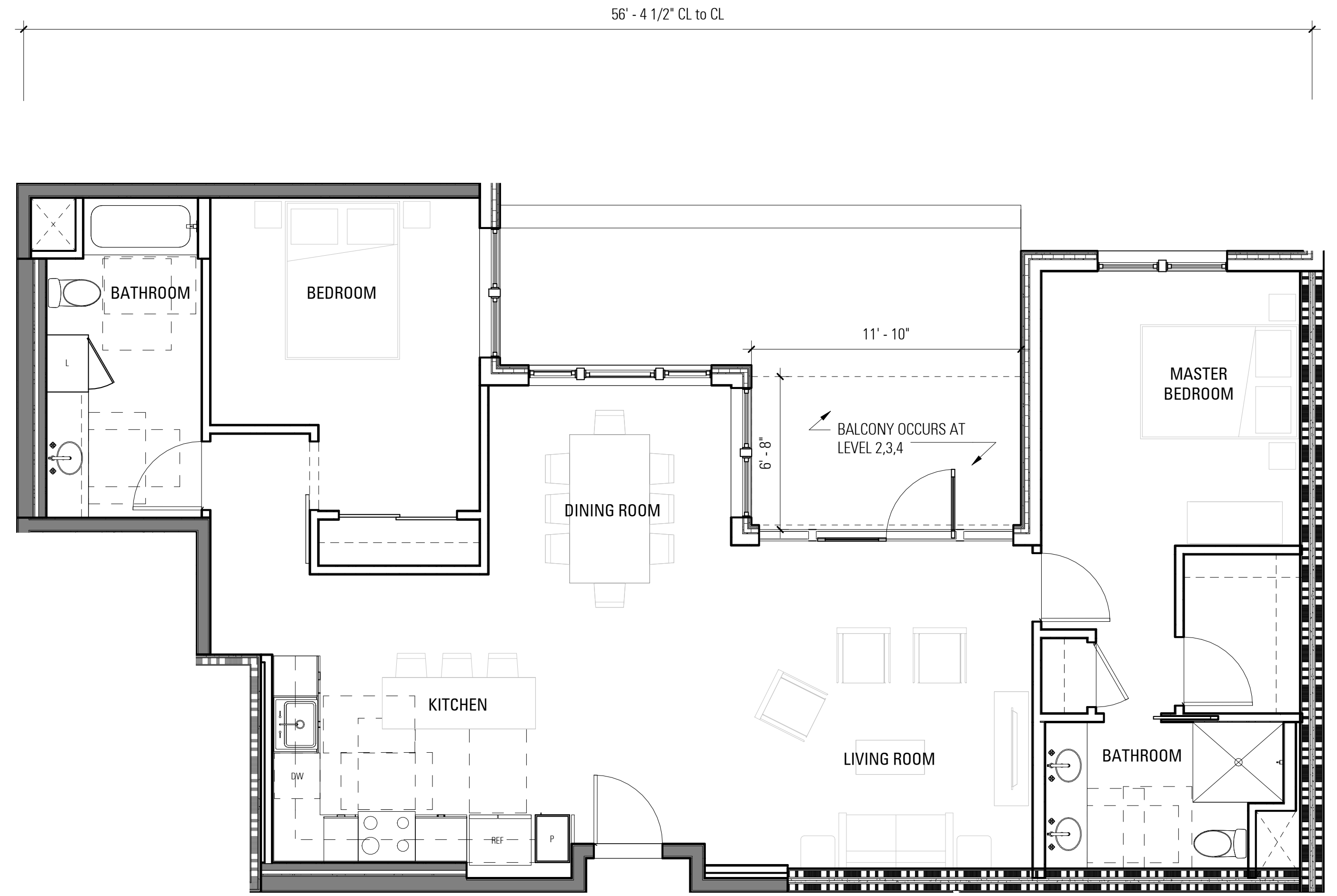




2F
 1,095 SF GROSS
 2 BEDROOM, 2 BATHROOM
 2 INSTANCES

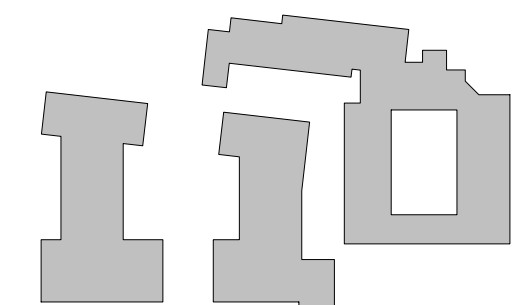
Station 1300

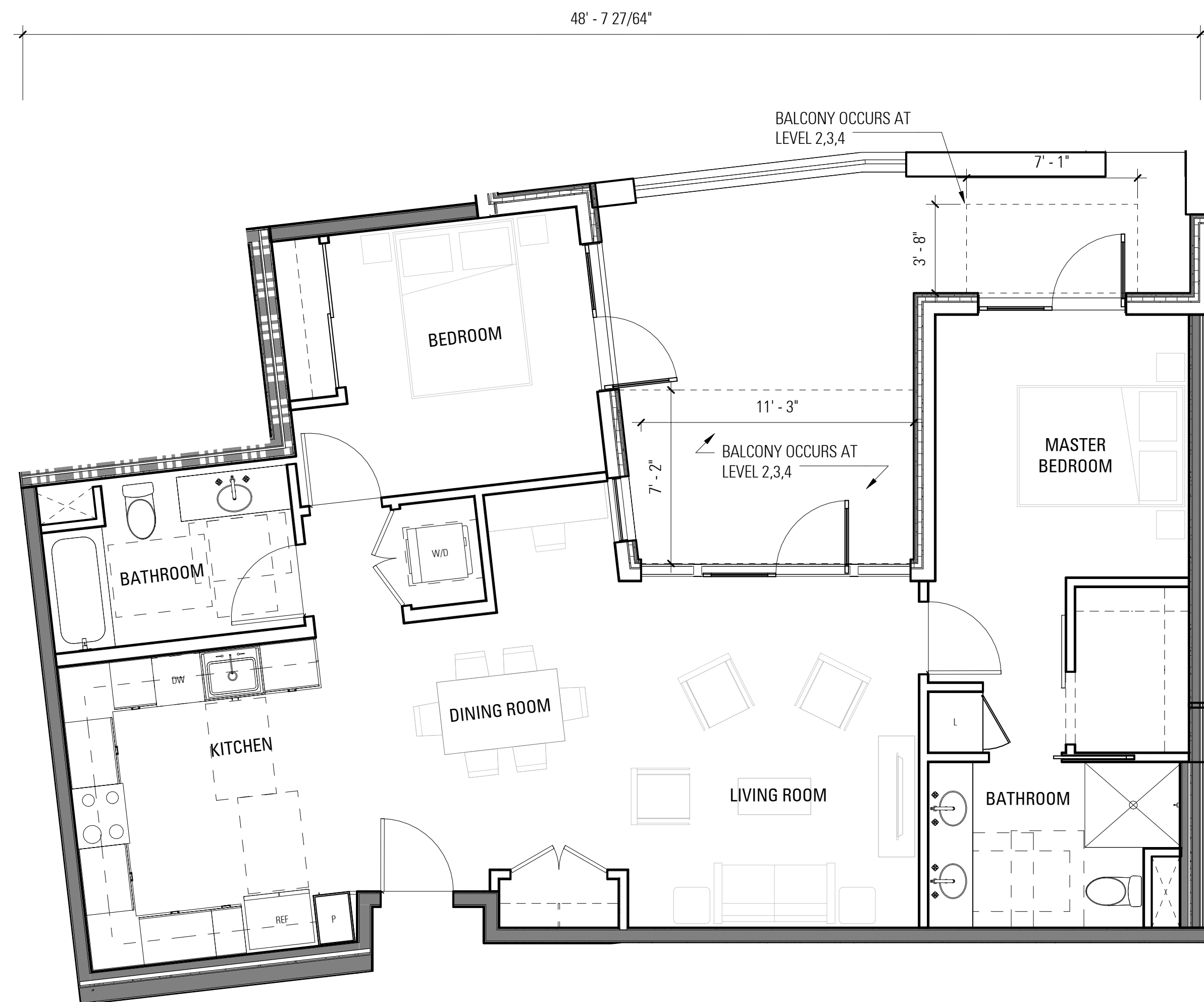
1300 El Camino Real



2G
 1,285 SF GROSS
 2 BEDROOM, 2 BATHROOM
 4 INSTANCES

Enlarged Unit Plans - 2 Bedroom, Typical



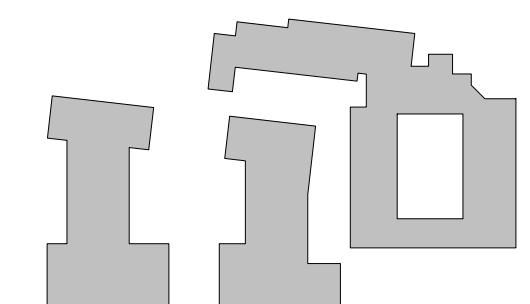


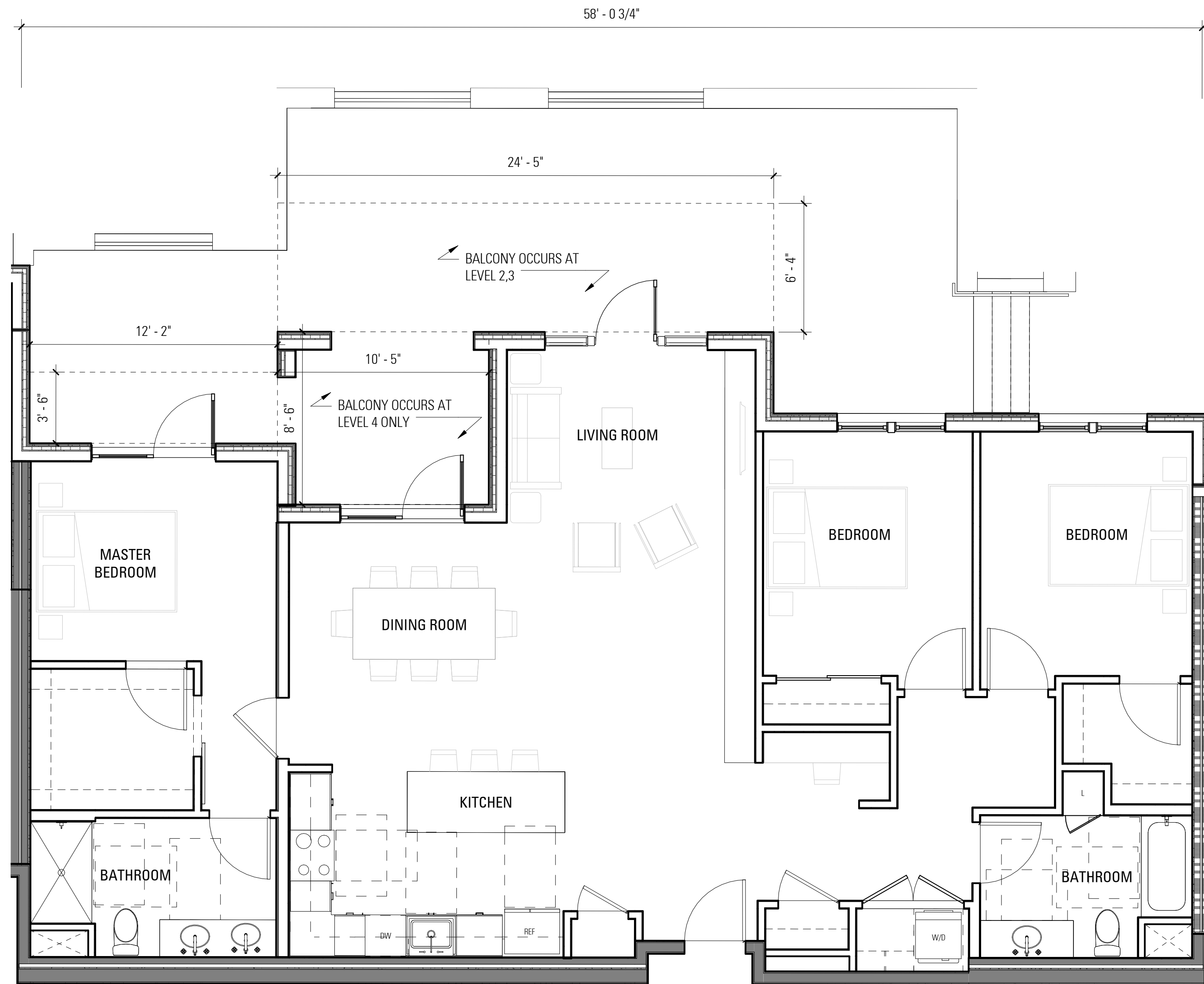
2H
 1,085 SF GROSS
 2 BEDROOM, 2 BATHROOM
 4 INSTANCES

Station 1300

1300 El Camino Real

Enlarged Unit Plans - 2 Bedroom, Typical



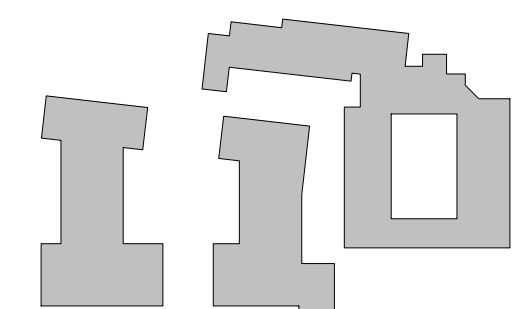


3A
 1,555 SF GROSS
 3 BEDROOM, 2 BATHROOM
 8 INSTANCES

Station 1300

1300 El Camino Real

Enlarged Unit Plans - 3 Bedroom, Typical



BUILDING	PROGRAM	AREA INCLUDED	AREA EXCLUDED	NOTES
Basement 2				
Garage	Tenant Storage		2,330	16.04.325 (C) (1) 3%
Garage	Central Plant, Fan Room		675	16.04.325 (C) (2) 1%
Garage	Parking Related Circulation		153,749	16.04.325 (C) (3)
			156,754	Total GSF Level B2
Basement 1				
North Office	IDF, MPOE, Electrical Room		4,238	16.04.325 (C) (1) 3%
North Office	Central Plant, Fan Room		2,488	16.04.325 (C) (2) 1%
South Office	Parking Related Circulation		221,413	16.04.325 (C) (3)
Residential	Shafts		702	16.04.325 (C) (5)
Residential	Trash/Recycle		1,120	16.04.325 (C) (6)
			229,961	Total GSF Level B1
Level 1				
A	North Office	Community Serving Uses	5,766	
B	North Office	Commercial / Office	26,638	
B.1	North Office	Flexible Space	4,051	
C	South Office	Community Serving Uses	5,577	
D	South Office	Commercial / Office	22,115	
D.1	South Office	Flexible Space	6,349	
E	Residential	Community Serving Uses	7,257	
F	Residential	Private Open Space		5,653 16.04.325 (C) (4)
F	Residential	Residential Units	47,141	
F	Residential	Shafts (in unit)		350 16.04.325 (C) (5)
F	Project	IDF, MPOE, Electrical Room		635 16.04.325 (C) (1) 3%
F	Project	Shafts		530 16.04.325 (C) (5)
F	Project	Trash / Recycle		1,034 16.04.325 (C) (6)
F	Site	Parking Related Circulation		4,990 16.04.325 (C) (3)
G	Site	Public Bathroom	163	
H	Site	Electrical Room / Generators	364	
			59,153	Total Lvl 1 Office
			47,141	Total Lvl 1 Residential
			18,600	Total Lvl 1 CSU
			527	Total Lvl 1 Site
			125,421	Total GSF Level 1
Level 2				
I	North Office	Commercial / Office	39,436	
J	South Office	Commercial / Office	33,784	
K	Residential	Private Open Space		1,696
K	Residential	Residential Units	54,048	
K	Residential	shafts (in unit)		500 16.04.325 (C) (5)
K	Project	IDF, MPOE, Electrical Room		549 16.04.325 (C) (1) 3%
K	Project	Shafts		671 16.04.325 (C) (5)
K	Project	Trash / Recycle		226 16.04.325 (C) (6)
			73,220	Total Lvl 2 Office
			54,048	Total Lvl 2 Residential
			127,268	Total GSF Level 2

*IDF, MPOE, Electrical Rooms are part of the 3% exception per 16.04.325 (C) and specifically have no windows or skylights and unconditioned air.

*Remaining 3% exclusion reserved for future tenant storage 12,583SF - 8,521SF = 4,062SF

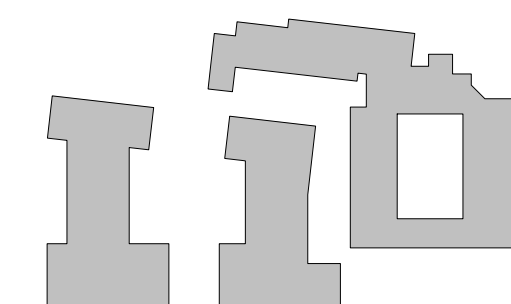
BUILDING	PROGRAM	AREA INCLUDED	AREA EXCLUDED	NOTES
Level 3				
L	North Office	Commercial / Office	37,932	
M	South Office	Commercial / Office	30,060	
N	Residential	Private Open Space		163
N	Residential	Residential Units	53,888	
N	Residential	shafts (in unit)		500 16.04.325 (C) (5)
N	Project	IDF, MPOE, Electrical Room		549 16.04.325 (C) (1) 3%
N	Project	Shafts		671 16.04.325 (C) (5)
N	Project	Trash / Recycle		224 16.04.325 (C) (6)
			67,992	Total Lvl 3 Office
			53,888	Total Lvl 3 Residential
			121,880	Total GSF Level 3
Level 4				
O	North Office	Commercial / Office	62	
P	South Office	Commercial / Office	62	
Q	Residential	Private Open Space		373
Q	Residential	Residential Units	43,770	
Q	Residential	shafts (in unit)		400 16.04.325 (C) (5)
Q	Project	IDF, MPOE, Electrical Room		220 16.04.325 (C) (1) 3%
Q	Project	Shafts		220 16.04.325 (C) (5)
Q	Project	Trash / Recycle		224 16.04.325 (C) (6)
			124	Total Lvl 4 Office
			43,770	Total Lvl 4 Residential
			43,894	Total GSF Level 4
Level 5				
R	Residential	Residential Units	184	
			184	Total Lvl 5 Residential
			184	Total GSF Level 5
GFA				
		Max. Allowed 418,218	418,120	Gross SF Total
		Max. Allowed 209,109	200,489	Office GFA
			48%	% Office GFA
			199,031	Residential GFA
			18,600	CSU GFA
		Max. Allowed 4,204	3,163	16.04.325 (C) (2) 1%
		Max. Allowed 12,612	6,191	16.04.325 (C) (1) 3%
		Remaining 3% Exclusion	6,353	Reserved for future Tenant Storage
Open Space				
S	Office Plaza, Oak Grove Plaza	Public Open Space	91,724	
T	Residential	Common Open Space	31,150	
U	Residential	Private Open Space	7,885	
V	Project	Trash / Recycle	1,034	16.04.325 (C) (6)
			131,793	Total Open Space

*If the 2,500SF of Retail Office is used as Office, then proposed Office 2,500SF + 200,489 SF = 202,989 SF still < the Max Allowed, 209,109

STATION 1300

1300 EL CAMINO REAL

Area Chart

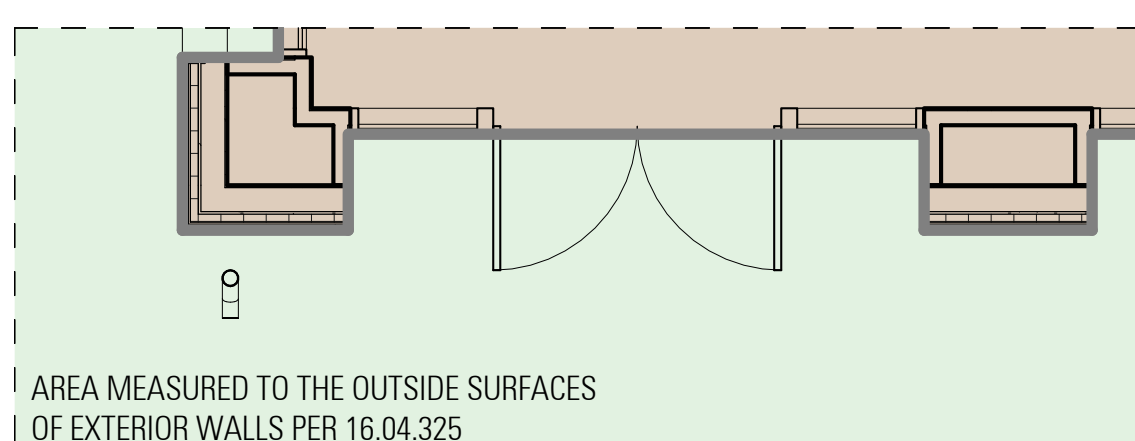


Area Calculations

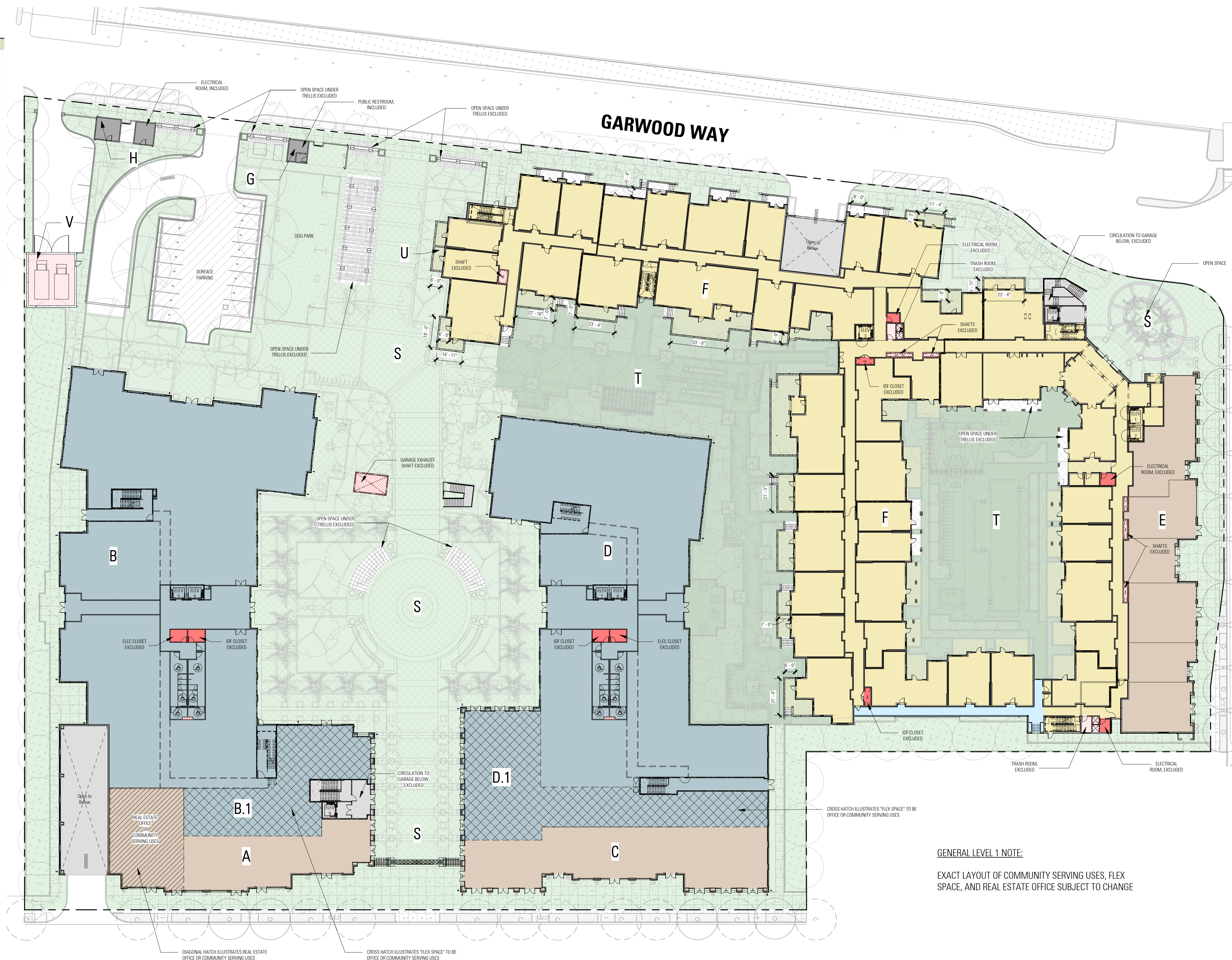
Level 1			
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B.1	North Office	Flexible Space	4,051
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D.1	South Office	Flexible Space	6,349
E	Residential	Community Serving Uses	7,257
F	Residential	Private Open Space	5,653
F	Residential	Residential Units	47,141
F	Residential	Shafts (in unit)	350
F	Project	IDF, MPOE, Electrical Room	635
F	Project	Shafts	530
F	Project	Trash / Recycle	1,034
G	Site	Parking Related Circulation	4,990
H	Site	Public Bathroom	163
H	Site	Electrical Room / Generators	364
		59,153	13,192
		47,141	18,600
		18,600	527
		125,421	13,192
		Total Lvl 1 Office	16,043.25 (C) (4)
		Total Lvl 1 Residential	16,043.25 (C) (5)
		Total Lvl 1 CSU	16,043.25 (C) (1) 3%
		Total Lvl 1 Site	16,043.25 (C) (6)
		Total GSF Level 1	16,043.25 (C) (3)

Areas

- Community Serving Uses
- Covered Porch/Balcony
- IDF, Electrical Room
- Office
- Parking Related Circulation
- Residential
- Shaft
- Site Buildings
- Trash/Recycle
- Residential - Private Open Space
- Residential - Common Open Space
- Open Space



- NOTES:
- ALL MECHANICAL AREA EXEMPT PER (ie. shafts) SEC. 16.04.325 (C) (1) and (2). SEE A0.0 FOR MORE INFORMATION. *IDF, MPOE, ELECTRICAL ROOMS ARE PART OF THIS EXCEPTION AND SPECIFICALLY HAVE NO WINDOWS OR SKYLIGHTS AND UNCONDITIONED AIR.
 - CIRCULATION TO GARAGE EXEMPT PER SEC. 16.04.325 (C)(3)
 - TRASH AND RECYCLING, EXEMPT PER SEC. 16.04.325 (C)(6)
 - EXEMPT AREAS INCLUDE UNCOVERED PORCHES AND JULIET BALCONIES PER SEC. 16.04.325 (C)(1); OPEN, COVERED PORCHES WITH COLUMNS LESS THAN 12" WIDE AND OPEN CIRCULATION WITH COLUMNS LESS THAN 12" WIDE PER SEC. 16.04.325 (C)(4)
 - REMAINING 3% EXCLUSION RESERVED FOR FUTURE TENANT STORAGE
12,583SF - 8,521SF = 4,062SF

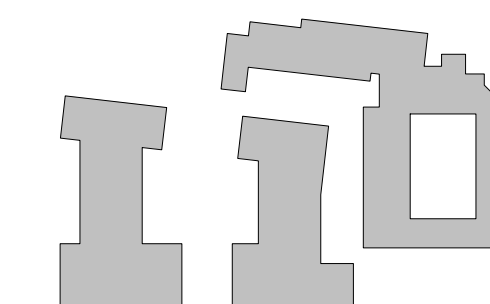
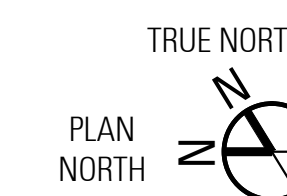
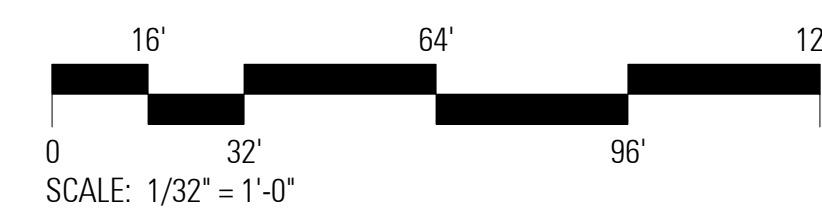


GENERAL LEVEL 1 NOTE:
EXACT LAYOUT OF COMMUNITY SERVING USES, FLEX SPACE, AND REAL ESTATE OFFICE SUBJECT TO CHANGE

STATION 1300

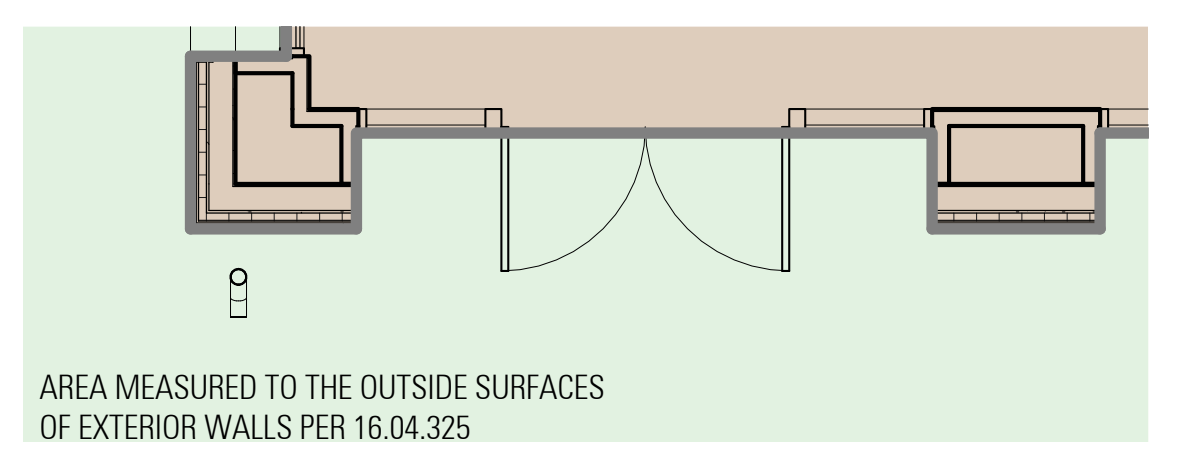
1300 EL CAMINO REAL

Level 1 Area Diagram



Level 2			
I	North Office	Commercial / Office	39,436
J	South Office	Commercial / Office	33,784
	Residential	Private Open Space	1,696
K	Residential	Residential Units	54,048
	Residential	shafts (in unit)	-500
	Project	IDF, MPOE, Electrical Room	549
	Project	Shafts	671
	Project	Trash / Recycle	226
			73,220
			54,048
			127,268
			2,642
			16.04.325 (C) (5)
			16.04.325 (C) (1) 3%
			16.04.325 (C) (5)
			16.04.325 (C) (6)
			Total Lvl 2 Office
			Total Lvl 2 Residential
			Total GSF Level 2

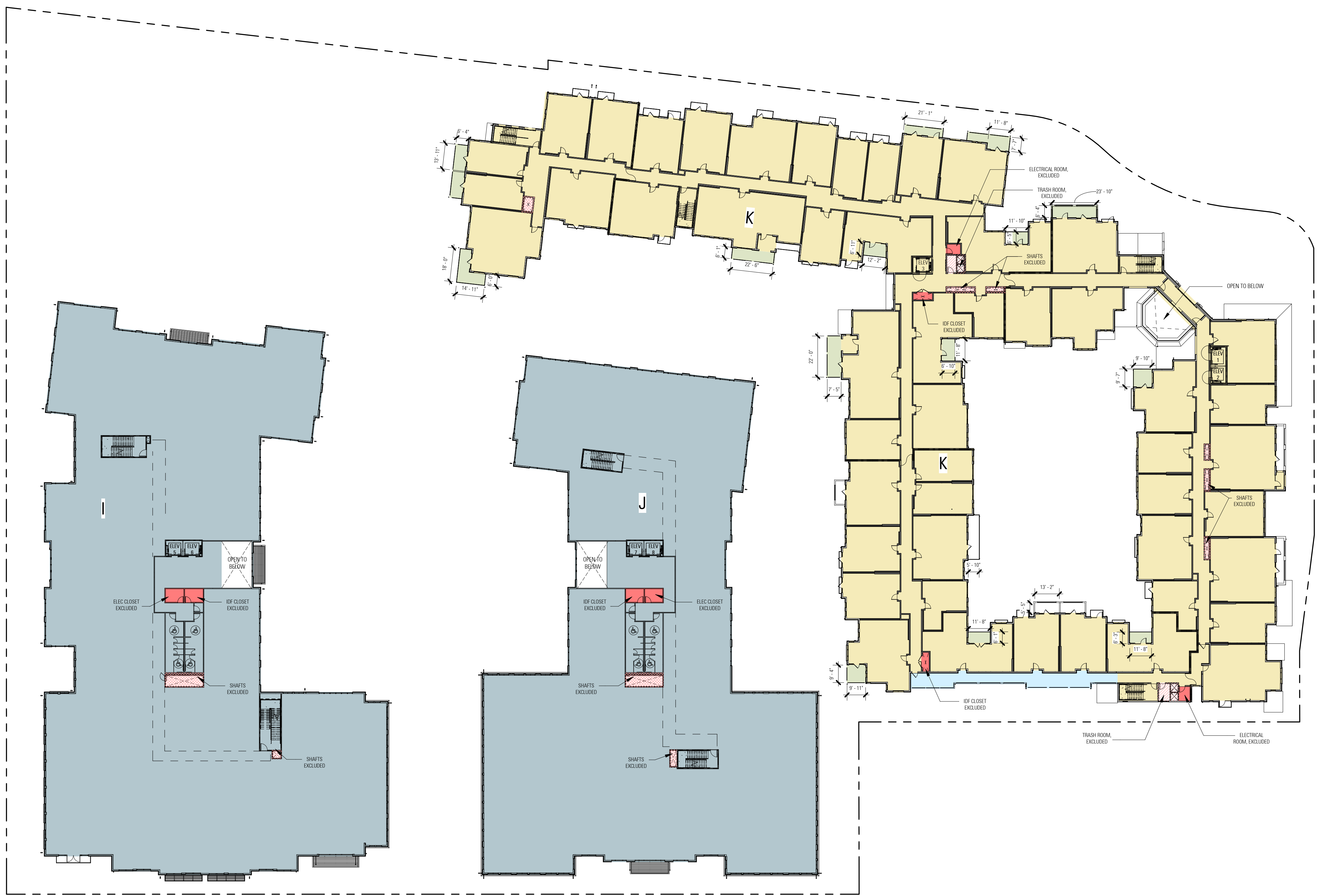
- Areas**
- Covered Porch/Balcony
 - IDF, Electrical Room
 - Office
 - Residential
 - Shaft
 - Trash/Recycle
 - Residential - Private Open Space



NOTES:

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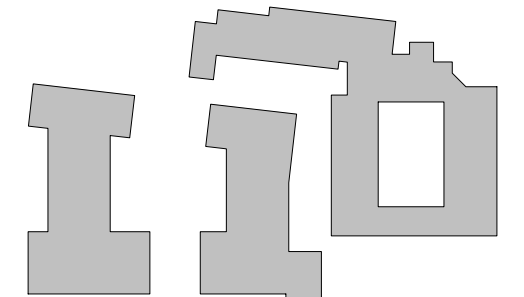
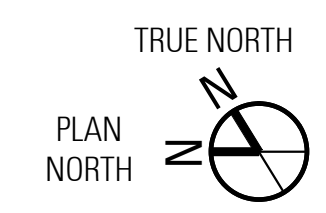
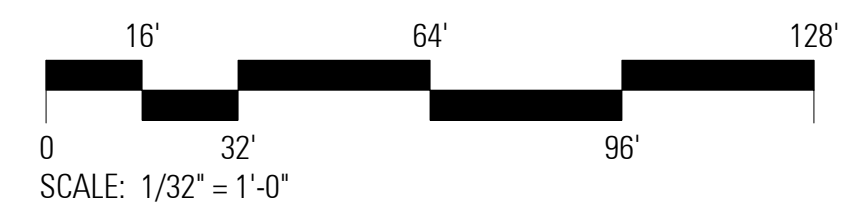
12,583SF - 8,521SF = 4,062SF



STATION 1300

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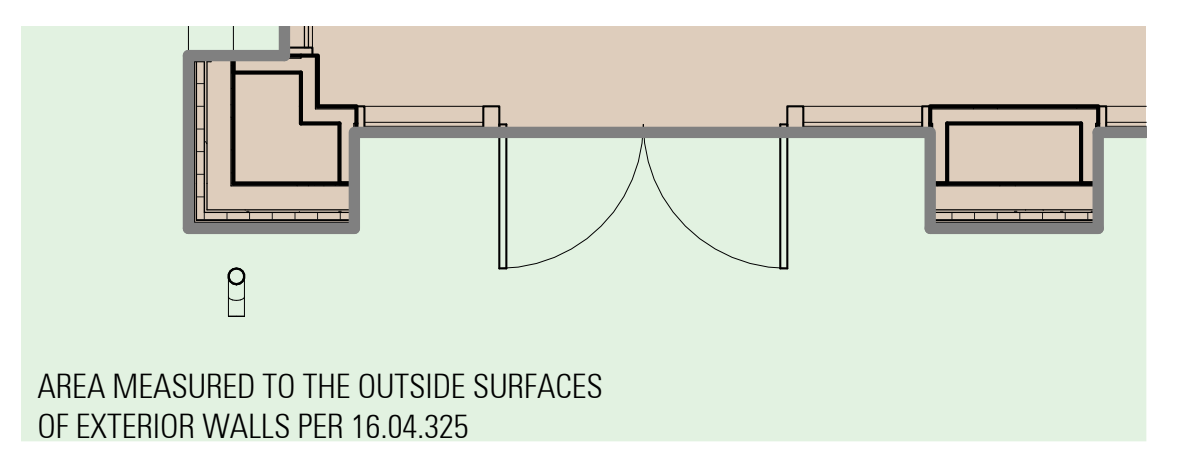
Level 2 Area Diagram



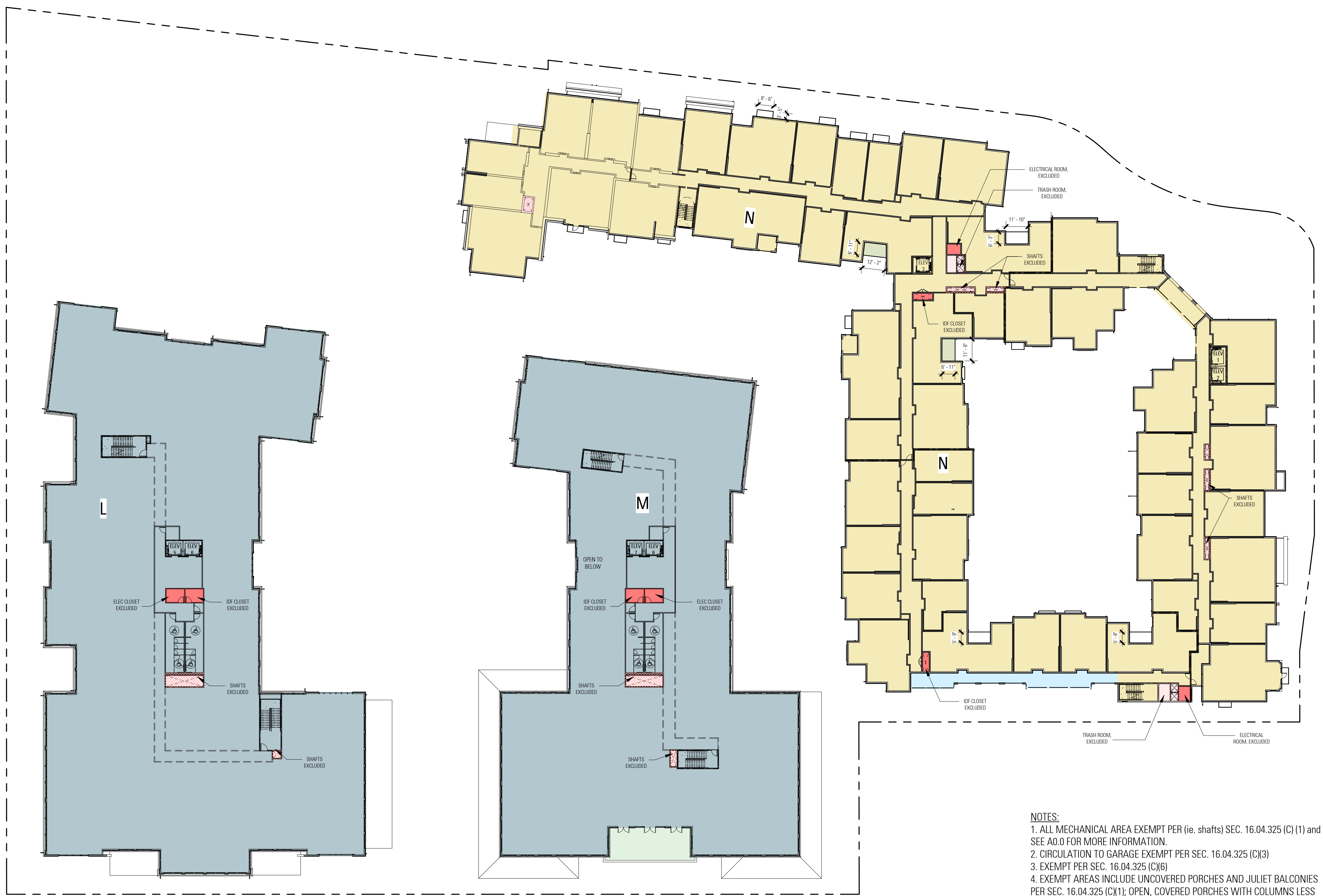
Area Calculations

		Level 3		
L	North Office	Commercial / Office	37,932	
M	South Office	Commercial / Office	30,060	
	Residential	Private Open Space	163	
N	Residential	Residential Units	53,888	
	Residential	shafts (in unit)	-500	16.04.325 (C) (5)
	Project	IDF, MPOE, Electrical Room	549	16.04.325 (C) (1) 3%
	Project	Shafts	671	16.04.325 (C) (5)
	Project	Trash / Recycle	224	16.04.325 (C) (6)
			67,992	Total Lvl 3 Office
			53,888	Total Lvl 3 Residential
			121,880	1,107
				Total GSF Level 3

- Areas**
- Covered Porch/Balcony
 - IDF, Electrical Room
 - Office
 - Residential
 - Shaft
 - Trash/Recycle
 - Residential - Private Open Space
 - Open Space



- NOTES:**
- ALL MECHANICAL AREA EXEMPT PER (ie. shafts) SEC. 16.04.325 (C) (1) and (2). SEE A0.0 FOR MORE INFORMATION. *IDF, MPOE, ELECTRICAL ROOMS ARE PART OF THIS EXCEPTION AND SPECIFICALLY HAVE NO WINDOWS OR SKYLIGHTS AND UNCONDITIONED AIR.
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 - REMAINING 3% EXCLUSION RESERVED FOR FUTURE TENANT STORAGE
12,583SF - 8,521SF = 4,062SF

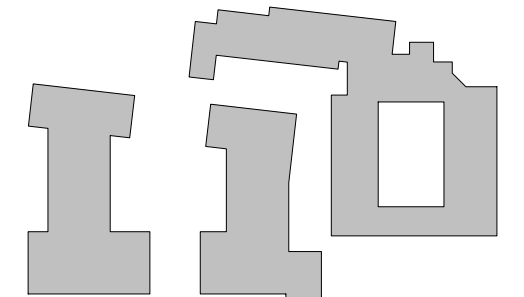
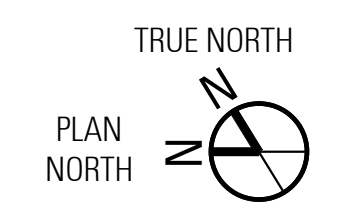
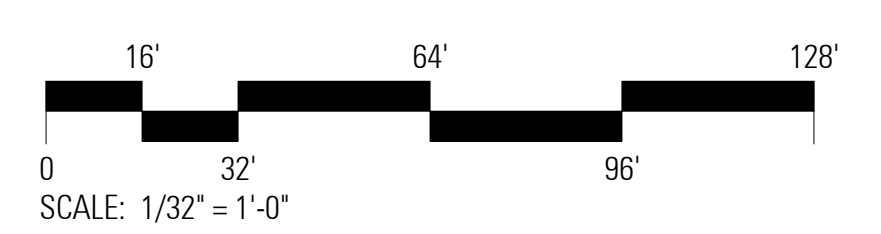


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STATION 1300

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Level 3 Area Diagram

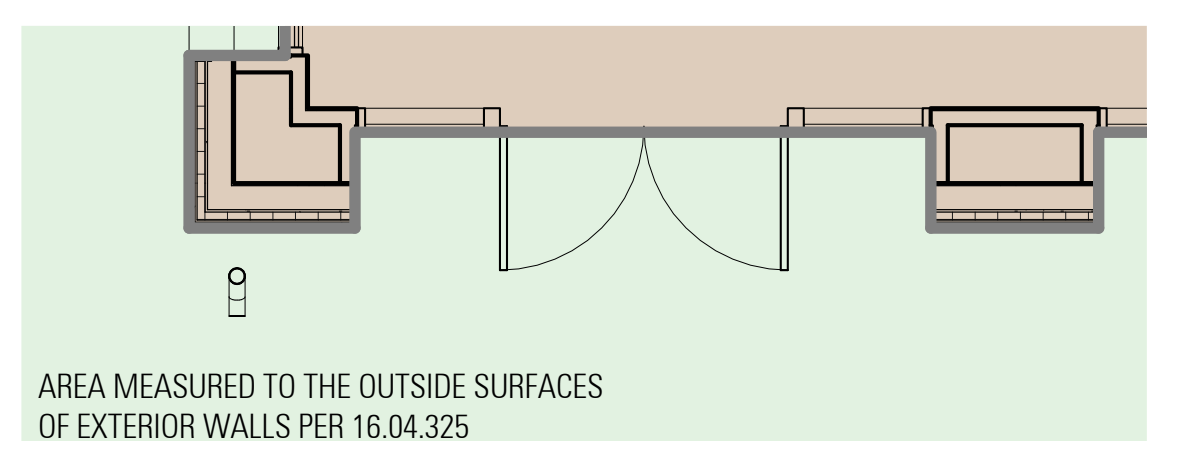


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Area Calculations

Level 4			
O	North Office	Commercial / Office	62
P	South Office	Commercial / Office	62
	Residential	Private Open Space	373
Q	Residential	Residential Units	43,770
	Residential	shafts (in unit)	-400
	Project	IDF, MPOE, Electrical Room	220
	Project	Shafts	220
	Project	Trash / Recycle	224
			124
			43,770
			43,894
			637
			16.04.325 (C) (5)
			16.04.325 (C) (1) 3%
			16.04.325 (C) (5)
			16.04.325 (C) (6)
			Total Lvl 4 Office
			Total Lvl 4 Residential
			Total GSF Level 4

- Areas**
- Covered Porch/Balcony
 - IDF, Electrical Room
 - Office
 - Residential
 - Shaft
 - Trash/Recycle
 - Residential - Private Open Space



NOTES:

- ALL MECHANICAL AREA EXEMPT PER (ie. shafts) SEC. 16.04.325 (C) (1) and (2). SEE A0.0 FOR MORE INFORMATION. *IDF, MPOE, ELECTRICAL ROOMS ARE PART OF THIS EXCEPTION AND SPECIFICALLY HAVE NO WINDOWS OR SKYLIGHTS AND UNCONDITIONED AIR.
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12,583SF - 8,521SF = 4,062SF



STATION 1300

1300 EL CAMINO REAL

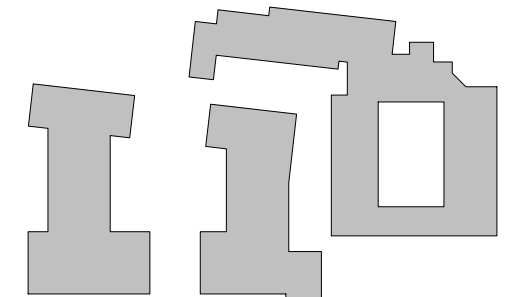
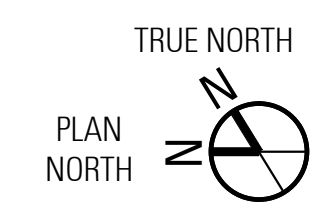
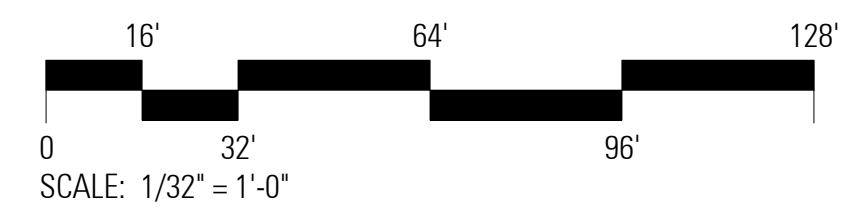
Level 4 Area Diagram

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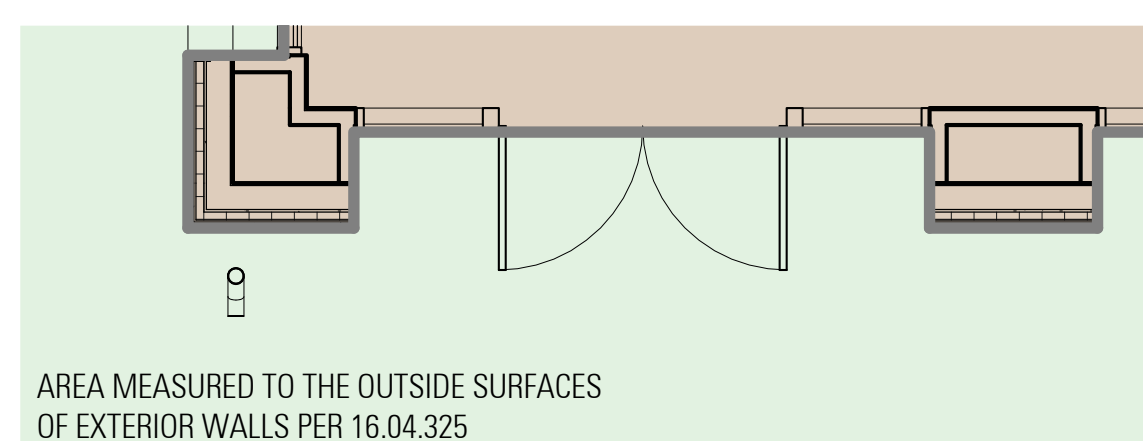


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Level 5			
R	Residential	Residential Units	184
			184
			184
Total Lvl 5 Residential			
Total GSF Level 5			

Areas
 Residential



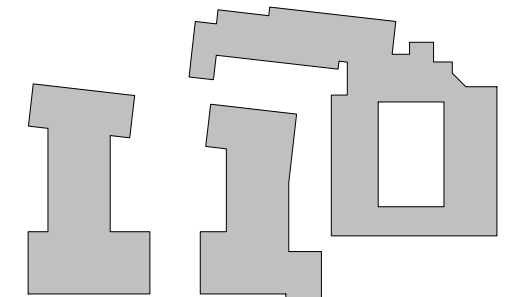
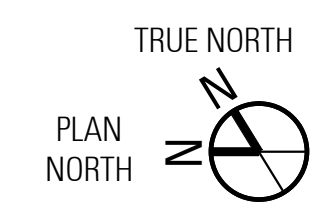
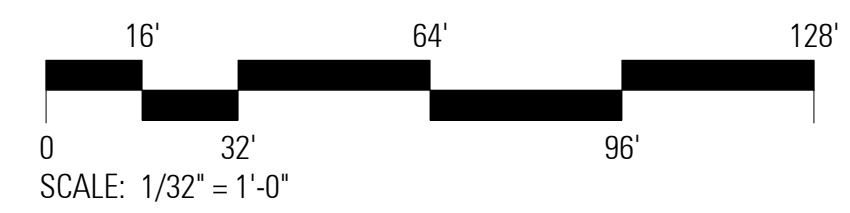
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 5. REMAINING 3% EXCLUSION RESERVED FOR FUTURE TENANT STORAGE
 12,583SF - 8,521SF = 4,062SF



STATION 1300

1300 EL CAMINO REAL

Level 5 Area Diagram



Basement 1			
North Office	IDF, MPOE, Electrical Room	4,238	16.04.325 (C) (1) 3%
North Office	Central Plant, Fan Room	2,488	16.04.325 (C) (2) 1%
South Office	Parking Related Circulation	221,413	16.04.325 (C) (3)
Residential	Shafts	702	16.04.325 (C) (5)
Residential	Trash/Recycle	1,120	16.04.325 (C) (6)
		229,961	Total GSF Level B1

- Areas**
- Parking Related Circulation
 - Shaft
 - Trash/Recycle
 - Mechanical

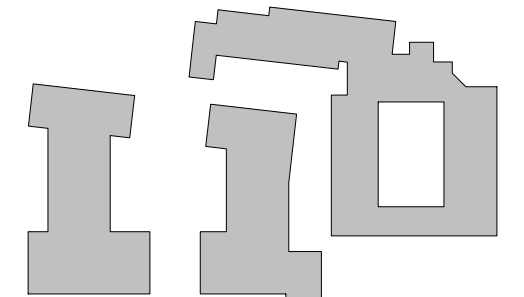
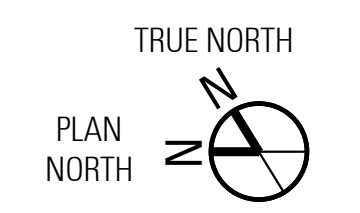
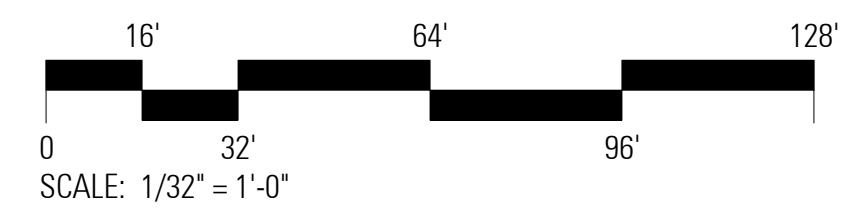


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 5. REMAINING 3% EXCLUSION RESERVED FOR FUTURE TENANT STORAGE
 12,583SF - 8,521SF = 4,062SF

STATION 1300

1300 EL CAMINO REAL

Parking Level B1 Area Diagram



Area Calculations

Basement 2			
Garage	Tenant Storage	2,330	16.04.325 (C) (1) 3%
Garage	Central Plant, Fan Room	675	16.04.325 (C) (2) 1%
Garage	Parking Related Circulation	153,749	16.04.325 (C) (3)
		156,754	Total GSF Level B2

Areas

- Parking Related Circulation
- Mechanical
- Tenant Storage

NOTES:

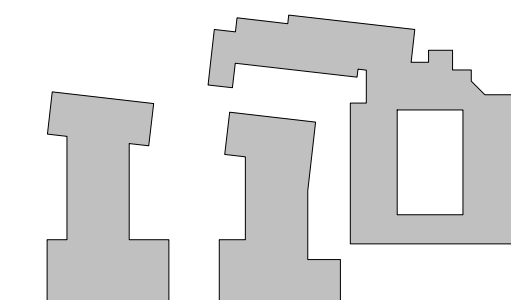
1. ALL MECHANICAL AREA EXEMPT PER (ie. shafts) SEC. 16.04.325 (C) (1) and (2). SEE A0.0 FOR MORE INFORMATION. *IDF, MPOE, ELECTRICAL ROOMS ARE PART OF THIS EXCEPTION AND SPECIFICALLY HAVE NO WINDOWS OR SKYLIGHTS AND UNCONDITION AIR.
 2. CIRCULATION TO GARAGE EXEMPT PER SEC. 16.04.325 (C)(3)
 3. TRASH AND RECYCLING, EXEMPT PER SEC. 16.04.325 (C)(6)
 4. EXEMPT AREAS INCLUDE UNCOVERED PORCHES AND JULIET BALCONIES PER SEC. 16.04.325 (C)(1); OPEN, COVERED PORCHES WITH COLUMNS LESS THAN 12" WIDE AND OPEN CIRCULATION WITH COLUMNS LESS THAN 12" WIDE PER SEC. 16.04.325 (C)(4)
 5. REMAINING 3% EXCLUSION RESERVED FOR FUTURE TENANT STORAGE
- 12,583SF - 8,521SF = 4,062SF

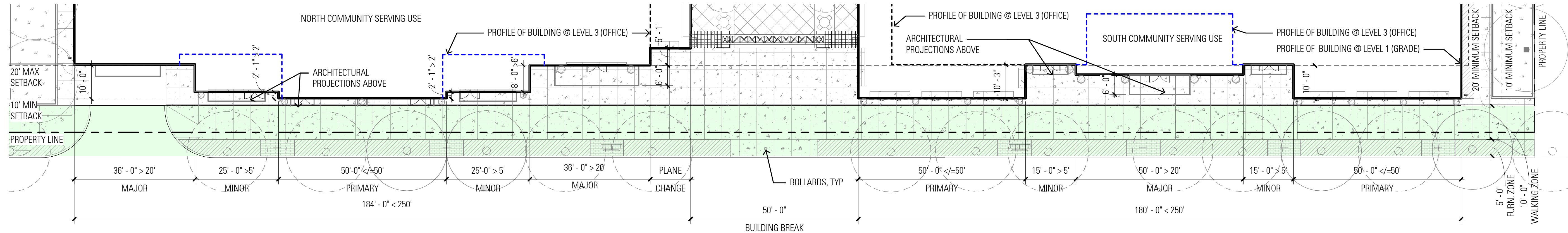


STATION 1300

1300 EL CAMINO REAL

Parking Level B2 Area Diagram

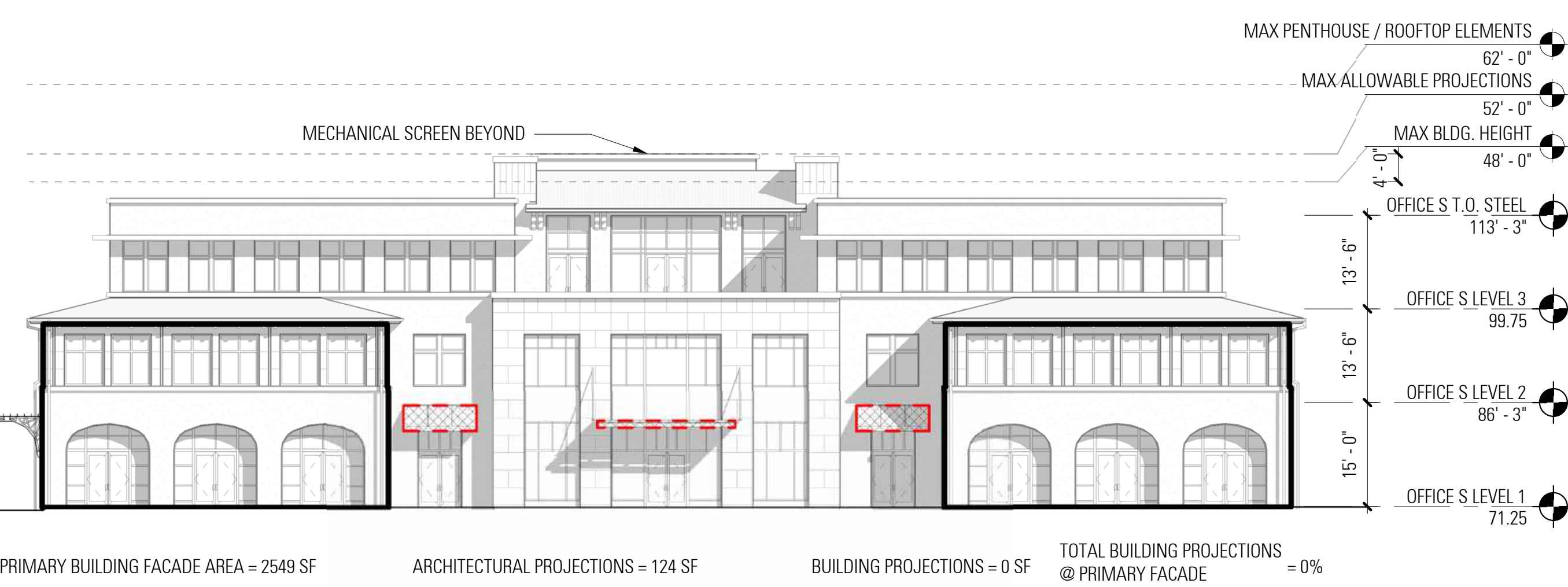
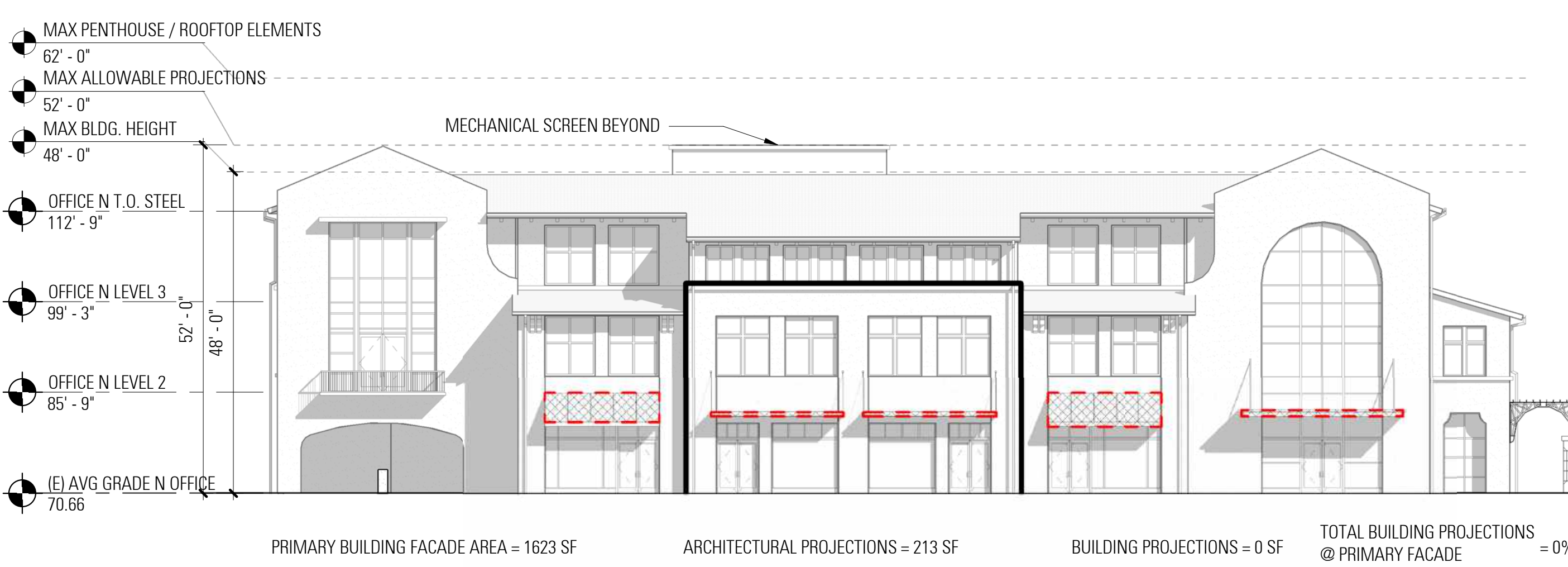
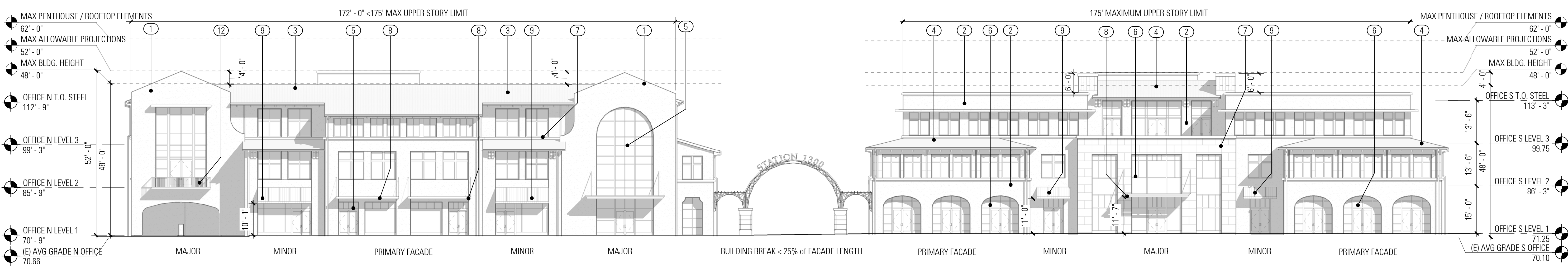




2 PARTIAL FLOOR PLAN - OFFICE LEVEL 1 @ ECR
A4.01 1/16" = 1'-0"

50'-0" (TOTAL LENGTH OF BUILDING BREAKS @ ECR) = 0.14 = 14%
364'-0" (TOTAL PRIMARY FACADE LENGTH @ ECR)

Note: FURNISHING ZONE MEASURED FROM BACK OF CURB



1 EXTERIOR ELEVATION - OFFICE - WEST PROJECTIONS DIAGRAM
A4.01 1/16" = 1'-0"

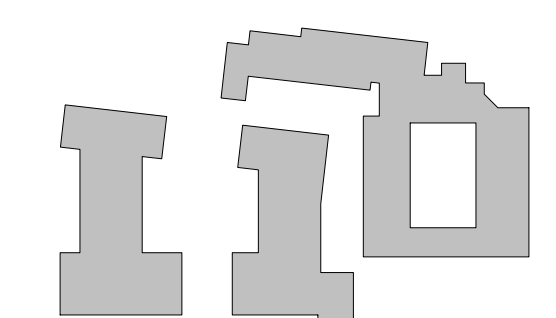
Color and Materials Key

- 1. Cement Plaster, Santa Barbara Mission Finish, Integral Color: Sandstone
- 2. Cement Plaster, Santa Barbara Mission Finish, Integral Color: Suffolk
- 3. Clay Tile Roof, US Tile by Boral, El Camino Blend
- 4. Clay Tile Roof, US Tile by Boral, Malorca
- 5. Aluminum Storefront System, Powder-Coated Burnt Red
- 6. Aluminum Storefront System, Powder-Coated Bronze
- 7. Cast Stone (stone-clad column, ledgers, and/or coping), NVCS 70W, Gray
- 8. Metal and Glass Canopy, Gun Metal Gray
- 9. Fabric (Canvas) Awning, color TBD
- 10. Thin Set Stone Tile Facade
- 11. Metal Sign and Structure, Bronze
- 12. Metal Guardrail and Railing, painted color: dark gray, green or brown
- 13. Composite Windows, color: brown, bronze, ebony, burnt red, blue or green
- 14. Wood Columns 6"x6"
- 15. Painted GFRC to match adjacent Cement Plaster

STATION 1300

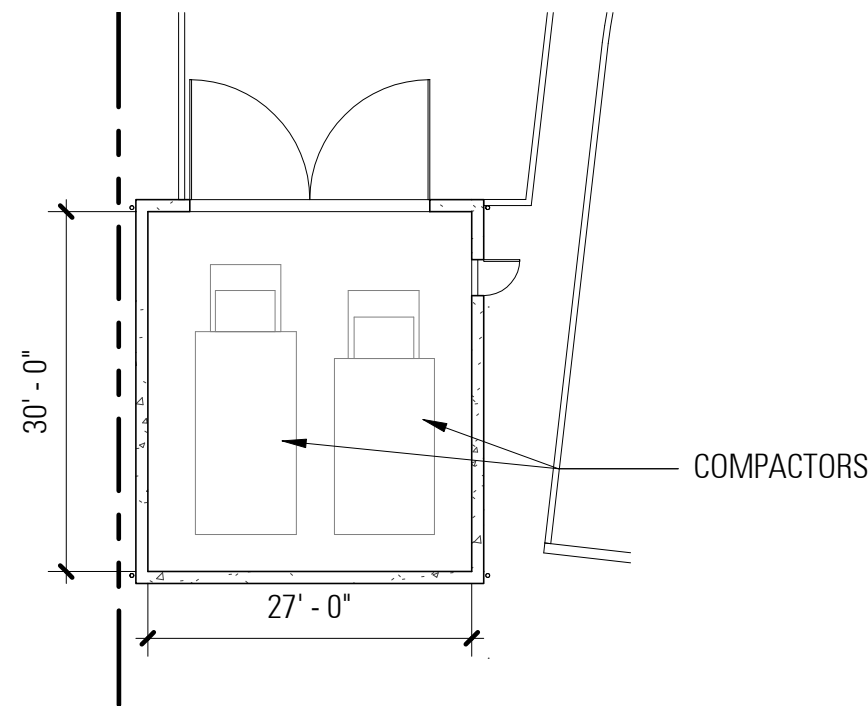
1300 EL CAMINO REAL

Specific Plan Standards Compliance Diagram - ECR

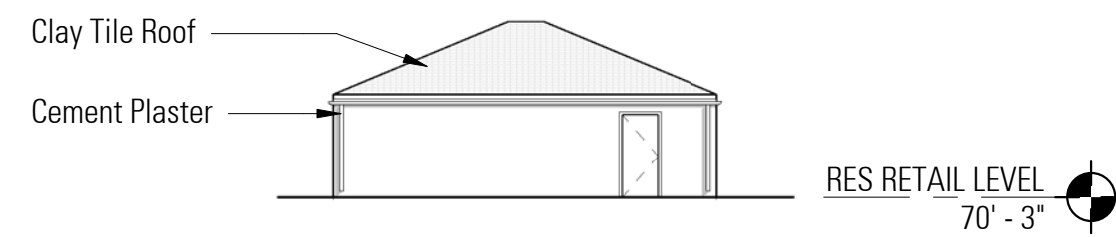


GENERAL ELEVATION NOTES

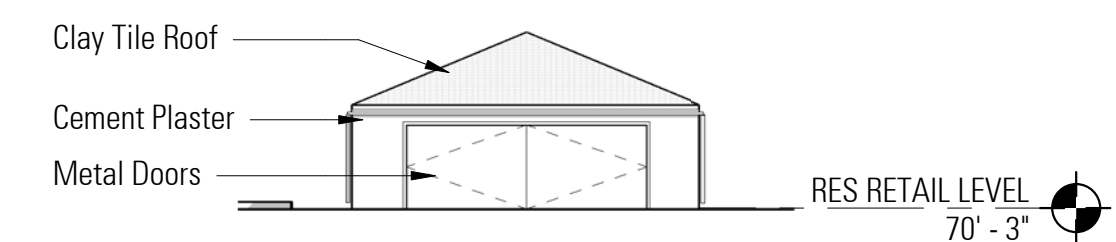
1. WINDOW SILL HEIGHTS @ 3'-0" ABOVE FINISH FLOOR U.O.N. (NOT INCLUDING FULL-HEIGHT WINDOW WALL SYSTEMS)
2. TILE ROOF SLOPES @ 5:12 U.O.N.
3. PER THE MP ECR & DOWNTOWN SPECIFIC PLAN, VERTICAL PROJECTIONS (I.E. PARAPETS & BALCONY RAILINGS) MAY EXTEND 4'-0" BEYOND THE MAX. BUILDING HEIGHT.
4. SEE SHEET A8.33 FOR TYPICAL OPENING DETAILS



7 **Trash / Recycling Enclosure - Plan**
A4.02 1/16" = 1'-0"



6 **Trash / Recycling Enclosure - East Elevation**
A4.02 1/16" = 1'-0"



5 **Trash / Recycling Enclosure N Elevation**
A4.02 1/16" = 1'-0"



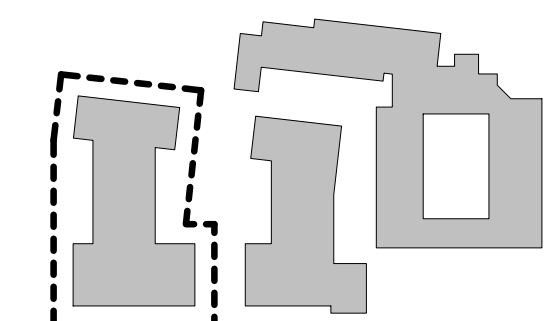
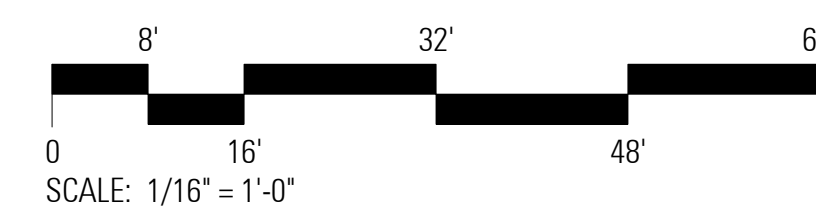
2 **North Office - Rear East Elevation**
A4.02 1/16" = 1'-0"

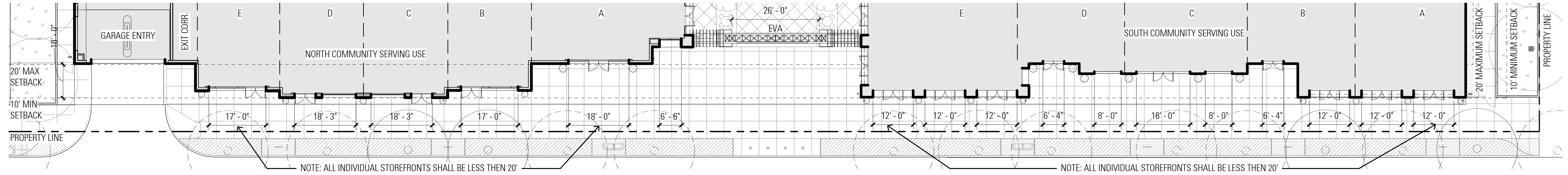


STATION 1300

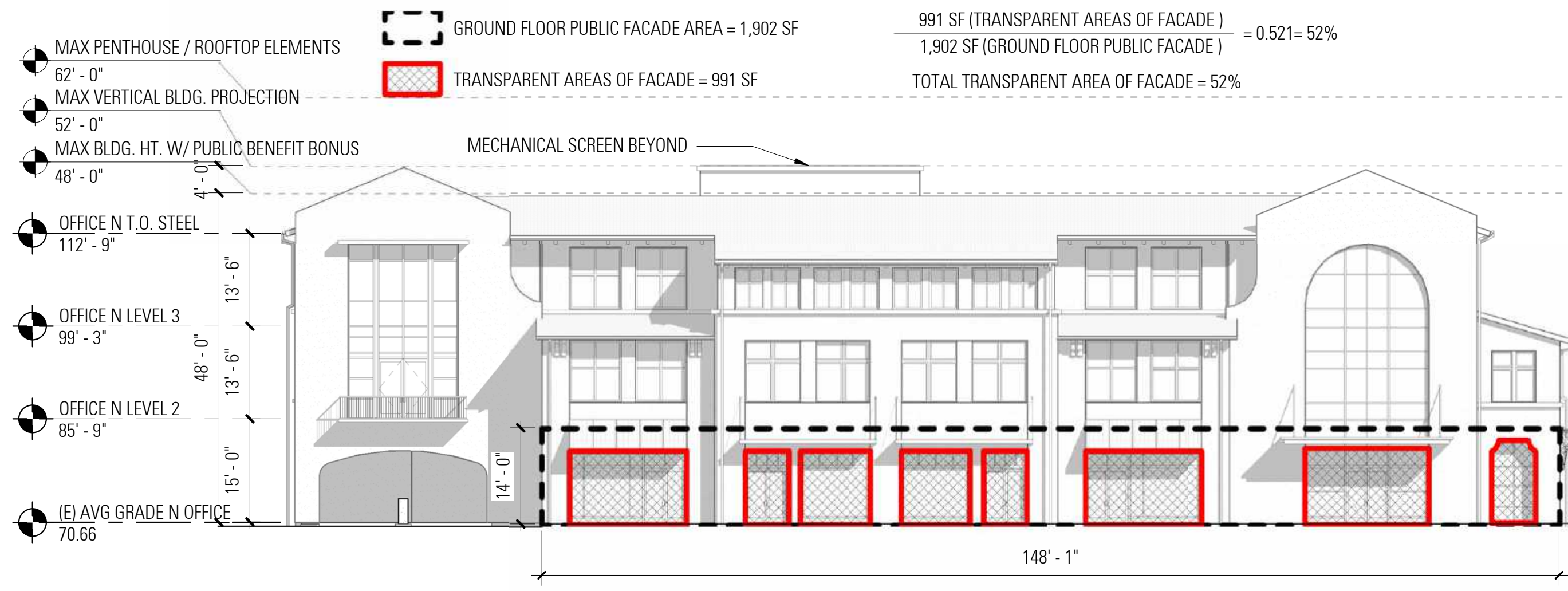
1300 EL CAMINO REAL

Exterior Elevations - North Office Building

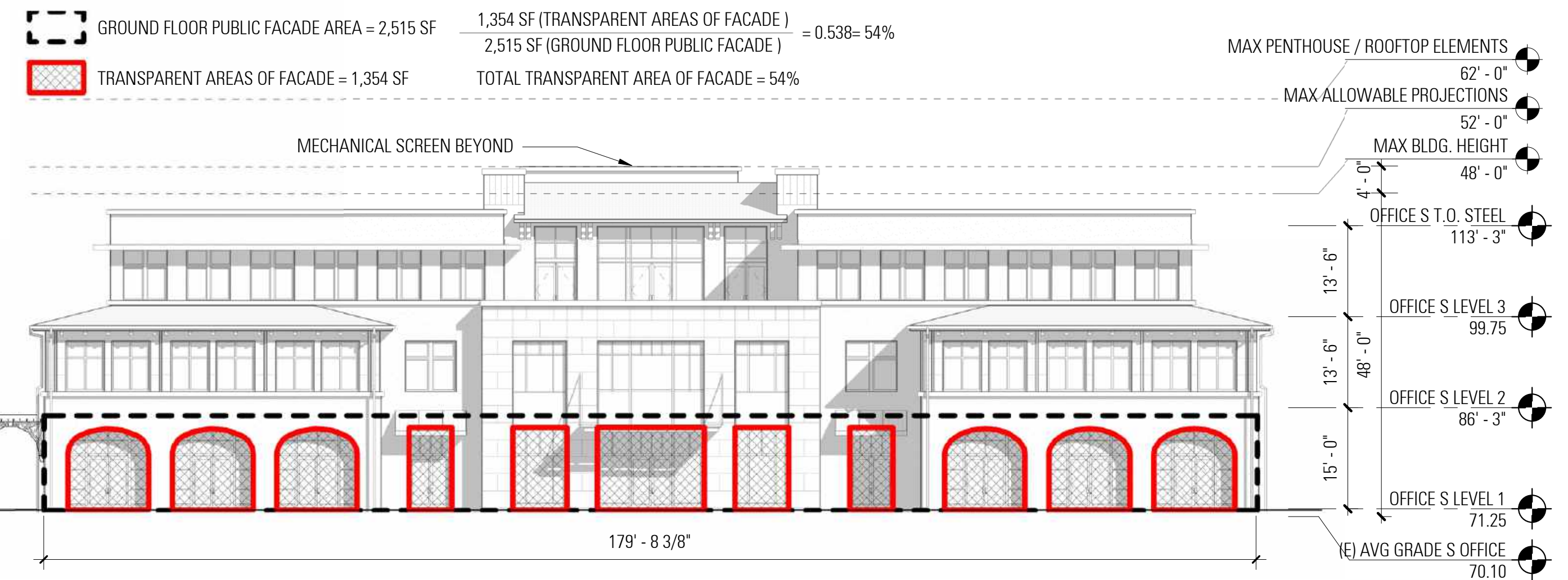




2 PARTIAL FLOOR PLAN - OFFICE LEVEL 1 @ ECR GROUND FLOOR
 A4.02A 1/16" = 1'-0"



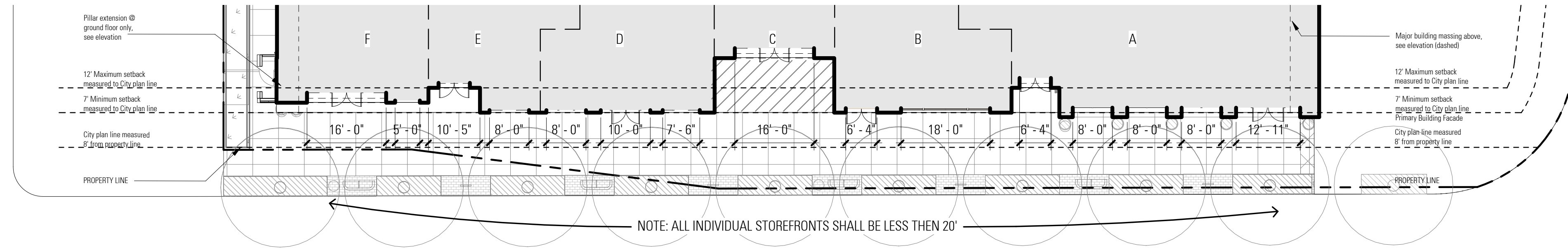
1 EXTERIOR ELEVATION - OFFICE - WEST TRANSPARENCY DIAGRAM
 A4.02A 1/16" = 1'-0"



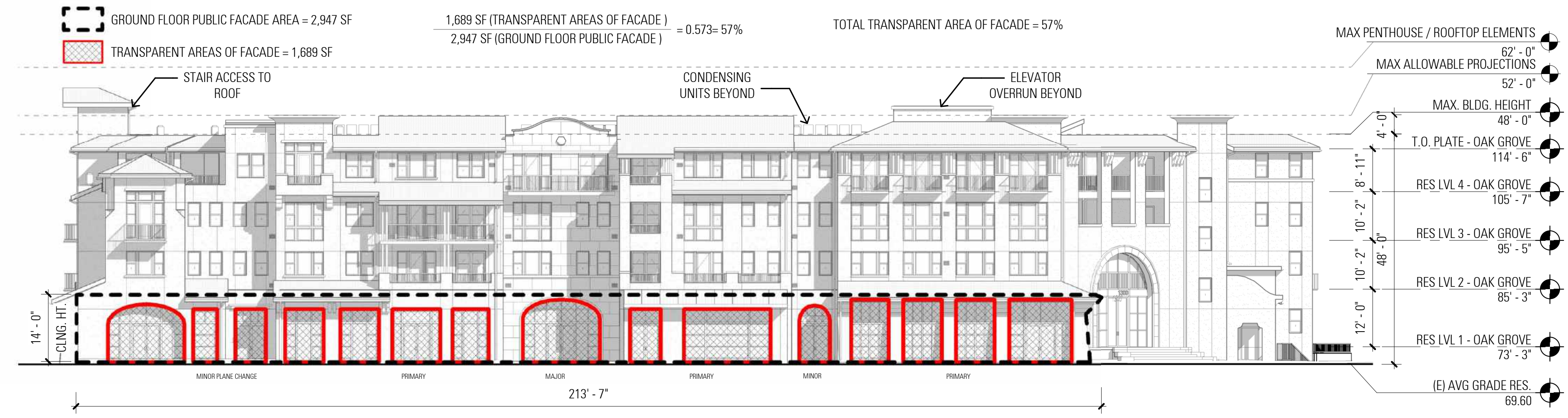
STATION 1300

1300 EL CAMINO REAL

Commercial Frontage and Ground Floor Transparency



2 PARTIAL FLOOR PLAN - RESIDENTIAL LEVEL 1 @ OAK GROVE GROUND FLOOR
A4.02B 1/16" = 1'-0"



1 EXTERIOR ELEVATION - RESIDENTIAL @ OAK GROVE - GROUND FLOOR TRANSPARENCY
A4.02B 1/16" = 1'-0"

STATION 1300

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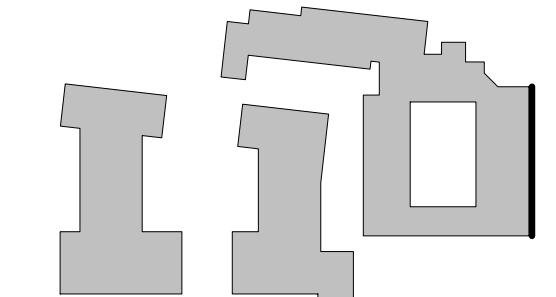
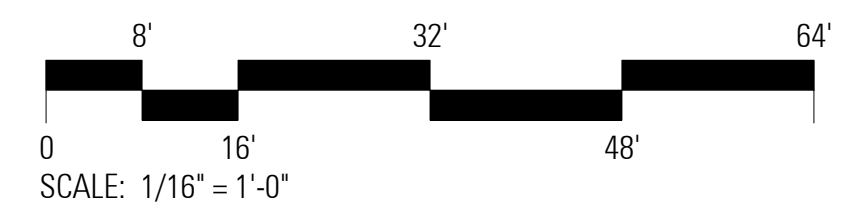
Commercial Frontage and Ground Floor Transparency

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12060

1/10/2017



A4.02B

GENERAL ELEVATION NOTES

1. WINDOW SILL HEIGHTS @ 3'-0" ABOVE FINISH FLOOR U.O.N. (NOT INCLUDING FULL-HEIGHT WINDOW WALL SYSTEMS)
2. TILE ROOF SLOPES @ 5:12 U.O.N.
3. PER THE MP ECR & DOWNTOWN SPECIFIC PLAN, VERTICAL PROJECTIONS (IE. PARAPETS & BALCONY RAILINGS) MAY EXTEND 4'-0" BEYOND THE MAX. BUILDING HEIGHT.
3. SEE SHEET A8.33 FOR TYPICAL OPENING DETAILS



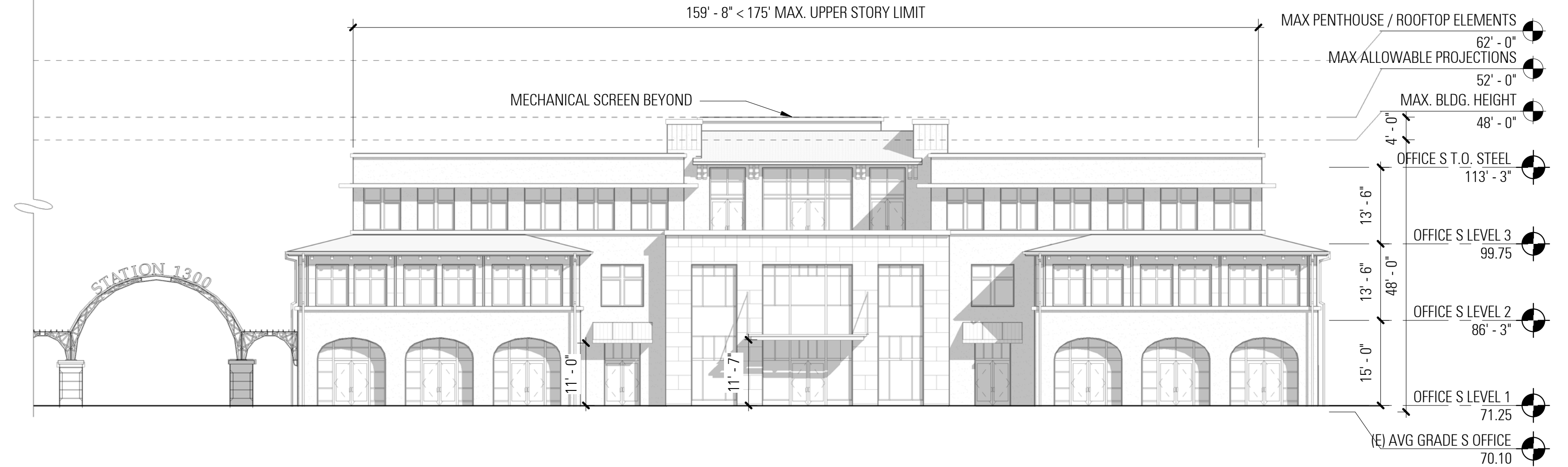
4
A4.03 **South Office - R. Side South Elevation**
1/16" = 1'-0"



3
A4.03 **South Office - L. Side Plaza North Elevation**
1/16" = 1'-0"



2
A4.03 **South Office - Rear East Elevation**
1/16" = 1'-0"

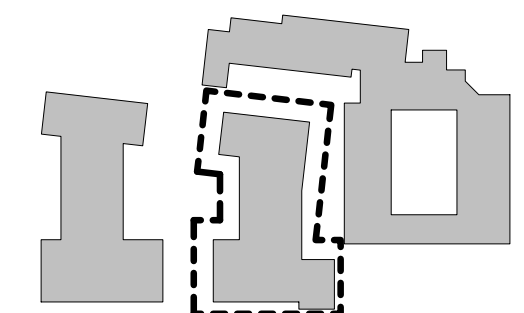


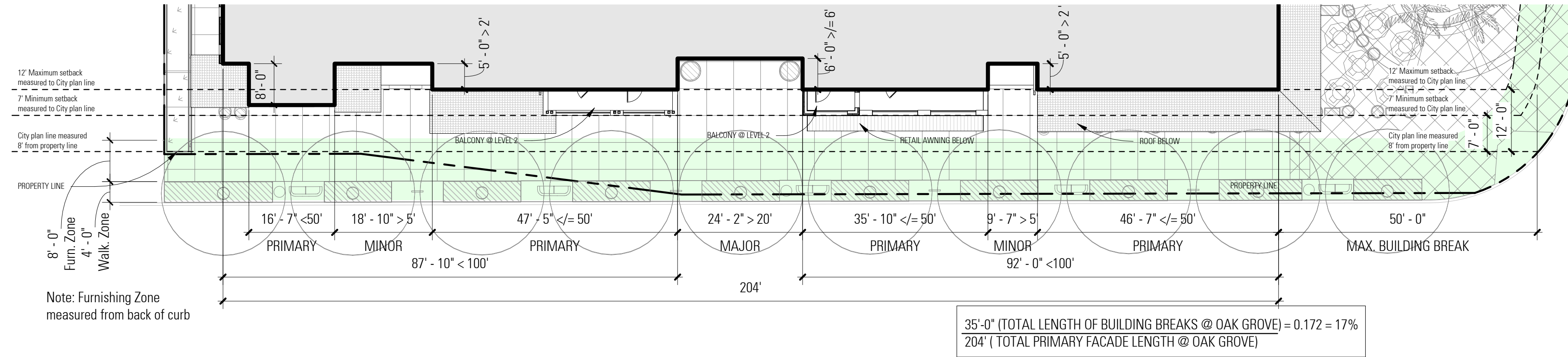
1
A4.03 **South Office - Front West Elevation**
1/16" = 1'-0"

STATION 1300

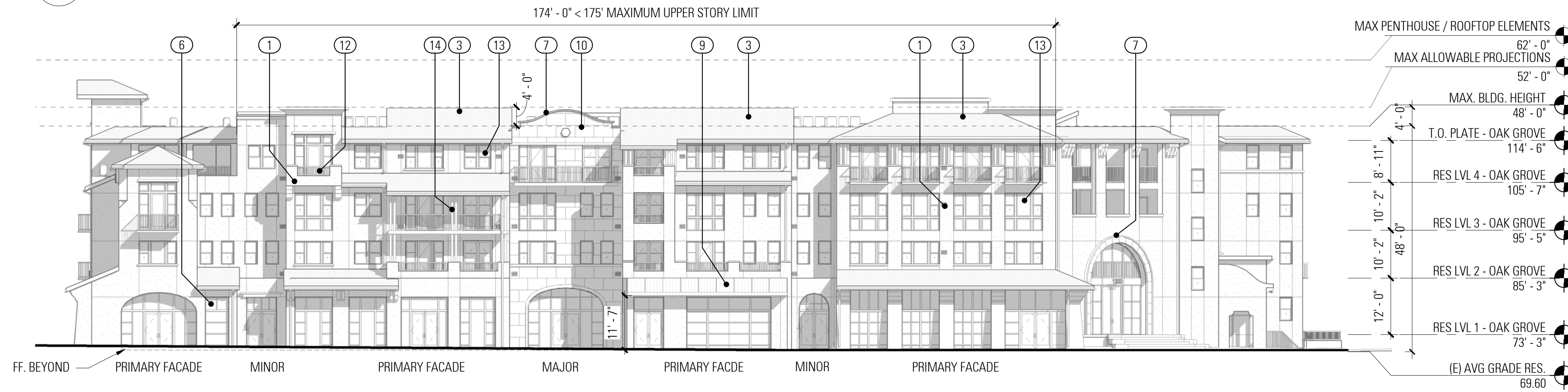
1300 EL CAMINO REAL

Exterior Elevations - South Office Building

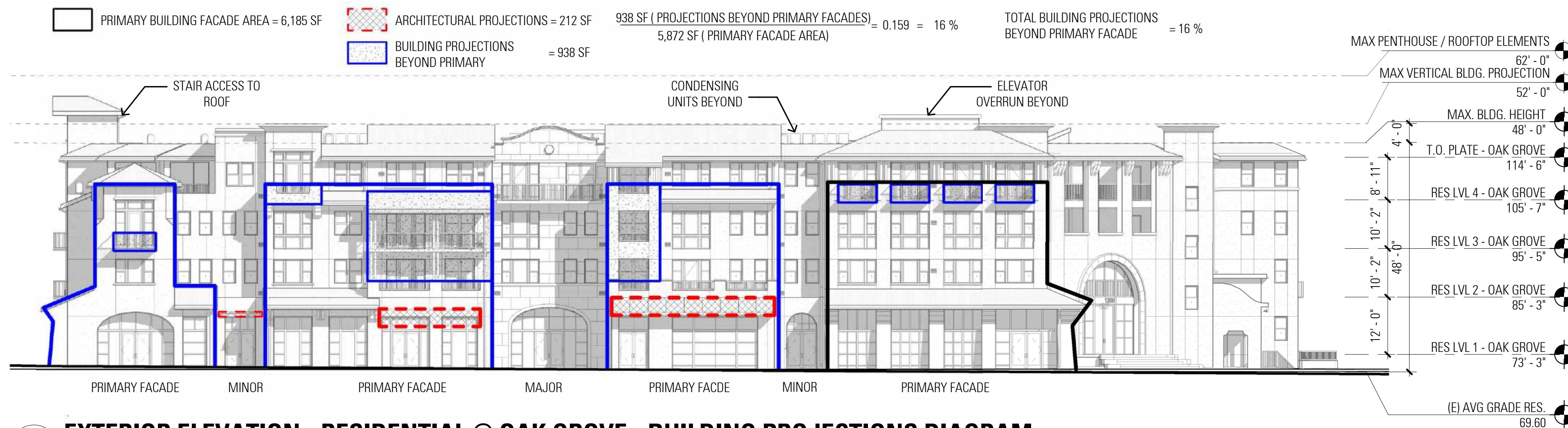




3 PARTIAL FLOOR PLAN - RESIDENTIAL LEVEL 2 @ OAK GROVE
A4.04 1/16" = 1'-0"



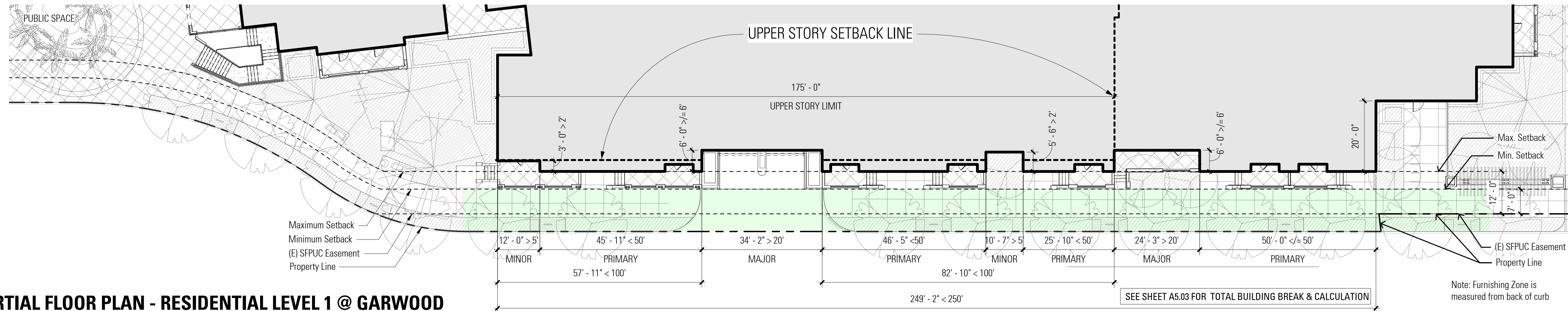
2 EXTERIOR ELEVATION - RESIDENTIAL @ OAK GROVE
A4.04 1/16" = 1'-0"



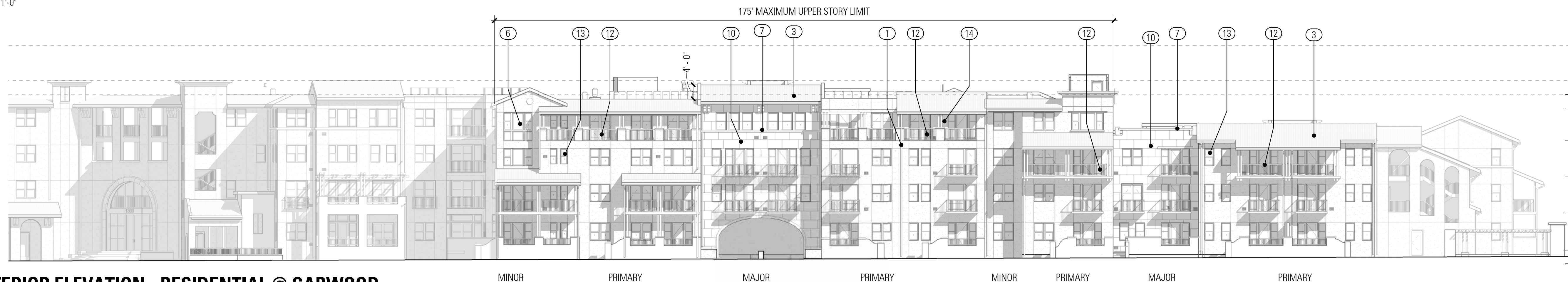
1 EXTERIOR ELEVATION - RESIDENTIAL @ OAK GROVE - BUILDING PROJECTIONS DIAGRAM
A4.04 1/16" = 1'-0"

Color and Materials Key

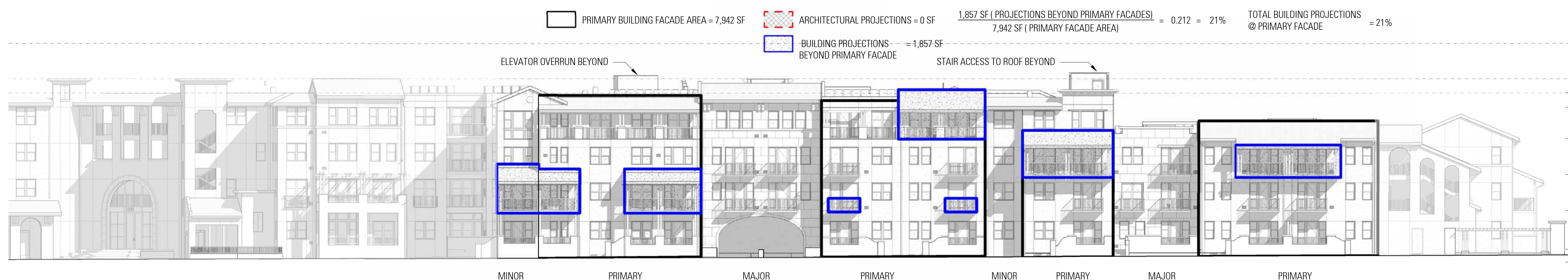
1. Cement Plaster, Santa Barbara Mission Finish, Integral Color: Sandstone
2. Cement Plaster, Santa Barbara Mission Finish, Integral Color: Suffolk
3. Clay Tile Roof, US Tile by Boral, El Camino Blend
4. Clay Tile Roof, US Tile by Boral, Malorca
5. Aluminum Storefront System, Powder-Coated Burnt Red
6. Aluminum Storefront System, Powder-Coated Bronze
7. Cast Stone (stone-clad column, ledgers, and/or coping), NVCS 70W, Gray
8. Metal and Glass Canopy, Gun Metal Gray
9. Fabric (Canvas) Awning, color TBD
10. Thin Set Stone Tile Facade
11. Metal Sign and Structure, Bronze
12. Metal Guardrail and Railing, painted: dark gray, green or brown
13. Composite Windows, color: brown, bronze, ebony, burnt red, blue or green
14. Wood Columns 6"x6"
15. Painted GFRC to match adjacent Cement Plaster



3 PARTIAL FLOOR PLAN - RESIDENTIAL LEVEL 1 @ GARWOOD
A4.05 1/16" = 1'-0"



2 EXTERIOR ELEVATION - RESIDENTIAL @ GARWOOD
A4.05 1/16" = 1'-0"



1 EXTERIOR ELEVATION - RESIDENTIAL @ GARWOOD - BUILDING PROJECTIONS
A4.05 1/16" = 1'-0"

Color and Materials Key

- 1. Cement Plaster, Santa Barbara Mission Finish, Integral Color: Sandstone
- 2. Cement Plaster, Santa Barbara Mission Finish, Integral Color: Suffolk
- 3. Clay Tile Roof, US Tile by Boral, El Camino Blend
- 4. Clay Tile Roof, US Tile by Boral, Malorca
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- 9. Fabric (Canvas) Awning, color TBD
- 10. Thin Set Stone Tile Facade
- 11. Metal Sign and Structure, Bronze
- 12. Metal Guardrail and Railing, painted color: dark gray, green or brown
- 13. Composite Windows, color: brown, bronze, ebony, burnt red, blue or green
- 14. Wood Columns 6"x6"
- 15. Painted GFRC to match adjacent Cement Plaster

STATION 1300

1300 EL CAMINO REAL

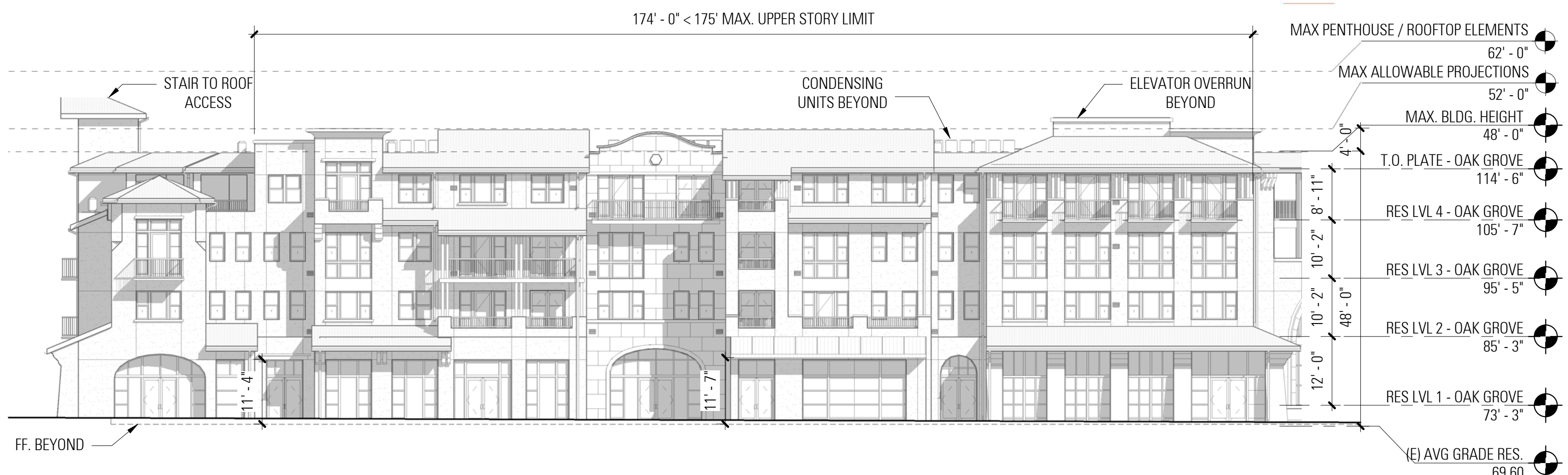
Specific Plan Standards Compliance Diagram - Garwood

GENERAL ELEVATION NOTES

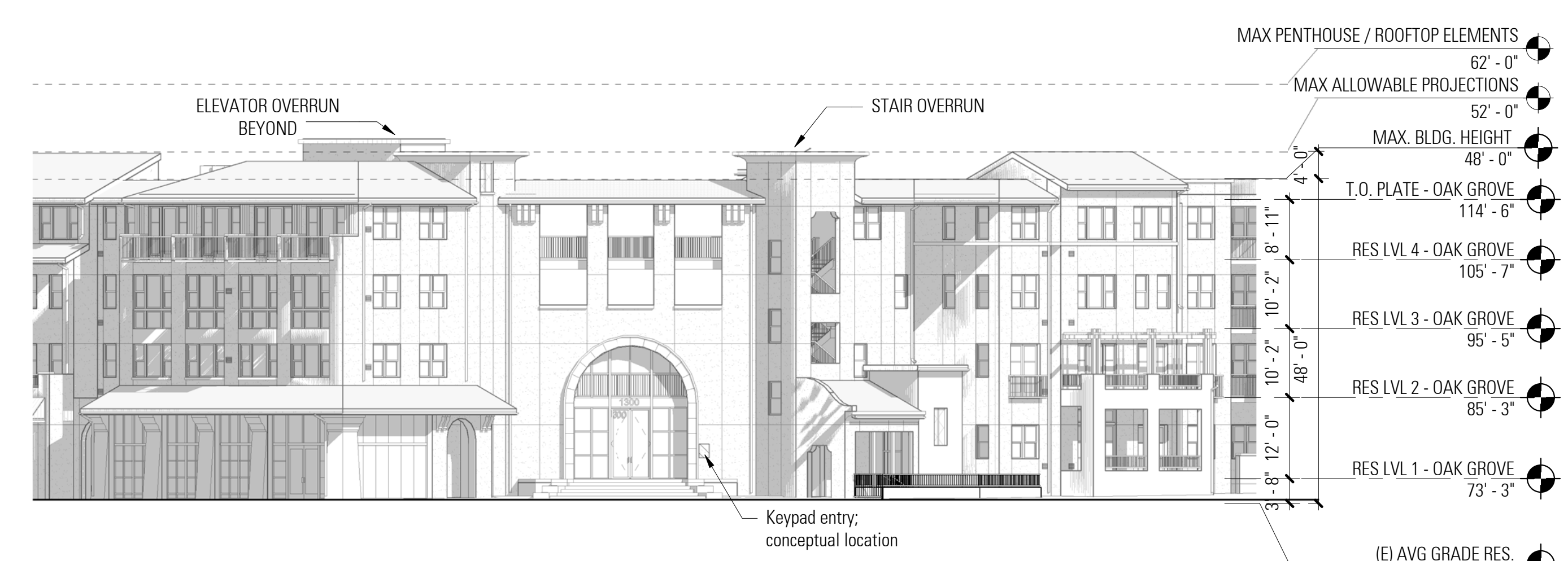
1. WINDOW SILL HEIGHTS @ 3'-0" ABOVE FINISH FLOOR U.O.N. (NOT INCLUDING FULL-HEIGHT WINDOW WALL SYSTEMS)
2. TILE ROOF SLOPES @ 5:12 U.O.N.
3. PER THE MP ECR & DOWNTOWN SPECIFIC PLAN, VERTICAL PROJECTIONS (IE. PARAPETS & BALCONY RAILINGS) MAY EXTEND 4'-0" BEYOND THE MAX. BUILDING HEIGHT.
3. SEE SHEET A8.33 FOR TYPICAL OPENING DETAILS
4. ALL RAILING HEIGHTS = EL. + 42" A.F.F.



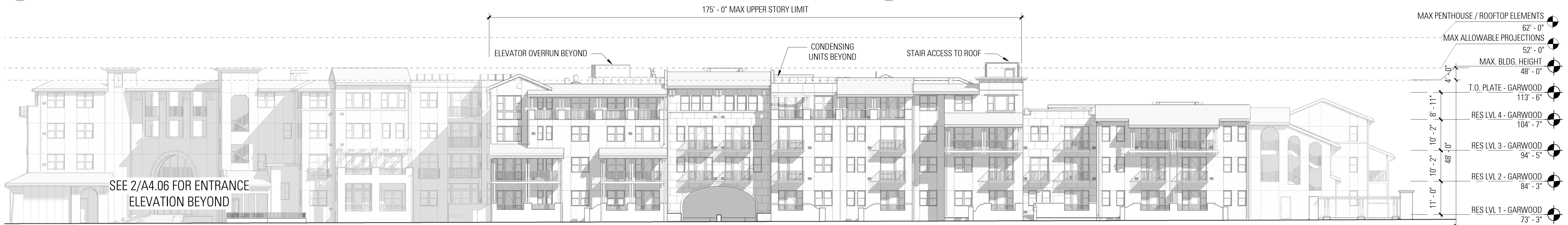
4 Residential at Oak Grove - Left Side West Elevation
A4.06 1/16" = 1'-0"



3 Residential at Oak Grove - Front South Elevation
A4.06 1/16" = 1'-0"



2 Residential at Garwood / Oak Grove Entrance - Front Southeast Elevation
A4.06 1/16" = 1'-0"



1 Residential at Garwood - Front East Elevation
A4.06 1/16" = 1'-0"

STATION 1300

1300 EL CAMINO REAL

Exterior Elevations - Residential at Public R.O.W.s

GENERAL ELEVATION NOTES

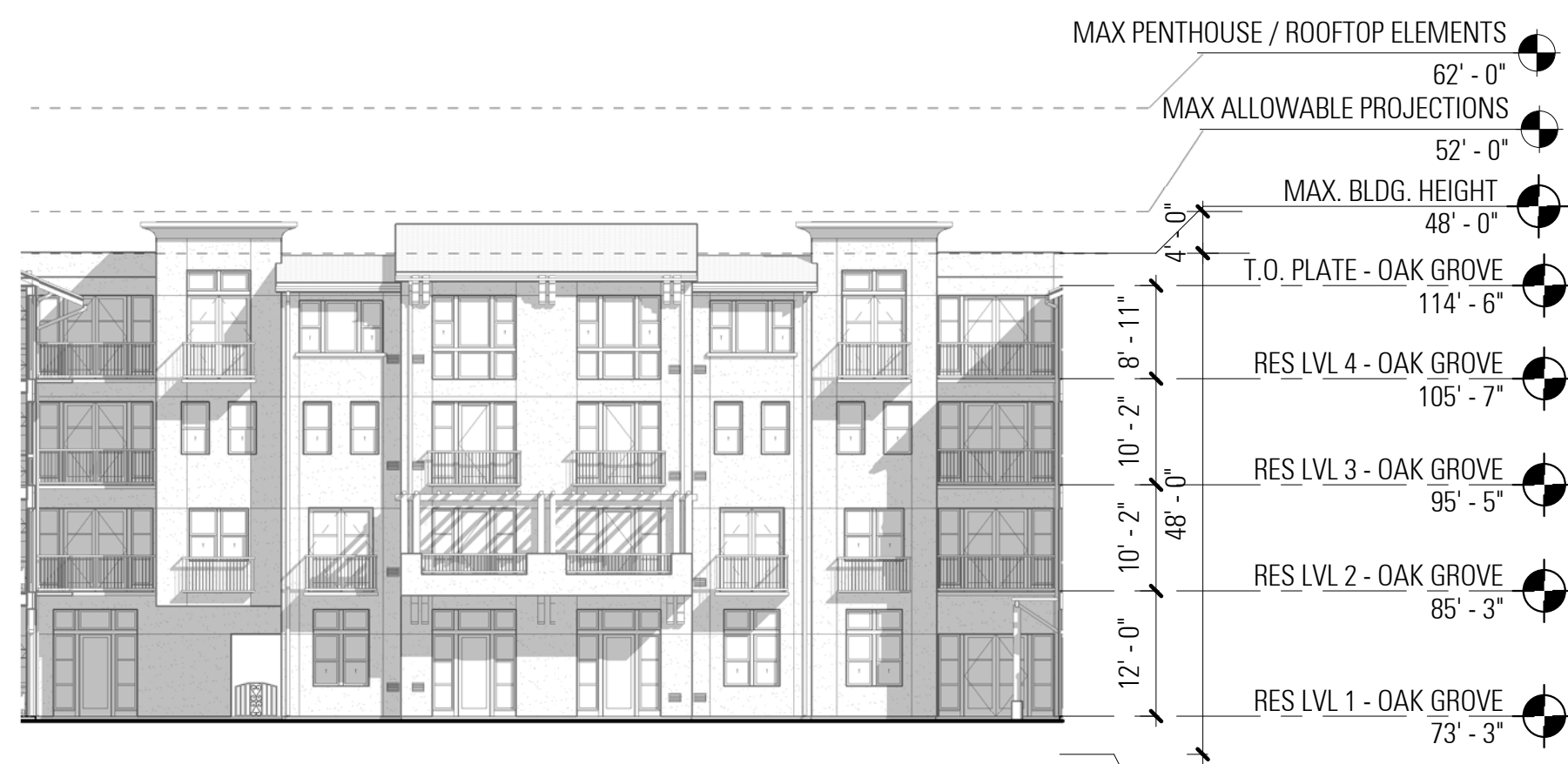
1. WINDOW SILL HEIGHTS @ 3'-0" ABOVE FINISH FLOOR U.O.N. (NOT INCLUDING FULL-HEIGHT WINDOW WALL SYSTEMS)
2. TILE ROOF SLOPES @ 5:12 U.O.N.
3. PER THE MP ECR & DOWNTOWN SPECIFIC PLAN, VERTICAL PROJECTIONS (IE. PARAPETS & BALCONY RAILINGS) MAY EXTEND 4'-0" BEYOND THE MAX. BUILDING HEIGHT.
3. SEE SHEET A8.33 FOR TYPICAL OPENING DETAILS
4. ALL RAILING HEIGHTS = EL. + 42" A.F.F.



3 Residential at Courtyard - West Elevation
A4.07 1/16" = 1'-0"



2 Residential at Courtyard - South Elevation
A4.07 1/16" = 1'-0"



4 Residential at Courtyard - East Elevation
A4.07 1/16" = 1'-0"



1 Residential at Courtyard - North Elevation
A4.07 1/16" = 1'-0"

GENERAL ELEVATION NOTES

1. WINDOW SILL HEIGHTS @ 3'-0" ABOVE FINISH FLOOR U.O.N. (NOT INCLUDING FULL-HEIGHT WINDOW WALL SYSTEMS)
2. TILE ROOF SLOPES @ 5:12 U.O.N.
3. PER THE MP ECR & DOWNTOWN SPECIFIC PLAN, VERTICAL PROJECTIONS (I.E. PARAPETS & BALCONY RAILINGS) MAY EXTEND 4'-0" BEYOND THE MAX. BUILDING HEIGHT.
3. SEE SHEET A8.33 FOR TYPICAL OPENING DETAILS



3 Residential East Building Exterior Elevation North
A4.08 1/16" = 1'-0"



2 Residential at Garwood - Rear West Elevation
A4.08 1/16" = 1'-0"



1 Residential at Oak Grove - Rear North Elevation
A4.08 1/16" = 1'-0"

STATION 1300

1300 EL CAMINO REAL

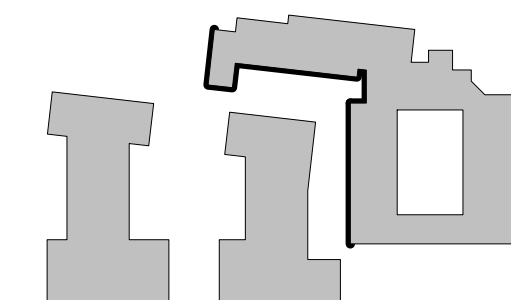
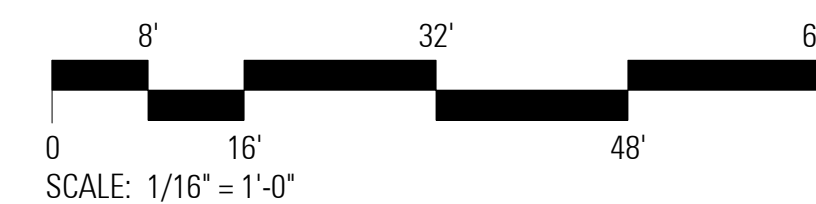
Exterior Elevations - Residential Rear

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12060

12/1/2016



A4.08



8 (E) Structure D - Rear Southwest Elevation
A4.10 1/8" = 1'-0"



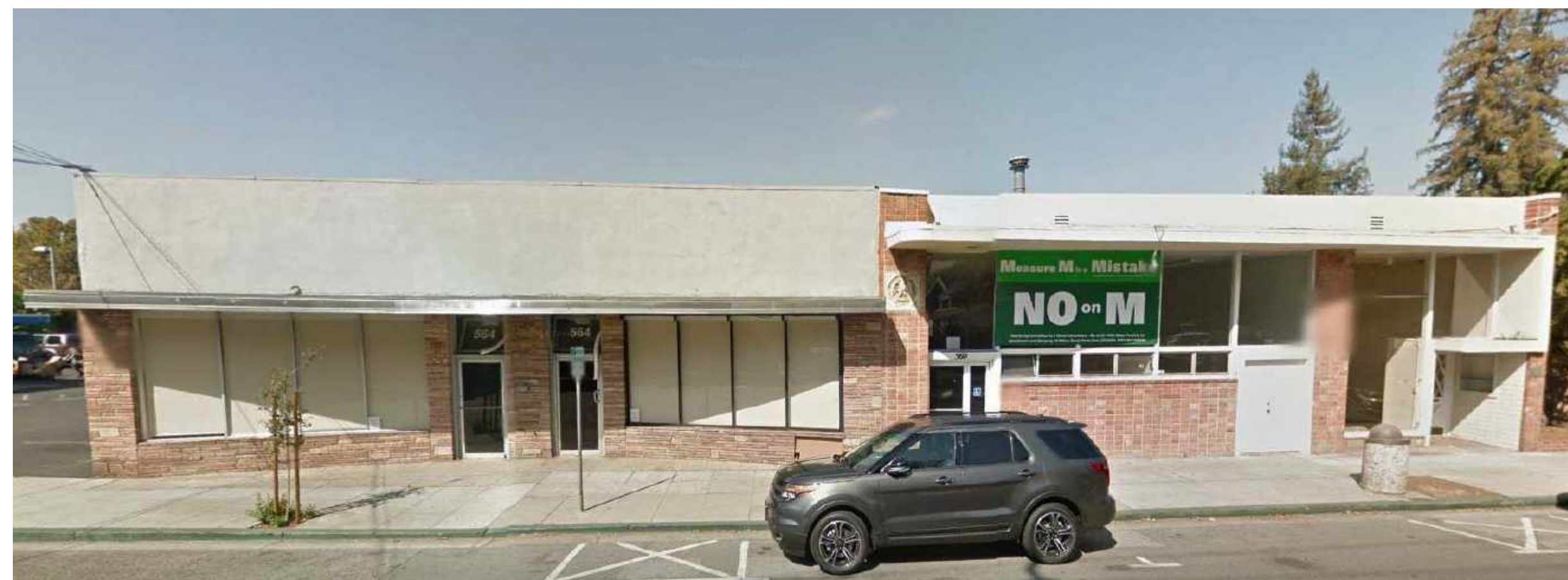
7 (E) Structure D - Front Northeast Elevation
A4.10 1/8" = 1'-0"



6 (E) Struct. B - L. Side West Elevation
A4.10 1/8" = 1'-0"
(E) STRUCT. C - R. SIDE EAST ELEVATION SIMILAR



5 (E) Structures B, C & D - Rear North Elevations
A4.10 1/8" = 1'-0"



4 (E) Structures B & C - Front South Elevations
A4.10 1/8" = 1'-0"



3 (E) Struct. A - Rear North Elevation
A4.10 1/8" = 1'-0"



2 (E) Struct. A - R. Side East Elevation
A4.10 1/8" = 1'-0"
(E) STRUCT. A - L. SIDE WEST ELEVATION SIMILAR

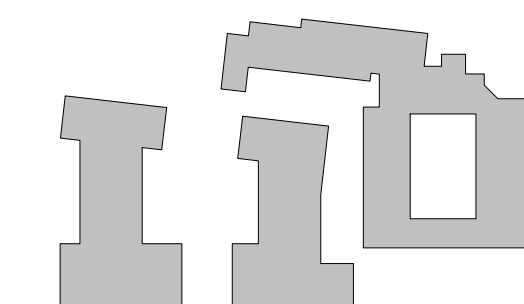


1 (E) Struct. A - Front South Elevation
A4.10 1/8" = 1'-0"

STATION 1300

1300 EL CAMINO REAL

Existing Exterior Building Elevations (Oak Grove Ave.)





6 (E) Struct. F - R. Side East Elevation
A4.11 1/8" = 1'-0"
(E) STRUCT. F - L. SIDE WEST ELEVATION SIMILAR



5 (E) Struct. F - Front South Elevation
A4.11 1/8" = 1'-0"



4 (E) Struct. E - R. Side East Elevation
A4.11 1/8" = 1'-0"
(E) STRUCT. E - L. SIDE WEST ELEVATION SIMILAR



3 (E) Struct. E - Front South Elevation
A4.11 1/8" = 1'-0"



2 (E) Struct. G - R. Side South Elevation
A4.11 1/8" = 1'-0"
(E) STRUCT. G - L. SIDE NORTH ELEVATION SIMILAR

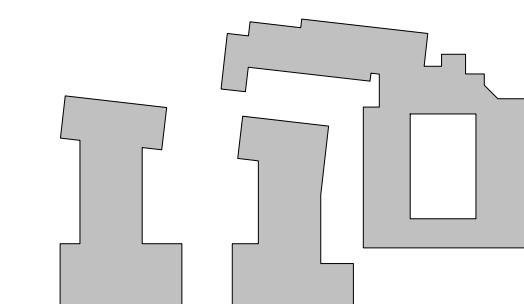


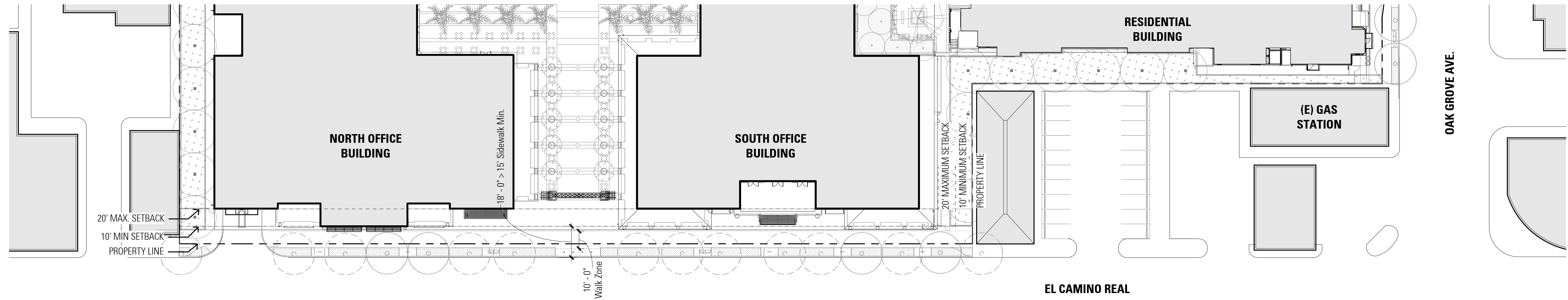
1 (E) Struct. G - Front West Elevation
A4.11 1/8" = 1'-0"

STATION 1300

1300 EL CAMINO REAL

Existing Exterior Building Elevations (ECR & Derry Ln.)





2
A5.01
STREETSCAPE PLAN - EL CAMINO REAL - UPPER STORY
1/32" = 1'-0"

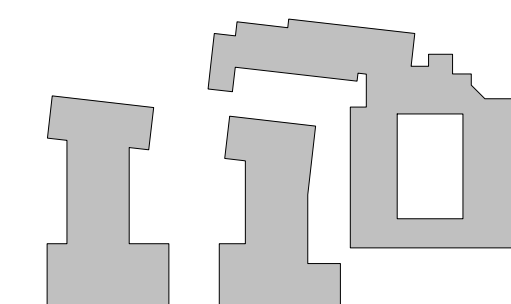


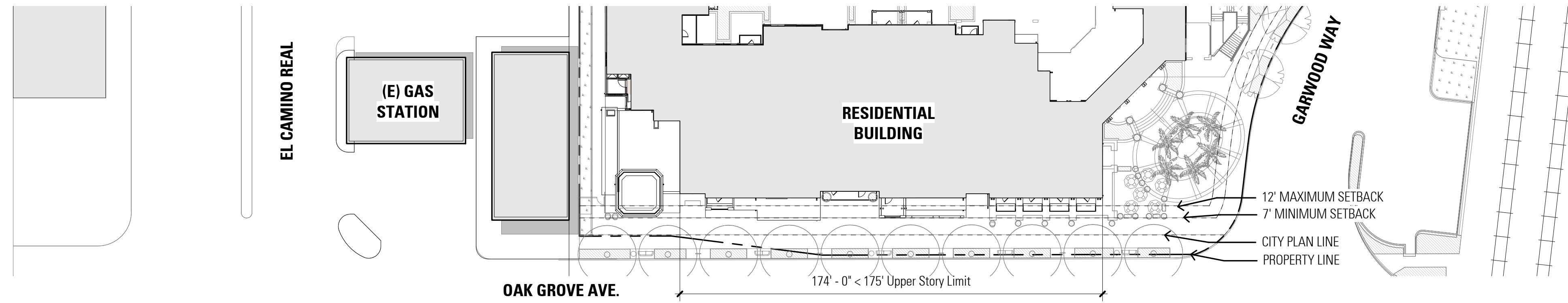
1
A5.01
STREETSCAPE ELEVATION - EL CAMINO REAL
1/32" = 1'-0"

STATION 1300

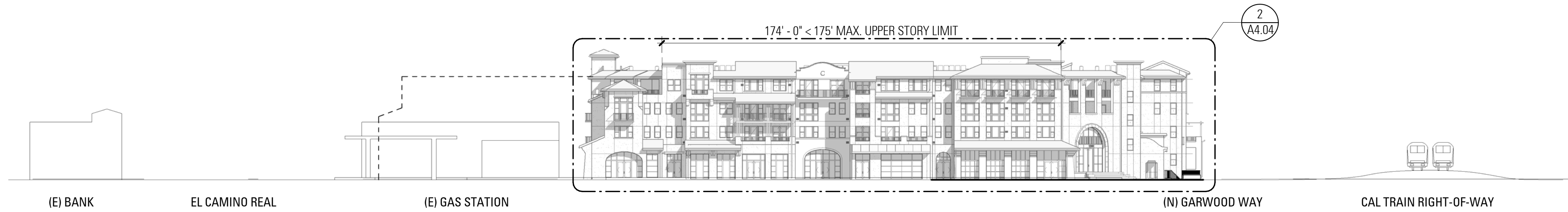
1300 EL CAMINO REAL

Streetscape at El Camino Real





2
A5.02
STREETScape PLAN - OAK GROVE - LEVEL 4
1/32" = 1'-0"

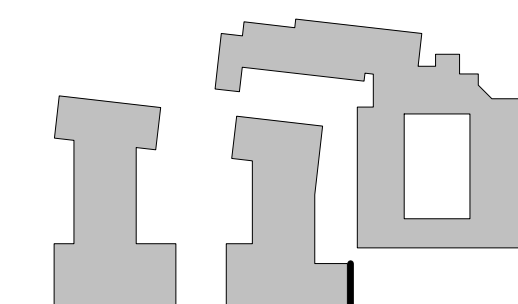


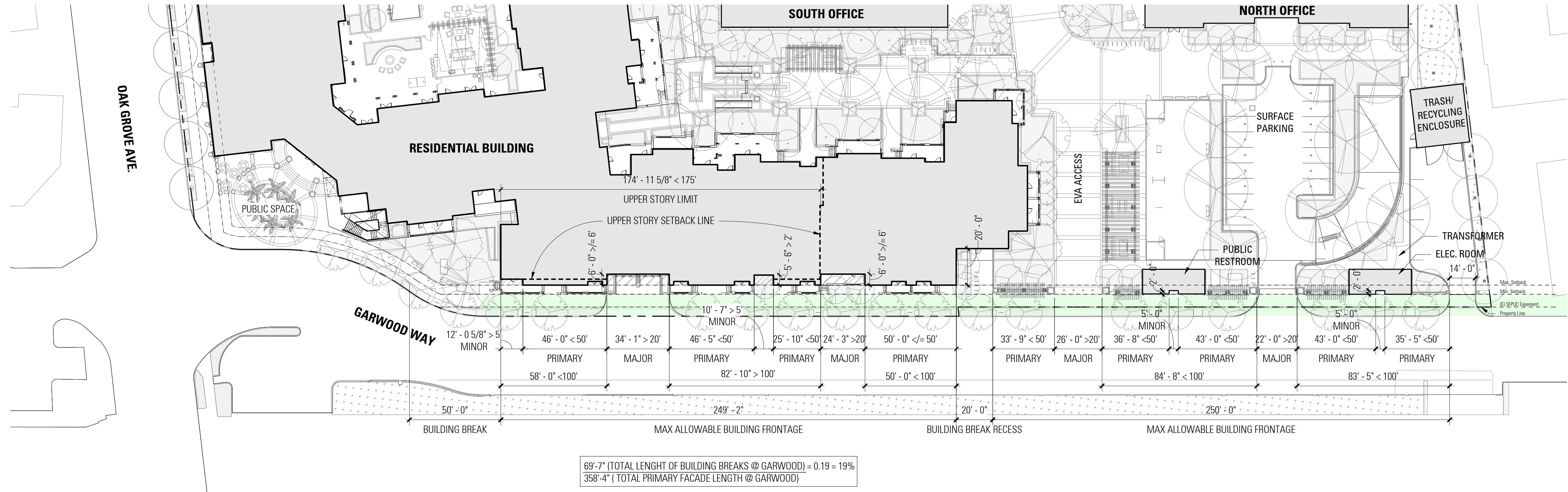
1
A5.02
STREETScape ELEVATION - OAK GROVE
1/32" = 1'-0"

STATION 1300

1300 EL CAMINO REAL

Streetscape at Oak Grove





2 PARTIAL FLOOR PLAN - RESIDENTIAL LEVEL 1 @ GARWOOD
 A5.03 1/32" = 1'-0"

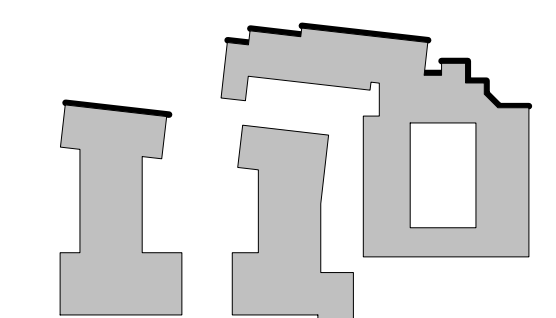
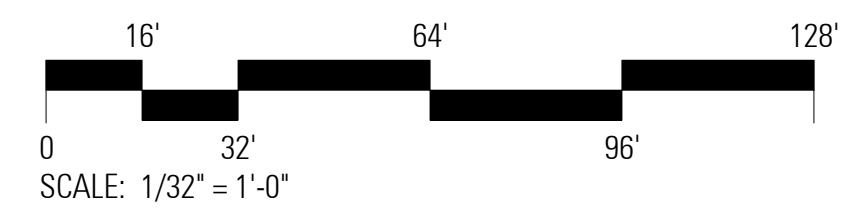


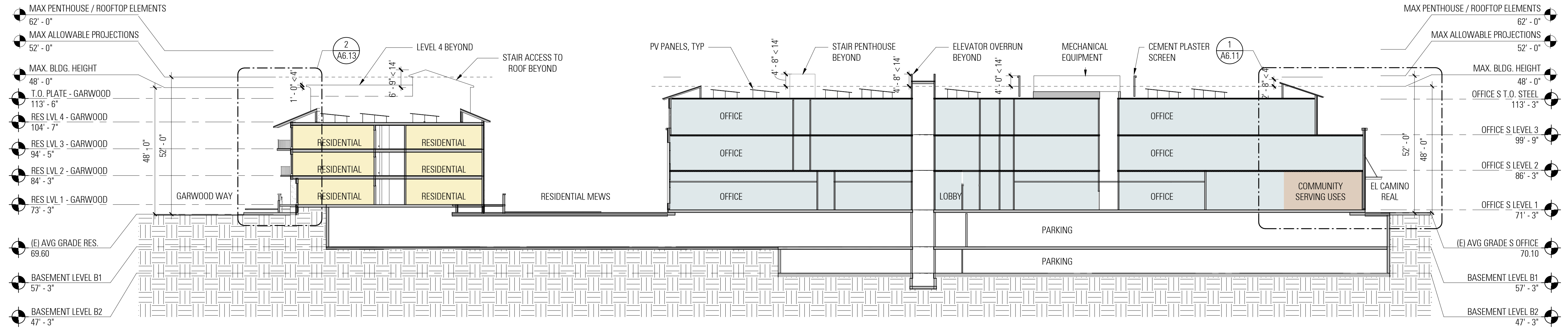
1 STREETSCAPE ELEVATION - GARWOOD
 A5.03 1/32" = 1'-0"

STATION 1300

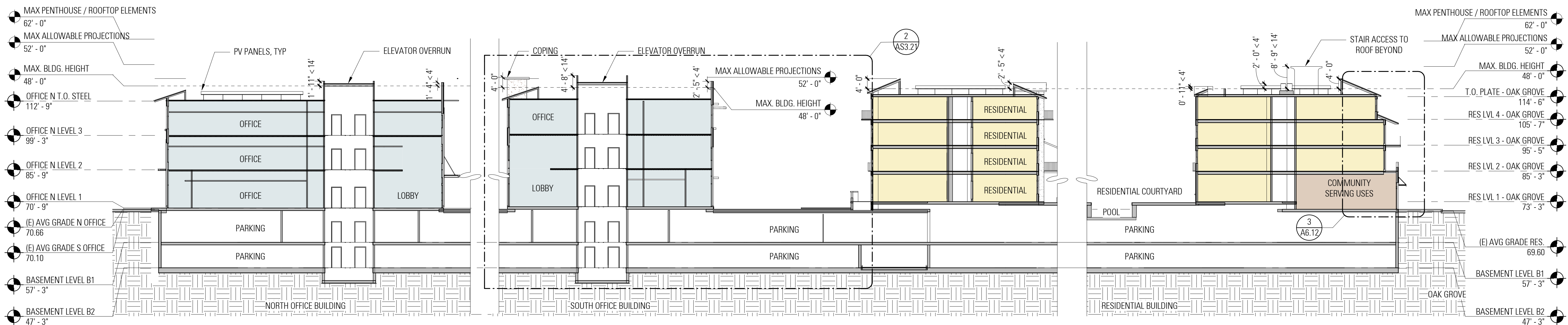
1300 EL CAMINO REAL

Streetscape at Garwood





2 East-West building section facing South
A6.01 1" = 20'-0"

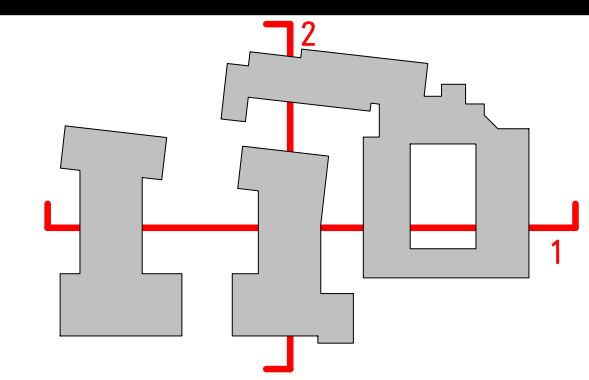
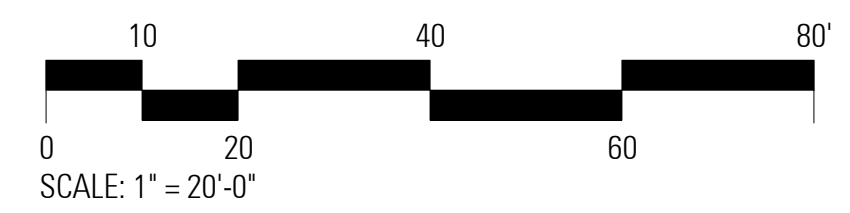


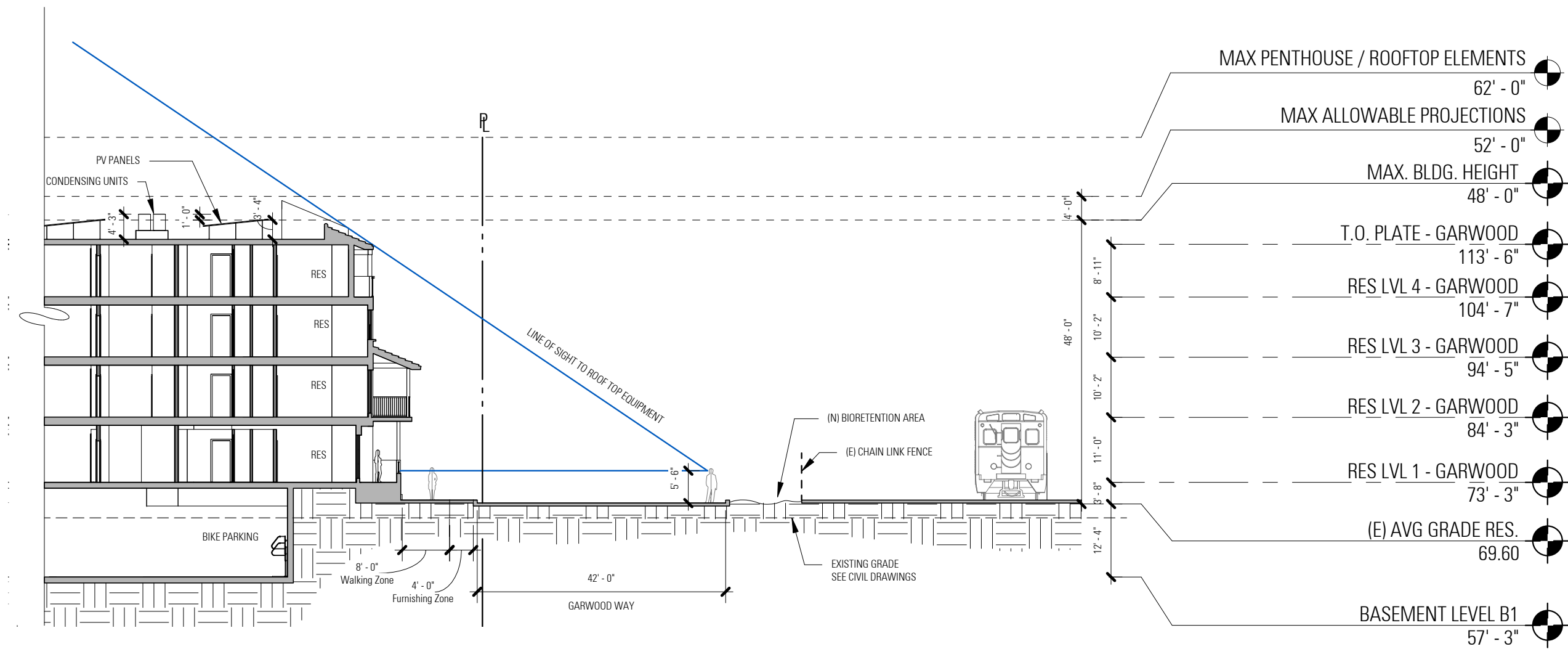
1 North-South building section facing East
A6.01 1" = 20'-0"

STATION 1300

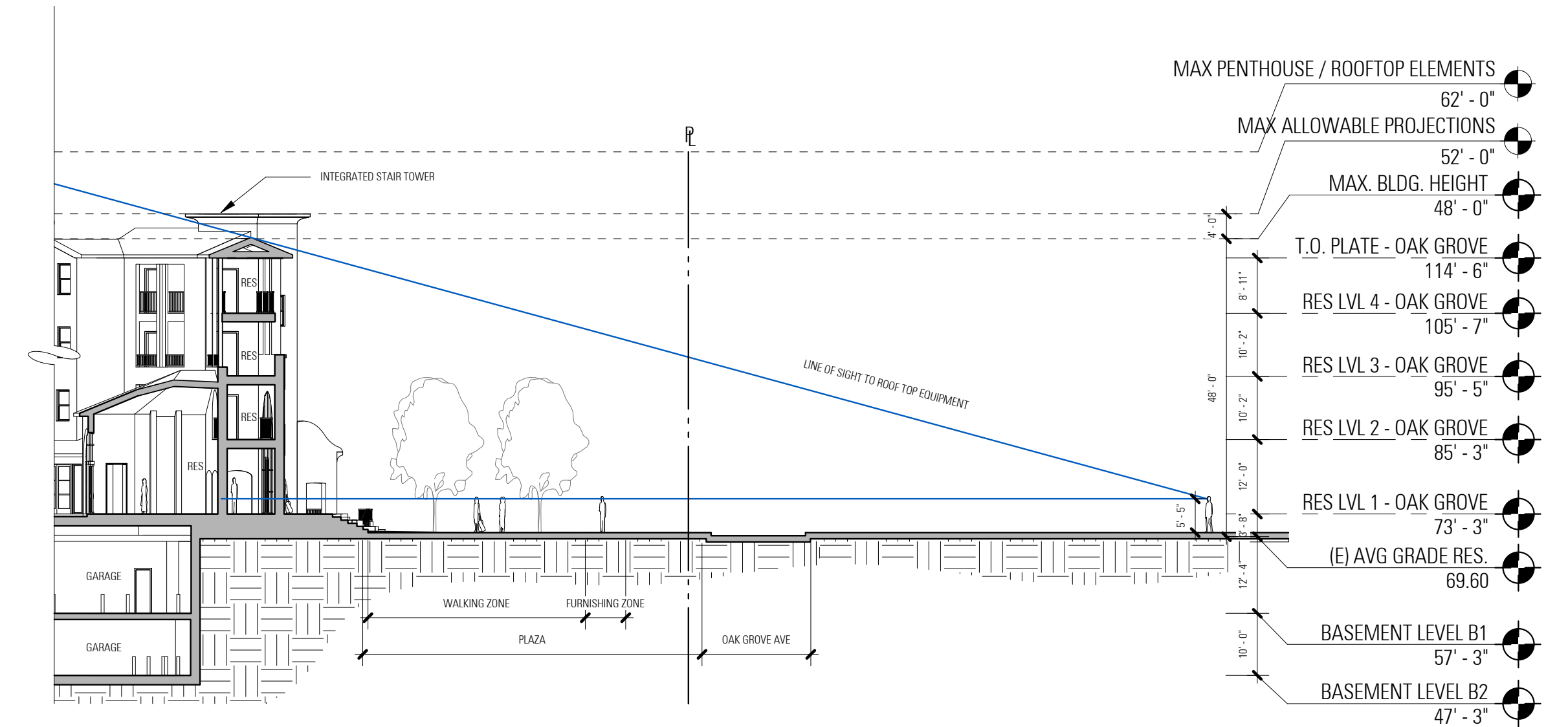
1300 EL CAMINO REAL

Building Cross Sections

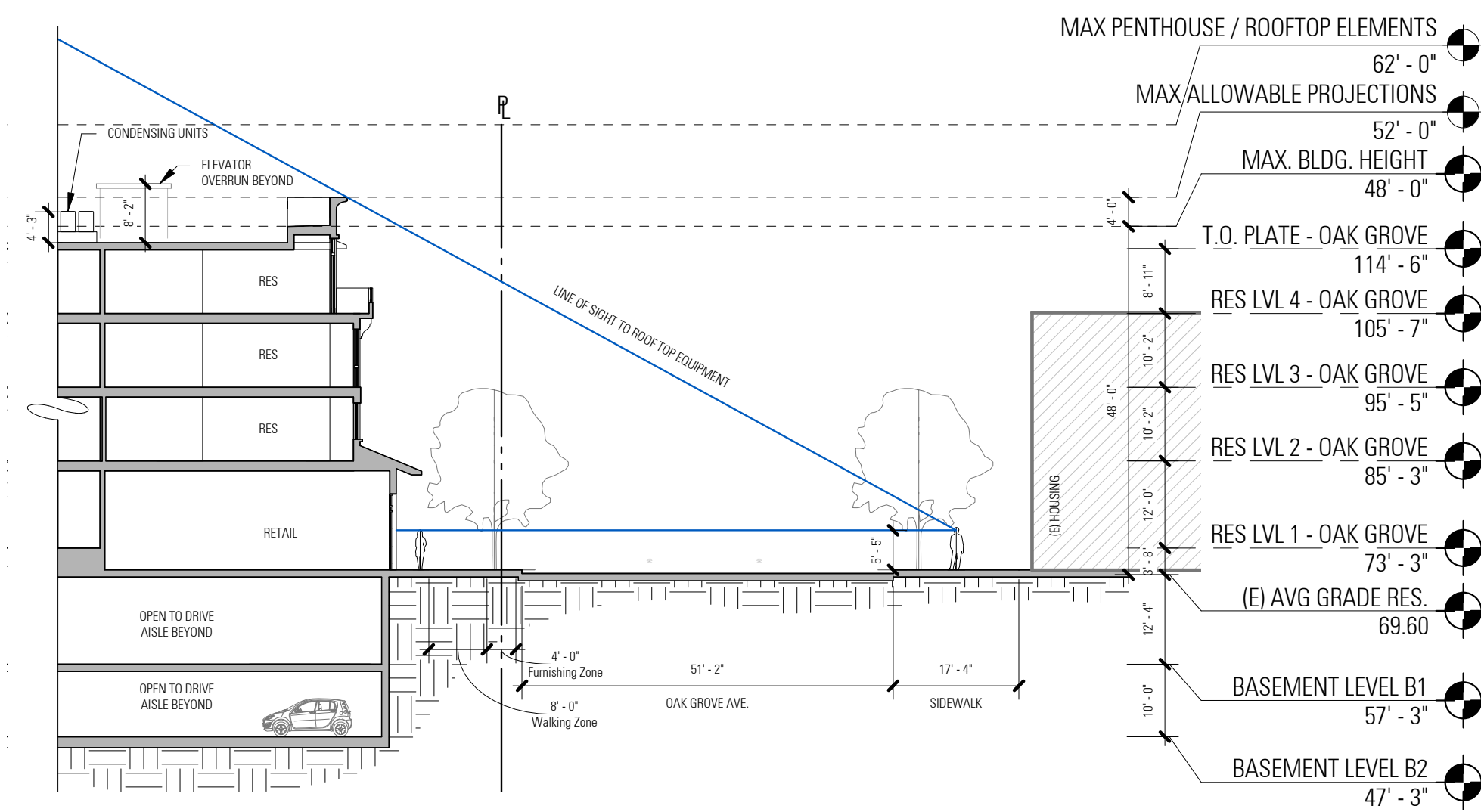




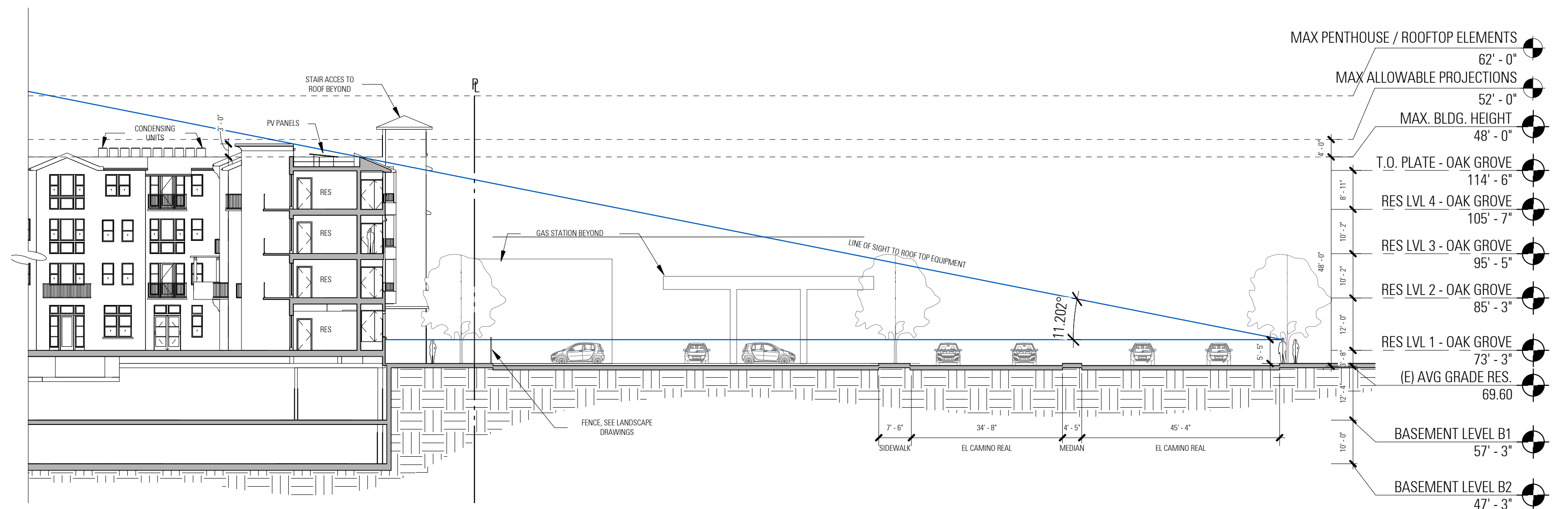
4 SITE SECTION D - RESIDENTIAL AT GARWOOD
 A6.01.1 1" = 20'-0"



3 SITE SECTION C - RESIDENTIAL AT OAK GROVE AND GARWOOD WAY
 A6.01.1 1" = 20'-0"



2 SITE SECTION B - RESIDENTIAL AT OAK GROVE
 A6.01.1 1" = 20'-0"

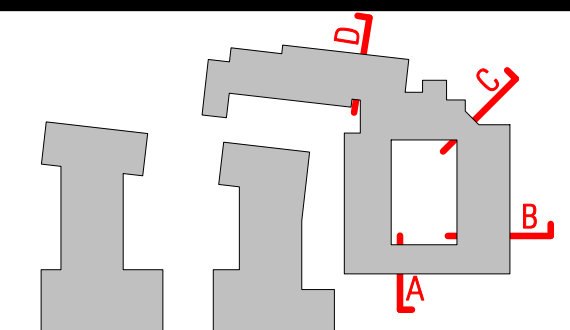
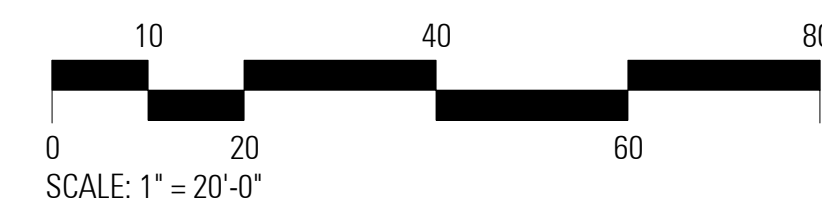


1 SITE SECTION A - RESIDENTIAL AT ECR
 A6.01.1 1" = 20'-0"

STATION 1300

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Site Sections





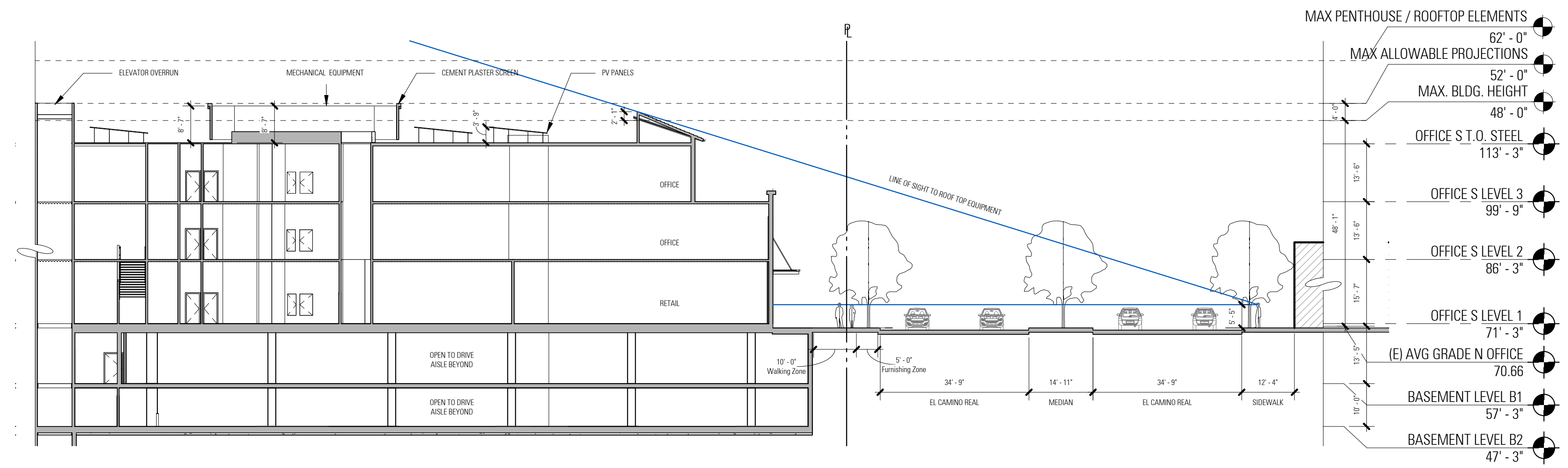
5. Perspective (oblique) view from El Camino Real, south of Oak Grove Ave. Cement Plaster Screen (in red) to conceal rooftop mechanical air handling unit.



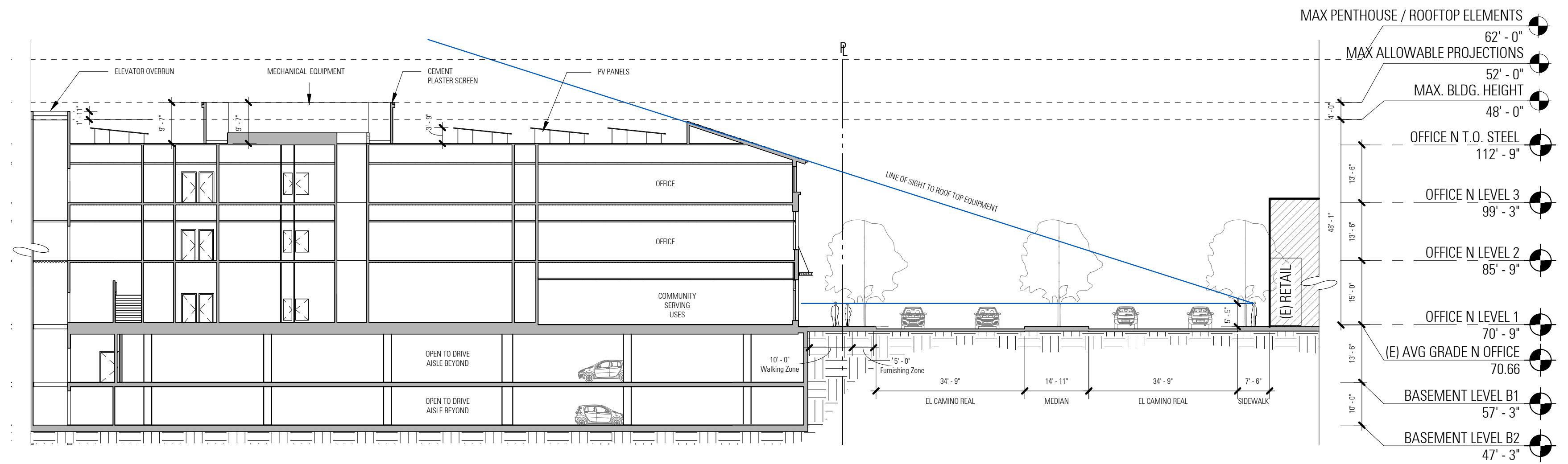
4. Perspective (oblique) view from North Office Building Plaza Entry looking toward South Office Building Entry. Cement Plaster Screen (in red) to conceal rooftop mechanical air handling unit.



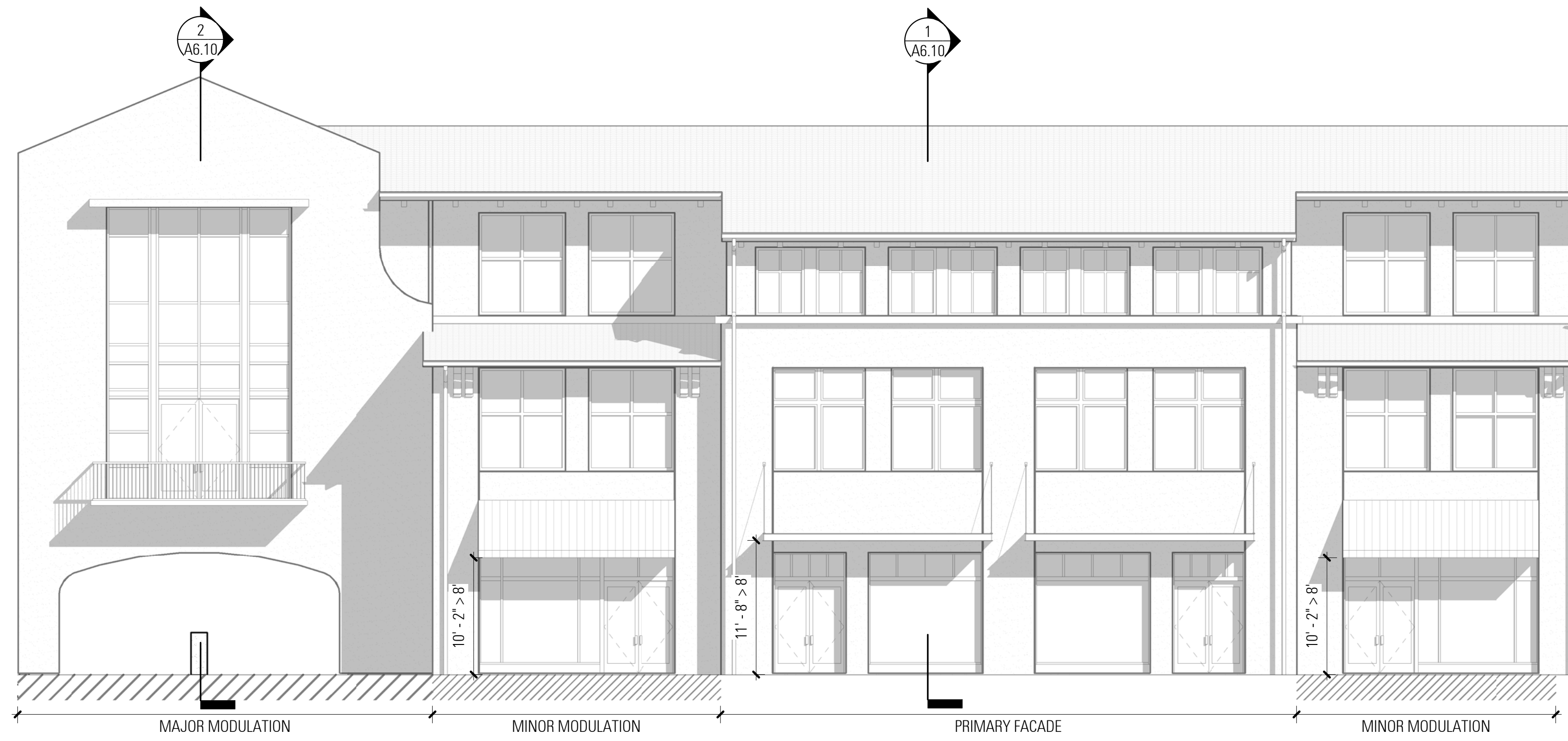
3. Perspective (oblique) view from North Office Building surface parking lot looking toward South Office Building Entry. Cement Plaster Screen (in red) to conceal rooftop mechanical air handling unit.



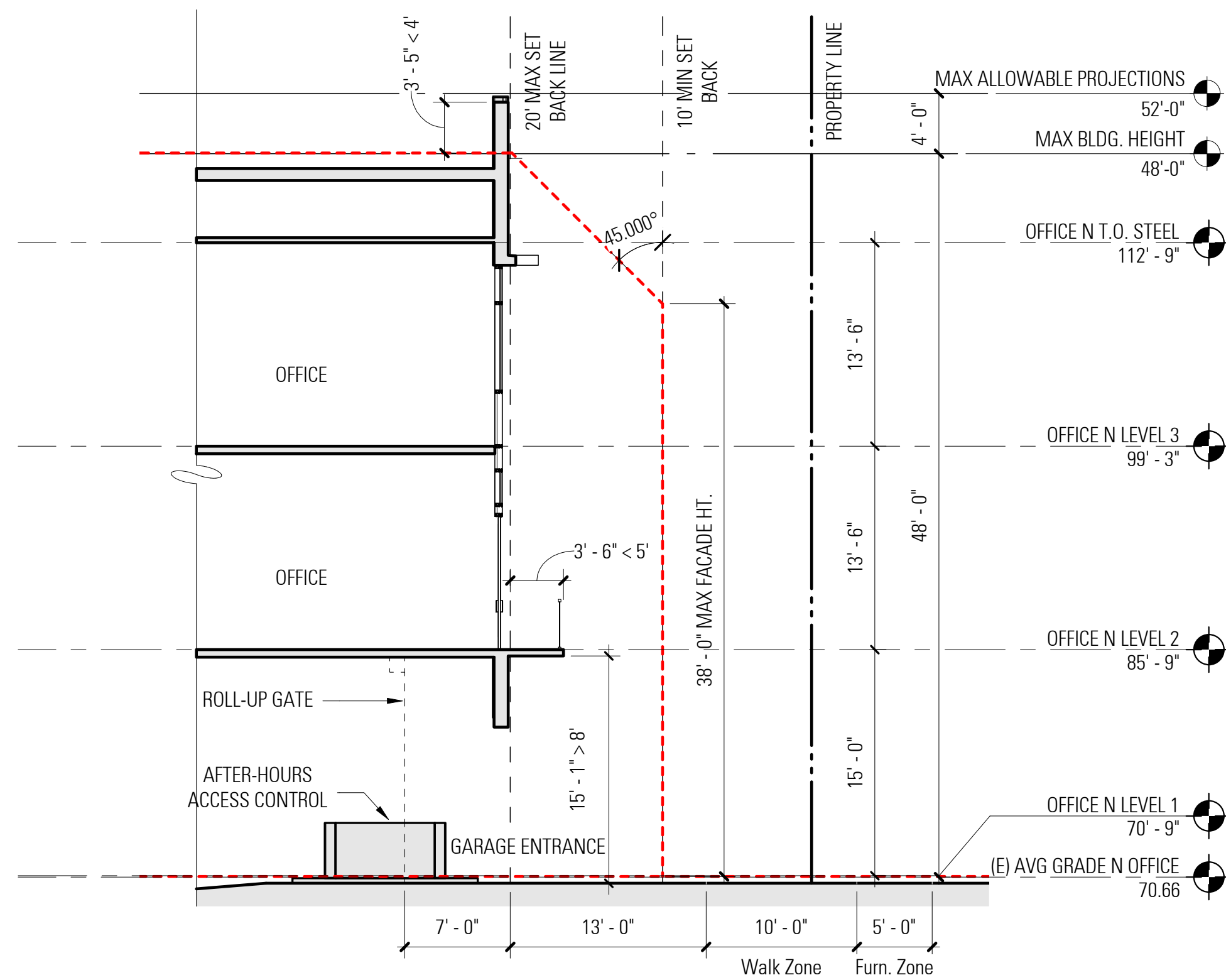
2 **SITE SECTION F - SOUTH OFFICE BUILDING**
A6.01.2 1" = 20'-0"



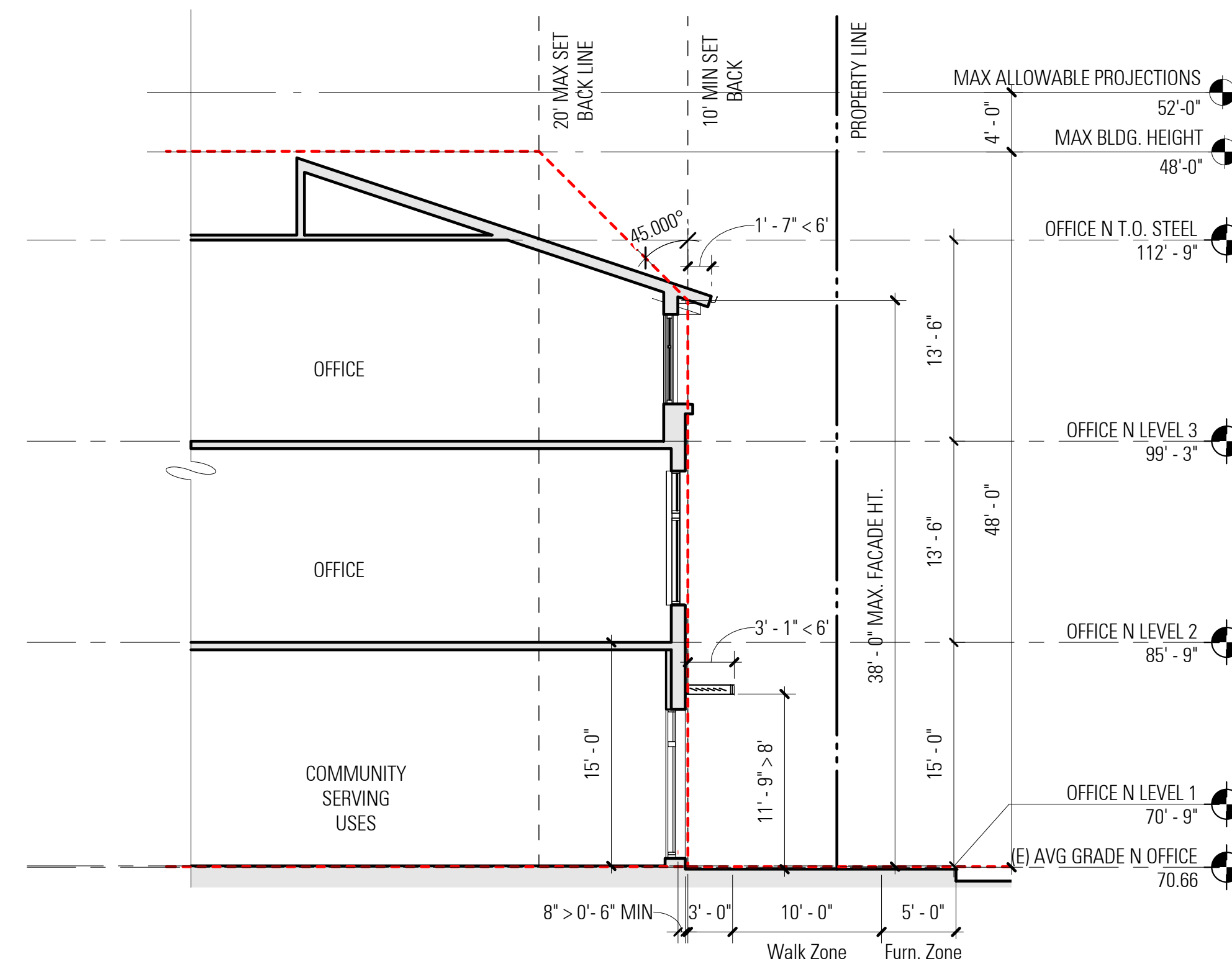
1 **SITE SECTION E - NORTH OFFICE BUILDING**
A6.01.2 1" = 20'-0"



3 PARTIAL ELEVATION - N BUILDING - WEST
A6.10 1/8" = 1'-0"



2 OFFICE SECTION - N. BUILDING - EAST/WEST SECTION 1
A6.10 1/8" = 1'-0"

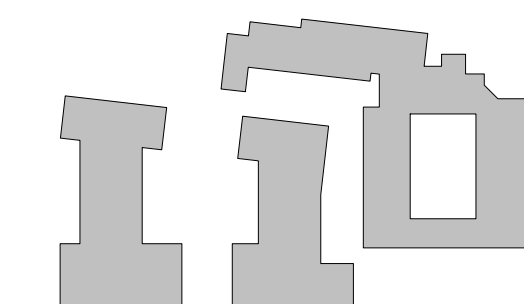


1 OFFICE SECTION - N. BUILDING - EAST/WEST SECTION 2
A6.10 1/8" = 1'-0"

STATION 1300

1300 EL CAMINO REAL

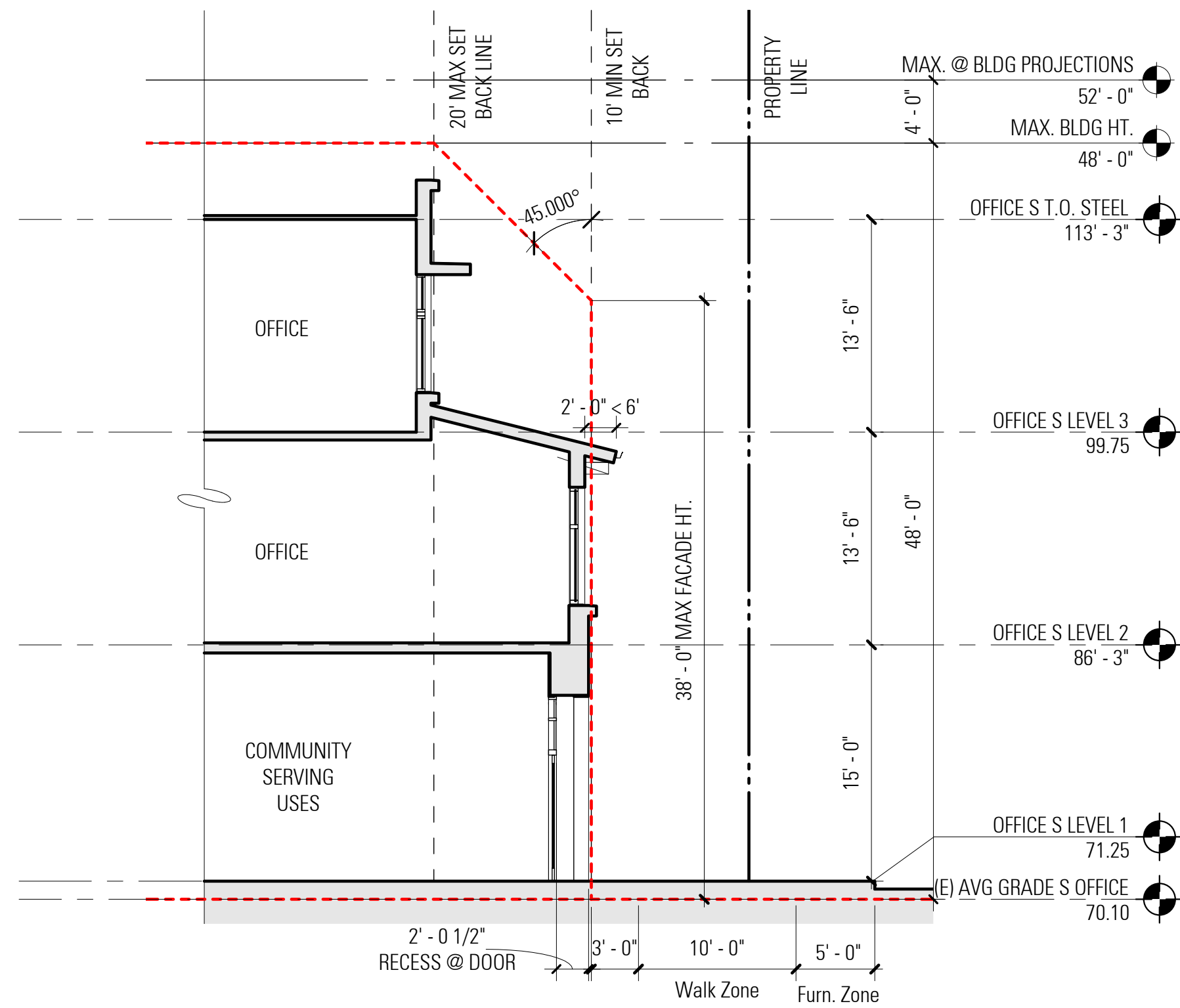
Building Sections - Office - North Building - ECR





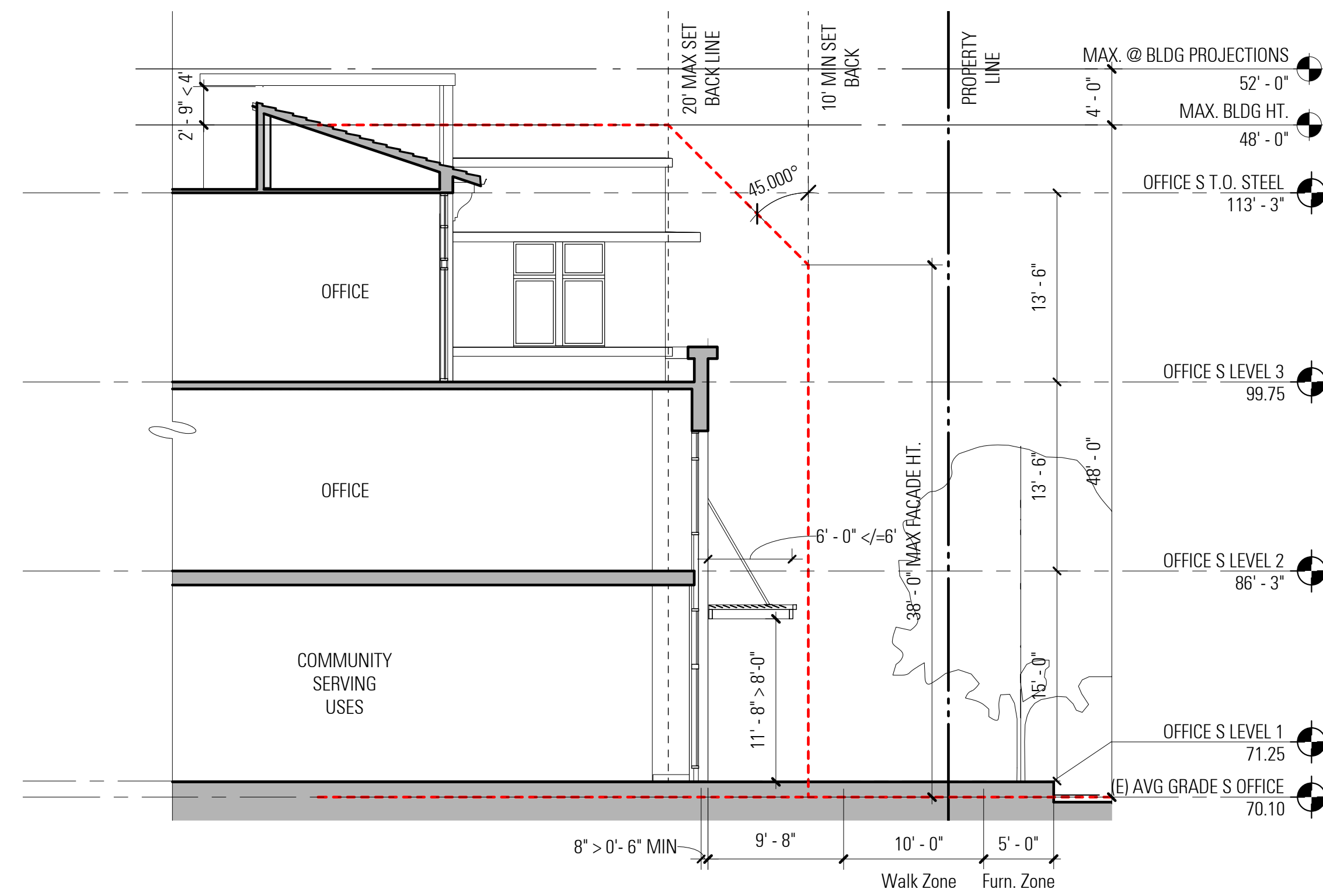
PARTIAL ELEVATION - SOUTH BUILDING -WEST

3
A6.11 1/8" = 1'-0"



OFFICE SECTION - S. BUILDING - EAST/WEST SECTION 2

2
A6.11 1/8" = 1'-0"



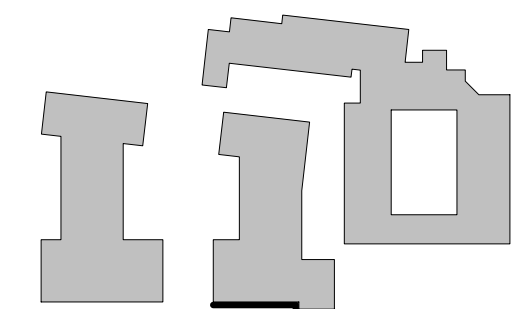
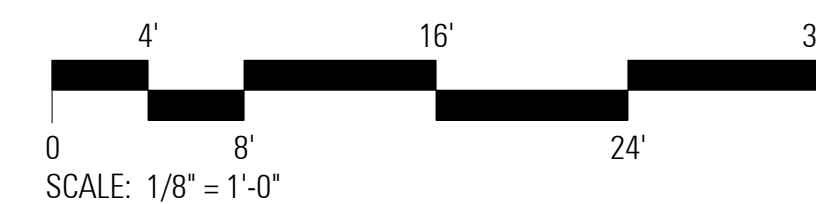
OFFICE SECTION - S. BUILDING - EAST/WEST SECTION 1

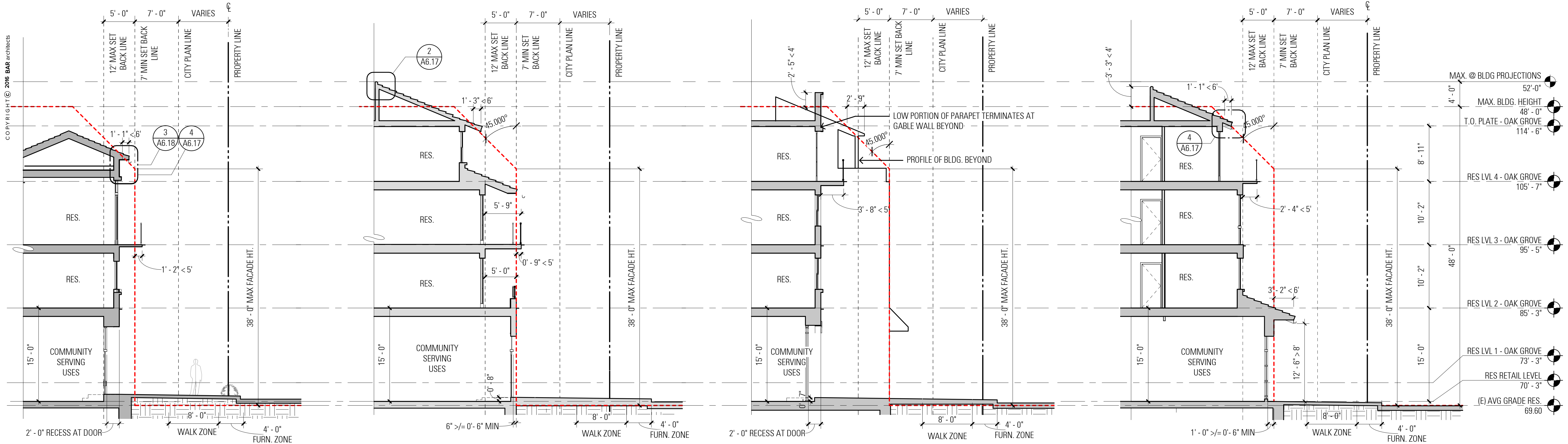
1
A6.11 1/8" = 1'-0"

STATION 1300

1300 EL CAMINO REAL

Building Sections - Office - South Building - ECR





5 RESIDENTIAL SECTION - OAK GROVE - N/S 5
A6.12 1/8" = 1'-0"

4 RESIDENTIAL SECTION - OAK GROVE - N/S 4
A6.12 1/8" = 1'-0"

3 RESIDENTIAL SECTION - OAK GROVE - N/S 3
A6.12 1/8" = 1'-0"

2 RESIDENTIAL SECTION - OAK GROVE - N/S 2
A6.12 1/8" = 1'-0"

MAX. @ BLDG PROJECTIONS	52'-0"
MAX. BLDG. HEIGHT	48'-0"
T.O. PLATE - OAK GROVE	114'-6"
RES LVL 4 - OAK GROVE	105'-7"
RES LVL 3 - OAK GROVE	95'-5"
RES LVL 2 - OAK GROVE	85'-3"
RES LVL 1 - OAK GROVE	73'-3"
RES RETAIL LEVEL	70'-3"
(E) AVG GRADE RES	69.60



PENTHOUSE/ROOF TOP ELEMENTS MAX HEIGHT	62'-0"
MAX. @ BLDG PROJECTIONS	52'-0"
MAX. BLDG. HEIGHT	48'-0"
T.O. PLATE - OAK GROVE	114'-6"
RES LVL 4 - OAK GROVE	105'-7"
RES LVL 3 - OAK GROVE	95'-5"
RES LVL 2 - OAK GROVE	85'-3"
RES LVL 1 - OAK GROVE	73'-3"
(E) AVG GRADE RES	69.60

STATION 1300

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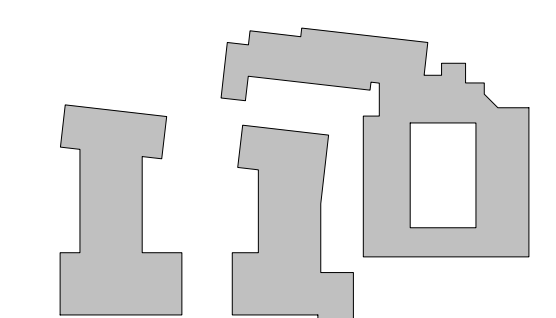
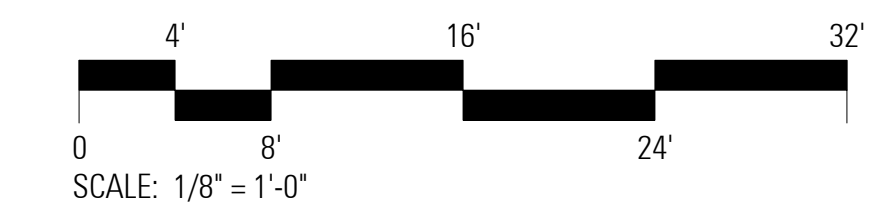
Building Sections - Residential - Oak Grove

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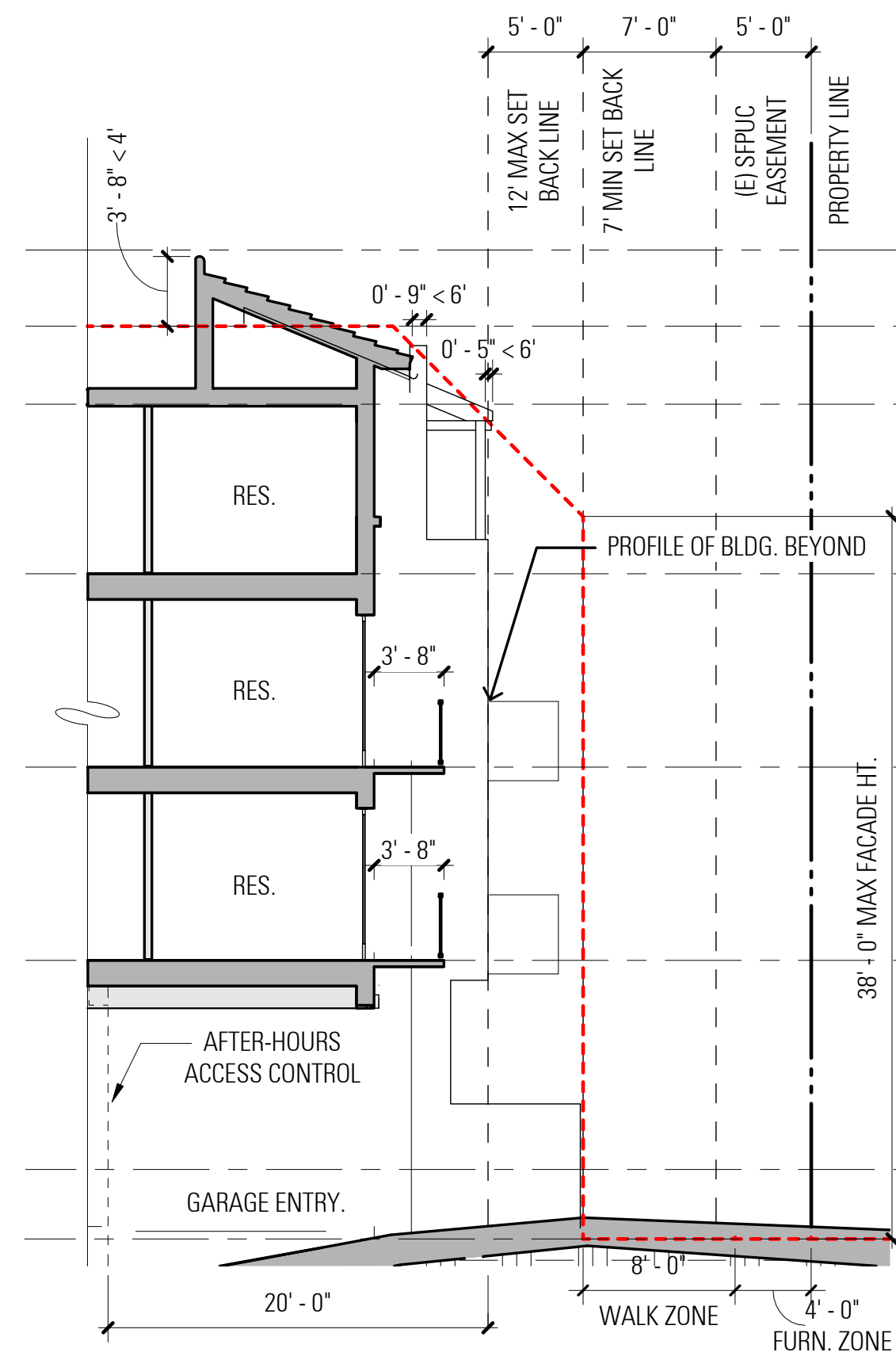
12060

1/10/2017

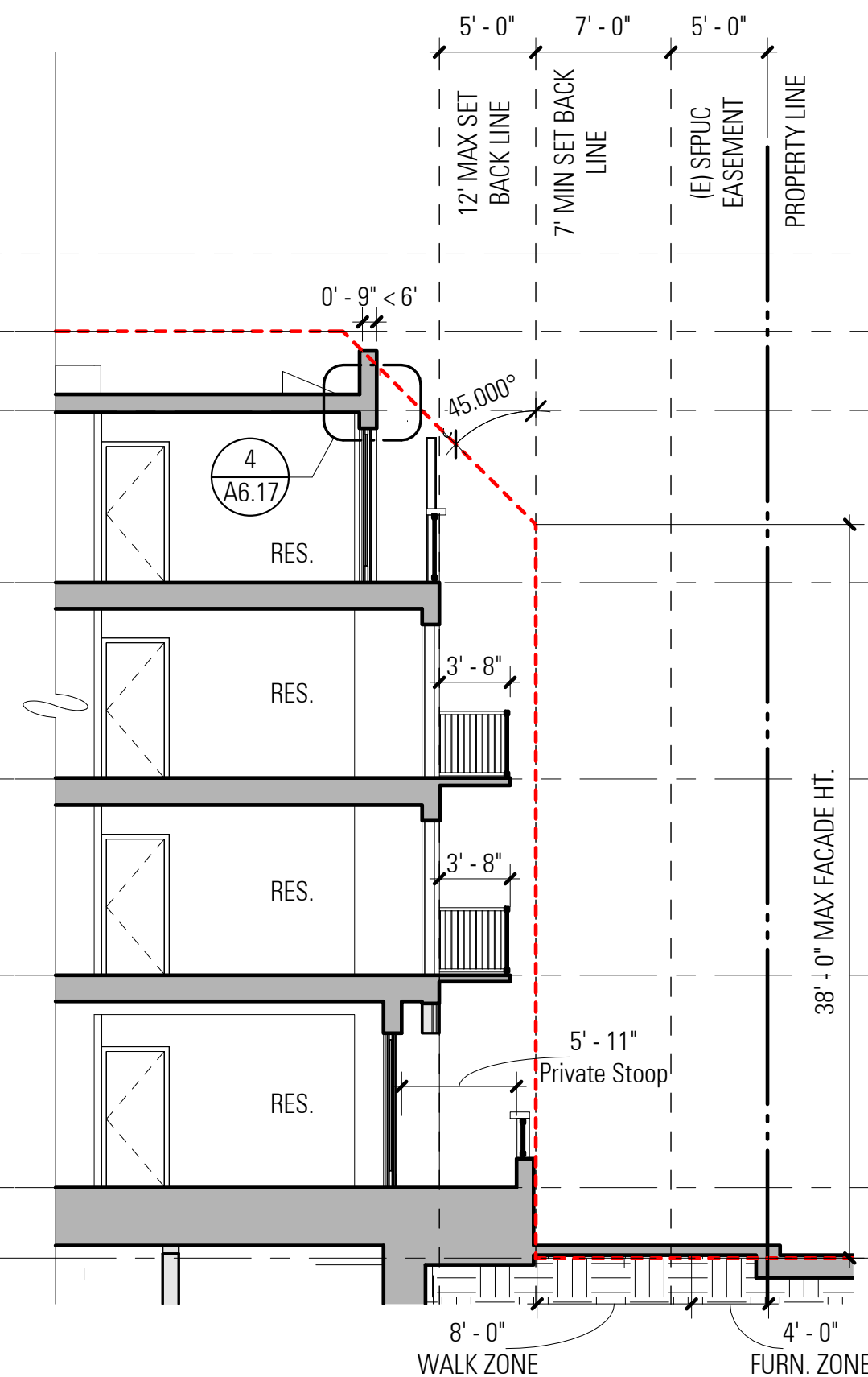


A6.12

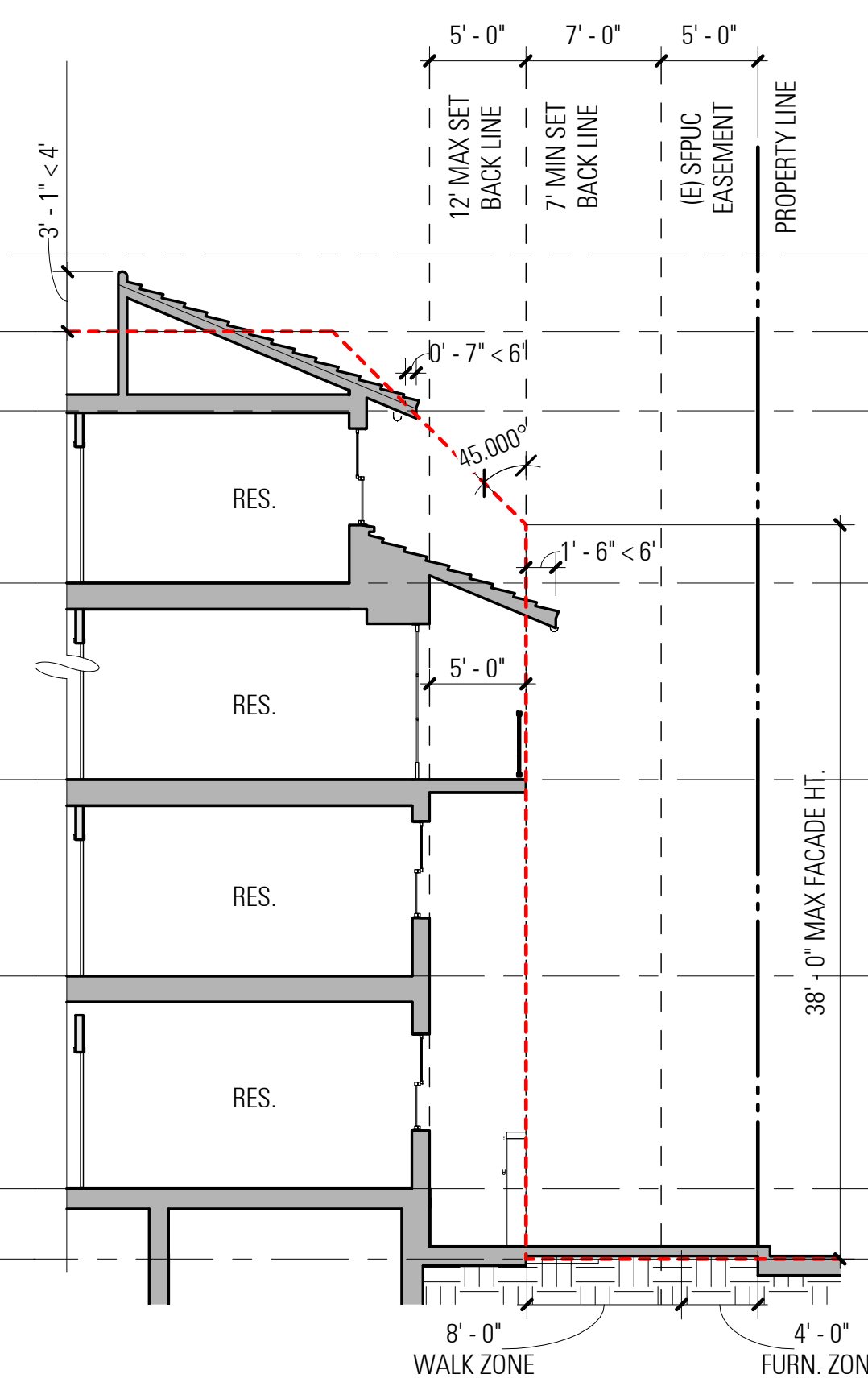
1/9/2017 5:19:15 PM C:\REVIT\Station 1300_Garage - A_msmith.rvt



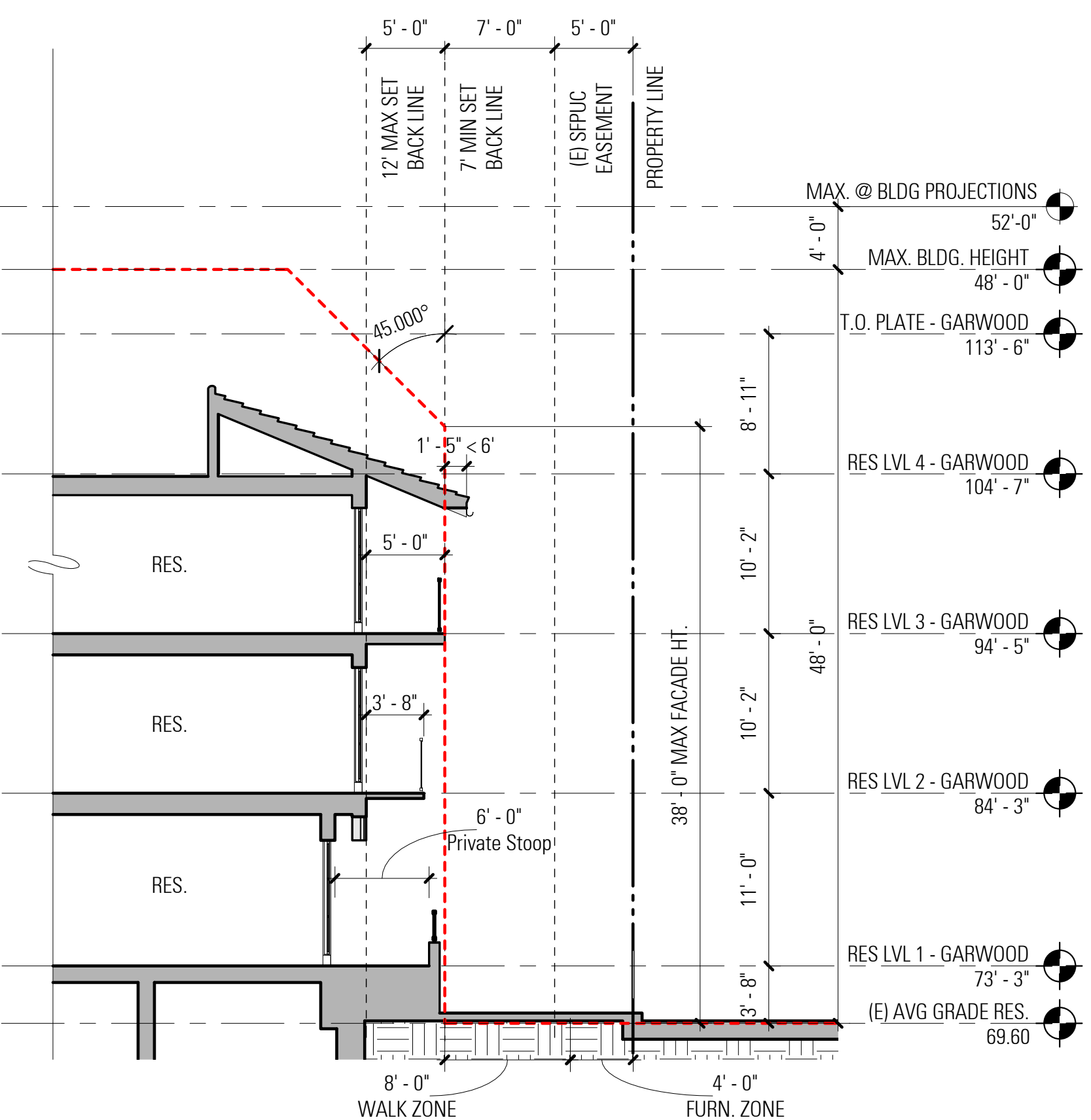
5 RESIDENTIAL SECTION - GARWOOD - E/W 5
A6.13 1/8" = 1'-0"



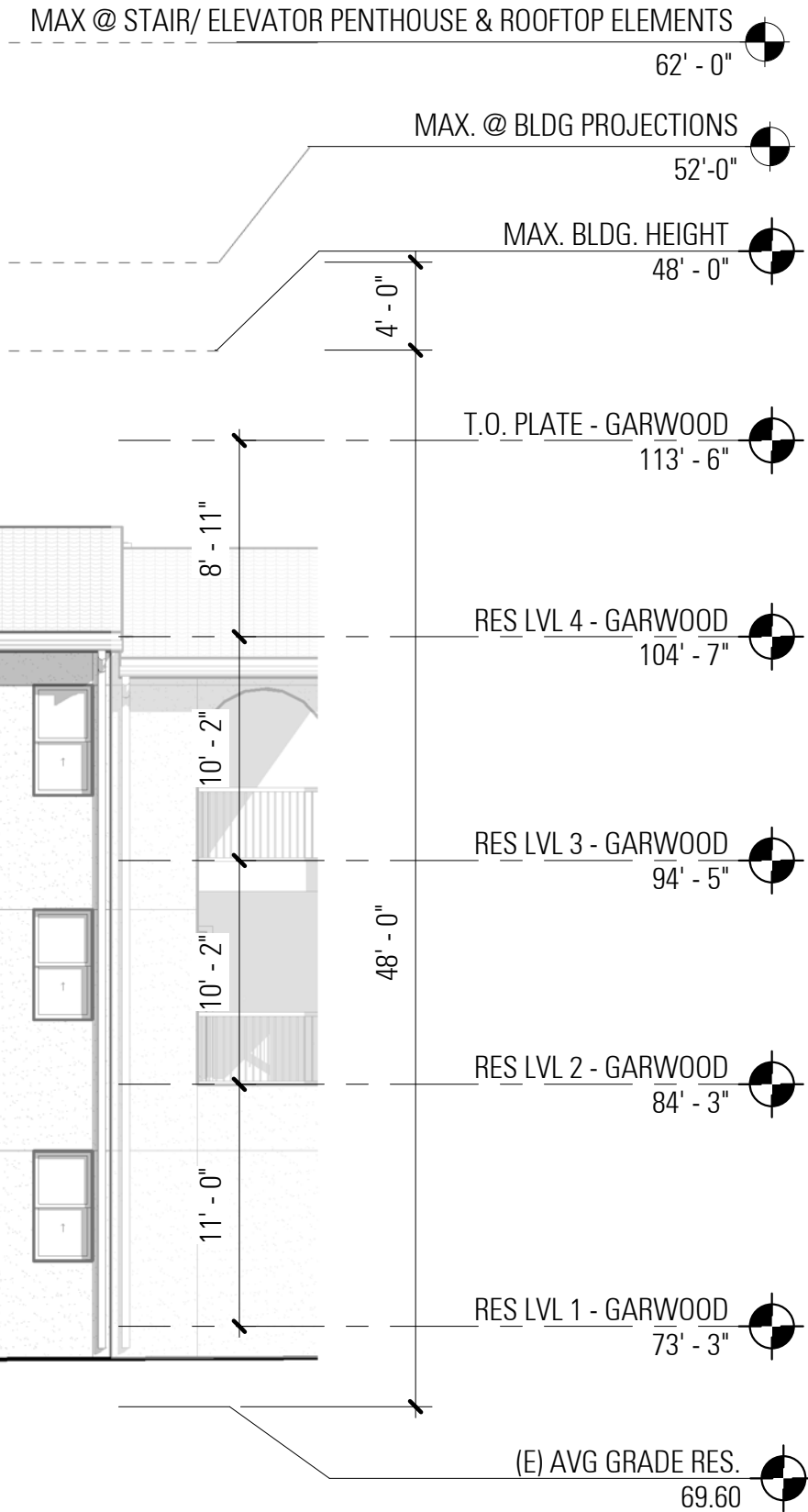
4 RESIDENTIAL SECTION - GARWOOD - E/W 4
A6.13 1/8" = 1'-0"



3 RESIDENTIAL SECTION - GARWOOD - E/W 3
A6.13 1/8" = 1'-0"



2 RESIDENTIAL SECTION - GARWOOD - E/W 2
A6.13 1/8" = 1'-0"

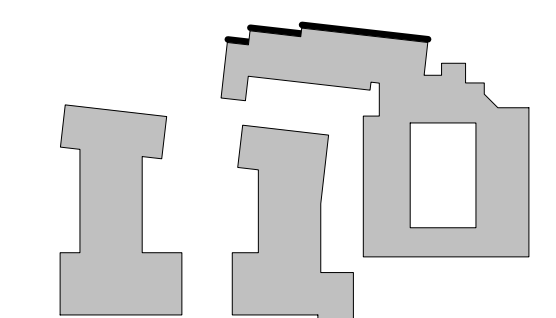
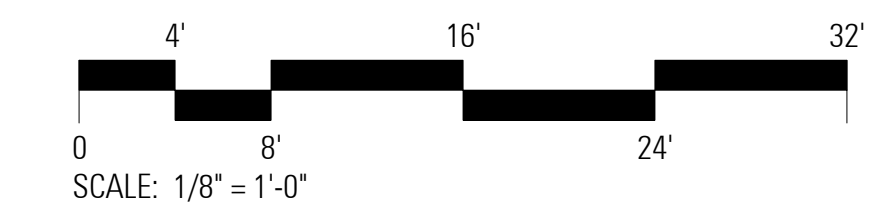


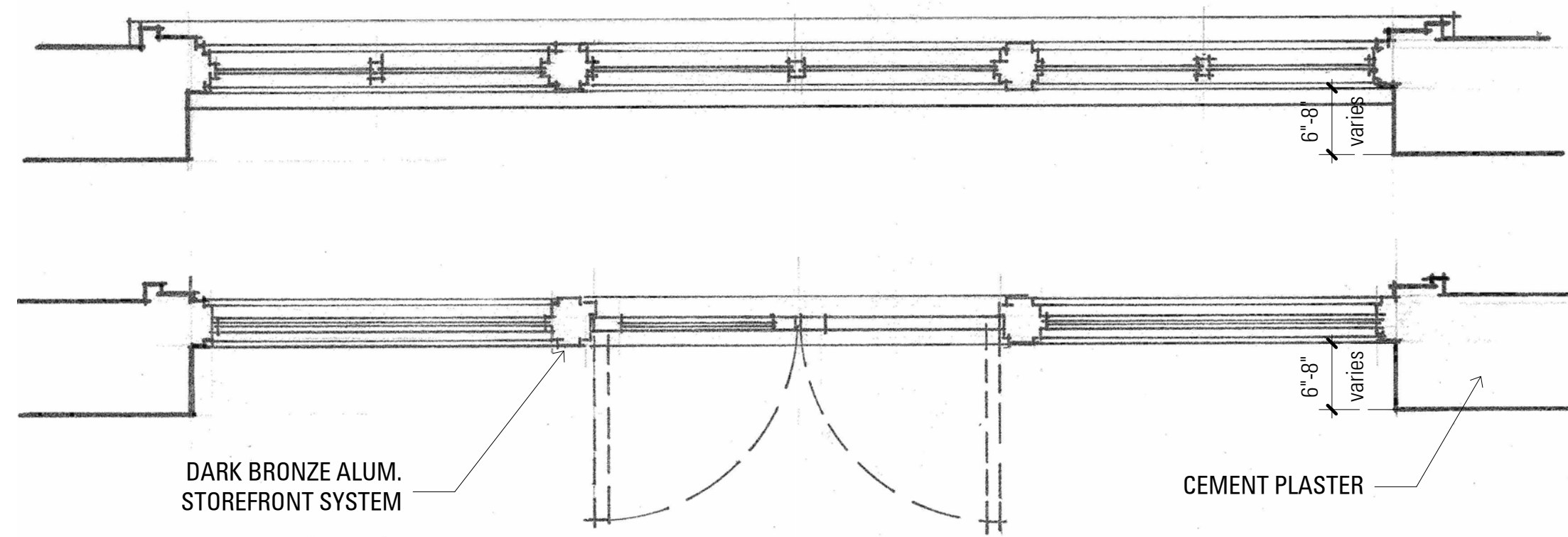
1 PARTIAL ELEVATION - RESIDENTIAL - EAST
A6.13 1/8" = 1'-0"

STATION 1300

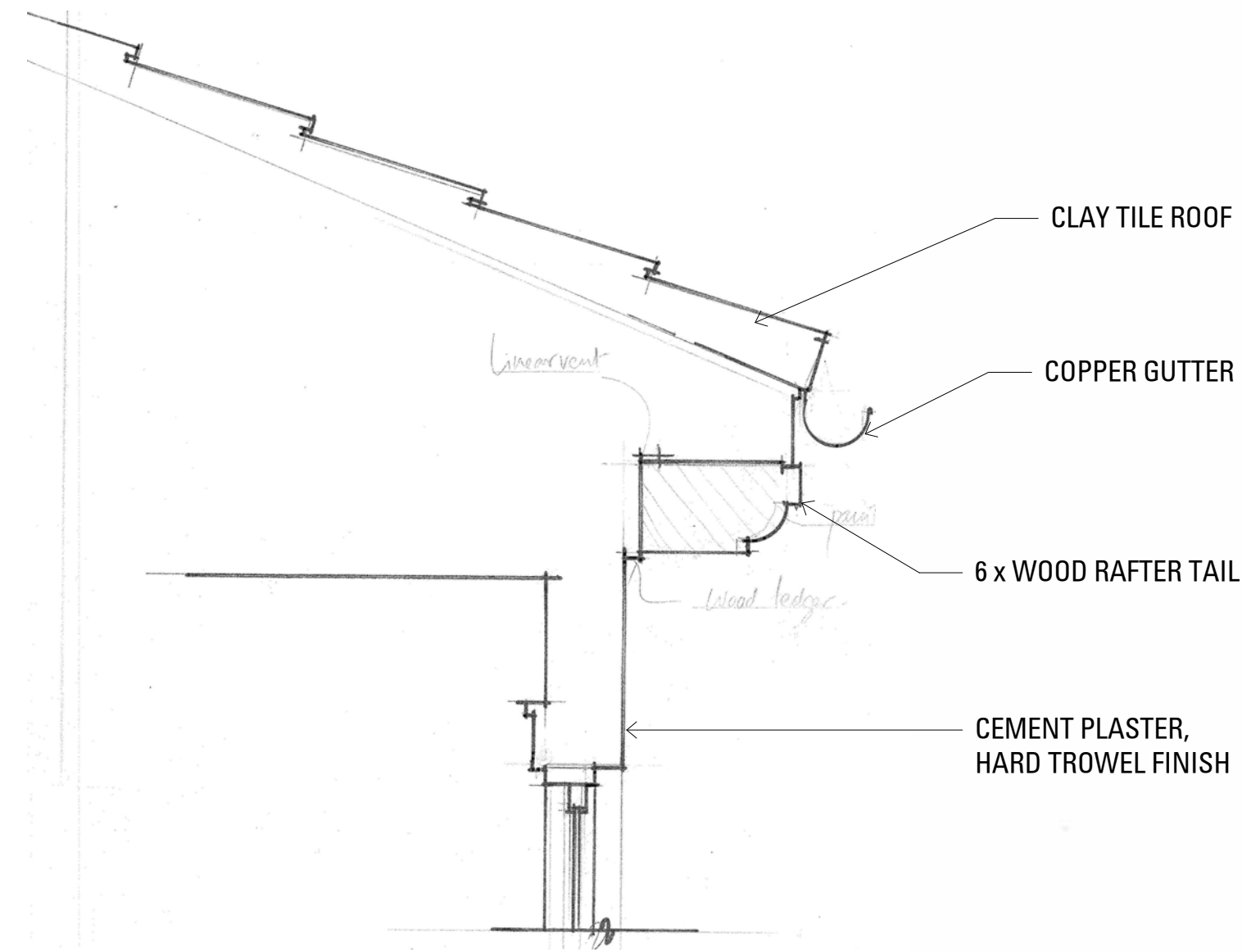
1300 EL CAMINO REAL

Building Sections - South Residential @ Garwood

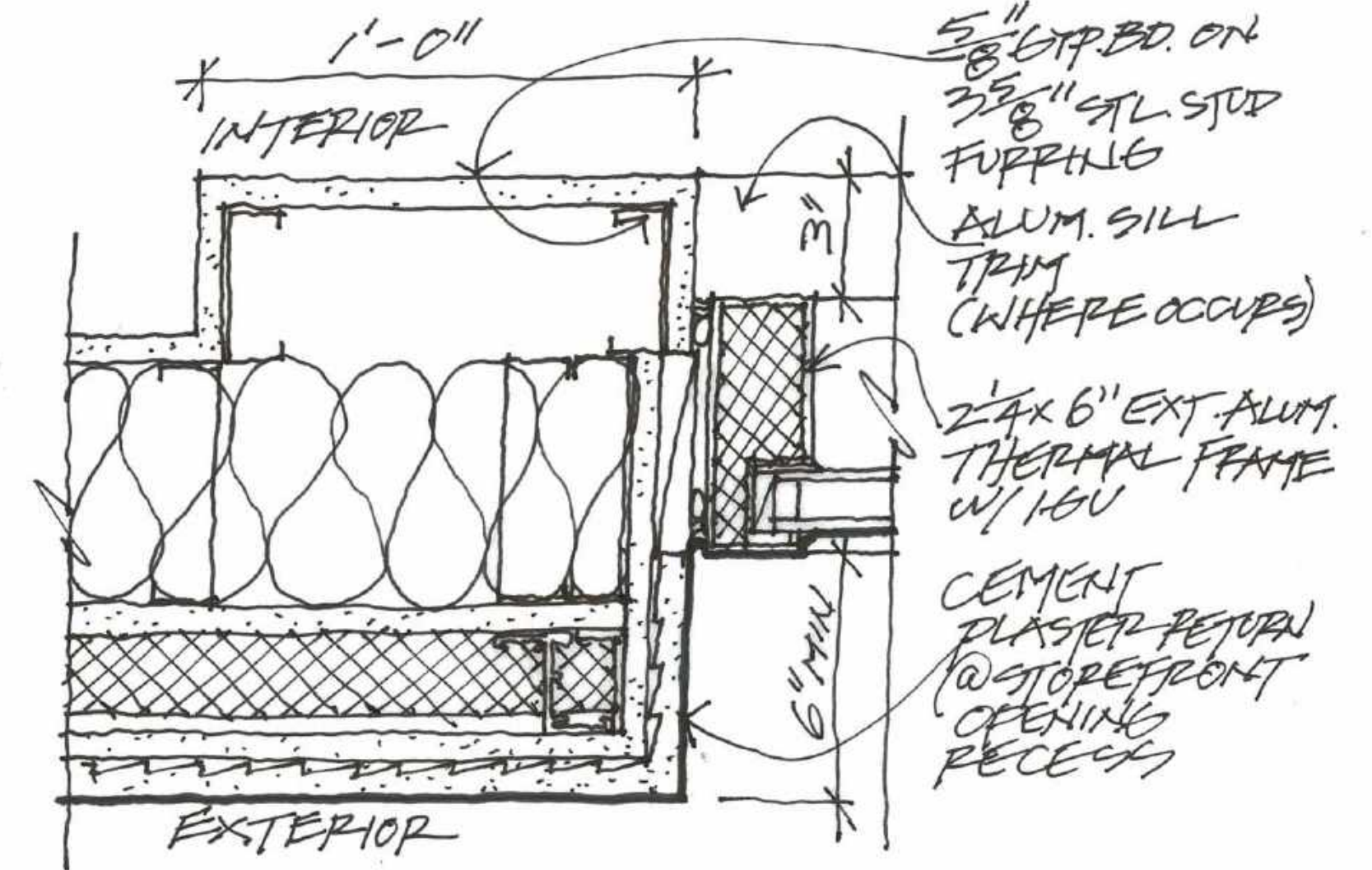




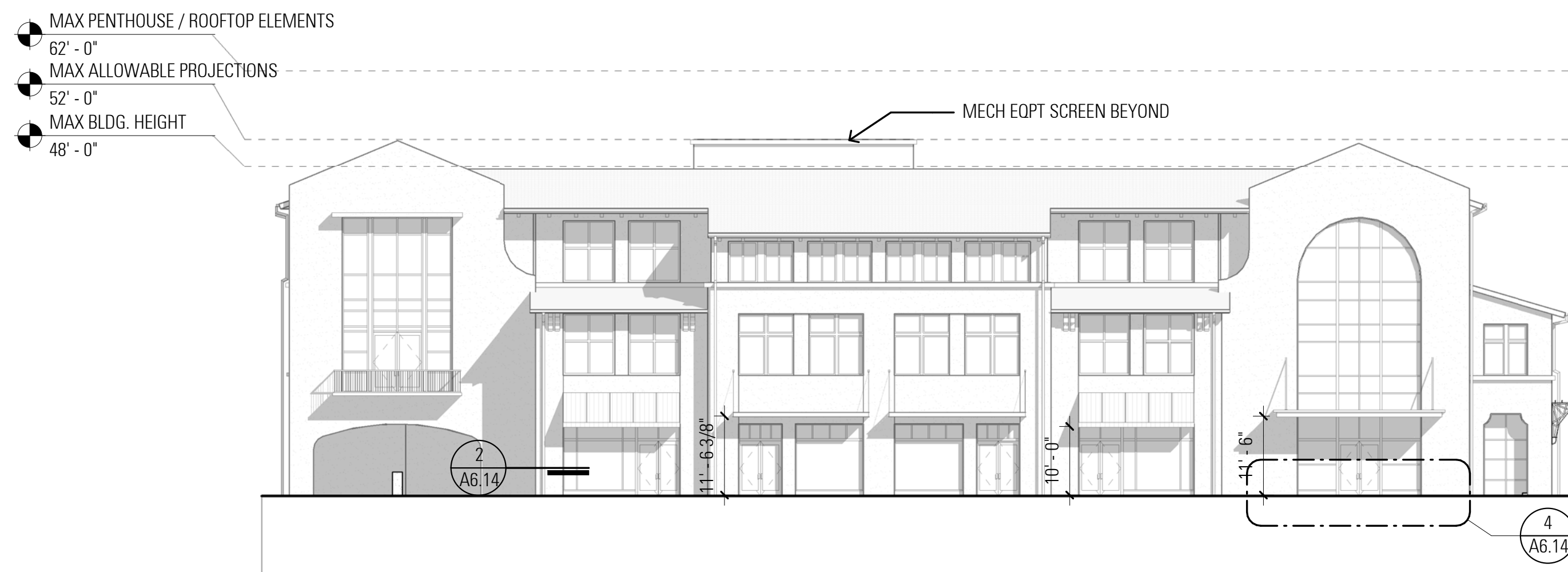
4 Main Entry Plan Detail
A6.14 1/2" = 1'-0"



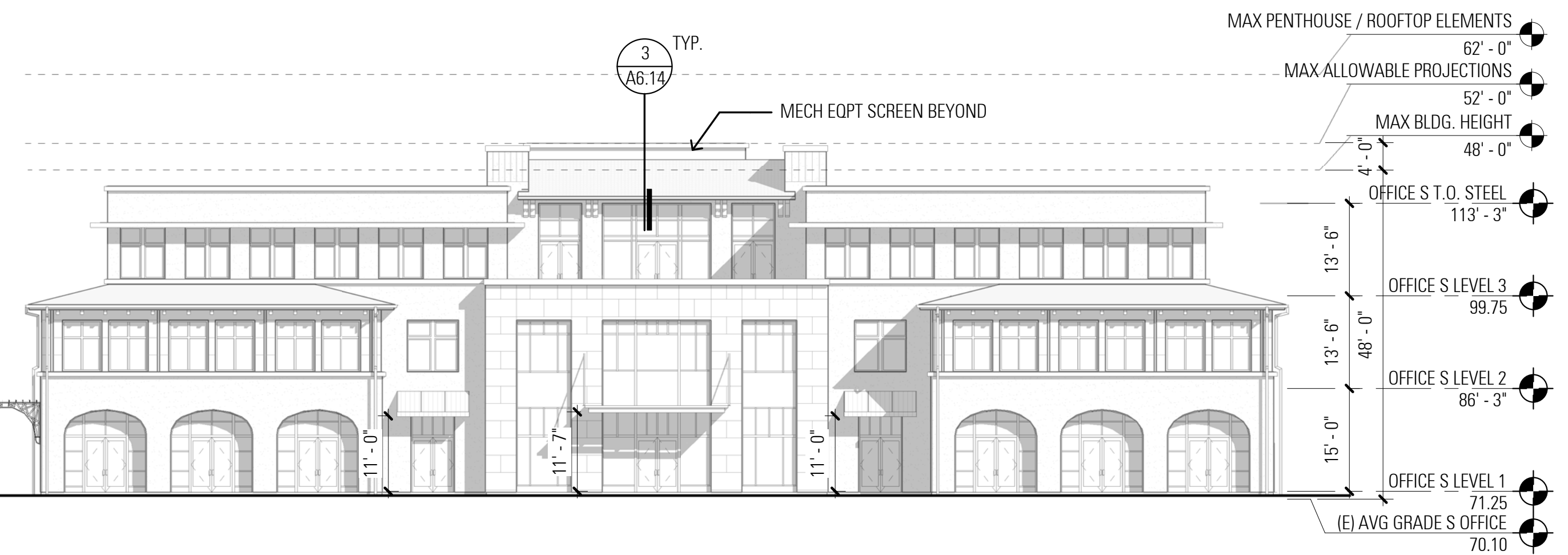
3 Typical Eave w Rafter Tail
A6.14 1/2" = 1'-0"



2 JAMB DETAIL AT STOREFRONT RECESS
A6.14 3" = 1'-0"



1 EXTERIOR ELEVATION - OFFICE - WEST
A6.14 1/16" = 1'-0"



STATION 1300

1300 EL CAMINO REAL

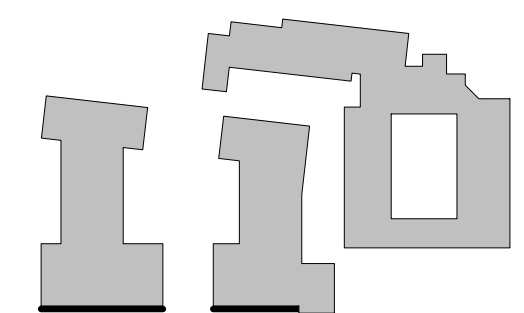
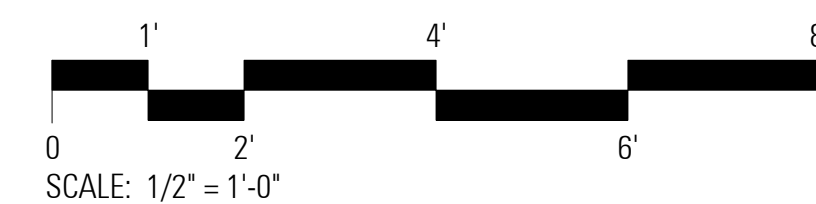
Conceptual Details Office

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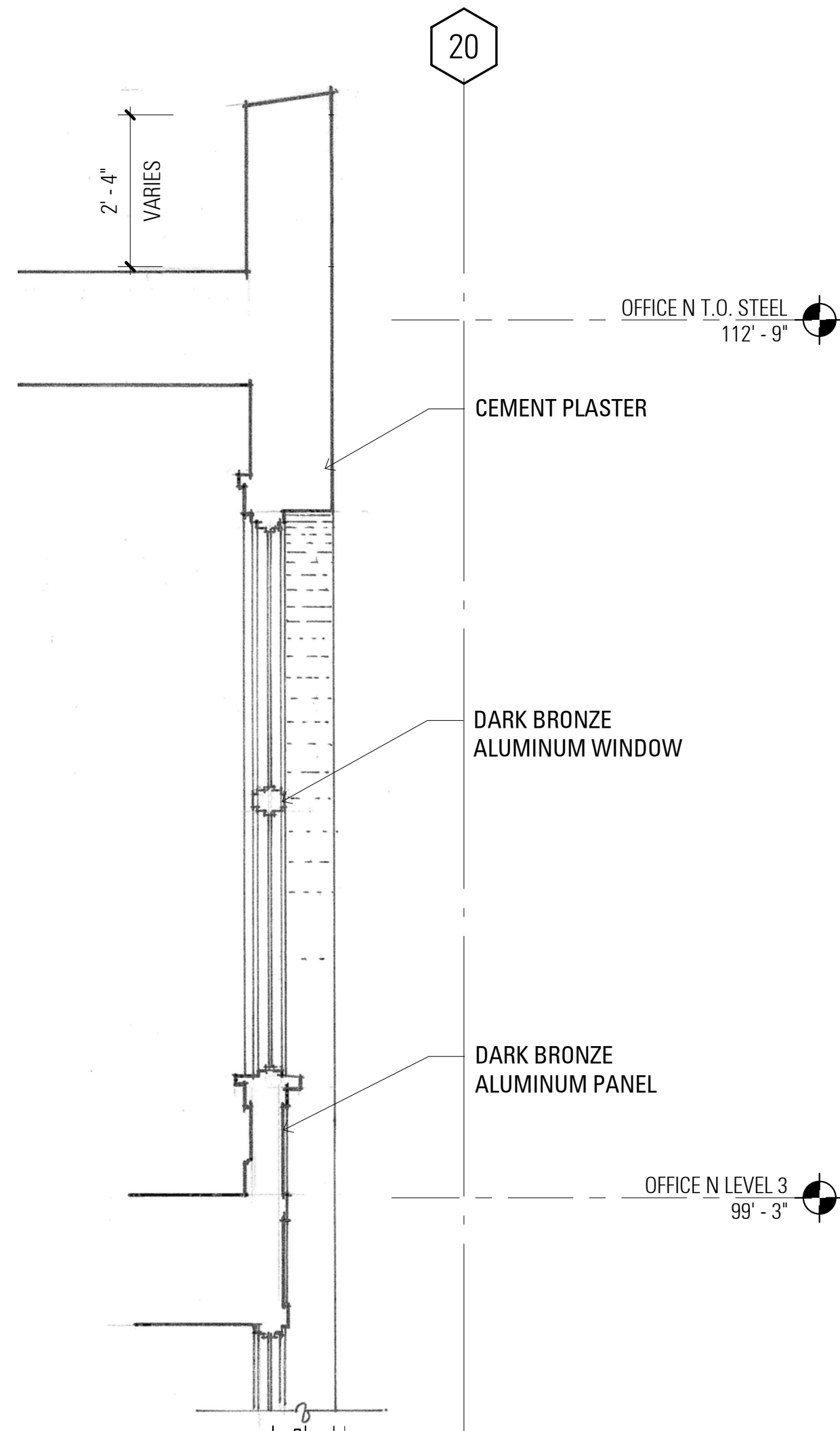
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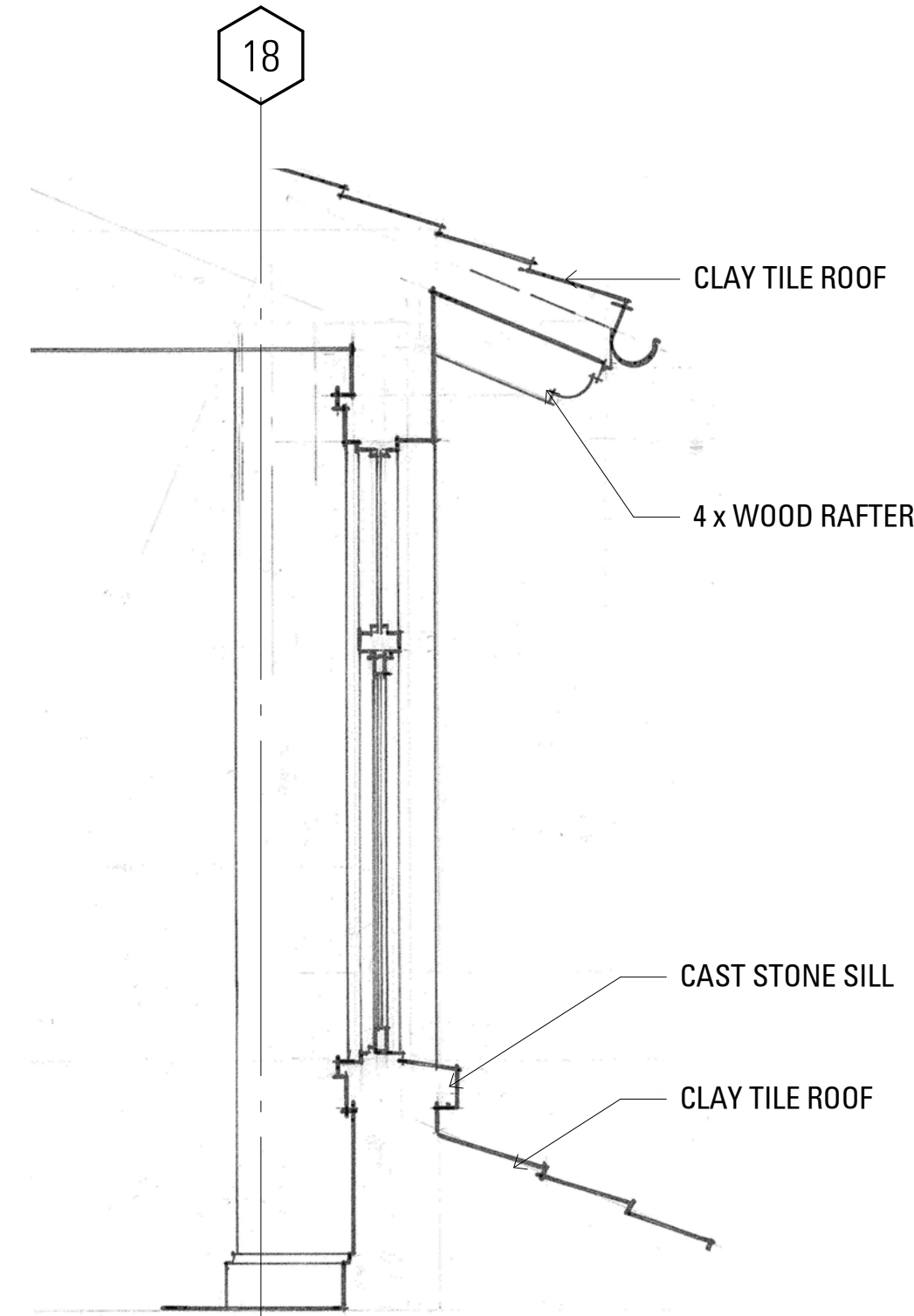
1/10/2017



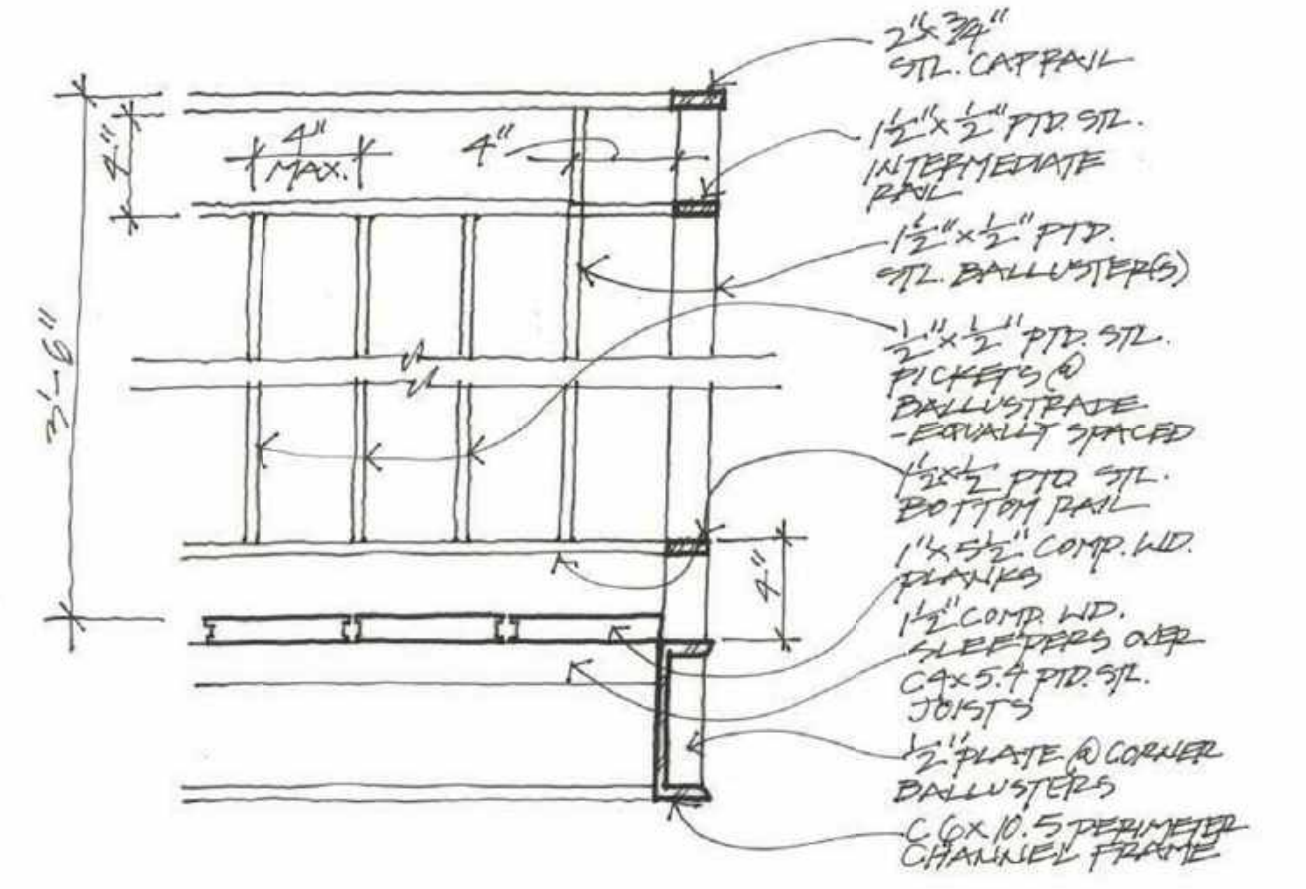
A6.14



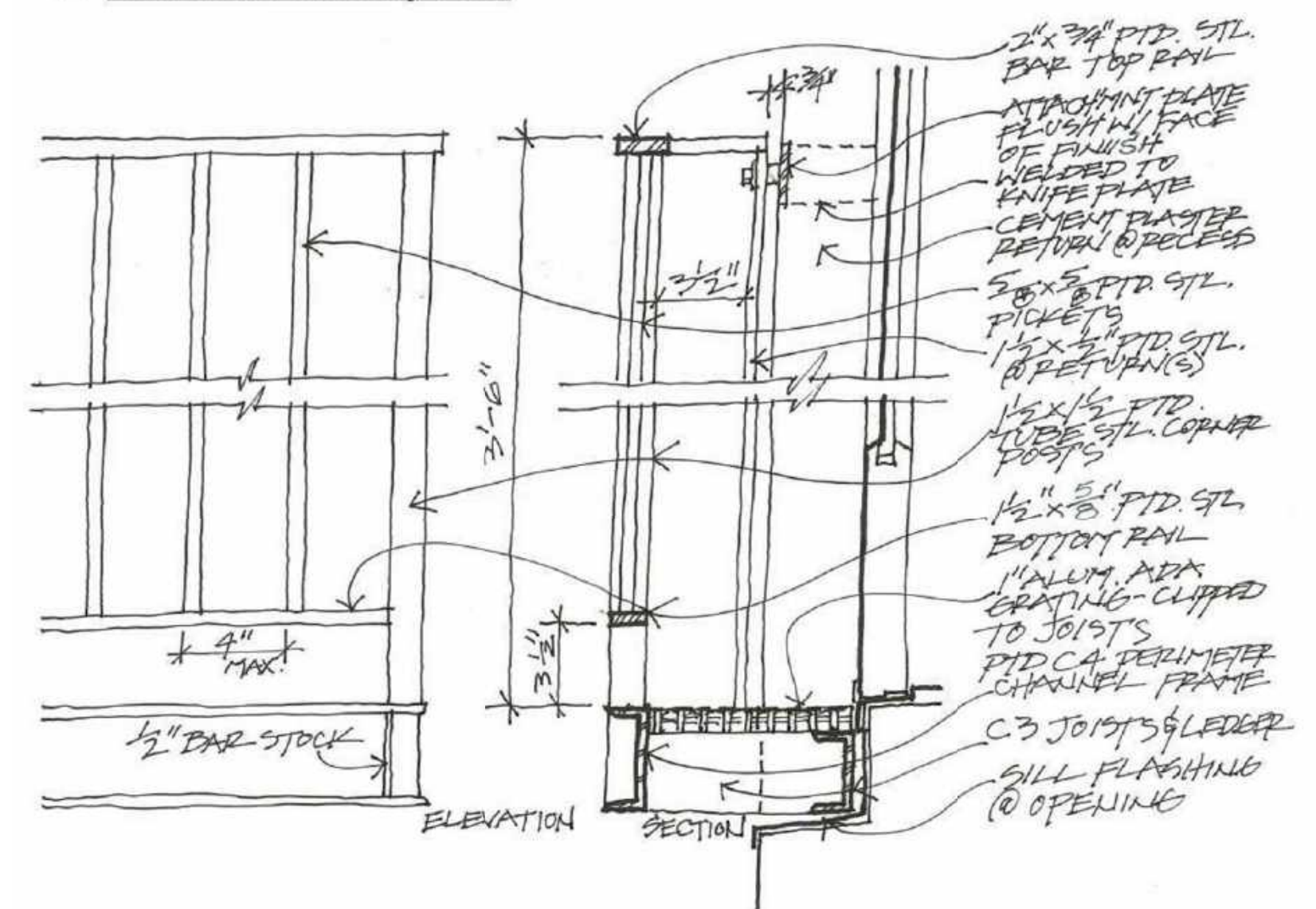
3 Fenestration Detail @ Gable End
A6.15 1/2" = 1'-0"



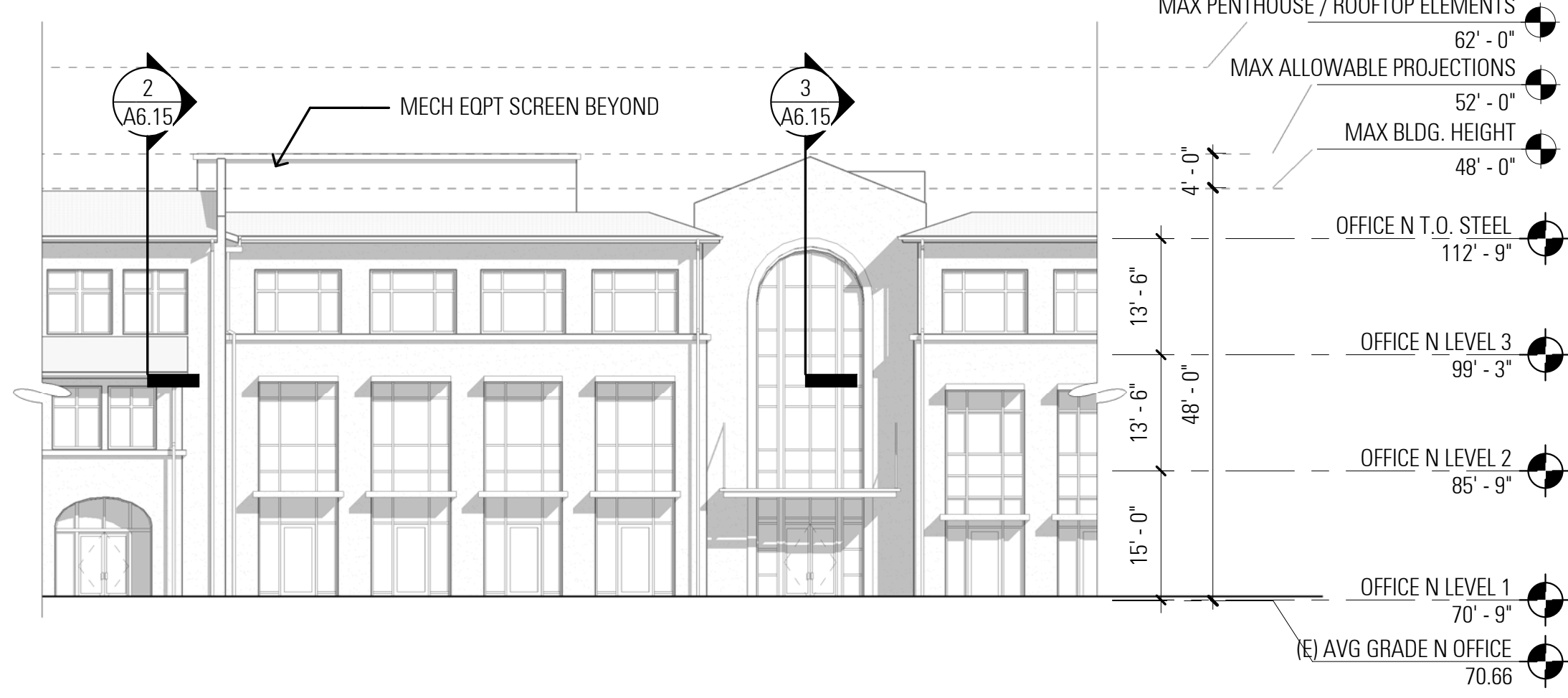
2 Window and Eave Detail
A6.15 1/2" = 1'-0"



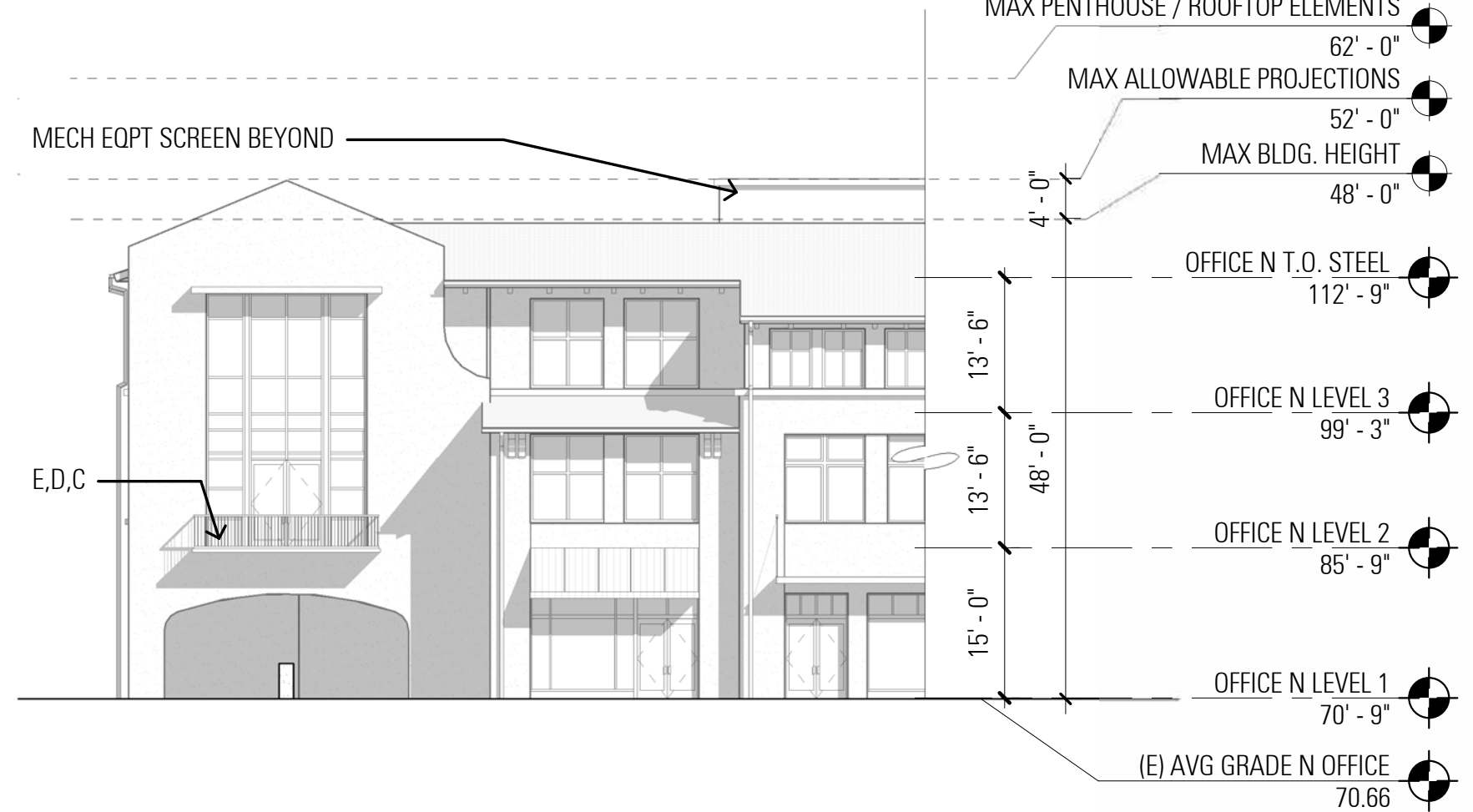
E Detail at Balcony Rail



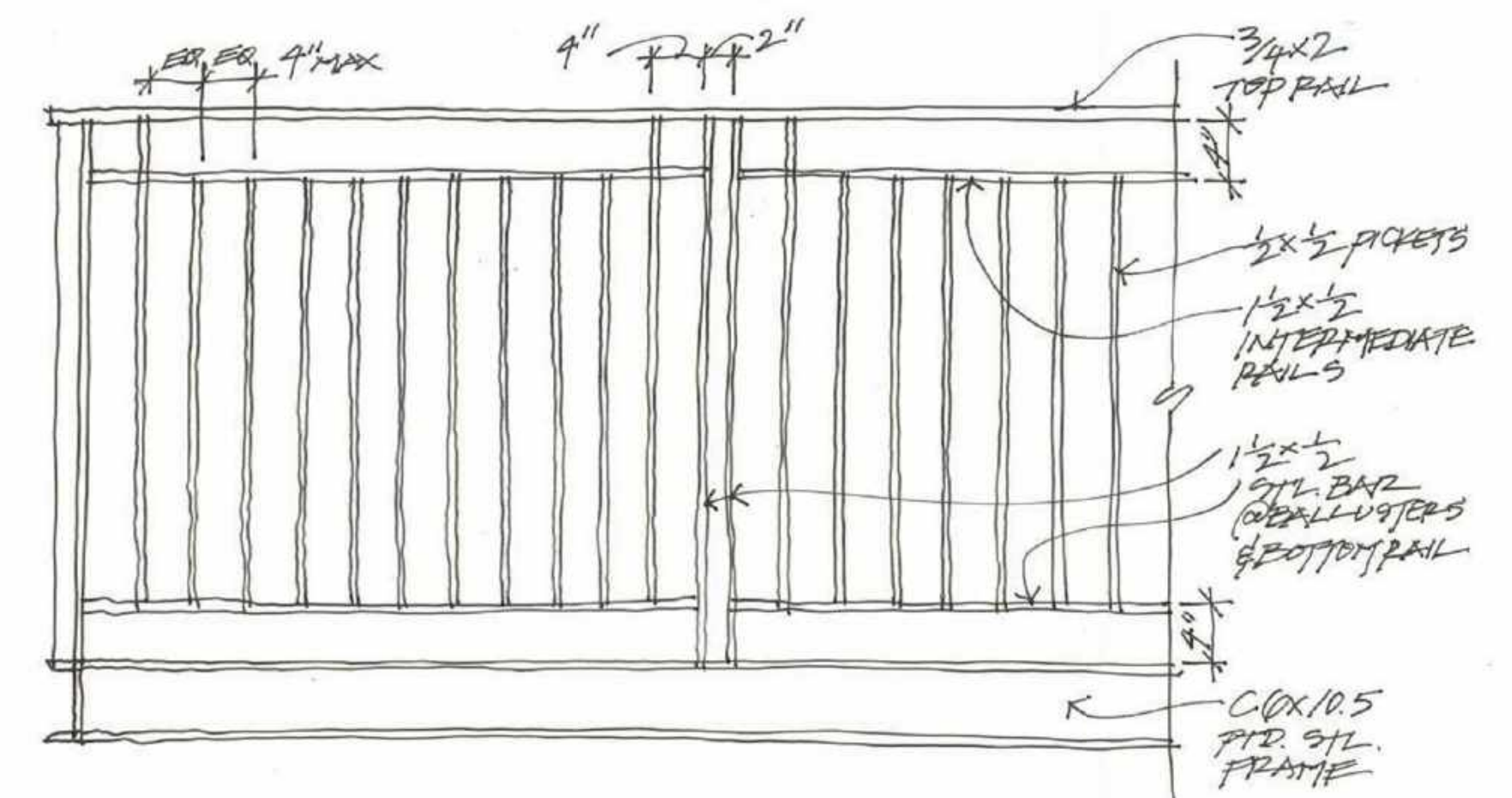
D Detail at Juliet Balcony



1 PARTIAL EXTERIOR ELEVATION - OFFICE SOUTH
A6.15 1/16" = 1'-0"



4 PARTIAL EXTERIOR ELEVATION - OFFICE -WEST
A6.15 1/16" = 1'-0"

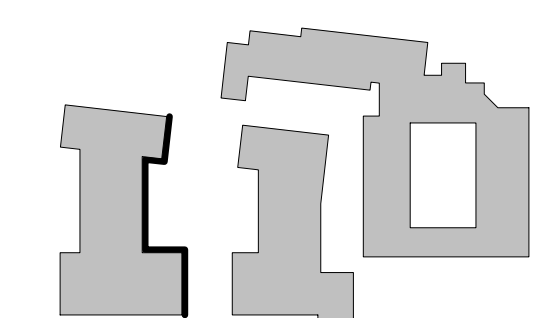


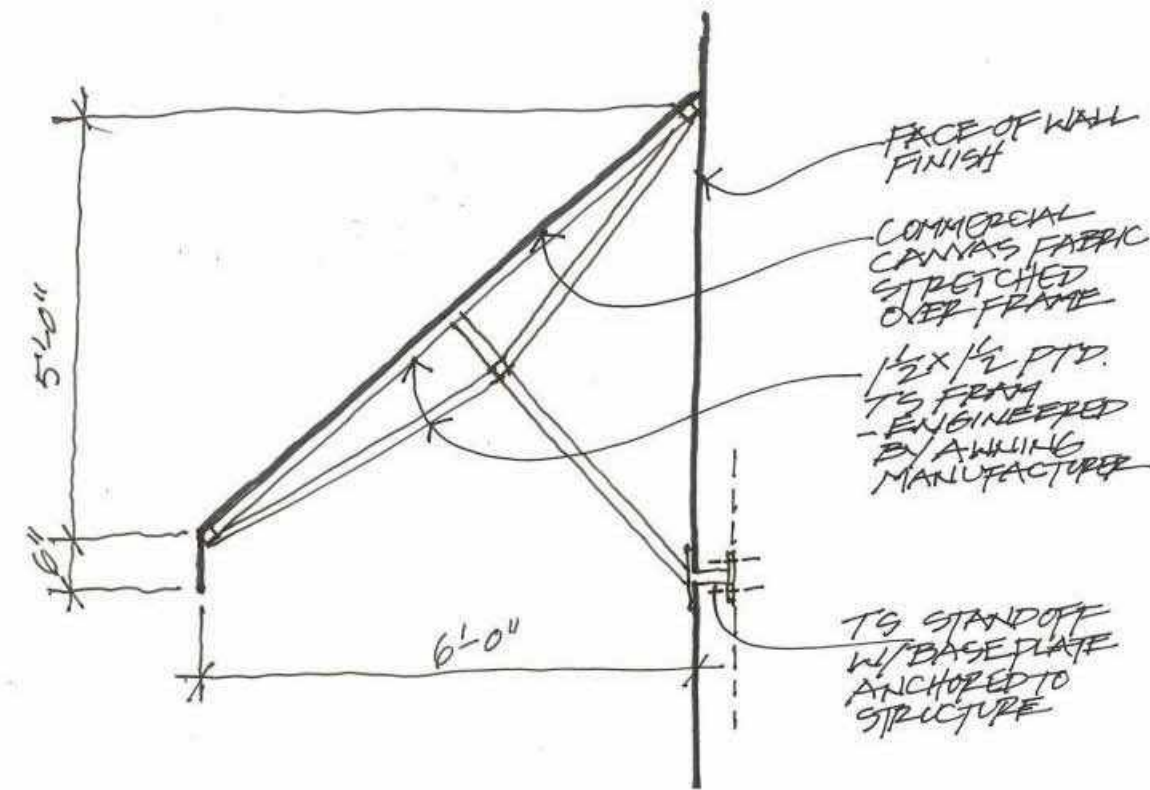
C Elevation at Balcony Rail

STATION 1300

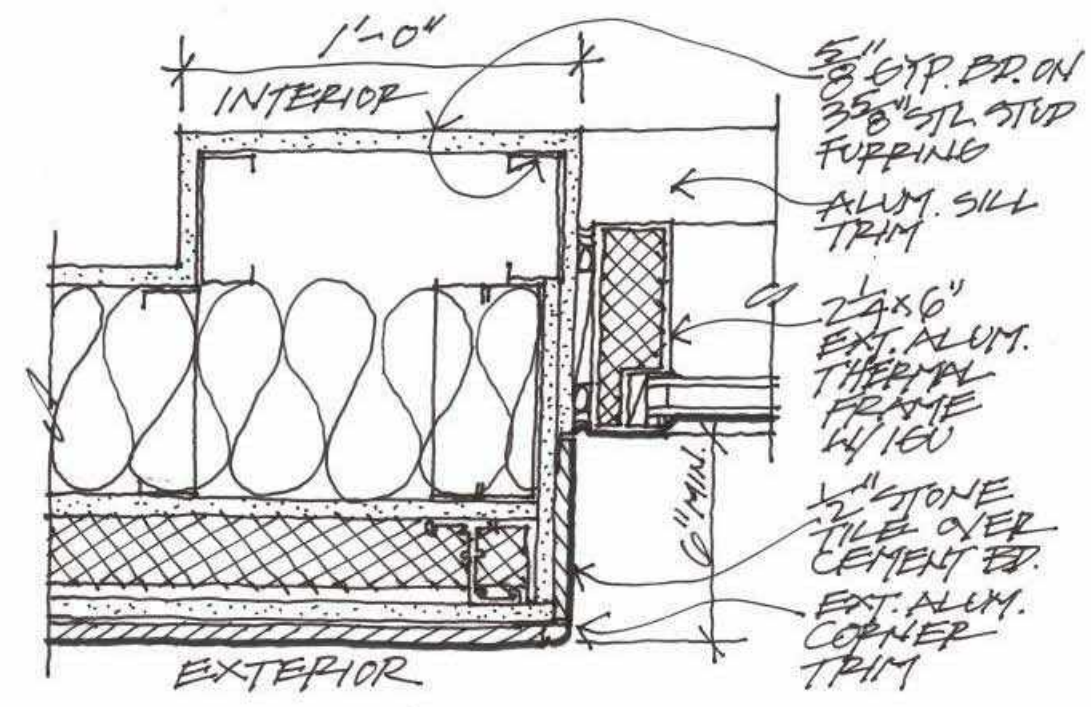
1300 EL CAMINO REAL

Conceptual Details Office

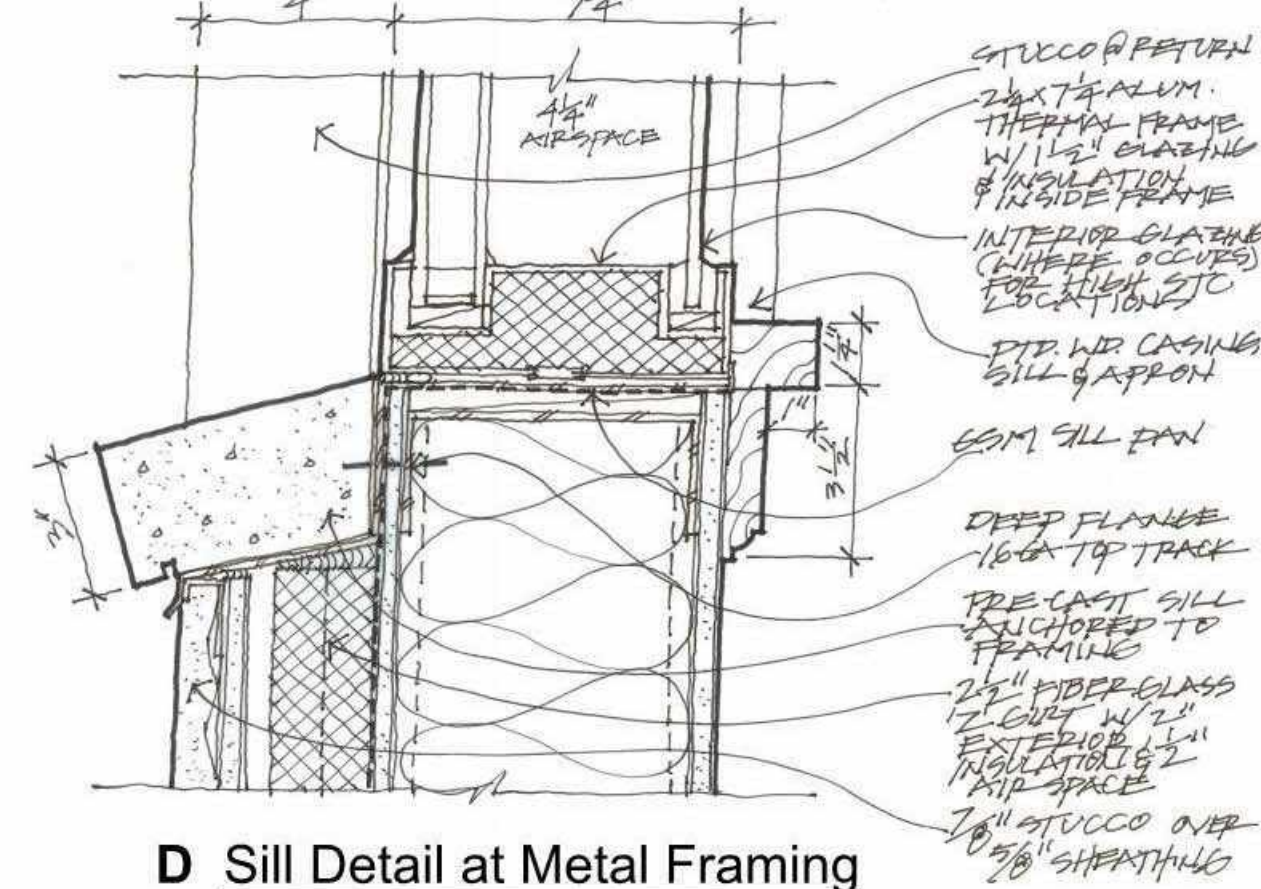




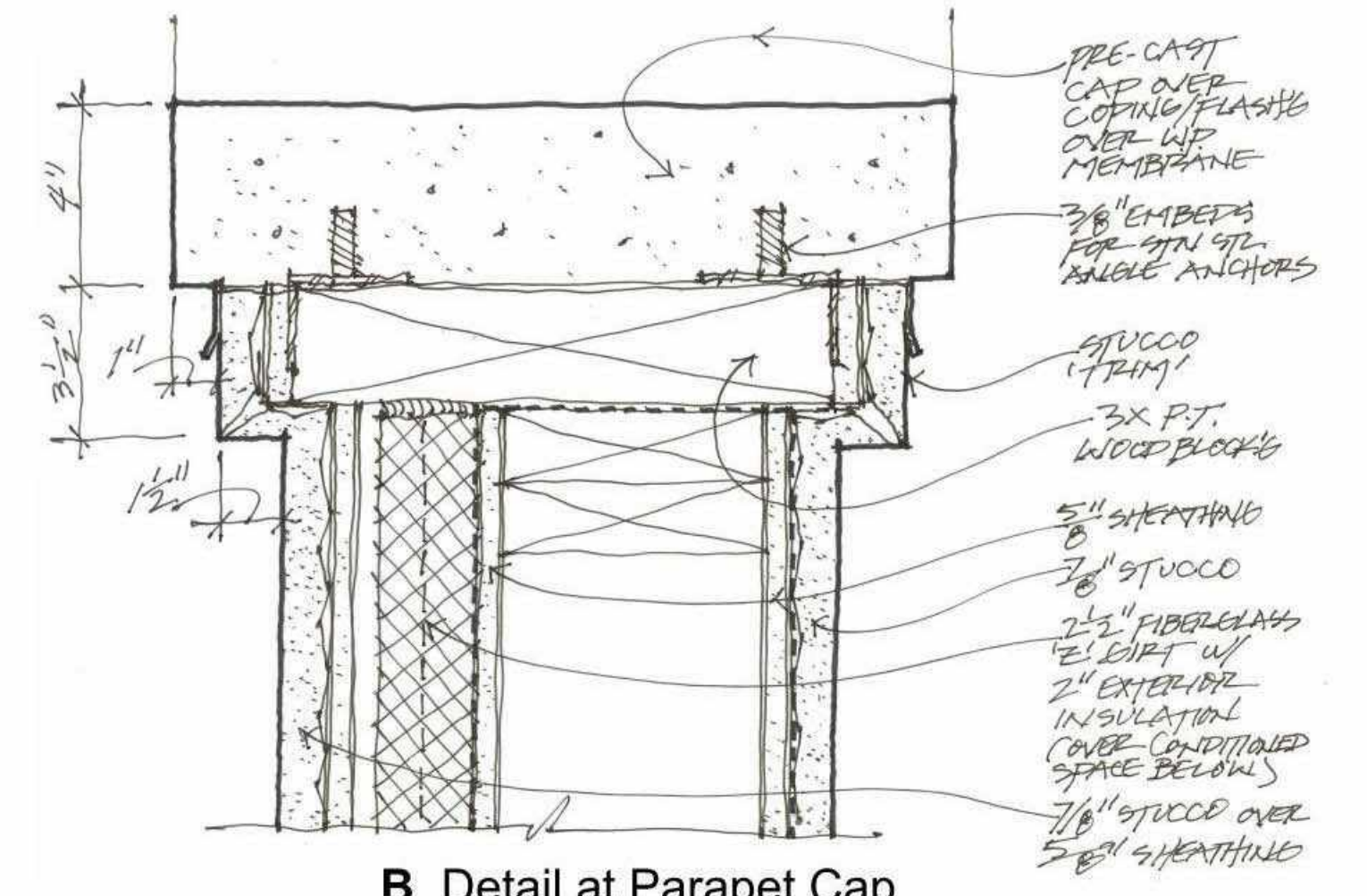
H Detail at Fabric Awning



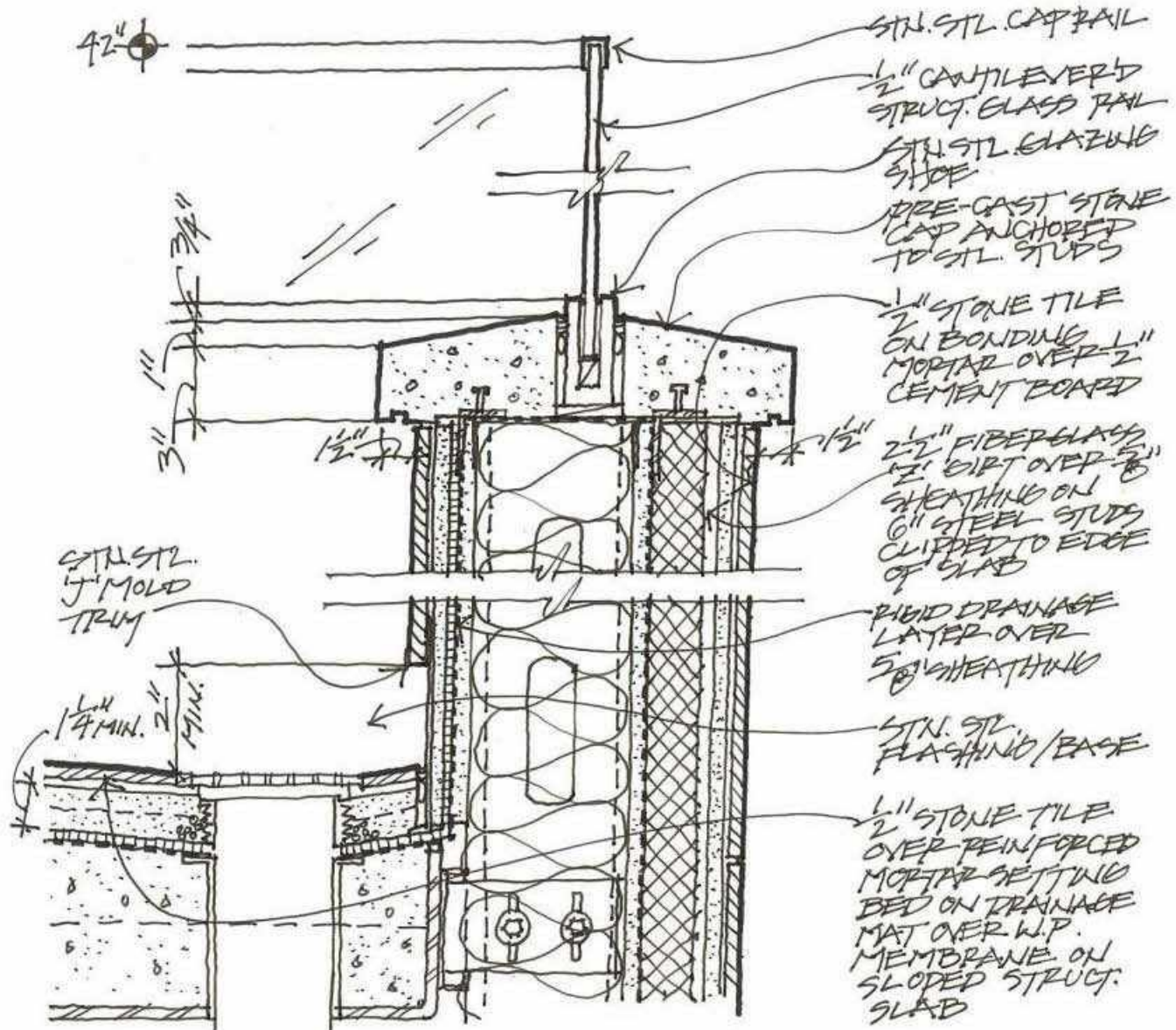
F Jamb Detail at Stone Tile Cladding



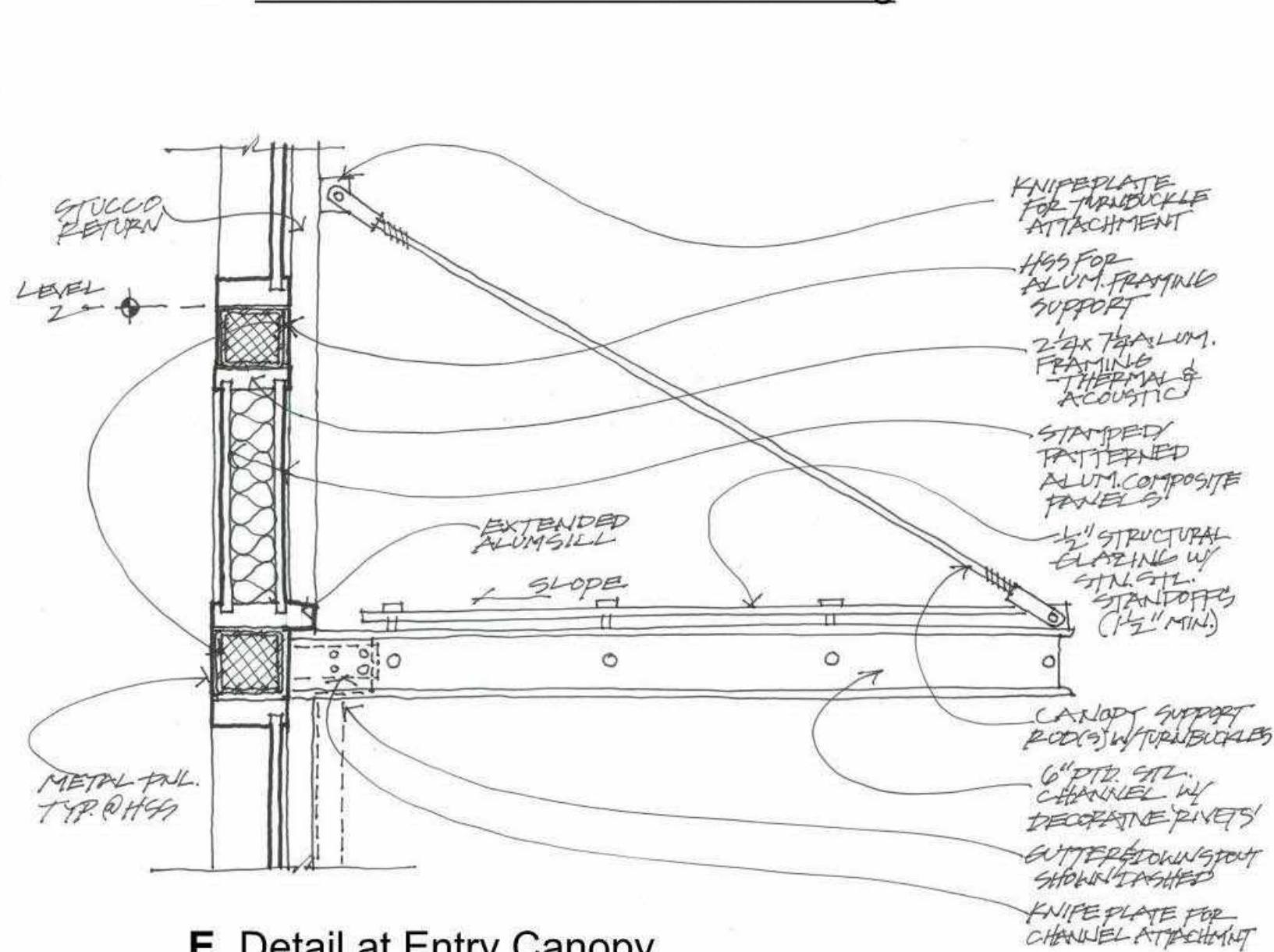
D Sill Detail at Metal Framing



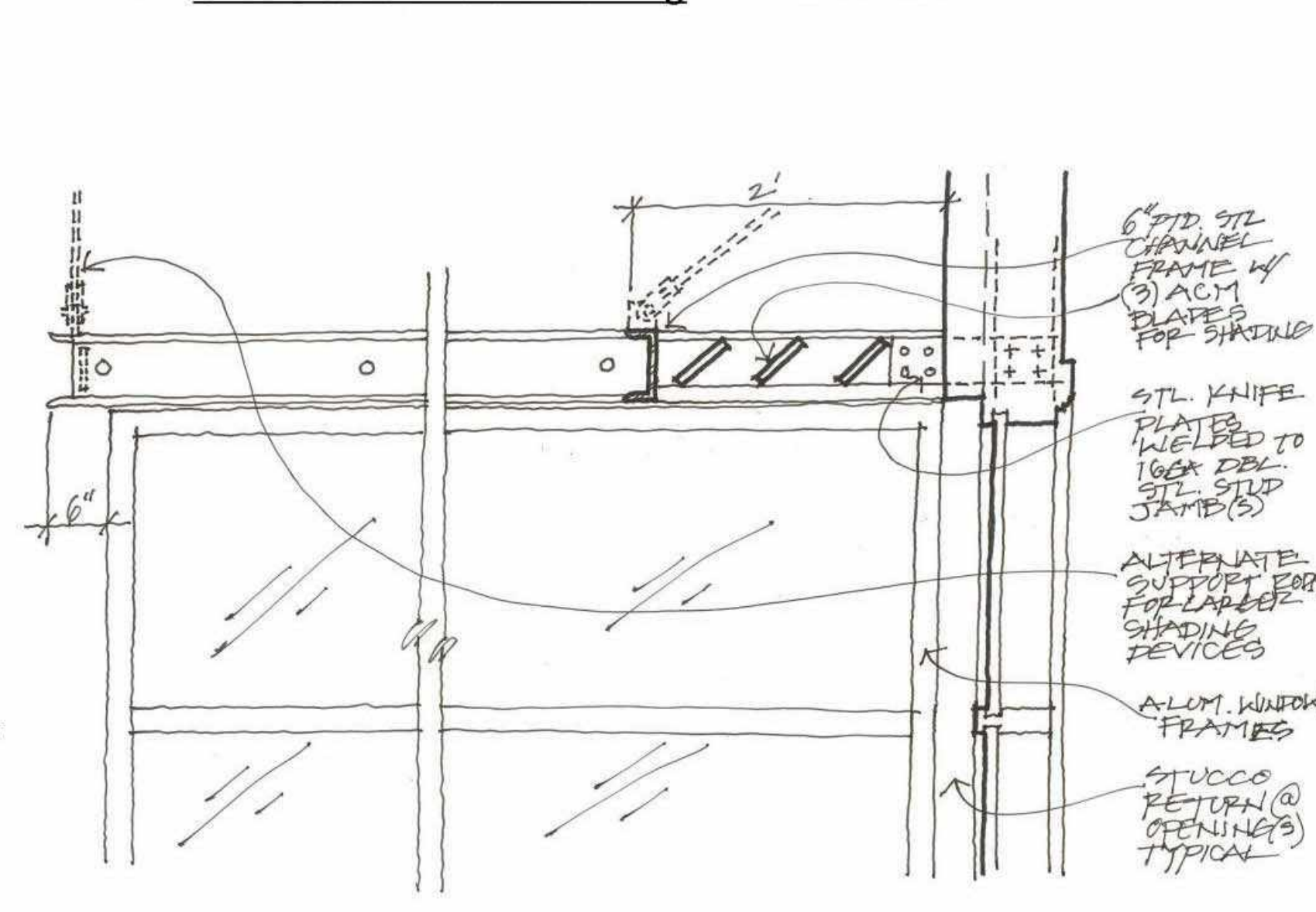
B Detail at Parapet Cap



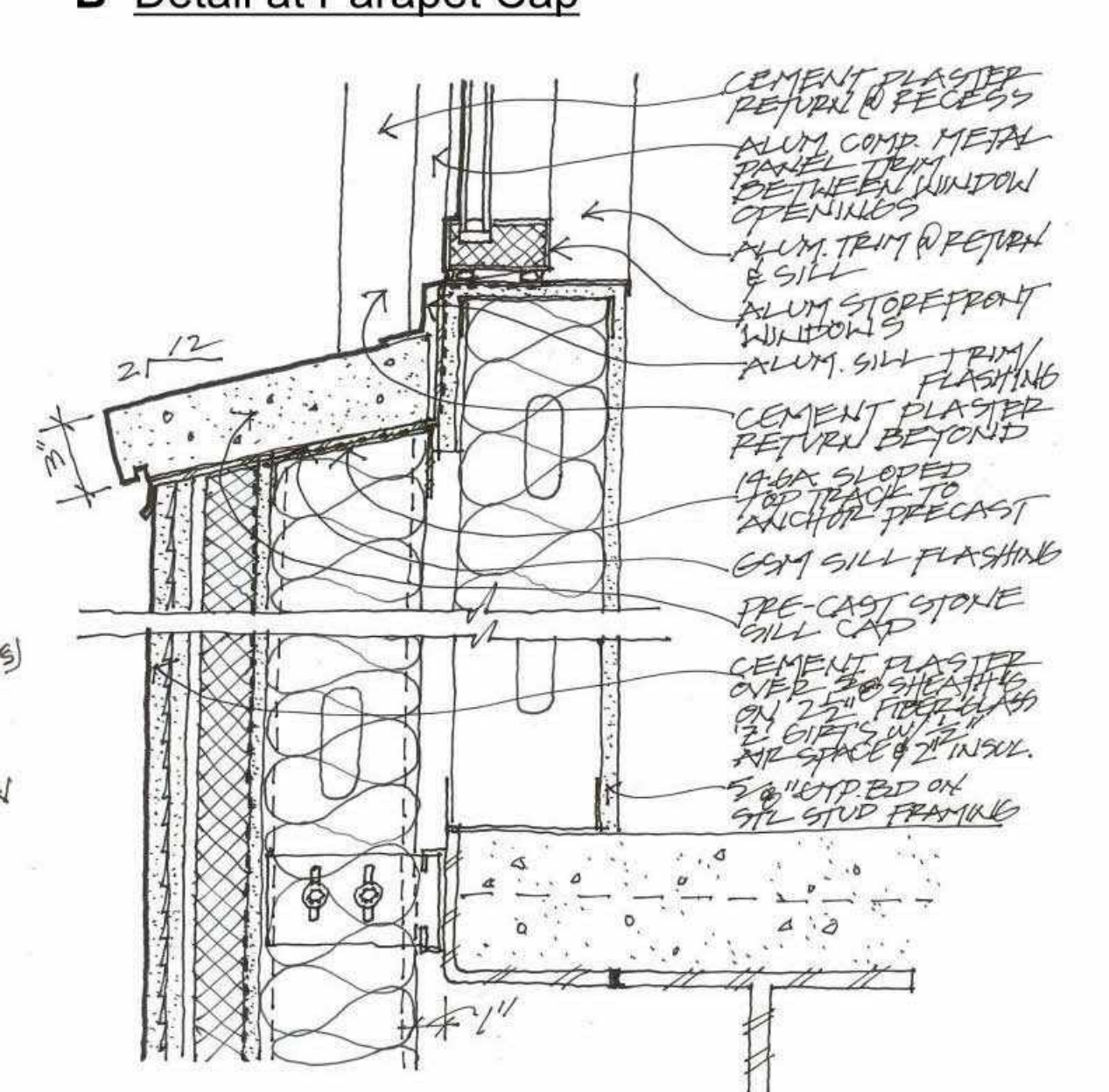
G Detail at Deck Rail



E Detail at Entry Canopy



C Detail at Exterior Shade



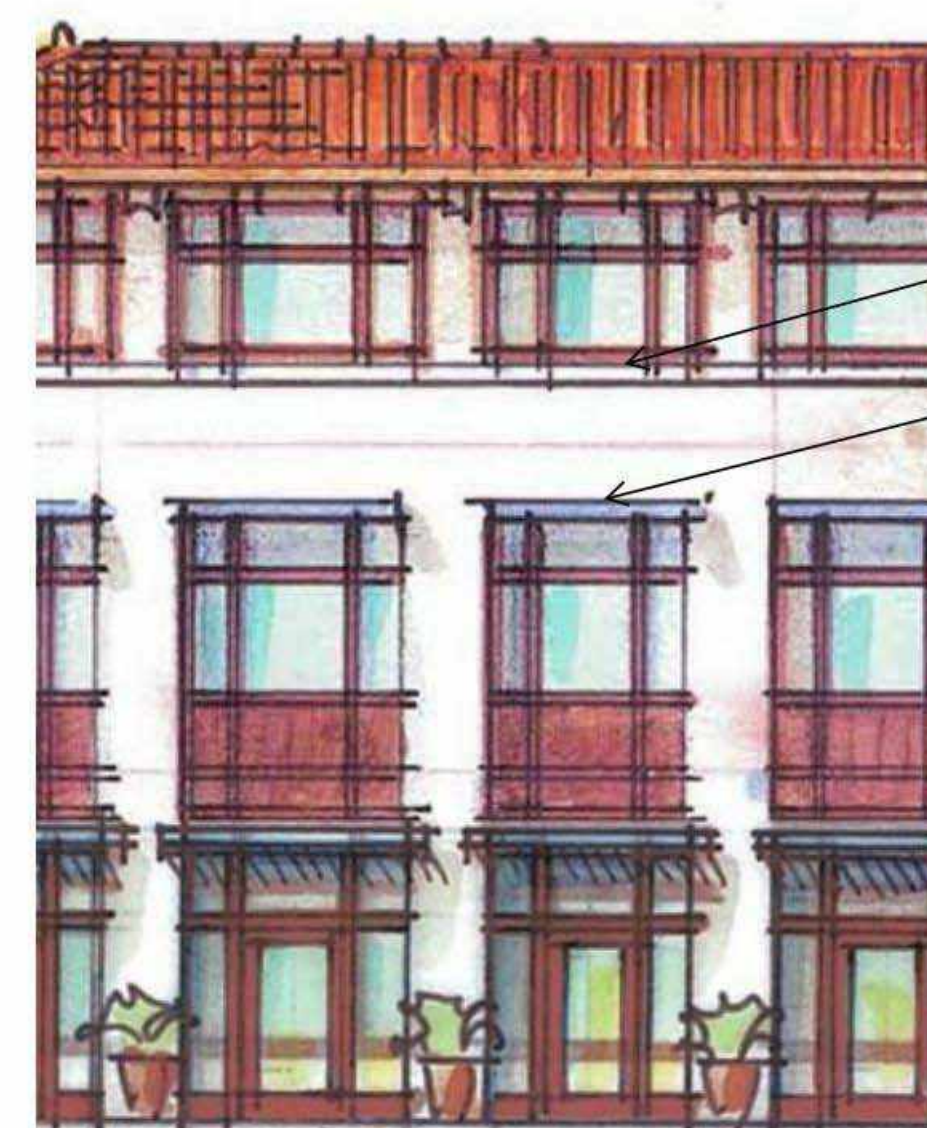
A Sill Detail at Recessed Wall



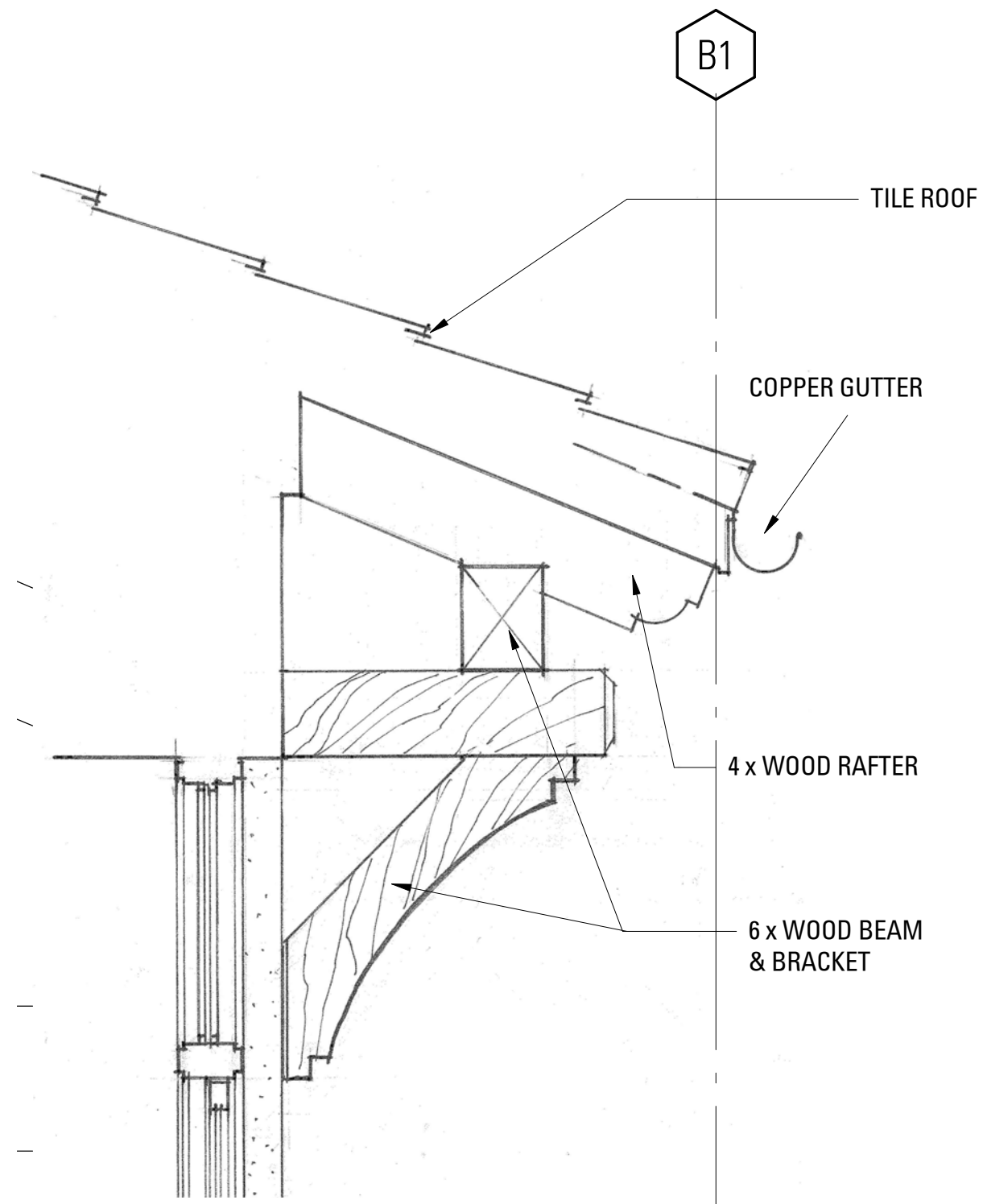
STATION 1300



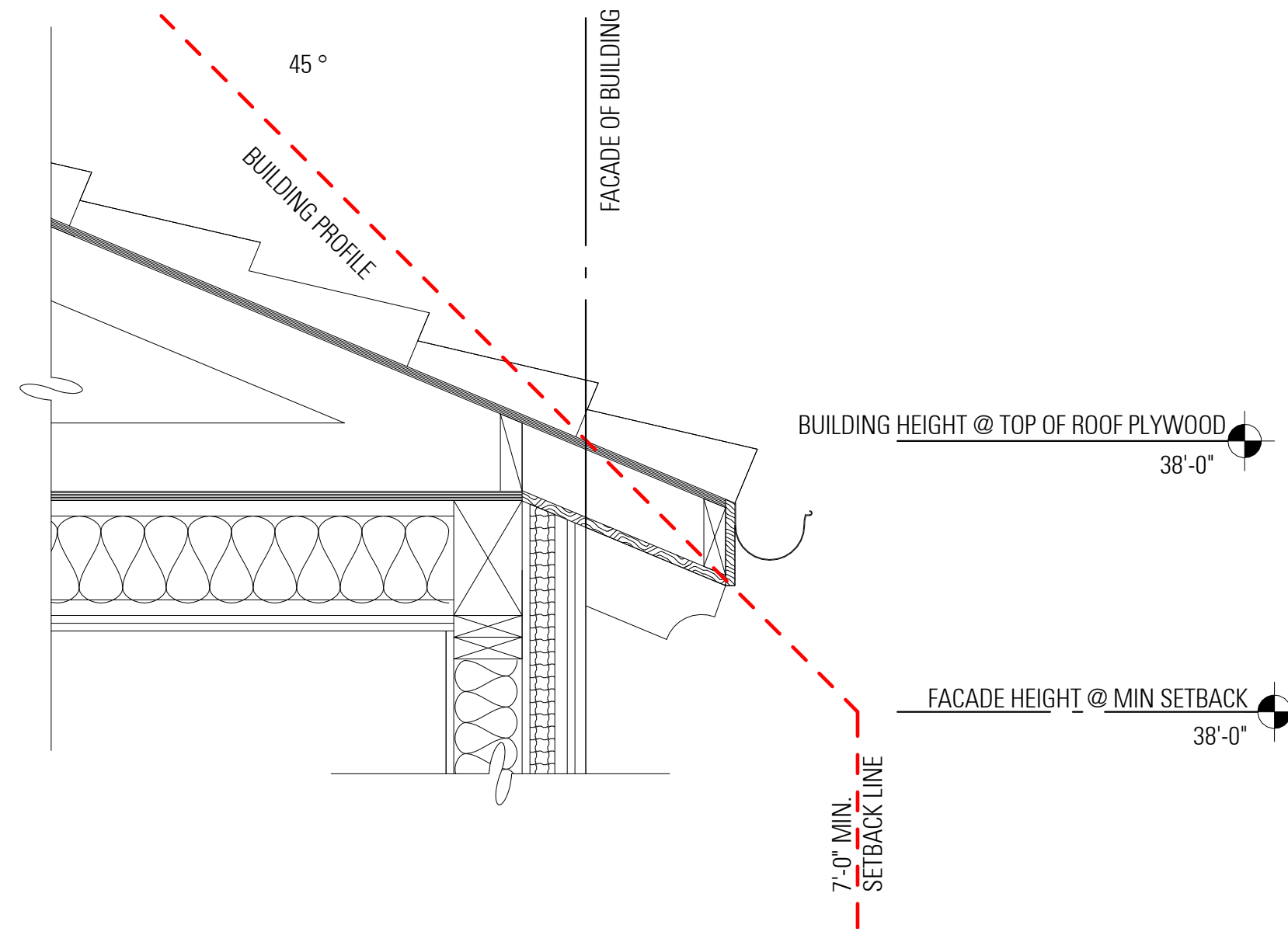
1300 EL CAMINO REAL



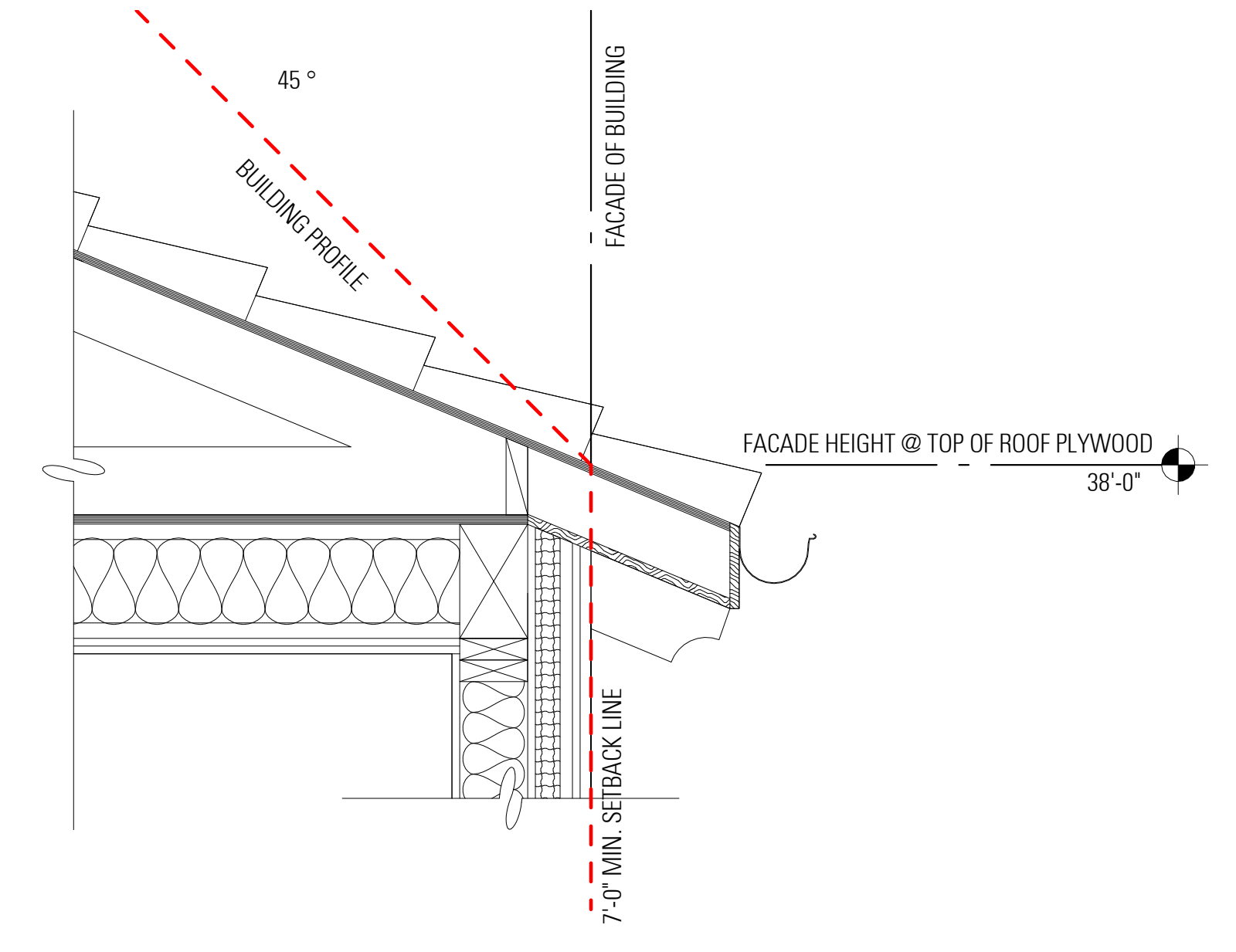
Conceptual Details Office



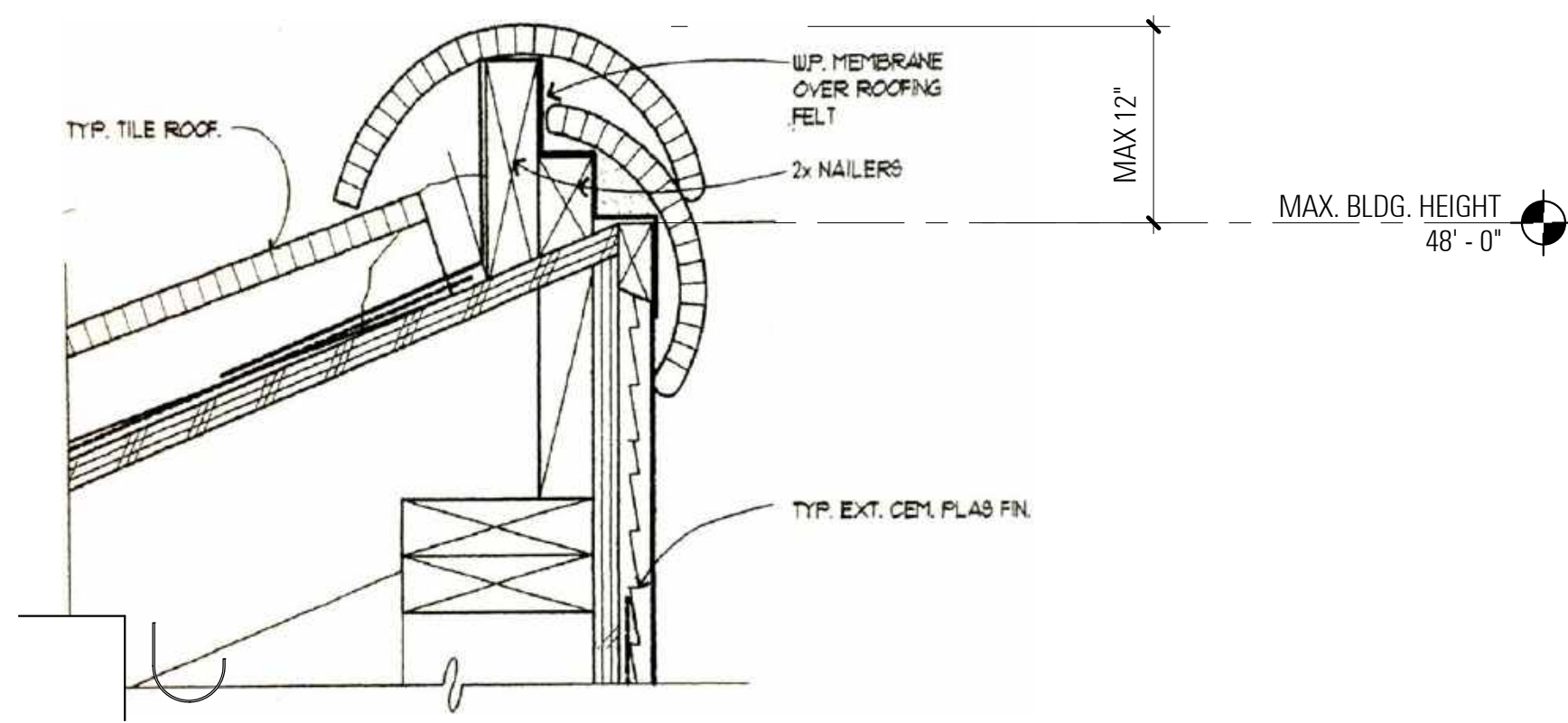
5 **Deep Eave @ Major Modulation**
A6.17 1" = 1'-0"



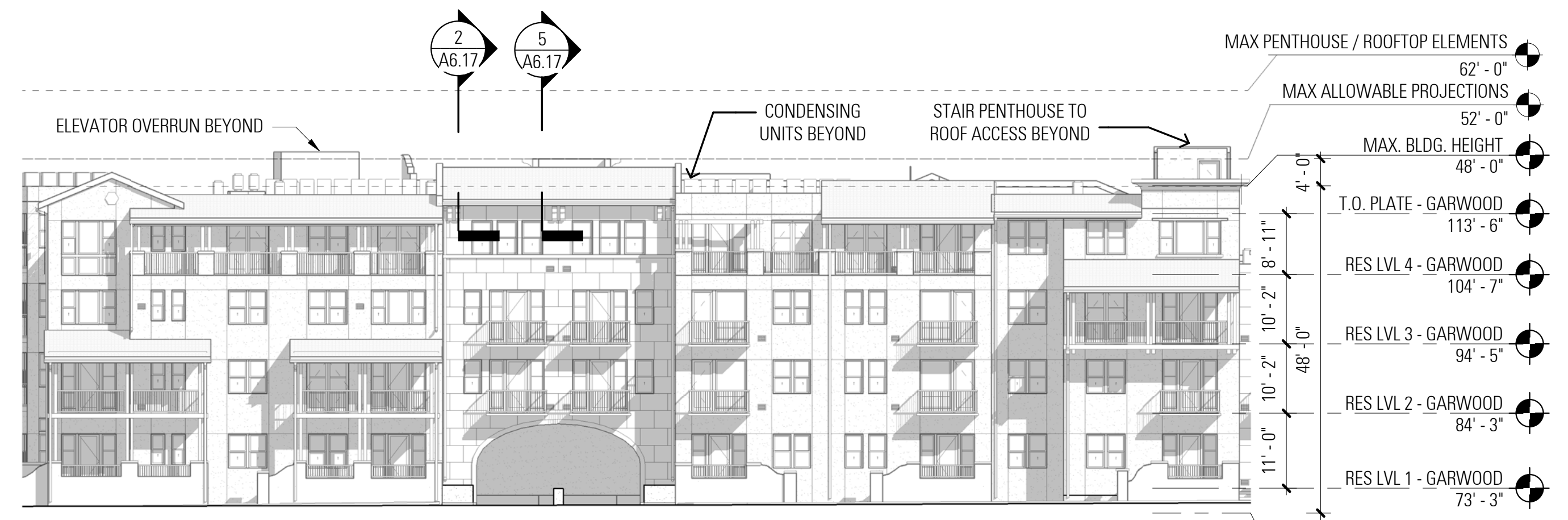
4 **Building Height Measurement Detail @ 45 Degree Building Profile, Typ**
A6.17 1" = 1'-0"



3 **Building Height Measurement Detail @ Min Setback Line, Typ**
A6.17 1" = 1'-0"



2 **Deep Eave @ Major Modulation**
A6.17 1" = 1'-0"

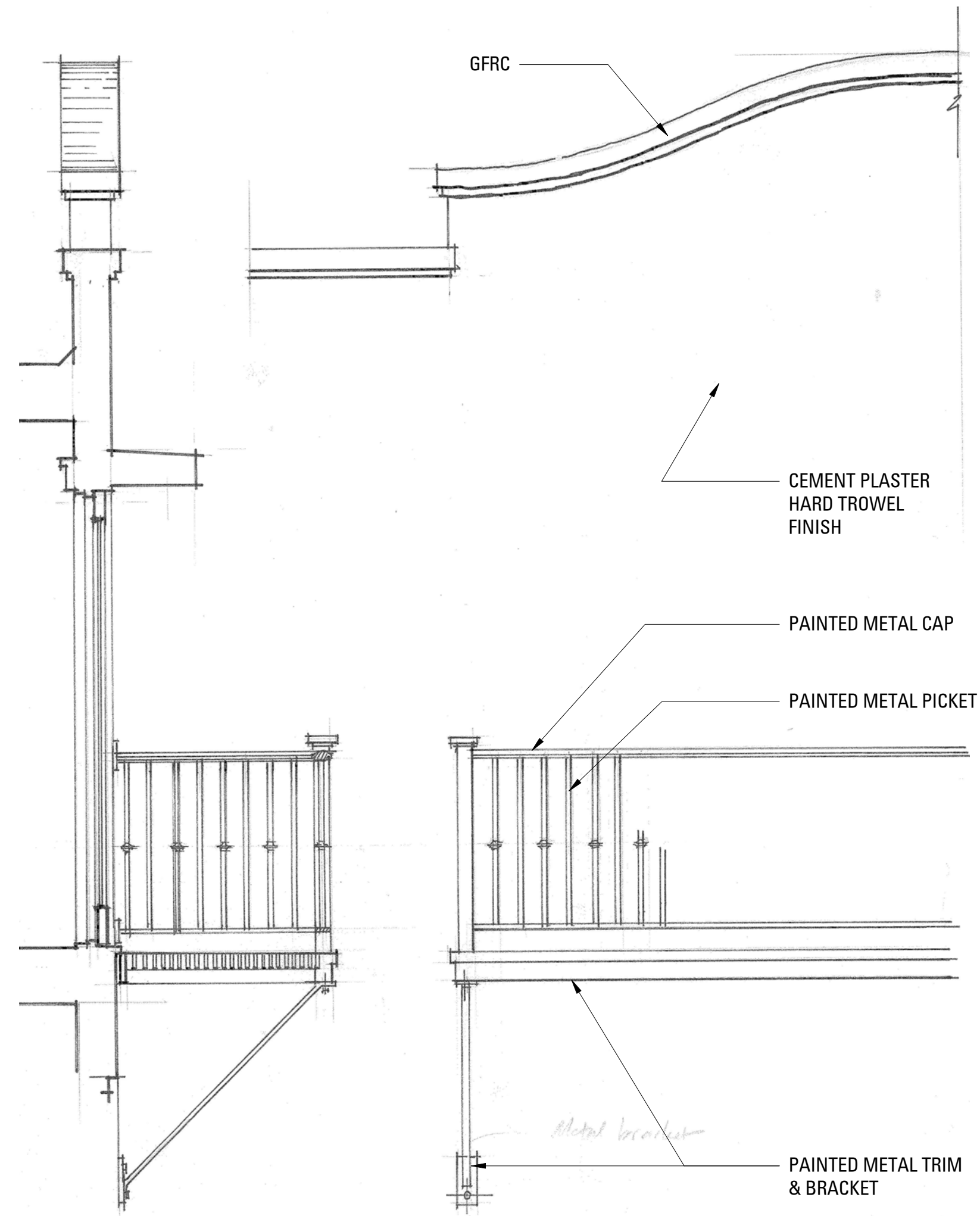


1 **Residential at Garwood - Front East Elevation**
A6.17 1/16" = 1'-0"

STATION 1300

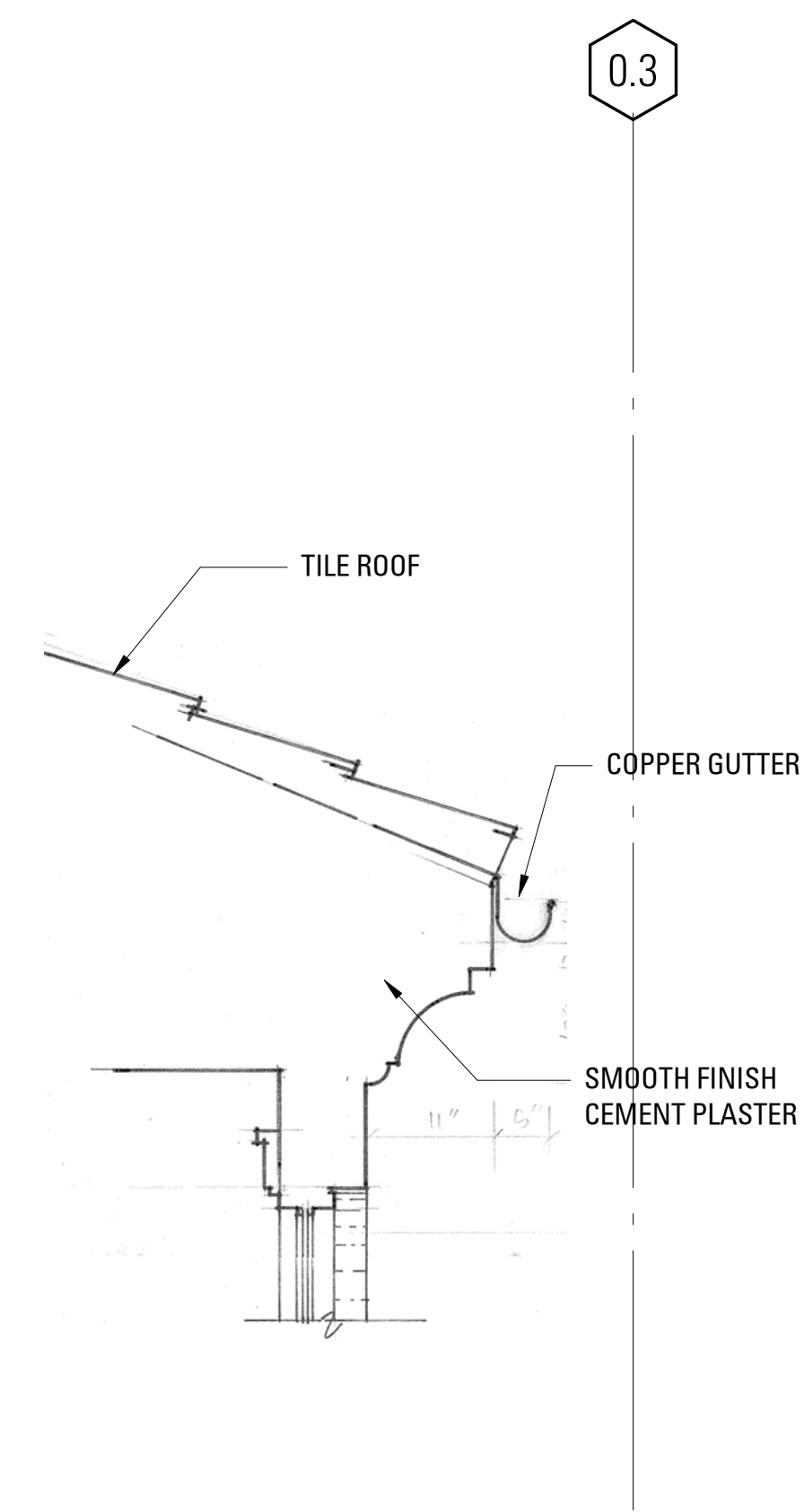
1300 EL CAMINO REAL

Conceptual Details Residential



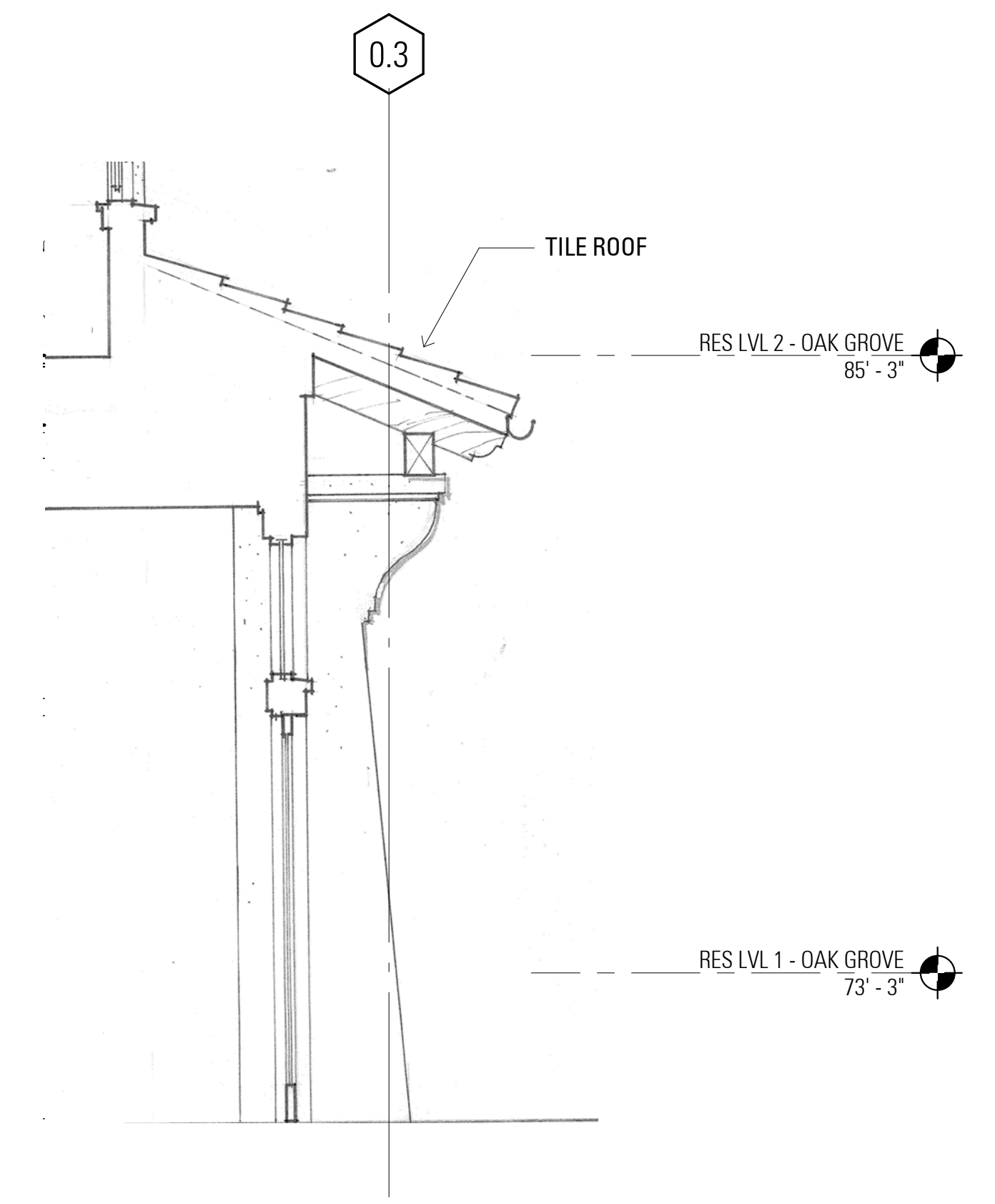
4
A6.18 1/2" = 1'-0"

Decorative Gable & Shallow Balcony Detail



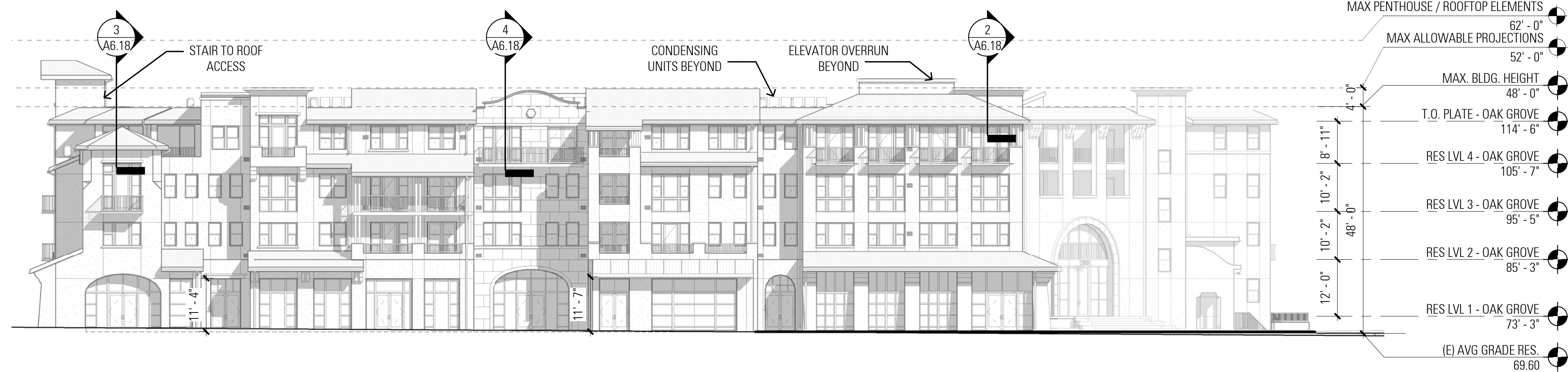
3
A6.18 1" = 1'-0"

Shallow Eave @ Tower Element



2
A6.18 3/8" = 1'-0"

Battered Pier Detail @ Retail



1
A6.18 1/16" = 1'-0"

Residential at Oak Grove - Front South Elevation

STATION 1300

1300 EL CAMINO REAL

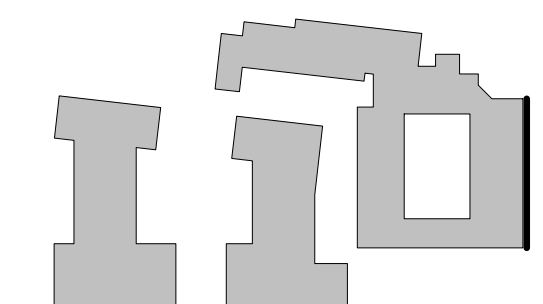
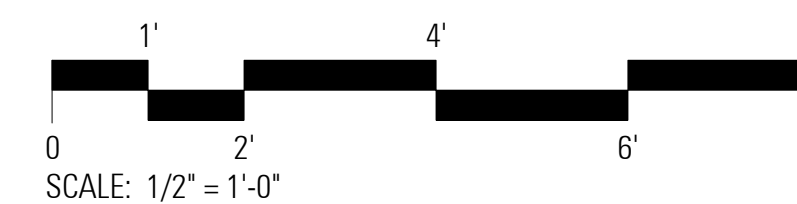
Conceptual Details Residential

BAR architects

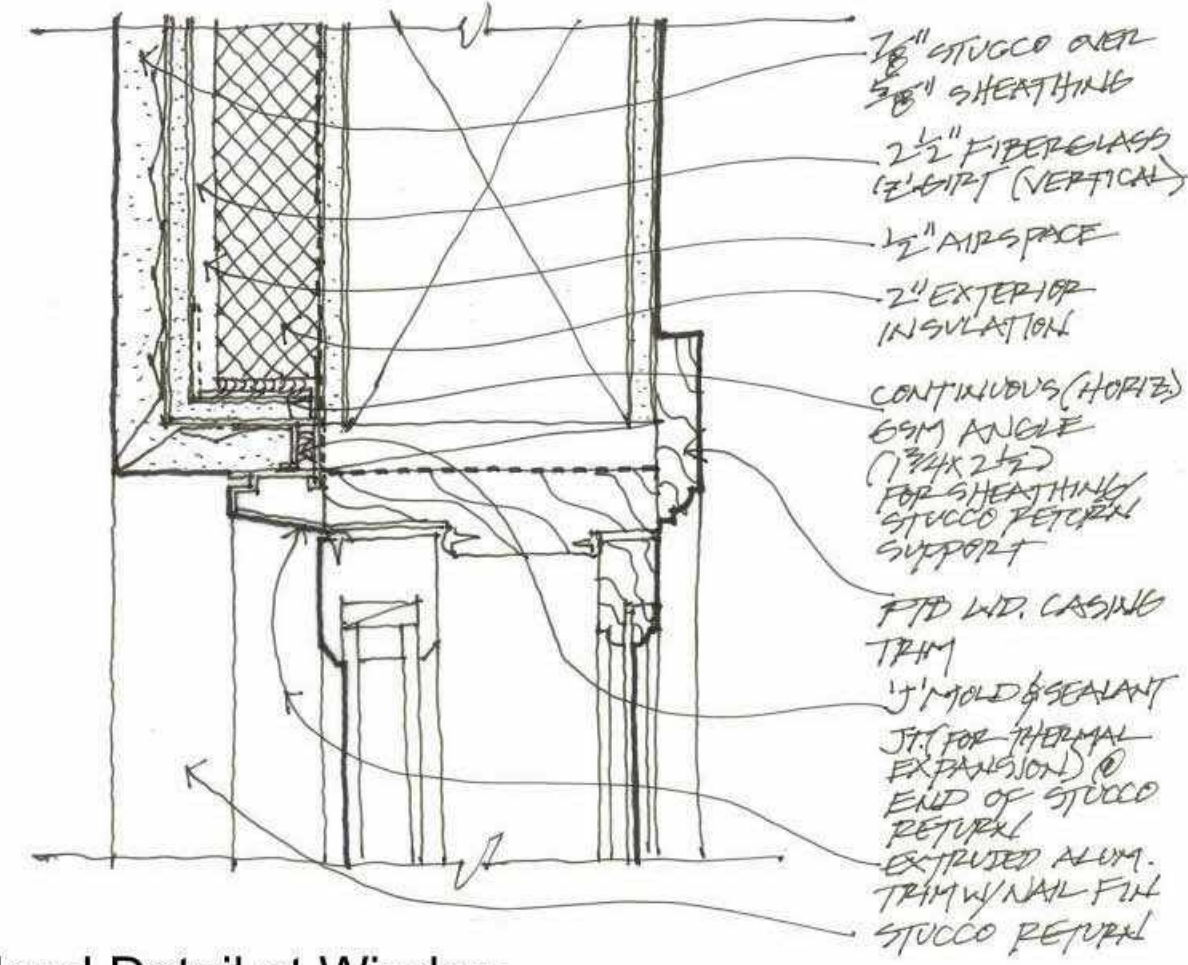
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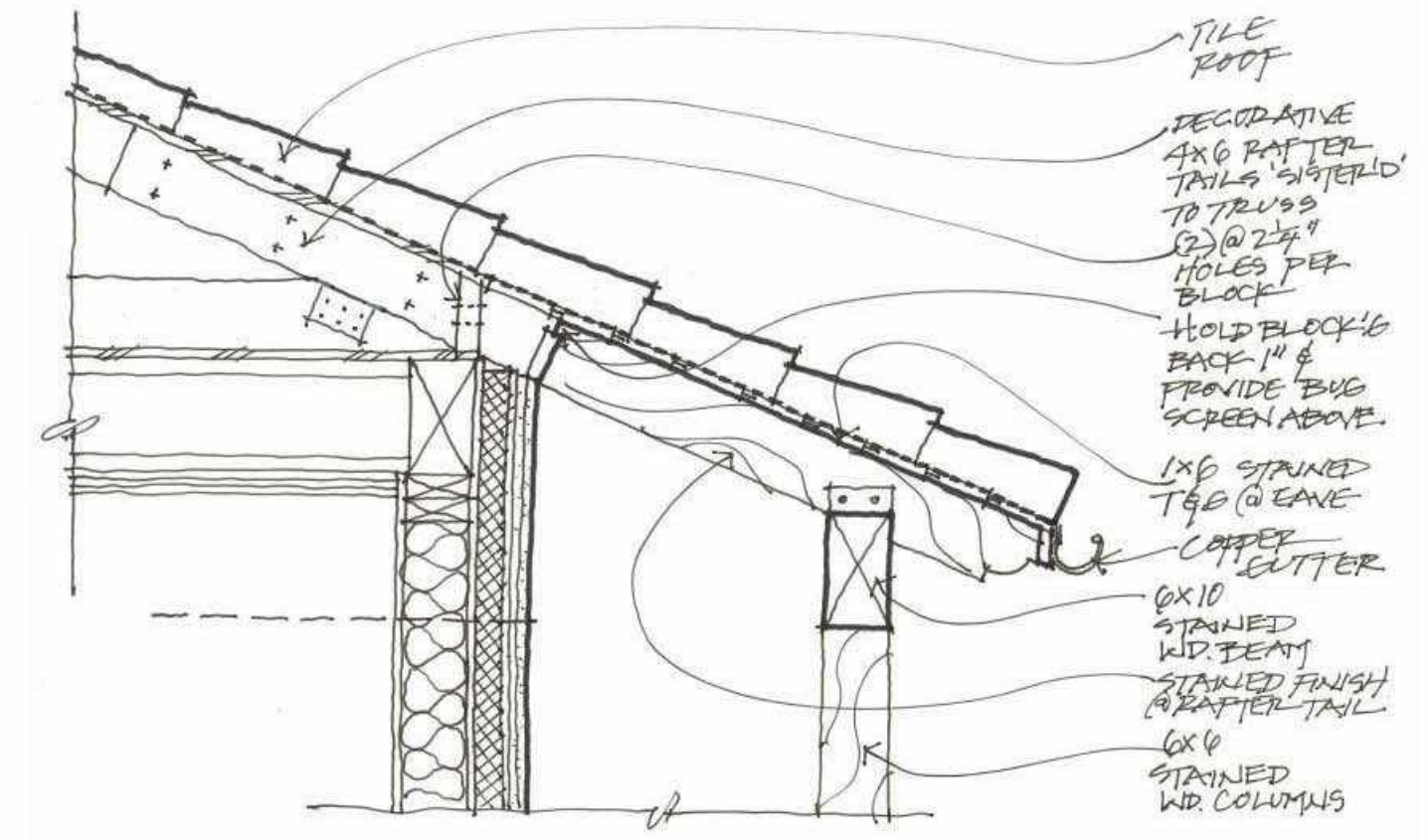
1/10/2017



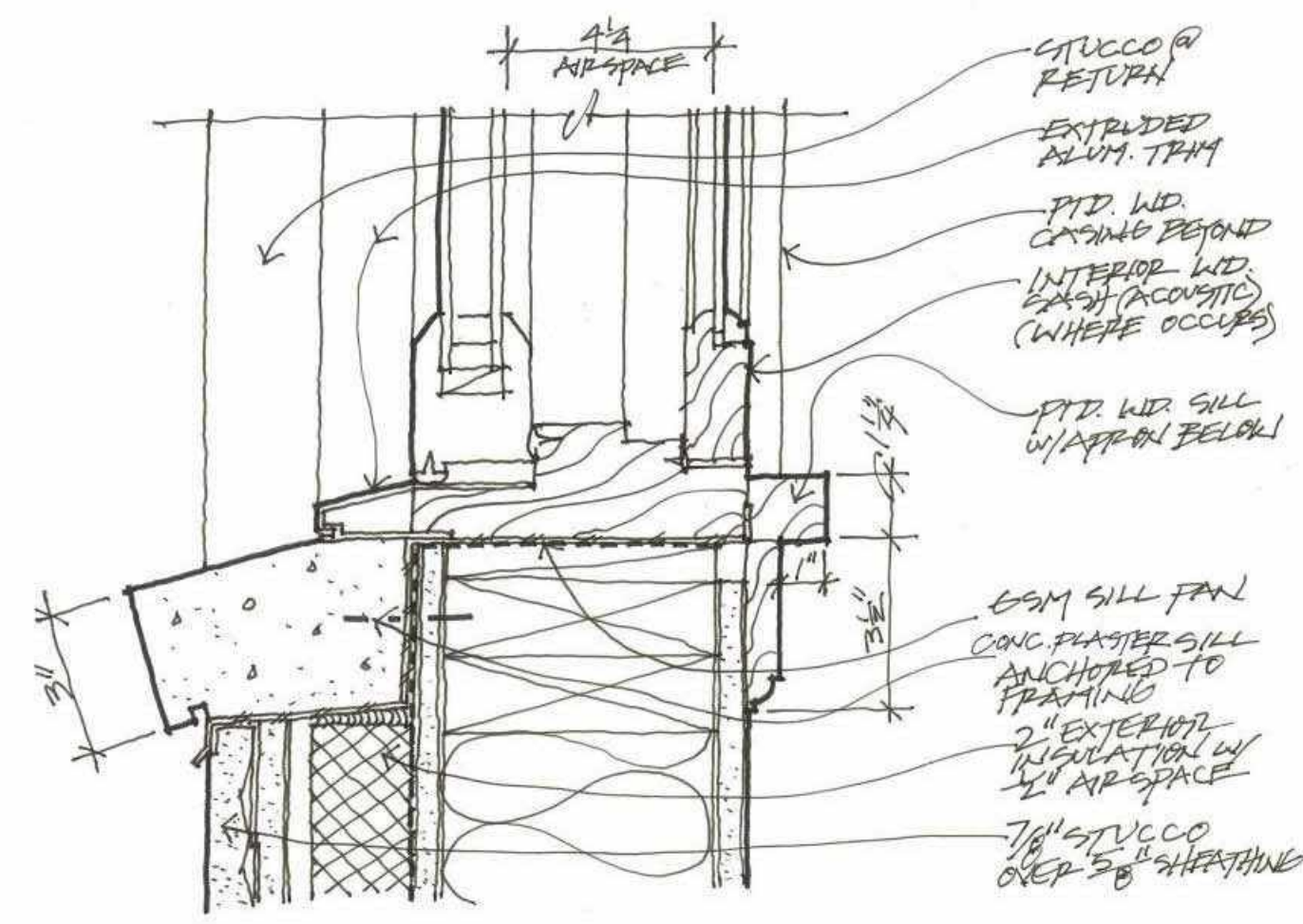
A6.18



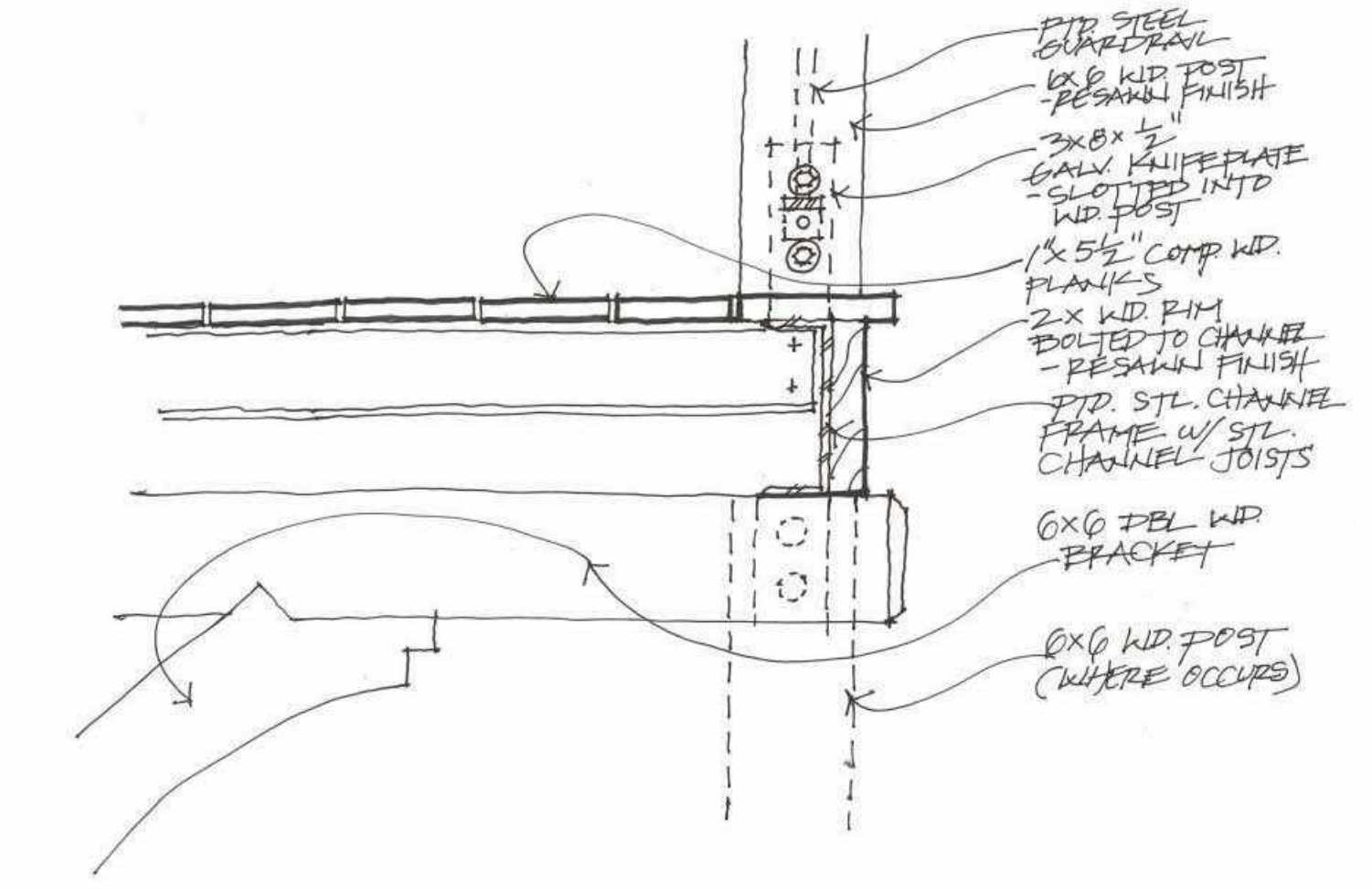
H Head Detail at Window



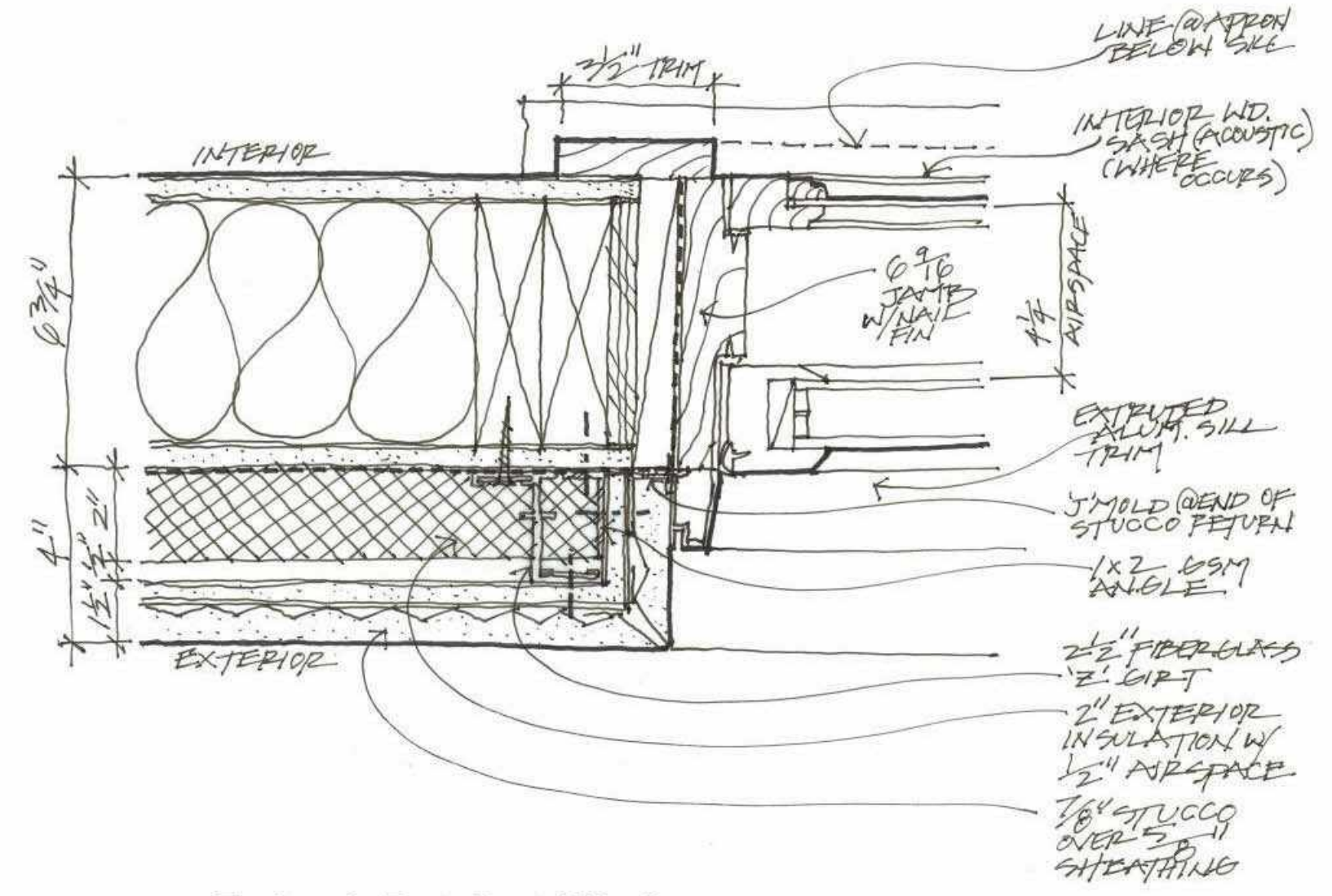
B Detail at Eave



G Sill Detail at Window



A Detail at Balcony



F Jamb Detail at Window



F, G, H

STATION 1300

1300 EL CAMINO REAL

Conceptual Details Residential



1. Cement Plaster

Hard Trowel Santa Barbara Mission Finish

Integral Color: X-86 Sandstone

Manufacturer: La Habra



2. Cement Plaster

Hard Trowel Santa Barbara Mission Finish

Integral Color: X-81584 Suffolk

Manufacturer: La Habra



3. Clay Tile Roof

El Camino Blend

Manufacturer: US Tile by Boral or Sim.



4. Clay Tile Roof

Malorca

Manufacturer: US Tile by Boral or Sim.



5. Aluminum Storefront System

**Glass: Clear Vision
Aluminum: Powder Coat Burnt Red**

Manufacturer: EFCO, Oldcastle BuildingEnvelope or Sim.



6. Aluminum Storefront System

**Glass: Clear Vision
Aluminum: Powder Coat Burnt Bronze**

Manufacturer: EFCO, Oldcastle BuildingEnvelope, or Sim.



7. Cast Stone

(stone-clad column, ledgers, and/or coping)

70W Medium Etch Finish

Manufacturer: Napa Valley Cast Stone or Sim.



8. Metal and Glass Canopy

Gun Metal Gray

Manufacturer:TBD



9. Fabric (Canvas) Awning

Color: TBD

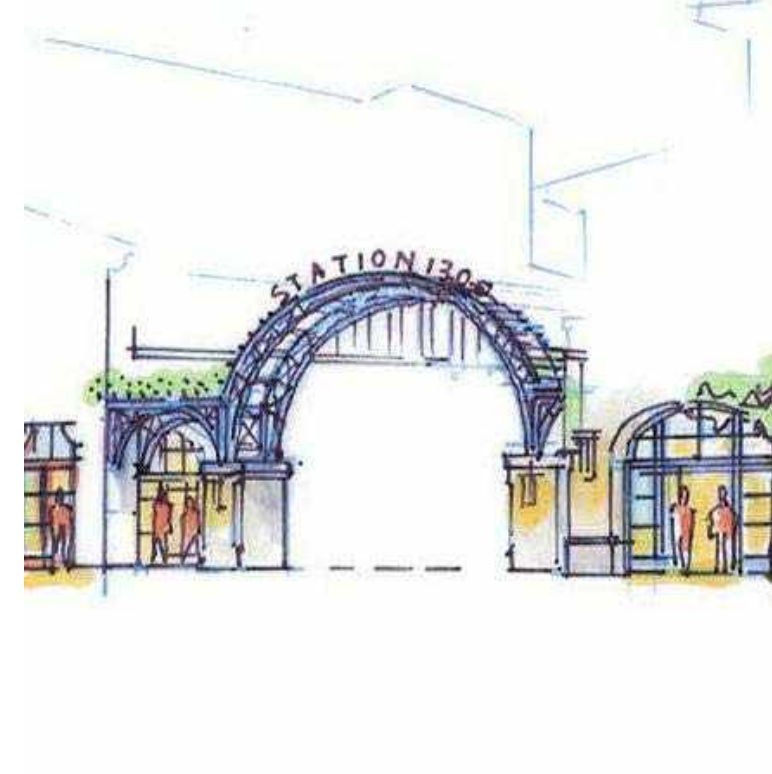
Manufacturer:TBD



10. Thin Set Stone Tile Facade

Plaza Buff, Brushed Finish

Manufacturer: Peninsula Building Materials, Co. or Sim.



11. Metal Sign and Structure

Bronze

Manufacturer:TBD



12. Metal Guardrail and Railing

Color: dark gray, green or brown

Manufacturer:TBD



13. Composite Windows (Residential Building)

Color: brown, bronze, ebony, burnt red, blue, or green (not white/ beige)

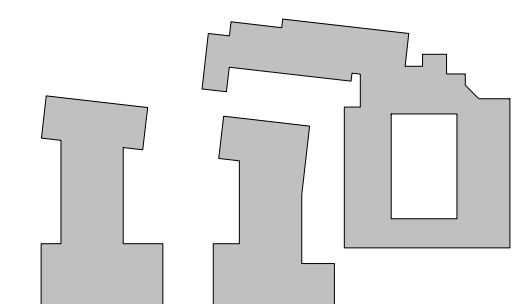
Manufacturer: Alpin, All Weather, Marvin, VPI



14. Wooden Posts at Balconies and Trellises

Color: brown, bronze, burnt red, (not white/ beige)

All wooden posts/columns to be 6"x 6"





LEED 2009 for New Construction and Major Renovations (NC)
Scorecard - Station 1300 Multi-Family Residential
11/10/2016



Table for LEED 2009 for New Construction and Major Renovations (NC) showing scores and credit details. Project Total: 62/41/7. Possible Points: 110. Categories include Sustainable Sites, Water Efficiency, Energy and Atmosphere, Materials and Resources, Innovation and Design Process, and Indoor Environmental Quality.



LEED 2009 for Core and Shell Development (CS)
Scorecard - Station 1300 Offices
11/10/2016

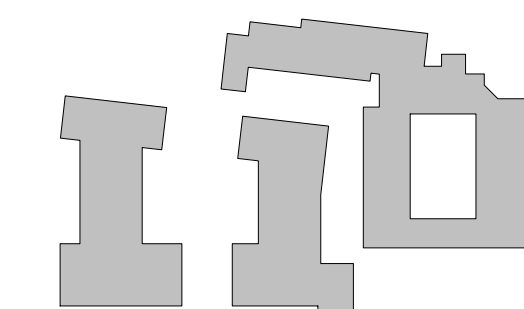


Table for LEED 2009 for Core and Shell Development (CS) showing scores and credit details. Project Total: 68/25/17. Possible Points: 110. Categories include Sustainable Sites, Water Efficiency, Energy and Atmosphere, Materials and Resources, Innovation and Design Process, and Indoor Environmental Quality.

STATION 1300

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LEED Checklist





- PHASE I -
- PHASE II -
- PHASE III -
- PHASE IV -
- PHASE V -

General Note: 1

Garwood will be developed to subgrade and have the first lift of asphalt placed to provide for temporary parking, storage and staging. Site office and staff parking will be located at the off site parking area.

The final lift of asphalt will be completed at the end of the project.

Due to site constraints no soils, base rock, etc. will be stock piled on site.

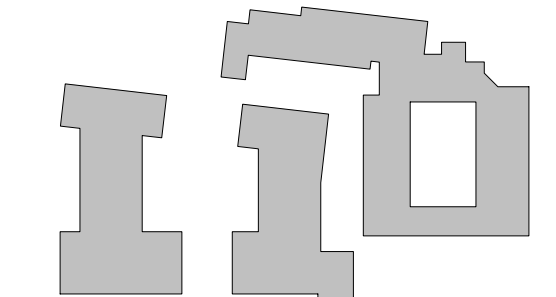
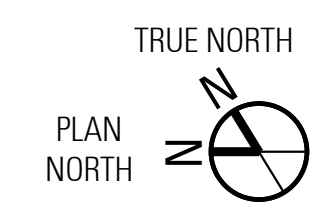
STATION 1300 Sequence Plan



STATION 1300

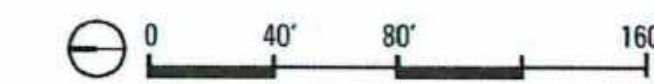
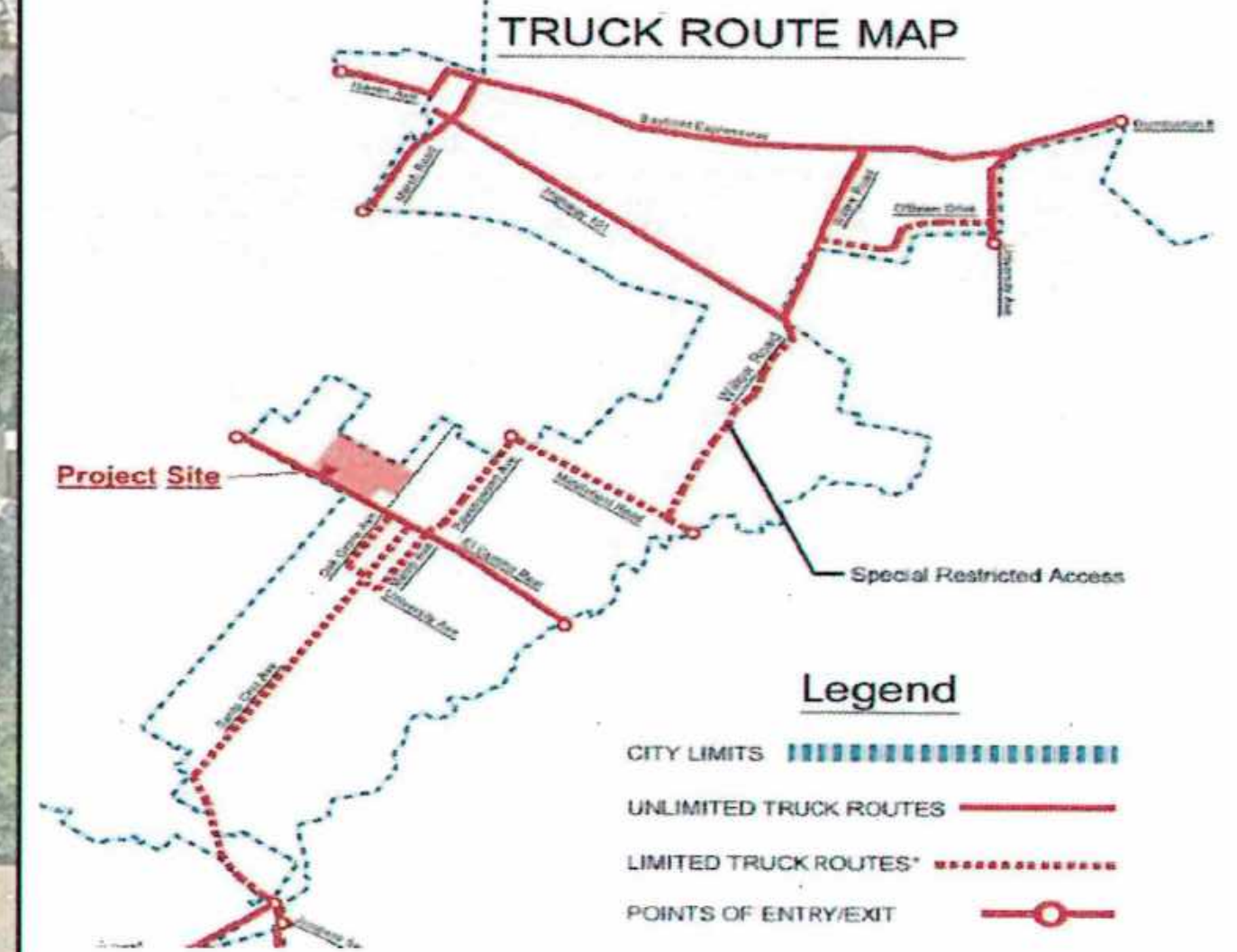
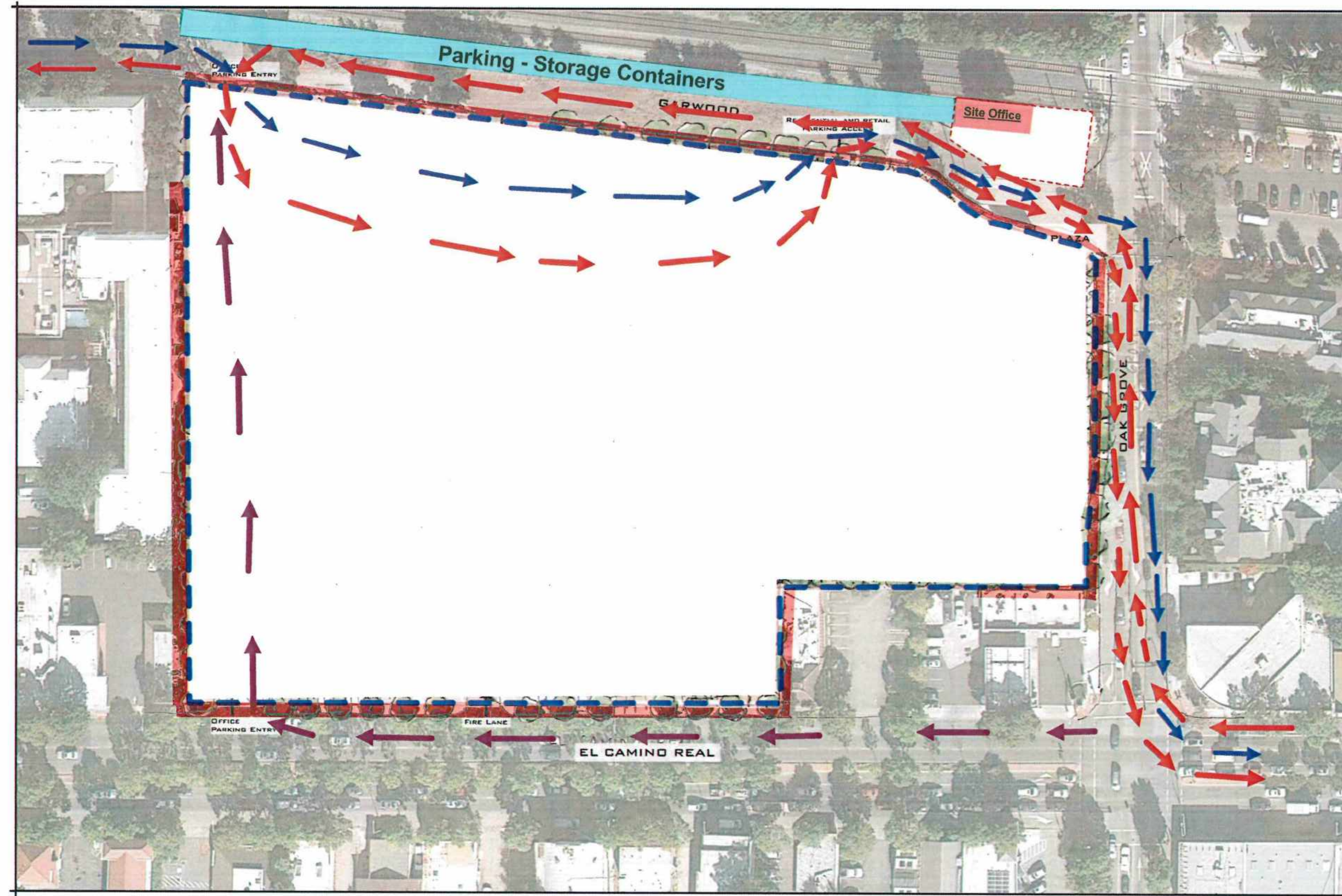
1300 EL CAMINO REAL

Construction Phasing Plan



- █ Slope back @ 1:1
- - - Shoring
- ← Oak Grove Truck Route
- ← Alternate ECR Truck Route
- ← Glenwood Truck Route

Note:
 1) All staging of materials will be inside of building foot print
 2) Storage containers



1300 EL CAMINO REAL MIXED-USE
 Menlo Park, California

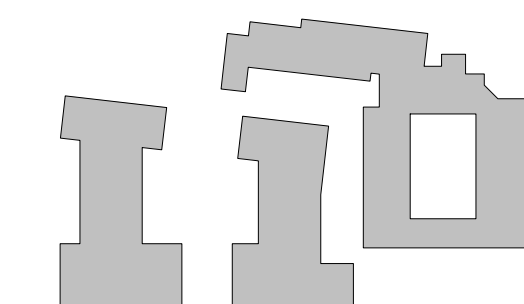
April 14, 2015

Site Plan at Ground Level

STATION 1300

1300 EL CAMINO REAL

Construction Traffic Routing

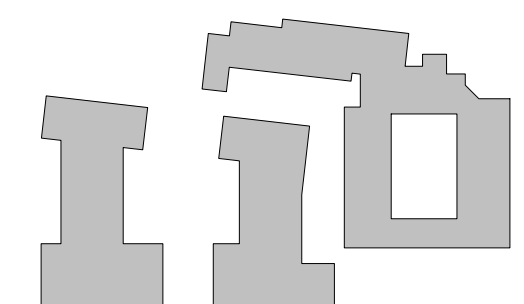


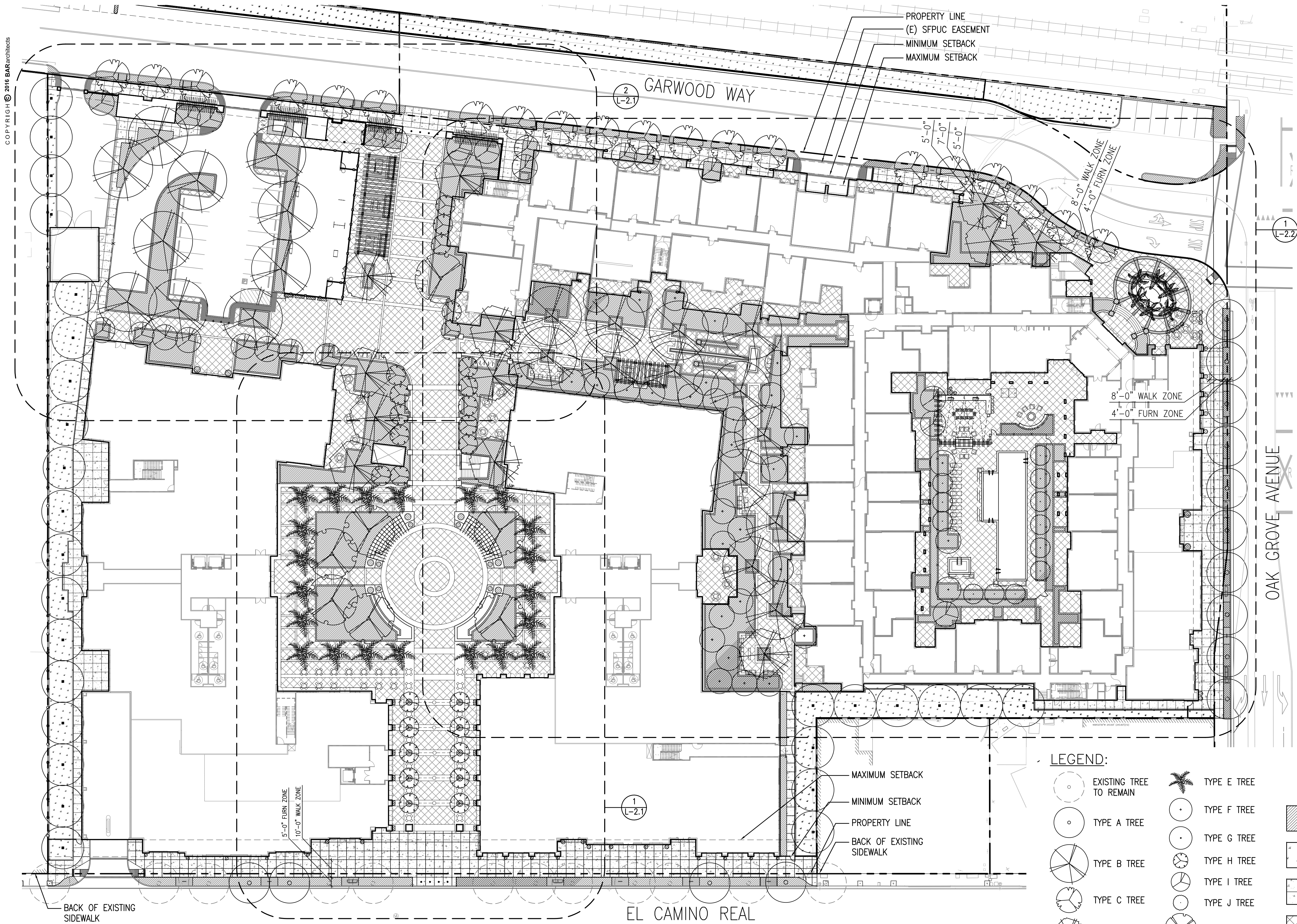


STATION 1300

1300 EL CAMINO REAL

Construction Fencing/Barricade Plan





NOTES:
 SEE SHEETS L-2.1 AND L-2.2 FOR LANDSCAPE ENLARGEMENTS PLANS.
 SEE SHEET L-3.0 FOR PROPOSED TREE PALETTE AND DESIGNATED HERITAGE TREE REPLACEMENTS.
 SEE SHEET L-4.0 FOR TREE REMOVAL PLAN.
 SEE SHEET L-5.0 FOR ARBOR & UTILITY SCREENING DETAILS.
 SEE SHEET L-6.0 FOR OUTDOOR SEATING PLAN.

IRRIGATION DESIGN INTENT:
 AS THIS PROJECT IS CREATING MORE THAN 500 SQUARE FEET OF IRRIGATED LANDSCAPING, IT IS SUBJECT TO THE CITY'S WATER EFFICIENT LANDSCAPE ORDINANCE (MUNICIPAL CODE 12.44). THE IRRIGATION SYSTEM SHALL COMPLY WITH THE CITY'S MUNICIPAL CODE CHAPTER 12.44 "WATER-EFFICIENT LANDSCAPING" AND THE STATE OF CALIFORNIA'S 2015 MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO). THE MAXIMUM APPLIED WATER ALLOWANCE (MAWA) CALCULATIONS WILL BE FACTORED USING THE EVAPOTRANSPIRATION ADJUSTMENT FACTOR OF 0.45.

THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE THE MINIMUM AMOUNT OF WATER NECESSARY TO SUSTAIN GOOD PLANT HEALTH. IRRIGATION SYSTEM IS TO BE A FULLY AUTOMATIC, WEATHER-BASED SYSTEM USING LOW FLOW DRIP AND BUBBLER DISTRIBUTION. ALL SELECTED COMPONENTS SHALL BE PERMANENT, COMMERCIAL GRADE, SELECTED FOR DURABILITY, VANDAL RESISTANCE AND MINIMUM MAINTENANCE REQUIREMENT. THE SYSTEM SHALL INCLUDE A MASTER CONTROL VALVE AND FLOW SENSING CAPABILITY WHICH WILL SHUT DOWN ALL OR PART OF THE SYSTEM IF LEAKS ARE DETECTED.

THE IRRIGATION SYSTEM SHALL BE DESIGNED FOR FUTURE CONNECTION TO RECYCLED WATER.

PLANTING DESIGN INTENT:
 THE PLANTING DESIGN SHALL UTILIZE A VARIETY OF PLANTS TO CREATE LAYERS OF COLOR AND TEXTURE TO COMPLIMENT THE ARCHITECTURE. TREE LOCATIONS HAVE BEEN DESIGNED FOR MAXIMUM AESTHETIC EFFECTS AND PASSIVE SOLAR BENEFITS, CREATING SUMMER SHADE AND WINTER SUN EXPOSURE.

PLANT SPECIES SHALL BE SELECTED BASED ON LOCAL CLIMATE SUITABILITY, DISEASE AND PEST RESISTANCE, AND WATER USE AS LISTED IN THE STATE OF CALIFORNIA'S MODEL WATER EFFICIENT LANDSCAPE ORDINANCE PLANT LIST, WUCOLS IV. THE PLANTING DESIGN SHALL NOT INCLUDE TURF/LAWN AND SHALL UTILIZE PRIMARILY LOW WATER USE, REGIONAL NATIVE PLANT SPECIES. NO PLANTS CONSIDERED INVASIVE IN THE REGION AS LISTED BY THE CAL-IPC SHALL BE USED. THE PLANTING DESIGN SHALL ALLOW FOR THE PLANTS TO REACH THEIR NATURAL, FULL-GROWN SIZE TO ELIMINATE THE NEED FOR EXCESSIVE PRUNING OR HEDGING. PLANTS SHALL BE GROUPED IN HYDROZONES BASED ON WATER USE AND EXPOSURE.

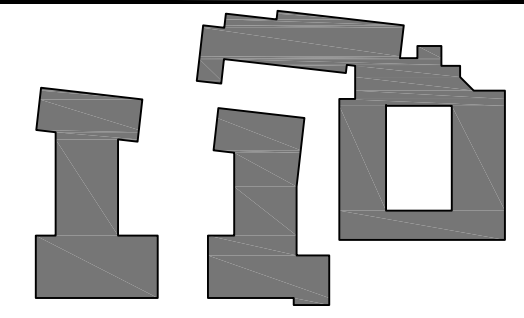
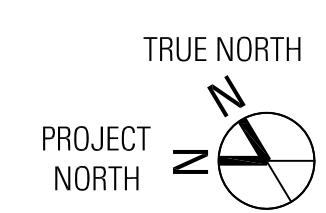
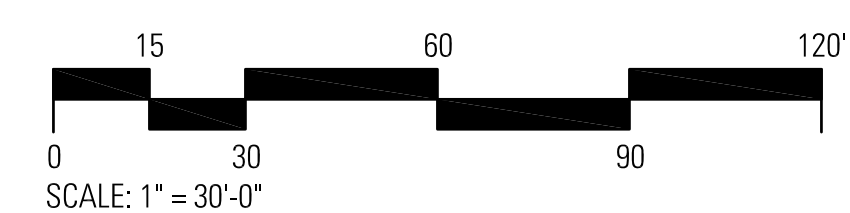
VEGETATED BIORETENTION TREATMENT AREAS SHALL BE PLANTED WITH WATER CONSERVING GRASS SPECIES, SHRUBS AND TREES THAT ARE ADAPTED TO THE SPECIAL CONDITIONS.

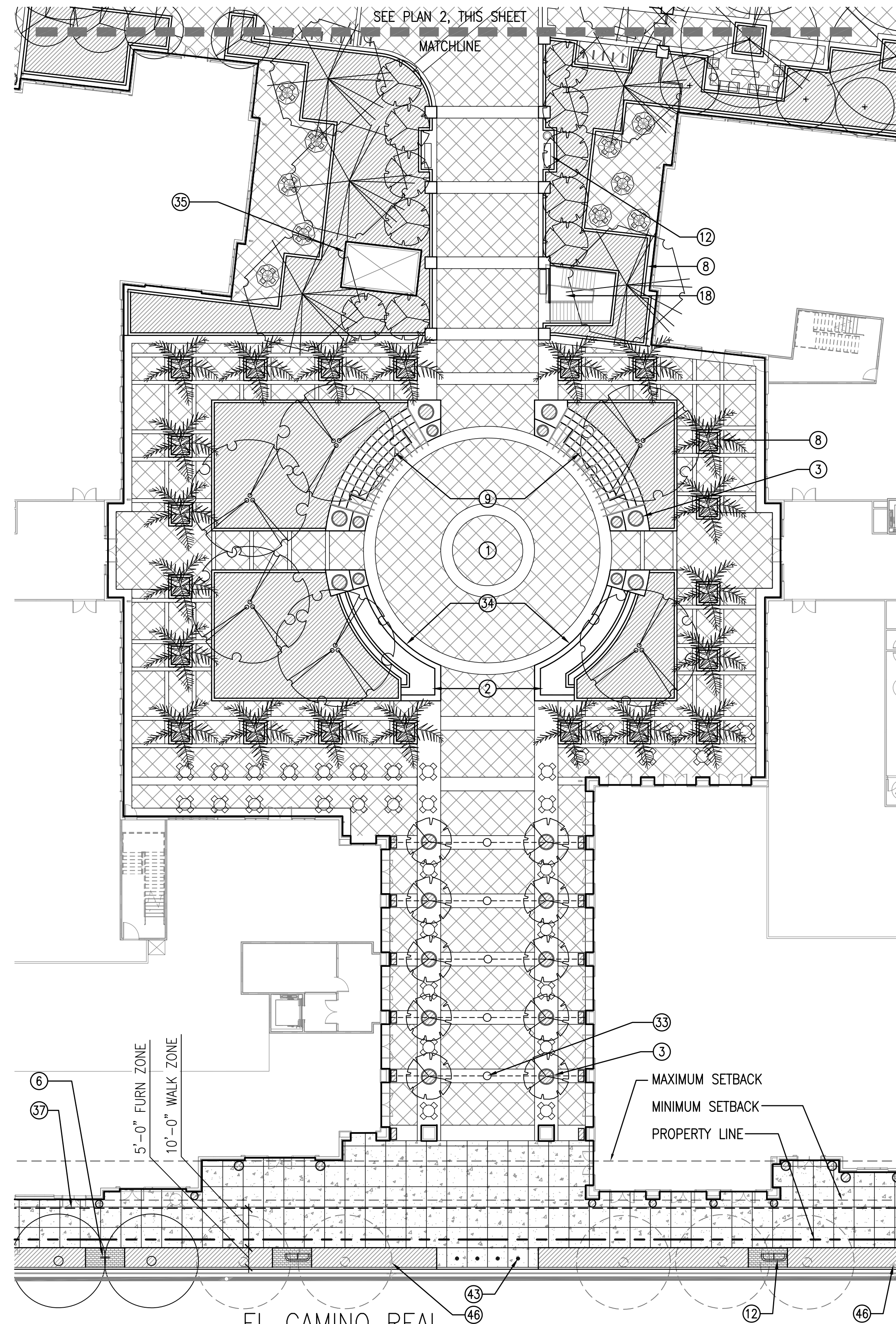
LEGEND:

EXISTING TREE TO REMAIN	TYPE E TREE	TYPE L TREE	CONCRETE PAVERS AT STREET TREES
TYPE A TREE	TYPE F TREE	PLANTING AREA	SITE FURNITURE, TYP
TYPE B TREE	TYPE G TREE	BIOTREATMENT AREA, SCD	ABBREVIATIONS:
TYPE C TREE	TYPE H TREE	SIDEWALK PAVING	TYP TYPICAL
TYPE D TREE	TYPE I TREE	PAVED AREAS, REFER TO SHEETS L-7.1 AND L-7.2 FOR MORE INFORMATION	SAD SEE ARCHITECTURE DRAWINGS
	TYPE J TREE		SCD SEE CIVIL DRAWINGS
	TYPE K TREE		EVA EMERGENCY VEHICLE ACCESS
			FURN FURNISHINGS

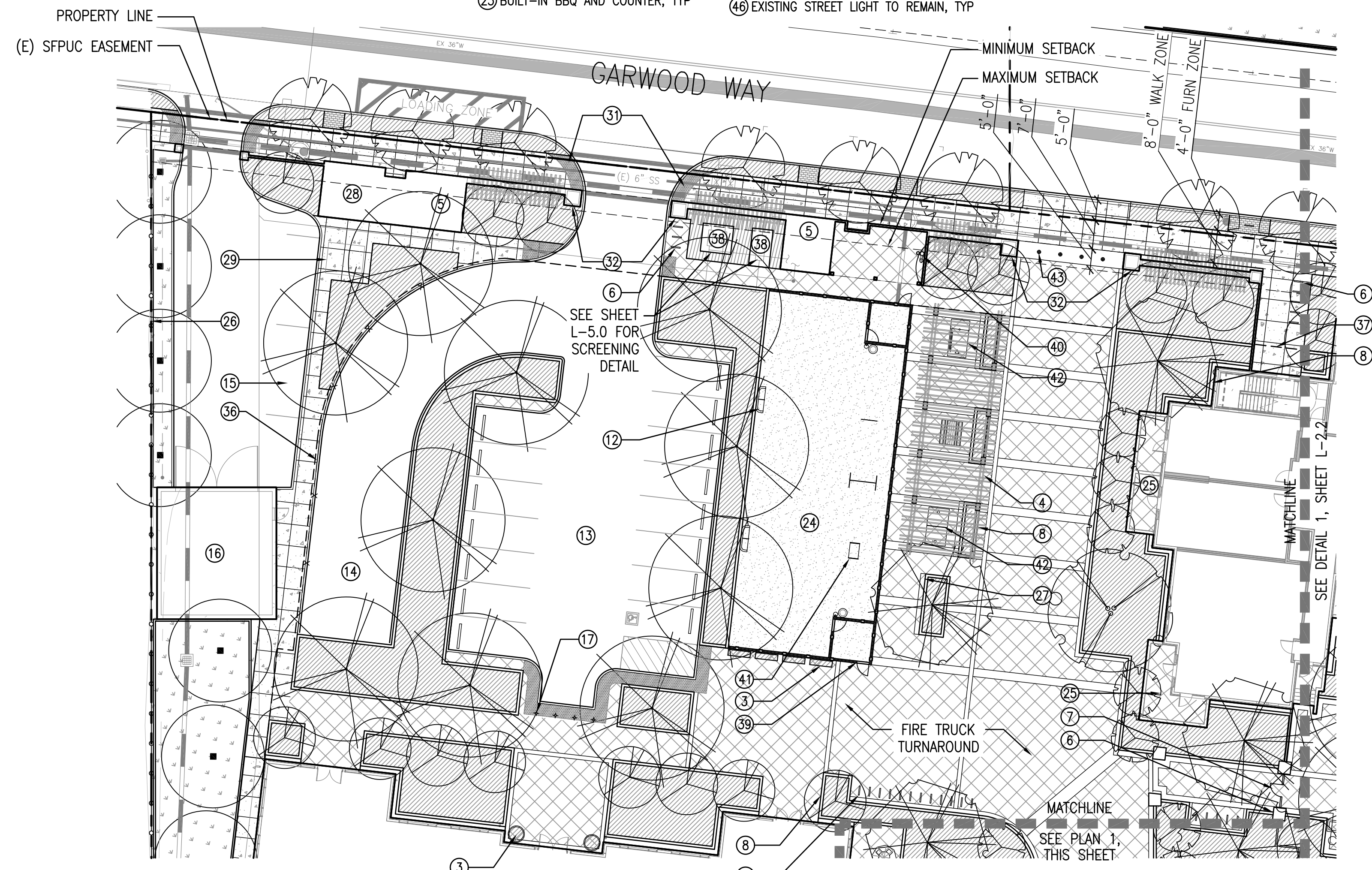
STATION 1300 | 1300 EL CAMINO REAL

Landscape Site Plan





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



2 ENLARGEMENT PLAN
SCALE: 1"=20'-0"

LEGEND:

- | | | | |
|---|---|--|----------------------------------|
| 1 PLAZA | 24 SYNTHETIC TURF DOG PARK | [Symbol] PLANTING AREA | [Symbol] EXISTING TREE TO REMAIN |
| 2 RECIRCULATING WATER FEATURE, TYP | 25 PRIVATE RESIDENTIAL PATIO, TYP | [Symbol] BIOTREATMENT AREA, SCD | [Symbol] TYPE A TREE |
| 3 PLANTER POTS, TYP | 26 6' HT. METAL FENCE | [Symbol] SIDEWALK PAVING | [Symbol] TYPE B TREE |
| 4 ARBOR STRUCTURE, TYP SEE SHEET L-5.0 | 27 BUILT-IN BENCH, TYP | [Symbol] PAVED AREAS, REFER TO SHEETS L-7.1 AND L-7.2 FOR MORE INFORMATION | [Symbol] TYPE C TREE |
| 5 PARK AMENITY BUILDING | 28 ELECTRICAL ROOM | [Symbol] CONCRETE PAVERS AT STREET TREES | [Symbol] TYPE D TREE |
| 6 BICYCLE RACK, TYP | 29 TRANSFORMER, TYP, SCD | [Symbol] SITE FURNITURE, TYP | [Symbol] TYPE E TREE |
| 7 GATE | 30 STAIRS WITH HANDRAILS, TYP | | [Symbol] TYPE F TREE |
| 8 RAISED PLANTER, TYP | 31 CURB RAMP, TYP, SCD | | [Symbol] TYPE G TREE |
| 9 STEPPED AMPHITHEATER WITH OVERHEAD SHADE STRUCTURE, SEE SHEET L-5.0 | 32 GARWOOD FRONTAGE TRELIS, SAD | | [Symbol] TYPE H TREE |
| 12 BENCH, TYP | 33 CATENARY LIGHT, TYP | | [Symbol] TYPE I TREE |
| 13 SURFACE PARKING, SCD | 34 SEAT WALL, TYP | | [Symbol] TYPE J TREE |
| 14 RAMP TO GARAGE | 35 VENT SHAFT WITH LANDSCAPE SCREENING | | [Symbol] TYPE K TREE |
| 15 DELIVERY AND SERVICE PARKING | 36 42" HT. METAL GUARDRAIL | | [Symbol] TYPE L TREE |
| 16 TRASH ENCLOSURE | 37 EDGE OF PODIUM, TYP | | |
| 17 REMOVABLE BOLLARD, TYP | 38 BACKFLOW PREVENTER WITH LANDSCAPE SCREENING, SEE SHEET L-5.0 | | |
| 18 GARAGE ACCESS AND LIGHTWELL | 39 4' HT. METAL DOG PARK ENCLOSURE & GATES, TYP | | |
| 19 LAP POOL WITH AUTOMATIC COVER | 40 HUMAN AND PET DRINKING FOUNTAIN | | |
| 20 SPA WITH AUTOMATIC COVER | 41 DOG AGILITY TOYS, TYP | | |
| 21 5' HT. POOL ENCLOSURE AND GATE, TYP | 42 OUTDOOR GAME TABLE, TYP | | |
| 22 OUTDOOR FIRE FEATURE, TYP | 43 FOLD-DOWN BOLLARD AT EVA ENTRANCE, TYP | | |
| 23 BUILT-IN BBQ AND COUNTER, TYP | 44 ADA ACCESSIBLE OUTDOOR SHOWER | | |
| | 45 OPEN-AIR PAVILION, SEE NOTE ON SHEET L-2.2 | | |
| | 46 EXISTING STREET LIGHT TO REMAIN, TYP | | |

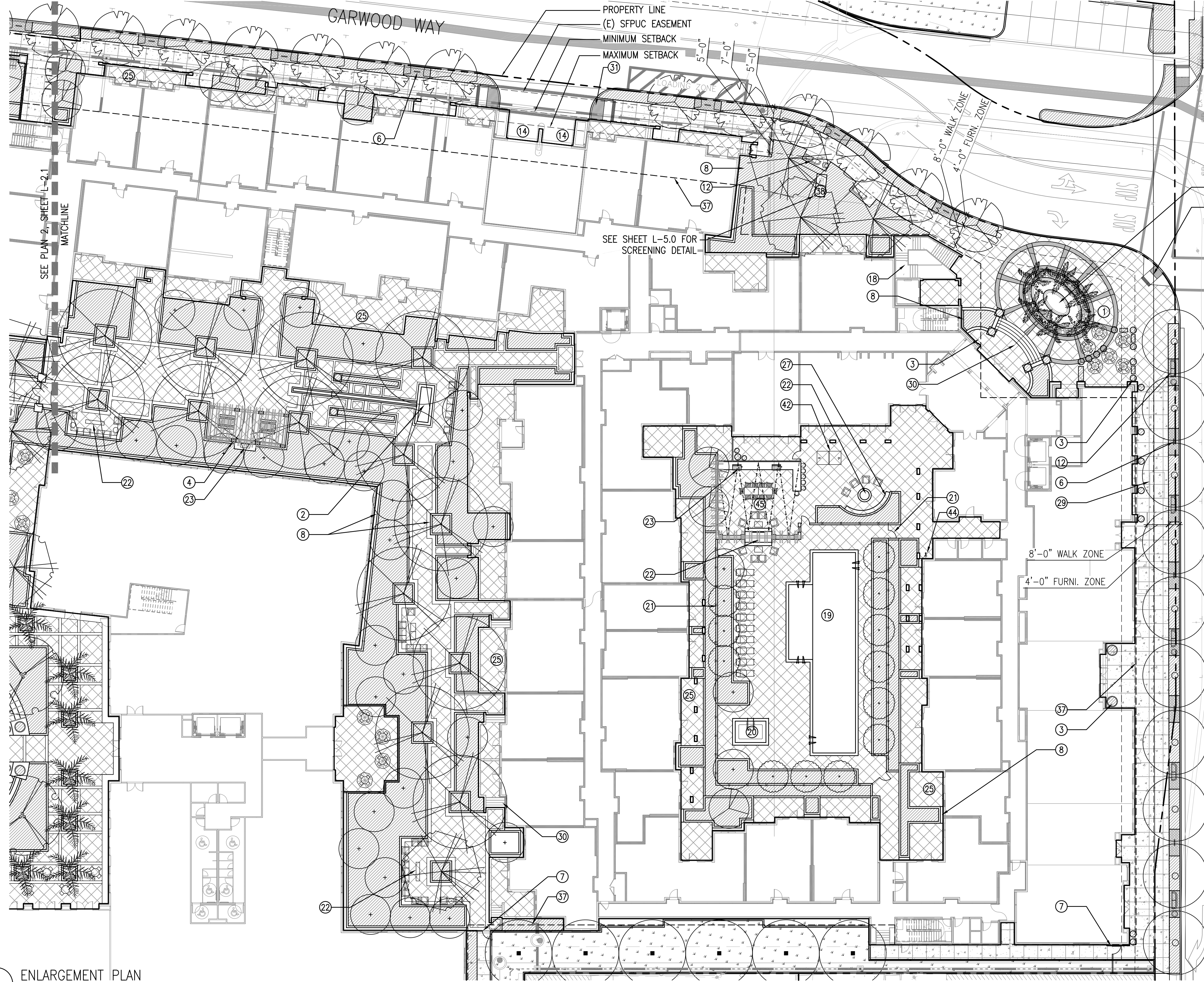
ABBREVIATIONS:

- | | |
|------|---------------------------|
| TYP | TYPICAL |
| SAD | SEE ARCHITECTURE DRAWINGS |
| SCD | SEE CIVIL DRAWINGS |
| EVA | EMERGENCY VEHICLE ACCESS |
| FURN | FURNISHINGS |

STATION 1300

1300 EL CAMINO REAL

Landscape Enlargement Plan



LEGEND:

- 1 PLAZA
- 2 RECIRCULATING WATER FEATURE, TYP
- 3 PLANTER POTS, TYP
- 4 ARBOR STRUCTURE, TYP SEE SHEET L-5.0
- 5 PARK AMENITY BUILDING
- 6 BICYCLE RACK, TYP
- 7 GATE
- 8 RAISED PLANTER, TYP
- 9 STEPPED AMPHITHEATER WITH OVERHEAD SHADE STRUCTURE, SEE SHEET L-5.0
- 12 BENCH, TYP
- 13 SURFACE PARKING, SCD
- 14 RAMP TO GARAGE
- 15 DELIVERY AND SERVICE PARKING
- 16 TRASH ENCLOSURE
- 17 REMOVABLE BOLLARD, TYP
- 18 GARAGE ACCESS AND LIGHTWELL
- 19 LAP POOL WITH AUTOMATIC COVER
- 20 SPA WITH AUTOMATIC COVER
- 21 5' HT. POOL ENCLOSURE AND GATE, TYP
- 22 OUTDOOR FIRE FEATURE, TYP
- 23 BUILT-IN BBQ AND COUNTER, TYP
- 24 SYNTHETIC TURF DOG PARK
- 25 PRIVATE RESIDENTIAL PATIO, TYP
- 26 6' HT. METAL FENCE
- 27 BUILT-IN BENCH, TYP
- 28 ELECTRICAL ROOM
- 29 TRANSFORMER, TYP, SCD
- 30 STAIRS WITH HANDRAILS, TYP
- 31 CURB RAMP, TYP, SCD
- 32 GARWOOD FRONTAGE TRELLIS, SAD
- 33 CATENARY LIGHT, TYP
- 34 SEAT WALL, TYP
- 35 VENT SHAFT WITH LANDSCAPE SCREENING
- 36 42" HT. METAL GUARDRAIL
- 37 EDGE OF PODIUM, TYP
- 38 BACKFLOW PREVENTER WITH LANDSCAPE SCREENING, SEE SHEET L-5.0
- 39 4' HT. METAL DOG PARK ENCLOSURE & GATES, TYP
- 40 HUMAN AND PET DRINKING FOUNTAIN
- 41 DOG AGILITY TOYS, TYP
- 42 OUTDOOR GAME TABLE, TYP
- 43 FOLD-DOWN BOLLARD AT EVA ENTRANCE, TYP
- 44 ADA ACCESSIBLE OUTDOOR SHOWER
- 45 OPEN-AIR PAVILION, SEE NOTE ON SHEET L-2.2
- 46 EXISTING STREET LIGHT TO REMAIN, TYP

- PLANTING AREA
- BIOTREATMENT AREA, SCD
- SIDEWALK PAVING
- PAVED AREAS, REFER TO SHEETS L-7.1 AND L-7.2 FOR MORE INFORMATION
- CONCRETE PAVERS AT STREET TREES
- SITE FURNITURE, TYP
- EXISTING TREE TO REMAIN
- TYPE A TREE
- TYPE B TREE
- TYPE C TREE
- TYPE D TREE
- TYPE E TREE
- TYPE F TREE
- TYPE G TREE
- TYPE H TREE
- TYPE I TREE
- TYPE J TREE
- TYPE K TREE
- TYPE L TREE

ABBREVIATIONS:

- TYP TYPICAL
- SAD SEE ARCHITECTURE DRAWINGS
- SCD SEE CIVIL DRAWINGS
- EVA EMERGENCY VEHICLE ACCESS
- FURN FURNISHINGS

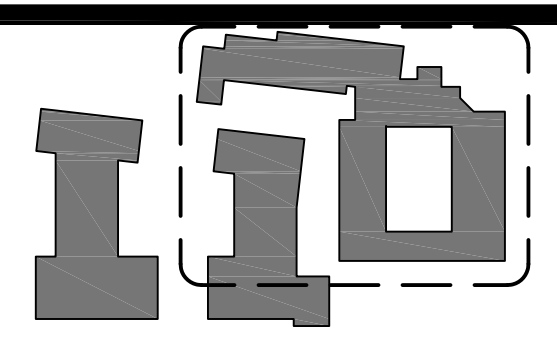
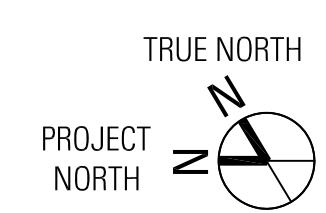
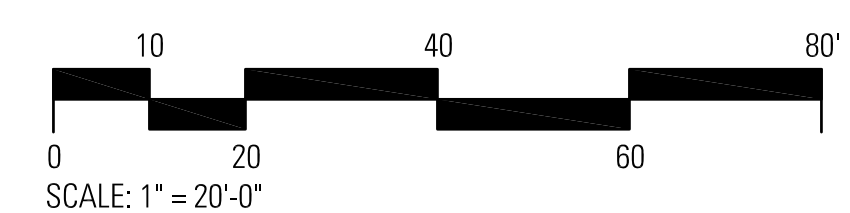
OPEN-AIR PAVILION NOTE:
 THE CLUBHOUSE DECK DESIGN INCORPORATES A THREE-SIDED OPEN-ROOFED GARDEN STRUCTURE FOR OUTDOOR USE. THE STRUCTURE IS INTEGRATED INTO THE POOL ENCLOSURE ON ONE SIDE, WILL PROVIDE SCREENING OF PRIVATE PATIOS ON ANOTHER, AND CREATE AN "OUTDOOR ROOM" WITH FESTOON LIGHTING, OUTDOOR KITCHEN, DINING, TV, FIREPLACE AND LOUNGING AMENITIES. THE STRUCTURE WILL COMPLEMENT THE BUILDING ARCHITECTURE WITH A FREE-STANDING ARBOR CAPPING TWO OF THE THREE 7 FOOT HIGH WALLS FOR A MAXIMUM HEIGHT OF 12 FEET.

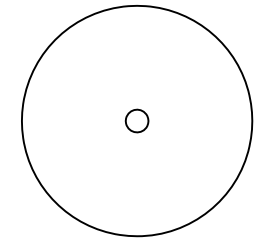
1 ENLARGEMENT PLAN
 SCALE: 1"=20'-0"

STATION 1300

1300 EL CAMINO REAL

Landscape Enlargement Plan

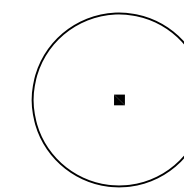




*TYPE A TREE
QTY: 14



BOTANICAL NAME: PLATANUS X HISPANICA
COMMON NAME: LONDON PLANE TREE
DECIDUOUS
REGULAR WATER USE
INSTALLATION SIZE: 24" BOX
MATURE SIZE: 50'H X 40'W
NOTE: SPECIES TO MATCH EXISTING ADJACENT STREET TREES



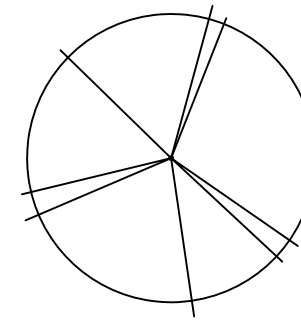
TYPE G TREE
QTY: 15



OPTION A
BOTANICAL NAME: AGONIS FLEXUOSA
COMMON NAME: PEPPERMINT TREE
EVERGREEN
WATER USE: LOW
INSTALLATION SIZE: 24" BOX
MATURE SIZE: 35'H X 25'W



OPTION B
BOTANICAL NAME: LYONOTHAMNUS FLORIBUNDUS
COMMON NAME: CATALINA IRONWOOD
CALIFORNIA NATIVE
EVERGREEN
WATER USE: LOW
INSTALLATION SIZE: 24" BOX
MATURE SIZE: 35'H X 25'W



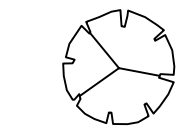
*TYPE B TREE
QTY: 23



OPTION A
BOTANICAL NAME: ACER MACROPHYLLUM
COMMON NAME: BIG LEAF MAPLE
CALIFORNIA NATIVE
DECIDUOUS
WATER USE: MEDIUM
INSTALLATION SIZE: 24" BOX
MATURE SIZE: 50'H X 30'W



OPTION B
BOTANICAL NAME: QUERCUS KELLOGGII
COMMON NAME: BLACK OAK
CALIFORNIA NATIVE
DECIDUOUS
WATER USE: LOW
INSTALLATION SIZE: 24" BOX
MATURE SIZE: 50'H X 30'W



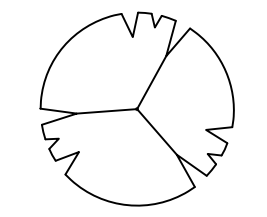
TYPE H TREE
QTY: 26



OPTION A
BOTANICAL NAME: CEANOTHUS 'RAY HARTMAN'
COMMON NAME: CALIFORNIA LILAC
CALIFORNIA NATIVE
EVERGREEN
WATER USE: LOW
INSTALLATION SIZE: 15 GALLON
MATURE SIZE: 12'H X 15'W



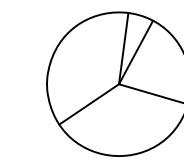
OPTION B
BOTANICAL NAME: CERCIS OCCIDENTALIS
COMMON NAME: WESTERN REDBUD
CALIFORNIA NATIVE
EVERGREEN
WATER USE: VERY LOW
INSTALLATION SIZE: 15 GALLON
MATURE SIZE: 15'H X 15'W



*TYPE C TREE
QTY: 20



BOTANICAL NAME: QUERCUS ROBUR 'PYRAMICH'
COMMON NAME: SKYMASTER OAK
DECIDUOUS
WATER USE: MEDIUM
INSTALLATION SIZE: 24" BOX
MATURE SIZE: 50'H X 25'W



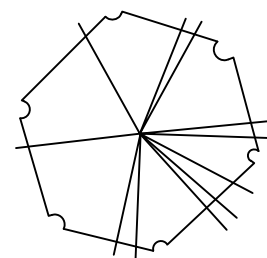
*TYPE I TREE
QTY: 23



OPTION A
BOTANICAL NAME: ACER RUBRUM 'ARMSTRONG GOLD'
COMMON NAME: RED MAPLE
DECIDUOUS
WATER USE: MEDIUM
INSTALLATION SIZE: 24" BOX
MATURE SIZE: 50'H X 15'W



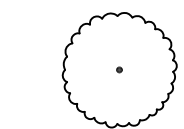
OPTION B
BOTANICAL NAME: GINKGO BILOBA 'PRINCETON SENTRY'
COMMON NAME: MAIDENHAIR TREE
DECIDUOUS
WATER USE: MEDIUM
INSTALLATION SIZE: 24" BOX
MATURE SIZE: 50'H X 15'W



*TYPE D TREE
QTY: 12



BOTANICAL NAME: QUERCUS AGRIFOLIA
COMMON NAME: LIVE OAK
CALIFORNIA NATIVE
EVERGREEN
WATER USE: VERY LOW
INSTALLATION SIZE: 24" BOX
MATURE SIZE: 40'H X 30'W



TYPE J TREE
QTY: 12



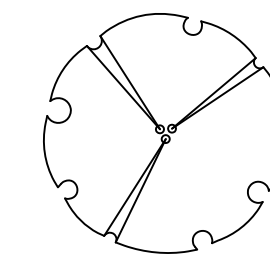
BOTANICAL NAME: LAGERSTROEMIA 'NATCHEZ'
COMMON NAME: FLOWERING WHITE CRAPE MYRTLE
DECIDUOUS
WATER USE: LOW
INSTALLATION SIZE: 24" BOX
MATURE SIZE: 25'H X 12'W



TYPE E TREE
QTY: 21



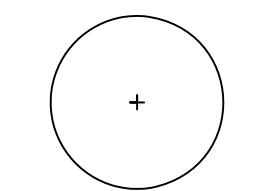
BOTANICAL NAME: PHOENIX DACTYLIFERA
COMMON NAME: DATE PALM
EVERGREEN
WATER USE: LOW
INSTALLATION SIZE: 16" BTF
MATURE SIZE: 80'H X 20'W



*TYPE K TREE
QTY: 7



BOTANICAL NAME: QUERCUS AGRIFOLIA
COMMON NAME: SPECIMEN LIVE OAK
CALIFORNIA NATIVE
EVERGREEN
WATER USE: VERY LOW
INSTALLATION SIZE: 48" BOX
MATURE SIZE: 40'H X 30'W



TYPE F TREE
QTY: 33



OPTION A
BOTANICAL NAME: PODOCARPUS GRACILIOR
COMMON NAME: FERN PINE
EVERGREEN
WATER USE: MEDIUM
INSTALLATION SIZE: 24" BOX
MATURE SIZE: 40'H X 15'W



OPTION B
BOTANICAL NAME: PHYLLOSTACHYS VIVAX
COMMON NAME: BAMBOO
EVERGREEN
WATER USE: LOW
INSTALLATION SIZE: 15 GALLON
MATURE SIZE: 50'H



TYPE L TREE
QTY: 6



BOTANICAL NAME: WASHINGTONIA ROBUSTA
COMMON NAME: MEXICAN FAN PALM
EVERGREEN
WATER USE: LOW
INSTALLATION SIZE: 20' BTF
MATURE SIZE: 100'H X 10'W

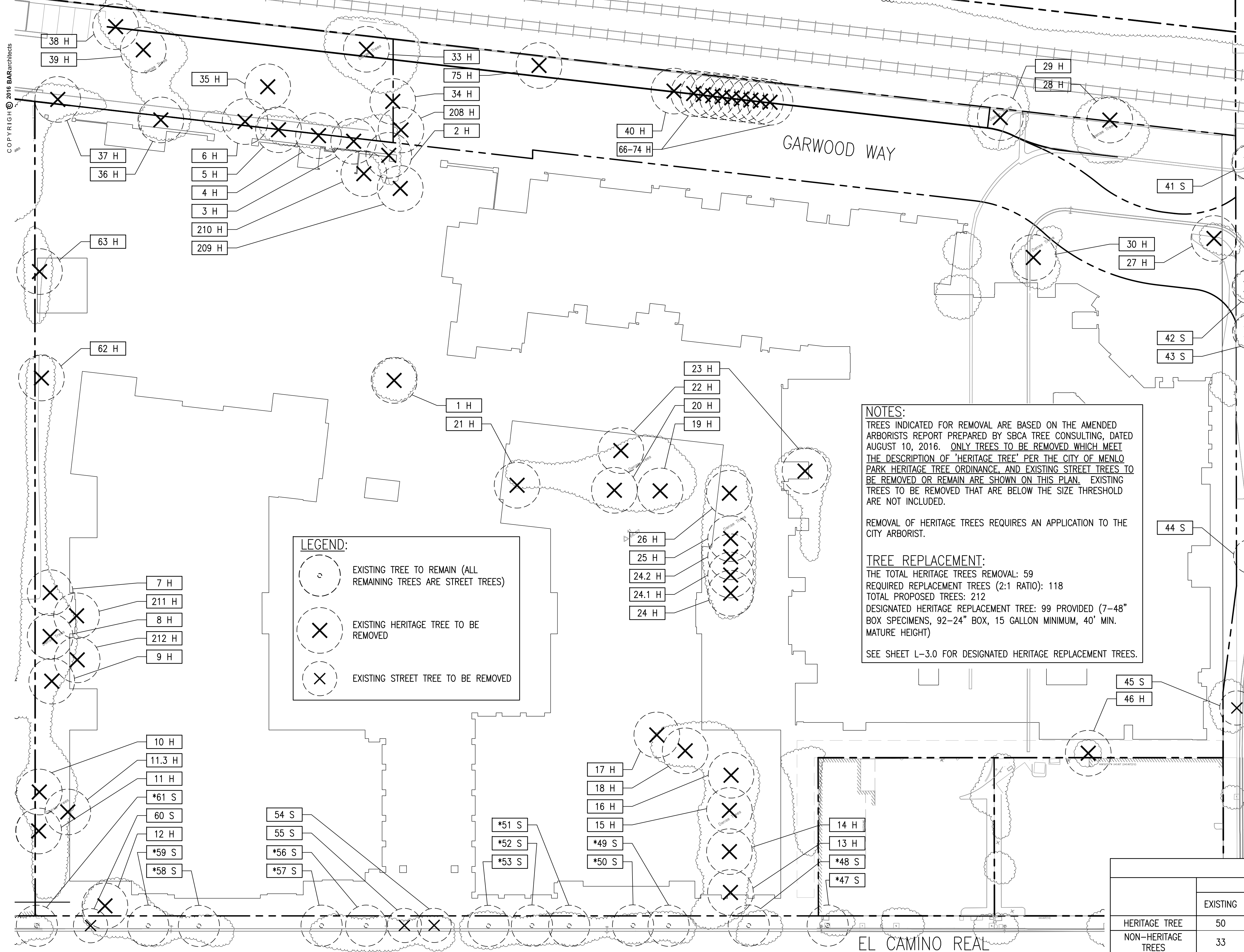
TREE REPLACEMENT:
THE TOTAL HERITAGE TREES REMOVAL: 59
REQUIRED REPLACEMENT TREES (2:1 RATIO): 118
TOTAL PROPOSED TREES: 212
*DESIGNATED HERITAGE REPLACEMENT TREE: 99 PROVIDED (7-48" BOX SPECIMENS, 92-24" BOX, 15 GALLON MINIMUM, 40' MIN. MATURE HEIGHT)

STATION 1300

1300 EL CAMINO REAL

Proposed Tree Palette

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TREE CHART
(HERITAGE TREES AND STREET TREES TO BE REMOVED & *STREET TREES TO REMAIN)

TREE OR STREET	HERITAGE SPECIES	COMMON NAME	DBH	HEALTH	PROPOSED REMOVAL	NOTES
1	H	Sequoia sempervirens	28	F	Y	Off color, Signs of stress, Botryospheria
2	H	Ailanthus altissima	28	F	Y	Multi
3	H	Ailanthus altissima	24 @ base	F	Y	Multi
4	H	Ailanthus altissima	24 @ base	F	Y	Multi, Clump of 4 stems
5	H	Ailanthus altissima	15 @ base	F	Y	Multi, Clump of 3 stems
6	H	Ailanthus altissima	18 @ base	F	Y	Multi, Clump of 3 stems
7	H	Ailanthus altissima	30 @ base	F	Y	Multi, EB
8	H	Ailanthus altissima	28 @ base	F	Y	Multi
9	H	Ailanthus altissima	40 @ base	F	Y	Multi
10	H	Acacia melanoxylon	24	G	Y	CDEB
11	H	Cupressus sempervirens	15 @ base	F	Y	CD, 2nd in a line of 7 cypress
11.3	H	Cupressus sempervirens	15.2	G	Y	Heritage Tree
12	H	Sequoia sempervirens	54	P-D	Y	Significant tip dieback, Dead CD top, 27' (rotting) sound on side facing street, lean to street
13	H	Jacaranda mimosifolia	27 @ base	G	Y	Multi
14	H	Jacaranda mimosifolia	28 @ base	G	Y	EB, Multi
15	H	Jacaranda mimosifolia	26 @ base	G	Y	Multi, PP
16	H	Jacaranda mimosifolia	15	G	Y	CD
17	H	Ailanthus altissima	32 @ base	F	Y	Multi, CDEB, EB
18	H	Ailanthus altissima	22 @ base	F	Y	Multi, Basal damage, Metal in tree
19	H	Ailanthus altissima	20 @ base	F	Y	Multi, Clump of 6 stems, CDEB
20	H	Ailanthus altissima	30 @ base	F	Y	Multi
21	H	Quercus agrifolia	20 @ base	F	Y	Multi, EB
22	H	Ailanthus altissima	48 @ base	G	Y	Multi, multi, EB, EB branch breakout
23	H	Ailanthus altissima	72 @ base	F-G	Y	Multi, Clump of 9 stems, EB
24	H	Afrocarpus gracilior	15	G	Y	CD
24.1	H	Ailanthus altissima	18.4 base	G	Y	Heritage Tree
24.2	H	Ailanthus altissima	16.5 base	G	Y	Heritage Tree
25	H	Afrocarpus gracilior	15 @ base	F	Y	CDEB
26	H	Afrocarpus gracilior	15 @ base	G	Y	CDEB
27	H	Ailanthus altissima	17 @ base	F	Y	CDEB, PP, H
28	H	Quercus agrifolia	23	F	Y	PP, Wound at base, 20' from curb
29	H	Sequoia sempervirens	103 @ base	F	Y	Multi, Off color, Signs of stress, EB
30	H	Sequoia sempervirens	32.5 @ base	G	Y	Hardscape displacement
33	H	Quercus agrifolia	40.5	G	Y	Off site, 13' from property line, CD, Trunk rotted out on north side
34	H	Robinia pseudoacacia	30 @ base	F	Y	On property line, Clump of 7 stems, Gro in fence
35	H	Ailanthus altissima	24 @ base	F	Y	Multi, On property line, Clump of 10 stems 5' from street
36	H	Phoenix canariensis	20' of Clear Trunk, 30.3"	G	Y	Off site, 4' from street
37	H	Quercus lobata	32	F	Y	Off site, 7' from property line, 2' from curb Previous #53, Large (rotting) pruning w/c PP
38	H	Quercus agrifolia	10	G	Y	Large breakouts, Pruning wounds, Lean light
39	H	Quercus lobata	22.5	P	Y	8' from curb
40	H	Ailanthus altissima	20 @ base	F	Y	Multi, Part of a large 70' long stand
41	S	Platanus x hispanica	11.5	P	Y	Street tree, Pruning wounds, ID, Previous headed
42	S	Platanus x hispanica	11.5	F	Y	Street tree, Pruning wounds, ID, Previous headed
43	S	Platanus x hispanica	11.5	F	Y	Street tree, ID, Previously headed
44	S	Quercus agrifolia	1	F	Y	Good push of new growth
46	H	Washingtonia robusta	7' of Clear	G	Y	Close to building, Volunteer?
45	S	Pyrus kawakamii	13	G	Y	Large pruning wounds, CD
*47	S	Platanus x hispanica	11	F-G	N	Street tree, Lean, CD
*48	S	Platanus x hispanica	11	F-G	N	Lean
*49	S	Platanus x hispanica	9	F-G	N	Lean
*50	S	Platanus x hispanica	11.5	F-G	N	CD, Touching metal grate
*51	S	Platanus x hispanica	11	G	N	CD, Touching metal grate
*52	S	Platanus x hispanica	10.5	G	N	CD, Touching metal grate
*53	S	Platanus x hispanica	11.5	G	N	CD, Touching metal grate
54	S	Platanus x hispanica	10	F-G	Y	Large pruning wounds, CD, touching metal grate
55	S	Platanus x hispanica	10	F-G	Y	No grate
*56	S	Platanus x hispanica	8.5	F-G	N	Touching metal grate
*57	S	Platanus x hispanica	10	F-G	N	Lean
*58	S	Platanus x hispanica	11	G	N	Lean
*59	S	Platanus x hispanica	10	G	N	Lean
60	S	Platanus x hispanica	6	F	Y	Smaller than others, likely shaded by adjacent redwood
*61	S	Platanus x hispanica	7.5	F	N	CDEB, Multi
62	H	Ailanthus altissima	18 @ base	G	Y	3 stems
63	S	Quercus agrifolia	10.5 @ base	G	Y	Multi, Part of a large 70' long stand
66	H	Ailanthus altissima	34.5 @ base	G	Y	Multi, Part of a large 70' long stand
67	H	Ailanthus altissima	21 @ base	G	Y	Multi, Part of a large 70' long stand
68	H	Ailanthus altissima	20 @ base	G	Y	Multi, Part of a large 70' long stand
69	H	Ailanthus altissima	18 @ base	G	Y	Multi, Part of a large 70' long stand
70	H	Ailanthus altissima	15 @ base	G	Y	Multi, Part of a large 70' long stand
71	H	Ailanthus altissima	16 @ base	G	Y	Multi, Part of a large 70' long stand
72	H	Ailanthus altissima	15 @ base	G	Y	Multi, Part of a large 70' long stand
73	H	Ailanthus altissima	21 @ base	G	Y	Multi, Part of a large 70' long stand
74	H	Ailanthus altissima	16 @ base	G	Y	Multi, Part of a large 70' long stand
75	H	Ailanthus altissima	22 @ base	G	Y	Multi, Pruning left larger stumps
208	H	Ailanthus altissima	18 @ base	G	Y	Multi
209	H	Ailanthus altissima	15 @ base	G	Y	Multi
210	H	Ailanthus altissima	16 @ base	G	Y	Multi
211	H	Ailanthus altissima	40 @ base	G	Y	Multi
212	H	Ailanthus altissima	22 @ base	G	Y	Multi

NOTES:
TREES INDICATED FOR REMOVAL ARE BASED ON THE AMENDED ARBORISTS REPORT PREPARED BY SBCA TREE CONSULTING, DATED AUGUST 10, 2016. ONLY TREES TO BE REMOVED WHICH MEET THE DESCRIPTION OF 'HERITAGE TREE' PER THE CITY OF MENLO PARK HERITAGE TREE ORDINANCE, AND EXISTING STREET TREES TO BE REMOVED OR REMAIN ARE SHOWN ON THIS PLAN. EXISTING TREES TO BE REMOVED THAT ARE BELOW THE SIZE THRESHOLD ARE NOT INCLUDED.

REMOVAL OF HERITAGE TREES REQUIRES AN APPLICATION TO THE CITY ARBORIST.

TREE REPLACEMENT:
THE TOTAL HERITAGE TREES REMOVAL: 59
REQUIRED REPLACEMENT TREES (2:1 RATIO): 118
TOTAL PROPOSED TREES: 212
DESIGNATED HERITAGE REPLACEMENT TREE: 99 PROVIDED (7-48" BOX SPECIMENS, 92-24" BOX, 15 GALLON MINIMUM, 40' MIN. MATURE HEIGHT)
SEE SHEET L-3.0 FOR DESIGNATED HERITAGE REPLACEMENT TREES.

LEGEND:

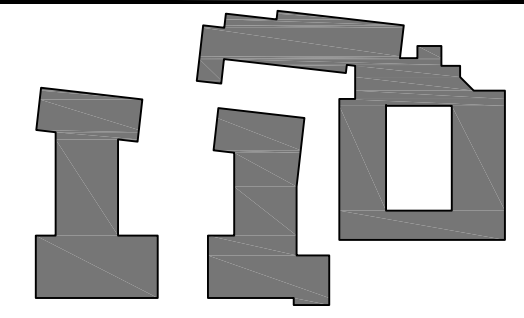
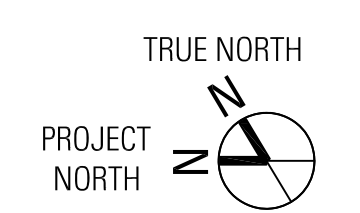
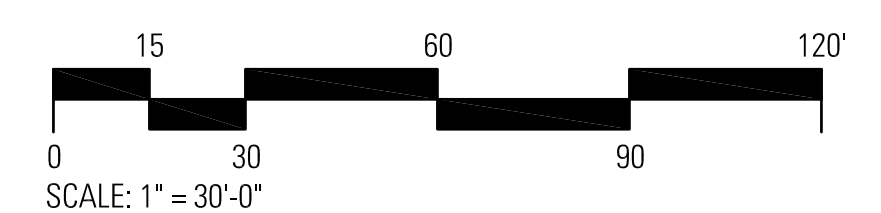
- (o) EXISTING TREE TO REMAIN (ALL REMAINING TREES ARE STREET TREES)
- (X) EXISTING HERITAGE TREE TO BE REMOVED
- (X) EXISTING STREET TREE TO BE REMOVED

TREE REMOVAL SUMMARY

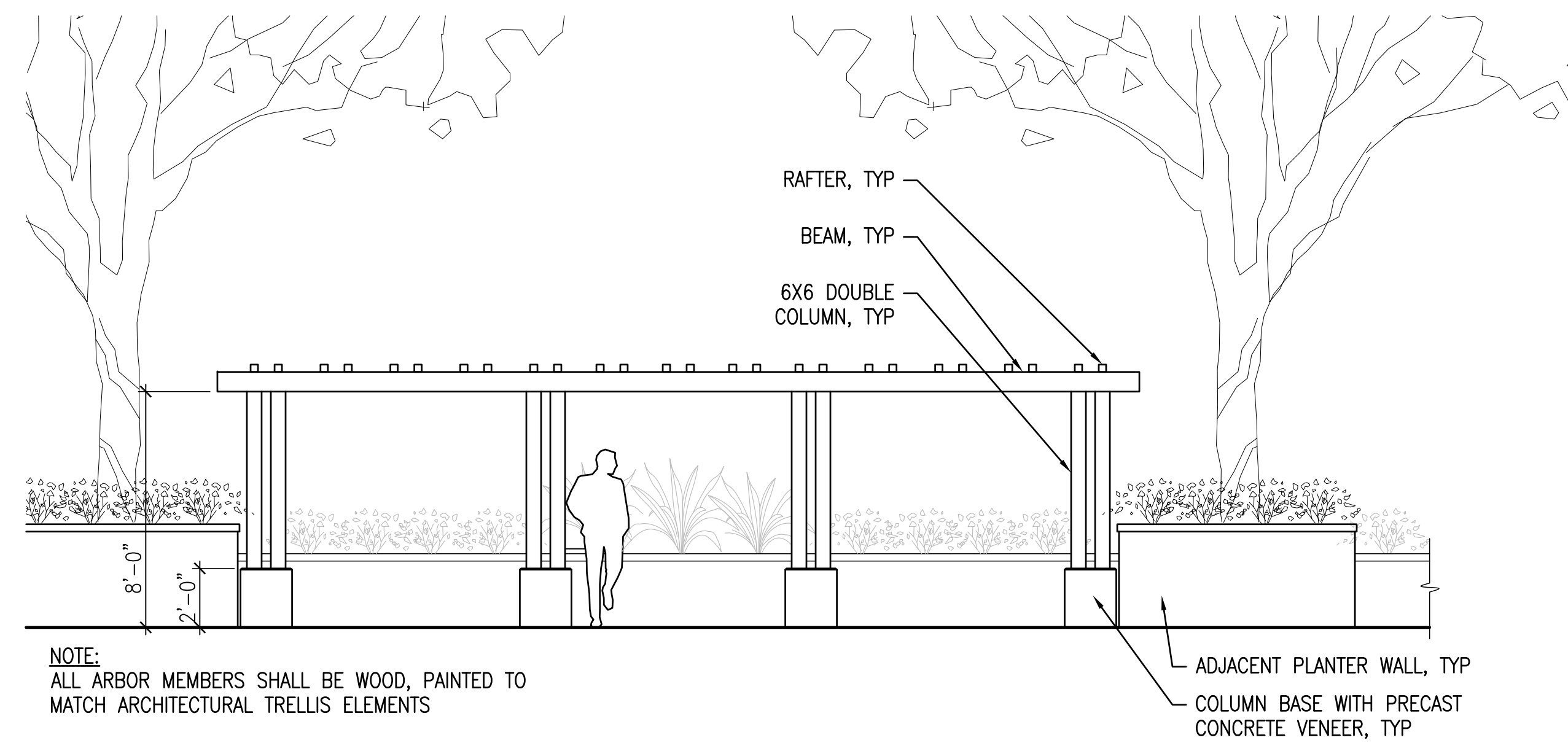
	ON-SITE			CITY ROW			TOTAL		
	EXISTING	TO REMAIN	TO BE REMOVED	EXISTING	TO REMAIN	TO BE REMOVED	EXISTING	TO REMAIN	TO BE REMOVED
HERITAGE TREE	50	0	50	9	0	9	59	0	59
NON-HERITAGE TREES	33	0	33	56	*12	44	89	*12	77
							148	*12	136

STATION 1300 | 1300 EL CAMINO REAL

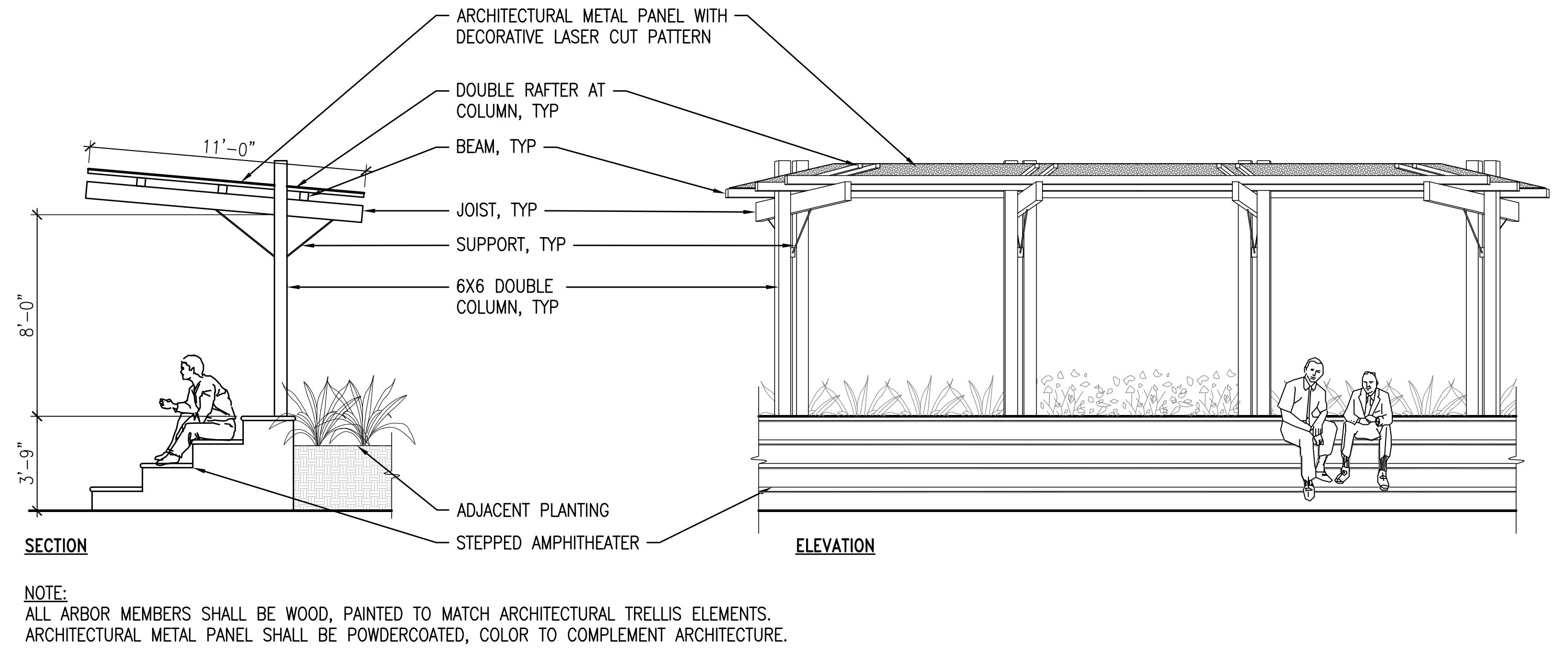
Tree Removal Plan



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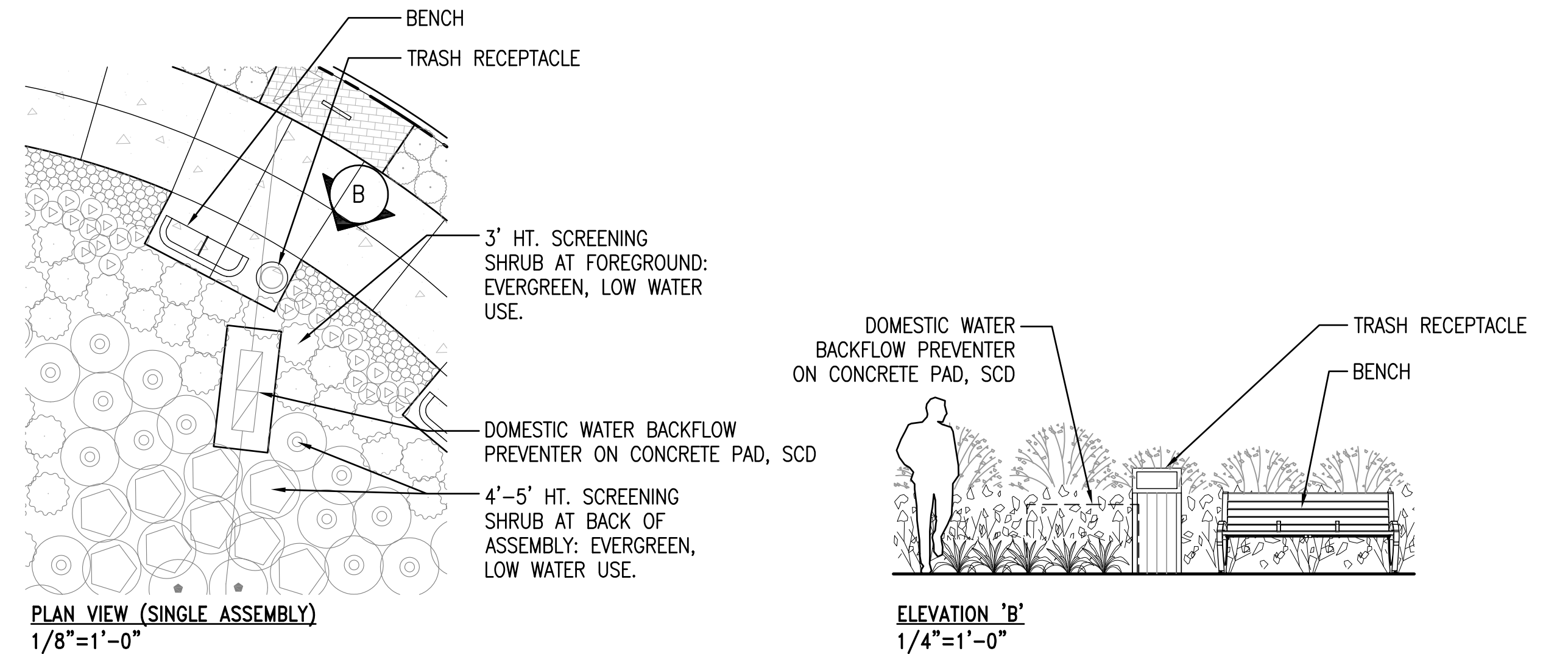
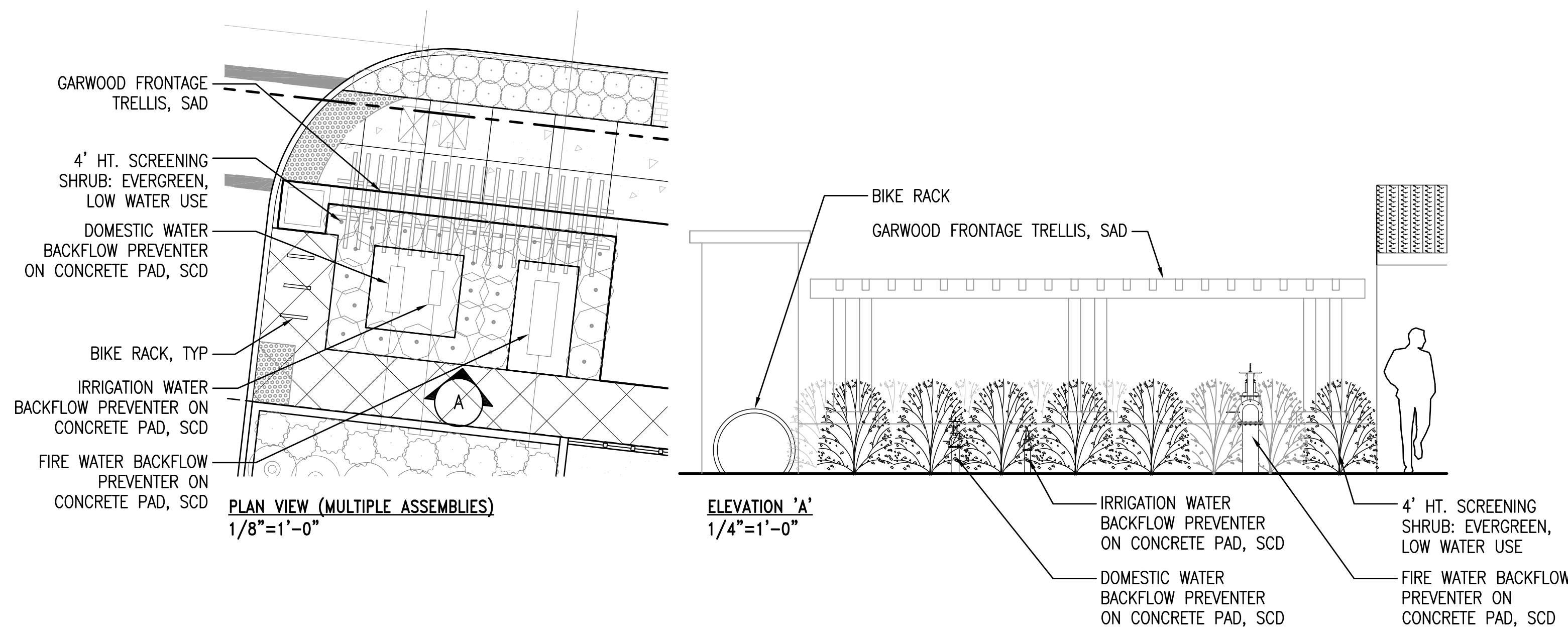


TYPICAL ARBOR



AMPHITHEATER ARBOR

1 ARBOR/SHADE STRUCTURE CONCEPTUAL DESIGN
SCALE: 1/4"=1'-0"



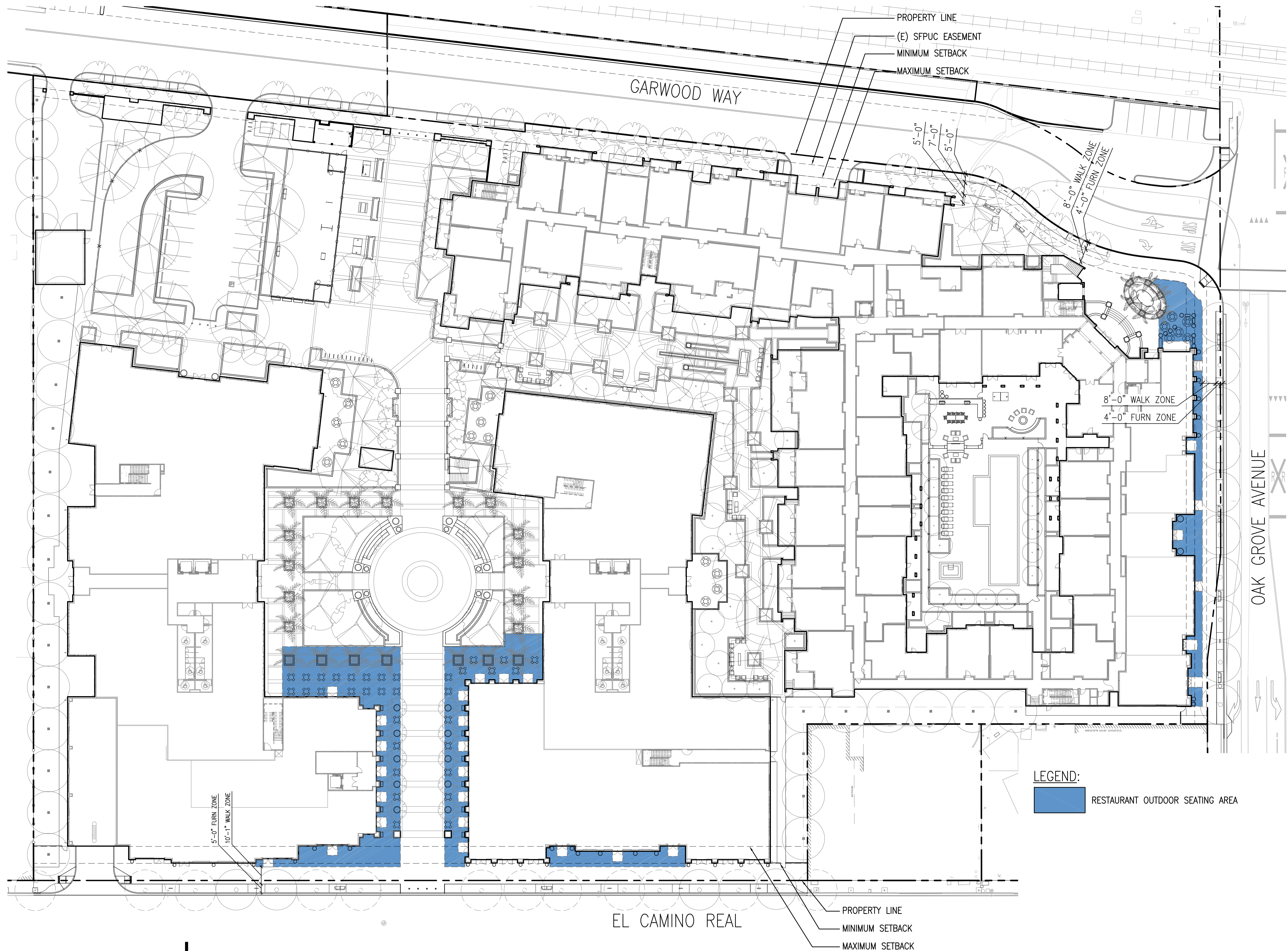
2 BACKFLOW SCREENING
SCALE: AS SHOWN

NOTE: NO THORNY OR PRICKLY PLANT MATERIAL SHALL BE USED TO SCREEN ASSEMBLIES AS IT WOULD IMPEDE ACCESS FOR MAINTENANCE AND EMERGENCIES. A HORIZONTAL CLEARANCE OF 12" FOR IRRIGATION AND DOMESTIC WATER, AND 24" FOR FIRE BACKFLOW SHALL BE MAINTAINED.

STATION 1300

1300 EL CAMINO REAL

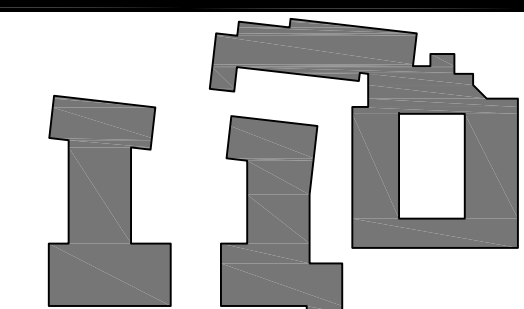
Preliminary Landscape Details



STATION 1300

1300 EL CAMINO REAL

Outdoor Seating Plan





1
PAVERS: 3X12 90-DEGREE DOUBLE HERRINGBONE FIELD WITH 3X12 SOLDIER COURSE BANDING



5
PAVERS: 6X6 AND 6X12 PINWHEEL FIELD WITH 3X12 SOLDIER COURSE BANDING



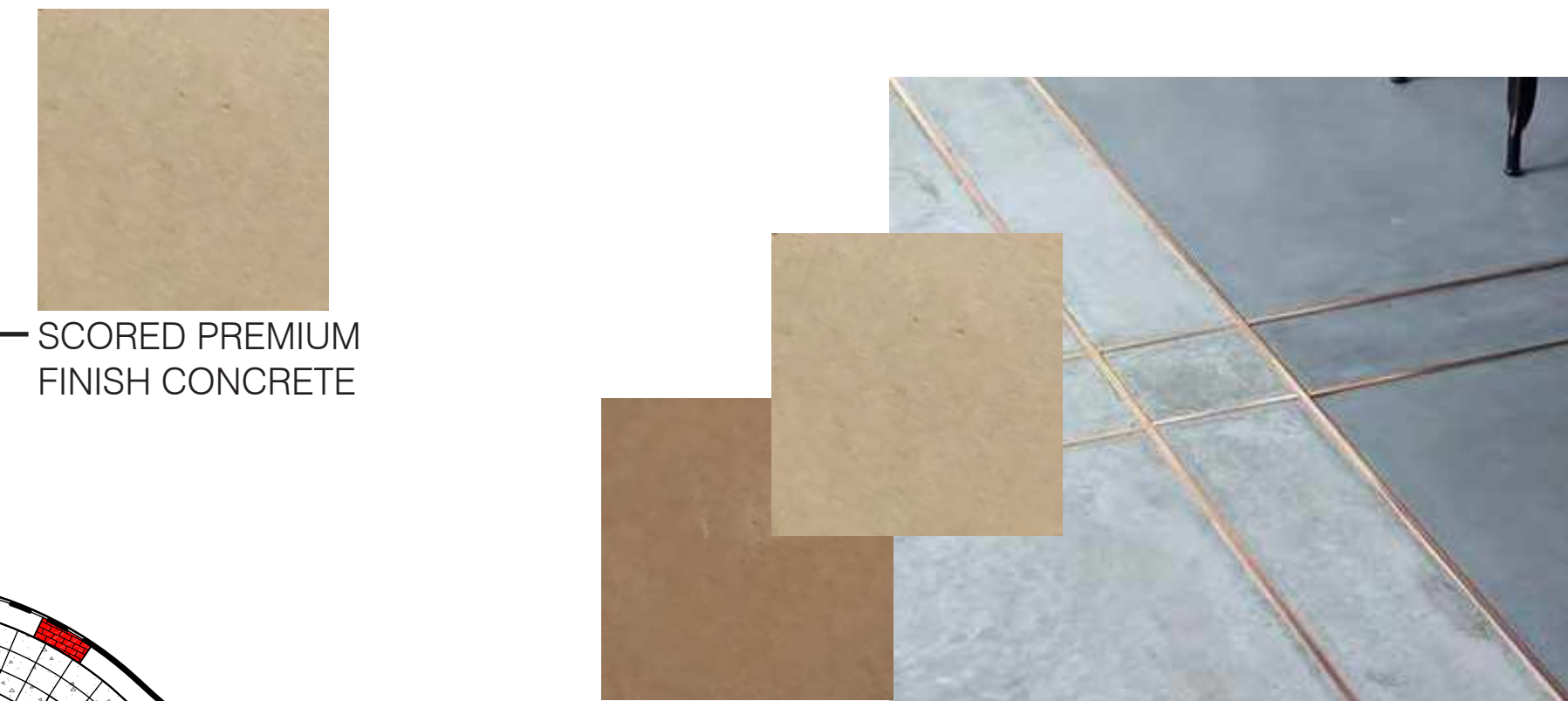
6
PAVERS: 6X6 AND 6X12 PINWHEEL FIELD WITH 12X12 SOLDIER COURSE BANDING



2
PAVERS: 3X12 45-DEGREE DOUBLE HERRINGBONE FIELD WITH 3X12 SOLDIER COURSE BANDING



3
PAVERS: 12X12 PAVES RADIAL BANDING



SCORED PREMIUM FINISH CONCRETE

SCORED PREMIUM FINISH CONCRETE WITH METAL JOINTS IN SELECTED LOCATIONS



24X24 PORCELAIN PAVES - QUARZITI 2.0 IN MOUNTAIN

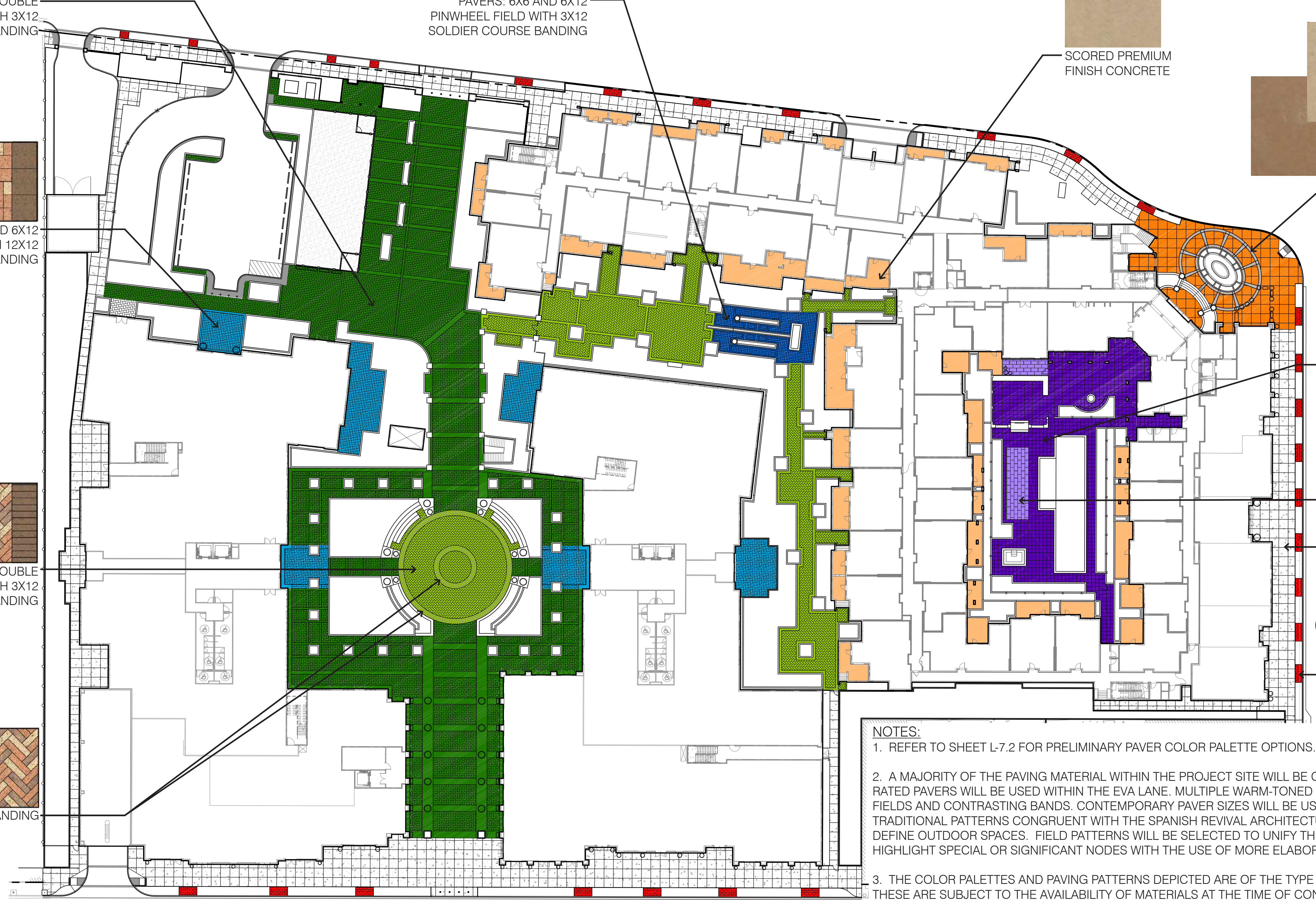


12X48 PORCELAIN PAVES - SIGNATURE IN HAVANA

STANDARD CONCRETE SIDEWALK, TYP



4
PAVERS: 6X6 & 6X12 COURSED RUNNING BOND



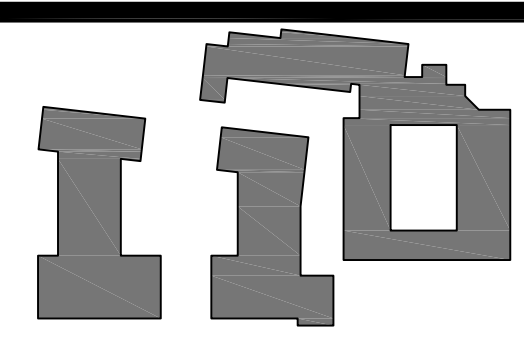
NOTES:

1. REFER TO SHEET L-7.2 FOR PRELIMINARY PAVES COLOR PALETTE OPTIONS.
2. A MAJORITY OF THE PAVING MATERIAL WITHIN THE PROJECT SITE WILL BE CONCRETE UNIT PAVES. VEHICULAR RATED PAVES WILL BE USED WITHIN THE EVA LANE. MULTIPLE WARM-TONED COLORS WILL CREATE INTERESTING FIELDS AND CONTRASTING BANDS. CONTEMPORARY PAVES SIZES WILL BE USED TO MODERNIZE AND REFRESH MORE TRADITIONAL PATTERNS CONGRUENT WITH THE SPANISH REVIVAL ARCHITECTURAL STYLE. CONTRASTING BANDS WILL DEFINE OUTDOOR SPACES. FIELD PATTERNS WILL BE SELECTED TO UNIFY THE SITE AND ALLOW OPPORTUNITIES TO HIGHLIGHT SPECIAL OR SIGNIFICANT NODES WITH THE USE OF MORE ELABORATE PATTERNS.
3. THE COLOR PALETTES AND PAVING PATTERNS DEPICTED ARE OF THE TYPE AND STYLE THAT ARE CONTEMPLATED. THESE ARE SUBJECT TO THE AVAILABILITY OF MATERIALS AT THE TIME OF CONSTRUCTION AND TO CHANGES RESULTING FROM FURTHER DESIGN DEVELOPMENT.

STATION 1300

1300 EL CAMINO REAL

Preliminary Site Paving Diagram



OPTION A:

OFFICE PLAZA, EVA AND MEWS PAVING:



RUST, BAJA AND ALMOND HERRINGBONE FIELDS WITH TRUFFLE BANDING

OFFICE PLAZA CENTER BANDING



TRUFFLE BANDING

FURNISHINGS ZONE



BAJA FIELD

MEWS RUNNEL



RUST AND TRUFFLE FIELD WITH TRUFFLE BANDING

OFFICE ENTRIES



RUST AND ALMOND FIELD WITH TRUFFLE BANDING



OPTION B:

OFFICE PLAZA, EVA AND MEWS PAVING:



RUST, BAJA AND TRUFFLE HERRINGBONE FIELDS WITH TRUFFLE BANDING

OFFICE PLAZA CENTER BANDING



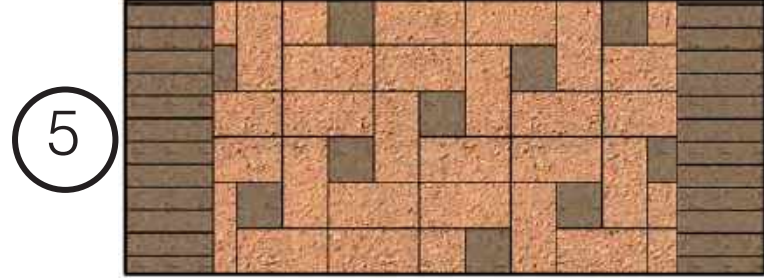
TRUFFLE BANDING

FURNISHINGS ZONE



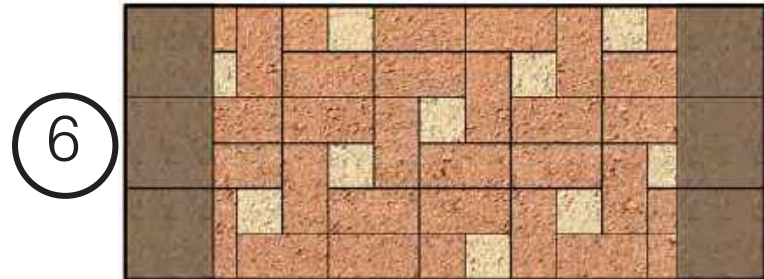
BAJA FIELD

MEWS RUNNEL



RUST AND TRUFFLE FIELD WITH TRUFFLE BANDING

OFFICE ENTRIES

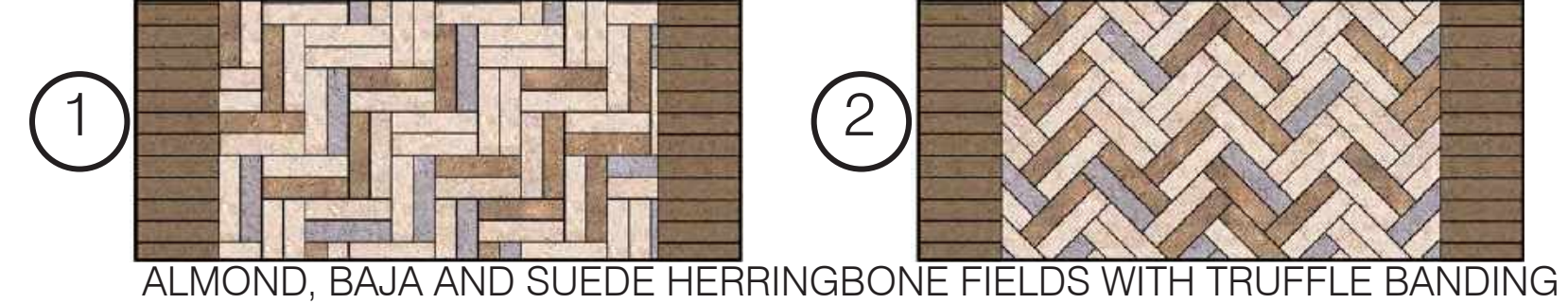


RUST AND ALMOND FIELD WITH TRUFFLE BANDING



OPTION C:

OFFICE PLAZA, EVA AND MEWS PAVING:



ALMOND, BAJA AND SUEDE HERRINGBONE FIELDS WITH TRUFFLE BANDING

OFFICE PLAZA CENTER BANDING



TRUFFLE BANDING

FURNISHINGS ZONE



BAJA FIELD

MEWS RUNNEL



BAJA AND TRUFFLE FIELD WITH TRUFFLE BANDING

OFFICE ENTRIES



BAJA AND ALMOND FIELD WITH TRUFFLE BANDING



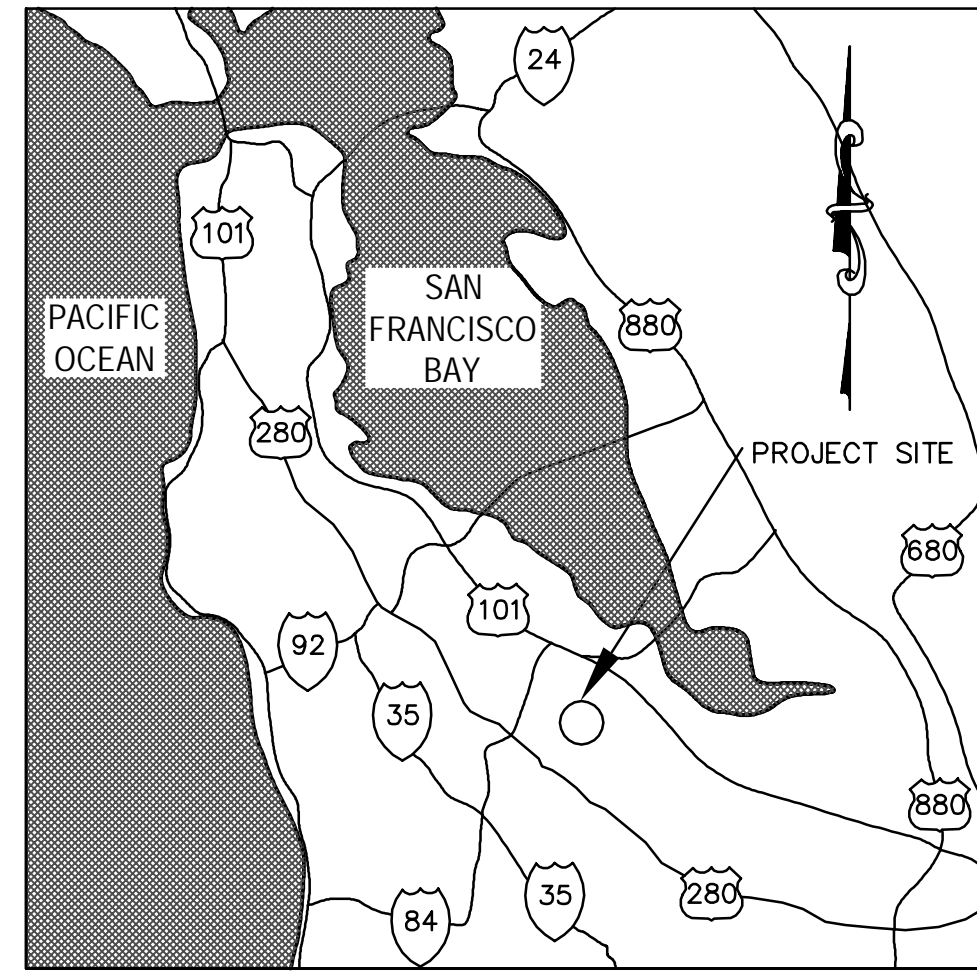
NOTE:

1. THE COLOR PALETTES AND PAVING PATTERNS DEPICTED ARE OF THE TYPE AND STYLE THAT ARE CONTEMPLATED. THESE ARE SUBJECT TO THE AVAILABILITY OF MATERIALS AT THE TIME OF CONSTRUCTION AND TO CHANGES RESULTING FROM FURTHER DESIGN DEVELOPMENT.

STATION 1300

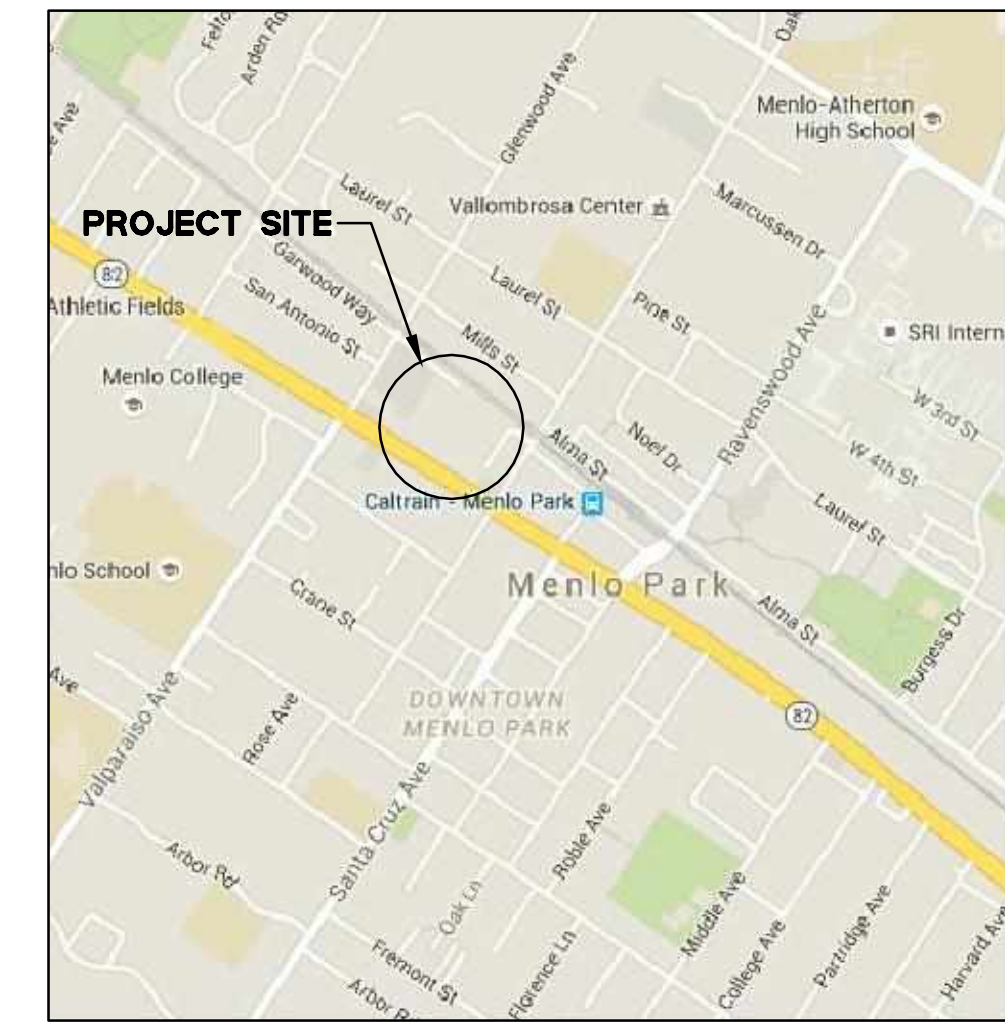
1300 EL CAMINO REAL

Preliminary Paver Color Palette Options



VICINITY MAP
N.T.S.

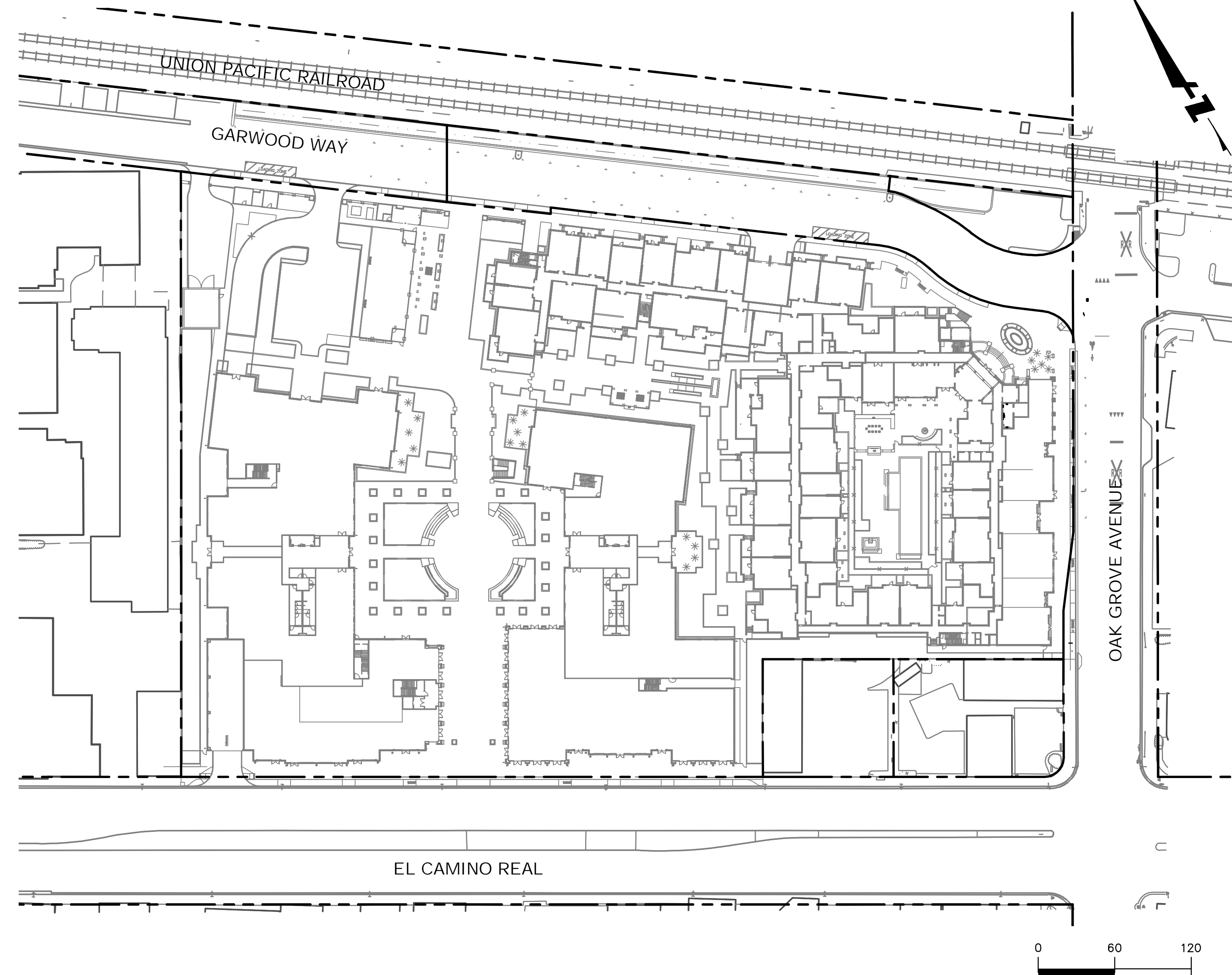
TENTATIVE MAP FOR CONDOMINIUM PURPOSES STATION 1300 1300 EL CAMINO REAL, MENLO PARK, CA



LOCATION MAP
N.T.S.

SHEET INDEX

SHEET NO.	DESCRIPTION
TM-1	TITLE SHEET
TM-2	NOTES, LEGEND, & ABBREVIATIONS
TM-3	EXISTING CONDITIONS PLAN
TM-3.1	AVERAGE EXISTING GRADE DIAGRAM
TM-4	EXISTING PARCELIZATION PLAN
TM-4.1	PROPOSED PARCELIZATION PLAN
TM-5	LOT AREA EXHIBIT #1
TM-5.1	LOT AREA EXHIBIT #2
TM-5.2	LOT AREA EXHIBIT #3
TM-5.3	LOT AREA EXHIBIT #4
TM-6	HORIZONTAL CONTROL AND SITE PLAN
TM-6.1	OAK GROVE AVENUE LANE ALTERNATIVES
TM-7	PRELIMINARY GRADING PLAN
TM-8	PRELIMINARY UTILITY PLAN
TM-8.1	UTILITY PLAN EXTENSION
TM-9	PRELIMINARY STORMWATER CONTROL PLAN
TM-10	PRELIMINARY EROSION CONTROL PLAN AND DETAILS
TM-11	BEST MANAGEMENT PRACTICES
TM-12	FIRE ACCESS PLAN
TM-13	FIRE ACCESS SECTIONS
TM-14	VEHICULAR CIRCULATION PLAN
TM-14.1	TIME RESTRICTION PLAN
TM-15	DETAILS
TM-16	DETAILS
TM-17	TYPICAL CROSS SECTIONS
TM-18	TYPICAL CROSS SECTIONS



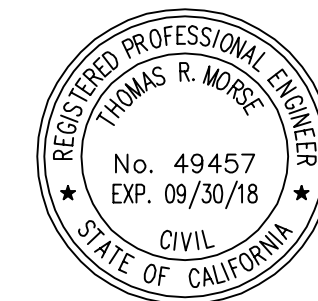
GENERAL NOTES

- FEMA DESIGNATED FLOOD ZONE:** THE FEDERAL EMERGENCY MANAGEMENT AGENCY HAS NOT IDENTIFIED ANY SPECIAL FLOOD HAZARD AREAS WITHIN THE PROJECT AREA.
- UTILITIES:** UNDERGROUND UTILITIES PLOTTED HEREON WERE PLOTTED FROM A COMBINATION OF FIELD SURVEY, OBSERVED SURFACE EVIDENCE (CONDITIONS PERMITTING) AND RECORD INFORMATION OBTAINED FROM THE RESPECTIVE UTILITY COMPANIES, AND ARE NOT INTENDED TO REPRESENT THEIR ACTUAL LOCATIONS. THEREFORE ALL UTILITIES MUST BE VERIFIED WITH RESPECT TO SIZE, HORIZONTAL AND VERTICAL LOCATIONS BY THE OWNER AND/OR CONTRACTOR PRIOR TO DESIGN OR CONSTRUCTION. NO RESPONSIBILITY IS ASSUMED BY THE ENGINEER FOR THE LOCATION AND CAPACITY OF SAID UTILITIES.
- SOURCE OF TOPOGRAPHY:** EXISTING TOPOGRAPHY SHOWN IS BASED ON AN AERIAL SURVEY COMPLETED ON FEBRUARY 5, 2014 BY TETRA TECH AND A FIELD SURVEY COMPLETED ON MARCH 14, 2014 BY BKF ENGINEERS.
- TENTATIVE FINAL MAP:** THIS TENTATIVE FINAL MAP IS BEING FILED IN ACCORDANCE WITH CHAPTER 3, ARTICLE 2, SECTION 66452 AND CHAPTER 4.5 OF THE SUBDIVISION MAP ACT.

ENGINEER'S STATEMENT

THIS TENTATIVE MAP SUBMITTAL HAS BEEN PREPARED BY ME OR UNDER MY DIRECTION.

THOMAS R. MORSE
VICE PRESIDENT
P.E. 49457 EXP 09/30/2018
BKF ENGINEERS



PROJECT DESCRIPTION

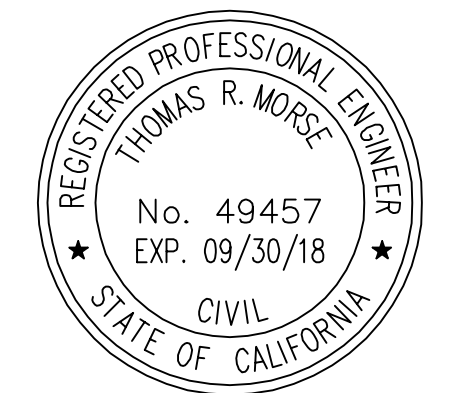
MIXED USE DEVELOPMENT OF EXISTING LOTS AT 1300 EL CAMINO REAL WITH EXISTING VACANT LOT, OFFICE BUILDING AND AUTOMOTIVE SERVICE ZONING. PROPOSED PROJECT TO INCLUDE OFFICE, RETAIL AND RESIDENTIAL COMPONENTS.

PROJECT DATA

OWNER:	GREENHEART LAND COMPANY 821 HIGH STREET PALO ALTO, CA 94301 PHONE: (650) 681-9334 CONTACT: BOB BURKE
ARCHITECT:	BAR ARCHITECTS 901 BATTERY ST, SUITE 300 SAN FRANCISCO, CA 94111 PHONE: (415) 293-5700 CONTACT: STEPHEN HEGEDUS
LANDSCAPE ARCHITECT:	JETT LANDSCAPE ARCHITECTURE 2 THEATER SQUARE, SUITE 218 ORINDA, CA 94563 PHONE: (925) 254-5422 CONTACT: BRUCE JETT
ENGINEER/SURVEYOR:	BKF ENGINEERS 255 SHORELINE DRIVE, SUITE 200 REDWOOD CITY, CA 94065 PHONE: (650) 482-6300 CONTACT: TOM MORSE
ASSESSOR PARCEL NO.:	061-430-080, 061-430-200, 061-430-210, 061-430-220, 061-430-230, 061-430-310, 061-430-320, 061-430-380, 061-430-420, 061-430-450, 061-430-460
EXISTING ZONING:	AUTO SALES/OFFICE BUILDING/VACANT LAND
PROPOSED LAND USE:	COMMERCIAL/RESIDENTIAL/OFFICE
LAND AREA:	7.12 ACRES
UTILITY INFORMATION	
STORMWATER:	CITY OF MENLO PARK CITY HALL, 701 LAUREL ST. MENLO PARK, CA 94025 (650) 330-6610
SANITARY SEWER:	WESTBAY SANITARY DISTRICT 500 LAUREL ST. MENLO PARK, CA 94025 (650) 321-0384
WATER:	CALIFORNIA WATER SERVICE 3351 EL CAMINO REAL, SUITE 190 ATHERTON, CA 94027-3844 (650) 367-6800
POWER AND GAS:	PACIFIC GAS & ELECTRIC 275 INDUSTRIAL ROAD SAN CARLOS, CA 94070 (650) 598-7492
TELECOMMUNICATIONS:	COMCAST CABLE 3760 HAVEN AVE. MENLO PARK, CA 94025 (650) 259-7031 AT&T 870 N. MCCARTHY BOULEVARD RM. 110 MILPITAS, CA 95035 (408) 635-8881
FIRE PROTECTION:	MENLO PARK FIRE PROTECTION DISTRICT 170 MIDDLEFIELD ROAD MENLO PARK, CA 94025 (650) 688-8400

DRAWN BY: JNC
CHECKED BY: JNC/TRM
PROJECT NO: 20160100

DATE	ISSUE
03/29/16	TENTATIVE MAP
08/11/16	PLAN CHECK
11/10/16	PLAN CHECK
12/1/16	PLAN CHECK
01/10/17	PLAN CHECK



TITLE SHEET

SCALE: AS SHOWN



**TENTATIVE MAP
STATION 1300
1300 EL CAMINO REAL MENLO PARK, CA**

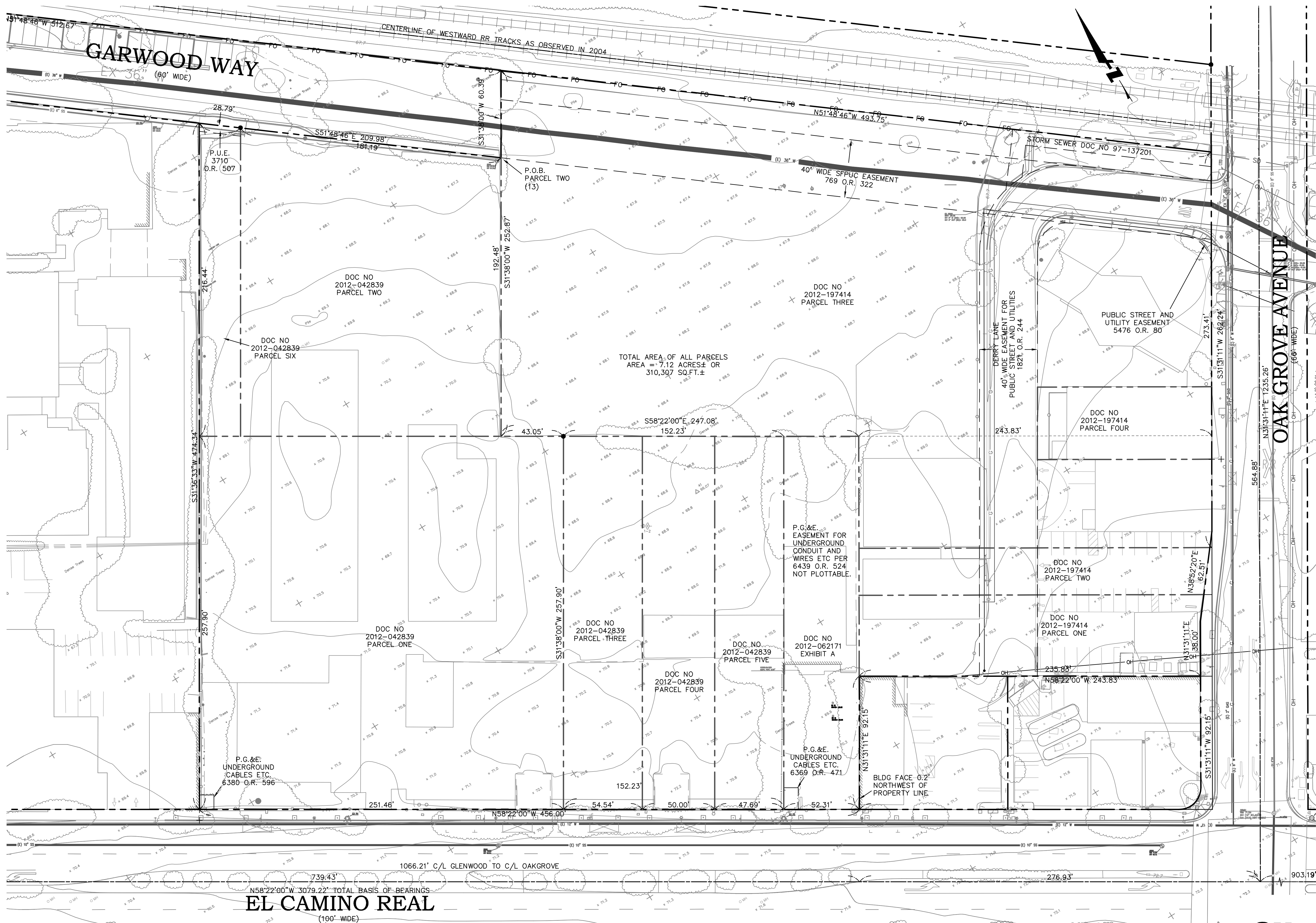
DATE	ISSUE
03/29/16	TENTATIVE MAP
08/11/16	PLAN CHECK
11/10/16	PLAN CHECK
12/1/16	PLAN CHECK
01/10/17	PLAN CHECK



EXISTING CONDITIONS PLAN

SCALE: AS SHOWN

TM-3



BASES OF BEARING:

THE BEARING NORTH 58°22'00" WEST OF THE CENTER LINE OF EL CAMINO REAL AS SHOWN ON THAT CERTAIN PARCEL MAP RECORDED ON AUGUST 18, 1988 IN BOOK 61 OF PARCEL MAPS AT PAGES 13 THROUGH 15 WAS USED AS THE BASIS OF ALL BEARINGS SHOWN ON THIS MAP.

DATUM

PROJECT DATUM: NAVD 88

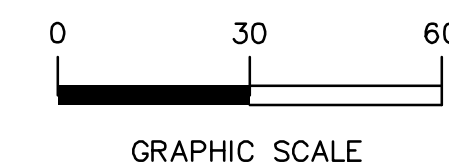
BENCHMARK STATEMENT:

CITY OF MENLO PARK BENCHMARK UU110

BRAIN DISK SET IN BUILDING FOUNDATION, STAMPED "UU110," AT THE NORTHEAST CORNER OF THE INTERSECTION OF EL CAMINO REAL AND SANTA CRUZ AVENUE.
ELEVATION: 73.85 FEET (NAVD 88)

EXISTING CONDITIONS:

- EXISTING TOPOGRAPHIC SURVEY SHOWN IS BASED ON AN AERIAL SURVEY COMPLETED ON FEBRUARY 5, 2014 BY TETRA TECH AND A FIELD SURVEY COMPLETED ON MARCH 14, 2014 BY BKF ENGINEERS. GRADES ENCOUNTERED ON-SITE MAY VARY FROM THOSE SHOWN. CONTRACTOR SHALL REVIEW THE PLANS AND CONDUCT FIELD INVESTIGATIONS AS REQUIRED TO VERIFY EXISTING CONDITIONS AT THE PROJECT SITE.
- CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.



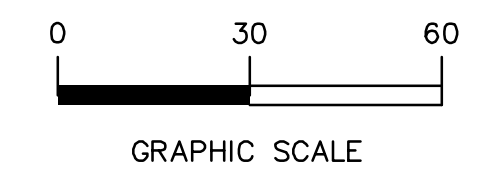
**SEE SHEETS TM-1
AND TM-2 FOR
NOTES AND
LEGENDS**



Know what's below.
Call before you dig.

TENTATIVE MAP
STATION 1300
1300 EL CAMINO REAL MENLO PARK, CA

DRAWN BY	JNC
CHECKED BY	JNC/TRM
PROJECT NO	20160100
DATE	ISSUE
03/29/16	TENTATIVE MAP
08/11/16	PLAN CHECK
11/10/16	PLAN CHECK
12/1/16	PLAN CHECK
01/10/17	PLAN CHECK



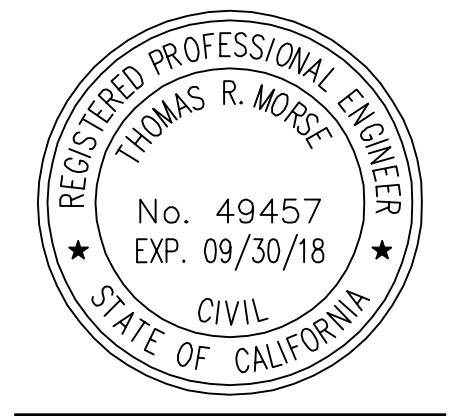
SEE SHEETS TM-1
AND TM-2 FOR
NOTES AND
LEGENDS

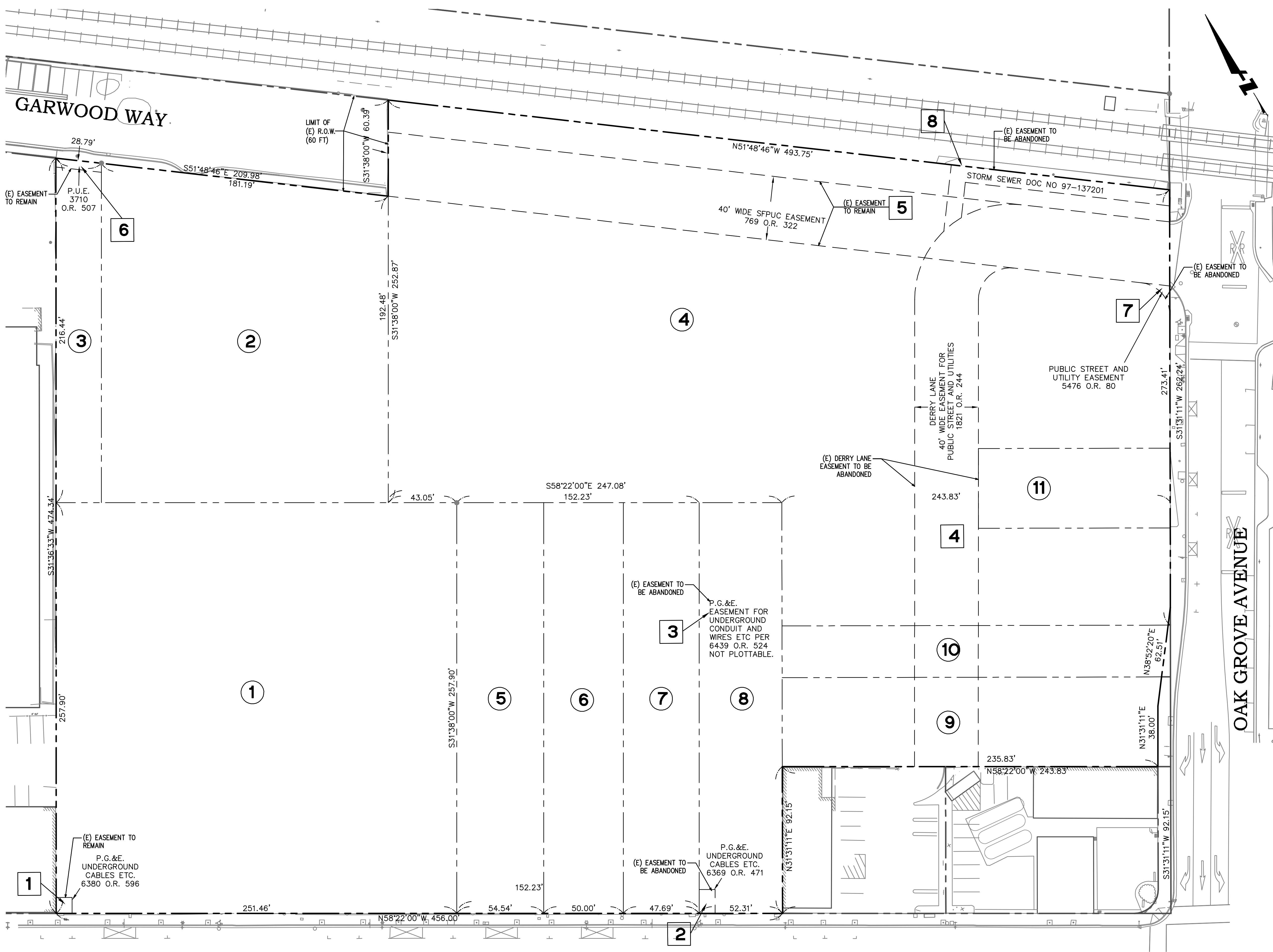


AVERAGE EXISTING GRADE
DIAGRAM

SCALE: AS SHOWN

TM-3.1





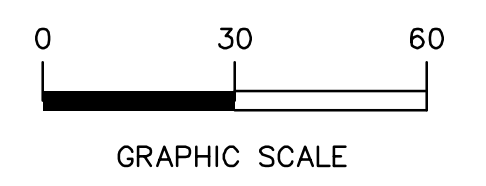
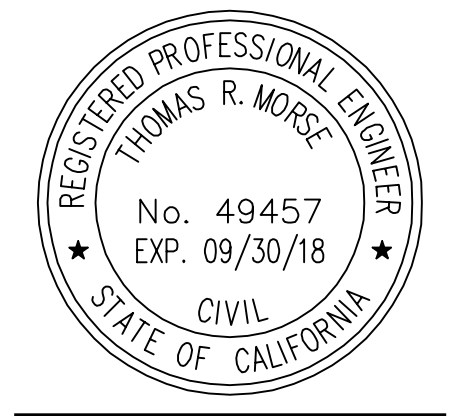
EXISTING CONDITION

EXISTING PRIVATE PARCELS:		
①	DOC# 2012-042839 PARCEL 1	64,864 SF
②	DOC# 2012-042839 PARCEL 2	36,508 SF
③	DOC# 2012-042839 PARCEL 6	6,134 SF
④	DOC# 2012-197414 PARCEL 3	123,023 SF
⑤	DOC# 2012-042839 PARCEL 3	14,066 SF
⑥	DOC# 2012-042839 PARCEL 4	12,895 SF
⑦	DOC# 2012-042839 PARCEL 5	12,298 SF
⑧	DOC# 2012-062171 EXHIBIT A	13,426 SF
⑨	DOC# 2012-197414 PARCEL 1	13,251 SF
⑩	DOC# 2012-197414 PARCEL 2	7,810 SF
⑪	DOC# 2012-197414 PARCEL 4	6,032 SF
TOTAL		310,307 SF

EXISTING EASEMENTS:		
①	PG&E EASEMENT	100 SF
②	PG&E EASEMENT	150 SF
③	PG&E EASEMENT	N/A
④	DERRY LANE EASEMENT	18,270 SF
⑤	SFPUC EASEMENT	19,753 SF
⑥	PUBLIC UTILITY EASEMENT	163 SF
⑦	PUBLIC UTILITY EASEMENT	65 SF
⑧	PUBLIC STORM SEWER EASEMENT	1,652 SF
TOTAL		40,153 SF

DRAWN BY JNC
CHECKED BY JNC/TRM
PROJECT NO 20160100

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03/29/16	TENTATIVE MAP
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12/1/16	PLAN CHECK
01/10/17	PLAN CHECK

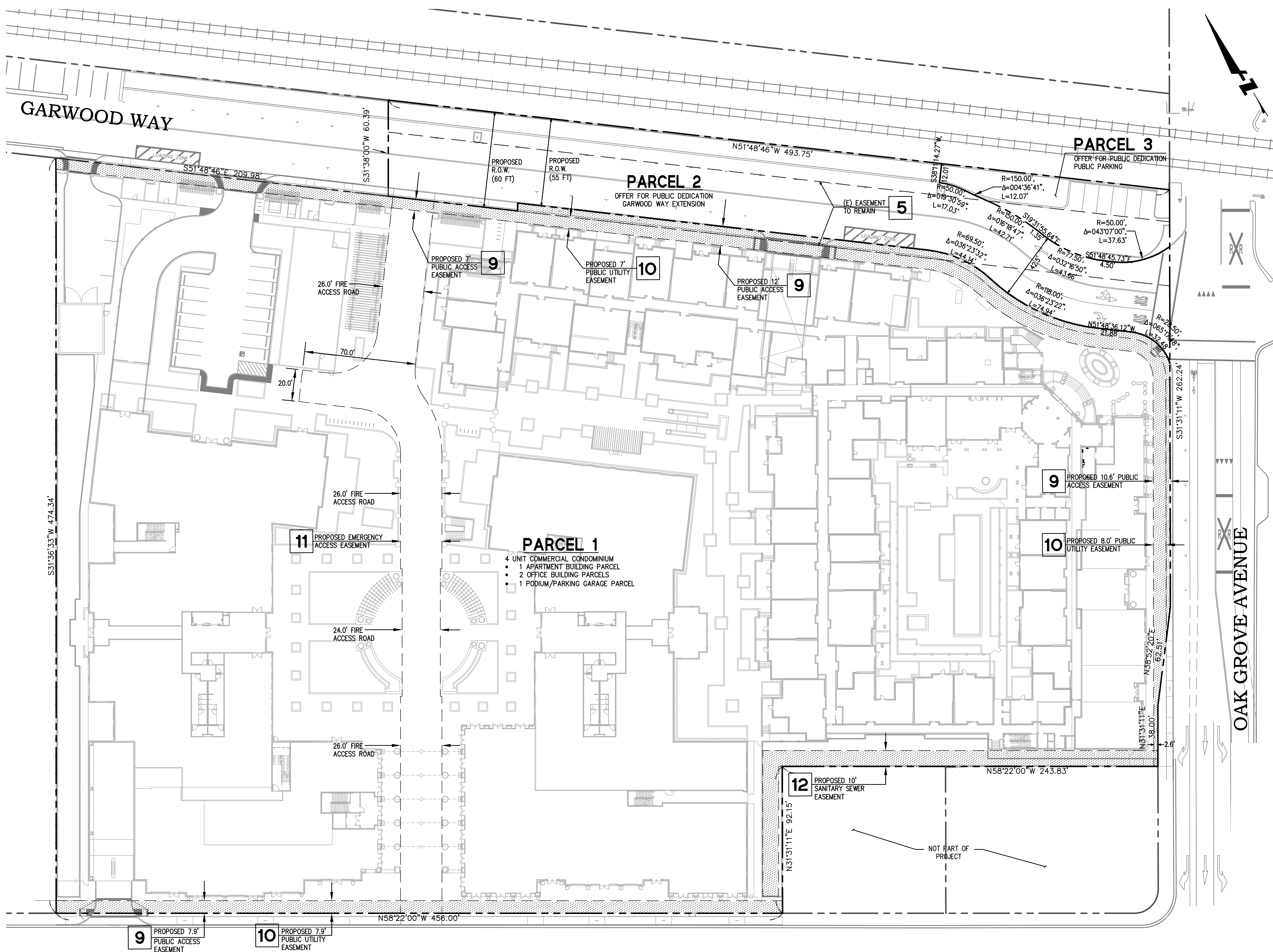


SEE SHEETS TM-1
AND TM-2 FOR
NOTES AND
LEGENDS



EXISTING
PARCELIZATION PLAN

SCALE: AS SHOWN



PROPOSED CONDITION	
PROPOSED PRIVATE PARCEL (PARCEL 1):	
MERGED PARCEL	278,812 SF
TOTAL	278,812 SF
PARCELS DEDICATED AS PUBLIC ROW:	
PARCEL 2	26,455 SF
PARCEL 3	5,040 SF
TOTAL	31,495 SF
PROPOSED EASEMENTS:	
9 PUBLIC ACCESS EASEMENT	12,865 SF
10 PUBLIC UTILITY EASEMENT	10,452 SF
11 EMERGENCY ACCESS EASEMENT	12,796 SF
12 SANITARY SEWER EASEMENT	3,269 SF
TOTAL	39,382 SF
EXISTING EASEMENTS TO REMAIN:	
5 SFPUC EASEMENT	19,753 SF
TOTAL	19,753 SF

TENTATIVE MAP
STATION 1300
1300 EL CAMINO REAL MENLO PARK, CA

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03/29/16	TENTATIVE MAP
08/11/16	PLAN CHECK
11/10/16	PLAN CHECK
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01/10/17	PLAN CHECK

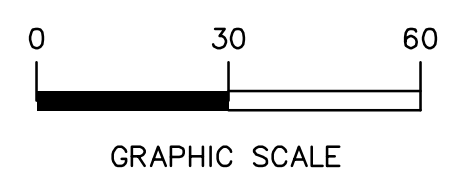


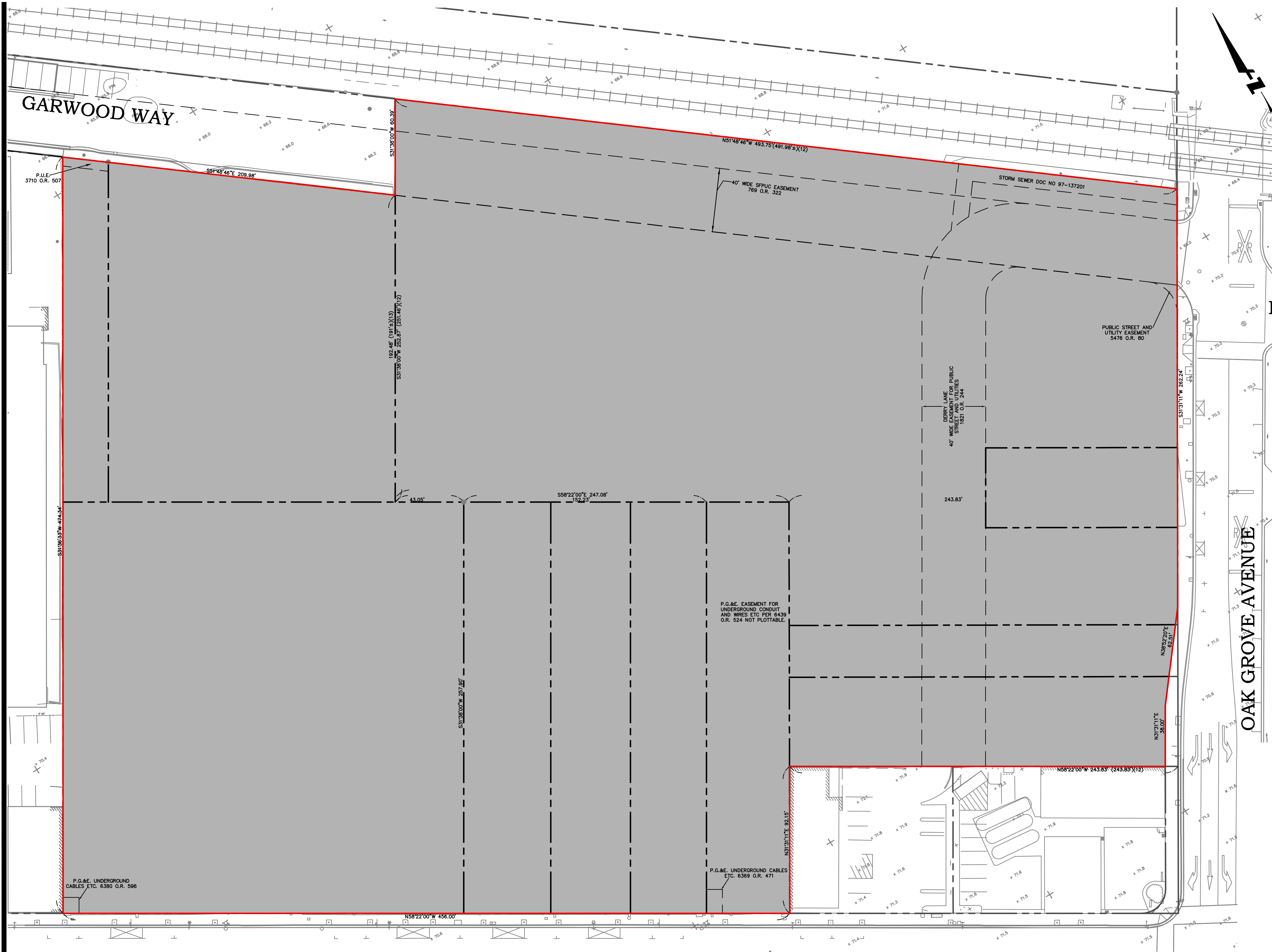
PROPOSED PARCELIZATION PLAN

SCALE: AS SHOWN

TM-4.1

SEE SHEETS TM-1 AND TM-2 FOR NOTES AND LEGENDS





LEGEND

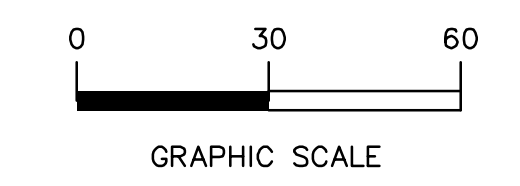
- LOT AREA: 310,307 SF (7.12 AC)
- EXISTING BOUNDARY

**TENTATIVE MAP
 STATION 1300
 1300 EL CAMINO REAL MENLO PARK, CA**

DRAWN BY	JNC
CHECKED BY	JNC/TRM
PROJECT NO	20160100
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03/29/16	TENTATIVE MAP
08/11/16	PLAN CHECK
11/10/16	PLAN CHECK
12/1/16	PLAN CHECK
01/10/17	PLAN CHECK



LOT AREA EXHIBIT #1

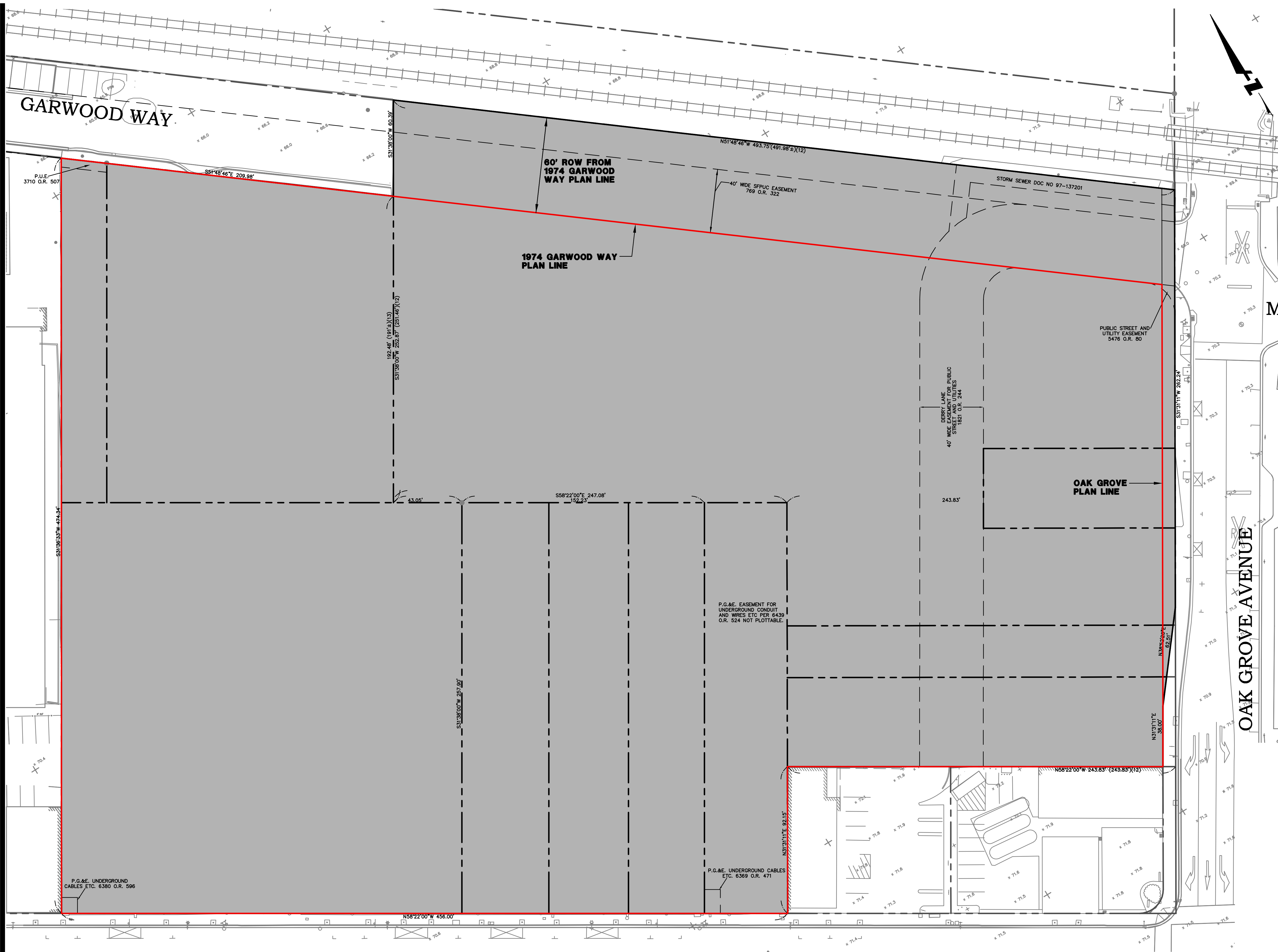


**SEE SHEETS TM-1
 AND TM-2 FOR
 NOTES AND
 LEGENDS**



SCALE: AS SHOWN

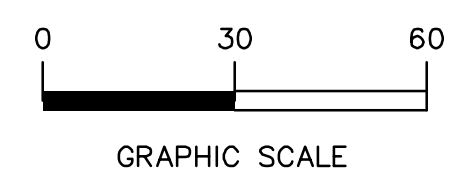
TM-5



MERRILL ST

OAK GROVE AVENUE

EL CAMINO REAL



SEE SHEETS TM-1
 AND TM-2 FOR
 NOTES AND
 LEGENDS



TENTATIVE MAP
 STATION 1300
 1300 EL CAMINO REAL MENLO PARK, CA

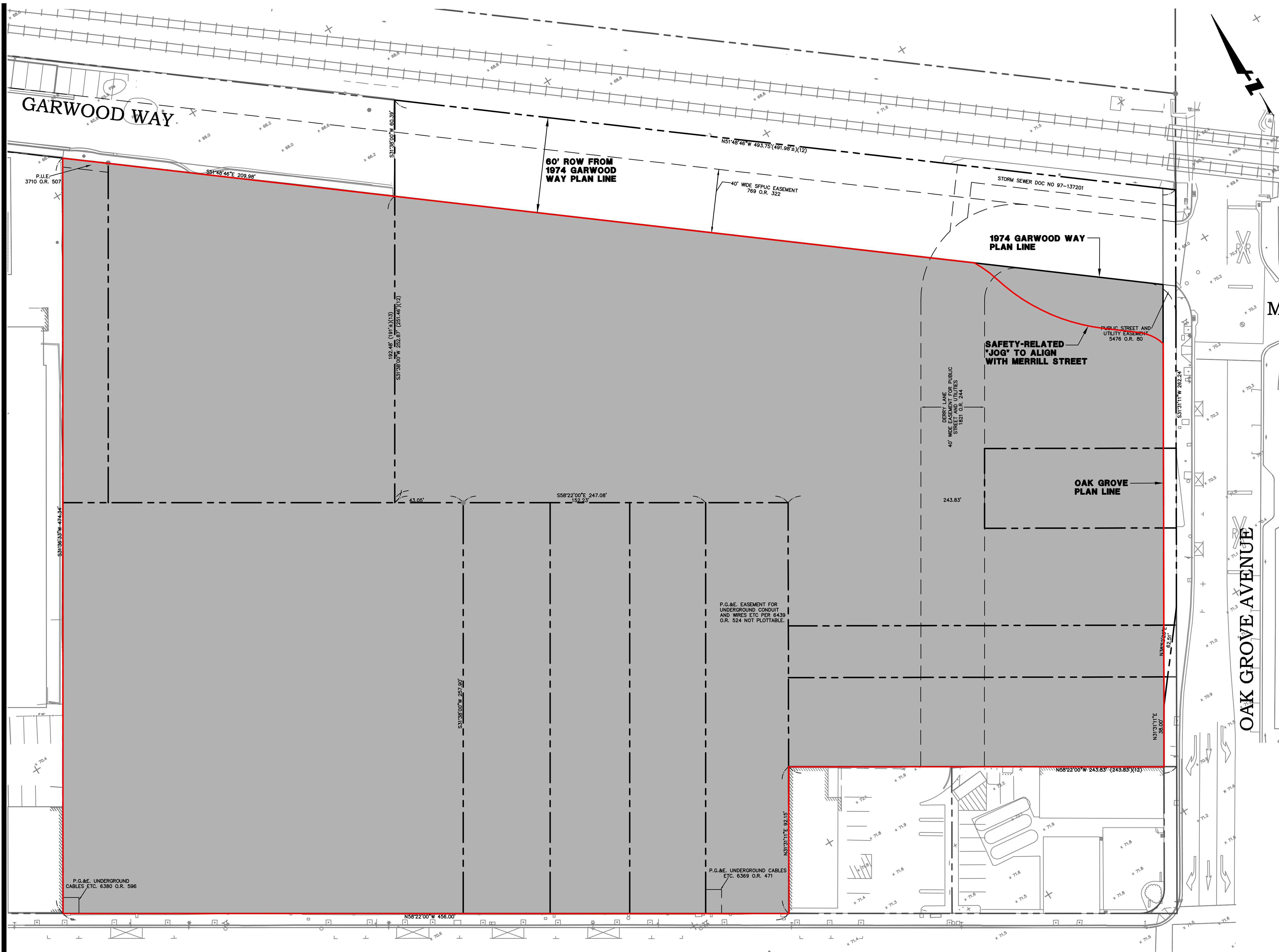
DATE	ISSUE
03/29/16	TENTATIVE MAP
08/11/16	PLAN CHECK
11/10/16	PLAN CHECK
12/1/16	PLAN CHECK
01/10/17	PLAN CHECK



LOT AREA EXHIBIT #2

SCALE: AS SHOWN

TM-5.1



- LEGEND**
- LOT AREA: 278,812 SF (6.40 AC)
 - WITH DERRY LANE ABANDONMENT
 - WITH OAK GROVE PLAN LINE DEDICATION
 - WITH 1974 GARWOOD WAY PLAN LINE DEDICATION (60' RIGHT-OF-WAY)
 - LOT AREA: 275,897 SF (6.33 AC)
 - WITH DERRY LANE ABANDONMENT
 - WITH OAK GROVE PLAN LINE DEDICATION
 - WITH 1974 GARWOOD WAY PLAN LINE DEDICATION (60' RIGHT-OF-WAY)
 - WITH SAFETY-RELATED "JOG" TO ALIGN WITH MERRILL STREET

**TENTATIVE MAP
 STATION 1300
 1300 EL CAMINO REAL MENLO PARK, CA**

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CHECKED BY	JNC/TRM
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DATE	ISSUE
03/29/16	TENTATIVE MAP
08/11/16	PLAN CHECK
11/10/16	PLAN CHECK
12/1/16	PLAN CHECK
01/10/17	PLAN CHECK

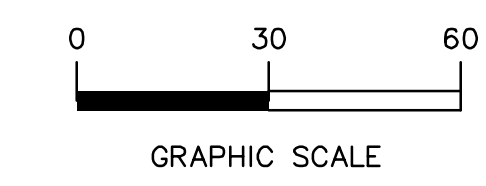


LOT AREA EXHIBIT #3

SCALE: AS SHOWN

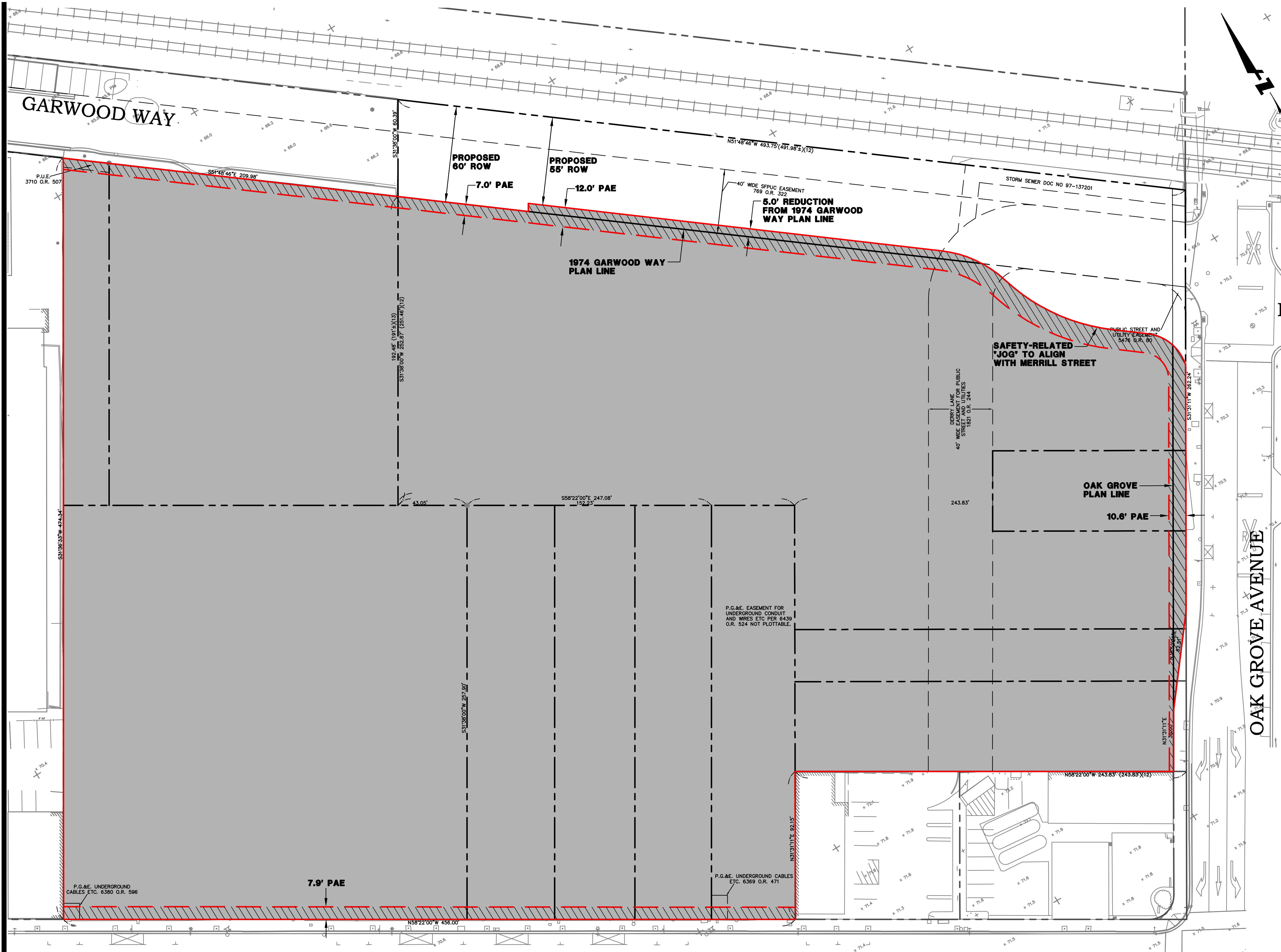
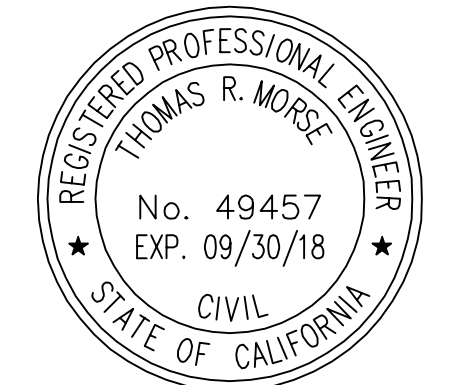
TM-5.2

EL CAMINO REAL



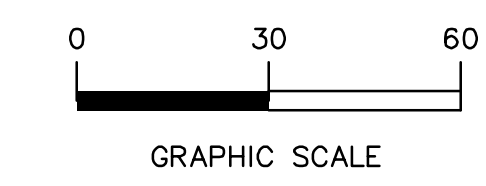
**SEE SHEETS TM-1
 AND TM-2 FOR
 NOTES AND
 LEGENDS**





LEGEND

- LOT AREA: 275,897 SF (6.33 AC)
 - WITH DERRY LANE ABANDONMENT
 - WITH OAK GROVE PLAN LINE DEDICATION
 - WITH 1974 GARWOOD WAY PLAN LINE DEDICATION (60' RIGHT-OF-WAY)
 - WITH SAFETY-RELATED "JOG" TO ALIGN WITH MERRILL STREET
- LOT AREA: 278,812 SF (6.40 AC)
 - WITH DERRY LANE ABANDONMENT
 - EXCLUDES OAK GROVE PLAN LINE DEDICATION (RESERVE 10.6' WIDE PAE)
 - WITH REVISED 1974 GARWOOD WAY PLAN LINE DEDICATION (55' RIGHT-OF-WAY)
 - WITH SAFETY-RELATED "JOG" TO ALIGN WITH MERRILL STREET
- PUBLIC ACCESS EASEMENT AREA
12,865 SF (0.30 AC)



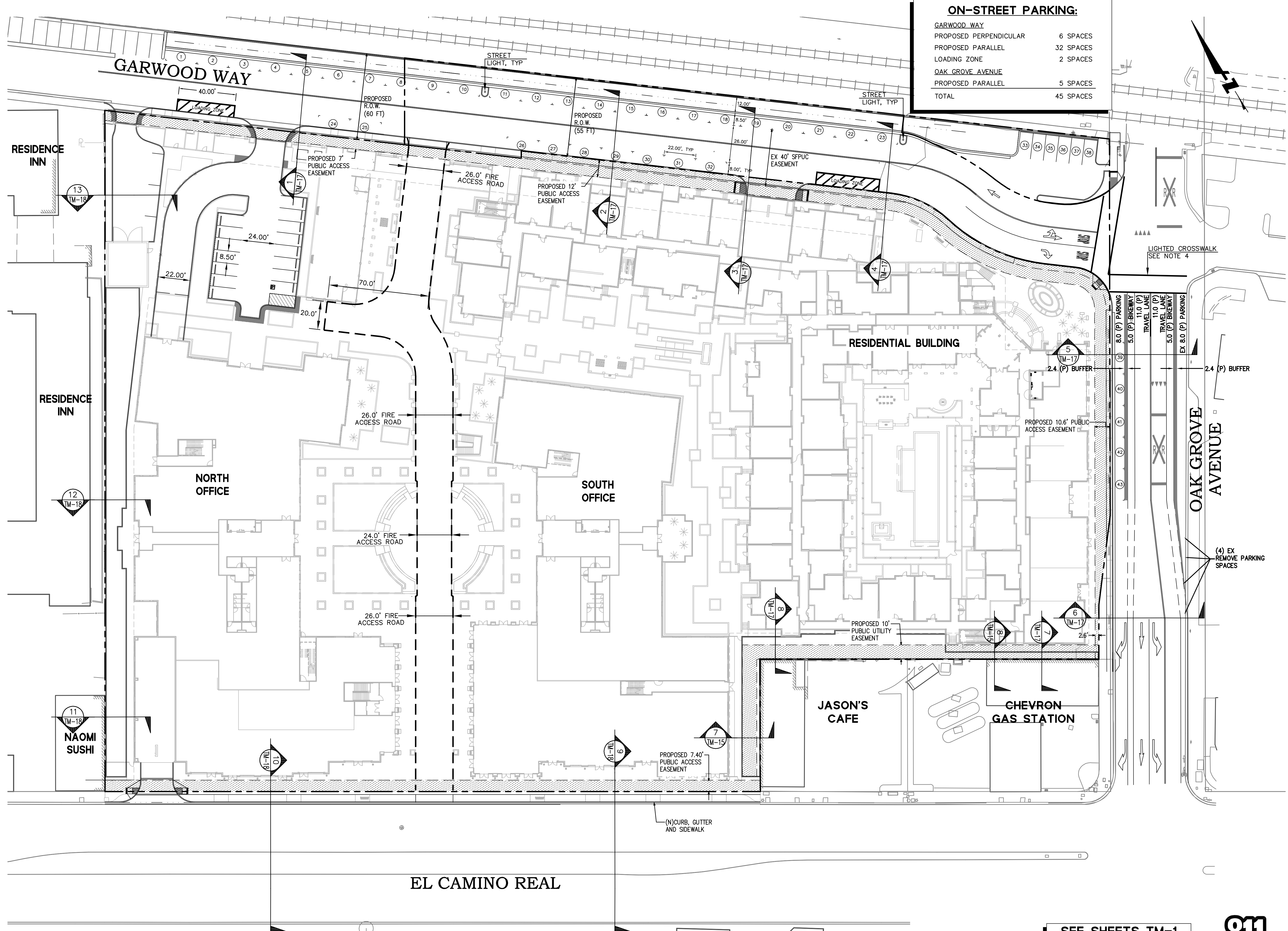
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EL CAMINO REAL

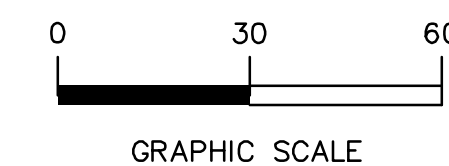
ON-STREET PARKING:

GARWOOD WAY	
PROPOSED PERPENDICULAR	6 SPACES
PROPOSED PARALLEL	32 SPACES
LOADING ZONE	2 SPACES
OAK GROVE AVENUE	
PROPOSED PARALLEL	5 SPACES
TOTAL	45 SPACES



NOTES:

- THE CITY OF MENLO PARK IS DEVELOPING A TRIAL BIKE IMPROVEMENTS PROJECT ALONG OAK GROVE AVENUE THAT IS EXPECTED TO BE IMPLEMENTED IN SPRING 2017 AND TO BE IN PLACE FOR A YEAR. THE BIKE LANES ON OAK GROVE AVENUE WILL NEED TO BE MAINTAINED DURING THE TRIAL PERIOD.
- COMPLETE REDEVELOPMENT OF THE SITE WILL REQUIRE RECONSTRUCTION OF FRONTAGE IMPROVEMENTS ON EL CAMINO REAL, OAK GROVE AVENUE, AND GARWOOD WAY. FRONTAGE IMPROVEMENTS ON STREETS TO BE CONSTRUCTED USING MENLO PARK STANDARD DETAILS AND TO THE SATISFACTION OF THE CITY ENGINEER.
- PROJECT IS RESPONSIBLE FOR 3" GRIND AND OVERLAY AND AC OVERLAY ALONG OAK GROVE AVENUE (CURB TO CURB) EXTENDING FROM THE RAILROAD RIGHT-OF-WAY TO EL CAMINO REAL.
- REPLACE LIGHTED CROSSWALK AT OAK GROVE AVENUE & GARWOOD WAY INTERSECTION TO MATCH EXISTING CROSSWALK LIGHTING CONDITION.



SEE SHEETS TM-1
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LEGENDS

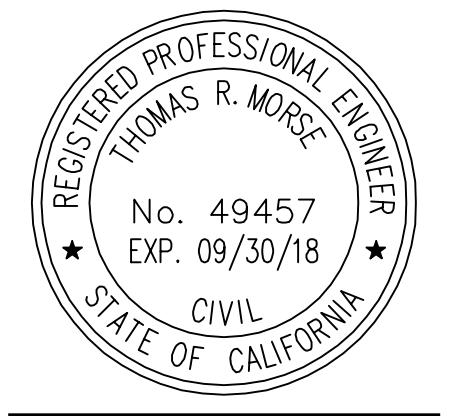


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TENTATIVE MAP
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PROJECT NO 20160100

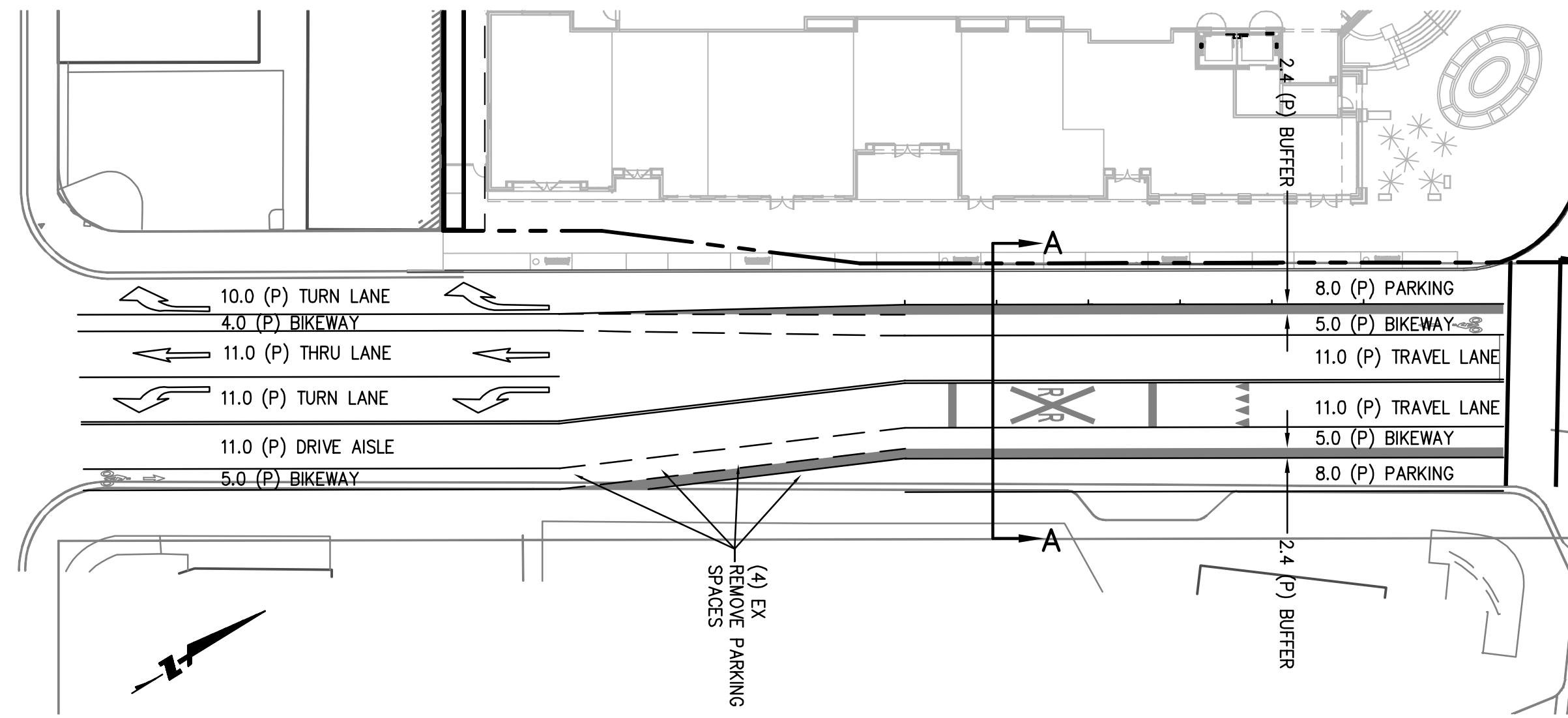
DATE ISSUE
03/29/16 TENTATIVE MAP
08/11/16 PLAN CHECK
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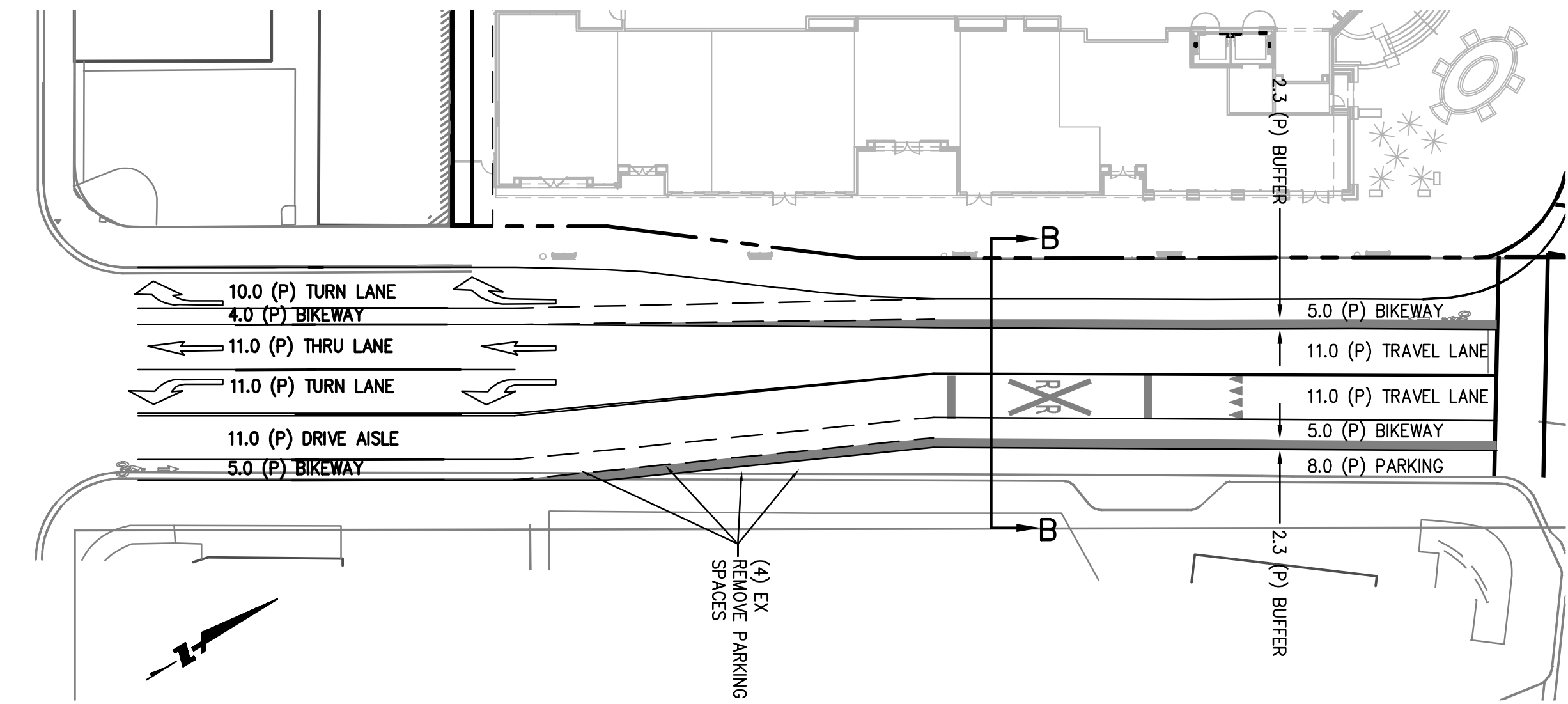
OAK GROVE AVENUE
LANE CONFIGURATIONS

SCALE: AS SHOWN

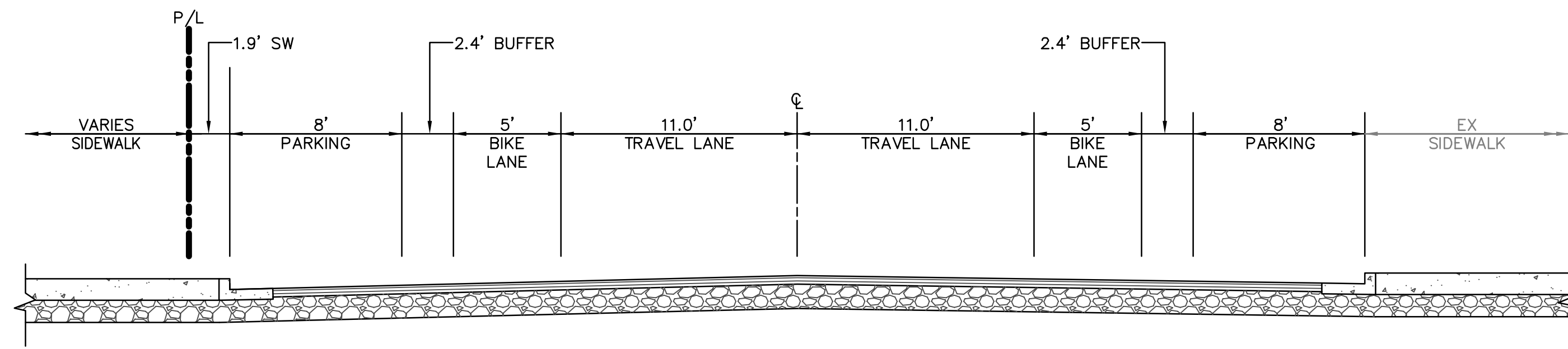
TM-6.1



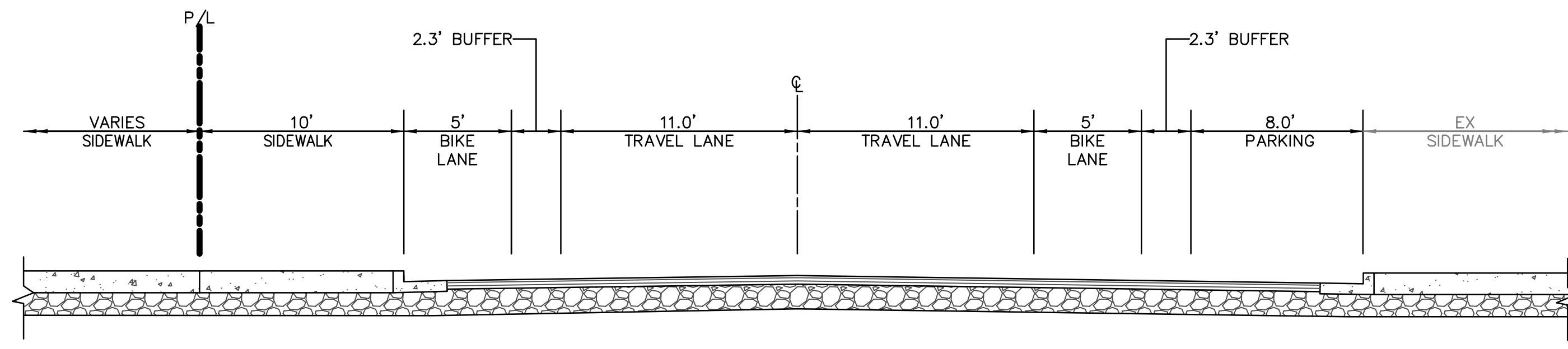
PLAN VIEW - PROJECT PROPOSAL
SCALE: 1"=30'



PLAN VIEW - ALTERNATIVE PROPOSAL
SCALE: 1"=30'



CROSS SECTION A-A
SCALE: 1"=5'



CROSS SECTION B-B
SCALE: 1"=5'

TENTATIVE MAP
 STATION 1300
 1300 EL CAMINO REAL MENLO PARK, CA

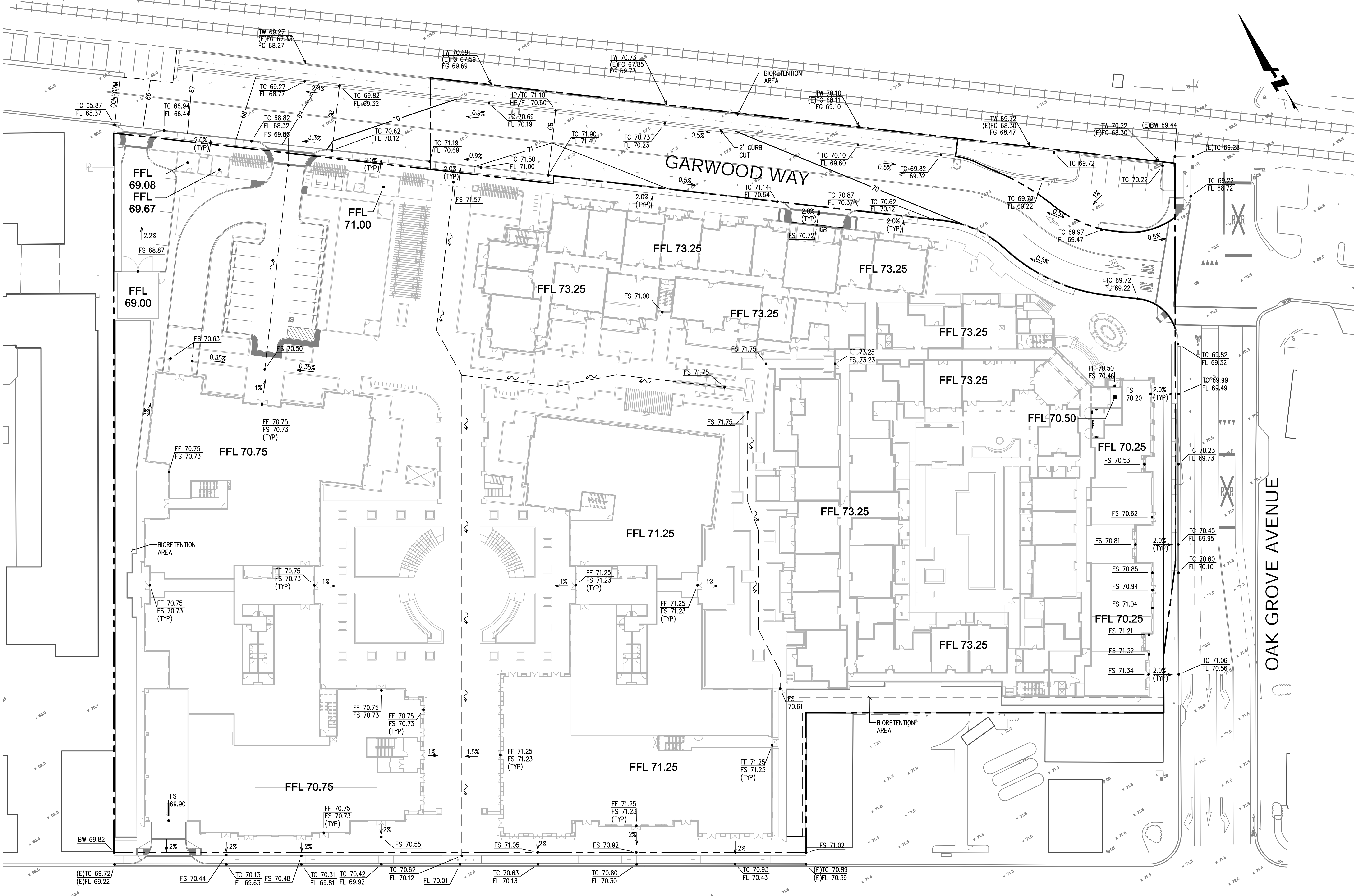
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 DATE ISSUE

03/29/16 TENTATIVE MAP
 08/11/16 PLAN CHECK
 11/10/16 PLAN CHECK
 12/1/16 PLAN CHECK
 01/10/17 PLAN CHECK



PRELIMINARY
 GRADING PLAN

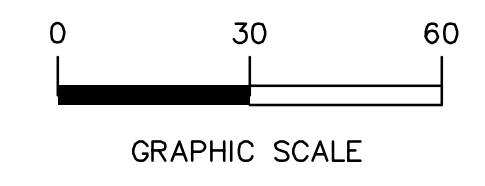
SCALE: AS SHOWN



PUD EARTHWORK QUANTITIES:

BUILDINGS	CUT	195,000 C.Y.
	FILL	0 C.Y.
PAVEMENT	CUT	0 C.Y.
	FILL	2,700 C.Y.
BALANCE 192,300 C.Y. (EXPORT)		

- NOTES:**
- DRAINAGE WITHIN THE PODIUM FOOTPRINT WILL BE COLLECTED BY DRAINS AT THE TOP OF SLAB ELEVATION. PODIUM DRAINS WILL BE LOCATED WITHIN THE COLUMN GRIDS AND THE PODIUM SLAB WILL BE SLOPED AT 2% MINIMUM TOWARDS THE DRAIN. THE FINISHED SURFACE WILL CONSIST OF GRAVEL-SET PAVERS GRADED TO BE RELATIVELY FLAT THAT WILL ALLOW SURFACE FLOW TO PERCOLATE TO THE PODIUM DRAINS.
 - DRAINAGE OUTSIDE THE PODIUM FOOTPRINT WILL EITHER SHEET FLOW TO ADJACENT BIOTREATMENT AREAS OR TO THE FRONTING STREETS. STREET FRONTAGES WILL BE SLOPED TO PROVIDE A 2% MINIMUM SLOPE AWAY FROM THE BUILDINGS.

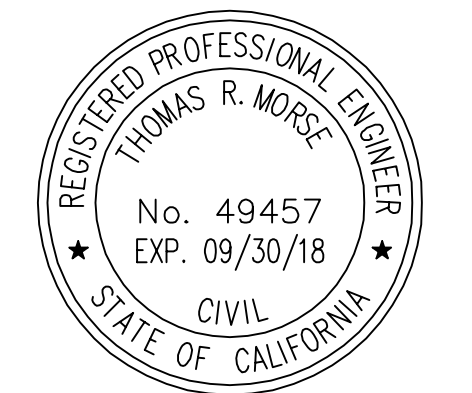


SEE SHEETS TM-1
 AND TM-2 FOR
 NOTES AND
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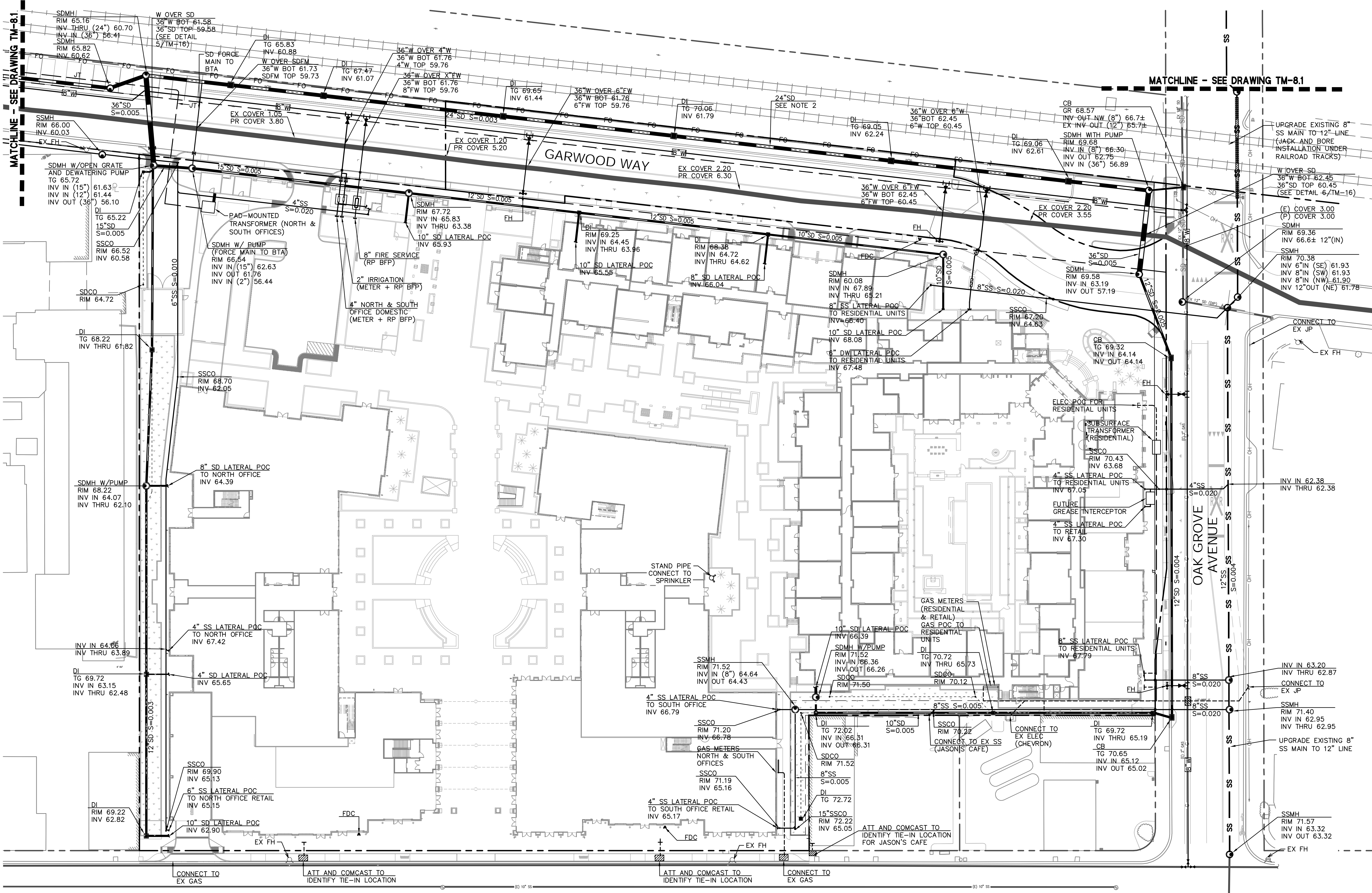


TENTATIVE MAP
 STATION 1300
 1300 EL CAMINO REAL MENLO PARK, CA

DATE	ISSUE
03/29/16	TENTATIVE MAP
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11/10/16	PLAN CHECK
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01/10/17	PLAN CHECK



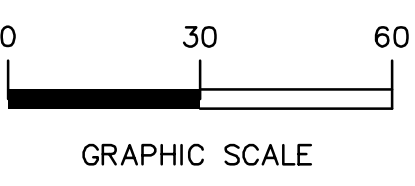
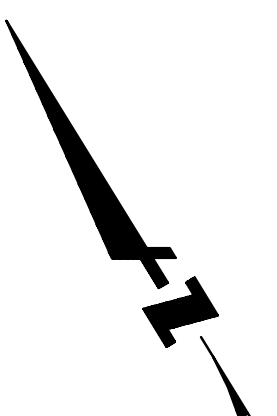
PRELIMINARY UTILITY PLAN



EL CAMINO REAL

NOTE
 1. THERE ARE EXISTING UTILITIES WITHIN DERRY LANE CURRENTLY SERVING JASON'S CAFE AND CHEVRON THAT WILL NEED TO REMAIN UNTIL THE NEW SERVICES ARE CONSTRUCTED BEHIND JASON'S CAFE AND CHEVRON. THESE NEW SERVICES INCLUDE SEWER AND TELECOMMUNICATIONS FOR JASON'S CAFE AND ELECTRICAL FOR CHEVRON. SINCE THE FINAL MAP WILL VACATE THE DERRY LANE EASEMENT AND CREATE THE NEW PUE BEHIND JASON'S CAFE AND CHEVRON, THERE WILL BE A PERIOD OF TIME WHERE THE EXISTING UTILITIES WITHIN DERRY LANE ARE NOT WITHIN AN EASEMENT. A TEMPORARY PRIVATE UTILITY EASEMENT BETWEEN THE DEVELOPER AND THE APPROPRIATE UTILITY AGENCIES WILL BE CREATED OVER THE EXISTING DERRY LANE EASEMENT LIMITS TO ALLOW PUBLIC, SEWER, TELECOMMUNICATIONS, AND ELECTRICAL SERVICES TO REMAIN IN PLACE WHILE THE NEW SERVICES ARE BEING CONSTRUCTED.

2. STORM DRAIN SYSTEM PARALLEL TO GARWOOD WAY TO BE OWNED BY THE CITY OF MENLO PARK AND MAINTAINED BY THE DEVELOPMENT.



SEE SHEETS TM-1
 AND TM-2 FOR
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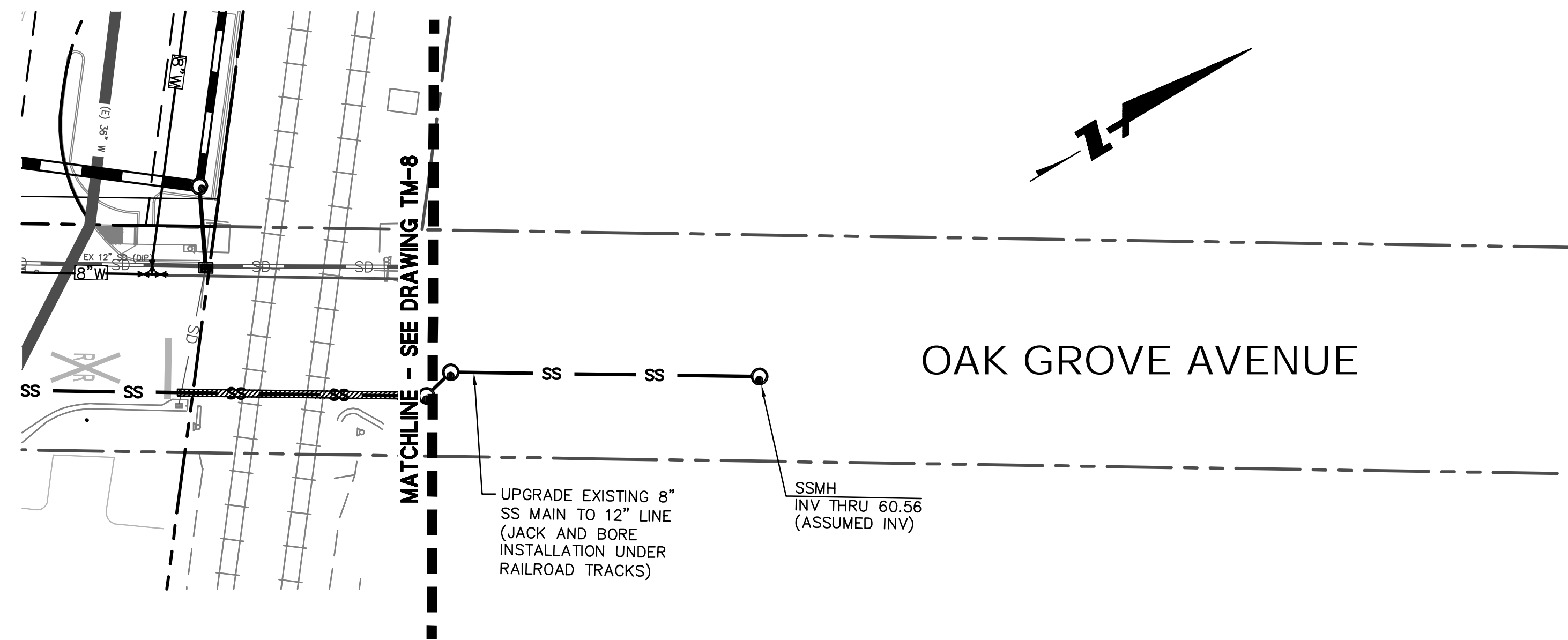
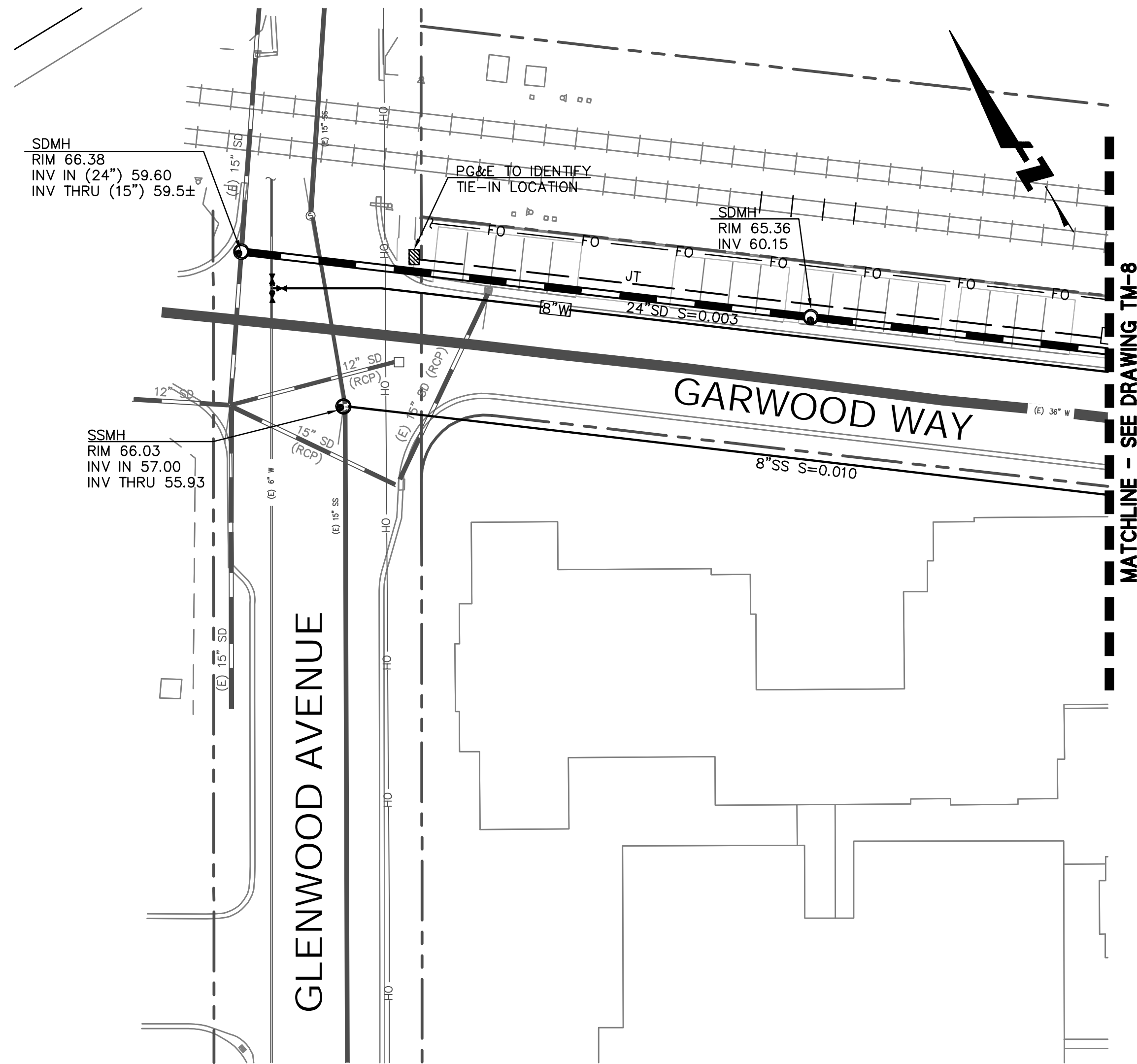


SCALE: AS SHOWN

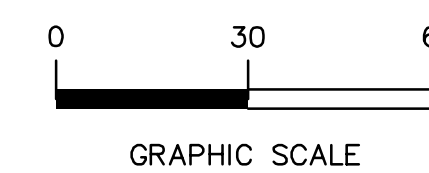
TENTATIVE MAP
STATION 1300
1300 EL CAMINO REAL MENLO PARK, CA

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NOTE
1. REFER TO TM-8 FOR UTILITY NOTES.

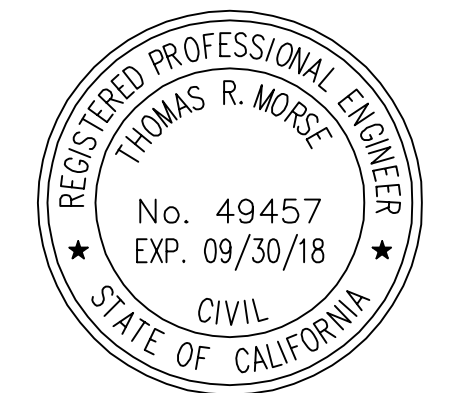


SEE SHEETS TM-1
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SCALE: AS SHOWN

TM-8.1



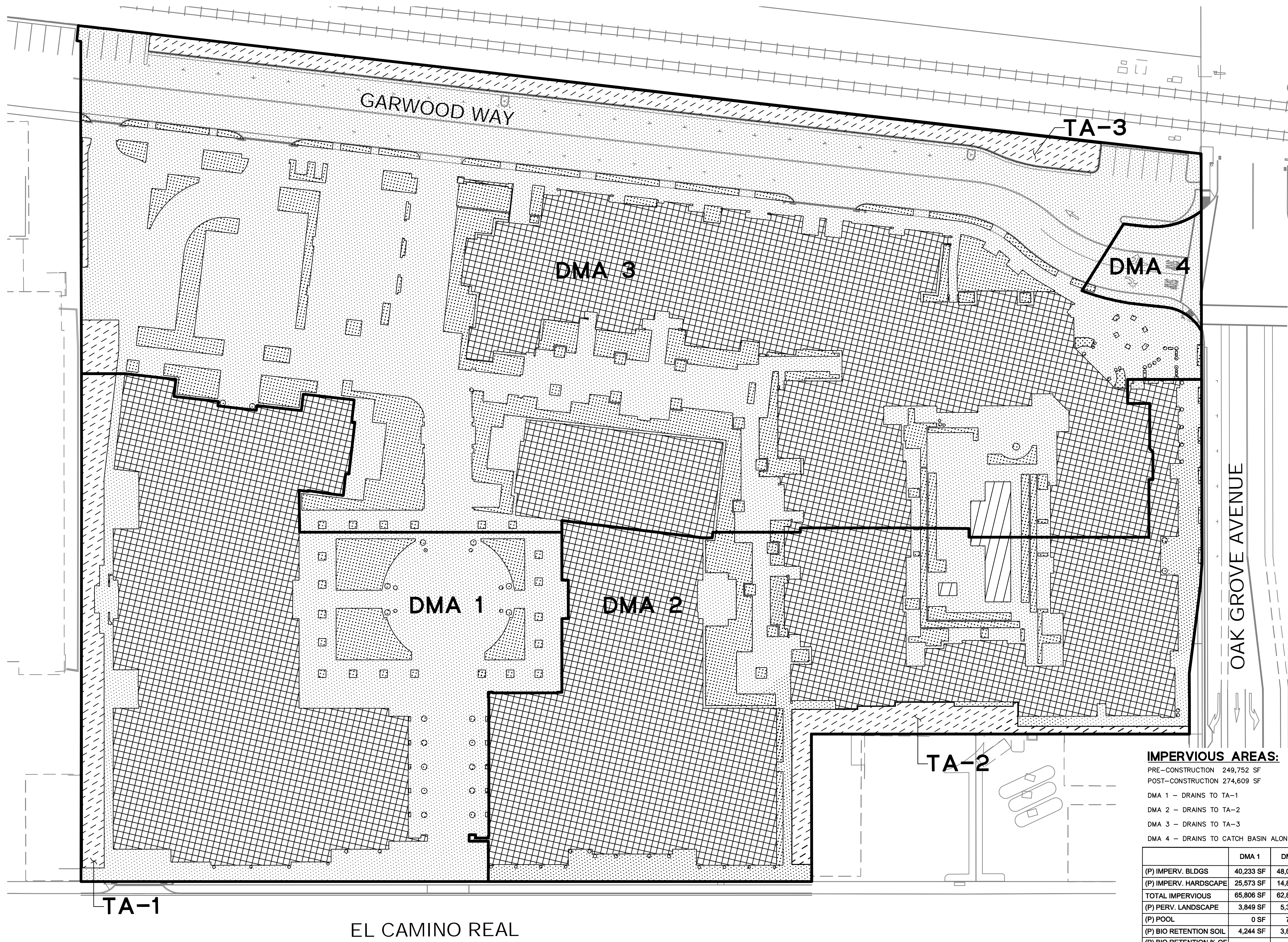
PRELIMINARY UTILITY PLAN

DATE	ISSUE
03/29/16	TENTATIVE MAP
08/11/16	PLAN CHECK
11/10/16	PLAN CHECK
12/1/16	PLAN CHECK
01/10/17	PLAN CHECK



PRELIMINARY
 STORMWATER CONTROL PLAN

SCALE: AS SHOWN



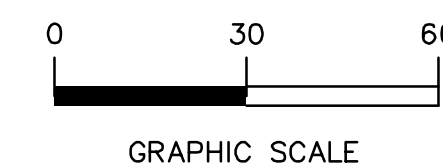
HATCH LEGEND:

- TREATMENT AREA
- BUILDING
- HARDSCAPE
- LANDSCAPE
- POOL

IMPERVIOUS AREAS:

PRE-CONSTRUCTION 249,752 SF
 POST-CONSTRUCTION 274,609 SF
 DMA 1 - DRAINS TO TA-1
 DMA 2 - DRAINS TO TA-2
 DMA 3 - DRAINS TO TA-3
 DMA 4 - DRAINS TO CATCH BASIN ALONG OAK GROVE AVE

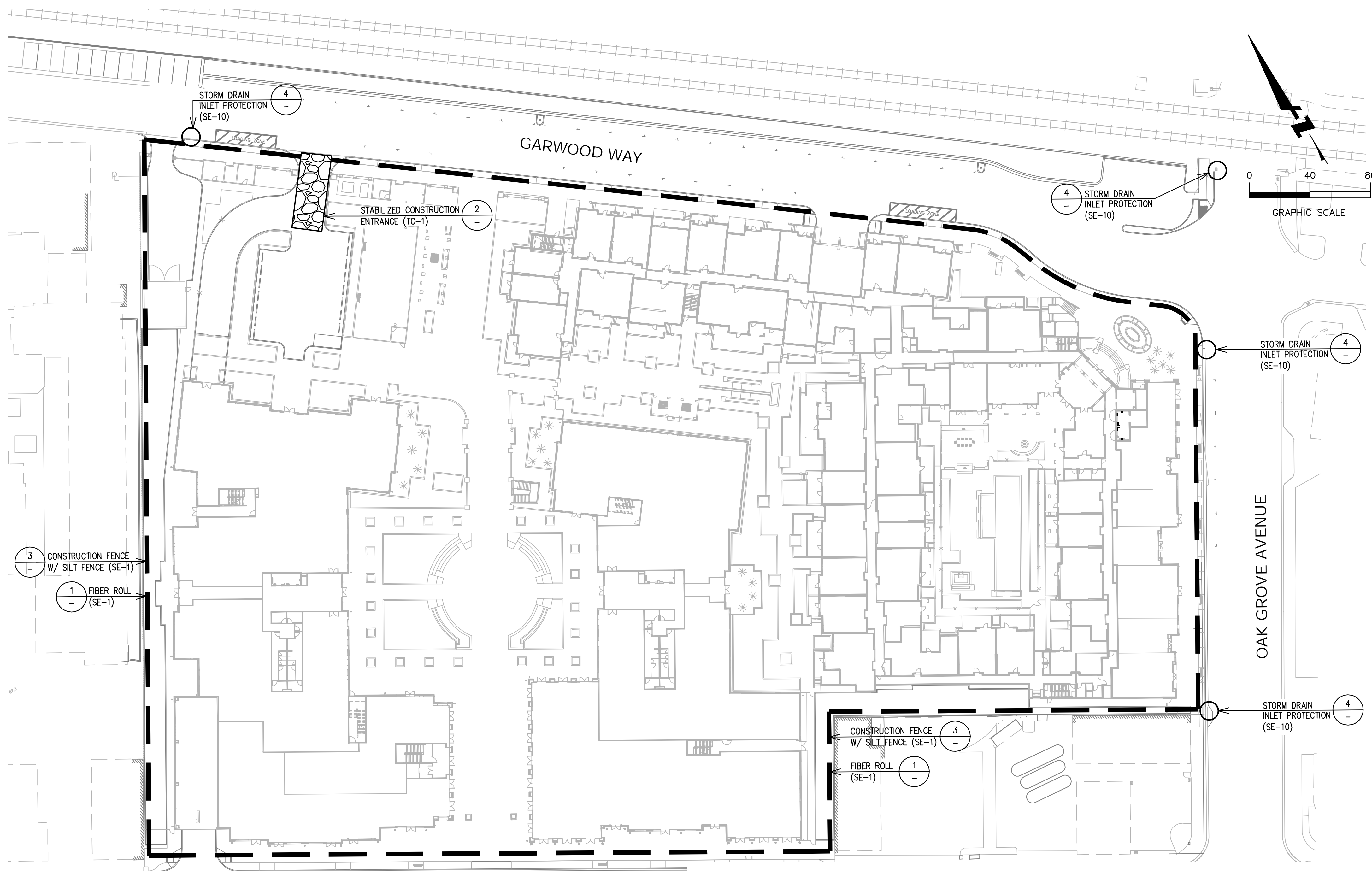
	DMA 1	DMA 2	DMA 3	DMA 4	TOTAL AREA
(P) IMPERV. BLDGS	40,233 SF	48,062 SF	50,017 SF	0 SF	138,312 SF
(P) IMPERV. HARDSCAPE	25,573 SF	14,834 SF	92,464 SF	3,231 SF	136,062 SF
TOTAL IMPERVIOUS	65,806 SF	62,896 SF	142,481 SF	3,231 SF	274,414 SF
(P) PERV. LANDSCAPE	3,849 SF	5,333 SF	21,744 SF	27 SF	30,953 SF
(P) POOL	0 SF	756 SF	787 SF	0 SF	1,543 SF
(P) BIO RETENTION SOIL	4,244 SF	3,806 SF	7,800 SF	0 SF	15,850 SF
(P) BIO RETENTION % OF IMPERVIOUS	6.4%	6.4%	5.5%	0.0%	5.8%
TOTAL AREA	73,899 SF	72,791 SF	172,812 SF	3,258 SF	322,760 SF
DETENTION REQUIRED	-202 CF	-341 CF	1044 CF	-1 CF	
DETENTION PROVIDED	2,142 CF	3,783 CF	1,903 CF	0 CF	



**SEE SHEETS TM-1
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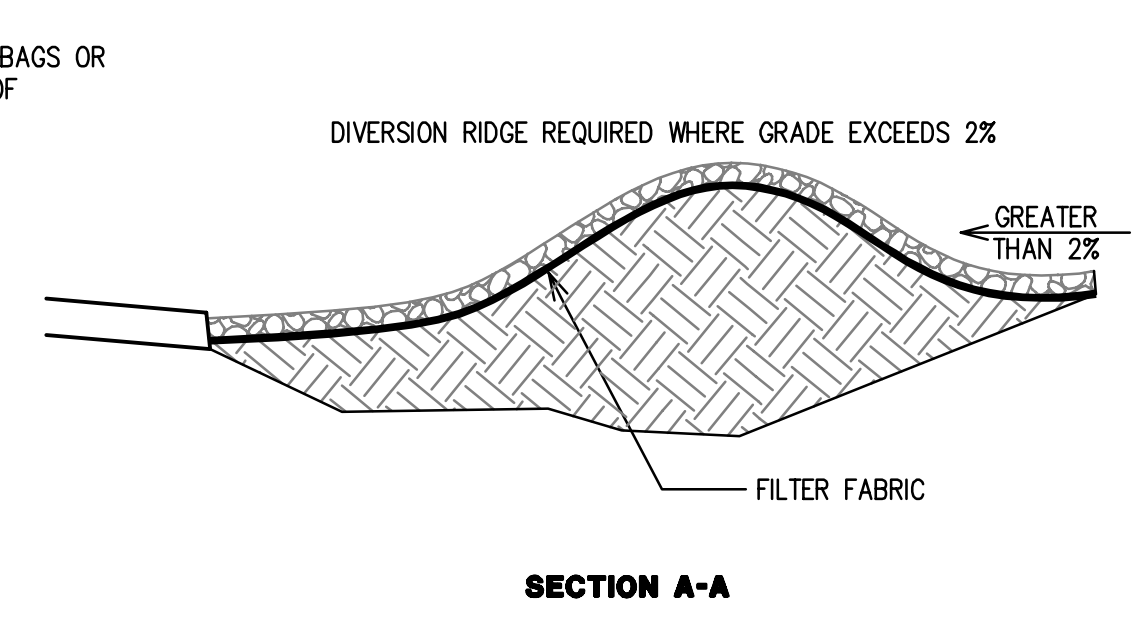
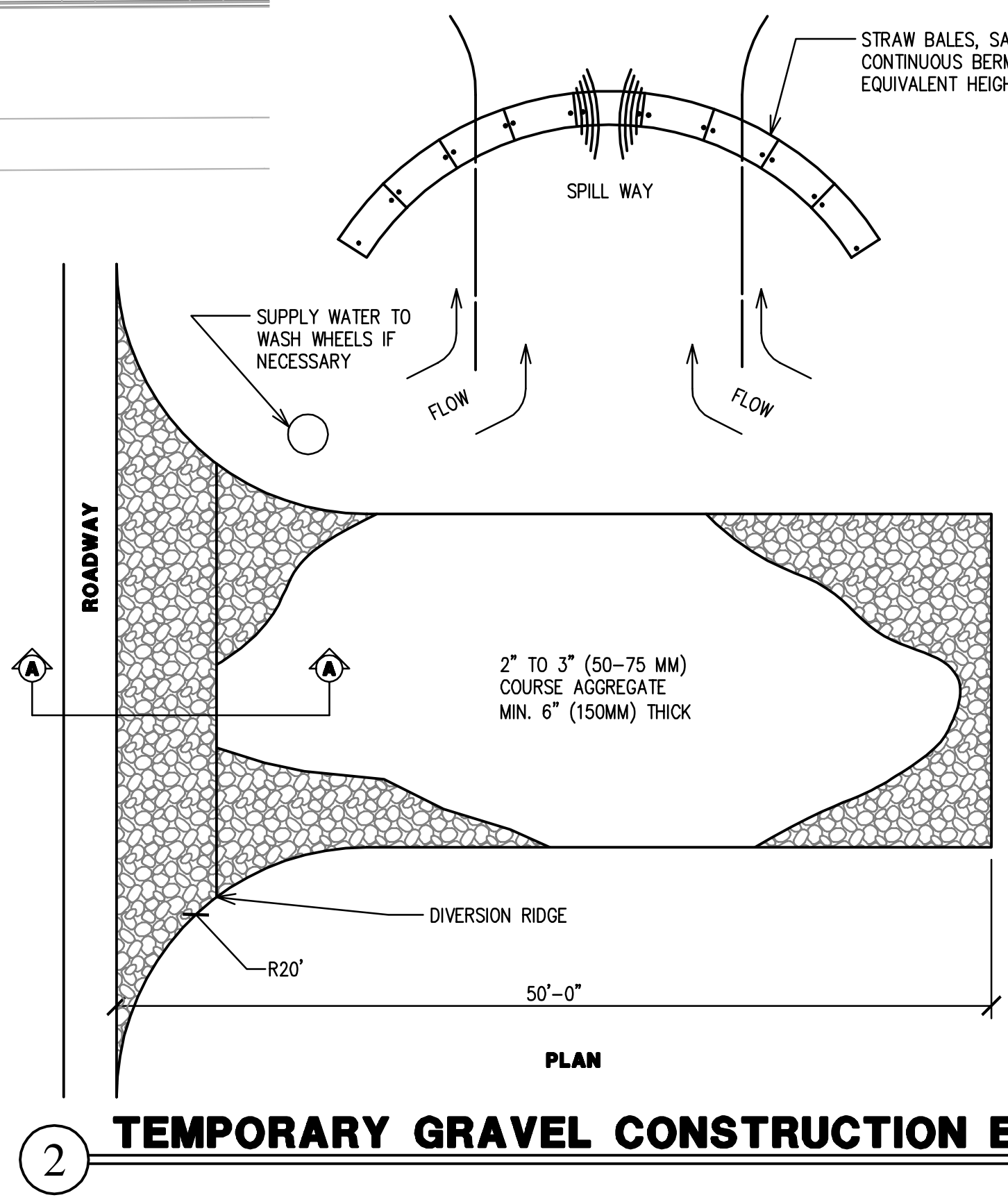
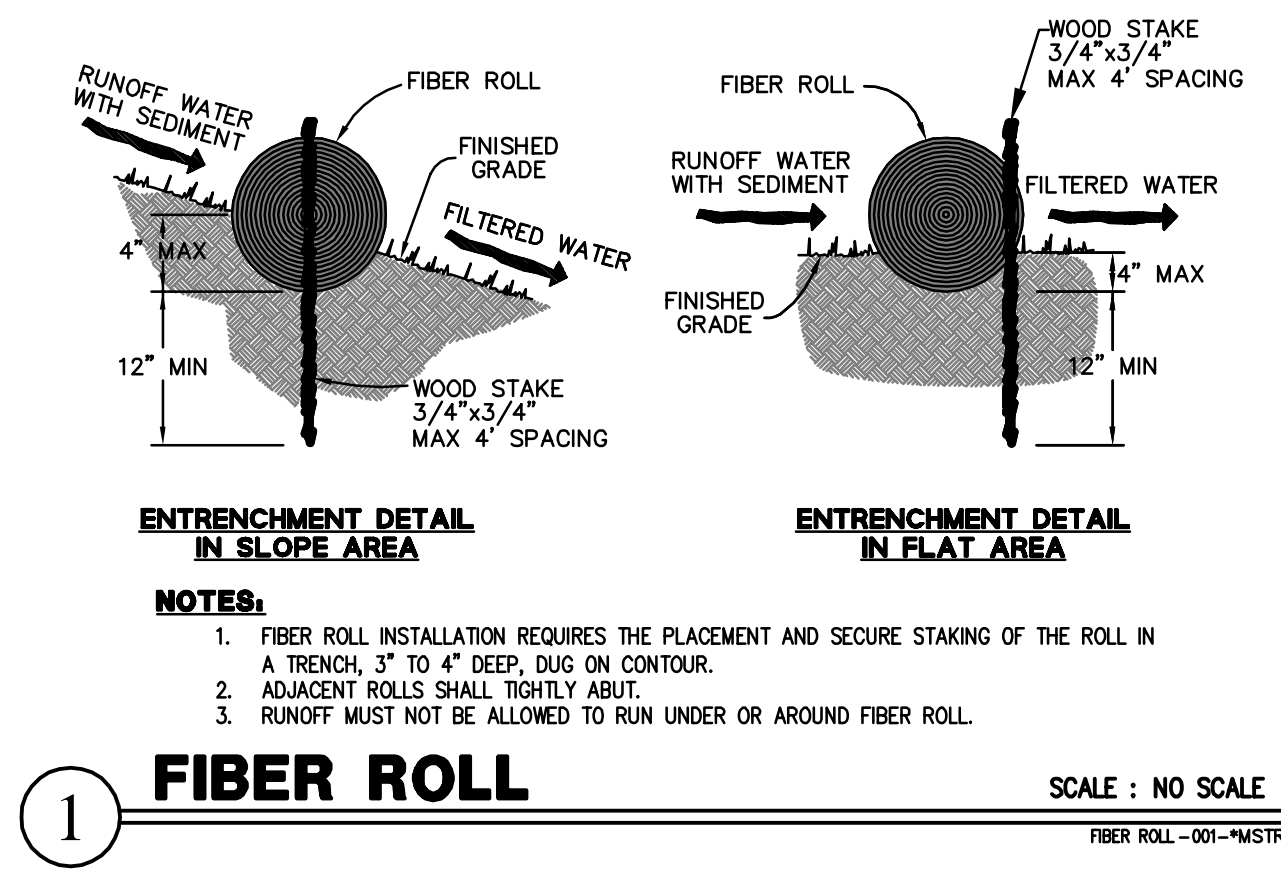
Know what's below.
 Call before you dig.



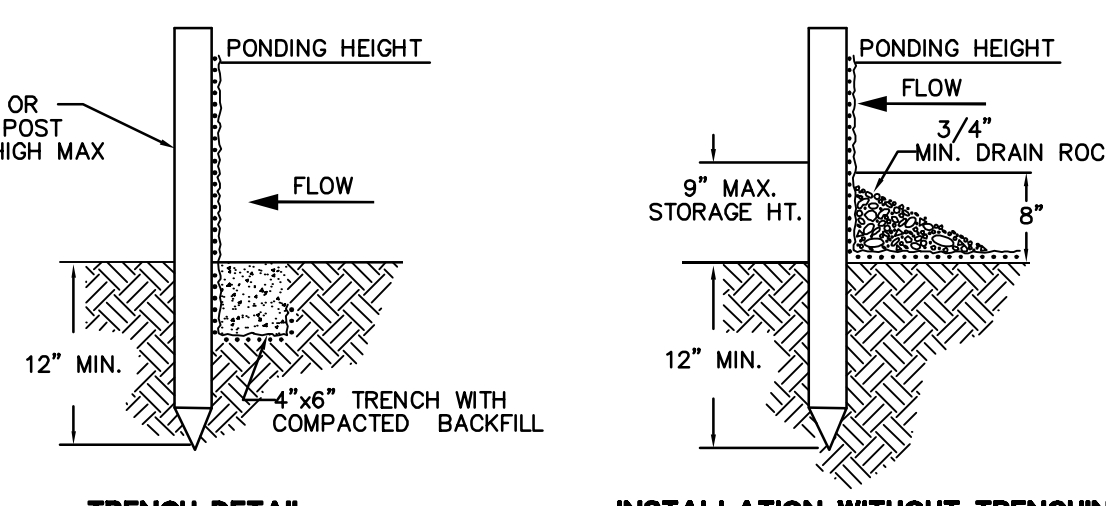
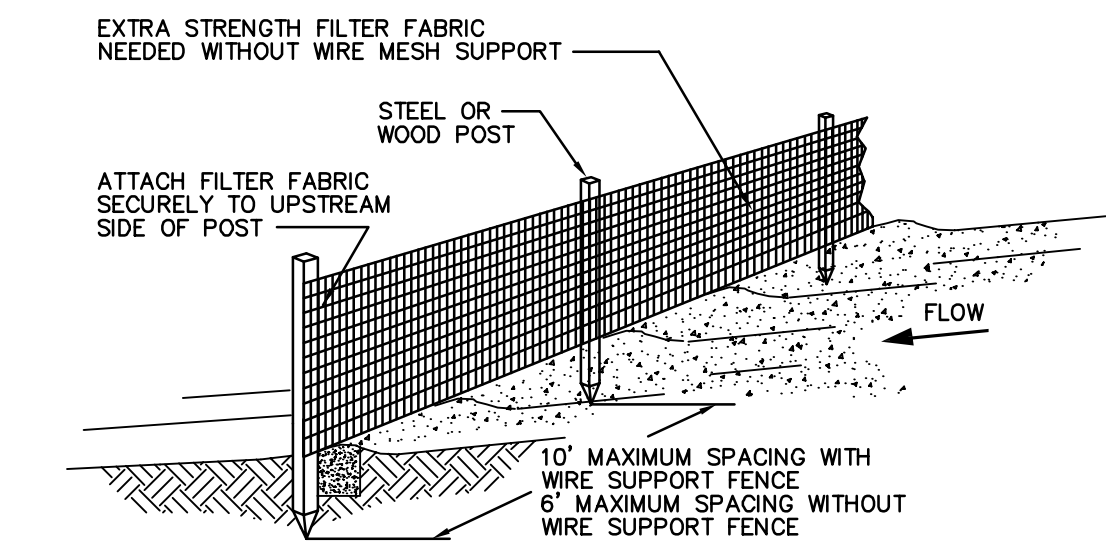
OAK GROVE AVENUE

EL CAMINO REAL

GENERAL NOTES:
 1. EROSION CONTROL MEASURES MUST BE IN PLACE, AT A MINIMUM, FOR THE LENGTH OF THE RAINING SEASON (OCTOBER 1 - APRIL 30).

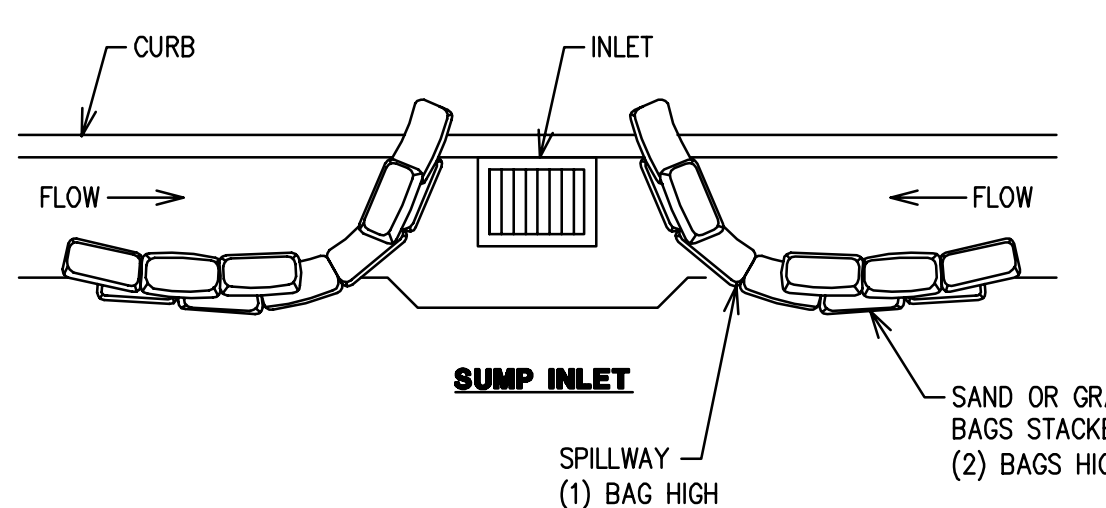
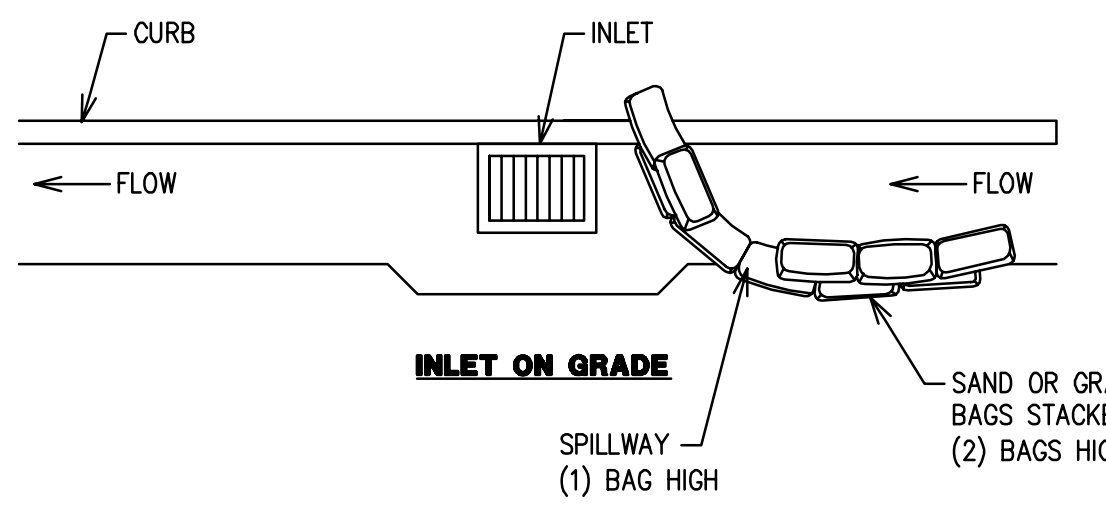


NOTES:
 1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT OF WAYS. THIS MAY REQUIRED TOP DRESSING, REPAIR AND / OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
 2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT OF WAY.
 3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ONTO AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.



NOTES:
 1. SILT FENCE SHALL BE PLACED ON SLOPE TO MAXIMIZE PONDING EFFICIENCY.
 2. INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY. 9" MAXIMUM RECOMMENDED STORAGE HEIGHT.
 3. REMOVED SEDIMENT SHALL BE DEPOSITED IN AN AREA THAT WILL NOT CONTRIBUTE TO SEDIMENT OFF-SITE AND CAN PERMANENTLY STABILIZED.

3 SILT FENCE SCALE: NO SCALE
 SILT FENCE-001-MSTR



NOTES:
 1. CONSTRUCT ON GENTLY SLOPING STREETS.
 2. LEAVE ROOM UPSTREAM OF BARRIER FOR WATER TO POND AND SEDIMENT TO SETTLE.
 3. PLACE SEVERAL LAYERS OF BAGS, OVERLAPPING THEM AND PACKING THEM TIGHTLY.
 4. LEAVE GAP OF ONE BAG ON THE TOP ROW TO SERVE AS SPILLWAY. FLOW FROM A SEVERE (10 YEAR) STORM SHOULD NOT OVERTOP THE CURB.
 5. REFER TO CASQA STORMWATER BEST MANAGEMENT PRACTICES (BMP) HANDBOOK FOR ADDITIONAL DESIGN AND MAINTENANCE RECOMMENDATIONS.

4 INLET PROTECTION (SE-10) SCALE: NO SCALE
 GRAVEL BAG BERM-001-MSTR

SEE SHEETS TM-1 AND TM-2 FOR NOTES AND LEGENDS



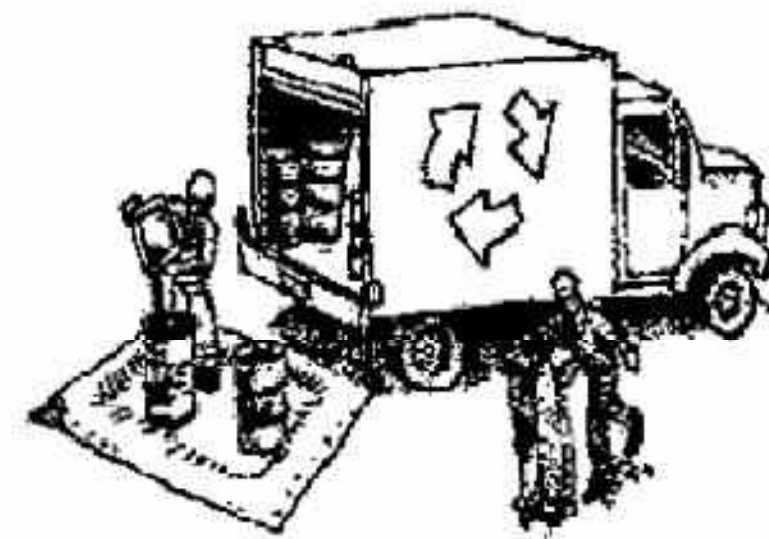


SAN MATEO COUNTYWIDE
**Water Pollution
 Prevention Program**
 Clean Water. Healthy Community.

Construction Best Management Practices (BMPs)

Construction projects are required to implement the stormwater best management practices (BMP) on this page, as they apply to your project, all year long.

Materials & Waste Management



Non-Hazardous Materials

- Berm and cover stockpiles of sand, dirt or other construction material with tarps when rain is forecast or if not actively being used within 14 days.
- Use (but don't overuse) reclaimed water for dust control.

Hazardous Materials

- Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, county, state and federal regulations.
- Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecast.
- Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- Arrange for appropriate disposal of all hazardous wastes.

Waste Management

- Cover waste disposal containers securely with tarps at the end of every work day and during wet weather.
- Check waste disposal containers frequently for leaks and to make sure they are not overfilled. Never hose down a dumpster on the construction site.
- Clean or replace portable toilets, and inspect them frequently for leaks and spills.
- Dispose of all wastes and debris properly. Recycle materials and wastes that can be recycled (such as asphalt, concrete, aggregate base materials, wood, gyp board, pipe, etc.)
- Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste.

Construction Entrances and Perimeter

- Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site.
- Sweep or vacuum any street tracking immediately and secure sediment source to prevent further tracking. Never hose down streets to clean up tracking.

Equipment Management & Spill Control



Maintenance and Parking

- Designate an area, fitted with appropriate BMPs, for vehicle and equipment parking and storage.
- Perform major maintenance, repair jobs, and vehicle and equipment washing off site.
- If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan or drop cloths big enough to collect fluids. Recycle or dispose of fluids as hazardous waste.
- If vehicle or equipment cleaning must be done onsite, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or surface waters.
- Do not clean vehicle or equipment onsite using soaps, solvents, degreasers, or steam cleaning equipment.

Spill Prevention and Control

- Keep spill cleanup materials (e.g., rags, absorbents and cat litter) available at the construction site at all times.
- Inspect vehicles and equipment frequently for and repair leaks promptly. Use drip pans to catch leaks until repairs are made.
- Clean up spills or leaks immediately and dispose of cleanup materials properly.
- Do not hose down surfaces where fluids have spilled. Use dry cleanup methods (absorbent materials, cat litter, and/or rags).
- Sweep up spilled dry materials immediately. Do not try to wash them away with water, or bury them.
- Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.
- Report significant spills immediately. You are required by law to report all significant releases of hazardous materials, including oil. To report a spill: 1) Dial 911 or your local emergency response number, 2) Call the Governor's Office of Emergency Services Warning Center, (800) 852-7550 (24 hours).

Earthmoving



- Schedule grading and excavation work during dry weather.
- Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- Remove existing vegetation only when absolutely necessary, and seed or plant vegetation for erosion control on slopes or where construction is not immediately planned.
- Prevent sediment from migrating offsite and protect storm drain inlets, gutters, ditches, and drainage courses by installing and maintaining appropriate BMPs, such as fiber rolls, silt fences, sediment basins, gravel bags, berms, etc.
- Keep excavated soil on site and transfer it to dump trucks on site, not in the streets.

Contaminated Soils

- If any of the following conditions are observed, test for contamination and contact the Regional Water Quality Control Board:
 - Unusual soil conditions, discoloration, or odor.
 - Abandoned underground tanks.
 - Abandoned wells.
 - Buried barrels, debris, or trash.

Paving/Asphalt Work



- Avoid paving and seal coating in wet weather or when rain is forecast, to prevent materials that have not cured from contacting stormwater runoff.
- Cover storm drain inlets and manholes when applying seal coat, tack coat, slurry seal, fog seal, etc.
- Collect and recycle or appropriately dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into gutters.
- Do not use water to wash down fresh asphalt concrete pavement.

Sawcutting & Asphalt/Concrete Removal

- Protect nearby storm drain inlets when sawcutting. 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



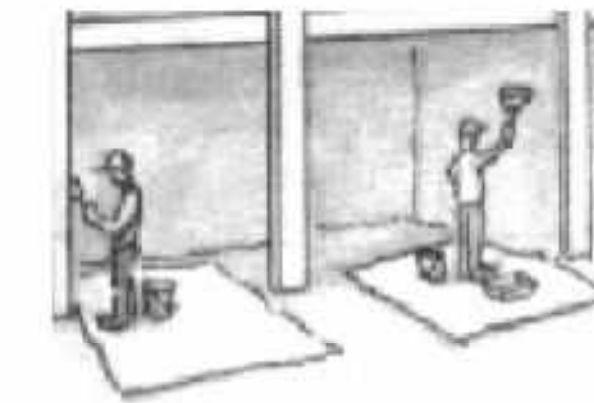
- Store concrete, grout, and mortar away from storm drains or waterways, and on pallets under cover to protect them from rain, runoff, and wind.
- Wash out concrete equipment/trucks offsite or in a designated washout area, where the water will flow into a temporary waste pit, and in a manner that will 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.

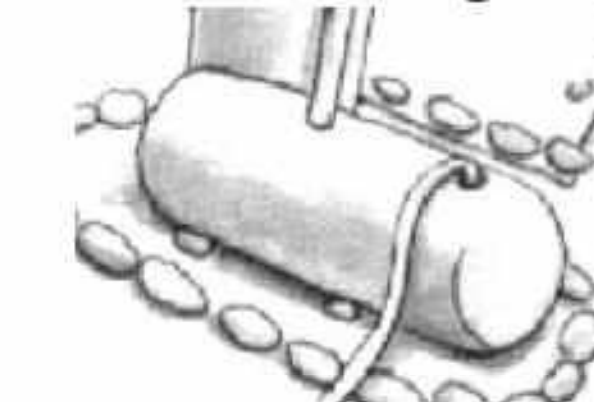
Painting & Paint Removal



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



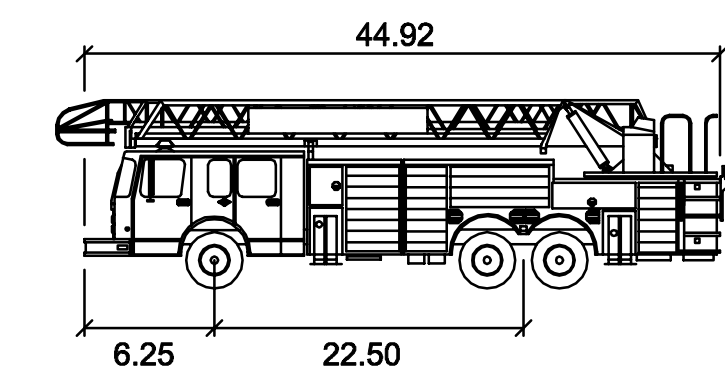
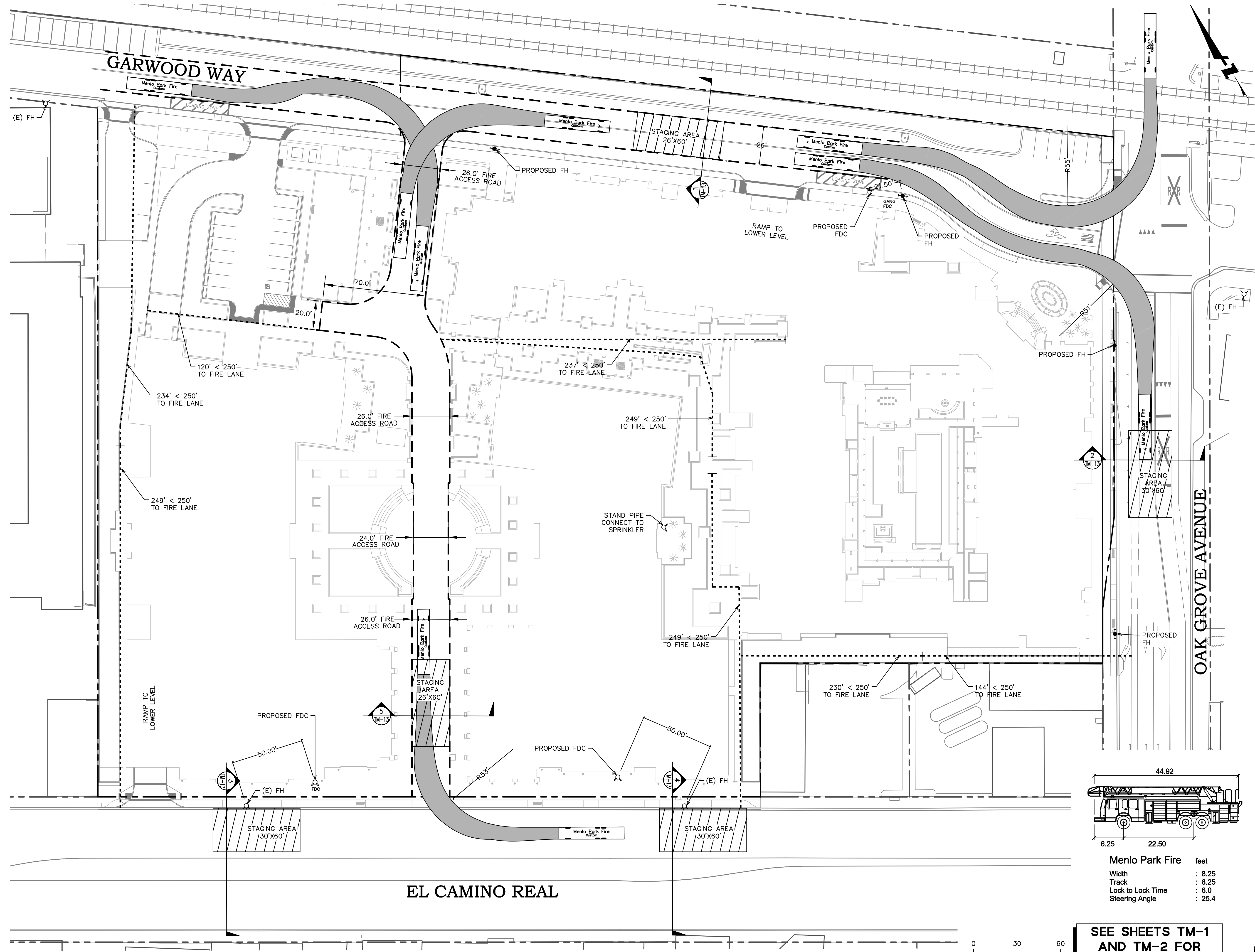
- Discharges of groundwater or captured runoff from dewatering operations must be properly managed and disposed. When possible send dewatering discharge to landscaped area or sanitary sewer. If discharging to the sanitary sewer call your local wastewater treatment plant.
- Divert run-on water from offsite away from all disturbed areas.
- When dewatering, notify and obtain approval from the local municipality before discharging water to a street gutter or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- In areas of known or suspected contamination, call your local agency to determine whether the ground water must be tested. Pumped groundwater may need to be collected and hauled off-site for treatment and proper disposal.

Storm drain polluters may be liable for fines of up to \$10,000 per day!

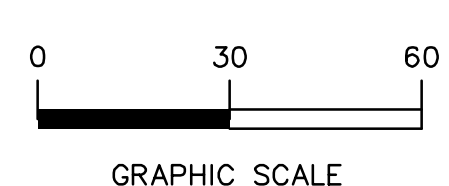
TENTATIVE MAP
STATION 1300
1300 EL CAMINO REAL MENLO PARK, CA

DRAWN BY JNC
CHECKED BY JNC/TRM
PROJECT NO 20160100

DATE ISSUE
12/10/15 FIRE REVIEW
03/29/16 TENTATIVE MAP
08/11/16 PLAN CHECK
11/10/16 PLAN CHECK
12/1/16 PLAN CHECK
01/10/17 PLAN CHECK



Menlo Park Fire	feet
Width	: 8.25
Track	: 8.25
Lock to Lock Time	: 6.0
Steering Angle	: 25.4

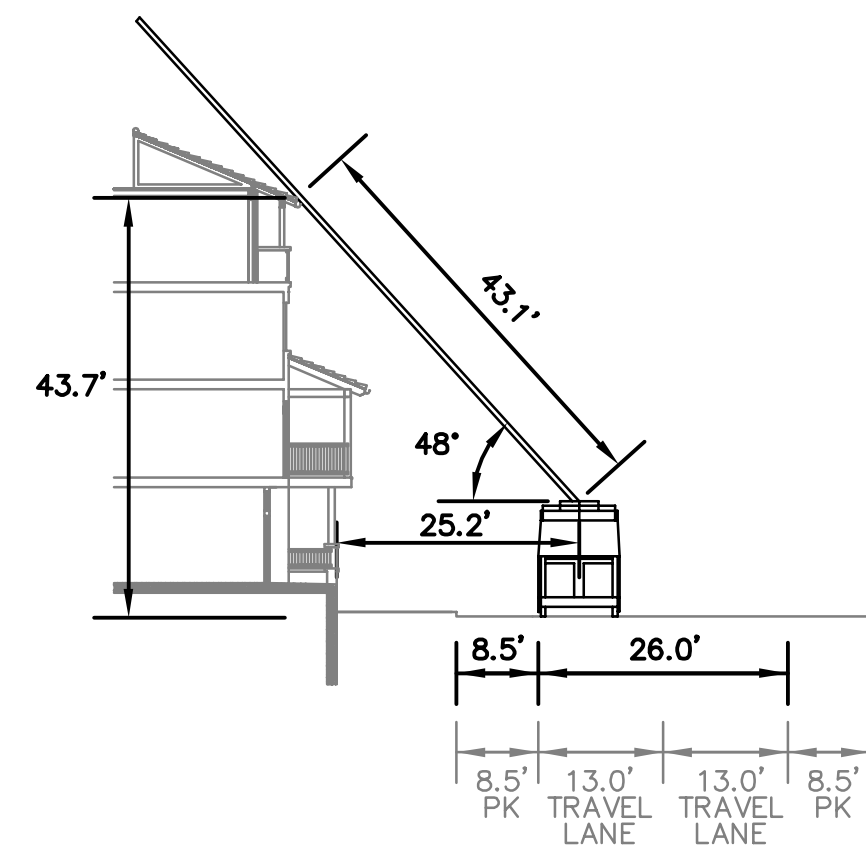


SEE SHEETS TM-1
AND TM-2 FOR
NOTES AND
LEGENDS

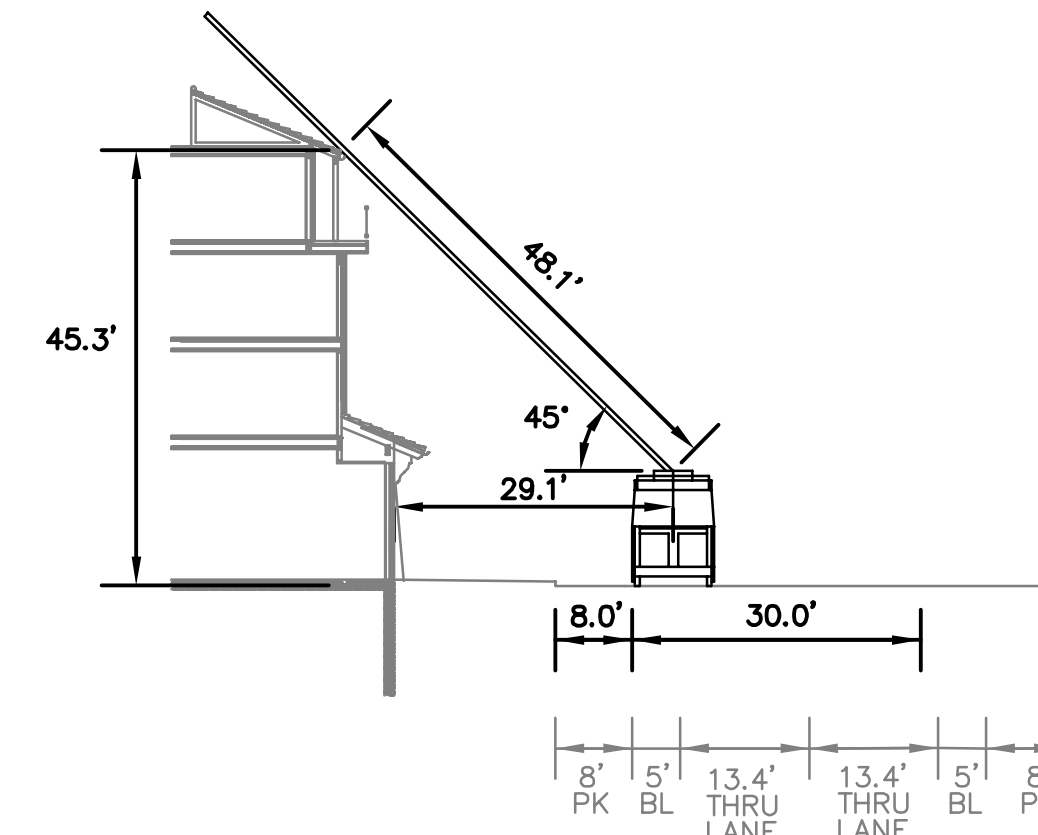


FIRE ACCESS PLAN

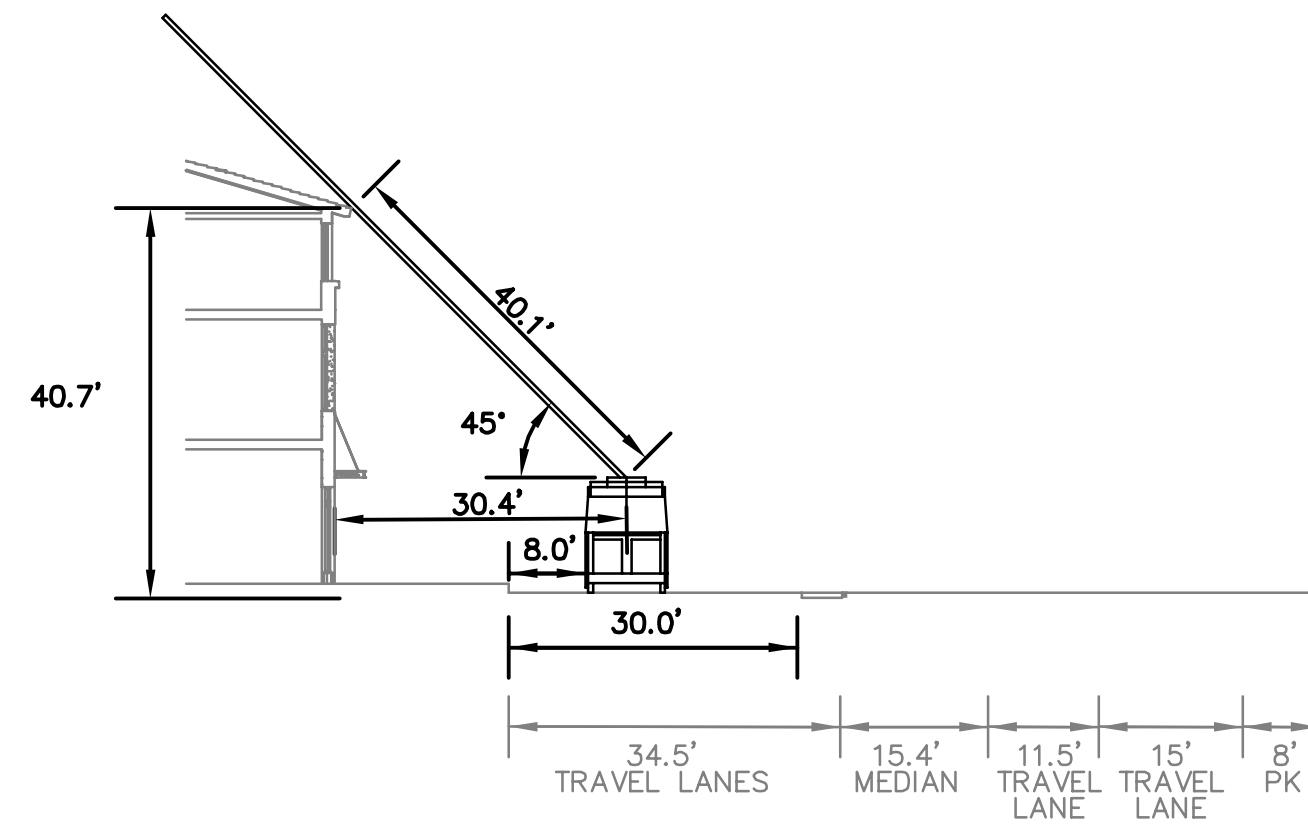
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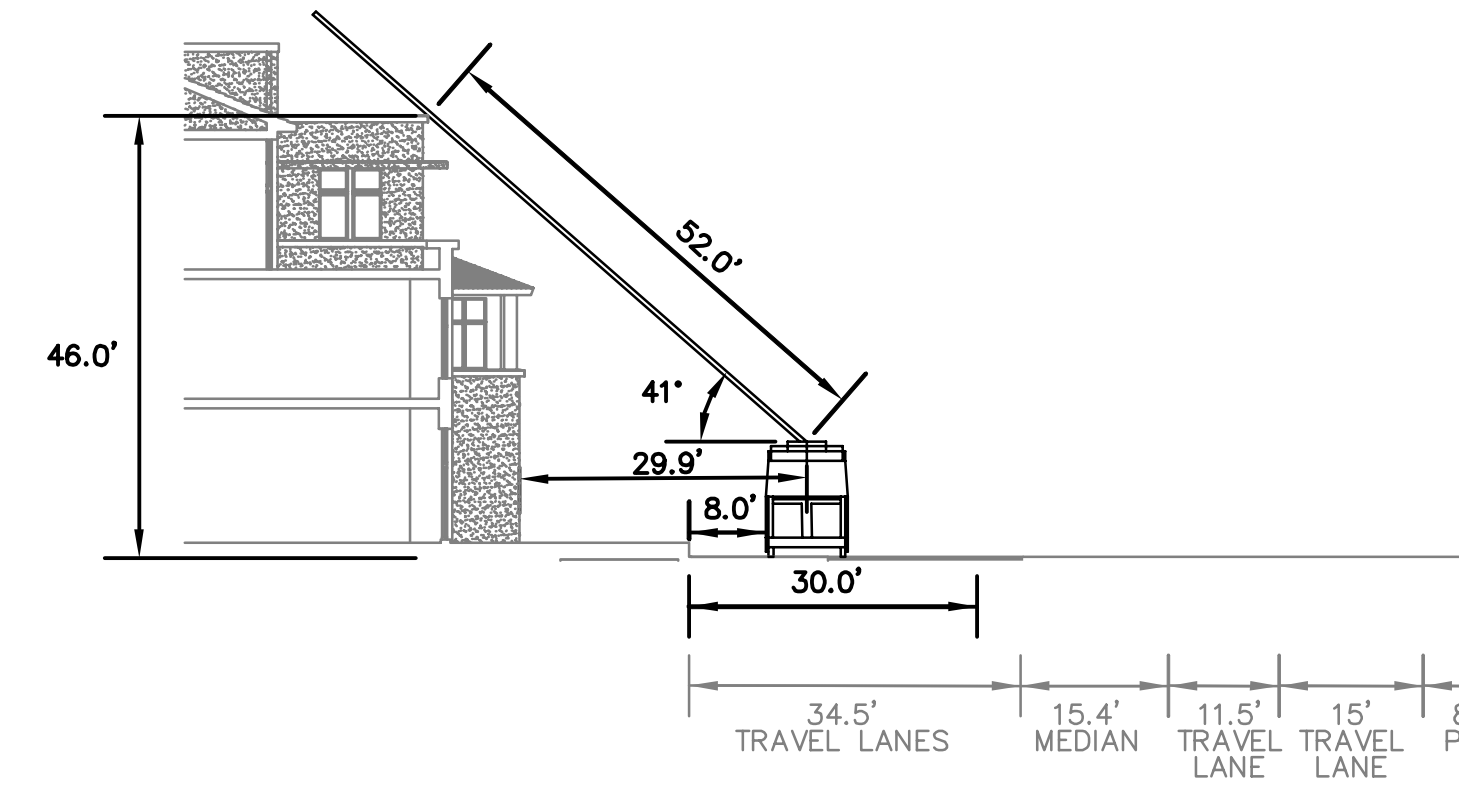
1 GARWOOD WAY FIRE STAGING SCALE: NTS



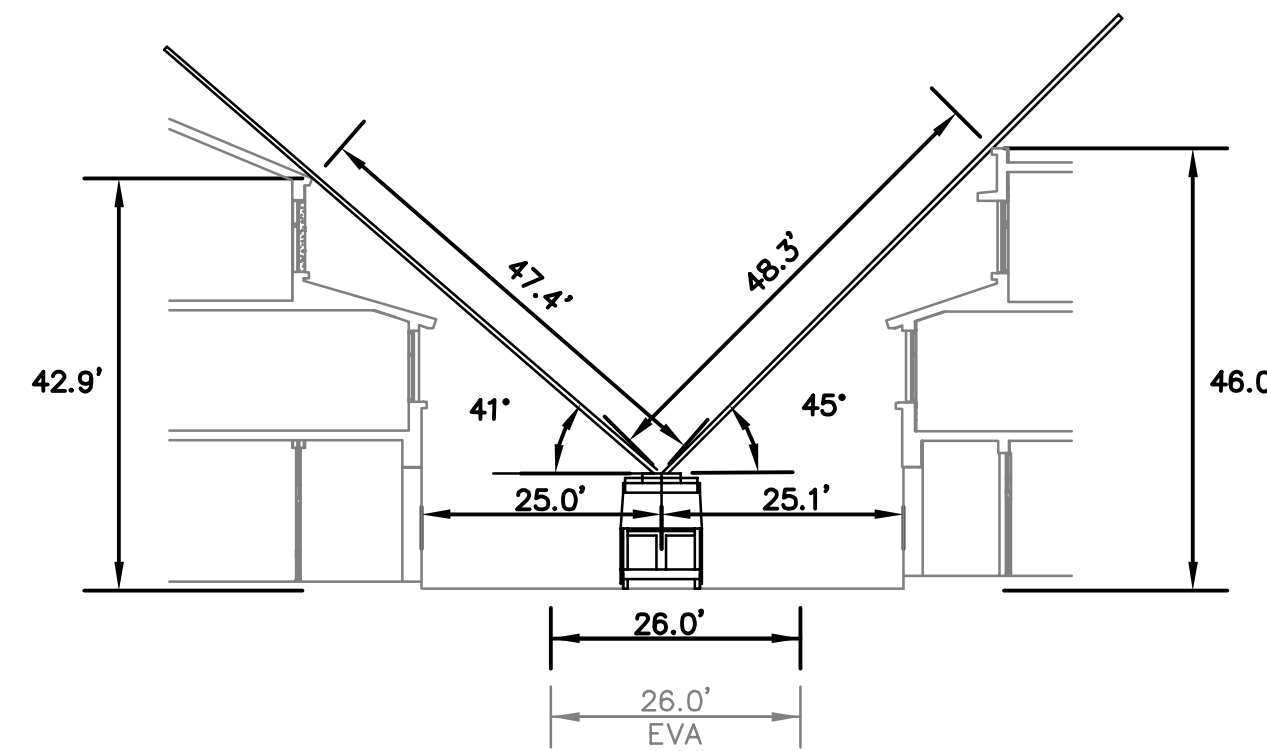
2 OAK GROVE FIRE STAGING SCALE: NTS



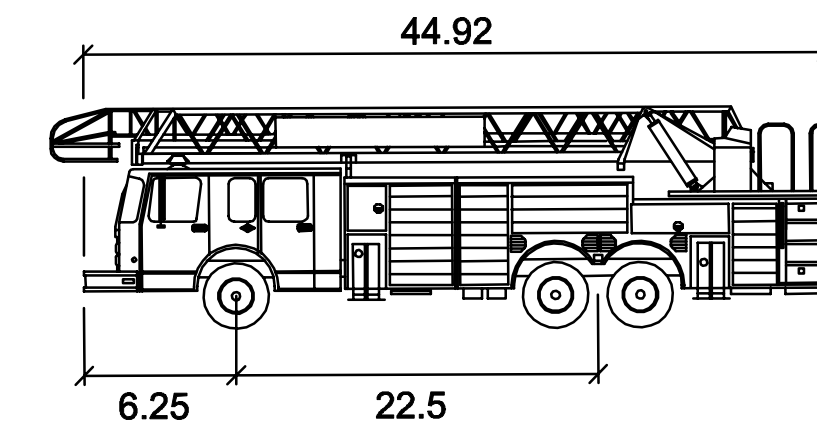
3 EL CAMINO REAL FIRE STAGING SCALE: NTS



4 EL CAMINO REAL FIRE STAGING SCALE: NTS



5 EVA FIRE STAGING SCALE: NTS



Fire Truck - Menlo Park		feet
Width	:	8.25
Track	:	8.25
Lock to Lock Time	:	6.0
Steering Angle	:	25.4

SEE SHEETS TM-1
AND TM-2 FOR
NOTES AND
LEGENDS



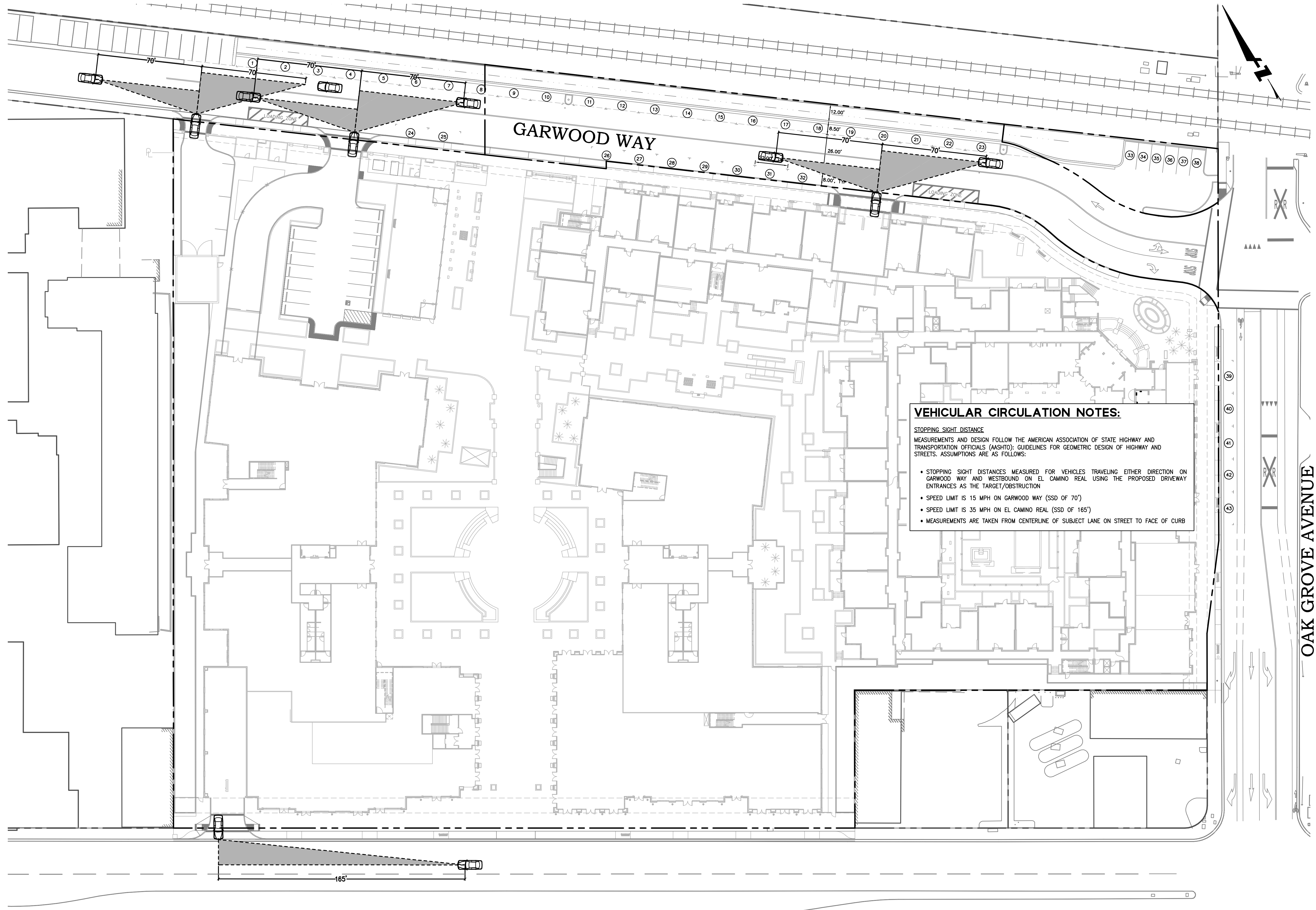
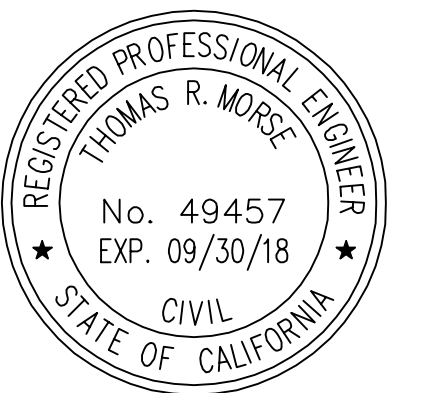
Know what's below.
Call before you dig.

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PROJECT NO.	20160100
DATE	ISSUE
12/10/15	FIRE REVIEW
03/29/16	TENTATIVE MAP
08/11/16	PLAN CHECK
11/10/16	PLAN CHECK
12/1/16	PLAN CHECK
01/10/17	PLAN CHECK



FIRE ACCESS SECTIONS

SCALE: AS SHOWN

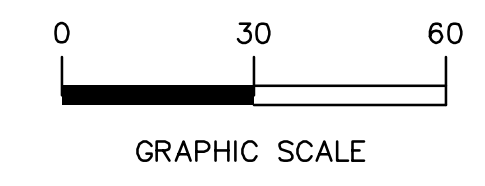


VEHICULAR CIRCULATION NOTES:

STOPPING SIGHT DISTANCE
MEASUREMENTS AND DESIGN FOLLOW THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO): GUIDELINES FOR GEOMETRIC DESIGN OF HIGHWAY AND STREETS. ASSUMPTIONS ARE AS FOLLOWS:

- STOPPING SIGHT DISTANCES MEASURED FOR VEHICLES TRAVELING EITHER DIRECTION ON GARWOOD WAY AND WESTBOUND ON EL CAMINO REAL USING THE PROPOSED DRIVEWAY ENTRANCES AS THE TARGET/OBSTRUCTION
- SPEED LIMIT IS 15 MPH ON GARWOOD WAY (SSD OF 70')
- SPEED LIMIT IS 35 MPH ON EL CAMINO REAL (SSD OF 165')
- MEASUREMENTS ARE TAKEN FROM CENTERLINE OF SUBJECT LANE ON STREET TO FACE OF CURB

EL CAMINO REAL

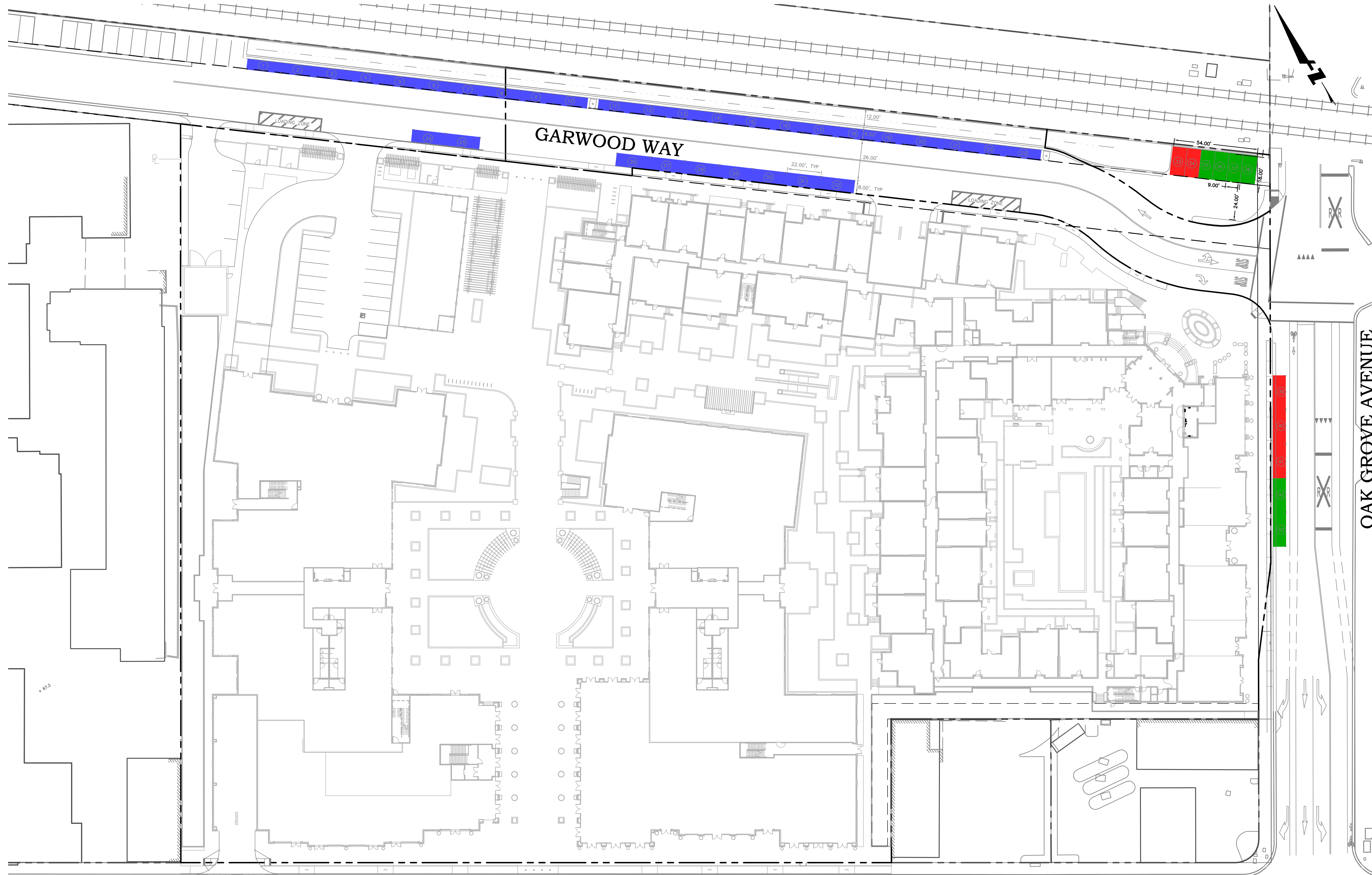


SEE SHEETS TM-1
AND TM-2 FOR
NOTES AND
LEGENDS



TENTATIVE MAP
STATION 1300
1300 EL CAMINO REAL MENLO PARK, CA

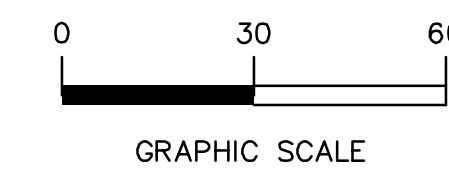
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03/29/16	TENTATIVE MAP
08/11/16	PLAN CHECK
11/10/16	PLAN CHECK
12/1/16	PLAN CHECK
01/10/17	PLAN CHECK



PROPOSED TIME RESTRICTIONS:

- 2 HOUR TIME LIMIT
- 1 HOUR TIME LIMIT
- 24 MINUTE TIME LIMIT

EL CAMINO REAL



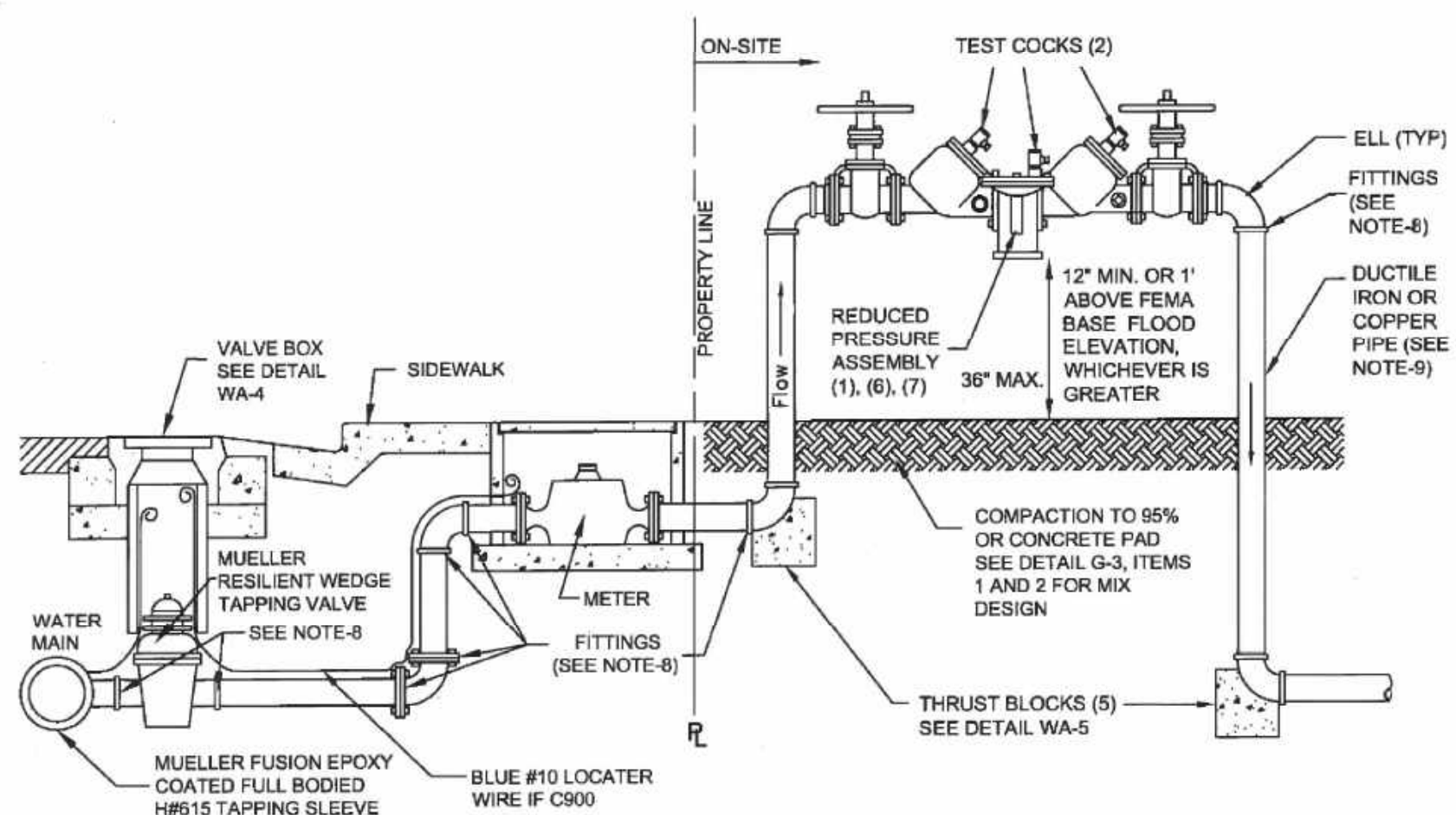
SEE SHEETS TM-1
AND TM-2 FOR
NOTES AND
LEGENDS



TIME RESTRICTION PLAN

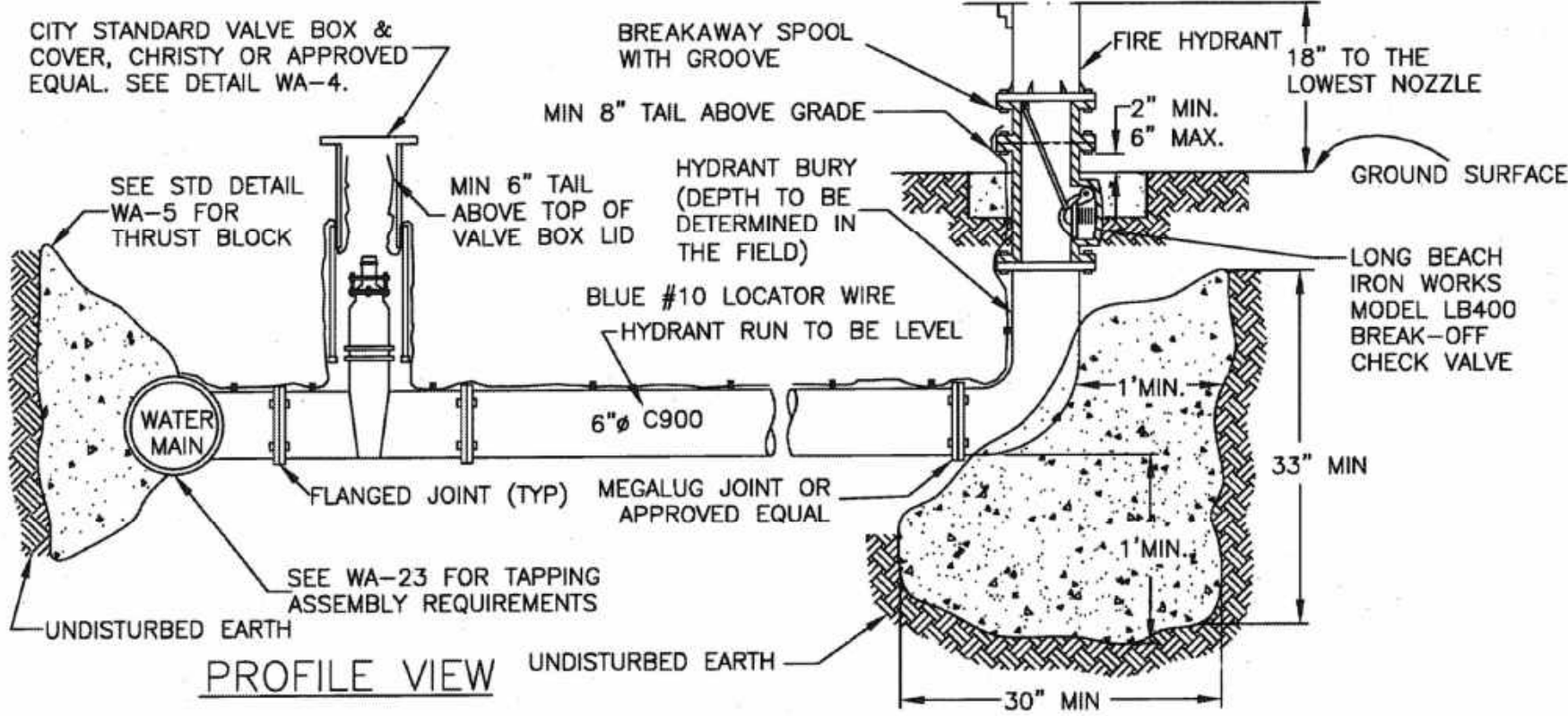
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TM-14.1



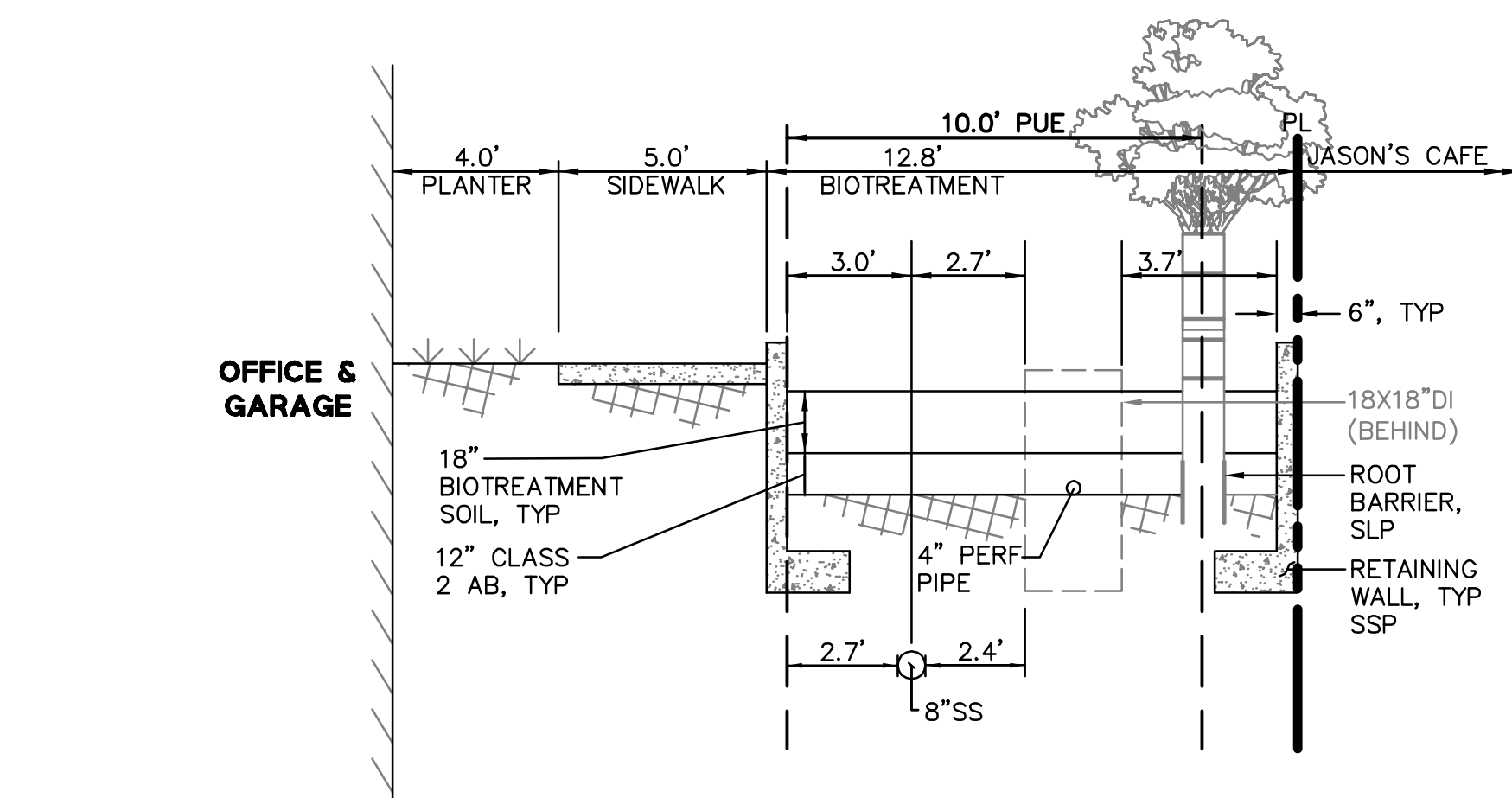
- NOTES:**
- BACKFLOW PREVENTION ASSEMBLY SHALL BE FEBCO 825VD OR APPROVED EQUAL. CONTACT THE CROSS-CONNECTION SPECIALIST AT (650) 330-6780 FOR APPROVAL.
 - TEST COCKS AND RISING STEM (OS & Y) VALVES MUST BE SUPPLIED AND INSTALLED AS SHOWN.
 - BACKFLOW ASSEMBLY SHALL BE INSTALLED AS CLOSE AS PRACTICAL TO METER.
 - ALL PIPING AND APPURTENANCES SHALL BE ANWWA RATED 200 PSI.
 - ALL ASSEMBLIES SHALL BE TESTED UPON INSTALLATION AND ANNUALLY THEREAFTER BY A CERTIFIED BACKFLOW TESTER. TAGS INDICATING THE TEST DATE SHALL BE ATTACHED TO THE DEVICE. A COPY OF THE TEST REPORT SHALL BE DELIVERED TO THE WATER DISTRICT WITHIN 10 DAYS OF THE TEST. FOR FURTHER INFORMATION, CONTACT CROSS-CONNECTION SPECIALIST AT (650) 330-6780.
 - ASSEMBLY SHALL BE LOCATED A MINIMUM OF 24-INCHES FROM ANY PERMANENT STRUCTURE AND SHALL BE ACCESSIBLE FOR TESTING AND MAINTENANCE.
 - MECHANICAL OR FLANGED JOINT, COUPLING AND CONNECTIONS REQUIRED. (NO PUSH ON JOINTS ALLOWED)
 - DUE TO CORROSIVE SOIL ON THE BAY SIDE OF HWY 101, UNDERGROUND PIPE SHALL BE C900, PVC RATED 200 PSI OR GREATER. FITTINGS SHALL BE MORTAR LINED, EPOXY COATED DUCTILE IRON. ABOVE GROUND PIPING SHALL BE COPPER OR DUCTILE IRON PIPE (SEE WA-23)

1 BACKFLOW PREVENTOR SCALE: N.T.S.
CITY OF MENLO PARK STANDARD DETAILS 890-008-MSTR

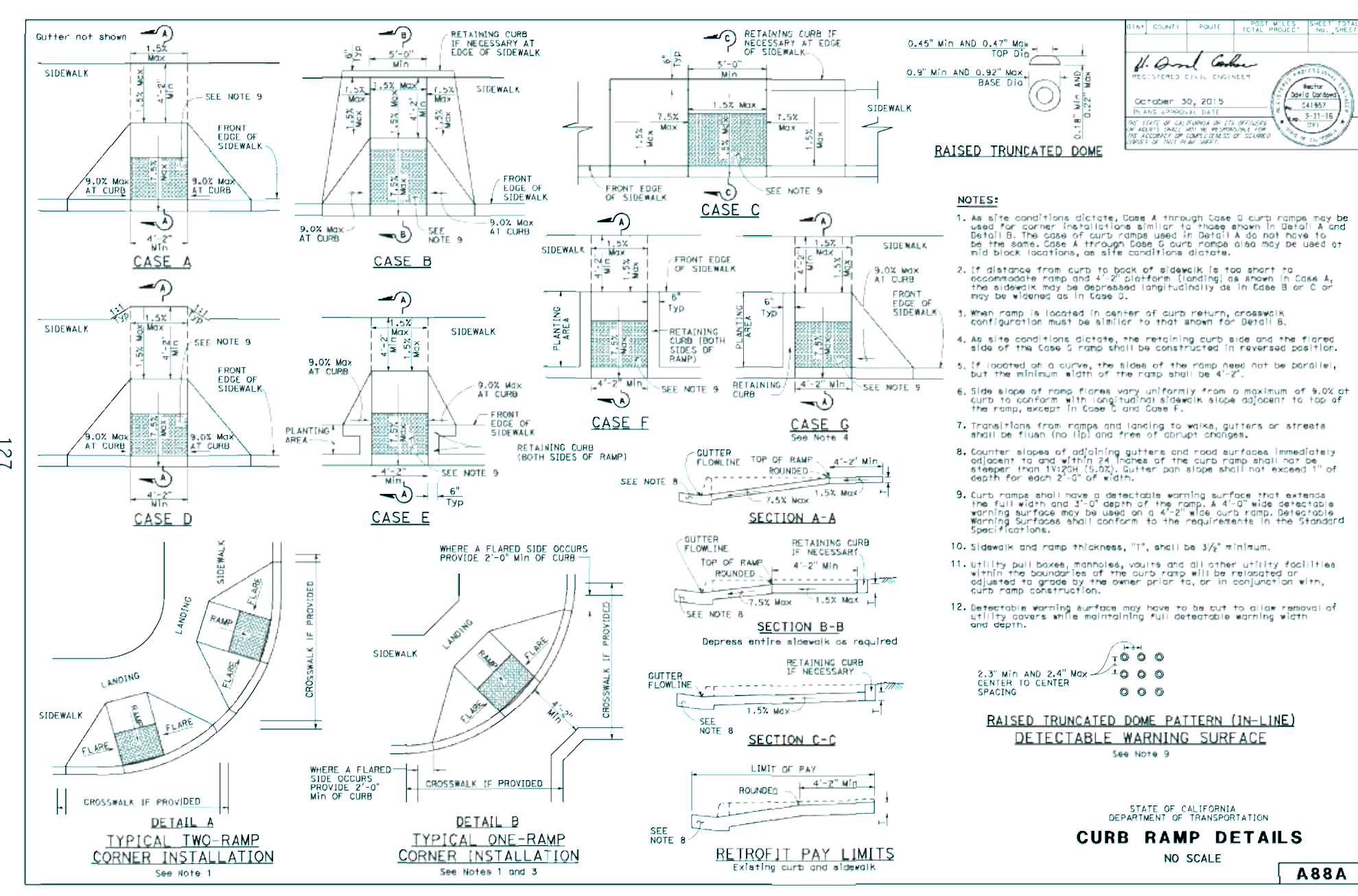


- NOTES:**
- HYDRANT SHALL BE WET BARREL TYPE CLOW 76 WITH TWO 2 1/2" NATIONAL STANDARD THREAD NOZZLES, ONE 4 1/2" PUMPER NOZZLE AND CLOW LONG BEACH 400 BREAK-OFF CHECK VALVE.
 - HYDRANT SHALL BE COATED WITH 100% ACRYLIC LATEX, SEMI-GLOSS, EXTERIOR BRIGHT YELLOW PAINT.
 - STAINLESS STEEL BOLTS, 304 OR 316, REQUIRED ABOVE AND BELOW GROUND SEE WA-23.
 - MECHANICAL OR FLANGE JOINTS REQUIRED FITTINGS SHALL COMPLY WITH WA-23.
 - FOR HYDRANT LOCATION AND CONCRETE PAD SPECIFICATION SEE DETAIL WA-2.
 - FOR BELOW-GRADE THRUST BLOCK SEE WA-5.

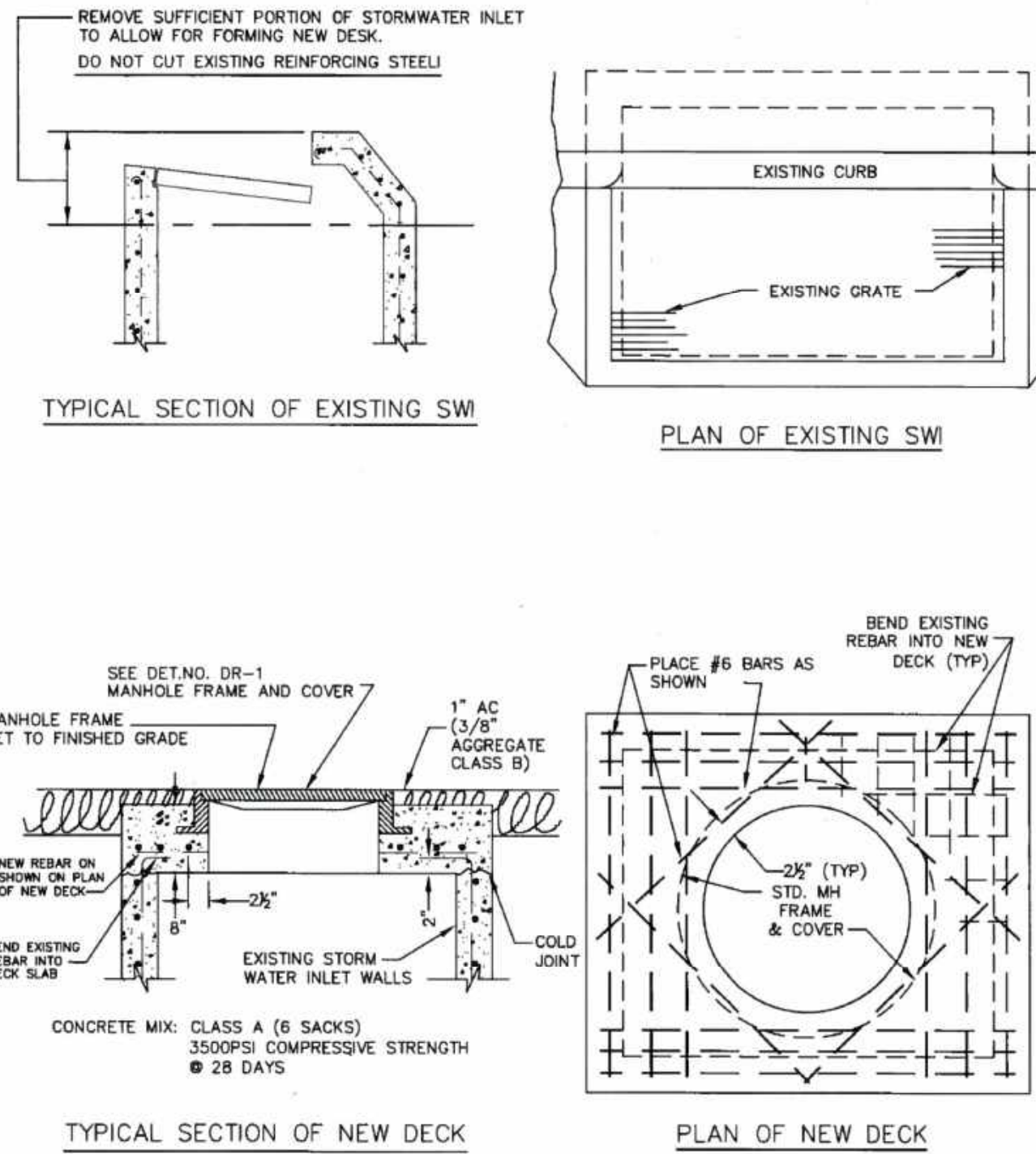
4 FIRE HYDRANT SCALE: N.T.S.
CITY OF MENLO PARK STANDARD DETAILS 890-008-MSTR



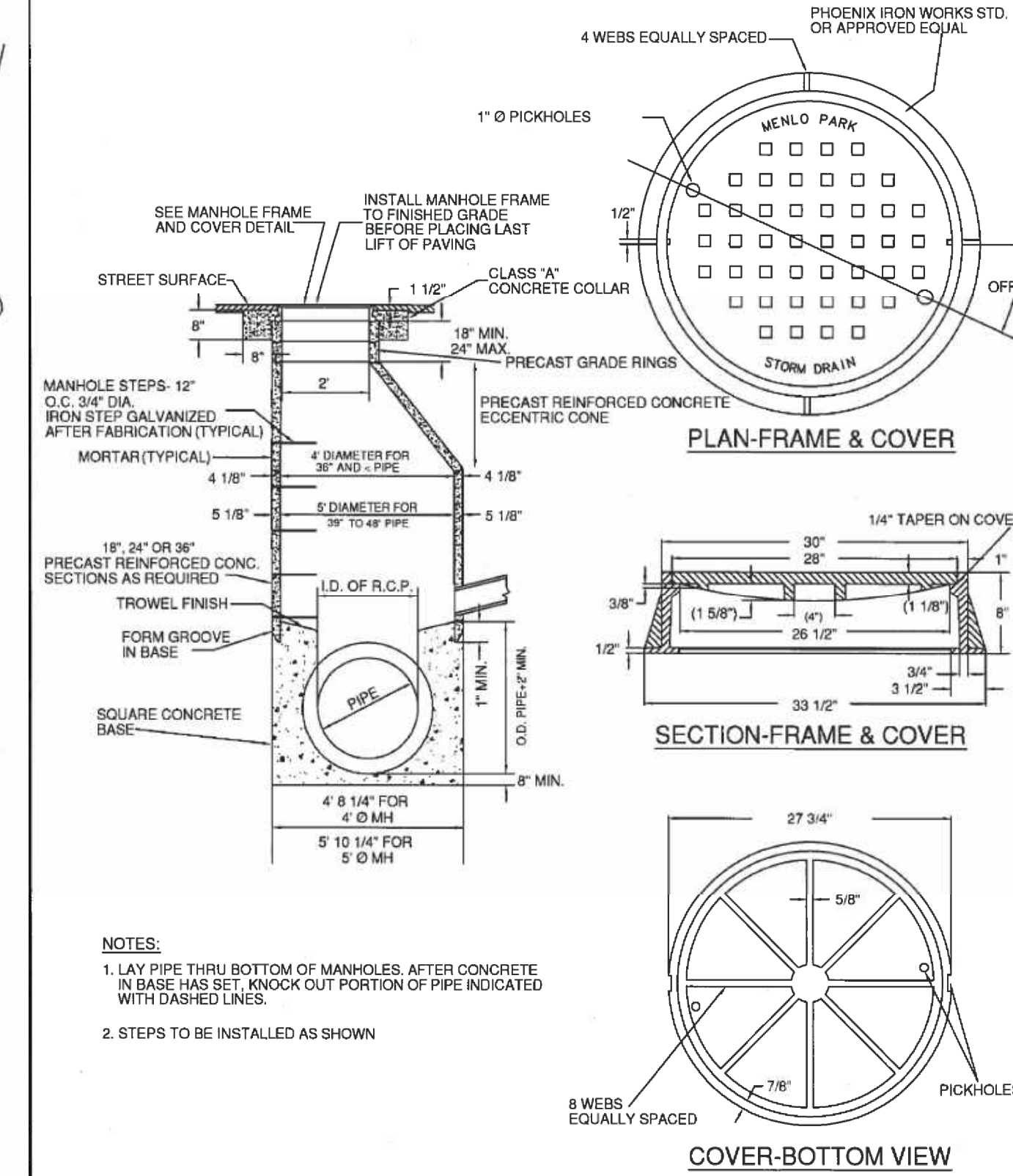
7 UTILITY CORRIDOR TYPICAL SECTIONS SCALE: N.T.S.
JASON'S CAFE



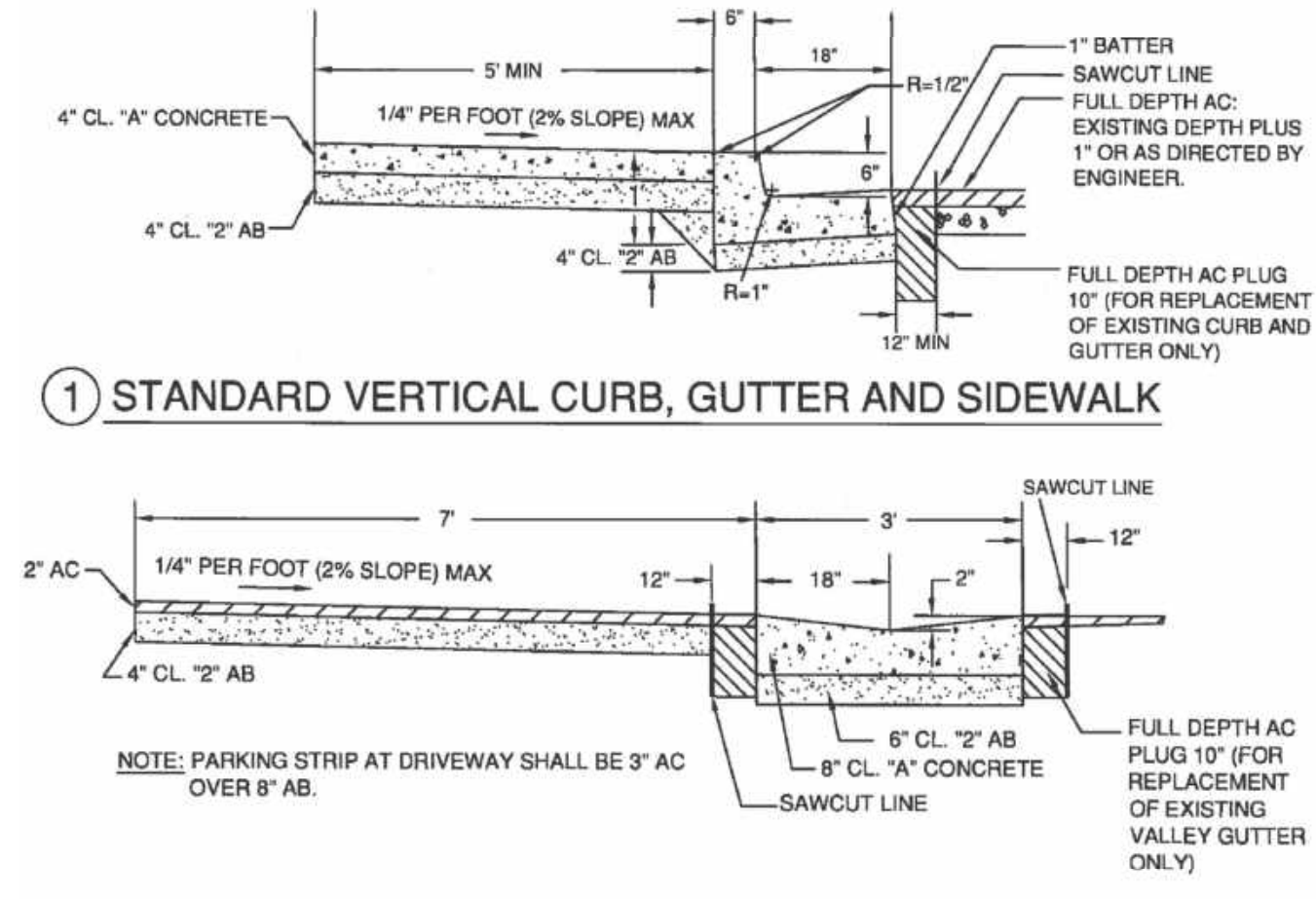
2 CURB RAMP SCALE: N.T.S.
CALTRANS STANDARD DETAILS 05-008-MSTR



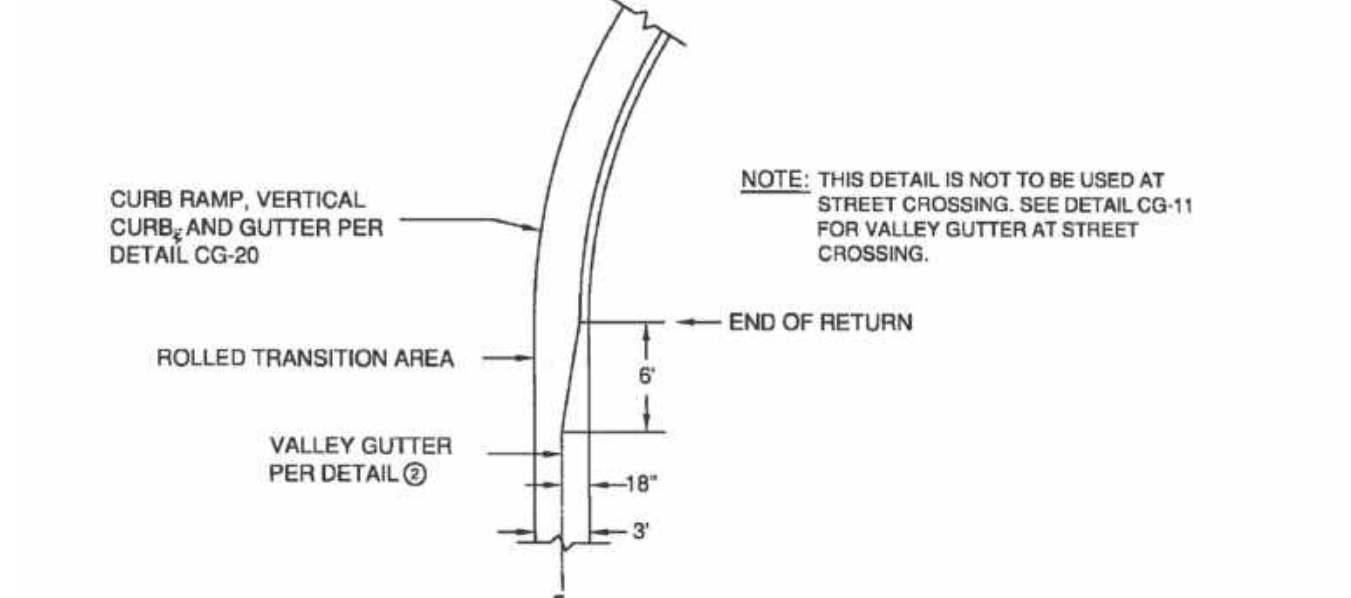
5 CURB INLET SCALE: N.T.S.
CITY OF MENLO PARK STANDARD DETAILS 05-008-MSTR



6 STORMDRAIN MANHOLE SCALE: N.T.S.
CITY OF MENLO PARK STANDARD DETAILS 890-008-MSTR



1 STANDARD VERTICAL CURB, GUTTER AND SIDEWALK



3 CORNER TRANSITION - VERTICAL CURB TO VALLEY GUTTER

3 CURB, GUTTER AND SIDEWALK SCALE: N.T.S.
CITY OF MENLO PARK STANDARD DETAILS 05-008-MSTR

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PROJECT NO. 20161000
DATE ISSUE

03/29/16 TENTATIVE MAP
08/11/16 PLAN CHECK
11/10/16 PLAN CHECK
12/1/16 PLAN CHECK
01/10/17 PLAN CHECK



DETAILS

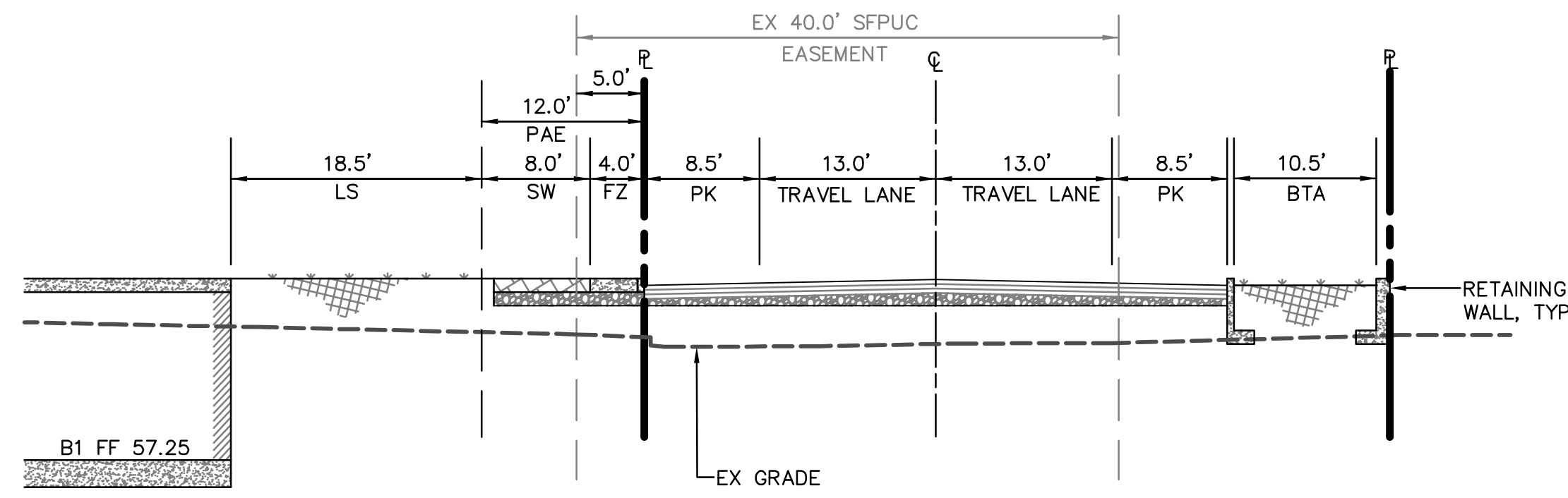
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PROJECT NO	20160100
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01/10/17	PLAN CHECK

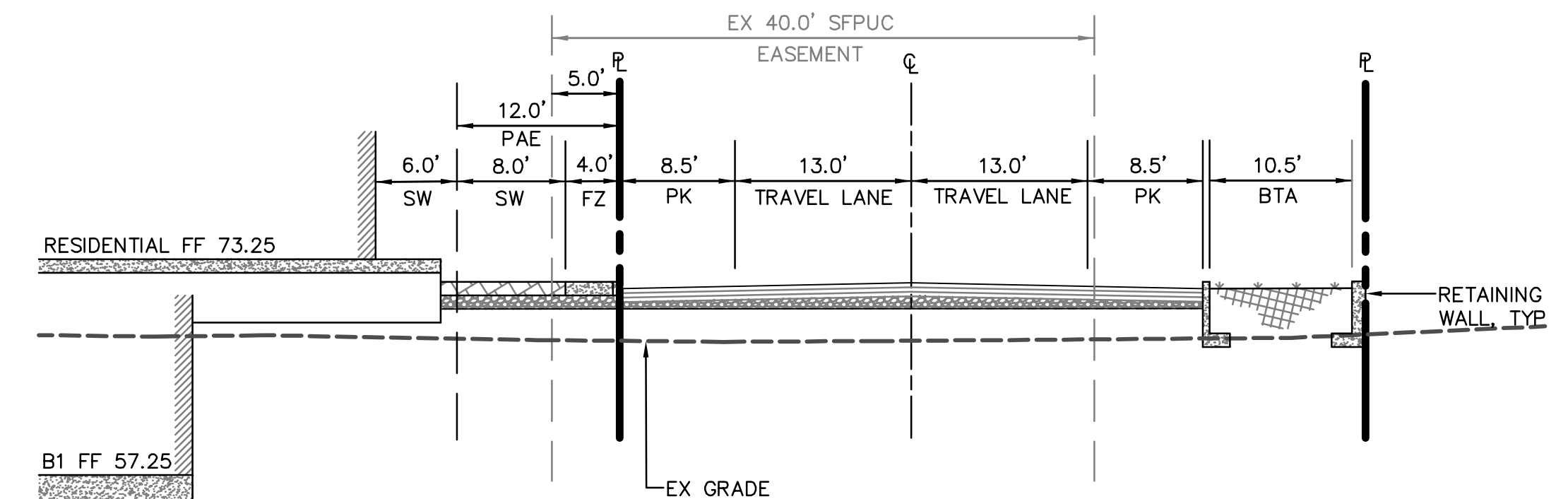


TYPICAL CROSS SECTIONS

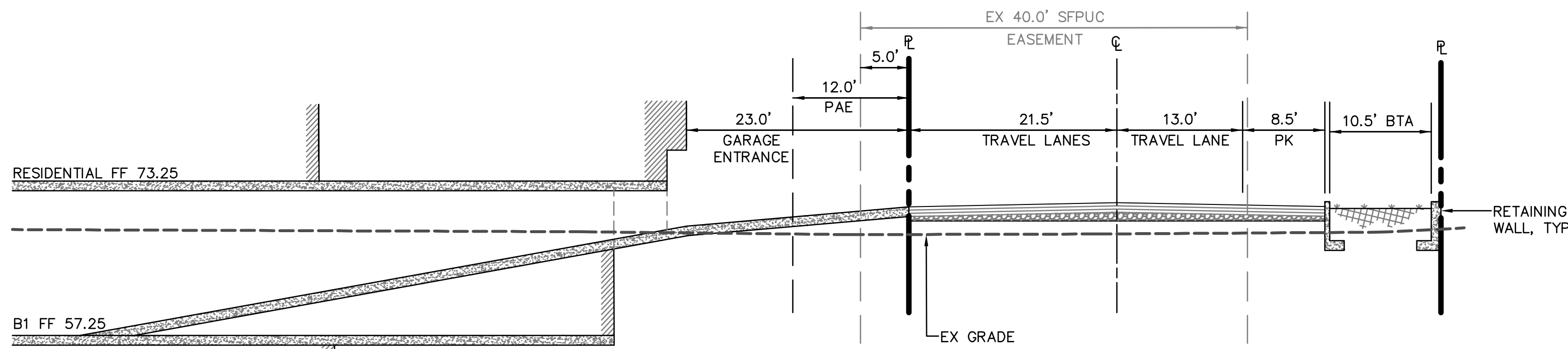
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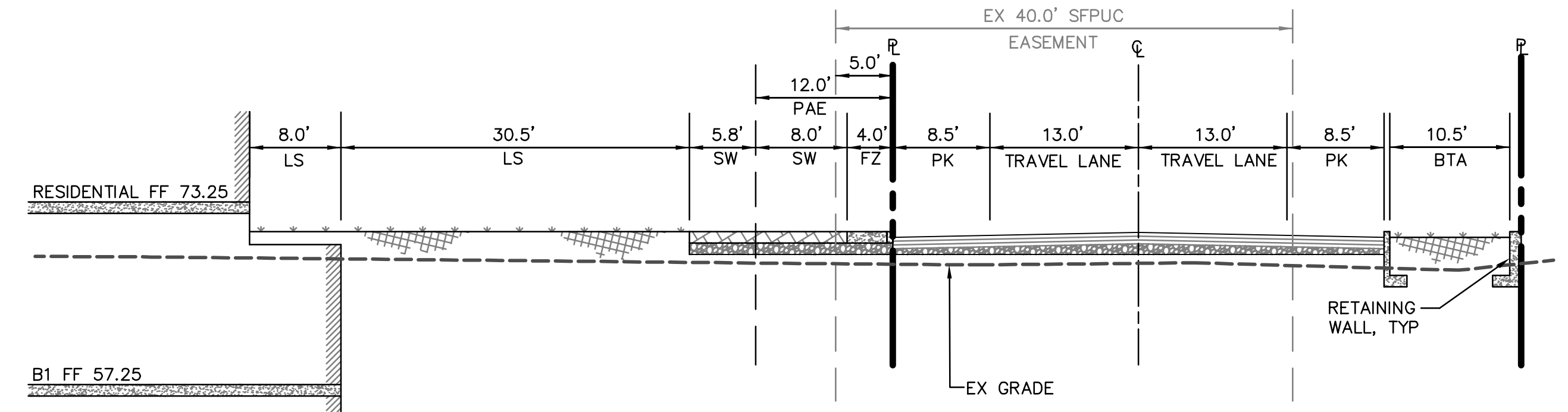
1 GARWOOD WAY
SCALE: 1"=10'



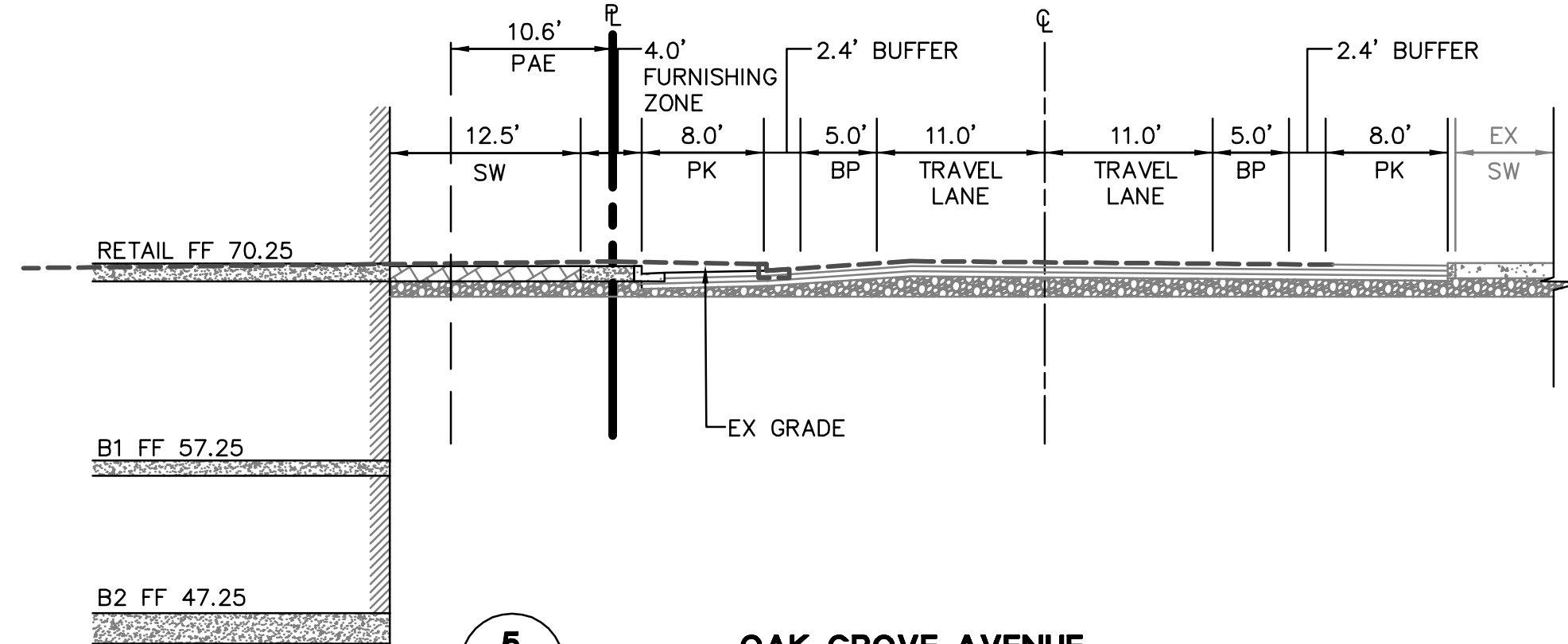
2 GARWOOD WAY
SCALE: 1"=10'



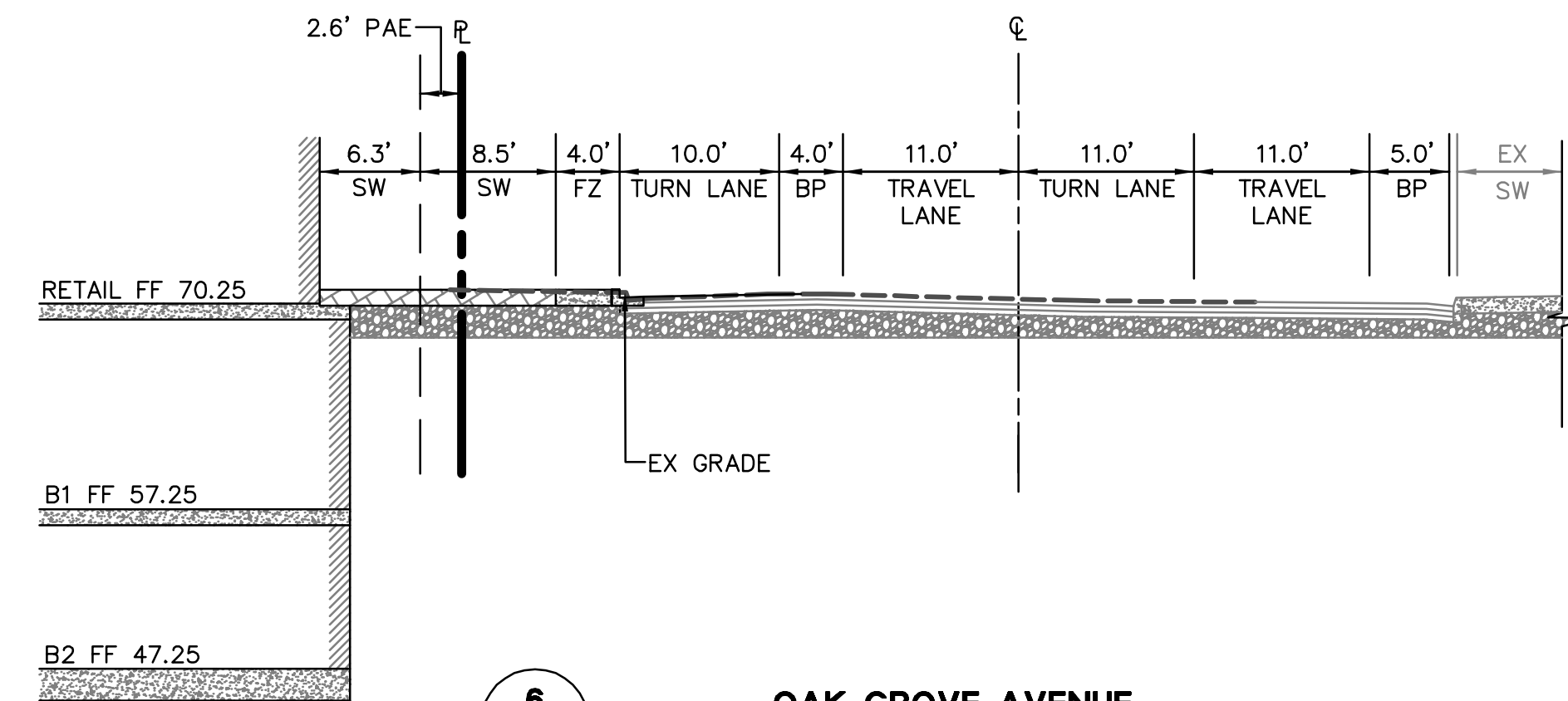
3 GARWOOD WAY
SCALE: 1"=10'



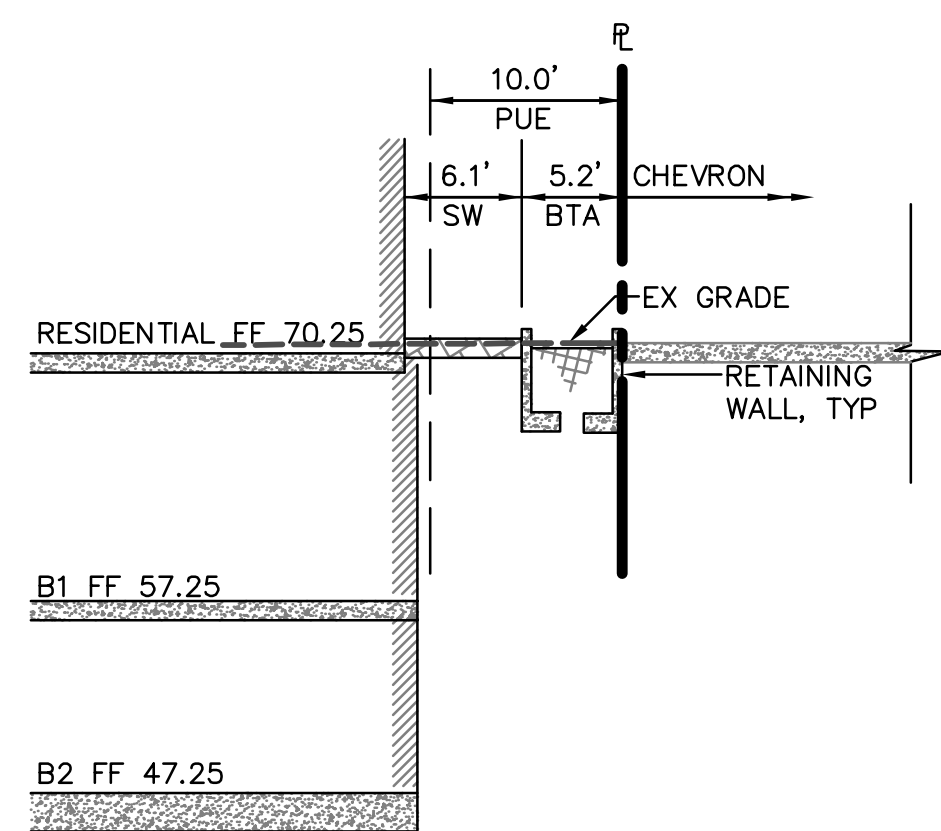
4 GARWOOD WAY
SCALE: 1"=10'



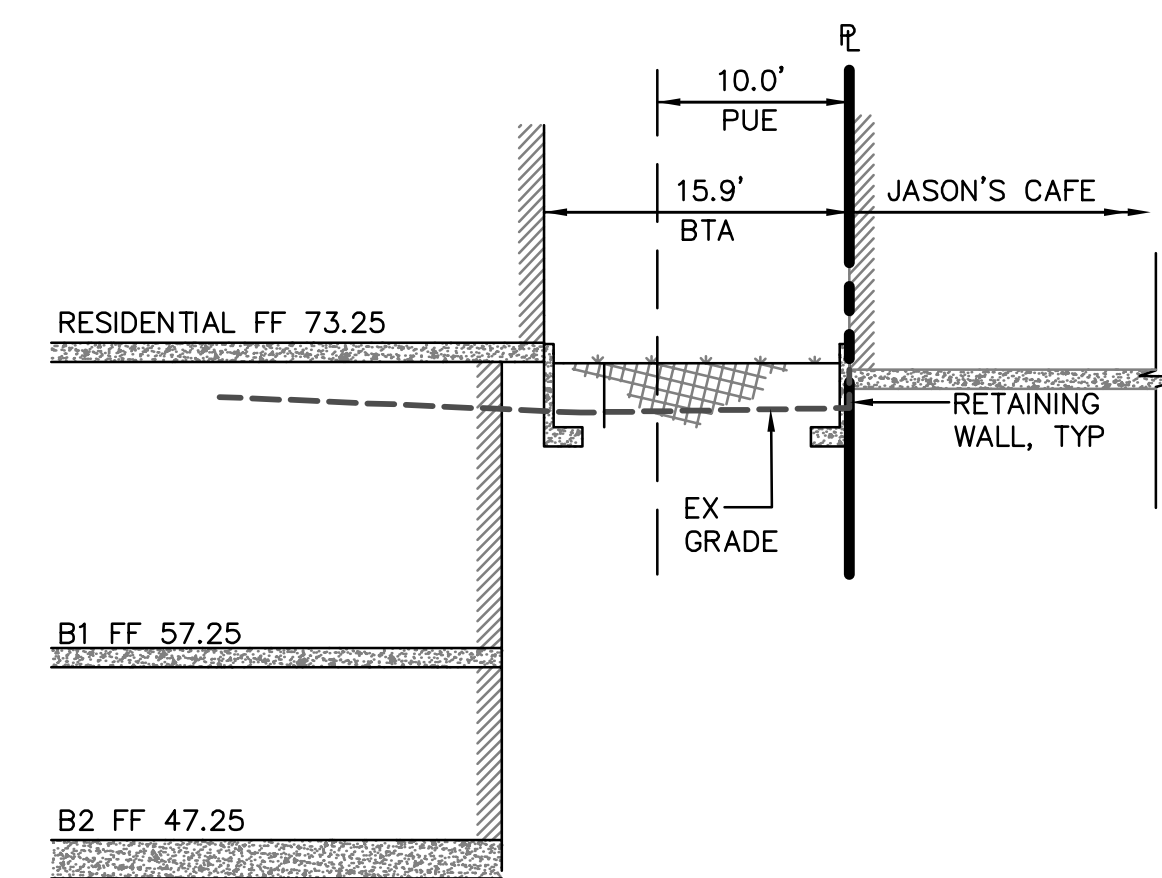
5 OAK GROVE AVENUE
SCALE: 1"=10'



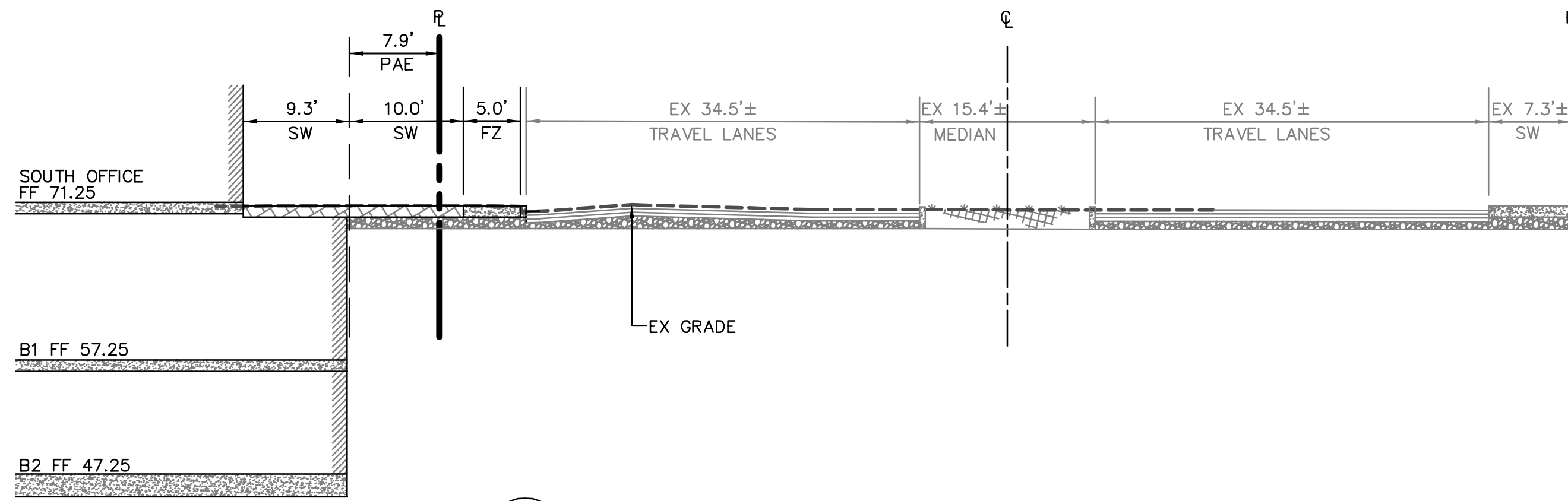
6 OAK GROVE AVENUE
SCALE: 1"=10'



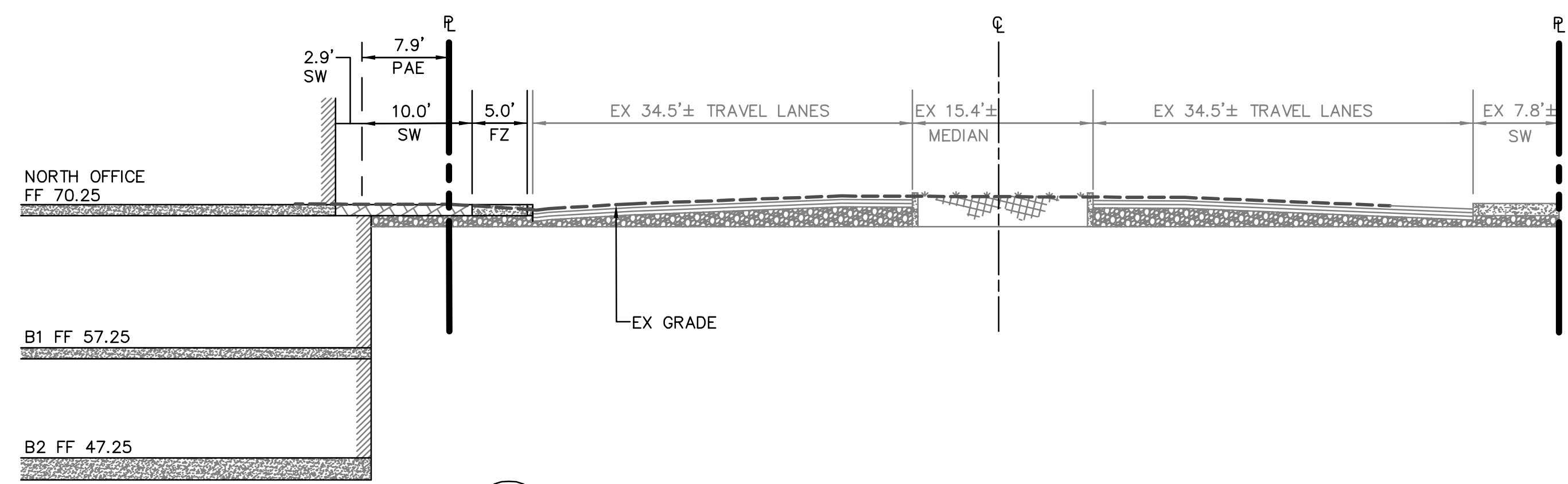
7 CHEVRON GAS STATION
SCALE: 1"=10'



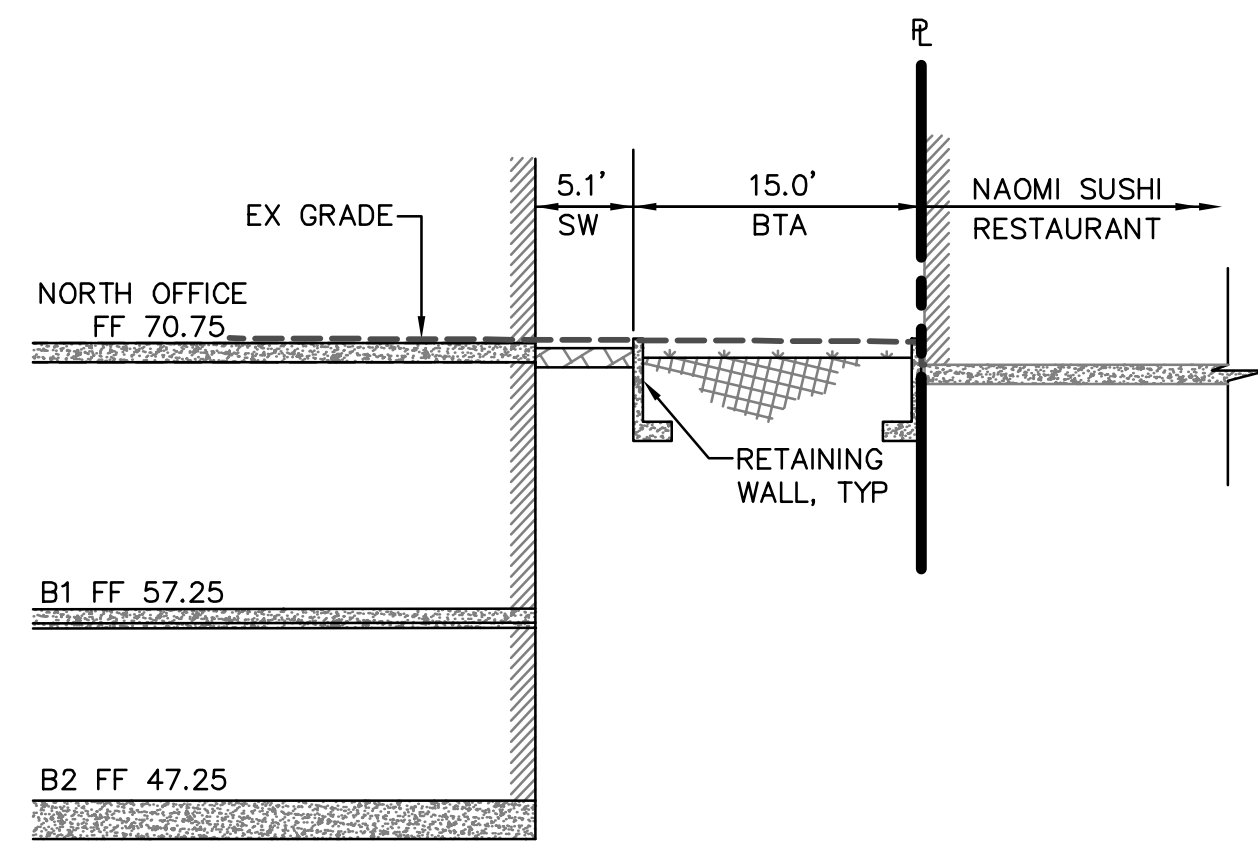
8 JASON'S CAFE
SCALE: 1"=10'



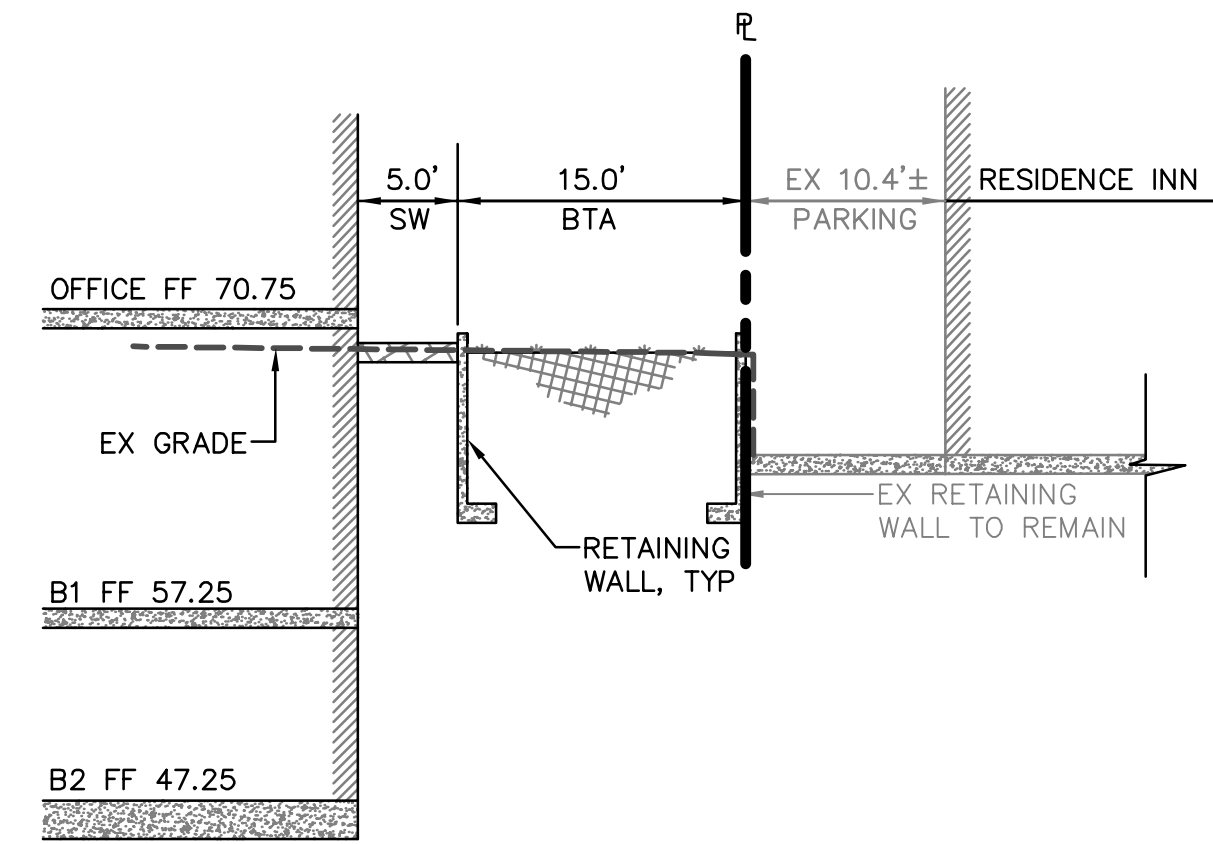
9 EL CAMINO REAL
SCALE: 1"=10'



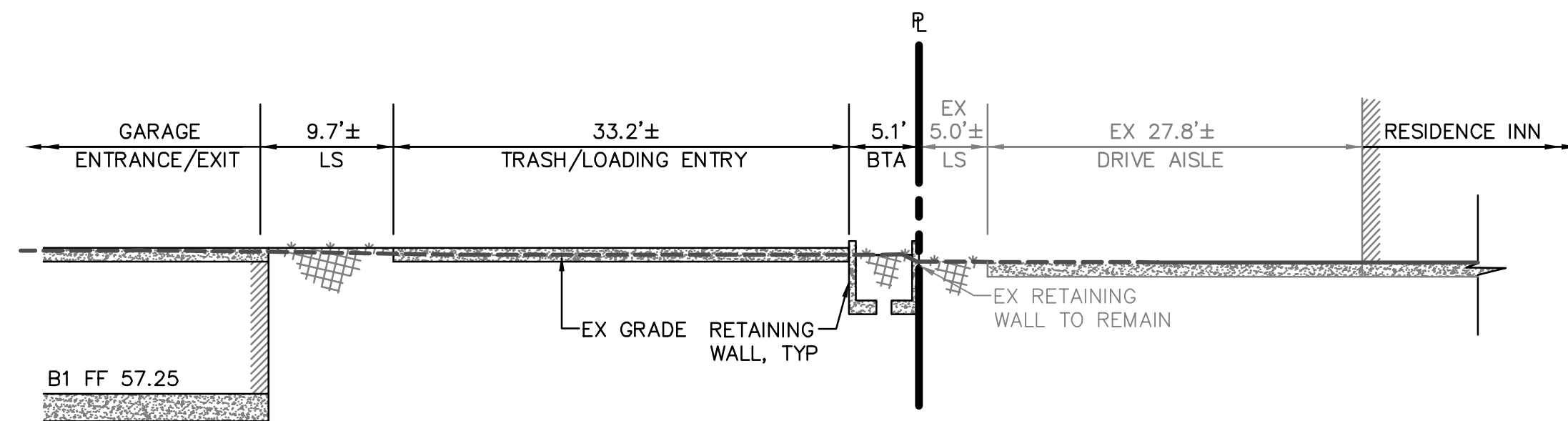
10 EL CAMINO REAL
SCALE: 1"=10'



11 NAOMI SUSHI RESTAURANT
SCALE: 1"=10'



12 RESIDENCE INN
SCALE: 1"=10'

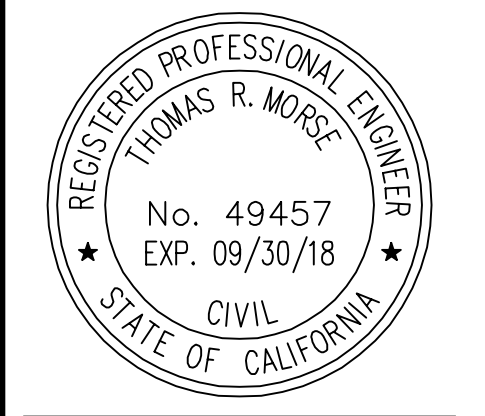


13 RESIDENCE INN
SCALE: 1"=10'

TENTATIVE MAP
STATION 1300
1300 EL CAMINO REAL MENLO PARK, CA

DRAWN BY JNC
CHECKED BY JNC/TRM
PROJECT NO 20160100

DATE	ISSUE
03/29/16	TENTATIVE MAP
08/11/16	PLAN CHECK
11/10/16	PLAN CHECK
12/1/16	PLAN CHECK
01/10/17	PLAN CHECK



TYPICAL CROSS SECTIONS

SCALE: AS SHOWN