PARKLINE MASTER PLAN

MENLO PARK, CA

MASTER PLAN CONDITIONAL DEVELOPMENT PERMIT PACKAGE

REV. AUG 09, 2024

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MENLO PARK, CA
SITE INFORMATION SUMMARY
PARKLINE MASTER PLAN PROJECT

LOCATION:	333 RAVENSWOOD AVE.	APPLICANT:	LANE PARTNERS, LLC
EXISTING ZONING DESIGNATION:	C1(X)	PROPERTY OWNER(S):	SRI INTERNATIONAL
EXISTING USE:	OFFICE / R&D	APPLICATION(S):	PLANNING SUBMISSION_REV 3
PROPOSED ZONING DESIGNATION	TRANSIT ORIENTED DEVELOPMENT - MIXED USE (T-MU)		
PROPOSED USE:	RESIDENTIAL; OFFICE/R&D/LIFE SCIENCE		

	PROPOSED DEVELOPMENT			EXISTING DEVELOPMENT		
SIT...						
	SQUARE FEET	ACRES		SQUARE FEET	ACRES	
TOTAL SITE AREA	2,797,797	64.23		2,754,035	63.22	
SITE COVERAGE & FAR CALCULATIONS						
SITE COVERAGE CALCS	COVERAGE (SQ.FT.)	COVERAGE (ACRES)	PERCENTAGE OF COVERAGE	COVERAGE (SQ.FT.)	COVERAGE (ACRES)	PERCENTAGE OF COVERAGE
LANDSCAPING	1,064,320	24.43	38%	767,431	17.62	28%
PAVING	815,477	18.72	29%	1,351,341	31.02	49%
BUILDING COVERAGE	918,000	21.07	33%	635,263	14.58	23%
SITE FAR CALCULATIONS	SITE AREA	GROSS FLOOR AREA	FAR	SITE AREA	GROSS FLOOR AREA	FAR
OFFICE/R&D	2,797,797	1,378,330	0.49	2,754,035	1,378,330	0.50

RESIDENTIAL BUILDING AREA SUMMARY							
RESIDENTIAL BUILDING	BUILDING COVERAGE (SF)	GROSS FLOOR AREA (SF)	UNITS (DU)	PARKING SPACE	RESIDENTIAL TYPE	DENSITY	MAX. DENSITY
RESIDENTIAL 1	120,000	398,000	300	375	MARKET RATE APARTMENTS	68 DU/ ACRE	UP TO 100 DU/ ACRE
RESIDENTIAL 2	140,000	393,000	300	375		53 DU/ ACRE	
RESIDENTIAL 3 (INCL. PUBLIC AMENITY PROGRAM)	45,000	178,000	154	77	100% AFFORDABLE	95 DU/ ACRE	UP TO 120 DU/ ACRE
TOWN HOMES 1	35,000	72,000	19	38	DETACHED TOWNHOMES	7 DU/ ACRE	UP TO 15 DU/ ACRE
TOWN HOMES 2	30,000	55,000	27	54	ATTACHED TOWNHOMES	17 DU/ ACRE	UP TO 25 DU/ ACRE
TOTAL RESIDENTIAL	370,000	1,096,000	800	919			
PARKING RATIO	MARKET RATE: 1.25 SPACE / DU TOWN HOMES: 2.0 SPACE/ DU 100% AFFORDABLE: 0.5 SPACE/ DU (+ADDITIONAL SHARED PARKING AT 1.25)						

OF...		BUILDING COVERAGE (SF)	GROSS FLOOR AREA (SF)	PARKING SPACES
OF...				
NEW	OFFICE 1	52,000	184,000	SEE OFFICE/ R&D PARKING BELOW
	OFFICE 2	52,000	227,300	
	OFFICE 3	51,400	227,300	
	OFFICE 4	51,500	229,000	
	OFFICE 5	52,000	184,000	
	OFFICE AMENITY BUILDING	23,070	40,000	
	SUB-TOTAL NEW BUILDINGS	281,970	1,091,600	
EXIS...	BUILDING P	42,446	183,423	
	BUILDING S	12,599	21,241	
	BUILDING T	52,985	82,066	
	SUB-TOTAL EXISTING BUILDINGS*	108,030	286,730	
	SUB-TOTAL BUILDINGS	390,000	1,378,330	
OF...				
	PARKING GARAGE 1	46,500	EXCLUDED FROM FAR CALC	2,330
	PARKING GARAGE 2	56,500		
	PARKING GARAGE 3	55,000		
	BASEMENT PARKING - OFFICE 1	52,000		180
	BASEMENT PARKING - OFFICE 5	52,000		
	SURFACE PARKING	N/A		290
	SUB-TOTAL PARKING	262,000	0	2,800
	TOTAL OFFICE/R&D AND PARKING**	548,000	1,378,330	2,800
	OFFICE / R&D FAR	0.49		
	PARKING RATIO	APPROX. 2 SPACES / 1,000 SF		

TREES	EXISTING	EXISTING TO BE REMOVED	NEW
HERITAGE TREE	566	-249	
NON-HERITAGE TREE	778	-567	
NEW			860
TOTAL	1,344	-816	860
TOTAL TREES PROPOSED	1,388		

NOTES:

1. ALL FIGURES ABOVE ARE APPROXIMATE

* BUILDING P, S, AND T (TOTAL GFA OF 286,730 SF) TO REMAIN, OPERATED BY SRI

** TOTAL PARKING COVERAGE CALCULATIONS EXCLUDES O1 AND O5 BASEMENT PARKING AS THAT COVERAGE IS ALREADY ACCOUNTED FOR ABOVE IN BUILINDG COVERAGE CALCULATIONS

***FOR ILLUSTRATIVE PURPOSES ONLY**

Updated Variant (2024) – Residential Unit Mix Details

Table 1: Parkline Residential Units (Buildings R1, R2, TH1 and TH2)

Proposed Market Rate Dwelling Units	Area (SF)	Number of Units	Percent of Dwelling Units
Studio/1Bath	550-650	46	7.1%
1Bedroom/1Bath	700-900	253	39.2%
2Bedroom/2Bath	1,000-1,250	257	39.8%
3Bedroom/2Bath	1,300-1,450	44	6.8%
4Bedroom/3Bath (Townhouse)	2,000-3,000	46	7.1%
Total Market Rate Units	918,000	646	100%

Table 2: Affordable Housing Dedication (Building R3)

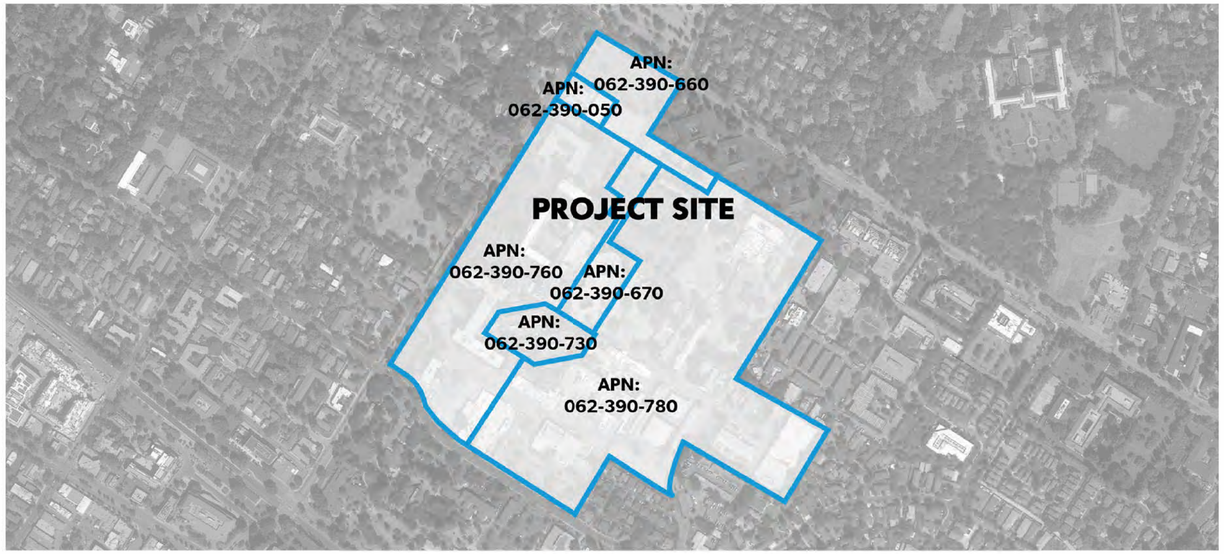
Proposed Afforable Dwelling Units	Area (SF)	Number of Units	Percent of Dwelling Units
1Bedroom/1Bath	500-600	70	45.5%
2Bedroom/1Bath	800-850	42	27.3%
3Bedroom/2Bath	1,000-1,200	42	27.3%
Total Affordable Units	178,000	154	100%

Table 3: Total Residential Units

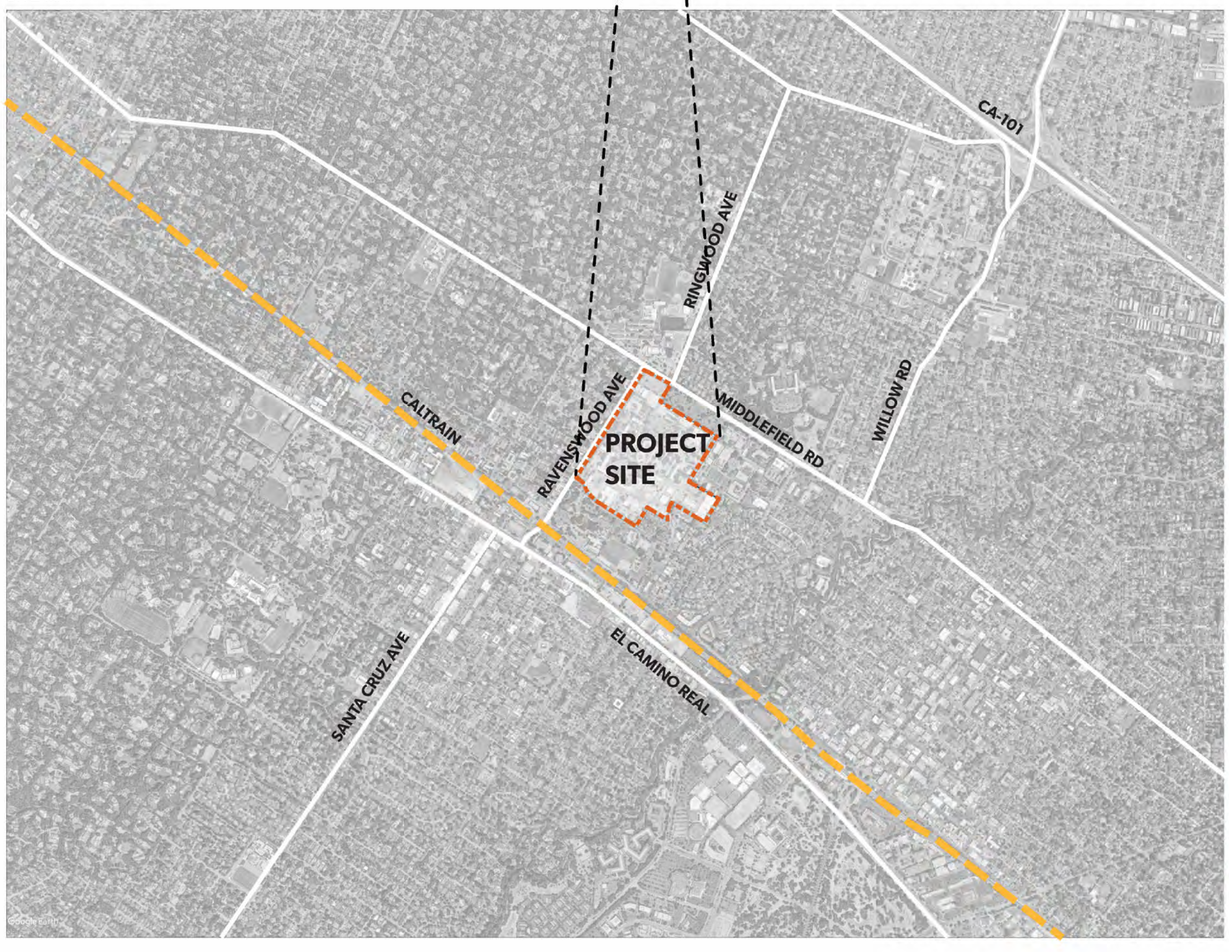
Proposed Total Dwelling Units	Area (SF)	Number of Units	Percent of Dwelling Units
Studio	700-900	46	6%
1Bedroom	500-900	323	40%
2Bedroom	800-1,250	299	37%
3Bedroom	1,000-1,450	86	11%
4Bedroom (Townhouse)	2,000-3,000	46	6%
Total Units	1,096,000	800	100%

LOCATION MAP

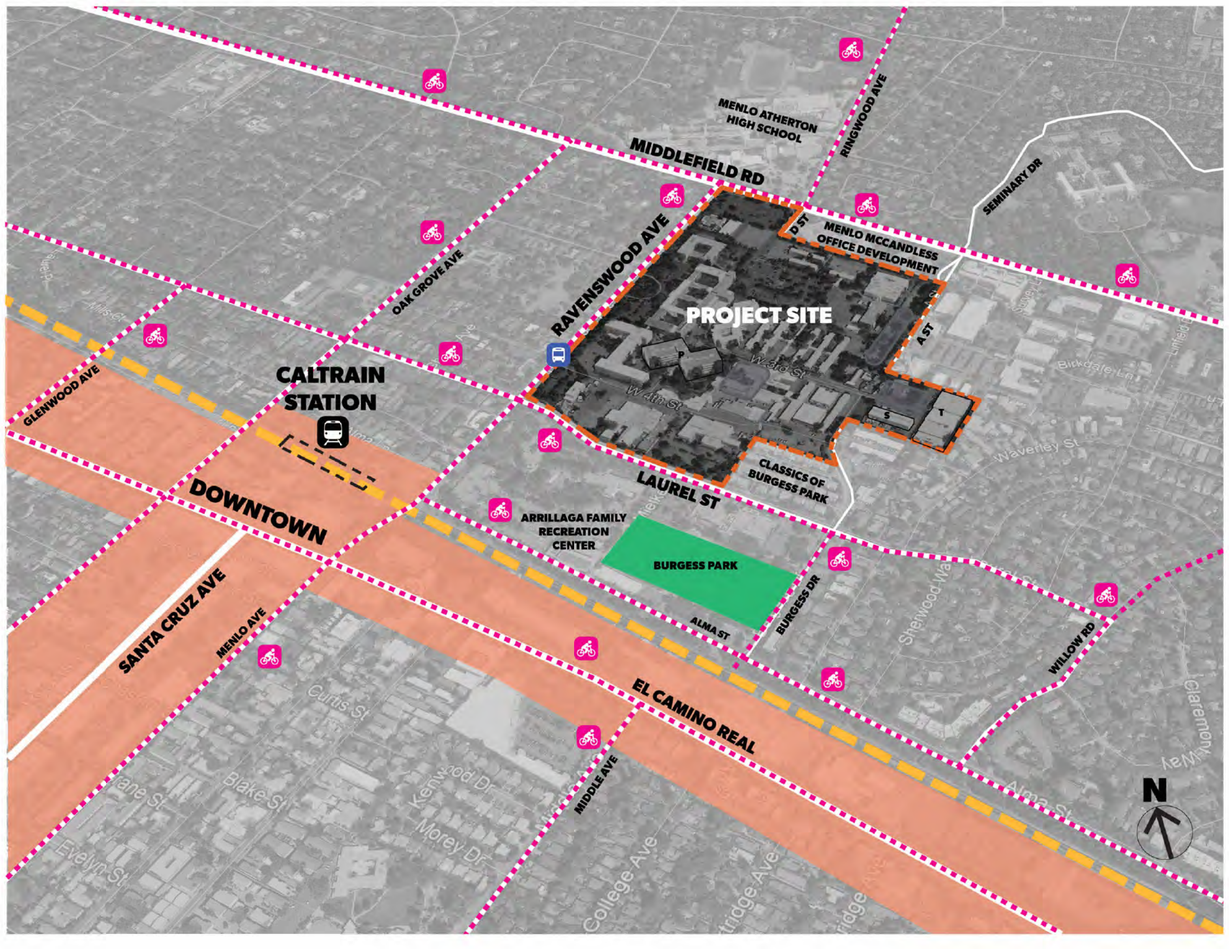
EXISTING PARCELIZATION MAP



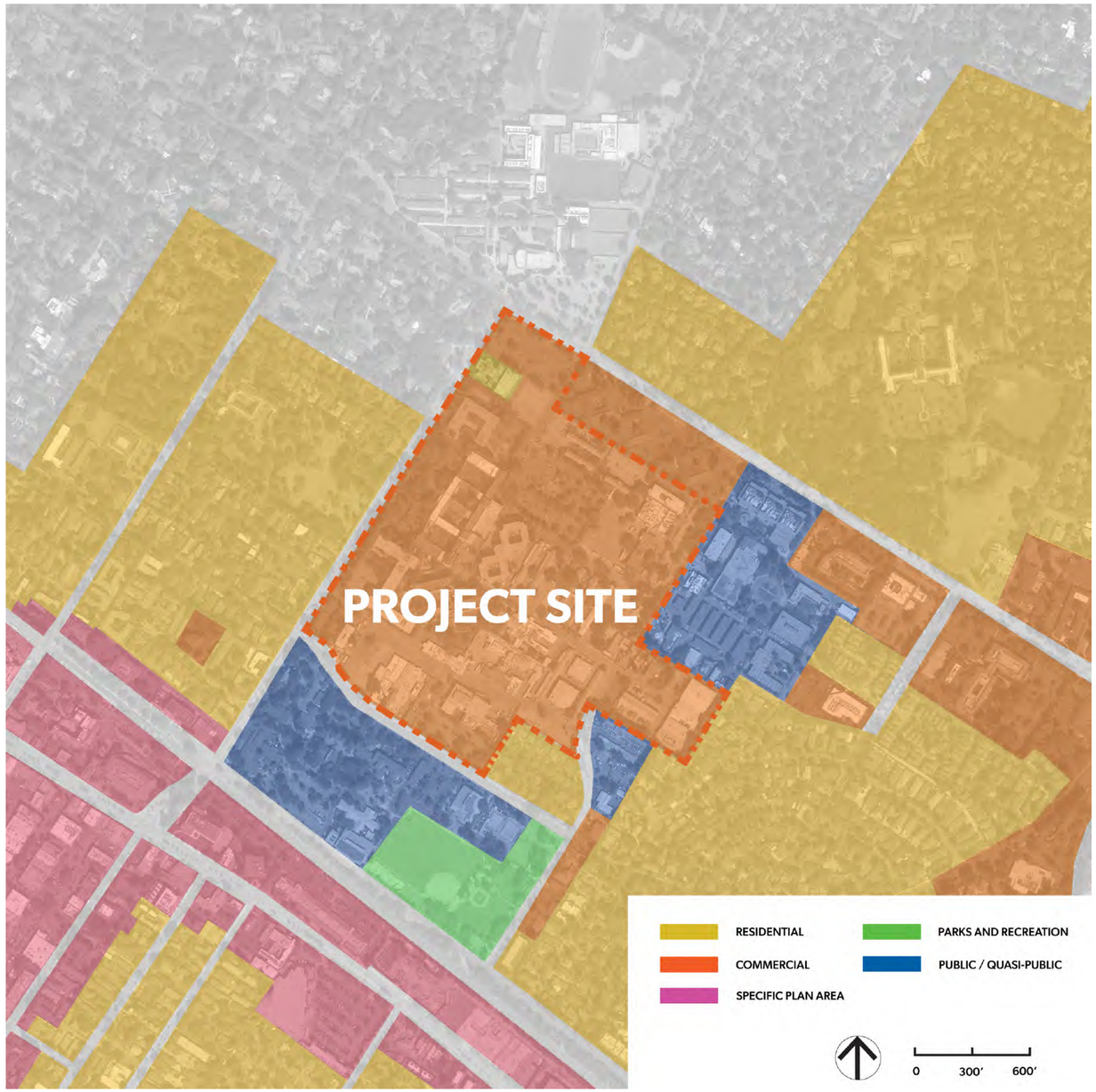
SITE MAP



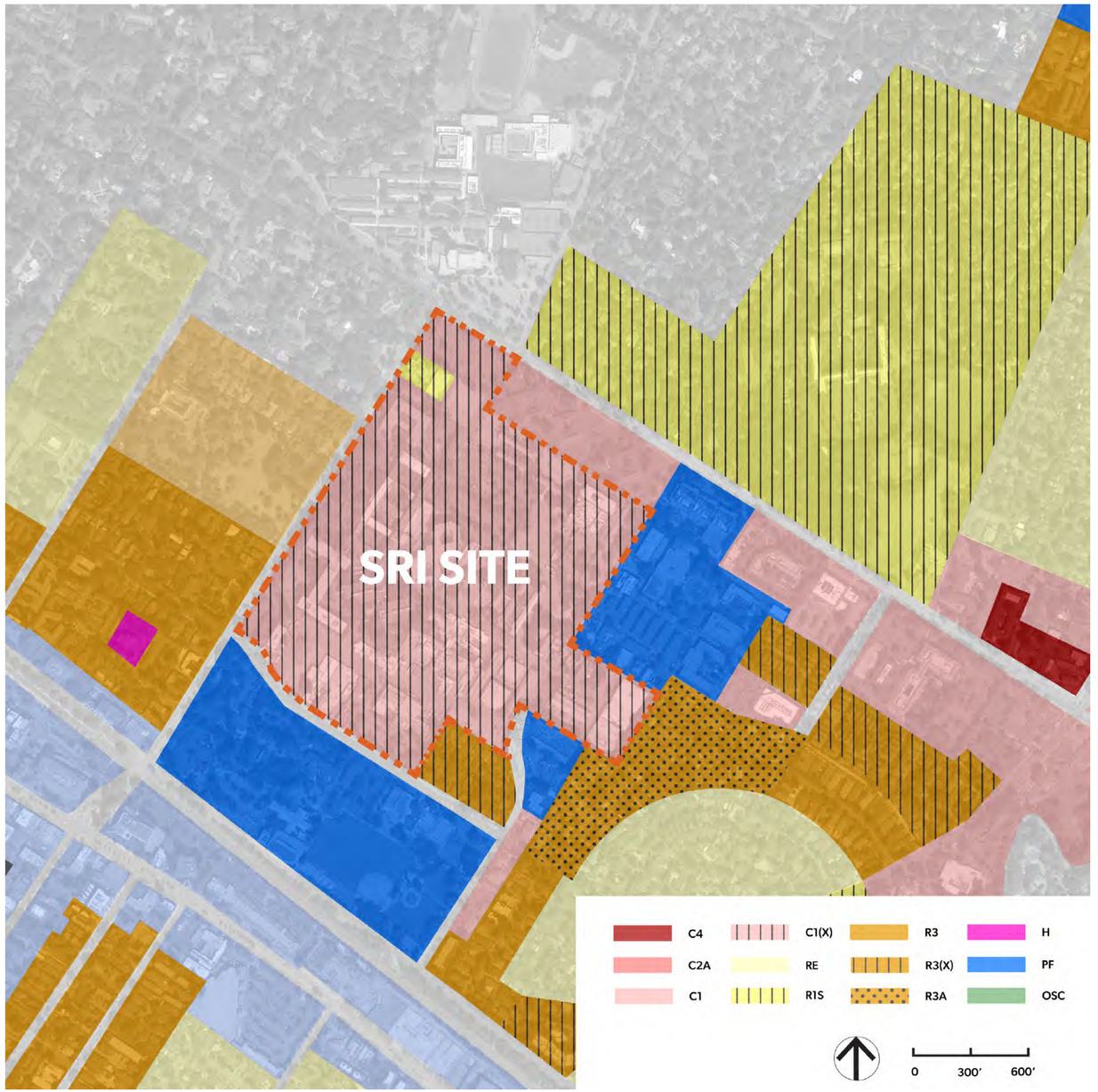
SITE DIAGRAM



EXISTING GENERAL PLAN MAP



EXISTING ZONING MAP



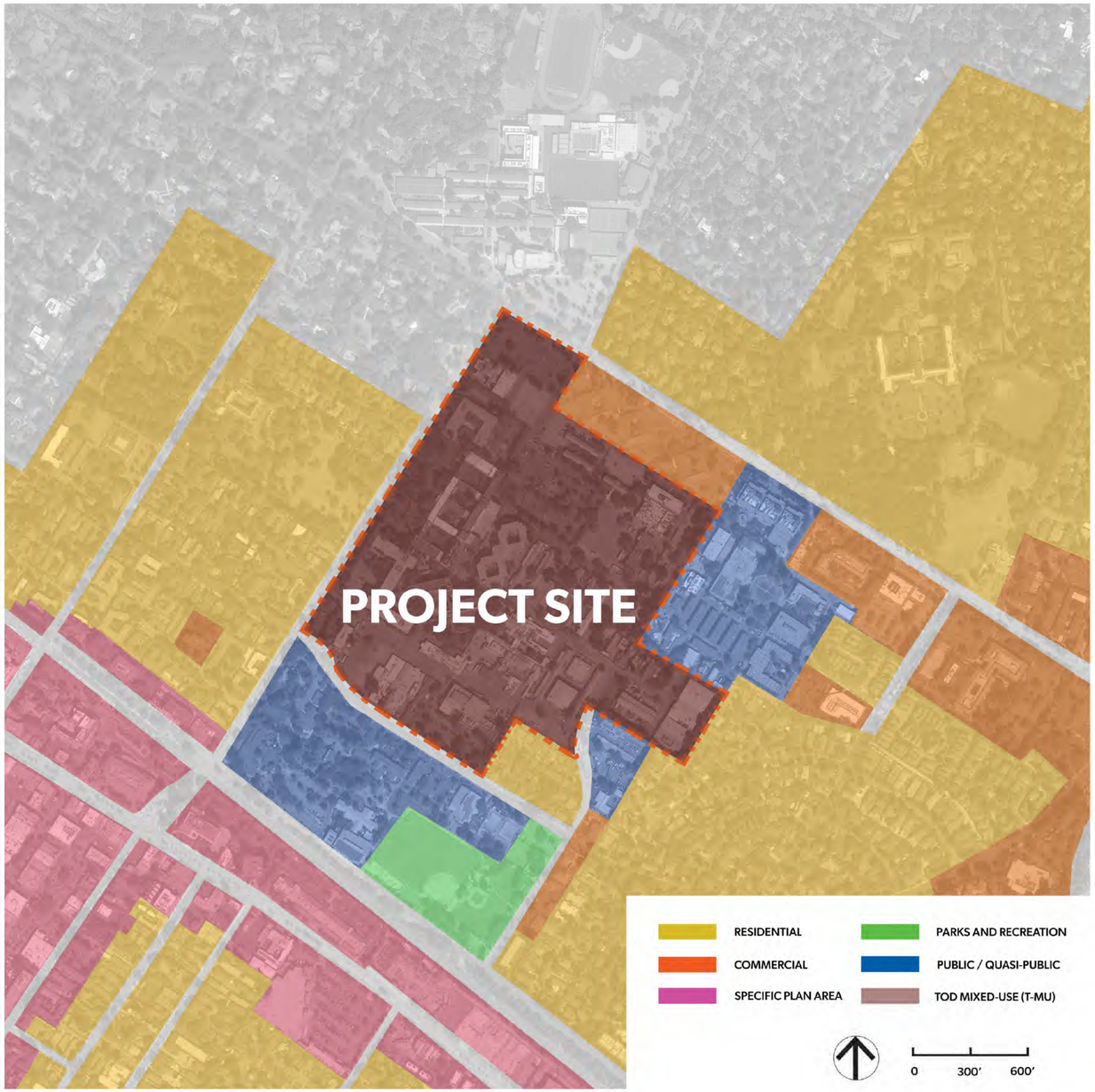
PARKLINE LANE PARTNERS SRI STUDIOS OJB KIER+WRIGHT TCA LUMA

2024.08.09

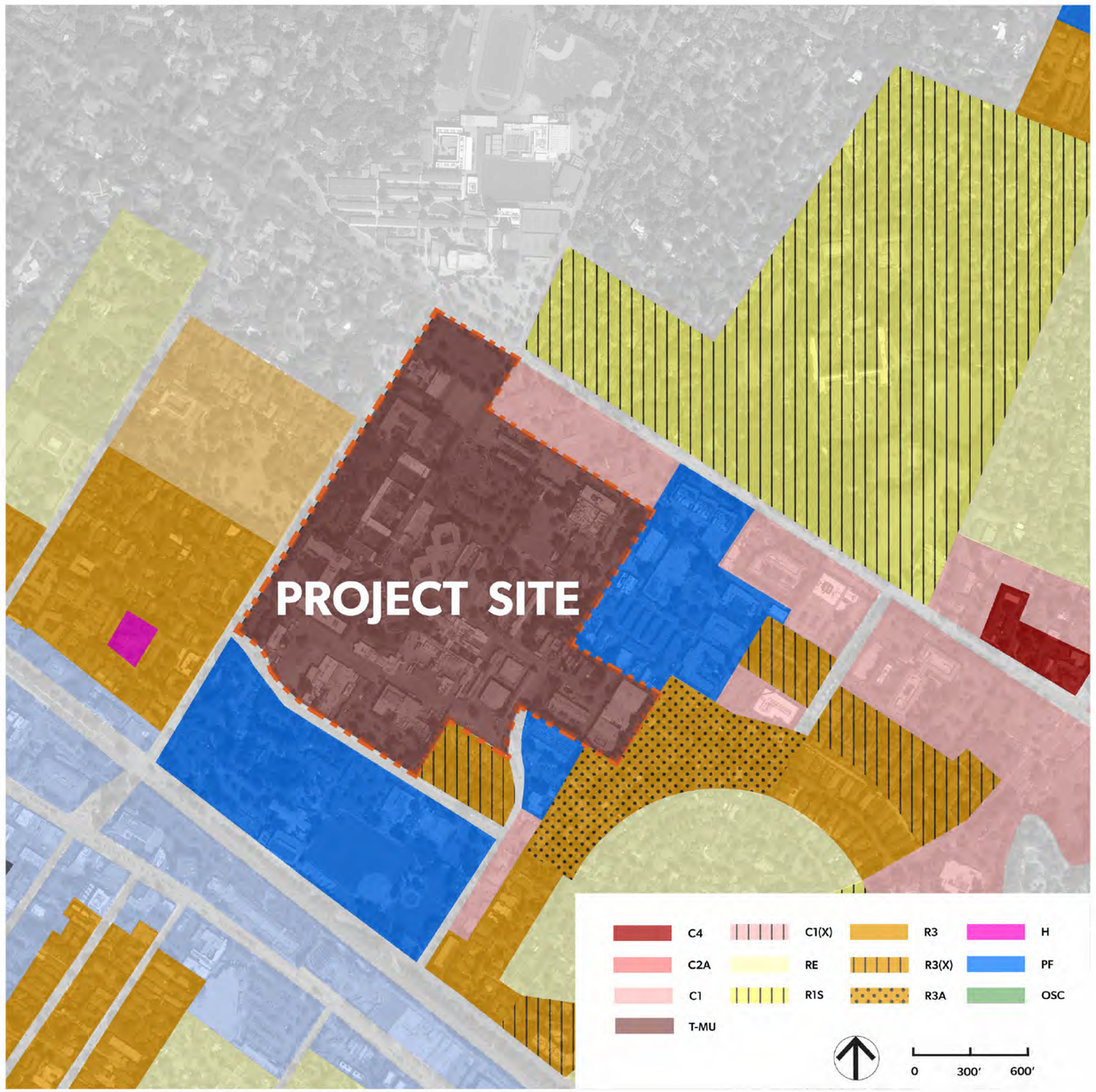
EXISTING GENERAL PLAN & ZONING DESIGNATIONS

G1.04.1

PROPOSED GENERAL PLAN MAP



PROPOSED ZONING MAP

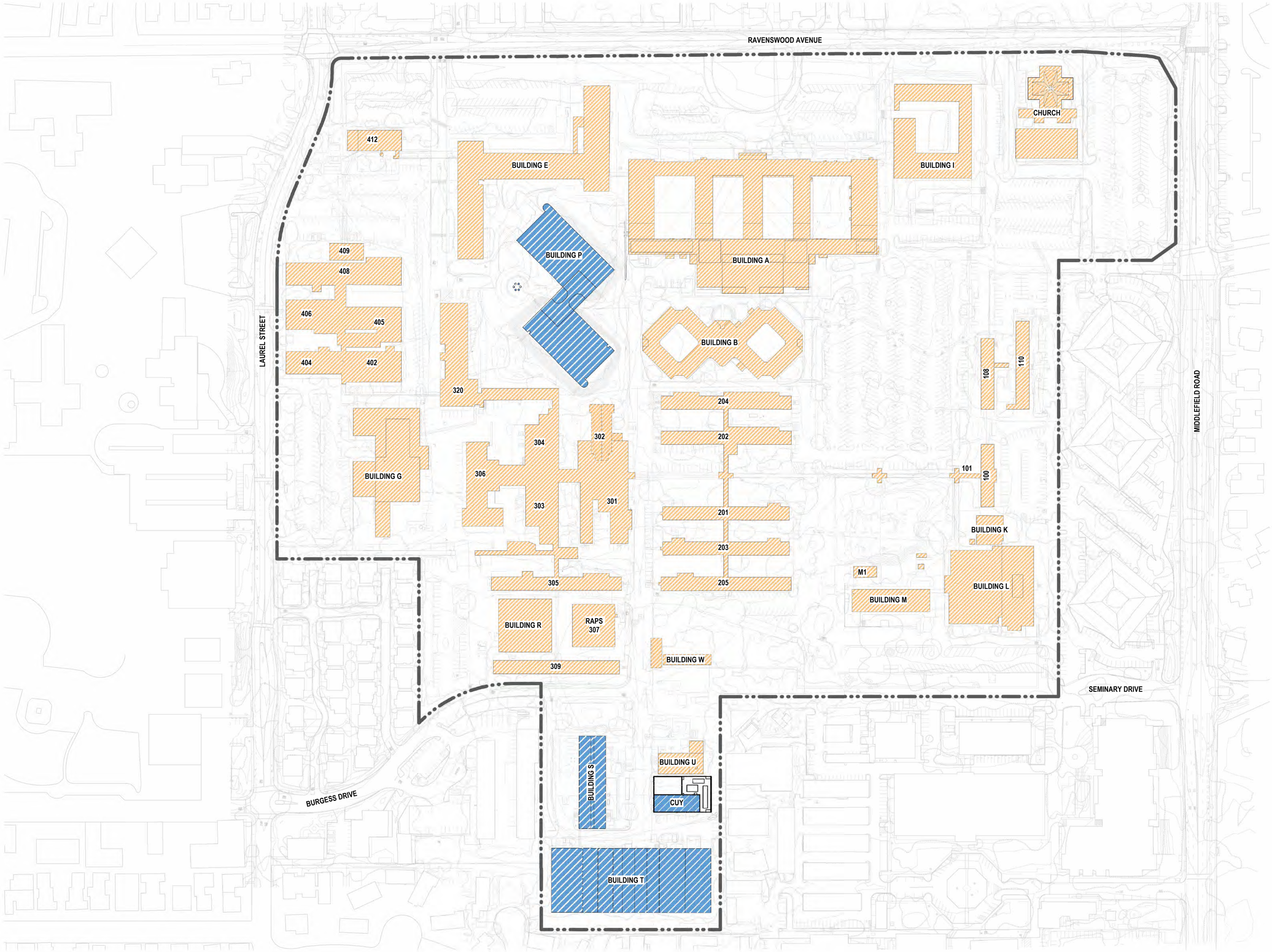


PARKLINE LANE PARTNERS SRI STUDIOS OJB KIER+WRIGHT TCA LUMA

2024.08.09

PROPOSED GENERAL PLAN & ZONING DESIGNATIONS

G1.04.2



BUILDING NUMBER	BUILDING COVERAGE (SF)	GROSS FLOOR AREA (SF)	HISTORIC USES
A	75,673	276,113	OFFICE
B	33,150	135,110	OFFICE
E	42,995	171,980	OFFICE
G	32,858	59,536	OFFICE
I	24,750	56,920	OFFICE/ AMENITY
K	4,101	4,101	RESEARCH
L	36,062	75,267	RESEARCH
M	12,822	25,772	RESEARCH
P	42,446	183,423	OFFICE/ RESEARCH
R	14,400	23,009	SUPPORT
S	12,599	21,241	RESEARCH
T	52,985	82,066	RESEARCH
U	5,400	5,400	SUPPORT
W	1,819	1,819	SUPPORT
100	4,503	9,006	OFFICE
108	5,047	10,093	OFFICE
110	6,418	12,836	OFFICE
201	9,128	9,128	OFFICE
202	10,514	10,514	OFFICE/ RESEARCH*
203	10,070	10,070	OFFICE
204	10,557	10,557	OFFICE
205	10,039	10,039	OFFICE
301	19,943	19,943	OFFICE/ RESEARCH
302 CAF	2,893	2,893	AMENITY**
303	4,267	4,267	OFFICE/ RESEARCH
304	22,978	22,978	OFFICE/ RESEARCH
305	9,982	9,982	OFFICE/ RESEARCH
306	14,331	14,331	OFFICE/ RESEARCH
307	9,600	9,600	OFFICE/ RESEARCH
309	9,236	9,236	SUPPORT***
320	19,440	19,440	OFFICE
402/404	16,867	16,867	OFFICE
405	2,055	2,055	OFFICE
406	16,520	16,520	OFFICE
408	15,395	15,395	RESEARCH
409	5,527	5,527	RESEARCH
412	5,858	5,858	SUPPORT
M1	1,440	1,440	OFFICE/ RESEARCH
SBSTN	595	-	SUPPORT
CUY	4,234	4,234	SUPPORT
CHURCH	12,700	12,700	WORSHIP
TOTAL	**652,197**	**1,397,266**	

*"Office/Research" indicates a 50/50 split between office and R&D uses within a building

**Amenity uses include employee fitness centers, cafeteria spaces, and similar tenant amenity uses

***Support uses involve shipping/receiving facilities and storage.

LEGEND

- TO BE REMOVED
- TO REMAIN

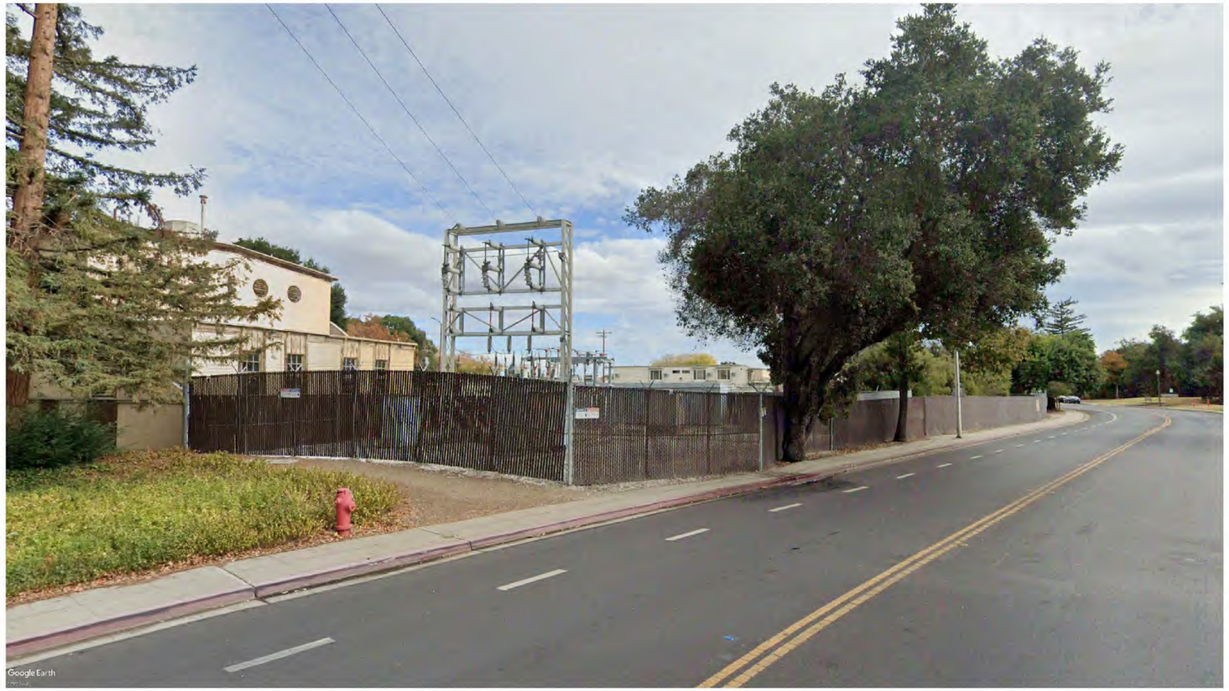
Scale: 1" = 100' -0"

PARKLINE LANE PARTNERS SRI STUDIOS OJB KIER+WRIGHT TK LUMA

2024.08.09

EXISTING BUILDING FOOTPRINT AND DEMOLITION PLAN

G1.06

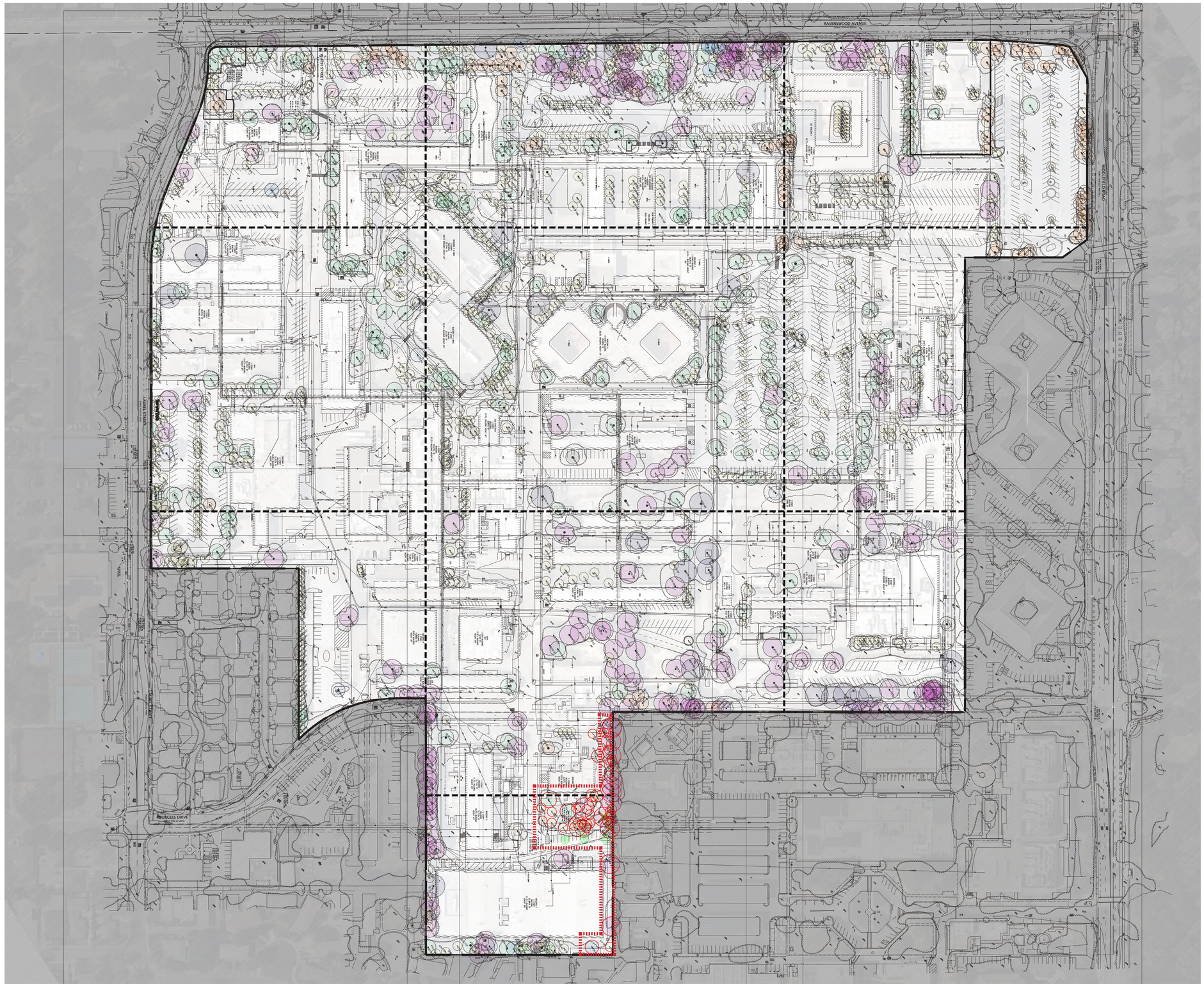


VIEW ON LAUREL TOWARD SOUTH

VIEW ON LAUREL TOWARD NORTH

VIEW ON LAUREL TOWARD EAST

VIEW ON MIDDLEFIELD TOWARD CHURCH



LEGEND

- HERITAGE QUERCUS AGRIFOLIA. / COAST LIVE
- HERITAGE QUERCUS LOBATA / VALLEY OAK
- HERITAGE QUERCUS ILEX / HOLLY OAK
- HERITAGE QUERCUS RUBRA / RED OAK
- HERITAGE SEQUOIA SEMPERVIRENS / REDWOOD
- HERITAGE PLATANUS RACEMOSA / CA SYCAMORE
- HERITAGE OLEA EUROPEA / OLIVE
- HERITAGE INVASIVE
- HERITAGE OTHERS
- NON HERITAGE

TREES ASSOCIATED WITH SEPERATE PERMIT PROCESS, PLN2023-0025, AND HERITAGE REMOVAL APPPLICATION HTR2023-00195

- HERITAGE QUERCUS AGRIFOLIA
- HERITAGE QUERCUS LOBATA
- HERITAGE QUERCUS ILEX
- HERITAGE QUERCUS RUBRA
- HERITAGE SEQUOIA SEMPERVIRENS
- HERITAGE ALL OTHER SPECIES
- NON HERITAGE TREES
- NEW TREES
- BOUNDARY OF SEPERATE PERMIT

EXISTING HERITAGE	566
QUERCUS AGRIFOLIA / COAST LIVE OAK	216
SEQUOIA SEMPERVIRENS / COAST REDWOOD	110
QUERCUS LOBATA / VALLEY OAK	29
LIQUIDAMBAR STYRACIFLUA / SWEET GUM	17
AFROCARPUS GRACILIOR / AFRICAN FERN PINE	16
PHOENIX CANARIENSIS / CANARY ISLAND PALM	15
OTHERS	163
EXISTING NON-HERITAGE	778
TOTAL EXISTING TREES	1,344

0 50 100 200 N

1” = 100’

LEGEND

- HERITAGE QUERCUS AGRIFOLIA. / COAST LIVE
- HERITAGE QUERCUS LOBATA / VALLEY OAK
- HERITAGE QUERCUS ILEX / HOLLY OAK
- HERITAGE QUERCUS RUBRA / RED OAK
- HERITAGE SEQUOIA SEMPERVIRENS / REDWOOD
- HERITAGE PLATANUS RACEMOSA / CA SYCAMORE
- HERITAGE OLEA EUROPEA / OLIVE
- HERITAGE INVASIVE
- HERITAGE OTHERS
- NON HERITAGE

TREES ASSOCIATED WITH SEPERATE PERMIT PROCESS, PLN2023-0025, AND HERITAGE REMOVAL APPPLICATION HTR2023-00195

- HERITAGE QUERCUS AGRIFOLIA
- HERITAGE QUERCUS LOBATA
- HERITAGE QUERCUS ILEX
- HERITAGE QUERCUS RUBRA
- HERITAGE SEQUOIA SEMPERVIRENS
- HERITAGE ALL OTHER SPECIES
- NON HERITAGE TREES
- NEW TREES
- BOUNDARY OF SEPERATE PERMIT

0 25 30 60 N

1" = 30'

LEGEND

- HERITAGE QUERCUS AGRIFOLIA. / COAST LIVE
- HERITAGE QUERCUS LOBATA / VALLEY OAK
- HERITAGE QUERCUS ILEX / HOLLY OAK
- HERITAGE QUERCUS RUBRA / RED OAK
- HERITAGE SEQUOIA SEMPERVIRENS / REDWOOD
- HERITAGE PLATANUS RACEMOSA / CA SYCAMORE
- HERITAGE OLEA EUROPEA / OLIVE
- HERITAGE INVASIVE
- HERITAGE OTHERS
- NON HERITAGE

TREES ASSOCIATED WITH SEPERATE PERMIT PROCESS, PLN2023-0025, AND HERITAGE REMOVAL APPPLICATION HTR2023-00195

- HERITAGE QUERCUS AGRIFOLIA
- HERITAGE QUERCUS LOBATA
- HERITAGE QUERCUS ILEX
- HERITAGE QUERCUS RUBRA
- HERITAGE SEQUOIA SEMPERVIRENS
- HERITAGE ALL OTHER SPECIES
- NON HERITAGE TREES
- NEW TREES
- BOUNDARY OF SEPERATE PERMIT

0 25 30 60 N

1” = 30’

LEGEND

- HERITAGE QUERCUS AGRIFOLIA. / COAST LIVE
- HERITAGE QUERCUS LOBATA / VALLEY OAK
- HERITAGE QUERCUS ILEX / HOLLY OAK
- HERITAGE QUERCUS RUBRA / RED OAK
- HERITAGE SEQUOIA SEMPERVIRENS / REDWOOD
- HERITAGE PLATANUS RACEMOSA / CA SYCAMORE
- HERITAGE OLEA EUROPEA / OLIVE
- HERITAGE INVASIVE
- HERITAGE OTHERS
- NON HERITAGE

TREES ASSOCIATED WITH SEPERATE PERMIT PROCESS, PLN2023-0025, AND HERITAGE REMOVAL APPPLICATION HTR2023-00195

- HERITAGE QUERCUS AGRIFOLIA
- HERITAGE QUERCUS LOBATA
- HERITAGE QUERCUS ILEX
- HERITAGE QUERCUS RUBRA
- HERITAGE SEQUOIA SEMPERVIRENS
- HERITAGE ALL OTHER SPECIES
- NON HERITAGE TREES
- NEW TREES
- BOUNDARY OF SEPERATE PERMIT

0 25 30 60 N

1" = 30'

MATCH LINE RE: APPENDIX 10

MATCH LINE RE: APPENDIX 14

MATCH LINE RE: APPENDIX 16

LEGEND

- HERITAGE QUERCUS AGRIFOLIA. / COAST LIVE
- HERITAGE QUERCUS LOBATA / VALLEY OAK
- HERITAGE QUERCUS ILEX / HOLLY OAK
- HERITAGE QUERCUS RUBRA / RED OAK
- HERITAGE SEQUOIA SEMPERVIRENS / REDWOOD
- HERITAGE PLATANUS RACEMOSA / CA SYCAMORE
- HERITAGE OLEA EUROPEA / OLIVE
- HERITAGE INVASIVE
- HERITAGE OTHERS
- NON HERITAGE

TREES ASSOCIATED WITH SEPERATE PERMIT PROCESS, PLN2023-0025, AND HERITAGE REMOVAL APPPLICATION HTR2023-00195

- HERITAGE QUERCUS AGRIFOLIA
- HERITAGE QUERCUS LOBATA
- HERITAGE QUERCUS ILEX
- HERITAGE QUERCUS RUBRA
- HERITAGE SEQUOIA SEMPERVIRENS
- HERITAGE ALL OTHER SPECIES
- NON HERITAGE TREES
- NEW TREES
- BOUNDARY OF SEPERATE PERMIT

0 25 30 60 N

1" = 30'

MATCH LINE RE: APPENDIX 11

MATCH LINE RE:APPENDIX 13

MATCH LINE RE:APPENDIX 15

MATCH LINE RE: L1.02

LEGEND

- HERITAGE QUERCUS AGRIFOLIA. / COAST LIVE
- HERITAGE QUERCUS LOBATA / VALLEY OAK
- HERITAGE QUERCUS ILEX / HOLLY OAK
- HERITAGE QUERCUS RUBRA / RED OAK
- HERITAGE SEQUOIA SEMPERVIRENS / REDWOOD
- HERITAGE PLATANUS RACEMOSA / CA SYCAMORE
- HERITAGE OLEA EUROPEA / OLIVE
- HERITAGE INVASIVE
- HERITAGE OTHERS
- NON HERITAGE

TREES ASSOCIATED WITH SEPERATE PERMIT PROCESS, PLN2023-0025, AND HERITAGE REMOVAL APPPLICATION HTR2023-00195

- HERITAGE QUERCUS AGRIFOLIA
- HERITAGE QUERCUS LOBATA
- HERITAGE QUERCUS ILEX
- HERITAGE QUERCUS RUBRA
- HERITAGE SEQUOIA SEMPERVIRENS
- HERITAGE ALL OTHER SPECIES
- NON HERITAGE TREES
- NEW TREES
- BOUNDARY OF SEPERATE PERMIT

0 25 30 60 N

1" = 30'

PARKLINE LANE PARTNERS SRI STUDIOS OJB KIER+WRIGHT TK LUMA

2024.08.09

EXISTING TREE SURVEY PLAN ENLARGEMENT

G1.08.05

MATCH LINE RE: APPENDIX 12

MATCH LINE RE: APPENDIX 14

MATCH LINE RE: L1.02

LEGEND

- HERITAGE QUERCUS AGRIFOLIA. / COAST LIVE
- HERITAGE QUERCUS LOBATA / VALLEY OAK
- HERITAGE QUERCUS ILEX / HOLLY OAK
- HERITAGE QUERCUS RUBRA / RED OAK
- HERITAGE SEQUOIA SEMPERVIRENS / REDWOOD
- HERITAGE PLATANUS RACEMOSA / CA SYCAMORE
- HERITAGE OLEA EUROPEA / OLIVE
- HERITAGE INVASIVE
- HERITAGE OTHERS
- NON HERITAGE

TREES ASSOCIATED WITH SEPERATE PERMIT PROCESS, PLN2023-0025, AND HERITAGE REMOVAL APPPLICATION HTR2023-00195

- HERITAGE QUERCUS AGRIFOLIA
- HERITAGE QUERCUS LOBATA
- HERITAGE QUERCUS ILEX
- HERITAGE QUERCUS RUBRA
- HERITAGE SEQUOIA SEMPERVIRENS
- HERITAGE ALL OTHER SPECIES
- NON HERITAGE TREES
- NEW TREES
- BOUNDARY OF SEPERATE PERMIT

0 25 30 60 N

1" = 30'

LEGEND

- HERITAGE QUERCUS AGRIFOLIA. / COAST LIVE
- HERITAGE QUERCUS LOBATA / VALLEY OAK
- HERITAGE QUERCUS ILEX / HOLLY OAK
- HERITAGE QUERCUS RUBRA / RED OAK
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- HERITAGE OLEA EUROPEA / OLIVE
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- HERITAGE OTHERS
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TREES ASSOCIATED WITH SEPERATE PERMIT PROCESS, PLN2023-0025, AND HERITAGE REMOVAL APPPLICATION HTR2023-00195

- HERITAGE QUERCUS AGRIFOLIA
- HERITAGE QUERCUS LOBATA
- HERITAGE QUERCUS ILEX
- HERITAGE QUERCUS RUBRA
- HERITAGE SEQUOIA SEMPERVIRENS
- HERITAGE ALL OTHER SPECIES
- NON HERITAGE TREES
- NEW TREES
- BOUNDARY OF SEPERATE PERMIT

0 25 30 60 N

1" = 30'

MATCH LINE RE: APPENDIX 14

MATCH LINE RE: APPENDIX 16

MATCH LINE RE APPENDIX 18

MATCH LINE RE: APPENDIX 19

LEGEND

- HERITAGE QUERCUS AGRIFOLIA. / COAST LIVE
- HERITAGE QUERCUS LOBATA / VALLEY OAK
- HERITAGE QUERCUS ILEX / HOLLY OAK
- HERITAGE QUERCUS RUBRA / RED OAK
- HERITAGE SEQUOIA SEMPERVIRENS / REDWOOD
- HERITAGE PLATANUS RACEMOSA / CA SYCAMORE
- HERITAGE OLEA EUROPEA / OLIVE
- HERITAGE INVASIVE
- HERITAGE OTHERS
- NON HERITAGE

TREES ASSOCIATED WITH SEPERATE PERMIT PROCESS, PLN2023-0025, AND HERITAGE REMOVAL APPPLICATION HTR2023-00195

- HERITAGE QUERCUS AGRIFOLIA
- HERITAGE QUERCUS LOBATA
- HERITAGE QUERCUS ILEX
- HERITAGE QUERCUS RUBRA
- HERITAGE SEQUOIA SEMPERVIRENS
- HERITAGE ALL OTHER SPECIES
- NON HERITAGE TREES
- NEW TREES
- BOUNDARY OF SEPERATE PERMIT

0 25 30 60 N

1” = 30’

PARKLINE LANE PARTNERS SRI STUDIOS OJB KIER+WRIGHT TK LUMA

2024.08.09

EXISTING TREE SURVEY PLAN ENLARGEMENT

G1.08.08

MATCH LINE RE: APPENDIX 15

MATCH LINE RE: APPENDIX 17

LEGEND

- HERITAGE QUERCUS AGRIFOLIA. / COAST LIVE
- HERITAGE QUERCUS LOBATA / VALLEY OAK
- HERITAGE QUERCUS ILEX / HOLLY OAK
- HERITAGE QUERCUS RUBRA / RED OAK
- HERITAGE SEQUOIA SEMPERVIRENS / REDWOOD
- HERITAGE PLATANUS RACEMOSA / CA SYCAMORE
- HERITAGE OLEA EUROPEA / OLIVE
- HERITAGE INVASIVE
- HERITAGE OTHERS
- NON HERITAGE

TREES ASSOCIATED WITH SEPERATE PERMIT PROCESS, PLN2023-0025, AND HERITAGE REMOVAL APPPLICATION HTR2023-00195

- HERITAGE QUERCUS AGRIFOLIA
- HERITAGE QUERCUS LOBATA
- HERITAGE QUERCUS ILEX
- HERITAGE QUERCUS RUBRA
- HERITAGE SEQUOIA SEMPERVIRENS
- HERITAGE ALL OTHER SPECIES
- NON HERITAGE TREES
- NEW TREES
- BOUNDARY OF SEPERATE PERMIT

0 25 30 60 N

1" = 30'

MATCH LINE RE: APPENDIX 17

LEGEND

- HERITAGE QUERCUS AGRIFOLIA. / COAST LIVE
- HERITAGE QUERCUS LOBATA / VALLEY OAK
- HERITAGE QUERCUS ILEX / HOLLY OAK
- HERITAGE QUERCUS RUBRA / RED OAK
- HERITAGE SEQUOIA SEMPERVIRENS / REDWOOD
- HERITAGE PLATANUS RACEMOSA / CA SYCAMORE
- HERITAGE OLEA EUROPEA / OLIVE
- HERITAGE INVASIVE
- HERITAGE OTHERS
- NON HERITAGE

TREES ASSOCIATED WITH SEPERATE PERMIT PROCESS, PLN2023-0025, AND HERITAGE REMOVAL APPPLICATION HTR2023-00195

- HERITAGE QUERCUS AGRIFOLIA
- HERITAGE QUERCUS LOBATA
- HERITAGE QUERCUS ILEX
- HERITAGE QUERCUS RUBRA
- HERITAGE SEQUOIA SEMPERVIRENS
- HERITAGE ALL OTHER SPECIES
- NON HERITAGE TREES
- NEW TREES
- BOUNDARY OF SEPERATE PERMIT

0 25 30 60 N

1" = 30'

PARKLINE | LANE PARTNERS | SRI | STUDIOS | OJB | KIER+WRIGHT | TK | LUMA

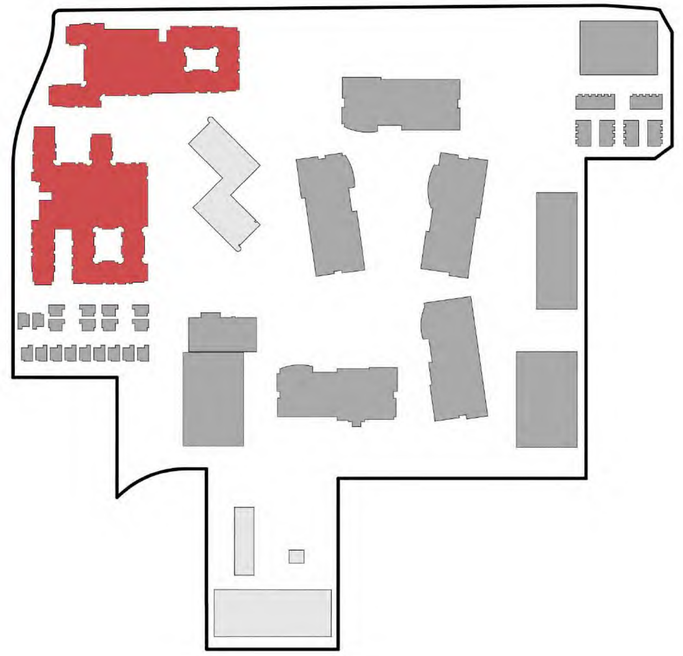
2024.08.09

EXISTING TREE SURVEY PLAN ENLARGEMENT

G1.08.10

MASON

2901



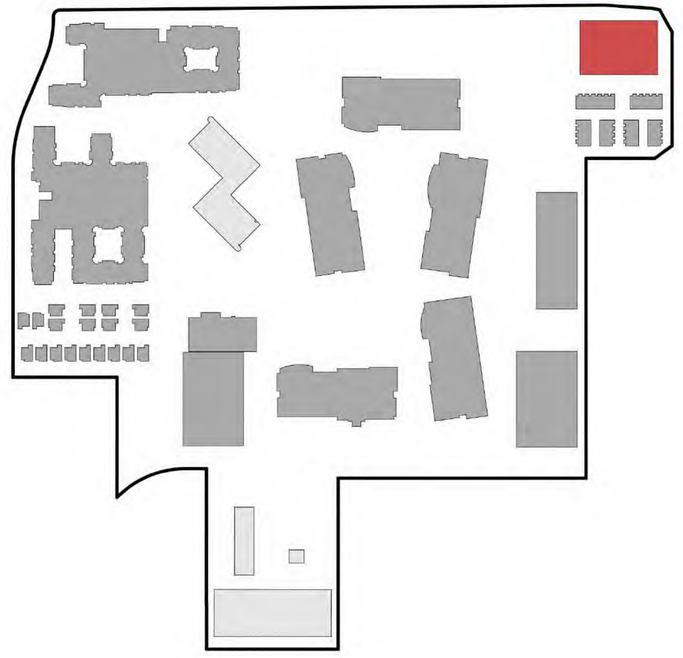
COMMERCIAL

Street

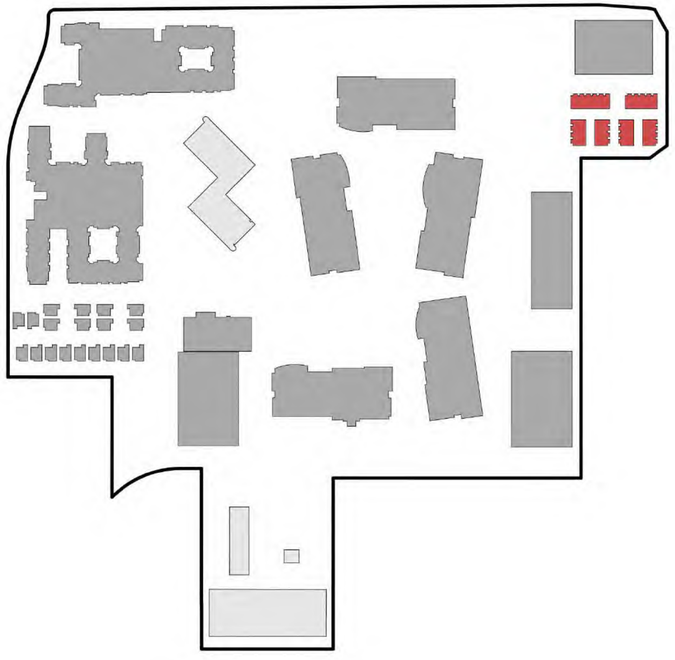
ARROYO GREEN

W River Pkwy

16-1016_2

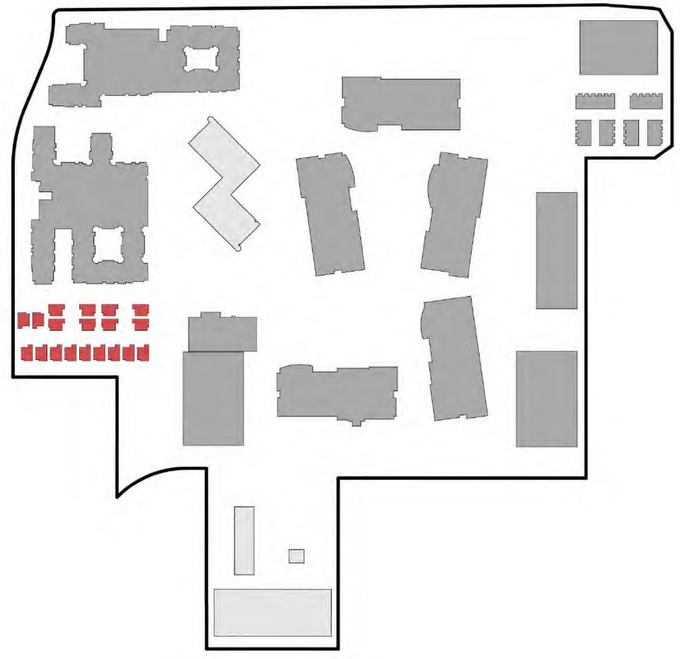


1689
1691



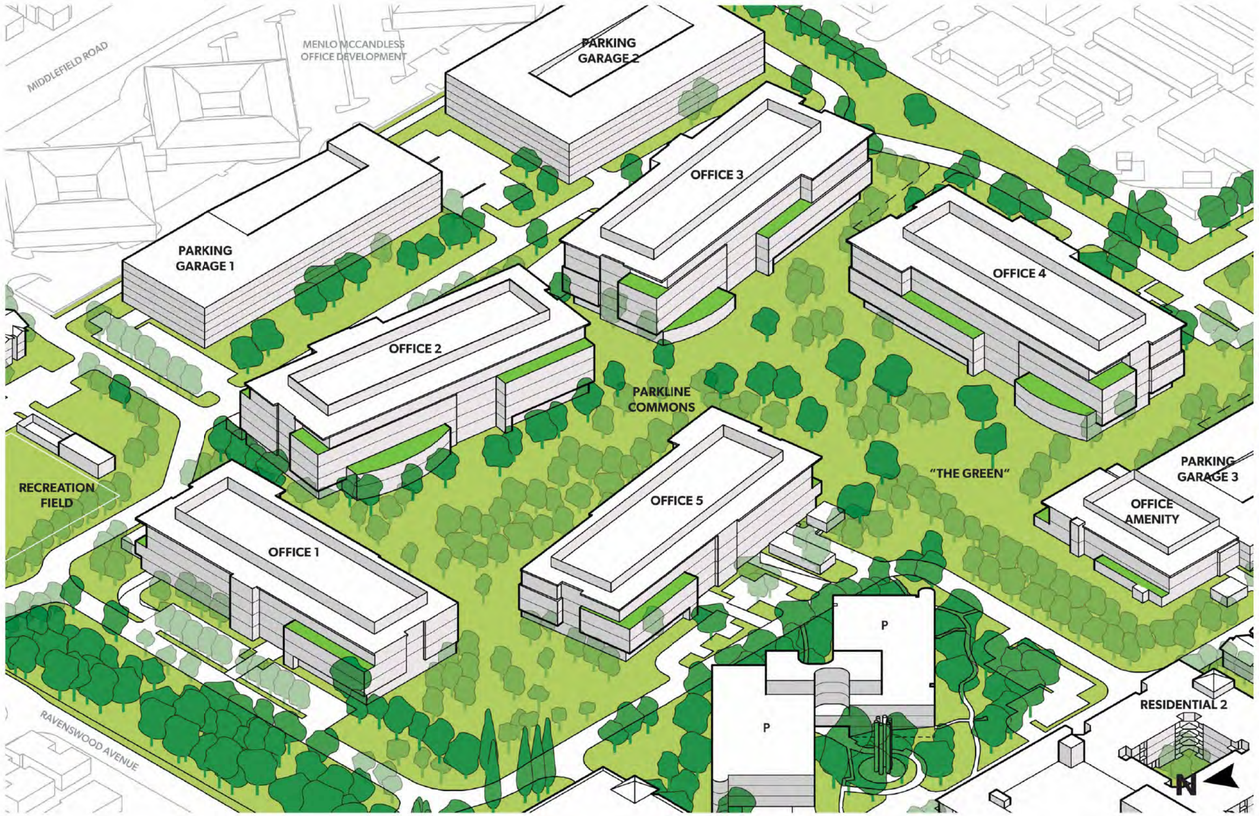
3359

BAYFAIR

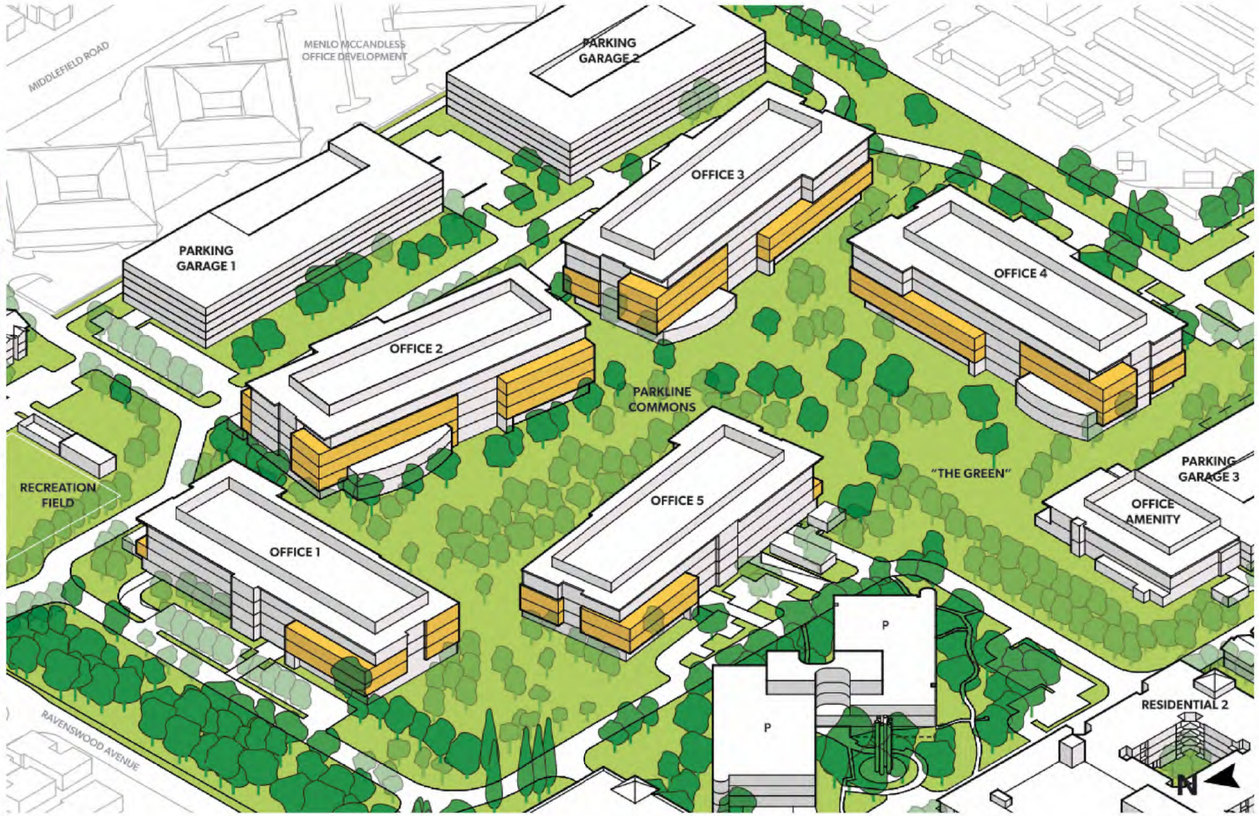


A PARK FOR CREATIVITY AND RESEARCH

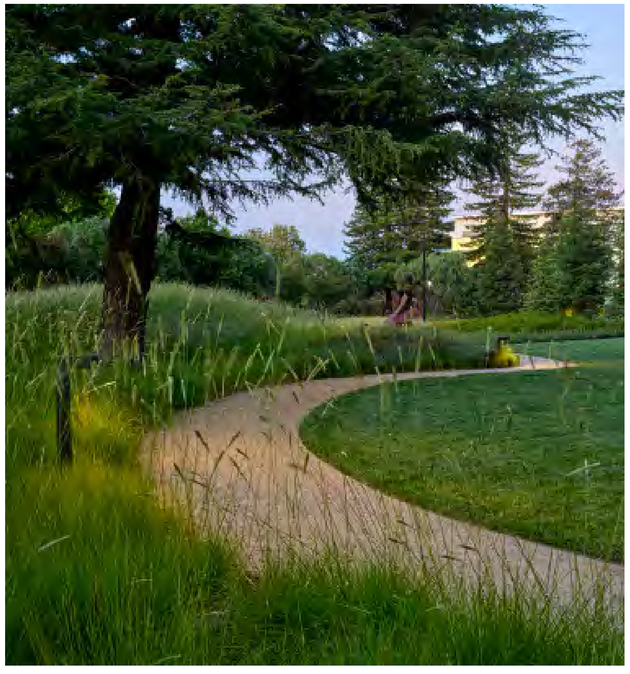
OFFICE/ R&D BUILDINGS ARE INSPIRED BY THE IDEA OF RE-CREATING A PLACE FOR RESEARCH AND CREATIVITY TO OCCUR WHILE ALSO CONNECTING TO THE EXISTING LANDSCAPE.

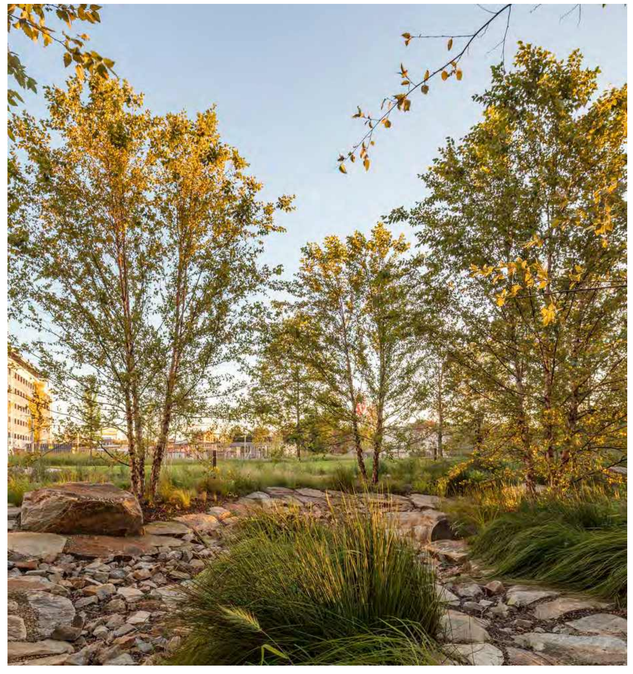


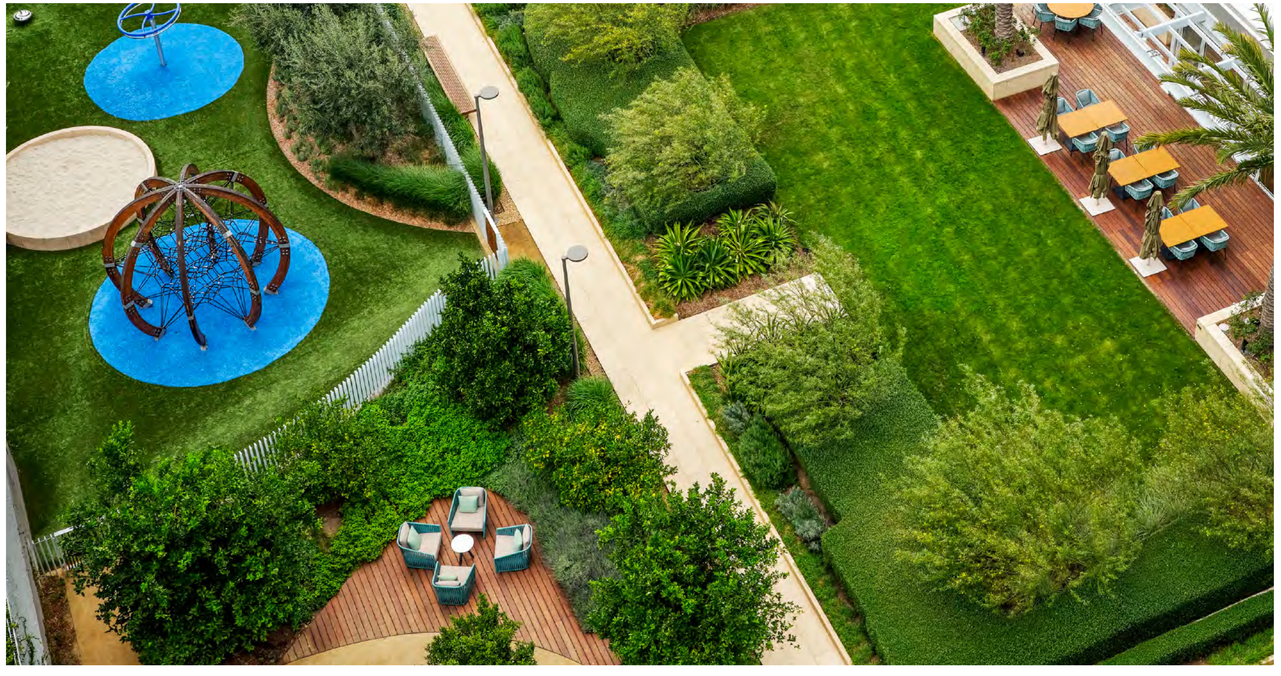
OFFICE/ R&D CONCEPTUAL DIAGRAMS - OUTDOOR TERRACES TO CENTRAL COMMONS CONNECTION

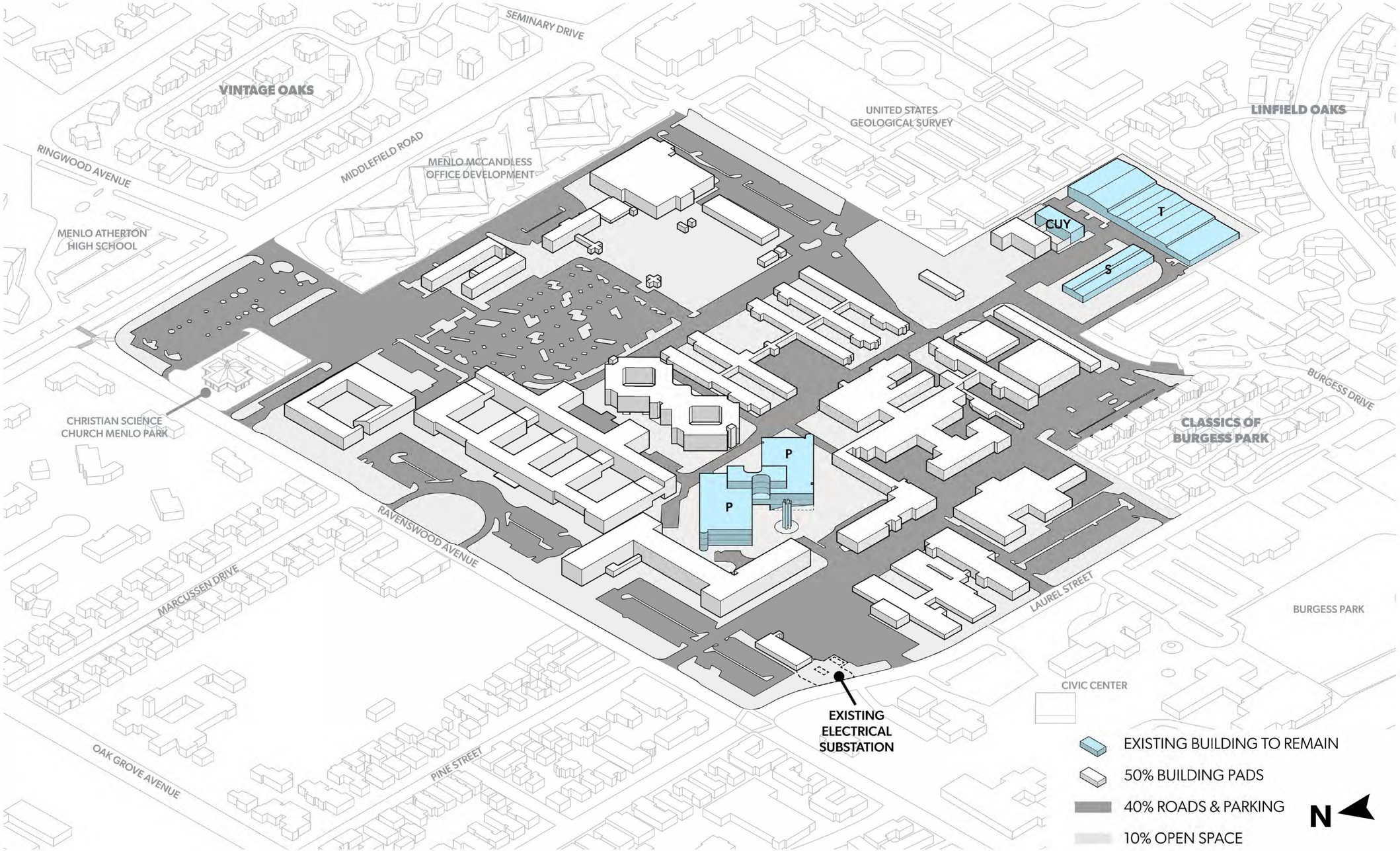


OFFICE/R&D CONCEPTUAL DIAGRAMS - LANTERN IN THE WOODS AS METAPHOR



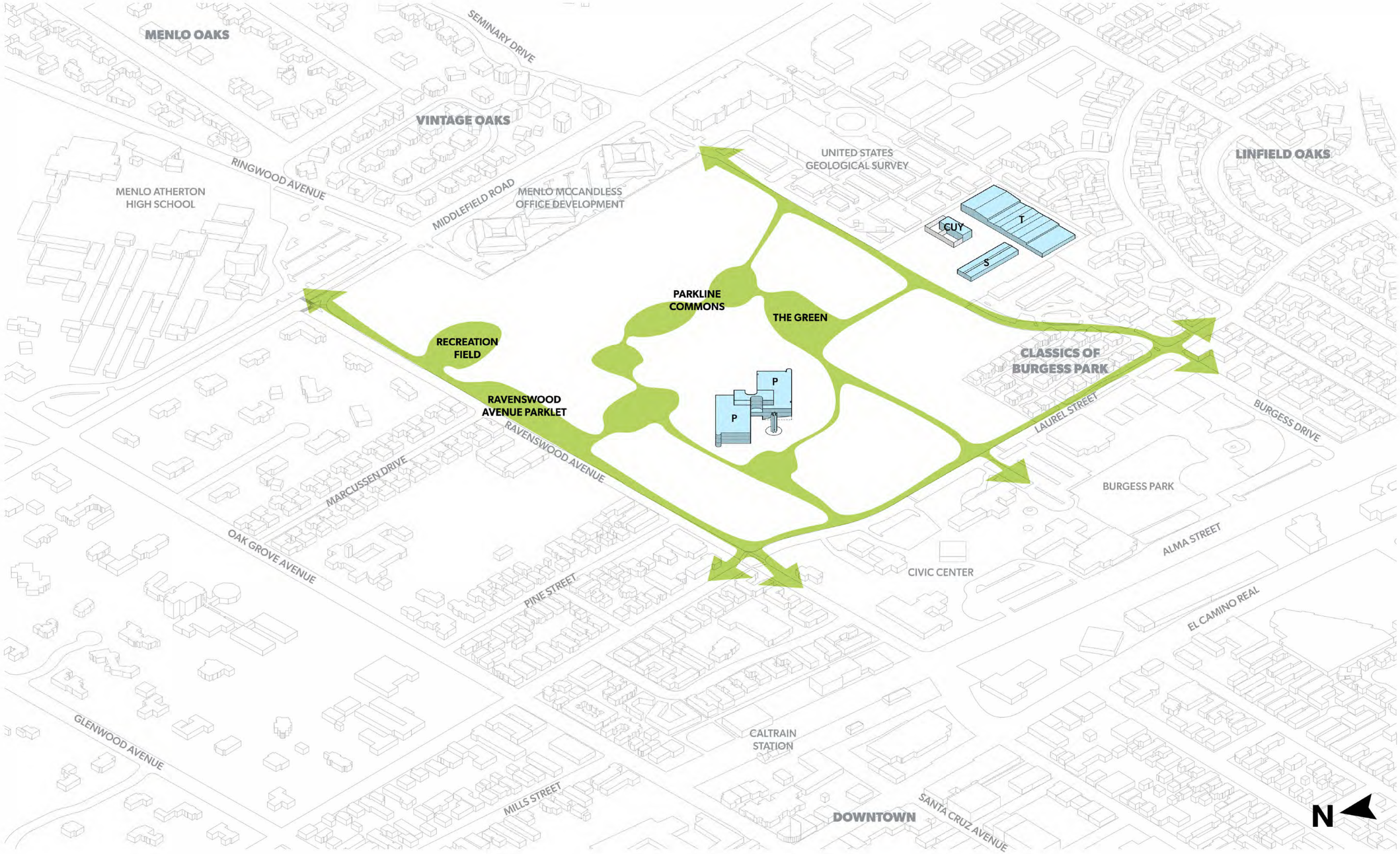




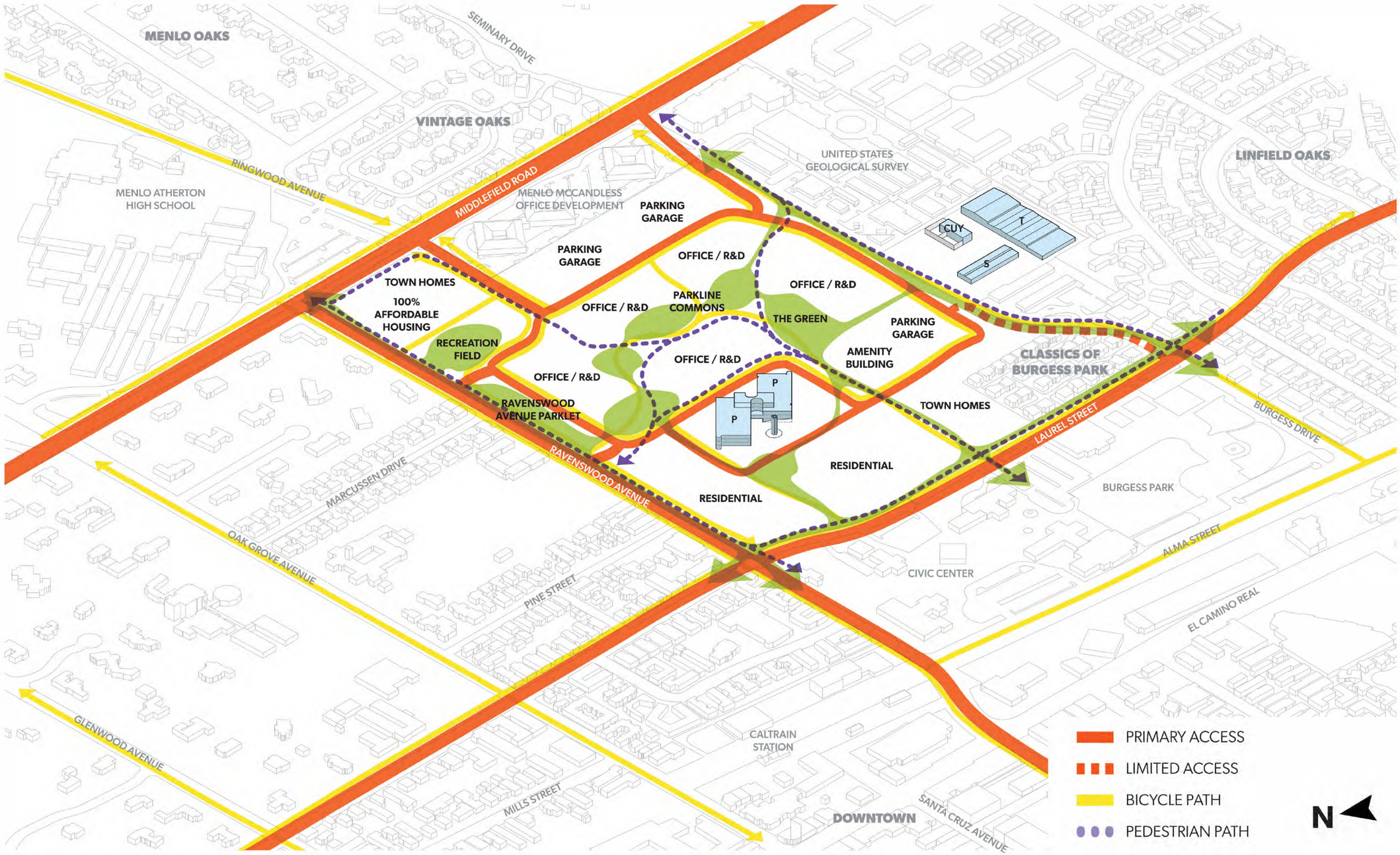


EXISTING SITE BUILDING & HARDSCAPE COVERAGE
DESIGN OPPORTUNITY/ OBJECTIVE: TO MINIMIZE HARDSCAPE AND INCORPORATING MORE GREEN OPEN SPACE

EXISTING SITE TREES LOCATIONS
DESIGN OPPORTUNITY/ OBJECTIVE: TO MINIMIZE DISTURBANCE TO EXISTING TREES AND TO RETAIN HUNDREDS OF MATURE EXISTING SCENIC TREES BY INCORPORATING THEM INTO THE OPEN SPACE AND SITE PLAN



CONCEPTUAL MAJOR OPEN SPACE NETWORK
DESIGN CONCEPT: CREATING MAJOR OPEN SPACE WITHIN THE LARGER PARKLINE COMMONS
TO BETTER IMPLEMENT AND CELEBRATE THE EXISTING TREESCAPE/ NATIVE LANDSCAPE



CONCEPTUAL CIRCULATION WEAVING THROUGH SITE
DESIGN CONCEPT: CREATING A CIRCULATION NETWORK
TO CONNECT PEOPLE INTO AND THROUGH THE SITE

CONCEPTUAL SRI PARKLINE MASTER PLAN
DESIGN CONCEPT: THE RESULTING MASTER PLAN PROVIDES AN AMPLE TREESCAPE AND NATIVE LANDSCAPE ENVIRONMENT THAT WILL BE PUBLICLY ACCESSIBLE WITH NEW CONNECTIONS THROUGHOUT THE SITE TO SURROUNDING COMMUNITY

LEGEND

- HERITAGE QUERCUS AGRIFOLIA. / COAST LIVE OAK
- HERITAGE QUERCUS LOBATA / VALLEY OAK
- HERITAGE QUERCUS ILEX / HOLLY OAK
- HERITAGE QUERCUS RUBRA / RED OAK
- HERITAGE SEQUOIA SEMPERVIRENS / REDWOOD
- HERITAGE PLATANUS RACEMOSA / CA SYCAMORE
- HERITAGE OLEA EUROPEA / OLIVE
- HERITAGE INVASIVE
- HERITAGE OTHERS

TREES ASSOCIATED WITH SEPERATE PERMIT PROCESS, PLN2023-0025, AND HERITAGE REMOVAL APPPLICATION HTR2023-00195

- HERITAGE QUERCUS AGRIFOLIA
- HERITAGE QUERCUS LOBATA
- HERITAGE QUERCUS ILEX
- HERITAGE QUERCUS RUBRA
- HERITAGE SEQUOIA SEMPERVIRENS
- HERITAGE ALL OTHER SPECIES
- NON HERITAGE TREES
- NEW TREES
- BOUNDARY OF SEPERATE PERMIT

EXISTING TREES IN SEPERATE PERMIT PACKAGE	
EXISTING HERITAGE TREES	24
EXISTING NON HERITAGE TREES	38
TOTAL EXISTING TREES	62
REMOVED HERITAGE TREES	
HERITAGE UNDESIRABLE/INVASIVE/POOR HEALTH	2
SCHEME CONFLICT HERITAGE OAK	3
SCHEME CONFLICT OTHER HERITAGE	9
TOTAL REMOVED HERITAGE TREES	14
REMOVED NON-HERITAGE TREES	
UNDESIRABLE/INVASIVE/POOR HEALTH	2
SCHEME CONFLICT	15
TOTAL REMOVED NON-HERITAGE TREES	17
PROPOSED NEW TREES	3

EXISTING TREES	
EXISTING HERITAGE TREES	566
EXISTING NON HERITAGE TREES	778
TOTAL EXISTING TREES	1,344
REMOVED HERITAGE TREES	
HERITAGE UNDESIRABLE/INVASIVE/POOR HEALTH	52
SCHEME CONFLICT HERITAGE OAK /	73
SCHEME CONFLICT OTHER HERITAGE	124
TOTAL REMOVED HERITAGE TREES	249
REMOVED NON-HERITAGE TREES	
UNDESIRABLE/INVASIVE/POOR HEALTH	320
SCHEME CONFLICT	247
TOTAL REMOVED NON-HERITAGE TREES	567
TOTAL TREES IN MASTERPLAN	
TOTAL PRESERVED HERITAGE TREES	317
TOTAL PRESERVED NON-HERITAGE TREES	211
TOTAL PROPOSED NEW TREES	860
TOTAL TREES ON PROPOSED MASTERPLAN	1,388

0 50 100 200 N

1" = 100'

TREE PROTECTION LEGEND

TREE SPECIES

- HERITAGE QUERCUS AGRIFOLIA
- HERITAGE QUERCUS LOBATA
- HERITAGE QUERCUS ILEX
- HERITAGE QUERCUS RUBRA
- HERITAGE SEQUOIA SEMPERVIRENS
- HERITAGE PLATANUS RACEMOSA
- HERITAGE OLEA EUROPAEA
- HERITAGE HERITAGE INVASIVE
- HERITAGE ALL OTHER SPECIES
- NON HERITAGE TREES

TREE REMOVAL SYMBOLS

- HERITAGE INVASIVE/LOW DESIRABLE SPECIES/POOR HEALTH - REMOVE
- NON-HERITAGE INVASIVE/LOW DESIRABLE SPECIES/POOR HEALTH - REMOVE
- DESIGN CONFLICT - HERITAGE OAK - REMOVE
- DESIGN CONFLICT - OTHER HERITAGE - REMOVE
- DESIGN CONFLICT - NON HERITAGE - REMOVE
- TREE REMOVED FROM 2021 TO 2024 SURVEY

TREES ASSOCIATED WITH SEPERATE PERMIT PROCESS, PLN2023-0025, AND HERITAGE REMOVAL APPPLICATION HTR2023-00195

- HERITAGE QUERCUS AGRIFOLIA
- HERITAGE QUERCUS LOBATA
- HERITAGE QUERCUS ILEX
- HERITAGE QUERCUS RUBRA
- HERITAGE SEQUOIA SEMPERVIRENS
- HERITAGE ALL OTHER SPECIES
- NON HERITAGE TREES
- NEW TREES

0 25 30 60 N

1” = 30’

PARKLINE LANE PARTNERS SRI STUDIOS OJB KIER+WRIGHT TK LUMA

2024.08.09

TREE DISPOSITION ENLARGED PLAN - HERITAGE

G2.01.1

RAVENSWOOD AVENUE PARKLET

LOOP ROAD

OFFICE 1

MATCH LINE RE: APPENDIX 10

MATCH LINE RE: APPENDIX 12

MATCH LINE RE: L1.02

TREE PROTECTION LEGEND

TREE SPECIES

- HERITAGE QUERCUS AGRIFOLIA
- HERITAGE QUERCUS LOBATA
- HERITAGE QUERCUS ILEX
- HERITAGE QUERCUS RUBRA
- HERITAGE SEQUOIA SEMPERVIRENS
- HERITAGE PLATANUS RACEMOSA
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- HERITAGE HERITAGE INVASIVE
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TREE REMOVAL SYMBOLS

- HERITAGE INVASIVE/LOW DESIRABLE SPECIES/POOR HEALTH - REMOVE
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- DESIGN CONFLICT - OTHER HERITAGE - REMOVE
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- TREE REMOVED FROM 2021 TO 2024 SURVEY

TREES ASSOCIATED WITH SEPERATE PERMIT PROCESS, PLN2023-0025, AND HERITAGE REMOVAL APPPLICATION HTR2023-00195

- HERITAGE QUERCUS AGRIFOLIA
- HERITAGE QUERCUS LOBATA
- HERITAGE QUERCUS ILEX
- HERITAGE QUERCUS RUBRA
- HERITAGE SEQUOIA SEMPERVIRENS
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- NON HERITAGE TREES
- NEW TREES

0 25 30 60 N

1" = 30'

TREE PROTECTION LEGEND

TREE SPECIES

- HERITAGE QUERCUS AGRIFOLIA
- HERITAGE QUERCUS LOBATA
- HERITAGE QUERCUS ILEX
- HERITAGE QUERCUS RUBRA
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- HERITAGE OLEA EUROPAEA
- HERITAGE HERITAGE INVASIVE
- HERITAGE ALL OTHER SPECIES
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TREE REMOVAL SYMBOLS

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- NON-HERITAGE INVASIVE/LOW DESIRABLE SPECIES/POOR HEALTH - REMOVE
- DESIGN CONFLICT - HERITAGE OAK - REMOVE
- DESIGN CONFLICT - OTHER HERITAGE - REMOVE
- DESIGN CONFLICT - NON HERITAGE - REMOVE
- TREE REMOVED FROM 2021 TO 2024 SURVEY

TREES ASSOCIATED WITH SEPERATE PERMIT PROCESS, PLN2023-0025, AND HERITAGE REMOVAL APPPLICATION HTR2023-00195

- HERITAGE QUERCUS AGRIFOLIA
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1" = 30'

TREE PROTECTION LEGEND

TREE SPECIES

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- HERITAGE QUERCUS ILEX
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- DESIGN CONFLICT - OTHER HERITAGE - REMOVE
- DESIGN CONFLICT - NON HERITAGE - REMOVE
- TREE REMOVED FROM 2021 TO 2024 SURVEY

TREES ASSOCIATED WITH SEPERATE PERMIT PROCESS, PLN2023-0025, AND HERITAGE REMOVAL APPPLICATION HTR2023-00195

- HERITAGE QUERCUS AGRIFOLIA
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- HERITAGE ALL OTHER SPECIES
- NON HERITAGE TREES
- NEW TREES

0 25 30 60 N

1" = 30'

MATCH LINE RE: APPENDIX 11

BUILDING P

BUILDING P

OFFICE 5

PARKLINE COMMONS

OFFICE

E AMENITY BUILDING

MATCH LINE RE:APPENDIX 13

MATCH LINE RE:APPENDIX 15

MATCH LINE RE: L1.02

TREE PROTECTION LEGEND

TREE SPECIES

- HERITAGE QUERCUS AGRIFOLIA
- HERITAGE QUERCUS LOBATA
- HERITAGE QUERCUS ILEX
- HERITAGE QUERCUS RUBRA
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TREE REMOVAL SYMBOLS

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- NON-HERITAGE INVASIVE/LOW DESIRABLE SPECIES/POOR HEALTH - REMOVE
- DESIGN CONFLICT - HERITAGE OAK - REMOVE
- DESIGN CONFLICT - OTHER HERITAGE - REMOVE
- DESIGN CONFLICT - NON HERITAGE - REMOVE
- TREE REMOVED FROM 2021 TO 2024 SURVEY

TREES ASSOCIATED WITH SEPERATE PERMIT PROCESS, PLN2023-0025, AND HERITAGE REMOVAL APPPLICATION HTR2023-00195

- HERITAGE QUERCUS AGRIFOLIA
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0 25 30 60 N

1" = 30'

TREE PROTECTION LEGEND

TREE SPECIES

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- HERITAGE QUERCUS LOBATA
- HERITAGE QUERCUS ILEX
- HERITAGE QUERCUS RUBRA
- HERITAGE SEQUOIA SEMPERVIRENS
- HERITAGE PLATANUS RACEMOSA
- HERITAGE OLEA EUROPAEA
- HERITAGE HERITAGE INVASIVE
- HERITAGE ALL OTHER SPECIES
- NON HERITAGE TREES

TREE REMOVAL SYMBOLS

- HERITAGE INVASIVE/LOW DESIRABLE SPECIES/POOR HEALTH - REMOVE
- NON-HERITAGE INVASIVE/LOW DESIRABLE SPECIES/POOR HEALTH - REMOVE
- DESIGN CONFLICT - HERITAGE OAK - REMOVE
- DESIGN CONFLICT - OTHER HERITAGE - REMOVE
- DESIGN CONFLICT - NON HERITAGE - REMOVE
- TREE REMOVED FROM 2021 TO 2024 SURVEY

TREES ASSOCIATED WITH SEPERATE PERMIT PROCESS, PLN2023-0025, AND HERITAGE REMOVAL APPPLICATION HTR2023-00195

- HERITAGE QUERCUS AGRIFOLIA
- HERITAGE QUERCUS LOBATA
- HERITAGE QUERCUS ILEX
- HERITAGE QUERCUS RUBRA
- HERITAGE SEQUOIA SEMPERVIRENS
- HERITAGE ALL OTHER SPECIES
- NON HERITAGE TREES
- NEW TREES

0 25 30 60 N

1” = 30’

TREE PROTECTION LEGEND

TREE SPECIES

- HERITAGE QUERCUS AGRIFOLIA
- HERITAGE QUERCUS LOBATA
- HERITAGE QUERCUS ILEX
- HERITAGE QUERCUS RUBRA
- HERITAGE SEQUOIA SEMPERVIRENS
- HERITAGE PLATANUS RACEMOSA
- HERITAGE OLEA EUROPAEA
- HERITAGE HERITAGE INVASIVE
- HERITAGE ALL OTHER SPECIES
- NON HERITAGE TREES

TREE REMOVAL SYMBOLS

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- HERITAGE ALL OTHER SPECIES
- NON HERITAGE TREES
- NEW TREES

0 25 30 60

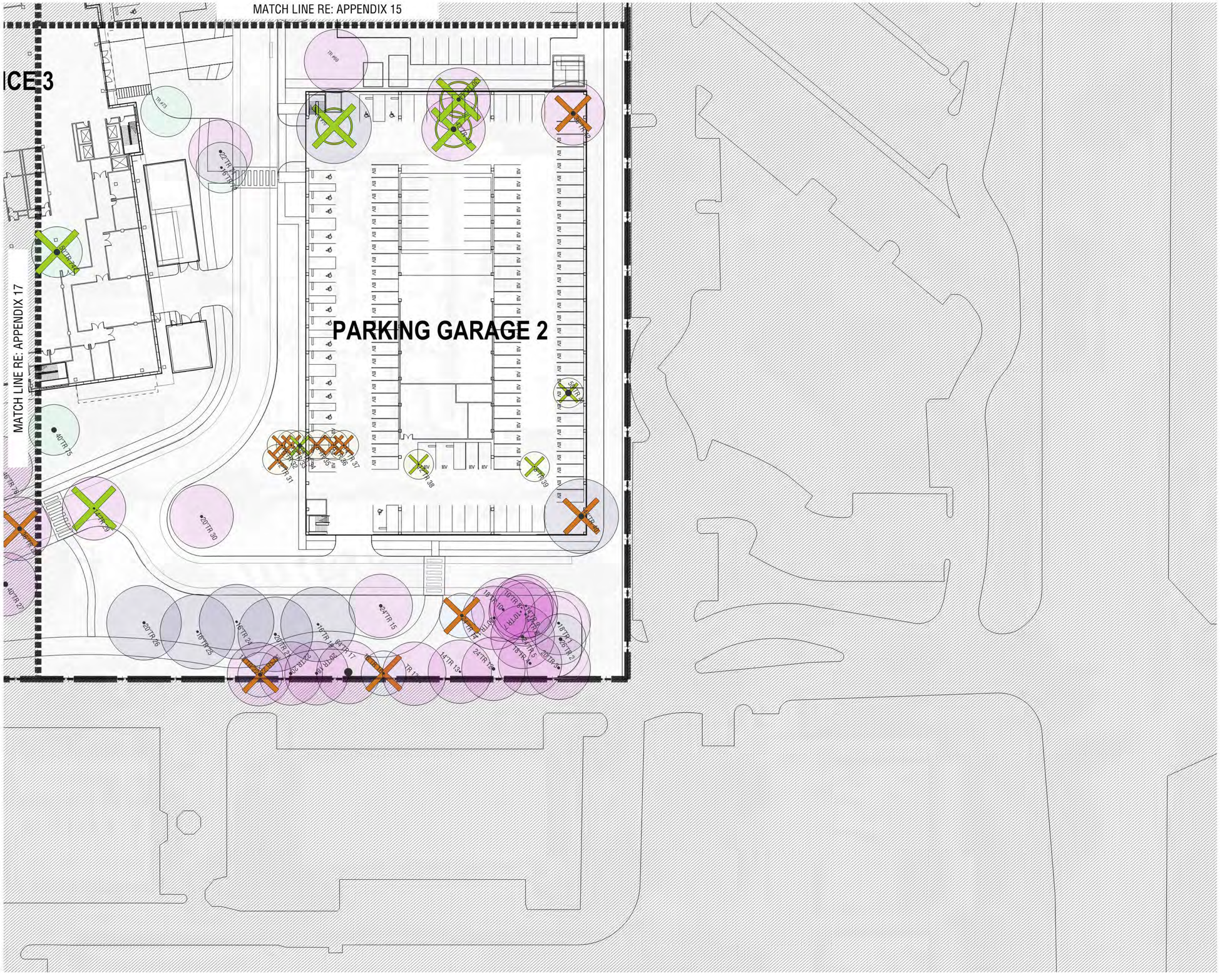
1" = 30'

PARKLINE LANE PARTNERS SRI STUDIOS OJB KIER+WRIGHT TCA LUMA

2024.08.09

TREE DISPOSITION ENLARGED PLAN - HERITAGE

G2.01.8



TREE PROTECTION LEGEND

TREE SPECIES

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- HERITAGE HERITAGE INVASIVE
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- HERITAGE INVASIVE/LOW DESIRABLE SPECIES/POOR HEALTH - REMOVE
- NON-HERITAGE INVASIVE/LOW DESIRABLE SPECIES/POOR HEALTH - REMOVE
- DESIGN CONFLICT - HERITAGE OAK - REMOVE
- DESIGN CONFLICT - OTHER HERITAGE - REMOVE
- DESIGN CONFLICT - NON HERITAGE - REMOVE
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TREES ASSOCIATED WITH SEPERATE PERMIT PROCESS, PLN2023-0025, AND HERITAGE REMOVAL APPPLICATION HTR2023-00195

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- HERITAGE ALL OTHER SPECIES
- NON HERITAGE TREES
- NEW TREES

0 25 30 60 N

1" = 30'

TREE PROTECTION LEGEND

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- NON-HERITAGE INVASIVE/LOW DESIRABLE SPECIES/POOR HEALTH - REMOVE
- DESIGN CONFLICT - HERITAGE OAK - REMOVE
- DESIGN CONFLICT - OTHER HERITAGE - REMOVE
- DESIGN CONFLICT - NON HERITAGE - REMOVE
- TREE REMOVED FROM 2021 TO 2024 SURVEY

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- HERITAGE QUERCUS AGRIFOLIA
- HERITAGE QUERCUS LOBATA
- HERITAGE QUERCUS ILEX
- HERITAGE QUERCUS RUBRA
- HERITAGE SEQUOIA SEMPERVIRENS
- HERITAGE ALL OTHER SPECIES
- NON HERITAGE TREES
- BOUNDARY OF SEPERATE PERMIT
- NEW TREES

0 25 30 60 N

1" = 30'

LEGEND

TT1 PROPOSED TREE - 24" BOX
PRPOSED TREE SPECIES:
CHINESE PISTACHE (PISTACIA CHINENSIS)
BRISBANE BOX (LOPHOSTEMON CONFERTUS)
CALIFORNIA BAY LAUREL (UMBELLARIA CALIFORNICA)

TT2 PROPOSED TREE - 36" BOX
PRPOSED TREE SPECIES:
CALIFORNIA SYCAMORE (PLANTANUS RACEMOSA)
CHINESE PISTACHE (PISTACIA CHINENSIS)
BRISBANE BOX (LOPHOSTEMON CONFERTUS)
STRAWBERRY TREE (ARBUTUS X MARINA)
FRONTIER ELM (ULMUS CARPINFOLIA X PARVIFOLIA 'FRONTIER')

TT3 PROPOSED TREE - 48" BOX
PRPOSED TREE SPECIES:
CALIFORNIA SYCAMORE (PLANTANUS RACEMOSA)
CHINESE PISTACHE(PISTACIA CHINENSIS)
FOREST GREEN OAK (QUERCUS FAINETTO 'FOREST GREEN)
SILVER LINDEN (TILLA TOMENTOSA)
MONTEREY CYPRESS (CUPRESSUS MACROCARPA)
FRONTIER ELM (ULMUS CARPINFOLIA X PARVIFOLIA 'FRONTIER')

TT4 PROPOSED TREE - 60" BOX
PRPOSED TREE SPECIES:
CALIFORNIA SYCAMORE (PLANTANUS RACEMOSA)
FOREST GREEN OAK (QUERCUS FAINETTO 'FOREST GREEN)
COAST LIVE OAK (QUERCUS AGRIFOLIA)
LIVE OAK (QUERCUS VIRGINIANA)
TIPU TREE (TIPUANA)
FOREST GREEN OAK (QUERCUS FRAINETTO 'FOREST GREEN')
NETLEAF OAK (QUERCUS RUGOSA)

EXISTING HERITAGE SEQUOIA SEMPERVIRENS / REDWOOD

EXISTING HERITAGE

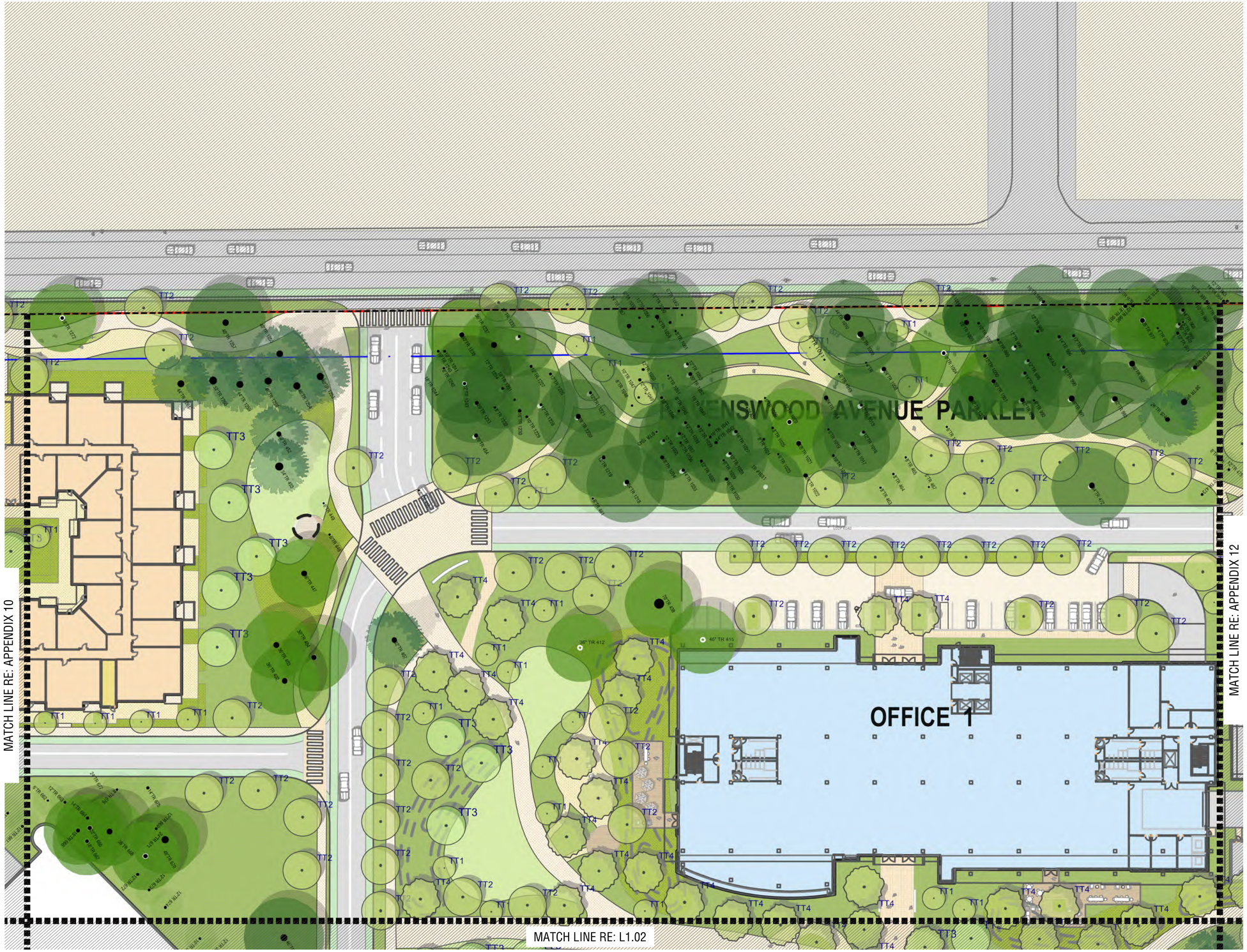
EXISTING NON-HERITAGE

Tree Disposition	Total Trees	Estimated Value
Design Conflict	197	$ 2,073,850
Health Reasons	25	$ 18,100
Undesirable	27	$ 9,600
Total Tree removal mitigation value		$ 2,101,550

Tree Replacement Value Analysis

Tree Size	Menlo Park Tree Value	Total Trees	Value
24" Box	$ 400	155	$ 62,000
36" Box	$ 1,200	355	$ 426,000
48" Box	$ 5,000	200	$ 1,000,000
60" Box	$ 7,000	150	$ 1,050,000
		860	**$ 2,476,000**

0 25 30 60 N
1" = 30'



LEGEND

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BRISBANE BOX (LOPHOSTEMON CONFERTUS)
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CHINESE PISTACHE (PISTACIA CHINENSIS)
BRISBANE BOX (LOPHOSTEMON CONFERTUS)
STRAWBERRY TREE (ARBUTUS X MARINA)
FRONTIER ELM (ULMUS CARPINFOLIA X PARVIFOLIA 'FRONTIER')

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1" = 30'

LEGEND

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LEGEND

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EXISTING HERITAGE SEQUOIA SEMPERVIRENS / REDWOOD

EXISTING HERITAGE

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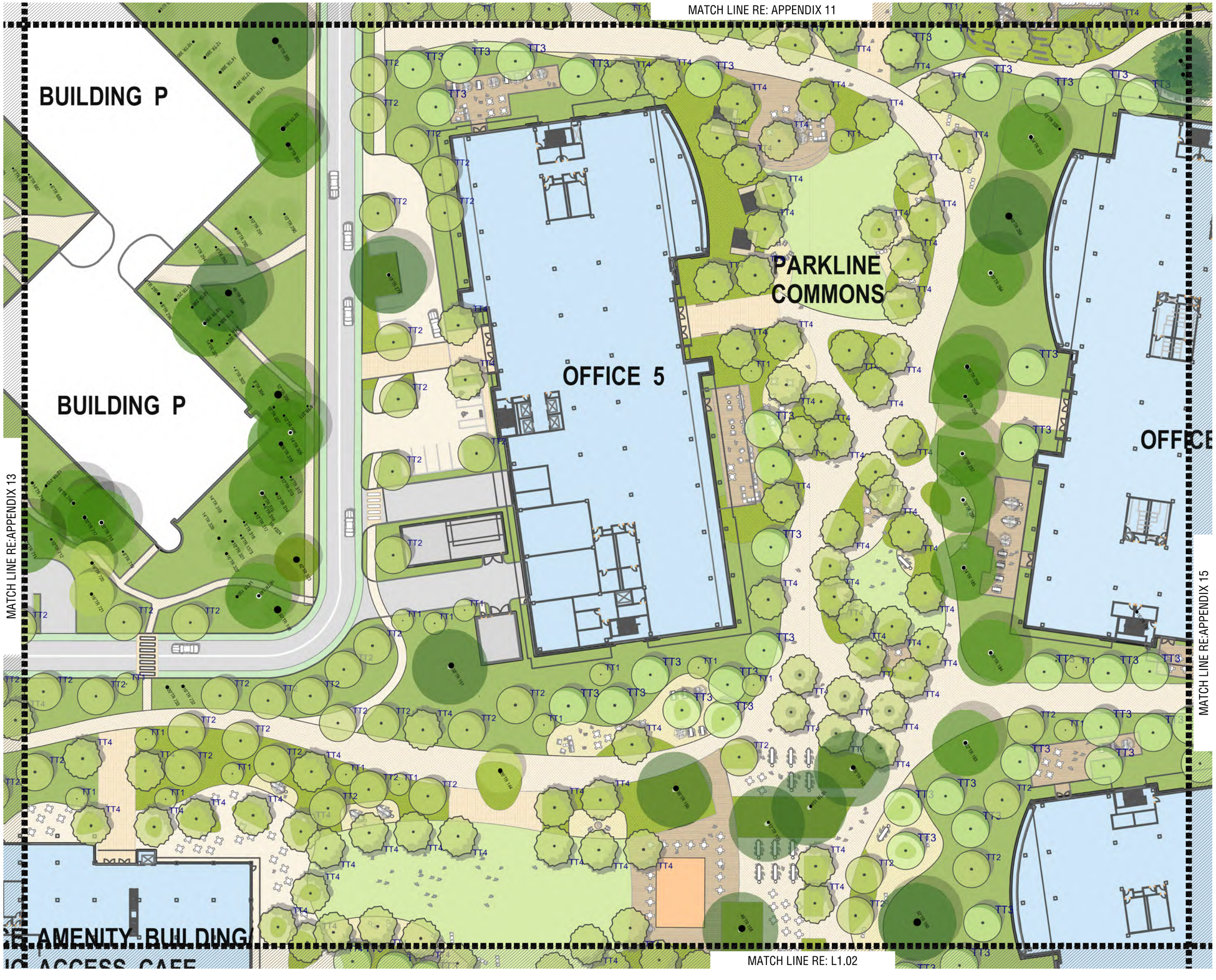

LEGEND

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EXISTING HERITAGE

EXISTING NON-HERITAGE

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0 25 30 60 N
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LEGEND

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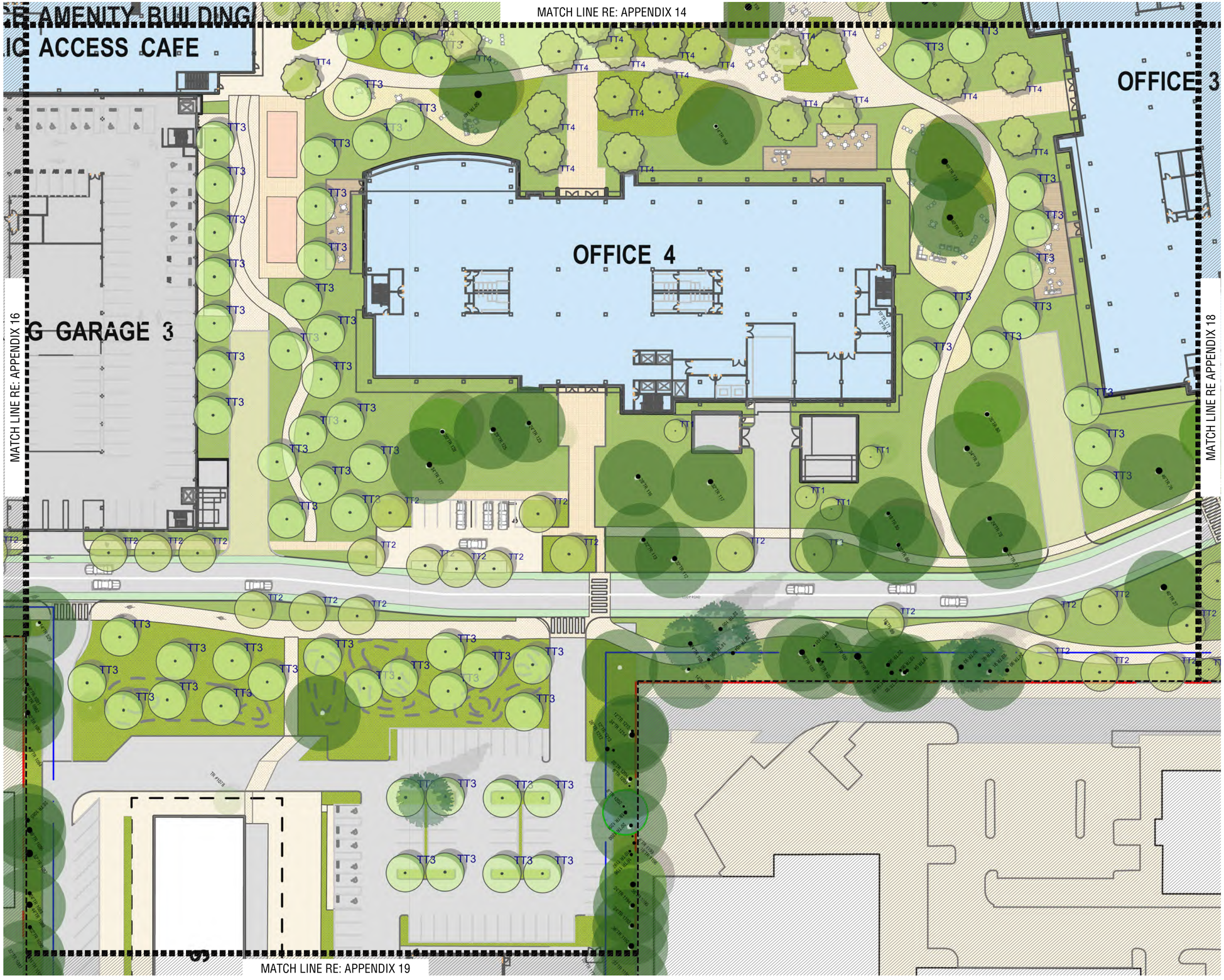

LEGEND

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PRPOSED TREE SPECIES:
CALIFORNIA SYCAMORE (PLANTANUS RACEMOSA)
CHINESE PISTACHE(PISTACIA CHINENSIS)
FOREST GREEN OAK (QUERCUS FAINETTO 'FOREST GREEN)
SILVER LINDEN (TILLA TOMENTOSA)
MONTEREY CYPRESS (CUPRESSUS MACROCARPA)
FRONTIER ELM (ULMUS CARPINFOLIA X PARVIFOLIA 'FRONTIER')

TT4 PROPOSED TREE - 60" BOX
PRPOSED TREE SPECIES:
CALIFORNIA SYCAMORE (PLANTANUS RACEMOSA)
FOREST GREEN OAK (QUERCUS FAINETTO 'FOREST GREEN)
COAST LIVE OAK (QUERCUS AGRIFOLIA)
LIVE OAK (QUERCUS VIRGINIANA)
TIPU TREE (TIPUANA)
FOREST GREEN OAK (QUERCUS FRAINETTO 'FOREST GREEN')
NETLEAF OAK (QUERCUS RUGOSA)

EXISTING HERITAGE SEQUOIA SEMPERVIRENS / REDWOOD

EXISTING HERITAGE

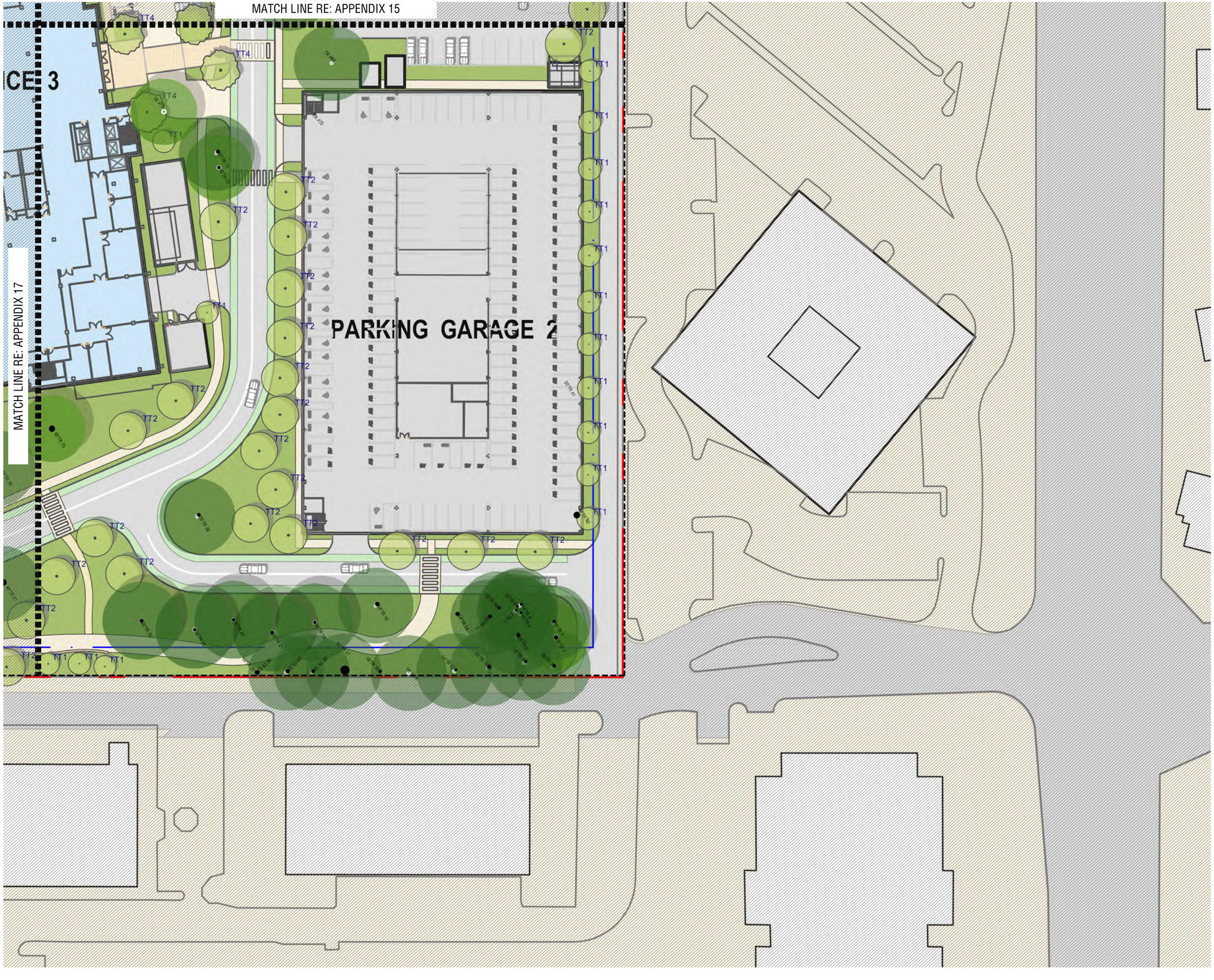
EXISTING NON-HERITAGE

Tree Disposition	Total Trees	Estimated Value
Design Conflict	197	$ 2,073,850
Health Reasons	25	$ 18,100
Undesirable	27	$ 9,600
Total Tree removal mitigation value		$ 2,101,550

Tree Replacement Value Analysis

Tree Size	Menlo Park Tree Value	Total Trees	Value
24" Box	$ 400	155	$ 62,000
36" Box	$ 1,200	355	$ 426,000
48" Box	$ 5,000	200	$ 1,000,000
60" Box	$ 7,000	150	$ 1,050,000
		860	**$ 2,476,000**

0 25 30 60 N
1" = 30'



LEGEND

TT1 PROPOSED TREE - 24" BOX
PRPOSED TREE SPECIES:
CHINESE PISTACHE (PISTACIA CHINENSIS)
BRISBANE BOX (LOPHOSTEMON CONFERTUS)
CALIFORNIA BAY LAUREL (UMBELLARIA CALIFORNICA)

TT2 PROPOSED TREE - 36" BOX
PRPOSED TREE SPECIES:
CALIFORNIA SYCAMORE (PLANTANUS RACEMOSA)
CHINESE PISTACHE (PISTACIA CHINENSIS)
BRISBANE BOX (LOPHOSTEMON CONFERTUS)
STRAWBERRY TREE (ARBUTUS X MARINA)
FRONTIER ELM (ULMUS CARPINFOLIA X PARVIFOLIA 'FRONTIER')

TT3 PROPOSED TREE - 48" BOX
PRPOSED TREE SPECIES:
CALIFORNIA SYCAMORE (PLANTANUS RACEMOSA)
CHINESE PISTACHE(PISTACIA CHINENSIS)
FOREST GREEN OAK (QUERCUS FAINETTO 'FOREST GREEN)
SILVER LINDEN (TILLA TOMENTOSA)
MONTEREY CYPRESS (CUPRESSUS MACROCARPA)
FRONTIER ELM (ULMUS CARPINFOLIA X PARVIFOLIA 'FRONTIER')

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PRPOSED TREE SPECIES:
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FOREST GREEN OAK (QUERCUS FAINETTO 'FOREST GREEN)
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LEGEND

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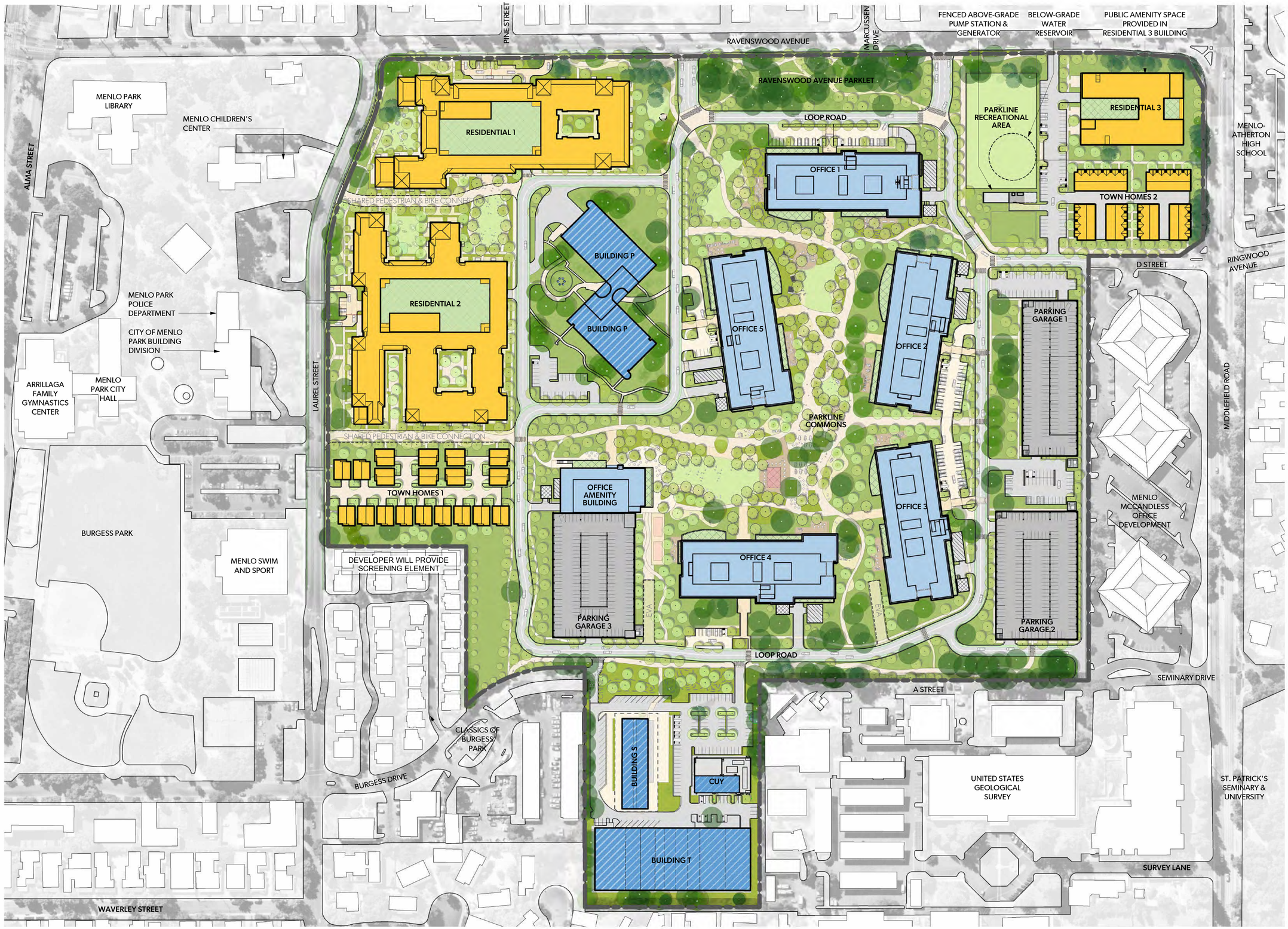


LEGEND

- RESIDENTIAL
- OFFICE / R&D
- TERRACE
- EXISTING BUILDINGS
- PARKING GARAGE
- UTILITY YARD
- UTILITY & TRASH ENCLOSURE FOOTPRINT / ROOF
- OUTDOOR PAVILION / EVENT SPACE

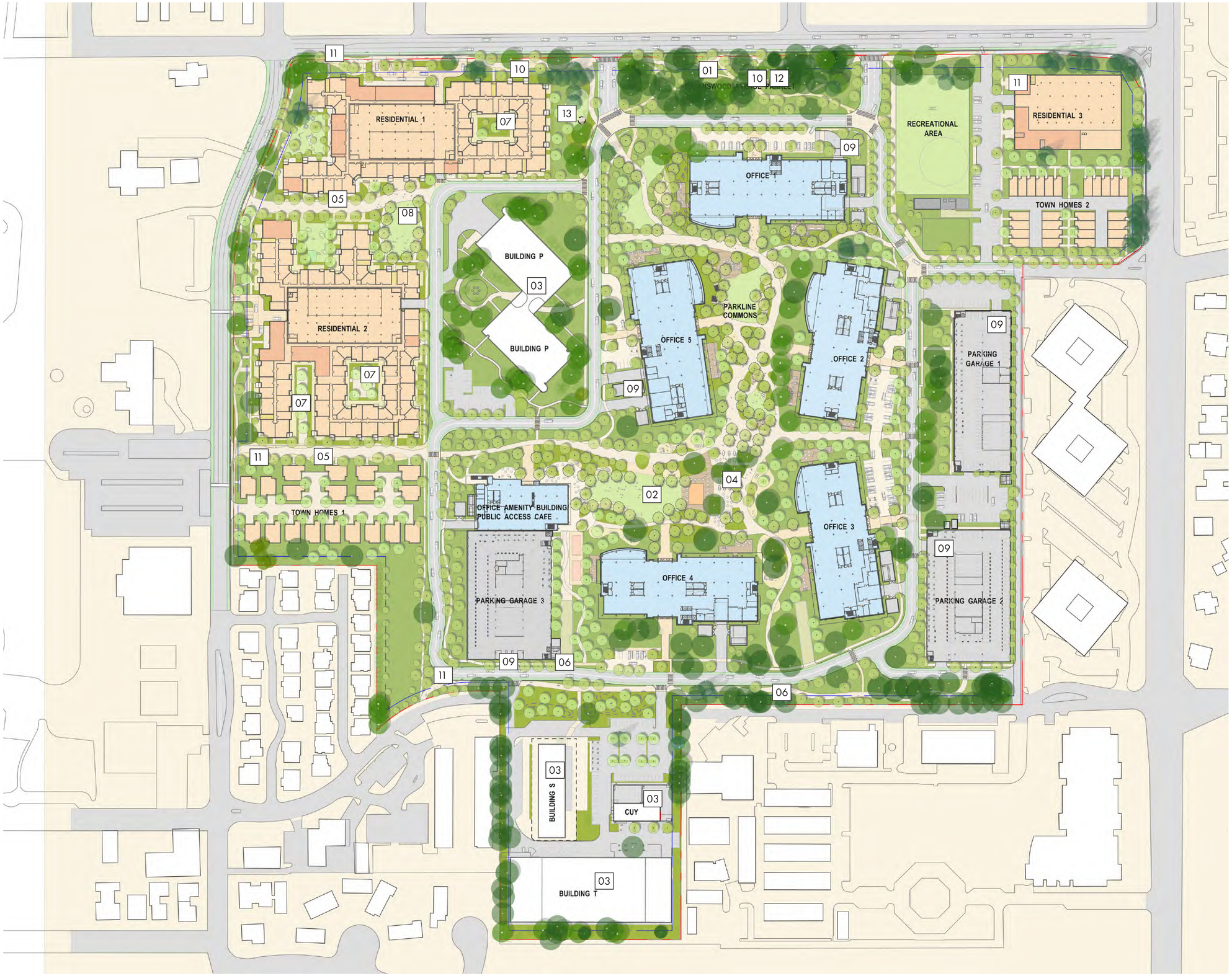
Scale: 1" = 100' -0"

PARKLINE | LANE PARTNERS | SRI | STUDIOS | OJB | KIER+WRIGHT | TCA | LUMA

2024.08.09

CONCEPTUAL MASTER PLAN

G2.03



LEGEND

01	RAVENSWOOD CLASS I SHARED-USE PATH
02	THE GREEN - MULTI-USE LAWN
03	EXISTING BUILDINGS TO REMAIN
04	MULTI-USE PLAZA
05	PEDESTRIAN CONNECTION
06	SEMINARY/BURGESS CLASS I SHARED-USE PATH
07	COURTYARD
08	DOG PARK
09	GARAGE ENTRY
10	EXERCISE STATION
11	BIKE REPAIR STATION
12	CHILDREN'S PLAYGROUND
13	BBQ/PICNIC AREA

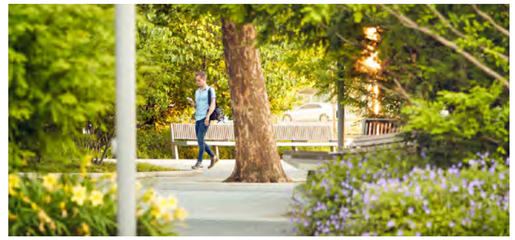
0 50 100 200 N

1" = 100'

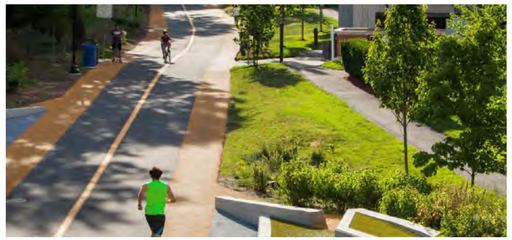
01 RAVENSWOOD CLASS I SHARED-USE PATH

02 FLEXIBLE-USE LAWN

03 MULTI-USE PLAZA



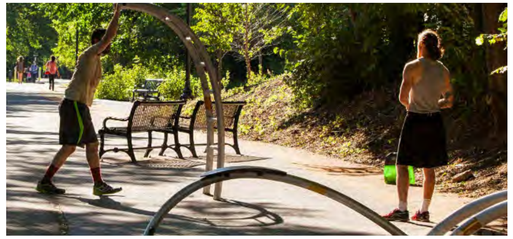
04 PEDESTRIAN CONNECTION



05 SEMINARY/BURGESS CLASS I SHARED-USE PATH

06 DOG PARK

07 PICKLEBALL COURTS



08 EXERCISE STATIONS

09 BIKE REPAIR STATION

10 CHILDREN'S PLAYGROUND

11 PERFORMANCE SPACE

12 BBQ/PICNIC AREA

13 SHADED COURTS

14 PARK GAMES

15 FARMERS' MARKET

16 RECREATION FIELD

17 FOOD TRUCKS

18 COMMUNITY FITNESS

19 MOVIE NIGHT

LEGEND

01 RAVENSWOOD CLASS I SHARED-USE PATH
02 FLEXIBLE-USE LAWN
03 MULTI-USE PLAZA
04 PEDESTRIAN CONNECTION
05 SEMINARY/BURGESS CLASS I SHARED-USE PATH
06 DOG PARK
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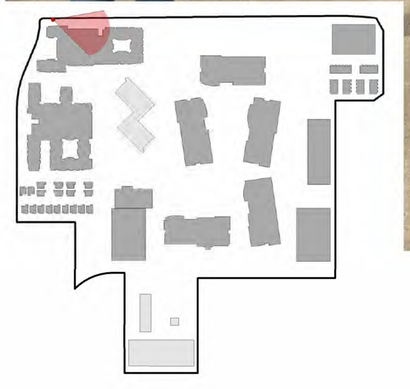
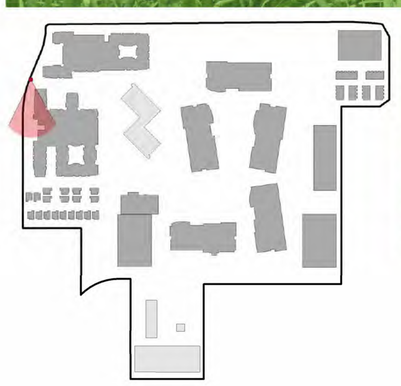
15 FARMERS' MARKET
16 RECREATION FIELD
17 COMMUNITY SPACE
18 COMMUNITY FITNESS
19 MOVIE NIGHT

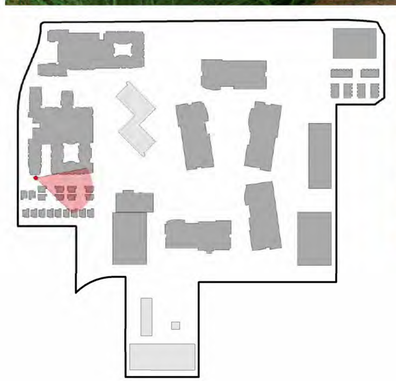
POTENTIAL AMENITY PROGRAMMING IMAGES ARE FOR ILLUSTRAIVE PURPOSES, ACTUAL AMENITY TYPE AND LOCATION WILL VARY



A PARKLET WITH SHARED BICYCLE AND PEDESTRIAN PATHS WILL STRETCH ALONG THE PROJECT AT RAVENSWOOD AVENUE. ('RESIDENTIAL 1' SHOWN AT BACKGROUND)

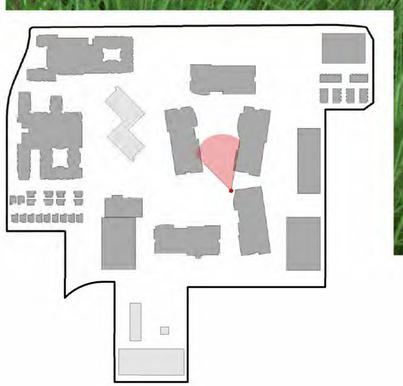


BICYCLES AND PEDESTRIANS TRAVEL ALONG LAUREL STREET WITH 'RESIDENTIAL 2' BUILDING AT LEFT.

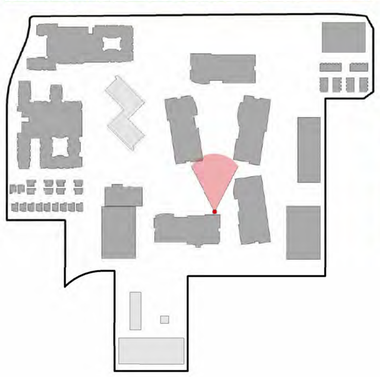


THE LAUREL STREET PEDESTRIAN CONNECTION, BETWEEN 'RESIDENTIAL 2' (LEFT) & 'TOWNHOMES 1' (RIGHT), PROVIDING EAST-WEST ACCESS TO AND FROM THE PARKLINE COMMONS.

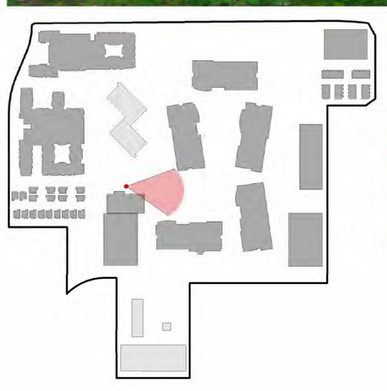
ONE OF TWO MAIN ENTRANCES TO PARKLINE ALONG RAVENSWOOD AVENUE, WITH 'OFFICE 1' (LEFT) AND 'OFFICE 5' (RIGHT) AT BACKGROUND.



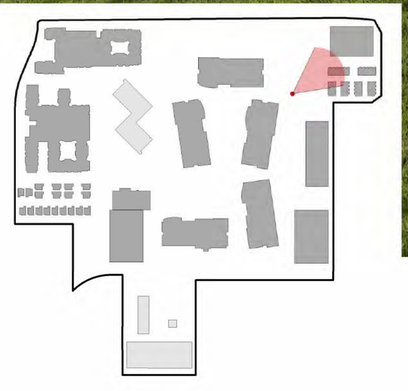
PARKLINE COMMONS, SURROUNDED WITH OFFICE/ R&D (FROM LEFT TO RIGHT - 'OFFICE 5' , 'OFFICE 1' , 'OFFICE 2').



PARKLINE COMMONS, LOOKING TOWARD THE NORTH, SURROUNDED WITH OFFICE/ R&D (FROM LEFT TO RIGHT - 'OFFICE 5' , 'OFFICE 1' , 'OFFICE 2', 'OFFICE 3').



VIEW TOWARD "THE GREEN" IN THE PARKLINE COMMONS, WITH THE OFFICE AMENITY AT RIGHT, AND OFFICE/ R&D AT BACKGROUND (FROM LEFT TO RIGHT - 'OFFICE 5' , 'OFFICE 2', 'OFFICE 3', 'OFFICE 4').



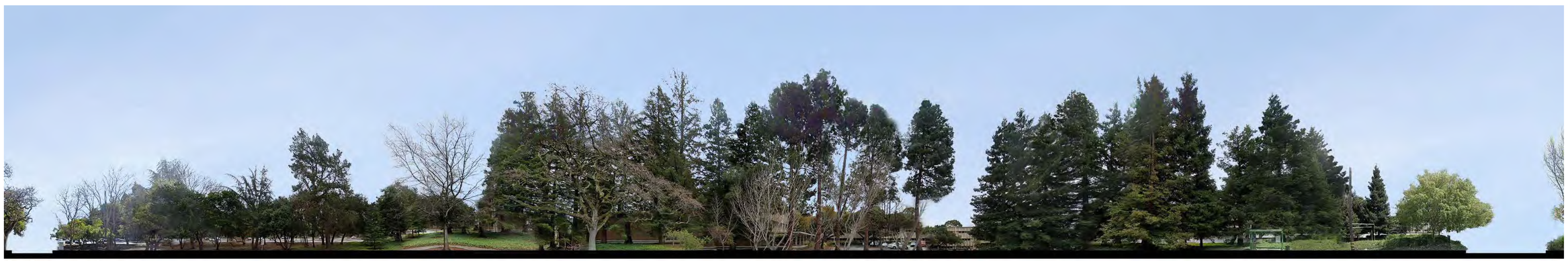
PARKLINE RECREATIONAL AREA WITH '100% AFFORDABLE HOUSING - RESIDENTIAL 3' (LEFT) AND 'TOWNHOMES 2' (RIGHT) AT THE BACKGROUND

RAVENSWOOD AVENUE ELEVATION

SEGMENT 1

SEGMENT 2

RAVENSWOOD AVENUE ELEVATION

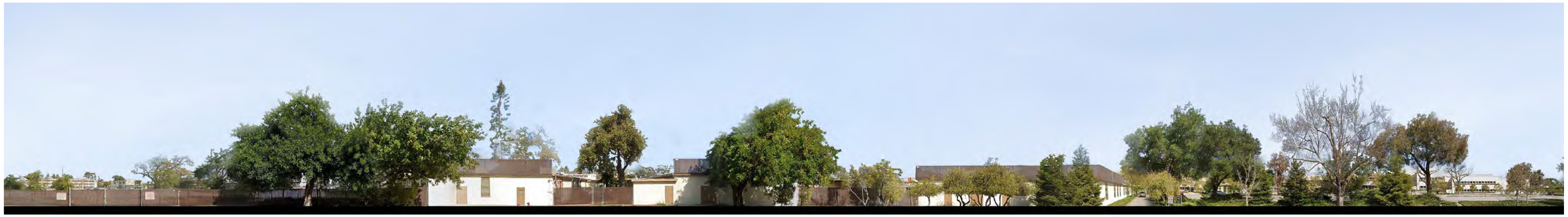


SEGMENT 3

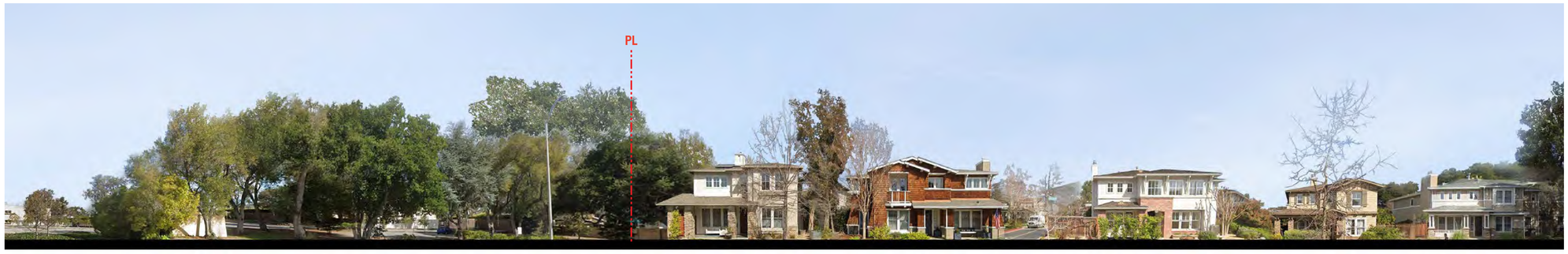
SEGMENT 4

LAUREL STREET ELEVATION

SEGMENT 1



SEGMENT 2



SEGMENT 3

RAVENSWOOD AVENUE ELEVATION

SEGMENT 1

SEGMENT 2

RAVENSWOOD AVENUE ELEVATION

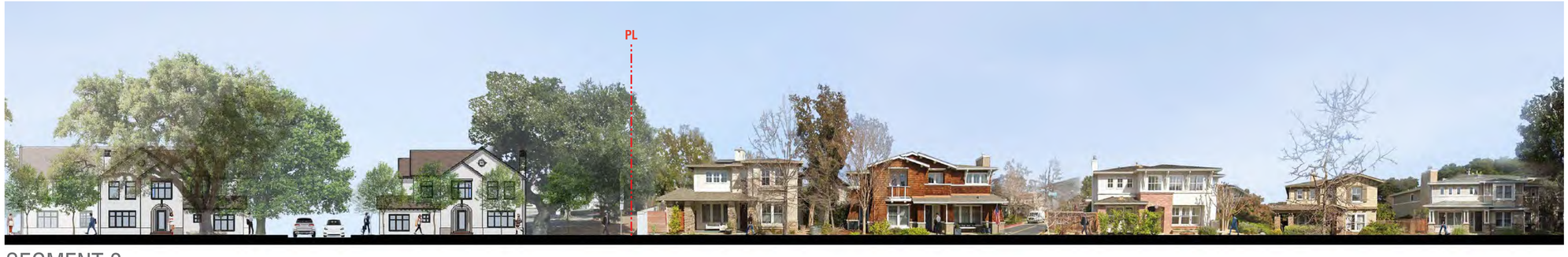
SEGMENT 3

SEGMENT 4

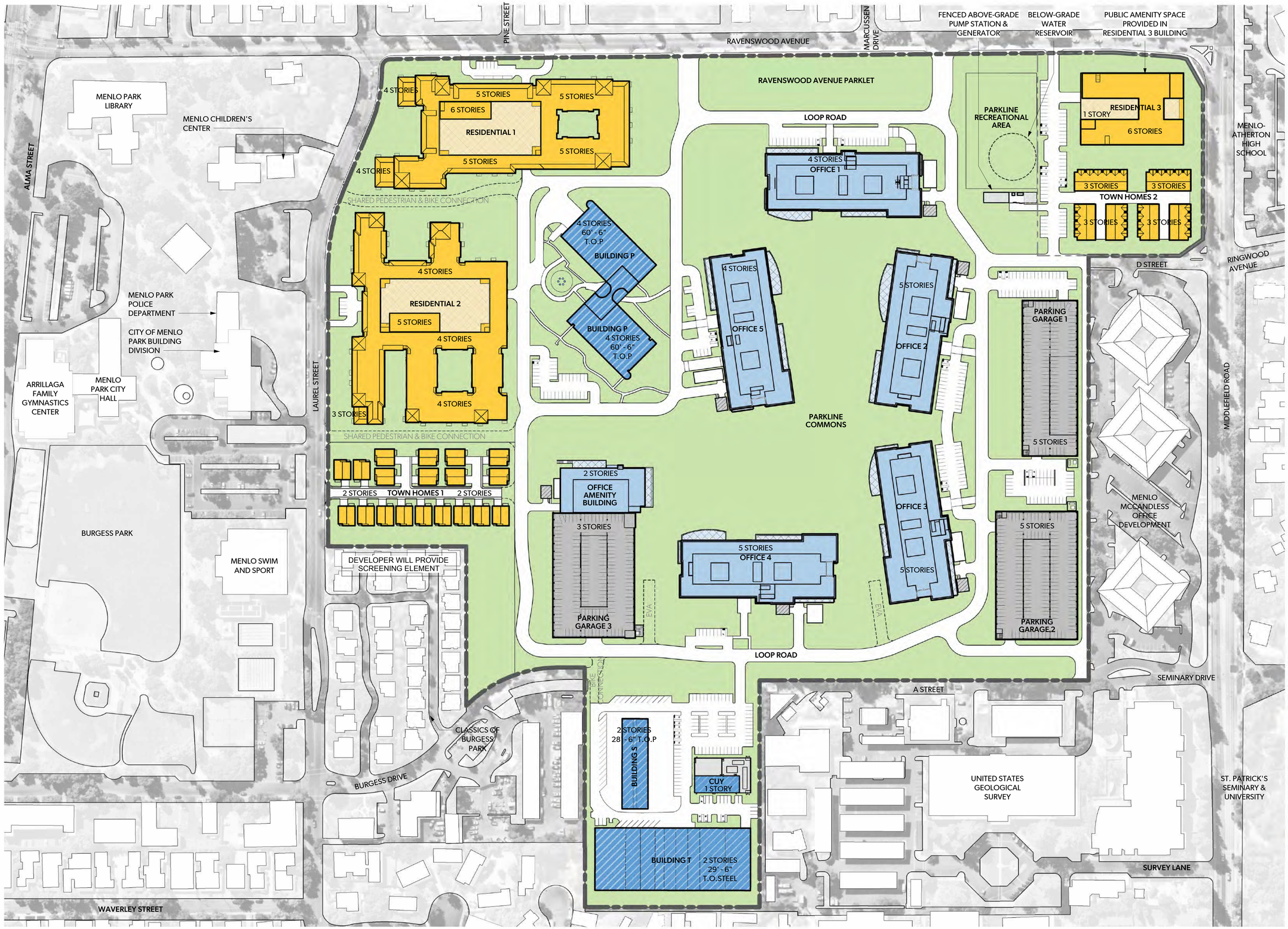
LAUREL STREET ELEVATION

SEGMENT 1

SEGMENT 2



SEGMENT 3



BUILDING HEIGHT		
BUILDING		APPROX. HEIGHT AT T.O. PARAPET (FT), AS SHOWN
RESIDENTIAL	RESIDENTIAL 1	72'-0" (4-6 STORIES)
	RESIDENTIAL 2	62'-0" (3-5 STORIES)
	RESIDENTIAL 3	75'-0" (6 STORIES)
	TOWN HOMES 1	35'-0" (2 STORIES)
	TOWN HOMES 2	45'-0" (3 STORIES)
OFFICE/ R&D	OFFICE 1	75'-0" (4 STORIES)
	OFFICE 2	91'-0" (5 STORIES)
	OFFICE 3	91'-0" (5 STORIES)
	OFFICE 4	91'-0" (5 STORIES)
	OFFICE 5	75'-0" (4 STORIES)
	OFFICE AMENITY BUILDING	41'-0" (2 STORIES)
	PARKING GARAGE 1*	65'-6" (5 STORIES)
	PARKING GARAGE 2*	65'-6" (5 STORIES)
	PARKING GARAGE 3*	44'-6" (3 STORIES)

NOTE:

PROPOSED BUILDING HEIGHTS AS SHOWN ARE INTENDED TO PROVIDE AN ILLUSTRATIVE EXAMPLE. ACTUAL BUILDING HEIGHTS WOULD BE SUBJECT TO THE PROPOSED MAXIMUM HEIGHTS AS SPECIFIED ABOVE, AND AS SET FORTH IN THE PROJECT ENTITLEMENTS.

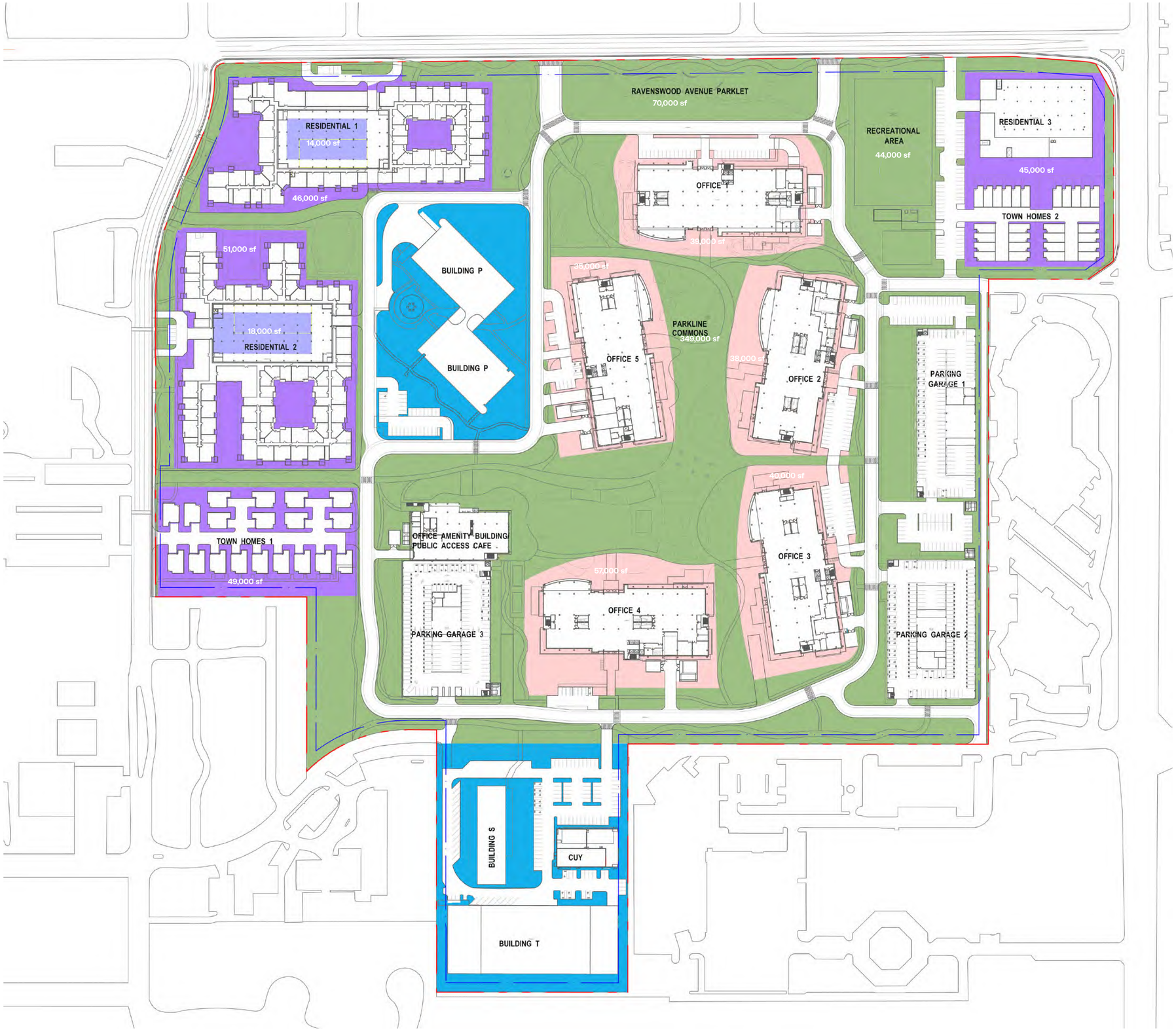
ACTUAL BUILDING HEIGHTS WOULD BE SUBJECT TO THE MAXIMUM HEIGHT LIMIT AND AVERAGE HEIGHT STANDARDS SPECIFIED BY ZONING AND THE CDP.

PARKING GARAGE HEIGHTS ARE MEASURED TO TOP OF STAIR CORE.

LEGEND

- RESIDENTIAL
- UPPER TERRACES
- OFFICE / R&D
- UPPER TERRACES
- PARKING GARAGE
- UTILITY YARD
- UTILITY & TRASH ENCLOSURE FOOTPRINT / ROOF
- EXISTING BUILDINGS

Scale: 1" = 100' -0"

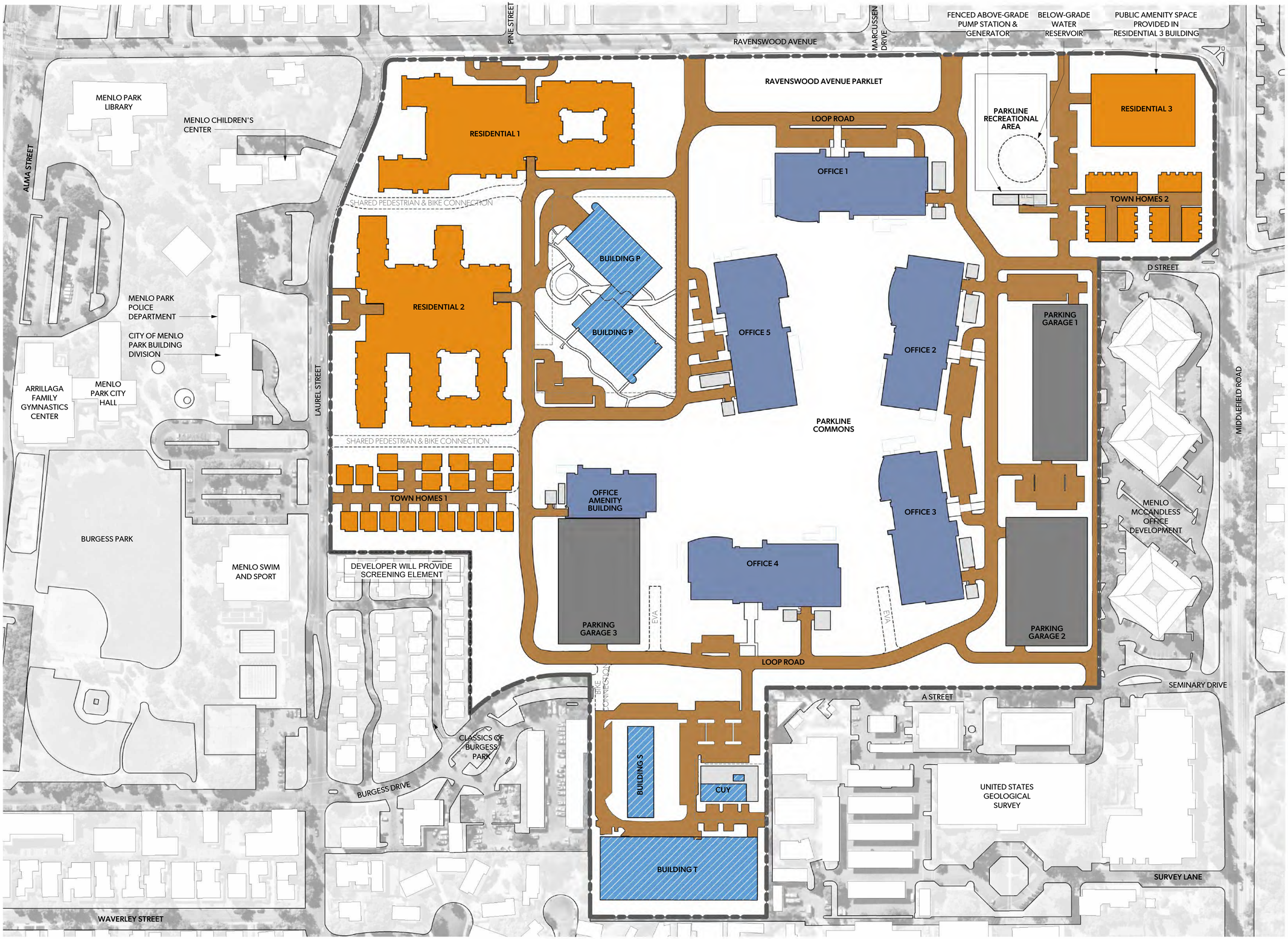


OPEN SPACE LEGEND

- EXISTING SRI OPEN SPACE
- PUBLICLY ACCESSIBLE OPEN SPACE (862,488 SF / 19.8 ACRES)
- PRIVATE OFFICE OPEN SPACE (217,800 SF / 5.0 ACRES)
- PRIVATE RESIDENTIAL OPEN SPACE, AT GRADE (196,020 SF, 4.5 ACRES)
- PRIVATE RESIDENTIAL OPEN SPACE, TERRACE (26,136 SF, .6 ACRES)
  *exludes above-grade residential and commerical balconies

TOTAL PROPOSED NEW OPEN SPACE = 29.9 ACRES

TOTAL PROPOSED AT GRADE OPEN SPACE = 29.3 ACRES



		FOOTPRINT (SF)	TOTAL (SF)
NEW	RESIDENTIAL 1	120,000	370,000
	RESIDENTIAL 2	140,000	
	RESIDENTIAL 3	45,000	
	TOWN HOMES 1	35,000	
	TOWN HOMES 2	30,000	
TOTAL RESIDENTIAL			370,000

NEW	OFFICE 1	52,000	281,970
	OFFICE 2	52,000	
	OFFICE 3	51,400	
	OFFICE 4	51,500	
	OFFICE 5	52,000	
	OFFICE AMENITY BUILDING	23,070	
	PARKING GARAGE 1	46,500	158,000
	PARKING GARAGE 2	56,500	
	PARKING GARAGE 3	55,000	
	PUMP STATION	1,500	1,500
EXISTING	BUILDING P	42,446	112,230
	BUILDING S	12,599	
	BUILDING T	52,985	
	COMMON UTILITY YARD	4,200	
SUB-TOTAL OFFICE BUILDINGS			390,000
TOTAL OFFICE / R&D + PARKING			548,000

TOTAL BUILDING COVERAGE	918,000
TOTAL SITE AREA	2,797,797
TOTAL BUILDING COVERAGE %	33%

NOTE: PROPOSED BUILDING COVERAGE IS CONCEPTUAL AND MAY BE SUBJECT TO CHANGE.

ENCLOSED UTILITY AND TRASH AREA IS BELOW 3% OF BUILDING AREA AND HAS BEEN EXCLUDED FROM THE CALCULATION/ TABULATION ABOVE.

LEGEND

- BUILDING COVERAGE - RESIDENTIAL
- BUILDING COVERAGE - OFFICE / R&D
- BUILDING COVERAGE - EXISTING OFFICE / R&D TO REMAIN
- BUILDING COVERAGE - PARKING GARAGES
- UTILITY YARD
- PAVING FOR VEHICLES

Scale: 1" = 100' -0"

PROPERTY LINES
PROPOSED MIN. SETBACK (PUBLIC FRONTAGE/ SITE EDGES)

RAVENSWOOD AVENUE
PINE STREET
MARCUSSEN DRIVE
ALMA STREET
LAUREL STREET
MIDDLEFIELD ROAD
RINGWOOD AVENUE
D STREET
SEMINARY DRIVE
A STREET
LOOP ROAD
BURGESS DRIVE
SURVEY LANE
WAVERLEY STREET

MENLO PARK LIBRARY
MENLO CHILDREN'S CENTER
MENLO PARK POLICE DEPARTMENT
CITY OF MENLO PARK BUILDING DIVISION
ARRILLAGA FAMILY GYMNASTICS CENTER
MENLO PARK CITY HALL
BURGESS PARK
MENLO SWIM AND SPORT
CLASSICS OF BURGESS PARK
MENLO-ATHERTON HIGH SCHOOL
MENLO MCCANDLESS OFFICE DEVELOPMENT
UNITED STATES GEOLOGICAL SURVEY
ST. PATRICK'S SEMINARY & UNIVERSITY

RESIDENTIAL 1
RESIDENTIAL 2
RESIDENTIAL 3
TOWN HOMES 1
TOWN HOMES 2
RAVENSWOOD AVENUE PARKLET
PARKLINE RECREATIONAL AREA
BUILDING P (EXISTING)
BUILDING P (EXISTING)
OFFICE 1
OFFICE 2
OFFICE 3
OFFICE 4
OFFICE 5
PARKLINE COMMONS
OFFICE AMENITY BUILDING
PARKING GARAGE 1
PARKING GARAGE 2
PARKING GARAGE 3
BUILDING S (EXISTING)
CUY (EXISTING)
BUILDING T (EXISTING)

SHARED PEDESTRIAN & BIKE CONNECTION
SHARED PEDESTRIAN & BIKE CONNECTION
DEVELOPER WILL PROVIDE SCREENING ELEMENT
EVA
EVA

*MIN. 10' - 0" SETBACK - RESI. BLDG. TO PRIV. RD.
*MIN. 30' - 0" SETBACK BET. RESI. BLDGS.
*MIN. 50' - 0" SETBACK BET. COMM. BLDGS.
*MIN. 10' - 0" SETBACK - COMM. BLDG. TO PRIV. RD.
*MIN. 50' - 0" SETBACK BET. P.G. BLDGS.
*MIN. 10' - 0" SETBACK - P.G. BLDG. TO PRIV. RD.

30' - 0"
20' - 0"
10' - 0"

NOTE:
SEE DESIGN STANDARD FOR MORE INFORMATION ON SETBACKS STANDARD

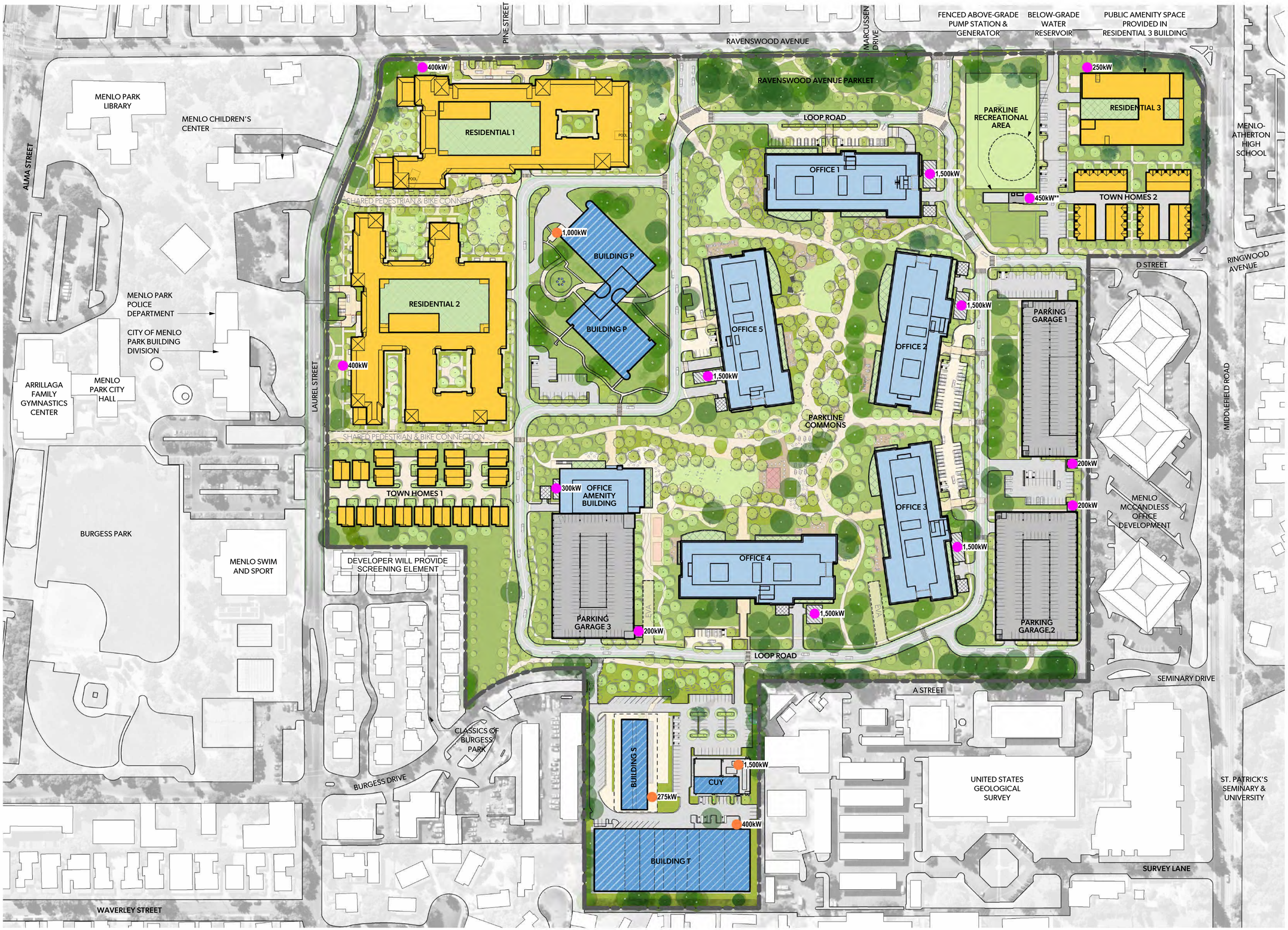
Scale: 1" = 100' -0"

PARKLINE | LANE PARTNERS | SRI | STUDIOS | OJB | KIER+WRIGHT | TCA | LUMA

2024.08.09

CONCEPTUAL SETBACK PLAN

G3.06



LEGEND

- RESIDENTIAL
- OFFICE/R&D
- TERRACES
- EXISTING BUILDINGS
- PARKING GARAGE
- UTILITY YARD
- UTILITY & TRASH ENCLOSURE FOOTPRINT / ROOF
- OUTDOOR PAVILION / EVENT SPACE
- ###kW NEW EMERGENCY GENERATORS (SIZE)
- ###kW EXISTING SRI EMERGENCY GENERATORS (SIZE)

NOTE:
* EMERGENCY GENERATOR LOCATIONS ARE PRELIMINARY.

**CITY ENGINEER TO CONFIRM GENERATOR LOCATION AND SIZING AT PUMP STATION

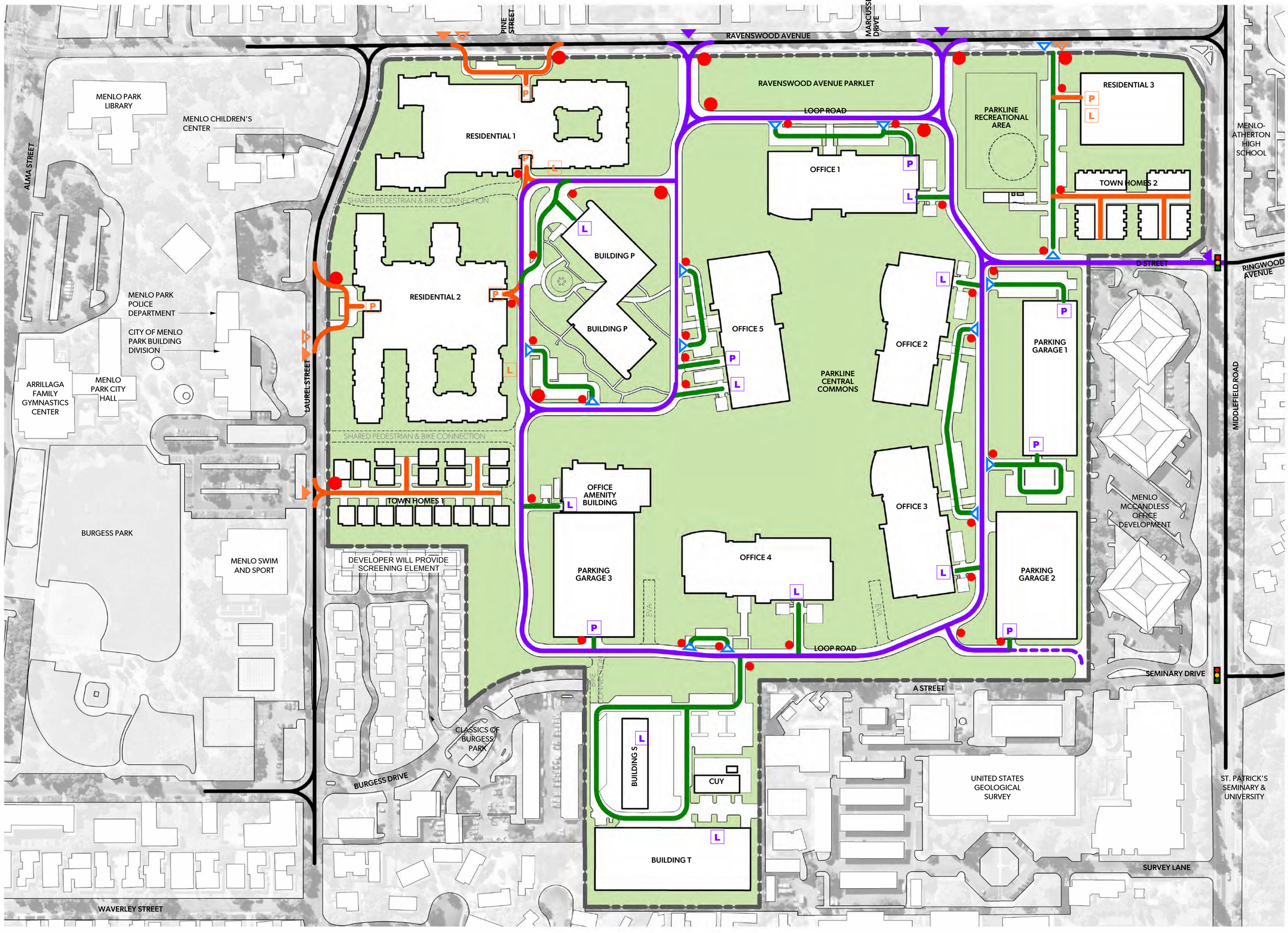
Scale: 1" = 100' -0"

PARKLINE | LANE PARTNERS | SRI | STUDIOS | OJB | KIER+WRIGHT | TCA | LUMA

2024.08.09

CONCEPTUAL EMERGENCY GENERATORS LOCATIONS

G3.07



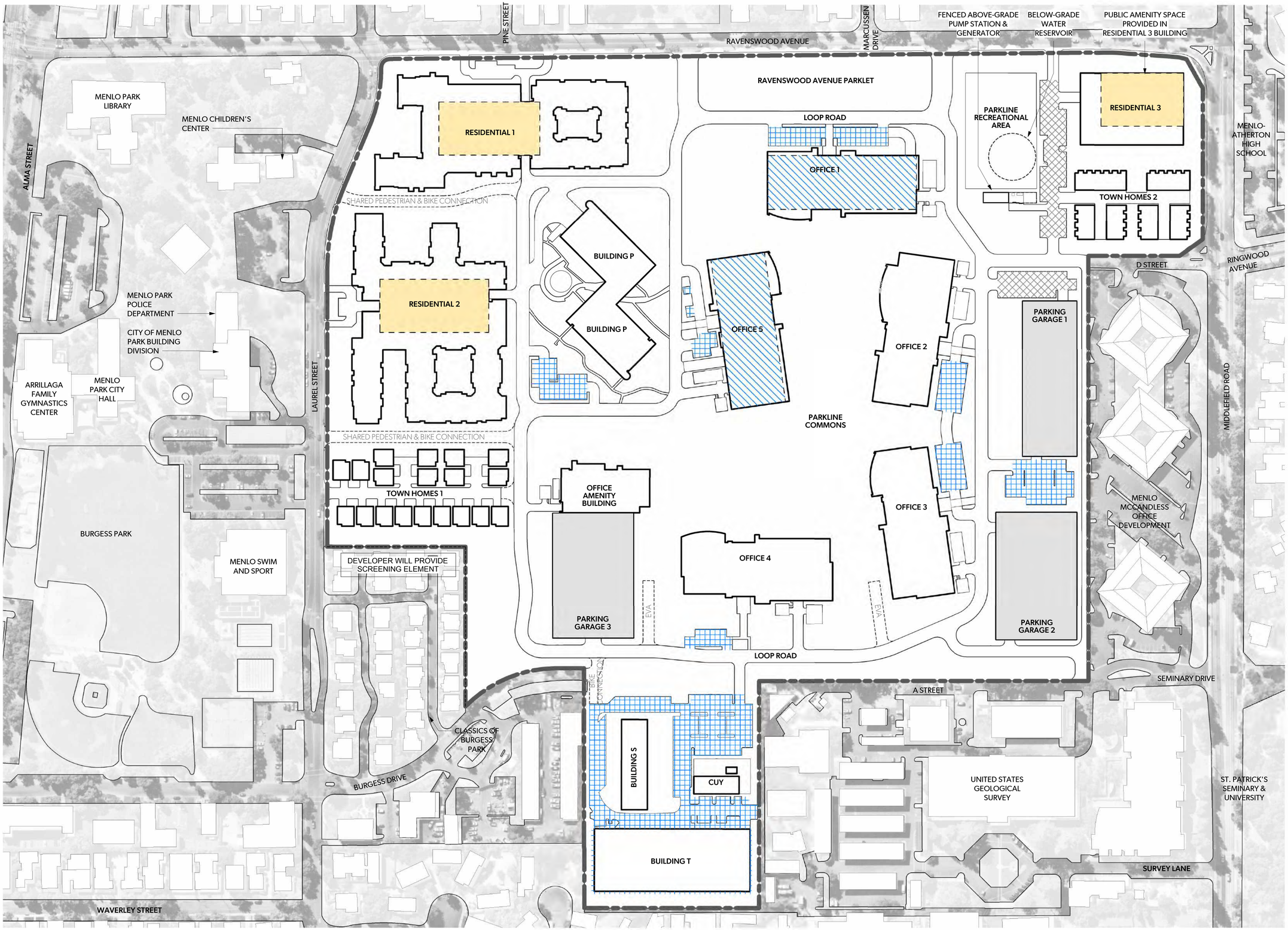
LEGEND

- EXISTING
- OFFICE / R&D / OTHER VEHICULAR ROUTE
- SEMINARY DRIVE CONNECTION DESIGN UNDER STUDY
- OFFICE / R&D / OTHER PARKING ROUTE
- RESIDENTIAL PARKING ROUTE
- OFFICE / R&D MAIN ENTRY
- RESIDENTIAL MAIN ENTRY
- OFFICE/ R&D PASSENGER DROP-OFF/ RIDESHARE/ DELIVERY/ SHORT-TERM PARKING ENTRY
- RESIDENTIAL PASSENGER DROP-OFF/ RIDESHARE/ DELIVERY/ SHORT-TERM PARKING ENTRY
- OFFICE / R&D LOADING DOCK
- RESIDENTIAL SERVICE LOADING
- OFFICE / R&D STRUCTURED PARKING ENTRANCE
- RESIDENTIAL PARKING ENTRANCE
- STOP SIGN
- TRAFFIC LIGHT

NOTE:
SEE C5.0 FOR EMERGENCY VEHICLE ACCESS PLAN.

SEE CIVIL AND LANDSCAPE DRAWINGS FOR PAVING INFORMATION.

Scale: 1" = 100' -0"



PARKING SPACES	
RESIDENTIAL (BASED ON 800 DUs)	
BUILDING	PROPOSED (MIN.)
RESIDENTIAL 1	375
RESIDENTIAL 2	375
RESIDENTIAL 3	77*
TOWN HOMES 1	38 (2 SPACES PER UNIT)
TOWN HOMES 2	54 (2 SPACES PER UNIT)
SURFACE PARKING	0
TOTAL RESIDENTIAL PARKING	**919**

** UP TO 116 ADDITIONAL SHARED SPACES MAY BE AVAILABLE IN PARKING GARAGE 1.*

OFFICE / R&D (BASED ON 1,380,332 SF)	
BUILDING	PROPOSED (MIN.)
PARKING GARAGE 1	850
PARKING GARAGE 2	835
PARKING GARAGE 3	645
TOTAL STRUCTURED PARKING	2,330
STRUCTURED PARKING	2,330
OFFICE BASEMENT PARKING	180
SURFACE PARKING	290
TOTAL OFFICE / R&D PARKING	**2,800**
TOTAL PARKING	**3,719**

NOTE:
PROPOSED PARKING DISTRIBUTION IS CONCEPTUAL AND MAY BE SUBJECT TO CHANGE.

PARKING RATIO IS AS FOLLOWS:
OFFICE / R&D: 2 SPACES / 1,000 SF
RESIDENTIAL (EXCL. RESIDENTIAL 3): 1.25 SPACE / DU
RESIDENTIAL 3: 0.5 SPACE / DU
(+ ADD'L SHARED PARKING AT 1.25)
TOWN HOMES: 2.0 SPACE / DU

LEGEND

- RESIDENTIAL PODIUM PARKING
- OFFICE / R&D BELOW GRADE PARKING
- OFFICE / R&D SURFACE PARKING
- PARKING GARAGE
- OTHER SURFACE PARKING

Scale: 1" = 100' -0"

RAVENSWOOD AVENUE

RAVENSWOOD AVENUE PARALLEL

PROPERTY LINE

LAUREL STREET

RESIDENTIAL 1

RESIDENTIAL 2

RESIDENTIAL 3

TOWN HOMES 1

TOWN HOMES 2

BUILDING P

BUILDING P

OFFICE

OFFICE 5

OFFICE 2

OFFICE 3

OFFICE 4

PARKLINE COMMONS

RECREATIONAL AREA

PARKING GARAGE 1

PARKING GARAGE 2

PARKING GARAGE 3

OFFICE AMENITY BUILDING PUBLIC ACCESS CAFE

BUILDING S

CUY

BUILDING T

1 G5.10

2 G5.11

3 G5.11

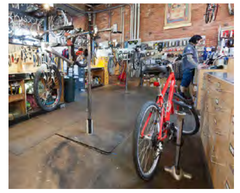
4 G5.12

5 G5.12

Planned Future Crossing

LEGEND

- PROPOSED CLASS I - SHARED USE PATH - SHARED USE PATH IS FOR BOTH PEDESTRIAN AND BICYCLE (INTERNAL)
- PROPOSED CLASS II OR CLASS III - ON STREET OR BUFFERED (LOOP ROAD - OFFICE AND RESIDENTIAL, EXTENDS OFF-SITE ON BURGESS)
- PROPOSED CLASS IV - SEPARATED BIKE LANE - LANE FROM RAVENSWOOD TO BURGESS PARK (CONVERT EXISTING CLASS II BIKELANE ON LAUREL TO CLASS IV)
- PLANNED FUTURE CROSSING - SEPARATE CITY IMPROVEMENT PROJECT NOT PART OF PARKLINE
- EXISTING CLASS II BIKE LANES
- EXISTING CLASS III BIKE LAKES (“SHARROW”)
- POTENTIAL FUTURE ROUTE UNDER STUDY
- PROPOSED CONNECTION TO EXISTING BICYCLE NETWORK, UNDER STUDY
- BICYCLE MAINTENANCE SERVICES



BICYCLE REPAIR STATION

OFFICE/R&D BICYCLE PARKING:

- 1,378,330 SF. OFFICE / 5,000 SF. = 276 BICYCLES
- 80% OF 276 = 221 LONG TERM BICYCLE PARKING AND 55 SHORT TERM BICYCLE PARKING

LONG TERM BICYCLE PARKING

SHORT TERM BICYCLE PARKING

RESIDENTIAL BICYCLE PARKING FOR MULTI-FAMILY BUILDINGS:

- 1 SPACE PER UNIT = 750 BICYCLES (R1, R2, R3)
- 10% OF 750 = 75 SHORT-TERM BICYCLE PARKING AND 675 LONG TERM BICYCLE PARKING

PROPERTY LINE

RAVENSWOOD AVENUE

RAVENSWOOD AVENUE PARKLET

RESIDENTIAL 1

RESIDENTIAL 2

RESIDENTIAL 3

TOWN HOMES 1

TOWN HOMES 2

BUILDING P

BUILDING P

OFFICE 1

OFFICE 2

OFFICE 3

OFFICE 4

OFFICE 5

RECREATIONAL AREA

PARKLINE COMMONS

OFFICE AMENITY BUILDING PUBLIC ACCESS CAFE

PARKING GARAGE 1

PARKING GARAGE 2

PARKING GARAGE 3

BUILDING S

CUY

BUILDING T

LAUREL STREET

PROPERTY LINE

PROPERTY LINE

PROPERTY LINE

1 G5.09

2 G5.10

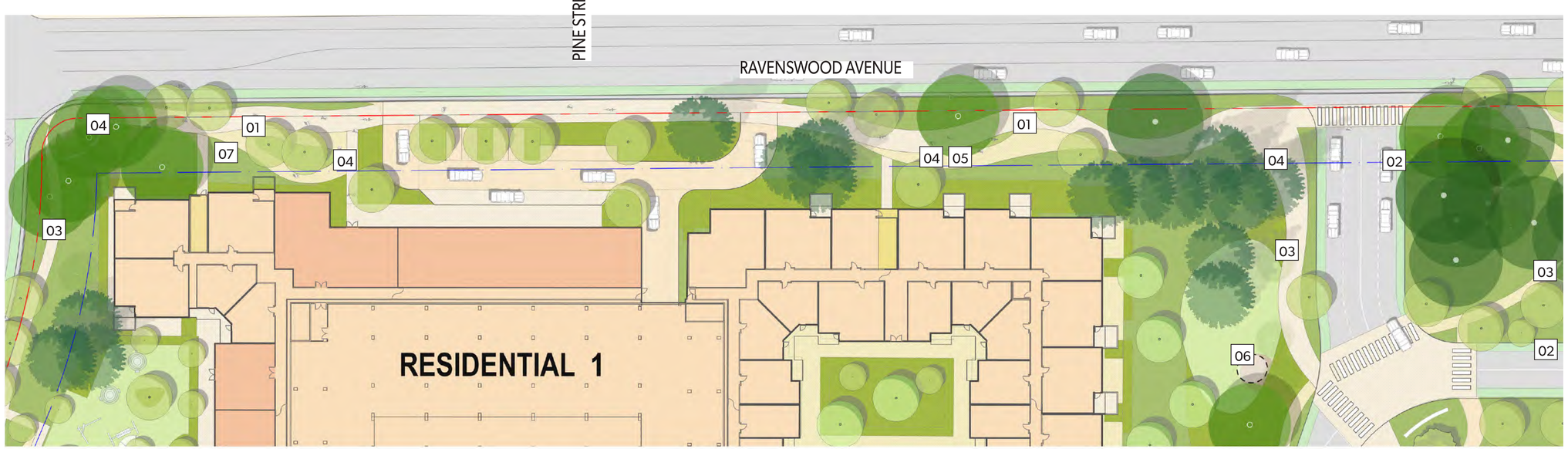
3 G5.10

4 G5.11

5 G5.11

LEGEND

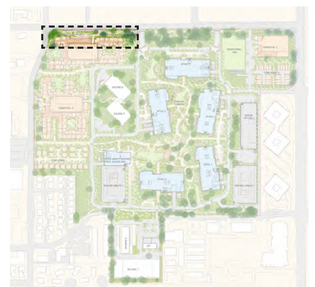
- PROPOSED CLASS I - SHARED USE PATH - SHARED USE PATH IS FOR BOTH PEDESTRIAN AND BICYCLE (INTERNAL)
- PROPOSED PRIMARY PEDESTRIAN CIRCULATION
- PROPOSED SECONDARY PEDESTRIAN CIRCULATION
- EXISTING PEDESTRIAN CIRCULATION
- PEDESTRIAN CROSSWALK
- EXISTING CROSSWALK
- RESIDENTIAL BUILDING LOBBY/AMENITY



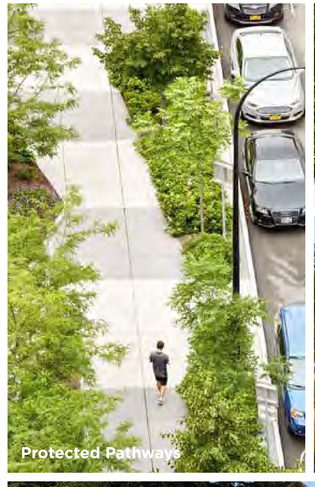
1 RAVENSWOOD AVENUE PARKLET WEST ENLARGEMENT

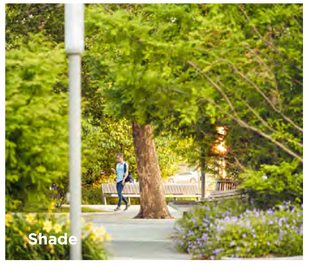
LEGEND

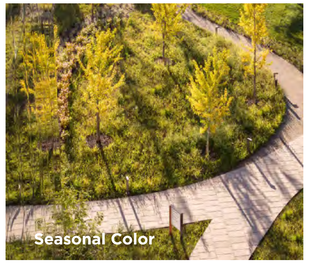
- 01 CLASS I - SHARED USE PATH
- 02 CLASS II - ON STREET BIKE LANE
- 03 PEDESTRIAN ONLY PATH
- 04 BENCH SEATING
- 05 EXERCISE STATION
- 06 BBQ/PICNIC AREA
- 07 BIKE REPAIR STATION

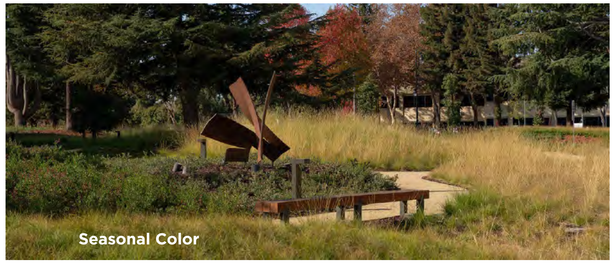


KEY PLAN









POTENTIAL AMENITY PROGRAMMING IMAGES ARE FOR ILLUSTRAIVE PURPOSES, ACTUAL AMENITY TYPE AND LOCATION WILL VARY

0 15 30 75

SCALE : 1" = 30'

PARKLINE LANE PARTNERS SRI STUDIOS OJB KIER+WRIGHT TCA LUMA

2024.08.09

ENLARGEMENT PLAN : RAVENSWOOD AVENUE PARKLET

G5.03

1 RAVENSWOOD AVENUE PARKLET EAST ENLARGEMENT

LEGEND

01 CLASS I - SHARED USE PATH
02 CLASS II - ON STREET BIKE LANE
03 PEDESTRIAN ONLY PATH
04 BENCH SEATING
05 EXERCISE STATION
06 CHILDRENS PLAY AREA

KEY PLAN

POTENTIAL AMENITY PROGRAMMING IMAGES ARE FOR ILLUSTRAIVE PURPOSES, ACTUAL AMENITY TYPE AND LOCATION WILL VARY

0 15 30 75

SCALE : 1" = 30'

PARKLINE LANE PARTNERS SRI STUDIOS OJB KIER+WRIGHT TGA LUMA

2024.08.09

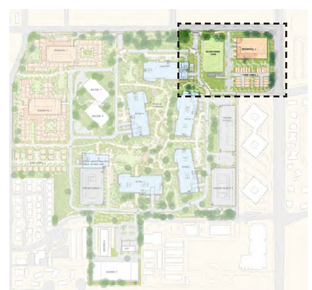
ENLARGEMENT PLAN : RAVENSWOOD AVENUE PARKLET

G5.04

LEGEND

- 01 CLASS I - SHARED USE PATH
- 02 CLASS II - ON STREET BIKE LANE
- 03 PEDESTRIAN ONLY PATH
- 04 BENCH SEATING
- 05 FLEXIBLE MULTI-USE LAWN
- 06 CHILDRENS PLAY AREA
- 07 BIKE REPAIR STATION
- 08 PUBLIC RESTROOM

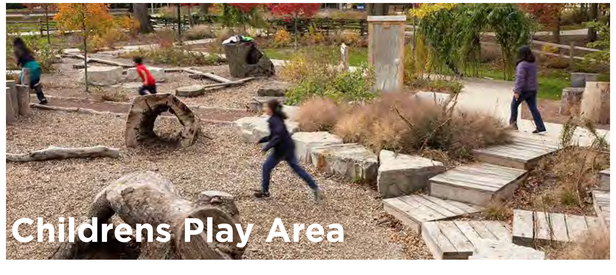
KEY PLAN



Recreation Field

Lawn Area

Bike Repair Station


Childrens Play Area

POTENTIAL AMENITY PROGRAMMING IMAGES ARE FOR ILLUSTRAIVE PURPOSES, ACTUAL AMENITY TYPE AND LOCATION WILL VARY

0 15 30 60 N

1" = 30'

PARKLINE LANE PARTNERS SRI STUDIOS OJB KIER+WRIGHT TOR LUMA

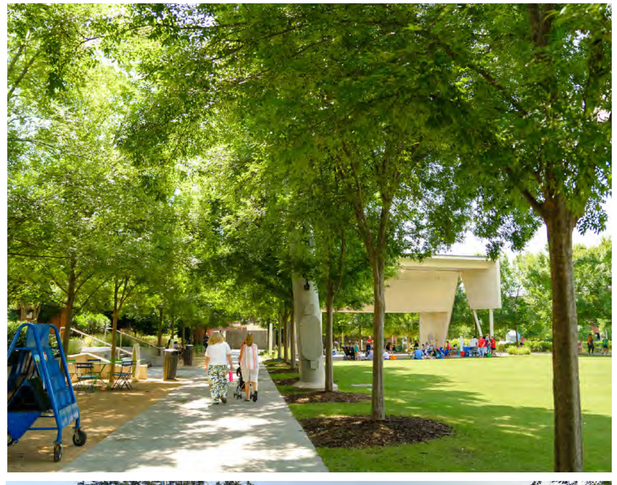
2024.08.09

ENLARGEMENT PLAN : PARKLINE RECREATIONAL AREA

G5.05

LEGEND

01	BUILDING ENTRY
02	CLASS II - ON STREET BIKE LANE
03	PEDESTRIAN ONLY PATH
04	BENCH SEATING
05	FLEXIBLE MULTI-USE LAWN
06	PRIVATE TENANT PATIO
07	CENTRAL PLAZA
08	OUTDOOR EVENT SPACE
09	THE GREEN - CENTRAL LAWN AREA
10	SHADED COURTYARD
11	OUTDOOR DINING



POTENTIAL AMENITY PROGRAMMING IMAGES ARE FOR ILLUSTRAIVE PURPOSES, ACTUAL AMENITY TYPE AND LOCATION WILL VARY

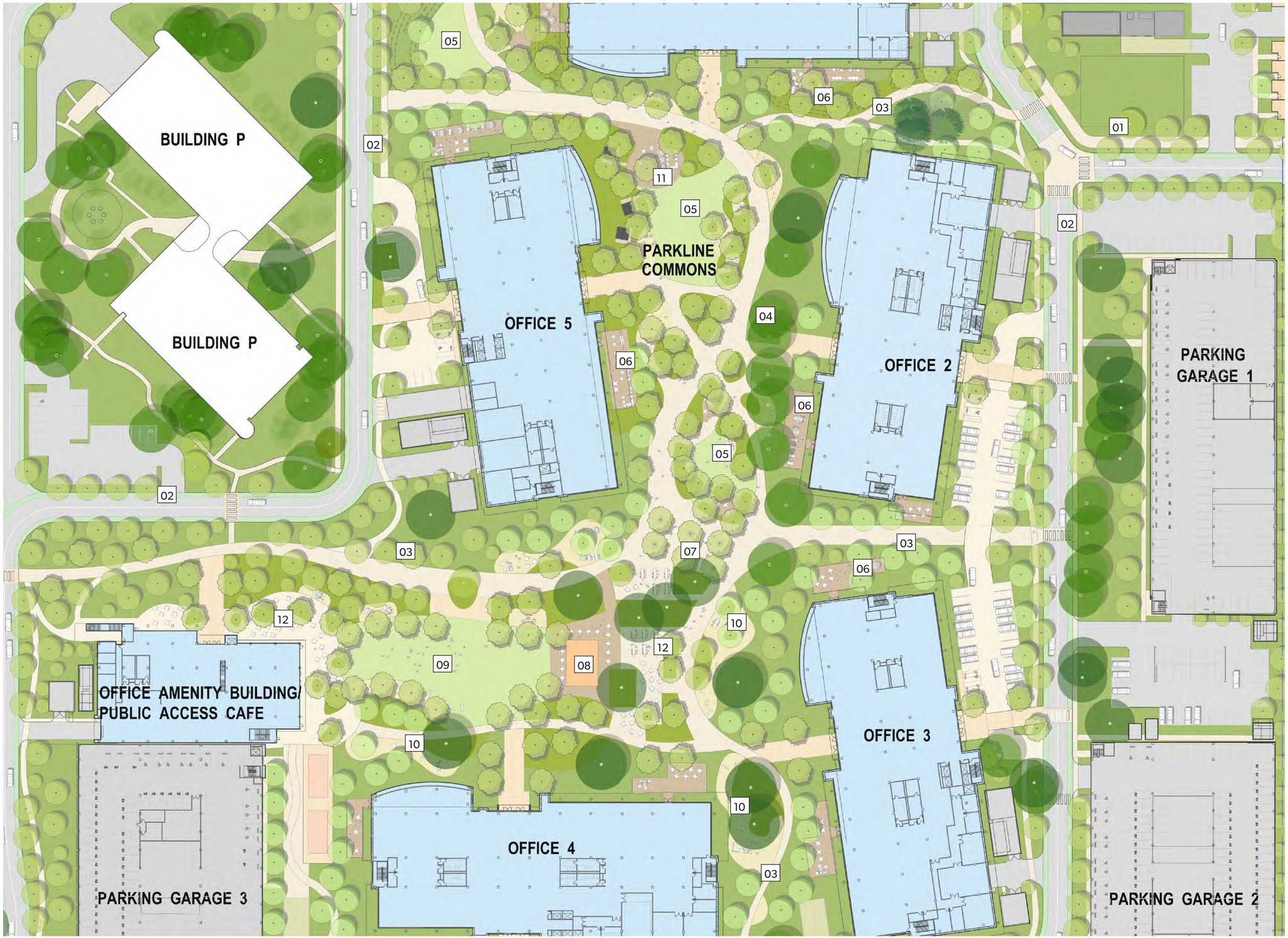
0 20 40 80

1" = 40'

PARKLINE LANE PARTNERS SRI STUDIOS OJB KIER+WRIGHT TCA LUMA

2024.08.09

ENLARGEMENT PLAN: PARKLINE COMMONS - "THE GREEN"



LEGEND

01	CLASS I - SHARED USE PATH
02	CLASS II - ON STREET BIKE LANE
03	PEDESTRIAN ONLY PATH
04	BENCH SEATING
05	FLEXIBLE MULTI-USE LAWN
06	PRIVATE TENANT PATIO
07	CENTRAL PLAZA
08	OUTDOOR EVENT SPACE
09	THE GREEN - CENTRAL LAWN AREA
10	SHADED COURTYARD
11	RAISED DECK
12	OUTDOOR DINING

KEY PLAN

0 20 40 80 N

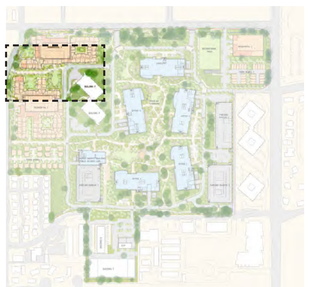
1" = 40'

1 ENLARGEMENT PLAN: RESIDENTIAL OPEN SPACE

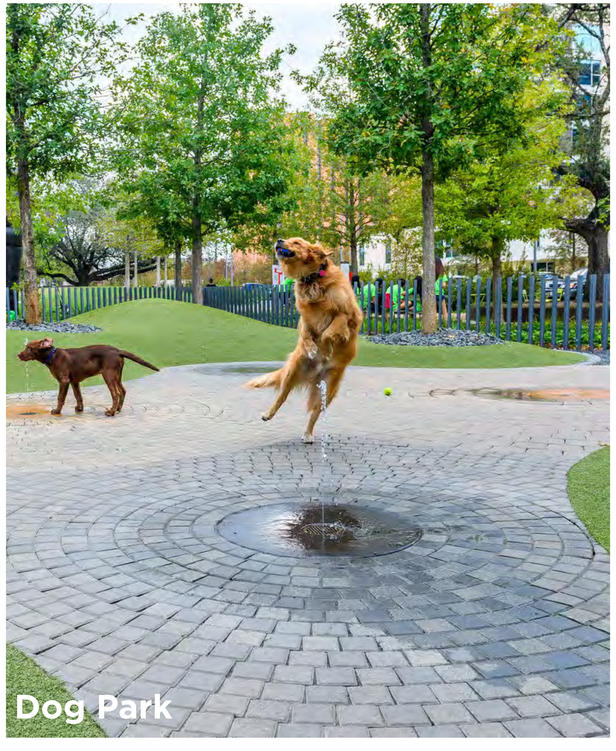
LEGEND

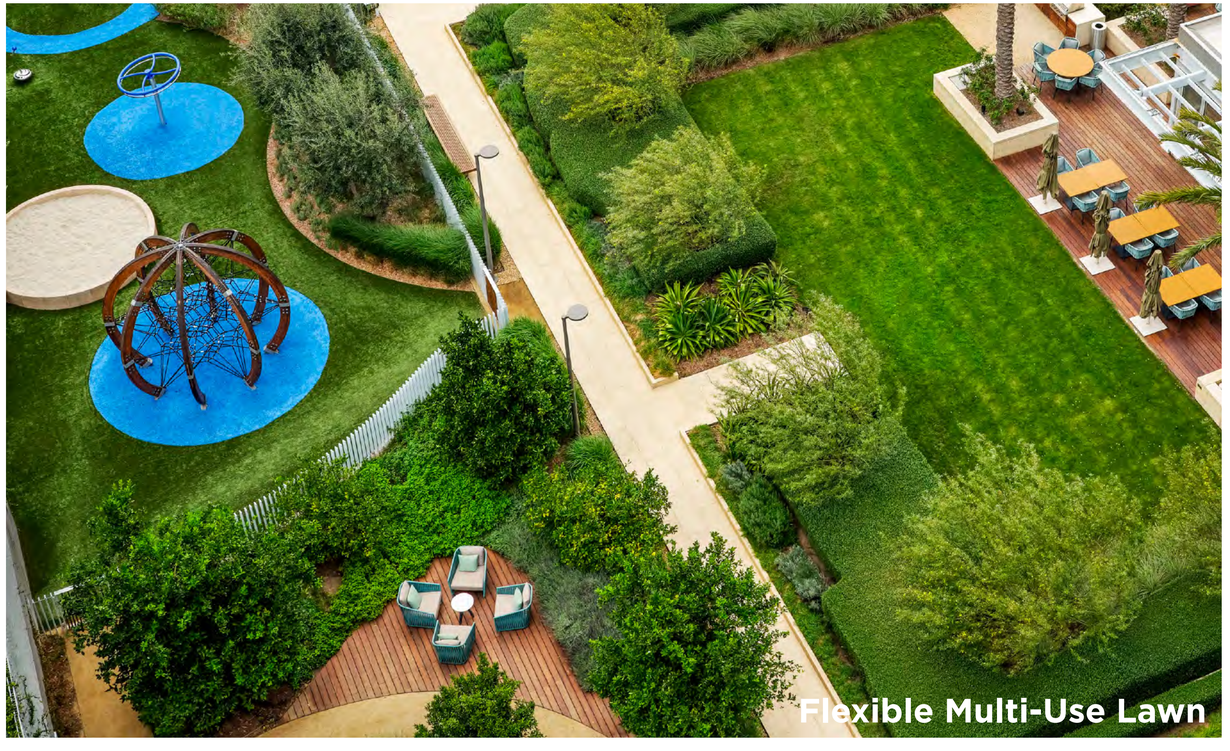
01 CLASS II - ON STREET BIKE LANE
02 PEDESTRIAN ONLY PATH
03 BENCH SEATING
04 FLEXIBLE MULTI-USE LAWN
05 RESIDENTIAL PATIO
06 BBQ/PICNIC AREA
07 DOG PARK
08 CLASS IV - BIKE LANE AT LAUREL ST.
09 PEDESTRIAN/BIKE CONNECTION

KEY PLAN



BBQ/Picnic Area


Dog Park


Flexible Multi-Use Lawn

POTENTIAL AMENITY PROGRAMMING IMAGES ARE FOR ILLUSTRAIVE PURPOSES, ACTUAL AMENITY TYPE AND LOCATION WILL VARY

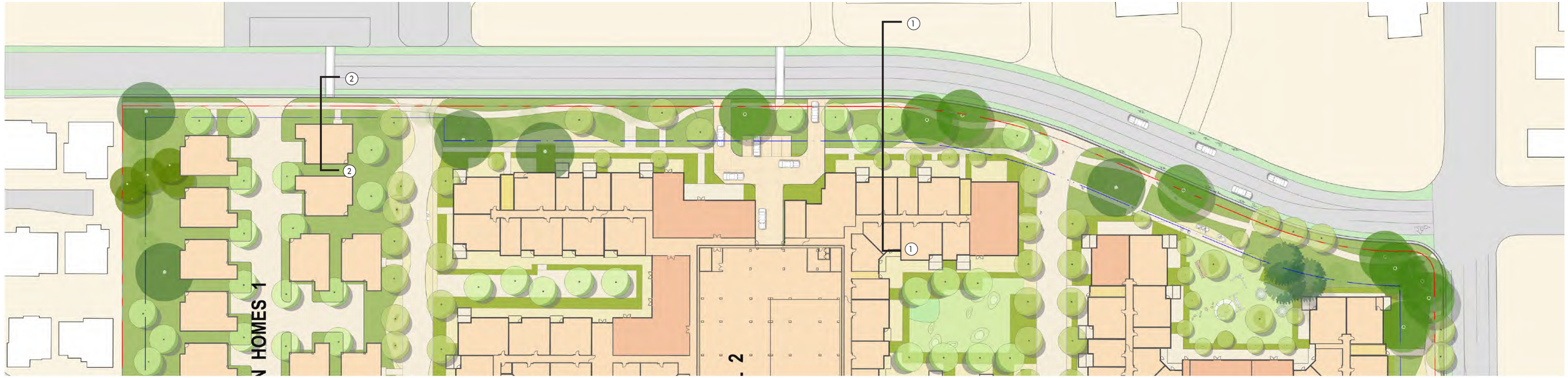
0 20 40 80 N
1" = 30'

PARKLINE LANE PARTNERS SRI STUDIOS OJB KIER+WRIGHT TCA LUMA

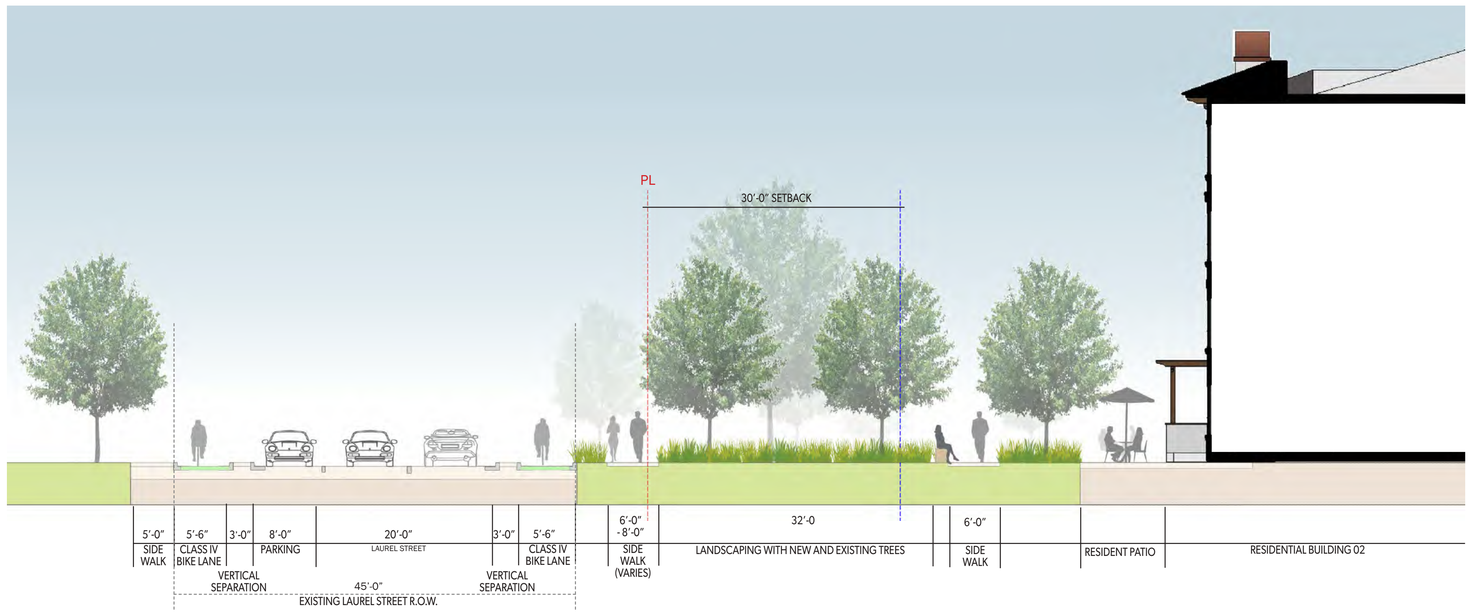
2024.08.09

ENLARGEMENT PLAN: RESIDENTIAL OPEN SPACE

G5.08

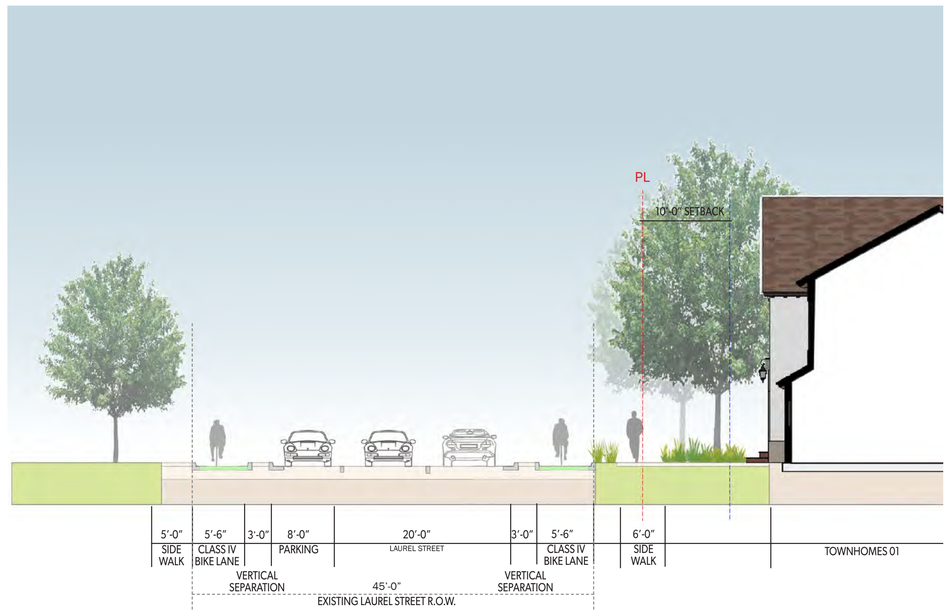


PLAN ENLARGEMENT: LAUREL STREET



1 LAUREL STREET SECTION 01

Laurel Street with Proposed 5.5' Class IV Bike Lanes and Landscaping at Residential Building 01



2 LAUREL STREET SECTION 02

Laurel Street with Proposed 5.5' Class IV Bike Lanes and Landscaping at Townhomes 01

1" = 30'

PARKLINE LANE PARTNERS SRI STUDIOS OJB KIER+WRIGHT TCA LUMA

2024.08.09

ILLUSTRATIVE SECTION: LAUREL STREET (RESIDENTIAL)

G5.09

PLAN ENLARGEMENT: RAVENSWOOD AVENUE PARKLET

1 RAVENSWOOD AVENUE PARKLET - SECTION 01

KEY PLAN

0 5 10 20

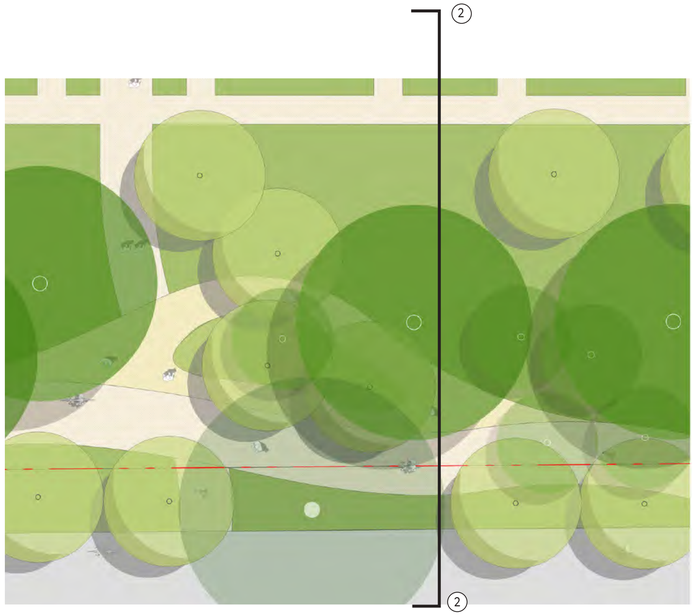
1" = 10'

PARKLINE LANE PARTNERS SRI STUDIOS OJB KIER+WRIGHT TGA LUMA

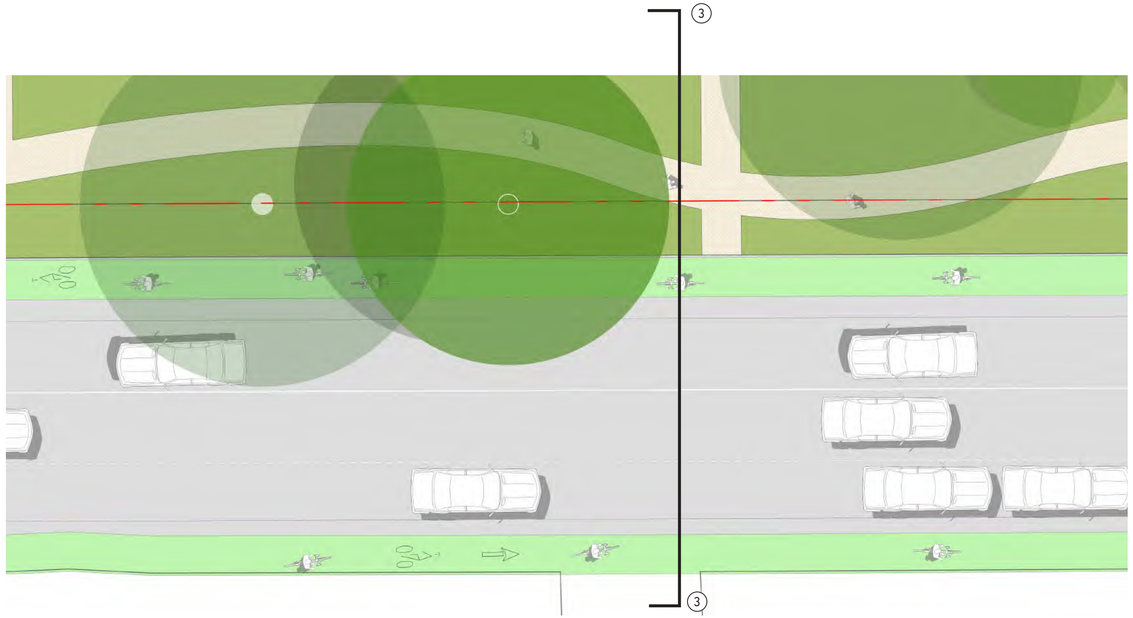
2024.08.09

ILLUSTRATIVE SITE SECTIONS

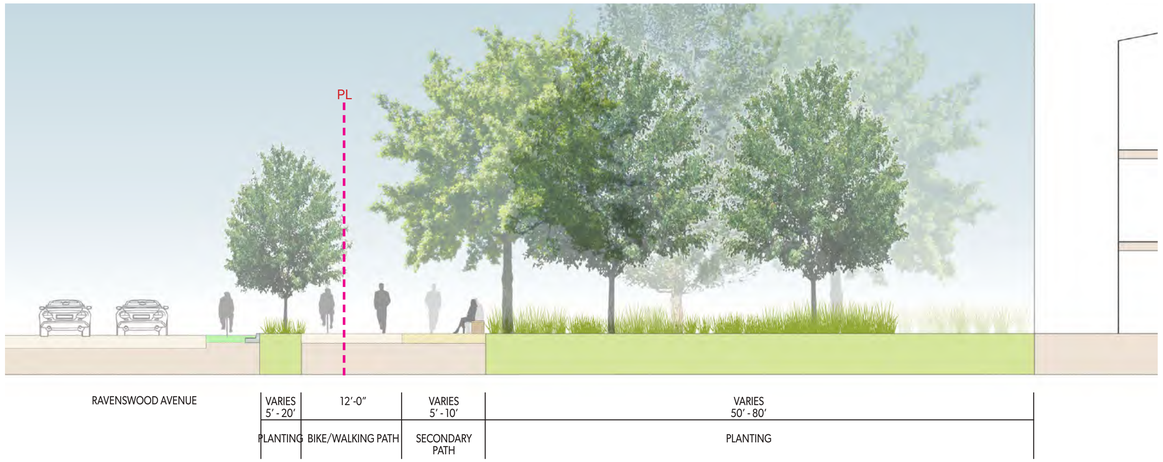
G5.10



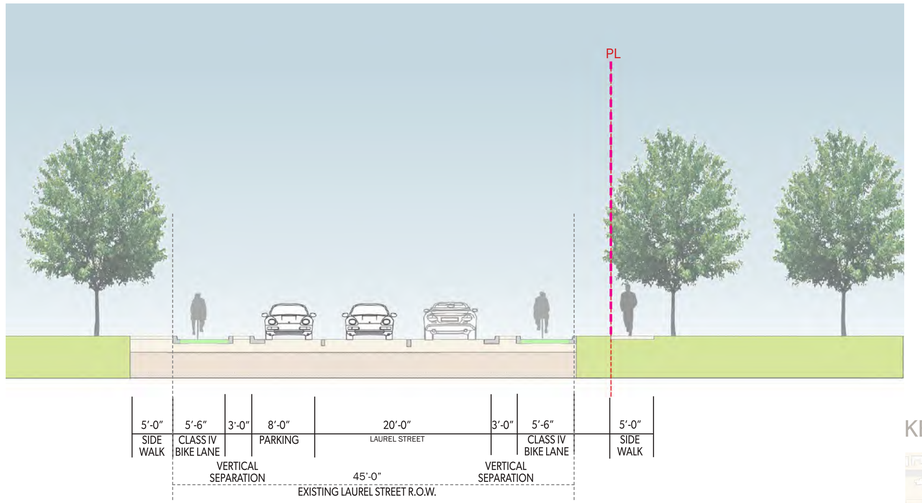
PLAN ENLARGEMENT: RAVENSWOOD AVENUE PARKLET



PLAN ENLARGEMENT: LAUREL STREET WITH CLASS IV BIKEWAYS

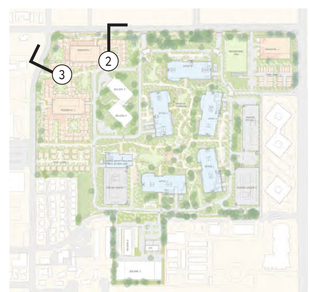


2 RAVENSWOOD AVENUE PARKLET - SECTION 02



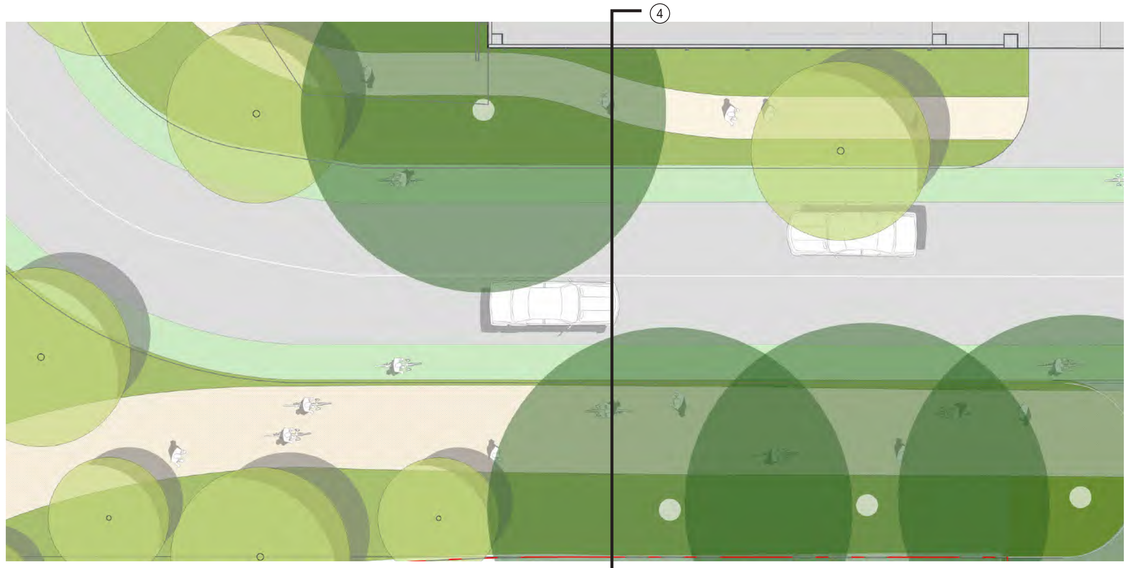
3 LAUREL STREET SECTION 03
Rebuild Street Orientation (5.5' Class IV Bike Lanes)

KEY PLAN

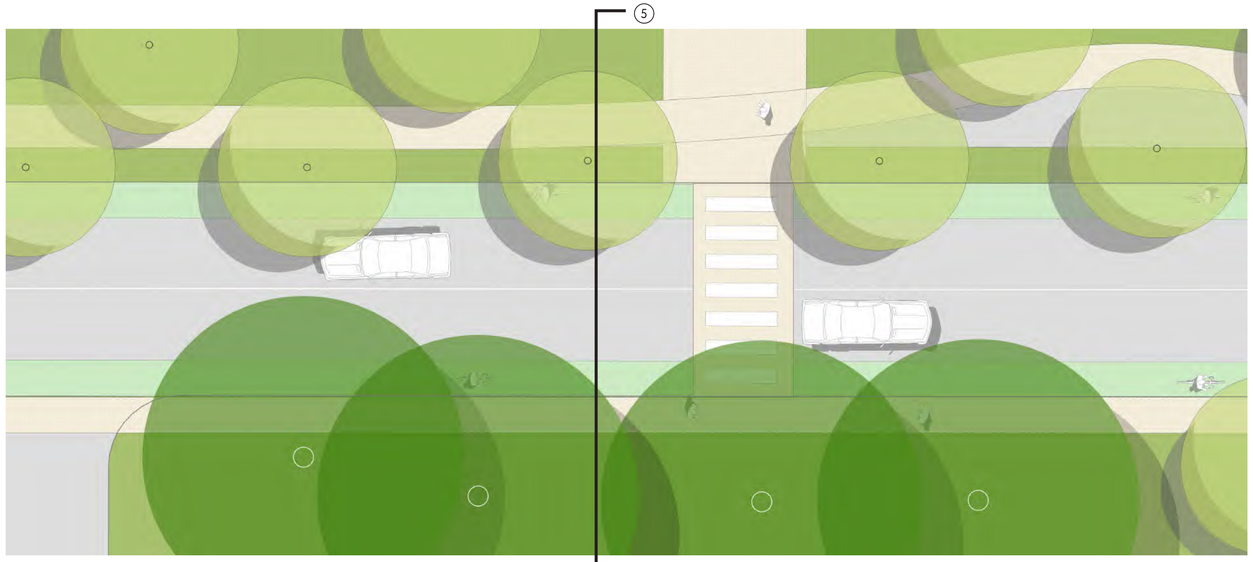


0 5 10 20 N

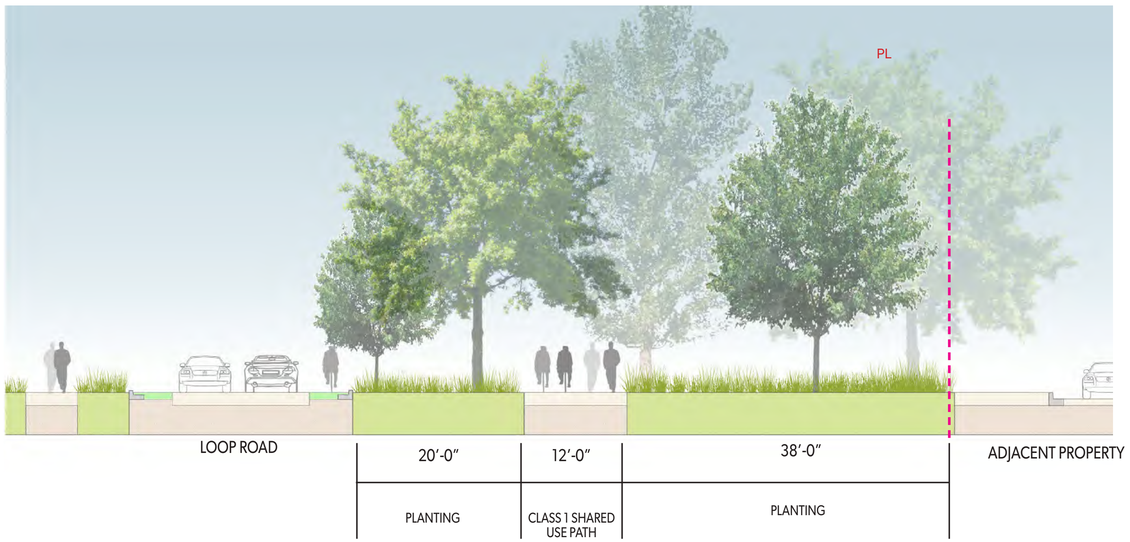
1" = 10'



PLAN ENLARGEMENT: BURGESS MULTI USE PATH AT LOOP ROAD



PLAN ENLARGEMENT: LOOP ROAD WITH CLASS II BIKE LANES

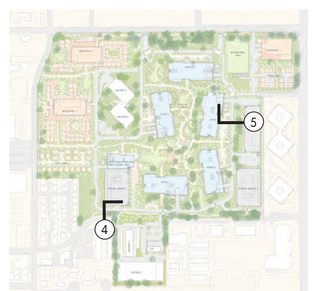


4 PROPOSED BURGESS MULTI-USE PATH AT LOOP ROAD SECTION

6'-0"	6'-0"	5'-0"	20'-0"	5'-0"	6'-0" (VARIES)	6'-0"
SIDEWALK	PLANTING	CLASS II	LOOP ROAD (PROPOSED)	CLASS II	PLANTING	SIDEWALK

5 LOOP ROAD SECTION - CLASS II BIKE LANE

KEY PLAN



0 5 10 20 N

1" = 10'

PARKLINE LANE PARTNERS SRI STUDIOS OJB KIER+WRIGHT TK LUMA

2024.08.09

ILLUSTRATIVE SITE SECTIONS

G5.12

LARGE TREES: 50’+

Virginia Live Oak
Quercus virginiana

Exclamation Planetree
Platanus ‘Exclamation’

Silver Linden
Tilia tomentosa

Monterey Cypress
Cupressus macrocarpa

Tipu Tree
Tipuana

SMALL AND MEDIUM TREES: 35’ - 50’

Japanese Zelkova
Zelkova serrata ‘Green Vase’

Forest Green Oak
Quercus frainetto ‘Forest Green’

Street Spire Oak
Quercus ‘Street Spire’ (fastigate)

Netleaf Oak
Quercus rugosa

Red Plush Pistache
Pistacia atlantica x integerrima

Strawberry Tree
Arbutux x marina

Natchez Crape Myrtle
Lagerstroemia indica ‘Natchez’

Brisbane Box
Lophostemon confertus

Emerald Sunshine Elm
Ulmus propinqua ‘Emerald Sunshine’

ORNAMENTAL/FLOWERING PALETTE

Common Yarrow
Achillea millefolium
Water Usage: LOW

Grey Musk Sage
Salvia clevelandii 'Pozo Blue'
Water Usage: LOW

California Poppy
Eschscholzia californica
Water Usage: VERY LOW

Butterfly Milkweed
Asclepias tuberosa
Water Usage: MODERATE

SCREENING/HEDGING PALETTE

Wynyabbie Coast Rosemary
Westringia fruticosa 'Wynyabbie Gem'
Water Usage: LOW

Little Sur Coffeeberry
Rhamnus californica 'Little Sur'
Water Usage: LOW

PLANTING CONCEPT

GRASSES

John Greenlee's Moor Grass
SesIEria 'Greenlee'
Water Usage: MODERATE

Clarity Blue Dianella
Dianella hybrid 'Clarity Blue'
Water Usage: MODERATE

Dwarf Mat Rush
Lomandra longifolia 'Breeze'
Water Usage: LOW

GROUNDCOVER

Fragrant Sumac
Rhus aromatica
Water Usage: LOW

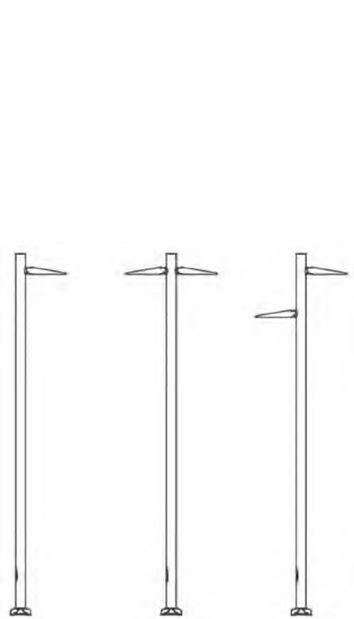
Pacific Mist Manzanita
Arctostaphylos 'Pacific Mist'
Water Usage: LOW

SHADE

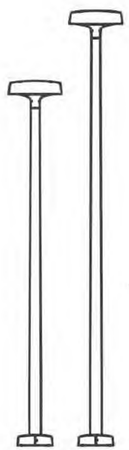
Lady Fern
Athyrium filix-feminina
Water Usage: MODERATE

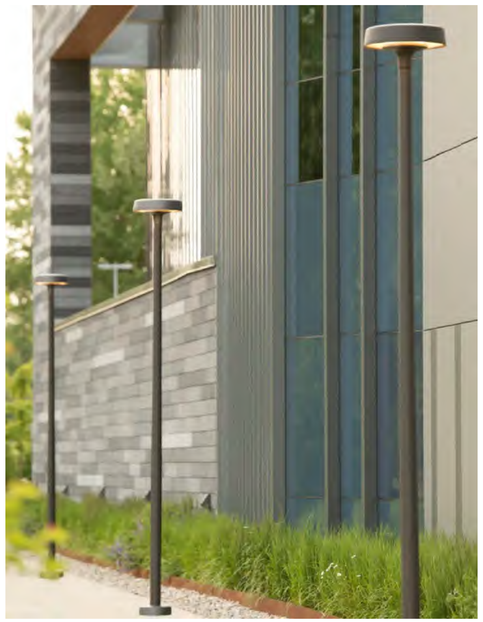
CONCEPT:

ONE IS DRAWN BY LIGHT THROUGH A CONFLUENCE OF PATHS, LEADING ONE TO DISCOVER NEW DESTINATIONS THROUGH A VISUAL HIERARCHY, NATURE INSPIRED FORMS, AND A MEANDERING LAYOUT.



ROADWAY AND SECONDARY PATH





PRIMARY PATH

OPEN DESTINATIONS

PUBLIC STREET POLE
(PER EXISTING LOCATIONS & CITY STANDARDS BY OTHERS)

PUBLIC PEDESTRIAN POLE

PRIVATE ROADWAY POLE

PRIMARY PATH POLE

SECONDARY PATH POLE

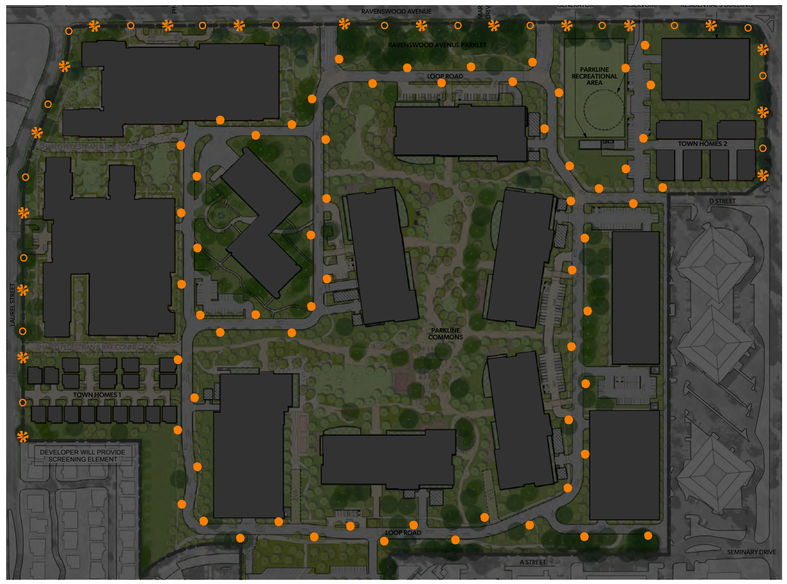
OPEN DESTINATIONS

POCKET DESTINATIONS

BUILDING DESTINATIONS

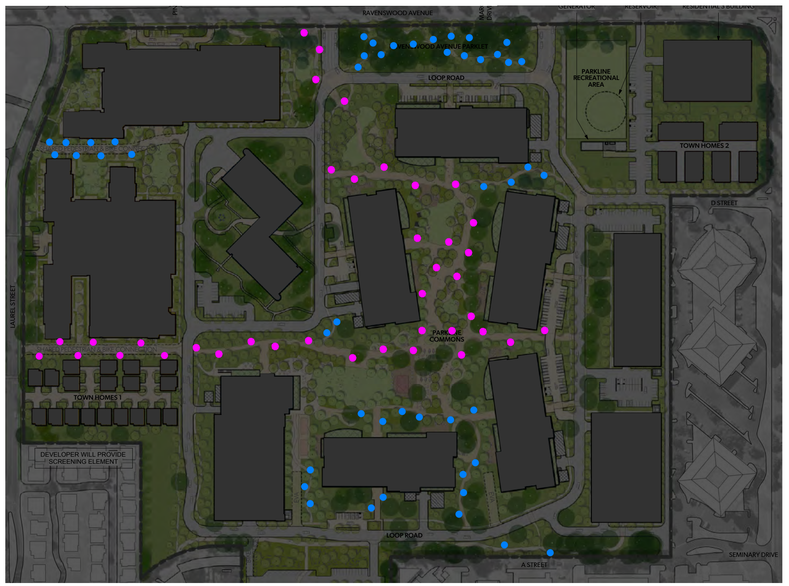
NOTE: NUMBER AND PLACEMENT OF PUBLIC STREET POLES SUBJECT TO FURTHER DISCUSSION AND COORDINATION WITH CITY. LOCATIONS SHOWN BELOW ARE FOR ILLUSTRATIVE PURPOSES ONLY.

ROADWAY LIGHTING LAYER



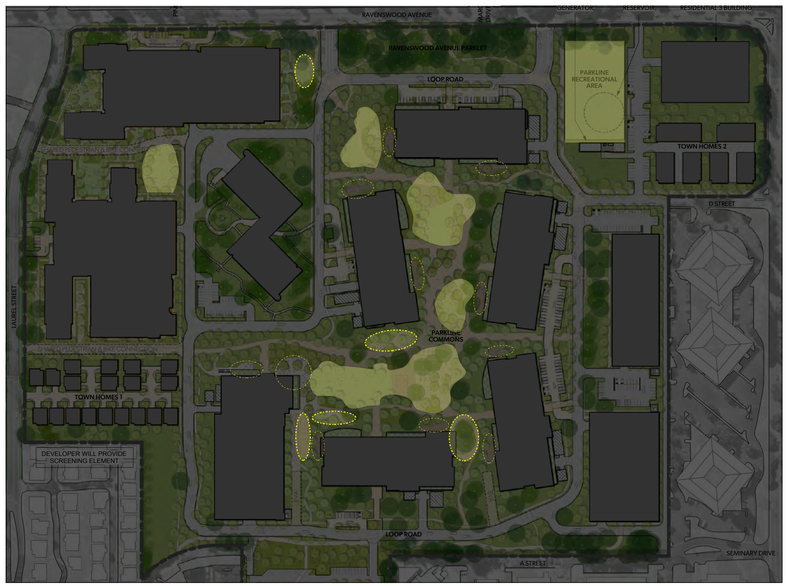
GRAPHIC OVERALL PLAN NTS

PEDESTRIAN PATH LIGHTING LAYER



GRAPHIC OVERALL PLAN NTS

DESTINATION LIGHTING LAYER

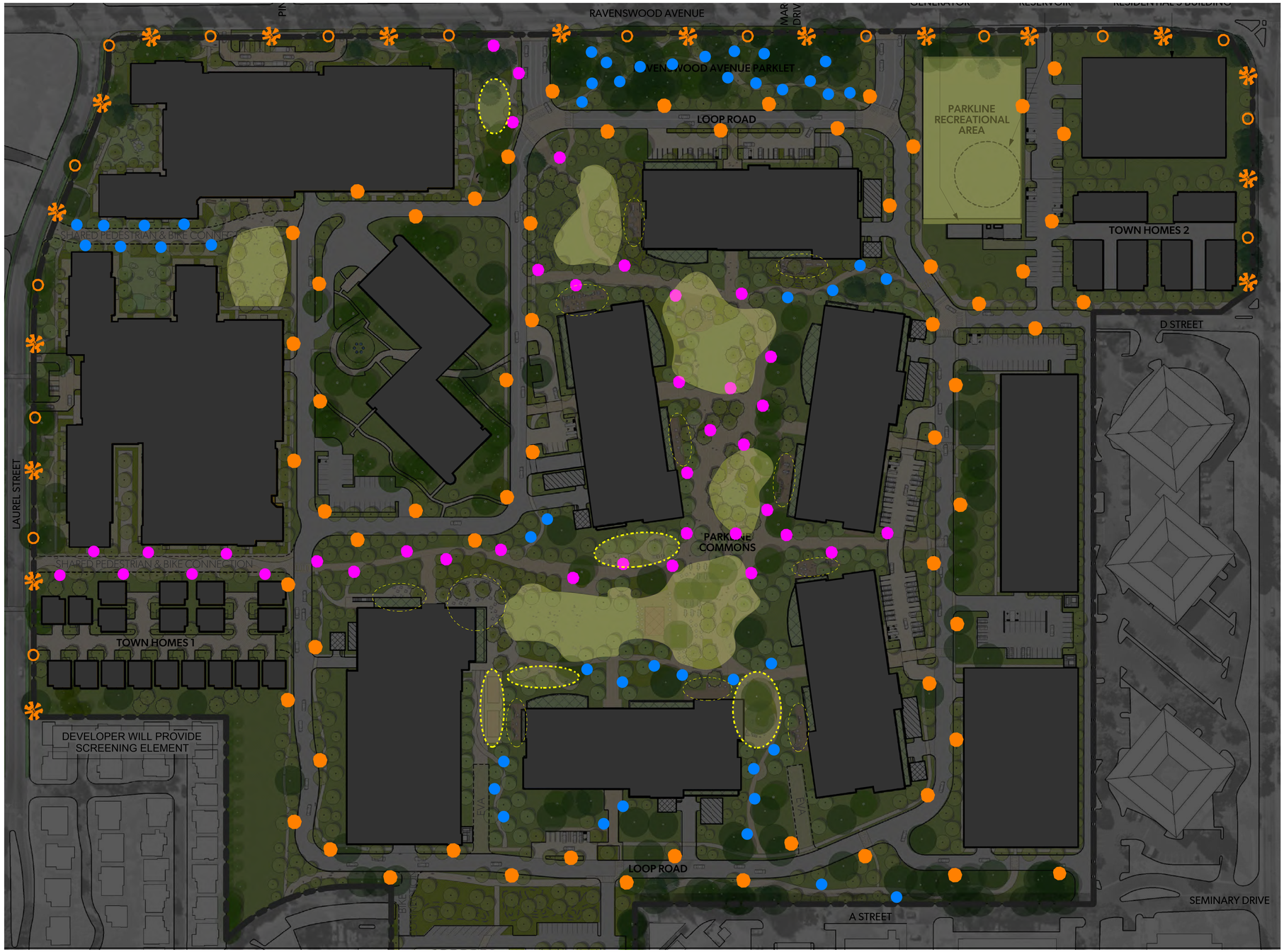


GRAPHIC OVERALL PLAN NTS

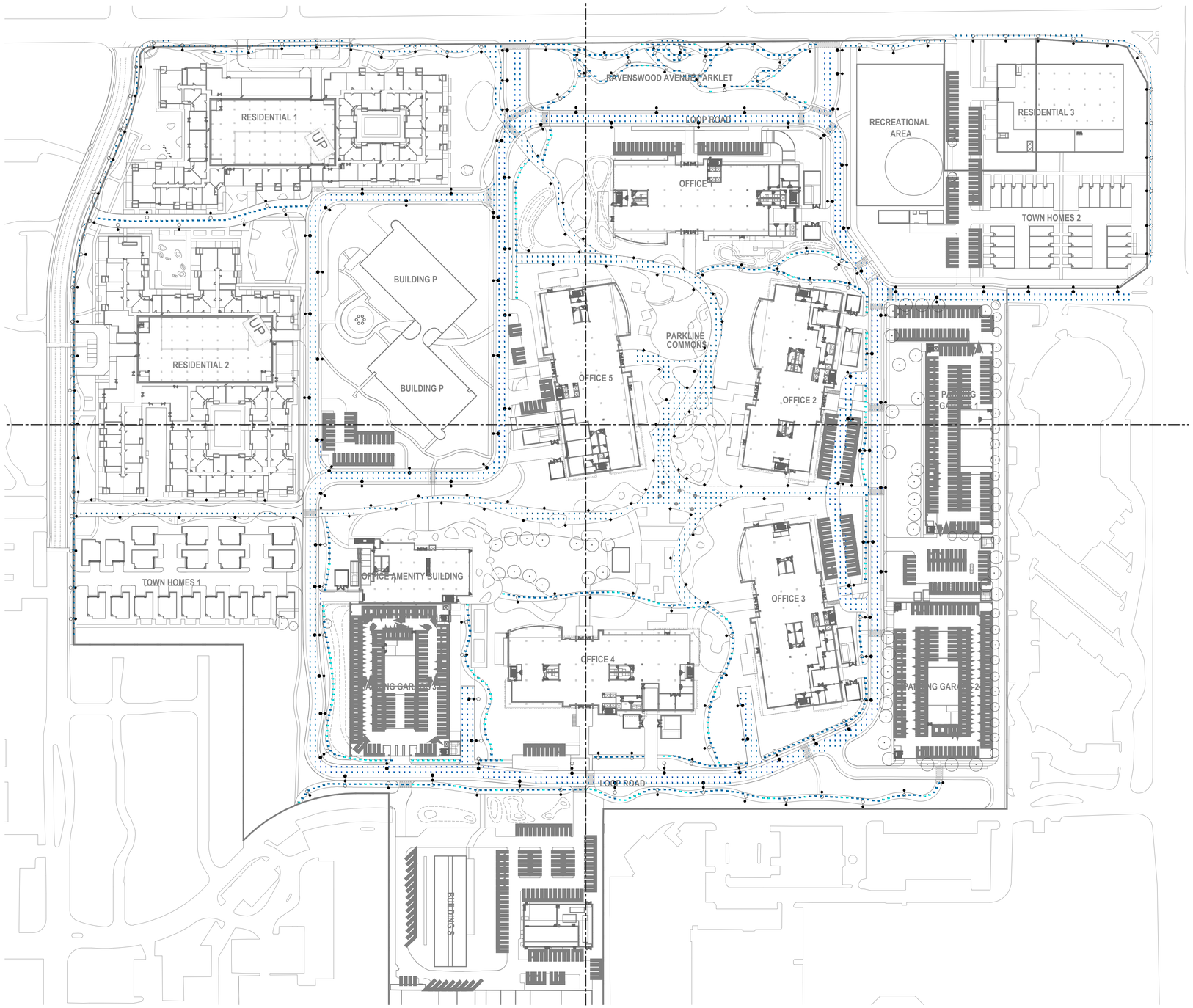
ALL LIGHTING LAYERS COMPILED

- PUBLIC STREET POLE (PER EXISTING LOCATIONS & CITY STANDARDS BY OTHERS)
- PUBLIC PEDESTRIAN POLE
- PRIVATE ROADWAY POLE
- PRIMARY PATH POLE
- SECONDARY PATH POLE
- OPEN DESTINATIONS
- POCKET DESTINATIONS
- BUILDING DESTINATIONS

NOTE: NUMBER AND PLACEMENT OF PUBLIC STREET POLES SUBJECT TO FURTHER DISCUSSION AND COORDINATION WITH CITY. LOCATIONS SHOWN ARE FOR ILLUSTRATIVE PURPOSES ONLY.



GRAPHIC OVERALL PLAN NTS



LUMINAIRE SYMBOL LEGEND

- 25' AREA LIGHT - DOUBLE HEAD
- 25' AREA LIGHT - SINGLE HEAD
- 25' AREA LIGHT - SINGLE HEAD + 16' PEDESTRIAN AREA LIGHT - SINGLE HEAD
- 16' PEDESTRIAN AREA LIGHT - SINGLE HEAD
- 16' PEDESTRIAN POLE

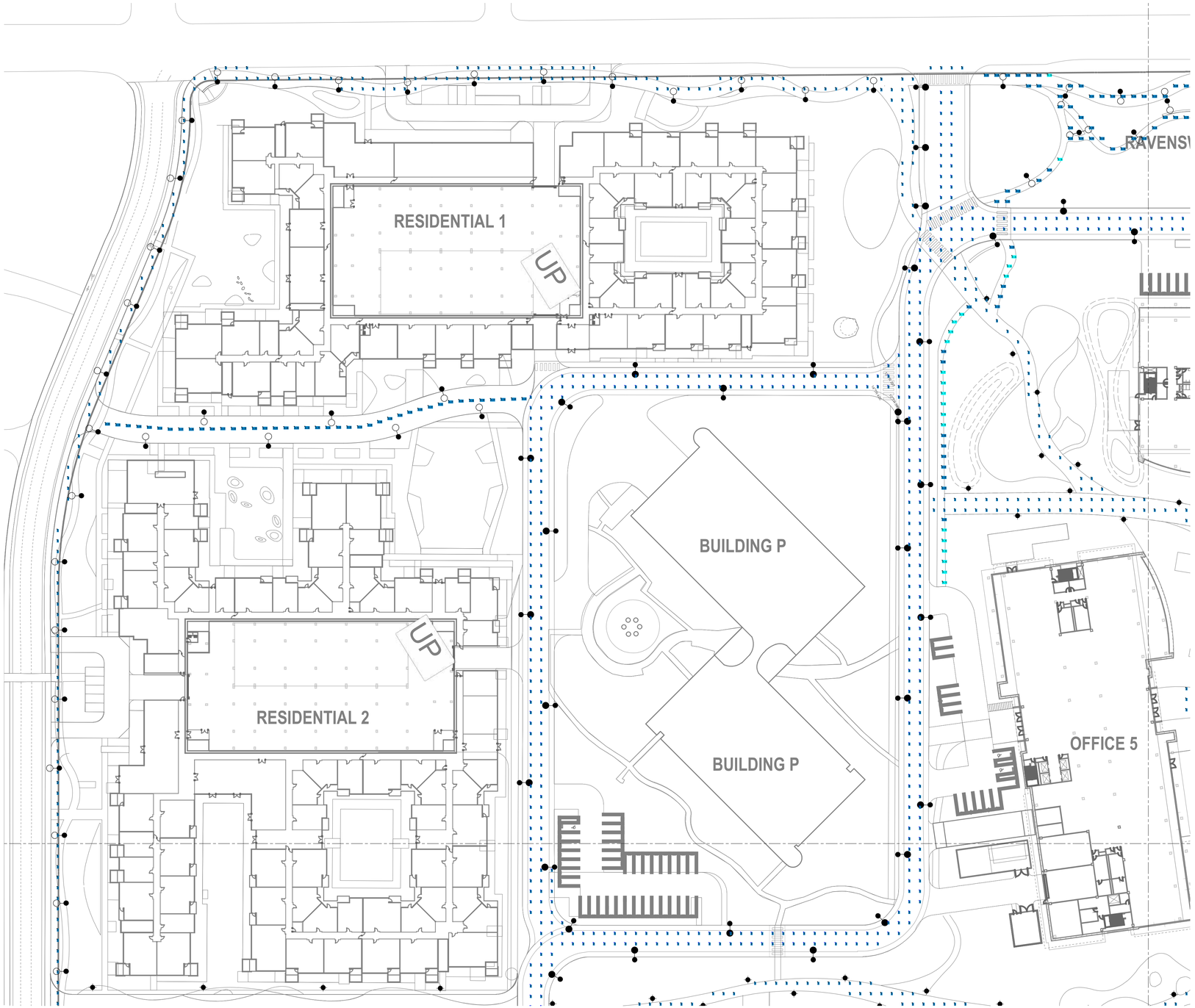
CALCULATION COLOR KEY

- ≤ 0.0 TO ≥ 0.4
- ≤ 0.5 TO ≥ 0.9
- ≤ 1.0 TO ≥ 5

CALCULATION SUMMARY

Label	Avg	Max	Min	Avg/Min
Central Commons Primary Path	1.16	4	1	1.2
Private Road	1.79	4	1	1.8
Public Street Pedestrian Path	1.88	3	1	1.9
Ravenwood Ave Parklet	2.32	4.9	0.6	3.9
Secondary Paths	1.61	3.2	0.6	2.8

SCALE : 1" = 100'-0"



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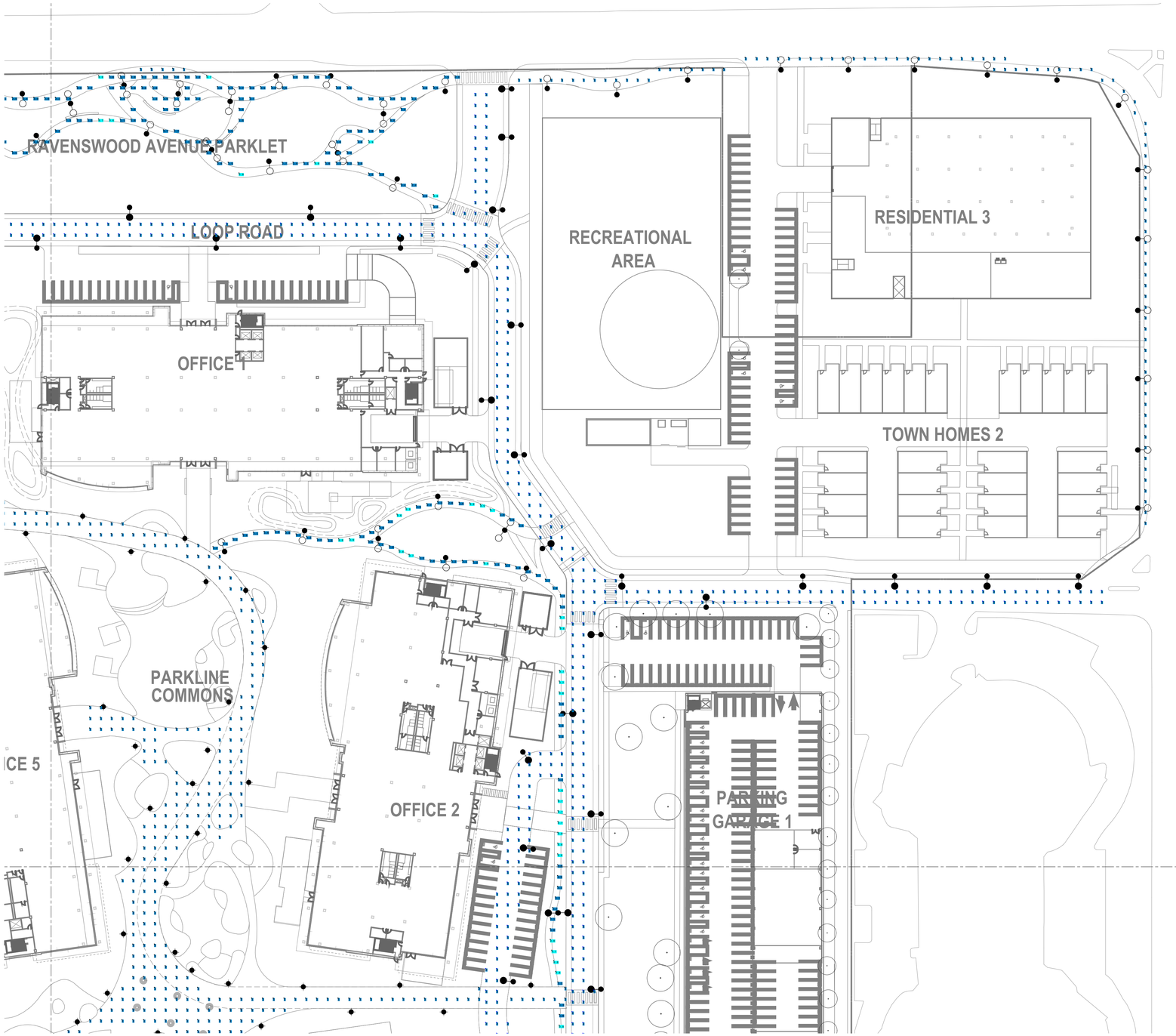
SCALE : 1" = 50'-0"



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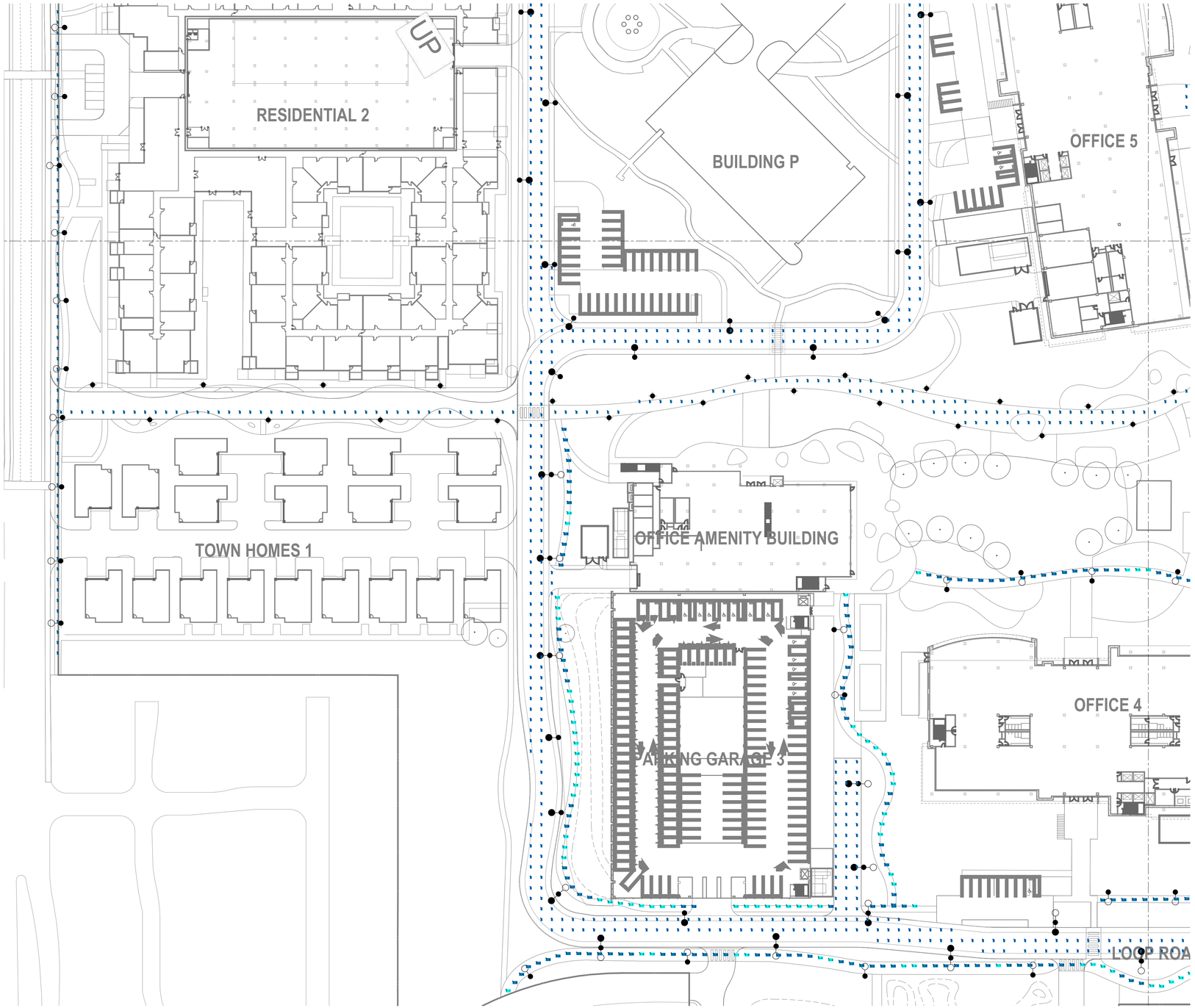

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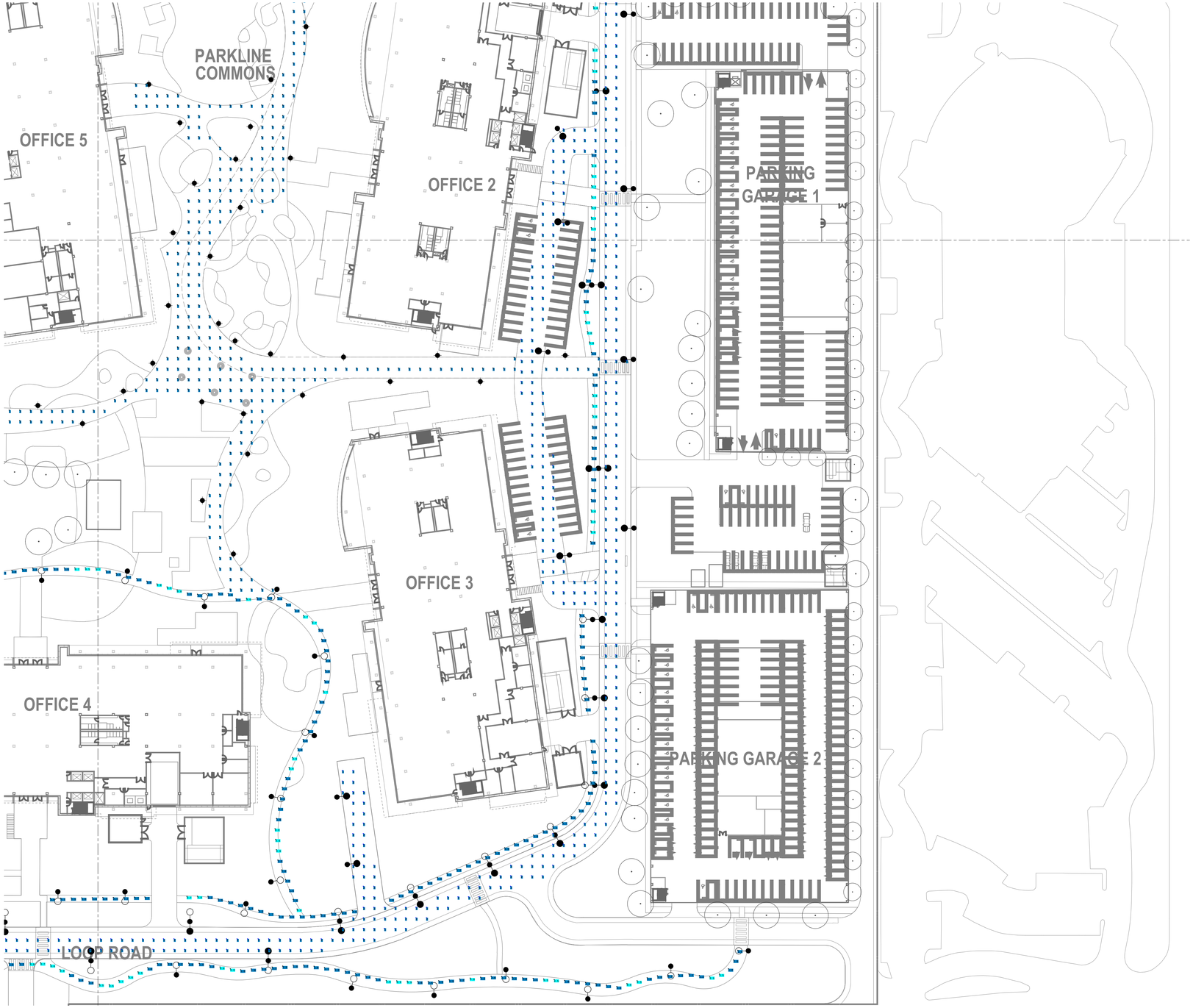

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SCALE : 1" = 50'-0"

MANUFACTURER: LANDSCAPE FORMS
MODEL SERIES: SLOPE AREA LIGHT
POLE HEIGHT: 25'-0"
TYPICAL O.C. SPACING: 85'-0"
CONDITION: ROADWAY

MANUFACTURER: LANDSCAPE FORMS
MODEL SERIES: SLOPE AREA LIGHT
POLE HEIGHT: 25'-0"
TYPICAL O.C. SPACING: 85'-0"
CONDITION: ROADWAY

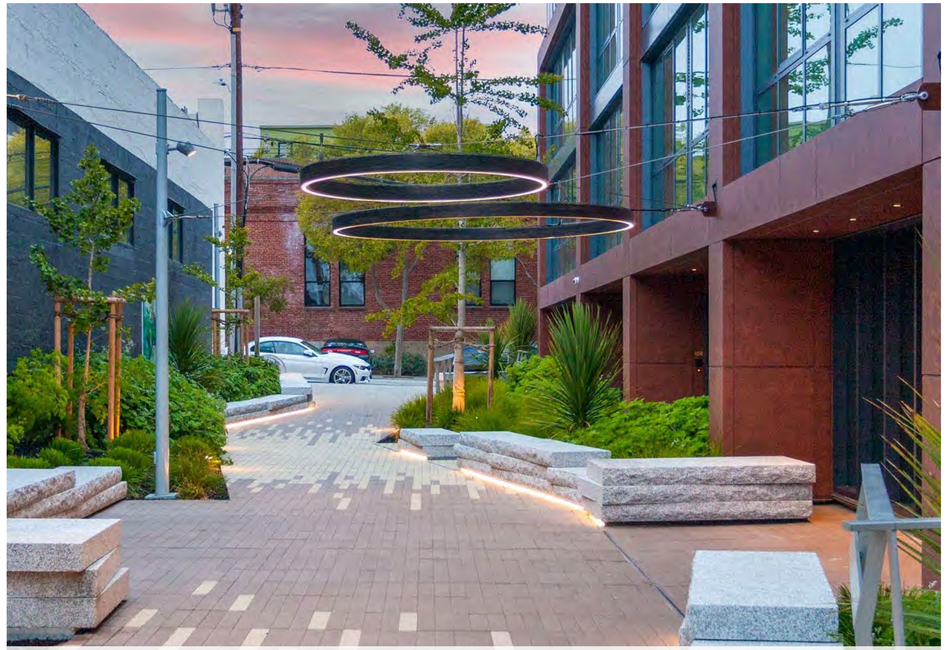
MANUFACTURER: LANDSCAPE FORMS
MODEL SERIES: SLOPE AREA LIGHT
POLE HEIGHT: 25'-0"
TYPICAL O.C. SPACING: 85'-0"
CONDITION: ROADWAY ADJACENT TO PEDESTRIAN PATH

MANUFACTURER: LANDSCAPE FORMS
MODEL SERIES: SLOPE AREA LIGHT
POLE HEIGHT: 16'-0"
TYPICAL O.C. SPACING: 65'-0"
CONDITION: SECONDARY PEDESTRIAN PATH

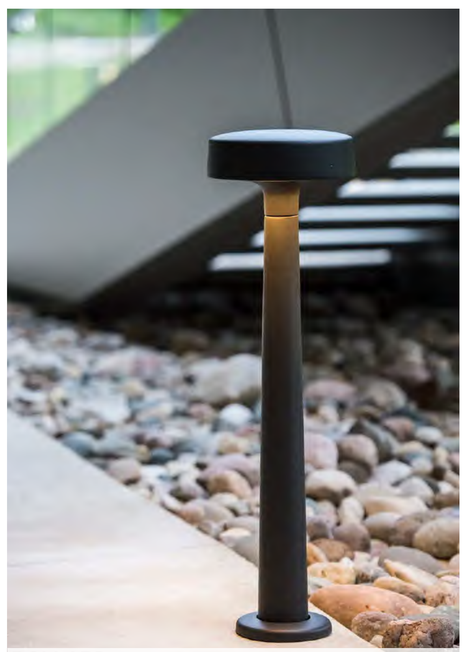
MANUFACTURER: LANDSCAPE FORMS
MODEL SERIES: MOTIVE AREA LIGHT
POLE HEIGHT: 16'-0"
TYPICAL O.C. SPACING: 55'-0"
CONDITION: PRIMARY PEDESTRIAN PATH

POLES WITH AIMMABLE FLOOD LIGHTS

UNDER BENCH ACCENT



CATENARY

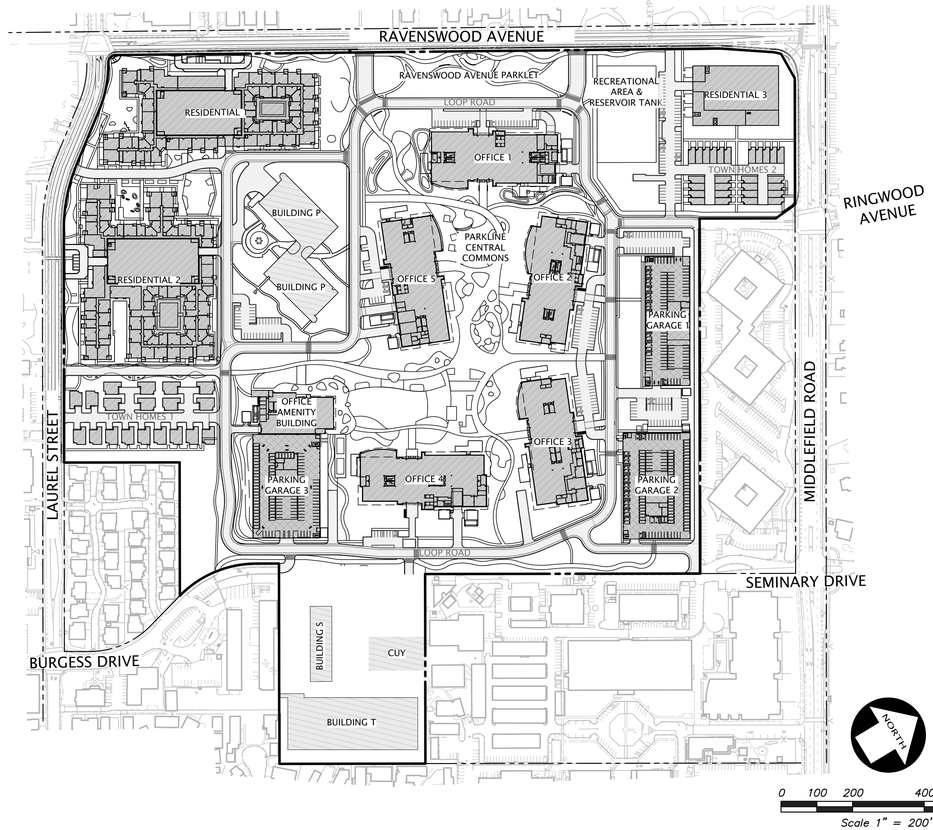


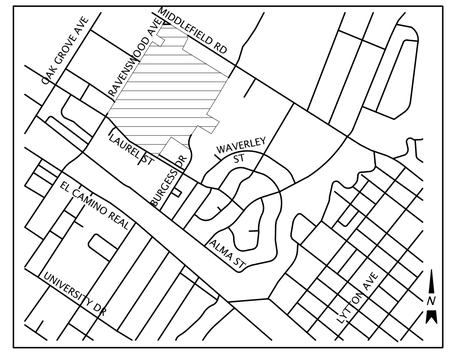
BOLLARD

TREE UPLIGHTING

BUILDING MOUNTED

VESTING TENTATIVE MAP
FOR
PARKLINE
333 RAVENSWOOD AVENUE, MENLO PARK, CA





VICINITY MAP

NOT TO SCALE

GENERAL NOTES

1. ANY FRONTAGE IMPROVEMENTS WHICH ARE DAMAGED EITHER AS AN EXISTING CONDITION OR AS A RESULT OF CONSTRUCTION WILL BE REQUIRED TO BE REPLACED. ALL FRONTAGE IMPROVEMENT WORK SHALL BE IN ACCORDANCE WITH THE LATEST VERSION OF THE CITY STANDARD DETAILS.
2. REMOVE AND REPLACE ANY CRACKED, DEPRESSED, UPLIFTED, OR OTHERWISE DAMAGED IMPROVEMENTS (I.E. VALLEY GUTTER, PARKING STRIP, CURB, GUTTER, SIDEWALK, ETC.) ALONG THE ENTIRE PROJECT FRONTAGE.
3. ANY FRONTAGE IMPROVEMENTS WHICH ARE DAMAGED AS A RESULT OF CONSTRUCTION WILL BE REQUIRED TO BE REPLACED.
4. IRRIGATION WITHIN PUBLIC RIGHT OF WAY SHALL COMPLY WITH CITY STANDARD DETAILS LS-1 THROUGH LS-19 AND SHALL BE CONNECTED TO THE ON-SITE WATER SYSTEM.

PROJECT DATA

1A.	OWNER:	SRI INTERNATIONAL 333 RAVENSWOOD AVENUE MENLO PARK, CA 94025 PHONE: (650) 859-5206 CONTACT: GREG RUSSON
1B.	DEVELOPER:	LANE PARTNERS, LLC 644 MENLO AVENUE, 2ND FLOOR MENLO PARK, CA 94025 PHONE:(650) 388-6508 CONTACT:MARK MURRAY
2.	MAP PREPARED BY:	KIER & WRIGHT CIVIL ENGINEERS & SURVEYORS, INC. 3350 SCOTT BOULEVARD, BUILDING 22 SANTA CLARA, CA 95054 PHONE: (408) 727-6665 CONTACT: RODNEY A. STEWART II, LS 9225
3.	APN:	062-390-050; 062-390-660;062-390-670; 062-390-730;062-390-760; 062-390-780
4.	EXISTING USE:	OFFICE / RESEARCH & DEVELOPMENT
5.	PROPOSED USE:	RESIDENTIAL OFFICE/RESEARCH & DEVELOPMENT/LIFE SCIENCE
6.	EXISTING ZONING:	C-1-X
7.	PROPOSED ZONING:	PENDING FURTHER DISCUSSION WITH CITY STAFF
8.	PROPOSED NUMBER OF LOTS:	37
9.	PROPOSED LOT 17 IS FOR CONDO PURPOSES.	
10.	MAXIMUM NUMBER OF CONDOMINIUM UNITS IS 27.	
11.	TOTAL ACREAGE:	64.228± ACRES (GROSS)
12.	ALL DISTANCES ARE APPROXIMATE.	
13.	NO NEW STREET NAMES PROPOSED.	
14.	THIS TENTATIVE MAP WAS PREPARED FROM INFORMATION FURNISHED IN A PRELIMINARY TITLE REPORT, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY DATED AS OF JANUARY 29, 2021, ORDER NUMBER NCS-1043479-SC. NO LIABILITY IS ASSUMED FOR MATTERS OF RECORD NOT STATED IN SAID REPORT THAT MAY AFFECT THE TITLE LINES, OR EXCEPTIONS, OR EASEMENTS OF THE PROPERTY.	
15.	FLOOD ZONE NOTE: THE SUBJECT PROPERTY IS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) FOR SAN MATEO COUNTY, CALIFORNIA, MAP NUMBER 06081C0308E FOR COMMUNITY NUMBER 060321 (CITY OF MENLO PARK), WITH AN EFFECTIVE DATE OF OCTOBER 16, 2012, AS BEING LOCATED IN FLOOD ZONE "X (UNSHADED)". ACCORDING TO FEMA THE DEFINITION OF ZONE "X (UNSHADED)" IS: AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. FEMA BASE FLOOD ELEVATIONS ARE BASED ON NAVD88 DATUM.	
16.	BENCHMARK DESCRIPTION: ELEVATION: LOCATION:	NGS BENCHMARK Y150 BRASS DISK SET IN CONCRETE HEADWALL AT SAN FRANCISQUITO CREEK, STAMPED "Y150" 58.45 FEET (DATUM: NAVD88) AT THE INTERSECTION OF MIDDLEFIELD ROAD, PALO ALTO AVENUE AND WOODLAND AVENUE; 18'± NORTH OF THE NORTH EDGE OF MIDDLEFIELD ROAD AT THE SOUTHERLY ANGLE POINT OF THE CONCRETE HEADWALL.
17.	BASIS OF BEARINGS: THE BEARING OF SOUTH 58°15'42" EAST TAKEN ON THE MONUMENT LINE OF MIDDLEDIELD ROAD AS SHOWN ON THAT CERTAIN RECORD OF SURVEY NUMBER 2652 FILED FOR RECORD ON MARCH 12, 2015, IN BOOK 40 OF L.L.S. MAPS AT PAGE 81, OFFICIAL RECORDS OF SAN MATEO COUNTY, WAS TAKEN AS THE BASIS OF ALL BEARINGS SHOWN HEREON.	
18.	ADDITIONAL PRIVATE EASEMENT NEEDS MAY BE IDENTIFIED IN FURTHER STAGES OF DESIGN, AND WILL BE RECORDED THROUGH SEPARATE INSTRUMENTS. ALL EXISTING EASEMENTS ON-SITE ARE TO BE QUITCLAIMED OR VACATED, UNLESS NOTED OTHERWISE.	
19.	UTILITIES: STORM DRAIN: SANITARY SEWER: WATER SUPPLY: GAS: ELECTRIC: TELEPHONE: CABLE:	 CITY OF MENLO PARK WEST BAY SANITARY DISTRICT CITY OF MENLO PARK PACIFIC GAS & ELECTRIC COMPANY PACIFIC GAS & ELECTRIC COMPANY AT&T CABLECOM
20.	IN ACCORDANCE WITH THE SUBDIVISION MAP ACT, SECTION 66456.1, MULTIPLE FINAL MAPS MAY BE FILED UNDER THE APPROVAL OR CONDITIONAL APPROVAL OF THIS VESTING TENTATIVE MAP. PHASED FINAL MAPS MAY INCLUDE LOTS WHICH CORRESPOND TO PROPOSED BUILDINGS OR THOSE WHICH MAY EXIST IN A PARTICULAR PHASE. THE SUBDIVIDER RESERVES THE RIGHT TO IMPLEMENT THE ORDER OF PHASING AND THE NUMBER OF LOTS TO BE INCLUDED IN ANY SPECIFIC PHASE. LOT NUMBERING MAY DIFFER ON PHASED FINAL MAPS AS LONG AS THE RESPECTIVE LOT CONFIGURATIONS REMAIN SUBSTANTIALLY THE SAME AS SHOWN ON THIS MAP.	

CIVIL ENGINEER

KIER & WRIGHT CIVIL ENGINEERS & SURVEYORS, INC.
ATTN: NEKTARIOS MATHEOU, P.E.
3350 SCOTT BOULEVARD, BUILDING 22
SANTA CLARA, CA 95054
(P) (408) 727-6665

SHEET INDEX

SHEET	DESCRIPTION
CIVIL	
C1.0	COVER SHEET
C2.0	TOPOGRAPHIC SURVEY
C3.0	EXISTING PARCELS AND EASEMENTS
C3.1	PUBLIC & PRIVATE EASEMENT DISPOSITION
C3.2	PROPOSED PARCEL MAP – PHASE 1
C3.3	PROPOSED PARCEL MAP – FULL BUILDOUT
C4.0	EMERGENCY VEHICLE ACCESS PLAN
C5.0	UTILITY DEMOLITION PLAN
C5.1	SURFACE IMPROVEMENT DEMOLITION PLAN
C6.0	TYPICAL STREET SECTIONS
C7.0	PRELIMINARY GRADING & DRAINAGE PLAN – PHASE 1
C7.1	PRELIMINARY GRADING & DRAINAGE PLAN – PHASE 1
C7.2	PRELIMINARY GRADING & DRAINAGE PLAN – PHASE 1
C7.3	PRELIMINARY GRADING & DRAINAGE PLAN – PHASE 1
C7.4	PRELIMINARY GRADING & DRAINAGE PLAN – FULL BUILDOUT
C7.5	PRELIMINARY GRADING & DRAINAGE PLAN – FULL BUILDOUT
C7.6	PRELIMINARY GRADING & DRAINAGE PLAN – FULL BUILDOUT
C7.7	PRELIMINARY GRADING & DRAINAGE PLAN – FULL BUILDOUT
C8.0	MASTER UTILITY PLAN – PHASE 1
C8.1	PRELIMINARY UTILITY PLAN – PHASE 1
C8.2	PRELIMINARY UTILITY PLAN – PHASE 1
C8.3	PRELIMINARY UTILITY PLAN – PHASE 1
C8.4	PRELIMINARY UTILITY PLAN – PHASE 1
C8.5	PRELIMINARY UTILITY PLAN – FULL BUILDOUT
C8.6	PRELIMINARY UTILITY PLAN – FULL BUILDOUT
C8.7	PRELIMINARY UTILITY PLAN – FULL BUILDOUT
C8.8	PRELIMINARY UTILITY PLAN – FULL BUILDOUT
C9.0	PRELIMINARY STORMWATER QUALITY CONTROL PLAN – PHASE 1
C9.1	PRELIMINARY STORMWATER QUALITY CONTROL PLAN – FULL BUILDOUT

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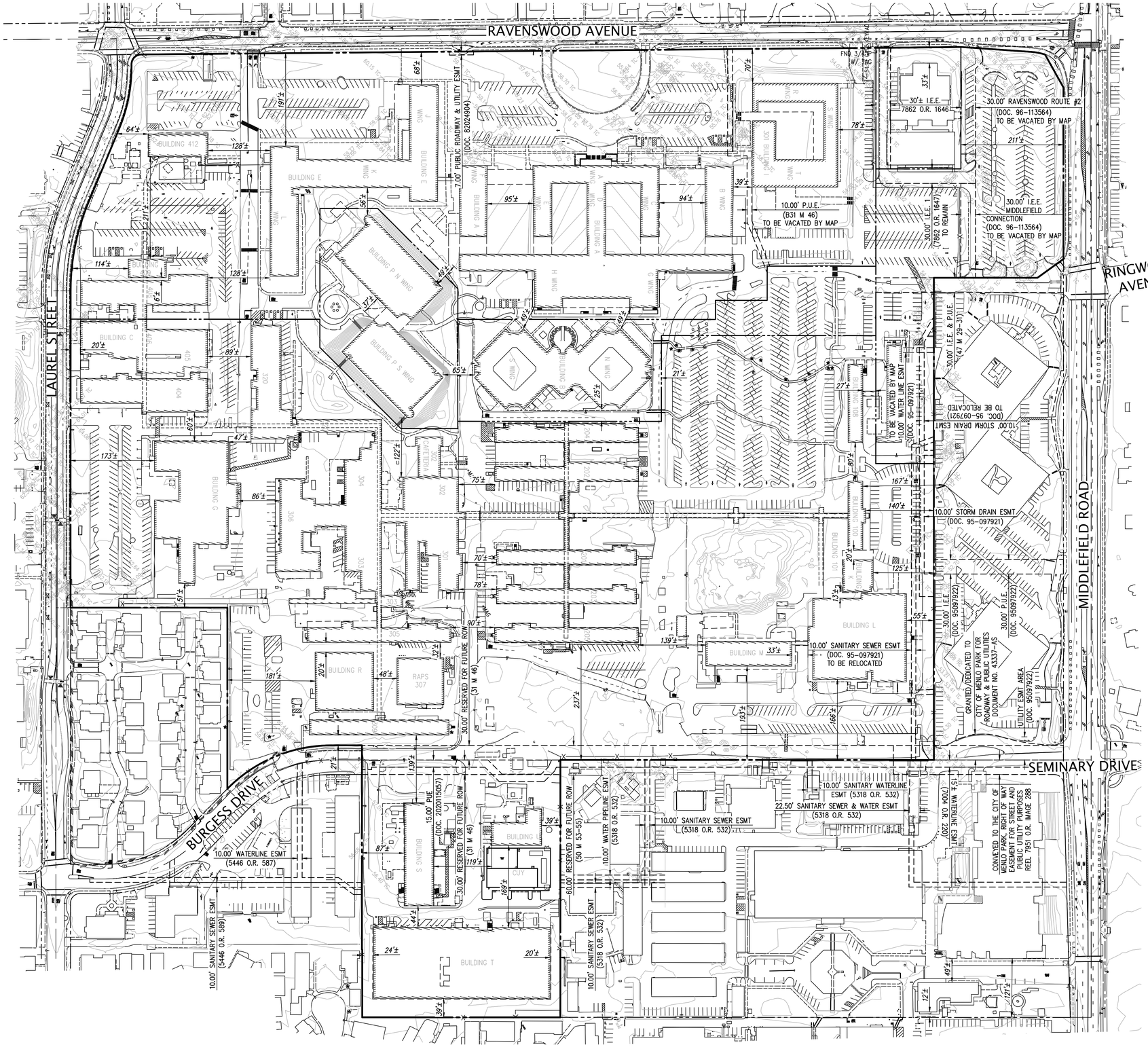
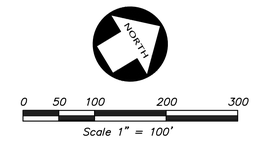


LEGEND

- ABANDONED UTILITY – PER PLAN
- ASPHALT BERM
- BUILDING LINE
- BARRICADE
- CAST IRON PIPE LINE
- CENTERLINE
- CHILLED WATER LINE
- COMMUNICATION LINE
- COMPRESSED AIR
- CONCRETE/BLOCK WALL
- CONCRETE CURB
- CONCRETE CURB & GUTTER
- DUCTILE IRON PIPE LINE
- DRIVEWAY
- EASEMENT LINE
- EDGE OF PAVEMENT
- EDGE OF WATER/FLOWLINE
- EDGE OF ROCK
- ELECTRIC LINE
- FENCE LINE
- FIBER OPTICS LINE
- GAS LINE–VALVE & METER
- GUARD RAIL
- JOINT TRENCH LINE
- LOT LINE
- PIPELINE
- MONUMENT/MONUMENT LINE
- OVERHEAD POWER LINE
- PETROLEUM LINE
- PLANT WASTE LINE
- PROPERTY LINE
- RETAINING WALL
- RECLAIMED WATER LINE & VALVE
- SANITARY SEWER LINE–MANHOLE & CLEANOUT
- SANITARY SEWER LINE OVER 24"DIAMETER
- SANITARY SEWER FORCE MAIN LINE
- SIDEWALK
- SPOT ELEVATION
- STORM DRAIN LINE–MANHOLE & CATCH BASIN
- STORM DRAIN LINE OVER 24"DIAMETER
- STREET LIGHT CONDUIT LINE
- STEAM LINE
- TELEPHONE LINE
- TRAFFIC SIGNAL CONDUIT LINE
- CABLE TELEVISION LINE
- UNKNOWN UTILITY LINE
- WATER LINE & VALVE
- WATER LINE OVER 24"DIAMETER
- ACCESSIBLE PARKING SYMBOL
- ANODE
- AREA DRAIN
- AUTOMATIC SPRINKLER RISER
- BACKFLOW PREVENTION DEVICE
- BENCHMARK/TEMPORARY BENCHMARK
- BLOWOFF VALVE
- DOUBLE DETECTOR CHECK VALVE
- ELECTROLIER
- FIRE DEPARTMENT CONNECTION
- FIRE HYDRANT
- FLAG POLE
- GAS METER
- GUY ANCHOR
- HOSEBIB
- MAIL BOX
- POST INDICATOR VALVE
- POWER POLE/JOINT POLE
- SURVEY CONTROL POINT
- TRANSFORMER
- TRAFFIC SIGNAL POLE
- TRAFFIC SIGN
- UTILITY BOX
- WALK–BOLLARD LIGHT
- WATER VALVE
- WELL

ABBREVIATIONS

AC	ASPHALTIC CONCRETE	HCR	HANDICAP RAMP
AD	AREA DRAIN	IB	IRRIGATION BOX
AFF	ABOVE FINISHED FLOOR	INTX	INTERSECTION
ASR	AUTOMATIC SPRINKLER RISER	L/S	LANDSCAPE
BEG	BEGINNING	LIP	LIP OF GUTTER
BFP	BACK FLOW PREVENTER	LT	LIGHT
BL	BUILDING	MH	MANHOLE
BLDG	BUILDING	MON	MONUMENT
BOL	BOLLARD	OH	OVERHEAD
BR	BOTTOM OF RAMP	PAVR	BRICK PAVERS
BS	BOTTOM OF STEP	PIV	POST INDICATOR VALVE
BTM	BOTTOM	POC	POINT ON CURVE
BW	BACK OF WALK	PP	POWER POLE
C.	CONCRETE	PT	POINT
CAB	CABINET	RD	ROOF DRAIN
CB	CATCH BASIN	RE	RIM ELEVATION
CL	CENTERLINE	ROW	RIGHT OF WAY
CLF	CHAIN LINK FENCE	RR	RAIL ROAD
CO	CLEAN OUT	SAT.	SATELLITE
CONC	CONCRETE	SD	STORM DRAIN
CONST.	CONSTRUCT	SDCO	STORM DRAIN CLEAN OUT
D/W	DRIVEWAY	SDMH	STORM DRAIN MANHOLE
DET	DETECTOR	SF	SQUARE FEET
DI	DRAIN INLET	SL	STREET LIGHT
DWY	DRIVEWAY	SLB	STREET LIGHT BOX
EB	ELECTRIC BOX	SS	SANITARY SEWER
EL	ELECTROLIER	SSCO	SANITARY SEWER CLEAN OUT
ELEC	ELECTRICAL	SSMH	SANITARY SEWER MANHOLE
EMH	ELECTRICAL MANHOLE	TC	TOP OF CURB
EP	EDGE OF PAVEMENT	TE	TRASH ENCLOSURE
EV	ELECTRIC VAULT	TELE	TELEPHONE
EW	EDGE OF WALK	TMH	TELEPHONE MANHOLE
FAB	FIRE ALARM BOX	TOP	TOP OF SLOPE
FC	FACE OF CURB	TR	TREE
FD	FOUND	TS	TOP OF SLAB
FDC	FIRE DEPARTMENT CONNECTION	TSB	TRAFFIC SIGNAL BOX
FF	FINISH FLOOR	TSP	TRAFFIC SIGNAL POLE
FH	FIRE HYDRANT	TW	TOP OF WALL
FL	FLOW LINE	UB	UTILITY BOX
FNC	FENCE	UG	UNDERGROUND
FND	FOUND	UP	UTILITY POLE
FP	FINISH PAVEMENT	VG	VALLEY GUTTER
FW	FACE OF WALL	WB	WATER BOX
GA	GAUGE	WD	WOOD
GB	GRADE BREAK	WM	WATER METER
GUY	GUY WIRE	WV	WATER VALVE
GV	GAS VALVE		



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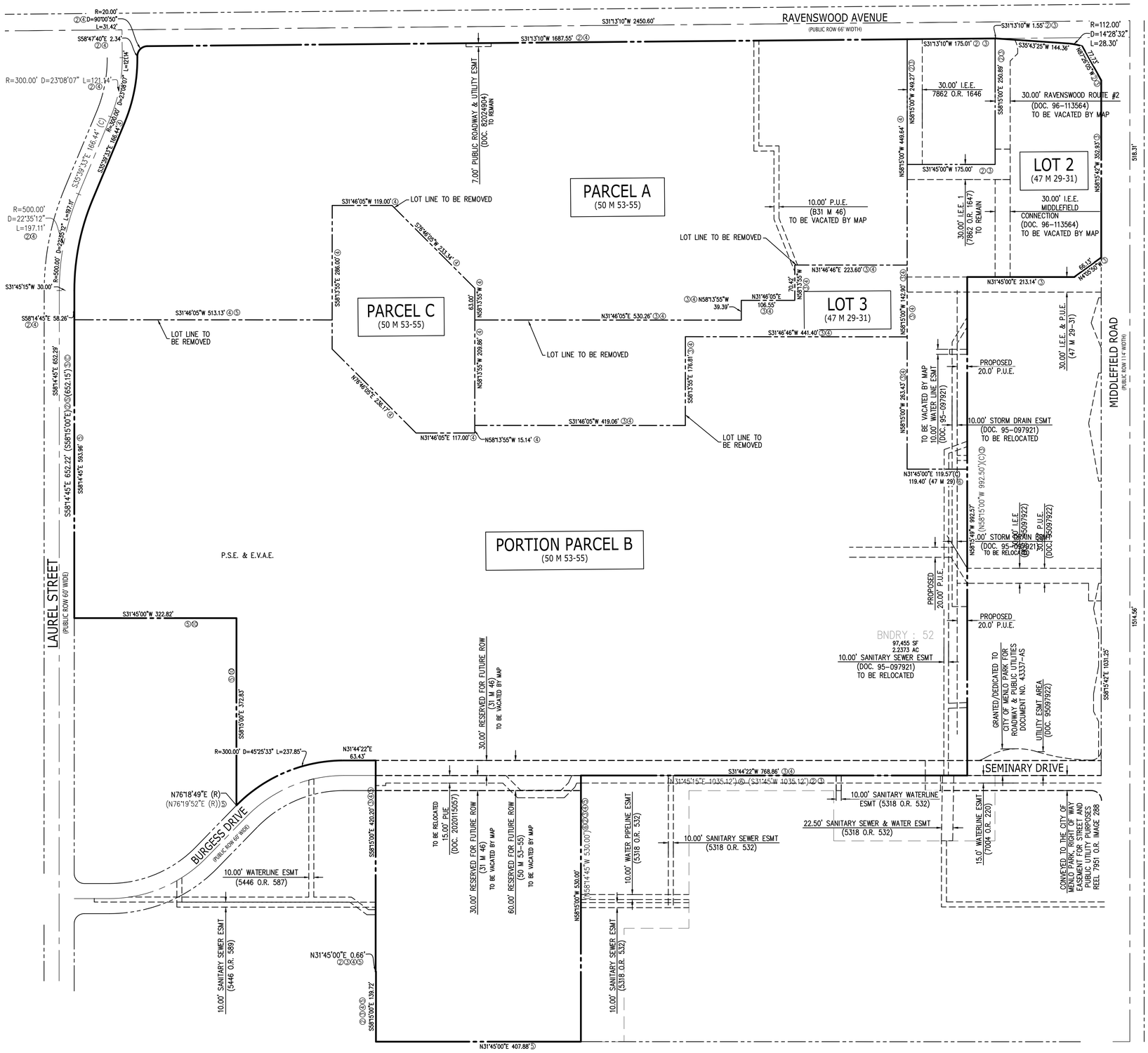
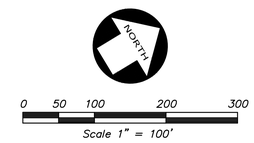


LEGEND & ABBREVIATIONS

	PROPERTY LINE
	ADJACENT PROPERTY LINE
	PROPERTY LINE TO BE REMOVED
	CENTERLINE/MONUMENT LINE, AS NOTED
	EASEMENT LINE
DOC.	DOCUMENT NUMBER
ESMT	EASEMENT
I.E.E.	INGRESS EGRESS EASEMENT
O.R.	OFFICIAL RECORDS
P.S.E.	PUBLIC SERVICE EASEMENT
R1	REFERENCE MAP NUMBER
R/W	RIGHT OF WAY
S.W.E.	SIDEWALK EASEMENT
(T)	TOTAL

REFERENCES

1	RECORD OF SURVEY	3 LLS 66
2	PARCEL MAP	31 PM 46
3	PARCEL MAP	47 PM 29-31
4	PARCEL MAP	50 PM 53-55
5	PARCEL MAP	70 PM 56-58
6	RECORD OF SURVEY	14 LLS 110
7	PARCEL MAP	80 PM 45-46
8	JUDGEMENT	1081 OR 75
9	RECORD OF SURVEY	36 LLS 84
10	SUBDIVISION MAP	128 M 50-52
11	SUBDIVISION MAP	126 M 35-420



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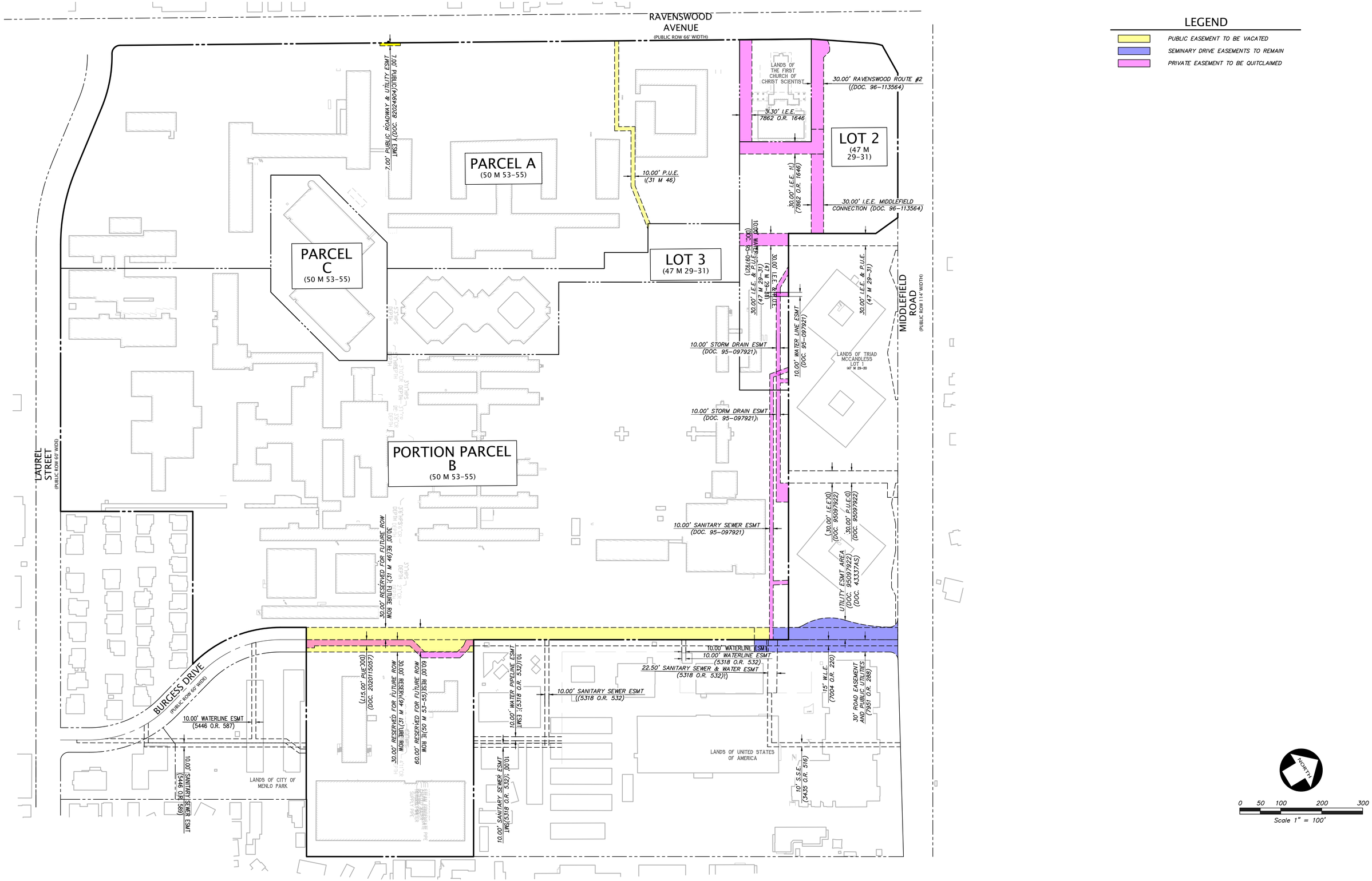

LEGEND

- PUBLIC EASEMENT TO BE VACATED
- SEMINARY DRIVE EASEMENTS TO REMAIN
- PRIVATE EASEMENT TO BE QUITCLAIMED

NORTH

0 50 100 200 300

Scale 1" = 100'

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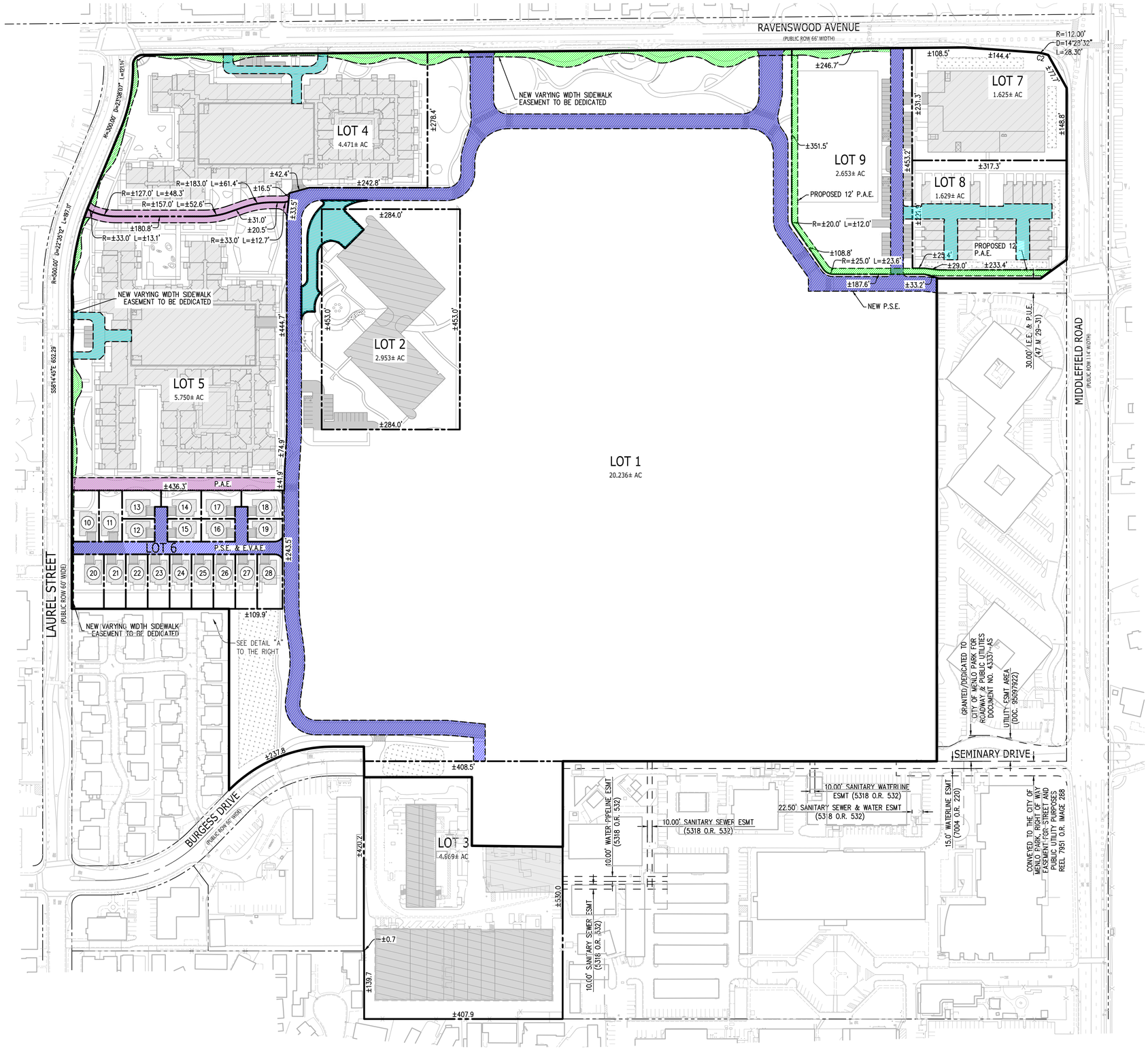
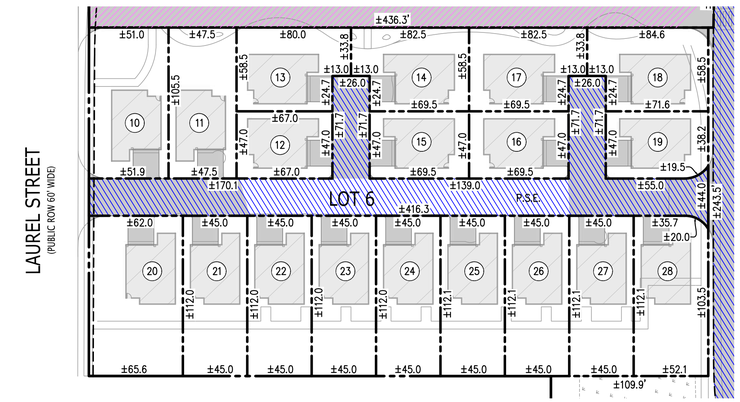


LEGEND & ABBREVIATIONS

	PROPERTY LINE
	ADJACENT PROPERTY LINE
	PROPERTY LINE TO BE REMOVED
	CENTERLINE/MONUMENT LINE, AS NOTED
	EASEMENT LINE
	OLD BOUNDARY LINE
DOC.	DOCUMENT NUMBER
ESMT	EASEMENT
I.E.E.	INGRESS EGRESS EASEMENT
O.R.	OFFICIAL RECORDS
P.S.E.	PUBLIC SERVICE EASEMENT
R1	REFERENCE MAP NUMBER
R/W	RIGHT OF WAY
S.W.E.	SIDEWALK EASEMENT
(T)	TOTAL
	PROPOSED PUBLIC SERVICE EASEMENT (P.A.E., P.S.E. & E.V.A.E.) AC PAVEMENT
	PROPOSED PUBLIC ACCESS EASEMENT (P.A.E.) PCC PAVEMENT
	PROPOSED EMERGENCY VEHICLE ACCESS EASEMENT (E.V.A.E.) AC PAVEMENT
	PROPOSED EMERGENCY VEHICLE ACCESS EASEMENT (E.V.A.E.) PCC PAVEMENT



DETAIL "A"
SCALE: 1"=50'

PARCEL TABLE	
PARCEL #	AREA (ACRES)
1	37.765
2	2.953
3	4.969
4	4.471
5	5.743
6	0.346
7	1.625
8	1.629
9	2.653
10	0.135
11	0.115
12	0.072
13	0.100
14	0.103

PARCEL TABLE	
PARCEL #	AREA (ACRES)
15	0.075
16	0.075
17	0.103
18	0.106
19	0.076
20	0.169
21	0.116
22	0.116
23	0.116
24	0.116
25	0.116
26	0.116
27	0.116
28	0.133

AREA TOTAL	ACRES
1–28	46.699±

NORTH

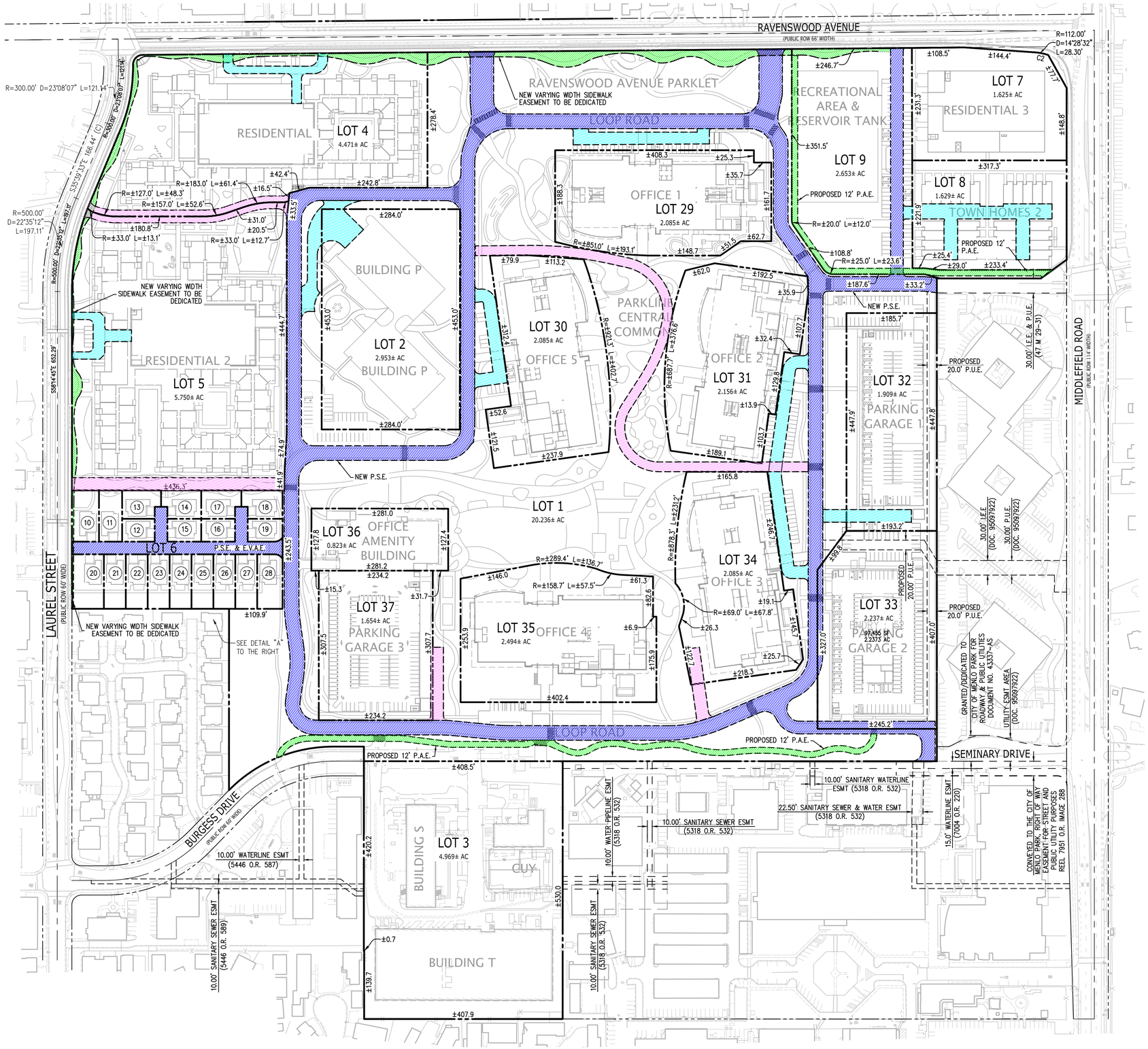
0 50 100 200 300
Scale 1" = 100'

PARKLINE LANE PARTNERS SRI STUDIOS OJB KIER+WRIGHT TCA LUMA

2024.08.16

PROPOSED PARCEL MAP - PHASE 1

C3.2

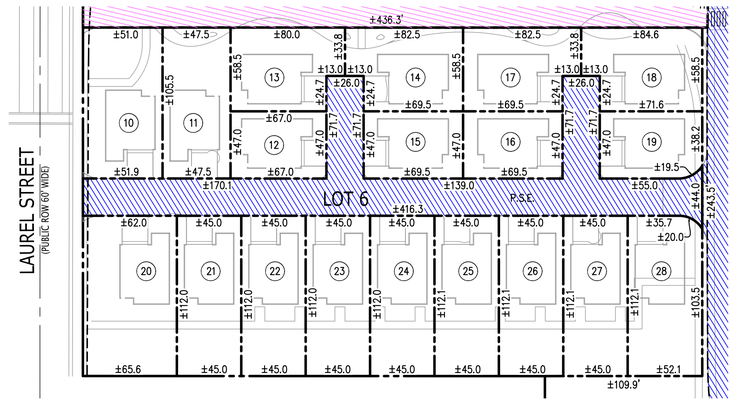


LEGEND & ABBREVIATIONS

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- PROPERTY LINE TO BE REMOVED
- CENTERLINE/MONUMENT LINE, AS NOTED
- EASEMENT LINE
- OLD BOUNDARY LINE

DOC.	DOCUMENT NUMBER
ESMT	EASEMENT
I.E.E.	INGRESS EGRESS EASEMENT
O.R.	OFFICIAL RECORDS
P.S.E.	PUBLIC SERVICE EASEMENT
R1	REFERENCE MAP NUMBER
R/W	RIGHT OF WAY
S.W.E.	SIDEWALK EASEMENT
(T)	TOTAL

- PROPOSED PUBLIC SERVICE EASEMENT (P.S.E., P.A.E. & E.V.A.E.) AC PAVEMENT
- PROPOSED PUBLIC ACCESS EASEMENT (P.A.E.) PCC PAVEMENT
- PROPOSED EMERGENCY VEHICLE ACCESS EASEMENT (E.V.A.E.) AC PAVEMENT
- PROPOSED EMERGENCY VEHICLE ACCESS EASEMENT (E.V.A.E.) PCC PAVEMENT



DETAIL "A"
SCALE: 1"=50'

PARCEL TABLE	
PARCEL #	AREA (ACRES)
1	20.236
2	2.953
3	4.969
4	4.471
5	5.743
6	0.346
7	1.625
8	1.629
9	2.653
10	0.135
11	0.115
12	0.072
13	0.100
14	0.103
15	0.075
16	0.075
17	0.103
18	0.106
19	0.076
20	0.169

PARCEL TABLE	
PARCEL #	AREA (ACRES)
21	0.116
22	0.116
23	0.116
24	0.116
25	0.116
26	0.116
27	0.116
28	0.133
29	2.085
30	2.085
31	2.156
32	1.909
33	2.237
34	2.085
35	2.494
36	0.823
37	1.654

AREA TOTAL	ACRES
1–37	64.277±

NORTH

0 50 100 200 300

Scale 1" = 100'

PARKLINE | LANE PARTNERS | SRI | STUDIOS | OJB | KIER+WRIGHT | TK | LUMA

2024.08.16

PROPOSED PARCEL MAP - FULL BUILDOUT

C3.3

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RAVENSWOOD AVENUE

RAVENSWOOD AVENUE PARKLET

LOOP ROAD

RECREATIONAL AREA & RESERVOIR TANK

RESIDENTIAL 1

RESIDENTIAL 3

OFFICE 1

TOWN HOMES 2

BUILDING P

BUILDING P

PARKLINE CENTRAL COMMONS

LAUREL STREET

RESIDENTIAL 2

OFFICE 5

OFFICE 2

PARKING GARAGE 1

RINGWOOD AVENUE

OFFICE AMENITY BUILDING

TOWN HOMES 1

OFFICE 3

PARKING GARAGE 3

OFFICE 4

PARKING GARAGE 2

MIDDLEFIELD ROAD

GRANTED/DEDICATED TO CITY OF MENLO PARK FOR ROADWAY & PUBLIC UTILITIES DOCUMENT NO. 42337-AS UTILITY ESMT AS (DOC. 96097922)

LOOP ROAD

SEMINARY DRIVE

15' WATERLINE ESMT (7004 O.R. 220)

CONVEYED TO THE CITY OF MENLO PARK, RIGHT OF WAY FOR PUBLIC STREET AND PUBLIC UTILITY PURPOSES REEL 7951 O.R. IMAGE 288

BURGESS DRIVE

BUILDING S

CUY

BUILDING T

LEGEND

- PROPOSED BUILDING
- PROPOSED GARAGE
- EXISTING BUILDING TO REMAIN
- PROPOSED AERIAL ACCESS ROAD
- FIRE ACCESS ROAD
- MAINTENANCE ROAD
- 150' HOSE PULL
- FIRE HYDRANT

NORTH

0 50 100 200 300

Scale 1" = 100'

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RAVENSWOOD AVENUE

LAUREL STREET

RINGWOOD AVENUE

MIDDLEFIELD ROAD

SEMINARY DRIVE

BURGESS DRIVE

BUILDING E

BUILDING P

BUILDING P

BUILDING A

BUILDING B

BUILDING I

CHURCH

BUILDING G

BUILDING R

BUILDING W

BUILDING S

BUILDING U

CUY

BUILDING T

BUILDING L

BUILDING M

TRAPS

REMOVE ALL UTILITIES PER DEMOLITION NOTES 1-5

REMOVE ALL UTILITIES PER DEMOLITION NOTES 1-5

EXISTING 10"HP WATER SRI DEDICATED REGULATOR SYSTEM AND STRUCTURE CONNECTION TO BE REMOVED AND CAPPED AT MAINLINE

70.00' PUBLIC ROADWAY & UTILITY ESMT (DOC. 82024904)

30.00' RAVENSWOOD ROUTE #2 (DOC. 96-113564)

30.00' I.E.E. 7862 O.R. 1646

10.00' P.U.E. (B31 M 46)

30.00' I.E.E. 1 (7862 O.R. 1647)

30.00' I.E.E. MIDDLEFIELD CONNECTION (DOC. 96-113564)

30.00' I.E.E. & P.U.E. (47 M 89-31)

10.00' STORM DRAIN ESMT (DOC. 95-097921)

10.00' WATER LINE ESMT (DOC. 95-097921)

10.00' STORM DRAIN ESMT (DOC. 95-097921)

10.00' SANITARY SEWER ESMT (DOC. 95-097921)

30.00' I.E.E (DOC. 95097922)

30.00' P.U.E. (DOC. 95097922)

UTILITY ESMT AREA (DOC. 95097922)

15.00' PUE (DOC. 20201115057)

30.00' RESERVED FOR FUTURE ROW (31 M 46)

30.00' RESERVED FOR FUTURE ROW (31 M 46)

60.00' RESERVED FOR FUTURE ROW (50 M 53-55)

10.00' SANITARY WATERLINE ESMT (5318 O.R. 532)

22.50' SANITARY SEWER & WATER ESMT (5318 O.R. 532)

10.00' SANITARY SEWER ESMT (5318 O.R. 532)

10.00' WATER PIPELINE ESMT (5318 O.R. 532)

10.00' WATERLINE ESMT (5446 O.R. 587)

10.00' SANITARY SEWER ESMT (5446 O.R. 589)

10.00' SANITARY SEWER ESMT (5318 O.R. 532)

DEMOLITION LEGEND

- LIMIT OF WORK
- E — ELECTRICITY LINE TO REMAIN IN PLACE
- FO — FIBER OPTIC LINE TO REMAIN IN PLACE
- G — GAS LINE TO REMAIN IN PLACE
- SS — SANITARY SEWER TO REMAIN IN PLACE
- SD — STORM DRAIN TO REMAIN IN PLACE
- W — WATER LINE TO REMAIN IN PLACE
- T — TELEPHONE LINE TO REMAIN IN PLACE
- *SS* — OFF-SITE SANITARY SEWER TO REMAIN IN PLACE
- *SD* — OFF-SITE STORM DRAIN TO REMAIN IN PLACE
- *W* — OFF-SITE WATER LINE TO REMAIN IN PLACE

DEMOLITION NOTES

1. *DEMOLITION SHALL INCLUDE THE REMOVAL ALL UTILITIES NOT DESIGNATED FOR PROTECTION WITHIN PROJECT LIMITS. WORK SHALL INCLUDE REMOVAL OF ALL SURFACE AND SUBSURFACE APPURTENANCES PERTAINING TO THAT UTILITY.*
2. *REMOVE ALL IRRIGATION WITHIN LIMIT OF WORK.*
3. *ALL UNUSED PUBLIC UTILITY LATERALS WITHIN THE CITY RIGHT-OF-WAY SHALL BE REMOVED AND CAPPED AT THE MAIN. ALL UNUSED UTILITIES THAT TERMINATE AT THE LIMITS OF DEMOLITION SHALL BE CAPPED ACCORDINGLY.*
4. *ALL OVERHEAD LINES SHALL BE REMOVED INCLUDING POLES AND ALL APPURTENANCES PERTAINING TO THE OVERHEAD LINE.*
5. *ALL UTILITY SYSTEMS, INCLUDING OVERHEAD LINES, THAT CURRENTLY SERVE EXISTING BUILDINGS WITHIN THE HISTORICAL EASEMENT AREA WILL NEED TO BE EVALUATED FOR RELOCATION BEFORE BEING TAKEN OUT OF SERVICE AND REMOVED UNDER THE PROPOSED PROJECT SCOPE OF DEMOLITION WORK.*

NORTH

0 50 100 200 300

Scale 1" = 100'

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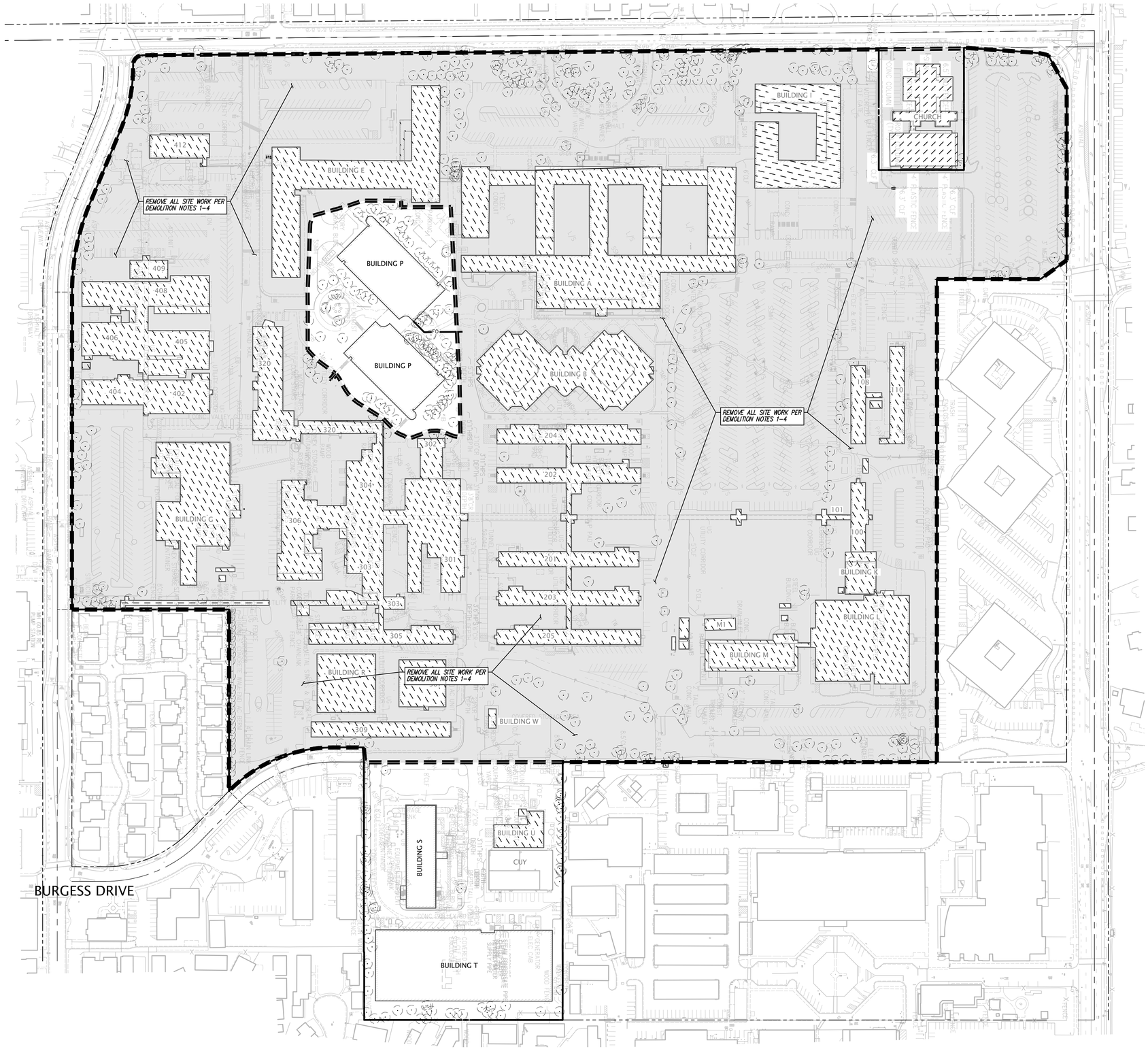

DEMOLITION LEGEND

- *EXISTING TREE TO REMAIN, PROTECT IN PLACE*
- *LIMIT OF WORK*
- *AREA OF SITEWORK DEMOLITION*
- *REMOVE EXISTING BUILDING, UNDERSLAB UTILITIES AND FOUNDATION IN ENTIRETY. REFER TO ARCHITECTURAL BUILDING DEMOLITION PLAN*

DEMOLITION NOTES

1. *REMOVE ALL LANDSCAPE GROUND COVER AND SHRUBS WITHIN PROJECT LIMIT OF WORK.*
2. *REFER TO PLANS BY LANDSCAPE ARCHITECT FOR TREE DISPOSITION PLAN FOR TREES TO BE REMOVED, PROTECTED OR RELOCATED. TREE PROTECTION SHALL BE PROVIDED PER CITY OF MENLO PARK HERITAGE TREE AND CITY PROTECTION SPECIFICATIONS FOR CONSTRUCTION. DEMOLITION PLANS SHOWS APPROXIMATE LOCATION OF EXISTING TREES TO REMAIN.*
3. *REMOVE EXISTING BUILDING, UNDERSLAB UTILITIES AND FOUNDATION IN ENTIRETY. REFER TO ARCHITECTURAL BUILDING DEMOLITION PLAN.*
4. *SITEWORK DEMOLITION SHALL INCLUDE THE REMOVAL OF ALL CONCRETE, AC PAVEMENT, BASE ROCK SUBGRADE, AND SURFACE UTILITIES (NOT DESIGNATED FOR PROTECTION) WITHIN PROJECT LIMIT OF WORK.*

NORTH

0 50 100 200 300

Scale 1" = 100'

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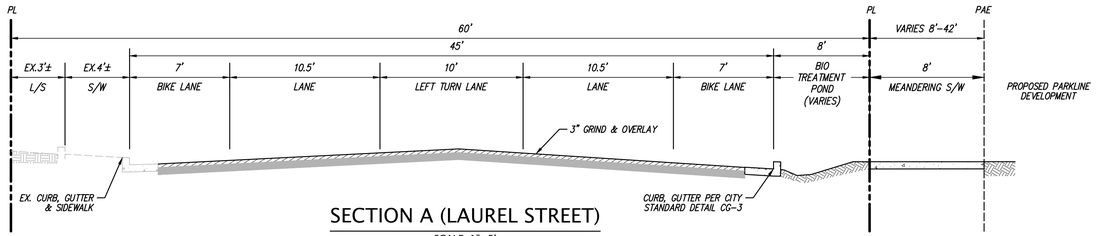
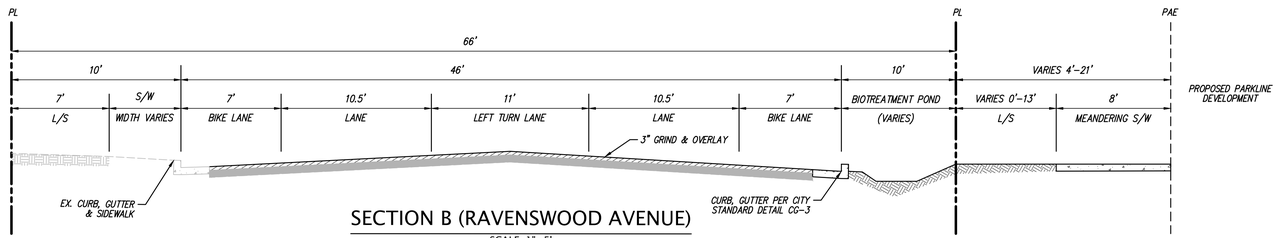


SECTION A (LAUREL STREET)

SCALE: 1"=5'

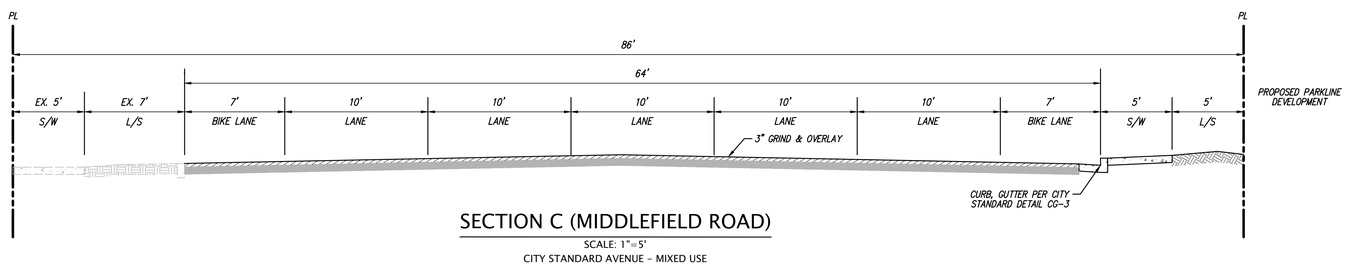
CITY STANDARD NEIGHBORHOOD COLLECTOR



SECTION B (RAVENSWOOD AVENUE)

SCALE: 1"=5'

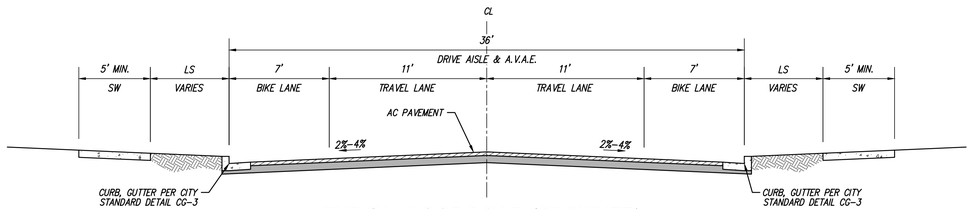
CITY STANDARD AVENUE – MIXED USE



SECTION C (MIDDLEFIELD ROAD)

SCALE: 1"=5'

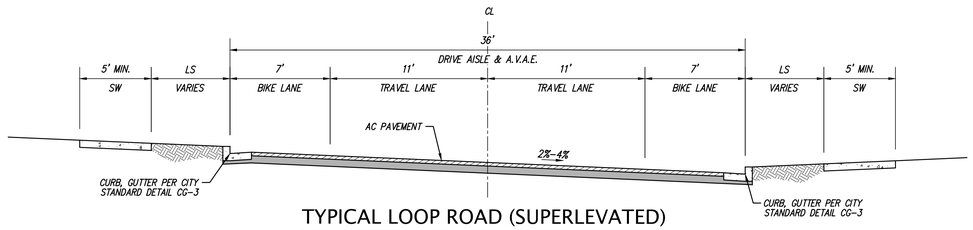
CITY STANDARD AVENUE – MIXED USE



TYPICAL LOOP ROAD (CROWNED)

SCALE: 1"=5'

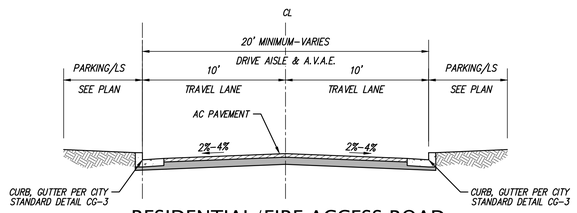
MODIFIED CITY STANDARD LOCAL ACCESS STREET



TYPICAL LOOP ROAD (SUPERLEVATED)

SCALE: 1"=5'

MODIFIED CITY STANDARD LOCAL ACCESS STREET



RESIDENTIAL/FIRE ACCESS ROAD

SCALE: 1"=5'

CITY STANDARD FIRE ACCESS

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RAVENSWOOD AVENUE

RESIDENTIAL 1
FF 63.0

(EXISTING
BUILDING P)
(FF=65.72)

RESIDENTIAL 2
FF 64.7

LAUREL STREET

TEMP. OVERFLOW
PARKING

TOWNHOMES 1

SEE SHEET C7.1

SEE SHEET C7.2

EX 15"SD
TO REMAIN FOR PHASE 1

LEGEND

- AREA DRAIN
- STORM DRAIN CATCH BASIN
- STORM DRAIN JUNCTION BOX
- STORM DRAIN MANHOLE
- FL — FLOW LINE
- FF — FINISH FLOOR
- PV — PAVEMENT
- RE — RIM ELEVATION
- 23.8 — SPOT ELEVATION
- (XX.X) — ELEVATION OF EX. TREE TO REMAIN
- (XX.X) — EXISTING GRADE
- X"SD — STORM DRAIN LINE
- TC — TOP OF CURB
- PROPOSED BUILDING
- PROPOSED GARAGE
- EXISTING BUILDING TO REMAIN
- TEMPORARY GRAVEL OVERFLOW PARKING
- BIO-RETENTION BASIN
- TREE
- PHASE LINE

NOTES

1. GRADES WITHIN THE FIRST 10 FEET ADJACENT TO A STRUCTURE MUST HAVE A 5% SLOPE ON PERVIOUS SURFACES, AND A 2% SLOPE ON IMPERVIOUS SURFACES PER §1804.A.3 OF THE CALIFORNIA BUILDING CODE (CBC).
2. UNDER NO CIRCUMSTANCE SHALL DRAINAGE RESULTING FROM THIS PROJECT, DURING OR POST CONSTRUCTION, DIRECTLY SHEETFLOW ACROSS AN ADJOINING PROPERTY. RUNOFF SHALL BE CONTAINED ON-SITE UP TO THE 10-YEAR STORM.

	IMPERVIOUS AREA	PERVIOUS AREA
EXISTING	±2,013,500 SF	±784,300 SF
VARIANT 2024	±1,633,600 SF	±1,164,200 SF

NOTE: TOTAL AREAS ROUNDED TO THE NEAREST HUNDRED

NORTH

0 25 50 100 150

Scale 1" = 50'

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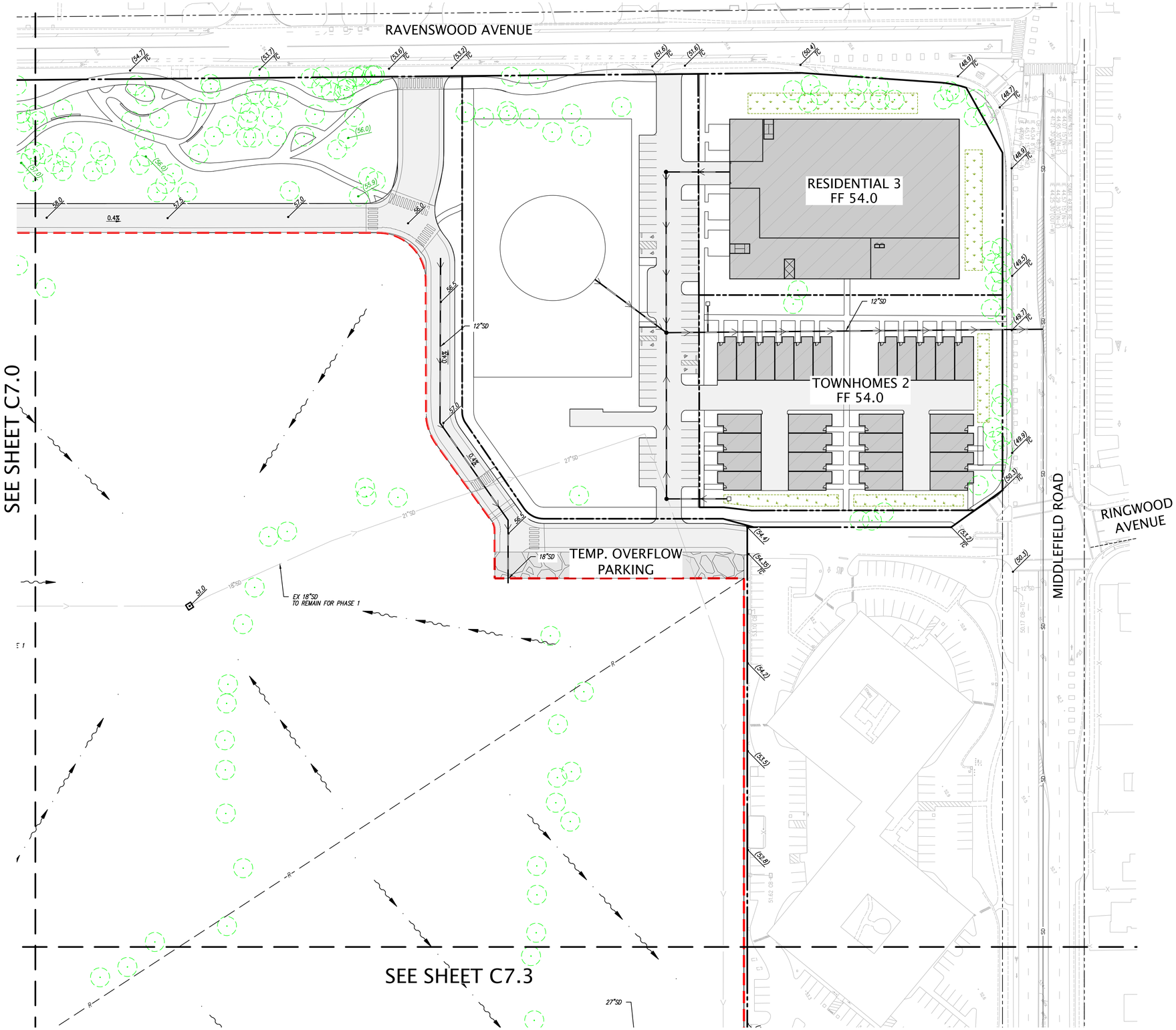

LEGEND

- AREA DRAIN
- STORM DRAIN CATCH BASIN
- STORM DRAIN JUNCTION BOX
- STORM DRAIN MANHOLE
- FL — FLOW LINE
- FF — FINISH FLOOR
- PV — PAVEMENT
- RE — RIM ELEVATION
- 23.8 — SPOT ELEVATION
- (XX.X) — ELEVATION OF EX. TREE TO REMAIN
- (XX.X) — EXISTING GRADE
- X"SD — STORM DRAIN LINE
- TC — TOP OF CURB
- PROPOSED BUILDING
- PROPOSED GARAGE
- EXISTING BUILDING TO REMAIN
- TEMPORARY GRAVEL OVERFLOW PARKING
- BIO-RETENTION BASIN
- TREE
- PHASE LINE

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	IMPERVIOUS AREA	PERVIOUS AREA
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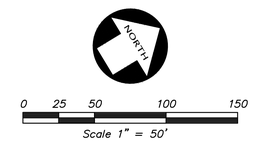
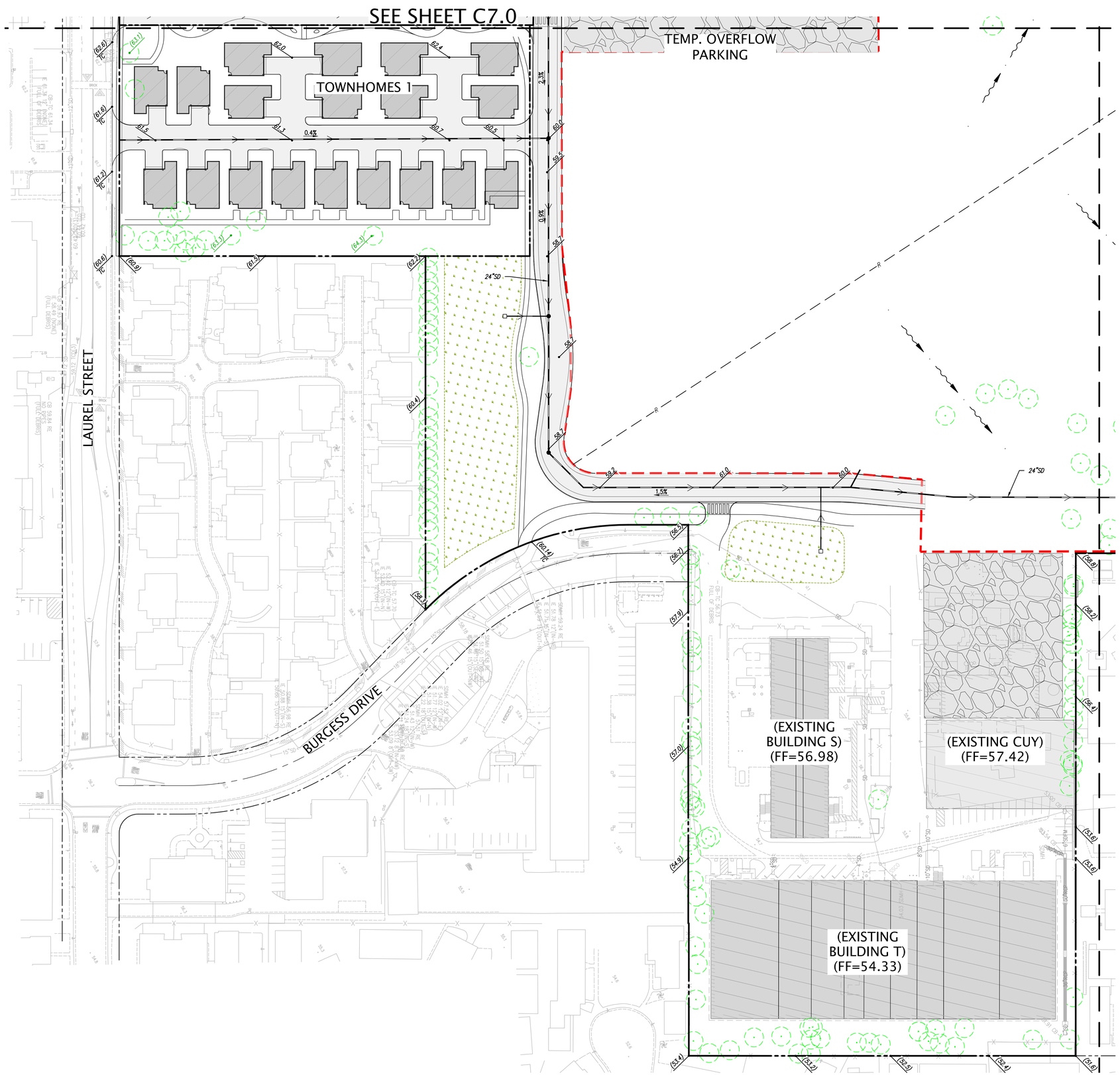
VARIANT 2024	±1,633,600 SF	±1,164,200 SF

NOTE: TOTAL AREAS ROUNDED TO THE NEAREST HUNDRED





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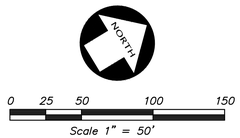

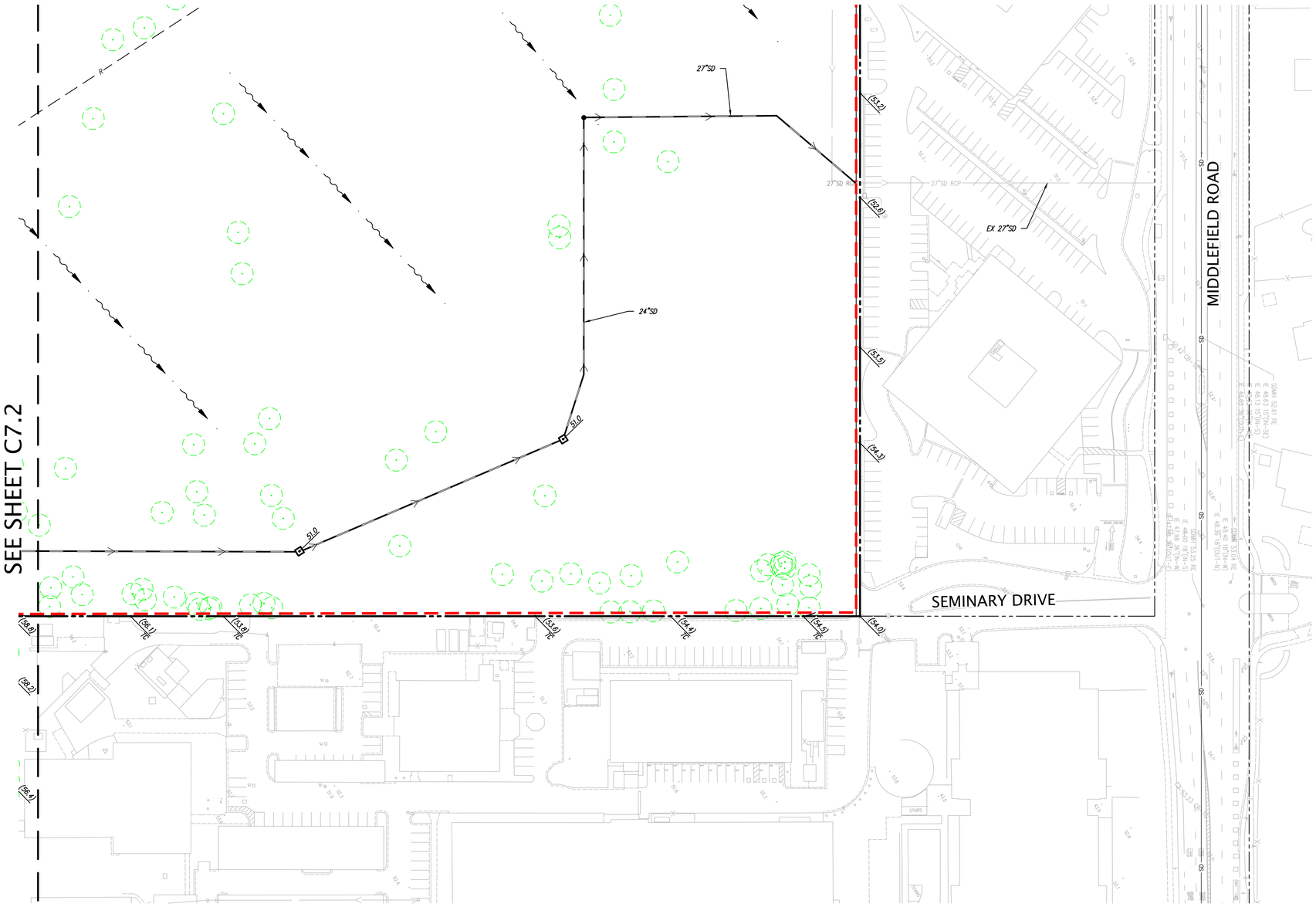

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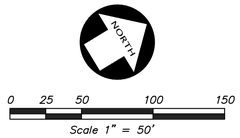

RAVENSWOOD AVENUE

RESIDENTIAL 1
FF 63.0

(EXISTING
BUILDING P)
(FF=65.72)

OFFICE 5
FF 61.0

RESIDENTIAL 2
FF 64.7

LAUREL STREET

TOWNHOMES 1

SEE SHEET C7.5

SEE SHEET C7.6

LEGEND

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- STORM DRAIN CATCH BASIN
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- STORM DRAIN MANHOLE
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NORTH

0 25 50 100 150

Scale 1" = 50'

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RAVENSWOOD AVENUE

MIDDLEFIELD ROAD

RINGWOOD AVENUE

SEE SHEET C7.4

SEE SHEET C7.7

RESIDENTIAL 3
FF 54.0

TOWNHOMES 2
FF 54.0

OFFICE 1
FF 58.0

OFFICE 2
FF 57.0

PARKING GARAGE 1
FF 55.0

TEMP. OVERFLOW PARKING

110' DIAMETER RESERVOIR

RESERVOIR OVERFLOW

MIDDLEFIELD SD MAIN UPGRADE BY OTHERS

12"SD

18"SD

0.4%

0.6%

1.2%

LEGEND

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0 25 50 100 150

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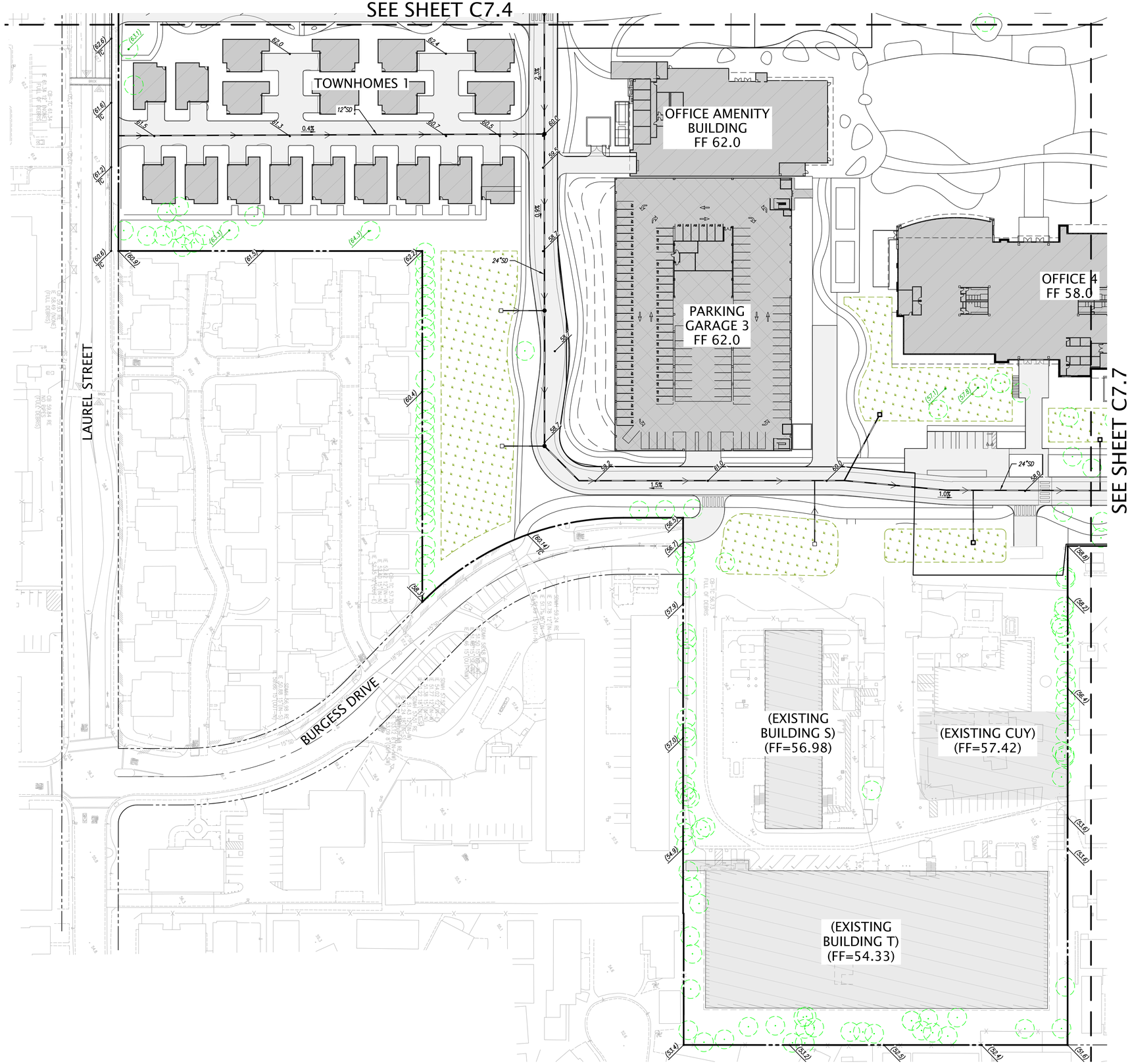

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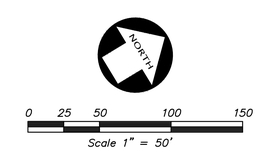

SEE SHEET C7.5

SEE SHEET C7.6

OFFICE 3
FF 57.0

PARKING
GARAGE 2
FF 56.0

MIDDLEFIELD ROAD

SEMINARY DRIVE

EX 27"SD

27"SD RCP

24"SD

27"SD

0.4%

1.1%

0.3%

0.6%

LEGEND

▲	AREA DRAIN
□	STORM DRAIN CATCH BASIN
■	STORM DRAIN JUNCTION BOX
●	STORM DRAIN MANHOLE
FL	FLOW LINE
FF	FINISH FLOOR
PV	PAVEMENT
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NORTH

0 25 50 100 150

Scale 1" = 50'

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RAVENSWOOD AVENUE

LAUREL STREET

RINGWOOD AVENUE

MIDDLEFIELD ROAD

SEMINARY DRIVE

BURGESS DRIVE

CONNECT TO EX 8"W SERVING BUILDING P

EX 12"SS TO REMAIN DURING PHASE 1

EX 15"SD TO REMAIN DURING PHASE 1

EX TELECOM TO REMAIN DURING PHASE 1

110' DIAMETER RESERVOIR

30' I.E.E. 7862 O.R. 1646

30.00' RAVENSWOOD ROUTE #2 (DOC. 96-113564)

30.00' I.E.E. (7862 O.R. 1647)

30.00' I.E.E. & P.U.E. (47 M 29-31)

30.00' I.E.E. MIDDLEFIELD CONNECTION (DOC. 96-113564)

10.00' P.U.E. (831 M 46)

7.00' PUBLIC ROADWAY & UTILITY ESMT (DOC. 8202490)

FUTURE CONNECTION TO RECYCLED WATER SYSTEM MAIN POINT OF CONNECTION TO BE PROVIDED BY WEST BAY SANITARY DISTRICT AT THE INTERSECTION OF RINGWOOD AVENUE AND MIDDLEFIELD ROAD.

10.00' WATER LINE ESMT (DOC. 95-097921)

10.00' STORM DRAIN ESMT (DOC. 95-097921)

10.00' STORM DRAIN ESMT (DOC. 95-097921)

EX SS TO REMAIN FOR PHASE 1 RELOCATE POST-PHASE 1 FOR OFFICE DEVELOPMENT

EX WATER MAIN TO REMAIN FOR PHASE 1 REMOVE POST-PHASE 1 FOR OFFICE DEVELOPMENT

30.00' I.E.E. (DOC. 95097922)

EX 10" W

EX PRIVATE 10" W

MAINTAIN EXISTING CITY POC OF 10" WATER LINE

EX BACK FLOW VALVE AND METER

EX CITY POC SERVING DEVELOPMENT

EX 27"SD

10.00' SANITARY SEWER ESMT (DOC. 95-097921)

GRANTED/DEDICATED TO "CITY OF MENLO PARK FOR ROADWAY & PUBLIC UTILITIES DOCUMENT NO. 4333-AS

UTILITY ESMT AREA (DOC. 95097922)

8"SS POC TO EX SS SYSTEM

24"SD POC TO PUBLIC SYSTEM

12"W POC TO CITY PUBLIC SYSTEM

30.00' RESERVED FOR FUTURE ROW (31 M 46)

60.00' RESERVED FOR FUTURE ROW (50' M 53-55)

15.00' PUE (DOC. 2020115057)

10.00' WATERLINE ESMT (5446 O.R. 587)

10.00' SANITARY SEWER ESMT (5446 O.R. 589)

10.00' WATER PIPELINE ESMT (5318 O.R. 532)

10.00' SANITARY SEWER ESMT (5318 O.R. 532)

10.00' SANITARY WATERLINE ESMT (5318 O.R. 532)

22.50' SANITARY SEWER & WATER ESMT (5318 O.R. 532)

10.00' SANITARY SEWER ESMT (5318 O.R. 532)

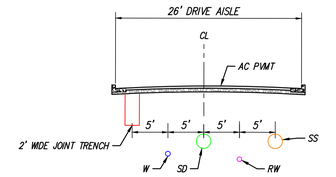
15' WATERLINE ESMT (7004 O.R. 220)

CONVEYED TO THE CITY OF MENLO PARK, RIGHT OF WAY FOR PUBLIC STREET AND PUBLIC UTILITY PURPOSES REEL 7951 O.R. IMAGE 288

EX 12"W

LEGEND

PROPOSED	EXISTING	
		BUILDING LINE
		CENTER LINE
		CONCRETE CURB
		CONCRETE CURB & GUTTER
300	300	CONTOUR LINE
		DRIVEWAY
		EDGE OF PAVEMENT
E	E	ELECTRIC LINE
		FENCE LINE
FS	FS	FIRE SERVICE & VALVE
FO	FO	FIBER OPTICS LINE
G	G	GAS LINE-VALVE & METER
		GUARD RAIL
		LOT LINE
		MONUMENT/MONUMENT LINE
OH	OH	OVERHEAD POWER LINE
JT	JT	JOINT TRENCH LINE
		PROPERTY LINE
		PARCEL LINE
RW	W	RECYCLED WATER LINE & VALVE
SS	SS	SANITARY SEWER-MANHOLE & CLEANOUT
		SIDEWALK
SD	SD	STORM DRAIN-MANHOLE & CATCH BASIN
W	W	WATER LINE & VALVE
		BACKFLOW PREVENTION DEVICE
		ELECTROLIER
		FIRE HYDRANT



TYPICAL UTILITY CORRIDOR

NOT TO SCALE

NORTH

0 50 100 200 300

Scale 1" = 100'

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RAVENSWOOD AVENUE

RESIDENTIAL 1

RESIDENTIAL 2

BUILDING P

BUILDING P

LAUREL STREET

7.00' PUBLIC ROADWAY & UTILITY ESMT (DOC. #2024894)

-TEMP. OVERFLOW PARKING

SEE SHEET C8.3

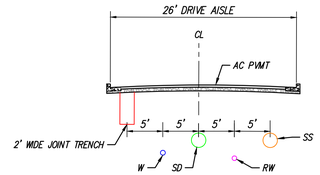
SEE SHEET C8.2

LEGEND

PROPOSED	EXISTING	
		BUILDING LINE
		CENTER LINE
		CONCRETE CURB
		CONCRETE CURB & GUTTER
300	300	CONTOUR LINE
		DRIVEWAY
		EDGE OF PAVEMENT
E	E	ELECTRIC LINE
		FENCE LINE
FS	FS	FIRE SERVICE & VALVE
FO	FO	FIBER OPTICS LINE
G	G	GAS LINE-VALVE & METER
		GUARD RAIL
		LOT LINE
		MONUMENT/MONUMENT LINE
OH	OH	OVERHEAD POWER LINE
JT	JT	JOINT TRENCH LINE
		PROPERTY LINE
		PARCEL LINE
		PHASE LINE
RW		RECYCLED WATER LINE & VALVE
SS	SS	SANITARY SEWER-MANHOLE & CLEANOUT
		SIDEWALK
SD	SD	STORM DRAIN-MANHOLE & CATCH BASIN
W	W	WATER LINE & VALVE
		BACKFLOW PREVENTION DEVICE
		ELECTROLIER
		FIRE HYDRANT
		WATER METER

KEYNOTES

1. STUB FOR FUTURE UTILITY (TYP)



TYPICAL UTILITY CORRIDOR

NOT TO SCALE

NORTH

0 25 50 100 150

Scale 1" = 50'

PARKLINE LANE PARTNERS SRI STUDIOS OJB KIER+WRIGHT TCA LUMA

2024.08.16

PRELIMINARY UTILITY PLAN – PHASE 1

C8.1

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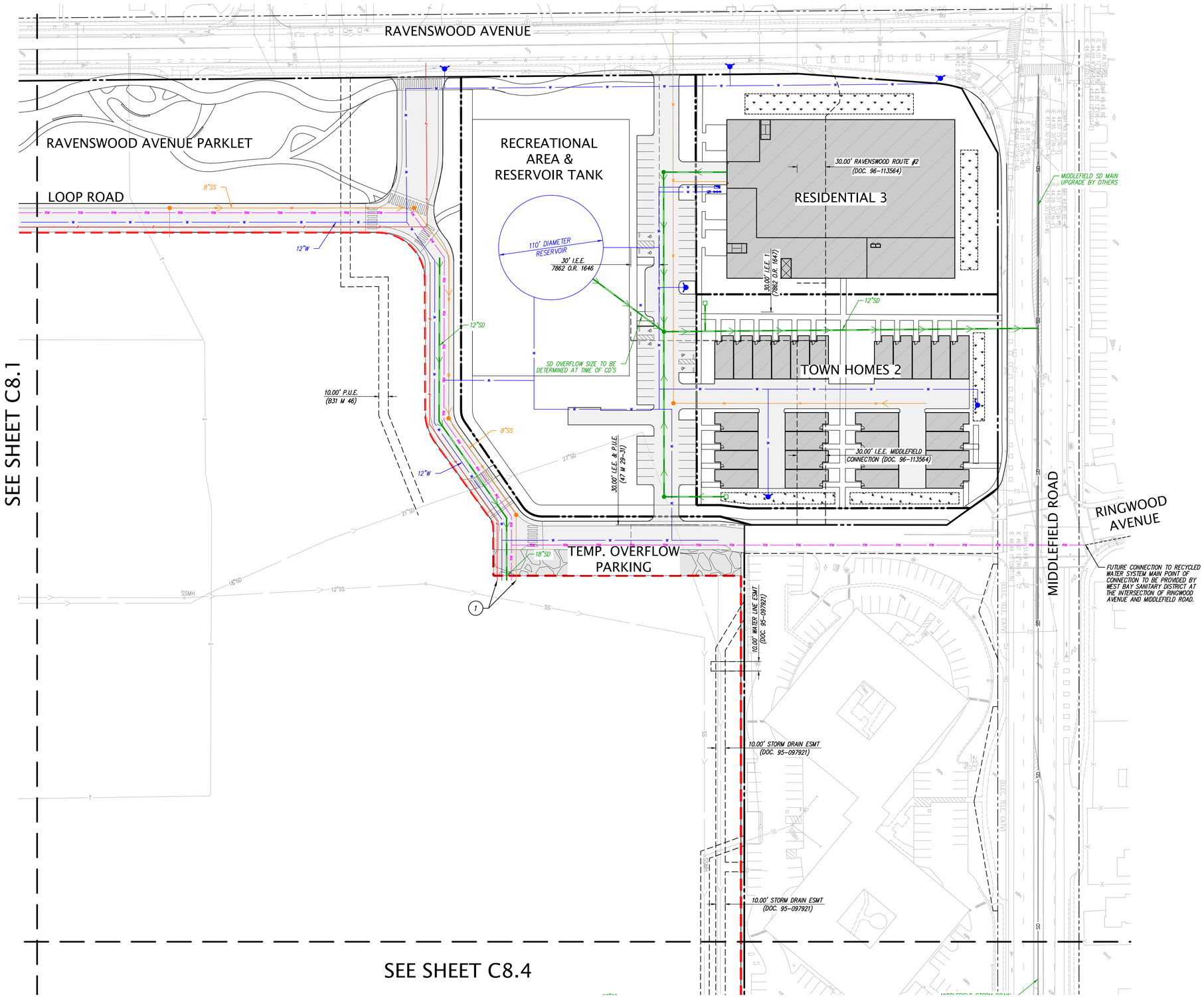

LEGEND

PROPOSED | EXISTING

- BUILDING LINE
- CENTER LINE
- CONCRETE CURB
- CONCRETE CURB & GUTTER
- CONTOUR LINE
- DRIVEWAY
- EDGE OF PAVEMENT
- ELECTRIC LINE
- FENCE LINE
- FIRE SERVICE & VALVE
- FIBER OPTICS LINE
- GAS LINE-VALVE & METER
- GUARD RAIL
- LOT LINE
- MONUMENT/MONUMENT LINE
- OVERHEAD POWER LINE
- JOINT TRENCH LINE
- PROPERTY LINE
- PARCEL LINE
- PHASE LINE
- RECYCLED WATER LINE & VALVE
- SANITARY SEWER-MANHOLE & CLEANOUT
- SIDEWALK
- STORM DRAIN-MANHOLE & CATCH BASIN
- WATER LINE & VALVE
- BACKFLOW PREVENTION DEVICE
- ELECTROLIER
- FIRE HYDRANT
- WATER METER

KEYNOTES

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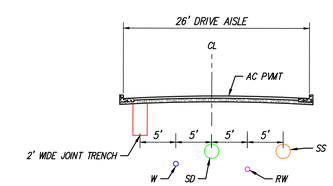
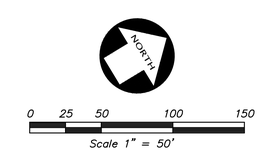
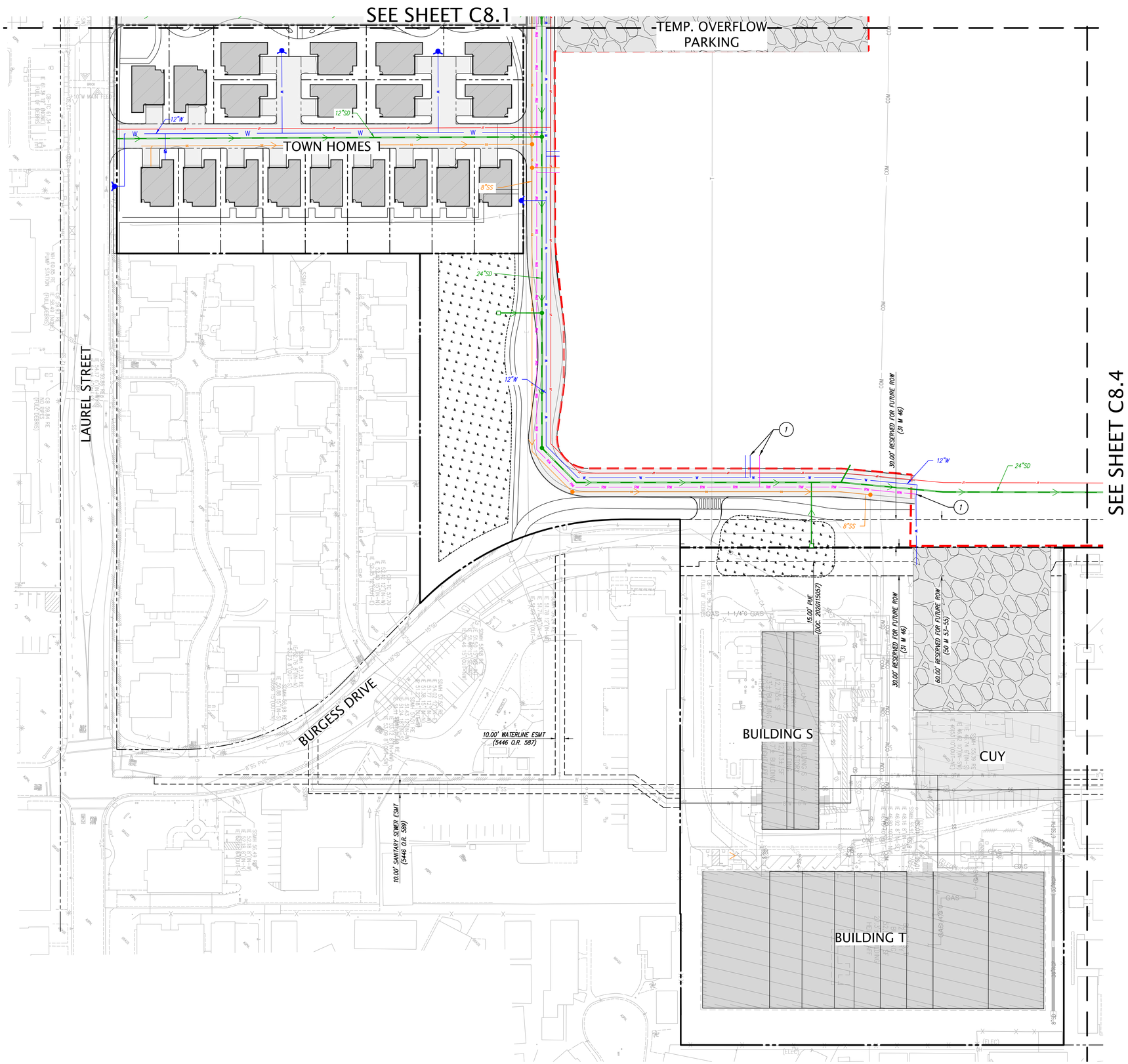


TYPICAL UTILITY CORRIDOR

NOT TO SCALE





LEGEND

PROPOSED | EXISTING

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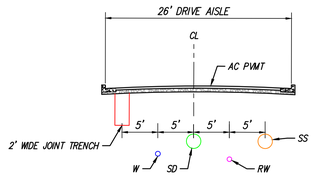
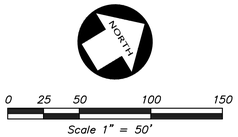
KEYNOTES

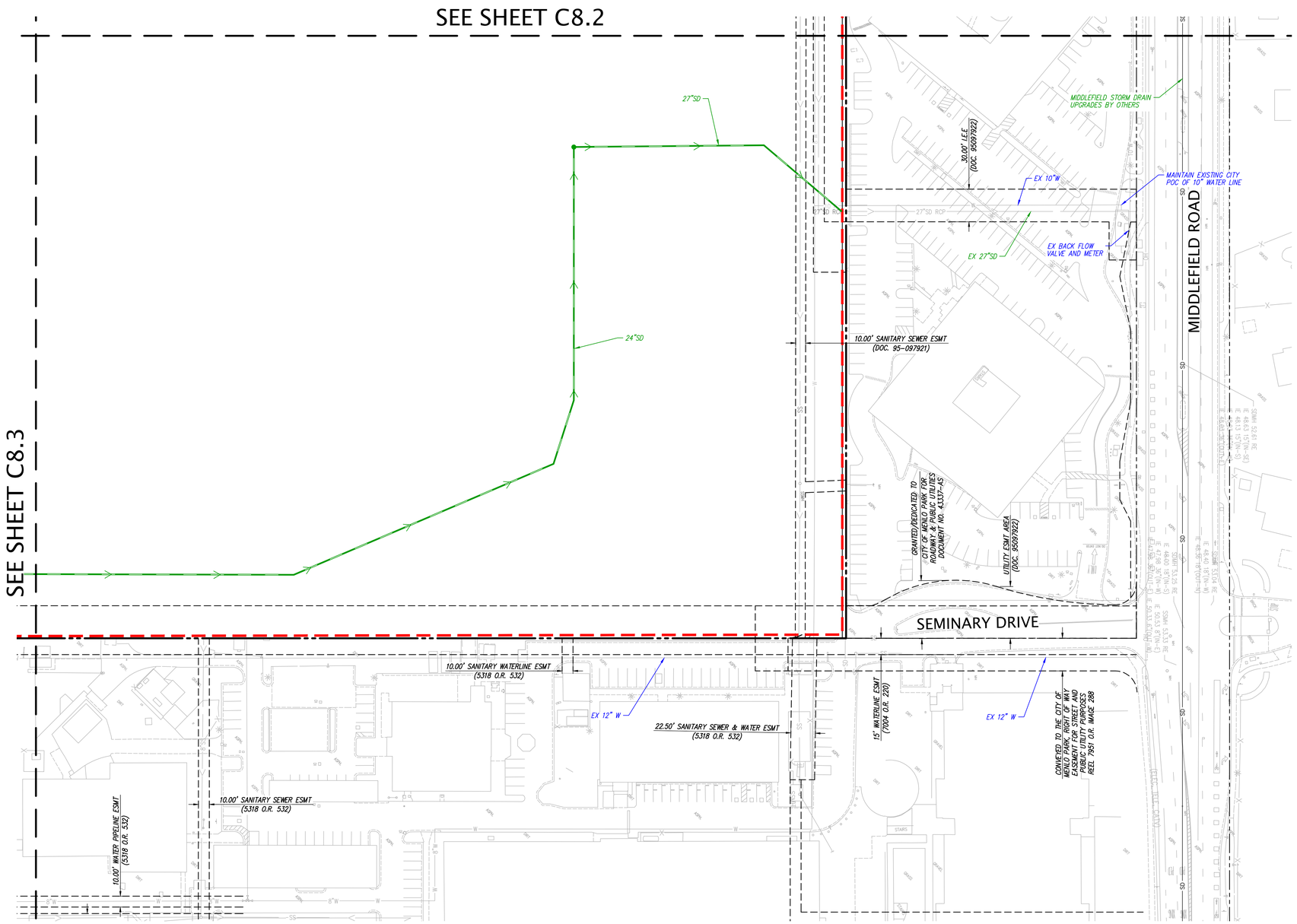
1. STUB FOR FUTURE UTILITY (TYP)



TYPICAL UTILITY CORRIDOR

NOT TO SCALE



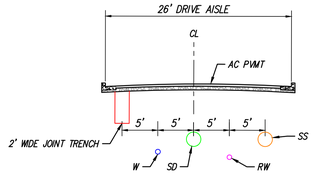


LEGEND

PROPOSED	EXISTING	
		BUILDING LINE
		CENTER LINE
		CONCRETE CURB
		CONCRETE CURB & GUTTER
300	300	CONTOUR LINE
		DRIVEWAY
E	E	EDGE OF PAVEMENT
E	E	ELECTRIC LINE
		FENCE LINE
FS	FS	FIRE SERVICE & VALVE
FO	FO	FIBER OPTICS LINE
G	G	GAS LINE-VALVE & METER
		GUARD RAIL
		LOT LINE
		MONUMENT/MONUMENT LINE
OH	OH	OVERHEAD POWER LINE
JT	JT	JOINT TRENCH LINE
		PROPERTY LINE
		PARCEL LINE
		PHASE LINE
RW		RECYCLED WATER LINE & VALVE
SS	SS	SANITARY SEWER-MANHOLE & CLEANOUT
		SIDEWALK
SD	SD	STORM DRAIN-MANHOLE & CATCH BASIN
W	W	WATER LINE & VALVE
		BACKFLOW PREVENTION DEVICE
		ELECTROLIER
		FIRE HYDRANT
		WATER METER

KEYNOTES

1. STUB FOR FUTURE UTILITY (TYP)



TYPICAL UTILITY CORRIDOR
NOT TO SCALE

NORTH

0 25 50 100 150
Scale 1" = 50'

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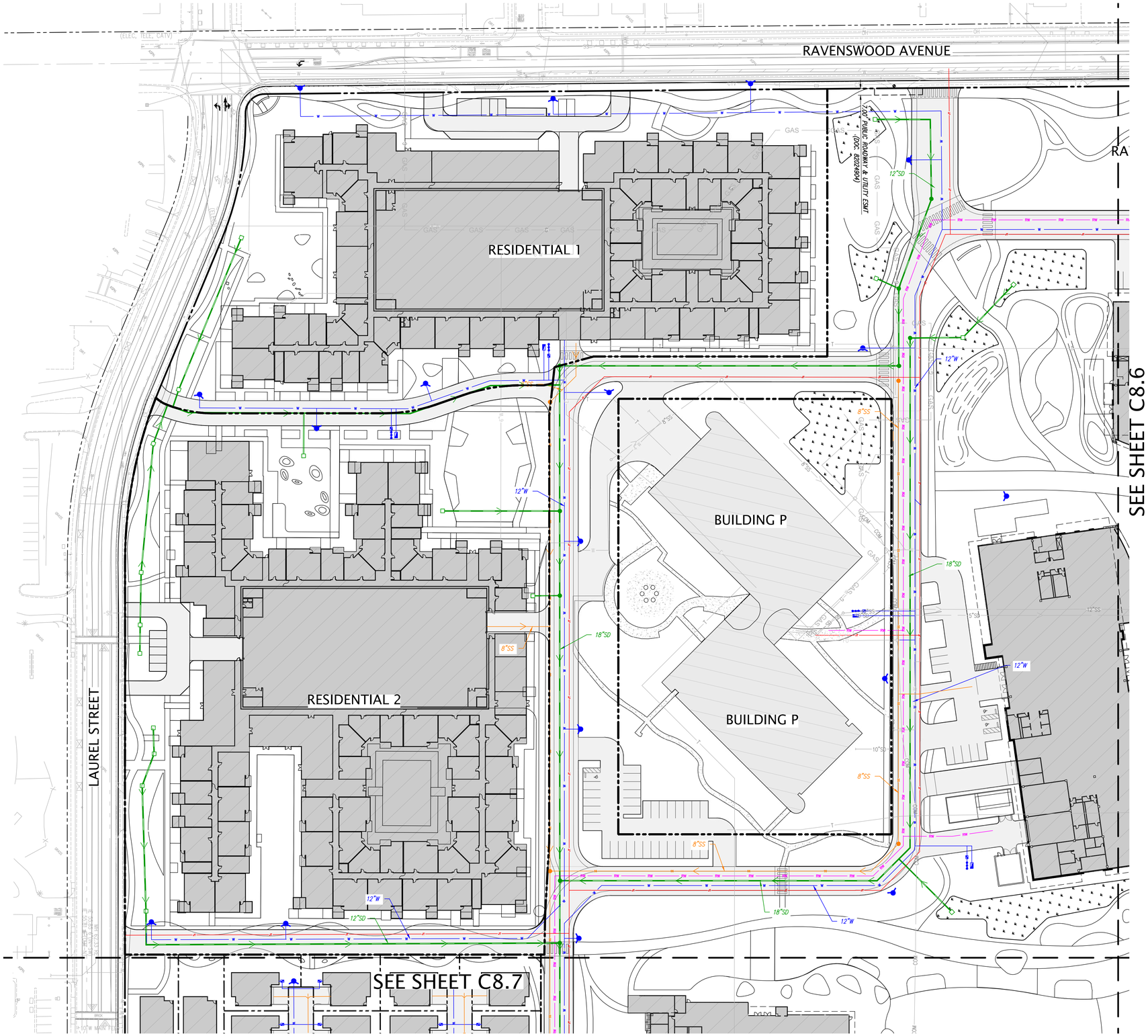
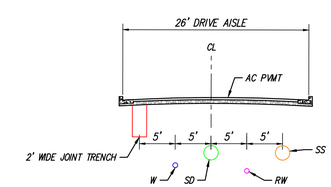


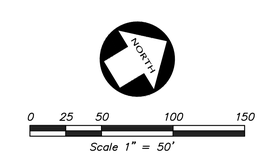
LEGEND

PROPOSED	EXISTING	
		BUILDING LINE
		CENTER LINE
		CONCRETE CURB
		CONCRETE CURB & GUTTER
300	300	CONTOUR LINE
		DRIVEWAY
E		EDGE OF PAVEMENT
E		ELECTRIC LINE
		FENCE LINE
FS		FIRE SERVICE & VALVE
FO	FO	FIBER OPTICS LINE
G	G	GAS LINE-VALVE & METER
		GUARD RAIL
		LOT LINE
		MONUMENT/MONUMENT LINE
OH	OH	OVERHEAD POWER LINE
JT	JT	JOINT TRENCH LINE
		PROPERTY LINE
		PARCEL LINE
RW		RECYCLED WATER LINE & VALVE
SS	SS	SANITARY SEWER-MANHOLE & CLEANOUT
		SIDEWALK
SD	SD	STORM DRAIN-MANHOLE & CATCH BASIN
W	W	WATER LINE & VALVE
		BACKFLOW PREVENTION DEVICE
		ELECTROLIER
		FIRE HYDRANT
		WATER METER



TYPICAL UTILITY CORRIDOR

NOT TO SCALE



PARKLINE LANE PARTNERS SRI STUDIOS OJB KIER+WRIGHT TCA LUMA

2024.08.16

PRELIMINARY UTILITY PLAN – FULL BUILDOUT

C8.5

RAVENSWOOD AVENUE

RAVENSWOOD AVENUE PARKLET

LOOP ROAD

RECREATIONAL AREA & RESERVOIR TANK

110' DIAMETER RESERVOIR

30' I.E.E. 7862 O.R. 1646

RESIDENTIAL 3

30.00' RAVENSWOOD ROUTE #2 (DOC. 96-113564)

30.00' I.E.E. (7862 O.R. 1647)

MIDDLEFIELD SD MAIN UPGRADE BY OTHERS

TOWN HOMES 2

30.00' I.E.E. MIDDLEFIELD CONNECTION (DOC. 96-113564)

30.00' I.E.E. & P.U.E. (41 M 29-31)

10.00' P.U.E. (B31 M 46)

10.00' WATER LINE ESMT (DOC. 95-097921)

10.00' STORM DRAIN ESMT (DOC. 95-097921)

10.00' STORM DRAIN ESMT (DOC. 95-097921)

MIDDLEFIELD ROAD

RINGWOOD AVENUE

8"SS

12"W

12"SD

18"SD

27"SD

24"SD

6"W

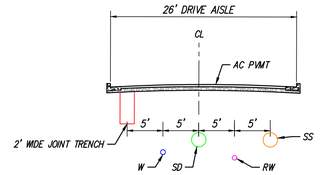
SSMH

SEE SHEET C8.4

SEE SHEET C8.7

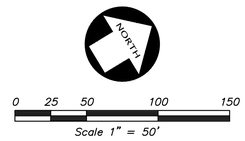
LEGEND

PROPOSED	EXISTING	
		BUILDING LINE
		CENTER LINE
		CONCRETE CURB
		CONCRETE CURB & GUTTER
300	300	CONTOUR LINE
		DRIVEWAY
		EDGE OF PAVEMENT
E	E	ELECTRIC LINE
		FENCE LINE
FS	FS	FIRE SERVICE & VALVE
FO	FO	FIBER OPTICS LINE
G	G	GAS LINE-VALVE & METER
		GUARD RAIL
		LOT LINE
		MONUMENT/MONUMENT LINE
OH	OH	OVERHEAD POWER LINE
JT	JT	JOINT TRENCH LINE
		PROPERTY LINE
		PARCEL LINE
RW		RECYCLED WATER LINE & VALVE
SS		SANITARY SEWER-MANHOLE & CLEANOUT
		SIDEWALK
SD		STORM DRAIN-MANHOLE & CATCH BASIN
W		WATER LINE & VALVE
		BACKFLOW PREVENTION DEVICE
		ELECTROLIER
		FIRE HYDRANT
		WATER METER



TYPICAL UTILITY CORRIDOR

NOT TO SCALE



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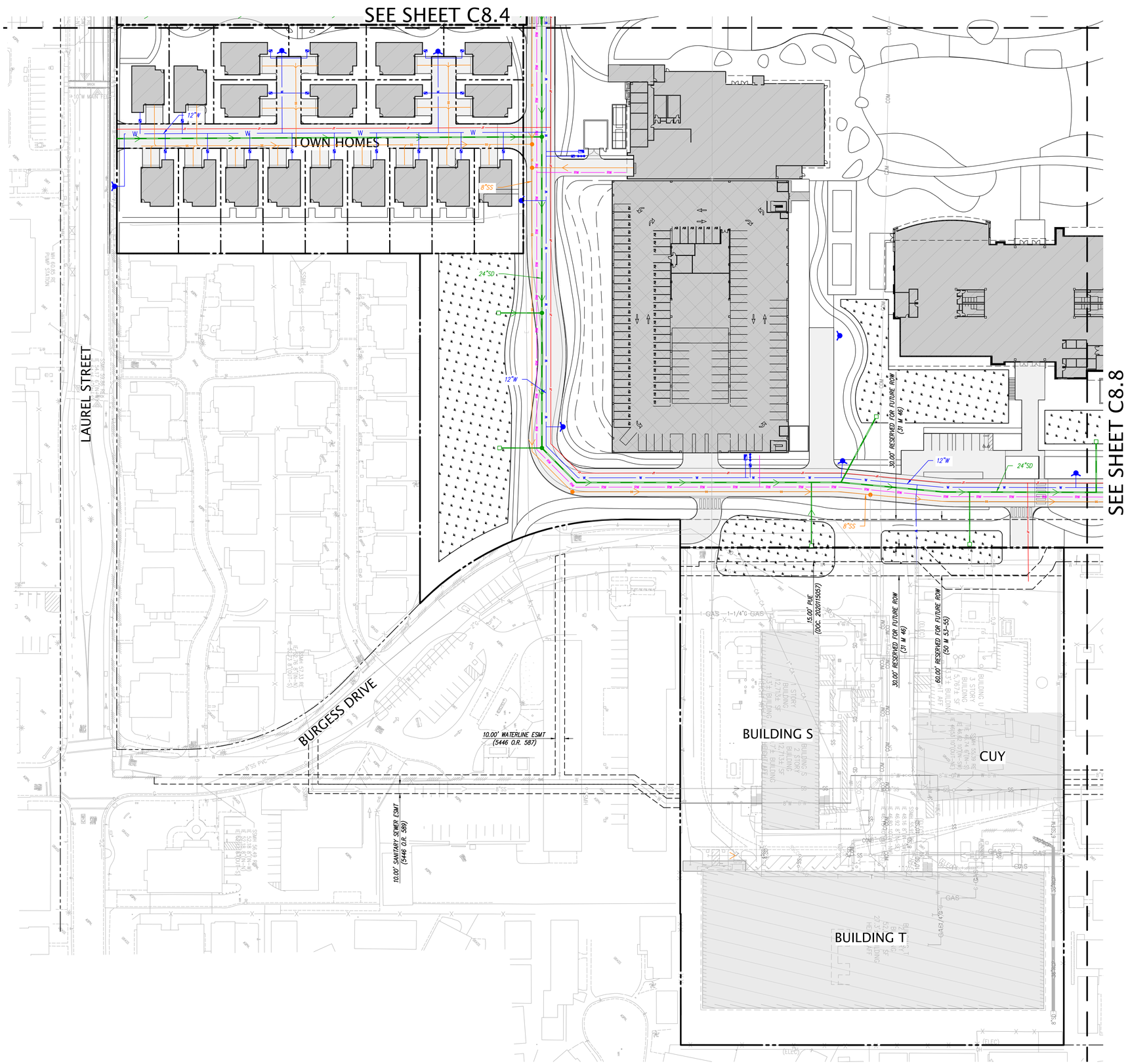

LEGEND

PROPOSED	EXISTING	
		BUILDING LINE
		CENTER LINE
		CONCRETE CURB
		CONCRETE CURB & GUTTER
300	300	CONTOUR LINE
		DRIVEWAY
		EDGE OF PAVEMENT
E		ELECTRIC LINE
		FENCE LINE
FS		FIRE SERVICE & VALVE
FO		FIBER OPTICS LINE
G		GAS LINE-VALVE & METER
		GUARD RAIL
		LOT LINE
		MONUMENT/MONUMENT LINE
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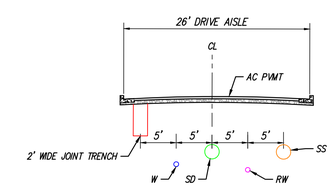
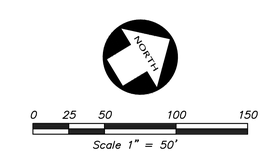
		SIDEWALK
SD		STORM DRAIN-MANHOLE & CATCH BASIN
W		WATER LINE & VALVE
		BACKFLOW PREVENTION DEVICE
		ELECTROLIER
		FIRE HYDRANT
		WATER METER



TYPICAL UTILITY CORRIDOR

NOT TO SCALE



PARKLINE LANE PARTNERS SRI STUDIOS OJB KIER+WRIGHT TCA LUMA

2024.08.16

PRELIMINARY UTILITY PLAN – FULL BUILDOUT

C8.7

SEE SHEET C8.5

SEE SHEET C8.6

LAUREL STREET

MIDDLEFIELD ROAD

SEMINARY DRIVE

27"SD

24"SD

12"W

8"SS

30.00' I.E.E. (DOC. 95097922)

REPLACE EXISTING 10" WATER LINE

MAINTAIN EXISTING CITY POC OF 10" WATER LINE

EX 27"SD

EX BACK FLOW VALVE AND METER

10.00' SANITARY SEWER ESMT (DOC. 95-097921)

GRANTED/DEDICATED TO CITY OF MENLO PARK FOR ROADWAY & PUBLIC UTILITIES DOCUMENT NO. 43337-AS

UTILITY ESMT AREA (DOC. 95097922)

10.00' SANITARY WATERLINE ESMT (5318 O.R. 532)

EX 12" W

22.50' SANITARY SEWER & WATER ESMT (5318 O.R. 532)

15' WATERLINE ESMT (7004 O.R. 220)

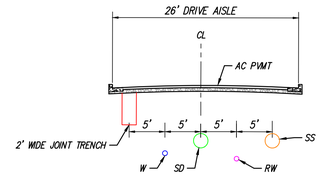
CONVEYED TO THE CITY OF MENLO PARK, RIGHT OF WAY FOR STREET AND PUBLIC UTILITY PURPOSES REEL 7951 O.R. IMAGE 288

10.00' SANITARY SEWER ESMT (5318 O.R. 532)

10.00' WATER PIPELINE ESMT (5318 O.R. 532)

LEGEND

PROPOSED	EXISTING	
		BUILDING LINE
		CENTER LINE
		CONCRETE CURB
		CONCRETE CURB & GUTTER
300	300	CONTOUR LINE
		DRIVEWAY
		EDGE OF PAVEMENT
E	E	ELECTRIC LINE
		FENCE LINE
FS	FS	FIRE SERVICE & VALVE
FO	FO	FIBER OPTICS LINE
G	G	GAS LINE-VALVE & METER
		GUARD RAIL
		LOT LINE
		MONUMENT/MONUMENT LINE
OH	OH	OVERHEAD POWER LINE
JT	JT	JOINT TRENCH LINE
		PROPERTY LINE
		PARCEL LINE
RW		RECYCLED WATER LINE & VALVE
SS	SS	SANITARY SEWER-MANHOLE & CLEANOUT
		SIDEWALK
SD	SD	STORM DRAIN-MANHOLE & CATCH BASIN
W	W	WATER LINE & VALVE
		BACKFLOW PREVENTION DEVICE
		ELECTROLIER
		FIRE HYDRANT
		WATER METER



TYPICAL UTILITY CORRIDOR

NOT TO SCALE

NORTH

0 25 50 100 150

Scale 1" = 50'

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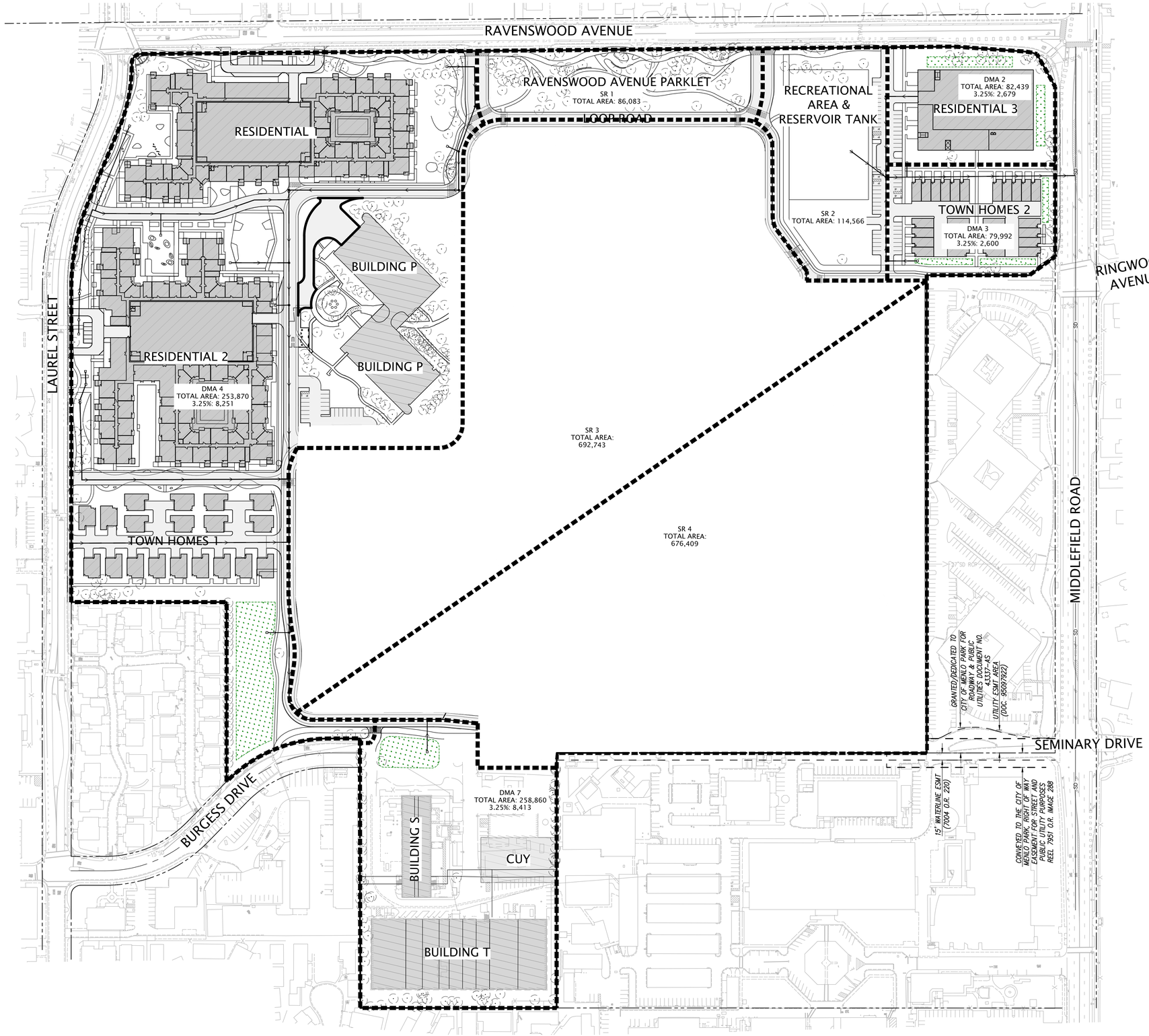

LEGEND

- BIORETENTION TREATMENT AREA
- PROPOSED BUILDING
- PROPOSED GARAGE
- EXISTING BUILDING TO REMAIN
- TRIBUTARY AREA LIMITS
- DMA — DRAINAGE MANAGEMENT AREA
- SR — SELF RETAINING AREA

NOTES

1. PRELIMINARY STORMWATER TREATMENT AREAS SHOWN ARE SIZED BASED ON FLOW VOLUME CALCULATIONS.

	PERVIOUS AREA	AC PAVEMENT AREA	PCC PAVEMENT AREA	ROOF AREA	TOTAL AREA
EXISTING	±784,300 SF	±1,375,000	–	±638,500 SF	±2,797,800 SF
PHASE 1	±2,014,900 SF	±187,400 SF	±168,400 SF	±427,100 SF	±2,797,800 SF

NOTE: TOTAL AREAS ROUNDED TO THE NEAREST HUNDRED

NORTH

0 50 100 200 300

Scale 1" = 100'

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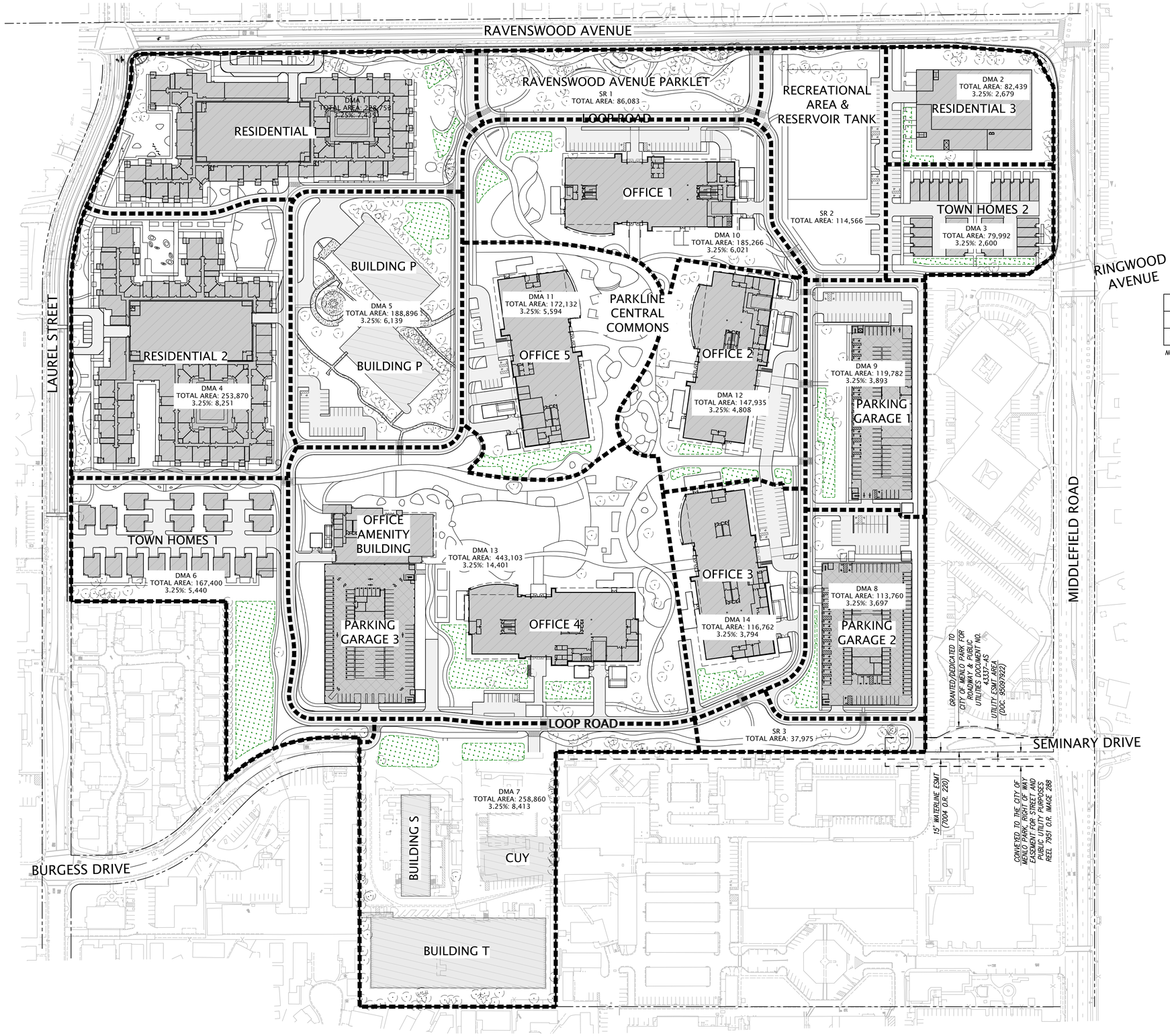

LEGEND

- BIORETENTION TREATMENT AREA
- PROPOSED BUILDING
- PROPOSED GARAGE
- EXISTING BUILDING TO REMAIN
- TRIBUTARY AREA LIMITS
- DMA — DRAINAGE MANAGEMENT AREA
- SR — SELF RETAINING AREA

NOTES

1. PRELIMINARY STORMWATER TREATMENT AREAS SHOWN ARE SIZED BASED ON FLOW VOLUME CALCULATIONS.

	PERVOIUS AREA	AC PAVEMENT AREA	PCC PAVEMENT AREA	ROOF AREA	TOTAL AREA
EXISTING	±784,300 SF	±1,375,000	–	±638,500 SF	±2,797,800 SF
FULL BUILDOUT	±1,164,200 SF	±570,800 SF	±266,800 SF	±796,000 SF	±2,797,800 SF

NOTE: TOTAL AREAS ROUNDED TO THE NEAREST HUNDRED

NORTH

0 50 100 200 300

Scale 1" = 100'

PARKLINE LANE PARTNERS SRI STUDIOS OJB KIER+WRIGHT TCA LUMA

2024.08.16

PRELIMINARY STORMWATER QUALITY CONTROL PLAN – FULL BUILDOUT

C9.1