

PARKLINE MASTER PLAN

MENLO PARK, CA

MASTER PLAN CONDITIONAL DEVELOPMENT PERMIT PACKAGE

REV. MAY 08, 2024

SHEET INDEX - CDP

Sheet Number	Sheet Name
G3.00 - ANALYSIS	
G3.03	CONCEPTUAL BUILDING HEIGHT PLAN
G3.04	CONCEPTUAL OPEN SPACE PLAN
G3.05	CONCEPTUAL BUILDING COVERAGE PLAN
G4.00 - CIRCULATION & ACCESS	
G4.01	CONCEPTUAL VEHICULAR CIRCULATION AND SITE ACCESS
G4.02	CONCEPTUAL PARKING PLAN
G4.06	CONCEPTUAL BICYCLE AND PEDESTRIAN CIRCULATION
G5.00 - LANDSCAPE	
G5.03	ENLARGEMENT PLAN - RAVENSWOOD AVENUE PARKLET
G5.04	ENLARGEMENT PLAN - RAVENSWOOD AVENUE PARKLET
G5.05	ENLARGEMENT PLAN - PARKLINE RECREATIONAL AREA
G5.06	ENLARGEMENT PLAN - PARKLINE CENTRAL COMMONS
G5.07	ENLARGEMENT PLAN - PARKLINE CENTRAL COMMONS
G5.08	ENLARGEMENT PLAN - RESIDENTIAL OPEN SPACE
G5.09	ILLUSTRATIVE SITE SECTIONS
G5.10	ILLUSTRATIVE SITE SECTIONS
G5.11	ILLUSTRATIVE SITE SECTIONS
G5.12	PRELIMINARY TREE PALETTE
G5.13	PRELIMINARY PLANT PALETTE
G6.00 - PHASING	
G6.01	CONCEPTUAL PHASING PLAN
G7.00/ C - CIVIL/VTM	
C1.0	VTM COVER SHEET
C2.0	TOPOGRAPHIC SURVEY
C3.0	EXISTING PARCELS AND EASEMENT
C3.1	PROPOSED PARCELS AND EASEMENTS
C4.0	PUBLIC & PRIVATE EASEMENT DISPOSITION
C5.0	EMERGENCY VEHICLE ACCESS PLAN
C6.0	PRELIMINARY GRADING PLAN & DRAINAGE PLAN
C7.0	PRELIMINARY UTILITY PLAN
C8.0	PRELIMINARY STORMWATER QUALITY CONTROL PLAN
C9.0	TYPICAL STREET SECTIONS

SHEET INDEX - CDP

Sheet Number	Sheet Name
G1.00 - PROJECT DATA	
G1.00	COVER SHEET
G1.01	SHEET INDEX
G1.02	PROJECT INFORMATION / DATA
G1.03	PROJECT CONTEXT & LOCATION
G1.04.1	EXISTING GENERAL PLAN & ZONING DESIGNATIONS
G1.04.2	PROPOSED GENERAL PLAN & ZONING DESIGNATIONS
G1.06	EXISTING BUILDING FOOTPRINT AND DEMOLITION PLAN
G1.07	EXISTING CONDITION PHOTOS
G1.08	EXISTING TREE SURVEY PLAN
G1.10	DESIGN CONCEPT - RESIDENTIAL PRECEDENT FOR MULTIFAMILY BUILDINGS
G1.11	DESIGN CONCEPT - RESIDENTIAL PRECEDENT FOR MULTIFAMILY BUILDINGS
G1.12	DESIGN CONCEPT - RESIDENTIAL PRECEDENT FOR TOWNHOMES
G1.13	DESIGN CONCEPT - RESIDENTIAL PRECEDENT FOR TOWNHOMES
G1.20	DESIGN CONCEPT - PRECEDENT FOR OFFICE/ R&D BUILDINGS
G1.30	DESIGN CONCEPT - PRECEDENT FOR PARKLINE COMMONS/ LANDSCAPE
G1.40	MASTER PLAN DESIGN PROCESS DIAGRAM 1 - EXISTING CONDITIONS
G1.41	MASTER PLAN DESIGN PROCESS DIAGRAM 2 - EXISTING CONDITIONS
G1.42	MASTER PLAN DESIGN PROCESS DIAGRAM 3 - DESIGN CONCEPT
G1.43	MASTER PLAN DESIGN PROCESS DIAGRAM 4 - DESIGN CONCEPT
G1.44	MASTER PLAN DESIGN PROCESS DIAGRAM 5 - DESIGN CONCEPT
G2.00 - MASTER PLANS	
G2.01	TREE DISPOSITION PLAN - HERITAGE
G2.01.1	TREE DISPOSITION ENLARGED PLAN - HERITAGE
G2.01.2	TREE DISPOSITION ENLARGED PLAN - HERITAGE
G2.01.3	TREE DISPOSITION ENLARGED PLAN - HERITAGE
G2.01.4	TREE DISPOSITION ENLARGED PLAN - HERITAGE
G2.01.5	TREE DISPOSITION ENLARGED PLAN - HERITAGE
G2.01.6	TREE DISPOSITION ENLARGED PLAN - HERITAGE
G2.01.7	TREE DISPOSITION ENLARGED PLAN - HERITAGE
G2.01.8	TREE DISPOSITION ENLARGED PLAN - HERITAGE
G2.01.9	TREE DISPOSITION ENLARGED PLAN - HERITAGE
G2.01.10	TREE DISPOSITION ENLARGED PLAN - HERITAGE
G2.03	CONCEPTUAL MASTER PLAN
G2.04	ILLUSTRATIVE MASTERPLAN
G2.05	POTENTIAL AMENITY PROGRAMMING
G2.11	ILLUSTRATIVE VIEW - RESIDENTIAL ALONG RAVENSWOOD AVENUE
G2.12	ILLUSTRATIVE VIEW - RESIDENTIAL ALONG LAUREL STREET
G2.13	ILLUSTRATIVE VIEW - LAUREL STREET PEDESTRIAN CONNECTION
G2.14	ILLUSTRATIVE VIEW - CAMPUS ENTRY AT RAVENSWOOD AVENUE
G2.15	ILLUSTRATIVE VIEW - PARKLINE COMMONS 1
G2.16	ILLUSTRATIVE VIEW - PARKLINE COMMONS 2
G2.17	ILLUSTRATIVE VIEW - PARKLINE COMMONS 3
G2.18	ILLUSTRATIVE VIEW - PARKLINE RECREATIONAL AREA

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		
SITE AREA SUMMARY						
	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)
RESIDENTIAL 1	120,000	398,000	300
RESIDENTIAL 2	140,000	393,000	300
RESIDENTIAL 3 (INCL. PUBLIC AMENITY PROGRAM)	45,000	178,000	154
TOWN HOMES 1	35,000	72,000	19
TOWN HOMES 2	30,000	55,000	27
TOTAL RESIDENTIAL	370,000	1,096,000	800
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)		

	OFFICE/R&D BUILDING SUMMARY	BUILDING COVERAGE (SF)	GROSS FLOOR AREA (SF)	PARKING SPACES
OFFICE/R&D BUILDING				
NEW	OFFICE 1	52,000	184,000	SEE OFFICE/ R&D PARKING BELOW
NEW	OFFICE 2	52,000	227,300	
NEW	OFFICE 3	51,400	227,300	
NEW	OFFICE 4	51,500	229,000	
NEW	OFFICE 5	52,000	184,000	
NEW	OFFICE AMENITY BUILDING	23,070	40,000	
	SUB-TOTAL NEW BUILDINGS	281,970	1,091,600	
EXISTING	BUILDING P	42,446	183,423	
EXISTING	BUILDING S	12,599	21,241	
EXISTING	BUILDING T	52,985	82,066	
	SUB-TOTAL EXISTING BUILDINGS*	108,030	286,730	
	SUB-TOTAL BUILDINGS	390,000	1,378,330	
OFFICE/R&D PARKING				
	PARKING GARAGE 1	46,500	EXCLUDED FOR 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	593	-244	
NON-HERITAGE TREE	762	-524	
NEW			860
TOTAL	1,355	-768	860
TOTAL TREES PROPOSED	1,447		

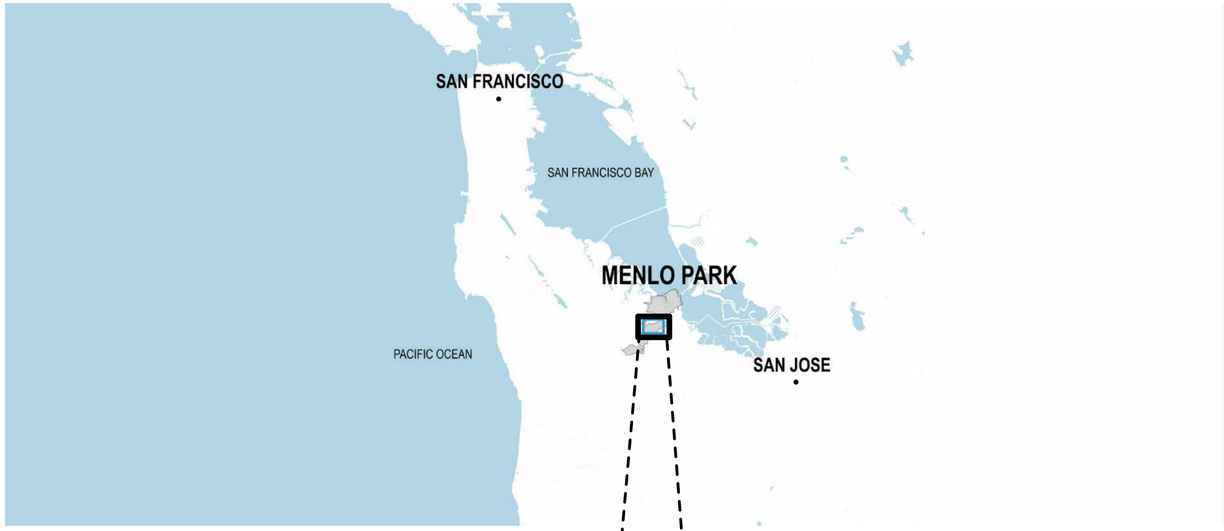
NOTES:

1. ALL FIGURES ABOVE ARE APPROXIMATE

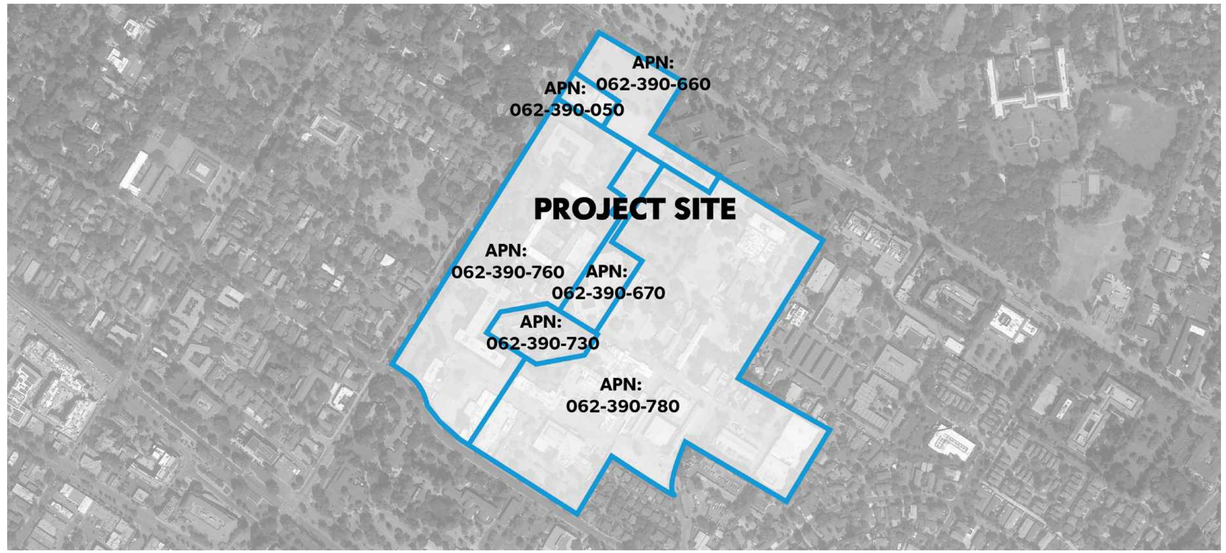
* BUILDING P, S, AND T (TOTAL GFA OF 286,730 SF) TO REMAIN, OPERATED BY SRI

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

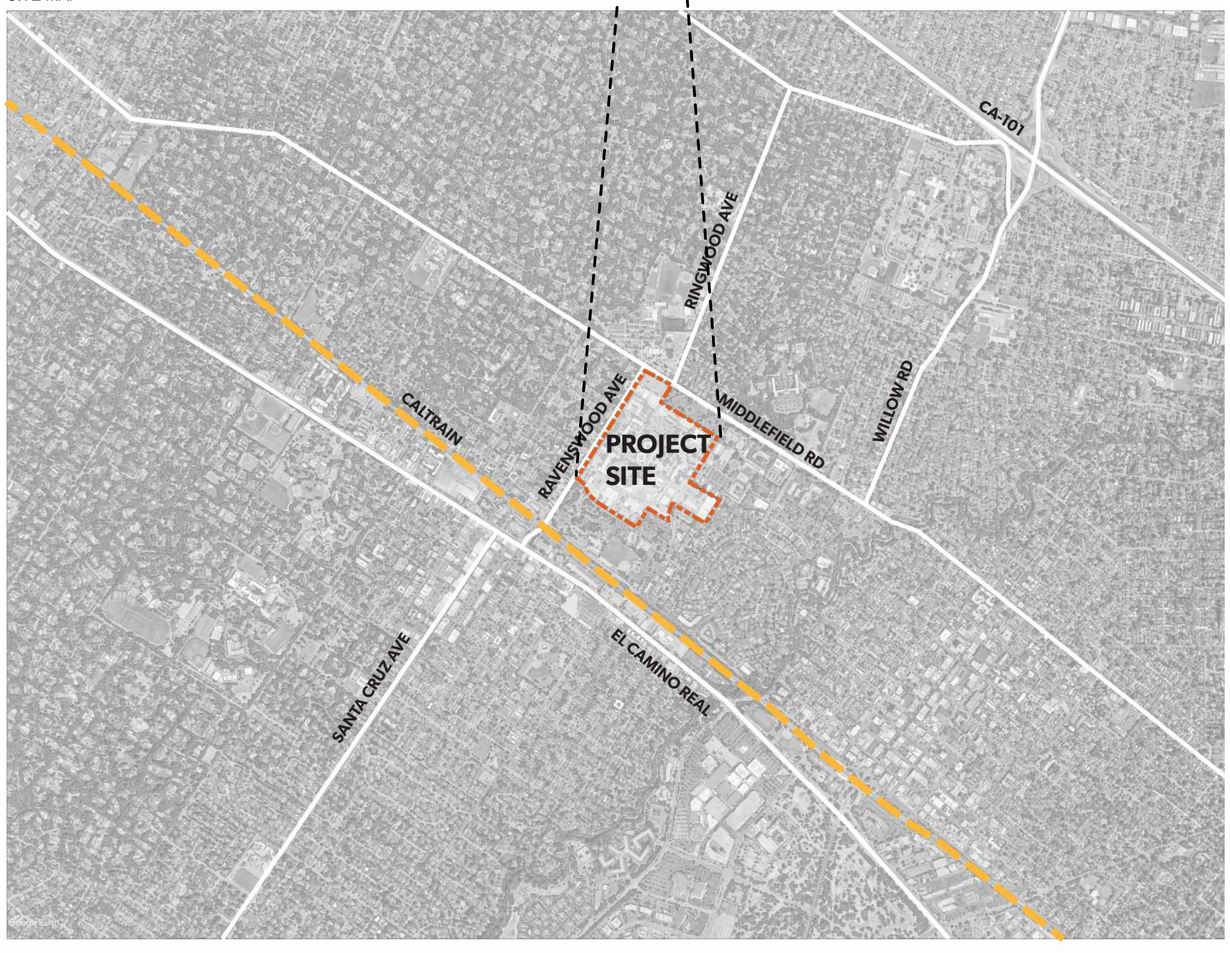
LOCATION MAP



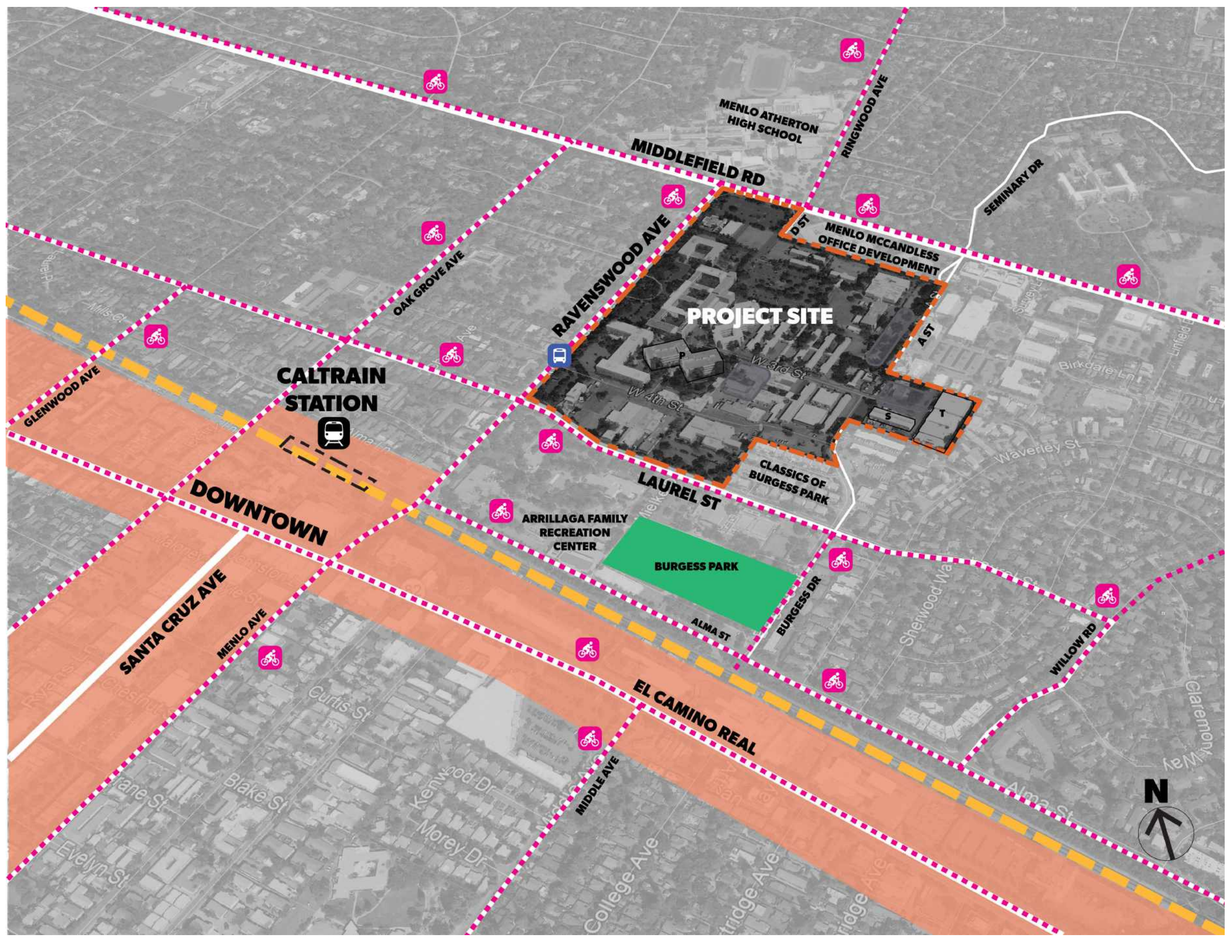
EXISTING PARCELIZATION MAP



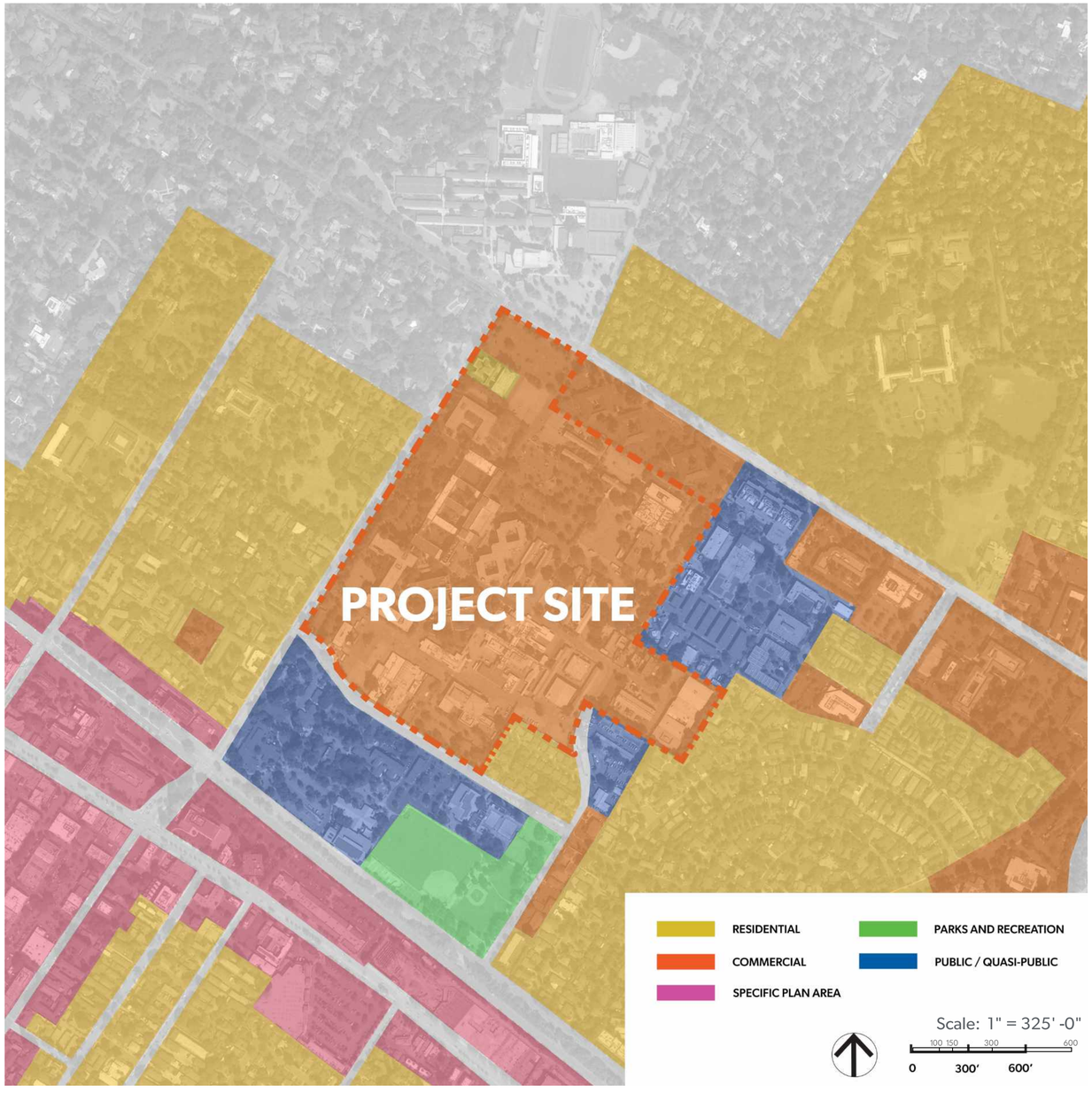
SITE MAP



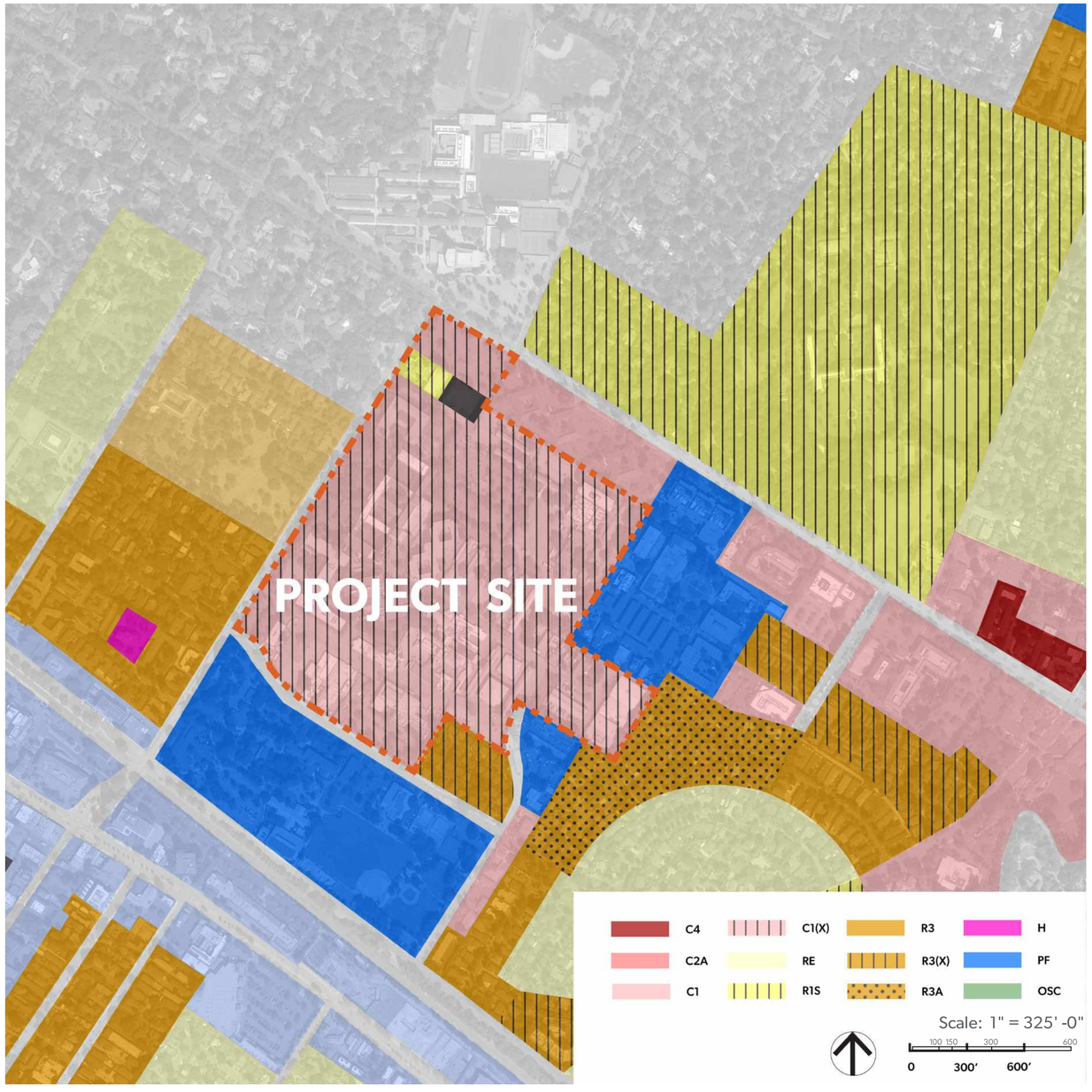
SITE DIAGRAM



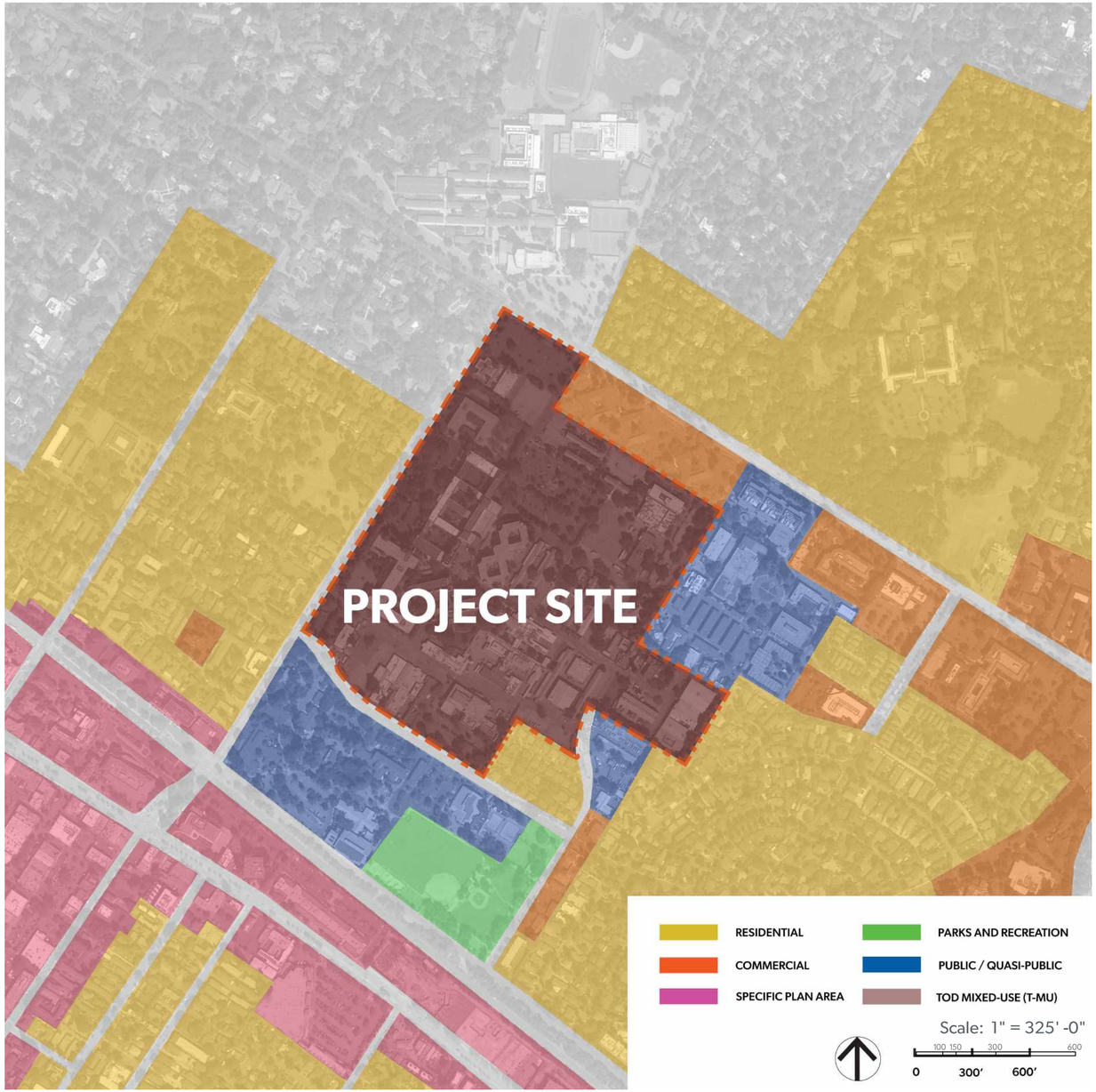
EXISTING GENERAL PLAN MAP



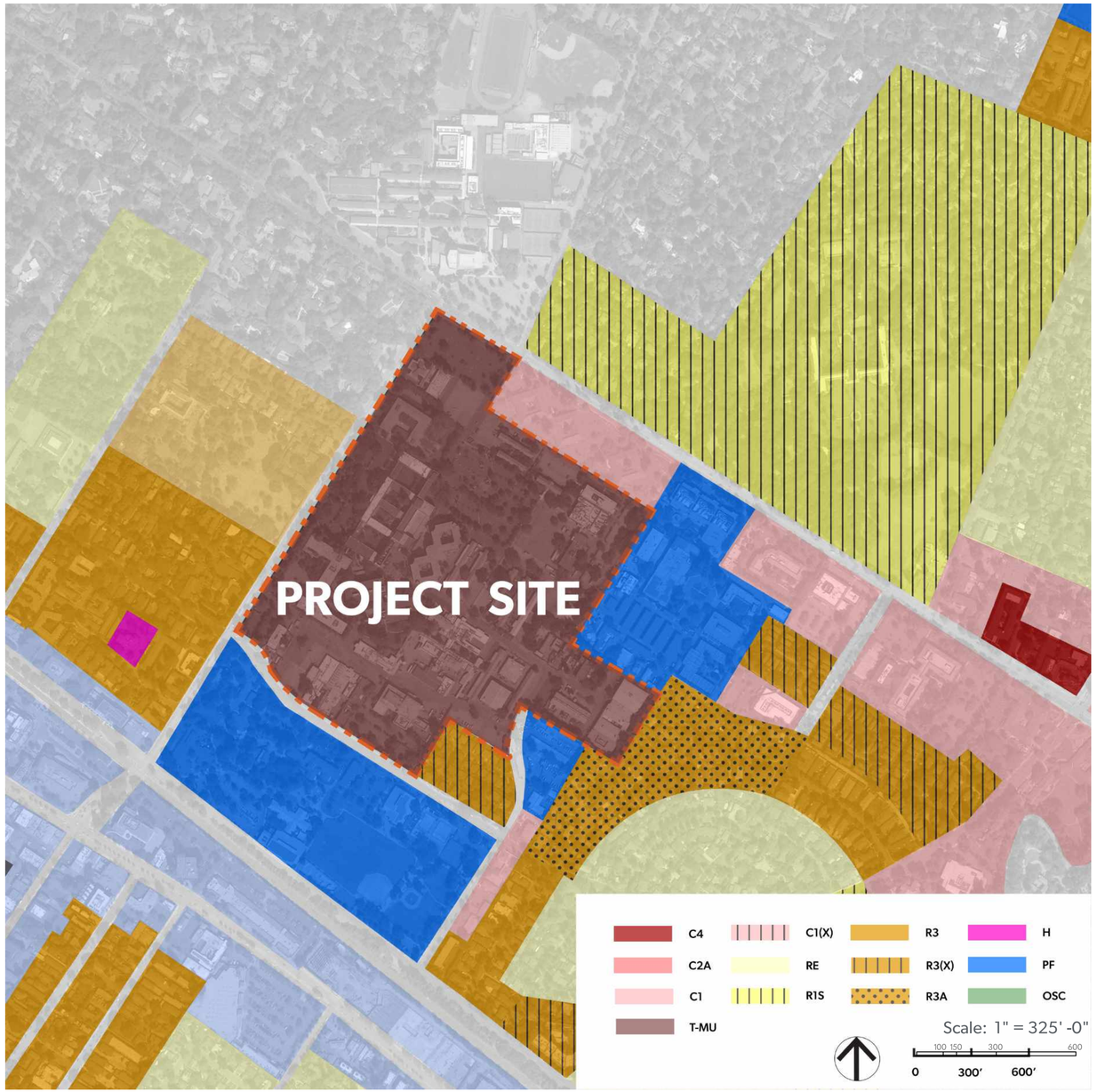
EXISTING ZONING MAP



PROPOSED GENERAL PLAN MAP



PROPOSED ZONING MAP

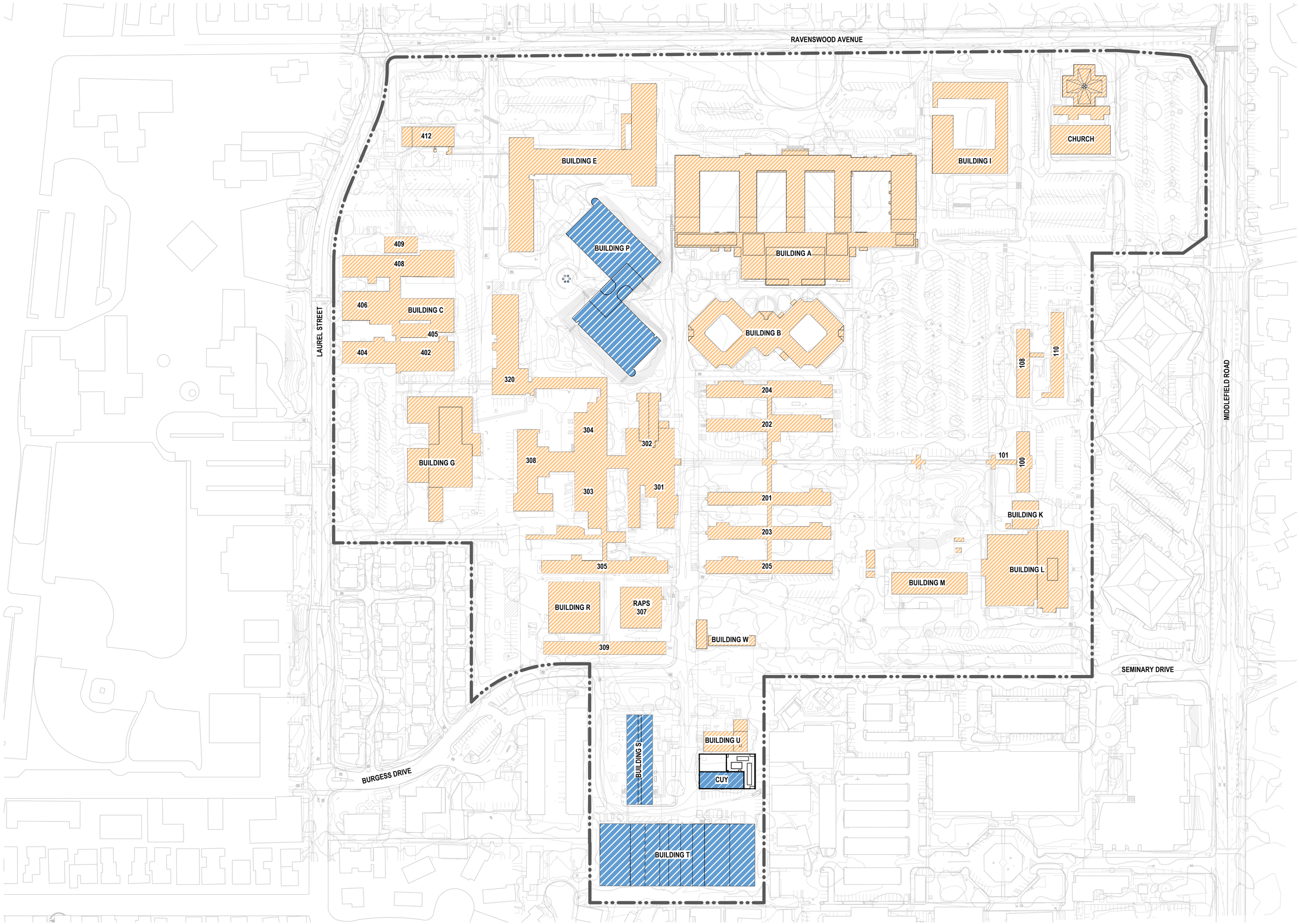


PARKLINE LANE PARTNERS SRI International STUDIOS OJB KIER+WRIGHT TCA

2024.05.08

PROPOSED GENERAL PLAN & ZONING DESIGNATIONS

G1.04.2

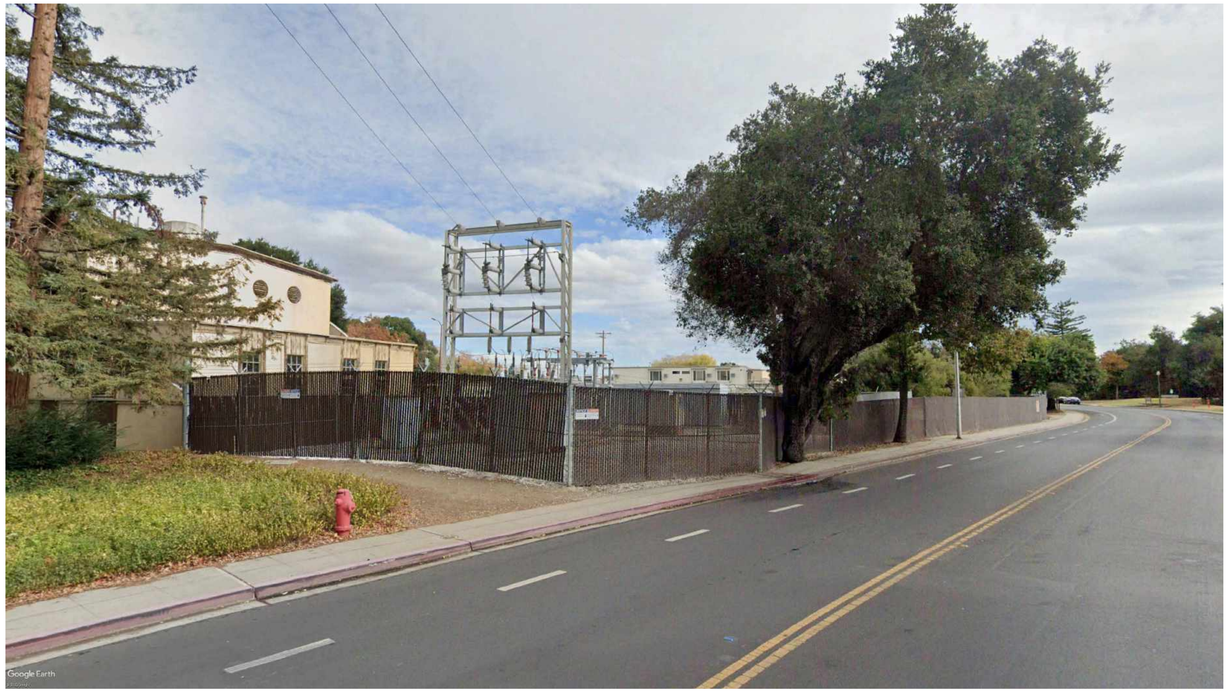


BUILDING NUMBER	BUILDING COVERAGE...	GROSS FLOOR AREA (SF)
A	75,673	276,113
B	33,150	135,110
E	42,995	171,980
G	32,858	59,536
I	24,750	56,920
K	4,101	4,101
L	36,062	75,267
M	12,822	25,772
P	42,446	183,423
R	14,400	23,009
S	12,599	21,241
T	52,985	82,066
U	5,400	5,400
W	1,819	1,819
100	4,503	9,006
108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

LEGEND

- TO BE REMOVED
- TO REMAIN

Scale: 1" = 100' -0"



VIEW ON LAUREL TOWARD SOUTH



VIEW ON LAUREL TOWARD NORTH

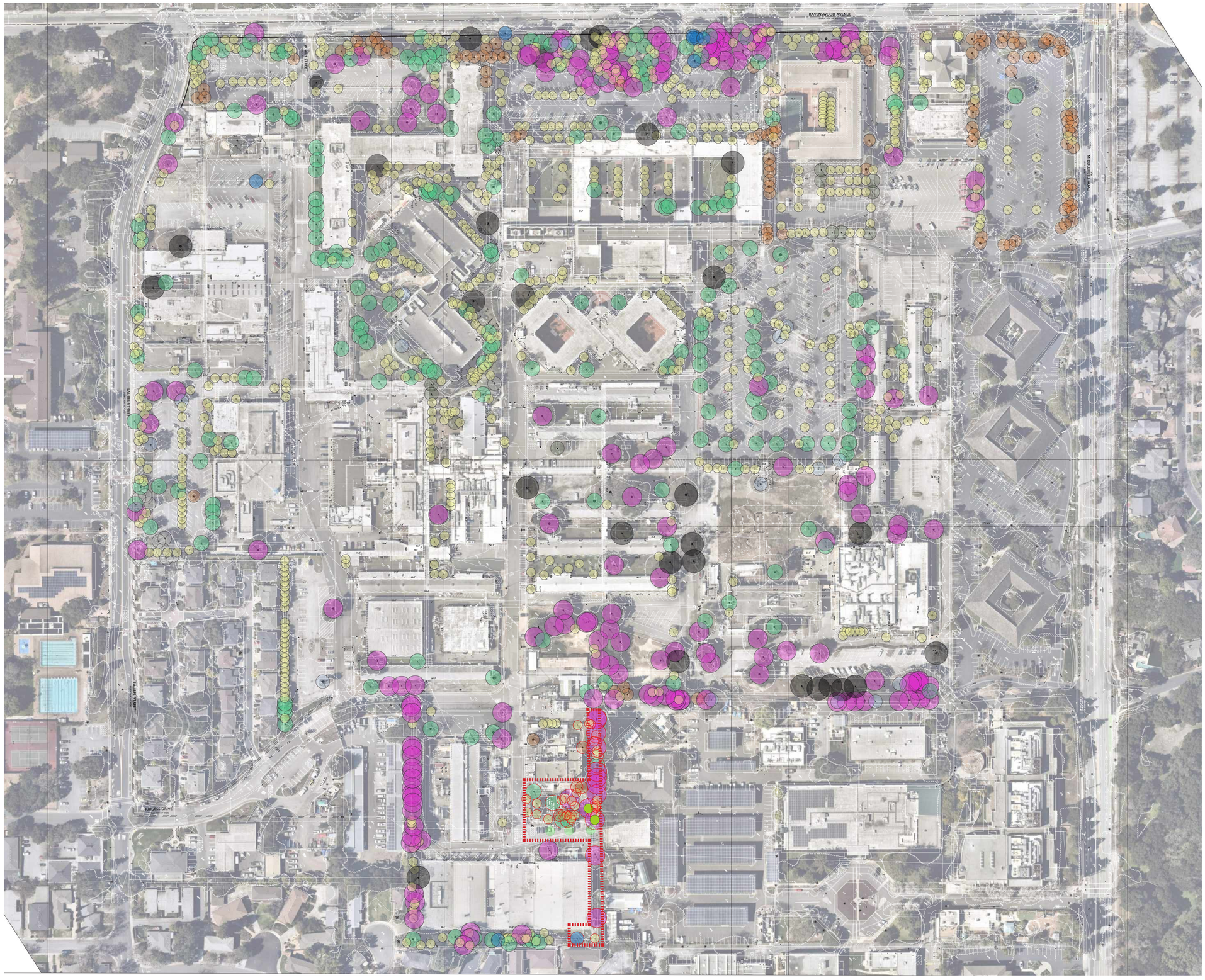


VIEW ON LAUREL TOWARD EAST



VIEW ON MIDDLEFIELD TOWARD CHURCH

Scale: 12" = 1'-0"


RAVENSWOOD AVENUE
RIDGEFIELD ROAD
RIDGEFIELD ROAD
RIDGEFIELD ROAD

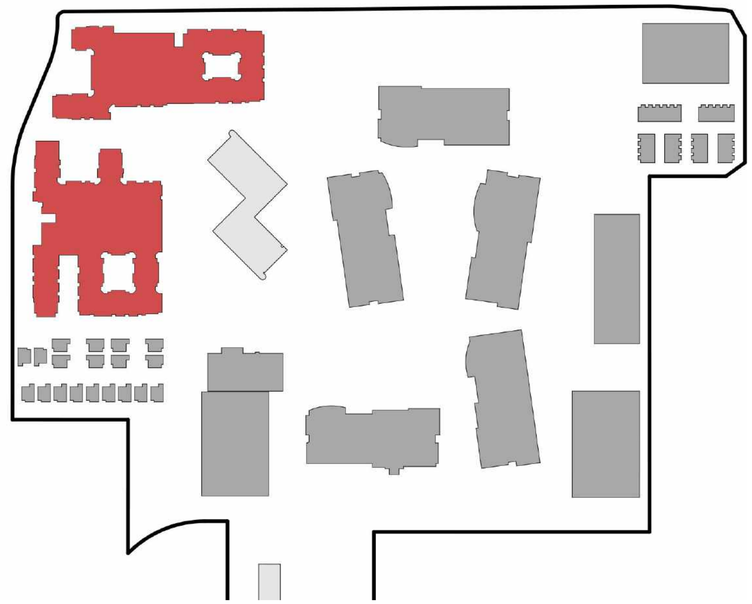

MASON











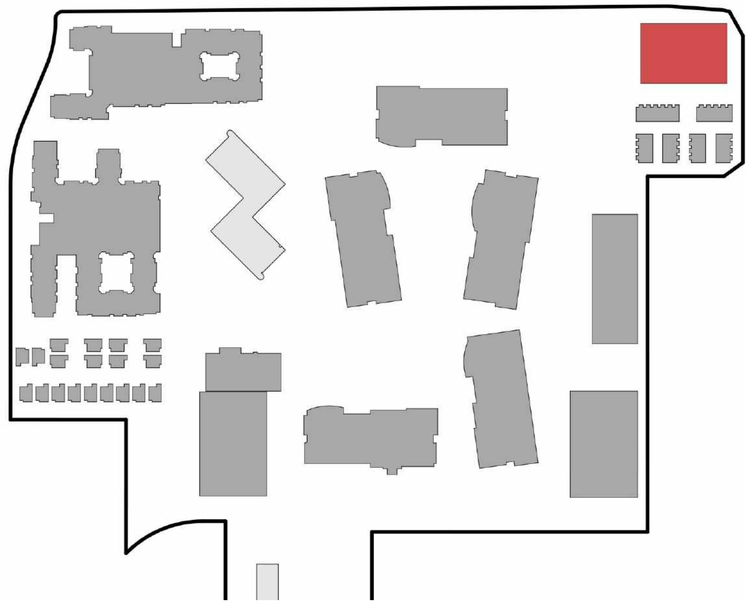

COMMERCIAL











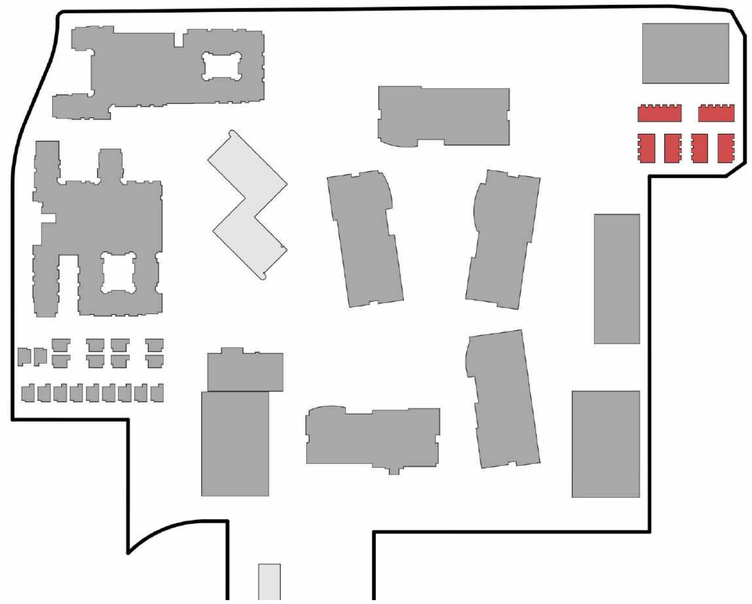

1689
1691











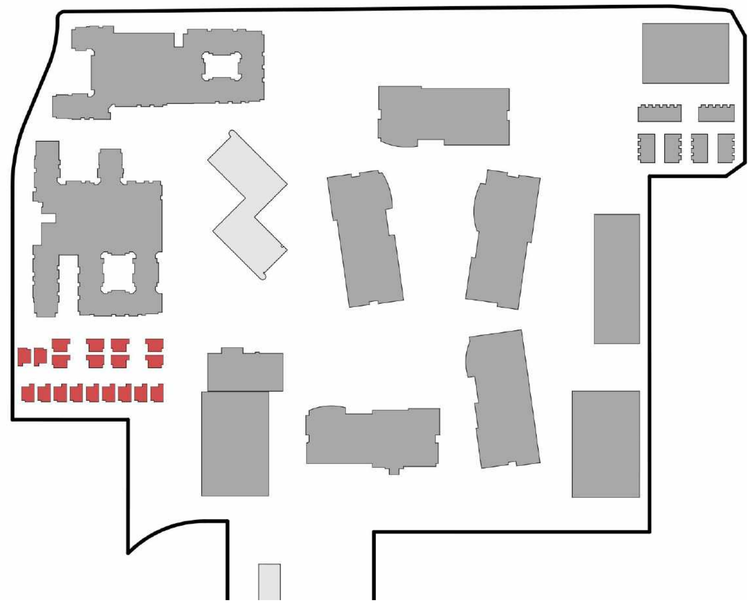

3359








BAYFAIR

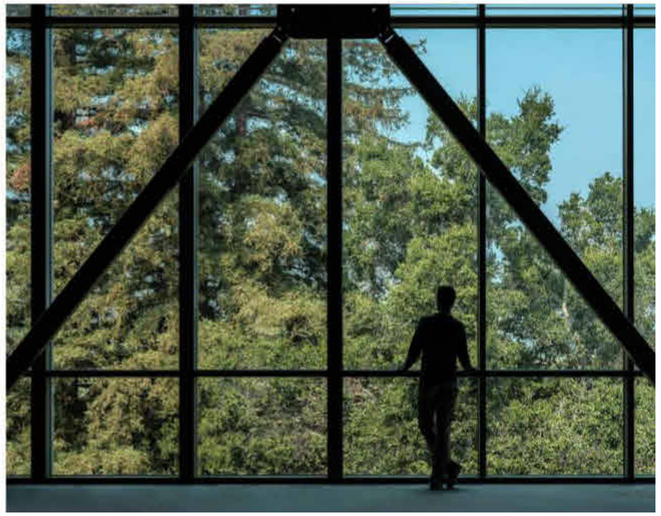


A PARK FOR CREATIVITY AND RESEARCH

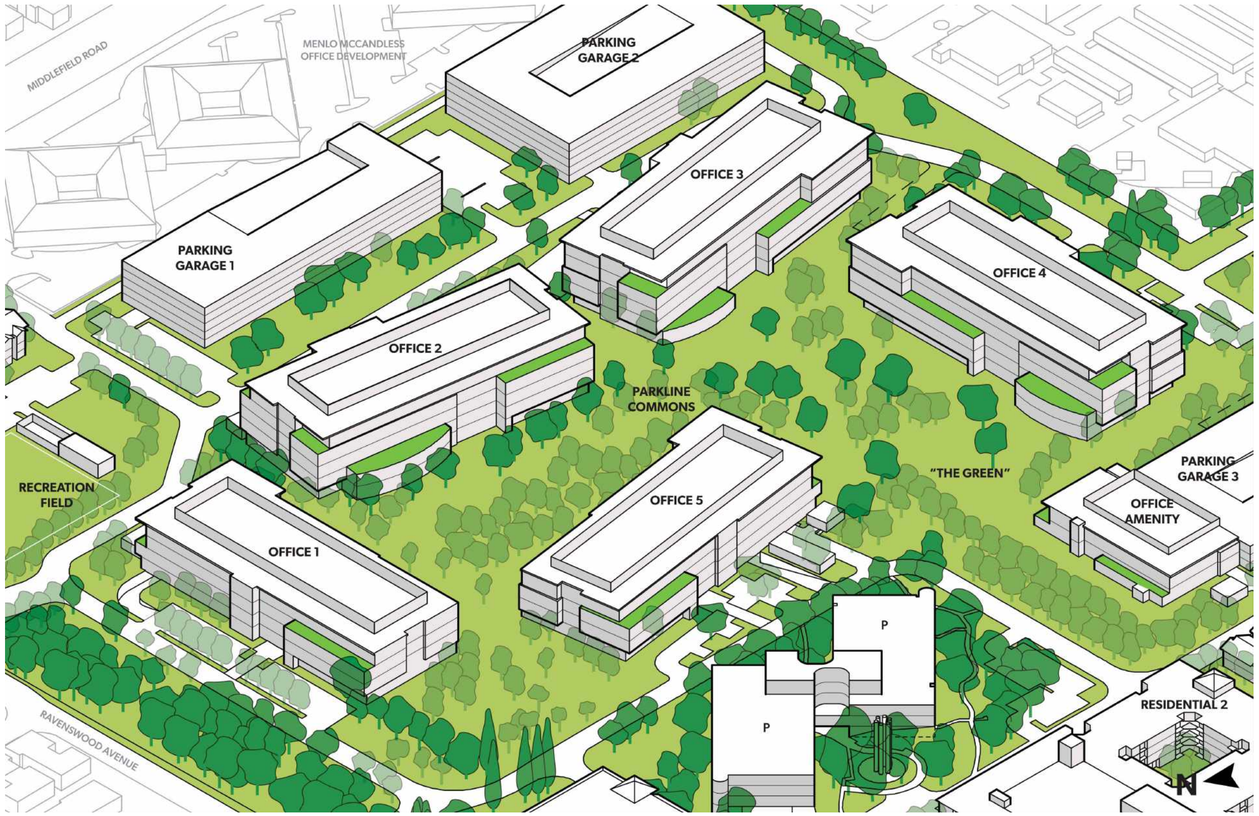




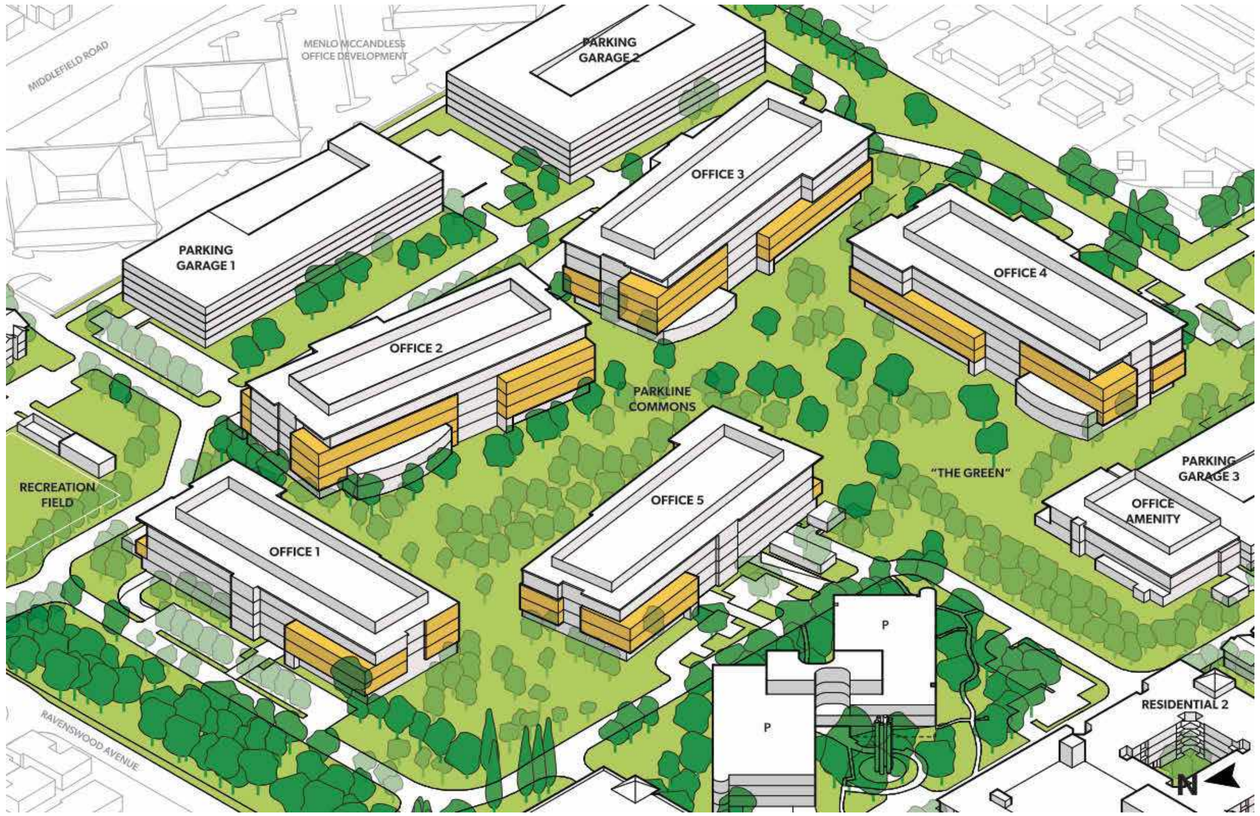




OFFICE/ R&D BUILDINGS ARE INSPIRED BY THE IDEA OF RE-CREATING A PLACE FOR RESEARCH AND CREATIVITY TO OCCUR WHILE ALSO CONNECTING TO THE EXISTING LANDSCAPE.



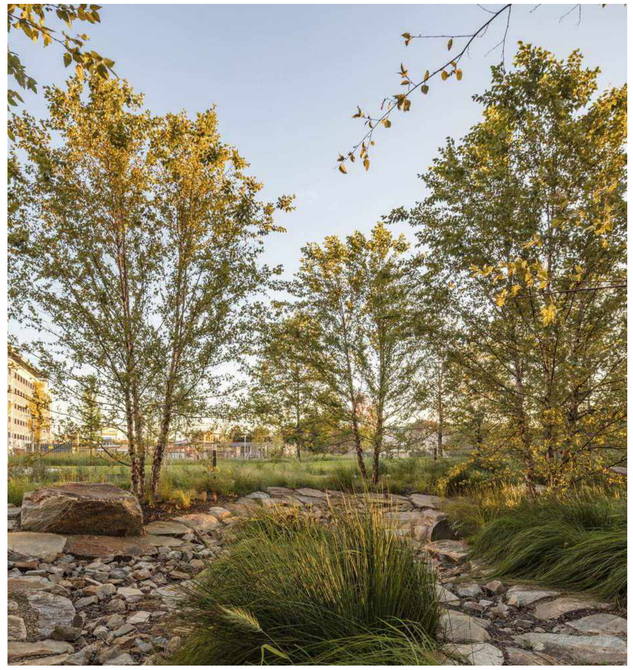
OFFICE/ R&D CONCEPTUAL DIAGRAMS - OUTDOOR TERRACES TO CENTRAL COMMONS CONNECTION



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

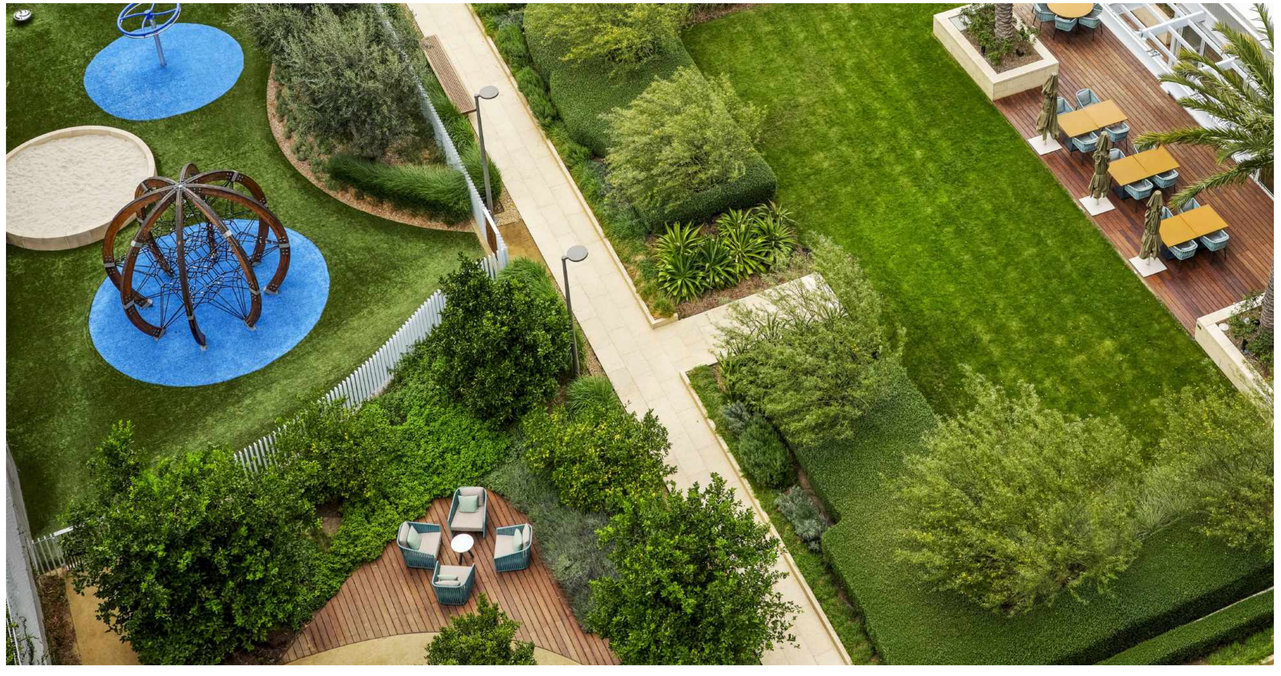


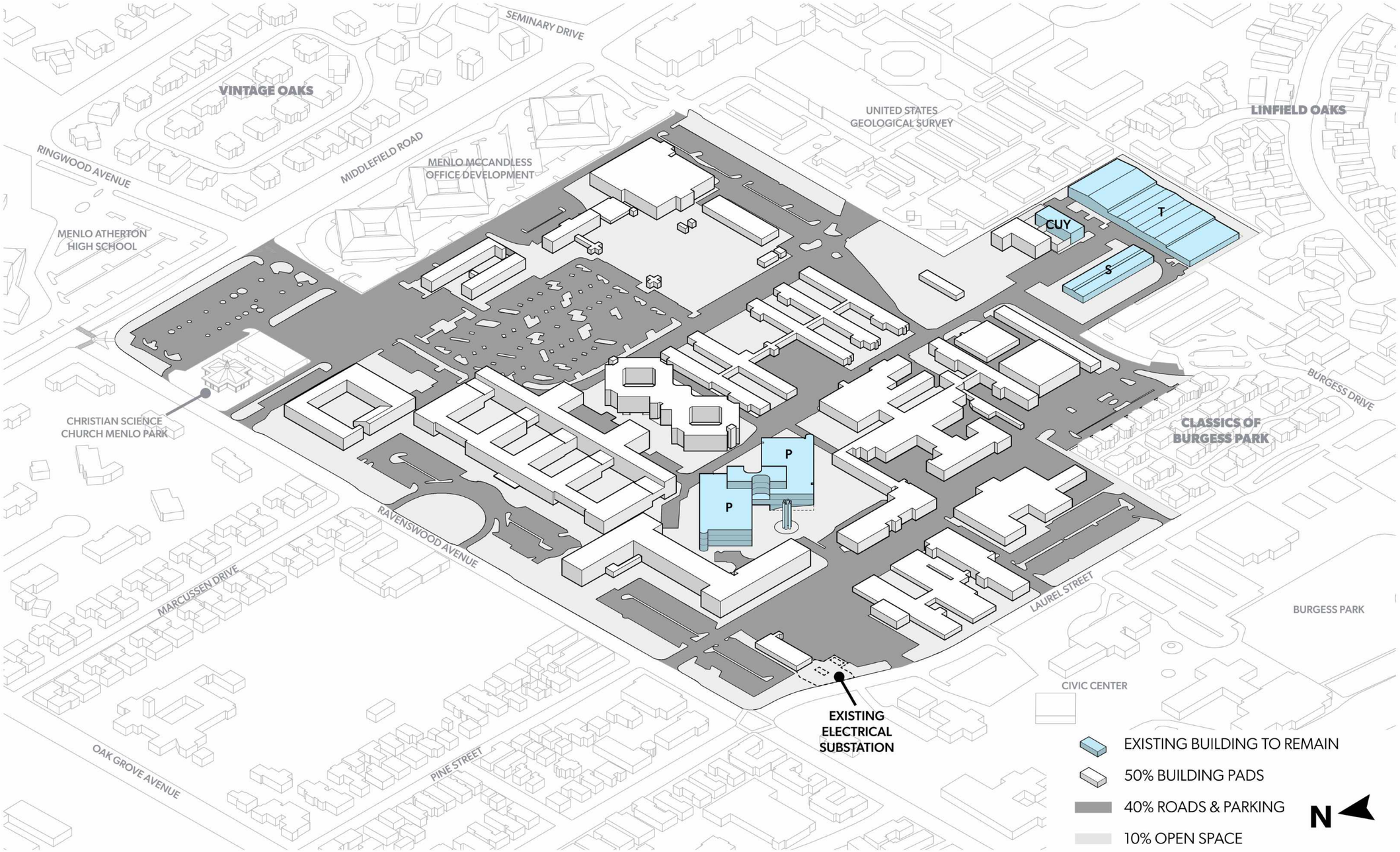










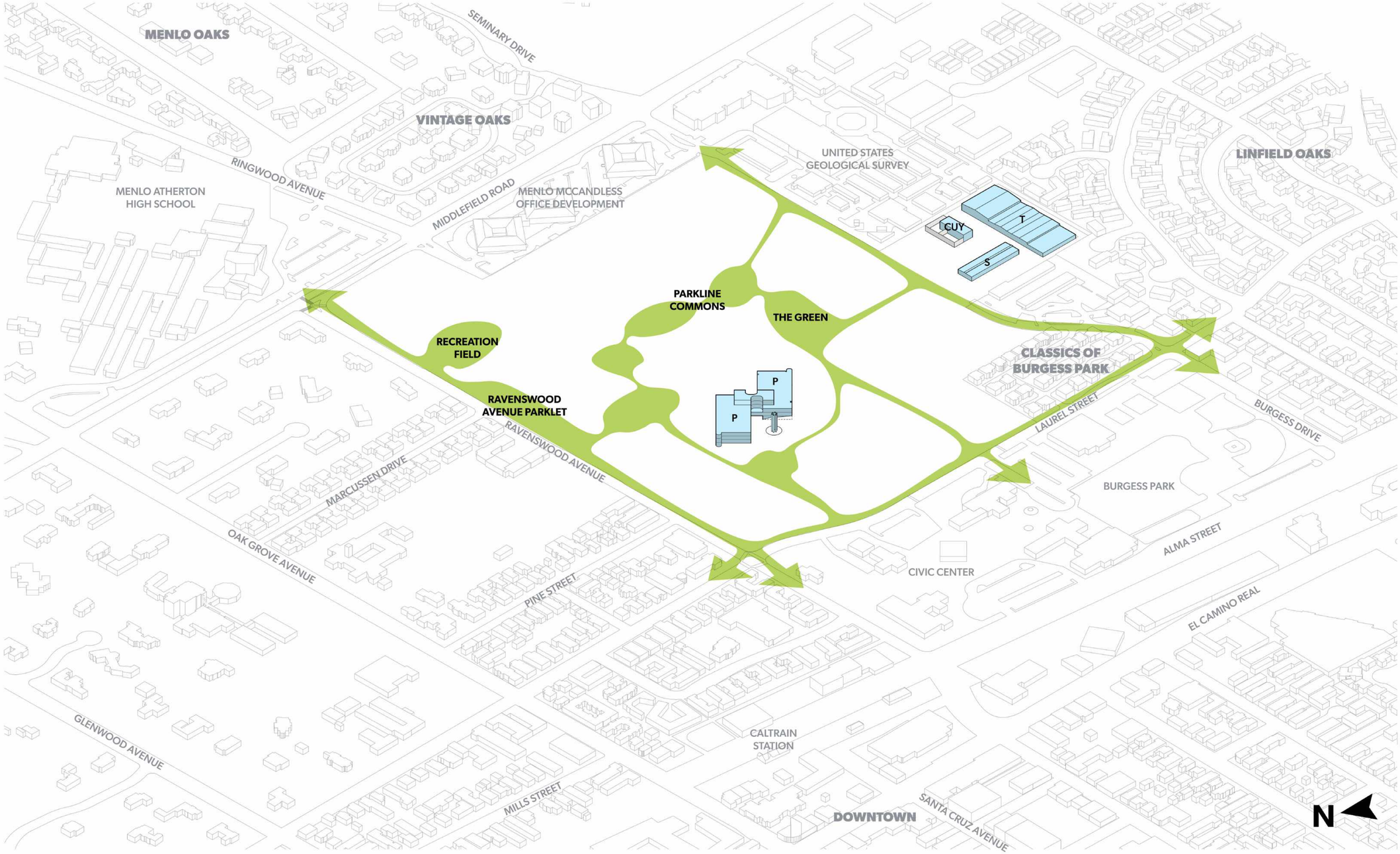


EXISTING SITE BUILDING & HARDSCAPE COVERAGE

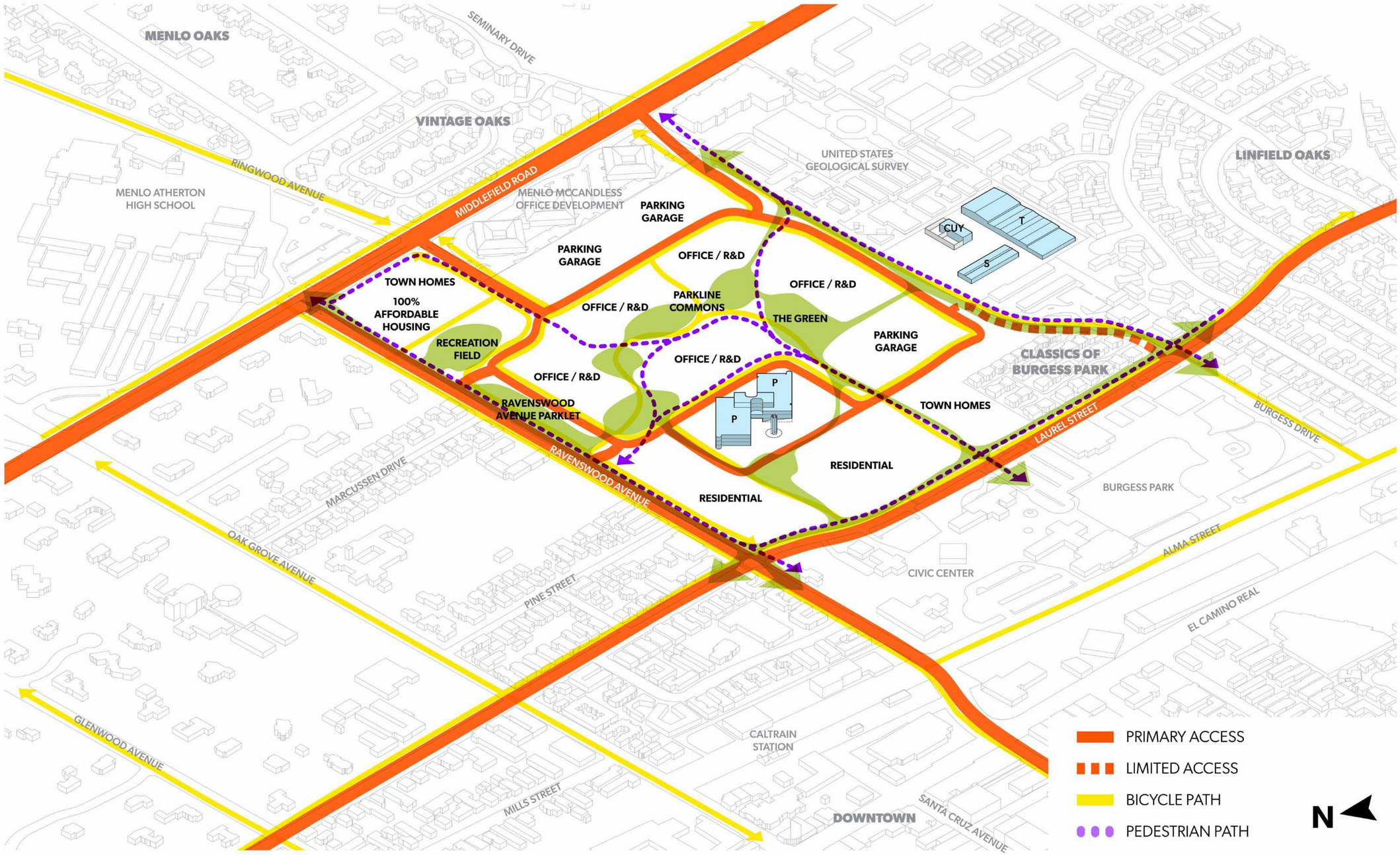
DESIGN OPPORTUNITY/ OBJECTIVE: TO MINIMIZE HARDSCAPE AND INCORPORATING MORE GREEN OPEN SPACE



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 NETWORK OF CIRCULATION WEAVING THROUGH THE SITE TO HELP CONNECTING PEOPLE INTO 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

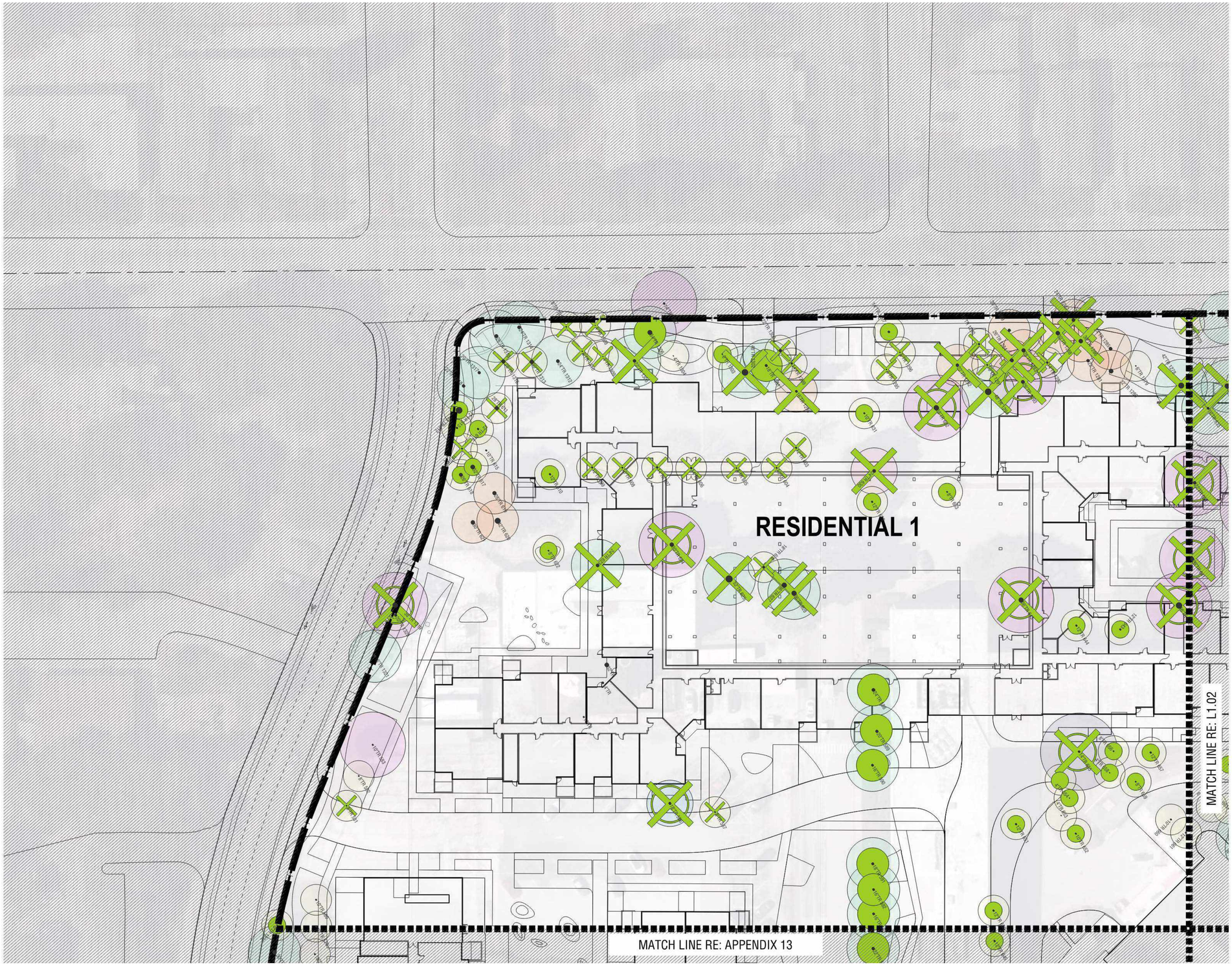
- HERITAGE QUERCUS AGRIFOLIA
- HERITAGE QUERCUS LOBATA
- HERITAGE QUERCUS ILEX
- HERITAGE QUERCUS RUBRA
- HERITAGE SEQUOIA SEMPERVIRENS
- HERITAGE ALL OTHER SPECIES
- NON HERITAGE TREES
- NEW TREES
- BOUNDARY OF SEPERATE PERMIT

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	593
EXISTING NON HERITAGE TREES	762
TOTAL EXISTING TREES	1,355
REMOVED HERITAGE TREES	
HERITAGE UNDESIRABLE/INVASIVE/POOR HEALTH	106
SCHEME CONFLICT HERITAGE OAK	48
SCHEME CONFLICT OTHER HERITAGE	90
TOTAL REMOVED HERITAGE TREES	244
REMOVED NON-HERITAGE TREES	
UNDESIRABLE/INVASIVE/POOR HEALTH	332
SCHEME CONFLICT	192
TOTAL REMOVED NON-HERITAGE TREES	524
TOTAL TREES IN MASTERPLAN	
TOTAL PRESERVED HERITAGE TREES	349
TOTAL PRESERVED NON-HERITAGE TREES	238
TOTAL PROPOSED NEW TREES	860
TOTAL TREES ON PROPOSED MASTERPLAN	1,447

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 UNDESIRABLE - REMOVE
- NON-HERITAGE UNDESIRABLE - REMOVE
- DESIGN CONFLICT - HERITAGE OAK - REMOVE
- DESIGN CONFLICT - OTHER HERITAGE - REMOVE
- DESIGN CONFLICT - NON HERITAGE - REMOVE

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’

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
- HERITAGE OLEA EUROPAEA
- HERITAGE HERITAGE INVASIVE
- HERITAGE ALL OTHER SPECIES
- NON HERITAGE TREES

TREE REMOVAL SYMBOLS

- HERITAGE UNDESIRABLE - REMOVE
- NON-HERITAGE UNDESIRABLE - REMOVE
- DESIGN CONFLICT - HERITAGE OAK - REMOVE
- DESIGN CONFLICT - OTHER HERITAGE - REMOVE
- DESIGN CONFLICT - NON HERITAGE - REMOVE

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

- HERITAGE UNDESIRABLE - REMOVE
- NON-HERITAGE UNDESIRABLE - REMOVE
- DESIGN CONFLICT - HERITAGE OAK - REMOVE
- DESIGN CONFLICT - OTHER HERITAGE - REMOVE
- DESIGN CONFLICT - NON HERITAGE - REMOVE

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

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- 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’

MATCH LINE RE: APPENDIX 10

RESIDENTIAL 2

TOWNHOMES 1

MATCH LINE RE: APPENDIX 14

MATCH LINE RE: APPENDIX 16

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 UNDESIRABLE - REMOVE
- NON-HERITAGE UNDESIRABLE - REMOVE
- DESIGN CONFLICT - HERITAGE OAK - REMOVE
- DESIGN CONFLICT - OTHER HERITAGE - REMOVE
- DESIGN CONFLICT - NON HERITAGE - REMOVE

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'

MATCH LINE RE: APPENDIX 11

BUILDING P

BUILDING P

PARKLINE COMMONS

OFFICE 5

OFFICE

MATCH LINE RE:APPENDIX 13

MATCH LINE RE:APPENDIX 15

AMENITY BUILDING

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
- HERITAGE OLEA EUROPAEA
- HERITAGE HERITAGE INVASIVE
- HERITAGE ALL OTHER SPECIES
- NON HERITAGE TREES

TREE REMOVAL SYMBOLS

- HERITAGE UNDESIRABLE - REMOVE
- NON-HERITAGE UNDESIRABLE - REMOVE
- DESIGN CONFLICT - HERITAGE OAK - REMOVE
- DESIGN CONFLICT - OTHER HERITAGE - REMOVE
- DESIGN CONFLICT - NON HERITAGE - REMOVE

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'

MATCH LINE RE: APPENDIX 12

MATCH LINE RE: APPENDIX 14

PARKING GARAGE 1

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
- HERITAGE OLEA EUROPAEA
- HERITAGE HERITAGE INVASIVE
- HERITAGE ALL OTHER SPECIES
- NON HERITAGE TREES

TREE REMOVAL SYMBOLS

- HERITAGE UNDESIRABLE - REMOVE
- NON-HERITAGE UNDESIRABLE - REMOVE
- DESIGN CONFLICT - HERITAGE OAK - REMOVE
- DESIGN CONFLICT - OTHER HERITAGE - REMOVE
- DESIGN CONFLICT - NON HERITAGE - REMOVE

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

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- 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
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TREE REMOVAL SYMBOLS

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- NON-HERITAGE UNDESIRABLE - REMOVE
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- DESIGN CONFLICT - OTHER HERITAGE - REMOVE
- DESIGN CONFLICT - NON HERITAGE - REMOVE

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’

MATCH LINE RE: APPENDIX 14

AMENITY BUILDING

OFFICE 3

OFFICE 4

G GARAGE 3

MATCH LINE RE: APPENDIX 16

MATCH LINE RE APPENDIX 18

LOOP ROAD

BUILDING

MATCH LINE RE: APPENDIX 19

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

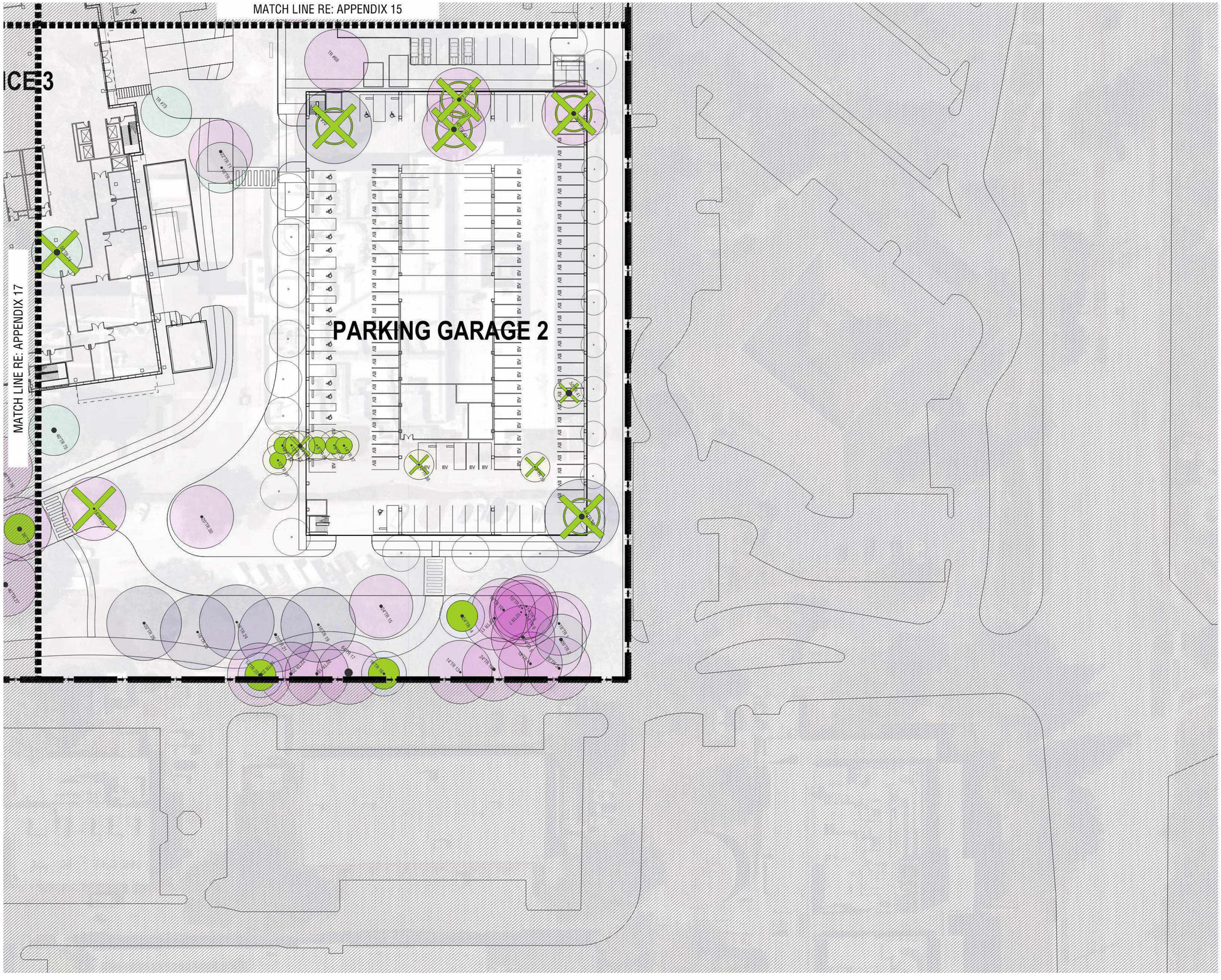
- HERITAGE UNDESIRABLE - REMOVE
- NON-HERITAGE UNDESIRABLE - REMOVE
- DESIGN CONFLICT - HERITAGE OAK - REMOVE
- DESIGN CONFLICT - OTHER HERITAGE - REMOVE
- DESIGN CONFLICT - NON HERITAGE - REMOVE

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
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- HERITAGE OLEA EUROPAEA
- HERITAGE HERITAGE INVASIVE
- HERITAGE ALL OTHER SPECIES
- NON HERITAGE TREES

TREE REMOVAL SYMBOLS

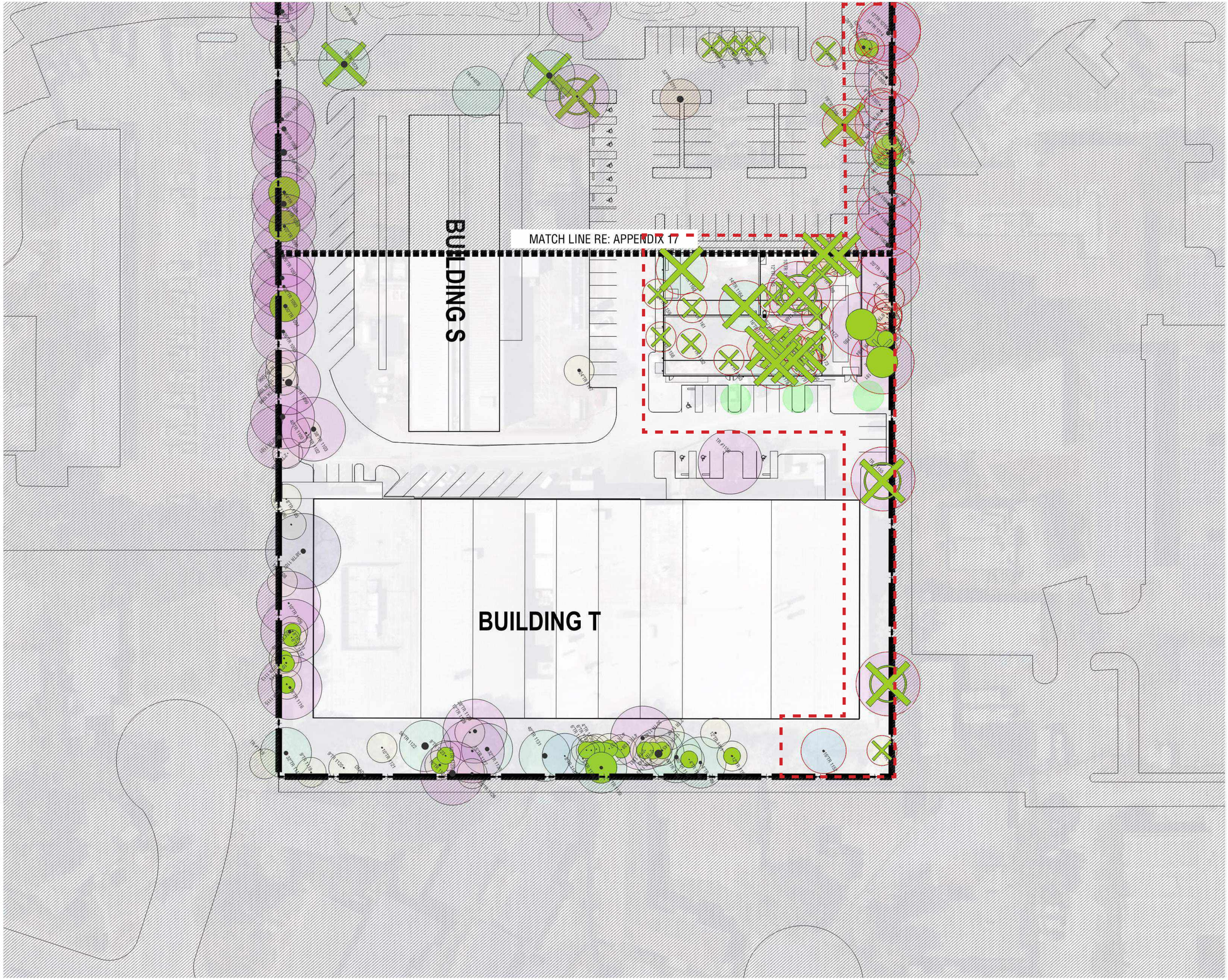
- HERITAGE UNDESIRABLE - REMOVE
- NON-HERITAGE UNDESIRABLE - REMOVE
- DESIGN CONFLICT - HERITAGE OAK - REMOVE
- DESIGN CONFLICT - OTHER HERITAGE - REMOVE
- DESIGN CONFLICT - NON HERITAGE - REMOVE

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

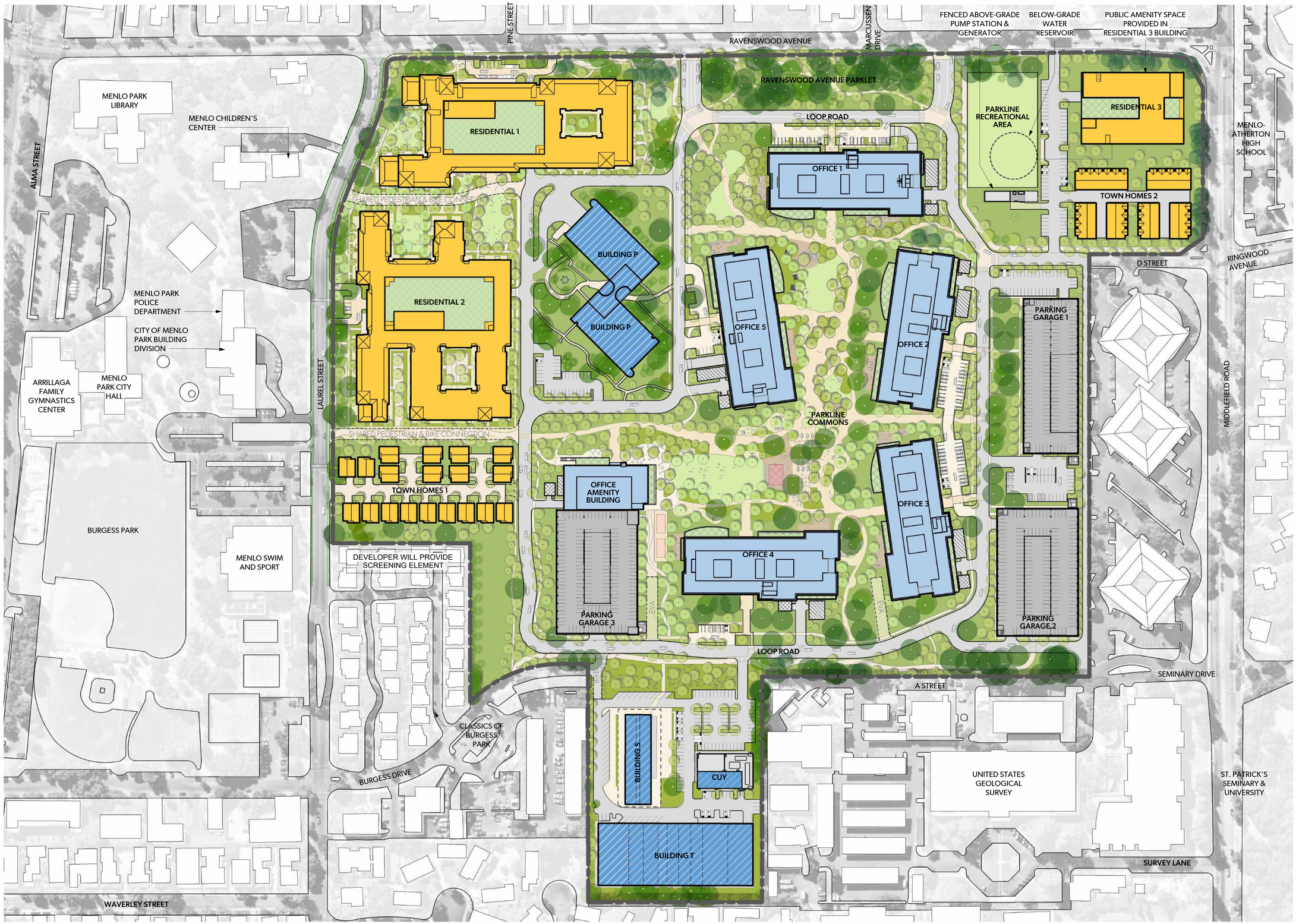
- HERITAGE UNDESIRABLE - REMOVE
- NON-HERITAGE UNDESIRABLE - REMOVE
- DESIGN CONFLICT - HERITAGE OAK - REMOVE
- DESIGN CONFLICT - OTHER HERITAGE - REMOVE
- DESIGN CONFLICT - NON HERITAGE - REMOVE

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

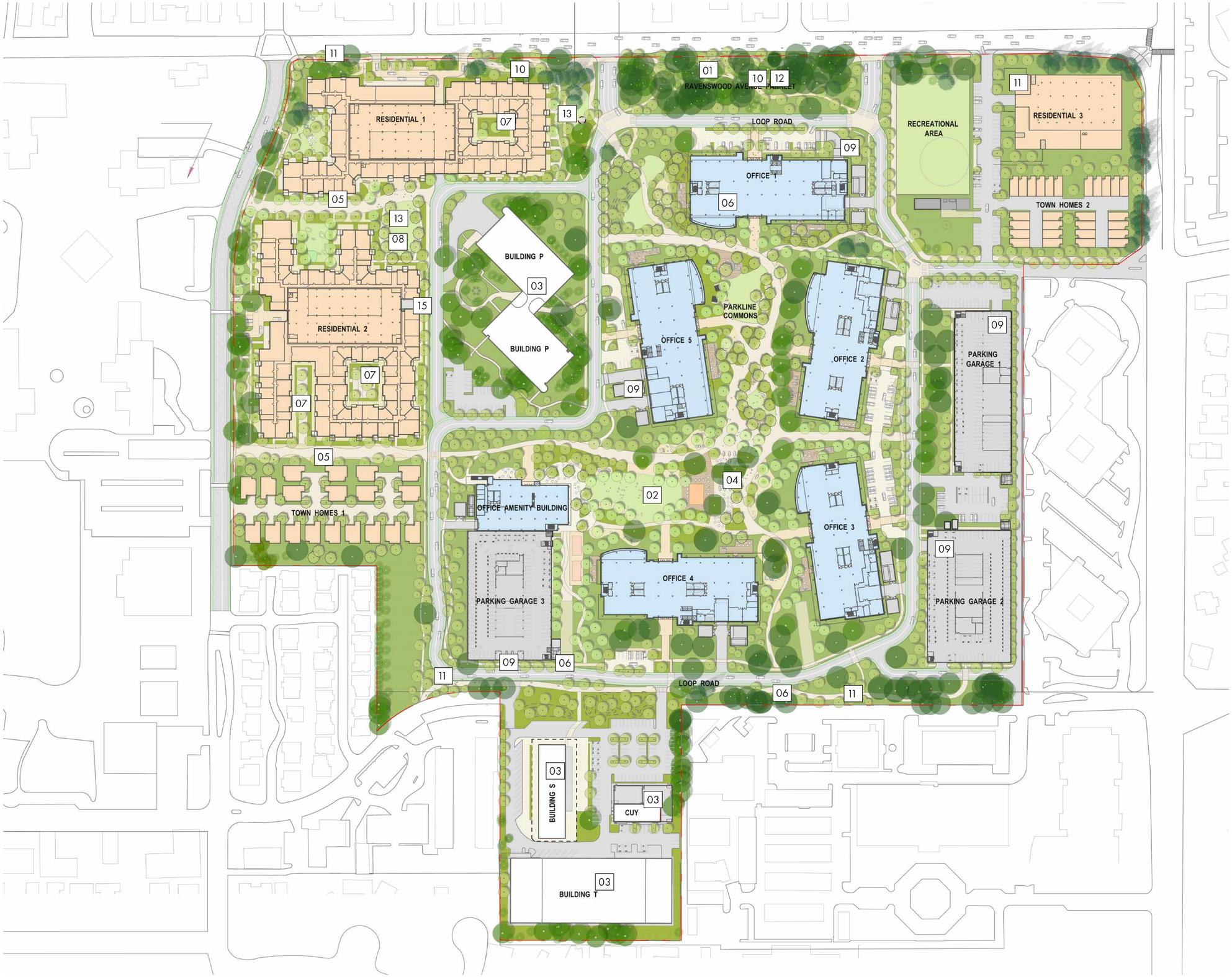
- RESIDENTIAL
- OFFICE / R&D
- TERRACE
- EXISTING BUILDINGS
- PARKING GARAGE
- UTILITY YARD
- UTILITY & TRASH ENCLOSURE FOOTPRINT / ROOF
- OUTDOOR PAVILION / EVENT SPACE

Scale: 1" = 100' -0"

PARKLINE | LANE PARTNERS | SRI International | STUDIOS | OJB | KIER+WRIGHT | TCA ARCHITECTS | 2024.05.08

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



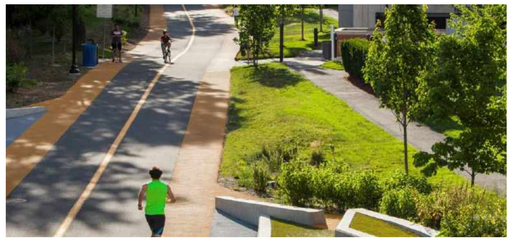
02 FLEXIBLE-USE LAWN



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



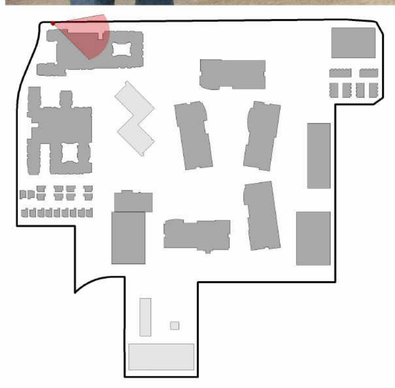
19 MOVIE NIGHT

LEGEND

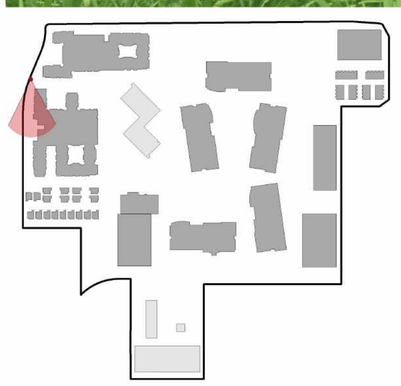
01 RAVENSWOOD CLASS I SHARED-USE PATH
02 FLEXIBLE-USE LAWN
03 MULTI-USE PLAZA
04 PEDESTRIAN CONNECTION
05 SEMINARY/BURGESS CLASS I SHARED-USE PATH
06 DOG PARK
07 PICKLEBALL COURT
08 EXERCISE STATION
09 BIKE REPAIR STATION
10 CHILDREN'S PLAYGROUND
11 PERFORMANCE SPACE
12 BBQ/PICNIC AREA
13 SHADED COURTS
14 PARK GAMES
15 FARMERS' MARKET
16 RECREATION FIELD
17 COMMUNITY SPACE
18 COMMUNITY FITNESS
19 MOVIE NIGHT

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

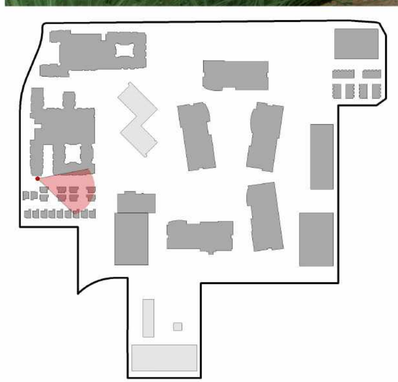




A PARKLET WITH SHARED BICYCLE AND PEDESTRIAN PATHS WILL STRETCH ALONG THE PROJECT AT RAVENSWOOD AVENUE. ('RESIDENTIAL 1' SHOWN AT BACKGROUND)

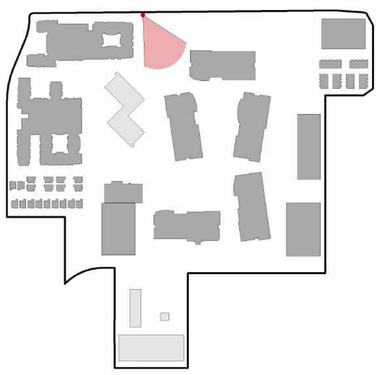


BICYCLES AND PEDESTRIANS TRAVEL ALONG LAUREL STREET WITH 'RESIDENTIAL 2' BUILDING AT LEFT.

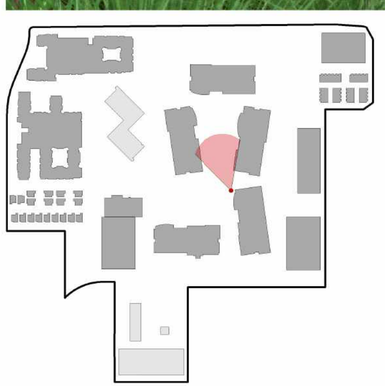


THE LAUREL STREET PEDESTRIAN CONNECTION, BETWEEN 'RESIDENTIAL 2' (LEFT) & 'TOWNHOMES 1' (RIGHT), PROVIDING EAST-WEST ACCESS TO AND FROM THE PARKLINE COMMONS.



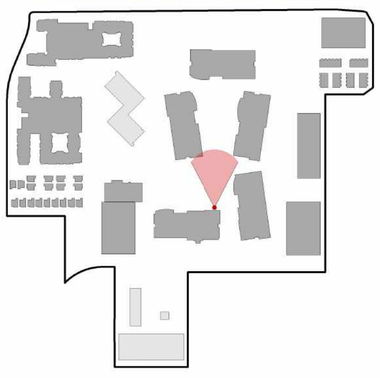


ONE OF TWO MAIN ENTRANCES TO PARKLINE ALONG RAVENSWOOD AVENUE, WITH 'OFFICE 1' (LEFT) AND 'OFFICE 5' (RIGHT) AT BACKGROUND.



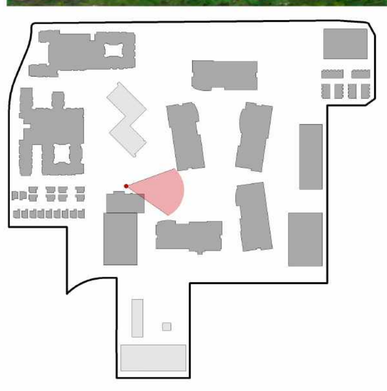
PARKLINE COMMONS, SURROUNDED WITH OFFICE/ R&D (FROM LEFT TO RIGHT - 'OFFICE 5' , 'OFFICE 1' , 'OFFICE 2').





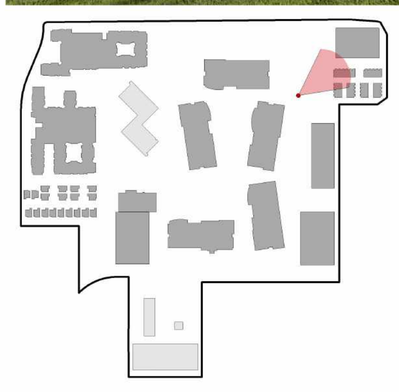
PARKLINE COMMONS, LOOKING TOWARD THE NORTH, SURROUNDED WITH OFFICE/ R&D (FROM LEFT TO RIGHT - 'OFFICE 5' , 'OFFICE 1' , 'OFFICE 2', 'OFFICE 3').



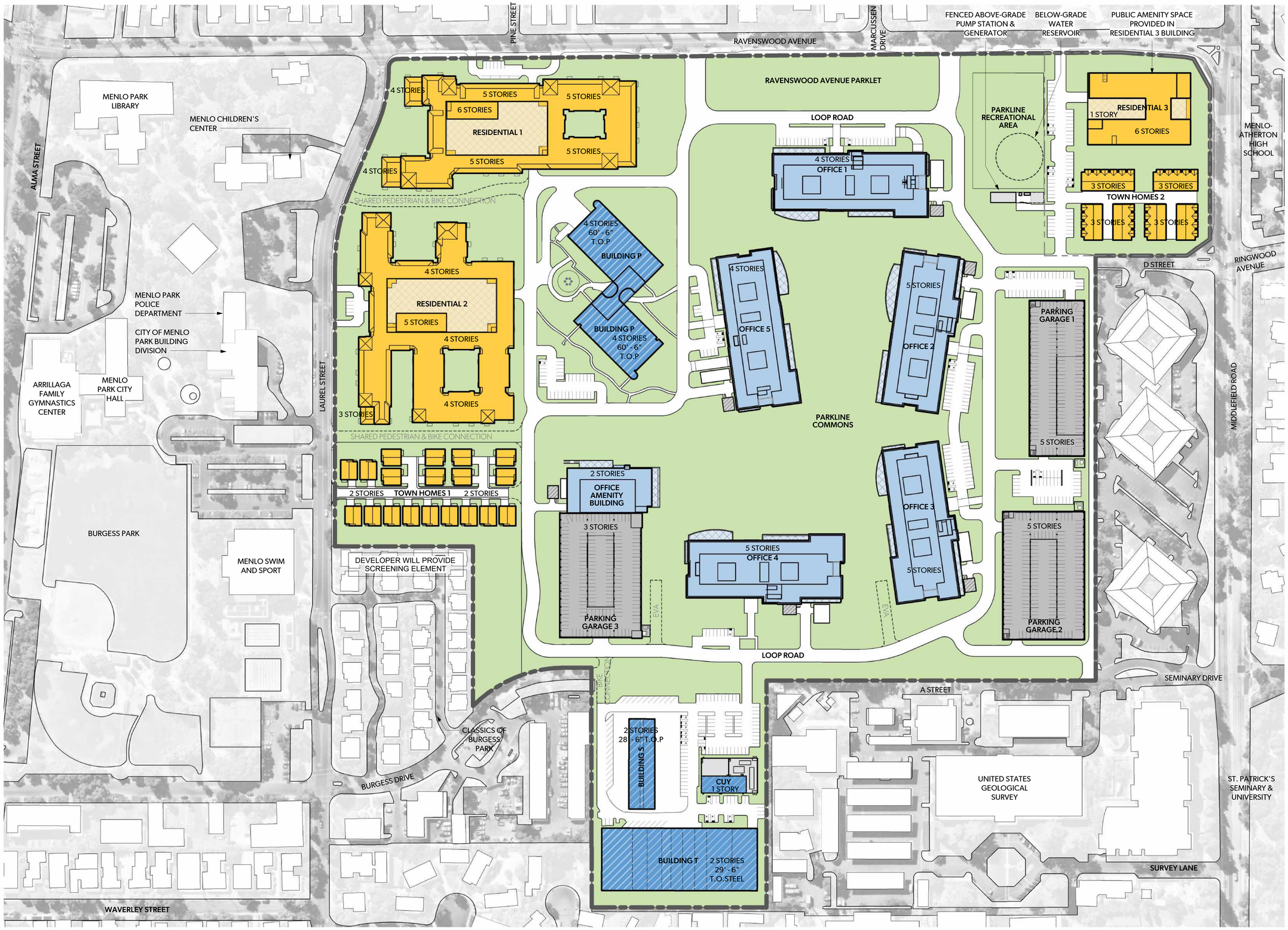


VIEW TOWARD "THE GREEN" IN THE PARKLINE COMMONS, WITH THE OFFICE AMENITY AT RIGHT, AND OFFICE/ R&D AT BACKGROUND (FROM LEFT TO RIGHT - 'OFFICE 5' , 'OFFICE 2', 'OFFICE 3', 'OFFICE 4').





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



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"

PARKLINE | LANE PARTNERS | SRI International | STUDIOS | OJB | KIER+WRIGHT | TCA ARCHITECTS

2024.05.08

CONCEPTUAL BUILDING HEIGHT PLAN

G3.03

RAVENSWOOD AVENUE PARKLET

RECREATIONAL AREA

RESIDENTIAL

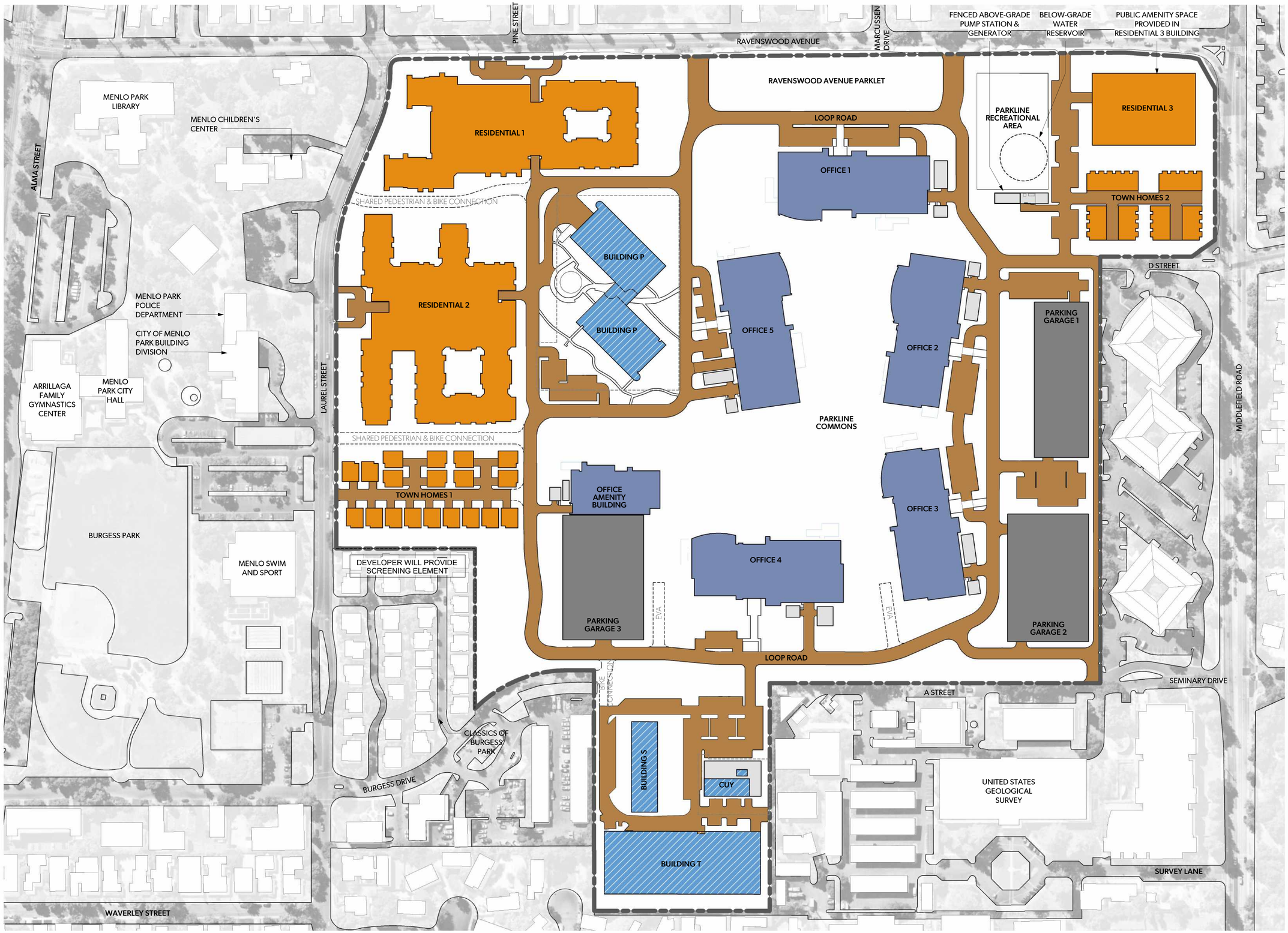
RESIDENTIAL

PARKLINE COMMONS

OPEN SPACE LEGEND

- PRIVATE RESIDENTIAL OPEN SPACE (228876 SF / 5.1 ACRES)
- PRIVATE OFFICE OPEN SPACE (218,259 SF / 5 ACRES)
- PUBLICLY ACCESSIBLE OPEN SPACE (861,893 SF / 19.8 ACRES)
- EXISTING SRI OPEN SPACE

TOTAL PROPOSED NEW OPEN SPACE = 29.9 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

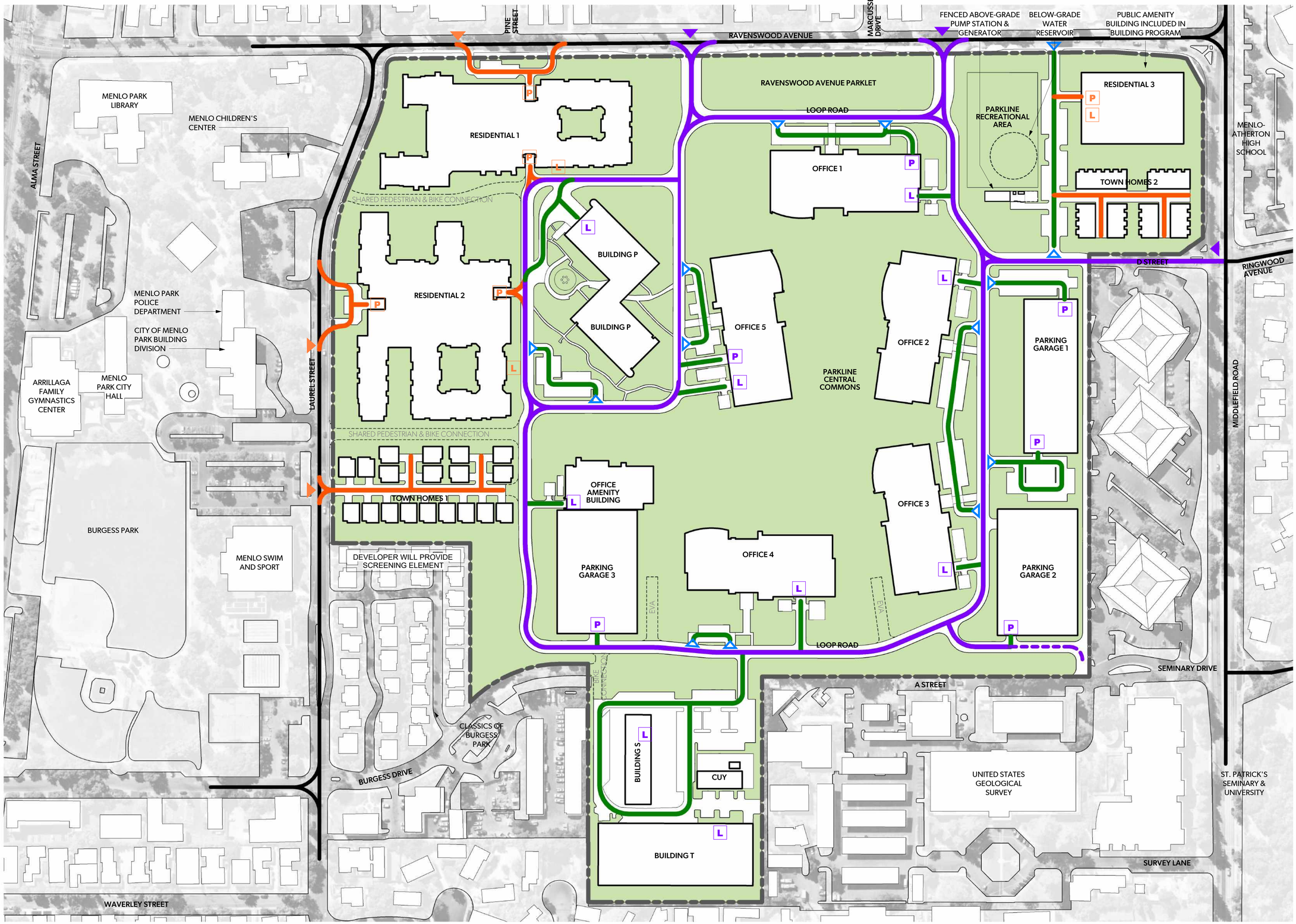
- BUILDING COVERAGE - RESIDENTIAL
- BUILDING COVERAGE - OFFICE / R&D
- BUILDING COVERAGE - EXISTING OFFICE / R&D TO REMAIN
- BUILDING COVERAGE - PARKING GARAGES
- UTILITY YARD
- PAVING FOR VEHICLES

Scale: 1" = 100' -0"

PARKLINE LANE PARTNERS SRI International STUDIOS OJB KIER+WRIGHT TCA ARCHITECTS 2024.05.08

CONCEPTUAL BUILDING COVERAGE PLAN

G3.05



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
- PASSENGER LOADING / DROP-OFF & PARKING ENTRY
- L L ENTRY TO LOADING DOCK
- P OFFICE / R&D STRUCTURED PARKING ENTRANCE
- P RESIDENTIAL PARKING ENTRANCE

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

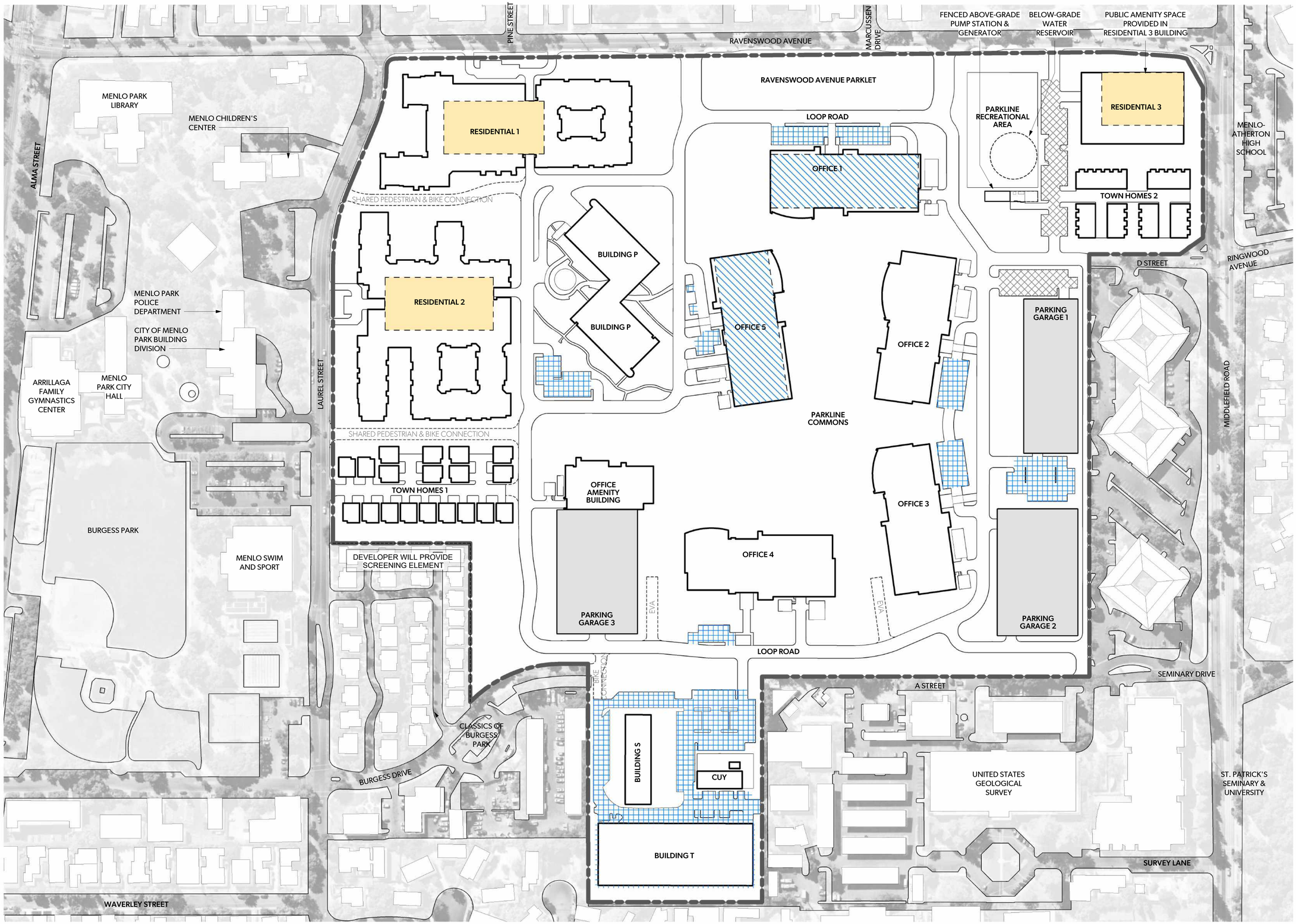
Scale: 1" = 100' -0"

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2024.05.08

CONCEPTUAL VEHICULAR CIRCULATION AND SITE ACCESS

G4.01



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

PROPERTY LINE

LAUREL STREET

RESIDENTIAL 1

RESIDENTIAL 2

TOWN HOMES 1

BUILDING P

BUILDING P

OFFICE AMENITY BUILDING

RAVENSWOOD AVENUE PARKLET

LOOP ROAD

OFFICE 1

OFFICE 5

PARKLINE COMMONS

OFFICE 2

OFFICE 3

OFFICE 4

RECREATIONAL AREA

RESIDENTIAL 3

TOWN HOMES 2

PARKING GARAGE 1

PARKING GARAGE 2

PARKING GARAGE 3

BUILDING S

CUY

BUILDING T

2 G5.10

3 G5.10

1 G5.09

5 G5.11

4 G5.11

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 - SEPERATE CITY IMPROVEMENT PROJECT NOT PART OF PARKLINE
- PROPOSED PRIMARY PEDESTRIAN CIRCULATION
- PROPOSED SECONDARY PEDESTRIAN CIRCULATION
- EXISTING PEDESTRIAN CIRCULATION
- EXISTING CLASS II BIKE LANES
- EXISTING CLASS III BIKE LAKES (“SHARROW”)
- POTENTIAL FUTURE ROUTE UNDER STUDY

BICYCLE MAINTENANCE SERVICES



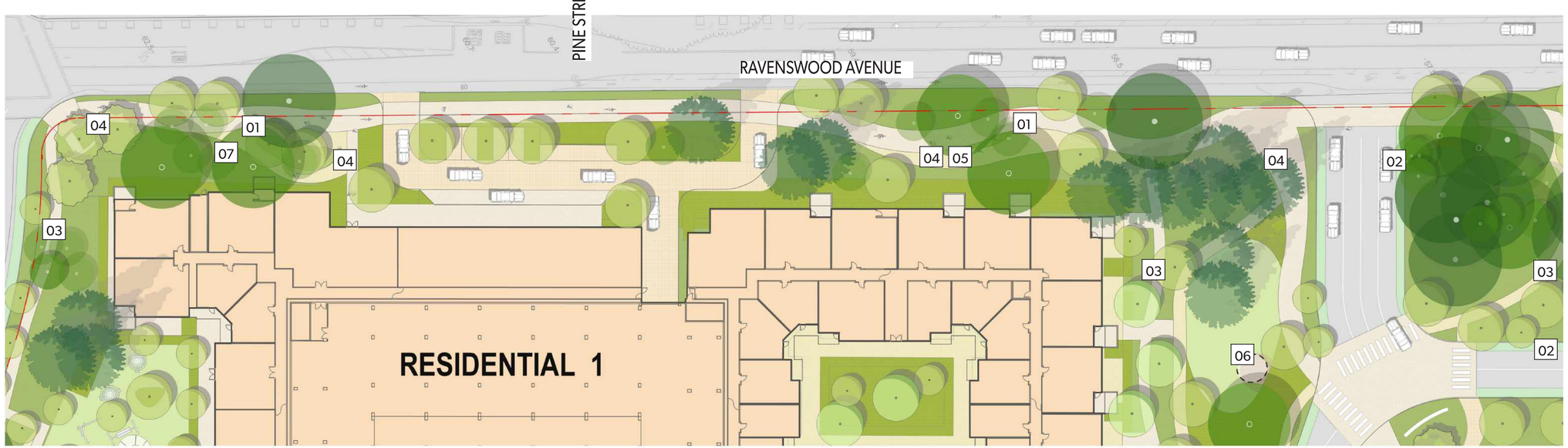
BICYCLE REPAIR STATION



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CONCEPTUAL BICYCLE AND PEDESTRIAN CIRCULATION

G4.06



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

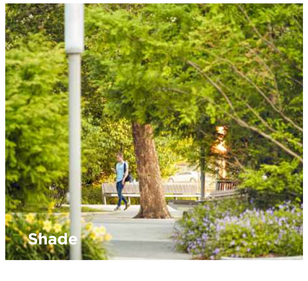
1 RAVENSWOOD AVENUE PARKLET WEST ENLARGEMENT

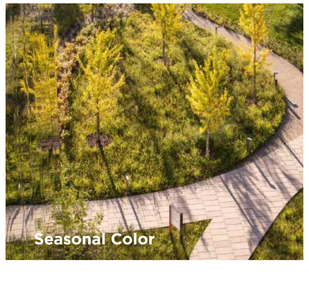


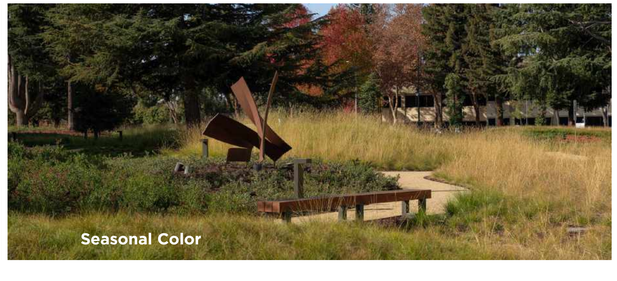












POTENTIAL AMENITY PROGRAMMING IMAGES ARE FOR ILLUSTRAIVE PURPOSES, ACTUAL AMENITY TYPE AND LOCATION WILL VARY



0 15 30 75

SCALE : 1" = 30'



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	CHILDRENS PLAY AREA

KEY PLAN



1 RAVENSWOOD AVENUE PARKLET EAST ENLARGEMENT





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

0 15 30 75

SCALE : 1" = 30'

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2024.05.08

ENLARGEMENT PLAN : RAVENSWOOD AVENUE PARKLET

G5.04

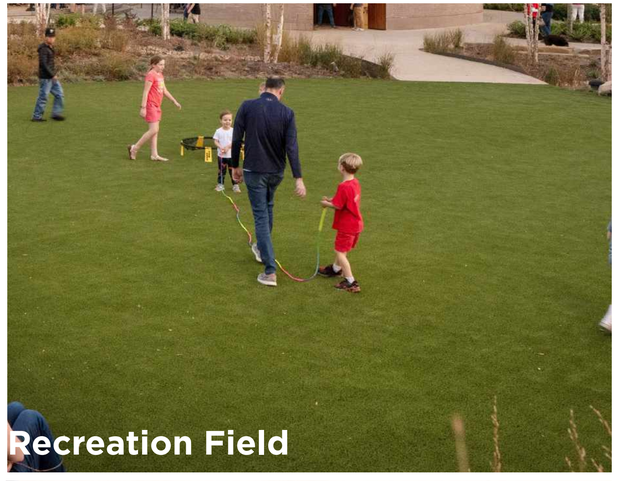


LEGEND

- 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 BIKE REPAIR STATION
- 07 PUBLIC RESTROOM
- 08 CHILDRENS PLAY AREA

KEY PLAN













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

0 15 30 60 N

1" = 30'



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	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







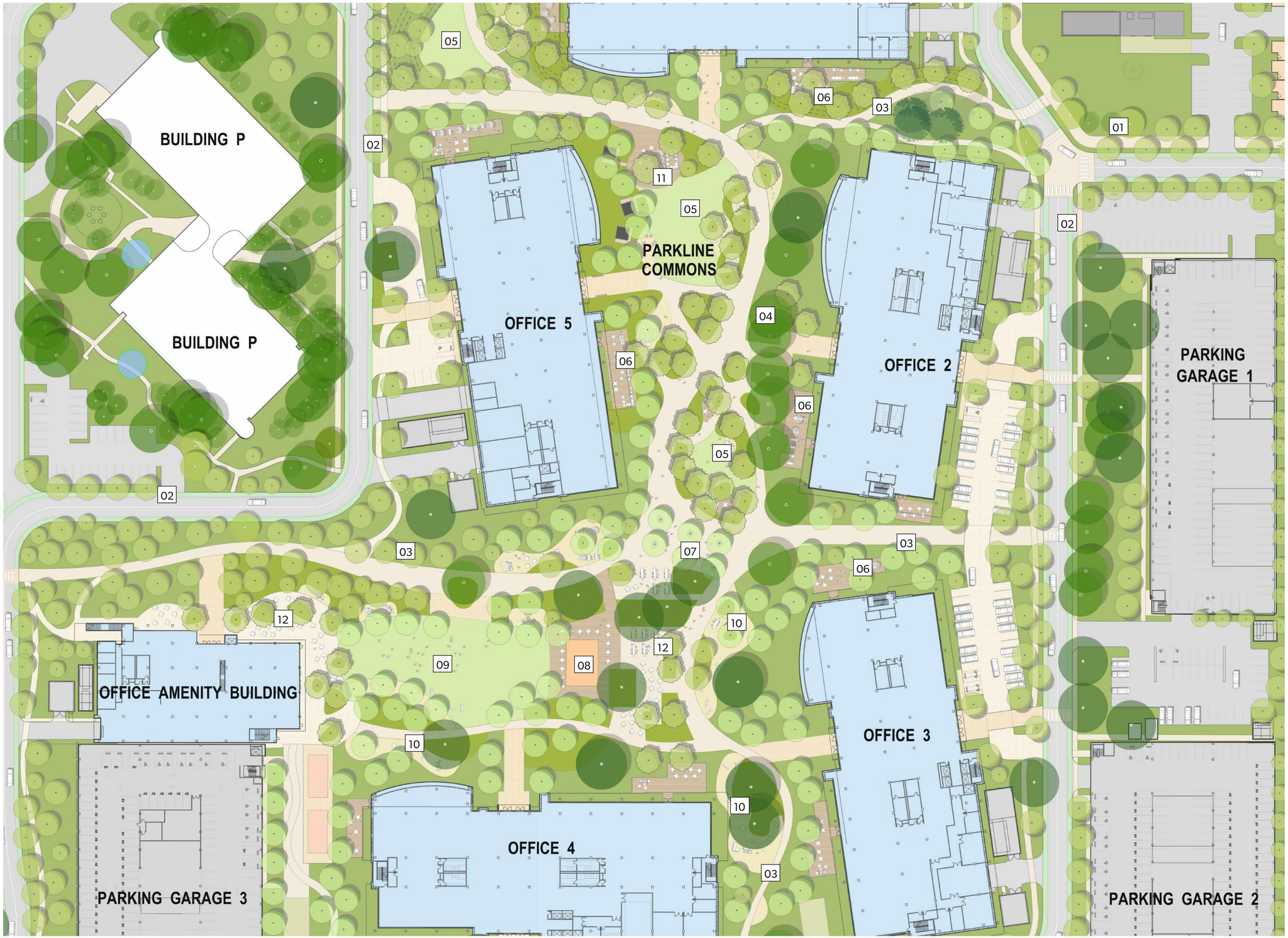






POTENTIAL AMENITY PROGRAMMING IMAGES ARE FOR ILLUSTRAIVE PURPOSES, ACTUAL AMENITY TYPE AND LOCATION WILL VARY

0 20 40 80 N
1" = 40'



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'



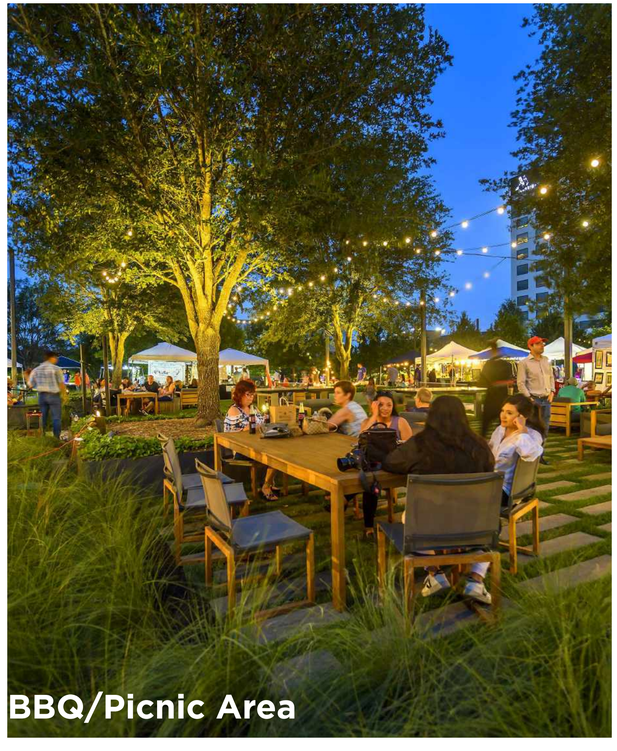
1 ENLARGEMENT PLAN: RESIDENTIAL OPEN SPACE

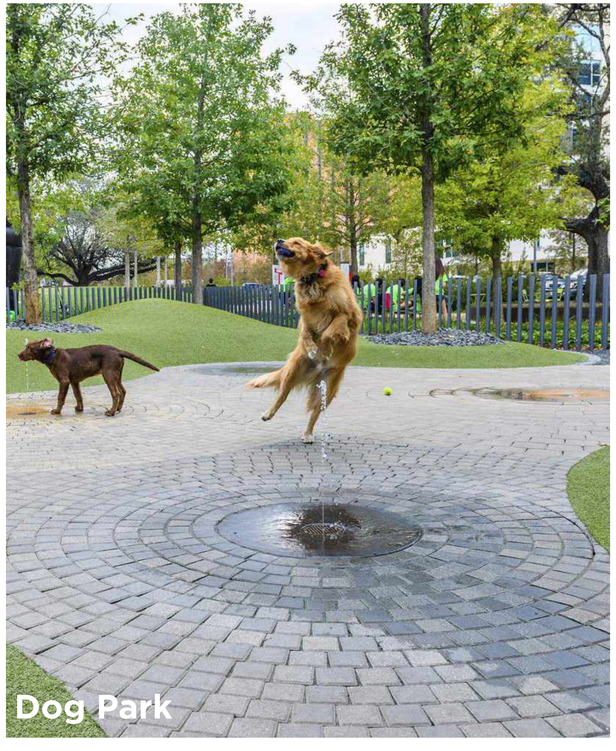
LEGEND

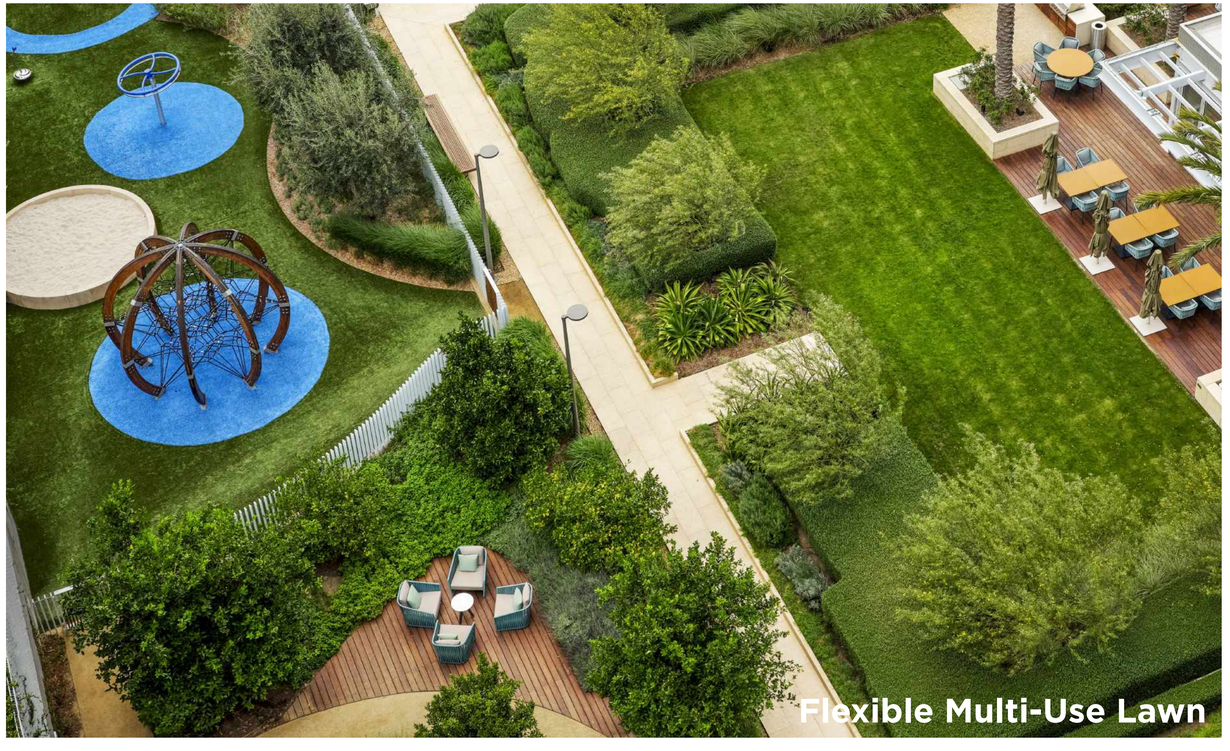
01 CLASS II - ON STREET BIKE LANE
02 PEDESTRIAN ONLY PATH
03 BENCH SEATING
04 FLEXIBLE MULTI-USE LAWN
05 RESIDENTIAL PATIO
06 BBQ/PICNIC AREA
07 DOG PARK
08 CLASS IV - BIKE LANE AT LAUREL ST.
09 PEDESTRIAN CONNECTION

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'

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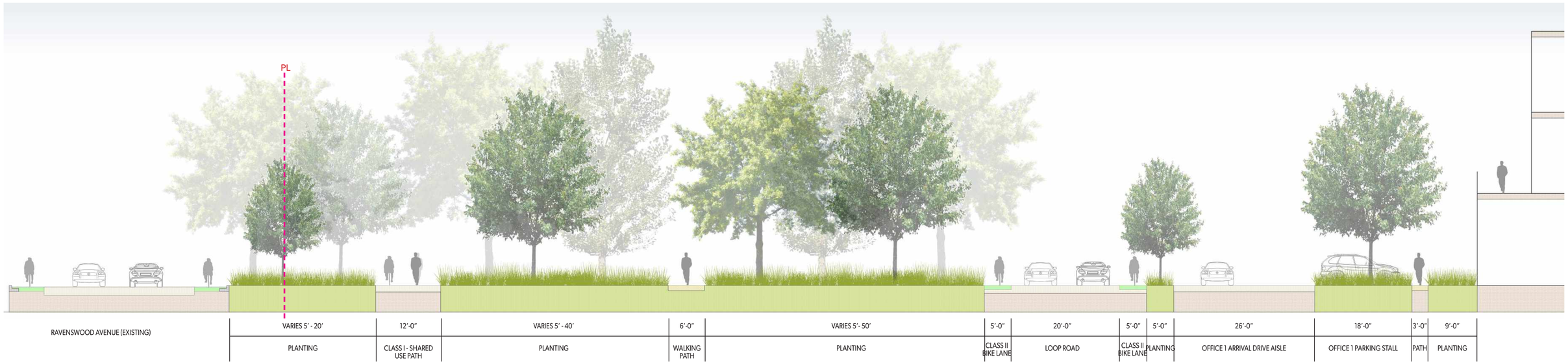
2024.05.08

ENLARGEMENT PLAN: RESIDENTIAL OPEN SPACE

G5.08



PLAN ENLARGEMENT: RAVENSWOOD AVENUE PARKLET



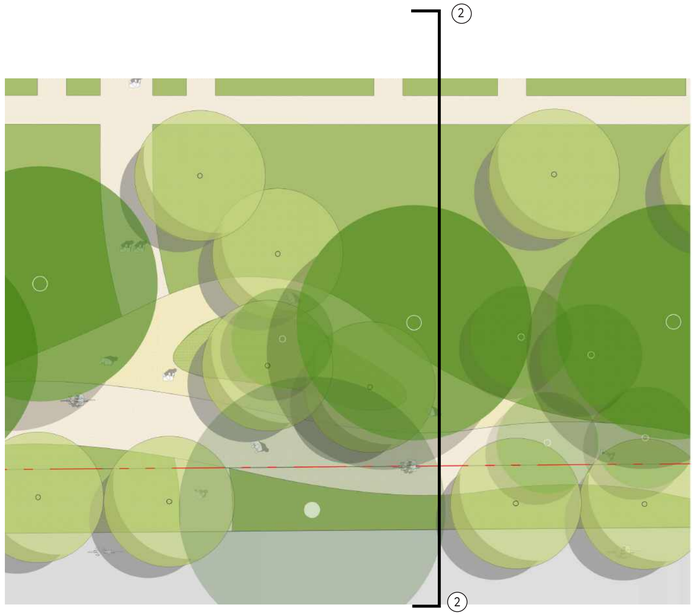
1 RAVENSWOOD AVENUE PARKLET - SECTION 01

KEY PLAN

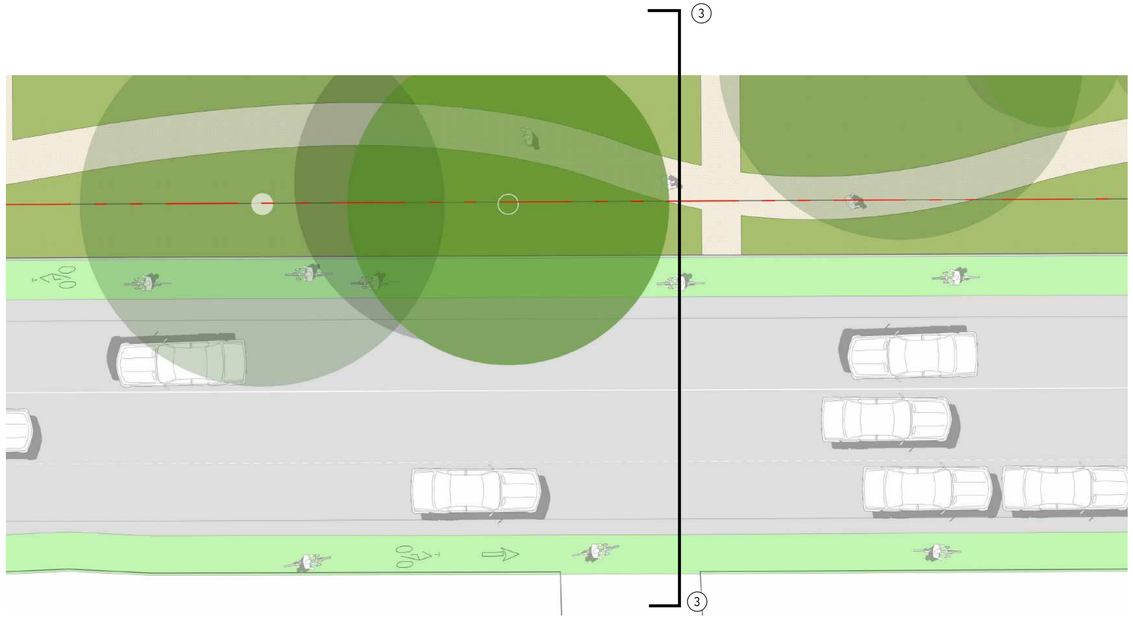


0 5 10 20 N

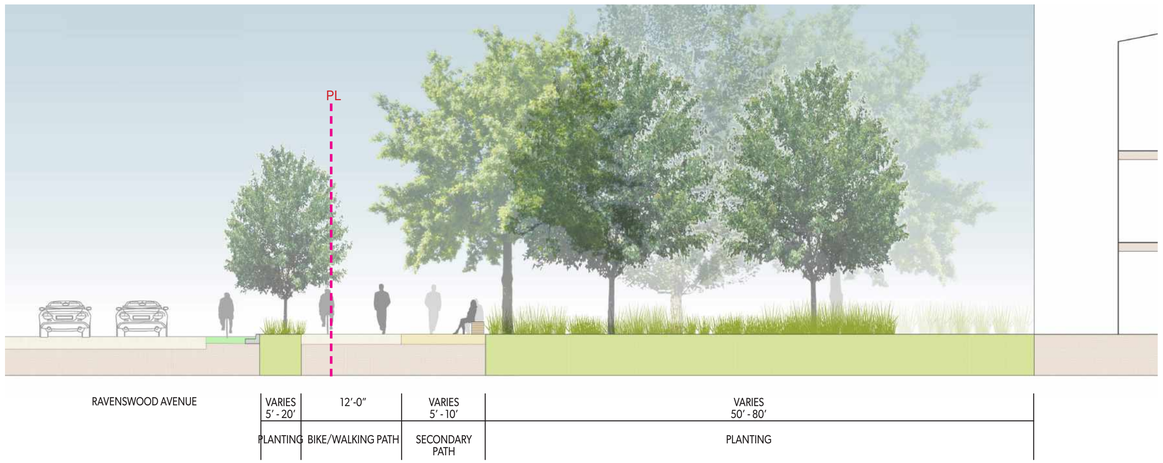
1" = 10'



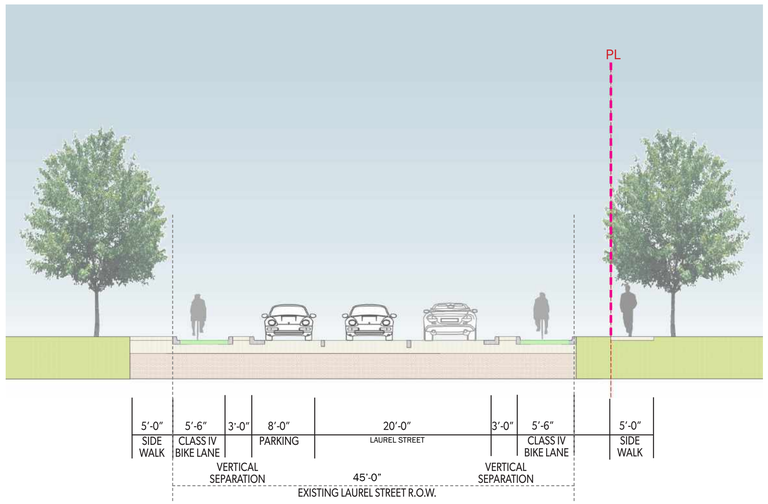
PLAN ENLARGEMENT: RAVENSWOOD AVENUE PARKLET



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)

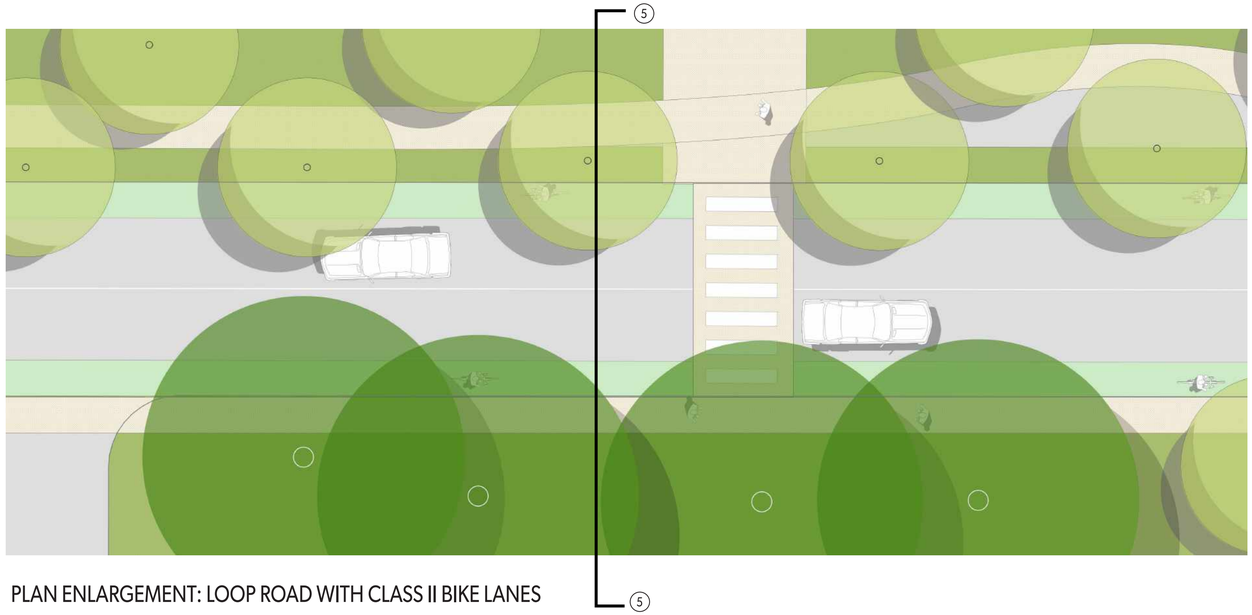
KEY PLAN



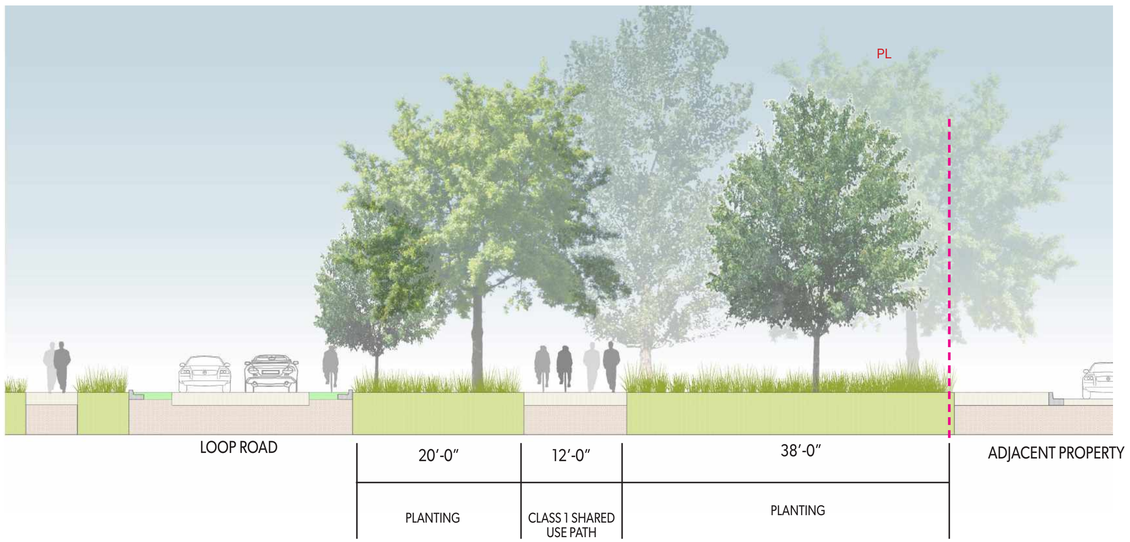
0 5 10 20 N
1" = 10'



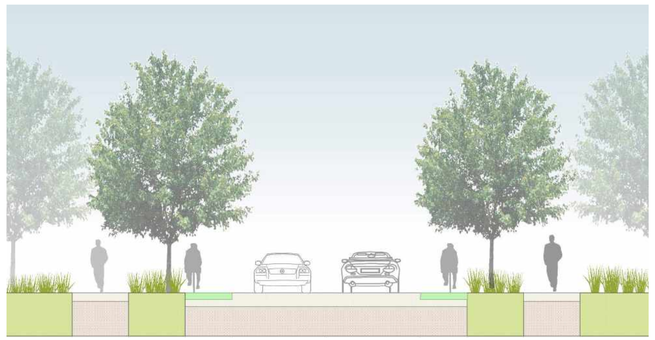
PLAN ENLARGEMENT: BURGESS MULTI USE PATH AT LOOP ROAD



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

1" = 10'

PARKLINE LANE PARTNERS SRI International STUDIOS OJB KIER+WRIGHT TK ARCHITECTS 2024.05.08

ILLUSTRATIVE SITE SECTIONS

G5.11

LARGE TREES: 50’+



Virginia Live Oak
Quercus virginiana



Exclamation Planetree
Platanus ‘Exclamation’



Silver Linden
Tilia tomentosa

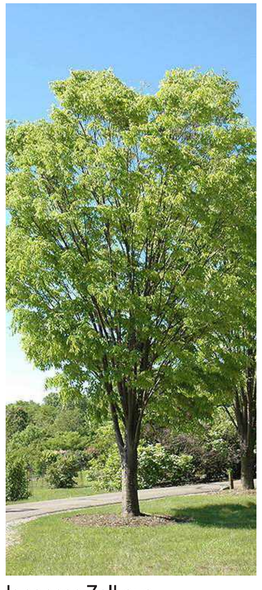


Monterey Cypress
Cupressus macrocarpa



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

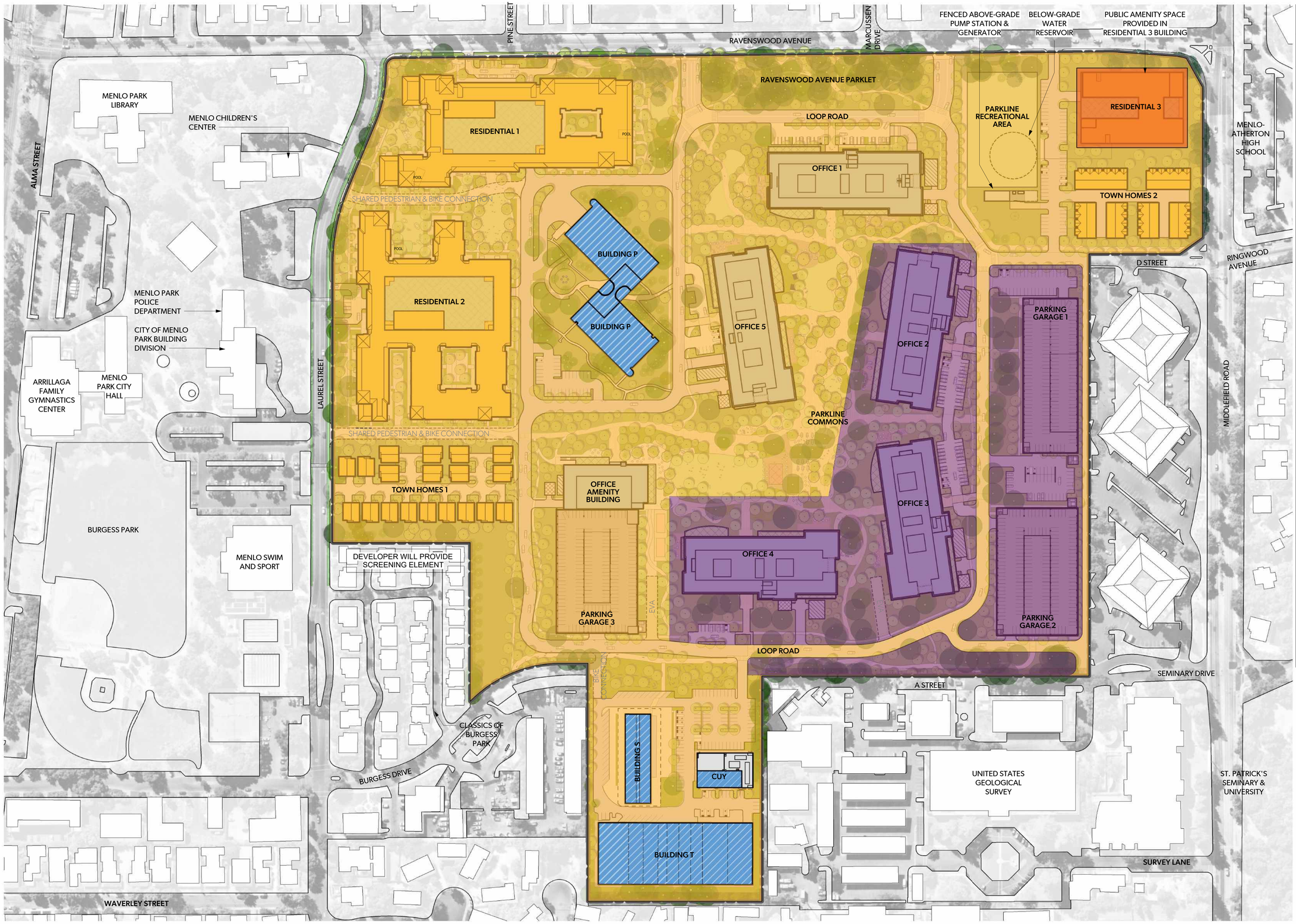


Pacific Mist Manzanita
Arctostaphylos 'Pacific Mist'
Water Usage: LOW

SHADE



Lady Fern
Athyrium filix-feminina
Water Usage: MODERATE



	BUILDING NAME
EXISTING TO REMAIN	BUILDING P
	BUILDING S
	BUILDING T
	COMMON UTILITY YARD (CUY)
PHASE 1	RESIDENTIAL 1
	RESIDENTIAL 2
	TOWN HOMES 1
	TOWN HOMES 2
	OFFICE 1
	OFFICE 5
	OFFICE AMENITY BUILDING
	PARKING GARAGE 3
PHASE 2	OFFICE 2
	OFFICE 3
	OFFICE 4
	PARKING GARAGE 1
	PARKING GARAGE 2
PHASE 3	RESIDENTIAL 3* (AFFORDABLE HOUSING SITE)

NOTE:
1. CONCEPTUAL PHASING PLAN IS SUBJECT TO CHANGE.

2. EXISTING SURFACE PARKING AREAS TO BE USED DURING PHASE 1.

* R3 TO BE DEVELOPED BY A 3RD PARTY AFFORDABLE HOUSING DEVELOPMENT. BECAUSE CONSTRUCTION WILL BE CONTROLLED BY A 3RD PARTY, R3 IS CONSERVATIVELY SHOWN HERE AS PHASE 3. CONSTRUCTION TIMING MAY VARY.

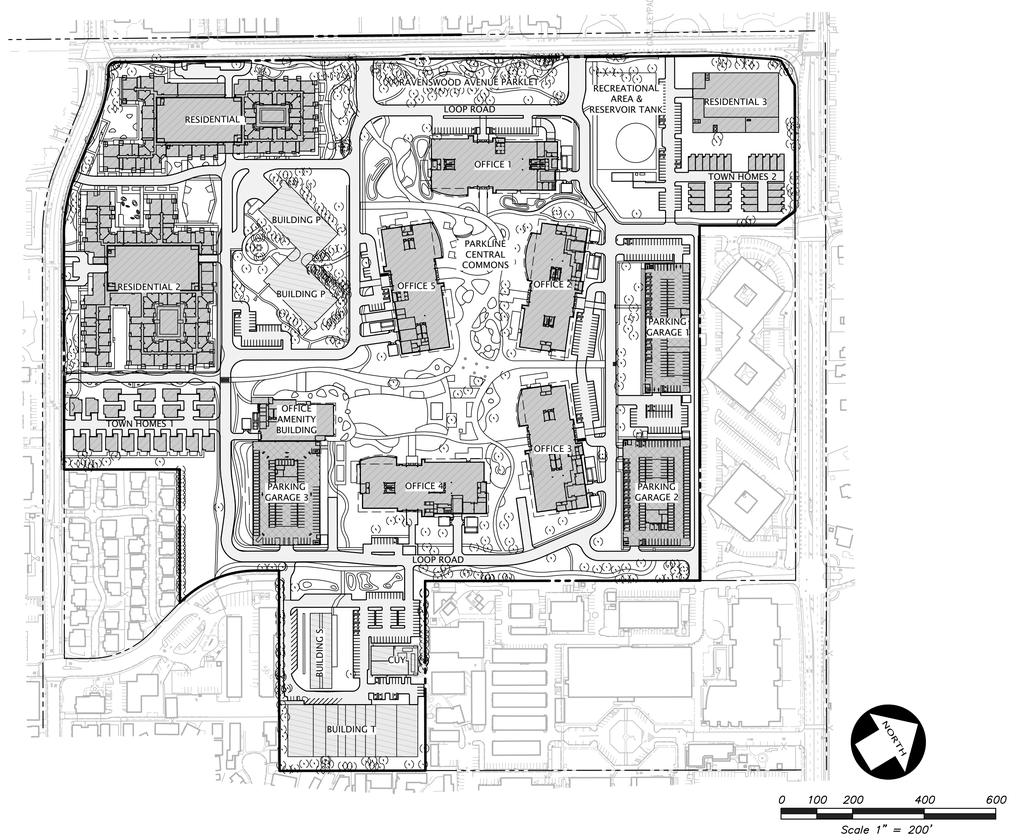
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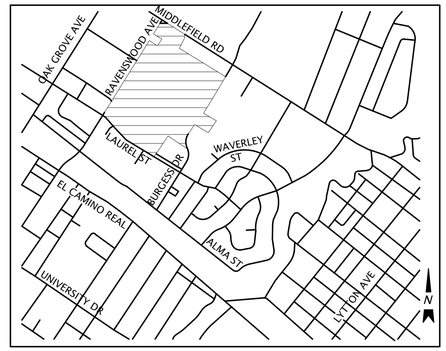
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CONCEPTUAL PHASING PLAN

G6.01

VESTING TENTATIVE MAP
FOR
SRI INTERNATIONAL
333 RAVENSWOOD AVENUE, MENLO PARK, CA





VICINITY MAP

NOT TO SCALE

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	PROPOSED PARCELS AND EASEMENTS
C4.0	PUBLIC & PRIVATE EASEMENT DISPOSITION
C5.0	EMERGENCY VEHICLE ACCESS PLAN
C6.0	PRELIMINARY GRADING & DRAINAGE PLAN
C7.0	PRELIMINARY UTILITY PLAN
C8.0	PRELIMINARY STORMWATER QUALITY CONTROL PLAN
C9.0	TYPICAL STREET SECTIONS

RAVENSWOOD AVENUE

LAUREL STREET

MIDDLEFIELD ROAD

SEMINARY DRIVE

RINGWOOD AVENUE

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

FND 3/4" IP W/ TAC

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

30.00' RAVENSWOOD ROUTE #2 (DOC. 96-113564) TO BE VACATED BY MAP

10.00' P.U.E. (B31 M 46) TO BE VACATED BY MAP

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

30.00' I.E.E. MIDDLEFIELD CONNECTION (DOC. 96-113564) TO BE VACATED BY MAP

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

10.00' STORM DRAIN ESMT (DOC. 95-097921) TO BE VACATED BY MAP

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

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

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

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

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

UTILITY ESMT AREA (DOC. 95097922)

GRANTED/DEDICATED TO CITY OF MENLO PARK FOR ROADWAY & PUBLIC UTILITIES DOCUMENT NO. 43337-AS (DOC. 95097922)

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

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

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

15.00' PUE (DOC. 2020115057)

30.00' RESERVED FOR FUTURE ROW (31 M 46)

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

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

10.00' SANITARY SEWER 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)

51' WATERLINE ESMT (700A O.R. 220)

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

BUILDING 412 · BUILDING E · BUILDING J · BUILDING K · BUILDING A · BUILDING P · BUILDING I · BUILDING H · BUILDING G · BUILDING C · BUILDING P N WING · BUILDING P S WING · BUILDING D · BUILDING N · BUILDING S · BUILDING L · BUILDING M · BUILDING 101 · BUILDING R · RAPS 307 · BUILDING T · COY

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		

NORTH

0 50 100 200 300

Scale 1" = 100'

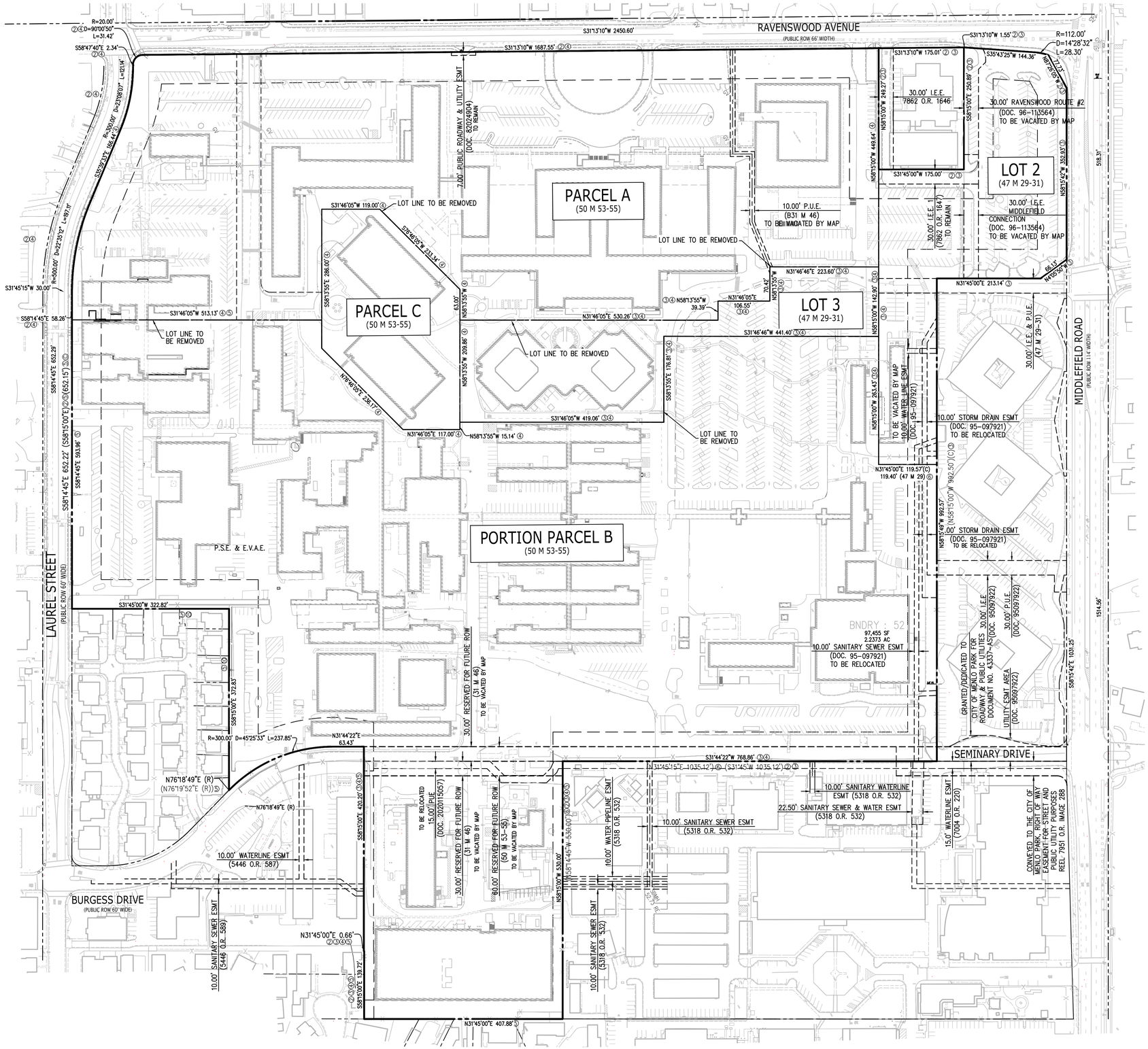
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2024.05.08

TOPOGRAPHIC SURVEY

C2.0

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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

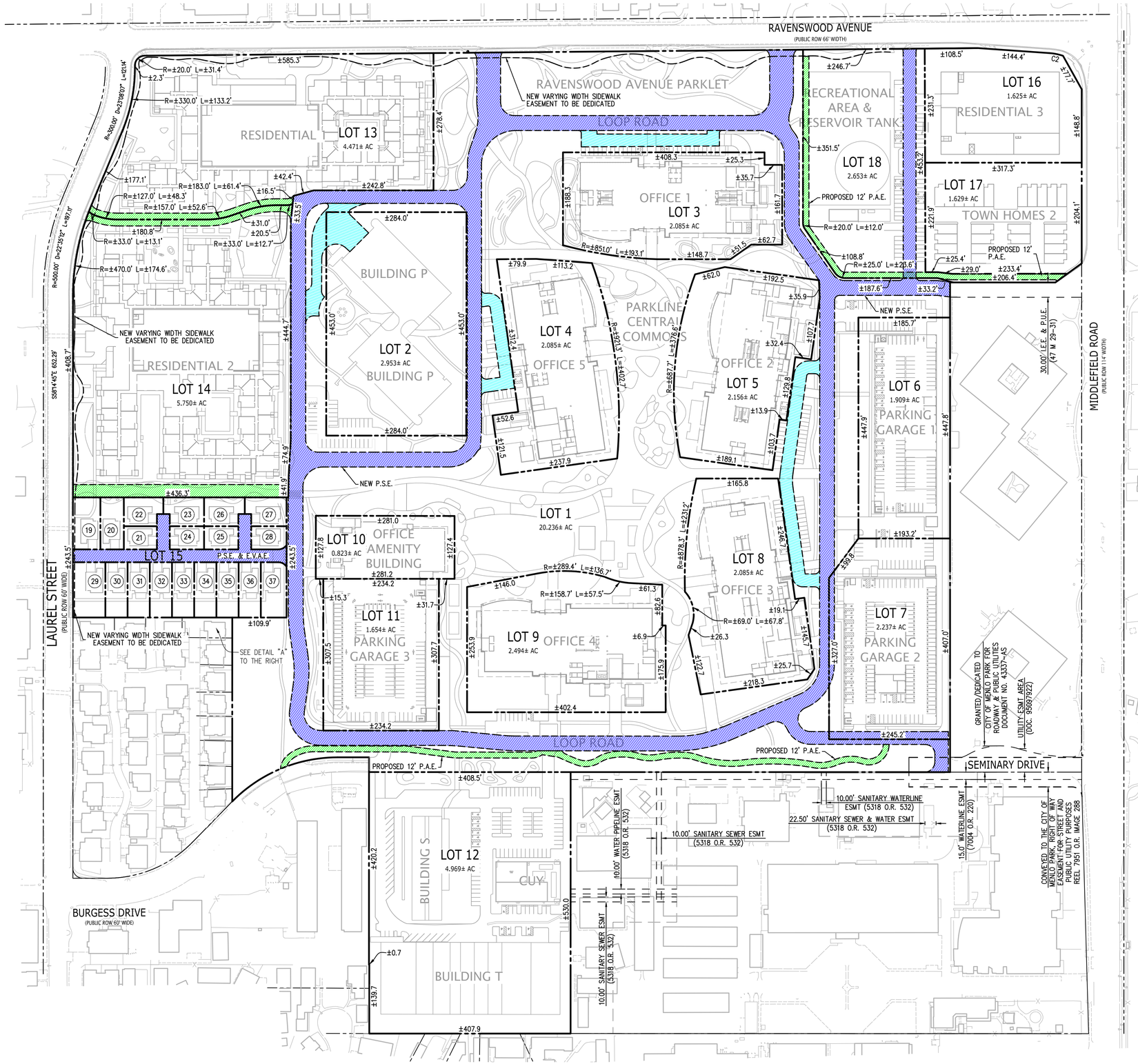
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2	PARCEL MAP	31 PM 46
3	PARCEL MAP	47 PM 29–31
4	PARCEL MAP	50 PM 53–55
5	PARCEL MAP	70 PM 56–58
6	RECORD OF SURVEY	14 LLS 110
7	PARCEL MAP	80 PM 45–46
8	JUDGEMENT	1081 OR 75
9	RECORD OF SURVEY	36 LLS 84
10	SUBDIVISION MAP	128 M 50–52
11	SUBDIVISION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

NORTH

0 50 100 200 300

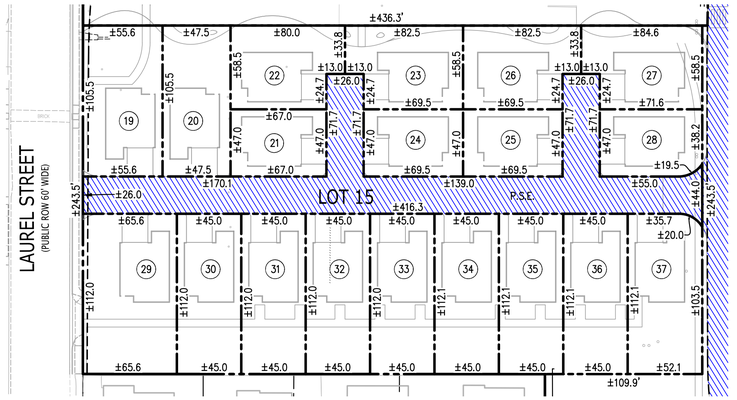
Scale 1" = 100'

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LEGEND & ABBREVIATIONS

	PROPERTY LINE
	ADJACENT PROPERTY LINE
	PROPERTY LINE TO BE REMOVED
	CENTERLINE/MONUMENT LINE, AS NOTED
	EASEMENT LINE
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 & E.V.A.E.)
	PROPOSED PUBLIC ACCESS EASEMENT (P.A.E)
	PROPOSED PUBLIC ACCESS EASEMENT (E.V.A.E)



DETAIL "A"
SCALE: 1"=50'

PARCEL TABLE	
PARCEL #	AREA (ACRES)
1	20.236
2	2.953
3	2.085
4	2.085
5	2.156
6	1.909
7	2.237
8	2.085
9	2.494
10	0.823
11	1.654
12	4.969
13	4.471
14	5.743
15	0.346
16	1.625
17	1.629
18	2.653
19	0.135
20	0.115

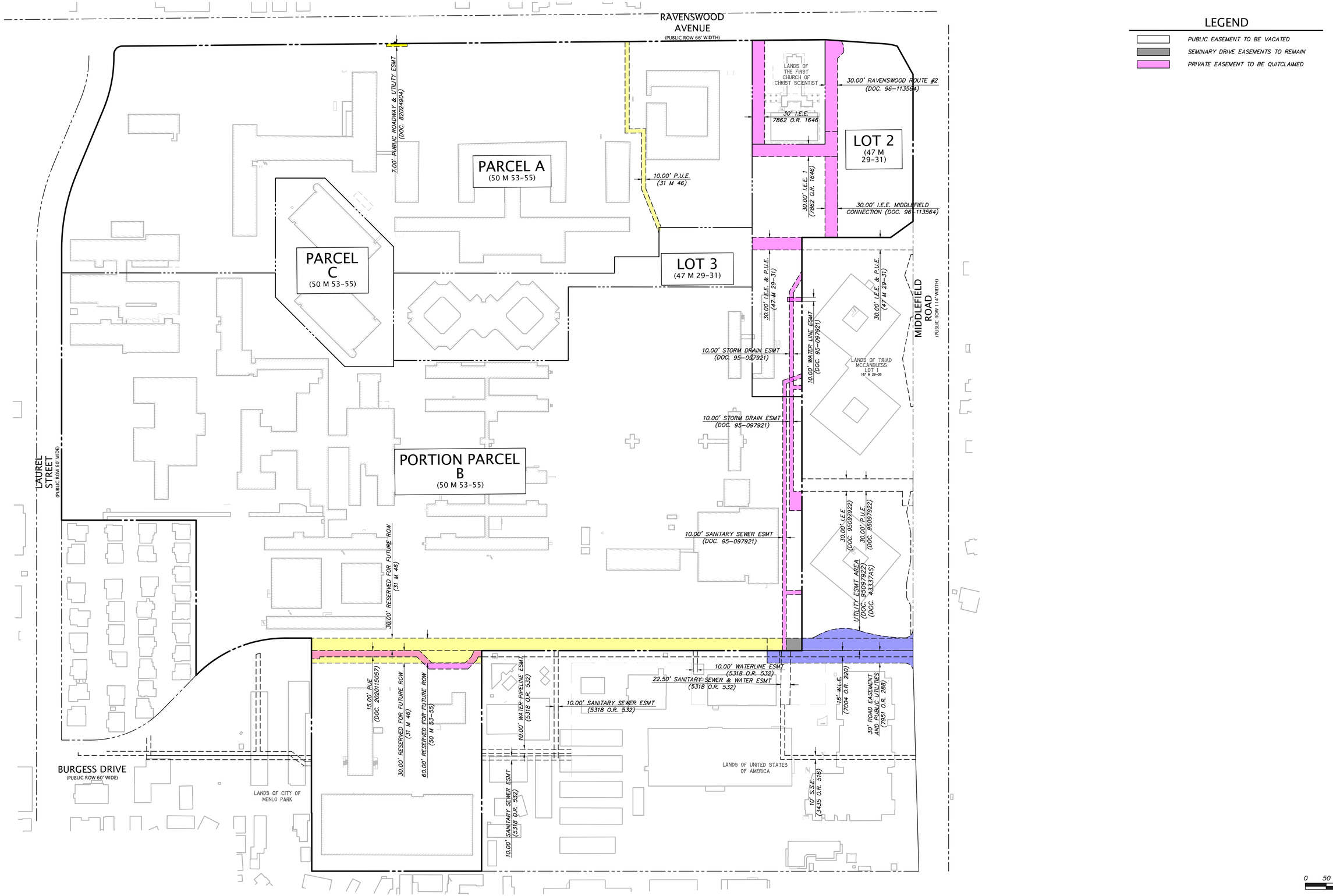
PARCEL TABLE	
PARCEL #	AREA (ACRES)
21	0.072
22	0.100
23	0.103
24	0.075
25	0.075
26	0.103
27	0.106
28	0.076
29	0.169
30	0.116
31	0.116
32	0.116
33	0.116
34	0.116
35	0.116
36	0.116
37	0.133

NORTH

0 50 100 200 300

Scale 1" = 100'

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PARKLINE | LANE PARTNERS | SRI International | STUDIOS | OJB | KIER+WRIGHT | TCA ARCHITECTS

2024.05.08

PUBLIC & PRIVATE EASEMENT DISPOSITION

C4.0

RAVENSWOOD AVENUE

RAVENSWOOD AVENUE PARKLET

LOOP ROAD

RECREATIONAL AREA & RESERVOIR TANK

RESIDENTIAL 1

RESIDENTIAL 3

OFFICE 1

TOWN HOMES 2

BUILDING P

BUILDING P

LAUREL STREET

RESIDENTIAL 2

PARKLINE CENTRAL COMMONS

OFFICE 5

OFFICE 2

PARKING GARAGE 1

RINGWOOD AVENUE

TOWN HOMES 1

OFFICE AMENITY BUILDING

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 AREA (DOC. 96097922)

LOOP ROAD

SEMINARY DRIVE

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

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
- PROPOSED TREE
- EXISTING TREE

NORTH

0 50 100 200 300

Scale 1" = 100'

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PARKLINE | LANE PARTNERS | SRI International | STUDIOS | OJB | KIER+WRIGHT | TCA ARCHITECTS

2024.05.08

EMERGENCY VEHICLE ACCESS PLAN

C5.0

RAVENSWOOD AVENUE

LAUREL STREET

MIDDLEFIELD ROAD

SEMINARY DRIVE

RESIDENTIAL 1
FF 63.0

RESIDENTIAL 2
FF 64.7

TOWNHOMES 1
FF 65.3

(EXISTING BUILDING P)
(FF=65.72)

(EXISTING BUILDING P)
(FF=65.72)

OFFICE AMENITY BUILDING
FF 62.0

PARKING GARAGE 3
FF 62.0

OFFICE 1
FF 58.0

OFFICE 5
FF 59.0

OFFICE 2
FF 57.0

OFFICE 3
FF 57.0

OFFICE 4
FF 58.0

RECREATIONAL AREA & RESERVOIR TANK

RESIDENTIAL 3
FF 54.0

TOWNHOMES 2
FF 54.5

PARKING GARAGE 1
FF 55.0

PARKING GARAGE 2
FF 56.0

(EXISTING BUILDING S)
(FF=56.98)

(EXISTING CUY)
(FF=57.42)

(EXISTING BUILDING T)
(FF=54.33)

GRANTED/DEDICATED TO CITY OF MENLO PARK FOR ROADWAY & PUBLIC UTILITIES DOCUMENT NO. 433-ARC-AS

UTILITY ESMT PER (DOC. 98097922)

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

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

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
	TREE

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 50 100 200 300

Scale 1" = 100'

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

2024.05.08

PRELIMINARY GRADING & DRAINAGE PLAN

C6.0

RAVENSWOOD AVENUE

RAVENSWOOD AVENUE PARKLET

LOOP ROAD

RECREATIONAL AREA & RESERVOIR TANK

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

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

30.00' I.E.E. (7862 O.R. 1641)

RESIDENTIAL 1

RESIDENTIAL 3

TOWN HOMES 2

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

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

OFFICE 1

200.00' I.E.E. & P.U.E. (47 M 28-31)

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

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

LAUREL STREET

BUILDING P

BUILDING P

PARKLINE CENTRAL COMMONS

OFFICE 5

OFFICE 2

RESIDENTIAL 2

PARKING GARAGE 1

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

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

20.00' I.E.E. (DOC. 99097922)

EX 27"SD

OFFICE AMENITY BUILDING

TOWN HOMES 1

OFFICE 3

PARKING GARAGE 3

OFFICE 4

PARKING GARAGE 2

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

GRANTED/DEDICATED TO CITY OF MENLO PARK FOR ROADWAY & PUBLIC UTILITIES DOCUMENT NO. 43347-AS

UTILITY ESMT PER (DOC. 98097922)

MIDDLEFIELD ROAD

RAVENSWOOD AVENUE

LOOP ROAD

SEMINARY DRIVE

30.00' RESERVED FOR FUTURE ROW (31 M 46)

BUILDING S

15.00' P.U.E. (DOC. 2020150257)

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

CUY

BUILDING T

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

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

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)

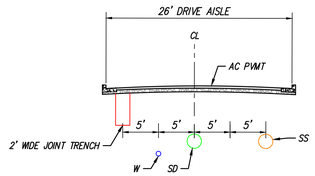
15' WATERLINE ESMT (7004 O.R. 220)

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

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

LEGEND

PROPOSED	EXISTING	
		BUILDING LINE
		CENTER LINE
		CONCRETE CURB
		CONCRETE CURB & GUTTER
300	300	CONTOUR LINE
		DRIVEWAY
E	E	EDGE OF PAVEMENT
		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
RW	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



TYPICAL UTILITY CORRIDOR

NOT TO SCALE

NORTH

0 50 100 200 300

Scale 1" = 100'

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PARKLINE | LANE PARTNERS | SRI International | STUDIOS | OJB | KIER+WRIGHT | TCA ARCHITECTS

2024.05.08

PRELIMINARY UTILITY PLAN

C7.0

RAVENSWOOD AVENUE

LAUREL STREET

RAVENSWOOD AVENUE PARKLET
SR 1
TOTAL AREA: 86,083

LOOP ROAD

RECREATIONAL AREA & RESERVOIR TANK

SR 2
TOTAL AREA: 114,566

DMA 1
TOTAL AREA: 228,753
3.25%: 7,435

RESIDENTIAL 1

OFFICE 1

DMA 2
TOTAL AREA: 189,046
3.25%: 6,144

DMA 3
TOTAL AREA: 82,439
3.25%: 2,679

RESIDENTIAL 3

TOWN HOMES 2

DMA 4
TOTAL AREA: 79,992
3.25%: 2,600

BUILDING P

DMA 6
TOTAL AREA: 188,897
3.25%: 6,139

BUILDING P

RESIDENTIAL 2

DMA 5
TOTAL AREA: 253,870
3.25%: 8,251

DMA 7
TOTAL AREA: 172,132
3.25%: 5,594

PARKLINE CENTRAL COMMONS

OFFICE 5

OFFICE 2

DMA 8
TOTAL AREA: 147,935
3.25%: 4,808

DMA 9
TOTAL AREA: 119,782
3.25%: 3,893

PARKING GARAGE 1

RINGWOOD AVENUE

TOWN HOMES 1

OFFICE AMENITY BUILDING

DMA 11
TOTAL AREA: 443,103
3.25%: 14,401

OFFICE 3

DMA 13
TOTAL AREA: 113,760
3.25%: 3,697

DMA 10
TOTAL AREA: 167,400
3.25%: 5,441

PARKING GARAGE 3

OFFICE 4

DMA 12
TOTAL AREA: 116,934
3.25%: 3,800

PARKING GARAGE 2

MIDDLEFIELD ROAD

GRANTED/DEDICATED TO CITY OF MENLO PARK FOR ROADWAY & PUBLIC UTILITIES DOCUMENT NO. 6337, 14 AREA (DOC. 96097922)

LOOP ROAD

SR 3
TOTAL AREA: 37,975

SEMINARY DRIVE

DMA 14
TOTAL AREA: 258,860
3.25%: 8,413

BUILDING S

CUY

BUILDING T

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

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

LEGEND

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

NOTES

1. PRELIMINARY STORMWATER TREATMENT AREAS SHOWN ARE SIZED BASED ON 4% OF THE TOTAL DRAINAGE MANAGEMENT AREA

	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 50 100 200 300

Scale 1" = 100'

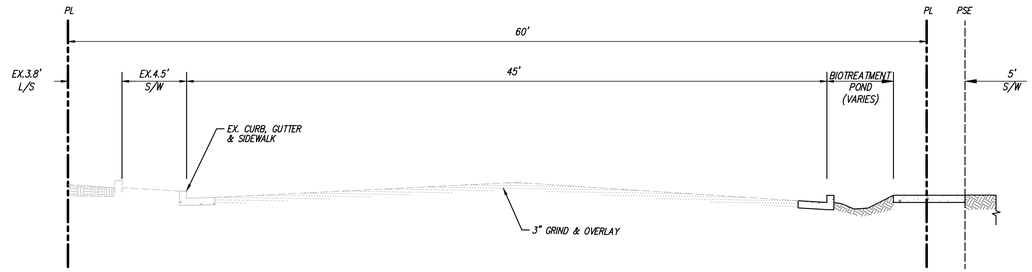
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PARKLINE | LANE PARTNERS | SRI International | STUDIOS | OJB | KIER+WRIGHT | TCA ARCHITECTS

2024.05.08

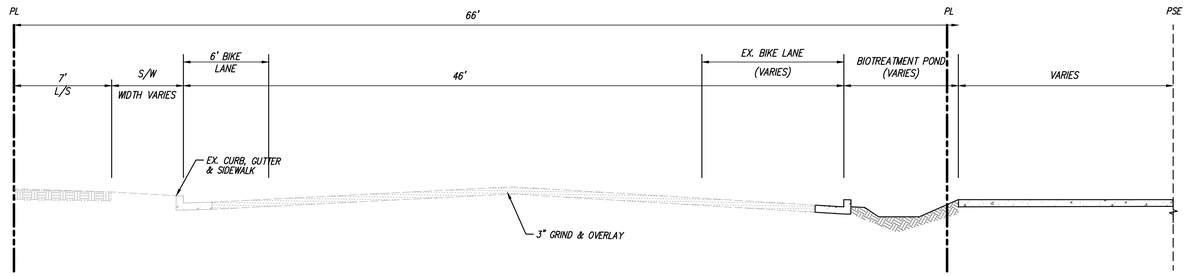
PRELIMINARY STORMWATER QUALITY CONTROL PLAN

C8.0



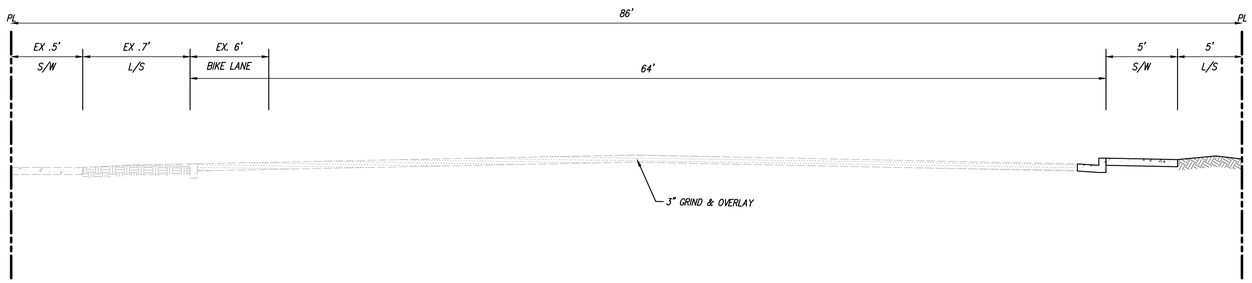
SECTION A (LAUREL STREET)

SCALE: 1"=5'



SECTION B (RAVENSWOOD AVENUE)

SCALE: 1"=5'



SECTION C (MIDDLEFIELD ROAD)

SCALE: 1"=5'

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