1 AERIAL VIEW OF PROJECT SITE LOOKING FROM JEFFERSON PARK; SEE A0.01 FOR REFERENCE PLAN

PROJECT TEAM

OWNER:	THE SOBRATO ORGANIZATION 599 Castro Street, Suite 400 Mountain View, CA 94041	ARCHITECT:	ARC TEC INC. 1731 Technology Drive, Suite 750 San Jose, CA 95110 PHONE: 408.496.0676 CONTACT: Evan Sockalosky EMAIL: evans@arctecinc.com
LANDSCAPE ARCHITECT:	THE GUZZARDO PARTNERSHIP INC. 181 Greenwich Street San Francisco, CA 94111 PHONE: 415.433.4672 CONTACT: Nick Samuelson EMAIL: nsamuelson@TGP-INC.com	CIVIL ENGINEER:	KIER & WRIGHT 3350 Scott Blvd., Building 22 Santa Clara, CA 95054 PHONE: 408.727.6665 CONTACT: Nektarios Matheou EMAIL: nmatheou@kierwright.com

APPLICABLE CODES

2022 CALIFORNIA BUILDING CODE (CCR TITLE 24, PART 2)
2022 CALIFORNIA ELECTRIC CODE (CCR TITLE 24, PART 3)
2022 CALIFORNIA MECHANICAL CODE (CCR TITLE 24, PART 4)
2022 CALIFORNIA PLUMBING CODE (CCR TITLE 24, PART 5)
2022 CALIFORNIA ENERGY CODE (CCR TITLE 24, PART 6)
2022 CALIFORNIA FIRE CODE (CCR TITLE 24, PART 9)
2022 CALIFORNIA GREEN BUILDING STANDARDS CODE (CCR TITLE 24, PART 11)

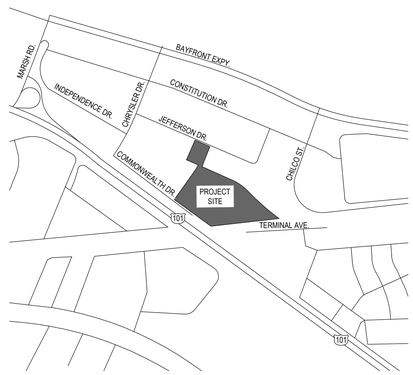
ALL CODES ARE SUBJECT TO LOCAL GOVERNMENT AMENDMENTS PER CALIFORNIA BUILDING STANDARDS COMMISSION BULLETIN 10-03.

PROJECT DATA

OWNER NAME:	THE SOBRATO ORGANIZATION	BUILDING AREA:	249,500 S.F.
PROJECT ADDRESS:	COMMONWEALTH: BUILDING 3 MENLO PARK, CA 94052	NUMBER OF STORIES:	4
		CONSTRUCTION TYPE:	I-B
		FIRE SPRINKLERS:	YES
		OCCUPANCY TYPE:	B

NOTE: SEE PAGE A0001 FOR ADDITIONAL PROJECT DATA

VICINITY MAP



A Planning Application for:
The **SOBRATO** Organization
COMMONWEALTH: BUILDING 3
MENLO PARK, CA 94052

DRAWING INDEX AND ISSUE DATES

○ PRELIMINARY OR PRICING PLANS
● FIRST FORMAL SUBMITTAL OR NO CHANGES SINCE PREVIOUS ISSUE
✚ MODIFICATIONS SINCE PREVIOUS ISSUE

		ISSUE DATES AND DESCRIPTIONS										
		10.12.17 PLANNING RESUBMITTAL	03.06.18 PLANNING RESUBMITTAL	05.15.18 PLANNING RESUBMITTAL	10.04.18 PLANNING RESUBMITTAL	04.17.19 PLANNING RESUBMITTAL	06.03.19 PLANNING RESUBMITTAL	08.23.19 PLANNING RESUBMITTAL	04.09.21 PLANNING RESUBMITTAL	07.27.21 PLANNING RESUBMITTAL	05.04.22 PLANNING RESUBMITTAL	11.21.23 PLANNING RESUBMITTAL
COVER SHEET		●	●	●	●	●	●	●	●	●	●	●
ARCHITECTURAL												
A0.001	PROJECT NARRATIVE AND PROJECT DATA								●	●	●	✚
A0.01	BUILDING RENDERINGS	●	●	●	●	●	●	●	●	●	●	●
A0.02	BUILDING RENDERINGS	●	●	●	●	●	●	●	●	●	●	●
A0.03	BUILDING RENDERINGS	●	●	●	●	●	●	●	●	●	●	●
A0.04	GARAGE RENDERINGS	●	●	●	●	●	●	●	●	●	●	●
A0.05	SITE CONTEXT PHOTOS	●	●	●	●	●	●	●	●	●	●	●
A0.11	AREA PLAN	●	●	●	●	●	●	●	●	●	●	●
A0.12	OPEN SPACE DIAGRAM	●	●	●	●	●	●	●	●	●	●	●
A0.13	PHOTOMETRIC SITE PLAN	●	●	●	●	●	●	●	●	●	●	●
A0.14	EMERGENCY ACCESS PLAN	●	●	●	●	●	●	●	●	●	●	●
A1.00	PROPOSED SITE PLAN	●										
A1.01	SITE PLAN - CONSTRUCTION PHASING		●	●	●	●	●	●	●	●	●	✚
A1.02	SITE PLAN - CONSTRUCTION PHASING		●	●	●	●	●	●	●	●	●	✚
A1.03	SITE PLAN - CONSTRUCTION PHASING		●	●	●	●	●	●	●	●	●	✚
A1.11	SITE DETAILS	●	●	●	●	●	●	●	●	●	●	●
A1.12	SITE SECTION	●	●	●	●	●	●	●	●	●	●	●
A2.10	GROSS FLOOR AREA PLANS	●	●	●	●	●	●	●	●	●	●	●
A2.11	FIRST LEVEL FLOOR PLAN	●	●	●	●	●	●	●	●	●	●	●
A2.12	SECOND LEVEL FLOOR PLAN	●	●	●	●	●	●	●	●	●	●	●
A2.13	THIRD LEVEL FLOOR PLAN	●	●	●	●	●	●	●	●	●	●	●
A2.14	FOURTH LEVEL FLOOR PLAN	●	●	●	●	●	●	●	●	●	●	●
A2.31	ROOF PLAN	●	●	●	●	●	●	●	●	●	●	●
A3.01	EXTERIOR ELEVATIONS	●	●	●	●	●	●	●	●	●	●	●
A3.02	EXTERIOR ELEVATIONS - DESIGN STANDARDS COMPLIANCE	●	●	●	●	●	●	●	●	●	●	●
A4.01	BUILDING SECTIONS	●	●	●	●	●	●	●	●	●	●	●
A4.11	WALL SECTIONS	●	●	●	●	●	●	●	●	●	●	●
AG2.10	BELOW GRADE LEVEL GARAGE FLOOR PLAN			●			●			●	●	●
AG2.11	FIRST LEVEL GARAGE FLOOR PLAN	●	●	●	●	●	●	●	●	●	●	●
AG2.12	SECOND LEVEL GARAGE FLOOR PLAN	●	●	●	●	●	●	●	●	●	●	●
AG2.13	THIRD LEVEL GARAGE FLOOR PLAN	●	●	●	●	●	●	●	●	●	●	●
AG2.14	FOURTH LEVEL GARAGE FLOOR PLAN	●	●	●	●	●	●	●	●	●	●	●
AG3.01	GARAGE EXTERIOR ELEVATIONS	●	●	●	●	●	●	●	●	●	+	●
AG4.01	GARAGE SECTIONS	●	●	●	●	●	●	●	●	●	●	●
TENTATIVE MAP												
1	EXISTING CONDITIONS											●
2	PROPOSED CONDITIONS											●
3	PRELIMINARY GRADING PLAN											●
4	PRELIMINARY UTILITY PLAN											●
5	PRELIMINARY STORMWATER CONTROL PLAN											●
6	FIRE DEPARTMENT ACCESS PLAN											●
CIVIL												
C1.0	TOPOGRAPHIC SURVEY	●	●	●	●	●	●	●	●	●	●	●
C2.0	PRELIMINARY GRADING PLAN	●	●	●	●	●	●	●	●	●	●	●
C2.1	FINISHED FLOOR PLAN	●	●	●	●	●	●	●	●	●	●	●
C3.0	PRELIMINARY UTILITY PLAN	●	●	●	●	●	●	●	●	●	●	●
C4.0	PRELIMINARY STORMWATER CONTROL PLAN	●	●	●	●	●	●	●	●	●	●	●
C4.1	STORMWATER CONTROL DETAILS	●	●	●	●	●	●	●	●	●	●	●
C5.0	FIRE DEPARTMENT ACCESS PLAN	●	●	●		●		●	●	●	●	●
LANDSCAPE												
L1.01	ILLUSTRATIVE LANDSCAPE PLAN											
L4.01	LANDSCAPE PLANTING PLAN	●	●	●	●	●	●	●	●	●	●	●
L5.01	IRRIGATION HYDROZONE PLAN		●	●	●	●	●	●	●	●	●	●
L8.01	TREE INVENTORY PLAN		●	●	●	●	●	●	●	●	●	●

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In Association with:

A Planning Application for:
The **SOBRATO** Organization
COMMONWEALTH: BUILDING 3 MENLO PARK, CA 94052

PROJECT NUMBER: 164152

DATE: 5/19/25 PRINTED BY: Evan Sockalosky PAGESETUP: — PEN SETTING: ARCTEC.ctb
PATH: P:\2016 JOBS\164152 - COMMONWEALTH\01-PLANNING APP\2025-XXXX 9TH PLANNING SUBMITTAL\164152-A0000.DWG

PROJECT NARRATIVE

The Sobrato Organization (TSO) is pleased to propose Commonwealth 3 (Project), a four-story 249,500 gross-square-foot (GSF) office building (Building 3) with a four-story parking structure, with one partial level below grade approximately 402,000 GSF parking structure that will add a net new 658 parking stalls and a community park (Jefferson Park) as well as additional landscaping. Building 3 is a third building in an existing two building campus located in the O-B (Office Bonus) Zoning District within the ConnectMenlo General Plan.

The existing campus consists of two existing four-story office buildings totaling 259,920 SF and surface parking lot with 866 parking stalls. Building 3 and the parking structure would replace most of the existing surface parking lot. As such, Building 3 will have 658 parking stalls dedicated to it, which translates to a parking ratio of 2.6 stalls/1,000 SF whereas the existing campus has a parking ratio of 3.3 stalls/1,000 SF. The blended, overall campus parking ratio (existing campus plus Building 3) will be 2.9 stalls/1,000 SF, based on the new 1,343 parking stall structure and 181 surface parking stalls.

The Project was originally designed to be a six-story, approximately 320,000 SF office building with a five-level parking garage that included approximately 1,560 parking stalls. However, because of feedback received in 2018 from Planning Commission and the public, both the office building and parking garage were reduced in scope. The design of Building 3 complements that of the existing buildings in both the exterior and interior architecture; however, Building 3 will be an all-electric building designed to LEED Gold and Fitwel standards.

With the addition of Building 3 and the parking structure, a 0.25-mile-long and 20-foot wide paseo, available to bicyclists and pedestrians, will be constructed to create a connection around the campus for public use. Part of the paseo connection will lead to Jefferson Park fronting Jefferson Drive. An additional elective pathway over 1/3 of a mile completes the loop around the site.

As designed, the Jefferson Park site will transform from a surface parking lot to a gathering place for the community, which will be privately owned but publicly accessible. Jefferson Park includes two sports courts that can be used for basketball, pickleball, and volleyball, a loop track, and a grassy area for picnics and/or other sports. After talks with community members, TSO understands the importance of creating a place for both teenagers to gather with friends as well as families to bring children to make memories.

In compliance with Municipal Code Ordinance No 1026, Bonus-Level development is being proposed. Building 3 will be 69' and the parking structure will be 48', both are well below the allowable average height of 75.5'. The weighted average height of the entire campus (existing plus proposed) will be 59.9'.

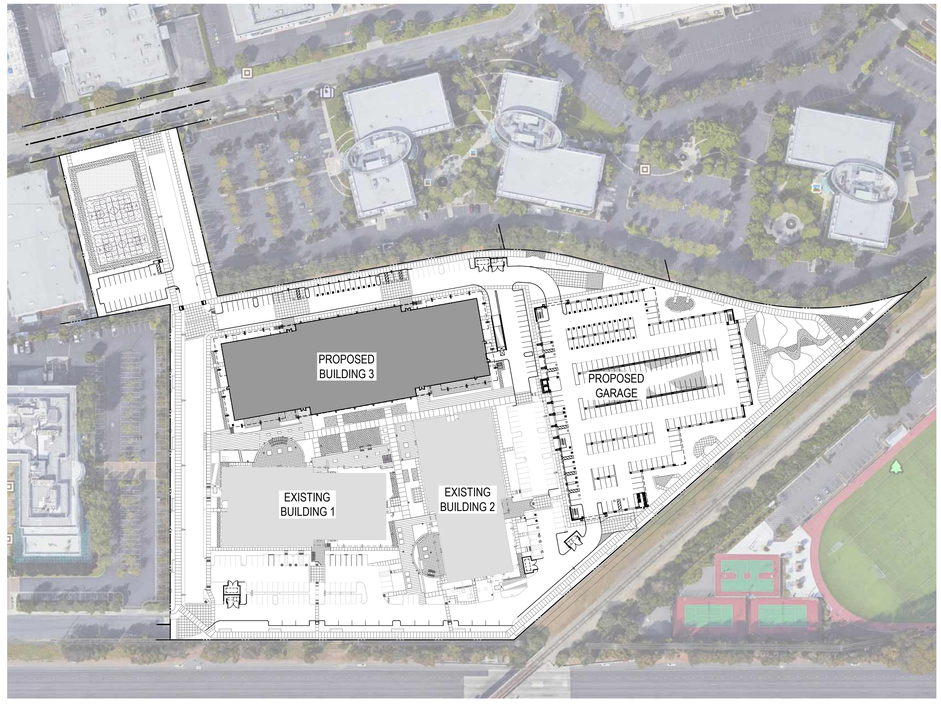
CITY OF MENLO PARK PROJECT DATA

LOCATION: COMMONWEALTH: BUILDING 3. 166 JEFFERSON DR., MENLO PARK, CA 94052							
EXISTING USE: OFFICE				**APPLICANT:** THE SOBRATO ORGANIZATION			
PROPOSED USE: OFFICE				**PROPERTY OWNER(S):** THE SOBRATO ORGANIZATION			
ZONING: O-B				**APPLICATION(S):** PLANNING			
DEVELOPMENT STANDARDS	EXISTING CAMPUS + PROPOSED PROJECT		PROPOSED PROJECT		EXISTING CAMPUS		ZONING ORDINACE
LOT AREA	578,472	SF	578,472	SF	578,472	SF	25,000 SF MIN.
LOT WIDTH	1,256	FT.	1,256	FT.	1,256	FT.	100 FT. MIN
LOT DEPTH	866	FT.	866	FT.	866	FT.	100 FT. MIN
SETBACKS							
FRONT	153	FT.	153	FT.	153	FT.	5 FT. MIN
REAR	69	FT.	69	FT.	263	FT.	10 FT. MIN
SIDE (LEFT)	82	FT.	82	FT.	82	FT.	10 FT. MIN
SIDE (RIGHT)	15	FT.	15	FT.	284	FT.	10 FT. MIN
LOT COVERAGE	127,533	SF	58,463	SF	69,070	SF	404,930 SF MAX
	22	%	10.1	%	11.9	%	70 % MAX
FAR (FLOOR AREA RATIO)	509,420	SF	249,500	SF	259,920	SF	578,472 SF MAX
	88	%	43.1	%	44.9	%	100 % MAX
TOTAL AREA OF BUILDINGS*	509,420	SF	249,500	SF	259,920	SF	578,472 SF MAX
WEIGHTED AVERAGE HEIGHT	59.9	FT.	69	FT.	67.1667	FT.	75.5 FT. MAX
LANDSCAPING	136,444	SF	69,471	SF	205,915	SF	142,234 SF MIN
	24	%	11.6	%	35.6	%	25 % MIN
PAVING	314,495	SF	11,008	SF	303,487	SF	314,495 SF MIN
	42	%	10.5	%	52.5	%	42 % MIN
PARKING	1,524 SPACES		658 SPACES		866 SPACES		1,736 SPACES MAX
DEFINE BASIS FOR PARKING			3.0 PER 1,000 SF OF GROSS FLOOR AREA				
***SQUARE FOOTAGE OF BUILDINGS BY FLOOR**	**BUILDING 1, 2 & 3**		**BUILDING 3**		**BUILDING 1 & 2**		
1ST	127,640	SF	64,076	SF	31,782 SF EA.		
2ND	131,171	SF	63,147	SF	34,012 SF EA.		
3RD	131,169	SF	63,147	SF	34,011 SF EA.		
4TH	119,440	SF	59,130	SF	30,155 SF EA.		
ACCESSORY BUILDING(S)	N/A		N/A		N/A		

* PARCELS TO BE MERGED

0' 50' 100' 200'
SCALE: 1"=100'-0"

EXISTING SITE PLAN
SCALE: 1" = 100'-0"



0' 50' 100' 200'
SCALE: 1"=100'-0"

PROPOSED SITE PLAN
SCALE: 1" = 100'-0"

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COMMONWEALTH: BUILDING 3
MENLO PARK, CA 94052

DATE	DESCRIPTION
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03.06.18	PLANNING RESUBMITTAL
08.01.18	PLANNING RESUBMITTAL
10.04.18	PLANNING RESUBMITTAL
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05.23.19	PLANNING RESUBMITTAL
04.09.21	PLANNING RESUBMITTAL
07.12.21	PLANNING RESUBMITTAL
05.04.22	PLANNING RESUBMITTAL
11.21.23	PLANNING RESUBMITTAL
05.22.25	PLANNING RESUBMITTAL

PROJECT NARRATIVE AND PROJECT DATA

A0001

PROJECT NO: 164152.00

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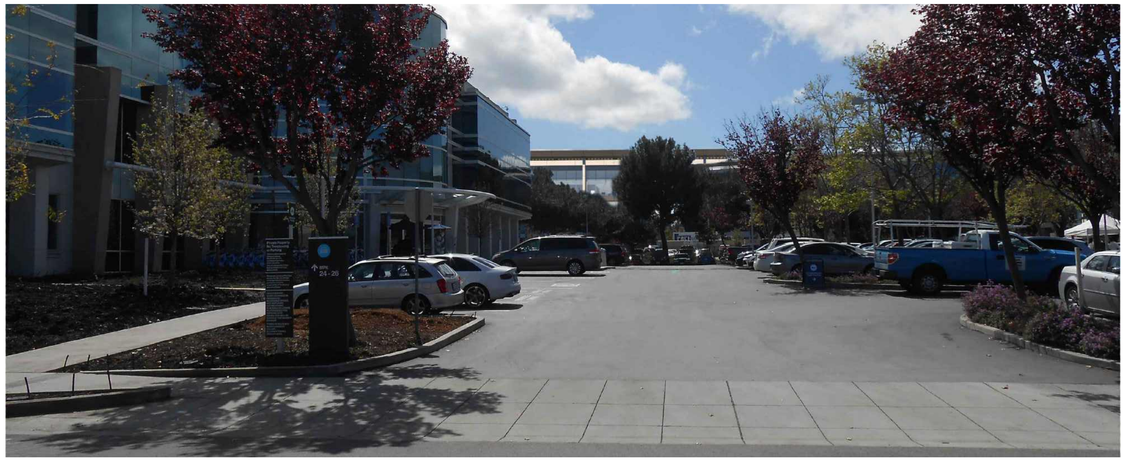
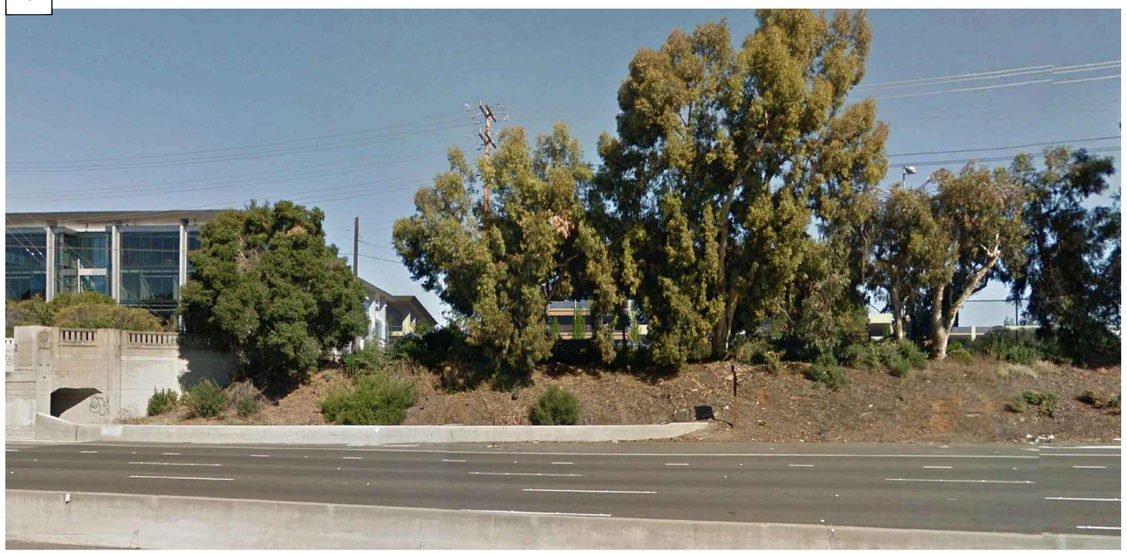
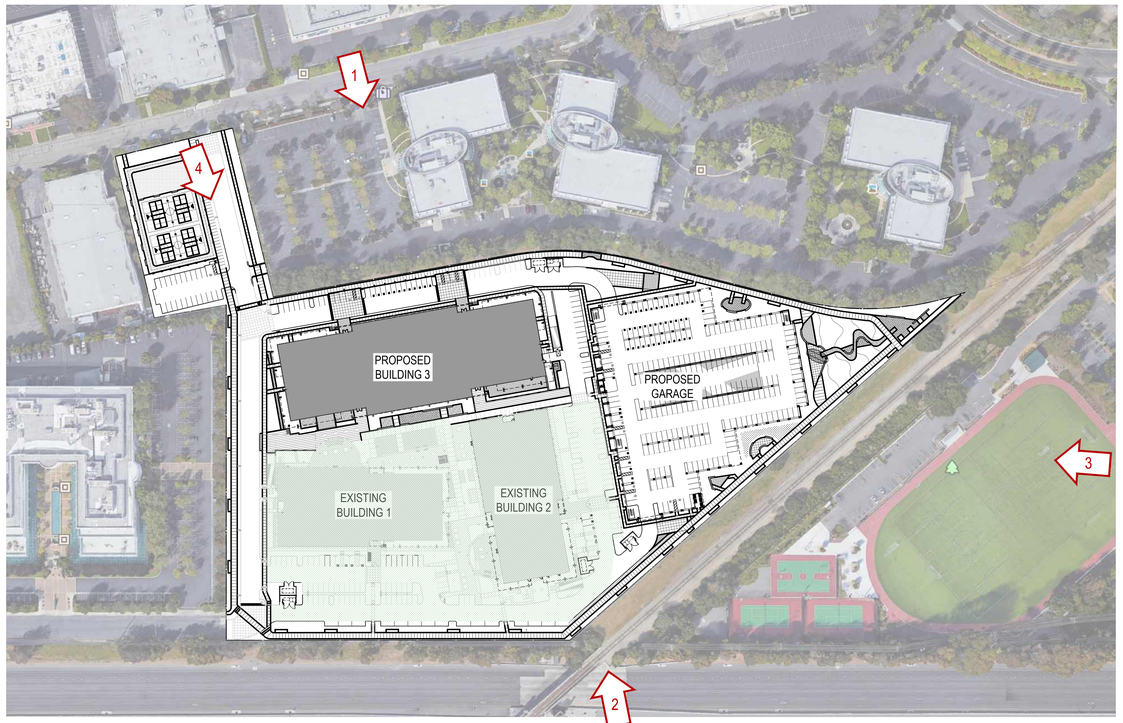


1 VIEW FROM JEFFERSON DRIVE LOOKING SOUTH



2 VIEW FROM 101 BAYSHORE FREEWAY LOOKING NORTH EAST

3 VIEW FROM KELLY PARK LOOKING NORTH WEST



0' 50' 100' 200'
SCALE: 1"=100'-0"

EXISTING CAMPUS

REFERENCE SITE PLAN
SCALE: 1" = 100'-0"

4 VIEW FROM PROJECT SITE LOOKING SOUTH

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07.12.21	PLANNING RESUBMITTAL
05.04.22	PLANNING RESUBMITTAL
11.21.23	PLANNING RESUBMITTAL
05.22.25	PLANNING RESUBMITTAL

BUILDING RENDERINGS

A0.01

PROJECT NO: 164152.00

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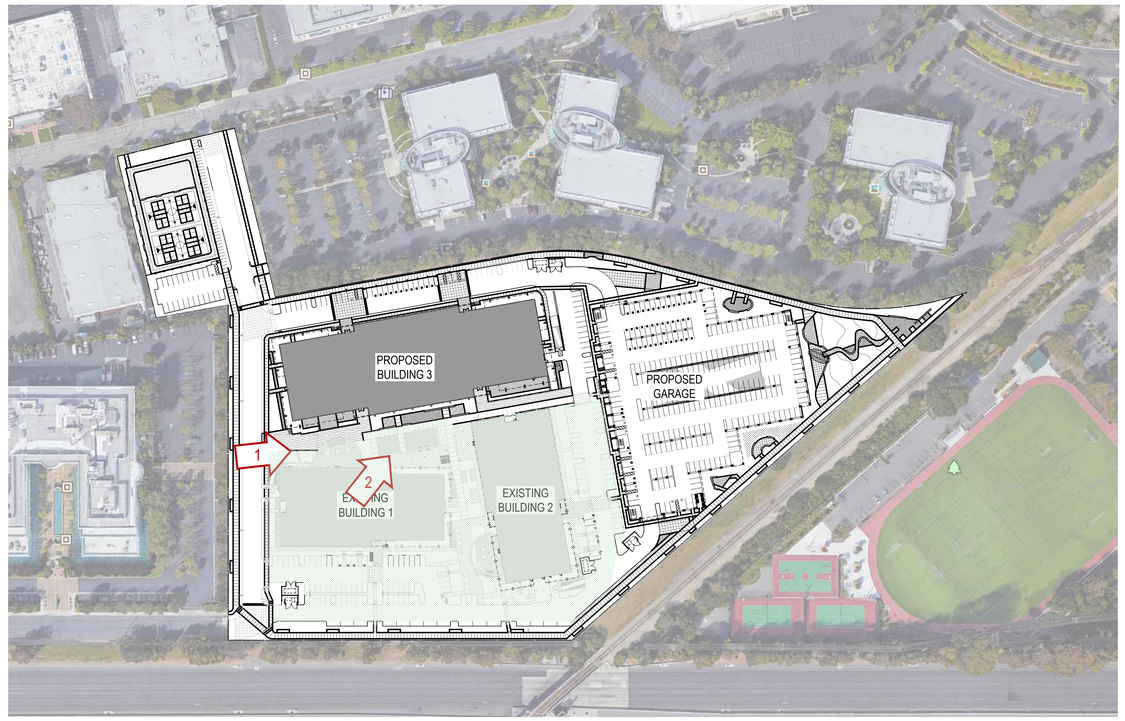
1 VIEW FROM PROJECT SITE LOOKING EAST



EXISTING CAMPUS

REFERENCE SITE PLAN

SCALE: 1" = 100'-0"

2 VIEW FROM SOUTH OF BUILDING 3 OF SITE LOOKING NORTH

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11.21.23	PLANNING RESUBMITTAL
05.22.25	PLANNING RESUBMITTAL

BUILDING RENDERINGS

A0.02

PROJECT NO: 164152.00

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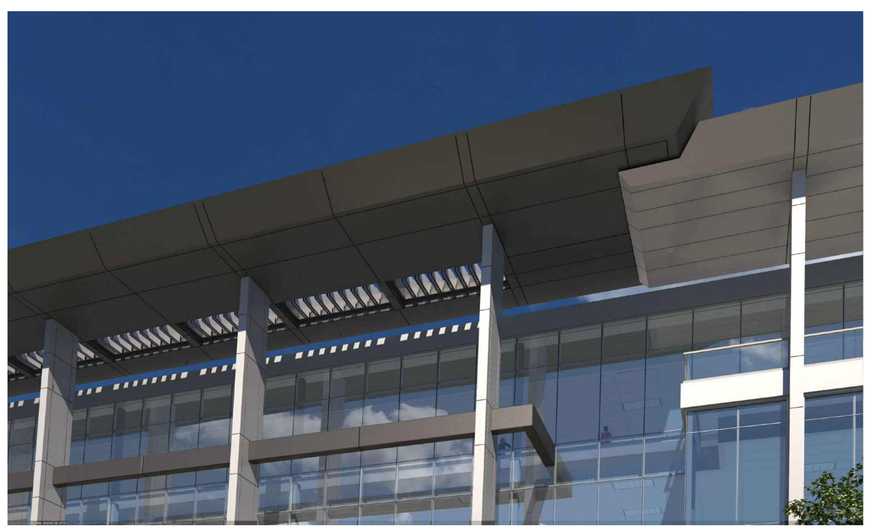
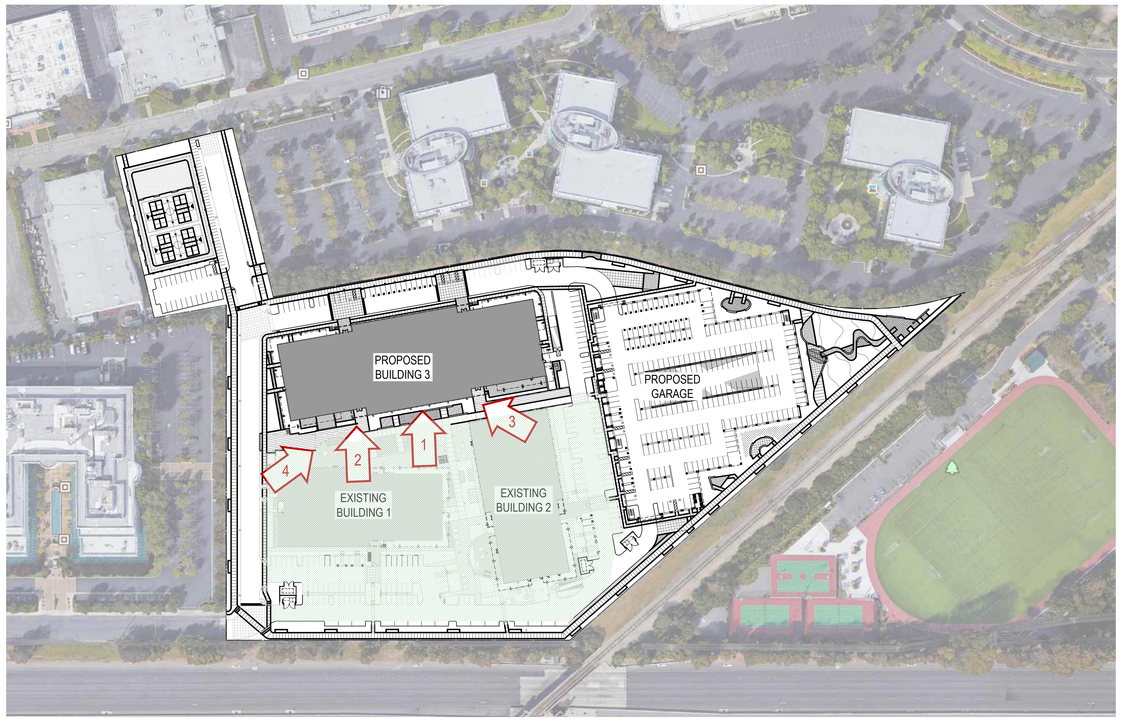
1 DETAIL VIEW OF ALUMINUM COMPOSITE METAL CANOPY AND LOUVERS ON SOUTH FACADE

2 DETAIL VIEW OF ALUMINUM COMPOSITE METAL CANOPY AND LOUVERS ON SOUTH FACADE



3 DETAIL VIEW OF ALUMINUM COMPOSITE METAL CANOPY AND LOUVERS ON SOUTH FACADE



REFERENCE SITE PLAN

SCALE: 1" = 100'-0"

4 VIEW FROM PROJECT SITE LOOKING NORTH

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In Association with:

A Planning Application for:
The **SOBRATO** Organization
COMMONWEALTH: BUILDING 3
MENLO PARK, CA 94052

DATE	DESCRIPTION
10.12.17	PLANNING APPLICATION
03.06.18	PLANNING RESUBMITTAL
08.01.18	PLANNING RESUBMITTAL
10.04.18	PLANNING RESUBMITTAL
04.17.19	PLANNING RESUBMITTAL
05.23.19	PLANNING RESUBMITTAL
04.09.21	PLANNING RESUBMITTAL
07.12.21	PLANNING RESUBMITTAL
05.04.22	PLANNING RESUBMITTAL
11.21.23	PLANNING RESUBMITTAL
05.22.25	PLANNING RESUBMITTAL

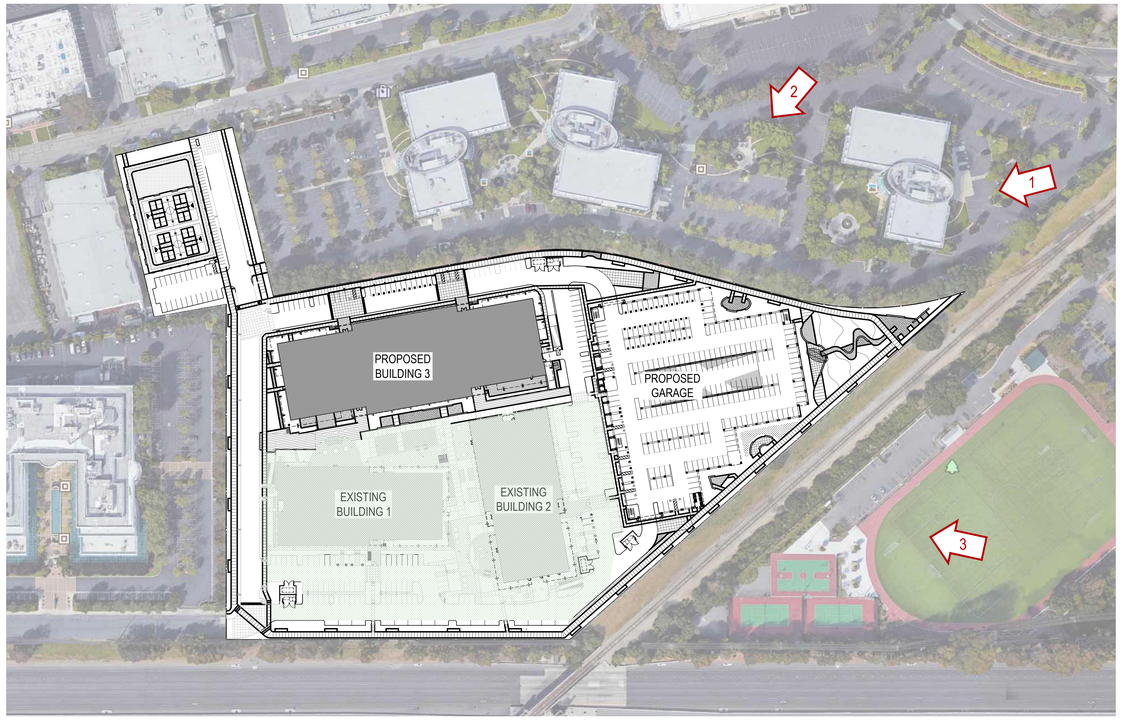
BUILDING RENDERINGS

A0.03

PROJECT NO: 164152.00

P:\2016_data\164152 - Commonwealth\01 Planning App\A0.03.dwg, A0.03, 1:1, 1/29/2024 1:39:04 PM, Adobe PDF

1 AERIAL VIEW FROM FACEBOOK CAMPUS LOOKING WEST



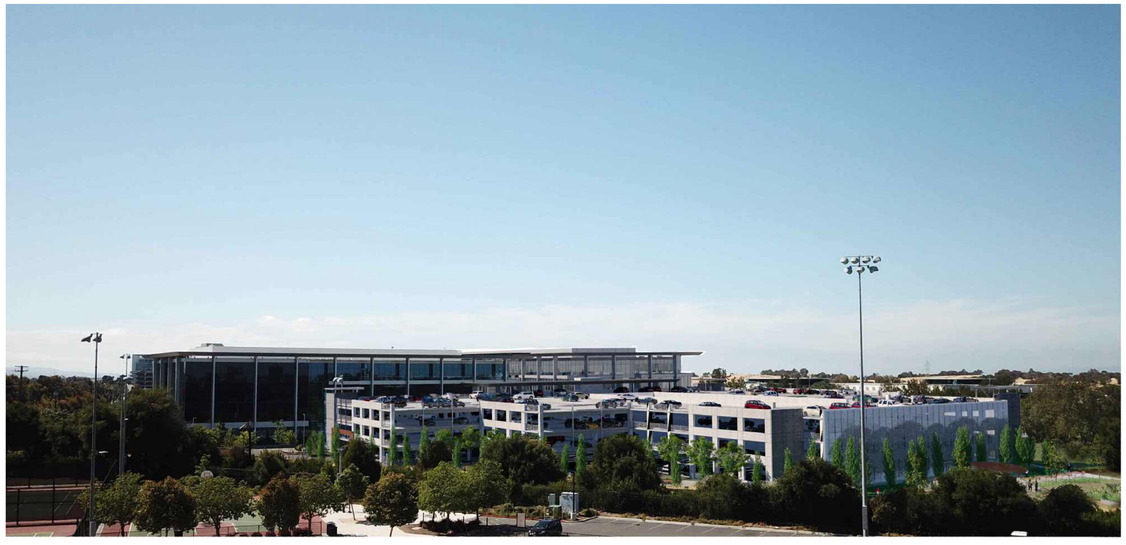
0' 50' 100' 200'
SCALE: 1"=100'-0"

EXISTING CAMPUS

REFERENCE SITE PLAN

SCALE: 1" = 100'-0"

2 AERIAL VIEW FROM NORTH OF SITE LOOKING SOUTH



3 AERIAL VIEW FROM KELLY PARK LOOKING NORTH WEST

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07.12.21	PLANNING RESUBMITTAL
05.04.22	PLANNING RESUBMITTAL
11.21.23	PLANNING RESUBMITTAL
05.22.25	PLANNING RESUBMITTAL

GARAGE RENDERINGS

A0.04

PROJECT NO: 164152.00

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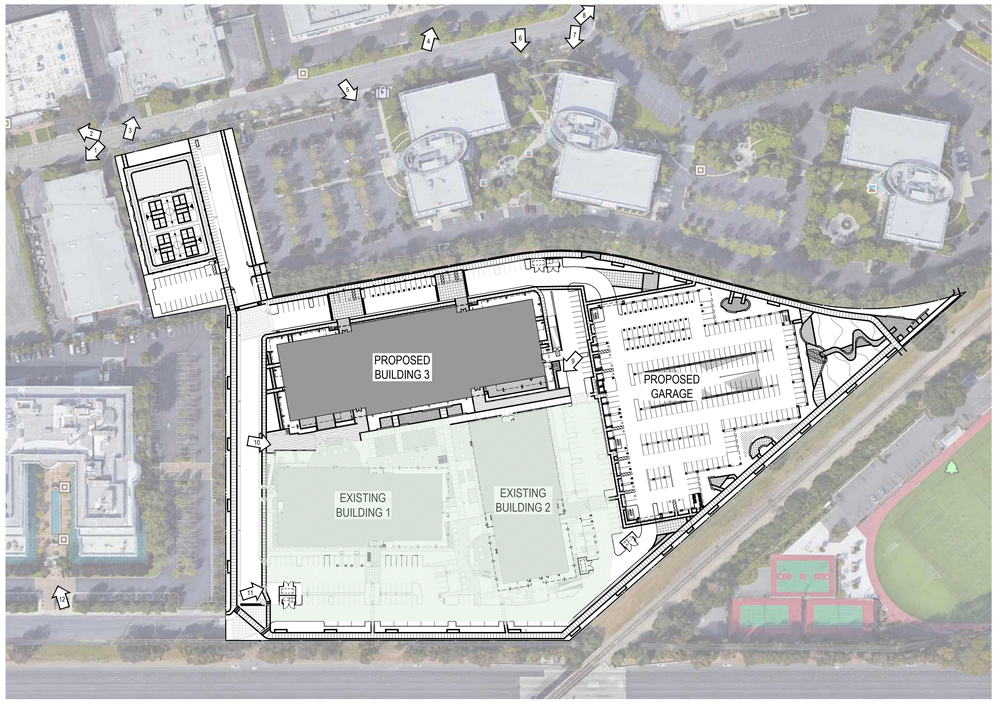
1 160 JEFFERSON DR.
SINGLE LEVEL LIGHT INDUSTRIAL BUILDING

5 180 JEFFERSON DR.
THREE LEVEL OFFICE BUILDING

2 155 JEFFERSON DR.
SINGLE LEVEL OFFICE BUILDING

6 180-190 JEFFERSON DR.
THREE LEVEL OFFICE BUILDING



0' 50' 100' 200'
SCALE: 1"=100'-0"

EXISTING CAMPUS

REFERENCE SITE PLAN
SCALE: 1" = 100'-0"

3 165 JEFFERSON DR.
SINGLE LEVEL OFFICE BUILDING

7 190 JEFFERSON DR.
THREE LEVEL OFFICE BUILDING

9 162-164 COMMONWEALTH AVE.
FOUR LEVEL OFFICE BUILDINGS

11 162-164 COMMONWEALTH AVE.
FOUR LEVEL OFFICE BUILDINGS

4 199 JEFFERSON DR.
SINGLE LEVEL OFFICE BUILDING

8 260 CONSTITUTION DR.
SINGLE LEVEL OFFICE BUILDING

10 162-164 COMMONWEALTH AVE.
FOUR LEVEL OFFICE BUILDINGS

12 149 COMMONWEALTH AVE.
THREE LEVEL OFFICE BUILDING

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11.21.23	PLANNING RESUBMITTAL
05.22.25	PLANNING RESUBMITTAL

SITE CONTEXT PHOTOS

A0.05

PROJECT NO: 164152.00

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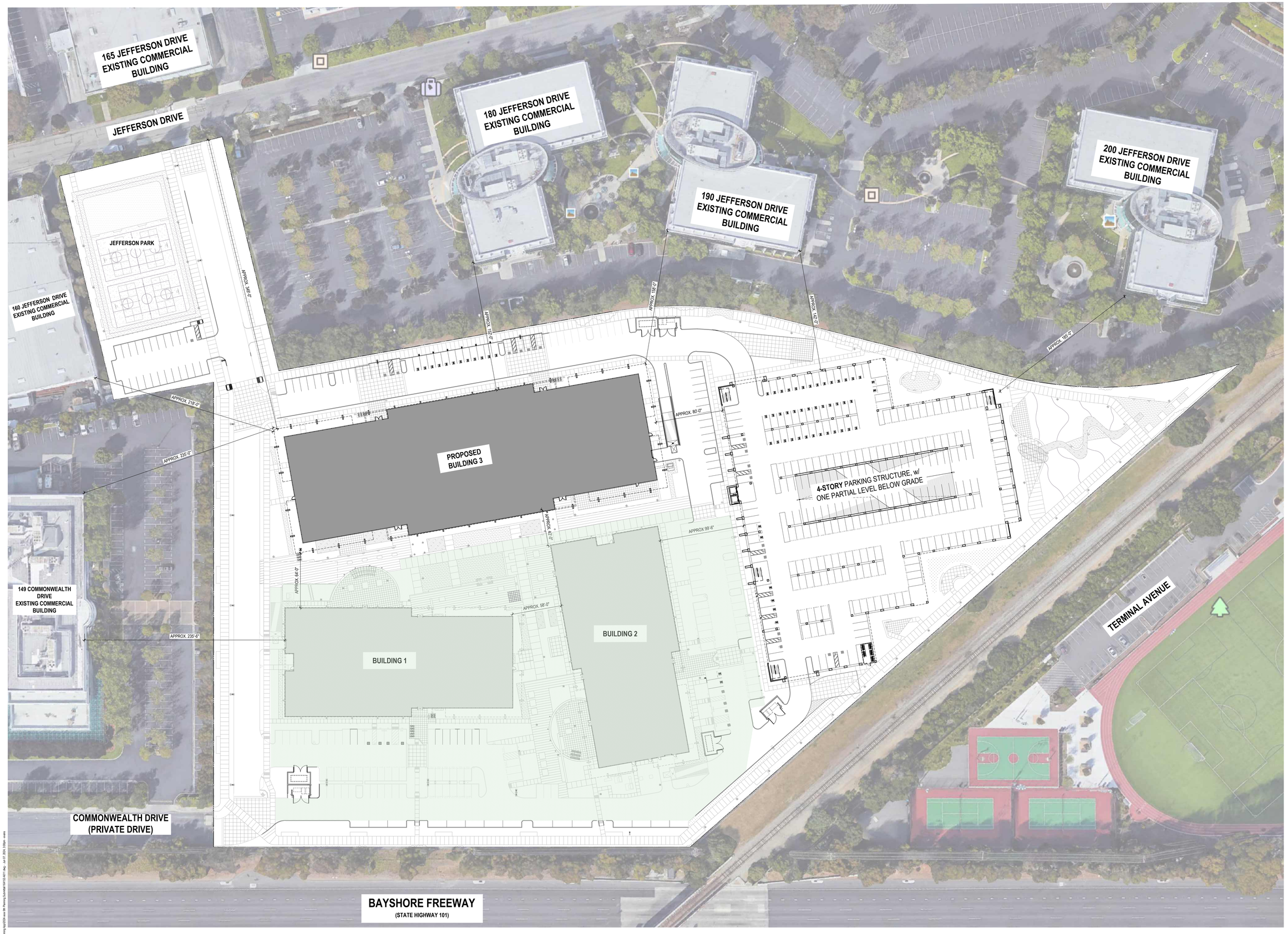

0' 20' 40' 80'

SCALE: 1"=40'-0"

EXISTING CAMPUS

AREA PLAN

SCALE: 1" = 40'-0"

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05.22.25	PLANNING RESUBMITTAL

AREA PLAN

A0.11

PROJECT NO: 164152.00

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OPEN SPACE CALCULATIONS

TOTAL SITE AREA	578,472 S.F.
REQUIRED OPEN SPACE (30% OF TOTAL SITE AREA)	173,542 S.F.
OPEN SPACE PROVIDED	
TOTAL PUBLIC OPEN SPACE PROVIDED	104,878 S.F.
TOTAL PRIVATE OPEN SPACE PROVIDED	132,325 S.F.
TOTAL OPEN SPACE PROVIDED	**237,203 S.F.**
REQUIRED PUBLIC OPEN SPACE (50% OF REQUIRED OPEN SPACE AREA)	86,770 S.F.
PUBLIC OPEN SPACE PROVIDED	
20' REQUIRED PASEO	25,075 S.F.
ELECTIVE PATHWAY (.35 MILES)	30,438 S.F.
ADDITIONAL PUBLIC OPEN SPACE PROVIDED	49,365 S.F.
TOTAL PUBLIC OPEN SPACE PROVIDED	**104,878 S.F.**

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

EXISTING CAMPUS

OPEN SPACE DIAGRAM

SCALE: 1" = 40'-0"

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11.21.23	PLANNING RESUBMITTAL
05.22.25	PLANNING RESUBMITTAL

OPEN SPACE DIAGRAM

A0.12

PROJECT NO: 164152.00

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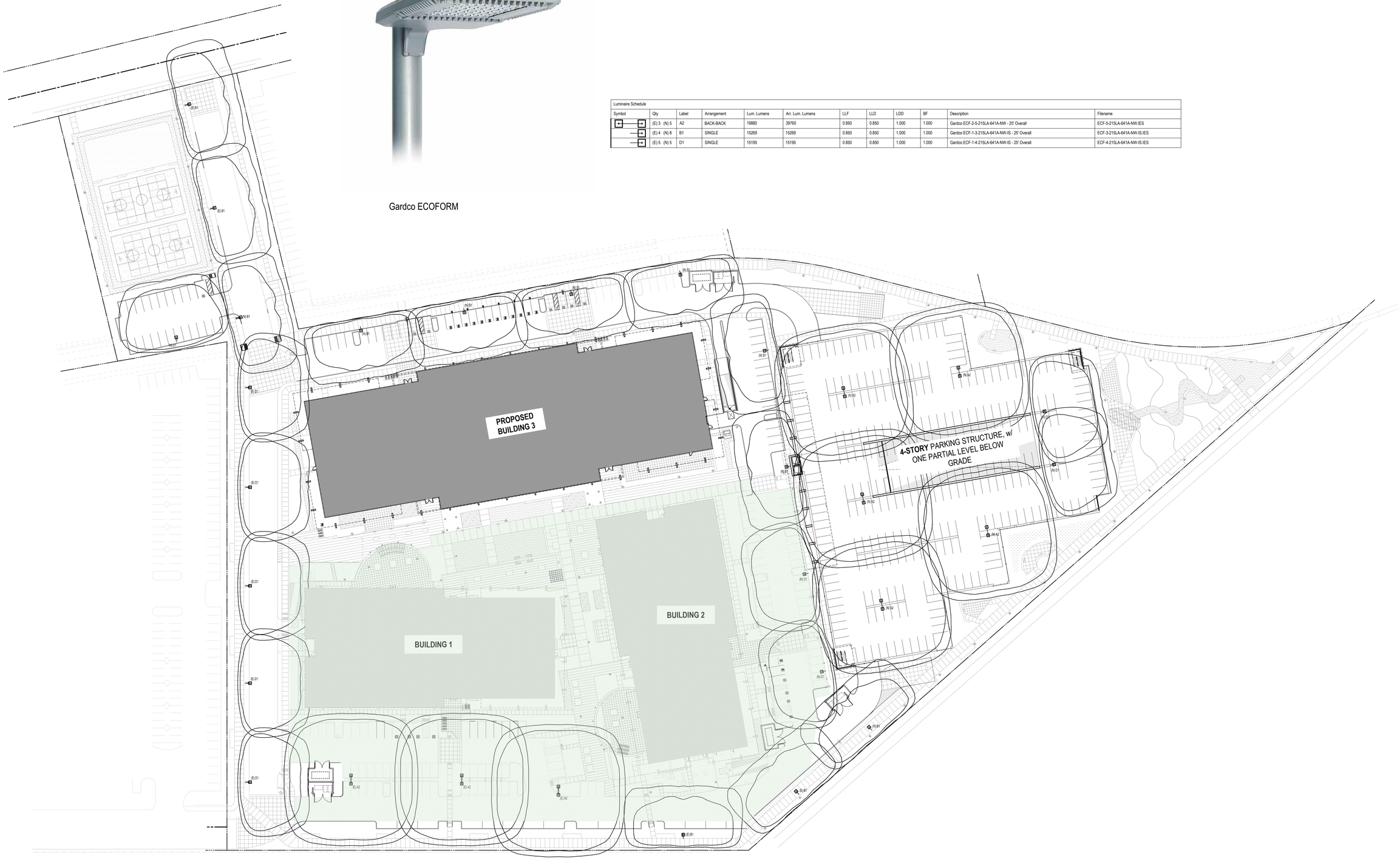
Gardco ECOFORM

Luminaire Schedule											
Symbol	Qty	Label	Arrangement	Lum. Lumens	Arr. Lum. Lumens	LLF	LLD	LDD	BF	Description	Filename
	(E) 3 (N) 5	A2	BACK-BACK	19880	39760	0.850	0.850	1.000	1.000	Gardco ECF-2-5-215LA-641A-NW - 25' Overall	ECF-5-215LA-641A-NW.IES
	(E) 4 (N) 8	B1	SINGLE	15269	15269	0.850	0.850	1.000	1.000	Gardco ECF-1-3-215LA-641A-NW-IS - 25' Overall	ECF-3-215LA-641A-NW-IS.IES
	(E) 5 (N) 5	D1	SINGLE	15195	15195	0.850	0.850	1.000	1.000	Gardco ECF-1-4-215LA-641A-NW-IS - 25' Overall	ECF-4-215LA-641A-NW-IS.IES



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

EXISTING CAMPUS

PHOTOMETRIC PLAN

SCALE: 1" = 40'-0"

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PHOTOMETRIC PLAN

A0.13

PROJECT NO: 164152.00

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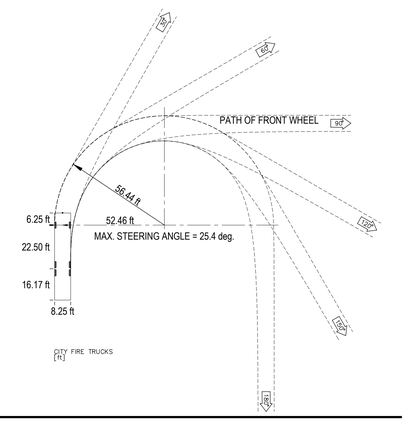
SYMBOLS LEGEND

FIRE ACCESS - CURBS AT FIRE LANES THAT ARE NOT DESIGNATED FOR PARKING SHALL BE PAINTED TRAFFIC RED AND SHALL HAVE THE WORDS "NO PARKING" - FIRE LANE" STENCILED EACH 50 FEET ON BOTH THE FACE AND TOP EDGES. MUST COMPLY WITH SANTA CLARA FIRE PROTECTION STANDARDS

13'-6" MINIMUM HEIGHT CLEARANCE PROVIDED ALONG ENTIRE FIRE ACCESS ROUTE

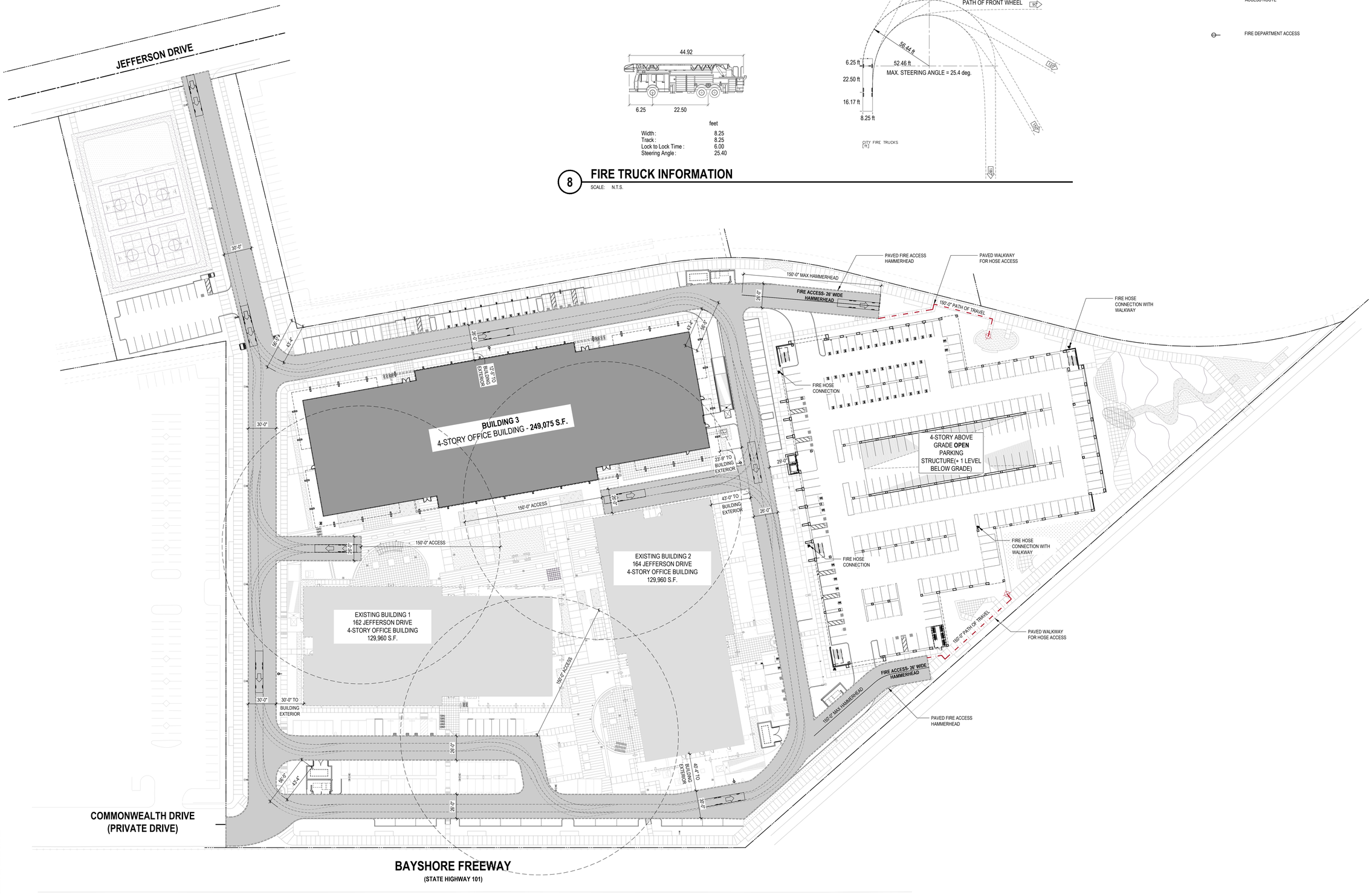
FIRE DEPARTMENT ACCESS

feet	
Width :	8.25
Track :	8.25
Lock to Lock Time :	6.00
Steering Angle :	25.40



8 FIRE TRUCK INFORMATION

SCALE: N.T.S.



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

EMERGENCY ACCESS PLAN

SCALE: 1" = 40'-0"

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EMERGENCY ACCESS PLAN

A0.14

PROJECT NO: 164152.00

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KEY NOTES

1. PROPERTY LINE
2. EXISTING DRIVEWAY ENTRANCE
3. EXISTING DECORATIVE PAVING; REFER TO LANDSCAPE DRAWINGS
4. DECORATIVE PAVING; REFER TO LANDSCAPE DRAWINGS
5. EXISTING ASPHALT PAVING
6. ASPHALT PAVING
7. EXISTING 6" HIGH CONCRETE CURB
8. 6" HIGH CONCRETE CURB
9. DASHED LINE INDICATES ACCESSIBLE PATH OF TRAVEL
10. LANDSCAPED AREA; REFER TO LANDSCAPE DRAWINGS
11. PEDESTRIAN WALKWAY; REFER TO LANDSCAPE DRAWINGS
12. EXISTING DEPRESSED TRUCK DOCK
13. DEPRESSED TRUCK DOCK
14. COVERED TRASH ENCLOSURE
15. EXISTING COVERED TRASH ENCLOSURE
16. EXISTING SIDEWALK
17. EXISTING ELECTRICAL TRANSFORMER ON CONCRETE PAD
18. ELECTRICAL TRANSFORMER ON CONCRETE PAD
19. EXISTING SITE LIGHTING; SEE A0.13
20. TYPICAL PARKING STRIPING, SEE DETAIL 8/A1.11
21. EXISTING CURB RAMP W/ TRUNCATED-DOME DETECTABLE WARNING SURFACE OVER BOTTOM 36" OF RAMP SURFACE
22. CURB RAMP W/ TRUNCATED-DOME DETECTABLE WARNING SURFACE OVER BOTTOM 36" OF RAMP SURFACE
23. EXISTING FENCE
24. BICYCLE STORAGE ENCLOSURE; SEE AG2.11
25. BIKE RACKS; REFER TO LANDSCAPE DRAWINGS
26. EXISTING RAIL ROAD EASEMENT, REFER TO CIVIL DRAWINGS FOR ADDITIONAL INFORMATION
27. ELECTIVE PATH
28. NOT USED
29. NOT USED
30. NOT USED
31. PASEO- SEE LANDSCAPE DRAWINGS
32. FUTURE CONNECTION TO CITY BIKE/ PEDESTRIAN PATH
33. NOT USED
34. NOT USED
35. JEFFERSON PARK; OPEN SPACE FOR PUBLIC USE. ANY SCHEDULED USE BY HIGH SCHOOL DURING SCHOOL HOURS TO BE DETERMINED. APPROPRIATE SIGNAGE TO BE DEVELOPED DURING DESIGN DEVELOPMENT PROCESS.
36. PARKING SPACES FOR JEFFERSON PARK OPEN TO THE PUBLIC (NOT INCLUDED IN PARKING RATIO FOR THE OFFICE); ANY SCHEDULED USE BY HIGH SCHOOL DURING SCHOOL HOURS TO BE DETERMINED. APPROPRIATE SIGNAGE TO BE DEVELOPED DURING DESIGN DEVELOPMENT PROCESS.

PROJECT DATA

ASSESSOR'S PARCEL NO.:	APN 055-243-240
TOTAL SITE AREA:	578,472 S.F. / 13.28 ACRES
EXISTING BUILDING 1	129,960 S.F.
EXISTING BUILDING 2	129,960 S.F.
PROPOSED BUILDING 3	249,500 S.F.
TOTAL BUILDING AREA	509,420 S.F.
FLOOR AREA RATIO (F.A.R.):	88.0%
TOTAL PARKING STRUCTURE AREA	402,469 S.F.
NUMBER OF STORIES -	
EXISTING BUILDINGS 1 & 2	4
PROPOSED BUILDING 3	4
PARKING STRUCTURE	4
CONSTRUCTION TYPE -	
EXISTING BUILDINGS 1 & 2	II-B
PROPOSED BUILDING 3	I-B
PARKING STRUCTURE	I-B

BIKE PARKING

SHORT TERM	
EXISTING (TO REMAIN DURING CONSTRUCTION)	26
PROPOSED	22
TOTAL	48
CLASS 1	
EXISTING (IN 162 JEFFERSON)	24
PROPOSED ON SITE	15
PROPOSED IN GARAGE	45
TOTAL	84

GENERAL NOTES

A. AT LEAST ONE ACCESSIBLE ROUTE SHALL BE PROVIDED WITHIN THE SITE FROM ACCESSIBLE PARKING SPACES AND ACCESSIBLE PASSENGER LOADING ZONES; PUBLIC STREETS AND SIDEWALKS; AND PUBLIC TRANSPORTATION STOPS TO THE ACCESSIBLE BUILDING OR FACILITY ENTRANCE THEY SERVE. WHERE MORE THAN ONE ROUTE IS PROVIDED, ALL ROUTES MUST BE ACCESSIBLE. EXCEPTION: AN ACCESSIBLE ROUTE SHALL NOT BE REQUIRED BETWEEN SITE ARRIVAL POINTS AND THE BUILDING OR FACILITY ENTRANCE IF THE ONLY MEANS OF ACCESS BETWEEN THEM IS A VEHICULAR WAY NOT PROVIDING PEDESTRIAN ACCESS.

B. DIMENSIONS ARE TO THE FACE OF BUILDING, CURBS OR SPACES UNLESS NOTED OTHERWISE

PARKING DATA

TOTAL PARKING REQUIRED PER MENLO PARK ZONING ORDINANCE 16.72.050

GROSS FLOOR AREA - THE SUM OF THE HORIZONTAL AREA OF ALL FLOORS, WITHIN THE SURROUNDING SOLID WALLS OF A BUILDING COVERED BY A ROOF MEASURED TO THE OUTSIDE SURFACES OF THE EXTERIOR WALL OR PORTIONS THEREOF SUBJECT TO THE CLARIFICATIONS IN SUBSECTIONS (B), (C) AND (D) 16.04.325

MAXIMUM ALLOWABLE PARKING (3.0 / 1,000)	749 SPACES
*PARKING RATIO OF 3.0 PER ZONING APPLIES TO NEW BUILDING (BUILDING 3- 249,500 SQ. FT.) ONLY.	
EXISTING PARKING (BUILDINGS 1 & 2)	866 SPACES

AUTOMOBILE PARKING STALL DIMENSIONS (MENLO PARK PARKING STANDARDS)

STALL TYPE	WIDTH	DEPTH	COMPLIANT
STANDARD	8'-6"	16'-6"	YES

PARKING PROVIDED:

PARKING DATA PARKING PROVIDED:	PROPOSED PROJECT	EXISTING CAMPUS	EXISTING CAMPUS + PROPOSED PROJECT
ON GRADE SITE PARKING SPACE*	685	866	181
PARKING STRUCTURE SPACES	1,343	-	1,343
TOTAL PARKING SPACES PROVIDED	658	866	1,524
* Negative stall count under Proposed Project Parking is caused by the replacement of on grade parking with a parking structure.			
PROPOSED PROJECT DESIGNATED VEHICLE PARKING REQUIRED (MPMC 12.18.060):			
EV CAPABLE SPACES (30% OF TOTAL)(INCLUDES EVCS SPACES)	458		
EVCS SPACES (EV CAPABLE SPACES WITH EVSE) (33% OF EV CAPABLE SPACES)	151		
TOTAL PROPOSED PROJECT DESIGNATED VEHICLE PARKING REQUIRED	458		
PROPOSED PROJECT EV CHARGING AND CAPABLE PARKING PROVIDED BREAKDOWN (TABLE 11B-228.3.2.1):	CHARGING STATIONS (EVCS)	EV CAPABLE STATIONS	
NEW VAN ACCESSIBLE EV SPACES	2	0	
NEW ACCESSIBLE EV SPACES	4	0	
NEW EV SPACES	141	306	
NEW AMBULATORY EV SPACES	5	0	
TOTAL PROPOSED PROJECT EV SPACES	152	306	

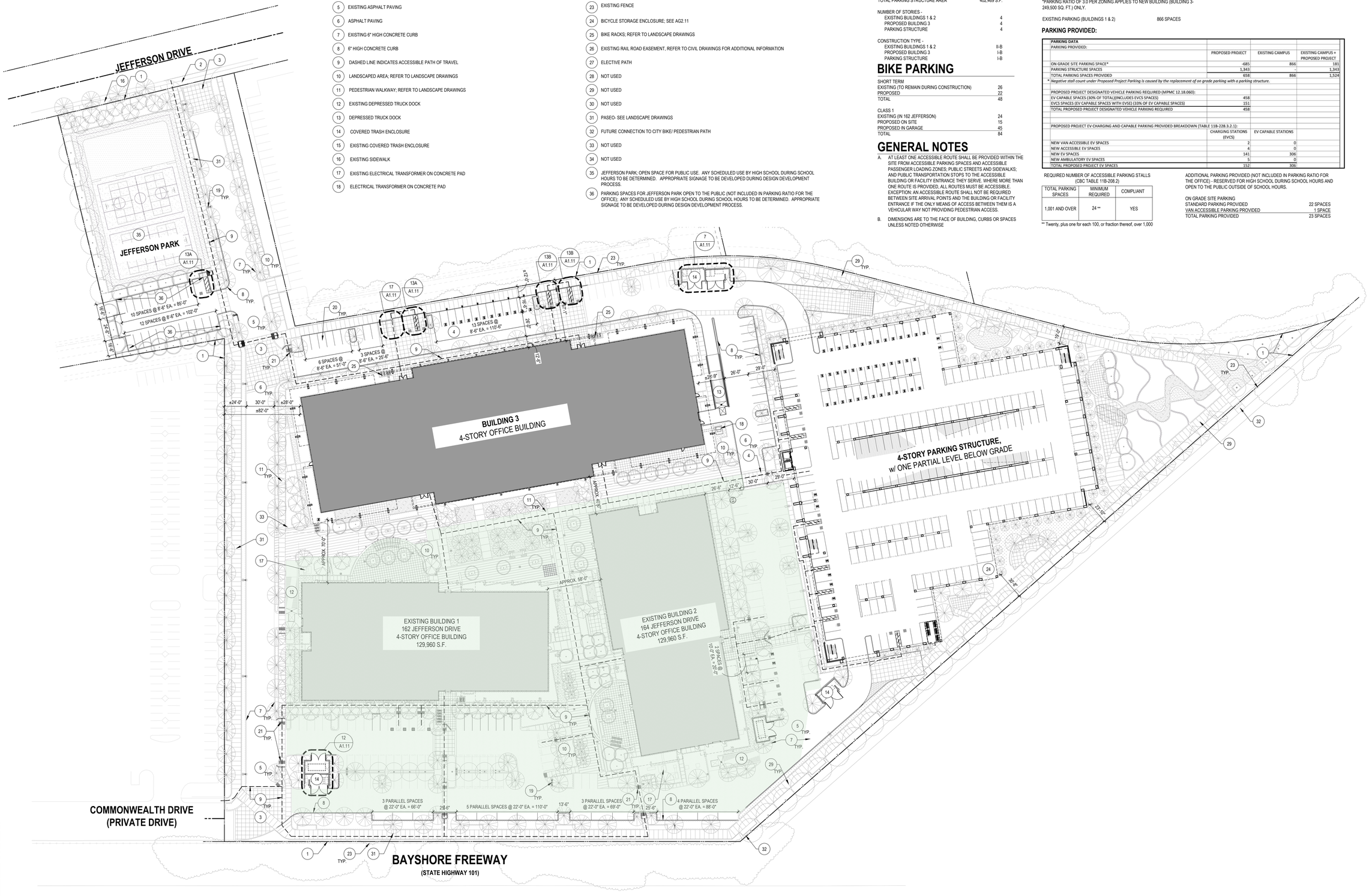
REQUIRED NUMBER OF ACCESSIBLE PARKING STALLS (CBC TABLE 11B-208.2)

TOTAL PARKING SPACES	MINIMUM REQUIRED	COMPLIANT
1,001 AND OVER	24 **	YES

** Twenty, plus one for each 100, or fraction thereof, over 1,000

ADDITIONAL PARKING PROVIDED (NOT INCLUDED IN PARKING RATIO FOR THE OFFICE) - RESERVED FOR HIGH SCHOOL DURING SCHOOL HOURS AND OPEN TO THE PUBLIC OUTSIDE OF SCHOOL HOURS.

ON GRADE SITE PARKING	
STANDARD PARKING PROVIDED	22 SPACES
VAN ACCESSIBLE PARKING PROVIDED	1 SPACE
TOTAL PARKING PROVIDED	23 SPACES



EXISTING CAMPUS

SITE PLAN

SCALE: 1" = 40'-0"

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

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In Association with:

A Planning Application for:
The **SOBRATO** Organization
COMMONWEALTH: BUILDING 3
MENLO PARK, CA 94052

DATE	DESCRIPTION
10.12.17	PLANNING APPLICATION
03.06.18	PLANNING RESUBMITTAL
08.01.18	PLANNING RESUBMITTAL
10.04.18	PLANNING RESUBMITTAL
04.17.19	PLANNING RESUBMITTAL
05.23.19	PLANNING RESUBMITTAL
04.09.21	PLANNING RESUBMITTAL
07.12.21	PLANNING RESUBMITTAL
05.04.22	PLANNING RESUBMITTAL
11.21.23	PLANNING RESUBMITTAL
05.22.25	PLANNING RESUBMITTAL

PROPOSED SITE PLAN

A1.00

PROJECT NO: 164152.00

P:\2016 Jobs\164152 - Commonwealth\01 Planning\Apr2025\sht files\Planning Submittal\164152A1.00.dwg - May 19, 2025, 10:08am - eeara

PROJECT DATA - EXISTING

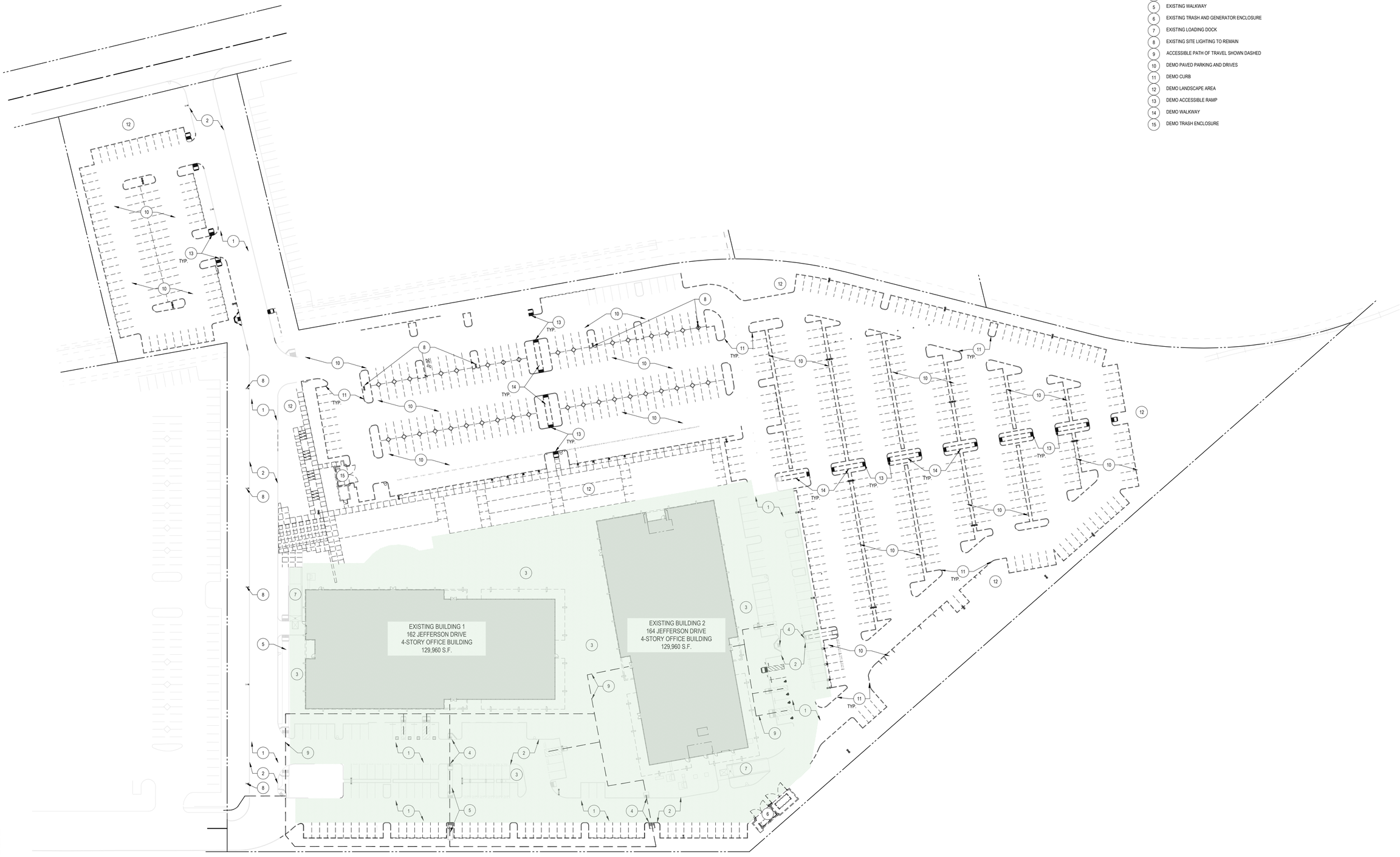
ASSESSOR'S PARCEL NO.:	APN 055-243-240
TOTAL SITE AREA:	578,472 S.F. / 13.28 ACRES
EXISTING BUILDING 1	129,960 S.F.
EXISTING BUILDING 2	129,960 S.F.
TOTAL BUILDING AREA	259,920 S.F.

PARKING DATA - EXISTING

PARKING PROVIDED	
(E) STANDARD PARKING PROVIDED	848 SPACES
(E) ACCESSIBLE PARKING PROVIDED	16 SPACES
(E) VAN ACCESSIBLE PARKING PROVIDED	2 SPACES
TOTAL (E) PARKING PROVIDED	866 SPACES

KEYNOTES

1. EXISTING PAVED PARKING AND DRIVES
2. EXISTING CURB
3. EXISTING LANDSCAPE AREA
4. EXISTING ACCESSIBLE RAMP (MAXIMUM SLOPE 1 : 12)
5. EXISTING WALKWAY
6. EXISTING TRASH AND GENERATOR ENCLOSURE
7. EXISTING LOADING DOCK
8. EXISTING SITE LIGHTING TO REMAIN
9. ACCESSIBLE PATH OF TRAVEL SHOWN DASHED
10. DEMO PAVED PARKING AND DRIVES
11. DEMO CURB
12. DEMO LANDSCAPE AREA
13. DEMO ACCESSIBLE RAMP
14. DEMO WALKWAY
15. DEMO TRASH ENCLOSURE



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

EXISTING CAMPUS

SITE PLAN - EXISTING SITE PLAN

SCALE: 1" = 40'-0"

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COMMONWEALTH: BUILDING 3
MENLO PARK, CA 94052

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05.23.19	PLANNING RESUBMITTAL
04.09.21	PLANNING RESUBMITTAL
07.12.21	PLANNING RESUBMITTAL
05.04.22	PLANNING RESUBMITTAL
11.21.23	PLANNING RESUBMITTAL
05.22.25	PLANNING RESUBMITTAL

SITE PLAN - CONSTRUCTION PHASING

A1.01

PROJECT NO: 164152.00

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SHEET LEGEND

VALET PARKING STACKED

VALET PARKING PARALLEL

PROJECT DATA - EXISTING

ASSESSOR'S PARCEL NO.:	APN 055-243-240
TOTAL SITE AREA:	578,472 S.F. / 13.28 ACRES
EXISTING BUILDING 1	129,960 S.F.
EXISTING BUILDING 2	129,960 S.F.
TOTAL BUILDING AREA	259,920 S.F.

PARKING DATA - CONSTRUCTION

PARKING PROVIDED	
(E) STANDARD PARKING PROVIDED	206 SPACES
(E) ACCESSIBLE PARKING PROVIDED	16 SPACES
(E) VAN ACCESSIBLE PARKING PROVIDED	2 SPACES
VALET PARKING PROVIDED	642 SPACES
TOTAL PARKING PROVIDED (3.0 / 1,000)	866 SPACES

AUTOMOBILE PARKING STALL DIMENSIONS (MENLO PARK PARKING STANDARDS)

STALL TYPE	WIDTH	DEPTH	COMPLIANT
STANDARD	8'-6"	16'-6"	YES
VALET PERPENDICULAR	8'-6"	18'-0"	YES
VALET PARALLEL	7'-0"	20'-0"	YES

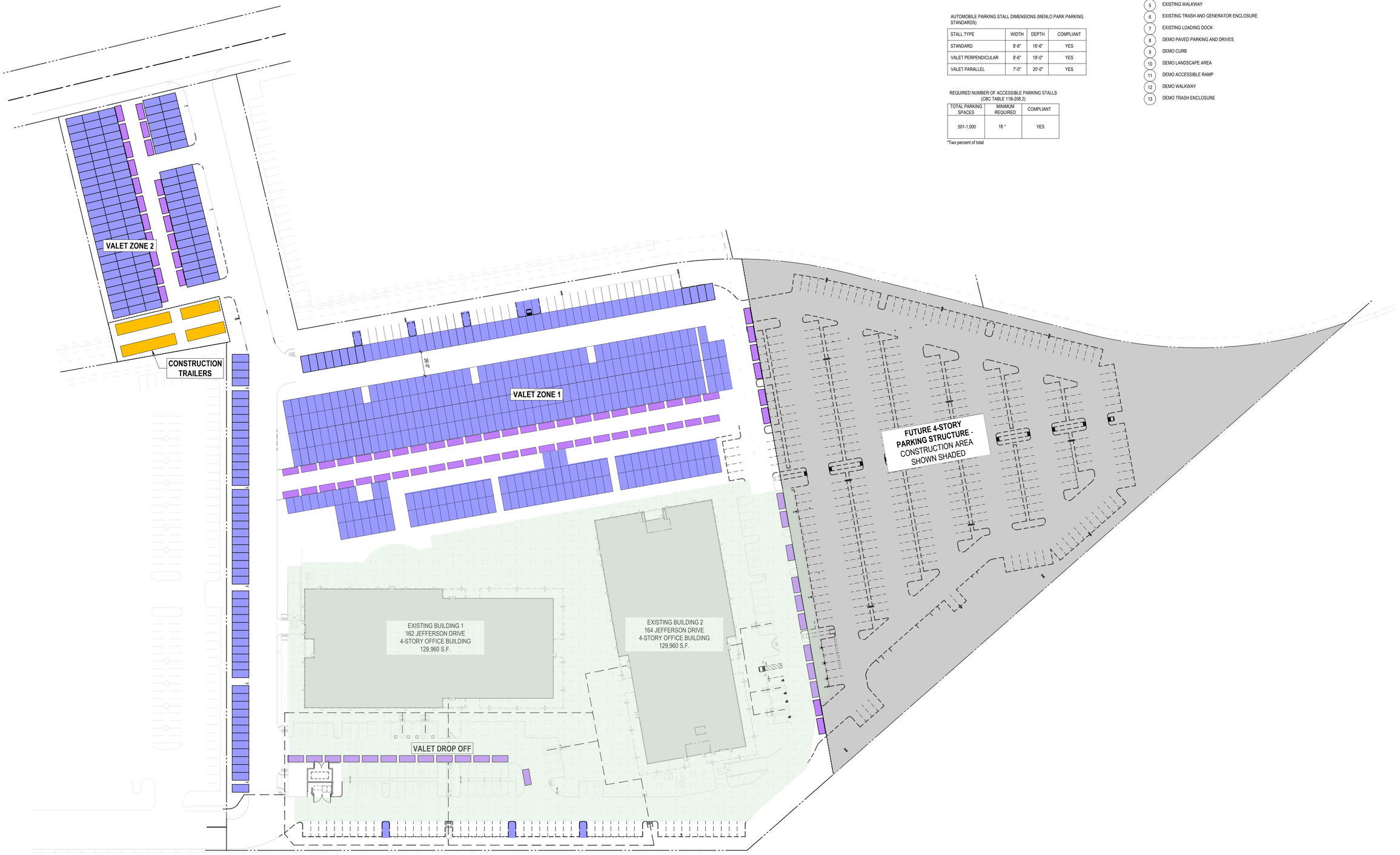
REQUIRED NUMBER OF ACCESSIBLE PARKING STALLS (CBC TABLE 11B-208.2)

TOTAL PARKING SPACES	MINIMUM REQUIRED	COMPLIANT
501-1,000	18 *	YES

*Two percent of total

KEYNOTES

1. EXISTING PAVED PARKING AND DRIVES
2. EXISTING CURB
3. EXISTING LANDSCAPE AREA
4. EXISTING ACCESSIBLE RAMP (MAXIMUM SLOPE 1 : 12)
5. EXISTING WALKWAY
6. EXISTING TRASH AND GENERATOR ENCLOSURE
7. EXISTING LOADING DOCK
8. DEMO PAVED PARKING AND DRIVES
9. DEMO CURB
10. DEMO LANDSCAPE AREA
11. DEMO ACCESSIBLE RAMP
12. DEMO WALKWAY
13. DEMO TRASH ENCLOSURE



0' 20' 40' 80'

SCALE: 1"=40'-0"

EXISTING CAMPUS

SITE PLAN - CONSTRUCTION PHASE I

SCALE: 1" = 40'-0"

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COMMONWEALTH: BUILDING 3
MENLO PARK, CA 94052

DATE	DESCRIPTION
10.12.17	PLANNING APPLICATION
03.06.18	PLANNING RESUBMITTAL
08.01.18	PLANNING RESUBMITTAL
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05.23.19	PLANNING RESUBMITTAL
04.09.21	PLANNING RESUBMITTAL
07.12.21	PLANNING RESUBMITTAL
05.04.22	PLANNING RESUBMITTAL
11.21.23	PLANNING RESUBMITTAL
05.22.25	PLANNING RESUBMITTAL

SITE PLAN - CONSTRUCTION PHASING

A1.02

PROJECT NO: 164152.00

P:\2016 Jobs\164152 - Commonwealth\01 Planning Apps\02D Arch Set Planning Submittal\164152_A101.02.dwg - Jun 07, 2024, 3:39pm - eevans

PROJECT DATA - EXISTING

ASSESSOR'S PARCEL NO.:	APN 055-243-240
TOTAL SITE AREA:	578,472 S.F. / 13.28 ACRES
EXISTING BUILDING 1	129,960 S.F.
EXISTING BUILDING 2	129,960 S.F.
TOTAL BUILDING AREA	259,920 S.F.

PARKING DATA - CONSTRUCTION

PARKING PROVIDED	
ON GRADE SITE PARKING	
STANDARD PARKING PROVIDED	139 SPACES
ACCESSIBLE PARKING PROVIDED	12 SPACES
VAN ACCESSIBLE PARKING PROVIDED	2 SPACES
EVCS PARKING PROVIDED	27 SPACES
EV AMBULATORY SPACES	1 SPACES
PARKING STRUCTURE	
STANDARD PARKING PROVIDED	903 SPACES
ACCESSIBLE PARKING PROVIDED	8 SPACES
VAN ACCESSIBLE PARKING PROVIDED	2 SPACES
EVCS PARKING PROVIDED	118 SPACES
EV CAPABLE PARKING PROVIDED	306 SPACES
EV AMBULATORY SPACES	4 SPACES
EV STANDARD ACCESSIBLE	1 SPACES
EV VAN ACCESSIBLE	1 SPACES
TOTAL PARKING PROVIDED (3.0 / 1,000)	1,524 SPACES

AUTOMOBILE PARKING STALL DIMENSIONS (MENLO PARK PARKING STANDARDS)

STALL TYPE	WIDTH	DEPTH	COMPLIANT
STANDARD	8'-6"	16'-6"	YES

REQUIRED NUMBER OF ACCESSIBLE PARKING STALLS (CBC TABLE 11B-208.2)

TOTAL PARKING SPACES	MINIMUM REQUIRED	COMPLIANT
1,001 AND OVER	26**	YES

** Twenty, plus one for each 100, or fraction thereof, over 1,000

KEYNOTES

1. EXISTING PAVED PARKING AND DRIVES
2. EXISTING CURB
3. EXISTING LANDSCAPE AREA
4. EXISTING ACCESSIBLE RAMP (MAXIMUM SLOPE 1 : 12)
5. EXISTING WALKWAY
6. EXISTING TRASH AND GENERATOR ENCLOSURE
7. EXISTING LOADING DOCK
8. DEMO PAVED PARKING AND DRIVES
9. DEMO CURB
10. DEMO LANDSCAPE AREA
11. DEMO ACCESSIBLE RAMP
12. DEMO WALKWAY
13. DEMO TRASH ENCLOSURE

FUTURE JEFFERSON PARK - CONSTRUCTION AREA SHOWN SHADED

CONSTRUCTION TRAILERS

FUTURE BUILDING 3
4-STORY OFFICE BUILDING - CONSTRUCTION AREA SHOWN SHADED

4-STORY PARKING STRUCTURE, w/ ONE PARTIAL LEVEL BELOW GRADE

EXISTING BUILDING 1
162 JEFFERSON DRIVE
4-STORY OFFICE BUILDING
129,960 S.F.

EXISTING BUILDING 2
164 JEFFERSON DRIVE
4-STORY OFFICE BUILDING
129,960 S.F.

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

EXISTING CAMPUS

SITE PLAN - CONSTRUCTION PHASE II

SCALE: 1" = 40'-0"

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MENLO PARK, CA 94052

DATE	DESCRIPTION
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05.23.19	PLANNING RESUBMITTAL
04.09.21	PLANNING RESUBMITTAL
07.12.21	PLANNING RESUBMITTAL
05.04.22	PLANNING RESUBMITTAL
11.21.23	PLANNING RESUBMITTAL
05.22.25	PLANNING RESUBMITTAL

SITE PLAN - CONSTRUCTION PHASING

A1.03

PROJECT NO: 164152.00

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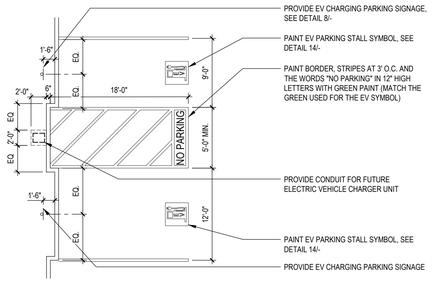
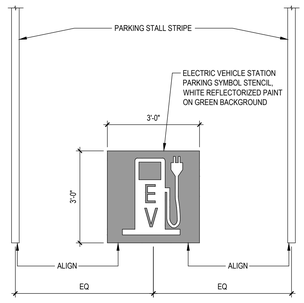


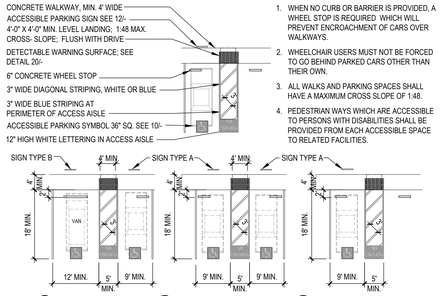
17 ACCESSIBLE EV PARKING STALLS PLAN

SCALE: 1/8" = 1'-0"



18 EV PARKING STALL SYMBOL

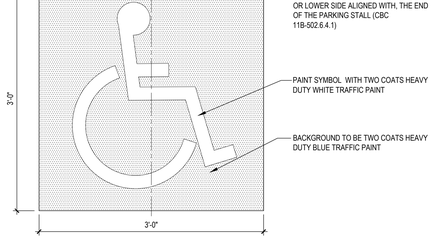
SCALE: 1/2" = 1'-0"



VAN PARKING SPACES SHALL BE PERMITTED TO BE 108 INCHES (9'-0") WIDE MINIMUM WHERE THE ACCESS AISLE IS 96" (8'-0") WIDE MINIMUM
ACCESS AISLE FOR VAN ACCESSIBLE PARKING SHALL BE ON PASSENGER SIDE.

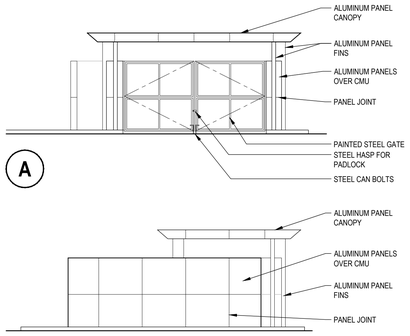
13 ACCESSIBLE PARKING SPACES

SCALE: 1/16"=1'-0"



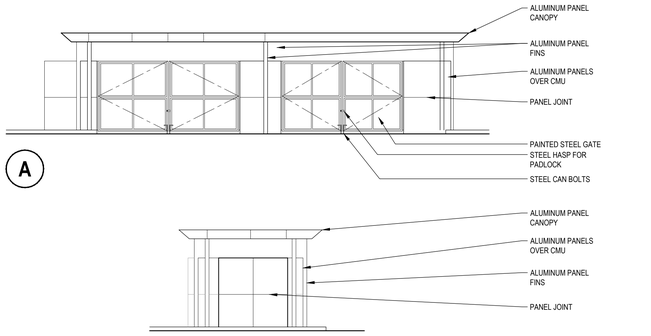
14 ACCESSIBILITY PARKING SYMBOL

SCALE: N.T.S.



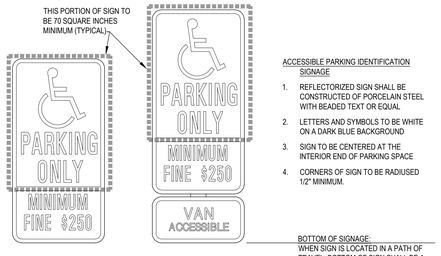
10 TRASH AND GENERATOR ENCLOSURE ELEVATIONS

SCALE: 1/8" = 1'-0"



6 TRASH AND GENERATOR ENCLOSURE ELEVATIONS

SCALE: 1/8" = 1'-0"

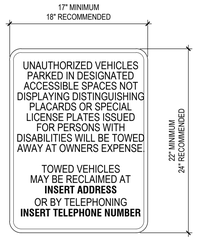


ACCESSIBLE PARKING IDENTIFICATION SIGNAGE

1. REFLECTORIZED SIGN SHALL BE CONSTRUCTED OF PORCELAIN STEEL WITH BEADED TEXT OR EQUAL
2. LETTERS AND SYMBOLS TO BE WHITE ON A DARK BLUE BACKGROUND
3. SIGN TO BE CENTERED AT THE INTERIOR END OF PARKING SPACE
4. CORNERS OF SIGN TO BE RADIUSED 1/2" MINIMUM.

BOTTOM OF SIGNAGE:
WHEN SIGN IS LOCATED IN A PATH OF TRAVEL, BOTTOM OF SIGN SHALL BE A MINIMUM OF 7'-0" ABOVE THE WALKING SURFACE.

WHEN LOCATED IN A LANDSCAPE AREA OR ON A WALL AT THE END OF THE SPACE, THE BOTTOM OF SIGN SHALL BE AT 5'-0" ABOVE ADJACENT GRADE



UNAUTHORIZED VEHICLE WARNING SIGNAGE

1A. MUST BE POSTED CONSPICUOUSLY AT EACH ENTRANCE TO OFF-STREET PARKING FACILITIES, OR

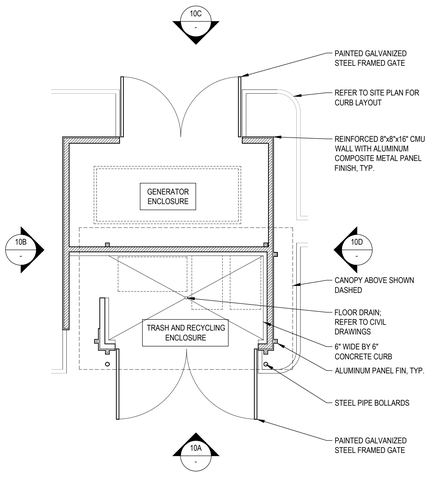
1B. POSTED IMMEDIATELY ADJACENT TO AND VISIBLE FROM EACH ACCESSIBLE STALL OR SPACE.

2. THE PHONE NUMBER OR ADDRESS WHERE TOWED VEHICLES CAN BE RECLAIMED IS POSTED IN THE APPROPRIATE LOCATION ON THE SIGN AND IS A PERMANENT PART OF THE SIGN.

3. THE SIZE OF THE LETTERING IS A MINIMUM OF 1" IN HEIGHT.

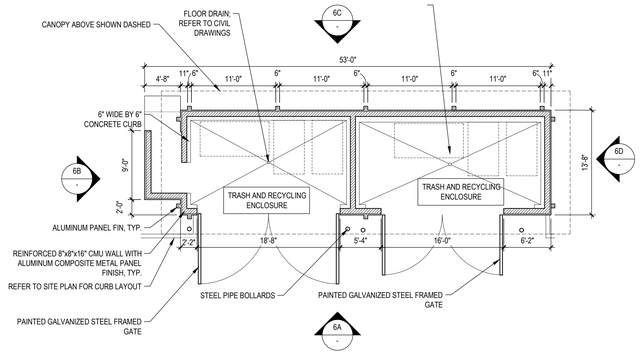
16 ACCESSIBLE PARKING SIGNAGE & UNAUTHORIZED VEHICLE SIGNAGE

SCALE: 1 1/2"=1'-0"



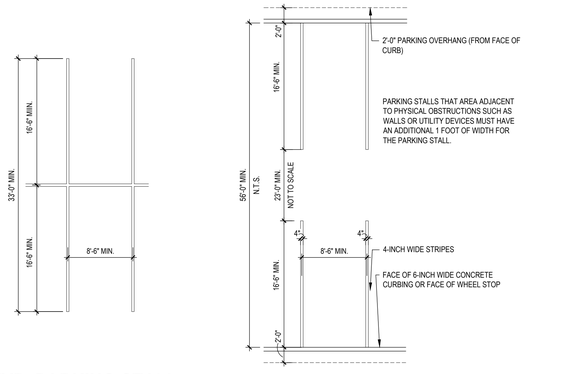
12 ENLARGED TRASH AND GENERATOR ENCLOSURE PLANS

SCALE: 1/8" = 1'-0"



7 ENLARGED TRASH AND RECYCLING ENCLOSURE PLANS

SCALE: 1/8" = 1'-0"



8 TYP. PARKING STALL

SCALE: 1/8" = 1'-0"

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In Association with:

A Planning Application for:
The **SOBRATO** Organization
COMMONWEALTH: BUILDING 3
MENLO PARK, CA 94052

DATE	DESCRIPTION
10.12.17	PLANNING APPLICATION
03.06.18	PLANNING RESUBMITTAL
08.01.18	PLANNING RESUBMITTAL
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05.23.19	PLANNING RESUBMITTAL
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07.12.21	PLANNING RESUBMITTAL
05.04.22	PLANNING RESUBMITTAL
11.21.23	PLANNING RESUBMITTAL
05.22.25	PLANNING RESUBMITTAL

SITE DETAILS

A1.11

PROJECT NO: 164152.00

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HEIGHT ANALYSIS

HEIGHTS	
BUILDING 1	67'-2"
BUILDING 2	67'-2"
BUILDING 3*	69'-0"
PARKING STRUCTURE	48'-0"

AREA	
BUILDING 1	129,960 S.F.
BUILDING 2	129,960 S.F.
BUILDING 3	249,500 S.F.
PARKING STRUCTURE	402,469 S.F.
TOTAL	911,889 S.F.

*ROOF SCREEN NOT INCLUDED IN OVERALL HEIGHT CALCULATION PER MPMC 16.04.330

WEIGHTED AVERAGE HEIGHT CALCULATION

WEIGHTED AVERAGE HEIGHT

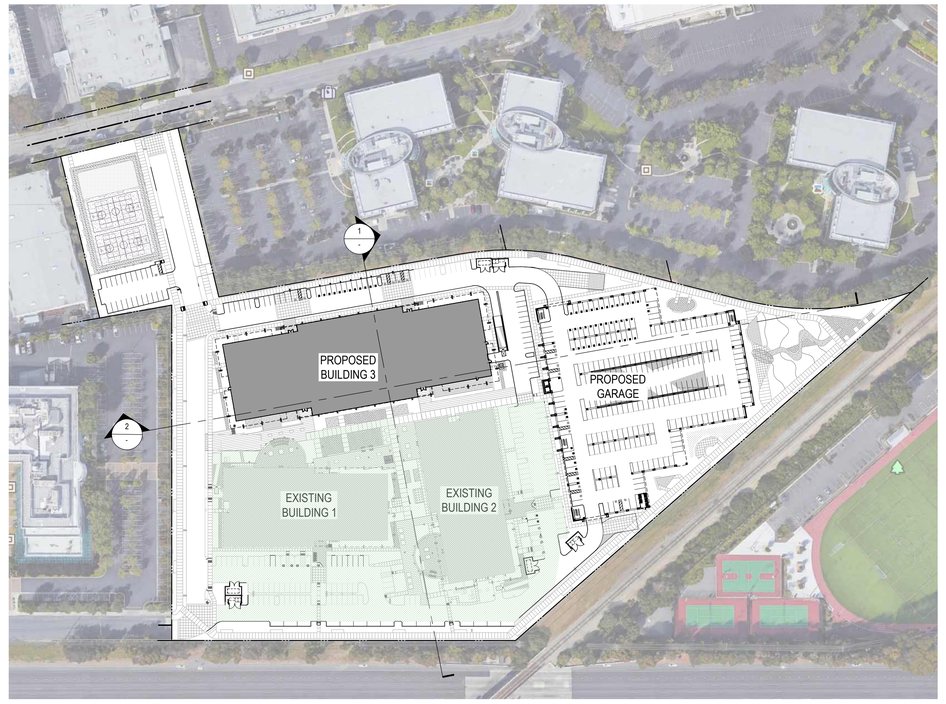
= $\frac{\text{(BLDG 1 AREA x HEIGHT) + (BLDG 2 AREA x HEIGHT) + (BLDG 3 AREA x HEIGHT) + (PARKING STRUCTURE AREA x HEIGHT)}}{\text{TOTAL AREA}}$

= $\frac{(129{,}960 \times 67.1667) + (129{,}960 \times 67.1667) + (249{,}500 \times 69) + (349{,}132 \times 48)}{858{,}552}$

= $\frac{51{,}431{,}804}{858{,}552}$

WEIGHTED AVERAGE HEIGHT = *59.9'*

ALLOWABLE AVERAGE HEIGHT = *75.5'* (WITH SLR)

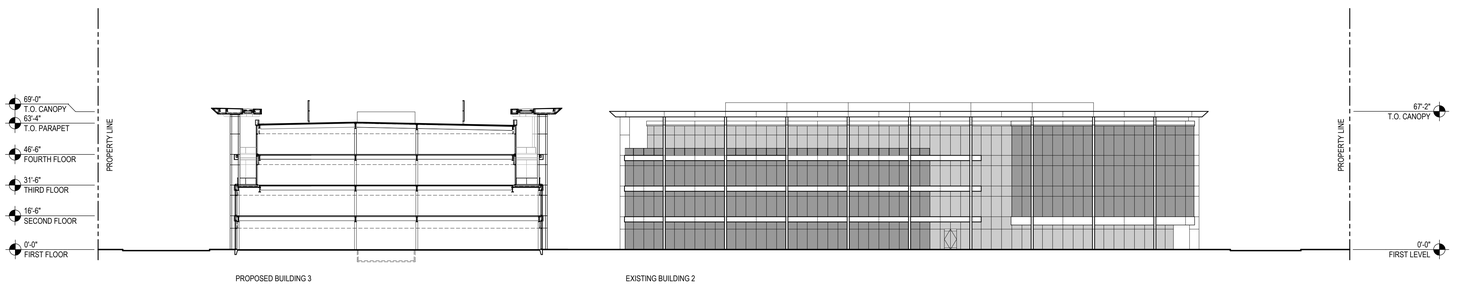


0' 50' 100' 200'
SCALE: 1"=100'-0"

EXISTING CAMPUS

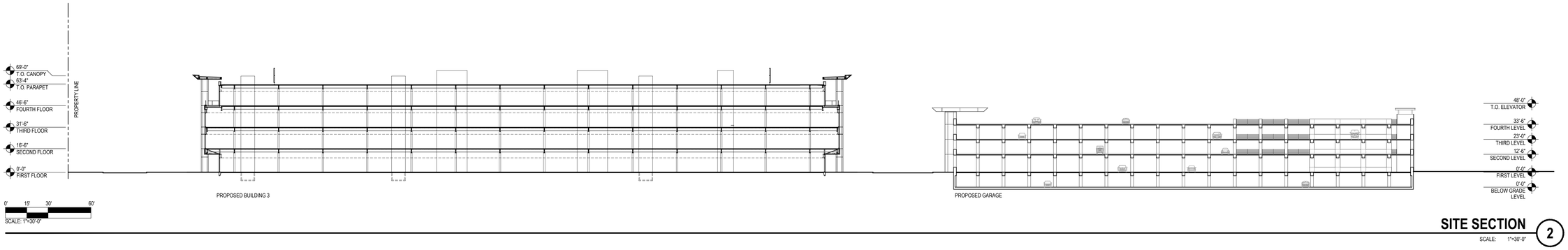
REFERENCE SITE PLAN

SCALE: 1" = 100'-0"



SITE SECTION 1

SCALE: 1"=30'-0"



SITE SECTION 2

SCALE: 1"=30'-0"

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In Association with:

A Planning Application for:
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COMMONWEALTH: BUILDING 3
MENLO PARK, CA 94052

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11.21.23	PLANNING RESUBMITTAL
05.22.25	PLANNING RESUBMITTAL

SITE SECTION

A1.12

PROJECT NO: 164152.00

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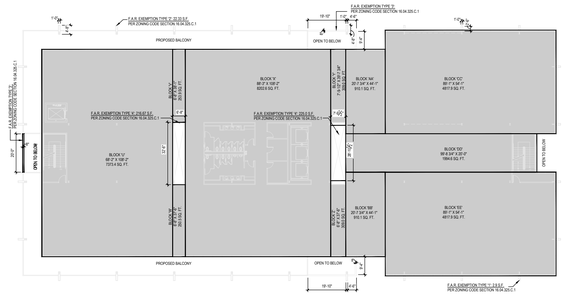
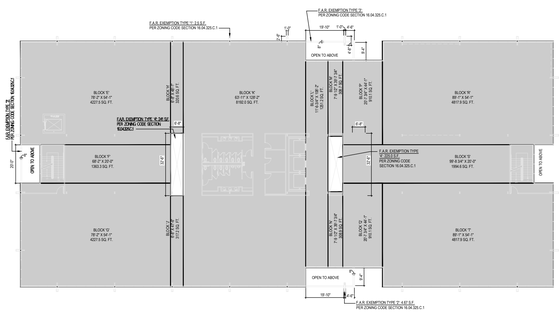
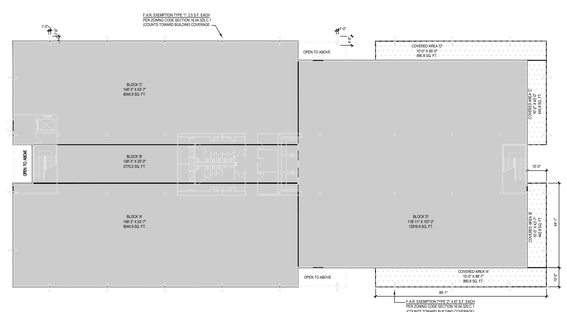


FOURTH FLOOR GROSS FLOOR AREA: 30,154.8 SF



SECOND AND THIRD FLOOR GROSS FLOOR AREA: 34,011.5 SF EA.



FIRST FLOOR GROSS FLOOR AREA: 31,781.7 SF

FLOOR PLANS LEGEND:

FLOOR AREA INCLUDED IN A TOTAL GROSS FLOOR AREA CALCULATIONS PER MENLO PARK ZONING ORDINANCE 16.04.325 (A) AND (B

FLOOR PLANS TABULATION:

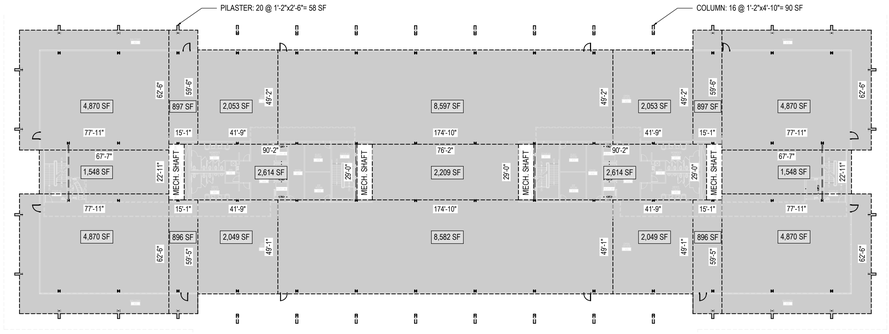
FLOOR NUMBER:	GROSS FLOOR AREA
1ST FLOOR	31,781.7SF
2ND FLOOR	34,011.5 SF
3RD FLOOR	34,011.5 SF
4TH FLOOR	30,154.8 SF
TOTAL	**129,960 SF**
BUILDINGS '1' & '2'	**129,960 SF x 2 = 259,920 S.F.**

GROSS FLOOR AREA PLANS - EXISTING BUILDINGS '1' AND '2'

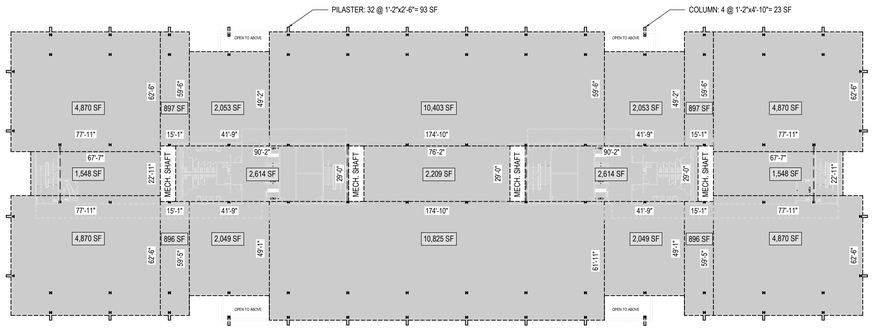
SCALE: 1/32" = 1'-0"

NORTH BUILDING '1'

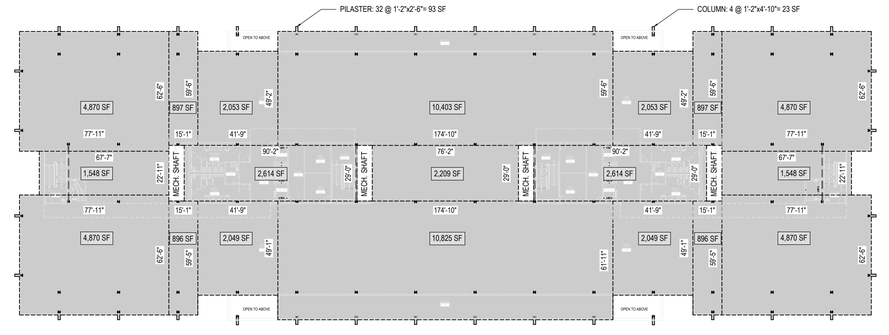
NORTH BUILDING '2'



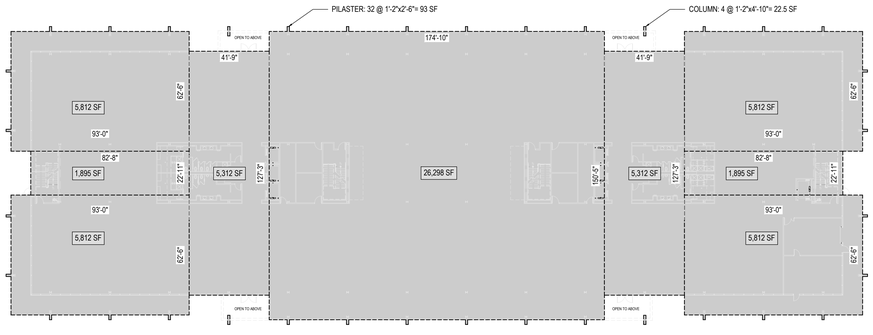
FOURTH FLOOR GROSS FLOOR AREA: 59,130 SF



SECOND FLOOR GROSS FLOOR AREA: 63,147 SF



THIRD FLOOR GROSS FLOOR AREA: 63,147 SF



FIRST FLOOR GROSS FLOOR AREA: 64,076 SF

FLOOR PLANS LEGEND:

FLOOR AREA INCLUDED IN A TOTAL GROSS FLOOR AREA CALCULATIONS PER MENLO PARK ZONING ORDINANCE 16.04.325 (A) AND

FLOOR PLANS TABULATION:

FLOOR NUMBER:	GROSS FLOOR AREA
1ST FLOOR	64,076 SF
2ND FLOOR	63,147 SF
3RD FLOOR	63,147 SF
4TH FLOOR	59,130 SF
TOTAL	**249,500 SF**

MECHANICAL SHAFT PERCENTAGE:

SHAFT AREA PER FLOOR	928 SF
TOTAL AREA - FLOORS 2-4	2,784 SF
PERCENTAGE OF TOTAL AREA - MUST BE <3%	1.12%

GROSS FLOOR AREA PLANS - PROPOSED BUILDING '3'

SCALE: 1/32" = 1'-0"

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A Planning Application for:
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COMMONWEALTH: BUILDING 3
MENLO PARK, CA 94052

DATE	DESCRIPTION
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03.06.18	PLANNING RESUBMITTAL
08.01.18	PLANNING RESUBMITTAL
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11.21.23	PLANNING RESUBMITTAL
05.22.25	PLANNING RESUBMITTAL

GROSS FLOOR AREA PLANS

A2.10

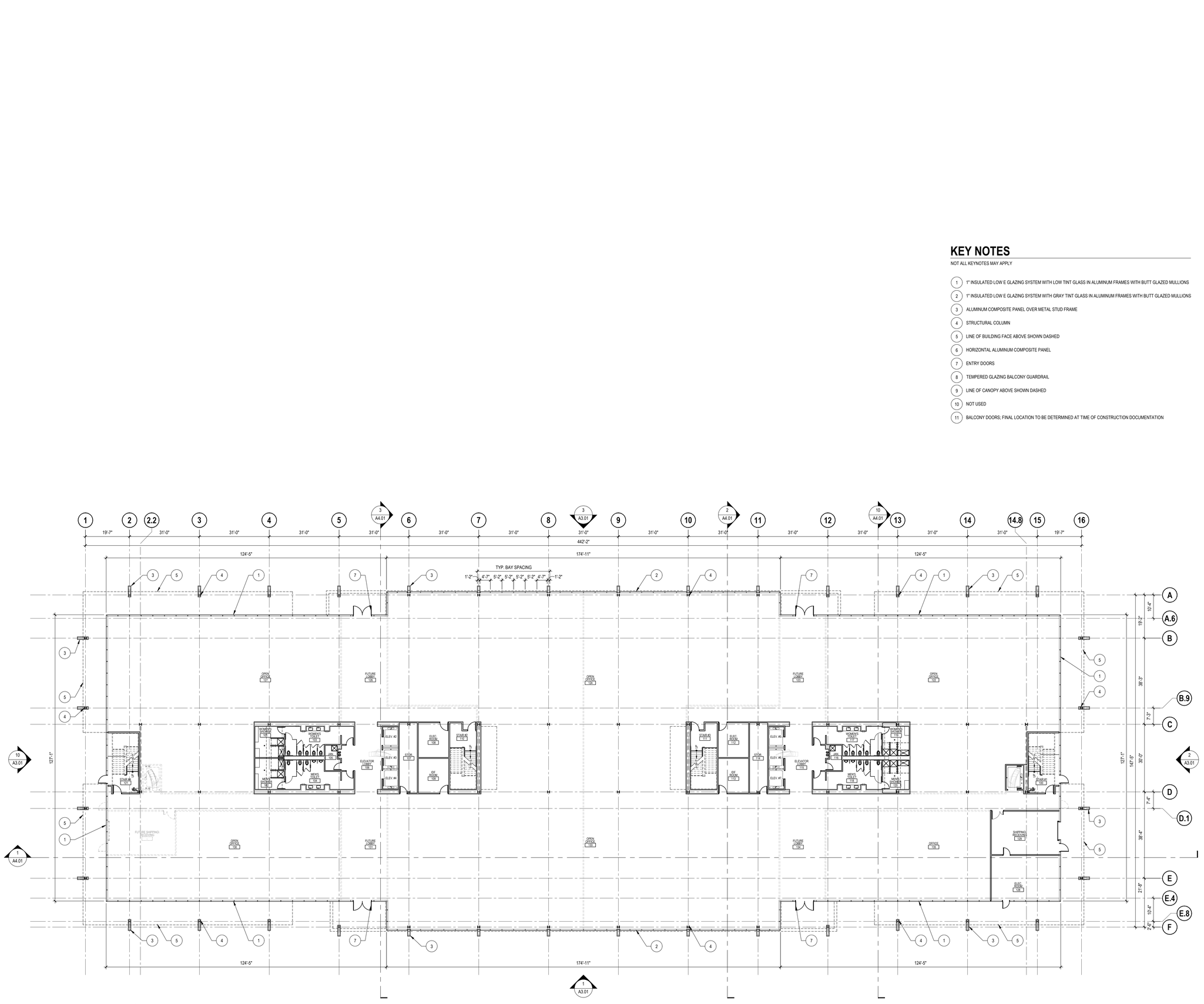
PROJECT NO: 164152.00

P:\2018 Jobs\164152 - Commonwealth\01 Planning Apps\2025 new 4th Planning Submittal\164152-A210.dwg - Nov 26, 2025 3:28pm - evans

KEY NOTES

NOT ALL KEYNOTES MAY APPLY

1. 1" INSULATED LOW E GLAZING SYSTEM WITH LOW TINT GLASS IN ALUMINUM FRAMES WITH BUTT GLAZED MULLIONS
2. 1" INSULATED LOW E GLAZING SYSTEM WITH GRAY TINT GLASS IN ALUMINUM FRAMES WITH BUTT GLAZED MULLIONS
3. ALUMINUM COMPOSITE PANEL OVER METAL STUD FRAME
4. STRUCTURAL COLUMN
5. LINE OF BUILDING FACE ABOVE SHOWN DASHED
6. HORIZONTAL ALUMINUM COMPOSITE PANEL
7. ENTRY DOORS
8. TEMPERED GLAZING BALCONY GUARDRAIL
9. LINE OF CANOPY ABOVE SHOWN DASHED
10. NOT USED
11. BALCONY DOORS; FINAL LOCATION TO BE DETERMINED AT TIME OF CONSTRUCTION DOCUMENTATION



0' 10' 20' 50'
SCALE: 1/16"=1'-0"

FIRST LEVEL FLOOR PLAN

SCALE: 1/16" = 1'-0"

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11.21.23	PLANNING RESUBMITTAL
05.22.25	PLANNING RESUBMITTAL

FIRST LEVEL FLOOR PLAN

A2.11

PROJECT NO: 164152.00

P:\2016 Jobs\164152 Commonwealth\1 Planning Apps\2025 revs 6th Planning Submittal\164152-A211.dwg - Thu, 25. 2025, 3:21pm - evans

KEY NOTES

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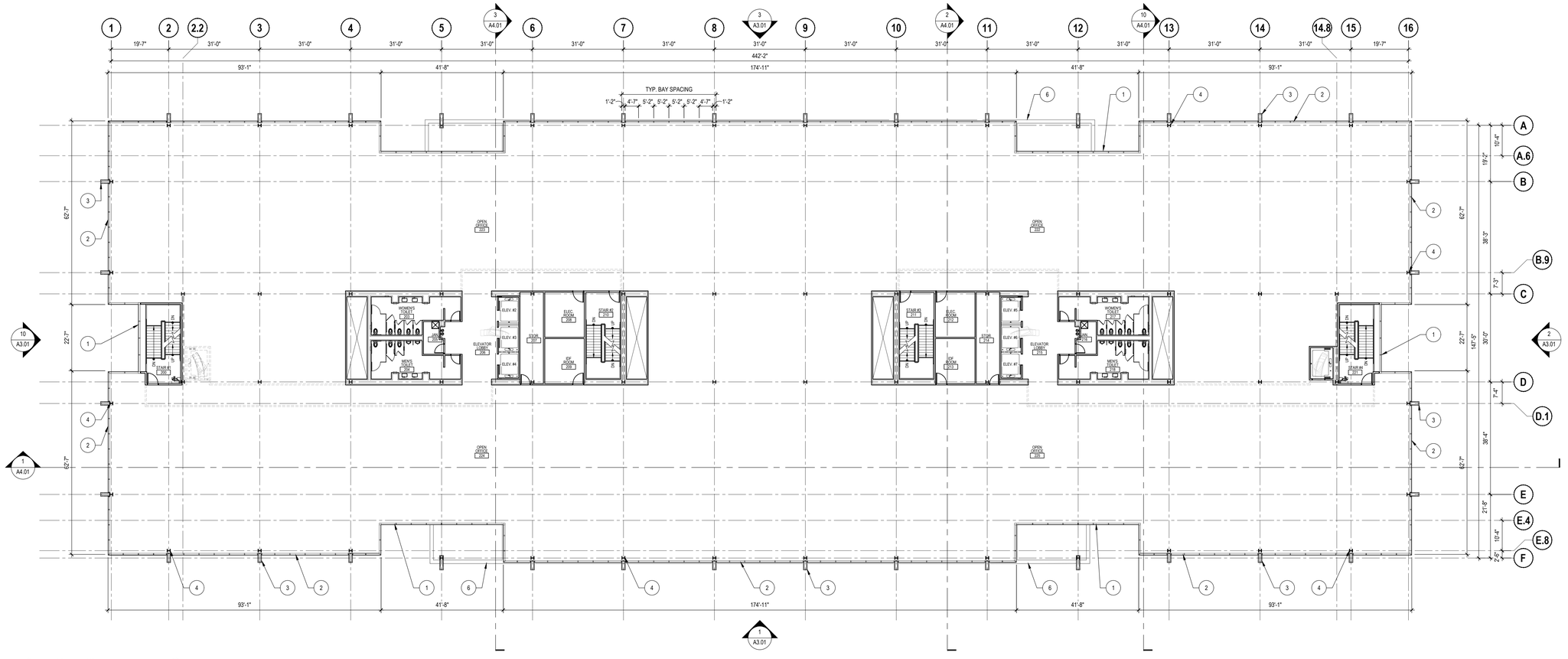

0' 10' 20' 50'
SCALE: 1/16"=1'-0"

SECOND LEVEL FLOOR PLAN

SCALE: 1/16" = 1'-0"

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11.21.23	PLANNING RESUBMITTAL
05.22.25	PLANNING RESUBMITTAL

SECOND LEVEL FLOOR PLAN

A2.12

PROJECT NO: 164152.00

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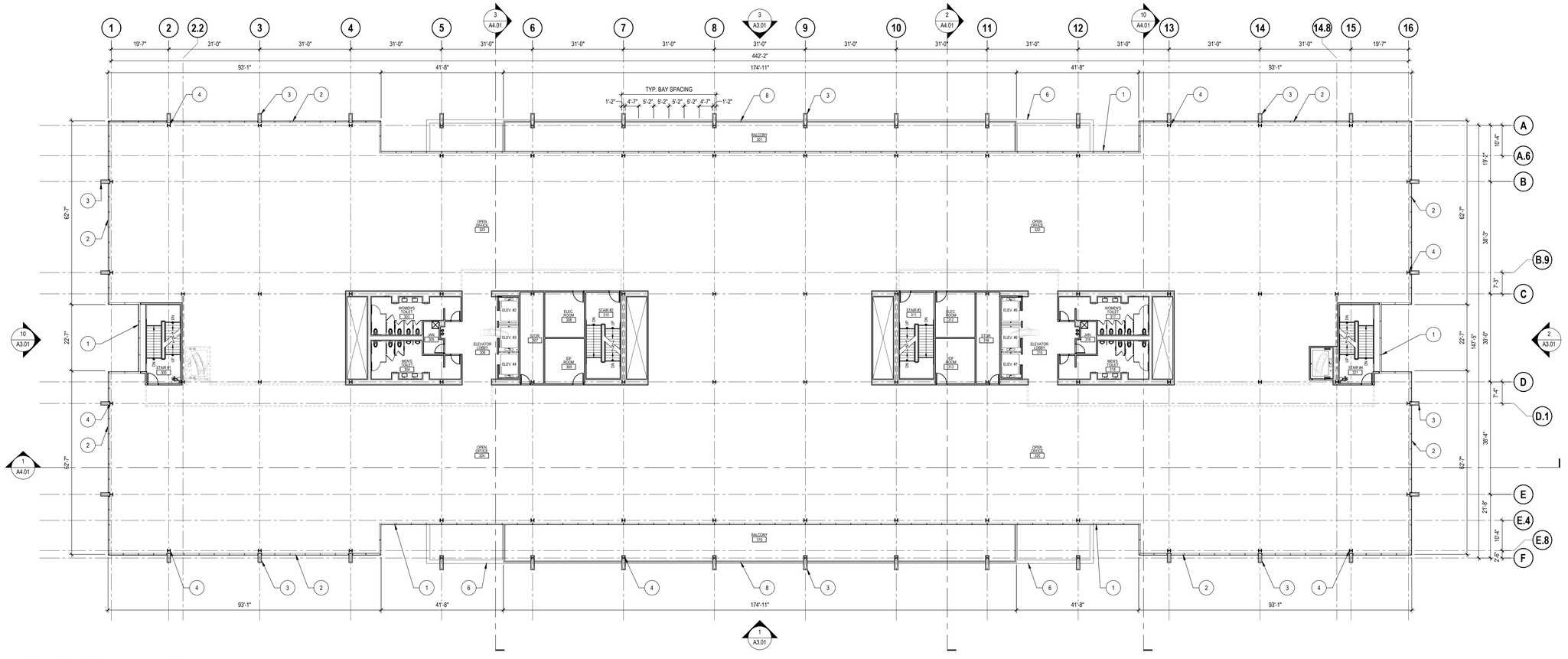

0' 10' 20' 50'
SCALE: 1/16"=1'-0"

THIRD LEVEL FLOOR PLAN

SCALE: 1/16" = 1'-0"

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05.22.25	PLANNING RESUBMITTAL

THIRD LEVEL FLOOR PLAN

A2.13

PROJECT NO: 164152.00

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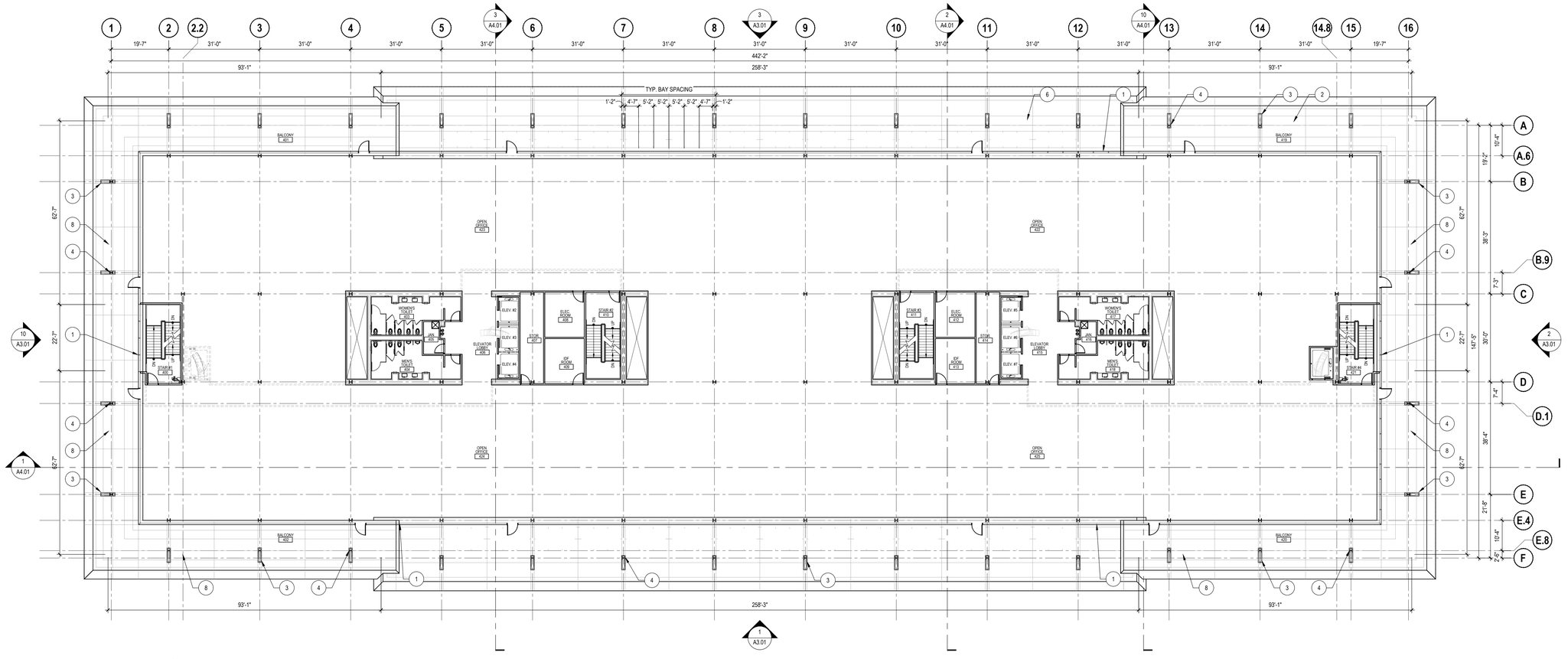
10. NOT USED
11. BALCONY DOORS; FINAL LOCATION TO BE DETERMINED AT TIME OF CONSTRUCTION DOCUMENTATION



0' 10' 20' 50'

SCALE: 1/16"=1'-0"

FOURTH LEVEL FLOOR PLAN

SCALE: 1/16" = 1'-0"

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In Association with:

A Planning Application for:
The **SOBRATO** Organization
COMMONWEALTH: BUILDING 3
MENLO PARK, CA 94052

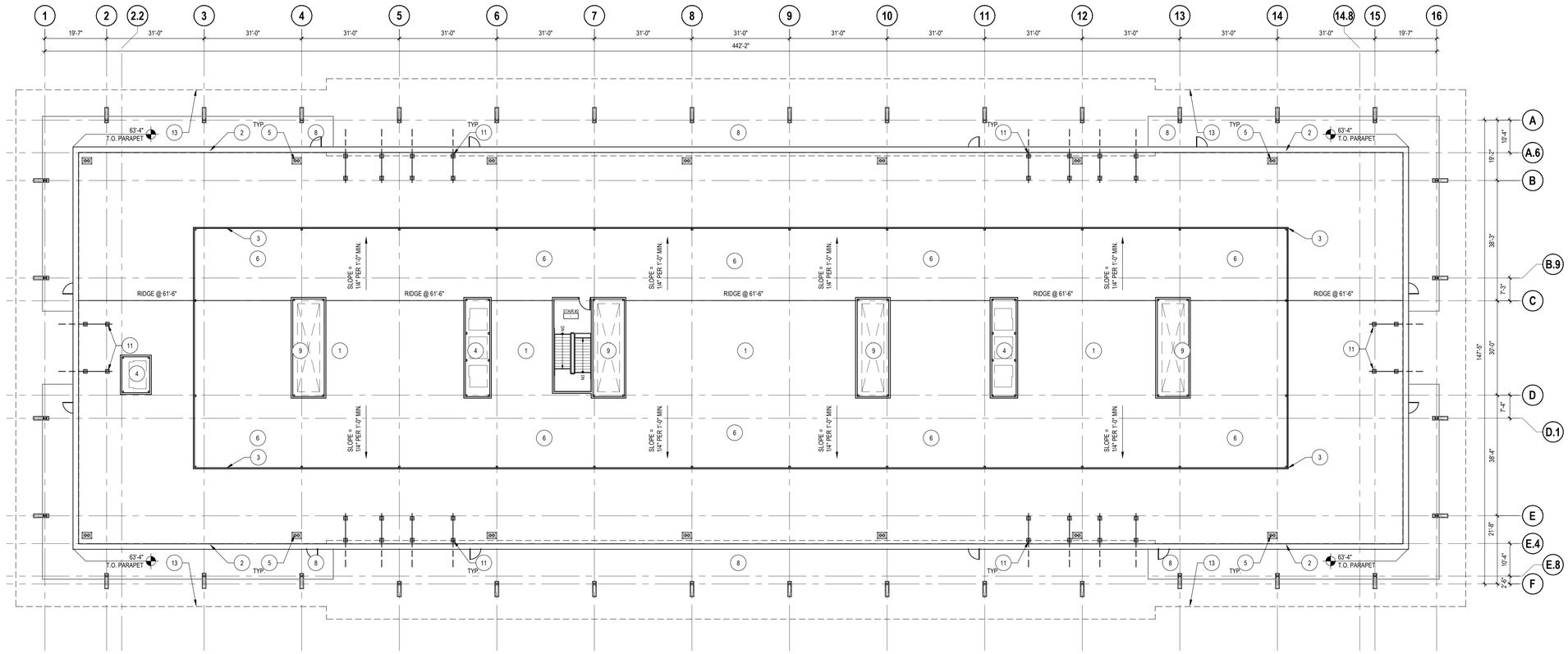
DATE	DESCRIPTION
10.12.17	PLANNING APPLICATION
03.06.18	PLANNING RESUBMITTAL
08.01.18	PLANNING RESUBMITTAL
10.04.18	PLANNING RESUBMITTAL
04.17.19	PLANNING RESUBMITTAL
05.23.19	PLANNING RESUBMITTAL
04.09.21	PLANNING RESUBMITTAL
07.12.21	PLANNING RESUBMITTAL
05.04.22	PLANNING RESUBMITTAL
11.21.23	PLANNING RESUBMITTAL
05.22.25	PLANNING RESUBMITTAL

FOURTH LEVEL FLOOR PLAN

A2.14

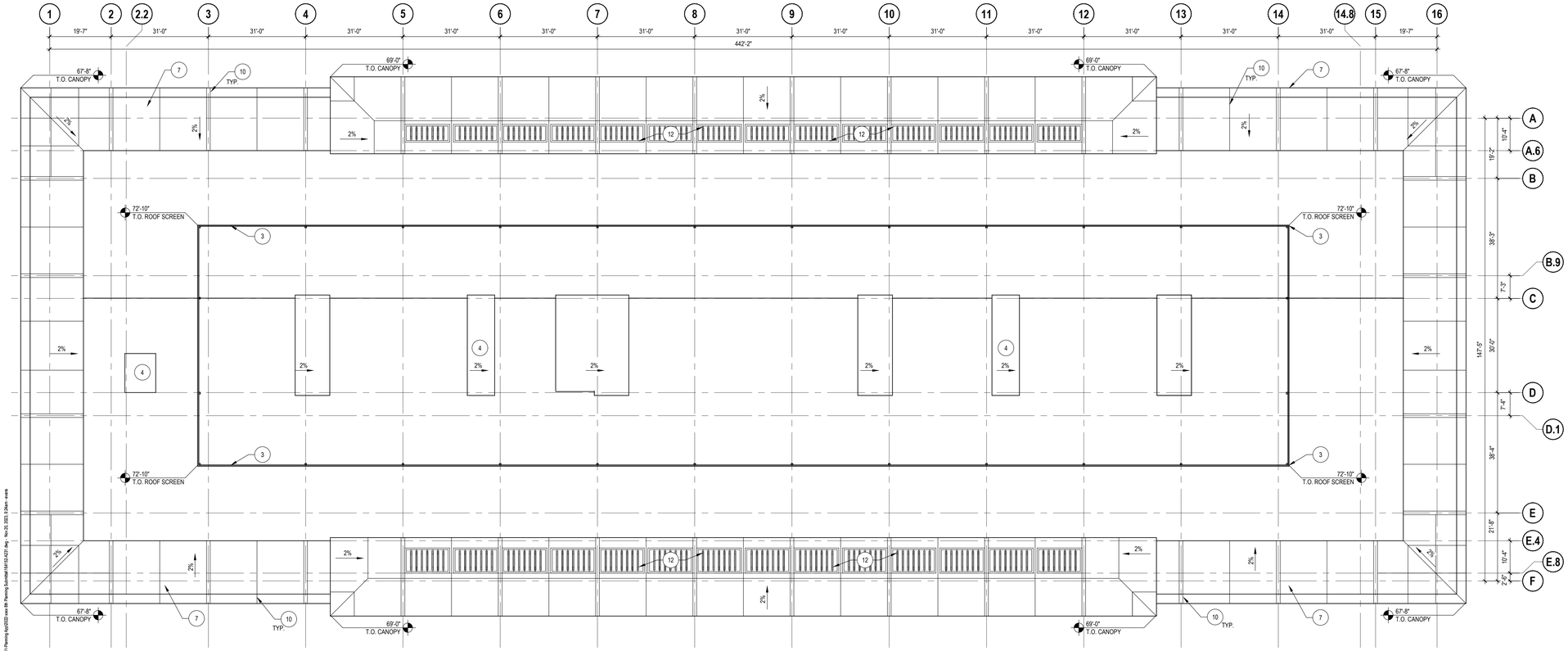
PROJECT NO: 164152.00

P:\2016 Jobs\164152 - Commonwealth\01 Planning App\02DD\01 revit 6th Planning Submittal\164152-A214.dwg - Nov 25, 2025 9:33am - evans



ROOF PLAN-LOW

SCALE: 1/16" = 1'-0"



ROOF PLAN-HIGH

SCALE: 1/16" = 1'-0"

KEY NOTES

1. SINGLE PLY ROOFING SYSTEM OVER COMPOSITE CONCRETE METAL DECK AND STRUCTURAL STEEL
2. COMPOSITE ALUMINUM PARAPET CAP
3. ROOF SCREEN WALL
4. ELEVATOR OVERRIDE
5. ROOF DRAIN AND OVERFLOW.
6. ROOFTOP EQUIPMENT ON CONCRETE PAD; FINAL LOCATION AND SIZE TO BE DETERMINED FOR CONSTRUCTION DOCUMENTATION
7. ALUMINUM COMPOSITE METAL CANOPY
8. BALCONY DECK BELOW
9. MECHANICAL SHAFT
10. REVEALS IN ALUMINUM PANEL
11. MOBILE DAVIT ARMS
12. ALUMINUM LOUVERS
13. LINE OF ALUMINUM CANOPY ABOVE

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05.04.22	PLANNING RESUBMITTAL
11.21.23	PLANNING RESUBMITTAL
05.22.25	PLANNING RESUBMITTAL

ROOF PLAN

A2.31

PROJECT NO: 164152.00

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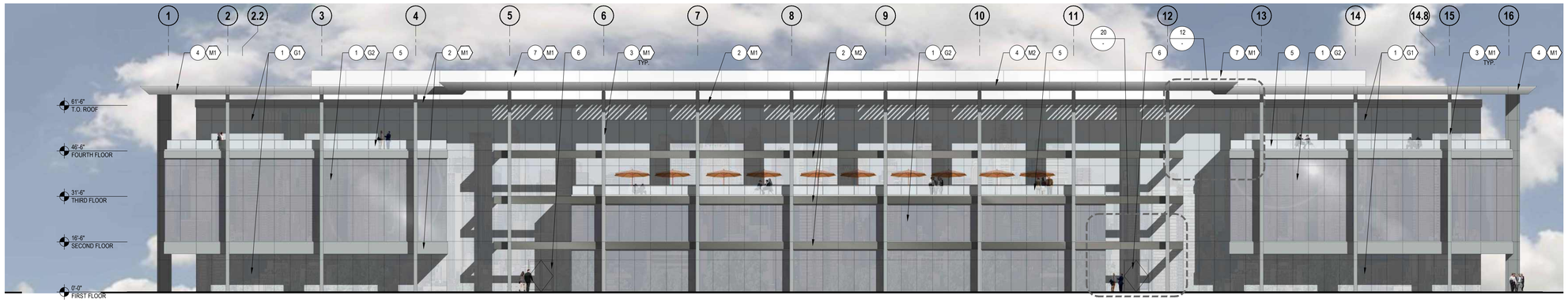
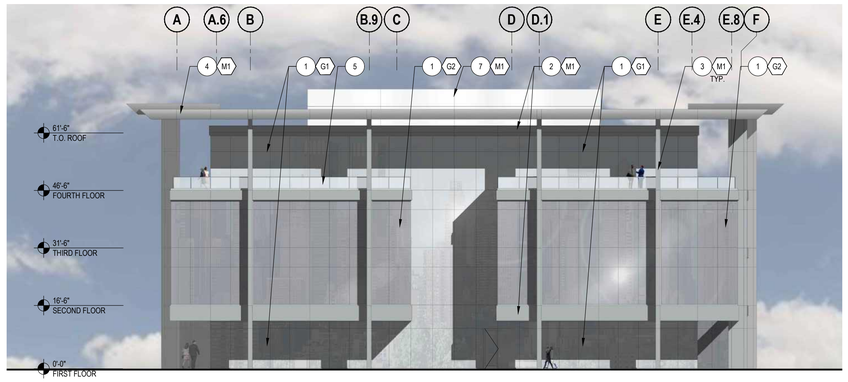


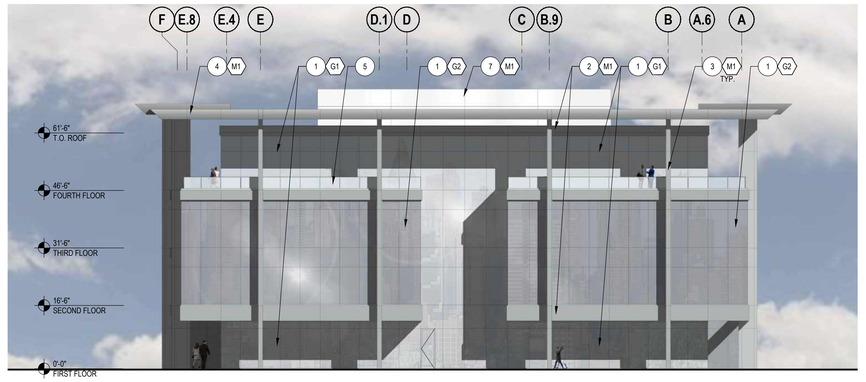
0' 10' 20' 50'
SCALE: 1/16"=1'-0"

SOUTH ELEVATION 1
SCALE: 1/16" = 1'-0"



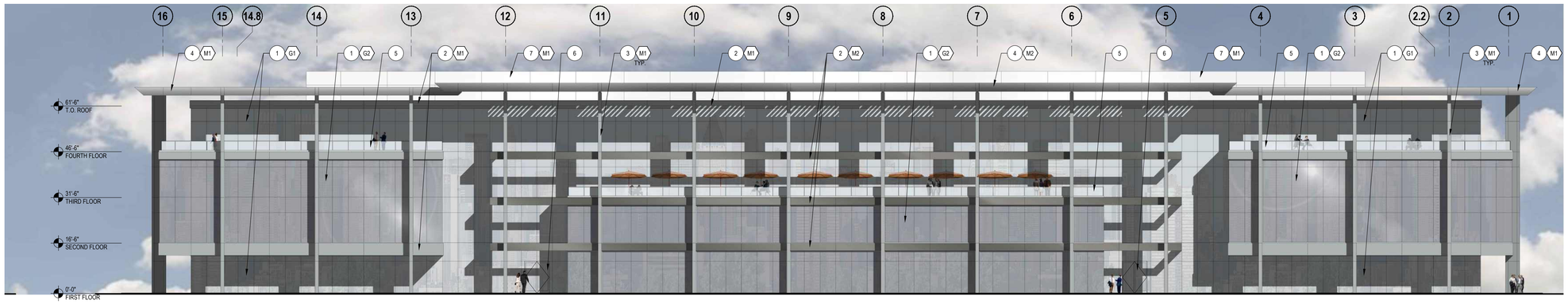
0' 10' 20' 50'
SCALE: 1/16"=1'-0"

WEST ELEVATION 10
SCALE: 1/16" = 1'-0"



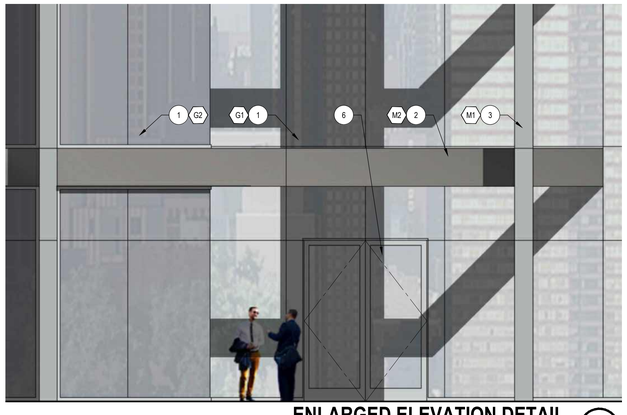
0' 10' 20' 50'
SCALE: 1/16"=1'-0"

EAST ELEVATION 2
SCALE: 1/16" = 1'-0"

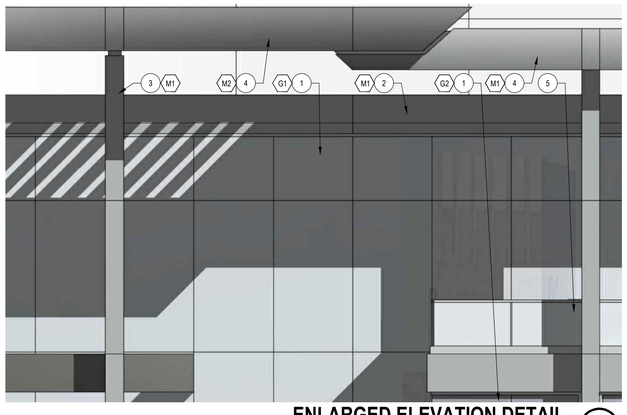


0' 10' 20' 50'
SCALE: 1/16"=1'-0"

NORTH ELEVATION 3
SCALE: 1/16" = 1'-0"



ENLARGED ELEVATION DETAIL 20
SCALE: 1/4" = 1'-0"



ENLARGED ELEVATION DETAIL 12
SCALE: 1/4" = 1'-0"

FINISH LEGEND

G1
GLAZING*:
MANUFACTURER: VIRACON
COLOR: LOW TINT

G2
GLAZING*:
MANUFACTURER: VIRACON
COLOR: GRAY TINT

M1
ALUMINUM COMPOSITE METAL PANEL TO MATCH:
MANUFACTURER: REYNOBOND
SERIES: COLORWELD 500XL
FINISH: BRIGHT SILVER METALLIC

M2
ALUMINUM COMPOSITE METAL PANEL TO MATCH:
MANUFACTURER: CITADEL
SERIES: ENVELOPE 2000
FINISH: QUARTZ-ZINC NATURAL METALS

* GLAZING SPECIFIED INDICATES GENERAL TONE AND COLOR. FINAL PERCEIVED COLOR AND CLARITY WILL VARY DEPENDING ON 1" INSULATED GLAZING SPECIFICATION TO BE DETERMINED AT TIME OF CONSTRUCTION DOCUMENTATION

KEY NOTES

1. 1" INSULATED LOW E GLAZING SYSTEM IN CLEAR ANODIZED ALUMINUM FRAMES WITH BUTT GLAZED MULLIONS
2. ALUMINUM COMPOSITE PANEL OVER METAL STUD FRAME
3. ALUMINUM COMPOSITE PANEL CLAD STRUCTURAL COLUMN
4. ALUMINUM COMPOSITE METAL CANOPY
5. TEMPERED GLAZING BALCONY GUARDRAIL TREATED WITH BIRD SAFE GLASS FRIT TO MATCH EXISTING BUILDINGS
6. ENTRY DOORS
7. ROOF SCREEN

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In Association with:

A Planning Application for:
The **SOBRATO** Organization
COMMONWEALTH: BUILDING 3
MENLO PARK, CA 94052

DATE	DESCRIPTION
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03.06.18	PLANNING RESUBMITTAL
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11.21.23	PLANNING RESUBMITTAL
05.22.25	PLANNING RESUBMITTAL

EXTERIOR ELEVATIONS

A3.01

PROJECT NO: 164152.00

P:\2016 Jobs\164152 - Commonwealth\01 Planning\Apr2022 resb Bld Planning Submittal\164152.A301.dwg - Nov 29, 2023, 2:24pm - wade

0' 10' 20' 50'
SCALE: 1/16"=1'-0"

SOUTH ELEVATION 1

SCALE: 1/16" = 1'0"

0' 10' 20' 50'
SCALE: 1/16"=1'-0"

EAST ELEVATION 2

SCALE: 1/16" = 1'0"

DESIGN STANDARDS - BUILDING MASS AND SCALE

1. 50'-0" PROVIDED BASE HEIGHT - MAXIMUM BASE HEIGHT IS 55'-0" BEFORE THE BUILDING STEPS BACK WITH BONUS LEVEL FRONTING A LOCAL STREET AND WITHIN THE FLOOD ZONE
2. 10'-4" PROVIDED STEBACK - MINIMUM STEPBACK IS 10'-0" FOR A MINIMUM OF 75% OF THE BUILDING FACE ALONG THE PUBLIC STREET
3. BUILDING PROJECTIONS - NOT APPLICABLE
4. (2) BUILDING MODULATIONS PROVIDED 170'-0" APART - ONE BUILDING MODULATION REQUIRED EVERY 200'-0"

DESIGN STANDARDS - GROUND FLOOR EXTERIOR

5. (2) BUILDING ENTRANCES PROVIDED TO BUILDING LENGTH ALONG THE PUBLIC STREET - ONE ENTRANCE PER PUBLIC STREET FRONTAGE REQUIRED
6. 97% GROUND FLOOR TRANSPARENCY PROVIDED - 50% GROUND FLOOR TRANSPARENCY REQUIRED
7. 16'-6" GROUND FLOOR HEIGHT PROVIDED - MINIMUM 15'-0" GROUND FLOOR HEIGHT

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07.12.21	PLANNING RESUBMITTAL
05.04.22	PLANNING RESUBMITTAL
11.21.23	PLANNING RESUBMITTAL
05.22.25	PLANNING RESUBMITTAL

EXTERIOR ELEVATIONS - DESIGN STANDARDS COMPLIANCE

A3.02

PROJECT NO: 164152.00

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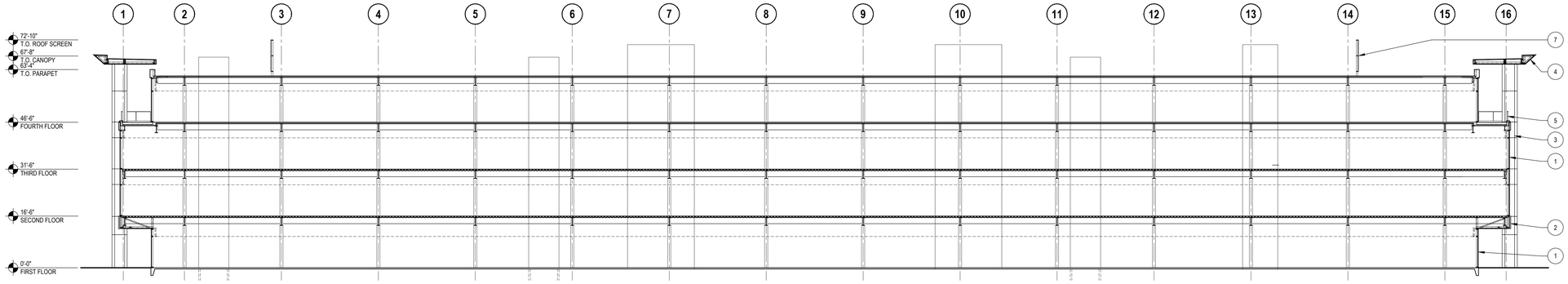
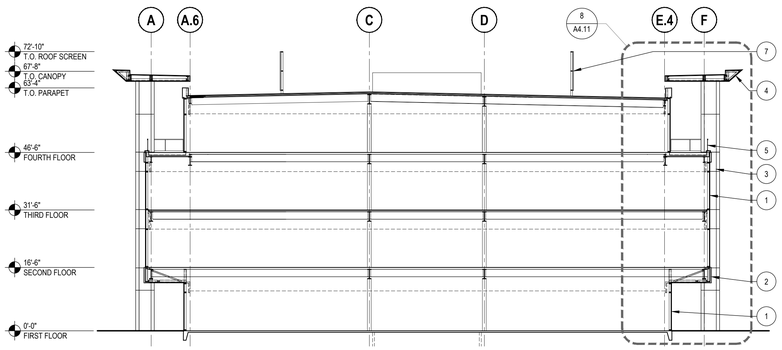


0' 10' 20' 50'
SCALE: 1/16"=1'-0"

LONGITUDINAL SECTION 1

SCALE: 1/16" = 1'-0"



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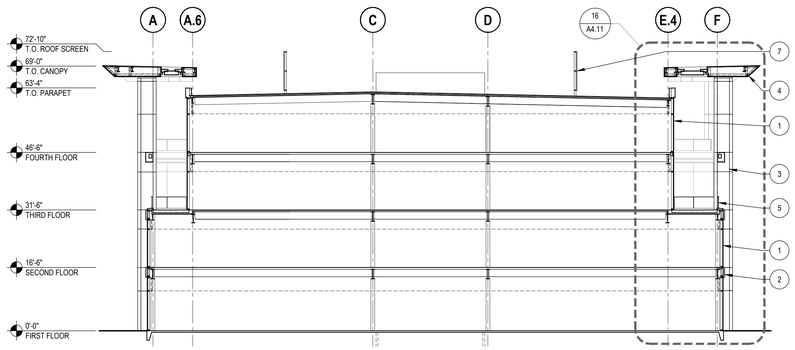
LATITUDINAL SECTION 10

SCALE: 1/16" = 1'-0"



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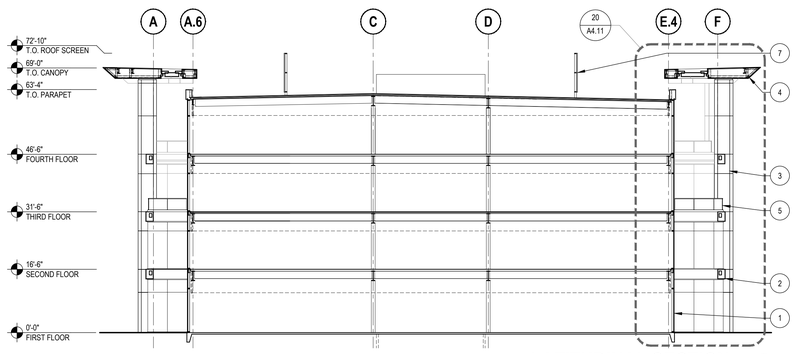
SCALE: 1/16"=1'-0"

LATITUDINAL SECTION 2

SCALE: 1/16" = 1'-0"



0' 10' 20' 50'
SCALE: 1/16"=1'-0"

LATITUDINAL SECTION 3

SCALE: 1/16" = 1'-0"

KEY NOTES

1. 1" INSULATED LOW E GLAZING SYSTEM IN CLEAR ANODIZED ALUMINUM FRAMES WITH BUTT GLAZED MULLIONS
2. ALUMINUM COMPOSITE PANEL OVER METAL STUD FRAME
3. ALUMINUM COMPOSITE PANEL CLAD STRUCTURAL COLUMN
4. ALUMINUM COMPOSITE METAL CANOPY
5. TEMPERED GLAZING BALCONY GUARDRAIL TREATED WITH BIRD SAFE GLASS FRIT TO MATCH EXISTING BUILDINGS
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11.21.23	PLANNING RESUBMITTAL
05.22.25	PLANNING RESUBMITTAL

BUILDING SECTIONS

A4.01

PROJECT NO: 164152.00

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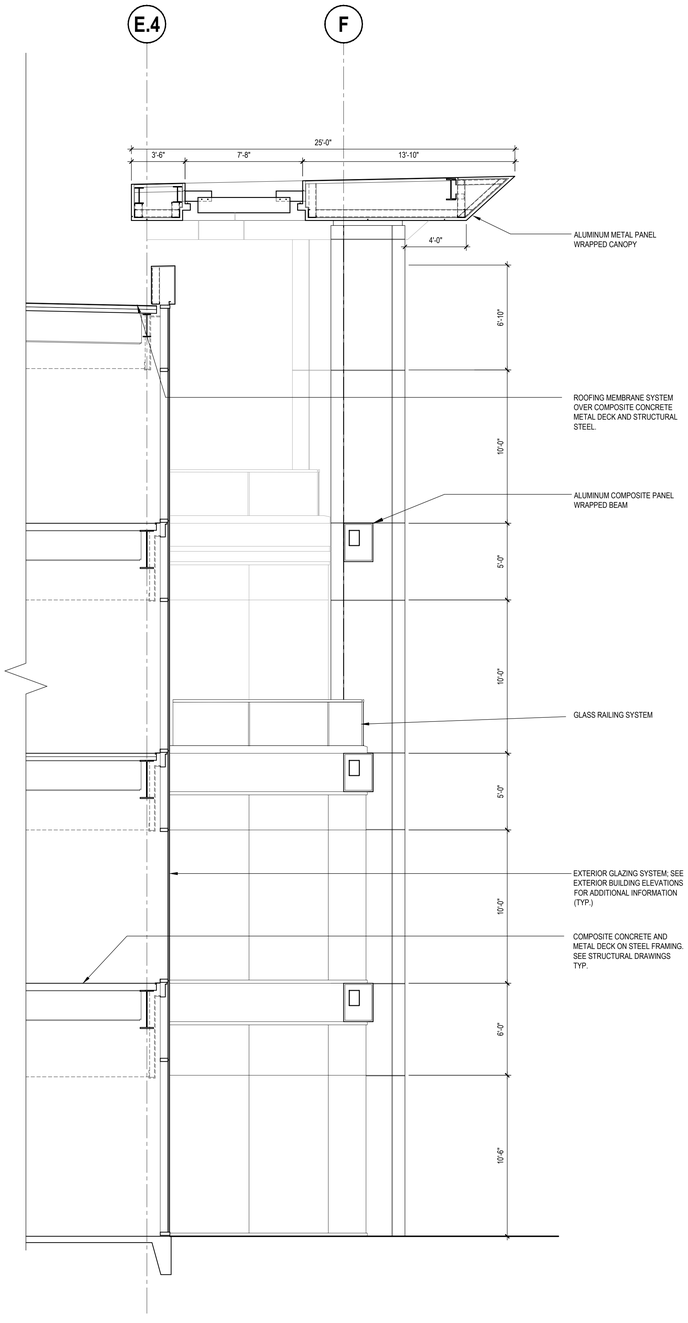
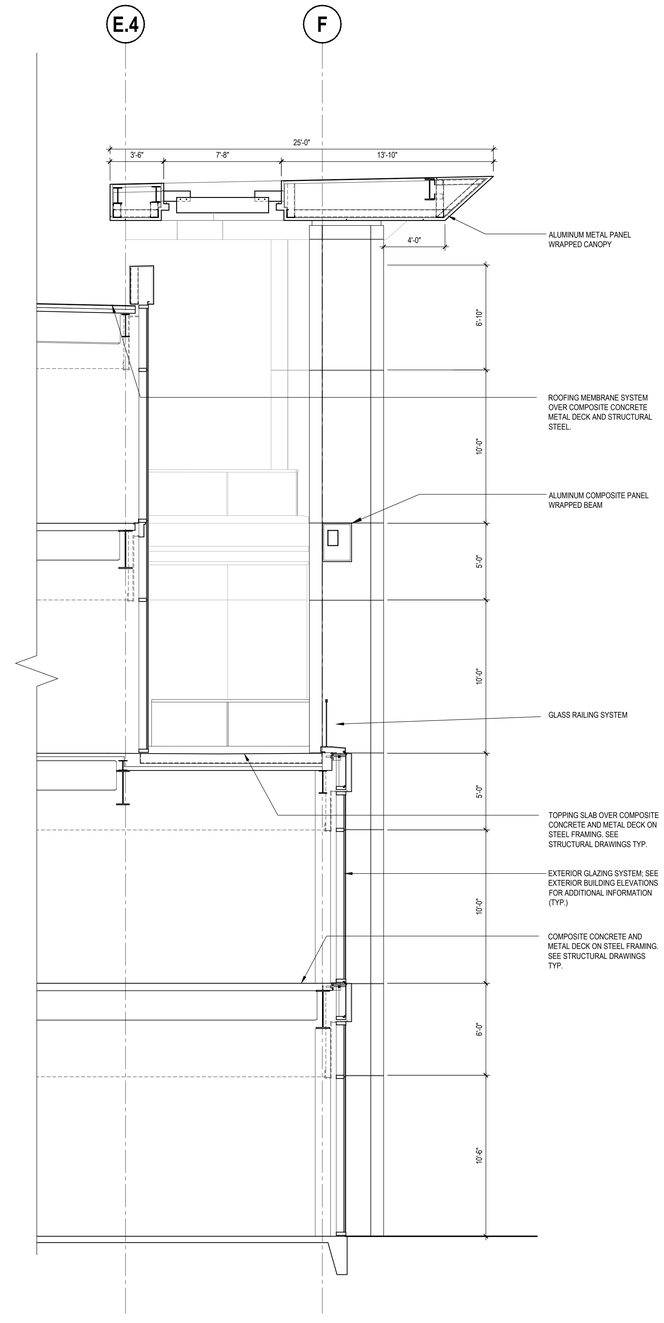


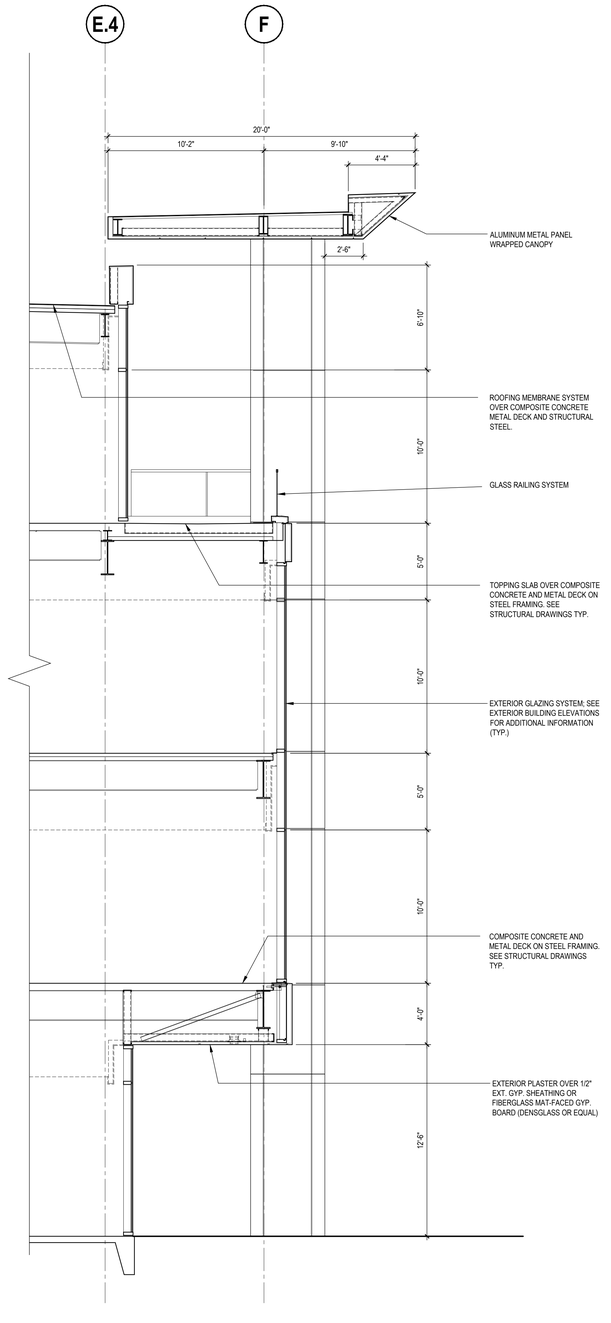
20 WALL SECTION

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



16 WALL SECTION

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



8 WALL SECTION

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

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05.22.25	PLANNING RESUBMITTAL

WALL SECTIONS

A4.11

PROJECT NO: 164152.00

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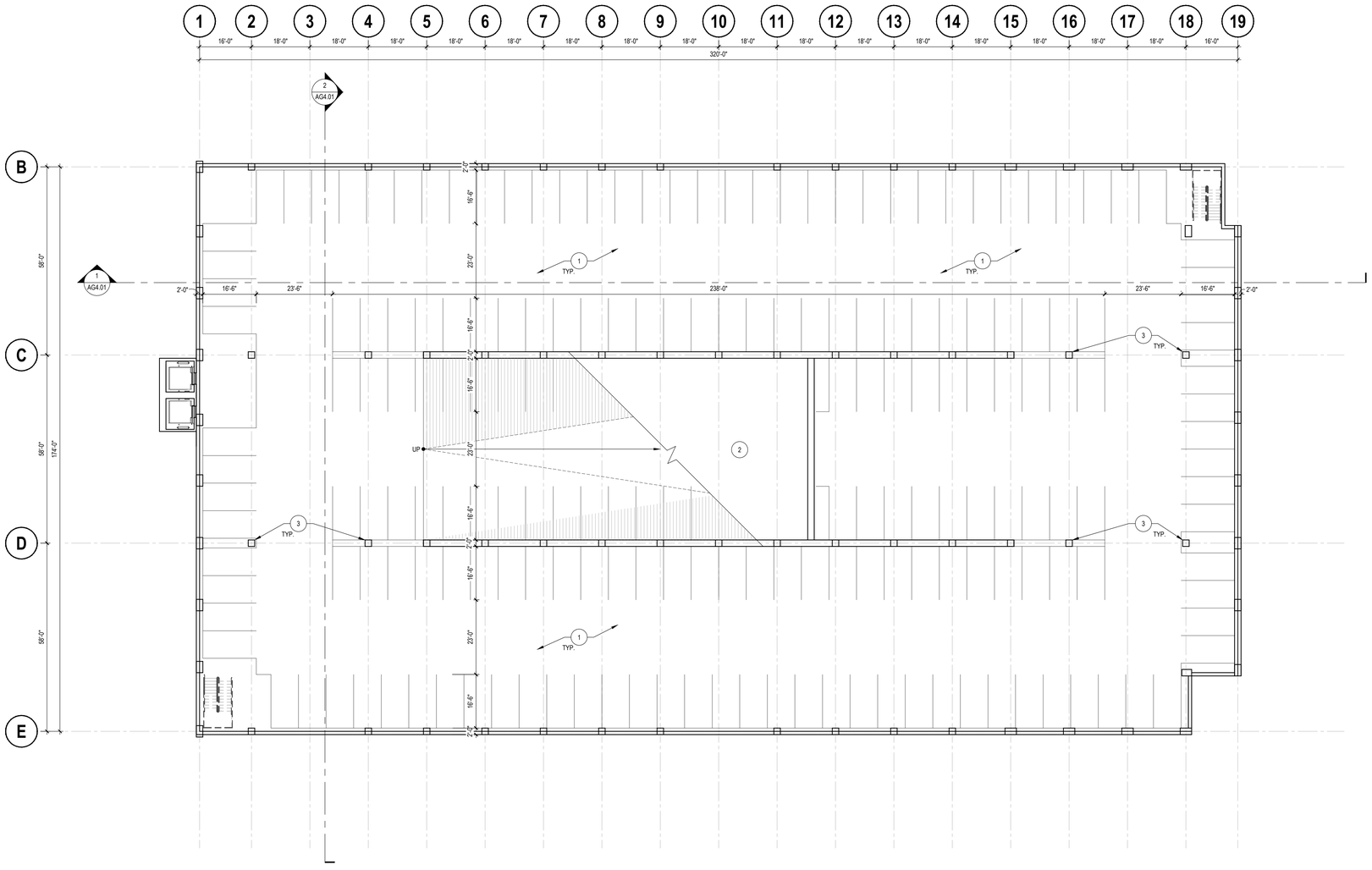

GARAGE PARKING ANALYSIS

GARAGE PARKING PROVIDED

STANDARD	174 SPACES

FIRST LEVEL	
STANDARD PARKING PROVIDED	74 SPACES
ACCESSIBLE PARKING PROVIDED	8 SPACES
VAN ACCESSIBLE PARKING PROVIDED	2 SPACES
EV VAN ACCESSIBLE PARKING PROVIDED	2 SPACES
EV STANDARD ACCESSIBLE PARKING PROVIDED	2 SPACES
EV AMBULATORY	4 SPACES
EVCS PARKING	40 SPACES
EV CAPABLE PARKING	142 SPACES
SECOND LEVEL	
STANDARD PARKING	88 SPACES
EVCS PARKING	44 SPACES
EV CAPABLE PARKING	164 SPACES
THIRD LEVEL	
STANDARD PARKING	264 SPACES
EVCS PARKING	32 SPACES
FOURTH LEVEL	
STANDARD PARKING	303 SPACES
TOTAL PARKING PROVIDED	1,343 SPACES

AUTOMOBILE PARKING STALL DIMENSIONS
(PARKING STALLS AND DRIVEWAY DESIGN GUIDELINES)

STALL TYPE	WIDTH	DEPTH	AISLE	COMPLIANT
UNISTALL	8'-6"	16'-6"	23'-0"	YES

KEY NOTES

1. TYPICAL PARKING STALL AND DRIVE AISLE; SEE DETAIL 8 / A1.11
2. PARKING RAMP WITH MAX. 5% SLOPE
3. CONCRETE COLUMN
4. CONCRETE WALL WITH REVEALS
5. GUARDRAIL
6. ALUMINUM COMPOSITE PANEL OVER METAL STUD FRAME
7. LINE OF CANOPY ABOVE - SHOWN DASHED
8. 6" CONCRETE CURB
9. MESH SCREEN; SEE ELEVATIONS FOR DETAIL
10. BICYCLE STORAGE ENCLOSURE WITH 'DERO' HIGH EFFICIENCY BIKE FILES OR APPROVED EQUIVALENT

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In Association with:

A Planning Application for:
The **SOBRATO** Organization
COMMONWEALTH: BUILDING 3
MENLO PARK, CA 94052

DATE	DESCRIPTION
10.12.17	PLANNING APPLICATION
03.06.18	PLANNING RESUBMITTAL
08.01.18	PLANNING RESUBMITTAL
10.04.18	PLANNING RESUBMITTAL
04.17.19	PLANNING RESUBMITTAL
05.23.19	PLANNING RESUBMITTAL
04.09.21	PLANNING RESUBMITTAL
07.12.21	PLANNING RESUBMITTAL
05.04.22	PLANNING RESUBMITTAL
11.21.23	PLANNING RESUBMITTAL
05.22.25	PLANNING RESUBMITTAL

0' 10' 20' 50'
SCALE: 3/64"=1'-0"

BELOW GRADE LEVEL GARAGE FLOOR PLAN

SCALE: 1/16" = 1'-0"

BELOW GRADE LEVEL
GARAGE FLOOR PLAN

AG2.10

PROJECT NO: 164152.00

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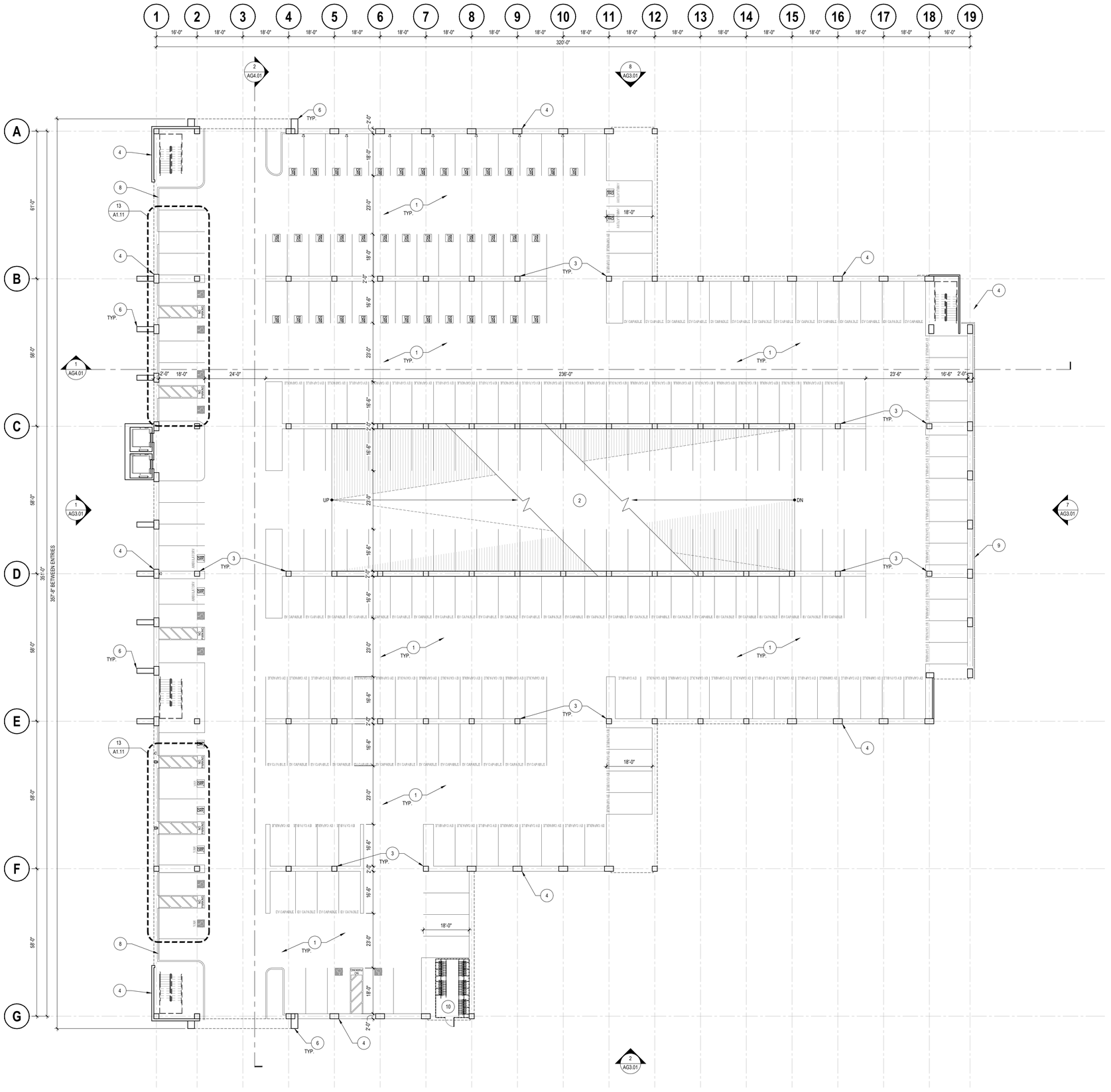

0' 10' 20' 50'
SCALE: 3/64"=1'-0"

FIRST LEVEL GARAGE FLOOR PLAN

SCALE: 1/16" = 1'-0"

GARAGE PARKING ANALYSIS

GARAGE PARKING PROVIDED	
STANDARD	174 SPACES
FIRST LEVEL	
STANDARD PARKING PROVIDED	74 SPACES
ACCESSIBLE PARKING PROVIDED	8 SPACES
VAN ACCESSIBLE PARKING PROVIDED	2 SPACES
EV VAN ACCESSIBLE PARKING PROVIDED	1 SPACES
EV STANDARD ACCESSIBLE PARKING PROVIDED	1 SPACES
EV AMBULATORY	4 SPACES
EVCS PARKING	42 SPACES
EV CAPABLE PARKING	142 SPACES
SECOND LEVEL	
STANDARD PARKING	88 SPACES
EVCS PARKING	44 SPACES
EV CAPABLE PARKING	164 SPACES
THIRD LEVEL	
STANDARD PARKING	264 SPACES
EVCS PARKING	32 SPACES
FOURTH LEVEL	
STANDARD PARKING	303 SPACES
TOTAL PARKING PROVIDED	1,343 SPACES

AUTOMOBILE PARKING STALL DIMENSIONS
(PARKING STALLS AND DRIVEWAY DESIGN GUIDELINES)

STALL TYPE	WIDTH	DEPTH	AISLE	COMPLIANT
UNISTALL	8'-6"	16'-6"	23'-0"	YES

KEY NOTES

1. TYPICAL PARKING STALL AND DRIVE AISLE; SEE DETAIL 8 / A1.11
2. PARKING RAMP WITH MAX. 5% SLOPE
3. CONCRETE COLUMN
4. CONCRETE WALL WITH REVEALS
5. GUARDRAIL
6. ALUMINUM COMPOSITE PANEL OVER METAL STUD FRAME
7. LINE OF CANOPY ABOVE - SHOWN DASHED
8. 6" CONCRETE CURB
9. MESH SCREEN; SEE ELEVATIONS FOR DETAIL
10. BICYCLE STORAGE ENCLOSURE WITH 'DERO' HIGH EFFICIENCY BIKE FILES OR APPROVED EQUIVALENT

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In Association with:

A Planning Application for:
The **SOBRATO** Organization
COMMONWEALTH: BUILDING 3
MENLO PARK, CA 94062

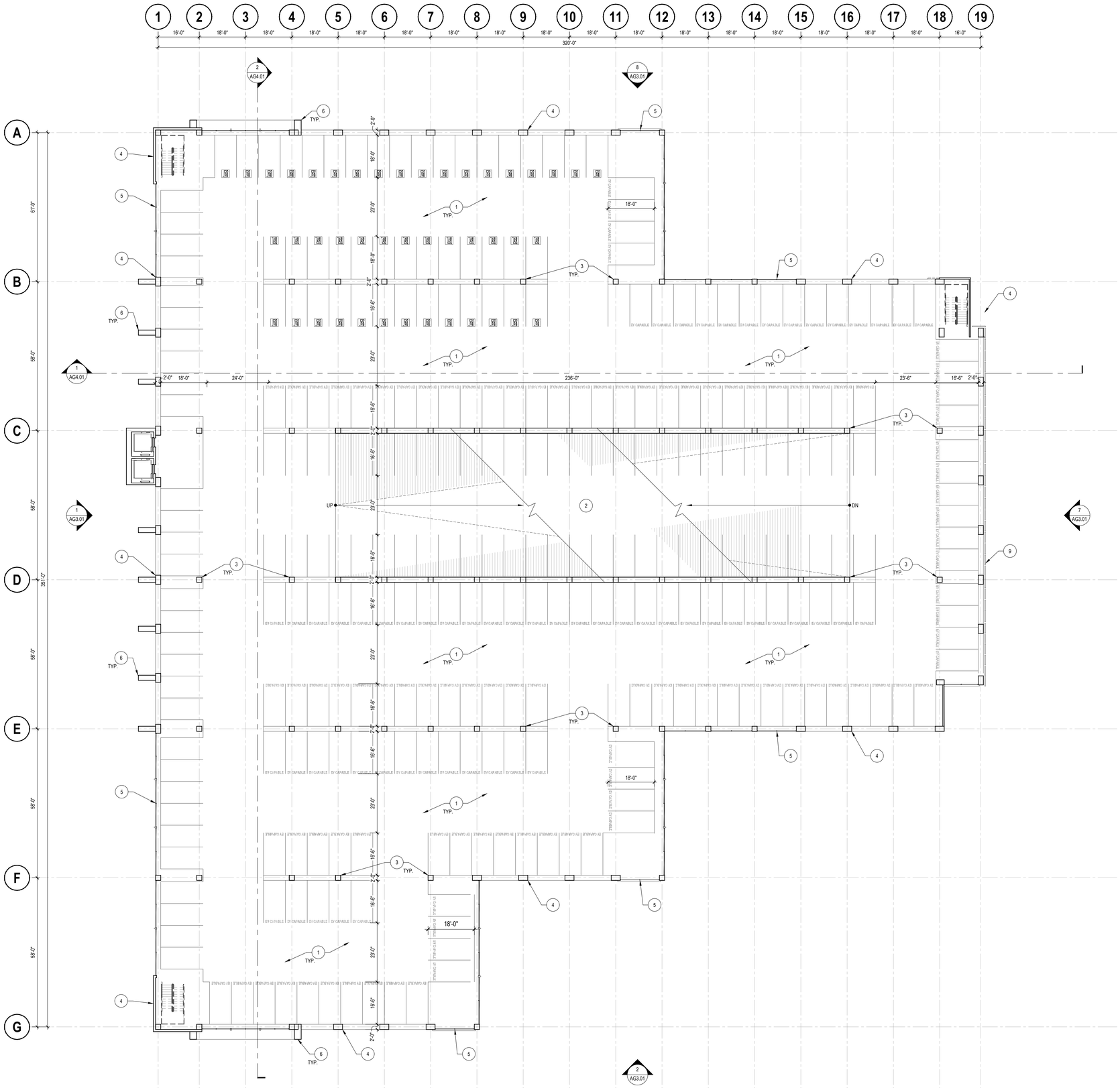
DATE	DESCRIPTION
10.12.17	PLANNING APPLICATION
03.06.18	PLANNING RESUBMITTAL
08.01.18	PLANNING RESUBMITTAL
10.04.18	PLANNING RESUBMITTAL
04.17.19	PLANNING RESUBMITTAL
05.23.19	PLANNING RESUBMITTAL
04.09.21	PLANNING RESUBMITTAL
07.12.21	PLANNING RESUBMITTAL
05.04.22	PLANNING RESUBMITTAL
11.21.23	PLANNING RESUBMITTAL
05.22.25	PLANNING RESUBMITTAL

FIRST LEVEL
GARAGE FLOOR PLAN

AG2.11

PROJECT NO: 164152.00

P:\2016 Jobs\164152 - Commonwealth\01 Planning Apps\2024 save site Planning Submittal\164152-AG2.11.dwg, Jun 27, 2024, 4:53pm, evans



GARAGE PARKING ANALYSIS

GARAGE PARKING PROVIDED	
STANDARD	174 SPACES
FIRST LEVEL	
STANDARD PARKING PROVIDED	74 SPACES
ACCESSIBLE PARKING PROVIDED	8 SPACES
VAN ACCESSIBLE PARKING PROVIDED	2 SPACES
EV VAN ACCESSIBLE PARKING PROVIDED	2 SPACES
EV STANDARD ACCESSIBLE PARKING PROVIDED	2 SPACES
EV AMBULATORY	4 SPACES
EVCS PARKING	40 SPACES
EV CAPABLE PARKING	142 SPACES
SECOND LEVEL	
STANDARD PARKING	88 SPACES
EVCS PARKING	44 SPACES
EV CAPABLE PARKING	164 SPACES
THIRD LEVEL	
STANDARD PARKING	264 SPACES
EVCS PARKING	32 SPACES
FOURTH LEVEL	
STANDARD PARKING	303 SPACES
TOTAL PARKING PROVIDED	1,343 SPACES

AUTOMOBILE PARKING STALL DIMENSIONS
(PARKING STALLS AND DRIVEWAY DESIGN GUIDELINES)

STALL TYPE	WIDTH	DEPTH	AISLE	COMPLIANT
UNISTALL	8'-6"	16'-6"	23'-0"	YES

KEY NOTES

1. TYPICAL PARKING STALL AND DRIVE AISLE; SEE DETAIL 8 / A1.11
2. PARKING RAMP WITH MAX. 5% SLOPE
3. CONCRETE COLUMN
4. CONCRETE WALL WITH REVEALS
5. GUARDRAIL
6. ALUMINUM COMPOSITE PANEL OVER METAL STUD FRAME
7. LINE OF CANOPY ABOVE - SHOWN DASHED
8. 6" CONCRETE CURB
9. MESH SCREEN; SEE ELEVATIONS FOR DETAIL
10. BICYCLE STORAGE ENCLOSURE WITH 'DERO' HIGH EFFICIENCY BIKE FILES OR APPROVED EQUIVALENT

0' 10' 20' 50'
SCALE: 3/64"=1'-0"

SECOND LEVEL GARAGE FLOOR PLAN

SCALE: 1/16" = 1'-0"

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In Association with:

A Planning Application for:
The **SOBRATO** Organization
COMMONWEALTH: BUILDING 3
MENLO PARK, CA 94052

DATE	DESCRIPTION
10.12.17	PLANNING APPLICATION
03.06.18	PLANNING RESUBMITTAL
08.01.18	PLANNING RESUBMITTAL
10.04.18	PLANNING RESUBMITTAL
04.17.19	PLANNING RESUBMITTAL
05.23.19	PLANNING RESUBMITTAL
04.09.21	PLANNING RESUBMITTAL
07.12.21	PLANNING RESUBMITTAL
05.04.22	PLANNING RESUBMITTAL
11.21.23	PLANNING RESUBMITTAL
05.22.25	PLANNING RESUBMITTAL

SECOND LEVEL
GARAGE FLOOR PLAN

AG2.12

PROJECT NO: 164152.00

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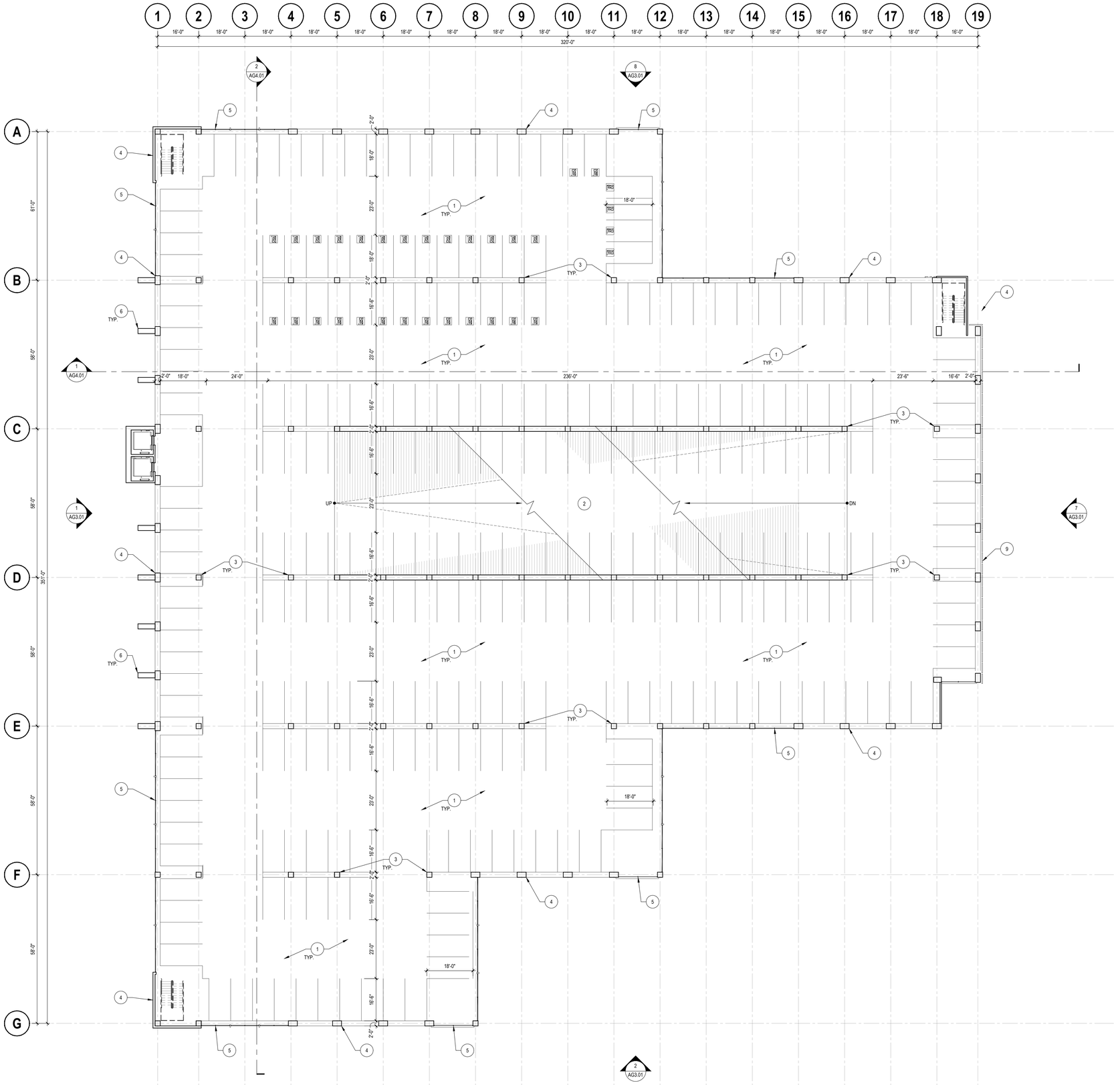

0' 10' 20' 50'
SCALE: 3/64"=1'-0"

THIRD LEVEL GARAGE FLOOR PLAN

SCALE: 1/16" = 1'-0"

GARAGE PARKING ANALYSIS

GARAGE PARKING PROVIDED	
STANDARD	174 SPACES
FIRST LEVEL	
STANDARD PARKING PROVIDED	74 SPACES
ACCESSIBLE PARKING PROVIDED	8 SPACES
VAN ACCESSIBLE PARKING PROVIDED	2 SPACES
EV VAN ACCESSIBLE PARKING PROVIDED	2 SPACES
EV STANDARD ACCESSIBLE PARKING PROVIDED	2 SPACES
EV AMBULATORY	4 SPACES
EVCS PARKING	40 SPACES
EV CAPABLE PARKING	142 SPACES
SECOND LEVEL	
STANDARD PARKING	88 SPACES
EVCS PARKING	44 SPACES
EV CAPABLE PARKING	164 SPACES
THIRD LEVEL	
STANDARD PARKING	264 SPACES
EVCS PARKING	32 SPACES
FOURTH LEVEL	
STANDARD PARKING	303 SPACES
TOTAL PARKING PROVIDED	1,343 SPACES

AUTOMOBILE PARKING STALL DIMENSIONS
(PARKING STALLS AND DRIVEWAY DESIGN GUIDELINES)

STALL TYPE	WIDTH	DEPTH	AISLE	COMPLIANT
UNISTALL	8'-6"	16'-6"	23'-0"	YES

KEY NOTES

1. TYPICAL PARKING STALL AND DRIVE AISLE; SEE DETAIL 8 / A1.11
2. PARKING RAMP WITH MAX. 5% SLOPE
3. CONCRETE COLUMN
4. CONCRETE WALL WITH REVEALS
5. GUARDRAIL
6. ALUMINUM COMPOSITE PANEL OVER METAL STUD FRAME
7. LINE OF CANOPY ABOVE - SHOWN DASHED
8. 6" CONCRETE CURB
9. MESH SCREEN; SEE ELEVATIONS FOR DETAIL
10. BICYCLE STORAGE ENCLOSURE WITH 'DERO' HIGH EFFICIENCY BIKE FILES OR APPROVED EQUIVALENT

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In Association with:

A Planning Application for:
The **SOBRATO** Organization
COMMONWEALTH: BUILDING 3
MENLO PARK, CA 94052

DATE	DESCRIPTION
10.12.17	PLANNING APPLICATION
03.06.18	PLANNING RESUBMITTAL
08.01.18	PLANNING RESUBMITTAL
10.04.18	PLANNING RESUBMITTAL
04.17.19	PLANNING RESUBMITTAL
05.23.19	PLANNING RESUBMITTAL
04.09.21	PLANNING RESUBMITTAL
07.12.21	PLANNING RESUBMITTAL
05.04.22	PLANNING RESUBMITTAL
11.21.23	PLANNING RESUBMITTAL
05.22.25	PLANNING RESUBMITTAL

THIRD LEVEL
GARAGE FLOOR PLAN

AG2.13

PROJECT NO: 164152.00

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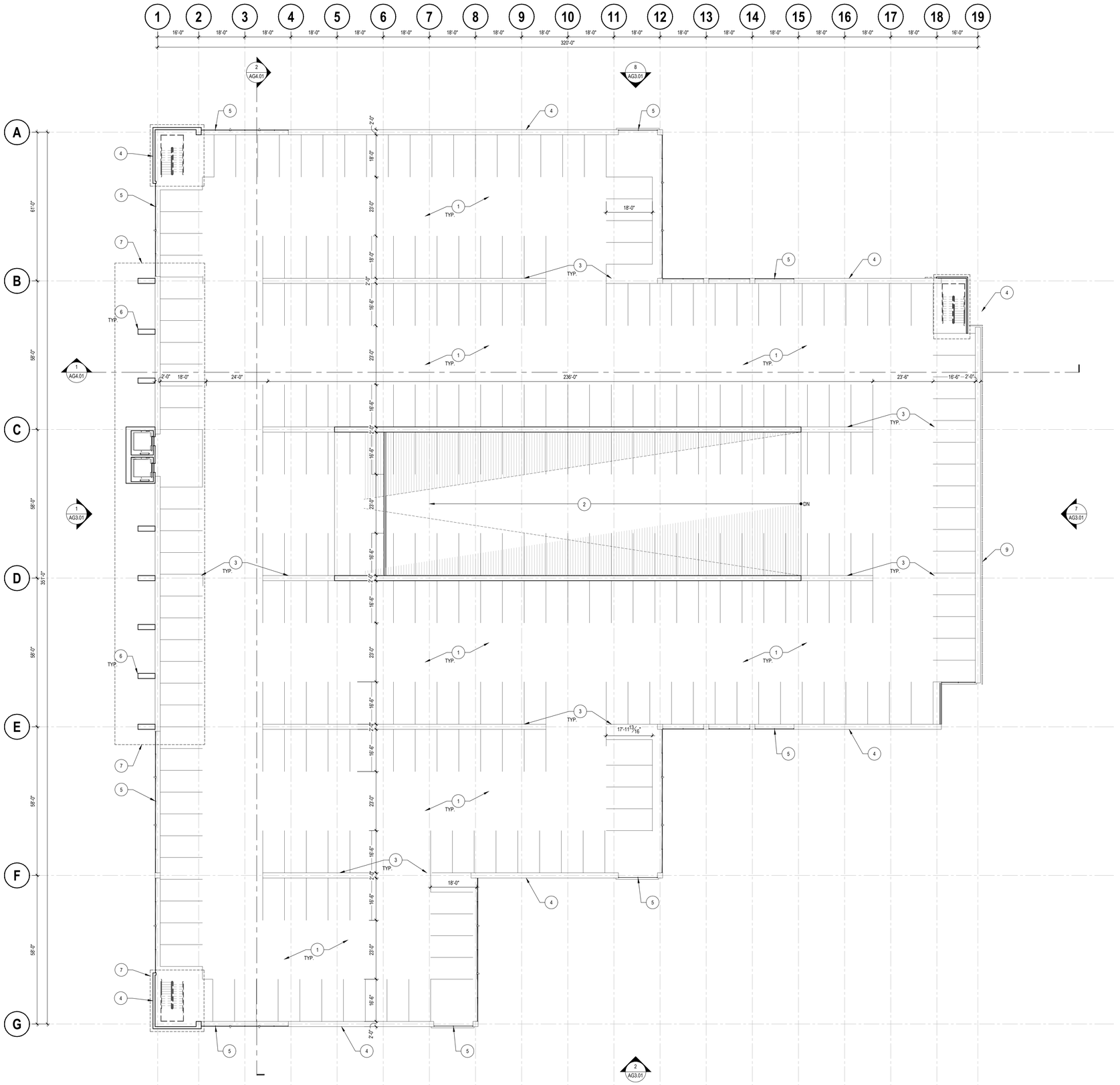

0' 10' 20' 50'
SCALE: 3/64"=1'-0"

FOURTH LEVEL GARAGE FLOOR PLAN

SCALE: 1/16" = 1'-0"

GARAGE PARKING ANALYSIS

GARAGE PARKING PROVIDED	
STANDARD	174 SPACES
FIRST LEVEL	
STANDARD PARKING PROVIDED	74 SPACES
ACCESSIBLE PARKING PROVIDED	8 SPACES
VAN ACCESSIBLE PARKING PROVIDED	2 SPACES
EV VAN ACCESSIBLE PARKING PROVIDED	2 SPACES
EV STANDARD ACCESSIBLE PARKING PROVIDED	2 SPACES
EV AMBULATORY	4 SPACES
EVCS PARKING	40 SPACES
EV CAPABLE PARKING	142 SPACES
SECOND LEVEL	
STANDARD PARKING	88 SPACES
EVCS PARKING	44 SPACES
EV CAPABLE PARKING	164 SPACES
THIRD LEVEL	
STANDARD PARKING	264 SPACES
EVCS PARKING	32 SPACES
FOURTH LEVEL	
STANDARD PARKING	303 SPACES
TOTAL PARKING PROVIDED	1,343 SPACES

AUTOMOBILE PARKING STALL DIMENSIONS
(PARKING STALLS AND DRIVEWAY DESIGN GUIDELINES)

STALL TYPE	WIDTH	DEPTH	AISLE	COMPLIANT
UNISTALL	8'-6"	16'-6"	23'-0"	YES

KEY NOTES

1. TYPICAL PARKING STALL AND DRIVE AISLE; SEE DETAIL 8 / A1.11
2. PARKING RAMP WITH MAX. 5% SLOPE
3. CONCRETE COLUMN
4. CONCRETE WALL WITH REVEALS
5. GUARDRAIL
6. ALUMINUM COMPOSITE PANEL OVER METAL STUD FRAME
7. LINE OF CANOPY ABOVE - SHOWN DASHED
8. 6" CONCRETE CURB
9. MESH SCREEN; SEE ELEVATIONS FOR DETAIL
10. BICYCLE STORAGE ENCLOSURE WITH 'DERO' HIGH EFFICIENCY BIKE FILES OR APPROVED EQUIVALENT

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In Association with:

A Planning Application for:
The **SOBRATO** Organization
COMMONWEALTH: BUILDING 3
MENLO PARK, CA 94052

DATE	DESCRIPTION
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08.01.18	PLANNING RESUBMITTAL
10.04.18	PLANNING RESUBMITTAL
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07.12.21	PLANNING RESUBMITTAL
05.04.22	PLANNING RESUBMITTAL
11.21.23	PLANNING RESUBMITTAL
05.22.25	PLANNING RESUBMITTAL

FOURTH LEVEL
GARAGE FLOOR PLAN

AG2.14

PROJECT NO: 164152.00

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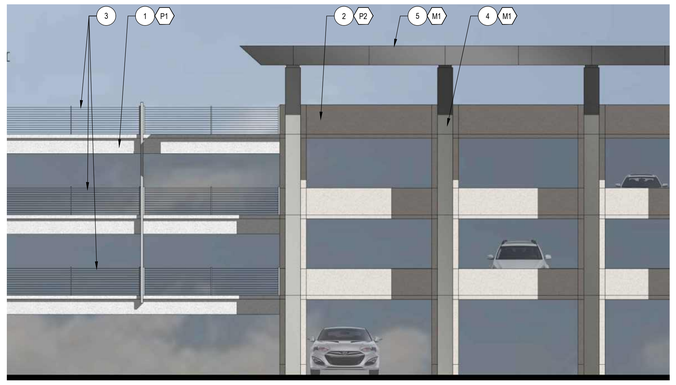
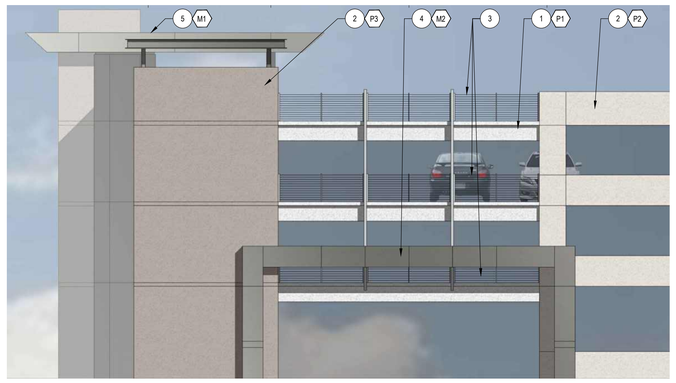


ENLARGED CANOPY AND ELEVATOR TOWER ELEVATION

13

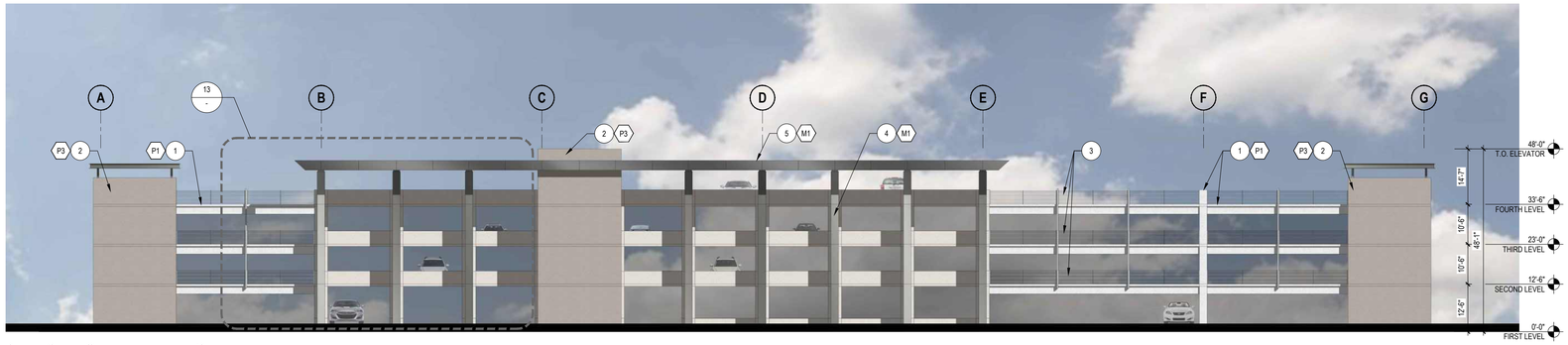
SCALE: 1/8" = 1'0"



ENLARGED GARAGE ENTRY ELEVATION

14

SCALE: 1/8" = 1'0"



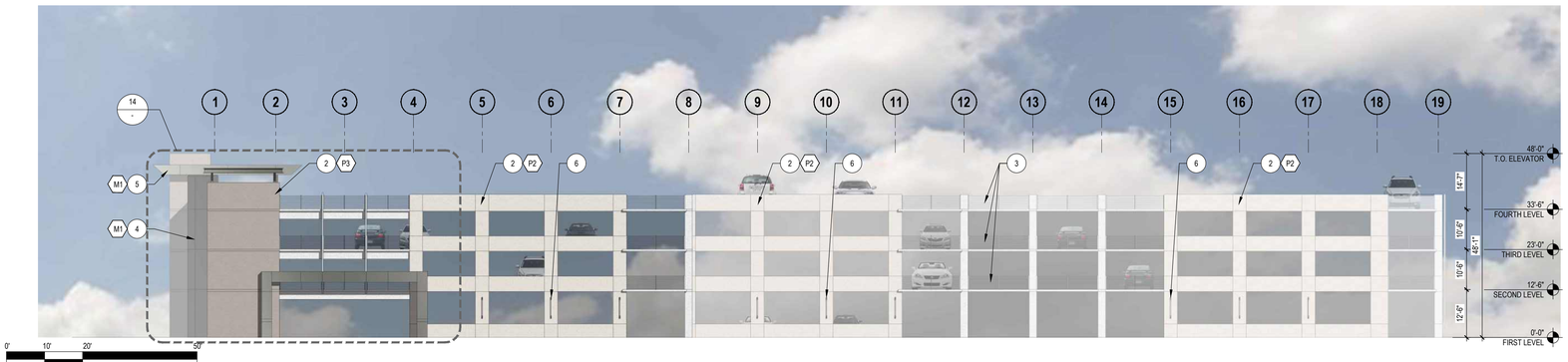
0' 10' 20' 50'

SCALE: 1/16"=1'-0"

WEST ELEVATION

1

SCALE: 1/16" = 1'0"



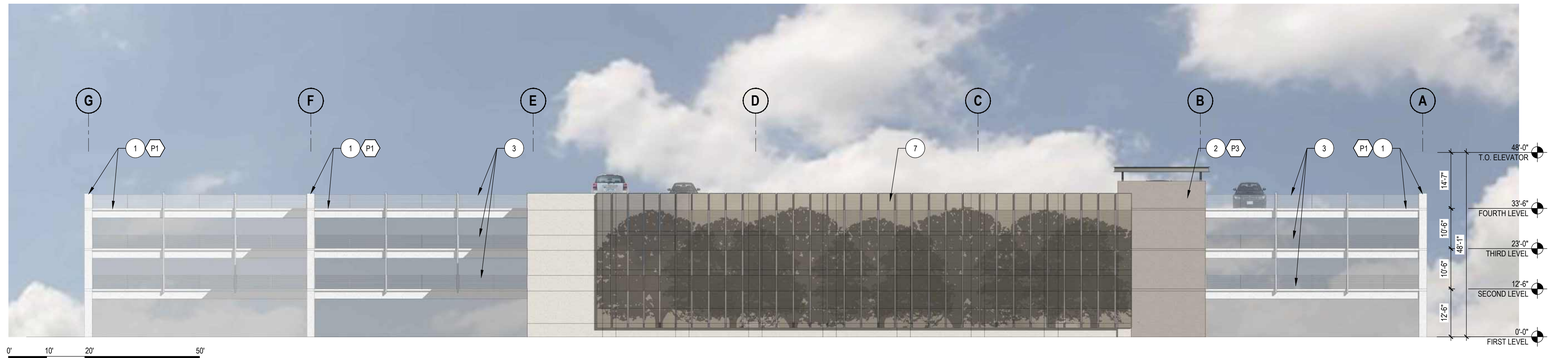
0' 10' 20' 50'

SCALE: 1/16"=1'-0"

SOUTH ELEVATION

2

SCALE: 1/16" = 1'0"



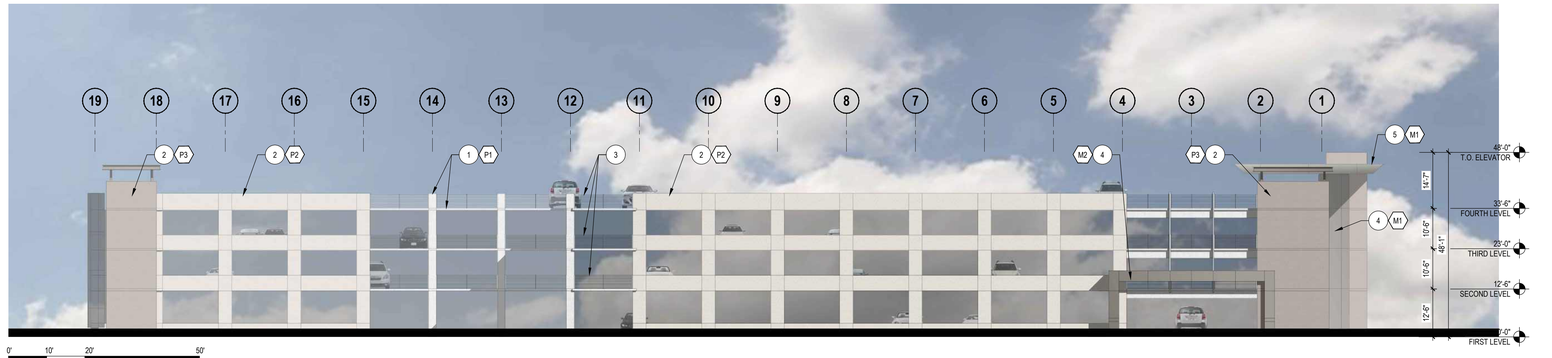
0' 10' 20' 50'

SCALE: 1/16"=1'-0"

EAST ELEVATION

7

SCALE: 1/16" = 1'0"



0' 10' 20' 50'

SCALE: 1/16"=1'-0"

NORTH ELEVATION

8

SCALE: 1/16" = 1'0"

KEY NOTES

1. CONCRETE COLUMN AND SLAB
2. CONCRETE WALL WITH REVEALS
3. CABLE GUARDRAIL
4. ALUMINUM COMPOSITE PANEL OVER METAL STUD FRAME
5. ALUMINUM COMPOSITE METAL CANOPY
6. WALL MOUNTED LIGHT FIXTURE; SEE A0.13
7. VENTILATED TENSILE COATED PES MESH SCREEN, STRUCTURFLEX OR APPROVED EQUIVALENT, WITH OAK FOREST GRAPHIC IMAGE

FINISH LEGEND

M1 ALUMINUM COMPOSITE METAL PANEL TO MATCH:

MANUFACTURER: REYNOBOND
SERIES: COLORWELD 500XL
FINISH: BRIGHT SILVER METALLIC

M2 ALUMINUM COMPOSITE METAL PANEL TO MATCH:

MANUFACTURER: CITADEL
SERIES: ENVELOPE 2000
FINISH: QUARTZ-ZINC NATURAL METALS

P1 PAINT COLOR TO MATCH:

MANUFACTURER: DUNN EDWARDS
COLOR: DE6358 VAPOR

P2 PAINT COLOR TO MATCH:

MANUFACTURER: DUNN EDWARDS
COLOR: DEC774 SHADY

P3 PAINT COLOR TO MATCH:

MANUFACTURER: DUNN EDWARDS
COLOR: DEC770 DRIFTING

ARC TEC
ARCHITECTURAL TECHNOLOGIES
www.arctecinc.com
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2960 East Northern Avenue, Building C
Phoenix, Arizona 85028
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In Association with:

A Planning Application for:
The **SOBRATO** Organization
COMMONWEALTH: BUILDING 3
MENLO PARK, CA 94052

DATE	DESCRIPTION
10.12.17	PLANNING APPLICATION
03.06.18	PLANNING RESUBMITTAL
08.01.18	PLANNING RESUBMITTAL
10.04.18	PLANNING RESUBMITTAL
04.17.19	PLANNING RESUBMITTAL
05.23.19	PLANNING RESUBMITTAL
04.09.21	PLANNING RESUBMITTAL
07.12.21	PLANNING RESUBMITTAL
05.04.22	PLANNING RESUBMITTAL
11.21.23	PLANNING RESUBMITTAL
05.22.25	PLANNING RESUBMITTAL

GARAGE EXTERIOR ELEVATIONS

AG3.01

PROJECT NO: 164152.00

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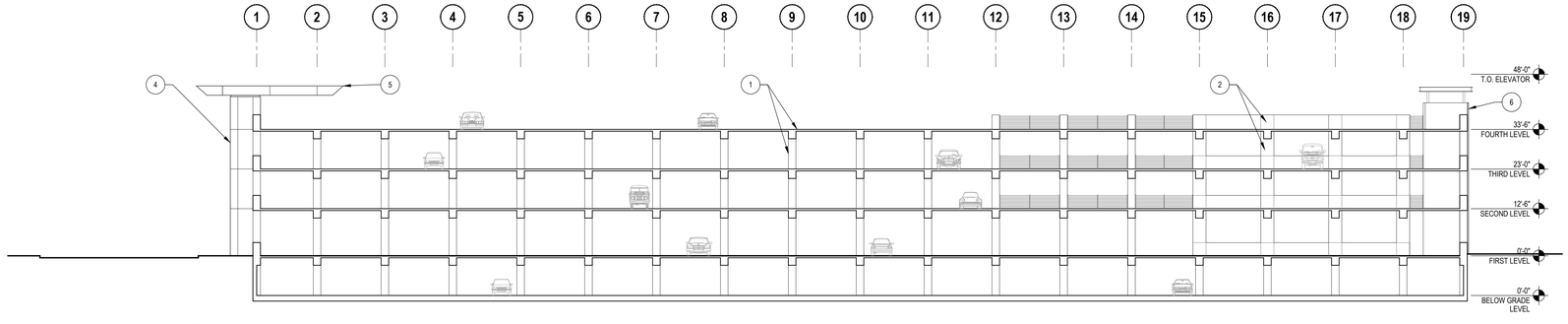
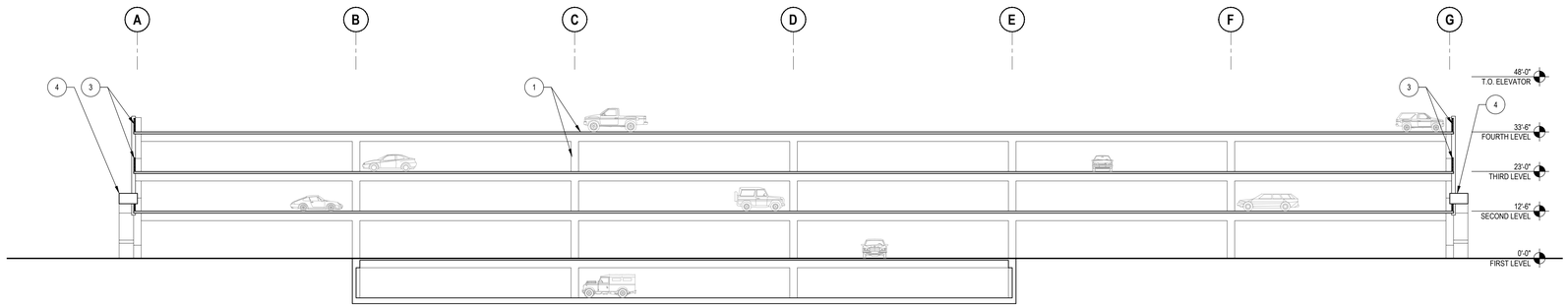


LONGITUDINAL SECTION 1

SCALE: 1/16" = 1'-0"



LATITUDINAL SECTION 2

SCALE: 1/16" = 1'-0"

KEY NOTES

1. CONCRETE COLUMN AND SLAB
2. CONCRETE WALL WITH REVEALS
3. CABLE GUARDRAIL
4. ALUMINUM COMPOSITE PANEL OVER METAL STUD FRAME
5. ALUMINUM COMPOSITE METAL CANOPY
6. VENTILATED TENSILE COATED PES MESH SCREEN, STRUCTURFLEX OR APPROVED EQUIVALENT, WITH OAK FOREST GRAPHIC IMAGE; SEE REFERENCE RENDERING 7/AG3.02

ARC TEC
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05.23.19	PLANNING RESUBMITTAL
04.09.21	PLANNING RESUBMITTAL
07.12.21	PLANNING RESUBMITTAL
05.04.22	PLANNING RESUBMITTAL
11.21.23	PLANNING RESUBMITTAL
05.22.25	PLANNING RESUBMITTAL

GARAGE SECTIONS

AG4.01

PROJECT NO: 164152.00

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VESTING TENTATIVE PARCEL MAP

A TWO PARCEL SUBDIVISION

(SUBDIVISION OF EXISTING PARCEL C TO TWO PARCELS)

166 JEFFERSON DRIVE

ABBREVIATIONS

DOC. NO.	DOCUMENT NUMBER
E.V.A.E.	EMERGENCY VEHICLE ACCESS EASEMENT
FND	FOUND
I.E.E.	INGRESS & EGRESS EASEMENT
I.P.	IRON PIPE
MON.	MONUMENT
O.R.	OFFICIAL RECORDS
P.A.E.	PUBLIC ACCESS EASEMENT
P.E.	PARKING EASEMENT
P.S.S.E.	PRIVATE SANITARY SEWER EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
(R)	RADIAL
R.R.E.	RAILROAD EASEMENT
S.D.E.	STORM DRAIN EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
U.E.	PRIVATE UTILITY EASEMENT
W/	WITH

LEGEND

DISTINCTIVE PROPERTY LINE	
PROPOSED PROPERTY LINE	
ADJACENT PROPERTY LINE	
CENTERLINE	
EASEMENT	
NON-ACCESS	
SETBACK LINE	
TIE LINE	
FOUND MONUMENT AS NOTED	⊙
FOUND IRON PIPE, OR AS NOTED	●
RECORD INFORMATION W/ REFERENCE	( )R1

SHEET INDEX

1	EXISTING CONDITIONS
2	PROPOSED CONDITIONS
3	PRELIMINARY GRADING PLAN
4	PRELIMINARY UTILITY PLAN
5	PRELIMINARY STORMWATER CONTROL PLAN
6	FIRE DEPARTMENT ACCESS PLAN

LEGAL DESCRIPTION

REAL PROPERTY IN THE CITY OF MENLO PARK, COUNTY OF SAN MATEO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL C AS SHOWN ON THAT CERTAIN PARCEL MAP FILED NOVEMBER 2, 2016 IN BOOK 83, PAGES 13–15 OF PARCEL MAPS, RECORDS OF SAN MATEO COUNTY, STATE OF CALIFORNIA.

PROJECT DATA

1. RECORD OWNER: SI 62, LLC, 599 CASTRO STREET, SUITE 400, MOUNTAIN VIEW, CA 94041
2. SUBDIVIDER: THE SOBRATO ORGANIZATION, 599 CASTRO STREET, SUITE 400, MOUNTAIN VIEW, CA 94041, PHONE: (650) 876–7010, CONTACT: PETER TSAI
3. MAP PREPARED BY: KIER & WRIGHT CIVIL ENGINEERS & SURVEYORS, INC., 3350 SCOTT BOULEVARD, BUILDING #22, SANTA CLARA, CA 95054, PHONE: (408) 727–6665, RYAN M. AMAYA, LS 8134
4. A.P.N.: 055–243–399
5. EXISTING USE: OFFICE
6. PROPOSED USE: OFFICE
7. EXISTING ZONING: O–B; OFFICE–BONUS
8. PROPOSED ZONING: NO CHANGE
9. GENERAL PLAN: OFFICE
10. EXISTING NUMBER OF LOTS: 1
11. PROPOSED NUMBER OF LOTS: 2
12. TOTAL ACREAGE: 10.05± ACRES
13. ALL DISTANCES ARE APPROXIMATE.
14. THERE ARE NO NEW PUBLIC STREET NAMES PROPOSED.
15. BENCHMARK: BM–2; CITY OF MENLO PARK BRONZE DISK EPOXIED INTO THE TOP OF A CONCRETE CURB AT THE EASTERLY CURB RETURN OF THE SOUTHERLY CURB LINE OF CONSTITUTION DRIVE, EASTERLY OF JEFFERSON DRIVE. ELEVATION: 7.497 FEET (NAVD 88 DATUM)
16. BASIS OF BEARINGS: THE BEARING OF NORTH 67°17' WEST TAKEN ON THE CENTERLINE OF JEFFERSON DRIVE AS SHOWN ON THAT CERTAIN PARCEL MAP FILED FOR RECORD ON NOVEMBER 2, 2016 IN BOOK 83 OF PARCEL MAPS AT PAGES 13 THROUGH 15, SAN MATEO COUNTY RECORDS WAS TAKEN AS THE BASIS OF ALL BEARINGS SHOWN HEREON.
17. 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 06081C0306F FOR COMMUNITY NUMBER 060321 (CITY OF MENLO PARK), WITH AN EFFECTIVE DATE OF APRIL 5, 2019, AS BEING PARTIALLY LOCATED IN FLOOD ZONE "X (SHADED)", ZONE "X", ZONE "AE (EL 11)", AND ZONE "A".

    FLOOD ZONE "X (SHADED)": AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS OF PROTECTED LEVEES FROM 1% ANNUAL CHANCE FLOOD.

    FLOOD ZONE "X": AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

    FLOOD ZONE "AE (EL 11)": AREAS OF THE 1% ANNUAL FLOOD (100–YEAR FLOOD), ALSO KNOW AS THE BASE FLOOD, IS THE FLOOD THAT HAS A 1% CHANCE OF BEING EQUALED OR EXCEEDED IN ANY GIVEN YEAR; BASE FLOOD ELEVATIONS DETERMINED. ELEVATION: 11 (NAVD 88 DATUM).

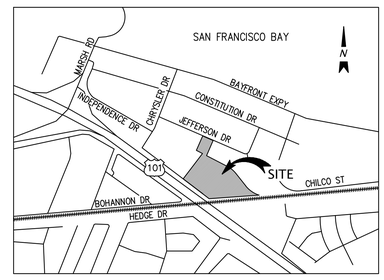
    FLOOD ZONE "A": AREAS OF THE 1% ANNUAL FLOOD (100–YEAR FLOOD), ALSO KNOW AS THE BASE FLOOD, IS THE FLOOD THAT HAS A 1% CHANCE OF BEING EQUALED OR EXCEEDED IN ANY GIVEN YEAR; NO BASE FLOOD ELEVATIONS DETERMINED.
18. THIS PLOT WAS PREPARED FROM INFORMATION FURNISHED IN A PRELIMINARY TITLE REPORT, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, ORDER NUMBER NCS–812564–SC DATED SEPTEMBER 21, 2023. NO LIABILITY IS ASSUMED FOR MATTERS OF RECORD NOT STATED IN SAID PRELIMINARY TITLE REPORT THAT MAY AFFECT THE TITLE LINES, OR EXCEPTIONS, OR EASEMENTS OF THE PROPERTY.
19. UTILITIES:

STORM DRAINAGE	CITY OF MENLO PARK
SANITARY SEWER	WEST BAY SANITARY DISTRICT
WATER	MENLO PARK MUNICIPAL WATER DISTRICT
GAS	PACIFIC GAS & ELECTRIC COMPANY
ELECTRIC	PACIFIC GAS & ELECTRIC COMPANY
TELEPHONE	AT&T
CABLE	COMCAST
FIRE	MENLO PARK FIRE PROTECTION DISTRICT

20. CC&Rs WILL FURTHER DEFINE THE INGRESS/EGRESS, PRIVATE UTILITY, AND PARKING EASEMENTS OVER PARCEL C FOR THE BENEFIT OF THE OTHER PARCELS.
21. ADDITIONAL EASEMENTS OR AGREEMENTS MAY BE NECESSARY AS THE PROJECT EVOLVES AND WILL BE CREATED BY SEPARATE INSTRUMENT.
22. THE EFFECTS OF THOSE CERTAIN COVENANTS, CONDITIONS AND RESTRICTIONS AS CONTAINED/SET FORTH IN THE DOCUMENT ENTITLED "COMMONWEALTH DRIVE, DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS", RECORDED ON NOVEMBER 2, 2016 AS INSTRUMENT NO. 2016–115160, OFFICIAL RECORDS OF SAN MATEO COUNTY.

REFERENCES

R1	BOHANNON INDUSTRIAL PARK UNIT NO. 5	(56 RSM 23)
R2	PARCEL MAP	(46 PM 17)
R3	PARCEL MAP	(57 PM 13–14)
R4	BOHANNON INDUSTRIAL PARK UNIT NO. 4	(56 RSM 5)
R5	BOHANNON INDUSTRIAL PARK UNIT NO. 2	(47 RSM 32)



VICINITY MAP

NOT TO SCALE

0 20 40 80 120

Scale 1" = 40'

EXISTING CONDITIONS

NO.	REVISION	BY
1	PLANNING RESUBMITTAL - 4/29/24	EK
2	PLANNING RESUBMITTAL - 6/10/24	EK

KIER+WRIGHT

3350 Scott Boulevard, Building 22
Santa Clara, California 95054

Phone: (408) 727-6665
www.kierwright.com

VESTING TENTATIVE PARCEL MAP
OF
COMMONWEALTH BUILDING 3 - 166 JEFFERSON DRIVE
FOR
THE SOBRATO ORGANIZATION

MENLO PARK, CALIFORNIA

DATE	JUNE, 2024
SCALE	AS SHOWN
SURVEYOR	RMA
DRAWN BY	EK
JOB NO.	A11089-14
SHEET	1
OF	6 SHEETS

Z:\2011\A11089-14\DWG\SURVEY\MAPPING\TMAP\A11089--14--TM--1--EX.dwg 6-11-24 08:33:40 AM ekomikawa

VESTING TENTATIVE PARCEL MAP
OF
COMMONWEALTH BUILDING 3 - 166 JEFFERSON DRIVE
FOR
THE SOBRATO ORGANIZATION
MENLO PARK, CALIFORNIA

PROPOSED CONDITIONS

NO.	REVISION	BY
1	PLANNING RESUBMITTAL - 4/29/24	EK

KIER+WRIGHT
3350 Scott Boulevard, Building 22
Santa Clara, California 95054
Phone: (408) 727-6665
www.kierwright.com

DATE	APRIL, 2024
SCALE	AS SHOWN
SURVEYOR	RMA
DRAWN BY	EK
JOB NO.	A11089-14
SHEET	2
OF	6 SHEETS

NORTH
0 20 40 80 120
Scale 1" = 40'

Z:\2011\A11089-14\DWG\SURVEY\MAPPING\MAP\A11089-14_TM-2-PR.dwg 6-06-24 02:53:23 PM ekomikowa

LEGEND

AC	ASPHALT CONCRETE
ASR	AUTOMATIC SPRINKLER RISER
BLDG	BUILDING
BOT	BOTTOM OF POND
BSM	BOTTOM OF SOIL MIX
BW	BACK OF WALK
CB	CATCH BASIN
CONF	CONFORM
EX.	EXISTING
FF	FINISH FLOOR
FG	FINISH GRADE
FL	FLOW LINE
HP	HIGH POINT
LP	LOW POINT
L/S	LANDSCAPE
GB	GRADE BREAK
PCC	PORTLAND CEMENT CONCRETE
PV/PVMT	PAVEMENT
RCP	REINFORCED CONCRETE PIPE
RE	RIM ELEVATION
RET	RETAINING WALL
SDMH	STORM DRAIN MANHOLE
S/W	SIDEWALK
TC	TOP OF CURB
TOP	TOP OF POND
TW	TOP OF WALL
WS	WATER SERVICE
23.8	SPOT ELEVATION

GRADING NOTES

1. ALL GRADING SHALL BE DONE IN ACCORDANCE WITH RECOMMENDATIONS IN THE GEOTECHNICAL AND FOUNDATION INVESTIGATION PREPARED FOR THIS SITE TBD.
2. CONTRACTOR SHALL DETERMINE HIS OWN EARTH QUANTITIES AND BASE HIS BID ACCORDINGLY.
3. TOP OF CURB ELEVATION IS 0.5' ABOVE THE A.C. PAVING AND SPOT ELEVATIONS ARE TO FINISHED SURFACE (UNLESS OTHERWISE NOTED).
4. COMPACTION TO BE DETERMINED USING ASTM D1557, LATEST EDITION LABORATORY TEST PROCEDURE.
5. STORM DRAIN DESIGNATED AS "SD" SHALL BE CLASS III RCP, SDR 35 PVC OR HDPE AS STATED BELOW. PVC AND HDPE PIPES SHALL ONLY BE USED WHEN MINIMUM COVER REQUIREMENTS ARE MET AS SPECIFIED IN THE PVC PIPE BEDDING DETAIL AS SHOWN ON THESE PLANS. SUBSTITUTIONS FOR ANY PIPE WITH A PARTICULAR MATERIAL SPECIFIED ON THIS PLAN SHALL ONLY BE MADE WITH THE WRITTEN APPROVAL OF THE ENGINEER.
6. STORM DRAIN PIPE SHALL BE: 10" DIAMETER AND SMALLER SDR 35 PVC OR HDPE WITH RUBBER GASKETS MEETING ASTM F477. 12" DIAMETER TO BE SDR 35 PVC, CLASS III RCP OR BLUE SEAL HDPE AS MANUFACTURED BY HANCOR WITH WATER TIGHT JOINTS MEETING ASTM F477 AND ASTM D3212. 15" THROUGH 24" DIAMETERS; PIPE TO BE CLASS III RCP OR BLUE SEAL HDPE AS SPECIFIED ABOVE. PIPES LARGER THAN 24" IN DIAMETER SHALL BE CLASS III RCP UNLESS OTHERWISE NOTED. NO MATERIAL SUBSTITUTION SHALL BE ALLOWED FOR DUCTILE IRON PIPE (DIP).
7. ALL UTILITY STRUCTURES INCLUDING, BUT NOT LIMITED TO MANHOLES, CATCH BASINS, WATER VALVES, FIRE HYDRANTS, TELEPHONE AND ELECTRIC VAULTS, AND PULL BOXES, THAT LIE WITHIN THE PUBLIC RIGHT-OF-WAY EASEMENTS OR AREAS AFFECTED BY WORK ON THIS PROJECT SHALL BE ADJUSTED TO GRADE BY THE CONTRACTOR OR THE RESPECTIVE UTILITY COMPANY FOR WHICH THE CONTRACTOR IS RESPONSIBLE TO AFFECT COORDINATION.
8. THE TYPES, LOCATIONS, SIZES AND/OR DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THESES IMPROVEMENT PLANS WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY. THE CONTRACTOR IS CAUTIONED THAT ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZES, LOCATIONS AND DEPTHS OF SUCH UNDERGROUND UTILITIES. A REASONABLE EFFORT HAS BEEN MADE TO LOCATE AND DELINEATE ALL KNOWN UNDERGROUND UTILITIES. HOWEVER, THE ENGINEER CAN NOT ASSUME RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF THEIR DELINEATION OF SUCH UNDERGROUND UTILITIES WHICH MAY BE ENCOUNTERED, BUT ARE NOT SHOWN ON THESE DRAWINGS.
9. CONTRACTOR SHALL UNCOVER AND EXPOSE ALL EXISTING UTILITY AND SEWER LINES WHERE THEY ARE TO BE CROSSED, ABOVE OR BELOW, BY THE NEW FACILITY BEING CONSTRUCTED IN ORDER TO VERIFY THE GRADE AND TO ASSURE THAT THERE IS SUFFICIENT CLEARANCE. PIPE SHALL NOT BE STRUNG NOR TRENCHING COMMENCED UNTIL ALL CROSSINGS HAVE BEEN VERIFIED FOR CLEARANCE. IF THE CONTRACTOR FAILS TO FOLLOW THIS PROCEDURE, HE WILL BE SOLELY RESPONSIBLE FOR ANY EXTRA WORK OR MATERIAL REQUIRED IF MODIFICATIONS TO THE DESIGN ARE NECESSARY.
10. THE CONTRACTOR SHALL SET HIS STRING OR WIRE THROUGH AT LEAST THREE GRADE STAKES TO VERIFY GRADE. IF THE STAKES DO NOT PRODUCE A UNIFORM GRADE, NOTIFY THE ENGINEER IMMEDIATELY AND HAVE THE GRADES CHECKED PRIOR THE TRENCHING OR PLACEMENT OF CONCRETE.
11. ADJUSTMENTS TO BUILDING PAD ELEVATIONS OR PARKING LOT GRADES TO ACHIEVE EARTHWORK BALANCE SHALL BE MADE ONLY WITH APPROVAL OF THE ENGINEER.
12. ALL WORK, ON-SITE AND IN THE PUBLIC RIGHT-OF-WAY, SHALL CONFORM TO THE CITY OF MENLO PARK STANDARDS AND REQUIREMENTS.

JEFFERSON DRIVE

BIORETENTION POND TOP=6.8 BTM=6.3

CONNECT TO EX SDMH RE 7.7± IE 4.2±

FLOW-THRU PLANTER TW=10.4 BSM=9.7

PARCEL C COMMON AREA

JEFFERSON PARK

PARCEL D 2.34± ACRES

PROPOSED BUILDING '3' 4-STORY OFFICE BUILDING FF = 12.50

PARCEL C COMMON AREA FOR THE BENEFIT OF PARCELS A, B, & D PROPOSED I.E.E., E.V.A.E., P.E. & U.E. 7.71± ACRES

4-STORY PARKING STRUCTURE, w/ ONE PARTIAL LEVEL BELOW GRADE

PARCEL A (83 M 13-15) NOT A PART

EXISTING BUILDING '1' 162 JEFFERSON DRIVE 4-STORY OFFICE BUILDING 129,960 S.F.

PARCEL B (83 M 13-15) NOT A PART

EXISTING BUILDING '2' 164 JEFFERSON DRIVE 4-STORY OFFICE BUILDING 129,960 S.F.

COMMONWEALTH DRIVE (PRIVATE DRIVE)

BAYSHORE FREEWAY (STATE HIGHWAY 101)

BIORETENTION POND TOP=12.6 BTM=12.1

0 20 40 80 120

Scale 1" = 40'

NORTH

PRELIMINARY GRADING PLAN

NO.	REVISION	BY
1	PLANNING RESUBMITTAL - 4/29/24	EK
2	PLANNING RESUBMITTAL - 6/10/24	EK

KIER+WRIGHT

3350 Scott Boulevard, Building 22
Santa Clara, California 95054

Phone: (408) 727-6665
www.kierwright.com

VESTING TENTATIVE PARCEL MAP

OF

COMMONWEALTH BUILDING 3 - 166 JEFFERSON DRIVE

FOR

THE SOBRATO ORGANIZATION

MENLO PARK, CALIFORNIA

DATE	JUNE, 2024
SCALE	AS SHOWN
SURVEYOR	RMA
DRAWN BY	EK
JOB NO.	A11089-14
SHEET	3
OF	6 SHEETS

Z:\2011\A11089-14\CIVIL\SURVEY\MAPPING\TMAP\A11089-14-TM-3-GP.dwg 6-11-24 08:36:18 AM ekomikawa

LEGEND

ASR	AUTOMATIC SPRINKLER RISER
RE	RIM ELEVATION
TC	TOP OF CURB
WS	WATER SERVICE
	EXISTING UTILITY TO BE ABANDONDED BY REMOVAL
FS	FIRE SERVICE
SS	SANITARY SEWER
CODTG	CLEANOUT TO GRADE
X"SD	STORM DRAIN LINE
AD	AREA DRAIN
	STORM DRAIN BUBBLER
	STORM DRAIN CATCH BASIN
	STORM DRAIN JUNCTION BOX
	STORM DRAIN MANHOLE
	BACK FLOW PREVENTION DEVICE
	FIRE DEPARTMENT CONNECTION
	FIRE HYDRANT & VALVE
	POST INDICATOR VALVE
SSMH	SANITARY SEWER MANHOLE
	SINGLE CHECK VALVE
SDMH	STORM DRAIN MANHOLE
	WATER METER

UTILITY NOTES

1. *BACKFILLING AND COMPACTION FOR ALL TRENCHES SHALL BE INSPECTED AND APPROVED BY THE GEOTECHNICAL ENGINEER.*
2. *CONTRACTOR TO VERIFY ALL EXISTING INVERT ELEVATIONS FOR STORM DRAIN AND SANITARY SEWER CONSTRUCTION PRIOR TO ANY SITE WORK. ALL WORK FOR STORM DRAIN AND SANITARY SEWER INSTALLATION SHALL BEGIN AT THE DOWNSTREAM CONNECTION POINT. THIS WILL ALLOW FOR ANY NECESSARY ADJUSTMENTS TO BE MADE PRIOR TO THE INSTALLATION OF THE ENTIRE LINE. IF THE CONTRACTOR FAILS TO BEGIN AT THE DOWNSTREAM CONNECTION POINT AND WORKS UPSTREAM, HE SHALL PROCEED AT HIS OWN RISK AND BE RESPONSIBLE FOR ANY ADJUSTMENTS NECESSARY.*
3. *ALL WORK ON-SITE AND IN THE PUBLIC RIGHT OF WAY SHALL CONFORM TO THE CITY OF MENLO PARK STANDARDS AND REQUIREMENTS.*
4. *GENERAL CONTRACTOR SHALL COORDINATE ALL UNDERGROUND UTILITIES. PROVIDE 6" MINIMUM BETWEEN PIPES CROSSING ELECTRICAL LINES HORIZONTALLY AND 12" MINIMUM BETWEEN PARALLEL PIPES CROSSING ELECTRICAL LINES.*
5. *FOR UTILITY MATERIALS AND TYPES, SEE THE PROJECT SPECIFICATIONS IF APPLICABLE AND NOT IDENTIFIED ON THESE PLANS.*
6. *WATER LINES SHALL BE 12" MINIMUM ABOVE SANITARY SEWER LINE AT ALL CROSSINGS.*
7. *MINIMUM COVER FOR WATER LINES IS 3.0 FEET.*
8. *MINIMUM COVER FOR FIRE SERVICE LINES IS 4.0 FEET.*
9. *SANITARY SEWER SHALL BE PVC SDR 35 EXCEPT WHERE DUCTILE IRON PIPE (DIP) IS NOTED OR AS REQUIRED BY THE LOCAL JURISDICTION. CONTRACTOR SHALL VERIFY REQUIREMENTS PRIOR TO PLACING HIS BID. DUCTILE IRON PIPE (DIP) SHALL BE CLASS 50.*
10. *DOMESTIC WATER LINES ¾"–3" SHALL BE SCHEDULE 40 PVC, 4" AND ABOVE SHALL BE C900 DR 18 PIPE.*
11. *FIRE SERVICE LINES 6"–12" SHALL BE C900 DR 14, UNLESS SPECIFIED OTHERWISE ON FIRE SHOP DRAWINGS.*

JEFFERSON DRIVE
INSTALL NEW STREET LIGHT
EX OVERHEAD UTILITIES TO BE UNDERGROUNDED
PARCEL C COMMON AREA
JEFFERSON PARK
CONNECT TO EX SDMH RE 7.7± IE 4.2±
CB RE 6.8 IE 4.3
CB RE 6.8 IE 3.0±
6" DW
4" FR
8" FS
8" SS
4" SS DW
21'-6" SD @ S=0.005
IE 6.34
86'-10" SD @ S=0.005
IE 6.42
316'-10" SD @ S=0.005
6'-6" SD @ S=0.005
17'-6" SD @ S=0.005
IE 4.72
48'-10" SD @ S=0.005
BUB RIM 11.4 IE 4.48
SDMH RIM 10.8 IE 6.31
34'-2" SD @ S=0.005
CB RE 11.3 IE 6.47
CB RE 11.3 IE 6.63
BUB RE 11.4 IE 5.91
IE 7.00
IE 6.16
CB RE 11.3 IE 7.35
IE 7.28
PARCEL D 2.34± ACRES
PROPOSED BUILDING '3' 4-STORY OFFICE BUILDING FF = 12.50
CB RE 11.7 IE 7.19
96'-10" SD @ S=0.005
IE 7.50
58'-10" SD @ S=0.005
PARCEL C COMMON AREA FOR THE BENEFIT OF PARCELS A, B, & D PROPOSED I.E.E., E.V.A.E., P.E. & U.E. 7.71± ACRES
4-STORY PARKING STRUCTURE, w/ ONE PARTIAL LEVEL BELOW GRADE
174'-8" SD @ S=0.005
67'-8" SD @ S=0.005
CONNECT TO EX SD IE 6.0±
CB RE 10.2 IE 7.2
21'-6" SD @ S=0.02
26'-6" SD @ S=0.02
10'-6" SD
CONNECT TO EX SDMH RE 12.2± IE 5.8±
IE 6.16
13'-6" SD @ S=0.065
131'-6" SD @ S=0.065
IE 7.10
380'-6" SS
55'-6" SD @ S=0.065
IE 6.25
SS POC IE 8.7
RELOCATE EXISTING SD PUMP IE 5.1±
CONNECT TO EX SDMH RE 12.0± IE 6.1±
53'-6" SD @ S=0.02
CONNECT TO EX SANITARY SEWER IE 7.9±
193'-6" SS
PARCEL B (RR M Book)
NOT A PART
EXISTING BUILDING '2'
164 JEFFERSON DRIVE
4-STORY OFFICE BUILDING
129,960 S.F.
PARCEL A (RR M Book)
NOT A PART
EXISTING BUILDING '1'
162 JEFFERSON DRIVE
4-STORY OFFICE BUILDING
129,960 S.F.
21'-6" SD @ S=0.02
CB RE 10.2 IE 7.2
CONNECT TO EX SD IE 6.6±
CONNECT TO EX SDMH RE 12.3± IE 7.9±
46'-12" SD @ S=0.005
69'-12" SD @ S=0.005
IE 8.00
CONNECT TO EX SDMH RE 14.2± IE 8.6±
EX PUMP TO REMAIN
57'-12" SD @ S=0.005
SDMH
CB RE 12.8 IE 8.7
154'-12" SD @ S=0.005
103'-8" SD @ S=0.005
CB RE 13.1 IE 9.5
CB RE 12.3 IE 9.8
CB RE 12.5 IE 10.0
CB RE 12.3 IE 9.1
CB RE 12.3 IE 9.3
SDMH RE 12.7 IE 8.9
30'-6" SD @ S=0.005
28'-6" SD @ S=0.02
173'-8" SD @ S=0.005
SDMH RE 12.5 IE 8.1
22'-6" SD @ S=0.02
27'-6" SD @ S=0.02
CB RE 12.3 IE 8.8
CB RE 12.6 IE 8.5
COMMONWEALTH DRIVE (PRIVATE DRIVE)
BAYSHORE FREEWAY (STATE HIGHWAY 101)
NORTH
0 20 40 80 120
Scale 1" = 40'

PRELIMINARY UTILITY PLAN

NO.	REVISION	BY
1	PLANNING RESUBMITTAL - 4/29/24	EK
2	PLANNING RESUBMITTAL - 6/10/24	EK

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Santa Clara, California 95054
Phone: (408) 727-6665
www.kierwright.com

VESTING TENTATIVE PARCEL MAP
OF
COMMONWEALTH BUILDING 3 - 166 JEFFERSON DRIVE
FOR
THE SOBRATO ORGANIZATION
MENLO PARK, CALIFORNIA

DATE	JUNE, 2024
SCALE	AS SHOWN
SURVEYOR	RMA
DRAWN BY	EK
JOB NO.	A11089-14
SHEET	4
OF	6 SHEETS

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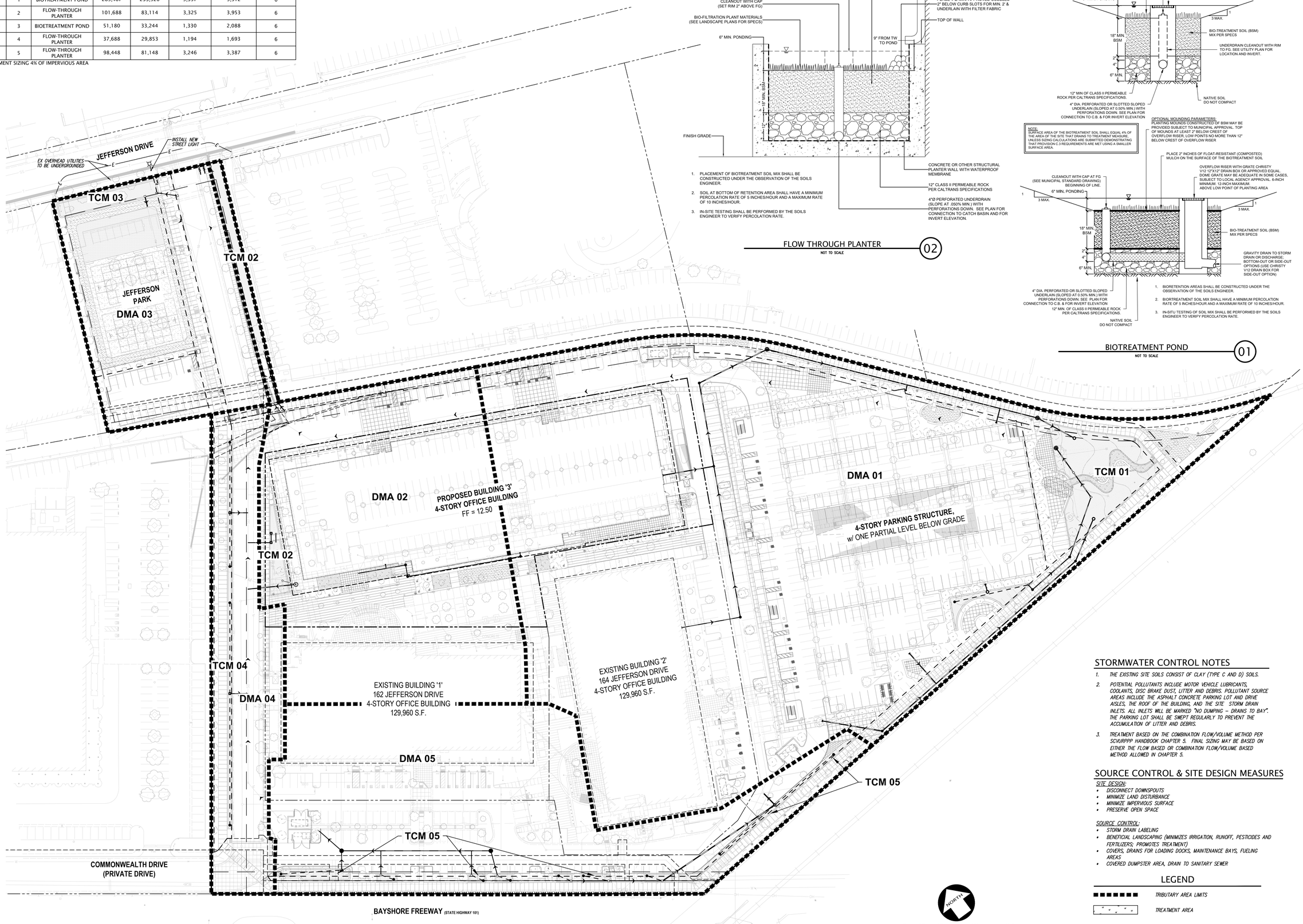
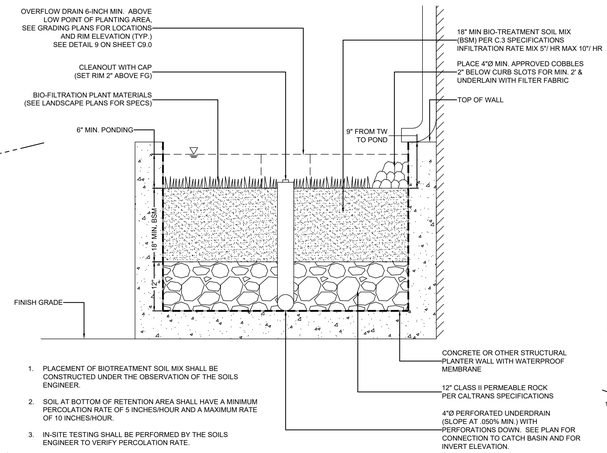
BIOTREATMENT SUMMARY TABLE

AREA	TCM	TREATMENT TYPE	TOTAL AREA (SQ. FT.)	IMPERVIOUS AREA (SQ. FT.)	TREATMENT AREA REQ. (SQ. FT.)	TREATMENT AREA PROVIDED (SQ. FT.)	PONDING DEPTH (IN.)
*DMA 01	1	BIOTREATMENT POND	289,467	233,920	9,357	9,512	6
*DMA 02	2	FLOW-THROUGH PLANTER	101,688	83,114	3,325	3,953	6
*DMA 03	3	BIOETREATMENT POND	51,180	33,244	1,330	2,088	6
*DMA 04	4	FLOW-THROUGH PLANTER	37,688	29,853	1,194	1,693	6
*DMA 05	5	FLOW-THROUGH PLANTER	98,448	81,148	3,246	3,387	6

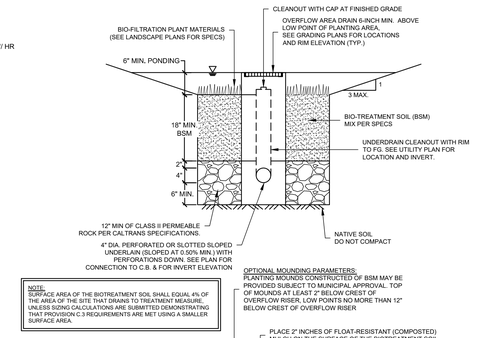
*BIOTREATMENT SIZING 4% OF IMPERVIOUS AREA





1. PLACEMENT OF BIOTREATMENT SOIL MIX SHALL BE CONSTRUCTED UNDER THE OBSERVATION OF THE SOILS ENGINEER.
2. SOIL AT BOTTOM OF RETENTION AREA SHALL HAVE A MINIMUM PERCOLATION RATE OF 5 INCHES/HOUR AND A MAXIMUM RATE OF 10 INCHES/HOUR.
3. IN-SITE TESTING SHALL BE PERFORMED BY THE SOILS ENGINEER TO VERIFY PERCOLATION RATE.

FLOW THROUGH PLANTER (02)
NOT TO SCALE



NOTE:
SURFACE AREA OF THE BIOTREATMENT SOIL SHALL EQUAL 4% OF THE AREA OF THE SITE THAT DRAINS TO TREATMENT MEASURE, UNLESS SIZING CALCULATIONS ARE SUBMITTED DEMONSTRATING THAT PROVISION C.3 REQUIREMENTS ARE MET USING A SMALLER SURFACE AREA.

OPTIONAL MOUNDING PARAMETERS:
PLANTING MOUNDS CONSTRUCTED OF BSM MAY BE PROVIDED SUBJECT TO MUNICIPAL APPROVAL. TOP OF MOUNDS AT LEAST 2' BELOW CREST OF OVERFLOW RISER, LOW POINTS NO MORE THAN 12" BELOW CREST OF OVERFLOW RISER

1. BIORETENTION AREAS SHALL BE CONSTRUCTED UNDER THE OBSERVATION OF THE SOILS ENGINEER.
2. BIORTREATMENT SOIL MIX SHALL HAVE A MINIMUM PERCOLATION RATE OF 5 INCHES/HOUR AND A MAXIMUM RATE OF 10 INCHES/HOUR.
3. IN-SITU TESTING OF SOIL MIX SHALL BE PERFORMED BY THE SOILS ENGINEER TO VERIFY PERCOLATION RATE.

BIOTREATMENT POND (01)
NOT TO SCALE

STORMWATER CONTROL NOTES

1. *THE EXISTING SITE SOILS CONSIST OF CLAY (TYPE C AND D) SOILS.*
2. *POTENTIAL POLLUTANTS INCLUDE MOTOR VEHICLE LUBRICANTS, COOLANTS, DISC BRAKE DUST, LITTER AND DEBRIS. POLLUTANT SOURCE AREAS INCLUDE THE ASPHALT CONCRETE PARKING LOT AND DRIVE AISLES, THE ROOF OF THE BUILDING, AND THE SITE STORM DRAIN INLETS. ALL INLETS WILL BE MARKED "NO DUMPING – DRAINS TO BAY". THE PARKING LOT SHALL BE SWEPT REGULARLY TO PREVENT THE ACCUMULATION OF LITTER AND DEBRIS.*
3. *TREATMENT BASED ON THE COMBINATION FLOW/VOLUME METHOD PER SCVURPPP HANDBOOK CHAPTER 5. FINAL SIZING MAY BE BASED ON EITHER THE FLOW BASED OR COMBINATION FLOW/VOLUME BASED METHOD ALLOWED IN CHAPTER 5.*

SOURCE CONTROL & SITE DESIGN MEASURES

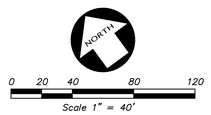
SITE DESIGN:
- *DISCONNECT DOWNSPOUTS*
- *MINIMIZE LAND DISTURBANCE*
- *MINIMIZE IMPERVIOUS SURFACE*
- *PRESERVE OPEN SPACE*

SOURCE CONTROL:
- *STORM DRAIN LABELING*
- *BENEFICIAL LANDSCAPING (MINIMIZES IRRIGATION, RUNOFF, PESTICIDES AND FERTILIZERS; PROMOTES TREATMENT)*
- *COVERS, DRAINS FOR LOADING DOCKS, MAINTENANCE BAYS, FUELING AREAS*
- *COVERED DUMPSTER AREA, DRAIN TO SANITARY SEWER*

LEGEND

TRIBUTARY AREA LIMITS

TREATMENT AREA



PRELIMINARY STORMWATER CONTROL PLAN

NO.	REVISION	BY
1	PLANNING RESUBMITTAL - 4/29/24	EK
2	PLANNING RESUBMITTAL - 6/10/24	EK

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www.kierwright.com

VESTING TENTATIVE PARCEL MAP
OF
COMMONWEALTH BUILDING 3 - 166 JEFFERSON DRIVE
FOR
THE SOBRATO ORGANIZATION
MENLO PARK, CALIFORNIA

DATE	JUNE, 2024
SCALE	AS SHOWN
SURVEYOR	RMA
DRAWN BY	EK
JOB NO.	A11089-14
SHEET	5
OF	6 SHEETS

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JEFFERSON DRIVE

PARCEL C
COMMON AREA
JEFFERSON PARK

PARCEL D
2.34± ACRES
PROPOSED BUILDING '3'
4-STORY OFFICE BUILDING
FF = 12.50

PARCEL A
(83 M 13-15)
NOT A PART
EXISTING BUILDING '1'
162 JEFFERSON DRIVE
4-STORY OFFICE BUILDING
129,960 S.F.

PARCEL B
(83 M 13-15)
NOT A PART
EXISTING BUILDING '2'
164 JEFFERSON DRIVE
4-STORY OFFICE BUILDING
129,960 S.F.

PARCEL C
COMMON AREA
FOR THE BENEFIT OF PARCELS A, B, & D
PROPOSED I.E.E., E.V.A.E., P.E. & U.E.
7.71± ACRES
4-STORY PARKING STRUCTURE,
w/ ONE PARTIAL LEVEL BELOW GRADE

150' HAMMERHEAD
150' HOSE PULL ALONG PAVED WALK
FIRE HOSE CONNECTION
PAVED WALKWAY TO GARAGE ACCESS
GARAGE OPENING
91.8' HAMMERHEAD
OPENING TO GARAGE

COMMONWEALTH DRIVE
(PRIVATE DRIVE)

BAYSHORE FREEWAY (STATE HIGHWAY 101)

NORTH

0 20 40 80 120
Scale 1" = 40'

FIRE DEPARTMENT ACCESS PLAN

NO.	REVISION	BY
1	PLANNING RESUBMITTAL - 4/29/24	EK
2	PLANNING RESUBMITTAL - 6/10/24	EK

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VESTING TENTATIVE PARCEL MAP
OF
COMMONWEALTH BUILDING 3 - 166 JEFFERSON DRIVE
FOR
THE SOBRATO ORGANIZATION
MENLO PARK, CALIFORNIA

DATE	JUNE, 2024
SCALE	AS SHOWN
SURVEYOR	RMA
DRAWN BY	EK
JOB NO.	A11089-14
SHEET	6
OF	6 SHEETS

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NOTES

1. THIS IS NOT A BOUNDARY SURVEY. NO LIABILITY IS ASSUMED, BY KIER & WRIGHT, FOR THE EXISTENCE OF ANY EASEMENTS, ENCUMBRANCES, DISCREPANCIES IN BOUNDARY, OR TITLE DEFECTS NOT MENTIONED IN SAID DOCUMENTS AND THEREFORE NOT SHOWN ON THIS DRAWING. PROPERTY LINE PLOT ONLY.

2. ALL DISTANCES AND ELEVATIONS SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.

3. THIS IS NOT A UTILITY SURVEY. PHYSICAL ITEMS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE ITEMS VISIBLE AS OF THE DATE OF THIS SURVEY. SUBSURFACE STRUCTURES, IF ANY, ARE NOT SHOWN. SAID SUBSURFACE OBJECTS MAY INCLUDE, BUT ARE NOT LIMITED TO, CONCRETE FOOTINGS, SLABS, SHORING, STRUCTURAL PILES, UTILITY VAULTS, PIPING, UNDERGROUND TANKS, AND ANY OTHER SUBSURFACE STRUCTURES NOT REVEALED BY A SURFACE INSPECTION.

4. THE SUBJECT PROPERTY IS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) FOR SAN MATEO COUNTY, CALIFORNIA, MAP NUMBER 06081C0306F FOR COMMUNITY NUMBER 060321 (CITY OF MENLO PARK), WITH AN EFFECTIVE DATE OF APRIL 5, 2019, AS BEING LOCATED IN FLOOD ZONE "AE (EL 11 FEET)". ACCORDING TO FEMA THE DEFINITION OF ZONE "AE" IS: AREAS OF THE 1% ANNUAL FLOOD (100-YEAR FLOOD), ALSO KNOWN AS THE BASE FLOOD, IS THE FLOOD THAT HAS A 1% CHANCE OF BEING EQUALED OR EXCEEDED IN ANY GIVEN YEAR, BASE FLOOD ELEVATIONS DETERMINED (11 FEET).

   FEMA BASE FLOOD ELEVATIONS ARE BASED ON NAVD88 DATUM.

5. BENCHMARK: BM-2; CITY OF MENLO PARK BRONZE DISK EPOXIED INTO THE TOP OF A CONCRETE CURB AT THE EASTERLY CURB RETURN OF THE SOUTHERLY CURB LINE OF CONSTITUTION DRIVE, EASTERLY OF JEFFERSON DRIVE.
   ELEVATION: 7.497 FEET, NGVD-88 (DATUM)

6. BASIS OF BEARINGS:
   THE BEARING OF NORTH 67° 17' 00" WEST TAKEN ON THE CENTER LINE OF JEFFERSON DRIVE AS SHOWN ON THAT CERTAIN RECORDED SUBDIVISION MAP ENTITLED "BOHANNON INDUSTRIAL PARK UNIT NO. 5" FILED FOR RECORD ON MAY 24, 1962, IN BOOK 56 OF MAPS AT PAGE 57, OFFICIAL RECORDS OF SAN MATEO COUNTY WAS TAKEN AS THE BASIS FOR ALL BEARINGS SHOWN HEREON.

7. CORNER RECORD NOTE:
   THE DEVELOPER AND/OR CONTRACTOR SHALL BE RESPONSIBLE FOR THE PREPARATION AND FILING OF PRE-CONSTRUCTION AND POST-CONSTRUCTION CORNER RECORDS FOR ANY MONUMENTS OR PROPERTY CORNERS SHOWN HEREON THAT MAY BE DESTROYED DURING IMPROVEMENTS TO THE SUBJECT PROPERTY AS DEFINED IN SECTION 8771(B) OF THE PROFESSIONAL LAND SURVEYORS ACT.

LEGEND

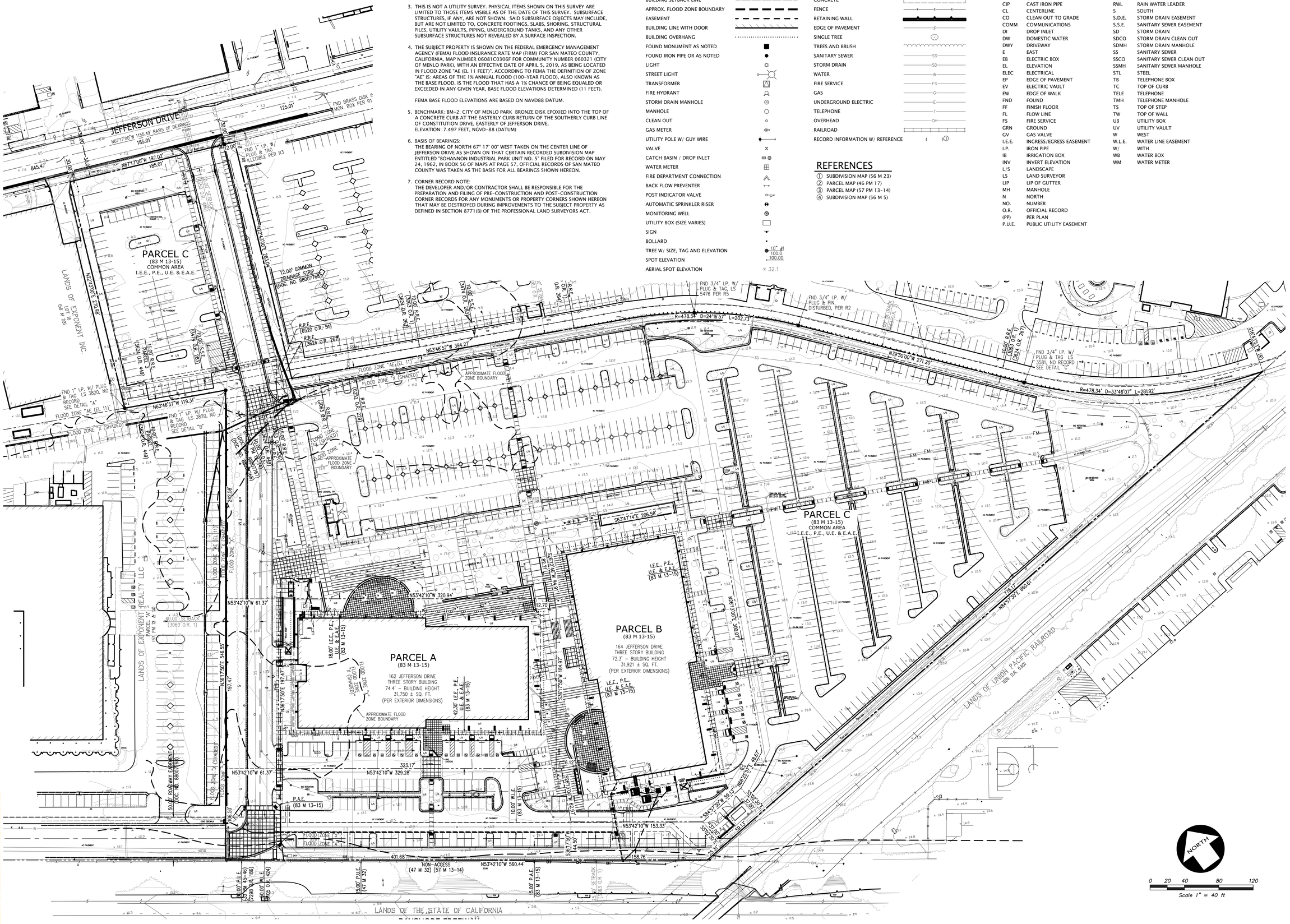
PROPERTY LINE		CONTOUR	
ADJACENT PROPERTY LINE		INDEX CONTOUR	15
CENTERLINE		CURB	
NON-ACCESS		CURB & GUTTER	
BUILDING SETBACK LINE		CONCRETE	
APPROX. FLOOD ZONE BOUNDARY		FENCE	
EASEMENT		RETAINING WALL	
BUILDING LINE WITH DOOR		EDGE OF PAVEMENT	
BUILDING OVERHANG		SINGLE TREE	
FOUND MONUMENT AS NOTED	■	TREES AND BRUSH	
FOUND IRON PIPE OR AS NOTED	●	SANITARY SEWER	SS
LIGHT	☼	STORM DRAIN	SD
STREET LIGHT		WATER	W
TRANSFORMER		FIRE SERVICE	FS
FIRE HYDRANT		GAS	G
STORM DRAIN MANHOLE	◎	UNDERGROUND ELECTRIC	E
MANHOLE	○	TELEPHONE	T
CLEAN OUT	○	OVERHEAD	OH
GAS METER		RAILROAD	
UTILITY POLE W/ GUY WIRE		RECORD INFORMATION W/ REFERENCE	( )
VALVE			
CATCH BASIN / DROP INLET			
WATER METER			
FIRE DEPARTMENT CONNECTION			
BACK FLOW PREVENTER			
POST INDICATOR VALVE			
AUTOMATIC SPRINKLER RISER			
MONITORING WELL			
UTILITY BOX (SIZE VARIES)			
SIGN			
BOLLARD	•		
TREE W/ SIZE, TAG AND ELEVATION	10" #1		
SPOT ELEVATION	100.0		
AERIAL SPOT ELEVATION	× 32.1		

REFERENCES

1. SUBDIVISION MAP (56 M 23)
2. PARCEL MAP (46 PM 17)
3. PARCEL MAP (57 PM 13-14)
4. SUBDIVISION MAP (56 M 5)

ABBREVIATIONS

AC	ASPHALTIC CONCRETE	PM	PARCEL MAP
ACP	ASBESTOS CEMENT PIPE	PV	PAVEMENT
BFP	BACK FLOW PREVENTER	(R)	RADIAL
BS	BOTTOM OF STEP	R.R.E.	RAIL ROAD EASEMENT
CAB	CABINET	RCP	REINFORCED CONCRETE PIPE
CB	CATCH BASIN	RIM	RIM ELEVATION
CIP	CAST IRON PIPE	RWL	RAIN WATER LEADER
CL	CENTERLINE	S	SOUTH
CO	CLEAN OUT TO GRADE	S.D.E.	STORM DRAIN EASEMENT
COMM	COMMUNICATIONS	S.S.E.	SANITARY SEWER EASEMENT
DI	DROP INLET	SD	STORM DRAIN
DW	DOMESTIC WATER	SDCO	STORM DRAIN CLEAN OUT
DWY	DRIVEWAY	SDMH	STORM DRAIN MANHOLE
E	EAST	SS	SANITARY SEWER
EB	ELECTRIC BOX	SSCO	SANITARY SEWER CLEAN OUT
EL	ELEVATION	SSMH	SANITARY SEWER MANHOLE
ELEC	ELECTRICAL	STL	STEEL
EP	EDGE OF PAVEMENT	TB	TELEPHONE BOX
EV	ELECTRIC VAULT	TC	TOP OF CURB
EW	EDGE OF WALK	TELE	TELEPHONE
FND	FOUND	TMH	TELEPHONE MANHOLE
FF	FINISH FLOOR	TS	TOP OF STEP
FL	FLOW LINE	TW	TOP OF WALL
FS	FIRE SERVICE	UB	UTILITY BOX
GRN	GROUND	UV	UTILITY VAULT
GV	GAS VALVE	W	WEST
I.E.E.	INGRESS/EGRESS EASEMENT	W.L.E.	WATER LINE EASEMENT
I.P.	IRON PIPE	W/	WITH
IB	IRRIGATION BOX	WB	WATER BOX
INV	INVERT ELEVATION	WM	WATER METER
L/S	LANDSCAPE		
LS	LAND SURVEYOR		
LIP	LIP OF GUTTER		
MH	MANHOLE		
N	NORTH		
NO.	NUMBER		
O.R.	OFFICIAL RECORD		
(PP)	PER PLAN		
P.U.E.	PUBLIC UTILITY EASEMENT		



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Santa Clara, California 95054
(408) 727 6665
Fax (408) 727 5641

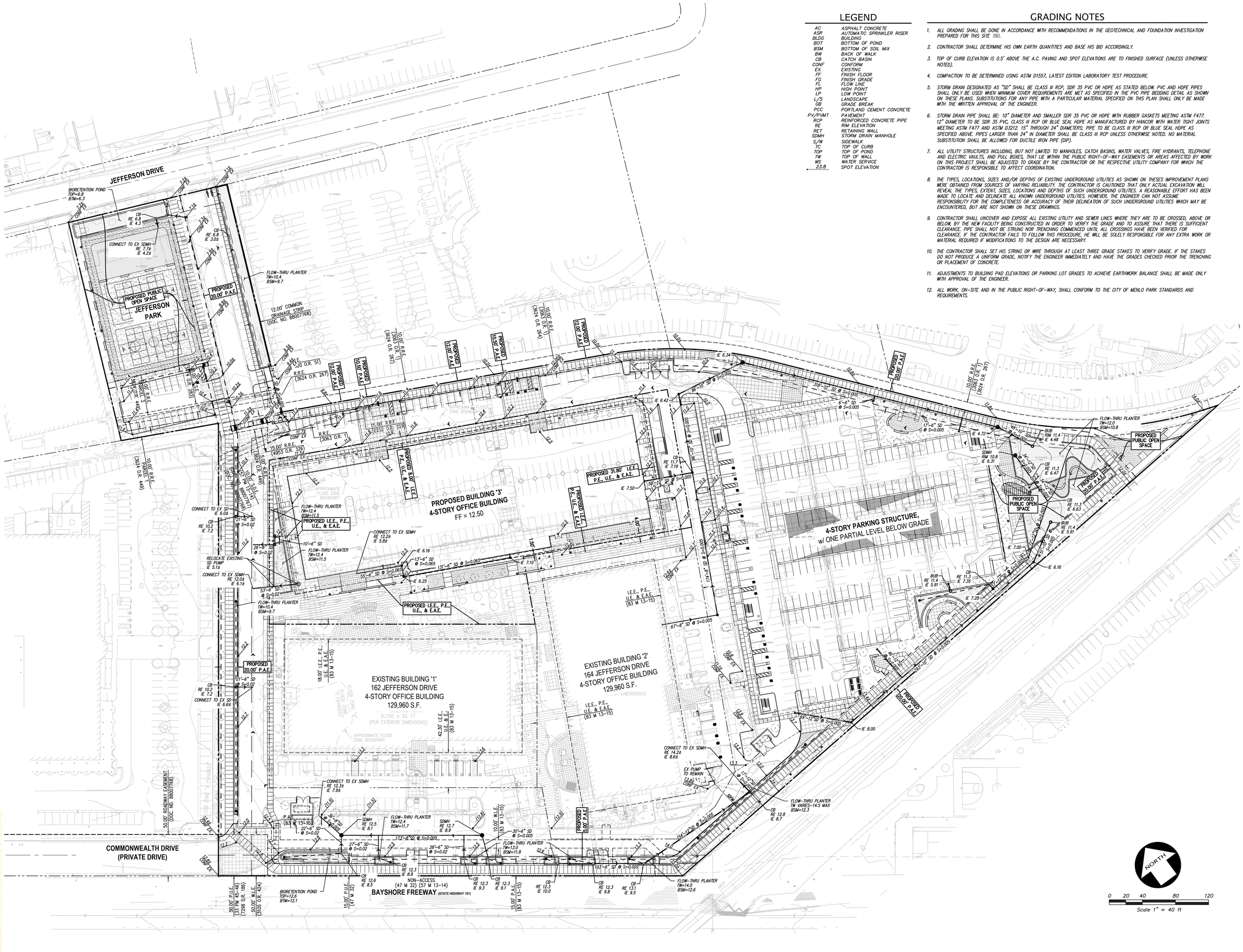
A Planning Application for:
The **SOBRATO** Organization
COMMONWEALTH: BUILDING 3
MENLO PARK, CA 94052

DATE	DESCRIPTION
10.12.17	PLANNING APPLICATION
03.06.18	PLANNING RESUBMITTAL
08.01.18	PLANNING RESUBMITTAL
10.04.18	PLANNING RESUBMITTAL
04.17.19	PLANNING RESUBMITTAL
05.23.19	PLANNING RESUBMITTAL
03.19.21	PLANNING RESUBMITTAL
04.09.21	PLANNING RESUBMITTAL
06.28.21	PLANNING RESUBMITTAL
05.03.22	PLANNING RESUBMITTAL
02.27.23	PLANNING RESUBMITTAL
11.21.23	PLANNING RESUBMITTAL
06.12.24	PLANNING RESUBMITTAL

TOPOGRAPHIC SURVEY

C1.0

PROJECT NO: 164152.00



LEGEND

AC	ASPHALT CONCRETE
ASR	AUTOMATIC SPRINKLER RISER
BLDG	BUILDING
BOT	BOTTOM OF POND
BSM	BOTTOM OF SOIL MIX
BW	BACK OF WALK
CB	CATCH BASIN
CONF	CONFORM
EX.	EXISTING
FF	FINISH FLOOR
FG	FINISH GRADE
FL	FLOW LINE
HP	HIGH POINT
LP	LOW POINT
L/S	LANDSCAPE
GB	GRADE BREAK
PCC	PORTLAND CEMENT CONCRETE
PV/PVMT	PAVEMENT
RCP	REINFORCED CONCRETE PIPE
RE	RIM ELEVATION
RET	RETAINING WALL
SDMH	STORM DRAIN MANHOLE
S/W	SIDEWALK
TC	TOP OF CURB
TOP	TOP OF POND
TW	TOP OF WALL
WS	WATER SERVICE
23.8	SPOT ELEVATION

GRADING NOTES

1. ALL GRADING SHALL BE DONE IN ACCORDANCE WITH RECOMMENDATIONS IN THE GEOTECHNICAL AND FOUNDATION INVESTIGATION PREPARED FOR THIS SITE TBD.
2. CONTRACTOR SHALL DETERMINE HIS OWN EARTH QUANTITIES AND BASE HIS BID ACCORDINGLY.
3. TOP OF CURB ELEVATION IS 0.5' ABOVE THE A.C. PAVING AND SPOT ELEVATIONS ARE TO FINISHED SURFACE (UNLESS OTHERWISE NOTED).
4. COMPACTION TO BE DETERMINED USING ASTM D1557, LATEST EDITION LABORATORY TEST PROCEDURE.
5. STORM DRAIN DESIGNATED AS "SD" SHALL BE CLASS III RCP, SDR 35 PVC OR HDPE AS STATED BELOW. PVC AND HDPE PIPES SHALL ONLY BE USED WHEN MINIMUM COVER REQUIREMENTS ARE MET AS SPECIFIED IN THE PVC PIPE BEDDING DETAIL AS SHOWN ON THESE PLANS. SUBSTITUTIONS FOR ANY PIPE WITH A PARTICULAR MATERIAL SPECIFIED ON THIS PLAN SHALL ONLY BE MADE WITH THE WRITTEN APPROVAL OF THE ENGINEER.
6. STORM DRAIN PIPE SHALL BE: 10" DIAMETER AND SMALLER SDR 35 PVC OR HDPE WITH RUBBER GASKETS MEETING ASTM F477. 12" DIAMETER TO BE SDR 35 PVC, CLASS III RCP OR BLUE SEAL HDPE AS MANUFACTURED BY HANCOR WITH WATER TIGHT JOINTS MEETING ASTM F477 AND ASTM D3212. 15" THROUGH 24" DIAMETERS; PIPE TO BE CLASS III RCP OR BLUE SEAL HDPE AS SPECIFIED ABOVE. PIPES LARGER THAN 24" IN DIAMETER SHALL BE CLASS III RCP UNLESS OTHERWISE NOTED. NO MATERIAL SUBSTITUTION SHALL BE ALLOWED FOR DUCTILE IRON PIPE (DIP).
7. ALL UTILITY STRUCTURES INCLUDING, BUT NOT LIMITED TO MANHOLES, CATCH BASINS, WATER VALVES, FIRE HYDRANTS, TELEPHONE AND ELECTRIC VAULTS, AND PULL BOXES, THAT LIE WITHIN THE PUBLIC RIGHT-OF-WAY EASEMENTS OR AREAS AFFECTED BY WORK ON THIS PROJECT SHALL BE ADJUSTED TO GRADE BY THE CONTRACTOR OR THE RESPECTIVE UTILITY COMPANY FOR WHICH THE CONTRACTOR IS RESPONSIBLE TO AFFECT COORDINATION.
8. THE TYPES, LOCATIONS, SIZES AND/OR DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THESES IMPROVEMENT PLANS WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY. THE CONTRACTOR IS CAUTIONED THAT ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZES, LOCATIONS AND DEPTHS OF SUCH UNDERGROUND UTILITIES. A REASONABLE EFFORT HAS BEEN MADE TO LOCATE AND DELINEATE ALL KNOWN UNDERGROUND UTILITIES. HOWEVER, THE ENGINEER CAN NOT ASSUME RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF THEIR DELINEATION OF SUCH UNDERGROUND UTILITIES WHICH MAY BE ENCOUNTERED, BUT ARE NOT SHOWN ON THESE DRAWINGS.
9. CONTRACTOR SHALL UNCOVER AND EXPOSE ALL EXISTING UTILITY AND SEWER LINES WHERE THEY ARE TO BE CROSSED, ABOVE OR BELOW, BY THE NEW FACILITY BEING CONSTRUCTED IN ORDER TO VERIFY THE GRADE AND TO ASSURE THAT THERE IS SUFFICIENT CLEARANCE. PIPE SHALL NOT BE STRUNG NOR TRENCHING COMMENCED UNTIL ALL CROSSINGS HAVE BEEN VERIFIED FOR CLEARANCE. IF THE CONTRACTOR FAILS TO FOLLOW THIS PROCEDURE, HE WILL BE SOLELY RESPONSIBLE FOR ANY EXTRA WORK OR MATERIAL REQUIRED IF MODIFICATIONS TO THE DESIGN ARE NECESSARY.
10. THE CONTRACTOR SHALL SET HIS STRING OR WIRE THROUGH AT LEAST THREE GRADE STAKES TO VERIFY GRADE. IF THE STAKES DO NOT PRODUCE A UNIFORM GRADE, NOTIFY THE ENGINEER IMMEDIATELY AND HAVE THE GRADES CHECKED PRIOR THE TRENCHING OR PLACEMENT OF CONCRETE.
11. ADJUSTMENTS TO BUILDING PAD ELEVATIONS OR PARKING LOT GRADES TO ACHIEVE EARTHWORK BALANCE SHALL BE MADE ONLY WITH APPROVAL OF THE ENGINEER.
12. ALL WORK, ON-SITE AND IN THE PUBLIC RIGHT-OF-WAY, SHALL CONFORM TO THE CITY OF MENLO PARK STANDARDS AND REQUIREMENTS.

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A Planning Application for:
The **SOBRATO** Organization
COMMONWEALTH: BUILDING 3
MENLO PARK, CA 94052

DATE	DESCRIPTION
10.12.17	PLANNING APPLICATION
03.06.18	PLANNING RESUBMITTAL
08.01.18	PLANNING RESUBMITTAL
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11.21.23	PLANNING RESUBMITTAL
06.12.24	PLANNING RESUBMITTAL

NORTH

0 20 40 80 120
Scale 1" = 40 ft

PRELIMINARY GRADING PLAN

C2.0

PROJECT NO: 164152.00

GRADING NOTES

1. ALL GRADING SHALL BE DONE IN ACCORDANCE WITH RECOMMENDATIONS IN THE GEOTECHNICAL AND FOUNDATION INVESTIGATION PREPARED FOR THIS SITE TBD.
2. CONTRACTOR SHALL DETERMINE HIS OWN EARTH QUANTITIES AND BASE HIS BID ACCORDINGLY.
3. TOP OF CURB ELEVATION IS 0.5' ABOVE THE A.C. PAVING AND SPOT ELEVATIONS ARE TO FINISHED SURFACE (UNLESS OTHERWISE NOTED).
4. COMPACTION TO BE DETERMINED USING ASTM D1557, LATEST EDITION LABORATORY TEST PROCEDURE.
5. STORM DRAIN DESIGNATED AS "SD" SHALL BE CLASS III RCP, SDR 35 PVC OR HDPE AS STATED BELOW. PVC AND HDPE PIPES SHALL ONLY BE USED WHEN MINIMUM COVER REQUIREMENTS ARE MET AS SPECIFIED IN THE PVC PIPE BEDDING DETAIL AS SHOWN ON THESE PLANS. SUBSTITUTIONS FOR ANY PIPE WITH A PARTICULAR MATERIAL SPECIFIED ON THIS PLAN SHALL ONLY BE MADE WITH THE WRITTEN APPROVAL OF THE ENGINEER.
6. STORM DRAIN PIPE SHALL BE: 10" DIAMETER AND SMALLER SDR 35 PVC OR HDPE WITH RUBBER GASKETS MEETING ASTM F477. 12" DIAMETER TO BE SDR 35 PVC, CLASS III RCP OR BLUE SEAL HDPE AS MANUFACTURED BY HANCOR WITH WATER TIGHT JOINTS MEETING ASTM F477 AND ASTM D3212. 15" THROUGH 24" DIAMETERS; PIPE TO BE CLASS III RCP OR BLUE SEAL HDPE AS SPECIFIED ABOVE. PIPES LARGER THAN 24" IN DIAMETER SHALL BE CLASS III RCP UNLESS OTHERWISE NOTED. NO MATERIAL SUBSTITUTION SHALL BE ALLOWED FOR DUCTILE IRON PIPE (DIP).
7. ALL UTILITY STRUCTURES INCLUDING, BUT NOT LIMITED TO MANHOLES, CATCH BASINS, WATER VALVES, FIRE HYDRANTS, TELEPHONE AND ELECTRIC VAULTS, AND PULL BOXES, THAT LIE WITHIN THE PUBLIC RIGHT-OF-WAY EASEMENTS OR AREAS AFFECTED BY WORK ON THIS PROJECT SHALL BE ADJUSTED TO GRADE BY THE CONTRACTOR OR THE RESPECTIVE UTILITY COMPANY FOR WHICH THE CONTRACTOR IS RESPONSIBLE TO AFFECT COORDINATION.
8. THE TYPES, LOCATIONS, SIZES AND/OR DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THESES IMPROVEMENT PLANS WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY. THE CONTRACTOR IS CAUTIONED THAT ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZES, LOCATIONS AND DEPTHS OF SUCH UNDERGROUND UTILITIES. A REASONABLE EFFORT HAS BEEN MADE TO LOCATE AND DELINEATE ALL KNOWN UNDERGROUND UTILITIES. HOWEVER, THE ENGINEER CAN NOT ASSUME RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF THEIR DELINEATION OF SUCH UNDERGROUND UTILITIES WHICH MAY BE ENCOUNTERED, BUT ARE NOT SHOWN ON THESE DRAWINGS.
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12. ALL WORK, ON-SITE AND IN THE PUBLIC RIGHT-OF-WAY, SHALL CONFORM TO THE CITY OF MENLO PARK STANDARDS AND REQUIREMENTS.

JEFFERSON DRIVE

BIORETENTION POND TOP=6.8 BTM=6.3

JEFFERSON PARK

FLOW-THRU PLANTER TW=10.4 BSM=9.7

PROPOSED BUILDING '3'
4-STORY OFFICE BUILDING
FF = 12.50

EXISTING BUILDING '1'
162 JEFFERSON DRIVE
4-STORY OFFICE BUILDING
129,960 S.F.

EXISTING BUILDING '2'
164 JEFFERSON DRIVE
4-STORY OFFICE BUILDING
129,960 S.F.

4-STORY PARKING STRUCTURE,
w/ ONE PARTIAL LEVEL BELOW GRADE

FLOW-THRU PLANTER TW=12.0 BSM=10.8

FLOW-THRU PLANTER TW VARIES=14.5 MAX BSM=12.3

FLOW-THRU PLANTER TW=12.4 BSM=11.5

FLOW-THRU PLANTER TW=12.4 BSM=11.7

FLOW-THRU PLANTER TW=13.0 BSM=11.8

FLOW-THRU PLANTER TW=14.0 BSM=12.6

COMMONWEALTH DRIVE
(PRIVATE DRIVE)

BIORETENTION POND TOP=12.6 BTM=12.1

BAYSHORE FREEWAY (STATE HIGHWAY 101)

NORTH

0 20 40 80 120
Scale 1" = 40 ft

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MENLO PARK, CA 94052

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FINISHED FLOOR EXHIBIT

C2.1

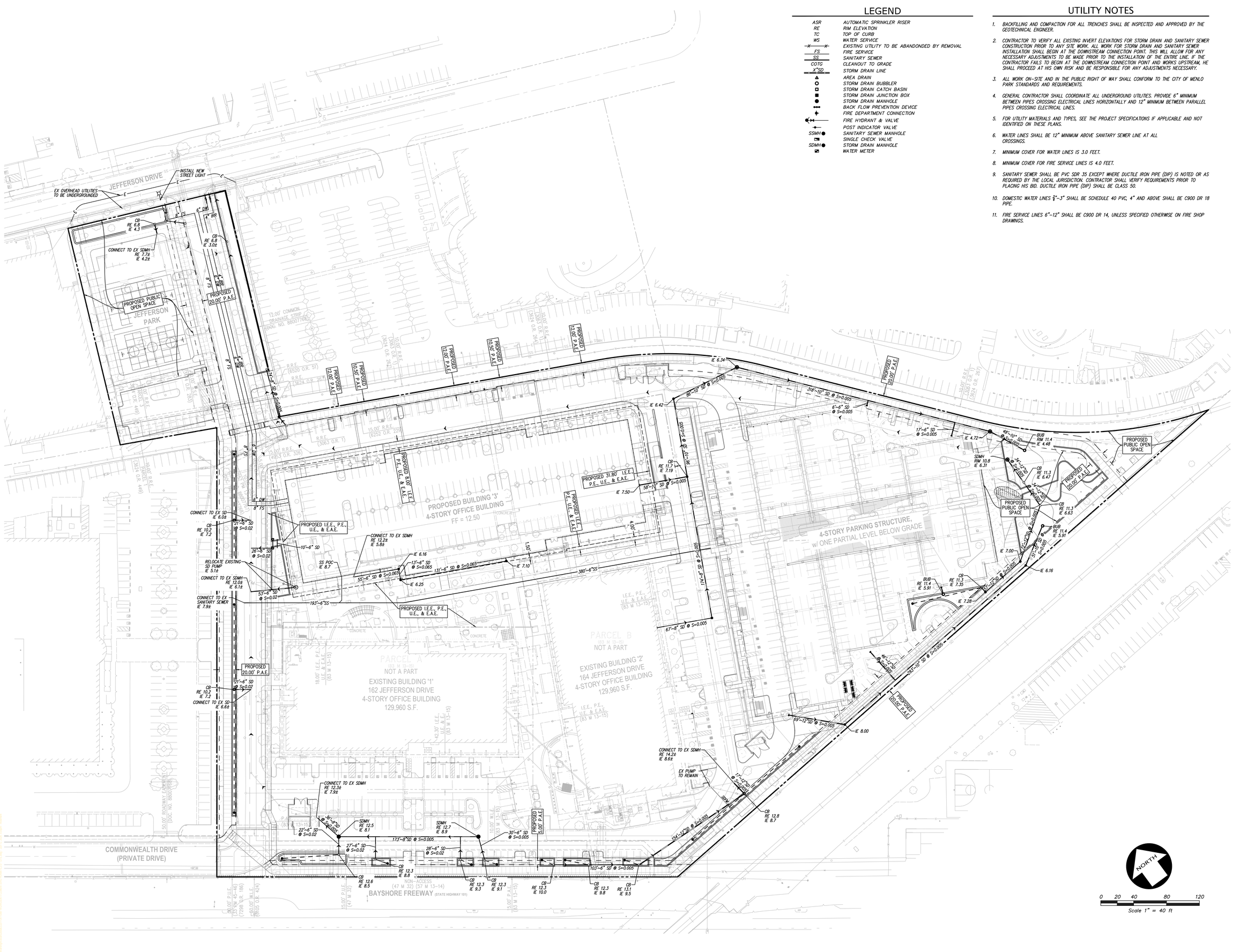
PROJECT NO: 164152.00

LEGEND

ASR	AUTOMATIC SPRINKLER RISER
RE	RIM ELEVATION
TC	TOP OF CURB
WS	WATER SERVICE
	EXISTING UTILITY TO BE ABANDONDED BY REMOVAL
FS	FIRE SERVICE
SS	SANITARY SEWER
COTG	CLEANOUT TO GRADE
X"SD	STORM DRAIN LINE
	AREA DRAIN
	STORM DRAIN BUBBLER
	STORM DRAIN CATCH BASIN
	STORM DRAIN JUNCTION BOX
	STORM DRAIN MANHOLE
	BACK FLOW PREVENTION DEVICE
	FIRE DEPARTMENT CONNECTION
	FIRE HYDRANT & VALVE
	POST INDICATOR VALVE
SSMH	SANITARY SEWER MANHOLE
	SINGLE CHECK VALVE
SDMH	STORM DRAIN MANHOLE
	WATER METER

UTILITY NOTES

1. BACKFILLING AND COMPACTION FOR ALL TRENCHES SHALL BE INSPECTED AND APPROVED BY THE GEOTECHNICAL ENGINEER.
2. CONTRACTOR TO VERIFY ALL EXISTING INVERT ELEVATIONS FOR STORM DRAIN AND SANITARY SEWER CONSTRUCTION PRIOR TO ANY SITE WORK. ALL WORK FOR STORM DRAIN AND SANITARY SEWER INSTALLATION SHALL BEGIN AT THE DOWNSTREAM CONNECTION POINT. THIS WILL ALLOW FOR ANY NECESSARY ADJUSTMENTS TO BE MADE PRIOR TO THE INSTALLATION OF THE ENTIRE LINE. IF THE CONTRACTOR FAILS TO BEGIN AT THE DOWNSTREAM CONNECTION POINT AND WORKS UPSTREAM, HE SHALL PROCEED AT HIS OWN RISK AND BE RESPONSIBLE FOR ANY ADJUSTMENTS NECESSARY.
3. ALL WORK ON-SITE AND IN THE PUBLIC RIGHT OF WAY SHALL CONFORM TO THE CITY OF MENLO PARK STANDARDS AND REQUIREMENTS.
4. GENERAL CONTRACTOR SHALL COORDINATE ALL UNDERGROUND UTILITIES. PROVIDE 6" MINIMUM BETWEEN PIPES CROSSING ELECTRICAL LINES HORIZONTALLY AND 12" MINIMUM BETWEEN PARALLEL PIPES CROSSING ELECTRICAL LINES.
5. FOR UTILITY MATERIALS AND TYPES, SEE THE PROJECT SPECIFICATIONS IF APPLICABLE AND NOT IDENTIFIED ON THESE PLANS.
6. WATER LINES SHALL BE 12" MINIMUM ABOVE SANITARY SEWER LINE AT ALL CROSSINGS.
7. MINIMUM COVER FOR WATER LINES IS 3.0 FEET.
8. MINIMUM COVER FOR FIRE SERVICE LINES IS 4.0 FEET.
9. SANITARY SEWER SHALL BE PVC SDR 35 EXCEPT WHERE DUCTILE IRON PIPE (DIP) IS NOTED OR AS REQUIRED BY THE LOCAL JURISDICTION. CONTRACTOR SHALL VERIFY REQUIREMENTS PRIOR TO PLACING HIS BID. DUCTILE IRON PIPE (DIP) SHALL BE CLASS 50.
10. DOMESTIC WATER LINES ¾"–3" SHALL BE SCHEDULE 40 PVC, 4" AND ABOVE SHALL BE C900 DR 18 PIPE.
11. FIRE SERVICE LINES 6"–12" SHALL BE C900 DR 14, UNLESS SPECIFIED OTHERWISE ON FIRE SHOP DRAWINGS.



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The SOBRATO Organization
COMMONWEALTH: BUILDING 3
MENLO PARK, CA 94052

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06.12.24	PLANNING RESUBMITTAL

PRELIMINARY UTILITY PLAN

C3.0

PROJECT NO: 164152.00

BIOTREATMENT SUMMARY TABLE

AREA	TCM	TREATMENT TYPE	TOTAL AREA (SQ. FT.)	IMPERVIOUS AREA (SQ. FT.)	TREATMENT AREA REQ. (SQ. FT.)	TREATMENT AREA PROVIDED (SQ. FT.)	PONDING DEPTH (IN.)
*DMA 01	1	BIOTREATMENT POND	289,467	233,920	9,357	9,512	6
*DMA 02	2	FLOW-THROUGH PLANTER	101,688	83,114	3,325	3,953	6
*DMA 03	3	BIOETREATMENT POND	51,180	33,244	1,330	2,088	6
*DMA 04	4	FLOW-THROUGH PLANTER	37,688	29,853	1,194	1,693	6
*DMA 05	5	FLOW-THROUGH PLANTER	98,448	81,148	3,246	3,387	6

*BIOTREATMENT SIZING 4% OF IMPERVIOUS AREA

STORMWATER CONTROL NOTES

1. *THE EXISTING SITE SOILS CONSIST OF CLAY (TYPE C AND D) SOILS.*
2. *POTENTIAL POLLUTANTS INCLUDE MOTOR VEHICLE LUBRICANTS, COOLANTS, DISC BRAKE DUST, LITTER AND DEBRIS. POLLUTANT SOURCE AREAS INCLUDE THE ASPHALT CONCRETE PARKING LOT AND DRIVE AISLES, THE ROOF OF THE BUILDING, AND THE SITE STORM DRAIN INLETS. ALL INLETS WILL BE MARKED "NO DUMPING – DRAINS TO BAY". THE PARKING LOT SHALL BE SWEPT REGULARLY TO PREVENT THE ACCUMULATION OF LITTER AND DEBRIS.*
3. *TREATMENT BASED ON THE COMBINATION FLOW/VOLUME METHOD PER SCVURPPP HANDBOOK CHAPTER 5. FINAL SIZING MAY BE BASED ON EITHER THE FLOW BASED OR COMBINATION FLOW/VOLUME BASED METHOD ALLOWED IN CHAPTER 5.*

SOURCE CONTROL & SITE DESIGN MEASURES

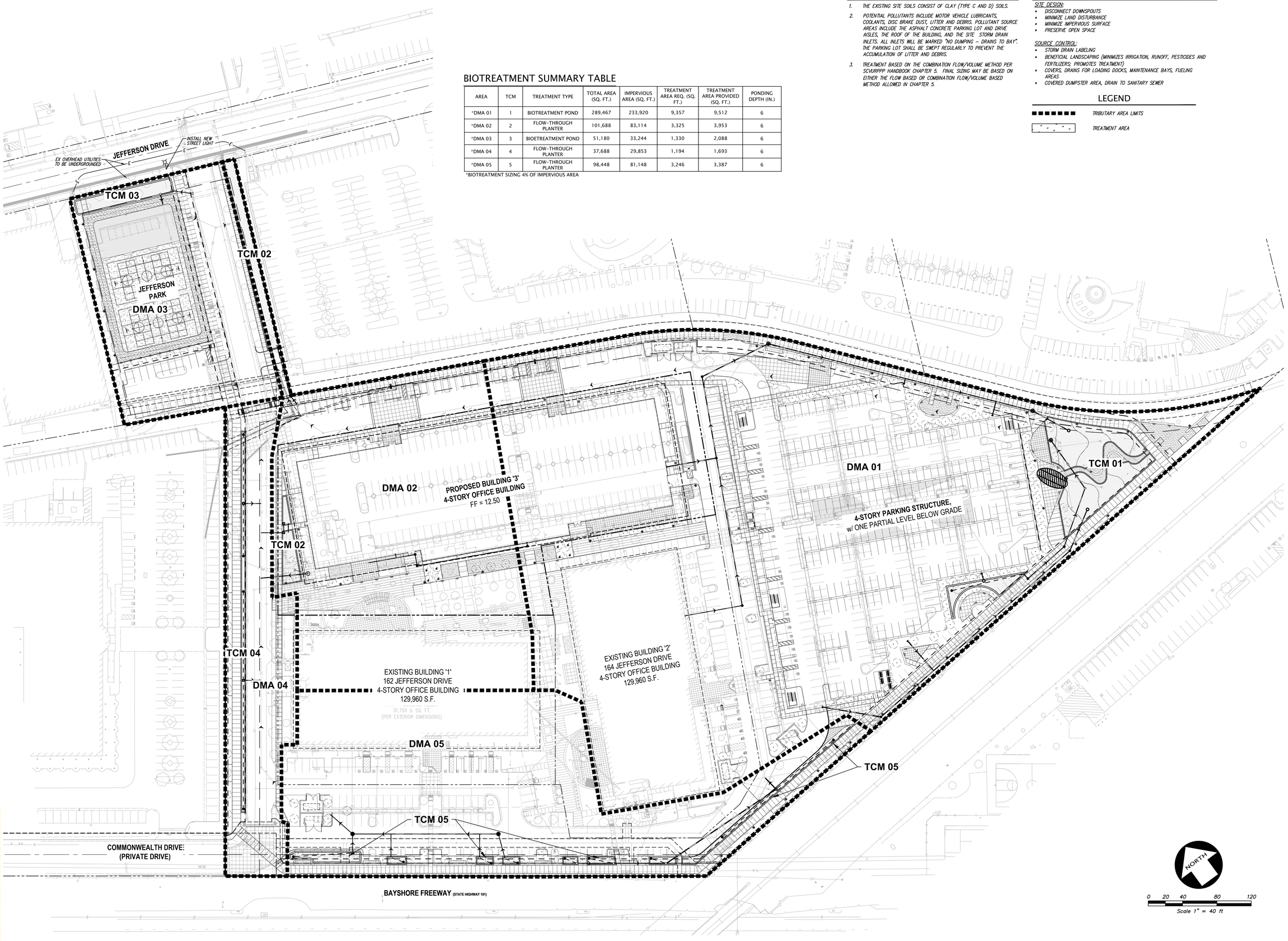
SITE DESIGN:
- *DISCONNECT DOWNSPOUTS*
- *MINIMIZE LAND DISTURBANCE*
- *MINIMIZE IMPERVIOUS SURFACE*
- *PRESERVE OPEN SPACE*

SOURCE CONTROL:
- *STORM DRAIN LABELING*
- *BENEFICIAL LANDSCAPING (MINIMIZES IRRIGATION, RUNOFF, PESTICIDES AND FERTILIZERS; PROMOTES TREATMENT)*
- *COVERS, DRAINS FOR LOADING DOCKS, MAINTENANCE BAYS, FUELING AREAS*
- *COVERED DUMPSTER AREA, DRAIN TO SANITARY SEWER*

LEGEND

TRIBUTARY AREA LIMITS

TREATMENT AREA



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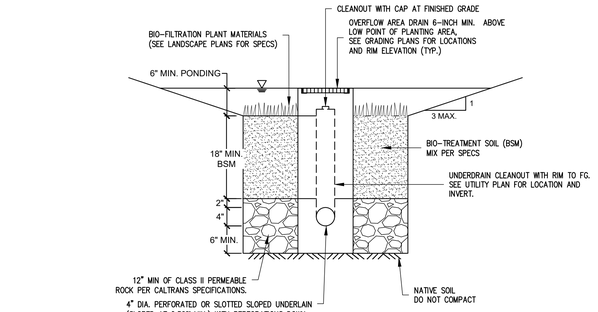
PRELIMINARY
STORMWATER
CONTROL PLAN
C4.0

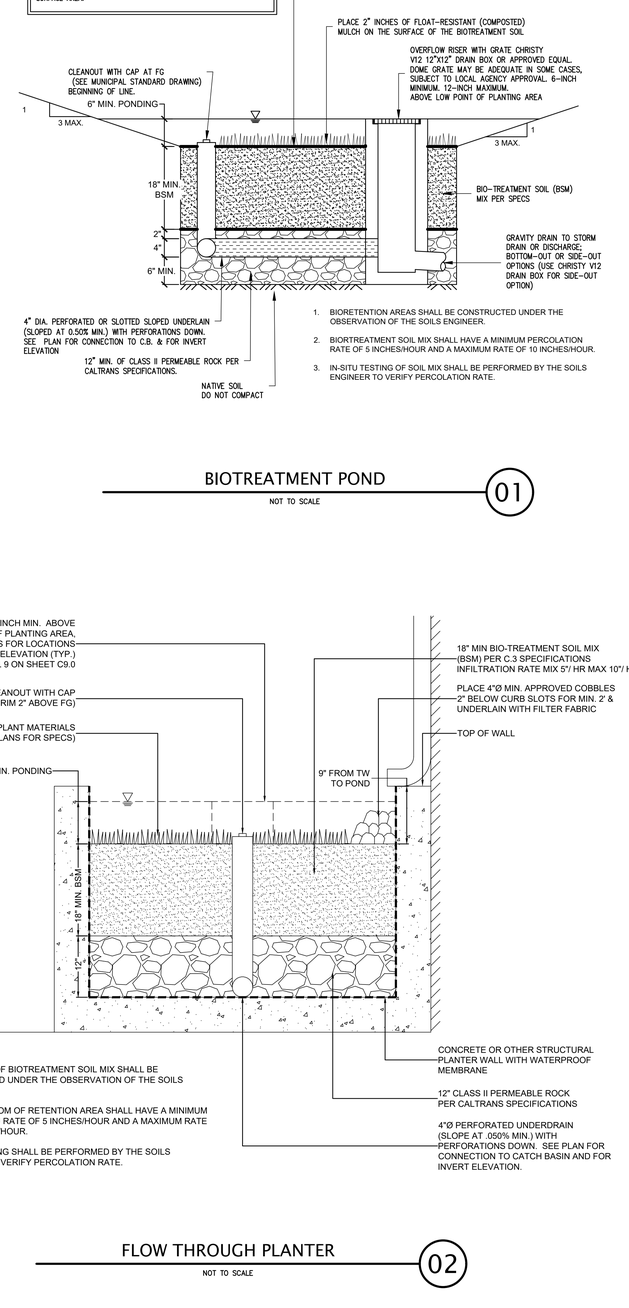
PROJECT NO: 164152.00



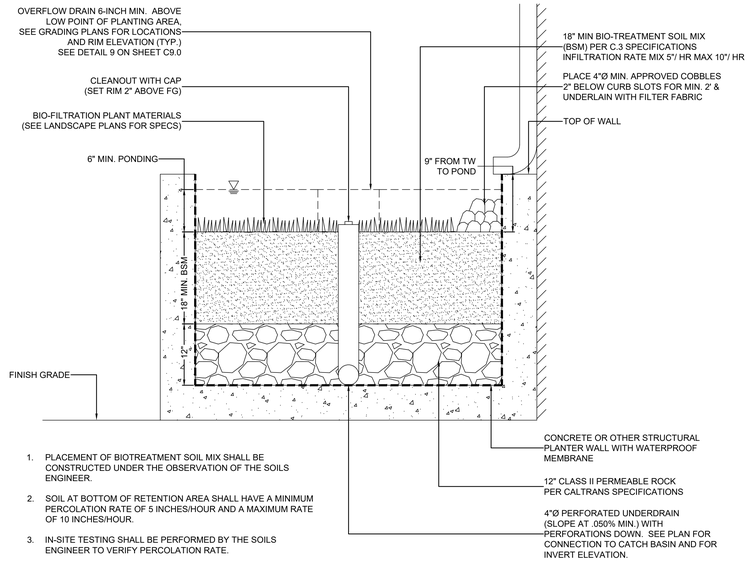
BIOTREATMENT POND

NOT TO SCALE

01



1. BIORETENTION AREAS SHALL BE CONSTRUCTED UNDER THE OBSERVATION OF THE SOILS ENGINEER.
2. BIORTREATMENT SOIL MIX SHALL HAVE A MINIMUM PERCOLATION RATE OF 5 INCHES/HOUR AND A MAXIMUM RATE OF 10 INCHES/HOUR.
3. IN-SITU TESTING OF SOIL MIX SHALL BE PERFORMED BY THE SOILS ENGINEER TO VERIFY PERCOLATION RATE.



1. PLACEMENT OF BIOTREATMENT SOIL MIX SHALL BE CONSTRUCTED UNDER THE OBSERVATION OF THE SOILS ENGINEER.
2. SOIL AT BOTTOM OF RETENTION AREA SHALL HAVE A MINIMUM PERCOLATION RATE OF 5 INCHES/HOUR AND A MAXIMUM RATE OF 10 INCHES/HOUR.
3. IN-SITU TESTING SHALL BE PERFORMED BY THE SOILS ENGINEER TO VERIFY PERCOLATION RATE.

FLOW THROUGH PLANTER

NOT TO SCALE

02

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STORMWATER CONTROL DETAILS
C4.1

PROJECT NO: 164152.00

JEFFERSON DRIVE

JEFFERSON PARK

PROPOSED BUILDING '3'
4-STORY OFFICE BUILDING
FF = 12.50

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162 JEFFERSON DRIVE
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EXISTING BUILDING '2'
164 JEFFERSON DRIVE
4-STORY OFFICE BUILDING
129,960 S.F.

4-STORY PARKING STRUCTURE,
w/ ONE PARTIAL LEVEL BELOW GRADE

COMMONWEALTH DRIVE
(PRIVATE DRIVE)

BAYSHORE FREEWAY (STATE HIGHWAY 101)

150' HAMMERHEAD

150' HOSE PULL ALONG PAVED WALK

91.8' HAMMERHEAD

FIRE HOSE CONNECTION

PAVED WALKWAY TO GARAGE ACCESS

GARAGE OPENING

OPENING TO GARAGE

NORTH

0 20 40 80 120

Scale 1" = 40 ft

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A Planning Application for:
The **SOBRATO** Organization
COMMONWEALTH: BUILDING 3
MENLO PARK, CA 94052

DATE	DESCRIPTION
10.12.17	PLANNING APPLICATION
03.06.18	PLANNING RESUBMITTAL
08.01.18	PLANNING RESUBMITTAL
10.04.18	PLANNING RESUBMITTAL
04.17.19	PLANNING RESUBMITTAL
05.23.19	PLANNING RESUBMITTAL
03.19.21	PLANNING RESUBMITTAL
04.09.21	PLANNING RESUBMITTAL
06.28.21	PLANNING RESUBMITTAL
05.03.22	PLANNING RESUBMITTAL
02.27.23	PLANNING RESUBMITTAL
11.21.23	PLANNING RESUBMITTAL
06.12.24	PLANNING RESUBMITTAL

FIRE DEPARTMENT ACCESS PLAN
C5.0

PROJECT NO: 164152.00

ILLUSTRATIVE LANDSCAPE PLAN

SCALE: 1"=40'-0"

0 20 40 80

NORTH

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02.27.23	PLANNING RESUBMITTAL
11.07.23	PLANNING RESUBMITTAL
04.26.24	PLANNING RESUBMITTAL

Illustrative Landscape Plan

L1.01

PROJECT NO: 164152.00

PLANT PALETTE

TREES					
KEY	SIZE	BOTANICAL NAME	COMMON NAME	SPACING/ COMMENTS	WUCOLS*
ACE ARM	See Plan	Acer x freemanii 'Armstrong'	Armstrong Maple		Medium
ARB MAR	See Plan	Arbutus marina	Strawberry Tree	Multi–Trunk	Low
CAR BET	See Plan	Carpinus betula 'Fastigiata'	Hornbeam		Medium
CEL SIN	See Plan	Celtis sinensis	Chinese Hackberry		Low
GIN BIL	See Plan	Gingko biloba 'Princeton Centry'	Gingko		Medium
LAG TUS	See Plan	Lagerstroemia 'Tuskegee'	Crape Myrtle		Low
LAU NOB	See Plan	Laurus nobilis 'Saratoga'	Saratoga Bay Laurel		Low
MAG BRA	See Plan	Magnolia grandiflora 'Brackens Brown Beauty'	Southern Magnolia		Medium
PLA ACE	See Plan	Platanus acerifolia	London Plane		Medium
POD GRA	See Plan	Podocarpus gracilior	Fern Podocarpus		Medium
PRU CER	See Plan	Prunus cerasidera 'Krauter Vesuvius'	Purple Leaf Plum		Low
PRY KAW	See Plan	Pyrus kawakamii	Evergreen Pear		Medium
QUE AGR	See Plan	Quercus agrifolia	Coast Live Oak		Very Low
QUE ILE	See Plan	Quercus ilex	Holly Oak		Low
TRI CON	See Plan	Tristania conferta	Brisbane Box		Medium
ULM PAR	See Plan	Ulmus parvifolia 'Dynasty'	Evergreen Elm		Low

SHRUBS					
KEY	SIZE	BOTANICAL NAME	COMMON NAME	SPACING/ COMMENTS	WUCOLS*
ACA	5 Gal	Acacia longifolia	Golden Wattle	36" o.c.	Low
ARB	5 Gal	Arbutus unedo compacta	Strawberry Bush	36" o.c.	Low
BAM	15 Gal	Bambusa m. 'Alphonse Karr'	Bamboo 'Alphonse Karr'	48" o.c.	Low
BUX	5 Gal	Buxus microphylla japonica 'Green Beauty'	Japanese Boxwood	30" o.c.	Medium
CAR**	1 Gal	Carex divulsa	Berkeley Sedge	24" o.c.	Low
CER	15 Gal	Cercis occidentalis	Western Redbud	See Plan	Very Low
CHO**	1 Gal	Chondropetalum tectorum	Cape Rush	30" o.c.	Low
CYR	1 Gal	Cyrtomium falcatum	Holly–leaf Fern	18" o.c.	Medium
DES**	1 Gal	Deschampsia cespitosa	Tufted Hairgrass	24" o.c.	Low
DIE**	5 Gal	Dietes vegata	Fortnight Lily	30" o.c.	Low
ECH	5 Gal	Echium faustuosum	Pride of Madera	36" o.c.	Low
FES**	1 Gal	Festuca Californica 'Serpentine Blue'	California Fescue	18" o.c.	Native/Low
IIE	5 Gal	Ilex vomitoria 'Nana'	Dwarf Yaupon	30" o.c.	Low
IRI**	1 Gal	Iris douglasiana	Pacific Coast Iris	24" o.c.	Low
JUN**	5 Gal	Juncus patens 'Elk Blue'	California Gray Rush	24" o.c.	Low
LAV**	1 Gal	Lavandula x intermedia 'Grosso'	Hedge Lavender	24" o.c.	Low
LIR	1 Gal	Liriope muscari 'Majestic'	Lily Turf	18" o.c.	Medium
LOR	1 Gal	Loropetalum chinense 'Rubrum'	Ruby Chinese Fringe	30" o.c.	Low
MIM**	1 Gal	Mimulus aurantiacus	Monkey Flower	24" o.c.	Very Low
MIS	1 Gal	Miscanthus transmorrisonensis	Evergreen Miscanthus	30" o.c.	Medium
MON	1 Gal	Monarda didyma 'Cambridge Scarlett'	Bee Balm	24" o.c.	Medium
MUH**	1 Gal	Muhlenbergia 'Regal Mist'	Purple Deer Grass	24" o.c.	Native/Low
NAS**	1 Gal	Nassella pulchra	Purple Needlegrass	24" o.c.	Very Low
NEP	5 Gal	Nephrolepis cordifolia	Southern Sword Fern	24" o.c.	Native/Low
NER	5 Gal	Nerium oleander 'Morroco'	Oleander 'Morroco'	60" o.c.	Low
PEN	1 Gal	Pennisetum alopecuroides	Fountain Grass	30" o.c.	Low
PIT	5 Gal	Pittosporum tobira 'Wheeler's Dwarf'	Pittosporum 'Wheeler's Dwarf'	36" o.c.	Medium

SHRUBS, CONT.					
KEY	SIZE	BOTANICAL NAME	COMMON NAME	SPACING/ COMMENTS	WUCOLS*
PHG	5 Gal	Phormium 'Golden Ray'	New Zealand Flax cvs	30" o.c.	Low
PHR	5 Gal	Phormium 'Amazing Red'	New Zealand Flax cvs	24" o.c.	Low
PRU	5 Gal	Prunus caroliniana 'Bright & Tight'	Carolina Laurel Cherry	60" o.c.	Low
RHC	5 Gal	Rhamnus c. 'Mound San Bruno'	Coffeeberry	42" o.c.	Native/Low
RHI	5 Gal	Rhaphiolepis indica 'Clara'	Indian Hawthorn	36" o.c.	Low
SAL**	5 Gal	Salvia leucantha	Mexican Sage	36" o.c.	Low
SAR	5 Gal	Sarcococca ruscifolia	Sweet Box	36" o.c.	Low
VIB	5 Gal	Viburnum suspensum	Sandankwa	30" o.c.	Medium

GROUNDCOVERS					
KEY	SIZE	BOTANICAL NAME	COMMON NAME	SPACING/ COMMENTS	WUCOLS*
ACA	1 Gal	Acacia redolens	Acacia	48" o.c.	Very Low
ARC	1 Gal	Arctostaphylos 'Pacific Mist'	Pacific Mist Manzanita	30" o.c.	Native/Low
CON	1 Gal	Convolvulus sabatius 'Moroccan Beauty'	Ground Morning Glory	30" o.c.	Low
COP	1 Gal	Coprosma kirkii 'Variegata'	Variegated Mirror Plant	36" o.c.	Native/Low
GEL	1 Gal	Gelsemium sempervirens	Carolina Jasmine	48" o.c.	Low
GER	1 Gal	Geranium incanum	Geranium	24" o.c.	Low
MYO**	1 Gal	Myoporum parvifolium 'Putah Creek'	Creeping Myoporum	36" o.c.	Low
OST	1 Gal	Osteospermum fruticosum	Freeway Daisy	18" o.c.	Low
PAC	1 Gal	Pachysandra terminalis	Japanese Spurge	18" o.c.	Medium
ROS	1 Gal	Rosmarinus officinalis prostrata	Creeping Rosemary	18" o.c.	Low
SEN	1 Gal	Senecio mandraliscae	Kleinia	24" o.c.	Low

VINES					
KEY	SIZE	BOTANICAL NAME	COMMON NAME	SPACING/ COMMENTS	WUCOLS*
CLA	5 Gal	Clematis armandii	Evergreen Clematis	See Plan	Medium
BOS	1 Gal	Bougainvillea 'San Diego Red'	Violet Trumpet Vine	See Plan	Low
FIP	1 Gal	Ficus pumila	Creeping Fig	See Plan	Medium

* WUCOLS (WATER USE CLASSIFICATION OF LANDSCAPE SPECIES) WATER USE RATING

** Stormwater Treatment Area Plant

LANDSCAPE PLANTING PLAN

SCALE: 1"=40'-0"

0 20 40 80

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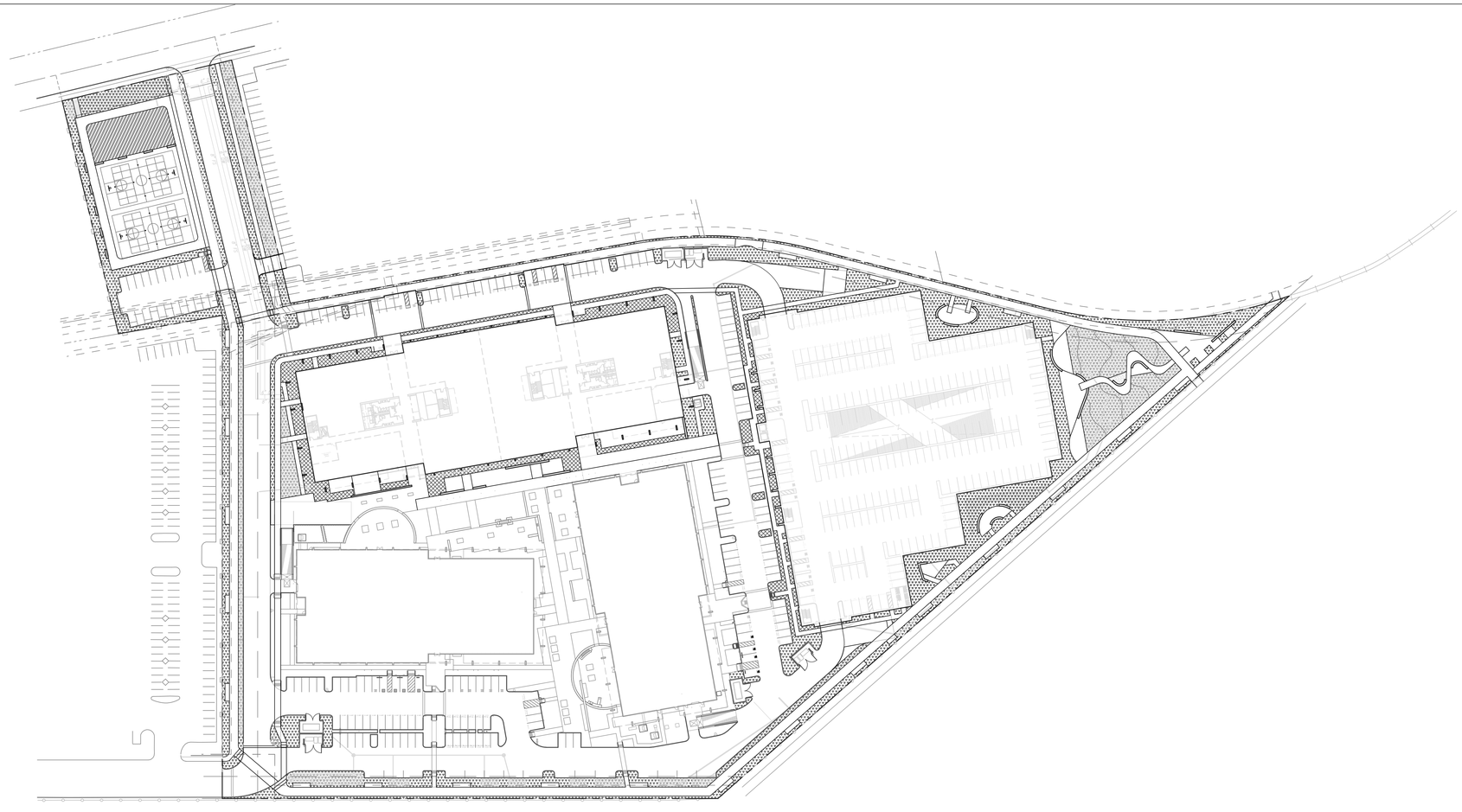
11.07.23	PLANNING RESUBMITTAL
04.26.24	PLANNING RESUBMITTAL

Landscape Planting Plan

L4.01

PROJECT NO: 164152.00



WATER USE LEGEND

KEY	WUCOLS CATEGORY
	Low: 80% (70,397 sf)
	Medium: 14% (13,739 sf)
	High: 6% (4,219 sf)

*Based upon total landscape area of 88,355 sf

IRRIGATION HYDROZONE PLAN

SCALE: 1"=60'-0"

0 30 60 120

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11.07.23	PLANNING RESUBMITTAL
04.26.24	PLANNING RESUBMITTAL

Irrigationn Hydrozone Plan

L5.01

PROJECT NO: 164152.00

City of Menlo Park - Water Efficient Landscape Ordinance (WELO) Landscape Application Checklist

Page 1 of 2

I certify that the subject project meets the specified requirements of the Water Conservation in Landscaping Ordinance.

Nick Samuelson — 02/06/2023

Signature — Date

Project Information

☒ New Construction ❑ Rehabilitated ❑ Other:

❑ Single Family ❑ Multi-Family ☒ Commercial ❑ Institutional ❑ Irrigation only ❑ Industrial ❑ Other:

Applicant Name (print): Nick Samuelson — Contact Phone #: 415 433 4672 x24

Project Site Address: 151 Commonwealth, Menlo Park, CA 94052

Project Area (sq ft. or acre): 13.28 AC — # of Units: — # of Meters:

			Agency Review (Pass)	Agency Review (Fail)
For a single-family project, or a single-family development project, enter this information on an average, per unit basis. For all other projects, input an aggregate value for the entire project.	Total Landscape Area (sq.ft.):	88,355 sf	❑	❑
	Turf Irrigated Area (sq.ft.):	0 sf	❑	❑
	Non-Turf Irrigated Area (sq.ft.):	84,136 sf	❑	❑
	Irrigated Special Landscape Area (SLA) (sq.ft.):	4,219 sf	❑	❑
	Water Feature Surface Area (sq.ft.):	0 sf	❑	❑

Compliance (Choose One)	Requirements	Project Compliance (Must be Yes)			
❑ Prescriptive A (Residential under 2,500 SF)	Impacted landscape is ≤ 2,500 sf	❑ Yes	❑ No		
	Project has 25% max turf	❑ Yes	❑ No		
	Project has 75% low WUCOLS (0.3 avg)	❑ Yes	❑ No		
❑ Prescriptive B (Commercial under 2,500 SF)	Impacted landscape is ≤ 2,500 sf	❑ Yes	❑ No		
	Project has 0% turf	❑ Yes	❑ No		
	Project has 100% low WUCOLS (0.3 avg)	❑ Yes	❑ No		
❑ Prescriptive C (All Projects over 2,500 SF)	Impacted landscape is ≥ 2,500 sf	❑ Yes	❑ No		
	Project has 0% turf and 0% High WUCOLS	❑ Yes	❑ No		
	Project has 80% low WUCOLS	❑ Yes	❑ No		
☒ Waterbudget	Worksheet is from City's WELO webpage	☒ Yes	❑ No		
	ETWU < MAWA	☒ Yes	❑ No		

Landscape Parameter	Requirements	Project Compliance		
Turf	There is no turf in parkways < 10 feet wide	☒ Yes ❑ No, if adjacent to a parking strip	❑	❑
	All turf is planted on slopes ≤ 25%	☒ Yes	❑	❑
Hydrozones	Plants are grouped by Hydrozones	☒ Yes	❑	❑
Compost	At least 4 cubic yards per 1,000 sq ft to a depth of 6 inches	☒ Yes ❑ No, See Soil Test	❑	❑
Mulch	At least 3-inches of mulch on exposed soil surfaces	☒ Yes	❑	❑
Irrigation System	Use of automatic irrigation controllers that use evapotranspiration or soil moisture sensor data and utilize a rain sensor	☒ Yes	❑	❑
	Irrigation controllers do not lose programming data when power source is interrupted	☒ Yes	❑	❑
	Irrigation system includes pressure regulators	☒ Yes	❑	❑
	Manual shut-off valves are installed near the connection to the water supply	☒ Yes	❑	❑
	All sprinkler heads installed in the landscape must document a distribution uniformity low quarter of 0.65 or higher	☒ Yes	❑	❑
	Areas < 10 feet shall be irrigated with subsurface irrigation	☒ Yes ❑ No, but there is no runoff or overspray	❑	❑

Page 2 of 2

Metering	Separate irrigation meter (Residential ONLY)	❑ Yes ❑ No, not required if < 5,000 sq ft	❑ ❑
	Separate irrigation submeters for landscape areas ≥ 1,000 sq ft (Commercial ONLY)	☒ Yes	❑ ❑
Swimming Pools / Spas	Cover required for new pools and spas	❑ Yes ☒ No, no new pool or spa	❑ ❑
Water Features	Recirculating	❑ Yes	❑ ❑
Documentation (per section 492.3)	Project Information	❑ Yes	❑ ❑
	Water Budget Calculation Worksheet (optional if Prescriptive Option is chosen)	☒ Prepared by professional	❑ ❑
	Landscape Design Plan (optional if < 1,000 sq ft of landscape area)	☒ Prepared by professional	❑ ❑
	Irrigation Design Plan (optional if < 1,000 sq ft of landscape area)	❑ Prepared by professional	❑ ❑
	Grading Design Plan (optional if < 1,000 sq ft of landscape area)	❑ Prepared by professional	❑ ❑
Audit	Landscape Audit Report completed	❑ Completed by professional	❑ ❑

Auditor:

Materials Received and Reviewed:

❑ Project Information
❑ Water Budget Calculation Worksheet
❑ Landscape Application Checklist
❑ Certificate of Completion
❑ Landscape Audit Report
❑ Landscape Design Plan w/ WUCOLS Listing
❑ Soil Management Report
❑ Irrigation Design Plan
❑ Grading Design Plan

Date Reviewed:

❑ Follow up required (explain):

Date Resubmitted:

Date Approved:

Dedicated Irrigation Meter Required:

Meter sizing:

Material Distributed to Applicant

❑ Regional Water Efficient Landscape Ordinance
❑ Landscape Application Checklist
❑ Water Budget Calculation Worksheet
❑ WUCOLS Listing
❑ Other:

Measures Recommended to Applicant

❑ Drip irrigation
❑ Plant palate
❑ Grading
❑ Pool and/or spa cover
❑ Dedicated irrigation meter
❑ Other:

Comments:

Maximum Applied Water Allowance Calculations for New and Rehabilitated Non-Residential Landscapes

Enter value in Pale Blue Cells

Tan Cells Show Results

Messages and Warnings

	Palo Alto	Menlo Park
Click on the blue cell on right to Pick City Name		
ET_o of City from Appendix A	43.00	ET_o (inches/year)
	0	Overhead Landscape Area (ft^2)
	84136	Drip Landscape Area (ft^2)
	4219	SLA (ft^2)
Total Landscape Area	88,355	
Results:		
$(ET_o) \times (0.62) \times [(0.45 \times LA) + (1.0 - 0.45) \times SLA)]$	-	Gallons
	-	Cubic Feet
	-	HCF
	-	Acre-feet
	-	Millions of Gallons
MAWA calculation incorporating Effective Precipitation (Optional)		
Precipitation (Optional)		
ET_o of City from Appendix A	43	ET_o (inches/year)
Total Landscape Area	88,355	LA (ft^2)
Special Landscape Area	4,219	SLA (ft^2)
Enter Effective Precipitation	17	Total annual precipitation (inches/year)
	4.25	Eppt (in/yr)(25% of total annual precipitation)
Results:		
MAWA = $[(ET_o - Eppt) \times (0.62) \times [(0.45 \times LA) + ((1.0 - 0.45) \times SLA)]$	1,010,977	Gallons
	135,148.39	Cubic Feet
	1,351.48	HCF
	3.10	Acre-feet
	1.01	Millions of Gallons

Estimated Total Water Use

Equation: ETWU = $ET_o \times 0.62 \times [(PF \times HA/IE) + SLA]$; Considering precipitation ETWA = (ETo-Eppt) x 0.62 x [(PF x HA/IE) +SLA)

Enter values in Pale Blue Cells

Tan Cells Show Results

Messages and Warnings

Irrigation Efficiency Default Value for overhead 0.75 and drip 0.81.

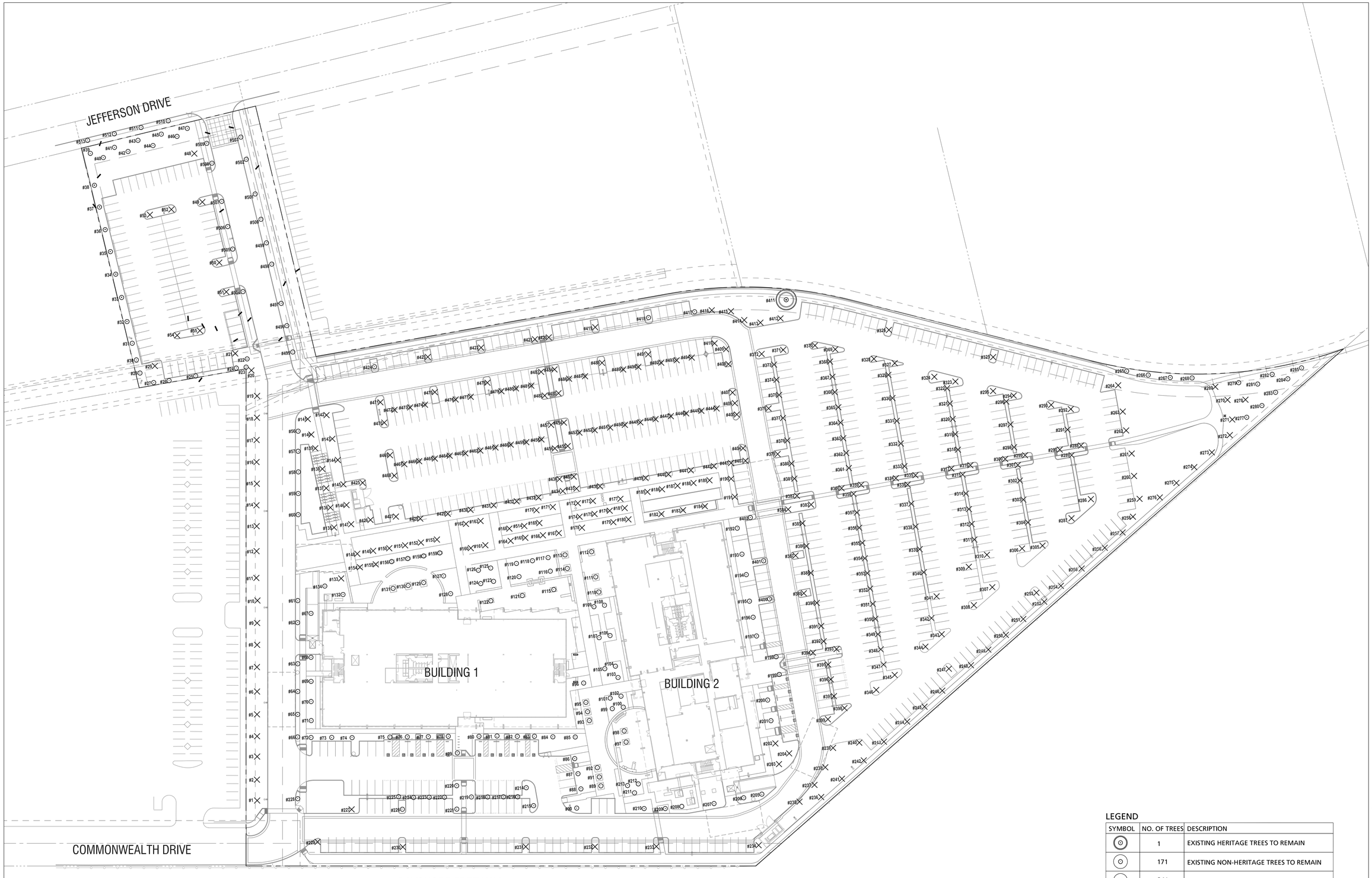
Plant Water Use Type	Plant Factor
Very Low	0 - 0.1
Low	0.2 - 0.3
Medium	0.4 - 0.6
High	0.7 - 1.0
SLA	1.0

Hydrozone	Select System From the Dropdown List click on cell below	Plant Water Use Type (s) (low, medium, high)	Plant Factor (PF)	Hydrozone Area (HA) (ft^2) Without SLA	Enter Irrigation Efficiency (IE)	(PF x HA (ft^2))/IE
Zone 1	Overhead Spray	High	0.80		0.81	0
Zone 2	Drip	Medium	0.50		0.81	0
Zone 3	Drip	Medium	0.50	13,739	0.81	8,481
Zone 4	Drip	Low	0.30		0.81	0
Zone 5	Drip	Low	0.25	70,397	0.81	21,727
Zone 6	Drip	Low	0.20		0.81	0
Zone 7						
Zone 8						
Zone 9						
Zone 10						
Zone 11						
Zone 12						
Zone 13						
Zone 14						
Zone 15						
Zone 100						
						30,208
	SLA		1.0	4,219		4,219
		Sum		88,355		

Results:

Results		
MAWA = 1,010,977	ETWU =	827,117 Gallons
		110,572 Cubic Feet
		1,105.70 HCF
		2.54 Acre-feet
		0.83 Millions of Gallons

ETWU complies with MAWA



LEGEND

SYMBOL	NO. OF TREES	DESCRIPTION
◎	1	EXISTING HERITAGE TREES TO REMAIN
○	171	EXISTING NON-HERITAGE TREES TO REMAIN
⊗	341	EXISTING TREES TO BE REMOVED

NOTE: Tree numbers and locations per Arborist Report by FMA Landscape Services, Inc., dated June 18, 2021

PROJECT COMPLETION TREE TOTALS

NO. OF TREES	DESCRIPTION
172	EXISTING TREES TO REMAIN
229	PROPOSED NEW TREES
401	TOTAL TREES AT PROJECT COMPLETION

TREE INVENTORY PLAN

SCALE: 1"=40'-0"

0 20 40 80

NORTH

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A Planning Application for:
The **SOBRATO** Organization
COMMONWEALTH: BUILDING 3
MENLO PARK, CA 94052

DATE	DESCRIPTION
10.12.17	PLANNING APPLICATION
03.06.18	PLANNING RESUBMITTAL
08.01.18	PLANNING RESUBMITTAL
10.04.18	PLANNING RESUBMITTAL
04.17.19	PLANNING RESUBMITTAL
02.04.21	PLANNING RESUBMITTAL
03.19.21	PLANNING RESUBMITTAL
06.25.21	PLANNING RESUBMITTAL
05.04.22	PLANNING RESUBMITTAL
02.27.23	PLANNING RESUBMITTAL
11.07.23	PLANNING RESUBMITTAL
04.26.24	PLANNING RESUBMITTAL

Tree Inventory Plan

L8.01

PROJECT NO: 164152.00