



PARKLINE MASTER PLAN

MENLO PARK, CA

MASTER PLAN CONDITIONAL DEVELOPMENT PERMIT PACKAGE

REV. JUNE 24TH, 2025

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MENLO PARK, CA
SITE INFORMATION SUMMARY
PARKLINE MASTER PLAN PROJECT

LOCATION:	201, 301, AND 333 RAVENSWOOD AVE. AND 555 AND 565 MIDDLEFIELD RD.	APPLICANT:	LPGS MENLO, LLC.
EXISTING ZONING DESIGNATION:	C1(X)	PROPERTY OWNER(S):	SRI INTERNATIONAL
EXISTING USE:	OFFICE / R&D	APPLICATION(S):	GENERAL PLAN AMENDMENT, ZONING ORDINANCE AMENDMENT, REZONING, CONDITIONAL DEVELOPMENT PERMIT, HERITAGE TREE REMOVAL PERMIT, AND DEVELOPMENT AGREEMENT
PROPOSED ZONING DESIGNATION	C-1-S(X)		
PROPOSED USE:	RESIDENTIAL; OFFICE/R&D/LIFE SCIENCE		

	PROPOSED DEVELOPMENT			EXISTING DEVELOPMENT		
SITE AREA SUMMARY	SQUARE FEET	ACRES		SQUARE FEET	ACRES	
	2,797,797	64.23		2,754,035	63.22	
SITE COVERAGE & FAR CALCULATIONS						
SITE COVERAGE CALCS	COVERAGE (SQ.FT.)	COVERAGE (ACRES)	PERCENTAGE OF COVERAGE	COVERAGE (SQ.FT.)	COVERAGE (ACRES)	
LANDSCAPING	1,064,320	24.43	38%	767,431	17.62	28%
PAVING	815,477	18.72	29%	1,351,341	31.02	49%
BUILDING COVERAGE	918,000 *	21.07	33%	635,263 **	14.58	23%
SITE FAR CALCULATIONS	SITE AREA	GROSS FLOOR AREA	FAR	SITE AREA	GROSS FLOOR AREA	FAR
OFFICE/R&D	2,797,797	1,378,330 *	0.49	2,754,035	1,380,332 **	0.50
RESIDENTIAL	2,797,797	1,096,000	0.39	N/A	N/A	N/A

RESIDENTIAL BUILDING AREA SUMMARY				
RESIDENTIAL BUILDING	BUILDING COVERAGE (SF)	GROSS FLOOR AREA (SF)	UNITS (DU)	PARKING SPACE
RESIDENTIAL 1	120,000	398,000	300	375
RESIDENTIAL 2	140,000	393,000	300	375
RESIDENTIAL 3 (INCL. PUBLIC AMENITY PROGRAM)	45,000	178,000	154	77
TOWN HOMES 1	35,000	72,000	19	38
TOWN HOMES 2	30,000	55,000	27	54
TOTAL RESIDENTIAL	370,000	1,096,000	800	919
PARKING RATIO	MARKET RATE: 1.25 SPACE / DU TOWN HOMES: 2.0 SPACE/ DU 100% AFFORDABLE: 0.5 SPACE/ DU (+ADDITIONAL SHARED PARKING AT 1.25)			

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

TREES	EXISTING	EXISTING TO BE REMOVED	NEW
HERITAGE TREE	600	-264	
NON-HERITAGE TREE	742	-546	
NEW			860
TOTAL	1,342	-810	860
TOTAL TREES PROPOSED	1,392		

- NOTES:
- ALL FIGURES ABOVE ARE APPROXIMATE.
 - THE COMMON UTILITY YARD (CUY) IS AN INDEPENDENT PROJECT THAT IS NOT A PART OF THE PARKLINE PROJECT.
- * CALCULATIONS OF PROPOSED DEVELOPMENT EXCLUDE PUMP STATION AND COMMON UTILITY YARD (CUY).
- ** CALCULATIONS OF EXISTING DEVELOPMENT EXCLUDE COMMON UTILITY YARD (CUY) AND CHURCH.
- *** BUILDING P, S, AND T (TOTAL GFA OF 286,730 SF) TO REMAIN, OPERATED BY SRI.
- **** TOTAL PARKING COVERAGE CALCULATIONS EXCLUDES O1 AND O5 BASEMENT PARKING AS THAT COVERAGE IS ALREADY ACCOUNTED FOR ABOVE IN BUILDING COVERAGE CALCULATIONS.

*FOR ILLUSTRATIVE PURPOSES ONLY

Updated Variant (2024) – Residential Unit Mix Details

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

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

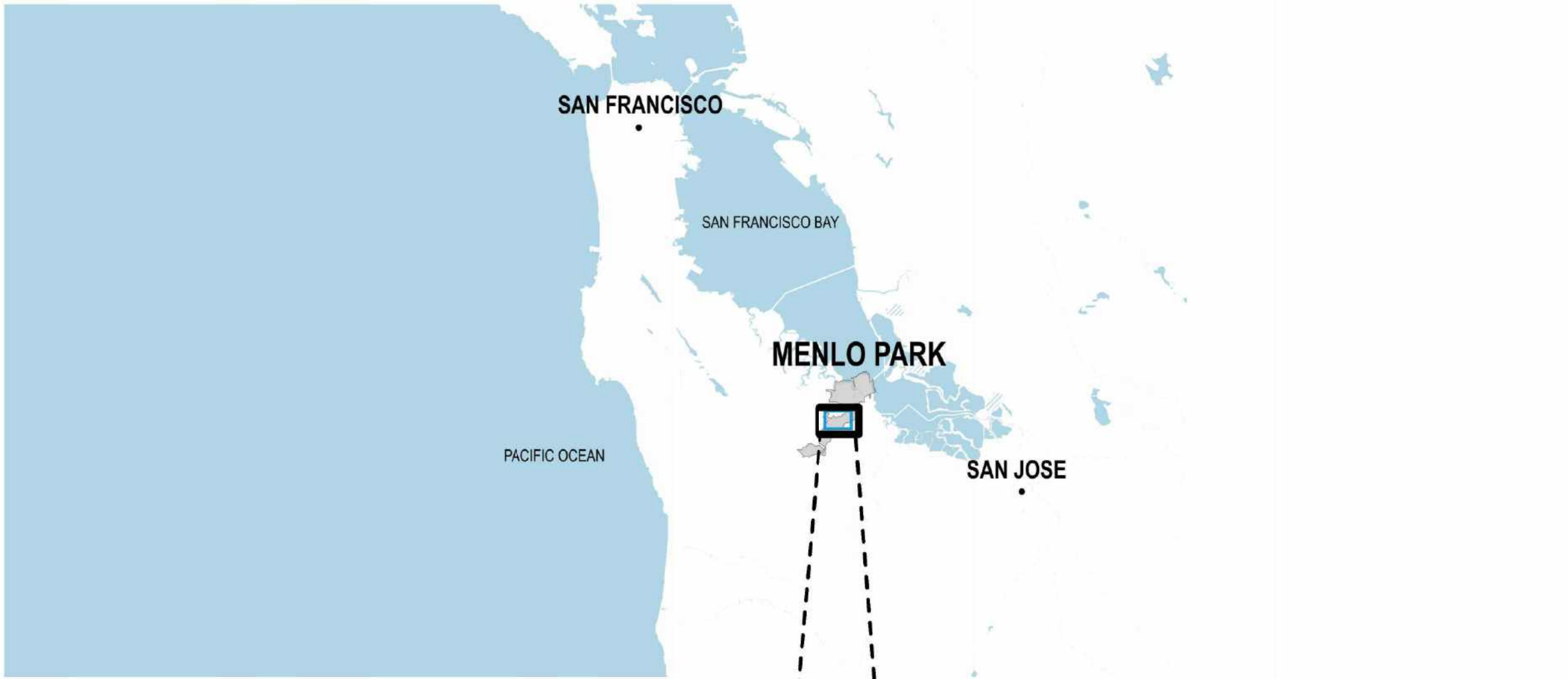
Table 2: Affordable Housing Dedication (Building R3)

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

Table 3: Total Residential Units

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

LOCATION MAP



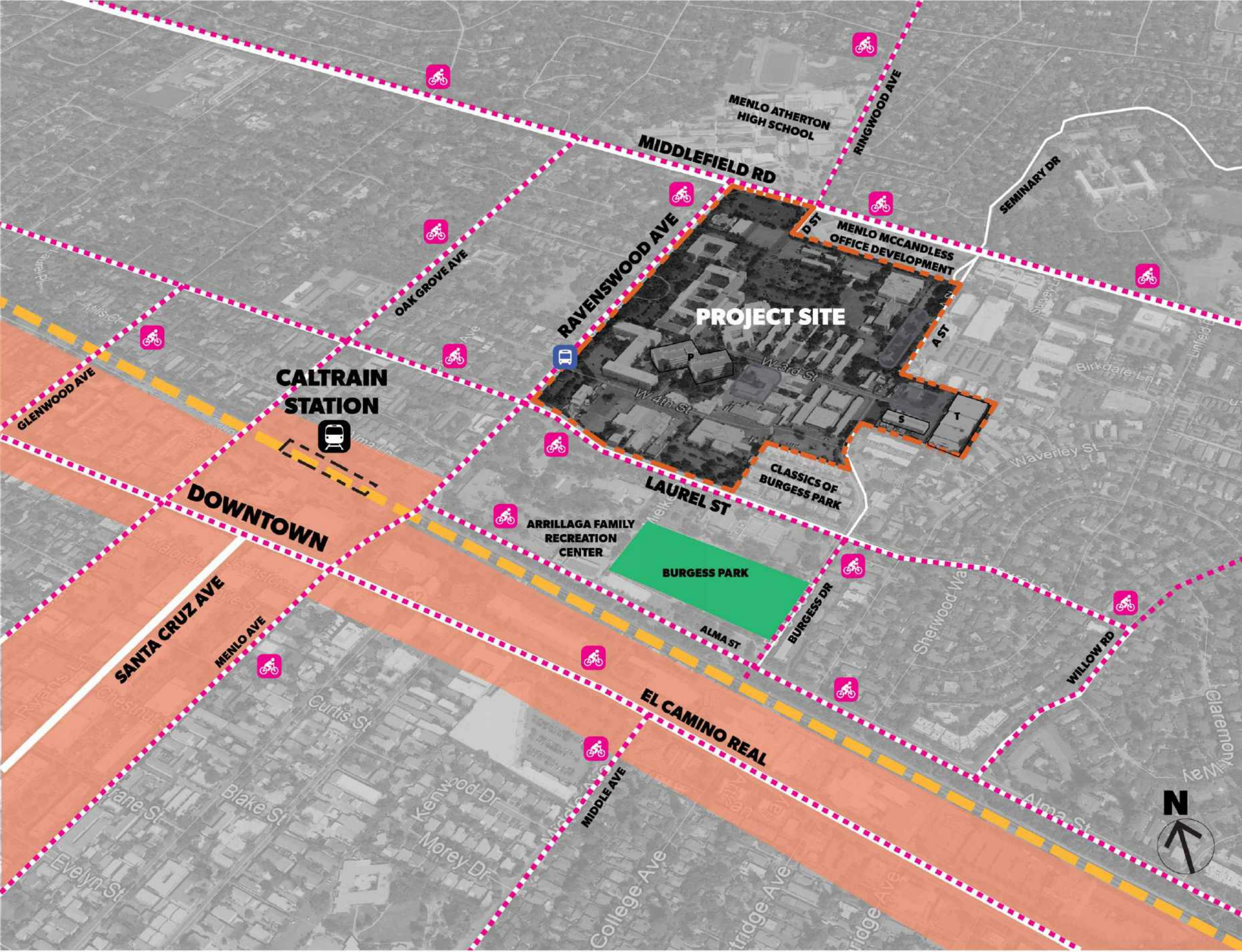
EXISTING PARCELIZATION MAP



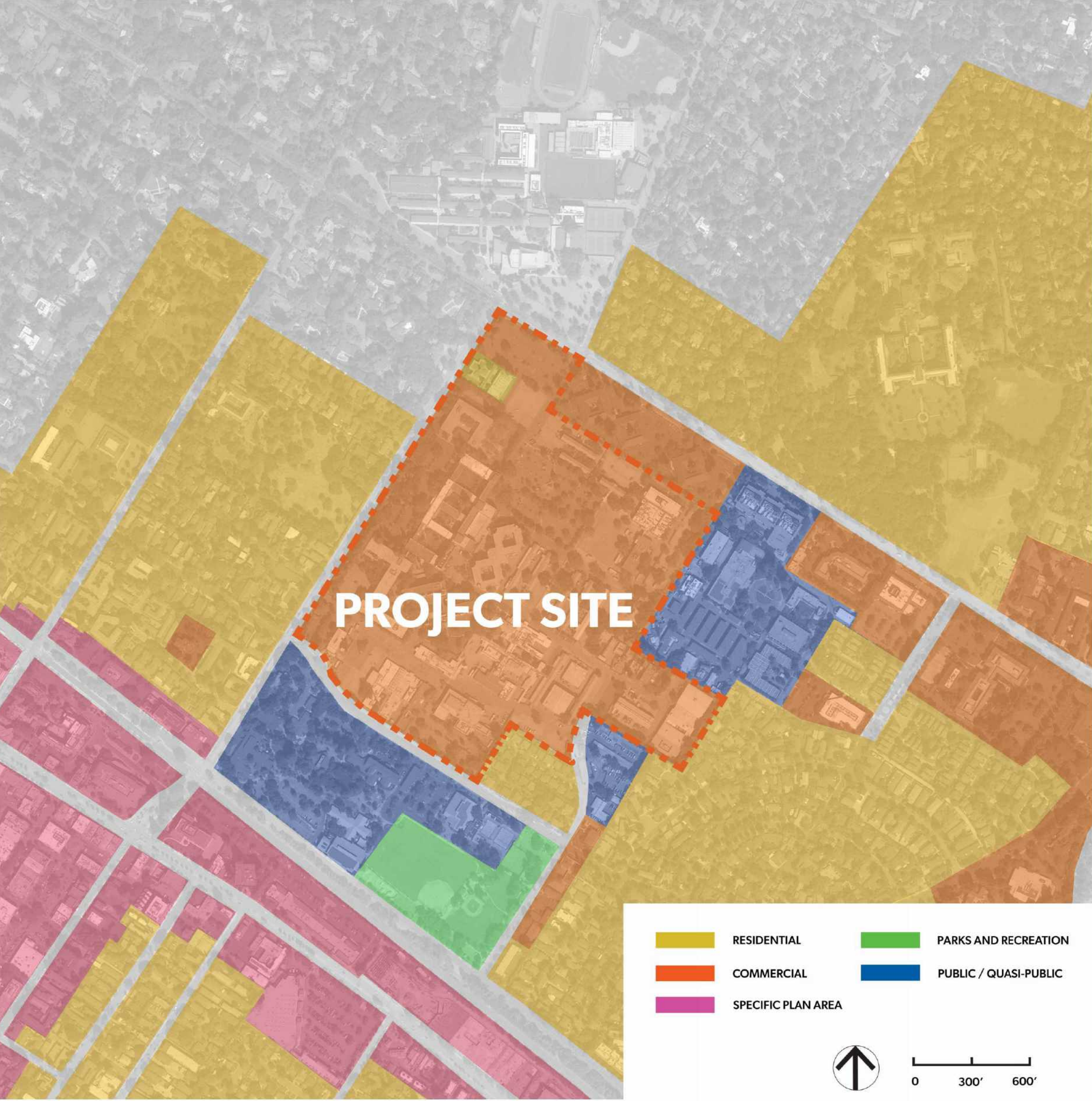
SITE MAP



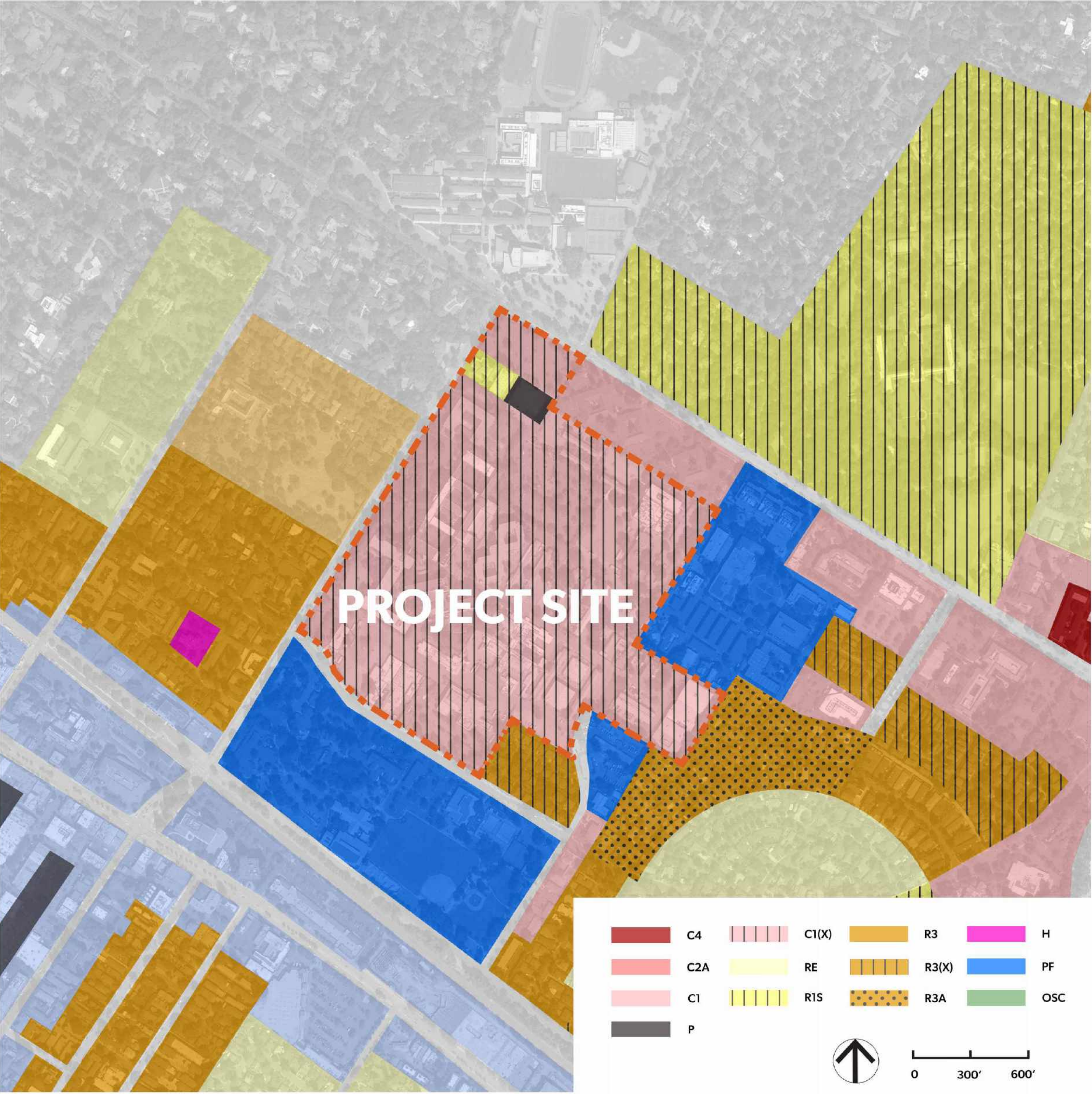
SITE DIAGRAM



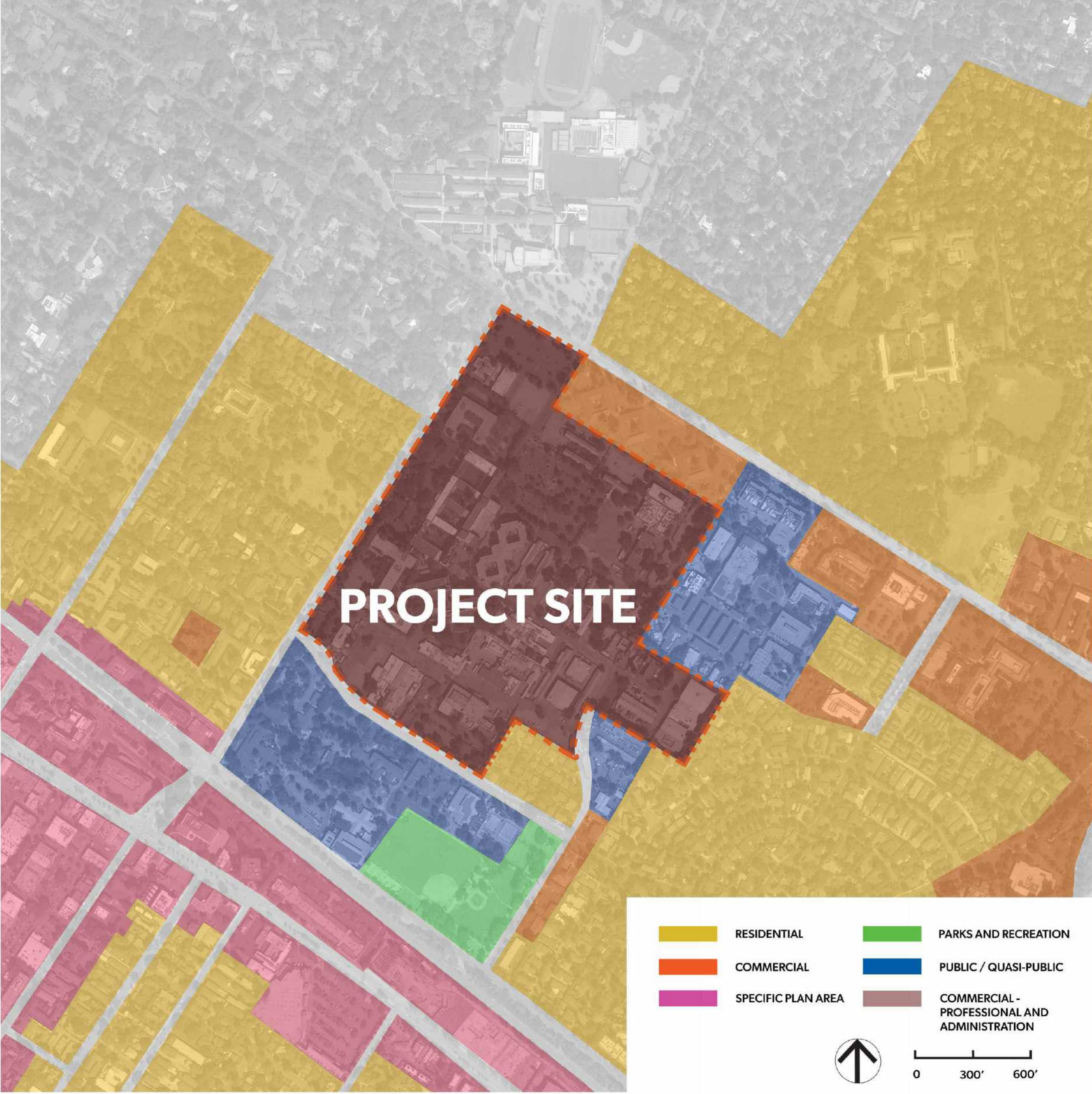
EXISTING GENERAL PLAN MAP



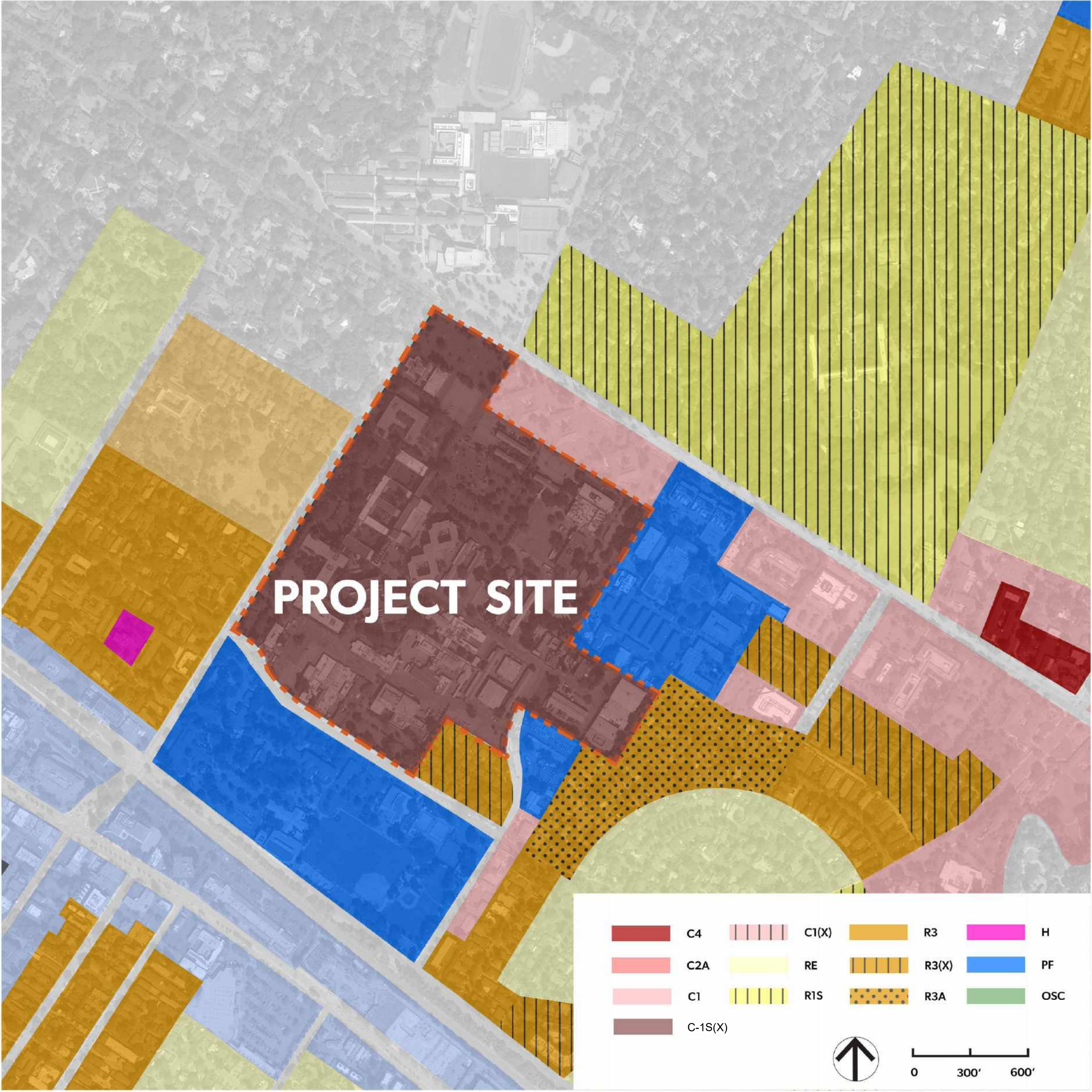
EXISTING ZONING MAP

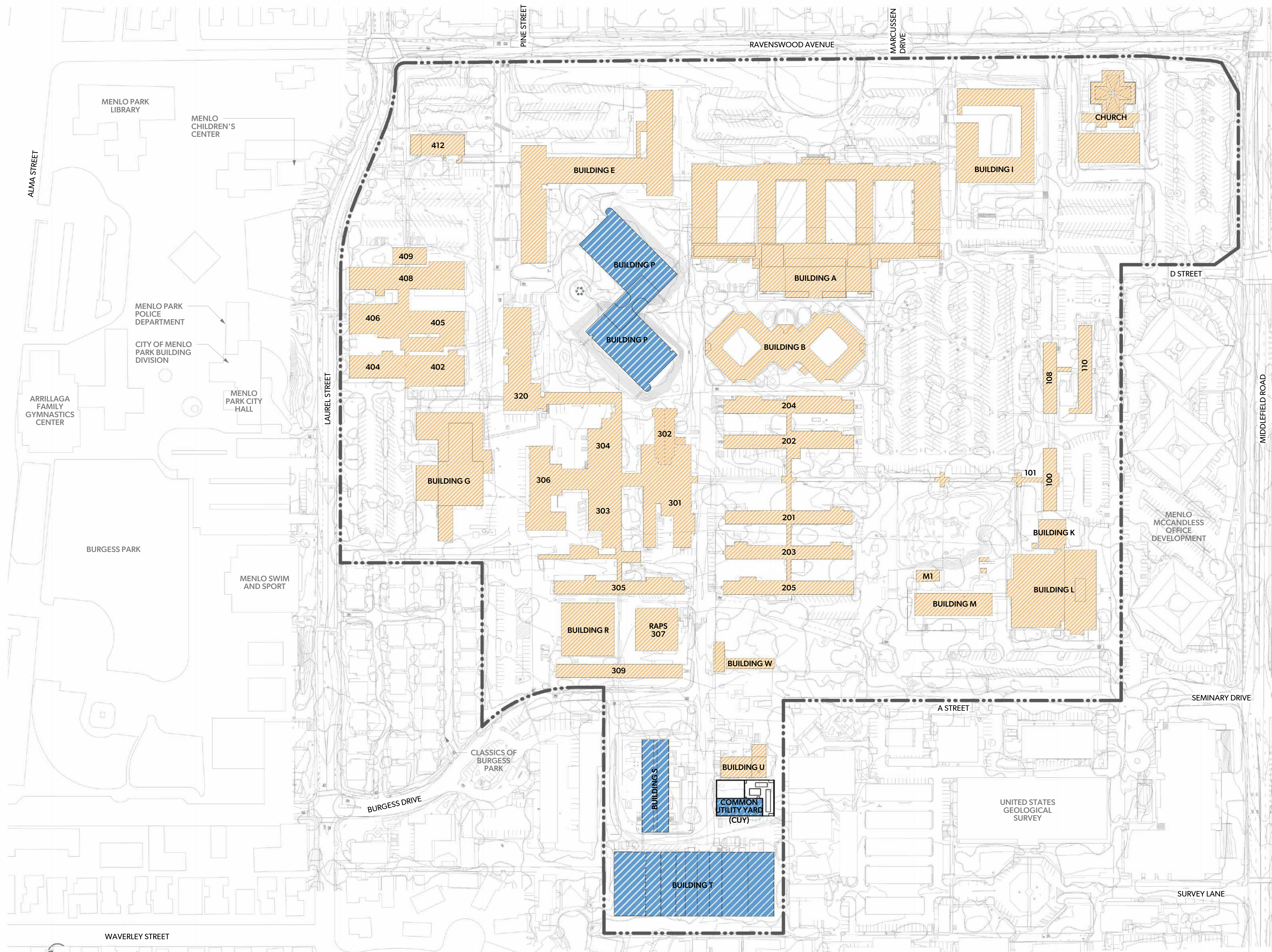


PROPOSED GENERAL PLAN MAP



PROPOSED ZONING MAP





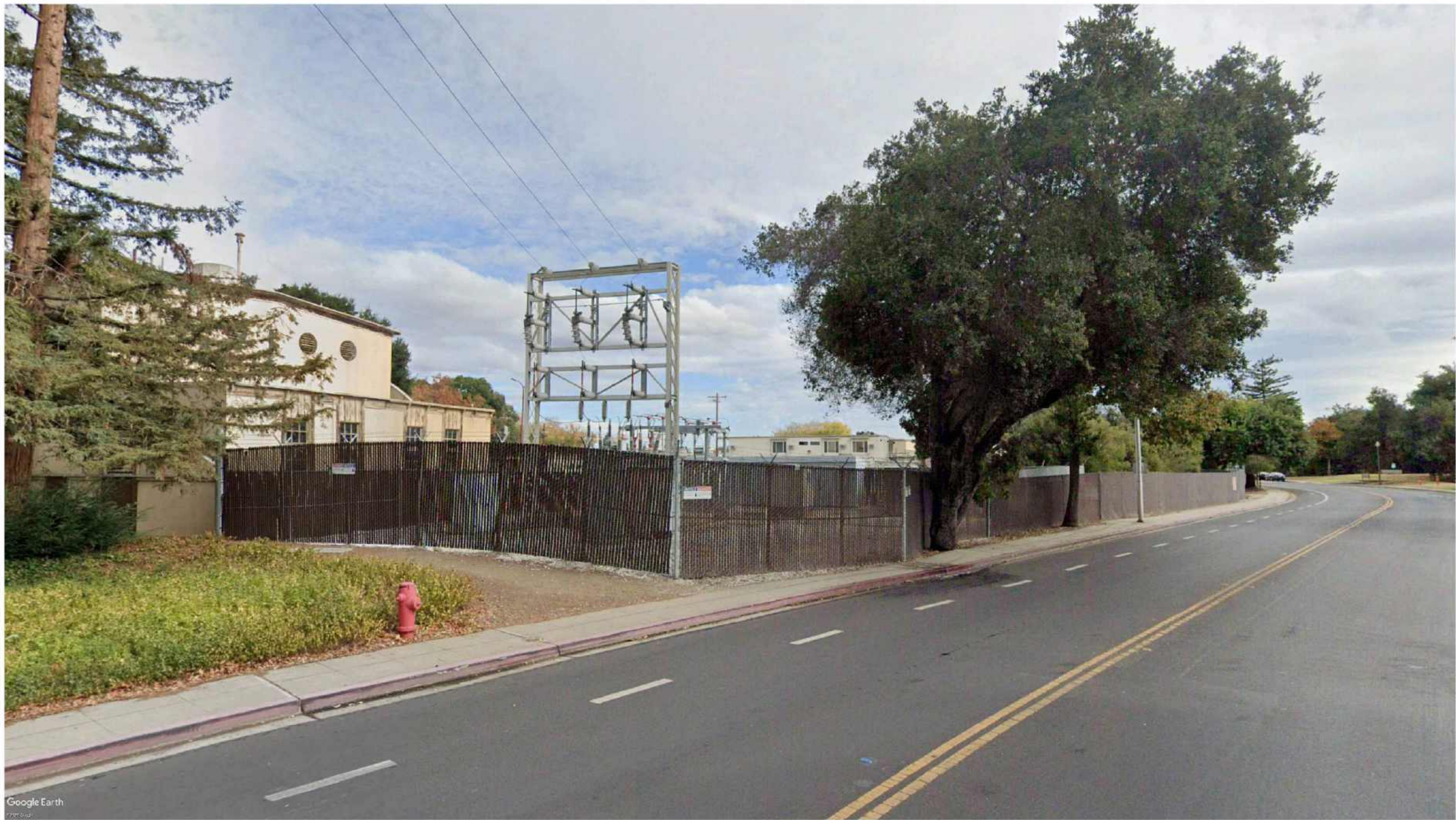
NOTE:

1. THE CITY HAS REVIEWED ITS RECORDS AND HISTORICAL ANALYSIS PREPARED FOR THE PROJECT AND DETERMINED ALL EXISTING BUILDINGS ARE USED FOR EITHER R&D OR R&D SUPPORT USES.

LEGEND

	TO BE REMOVED
	TO REMAIN

Scale: 1" = 100'-0"



VIEW ON LAUREL TOWARD SOUTH



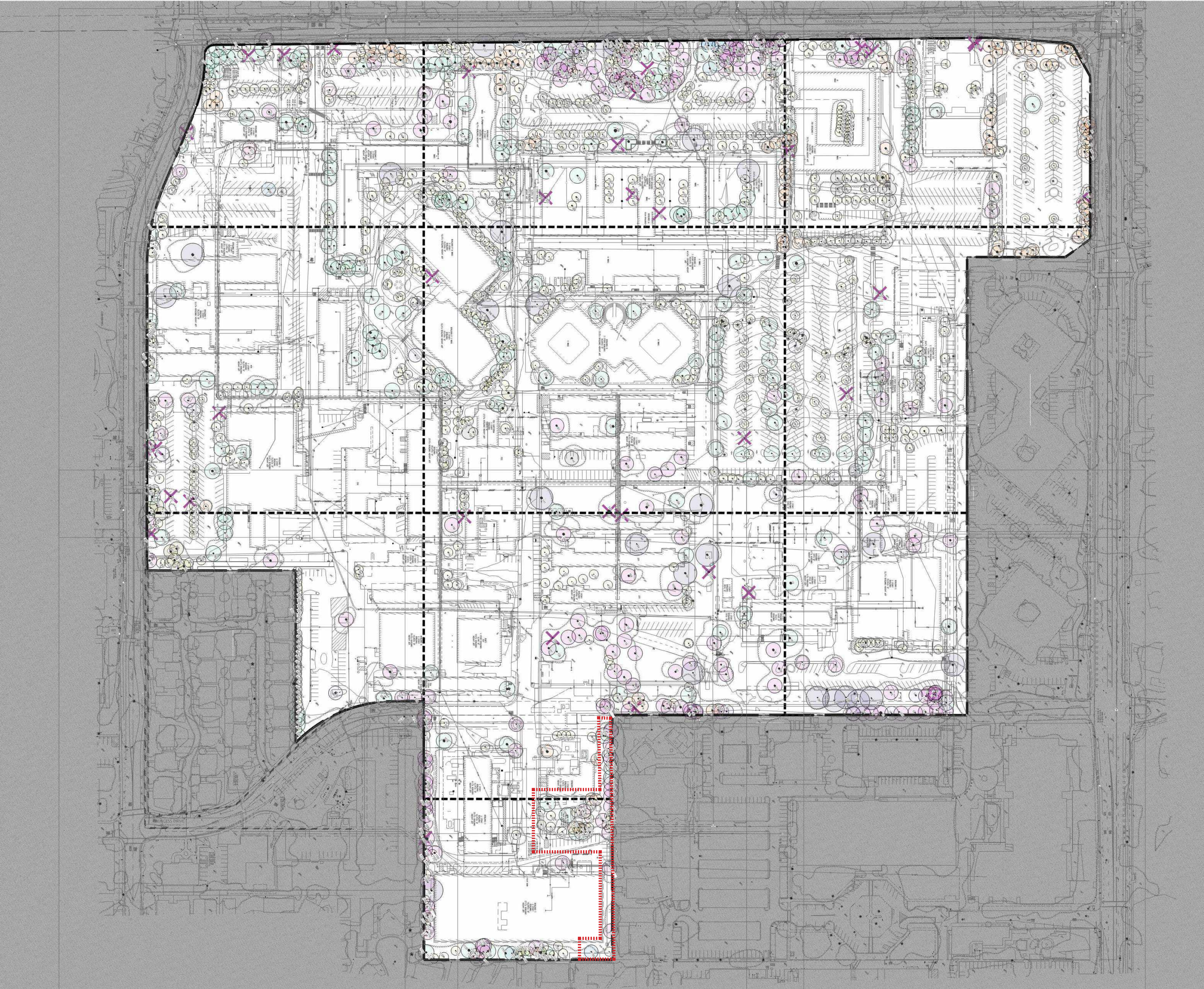
VIEW ON LAUREL TOWARD NORTH



VIEW ON LAUREL TOWARD EAST



VIEW ON MIDDLEFIELD TOWARD CHURCH



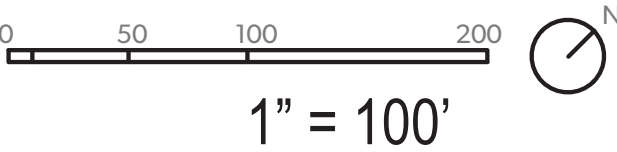
LEGEND

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

TREES ASSOCIATED WITH SEPARATE PERMIT PROCESS, PLN2023-0025, AND HERITAGE REMOVAL APPLICATION HTR2023-00195

- HERITAGE QUERCUS AGRIFOLIA
- HERITAGE QUERCUS LOBATA
- HERITAGE QUERCUS ILEX
- HERITAGE QUERCUS RUBRA
- HERITAGE SEQUOIA SEMPERVIRENS
- HERITAGE ALL OTHER SPECIES
- NON HERITAGE TREES
- NEW TREES
- BOUNDARY OF SEPARATE PER-
- TREE REMOVED FROM 2021 TO 2024 SURVEY

EXISTING HERITAGE	600
QUERCUS AGRIFOLIA / COAST LIVE OAK	223
SEQUOIA SEMPERVIRENS / COAST REDWOOD	110
QUERCUS LOBATA / VALLEY OAK	28
LIQUIDAMBAR STYRACIFLUA / SWEET GUM	17
AFROCARPUS GRACILIOR / AFRICAN FERN PINE	16
PHOENIX CANARIENSIS / CANARY ISLAND PALM	4
OTHERS	202
EXISTING NON-HERITAGE	742
TOTAL EXISTING TREES	1,342



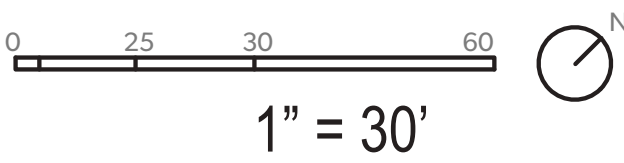


LEGEND

- HERITAGE QUERCUS AGRIFOLIA. / COAST LIVE
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- HERITAGE SEQUOIA SEMPERVIRENS / REDWOOD
- HERITAGE PLATANUS RACEMOSA / CA SYCAMORE
- HERITAGE OLEA EUROPEA / OLIVE
- HERITAGE INVASIVE
- HERITAGE OTHERS
- NON HERITAGE

TREES ASSOCIATED WITH SEPARATE PERMIT PROCESS, PLN2023-0025, AND HERITAGE REMOVAL APPLICATION HTR2023-00195

- HERITAGE QUERCUS AGRIFOLIA
- HERITAGE QUERCUS LOBATA
- HERITAGE QUERCUS ILEX
- HERITAGE QUERCUS RUBRA
- HERITAGE SEQUOIA SEMPERVIRENS
- HERITAGE ALL OTHER SPECIES
- NON HERITAGE TREES
- NEW TREES
- BOUNDARY OF SEPARATE PER-
- TREE REMOVED FROM 2021 TO 2024 SURVEY



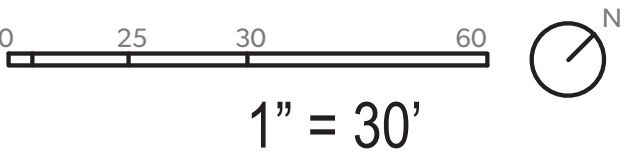


LEGEND

- HERITAGE QUERCUS AGRIFOLIA / COAST LIVE
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- HERITAGE QUERCUS ILEX / HOLLY OAK
- HERITAGE QUERCUS RUBRA / RED OAK
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- HERITAGE OLEA EUROPEA / OLIVE
- HERITAGE INVASIVE
- HERITAGE OTHERS
- NON HERITAGE

TREES ASSOCIATED WITH SEPARATE PERMIT PROCESS, PLN2023-0025, AND HERITAGE REMOVAL APPLICATION HTR2023-00195

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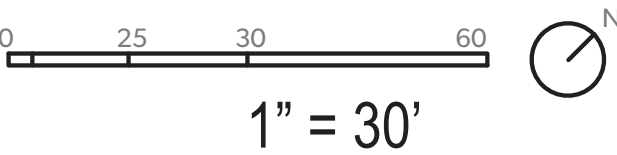


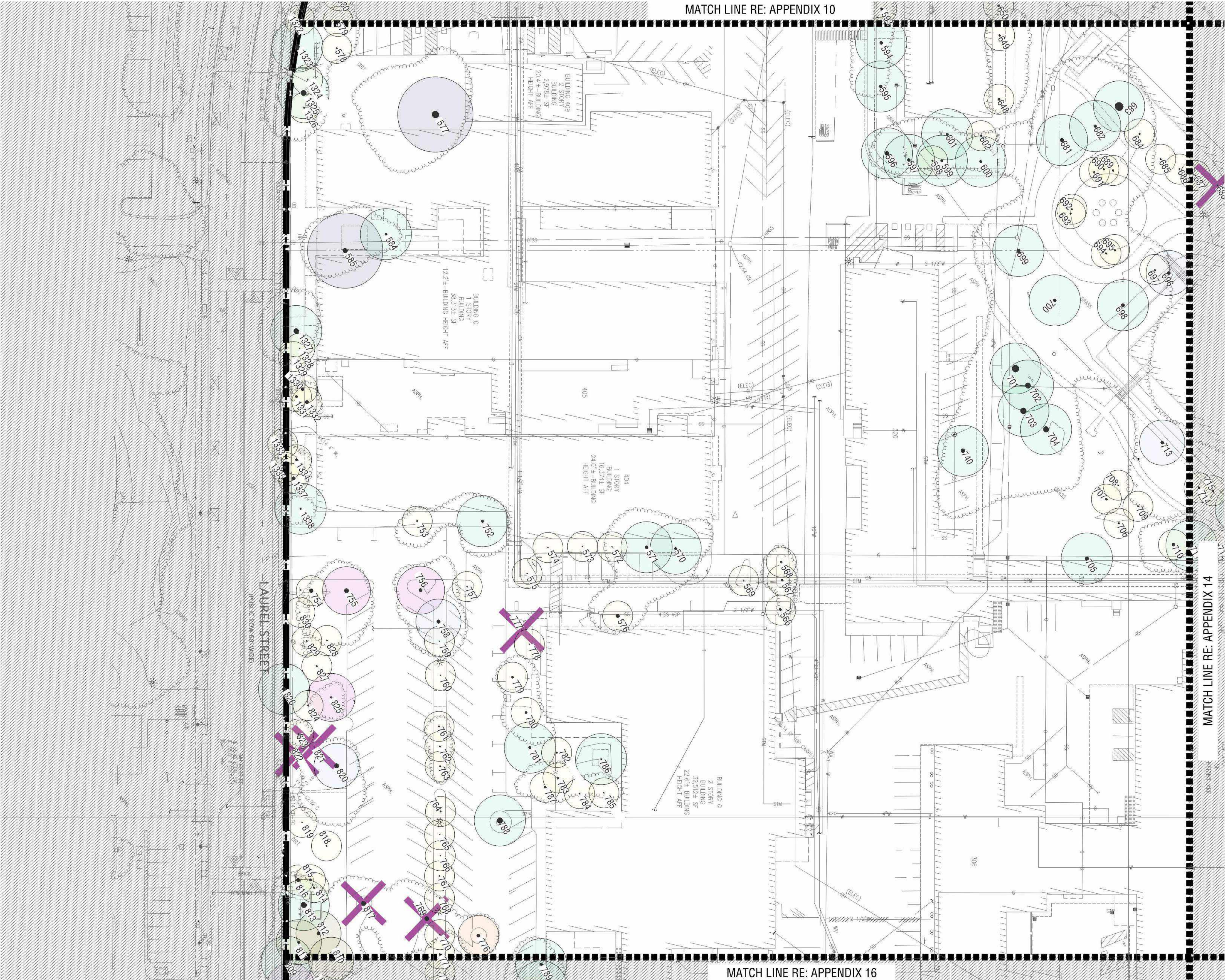
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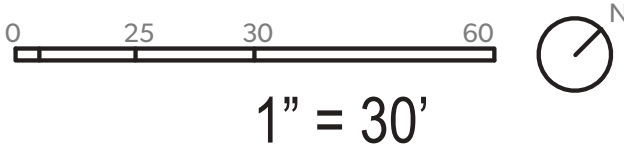


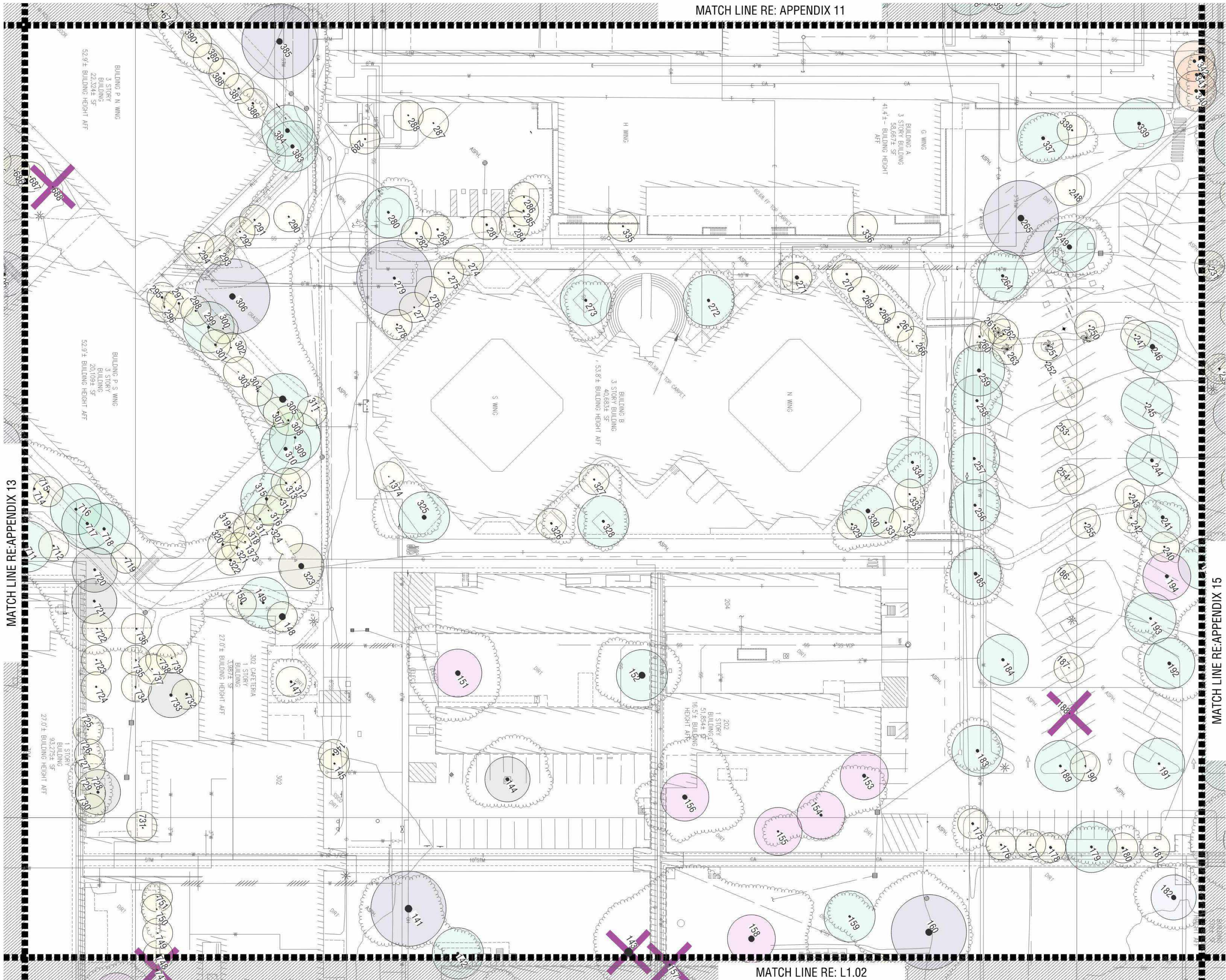
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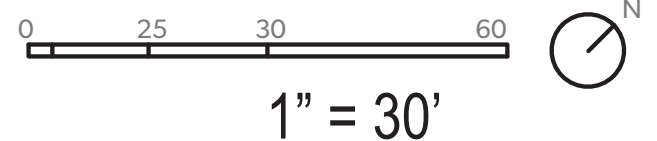


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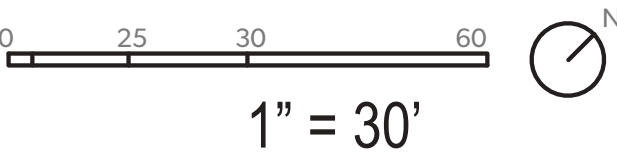


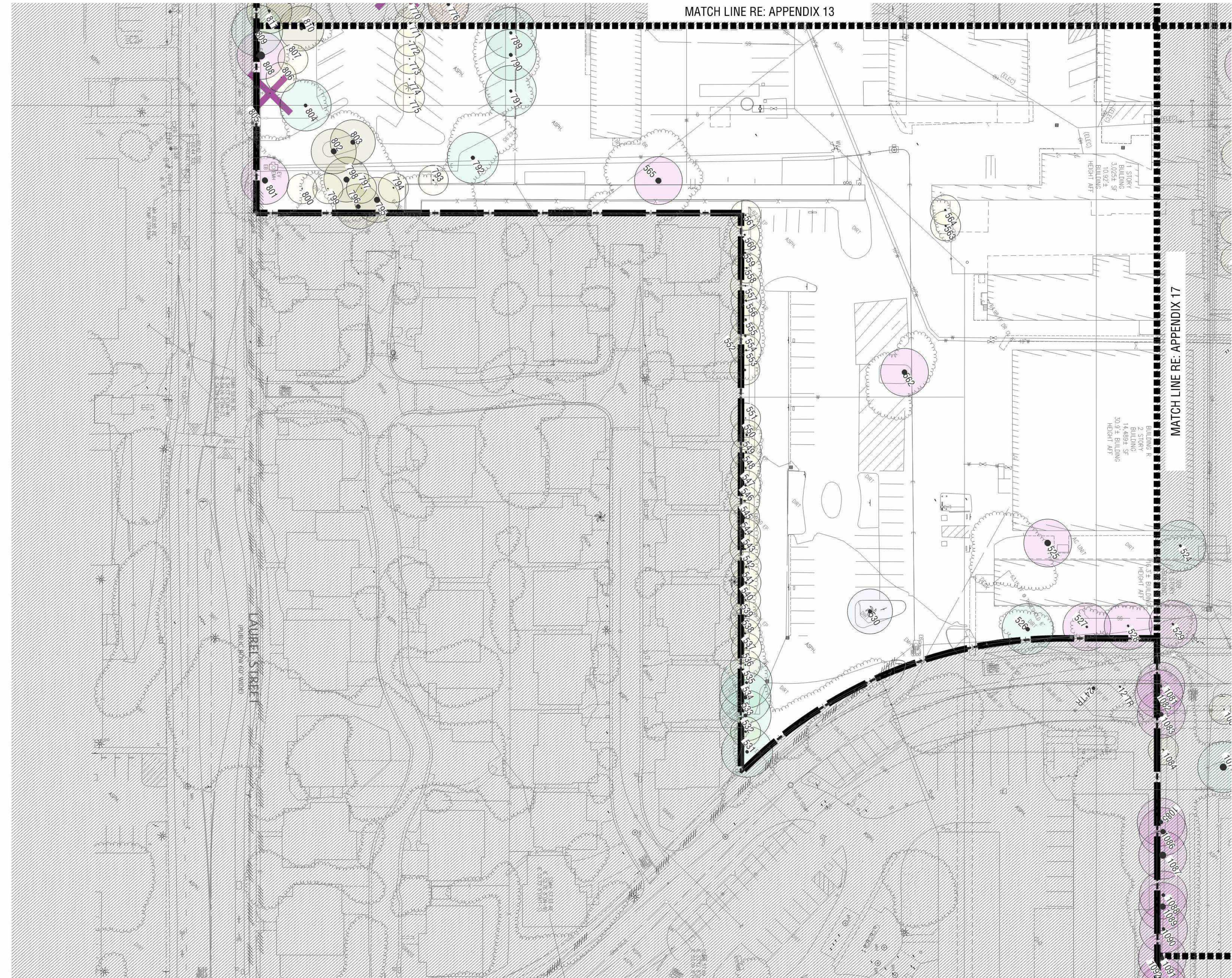
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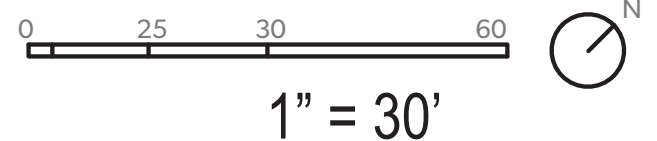


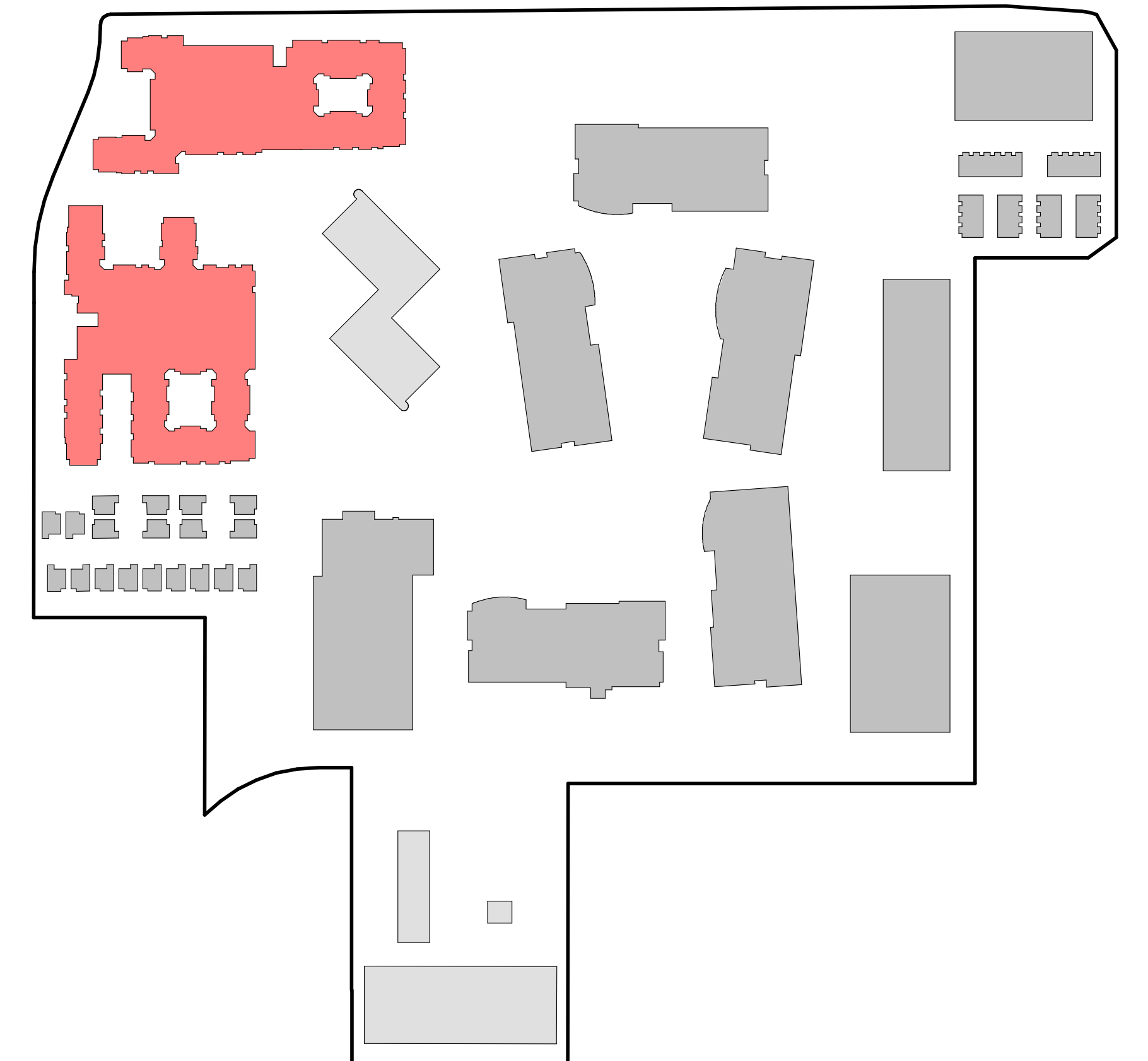
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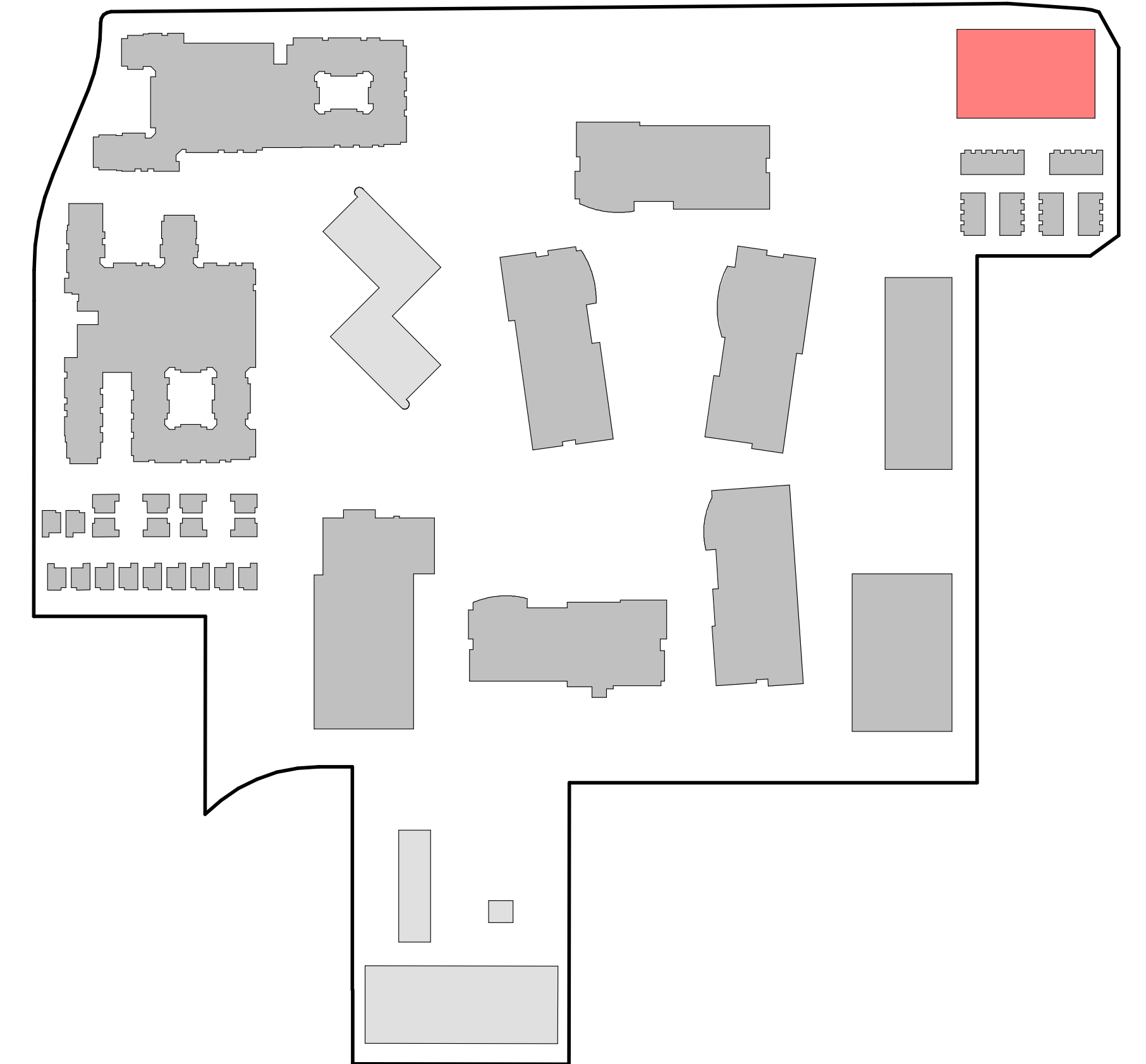
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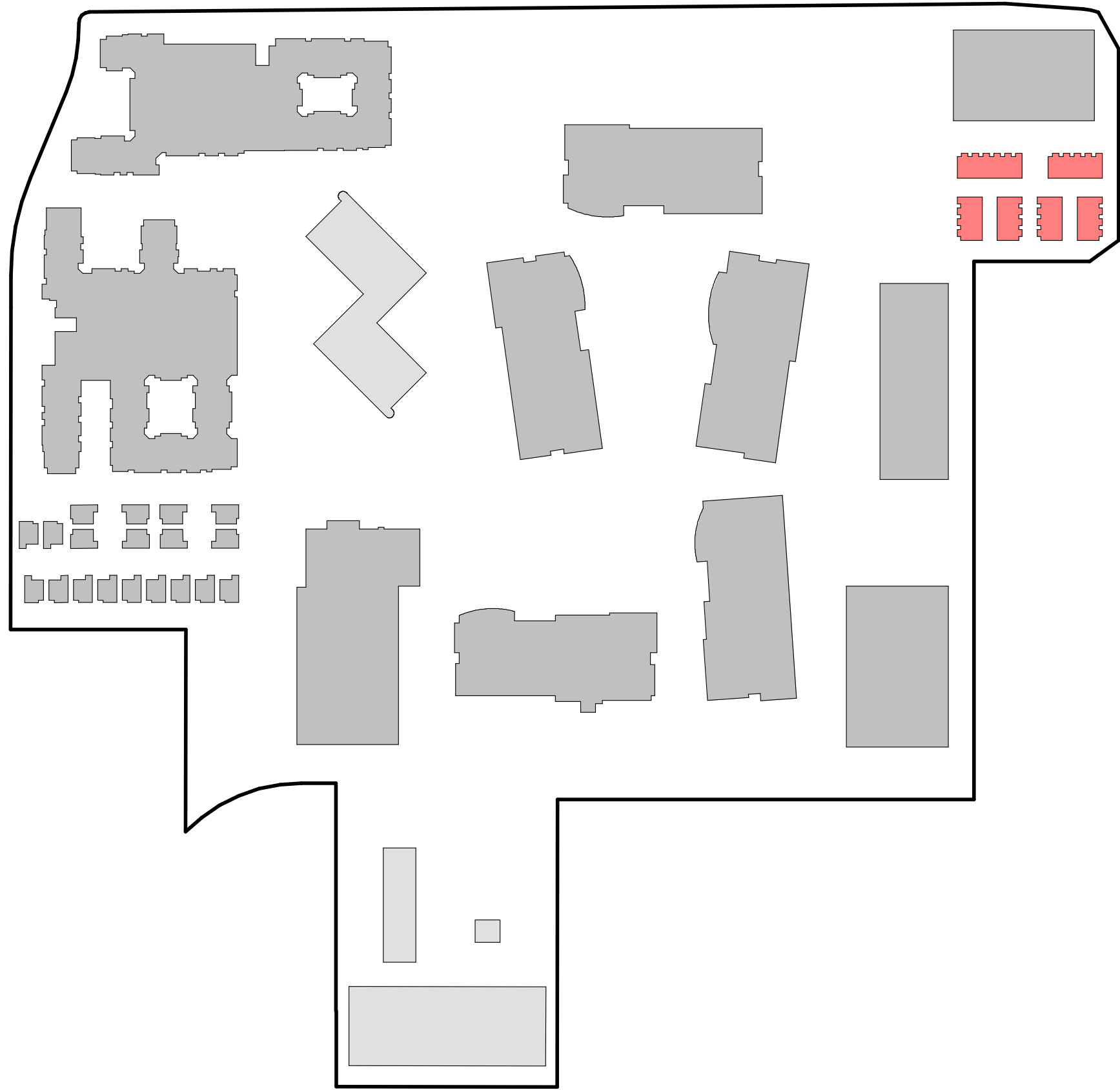
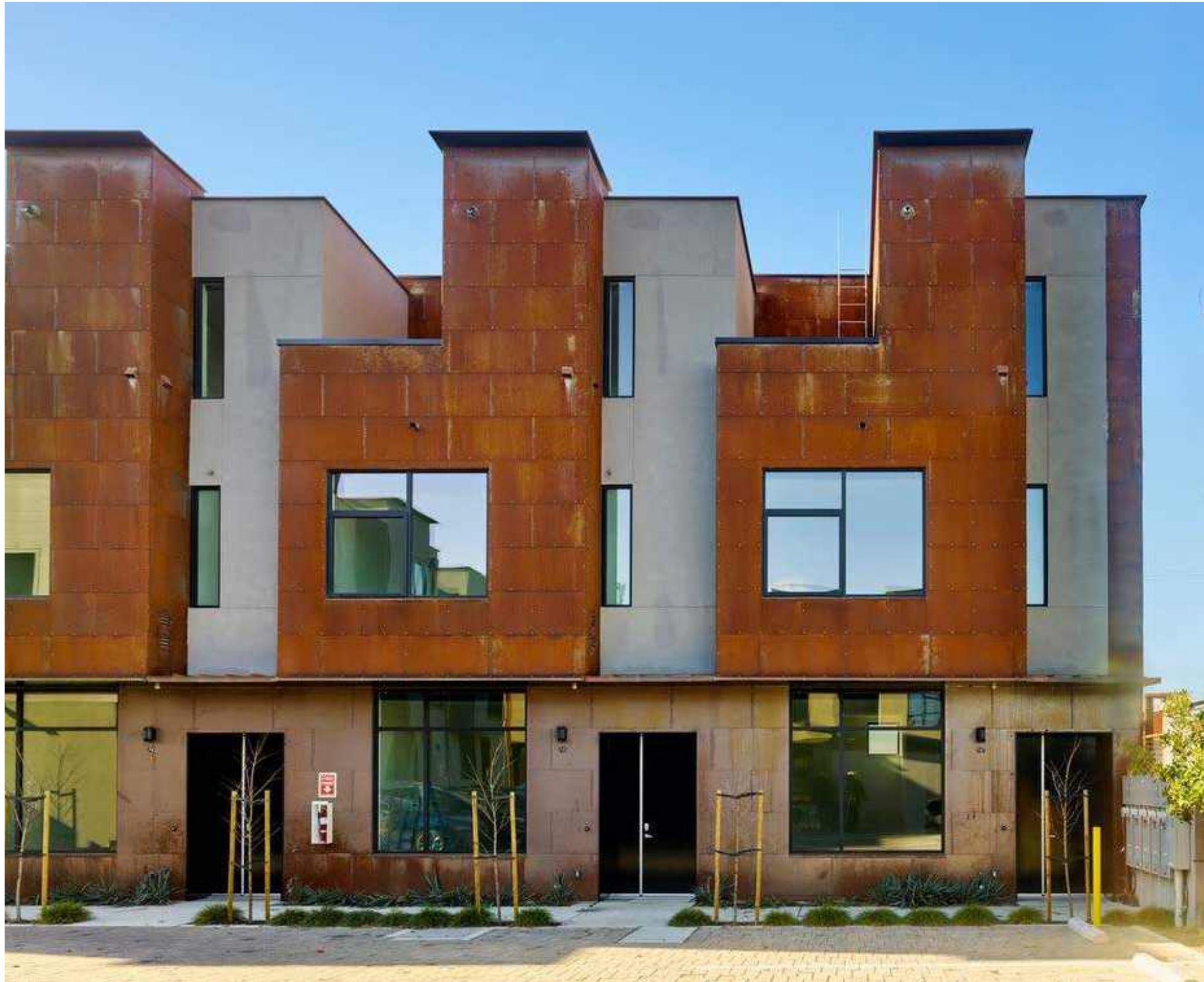
TREES ASSOCIATED WITH SEPARATE PERMIT PROCESS, PLN2023-0025, AND HERITAGE REMOVAL APPLICATION HTR2023-00195

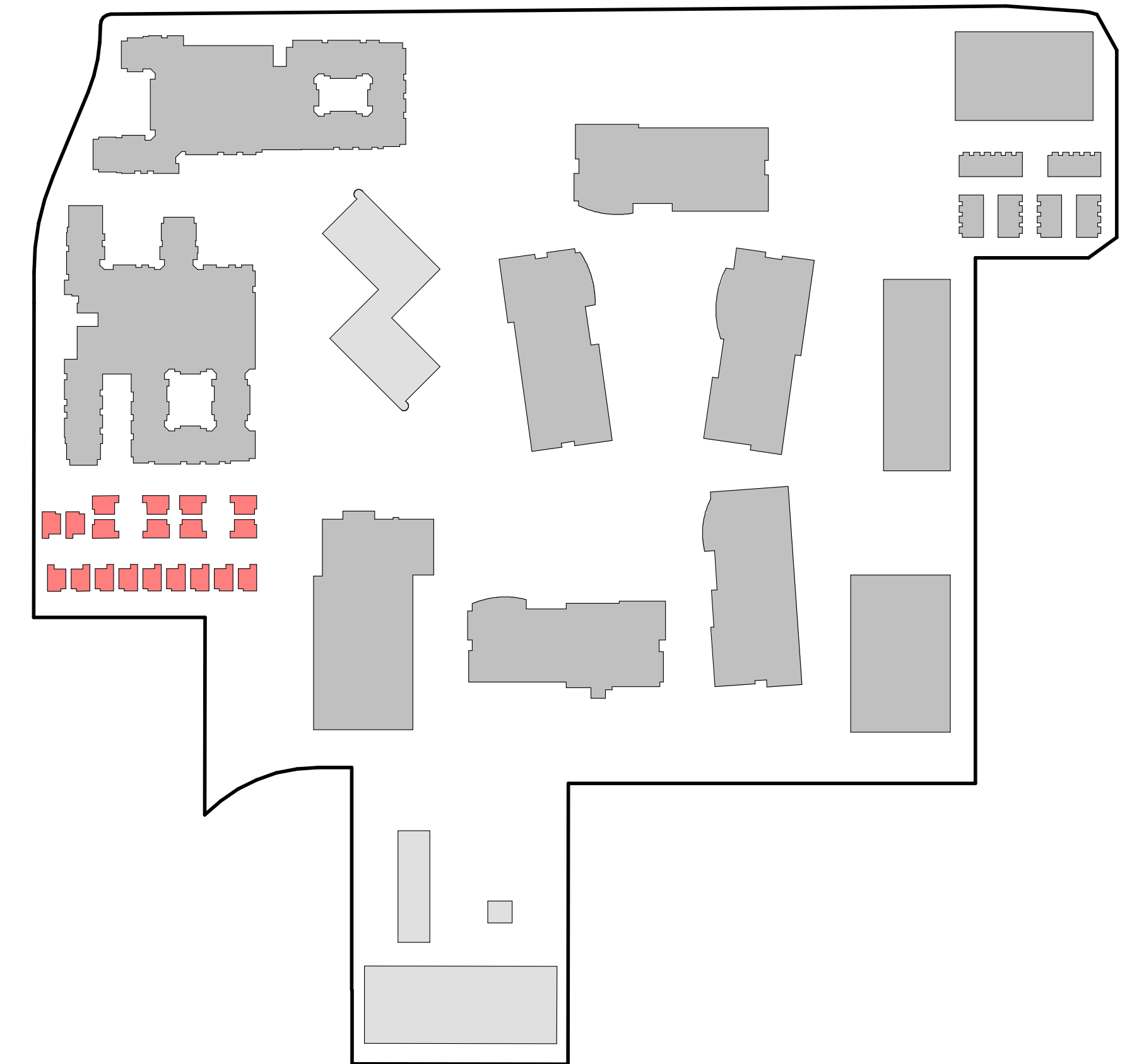
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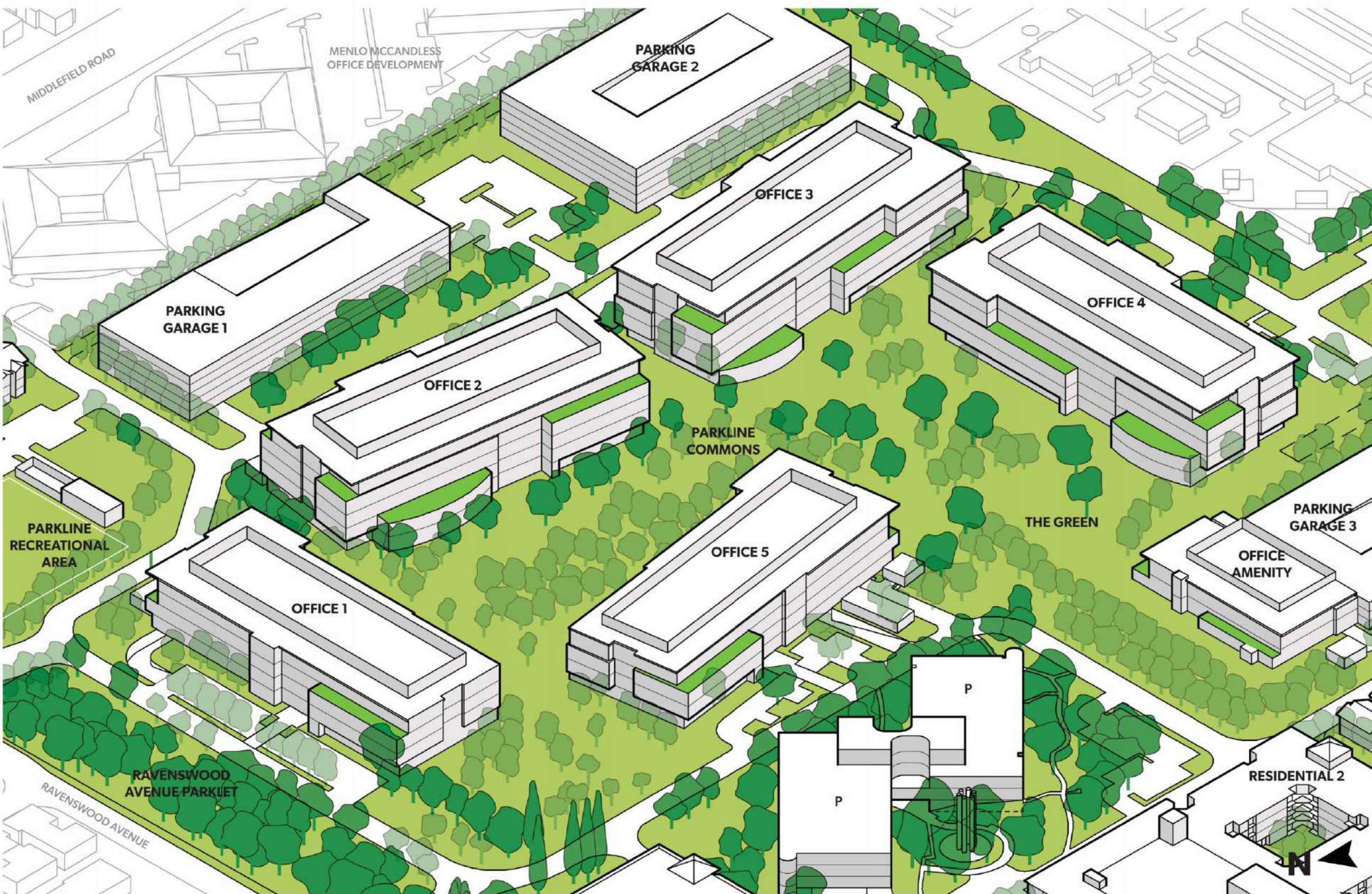




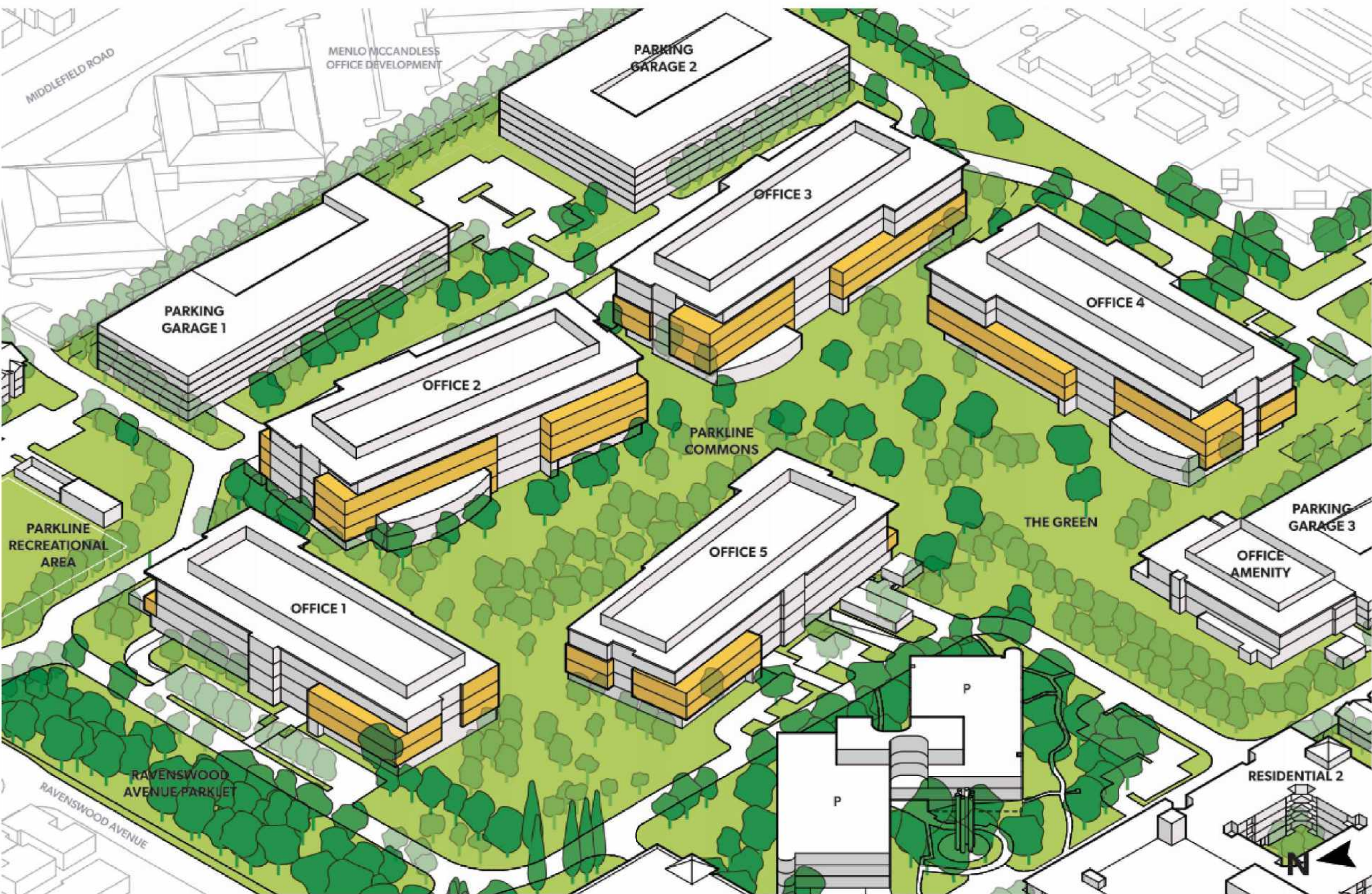
A PARK FOR CREATIVITY AND RESEARCH



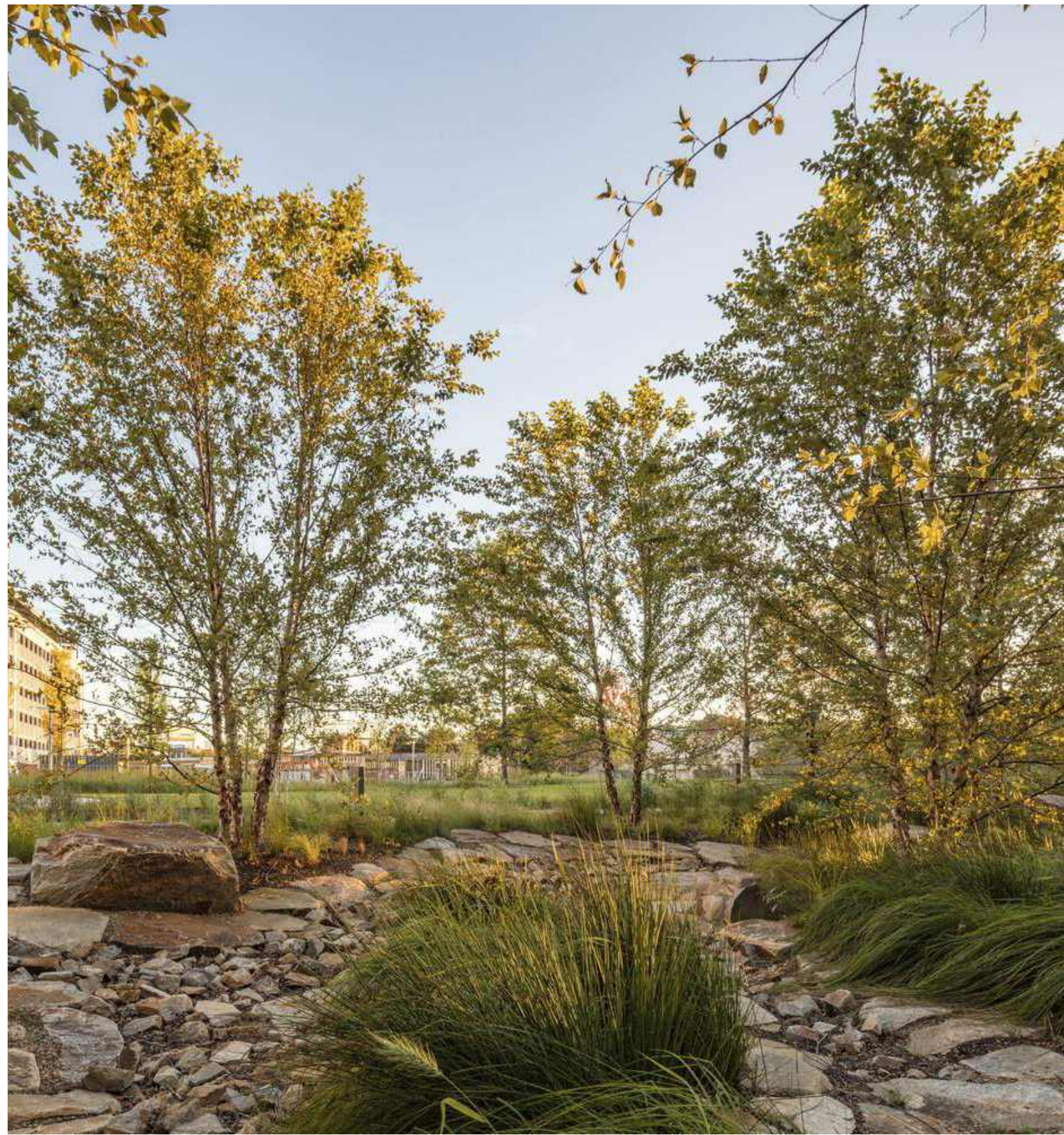
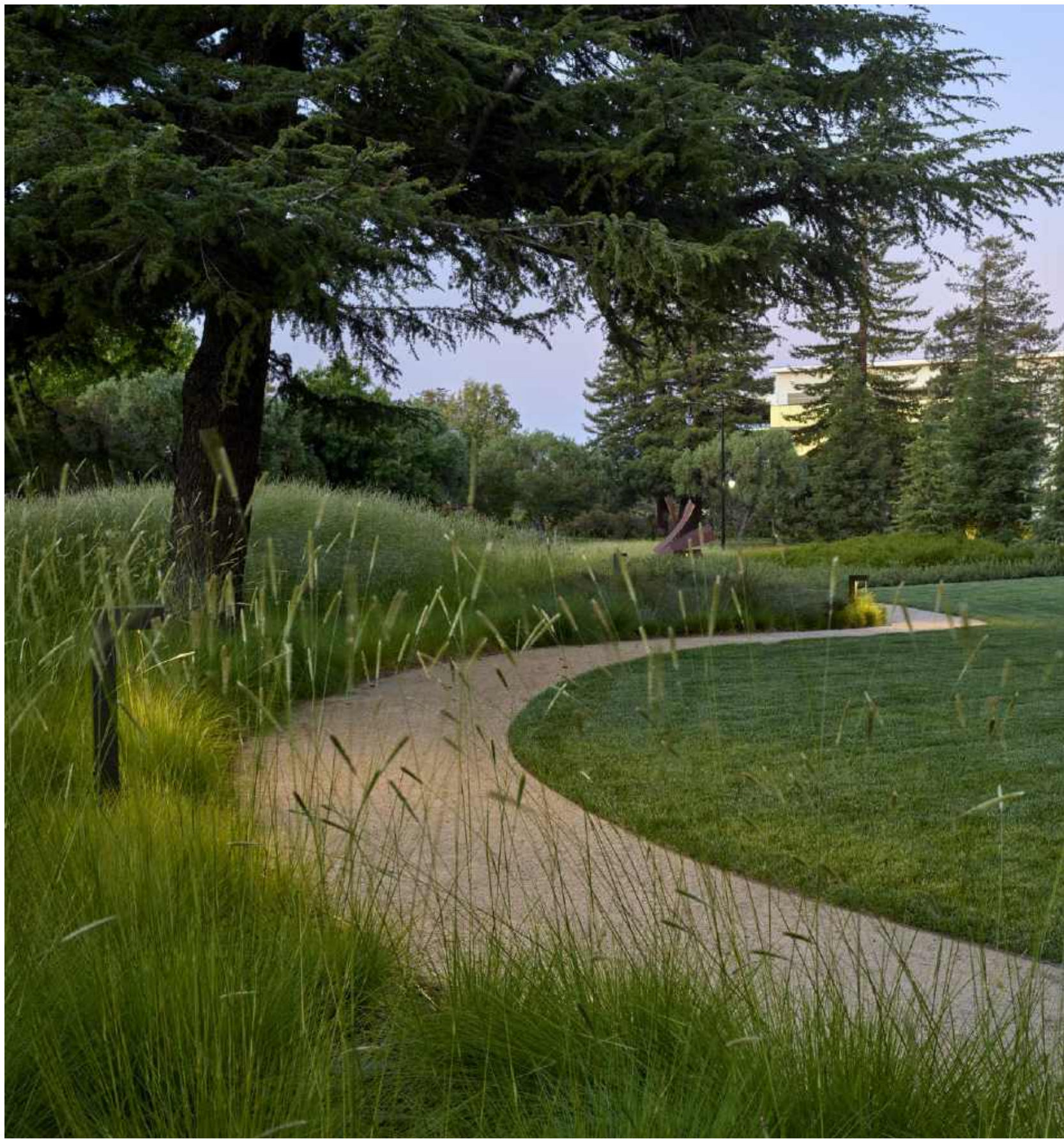
OFFICE/ R&D BUILDINGS ARE INSPIRED BY THE IDEA OF RE-CREATING A PLACE FOR RESEARCH AND CREATIVITY TO OCCUR WHILE ALSO CONNECTING TO THE EXISTING LANDSCAPE.

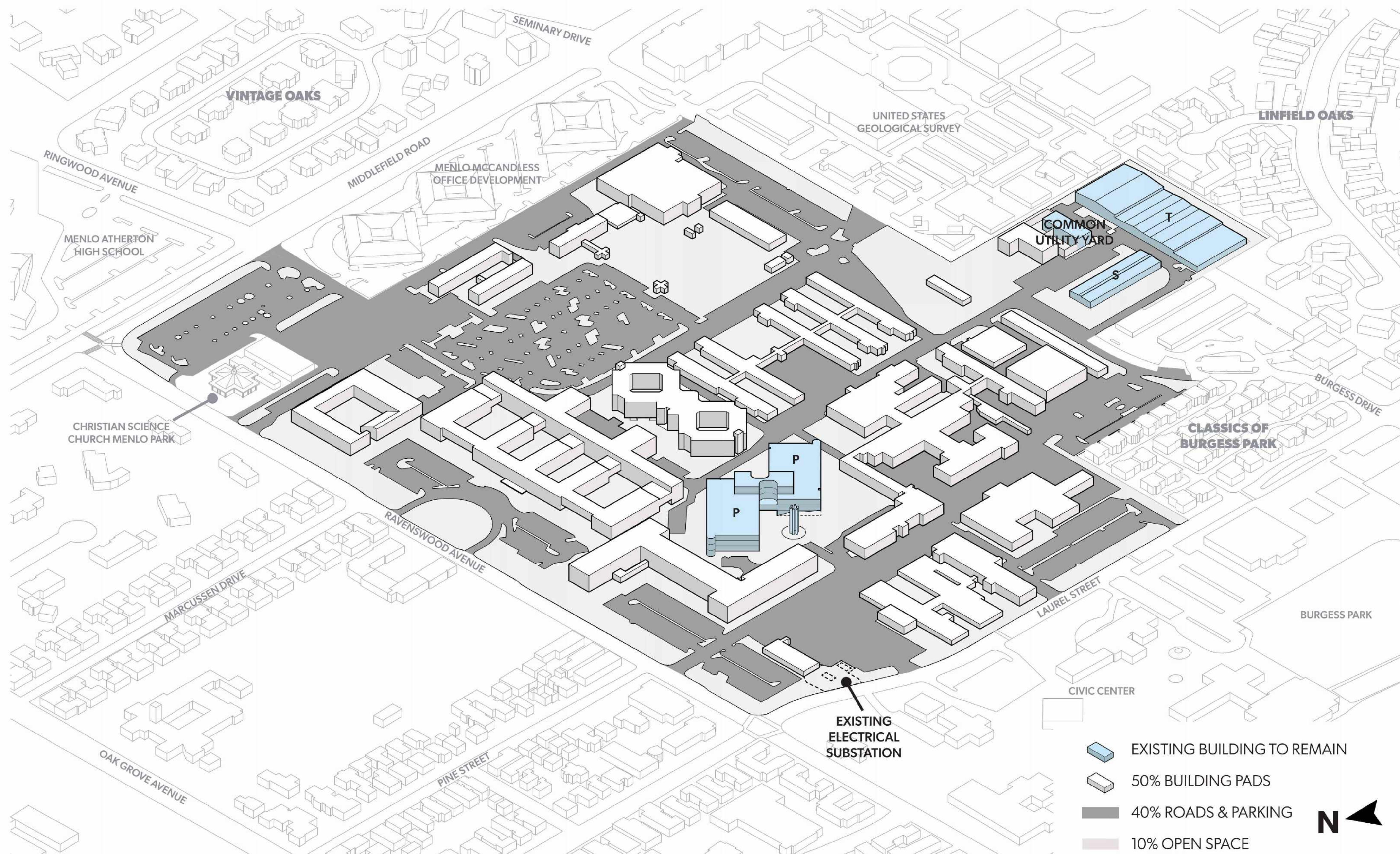


OFFICE/ R&D CONCEPTUAL DIAGRAMS - OUTDOOR TERRACES TO CENTRAL COMMONS CONNECTION



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





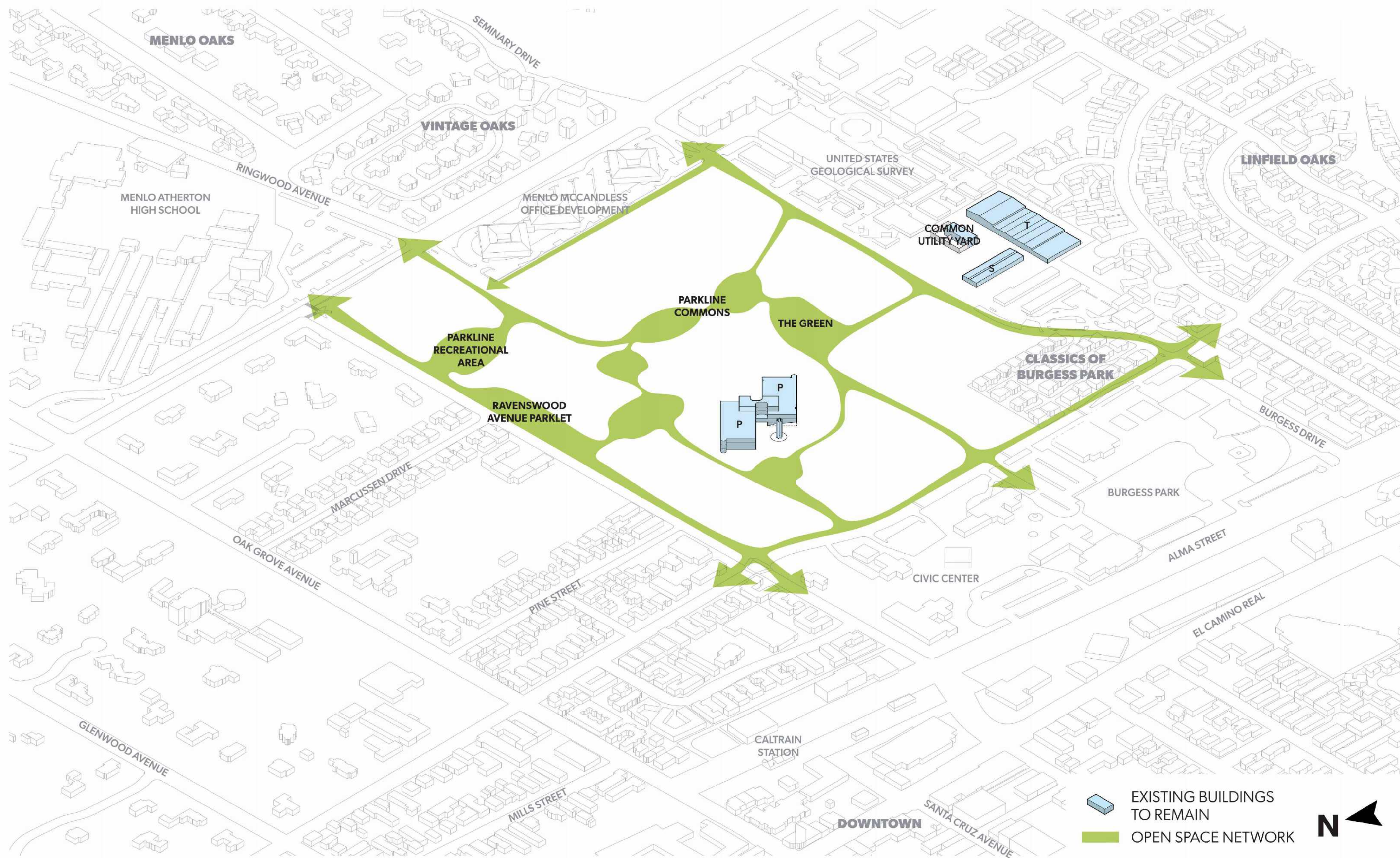
EXISTING SITE BUILDING & HARDSCAPE COVERAGE

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



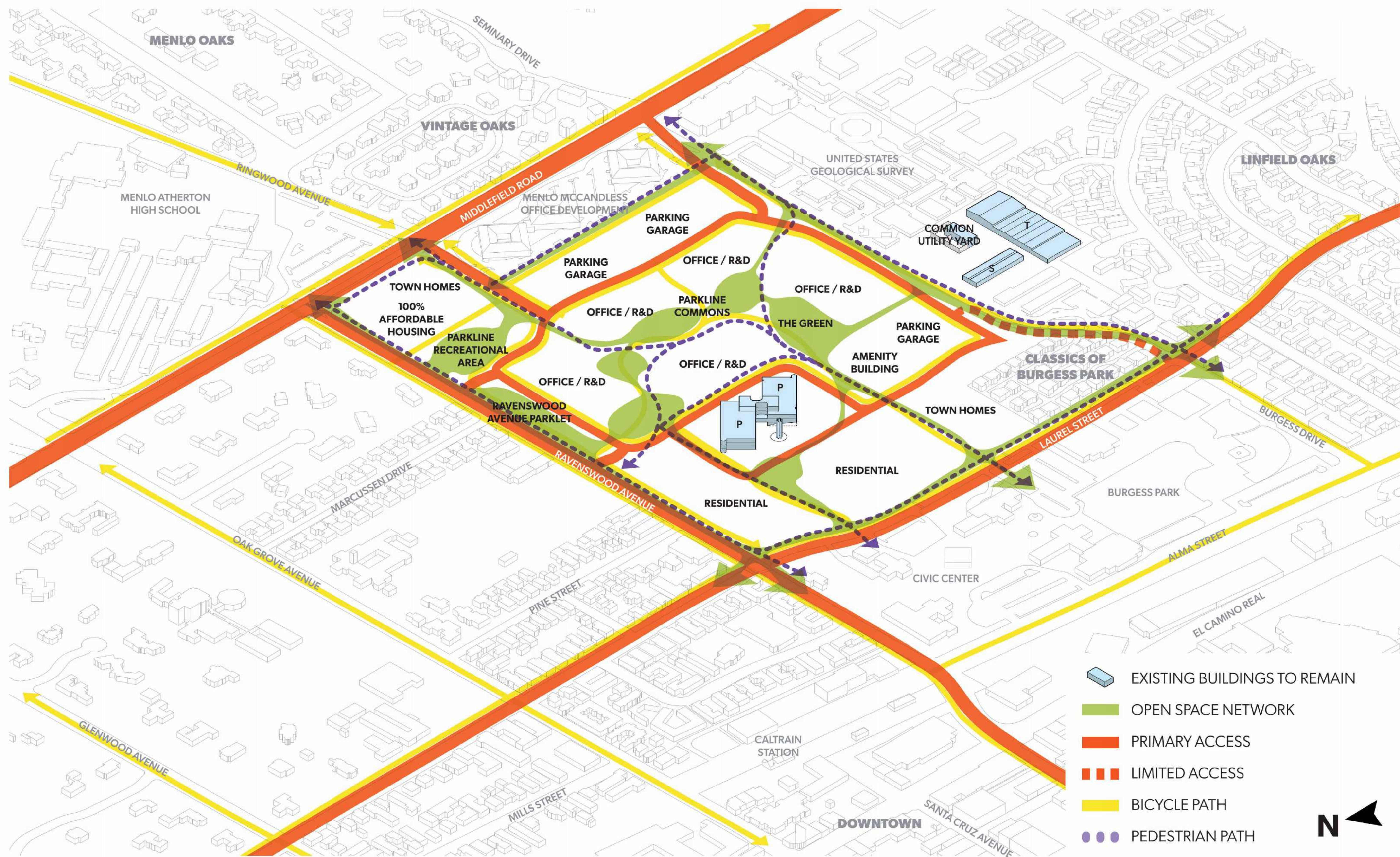
EXISTING SITE TREE LOCATIONS

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



CONCEPTUAL MAJOR OPEN SPACE NETWORK

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



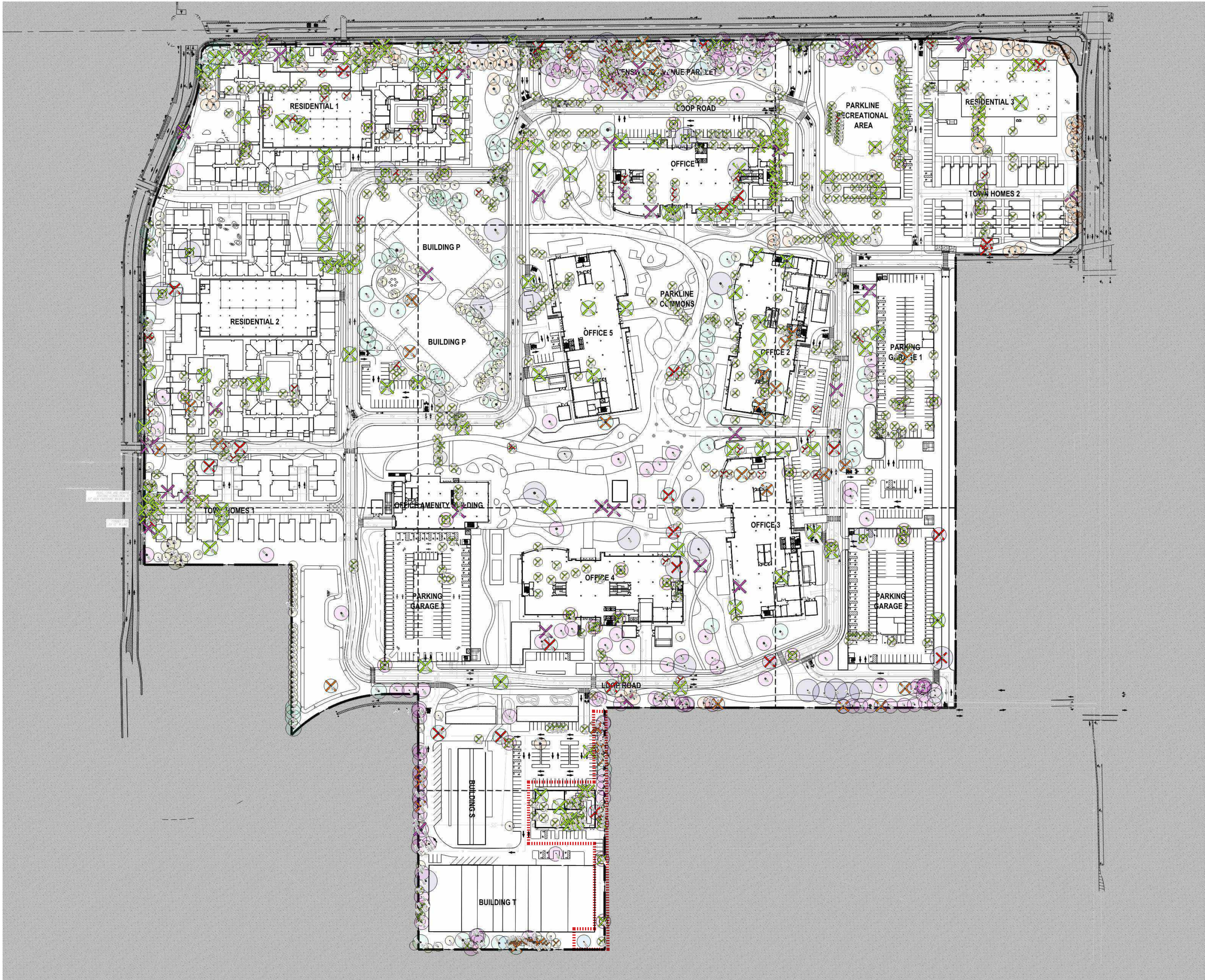
CONCEPTUAL CIRCULATION WEAVING THROUGH SITE

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

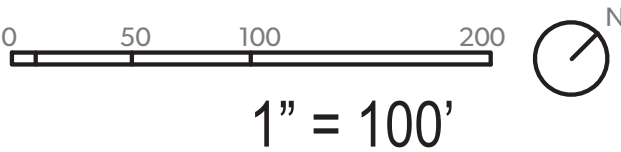


CONCEPTUAL PARKLINE MASTER PLAN

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



LEGEND		
	HERITAGE QUERCUS AGRIFOLIA. / COAST LIVE OAK	
	HERITAGE QUERCUS LOBATA / VALLEY OAK	
	HERITAGE QUERCUS ILEX / HOLLY OAK	
	HERITAGE QUERCUS RUBRA / RED OAK	
	HERITAGE SEQUOIA SEMPERVIRENS / REDWOOD	
	HERITAGE PLATANUS RACEMOSA / CA SYCAMORE	
	HERITAGE OLEA EUROPEA / OLIVE	
	HERITAGE INVASIVE	
	HERITAGE OTHERS	
TREES ASSOCIATED WITH SEPARATE PERMIT PROCESS, PLN2023-0025, AND HERITAGE REMOVAL APPLICATION HTR2023-00195		
	HERITAGE QUERCUS AGRIFOLIA	EXISTING TREES IN SEPARATE PERMIT PACKAGE
	HERITAGE QUERCUS LOBATA	EXISTING HERITAGE TREES
	HERITAGE QUERCUS ILEX	EXISTING NON-HERITAGE TREES
	HERITAGE QUERCUS RUBRA	TOTAL EXISTING TREES
	HERITAGE SEQUOIA SEMPERVIRENS	REMOVED HERITAGE TREES
	HERITAGE ALL OTHER SPECIES	HERITAGE UNDESIRABLE/INVASIVE/POOR HEALTH
	NON-HERITAGE TREES	SCHEME CONFLICT HERITAGE OAK
	NEW TREES	SCHEME CONFLICT OTHER HERITAGE
	BOUNDARY OF SEPARATE PERMIT	TOTAL REMOVED HERITAGE TREES
EXISTING TREES		
EXISTING HERITAGE TREES		600
EXISTING NON-HERITAGE TREES		742
TOTAL EXISTING TREES		1,342
REMOVED HERITAGE TREES		
	HERITAGE HEALTH	25
	HERITAGE UNDESIRABLE/INVASIVE	37
	SCHEME CONFLICT HERITAGE OAK	65
	SCHEME CONFLICT OTHER HERITAGE	137
TOTAL REMOVED HERITAGE TREES		264
REMOVED NON-HERITAGE TREES		
	HEALTH	51
	UNDESIRABLE/INVASIVE	25
	SCHEME CONFLICT	470
TOTAL REMOVED NON-HERITAGE TREES		546
TOTAL TREES IN MASTERPLAN		
TOTAL PRESERVED HERITAGE TREES		336
TOTAL PRESERVED NON-HERITAGE TREES		196
TOTAL PROPOSED NEW TREES		860
TOTAL TREES ON PROPOSED MASTERPLAN		1,392

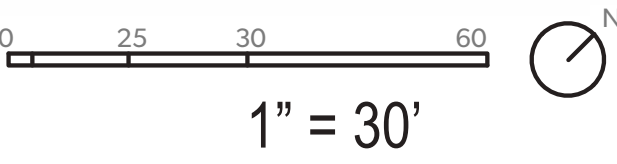


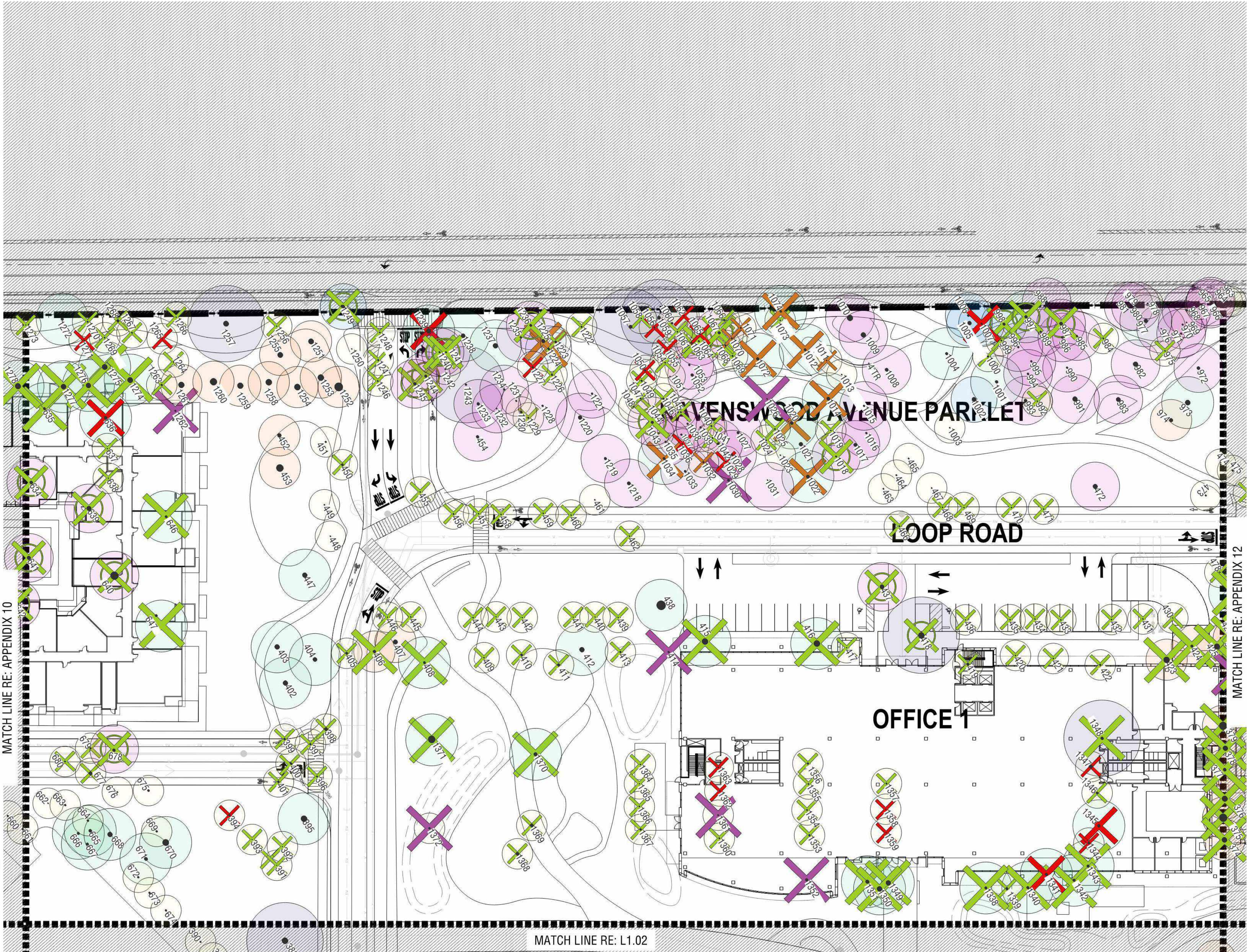


TREE PROTECTION LEGEND

- TREE SPECIES**
- HERITAGE QUERCUS AGRIFOLIA
 - HERITAGE QUERCUS LOBATA
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 - HERITAGE SEQUOIA SEMPERVIRENS
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 - HERITAGE OLEA EUROPAEA
 - HERITAGE HERITAGE INVASIVE
 - HERITAGE ALL OTHER SPECIES
 - NON HERITAGE TREES
- TREE REMOVAL SYMBOLS**
- HERITAGE INVASIVE/LOW DESIRABLE SPECIES - REMOVE
 - NON-HERITAGE INVASIVE/LOW DESIRABLE SPECIES - REMOVE
 - HERITAGE POOR HEALTH - REMOVE
 - NON-HERITAGE POOR HEALTH - REMOVE
 - DESIGN CONFLICT - HERITAGE OAK - REMOVE
 - DESIGN CONFLICT - OTHER HERITAGE - REMOVE
 - DESIGN CONFLICT - NON HERITAGE - REMOVE
 - TREE REMOVED FROM 2021 TO 2024 SURVEY

- TREES ASSOCIATED WITH SEPARATE PERMIT PROCESS, PLN2023-0025, AND HERITAGE REMOVAL APPLICATION HTR2023-00195**
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TREE PROTECTION
LEGEND

TREE SPECIES

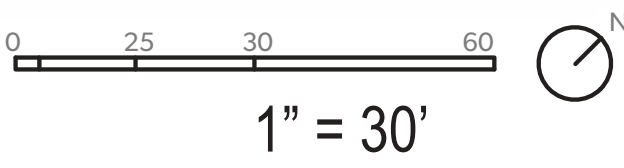
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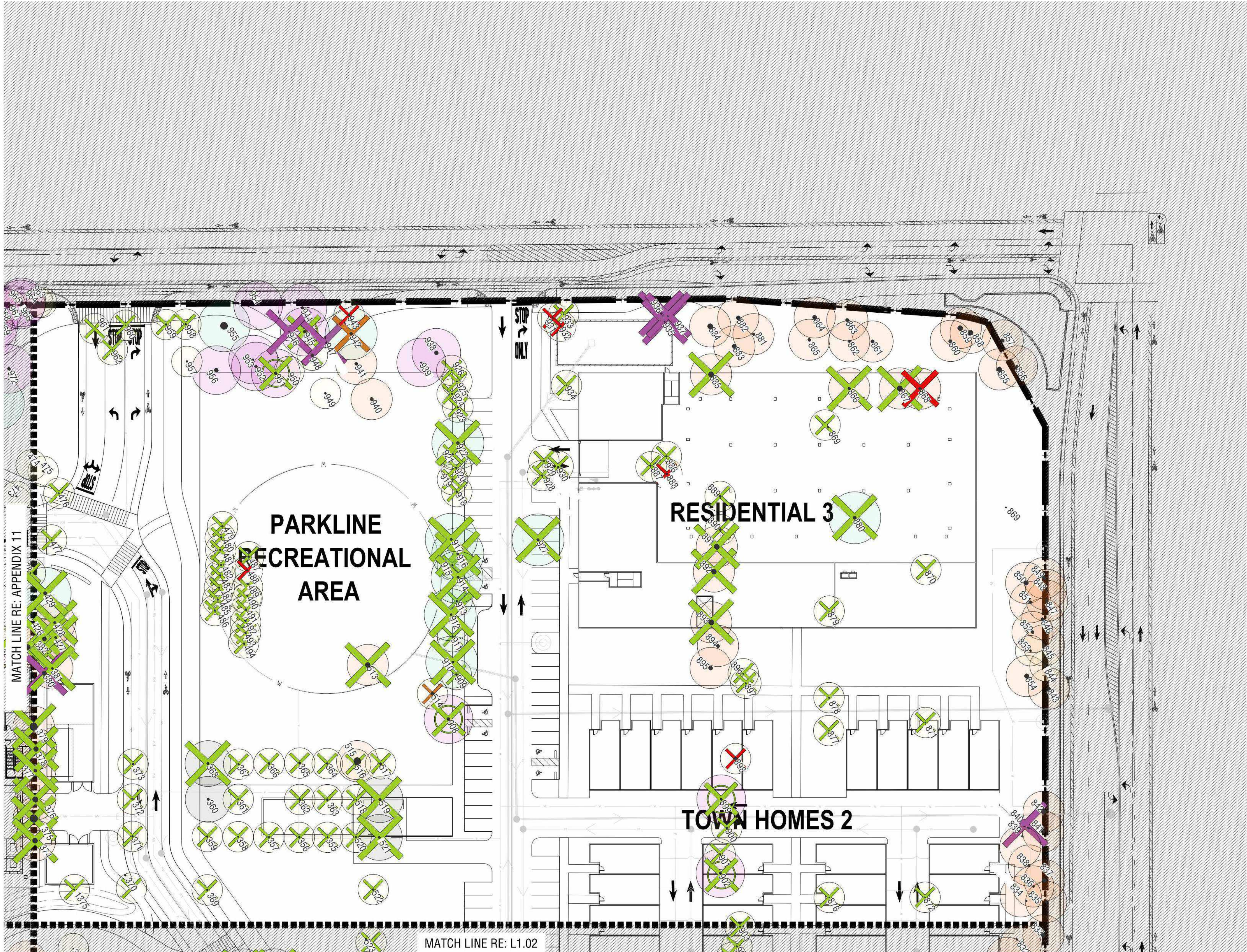
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TREE PROTECTION
LEGEND

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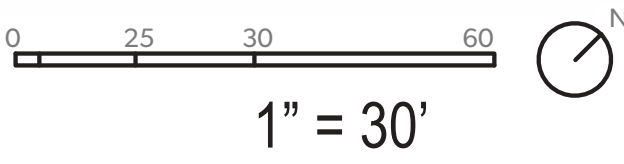
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**TREE PROTECTION
LEGEND**

TREE SPECIES

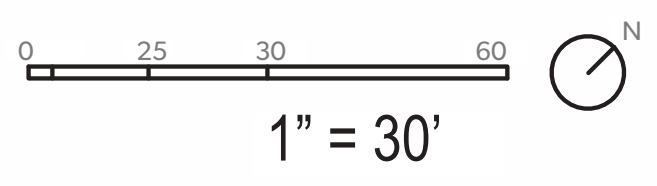
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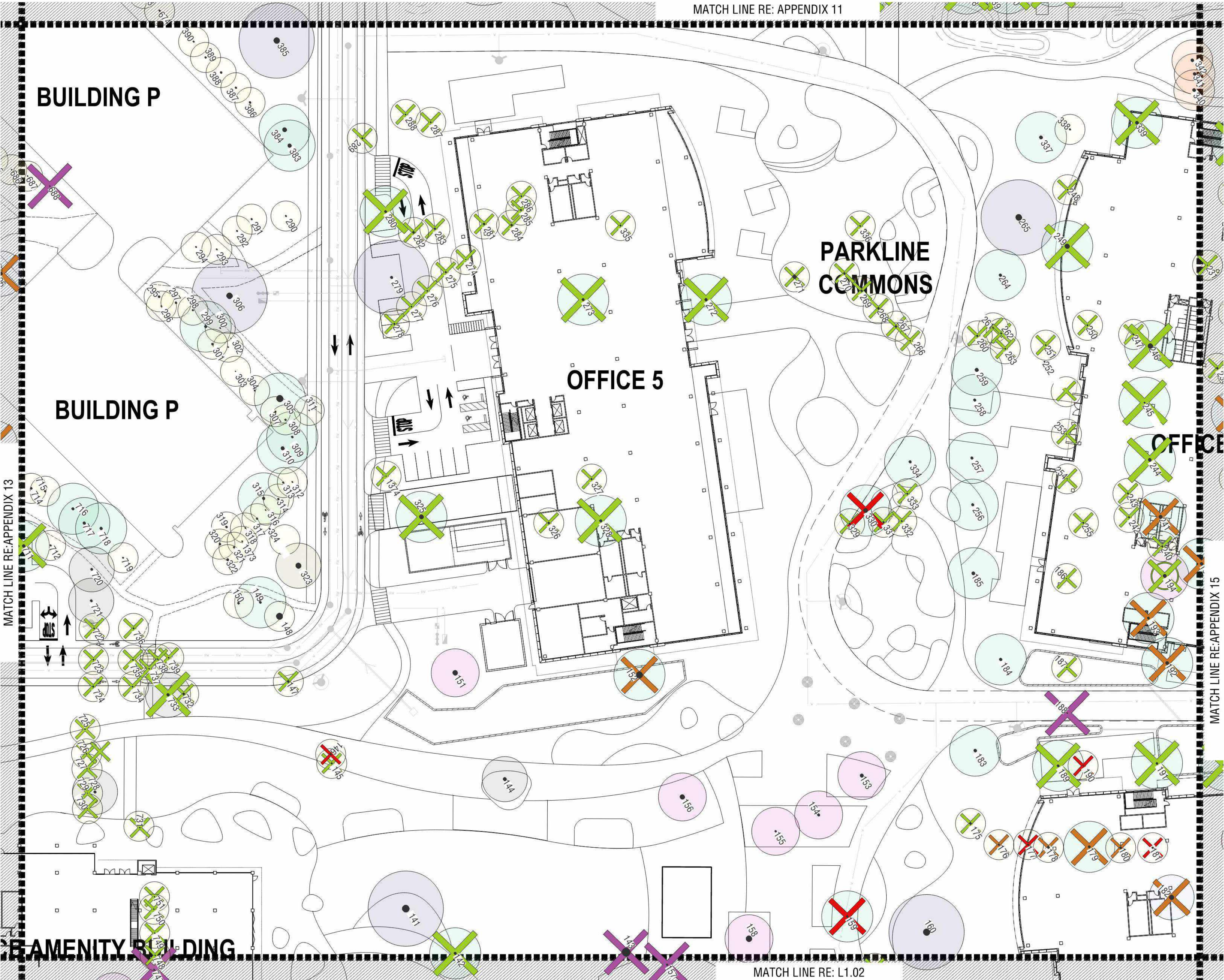
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TREE PROTECTION
LEGEND

TREE SPECIES

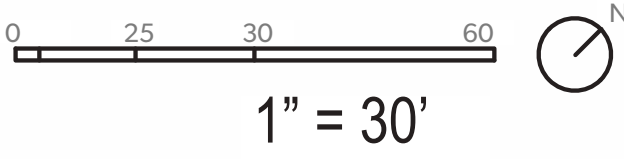
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- NON HERITAGE TREES

TREE REMOVAL SYMBOLS

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

TREES ASSOCIATED WITH SEPARATE PERMIT PROCESS, PLN2023-0025, AND HERITAGE REMOVAL APPLICATION HTR2023-00195

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





TREE PROTECTION
LEGEND

TREE SPECIES

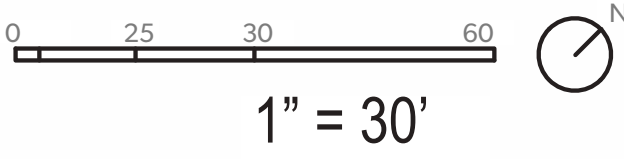
- HERITAGE QUERCUS AGRIFOLIA
- HERITAGE QUERCUS LOBATA
- HERITAGE QUERCUS ILEX
- HERITAGE QUERCUS RUBRA
- HERITAGE SEQUOIA SEMPERVIRENS
- HERITAGE PLATANUS RACEMOSA
- HERITAGE OLEA EUROPAEA
- HERITAGE HERITAGE INVASIVE
- HERITAGE ALL OTHER SPECIES
- NON HERITAGE TREES

TREE REMOVAL SYMBOLS

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

TREES ASSOCIATED WITH SEPARATE PERMIT PROCESS, PLN2023-0025, AND HERITAGE REMOVAL APPLICATION HTR2023-00195

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





TREE PROTECTION
LEGEND

TREE SPECIES

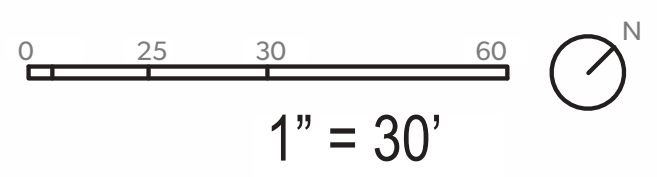
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- HERITAGE QUERCUS LOBATA
- HERITAGE QUERCUS ILEX
- HERITAGE QUERCUS RUBRA
- HERITAGE SEQUOIA SEMPERVIRENS
- HERITAGE PLATANUS RACEMOSA
- HERITAGE OLEA EUROPAEA
- HERITAGE HERITAGE INVASIVE
- HERITAGE ALL OTHER SPECIES
- NON HERITAGE TREES

TREE REMOVAL SYMBOLS

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

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





TREE PROTECTION
LEGEND

TREE SPECIES

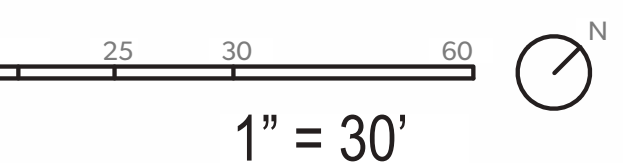
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- HERITAGE QUERCUS ILEX
- HERITAGE QUERCUS RUBRA
- HERITAGE SEQUOIA SEMPERVIRENS
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- HERITAGE OLEA EUROPAEA
- HERITAGE HERITAGE INVASIVE
- HERITAGE ALL OTHER SPECIES
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- HERITAGE INVASIVE/LOW DESIRABLE SPECIES - REMOVE
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- HERITAGE POOR HEALTH - REMOVE
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- DESIGN CONFLICT - HERITAGE OAK - REMOVE
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- HERITAGE SEQUOIA SEMPERVIRENS
- HERITAGE ALL OTHER SPECIES
- NON HERITAGE TREES
- NEW TREES





**TREE PROTECTION
LEGEND**

TREE SPECIES

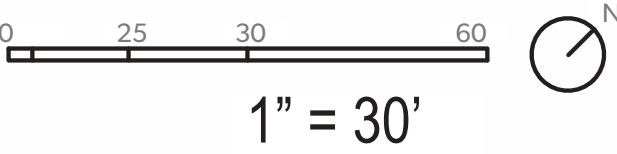
- HERITAGE QUERCUS AGRIFOLIA
- HERITAGE QUERCUS LOBATA
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- HERITAGE QUERCUS RUBRA
- HERITAGE SEQUOIA SEMPERVIRENS
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- HERITAGE OLEA EUROPAEA
- HERITAGE HERITAGE INVASIVE
- HERITAGE ALL OTHER SPECIES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

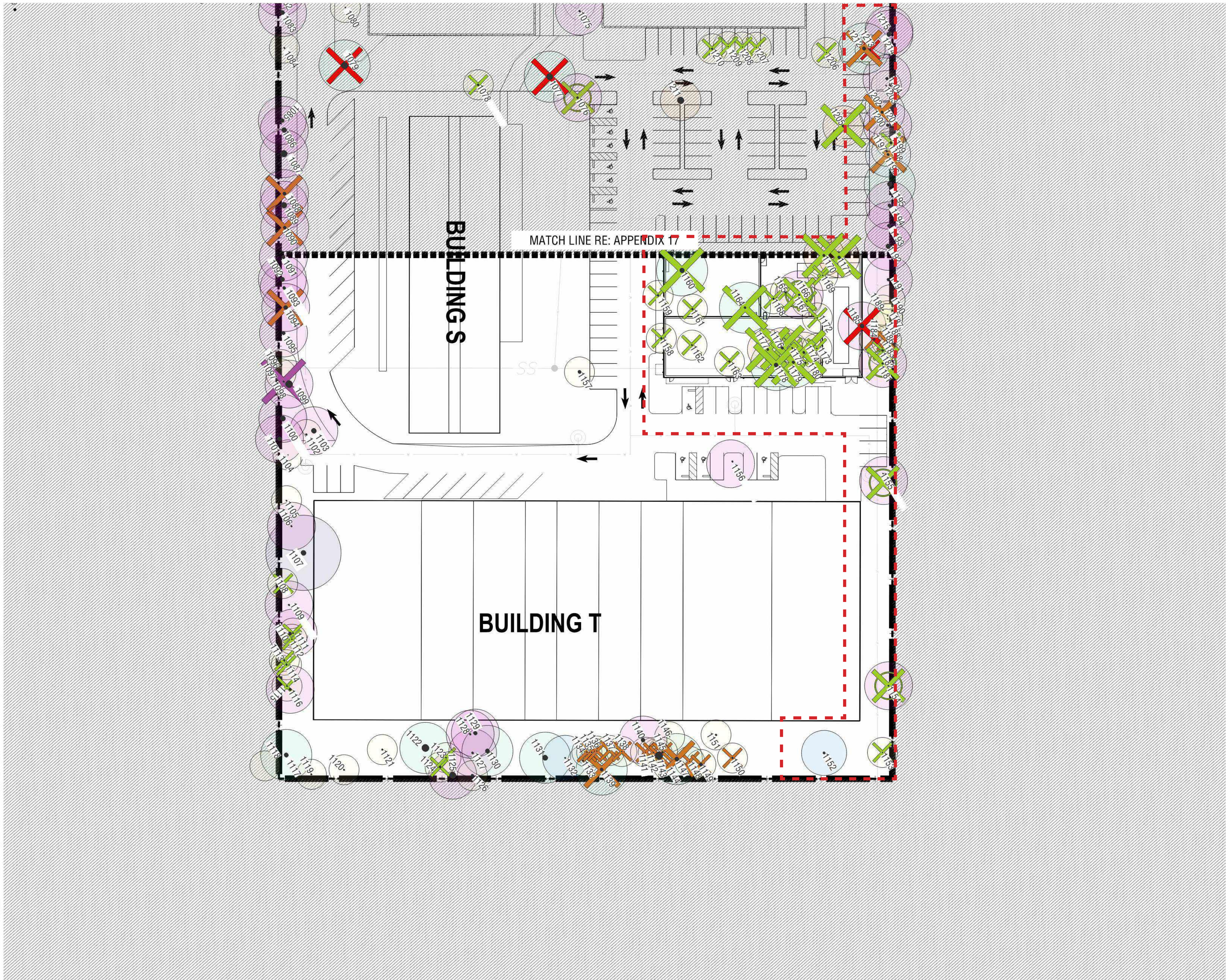
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- HERITAGE QUERCUS RUBRA
- HERITAGE SEQUOIA SEMPERVIRENS
- HERITAGE ALL OTHER SPECIES
- NON HERITAGE TREES
- NEW TREES





TREE PROTECTION LEGEND

TREE SPECIES

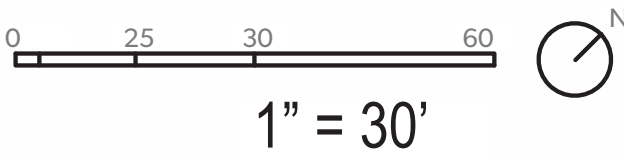
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- HERITAGE HERITAGE INVASIVE
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- NON HERITAGE TREES

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- TREE REMOVED FROM 2021 TO 2024 SURVEY

TREES ASSOCIATED WITH SEPARATE PERMIT PROCESS, PLN2023-0025, AND HERITAGE REMOVAL APPLICATION HTR2023-00195

- HERITAGE QUERCUS AGRIFOLIA
- HERITAGE QUERCUS LOBATA
- HERITAGE QUERCUS ILEX
- HERITAGE QUERCUS RUBRA
- HERITAGE SEQUOIA SEMPERVIRENS
- BOUNDARY OF SEPARATE PERMIT
- NON HERITAGE TREES
- NEW TREES



1" = 30'

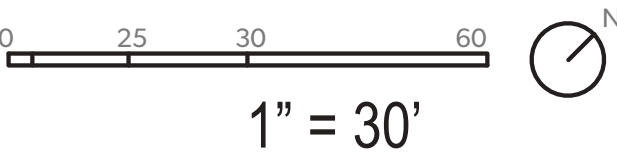


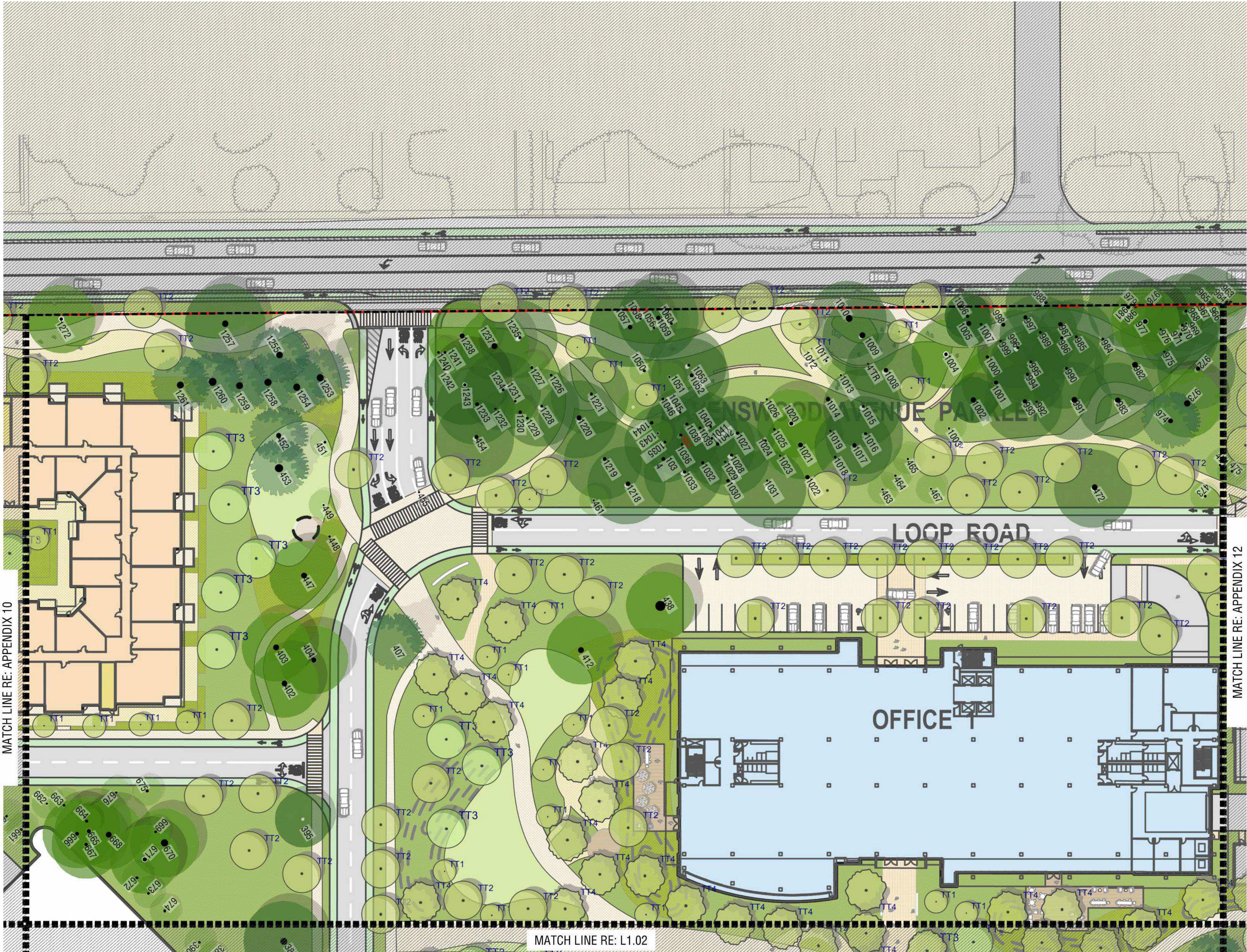
LEGEND

- PROPOSED TREE - 24" BOX
PROPOSED TREE SPECIES:
CHINESE PISTACHE (PISTACIA CHINENSIS)
BRISBANE BOX (LOPHOSTEMON CONFERTUS)
CALIFORNIA BAY LAUREL (UMBELLARIA CALIFORNICA)
- PROPOSED TREE - 36" BOX
PROPOSED TREE SPECIES:
CALIFORNIA SYCAMORE (PLANTANUS RACEMOSA)
CHINESE PISTACHE (PISTACIA CHINENSIS)
BRISBANE BOX (LOPHOSTEMON CONFERTUS)
STRAWBERRY TREE (ARBUTUS X MARINA)
FRONTIER ELM (ULMUS CARPINIFOLIA X PARVIFOLIA 'FRONTIER')
- PROPOSED TREE - 48" BOX
PROPOSED TREE SPECIES:
CALIFORNIA SYCAMORE (PLANTANUS RACEMOSA)
CHINESE PISTACHE (PISTACIA CHINENSIS)
FOREST GREEN OAK (QUERCUS FAINETTO 'FOREST GREEN')
SILVER LINDEN (TILIA TOMENTOSA)
MONTEREY CYPRESS (CUPRESSUS MACROCARPA)
FRONTIER ELM (ULMUS CARPINIFOLIA X PARVIFOLIA 'FRONTIER')
- PROPOSED TREE - 60" BOX
PROPOSED TREE SPECIES:
CALIFORNIA SYCAMORE (PLANTANUS RACEMOSA)
FOREST GREEN OAK (QUERCUS FAINETTO 'FOREST GREEN')
COAST LIVE OAK (QUERCUS AGRIFOLIA)
LIVE OAK (QUERCUS VIRGINIANA)
TIPU TREE (TIPUANA)
FOREST GREEN OAK (QUERCUS FAINETTO 'FOREST GREEN')
NETLEAF OAK (QUERCUS RUGOSA)
- EXISTING HERITAGE SEQUOIA SEMPERVIRENS / REDWOOD
- EXISTING HERITAGE
- EXISTING NON-HERITAGE

Tree Disposition	Total Trees	Estimated Value
Design Conflict	202	\$ 2,053,100
Health Reasons	25	\$ 17,100
Undesirable	37	\$ 15,200
Total Tree removal mitigation value		\$ 2,085,400

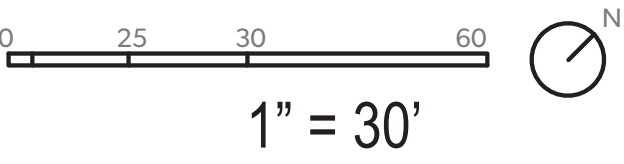
Tree Replacement Value Analysis			
Tree Size	Value	Total Trees	Total Value
24" Box	\$ 400	155	\$ 62,000
36" Box	\$ 1,200	355	\$ 426,000
48" Box	\$ 5,000	200	\$ 1,000,000
60" Box	\$ 7,000	150	\$ 1,050,000
		860	\$ 2,476,000





LEGEND

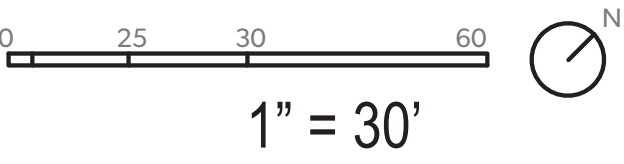
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FOREST GREEN OAK (QUERCUS FAINETTO 'FOREST GREEN')
NETLEAF OAK (QUERCUS RUGOSA)
- EXISTING HERITAGE SEQUOIA SEMPERVIRENS / REDWOOD
- EXISTING HERITAGE
- EXISTING NON-HERITAGE

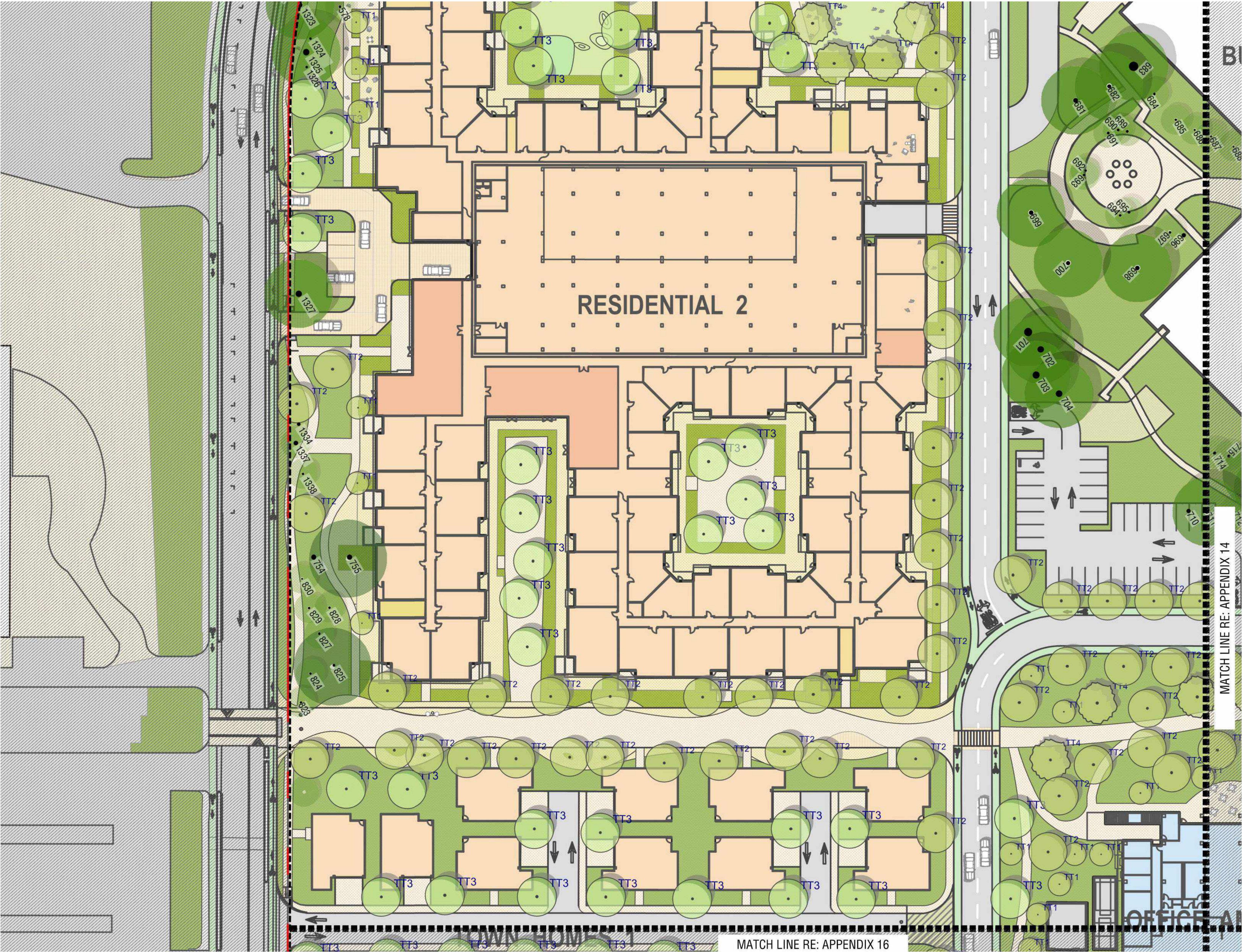




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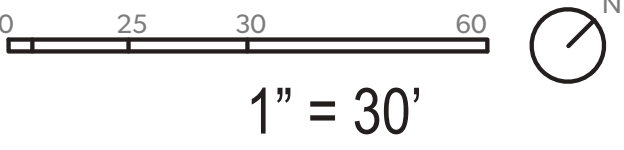
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 PROPOSED TREE SPECIES:
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 BRISBANE BOX (LOPHOSTEMON CONFERTUS)
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 PROPOSED TREE SPECIES:
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 CHINESE PISTACHE (PISTACIA CHINENSIS)
 BRISBANE BOX (LOPHOSTEMON CONFERTUS)
 STRAWBERRY TREE (ARBUTUS X MARINA)
 FRONTIER ELM (ULMUS CARPINIFOLIA X PARVIFOLIA 'FRONTIER')
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 PROPOSED TREE SPECIES:
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 CHINESE PISTACHE (PISTACIA CHINENSIS)
 FOREST GREEN OAK (QUERCUS FAINETTO 'FOREST GREEN')
 SILVER LINDEN (TILLA TOMENTOSA)
 MONTEREY CYPRESS (CUPRESSUS MACROCARPA)
 FRONTIER ELM (ULMUS CARPINIFOLIA X PARVIFOLIA 'FRONTIER')
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PROPOSED TREE - 60" BOX
 PROPOSED TREE SPECIES:
 CALIFORNIA SYCAMORE (PLANTANUS RACEMOSA)
 FOREST GREEN OAK (QUERCUS FAINETTO 'FOREST GREEN')
 COAST LIVE OAK (QUERCUS AGRIFOLIA)
 LIVE OAK (QUERCUS VIRGINIANA)
 TIPU TREE (TIPIANA)
 FOREST GREEN OAK (QUERCUS FAINETTO 'FOREST GREEN')
 NETLEAF OAK (QUERCUS RUGOSA)
- 
 EXISTING HERITAGE SEQUOIA SEMPERVIRENS / REDWOOD
- 
 EXISTING HERITAGE
- 
 EXISTING NON-HERITAGE





LEGEND

- PROPOSED TREE - 24" BOX
PROPOSED TREE SPECIES:
CHINESE PISTACHE (PISTACIA CHINENSIS)
BRISBANE BOX (LOPHOSTEMON CONFERTUS)
CALIFORNIA BAY LAUREL (UMBELLARIA CALIFORNICA)
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PROPOSED TREE SPECIES:
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LIVE OAK (QUERCUS VIRGINIANA)
TIPU TREE (TIPUANA)
FOREST GREEN OAK (QUERCUS FAINETTO 'FOREST GREEN')
NETLEAF OAK (QUERCUS RUGOSA)
- EXISTING HERITAGE SEQUOIA SEMPERVIRENS / REDWOOD
- EXISTING HERITAGE
- EXISTING NON-HERITAGE





- LEGEND
- TT1

PROPOSED TREE - 24" BOX

PROPOSED TREE SPECIES:

CHINESE PISTACHE (PISTACIA CHINENSIS)

BRISBANE BOX (LOPHOSTEMON CONFERTUS)

CALIFORNIA BAY LAUREL (UMBELLARIA CALIFORNICA)

TT2

PROPOSED TREE - 36" BOX

PROPOSED TREE SPECIES:

CALIFORNIA SYCAMORE (PLANTANUS RACEMOSA)

CHINESE PISTACHE (PISTACIA CHINENSIS)

BRISBANE BOX (LOPHOSTEMON CONFERTUS)

STRAWBERRY TREE (ARBUTUS X MARINA)

FRONTIER ELM (ULMUS CARPINIFOLIA X PARVIFOLIA 'FRONTIER')

TT3

PROPOSED TREE - 48" BOX

PROPOSED TREE SPECIES:

CALIFORNIA SYCAMORE (PLANTANUS RACEMOSA)

CHINESE PISTACHE (PISTACIA CHINENSIS)

FOREST GREEN OAK (QUERCUS FAINETTO 'FOREST GREEN')

SILVER LINDEN (TILIA TOMENTOSA)

MONTEREY CYPRESS (CUPRESSUS MACROCARPA)

FRONTIER ELM (ULMUS CARPINIFOLIA X PARVIFOLIA 'FRONTIER')

TT4

PROPOSED TREE - 60" BOX

PROPOSED TREE SPECIES:

CALIFORNIA SYCAMORE (PLANTANUS RACEMOSA)

FOREST GREEN OAK (QUERCUS FAINETTO 'FOREST GREEN')

COAST LIVE OAK (QUERCUS AGRIFOLIA)

LIVE OAK (QUERCUS VIRGINIANA)

TIPU TREE (TIPUANA)

FOREST GREEN OAK (QUERCUS FAINETTO 'FOREST GREEN')

NETLEAF OAK (QUERCUS RUGOSA)

EXISTING HERITAGE SEQUOIA SEMPERVIRENS / REDWOOD

EXISTING HERITAGE

EXISTING NON-HERITAGE
-
- PARKLINE

LANE PARTNERS

SRI

STUDIOE

OJB

KIER+WRIGHT

LUMA
- 2025.06.24

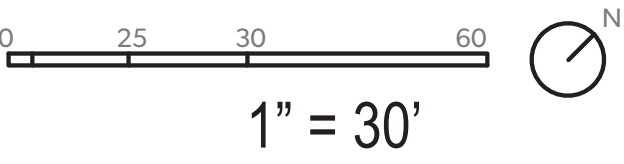
TREE REPLACEMENT - ENLARGEMENT

G2.02.5



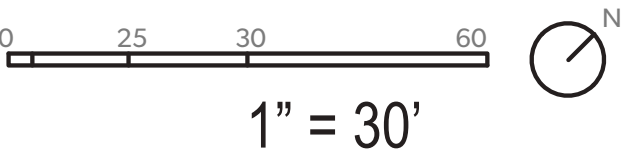
LEGEND

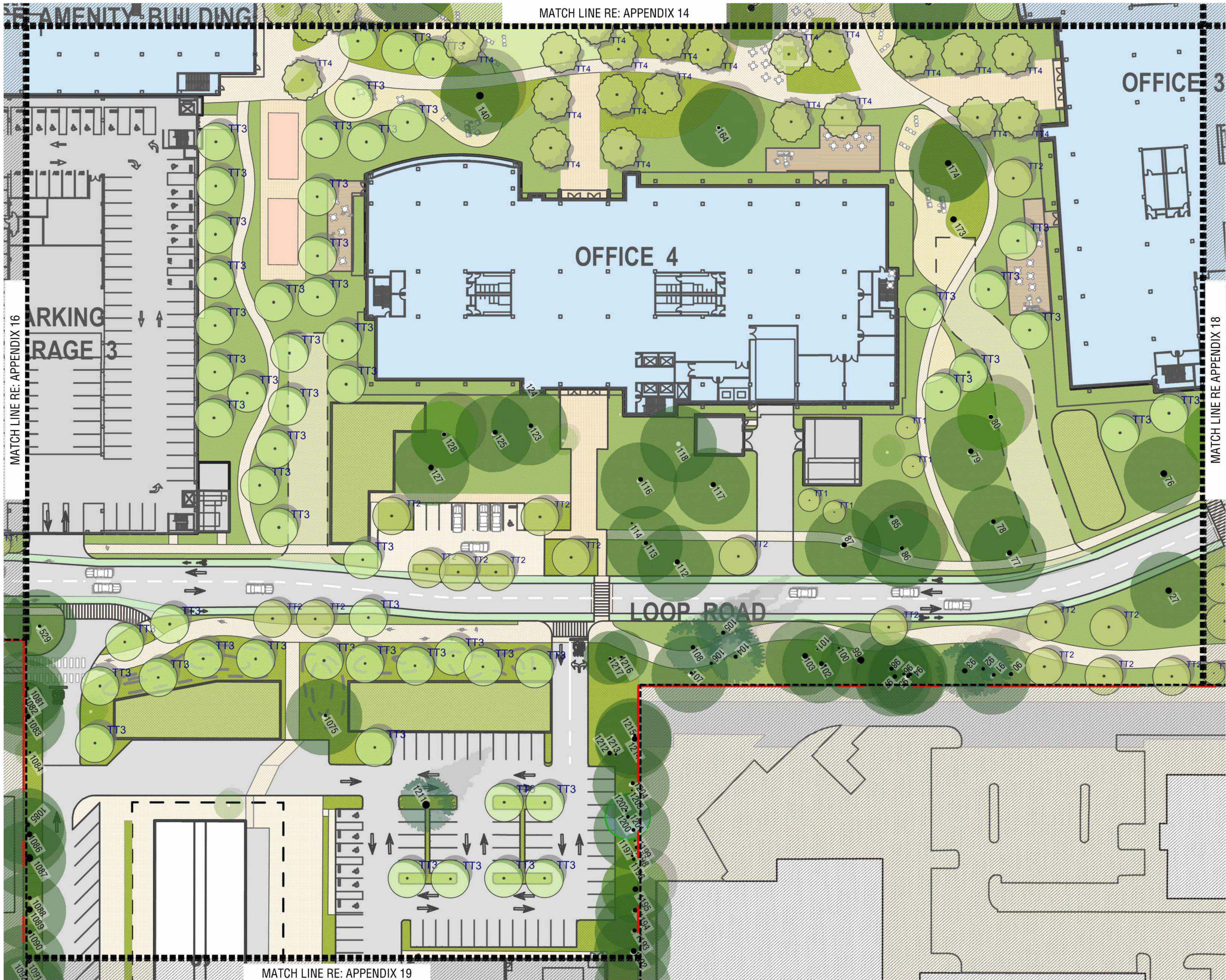
-  PROPOSED TREE - 24" BOX
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-  EXISTING HERITAGE SEQUOIA SEMPERVIRENS / REDWOOD
-  EXISTING HERITAGE
-  EXISTING NON-HERITAGE



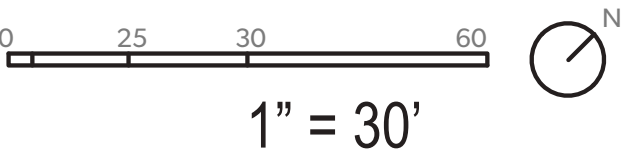


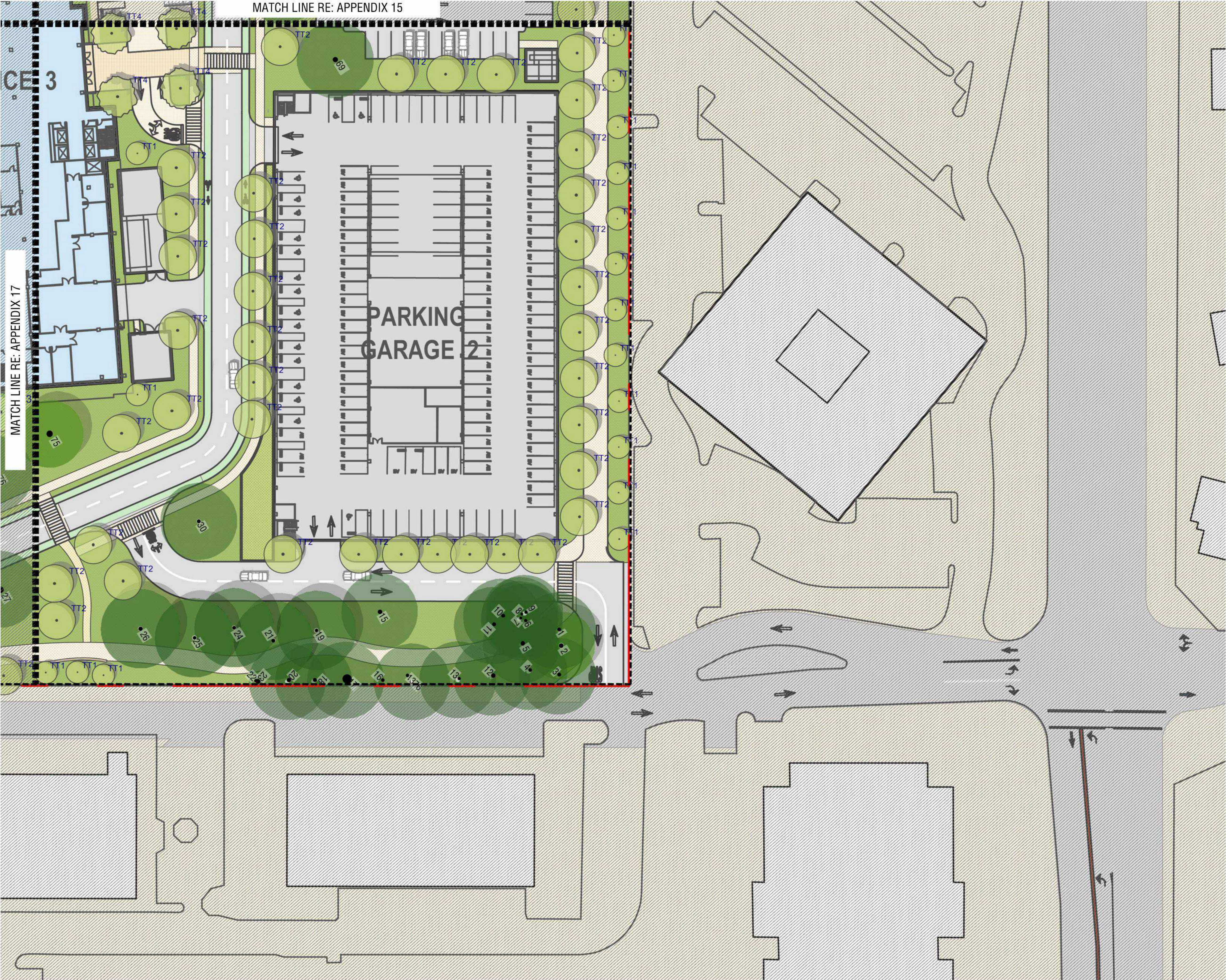
- LEGEND**
- PROPOSED TREE - 24" BOX
PROPOSED TREE SPECIES:
CHINESE PISTACHE (PISTACIA CHINENSIS)
BRISBANE BOX (LOPHOSTEMON CONFERTUS)
CALIFORNIA BAY LAUREL (UMBELLARIA CALIFORNICA)
 - PROPOSED TREE - 36" BOX
PROPOSED TREE SPECIES:
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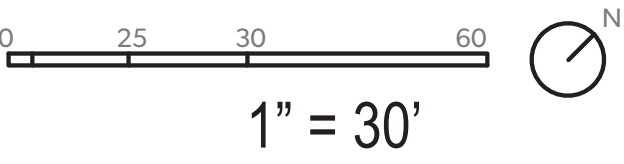
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 - PROPOSED TREE - 36" BOX
PROPOSED TREE SPECIES:
CALIFORNIA SYCAMORE (PLANTANUS RACEMOSA)
CHINESE PISTACHE (PISTACIA CHINENSIS)
BRISBANE BOX (LOPHOSTEMON CONFERTUS)
STRAWBERRY TREE (ARBUTUS X MARINA)
FRONTIER ELM (ULMUS CARPINIFOLIA X PARVIFOLIA 'FRONTIER')
 - PROPOSED TREE - 48" BOX
PROPOSED TREE SPECIES:
CALIFORNIA SYCAMORE (PLANTANUS RACEMOSA)
CHINESE PISTACHE (PISTACIA CHINENSIS)
FOREST GREEN OAK (QUERCUS FAINETTO 'FOREST GREEN')
SILVER LINDEN (TILIA TOMENTOSA)
MONTEREY CYPRESS (CUPRESSUS MACROCARPA)
FRONTIER ELM (ULMUS CARPINIFOLIA X PARVIFOLIA 'FRONTIER')
 - PROPOSED TREE - 60" BOX
PROPOSED TREE SPECIES:
CALIFORNIA SYCAMORE (PLANTANUS RACEMOSA)
FOREST GREEN OAK (QUERCUS FAINETTO 'FOREST GREEN')
COAST LIVE OAK (QUERCUS AGRIFOLIA)
LIVE OAK (QUERCUS VIRGINIANA)
TIPU TREE (TIPUANA)
FOREST GREEN OAK (QUERCUS FAINETTO 'FOREST GREEN')
NETLEAF OAK (QUERCUS RUGOSA)
 - EXISTING HERITAGE SEQUOIA SEMPERVIRENS / REDWOOD
 - EXISTING HERITAGE
 - EXISTING NON-HERITAGE





LEGEND

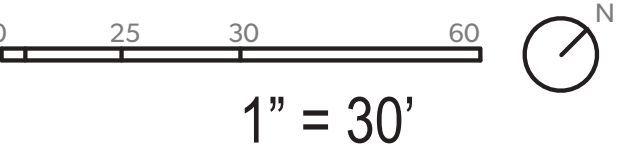
- PROPOSED TREE - 24" BOX
PROPOSED TREE SPECIES:
CHINESE PISTACHE (PISTACIA CHINENSIS)
BRISBANE BOX (LOPHOSTEMON CONFERTUS)
CALIFORNIA BAY LAUREL (UMBELLARIA CALIFORNICA)
- PROPOSED TREE - 36" BOX
PROPOSED TREE SPECIES:
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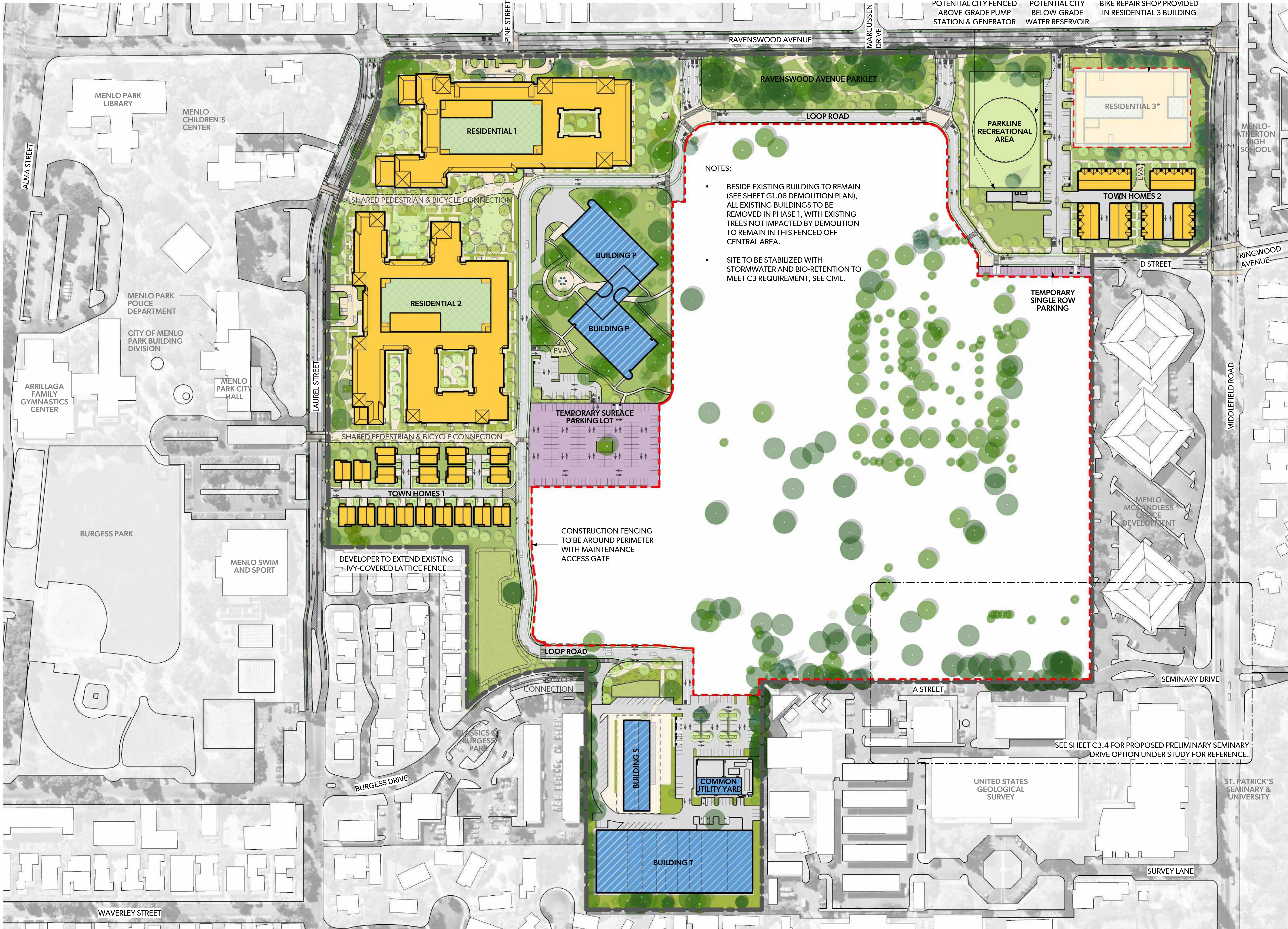




LEGEND

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





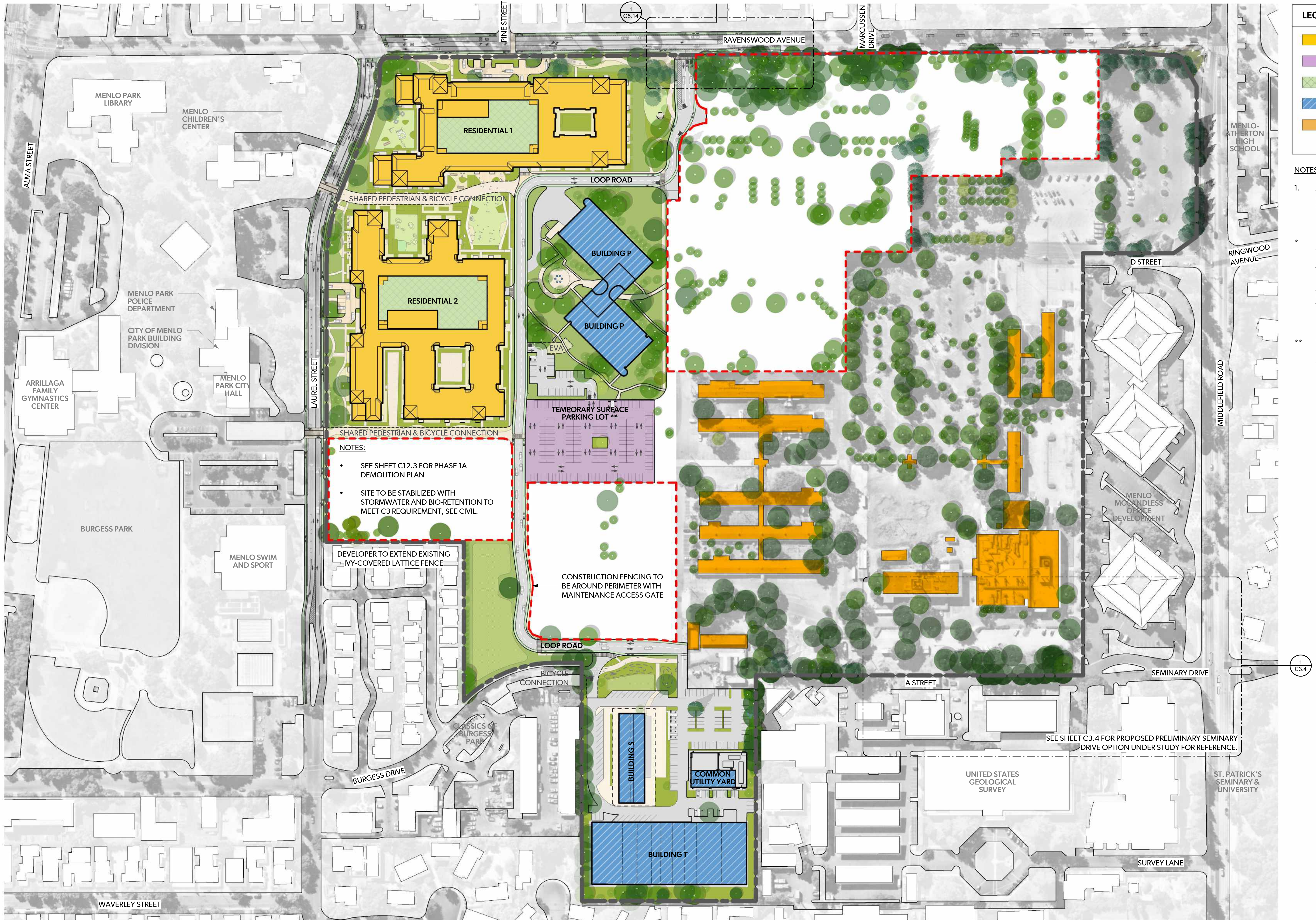
LEGEND

- RESIDENTIAL
- TEMPORARY PARKING
- TERRACE
- EXISTING BUILDINGS

- NOTES:**
- AS DESCRIBED IN THE VTM PLAN SET, PHASE 1 MAY BE DEVELOPED IN TWO SUB-PHASES, STARTING WITH PHASE 1A WHICH WOULD INVOLVE R1 AND R2. REFER TO VTM PLAN SET FOR ADDITIONAL DETAILS.
 - RESIDENTIAL BUILDING R3 (RESIDENTIAL 3) WILL BE DEVELOPED SEPARATELY BY A 3RD PARTY AFFORDABLE HOUSING DEVELOPER. THE TIMING OF CONSTRUCTION IS DEPENDENT ON A VARIETY OF FACTORS THAT ARE UNKNOWN AT THIS TIME AND NOT UNDER THE APPLICANT'S CONTROL. R3 IS THEREFORE DEPICTED AS DEVELOPED UNDER PHASE 3, BUT IT COULD BE DEVELOPED AT AN EARLIER DATE.
 - THE TEMPORARY SURFACE PARKING LOT BY BUILDING P IS MEANT TO SERVE BUILDINGS P, S AND T. THE PARKING LOT INCLUDES 145 PARKING SPACES.

1
C3.4

Scale: 1" = 100' -0"

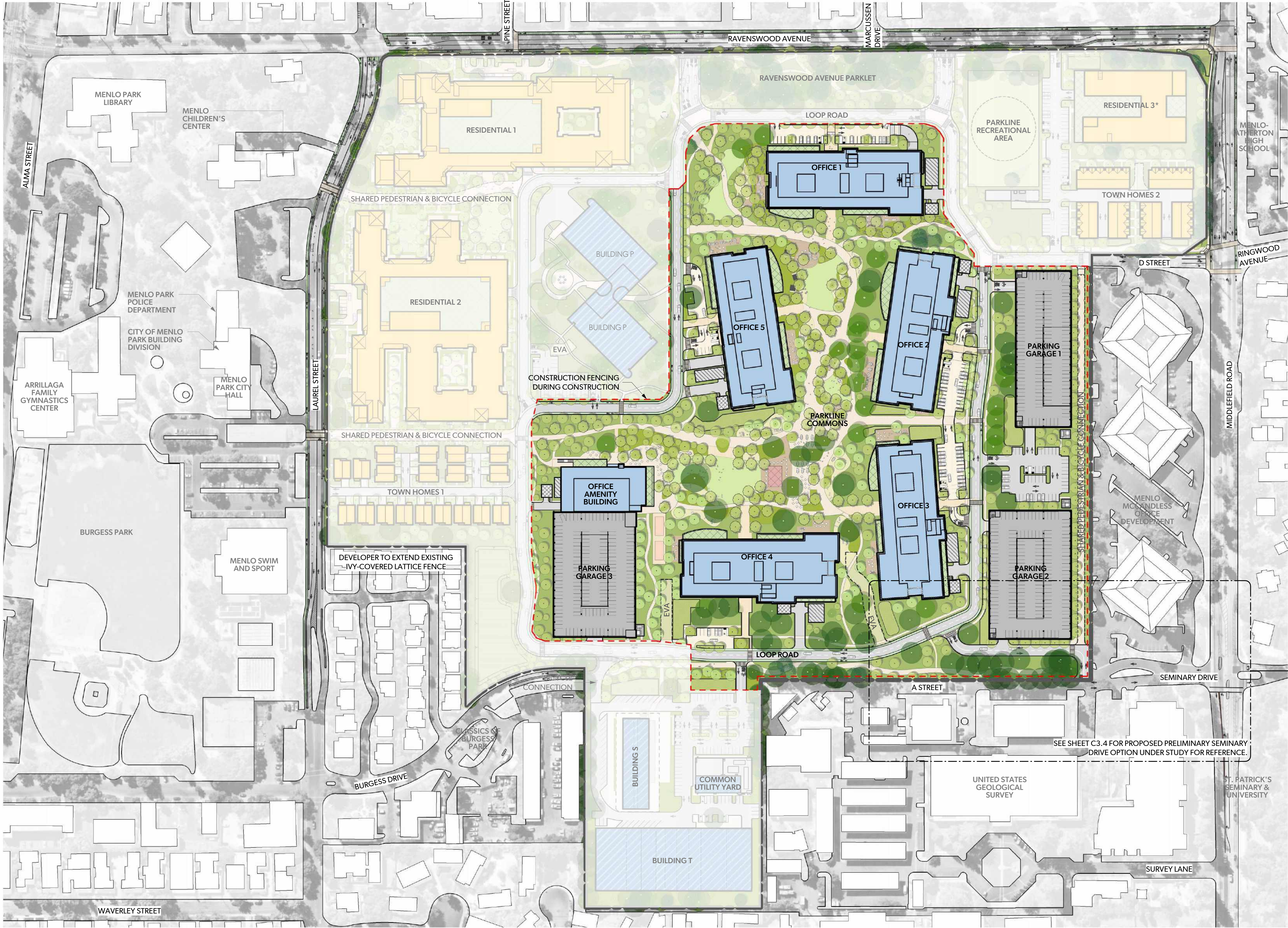


LEGEND

- RESIDENTIAL
- TEMPORARY PARKING
- TERRACE
- EXISTING BUILDINGS
- EXISTING BUILDINGS TO STAY FOR PHASE 1A

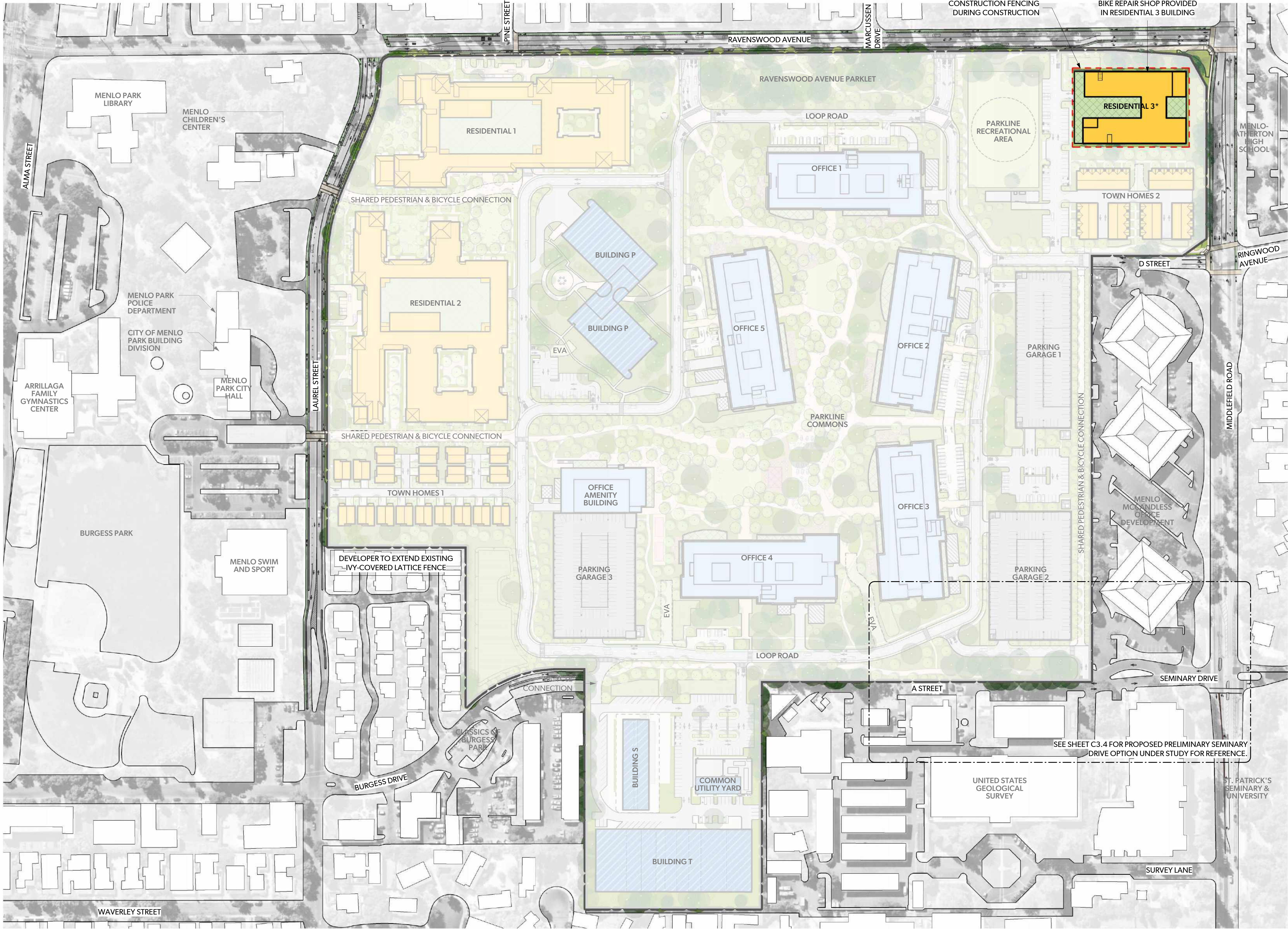
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Scale: 1" = 100' -0"



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

- NOTE:
- PUBLIC RESTROOM PROVIDED ON THE GROUND LEVEL IN PARKING GARAGE 1. SEE SHEET G2.04 ILLUSTRATIVE MASTERPLAN.
- * RESIDENTIAL BUILDING R3 (RESIDENTIAL 3) WILL BE DEVELOPED SEPARATELY BY A 3RD PARTY AFFORDABLE HOUSING DEVELOPER. THE TIMING OF CONSTRUCTION IS DEPENDENT ON A VARIETY OF FACTORS THAT ARE UNKNOWN AT THIS TIME AND NOT UNDER THE APPLICANT'S CONTROL. R3 IS THEREFORE DEPICTED AS DEVELOPED UNDER PHASE 3, BUT IT COULD BE DEVELOPED AT AN EARLIER DATE. A BIKE REPAIR SHOP IS CURRENTLY ANTICIPATED WITHIN R3 BUT ALTERNATIVE OR ADDITIONAL AMENITIES MAY ALSO BE INCLUDED SUCH AS A SMALL COFFEE OR JUICE BAR. THIS IS CONCEPTUAL PLAN AND DETAILS REGARDING SPECIFIC USES WILL BE DEVELOPED LATER DURING THE ACP PROCESS.

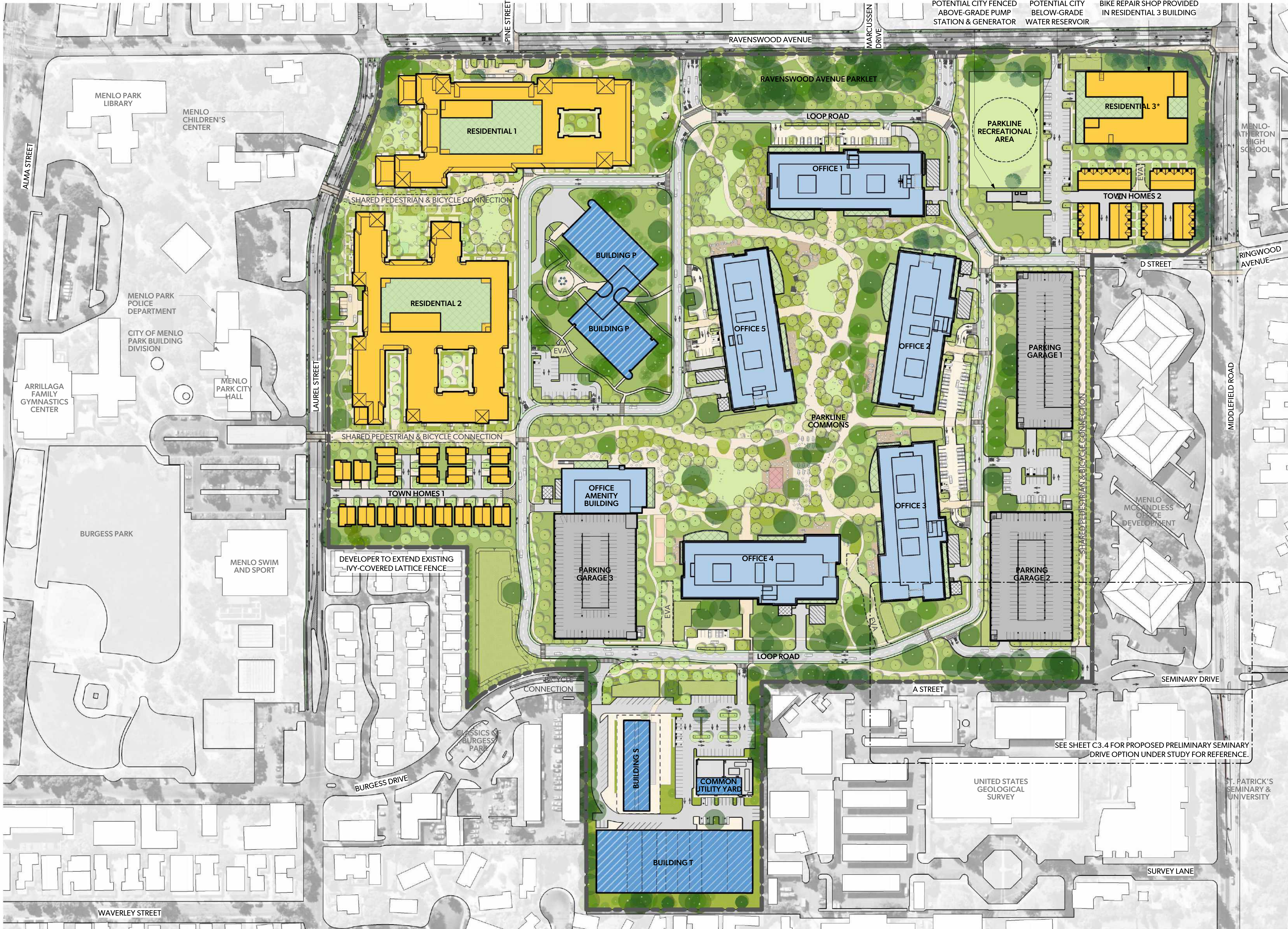


LEGEND	
	RESIDENTIAL
	OFFICE / R&D
	TERRACE
	EXISTING BUILDINGS
	PARKING GARAGE
	UTILITY YARD
	UTILITY & TRASH ENCLOSURE FOOTPRINT / ROOF
	OUTDOOR PAVILION / EVENT SPACE

- NOTE:
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1
C3.4

Scale: 1" = 100' -0"



LEGEND

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

NOTE:

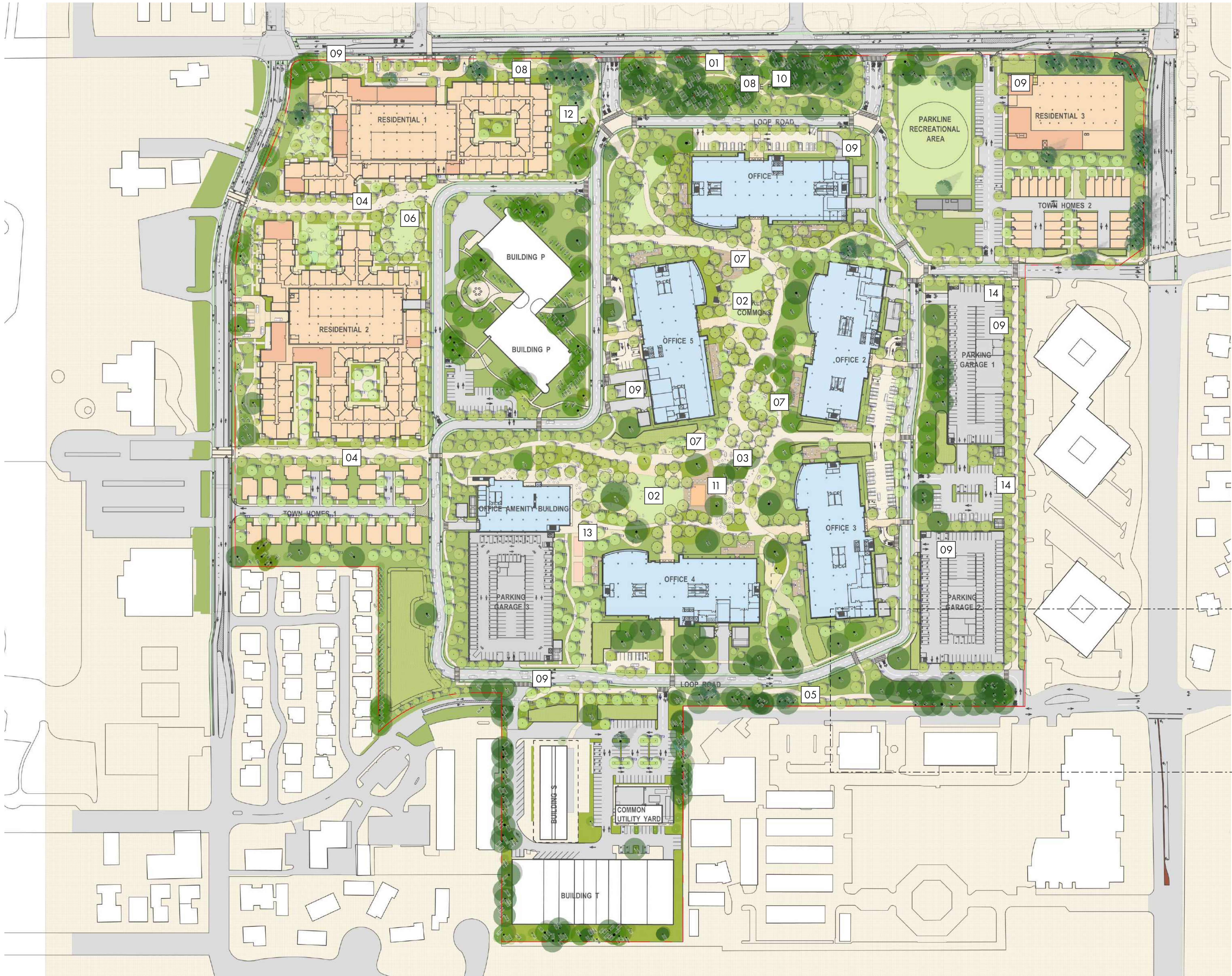
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1
C3.4

SEE SHEET C3.4 FOR PROPOSED PRELIMINARY SEMINARY DRIVE OPTION UNDER STUDY FOR REFERENCE.

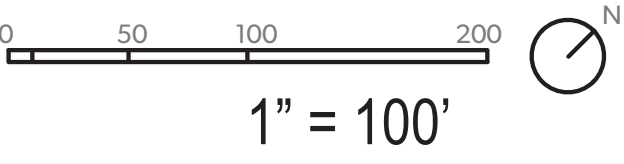
Scale: 1" = 100' -0"



LEGEND

- 01 RAVENSWOOD CLASS I SHARED-USE PATH
- 02 THE GREEN - MULTI-USE LAWN
- 03 MULTI-USE PLAZA
- 04 PEDESTRIAN CONNECTION
- 05 SEMINARY/BURGESS CLASS I SHARED-USE PATH
- 06 DOG PARK
- 07 SHADED COURTS
- 08 EXERCISE STATION
- 09 BIKE REPAIR STATION
- 10 CHILDREN'S PLAYGROUND
- 11 PERFORMACE SPACE
- 12 BBQ/PICNIC AREA
- 13 PARK GAMES
- 14 PUBLIC RESTROOM

NOTE:
1 SEE SHEET C3.4 FOR PROPOSED PRELIMINARY SEMINARY
DRIVE OPTION UNDER STUDY FOR REFERENCE.





RAVENSWOOD CLASS I SHARED-USE PATH



THE GREEN - MULTI-USE LAWN



MULTI-USE PLAZA



PEDESTRIAN CONNECTION



SEMINARY/BURGESS CLASS I SHARED-USE PATH



DOG PARK



SHADED COURTS



EXERCISE STATIONS



BIKE REPAIR STATION



CHILDREN'S PLAYGROUND



PERFORMANCE SPACE



BBQ/PICNIC AREA



PARK GAMES



FARMERS' MARKET



RECREATION AREA



FOOD TRUCKS



COMMUNITY FITNESS



MOVIE NIGHT

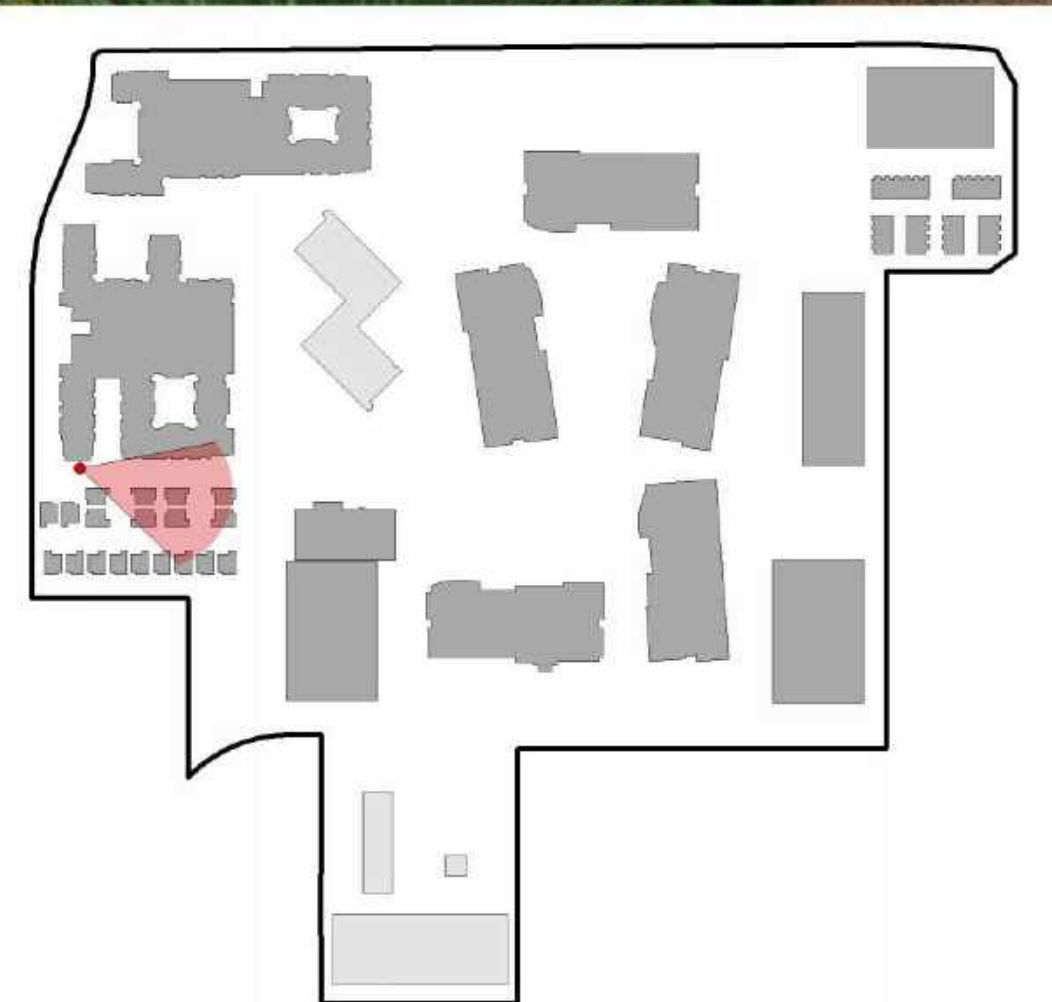
POTENTIAL AMENITY PROGRAMMING IMAGES ARE FOR ILLUSTRATIVE PURPOSES, ACTUAL AMENITY TYPE AND LOCATION WILL VARY



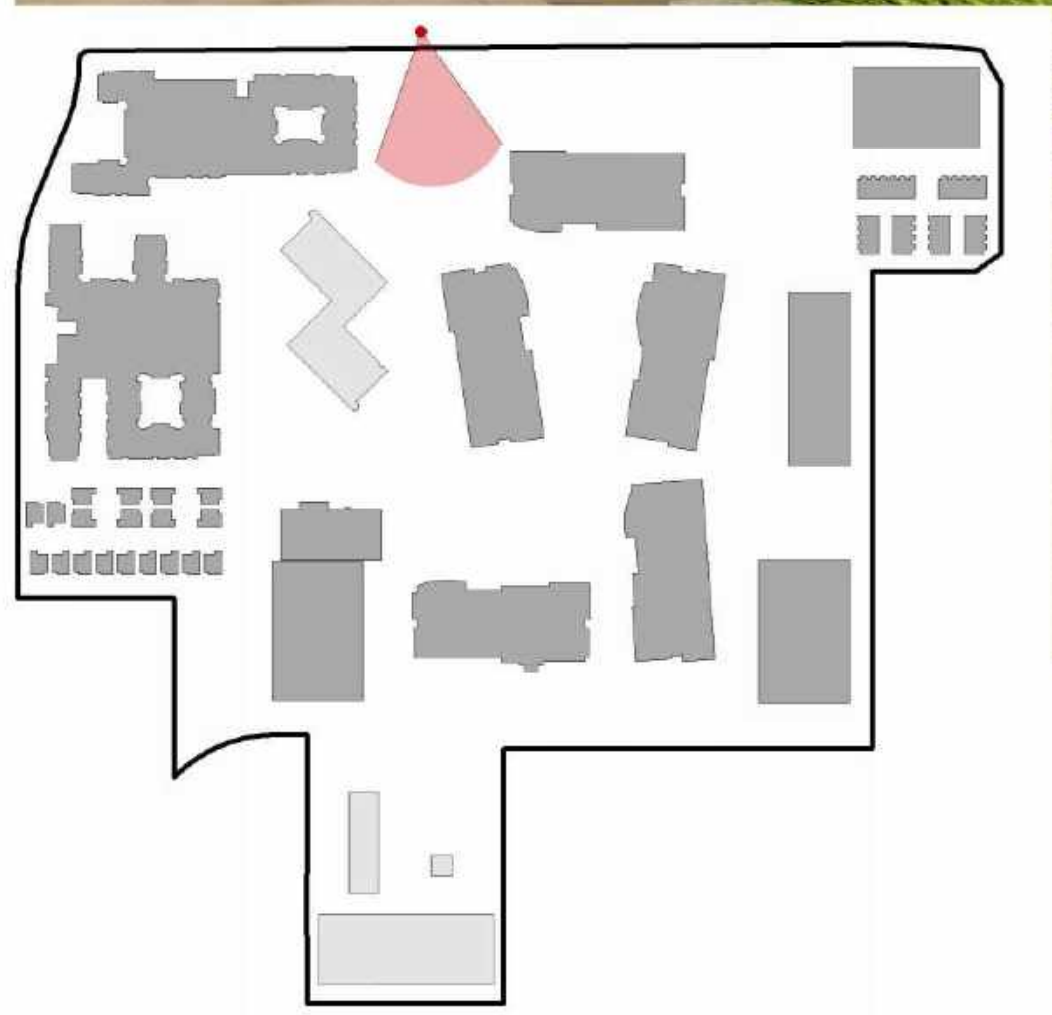
A PARKLET WITH SHARED BICYCLE AND PEDESTRIAN PATHS WILL STRETCH ALONG THE PROJECT AT RAVENSWOOD AVENUE. ('RESIDENTIAL 1' SHOWN AT BACKGROUND)



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



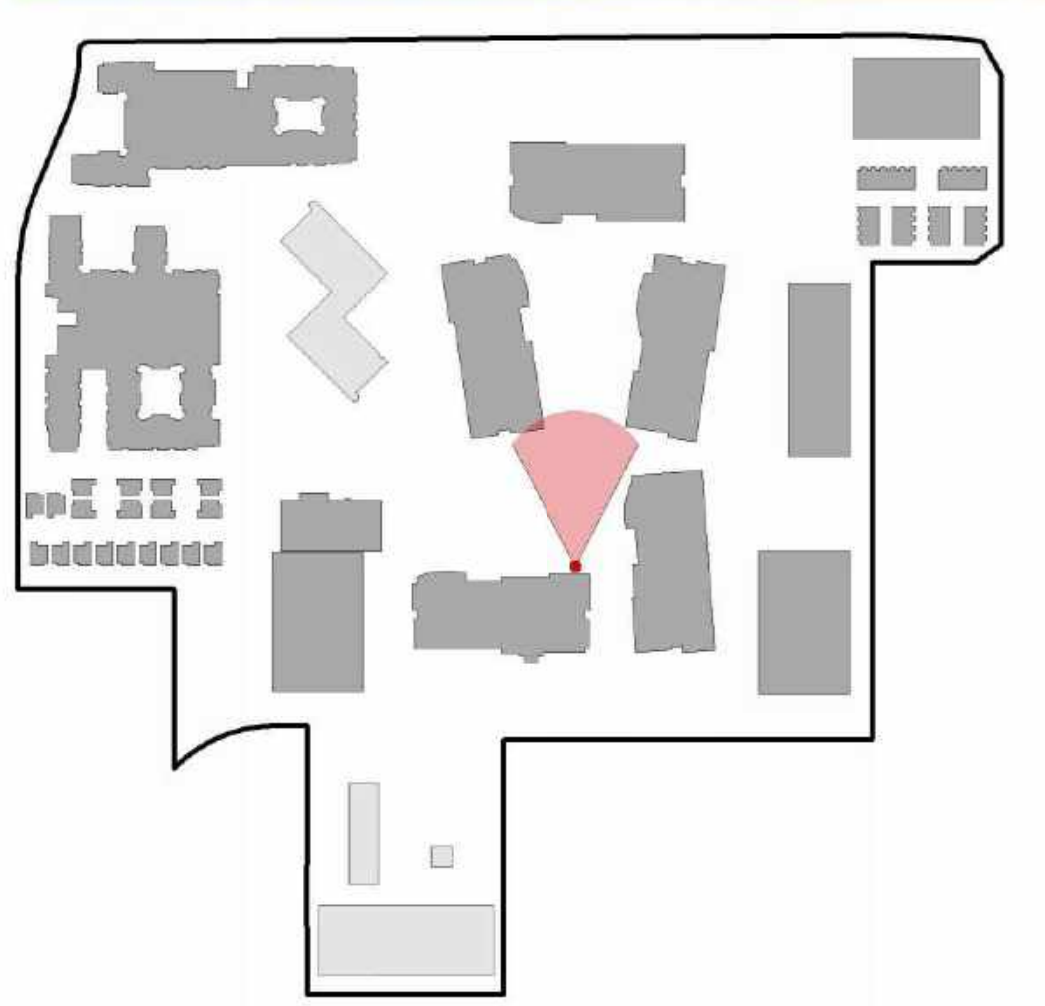
THE LAUREL STREET PEDESTRIAN CONNECTION, BETWEEN 'RESIDENTIAL 2' (LEFT) & 'TOWNHOMES 1' (RIGHT), PROVIDING ACCESS FROM LAUREL STREET TO THE PARKLINE COMMONS.



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



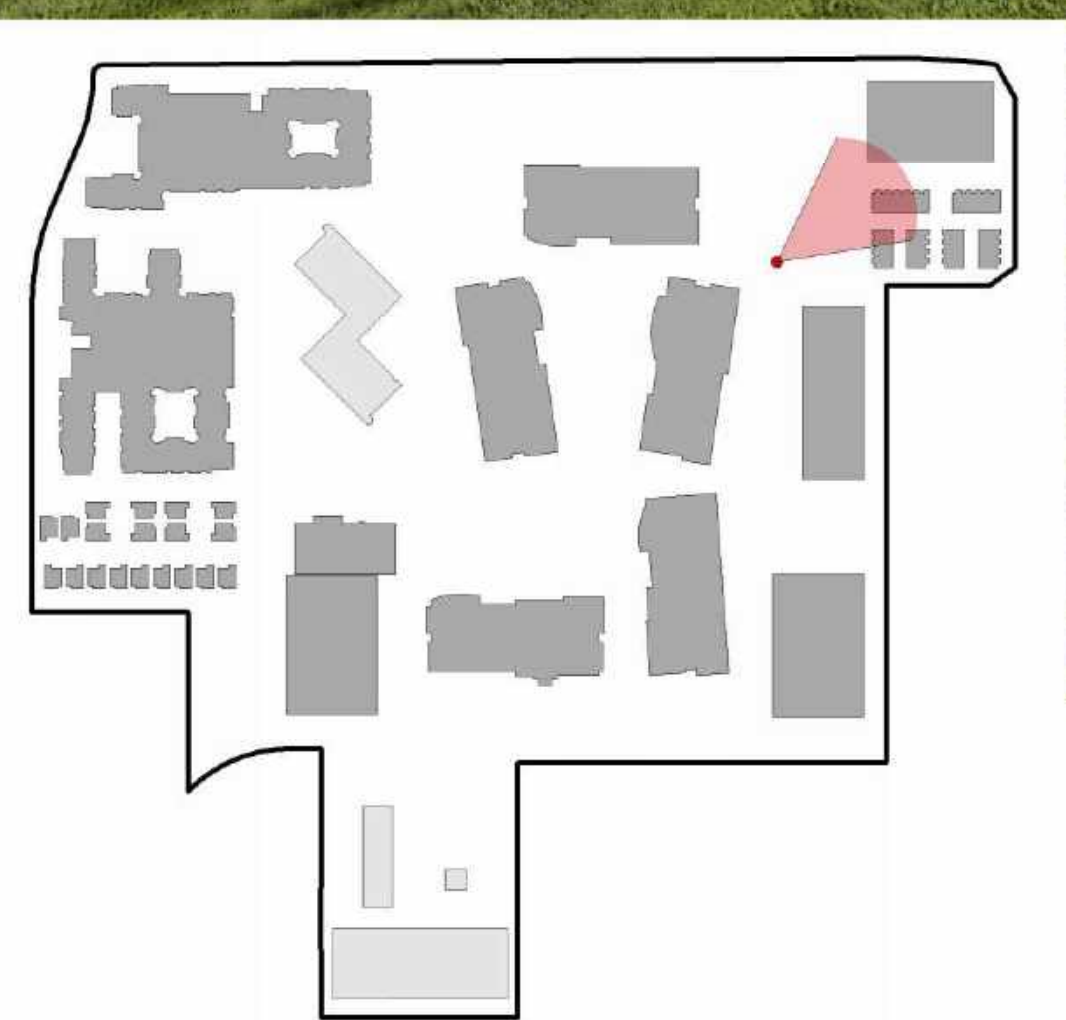
PARKLINE COMMONS, SURROUNDED WITH OFFICE/ R&D (FROM LEFT TO RIGHT - 'OFFICE 5' , 'OFFICE 1' , 'OFFICE 2').



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

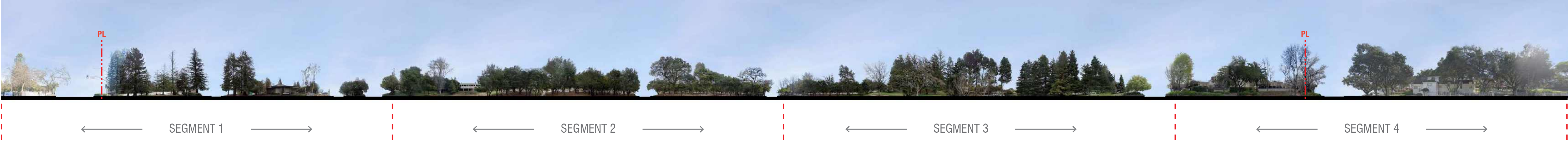


VIEW TOWARD "THE GREEN" IN THE PARKLINE COMMONS, WITH THE OFFICE AMENITY AT RIGHT, AND OFFICE/ R&D AT BACKGROUND
(FROM LEFT TO RIGHT - 'OFFICE 5' , 'OFFICE 2' , 'OFFICE 3' , 'OFFICE 4').



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

RAVENSWOOD AVENUE ELEVATION



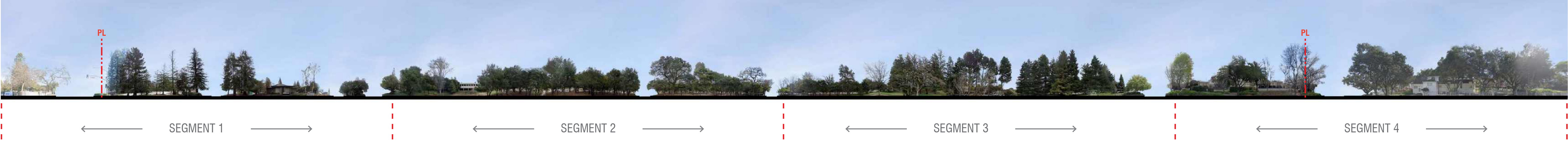
SEGMENT 1



SEGMENT 2



RAVENSWOOD AVENUE ELEVATION



SEGMENT 3



SEGMENT 4



LAUREL STREET ELEVATION



SEGMENT 1



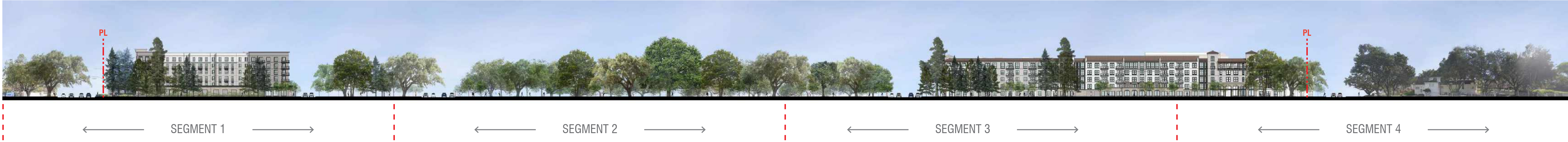
SEGMENT 2



SEGMENT 3



RAVENSWOOD AVENUE ELEVATION



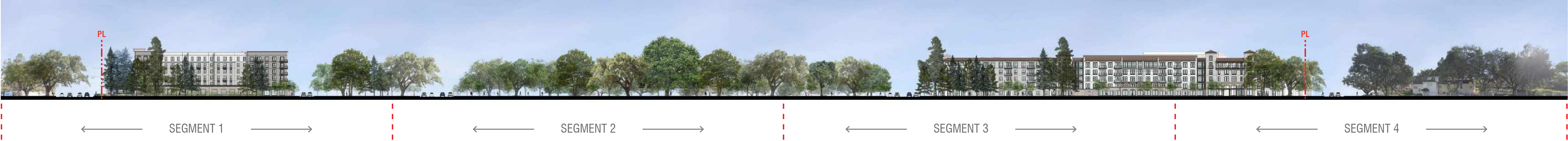
SEGMENT 1



SEGMENT 2



RAVENSWOOD AVENUE ELEVATION



SEGMENT 3



SEGMENT 4



LAUREL STREET ELEVATION



SEGMENT 1

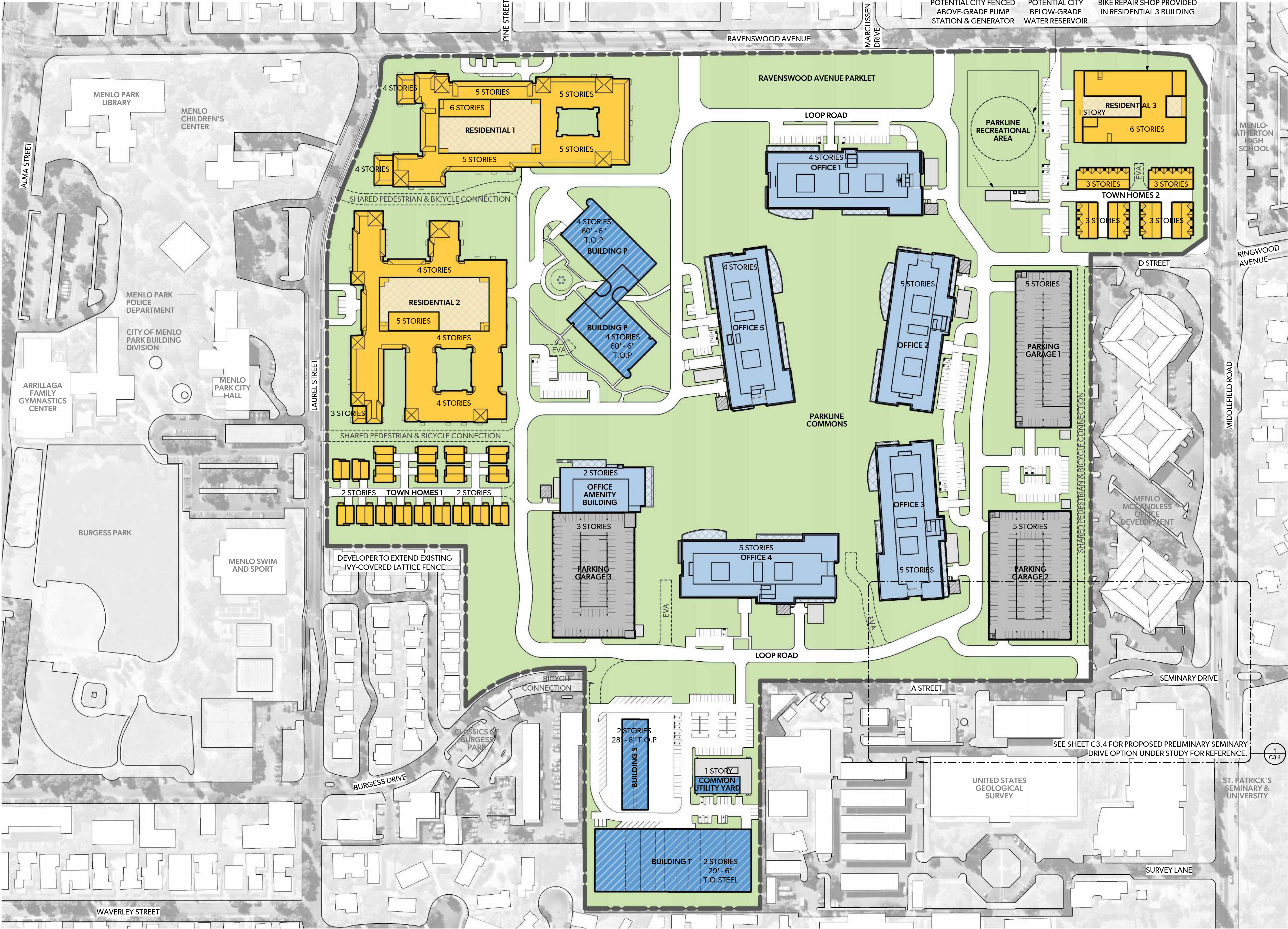


SEGMENT 2



SEGMENT 3



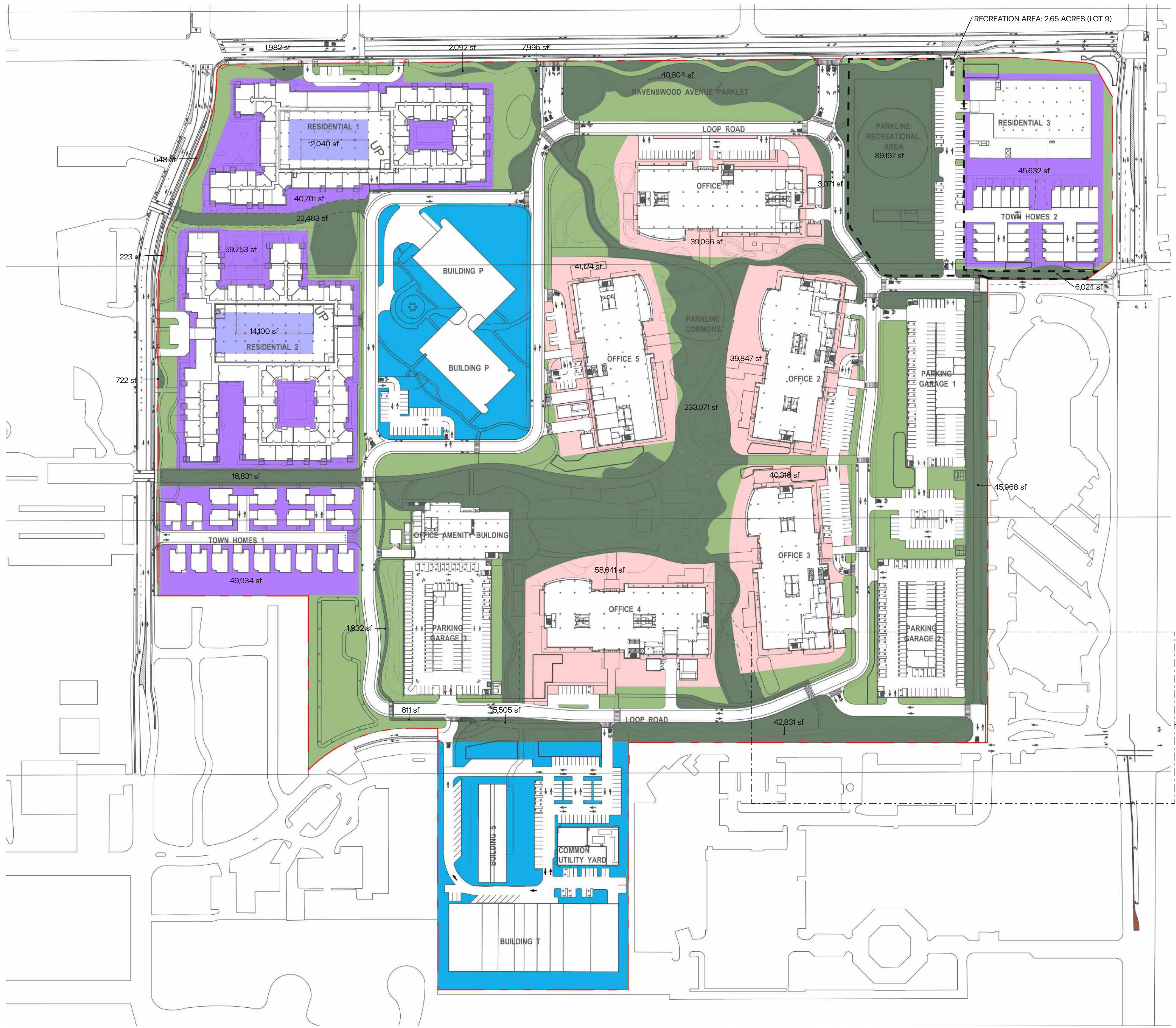


BUILDING HEIGHT		
BUILDING		APPROX. HEIGHT AT T.O. PARAPET (FT), AS SHOWN
RESIDENTIAL	RESIDENTIAL 1	72'-0" (4-6 STORIES)
	RESIDENTIAL 2	62'-0" (3-5 STORIES)
	RESIDENTIAL 3	75'-0" (6 STORIES)
	TOWN HOMES 1	35'-0" (2 STORIES)
	TOWN HOMES 2	45'-0" (3 STORIES)
OFFICE / R&D	OFFICE 1	75'-0" (4 STORIES)
	OFFICE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

- NOTES:
- PROPOSED BUILDING HEIGHTS AS SHOWN ARE INTENDED TO PROVIDE AN ILLUSTRATIVE EXAMPLE. ACTUAL BUILDING HEIGHTS WOULD BE SUBJECT TO THE MAXIMUM HEIGHT LIMIT AND AVERAGE HEIGHT STANDARDS SPECIFIED BY ZONING AND THE CDP.
 - PARKING GARAGE HEIGHTS ARE MEASURED TO TOP OF STAIR CORE.

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

Scale: 1" = 100'-0"

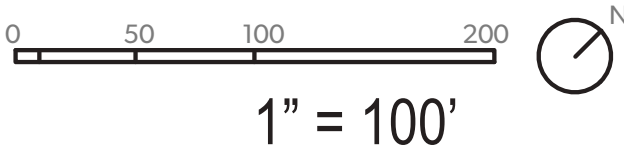


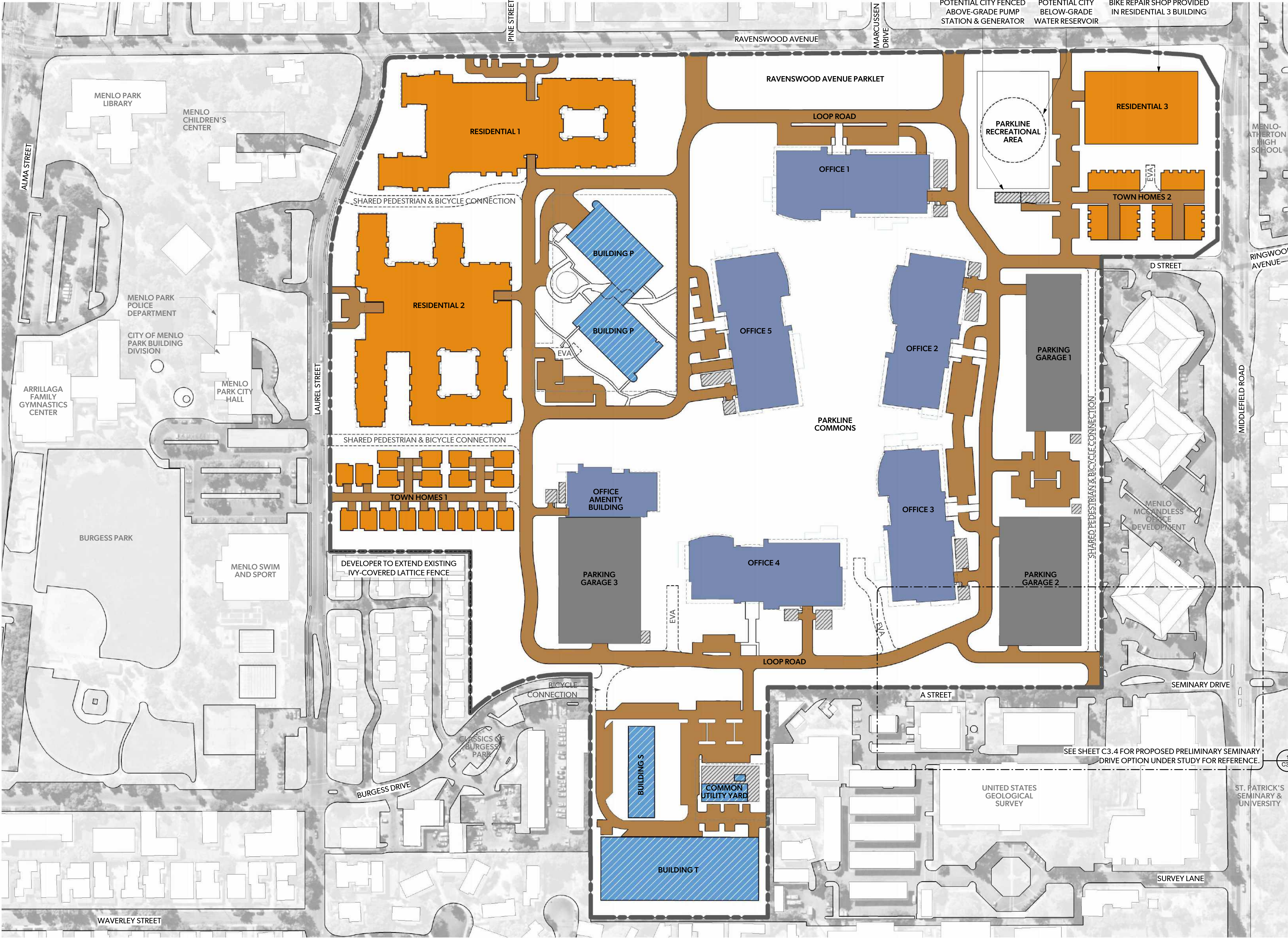
OPEN SPACE LEGEND

- EXISTING SRI OPEN SPACE
- PUBLICLY ACCESSIBLE OPEN SPACE (523,738 SF / 12.02 ACRES)
* MIN. REQUIRED = HALF OF 30% OF THE TOTAL SITE (64.23 AC X 30%)/2
= 9.64 ACRES, PER ZONING REQUIREMENT
**EXCLUDES PUBLIC PATHS ALONG LAUREL AND RAVENSWOOD
- OPEN SPACE (312,662 SF / 7.17 ACRES)
- PRIVATE OFFICE OPEN SPACE (218,984 SF / 5.02 ACRES)
- PRIVATE RESIDENTIAL OPEN SPACE, AT GRADE (196,020 SF, 4.5 ACRES)
- PRIVATE RESIDENTIAL OPEN SPACE, TERRACE (26,140 SF, .6 ACRES)
*EXCLUDES ABOVE-GRADE RESIDENTIAL BALCONIES

TOTAL PROPOSED NEW OPEN SPACE = 29.9 ACRES
TOTAL PROPOSED AT GRADE OPEN SPACE = 29.3 ACRES

NOTE:
SEE SHEET C3.4 FOR PROPOSED PRELIMINARY SEMINARY
DRIVE OPTION UNDER STUDY FOR REFERENCE.





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

NEW	OFFICE 1	52,000	281,970
	OFFICE 2	52,000	
	OFFICE 3	51,400	
	OFFICE 4	51,500	
	OFFICE 5	52,000	
	OFFICE AMENITY BUILDING	23,070	158,000
	PARKING GARAGE 1	46,500	
EXISTING	PARKING GARAGE 2	56,500	
	PARKING GARAGE 3	55,000	
	BUILDING P	42,446	108,030
	BUILDING S	12,599	
	BUILDING T	52,985	
SUB-TOTAL OFFICE BUILDINGS			390,000
TOTAL OFFICE / R&D + PARKING			548,000

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

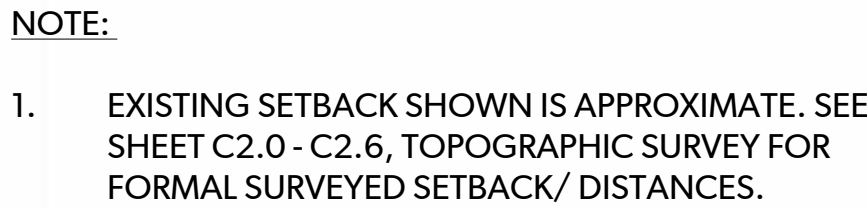
OTHERS *			
(N)	PUMP STATION	1,500	1,500
(E)	COMMON UTILITY YARD	4,200	4,200

- NOTES:
- PROPOSED BUILDING COVERAGE IS CONCEPTUAL AND MAY BE SUBJECT TO CHANGE.
 - ENCLOSED UTILITY AND TRASH AREA IS BELOW 3% OF BUILDING AREA AND HAS BEEN EXCLUDED FROM THE CALCULATION/ TABULATION ABOVE.

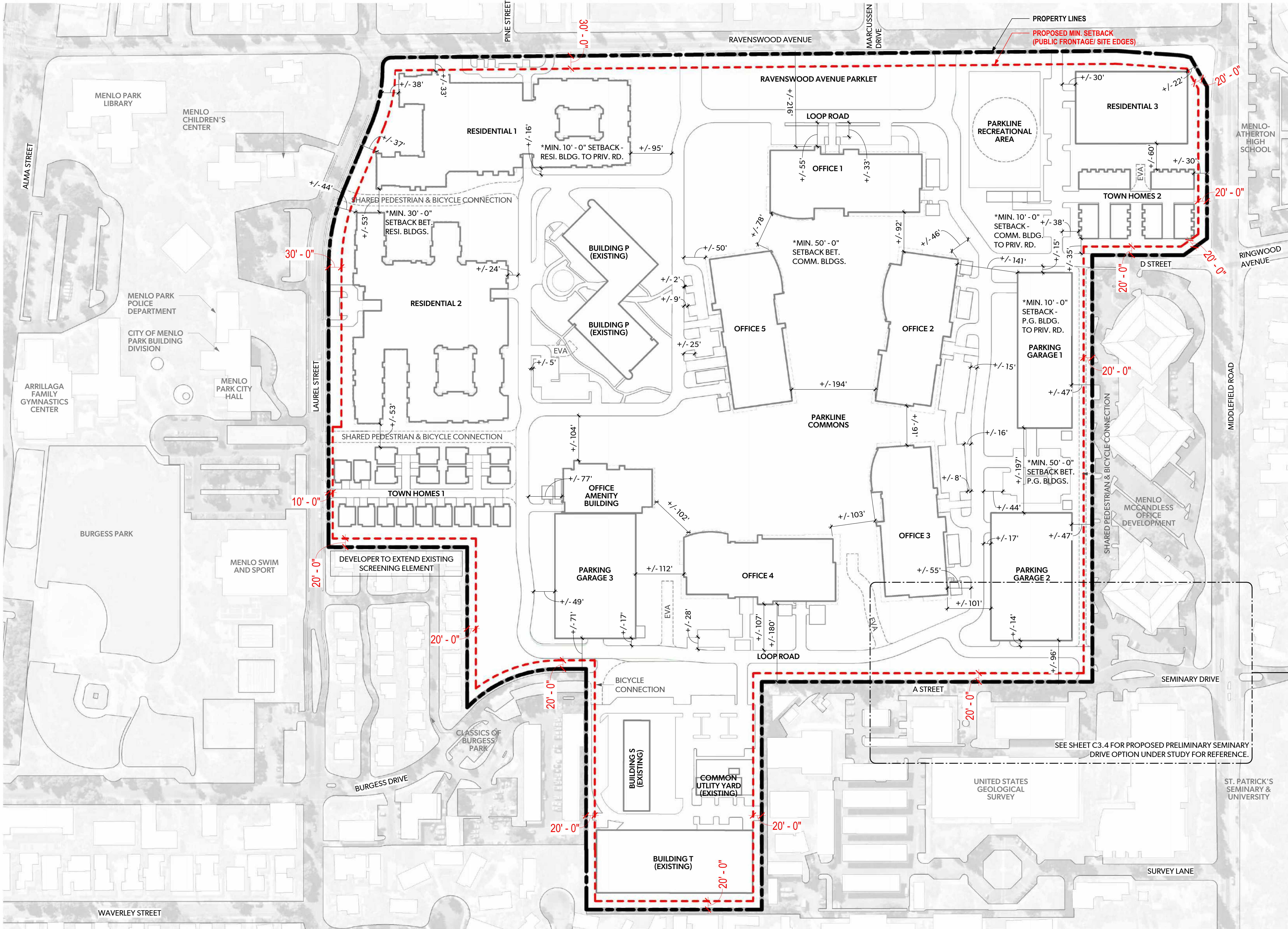
* PUMP STATION AND COMMON UTILITY YARD ARE NOT INCLUDED IN TOTAL BUILDING COVERAGE CALCULATION.

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

Scale: 1" = 100' -0"



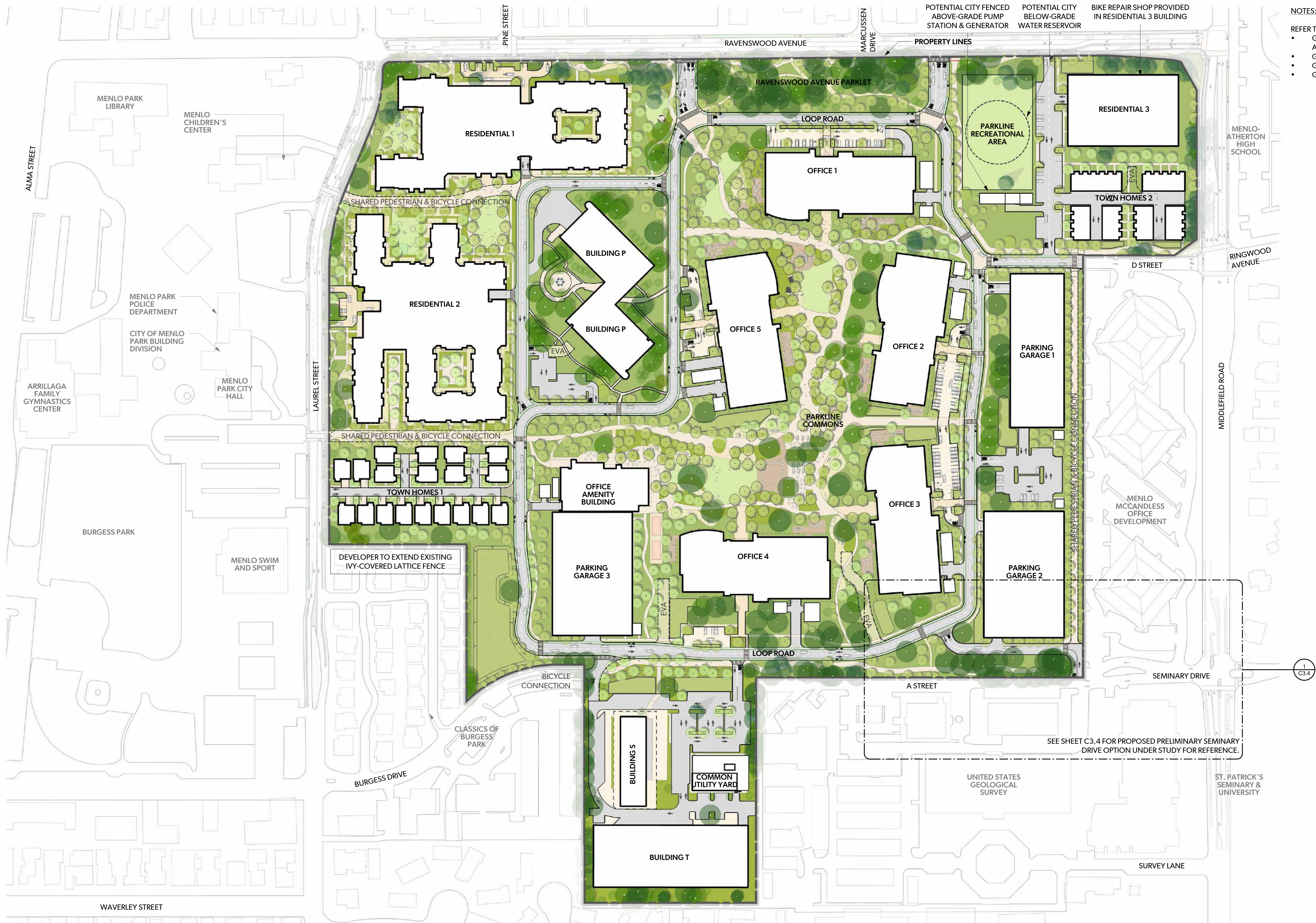
Scale: 1" = 100'-0"



NOTE:

1. SEE DESIGN STANDARD FOR MORE INFORMATION ON SETBACKS REQUIREMENTS.

Scale: 1" = 100' -0"

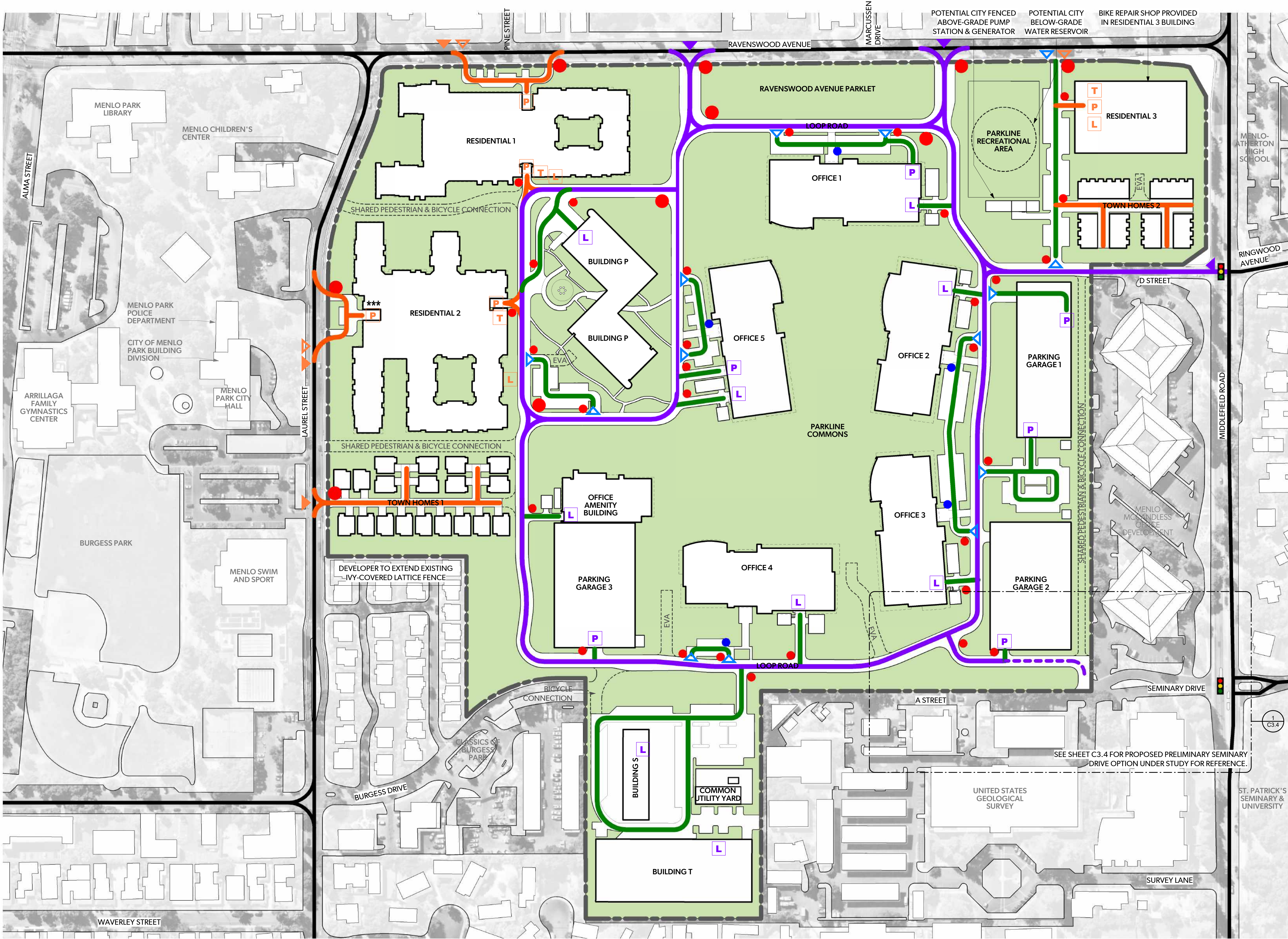


- NOTES:
- REFER TO SHEETS:
 - G4.01 FOR CONCEPTUAL VEHICULAR CIRCULATION AND SITE ACCESS
 - G4.02 FOR CONCEPTUAL PARKING PLAN
 - G4.05 FOR CONCEPTUAL BICYCLE CIRCULATION
 - G4.06 FOR CONCEPTUAL PEDESTRIAN CIRCULATION

1
C3.4

SEE SHEET C3.4 FOR PROPOSED PRELIMINARY SEMINARY DRIVE OPTION UNDER STUDY FOR REFERENCE.

Scale: 1" = 100' -0"



LEGEND

EXISTING

OFFICE / R&D / OTHER VEHICULAR ROUTE

SEMINARY DRIVE CONNECTION DESIGN UNDER STUDY

OFFICE / R&D / OTHER PARKING ROUTE

RESIDENTIAL PARKING ROUTE

OFFICE / R&D MAIN ENTRY

RESIDENTIAL MAIN ENTRY

OFFICE/ R&D PASSENGER DROP-OFF/ RIDESHARE/ DELIVERY/ SHORT-TERM PARKING ENTRY *

RESIDENTIAL PASSENGER DROP-OFF/ RIDESHARE/ DELIVERY/ SHORT-TERM PARKING ENTRY *

OFFICE / R&D LOADING DOCK

RESIDENTIAL SERVICE LOADING **

OFFICE / R&D STRUCTURED PARKING ENTRANCE

RESIDENTIAL PARKING ENTRANCE

RESIDENTIAL TRASH PICK-UP - TRASH STORAGE INSIDE OF BUILDING

INTERNAL SHUTTLE BUS DROP-OFF

STOP SIGN

TRAFFIC LIGHT

- NOTES:**
1. SEE C5.0 FOR EMERGENCY VEHICLE ACCESS PLAN.

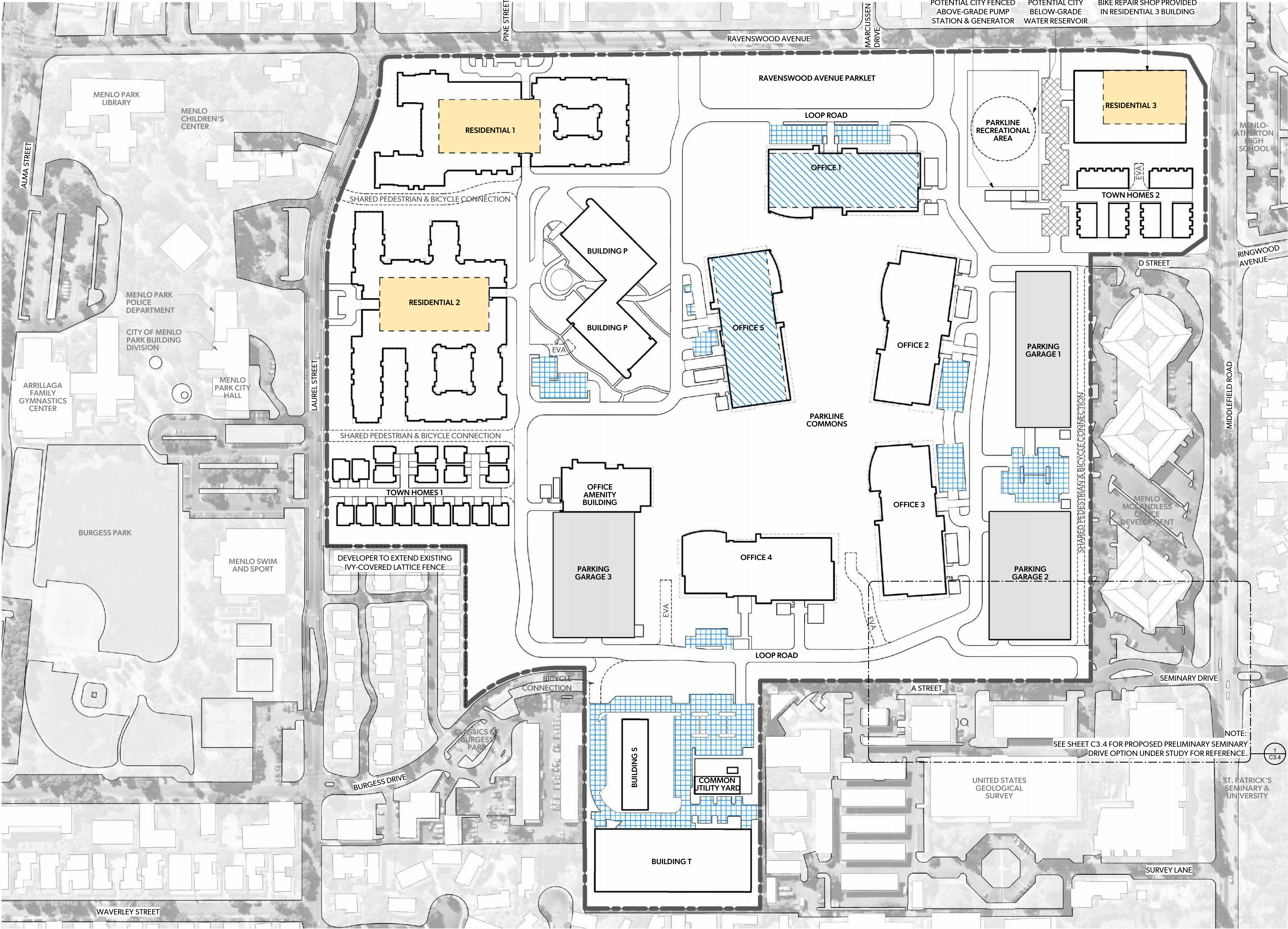
2. SEE CIVIL AND LANDSCAPE DRAWINGS FOR PAVING INFORMATION.

* PROPOSED WIDTHS MINIMUMS:
 - PROPOSED WIDTHS OF THE PASSENGER LOADING/ DROP-OFF TO BE MINIMUM 8'-0" (+ 5'-0" HATCH ZONE FOR ACCESSIBLE) X 20'-0".
 - PROPOSED WIDTHS FOR PARKING ENTRIES TO BE MINIMUM 12'-0" FOR ONE-WAY DRIVEWAY, AND MINIMUM 24'-0" FOR TWO-WAY DRIVEWAY.

** PROPOSED MINIMUM 10' X 50' TURNOUT SPACE BY LOOP ROAD, FOR RESIDENTIAL SERVICE LOADING, I.E. MOVE-IN/ MOVE-OUT.

*** ACCESS FROM RESIDENTIAL 2 GARAGE TOWARD LAUREL STREET WILL BE RESTRICTED. VEHICLE TRAFFIC WILL PRIMARILY FLOW INTO THE GARAGE FROM LAUREL STREET; EXITING TOWARD LAUREL STREET WILL NOT BE PERMITTED AND WILL INSTEAD BE DIRECTED TO THE LOOP ROAD. ONLY LIMITED NUMBER OF VEHICLES WILL BE ALLOWED TO EXIT TOWARD LAUREL STREET, WHICH INCLUDE VEHICLES PARKED IN:
 - THE EXTERIOR PARKING / LOADING/ PASSENGER PICK-UP SPACES IN THE CIRCULAR DROP-OFF AREA ADJACENT TO LAUREL STREET
 - SEVERAL DESIGNATED "FUTURE NEIGHBOR" PARKING SPACES WITHIN THE GARAGE (NO MORE THAN 5 PARKING SPACES)

Scale: 1" = 100' -0"



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

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

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

- NOTES:
1. PROPOSED PARKING DISTRIBUTION IS CONCEPTUAL AND MAY BE SUBJECT TO CHANGE.
 2. PARKING RATIO IS AS FOLLOWS:
 - OFFICE / R&D: 2 SPACES / 1,000 SF
 - RESIDENTIAL (EXCL. RESIDENTIAL 3): 1.25 SPACE / DU
 - RESIDENTIAL 3: 0.5 SPACE / DU (+ ADD'L SHARED PARKING AT 1.25)
 - TOWN HOMES: 2.0 SPACE / DU

LEGEND

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

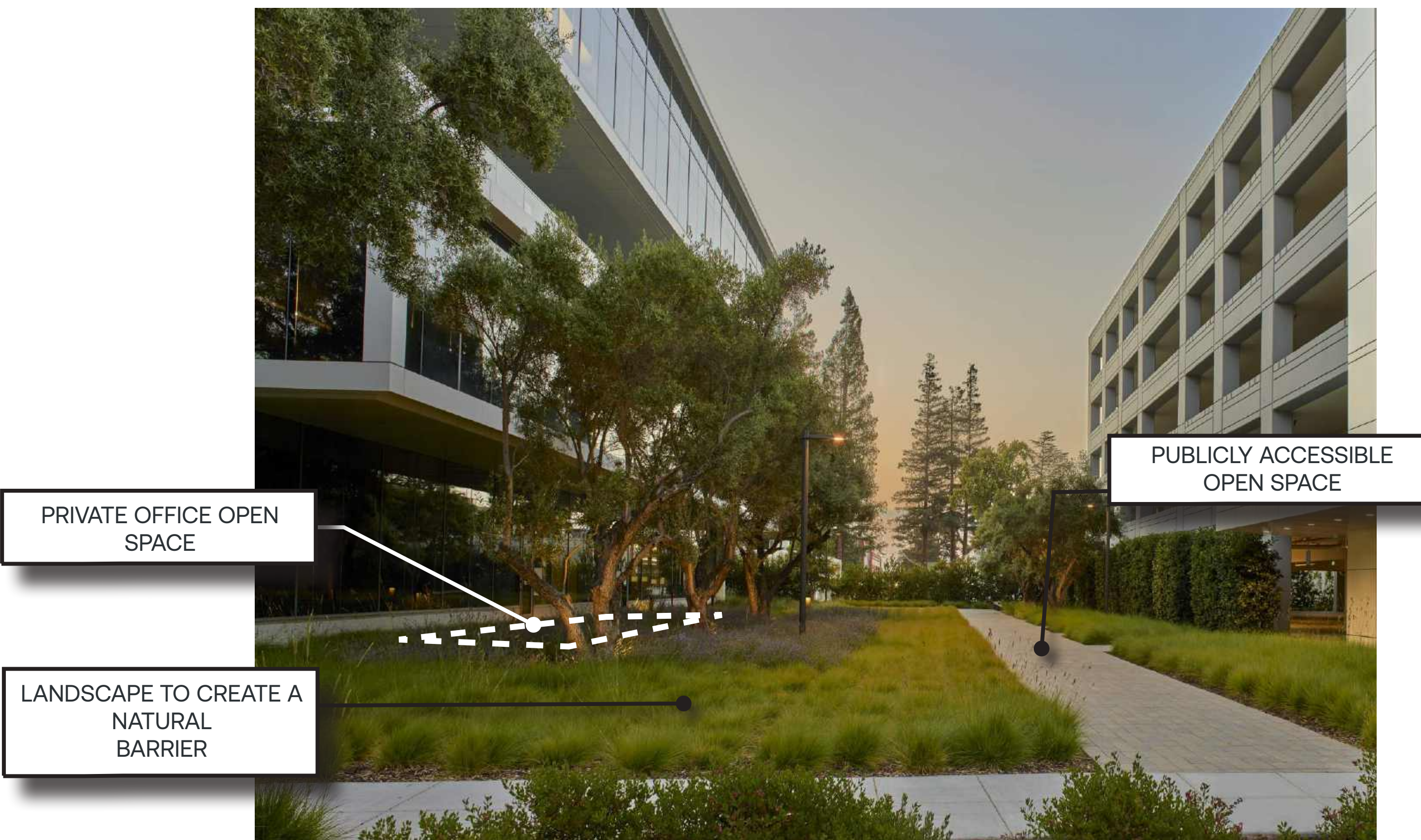
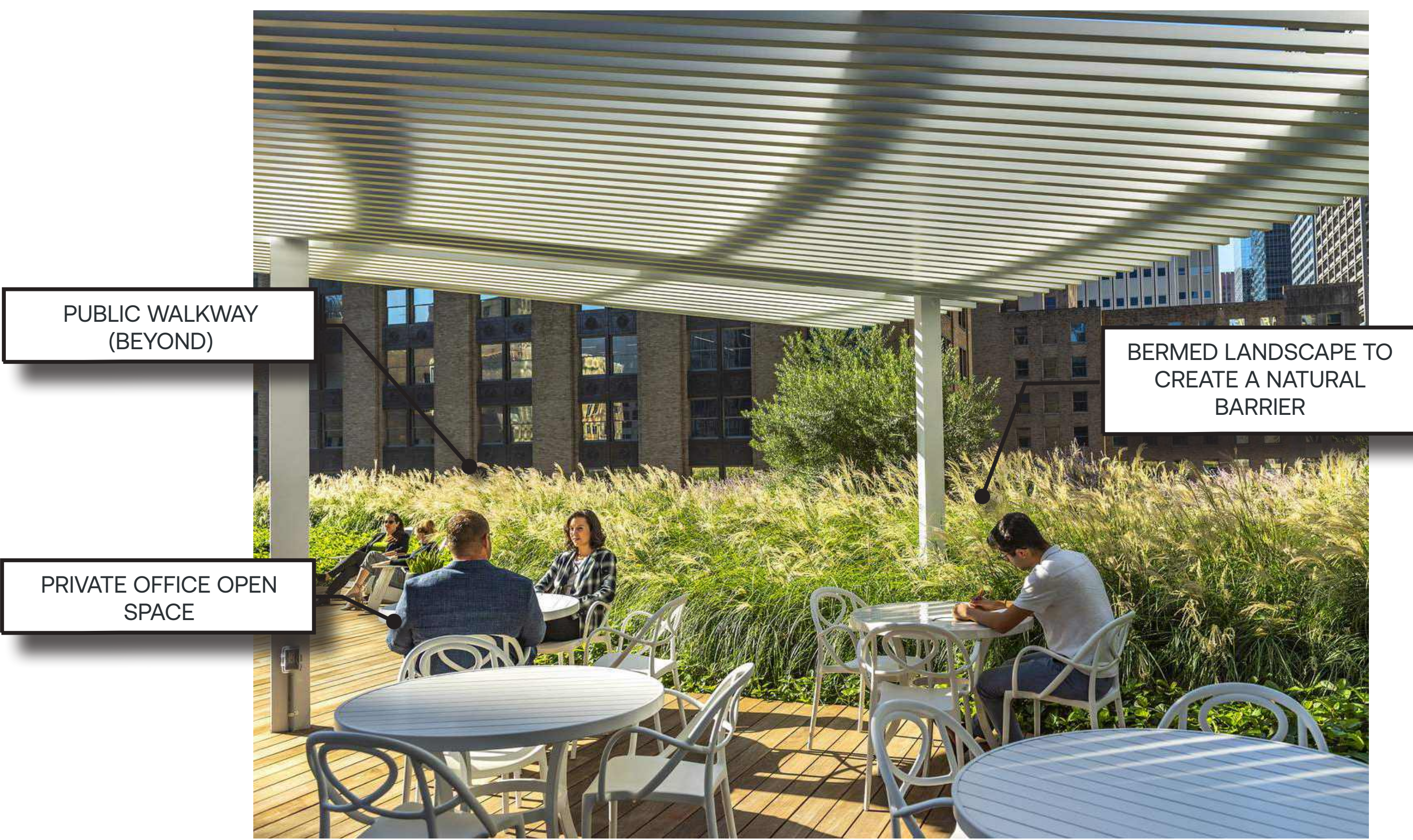
NOTE: (APPROXIMATELY 56 PARKING SPACES ARE PROPOSED NEXT TO THE PARKLINE RECREATION AREA. PARKING TO BE AVAILABLE TO THE PUBLIC ON A FIRST COME, FIRST SERVED BASIS.)

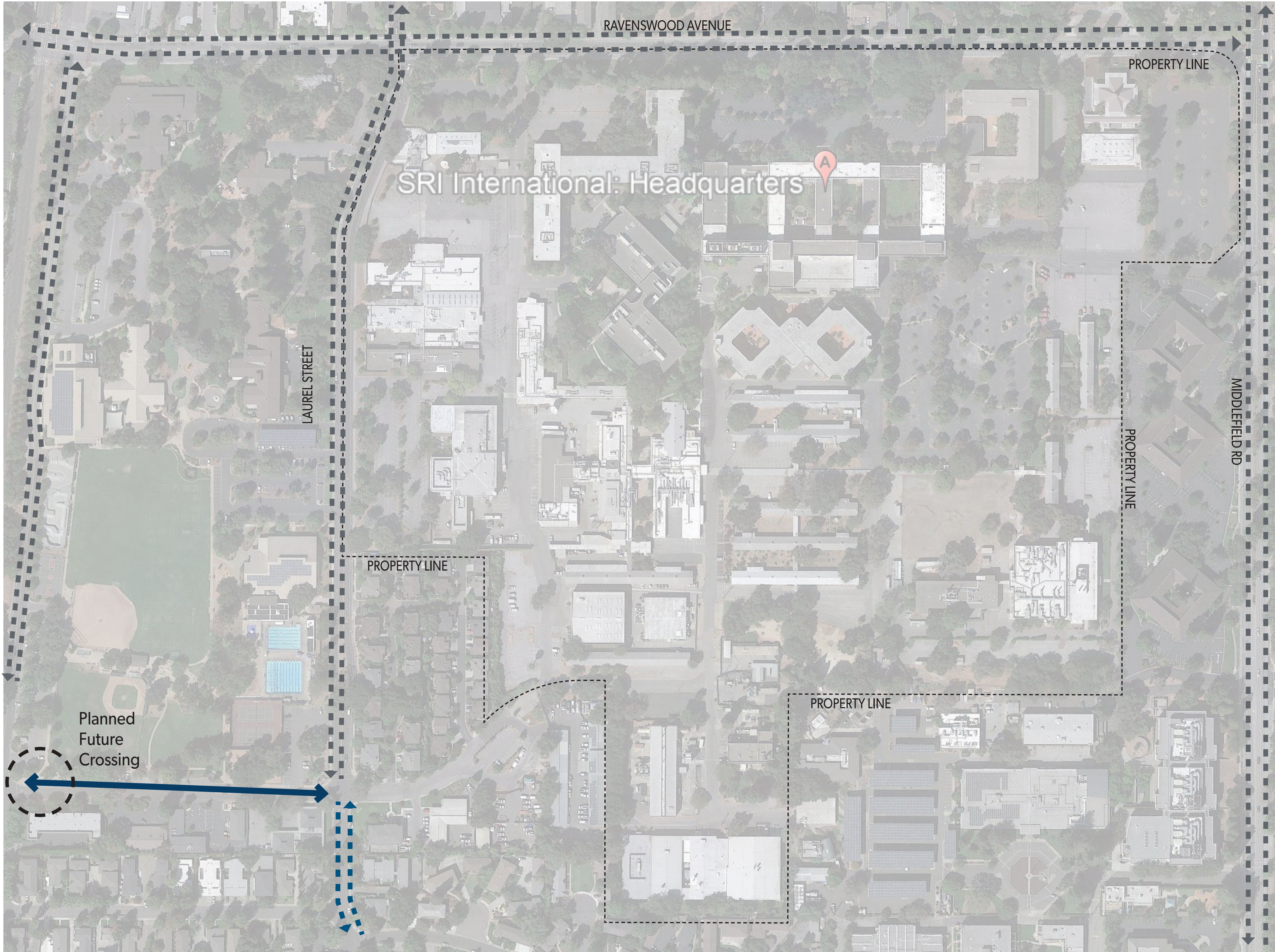
Scale: 1" = 100' -0"

PUBLICLY ACCESSIBLE OPEN SPACE VS PRIVATE RESIDENTIAL OPEN SPACE EXAMPLE



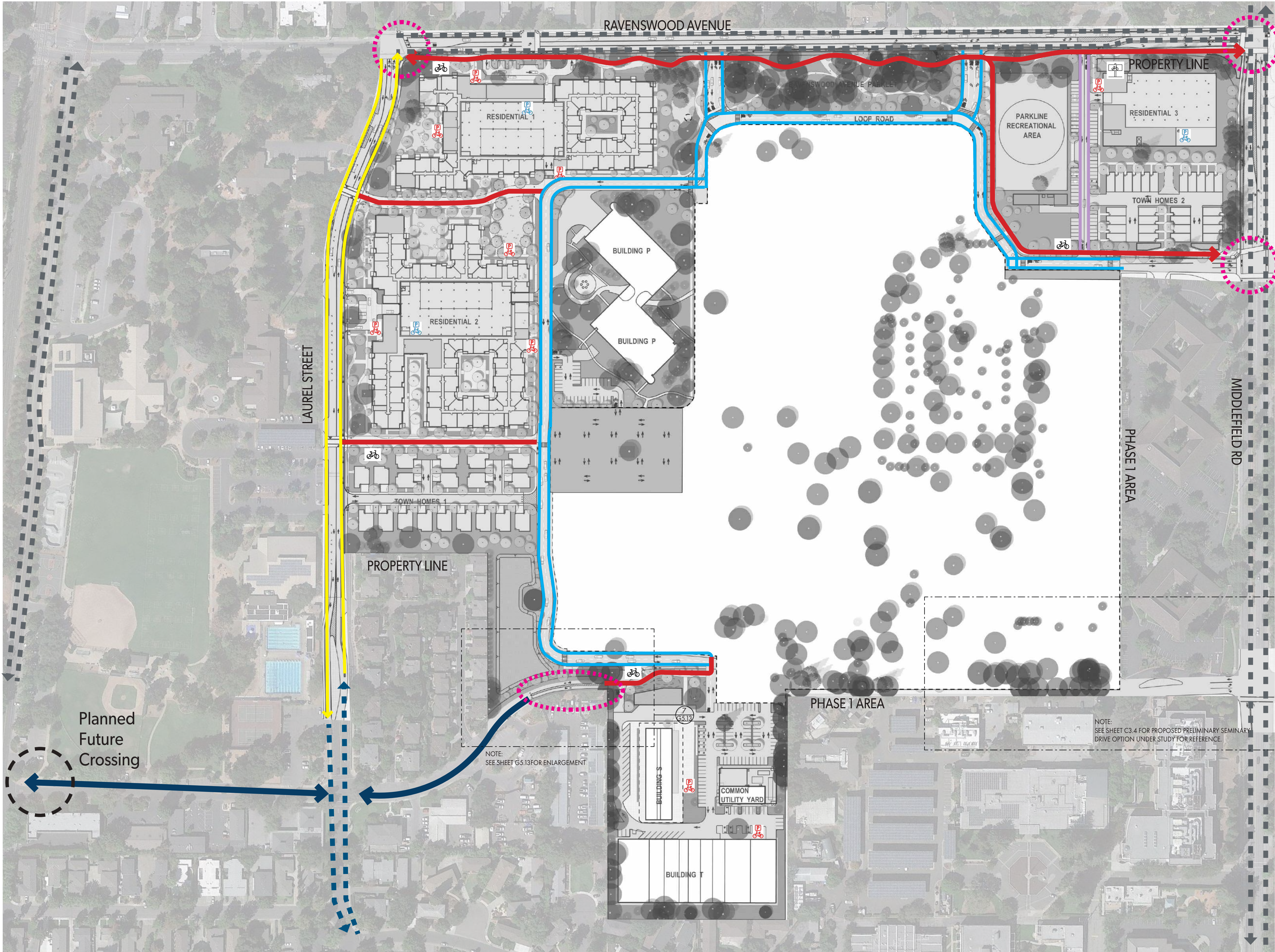
PUBLICLY ACCESSIBLE OPEN SPACE VS PRIVATE OFFICE OPEN SPACE EXAMPLE





LEGEND

- ➡➡➡ PLANNED FUTURE CROSSING - SEPARATE CITY IMPROVEMENT PROJECT NOT PART OF PARKLINE
- ⚡ EXISTING CLASS II BIKE LANES
- ⚡ EXISTING CLASS III BIKE LANES ("SHARROW")



LEGEND

- PROPOSED CLASS I - SHARED USE PATH - SHARED USE PATH IS FOR BOTH PEDESTRIAN AND BICYCLE (INTERNAL)
- PROPOSED CLASS II (LOOP ROAD - OFFICE AND RESIDENTIAL, EXTENDS OFF-SITE ON BURGESS)
- PROPOSED CLASS III (RESIDENTIAL 3 / RECREATION AREA)
- PROPOSED CLASS IV - SEPARATED BIKE LANE - LANE FROM RAVENSWOOD TO BURGESS PARK (CONVERT EXISTING CLASS II BIKE LANE ON LAUREL TO CLASS IV)
- PLANNED FUTURE CROSSING - SEPARATE CITY IMPROVEMENT PROJECT (UNDER STUDY), NOT PART OF PARKLINE
- EXISTING CLASS II BIKE LANES
- EXISTING CLASS III BIKE LAKES ("SHARROW")
- PROPOSED CONNECTION TO EXISTING BICYCLE NETWORK, UNDER STUDY

BICYCLE MAINTENANCE SERVICES

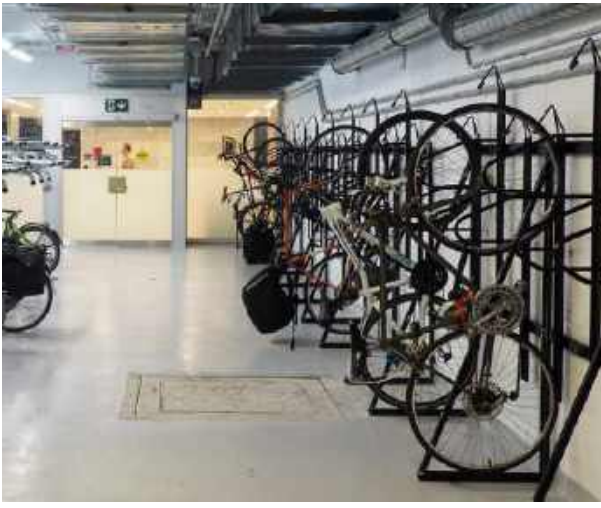


BICYCLE REPAIR STATION



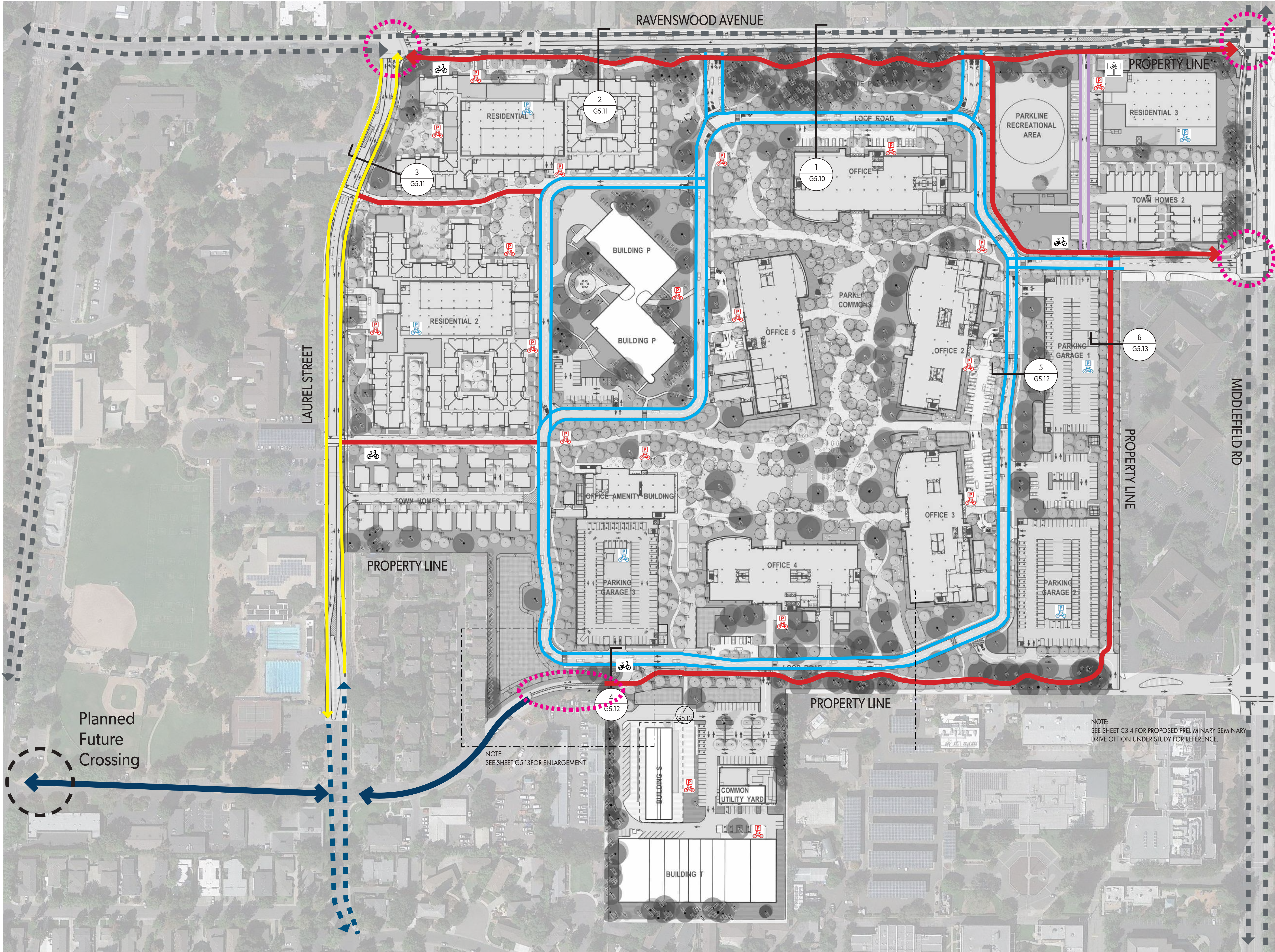
LONG TERM BICYCLE PARKING

C3.4



SHORT TERM BICYCLE PARKING

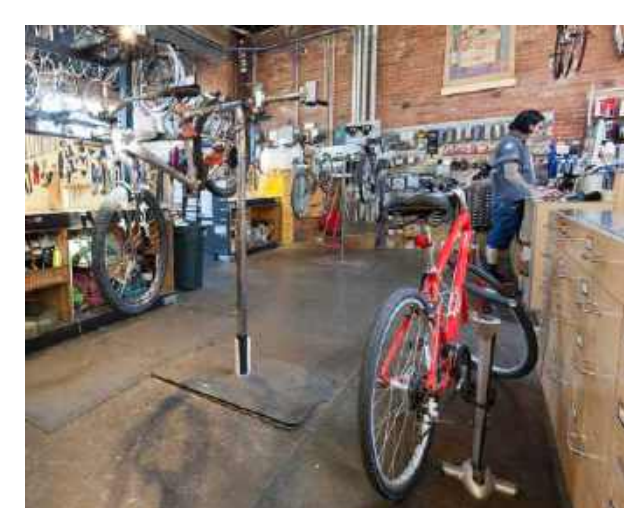




LEGEND

- PROPOSED CLASS I - SHARED USE PATH - SHARED USE PATH IS FOR BOTH PEDESTRIAN AND BICYCLE* (INTERNAL)
- PROPOSED CLASS II** (LOOP ROAD - OFFICE AND RESIDENTIAL, EXTENDS OFF-SITE ON BURGESS)
- PROPOSED CLASS III** (RESIDENTIAL 3 / RECREATION AREA)
- PROPOSED CLASS IV - SEPARATED BIKE LANE - LANE FROM RAVENSWOOD TO BURGESS PARK** (CONVERT EXISTING CLASS II BIKELANE ON LAUREL TO CLASS IV)
- PLANNED FUTURE CROSSING - SEPARATE CITY IMPROVEMENT PROJECT (UNDER STUDY), NOT PART OF PARKLINE
- EXISTING CLASS II BIKE LANES
- EXISTING CLASS III BIKE LAKES ("SHARROW")
- PROPOSED CONNECTION TO EXISTING BICYCLE NETWORK, UNDER STUDY

BICYCLE MAINTENANCE SERVICES



BICYCLE REPAIR STATION



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

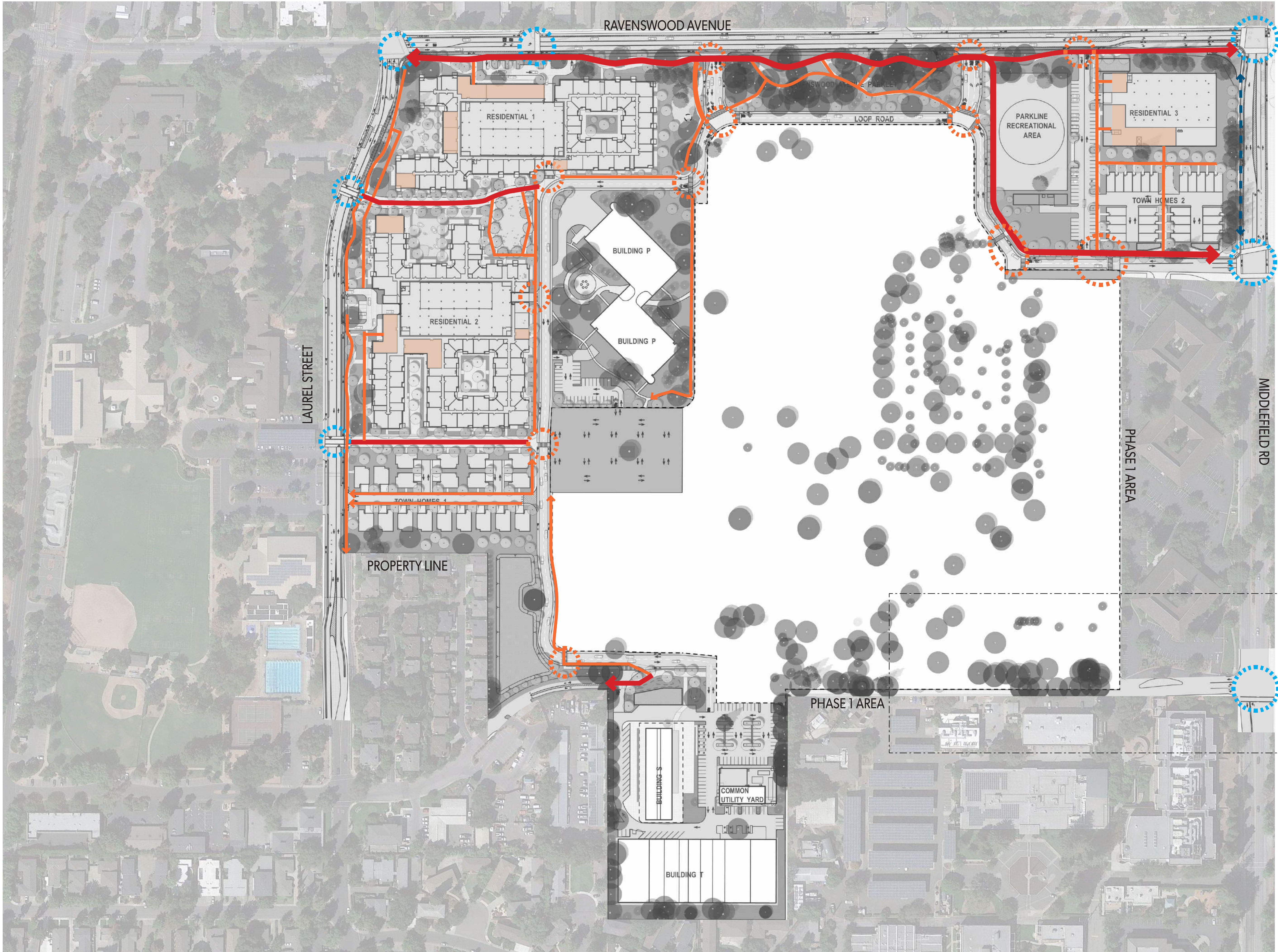
- LONG TERM BICYCLE PARKING
- SHORT TERM BICYCLE PARKING

RESIDENTIAL BICYCLE PARKING FOR MULTI-FAMILY BUILDINGS:
• 1.5 SPACES PER UNIT = 900 BICYCLES (R1, R2)
• 1.25 SPACES PER UNIT = 193 BICYCLE (R3)
• 10% OF 1093 = 110 SHORT-TERM BICYCLE PARKING AND 1093 LONG TERM BICYCLE PARKING, 1203 TOTAL SPACES

*Proposed shared use path to be pour-in-place concrete
**Proposed class II, III and IV bicycle paths to be asphalt

NOTE: SEE SHEET C3.4 FOR PROPOSED PRELIMINARY SEMINARY DRIVE OPTION UNDER STUDY FOR REFERENCE

NOTE: SEE SHEET G5.13 FOR ENLARGEMENT



LEGEND

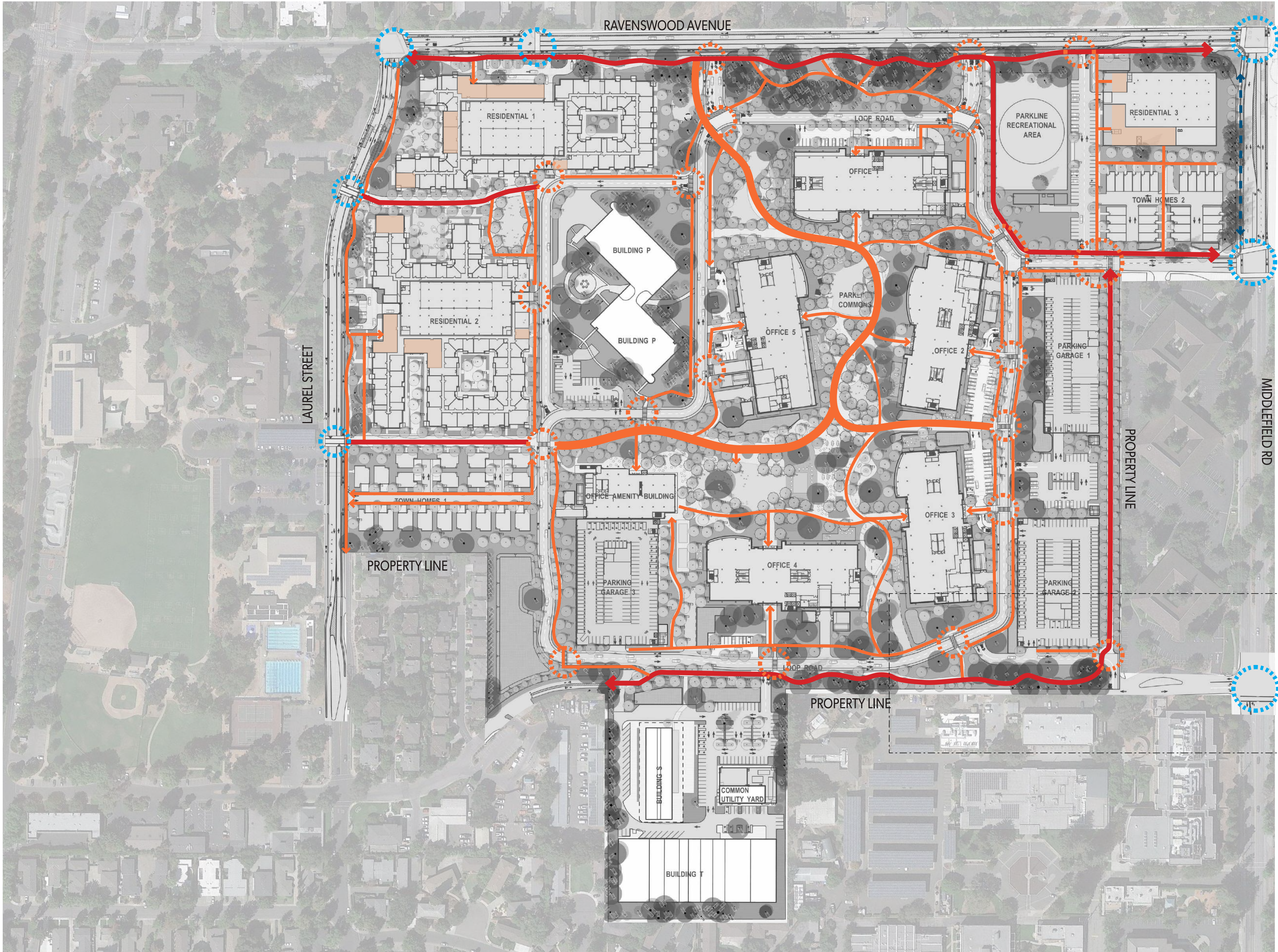
- PROPOSED CLASS I - SHARED USE PATH - SHARED USE PATH IS FOR BOTH PEDESTRIAN AND BICYCLE* (INTERNAL)
- PROPOSED PRIMARY PEDESTRIAN CIRCULATION*
- PROPOSED SECONDARY PEDESTRIAN CIRCULATION*
- EXISTING PEDESTRIAN CIRCULATION
- PEDESTRIAN CROSSWALK - ON-SITE
- PEDESTRIAN CROSSWALK - OFF-SITE
- RESIDENTIAL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

*Proposed pedestrian and shared use path to be pour-in-place concrete

1
C3.4

NOTE:
1 SEE SHEET C3.4 FOR PROPOSED PRELIMINARY SEMINARY DRIVE OPTION UNDER STUDY FOR REFERENCE.





LEGEND

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

*Proposed pedestrian and shared use path to be pour-in-place concrete

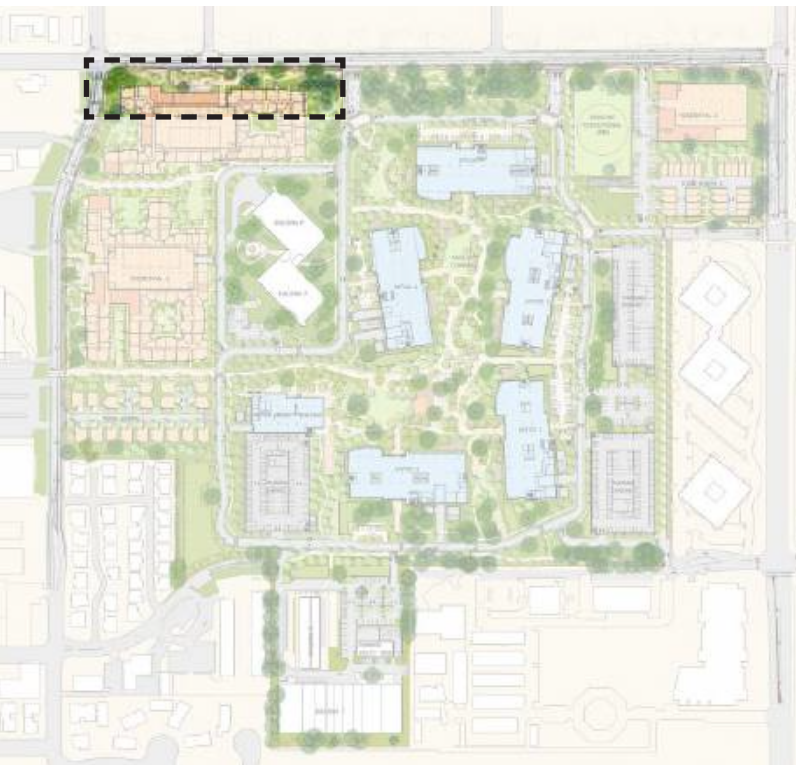
1
C3.4

NOTE:
SEE SHEET C3.4 FOR PROPOSED PRELIMINARY SEMINARY DRIVE OPTION UNDER STUDY FOR REFERENCE.



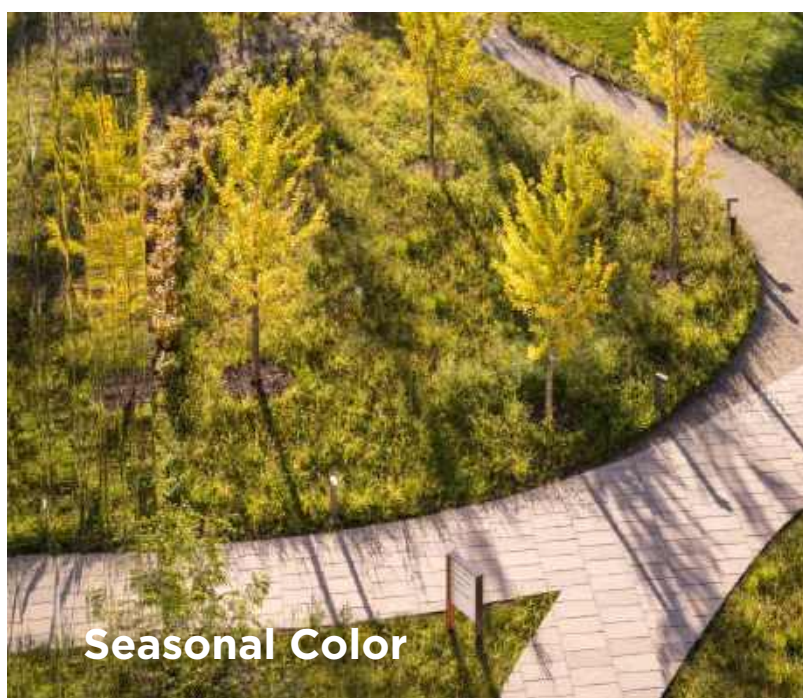
LEGEND

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



KEY PLAN

1 RAVENSWOOD AVENUE PARKLET WEST ENLARGEMENT



0 15 30 75
SCALE : 1" = 30'

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



LEGEND

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

KEY PLAN



1 RAVENSWOOD AVENUE PARKLET EAST ENLARGEMENT

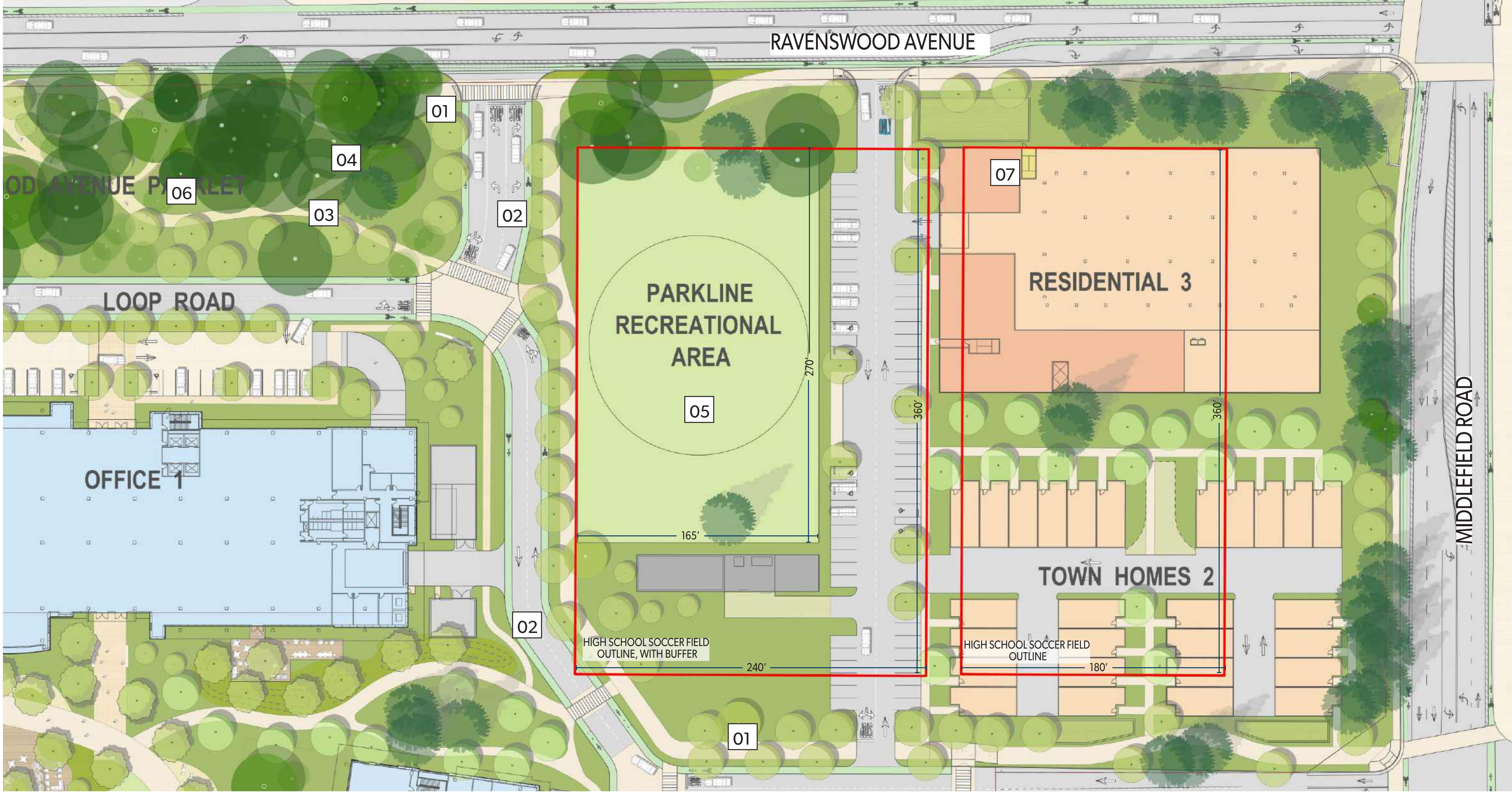


Conceptual Rendering - Ravenswood Multi-Use Path



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

0 15 30 75
SCALE : 1" = 30'

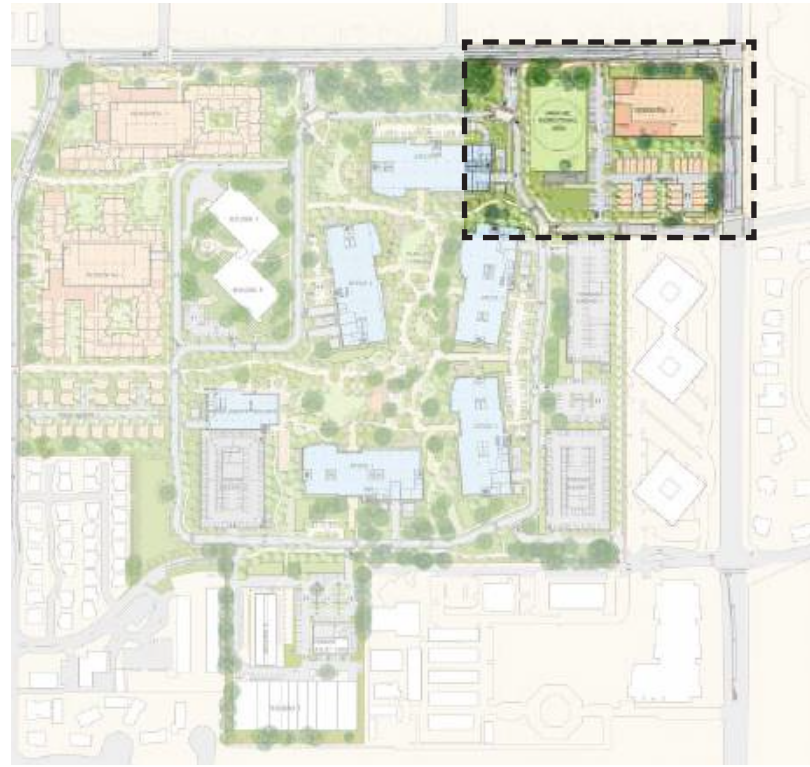


LEGEND

- 01 CLASS I - SHARED USE PATH
- 02 CLASS II - ON STREET BIKE LANE
- 03 PEDESTRIAN ONLY PATH
- 04 BENCH SEATING
- 05 RECREATION AREA*
- 06 CHILDREN'S PLAY AREA
- 07 BIKE REPAIR STATION

* DIMENSIONS FOR SOCCER FIELD SIZES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY TO DEMONSTRATE FEASIBILITY OF A 165' X 270' FIELD; ACTUAL PROGRAMMING FOR PARKLINE RECREATIONAL AREA WILL BE DETERMINED AS PART OF A FUTURE CITY-LED PROCESS.

KEY PLAN



Recreation Area



Lawn Area



Bike Repair Station



Children's Play Area

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



0 = 15 = 30 = 60
1" = 30'



LEGEND

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



KEY PLAN

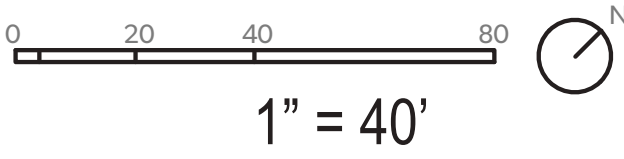


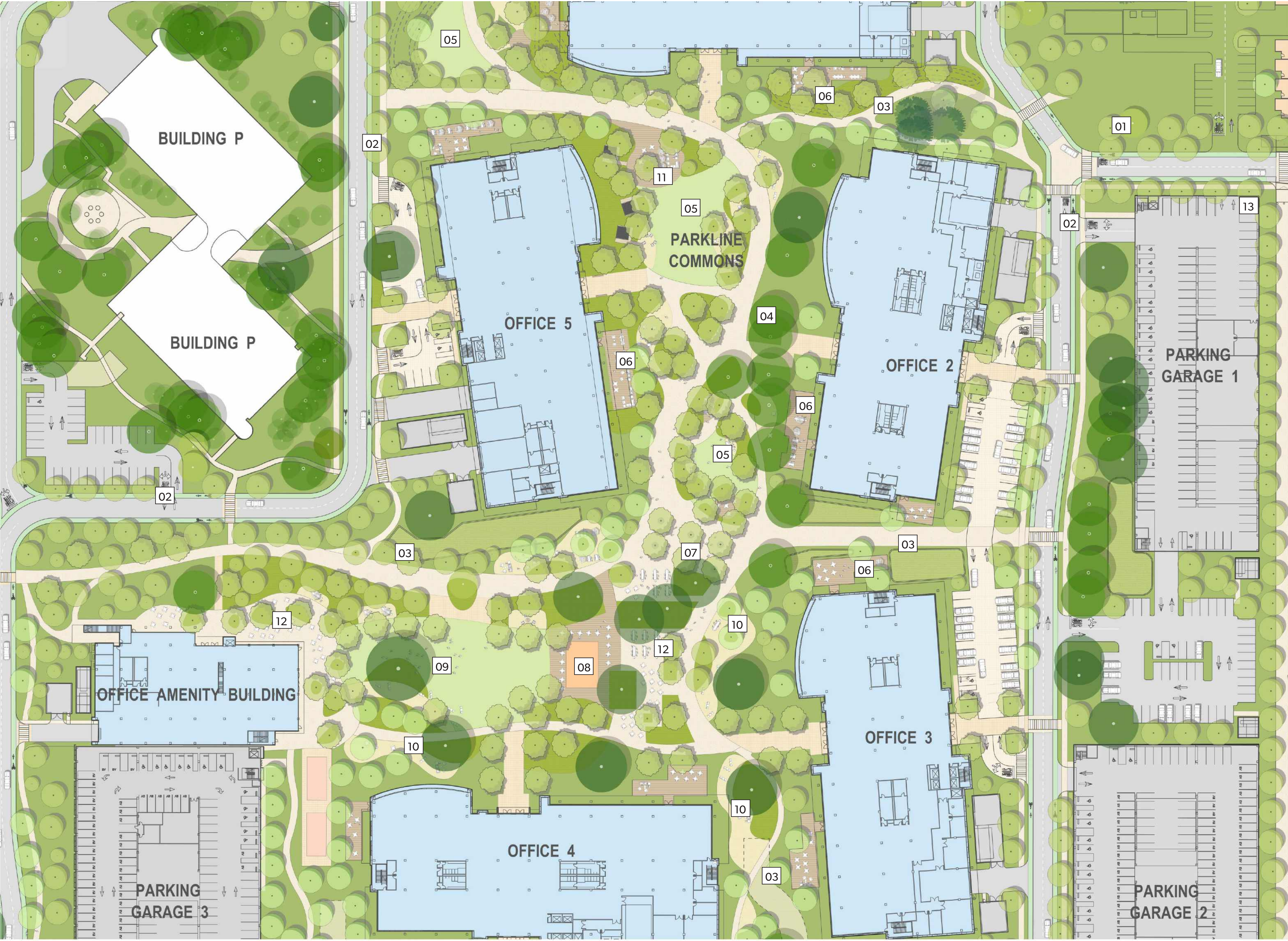
Outdoor Event Space



Flexible Multi-Use Lawn

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

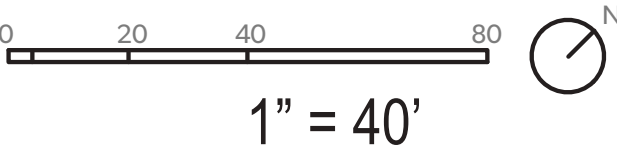




LEGEND

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

KEY PLAN





LEGEND

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

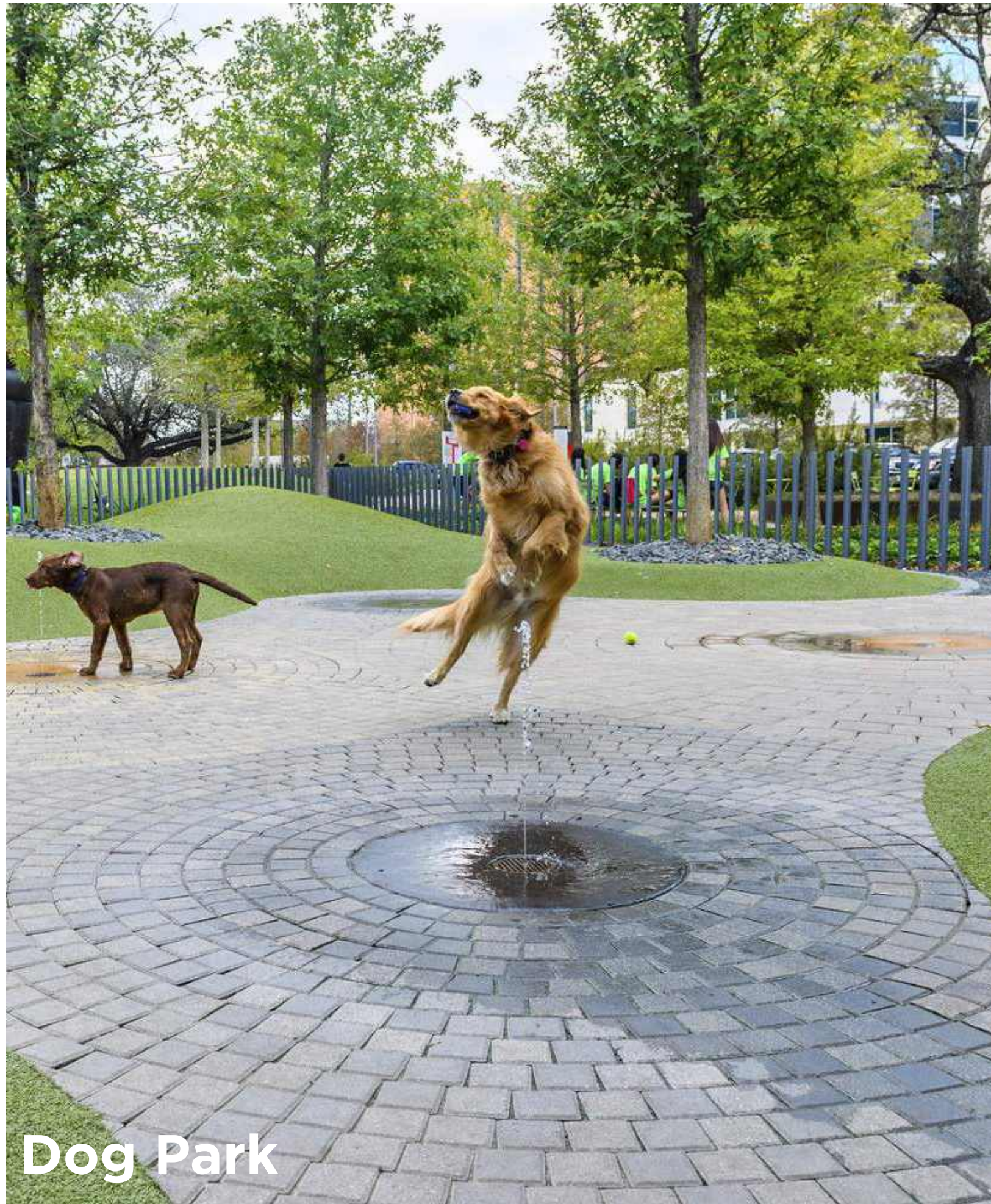
KEY PLAN



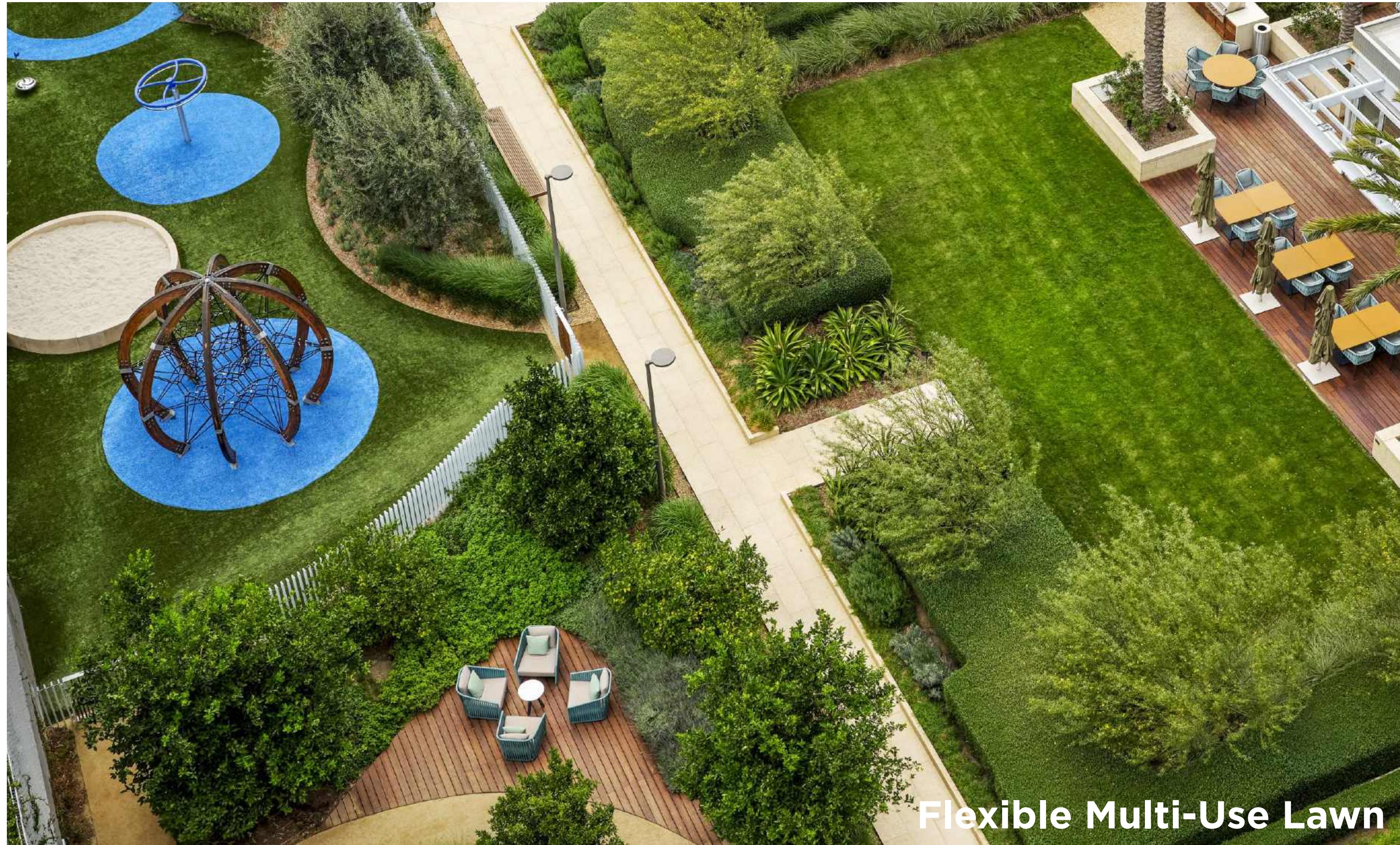
1 ENLARGEMENT PLAN: RESIDENTIAL OPEN SPACE



BBQ/Picnic Area

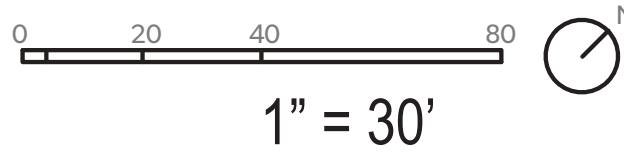


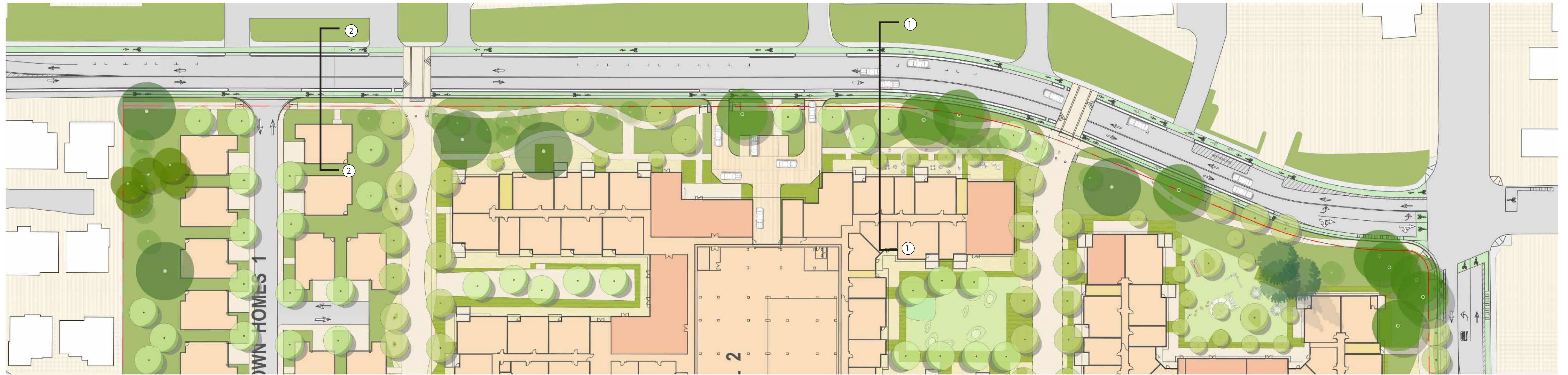
Dog Park



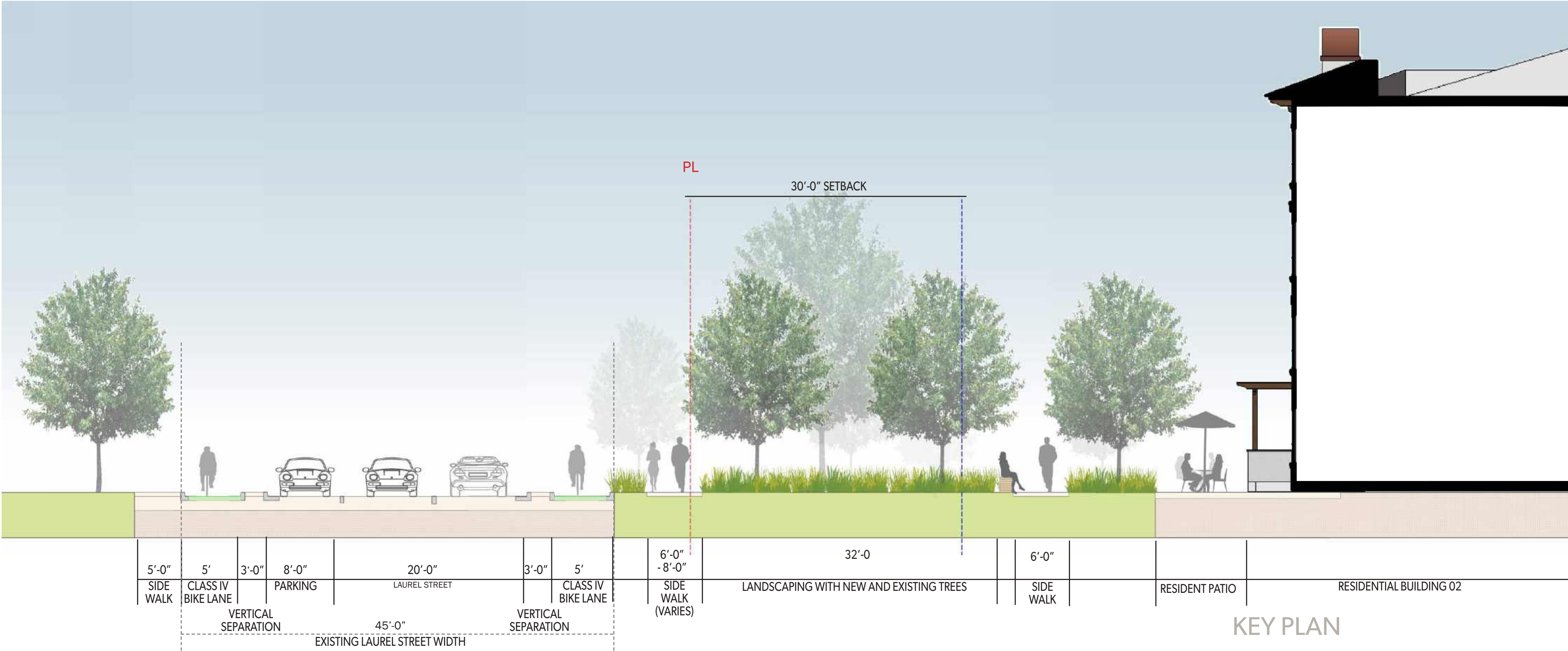
Flexible Multi-Use Lawn

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



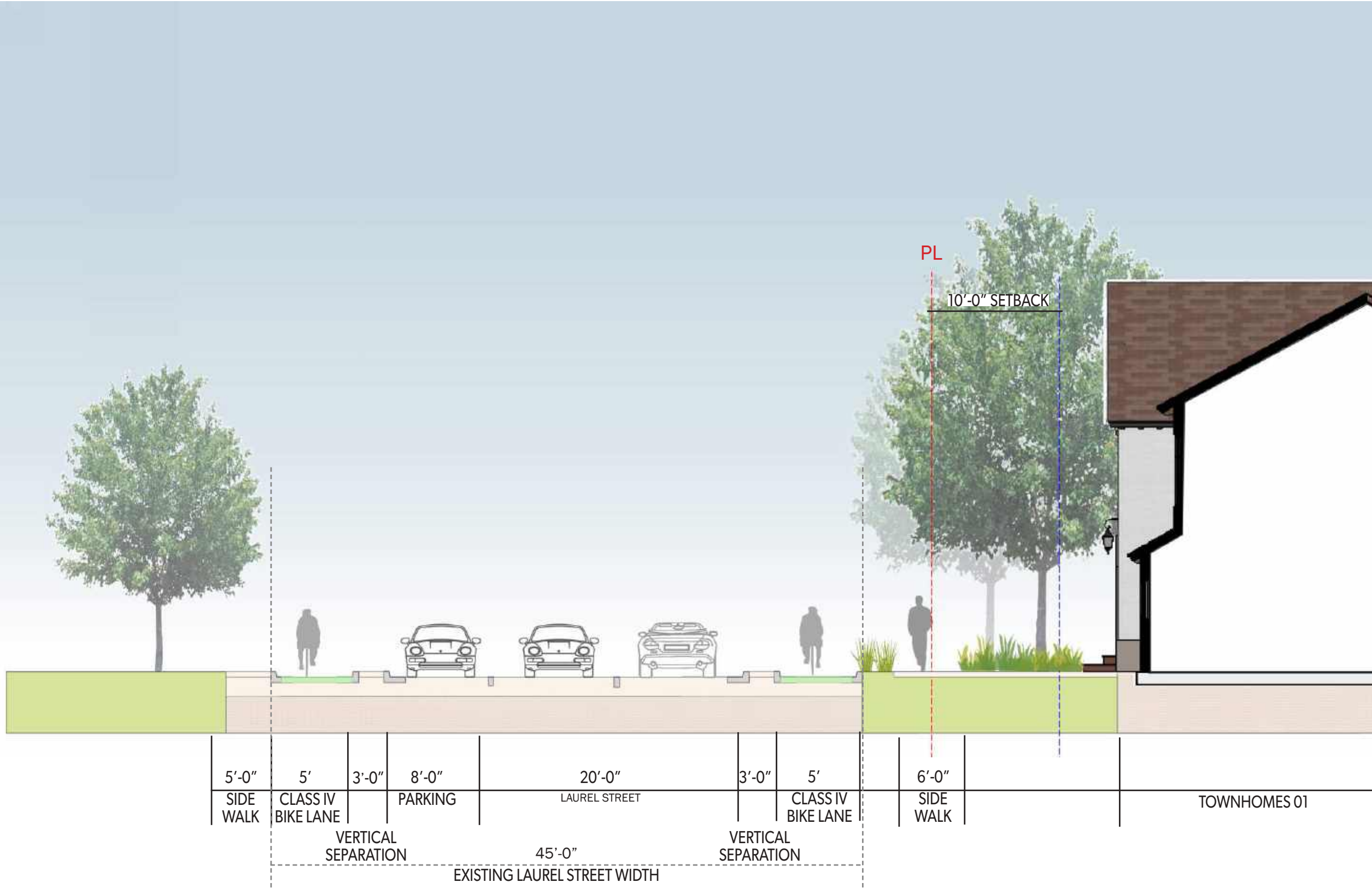


PLAN ENLARGEMENT: LAUREL STREET



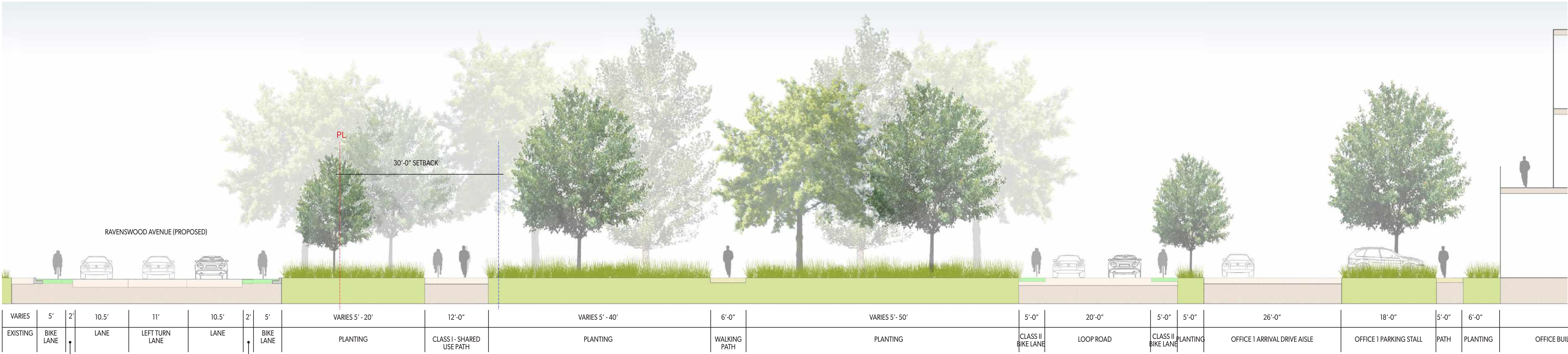
1 LAUREL STREET SECTION 01
Laurel Street with Proposed 5.5' Class IV Bike Lanes and Landscaping at Residential Building 01

KEY PLAN



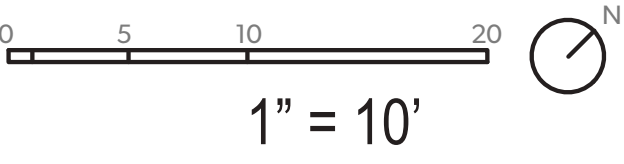
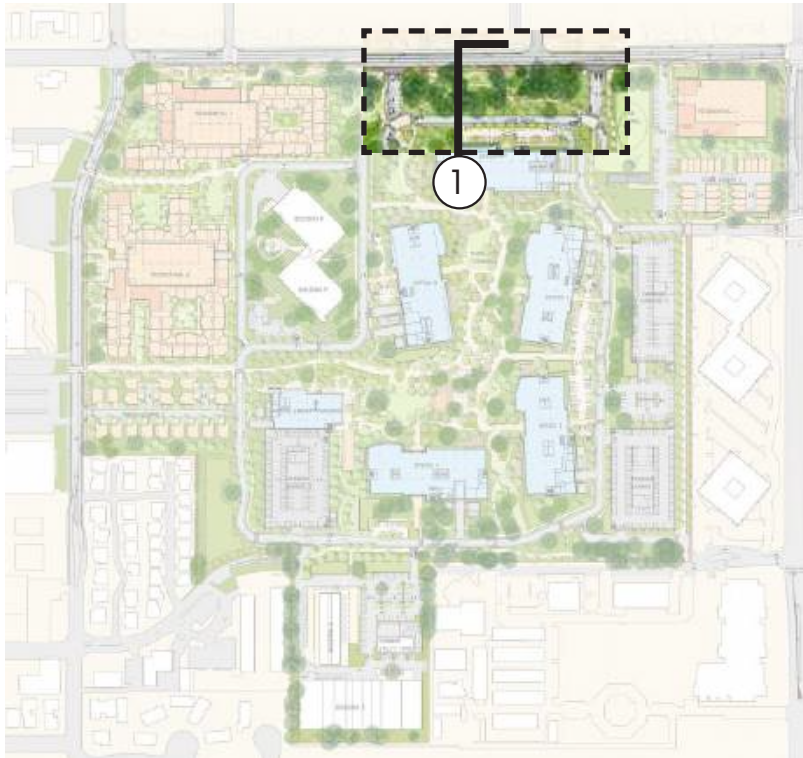
2 LAUREL STREET SECTION 02
Laurel Street with Proposed 5.5' Class IV Bike Lanes and Landscaping at Townhomes 01

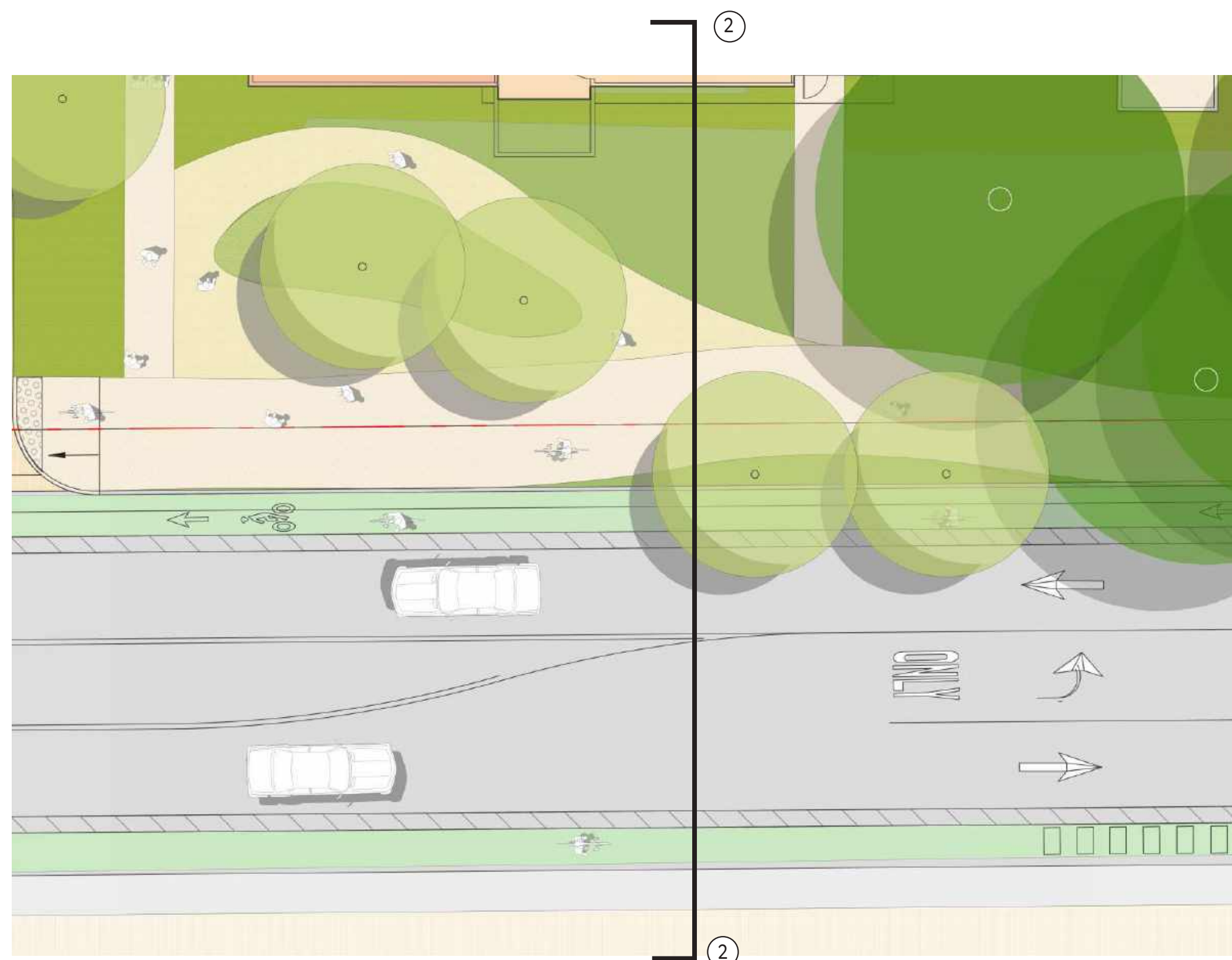
1" = 30'



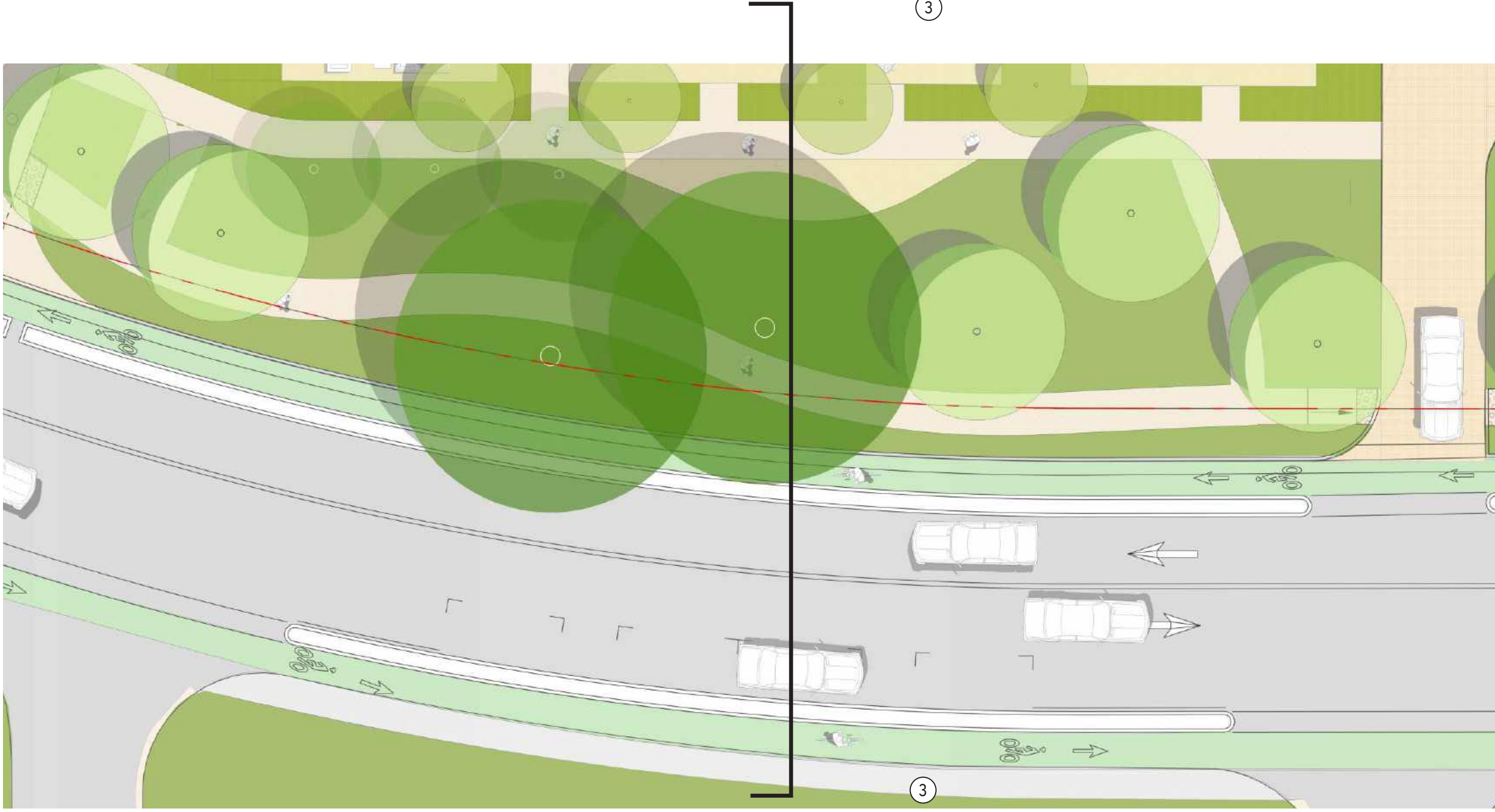
1 RAVENSWOOD AVENUE PARKLET - SECTION 01

KEY PLAN

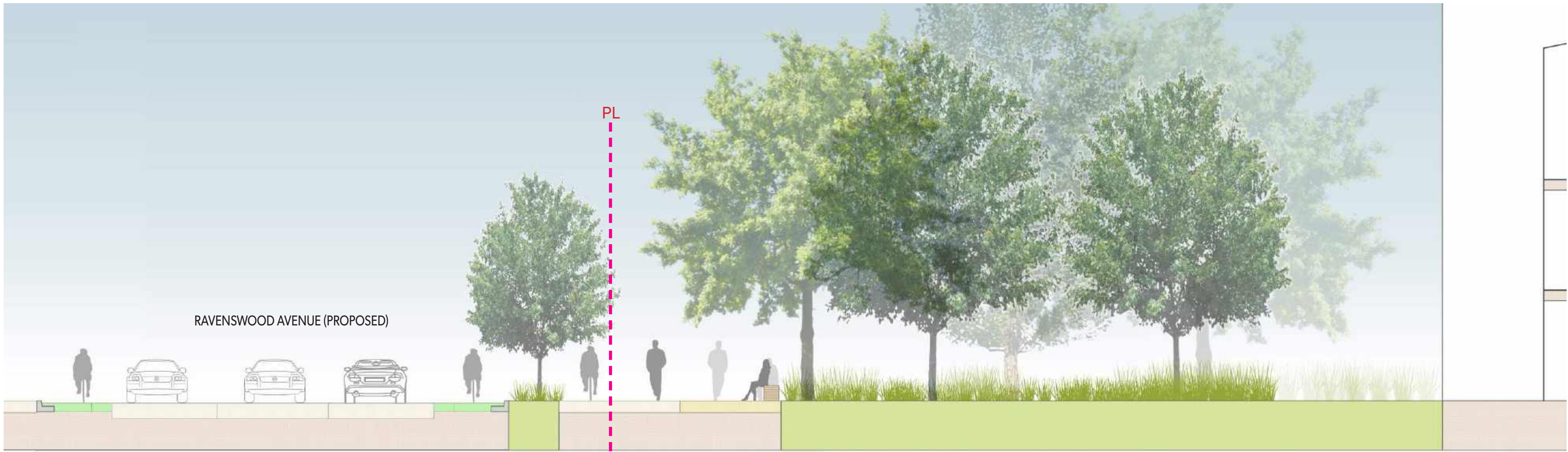




PLAN ENLARGEMENT: RAVENSWOOD AVENUE PARKLET

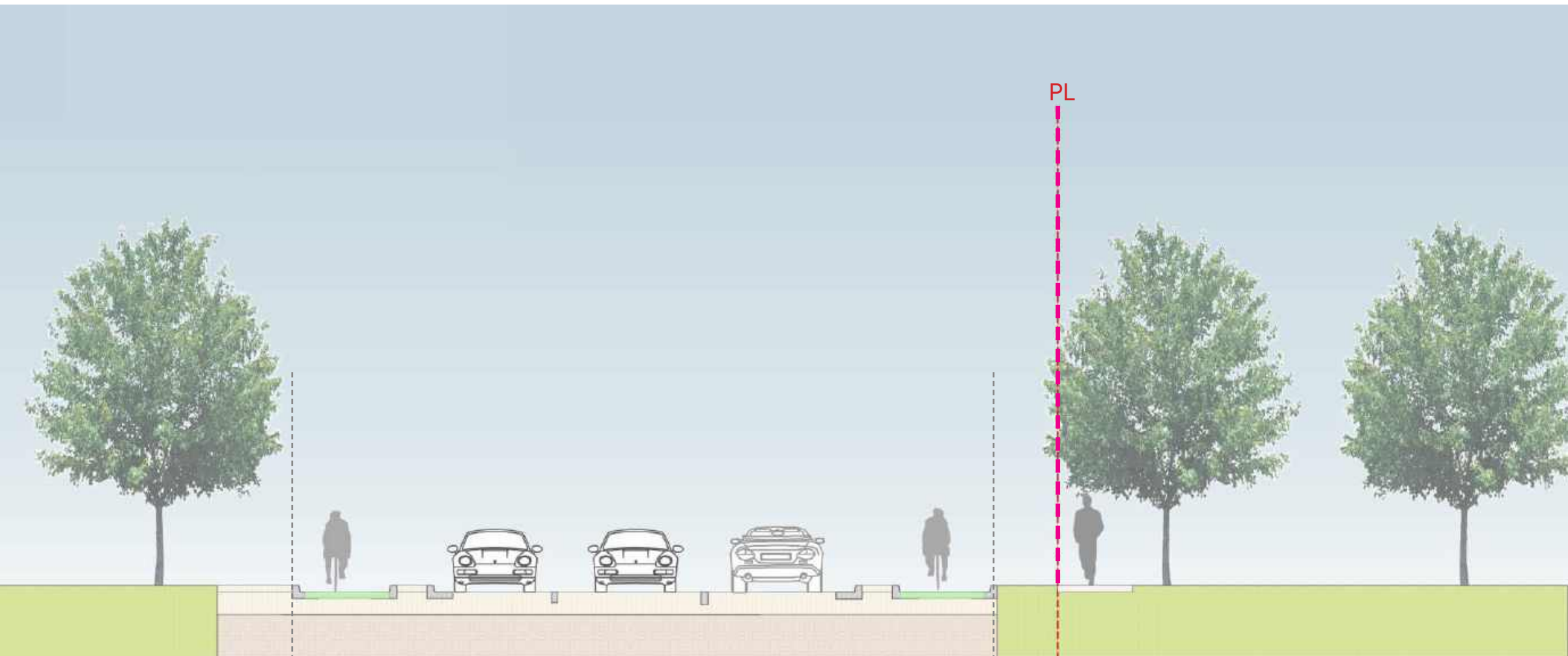


PLAN ENLARGEMENT: LAUREL STREET WITH CLASS IV BIKEWAYS



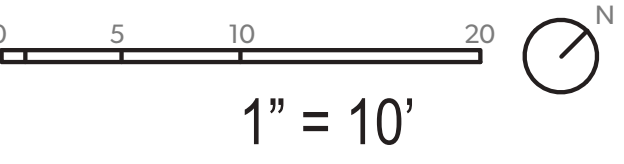
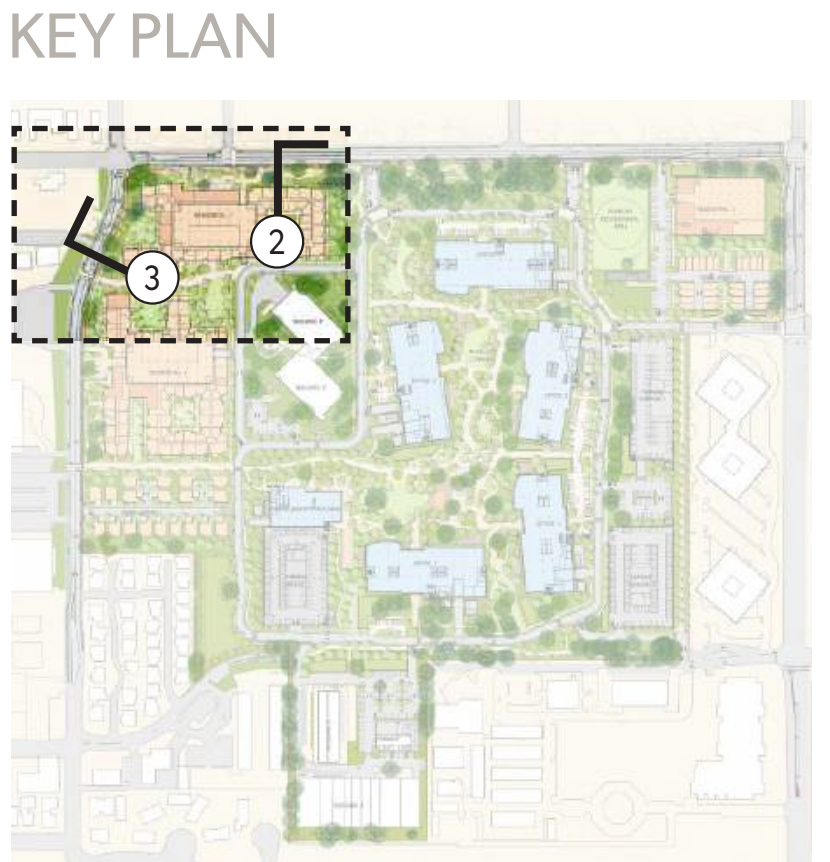
VARIES	5'	2'	10.5'	11'	10.5'	2'	5'	VARIES 5' - 20'	12'-0"	VARIES 5' - 10'	VARIES 50' - 80'
EXISTING	BIKE LANE		LANE	LEFT TURN LANE	LANE		BIKE LANE	PLANTING	BIKE/WALKING PATH	SECONDARY PATH	PLANTING
		BUFFER				BUFFER					

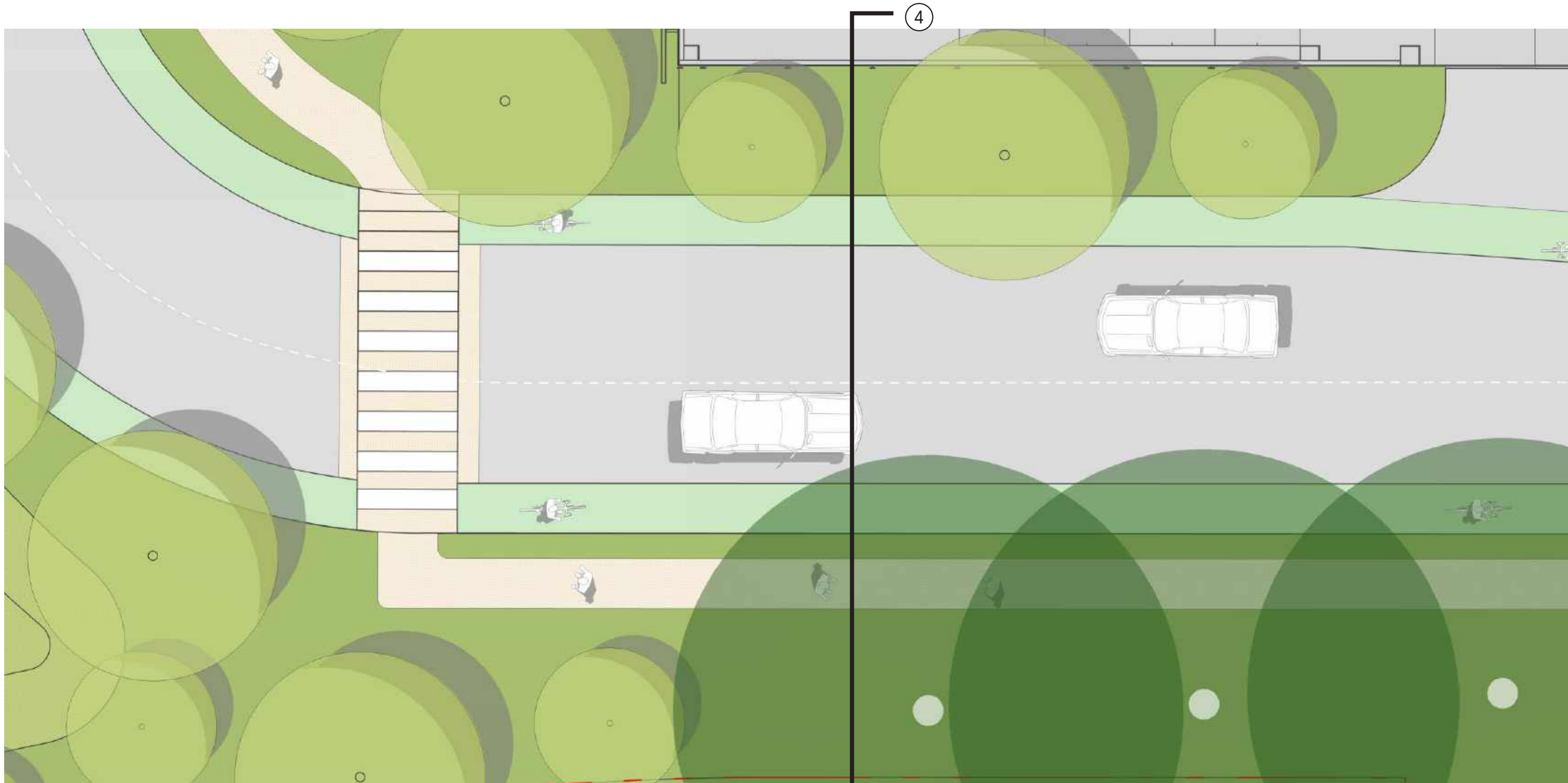
2 RAVENSWOOD AVENUE PARKLET - SECTION 02



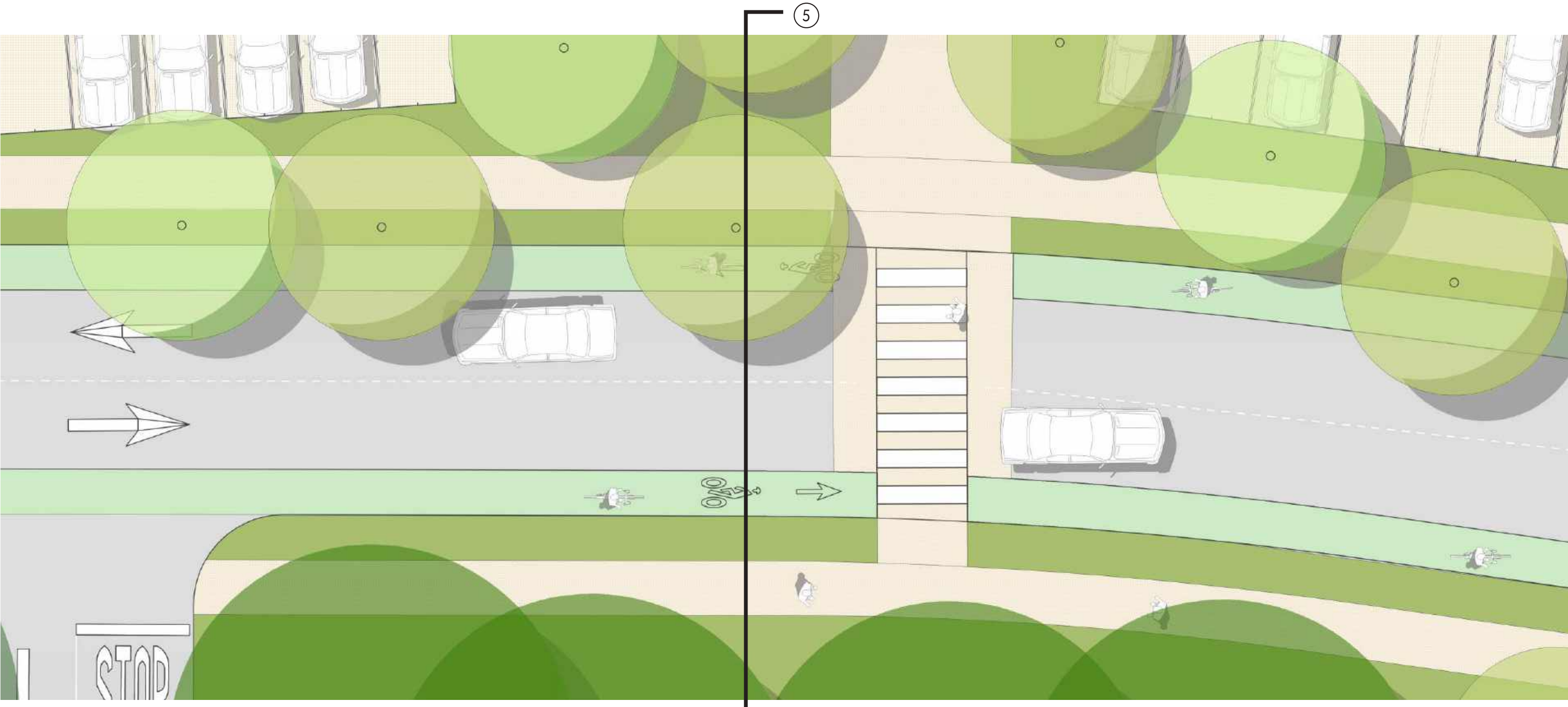
5'-0"	5'	3'-0"	8'-0"	20'-0"	3'-0"	5'	5'-0"
SIDE WALK	CLASS IV BIKE LANE		PARKING	LAUREL STREET		CLASS IV BIKE LANE	SIDE WALK
	VERTICAL SEPARATION			45'-0" EXISTING LAUREL STREET WIDTH	VERTICAL SEPARATION		

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





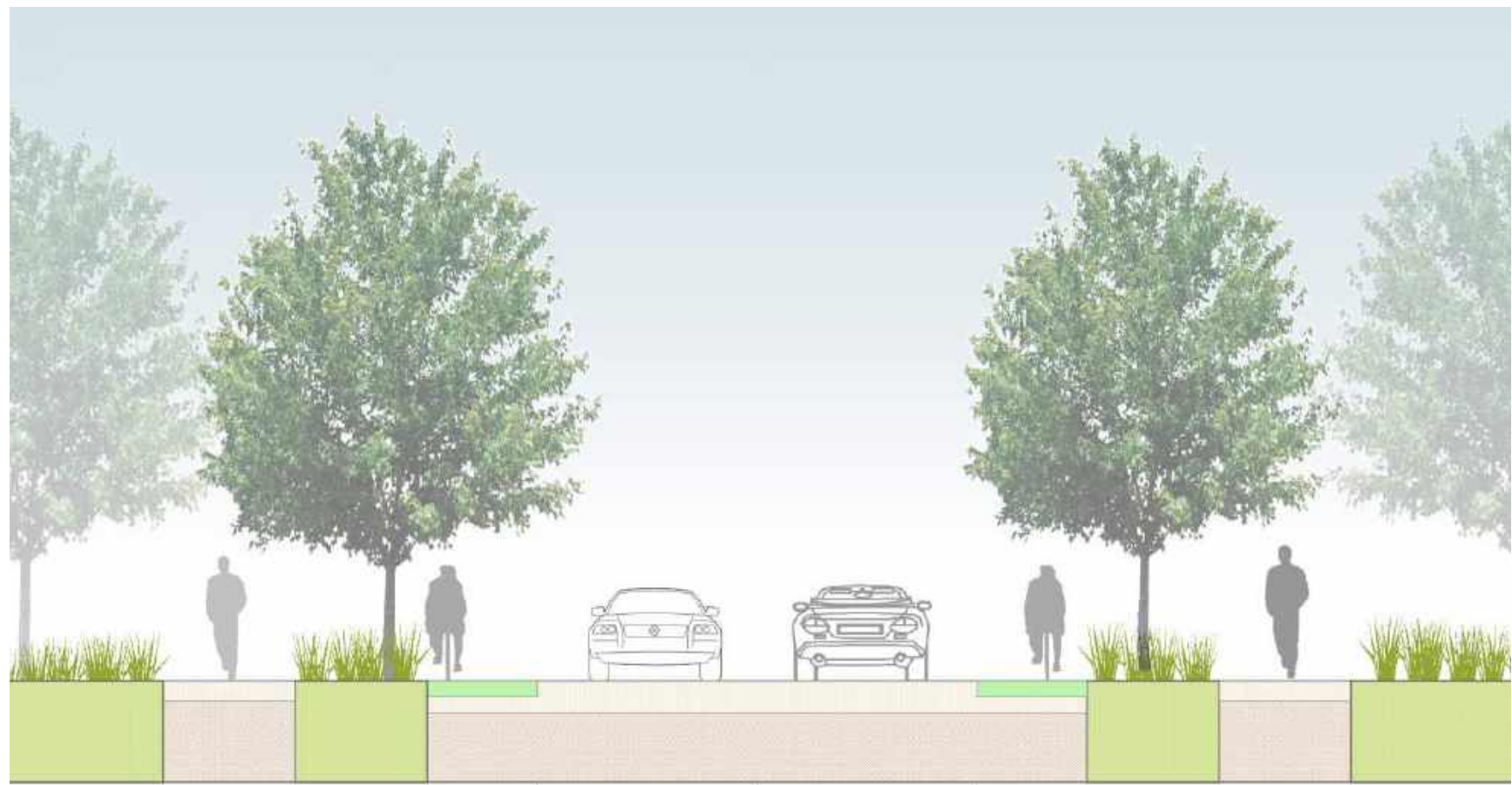
PLAN ENLARGEMENT: BURGESS MULTI USE PATH AT LOOP ROAD



PLAN ENLARGEMENT: LOOP ROAD WITH CLASS II BIKE LANES



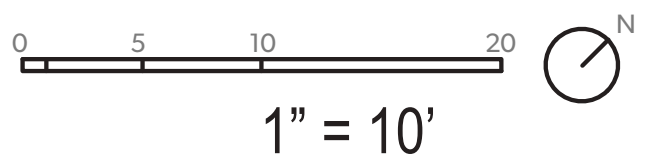
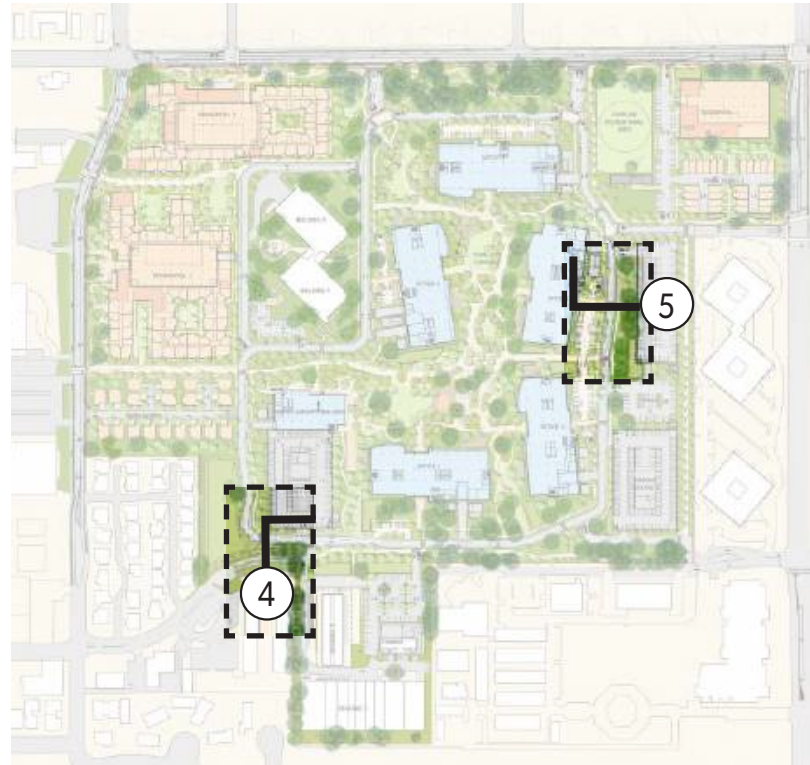
4 PROPOSED BURGESS MULTI-USE PATH AT LOOP ROAD SECTION

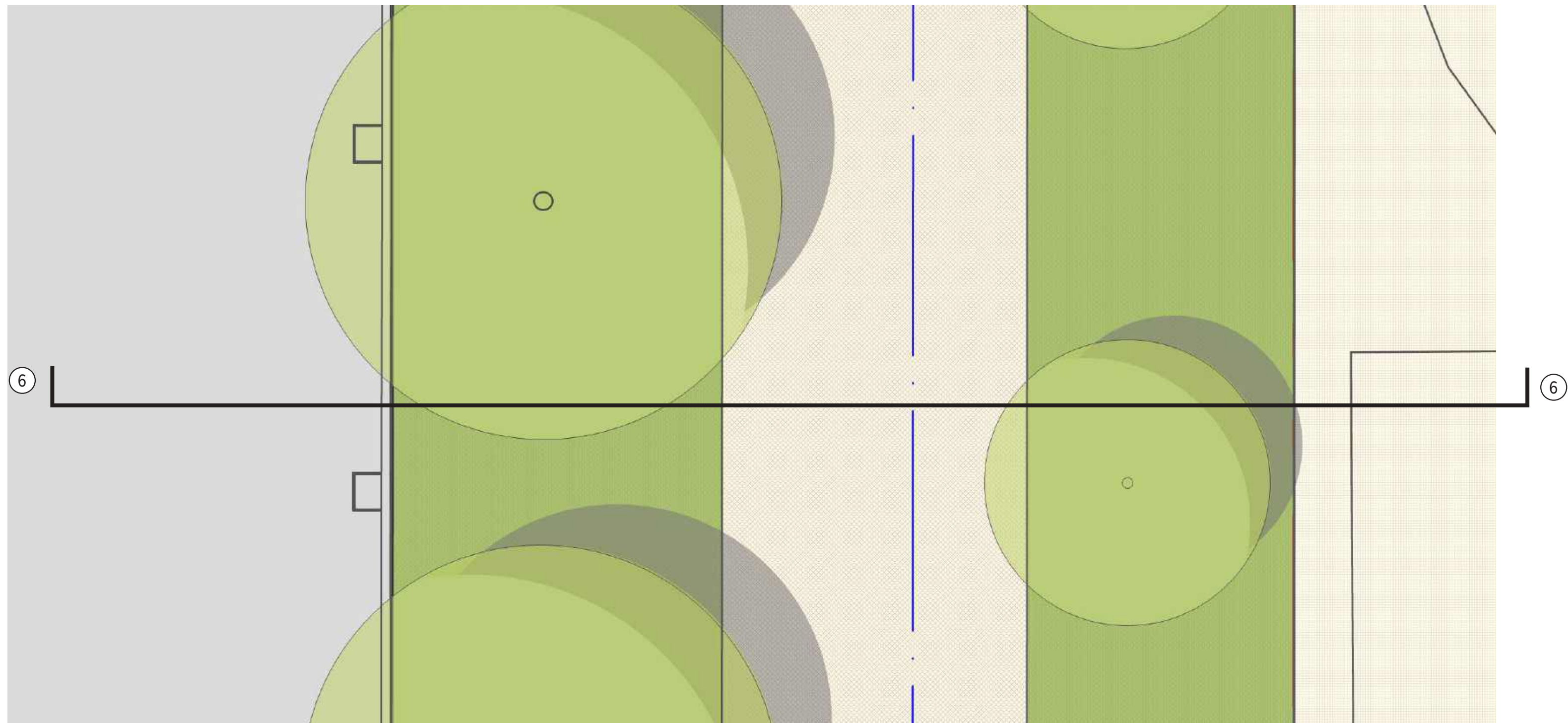


5 LOOP ROAD SECTION - CLASS II BIKE LANE

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

KEY PLAN

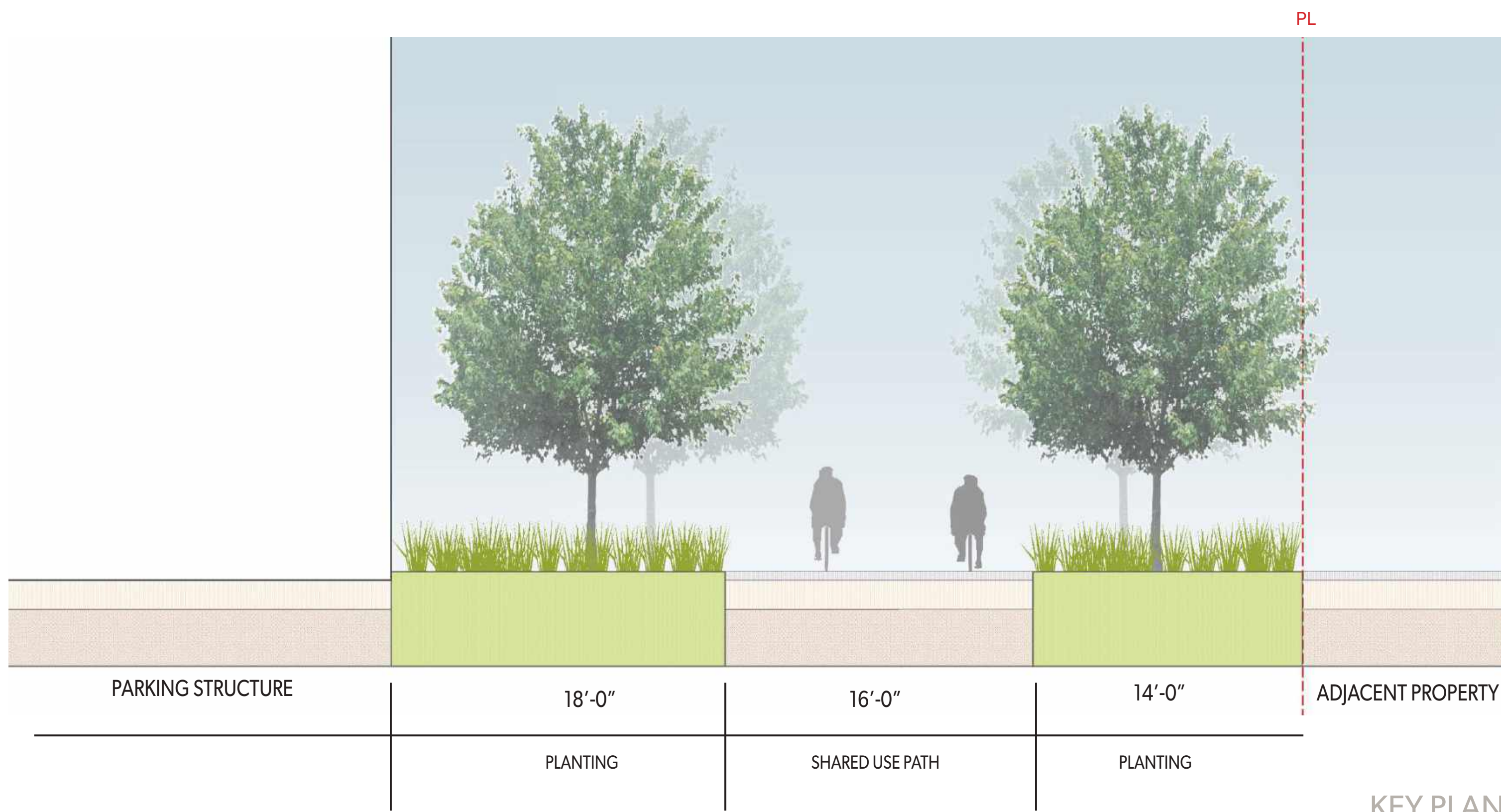




PLAN ENLARGEMENT: MULTI-USE PATH EAST OF PARKING STRUCTURES



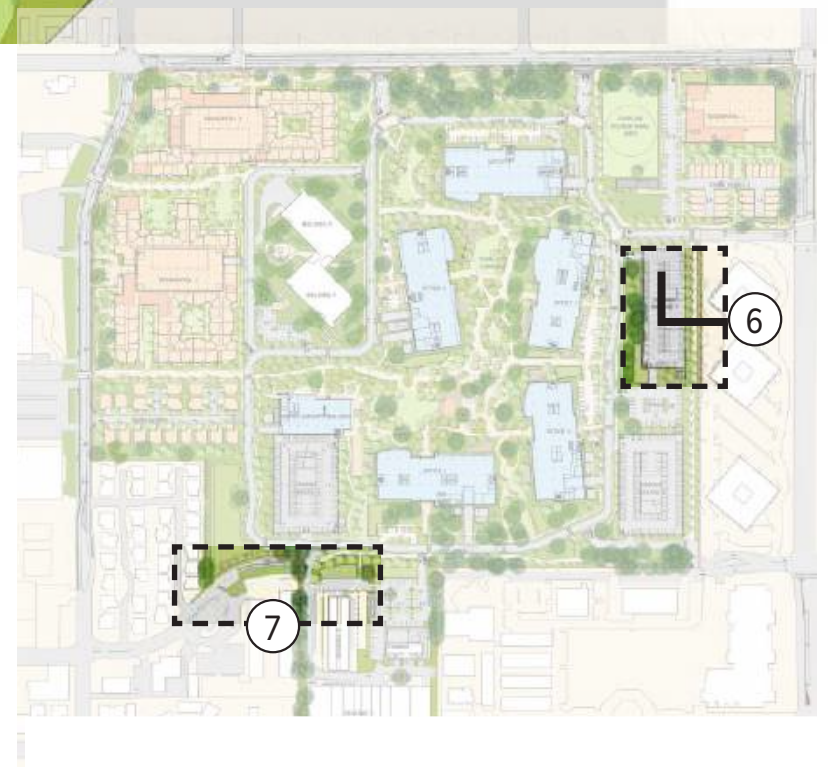
PRECEDENT IMAGERY OF MULTI-USE PATH EAST OF PARKING STRUCTURES



6 PROPOSED MULTI-USE PATH EAST OF PARKING STRUCTURES



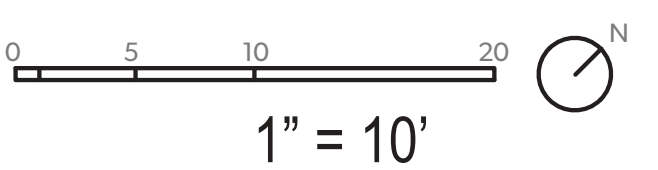
7 PROPOSED MULTI-USE PATH AT BURGESS



0 5 10 20
1" = 10'



① PROPOSED RAVENSWOOD DRIVEWAY - PHASE 1A CONDITION



LARGE TREES: 50' +



Virginia Live Oak
Quercus virginiana



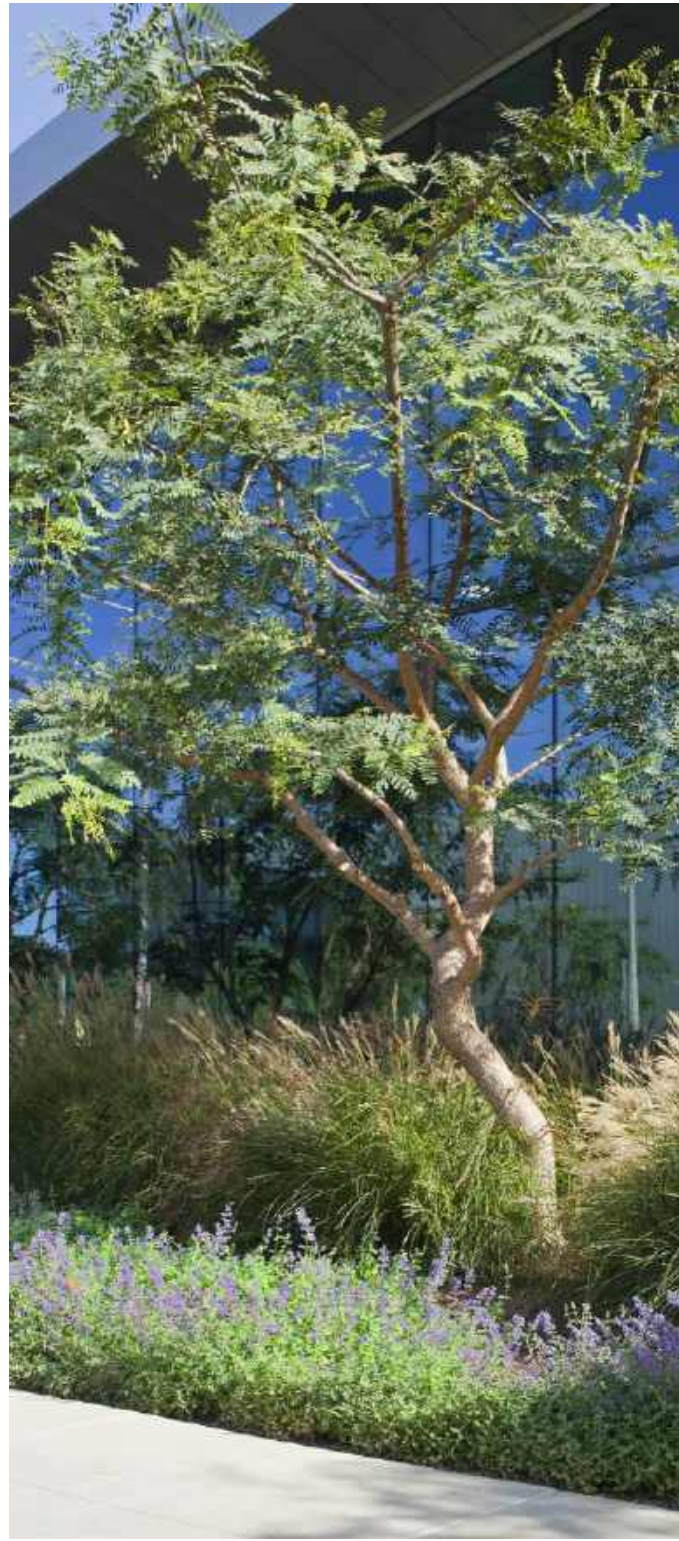
Exclamation Planetree
Platanus 'Exclamation'



Silver Linden
Tilia tomentosa



Monterey Cypress
Cupressus macrocarpa

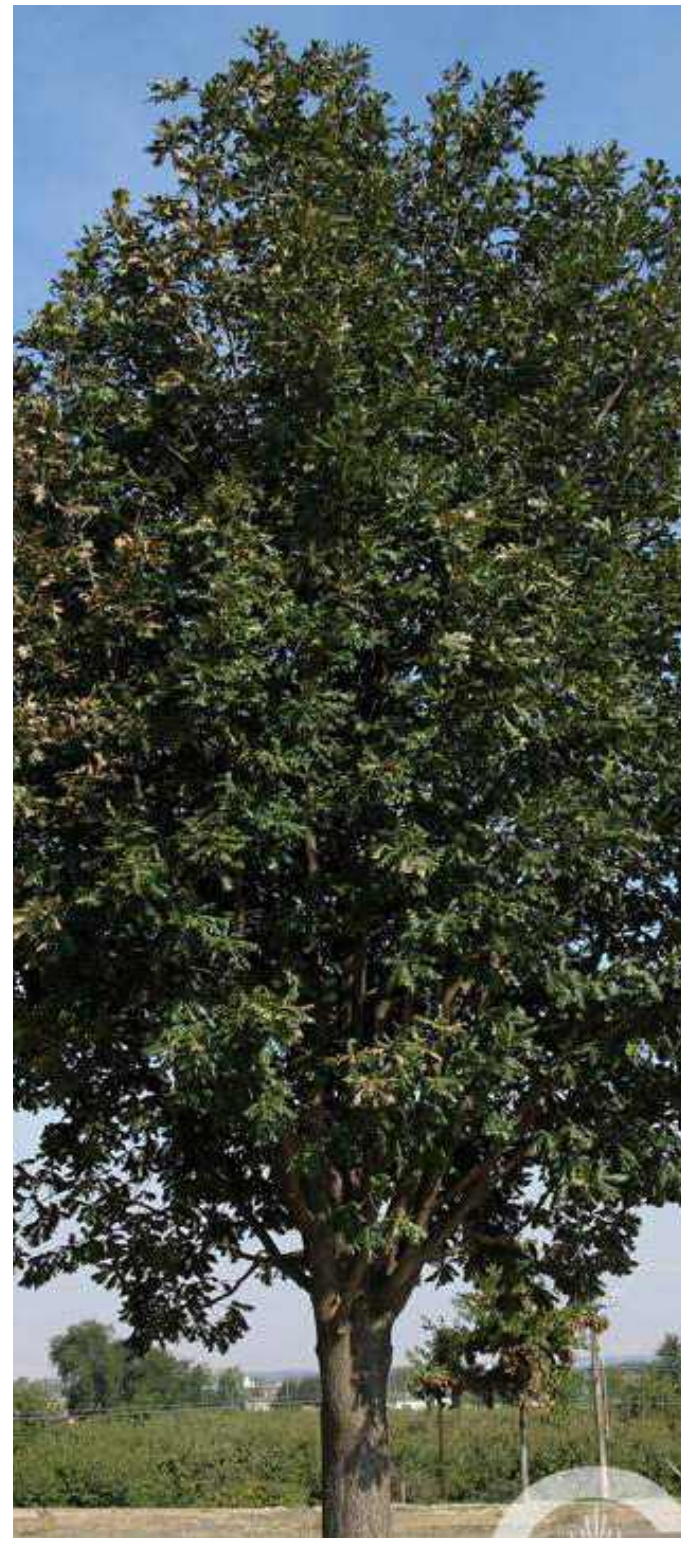


Tipu Tree
Tipuana

SMALL AND MEDIUM TREES: 35' - 50'



Japanese Zelkova
Zelkova serrata 'Green Vase'



Forest Green Oak
Quercus frainetto 'Forest Green'



Street Spire Oak
Quercus 'Street Spire' (fastigate)



Netleaf Oak
Quercus rugosa



Red Plush Pistache
Pistacia atlantica x integerrima



Strawberry Tree
Arbutus x marina



Natchez Crape Myrtle
Lagerstroemia indica 'Natchez'



Brisbane Box
Lophostemon confertus



Emerald Sunshine Elm
Ulmus propinqua 'Emerald Sunshine'

ORNAMENTAL/FLOWERING PALETTE



Common Yarrow
Achillea millefolium
Water Usage: LOW



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



California Poppy
Eschscholzia californica
Water Usage: VERY LOW



Butterfly Milkweed
Asclepias tuberosa
Water Usage: MODERATE



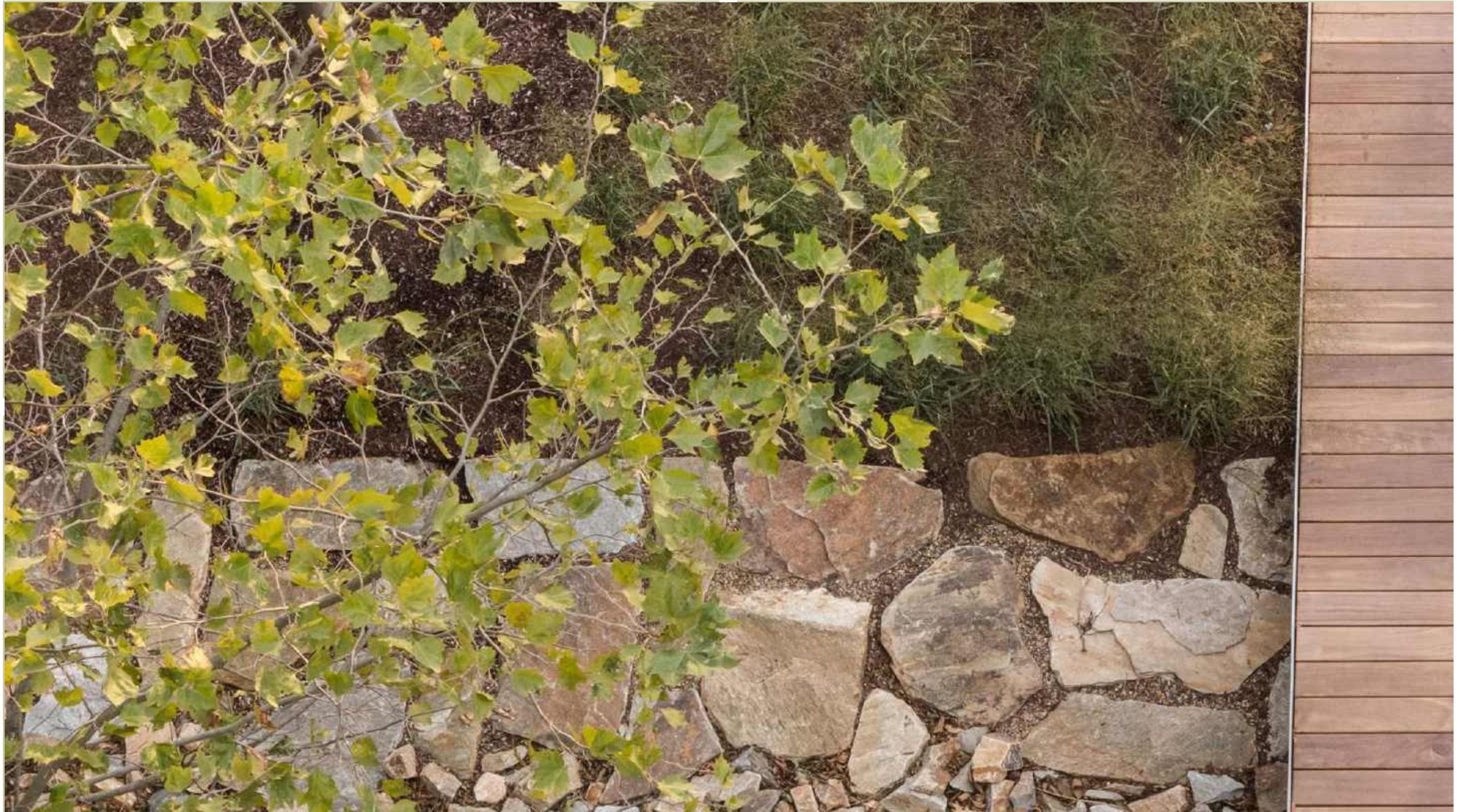
Wynyabbie Coast Rosemary
Westringia fruticosa 'Wynyabbie Gem'
Water Usage: LOW



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

SCREENING/HEDGING PALETTE

PLANTING CONCEPT



GRASSES



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



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



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



Fragrant Sumac
Rhus aromatica
Water Usage: LOW



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

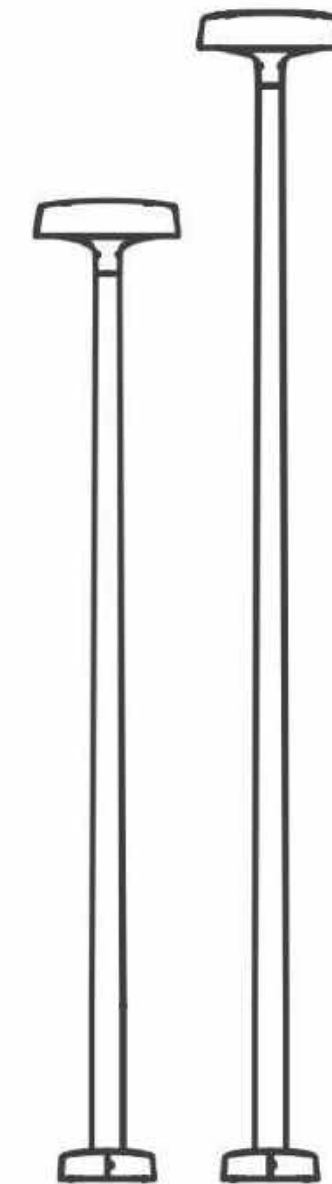
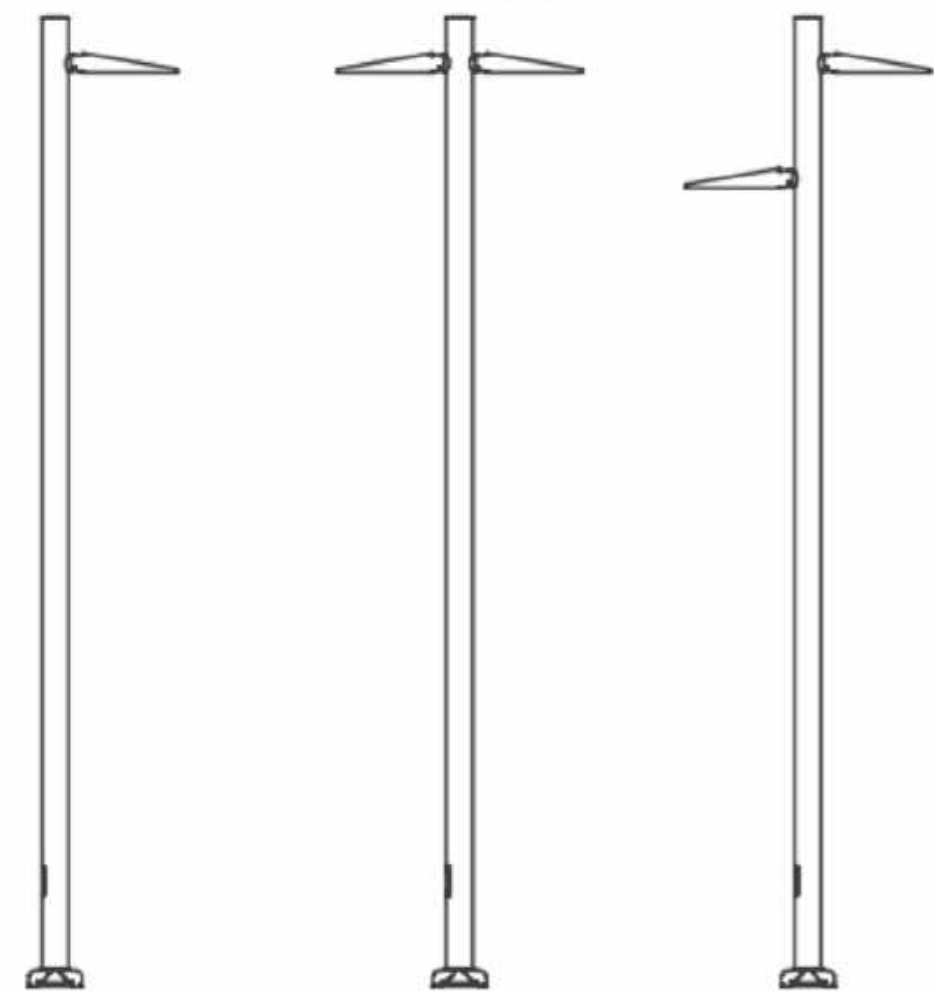


Lady Fern
Athyrium filix-femina
Water Usage: MODERATE

GROUNDCOVER

SHADE





ROADWAY AND SECONDARY PATH

PRIMARY PATH

OPEN DESTINATIONS



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

PUBLIC PEDESTRIAN POLE

PRIVATE ROADWAY POLE

PRIMARY PATH POLE

SECONDARY PATH POLE

OPEN DESTINATIONS

POCKET DESTINATIONS

BUILDING DESTINATIONS

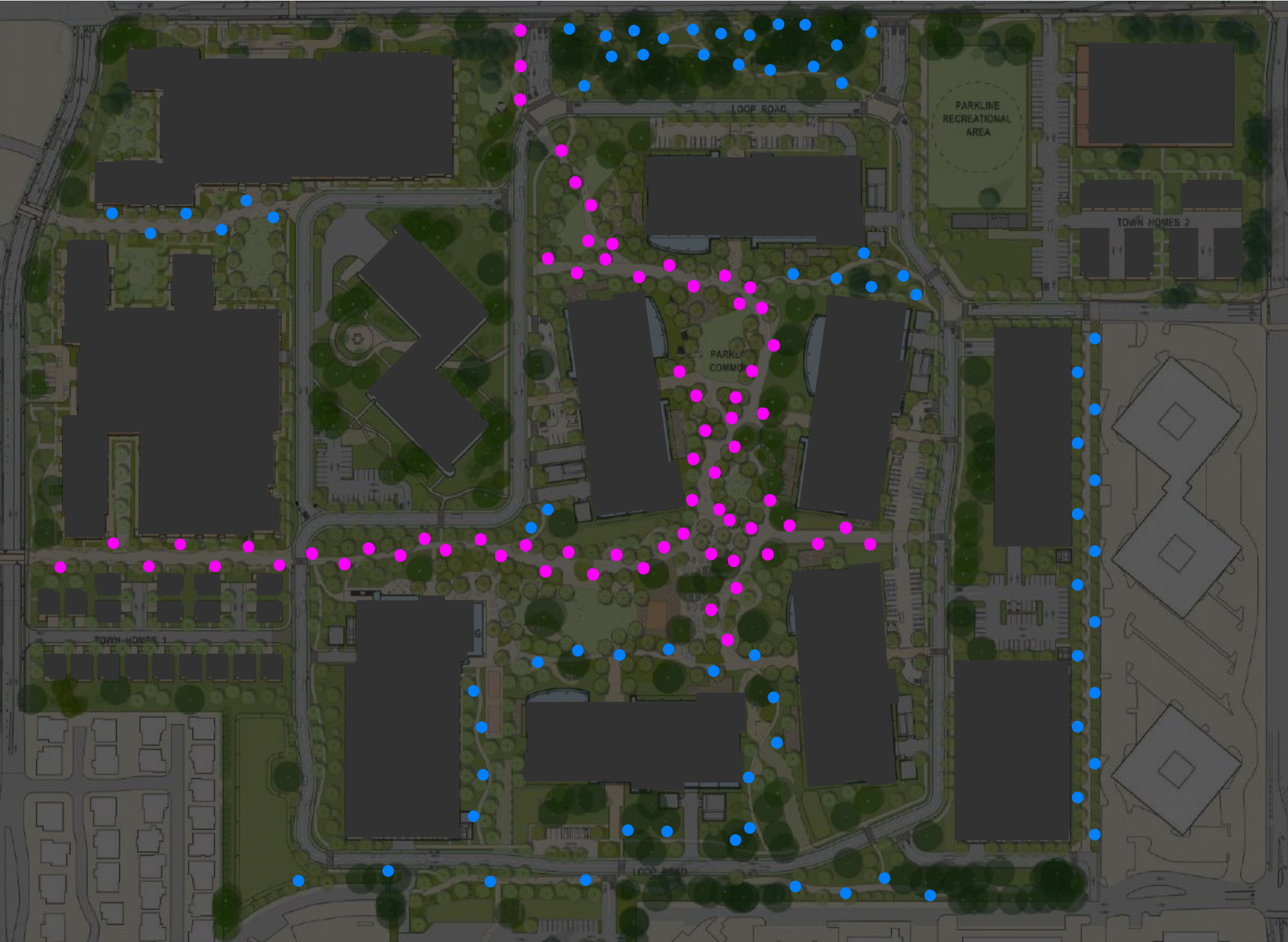
NOTE: PUBLIC STREET POLE LOCATIONS SHOWN ARE FOR ILLUSTRATIVE PURPOSES ONLY. PUBLIC STREET LIGHTING PROVIDED BY OTHERS REFER TO SHEET G5.60 THROUGH SHEET G5.68.

ROADWAY LIGHTING LAYER



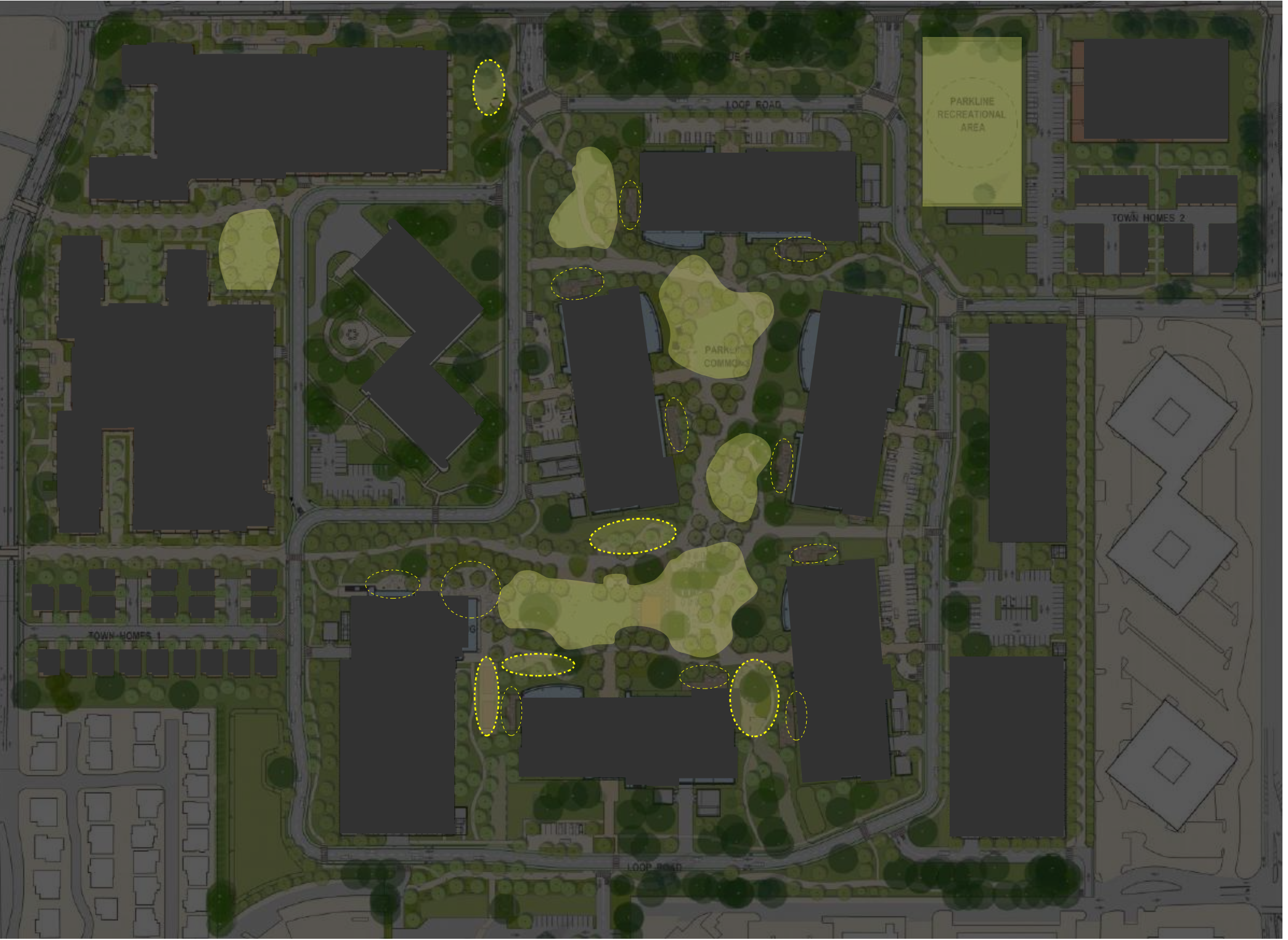
GRAPHIC OVERALL PLAN NTS

PEDESTRIAN PATH LIGHTING LAYER



GRAPHIC OVERALL PLAN NTS

DESTINATION LIGHTING LAYER



GRAPHIC OVERALL PLAN NTS

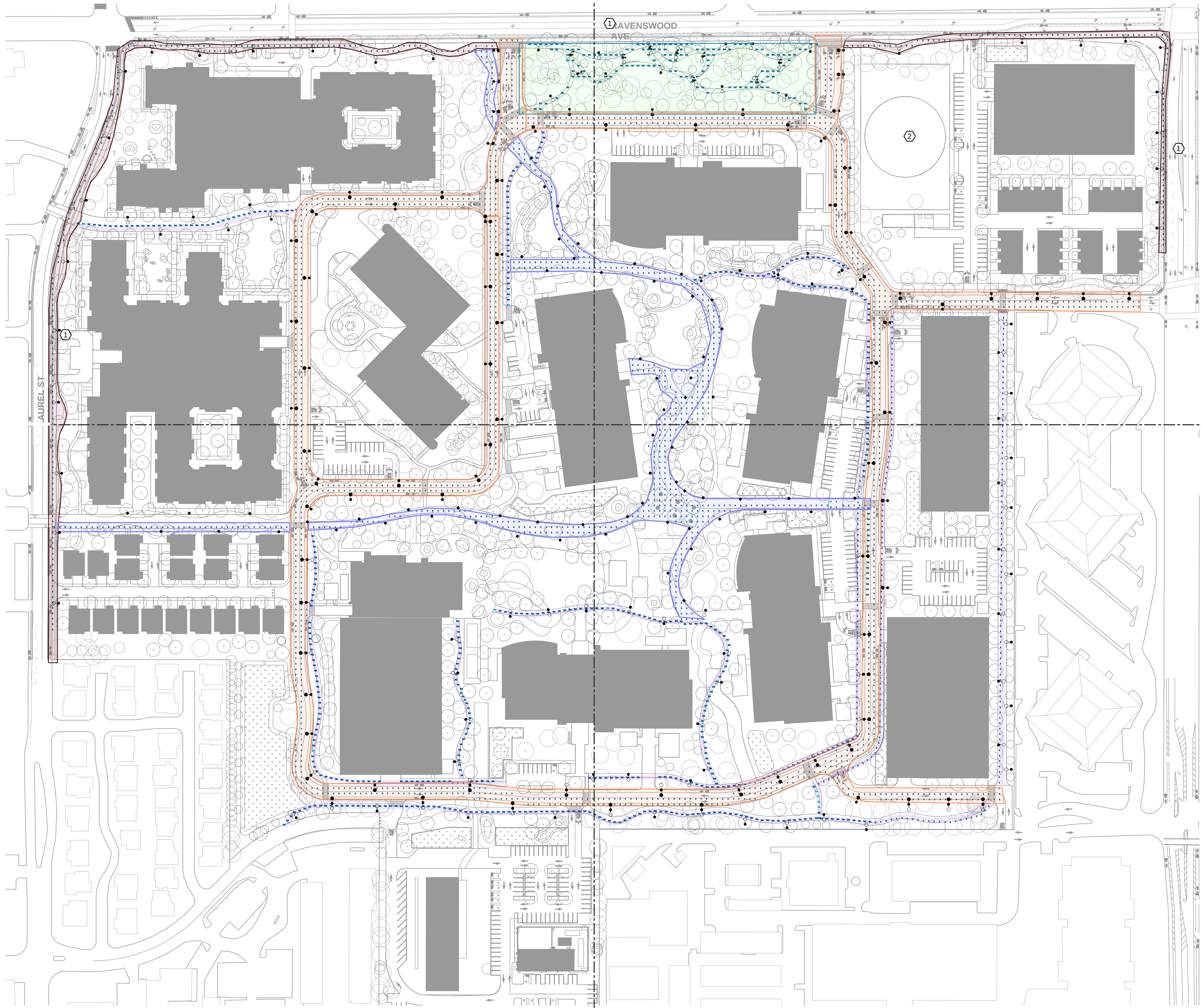
ALL LIGHTING LAYERS COMPILED

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

NOTE: PUBLIC STREET POLE LOCATIONS SHOWN ARE FOR ILLUSTRATIVE PURPOSES ONLY. PUBLIC STREET LIGHTING PROVIDED BY OTHERS REFER TO SHEET G5.60 THROUGH SHEET G5.68.



GRAPHIC OVERALL PLAN NTS



LUMINAIRE SYMBOL LEGEND

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

CALCULATION COLOR KEY

- Red box: ≤ 0.0 TO ≥ 0.4
- Cyan box: ≤ 0.5 TO ≥ 0.9
- Blue box: ≤ 1.0 TO ≥ 5

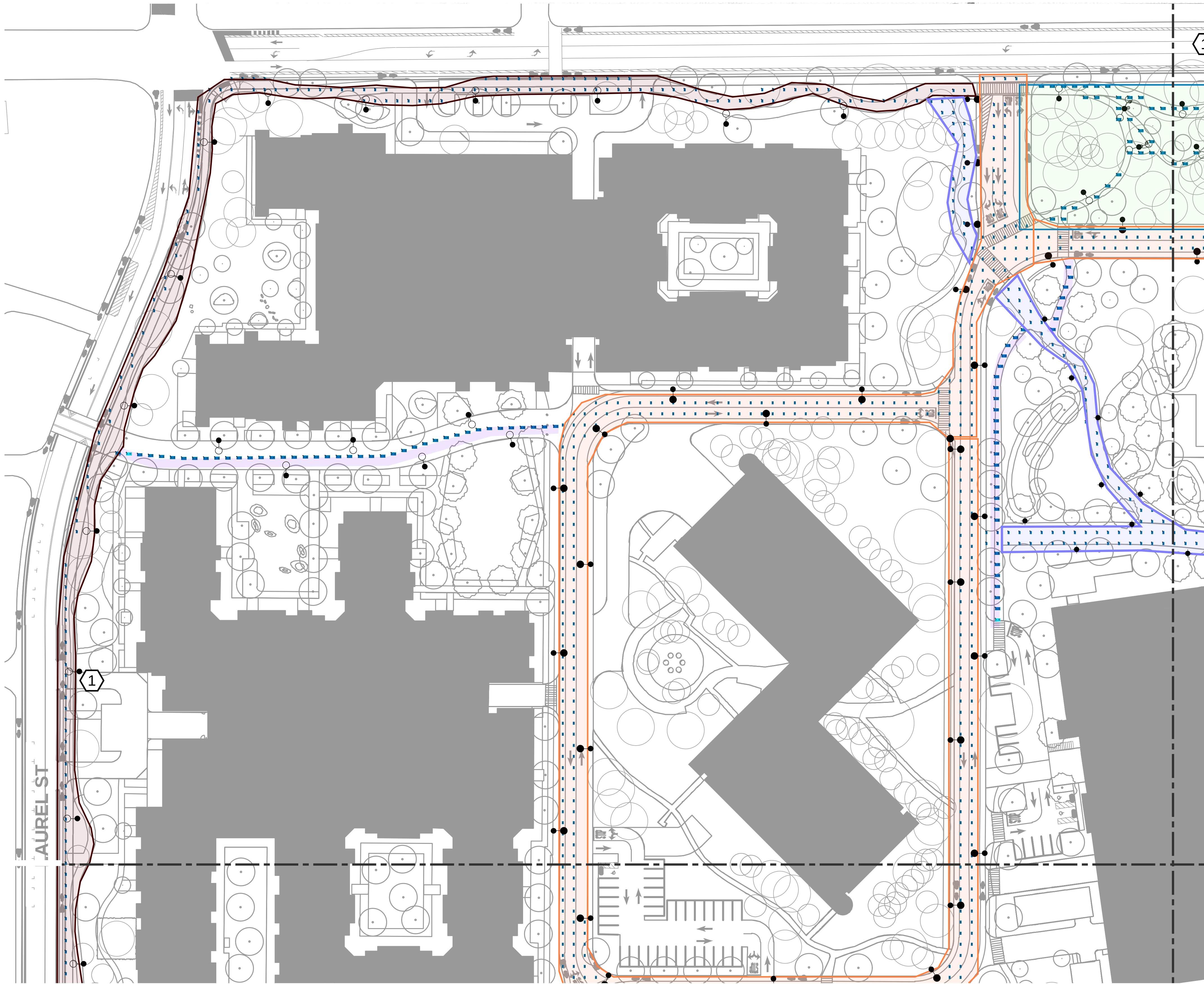
CALCULATION SUMMARY

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

NOTES:

- 1. PUBLIC STREET LIGHTING PROVIDED BY OTHERS REFER TO SHEET G5.60 THROUGH SHEET G5.68.
- 2. PARK LIGHTING TO BE DETERMINED BASED ON FUTURE PROGRAMMING.

SCALE : 1" = 100'-0"



LUMINAIRE SYMBOL LEGEND

- 25' AREA LIGHT - DOUBLE HEAD
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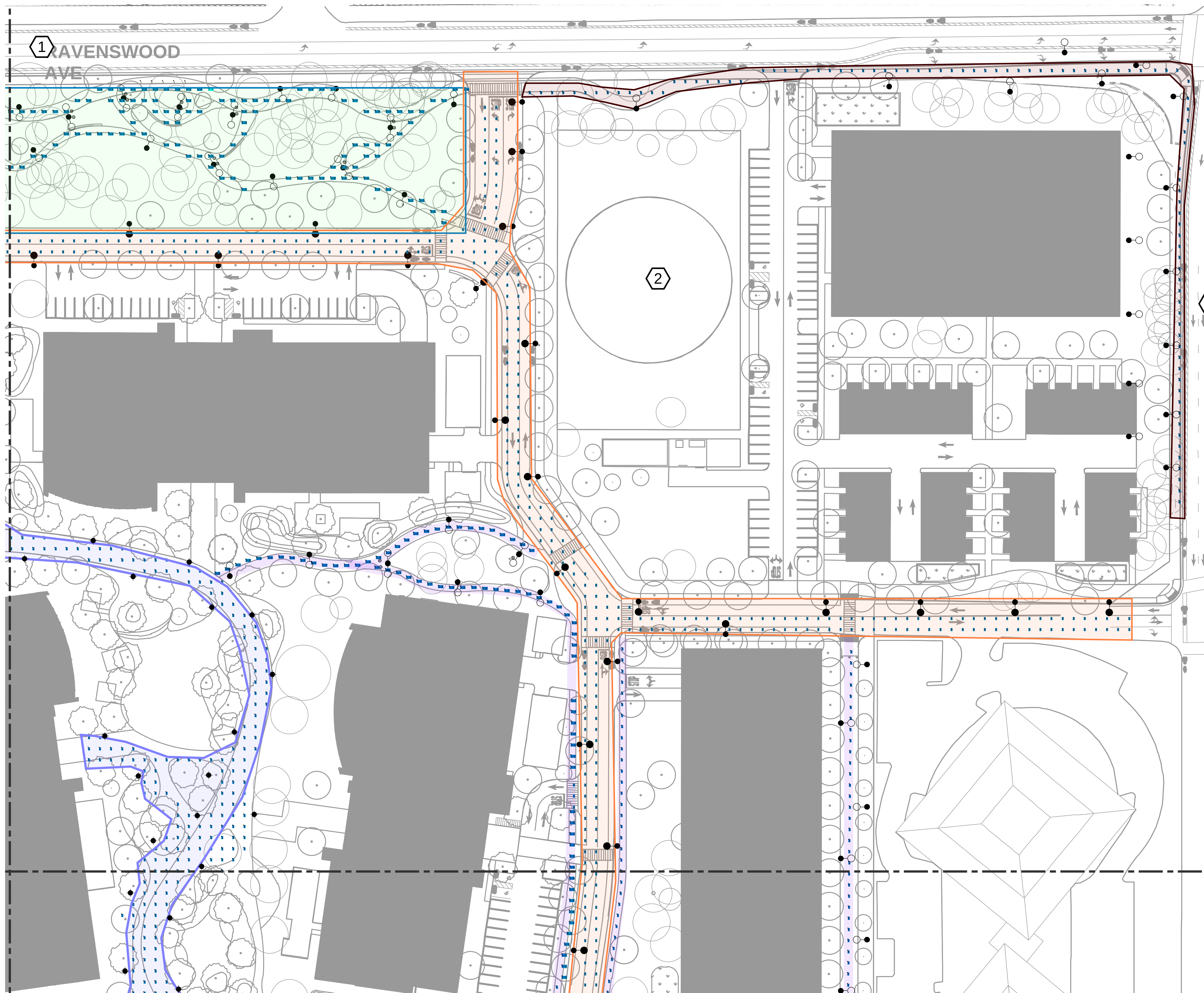
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Label	Avg	Max	Min	Avg/Min
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SCALE : 1" = 50'-0"



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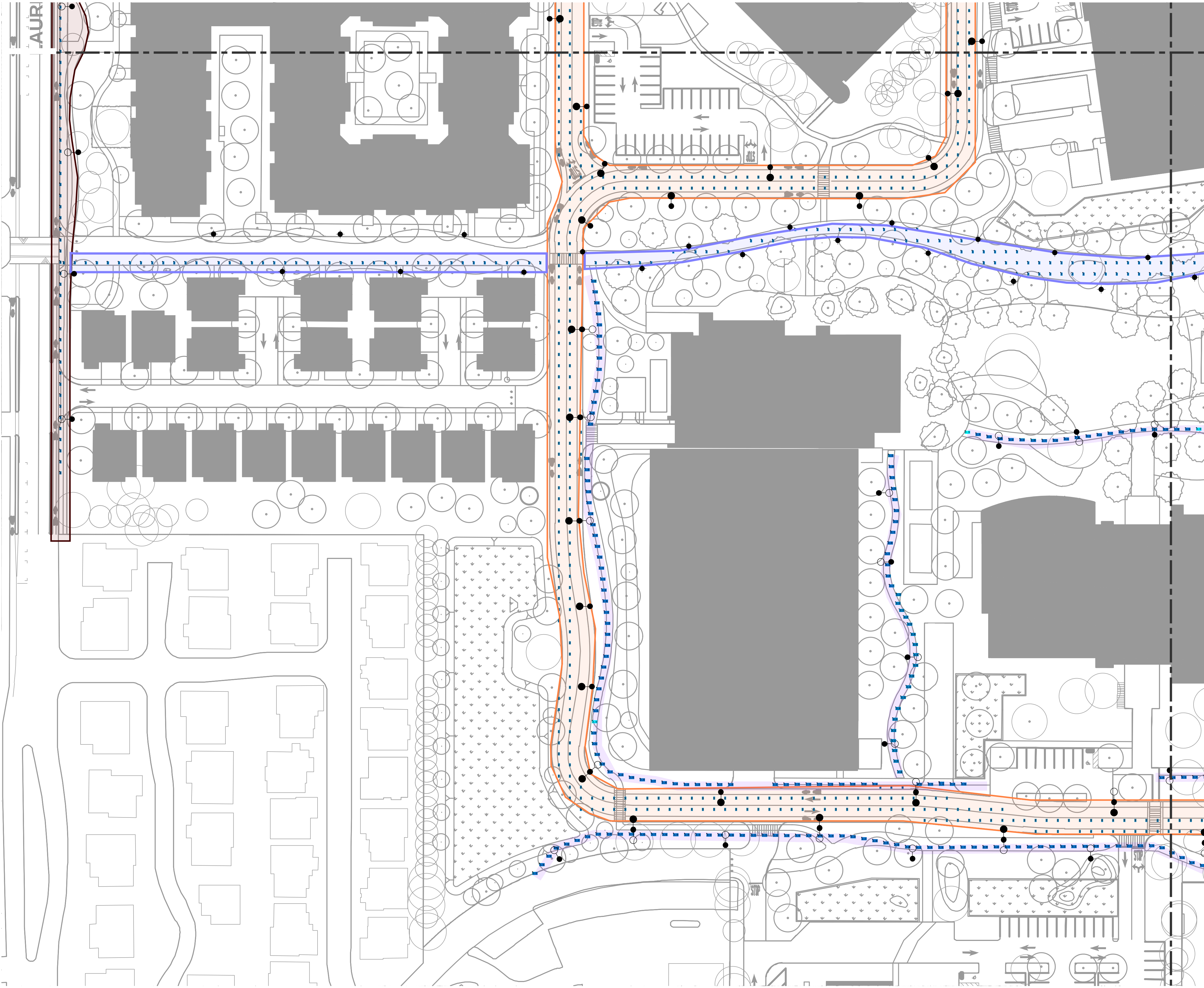
CALCULATION SUMMARY

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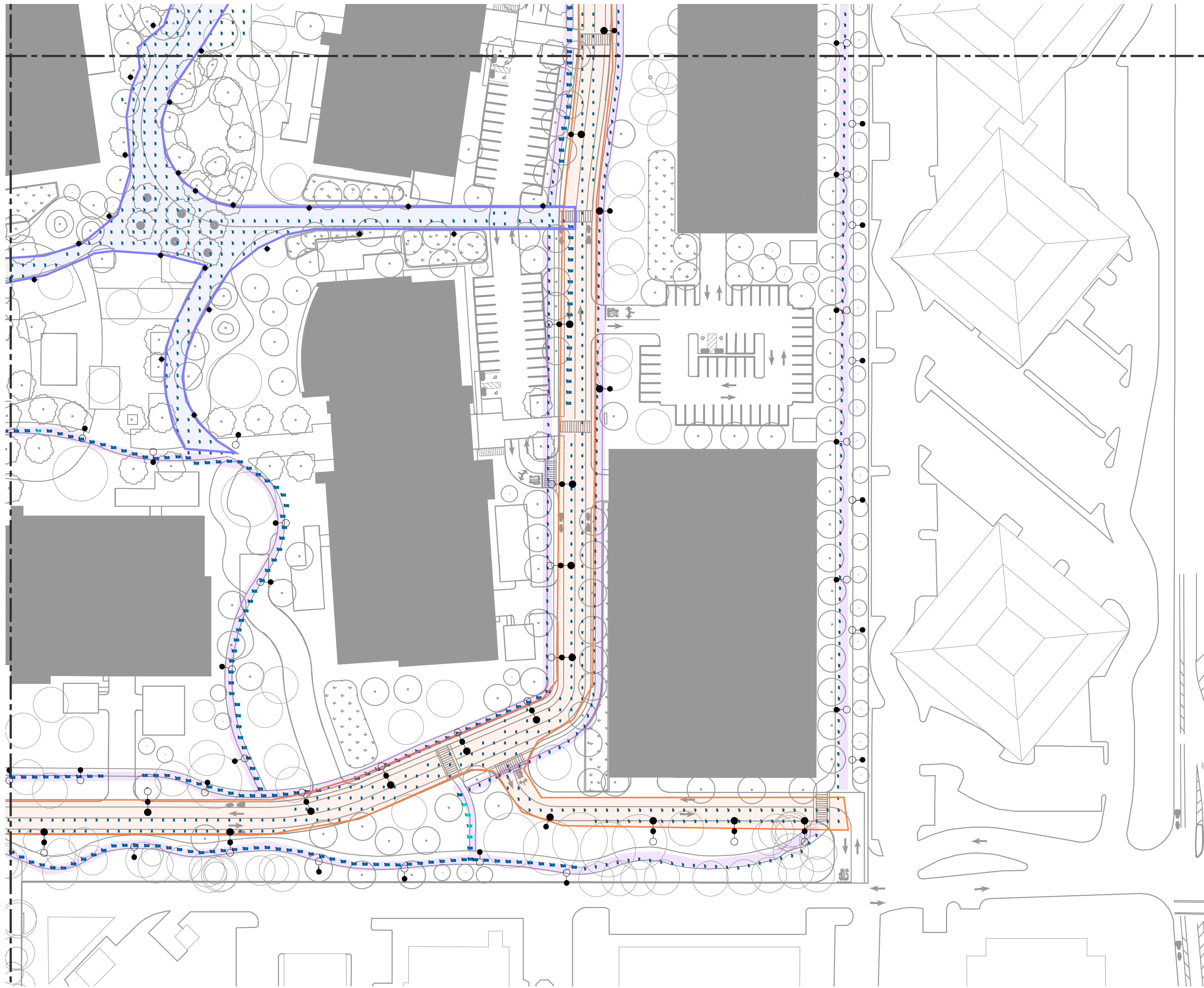
CALCULATION SUMMARY

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NOTES:

1. PUBLIC STREET LIGHTING PROVIDED BY OTHERS REFER TO SHEET G5.60 THROUGH SHEET G5.68.

SCALE : 1" = 50'-0"



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



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



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



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



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



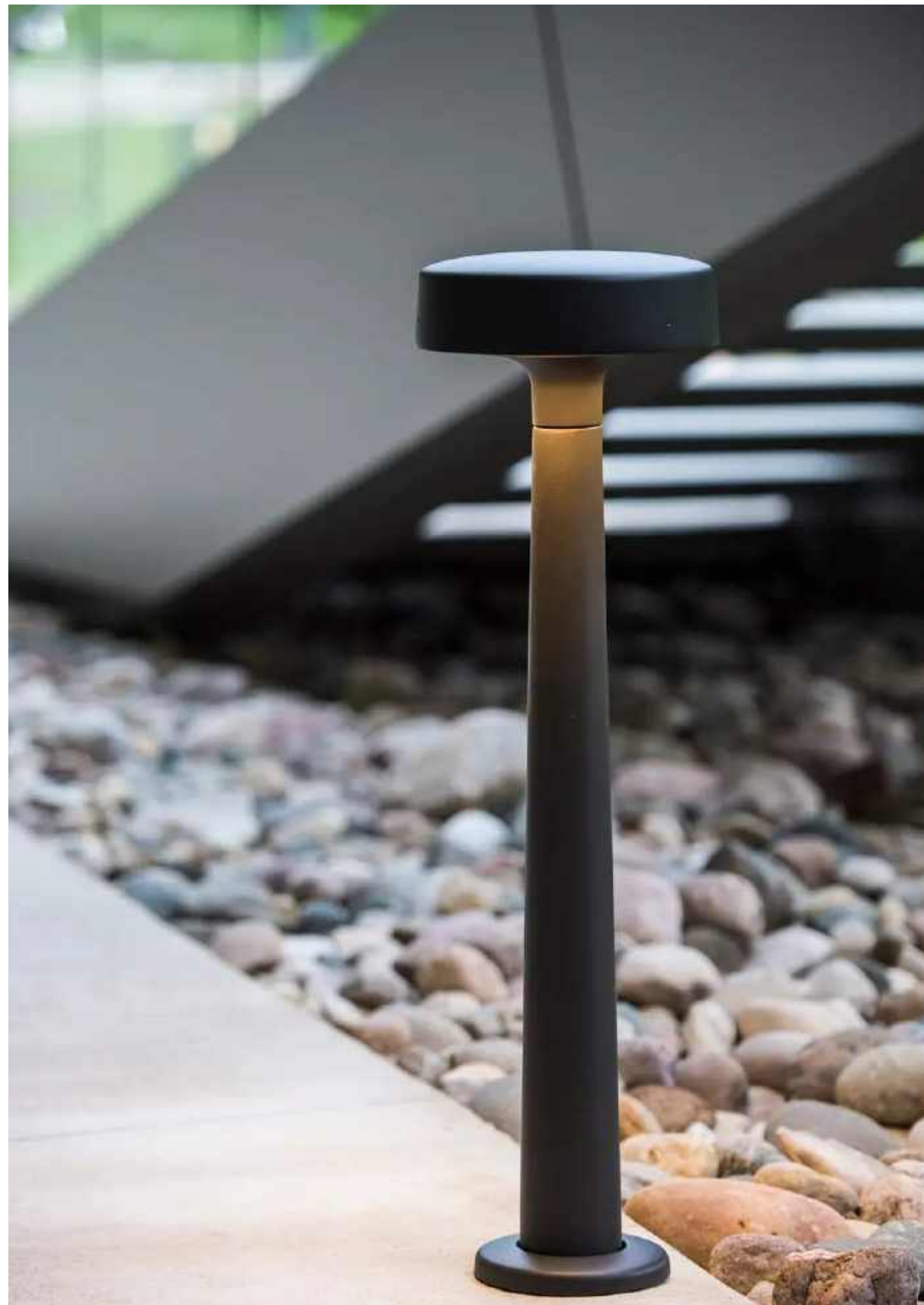
POLES WITH AIMMABLE FLOOD LIGHTS



UNDER BENCH ACCENT



CATENARY



BOLLARD



TREE UPLIGHTING



BUILDING MOUNTED



VICINITY MAP
N. T. S.

LEDway® Series
One LEDway® Road - Street Light - Adjustable Arm Mount

Product Description
Luminaires housing is a 600mm x 100mm x 100mm. All components are factory tested and inspected. Shiny profile for anti-vandalism. Tailor-made for use with a sensor mounting system that allows the street light to be installed in a variety of locations and environments. The luminaire is designed to be installed in a variety of locations and environments. The luminaire is designed to be installed in a variety of locations and environments.

Performance Summary
LEDway® Series
LEDway® Series
LEDway® Series

Applications Industrial, residential, commercial, parking, street lighting, landscaping.

Ordering Information
LEDway® Series
LEDway® Series
LEDway® Series

Dimensions
LEDway® Series
LEDway® Series
LEDway® Series

Advanced Lighting Technologies Australia Inc.
Advanced Lighting Technologies New Zealand Ltd
Advanced Lighting Technologies Asia Pte Ltd

Australia
New Zealand
Singapore

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+64 9 473 8322
+65 6884 2200

www.ledway.com.au
www.ledway.com.nz
www.ledway.com.sg

Rev. 001 17 July 2022

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Australia
New Zealand
Singapore

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+64 9 473 8322
+65 6884 2200

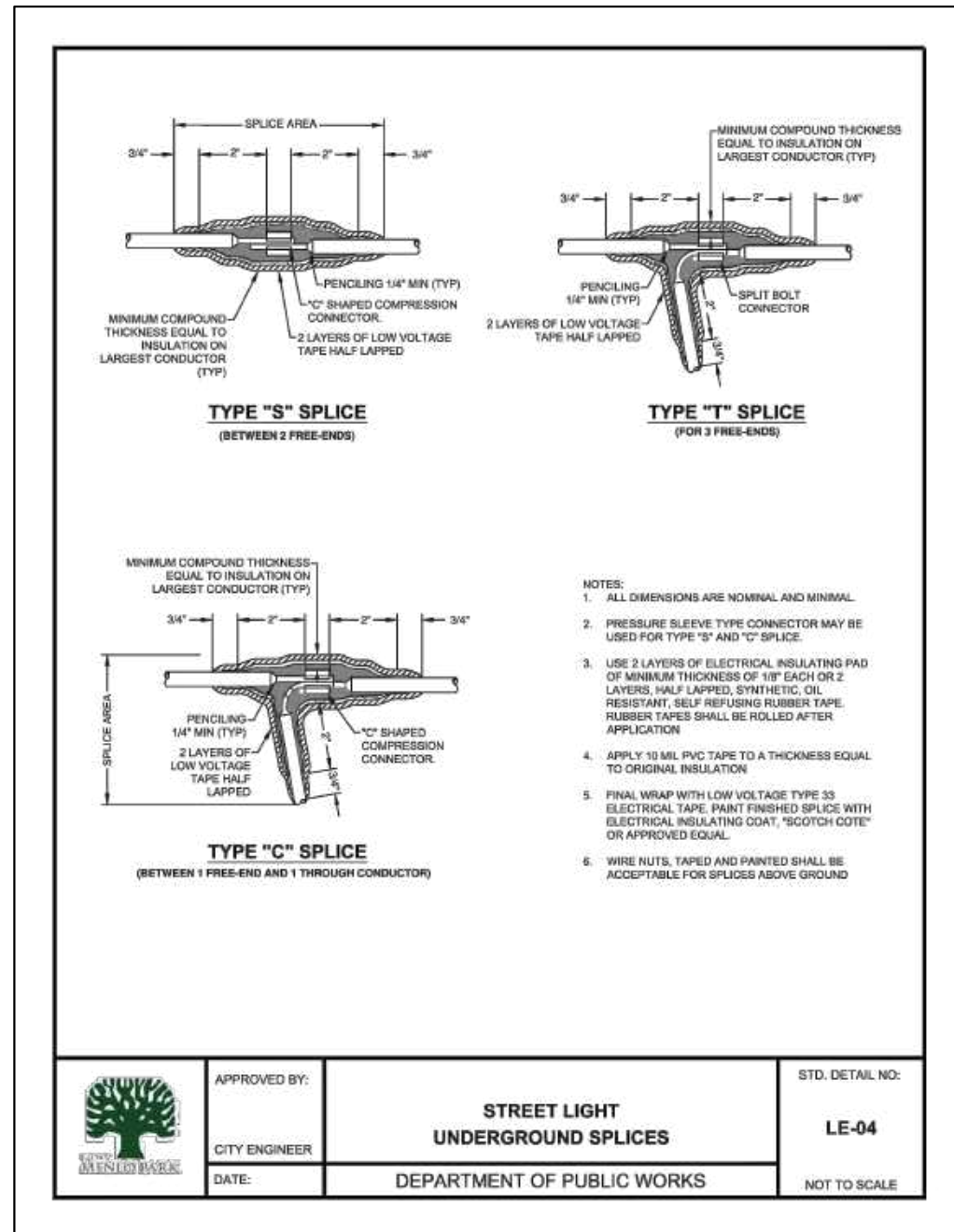
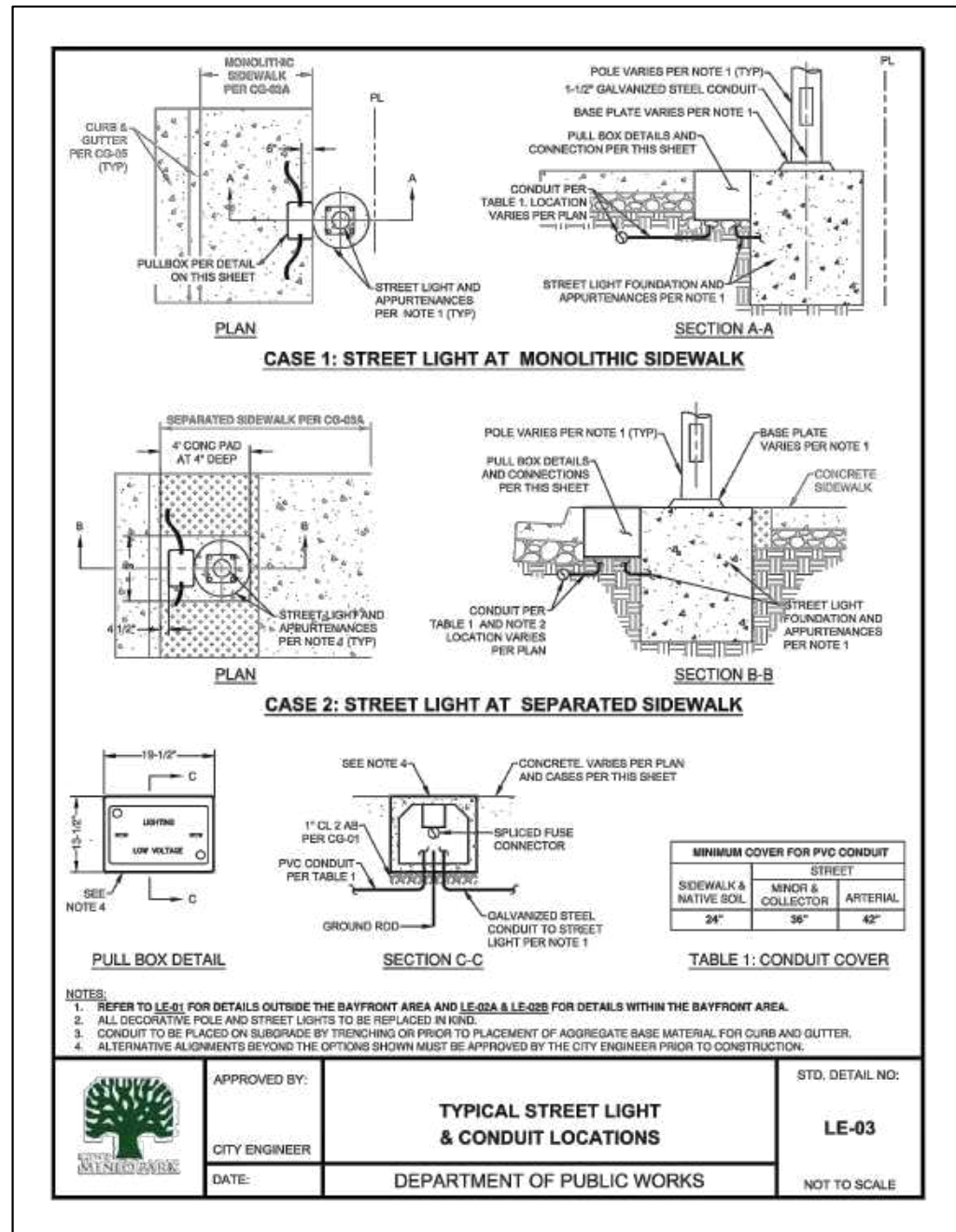
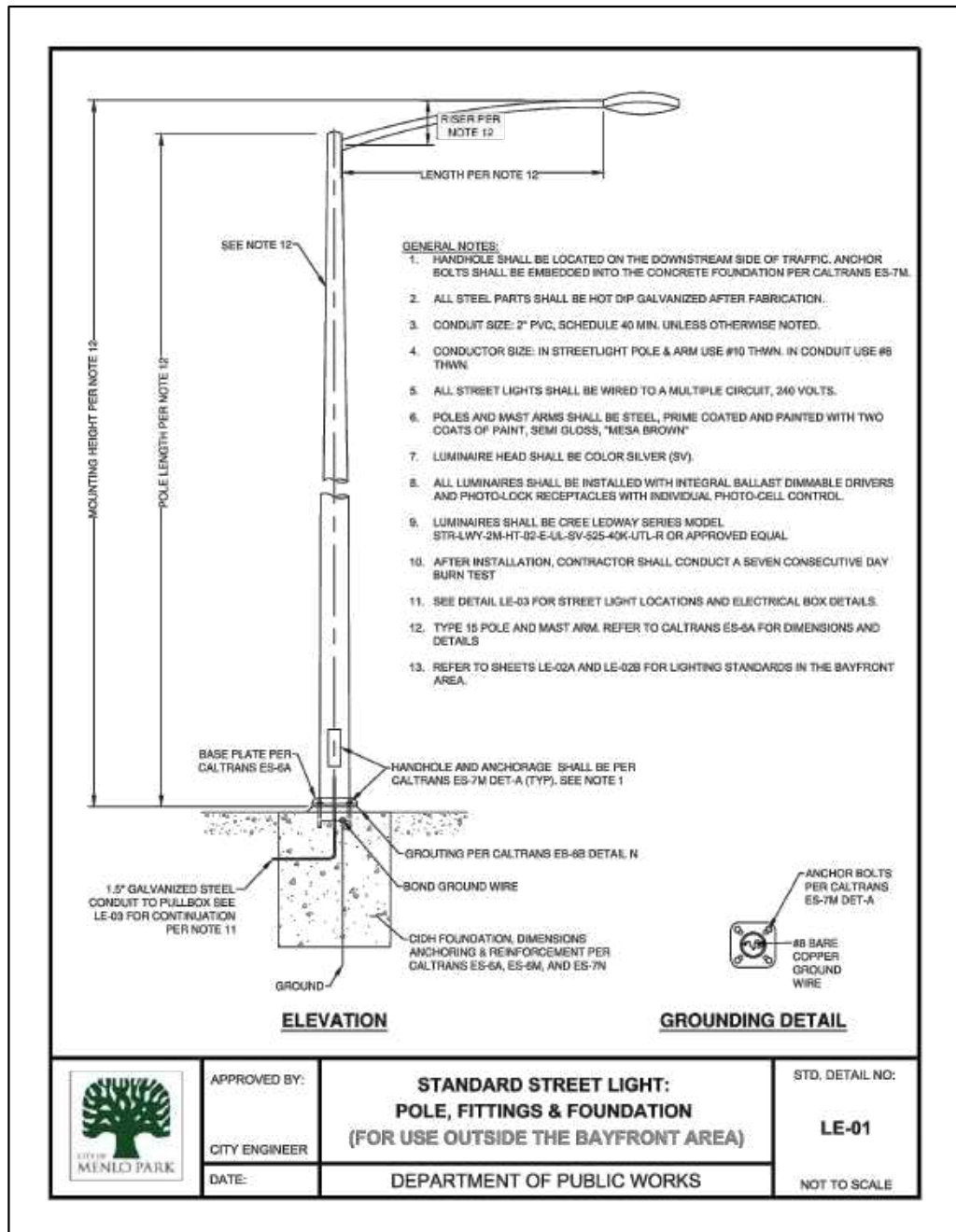
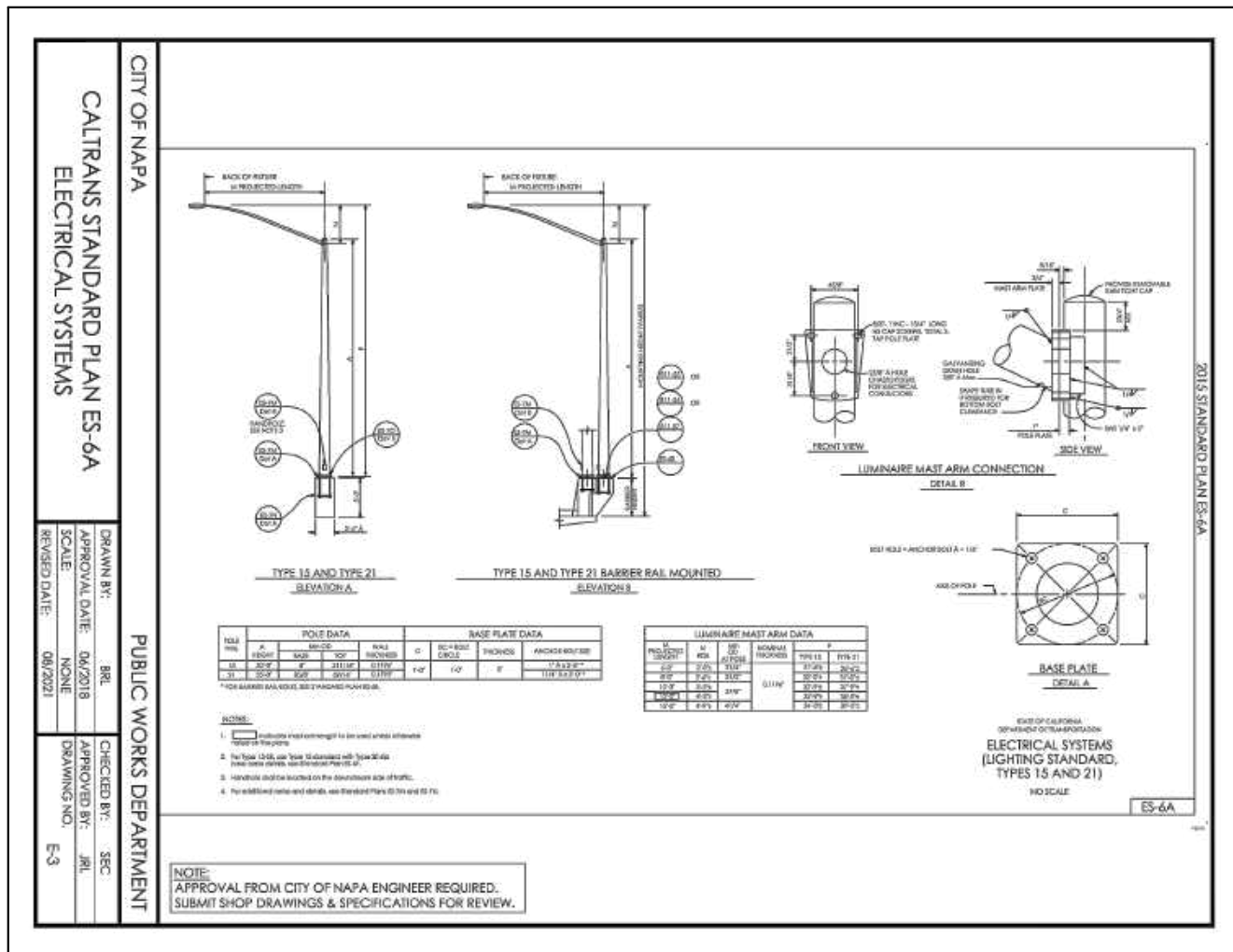
www.ledway.com.au
www.ledway.com.nz
www.ledway.com.sg

Rev. 001 17 July 2022

UTILITIES
PLEASE CONFIRM
TIE IN LOCATIONS

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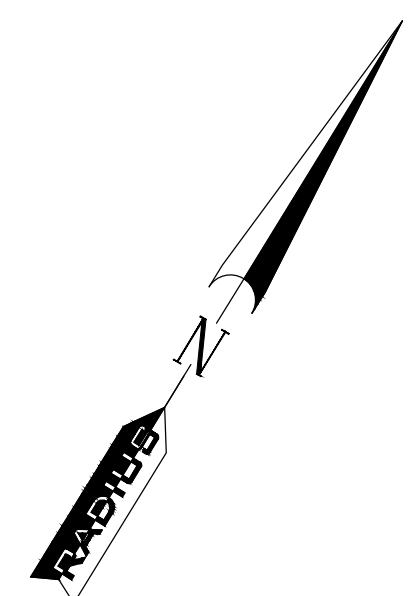
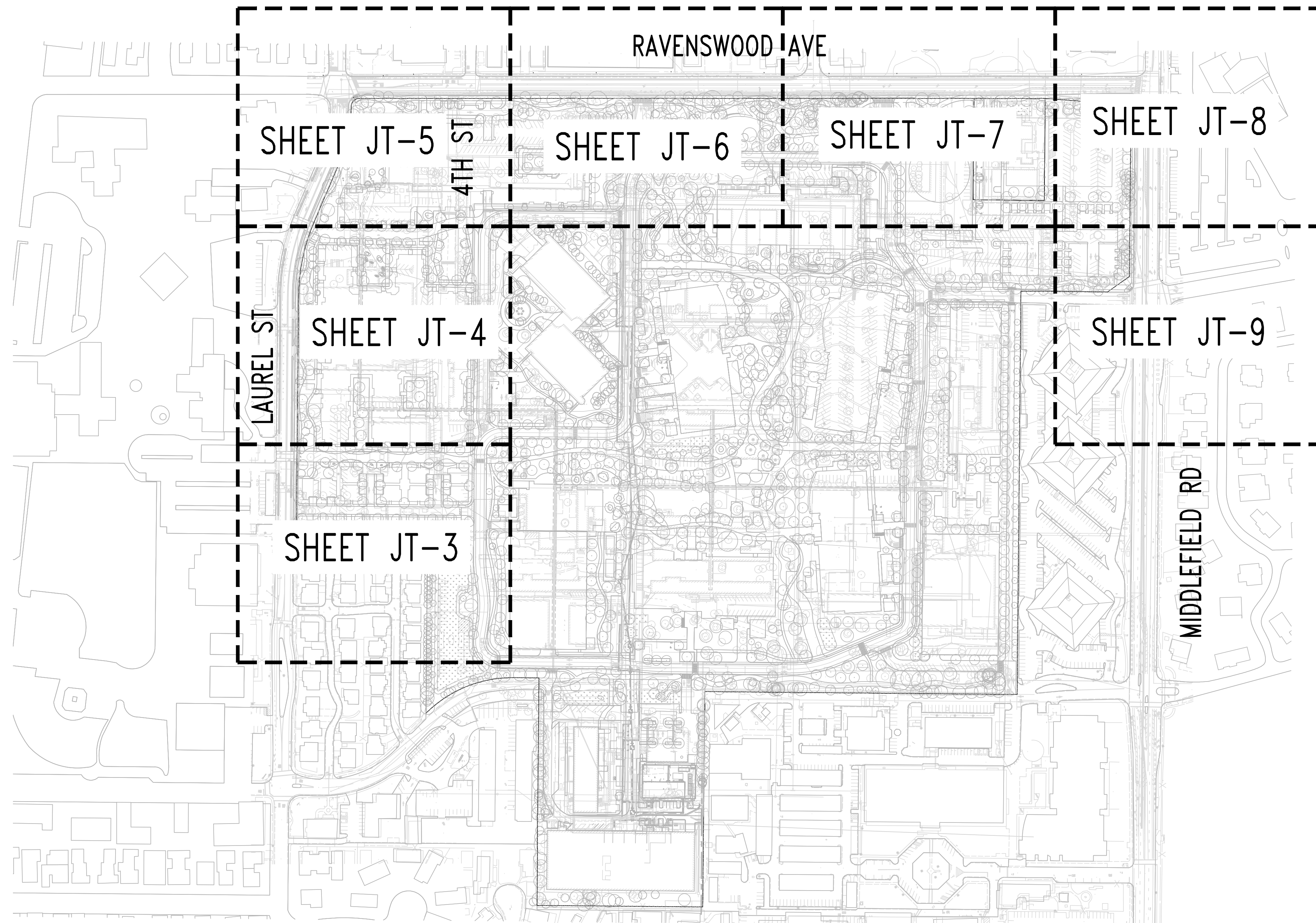


SHEET INDEX	
G5.60	PUBLIC STREET PHOTOMETRIC DETAILS
G5.61	PUBLIC STREET PHOTOMETRIC OVERALL
G5.62-8	PUBLIC STREET PHOTOMETRIC PLAN

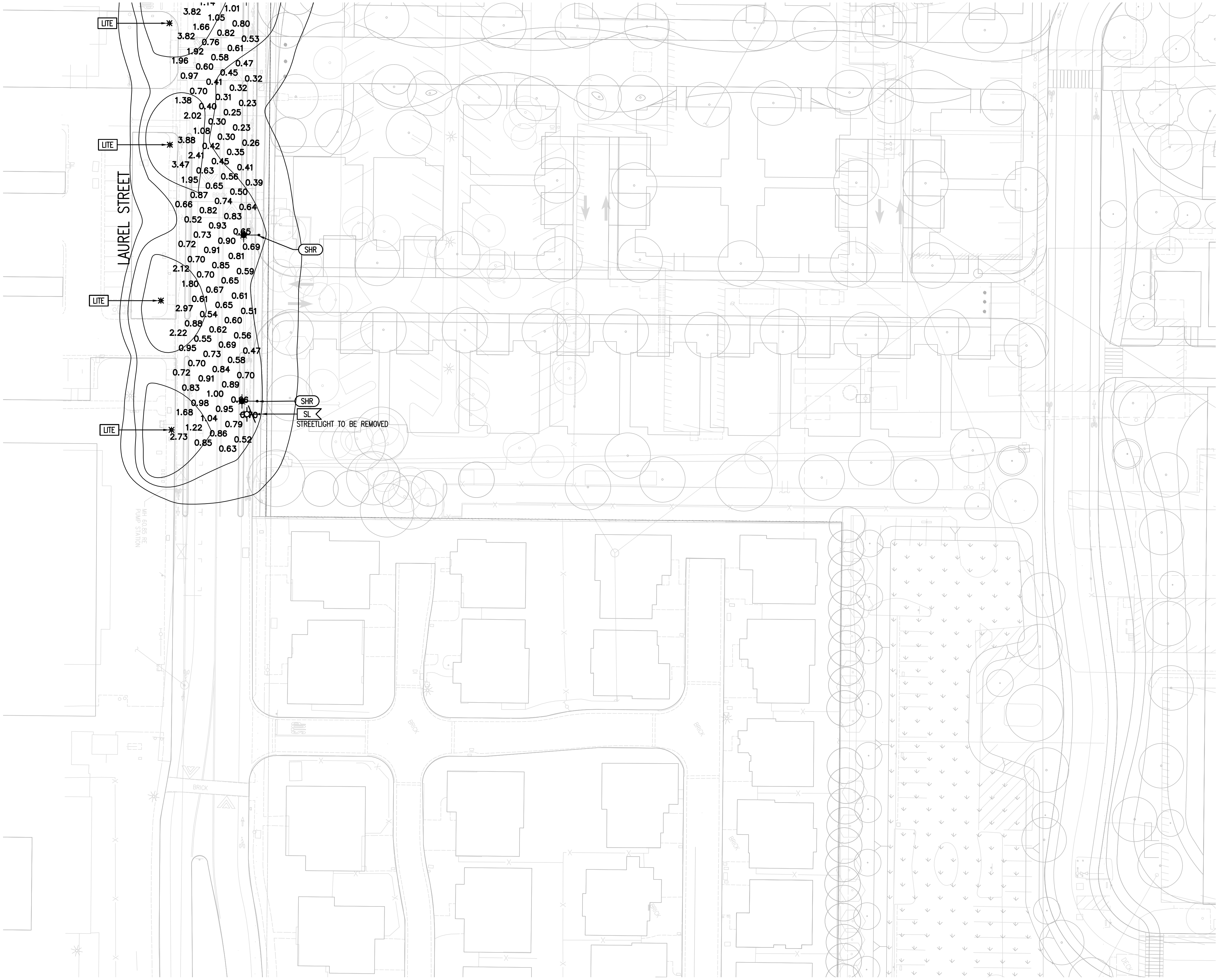
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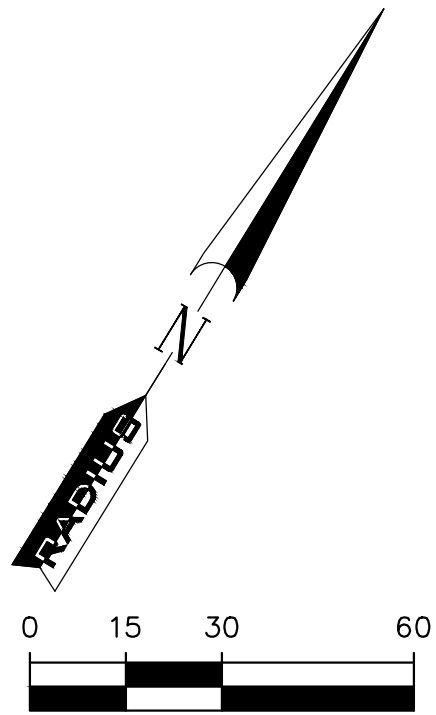
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LAUREL STREET	
AVERAGE FOOT-CANDLES	0.84
MAXIMUM FOOT-CANDLES	5.00
MINIMUM FOOT-CANDLES	0.12
MINIMUM TO MAXIMUM FC RATIO	0.02
MAXIMUM TO MINIMUM FC RATIO	42.47
AVERAGE TO MINIMUM FC RATIO	7.15

LUMINAIRE SCHEDULE										
CALLOUT	SYMBOL	DESCRIPTION	NEW/EXISTING	MODEL	VOLTS	NOTE 3	QUANTITY	DEFAULT ELEVATION	LAMP DEPRECIATION	ARM LENGTH
LITE		CANDELA, 48 LED LUMINAIRE, 350mA, 3000K, TYPE 2, CLEAR LENS	ELECTRONIC	SANTACOLE, CLF-48-A-1-TII	120V 1P 2W		9	14'	0.7	0
SHR		Ledway Ottica TS 20Led@700mA Gen F	ELECTRONIC	CREE Lighting International, LXD-TS-#-02-F-40_49W	120V 1P 2W	CREE Lighting International 29 Oct 2021 29 Oct 2021 0.004657 Absolute Photometry	40	31'-6"	0.7	2-5
SL		CONFIGURED FROM 60 LED Type II Medium Optic, 700mA 4000K LEDway Streetlight	ELECTRONIC	CREE, INC., STR-LWY-2M-**-02-E-UL-700-40K (700mA) CONFIGURED FROM STR-LWY-2M-**-06-E-UL-700-40K or BXSL*206E-UD7 (700mA)	120V 1P 2W	INDEPENDENT TESTING LABORATORIES, INC. 05/14/13 3830	15	31'-6"	0.7	6

UTILITY DESIGN CONSULTANTS & ENGINEERS
201 N CIVIC DRIVE, SUITE 135, WALNUT CREEK, CA 94596
Tel (925) 269-4575



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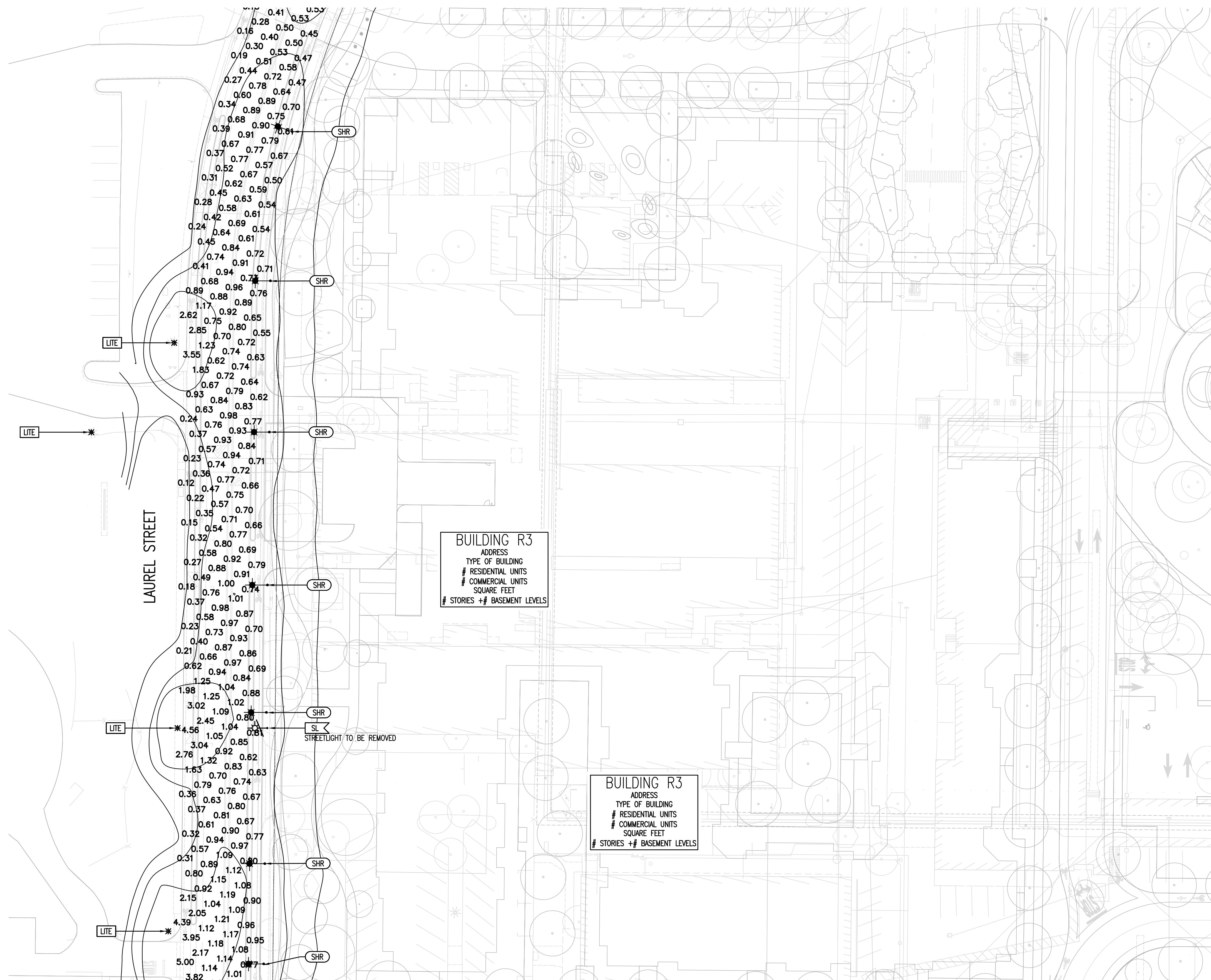
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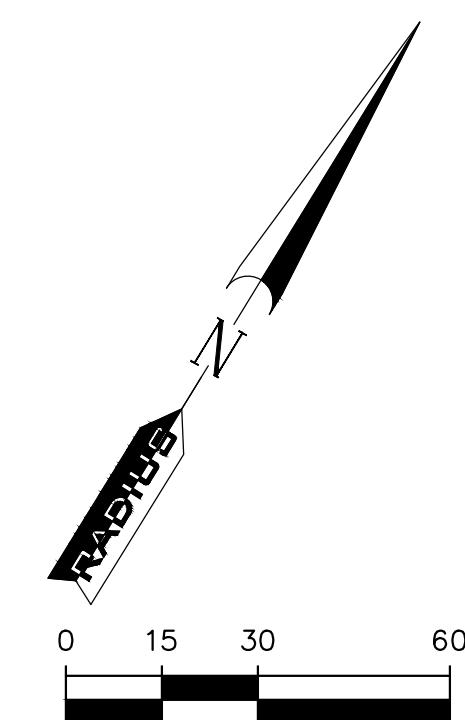
LAUREL
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LAUREL STREET

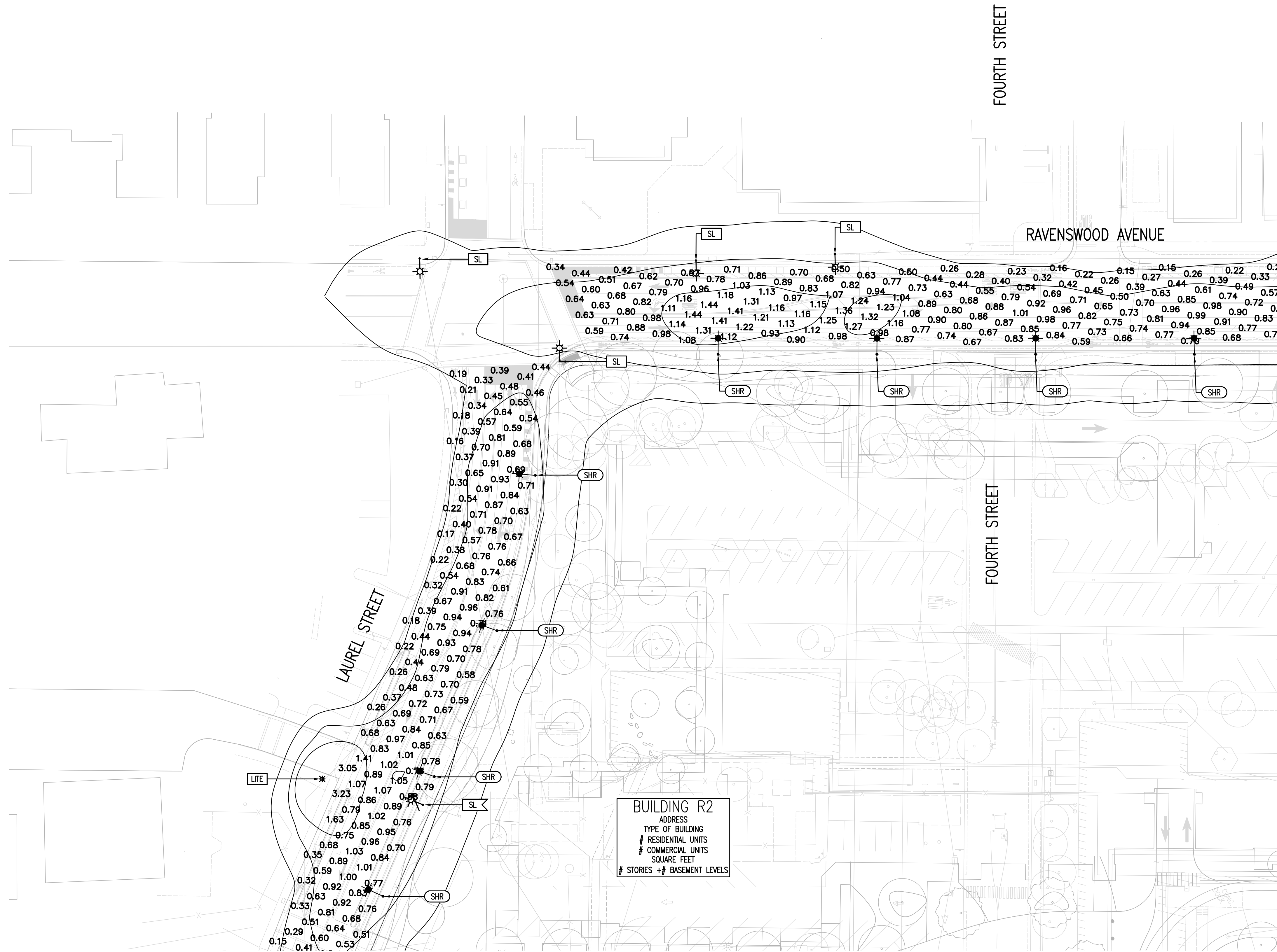
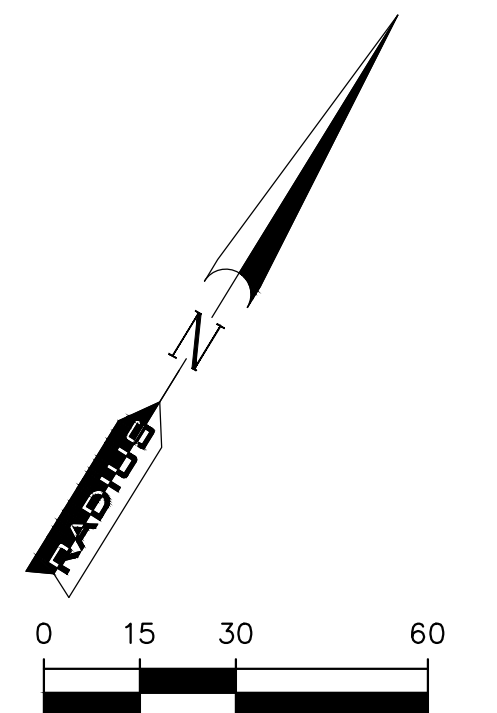
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RAVENSWOOD AVE

AVERAGE FOOT-CANDLES	0.74
MAXIMUM FOOT-CANDLES	1.44
MINIMUM FOOT-CANDLES	0.09
MINIMUM TO MAXIMUM FC RATIO	0.06
MAXIMUM TO MINIMUM FC RATIO	16.48
AVERAGE TO MINIMUM FC RATIO	8.52

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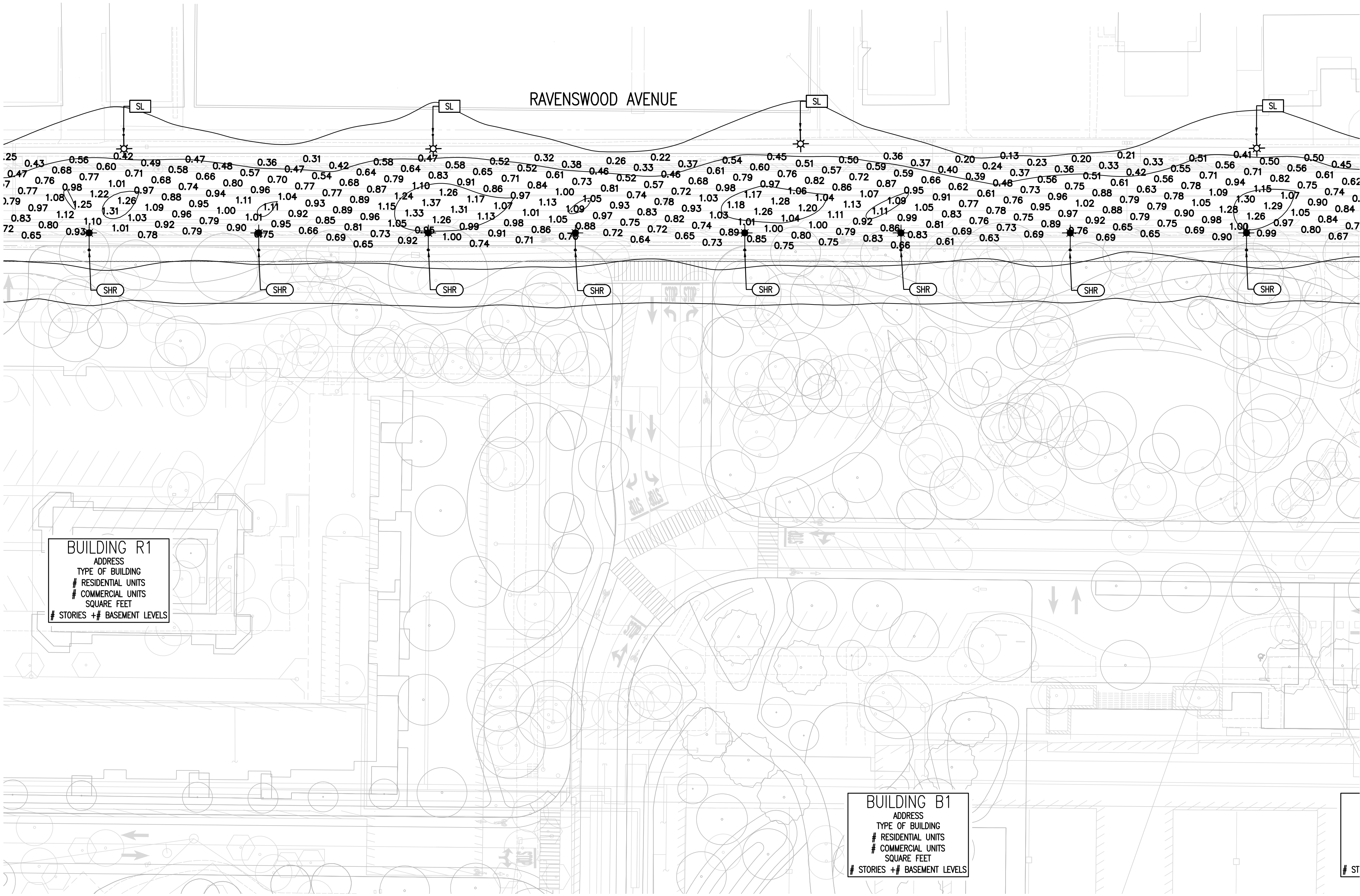
LUMINAIRE SCHEDULE

CALLOUT	SYMBOL	DESCRIPTION	NEW/EXISTING	MODEL	VOLTS	NOTE 3	QUANTITY	DEFAULT ELEVATION	LAMP DEPRECIATION	ARM LENGTH
LITE		CANDELA, 48 LED LUMINAIRE, 350mA, 3000K, TYPE 2, CLEAR LENS	ELECTRONIC	SANTACOLE, CLF-48-A-1-TII	120V 1P 2W		9	14'	0.7	0
SHR		Ledway Ottica TS 20Led@700mA Gen F	ELECTRONIC	CREE Lighting International, LXD-TS-#-02-F-40_49W	120V 1P 2W	CREE Lighting International 29 Oct 2021 29 Oct 2021 0.004657 Absolute Photometry	40	31'-6"	0.7	2-5
SL		CONFIGURED FROM 60 LED Type II Medium Optic, 700mA 4000K LEDway Streetlight	ELECTRONIC	CREE, INC., STR-LWY-2M-**-02-E-UL-700-40K (700mA) CONFIGURED FROM STR-LWY-2M-**-06-E-UL-700-40K or BXSL*206E-UD7 (700mA)	120V 1P 2W	INDEPENDENT TESTING LABORATORIES, INC. 05/14/13 3830	15	31'-6"	0.7	6

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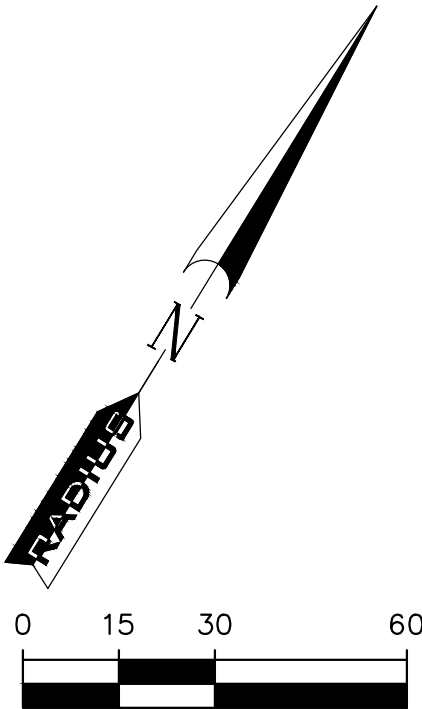


<i>RAVENSWOOD AVE</i>	
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LITE		CANDELA, 48 LED LUMINAIRE, 350mA, 3000K, TYPE 2, CLEAR LENS	ELECTRONIC	SANTACOLE, CLF-48-A-1-TII	120V 1P 2W		9	14'	0.7	0
SHR		Ledway Ottica TS 20Led@700mA Gen F	ELECTRONIC	CREE Lighting International, LXD-TS-#-02-F-40_49W	120V 1P 2W	CREE Lighting International 29 Oct 2021 29 Oct 2021 0.004657 Absolute Photometry	40	31'-6"	0.7	2-5
SL		CONFIGURED FROM 60 LED Type II Medium Optic, 700mA 4000K LEDway Streetlight	ELECTRONIC	CREE, INC., STR-LWY-2M-**-02-E-UL-700-40K (700mA) CONFIGURED FROM STR-LWY-2M-**-06-E-UL-700-40K or BXS*206E-UD7 (700mA)	120V 1P 2W	INDEPENDENT TESTING LABORATORIES, INC. 05/14/13 3830	15	31'-6"	0.7	6

RADIUS
DESIGN LLC
UTILITY DESIGN CONSULTANTS & ENGINEERS
201 N CIVIC DRIVE, SUITE 135, WALNUT CREEK, CA 94596
Tel (925) 269-4575

SHEET INDEX	
G5.60	PUBLIC STREET PHOTOMETRIC DETAILS
G5.61	PUBLIC STREET PHOTOMETRIC OVERALL
G5.62-8	PUBLIC STREET PHOTOMETRIC PLAN



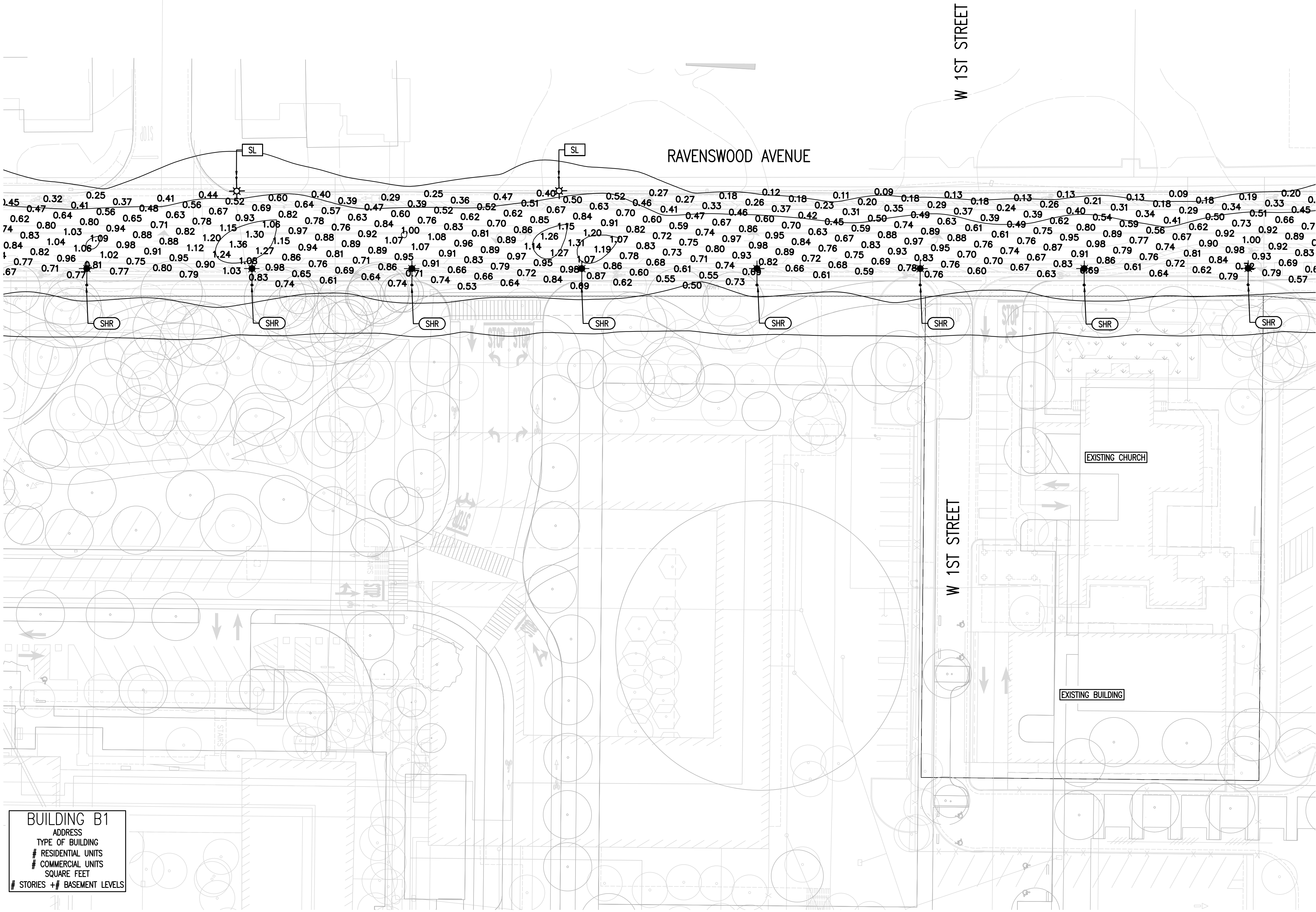
-PRELIMINARY-
NOT FOR CONSTRUCTION

THIS IS NOT A BID DOCUMENT
THIS DRAWING HAS NOT YET BEEN REVIEWED BY
UTILITY COMPANIES AND IS SUBJECT TO CHANGE.

UTILITIES
PLEASE CONFIRM
TIE IN LOCATIONS

RAVENSWOOD
AVE

AVERAGE FOOT-CANDLES	0.74
MAXIMUM FOOT-CANDLES	1.44
MINIMUM FOOT-CANDLES	0.09
MINIMUM TO MAXIMUM FC RATIO	0.06
MAXIMUM TO MINIMUM FC RATIO	16.48
AVERAGE TO MINIMUM FC RATIO	8.52

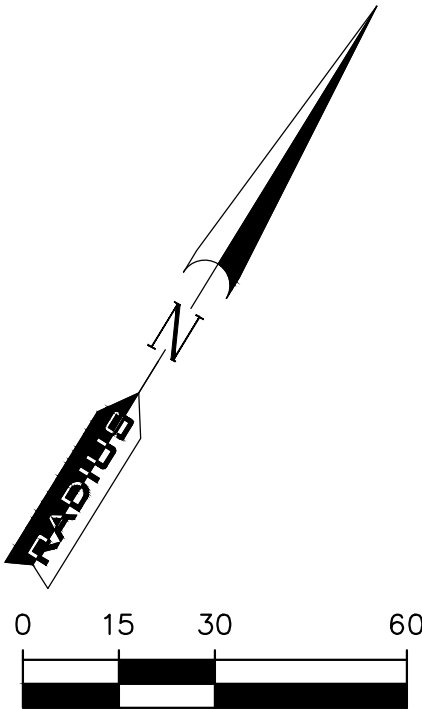


BUILDING B1
ADDRESS
TYPE OF BUILDING
RESIDENTIAL UNITS
COMMERCIAL UNITS
SQUARE FEET
STORIES +/# BASEMENT LEVELS

LUMINAIRE SCHEDULE										
CALLOUT	SYMBOL	DESCRIPTION	NEW/EXISTING	MODEL	VOLTS	NOTE 3	QUANTITY	DEFAULT ELEVATION	LAMP DEPRECIATION	ARM LENGTH
LITE	☼	CANDELA, 48 LED LUMINAIRE, 350mA, 3000K, TYPE 2, CLEAR LENS	ELECTRONIC	SANTACOLE, CLF-48-A-1-TII	120V 1P 2W		9	14'	0.7	0
SHR	☼	Ledway Ottica TS 20Led@700mA Gen F	ELECTRONIC	CREE Lighting International, LXDT-S-#-02-F-40_49W	120V 1P 2W	CREE Lighting International 29 Oct 2021 29 Oct 2021 0.004657 Absolute Photometry	40	31'-6"	0.7	2-5
SL	☼	CONFIGURED FROM 60 LED Type II Medium Optic, 700mA 4000K LEDway Streetlight	ELECTRONIC	CREE, INC., STR-LWY-2M-**-02-E-UL-700-40K (700mA) CONFIGURED FROM STR-LWY-2M-**-06-E-UL-700-40K or BXS*206E-UD7 (700mA)	120V 1P 2W	INDEPENDENT TESTING LABORATORIES, INC. 05/14/13 3830	15	31'-6"	0.7	6

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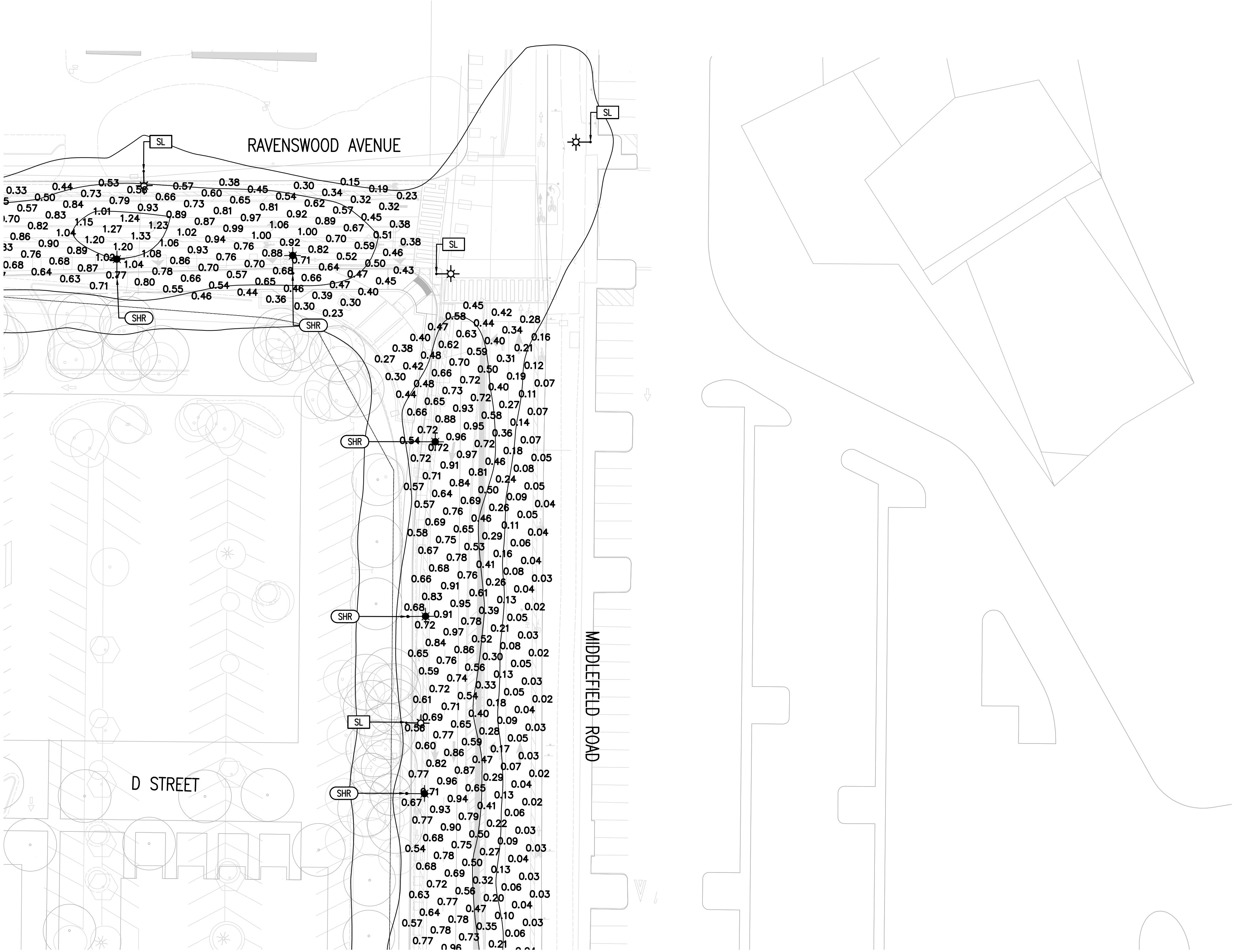
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UTILITIES
PLEASE CONFIRM
TIE IN LOCATIONS

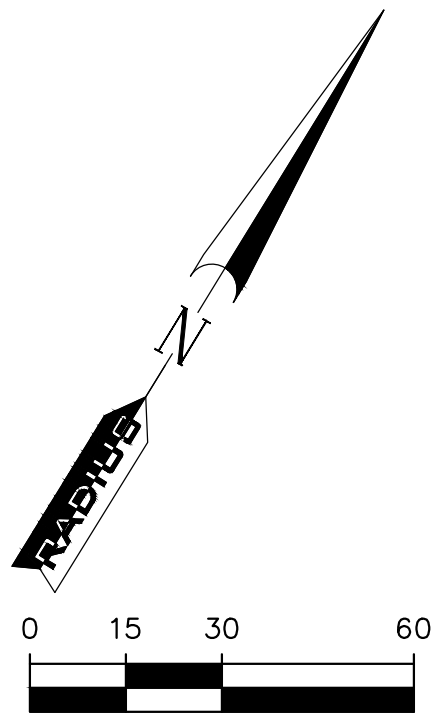


RAVENSWOOD AVE	
AVERAGE FOOT-CANDLES	0.74
MAXIMUM FOOT-CANDLES	1.44
MINIMUM FOOT-CANDLES	0.09
MINIMUM TO MAXIMUM FC RATIO	0.06
MAXIMUM TO MINIMUM FC RATIO	16.48
AVERAGE TO MINIMUM FC RATIO	8.52

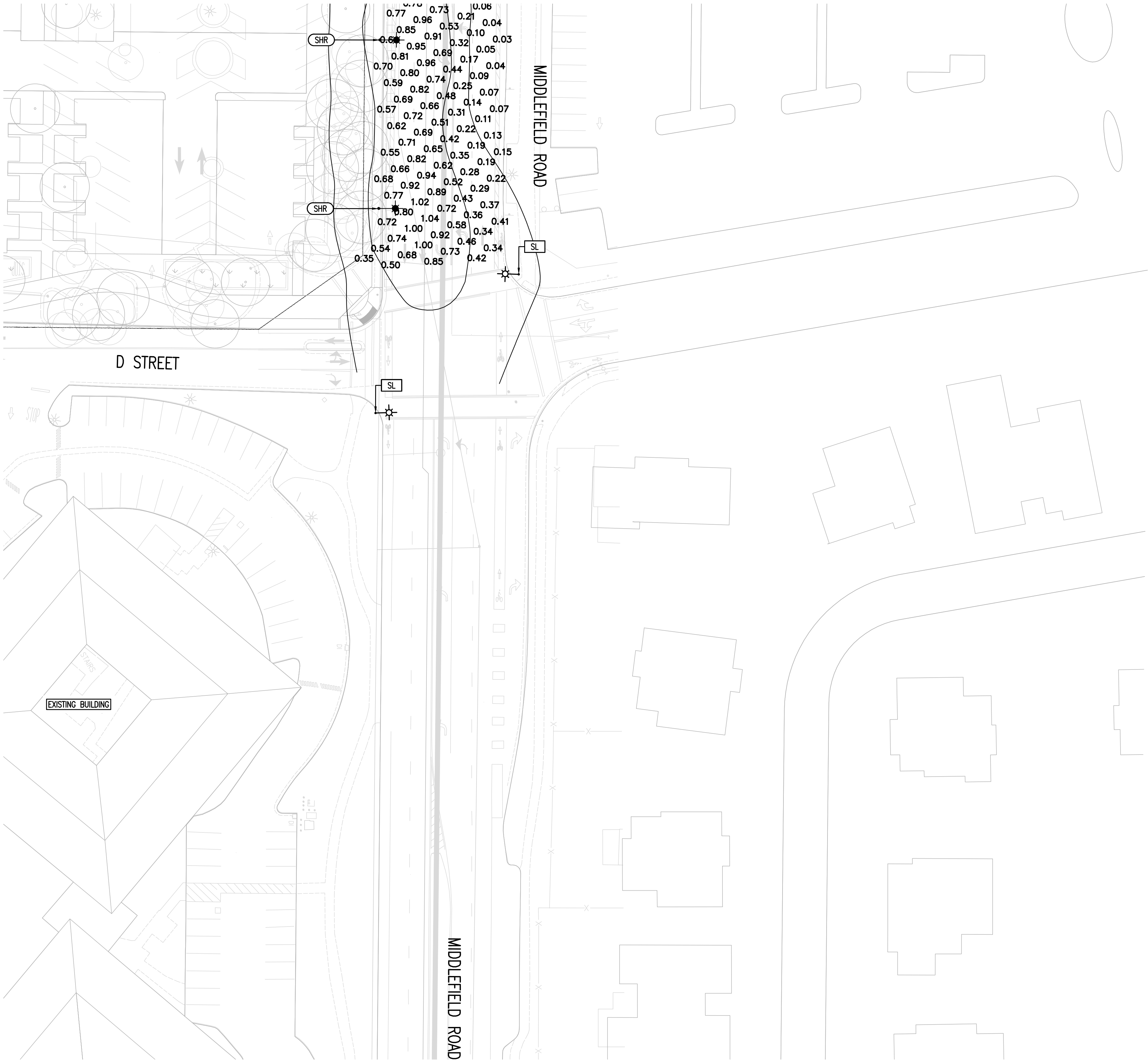
MIDDLEFIELD RD	
AVERAGE FOOT-CANDLES	0.48
MAXIMUM FOOT-CANDLES	1.04
MINIMUM FOOT-CANDLES	0.02
MINIMUM TO MAXIMUM FC RATIO	0.02
MAXIMUM TO MINIMUM FC RATIO	56.61
AVERAGE TO MINIMUM FC RATIO	25.86

LUMINAIRE SCHEDULE										
CALLOUT	SYMBOL	DESCRIPTION	NEW/EXISTING	MODEL	VOLTS	NOTE 3	QUANTITY	DEFAULT ELEVATION	LAMP DEPRECIATION	ARM LENGTH
LITE	☼	CANDELA, 48 LED LUMINAIRE, 350mA, 3000K, TYPE 2, CLEAR LENS	ELECTRONIC	SANTACOLE, CLF-48-A-1-TII	120V 1P 2W		9	14'	0.7	0
SHR	⚡	Ledway Ottica TS 20Led@700mA Gen F	ELECTRONIC	CREE Lighting International, LXDT-S-#-02-F-40_49W	120V 1P 2W	CREE Lighting International 29 Oct 2021 29 Oct 2021 0.004657 Absolute Photometry	40	31'-6"	0.7	2-5
SL	⚡	CONFIGURED FROM 60 LED Type II Medium Optic, 700mA 4000K LEDway Streetlight	ELECTRONIC	CREE, INC., STR-LWY-2M-**-02-E-UL-700-40K (700mA) CONFIGURED FROM STR-LWY-2M-**-06-E-UL-700-40K or BXSL*206E-UD7 (700mA)	120V 1P 2W	INDEPENDENT TESTING LABORATORIES, INC. 05/14/13 3830	15	31'-6"	0.7	6

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—PRELIMINARY—
NOT FOR CONSTRUCTION

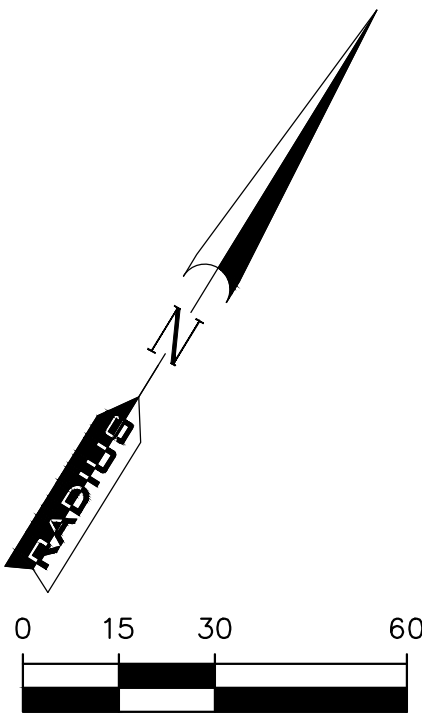
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UTILITIES
PLEASE CONFIRM
TIE IN LOCATIONS

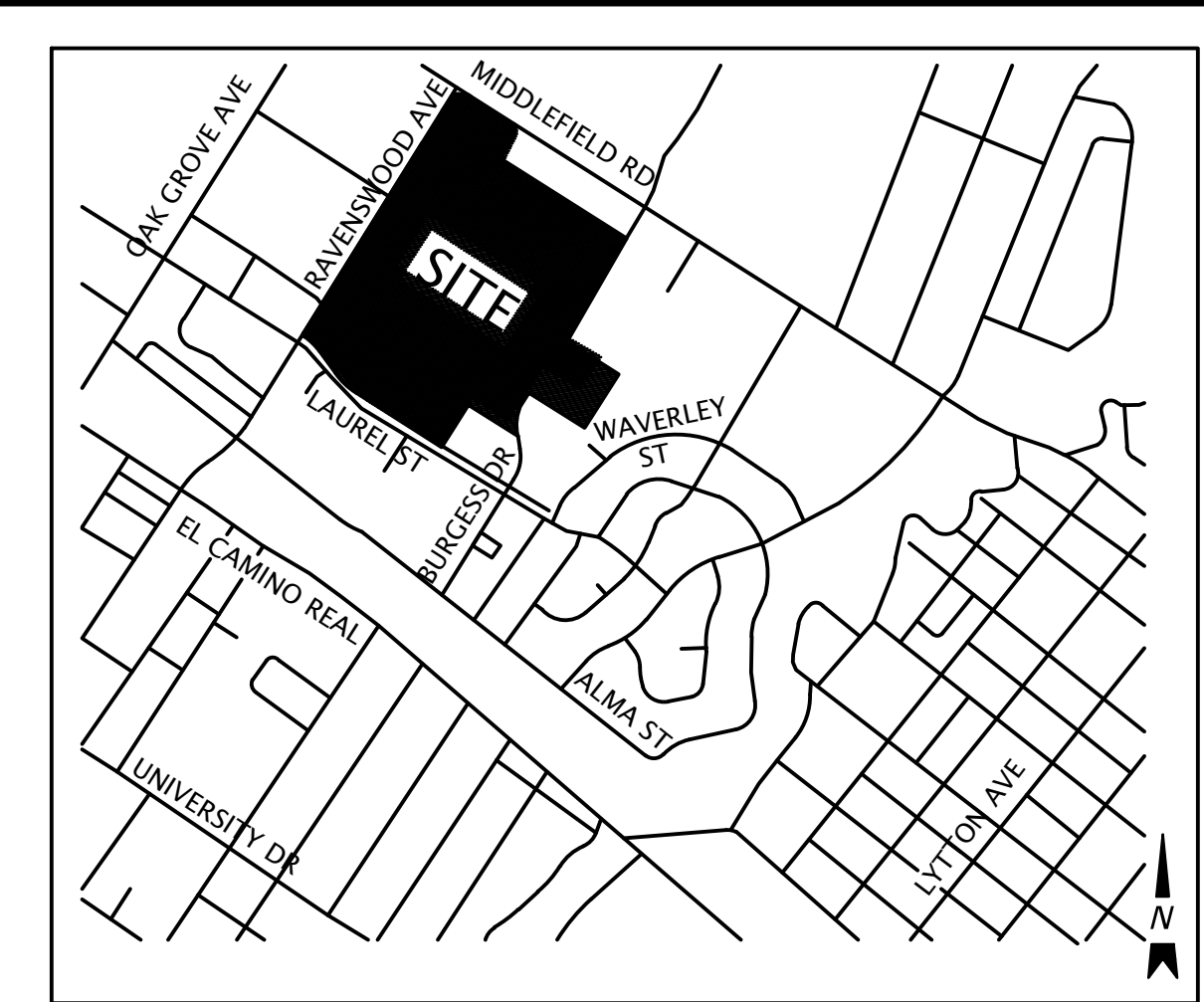
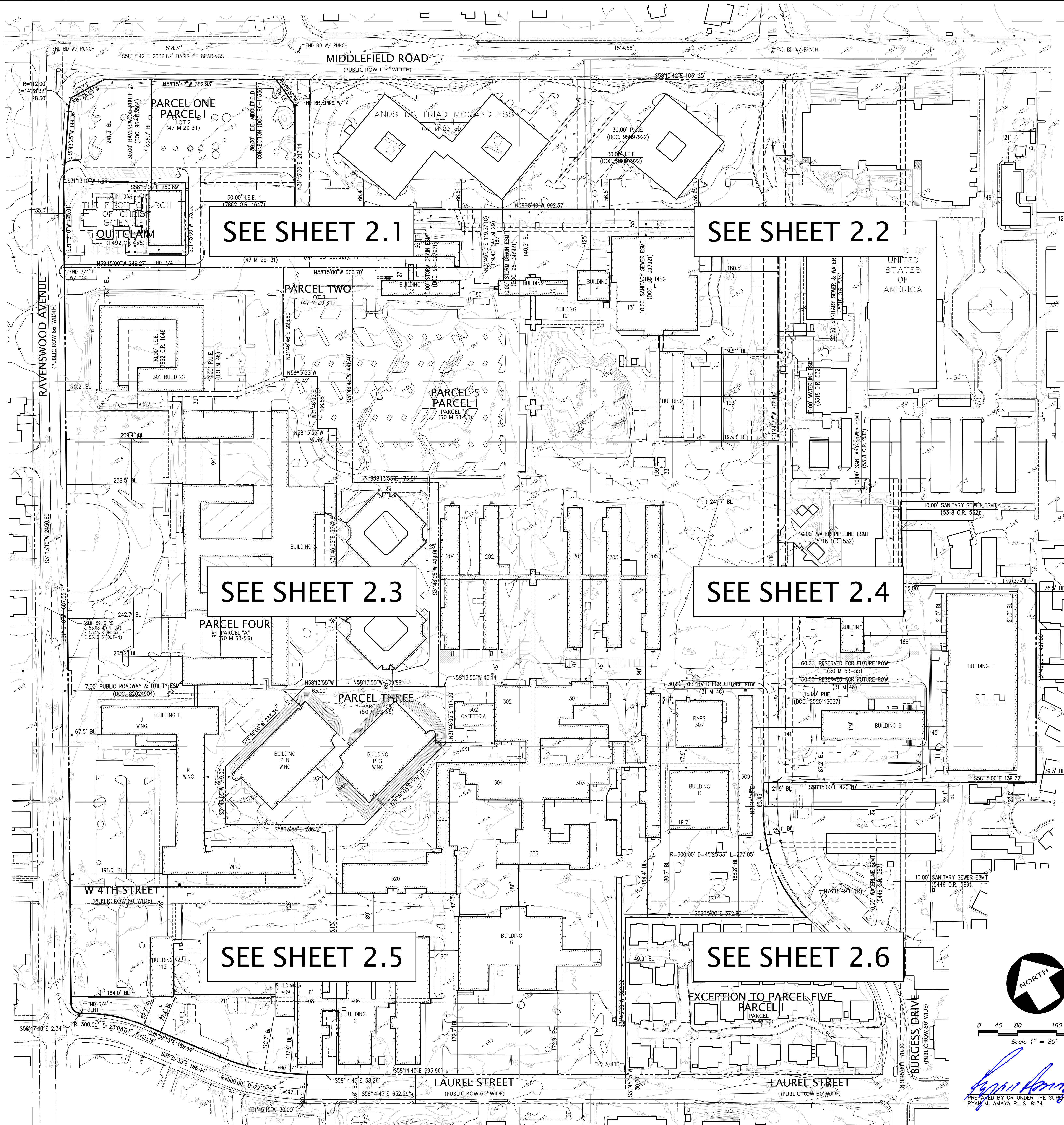
MIDDLEFIELD RD	
AVERAGE FOOT-CANDLES	0.48
MAXIMUM FOOT-CANDLES	1.04
MINIMUM FOOT-CANDLES	0.02
MINIMUM TO MAXIMUM FC RATIO	0.02
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AVERAGE TO MINIMUM FC RATIO	25.86

LUMINAIRE SCHEDULE										
CALLOUT	SYMBOL	DESCRIPTION	NEW/EXISTING	MODEL	VOLTS	NOTE 3	QUANTITY	DEFAULT ELEVATION	LAMP DEPRECIATION	ARM LENGTH
LITE		CANDELA, 48 LED LUMINAIRE, 350mA, 3000K, TYPE 2, CLEAR LENS	ELECTRONIC	SANTACOLE, CLF-48-A-1-TII	120V 1P 2W		9	14'	0.7	0
SHR		Ledway Ottica TS 20Led@700mA Gen F	ELECTRONIC	CREE Lighting International, LXD-TS-#-02-F-40_49W	120V 1P 2W	CREE Lighting International 29 Oct 2021 29 Oct 2021 0.004657 Absolute Photometry	40	31'-6"	0.7	2-5
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Z:\2020\A20152-2\DWG\SURVEY\TOP\TS-A20152.dwg 4-10-25 03:42:05 PM jpowers



- VICINITY MAP
NOT TO SCALE
- NOTES
- THIS PLOT WAS PREPARED FROM INFORMATION FURNISHED IN A PRELIMINARY TITLE REPORT, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY DATED AS OF DECEMBER 1, 2020, AMENDED JANUARY 25, 2021, ORDER NUMBER NCS-1043479-SC. 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.
 - ALL DISTANCES AND ELEVATIONS SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.
 - THE TYPES, LOCATIONS, SIZES AND/OR DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS TOPOGRAPHIC SURVEY 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 ASSUME NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF ITS DELINEATION OF SUCH UNDERGROUND UTILITIES WHICH MAY BE ENCOUNTERED, BUT WHICH ARE NOT SHOWN ON THESE DRAWINGS.
 - 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.
 - THE SUBJECT PROPERTY IS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) FOR SAN MATEO COUNTY, CALIFORNIA, MAP NUMBER 06080C0308E FOR COMMUNITY NUMBER 060321 (CITY OF MENLO PARK), WITH AN EFFECTIVE DATE OF OCTOBER 16, 2012, 2012, AS BEING LOCATED IN FLOOD ZONE "X". ACCORDING TO FEMA THE DEFINITION OF ZONE "X" IS: AREAS DETERMINE TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
 - FEMA BASE FLOOD ELEVATIONS ARE BASED ON NAVD83 DATUM. SEE BENCHMARK NOTE FOR DATUM CONVERSIONS.
 - BENCHMARK:
BM Y150, ELEVATION = 58.45 (NAVD83)
ELEVATIONS SHOWN HEREON ARE BASED ON NAVD83.
 - BASIS OF BEARINGS:
THE BEARING OF SOUTH 58° 15' 42" EAST TAKEN ON THE MONUMENT LINE OF MIDDLEFIELD ROAD AS SHOWN ON THAT CERTAIN RECORD OF SURVEY NUMBER 2652 FILED FOR RECORD ON MARCH 12, 2015, IN BOOK 40 OF L.L.S. MAPS AT PAGE 81, OFFICIAL RECORDS OF SAN MATEO COUNTY WAS TAKEN AS THE BASIS FOR ALL BEARINGS SHOWN HEREON.
 - 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.
 - THE AERIAL MAPPING WAS PREPARED USING COMPUTER ASSISTED, PHOTOGRAMMETRIC METHODS BY COOPER AERIAL SURVEYS CO., IN PHOENIX ARIZONA. JOB NUMBER A20152. IN AREAS OF DENSE VEGETATION, ACCURACY OF CONTOURS MAY DEVIATE FROM ACCEPTED ACCURACY STANDARDS. DATE OF PHOTOGRAPHY 01-11-21. ORIGINAL COMPILED MAP SCALE 1"=20', CONTOUR INTERVAL 1 FOOT. THE GRID IS BASED ON PHOTOGRAMMETRIC METHODS COMPILED ON DIGITAL STEREO WORKSTATIONS USING AERIAL PHOTOGRAPHY. CONTROL SURVEY PERFORMED BY KIER & WRIGHT, LIVERMORE, CA.
 - I, CERTIFY THAT THIS PARCEL'S BOUNDARY WAS ESTABLISHED BY ME OR UNDER MY SUPERVISION AND IS BASED ON A FIELD SURVEY IN CONFORMANCE WITH THE LAND SURVEYOR'S ACT. ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

ABBREVIATIONS			LEGEND	
AC	ASPHALTIC CONCRETE	HCR	HANDICAP RAMP	ABANDONED UTILITY - PER PLAN
AD	AREA DRAIN	IB	IRRIGATION BOX	ASPHALT BERM
AFF	ABOVE FINISHED FLOOR	INTX	INTERSECTION	BUILDING LINE
ASR	AUTOMATIC SPRINKLER RISER	L/S	LANDSCAPE	BARRICADE
BEG	BEGINNING	UP	UP OF GUTTER	C&T IRON PIPE LINE
BFP	BACK FLOW PREVENTER	UP	UP	CENTERLINE
BLD	BUILDING	LMH	MANHOLE	CHILLED WATER LINE
BLDG	BUILDING	MON	MONUMENT	CONCRETE BLOCK WALL
BOL	BOLLARD	OH	OVERHEAD	CONCRETE CURB
BR	BOTTOM OF RAMP	PAVR	PAVEMENT	CONCRETE CURB & GUTTER
BS	BOTTOM OF STEP	PIV	POST INDICATOR VALVE	DUCTILE IRON PIPE LINE
BTM	BOTTOM	POC	POINT ON CURVE	DRIVEWAY
CB	CONCRETE	PT	POINT	EASEMENT LINE
CAB	CABINET	RD	ROAD DRAIN	EDGE OF PAVEMENT
CB	CATCH BASIN	RE	REIM ELEVATION	EDGE OF WATER FLOWLINE
CLF	CENTERLINE	ROR	RIGHT OF WAY	EDGE OF ROCK
CLF	CHAIN LINK FENCE	RR	RAIL ROAD	ELECTRIC LINE
CO	CLEAN OUT	SAT	SATELLITE	FENCE LINE
CONC	CONCRETE	SD	STORM DRAIN	FIBER OPTICS LINE
CONST.	CONSTRUCT	SDCO	STORM DRAIN CLEAN OUT	GUARD RAIL
D/W	DRIVEWAY	SDWH	STORM DRAIN MANHOLE	JOINT TRENCH LINE
DET	DETECTOR	SF	SQUARE FEET	PIPELINE
DI	DRAIN INLET	SL	STREET LIGHT	MONUMENT/MONUMENT LINE
DWY	DRIVEWAY	SLB	STREET LIGHT BOX	OVERHEAD POWER LINE
EB	ELECTRIC BOX	SS	SANITARY SEWER	PETROLEUM LINE
EL	ELECTROLER	SSMH	SANITARY SEWER CLEAN OUT	PLANT WASTE LINE
ELEC	ELECTRICAL	SSMH	SANITARY SEWER MANHOLE	PROPERTY LINE
EMH	ELECTRICAL MANHOLE	TC	TRASH ENCLOSURE	RETAINING WALL
EV	EDGE OF PAVEMENT	TE	TELEPHONE	RECLAIMED WATER LINE & VALVE
EW	ELECTRIC VAULT	TEL	TELEPHONE MANHOLE	SANITARY SEWER LINE-MANHOLE & CLEANOUT
FAB	FIRE ALARM BOX	TMH	TOP OF SLOPE	SANITARY SEWER LINE OVER 24" DIAMETER
FC	FACE OF CURB	TR	TR	SANITARY SEWER FORCE MAIN LINE
FDD	FOUND	TS	TOP OF SLAB	SIDEWALK
FDC	FIRE DEPARTMENT CONNECTION	TSS	TRAFFIC SIGNAL BOX	SPOT ELEVATION
FF	FINISH FLOOR	TSP	TRAFFIC SIGNAL POLE	STORM DRAIN LINE-MANHOLE & CATCH BASIN
FFE	FINISH FLOOR ELEVATION	TW	TOP OF WALL	STORM DRAIN LINE OVER 24" DIAMETER
FI	FIRE HYDRANT	UB	UTILITY BOX	STEAM LINE
FL	FLOW LINE	UG	UNDERGROUND	TELEPHONE LINE
FNC	FENCE	UP	UTILITY POLE	TRAFFIC SIGNAL CONDUIT LINE
FP	FINISH PAVEMENT	UG	UNDERGROUND	CABLE TELEVISION LINE
FW	FACE OF WALL	WB	WATER BOX	UNKNOWN UTILITY LINE
GA	GAUGE	WG	WATER GUTTER	WALKWAY & VALVE
GB	GRADE BREAK	WD	WOOD	WATER LINE OVER 24" DIAMETER
GV	GUY WIRE	WM	WATER METER	ACCESSIBLE PARKING SYMBOL
GV	GAS VALVE	WV	WATER VALVE	AREA DRAIN

Scale 1" = 80'

0 40 80 160 240

PREPARED BY OR UNDER THE SUPERVISION OF
RYAN M. AMAYA P.L.S. 8134

03/19/2021

DATE

STATE OF CALIFORNIA

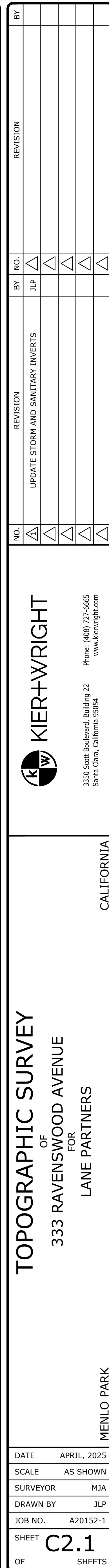
LAND SURVEYOR

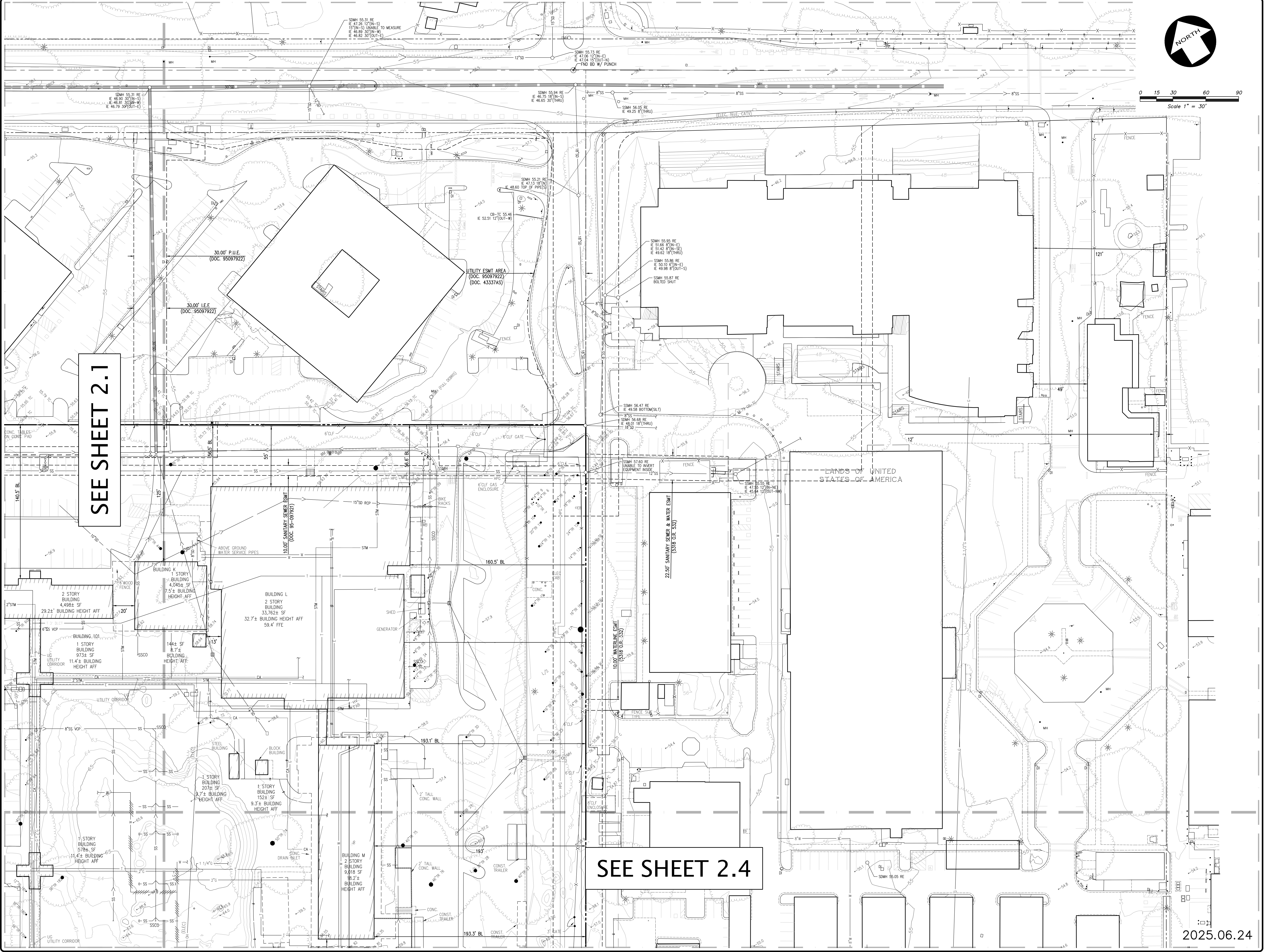
NO. 8134

DATE OF EXPIRATION

03/19/2021

TOPOGRAPHIC SURVEY		OF		333 RAVENSWOOD AVENUE		FOR		LANE PARTNERS		CALIFORNIA	
DATE		APRIL, 2025		SCALE		AS SHOWN		SURVEYOR		MJA	
DRAWN BY		JLP		JOB NO.		A20152-1		SHEET		C2.0	
OF		SHEETS		DATE		APRIL, 2025		SCALE		AS SHOWN	
SURVEYOR		MJA		DRAWN BY		JLP		JOB NO.		A20152-1	
SHEET		C2.0		DATE		APRIL, 2025		SCALE		AS SHOWN	
BY		NO.		REVISION		DATE		BY		NO.	
REVISION		NO.		DATE		BY		NO.		DATE	
UPDATE STORM AND SANITARY INVERTS		NO.		DATE		BY		NO.		DATE	
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0 15 30 60 90
Scale 1" = 30'

SEE SHEET 2.1

SEE SHEET 2.4

DATEAPRIL, 2025

SCALEAS SHOWN

SURVEYORMJA

DRAWN BYJLP

JOB NO.A20152-1

SHEETC2.2

OF SHEETS

TOPOGRAPHIC SURVEY

OF

333 RAVENSWOOD AVENUE

FOR

LANE PARTNERS

CALIFORNIA

MENLO PARK

KIER+WRIGHT



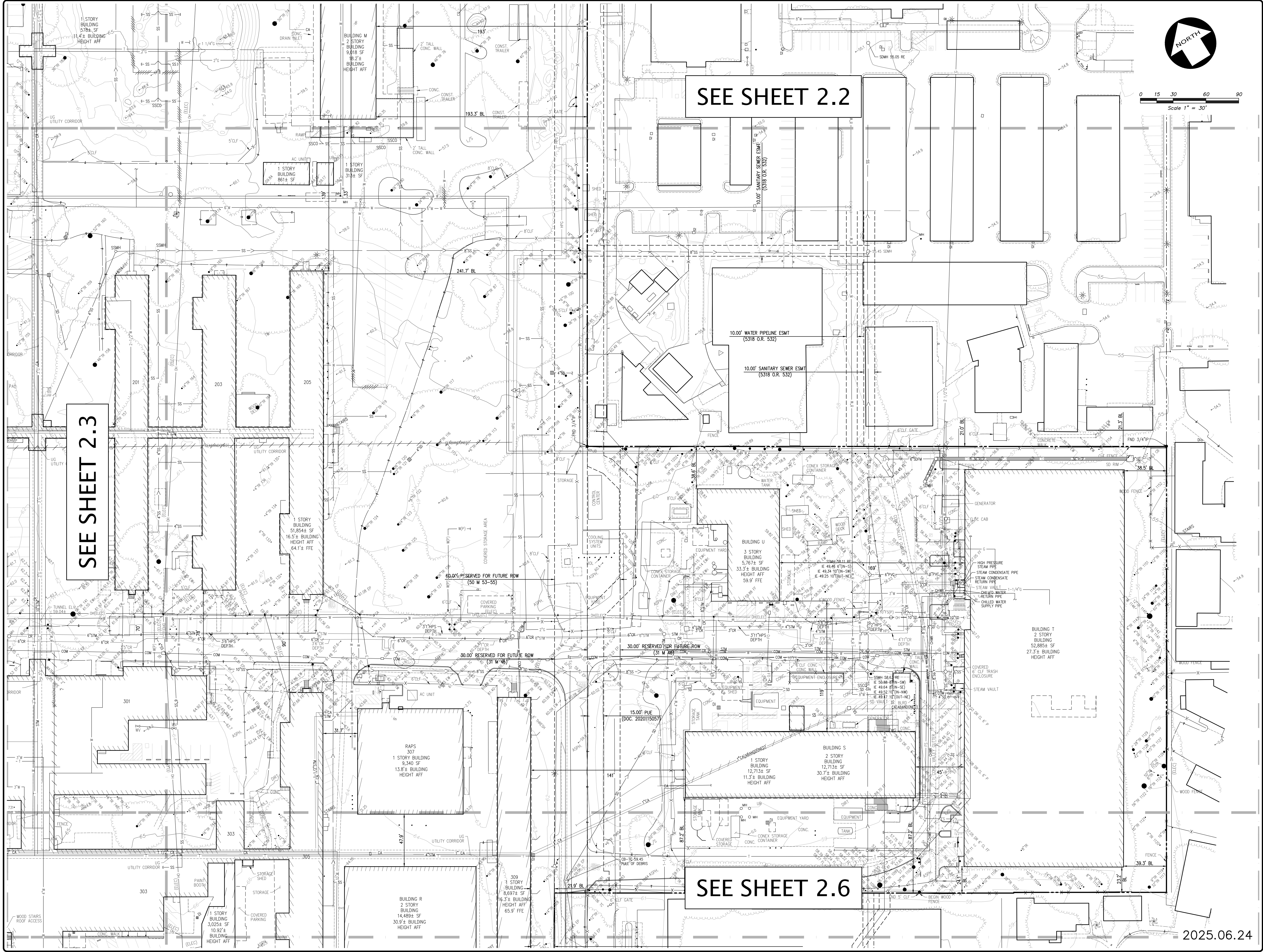
3350 Scott Boulevard, Building 22
San Diego, California 92154

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

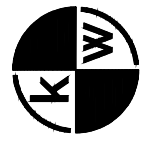
REVISION	NO.	BY
UPDATE STORM AND SANITARY INVERTS	1	JLP
	2	
	3	
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REVISION	NO.	BY
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	4	

Z:\2020\A20152-2\DWG\SURVEY\TOPO\TS-A20152.dwg 4-10-25 03:44:21 PM jpowers



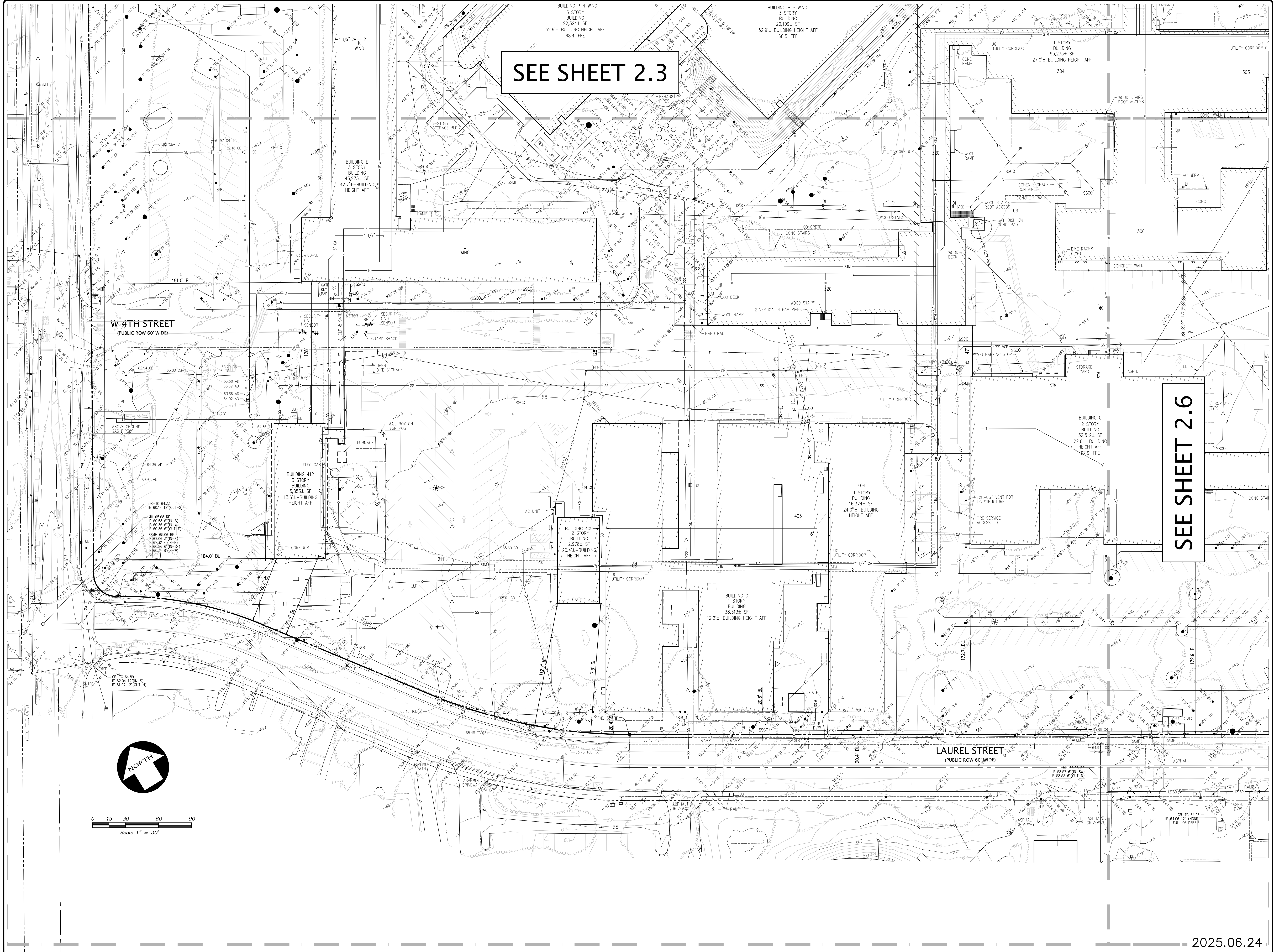
TOPOGRAPHIC SURVEY OF 333 RAVENSWOOD AVENUE FOR LANE PARTNERS			
DATE	APRIL, 2025	2025.06.24	
SCALE	AS SHOWN		
SURVEYOR	MJA		
DRAWN BY	JLP		
JOB NO.	A20152-1		
SHEET	C2.4		
OF	SHEETS		

**KIER+WRIGHT**

3350 Scott Boulevard, Building 22
San Diego, California 92161
Phone: (408) 727-6665
www.kierwright.com

CALIFORNIA

MENLO PARK



SEE SHEET 2.3

SEE SHEET 2.6

TOPOGRAPHIC SURVEY
OF
333 RAVENSWOOD AVENUE
FOR
LANE PARTNERS

DATE APRIL, 2025
SCALE AS SHOWN
SURVEYOR MJA
DRAWN BY JLP
JOB NO. A20152-1
SHEET C2.5

BY JLP

REVISION

NO.	REVISION	DATE
1	UPDATE STORM AND SANITARY INVERTS	JLP
2		
3		
4		

KIER+WRIGHT

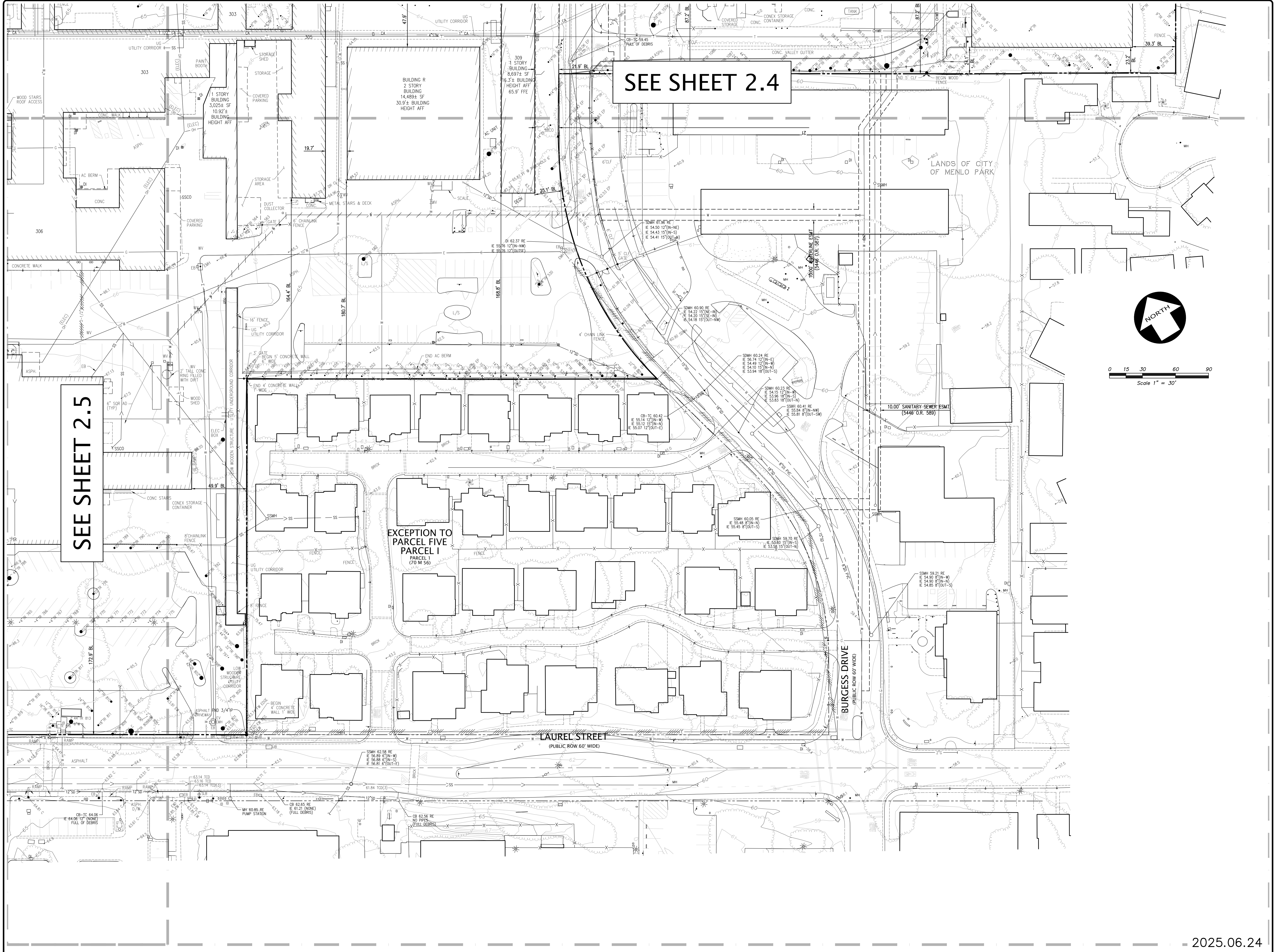
3350 Scott Boulevard, Building 22
San Diego, California 92161

Phone: (488) 727-6665
www.kierwright.com

CALIFORNIA

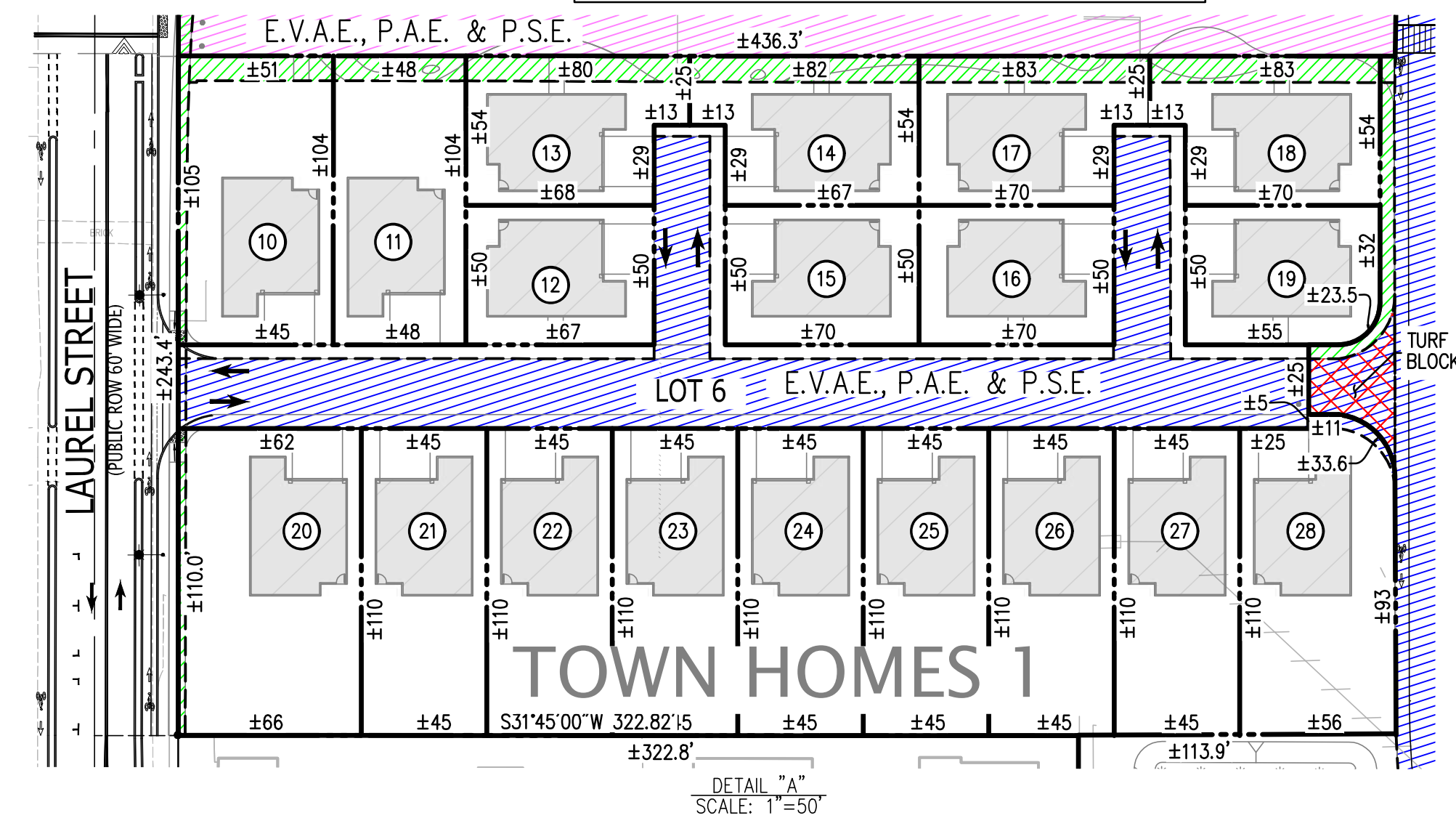
MENLO PARK

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DATE		APRIL, 2025
SCALE		AS SHOWN
SURVEYOR		MJA
DRAWN BY		JLP
JOB NO.		A20152-1
SHEET		C2.6
OF		SHEETS
TOPOGRAPHIC SURVEY		
OF		
333 RAVENSWOOD AVENUE		
FOR		
LANE PARTNERS		
MENLO PARK		
CALIFORNIA		
KIER+WRIGHT		
3350 Scott Boulevard, Building 22		Phone: (408) 727-6665
San Jose, California 95134		www.kierwright.com
REVISION		
UPDATE STORM AND SANITARY INVERTS		
BY		JLP
NO.		
REVISION		
BY		
NO.		

2025.06.24



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

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

AREA TOTAL	ACRES
1-28	46.699±

STATEMENT OF PHASE 1 IMPROVEMENTS

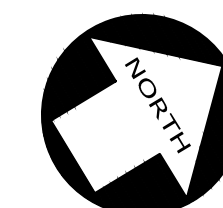
PHASE 1 IMPROVEMENTS SHALL CONSIST OF THE FOLLOWING ITEMS:

1. ALL BUILDINGS AS SHOWN IN RESIDENTIAL 1, 2 & 3, TOWNHOMES 1 & 2, AND EXISTING BUILDINGS P, S & T.
2. SURFACE IMPROVEMENTS SHALL CONSIST OF ALL THE COLORED HATCHES AS SHOWN AND AS LABELED IN THE LEGEND.
3. ALL UTILITIES FOR PHASE 1 SHALL BE INSTALLED AS SHOWN ON SHEET C8.0.

STATEMENT FOR FULL BUILDOUT

FULL BUILDOUT IMPROVEMENTS SHALL CONSIST OF THE FOLLOWING ITEMS:

1. OFFICE BUILDINGS 1-5, GARAGE BUILDINGS 1-3 AND OFFICE AMENITY BUILDINGS WITHIN LOT 1, AS SHOWN ON SHEET C3.3 SHALL BE BUILT DURING THE FULL BUILDOUT.
2. SURFACE IMPROVEMENTS SHALL CONSIST OF ALL THE COLORED HATCHES AS SHOWN ON SHEET C3.3 AND AS LABELED IN THE LEGEND.
3. ALL UTILITIES FOR THE FULL BUILDOUT SHALL BE INSTALLED AS SHOWN ON SHEET C8.5

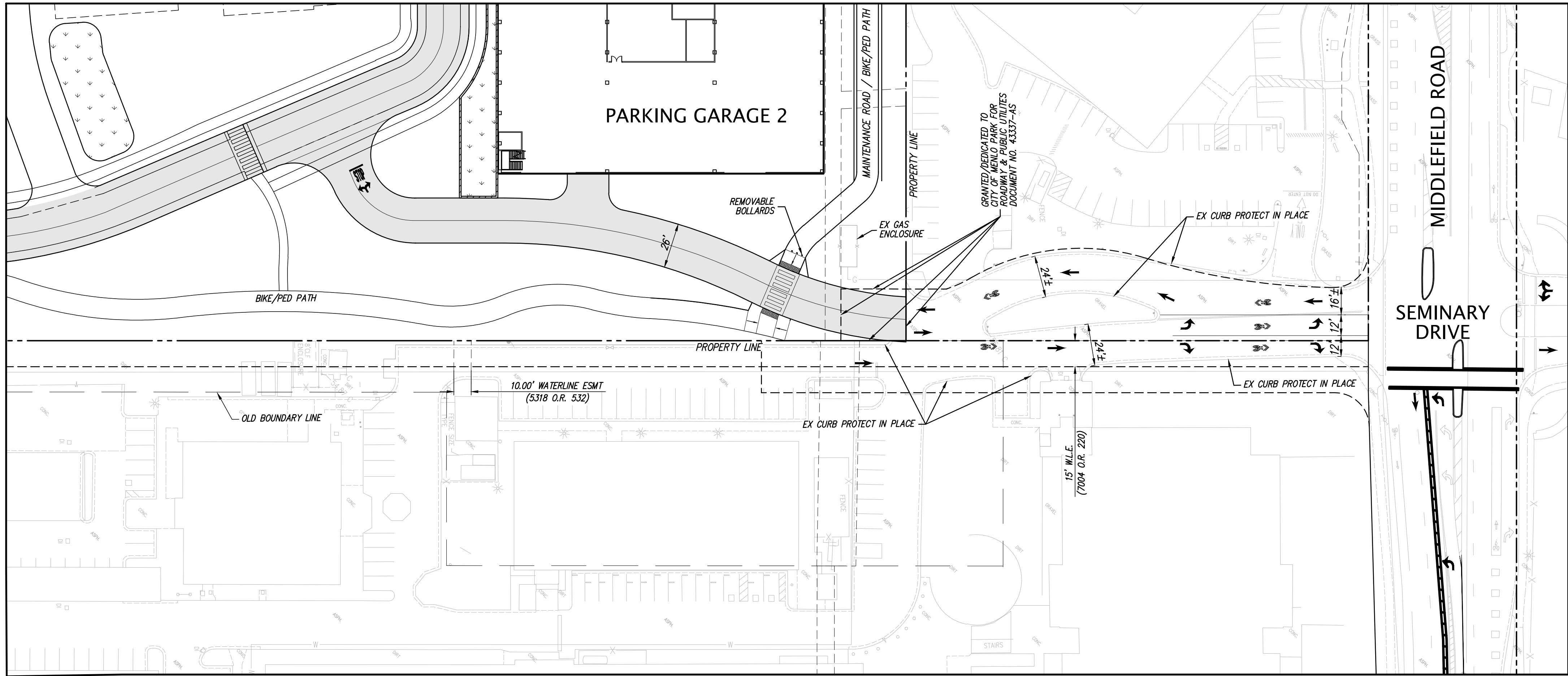


0 50 100 200 300

Scale 1" = 100'

EASEMENT NOTE

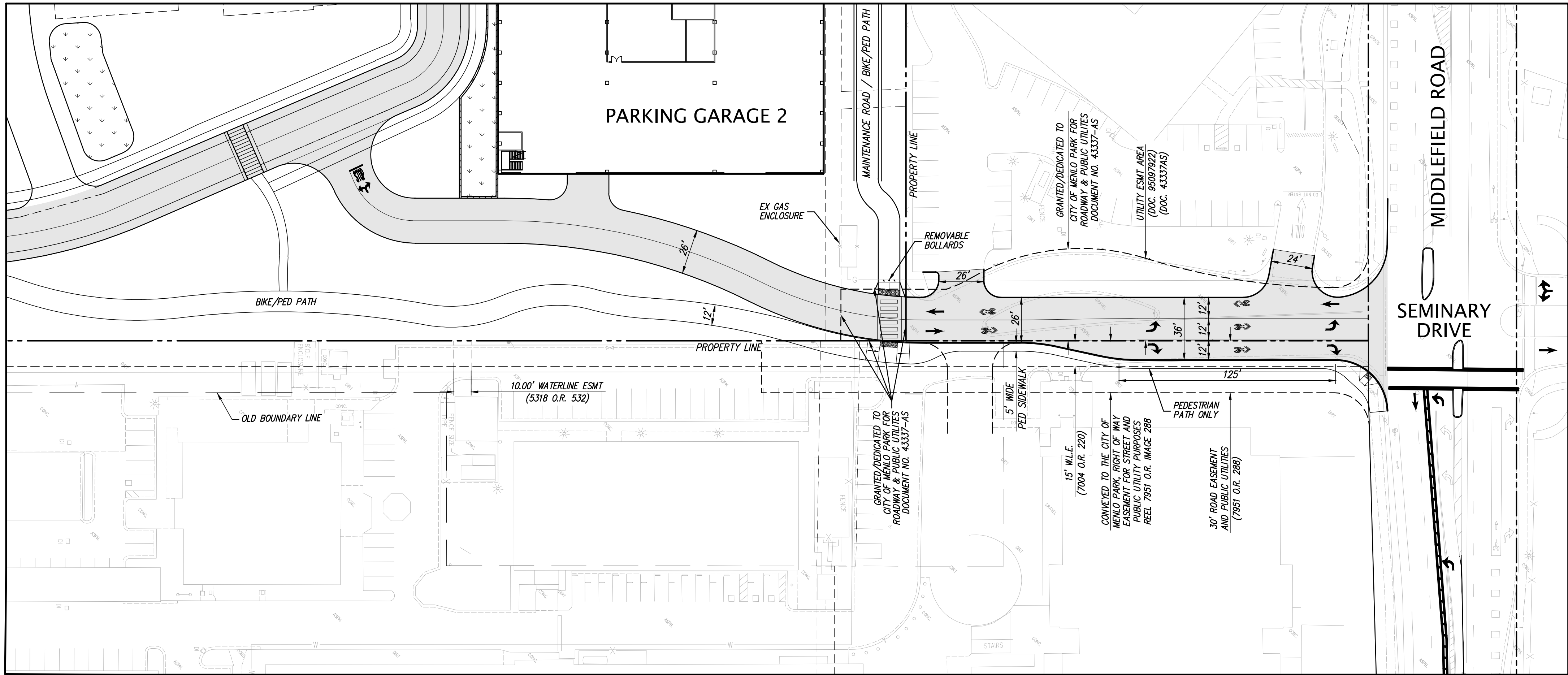
- 1 EASEMENT IS GRANTED TO STANFORD RESEARCH
INSTITUTE FOR PUBLIC SEWER
- 2 EASEMENT IS GRANTED TO THE BOARD OF TRUSTEES
OF THE LELAND STANFORD JUNIOR UNIVERSITY FOR
PUBLIC SEWER



SRI PARKLINE DEVELOPMENT ONLY DESCRIPTION

IN OPTION 1, SEMINARY DRIVE IS UNTOUCHED ASSUMING THAT THE USGS PROPERTY IS NOT BEING DEVELOPED. THIS OPTION KEEPS THE EXISTING CURBS WITHIN SEMINARY DRIVE INTACT. NEW STRIPING FOR SEMINARY DRIVE MAINTAINS TWO LANES OF TRAVEL IN AND OUT OF THE SRI PARKLINE PROJECT. BIKE SHARROWS ARE ADDED TO THE PAVEMENT MARKINGS FOR SHARED BIKES AND VEHICULAR TRAVEL. ACCESS TO THE USGS PROPERTY AND MCCANDLESS PROPERTY ARE MAINTAINED. THREE LANES OF ACCESS ARE CREATED AT THE INTERSECTION OF SEMINARY DRIVE AND MIDDLEFIELD ROAD: ONE LANE IN, ONE LANE LEFT ONTO MIDDLEFIELD AND ONE LANE RIGHT ONTO MIDDLEFIELD.

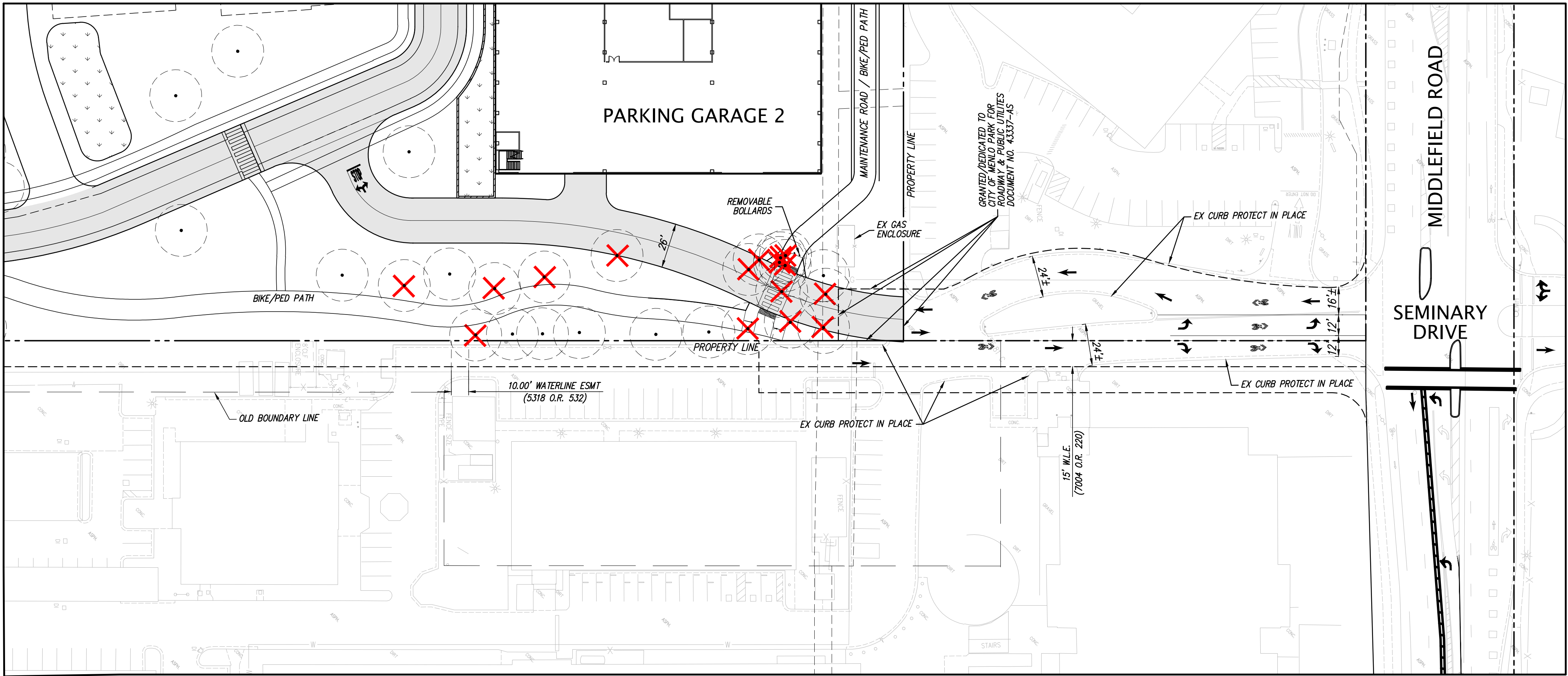
SRI PARKLINE DEVELOPMENT ONLY



SRI PARKLINE + FUTURE CONCEPTUAL USGS DEVELOPMENT DESCRIPTION

OPTION 2 ASSUMES THAT THE USGS PROPERTY IS BEING DEVELOPED AND A FUTURE ACCESS ROAD IS BEING PROPOSED INTO THE USGS PROPERTY. SEMINARY DRIVE IS MODIFIED BY ELIMINATING THE MEDIAN ISLAND AND ALLOWING TRAFFIC TO TRAVEL IN A STRAIGHTER PATH. BIKE SHARROWS ARE ADDED TO THE PAVEMENT MARKINGS FOR SHARED BIKES AND VEHICULAR TRAVEL. A PEDESTRIAN SIDEWALK IS PROPOSED ALONG THE EASTERLY SIDE OF SEMINARY DRIVE. ACCESS INTO THE MCCANDLESS PROPERTY IS MAINTAINED AND THREE LANES OF ACCESS ARE CREATED AT THE INTERSECTION OF SEMINARY DRIVE AND MIDDLEFIELD ROAD: ONE LANE IN, ONE LANE LEFT ONTO MIDDLEFIELD AND ONE LANE RIGHT ONTO MIDDLEFIELD.

SRI PARKLINE + FUTURE CONCEPTUAL USGS DEVELOPMENT



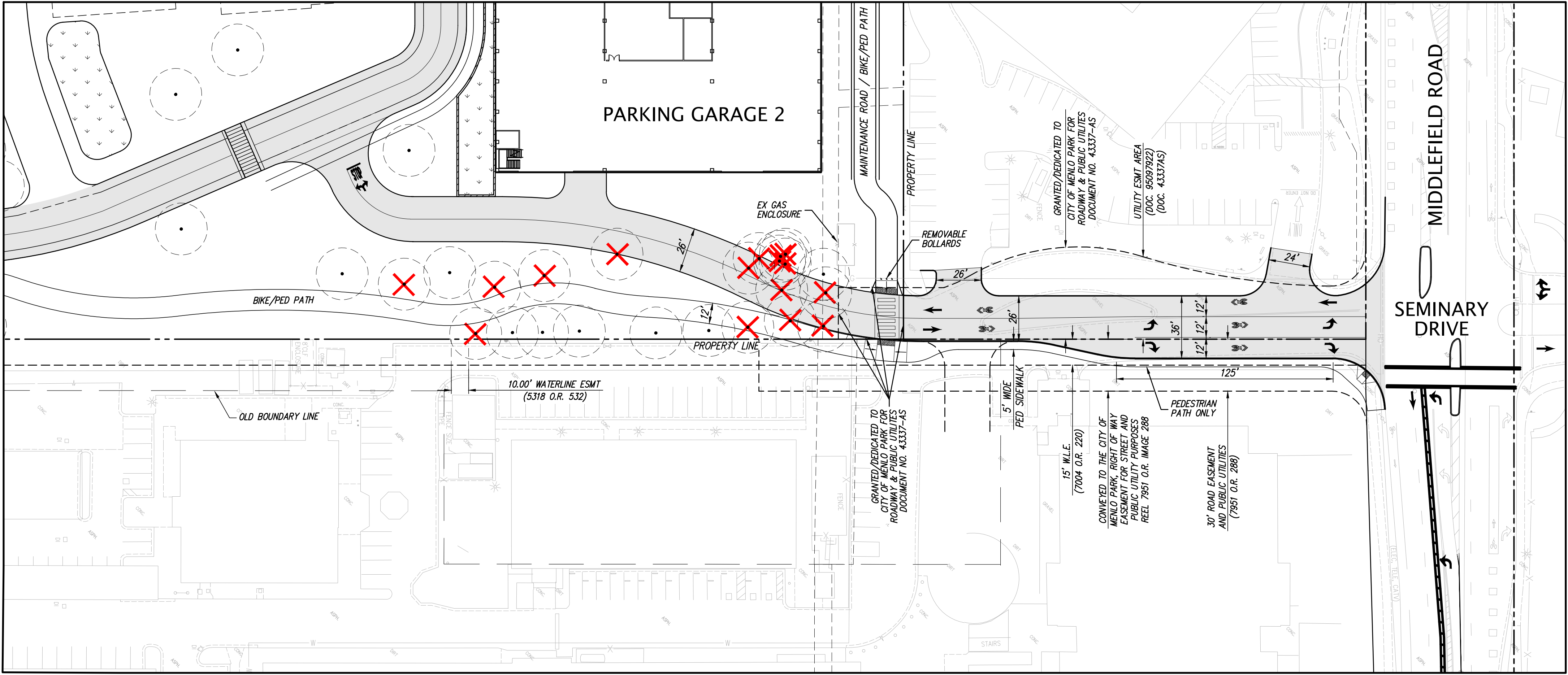
LEGEND

EXISTING TREE TO BE REMOVED

SRI PARKLINE DEVELOPMENT ONLY
DESCRIPTION

IN OPTION 1, SEMINARY DRIVE IS UNTOUCHED ASSUMING THAT THE USGS PROPERTY IS NOT BEING DEVELOPED. THIS OPTION KEEPS THE EXISTING CURBS WITHIN SEMINARY DRIVE INTACT. NEW STRIPING FOR SEMINARY DRIVE MAINTAINS TWO LANES OF TRAVEL IN AND OUT OF THE SRI PARKLINE PROJECT. BIKE SHARROWS ARE ADDED TO THE PAVEMENT MARKINGS FOR SHARED BIKES AND VEHICULAR TRAVEL. ACCESS TO THE USGS PROPERTY AND MCCANDLESS PROPERTY ARE MAINTAINED. THREE LANES OF ACCESS ARE CREATED AT THE INTERSECTION OF SEMINARY DRIVE AND MIDDLEFIELD ROAD: ONE LANE IN, ONE LANE LEFT ONTO MIDDLEFIELD AND ONE LANE RIGHT ONTO MIDDLEFIELD.

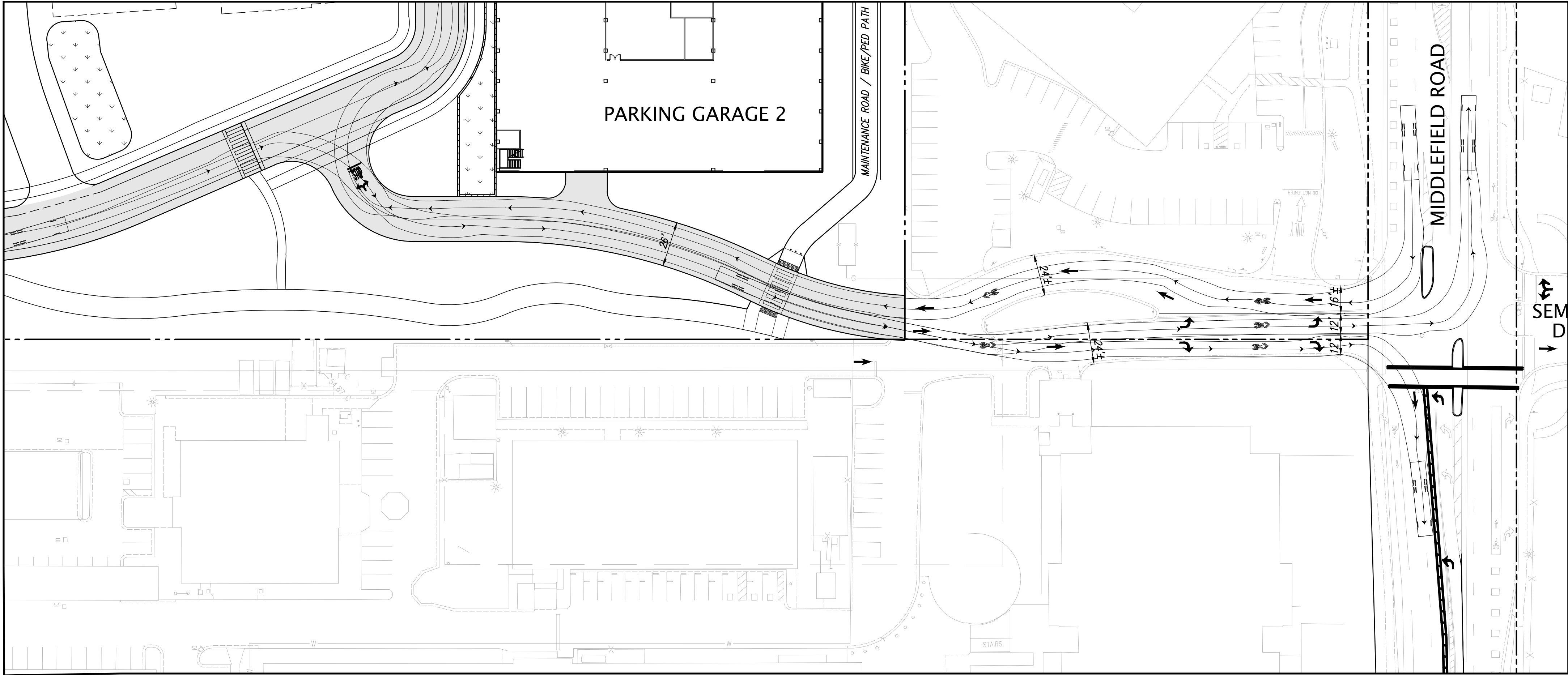
SRI PARKLINE DEVELOPMENT ONLY



SRI PARKLINE + FUTURE CONCEPTUAL
USGS DEVELOPMENT
DESCRIPTION

OPTION 2 ASSUMES THAT THE USGS PROPERTY IS BEING DEVELOPED AND A FUTURE ACCESS ROAD IS BEING PROPOSED INTO THE USGS PROPERTY. SEMINARY DRIVE IS MODIFIED BY ELIMINATING THE MEDIAN ISLAND AND ALLOWING TRAFFIC TO TRAVEL IN A STRAIGHTER PATH. BIKE SHARROWS ARE ADDED TO THE PAVEMENT MARKINGS FOR SHARED BIKES AND VEHICULAR TRAVEL. A PEDESTRIAN SIDEWALK IS PROPOSED ALONG THE EASTERLY SIDE OF SEMINARY DRIVE. ACCESS INTO THE MCCANDLESS PROPERTY IS MAINTAINED AND THREE LANES OF ACCESS ARE CREATED AT THE INTERSECTION OF SEMINARY DRIVE AND MIDDLEFIELD ROAD: ONE LANE IN, ONE LANE LEFT ONTO MIDDLEFIELD AND ONE LANE RIGHT ONTO MIDDLEFIELD.

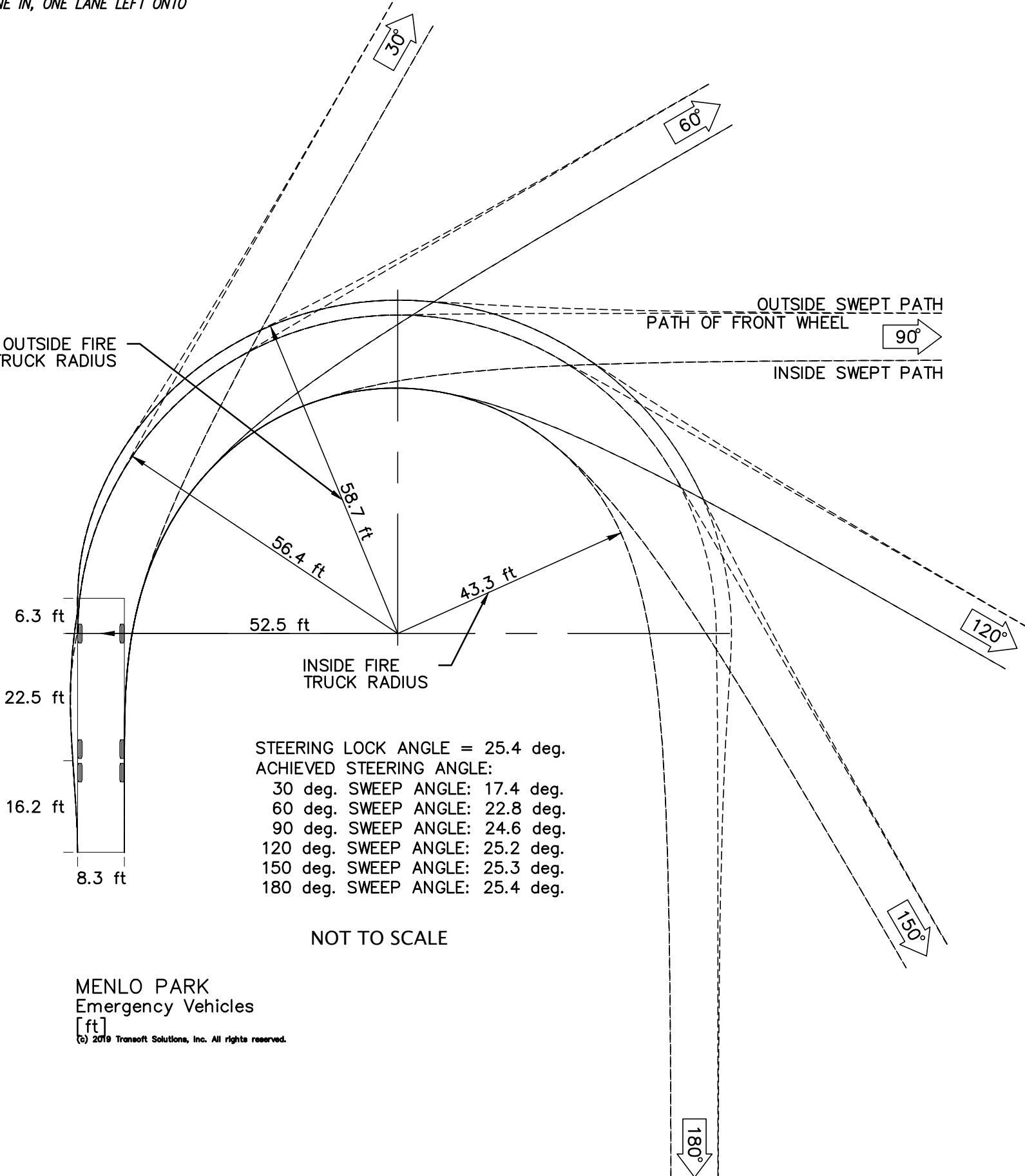
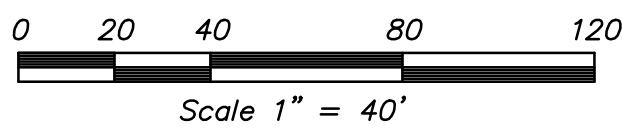
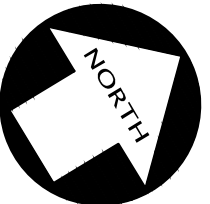
SRI PARKLINE + USGS DEVELOPMENT



SRI PARKLINE DEVELOPMENT ONLY

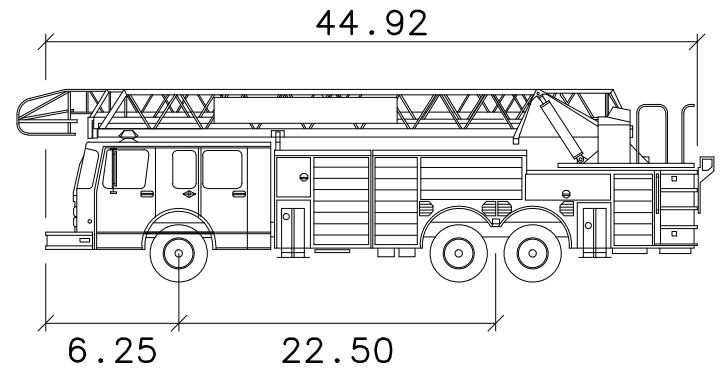
SRI PARKLINE DEVELOPMENT ONLY
DESCRIPTION

IN OPTION 1, SEMINARY DRIVE IS UNTOUCHED ASSUMING THAT THE USGS PROPERTY IS NOT BEING DEVELOPED. THIS OPTION KEEPS THE EXISTING CURBS WITHIN SEMINARY DRIVE INTACT. NEW STRIPING FOR SEMINARY DRIVE MAINTAINS TWO LANES OF TRAVEL IN AND OUT OF THE SRI PARKLINE PROJECT. BIKE SHARROWS ARE ADDED TO THE PAVEMENT MARKINGS FOR SHARED BIKES AND VEHICULAR TRAVEL. ACCESS TO THE USGS PROPERTY AND MCCANDLESS PROPERTY ARE MAINTAINED. THREE LANES OF ACCESS ARE CREATED AT THE INTERSECTION OF SEMINARY DRIVE AND MIDDLEFIELD ROAD: ONE LANE IN, ONE LANE LEFT ONTO MIDDLEFIELD AND ONE LANE RIGHT ONTO MIDDLEFIELD.



NOT TO SCALE

MENLO PARK
Emergency Vehicles
[ft]

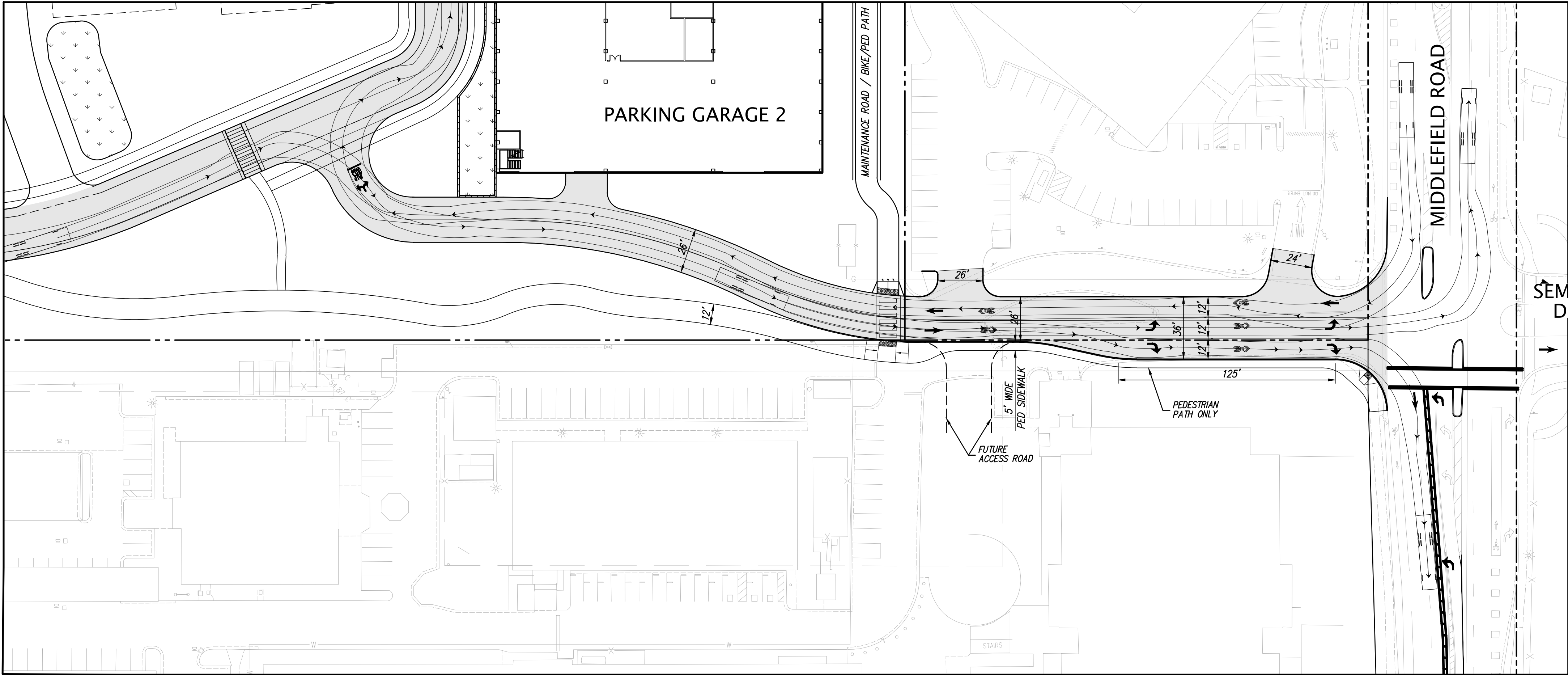
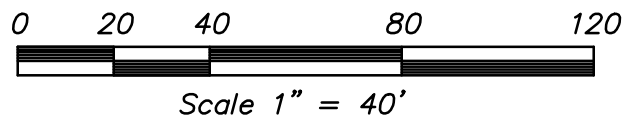


MENLO PARK

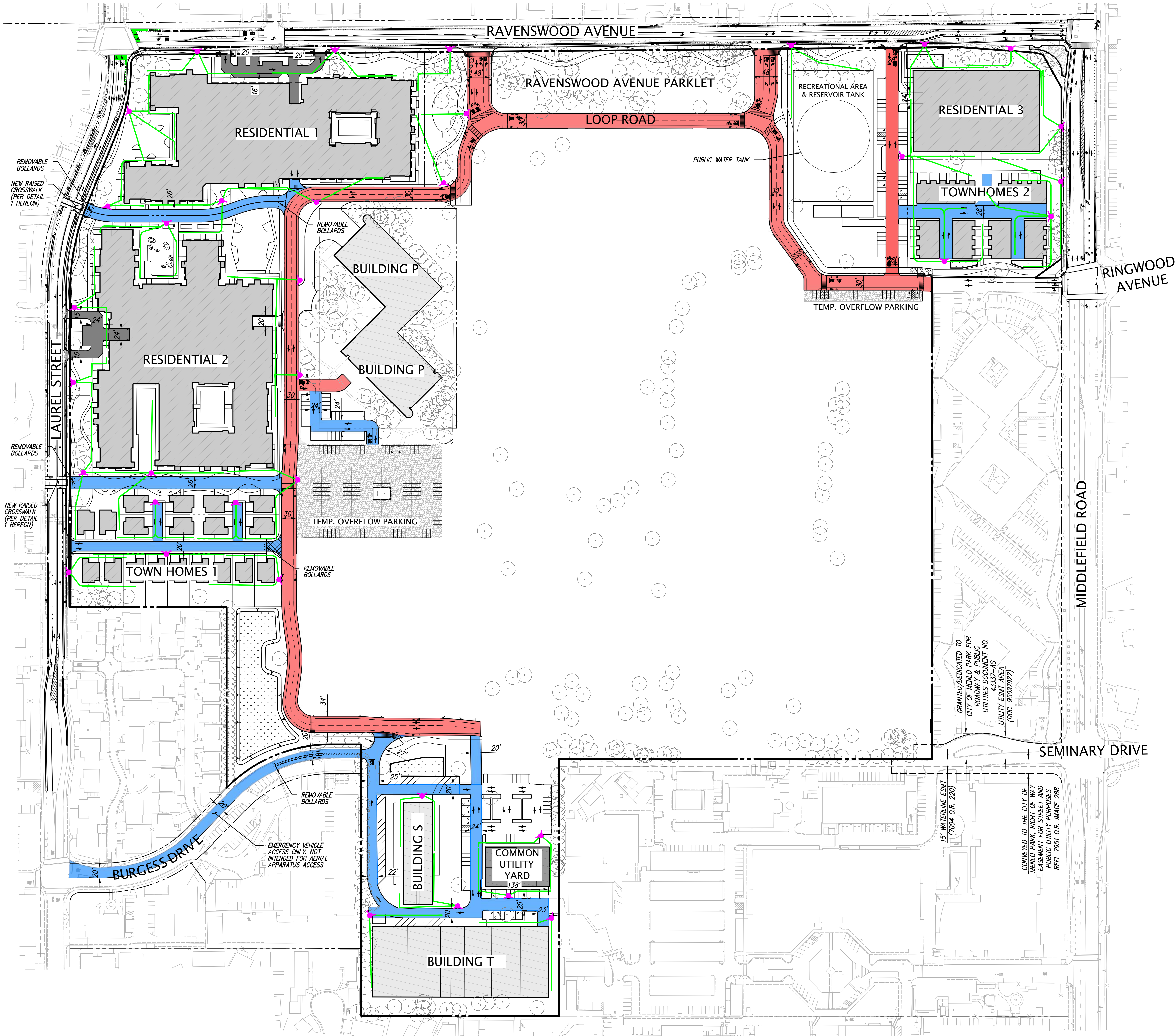
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Width	: 8.25
Track	: 8.25
Lock to Lock Time	: 6.0
Steering Angle	: 25.4

SRI PARKLINE + FUTURE CONCEPTUAL
USGS DEVELOPMENT
DESCRIPTION

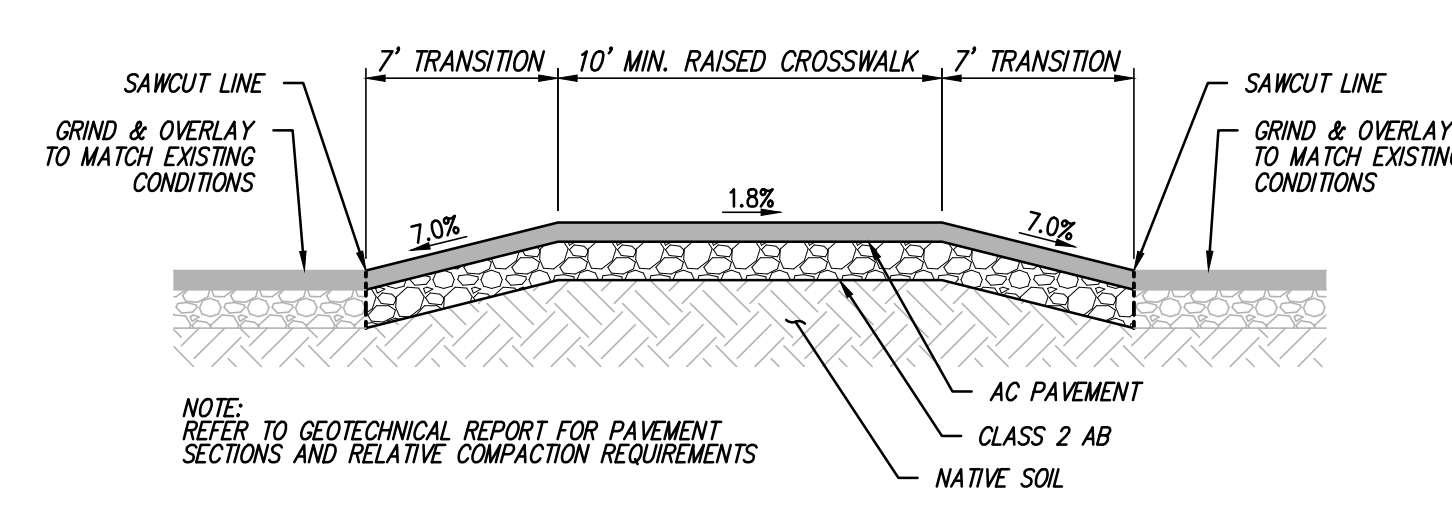
OPTION 2 ASSUMES THAT THE USGS PROPERTY IS BEING DEVELOPED AND A FUTURE ACCESS ROAD IS BEING PROPOSED INTO THE USGS PROPERTY. SEMINARY DRIVE IS MODIFIED BY ELIMINATING THE MEDIAN ISLAND AND ALLOWING TRAFFIC TO TRAVEL IN A STRAIGHTER PATH. BIKE SHARROWS ARE ADDED TO THE PAVEMENT MARKINGS FOR SHARED BIKES AND VEHICULAR TRAVEL. A PEDESTRIAN SIDEWALK IS PROPOSED ALONG THE EASTERLY SIDE OF SEMINARY DRIVE. ACCESS INTO THE MCCANDLESS PROPERTY IS MAINTAINED AND THREE LANES OF ACCESS ARE CREATED AT THE INTERSECTION OF SEMINARY DRIVE AND MIDDLEFIELD ROAD: ONE LANE IN, ONE LANE LEFT ONTO MIDDLEFIELD AND ONE LANE RIGHT ONTO MIDDLEFIELD.



SRI PARKLINE + USGS DEVELOPMENT



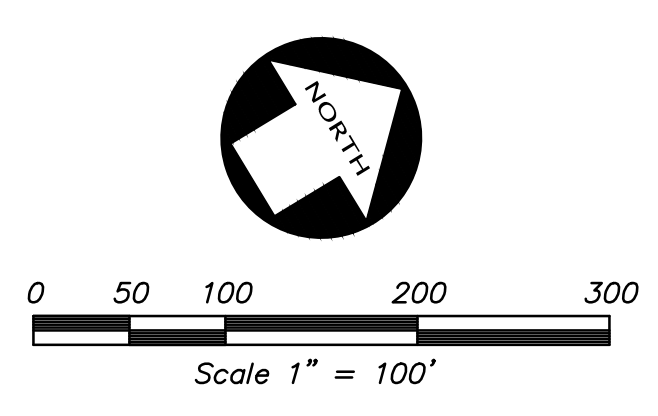
LEGEND	
	PROPOSED BUILDING
	PROPOSED GARAGE
	EXISTING BUILDING TO REMAIN
	PROPOSED AERIAL ACCESS ROAD
	FIRE ACCESS ROAD
	AC PAVEMENT
	150' HOSE PULL
	FIRE HYDRANT

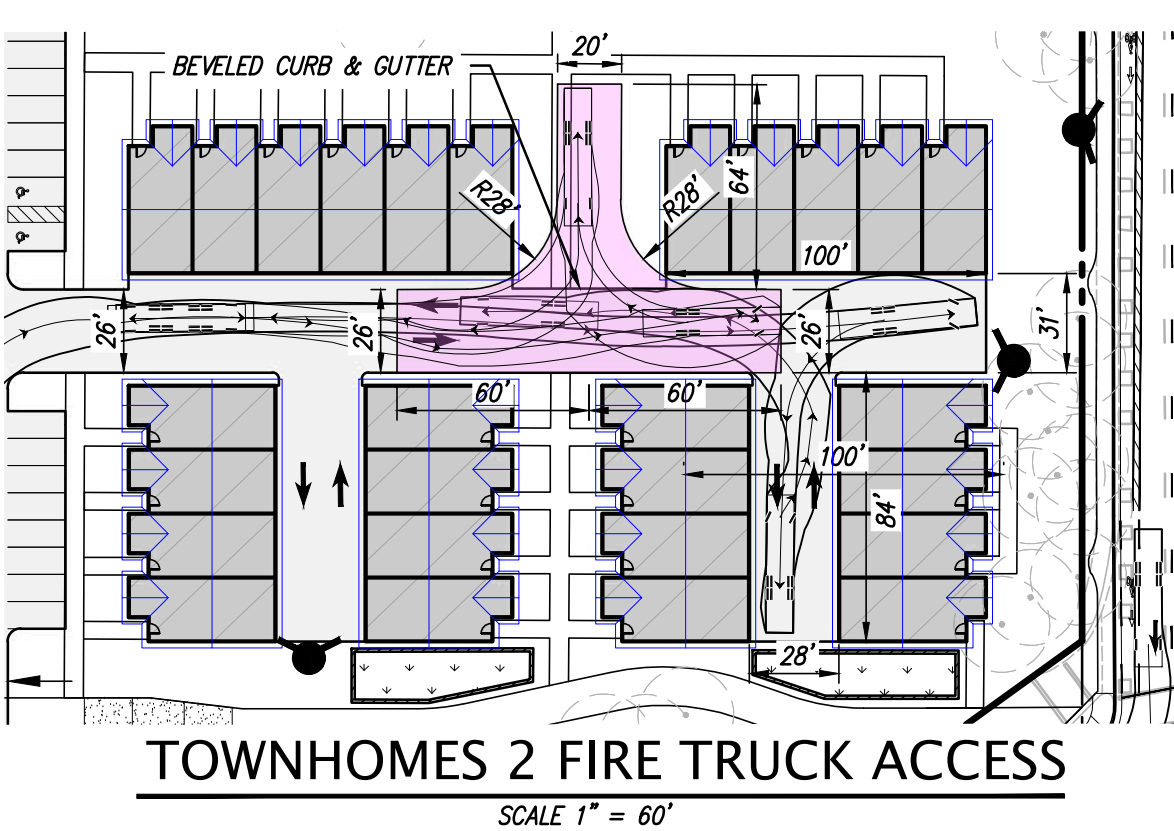
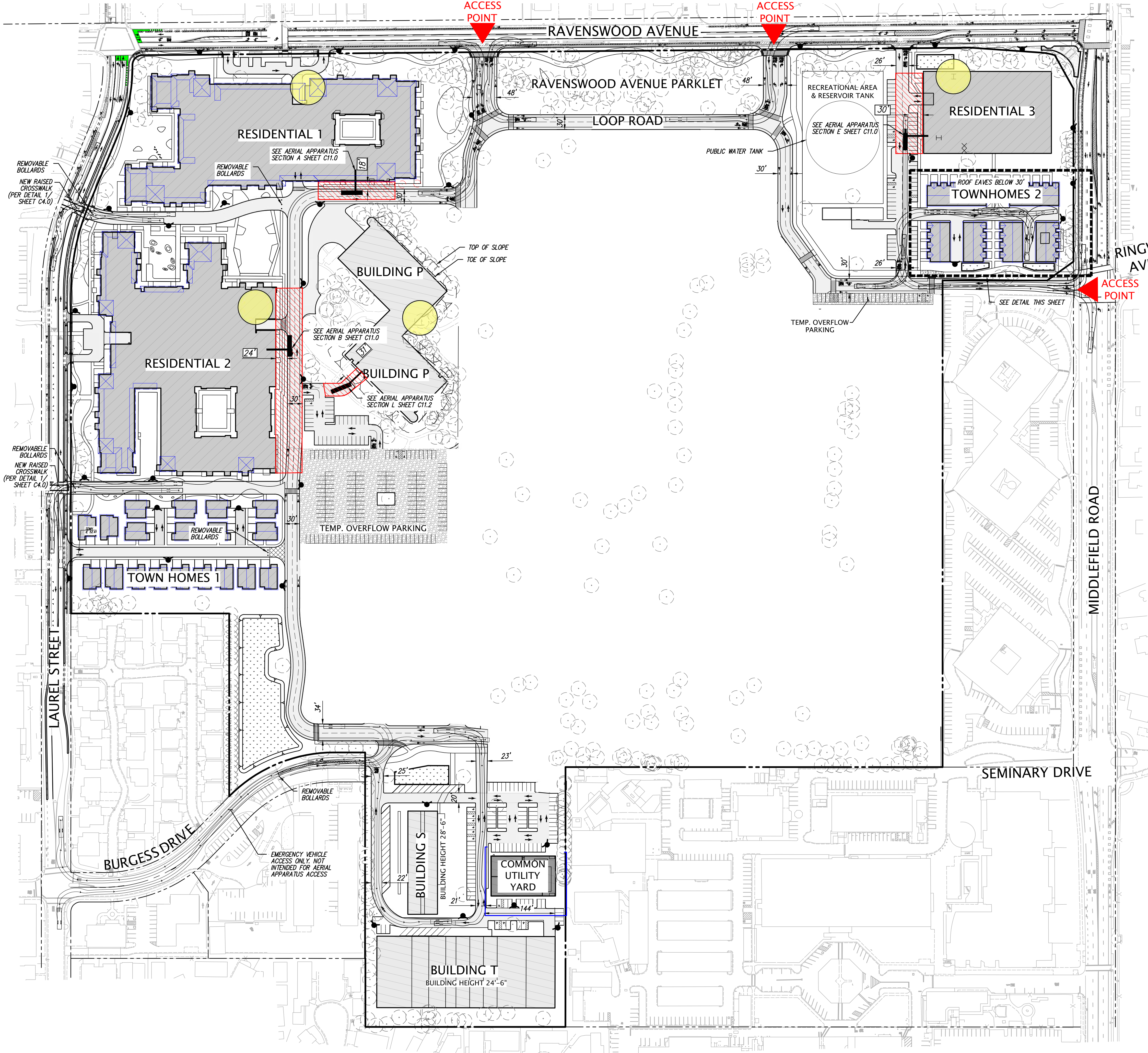


RAISED PEDESTRIAN CROSSWALK 1



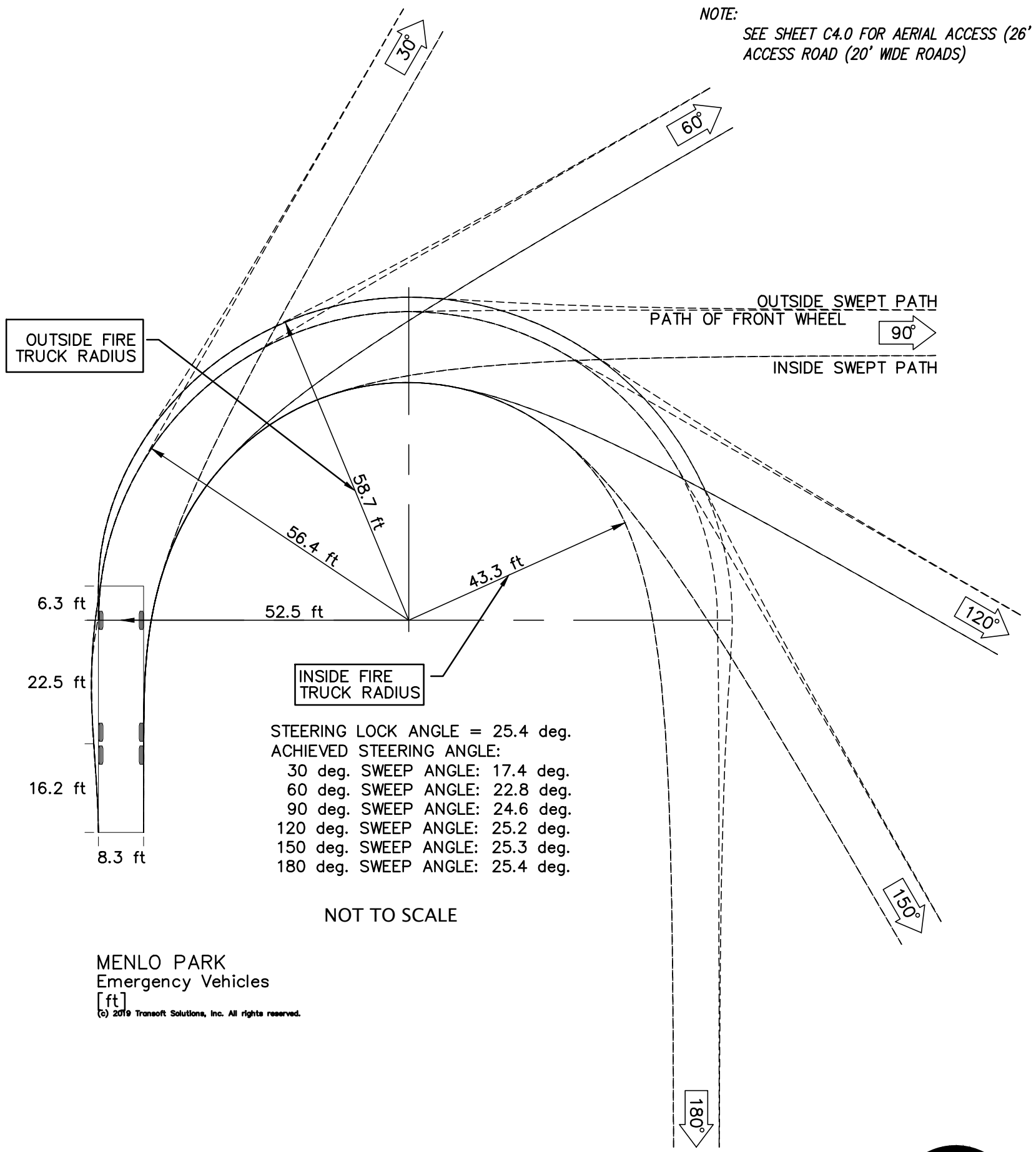
EXAMPLE OF RAISED CROSSWALK



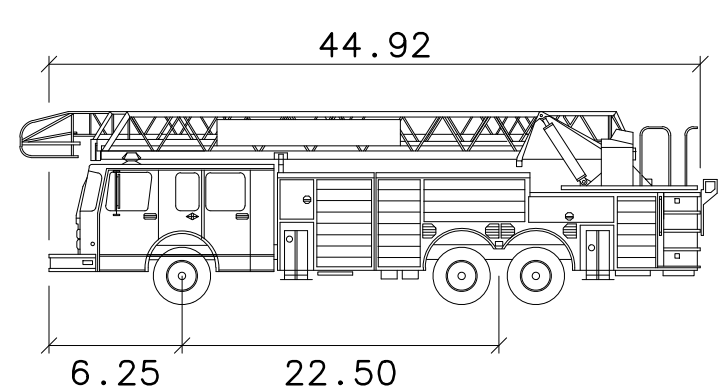


LEGEND

- PROPOSED BUILDING
- PROPOSED GARAGE
- EXISTING BUILDING TO REMAIN
- FIRE TRUCK AERIAL APPARATUS STAGING AREA
- BUILDING ROOF OVERHANG
- FIRE HYDRANT
- AERIAL APPARATUS FIRE TRUCK
- DIMENSION FOR AERIAL APPARATUS BETWEEN 15'-30'. ANYTHING OUTSIDE THOSE DIMENSIONS REFER TO AERIAL APPARATUS CROSS SECTIONS SHEETS C11.0
- ACCESS POINT
- AERIAL APPARATUS ACCESS POINT
- STAIR TO ROOF WITH GROUND FLOOR EXTERIOR ACCESS
- 120° HAMMER HEAD TURNAROUND PER SAN MATEO COUNTY FIRE DEPARTMENT

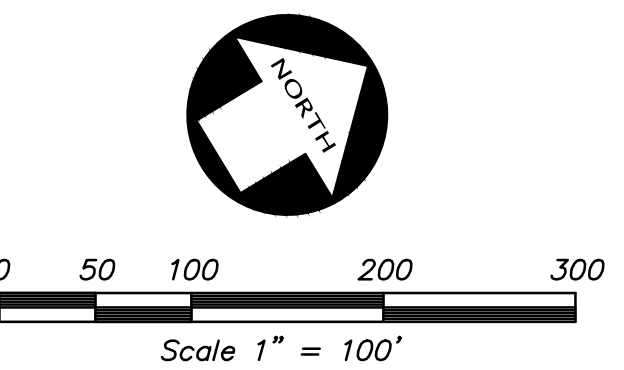


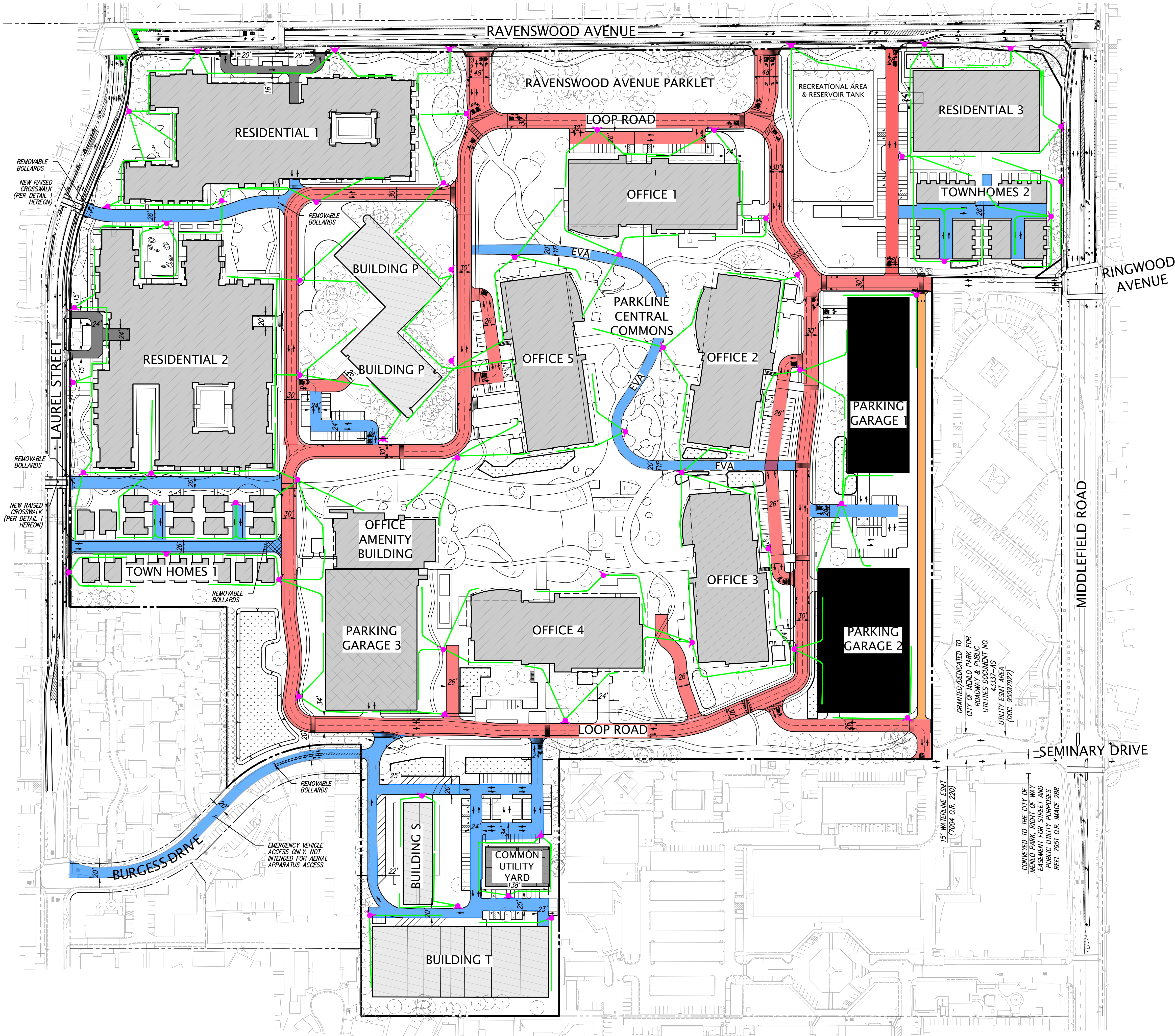
MENLO PARK
Emergency Vehicles
[ft]
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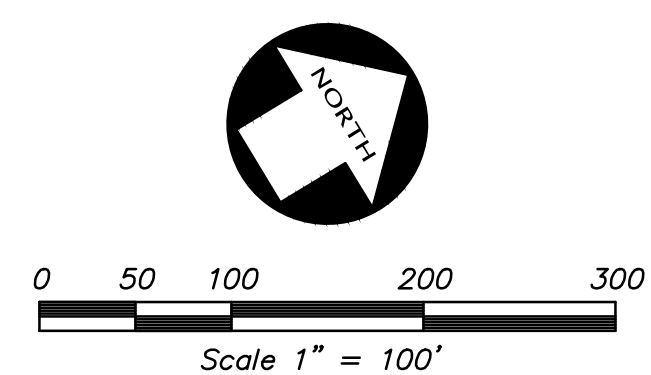
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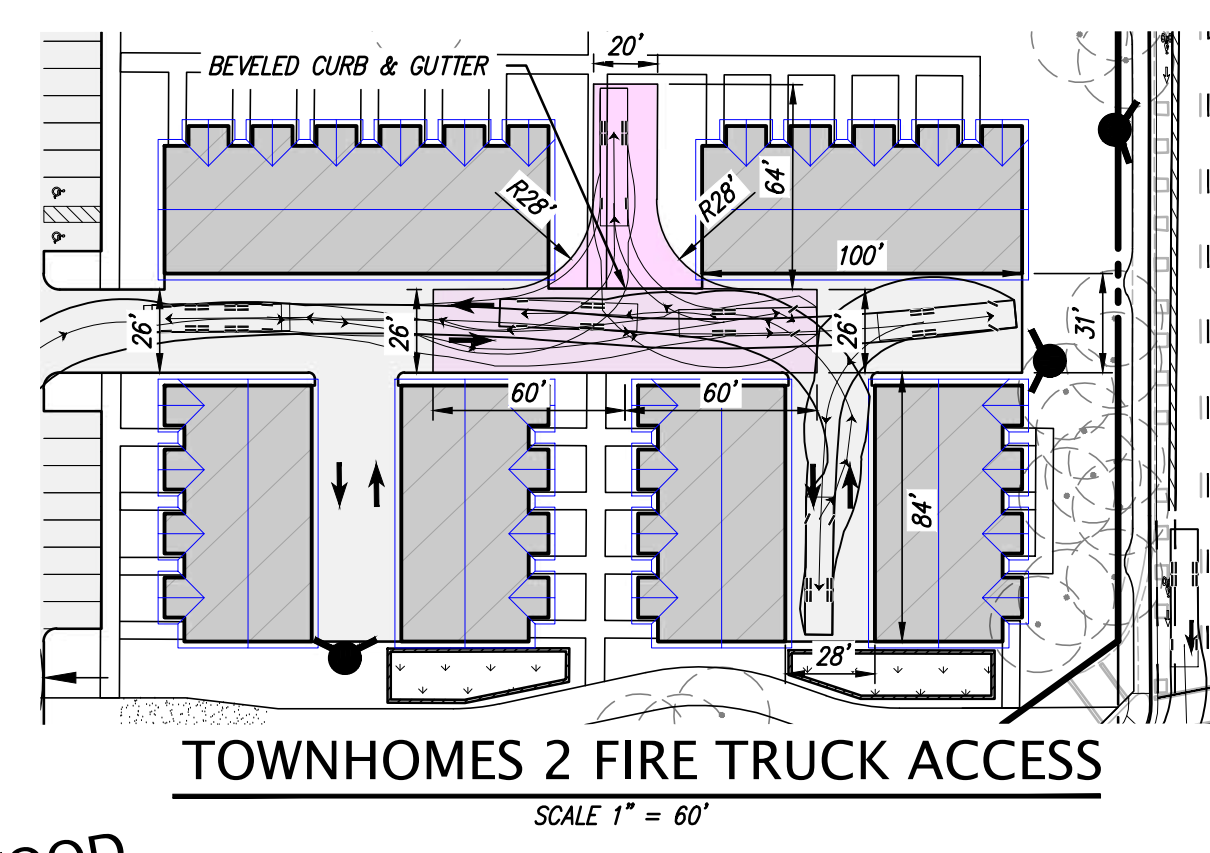
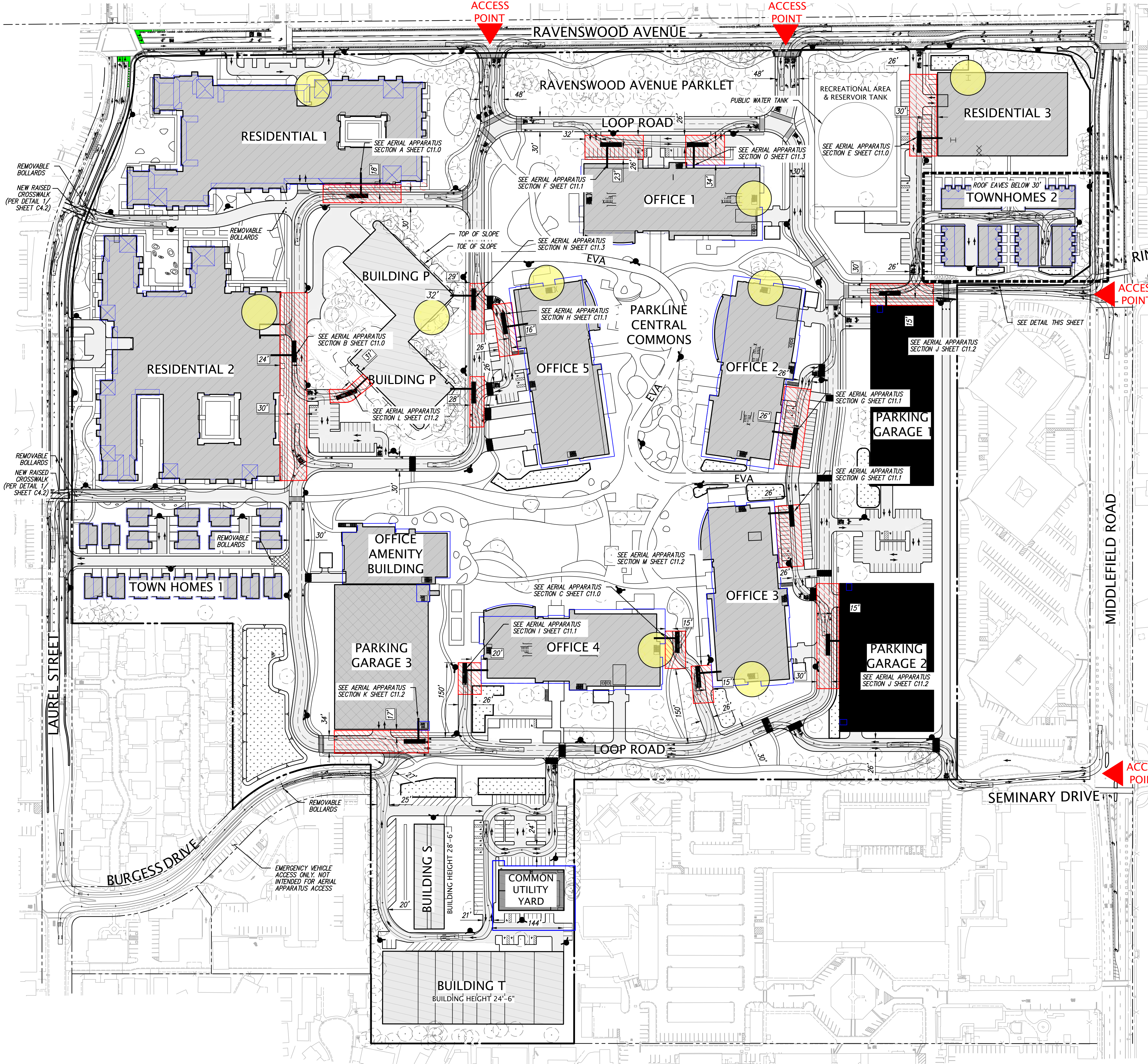
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Width	: 8.25
Track	: 8.25
Lock to Lock Time	: 6.0
Steering Angle	: 25.4





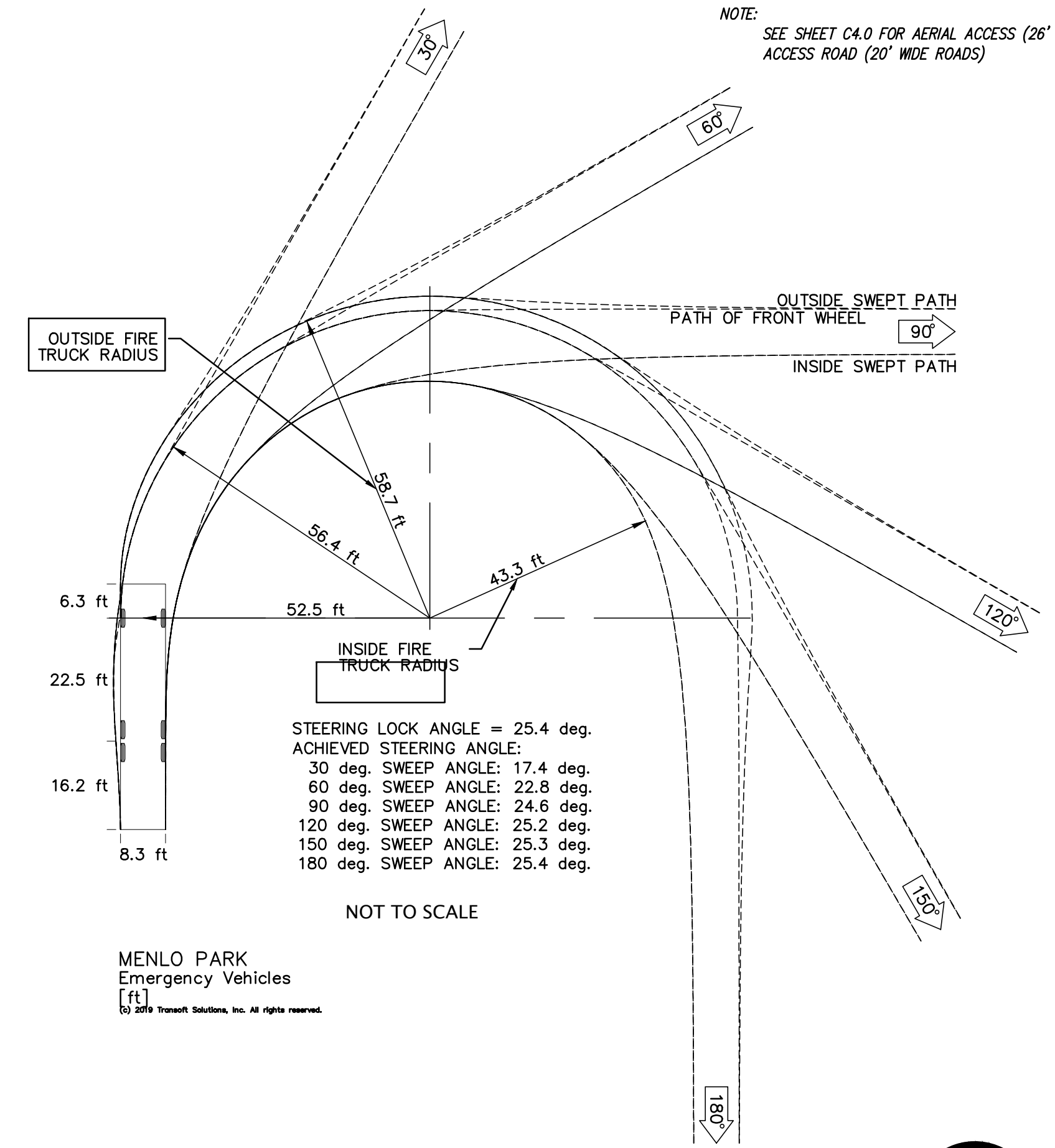
EXAMPLE OF RAISED CROSSWALK



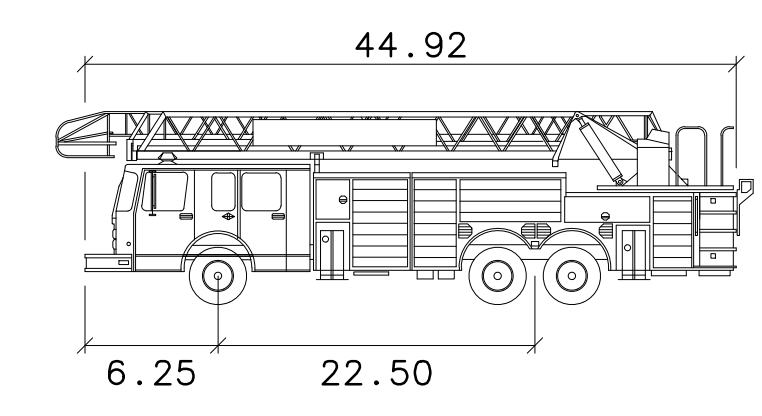


LEGEND

- PROPOSED BUILDING
- PROPOSED GARAGE
- EXISTING BUILDING TO REMAIN
- FIRE TRUCK AERIAL APPARATUS STAGING AREA
- BUILDING ROOF OVERHANG
- FIRE HYDRANT
- AERIAL APPARATUS FIRE TRUCK
- DIMENSION FOR AERIAL APPARATUS BETWEEN 15'-30'. ANYTHING OUTSIDE THOSE DIMENSIONS REFER TO AERIAL APPARATUS CROSS SECTIONS SHEETS C11.0
- ACCESS POINT
- AERIAL APPARATUS ACCESS POINT
- STAIR TO ROOF WITH GROUND FLOOR EXTERIOR ACCESS
- 120' HAMMER HEAD TURNAROUND PER SAN MATEO COUNTY FIRE DEPARTMENT

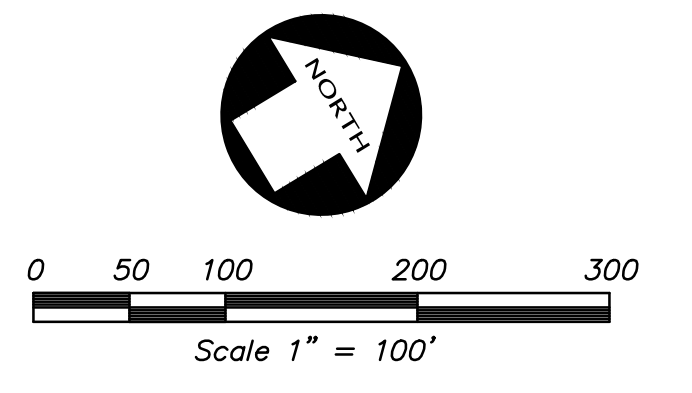


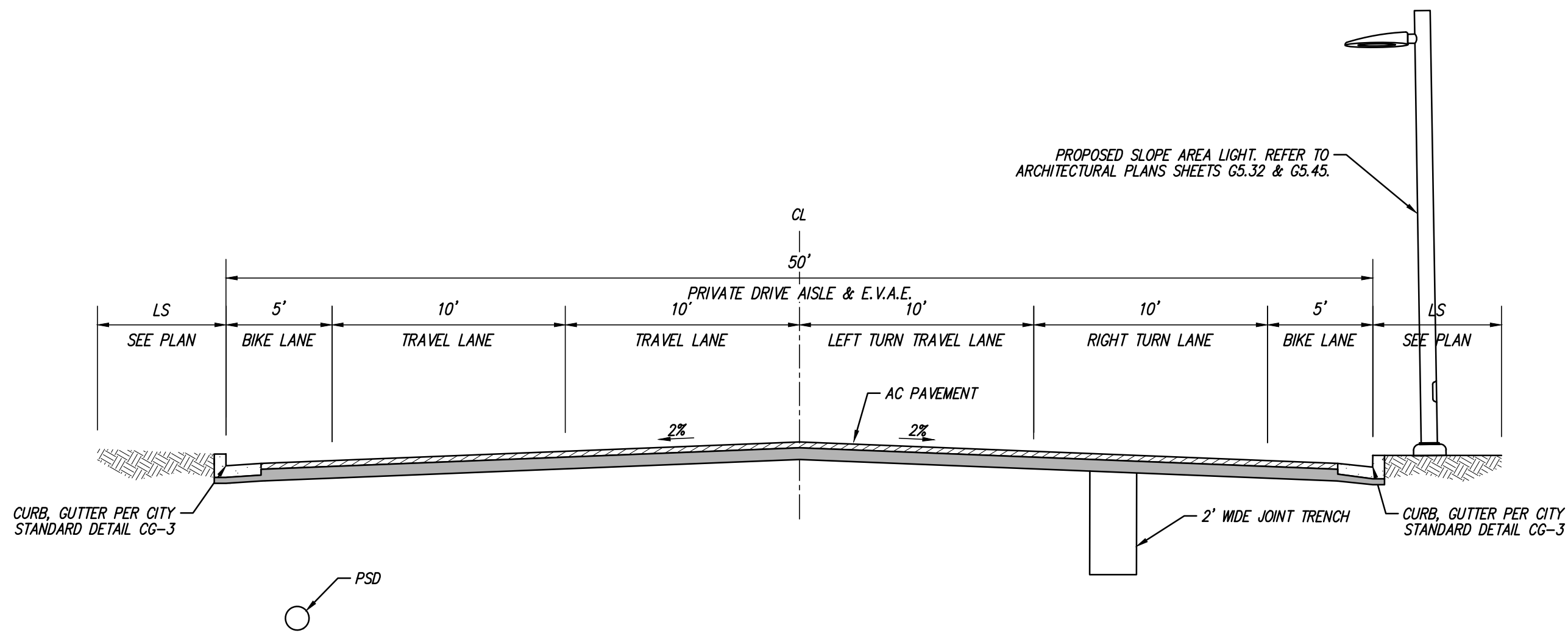
MENLO PARK
Emergency Vehicles
[ft]
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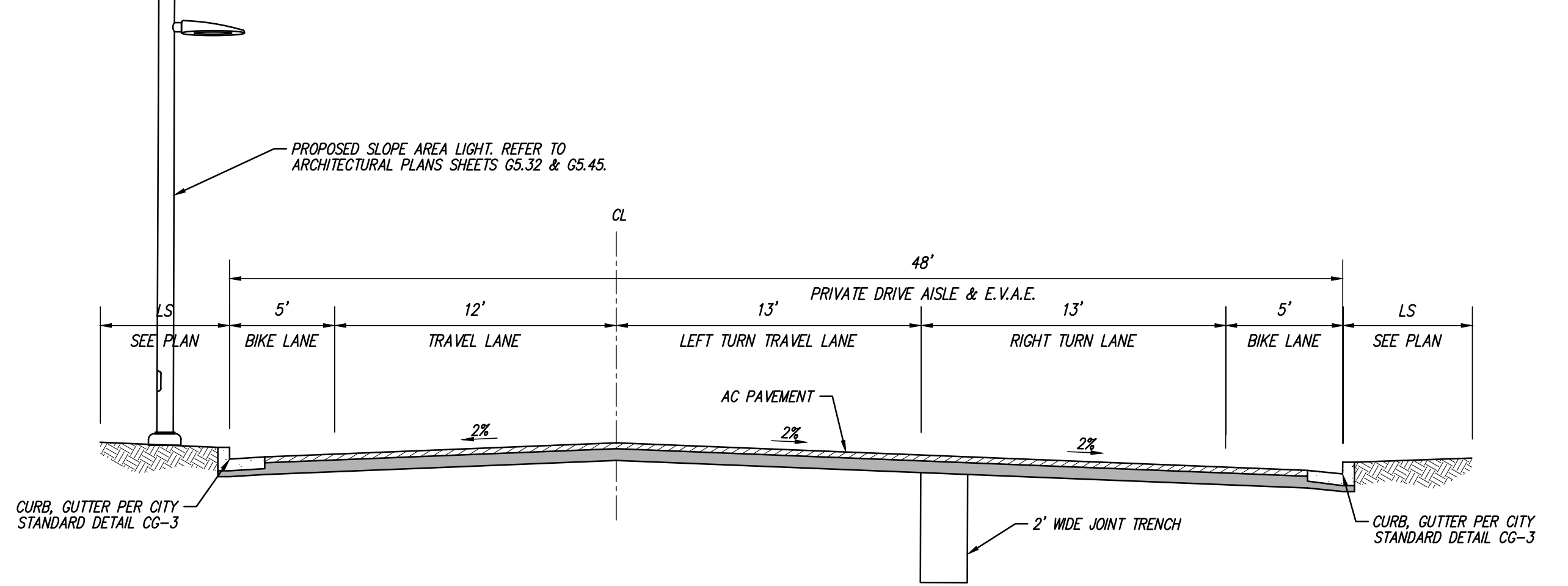
MENLO PARK

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



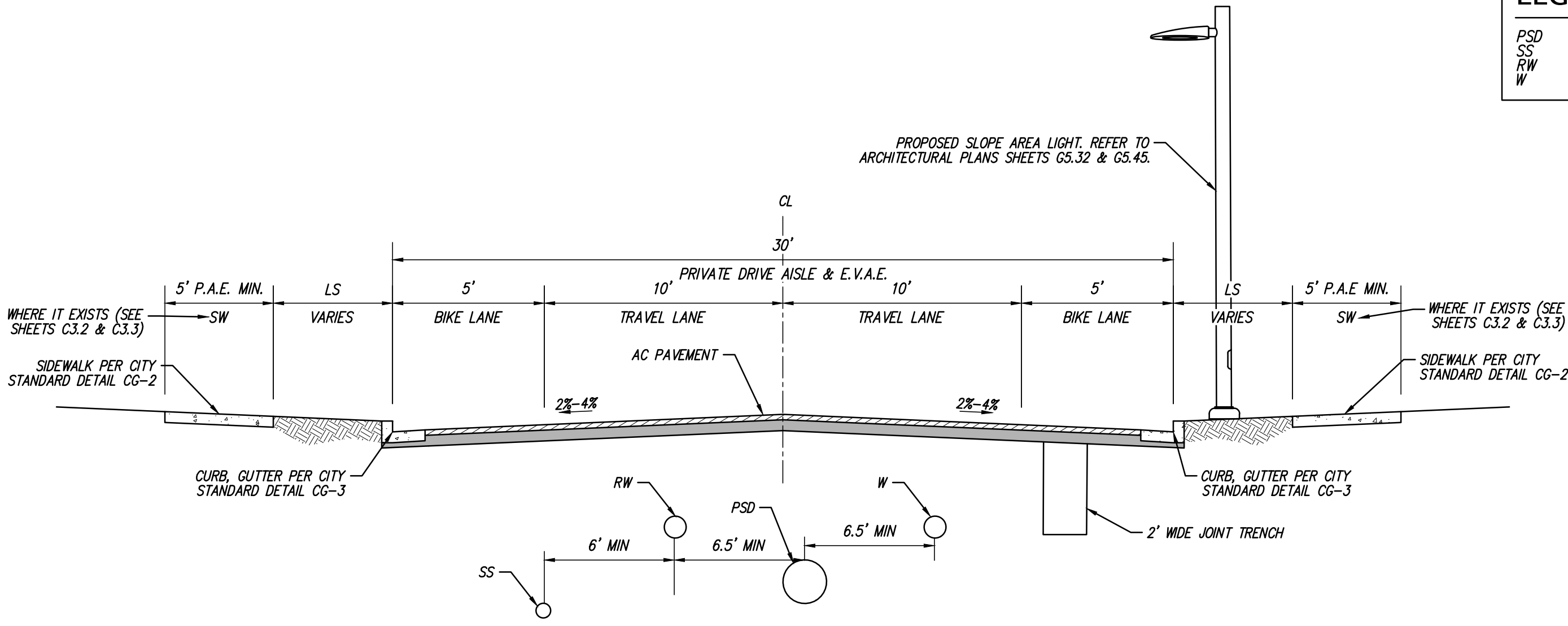


SECTION A ENTRANCE (RAVENSWOOD AVENUE)
N.T.S.
MODIFIED CITY STANDARD LOCAL ACCESS STREET

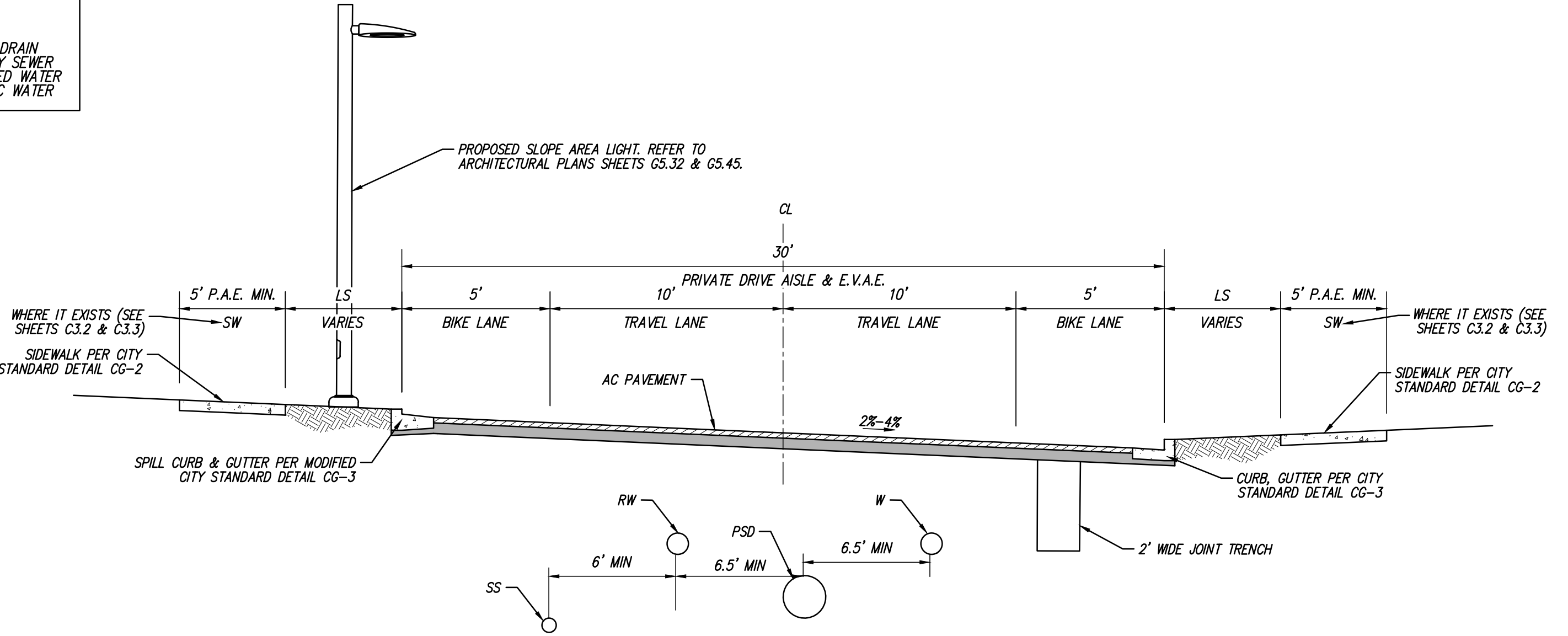


SECTION B ENTRANCE (RAVENSWOOD AVENUE)
N.T.S.
MODIFIED CITY STANDARD LOCAL ACCESS STREET

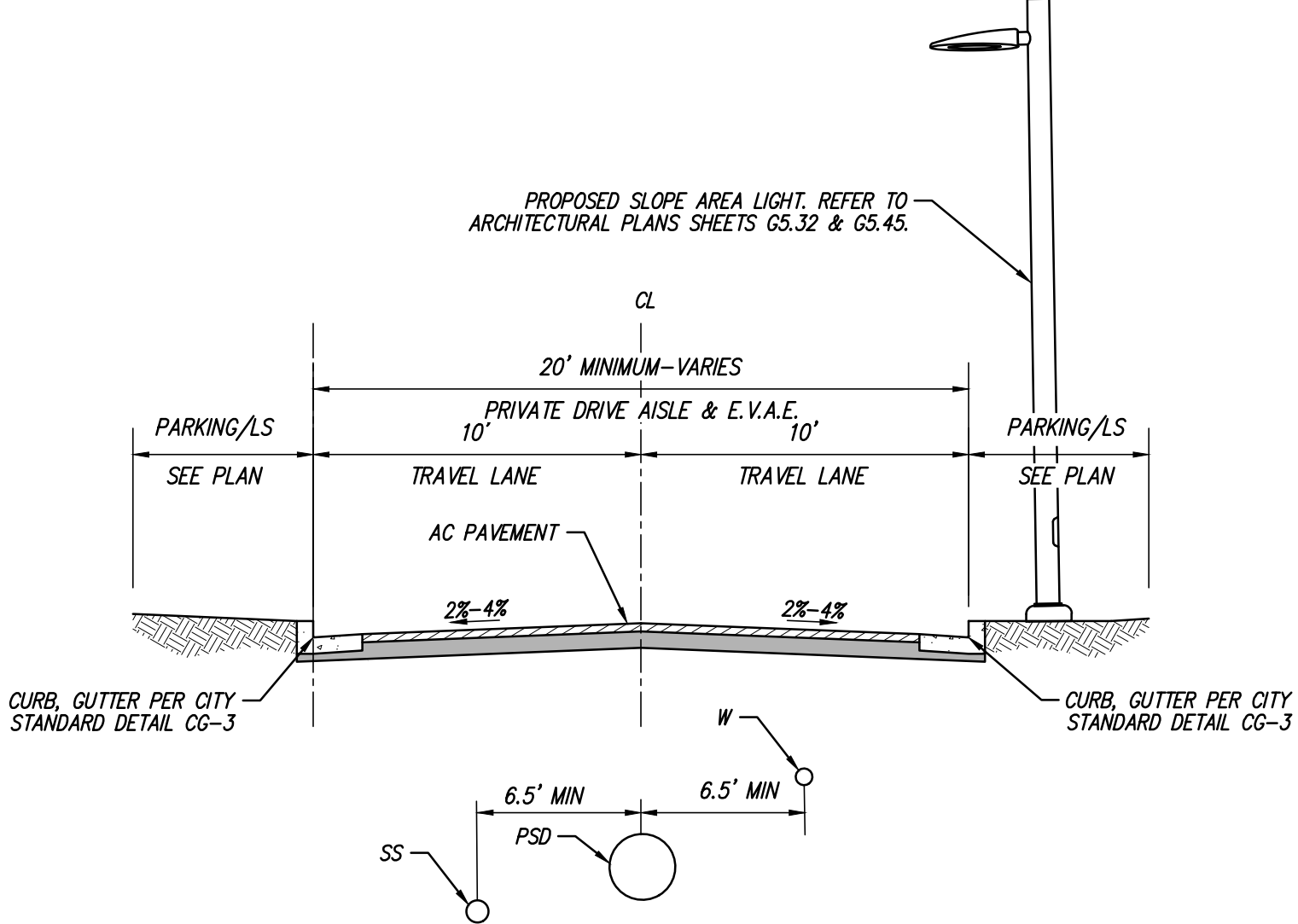
LEGEND	
PSD	PRIVATE STORM DRAIN
SS	PUBLIC SANITARY SEWER
RW	PUBLIC RECLAIMED WATER
W	PUBLIC DOMESTIC WATER



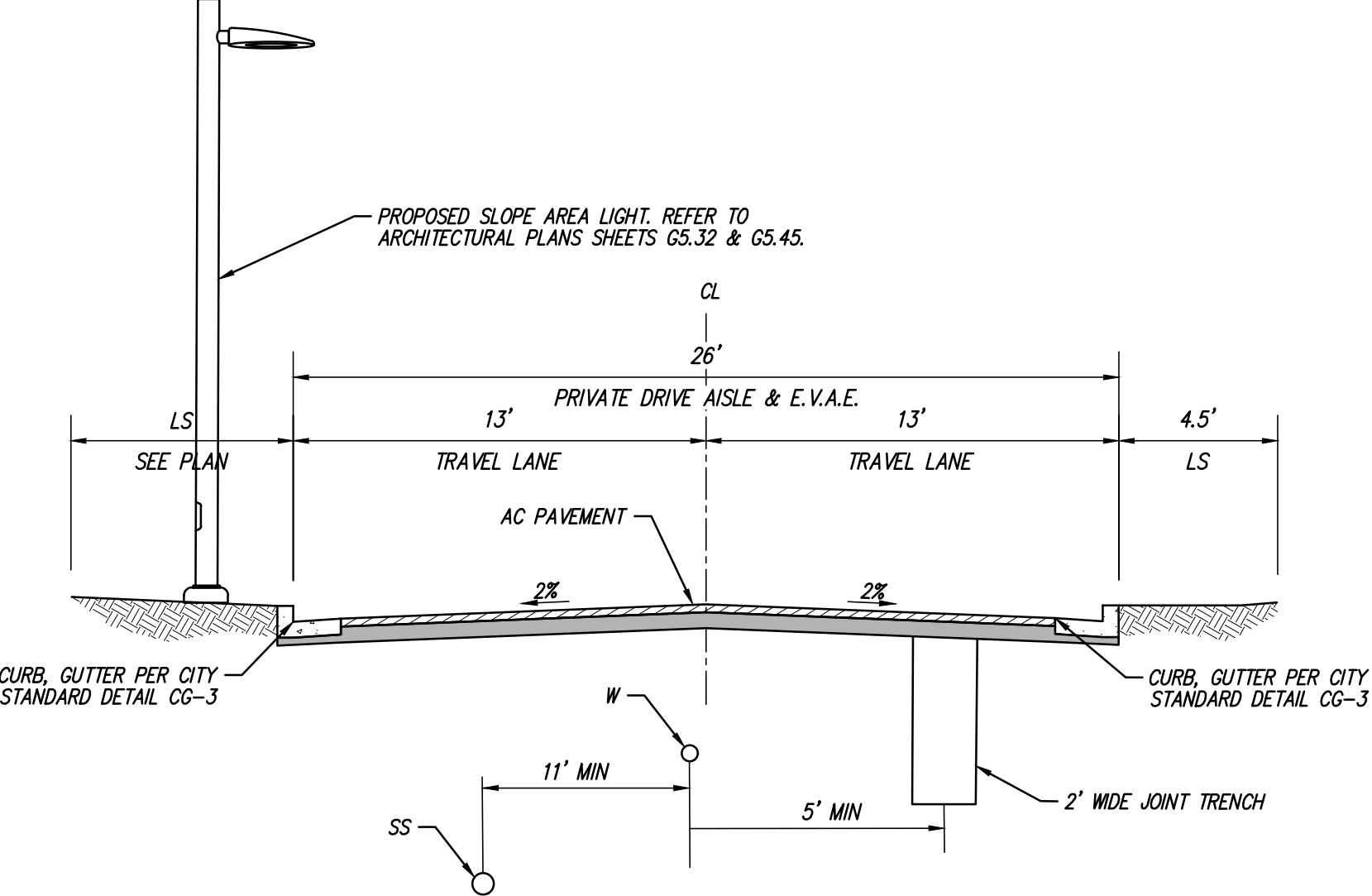
SECTION C PRIVATE TYPICAL LOOP STREET (CROWNED)
N.T.S.
MODIFIED CITY STANDARD LOCAL ACCESS STREET



SECTION D PRIVATE TYPICAL LOOP STREET (SUPER ELEVATED)
N.T.S.
MODIFIED CITY STANDARD LOCAL ACCESS STREET



SECTION E RESIDENTIAL/FIRE ACCESS ROAD
N.T.S.
CITY STANDARD FIRE ACCESS

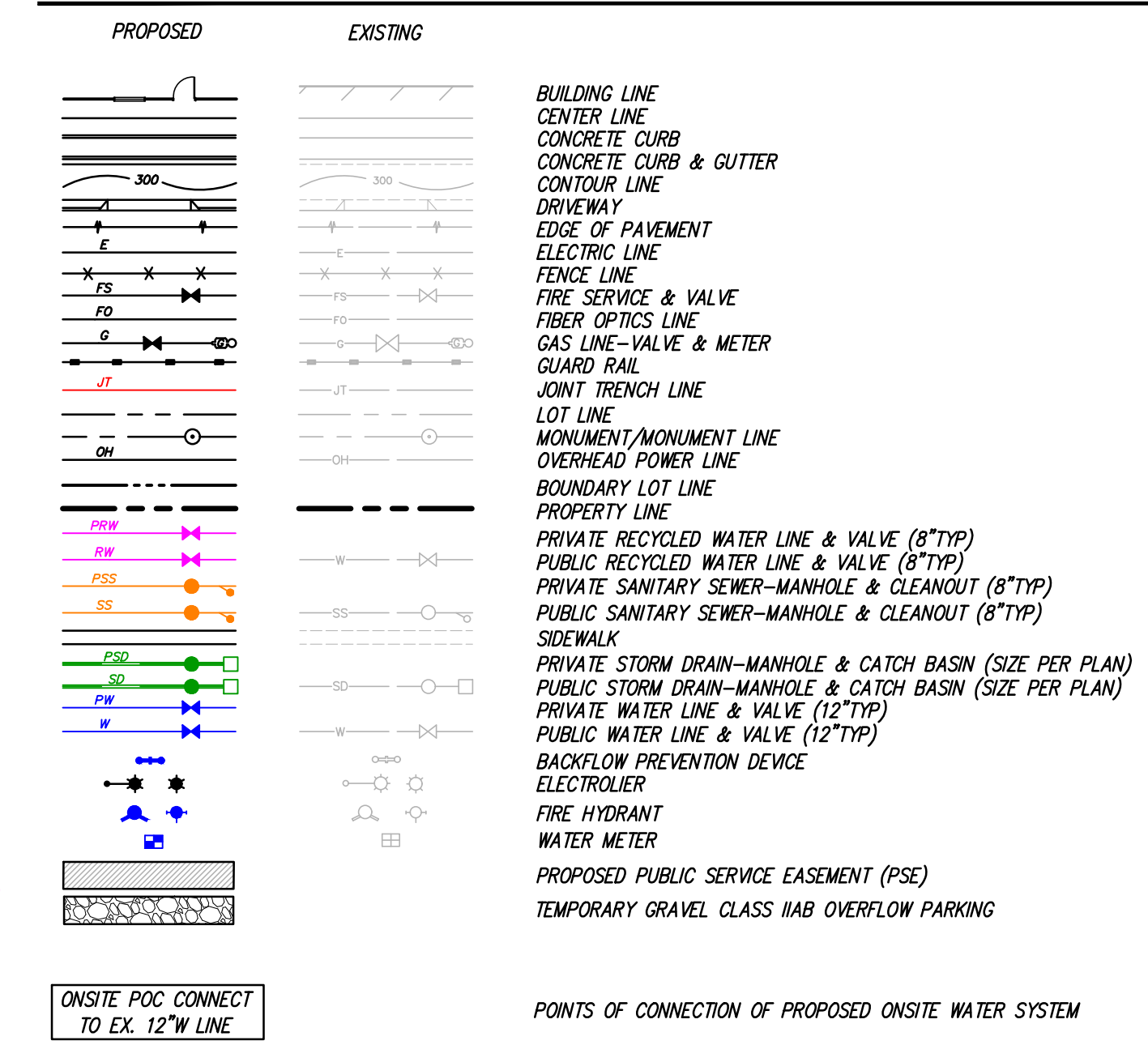


SECTION F ENTRANCE (SEMINARY DRIVE)
N.T.S.
CITY STANDARD FIRE ACCESS

C8.6

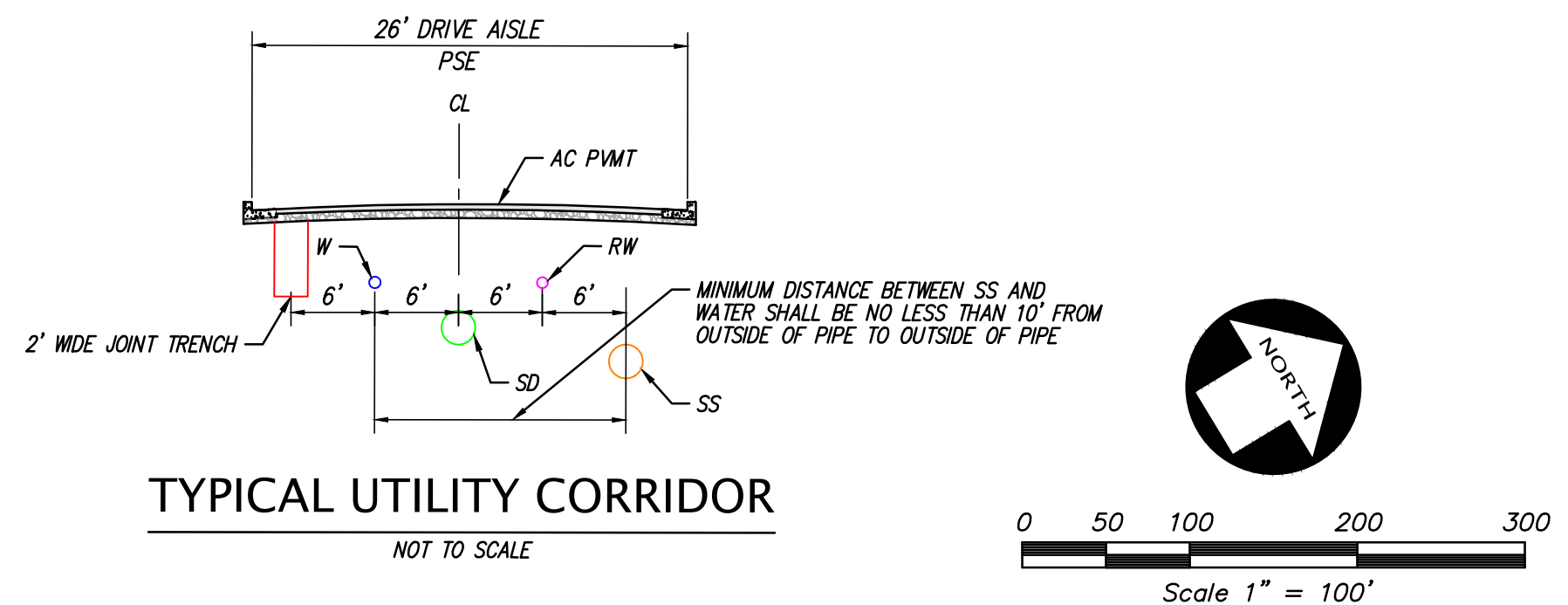
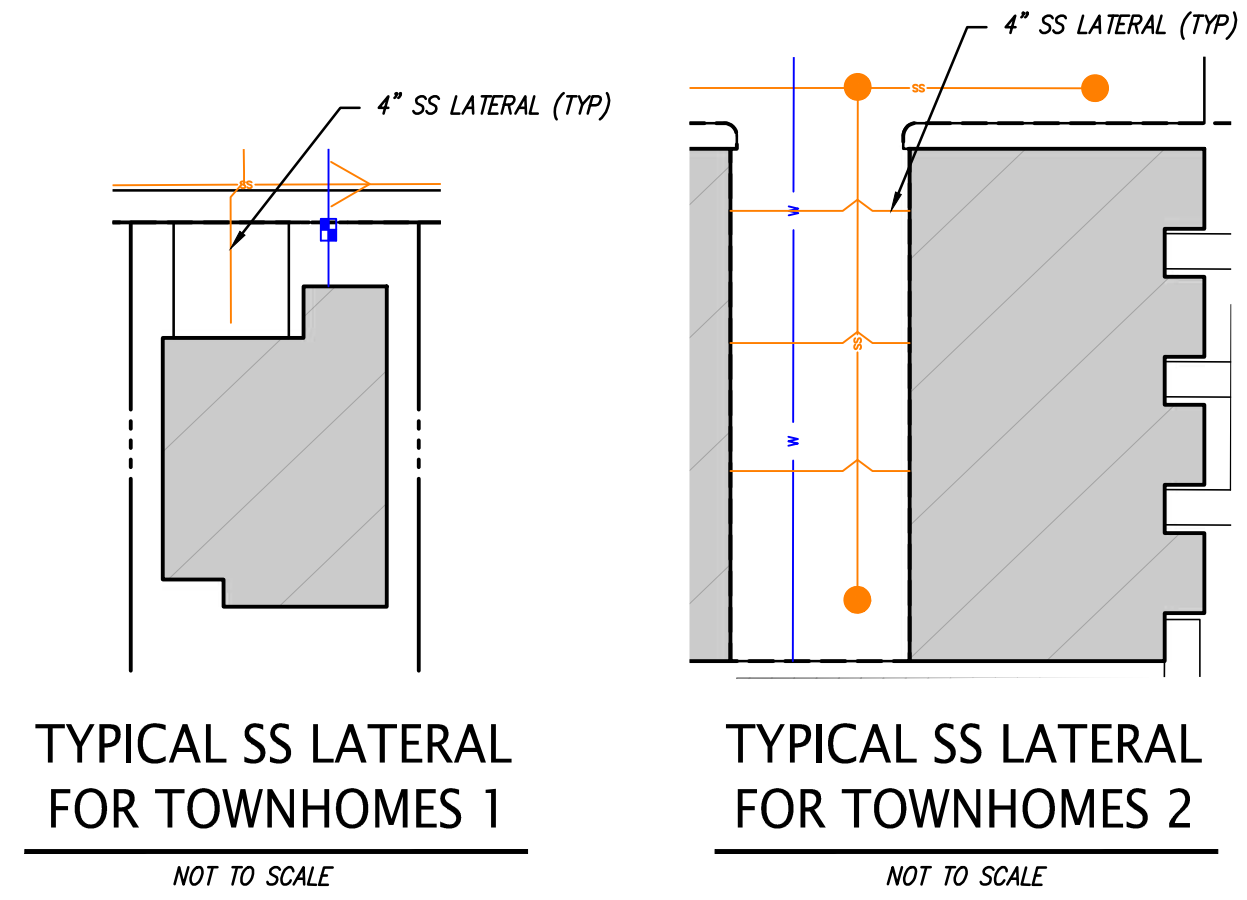
C8.7

LEGEND



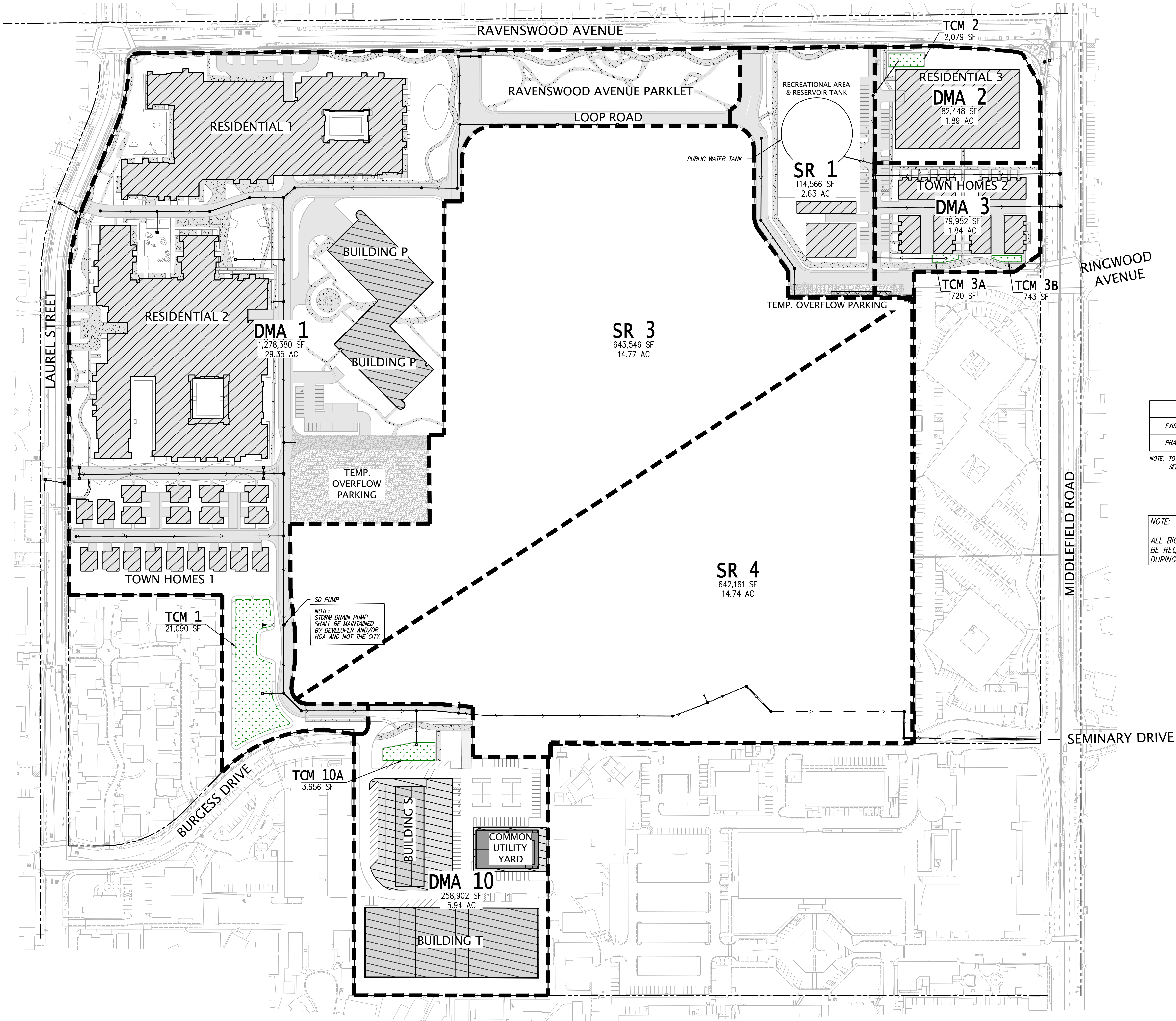
NOTES

1. STORM DRAIN MINIMUM SLOPE: 0.003
 2. SANITARY SEWER MINIMUM SLOPES: 4"=0.020, 8"=0.005, 10"=0.003
 3. ALL STORM DRAIN LINES ON-SITE ARE PRIVATE (PSD), WITH THE EXCEPTION OF THE PUBLIC WATER TANK OVERFLOW
 4. ALL PUBLIC SANITARY SEWER WITHIN THE SRI PARKLINE PROJECT SHALL BE OWNED BY WEST BAY SANITATION DISTRICT AND SHALL BE WITHIN A PUBLIC SERVICE EASEMENT (PSE) UNLESS SPECIFIED OTHERWISE ON THE PLANS
 5. ALL UTILITIES WITHIN THE PUBLIC SERVICE EASEMENT (PSE) ARE PUBLIC, WITH THE EXCEPTION OF THE PRIVATE STORM DRAIN
 6. ALL OTHER UTILITIES NOT IN PUBLIC SERVICE EASEMENT (PSE) ARE PRIVATE
 7. APPLICANT IS 100% RESPONSIBLE TO OBTAIN OFF-SITE UTILITY PUE AND OR ROW EASEMENT EXPANSIONS AS NEEDED FOR NEW AND EXISTING UTILITIES WITHIN SEMINARY DRIVE
- DURING CONSTRUCTION DOCUMENT DESIGN THE UTILITY PLANS SHALL LOCATE ALL EMERGENCY SHUTOFF VALVES AND ISOLATION VALVES PER CITY RECOMMENDATIONS AND APPROVAL OF WATER SYSTEM DESIGN



C8.8

C8.9



LEGEND

IMPERVIOUS ROOF AREA – PROPOSED BUILDING

IMPERVIOUS ROOF AREA – PROPOSED GARAGE

IMPERVIOUS ROOF AREA – EXISTING BUILDING TO REMAIN

IMPERVIOUS AC PAVEMENT AREA

IMPERVIOUS PCC PAVEMENT AREA

IMPERVIOUS WOOD DECK

PERVIOUS AREA

FLOW THROUGH PLANTER SEE DETAIL 2 SHEET C9.4

BIORETENTION PLANTER SEE DETAIL 1 SHEET C9.4

EQUALIZING PIPE BETWEEN PLANTERS

TRIBUTARY AREA LIMITS

DRAINAGE MANAGEMENT AREA

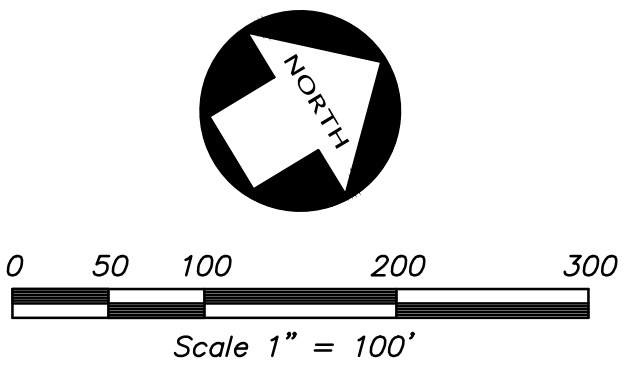
TREATMENT CONTROL MEASURE

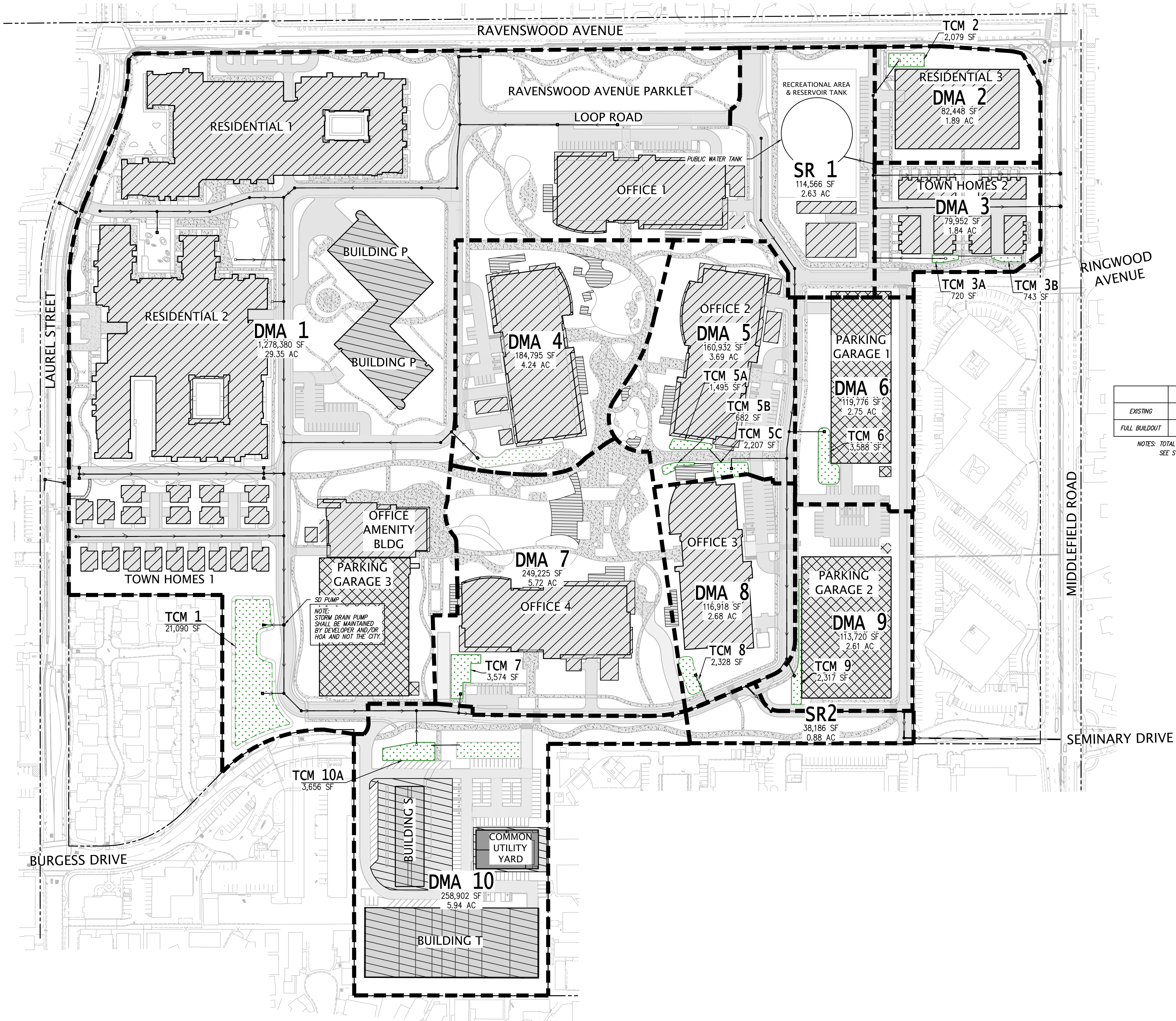
SELF RETAINING AREA

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

NOTE: TOTAL AREAS ROUNDED TO THE NEAREST HUNDRED
SEE STORMWATER MANAGEMENT PLAN

NOTE:
ALL BIORETENTION BASINS, WITHIN PHASE 1, WILL
BE REQUIRED TO BE INSTALLED AND FUNCTIONING
DURING PHASE 1





LEGEND

IMPERVIOUS ROOF AREA – PROPOSED BUILDING

IMPERVIOUS ROOF AREA – PROPOSED GARAGE

IMPERVIOUS ROOF AREA – EXISTING BUILDING TO REMAIN

IMPERVIOUS AC PAVEMENT AREA

IMPERVIOUS PCC PAVEMENT AREA

IMPERVIOUS WOOD DECK

PERVIOUS AREA

FLOW THROUGH PLANTER SEE DETAIL 2 SHEET C9.4

BIORETENTION PLANTER SEE DETAIL 1 SHEET C9.4

EQUALIZING PIPE BETWEEN PLANTERS

TRIBUTARY AREA LIMITS

DRAINAGE MANAGEMENT AREA

TREATMENT CONTROL MEASURE

SELF RETAINING AREA

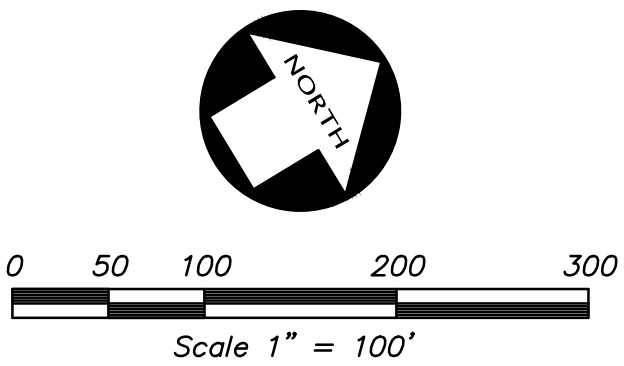
DMA

TCM

SR

	PERVIOUS AREA	AC PAVEMENT AREA	PCC PAVEMENT AREA	ROOF AREA	DECK AREA	TOTAL AREA
EXISTING	±784,300 SF	±1,375,000	–	±638,500 SF	–	±2,797,800 SF
FULL BUILDOUT	±1,032,900 SF	±478,500 SF	±311,600 SF	±950,000 SF	±24,800 SF	±2,797,800 SF

NOTES: TOTAL AREAS ROUNDED TO THE NEAREST HUNDRED
SEE STORMWATER MANAGEMENT PLAN



EX. CB #2
DA = 0.50 AC

DA 2
26,900 SF

DMA 1
68,092 SF

TCM 1
1,594 SF

CB #4
DA = 0.59 AC

DA 1
13,275 SF

HIGHPOINT

POC #3
DA = 0.29 AC

LEGEND



BIORETENTION TREATMENT AREA



DISTURBED AREA



EXISTING RETAINED AC PAVEMENT TREATED IN LIEU OF DA 1 & 3



TRIBUTARY AREA LIMITS

AC

ACRES

DMA

DRAINAGE MANAGEMENT AREA

TCM

TREATMENT CONTROL MEASURE

IL

IN-LIEU

DA

DISTURBED AREA

POC

POINT OF CONCENTRATION

Worksheet for Calculating the Combination Flow and Volume Method

1.0 Project Information

- 1.1 Project Name:
1.2 City application ID:
1.3 Site Address or APN:
1.4 Tract or Parcel Map No.:
1.5 Site Mean Annual Precip. (MAP)¹
1.6 Applicable Rain Gauge²

SRI
0
0
0

20.1 Inches

MAP adjustment factor is automatically calculated as: 1.00

2.0 Calculate Percentage of Impervious Surface for Drainage Management Area (DMA)

2-1 Name of DMA:

DMA 1

For Items 2-2 and 2-3, enter the areas in square feet for each type of surface within the DMA.

Type of Surface	Area of surface type within DMA (Sq. Ft.)	Adjust Pervious Surface	Effective Impervious Area
2-2 Impervious Surface	59,487	1.0	59,487
2-3 Pervious Surface*	8,605	0.1	861
Total DMA Area (square feet) =		68,092	

*Self-Treating and Self-Retaining not included

3.0 Calculate Unit Basin Storage Volume in Inches

Applicable Rain Gauge	Mean Annual Precipitation (in)	Unit Basin Storage Volume (in) for Applicable Runoff Coefficients
San Jose Airport (SCURPPP)	13.9	0.38
Palo Alto (SMCOWPPP)	13.7	0.40
Palo Alto (DMCOWPPP)	14.6	0.44
Alhambra (SCURPPP)	18.2	1.00
Menlo Park (SCURPPP)	20.5	1.00
Boulder Creek (DMCOWPPP)	55.9	2.04
La Honda (DMCOWPPP)	24.4	0.86
Half Moon Bay (DMCOWPPP)	23.92	0.82
San Francisco (DMCOWPPP)	21	0.79
San Francisco Airport (DMCOWPPP)	20.1	0.85
San Francisco Ocean View (DMCOWPPP)	18.3	0.72
Oakland Airport (DMCOWPPP)	18.35	1.00

Unit basin storage volume from Table 5.2: 0.85 Inches

Adjusted unit basin storage volume: 0.85 Inches

Required Capture Volume (in cubic feet): 4,275 Cubic feet

4.0 Calculate the Duration of the Rain Event

4.1 Rainfall intensity: 0.2 Inches per hour

4.2 Divide Item 3-2 by Item 4-1: 4.25 Hours of Rain Event Duration

5.0 Preliminary Estimate of Surface Area of Treatment Measure

5-1 4% of DMA impervious surface: 2,414 Square feet
5-2 3% of DMA impervious surface: 1,810 Square feet
5-3 Volume of treated runoff for area in Item 5-2: 3,206 Cubic feet (Item 5-2 * 5 inches per hour * 1/12 * Item 4-2)

6.0 Initial Adjustment of Depth of Surface Ponding Area

6-1 Subtract Item 5-3 from Item 3-3: 1,069 Cubic feet (Amount of runoff to be stored in ponding area)
6-2 Divide Item 6-1 by Item 5-2: 0.6 Feet (Depth of stored runoff in surface ponding area)
6-3 Convert Item 6-2 from ft to inches: 7.1 Inches (Depth of stored runoff in surface ponding area)
6-4 If ponding depth in Item 6-3 meets your target depth of 6"-12", then Item 7-1 is equal to Item 5-2. If not, continue to Step 7-1.

7.0 Optimize Size of Treatment Measure

7-1 Enter actual treatment area larger or smaller than Item 5-2 based off plans: 1543 Sq. ft. (enter larger area if you need less ponding depth; smaller for more depth.)
7-2 Volume of treated runoff for area in Item 7-1: 2,732 Cubic feet (Item 7-1 * 5 inches per hour * 1/12 * Item 4-2)
7-3 Subtract Item 7-2 from Item 3-3: 1,542 Cubic feet (Amount of runoff to be stored in ponding area)
7-4 Divide Item 7-3 by Item 7-1: 1.00 Feet (Depth of stored runoff in surface ponding area)
7-5 Convert Item 7-4 from feet to inches: 12.0 Inches (Depth of stored runoff in surface ponding area)
If the ponding depth in Item 7-5 meets target, stop here. If not, repeat Steps 7-1 through 7-5 until you obtain target depth. If the slope of the drainage area > 1%, then 11" will be the max ponding depth (slopes > 1% will increase the ponding depth by 0.2 inches).

IN-LIEU TREATMENT SUMMARY TABLES

DISTURBED AREA	TOTAL AREA (SQ. FT.)	IMPERVIOUS AREA (SQ. FT.)	PERVIOUS AREA (SQ. FT.)	EFFECTIVE IMPERVIOUS AREA ** (SQ. FT.)
DA 1	13,275	9,095	4,180	9,513
DA 2	26,900	18,295	8,605	19,156
DA 3	5,736	3,436	2,300	3,666
TOTAL	45,911*	30,826	15,085	32,335

* TOTAL DISTURBED AREA
** EFFECTIVE IMPERVIOUS AREA = (0.1xPERVIOUS AREA)+IMPERVIOUS AREA

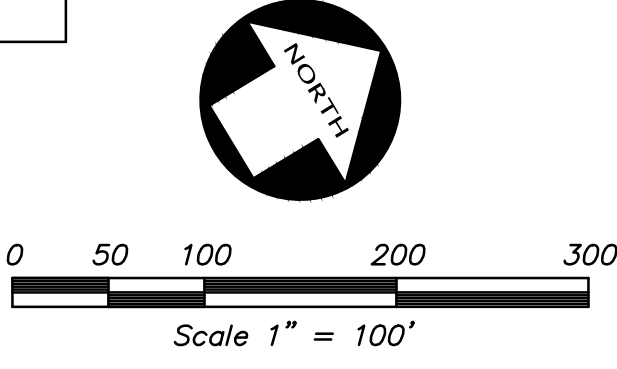
IN-LIEU TREATMENT AREA	TOTAL AREA (SQ. FT.)	IMPERVIOUS AREA (SQ. FT.)	PERVIOUS AREA (SQ. FT.)	EFFECTIVE IMPERVIOUS AREA (SQ. FT.)
DMA 1	68,092	59,487	8,605	60,348
TOTAL	68,092	59,487	8,605	60,348

NOTE: DAs 1 & 3 ARE NOT BEING TREATED, BUT WILL BE TREATED IN-LIEU BY DMA 1 AREA, ALONG WITH DA 2, BY TREATMENT AREA TCM 1. AREA DMA 1 IS GREATER THAN THE AREAS OF DAs 1, 2, & 3 COMBINED.

BIORETENTION SUMMARY TABLE

AREA	TCM	TREATMENT TYPE	TOTAL AREA (SQ. FT.)	IMPERVIOUS AREA (SQ. FT.)	PONDING DEPTH (IN.)	TREATMENT AREA REQ. (SQ. FT.)	TREATMENT AREA PROVIDED (SQ. FT.)
DMA 1	1	FLOW-THRU PLANTER	68,092	59,487	12	1,543	1,594

BIOTREATMENT SIZING BASED ON COMBO CALC METHOD.



BIOTREATMENT SUMMARY TABLE ONSITE

AREA	TCM	TREATMENT TYPE	TOTAL AREA (SQ. FT.)	IMPERVIOUS AREA (SQ. FT.)	PERVIOUS AREA (SQ. FT.)	EFFECTIVE IMPERVIOUS AREA (EIA) (SQ.FT.)	SIZING METHOD*	TREATMENT AREA REQ. (SQ. FT.)	TREATMENT AREA PROVIDED (SQ. FT.)	PONDING DEPTH (IN.)
DMA 1	1	BIORETENTION PLANTER	1,278,380	804,013	474,367	851,450	FLOW-VOLUME COMBO	20,955	21,000	12
DMA 2	2	FLOW-THROUGH PLANTER	82,448	48,244	34,204	51,664	4% METHOD	2,067	2,079	6
DMA 3	3	FLOW-THROUGH PLANTER	79,952	54,828	25,124	57,340	FLOW-VOLUME COMBO	1,411	1,450	12
DMA 4	4	FLOW-THROUGH PLANTER	184,795	116,863	67,932	123,656	4% METHOD	4,946	6,254	6
DMA 5	5	FLOW-THROUGH PLANTER	160,932	100,455	60,477	106,503	4% METHOD	4,260	4,384	6
DMA 6	6	FLOW-THROUGH PLANTER	119,776	81,776	38,000	85,576	4% METHOD	3,423	3,600	6
DMA 7	7	FLOW-THROUGH PLANTER	249,225	131,200	118,025	143,003	FLOW-VOLUME COMBO	3,519	3,520	12
DMA 8	8	BIORETENTION PLANTER	116,918	85,968	30,950	89,063	FLOW-VOLUME COMBO	2,192	2,220	12
DMA 9	9	FLOW-THROUGH PLANTER	113,720	90,590	23,130	92,903	FLOW-VOLUME COMBO	2,286	2,300	12
DMA 10	10	FLOW-THROUGH PLANTER	258,902	191,962	66,940	198,656	4% METHOD	7,946	7,970	6
TOTAL	-	-	2,645,048	1,705,899	939,149	1,799,814		53,005	54,777	

* 4 % METHOD = (EFFECTIVE IMPERVIOUS AREA X 0.04)
FLOW-VOLUME COMBO METHOD, SEE THIS SHEET FOR DETAILED WORKSHEETS

SELF RETAINING AREA

AREA	TREATMENT TYPE	TOTAL AREA (SQ. FT.)	IMPERVIOUS AREA (SQ. FT.)	TREATMENT AREA REQ. (SQ. FT.)
SR 1	SELF-RETAINING AREA	114,566	45,276	—
SR 2	SELF-RETAINING AREA	38,186	13,732	—
TOTAL	-	152,752	59,008	—

Worksheet for Calculating the Combination Flow and Volume Method

Instructions: After completing Section 1, make a copy of this Excel file for each Drainage Management Area within the project. Enter information specific to the project and DMA in the cells shaded in yellow. Cells shaded in light blue contain formulas and values that will be automatically calculated.

1.0 Project Information

1.1 Project Name:
1.2 City Application ID:
1.3 Site Address or APR:
1.4 Tract or Parcel Map No:
1.5 Rainfall Region:
1.6 Region Mean Annual Precipitation (MAP):
1.7 Site Mean Annual Precipitation (MAP):

SSS Ravenswood Ave

SSS Ravenswood Ave

4

14.60

18

The calculations presented here are based on the combination flow and volume using method provided in the Stormwater Management C-3 Technical Guidance, Version 5.0 (2008). The steps presented below are explained in Section 1.3 of the Guidance, applicable portions of which are included in this file, in the sheet named "Distance from Chapter 3".

[Click here for more](#)

1.8

MAP adjustment factor is automatically calculated as:

1.20

(The "Site Mean Annual Precipitation (MAP)" is divided by the MAP for the applicable rain gauge, shown in Table 3-3, below.)

Refer to the map in Appendix C of the C-3 Technical Guidance to identify the Rainfall Region for the site.

2.0 Calculate Percentage of Impervious Surface for Drainage Management Area (DMA)

2.1 Name of DMA:
For items 2-2 and 2-3, enter the areas in square feet for each type of surface within the DMA.

DMA 1

Type of Surface

Area of surface type within DMA (Sq. Ft.)

Adjust Pervious Surface

Effective Impervious Area

2-2 Impervious surface

804,013

1.0

804,013

2-3 Pervious surface

474,367

0.1

47,437

Total DMA Area (square feet) =

1,278,380

Total Effective Impervious Area (EIA)

851,450

Square feet

3.0 Calculate Unit Basin Storage Volume in Inches

Table 3-3: Unit Basin Storage Volumes in Inches for 80 Percent Capture Using 48-Hour Drawdowns, based on runoff coefficient

Region	Station, and Mean Annual Precipitation (inches)	Runoff Coefficient of 1.0
1	Region 1, 10.0"	0.00"
2	Region 2, 10.0"	0.00"
3	Region 3, 10.0"	0.00"
4	Region 4, 10.0"	0.00"
5	Region 5, 10.0"	0.00"
6	Region 6, 10.0"	0.00"
7	Region 7, 10.0"	0.00"

3-1

Unit basin storage volume from Table 3-3:

0.64

(The coefficient for this method is always 1.0, due to the conversion of any landscaping to effective impervious area.)

3-2

Adjusted unit basin storage volume:

0.77

inches

(The unit basin storage volume from 3-1 is adjusted by applying the MAP adjustment factor from 1-8.)

3-3

Required Capture Volume (in cubic feet):

54,431

Cubic feet

(The adjusted unit basin storage volume from 3-2 is multiplied by the DMA EIA from 2-4 and converted to cubic feet.)

4.0 Calculate the Duration of the Rain Event

4-1 Rainfall intensity:
4-2 Divide Item 3-2 by Item 4-1:

0.2

3.84

Inches per hour

Hours of Rain Event Duration

5.0 Preliminary Estimate of Surface Area of Treatment Measure

5-1 4% of DMA EIA (Item 2-4):
5-2 Area 20% smaller than Item 5-1 (i.e., 96% of DMA EIA):
5-3 Volume of treated runoff for area in Item 5-2:

34057.988

25543.491

40822.98

Square feet

Square feet

Cubic feet (Item 5-2 * 5 inches per hour * 1/12 * Item 4-2)

6.0 Initial Adjustment of Depth of Surface Ponding Area

6-1 Subtract Item 5-3 from Item 5-1:
6-2 Divide Item 6-1 by Item 5-2:
6-3 Convert Item 6-2 from ft. to inches:
6-4 If ponding depth in Item 6-3 meets your target depth (recommended 0.75 ft. to Item 6-1. If not, continue to Step 7-1. (Note: Overflow water elevation should be set based on the calculated ponding depth.)

13467.54

0.53

6.39

11.59

Cubic feet (Amount of runoff to be stored in ponding area)

Feet (Depth of stored runoff in surface ponding area)

Inches (Depth of stored runoff in surface ponding area)

Inches (Depth of stored runoff in surface ponding area)

7.0 Optimize Size of Treatment Measure

7-1 Enter an area larger than Item 5-2:
7-2 Volume of treated runoff for area in Item 7-1:
7-3 Subtract Item 7-2 from Item 5-3:
7-4 Divide Item 7-3 by Item 7-1:
7-5 Convert Item 7-4 from ft. to inches:
7-6 If the ponding depth in Item 7-5 meets target, stop here. If not, repeat Steps 7-1 through 7-5 until you obtain target depth.

23955

33489.75

20940.85

1.00

11.59

Sq. Ft. (enter larger area if you need less ponding depth.)

Cubic feet (Item 7-1 * 5 inches per hour * 1/12 * Item 4-2)

Cubic feet (Amount of runoff to be stored in ponding area)

Feet (Depth of stored runoff in surface ponding area)

Inches (Depth of stored runoff in surface ponding area)

8.0 Surface Area of Treatment Measure for DMA

8-1 Final surface area of treatment:

20,955

Square feet (Either Item 5-2 or final amount in Item 7-3)

Worksheet for Calculating the Combination Flow and Volume Method

Instructions: After completing Section 1, make a copy of this Excel file for each Drainage Management Area within the project. Enter information specific to the project and DMA in the cells shaded in yellow. Cells shaded in light blue contain formulas and values that will be automatically calculated.

1.0 Project Information

1.1 Project Name:
1.2 City Application ID:
1.3 Site Address or APR:
1.4 Tract or Parcel Map No:
1.5 Rainfall Region:
1.6 Region Mean Annual Precipitation (MAP):
1.7 Site Mean Annual Precipitation (MAP):

SSS Ravenswood Ave

SSS Ravenswood Ave

4

14.60

18

The calculations presented here are based on the combination flow and volume using method provided in the Stormwater Management C-3 Technical Guidance, Version 5.0 (2008). The steps presented below are explained in Section 1.3 of the Guidance, applicable portions of which are included in this file, in the sheet named "Distance from Chapter 3".

[Click here for more](#)

1.8

MAP adjustment factor is automatically calculated as:

1.20

(The "Site Mean Annual Precipitation (MAP)" is divided by the MAP for the applicable rain gauge, shown in Table 3-3, below.)

Refer to the map in Appendix C of the C-3 Technical Guidance to identify the Rainfall Region for the site.

2.0 Calculate Percentage of Impervious Surface for Drainage Management Area (DMA)

2.1 Name of DMA:
For items 2-2 and 2-3, enter the areas in square feet for each type of surface within the DMA.

DMA 3

Type of Surface

Area of surface type within DMA (Sq. Ft.)

Adjust Pervious Surface

Effective Impervious Area

2-2 Impervious surface

54,828

1.0

54,828

2-3 Pervious surface

25,124

0.1

2,512

Total DMA Area (square feet) =

79,952

Total Effective Impervious Area (EIA)

57,340

Square feet

3.0 Calculate Unit Basin Storage Volume in Inches

Table 3-3: Unit Basin Storage Volumes in Inches for 80 Percent Capture Using 48-Hour Drawdowns, based on runoff coefficient

Region	Station, and Mean Annual Precipitation (inches)	Runoff Coefficient of 1.0
1	Region 1, 10.0"	0.00"
2	Region 2, 10.0"	0.00"
3	Region 3, 10.0"	0.00"
4	Region 4, 10.0"	0.00"
5	Region 5, 10.0"	0.00"
6	Region 6, 10.0"	0.00"
7	Region 7, 10.0"	0.00"

3-1

Unit basin storage volume from Table 3-3:

0.64

(The coefficient for this method is always 1.0, due to the conversion of any landscaping to effective impervious area.)

3-2

Adjusted unit basin storage volume:

0.77

inches

(The unit basin storage volume from 3-1 is adjusted by applying the MAP adjustment factor from 1-8.)

3-3

Required Capture Volume (in cubic feet):

3,666

Cubic feet

(The adjusted unit basin storage volume from 3-2 is multiplied by the DMA EIA from 2-4 and converted to cubic feet.)

4.0 Calculate the Duration of the Rain Event

4-1 Rainfall intensity:
4-2 Divide Item 3-2 by Item 4-1:

0.2

3.84

Inches per hour

Hours of Rain Event Duration

5.0 Preliminary Estimate of Surface Area of Treatment Measure

5-1 4% of DMA EIA (Item 2-4):
5-2 Area 20% smaller than Item 5-1 (i.e., 96% of DMA EIA):
5-3 Volume of treated runoff for area in Item 5-2:

2293.616

1720.212

2745.20

Square feet

Square feet

Cubic feet (Item 5-2 * 5 inches per hour * 1/12 * Item 4-2)

6.0 Initial Adjustment of Depth of Surface Ponding Area

6-1 Subtract Item 5-3 from Item 5-1:
6-2 Divide Item 6-1 by Item 5-2:
6-3 Convert Item 6-2 from ft. to inches:
6-4 If ponding depth in Item 6-3 meets your target depth (recommended 0.75 ft. to Item 6-1. If not, continue to Step 7-1. (Note: Overflow water elevation should be set based on the calculated ponding depth.)

916.40

0.53

6.39

11.59

Cubic feet (Amount of runoff to be stored in ponding area)

Feet (Depth of stored runoff in surface ponding area)

Inches (Depth of stored runoff in surface ponding area)

Inches (Depth of stored runoff in surface ponding area)

7.0 Optimize Size of Treatment Measure

7-1 Enter an area larger than Item 5-2:
7-2 Volume of treated runoff for area in Item 7-1:
7-3 Subtract Item 7-2 from Item 5-3:
7-4 Divide Item 7-3 by Item 7-1:
7-5 Convert Item 7-4 from ft. to inches:
7-6 If the ponding depth in Item 7-5 meets target, stop here. If not, repeat Steps 7-1 through 7-5 until you obtain target depth.

1411

2255.02

1410.57

1.00

11.59

Sq. Ft. (enter larger area if you need less ponding depth.)

Cubic feet (Item 7-1 * 5 inches per hour * 1/12 * Item 4-2)

Cubic feet (Amount of runoff to be stored in ponding area)

Feet (Depth of stored runoff in surface ponding area)

Inches (Depth of stored runoff in surface ponding area)

8.0 Surface Area of Treatment Measure for DMA

8-1 Final surface area of treatment:

1,411

Square feet (Either Item 5-2 or final amount in Item 7-3)

OVERALL TREATMENT AREA TOTALS ONSITE

PROJECT PHASE NUMBER: (N/A, 1, 2, 3)					N/A
TOTAL SITE (ACRES):	64.23 [2,977,800 SF]	TOTAL AREA OF SITE DISTURBED (ACRES):	61.75		
IMPERVIOUS SURFACES	EXISTING CONDITION OF DISTURBED AREA (SQUARE FEET):	PROPOSED CONDITION OF SITE AREA DISTURBED (SQUARE FEET):	REPLACED	NEW	
	TOTAL IMPERVIOUS SURFACES (E.G., SIDEWALKS, DRIVEWAYS, PARKING AREAS, PATIOS, ROADS, ROOFTOPS, POOLS, PATHWAYS, ETC.)	2,013,500	774,572	882,304	
PERVIOUS SURFACES	LANDSCAPED AREAS	784,300	0	1,032,893	
	PERVIOUS PAVING	0	0	0	
	OTHER PERVIOUS SURFACES (GREEN ROOF, ETC.)	0	0	0	
	TOTAL PERVIOUS SURFACES:	784,300	0	1,032,893	
	TOTAL PROPOSED REPLACED + NEW IMPERVIOUS SURFACES:			1,656,876	
	TOTAL PROPOSED REPLACED + NEW PERVIOUS SURFACES:			1,032,893	

Worksheet for Calculating the Combination Flow and Volume Method

Instructions: After completing Section 1, make a copy of this Excel file for each Drainage Management Area within the project. Enter information specific to the project and DMA in the cells shaded in yellow. Cells shaded in light blue contain formulas and values that will be automatically calculated.

1.0 Project Information

1.1 Project Name:
1.2 City Application ID:
1.3 Site Address or APR:
1.4 Tract or Parcel Map No:
1.5 Rainfall Region:
1.6 Region Mean Annual Precipitation (MAP):
1.7 Site Mean Annual Precipitation (MAP):

SSS Ravenswood Ave

SSS Ravenswood Ave

4

14.50

18

The calculations presented here are based on the combination flow and volume using method provided in the Stormwater Management C-3 Technical Guidance, Version 5.0 (2008). The steps presented below are explained in Section 1.3 of the Guidance, applicable portions of which are included in this file, in the sheet named "Distance from Chapter 3".

[Click here for more](#)

1.8

MAP adjustment factor is automatically calculated as:

1.20

(The "Site Mean Annual Precipitation (MAP)" is divided by the MAP for the applicable rain gauge, shown in Table 3-3, below.)

Refer to the map in Appendix C of the C-3 Technical Guidance to identify the Rainfall Region for the site.

2.0 Calculate Percentage of Impervious Surface for Drainage Management Area (DMA)

2.1 Name of DMA:
For items 2-2 and 2-3, enter the areas in square feet for each type of surface within the DMA.

DMA 7

Type of Surface

Area of surface type within DMA (Sq. Ft.)

Adjust Pervious Surface

Effective Impervious Area

2-2 Impervious surface

131,200

1.0

131,200

2-3 Pervious surface

118,025

0.1

11,803

Total DMA Area (square feet) =

249,225

Total Effective Impervious Area (EIA)

143,003

Square feet

3.0 Calculate Unit Basin Storage Volume in Inches

Table 3-3: Unit Basin Storage Volumes in Inches for 80 Percent Capture Using 48-Hour Drawdowns, based on runoff coefficient

Region	Station, and Mean Annual Precipitation (inches)	Runoff Coefficient of 1.0
1	Region 1, 10.0"	0.00"
2	Region 2, 10.0"	0.00"
3	Region 3, 10.0"	0.00"
4	Region 4, 10.0"	0.00"
5	Region 5, 10.0"	0.00"
6	Region 6, 10.0"	0.00"
7	Region 7, 10.0"	0.00"

3-1

Unit basin storage volume from Table 3-3:

0.64

(The coefficient for this method is always 1.0, due to the conversion of any landscaping to effective impervious area.)

3-2

Adjusted unit basin storage volume:

0.77

inches

(The unit basin storage volume from 3-1 is adjusted by applying the MAP adjustment factor from 1-8.)

3-3

Required Capture Volume (in cubic feet):

9,142

Cubic feet

(The adjusted unit basin storage volume from 3-2 is multiplied by the DMA EIA from 2-4 and converted to cubic feet.)

4.0 Calculate the Duration of the Rain Event

4-1 Rainfall intensity:
4-2 Divide Item 3-2 by Item 4-1:

0.2

3.84

Inches per hour

Hours of Rain Event Duration

5.0 Preliminary Estimate of Surface Area of Treatment Measure

5-1 4% of DMA EIA (Item 2-4):
5-2 Area 20% smaller than Item 5-1 (i.e., 96% of DMA EIA):
5-3 Volume of treated runoff for area in Item 5-2:

5720.1

4290.075

6856.28

Square feet

Square feet

Cubic feet (Item 5-2 * 5 inches per hour * 1/12 * Item 4-2)

6.0 Initial Adjustment of Depth of Surface Ponding Area

6-1 Subtract Item 5-3 from Item 5-1:
6-2 Divide Item 6-1 by Item 5-2:
6-3 Convert Item 6-2 from ft. to inches:
6-4 If ponding depth in Item 6-3 meets your target depth (recommended 0.75 ft. to Item 6-1. If not, continue to Step 7-1. (Note: Overflow water elevation should be set based on the calculated ponding depth.)

2285.43

0.53

6.39

12.20

Cubic feet (Amount of runoff to be stored in ponding area)

Feet (Depth of stored runoff in surface ponding area)

Inches (Depth of stored runoff in surface ponding area)

Inches (Depth of stored runoff in surface ponding area)

7.0 Optimize Size of Treatment Measure

7-1 Enter an area larger than Item 5-2:
7-2 Volume of treated runoff for area in Item 7-1:
7-3 Subtract Item 7-2 from Item 5-3:
7-4 Divide Item 7-3 by Item 7-1:
7-5 Convert Item 7-4 from ft. to inches:
7-6 If the ponding depth in Item 7-5 meets target, stop here. If not, repeat Steps 7-1 through 7-5 until you obtain target depth.

3519

5623.97

3512.74

1.00

12.20

Sq. Ft. (enter larger area if you need less ponding depth.)

Cubic feet (Item 7-1 * 5 inches per hour * 1/12 * Item 4-2)

Cubic feet (Amount of runoff to be stored in ponding area)

Feet (Depth of stored runoff in surface ponding area)

Inches (Depth of stored runoff in surface ponding area)

8.0 Surface Area of Treatment Measure for DMA

8-1 Final surface area of treatment:

3,519

Square feet (Either Item 5-2 or final amount in Item 7-3)

Worksheet for Calculating the Combination Flow and Volume Method

Instructions: After completing Section 1, make a copy of this Excel file for each Drainage Management Area within the project. Enter information specific to the project and DMA in the cells shaded in yellow. Cells shaded in light blue contain formulas and values that will be automatically calculated.

1.0 Project Information

1.1 Project Name:
1.2 City Application ID:
1.3 Site Address or APR:
1.4 Tract or Parcel Map No:
1.5 Rainfall Region:
1.6 Region Mean Annual Precipitation (MAP):
1.7 Site Mean Annual Precipitation (MAP):

SSS Ravenswood Ave

SSS Ravenswood Ave

4

14.60

18

The calculations presented here are based on the combination flow and volume using method provided in the Stormwater Management C-3 Technical Guidance, Version 5.0 (2008). The steps presented below are explained in Section 1.3 of the Guidance, applicable portions of which are included in this file, in the sheet named "Distance from Chapter 3".

[Click here for more](#)

1.8

MAP adjustment factor is automatically calculated as:

1.20

(The "Site Mean Annual Precipitation (MAP)" is divided by the MAP for the applicable rain gauge, shown in Table 3-3, below.)

Refer to the map in Appendix C of the C-3 Technical Guidance to identify the Rainfall Region for the site.

2.0 Calculate Percentage of Impervious Surface for Drainage Management Area (DMA)

2.1 Name of DMA:
For items 2-2 and 2-3, enter the areas in square feet for each type of surface within the DMA.

DMA 8

Type of Surface

Area of surface type within DMA (Sq. Ft.)

Adjust Pervious Surface

Effective Impervious Area

2-2 Impervious surface

85,968

1.0

85,968

2-3 Pervious surface

30,950

0.1

3,095

Total DMA Area (square feet) =

116,918

Total Effective Impervious Area (EIA)

89,063

Square feet

3.0 Calculate Unit Basin Storage Volume in Inches

Table 3-3: Unit Basin Storage Volumes in Inches for 80 Percent Capture Using 48-Hour Drawdowns, based on runoff coefficient

Region	Station, and Mean Annual Precipitation (inches)	Runoff Coefficient of 1.0
1	Region 1, 10.0"	0.00"
2	Region 2, 10.0"	0.00"
3	Region 3, 10.0"	0.00"
4	Region 4, 10.0"	0.00"
5	Region 5, 10.0"	0.00"
6	Region 6, 10.0"	0.00"
7	Region 7, 10.0"	0.00"

3-1

Unit basin storage volume from Table 3-3:

0.64

(The coefficient for this method is always 1.0, due to the conversion of any landscaping to effective impervious area.)

3-2

Adjusted unit basin storage volume:

0.77

inches

(The unit basin storage volume from 3-1 is adjusted by applying the MAP adjustment factor from 1-8.)

3-3

Required Capture Volume (in cubic feet):

5,694

Cubic feet

(The adjusted unit basin storage volume from 3-2 is multiplied by the DMA EIA from 2-4 and converted to cubic feet.)

4.0 Calculate the Duration of the Rain Event

4-1 Rainfall intensity:
4-2 Divide Item 3-2 by Item 4-1:

0.2

3.84

Inches per hour

Hours of Rain Event Duration

5.0 Preliminary Estimate of Surface Area of Treatment Measure

5-1 4% of DMA EIA (Item 2-4):
5-2 Area 20% smaller than Item 5-1 (i.e., 96% of DMA EIA):
5-3 Volume of treated runoff for area in Item 5-2:

3562.52

2671.89

4270.14

Square feet

Square feet

Cubic feet (Item 5-2 * 5 inches per hour * 1/12 * Item 4-2)

6.0 Initial Adjustment of Depth of Surface Ponding Area

6-1 Subtract Item 5-3 from Item 5-1:
6-2 Divide Item 6-1 by Item 5-2:
6-3 Convert Item 6-2 from ft. to inches:
6-4 If ponding depth in Item 6-3 meets your target depth (recommended 0.75 ft. to Item 6-1. If not, continue to Step 7-1. (Note: Overflow water elevation should be set based on the calculated ponding depth.)

1423.38

0.53

6.39

11.59

Cubic feet (Amount of runoff to be stored in ponding area)

Feet (Depth of stored runoff in surface ponding area)

Inches (Depth of stored runoff in surface ponding area)

Inches (Depth of stored runoff in surface ponding area)

7.0 Optimize Size of Treatment Measure

7-1 Enter an area larger than Item 5-2:
7-2 Volume of treated runoff for area in Item 7-1:
7-3 Subtract Item 7-2 from Item 5-3:
7-4 Divide Item 7-3 by Item 7-1:
7-5 Convert Item 7-4 from ft. to inches:
7-6 If the ponding depth in Item 7-5 meets target, stop here. If not, repeat Steps 7-1 through 7-5 until you obtain target depth.

2192

3503.20

2190.33

1.00

11.59

Sq. Ft. (enter larger area if you need less ponding depth.)

Cubic feet (Item 7-1 * 5 inches per hour * 1/12 * Item 4-2)

Cubic feet (Amount of runoff to be stored in ponding area)

Feet (Depth of stored runoff in surface ponding area)

Inches (Depth of stored runoff in surface ponding area)

8.0 Surface Area of Treatment Measure for DMA

8-1 Final surface area of treatment:

2,192

Square feet (Either Item 5-2 or final amount in Item 7-3)

Worksheet for Calculating the Combination Flow and Volume Method

Instructions: After completing Section 1, make a copy of this Excel file for each Drainage Management Area within the project. Enter information specific to the project and DMA in the cells shaded in yellow. Cells shaded in light blue contain formulas and values that will be automatically calculated.

1.0 Project Information

1.1 Project Name:
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1.5 Rainfall Region:
1.6 Region Mean Annual Precipitation (MAP):
1.7 Site Mean Annual Precipitation (MAP):

SSS Ravenswood Ave

SSS Ravenswood Ave

4

14.60

18

The calculations presented here are based on the combination flow and volume using method provided in the Stormwater Management C-3 Technical Guidance, Version 5.0 (2008). The steps presented below are explained in Section 1.3 of the Guidance, applicable portions of which are included in this file, in the sheet named "Distance from Chapter 3".

[Click here for more](#)

1.8

MAP adjustment factor is automatically calculated as:

1.20

(The "Site Mean Annual Precipitation (MAP)" is divided by the MAP for the applicable rain gauge, shown in Table 3-3, below.)

Refer to the map in Appendix C of the C-3 Technical Guidance to identify the Rainfall Region for the site.

2.0 Calculate Percentage of Impervious Surface for Drainage Management Area (DMA)

2.1 Name of DMA:
For items 2-2 and 2-3, enter the areas in square feet for each type of surface within the DMA.

DMA 5

Type of Surface

Area of surface type within DMA (Sq. Ft.)

Adjust Pervious Surface

Effective Impervious Area

2-2 Impervious surface

100,455

1.0

100,590

2-3 Pervious surface

23,130

0.1

2,313

Total DMA Area (square feet) =

113,720

Total Effective Impervious Area (EIA)

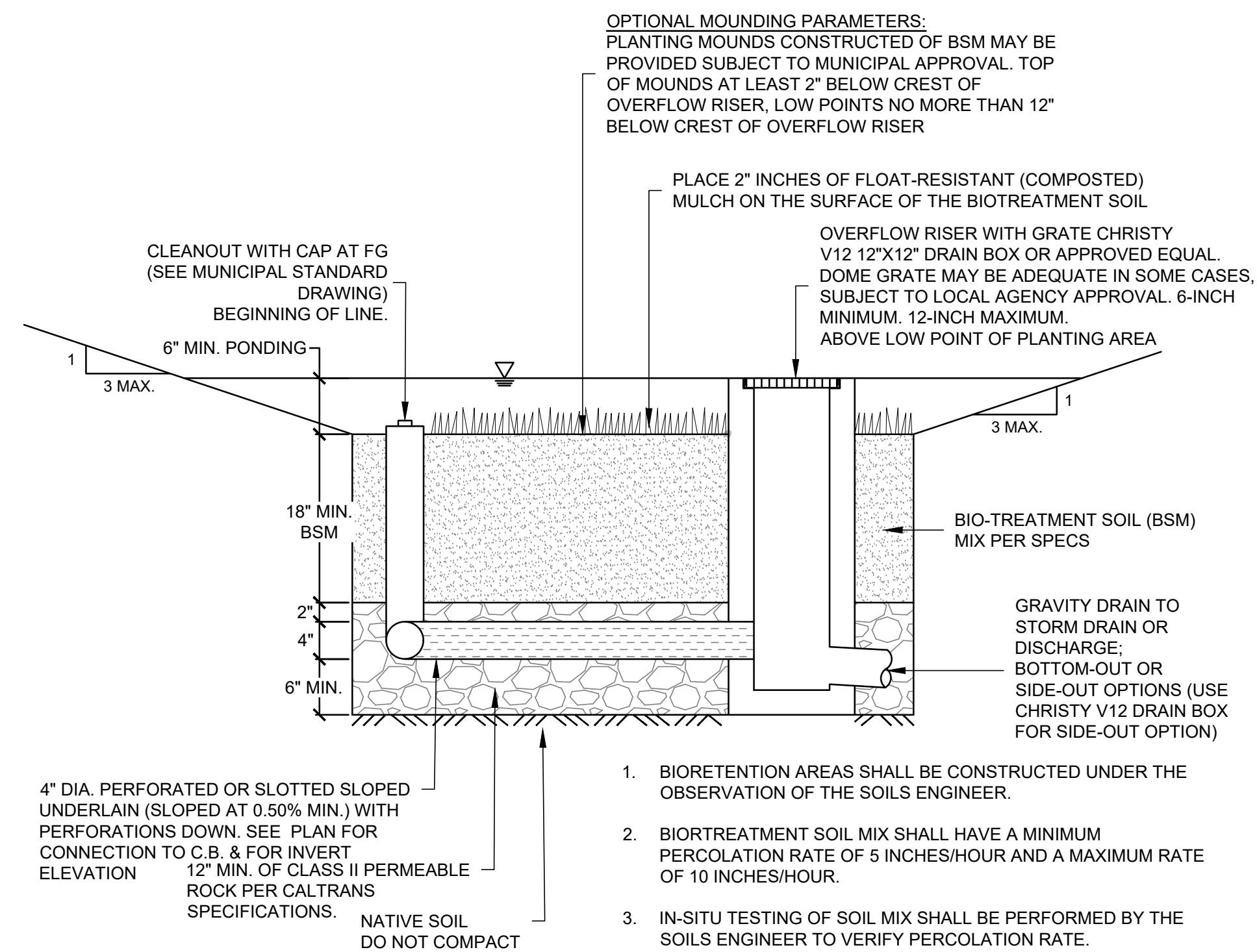
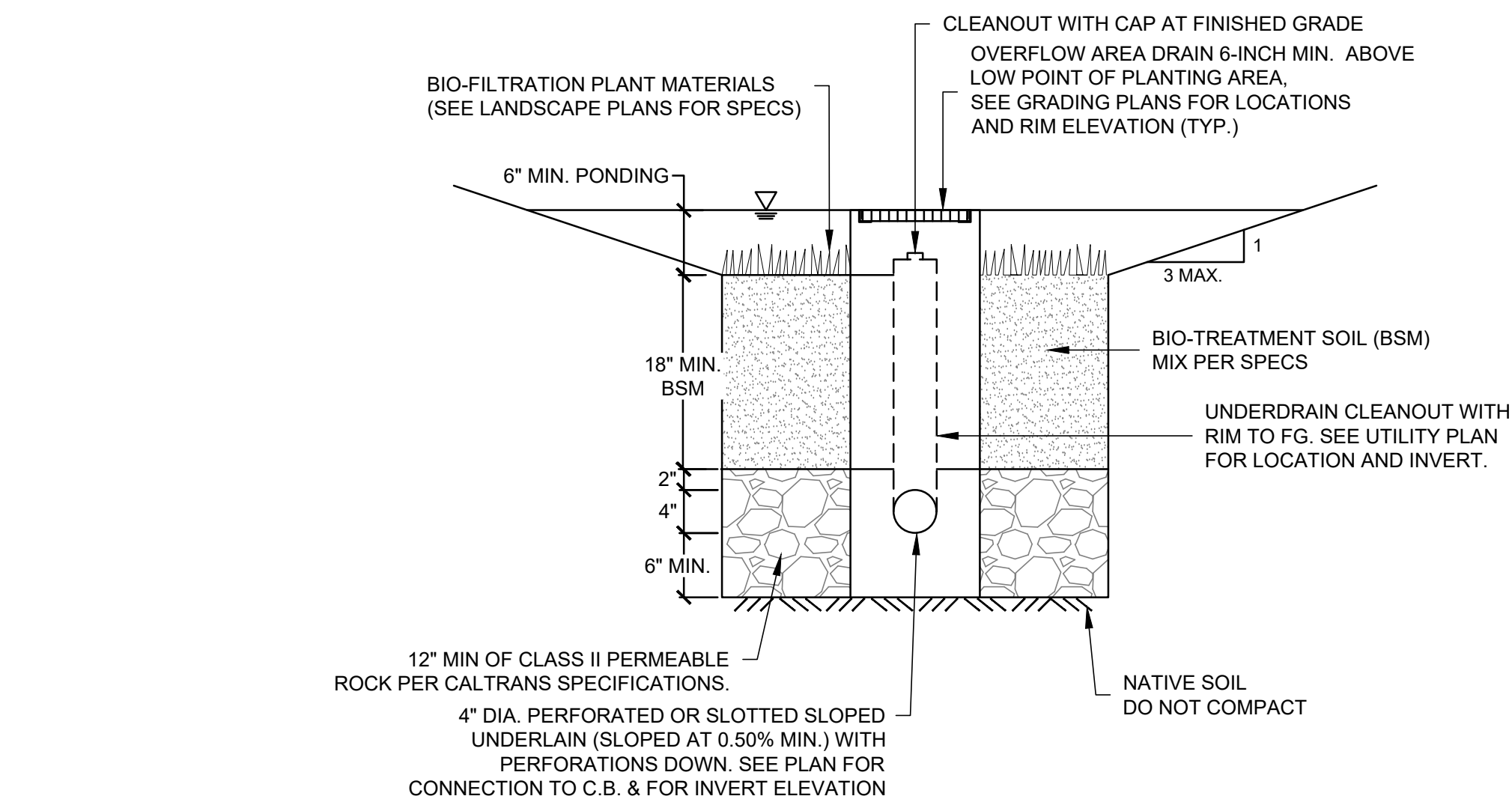
92,903

Square feet

3.0 Calculate Unit Basin Storage Volume in Inches

Table 3-3: Unit Basin Storage Volumes in Inches for 80 Percent Capture Using 48-Hour Drawdowns, based on runoff coefficient

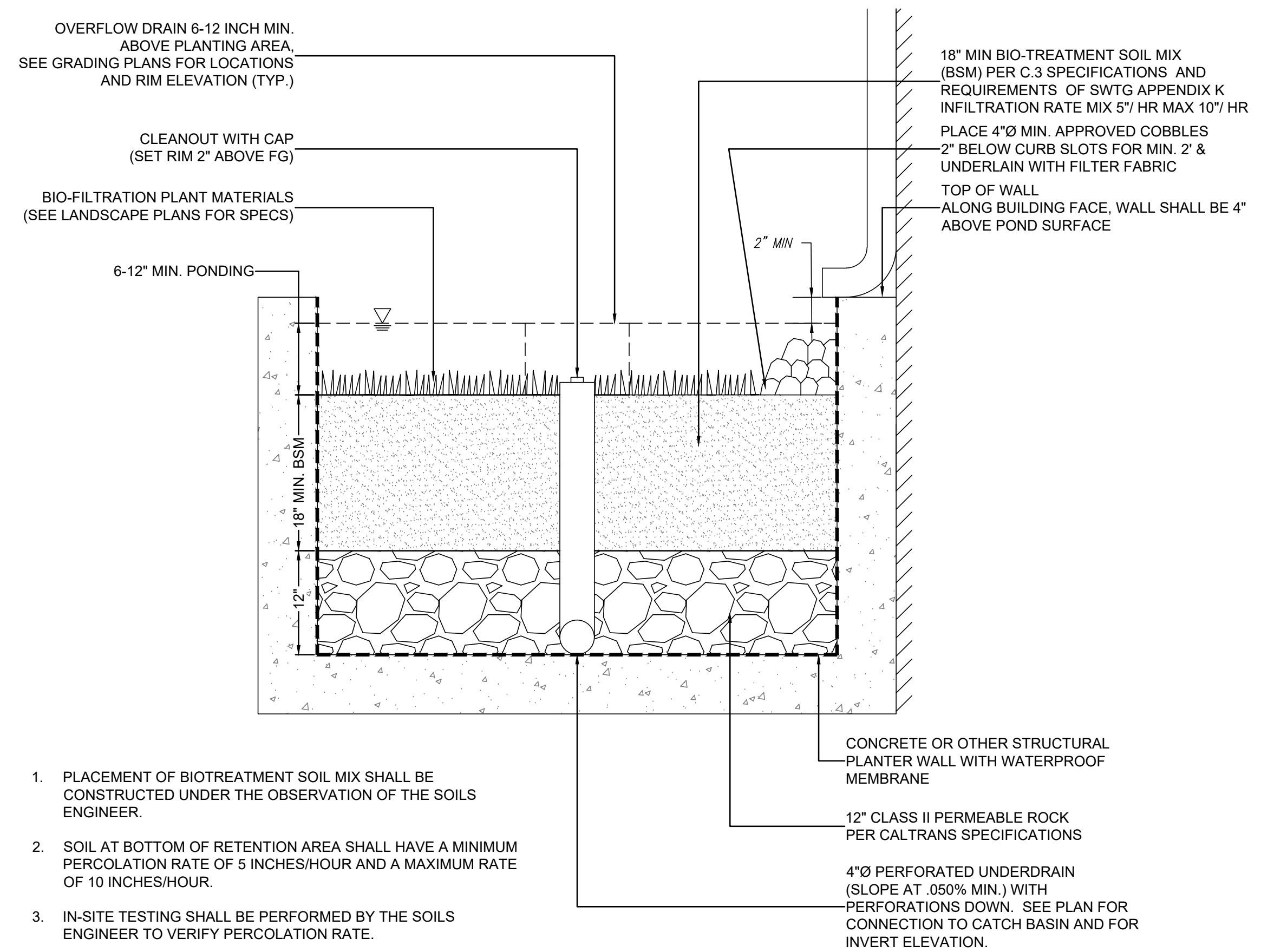
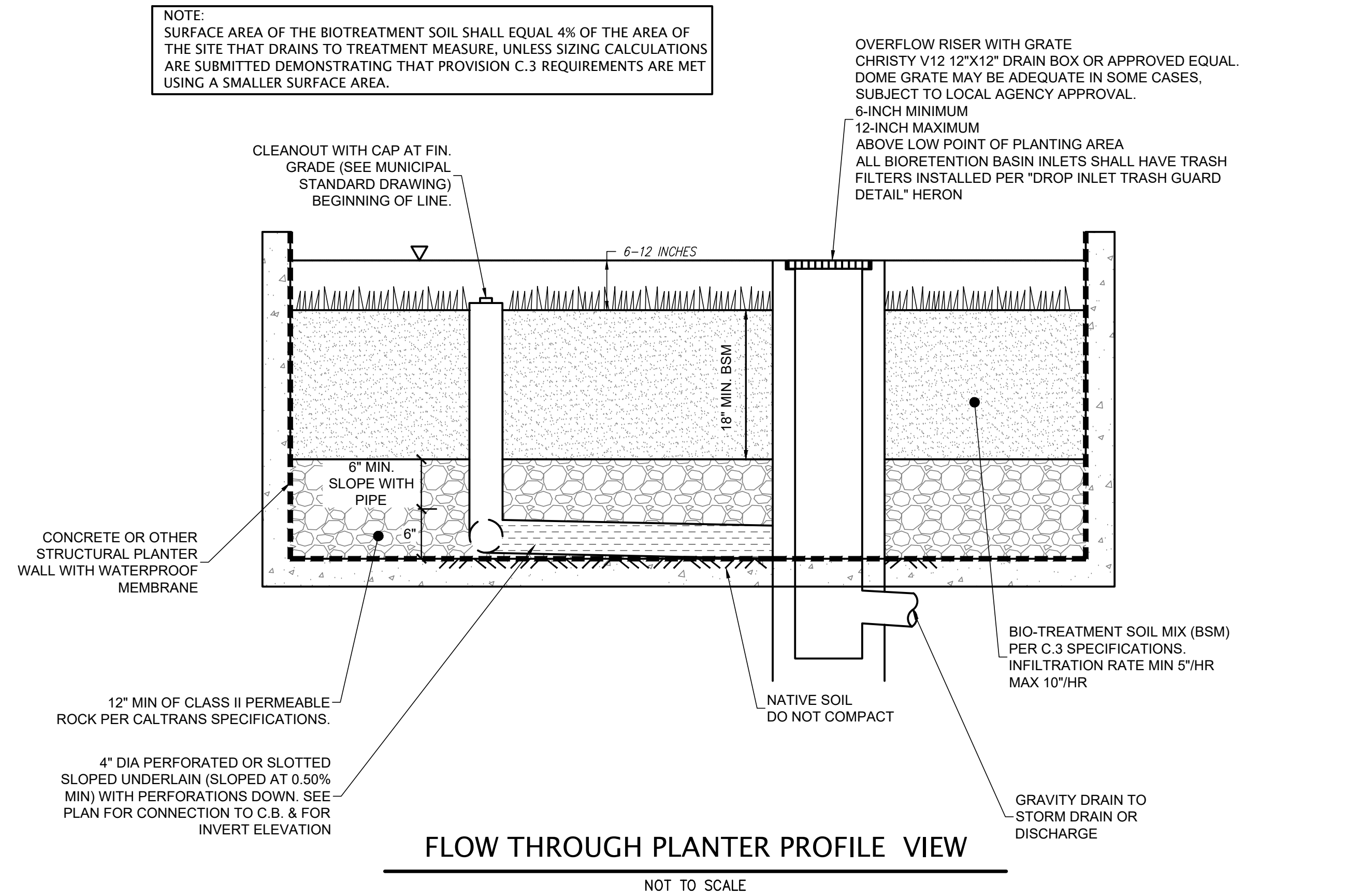
Region	Station, and Mean Annual Precipitation (inches)	Runoff Coefficient of 1.0
1	Region 1, 10.0"	0.00"
2	Region 2, 10.0"	0.00"
3	Region 3, 10.0"	0.00"
4	Region 4, 10.0"	0.00"
5	Region 5, 10.0"	0.00"
6	Region 6, 10.0"	0.00"
7	Region 7, 10.0"</	



BIORETENTION PLANTER

NOT TO SCALE

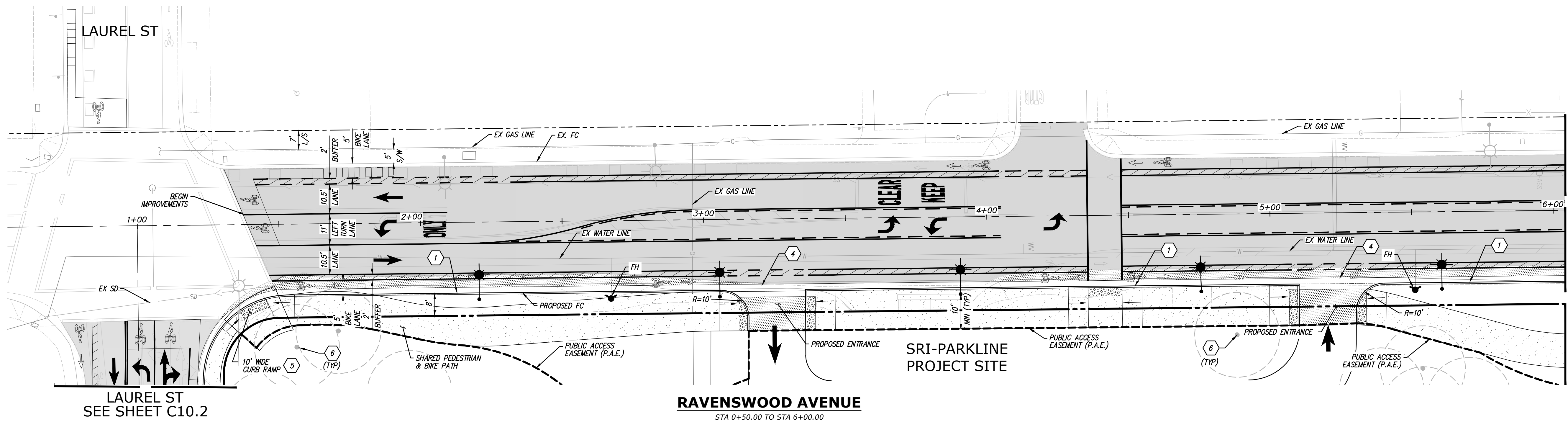
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FLOW-THROUGH PLANTER

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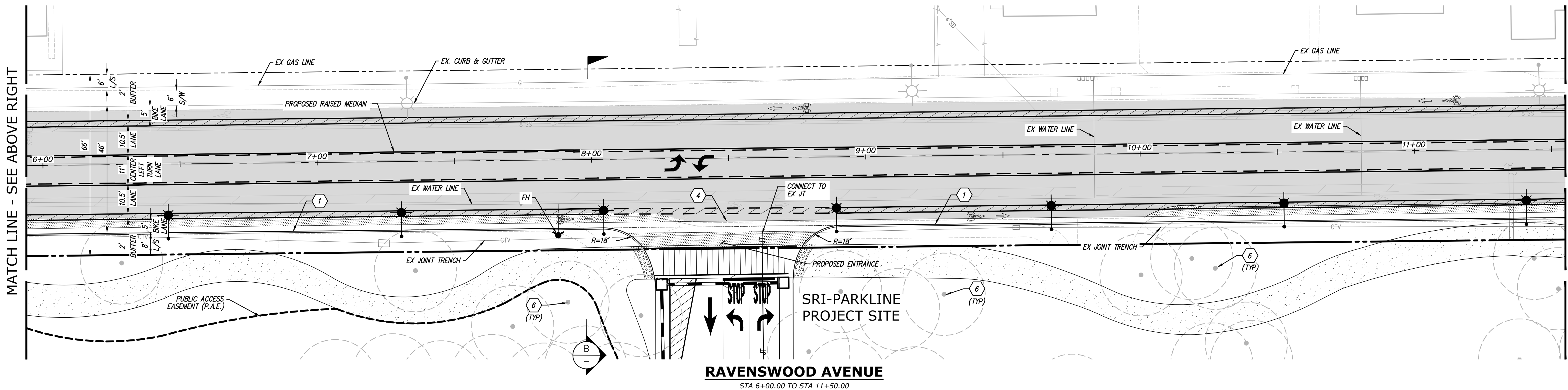
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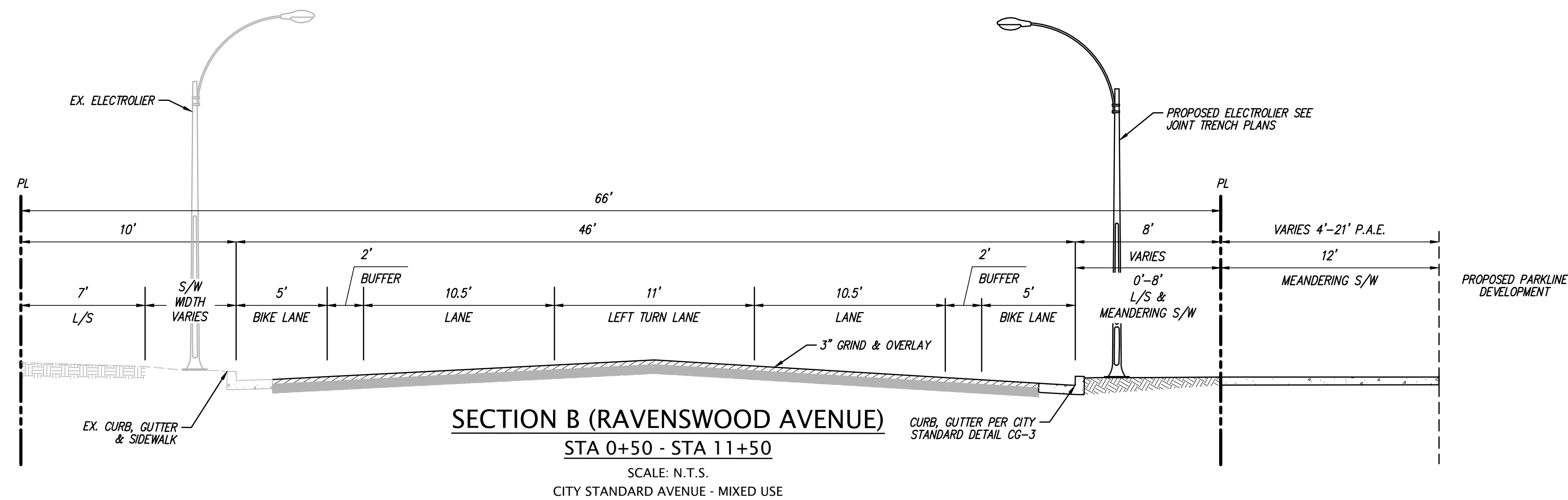
0 10 20 40 60
Scale 1" = 20'

LEGEND

			ELECTROLIER
			FULL PAVEMENT SECTION
			3" GRIND AND OVERLAY
			P.C.C. WALKWAY
			RED PAINTED CURB - NO PARKING
			TREE NUMBER (SEE PLAN)
			PUBLIC ACCESS EASEMENT (P.A.E.)
			EXISTING TREE TO REMAIN AND BE PROTECTED IN PLACE
			ADA ACCESS RAMP

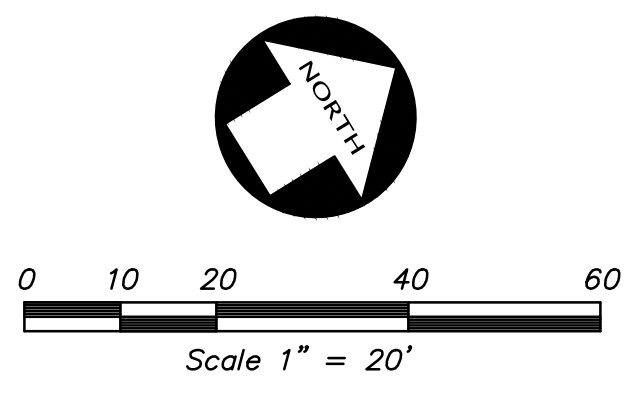
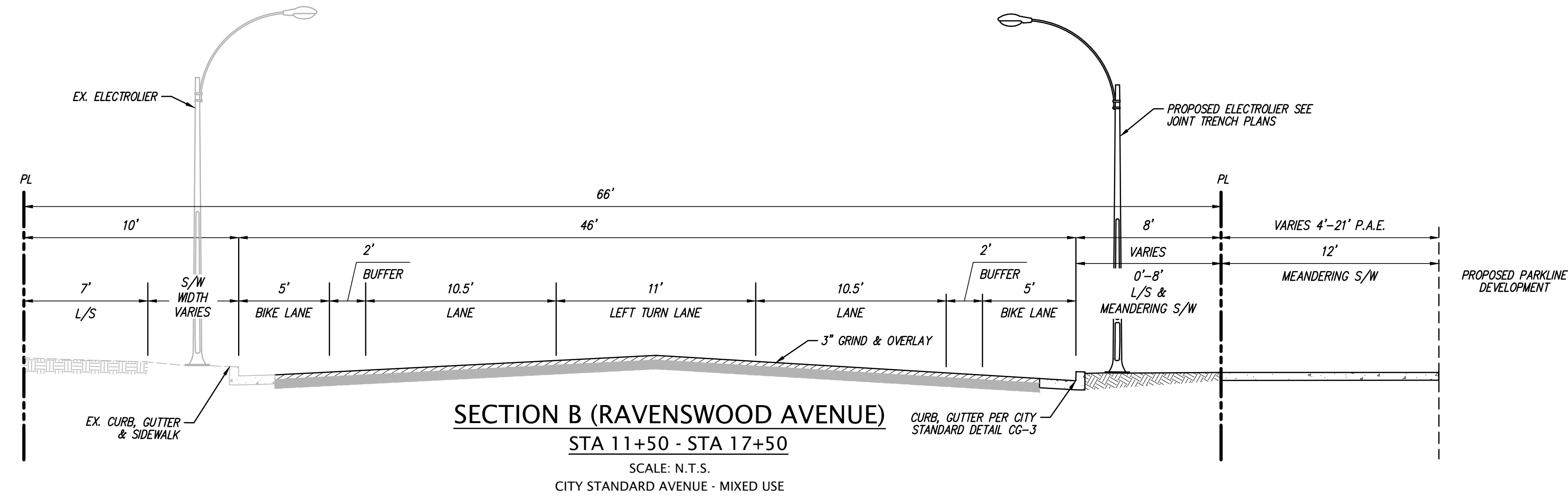
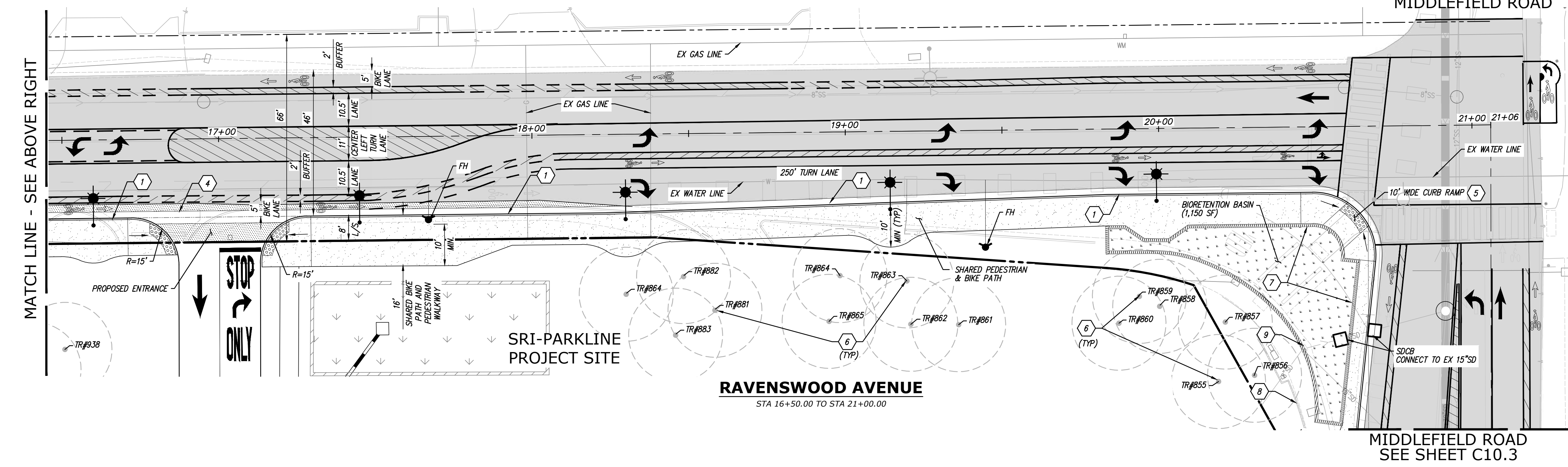
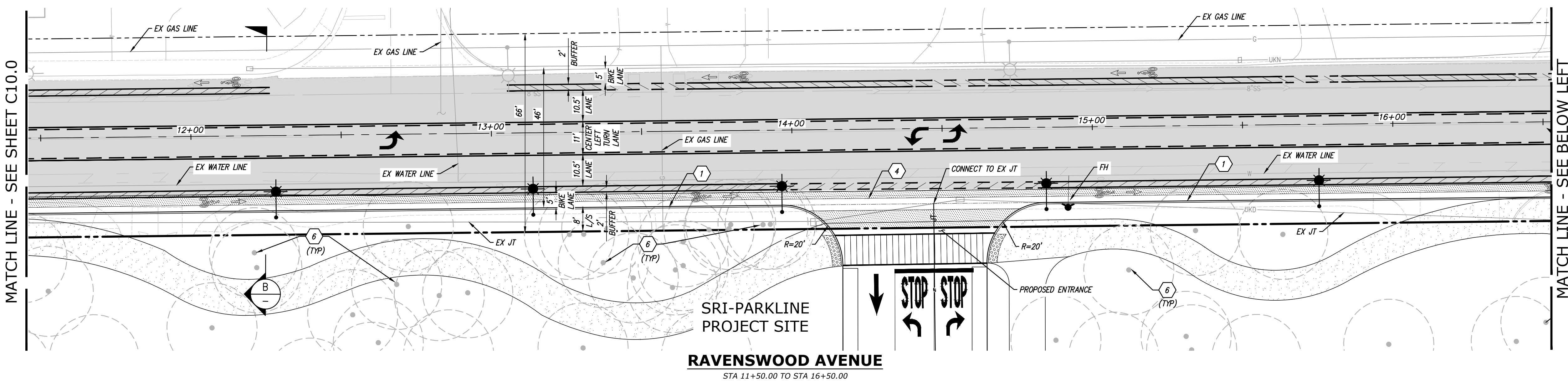


- ### KEY NOTES
- 1 CITY STANDARD CURB & GUTTER
 - 2 CITY STANDARD SIDEWALK
 - 3 CITY STANDARD FIRE HYDRANT
 - 4 VALLEY GUTTER
 - 5 NEW CURB RAMPS TO MEET CURRENT ADA REQUIREMENTS
 - 6 EXISTING TREES TO BE REMAIN AND PROTECTED IN PLACE
 - 7 RETAINING WALL
 - 8 EXISTING RETAINING WALL TO BE PROTECTED IN PLACE
 - 9 CONVERT EXISTING CATCH BASIN TO JUNCTION BOX.



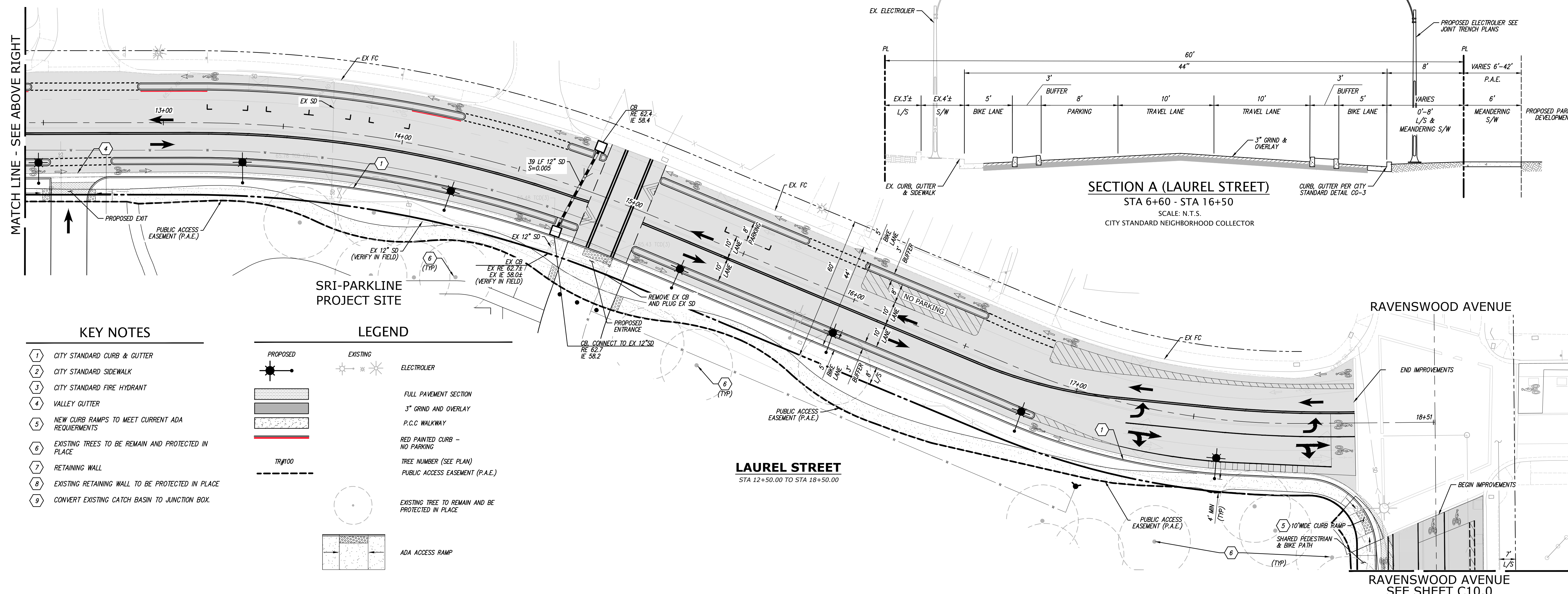
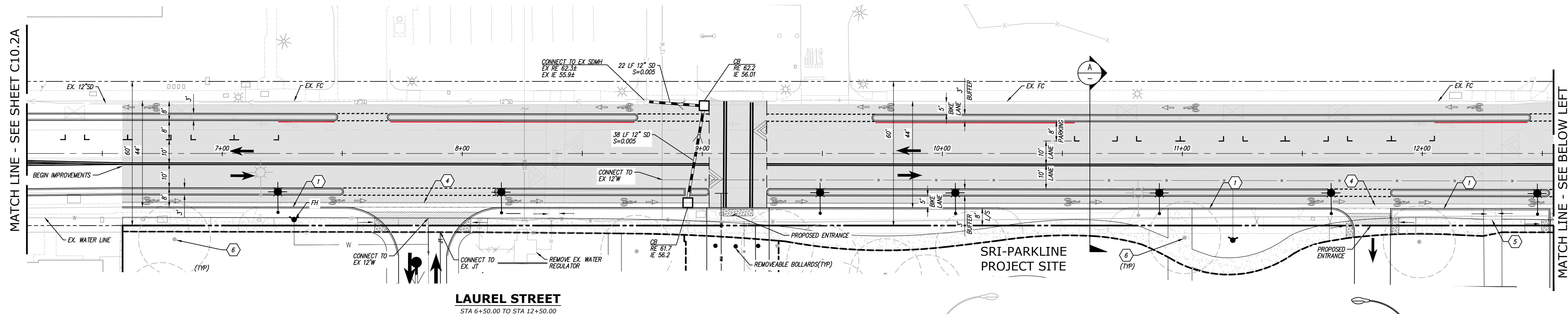
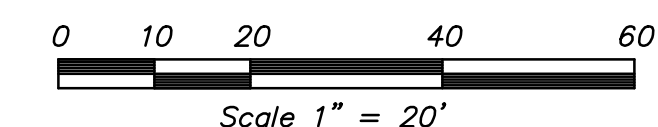
MATCH LINE - SEE SHEET C10.0

MATCH LINE - SEE ABOVE RIGHT



LEGEND		
	EXISTING	ELECTROLIER
		FULL PAVEMENT SECTION
		3" GRIND AND OVERLAY
		P.C.C. WALKWAY
		RED PAINTED CURB - NO PARKING
		TREE NUMBER (SEE PLAN)
		PUBLIC ACCESS EASEMENT (P.A.E.)
		EXISTING TREE TO REMAIN AND BE PROTECTED IN PLACE
		ADA ACCESS RAMP

- KEY NOTES**
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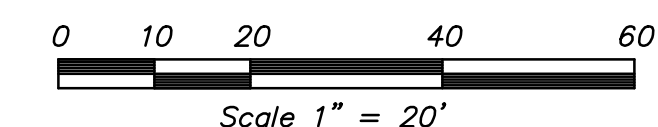


- KEY NOTES**
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LEGEND

		ELECTROLIER
		FULL PAVEMENT SECTION
		3" GRIND AND OVERLAY
		P.C.C. WALKWAY
		RED PAINTED CURB - NO PARKING
		TREE NUMBER (SEE PLAN)
		PUBLIC ACCESS EASEMENT (P.A.E.)
		EXISTING TREE TO REMAIN AND BE PROTECTED IN PLACE
		ADA ACCESS RAMP

SECTION A (LAUREL STREET)
STA 6+60 - STA 16+50
SCALE: N.T.S.
CITY STANDARD NEIGHBORHOOD COLLECTOR

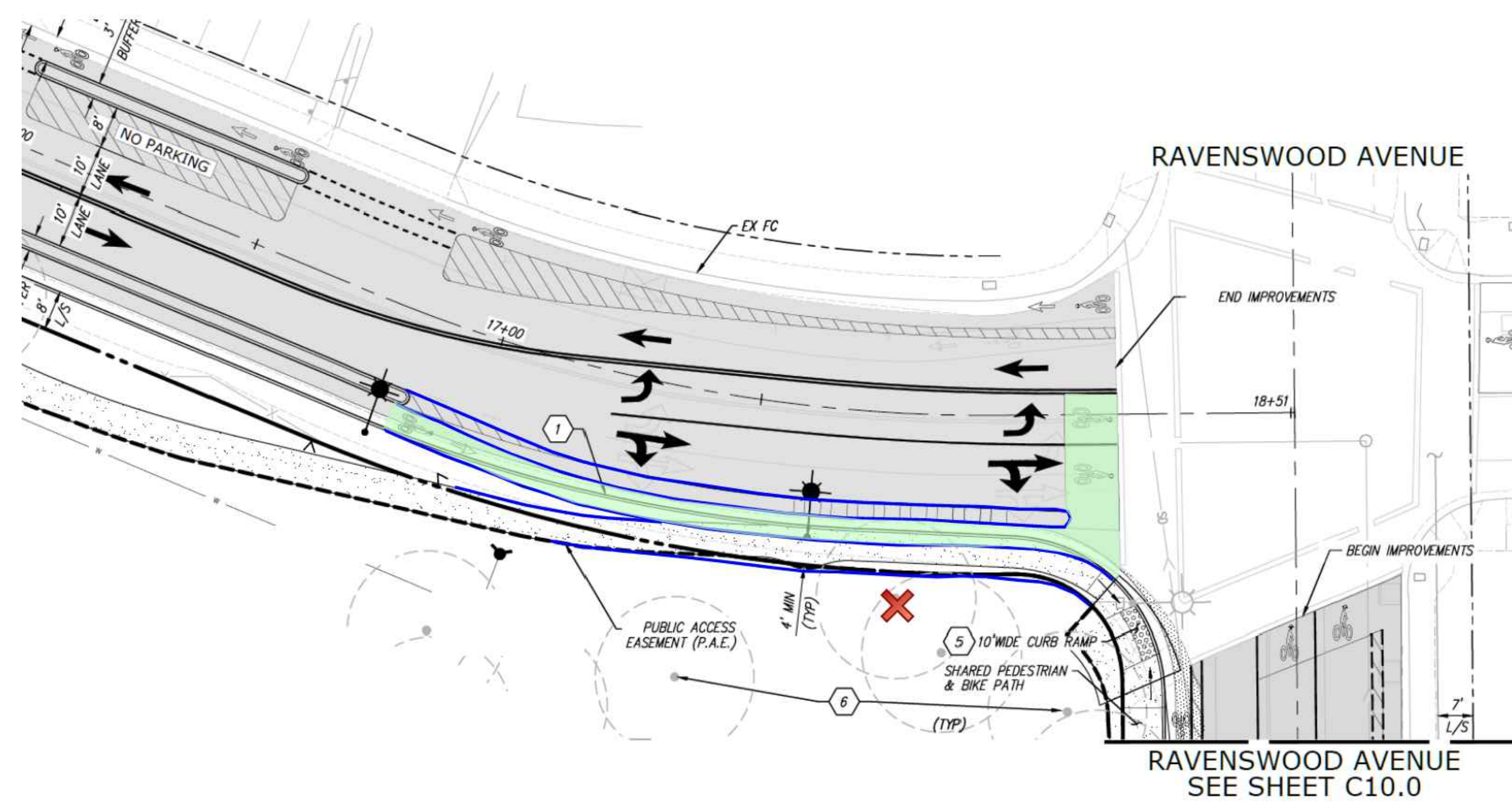


LEGEND

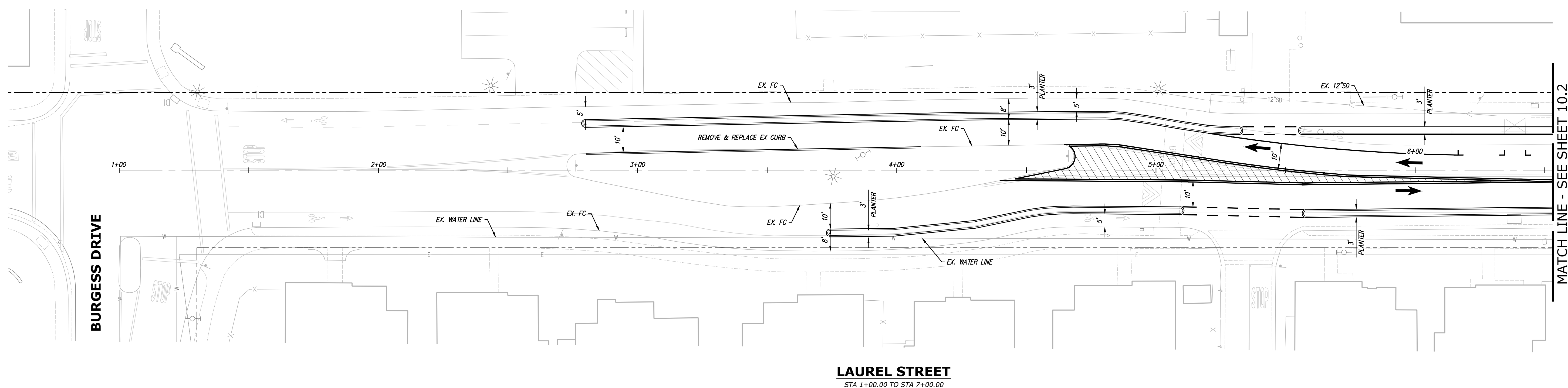
PROPOSED	EXISTING	
		ELECTROLIER
		FULL PAVEMENT SECTION
		3" GRIND AND OVERLAY
		P.C.C. WALKWAY
		RED PAINTED CURB - NO PARKING
		TREE NUMBER (SEE PLAN)
		PUBLIC ACCESS EASEMENT (P.A.E.)
		EXISTING TREE TO REMAIN AND BE PROTECTED IN PLACE
		ADA ACCESS RAMP

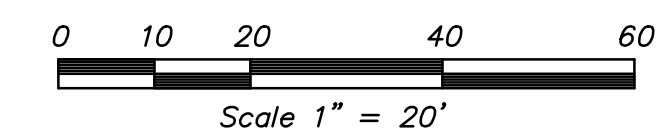
KEY NOTES

- 1 CITY STANDARD CURB & GUTTER
- 2 CITY STANDARD SIDEWALK
- 3 CITY STANDARD FIRE HYDRANT
- 4 VALLEY GUTTER
- 5 NEW CURB RAMPS TO MEET CURRENT ADA REQUIRMENTS
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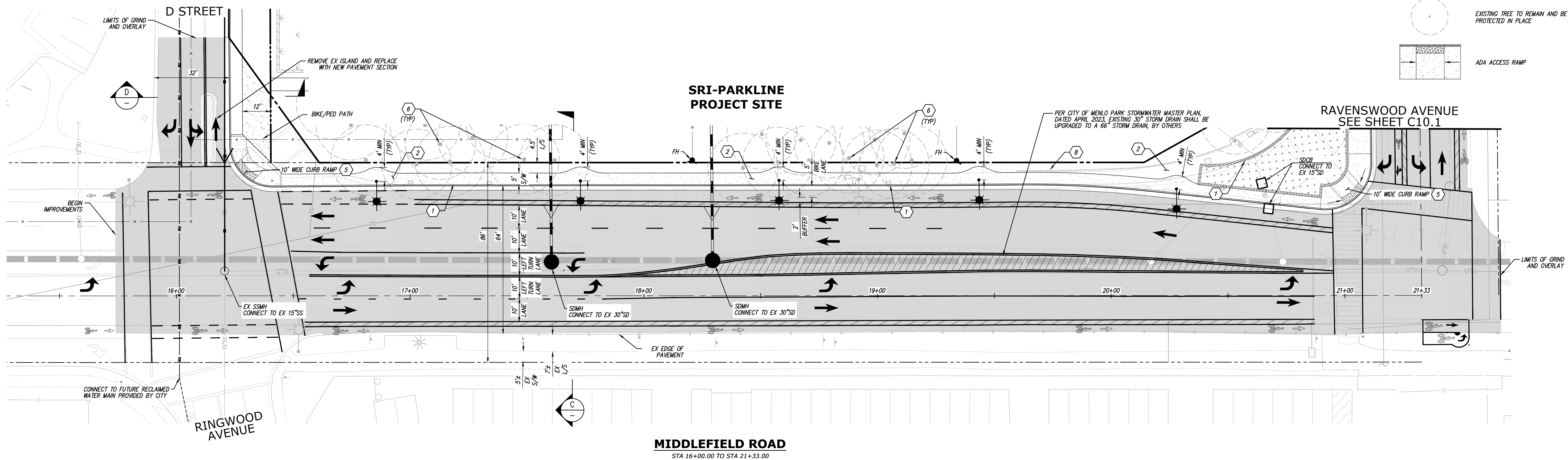
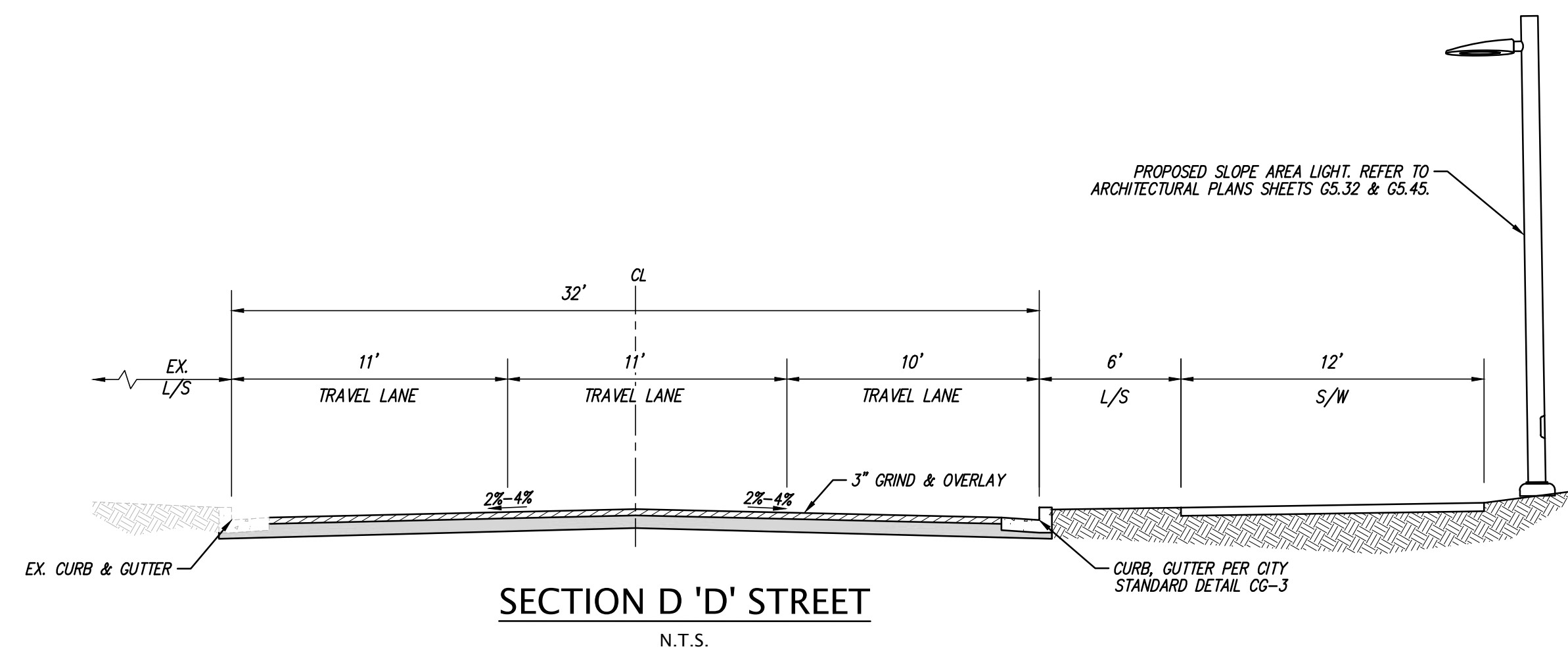
POTENTIAL ALTERNATIVE TO CLASS 4 BIKE LANE AT THE INTERSECTION OF LAUREL STREET & RAVENSWOOD AVE





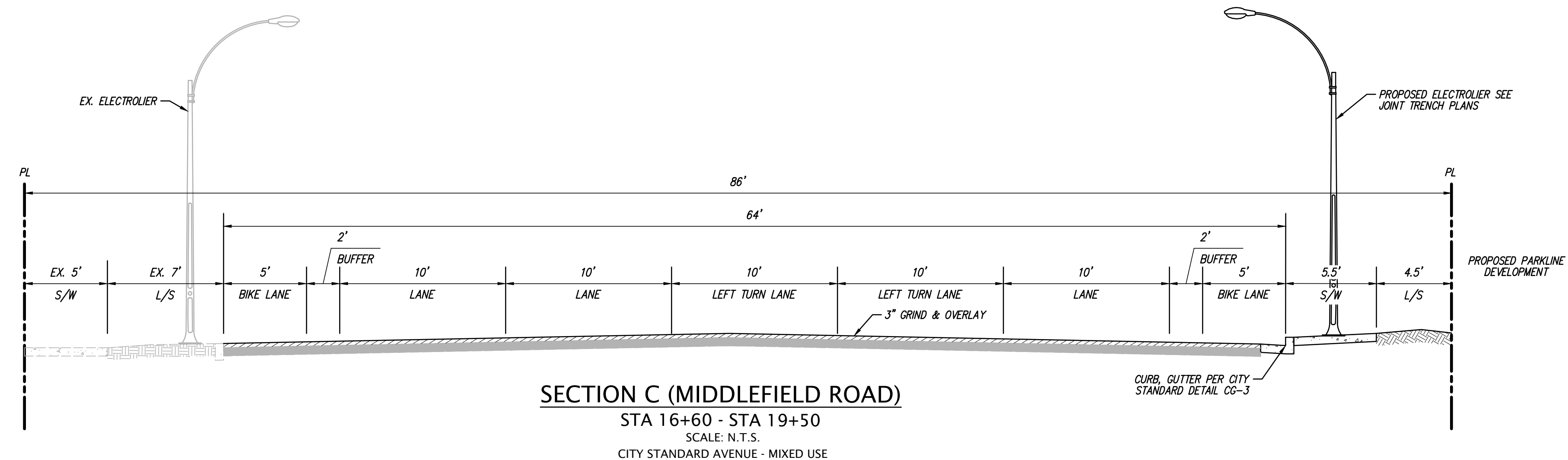
LEGEND

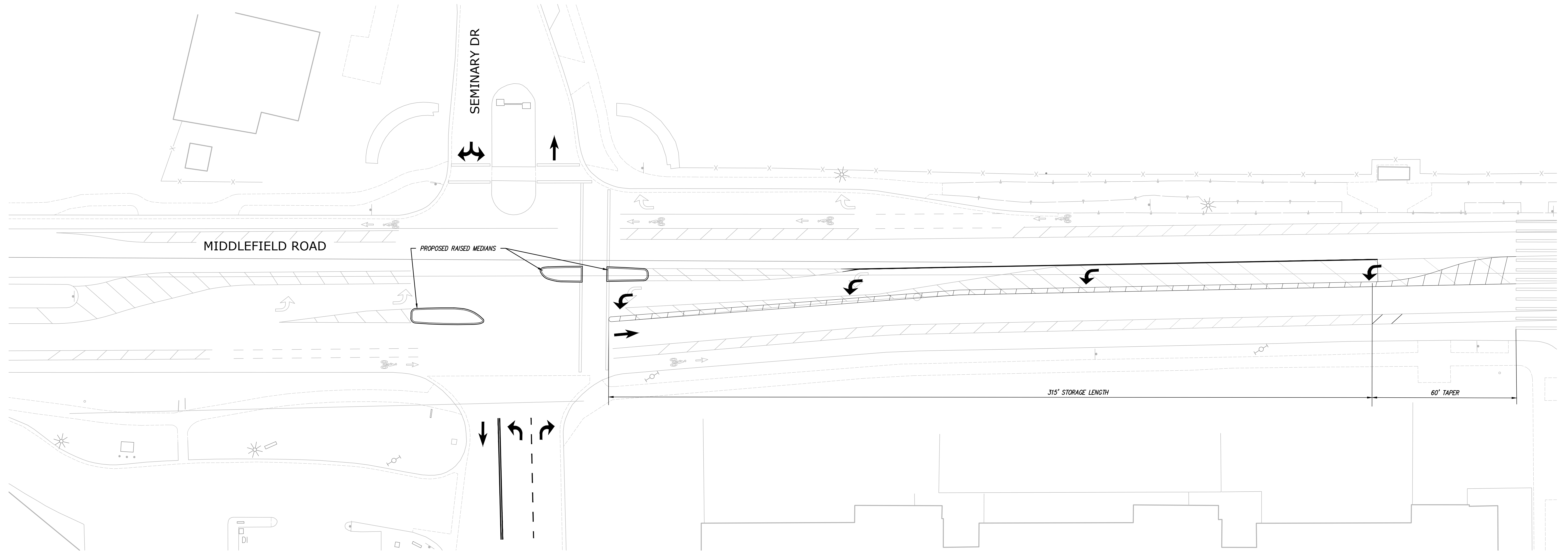
PROPOSED	EXISTING	
		ELECTROLIER
		FULL PAVEMENT SECTION
		3" GRIND AND OVERLAY
		P.C.C. WALKWAY
		RED PAINTED CURB - NO PARKING
		TREE NUMBER (SEE PLAN)
		PUBLIC ACCESS EASEMENT (P.A.E.)
		ADA ACCESS RAMP
		EXISTING TREE TO REMAIN AND BE PROTECTED IN PLACE
		ADA ACCESS RAMP



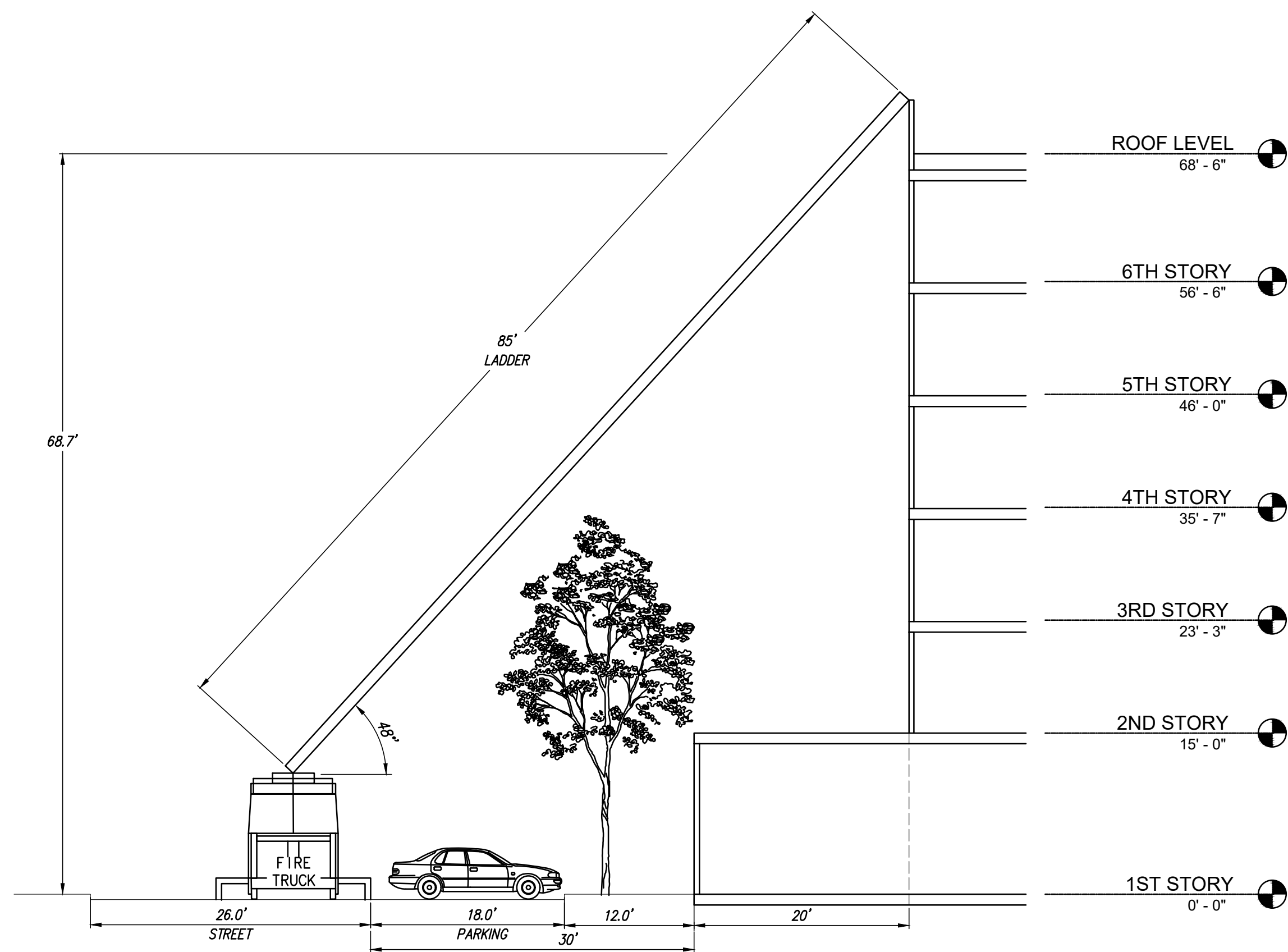
KEY NOTES

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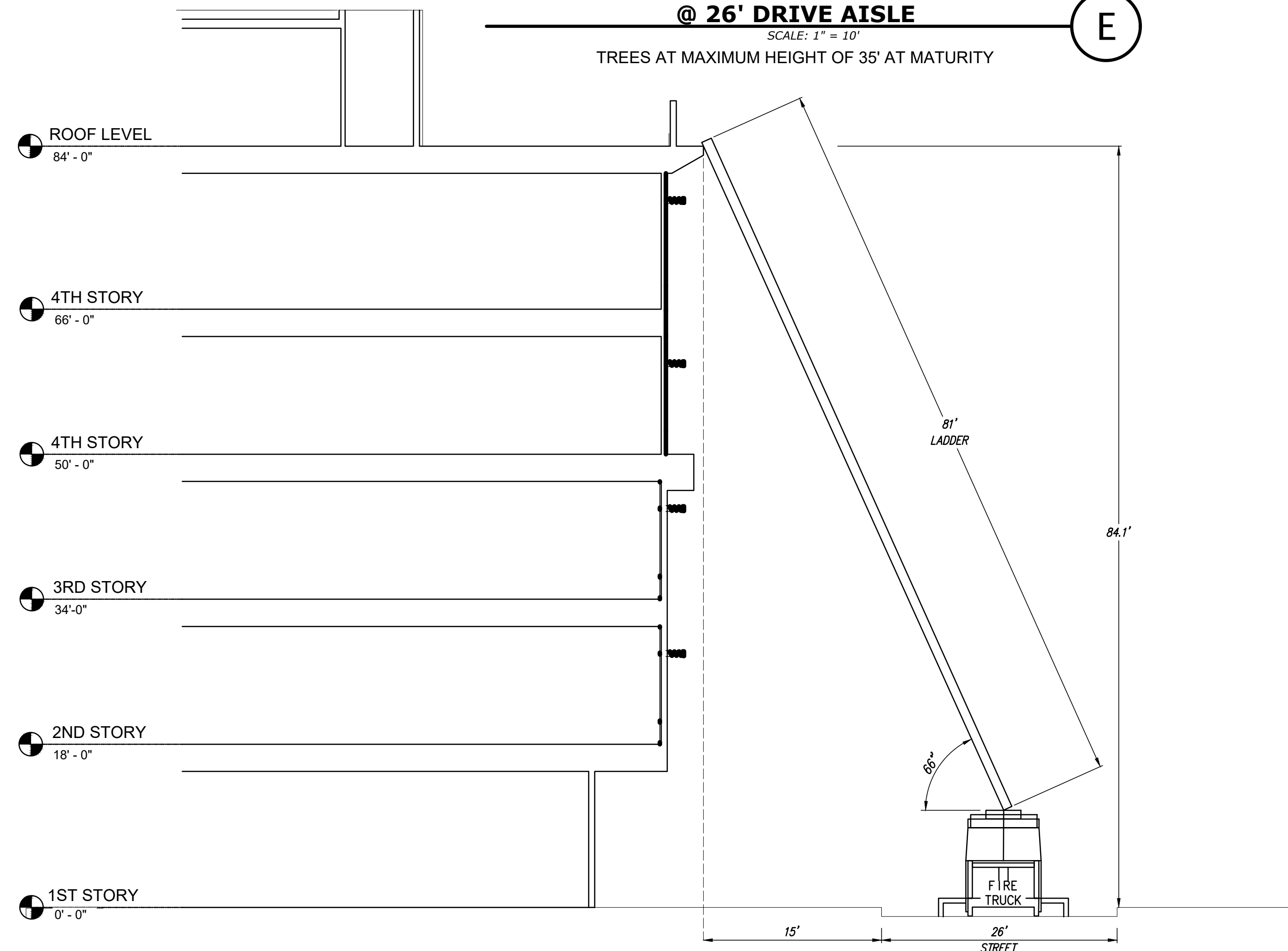


**INTERSECTION AT
MIDDLEFIELD ROAD & SEMINARY DRIVE**

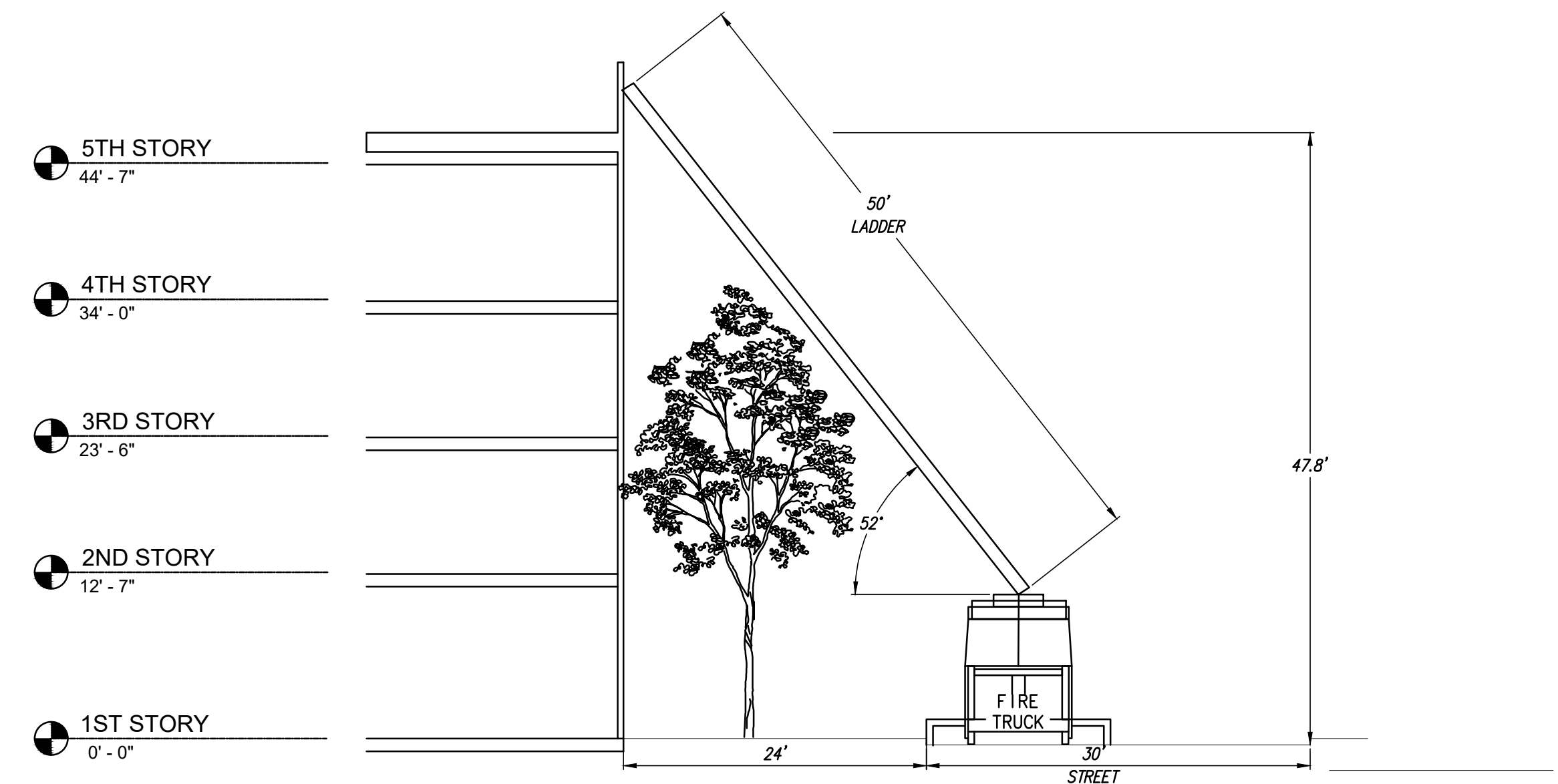


BUILDING R3
30' AERIAL ACCESS CLEARANCE
@ 26' DRIVE AISLE
 SCALE: 1" = 10'

TREES AT MAXIMUM HEIGHT OF 35' AT MATURITY

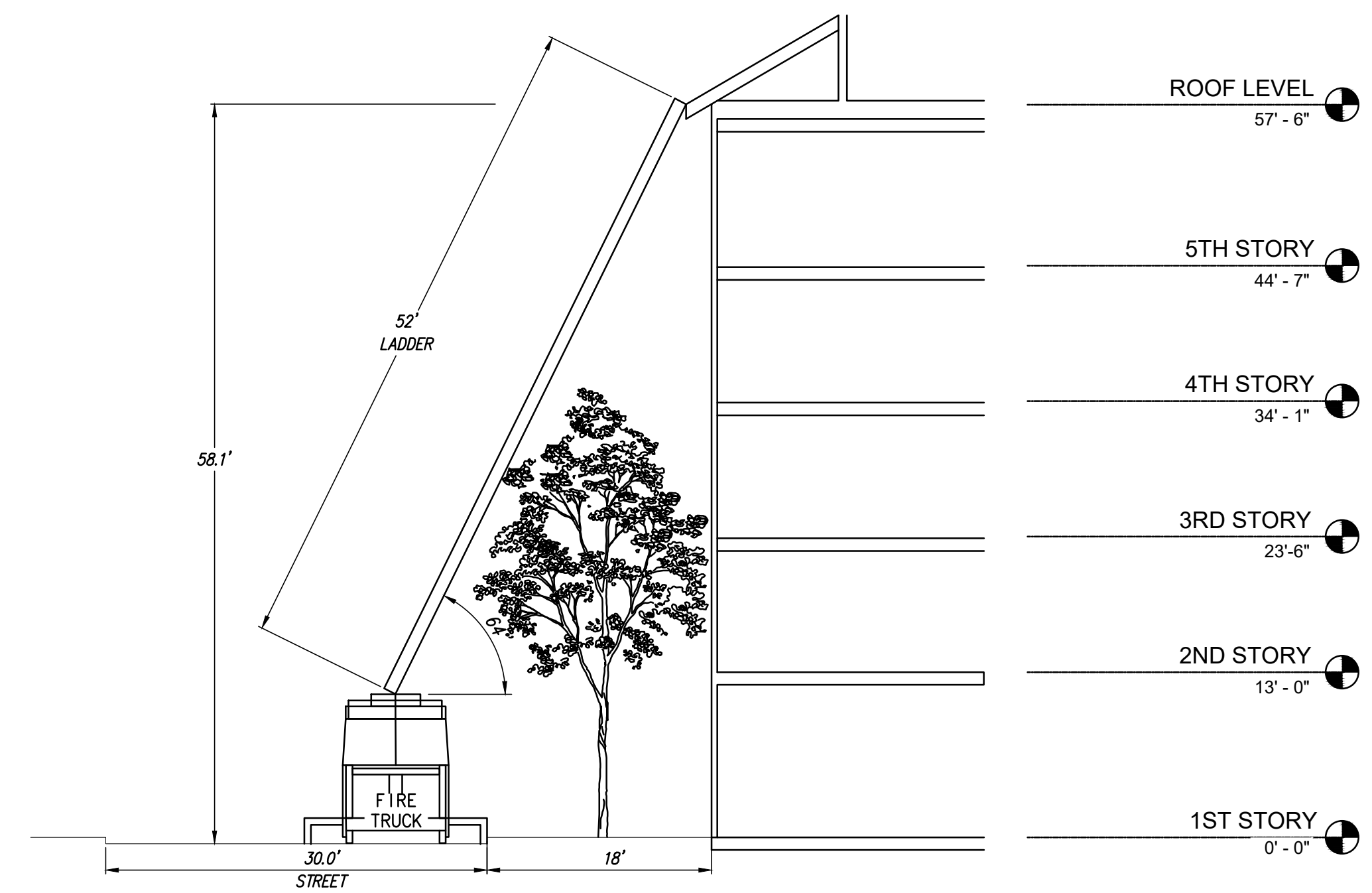


OFFICE 4
15' AERIAL ACCESS CLEARANCE
@ 26' DRIVE AISLE
 SCALE: 1" = 10'



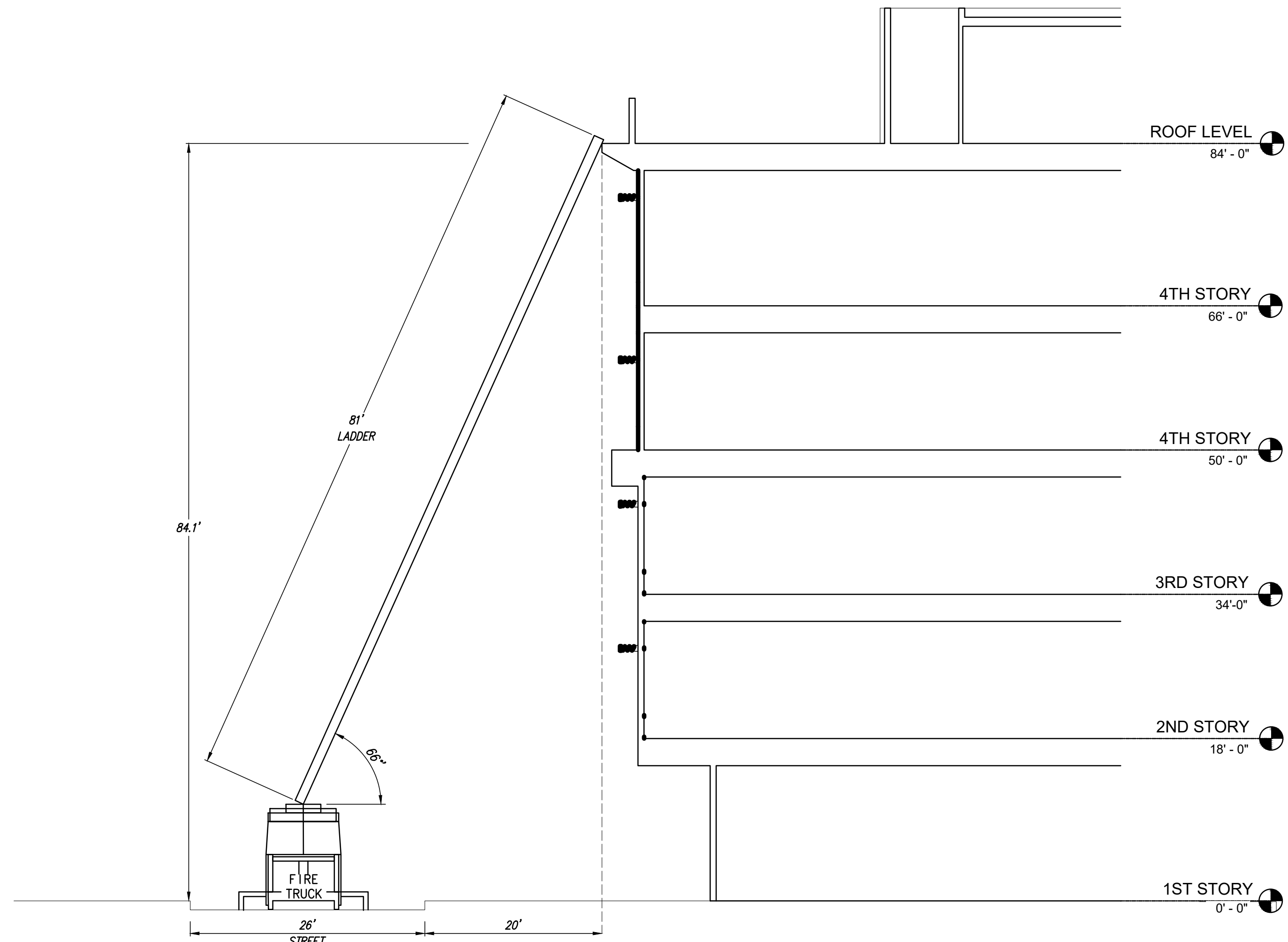
BUILDING R2
24' AERIAL ACCESS CLEARANCE
@ 30' DRIVE AISLE
 SCALE: 1" = 10'

TREES AT MAXIMUM HEIGHT OF 35' AT MATURITY



BUILDING R1
18' AERIAL ACCESS CLEARANCE
@ 30' DRIVE AISLE
 SCALE: 1" = 10'

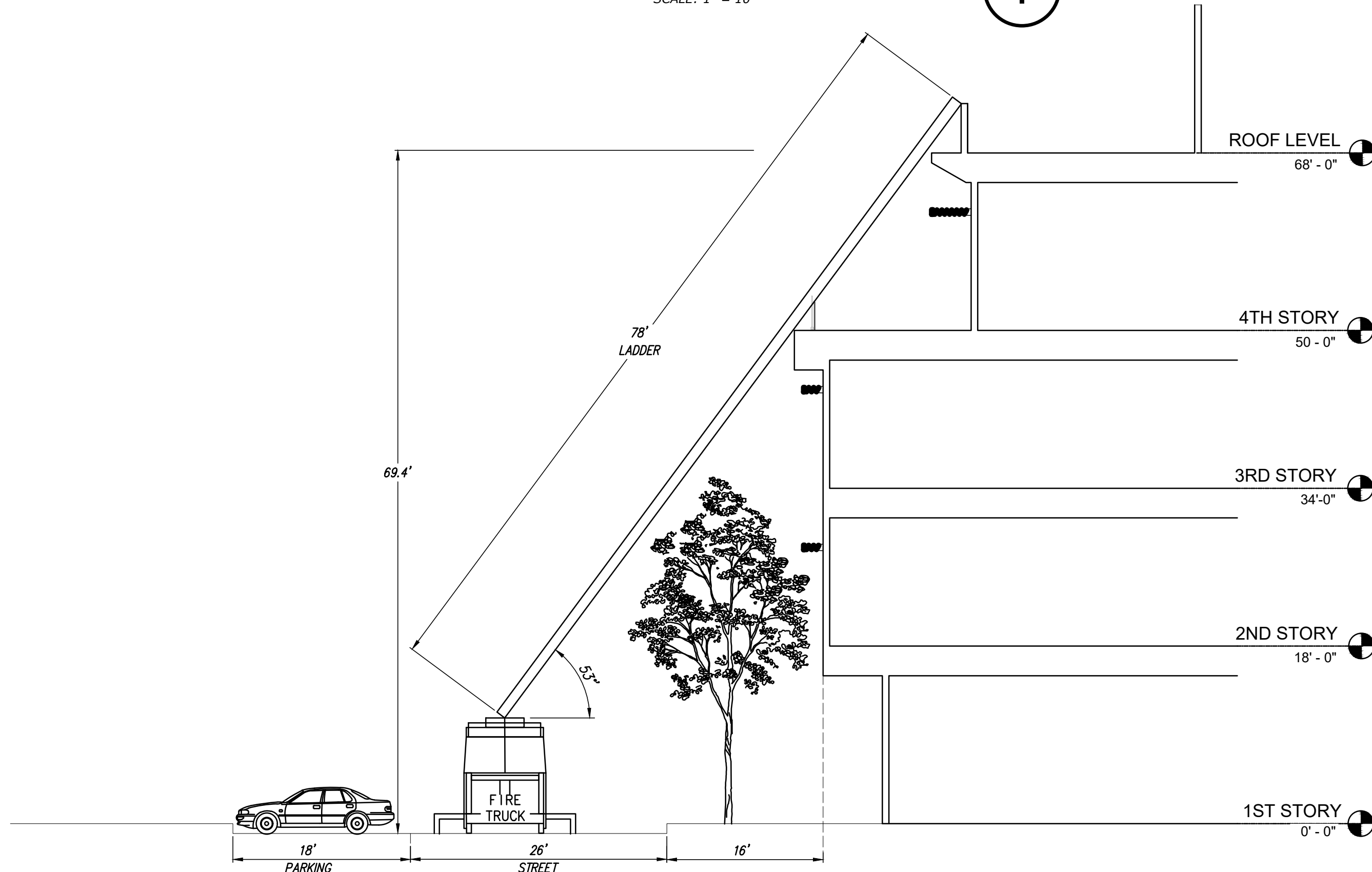
TREES AT MAXIMUM HEIGHT OF 35' AT MATURITY



OFFICE 4
20' AERIAL ACCESS CLEARANCE
@ 26' DRIVE AISLE

SCALE: 1" = 10'

I

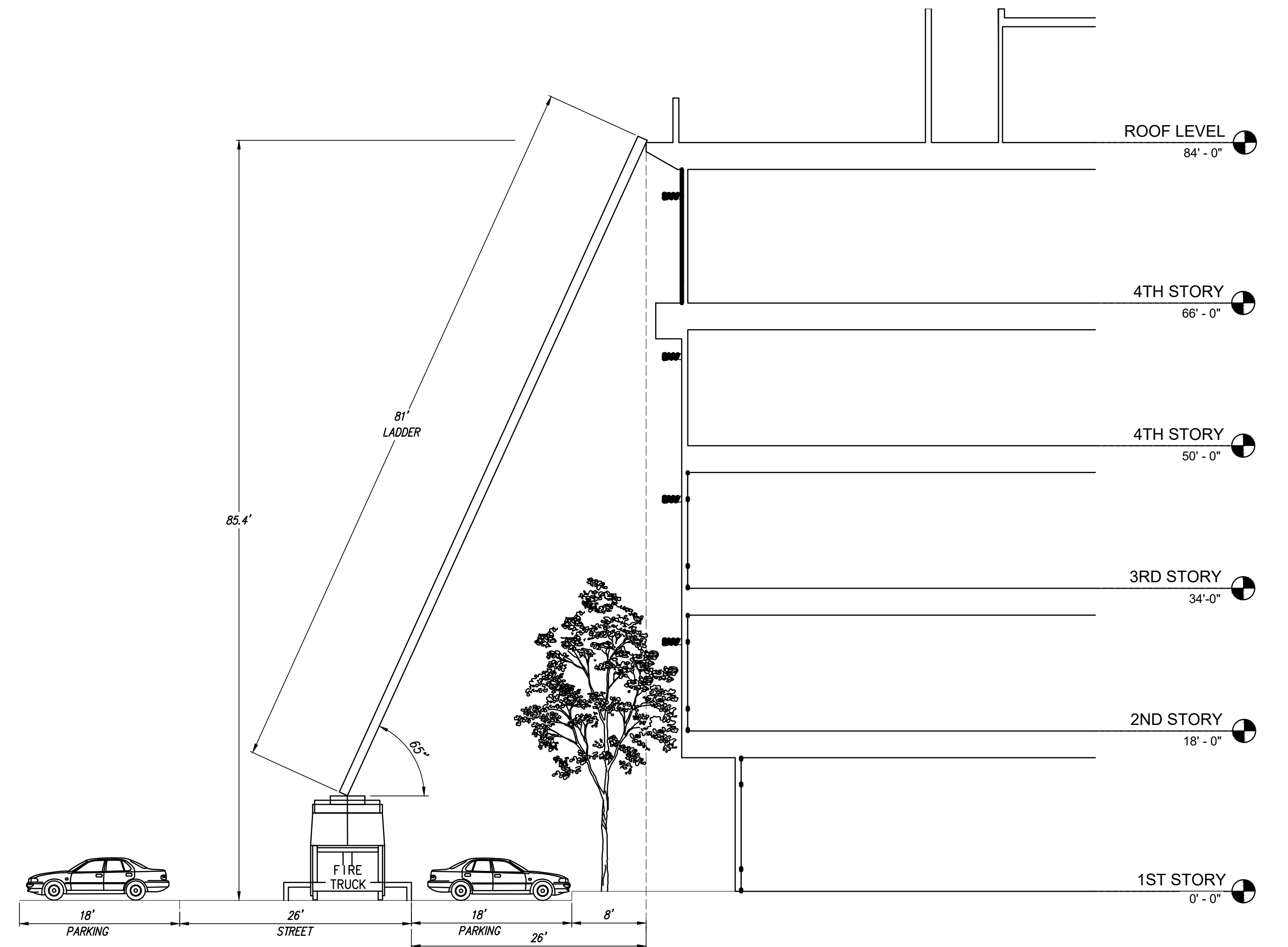


OFFICE 5
16' AERIAL ACCESS CLEARANCE
@ 26' DRIVE AISLE

SCALE: 1" = 10'

TREES AT MAXIMUM HEIGHT OF 35' AT MATURITY

H

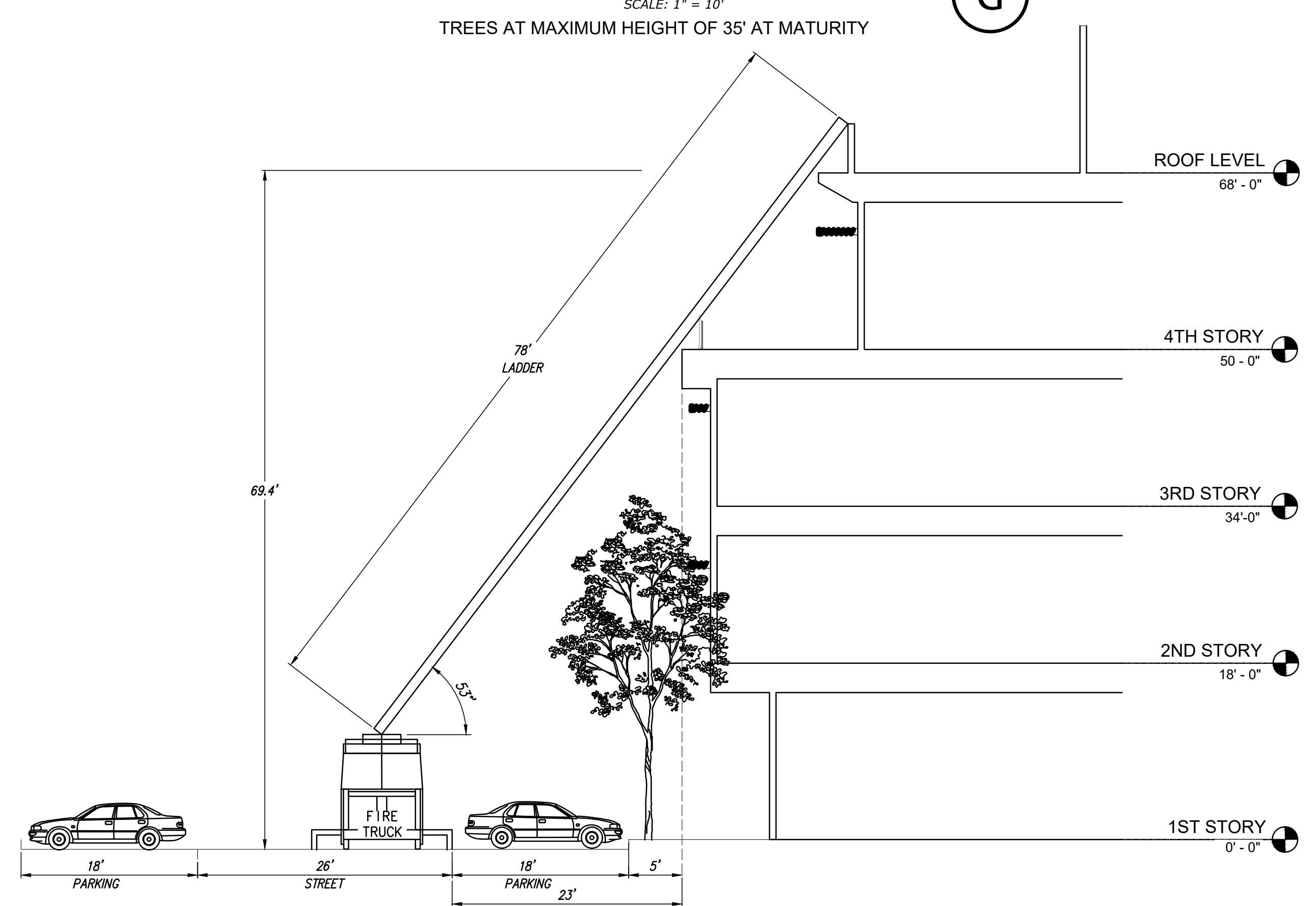


OFFICE 2 & 3
26' AERIAL ACCESS CLEARANCE
@ 26' DRIVE AISLE

SCALE: 1" = 10'

TREES AT MAXIMUM HEIGHT OF 35' AT MATURITY

G

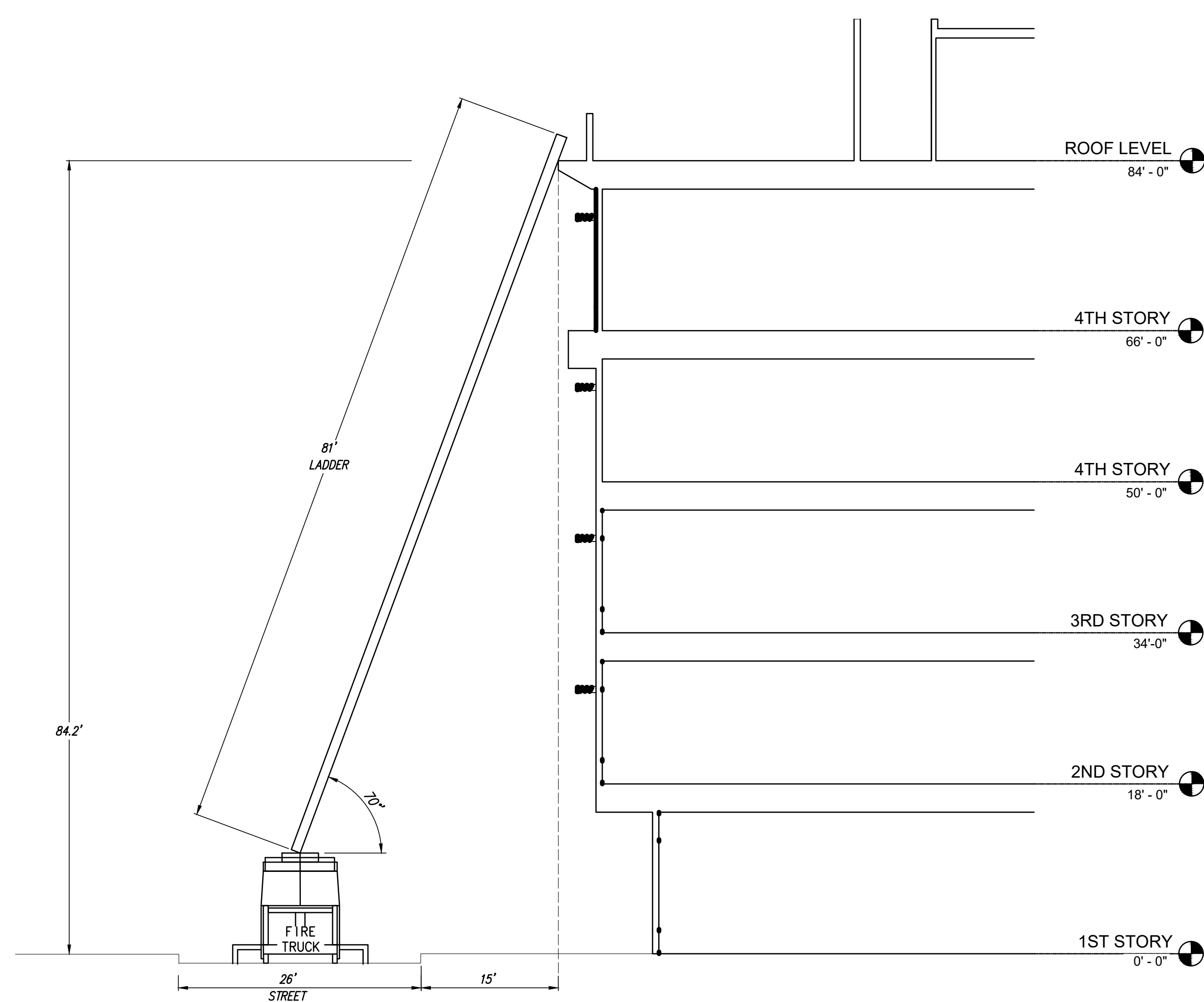


OFFICE 1
23' AERIAL ACCESS CLEARANCE
@ 26' DRIVE AISLE

SCALE: 1" = 10'

TREES AT MAXIMUM HEIGHT OF 35' AT MATURITY

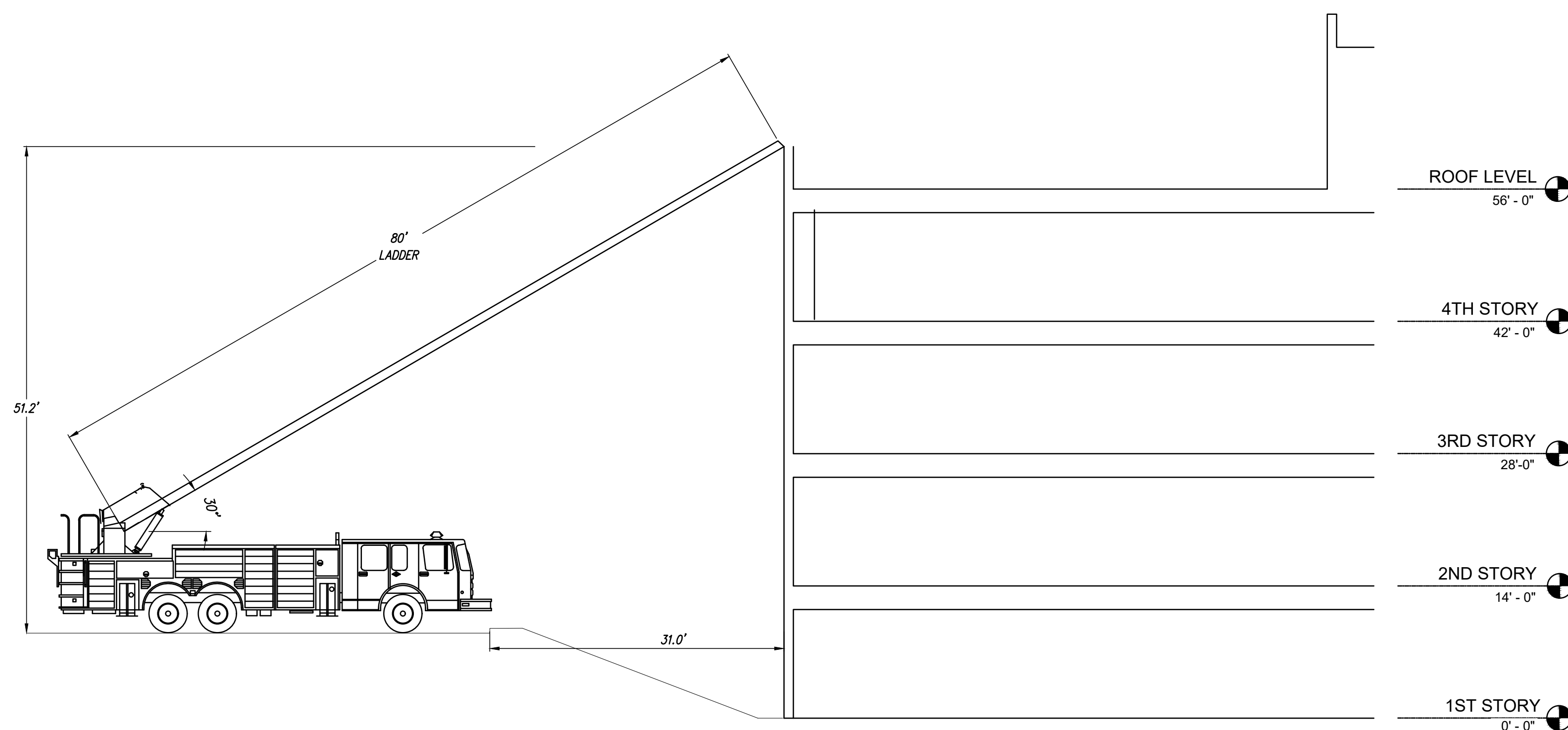
F



OFFICE 3
15' AERIAL ACCESS CLEARANCE
@ 26' DRIVE AISLE

SCALE: 1" = 10'

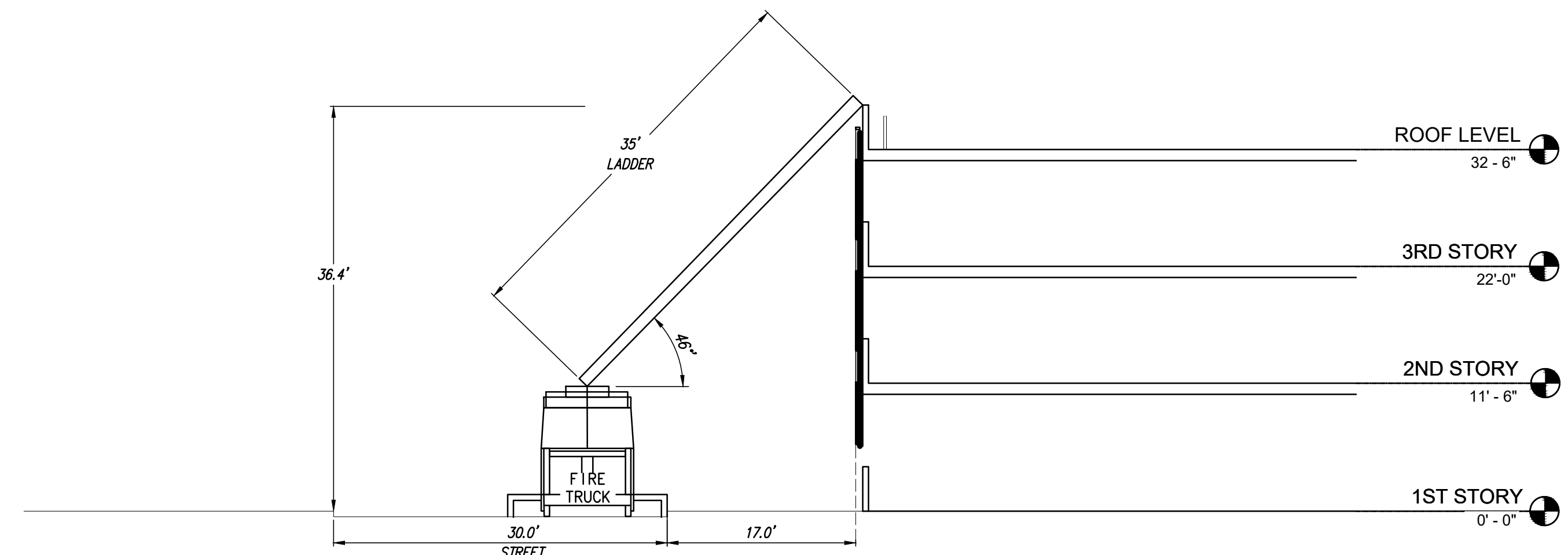
M



BUILDING P
31' AERIAL ACCESS CLEARANCE
@ 26' DRIVE AISLE

SCALE: 1" = 10'

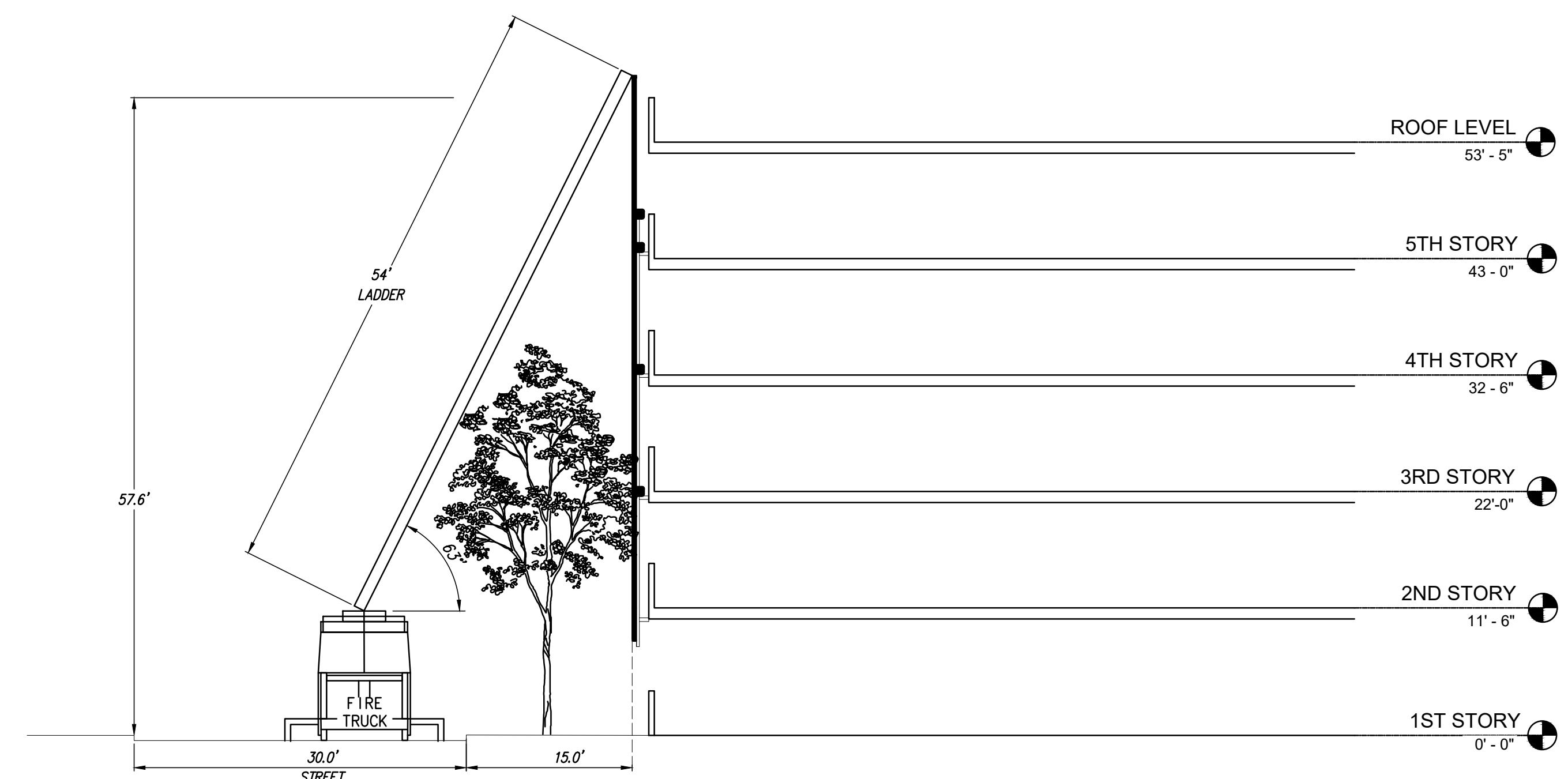
L



PARKING GARAGE 3
17' AERIAL ACCESS CLEARANCE
@ 30' DRIVE AISLE

SCALE: 1" = 10'

K

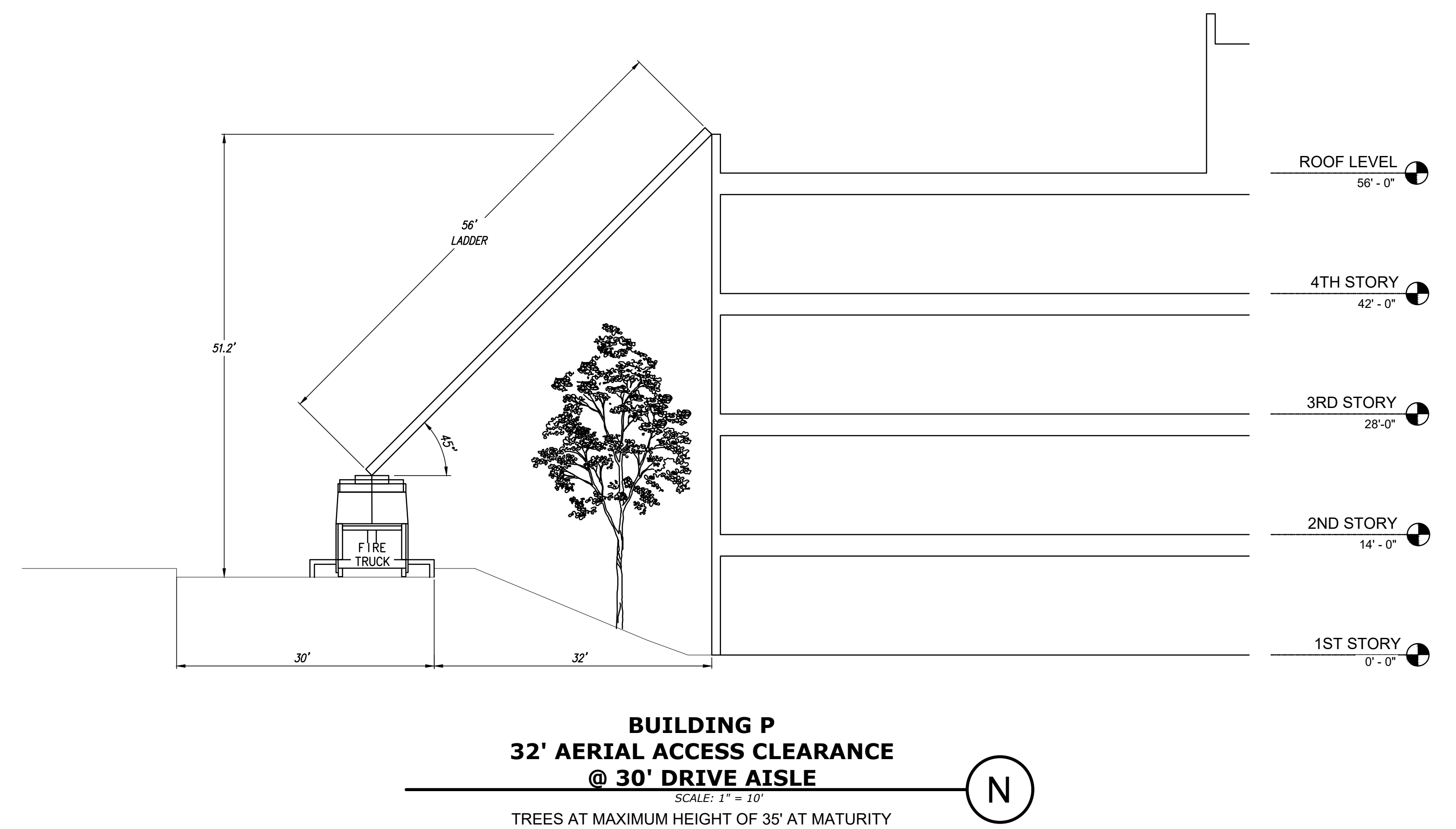
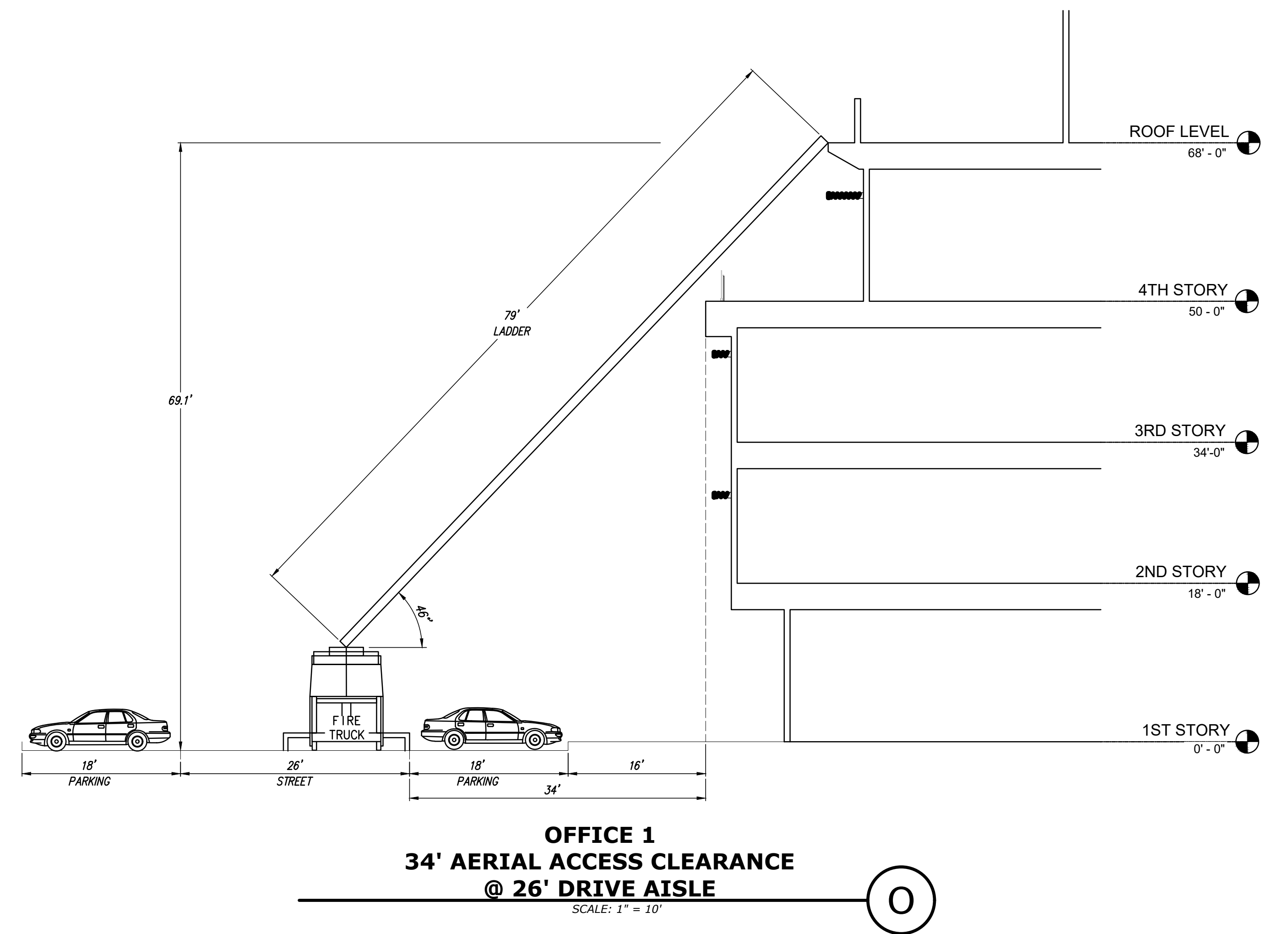


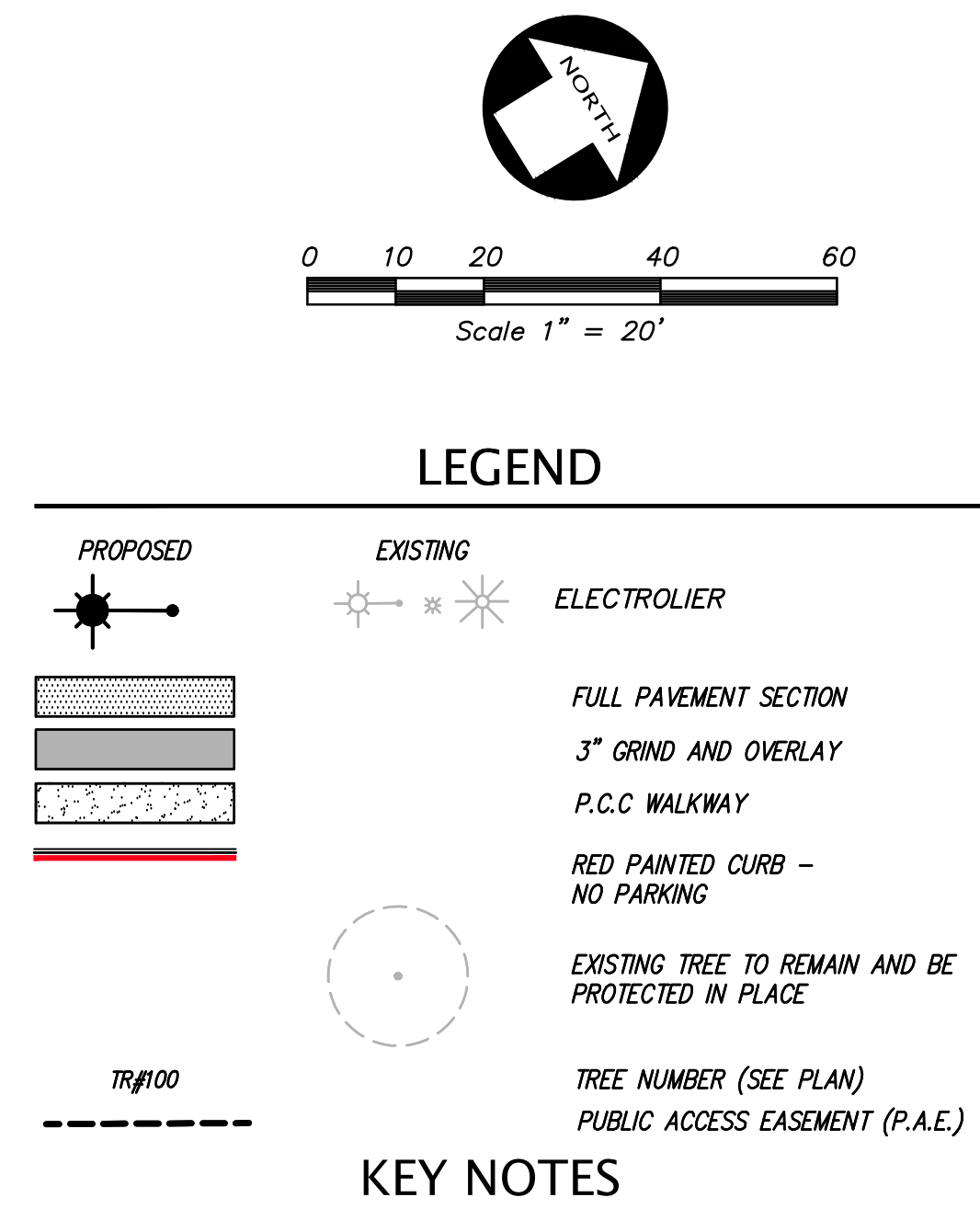
PARKING GARAGE 1 & 2
15' AERIAL ACCESS CLEARANCE
@ 26' DRIVE AISLE

SCALE: 1" = 10'

TREES AT MAXIMUM HEIGHT OF 35' AT MATURITY

J







LEGEND & ABBREVIATIONS

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

BUILDING NUMBER	BUILDING COVERAGE (SF)	GROSS FLOOR AREA (SF)
A	75,673	276,113
B	33,150	135,110
E	42,995	171,980
G	32,858	59,536
I	24,750	56,920
K	4,101	4,101
L	36,062	75,267
M	12,822	25,772
P	42,446	183,423
R	14,400	23,009
S	12,599	21,241
T	52,985	82,066
U	5,400	5,400
W	1,819	1,819
100	4,503	9,006
108	5,047	10,093
110	6,418	12,836
201	9,128	9,128
202	10,514	10,514
203	10,070	10,070
204	10,557	10,557
205	10,039	10,039
301	19,943	19,943
302 CAF	2,893	2,893
303	4,267	4,267
304	22,978	22,978
305	9,982	9,982
306	14,331	14,331
307	9,600	9,600
309	9,236	9,236
320	19,440	19,440
402/404	16,867	16,867
405	2,055	2,055
406	16,520	16,520
408	15,395	15,395
409	5,527	5,527
412	5,858	5,858
M1	1,440	1,440
SBSTN	595	-
CHURCH	12,700	12,700
TOTAL	647,963	1,393,032

LIMITED DEMO PHASE 1A

