OWNER
SRI INTERNATIONAL
333 RAVENSWOOD
MENLO PARK, CA 94025

APPLICANT
LPGS MENLO, LLC
MENLO PARK, CA 94025

ARCHITECT
SKIDMORE, OWINGS & MERRILL LLP
ONE MARITIME PLAZA
SAN FRANCISCO, CA 94111

CIVIL ENGINEERING
BKF
150 CALIFORNIA ST #600
SAN FRANCISCO, CA 94111

LANDSCAPE ARCHITECT
OJB
550 LOMAS SANTA FE DR
SOLANA BEACH, CA 92075

PARKING
WATRY
2099 GATEWAY PL, #550
SAN JOSE, CA 95110

MEP / LIGHTING
PAE / LUMA
444 SPEAR ST, #213
SAN FRANCISCO, CA 94105

ACOUSTICS
SALTER
130 SUTTER ST, FL 5
SAN FRNACISCO, CA 94104

ARBORIST
HORT SCIENCE | BARLETT
2550 NINTH ST, SUIT 112
BERKELEY, CA 94710

TRAFFIC
FEHR & PEERS
345 CALIFORNIA ST, SUITE 450
SAN FRANCISCO, CA 94104

PARKLINE COMMERCIAL ARCHITECTURE

333 RAVENSWOOD AVE
MENLO PARK, CA 94025

COMMERCIAL ARCHITECTURAL CONTROL PACKAGE

07/31/2026

PARKLINE LANE PARTNERS SRI SOM OJB BKF LUMA ktgy

COVER SHEET

COMMERCIAL ARCHITECTURAL CONTROL PACKAGE 07/31/2026

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COMMERCIAL ARCHITECTURAL CONTROL PACKAGE

SHEET INDEX - COMMERCIAL ACP

SHEET NUMBER	SHEET NAME	2026-06-03 - Commercial ACP	2026-07-31 - Commercial ACP Resubmittal
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A2.02.05	FLOOR PLAN - OFFICE 2 - LEVEL 5	●	●
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A5.01.02	OVERALL ELEVATION - OFFICE 1 - NORTH OVERALL	●	●
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A5.02.01	OVERALL ELEVATION - OFFICE 2 - SOUTH OVERALL	●	●
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A5.02.03	OVERALL ELEVATION - OFFICE 2 - WEST OVERALL	●	●
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A5.04.02	OVERALL ELEVATION - OFFICE 3 - NORTH OVERALL	●	●
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A5.04.11	OVERALL SECTION - OFFICE 4 - NORTH AND SOUTH	●	●
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L0.02	TREE INVENTORY TABLE		●
L0.03	TREE INVENTORY TABLE		●
L0.04	TREE INVENTORY TABLE		●
L0.05	TREE INVENTORY TABLE		●
L0.06	TREE INVENTORY TABLE		●
L0.07	TREE INVENTORY TABLE		●
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L1.00A	PRELIMINARY TREE PALETTE	●	●
L1.00B	PRELIMINARY PLANTING PALETTE	●	●
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C6.1	STORMWATER CONTROL DETAIL	●	●
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ADDITIONAL DRAWING SETS

PARKLINE CONDITIONAL DEVELOPMENT PERMIT MODIFICATION PLAN SET
PARKLINE FOR-SALE RESIDENTIAL ARCHITECTURAL CONTROL PLAN SET

REPORTS

PROJECT DESCRIPTION
HOUSING LAW AND DENSITY BONUS RELIEF REQUEST LETTER
DESIGN GUIDELINES WITH ANNOTATIONS AND PROPOSED REVISIONS
LEED REGISTRATION RECEIPTS
PRELIMINARY GEOTECHNICAL REPORT
CONSTRUCTION DATA AND PHASING
HISTORIC RESOURCES TECHNICAL REPORT MODIFICATION
TRIP GENERATION MEMO
ENERGY AND WATER MEMO
STATIONARY EQUIPMENT MEMO
C3C6 IMPERVIOUS AREA WORKSHEET AND STORMWATER REQUIREMENTS CHECKLIST
HYDROLOGY REPORT
PRELIMINARY SEWER REPORT
PRELIMINARY WATER INFRASTRUCTURE REPORT
ARBORIST REPORT

NOTES:

1. CDP AND ACP SETS ARE COMPLIMENTARY AND COORDINATED. CDP DRAWINGS DOCUMENT THE OVERALL DISTRICT MASTERPLAN LAND USES AND SITE WIDE DESIGN PROPOSAL. ACP DRAWINGS DOCUMENT INDIVIDUAL BUILDINGS AND ADJACENT SITE IMPROVEMENTS.

2. ACP PLAN SET FOR THE FOR-SALE RESIDENTIAL COMPONENT IS A SEPARATE DRAWING SET.

3. ACP PLAN SET FOR R1, R2, & R3 MULTIFAMILY BUILDINGS WILL BE A SEPARATE SUBMITTAL.

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LANE PARTNERS
SOM

PARKLINE MASTER PLAN

COMMERCIAL ARCHITECTURAL CONTROL PACKAGE

MENLO PARK, CA

APPLICANT

LPGS MENLO, LLC
MENLO PARK, CA

ARCHITECT

SKIDMORE, OWINGS & MERRILL
ONE MARITIME PLAZA, SAN FRANCISCO, CA

COMMERCIAL ARCHITECTURAL CONTROL PLAN SCOPE

O1 O4 P1 P2 O2 O3

COMMERCIAL ARCHITECTURAL CONTROL PACKAGE 07/31/2026

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ABBREVIATIONS

A/C	Air Conditioning
A/V	Audio Visual
ACST	Acoustical
ACT	Acoustical Ceiling Tile
AD	Area Drain
ADDL	Additional
ADJ	Adjacent
ADR	Access Door
AF	Access Floor
AFF	Above Finished Floor
AGGR	Aggregate
AHU	Air Handling Unit
ALS	Assisted Listening System
ALT	Alternate
ALUM	Aluminum
ANOD	Anodized
APPROX	Approximate(ly)
APT	Apartment
ARC	Architectural Concrete
ARCH	Architect(ural)
AUTO	Automatic
AUX	Auxiliary
AVG	Average
B/	Bottom of
BD	Board
BEV	Beveled
BG	Bumper Guard
BLDG	Building
BLKG	Block(ing)
BM	Beam
BMK	Benchmark
BOC	Bottom of Curb
BOMA	Bldg. Owners and Managers Assoc.
BR	Bedroom
BRK	Brick
BRZ	Bronze
BSMT	Basement
BS	Brass
BTU	British Thermal Unit(s)
CAP	Capacity
CB	Catch Basin
CCTV	Closed Circuit Television
CFM	Cubic Feet Per Minute
CG	Corner Guard(s)
CI	Cast Iron
CJ	Control Joint
CL	Center Line
CLG	Ceiling
CLG HT	Ceiling Height
CLO	Closet
CLR OPNG	Clear Opening
CMU	Concrete Masonry Unit(s)
CO	Cleanout
COL	Column
CONC	Concrete
CONF	Conference
CONN	Connect(ion)
CONSTR	Construction
CONT	Continuous / Continue
CONV	Convector
CORR	Corridor
CPOT	Continuous Path Of Travel
CPT	Carpet(ed)
CSK	Countersink / Countersunk
CSWK	Casework
CT	Ceramic Tile
CTR	Center(ed)
CU	Cubic
CW	Cold Water
DB	Decibel
DBL	Double
DD	Deck Drain
DEG	Degree(s)
DEPT	Department
DET	Detail(s)
DF	Drinking Fountain
DH	Double Hung
DIA	Diameter
DIAG	Diagonal
DIFF	Diffuser(s)
DIM	Dimension(s)
DISP	Dispenser
DIV	Divide / Division
DL	Dead Load
DMPF	Dampproofing
DMPR	Damper
DN	Down
DP	Drainage Panel
DR	Dining Room
DRP	Drapery
DWG	Drawing(s)
DWTR	Dumbwaiter
EA	Each
EC	Exposed Construction
EC	Elastomeric Coating
EIFS	Exterior Insulated Finish System
EJ	Expansion Joint
EL	Elevation (Grade)
ELAST	Elastomeric
ELEC	Electric(al)
ELEC CL	Electric Closet
ELEV	Elevator
ELEV	Elevation (Bldg)
EM	Entrance Mat
EMER	Emergency
ENCL	Enclosure / Enclose(d)
ENTR	Entrance
EOS	Edge of Slab
EQ	Equal
EQUIP	Equipment
ESC	Escalator
EW	Each Way
EWC	Electric Water Cooler
EXH	Exhaust
EXIST	Existing
EXP	Exposed
EXPN	Expansion
EXT	Exterior
F	Fahrenheit
FA	Fire Alarm
FAF	Fluid Applied Flooring
FAAP	Fire Alarm Annunciator Panel
FAB	Fabric
FAI	Fresh Air Intake
FD	Floor Drain
FDMPR	Fire Damper
FDTN	Foundation
FE	Fire Extinguisher
FEC	Fire Extinguisher Cabinet
FH	Fire Hydrant
FHC	Fire Hose Cabinet
FHR	Fire Hose Rack (Reel)
FIN	Finish(ed)
FIN FL	Finish Floor
FIN GR	Finish Grade
FLEX	Flexible
FLH	Flashing
FLMT	Flush Mounted
FLR	Floor(s)
FLS	Floor Sealer
FLUOR	Fluorescent
FO	Finished Opening
FP	Fireproofing
FPM	Feet per Minute
FR	Fire Retardant / Rating / Resist.
FRM	Frame
FRTW	Fire Retardant Treated Wood
FS	Full Size
FSS	Fire Stopping System
FSE	Food Service Equipment
FSP	Fire Standpipe
FT	Feet (Foot)
FTG	Footing
FWP	Fabric Wrapped Panel
G	Gas
GA	Gauge
GAL	Gallon(s)
GALV	Galvanized
GFRC	Glass Fiber Reinforced Concrete
GFRG	Glass Fiber Reinforced Gypsum
GI	Galvanized Iron
GL	Glass
GL BLK	Glass Block
GND	Ground
GPH	Gallons per Hour
GPM	Gallons per Minute
GRD	Grade
GRL	Grille
GWB	Gypsum Wallboard
HB	Hose Bib
HD	Head
HDW	Hardware
HEX	Hexagon(al)
HM	Hollow Metal
HNDRL	Handrail
HO	Hold Open
HORIZ	Horizontal
HPT	High Point
HR	Hour(s) (Fire Resistance Rating)
HT	Height
HVAC	Heating, Ventilating, Air Conditioning
HWY	Highway
ID	Inside Diameter
IDF	Intermediate Distribution Facility
INCL	Include(d) / Inclusive / Including
INFO	Information
INS	Insulation / Insulate(d)
INT	Interior
JC	Janitor Closet
JF	Joint Filler
JG	Joint Gasket
JT	Joint
KD	Knockdown
KIT	Kitchen
KO	Knockout
KPL	Kickplate
/	Angle
LAB	Laboratory
LAM	Laminate(d)
LAV	Lavatory
LBS	Pound(s)
LD	Linear Diffuser
LH	Left Hand
LIN	Linear
LONG	Longitudinal
LPT	Low Point
LR	Living Room
LTG	Lighting
LVR	Louver(ed)
MACH	Machine
MAINT	Maintain / Maintenance
MATL	Material
MAX	Maximum
MB	Metal Base
MDF	Main Distribution Facility
MECH	Mechanical
MED	Medium
MEZZ	Mezzanine
MFR	Manufacturer
MH	Manhole
MIN	Minimum
MISC	Miscellaneous
ML	Metal Lath
ML WK	Millwork
MLDG	Molding
MO	Masonry Opening
MP	Metal Panel
MTD	Mounted
MTL	Metal
MUL	Mullion
N	North
NA	Not Applicable
NC	Noise Criteria
NIC	Not in Contract
NO	Number
NOM	Nominal
NRC	Noise Reduction Coefficient
NTS	Not to Scale
OA	Outside Air
OC	On Center
OD	Outside Diameter
OF	Outside Face
OFD	Overflow Drain
OFF	Office
OH DR	Overhead Coiling Door
OPH	Opposite Hand
OPNG	Opening
OPP	Opposite
OPR	Operating / Operable
ORD	Overflow Roof Drain
OZ	Ounce
PA	Public Address
PAR	Parallel
PART	Partial
PAV	Pavers
PB	Particle Board
PCC	Precast Concrete
PERF	Perforated
PERP	Perpendicular
PL	Plastic Laminate
PLA	Plaster
PLBG	Plumbing
PLYWD	Plywood
PNEU	Pneumatic
POL	Polished
PR	Pair
PREFAB	Prefabricate(d)
PROJ	Project(s)
PROP	Property
PSF	Pounds per Square Foot
PSI	Pounds per Square Inch
PT	Paint(ed)
PTN	Partition
PVC	Polyvinyl Chloride
PVG	Paving
PWR	Power
QT	Quarry Tile
QTY	Quantity
R	Riser
RA	Return Air
RAD	Radius
RB	Resilient Base
RC	Reinforced Concrete
RD	Roof Drain
RECPT	Receptacle
RECT	Rectangle
REF	Reference
REFR	Refrigerator
REG	Register
REINF	Reinforce(d, -ing, -ment)
REQD	Required
REV	Revised / Revision
RF	Resilient Flooring
RFA	Roofing Accessories
RH	Right Hand
RM	Room
RMX	Resin Matrix
RND	Round(ed)
RO	Rough Opening
ROT	Rotated
ROW	Right of Way
RPM	Revolutions per Minute
RR	Railroad
RS	Roofing System
SA	Supply Air
SAN	Sanitary
SB	Splash Block
SCHED	Schedule(d)
SE	Sealant
SECT	Section
SHR	Shower
SHT	Sheet
SHTHG	Sheathing
SIM	Similar
SLDG	Slide / Sliding
SMR	Sheet Metal Roofing
SPC	Synthetic Polymer Countertop
SPEC	Specification(s)
SQ	Square
SQ FT	Square Foot / Feet
STL ST	Stainless Steel
ST	Stone
STC	Sound Transmission Class
STD	Standard
STL	Steel
STOR	Storage
STRUCT	Structure / Structural
SURF MTD	Surface Mounted
SUSP	Suspend(ed) / Suspension
SWBD	Switchboard
SYMM	Symmetrical
T	Tread
T&G	Tongue and Groove
T/	Top of
TA	Toilet Accessory(ies)
TC	Traffic Coating
TD	Trench Drain
TEL	Telephone
TEMP	Temperature
TER	Terrazzo
THK	Thick(ness)
THRES	Threshold
TOC	Top of Curb
TOPO	Topography Map
TRANS	Transom
TV	Television
T.W.	Tread Width
TYP	Typical
UC	Undercut
UNFIN	Unfinished
UNO	Unless Noted Otherwise
UPS	Uninterrupted Power Supply
VAC	Vacuum
VERT	Vertical
VEST	Vestibule
VIF	Verify in Field
VNR / VE	Veneer
VOL	Volume
W/	With
W/O	Without
WB	Wood Base
WC	Wheel Chair
WCV	Wall Covering
WD	Wood
WDF	Wood Door and Frame
WH	Wall Hydrant
WI	Wrought Iron
WP	Work Point
WPS	Waterproofing System
WR	Weather Resistant
WRB	Wardrobe
WS	Weatherstrip(ping)
WT	Weight
WTR	Window Treatment
WV	Wood Veneer
WWF	Welded Wire Fabric
XYZ	

TAGS

ROOM NAME / 101 / 150 SF — ROOM TAG; ROOM NAME INDICATOR; ROOM NUMBER; AREA

ROOM NAME / 101 — ROOM TAG; ROOM NAME INDICATOR; ROOM NUMBER

AREA NAME / 150 SF — AREA TAG; AREA NAME INDICATOR; AREA

A-3 / **AREA NAME** / 150 SF / 200 OCC — OCCUPANCY TAG; OCCUPANCY GROUP; AREA NAME INDICATOR; AREA; NUMBER OF OCCUPANTS

E12 / 1 A — WALL TAG; PARTITION TYPE; ACOUSTIC RATING (WHERE INDICATED); FIRE RATING (WHERE INDICATED)

ACT-1 / 9' - 0" — CEILING TAG; CEILING FINISH; CEILING HEIGHT (AFF)

101 — DOOR NUMBER

22 / RFI #44 — REVISION TAG; REVISION NUMBER; RFI

0000 — ACCESSORY NUMBER

MISC. SYMBOLS

CENTERLINE

ALIGN

NORTH SYMBOL

BREAK LINE

GRAIN DIRECTION

X — PATTERN START POINT

CONC / AF-1 — FLOOR MATERIAL TRANSITION; MATERIAL 1; MATERIAL 2

DATUM SYMBOLS

LEVEL 01 / +20' - 0" — LEVEL HEAD; LEVEL NAME; ELEVATION

AA — COLUMN LINE INDICATOR

AA — EXISTING COLUMN LINE INDICATOR

REFERENCE POINT; WORK POINT; DIMENSION POINT; START POINT

XX +1' - 6" — POINT ELEVATION; ELEVATION; PREFIX

XX +1' - 6" — SURFACE ELEVATION; ELEVATION; PREFIX

XX +1' - 6" — SITE ELEVATION; ELEVATION; PREFIX

HP +1' - 6" — HIGH POINT

LP +1' - 6" — LOW POINT

DRAWING REFERENCE SYMBOLS

FIRST FLOOR PLAN 01 — SCALE: 1/8" = 1'-0"
DRAWING TITLE; DRAWING NAME; DRAWING NUMBER; DRAWING SCALE

1 / A10.20.30 — BUILDING SECTION INDICATOR; SECTION IDENTIFIER; DRAWING NUMBER

1 / A10.20.30 — CALLOUT INDICATOR; CALLOUT IDENTIFIER; DRAWING NUMBER

1 / A10.20.30 — DETAIL INDICATOR; DETAIL IDENTIFIER; DRAWING NUMBER

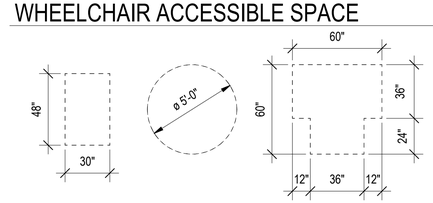
1 / A10.20.30 — EXTERIOR ELEVATION INDICATOR; ELEVATION IDENTIFIER; DRAWING NUMBER

12 / 12 / 12 / 12 / A10.20.30 — INTERIOR ELEVATION INDICATOR; ELEVATION IDENTIFIER; DRAWING NUMBER

RE: 01 / A2.0 — MATCHLINE & VIEW REFERENCE; DRAWING NUMBER; DRAWING IDENTIFIER

RE: 01 / A2.0 — VIEW REFERENCE; DRAWING NUMBER; DRAWING IDENTIFIER

WHEELCHAIR ACCESSIBLE SPACE



Note to specifier: These are the most common

GENERAL NOTES

1. PLAN DIMENSIONS ARE TO FACE OF FINISH, U.O.N. SYMMETRICAL AREAS DIMENSIONED ONE SIDE ONLY WITH OTHER SIDE OPPOSITE HAND, UON. PARTITIONS SHOWN ON COLUMN LINE ARE TO BE CENTERED ON COLUMN LINE, U.O.N.

2. REFER TO CIVIL DRAWINGS FOR PROJECT DATUM.

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PROJECT TECHNICAL SUMMARY

OFFICE 01

ZONING SUMMARY	ALLOWED	PROPOSED	REF
USE	PERMITTED	OFFICE/R&D	MPMC 16.35
OCCUPANCY	PERMITTED	B, A-3, S-2	CBC CHAPTER 3
CONSTRUCTION TYPE		TYPE IV-B	CBC 602.4.2
BUILDING AREA	288,000	227,108	CBC 506
BUILDING COVERAGE	-	38,835	-
BUILDING HEIGHT	180'-0"	124'-0"	CBC 504
ZONING HEIGHT	150'-0"	107'-10"	PARKLINE DESIGN STANDARDS
STORIES	12	7	CBC 504
HIGH-RISE	HIGHEST OCC. FLOOR <120'-0"	NO	CBC 403
SPRINKLERED	-	YES	CBC 903
NUMBER OF EXITS		3	CBC 1006
VEHICULAR PARKING	2 PER 1,000 SF	76	MPMC 16.35
BICYCLE PARKING	1 PER 5,000 SF	46	MPMC 16.35

OFFICE 01 - AREA TABLE	
LEVEL	GFA
PENTHOUSE / T.O. PARAPET	3,341 SF
LEVEL B1	2,178 SF
LEVEL 07	30,098 SF
LEVEL 06	32,509 SF
LEVEL 05	33,877 SF
LEVEL 04	33,876 SF
LEVEL 03	33,877 SF
LEVEL 02	29,549 SF
LEVEL 01	27,803 SF
TOTAL GFA:	227,108 SF

TOTAL PARKING PROVIDED: **76 TOTAL**

Menlo Park Green Code requirement	
EV Capable (30% of total)	23
EVCS (75% of EV Capable , counts towards EV Capable total)	18
Provided :	
EVCS Total	**18**
EVCS Van Accessible	1
EVCS Standard Accessible	1
EVCS Ambulatory	0
Non ADA ECVS Spaces	16
EV Capable	5
Non-EV Parking Spaces	**58**
Van Accessible	1
Standard Accessible	2

OFFICE 02

ZONING SUMMARY	ALLOWED	PROPOSED	REF
USE	PERMITTED	OFFICE/R&D	MPMC 16.35
OCCUPANCY	PERMITTED	B, A-3, S-2	CBC CHAPTER 3
CONSTRUCTION TYPE		TYPE IV-B	CBC 602.4.2
BUILDING AREA	288,000	260,805	CBC 506
BUILDING COVERAGE	-	38,700	-
BUILDING HEIGHT	180'-0"	160'-6"	CBC 504
ZONING HEIGHT	155'-0"	150'-6"	PARKLINE DESIGN STANDARDS
STORIES	12	10	CBC 504
HIGH-RISE	HIGHEST OCC. FLOOR <120'-0"	YES	CBC 403
SPRINKLERED	-	YES	CBC 903
NUMBER OF EXITS		3	CBC 1006
VEHICULAR PARKING	2 PER 1,000 SF	103	MPMC 16.35
BICYCLE PARKING	1 PER 5,000 SF	53	MPMC 16.35

OFFICE 02 - AREA TABLE	
LEVEL	GFA
ROOF DECK	3,329 SF
LEVEL B1	2,364 SF
LEVEL 10	16,540 SF
LEVEL 09	20,423 SF
LEVEL 08	19,723 SF
LEVEL 07	20,423 SF
LEVEL 06	19,723 SF
LEVEL 05	32,426 SF
LEVEL 04	31,726 SF
LEVEL 03	34,379 SF
LEVEL 02	32,743 SF
LEVEL 01	27,004 SF
TOTAL GFA:	260,805 SF

TOTAL PARKING PROVIDED: **103 TOTAL**

Menlo Park Green Code requirement	
EV Capable (30% of total)	31
EVCS (75% of EV Capable , counts towards EV Capable total)	24
Provided :	
EVCS Total	**24**
EVCS Van Accessible	1
EVCS Standard Accessible	1
EVCS Ambulatory	0
Non ADA ECVS Spaces	22
EV Capable	7
Non-EV Parking Spaces	**79**
Van Accessible	1
Standard Accessible	3

OFFICE 03

ZONING SUMMARY	ALLOWED	PROPOSED	REF
USE	PERMITTED	OFFICE/R&D	MPMC 16.35
OCCUPANCY	PERMITTED	B, A-3, S-2	CBC CHAPTER 3
CONSTRUCTION TYPE		TYPE IV-B	CBC 602.4.2
BUILDING AREA	288,000	230,581	CBC 506
BUILDING COVERAGE	-	42,395	-
BUILDING HEIGHT	180'-0"	124'-0"	CBC 504
ZONING HEIGHT	155'-0"	107'-10"	PARKLINE DESIGN STANDARDS
STORIES	12	7	CBC 504
HIGH-RISE	HIGHEST OCC. FLOOR <120'-0"	NO	CBC 403
SPRINKLERED	-	YES	CBC 903
NUMBER OF EXITS		3	CBC 1006
VEHICULAR PARKING	2 PER 1,000 SF	76	MPMC 16.35
BICYCLE PARKING	1 PER 5,000 SF	47	MPMC 16.35

OFFICE 03 - AREA TABLE	
LEVEL	GFA
PENTHOUSE / T.O.PARAPET	3,464 SF
LEVEL B1	2,191 SF
LEVEL 07	30,098 SF
LEVEL 06	32,512 SF
LEVEL 05	33,875 SF
LEVEL 04	33,875 SF
LEVEL 03	33,875 SF
LEVEL 02	31,909 SF
LEVEL 01	28,782 SF
TOTAL GFA:	230,581 SF

TOTAL PARKING PROVIDED: **76 TOTAL**

Menlo Park Green Code requirement	
EV Capable (30% of total)	23
EVCS (75% of EV Capable , counts towards EV Capable total)	18
Provided :	
EVCS Total	**18**
EVCS Van Accessible	1
EVCS Standard Accessible	1
EVCS Ambulatory	0
Non ADA ECVS Spaces	16
EV Capable	5
Non-EV Parking Spaces	**58**
Van Accessible	1
Standard Accessible	2

OFFICE 04

ZONING SUMMARY	ALLOWED	PROPOSED	REF
USE	PERMITTED	OFFICE/R&D	MPMC 16.35
OCCUPANCY	PERMITTED	B, A-3, S-2, (FUTURE L)	CBC CHAPTER 3
CONSTRUCTION TYPE		TYPE I-A	CBC 602.2
BUILDING AREA	288,000	181,736	CBC 506
BUILDING COVERAGE	-	45,875	-
BUILDING HEIGHT	UNLIMITED	103'-0"	CBC 504
ZONING HEIGHT	155'-0"	86'-7"	PARKLINE DESIGN STANDARDS
STORIES	UNLIMITED	5	CBC 504
HIGH-RISE	HIGHEST OCC. FLOOR <120'-0"	NO	CBC 403
SPRINKLERED	-	YES	CBC 903
NUMBER OF EXITS		2	CBC 1006
VEHICULAR PARKING	2 PER 1,000 SF	103	MPMC 16.35
BICYCLE PARKING	1 PER 5,000 SF	37	MPMC 16.35

OFFICE 04 - AREA TABLE	
LEVEL	GFA
PENTHOUSE / T.O.PARAPET	3,172 SF
LEVEL B1	2,321 SF
LEVEL 05	27,145 SF
LEVEL 04	36,195 SF
LEVEL 03	37,426 SF
LEVEL 02	40,195 SF
LEVEL 01	35,283 SF
TOTAL GFA:	181,736 SF

TOTAL PARKING PROVIDED: **103 TOTAL**

Menlo Park Green Code requirement	
EV Capable (30% of total)	31
EVCS (75% of EV Capable , counts towards EV Capable total)	24
Provided :	
EVCS Total	**24**
EVCS Van Accessible	1
EVCS Standard Accessible	1
EVCS Ambulatory	0
Non ADA ECVS Spaces	22
EV Capable	7
Non-EV Parking Spaces	**79**
Van Accessible	1
Standard Accessible	3

NOTES:

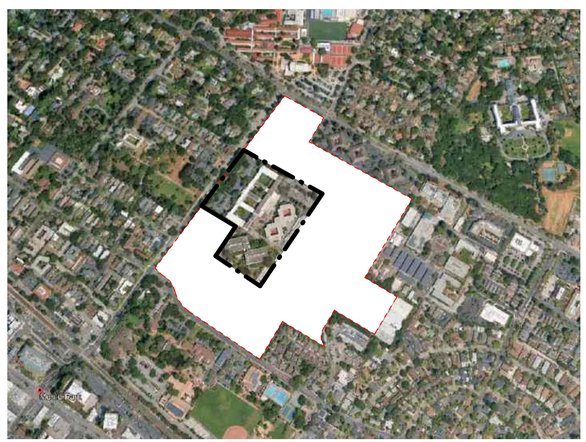
1. SEE AREA DRAWINGS ON A9 SHEETS FOR DETAILED FLOOR BY FLOOR AREA CALCULATIONS

OVERALL PROJECT INFORMATION

APPLICABLE CODES & STANDARDS:	2025 CALIFORNIA BUILDING CODE AND APPENDICES 2025 CALIFORNIA ENERGY CODE 2025 CALIFORNIA PLUMBING CODE 2025 CALIFORNIA ELECTRICAL CODE 2025 CALIFORNIA MECHANICAL CODE 2025 CALIFORNIA FIRE CODE 2025 CALIFORNIA ENERGY CODE, CALIFORNIA CODE OF REGULATIONS (TITLE 24 ENERGY EFFICIENCY STANDARDS) CAL OSHA - CALIFORNIA OCCUPATIONAL SAFETY HAZARD AUTHORITY ADAAG - AMERICAN WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES 2026 MENLO PARK MUNICIPAL CODE TITLE 15 SUBDIVISIONS, TITLE 16 ZONING
SITE ADDRESSES:	201, 301, AND 333 RAVENSWOOD AVE. AND 555 AND 565 MIDDLEFIELD RD
ZONING DESIGNATION:	C-1-S(X) ADMINISTRATIVE, PROGRESSIONAL AND RESEARCH, SPECIAL DISTRICT
OVERALL SITE ACREAGE:	EXISTING: 63.22 ACRES PROPOSED: 64.23 ACRES
GROSS FLOOR AREA:	OFFICE GFA: 901,493 RETAIL GFA: 40,629 TOTAL COMMERCIAL GFA: 942,122
TOTAL COMBINED PARKING COUNT:	VEHICULAR SPACES PROVIDED: 1,997 BICYCLE SPACES REQUIRED: 267 BICYCLE SPACES PROVIDED: 267

VICINITY MAP

SITE MAP



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PROJECT TECHNICAL SUMMARY

RETAIL BUILDINGS 01-09

ZONING SUMMARY	ALLOWED	PROPOSED	REF
USE	PERMITTED	RETAIL	MPMC 16.35
OCCUPANCY	PERMITTED	M	CBC CHAPTER 3
CONSTRUCTION TYPE		TYPE V-B	CBC 602.5
BUILDING AREA	36,000	20,000 (MAX)	CBC 506
BUILDING COVERAGE	-	25,000 (MAX)	-
BUILDING HEIGHT	60'-0"	37'-6"	CBC 504
ZONING HEIGHT	40'-0"	37'-6"	PARKLINE DESIGN STANDARDS
STORIES	2	1	CBC 504
HIGH-RISE	HIGHEST OCC. FLOOR <120'-0"	NO	CBC 403
SPRINKLERED	-	YES	CBC 903
NUMBER OF EXITS		1 & 2	CBC 1006
VEHICULAR PARKING	2.5 PER 1,000 SF	92	MPMC 16.35
BICYCLE PARKING	1 PER 5,000 SF	10	MPMC 16.35

RETAIL - AREA TABLE	
BUILDING	GFA
RETAIL BUILDING 1	
RETAIL	2,614 SF
RETAIL BUILDING 2	
RETAIL	3,553 SF
RETAIL BUILDING 3	
RETAIL	1,024 SF
RETAIL BUILDING 4	
RETAIL	3,506 SF
RETAIL BUILDING 5	
RETAIL	1,184 SF
RETAIL BUILDING 6	
RETAIL	1,974 SF
RETAIL BUILDING 7	
RETAIL	7,806 SF
RETAIL BUILDING 8	
RETAIL	2,304 SF
RETAIL BULDING 9	
RETAIL	16,572 SF
TOTAL RETAIL AREA	40,536 SF

TOTAL PARKING DEDICATED TO RETAIL: 92
TOTAL PUBLIC SURFACE PARKING: 75
TOTAL PARKING PROVIDED: **167 TOTAL**

Menlo Park Green Code requirement
EV Capable (30% of total) 51
EVCS (75% of EV Capable , counts towards EV Capable total) 39
Provided :
EVCS Total **39**
EVCS Van Accessible 1
EVCS Standard Accessible 1
EVCS Ambulatory 1
Non ADA ECVS Spaces 36
EV Capable 12

Non-EV Parking Spaces **128**
Van Accessible 1
Standard Accessible 4

PARKING GARAGE 01

ZONING SUMMARY	ALLOWED	PROPOSED	REF
USE	PERMITTED	PARKING	MPMC 16.35
OCCUPANCY	PERMITTED	S-2	CBC CHAPTER ...
CONSTRUCTION TYPE		TYPE I-A	CBC 602.2
BUILDING AREA	UNLIMITED	227,606	CBC 506
BUILDING COVERAGE	-	40,701	-
BUILDING HEIGHT	UNLIMITED	64'-0"	CBC 504
ZONING HEIGHT	70'-0"	64'-0"	PARKLINE DESIGN STANDARDS
STORIES	UNLIMITED	5	CBC 504
HIGH-RISE	HIGHEST OCC. FLOOR <120'-0"	NO	CBC 403
SPRINKLERED	-	YES	CBC 903
NUMBER OF EXITS		2	CBC 1006
VEHICULAR PARKING	-	909	MPMC 16.35
BICYCLE PARKING	1 PER 20 VEHICULAR SPACES	46	MPMC 16.35

PARKING GARAGE 01 - AREA TABLE	
LEVEL	AREA
LEVEL B1	34,371.71 SF
LEVEL 05	38,659.25 SF
LEVEL 04	38,667.45 SF
LEVEL 03	38,667.45 SF
LEVEL 02	38,667.45 SF
LEVEL 01	38,572.49 SF
TOTAL AREA	227,605.82 SF

TOTAL PARKING PROVIDED: **870 TOTAL**

Menlo Park Green Code requirement
EV Capable (30% of total) 261
EVCS (75% of EV Capable , counts towards EV Capable total) 196
Provided :
EVCS Total **196**
EVCS Van Accessible 2
EVCS Standard Accessible 5
EVCS Ambulatory 5
Non ADA ECVS Spaces 184
EV Capable 65

Non-EV Parking Spaces **674**
Van Accessible 3
Standard Accessible 11

PARKING GARAGE 02

ZONING SUMMARY	ALLOWED	PROPOSED	REF
USE	PERMITTED	PARKING	MPMC 16.35
OCCUPANCY	PERMITTED	S-2	CBC CHAPTER 3, 406
CONSTRUCTION TYPE		TYPE I-A	CBC 602.2
BUILDING AREA	UNLIMITED	292,745	CBC 506
BUILDING COVERAGE	-	53,276	-
BUILDING HEIGHT	UNLIMITED	64'-0"	CBC 504
ZONING HEIGHT	70'-0"	64'-0"	PARKLINE DESIGN...
STORIES	UNLIMITED	5	CBC 504
HIGH-RISE	HIGHEST OCC. FLOOR <120'-0"	NO	CBC 403
SPRINKLERED	-	YES	CBC 903
NUMBER OF EXITS		2	CBC 1006
VEHICULAR PARKING	-	677	MPMC 16.35
BICYCLE PARKING	1 PER 20 VEHICULAR SPACES	34	MPMC 16.35

PARKING GARAGE 02 - AREA TABLE	
LEVEL	AREA
T.O PARKING	45,417 SF
LEVEL B1	46,688 SF
LEVEL 04	50,160 SF
LEVEL 03	50,160 SF
LEVEL 02	50,160 SF
LEVEL 01	50,160 SF
TOTAL AREA	292,745 SF

TOTAL PARKING PROVIDED: **677 TOTAL**

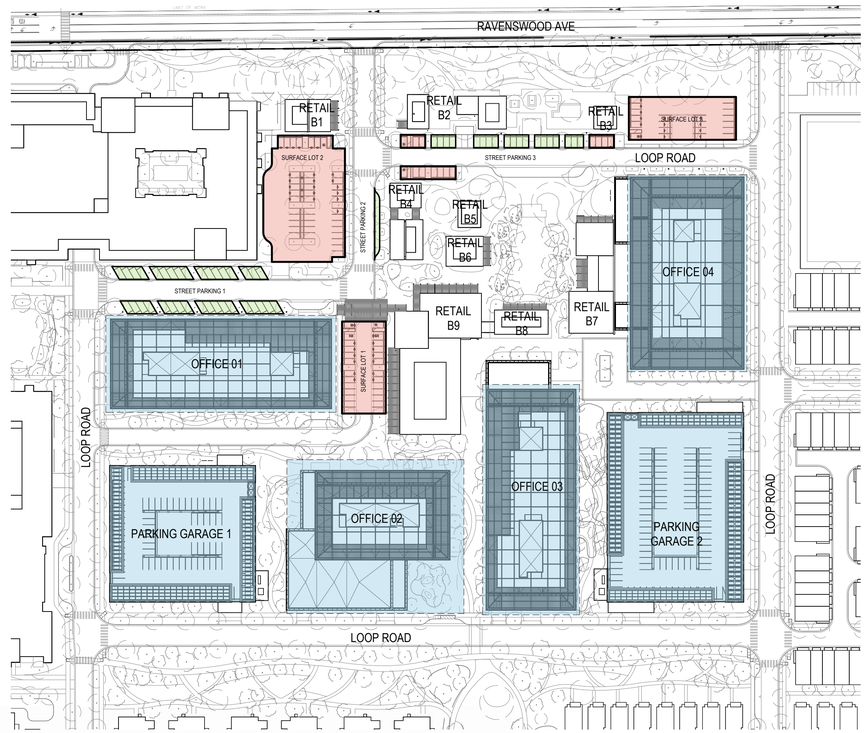
Menlo Park Green Code requirement
EV Capable (30% of total) 204
EVCS (75% of EV Capable , counts towards EV Capable total) 153
Provided :
EVCS Total **153**
EVCS Van Accessible 2
EVCS Standard Accessible 4
EVCS Ambulatory 5
Non ADA ECVS Spaces 142
EV Capable 51

Non-EV Parking Spaces **524**
Van Accessible 2
Standard Accessible 9

NOTES:

1. SEE AREA DRAWINGS ON A9 SHEETS FOR DETAILED FLOOR BY FLOOR AREA CALCULATIONS

COMMERCIAL PARKING SUMMARY



COMMERCIAL PARKING SUMMARY		
ALLOWABLE PARKING		
OFFICE ALLOWABLE PARKING RATIO:		2 SPACES PER 1,000 SF
BUILDING	GROSS AREA	ALLOWABLE PARKING
OFFICE 01	227,021	454
OFFICE 02	262,135	524
OFFICE 03	230,581	461
OFFICE 04	181,756	364
TOTAL	901,493	1,803
RETAIL ALLOWABLE PARKING RATIO:		2.5 SPACES PER 1,000 SF
BUILDING	GROSS AREA	ALLOWABLE PARKING
1-9	40,536	102

PROVIDED PARKING			
PARKING STRUCTURES			
BUILDING/LOT	OFFICE PARKING PROVIDED	OFFICE PARKING ALLOWED	ADDITIONAL PARKING PROVIDED
OFFICE 01	76		
OFFICE 02	103		
OFFICE 03	76		
OFFICE 04	103		
PARKING GARAGE 1	677		
PARKING GARAGE 2	768		141
TOTAL	1,803	1,803	
TOTAL STRUCTURED PARKING	1,944		
SURFACE PARKING			
BUILDING/LOT	RETAIL PARKING PROVIDED	RETAIL PARKING ALLOWED	ADDITIONAL PARKING PROVIDED
SURFACE LOT 1	26		
SURFACE LOT 2	40		
SURFACE LOT 3	21		
STREET PARKING 1			35
STREET PARKING 2			3
STREET PARKING 3	15		18
TOTAL	102	102	56
TOTAL SURFACE PARKING	158		

LEGEND

- OFFICE PARKING
- RETAIL PARKING
- OTHER PARKING

NOTES:

1. OFFICE PARKING IS SHARED BETWEEN EACH BUILDING'S BELOW GRADE GARAGE AND PARKING GARAGES 1 & 2
2. RETAIL PARKING IS SHARED BETWEEN SURFACE LOTS 1-3 & STREET PARKING 3
3. ADDITIONAL PARKING IN STREET PARKING AREAS 1-3 ARE FOR VISITOR USE
4. PARKING GARAGE 2 HAS AN ADDITIONAL 39 SPACES RESERVED FOR RESIDENTIAL GUEST PARKING AND 102 SPACES RESERVED FOR VISITOR PARKING.

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01 RETAIL VILLAGE

02 NORTH LOOP ROAD

03 OFFICE BUILDING 2

04 TOWER FACADE

LANE PARTNERS
SOM

PARKLINE MASTER PLAN
COMMERCIAL ARCHITECTURAL CONTROL PACKAGE
MENLO PARK, CA

APPLICANT
LPGS MENLO, LLC
MENLO PARK, CA

ARCHITECT
SKIDMORE, OWINGS & MERRILL
ONE MARITIME PLAZA, SAN FRANCISCO, CA

RENDERINGS

COMMERCIAL ARCHITECTURAL CONTROL PACKAGE 07/31/2026

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01 RETAIL VILLAGE

02 PARKING GARAGE 2

03 OFFICE BUILDINGS

04 RETAIL VILLAGE

LANE PARTNERS
SOM

PARKLINE MASTER PLAN
COMMERCIAL ARCHITECTURAL CONTROL PACKAGE
MENLO PARK, CA

APPLICANT
LPGS MENLO, LLC
MENLO PARK, CA

ARCHITECT
SKIDMORE, OWINGS & MERRILL
ONE MARITIME PLAZA, SAN FRANCISCO, CA

RENDERINGS

COMMERCIAL ARCHITECTURAL CONTROL PACKAGE 07/31/2026

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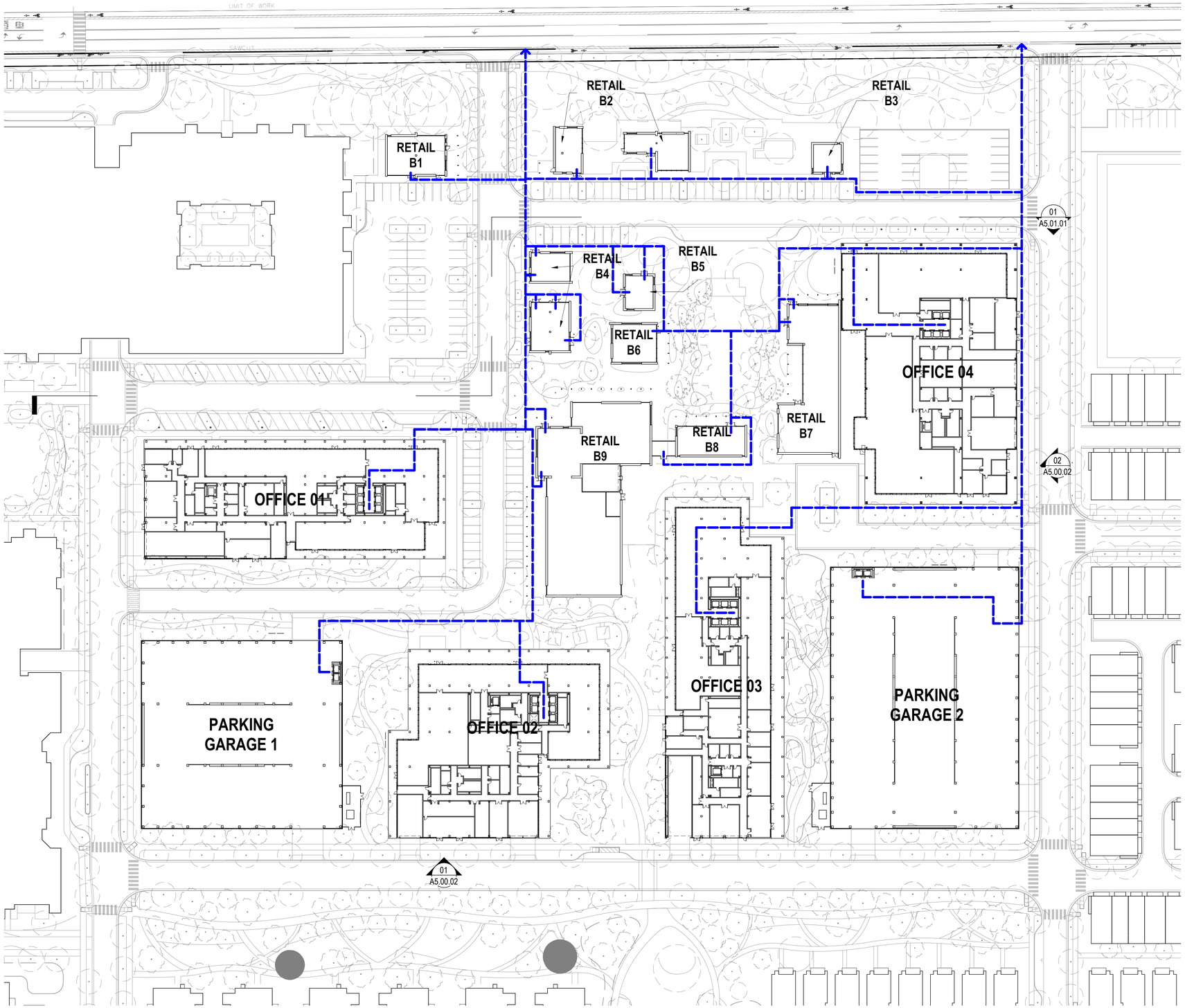
LEGEND

ACCESSIBLE PATH OF TRAVEL



0 25' 50' 100'

ACCESSIBILITY PLAN 01

SCALE: 1" = 50'-0"

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LANE PARTNERS

SOM

PARKLINE MASTER PLAN

CONDITIONAL DEVELOPMENT PERMIT MODIFICATION

MENLO PARK, CA

APPLICANT

LPGS MENLO, LLC
MENLO PARK, CA

ARCHITECT

SKIDMORE, OWINGS & MERRILL
ONE MARITIME PLAZA, SAN FRANCISCO, CA

ACCESSIBILITY PLAN

O1 O4 P1 P2 O2 O3

CONDITIONAL DEVELOPMENT PERMIT MODIFICATION 07/31/2026

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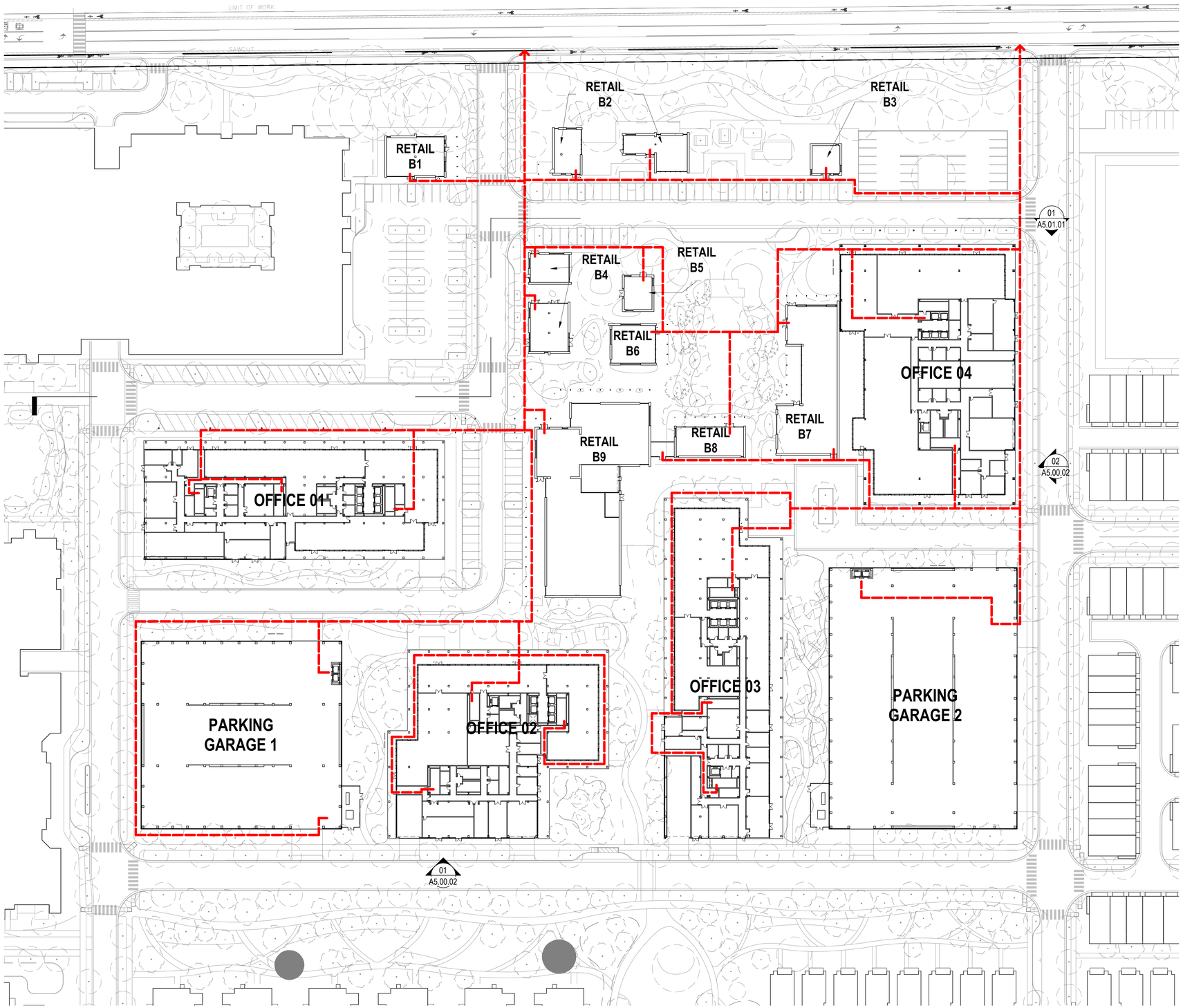
LEGEND

EXIT ROUTE



0 25' 50' 100'

EXITING PLAN 01

SCALE: 1" = 50'-0"

LANE PARTNERS

SOM

PARKLINE MASTER PLAN

CONDITIONAL DEVELOPMENT PERMIT MODIFICATION

MENLO PARK, CA

APPLICANT

LPGS MENLO, LLC
MENLO PARK, CA

ARCHITECT

SKIDMORE, OWINGS & MERRILL
ONE MARITIME PLAZA, SAN FRANCISCO, CA

EXITING PLAN

O1 O4 P1 P2 O2 O3

CONDITIONAL DEVELOPMENT PERMIT MODIFICATION 07/31/2026

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LEED v4 for BD+C: Core and Shell
Project Checklist

Project Name: Parkline Office
Date: 2/24/2026

Y	?	N			
1			Credit	Integrative Process	1

11	6	3		Location and Transportation	20
			Credit	LEED for Neighborhood Development Location	20
2			Credit	Sensitive Land Protection	2
		3	Credit	High Priority Site	3
3	3		Credit	Surrounding Density and Diverse Uses	6
3	3		Credit	Access to Quality Transit	6
1			Credit	Bicycle Facilities	1
1			Credit	Reduced Parking Footprint	1
1			Credit	Green Vehicles	1

5	5	1		Sustainable Sites	11
Y			Prereq	Construction Activity Pollution Prevention	Required
1			Credit	Site Assessment	1
	1	1	Credit	Site Development - Protect or Restore Habitat	2
1			Credit	Open Space	1
	3		Credit	Rainwater Management	3
2			Credit	Heat Island Reduction	2
	1		Credit	Light Pollution Reduction	1
1			Credit	Tenant Design and Construction Guidelines	1

4	7	0		Water Efficiency	11
Y			Prereq	Outdoor Water Use Reduction	Required
Y			Prereq	Indoor Water Use Reduction	Required
Y			Prereq	Building-Level Water Metering	Required
	2		Credit	Outdoor Water Use Reduction	2
3	3		Credit	Indoor Water Use Reduction	6
	2		Credit	Cooling Tower Water Use	2
1			Credit	Water Metering	1

11	22	0		Energy and Atmosphere	33
Y			Prereq	Fundamental Commissioning and Verification	Required
Y			Prereq	Minimum Energy Performance	Required
Y			Prereq	Building-Level Energy Metering	Required
Y			Prereq	Fundamental Refrigerant Management	Required
	6		Credit	Enhanced Commissioning	6
8	10		Credit	Optimize Energy Performance	18
1			Credit	Advanced Energy Metering	1
	2		Credit	Demand Response	2
1	2		Credit	Renewable Energy Production	3
1			Credit	Enhanced Refrigerant Management	1
	2		Credit	Green Power and Carbon Offsets	2

9	2	3		Materials and Resources	14
Y			Prereq	Storage and Collection of Recyclables	Required
Y			Prereq	Construction and Demolition Waste Management Planning	Required
3		3	Credit	Building Life-Cycle Impact Reduction	6
2			Credit	Building Product Disclosure and Optimization - Environmental Product Declarations	2
1	1		Credit	Building Product Disclosure and Optimization - Sourcing of Raw...	2
1	1		Credit	Building Product Disclosure and Optimization - Material Ingredients	2
2			Credit	Construction and Demolition Waste Management	2

10	0	0		Indoor Environmental Quality	10
Y			Prereq	Minimum Indoor Air Quality Performance	Required
Y			Prereq	Environmental Tobacco Smoke Control	Required
2			Credit	Enhanced Indoor Air Quality Strategies	2
3			Credit	Low-Emitting Materials	3
1			Credit	Construction Indoor Air Quality Management Plan	1
3			Credit	Daylight	3
1			Credit	Quality Views	1

6	0	0		Innovation	6
1			Credit	Innovation	1
1			Credit	Innovation	1
1			Credit	Innovation	1
1			Credit	Innovation	1
1			Credit	Innovation	1
1			Credit	LEED Accredited Professional	1

4	0	0		Regional Priority		4
1			Credit	Optimize Energy Performance	(Threshold - 10 points)	1
1			Credit	Sourcing of Raw Materials	(Threshold - 1 point)	1
			Credit	Access to Quality Transit	(Threshold - 5 points)	1
1			Credit	Building Life-Cycle Impact...	(Threshold - 3 points)	1
1			Credit	Indoor Water Use Reduction	(Threshold - 4 points)	0
			Credit	Rainwater Management	(Threshold - 3 points)	0

61	42	7	TOTALS	Possible Points:	110

Certified: 40 to 49 points, Silver: 50 to 59 points, Gold: 60 to 79 points, Platinum: 80 to 110

Master Site Credits

LEED v4 for BD+C: Retail
Project Checklist

Project Name: Parkline Retail
Date: 2/18/2026

Y	?	N			
1			Credit	Integrative Process	1

10	4	2		Location and Transportation	16
			Credit	LEED for Neighborhood Development Location	16
1			Credit	Sensitive Land Protection	1
		2	Credit	High Priority Site	2
3	2		Credit	Surrounding Density and Diverse Uses	5
3	2		Credit	Access to Quality Transit	5
1			Credit	Bicycle Facilities	1
1			Credit	Reduced Parking Footprint	1
1			Credit	Green Vehicles	1

4	5	1		Sustainable Sites	10
Y			Prereq	Construction Activity Pollution Prevention	Required
1			Credit	Site Assessment	1
	1	1	Credit	Site Development - Protect or Restore Habitat	2
1			Credit	Open Space	1
	3		Credit	Rainwater Management	3
2			Credit	Heat Island Reduction	2
	1		Credit	Light Pollution Reduction	1

4	8	0		Water Efficiency	12
Y			Prereq	Outdoor Water Use Reduction	Required
Y			Prereq	Indoor Water Use Reduction	Required
Y			Prereq	Building-Level Water Metering	Required
	2		Credit	Outdoor Water Use Reduction	2
3	4		Credit	Indoor Water Use Reduction	7
	2		Credit	Cooling Tower Water Use	2
1			Credit	Water Metering	1

10	23	0		Energy and Atmosphere	33
Y			Prereq	Fundamental Commissioning and Verification	Required
Y			Prereq	Minimum Energy Performance	Required
Y			Prereq	Building-Level Energy Metering	Required
Y			Prereq	Fundamental Refrigerant Management	Required
	6		Credit	Enhanced Commissioning	6
8	10		Credit	Optimize Energy Performance	18
1			Credit	Advanced Energy Metering	1
	2		Credit	Demand Response	2
	3		Credit	Renewable Energy Production	3
1			Credit	Enhanced Refrigerant Management	1
	2		Credit	Green Power and Carbon Offsets	2

9	2	2		Materials and Resources	13
Y			Prereq	Storage and Collection of Recyclables	Required
Y			Prereq	Construction and Demolition Waste Management Planning	Required
3		2	Credit	Building Life-Cycle Impact Reduction	5
2			Credit	Building Product Disclosure and Optimization - Environmental Product Declarations	2
1	1		Credit	Building Product Disclosure and Optimization - Sourcing of Raw...	2
1	1		Credit	Building Product Disclosure and Optimization - Material Ingredients	2
2			Credit	Construction and Demolition Waste Management	2

8	7	0		Indoor Environmental Quality	15
Y			Prereq	Minimum Indoor Air Quality Performance	Required
Y			Prereq	Environmental Tobacco Smoke Control	Required
2			Credit	Enhanced Indoor Air Quality Strategies	2
3			Credit	Low-Emitting Materials	3
1			Credit	Construction Indoor Air Quality Management Plan	1
1	1		Credit	Indoor Air Quality Assessment	2
	1		Credit	Thermal Comfort	1
	2		Credit	Interior Lighting	2
1	2		Credit	Daylight	3
	1		Credit	Quality Views	1

6	0	0		Innovation	6
1			Credit	Innovation	1
1			Credit	Innovation	1
1			Credit	Innovation	1
1			Credit	Innovation	1
1			Credit	Innovation	1
1			Credit	LEED Accredited Professional	1

4	0	0		Regional Priority		4
1			Credit	Optimize Energy Performance	(Threshold - 10 points)	1
1			Credit	Sourcing of Raw Materials	(Threshold - 1 point)	1
			Credit	Access to Quality Transit	(Threshold - 5 points)	1
1			Credit	Building Life-Cycle Impact Reduction	(Threshold - 3 points)	1
1			Credit	Indoor Water Use Reduction	(Threshold - 4 points)	0
			Credit	Rainwater Management	(Threshold - 3 points)	0

56	49	5	TOTALS	Possible Points:	110

Certified: 40 to 49 points, Silver: 50 to 59 points, Gold: 60 to 79 points, Platinum: 80 to 110

Master Site Credits

PER MENLO PARK MUNICIPAL CODE 16.43.140: LEED CERTIFICATION IS REQUIRED FOR NEW CONSTRUCTION ON BUILDINGS OVER 10,000 SQFT

RETAIL BUILDING 9 MEETS THIS AREA THRESHOLD AND WILL BE THE ONLY RETAIL BUILDING OF THE MASTERPLAN REGISTERED FOR LEED CERTIFICATION

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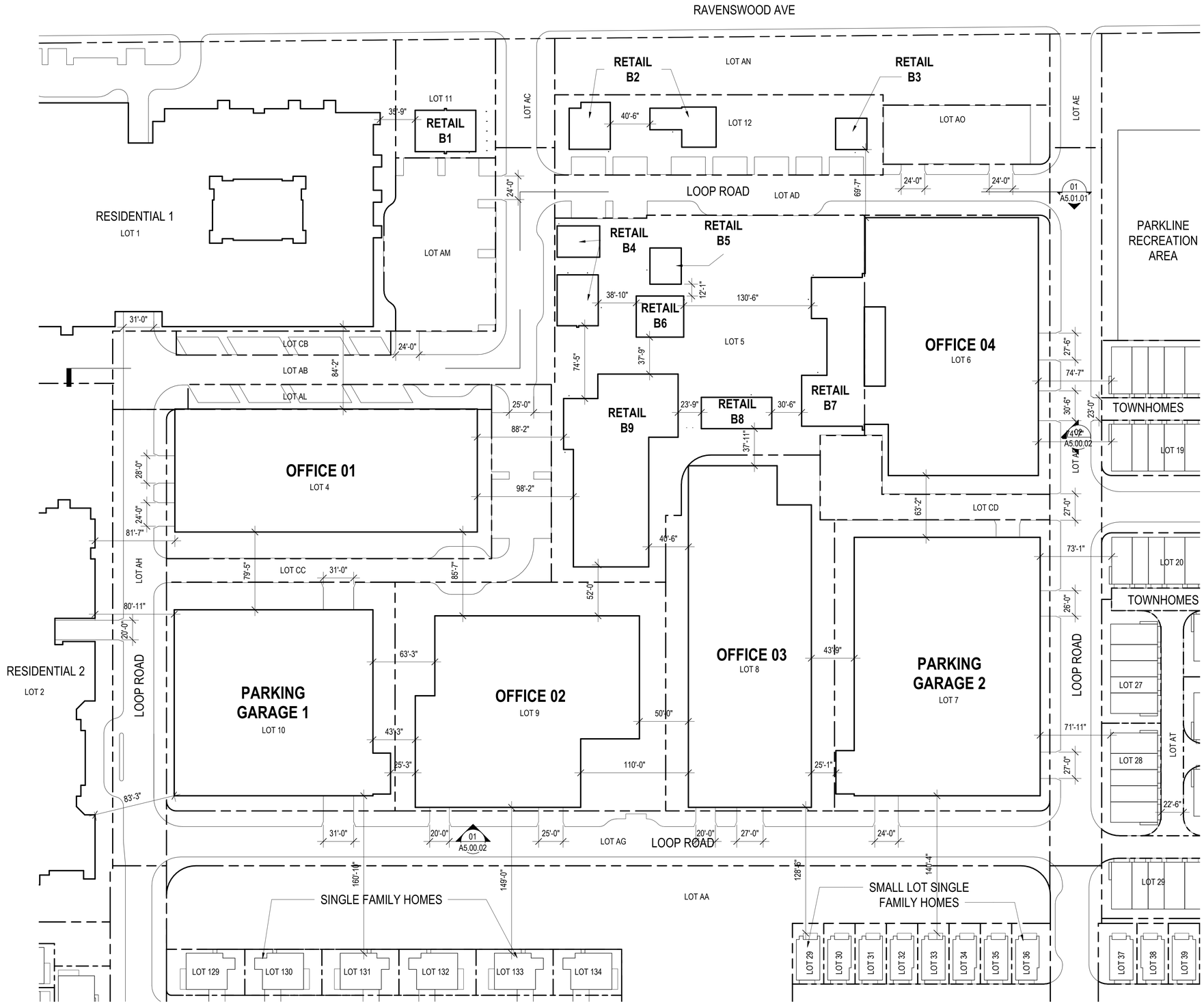

NOTES:

1. SEE C1.0 FOR LOCATION AND DIMENSIONS OF EXISTING STRUCTURES

2. SEE CDP AREA PLAN FOR INFORMATION ON OUTSIDE PARCELS ADJACENT TO PARKLINE MASTERPLAN.

0 25' 50' 100'

AREA PLAN 01
SCALE: 1" = 50'-0"

LANE PARTNERS
SOM

PARKLINE MASTER PLAN
COMMERCIAL ARCHITECTURAL CONTROL PACKAGE
MENLO PARK, CA

APPLICANT
LPGS MENLO, LLC
MENLO PARK, CA

ARCHITECT
SKIDMORE, OWINGS & MERRILL
ONE MARITIME PLAZA, SAN FRANCISCO, CA

OVERALL COMMERCIAL AREA PLAN

O1 O4 P1 P2 O2 O3

COMMERCIAL ARCHITECTURAL CONTROL PACKAGE 07/31/2026

A1.00.01

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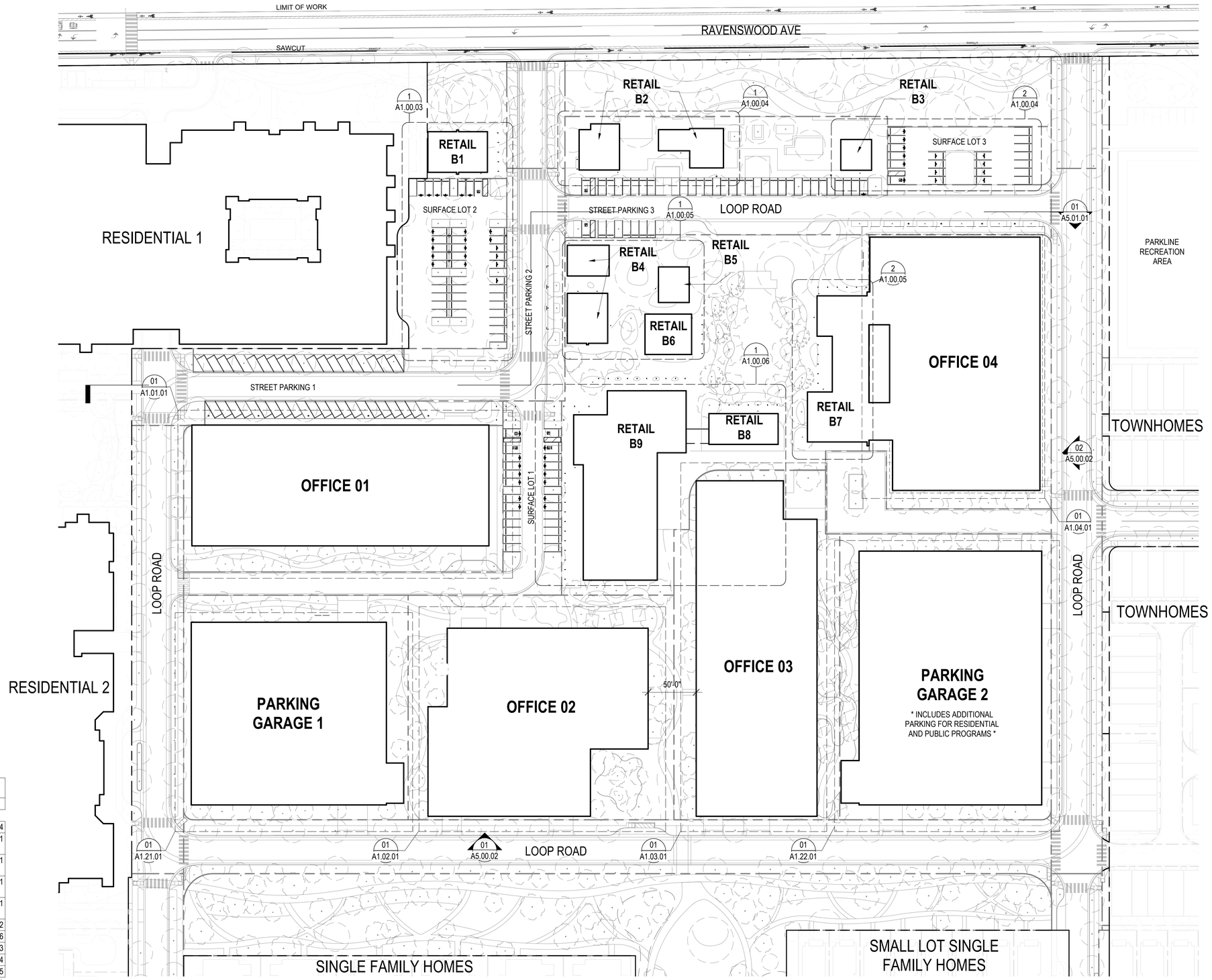

SITE SURFACE PARKING	
STALL TYPE	NUMBER
A - 9'x18' ACCESSIBLE	4
A - 12'x18' VAN ACCESSIBLE	1
A EVCS - 9'x18' ACCESSIBLE EVCS	1
A EVCS - 12'x18' VAN ACCESSIBLE EVCS	1
AMB EVCS - 10'x18' AMBULATORY EVCS	1
EV - 8.5'x18' EV CAPABLE	12
EVCS - 8.5'x18' EVCS	36
S - 7'x22' PARALLEL	3
S - 8.5' X 18' STANDARD	64
S - 9'x18' ANGLED	35
TOTAL	158

SITE PLAN OVERALL 01
SCALE: 1" = 50'-0"

LANE PARTNERS
SOM

PARKLINE MASTER PLAN
COMMERCIAL ARCHITECTURAL CONTROL PACKAGE
MENLO PARK, CA

APPLICANT
LPGS MENLO, LLC
MENLO PARK, CA

ARCHITECT
SKIDMORE, OWINGS & MERRILL
ONE MARITIME PLAZA, SAN FRANCISCO, CA

OVERALL COMMERCIAL SITE PLAN

O1 O2 O3 O4 P1 P2

COMMERCIAL ARCHITECTURAL CONTROL PACKAGE 07/31/2026

A1.00.02

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8/4/2026 10:46:40 AM

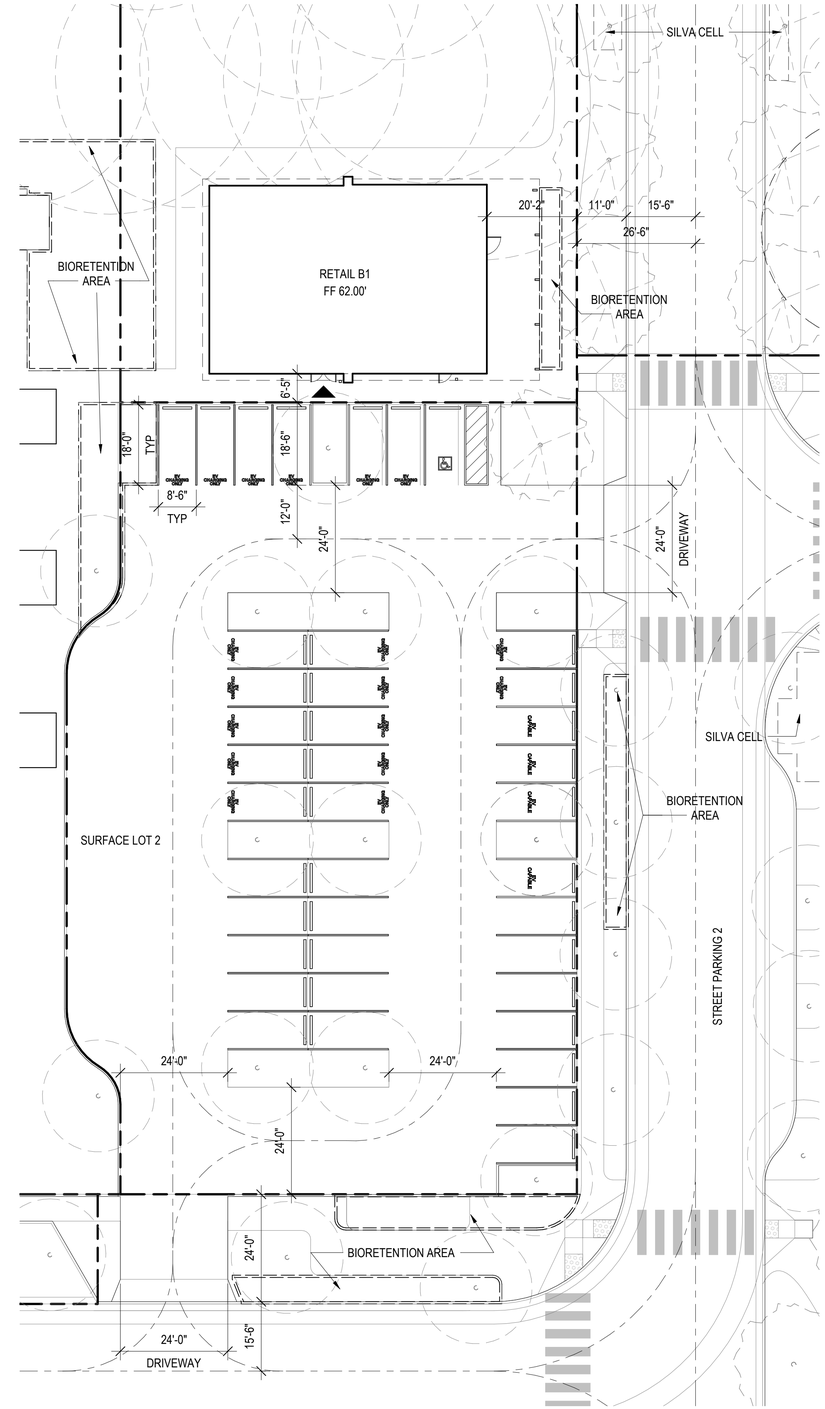
GENERAL NOTES:

1. PER PARKLINE DEVELOPMENT REGULATIONS AND DESIGN STANDARDS, THERE ARE NO MINIMUM SETBACKS FROM INTERIOR PROPERTY LINES.

2. ALL IMPROVEMENTS SHOWN OUTSIDE OF THE PARCEL BOUNDARY AND WITHIN PROPOSED PUBLIC EASEMENT ARE SHOWN FOR REFERENCE ONLY. SEE CIVIL PLANS FOR COMPLETE ROADWAY AND INFRASTRUCTURE DESIGN.

3. SEE CIVIL PLANS FOR DETAILED STORMWATER MANAGEMENT DESIGN

4. SEE L1.01 FOR HERITAGE TREE LOCATION AND INFORMATION.



RETAIL B1 SITE PLAN 1

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

0 8' 16' 32'

7/31/2026 5:44:38 PM

LANE PARTNERS

SOM

PARKLINE MASTER PLAN

CONDITIONAL DEVELOPMENT PERMIT MODIFICATION

MENLO PARK, CA

APPLICANT

LPGS MENLO, LLC
MENLO PARK, CA

ARCHITECT

SKIDMORE, OWINGS & MERRILL
ONE MARITIME PLAZA, SAN FRANCISCO, CA

RETAIL VILLAGE SITE PLANS

CONDITIONAL DEVELOPMENT PERMIT MODIFICATION 07/31/2026

A1.00.03

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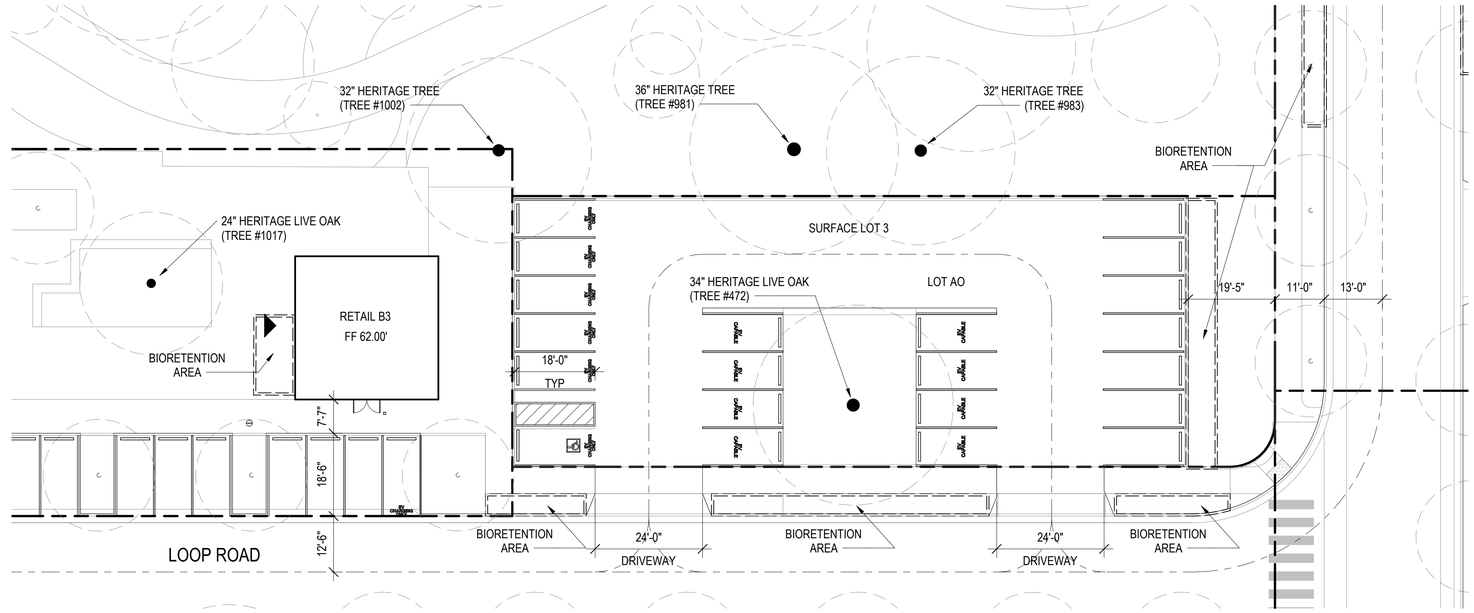
GENERAL NOTES:

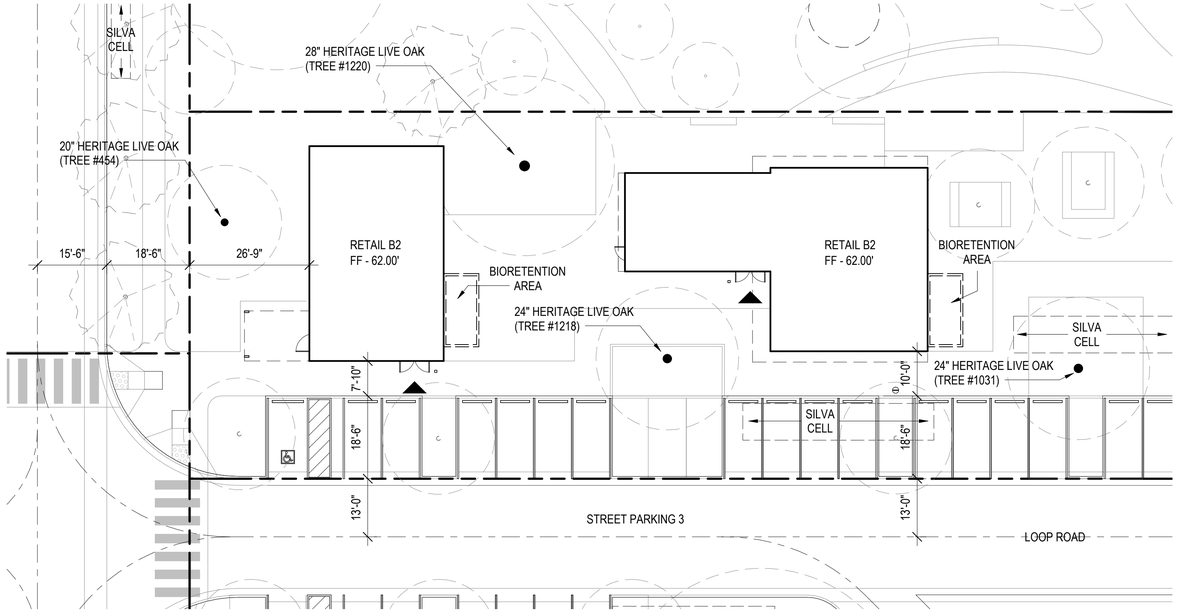
1. PER PARKLINE DEVELOPMENT REGULATIONS AND DESIGN STANDARDS, THERE ARE NO MINIMUM SETBACKS FROM INTERIOR PROPERTY LINES.

2. ALL IMPROVEMENTS SHOWN OUTSIDE OF THE PARCEL BOUNDARY AND WITHIN PROPOSED PUBLIC EASEMENT ARE SHOWN FOR REFERENCE ONLY. SEE CIVIL PLANS FOR COMPLETE ROADWAY AND INFRASTRUCTURE DESIGN.



RETAIL B3 SITE PLAN 2

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



RETAIL B2 SITE PLAN 1

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

0 8' 16' 32'

LANE PARTNERS SOM

PARKLINE MASTER PLAN

CONDITIONAL DEVELOPMENT PERMIT MODIFICATION

MENLO PARK, CA

APPLICANT

LPGS MENLO, LLC
MENLO PARK, CA

ARCHITECT

SKIDMORE, OWINGS & MERRILL
ONE MARITIME PLAZA, SAN FRANCISCO, CA

RETAIL VILLAGE SITE PLANS

CONDITIONAL DEVELOPMENT PERMIT MODIFICATION 07/31/2026

A1.00.04

7/31/2026 5:44:52 PM

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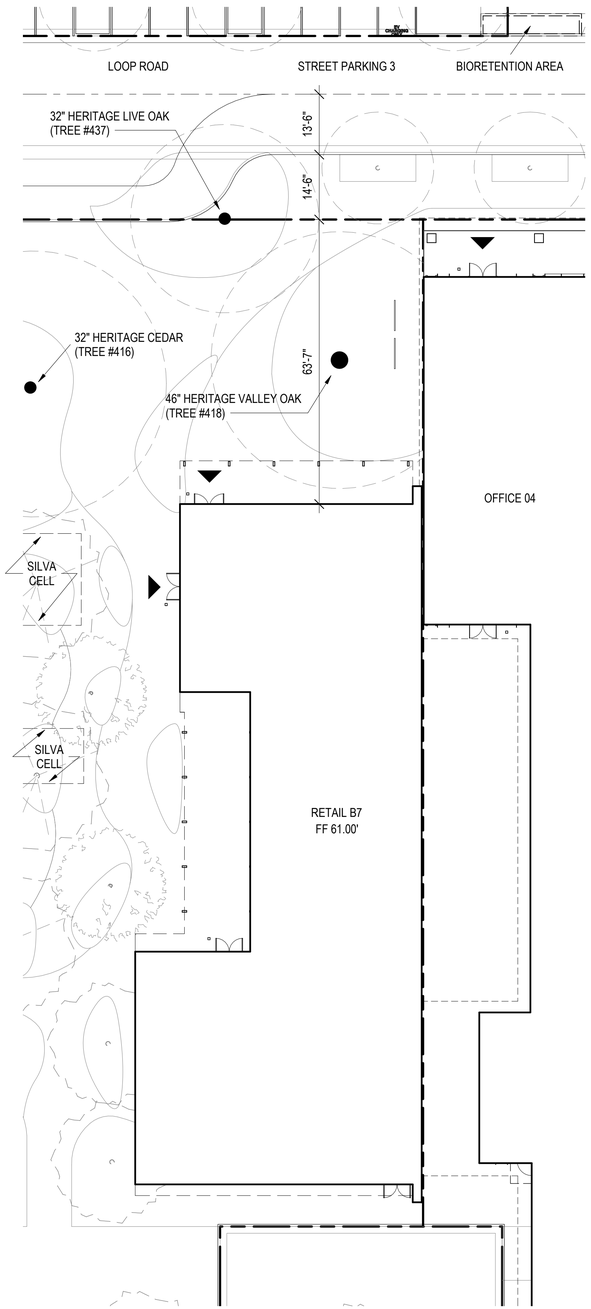
GENERAL NOTES:

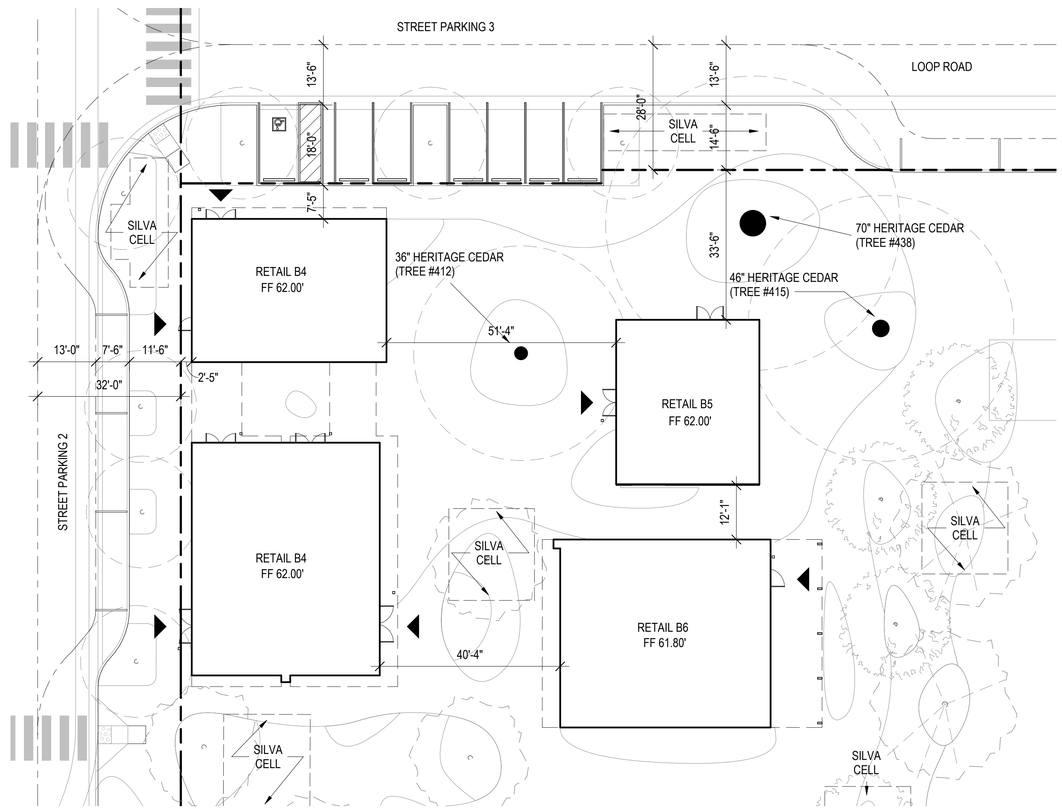
1. PER PARKLINE DEVELOPMENT REGULATIONS AND DESIGN STANDARDS, THERE ARE NO MINIMUM SETBACKS FROM INTERIOR PROPERTY LINES.

2. ALL IMPROVEMENTS SHOWN OUTSIDE OF THE PARCEL BOUNDARY AND WITHIN PROPOSED PUBLIC EASEMENT ARE SHOWN FOR REFERENCE ONLY. SEE CIVIL PLANS FOR COMPLETE ROADWAY AND INFRASTRUCTURE DESIGN.



RETAIL B7 SITE PLAN 2

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



RETAIL B4, B5, & B6 SITE PLAN 1

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

0 8' 16' 32'

LANE PARTNERS SOM	PARKLINE MASTER PLAN CONDITIONAL DEVELOPMENT PERMIT MODIFICATION MENLO PARK, CA	APPLICANT LPGS MENLO, LLC MENLO PARK, CA	ARCHITECT SKIDMORE, OWINGS & MERRILL ONE MARITIME PLAZA, SAN FRANCISCO, CA	RETAIL VILLAGE SITE PLANS	CONDITIONAL DEVELOPMENT PERMIT MODIFICATION 07/31/2026 A1.00.05

7/31/2026 5:45:03 PM

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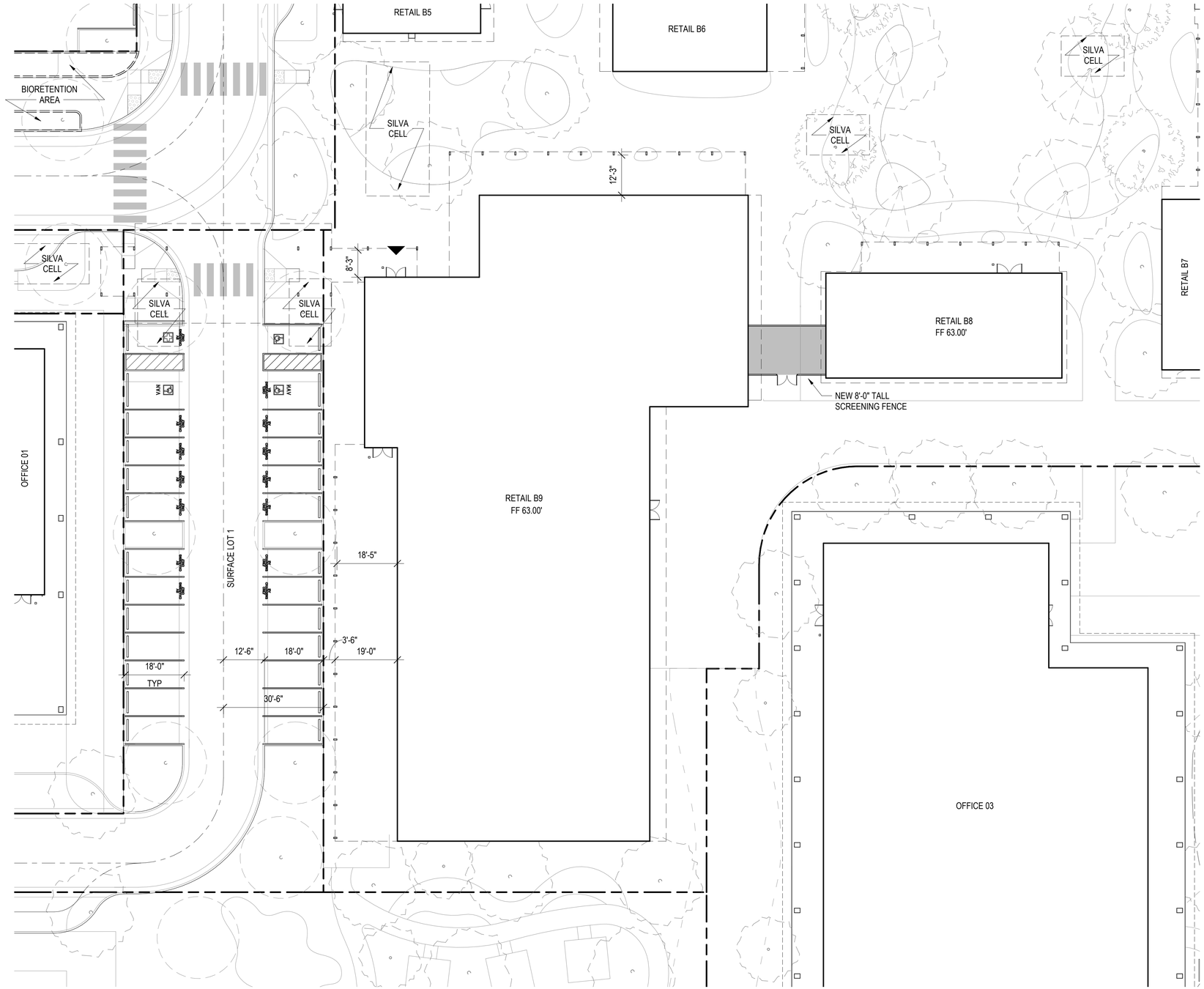
GENERAL NOTES:

1. PER PARKLINE DEVELOPMENT REGULATIONS AND DESIGN STANDARDS, THERE ARE NO MINIMUM SETBACKS FROM INTERIOR PROPERTY LINES.

2. ALL IMPROVEMENTS SHOWN OUTSIDE OF THE PARCEL BOUNDARY AND WITHIN PROPOSED PUBLIC EASEMENT ARE SHOWN FOR REFERENCE ONLY. SEE CIVIL PLANS FOR COMPLETE ROADWAY AND INFRASTRUCTURE DESIGN.



RETAIL B8 & B9 SITE PLAN 1

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

0 8' 16' 32'

LANE PARTNERS SOM	PARKLINE MASTER PLAN CONDITIONAL DEVELOPMENT PERMIT MODIFICATION MENLO PARK, CA	APPLICANT LPGS MENLO, LLC MENLO PARK, CA	ARCHITECT SKIDMORE, OWINGS & MERRILL ONE MARITIME PLAZA, SAN FRANCISCO, CA	RETAIL VILLAGE SITE PLANS	CONDITIONAL DEVELOPMENT PERMIT MODIFICATION 07/31/2026 A1.00.06

7/31/2026 5:27:06 PM

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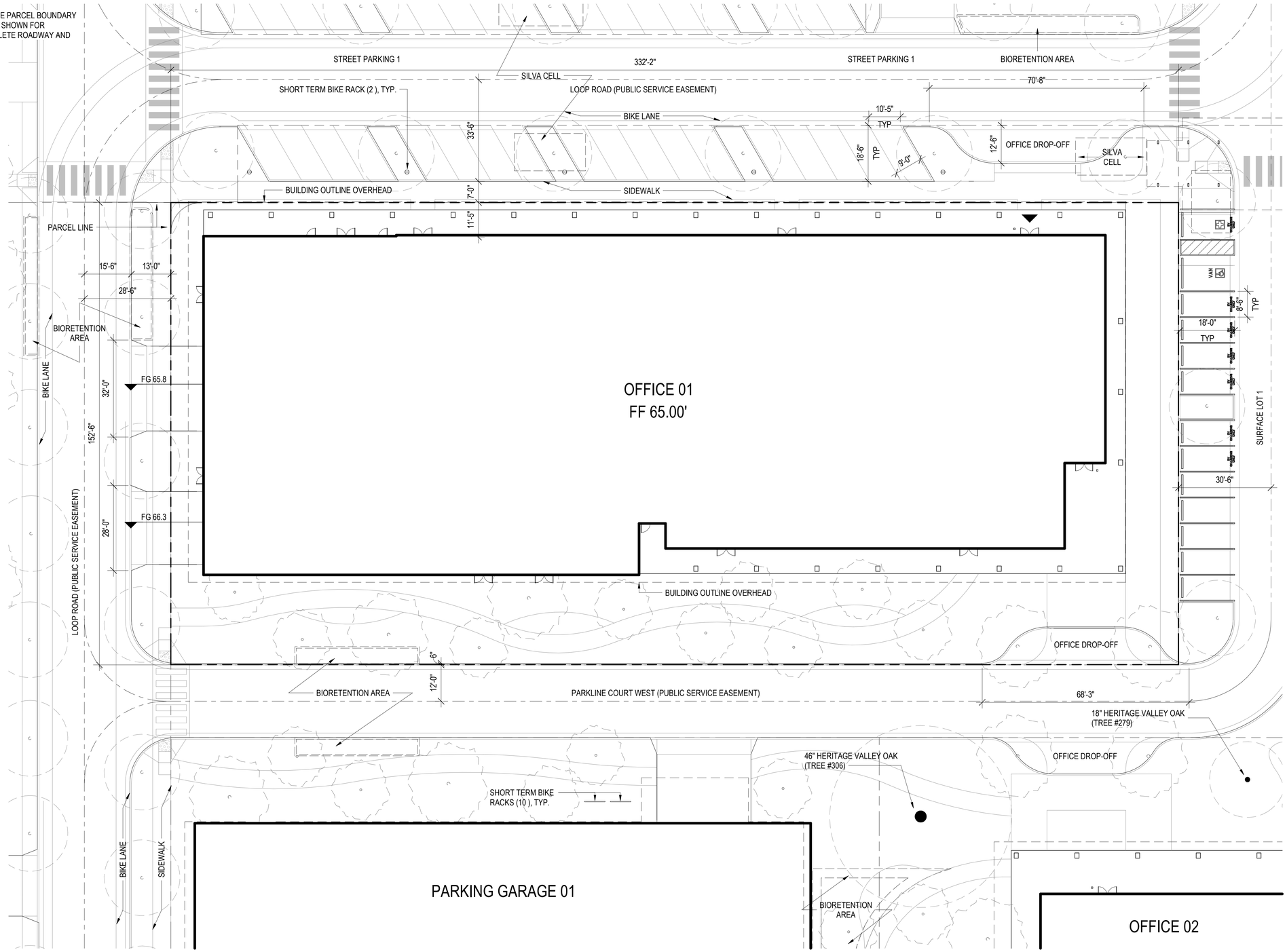
GENERAL NOTES:

1. PER PARKLINE DEVELOPMENT REGULATIONS AND DESIGN STANDARDS, THERE ARE NO MINIMUM SETBACKS FROM INTERIOR PROPERTY LINES.

2. ALL IMPROVEMENTS SHOWN OUTSIDE OF THE PARCEL BOUNDARY AND WITHIN PROPOSED PUBLIC EASEMENT ARE SHOWN FOR REFERENCE ONLY. SEE CIVIL PLANS FOR COMPLETE ROADWAY AND INFRASTRUCTURE DESIGN.



SITE PLAN 01
SCALE: 1/16" = 1'-0"

LANE PARTNERS
SOM

PARKLINE MASTER PLAN
COMMERCIAL ARCHITECTURAL CONTROL PACKAGE
MENLO PARK, CA

APPLICANT
LPGS MENLO, LLC
MENLO PARK, CA

ARCHITECT
SKIDMORE, OWINGS & MERRILL
ONE MARITIME PLAZA, SAN FRANCISCO, CA

SITE PLAN - OFFICE 1

O1

COMMERCIAL ARCHITECTURAL CONTROL PACKAGE 03/11/2026

A1.01.01

7/31/2026 8:09:08 PM

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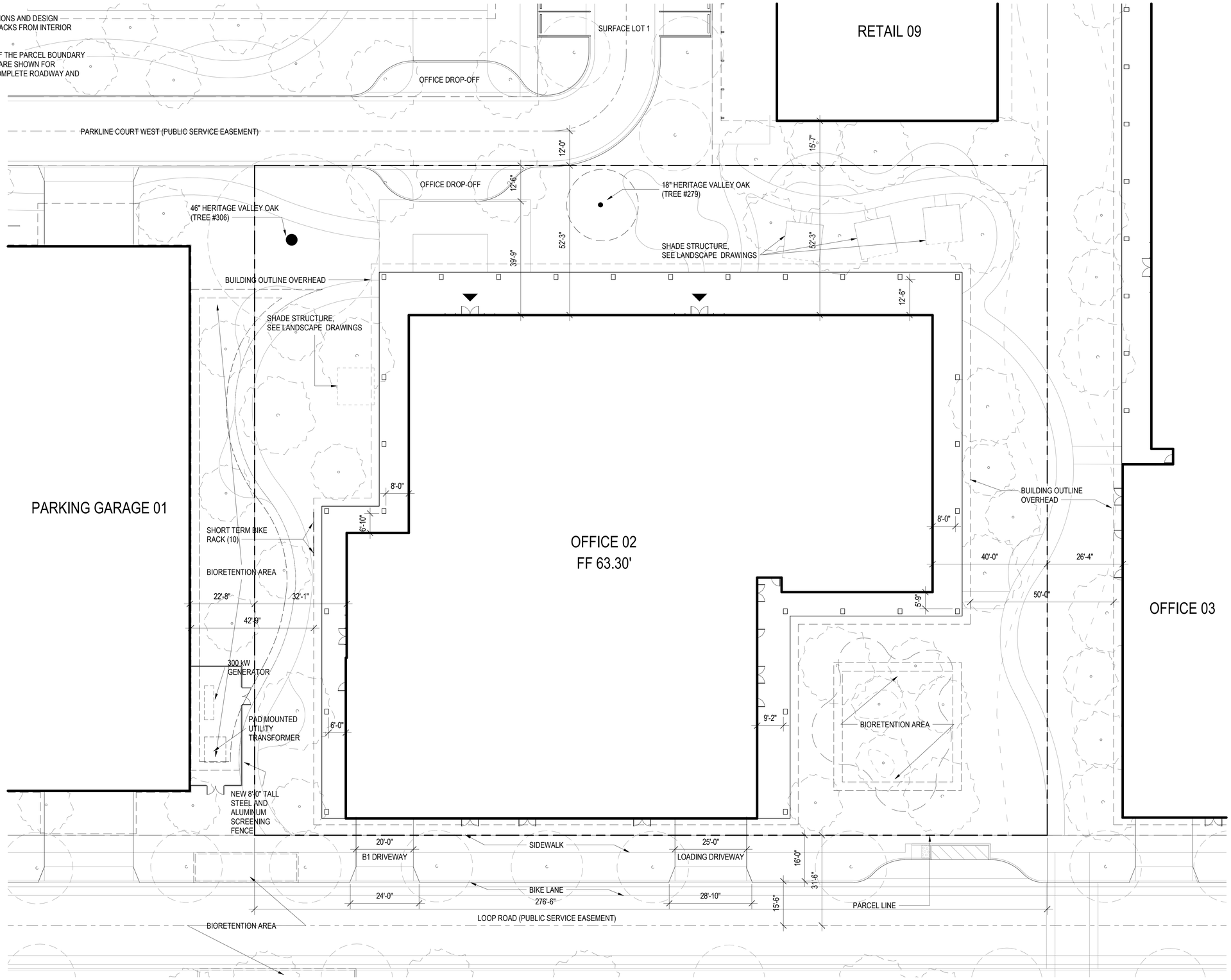
GENERAL NOTES:

1. PER PARKLINE DEVELOPMENT REGULATIONS AND DESIGN STANDARDS, THERE ARE NO MINIMUM SETBACKS FROM INTERIOR PROPERTY LINES.

2. ALL IMPROVEMENTS SHOWN OUTSIDE OF THE PARCEL BOUNDARY AND WITHIN PROPOSED PUBLIC EASEMENT ARE SHOWN FOR REFERENCE ONLY. SEE CIVIL PLANS FOR COMPLETE ROADWAY AND INFRASTRUCTURE DESIGN.



0 8' 16' 32'

SITE PLAN 01
SCALE: 1/16" = 1'-0"

LANE PARTNERS
SOM

PARKLINE MASTER PLAN
COMMERCIAL ARCHITECTURAL CONTROL PACKAGE
MENLO PARK, CA

APPLICANT
LPGS MENLO, LLC
MENLO PARK, CA

ARCHITECT
SKIDMORE, OWINGS & MERRILL
ONE MARITIME PLAZA, SAN FRANCISCO, CA

SITE PLAN - OFFICE 2

02

COMMERCIAL ARCHITECTURAL CONTROL PACKAGE 03/11/2026

A1.02.01

7/31/2026 5:00:57 PM

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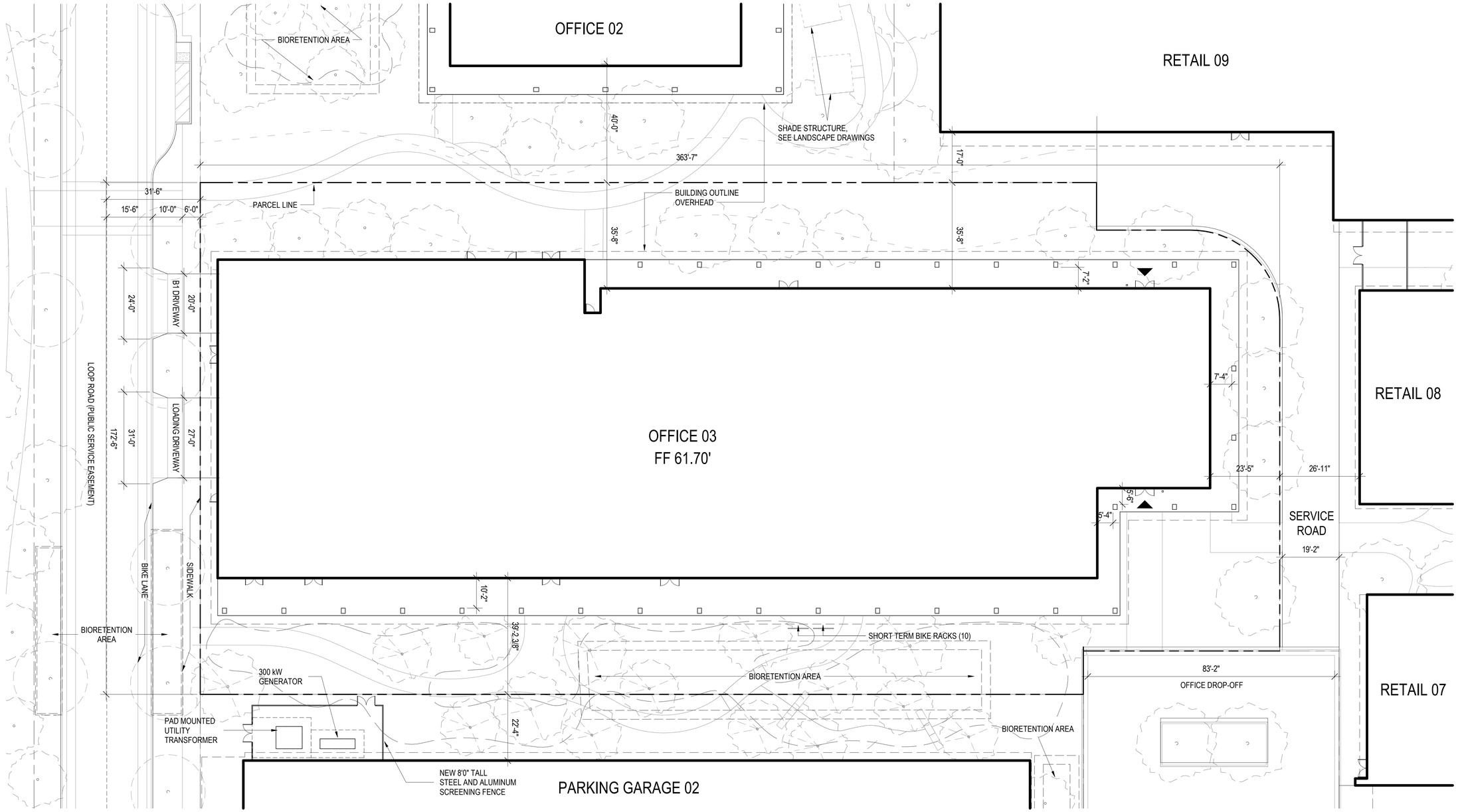
GENERAL NOTES:

1. PER PARKLINE DEVELOPMENT REGULATIONS AND DESIGN STANDARDS, THERE ARE NO MINIMUM SETBACKS FROM INTERIOR PROPERTY LINES.

2. ALL IMPROVEMENTS SHOWN OUTSIDE OF THE PARCEL BOUNDARY AND WITHIN PROPOSED PUBLIC EASEMENT ARE SHOWN FOR REFERENCE ONLY. SEE CIVIL PLANS FOR COMPLETE ROADWAY AND INFRASTRUCTURE DESIGN.



0 8' 16' 32'

SITE PLAN 01
SCALE: 1/16" = 1'-0"

7/31/2026 7:05:11 PM

LANE PARTNERS SOM

PARKLINE MASTER PLAN
COMMERCIAL ARCHITECTURAL CONTROL PACKAGE
MENLO PARK, CA

APPLICANT
LPGS MENLO, LLC
MENLO PARK, CA

ARCHITECT
SKIDMORE, OWINGS & MERRILL
ONE MARITIME PLAZA, SAN FRANCISCO, CA

SITE PLAN - OFFICE 3

03

COMMERCIAL ARCHITECTURAL CONTROL PACKAGE 03/11/2026

A1.03.01

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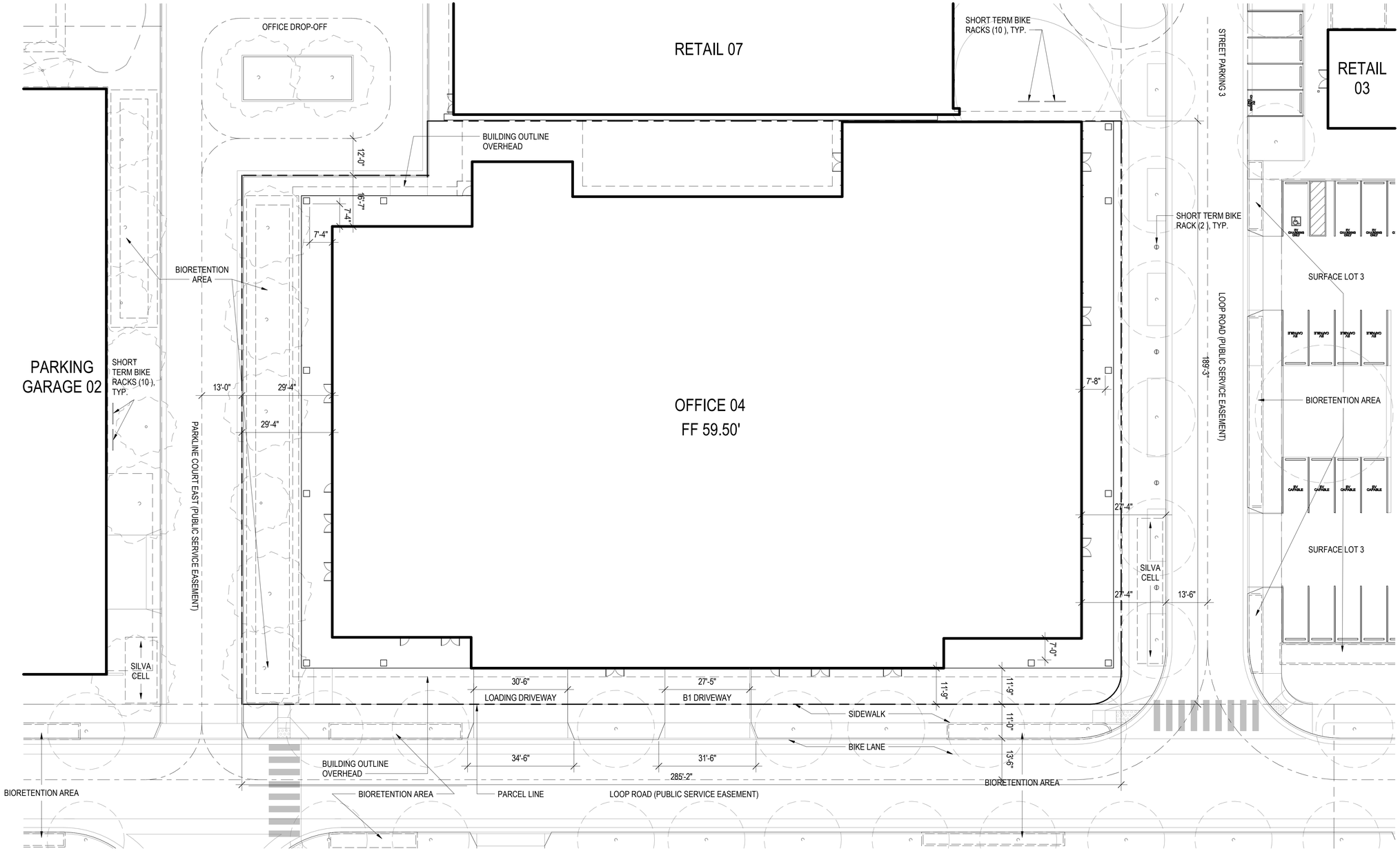
GENERAL NOTES:

1. PER PARKLINE DEVELOPMENT REGULATIONS AND DESIGN STANDARDS, THERE ARE NO MINIMUM SETBACKS FROM INTERIOR PROPERTY LINES.

2. ALL IMPROVEMENTS SHOWN OUTSIDE OF THE PARCEL BOUNDARY AND WITHIN PROPOSED PUBLIC EASEMENT ARE SHOWN FOR REFERENCE ONLY. SEE CIVIL PLANS FOR COMPLETE ROADWAY AND INFRASTRUCTURE DESIGN.



0 8' 16' 32'

SITE PLAN 01

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

7/31/2026 4:57:31 PM

LANE PARTNERS SOM

PARKLINE MASTER PLAN

COMMERCIAL ARCHITECTURAL CONTROL PACKAGE

MENLO PARK, CA

APPLICANT

LPGS MENLO, LLC
MENLO PARK, CA

ARCHITECT

SKIDMORE, OWINGS & MERRILL
ONE MARITIME PLAZA, SAN FRANCISCO, CA

SITE PLAN - OFFICE 4

O4

COMMERCIAL ARCHITECTURAL CONTROL PACKAGE 03/11/2026

A1.04.01

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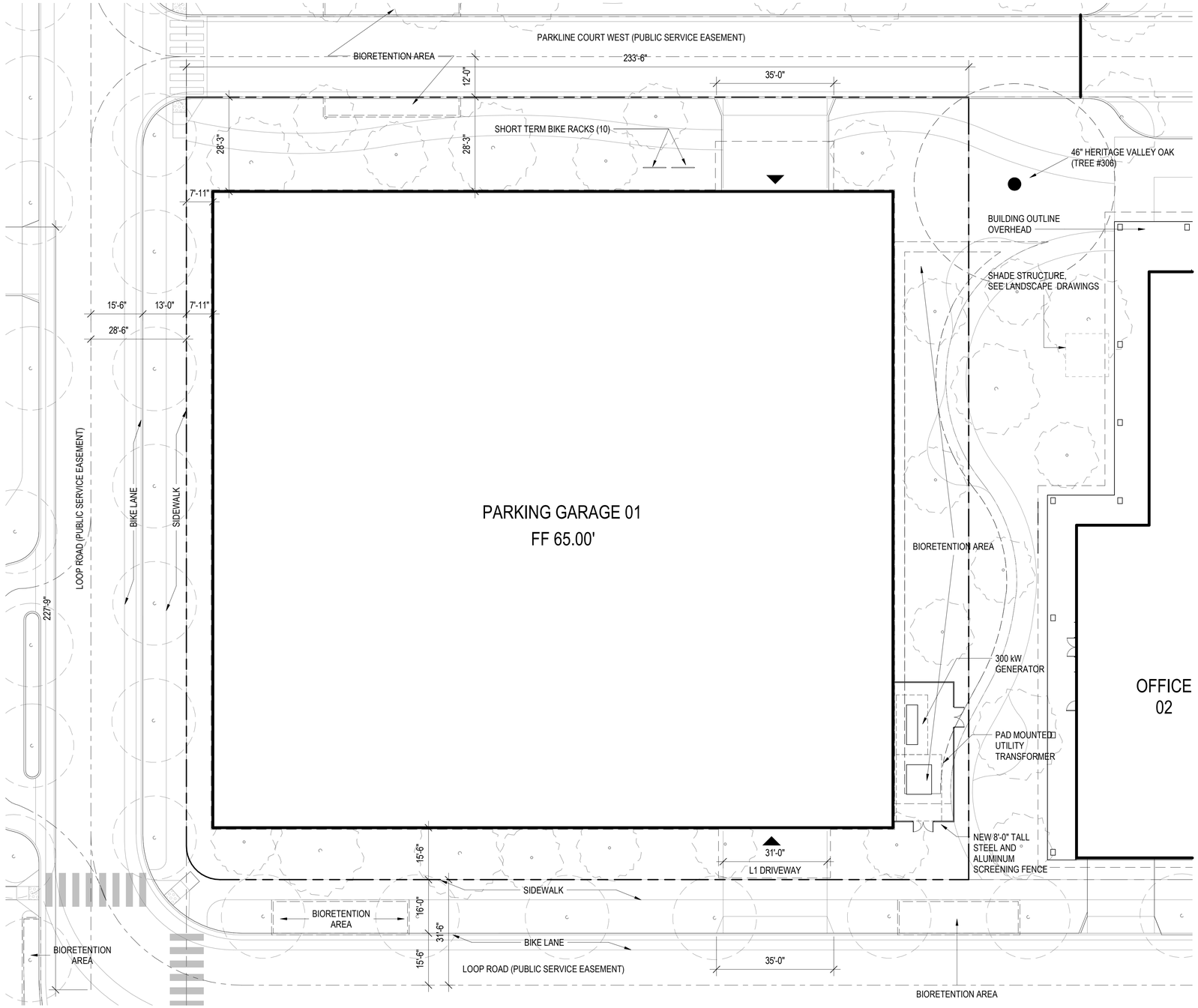
GENERAL NOTES:

1. PER PARKLINE DEVELOPMENT REGULATIONS AND DESIGN STANDARDS, THERE ARE NO MINIMUM SETBACKS FROM INTERIOR PROPERTY LINES.

2. ALL IMPROVEMENTS SHOWN OUTSIDE OF THE PARCEL BOUNDARY AND WITHIN PROPOSED PUBLIC EASEMENT ARE SHOWN FOR REFERENCE ONLY. SEE CIVIL PLANS FOR COMPLETE ROADWAY AND INFRASTRUCTURE DESIGN.



SITE PLAN 01
SCALE: 1/16" = 1'-0"

LANE PARTNERS SOM	PARKLINE MASTER PLAN COMMERCIAL ARCHITECTURAL CONTROL PACKAGE MENLO PARK, CA	APPLICANT LPGS MENLO, LLC MENLO PARK, CA	ARCHITECT SKIDMORE, OWINGS & MERRILL ONE MARITIME PLAZA, SAN FRANCISCO, CA	SITE PLAN - PARKING GARAGE 1	P1

COMMERCIAL ARCHITECTURAL CONTROL PACKAGE 03/11/2026

A1.21.01

7/31/2026 7:52:44 PM

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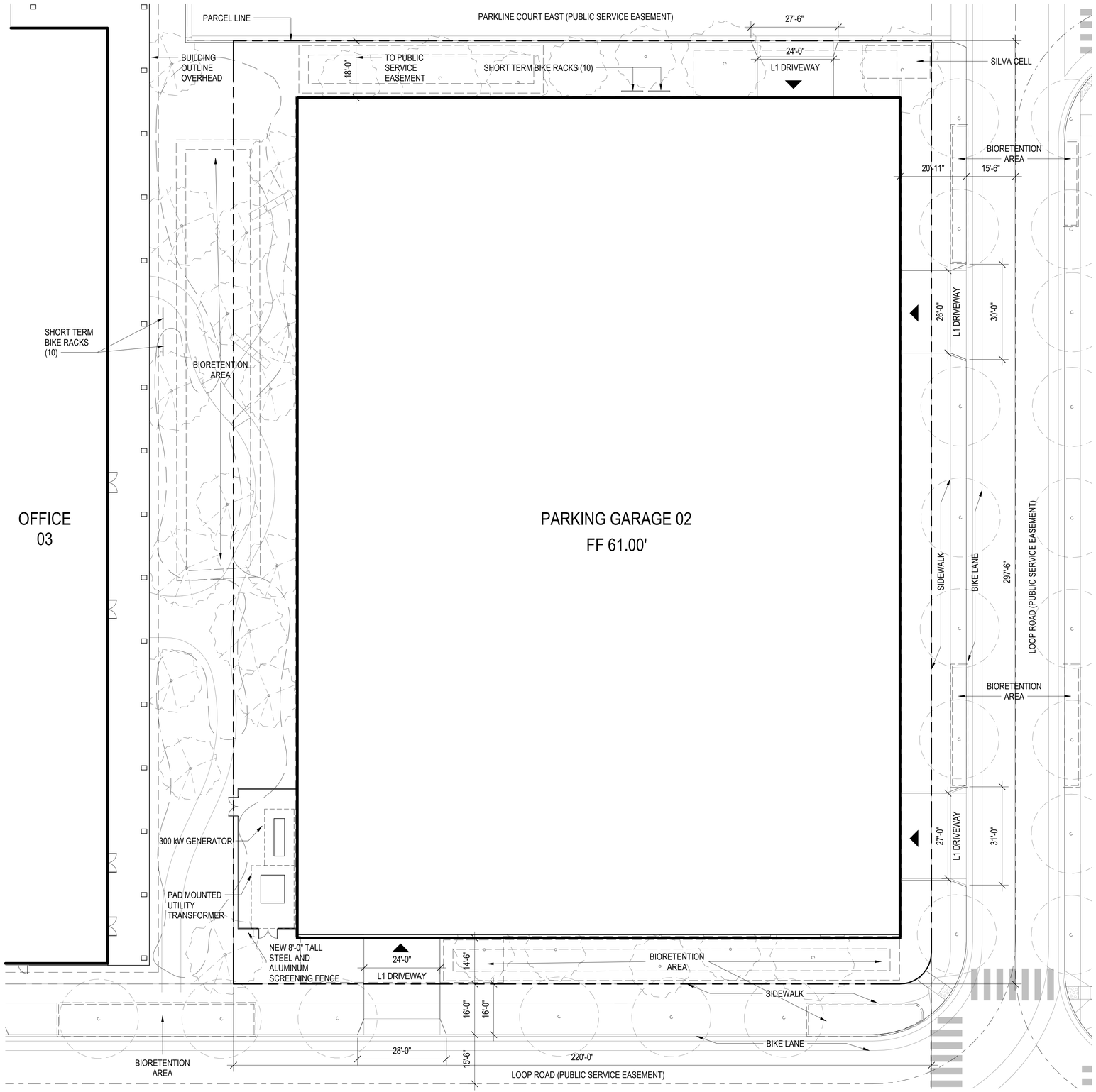
GENERAL NOTES:
1. PER PARKLINE DEVELOPMENT REGULATIONS AND DESIGN STANDARDS, THERE ARE NO MINIMUM SETBACKS FROM INTERIOR PROPERTY LINES.

2. ALL IMPROVEMENTS SHOWN OUTSIDE OF THE PARCEL BOUNDARY AND WITHIN PROPOSED PUBLIC EASEMENT ARE SHOWN FOR REFERENCE ONLY. SEE CIVIL PLANS FOR COMPLETE ROADWAY AND INFRASTRUCTURE DESIGN.



NOTES:
PER PARKLINE DEVELOPMENT REGULATIONS AND DESIGN STANDARDS, THERE ARE NO MINIMUM SETBACKS FROM INTERIOR PROPERTY LINES.

ALL IMPROVEMENTS SHOWN OUTSIDE OF THE PARCEL BOUNDARY AND WITHIN PROPOSED PUBLIC EASEMENT ARE SHOWN FOR REFERENCE ONLY. SEE CIVIL PLANS FOR COMPLETE PUBLIC REALM INFORMATION.

0 8' 16' 32'

SITE PLAN 01
SCALE: 1/16" = 1'-0"

7/31/2026 4:47:10 PM

LANE PARTNERS
SOM

PARKLINE MASTER PLAN
COMMERCIAL ARCHITECTURAL CONTROL PACKAGE
MENLO PARK, CA

APPLICANT
LPGS MENLO, LLC
MENLO PARK, CA

ARCHITECT
SKIDMORE, OWINGS & MERRILL
ONE MARITIME PLAZA, SAN FRANCISCO, CA

SITE PLAN - PARKING GARAGE 2

P2

COMMERCIAL ARCHITECTURAL CONTROL PACKAGE 03/11/2026

A1.22.01

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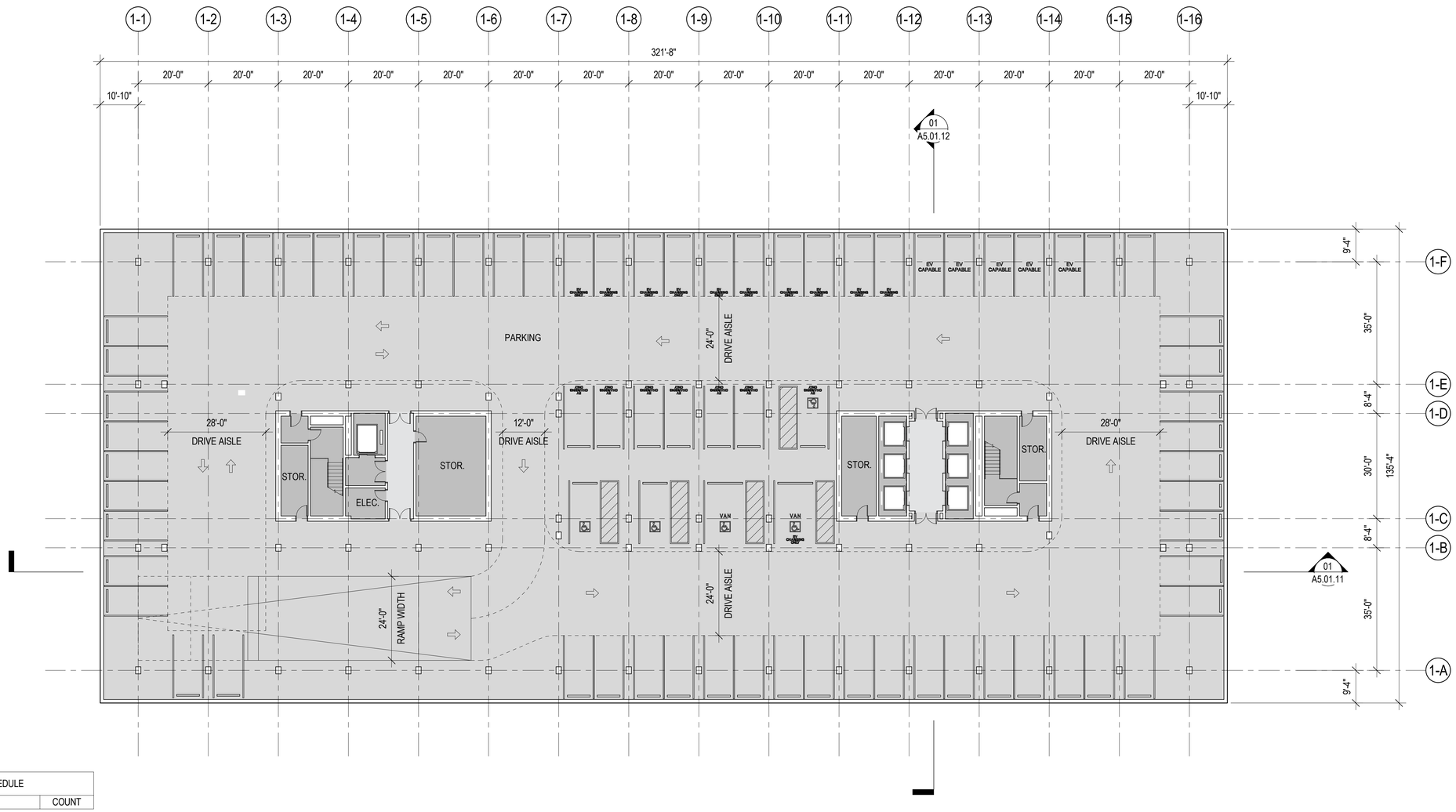


OFFICE 1 PARKING SCHEDULE	
PARKING SPACE TYPE	COUNT
A - 9'x18' ACCESSIBLE	2
A - 12'x18' VAN ACCESSIBLE	1
A EVCS - 9'x18' ACCESSIBLE EVCS	1
A EVCS - 12'x18' VAN ACCESSIBLE EVCS	1
EV - 8.5'x18' EV CAPABLE	5
EVCS - 8.5'x18' EVCS	16
S - 8.5'x18' STANDARD	50
TOTAL	76

0 8' 16' 32'

LEVEL B1 01
SCALE: 1/16" = 1'-0"

7/31/2026 8:03:54 PM

LANE PARTNERS
SOM

PARKLINE MASTER PLAN
COMMERCIAL ARCHITECTURAL CONTROL PACKAGE
MENLO PARK, CA

APPLICANT
LPGS MENLO, LLC
MENLO PARK, CA

ARCHITECT
SKIDMORE, OWINGS & MERRILL
ONE MARITIME PLAZA, SAN FRANCISCO, CA

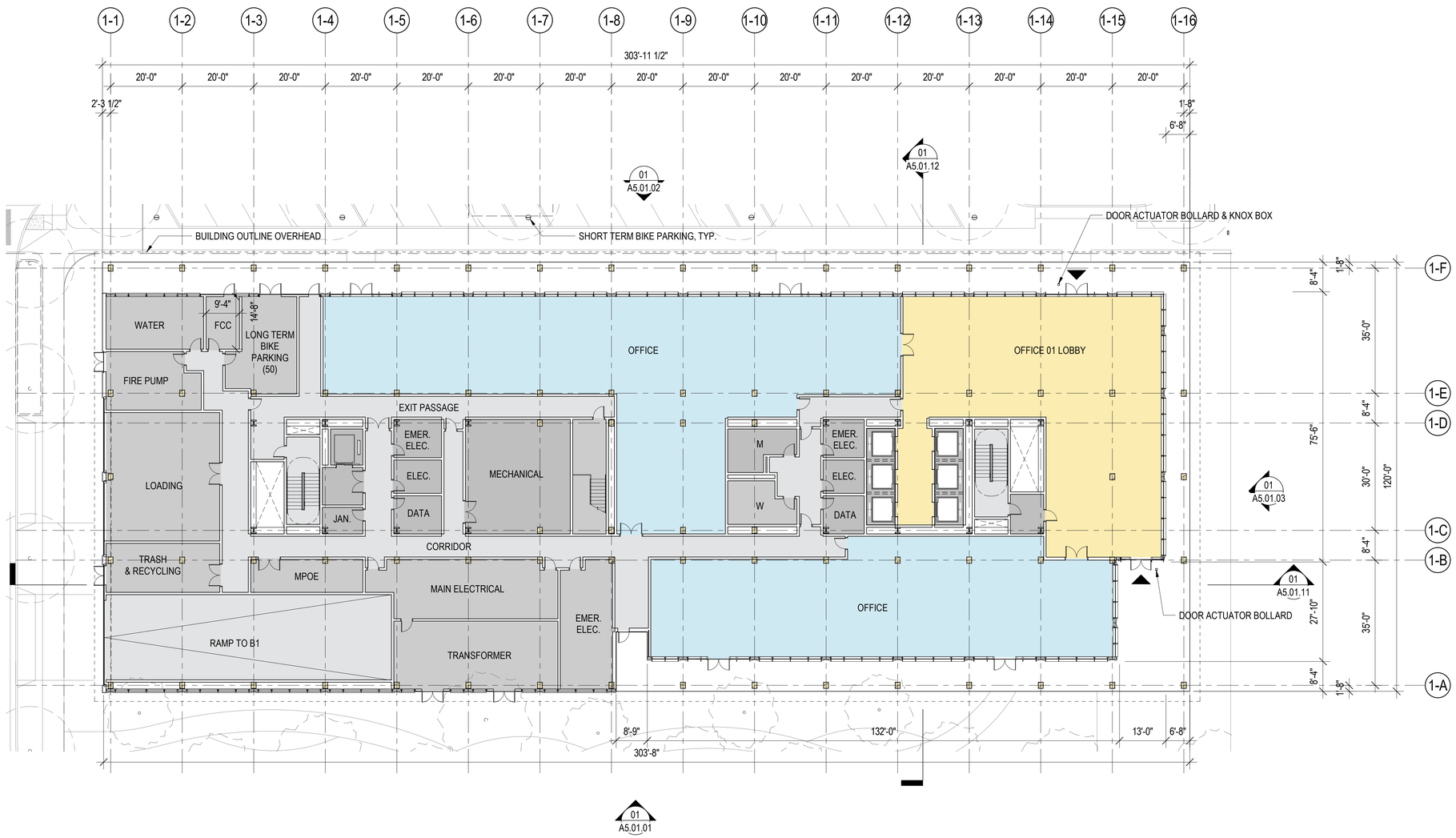
FLOOR PLAN - OFFICE 1 - LEVEL B1

O1

COMMERCIAL ARCHITECTURAL CONTROL PACKAGE 03/11/2026

A2.01.00

© SKIDMORE, OWINGS & MERRILL 2026



0 8' 16' 32'

LEVEL 01 01
SCALE: 1/16" = 1'-0"

7/31/2026 8:04:10 PM

LANE PARTNERS
SOM

PARKLINE MASTER PLAN
COMMERCIAL ARCHITECTURAL CONTROL PACKAGE
MENLO PARK, CA

APPLICANT
LPGS MENLO, LLC
MENLO PARK, CA

ARCHITECT
SKIDMORE, OWINGS & MERRILL
ONE MARITIME PLAZA, SAN FRANCISCO, CA

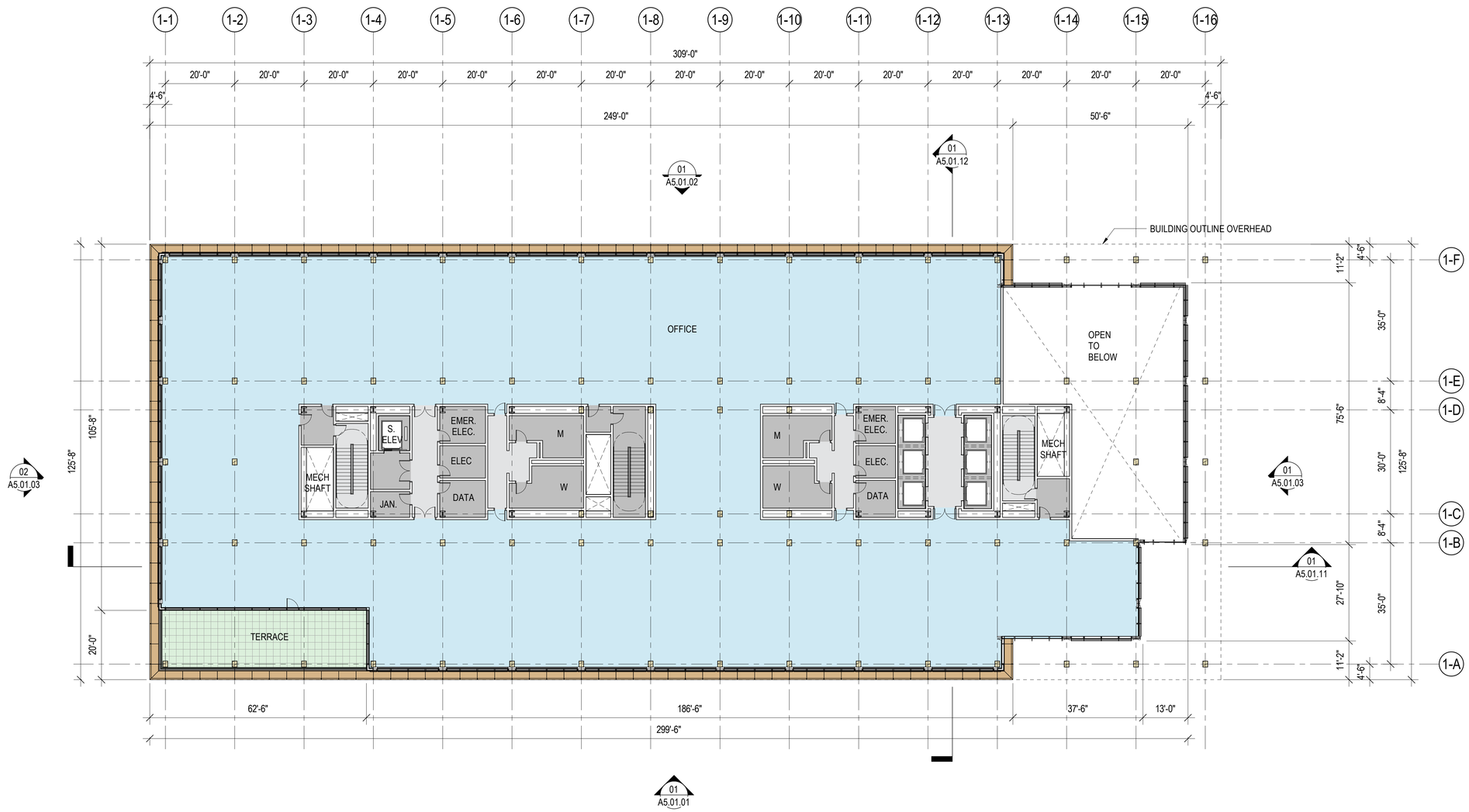
FLOOR PLAN - OFFICE 1 - LEVEL 1

O1

COMMERCIAL ARCHITECTURAL CONTROL PACKAGE 03/11/2026

A2.01.01

© SKIDMORE, OWINGS & MERRILL 2026



0 8' 16' 32'

LEVEL 02 01
SCALE: 1/16" = 1'-0"

LANE PARTNERS
SOM

PARKLINE MASTER PLAN
COMMERCIAL ARCHITECTURAL CONTROL PACKAGE
MENLO PARK, CA

APPLICANT
LPGS MENLO, LLC
MENLO PARK, CA

ARCHITECT
SKIDMORE, OWINGS & MERRILL
ONE MARITIME PLAZA, SAN FRANCISCO, CA

FLOOR PLAN - OFFICE 1 - LEVEL 2

O1

COMMERCIAL ARCHITECTURAL CONTROL PACKAGE 03/11/2026

A2.01.02

7/31/2026 8:04:04 PM

© SKIDMORE, OWINGS & MERRILL 2026

LEVEL 03 01
SCALE: 1/16" = 1'-0"

LANE PARTNERS SOM	PARKLINE MASTER PLAN COMMERCIAL ARCHITECTURAL CONTROL PACKAGE MENLO PARK, CA	APPLICANT LPGS MENLO, LLC MENLO PARK, CA	ARCHITECT SKIDMORE, OWINGS & MERRILL ONE MARITIME PLAZA, SAN FRANCISCO, CA		FLOOR PLAN - OFFICE 1 - LEVEL 3	COMMERCIAL ARCHITECTURAL CONTROL PACKAGE 03/11/2026 A2.01.03

7/31/2026 8:04:48 PM

© SKIDMORE, OWINGS & MERRILL 2026

0 8' 16' 32'

LEVEL 04 01
SCALE: 1/16" = 1'-0"

LANE PARTNERS SOM	PARKLINE MASTER PLAN COMMERCIAL ARCHITECTURAL CONTROL PACKAGE MENLO PARK, CA	APPLICANT LPGS MENLO, LLC MENLO PARK, CA	ARCHITECT SKIDMORE, OWINGS & MERRILL ONE MARITIME PLAZA, SAN FRANCISCO, CA		FLOOR PLAN - OFFICE 1 - LEVEL 4	COMMERCIAL ARCHITECTURAL CONTROL PACKAGE 03/11/2026 A2.01.04

7/31/2026 8:03:47 PM

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0 8' 16' 32'

LEVEL 05 01
SCALE: 1/16" = 1'-0"

LANE PARTNERS
SOM

PARKLINE MASTER PLAN
COMMERCIAL ARCHITECTURAL CONTROL PACKAGE
MENLO PARK, CA

APPLICANT
LPGS MENLO, LLC
MENLO PARK, CA

ARCHITECT
SKIDMORE, OWINGS & MERRILL
ONE MARITIME PLAZA, SAN FRANCISCO, CA

FLOOR PLAN - OFFICE 1 - LEVEL 5

O1

COMMERCIAL ARCHITECTURAL CONTROL PACKAGE 03/11/2026

A2.01.05

7/31/2026 8:03:21 PM

© SKIDMORE, OWINGS & MERRILL 2026

0 8' 16' 32'

LEVEL 06 01
SCALE: 1/16" = 1'-0"

LANE PARTNERS SOM

PARKLINE MASTER PLAN
COMMERCIAL ARCHITECTURAL CONTROL PACKAGE
MENLO PARK, CA

APPLICANT
LPGS MENLO, LLC
MENLO PARK, CA

ARCHITECT
SKIDMORE, OWINGS & MERRILL
ONE MARITIME PLAZA, SAN FRANCISCO, CA

FLOOR PLAN - OFFICE 1 - LEVEL 6

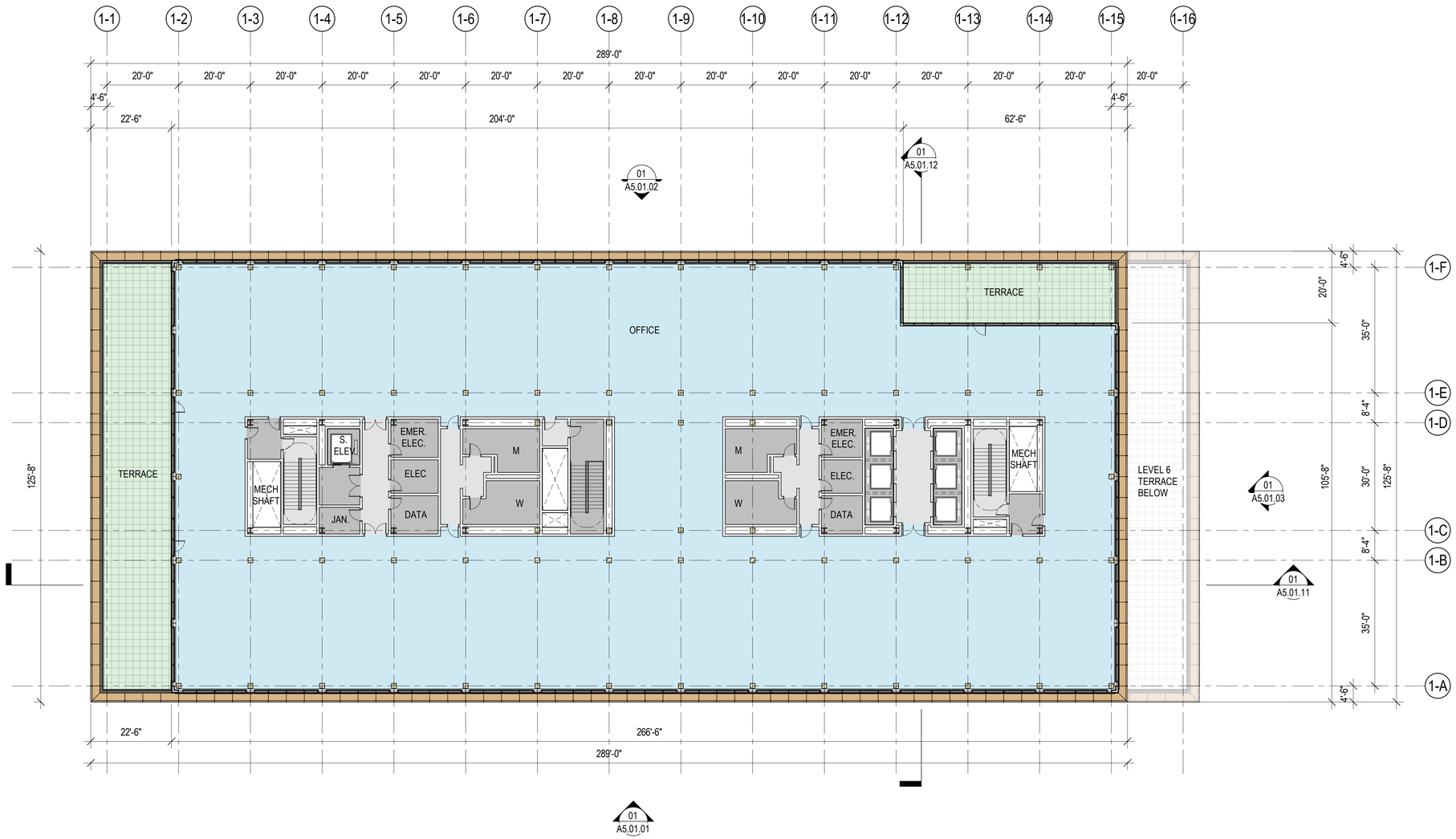
O1

COMMERCIAL ARCHITECTURAL CONTROL PACKAGE 03/11/2026

A2.01.06

7/31/2026 8:03:34 PM

© SKIDMORE, OWINGS & MERRILL 2026



0 8' 16' 32'

LEVEL 07 01

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

LANE PARTNERS SOM

PARKLINE MASTER PLAN
COMMERCIAL ARCHITECTURAL CONTROL PACKAGE
MENLO PARK, CA

APPLICANT
LPGS MENLO, LLC
MENLO PARK, CA

ARCHITECT
SKIDMORE, OWINGS & MERRILL
ONE MARITIME PLAZA, SAN FRANCISCO, CA

FLOOR PLAN - OFFICE 1 - LEVEL 7

O1

COMMERCIAL ARCHITECTURAL CONTROL PACKAGE 03/11/2026

A2.01.07

7/31/2026 8:04:37 PM

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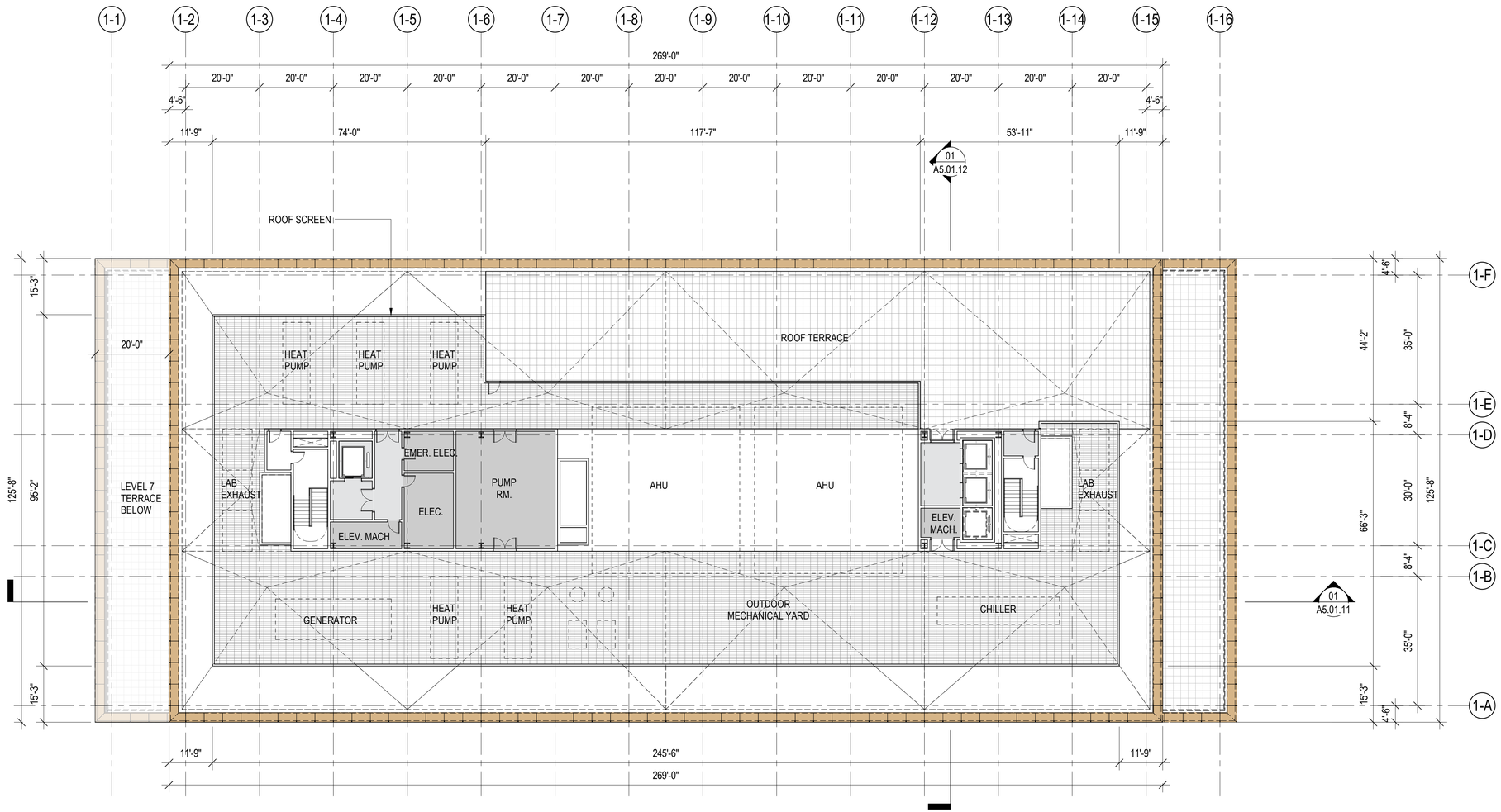

PENTHOUSE 01
SCALE: 1/16" = 1'-0"

LANE PARTNERS SOM	PARKLINE MASTER PLAN COMMERCIAL ARCHITECTURAL CONTROL PACKAGE MENLO PARK, CA	APPLICANT LPGS MENLO, LLC MENLO PARK, CA	ARCHITECT SKIDMORE, OWINGS & MERRILL ONE MARITIME PLAZA, SAN FRANCISCO, CA		ROOF PLAN - OFFICE 1 - PENTHOUSE	O1 COMMERCIAL ARCHITECTURAL CONTROL PACKAGE 03/11/2026 A2.01.08

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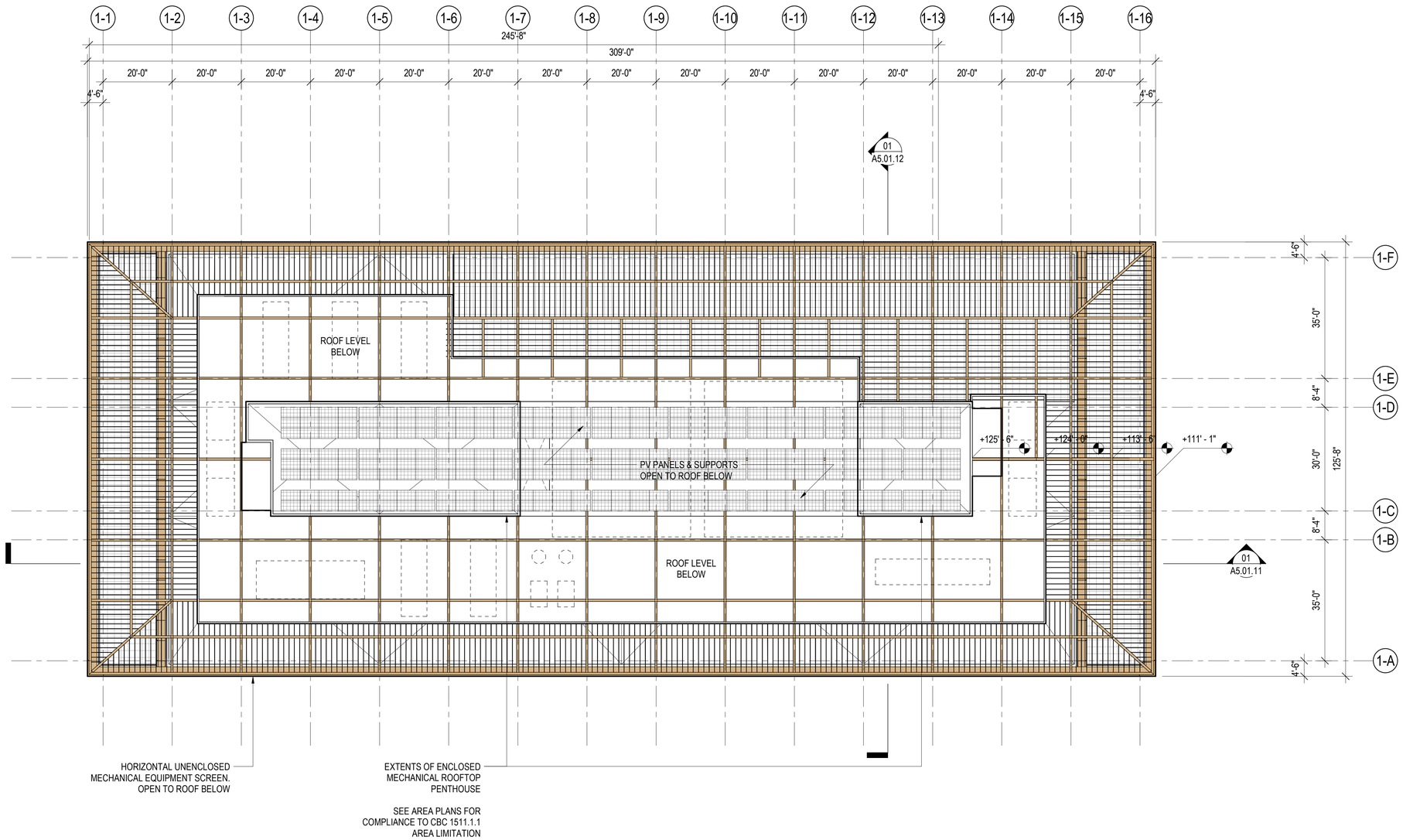

0 8' 16' 32'

OVERALL ROOF PLAN 01

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

7/31/2026 8:08:47 PM

LANE PARTNERS SOM

PARKLINE MASTER PLAN
COMMERCIAL ARCHITECTURAL CONTROL PACKAGE
MENLO PARK, CA

APPLICANT
LPGS MENLO, LLC
MENLO PARK, CA

ARCHITECT
SKIDMORE, OWINGS & MERRILL
ONE MARITIME PLAZA, SAN FRANCISCO, CA

ROOF PLAN - OFFICE 1 - TOP OF PENTHOUSE

01

COMMERCIAL ARCHITECTURAL CONTROL PACKAGE 03/11/2026

A2.01.09

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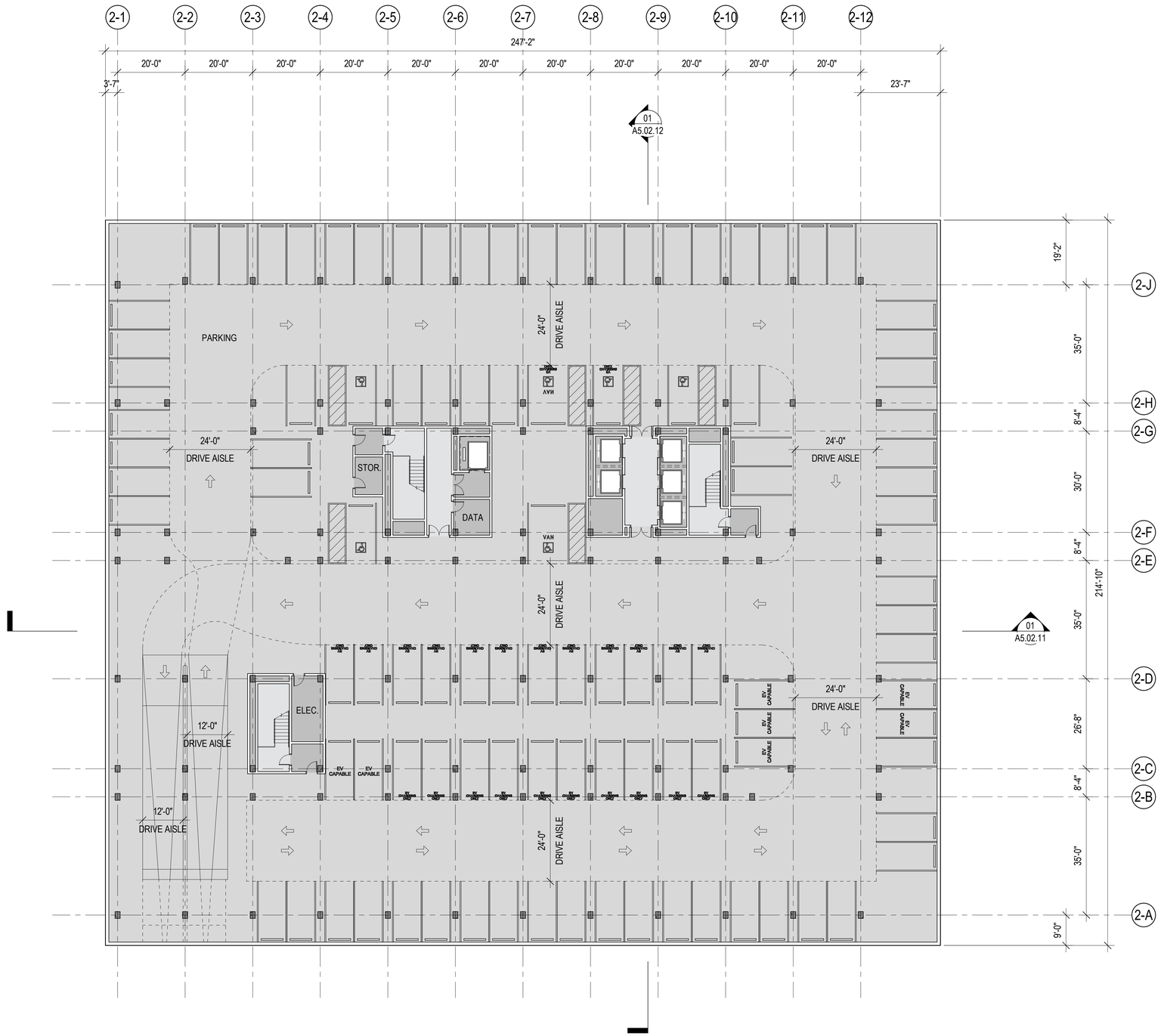


OFFICE 2 PARKING SCHEDULE	
PARKING SPACE TYPE	COUNT
A - 9'x18' ACCESSIBLE	3
A - 12'x18' VAN ACCESSIBLE	1
A EVCS - 9'x18' ACCESSIBLE EVCS	1
A EVCS - 12'x18' VAN ACCESSIBLE EVCS	1
EV - 8.5'x18' EV CAPABLE	7
EVCS - 8.5'x18' EVCS	22
S - 8.5'x18' STANDARD	68
TOTAL	103

0 8' 16' 32'

LEVEL B1 01
SCALE: 1/16" = 1'-0"

LANE PARTNERS
SOM

PARKLINE MASTER PLAN
COMMERCIAL ARCHITECTURAL CONTROL PACKAGE
MENLO PARK, CA

APPLICANT
LPGS MENLO, LLC
MENLO PARK, CA

ARCHITECT
SKIDMORE, OWINGS & MERRILL
ONE MARITIME PLAZA, SAN FRANCISCO, CA

FLOOR PLAN - OFFICE 2 - LEVEL B1

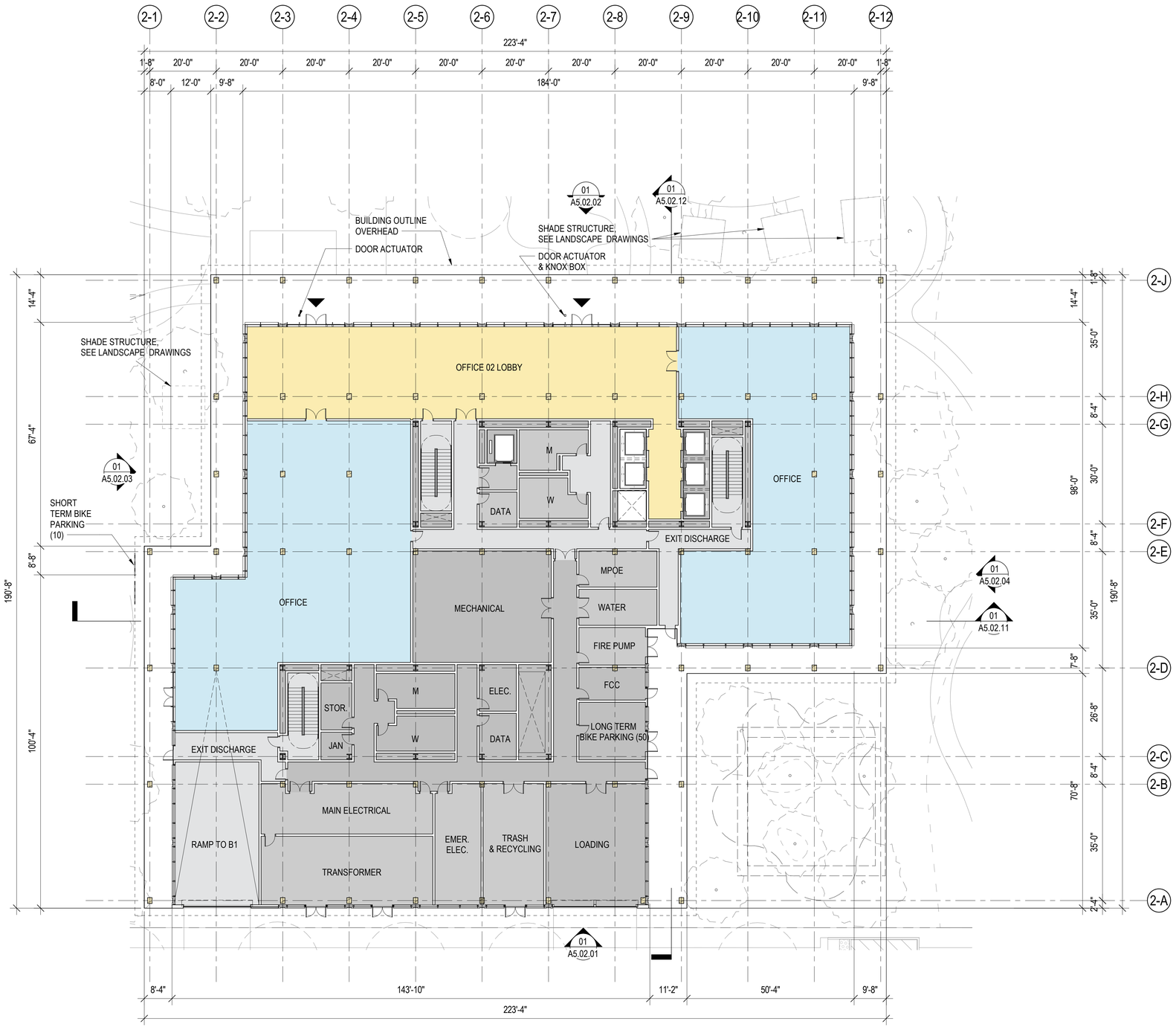
O2

COMMERCIAL ARCHITECTURAL CONTROL PACKAGE 03/11/2026

A2.02.00

7/31/2026 4:56:34 PM

© SKIDMORE, OWINGS & MERRILL 2026



LEVEL 01
SCALE: 1/16" = 1'-0"

01

LANE PARTNERS
SOM

PARKLINE MASTER PLAN
COMMERCIAL ARCHITECTURAL CONTROL PACKAGE
MENLO PARK, CA

APPLICANT
LPGS MENLO, LLC
MENLO PARK, CA

ARCHITECT
SKIDMORE, OWINGS & MERRILL
ONE MARITIME PLAZA, SAN FRANCISCO, CA

FLOOR PLAN - OFFICE 2 - LEVEL 1

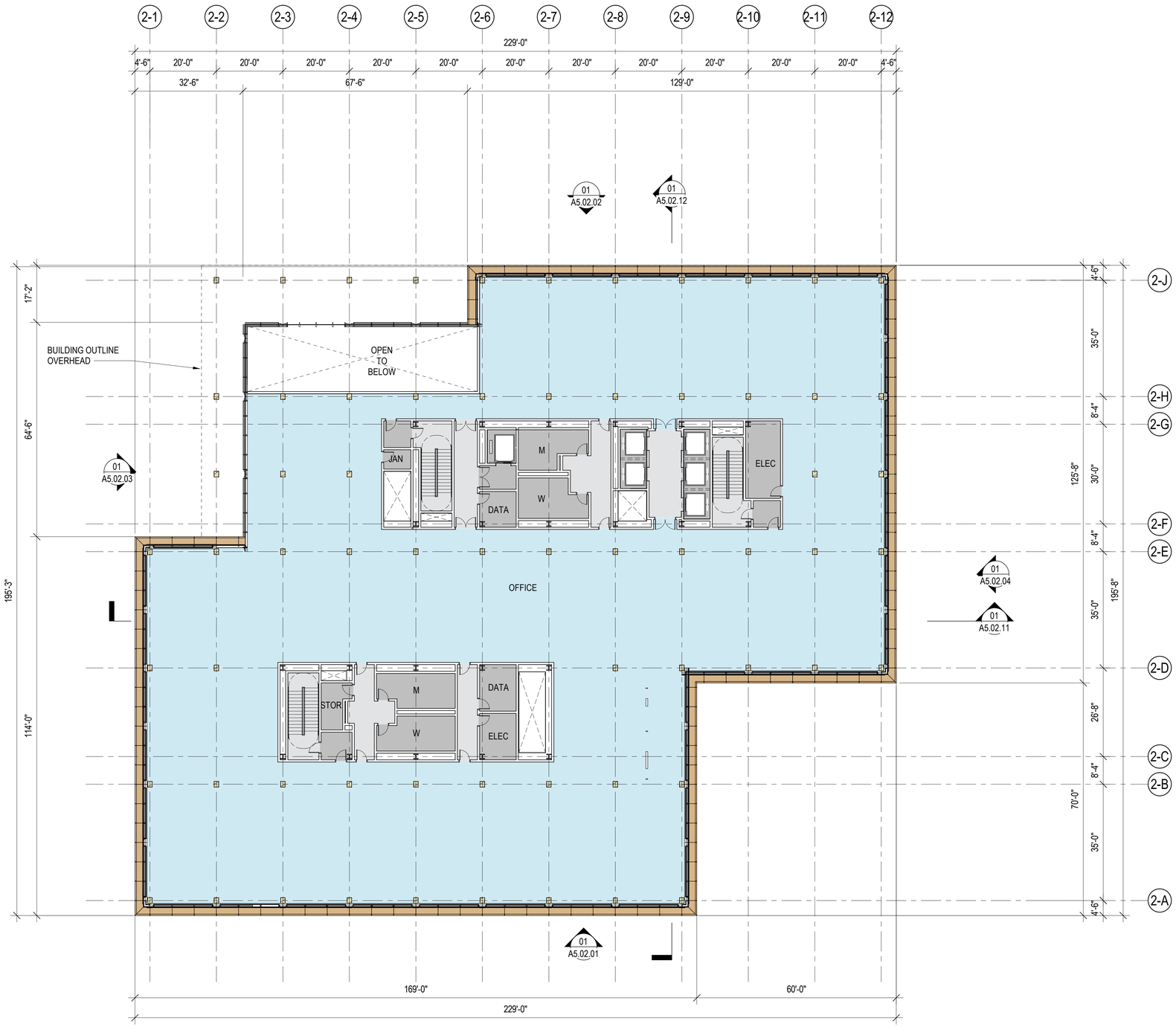
O2

COMMERCIAL ARCHITECTURAL CONTROL PACKAGE 03/11/2026

A2.02.01

7/31/2026 4:55:16 PM

© SKIDMORE, OWINGS & MERRILL 2026



0 8' 16' 32'

LEVEL 02 01
SCALE: 1/16" = 1'-0"

LANE PARTNERS
SOM

PARKLINE MASTER PLAN
COMMERCIAL ARCHITECTURAL CONTROL PACKAGE
MENLO PARK, CA

APPLICANT
LPGS MENLO, LLC
MENLO PARK, CA

ARCHITECT
SKIDMORE, OWINGS & MERRILL
ONE MARITIME PLAZA, SAN FRANCISCO, CA

FLOOR PLAN - OFFICE 2 - LEVEL 2

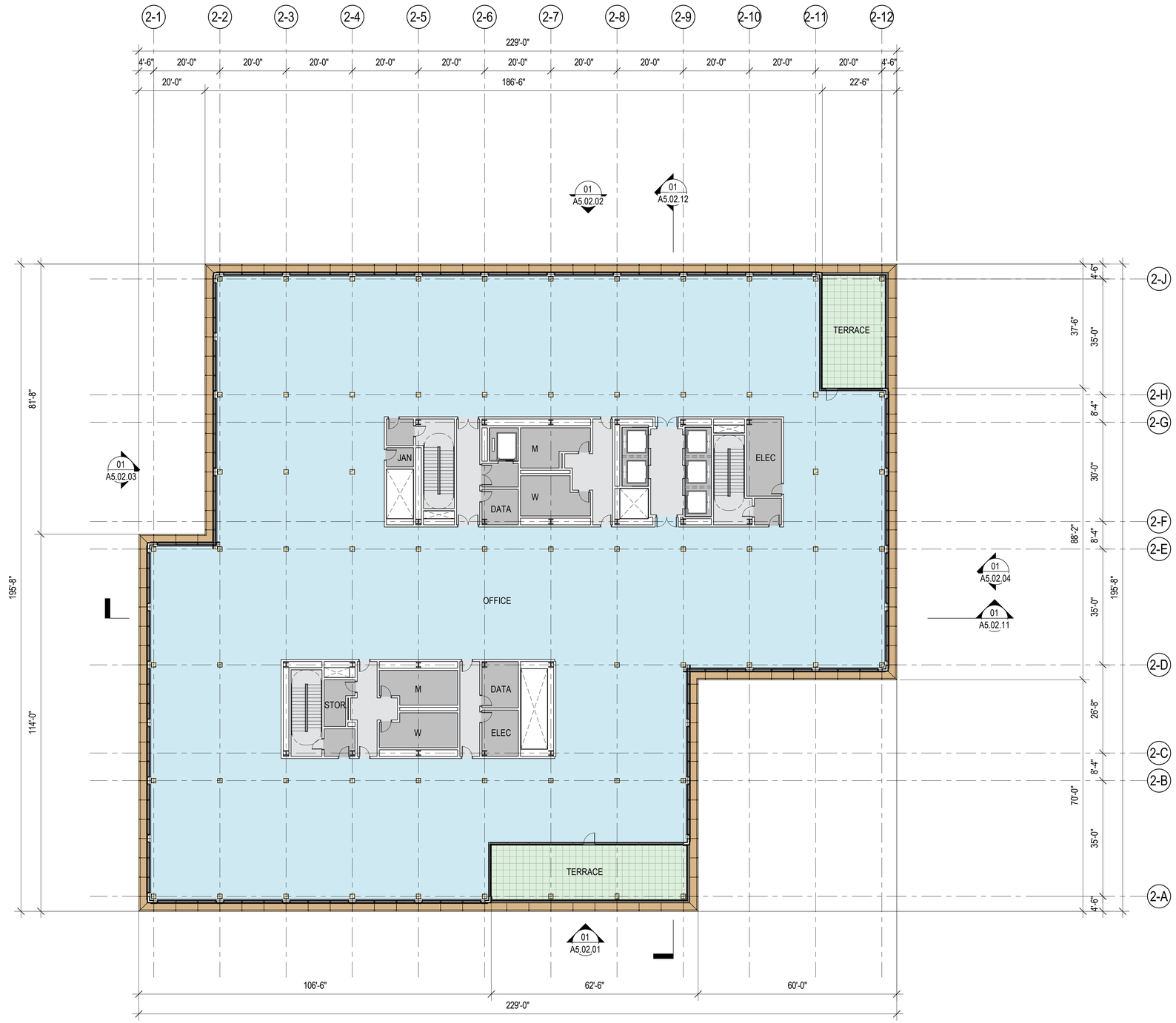
02

COMMERCIAL ARCHITECTURAL CONTROL PACKAGE 03/11/2026

A2.02.02

7/31/2026 4:56:22 PM

© SKIDMORE, OWINGS & MERRILL 2026



0 8' 16' 32'

LEVEL 03 01
SCALE: 1/16" = 1'-0"

LANE PARTNERS
SOM

PARKLINE MASTER PLAN
COMMERCIAL ARCHITECTURAL CONTROL PACKAGE
MENLO PARK, CA

APPLICANT
LPGS MENLO, LLC
MENLO PARK, CA

ARCHITECT
SKIDMORE, OWINGS & MERRILL
ONE MARITIME PLAZA, SAN FRANCISCO, CA

FLOOR PLAN - OFFICE 2 - LEVEL 3

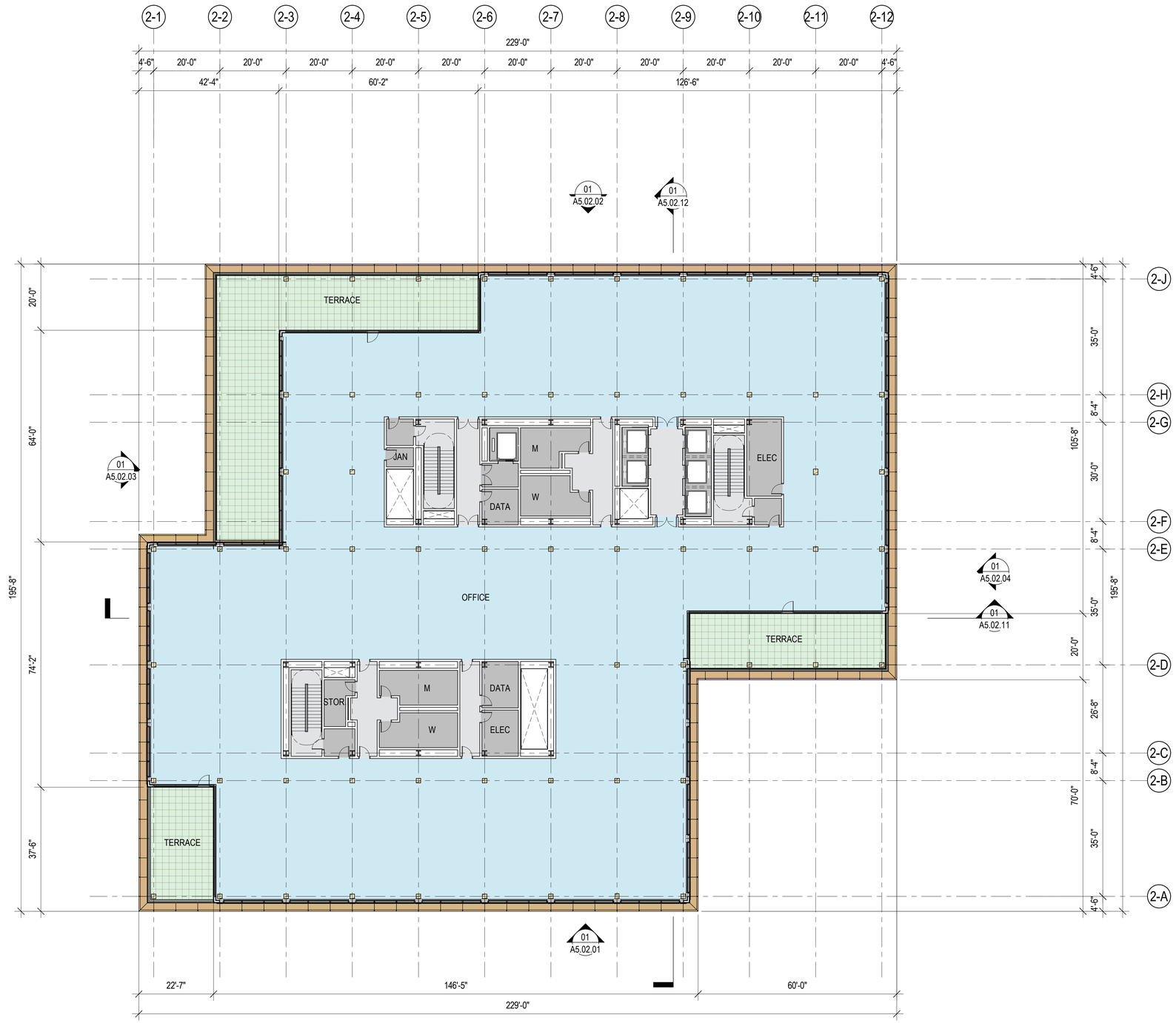
O2

COMMERCIAL ARCHITECTURAL CONTROL PACKAGE 03/11/2026

A2.02.03

7/31/2026 4:55:26 PM

© SKIDMORE, OWINGS & MERRILL 2026



LEVEL 04 01
SCALE: 1/16" = 1'-0"

LANE PARTNERS SOM	PARKLINE MASTER PLAN COMMERCIAL ARCHITECTURAL CONTROL PACKAGE MENLO PARK, CA	APPLICANT LPGS MENLO, LLC MENLO PARK, CA	ARCHITECT SKIDMORE, OWINGS & MERRILL ONE MARITIME PLAZA, SAN FRANCISCO, CA	FLOOR PLAN - OFFICE 2 - LEVEL 4	COMMERCIAL ARCHITECTURAL CONTROL PACKAGE 03/11/2026 A2.02.04

7/31/2026 4:55:54 PM

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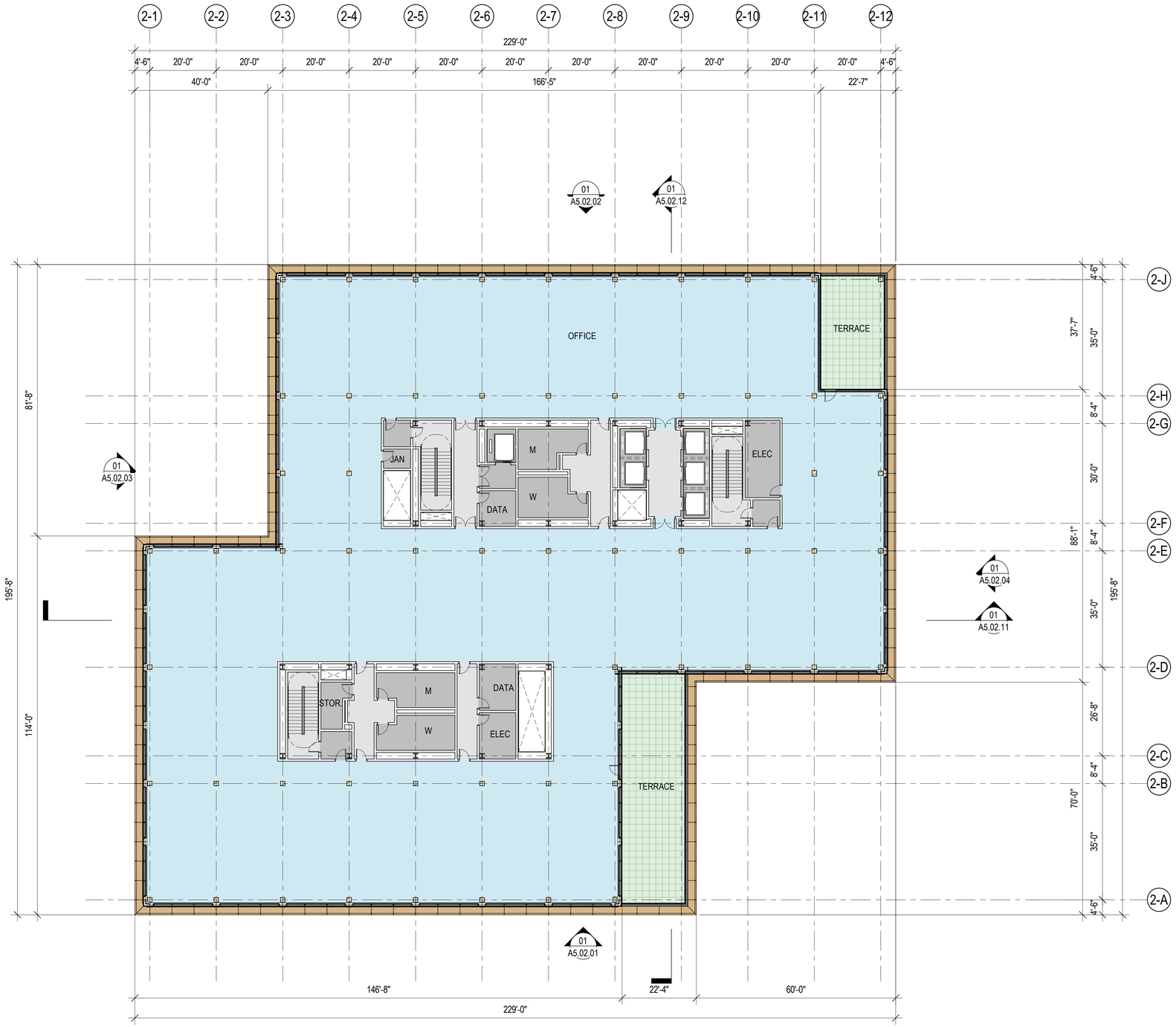

LEVEL 05 01
SCALE: 1/16" = 1'-0"

LANE PARTNERS
SOM

PARKLINE MASTER PLAN
COMMERCIAL ARCHITECTURAL CONTROL PACKAGE
MENLO PARK, CA

APPLICANT
LPGS MENLO, LLC
MENLO PARK, CA

ARCHITECT
SKIDMORE, OWINGS & MERRILL
ONE MARITIME PLAZA, SAN FRANCISCO, CA

FLOOR PLAN - OFFICE 2 - LEVEL 5

COMMERCIAL ARCHITECTURAL CONTROL PACKAGE 03/11/2026

A2.02.05

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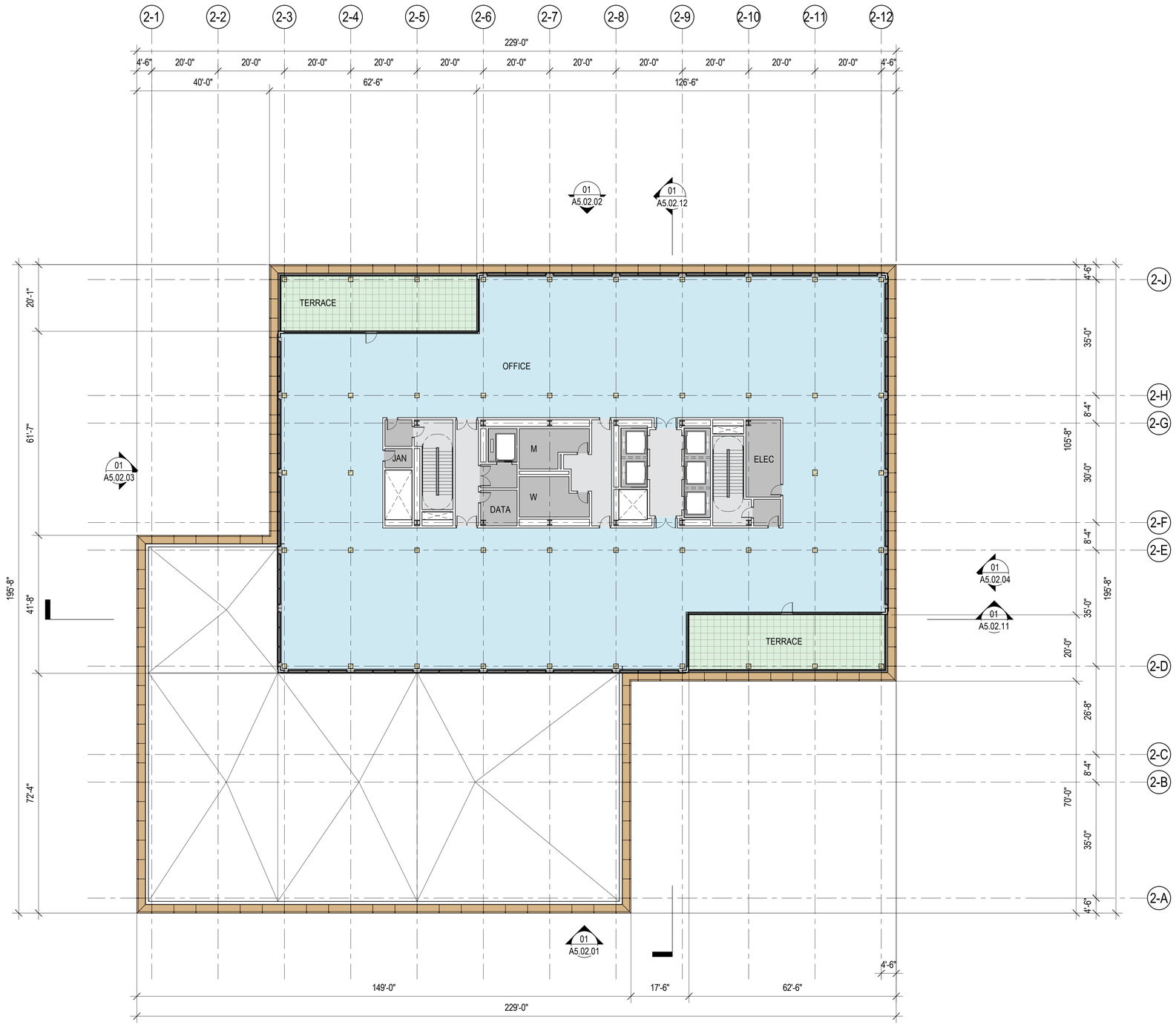
7/31/2026 4:55:44 PM



LEVEL 06 01
SCALE: 1/16" = 1'-0"

LANE PARTNERS SOM	PARKLINE MASTER PLAN COMMERCIAL ARCHITECTURAL CONTROL PACKAGE MENLO PARK, CA	APPLICANT LPGS MENLO, LLC MENLO PARK, CA	ARCHITECT SKIDMORE, OWINGS & MERRILL ONE MARITIME PLAZA, SAN FRANCISCO, CA	FLOOR PLAN - OFFICE 2 - LEVEL 6	COMMERCIAL ARCHITECTURAL CONTROL PACKAGE 03/11/2026 A2.02.06

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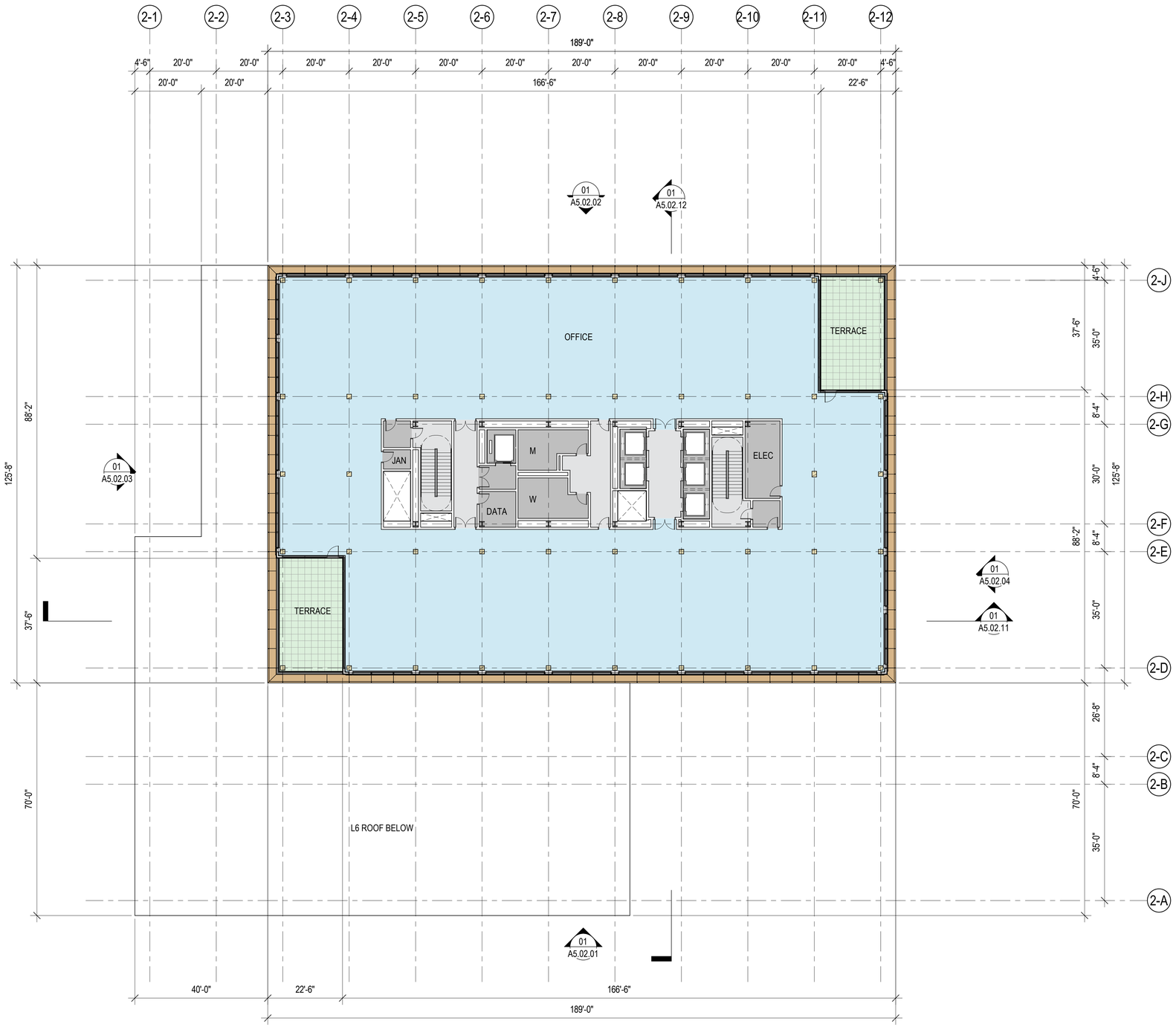


LEVEL 07 01
SCALE: 1/16" = 1'-0"

7/31/2026 4:56:13 PM

LANE PARTNERS
SOM

PARKLINE MASTER PLAN
COMMERCIAL ARCHITECTURAL CONTROL PACKAGE
MENLO PARK, CA

APPLICANT
LPGS MENLO, LLC
MENLO PARK, CA

ARCHITECT
SKIDMORE, OWINGS & MERRILL
ONE MARITIME PLAZA, SAN FRANCISCO, CA

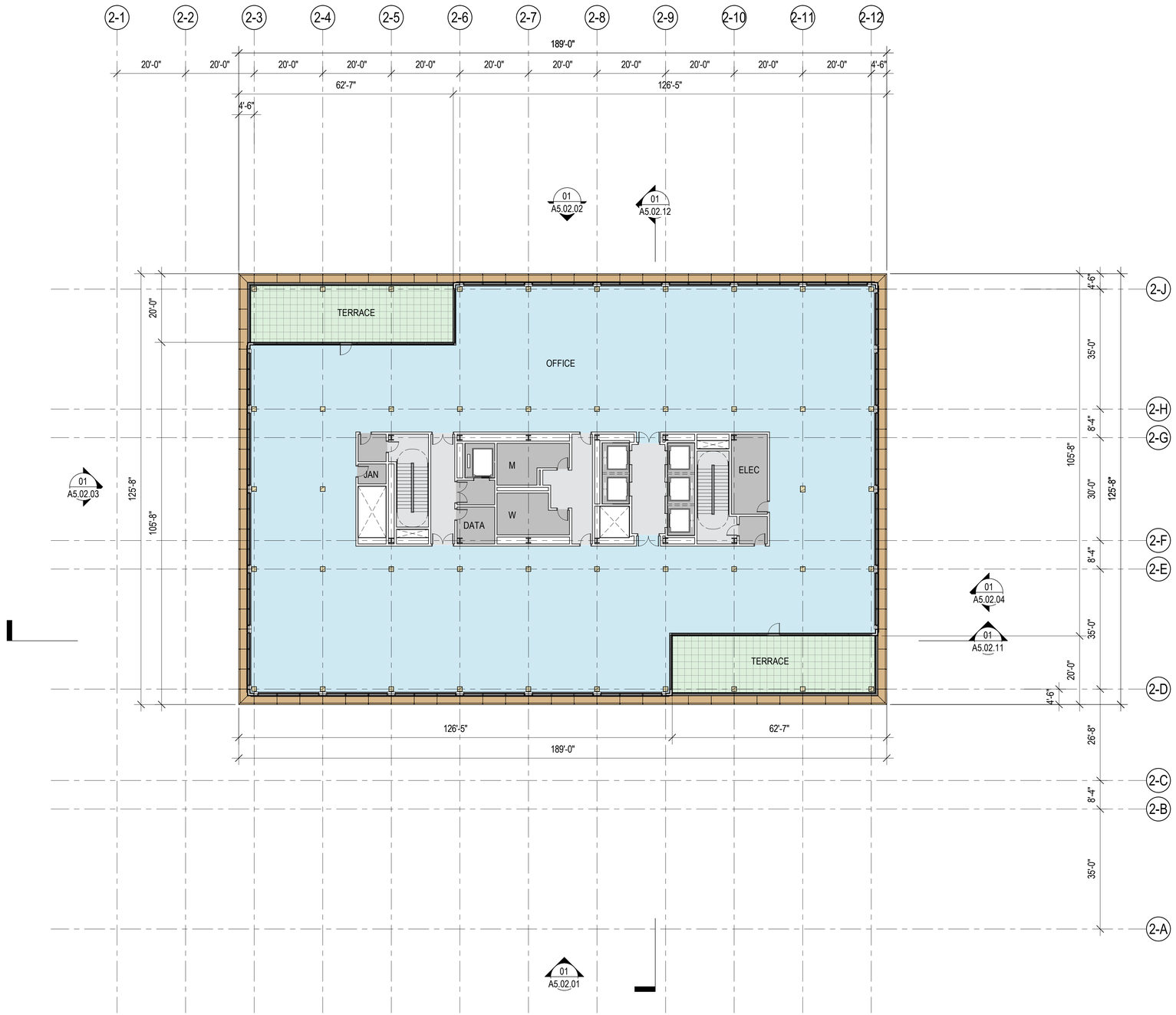
FLOOR PLAN - OFFICE 2 - LEVEL 7

O2

COMMERCIAL ARCHITECTURAL CONTROL PACKAGE 03/11/2026

A2.02.07

© SKIDMORE, OWINGS & MERRILL 2026



0 8' 16' 32'

LEVEL 08 01
SCALE: 1/16" = 1'-0"

7/31/2026 4:56:06 PM

LANE PARTNERS
SOM

PARKLINE MASTER PLAN
COMMERCIAL ARCHITECTURAL CONTROL PACKAGE
MENLO PARK, CA

APPLICANT
LPGS MENLO, LLC
MENLO PARK, CA

ARCHITECT
SKIDMORE, OWINGS & MERRILL
ONE MARITIME PLAZA, SAN FRANCISCO, CA

FLOOR PLAN - OFFICE 2 - LEVEL 8

O2

COMMERCIAL ARCHITECTURAL CONTROL PACKAGE 03/11/2026

A2.02.08

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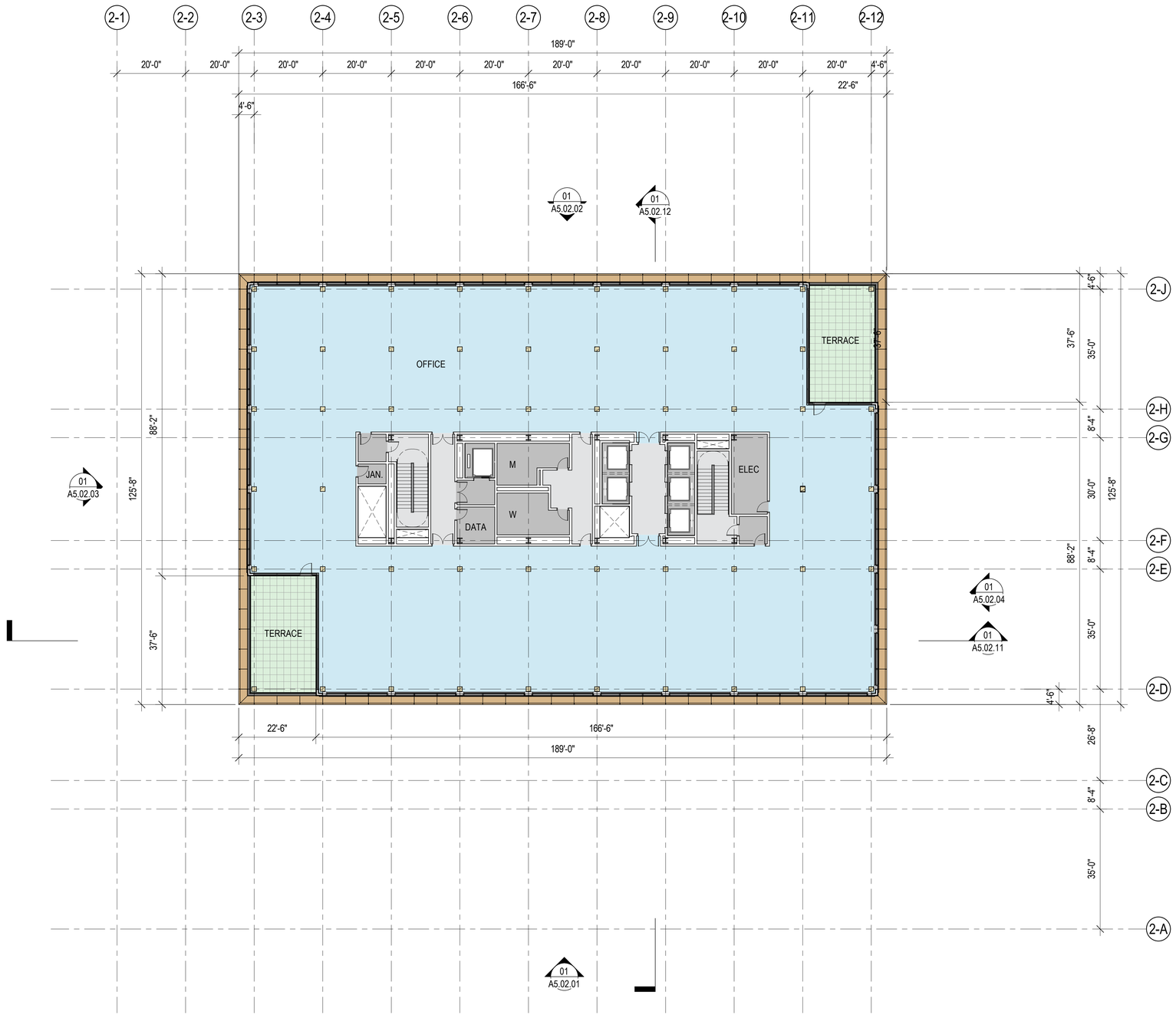


0 8' 16' 32'

LEVEL 09 01
SCALE: 1/16" = 1'-0"

7/31/2026 4:56:29 PM

LANE PARTNERS
SOM

PARKLINE MASTER PLAN
COMMERCIAL ARCHITECTURAL CONTROL PACKAGE
MENLO PARK, CA

APPLICANT
LPGS MENLO, LLC
MENLO PARK, CA

ARCHITECT
SKIDMORE, OWINGS & MERRILL
ONE MARITIME PLAZA, SAN FRANCISCO, CA

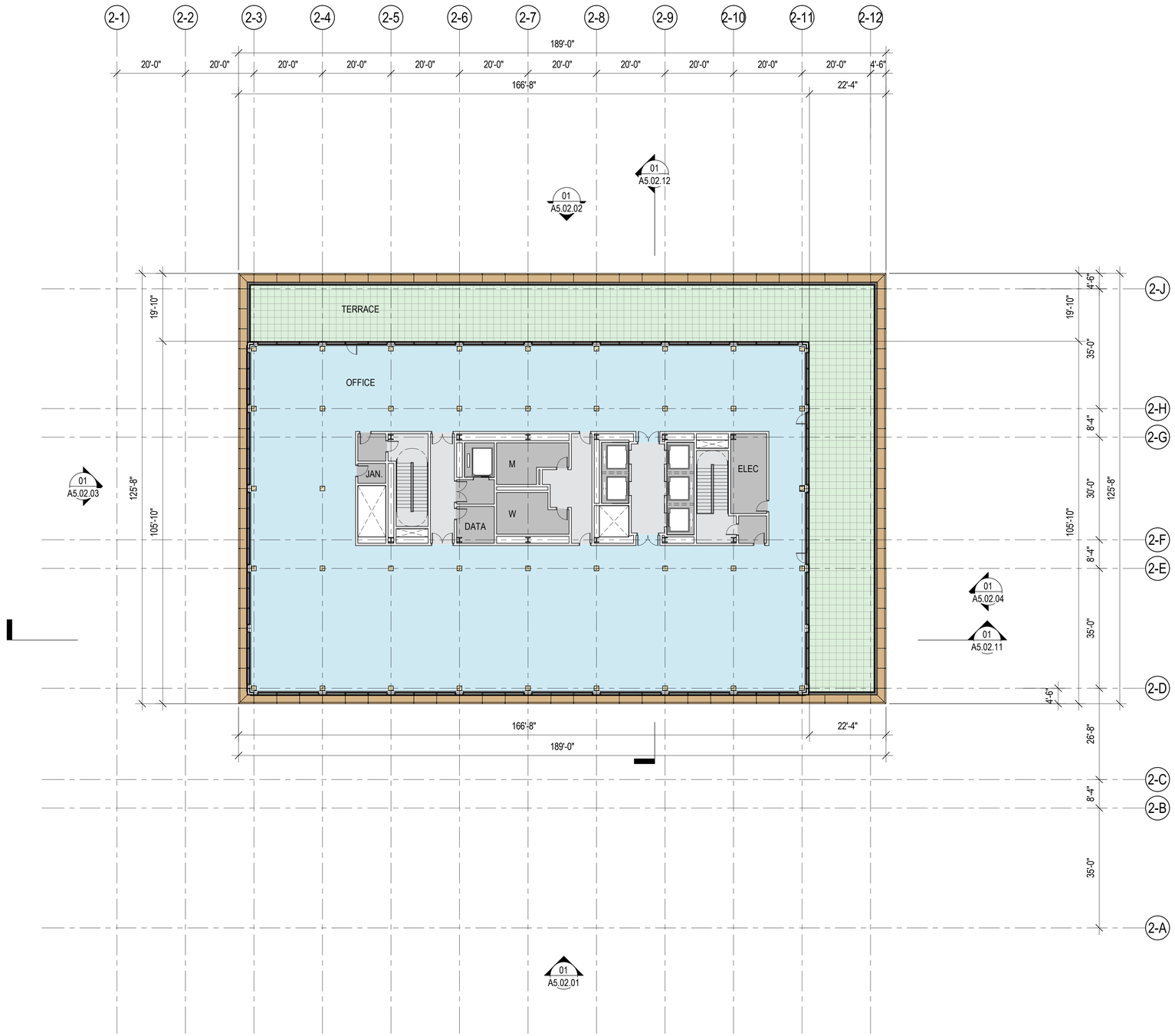
FLOOR PLAN - OFFICE 2 - LEVEL 9

O2

COMMERCIAL ARCHITECTURAL CONTROL PACKAGE 03/11/2026

A2.02.09

© SKIDMORE, OWINGS & MERRILL 2026



0 8' 16' 32'

LEVEL 10 01
SCALE: 1/16" = 1'-0"

7/31/2026 5:01:40 PM

LANE PARTNERS
SOM

PARKLINE MASTER PLAN
COMMERCIAL ARCHITECTURAL CONTROL PACKAGE
MENLO PARK, CA

APPLICANT
LPGS MENLO, LLC
MENLO PARK, CA

ARCHITECT
SKIDMORE, OWINGS & MERRILL
ONE MARITIME PLAZA, SAN FRANCISCO, CA

FLOOR PLAN - OFFICE 2 - LEVEL 10

COMMERCIAL ARCHITECTURAL CONTROL PACKAGE 03/11/2026

A2.02.10

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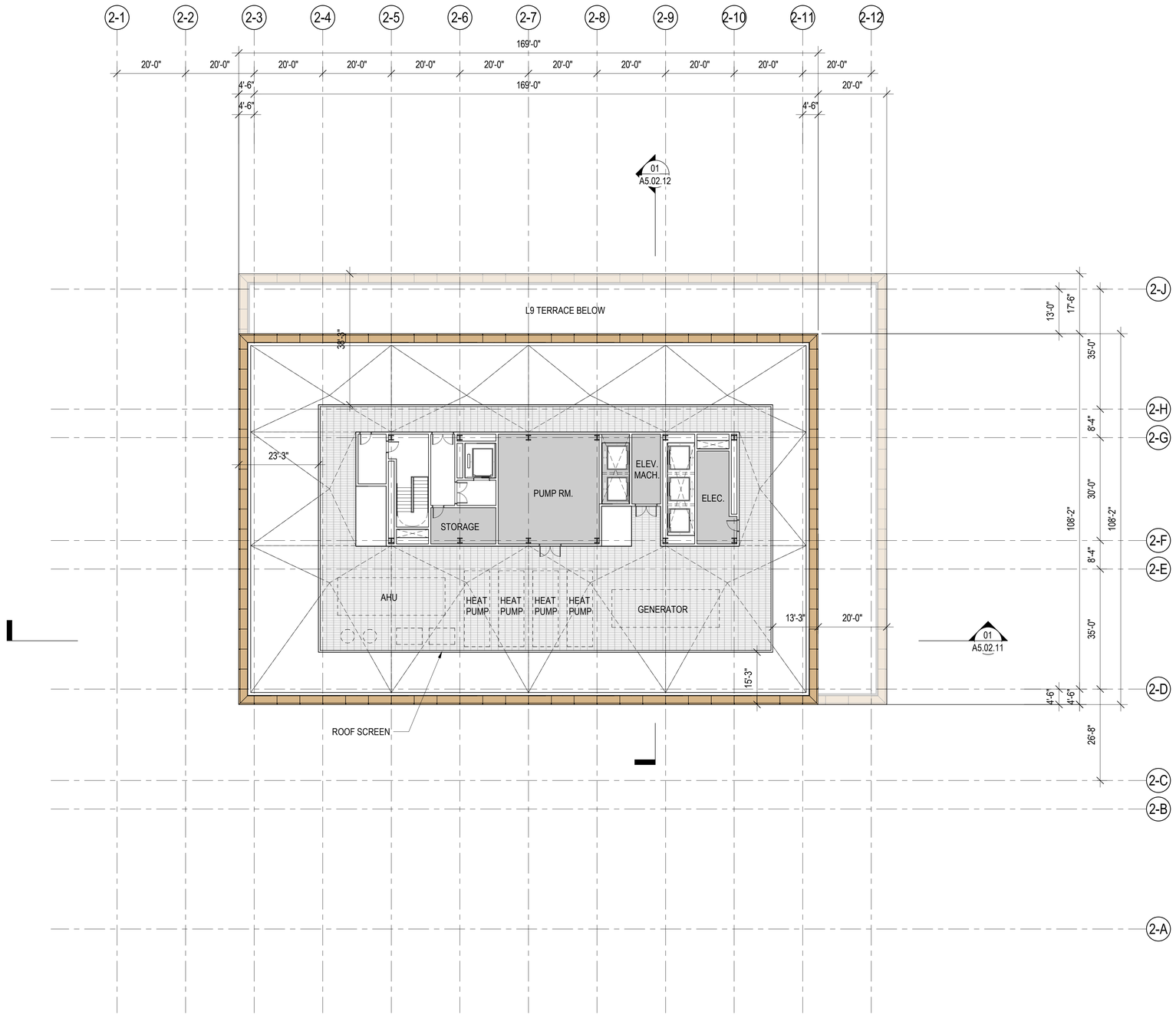

0 8' 16' 32'

PENTHOUSE 01
SCALE: 1/16" = 1'-0"

7/31/2026 4:55:59 PM

LANE PARTNERS
SOM

PARKLINE MASTER PLAN
COMMERCIAL ARCHITECTURAL CONTROL PACKAGE
MENLO PARK, CA

APPLICANT
LPGS MENLO, LLC
MENLO PARK, CA

ARCHITECT
SKIDMORE, OWINGS & MERRILL
ONE MARITIME PLAZA, SAN FRANCISCO, CA

ROOF PLAN - OFFICE 2 - PENTHOUSE

O2

COMMERCIAL ARCHITECTURAL CONTROL PACKAGE 03/11/2026

A2.02.11

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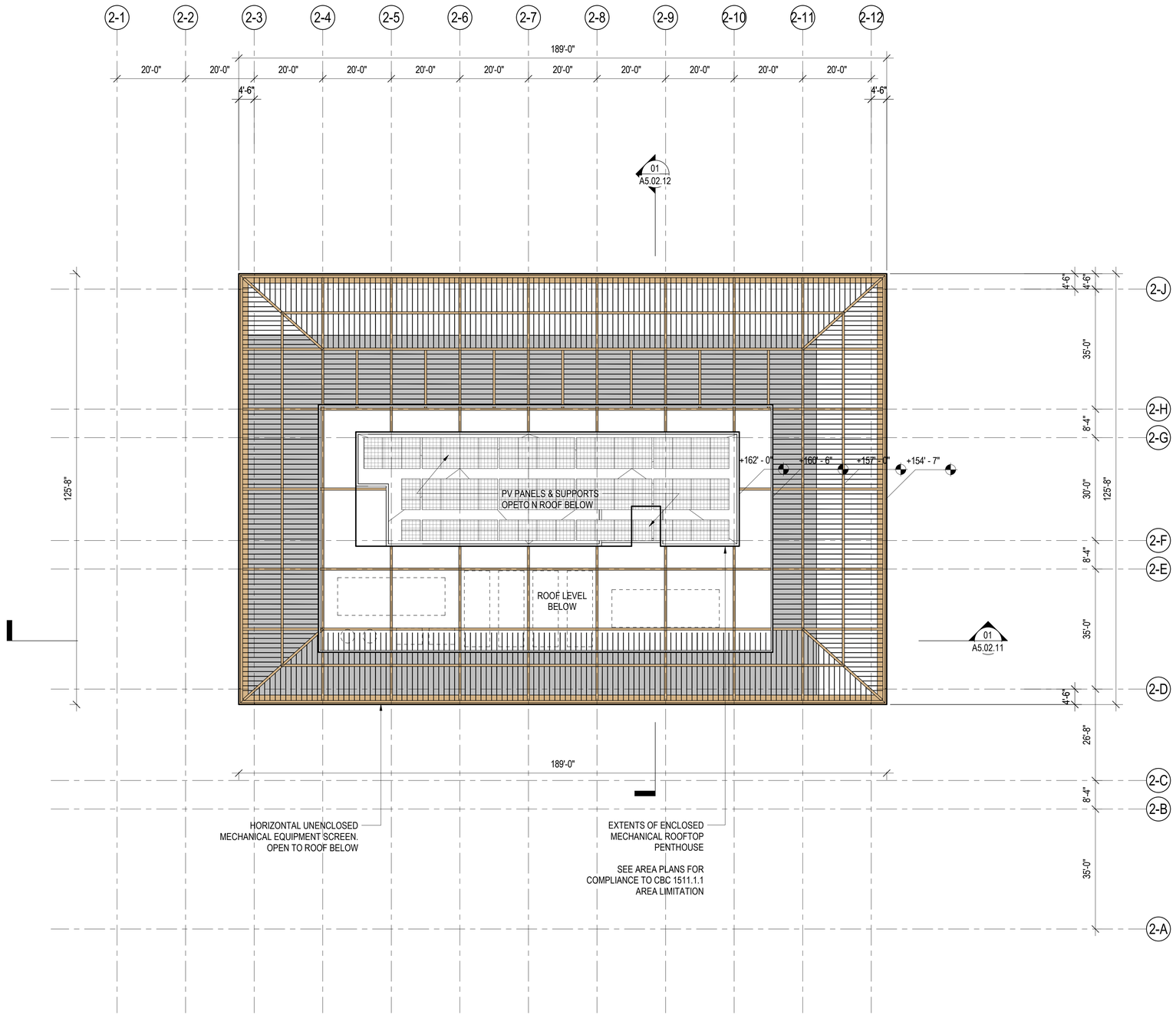

0 8' 16' 32'

OVERALL ROOF PLAN 01

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

7/31/2026 5:00:52 PM

LANE PARTNERS
SOM

PARKLINE MASTER PLAN
COMMERCIAL ARCHITECTURAL CONTROL PACKAGE
MENLO PARK, CA

APPLICANT
LPGS MENLO, LLC
MENLO PARK, CA

ARCHITECT
SKIDMORE, OWINGS & MERRILL
ONE MARITIME PLAZA, SAN FRANCISCO, CA

ROOF PLAN - OFFICE 2 - TOP OF PENTHOUSE

02

COMMERCIAL ARCHITECTURAL CONTROL PACKAGE 03/11/2026

A2.02.12

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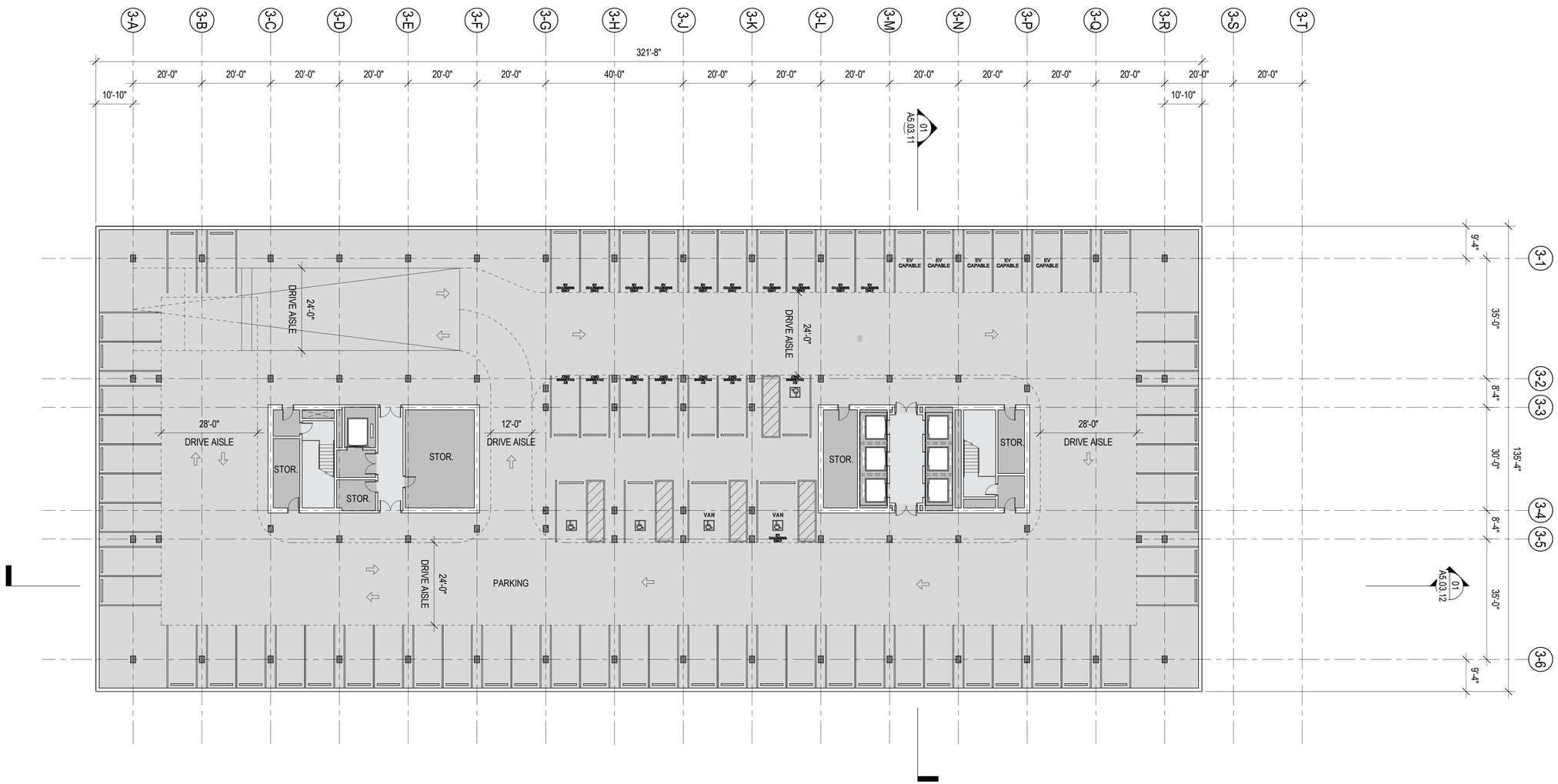


OFFICE 3 PARKING SCHEDULE	
PARKING SPACE TYPE	COUNT
A - 9'x18' ACCESSIBLE	2
A - 12'x18' VAN ACCESSIBLE	1
A EVCS - 9'x18' ACCESSIBLE EVCS	1
A EVCS - 12'x18' VAN ACCESSIBLE EVCS	1
EV - 8.5'x18' EV CAPABLE	5
EVCS - 8.5'x18' EVCS	16
S - 8.5'x18' STANDARD	50
TOTAL	76

0 8' 16' 32'

LEVEL B1 01
SCALE: 1/16" = 1'-0"

7/31/2026 7:01:01 PM

LANE PARTNERS
SOM

PARKLINE MASTER PLAN
COMMERCIAL ARCHITECTURAL CONTROL PACKAGE
MENLO PARK, CA

APPLICANT
LPGS MENLO, LLC
MENLO PARK, CA

ARCHITECT
SKIDMORE, OWINGS & MERRILL
ONE MARITIME PLAZA, SAN FRANCISCO, CA

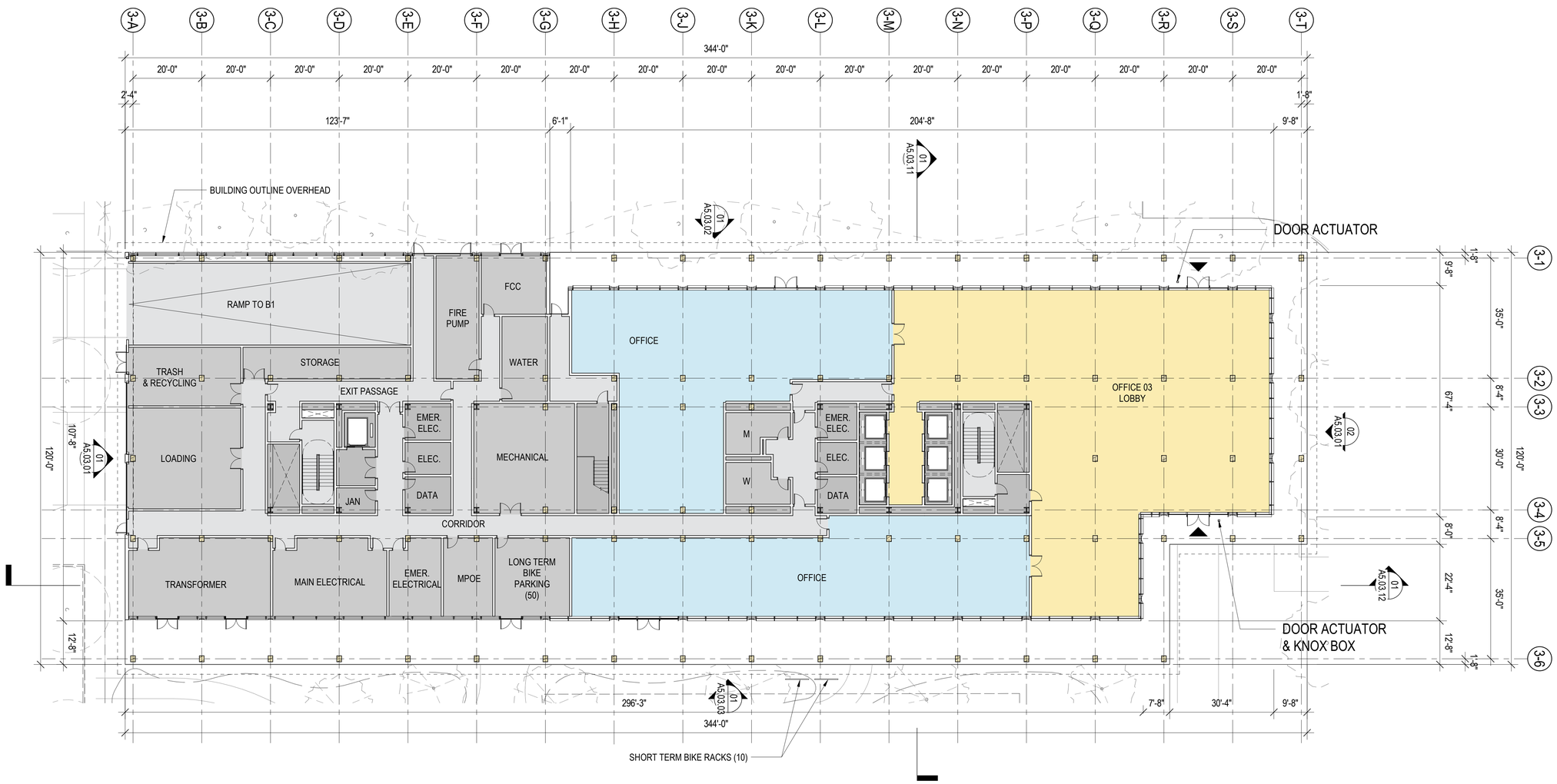
FLOOR PLAN - OFFICE 3 - LEVEL B1

O3

COMMERCIAL ARCHITECTURAL CONTROL PACKAGE 03/11/2026

A2.03.00

© SKIDMORE, OWINGS & MERRILL 2026



0 8' 16' 32'

LEVEL 01 01
SCALE: 1/16" = 1'-0"

LANE PARTNERS
SOM

PARKLINE MASTER PLAN
COMMERCIAL ARCHITECTURAL CONTROL PACKAGE
MENLO PARK, CA

APPLICANT
LPGS MENLO, LLC
MENLO PARK, CA

ARCHITECT
SKIDMORE, OWINGS & MERRILL
ONE MARITIME PLAZA, SAN FRANCISCO, CA

FLOOR PLAN - OFFICE 3 - LEVEL 1

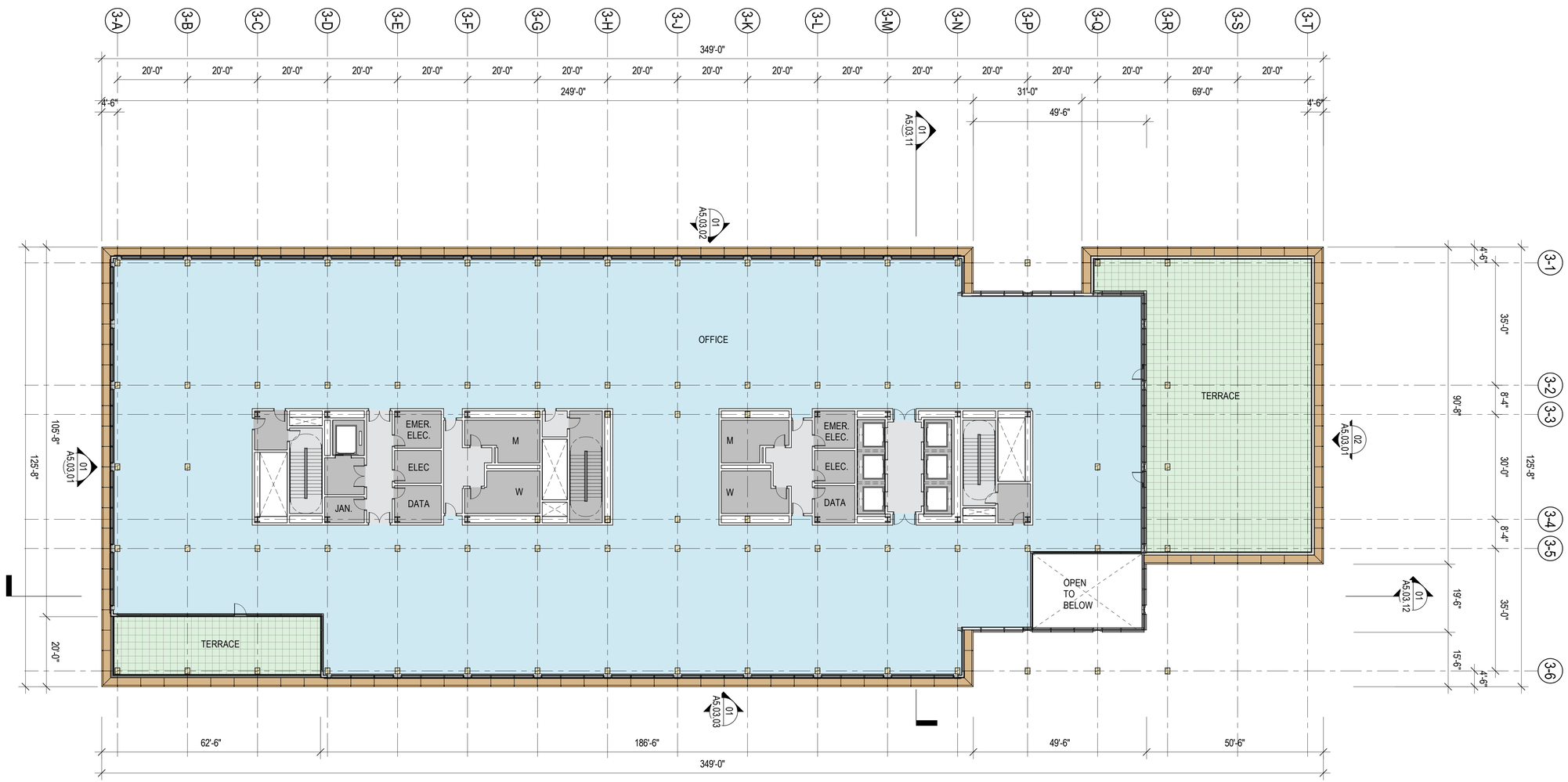
O3

COMMERCIAL ARCHITECTURAL CONTROL PACKAGE 03/11/2026

A2.03.01

7/31/2026 6:58:54 PM

© SKIDMORE, OWINGS & MERRILL 2026



0 8' 16' 32'

LEVEL 02 01
SCALE: 1/16" = 1'-0"

LANE PARTNERS
SOM

PARKLINE MASTER PLAN
COMMERCIAL ARCHITECTURAL CONTROL PACKAGE
MENLO PARK, CA

APPLICANT
LPGS MENLO, LLC
MENLO PARK, CA

ARCHITECT
SKIDMORE, OWINGS & MERRILL
ONE MARITIME PLAZA, SAN FRANCISCO, CA

FLOOR PLAN - OFFICE 3 - LEVEL 2

03

COMMERCIAL ARCHITECTURAL CONTROL PACKAGE 03/11/2026

A2.03.02

7/31/2026 6:59:56 PM

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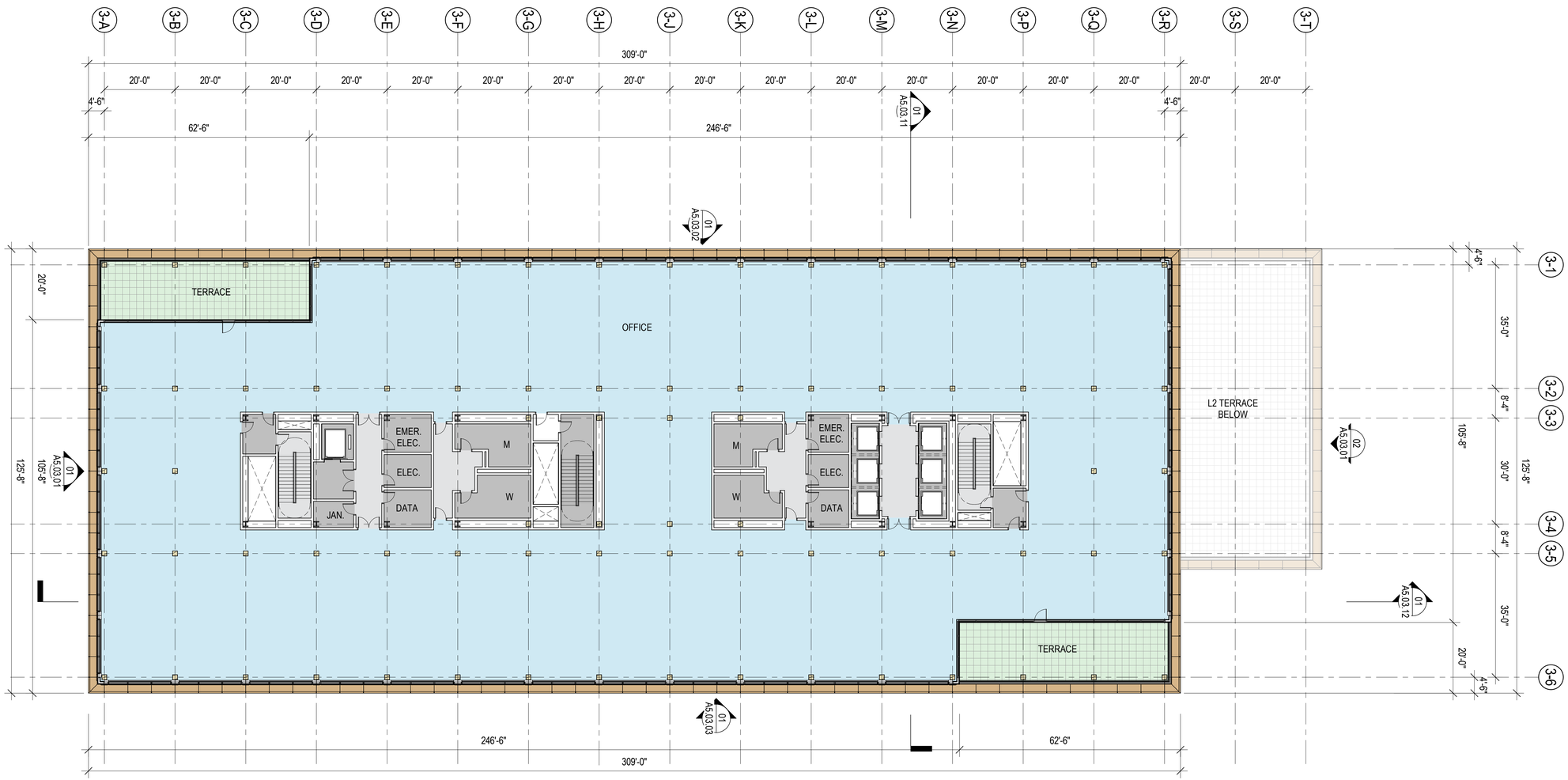

LEVEL 03 01
SCALE: 1/16" = 1'-0"

LANE PARTNERS SOM	PARKLINE MASTER PLAN COMMERCIAL ARCHITECTURAL CONTROL PACKAGE MENLO PARK, CA	APPLICANT LPGS MENLO, LLC MENLO PARK, CA	ARCHITECT SKIDMORE, OWINGS & MERRILL ONE MARITIME PLAZA, SAN FRANCISCO, CA	FLOOR PLAN - OFFICE 3 - LEVEL 3	COMMERCIAL ARCHITECTURAL CONTROL PACKAGE 03/11/2026 A2.03.03

7/31/2026 6:59:44 PM

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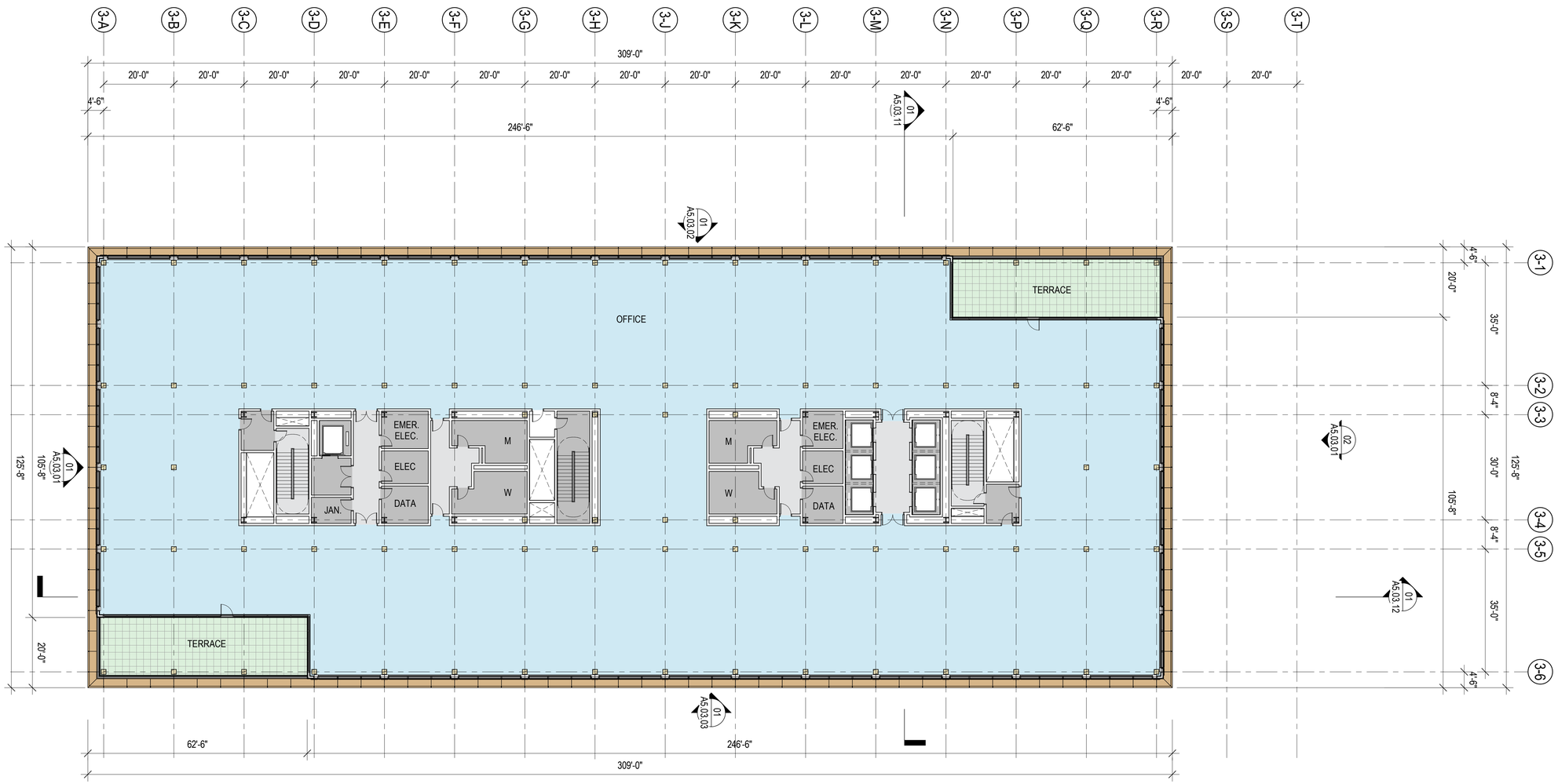

0 8' 16' 32'

LEVEL 04 01
SCALE: 1/16" = 1'-0"

7/31/2026 7:03:12 PM

LANE PARTNERS
SOM

PARKLINE MASTER PLAN
COMMERCIAL ARCHITECTURAL CONTROL PACKAGE
MENLO PARK, CA

APPLICANT
LPGS MENLO, LLC
MENLO PARK, CA

ARCHITECT
SKIDMORE, OWINGS & MERRILL
ONE MARITIME PLAZA, SAN FRANCISCO, CA

FLOOR PLAN - OFFICE 3 - LEVEL 4

03

COMMERCIAL ARCHITECTURAL CONTROL PACKAGE 03/11/2026

A2.03.04

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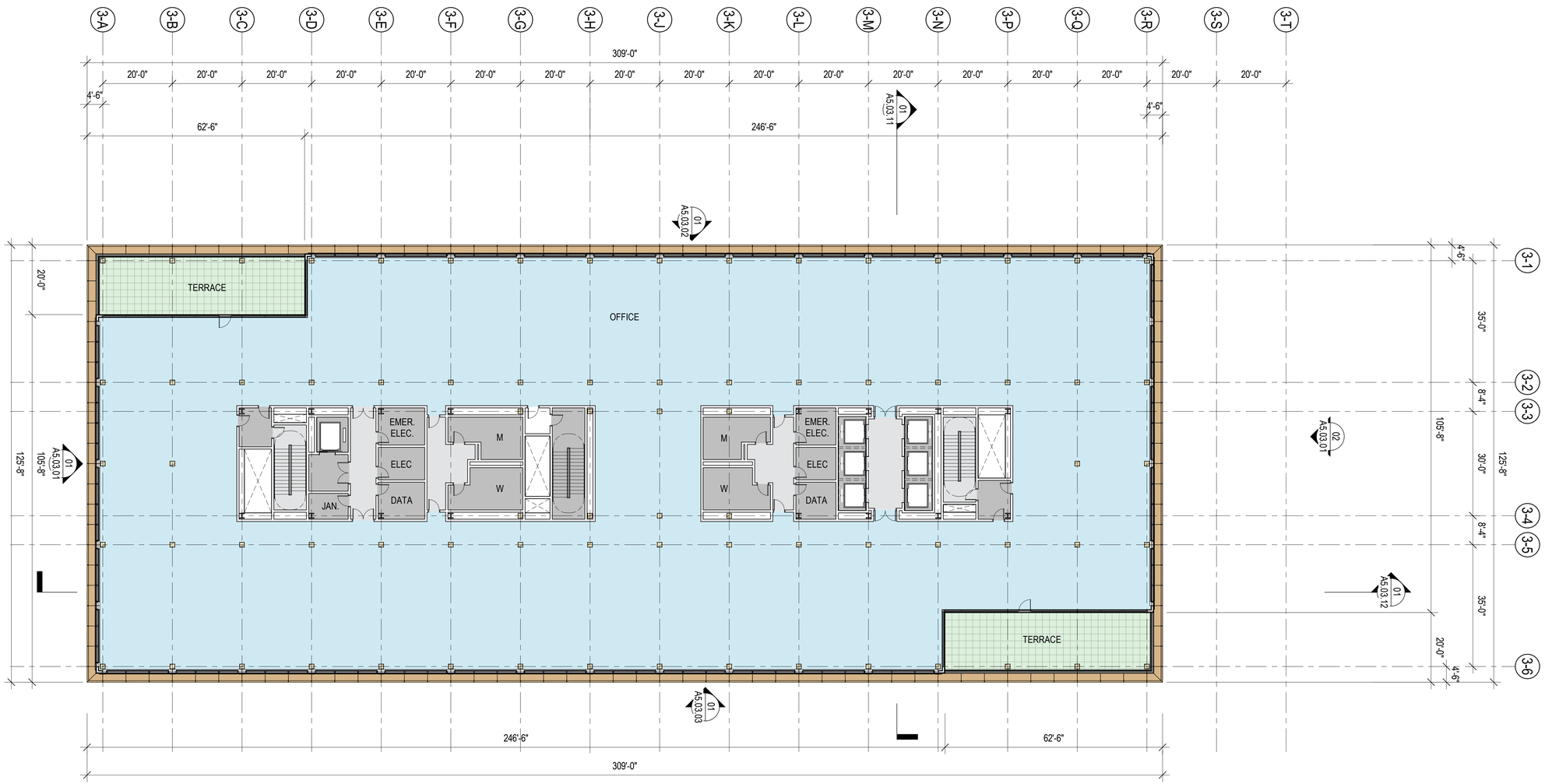

0 8' 16' 32'

LEVEL 05 01
SCALE: 1/16" = 1'-0"

LANE PARTNERS
SOM

PARKLINE MASTER PLAN
COMMERCIAL ARCHITECTURAL CONTROL PACKAGE
MENLO PARK, CA

APPLICANT
LPGS MENLO, LLC
MENLO PARK, CA

ARCHITECT
SKIDMORE, OWINGS & MERRILL
ONE MARITIME PLAZA, SAN FRANCISCO, CA

FLOOR PLAN - OFFICE 3 - LEVEL 5

03

COMMERCIAL ARCHITECTURAL CONTROL PACKAGE 03/11/2026

A2.03.05

7/31/2026 7:00:26 PM

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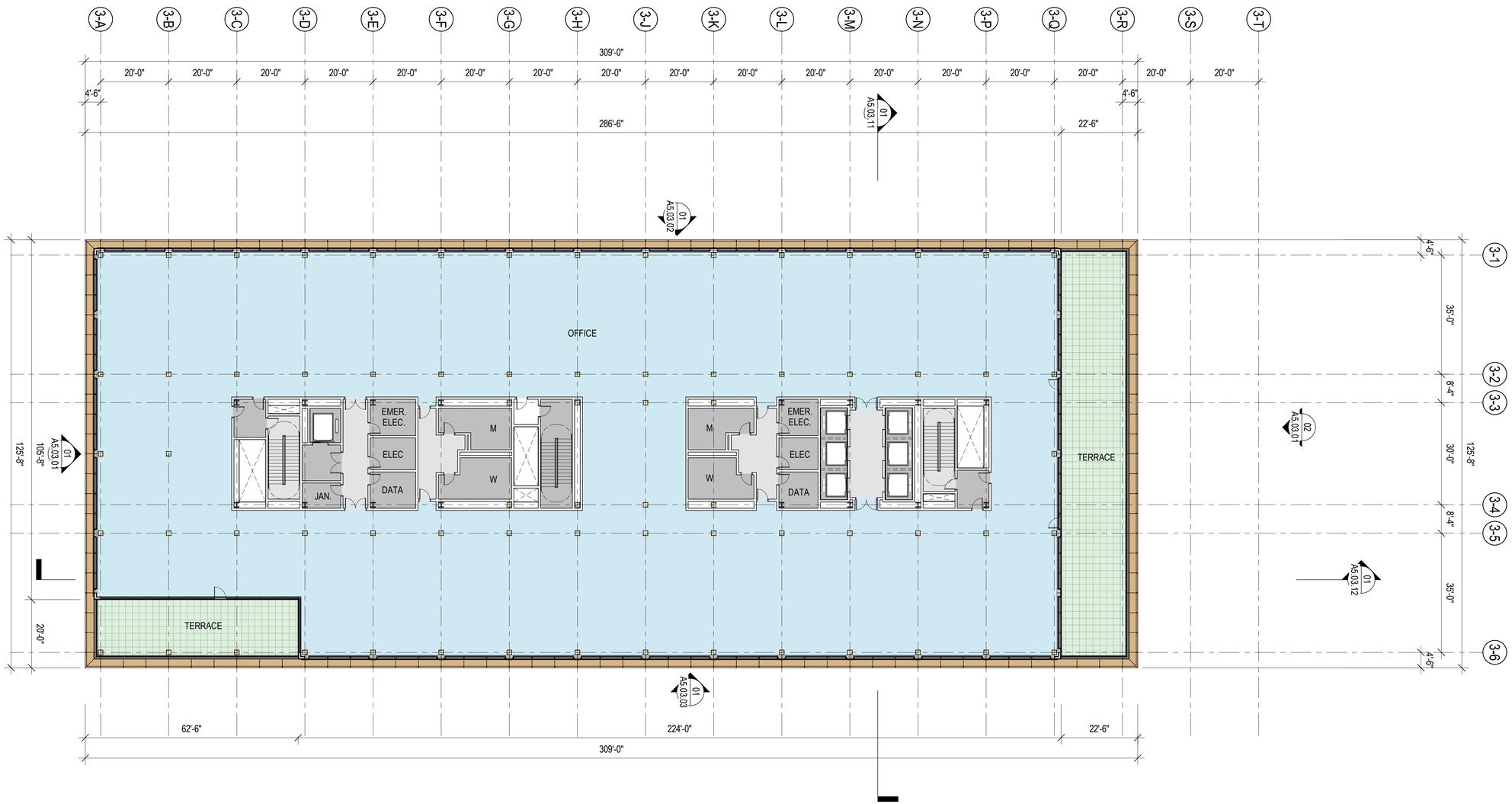

0 8' 16' 32'

LEVEL 06 01
SCALE: 1/16" = 1'-0"

LANE PARTNERS
SOM

PARKLINE MASTER PLAN
COMMERCIAL ARCHITECTURAL CONTROL PACKAGE
MENLO PARK, CA

APPLICANT
LPGS MENLO, LLC
MENLO PARK, CA

ARCHITECT
SKIDMORE, OWINGS & MERRILL
ONE MARITIME PLAZA, SAN FRANCISCO, CA

FLOOR PLAN - OFFICE 3 - LEVEL 6

03

COMMERCIAL ARCHITECTURAL CONTROL PACKAGE 03/11/2026

A2.03.06

7/31/2026 7:00:55 PM

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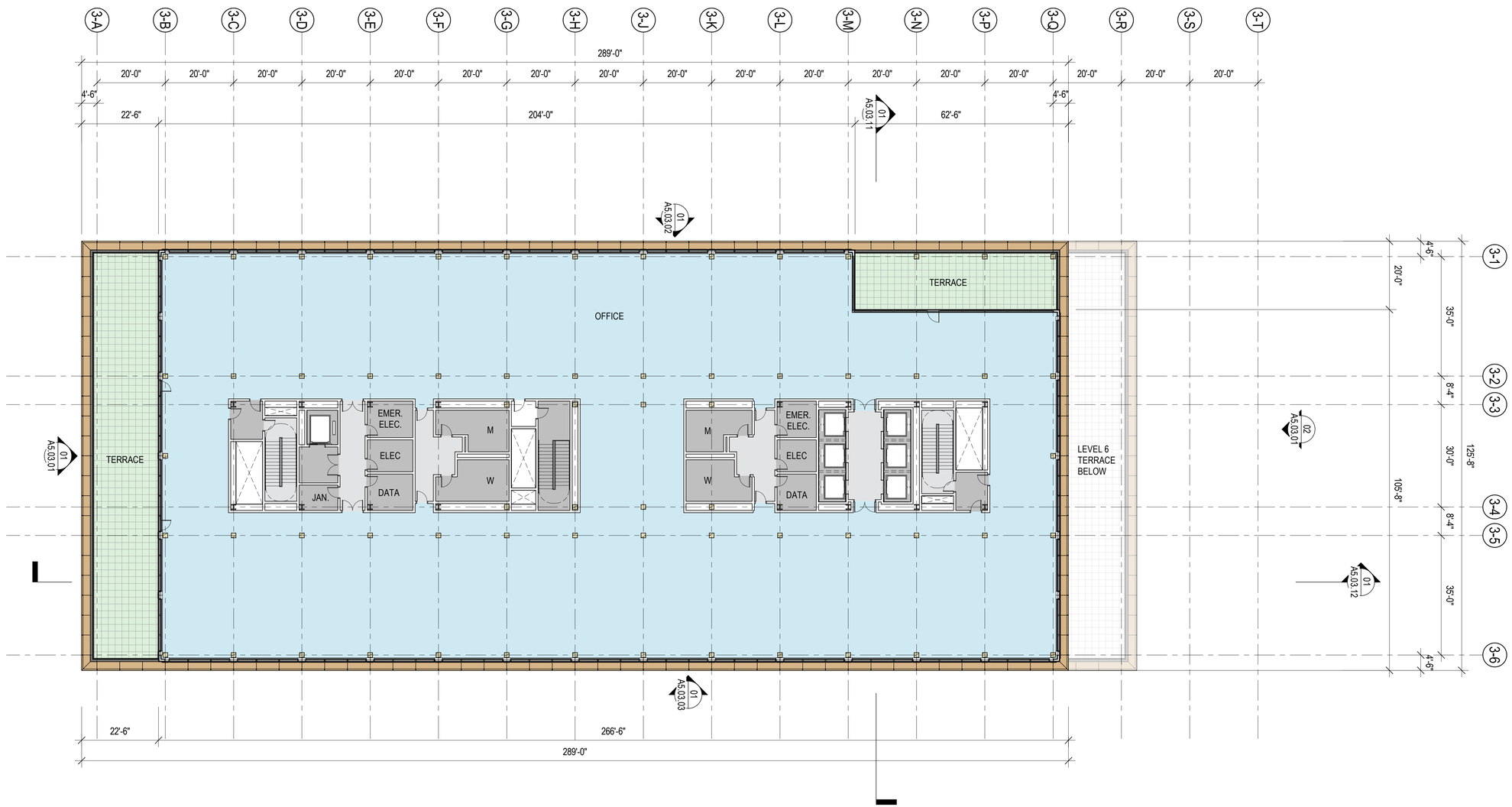

0 8' 16' 32'

LEVEL 07 01
SCALE: 1/16" = 1'-0"

LANE PARTNERS
SOM

PARKLINE MASTER PLAN
COMMERCIAL ARCHITECTURAL CONTROL PACKAGE
MENLO PARK, CA

APPLICANT
LPGS MENLO, LLC
MENLO PARK, CA

ARCHITECT
SKIDMORE, OWINGS & MERRILL
ONE MARITIME PLAZA, SAN FRANCISCO, CA

FLOOR PLAN - OFFICE 3 - LEVEL 7

03

COMMERCIAL ARCHITECTURAL CONTROL PACKAGE 03/11/2026

A2.03.07

7/31/2026 7:00:40 PM

© SKIDMORE, OWINGS & MERRILL 2026

0 8' 16' 32'

PENTHOUSE 01

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

LANE PARTNERS SOM

PARKLINE MASTER PLAN
COMMERCIAL ARCHITECTURAL CONTROL PACKAGE
MENLO PARK, CA

APPLICANT
LPGS MENLO, LLC
MENLO PARK, CA

ARCHITECT
SKIDMORE, OWINGS & MERRILL
ONE MARITIME PLAZA, SAN FRANCISCO, CA

ROOF PLAN - OFFICE 3 - PENTHOUSE

03

COMMERCIAL ARCHITECTURAL CONTROL PACKAGE 03/11/2026

A2.03.08

7/31/2026 6:59:30 PM

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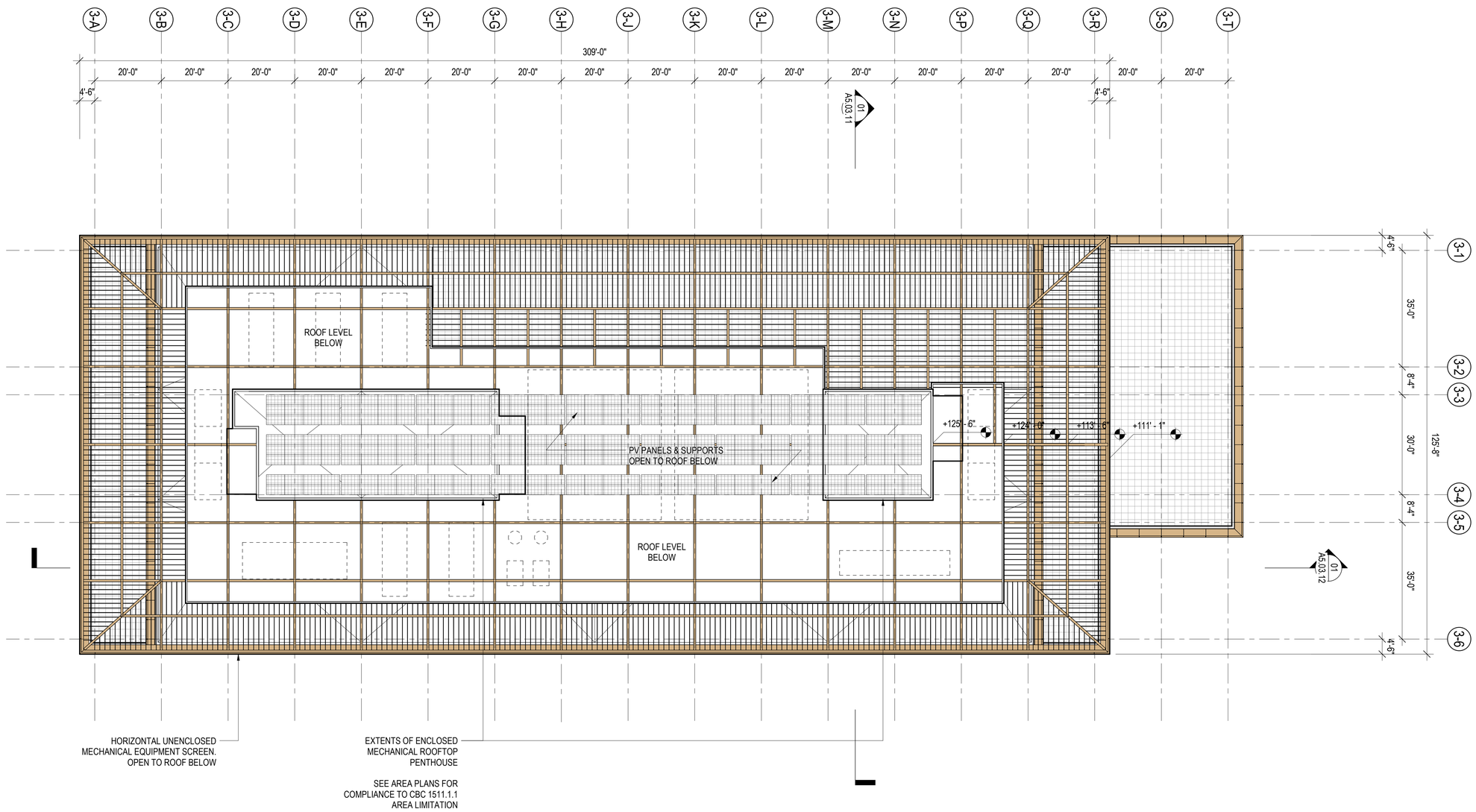

0 8' 16' 32'

OVERALL ROOF PLAN 01

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

7/31/2026 7:05:03 PM

LANE PARTNERS SOM

PARKLINE MASTER PLAN

COMMERCIAL ARCHITECTURAL CONTROL PACKAGE

MENLO PARK, CA

APPLICANT

LPGS MENLO, LLC
MENLO PARK, CA

ARCHITECT

SKIDMORE, OWINGS & MERRILL
ONE MARITIME PLAZA, SAN FRANCISCO, CA

ROOF PLAN - OFFICE 3 - TOP OF PENTHOUSE

O3

COMMERCIAL ARCHITECTURAL CONTROL PACKAGE 03/11/2026

A2.03.09

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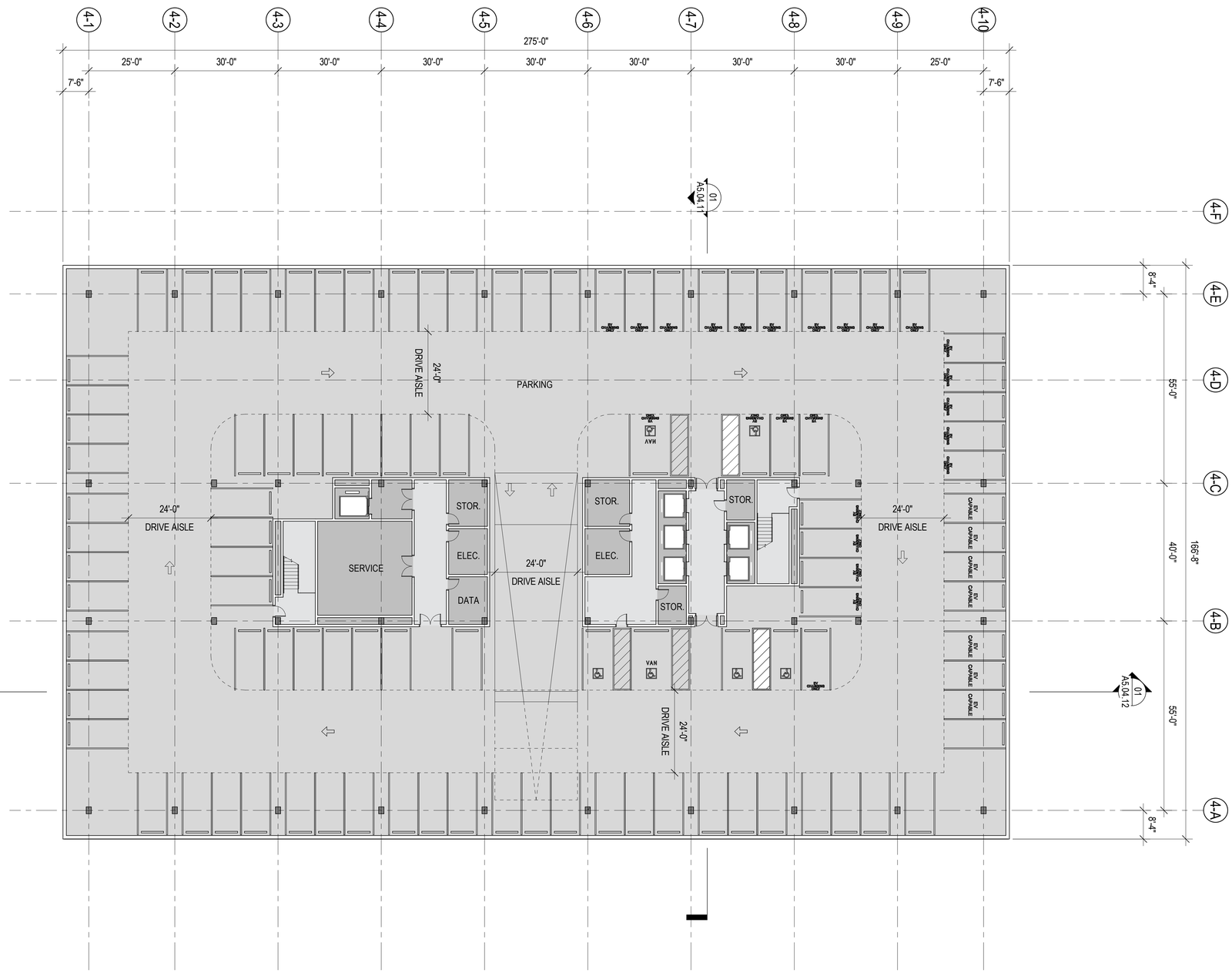


OFFICE 4 PARKING SCHEDULE	
PARKING SPACE TYPE	COUNT
A - 9'x18' ACCESSIBLE	3
A - 12'x18' VAN ACCESSIBLE	1
A EVCS - 9'x18' ACCESSIBLE EVCS	1
A EVCS - 12'x18' VAN ACCESSIBLE EVCS	1
EV - 8.5'x18' EV CAPABLE	7
EVCS - 8.5'x18' EVCS	22
S - 8.5' X 18' STANDARD	68
TOTAL	103

0 8' 16' 32'

LEVEL B1 01
SCALE: 1/16" = 1'-0"

LANE PARTNERS
SOM

PARKLINE MASTER PLAN
COMMERCIAL ARCHITECTURAL CONTROL PACKAGE
MENLO PARK, CA

APPLICANT
LPGS MENLO, LLC
MENLO PARK, CA

ARCHITECT
SKIDMORE, OWINGS & MERRILL
ONE MARITIME PLAZA, SAN FRANCISCO, CA

FLOOR PLAN - OFFICE 4 - LEVEL B1

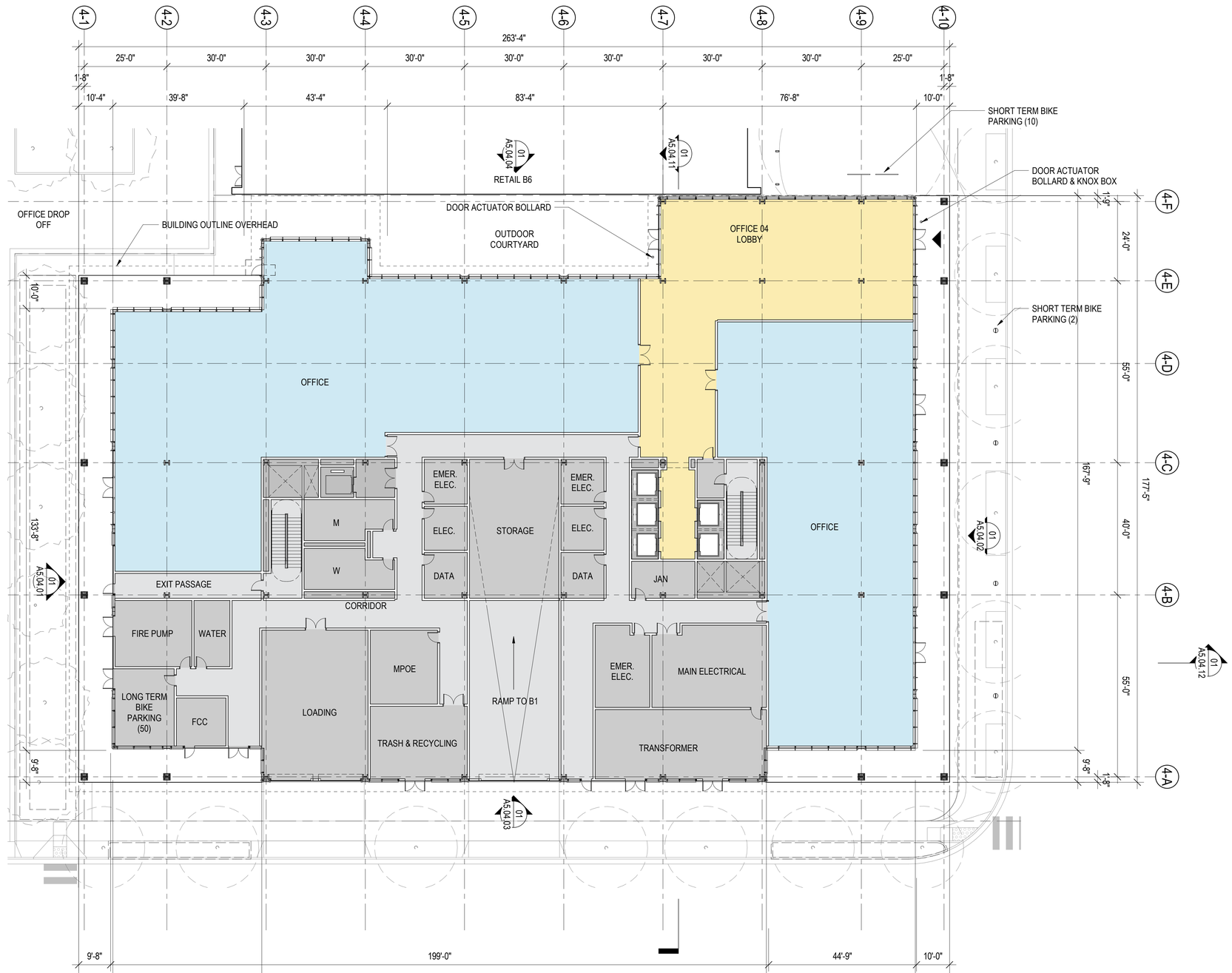
O4

COMMERCIAL ARCHITECTURAL CONTROL PACKAGE 03/11/2026

A2.04.00

© SKIDMORE, OWINGS & MERRILL 2026

7/31/2026 4:54:28 PM



0 8' 16' 32'

LEVEL 01 01
SCALE: 1/16" = 1'-0"

LANE PARTNERS
SOM

PARKLINE MASTER PLAN
COMMERCIAL ARCHITECTURAL CONTROL PACKAGE
MENLO PARK, CA

APPLICANT
LPGS MENLO, LLC
MENLO PARK, CA

ARCHITECT
SKIDMORE, OWINGS & MERRILL
ONE MARITIME PLAZA, SAN FRANCISCO, CA

FLOOR PLAN - OFFICE 4 - LEVEL 1

O4

COMMERCIAL ARCHITECTURAL CONTROL PACKAGE 03/11/2026

A2.04.01

7/31/2026 4:53:16 PM

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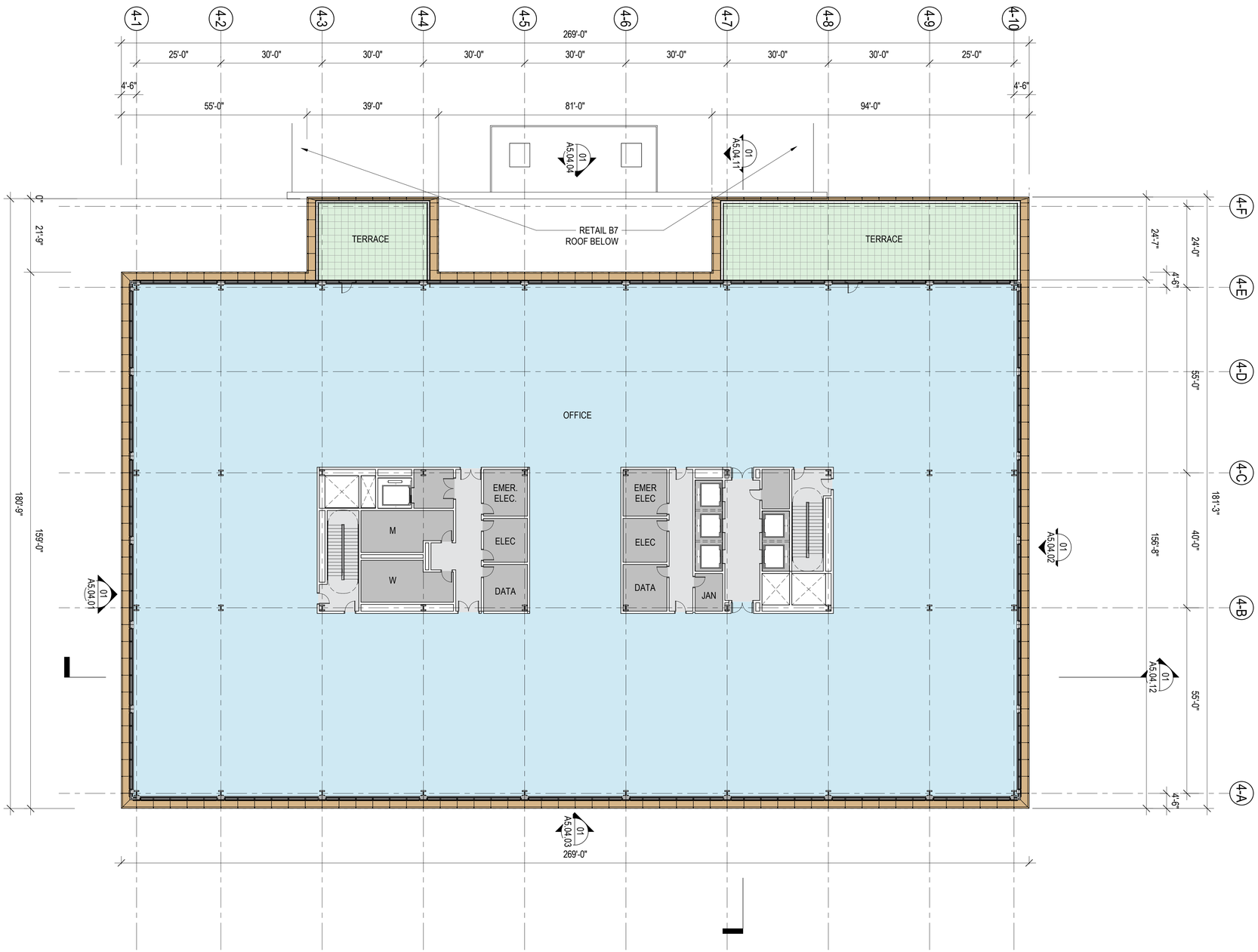

0 8' 16' 32'

LEVEL 02 01
SCALE: 1/16" = 1'-0"

LANE PARTNERS
SOM

PARKLINE MASTER PLAN
COMMERCIAL ARCHITECTURAL CONTROL PACKAGE
MENLO PARK, CA

APPLICANT
LPGS MENLO, LLC
MENLO PARK, CA

ARCHITECT
SKIDMORE, OWINGS & MERRILL
ONE MARITIME PLAZA, SAN FRANCISCO, CA

FLOOR PLAN - OFFICE 4 - LEVEL 2

O4

COMMERCIAL ARCHITECTURAL CONTROL PACKAGE 03/11/2026

A2.04.02

7/31/2026 4:54:23 PM

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0 8' 16' 32'

LEVEL 03 01
SCALE: 1/16" = 1'-0"

LANE PARTNERS
SOM

PARKLINE MASTER PLAN
COMMERCIAL ARCHITECTURAL CONTROL PACKAGE
MENLO PARK, CA

APPLICANT
LPGS MENLO, LLC
MENLO PARK, CA

ARCHITECT
SKIDMORE, OWINGS & MERRILL
ONE MARITIME PLAZA, SAN FRANCISCO, CA

FLOOR PLAN - OFFICE 4 - LEVEL 3

O4

COMMERCIAL ARCHITECTURAL CONTROL PACKAGE 03/11/2026

A2.04.03

7/31/2026 4:54:12 PM

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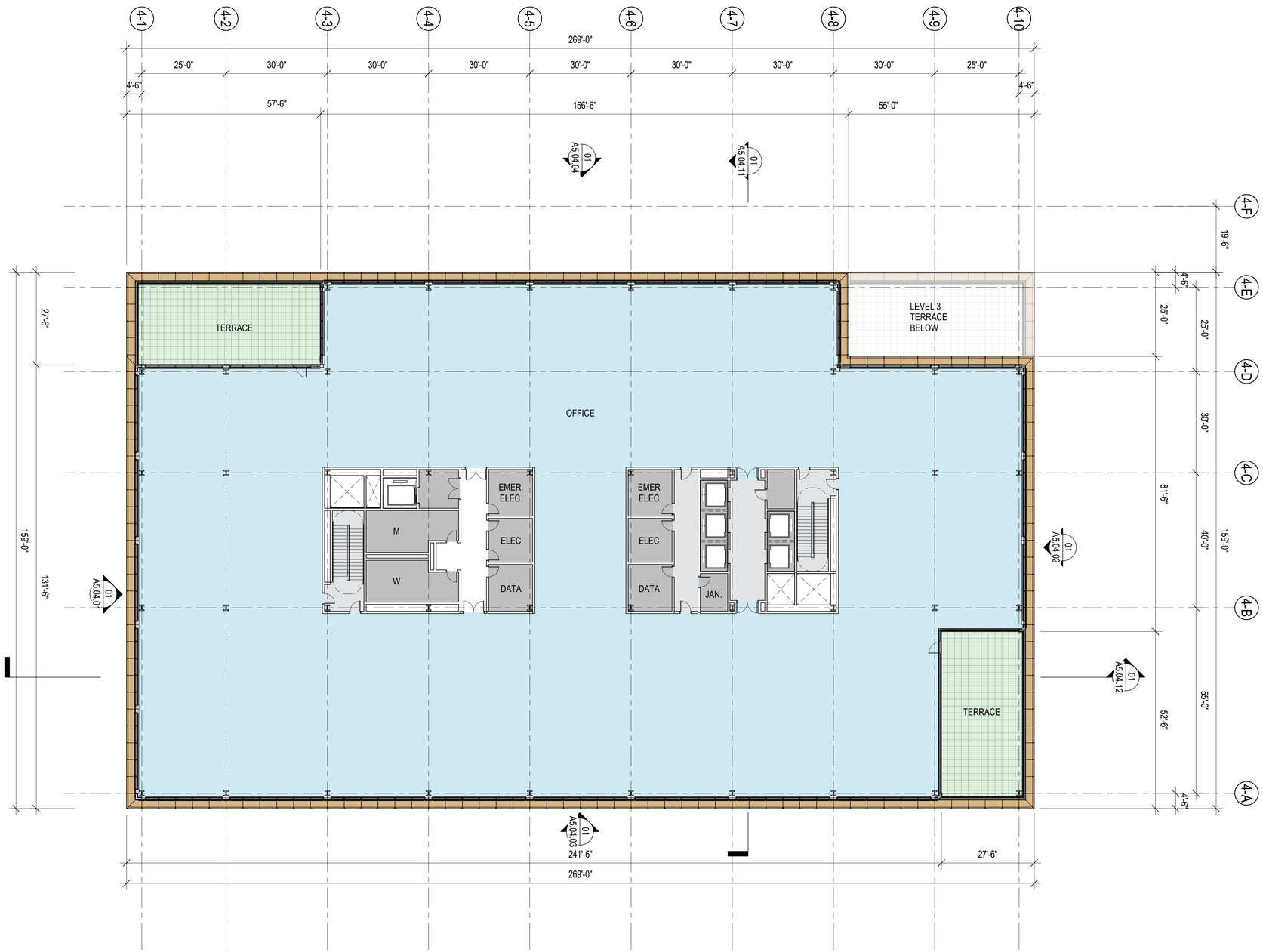

0 8' 16' 32'

LEVEL 04 01
SCALE: 1/16" = 1'-0"

7/31/2026 4:54:01 PM

LANE PARTNERS
SOM

PARKLINE MASTER PLAN
COMMERCIAL ARCHITECTURAL CONTROL PACKAGE
MENLO PARK, CA

APPLICANT
LPGS MENLO, LLC
MENLO PARK, CA

ARCHITECT
SKIDMORE, OWINGS & MERRILL
ONE MARITIME PLAZA, SAN FRANCISCO, CA

FLOOR PLAN - OFFICE 4 - LEVEL 4

04

COMMERCIAL ARCHITECTURAL CONTROL PACKAGE 03/11/2026

A2.04.04

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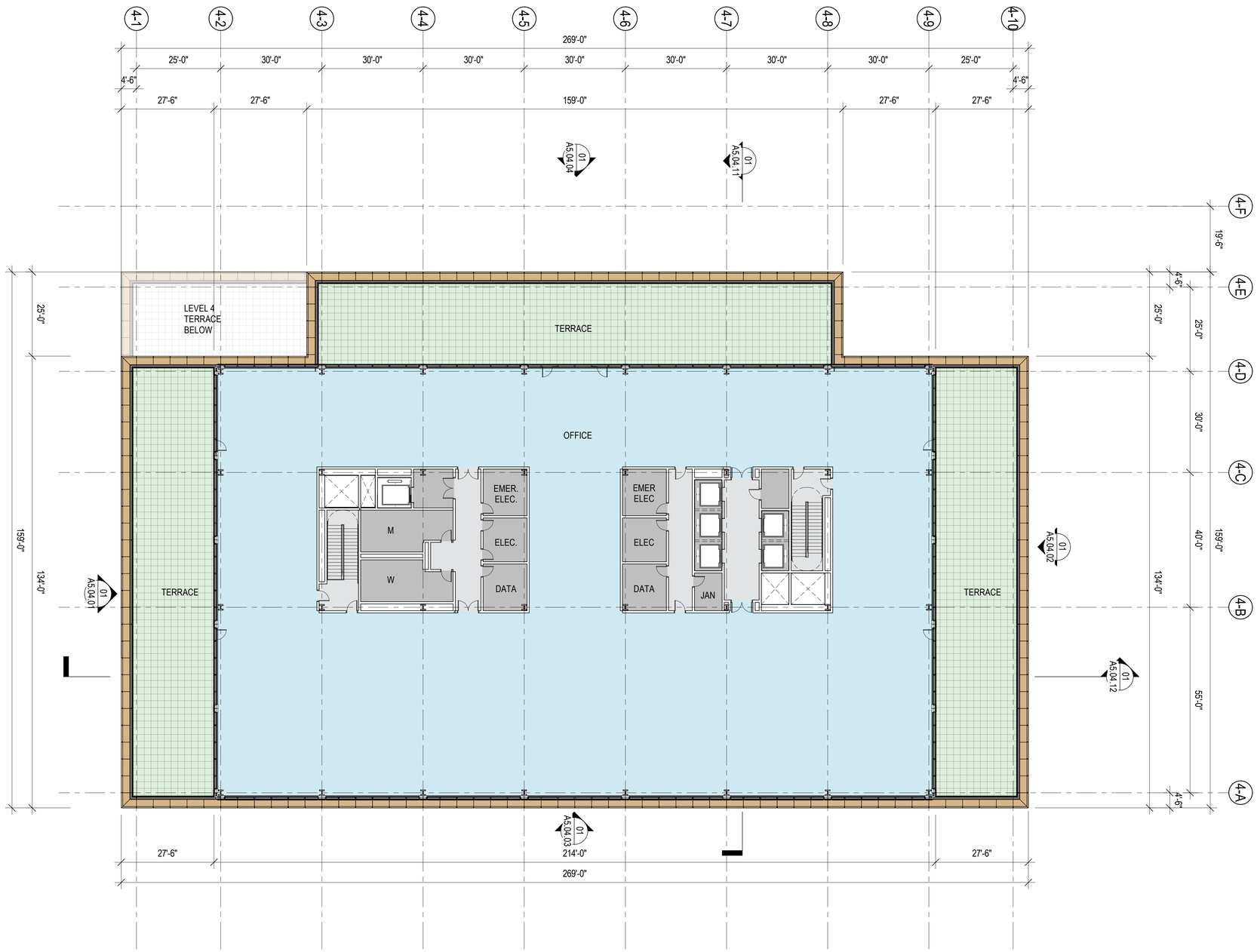

0 8' 16' 32'

LEVEL 05 01
SCALE: 1/16" = 1'-0"

LANE PARTNERS
SOM

PARKLINE MASTER PLAN
COMMERCIAL ARCHITECTURAL CONTROL PACKAGE
MENLO PARK, CA

APPLICANT
LPGS MENLO, LLC
MENLO PARK, CA

ARCHITECT
SKIDMORE, OWINGS & MERRILL
ONE MARITIME PLAZA, SAN FRANCISCO, CA

FLOOR PLAN - OFFICE 4 - LEVEL 5

04

COMMERCIAL ARCHITECTURAL CONTROL PACKAGE 03/11/2026

A2.04.05

7/31/2026 4:53:48 PM

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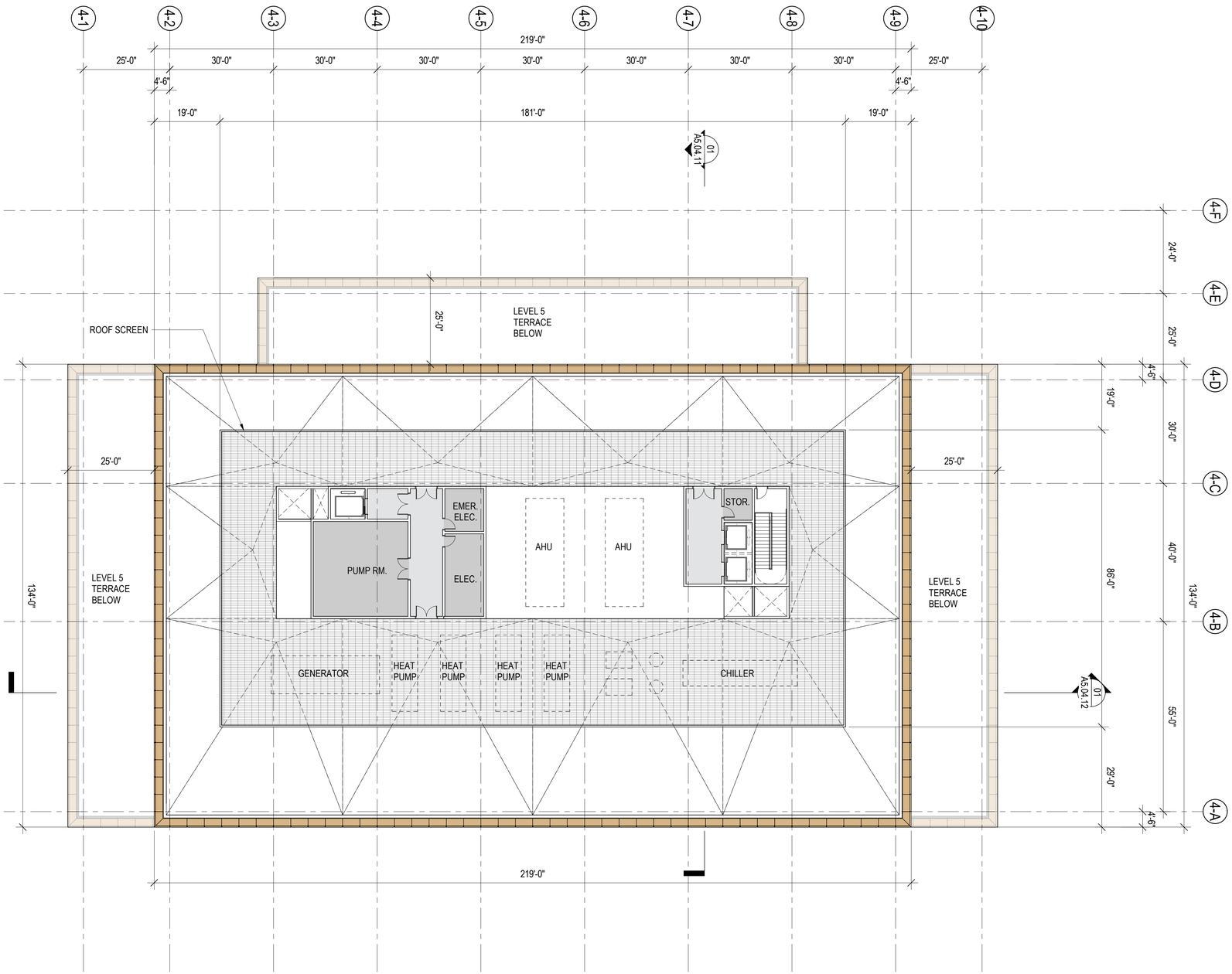

0 8' 16' 32'

PENTHOUSE 01

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

7/31/2025 4:53:37 PM

LANE PARTNERS SOM

PARKLINE MASTER PLAN
COMMERCIAL ARCHITECTURAL CONTROL PACKAGE
MENLO PARK, CA

APPLICANT
LPGS MENLO, LLC
MENLO PARK, CA

ARCHITECT
SKIDMORE, OWINGS & MERRILL
ONE MARITIME PLAZA, SAN FRANCISCO, CA

ROOF PLAN - OFFICE 4 - PENTHOUSE

04

COMMERCIAL ARCHITECTURAL CONTROL PACKAGE 03/11/2026

A2.04.06

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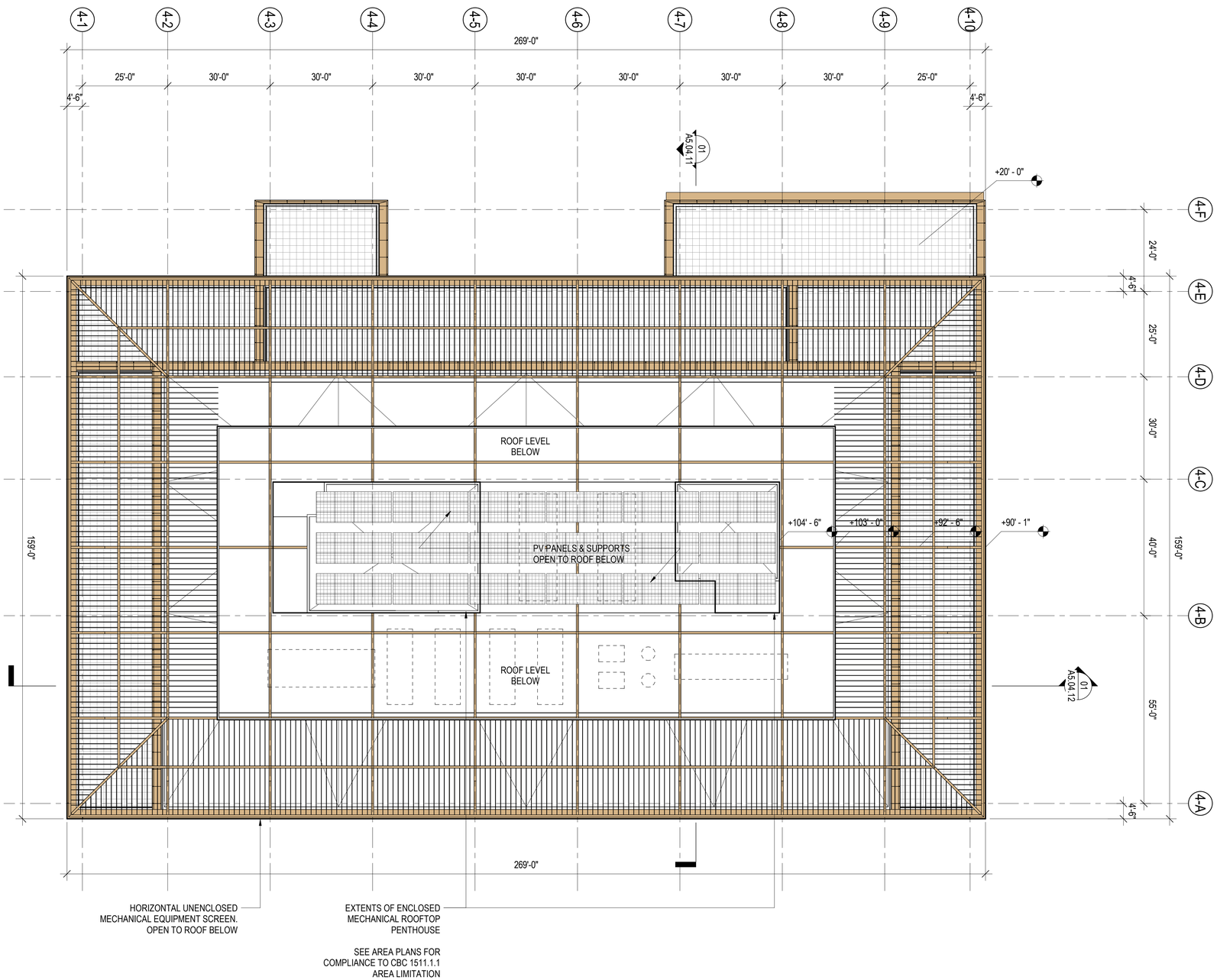

0 8' 16' 32'

OVERALL ROOF PLAN 01

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

7/31/2026 4:57:28 PM

LANE PARTNERS
SOM

PARKLINE MASTER PLAN
COMMERCIAL ARCHITECTURAL CONTROL PACKAGE
MENLO PARK, CA

APPLICANT
LPGS MENLO, LLC
MENLO PARK, CA

ARCHITECT
SKIDMORE, OWINGS & MERRILL
ONE MARITIME PLAZA, SAN FRANCISCO, CA

ROOF PLAN - OFFICE 4 - TOP OF PENTHOUSE

04

COMMERCIAL ARCHITECTURAL CONTROL PACKAGE 03/11/2026

A2.04.07

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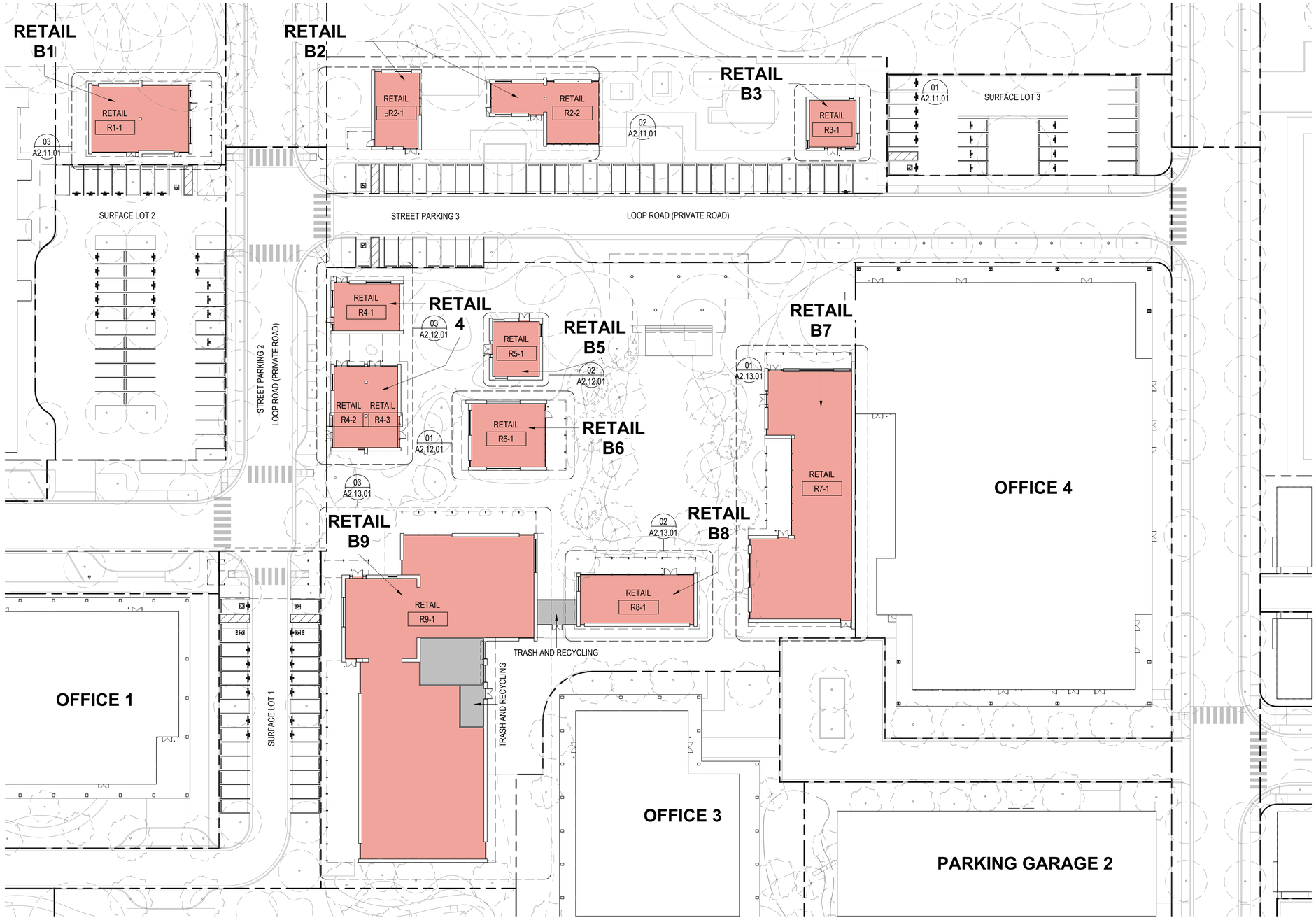

0 15' 30' 60'

RETAIL PLAN OVERALL - LEVEL 1 1

SCALE: 1" = 30'-0"

7/31/2026 5:49:53 PM

LANE PARTNERS SOM

PARKLINE MASTER PLAN

COMMERCIAL ARCHITECTURAL CONTROL PACKAGE

MENLO PARK, CA

APPLICANT

LPGS MENLO, LLC
MENLO PARK, CA

ARCHITECT

SKIDMORE, OWINGS & MERRILL
ONE MARITIME PLAZA, SAN FRANCISCO, CA

FLOOR PLAN - RETAIL OVERALL - LEVEL 1

COMMERCIAL ARCHITECTURAL CONTROL PACKAGE 07/31/2026

A2.10.01

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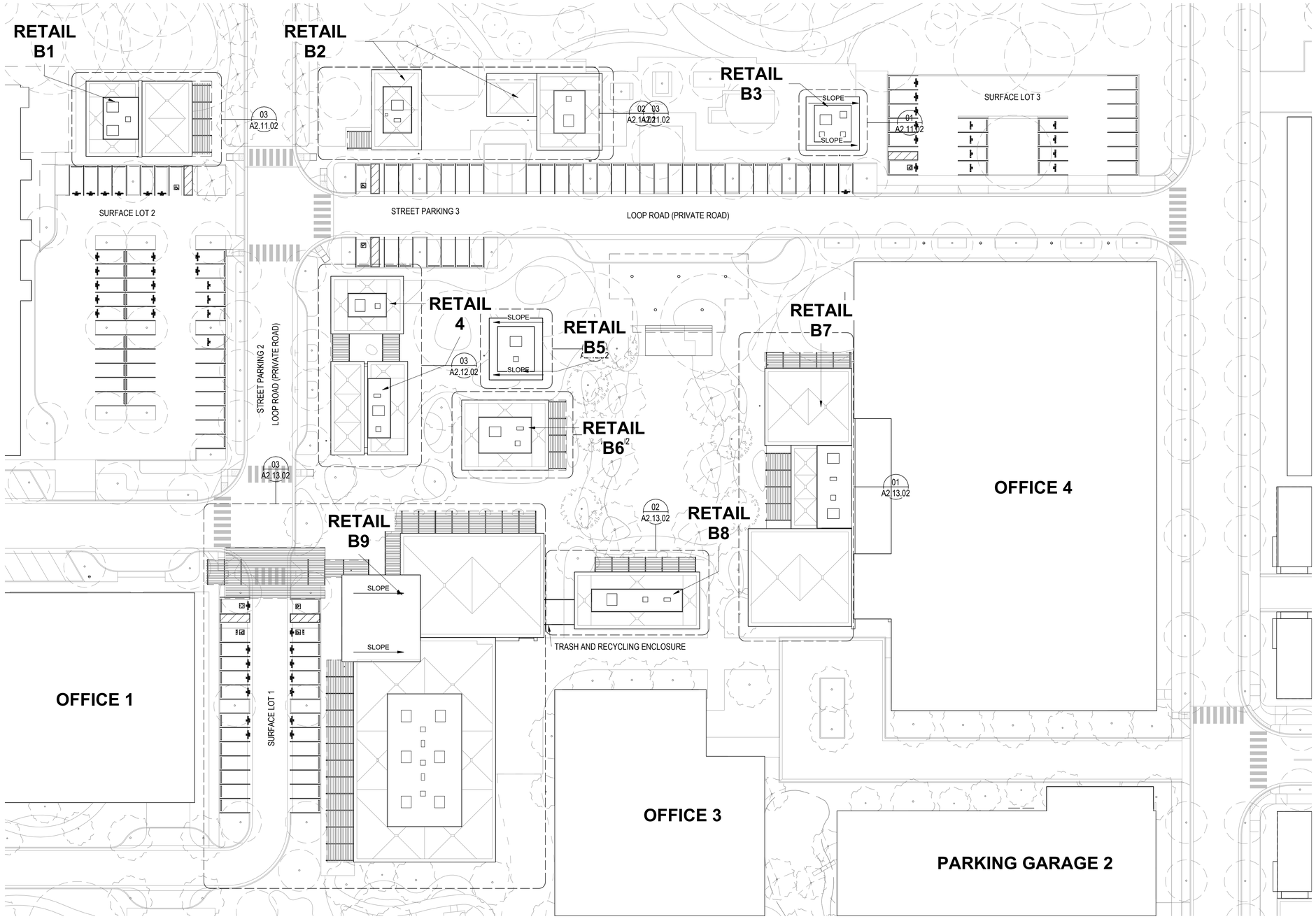

0 11' 21' 43'

RETAIL PLAN OVERALL - ROOF PLAN 1

SCALE: 1" = 30'-0"

LANE PARTNERS SOM

PARKLINE MASTER PLAN

COMMERCIAL ARCHITECTURAL CONTROL PACKAGE

MENLO PARK, CA

APPLICANT

LPGS MENLO, LLC
MENLO PARK, CA

ARCHITECT

SKIDMORE, OWINGS & MERRILL
ONE MARITIME PLAZA, SAN FRANCISCO, CA

ROOF PLAN - RETAIL OVERALL

COMMERCIAL ARCHITECTURAL CONTROL PACKAGE 07/31/2026

A2.10.02

7/31/2026 5:50:18 PM

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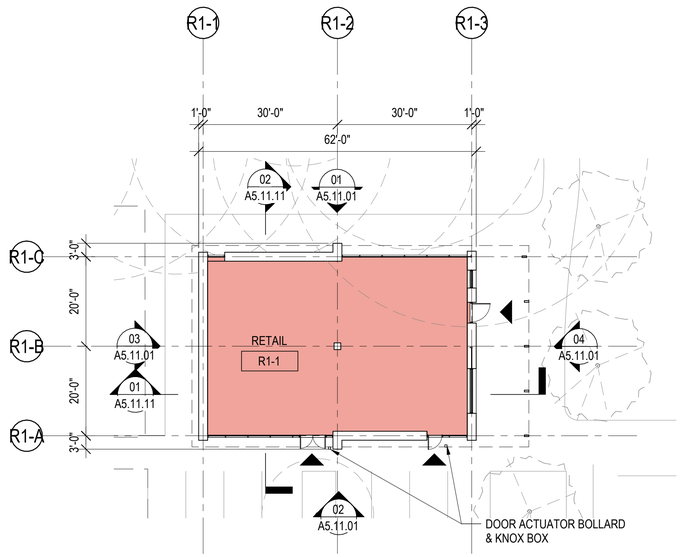
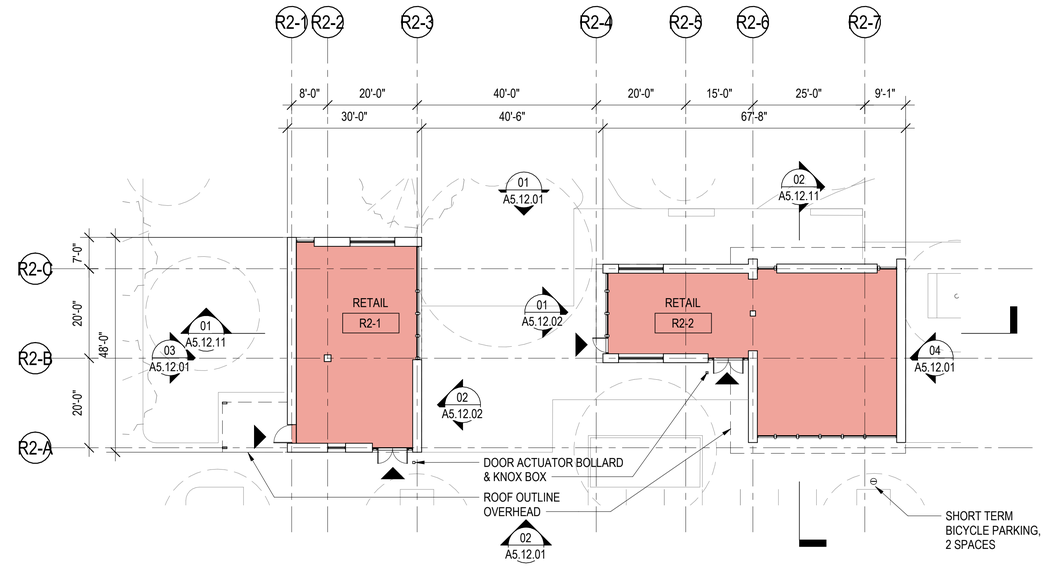
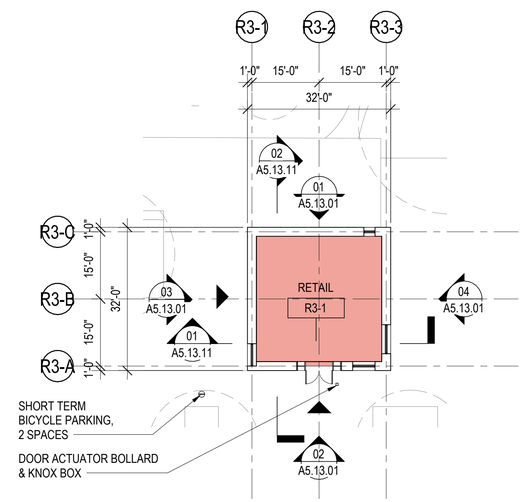


RETAIL B1 - LEVEL 1 03
SCALE: 1/16" = 1'-0"



RETAIL B2 - LEVEL 1 02
SCALE: 1/16" = 1'-0"



RETAIL B3 - LEVEL 1 01
SCALE: 1/16" = 1'-0"

0 8' 16' 32'

7/31/2026 5:24:53 PM

LANE PARTNERS
SOM

PARKLINE MASTER PLAN
COMMERCIAL ARCHITECTURAL CONTROL PACKAGE
MENLO PARK, CA

APPLICANT
LPGS MENLO, LLC
MENLO PARK, CA

ARCHITECT
SKIDMORE, OWINGS & MERRILL
ONE MARITIME PLAZA, SAN FRANCISCO, CA

FLOOR PLAN - RETAIL B1, 2 & 3 - LEVEL 1

COMMERCIAL ARCHITECTURAL CONTROL PACKAGE 07/31/2026

A2.11.01

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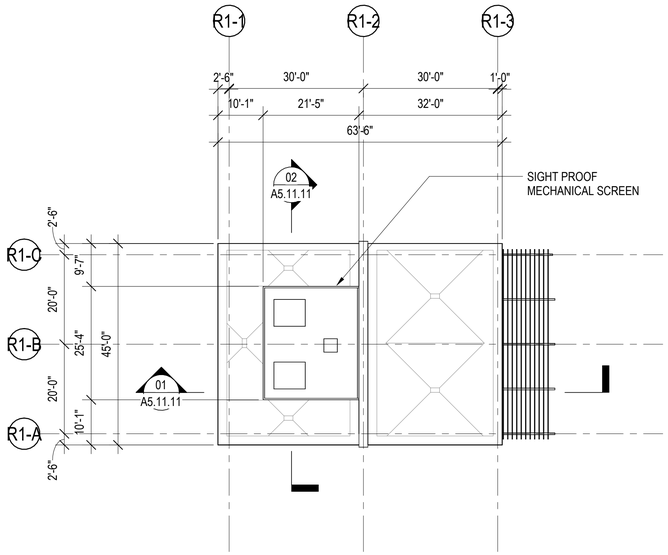
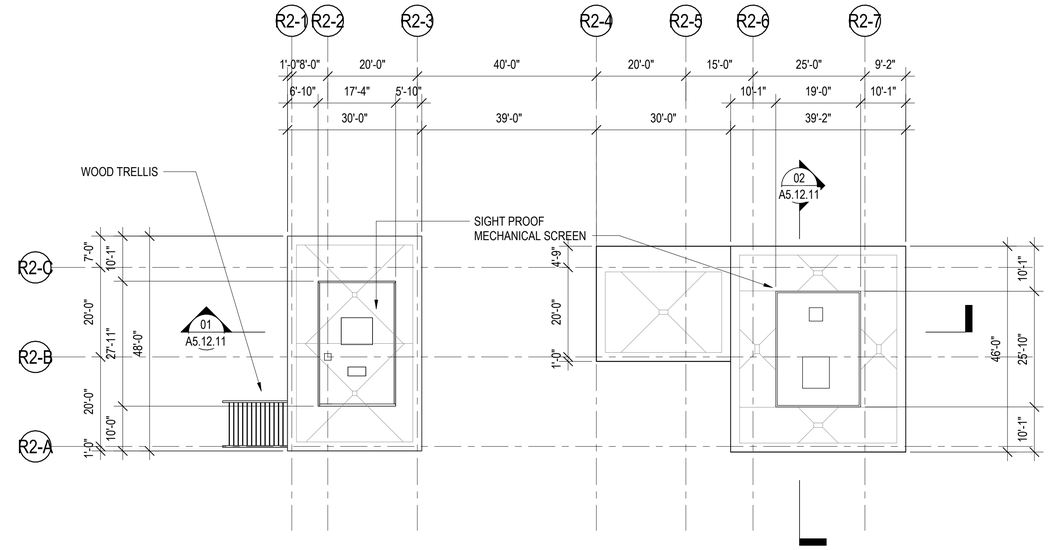
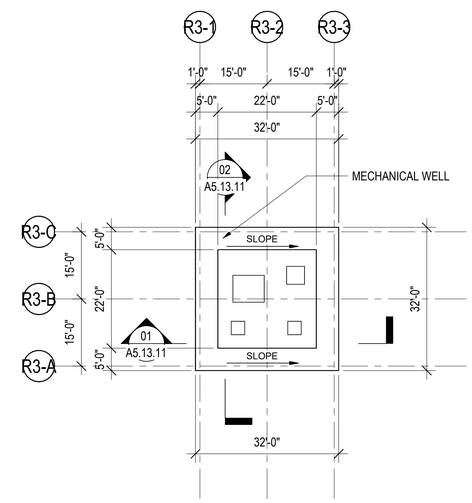


RETAIL B1 - ROOF PLAN 03
SCALE: 1/16" = 1'-0"



RETAIL B2 - ROOF PLAN 02
SCALE: 1/16" = 1'-0"



RETAIL B3 - ROOF PLAN 01
SCALE: 1/16" = 1'-0"

7/31/2026 5:24:55 PM

LANE PARTNERS
SOM

PARKLINE MASTER PLAN
COMMERCIAL ARCHITECTURAL CONTROL PACKAGE
MENLO PARK, CA

APPLICANT
LPGS MENLO, LLC
MENLO PARK, CA

ARCHITECT
SKIDMORE, OWINGS & MERRILL
ONE MARITIME PLAZA, SAN FRANCISCO, CA

ROOF PLAN - RETAIL B1, 2 & 3

COMMERCIAL ARCHITECTURAL CONTROL PACKAGE 07/31/2026

A2.11.02

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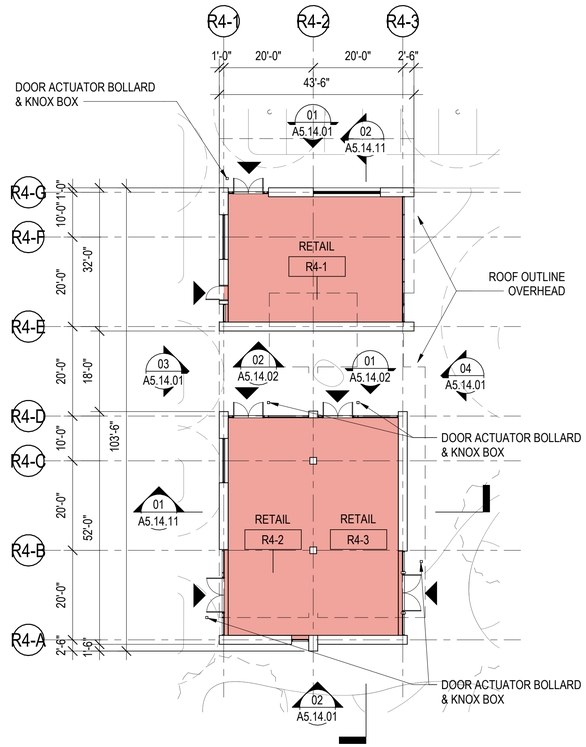
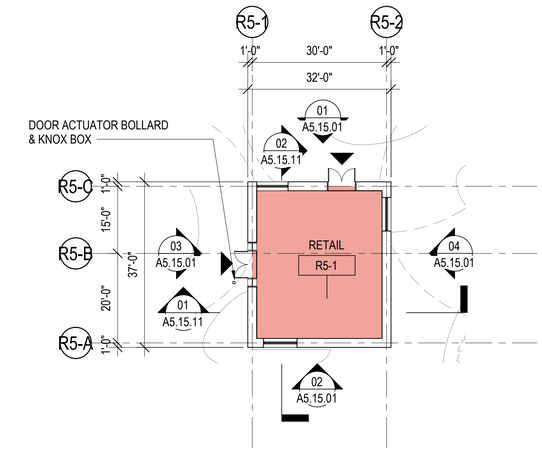
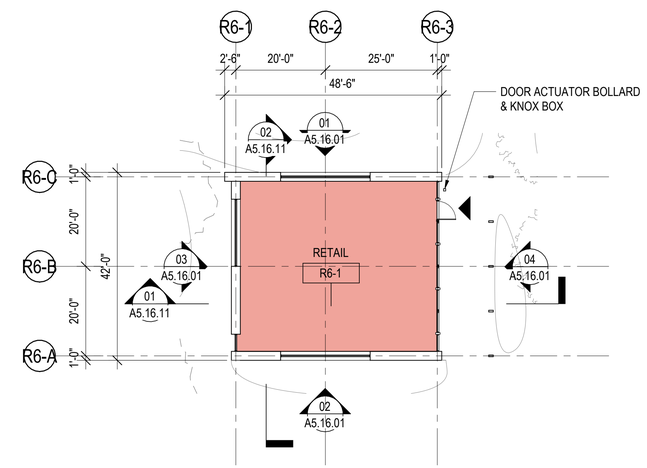


RETAIL B4 - LEVEL 1 03
SCALE: 1/16" = 1'-0"



RETAIL B5 - LEVEL 1 02
SCALE: 1/16" = 1'-0"



RETAIL B6 - LEVEL 1 PLAN 01
SCALE: 1/16" = 1'-0"

0 8' 16' 32'

LANE PARTNERS
SOM

PARKLINE MASTER PLAN
COMMERCIAL ARCHITECTURAL CONTROL PACKAGE
MENLO PARK, CA

APPLICANT
LPGS MENLO, LLC
MENLO PARK, CA

ARCHITECT
SKIDMORE, OWINGS & MERRILL
ONE MARITIME PLAZA, SAN FRANCISCO, CA

FLOOR PLAN - RETAIL B4 , B5 & B6 - LEVEL 1

COMMERCIAL ARCHITECTURAL CONTROL PACKAGE 07/31/2026

A2.12.01

7/31/2026 5:24:54 PM

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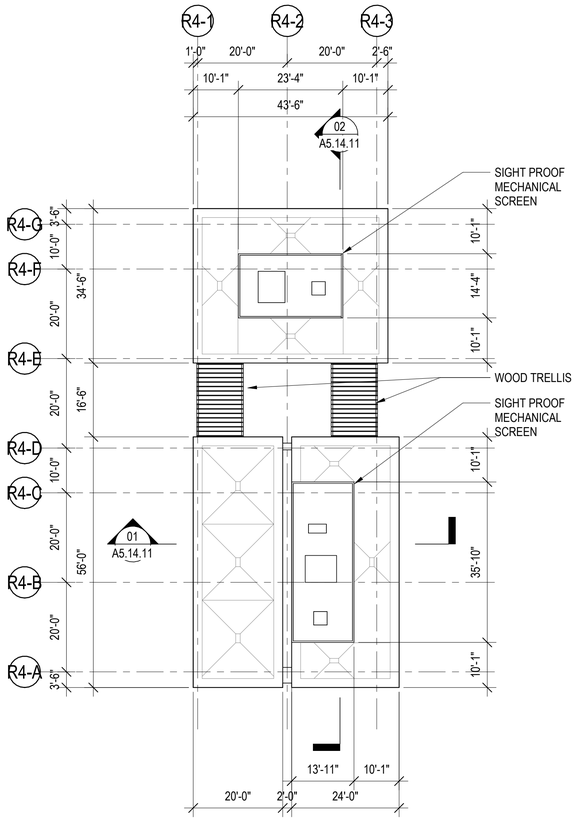
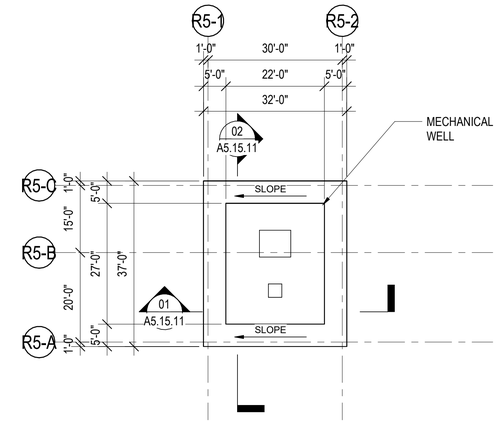
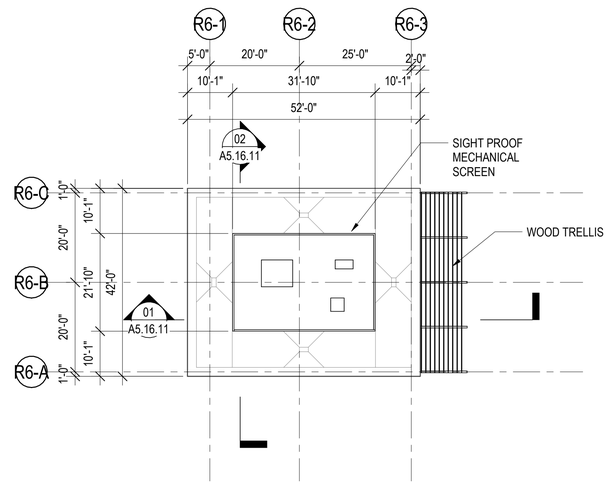


RETAIL B4 - ROOF PLAN 03
SCALE: 1/16" = 1'-0"



RETAIL B5 - ROOF PLAN 02
SCALE: 1/16" = 1'-0"



RETAIL B6 - ROOF PLAN 01
SCALE: 1/16" = 1'-0"

0 5' 11' 21'

LANE PARTNERS
SOM

PARKLINE MASTER PLAN
COMMERCIAL ARCHITECTURAL CONTROL PACKAGE
MENLO PARK, CA

APPLICANT
LPGS MENLO, LLC
MENLO PARK, CA

ARCHITECT
SKIDMORE, OWINGS & MERRILL
ONE MARITIME PLAZA, SAN FRANCISCO, CA

ROOF PLAN - RETAIL B4, B5 & B6

COMMERCIAL ARCHITECTURAL CONTROL PACKAGE 07/31/2026

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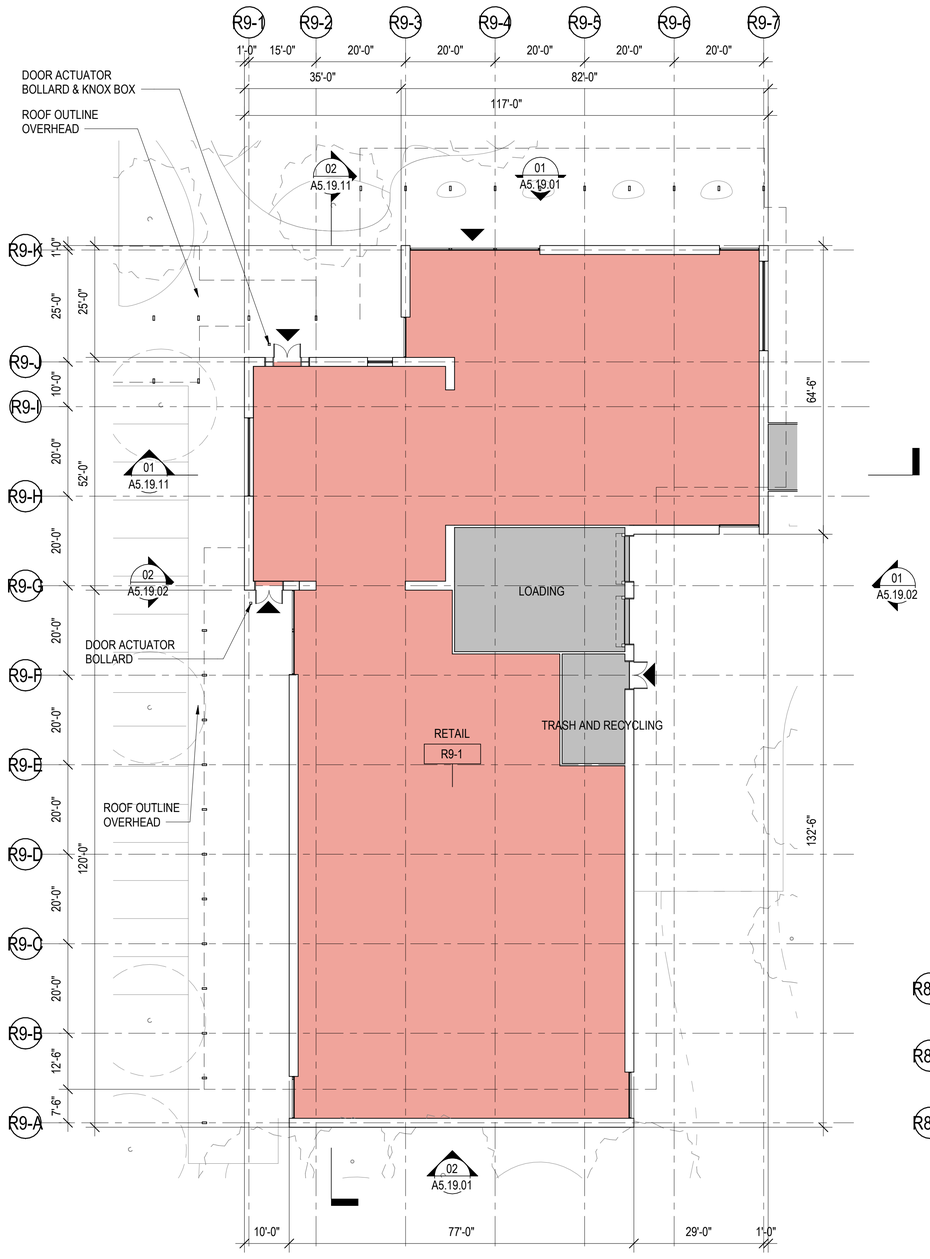
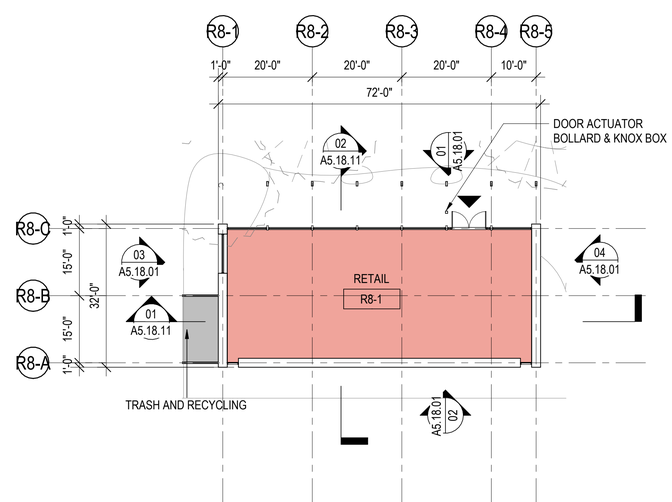


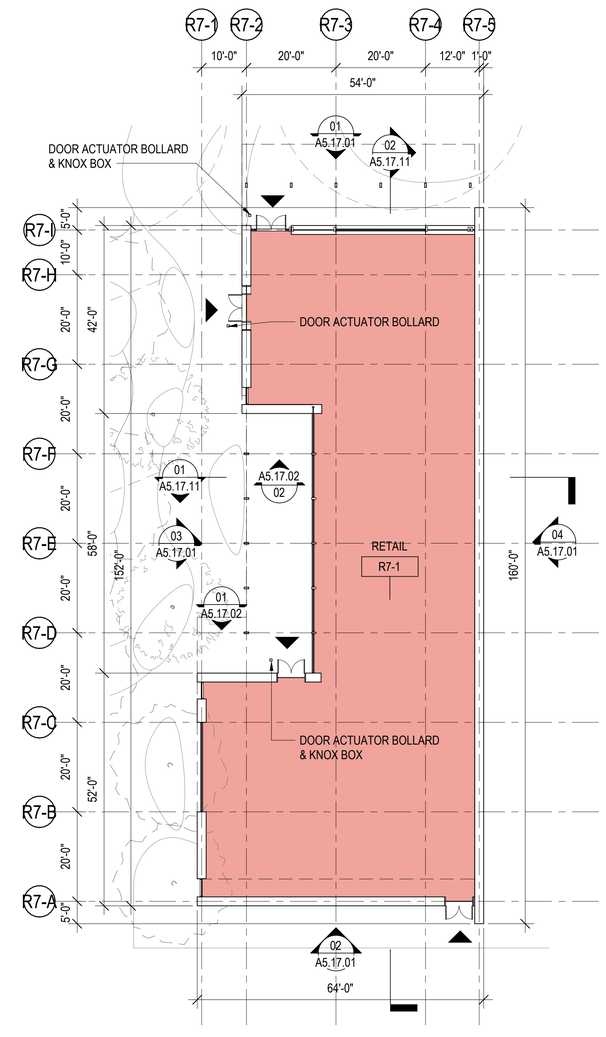
RETAIL B9 - LEVEL 1 03

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



RETAIL B8 - LEVEL 1 02

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



RETAIL B7 - LEVEL 1 01

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

LANE PARTNERS SOM

PARKLINE MASTER PLAN

COMMERCIAL ARCHITECTURAL CONTROL PACKAGE

MENLO PARK, CA

APPLICANT

LPGS MENLO, LLC
MENLO PARK, CA

ARCHITECT

SKIDMORE, OWINGS & MERRILL
ONE MARITIME PLAZA, SAN FRANCISCO, CA

FLOOR PLAN - RETAIL B7, B8 & B9 - LEVEL 1

COMMERCIAL ARCHITECTURAL CONTROL PACKAGE 07/31/2026

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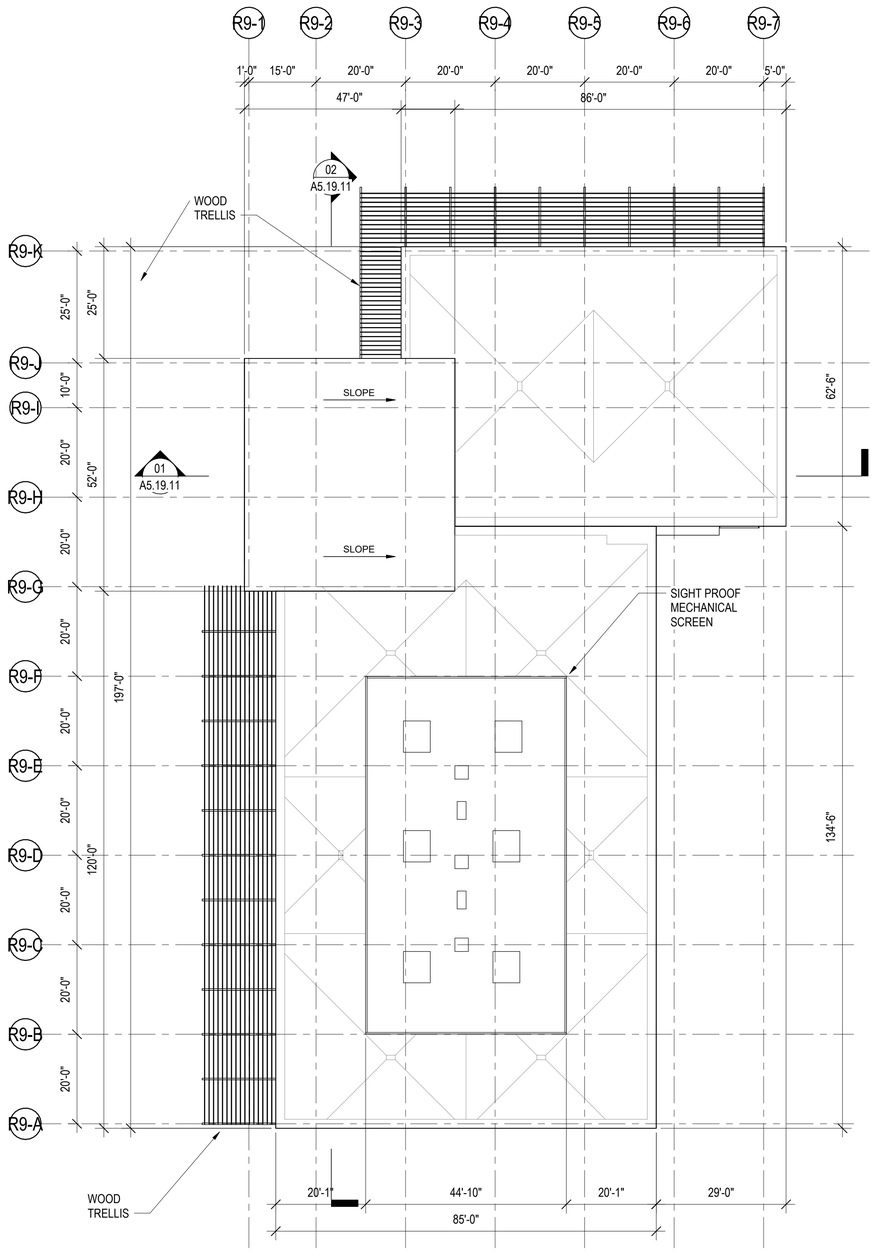
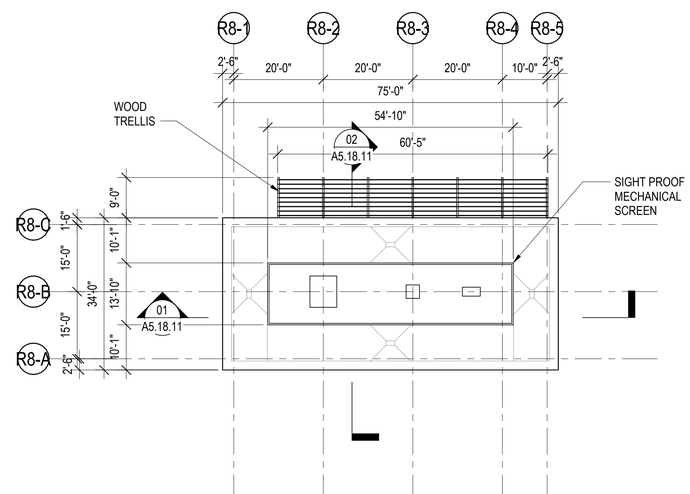
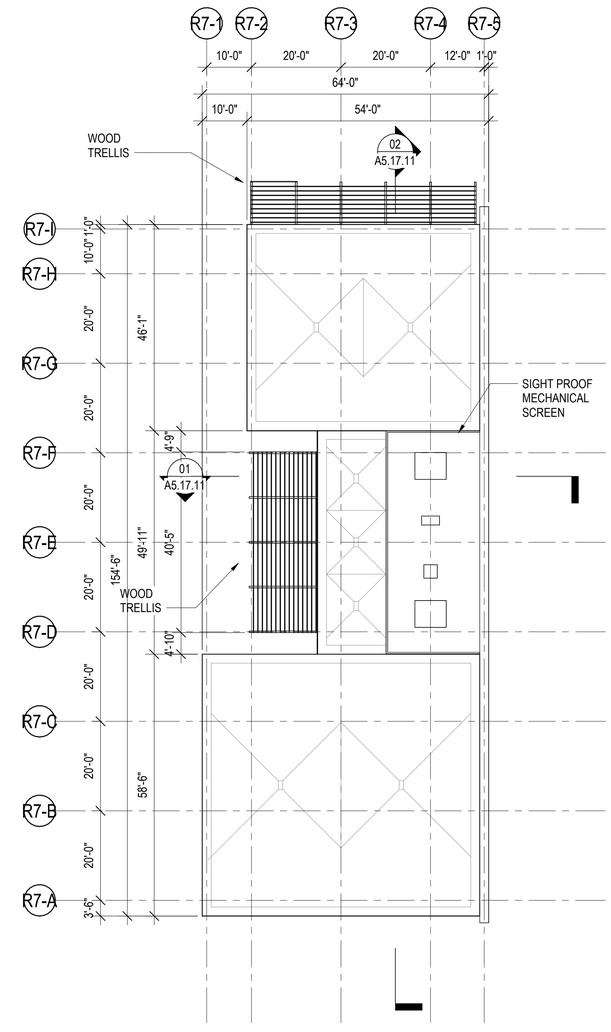


RETAIL B9 - ROOF PLAN 03
SCALE: 1/16" = 1'-0"



RETAIL B8 - ROOF PLAN 02
SCALE: 1/16" = 1'-0"



RETAIL B7- ROOF PLAN 01
SCALE: 1/16" = 1'-0"

0 5' 11' 21'

LANE PARTNERS
SOM

PARKLINE MASTER PLAN
COMMERCIAL ARCHITECTURAL CONTROL PACKAGE
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APPLICANT
LPGS MENLO, LLC
MENLO PARK, CA

ARCHITECT
SKIDMORE, OWINGS & MERRILL
ONE MARITIME PLAZA, SAN FRANCISCO, CA

ROOF PLAN - RETAIL B7, B8 & B9

COMMERCIAL ARCHITECTURAL CONTROL PACKAGE 07/31/2026

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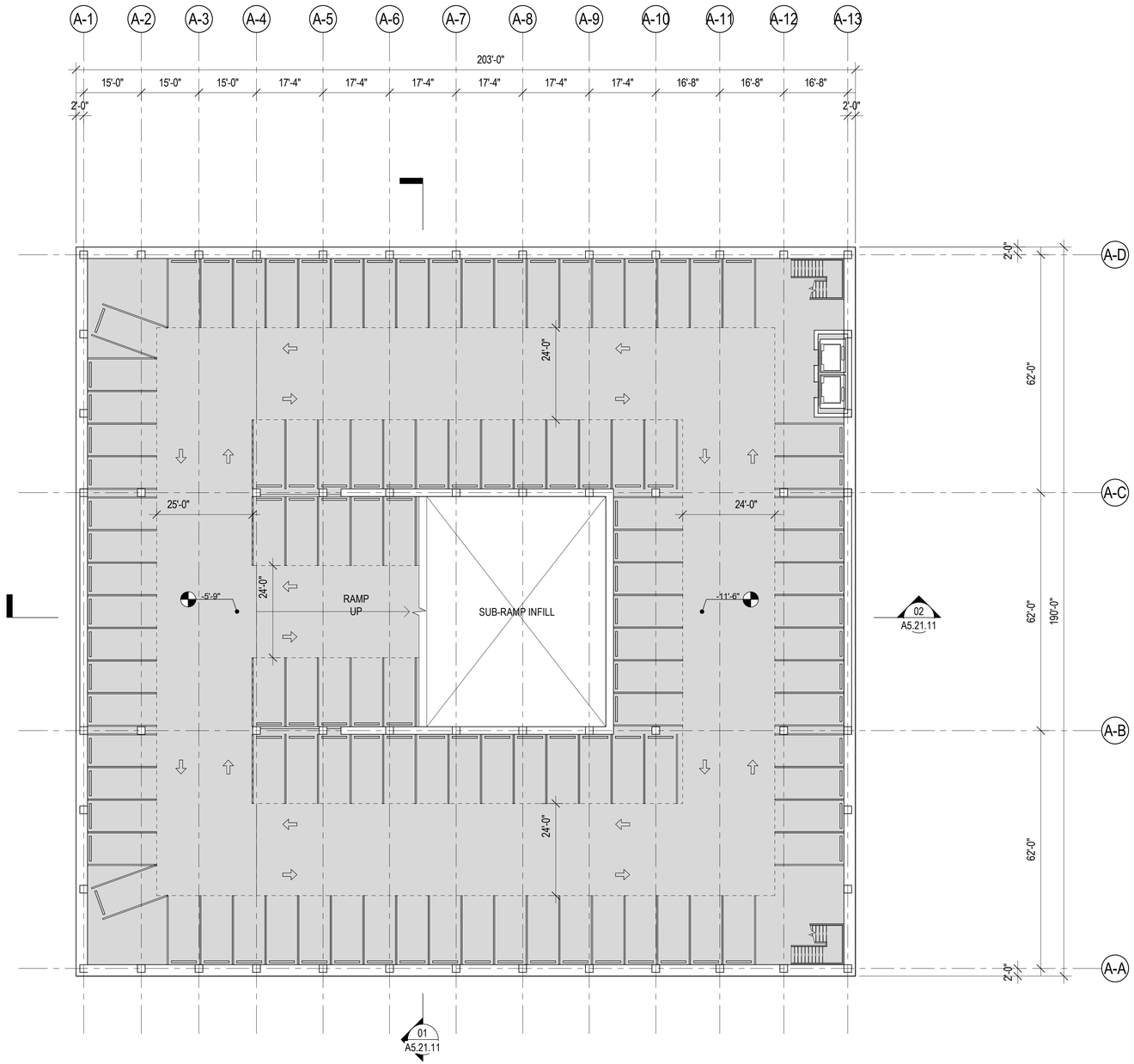

PARKING GARAGE 1 - OVERALL - PARKING SCHEDULE	
STALL TYPE	NUMBER
A - 9'x18' ACCESSIBLE	9
A - 12'x18' VAN ACCESSIBLE	2
A EVCS - 9'x18' ACCESSIBLE EVCS	4
A EVCS - 12'x18' VAN ACCESSIBLE EVCS	2
AMB EVCS - 10'x18' AMBULATORY EVCS	5
EV - 8.5'x18' EV CAPABLE	51
EVCS - 8.5'x18' EVCS	153
S - 8.5'x18' STANDARD	451
TOTAL PARKING SPACES	677

PARKING GARAGE 1 - LEVEL B1 - PARKING SCHEDULE	
STALL TYPE	NUMBER
S - 8.5'x18' STANDARD	115
TOTAL	115

0 8' 16' 32'

LEVEL B1 01
SCALE: 1/16" = 1'-0"

7/31/2026 7:52:29 PM

LANE PARTNERS
SOM

PARKLINE MASTER PLAN
COMMERCIAL ARCHITECTURAL CONTROL PACKAGE
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MENLO PARK, CA

ARCHITECT
SKIDMORE, OWINGS & MERRILL
ONE MARITIME PLAZA, SAN FRANCISCO, CA

FLOOR PLAN - PARKING GARAGE 1 - LEVEL B1

P1

COMMERCIAL ARCHITECTURAL CONTROL PACKAGE 03/11/2026

A2.21.00

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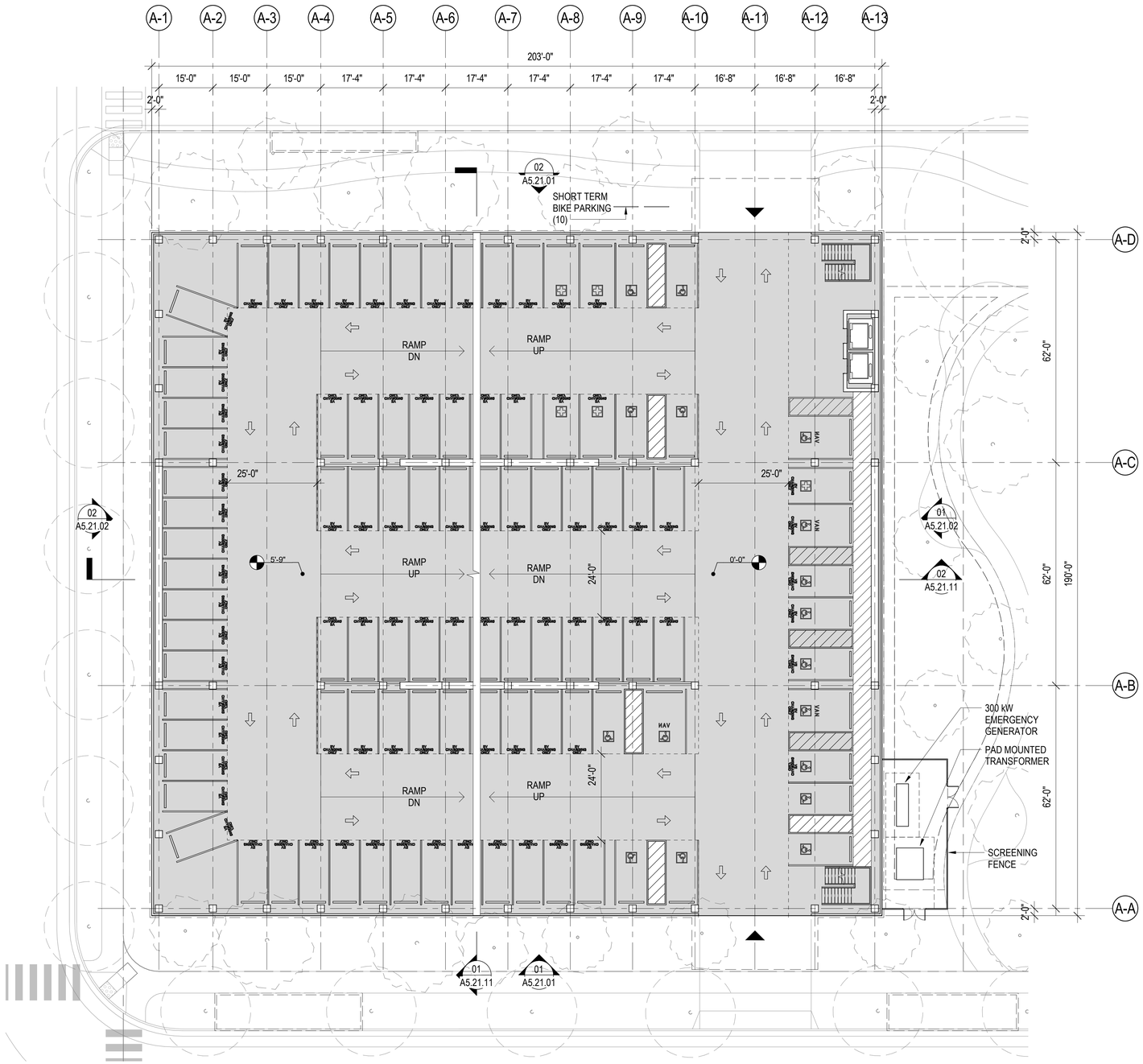

PARKING GARAGE 1 - OVERALL - PARKING SCHEDULE	
STALL TYPE	NUMBER
A - 9'x18' ACCESSIBLE	9
A - 12'x18' VAN ACCESSIBLE	2
A EVCS - 9'x18' ACCESSIBLE EVCS	4
A EVCS - 12'x18' VAN ACCESSIBLE EVCS	2
AMB EVCS - 10'x18' AMBULATORY EVCS	5
EV - 8.5'x18' EV CAPABLE	51
EVCS - 8.5'x18' EVCS	153
S - 8.5'x18' STANDARD	451
TOTAL PARKING SPACES	677

PARKING GARAGE 1 - LEVEL 1 - PARKING SCHEDULE	
STALL TYPE	NUMBER
A - 9'x18' ACCESSIBLE	9
A - 12'x18' VAN ACCESSIBLE	2
A EVCS - 9'x18' ACCESSIBLE EVCS	4
A EVCS - 12'x18' VAN ACCESSIBLE EVCS	2
AMB EVCS - 10'x18' AMBULATORY EVCS	5
EVCS - 8.5'x18' EVCS	79
TOTAL PARKING SPACES	101

0 8' 16' 32'

LEVEL 1 01
SCALE: 1/16" = 1'-0"

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LANE PARTNERS
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PARKLINE MASTER PLAN
COMMERCIAL ARCHITECTURAL CONTROL PACKAGE
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APPLICANT
LPGS MENLO, LLC
MENLO PARK, CA

ARCHITECT
SKIDMORE, OWINGS & MERRILL
ONE MARITIME PLAZA, SAN FRANCISCO, CA

FLOOR PLAN - PARKING GARAGE 1 - LEVEL 1

P1

COMMERCIAL ARCHITECTURAL CONTROL PACKAGE 03/11/2026

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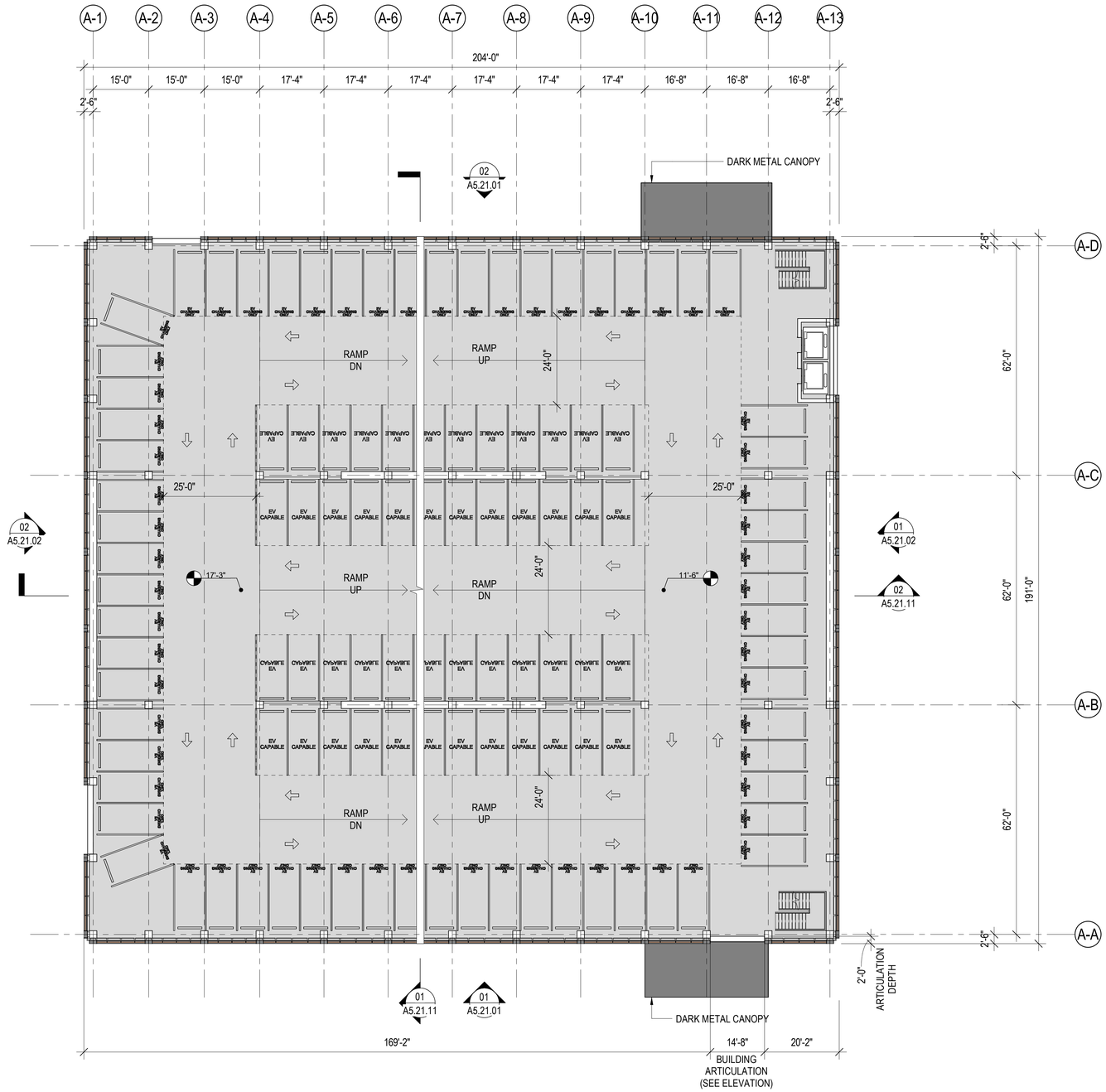

PARKING GARAGE 1 - OVERALL - PARKING SCHEDULE	
STALL TYPE	NUMBER
A - 9'x18' ACCESSIBLE	9
A - 12'x18' VAN ACCESSIBLE	2
A EVCS - 9'x18' ACCESSIBLE EVCS	4
A EVCS - 12'x18' VAN ACCESSIBLE EVCS	2
AMB EVCS - 10'x18' AMBULATORY EVCS	5
EV - 8.5'x18' EV CAPABLE	51
EVCS - 8.5'x18' EVCS	153
S - 8.5'x18' STANDARD	451
TOTAL PARKING SPACES	677

PARKING GARAGE 1 - LEVEL 2 - PARKING SCHEDULE	
STALL TYPE	NUMBER
EV - 8.5'x18' EV CAPABLE	48
EVCS - 8.5'x18' EVCS	66
TOTAL	114

0 8' 16' 32'

LEVEL 2
SCALE: 1/16" = 1'-0"
01

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LANE PARTNERS
SOM

PARKLINE MASTER PLAN
COMMERCIAL ARCHITECTURAL CONTROL PACKAGE
MENLO PARK, CA

APPLICANT
LPGS MENLO, LLC
MENLO PARK, CA

ARCHITECT
SKIDMORE, OWINGS & MERRILL
ONE MARITIME PLAZA, SAN FRANCISCO, CA

FLOOR PLAN - PARKING GARAGE 1 - LEVEL 2

P1

COMMERCIAL ARCHITECTURAL CONTROL PACKAGE 03/11/2026

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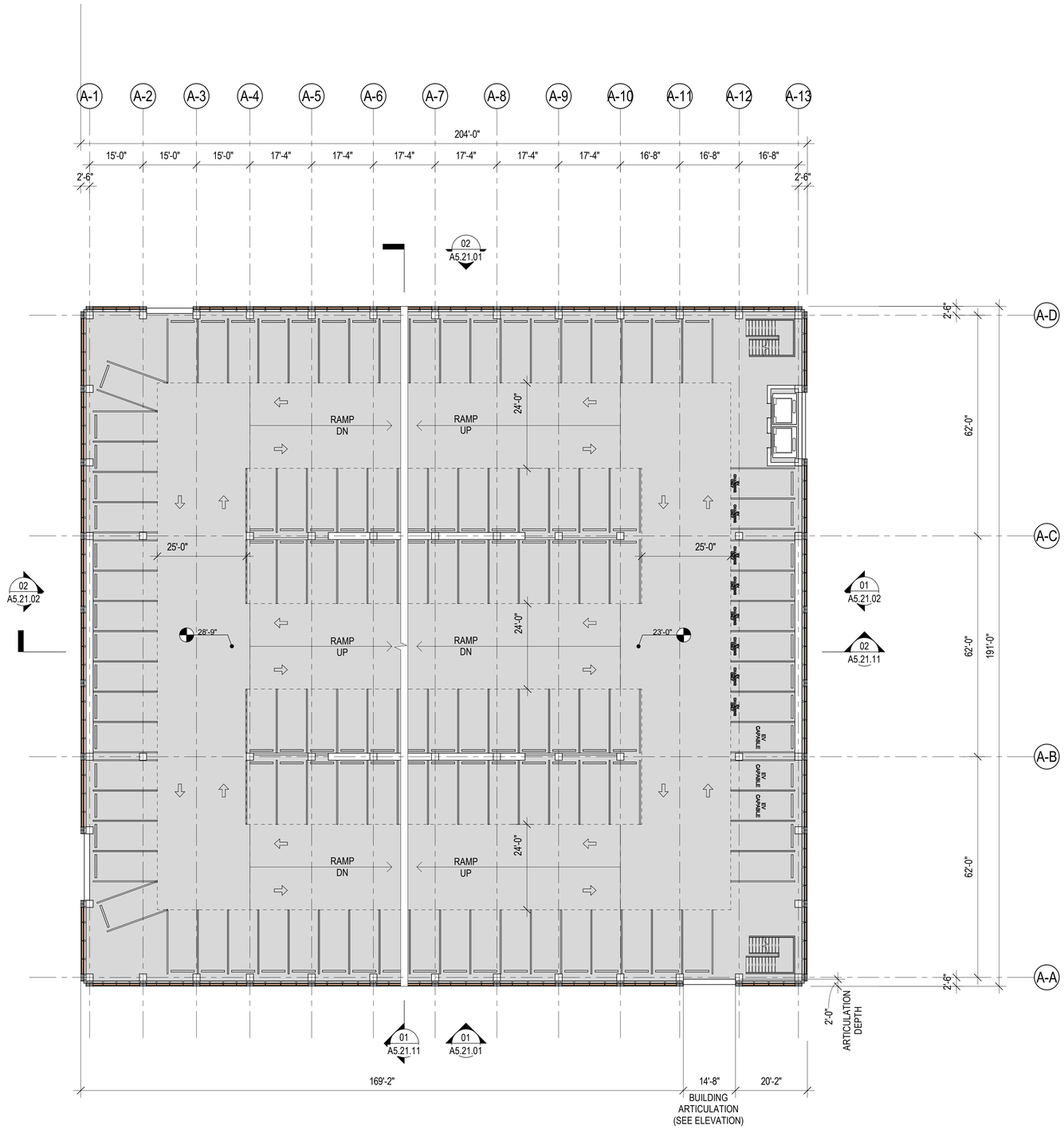

PARKING GARAGE 1 - OVERALL - PARKING SCHEDULE	
STALL TYPE	NUMBER
A - 9'x18' ACCESSIBLE	9
A - 12'x18' VAN ACCESSIBLE	2
A EVCS - 9'x18' ACCESSIBLE EVCS	4
A EVCS - 12'x18' VAN ACCESSIBLE EVCS	2
AMB EVCS - 10'x18' AMBULATORY EVCS	5
EV - 8.5'x18' EV CAPABLE	51
EVCS - 8.5'x18' EVCS	153
S - 8.5'x18' STANDARD	451
TOTAL PARKING SPACES	677

PARKING GARAGE 1 - LEVEL 3 - PARKING SCHEDULE	
STALL TYPE	NUMBER
EV - 8.5'x18' EV CAPABLE	3
EVCS - 8.5'x18' EVCS	8
S - 8.5'x18' STANDARD	107
TOTAL	118

0 8' 16' 32'

LEVEL 3 01
SCALE: 1/16" = 1'-0"

LANE PARTNERS
SOM

PARKLINE MASTER PLAN
COMMERCIAL ARCHITECTURAL CONTROL PACKAGE
MENLO PARK, CA

APPLICANT
LPGS MENLO, LLC
MENLO PARK, CA

ARCHITECT
SKIDMORE, OWINGS & MERRILL
ONE MARITIME PLAZA, SAN FRANCISCO, CA

FLOOR PLAN - PARKING GARAGE 1 - LEVEL 3

P1

COMMERCIAL ARCHITECTURAL CONTROL PACKAGE 03/11/2026

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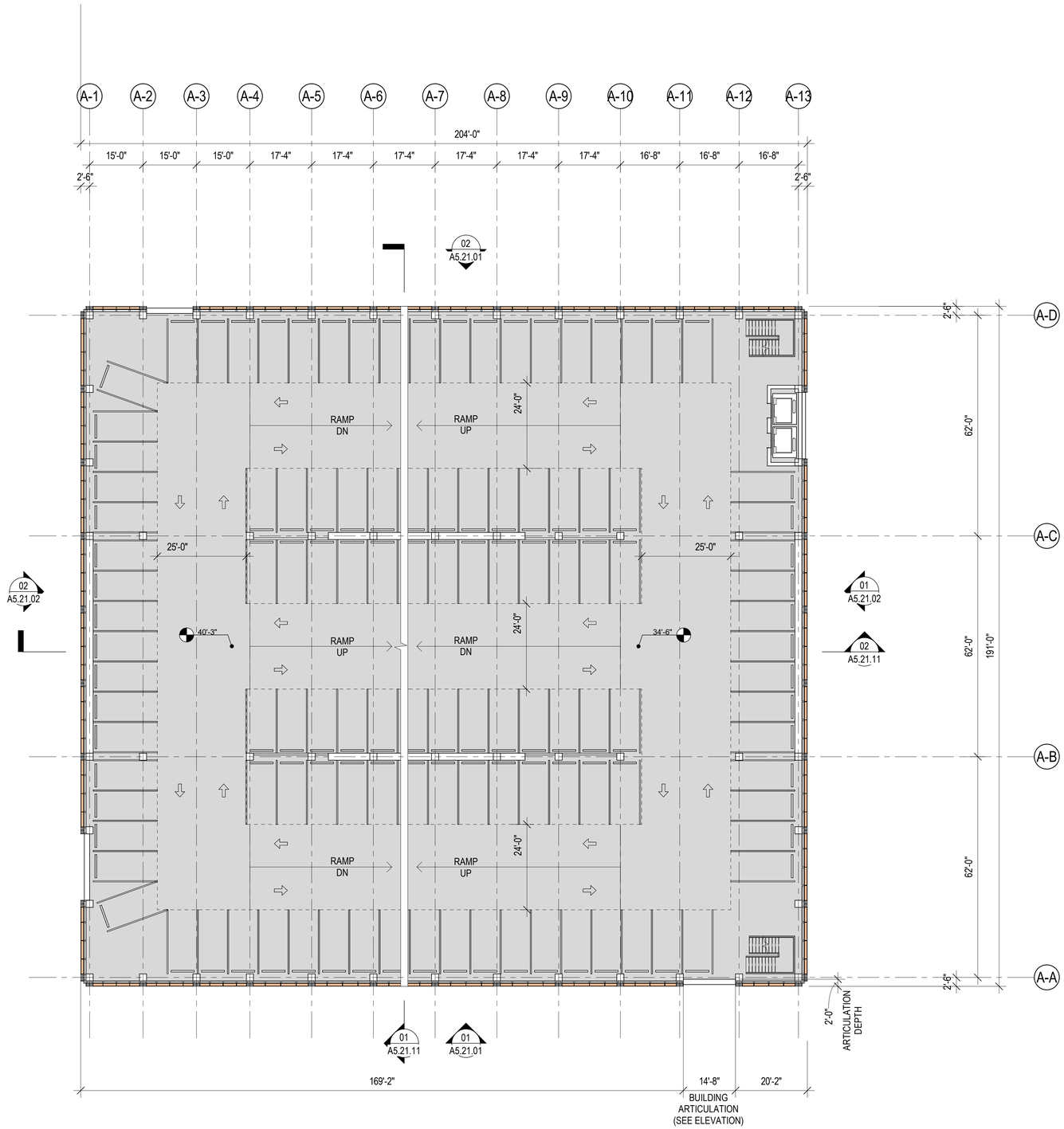

PARKING GARAGE 1 - OVERALL - PARKING SCHEDULE	
STALL TYPE	NUMBER
A - 9'x18' ACCESSIBLE	9
A - 12'x18' VAN ACCESSIBLE	2
A EVCS - 9'x18' ACCESSIBLE EVCS	4
A EVCS - 12'x18' VAN ACCESSIBLE EVCS	2
AMB EVCS - 10'x18' AMBULATORY EVCS	5
EV - 8.5'x18' EV CAPABLE	51
EVCS - 8.5'x18' EVCS	153
S - 8.5'x18' STANDARD	451
TOTAL PARKING SPACES	677

PARKING GARAGE 1 - LEVEL 4 - PARKING SCHEDULE	
STALL TYPE	NUMBER
S - 8.5'x18' STANDARD	118
TOTAL	118

0 8' 16' 32'

LEVEL 4
SCALE: 1/16" = 1'-0"
01

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LANE PARTNERS
SOM

PARKLINE MASTER PLAN
COMMERCIAL ARCHITECTURAL CONTROL PACKAGE
MENLO PARK, CA

APPLICANT
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MENLO PARK, CA

ARCHITECT
SKIDMORE, OWINGS & MERRILL
ONE MARITIME PLAZA, SAN FRANCISCO, CA

FLOOR PLAN - PARKING GARAGE 1 - LEVEL 4

P1

COMMERCIAL ARCHITECTURAL CONTROL PACKAGE 03/11/2026

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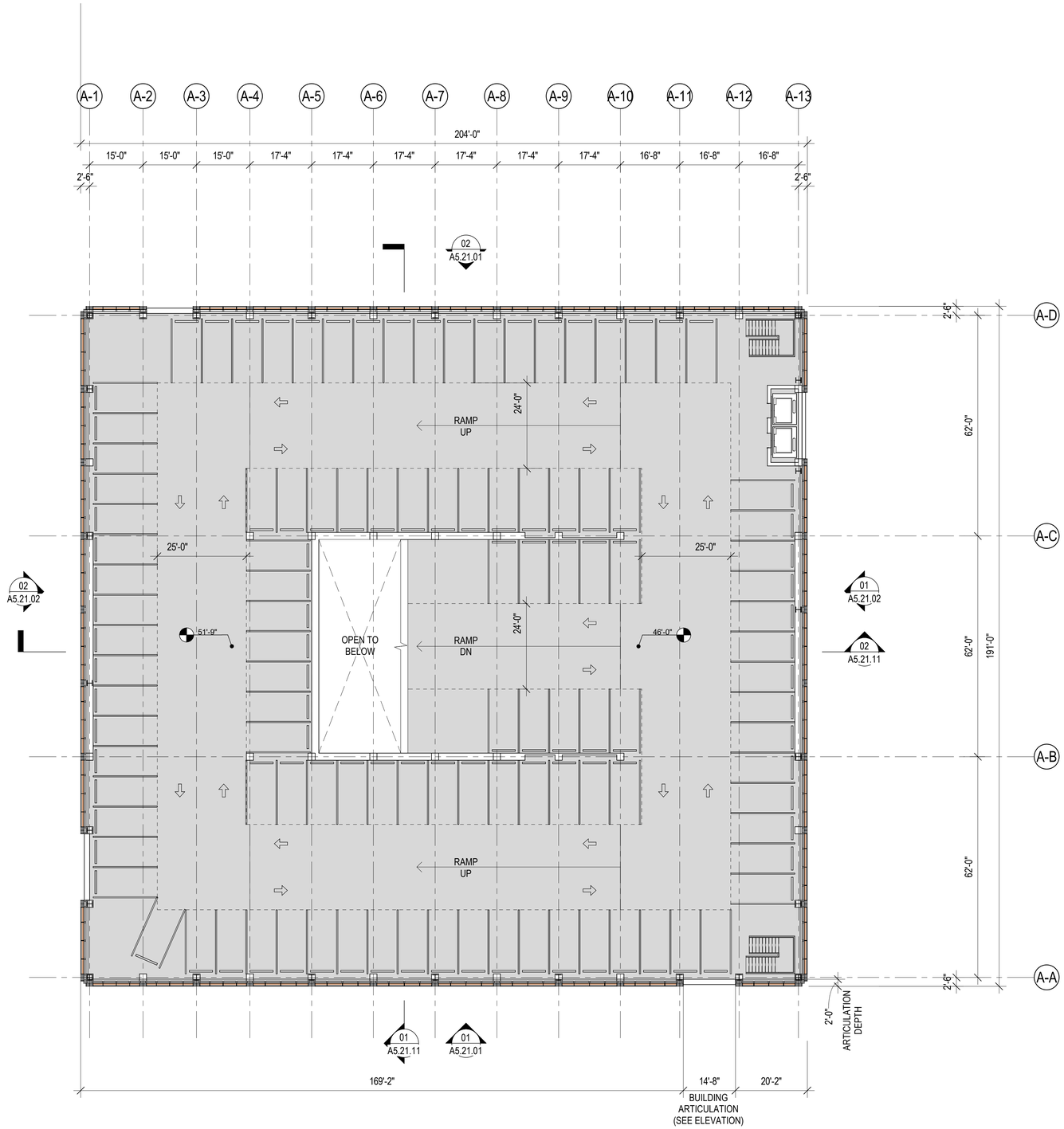

PARKING GARAGE 1 - OVERALL - PARKING SCHEDULE	
STALL TYPE	NUMBER
A - 9'x18' ACCESSIBLE	9
A - 12'x18' VAN ACCESSIBLE	2
A EVCS - 9'x18' ACCESSIBLE EVCS	4
A EVCS - 12'x18' VAN ACCESSIBLE EVCS	2
AMB EVCS - 10'x18' AMBULATORY EVCS	5
EV - 8.5'x18' EV CAPABLE	51
EVCS - 8.5'x18' EVCS	153
S - 8.5'x18' STANDARD	451
TOTAL PARKING SPACES	677

PARKING GARAGE 1 - LEVEL 5 - PARKING SCHEDULE	
STALL TYPE	NUMBER
S - 8.5'x18' STANDARD	111
TOTAL	111

0 8' 16' 32'

LEVEL 5 01
SCALE: 1/16" = 1'-0"

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LANE PARTNERS
SOM

PARKLINE MASTER PLAN
COMMERCIAL ARCHITECTURAL CONTROL PACKAGE
MENLO PARK, CA

APPLICANT
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MENLO PARK, CA

ARCHITECT
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ONE MARITIME PLAZA, SAN FRANCISCO, CA

FLOOR PLAN - PARKING GARAGE 1 - LEVEL 5

P1

COMMERCIAL ARCHITECTURAL CONTROL PACKAGE 03/11/2026

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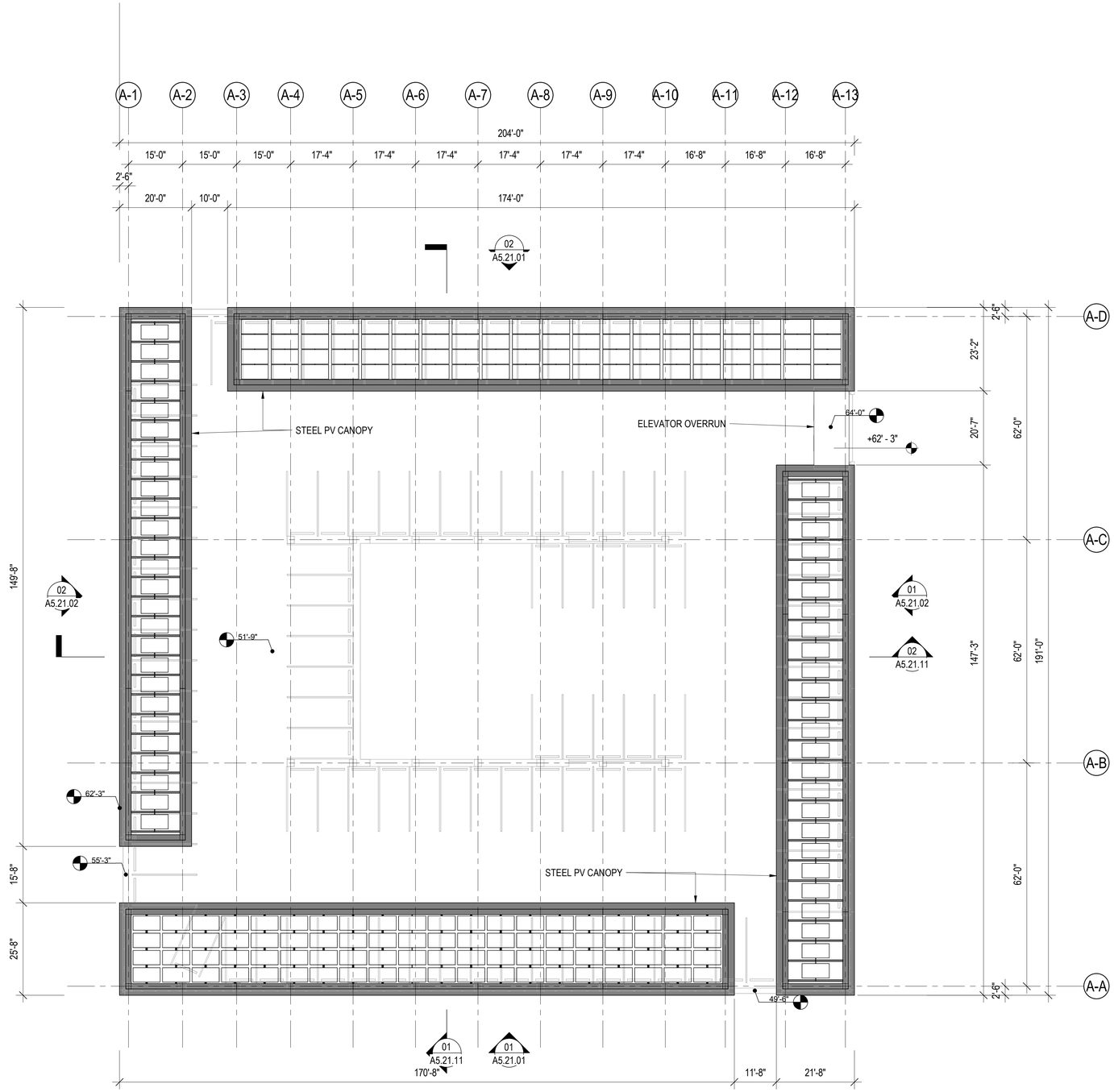

0 8' 16' 32'

ROOF PLAN 01

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

LANE PARTNERS
SOM

PARKLINE MASTER PLAN
COMMERCIAL ARCHITECTURAL CONTROL PACKAGE
MENLO PARK, CA

APPLICANT
LPGS MENLO, LLC
MENLO PARK, CA

ARCHITECT
SKIDMORE, OWINGS & MERRILL
ONE MARITIME PLAZA, SAN FRANCISCO, CA

ROOF PLAN - PARKING GARAGE 1

P1

COMMERCIAL ARCHITECTURAL CONTROL PACKAGE 03/11/2026

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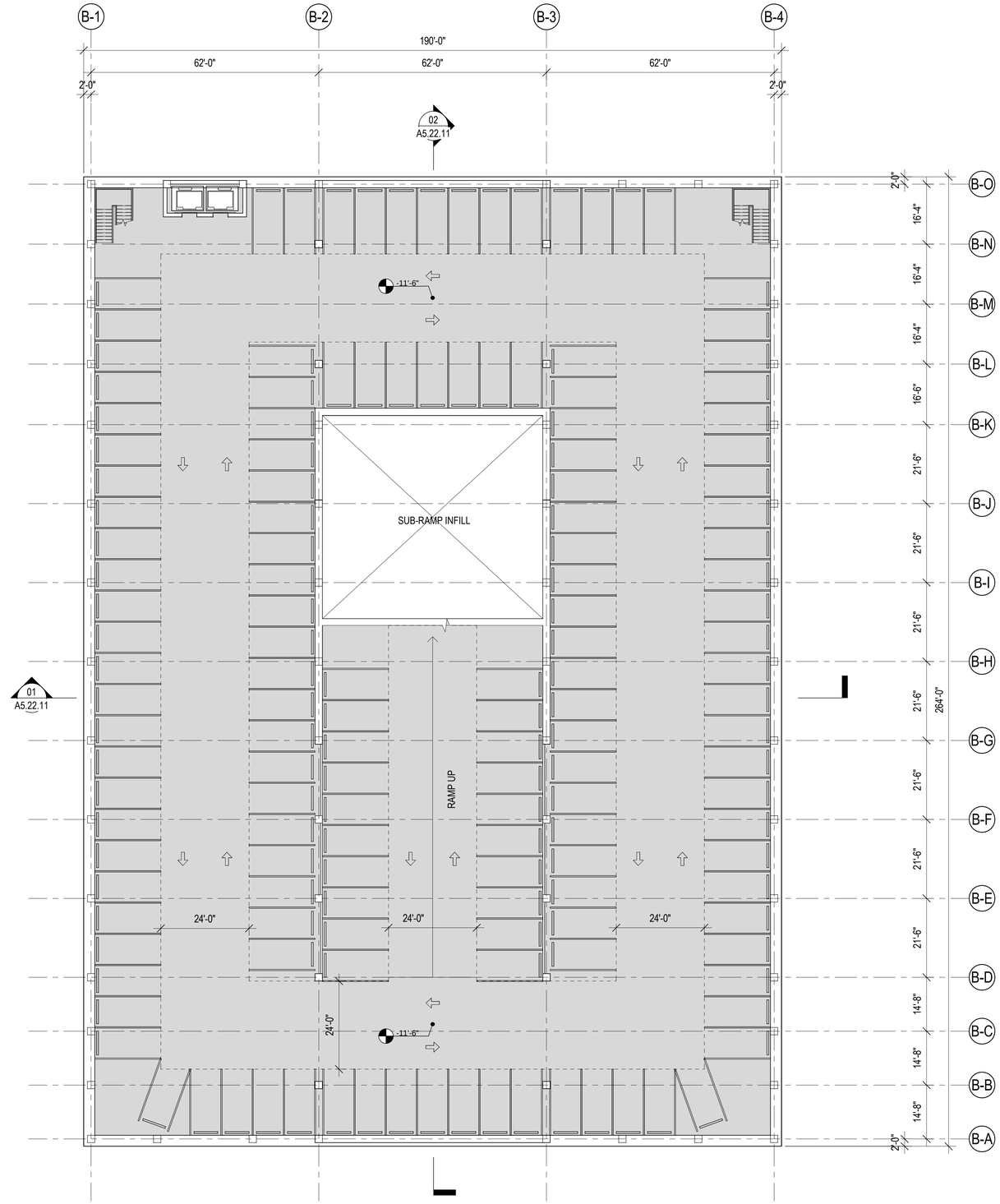

PARKING GARAGE 2 - OVERALL - PARKING SCHEDULE	
STALL TYPE	NUMBER
A - 9'x18' ACCESSIBLE	11
A - 12'x18' VAN ACCESSIBLE	3
A EVCS - 9'x18' ACCESSIBLE EVCS	5
A EVCS - 12'x18' VAN ACCESSIBLE EVCS	2
AMB EVCS - 10'x18' AMBULATORY EVCS	5
EV - 8.5'x18' EV CAPABLE	65
EVCS - 8.5'x18' EVCS	196
S - 8.5'x18' STANDARD	622
TOTAL PARKING SPACES	909

PARKING GARAGE 2 - LEVEL B1 - PARKING SCHEDULE	
STALL TYPE	NUMBER
S - 8.5'x18' STANDARD	147
TOTAL	147

0 8' 16' 32'

LEVEL B1 01
SCALE: 1/16" = 1'-0"

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LANE PARTNERS
SOM

PARKLINE MASTER PLAN
COMMERCIAL ARCHITECTURAL CONTROL PACKAGE
MENLO PARK, CA

APPLICANT
LPGS MENLO, LLC
MENLO PARK, CA

ARCHITECT
SKIDMORE, OWINGS & MERRILL
ONE MARITIME PLAZA, SAN FRANCISCO, CA

FLOOR PLAN - PARKING GARAGE 2 - LEVEL B1

P2

COMMERCIAL ARCHITECTURAL CONTROL PACKAGE 03/11/2026

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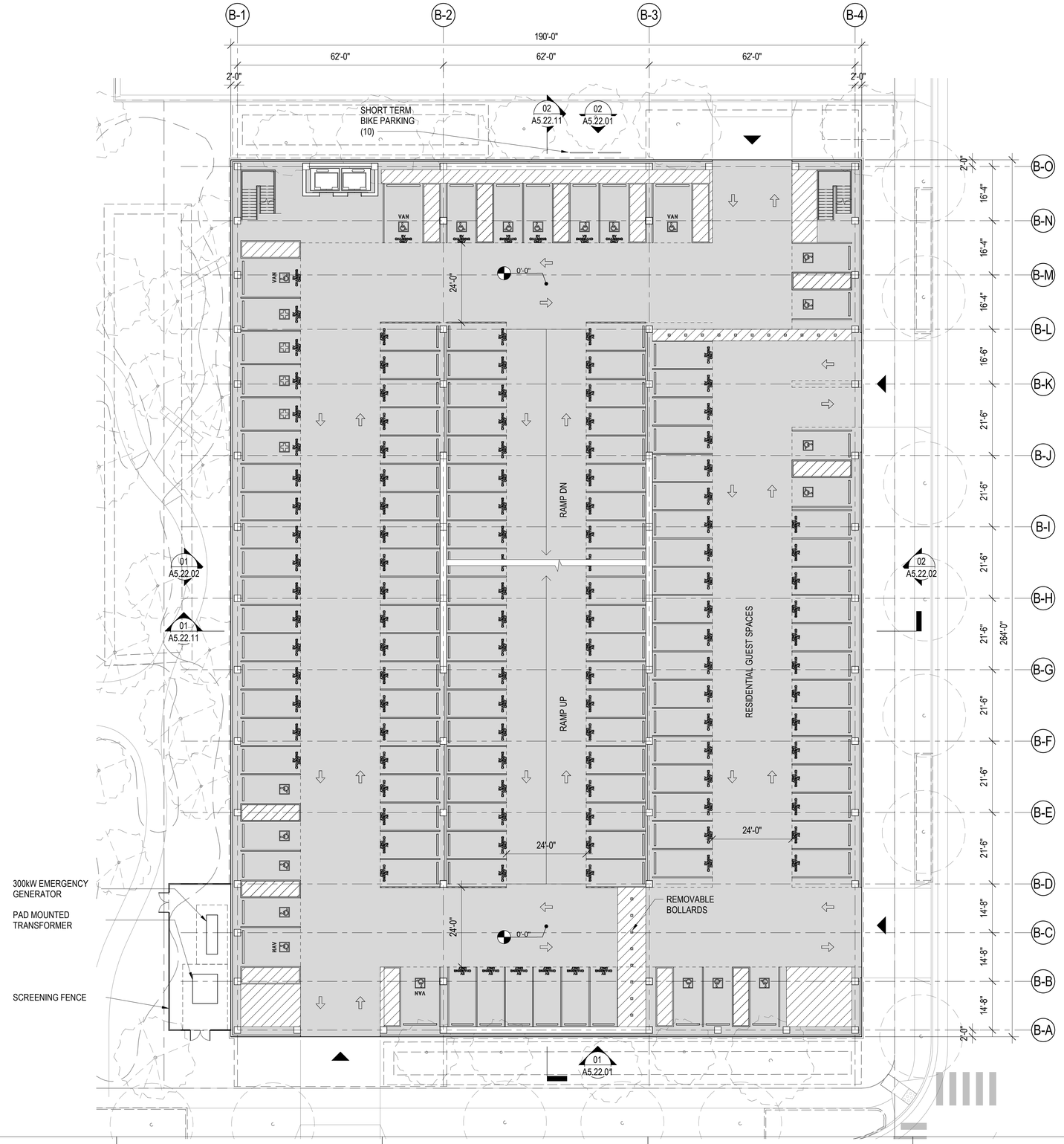

300kW EMERGENCY GENERATOR

PAD MOUNTED TRANSFORMER

SCREENING FENCE

PARKING GARAGE 2 - OVERALL - PARKING SCHEDULE	
STALL TYPE	NUMBER
A - 9'x18' ACCESSIBLE	11
A - 12'x18' VAN ACCESSIBLE	3
A EVCS - 9'x18' ACCESSIBLE EVCS	5
A EVCS - 12'x18' VAN ACCESSIBLE EVCS	2
AMB EVCS - 10'x18' AMBULATORY EVCS	5
EV - 8.5'x18' EV CAPABLE	65
EVCS - 8.5'x18' EVCS	196
S - 8.5'x18' STANDARD	622
TOTAL PARKING SPACES	909

PARKING GARAGE 2 - LEVEL 1 - PARKING SCHEDULE	
STALL TYPE	NUMBER
A - 9'x18' ACCESSIBLE	11
A - 12'x18' VAN ACCESSIBLE	3
A EVCS - 9'x18' ACCESSIBLE EVCS	5
A EVCS - 12'x18' VAN ACCESSIBLE EVCS	2
AMB EVCS - 10'x18' AMBULATORY EVCS	5
EVCS - 8.5'x18' EVCS	109
TOTAL	135

0 8' 16' 32'

LEVEL 01 01
SCALE: 1/16" = 1'-0"

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LANE PARTNERS
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PARKLINE MASTER PLAN
COMMERCIAL ARCHITECTURAL CONTROL PACKAGE
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APPLICANT
LPGS MENLO, LLC
MENLO PARK, CA

ARCHITECT
SKIDMORE, OWINGS & MERRILL
ONE MARITIME PLAZA, SAN FRANCISCO, CA

FLOOR PLAN - PARKING GARAGE 2 - LEVEL 1

P2

COMMERCIAL ARCHITECTURAL CONTROL PACKAGE 03/11/2026

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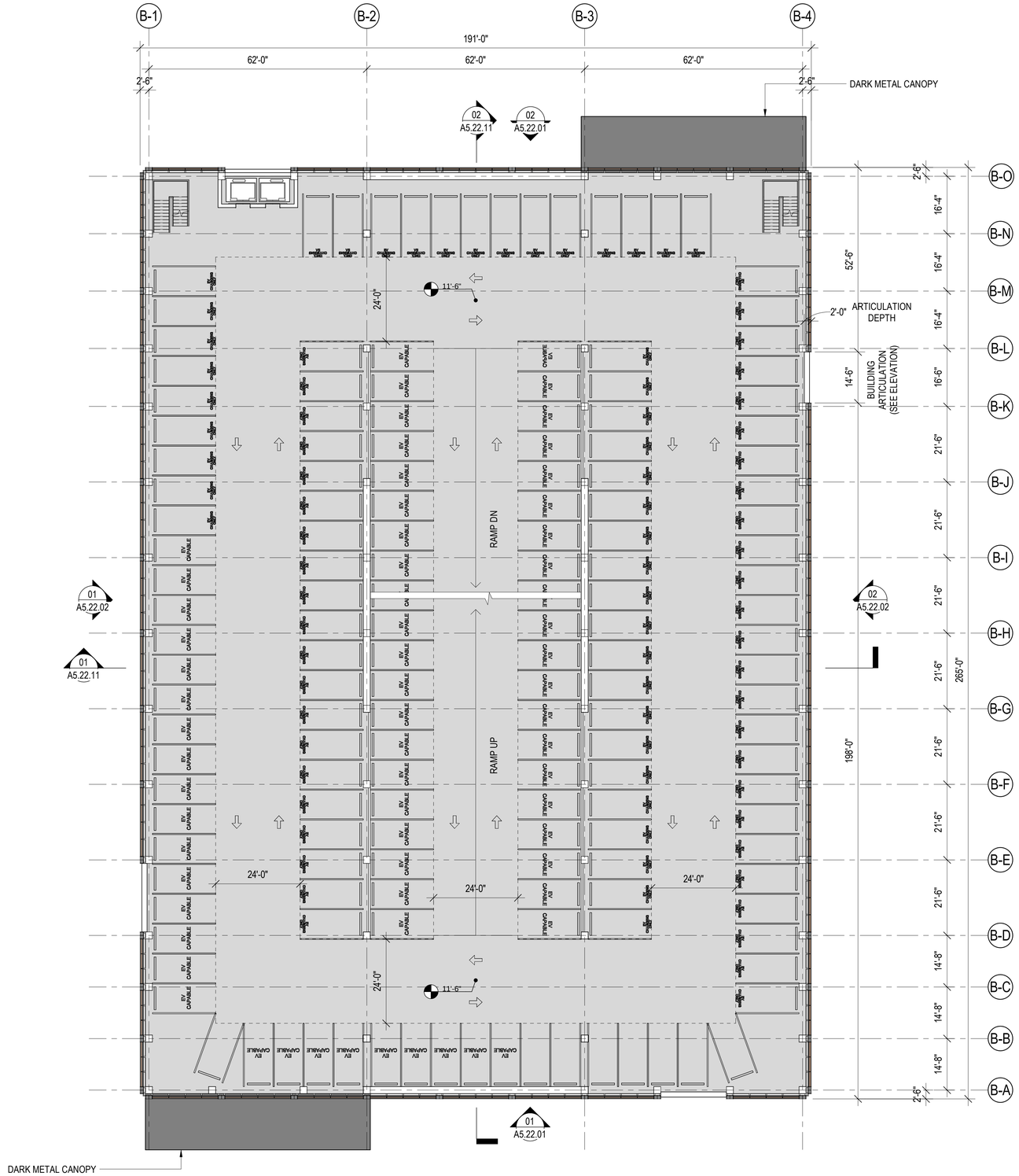

PARKING GARAGE 2 - OVERALL - PARKING SCHEDULE	
STALL TYPE	NUMBER
A - 9'x18' ACCESSIBLE	11
A - 12'x18' VAN ACCESSIBLE	3
A EVCS - 9'x18' ACCESSIBLE EVCS	5
A EVCS - 12'x18' VAN ACCESSIBLE EVCS	2
AMB EVCS - 10'x18' AMBULATORY EVCS	5
EV - 8.5'x18' EV CAPABLE	65
EVCS - 8.5'x18' EVCS	196
S - 8.5'x18' STANDARD	622
TOTAL PARKING SPACES	909

PARKING GARAGE 2 - LEVEL 2 - PARKING SCHEDULE	
STALL TYPE	NUMBER
EV - 8.5'x18' EV CAPABLE	65
EVCS - 8.5'x18' EVCS	87
S - 8.5'x18' STANDARD	8
TOTAL	160

0 8' 16' 32'

LEVEL 02 01
SCALE: 1/16" = 1'-0"

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LANE PARTNERS SOM

PARKLINE MASTER PLAN
COMMERCIAL ARCHITECTURAL CONTROL PACKAGE
MENLO PARK, CA

APPLICANT
LPGS MENLO, LLC
MENLO PARK, CA

ARCHITECT
SKIDMORE, OWINGS & MERRILL
ONE MARITIME PLAZA, SAN FRANCISCO, CA

FLOOR PLAN - PARKING GARAGE 2 - LEVEL 2

P2

COMMERCIAL ARCHITECTURAL CONTROL PACKAGE 03/11/2026

A2.22.02

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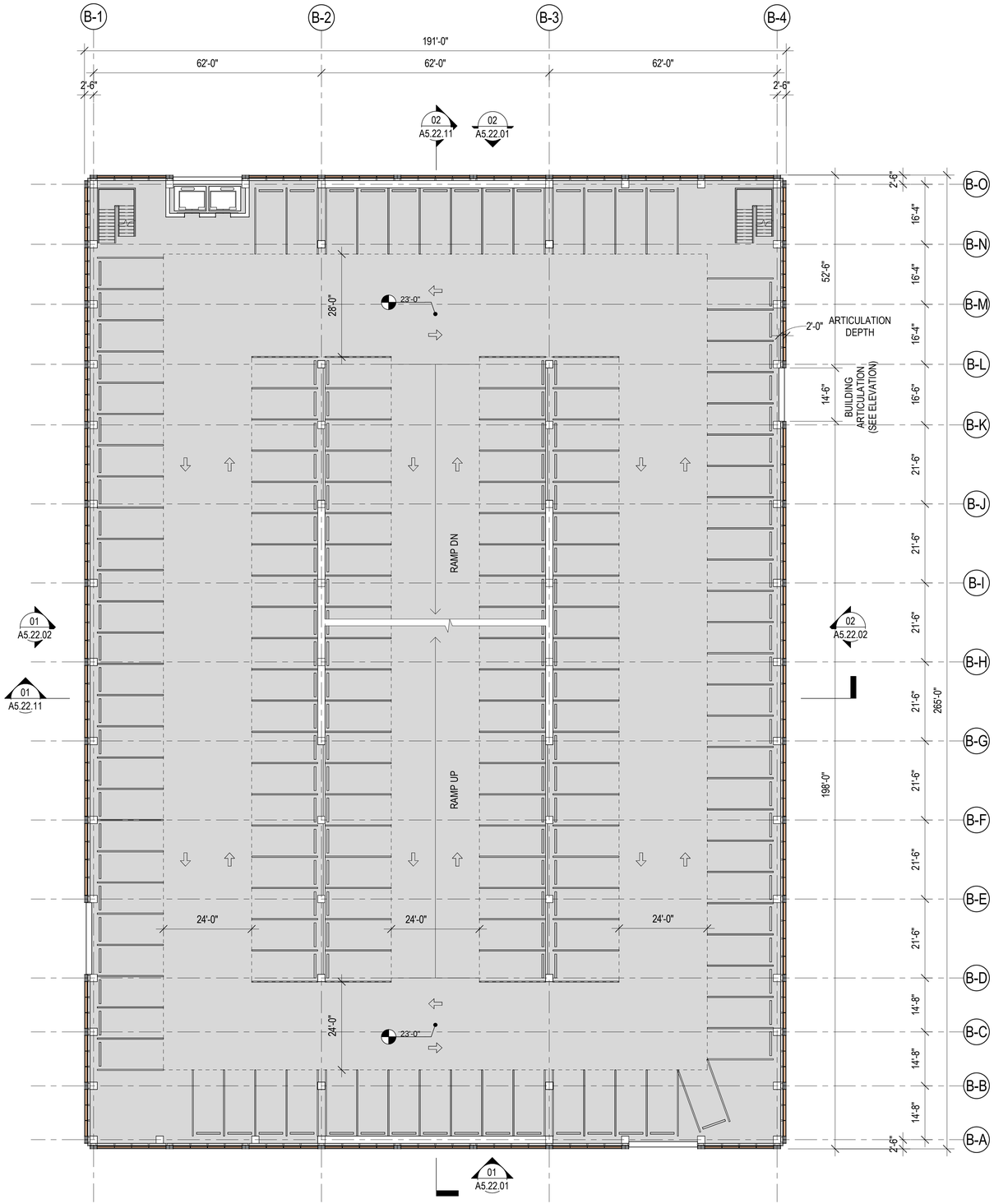

PARKING GARAGE 2 - OVERALL - PARKING SCHEDULE	
STALL TYPE	NUMBER
A - 9'x18' ACCESSIBLE	11
A - 12'x18' VAN ACCESSIBLE	3
A EVCS - 9'x18' ACCESSIBLE EVCS	5
A EVCS - 12'x18' VAN ACCESSIBLE EVCS	2
AMB EVCS - 10'x18' AMBULATORY EVCS	5
EV - 8.5'x18' EV CAPABLE	65
EVCS - 8.5'x18' EVCS	196
S - 8.5'x18' STANDARD	622
TOTAL PARKING SPACES	909

PARKING GARAGE 2 - LEVEL 3 - PARKING SCHEDULE	
STALL TYPE	NUMBER
S - 8.5'x18' STANDARD	160
TOTAL	160

0 8' 16' 32'

LEVEL 03
SCALE: 1/16" = 1'-0"
01

7/31/2026 4:46:45 PM

LANE PARTNERS
SOM

PARKLINE MASTER PLAN
COMMERCIAL ARCHITECTURAL CONTROL PACKAGE
MENLO PARK, CA

APPLICANT
LPGS MENLO, LLC
MENLO PARK, CA

ARCHITECT
SKIDMORE, OWINGS & MERRILL
ONE MARITIME PLAZA, SAN FRANCISCO, CA

FLOOR PLAN - PARKING GARAGE 2 - LEVEL 3

P2

COMMERCIAL ARCHITECTURAL CONTROL PACKAGE 03/11/2026

A2.22.03

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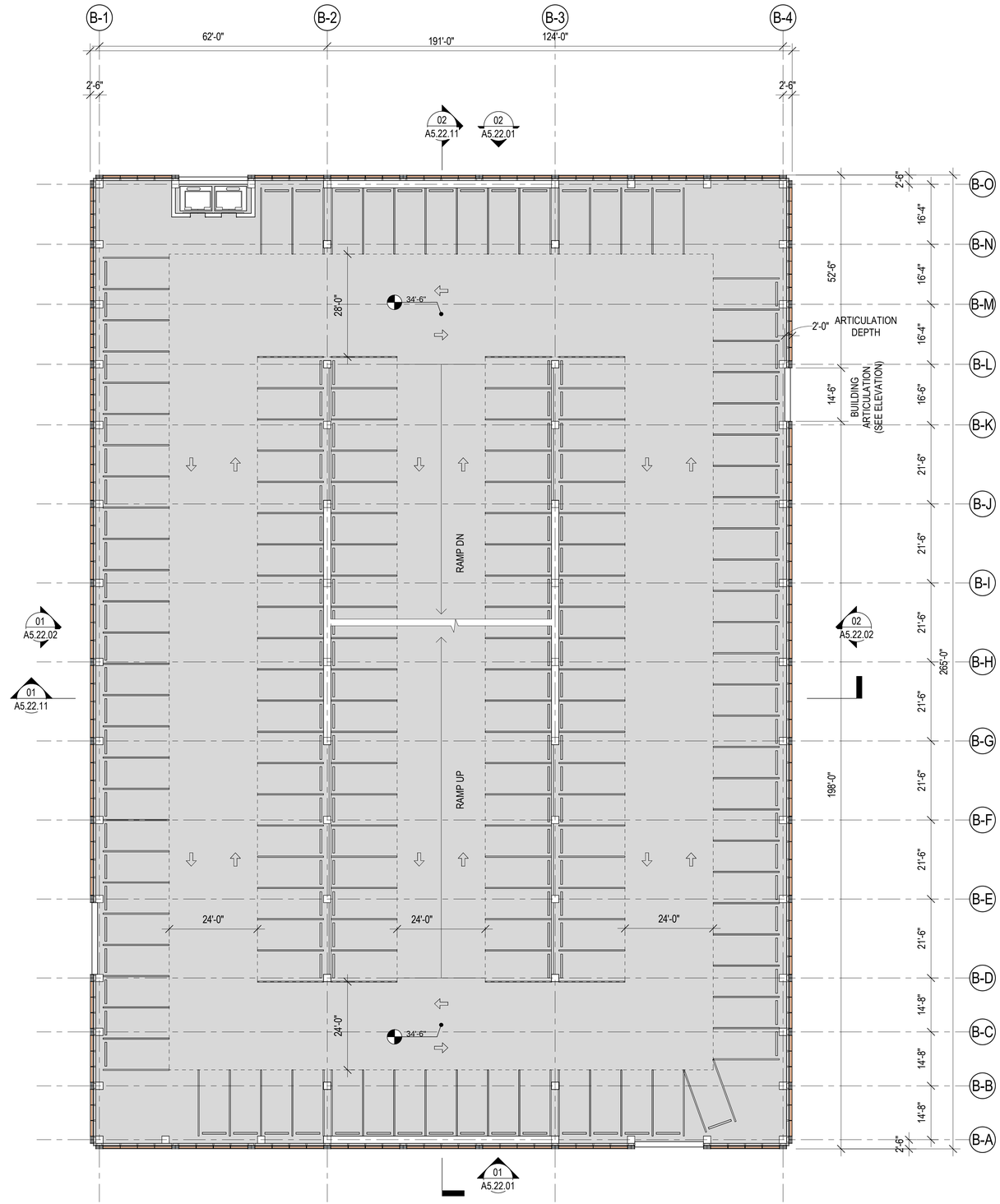

PARKING GARAGE 2 - OVERALL - PARKING SCHEDULE	
STALL TYPE	NUMBER
A - 9'x18' ACCESSIBLE	11
A - 12'x18' VAN ACCESSIBLE	3
A EVCS - 9'x18' ACCESSIBLE EVCS	5
A EVCS - 12'x18' VAN ACCESSIBLE EVCS	2
AMB EVCS - 10'x18' AMBULATORY EVCS	5
EV - 8.5'x18' EV CAPABLE	65
EVCS - 8.5'x18' EVCS	196
S - 8.5'x18' STANDARD	622
TOTAL PARKING SPACES	909

PARKING GARAGE 2 - LEVEL 4 - PARKING SCHEDULE	
STALL TYPE	NUMBER
S - 8.5'x18' STANDARD	160
TOTAL	160

0 8' 16' 32'

LEVEL 04 01
SCALE: 1/16" = 1'-0"

7/31/2026 4:47:51 PM

LANE PARTNERS
SOM

PARKLINE MASTER PLAN
COMMERCIAL ARCHITECTURAL CONTROL PACKAGE
MENLO PARK, CA

APPLICANT
LPGS MENLO, LLC
MENLO PARK, CA

ARCHITECT
SKIDMORE, OWINGS & MERRILL
ONE MARITIME PLAZA, SAN FRANCISCO, CA

FLOOR PLAN - PARKING GARAGE 2 - LEVEL 4

P2

COMMERCIAL ARCHITECTURAL CONTROL PACKAGE 03/11/2026

A2.22.04

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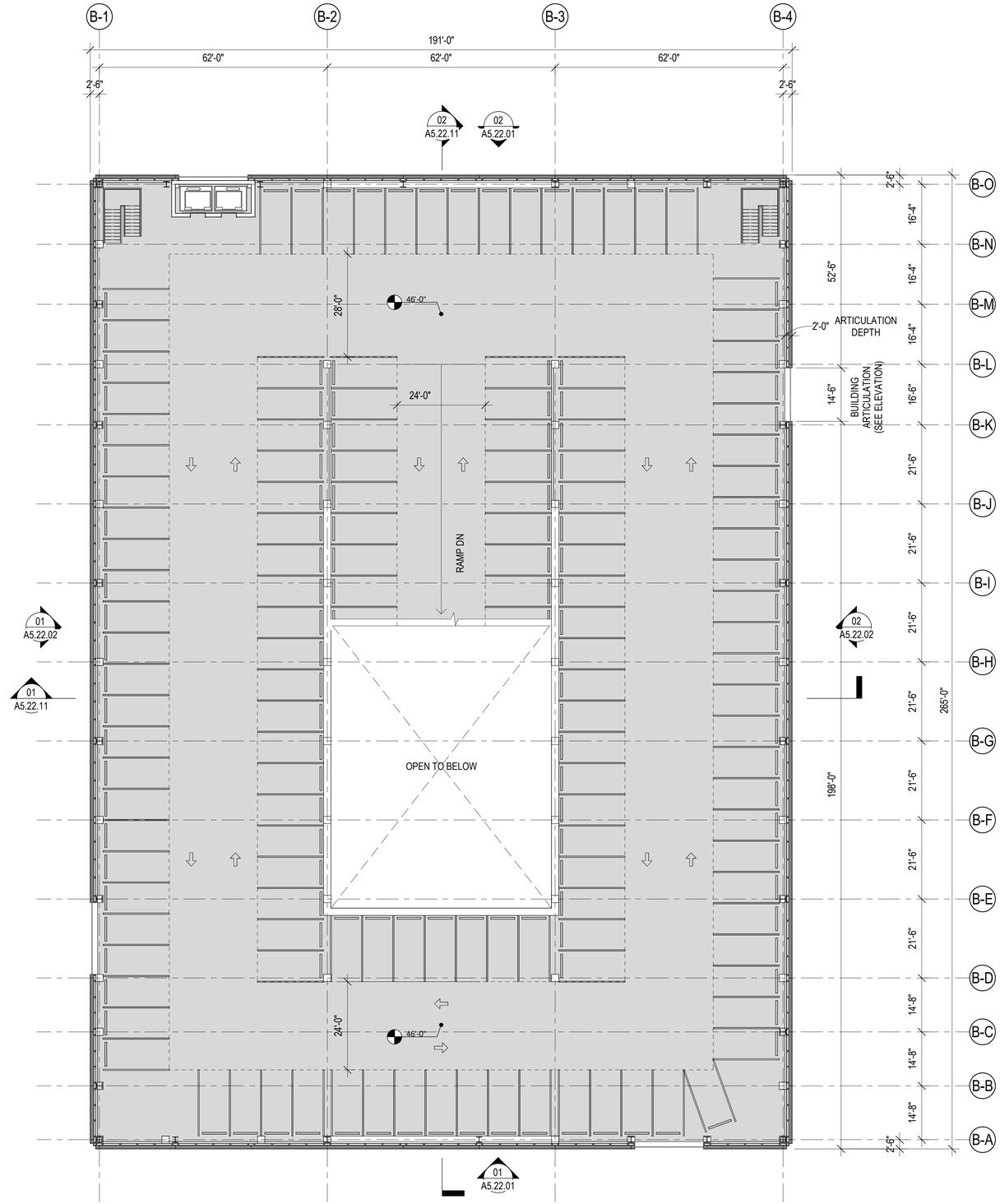

PARKING GARAGE 2 - OVERALL - PARKING SCHEDULE	
STALL TYPE	NUMBER
A - 9'x18' ACCESSIBLE	11
A - 12'x18' VAN ACCESSIBLE	3
A EVCS - 9'x18' ACCESSIBLE EVCS	5
A EVCS - 12'x18' VAN ACCESSIBLE EVCS	2
AMB EVCS - 10'x18' AMBULATORY EVCS	5
EV - 8.5'x18' EV CAPABLE	65
EVCS - 8.5'x18' EVCS	196
S - 8.5'x18' STANDARD	622
TOTAL PARKING SPACES	909

PARKING GARAGE 2 - LEVEL 5 - PARKING SCHEDULE	
STALL TYPE	NUMBER
S - 8.5'x18' STANDARD	147
TOTAL	147

0 8' 16' 32'

LEVEL 05 01
SCALE: 1/16" = 1'-0"

7/31/2026 4:46:49 PM

LANE PARTNERS
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PARKLINE MASTER PLAN
COMMERCIAL ARCHITECTURAL CONTROL PACKAGE
MENLO PARK, CA

APPLICANT
LPGS MENLO, LLC
MENLO PARK, CA

ARCHITECT
SKIDMORE, OWINGS & MERRILL
ONE MARITIME PLAZA, SAN FRANCISCO, CA

FLOOR PLAN - PARKING GARAGE 2 - LEVEL 5

P2

COMMERCIAL ARCHITECTURAL CONTROL PACKAGE 03/11/2026

A2.22.05

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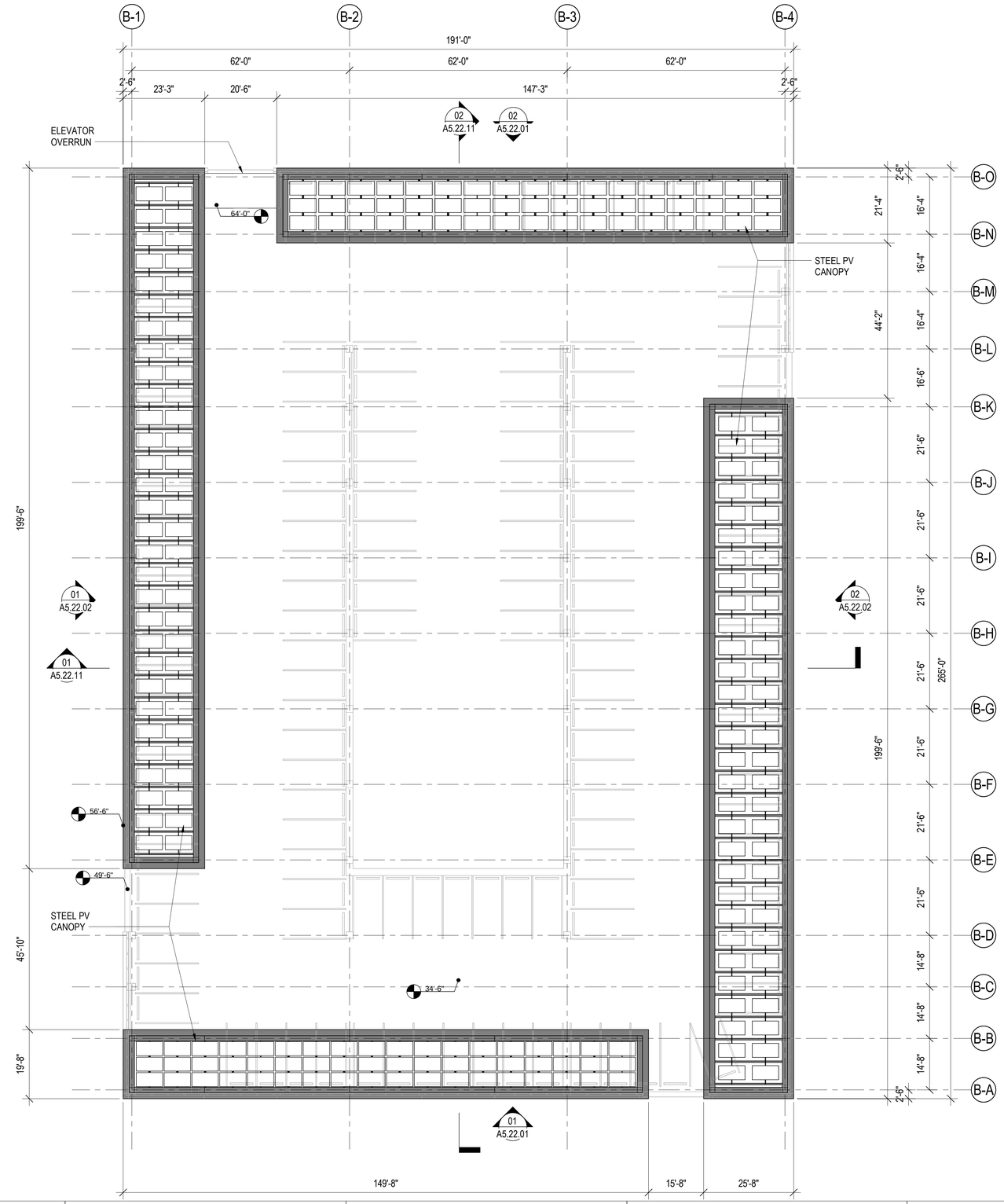

0 8' 16' 32'

ROOF 01
SCALE: 1/16" = 1'-0"

LANE PARTNERS
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PARKLINE MASTER PLAN
COMMERCIAL ARCHITECTURAL CONTROL PACKAGE
MENLO PARK, CA

APPLICANT
LPGS MENLO, LLC
MENLO PARK, CA

ARCHITECT
SKIDMORE, OWINGS & MERRILL
ONE MARITIME PLAZA, SAN FRANCISCO, CA

ROOF PLAN - PARKING GARAGE 2

P2

COMMERCIAL ARCHITECTURAL CONTROL PACKAGE 03/11/2026

A2.22.06

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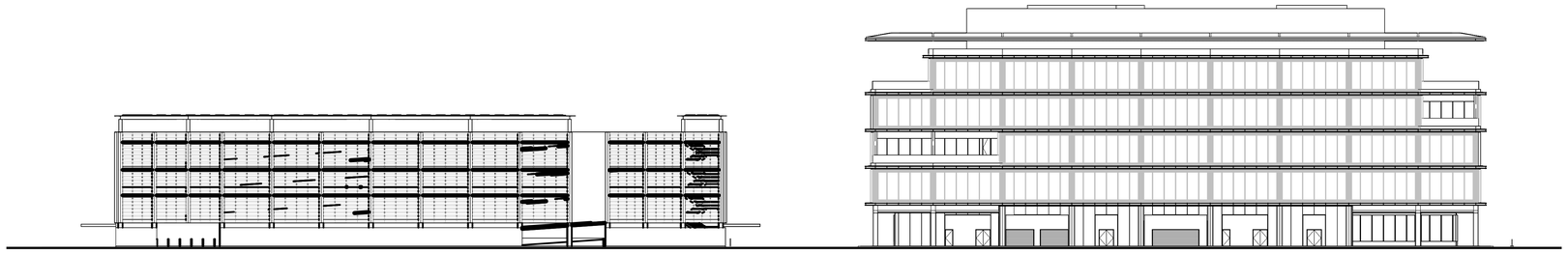

EAST COMMERCIAL STREETSCAPE 02
SCALE: 1" = 30'-0"

SOUTH COMMERCIAL STREETSCAPE 01
SCALE: 1" = 30'-0"

0 15' 30' 60'

7/31/2026 5:27:47 PM

LANE PARTNERS
SOM

PARKLINE MASTER PLAN
CONDITIONAL DEVELOPMENT PERMIT MODIFICATION
MENLO PARK, CA

APPLICANT
LPGS MENLO, LLC
MENLO PARK, CA

ARCHITECT
SKIDMORE, OWINGS & MERRILL
ONE MARITIME PLAZA, SAN FRANCISCO, CA

COMMERCIAL STREETSCAPE ELEVATIONS

O1 O4 P1 P2 O2 O3

CONDITIONAL DEVELOPMENT PERMIT MODIFICATION 07/31/2026

A5.00.02

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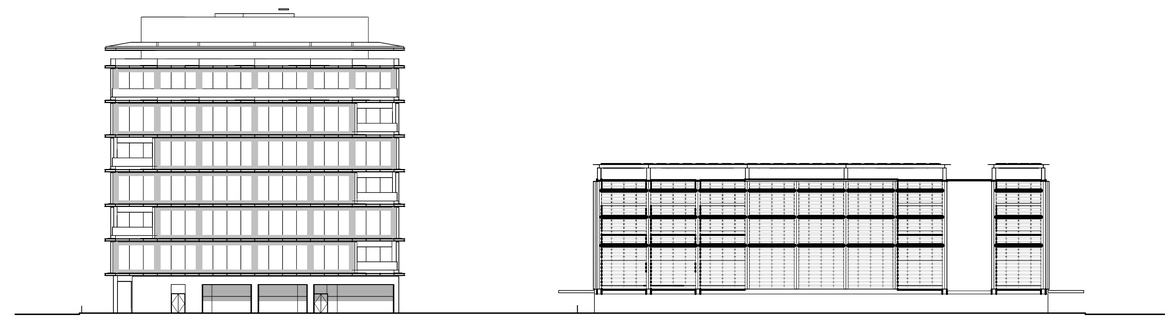
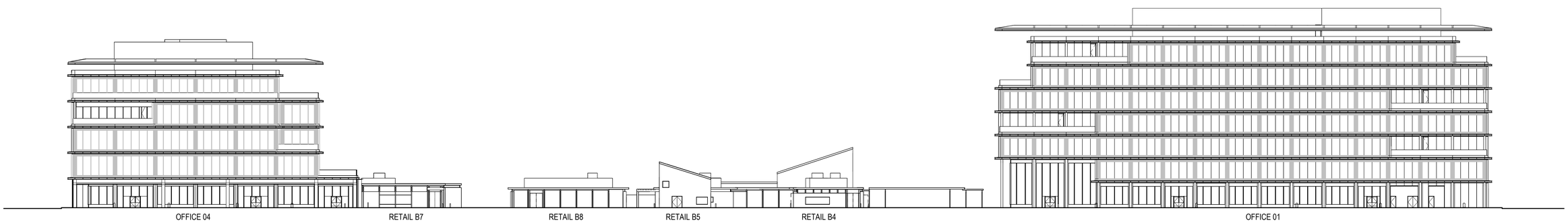


WEST COMMERCIAL STREETSCAPE 02
SCALE: 1" = 30'-0"



NORTH COMMERCIAL STREETSCAPE 01
SCALE: 1" = 30'-0"

0 15' 30' 60'

LANE PARTNERS
SOM

PARKLINE MASTER PLAN
CONDITIONAL DEVELOPMENT PERMIT MODIFICATION
MENLO PARK, CA

APPLICANT
LPGS MENLO, LLC
MENLO PARK, CA

ARCHITECT
SKIDMORE, OWINGS & MERRILL
ONE MARITIME PLAZA, SAN FRANCISCO, CA

COMMERCIAL STREETSCAPE ELEVATIONS

O1 O4 P1 P2 O2 O3

CONDITIONAL DEVELOPMENT PERMIT MODIFICATION 07/31/2026

A5.01.01

7/31/2026 5:27:30 PM

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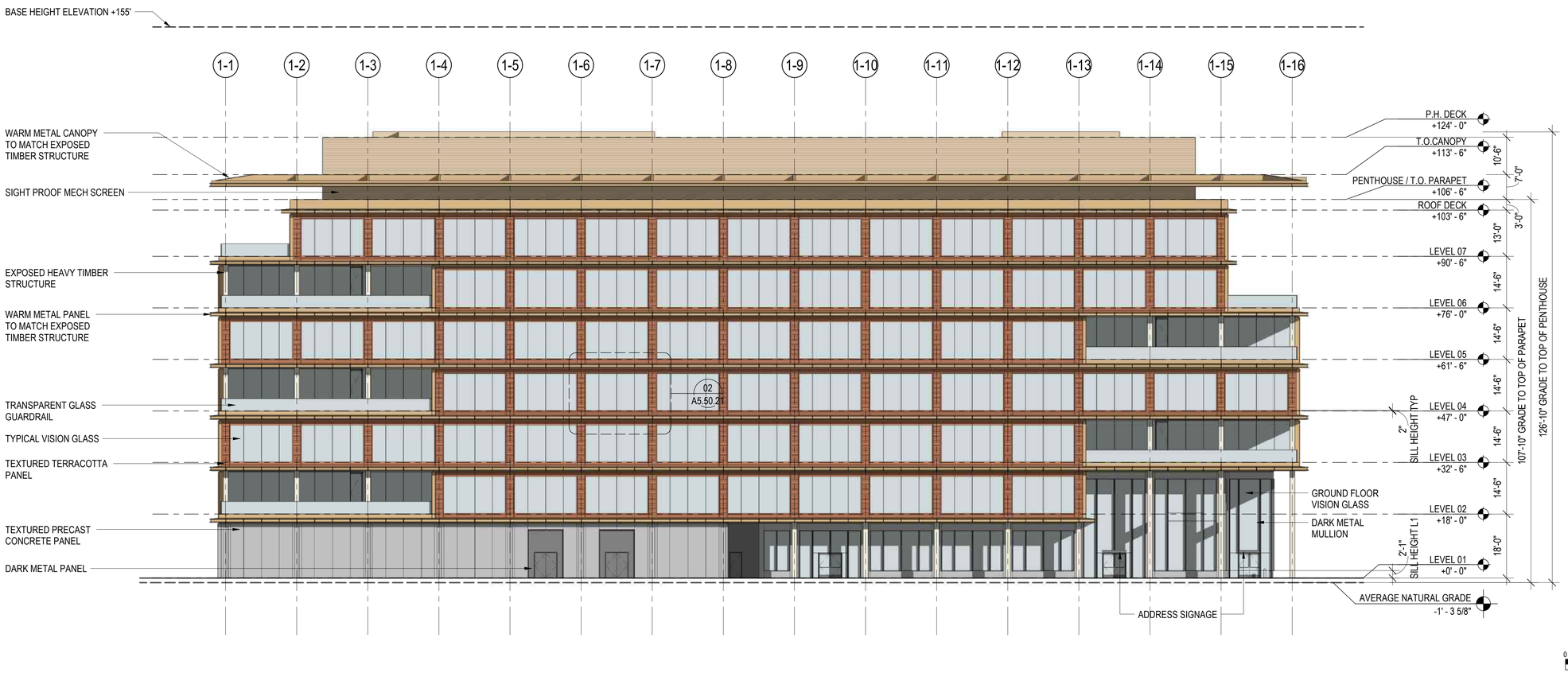
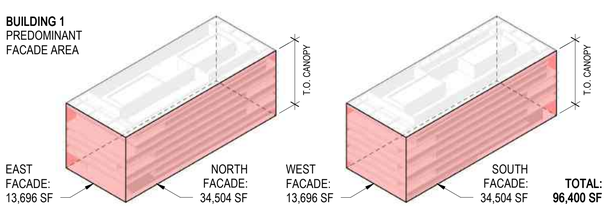
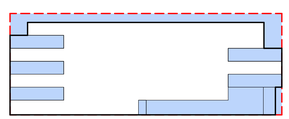


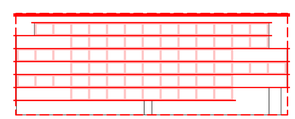
OFFICE 1 - SOUTH ELEVATION 01

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

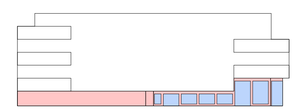




MODULATION DIAGRAM
OVERALL FACADE AREA: 34,504 SF
MODULATION AREA: 11,770 SF
MODULATION OF PREDOMINANT FACADE: 34% ≥ 10% REQUIRED
* SEE PLANS FOR MODULATION DEPTH



ARTICULATION DIAGRAM
OVERALL FACADE AREA: 34,504 SF
ARTICULATION AREA: 9,280 SF
ARTICULATION OF PREDOMINANT FACADE: 27% ≥ 10% REQUIRED
* SEE PLANS FOR ARTICULATION PROJECTION DEPTH



GROUND FLOOR TRANSPARENCY DIAGRAM
SOUTH GROUND FLOOR FACADE AREA: 5,690 SF
SOUTH GROUND FLOOR TRANSPARENT AREA: 2,190 SF
TOTAL GROUND FLOOR FACADE AREA (ALL ELEVATIONS): 16,540 SF
TOTAL GROUND FLOOR TRANSPARENT AREA: 7,620 SF
TOTAL TRANSPARENT AREA OF GROUND FLOOR FACADE: 46% ≥ 30% REQUIRED

7/31/2026 8:05:42 PM

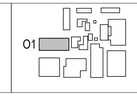
LANE PARTNERS
SOM

PARKLINE MASTER PLAN
COMMERCIAL ARCHITECTURAL CONTROL PACKAGE
MENLO PARK, CA

APPLICANT
LPGS MENLO, LLC
MENLO PARK, CA

ARCHITECT
SKIDMORE, OWINGS & MERRILL
ONE MARITIME PLAZA, SAN FRANCISCO, CA

ELEVATION - OFFICE 1 - SOUTH OVERALL



COMMERCIAL ARCHITECTURAL CONTROL PACKAGE 03/11/2026

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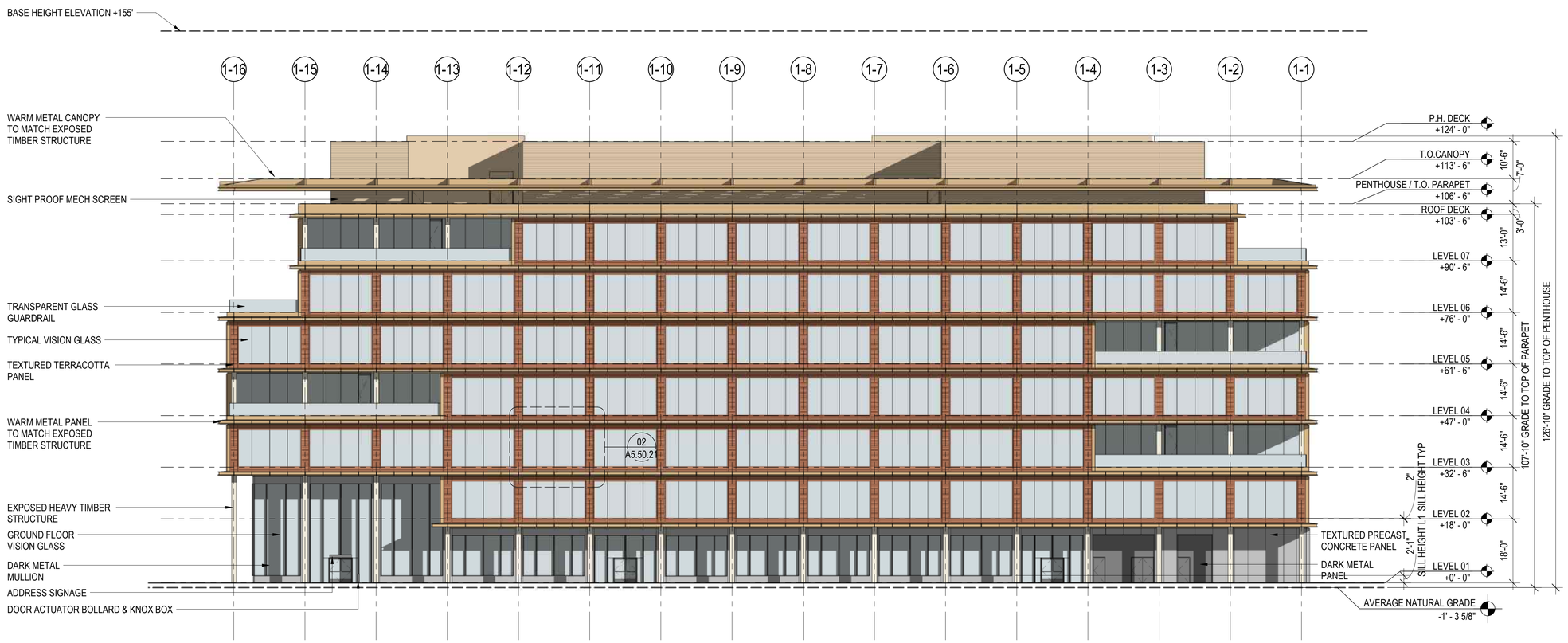
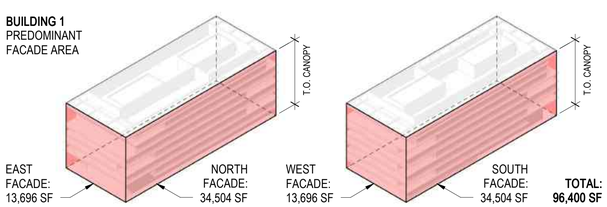
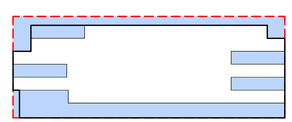


OFFICE 1 - NORTH ELEVATION 01

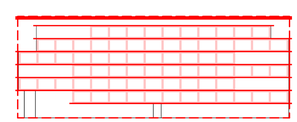
SCALE: 1/16" = 1'-0"

BUILDING 1
PREDOMINANT FACADE AREA





MODULATION DIAGRAM
OVERALL FACADE AREA: 34,504 SF
MODULATION AREA: 13,300 SF
MODULATION OF PREDOMINANT FACADE: 38% ≥ 10% REQUIRED
* SEE PLANS FOR MODULATION DEPTH



ARTICULATION DIAGRAM
OVERALL FACADE AREA: 34,504 SF
ARTICULATION AREA: 9,510 SF
ARTICULATION OF PREDOMINANT FACADE: 28% ≥ 10% REQUIRED
* SEE PLANS FOR ARTICULATION PROJECTION DEPTH

GROUND FLOOR TRANSPARENCY DIAGRAM
NORTH GROUND FLOOR FACADE AREA: 5,690 SF
NORTH GROUND FLOOR TRANSPARENT AREA: 3,130 SF
TOTAL GROUND FLOOR FACADE AREA (ALL ELEVATIONS): 16,540 SF
TOTAL GROUND FLOOR TRANSPARENT AREA: 7,620 SF
TOTAL TRANSPARENT AREA OF GROUND FLOOR FACADE: 46% ≥ 30% REQUIRED

7/31/2026 8:07:44 PM

LANE PARTNERS
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PARKLINE MASTER PLAN
COMMERCIAL ARCHITECTURAL CONTROL PACKAGE
MENLO PARK, CA

APPLICANT
LPGS MENLO, LLC
MENLO PARK, CA

ARCHITECT
SKIDMORE, OWINGS & MERRILL
ONE MARITIME PLAZA, SAN FRANCISCO, CA

ELEVATION - OFFICE 1 - NORTH
OVERALL

O1

COMMERCIAL ARCHITECTURAL CONTROL PACKAGE 03/11/2026

A5.01.02

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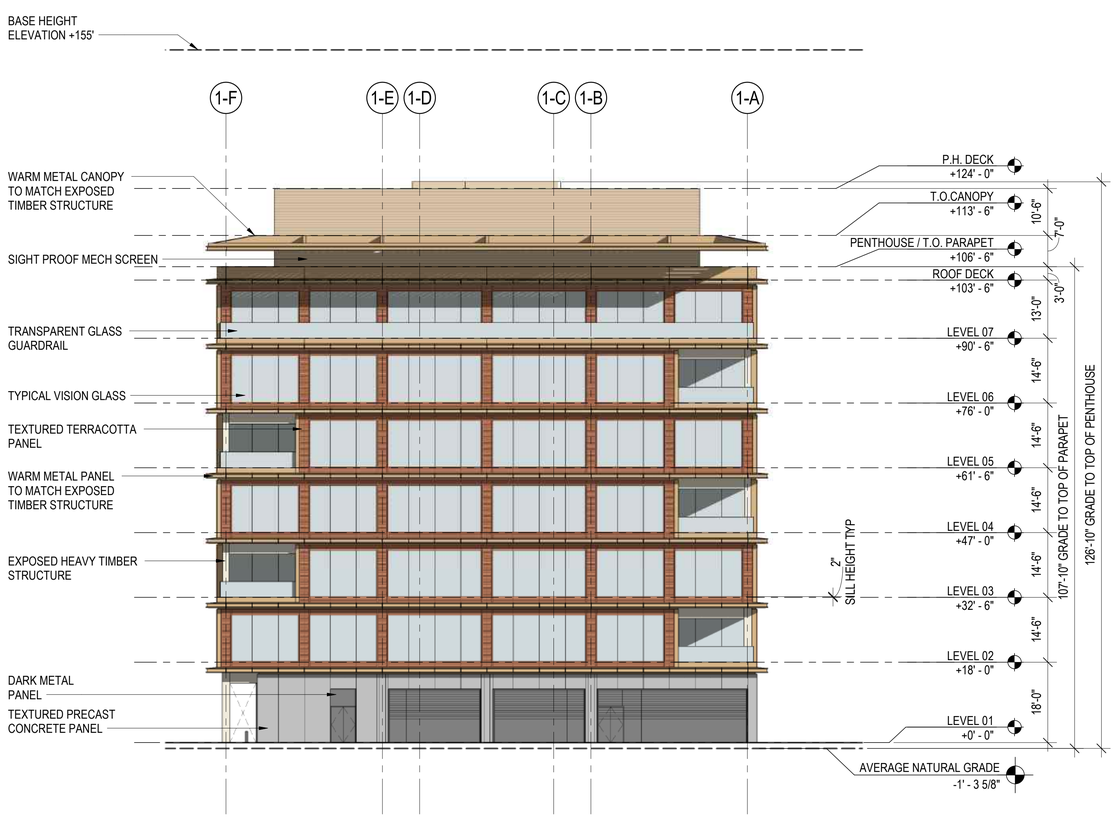


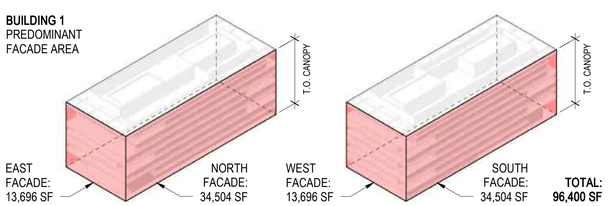
OFFICE 1 - WEST ELEVATION 02

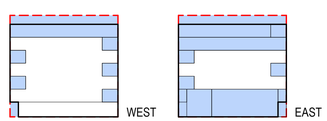
SCALE: 1/16" = 1'-0"

OFFICE 1 - EAST ELEVATION 01

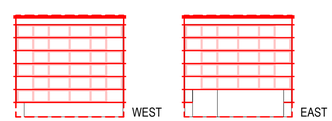
SCALE: 1/16" = 1'-0"

BUILDING 1
PREDOMINANT
FACADE AREA

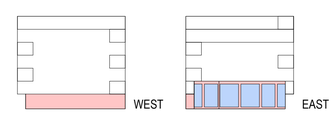




MODULATION DIAGRAM
OVERALL FACADE AREA: 13,696 SF (W) + 13,696 SF (E) = 27,392 SF
MODULATION AREA: 4,380 SF (W) + 9,210 SF (E) = 13,590 SF
MODULATION OF PREDOMINANT FACADE: 50% ≥ 10% REQUIRED
* SEE PLANS FOR MODULATION DEPTH



ARTICULATION DIAGRAM
OVERALL FACADE AREA: 13,696 SF (W) + 13,696 SF (E) = 27,392 SF
ARTICULATION AREA: 4,160 SF (W) + 3,580 SF (E) = 7,740 SF
ARTICULATION OF PREDOMINANT FACADE: 28% ≥ 10% REQUIRED
* SEE PLANS FOR ARTICULATION PROJECTION DEPTH



GROUND FLOOR TRANSPARENCY DIAGRAM
WEST + EAST GROUND FLOOR FACADE AREA: 1,840 SF (W) + 3,320 SF (E) = 5,160 SF
WEST + EAST GROUND FLOOR TRANSPARENT AREA: 0 SF (W) + 2,300 SF (E) = 2,300 SF
TOTAL GROUND FLOOR FACADE AREA (ALL ELEVATIONS): 16,540 SF
TOTAL GROUND FLOOR TRANSPARENT AREA: 7,620 SF
TOTAL TRANSPARENT AREA OF GROUND FLOOR FACADE: 46% ≥ 30% REQUIRED

7/31/2026 8:08:41 PM

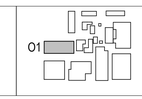
LANE PARTNERS
SOM

PARKLINE MASTER PLAN
COMMERCIAL ARCHITECTURAL CONTROL PACKAGE
MENLO PARK, CA

APPLICANT
LPGS MENLO, LLC
MENLO PARK, CA

ARCHITECT
SKIDMORE, OWINGS & MERRILL
ONE MARITIME PLAZA, SAN FRANCISCO, CA

ELEVATION - OFFICE 1 - WEST & EAST OVERALL



COMMERCIAL ARCHITECTURAL CONTROL PACKAGE 03/11/2026

A5.01.03

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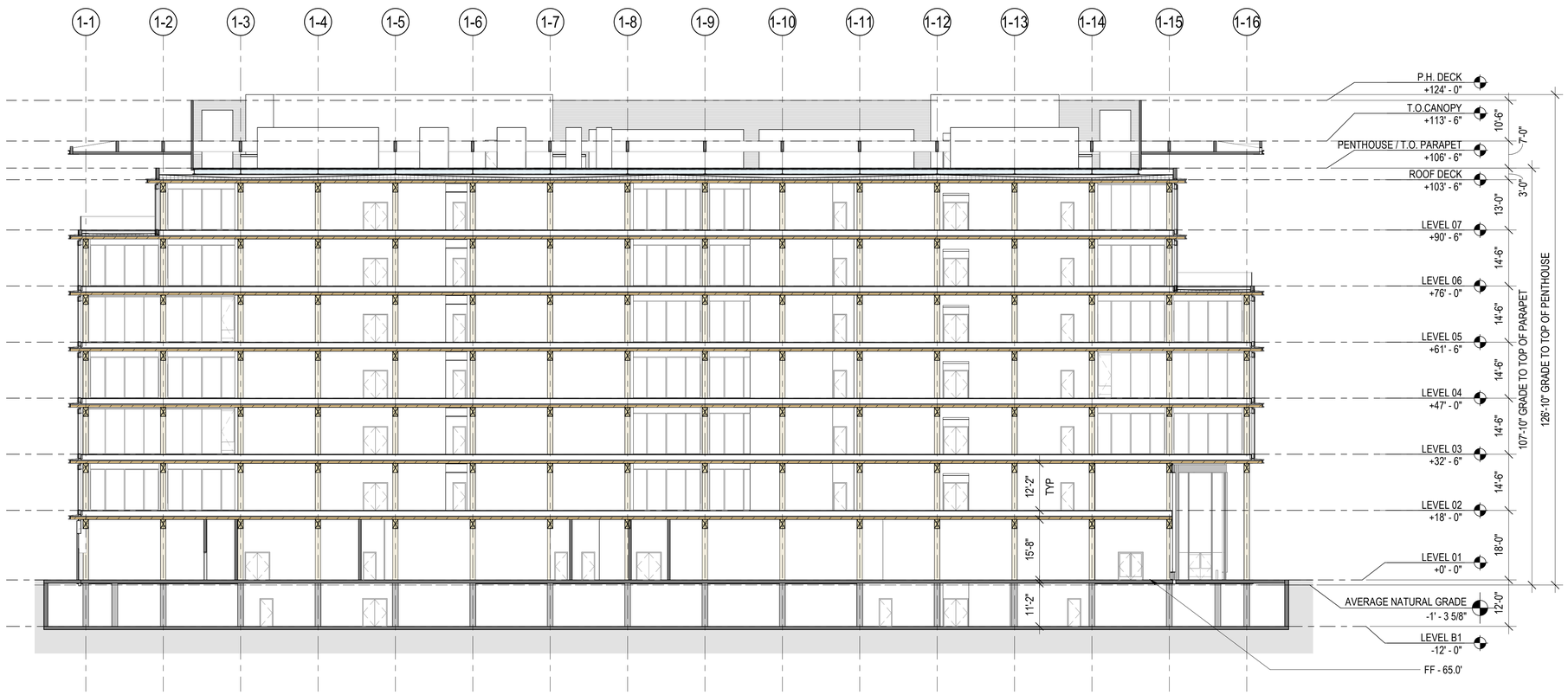

0 8' 16' 32'

OVERALL SECTION - EAST & WEST 01

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

7/31/2026 8:08:13 PM

LANE PARTNERS SOM

PARKLINE MASTER PLAN
COMMERCIAL ARCHITECTURAL CONTROL PACKAGE
MENLO PARK, CA

APPLICANT
LPGS MENLO, LLC
MENLO PARK, CA

ARCHITECT
SKIDMORE, OWINGS & MERRILL
ONE MARITIME PLAZA, SAN FRANCISCO, CA

OVERALL SECTION - OFFICE 1 - EAST AND WEST

O1

COMMERCIAL ARCHITECTURAL CONTROL PACKAGE 03/11/2026

A5.01.11

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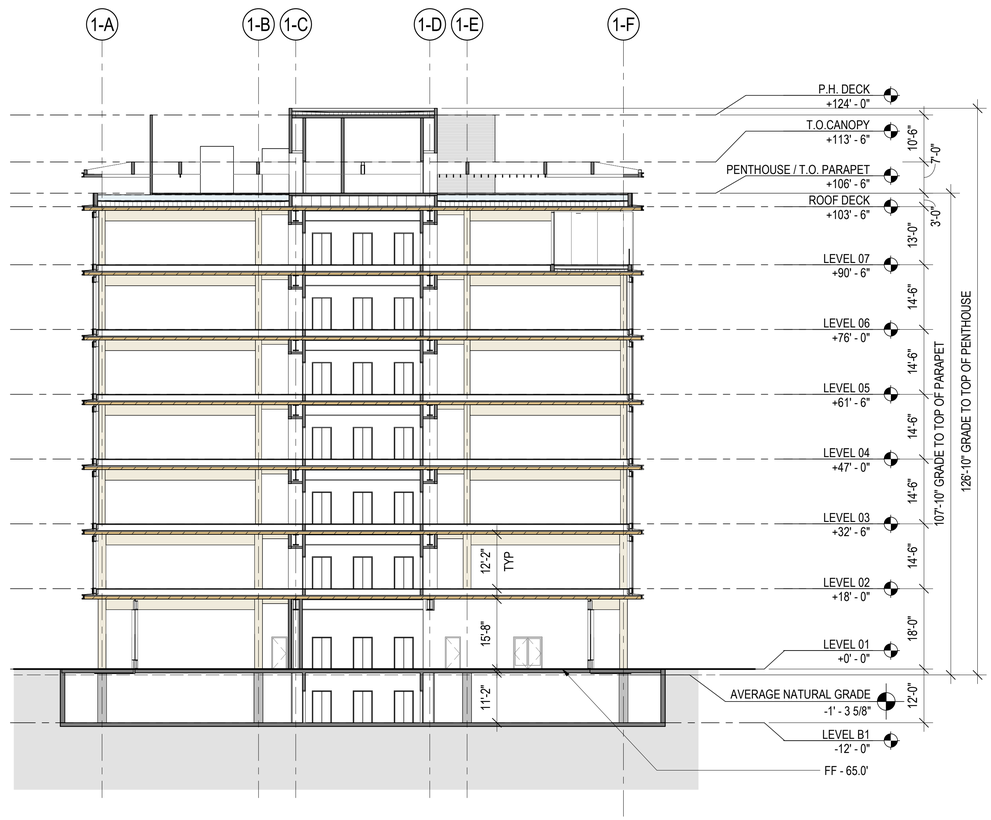

0 8' 16' 32'

OVERALL SECTION - NORTH & WEST 01

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

7/31/2026 8:09:00 PM

LANE PARTNERS SOM

PARKLINE MASTER PLAN
COMMERCIAL ARCHITECTURAL CONTROL PACKAGE
MENLO PARK, CA

APPLICANT
LPGS MENLO, LLC
MENLO PARK, CA

ARCHITECT
SKIDMORE, OWINGS & MERRILL
ONE MARITIME PLAZA, SAN FRANCISCO, CA

OVERALL SECTION - OFFICE 1 - NORTH AND WEST

O1

COMMERCIAL ARCHITECTURAL CONTROL PACKAGE 03/11/2026

A5.01.12

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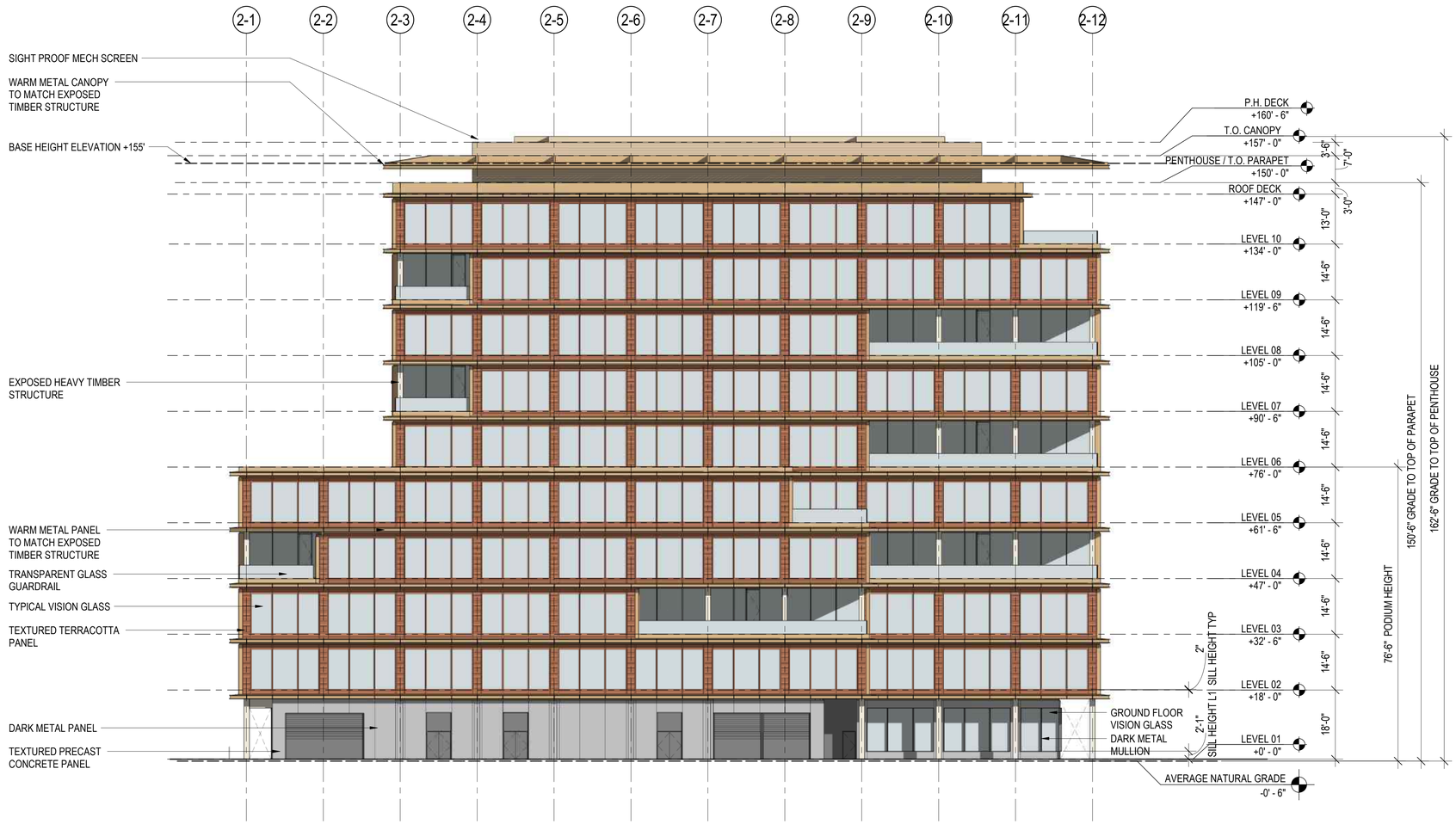
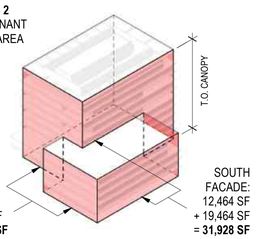


0 8' 16' 32'

OFFICE 2 - SOUTH ELEVATION 01

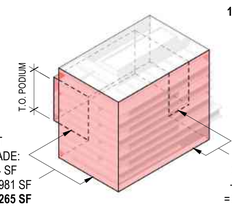
SCALE: 1/16" = 1'-0"

BUILDING 2
PREDOMINANT FACADE AREA



WEST FACADE:
18,945 SF
+ 5,320 SF
= **24,265 SF**

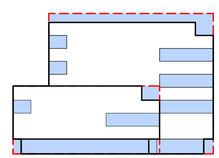
SOUTH FACADE:
12,464 SF
+ 19,464 SF
= **31,928 SF**



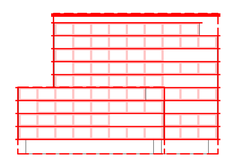
EAST FACADE:
8,284 SF
+ 15,981 SF
= **24,265 SF**

NORTH FACADE:
28,888 SF
+ 3,040 SF
= **31,928 SF**

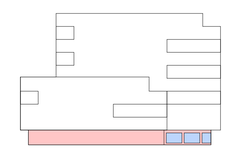
TOTAL:
112,386 SF



MODULATION DIAGRAM
OVERALL FACADE AREA: 31,928 SF
MODULATION AREA: 10,500 SF
MODULATION OF PREDOMINANT FACADE: 33% ≥ 10% REQUIRED
* SEE PLANS FOR MODULATION DEPTH



ARTICULATION DIAGRAM
OVERALL FACADE AREA: 31,928 SF
ARTICULATION AREA: 9,420 SF
ARTICULATION OF PREDOMINANT FACADE: 30% ≥ 10% REQUIRED
* SEE PLANS FOR ARTICULATION PROJECTION DEPTH



GROUND FLOOR TRANSPARENCY DIAGRAM
SOUTH GROUND FLOOR FACADE AREA: 3,370 SF
SOUTH GROUND FLOOR TRANSPARENT AREA: 510 SF
TOTAL GROUND FLOOR FACADE AREA (ALL ELEVATIONS): 14,520 SF
TOTAL GROUND FLOOR TRANSPARENT AREA: 6,570 SF
TOTAL TRANSPARENT AREA OF GROUND FLOOR FACADE: 45% ≥ 30% REQUIRED

LANE PARTNERS
SOM

PARKLINE MASTER PLAN
COMMERCIAL ARCHITECTURAL CONTROL PACKAGE
MENLO PARK, CA

APPLICANT
LPGS MENLO, LLC
MENLO PARK, CA

ARCHITECT
SKIDMORE, OWINGS & MERRILL
ONE MARITIME PLAZA, SAN FRANCISCO, CA

ELEVATION - OFFICE 2 - SOUTH OVERALL

02

COMMERCIAL ARCHITECTURAL CONTROL PACKAGE 03/11/2026

A5.02.01

7/31/2026 4:57:27 PM

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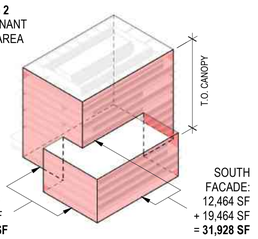
0 8' 16' 32'

OFFICE 2 - NORTH ELEVATION 01

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

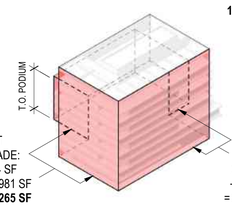
BUILDING 2
PREDOMINANT FACADE AREA



WEST FACADE:
18,945 SF
+ 5,320 SF
= 24,265 SF

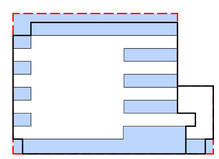
SOUTH FACADE:
12,464 SF
+ 19,464 SF
= 31,928 SF

TOTAL:
112,386 SF

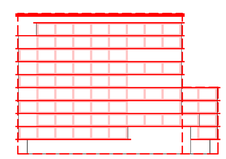


EAST FACADE:
8,284 SF
+ 15,981 SF
= 24,265 SF

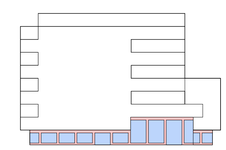
NORTH FACADE:
28,888 SF
+ 3,040 SF
= 31,928 SF



MODULATION DIAGRAM
OVERALL FACADE AREA: 31,928 SF
MODULATION AREA: 12,990 SF
MODULATION OF PREDOMINANT FACADE: 41% ≥ 10% REQUIRED
* SEE PLANS FOR MODULATION DEPTH



ARTICULATION DIAGRAM
OVERALL FACADE AREA: 31,928 SF
ARTICULATION AREA: 9,210 SF
ARTICULATION OF PREDOMINANT FACADE: 29% ≥ 10% REQUIRED
* SEE PLANS FOR ARTICULATION PROJECTION DEPTH



GROUND FLOOR TRANSPARENCY DIAGRAM
NORTH GROUND FLOOR FACADE AREA: 4,390 SF
NORTH GROUND FLOOR TRANSPARENT AREA: 3,000 SF
TOTAL GROUND FLOOR FACADE AREA (ALL ELEVATIONS): 14,520 SF
TOTAL GROUND FLOOR TRANSPARENT AREA: 6,570 SF
TOTAL TRANSPARENT AREA OF GROUND FLOOR FACADE: 45% ≥ 30% REQUIRED

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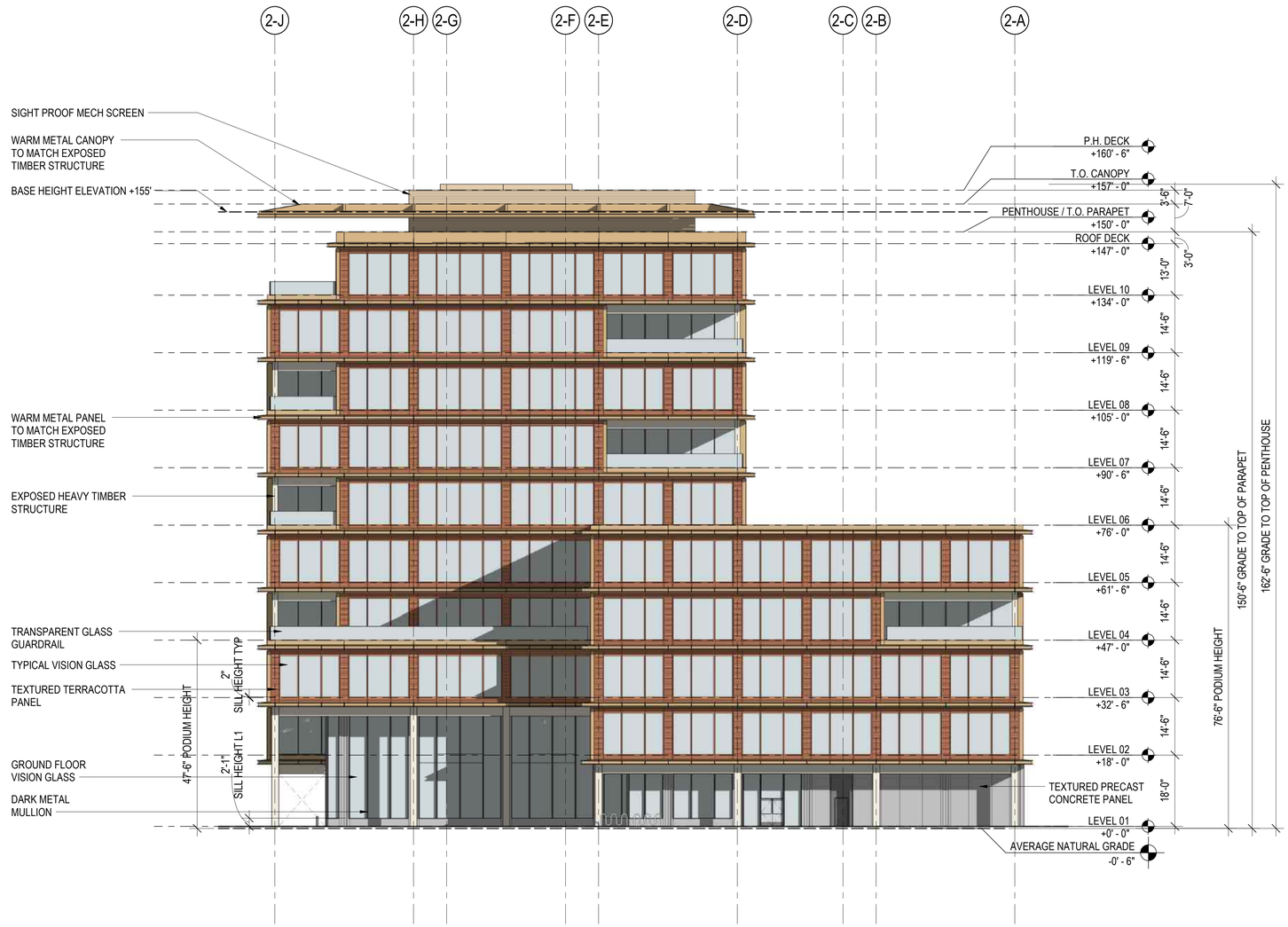
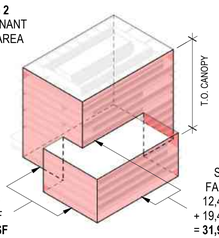


0 8' 16' 32'

OFFICE 2 - WEST ELEVATION 01

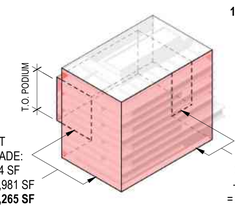
SCALE: 1/16" = 1'-0"

BUILDING 2
PREDOMINANT FACADE AREA



WEST FACADE:
18,945 SF
+ 5,320 SF
= **24,265 SF**

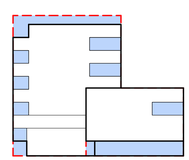
SOUTH FACADE:
12,464 SF
+ 19,464 SF
= **31,928 SF**



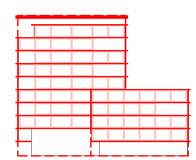
EAST FACADE:
8,284 SF
+ 15,981 SF
= **24,265 SF**

NORTH FACADE:
28,888 SF
+ 3,040 SF
= **31,928 SF**

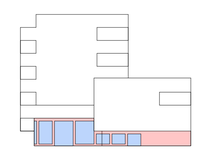
TOTAL:
112,386 SF



MODULATION DIAGRAM
OVERALL FACADE AREA: 24,265 SF
MODULATION AREA: 6,020 SF
MODULATION OF PREDOMINANT FACADE: 24% ≥ 10% REQUIRED
* SEE PLANS FOR MODULATION DEPTH



ARTICULATION DIAGRAM
OVERALL FACADE AREA: 24,265 SF
ARTICULATION AREA: 7,050 SF
ARTICULATION OF PREDOMINANT FACADE: 29% ≥ 10% REQUIRED
* SEE PLANS FOR ARTICULATION PROJECTION DEPTH



GROUND FLOOR TRANSPARENCY DIAGRAM
WEST GROUND FLOOR FACADE AREA: 3,870 SF
WEST GROUND FLOOR TRANSPARENT AREA: 2,110 SF
TOTAL GROUND FLOOR FACADE AREA (ALL ELEVATIONS): 14,520 SF
TOTAL GROUND FLOOR TRANSPARENT AREA: 6,570 SF
TOTAL TRANSPARENT AREA OF GROUND FLOOR FACADE: 45% ≥ 30% REQUIRED

7/31/2026 4:59:24 PM

LANE PARTNERS
SOM

PARKLINE MASTER PLAN
COMMERCIAL ARCHITECTURAL CONTROL PACKAGE
MENLO PARK, CA

APPLICANT
LPGS MENLO, LLC
MENLO PARK, CA

ARCHITECT
SKIDMORE, OWINGS & MERRILL
ONE MARITIME PLAZA, SAN FRANCISCO, CA

ELEVATION - OFFICE 2 - WEST
OVERALL

COMMERCIAL ARCHITECTURAL CONTROL PACKAGE 03/11/2026

A5.02.03

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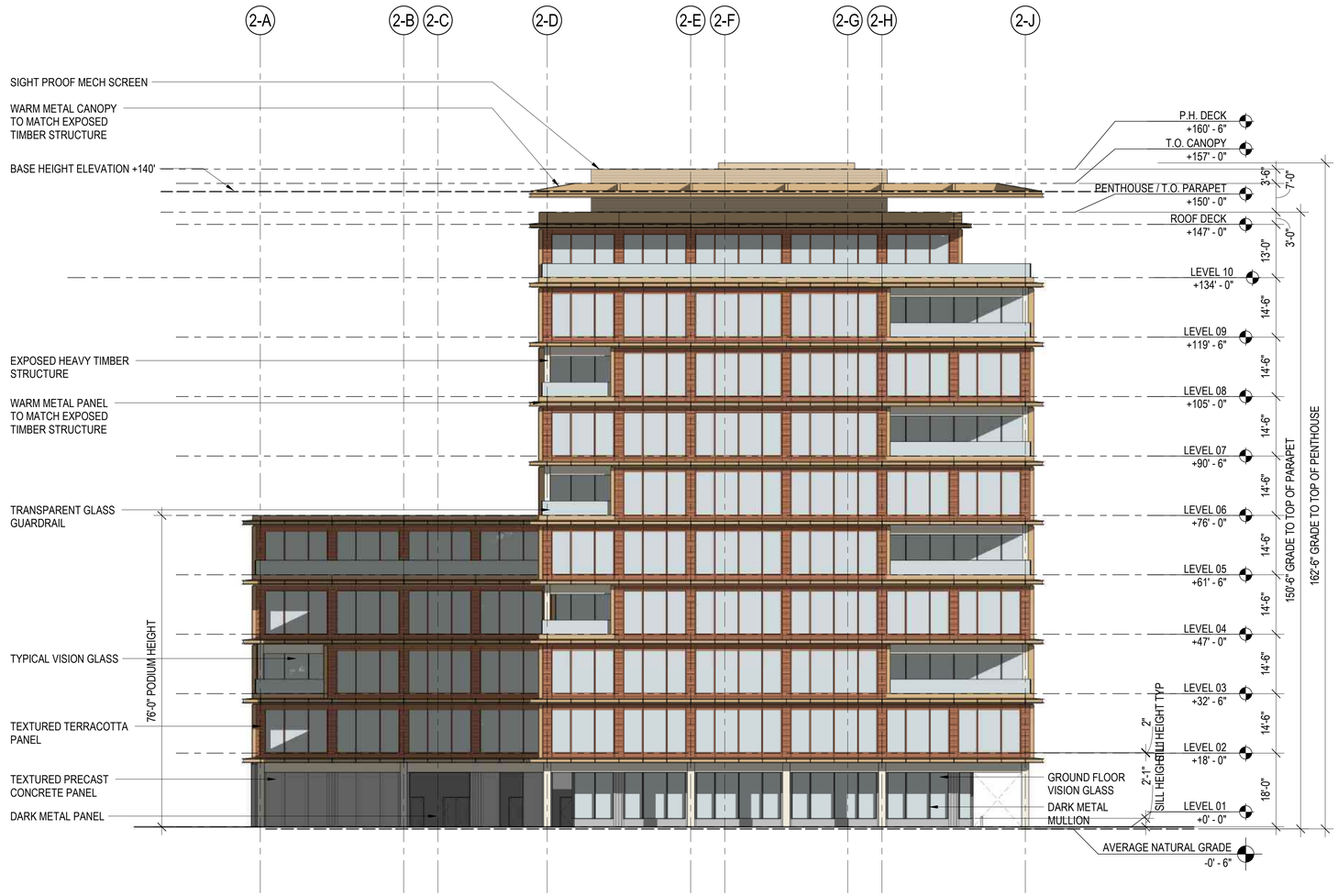
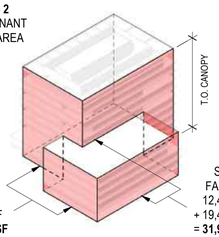


0 8' 16' 32'

OFFICE 2 - EAST ELEVATION 01

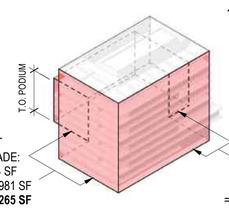
SCALE: 1/16" = 1'-0"

BUILDING 2
PREDOMINANT FACADE AREA



WEST FACADE:
18,945 SF
+ 5,320 SF
= **24,265 SF**

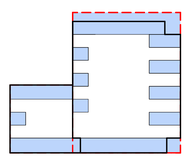
SOUTH FACADE:
12,464 SF
+ 19,464 SF
= **31,928 SF**



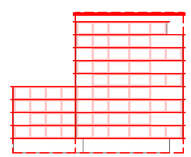
EAST FACADE:
8,284 SF
+ 15,981 SF
= **24,265 SF**

NORTH FACADE:
28,888 SF
+ 3,040 SF
= **31,928 SF**

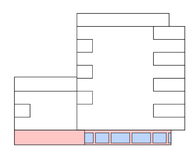
TOTAL:
112,386 SF



MODULATION DIAGRAM
OVERALL FACADE AREA: 24,265 SF
MODULATION AREA: 10,270 SF
MODULATION OF PREDOMINANT FACADE: 42% ≥ 10% REQUIRED
* SEE PLANS FOR MODULATION DEPTH



ARTICULATION DIAGRAM
OVERALL FACADE AREA: 24,265 SF
ARTICULATION AREA: 7,260 SF
ARTICULATION OF PREDOMINANT FACADE: 30% ≥ 10% REQUIRED
* SEE PLANS FOR ARTICULATION PROJECTION DEPTH



GROUND FLOOR TRANSPARENCY DIAGRAM
EAST GROUND FLOOR FACADE AREA: 2,890 SF
EAST GROUND FLOOR TRANSPARENT AREA: 950 SF
TOTAL GROUND FLOOR FACADE AREA (ALL ELEVATIONS): 14,520 SF
TOTAL GROUND FLOOR TRANSPARENT AREA: 6,570 SF
TOTAL TRANSPARENT AREA OF GROUND FLOOR FACADE: 45% ≥ 30% REQUIRED

7/31/2026 5:00:22 PM

LANE PARTNERS
SOM

PARKLINE MASTER PLAN
COMMERCIAL ARCHITECTURAL CONTROL PACKAGE
MENLO PARK, CA

APPLICANT
LPGS MENLO, LLC
MENLO PARK, CA

ARCHITECT
SKIDMORE, OWINGS & MERRILL
ONE MARITIME PLAZA, SAN FRANCISCO, CA

ELEVATION - OFFICE 2 - EAST OVERALL

COMMERCIAL ARCHITECTURAL CONTROL PACKAGE 03/11/2026

A5.02.04

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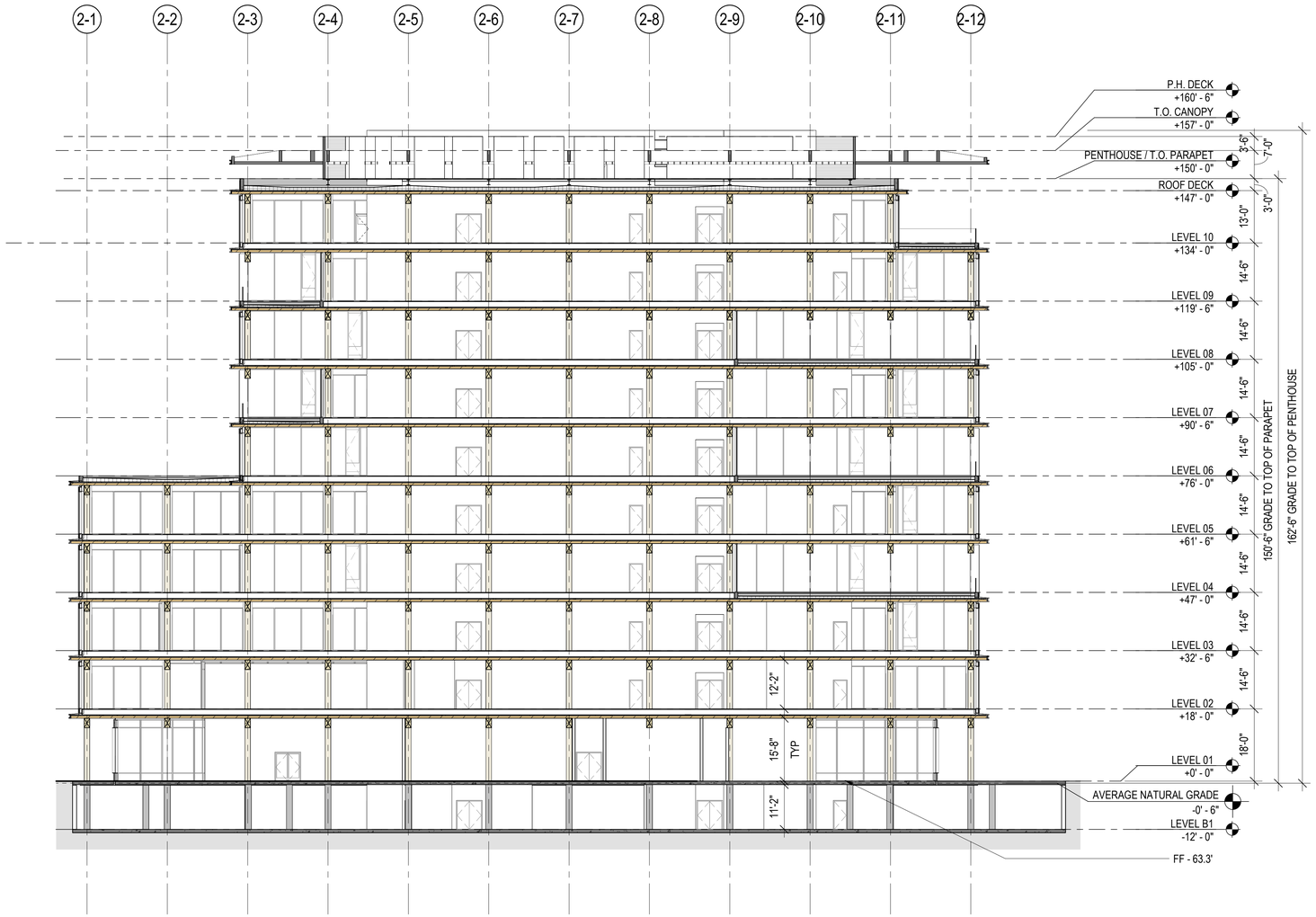

0 8' 16' 32'

OVERALL SECTION EAST & WEST 01

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

7/31/2026 4:55:10 PM

LANE PARTNERS SOM

PARKLINE MASTER PLAN
COMMERCIAL ARCHITECTURAL CONTROL PACKAGE
MENLO PARK, CA

APPLICANT
LPGS MENLO, LLC
MENLO PARK, CA

ARCHITECT
SKIDMORE, OWINGS & MERRILL
ONE MARITIME PLAZA, SAN FRANCISCO, CA

OVERALL SECTION - OFFICE 2 - EAST AND WEST

O2

COMMERCIAL ARCHITECTURAL CONTROL PACKAGE 03/11/2026

A5.02.11

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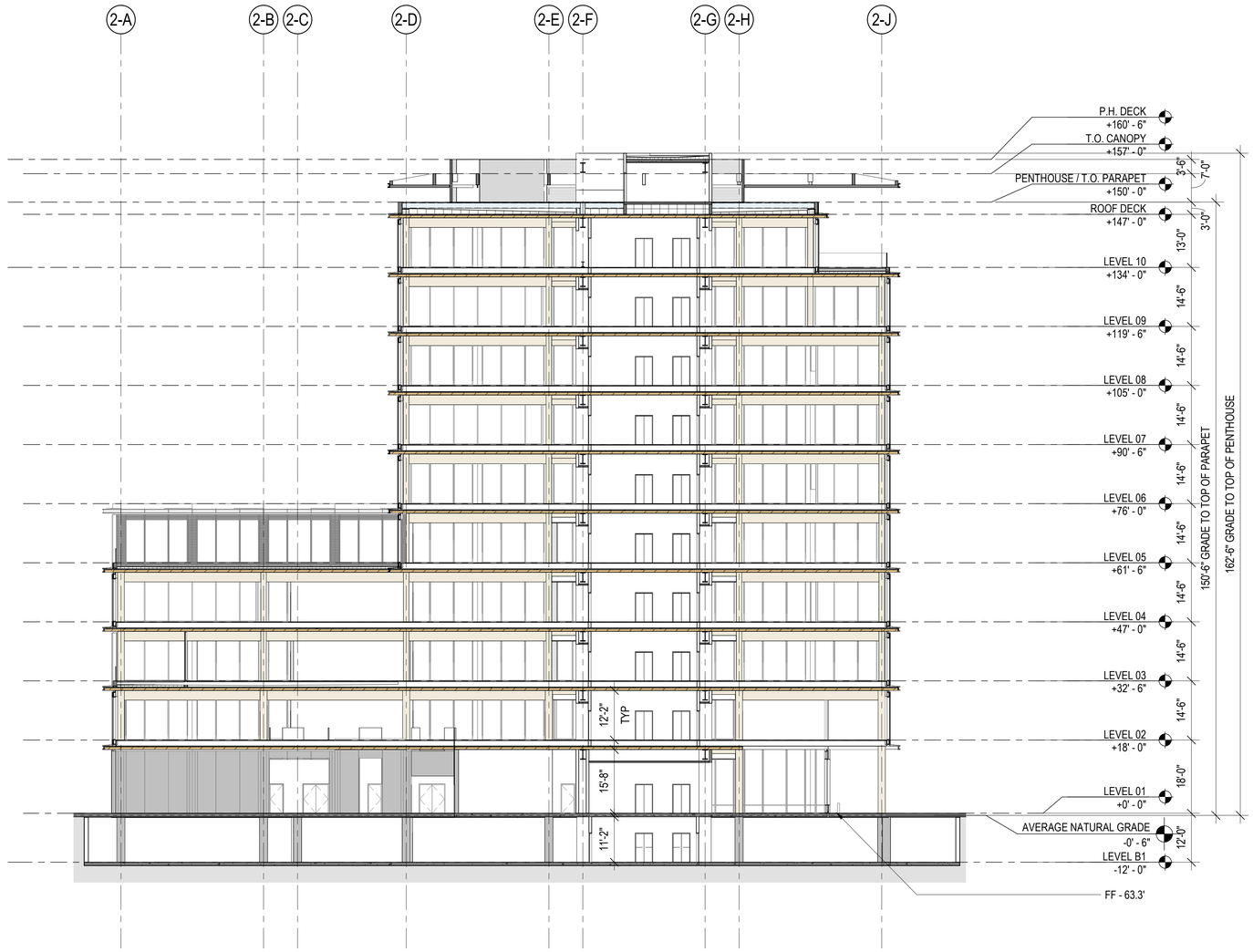

0 8' 16' 32'

OVERALL SECTION - NORTH & SOUTH 01

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

7/31/2026 5:00:47 PM

LANE PARTNERS SOM

PARKLINE MASTER PLAN
COMMERCIAL ARCHITECTURAL CONTROL PACKAGE
MENLO PARK, CA

APPLICANT
LPGS MENLO, LLC
MENLO PARK, CA

ARCHITECT
SKIDMORE, OWINGS & MERRILL
ONE MARITIME PLAZA, SAN FRANCISCO, CA

OVERALL SECTION - OFFICE 2 - NORTH AND SOUTH

O2

COMMERCIAL ARCHITECTURAL CONTROL PACKAGE 03/11/2026

A5.02.12

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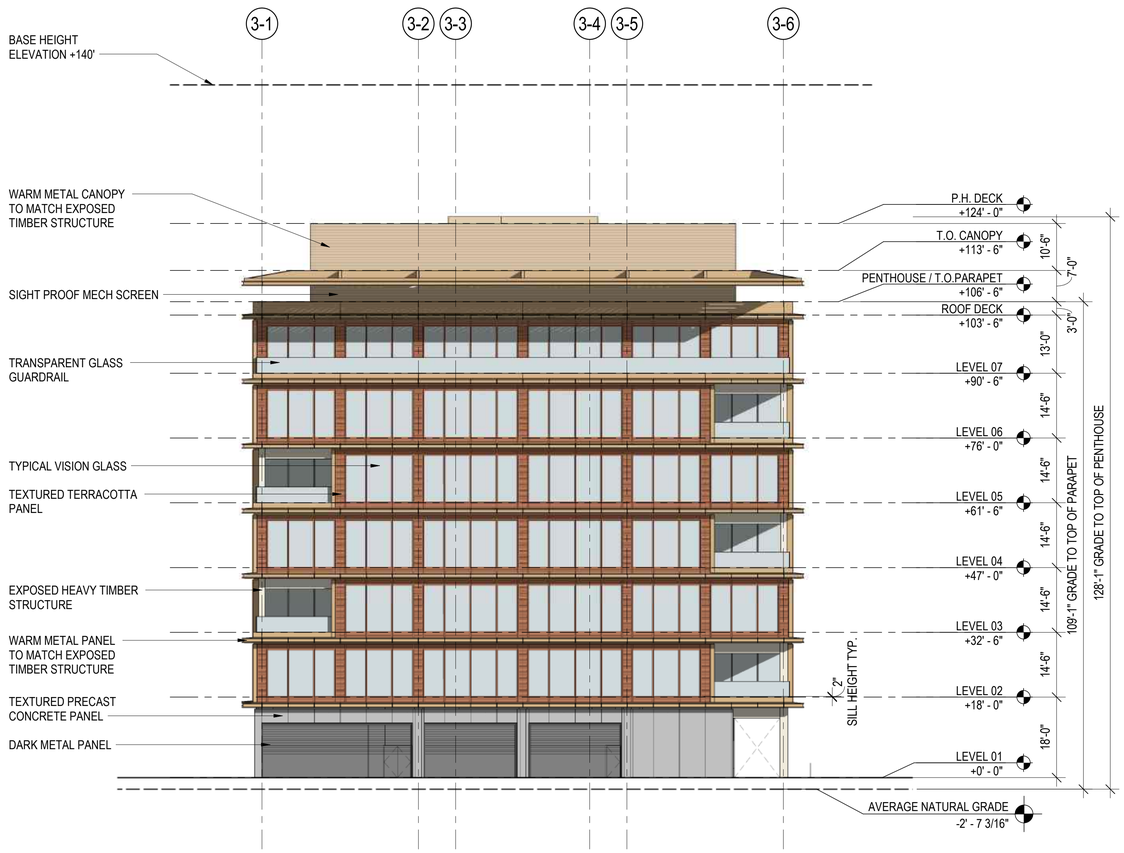
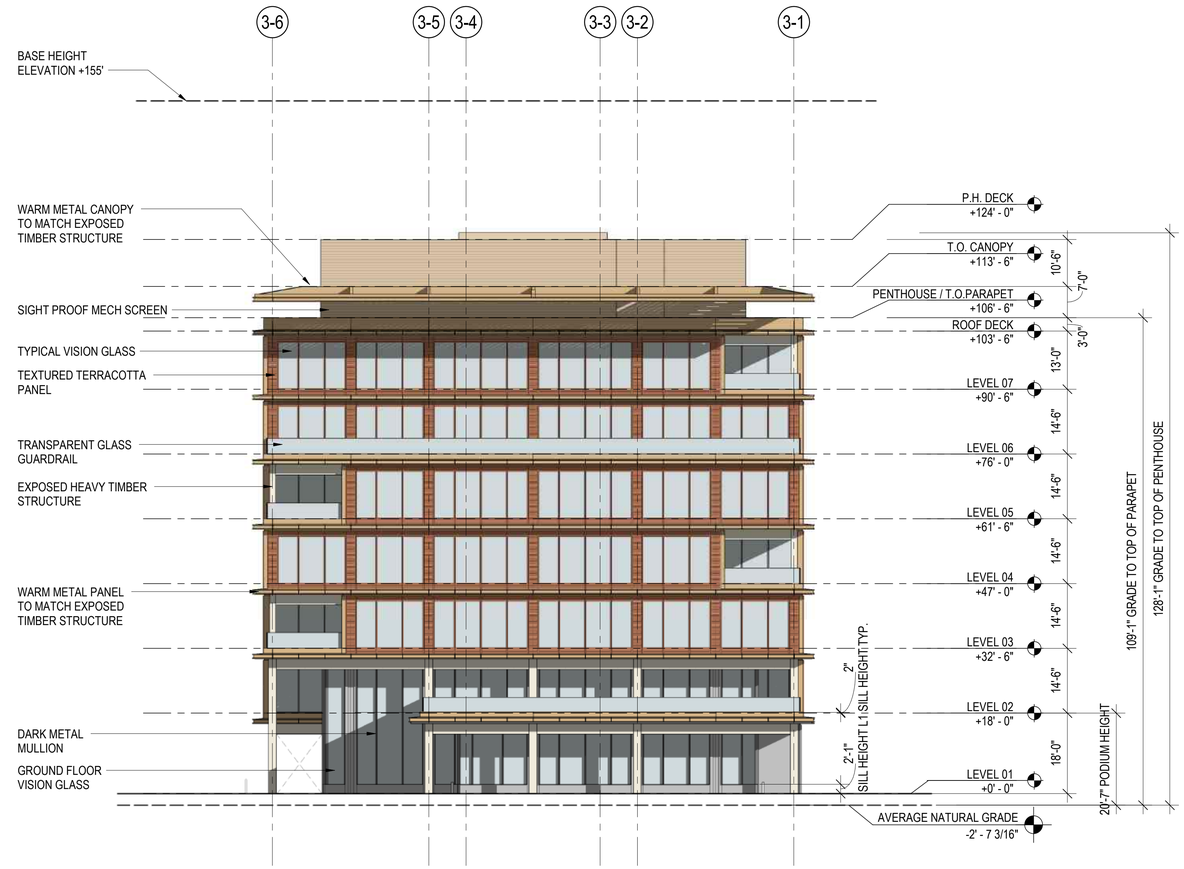


OFFICE 3 - SOUTH ELEVATION 01

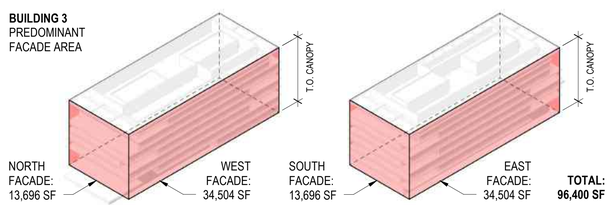
SCALE: 1/16" = 1'-0"

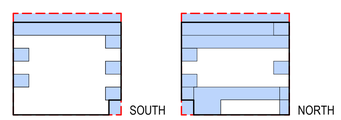


OFFICE 3 - NORTH ELEVATION 02

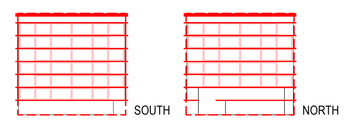
SCALE: 1/16" = 1'-0"

0 8' 16' 32'

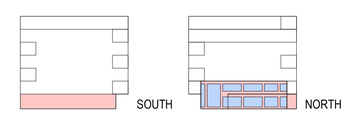




MODULATION DIAGRAM
OVERALL FACADE AREA: 13,696 SF (S) + 13,696 SF (N) = 27,392 SF
MODULATION AREA: 4,450 SF (S) + 8,100 SF (N) = 12,550 SF
MODULATION OF PREDOMINANT FACADE: 46% ≥ 10% REQUIRED
* SEE PLANS FOR MODULATION DEPTH



ARTICULATION DIAGRAM
OVERALL FACADE AREA: 13,696 SF (S) + 13,696 SF (N) = 27,392 SF
ARTICULATION AREA: 4,140 SF (S) + 3,660 SF (N) = 7,800 SF
ARTICULATION OF PREDOMINANT FACADE: 28% ≥ 10% REQUIRED
* SEE PLANS FOR ARTICULATION PROJECTION DEPTH



GROUND FLOOR TRANSPARENCY DIAGRAM
SOUTH + NORTH GROUND FLOOR FACADE AREA: 1,760 SF (S) + 3,160 SF (N) = 4,920 SF
SOUTH + NORTH GROUND FLOOR TRANSPARENT AREA: 0 SF (S) + 1,750 SF (N) = 1,750 SF
TOTAL GROUND FLOOR FACADE AREA (ALL ELEVATIONS): 17,460 SF
TOTAL GROUND FLOOR TRANSPARENT AREA: 7,280 SF
TOTAL TRANSPARENT AREA OF GROUND FLOOR FACADE: 42% ≥ 30% REQUIRED

7/31/2026 7:02:31 PM

LANE PARTNERS
SOM

PARKLINE MASTER PLAN
COMMERCIAL ARCHITECTURAL CONTROL PACKAGE
MENLO PARK, CA

APPLICANT
LPGS MENLO, LLC
MENLO PARK, CA

ARCHITECT
SKIDMORE, OWINGS & MERRILL
ONE MARITIME PLAZA, SAN FRANCISCO, CA

ELEVATION - OFFICE 3 - SOUTH & NORTH OVERALL

03

COMMERCIAL ARCHITECTURAL CONTROL PACKAGE 03/11/2026

A5.03.01

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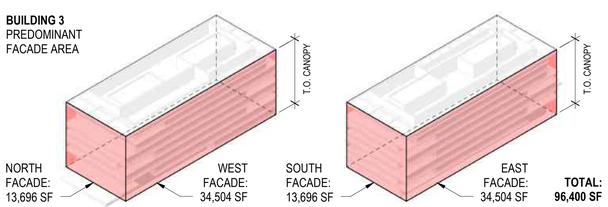
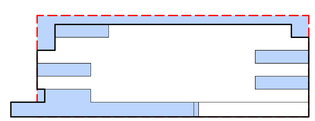
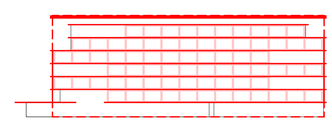
OFFICE 3 - WEST ELEVATION 01

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





MODULATION DIAGRAM
OVERALL FACADE AREA: 34,504 SF
MODULATION AREA: 11,230 SF
MODULATION OF PREDOMINANT FACADE: 33% ≥ 10% REQUIRED
* SEE PLANS FOR MODULATION DEPTH



ARTICULATION DIAGRAM
OVERALL FACADE AREA: 34,504 SF
ARTICULATION AREA: 9,580 SF
ARTICULATION OF PREDOMINANT FACADE: 28% ≥ 10% REQUIRED
* SEE PLANS FOR ARTICULATION PROJECTION DEPTH

GROUND FLOOR TRANSPARENCY DIAGRAM
WEST GROUND FLOOR FACADE AREA: 6,270 SF
WEST GROUND FLOOR TRANSPARENT AREA: 2,690 SF
TOTAL GROUND FLOOR FACADE AREA (ALL ELEVATIONS): 17,460 SF
TOTAL GROUND FLOOR TRANSPARENT AREA: 7,280 SF
TOTAL TRANSPARENT AREA OF GROUND FLOOR FACADE: 42% ≥ 30% REQUIRED

7/31/2026 7:04:11 PM

LANE PARTNERS
SOM

PARKLINE MASTER PLAN
COMMERCIAL ARCHITECTURAL CONTROL PACKAGE
MENLO PARK, CA

APPLICANT
LPGS MENLO, LLC
MENLO PARK, CA

ARCHITECT
SKIDMORE, OWINGS & MERRILL
ONE MARITIME PLAZA, SAN FRANCISCO, CA

ELEVATION - OFFICE 3 - WEST
OVERALL

O3

COMMERCIAL ARCHITECTURAL CONTROL PACKAGE 03/11/2026

A5.03.02

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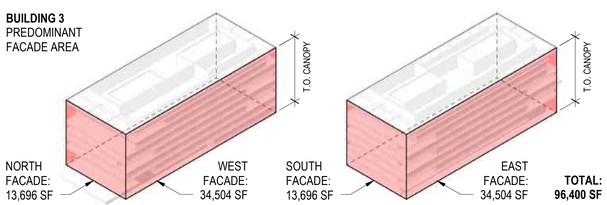
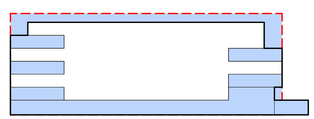
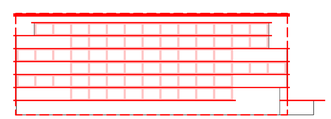
OFFICE 3 - EAST ELEVATION 01

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





MODULATION DIAGRAM
OVERALL FACADE AREA: 34,504 SF
MODULATION AREA: 14,140 SF
MODULATION OF PREDOMINANT FACADE: 41% ≥ 10% REQUIRED
* SEE PLANS FOR MODULATION DEPTH



ARTICULATION DIAGRAM
OVERALL FACADE AREA: 34,504 SF
ARTICULATION AREA: 9,300 SF
ARTICULATION OF PREDOMINANT FACADE: 27% ≥ 10% REQUIRED
* SEE PLANS FOR ARTICULATION PROJECTION DEPTH

GROUND FLOOR TRANSPARENCY DIAGRAM
EAST GROUND FLOOR FACADE AREA: 6,270 SF
EAST GROUND FLOOR TRANSPARENT AREA: 2,840 SF
TOTAL GROUND FLOOR FACADE AREA (ALL ELEVATIONS): 17,460 SF
TOTAL GROUND FLOOR TRANSPARENT AREA: 7,280 SF
TOTAL TRANSPARENT AREA OF GROUND FLOOR FACADE: 42% ≥ 30% REQUIRED

7/31/2026 7:07:28 PM

LANE PARTNERS
SOM

PARKLINE MASTER PLAN
COMMERCIAL ARCHITECTURAL CONTROL PACKAGE
MENLO PARK, CA

APPLICANT
LPGS MENLO, LLC
MENLO PARK, CA

ARCHITECT
SKIDMORE, OWINGS & MERRILL
ONE MARITIME PLAZA, SAN FRANCISCO, CA

ELEVATION - OFFICE 3 - EAST OVERALL

O4
O3

COMMERCIAL ARCHITECTURAL CONTROL PACKAGE 03/11/2026

A5.03.03

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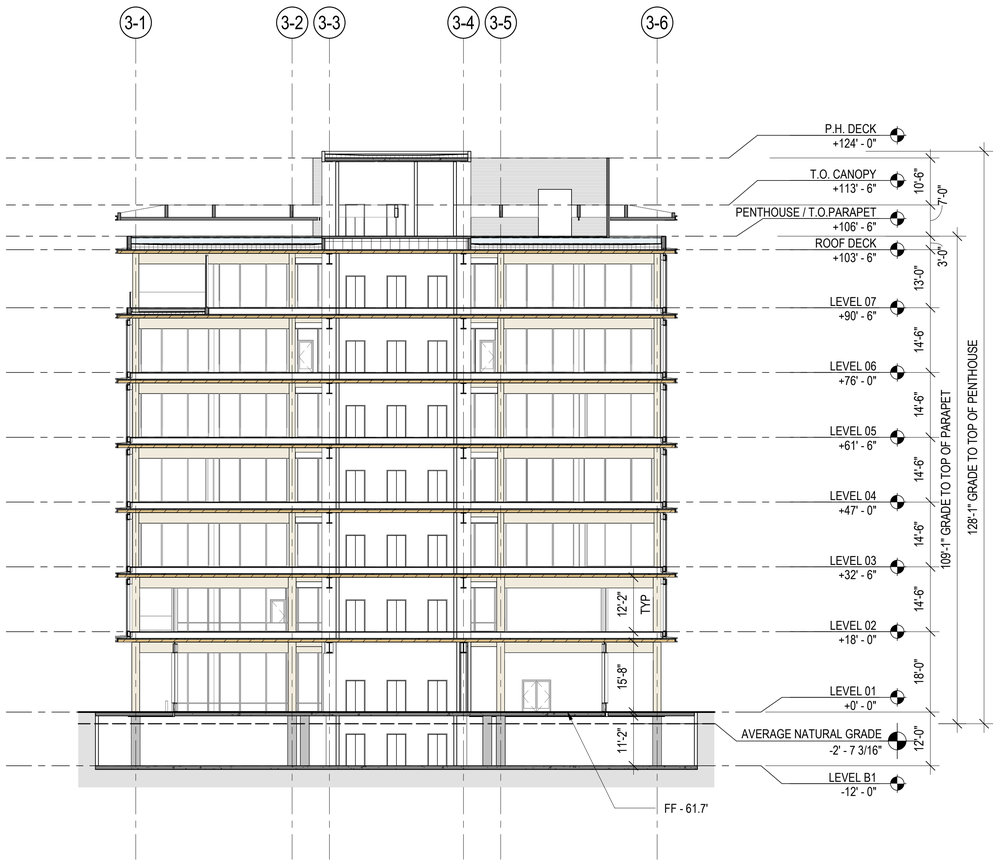

0 8' 16' 32'

OVERALL SECTION - EAST & WEST 01

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

7/31/2026 6:49:15 PM

LANE PARTNERS SOM

PARKLINE MASTER PLAN
COMMERCIAL ARCHITECTURAL CONTROL PACKAGE
MENLO PARK, CA

APPLICANT
LPGS MENLO, LLC
MENLO PARK, CA

ARCHITECT
SKIDMORE, OWINGS & MERRILL
ONE MARITIME PLAZA, SAN FRANCISCO, CA

OVERALL SECTION - OFFICE 3 - EAST AND WEST

03

COMMERCIAL ARCHITECTURAL CONTROL PACKAGE 03/11/2026

A5.03.11

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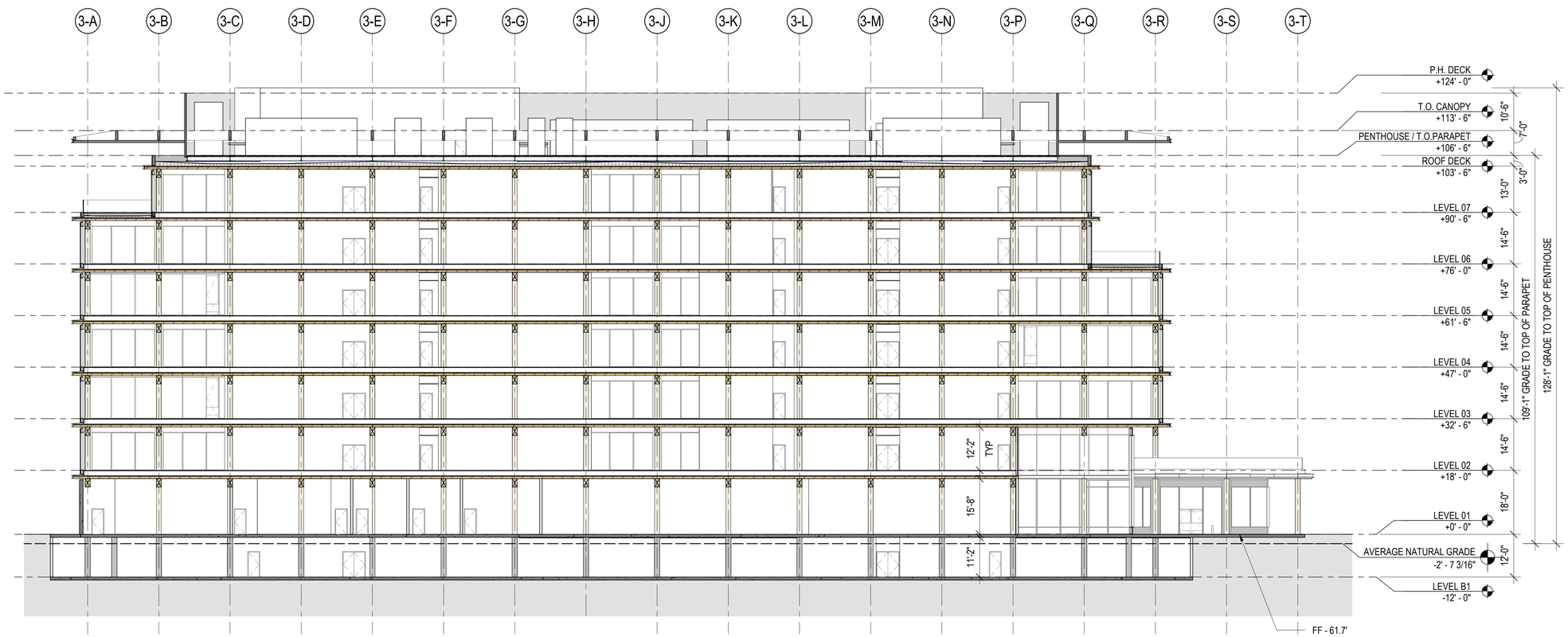

0 8' 16' 32'

OVERALL SECTION - NORTH & SOUTH 01

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

7/31/2026 7:04:42 PM

LANE PARTNERS SOM

PARKLINE MASTER PLAN
COMMERCIAL ARCHITECTURAL CONTROL PACKAGE
MENLO PARK, CA

APPLICANT
LPGS MENLO, LLC
MENLO PARK, CA

ARCHITECT
SKIDMORE, OWINGS & MERRILL
ONE MARITIME PLAZA, SAN FRANCISCO, CA

OVERALL SECTION - OFFICE 3 - NORTH AND SOUTH

O3

COMMERCIAL ARCHITECTURAL CONTROL PACKAGE 03/11/2026

A5.03.12

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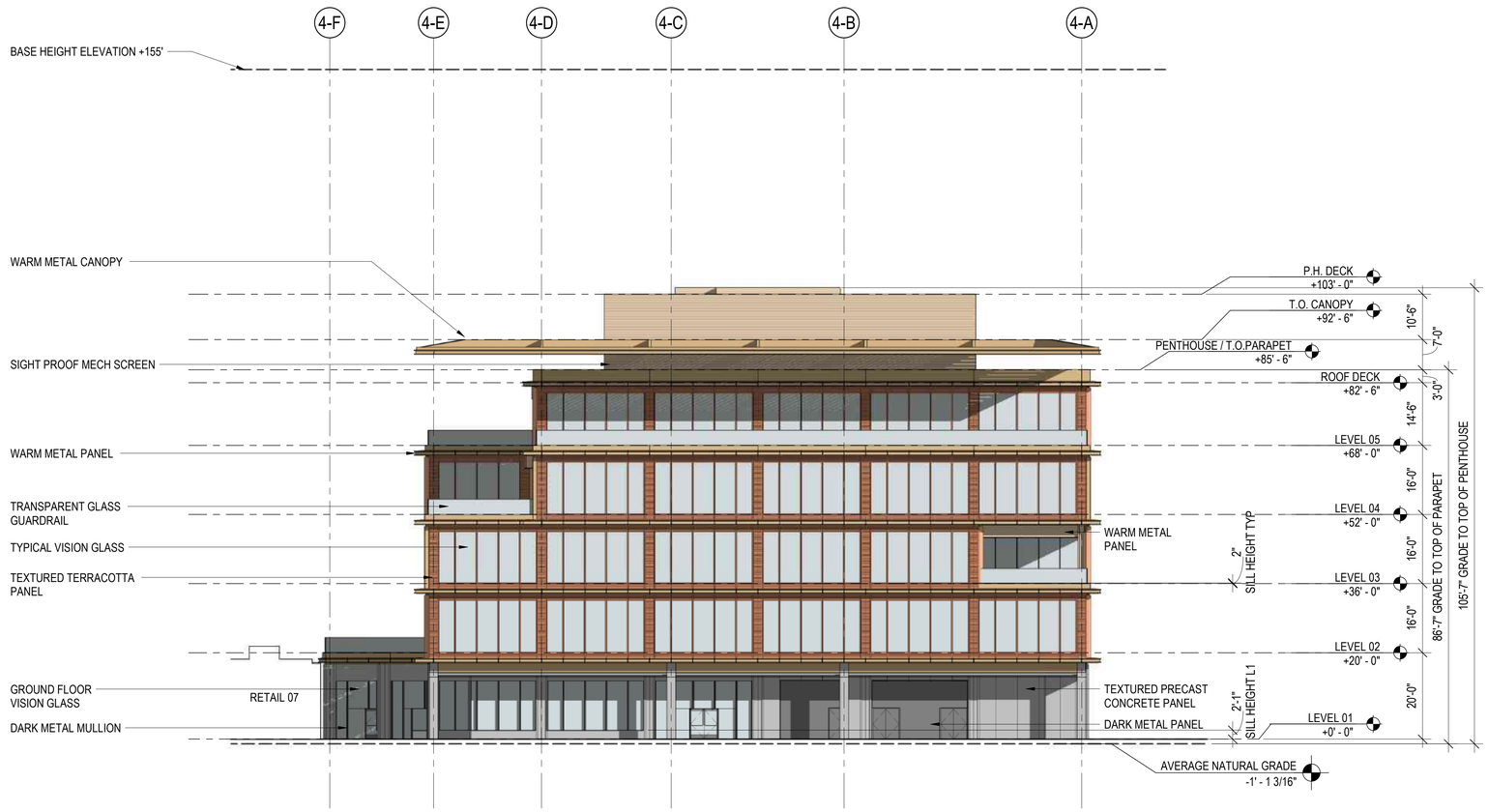
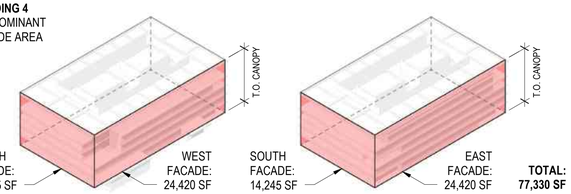


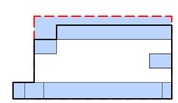
0 8' 16' 32'

OFFICE 4 - SOUTH ELEVATION 01

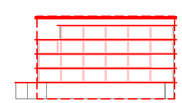
SCALE: 1/16" = 1'-0"

BUILDING 4
PREDOMINANT FACADE AREA

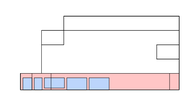




MODULATION DIAGRAM
OVERALL FACADE AREA: 14,245 SF
MODULATION AREA: 7,650 SF
MODULATION OF PREDOMINANT FACADE: 54% ≥ 10% REQUIRED
* SEE PLANS FOR MODULATION DEPTH



ARTICULATION DIAGRAM
OVERALL FACADE AREA: 14,245 SF
ARTICULATION AREA: 3,820 SF
ARTICULATION OF PREDOMINANT FACADE: 27% ≥ 10% REQUIRED
* SEE PLANS FOR ARTICULATION PROJECTION DEPTH



GROUND FLOOR TRANSPARENCY DIAGRAM
SOUTH GROUND FLOOR FACADE AREA: 3,290 SF
SOUTH GROUND FLOOR TRANSPARENT AREA: 1,120 SF
TOTAL GROUND FLOOR FACADE AREA (ALL ELEVATIONS): 15,560 SF
TOTAL GROUND FLOOR TRANSPARENT AREA: 5,180 SF
TOTAL TRANSPARENT AREA OF GROUND FLOOR FACADE: 33% ≥ 30% REQUIRED

7/31/2026 4:54:50 PM

LANE PARTNERS
SOM

PARKLINE MASTER PLAN
COMMERCIAL ARCHITECTURAL CONTROL PACKAGE
MENLO PARK, CA

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ONE MARITIME PLAZA, SAN FRANCISCO, CA

ELEVATION - OFFICE 4 - SOUTH
OVERALL

O4

COMMERCIAL ARCHITECTURAL CONTROL PACKAGE 03/11/2026

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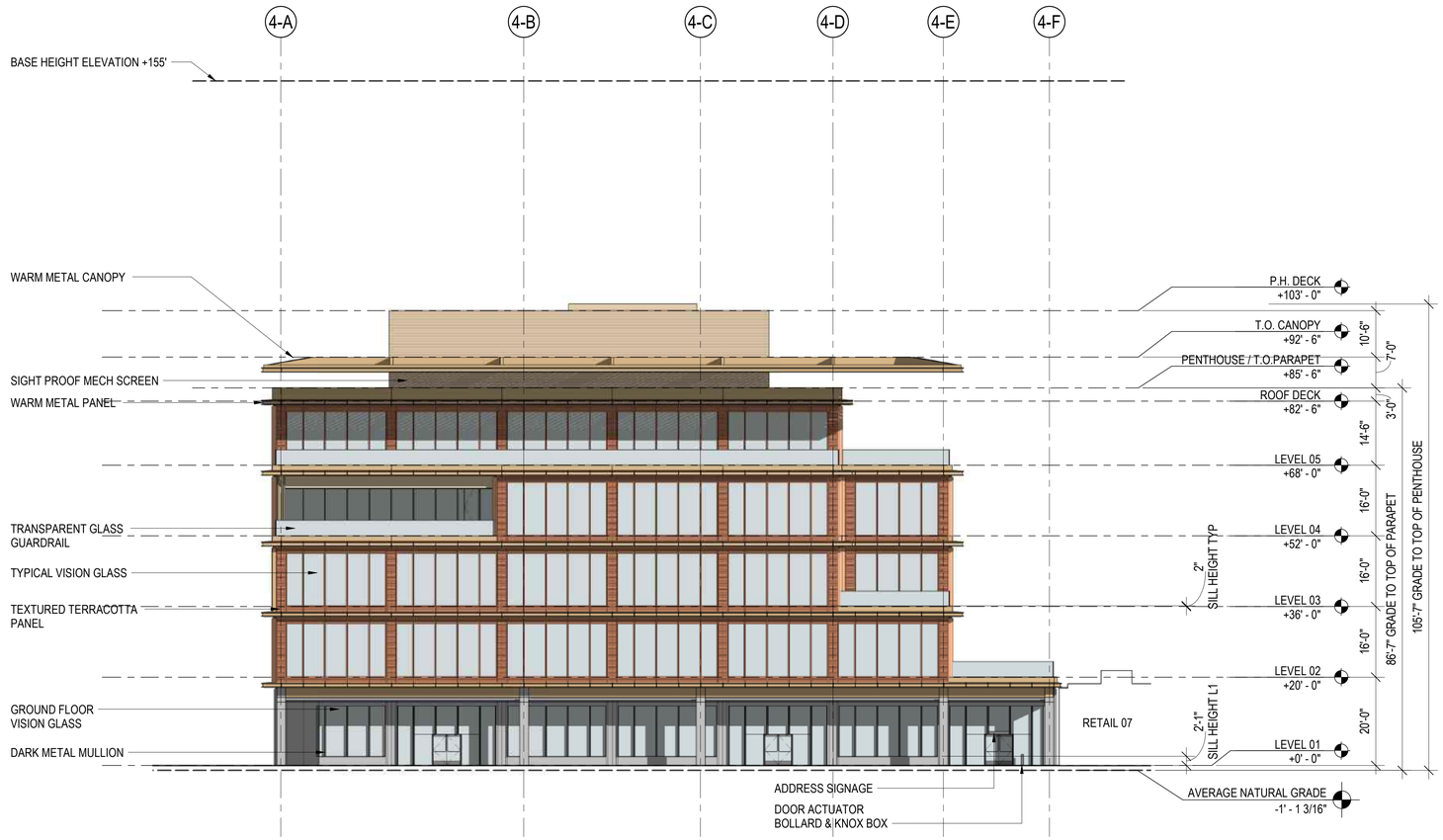
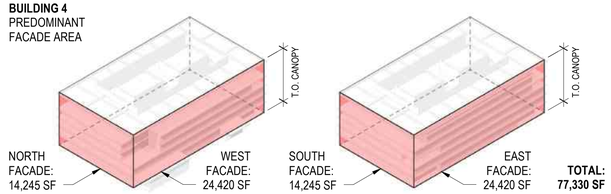
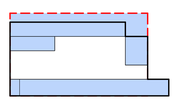


OFFICE 4 - NORTH ELEVATION 01

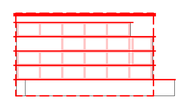
SCALE: 1/16" = 1'-0"

BUILDING 4
PREDOMINANT FACADE AREA

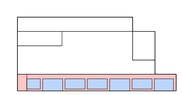




MODULATION DIAGRAM
OVERALL FACADE AREA: 14,245 SF
MODULATION AREA: 8,450 SF
MODULATION OF PREDOMINANT FACADE: 59% ≥ 10% REQUIRED
* SEE PLANS FOR MODULATION DEPTH



ARTICULATION DIAGRAM
OVERALL FACADE AREA: 14,245 SF
ARTICULATION AREA: 3,740 SF
ARTICULATION OF PREDOMINANT FACADE: 26% ≥ 10% REQUIRED
* SEE PLANS FOR ARTICULATION PROJECTION DEPTH



GROUND FLOOR TRANSPARENCY DIAGRAM
NORTH GROUND FLOOR FACADE AREA: 3,290 SF
NORTH GROUND FLOOR TRANSPARENT AREA: 1,840 SF
TOTAL GROUND FLOOR FACADE AREA (ALL ELEVATIONS): 15,560 SF
TOTAL GROUND FLOOR TRANSPARENT AREA: 5,180 SF
TOTAL TRANSPARENT AREA OF GROUND FLOOR FACADE: 33% ≥ 30% REQUIRED

7/31/2026 4:55:27 PM

LANE PARTNERS
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MENLO PARK, CA

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ARCHITECT
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ONE MARITIME PLAZA, SAN FRANCISCO, CA

ELEVATION - OFFICE 4 - NORTH
OVERALL

O4

COMMERCIAL ARCHITECTURAL CONTROL PACKAGE 03/11/2026

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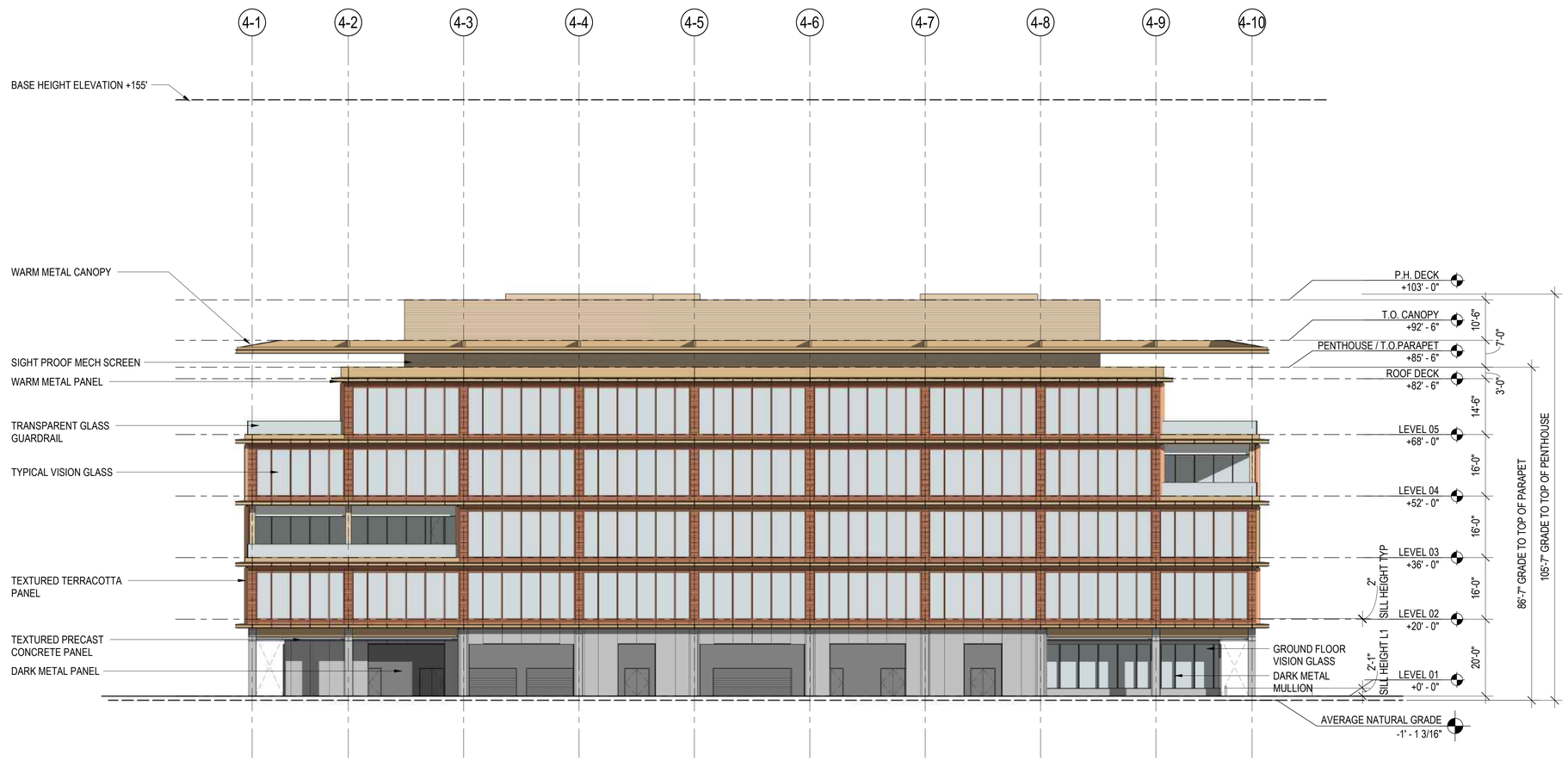
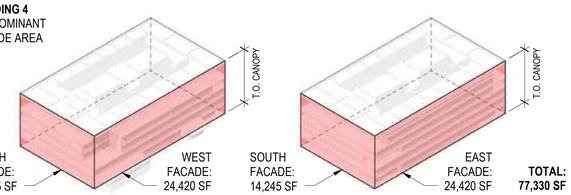
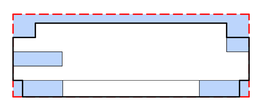


OFFICE 4 - EAST ELEVATION 01

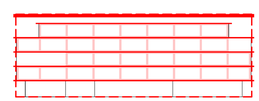
SCALE: 1/16" = 1'-0"

BUILDING 4
PREDOMINANT FACADE AREA





MODULATION DIAGRAM
OVERALL FACADE AREA: 24,420 SF
MODULATION AREA: 6,780 SF
MODULATION OF PREDOMINANT FACADE: 28% ≥ 10% REQUIRED
* SEE PLANS FOR MODULATION DEPTH



ARTICULATION DIAGRAM
OVERALL FACADE AREA: 24,420 SF
ARTICULATION AREA: 6,020 SF
ARTICULATION OF PREDOMINANT FACADE: 25% ≥ 10% REQUIRED
* SEE PLANS FOR ARTICULATION PROJECTION DEPTH

GROUND FLOOR TRANSPARENCY DIAGRAM
EAST GROUND FLOOR FACADE AREA: 4,490 SF
EAST GROUND FLOOR TRANSPARENT AREA: 480 SF
TOTAL GROUND FLOOR FACADE AREA (ALL ELEVATIONS): 15,560 SF
TOTAL GROUND FLOOR TRANSPARENT AREA: 5,180 SF
TOTAL TRANSPARENT AREA OF GROUND FLOOR FACADE: 33% ≥ 30% REQUIRED

7/31/2026 4:56:54 PM

LANE PARTNERS
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MENLO PARK, CA

APPLICANT
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ARCHITECT
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ONE MARITIME PLAZA, SAN FRANCISCO, CA

ELEVATION - OFFICE 4 - EAST
OVERALL

O4

COMMERCIAL ARCHITECTURAL CONTROL PACKAGE 03/11/2026

A5.04.03

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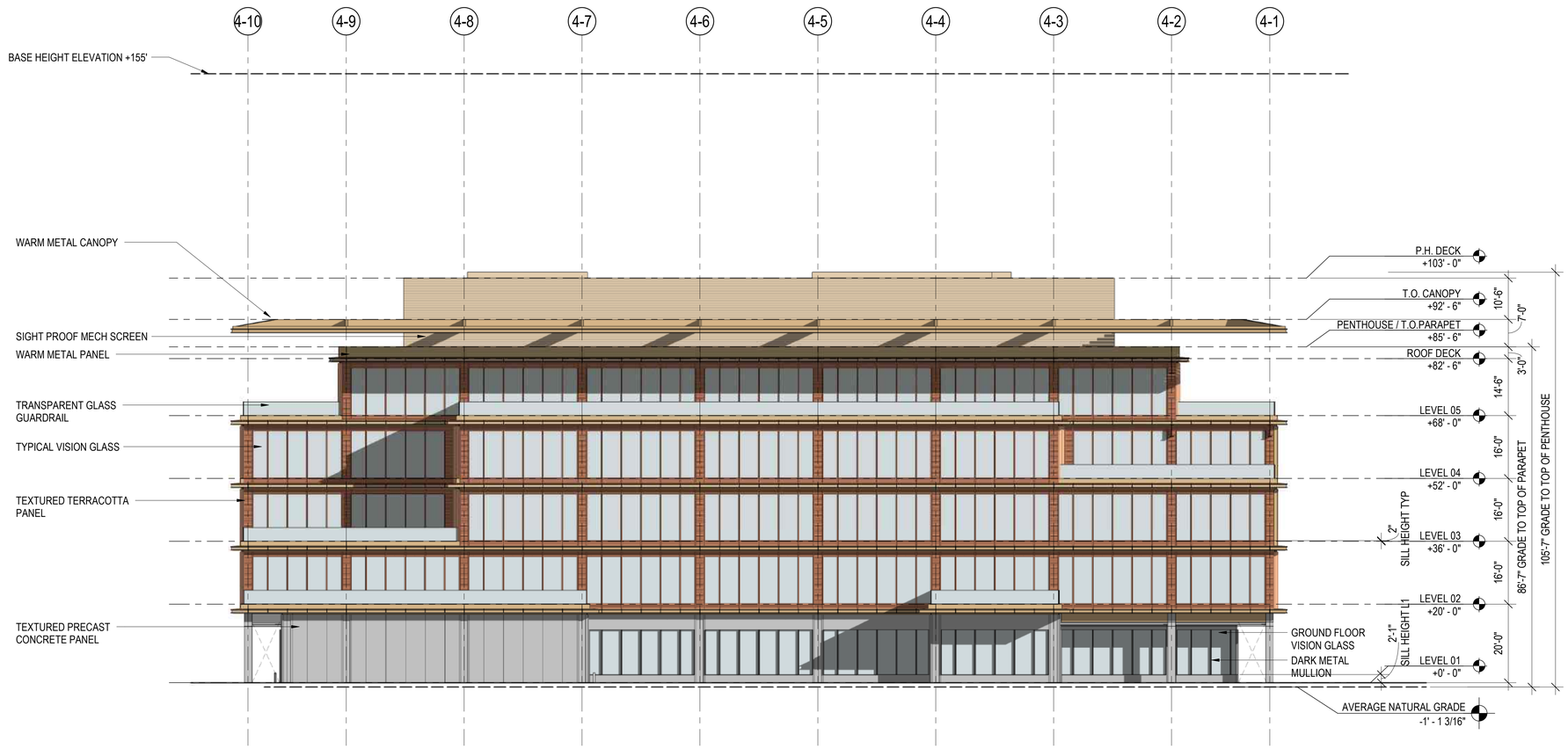
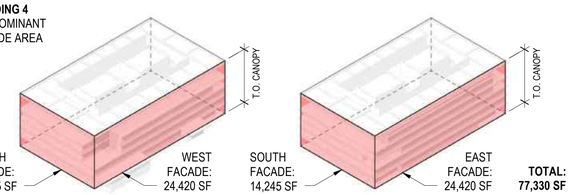


0 8' 16' 32'

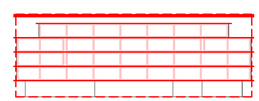
OFFICE 4 - WEST ELEVATION 01

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

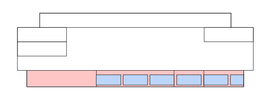
BUILDING 4
PREDOMINANT FACADE AREA



MODULATION DIAGRAM
OVERALL FACADE AREA: 24,420 SF
MODULATION AREA: 10,730 SF
MODULATION OF PREDOMINANT FACADE: 44% ≥ 10% REQUIRED
* SEE PLANS FOR MODULATION DEPTH



ARTICULATION DIAGRAM
OVERALL FACADE AREA: 24,420 SF
ARTICULATION AREA: 6,430 SF
ARTICULATION OF PREDOMINANT FACADE: 26% ≥ 10% REQUIRED
* SEE PLANS FOR ARTICULATION PROJECTION DEPTH



GROUND FLOOR TRANSPARENCY DIAGRAM
WEST GROUND FLOOR FACADE AREA: 4,490 SF
WEST GROUND FLOOR TRANSPARENT AREA: 1,740 SF
TOTAL GROUND FLOOR FACADE AREA (ALL ELEVATIONS): 15,560 SF
TOTAL GROUND FLOOR TRANSPARENT AREA: 5,180 SF
TOTAL TRANSPARENT AREA OF GROUND FLOOR FACADE: 33% ≥ 30% REQUIRED

7/31/2026 4:56:03 PM

LANE PARTNERS
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PARKLINE MASTER PLAN
COMMERCIAL ARCHITECTURAL CONTROL PACKAGE
MENLO PARK, CA

APPLICANT
LPGS MENLO, LLC
MENLO PARK, CA

ARCHITECT
SKIDMORE, OWINGS & MERRILL
ONE MARITIME PLAZA, SAN FRANCISCO, CA

ELEVATION - OFFICE 4 - WEST
OVERALL

O4

COMMERCIAL ARCHITECTURAL CONTROL PACKAGE 03/11/2026

A5.04.04

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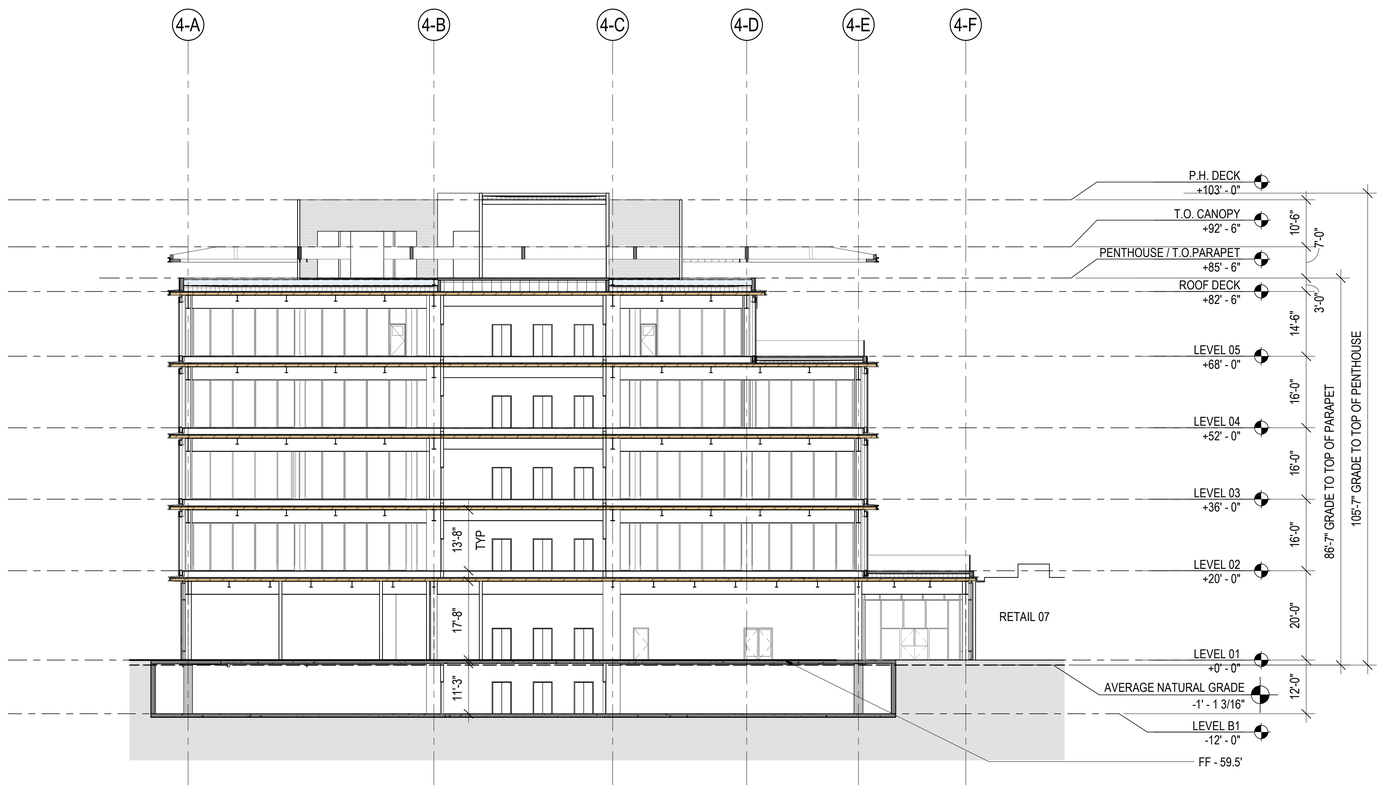

0 8' 16' 32'

OVERALL SECTION - OFFICE 4 - NORTH AND SOUTH 01

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

7/31/2026 4:53:31 PM

LANE PARTNERS SOM

PARKLINE MASTER PLAN
COMMERCIAL ARCHITECTURAL CONTROL PACKAGE
MENLO PARK, CA

APPLICANT
LPGS MENLO, LLC
MENLO PARK, CA

ARCHITECT
SKIDMORE, OWINGS & MERRILL
ONE MARITIME PLAZA, SAN FRANCISCO, CA

OVERALL SECTION - OFFICE 4 - NORTH AND SOUTH

O4

COMMERCIAL ARCHITECTURAL CONTROL PACKAGE 03/11/2026

A5.04.11

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0 8' 16' 32'

OVERALL SECTION - OFFICE 4 - EAST & WEST 01

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

7/31/2026 4:57:16 PM

LANE PARTNERS SOM

PARKLINE MASTER PLAN
COMMERCIAL ARCHITECTURAL CONTROL PACKAGE
MENLO PARK, CA

APPLICANT
LPGS MENLO, LLC
MENLO PARK, CA

ARCHITECT
SKIDMORE, OWINGS & MERRILL
ONE MARITIME PLAZA, SAN FRANCISCO, CA

OVERALL SECTION - OFFICE 4 - EAST AND WEST

O4

COMMERCIAL ARCHITECTURAL CONTROL PACKAGE 03/11/2026

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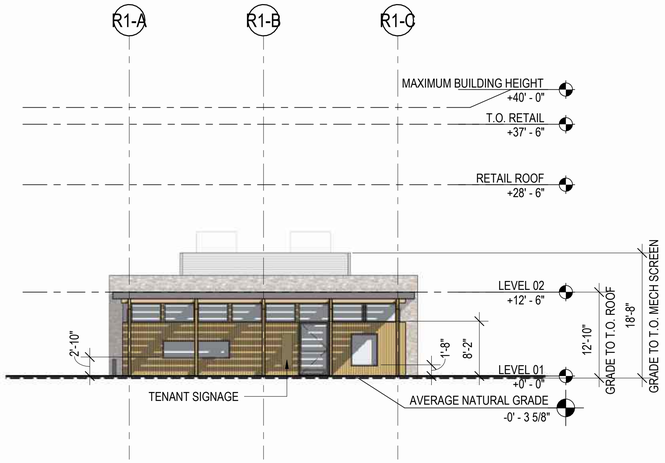
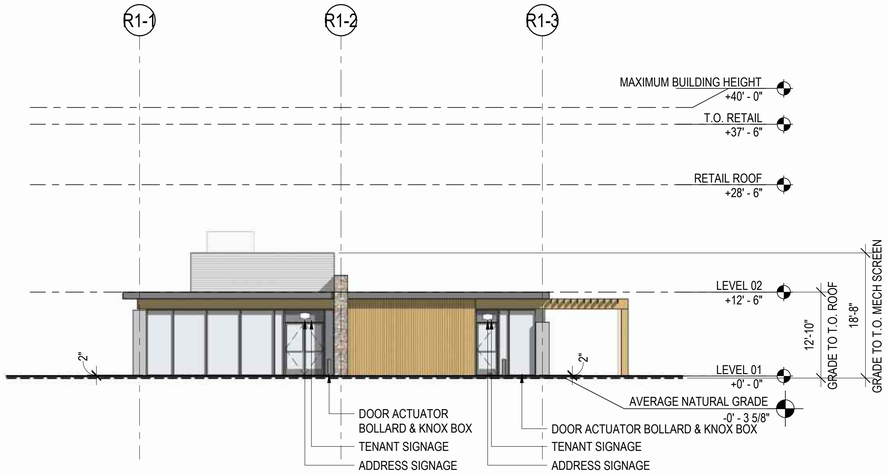
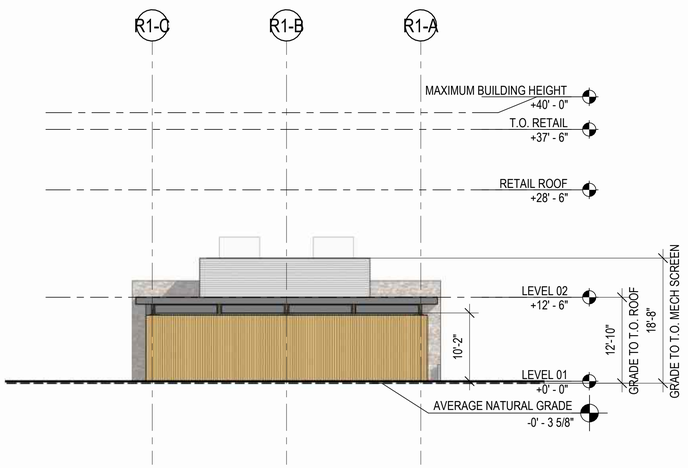


RETAIL B1 EAST ELEVATION 04
SCALE: 3/32" = 1'-0"



RETAIL B1 SOUTH ELEVATION 02
SCALE: 3/32" = 1'-0"



RETAIL B1 WEST ELEVATION 03
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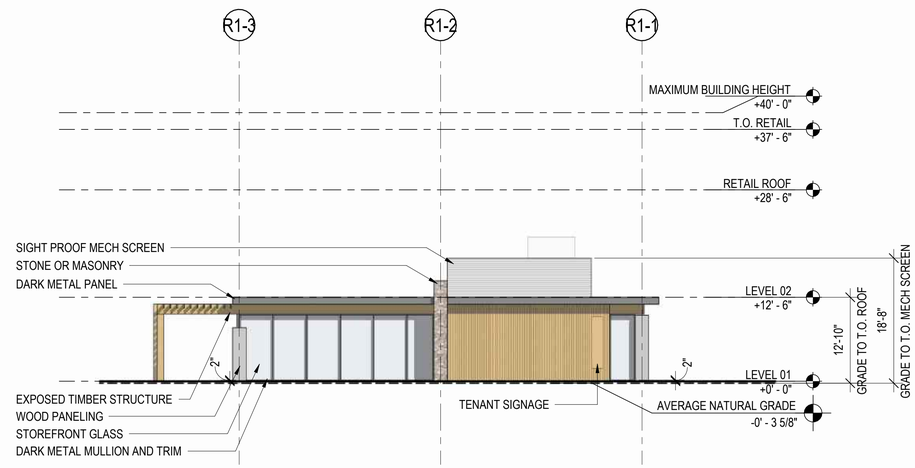

RETAIL B1 NORTH ELEVATION 01
SCALE: 3/32" = 1'-0"

0 5' 11' 21'

7/31/2026 5:25:25 PM

LANE PARTNERS
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PARKLINE MASTER PLAN
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MENLO PARK, CA

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OVERALL ELEVATION - RETAIL B1

COMMERCIAL ARCHITECTURAL CONTROL PACKAGE 07/31/2026

A5.11.01

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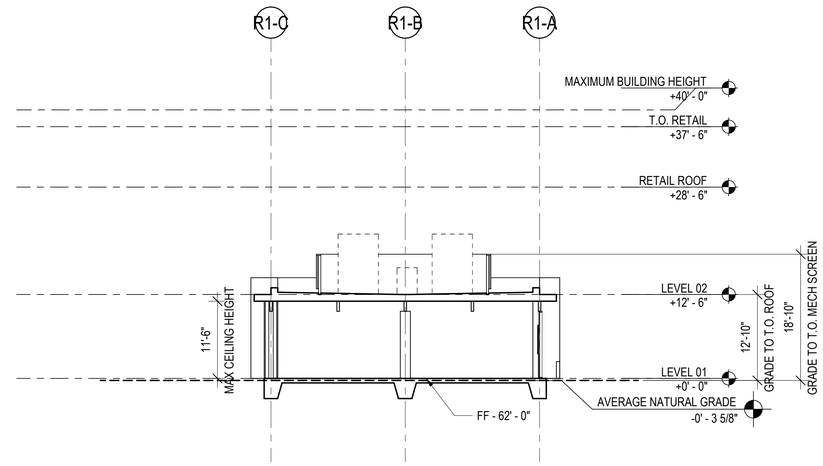
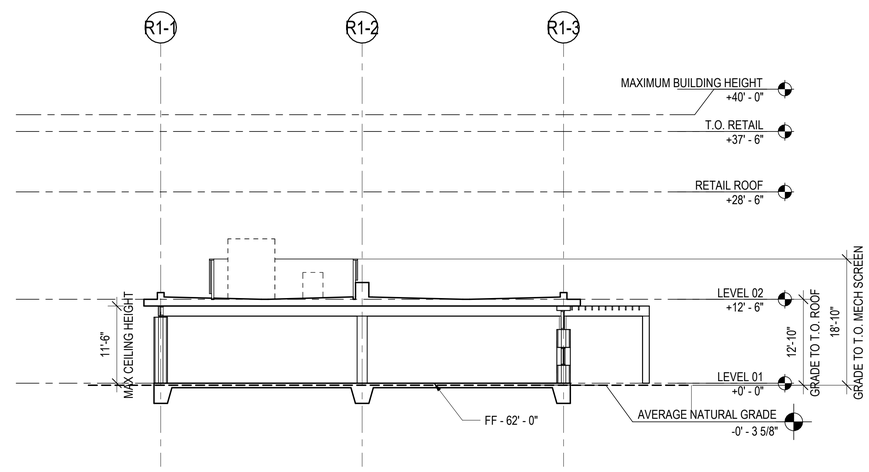


OVERALL SECTION - RETAIL B1 - EAST & WEST 02

SCALE: 3/32" = 1'-0"



OVERALL SECTION - RETAIL B1 - NORTH & SOUTH 01

SCALE: 3/32" = 1'-0"

0 5' 11' 21'

7/31/2026 5:26:55 PM

LANE PARTNERS SOM

PARKLINE MASTER PLAN
CONDITIONAL DEVELOPMENT PERMIT MODIFICATION
MENLO PARK, CA

APPLICANT
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MENLO PARK, CA

ARCHITECT
SKIDMORE, OWINGS & MERRILL
ONE MARITIME PLAZA, SAN FRANCISCO, CA

BUILDING SECTIONS - RETAIL B1

CONDITIONAL DEVELOPMENT PERMIT MODIFICATION 07/31/2026

A5.11.11

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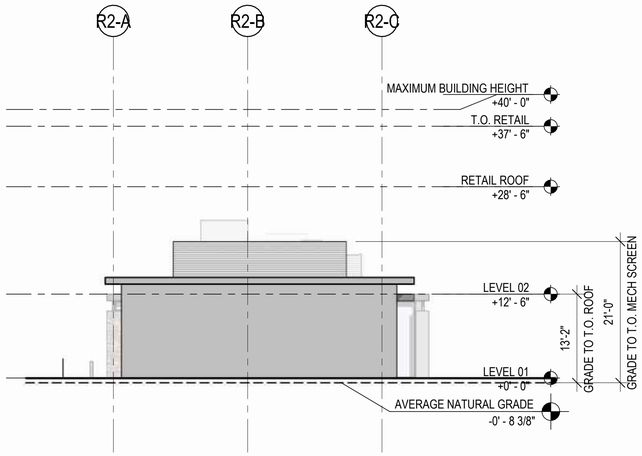
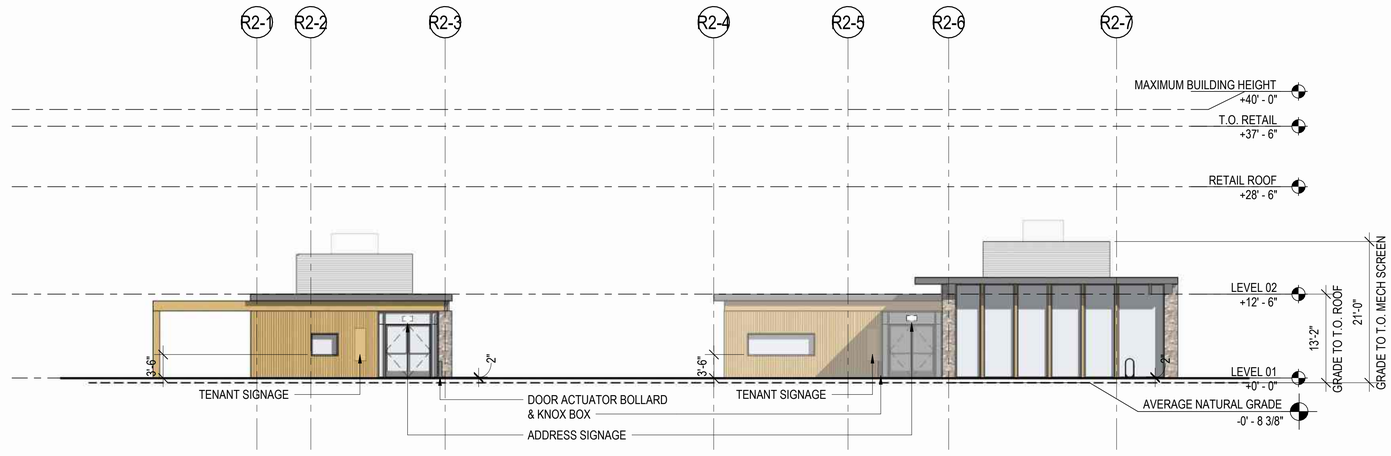
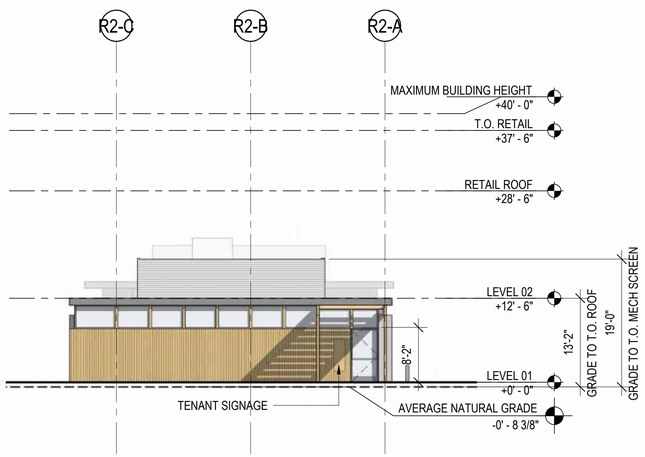


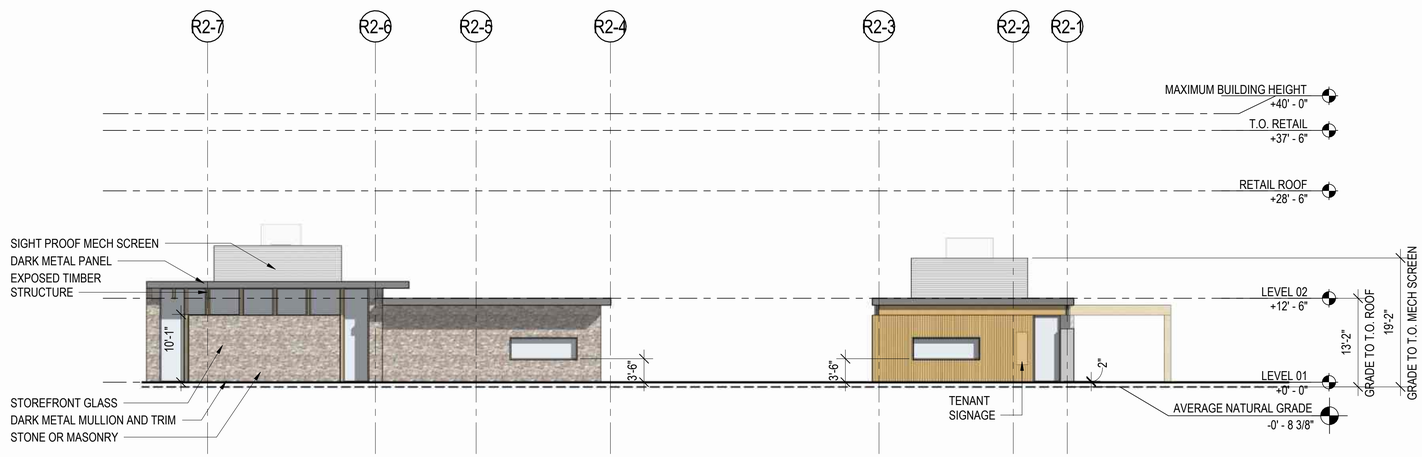
RETAIL B2 EAST ELEVATION 04
SCALE: 3/32" = 1'-0"



RETAIL B2 SOUTH ELEVATION 02
SCALE: 3/32" = 1'-0"



RETAIL B2 WEST ELEVATION 03
SCALE: 3/32" = 1'-0"



RETAIL B2 NORTH ELEVATION 01
SCALE: 3/32" = 1'-0"

0 5' 11' 21'

7/31/2026 5:25:49 PM

LANE PARTNERS
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COMMERCIAL ARCHITECTURAL CONTROL PACKAGE
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OVERALL ELEVATION - RETAIL B2

COMMERCIAL ARCHITECTURAL CONTROL PACKAGE 07/31/2026

A5.12.01

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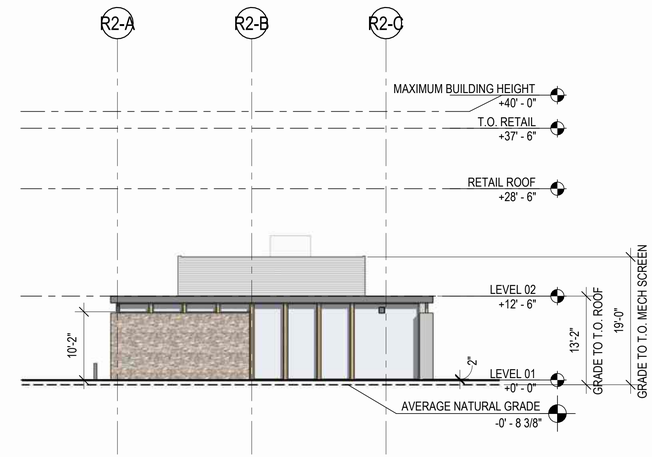
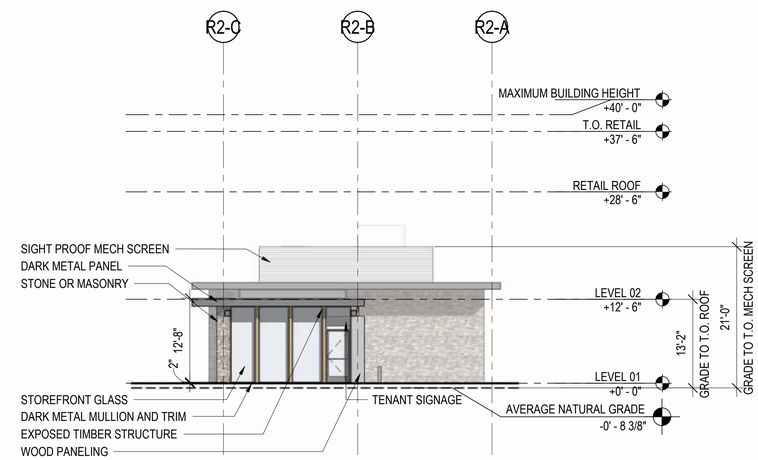


RETAIL B2 INTERIOR EAST ELEVATION 02

SCALE: 3/32" = 1'-0"



RETAIL B2 INTERIOR WEST ELEVATION 01

SCALE: 3/32" = 1'-0"

0 5' 11' 21'

7/31/2026 5:26:15 PM

LANE PARTNERS SOM

PARKLINE MASTER PLAN

COMMERCIAL ARCHITECTURAL CONTROL PACKAGE

MENLO PARK, CA

APPLICANT

LPGS MENLO, LLC
MENLO PARK, CA

ARCHITECT

SKIDMORE, OWINGS & MERRILL
ONE MARITIME PLAZA, SAN FRANCISCO, CA

OVERALL ELEVATION - RETAIL B2

COMMERCIAL ARCHITECTURAL CONTROL PACKAGE 07/31/2026

A5.12.02

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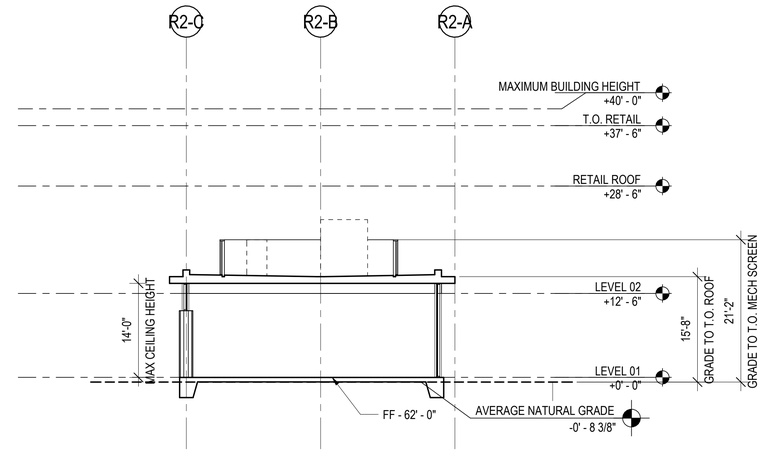
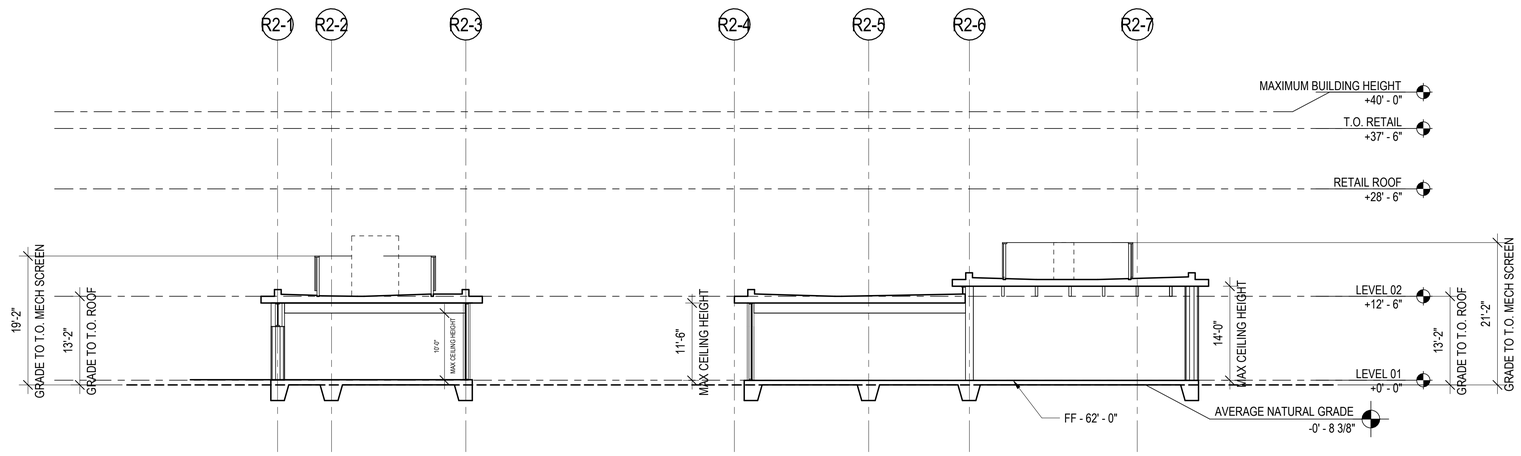


OVERALL SECTION - RETAIL B2 - EAST & WEST 02

SCALE: 3/32" = 1'-0"



OVERALL SECTION - RETAIL B2 - NORTH & SOUTH 01

SCALE: 3/32" = 1'-0"

0 5' 11' 21'

7/31/2026 5:26:57 PM

LANE PARTNERS SOM

PARKLINE MASTER PLAN
CONDITIONAL DEVELOPMENT PERMIT MODIFICATION
MENLO PARK, CA

APPLICANT
LPGS MENLO, LLC
MENLO PARK, CA

ARCHITECT
SKIDMORE, OWINGS & MERRILL
ONE MARITIME PLAZA, SAN FRANCISCO, CA

BUILDING SECTIONS - RETAIL B2

CONDITIONAL DEVELOPMENT PERMIT MODIFICATION 07/31/2026

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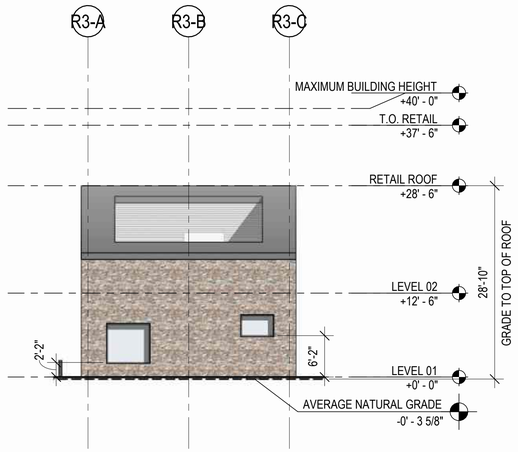
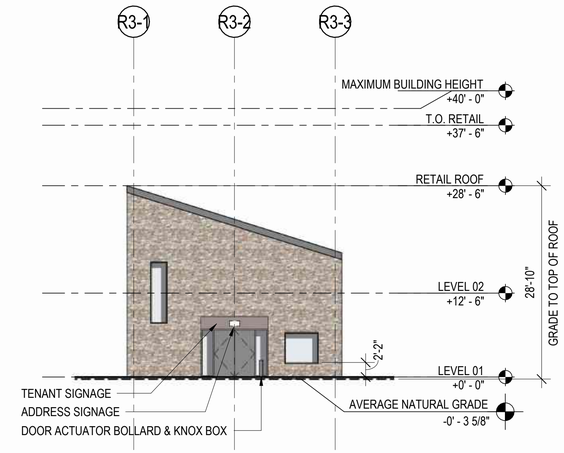
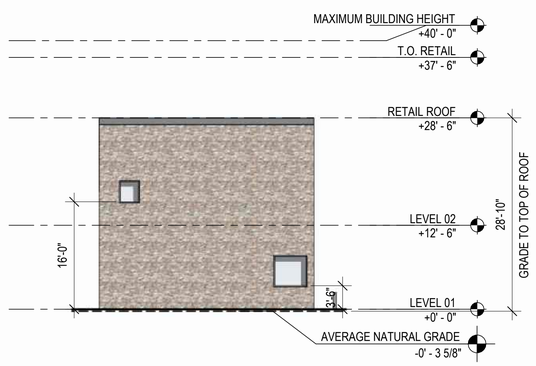


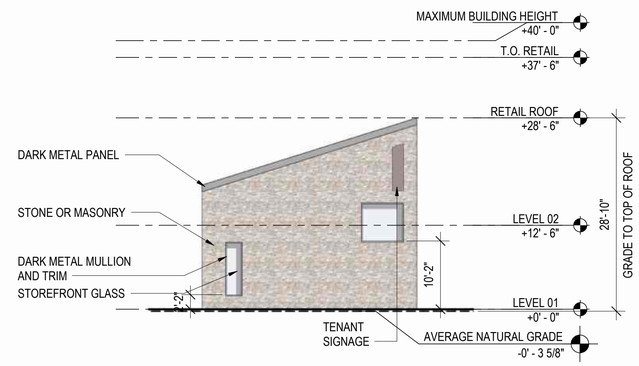
RETAIL B3 EAST ELEVATION 04
SCALE: 3/32" = 1'-0"



RETAIL B3 SOUTH ELEVATION 02
SCALE: 3/32" = 1'-0"



RETAIL B3 WEST ELEVATION 03
SCALE: 3/32" = 1'-0"



RETAIL B3 NORTH ELEVATION 01
SCALE: 3/32" = 1'-0"

0 5' 11' 21'

LANE PARTNERS
SOM

PARKLINE MASTER PLAN
COMMERCIAL ARCHITECTURAL CONTROL PACKAGE
MENLO PARK, CA

APPLICANT
LPGS MENLO, LLC
MENLO PARK, CA

ARCHITECT
SKIDMORE, OWINGS & MERRILL
ONE MARITIME PLAZA, SAN FRANCISCO, CA

OVERALL ELEVATION - RETAIL B3

COMMERCIAL ARCHITECTURAL CONTROL PACKAGE 07/31/2026

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7/31/2026 5:25:43 PM

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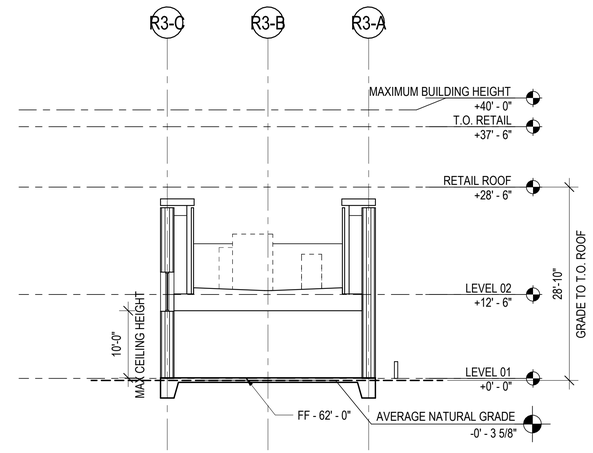
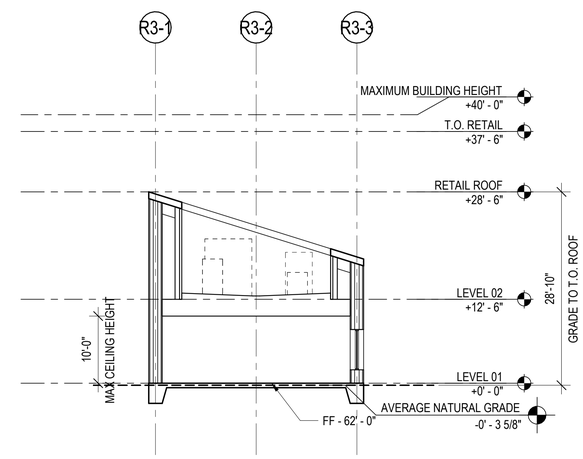


OVERALL SECTION - RETAIL B3 - EAST & WEST 02

SCALE: 3/32" = 1'-0"



OVERALL SECTION - RETAIL B3 - NORTH & SOUTH 01

SCALE: 3/32" = 1'-0"

0 5' 11' 21'

7/31/2026 5:26:57 PM

LANE PARTNERS SOM

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MENLO PARK, CA

APPLICANT
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BUILDING SECTIONS - RETAIL B3

CONDITIONAL DEVELOPMENT PERMIT MODIFICATION 07/31/2026

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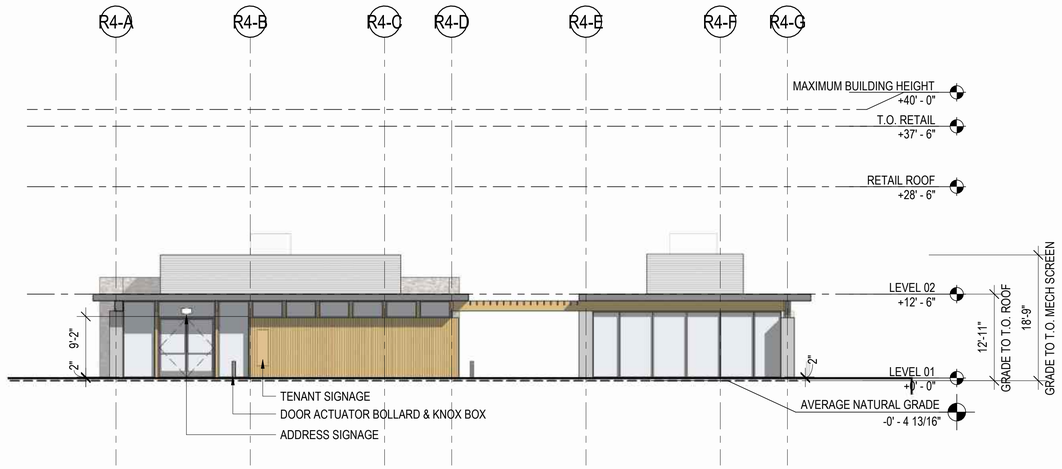
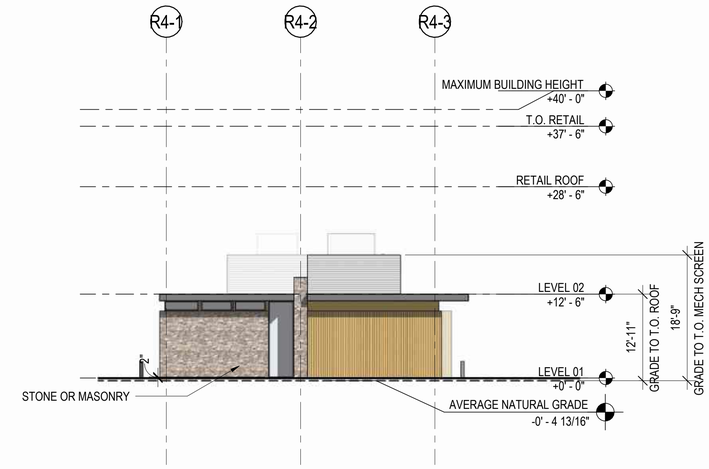
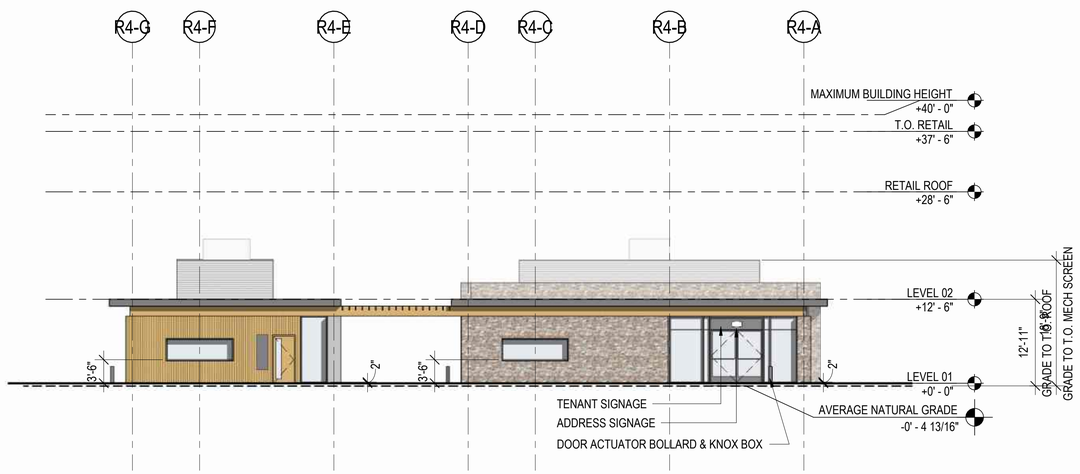


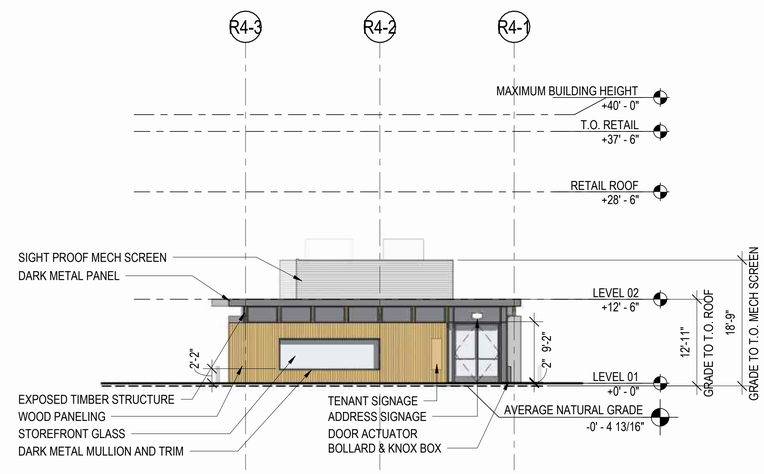
RETAIL B4 EAST ELEVATION 04
SCALE: 3/32" = 1'-0"



RETAIL B4 SOUTH ELEVATION A 02
SCALE: 3/32" = 1'-0"



RETAIL B4 WEST ELEVATION 03
SCALE: 3/32" = 1'-0"



RETAIL B4 NORTH ELEVATION 01
SCALE: 3/32" = 1'-0"

0 5' 11' 21'

7/31/2026 5:25:05 PM

LANE PARTNERS
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OVERALL ELEVATION - RETAIL B4

COMMERCIAL ARCHITECTURAL CONTROL PACKAGE 07/31/2026

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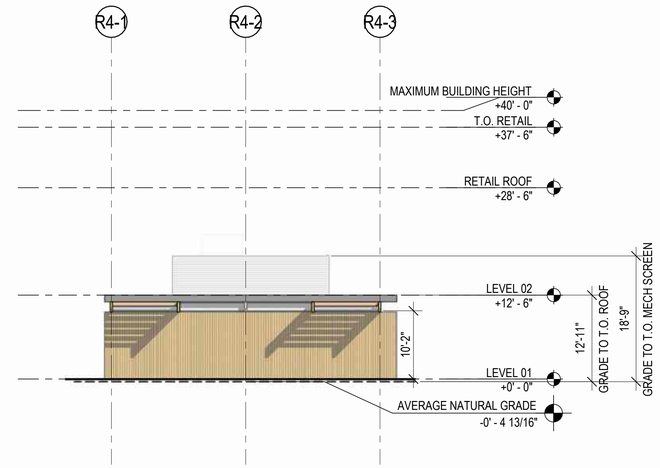
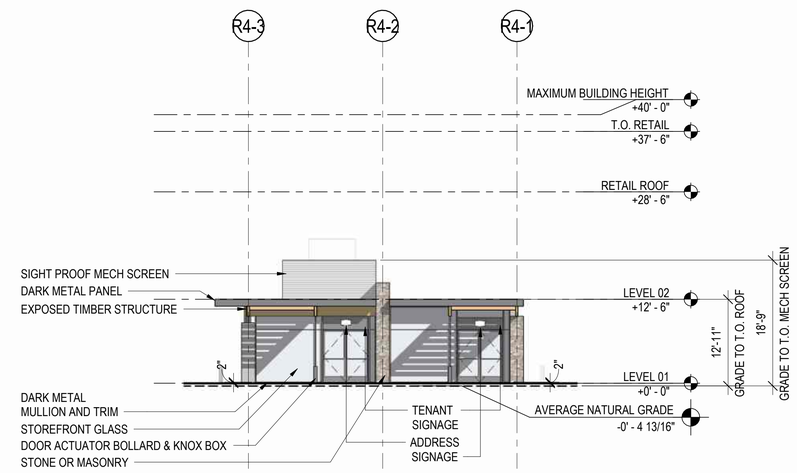


RETAIL B4 INTERIOR SOUTH ELEVATION A 02

SCALE: 3/32" = 1'-0"



RETAIL B4 INTERIOR NORTH ELEVATION B 01

SCALE: 3/32" = 1'-0"

0 5' 11' 21'

7/31/2026 5:25:09 PM

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OVERALL ELEVATION - RETAIL B4

COMMERCIAL ARCHITECTURAL CONTROL PACKAGE 07/31/2026

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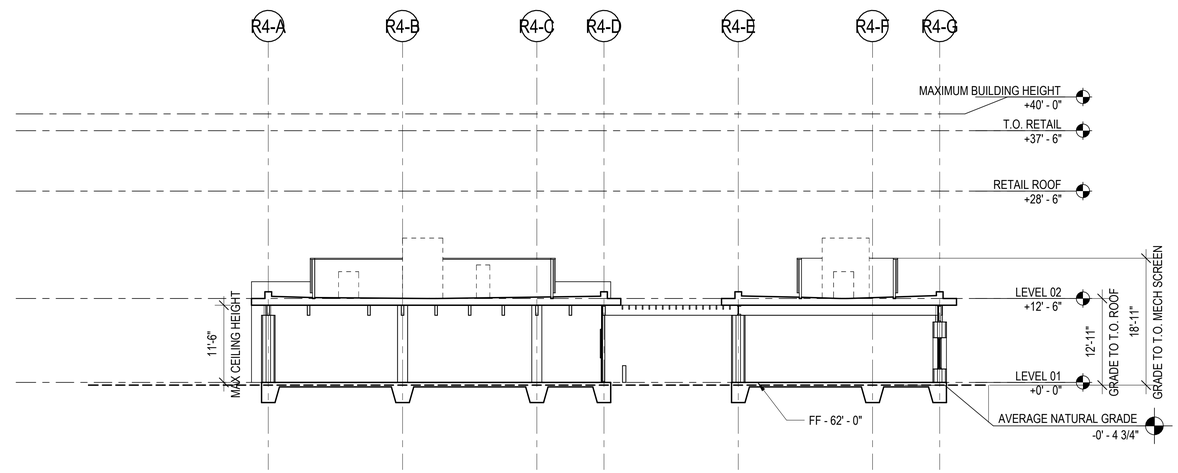
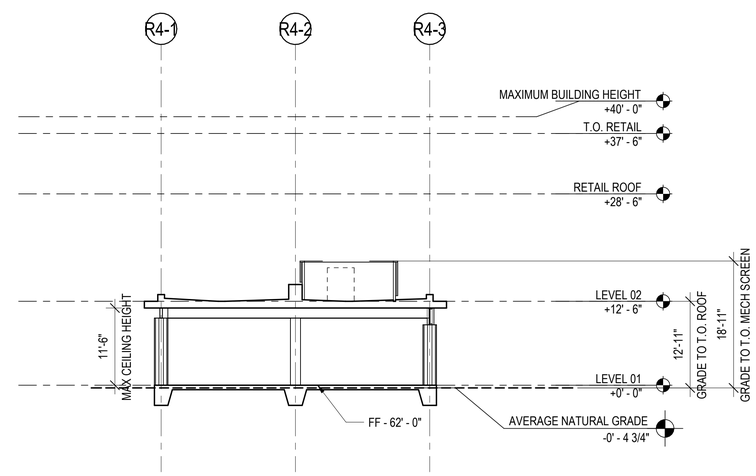


OVERALL SECTION - RETAIL B4 - EAST & WEST 02

SCALE: 3/32" = 1'-0"



OVERALL SECTION - RETAIL B4 - NORTH & SOUTH 01

SCALE: 3/32" = 1'-0"

0 5' 11' 21'

7/31/2026 5:26:58 PM

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MENLO PARK, CA

APPLICANT

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ARCHITECT

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BUILDING SECTIONS - RETAIL B4

CONDITIONAL DEVELOPMENT PERMIT MODIFICATION 07/31/2026

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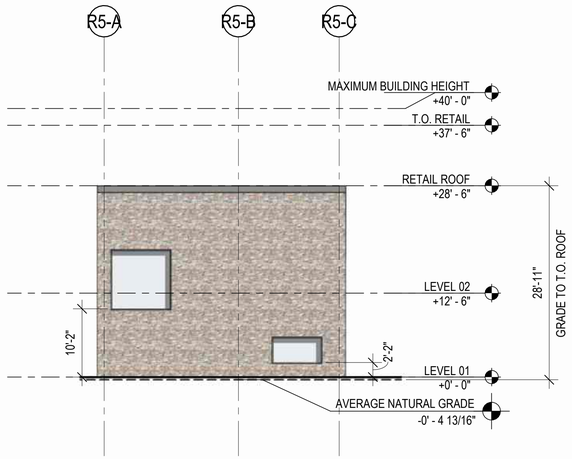
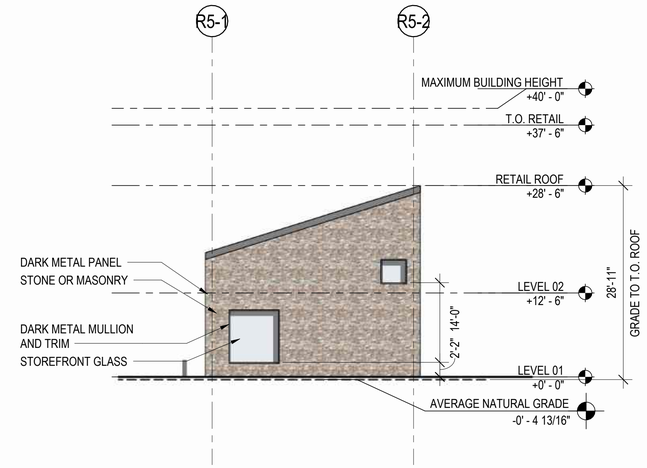
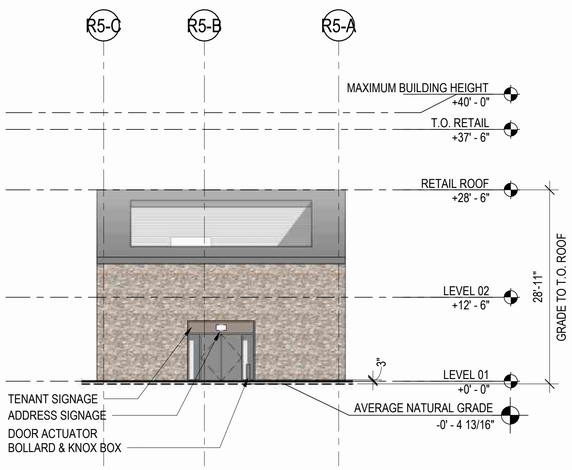


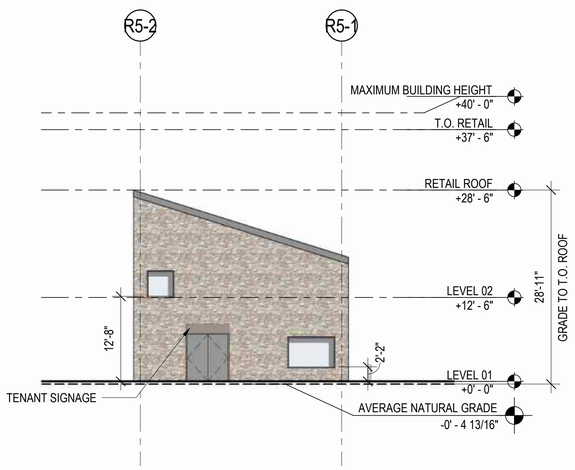
RETAIL B5 EXTERIOR EAST ELEVATION 04
SCALE: 3/32" = 1'-0"



RETAIL B5 - EXTERIOR SOUTH ELEVATION 02
SCALE: 3/32" = 1'-0"



RETAIL B5 EXTERIOR WEST ELEVATION 03
SCALE: 3/32" = 1'-0"



RETAIL B5 EXTERIOR NORTH ELEVATION 01
SCALE: 3/32" = 1'-0"

0 5' 11' 21'

7/31/2026 5:26:10 PM

LANE PARTNERS
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ARCHITECT
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ONE MARITIME PLAZA, SAN FRANCISCO, CA

OVERALL ELEVATION - RETAIL B5

COMMERCIAL ARCHITECTURAL CONTROL PACKAGE 07/31/2026

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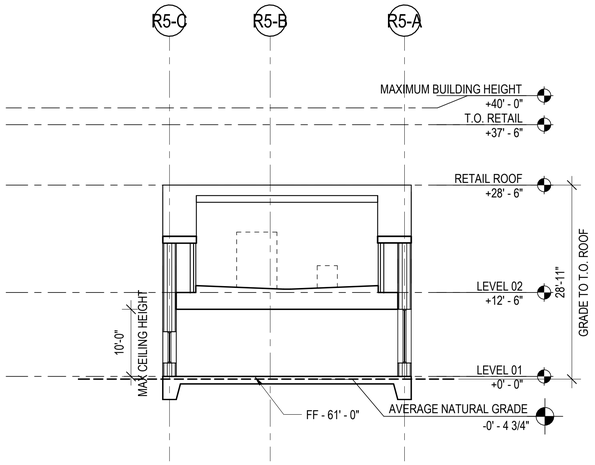
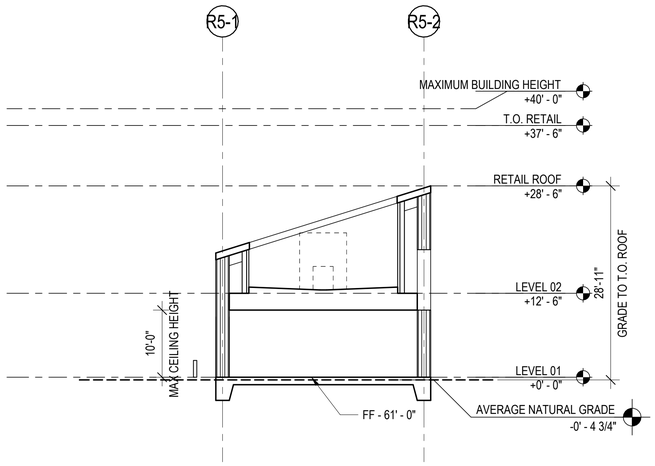


OVERALL SECTION - RETAIL B5 - EAST & WEST 02

SCALE: 3/32" = 1'-0"



OVERALL SECTION - RETAIL B5 - NORTH & SOUTH 01

SCALE: 3/32" = 1'-0"

0 5' 11' 21'

7/31/2026 5:26:59 PM

LANE PARTNERS SOM

PARKLINE MASTER PLAN
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MENLO PARK, CA

APPLICANT
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ARCHITECT
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BUILDING SECTIONS - RETAIL B5

CONDITIONAL DEVELOPMENT PERMIT MODIFICATION 07/31/2026

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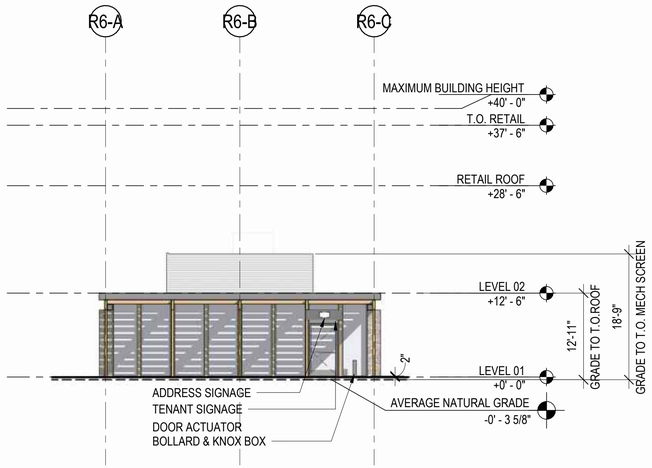
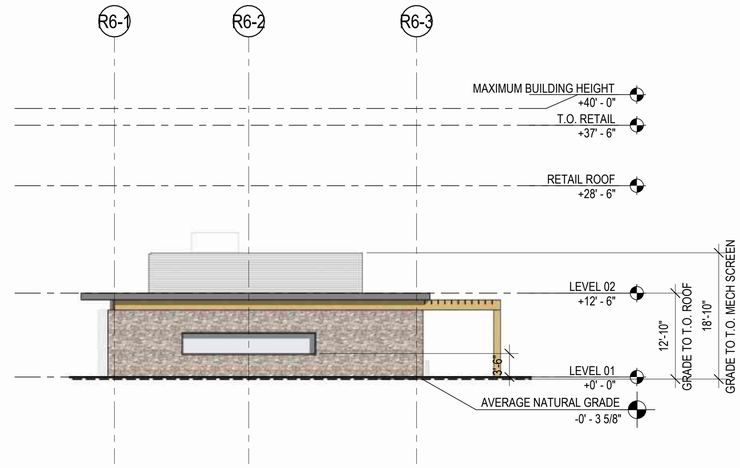
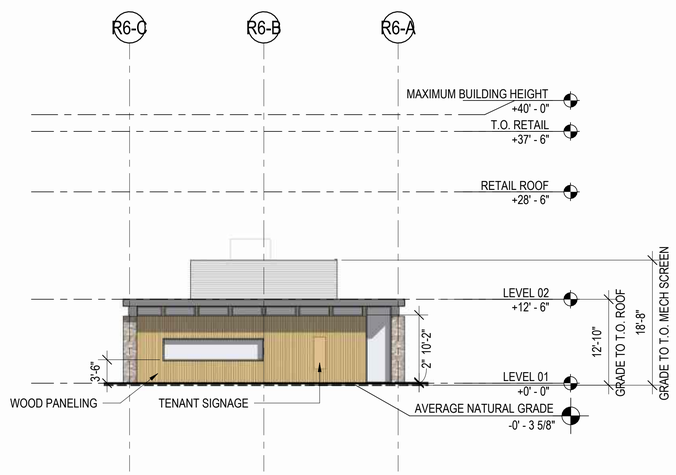


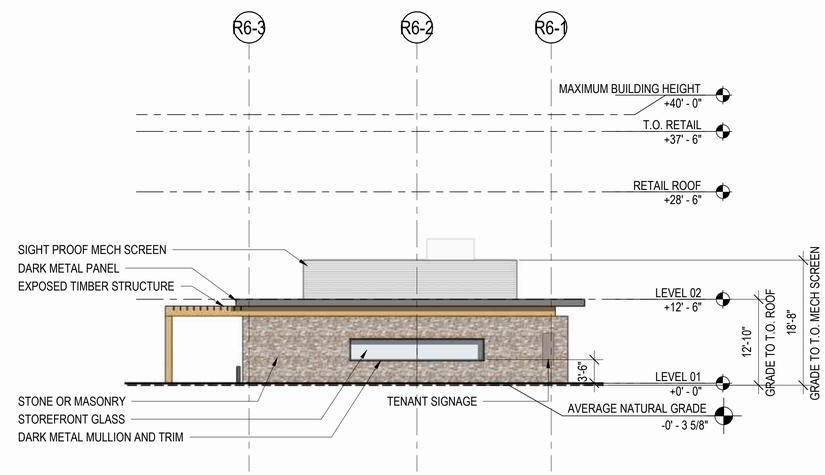
RETAIL B6 EAST ELEVATION 04
SCALE: 3/32" = 1'-0"



RETAIL B6 SOUTH ELEVATION 02
SCALE: 3/32" = 1'-0"



RETAIL B6 WEST ELEVATION 03
SCALE: 3/32" = 1'-0"



RETAIL B6 NORTH ELEVATION 01
SCALE: 3/32" = 1'-0"

0 5' 11' 21'

7/31/2026 5:25:38 PM

LANE PARTNERS
SOM

PARKLINE MASTER PLAN
COMMERCIAL ARCHITECTURAL CONTROL PACKAGE
MENLO PARK, CA

APPLICANT
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MENLO PARK, CA

ARCHITECT
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OVERALL ELEVATION - RETAIL B6

COMMERCIAL ARCHITECTURAL CONTROL PACKAGE 07/31/2026

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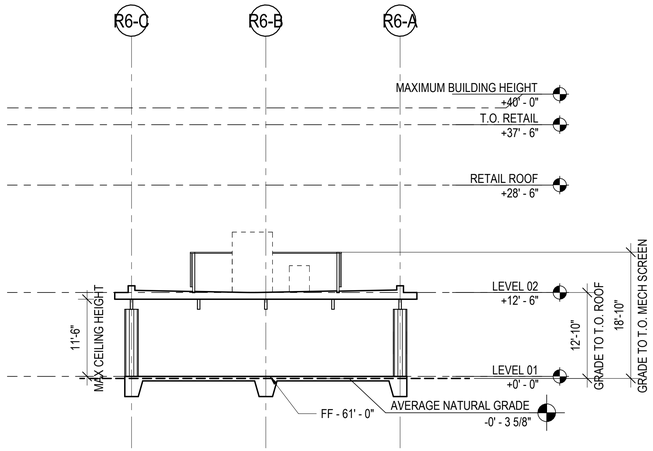
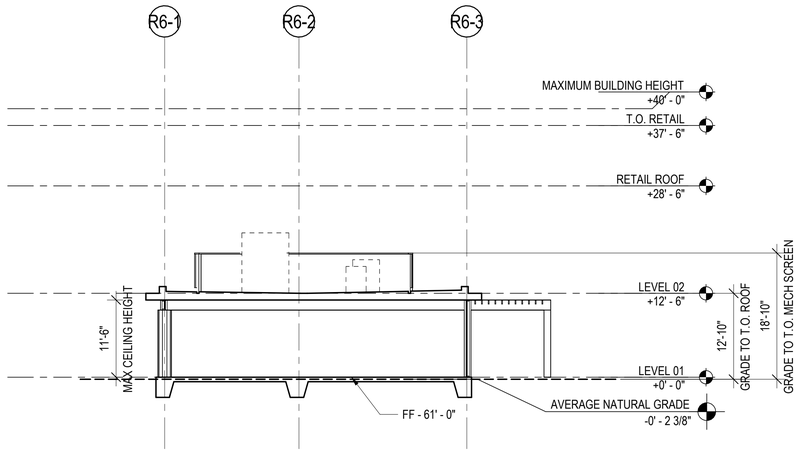


OVERALL SECTION - RETAIL B6 - EAST & WEST 02

SCALE: 3/32" = 1'-0"



OVERALL SECTION - RETAIL B6 - NORTH & SOUTH 01

SCALE: 3/32" = 1'-0"

0 5' 11' 21'

7/31/2026 5:26:59 PM

LANE PARTNERS SOM

PARKLINE MASTER PLAN
CONDITIONAL DEVELOPMENT PERMIT MODIFICATION
MENLO PARK, CA

APPLICANT
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MENLO PARK, CA

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BUILDING SECTIONS - RETAIL B6

CONDITIONAL DEVELOPMENT PERMIT MODIFICATION 07/31/2026

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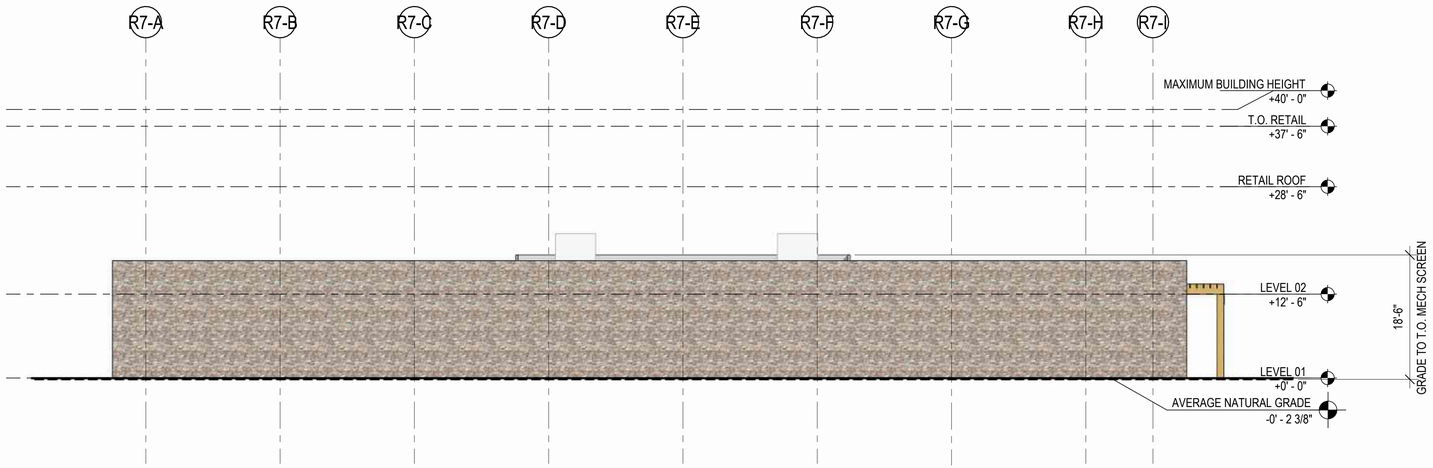
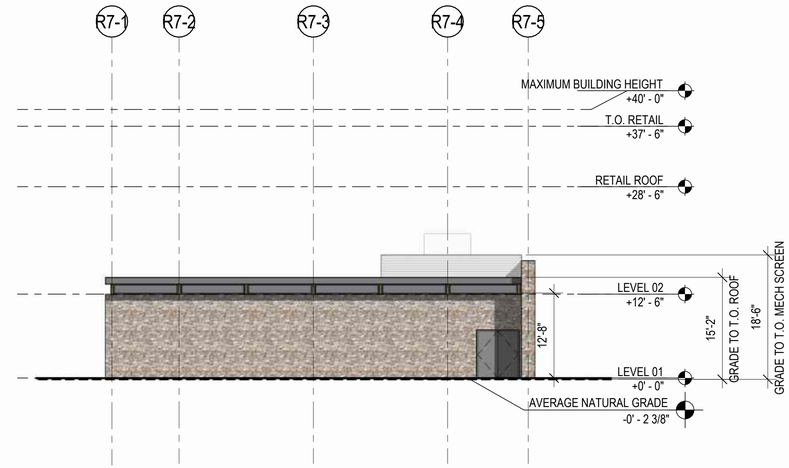
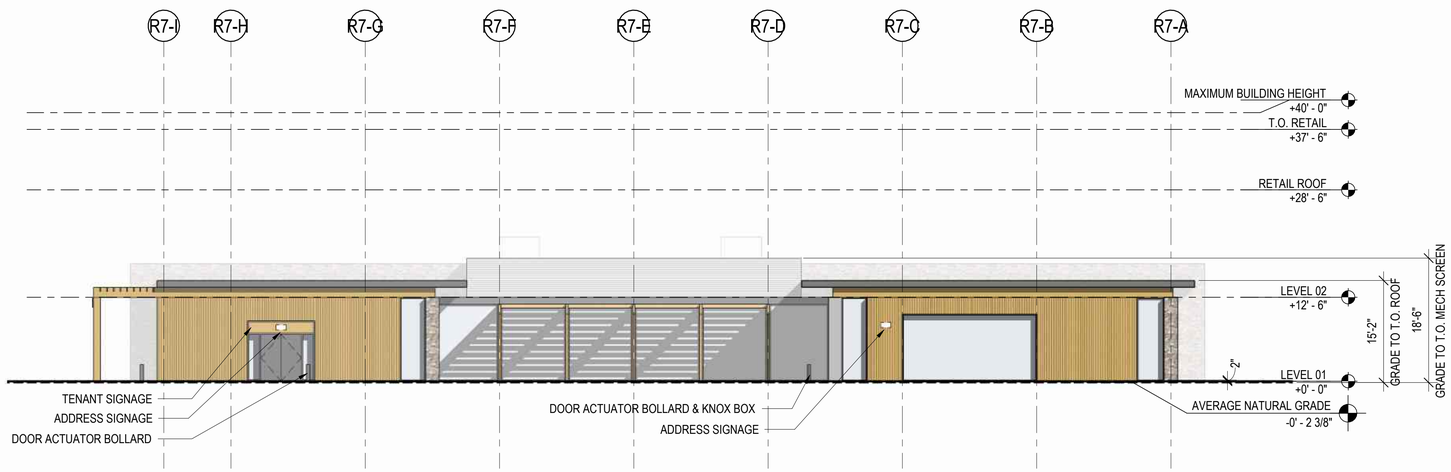


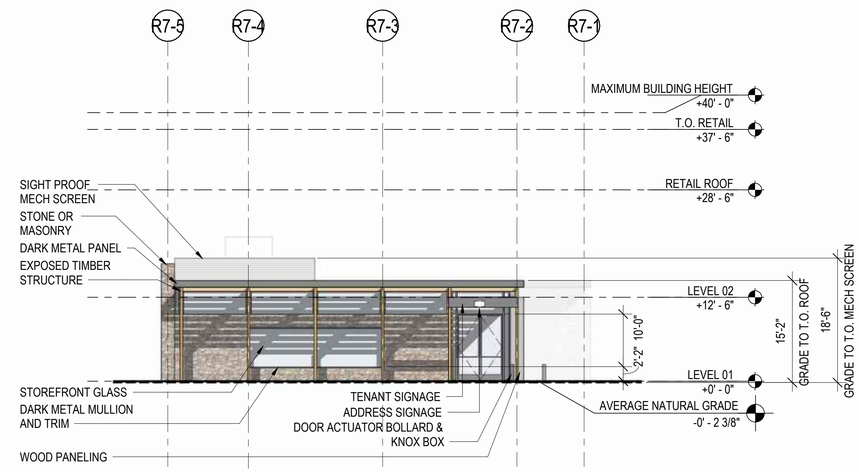
RETAIL B7 EAST ELEVATION 04
SCALE: 3/32" = 1'-0"



RETAIL B7 SOUTH ELEVATION 02
SCALE: 3/32" = 1'-0"



RETAIL B7 WEST ELEVATION 03
SCALE: 3/32" = 1'-0"



RETAIL B7 NORTH ELEVATION 01
SCALE: 3/32" = 1'-0"

0 5' 11' 21'

LANE PARTNERS
SOM

PARKLINE MASTER PLAN
COMMERCIAL ARCHITECTURAL CONTROL PACKAGE
MENLO PARK, CA

APPLICANT
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MENLO PARK, CA

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OVERALL ELEVATION - RETAIL B7

COMMERCIAL ARCHITECTURAL CONTROL PACKAGE 07/31/2026

A5.17.01

7/31/2026 5:25:32 PM

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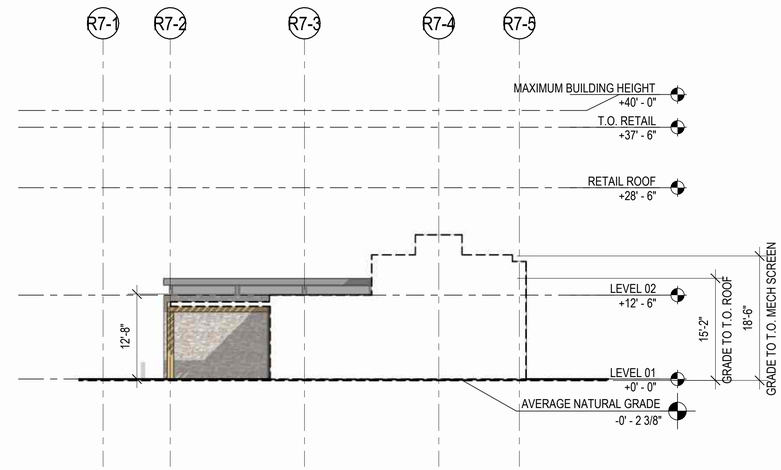
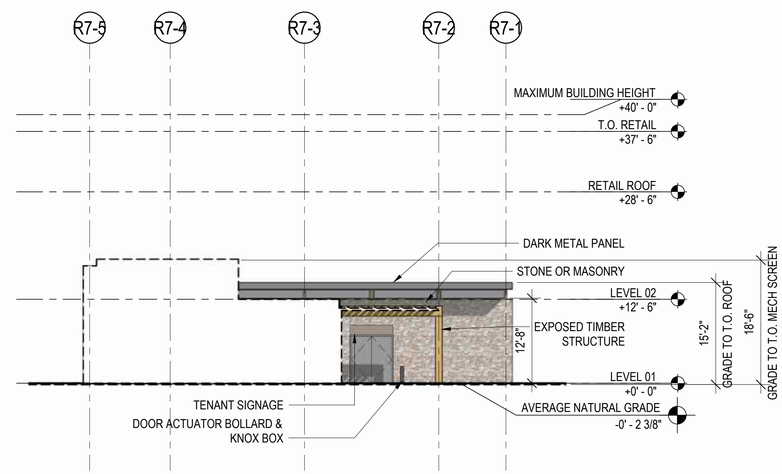


RETAIL B7 INTERIOR SOUTH ELEVATION 02

SCALE: 3/32" = 1'-0"



RETAIL B7 INTERIOR NORTH ELEVATION 01

SCALE: 3/32" = 1'-0"

0 5' 11' 21'

7/31/2026 5:25:54 PM

LANE PARTNERS
SOM

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OVERALL ELEVATION - RETAIL B7

COMMERCIAL ARCHITECTURAL CONTROL PACKAGE 07/31/2026

A5.17.02

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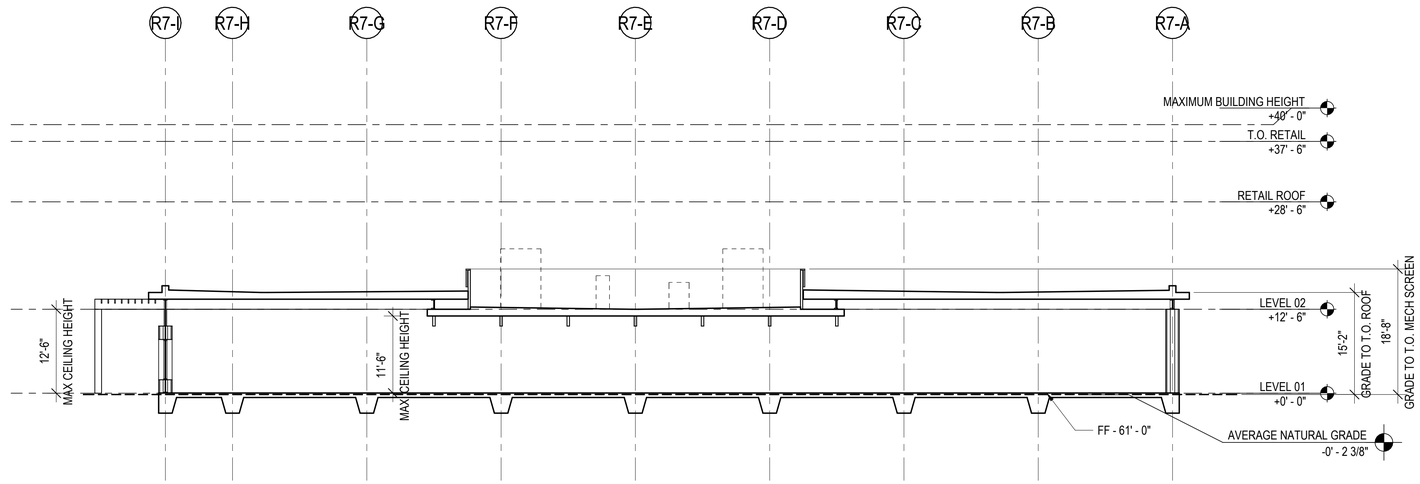
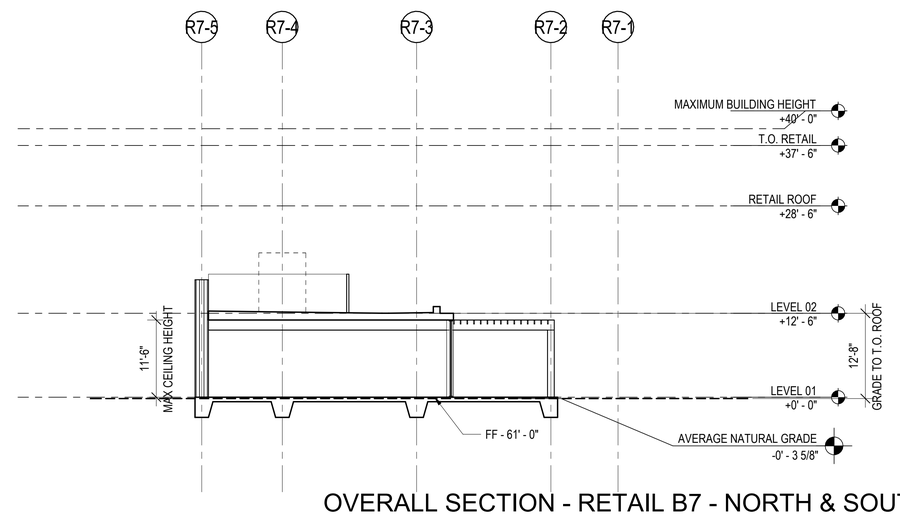


OVERALL SECTION - RETAIL B7 - EAST & WEST 02

SCALE: 3/32" = 1'-0"



OVERALL SECTION - RETAIL B7 - NORTH & SOUTH 01

SCALE: 3/32" = 1'-0"

0 5' 11' 21'

7/31/2026 5:27:00 PM

LANE PARTNERS SOM

PARKLINE MASTER PLAN
CONDITIONAL DEVELOPMENT PERMIT MODIFICATION
MENLO PARK, CA

APPLICANT
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MENLO PARK, CA

ARCHITECT
SKIDMORE, OWINGS & MERRILL
ONE MARITIME PLAZA, SAN FRANCISCO, CA

BUILDING SECTIONS - RETAIL B7

CONDITIONAL DEVELOPMENT PERMIT MODIFICATION 07/31/2026

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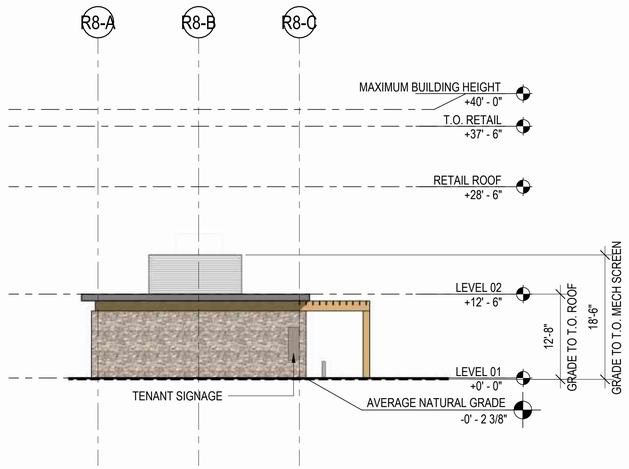
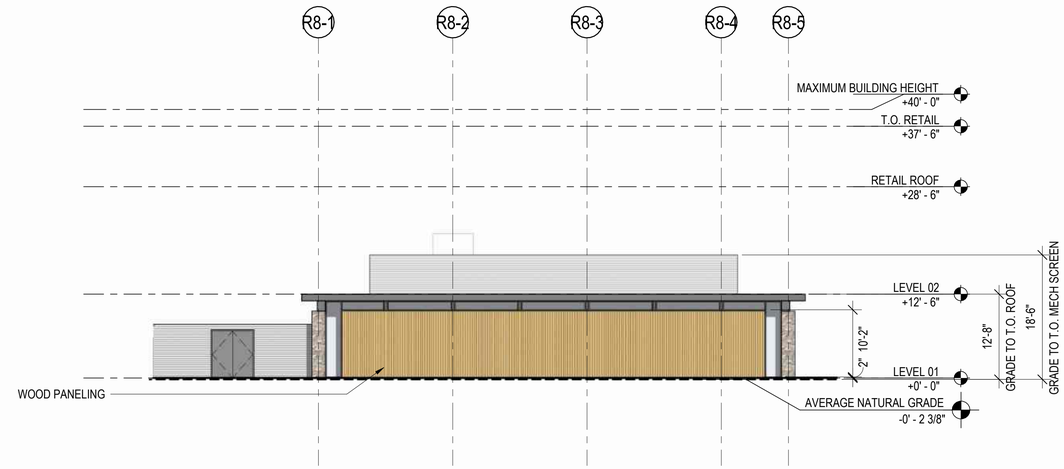
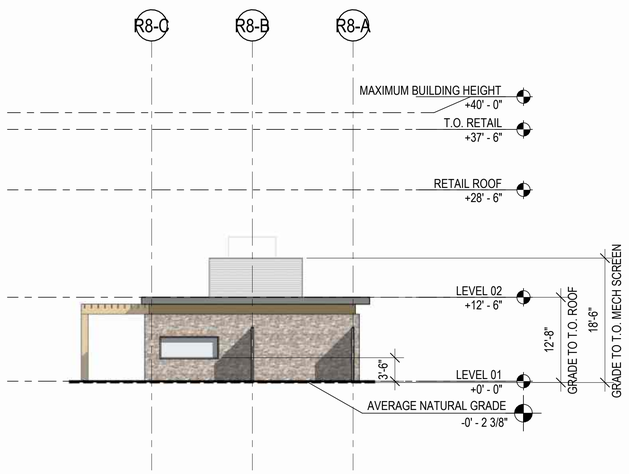


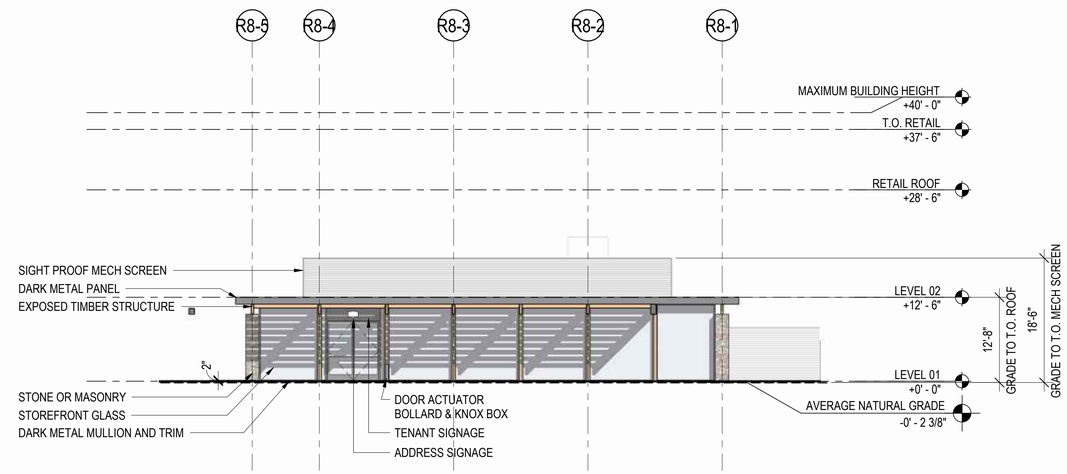
RETAIL B8 EAST ELEVATION 04
SCALE: 3/32" = 1'-0"



RETAIL B8 SOUTH ELEVATION 02
SCALE: 3/32" = 1'-0"



RETAIL B8 WEST ELEVATION 03
SCALE: 3/32" = 1'-0"



RETAIL B8 NORTH ELEVATION 01
SCALE: 3/32" = 1'-0"

0 5' 11' 21'

LANE PARTNERS
SOM

PARKLINE MASTER PLAN
COMMERCIAL ARCHITECTURAL CONTROL PACKAGE
MENLO PARK, CA

APPLICANT
LPGS MENLO, LLC
MENLO PARK, CA

ARCHITECT
SKIDMORE, OWINGS & MERRILL
ONE MARITIME PLAZA, SAN FRANCISCO, CA

OVERALL ELEVATION - RETAIL B8

COMMERCIAL ARCHITECTURAL CONTROL PACKAGE 07/31/2026

A5.18.01

7/31/2026 5:26:00 PM

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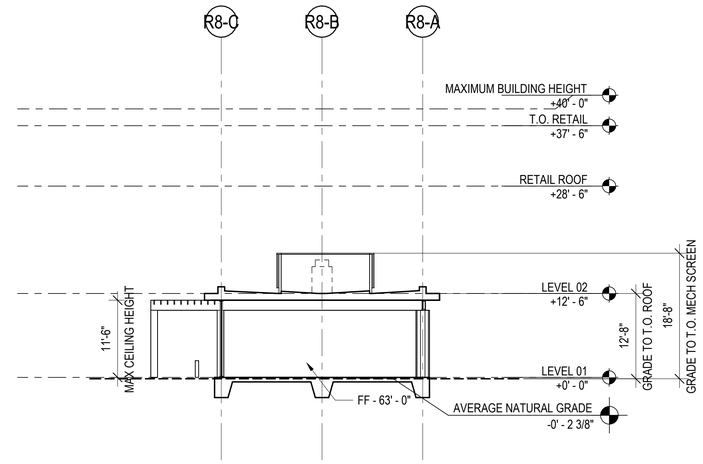
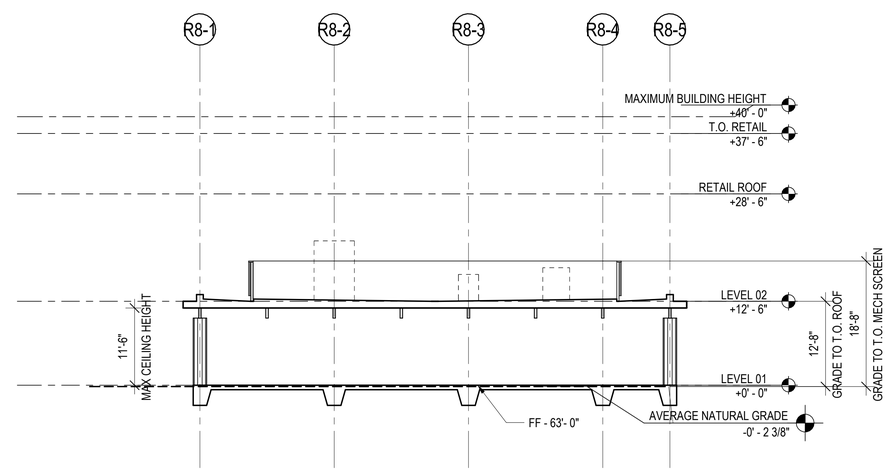


OVERALL SECTION - RETAIL B8 - EAST & WEST 02

SCALE: 3/32" = 1'-0"



OVERALL SECTION - RETAIL B8 - NORTH & SOUTH 01

SCALE: 3/32" = 1'-0"

0 5' 11' 21'

7/31/2026 5:27:01 PM

LANE PARTNERS SOM

PARKLINE MASTER PLAN
CONDITIONAL DEVELOPMENT PERMIT MODIFICATION
MENLO PARK, CA

APPLICANT
LPGS MENLO, LLC
MENLO PARK, CA

ARCHITECT
SKIDMORE, OWINGS & MERRILL
ONE MARITIME PLAZA, SAN FRANCISCO, CA

BUILDING SECTIONS - RETAIL B8

CONDITIONAL DEVELOPMENT PERMIT MODIFICATION 07/31/2026

A5.18.11

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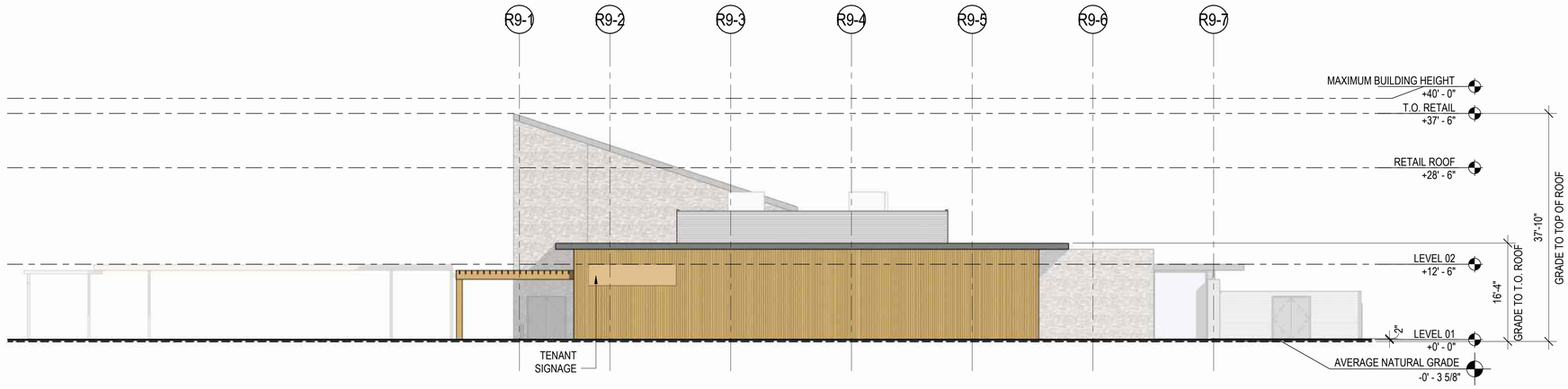
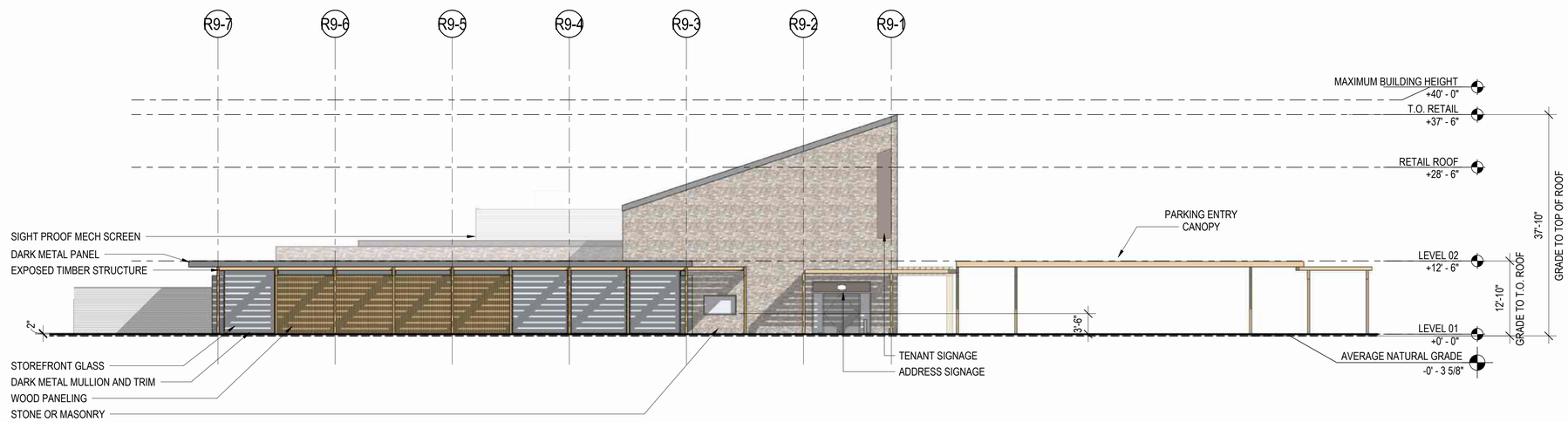


RETAIL B9 SOUTH ELEVATION 02

SCALE: 3/32" = 1'-0"



RETAIL B9 NORTH ELEVATION 01

SCALE: 3/32" = 1'-0"

0 5' 11' 21'

LANE PARTNERS
SOM

PARKLINE MASTER PLAN
COMMERCIAL ARCHITECTURAL CONTROL PACKAGE
MENLO PARK, CA

APPLICANT
LPGS MENLO, LLC
MENLO PARK, CA

ARCHITECT
SKIDMORE, OWINGS & MERRILL
ONE MARITIME PLAZA, SAN FRANCISCO, CA

OVERALL ELEVATION - RETAIL B9

COMMERCIAL ARCHITECTURAL CONTROL PACKAGE 07/31/2026

A5.19.01

7/31/2026 5:26:06 PM

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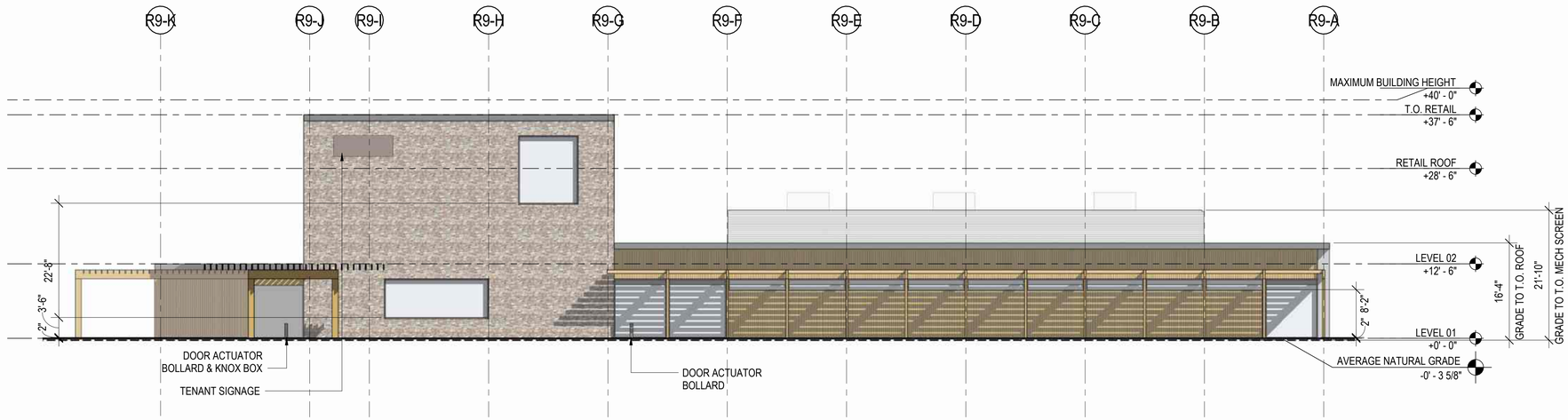
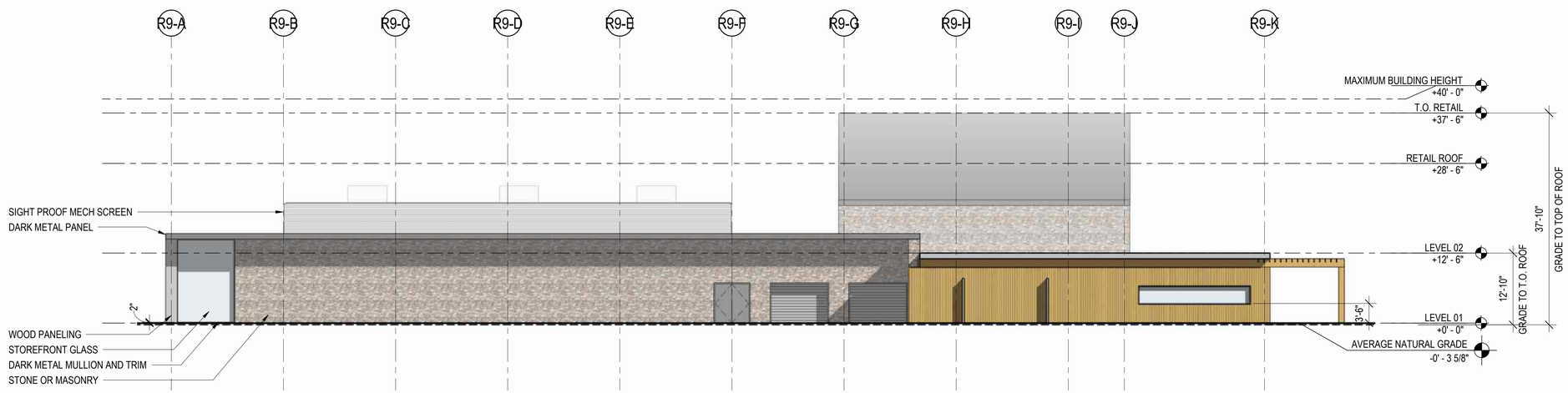


RETAIL B9 WEST ELEVATION 02
SCALE: 3/32" = 1'-0"



RETAIL B9 EAST ELEVATION 01
SCALE: 3/32" = 1'-0"

0 5' 11' 21'

7/31/2026 5:26:55 PM

LANE PARTNERS
SOM

PARKLINE MASTER PLAN
COMMERCIAL ARCHITECTURAL CONTROL PACKAGE
MENLO PARK, CA

APPLICANT
LPGS MENLO, LLC
MENLO PARK, CA

ARCHITECT
SKIDMORE, OWINGS & MERRILL
ONE MARITIME PLAZA, SAN FRANCISCO, CA

OVERALL ELEVATION - RETAIL B9

COMMERCIAL ARCHITECTURAL CONTROL PACKAGE 07/31/2026

A5.19.02

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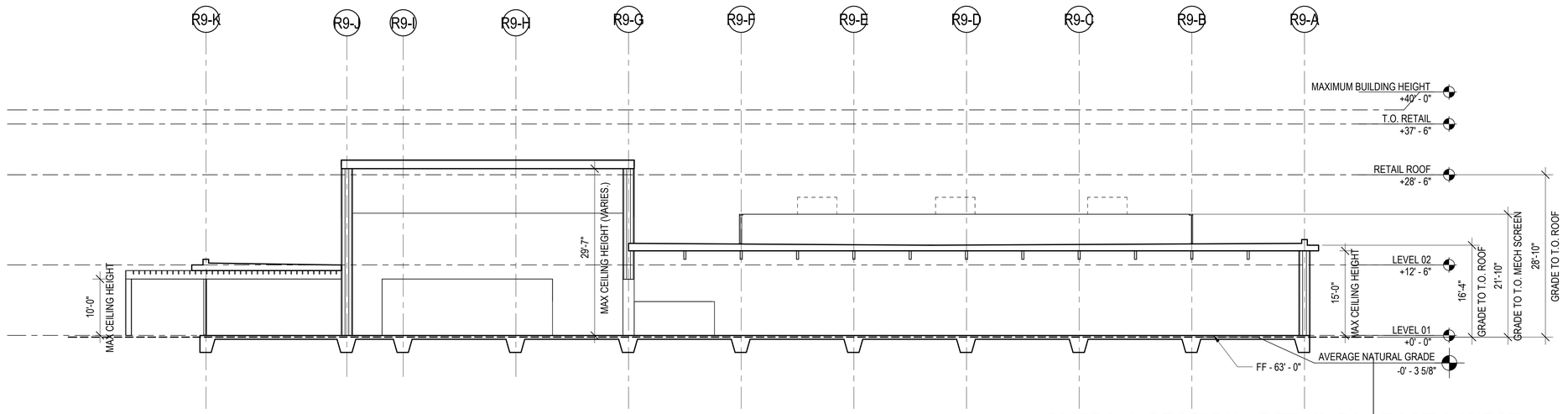
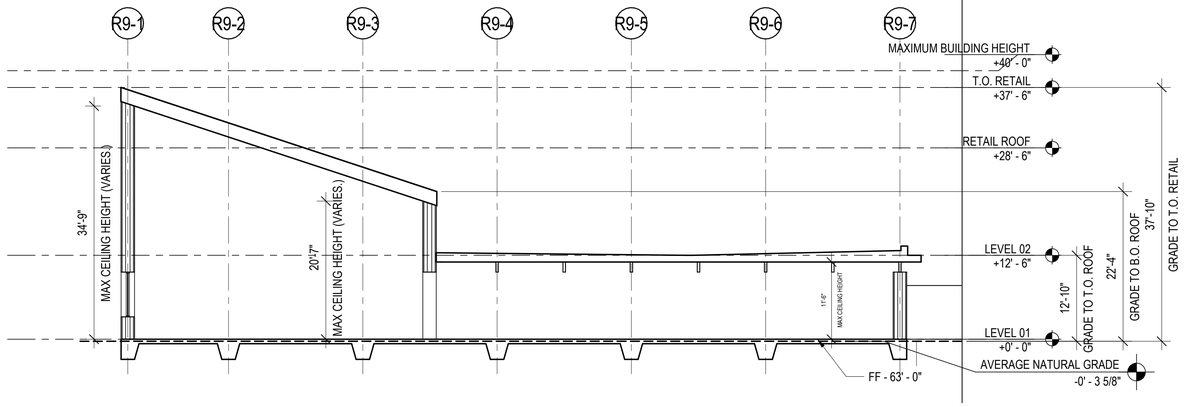


OVERALL SECTION - RETAIL B9 - EAST & WEST 02

SCALE: 3/32" = 1'-0"



OVERALL SECTION - RETAIL B9 - NORTH & SOUTH 01

SCALE: 3/32" = 1'-0"

0 5' 11' 21'

LANE PARTNERS SOM	PARKLINE MASTER PLAN CONDITIONAL DEVELOPMENT PERMIT MODIFICATION MENLO PARK, CA	APPLICANT LPGS MENLO, LLC MENLO PARK, CA	ARCHITECT SKIDMORE, OWINGS & MERRILL ONE MARITIME PLAZA, SAN FRANCISCO, CA		BUILDING SECTIONS - RETAIL B9	CONDITIONAL DEVELOPMENT PERMIT MODIFICATION 07/31/2026 A5.19.11

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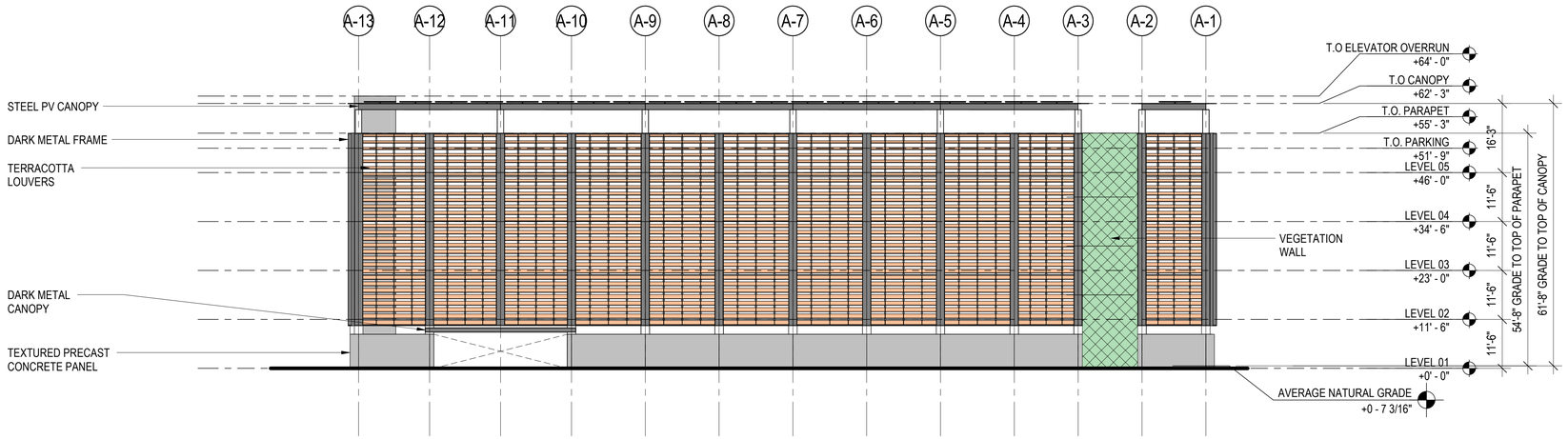
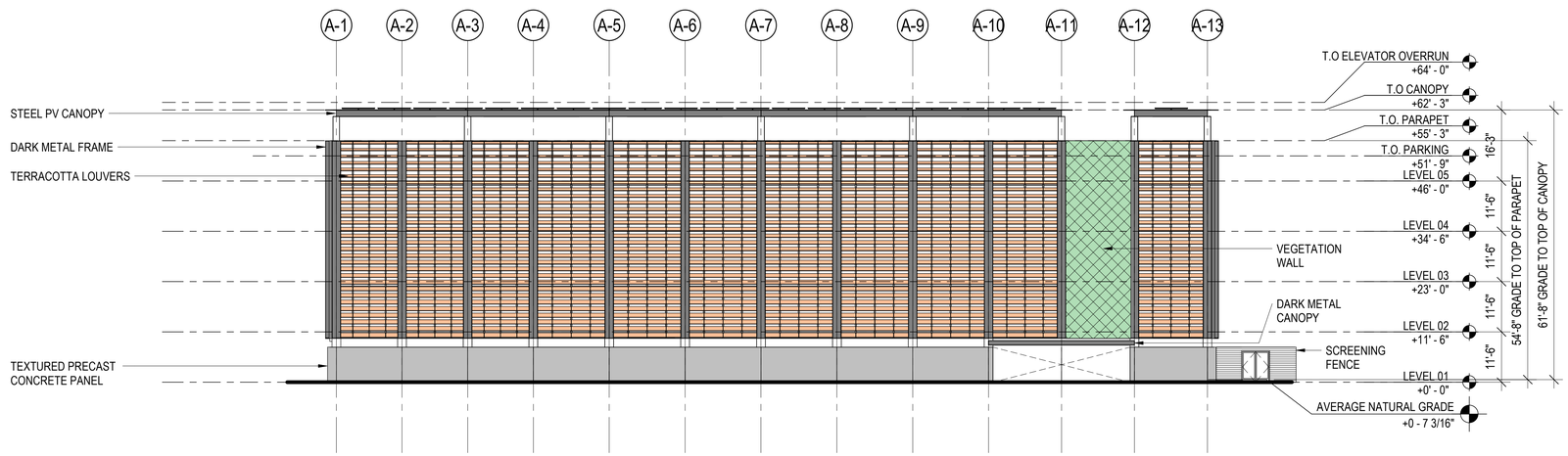


PARKING GARAGE 1 - NORTH ELEVATION 02

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



PARKING GARAGE 1 - SOUTH ELEVATION 01

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

0 8' 16' 32'

7/31/2026 7:52:37 PM

LANE PARTNERS SOM

PARKLINE MASTER PLAN
COMMERCIAL ARCHITECTURAL CONTROL PACKAGE
MENLO PARK, CA

APPLICANT
LPGS MENLO, LLC
MENLO PARK, CA

ARCHITECT
SKIDMORE, OWINGS & MERRILL
ONE MARITIME PLAZA, SAN FRANCISCO, CA

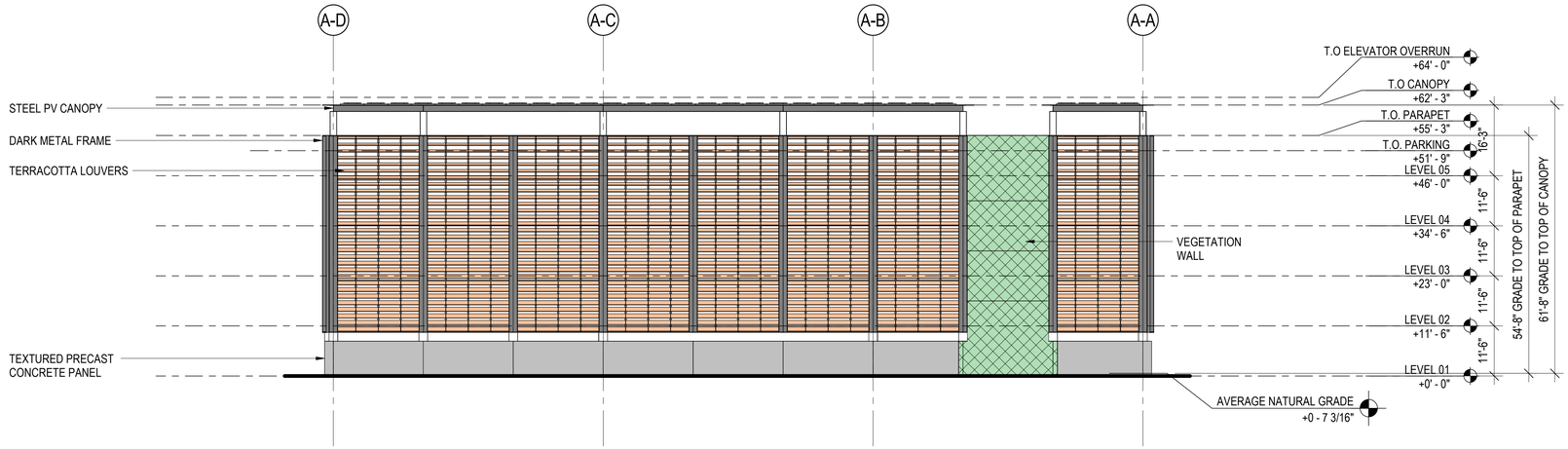
ELEVATION - PARKING GARAGE 1 - NORTH & SOUTH OVERALL

P1

COMMERCIAL ARCHITECTURAL CONTROL PACKAGE 03/11/2026

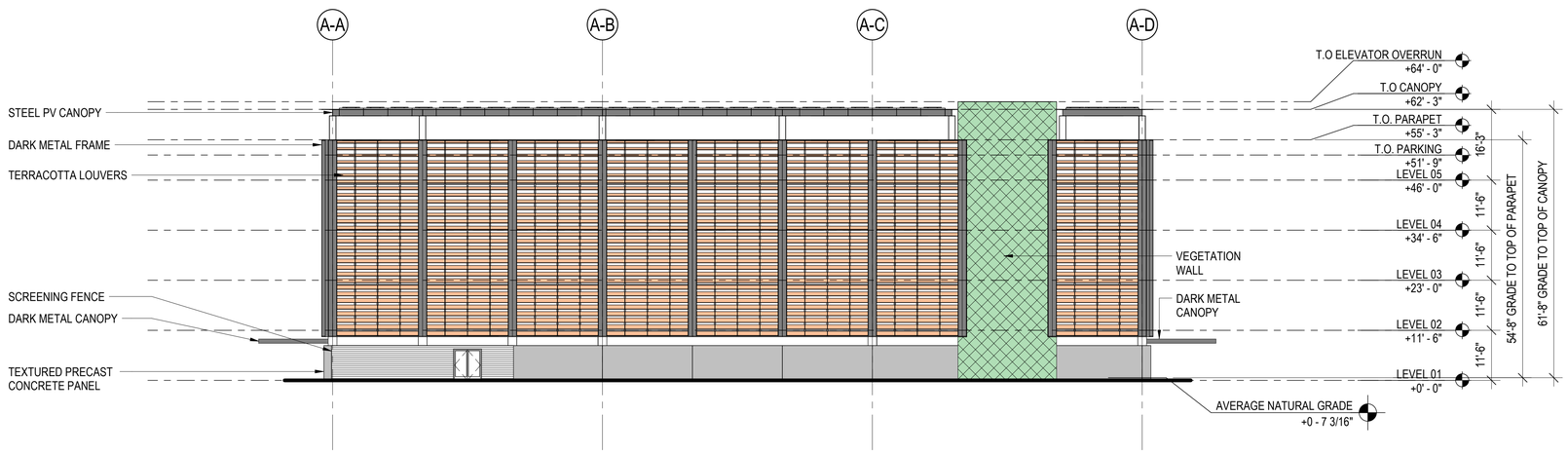
A5.21.01

© SKIDMORE, OWINGS & MERRILL 2026



PARKING GARAGE 1 - WEST ELEVATION 02

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



PARKING GARAGE 1 - EAST ELEVATION 01

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

0 8' 16' 32'

7/31/2026 7:53:28 PM

LANE PARTNERS
SOM

PARKLINE MASTER PLAN
COMMERCIAL ARCHITECTURAL CONTROL PACKAGE
MENLO PARK, CA

APPLICANT
LPGS MENLO, LLC
MENLO PARK, CA

ARCHITECT
SKIDMORE, OWINGS & MERRILL
ONE MARITIME PLAZA, SAN FRANCISCO, CA

ELEVATION - PARKING GARAGE 1
- EAST & WEST OVERALL

P1

COMMERCIAL ARCHITECTURAL CONTROL PACKAGE 03/11/2026

A5.21.02

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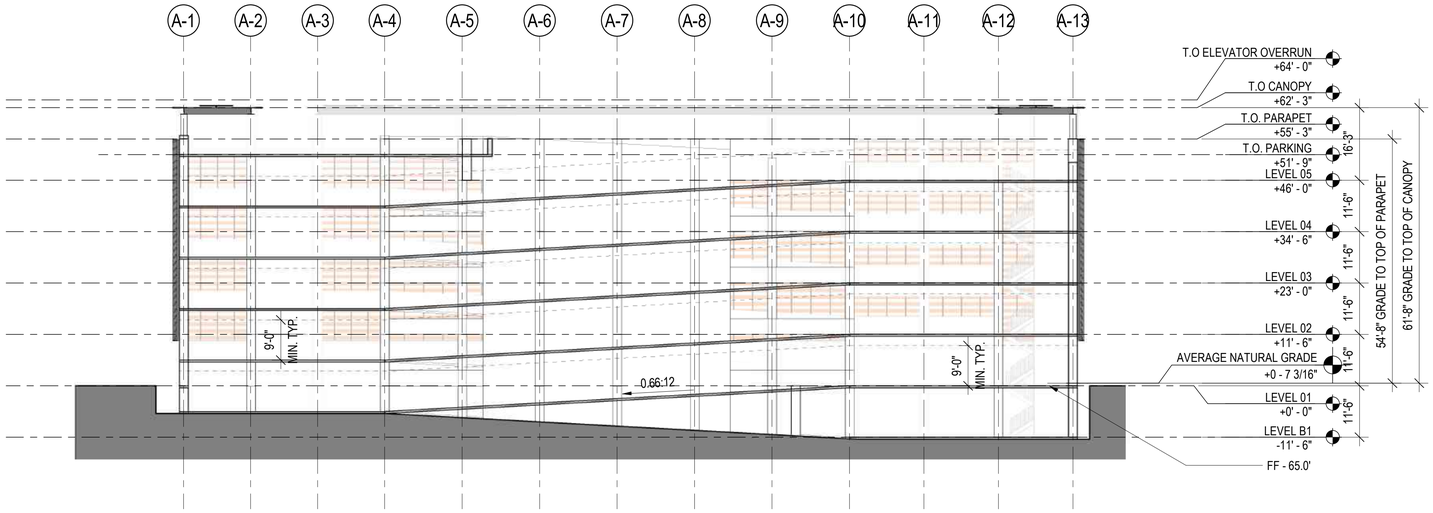
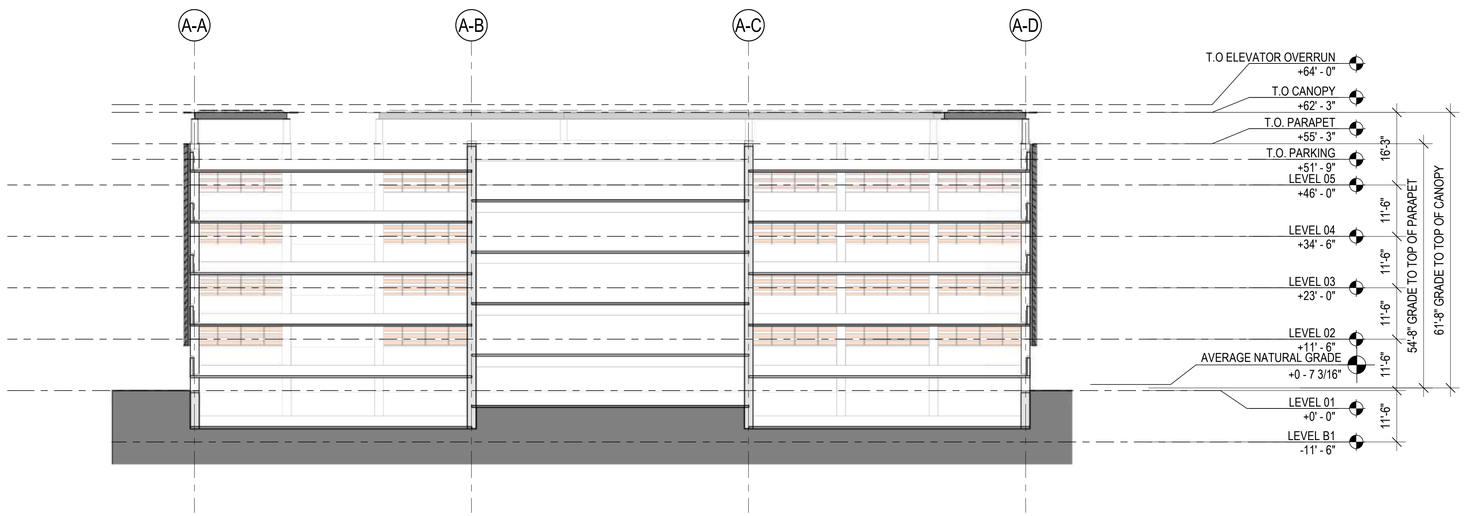


OVERALL SECTION - EAST & WEST 02

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



OVERALL SECTION - NORTH & WEST 01

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

0 8' 16' 32'

7/31/2026 7:52:58 PM

LANE PARTNERS SOM

PARKLINE MASTER PLAN
COMMERCIAL ARCHITECTURAL CONTROL PACKAGE
MENLO PARK, CA

APPLICANT
LPGS MENLO, LLC
MENLO PARK, CA

ARCHITECT
SKIDMORE, OWINGS & MERRILL
ONE MARITIME PLAZA, SAN FRANCISCO, CA

OVERALL SECTIONS - PARKING GARAGE 1

P1

COMMERCIAL ARCHITECTURAL CONTROL PACKAGE 03/11/2026

A5.21.11

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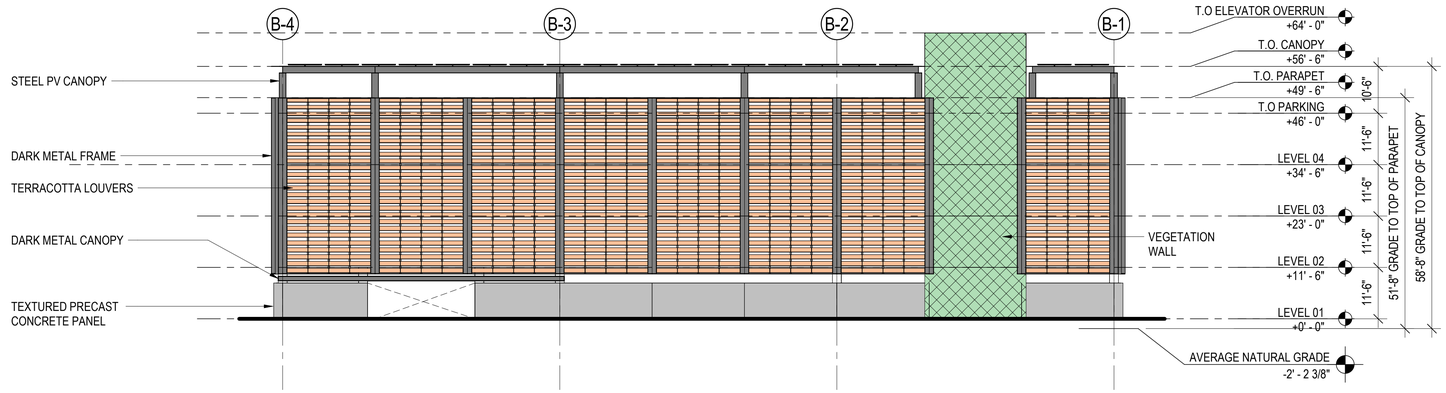
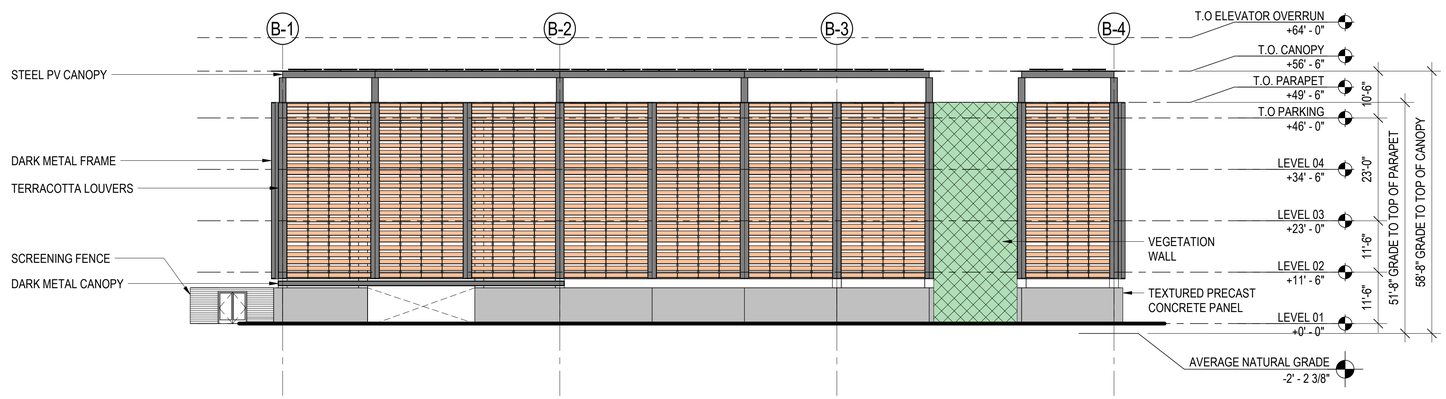


PARKING GARAGE 2 - NORTH ELEVATION 02

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



PARKING GARAGE 2 - SOUTH ELEVATION 01

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

0 8' 16' 32'

7/31/2026 4:47:04 PM

LANE PARTNERS SOM

PARKLINE MASTER PLAN
COMMERCIAL ARCHITECTURAL CONTROL PACKAGE
MENLO PARK, CA

APPLICANT
LPGS MENLO, LLC
MENLO PARK, CA

ARCHITECT
SKIDMORE, OWINGS & MERRILL
ONE MARITIME PLAZA, SAN FRANCISCO, CA

ELEVATION - PARKING GARAGE 2 - NORTH & SOUTH OVERALL

P2

COMMERCIAL ARCHITECTURAL CONTROL PACKAGE 03/11/2026

A5.22.01

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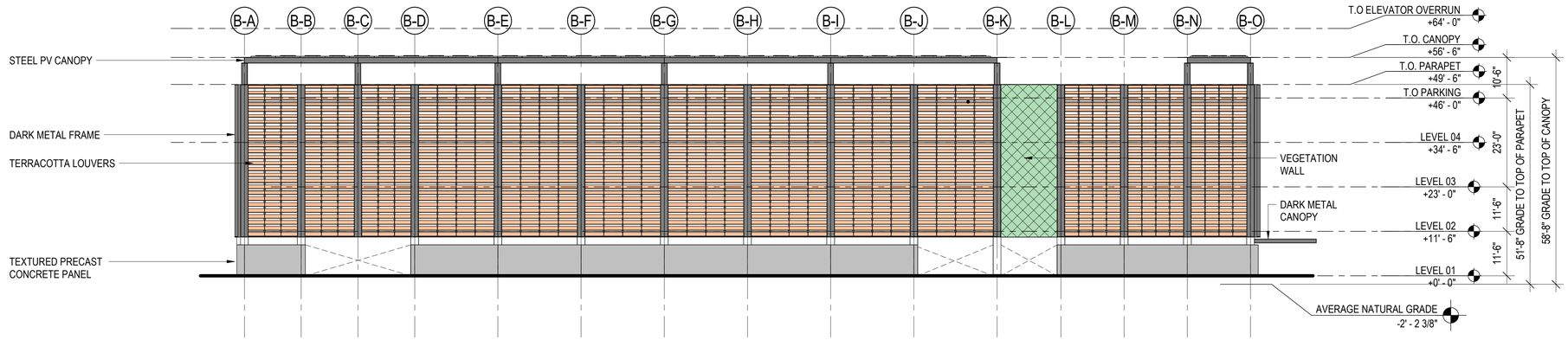
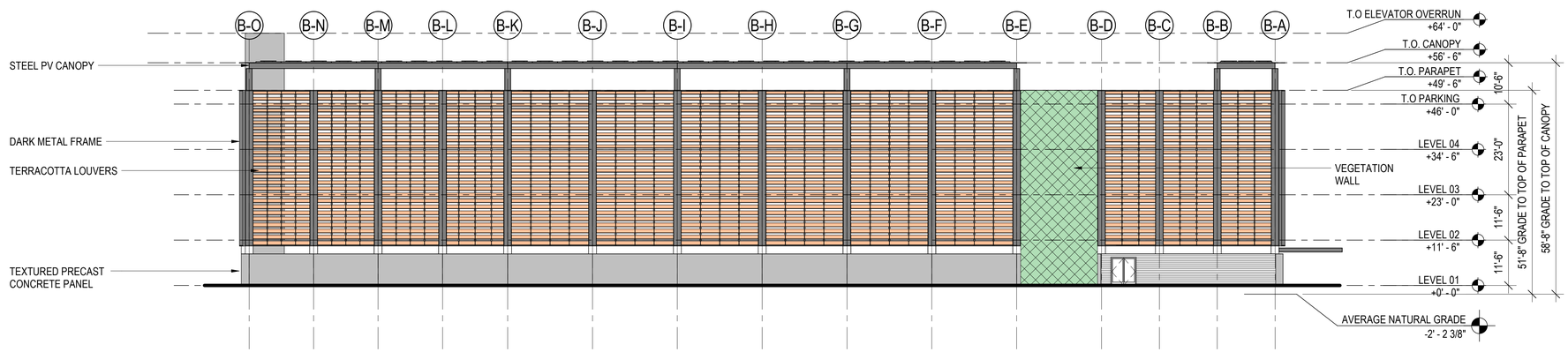


PARKING GARAGE 2 - EAST ELEVATION 02
SCALE: 1/16" = 1'-0"



PARKING GARAGE 2 - WEST ELEVATION 01
SCALE: 1/16" = 1'-0"

0 8' 16' 32'

7/31/2026 4:47:41 PM

LANE PARTNERS
SOM

PARKLINE MASTER PLAN
COMMERCIAL ARCHITECTURAL CONTROL PACKAGE
MENLO PARK, CA

APPLICANT
LPGS MENLO, LLC
MENLO PARK, CA

ARCHITECT
SKIDMORE, OWINGS & MERRILL
ONE MARITIME PLAZA, SAN FRANCISCO, CA

ELEVATION - PARKING GARAGE 2 - EAST & WEST OVERALL

P2

COMMERCIAL ARCHITECTURAL CONTROL PACKAGE 03/11/2026

A5.22.02

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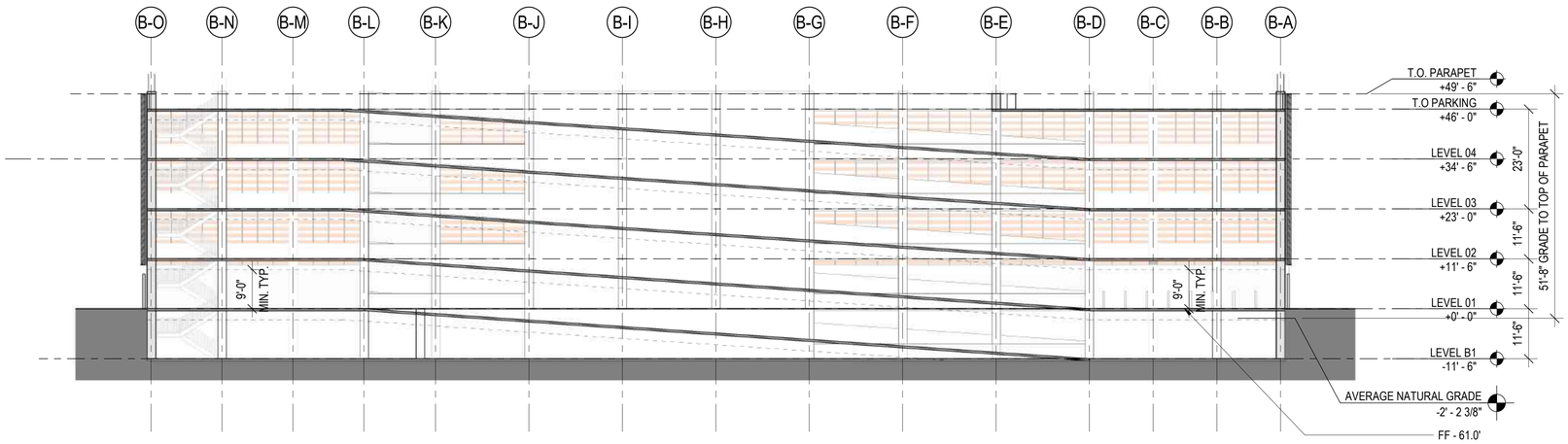
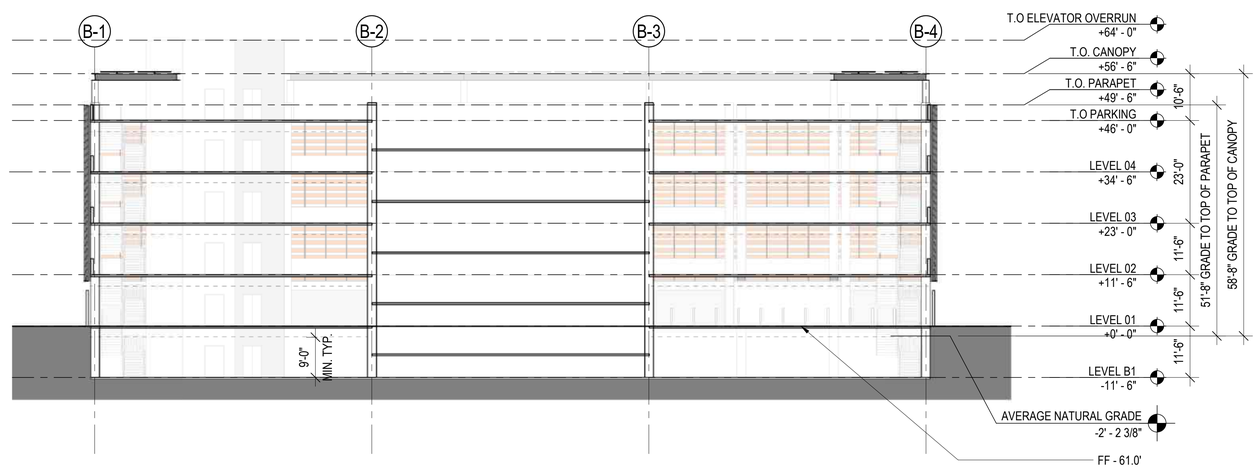


OVERALL SECTION - NORTH & SOUTH 02

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



OVERALL SECTION - EAST & WEST 01

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

0 8' 16' 32'

7/31/2026 4:47:21 PM

LANE PARTNERS
SOM

PARKLINE MASTER PLAN
COMMERCIAL ARCHITECTURAL CONTROL PACKAGE
MENLO PARK, CA

APPLICANT
LPGS MENLO, LLC
MENLO PARK, CA

ARCHITECT
SKIDMORE, OWINGS & MERRILL
ONE MARITIME PLAZA, SAN FRANCISCO, CA

OVERALL SECTION - PARKING GARAGE 2

P2

COMMERCIAL ARCHITECTURAL CONTROL PACKAGE 03/11/2026

A5.22.11

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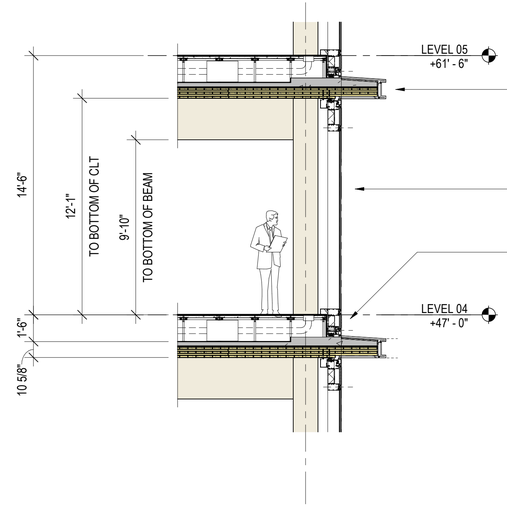
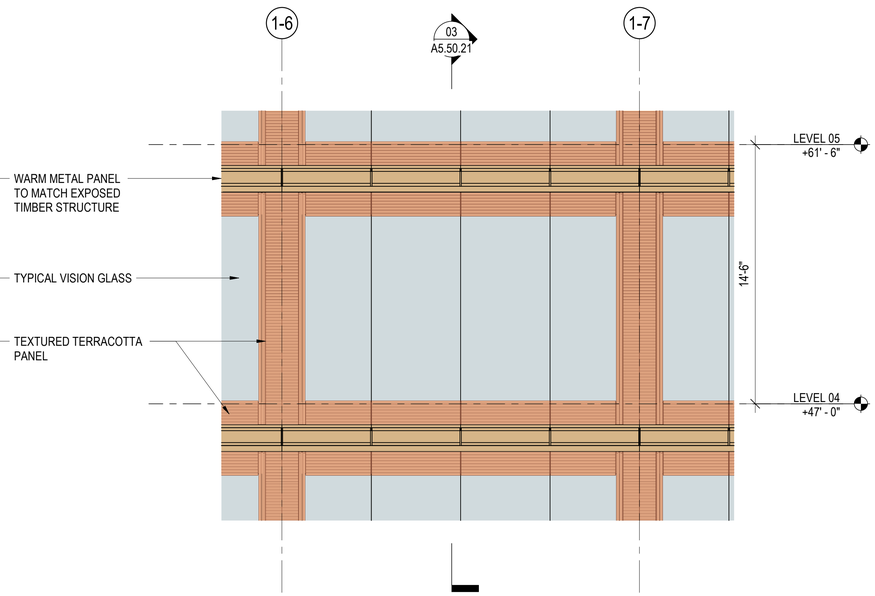
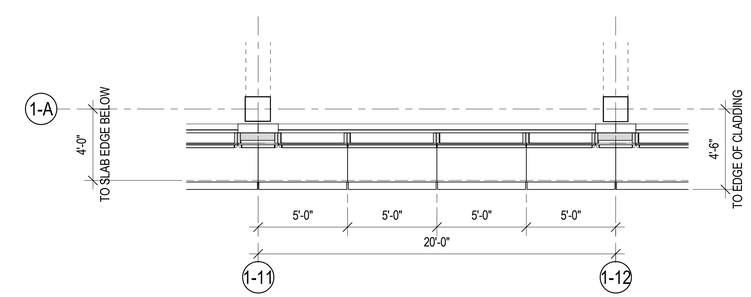


ENLARGED SECTION - TYPICAL OFFICE LEVEL 03
SCALE: 1/4" = 1'-0"



ENLARGED ELEVATION - TYPICAL OFFICE LEVEL 02
SCALE: 1/4" = 1'-0"



ENLARGED FLOOR PLAN - TYPICAL OFFICE BAY 01
SCALE: 1/4" = 1'-0"

0 8' 16' 32'

LANE PARTNERS
SOM

PARKLINE MASTER PLAN
COMMERCIAL ARCHITECTURAL CONTROL PACKAGE
MENLO PARK, CA

APPLICANT
LPGS MENLO, LLC
MENLO PARK, CA

ARCHITECT
SKIDMORE, OWINGS & MERRILL
ONE MARITIME PLAZA, SAN FRANCISCO, CA

PARTIAL ELEVATIONS

COMMERCIAL ARCHITECTURAL CONTROL PACKAGE 03/11/2026

A5.50.21

7/31/2026 8:08:30 PM

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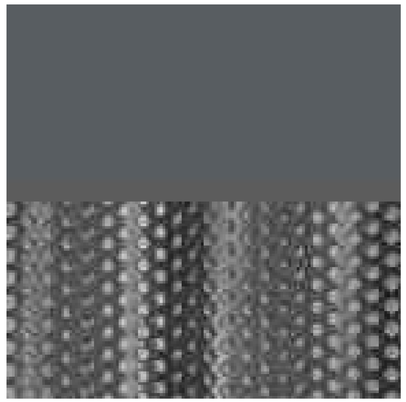
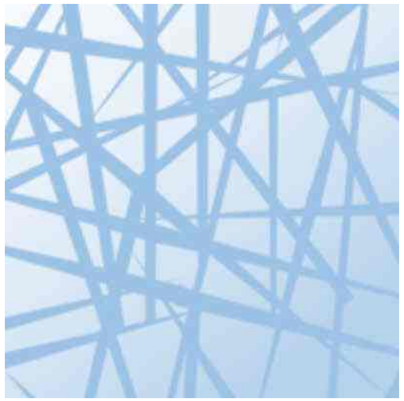
GL-1A ALT
INSULATED GLASS WITH BIRDSAFE CERAMIC FRIT



MTL-3 WITH FIN-2
CORRUGATED AND PERFORATED METAL PANEL IN CHARCOAL GRAY

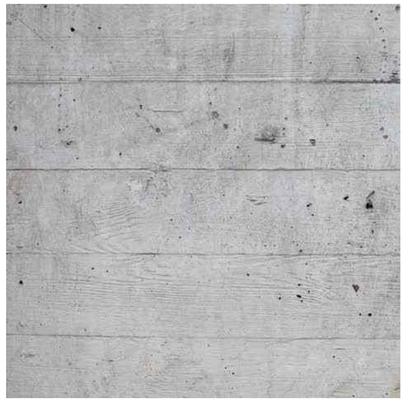
MT-2A
BLACKENED STAINLESS STEEL

MTL-1 WITH FIN-1
ALUMINUM PANEL IN (ROSY COPPER)



GL-1A
INSULATED GLASS WITH BIRDSAFE UV COATING

TCM-1
TERRACOTTA PANEL IN NATURAL FINISH

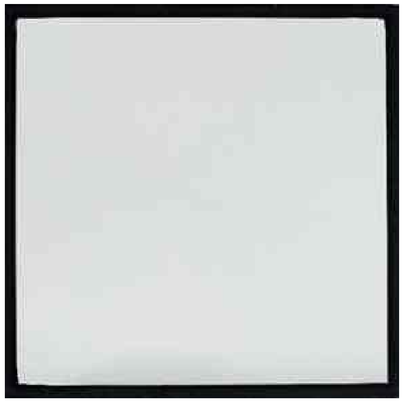


PCC-1
PRECAST ARCHITECTURAL CONCRETE WITH BOARD-FORMED FINISH

ST-1
GRANITE STONE VENEER

BIRD-FRIENDLY GLAZING PER MENLO PARK MUNICIPAL CODE 16.35.110 4:

OPAQUE GLASS, COVERING THE OUTSIDE SURFACE OF CLEAR GLASS WITH PATTERNS, PANED GLASS WITH FENESTRATION, FRIT OR ETCHING PATTERNS, OR EXTERNAL SCREENS OVER NON-REFLECTIVE GLASS. HIGHLY REFLECTIVE GLASS IS NOT PERMITTED.



GL-1
INSULATED GLASS WITH LOW REFLECTIVE COATING

EWD-1
EXTERIOR RAIN SCREEN WESTERN RED CEDAR

CLT-1
CROSS LAMINATED TIMBER

GLT-1
GLUE LAMINATED TIMBER

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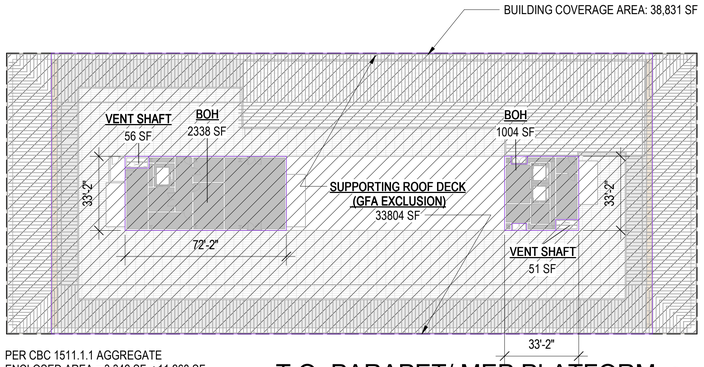
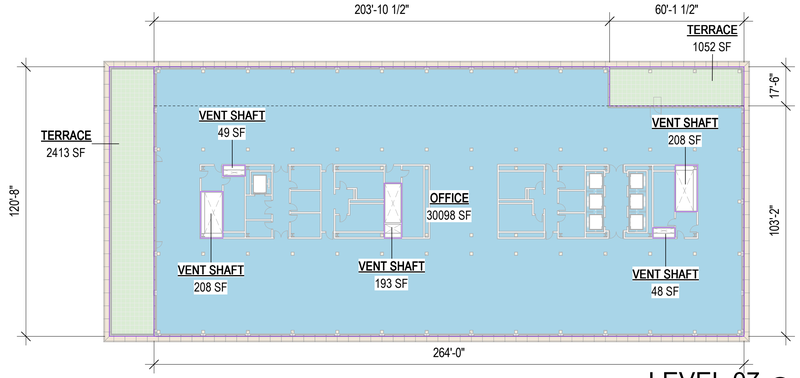


PER CBC 1511.1.1 AGGREGATE
ENCLOSED AREA = 3,342 SF < 11,268 SF
(1/3*33804SF ROOF DECK AREA)

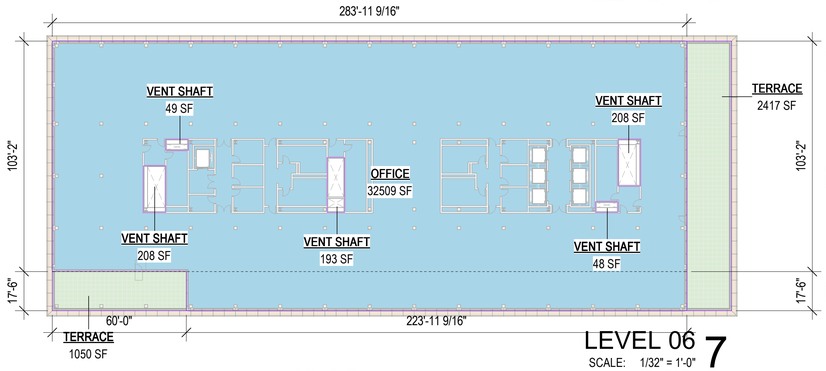
T.O. PARAPET/ MEP PLATFORM 9

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



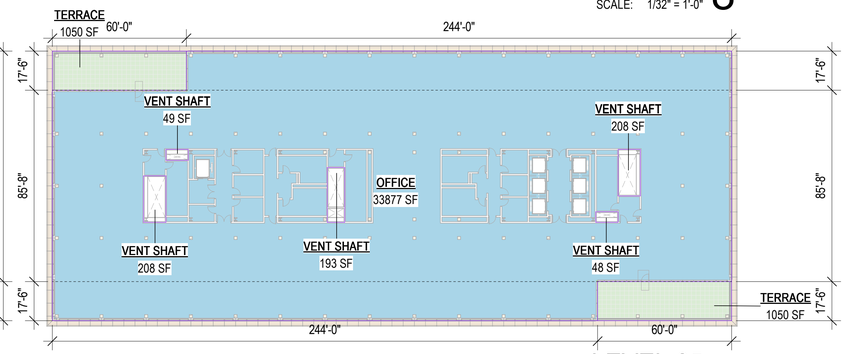
LEVEL 07 8

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



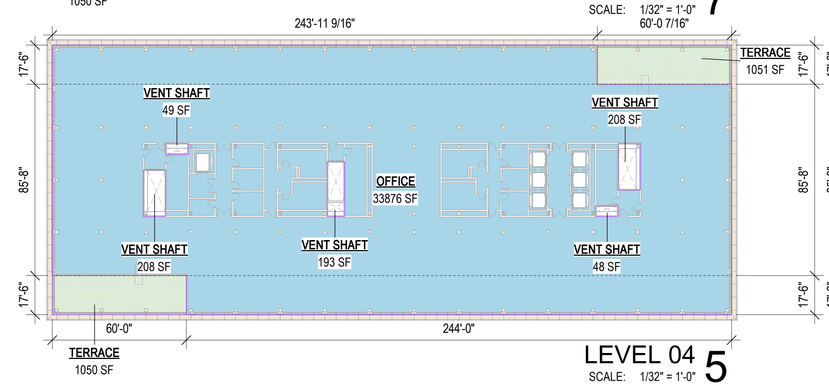
LEVEL 06 7

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



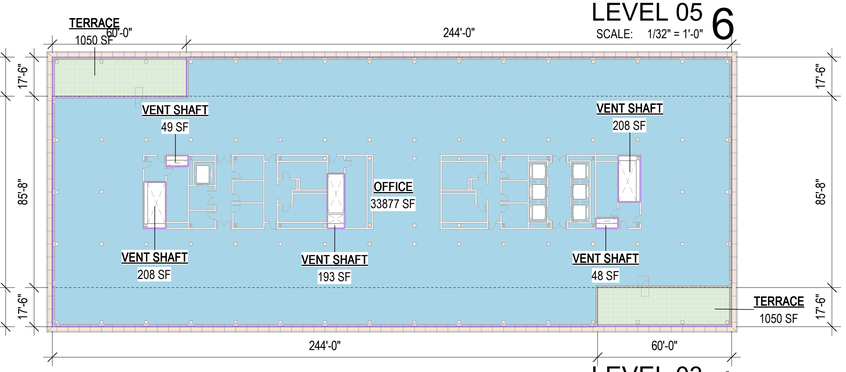
LEVEL 05 6

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



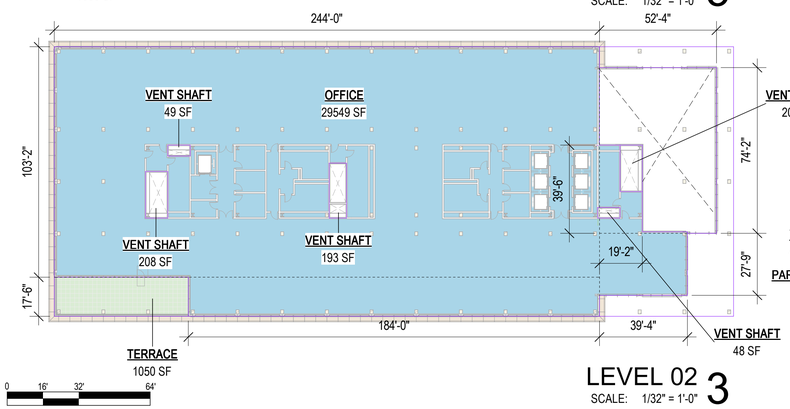
LEVEL 04 5

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



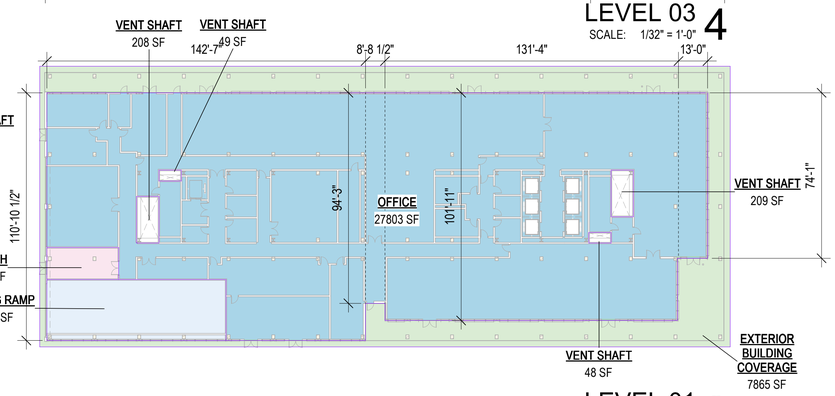
LEVEL 03 4

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



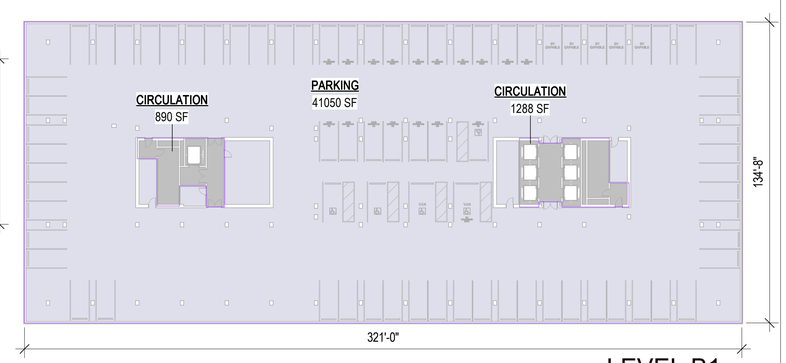
LEVEL 02 3

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



LEVEL 01 2

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



LEVEL B1 1

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

OFFICE 1 GROSS FLOOR AREA - EXCLUSIONS	
Name	Area
Not Placed	
ROOF DECK	Not Placed
	0 SF
LEVEL B1	
PARKING	41,050 SF
	41,050 SF
LEVEL 01	
VENT SHAFT	208 SF
VENT SHAFT	209 SF
TRASH	462 SF
PARKING RAMP	2,187 SF
VENT SHAFT	49 SF
VENT SHAFT	48 SF
EXTERIOR BUILDING COVERAGE	7,865 SF
	11,028 SF
LEVEL 02	
TERRACE	1,050 SF
VENT SHAFT	208 SF
VENT SHAFT	193 SF
VENT SHAFT	208 SF
VENT SHAFT	48 SF
VENT SHAFT	49 SF
	1,756 SF
LEVEL 03	
TERRACE	1,050 SF
TERRACE	1,050 SF
VENT SHAFT	208 SF
VENT SHAFT	193 SF
VENT SHAFT	208 SF
VENT SHAFT	48 SF
VENT SHAFT	49 SF
	2,806 SF
LEVEL 04	
TERRACE	1,050 SF
TERRACE	1,051 SF
VENT SHAFT	208 SF
VENT SHAFT	193 SF
VENT SHAFT	208 SF
VENT SHAFT	48 SF
VENT SHAFT	49 SF
	2,806 SF
LEVEL 05	
TERRACE	1,050 SF
TERRACE	1,050 SF
VENT SHAFT	208 SF
VENT SHAFT	193 SF
VENT SHAFT	208 SF
VENT SHAFT	48 SF
VENT SHAFT	49 SF
	2,806 SF
LEVEL 06	
TERRACE	1,050 SF
TERRACE	2,417 SF
VENT SHAFT	208 SF

OFFICE 1 GROSS FLOOR AREA - EXCLUSIONS	
Name	Area
VENT SHAFT	193 SF
VENT SHAFT	208 SF
VENT SHAFT	48 SF
VENT SHAFT	49 SF
	4,173 SF
LEVEL 07	
TERRACE	2,413 SF
TERRACE	1,052 SF
VENT SHAFT	208 SF
VENT SHAFT	193 SF
VENT SHAFT	208 SF
VENT SHAFT	48 SF
VENT SHAFT	49 SF
	4,171 SF
PENTHOUSE / T.O. PARAPET	
VENT SHAFT	56 SF
VENT SHAFT	51 SF
	107 SF
TOTAL GFA EXCLUSION PER ZONING CODE	70,704 SF

OFFICE 1 GROSS FLOOR AREA - INCLUSIONS	
NAME	AREA
LEVEL B1	
CIRCULATION	890 SF
CIRCULATION	1,288 SF
	2,178 SF
LEVEL 01	
OFFICE	27,803 SF
	27,803 SF
LEVEL 02	
OFFICE	29,549 SF
	29,549 SF
LEVEL 03	
OFFICE	33,877 SF
	33,877 SF
LEVEL 04	
OFFICE	33,876 SF
	33,876 SF
LEVEL 05	
OFFICE	33,877 SF
	33,877 SF
LEVEL 06	
OFFICE	32,509 SF
	32,509 SF
LEVEL 07	
OFFICE	30,098 SF
	30,098 SF
PENTHOUSE / T.O. PARAPET	
BOH	2,338 SF
BOH	1,004 SF
	3,341 SF
TOTAL GFA INCLUSION PER ZONING CODE	227,108 SF

NOTE:
1. GFA CALCULATION EXCLUDES EXTERIOR COVERED AREAS REGARDLESS OF COLUMN WIDTH (SEE MENLO PARK MUNICIPAL CODE 16.04.325 C4). CALCULATION EXEMPTION IS CONSISTENT WITH DISTRICT GOAL OF PROMOTING COVERED OUTDOOR SPACE AND SUSTAINABLE MATERIALS.
2. GFA CALCULATION DOES NOT EXCLUDE AREAS FOR THE ENCLOSURE OF NOISE-GENERATING EQUIPMENT (SEE MENLO PARK MUNICIPAL CODE 16.04.325 C2).

LANE PARTNERS
SOM

PARKLINE MASTER PLAN
COMMERCIAL ARCHITECTURAL CONTROL PACKAGE
MENLO PARK, CA

APPLICANT
LPGS MENLO, LLC
MENLO PARK, CA

ARCHITECT
SKIDMORE, OWINGS & MERRILL
ONE MARITIME PLAZA, SAN FRANCISCO, CA

SQUARE FOOTAGE
CALCULATION PLAN - OFFICE 1

O1

COMMERCIAL ARCHITECTURAL CONTROL PACKAGE 03/11/2026

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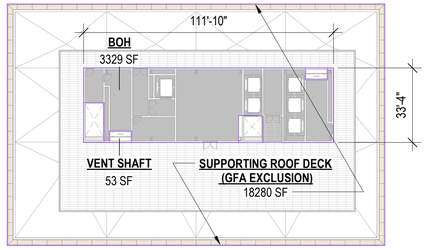
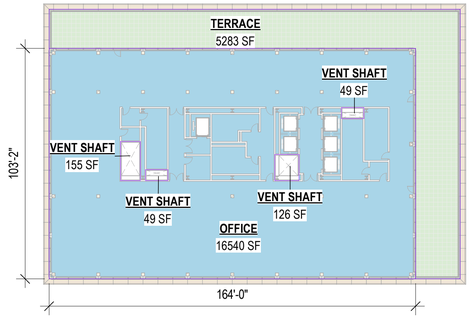


PER CBC 1511.1.1 AGGREGATE
ENCLOSED AREA = 3,329 SF < 6,093 SF
(1/3*18280SF ROOF DECK AREA)

ROOF 11
SCALE: 1/32" = 1'-0"



LEVEL 10 9
SCALE: 1/32" = 1'-0"

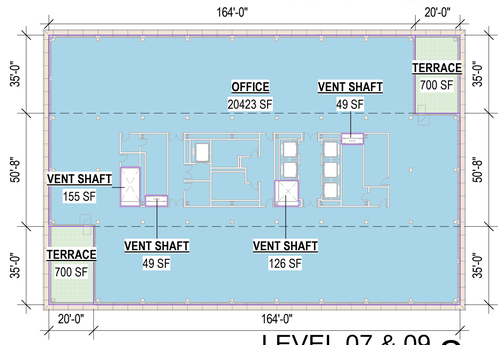
OFFICE 2 GROSS FLOOR AREA - INCLUSIONS	
NAME	AREA
LEVEL B1	
CIRCULATION	971 SF
CIRCULATION	1,392 SF
	2,364 SF
LEVEL 01	
OFFICE	27,004 SF
	27,004 SF
LEVEL 02	
OFFICE	32,743 SF
	32,743 SF
LEVEL 03	
OFFICE	34,379 SF
	34,379 SF
LEVEL 04	
OFFICE	31,726 SF
	31,726 SF
LEVEL 05	
OFFICE	32,426 SF
	32,426 SF

OFFICE 2 GROSS FLOOR AREA - INCLUSIONS	
NAME	AREA
LEVEL 06	
OFFICE	19,723 SF
	19,723 SF
LEVEL 07	
OFFICE	20,423 SF
	20,423 SF
LEVEL 08	
OFFICE	19,723 SF
	19,723 SF
LEVEL 09	
OFFICE	20,423 SF
	20,423 SF
LEVEL 10	
OFFICE	16,540 SF
	16,540 SF
ROOF DECK	
BOH	3,329 SF
	3,329 SF
TOTAL GFA INCLUSION PER ZONING CODE	260,805 SF

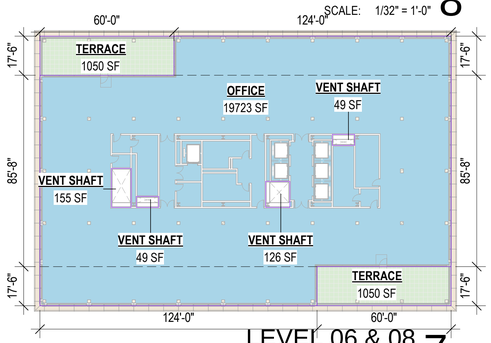
OFFICE 2 GROSS FLOOR AREA - EXCLUSIONS	
NAME	AREA
LEVEL B1	
PARKING	50,346 SF
	50,346 SF
LEVEL 01	
PARKING RAMP	1,157 SF
TRASH	701 SF
VENT SHAFT	308 SF
VENT SHAFT	55 SF
VENT SHAFT	49 SF
VENT SHAFT	126 SF
VENT SHAFT	49 SF
EXTERIOR BUILDING COVERAGE	9,525 SF
	11,971 SF
LEVEL 02	
VENT SHAFT	155 SF
VENT SHAFT	49 SF
VENT SHAFT	126 SF
VENT SHAFT	49 SF
VENT SHAFT	55 SF
VENT SHAFT	313 SF
	747 SF
LEVEL 03	
TERRACE	700 SF
TERRACE	1,050 SF
VENT SHAFT	313 SF
VENT SHAFT	55 SF
VENT SHAFT	155 SF
VENT SHAFT	49 SF
VENT SHAFT	126 SF
VENT SHAFT	49 SF
	2,497 SF
LEVEL 04	
TERRACE	2,683 SF
VENT SHAFT	155 SF
VENT SHAFT	49 SF
VENT SHAFT	49 SF
VENT SHAFT	126 SF
VENT SHAFT	45 SF
VENT SHAFT	287 SF
TERRACE	1,050 SF
TERRACE	699 SF
	5,143 SF
LEVEL 05	
TERRACE	1,399 SF
TERRACE	700 SF
VENT SHAFT	155 SF
VENT SHAFT	49 SF
VENT SHAFT	126 SF

OFFICE 2 GROSS FLOOR AREA - EXCLUSIONS	
NAME	AREA
VENT SHAFT	49 SF
VENT SHAFT	45 SF
VENT SHAFT	287 SF
	2,810 SF
LEVEL 06	
TERRACE	1,050 SF
TERRACE	1,050 SF
VENT SHAFT	126 SF
VENT SHAFT	49 SF
VENT SHAFT	155 SF
VENT SHAFT	49 SF
	2,479 SF
LEVEL 07	
TERRACE	700 SF
TERRACE	700 SF
VENT SHAFT	155 SF
VENT SHAFT	49 SF
VENT SHAFT	126 SF
VENT SHAFT	49 SF
	1,779 SF
LEVEL 08	
TERRACE	1,050 SF
TERRACE	1,050 SF
VENT SHAFT	155 SF
VENT SHAFT	49 SF
VENT SHAFT	126 SF
VENT SHAFT	49 SF
	2,479 SF
LEVEL 09	
TERRACE	700 SF
VENT SHAFT	155 SF
VENT SHAFT	49 SF
VENT SHAFT	126 SF
VENT SHAFT	49 SF
TERRACE	700 SF
	1,779 SF
LEVEL 10	
TERRACE	5,283 SF
VENT SHAFT	155 SF
VENT SHAFT	49 SF
VENT SHAFT	126 SF
VENT SHAFT	49 SF
	5,663 SF
ROOF DECK	
VENT SHAFT	53 SF
	53 SF
TOTAL GFA EXCLUSION PER ZONING CODE	87,746 SF

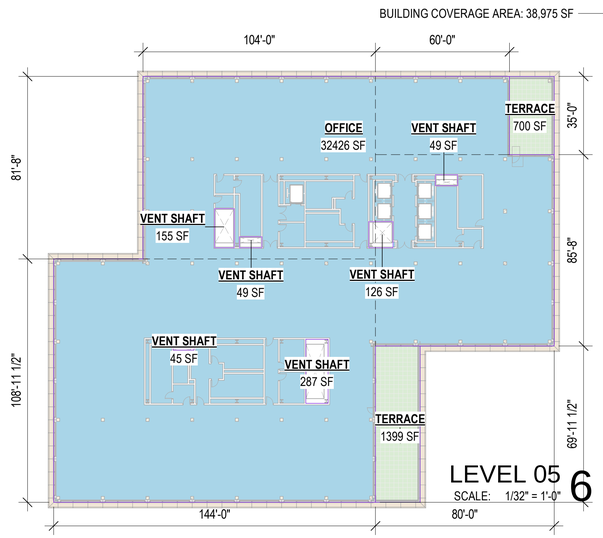
NOTE:
1. GFA CALCULATION EXCLUDES EXTERIOR COVERED AREAS REGARDLESS OF COLUMN WIDTH (SEE MENLO PARK MUNICIPAL CODE 16.04.325 C4). CALCULATION EXEMPTION IS CONSISTENT WITH DISTRICT GOAL OF PROMOTING COVERED OUTDOOR SPACE AND SUSTAINABLE MATERIALS.
2. GFA CALCULATION DOES NOT EXCLUDE AREAS FOR THE ENCLOSURE OF NOISE-GENERATING EQUIPMENT (SEE MENLO PARK MUNICIPAL CODE 16.04.325 C2).



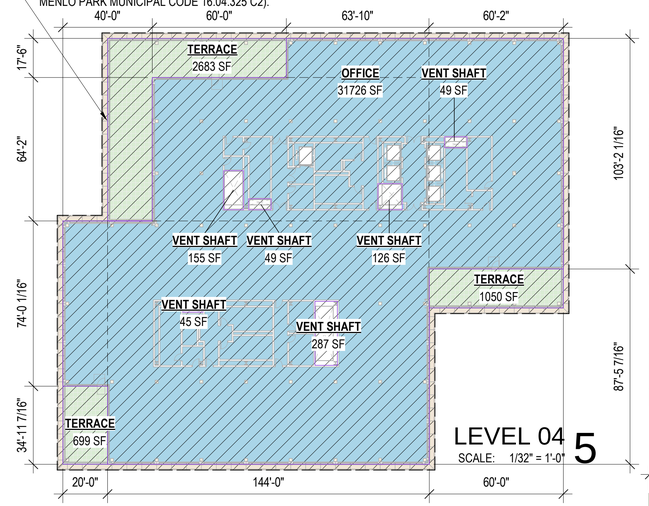
LEVEL 07 & 09 8
SCALE: 1/32" = 1'-0"



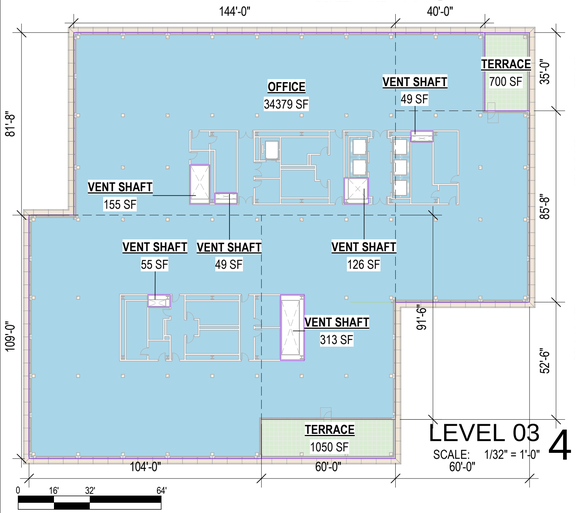
LEVEL 06 & 08 7
SCALE: 1/32" = 1'-0"



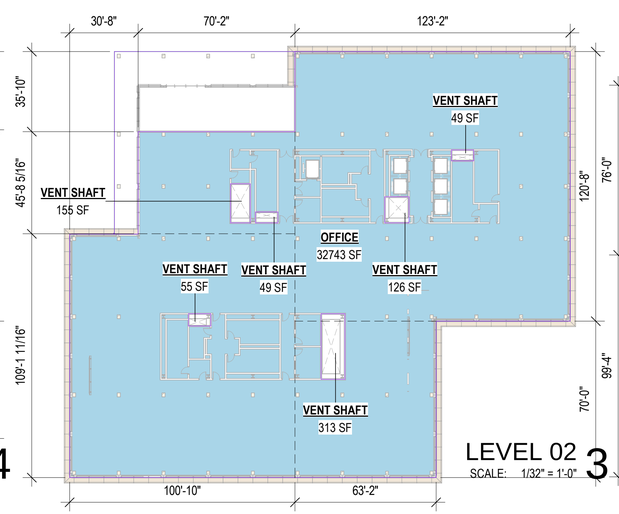
LEVEL 05 6
SCALE: 1/32" = 1'-0"



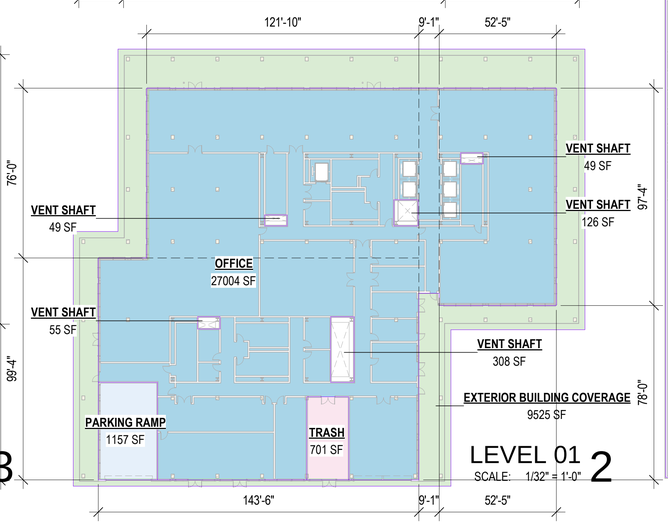
LEVEL 04 5
SCALE: 1/32" = 1'-0"



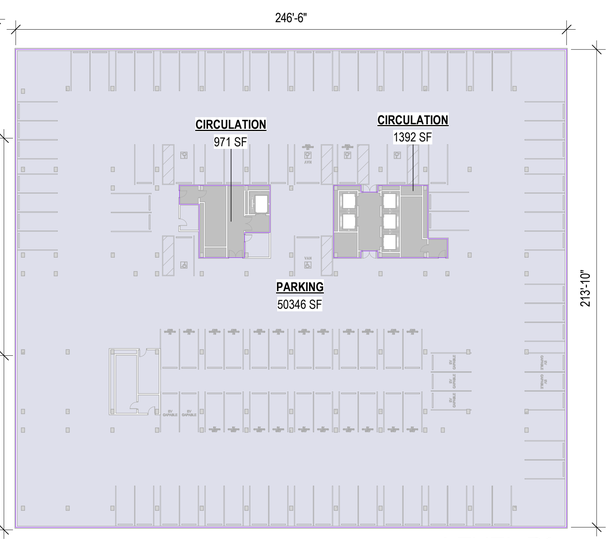
LEVEL 03 4
SCALE: 1/32" = 1'-0"



LEVEL 02 3
SCALE: 1/32" = 1'-0"



LEVEL 01 2
SCALE: 1/32" = 1'-0"



LEVEL B1 1
SCALE: 1/32" = 1'-0"

0 16' 32' 64'

LANE PARTNERS
SOM

PARKLINE MASTER PLAN
COMMERCIAL ARCHITECTURAL CONTROL PACKAGE
MENLO PARK, CA

APPLICANT
LPGS MENLO, LLC
MENLO PARK, CA

ARCHITECT
SKIDMORE, OWINGS & MERRILL
ONE MARITIME PLAZA, SAN FRANCISCO, CA

SQUARE FOOTAGE
CALCULATION PLAN - OFFICE 2

02

COMMERCIAL ARCHITECTURAL CONTROL PACKAGE 03/11/2026

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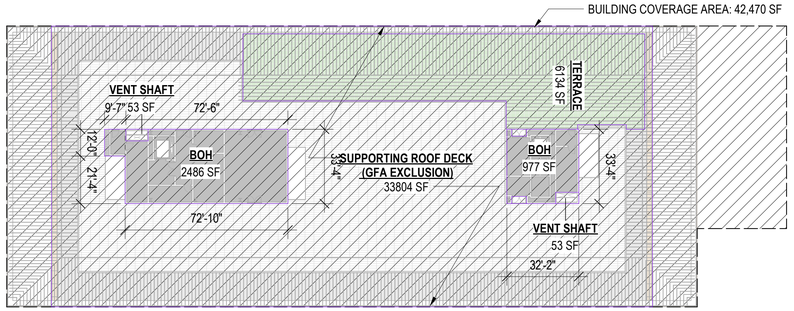
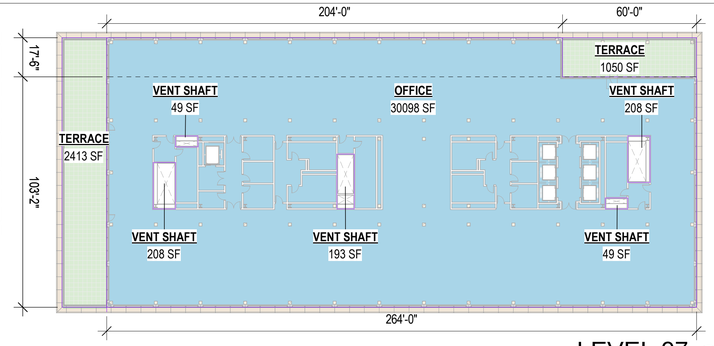


PER CBC 1511.1.1 AGGREGATE
ENCLOSED AREA = 3,463 SF < 11,268 SF
(1/3*33804SF ROOF DECK AREA)

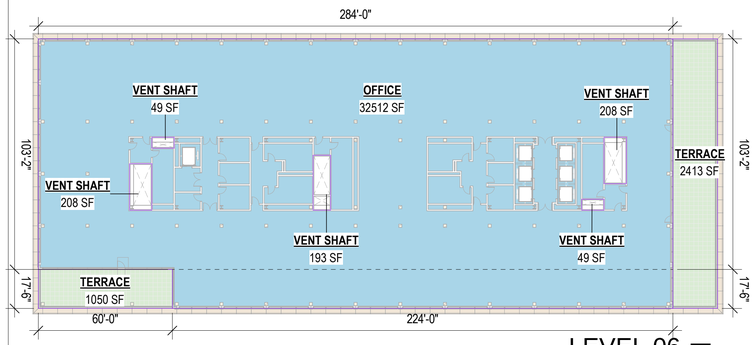
PENTHOUSE / T.O.PARAPET 9

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



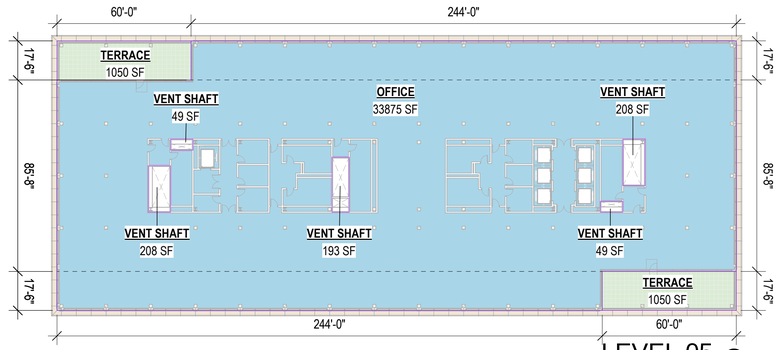
LEVEL 07 8

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



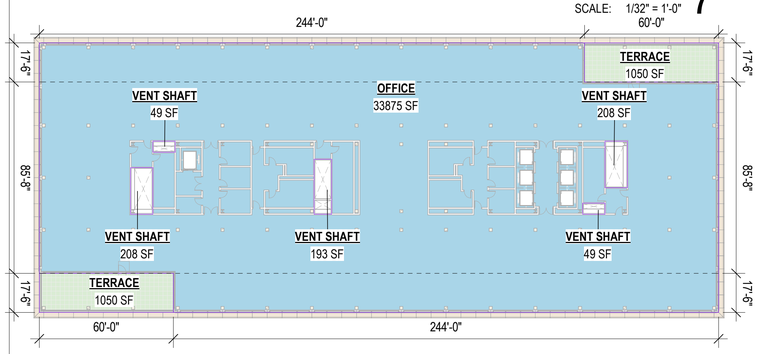
LEVEL 06 7

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



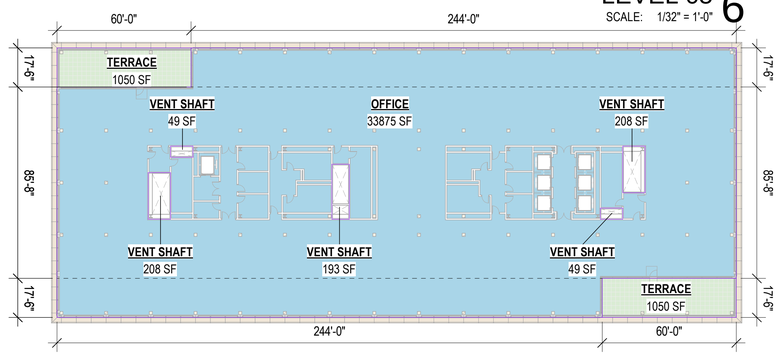
LEVEL 05 6

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



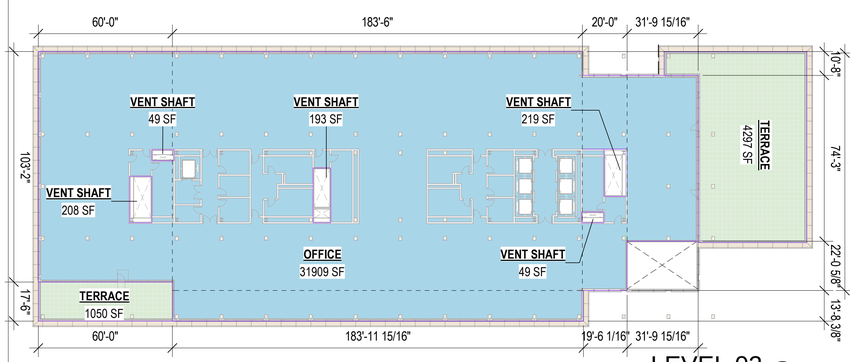
LEVEL 04 5

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



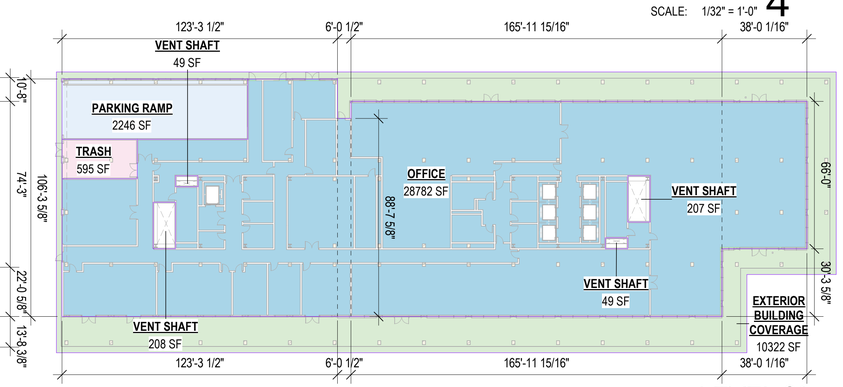
LEVEL 03 4

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



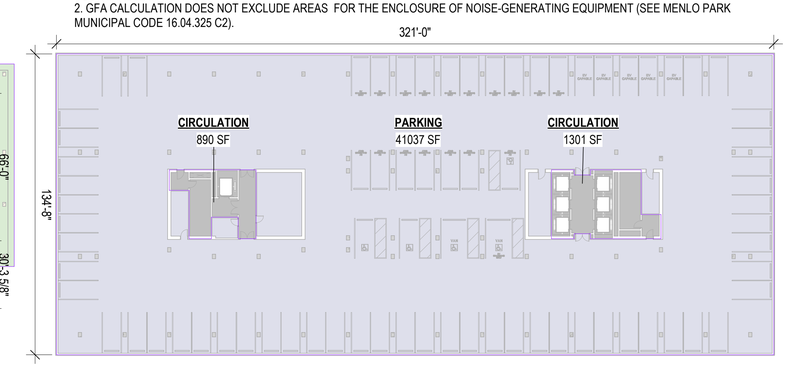
LEVEL 02 3

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



LEVEL 01 2

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



LEVEL B1 1

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

OFFICE 3 GROSS FLOOR AREA - EXCLUSIONS	
NAME	AREA
LEVEL B1	
PARKING	41,037 SF
	41,037 SF
LEVEL 01	
PARKING RAMP	2,246 SF
TRASH	595 SF
VENT SHAFT	208 SF
VENT SHAFT	49 SF
VENT SHAFT	207 SF
VENT SHAFT	49 SF
EXTERIOR BUILDING COVERAGE	10,322 SF
	13,676 SF
LEVEL 02	
TERRACE	1,050 SF
VENT SHAFT	208 SF
VENT SHAFT	49 SF
VENT SHAFT	193 SF
VENT SHAFT	49 SF
VENT SHAFT	219 SF
TERRACE	4,297 SF
	6,065 SF
LEVEL 03	
TERRACE	1,050 SF
TERRACE	1,050 SF
VENT SHAFT	208 SF
VENT SHAFT	49 SF
VENT SHAFT	193 SF
VENT SHAFT	208 SF
VENT SHAFT	49 SF
	2,808 SF
LEVEL 04	
TERRACE	1,050 SF
TERRACE	1,050 SF
VENT SHAFT	208 SF
VENT SHAFT	49 SF
VENT SHAFT	193 SF
VENT SHAFT	49 SF
VENT SHAFT	208 SF
	2,808 SF
LEVEL 05	
TERRACE	1,050 SF
TERRACE	1,050 SF
VENT SHAFT	208 SF
VENT SHAFT	49 SF
VENT SHAFT	193 SF
VENT SHAFT	49 SF
VENT SHAFT	208 SF
	2,808 SF
LEVEL 06	
TERRACE	1,050 SF
TERRACE	2,413 SF
VENT SHAFT	208 SF
VENT SHAFT	49 SF
VENT SHAFT	193 SF
VENT SHAFT	49 SF

OFFICE 3 GROSS FLOOR AREA - EXCLUSIONS	
NAME	AREA
VENT SHAFT	208 SF
	4,171 SF
LEVEL 07	
TERRACE	2,413 SF
TERRACE	1,050 SF
VENT SHAFT	208 SF
VENT SHAFT	49 SF
VENT SHAFT	193 SF
VENT SHAFT	49 SF
VENT SHAFT	208 SF
	4,171 SF
PENTHOUSE / T.O.PARAPET	
VENT SHAFT	53 SF
VENT SHAFT	53 SF
TERRACE	6,134 SF
	6,239 SF
TOTAL GFA EXCLUSION PER ZONING CODE	83,782 SF

OFFICE 3 GROSS FLOOR AREA - INCLUSIONS	
NAME	AREA
LEVEL B1	
CIRCULATION	890 SF
CIRCULATION	1,301 SF
	2,191 SF
LEVEL 01	
OFFICE	28,782 SF
	28,782 SF
LEVEL 02	
OFFICE	31,909 SF
	31,909 SF
LEVEL 03	
OFFICE	33,875 SF
	33,875 SF
LEVEL 04	
OFFICE	33,875 SF
	33,875 SF
LEVEL 05	
OFFICE	33,875 SF
	33,875 SF
LEVEL 06	
OFFICE	32,512 SF
	32,512 SF
LEVEL 07	
OFFICE	30,098 SF
	30,098 SF
PENTHOUSE / T.O.PARAPET	
BOH	2,486 SF
BOH	977 SF
	3,464 SF
TOTAL GFA INCLUSION PER ZONING CODE	230,581 SF

NOTE:
1. GFA CALCULATION EXCLUDES EXTERIOR COVERED AREAS REGARDLESS OF COLUMN WIDTH (SEE MENLO PARK MUNICIPAL CODE 16.04.325 C4). CALCULATION EXEMPTION IS CONSISTENT WITH DISTRICT GOAL OF PROMOTING COVERED OUTDOOR SPACE AND SUSTAINABLE MATERIALS.
2. GFA CALCULATION DOES NOT EXCLUDE AREAS FOR THE ENCLOSURE OF NOISE-GENERATING EQUIPMENT (SEE MENLO PARK MUNICIPAL CODE 16.04.325 C2).

0 16' 32' 64'

7/31/2026 7:06:03 PM

LANE PARTNERS
SOM

PARKLINE MASTER PLAN
COMMERCIAL ARCHITECTURAL CONTROL PACKAGE
MENLO PARK, CA

APPLICANT
LPGS MENLO, LLC
MENLO PARK, CA

ARCHITECT
SKIDMORE, OWINGS & MERRILL
ONE MARITIME PLAZA, SAN FRANCISCO, CA

SQUARE FOOTAGE
CALCULATION PLAN - OFFICE 3

03

COMMERCIAL ARCHITECTURAL CONTROL PACKAGE 03/11/2026

A9.02.03

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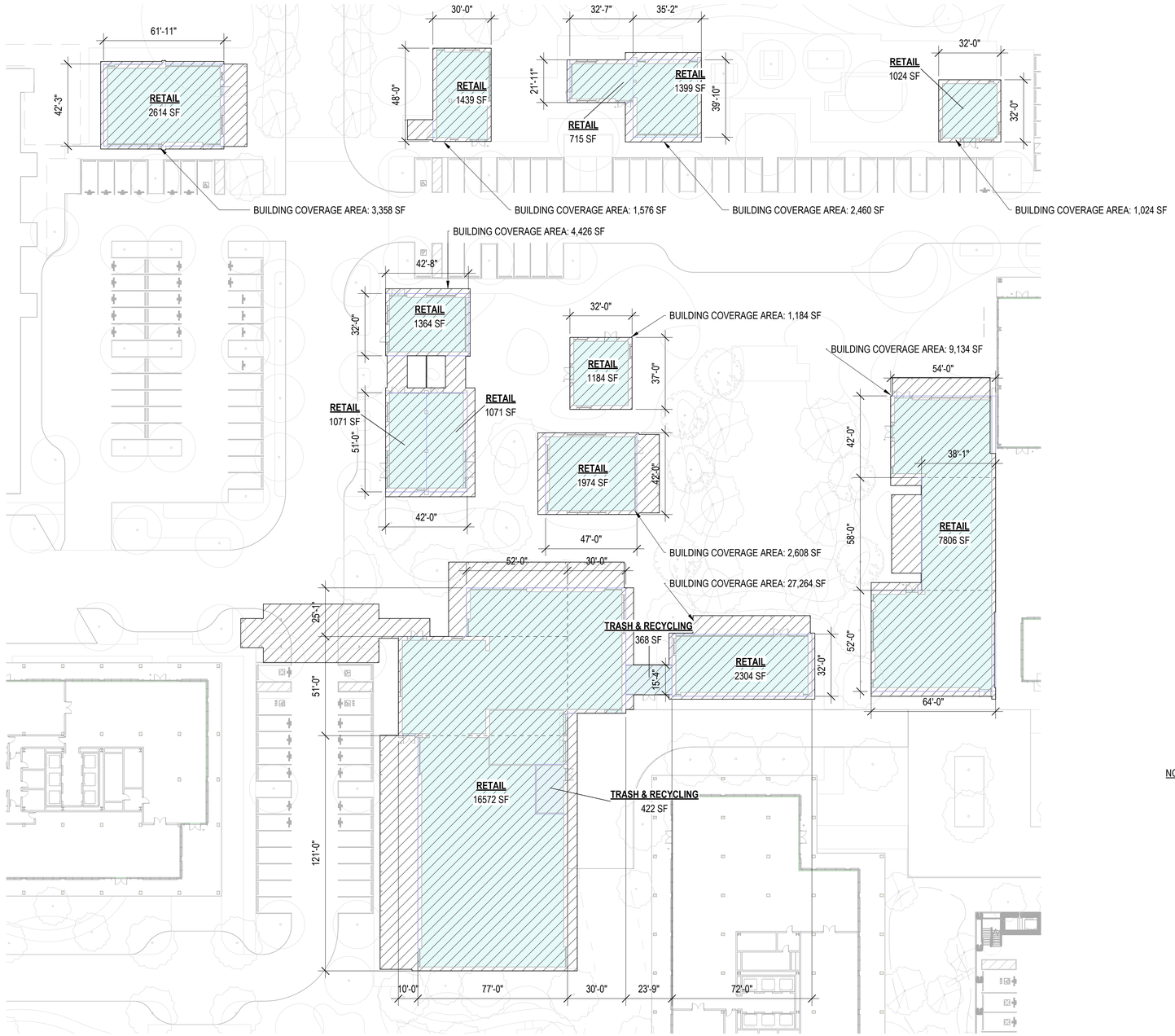
RETAIL GROSS FLOOR AREA - INCLUSIONS	
Name	Area
RETAIL BUILDING 1	
LEVEL 01	
RETAIL	2,614 SF
	2,614 SF
RETAIL BUILDING 2	
LEVEL 01	
RETAIL	1,439 SF
RETAIL	715 SF
RETAIL	1,399 SF
	3,553 SF
RETAIL BUILDING 3	
LEVEL 01	
RETAIL	1,024 SF
	1,024 SF
RETAIL BUILDING 4	
LEVEL 01	
RETAIL	1,071 SF
RETAIL	1,071 SF
RETAIL	1,364 SF
	3,506 SF
RETAIL BUILDING 5	
LEVEL 01	
RETAIL	1,184 SF
	1,184 SF
RETAIL BUILDING 6	
LEVEL 01	
RETAIL	1,974 SF
	1,974 SF
RETAIL BUILDING 7	
LEVEL 01	
RETAIL	7,806 SF
	7,806 SF
RETAIL BUILDING 8	
LEVEL 01	
RETAIL	2,304 SF
	2,304 SF
RETAIL BULDING 9	
LEVEL 01	
RETAIL	16,572 SF
	16,572 SF
	40,536 SF

RETAIL GROSS FLOOR AREA - EXCLUSIONS	
Name	Area
RETAIL BUILDING 8	
LEVEL 01	
TRASH & RECYCLING	368 SF
RETAIL BUILDING 9	
LEVEL 01	
TRASH & RECYCLING	422 SF
	789 SF



NOTE:

1. GFA CALCULATION EXCLUDES EXTERIOR COVERED AREAS REGARDLESS OF COLUMN WIDTH (SEE MENLO PARK MUNICIPAL CODE 16.04.325 C4). CALCULATION EXEMPTION IS CONSISTENT WITH DISTRICT GOAL OF PROMOTING COVERED OUTDOOR SPACE AND SUSTAINABLE MATERIALS.

2. GFA CALCULATION DOES NOT EXCLUDE AREAS FOR THE ENCLOSURE OF NOISE-GENERATING EQUIPMENT (SEE MENLO PARK MUNICIPAL CODE 16.04.325 C2).

LEVEL 01 01
SCALE: 1" = 30'-0"

0 8' 16' 32'

LANE PARTNERS
SOM

PARKLINE MASTER PLAN
COMMERCIAL ARCHITECTURAL CONTROL PACKAGE
MENLO PARK, CA

APPLICANT
LPGS MENLO, LLC
MENLO PARK, CA

ARCHITECT
SKIDMORE, OWINGS & MERRILL
ONE MARITIME PLAZA, SAN FRANCISCO, CA

SQUARE FOOTAGE CALCULATION PLAN - RETAIL BUILDINGS

COMMERCIAL ARCHITECTURAL CONTROL PACKAGE 07/31/2026

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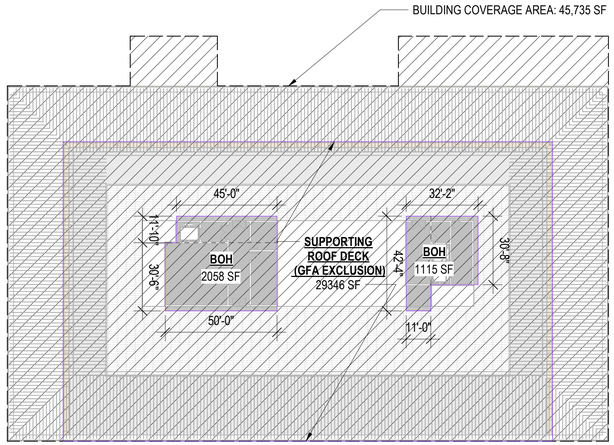
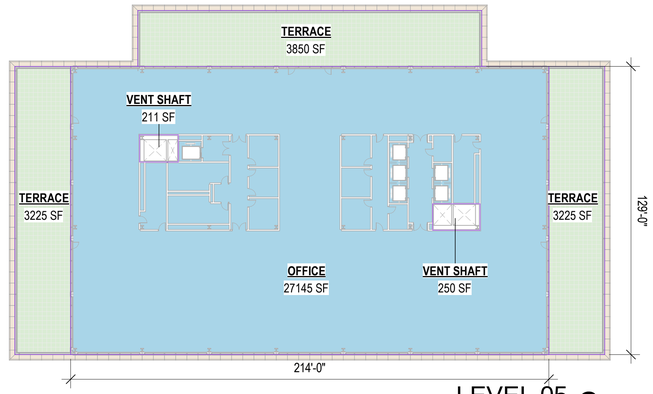
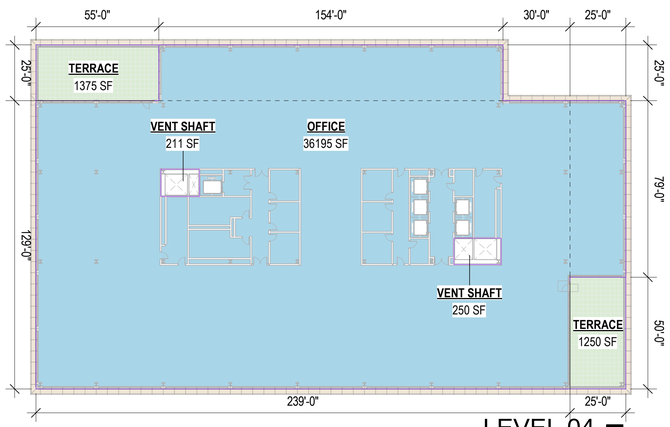


PER CBC 1511.1.1 AGGREGATE
ENCLOSED AREA = 3,173 SF < 9,782 SF
(1/3*29346SF ROOF DECK AREA)

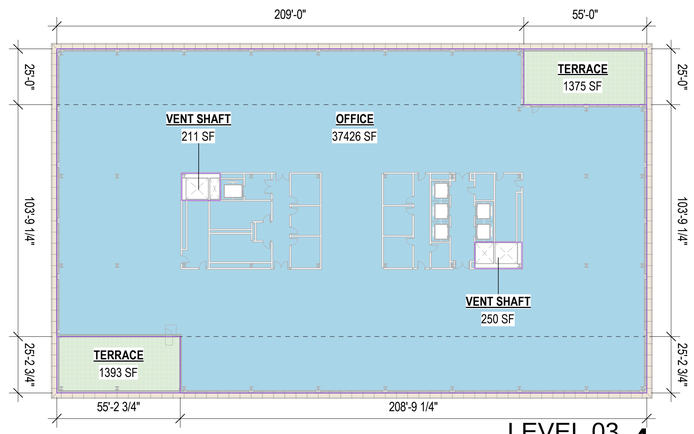
PENTHOUSE 7
SCALE: 1/32" = 1'-0"



LEVEL 05 6
SCALE: 1/32" = 1'-0"



LEVEL 04 5
SCALE: 1/32" = 1'-0"

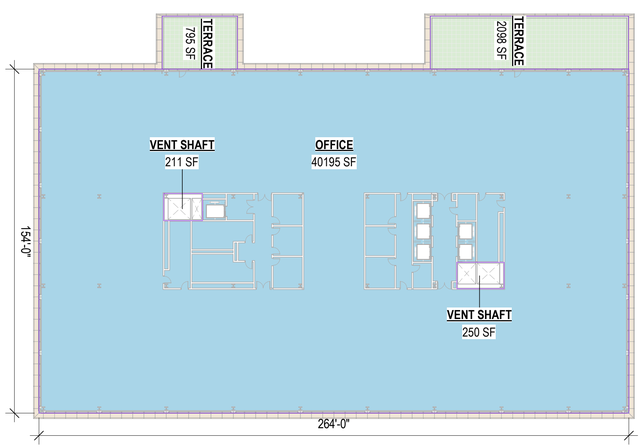


LEVEL 03 4
SCALE: 1/32" = 1'-0"

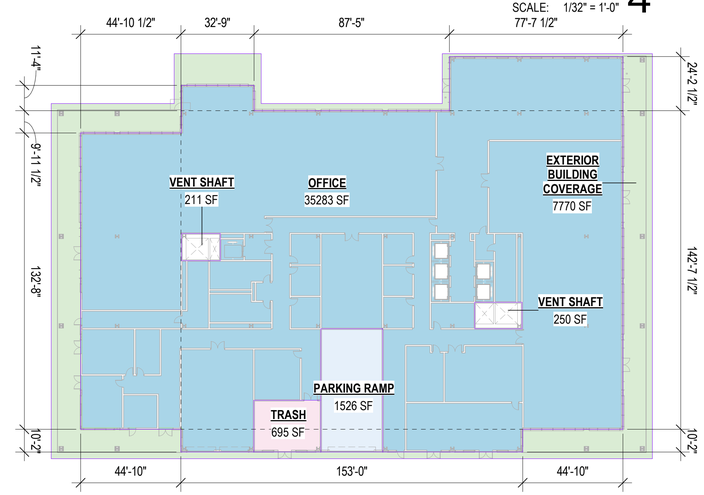
OFFICE 4 GROSS FLOOR AREA - EXCLUSIONS	
NAME	AREA
LEVEL B1	
PARKING	43,219 SF
	43,219 SF
LEVEL 01	
VENT SHAFT	211 SF
PARKING RAMP	1,526 SF
TRASH	695 SF
VENT SHAFT	250 SF
EXTERIOR BUILDING COVERAGE	7,770 SF
	10,453 SF
LEVEL 02	
VENT SHAFT	211 SF
VENT SHAFT	250 SF
TERRACE	795 SF
TERRACE	2,098 SF
	3,354 SF
LEVEL 03	
TERRACE	1,393 SF
VENT SHAFT	211 SF
VENT SHAFT	250 SF
TERRACE	1,375 SF
	3,230 SF
LEVEL 04	
TERRACE	1,375 SF
TERRACE	1,250 SF
VENT SHAFT	211 SF
VENT SHAFT	250 SF
	3,086 SF
LEVEL 05	
TERRACE	3,225 SF
TERRACE	3,850 SF
TERRACE	3,225 SF
VENT SHAFT	211 SF
VENT SHAFT	250 SF
	10,761 SF
TOTAL GFA EXCLUSION PER ZONING CODE	74,103 SF

OFFICE 4 GROSS FLOOR AREA - INCLUSIONS	
NAME	AREA
LEVEL B1	
CIRCULATION	378 SF
CIRCULATION	704 SF
CIRCULATION	1,239 SF
	2,321 SF
LEVEL 01	
OFFICE	35,283 SF
	35,283 SF
LEVEL 02	
OFFICE	40,195 SF
	40,195 SF
LEVEL 03	
OFFICE	37,426 SF
	37,426 SF
LEVEL 04	
OFFICE	36,195 SF
	36,195 SF
LEVEL 05	
OFFICE	27,145 SF
	27,145 SF
PENTHOUSE / T.O.PARAPET	
BOH	2,058 SF
BOH	1,115 SF
	3,172 SF
TOTAL GFA INCLUSION PER ZONING CODE	181,736 SF

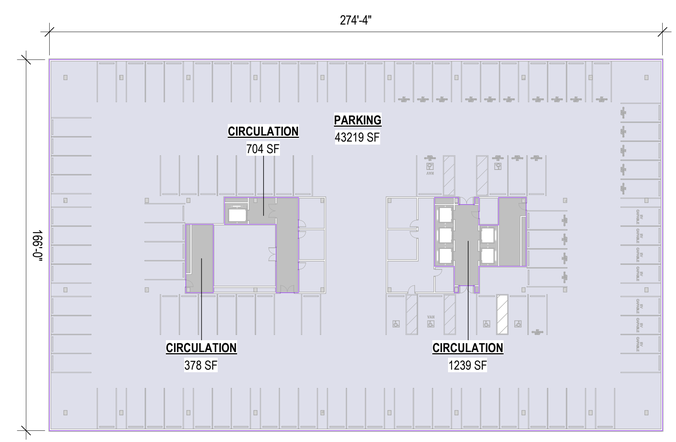
NOTE:
1. GFA CALCULATION EXCLUDES EXTERIOR COVERED AREAS REGARDLESS OF COLUMN WIDTH (SEE MENLO PARK MUNICIPAL CODE 16.04.325 C4). CALCULATION EXEMPTION IS CONSISTENT WITH DISTRICT GOAL OF PROMOTING COVERED OUTDOOR SPACE AND SUSTAINABLE MATERIALS.
2. GFA CALCULATION DOES NOT EXCLUDE AREAS FOR THE ENCLOSURE OF NOISE-GENERATING EQUIPMENT (SEE MENLO PARK MUNICIPAL CODE 16.04.325 C2).



LEVEL 02 3
SCALE: 1/32" = 1'-0"



LEVEL 01 2
SCALE: 1/32" = 1'-0"



LEVEL B1 1
SCALE: 1/32" = 1'-0"

0 16' 32' 64'

LANE PARTNERS
SOM

PARKLINE MASTER PLAN
COMMERCIAL ARCHITECTURAL CONTROL PACKAGE
MENLO PARK, CA

APPLICANT
LPGS MENLO, LLC
MENLO PARK, CA

ARCHITECT
SKIDMORE, OWINGS & MERRILL
ONE MARITIME PLAZA, SAN FRANCISCO, CA

SQUARE FOOTAGE
CALCULATION PLAN - OFFICE 4

O4

COMMERCIAL ARCHITECTURAL CONTROL PACKAGE 03/11/2026

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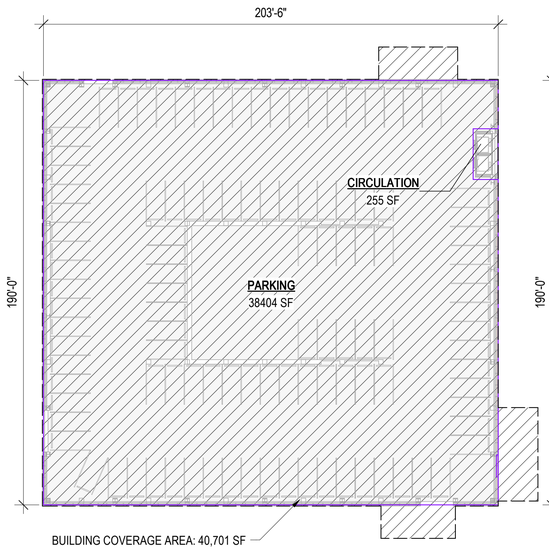
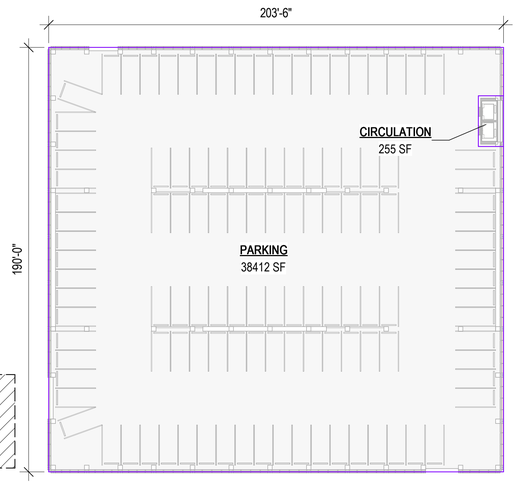
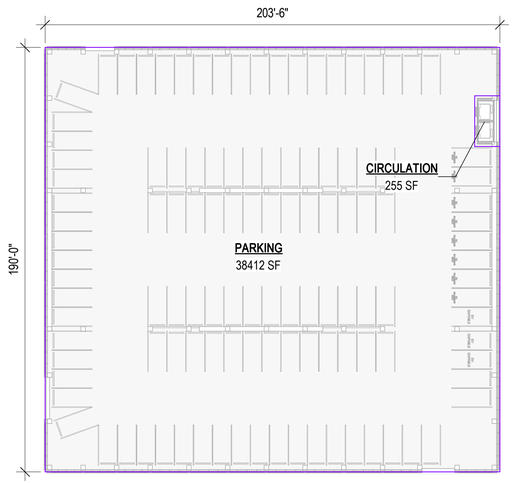


LEVEL 05 06
SCALE: 1/32" = 1'-0"



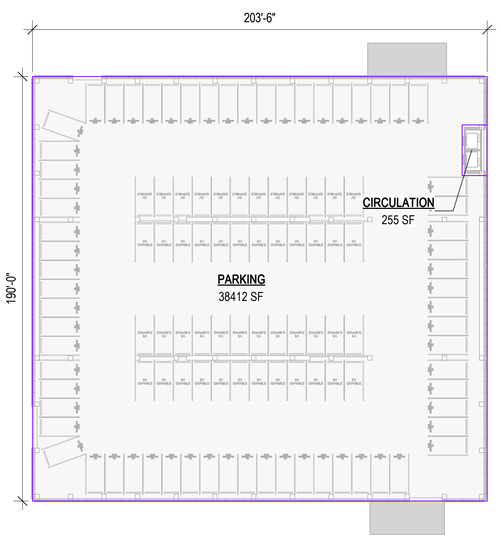
LEVEL 04 05
SCALE: 1/32" = 1'-0"



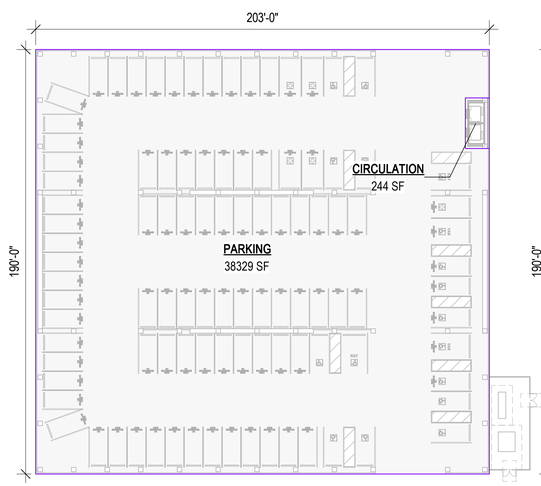
LEVEL 03 04
SCALE: 1/32" = 1'-0"

PARKING GARAGE 1 GROSS FLOOR AREA - EXCLUSIONS	
NAME	AREA
LEVEL B1	
PARKING	34,128 SF
	34,128 SF
LEVEL 01	
PARKING	38,329 SF
	38,329 SF
LEVEL 02	
PARKING	38,412 SF
	38,412 SF
LEVEL 03	
PARKING	38,412 SF
	38,412 SF
LEVEL 04	
PARKING	38,412 SF
	38,412 SF
LEVEL 05	
PARKING	38,404 SF
	38,404 SF
TOTAL GFA EXCLUSION PER ZONING CODE	226,099 SF

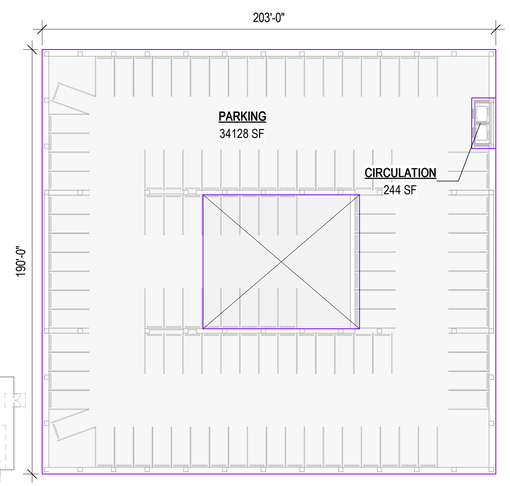
PARKING GARAGE 1 GROSS FLOOR AREA - INCLUSIONS	
NAME	AREA
LEVEL B1	
CIRCULATION	244 SF
	244 SF
LEVEL 01	
CIRCULATION	244 SF
	244 SF
LEVEL 02	
CIRCULATION	255 SF
	255 SF
LEVEL 03	
CIRCULATION	255 SF
	255 SF
LEVEL 04	
CIRCULATION	255 SF
	255 SF
LEVEL 05	
CIRCULATION	255 SF
	255 SF
TOTAL GFA INCLUSION PER ZONING CODE	1,507 SF



LEVEL 02 03
SCALE: 1/32" = 1'-0"



LEVEL 01 02
SCALE: 1/32" = 1'-0"



LEVEL B1 01
SCALE: 1/32" = 1'-0"

NOTE:
1. GFA CALCULATION EXCLUDES EXTERIOR COVERED AREAS REGARDLESS OF COLUMN WIDTH (SEE MENLO PARK MUNICIPAL CODE 16.04.325 C4). CALCULATION EXEMPTION IS CONSISTENT WITH DISTRICT GOAL OF PROMOTING COVERED OUTDOOR SPACE AND SUSTAINABLE MATERIALS.
2. GFA CALCULATION DOES NOT EXCLUDE AREAS FOR THE ENCLOSURE OF NOISE-GENERATING EQUIPMENT (SEE MENLO PARK MUNICIPAL CODE 16.04.325 C2).

0 16' 32' 64'

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LANE PARTNERS
SOM

PARKLINE MASTER PLAN
COMMERCIAL ARCHITECTURAL CONTROL PACKAGE
MENLO PARK, CA

APPLICANT
LPGS MENLO, LLC
MENLO PARK, CA

ARCHITECT
SKIDMORE, OWINGS & MERRILL
ONE MARITIME PLAZA, SAN FRANCISCO, CA

SQUARE FOOTAGE CALCULATION PLAN - PARKING GARAGE 1

P1

COMMERCIAL ARCHITECTURAL CONTROL PACKAGE 03/11/2026

A9.02.21

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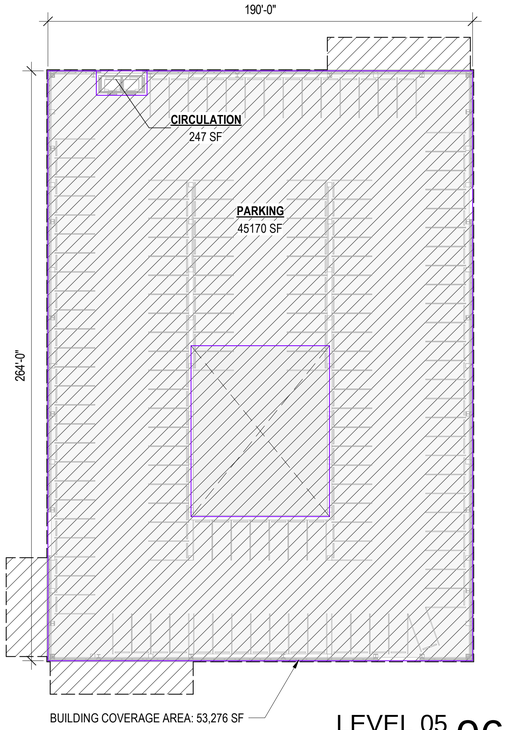
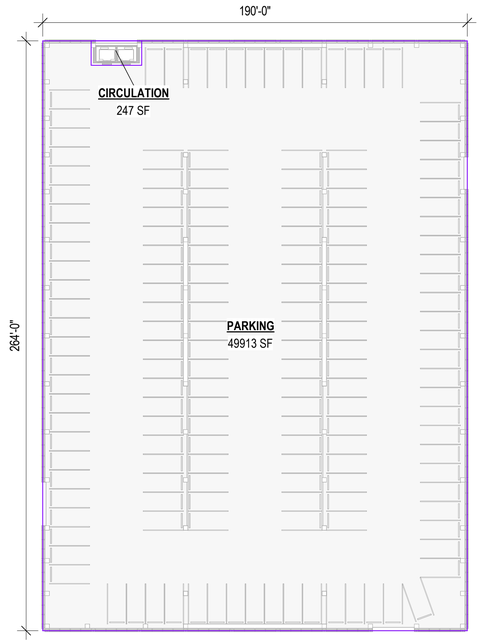
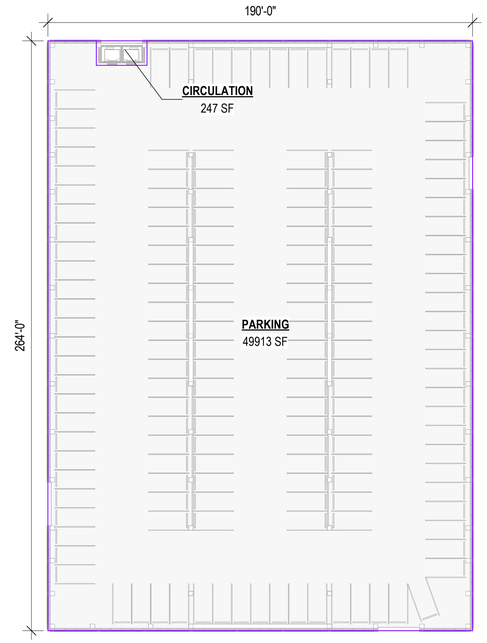


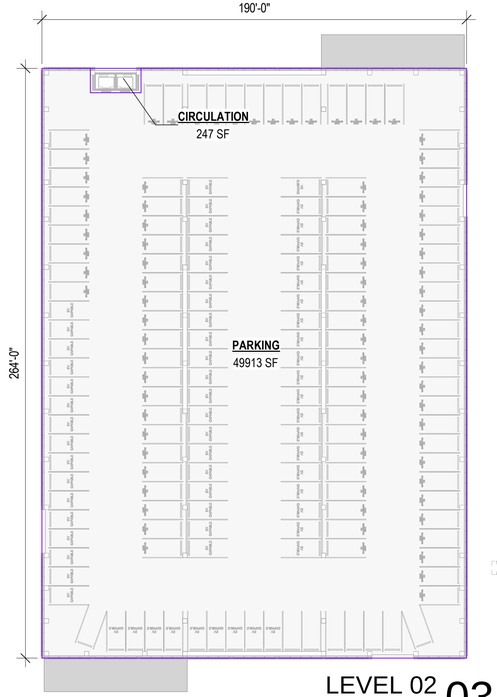
LEVEL 05 06
SCALE: 1/32" = 1'-0"



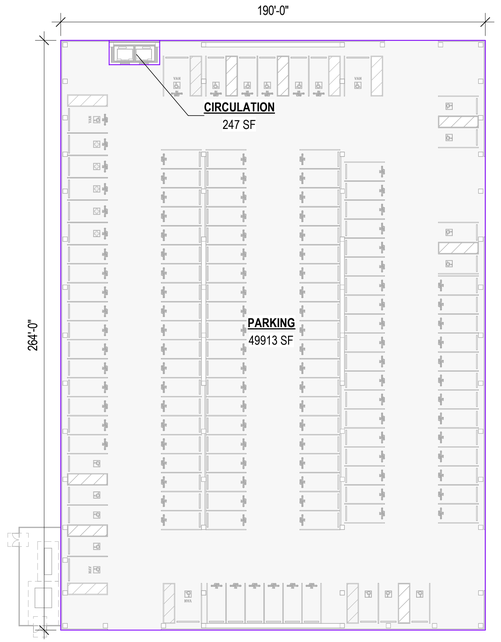
LEVEL 04 04
SCALE: 1/32" = 1'-0"



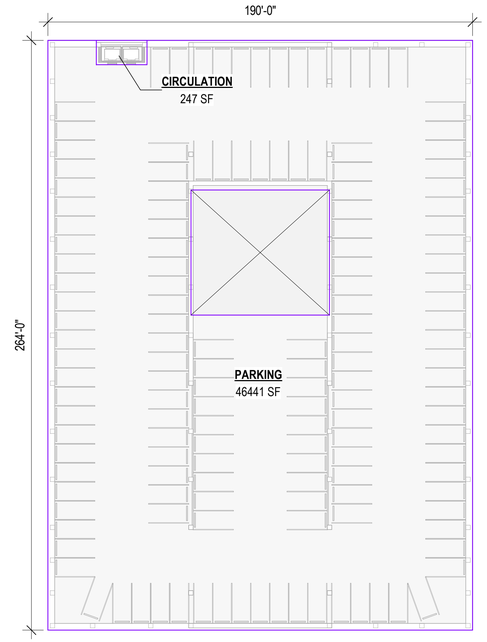
LEVEL 03 05
SCALE: 1/32" = 1'-0"



LEVEL 02 03
SCALE: 1/32" = 1'-0"



LEVEL 01 02
SCALE: 1/32" = 1'-0"



LEVEL B1 01
SCALE: 1/32" = 1'-0"

PARKING GARAGE 2 GROSS FLOOR AREA - EXCLUSIONS	
Name	Area
LEVEL B1	
PARKING	46,441 SF
	46,441 SF
LEVEL 01	
PARKING	49,913 SF
	49,913 SF
LEVEL 02	
PARKING	49,913 SF
	49,913 SF
LEVEL 03	
PARKING	49,913 SF
	49,913 SF
LEVEL 04	
PARKING	49,913 SF
	49,913 SF
LEVEL 05	
PARKING	45,170 SF
	45,170 SF
TOTAL GFA INCLUSION PER ZONING CODE	291,261 SF

PARKING GARAGE 2 GROSS FLOOR AREA - INCLUSIONS	
Name	Area
LEVEL B1	
CIRCULATION	247 SF
	247 SF
LEVEL 01	
CIRCULATION	247 SF
	247 SF
LEVEL 02	
CIRCULATION	247 SF
	247 SF
LEVEL 03	
CIRCULATION	247 SF
	247 SF
LEVEL 04	
CIRCULATION	247 SF
	247 SF
LEVEL 05	
CIRCULATION	247 SF
	247 SF
TOTAL GFA INCLUSION PER ZONING CODE	1,484 SF

0 16' 32' 64'

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LANE PARTNERS
SOM

PARKLINE MASTER PLAN
COMMERCIAL ARCHITECTURAL CONTROL PACKAGE
MENLO PARK, CA

APPLICANT
LPGS MENLO, LLC
MENLO PARK, CA

ARCHITECT
SKIDMORE, OWINGS & MERRILL
ONE MARITIME PLAZA, SAN FRANCISCO, CA

SQUARE FOOTAGE CALCULATION PLAN - PARKING GARAGE 2

P2

COMMERCIAL ARCHITECTURAL CONTROL PACKAGE 03/11/2026

A9.02.22

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ACP - NON-RESIDENTIAL

L0.00 SITE PLAN
L0.01 HERITAGE TREE DISPOSITION PLAN
L0.02 TREE INVENTORY TABLE
L0.03 TREE INVENTORY TABLE
L0.04 TREE INVENTORY TABLE
L0.05 TREE INVENTORY TABLE
L0.06 TREE INVENTORY TABLE
L0.07 TREE INVENTORY TABLE
L0.08 TREE INVENTORY TABLE
L0.09 TREE INVENTORY TABLE
L1.00A PRELIMINARY TREE PALETTE
L1.00B PRELIMINARY PLANTING PALETTE
L1.01 LANDSCAPE PLANS
L1.02 LANDSCAPE PLANS
L1.03 LANDSCAPE PLANS
L2.01 IRRIGATION PLAN
L3.01 ILLUSTRATIVE SITE SECTIONS

0 50 100 200

1" = 100'

LANE PARTNERS
SOM

PARKLINE MASTER PLAN
ARCHITECTURAL CONTROL PACKAGE
MENLO PARK, CA

OJB

APPLICANT
LPGS, MENLO, LLC
MENLO PARK, CA

ARCHITECT
SKIDMORE, OWINGS & MERRILL
ONE MARITIME PLAZA, SAN FRANCISCO, CA

CONSULTANT
OJB LANDSCAPE ARCHITECTURE
550 LOMAS SANTA FE, SOLANA BEACH, CA

SITE PLAN

L0.00

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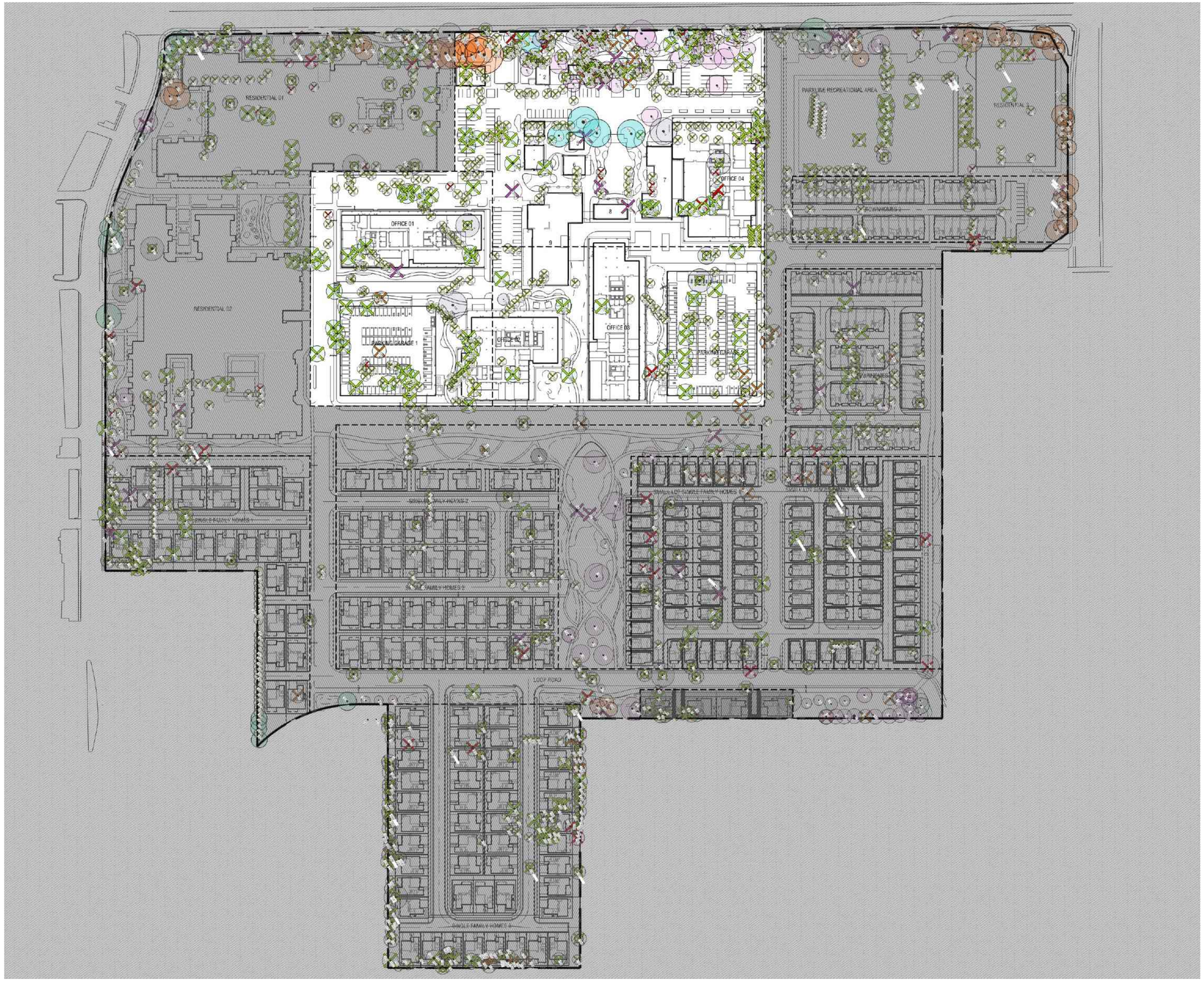

TREE PROTECTION LEGEND

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

0 50 100 200 N

1" = 100'

LANE PARTNERS SOM

PARKLINE MASTER PLAN
ARCHITECTURAL CONTROL PACKAGE
MENLO PARK, CA

OJB

APPLICANT
LPGS, MENLO, LLC
MENLO PARK, CA

ARCHITECT
SKIDMORE, OWINGS & MERRILL
ONE MARITIME PLAZA, SAN FRANCISCO, CA

CONSULTANT
OJB LANDSCAPE ARCHITECTURE
550 LOMAS SANTA FE, SOLANA BEACH, CA

HERITAGE TREE DISPOSITION PLAN

L0.01

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TAG #	Species	Diameter	Condition	Suitability	Comments	Heritage	Est. Value	Disposition	Conflict Type	Why?	Wholly or abutting (Yes or No)
1	Coast live oak	18.00	3	Moderate	Codominant trunks at 8'; crown one-sided & bowed W.	Yes	$4,900	Preserve			
2	Chinese elm	13,12,9	3	Moderate	Multiple attachments at 1'; anthracnose wounds on trunks.	Yes	$7,900	Preserve			
3	Coast live oak	21.00	3	Moderate	Codominant trunks at 7'; crown one-sided & leans S.	Yes	$6,600	Preserve			
4	Coast live oak	17.00	3	Moderate	Codominant trunks at 7'; included bark; crown one-sided & leans S.	Yes	$4,400	Preserve			
5	Coast live oak	12,10	3	Moderate	Codominant trunks at 1'; upright form.	Yes	$3,750	Preserve			
6	Coast live oak	12.00	3	Moderate	Codominant trunks at 8'; upright, narrow form.	Yes	$2,300	Preserve			
7	Coast live oak	10.00	3	Low	Crowded; small crown bowed W.	Yes	$1,650	Preserve			
8	Coast live oak	12.00	3	Low	Crowded; small crown bowed W.	Yes	$2,300	Preserve			
9	Coast live oak	14.00	3	Low	Crowded; small crown bowed N.	Yes	$3,050	Preserve			
10	Coast live oak	19.00	4	Moderate	Multiple attachments at 8'; upright, narrow form.	Yes	$7,500	Preserve			
11	Coast live oak	18.00	3	Moderate	Codominant trunks at 6'; crowded & one-sided S.	Yes	$4,900	Preserve			
12	Coast live oak	17,13	3	Moderate	Codominant trunks at 2'; good form; one-sided S.	Yes	$6,850	Preserve			
13	Coast live oak	14.00	3	Low	Multiple attachments at 10'; embedded chain link fence.	Yes	$3,050	Preserve			
14	Tree of heaven	23.00	4	Low	Multiple attachments at 7'; good form; invasive.	Yes	$5,100	Remove	$400	Undesirable	-
15	Coast live oak	23.00	4	High	Multiple attachments at 7'; good form; invasive.	Yes	$10,900	Preserve			
16	Tree of heaven	15.00	3	Low	High crown; growing against fence; invasive.	Yes	$1,700	Remove	$100	Undesirable	-
17	Coast live oak	28,26,25,18	4	Moderate	Multiple attachments at 4'; good form; embedded fence.	Yes	$29,750	Preserve			
18	Coast live oak	12,6,5	3	Low	Multiple attachments at base; poor form; growing against fence.	Yes	$2,800	Preserve			
19	Valley oak	17.00	3	Moderate	Multiple attachments at 10'; crowded & one-sided NW.	Yes	$7,300	Preserve			
20	Coast live oak	16,10,7,6	4	Moderate	Multiple attachments at 3'; leans N.; embedded fence.	Yes	$7,400	Preserve			
21	Valley oak	19.00	4	High	Multiple attachments at 10'; good form & structure.	Yes	$12,600	Preserve			
22	Coast live oak	10.00	3	Moderate	Crowded; one-sided NW.	Yes	$1,650	Preserve			
23	Tree of heaven	28.00	2	Low	S. stem removed; growing against fence; invasive.	Yes	$3,300	Remove	$400	Undesirable	-
24	Valley oak	14.00	4	High	Multiple attachments at 10'; slight lean NW.; good form & structure.	Yes	$6,950	Preserve			
25	Valley oak	15.00	4	Moderate	Codominant trunks at 10'; slight lean NW.; good form & structure; twig dieback.	Yes	$7,950	Preserve			
26	Valley oak	19.00	5	High	Codominant trunks at 10'; slight lean NW.; good form.	Yes	$16,150	Remove	? House	Design conflict	No
27	Coast live oak	35.00	3	Moderate	Multiple attachments at 20; good form; in slow decline; n small parking lot island.	Yes	$15,400	Remove	In roadway	Design conflict	Yes
28	Coast live oak	30.00	2	Low	Codominant trunks at 8'; trunk wounds & decay; cobra cable; in medium island.	Yes	$6,900	Remove	$400	Health	-
29	Coast live oak	13.00	4	Moderate	Good young tree; in small parking lot island.	Yes	$2,150	Remove	Road	Design conflict	Yes
30	Coast live oak	13.00	4	Moderate	Multiple attachments at 7'; good form & structure; in medium parking lot island.	Yes	$3,150	Remove	In roadway	Design conflict	Yes
31	Callery pear	13.00	3	Low	Multiple attachments at 7'; sparse crown; in medium parking lot island.	No	$3,150	Remove	SLSFH 2	Design conflict	No
32	Strawberry tree	4,4,4,3	3	Low	Large shrub; one-sided SW.; crack at base.	No	$900	Remove	SLSFH 2	Design conflict	No
33	Strawberry tree	4,4,4,3	3	Low	Multiple attachments at base; large shrub.	No	$800	Remove	SLSFH 2	Design conflict	No
34	Strawberry tree	5,5,4,3	3	Moderate	Multiple attachments at base; large shrub.	No	$1,150	Remove	SLSFH 2	Design conflict	Yes
35	Strawberry tree	10.00	3	Moderate	Multiple attachments at base; large shrub.	No	$2,100	Remove	SLSFH 2	Design conflict	Yes
36	Strawberry tree	5,5,4,4	3	Moderate	Multiple attachments at base; large shrub.	No	$1,150	Remove	SLSFH 2	Design conflict	Yes
37	Strawberry tree	5,5,4,4	3	Low	Multiple attachments at base; sparse crown; large shrub.	No	$1,150	Remove	SLSFH 2	Design conflict	Yes
38	Ginkgo	12.00	5	High	Good form & structure; in small planting area.	No	$5,650	Remove	SLSFH 2	Design conflict	Yes
39	Valley oak	7.00	5	High	Good form & structure; in large planting area.	No	$2,050	Remove	SLSFH 2	Design conflict	Yes
40	Valley oak	35.00	2	Low	Small crown; leans S.; declining; in medium island.	Yes	$15,650	Remove	$1,200	Health	-
41	Fig	12,11,11,9,8	5	High	Multiple attachments at base; good form & structure.	Yes	$11,900	Remove	?	Design conflict	Yes
42	Coast live oak	31.00	2	Low	Multiple attachments at 10'; good form; extensive dieback.	Yes	$7,350	Remove	$1,200	Health	-
43	Coast live oak	31.00	3	Moderate	Multiple attachments at 10'; large cavities at base & 10''.	Yes	$14,100	Remove	Road	Design conflict	Yes
44	Coast live oak	32.00	3	Moderate	Codominant trunks at 10'; large cavity on back side of S. stem.	Yes	$15,000	Remove	Road	Design conflict	Yes
45	Olive	5,5,5,4,4	3	Low	Multiple attachments at base; sunscald & moderate dieback.	No	$900	Remove	SLSFH 2	Design conflict	Yes
46	Olive	12,7,4,2	4	High	Multiple attachments at base; one stem leans W. to horizontal.	No	$4,100	Remove	SLSFH 2	Design conflict	Yes
47	Olive	4,4	3	Low	Codominant trunks at base; moderate dieback.	No	$650	Remove	SLSFH 2	Design conflict	Yes
48	Purple redbud	6.00	5	High	Good form & structure; slight lean NE.	No	$1,900	Remove	SLSFH 2	Design conflict	Yes
49	Purple redbud	5.00	4	Moderate	Good form & structure; sparse crown.	No	$1,100	Remove	SLSFH 2	Design conflict	Yes
50	Oleander	7,6,6	4	High	Multiple attachments at base; good form.	No	$3,350	Remove	SLSFH 2	Design conflict	Yes
51	Crape myrtle	8.00	4	High	Multiple attachments at 6'; good, upright form; in small cut out.	No	$2,200	Remove	SLSFH 2	Design conflict	Yes
52	Crape myrtle	8.00	4	High	Multiple attachments at 6'; good, upright form; in small cut out.	No	$2,200	Remove	SLSFH 2	Design conflict	No
53	Crape myrtle	6.00	4	High	Multiple attachments at 6'; good, upright form; in small cut out.	No	$1,350	Remove	SLSFH 2	Design conflict	No
54	Crape myrtle	8.00	4	High	Multiple attachments at 6'; good, upright form; in small cut out; displaced concrete 2''.	No	$2,200	Remove	SLSFH 2	Design conflict	No
55	Coast live oak	32.00	4	Moderate	Multiple attachments at 7'; close to building & one-sided SW.	Yes	$18,000	Remove	SLSFH 2	Design conflict	No
56	African fern pine	23.00	4	Moderate	Multiple attachments at 5'; narrow attachments; slightly sparse on S side.	Yes	$15,750	Remove	SLSFH 2	Design conflict	Yes
57	African fern pine	19.00	4	Moderate	Multiple attachments at 5'; narrow attachments; in medium planter.	Yes	$10,850	Remove	SLSFH 2	Design conflict	No
58	African fern pine	33.00	4	Moderate	Multiple attachments at 5'; good form; displaced curb & sidewalk ; in medium planter.	Yes	$32,250	Remove	SLSFH 2	Design conflict	No
59	African fern pine	20.00	4	Moderate	Multiple attachments at 8'; NW sided S.; in medium planter.	Yes	$11,950	Remove	SLSFH 2	Design conflict	No
60	Glossy privet	15.00	1	Low	All but dead.	Yes	$650	Remove	$100	Undesirable	-
61	Catalpa	13.00	4	Moderate	Codominant trunks at 7'; leans SE.; twig dieback.	No	$2,650	Remove	SLSFH 2	Design conflict	Yes
62	Glossy privet	15.00	3	Low	Multiple attachments at 8'; sparse in upper crown.	Yes	$3,000	Remove	$100	Undesirable	-
63	Glossy privet	11.00	2	Low	Small, sparse crown.	No	$1,100	Remove	$200	Health	-
64	Glossy privet	9.00	3	Low	Small crown; twig dieback.	No	$1,200	Remove	$200	Undesirable	-
65	Coast live oak	39.00	4	Moderate	Multiple attachments at 15'; good form; broken cable; in small parking lot island; displaced curb & asphalt 10''.	Yes	$26,600	Remove	Road	Design conflict	Yes
66	Elderberry	6,5,3,2	4	Moderate	Multiple attachments at base; growing against building.	No	$2,000	Remove	SLSFH 2	Design conflict	Yes
67	Coast live oak	24.00	3	Moderate	Multiple attachments at 5'; one-sided NW.; close to structure.	Yes	$7,350	Remove	Road	Design conflict	Yes
68	Coast live oak	47.00	4	Moderate	Multiple attachments at 10'; spreading form; close to structure.	Yes	$38,550	Remove	Road	Design conflict	Yes
69	Coast live oak	61.00	4	Moderate	Multiple attachments at 10'; spreading form; no basal flare; growing against building.	Yes	$43,250	Remove	SLSFH 2	Design conflict	Yes
70	Valley oak	30.00	3	Moderate	One stem removed; large cavity; small crown leans S.	Yes	$19,100	Remove	SLSFH 2	Design conflict	Yes
71	Coast live oak	17,6	5	High	Multiple attachments at 6'; slight lean N.; beneath overhead utilities.	Yes	$7,450	Remove	Road	Design conflict	Yes
72	Coast live oak	8,8	4	High	Codominant trunks at base; narrow attachment; one-sided S.	Yes	$2,800	Remove	Road	Design conflict	Yes
73	Modesto ash	20.00	3	Moderate	Multiple attachments at 6'; good form; dieback; beneath overhead utilities.	Yes	$4,150	Remove	SLSFH 2	Design conflict	Yes
74	Silver dollar gum	50.00	4	High	Codominant trunks at 15'; leans SW.; good form.	Yes	$86,050	Remove	Road	Design conflict	Yes
75	Aleppo pine	35.00	4	High	Codominant trunks at 10' & 15'; weak attachment @ 15' but cabled above; good form; in medium planter.	Yes	$21,450	Remove	Road	Design conflict	Yes
76	Coast live oak	44.00	4	High	Multiple attachments at 8'; good form; long lateral; in medium planter.	Yes	$33,800	Remove	SLSFH 2	Design conflict	Yes
77	Coast live oak	30.00	3	Moderate	Fair form & structure; trunk wounds w/ decay; in medium planter.	Yes	$11,350	Remove	Road	Design conflict	Yes
78	Coast live oak	24.00	4	Moderate	Codominant trunks at 7'; wide attachment; one-sided W.; in medium planter.	Yes	$10,200	Remove	SLSFH 2	Design conflict	Yes
79	Coast live oak	30.00	3	Low	Multiple attachments at 10'; strong lean W.; basal cavity S.; in large planter.	Yes	$11,350	Remove	SLSFH 2	Design conflict	Yes
80	Modesto ash	30.00	3	Moderate	Multiple attachments at 8'; good form; dieback.	Yes	$9,150	Remove	Road	Design conflict	Yes
81	Chinese pistache	11.00	4	High	Multiple attachments at 8'; good form; close to building & one-sided W.	No	$3,750	Remove	Road	Design conflict	Yes
82	Modesto ash	17.00	3	Low	Multiple attachments at 7'; close to building & one-sided W.; dieback.	Yes	$3,050	Remove	Sidewalk	Design conflict	Yes
83	Removed	--		--	--	Yes	--	--	-	-	-
84	Deodar cedar	7.00	5	High	Good young tree; branches to ground; in medium island.	No	$1,500	Remove	Road	Design conflict	Yes
85	Coast live oak	16.00	5	High	Good young tree; in large planter.	Yes	$6,850	Preserve	Road	Design conflict	Yes
86	Valley oak	18.00	4	Moderate	Fair form & structure; fill at base; ; in large planter.	Yes	$11,350	Remove	Road	Design conflict	Yes
87	Coast live oak	32.00	4	Moderate	Upright, compact form; trunk cavity at 8'; in medium planter.	Yes	$18,000	Remove	Road	Design conflict	Yes
88	Raywood ash	9.00	1	Low	Largely dead.	No	$450	Remove	$200	Health	-
89	Raywood ash	18.00	3	Moderate	Multiple attachments at 10'; asymmetric form; dieback; in large planter.	Yes	$4,750	Remove	**SFH 3**	Design conflict	No
90	Tree of heaven	22.00	2	Low	Codominant trunks at 6'; included bark; growing against fence; invasive.	Yes	$1,650	Remove	$400	Undesirable	-
91	Coast live oak	13.00	4	Moderate	Codominant trunks at 8'; good form; growing against fence.	Yes	$3,150	Remove	**SFH 3**	Design conflict	No
92	Coast redwood	15.00	3	Moderate	Crowded; fair form & structure.	Yes	$2,450	Remove	**SFH 3**	Design conflict	No
93	Coast redwood	32.00	4	Moderate	Multiple attachments at 6'; narrow attachments; fair structure.	Yes	$14,400	Remove	**SFH 3**	Design conflict	No
94	Coast live oak	16.00	3	Low	Crowded; strong lean E..	Yes	$3,900	Remove	**SFH 3**	Design conflict	Yes
95	Coast live oak	23.00	3	Low	Crowded; strong lean S.; growing into fence.	Yes	$6,750	Remove	**SFH 3**	Design conflict	Yes
96	Coast live oak	9.00	2	Low	Suppressed; strong lean N.	No	$900	Remove	**SFH 3**	Design conflict	Yes
97	Coast live oak	28.00	3	Moderate	Codominant trunks at 10'; one-sided & leans S.; growing into fence.	Yes	$9,900	Remove	**SFH 3**	Design conflict	Yes
98	Coast live oak	28.00	4	Moderate	Codominant trunks at 6'; one-sided & leans N.	Yes	$16,100	Remove	**SFH 3**	Design conflict	Yes
99	Coast live oak	22,18	3	Moderate	Codominant trunks at base; crowded & one-sided & leans S.; trunk wound on W. stem.	Yes	$11,900	Remove	**SFH 3**	Design conflict	Yes
100	Valley oak	6.00	3	Moderate	crowded & one-sided N.; crook at 10'.	No	$1,100	Remove	**SFH 3**	Design conflict	No
101	Valley oak	6.00	3	Moderate	crowded & one-sided N.	No	$1,100	Preserve			
102	Coast live oak	20,12,10	4	Moderate	Multiple attachments at 3'; upright, narrow form; trunk wounds/rodent damage.	Yes	$11,200	Preserve			
103	Coast live oak	22,15	4	Moderate	Multiple attachments at 3'; one-sided W.; trunk wounds/rodent damage.	Yes	$14,550	Preserve			
104	Coast redwood	19.00	5	High	Good form & structure.	Yes	$6,650	Preserve			
105	Coast redwood	19.00	5	High	Good form & structure.	Yes	$6,650	Preserve			
106	Removed	--		--	--	Yes	--				
107	Coast live oak	13.00	5	High	Good young tree; close to fence.	Yes	$4,600	Preserve			
108	Coast redwood	24.00	4	Moderate	Slight sweep in trunk; lost branches in upper crown.	Yes	$8,200	Preserve			
109	Coast live oak	7.00	5	High	Good young tree.	No	$1,500	Remove	Bioswale	Design conflict	Yes
110	Raywood ash	17.00	1	Low	Largely dead.	Yes	$1,000	Remove	$200	Health	-
111	Coast live oak	11.00	4	High	Good young tree; crowded & Slightly one-sided E.	Yes	$2,650	Preserve			
112	Coast live oak	23,15	4	Moderate	Codominant trunks at 3'; larger stem dominant; smaller stem cabled.	Yes	$15,450	Remove	Road	Design conflict	Yes
113	Coast live oak	23.00	4	Moderate	Multiple attachments at 6'; smaller stems form low laterals S.	Yes	$10,900	Remove	Road	Design conflict	Yes
114	Coast live oak	5.00	4	Moderate	Good young tree; crowded & crown bowed W.	No	$700	Remove	Road	Design conflict	Yes
115	Coast live oak	4.00	3	Moderate	Suppressed; crown bowed W.	No	$450	Remove	Road	Design conflict	No
116	Coast live oak	19,13	4	High	Codominant trunks at 2'; larger stem dominant; slightly sparse in upper crown.	Yes	$10,950	Preserve			
117	Coast live oak	28.00	4	Moderate	Multiple attachments at 15'; very one-sided W..	Yes	$16,100	Preserve			
118	Coast live oak	16.00	4	High	Good young tree; crowded & Slightly one-sided W.	Yes	$5,400	Preserve			
119	Coast live oak	27.00	4	Moderate	Codominant trunks at 7'; good form & structure; in medium island.	Yes	$12,850	Preserve			
120	Coast live oak	24.00	4	Moderate	Multiple attachments at 10'; good form & structure; one-sided E.	Yes	$11,850	Preserve			
121	Coast live oak	22.00	3	Moderate	Multiple attachments at 5'; crowded & very one-sided W.	Yes	$7,200	Preserve			
122	Coast live oak	6.00	4	Moderate	Good young tree; crowded; basal bleeding.	No	$950	Remove	SFH 2	Design conflict	No
123	Coast live oak	22.00	5	High	Multiple attachments at 10'; good form & structure.	Yes	$12,800	Remove	SFH 2	Design conflict	Yes
124	Coast live oak	24.00	4	Moderate	Codominant trunks at 8'; good form & structure; Slightly one-sided N.	Yes	$11,850	Remove	SFH 2	Design conflict	Yes
125	Coast live oak	26.00	3	Moderate	Multiple attachments at 8'; good form & structure; sparse in upper crown.	Yes	$10,000	Remove	SFH 2	Design conflict	Yes
126	Raywood ash	26.00	2	Low	Multiple attachments at 8'; most central leaders dead.	Yes	$5,900	Remove	SFH 2	Design conflict	Yes
127	Coast live oak	31.00	4	Moderate	Multiple attachments at 6'; good form & structure; one-sided W.; pruned for overhead utilities.	Yes	$19,650	Remove	SFH 2	Design conflict	Yes
128	Removed	--		--	--	Yes	--				
129	Canary Island palm	32.00	5	High	Close to building; sweeps E. from base; 15' of brown trunk.	Yes	$5,900	Remove	Road	Design conflict	Yes
130	Crape myrtle	6.00	5	High	Multiple attachments at 6'; good, upright form.	No	$1,900	Remove	SFH 2	Design conflict	No
131	Crape myrtle	6.00	4	High	Multiple attachments at 6'; good form; slightly sparse.	No	$1,550	Remove	Road	Design conflict	Yes
132	Crape myrtle	5.00	4	High	Multiple attachments at 6'; good form; slightly sparse.	No	$1,100	Remove	Road	Design conflict	Yes
133	Crape myrtle	5.00	4	High	Multiple attachments at 5'; good form; slightly sparse.	No	$1,100	Remove	Road	Design conflict	Yes
134	Crape myrtle	4.00	3	Moderate	Multiple attachments at 5'; good form; dry.	No	$600	Remove	Road	Design conflict	Yes
135	Crape myrtle	4.00	3	Moderate	Multiple attachments at 5'; good form; dry.	No	$600	Remove	Road	Design conflict	Yes
136	Crape myrtle	4.00	3	Moderate	Multiple attachments at 5'; good form; dry.	No	$600	Remove	SFH 2	Design conflict	No
137	Crape myrtle	4.00	4	High	Multiple attachments at 5'; good form; slightly sparse.	No	$800	Remove	SFH 2	Design conflict	No
138	Crape myrtle	6.00	5	High	Multiple attachments at 5'; good form; slightly sparse.	No	$1,900	Remove	SFH 2	Design conflict	No
139	Crape myrtle	8.00	5	High	Multiple attachments at 5'; good form; slightly sparse.	No	$3,250	Remove	SFH 2	Design conflict	No
140	Coast live oak	47.00	3	Moderate	Codominant trunks at 7'; smaller stem forms lateral W.; moderate dieback & epicormics; Ganoderma at base N.; topped for overhead utilities.	Yes	$18,450	Remove	SFH 2	Design conflict	Yes
141	Valley oak	48.00	3	Moderate	Multiple attachments at 10'; dead stub in attachment; topped for overhead utilities.	Yes	$32,500	Remove	Road	Design conflict	Yes
142	Modesto ash	18.00	3	Moderate	Multiple attachments at 6'; moderate dieback.	Yes	$3,400	Remove	Road	Design conflict	Yes
143	Removed	--		--	--	Yes	--				
144	London plane	24.00	5	High	Codominant trunks at 8'; good form & structure; asphalt to base.	Yes	$8,750	Preserve			
145	Portuguese laurel	9.00	3	Low	Leans S.; basal wounds; dieback.	No	$1,900	Remove	Landscape	Design conflict	Yes
146	Portuguese laurel	6.4	2	Low	Leans S.; trunk wounds; extensive dieback.	No	$850	Remove	$200	Health	-
147	Japanese maple	5,5,5,5,4,4,3,3	5	High	Multiple attachments at 1'; narrow attachments; good form.	No	$2,400	Remove	Road	Design conflict	Yes
148	Dracaena palm	10,8,7,7	4	Moderate	Multiple attachments at base; some stems lean.	Yes	$3,500	Remove	Road	Design conflict	Yes
149	Ginkgo	14.00	4	High	Good form & structure; slightly one-sided NE.	No	$6,950	Remove	Office 2	Design conflict	No
150	Ginkgo	13.00	4	High	Good form & structure; slightly one-sided NW.	No	$6,000	Remove	Office 2	Design conflict	No
151	Coast live oak	42.00	5	High	Multiple attachments at 8'; excellent form & structure; pruned W. for overhead utilities.	Yes	$46,150	Remove	Road	Design conflict	Yes
152	Tree of heaven	46.00	4	Low	Codominant trunks at 6' & 8'; good form; invasive.	Yes	$14,900	Remove	$5,000	Undesirable	-
153	Coast live oak	26.00	4	High	Multiple attachments at 8'; good form, fair structure.	Yes	$13,900	Preserve			
154	Coast live oak	17.00	5	High	Multiple attachments at 8'; good form & structure.	Yes	$7,750	Remove	SLSFH 1	Design conflict	No
155	Coast live oak	13.00	5	High	Multiple attachments at 8'; good form & structure.	Yes	$4,600	Preserve			
156	Coast live oak	33.00	5	High	Multiple attachments at 10'; good form & structure; slight lean N.; growing against building.	Yes	$24,500	Preserve			
157	Removed	--		--	--	Yes	--				
158	Coast live oak	43.00	4	Moderate	Codominant trunks at 10'; spreading form w/ long lateral S.; cavities w/ decay.	Yes	$37,650	Preserve			
159	Modesto ash	15.00	2	Low	Codominant trunks at 12'; mostly dead.	Yes	$1,550	Remove	$100	Health	-
160	Valley oak	46.00	4	Moderate	Multiple attachments at 10'; good form; old cavities w/ decay; cables in crown; wounds & bird holes on under side of S. stem; growing at edge of road.	Yes	$62,500	Remove	Road	Design conflict	No
161	Hopseed bush	3,3,3,2	3	Moderate	Multiple attachments at 2'; large shrub; close to building.	No	$500	Remove	Road	Design conflict	Yes
162	Hopseed bush	5.00	3	Moderate	Multiple attachments at 5'; large shrub; close to building.	No	$650	Remove	Road	Design conflict	Yes
163	Coast live oak	19.00	2	Low	Poor form & structure; bleeding & cavity W.; dieback.	Yes	$3,350	Remove	$200	Health	-
164	Valley oak	14.00	5	High	Multiple attachments at 10'; good young tree.	Yes	$8,850	Preserve			
165	Hollywood juniper	22.00	3	Moderate	Leans N.; close to building.	Yes	$6,200	Remove	Road	Design conflict	Yes
166	Valley oak	38.00	2	Low	History of branch failures; trunk wounds w/ decay.	Yes	$21,450	Remove	$1,200	Health	-
167	Griselinia	12.00	2	Low	Close to building; leans S.; dieback.	No	$2,000	Remove	$400	Health	-
168	Coast live oak	26.19	3	Low	Codominant trunks at 4'; narrow attachment; cavity w/ decay ; deck built around base.	Yes	$13,050	Preserve			
169	Coast live oak	32.00	4	Moderate	Base growing against building; corrected lean NW.; good form.	Yes	$18,000	Remove	SLSFH 1	Design conflict	Yes
170	Bottlebrush	4,3,2	3	Moderate	Multiple attachments at 1'; one-sided NE.; large shrub; close to building.	No	$750	Remove	Road	Design conflict	Yes
171	Australian brush cherry	9.00	3	Low	Topped at 6'; one-sided & leans E.; close to building.	No	$1,050	Remove	Road	Design conflict	Yes
172	Calif. bay	9,8,4,3	3	Moderate	Multiple attachments at base'; one-sided & leans E.; close to building.	No	$2,250	Remove	Road	Design conflict	Yes
173	Removed	--		--	--	Yes	--				
174	Valley oak	40.00	3	Moderate	Codominant trunks at 10'; cavities along S. stem; pruned for overhead utilities N.; in medium cut out.	Yes	$33,850	Remove	SLSFH 1	Design conflict	Yes
175	African fern pine	13.00	3	Moderate	Good form; sparse crown; in medium island.	No	$3,750	Remove	SLSFH 1	Design conflict	Yes
176	Glossy privet	10.00	3	Low	Multiple attachments at 7'; good form; sparse crown; in medium island.	No	$1,250	Remove	$200	Undesirable	-
177	Glossy privet	8.00	2	Low	Multiple attachments at 7'; small, sparse crown; in medium island.	No	$600	Remove	$200	Health	-
178	Glossy privet	13.00	3	Low	Multiple attachments at 7'; good form; sparse crown; in medium island.	No	$1,950	Remove	$400	Undesirable	-
179	Glossy privet	15.00	3	Moderate	Multiple attachments at 7'; good form; twig dieback; in medium island.	Yes	$2,550	Remove	$100	Undesirable	-
180	Glossy privet	12.00	3	Low	Multiple attachments at 7'; good form; sparse crown; in medium island.	No	$1,700	Remove	$400	Undesirable	-

LANE PARTNERS
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PARKLINE MASTER PLAN
ARCHITECTURAL CONTROL PACKAGE
MENLO PARK, CA

OJB

APPLICANT
LPGS, MENLO, LLC
MENLO PARK, CA

ARCHITECT
SKIDMORE, OWINGS & MERRILL
ONE MARITIME PLAZA, SAN FRANCISCO, CA

CONSULTANT
OJB LANDSCAPE ARCHITECTURE
550 LOMAS SANTA FE, SOLANA BEACH, CA

HERITAGE TREE DISPOSITION PLAN

L0.02

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TAG #	Species	Diameter	Condition	Suitability	Comments	Heritage	Est. Value	Disposition	Conflict Type	Why?	Wholly or abutting (Yes or No)
181	Glossy privet	9.00	2	Low	Multiple attachments at 7'; small, sparse crown; in medium island.	No	$900	Remove	$200	Health	-
182	Tree of heaven	19,12,12	4	Low	Multiple attachments at 6'; good form; invasive.	Yes	$3,700	Remove	$400	Undesirable	-
183	African fern pine	25.00	4	Moderate	Multiple attachments at 6'; good form, fair structure; in medium island.	Yes	$18,600	Remove	SLSFH 1	Design conflict	No
184	Modesto ash	21.00	3	Moderate	Multiple attachments at 10'; good form; dieback; in medium island.	Yes	$4,600	Remove	Road	Design conflict	Yes
185	African fern pine	20.00	4	Moderate	Multiple attachments at 8'; good form; sparse in upper crown; in medium island.	Yes	$11,950	Remove	PG 2	Design conflict	Yes
186	Crab apple	4.00	3	Moderate	Slight lean SW.; small crown; in medium island.	No	$350	Remove	PG 2	Design conflict	Yes
187	Crab apple	3.00	3	Moderate	Leans SW.; dieback; in medium island.	No	$300	Remove	Road	Design conflict	Yes
188	Removed	--		--	--	Yes	--				
189	Eucalyptus	17.00	4	High	Multiple attachments at 10'; good form; in medium island.	Yes	$8,700	Remove	SLSFH 1	Design conflict	No
190	Eucalyptus	8.00	1	Low	All but dead; in medium island.	No	$450	Remove	$200	Health	-
191	Eucalyptus	16.00	4	High	Good form & structure; slightly sparse crown; in medium island.	Yes	$7,750	Remove	Path	Design conflict	Yes
192	Calif. pepper	28.00	4	High	Codominant trunks at 12'; good form & structure; trunk wound in SW. stem; in large island.	Yes	$16,100	Remove	$400	Undesirable	-
193	Calif. pepper	15.00	3	Moderate	Codominant trunks at 7'; asymmetric form; in medium island.	Yes	$3,000	Remove	$100	Undesirable	-
194	Coast live oak	27.00	4	Moderate	Multiple attachments at 12'; good form & structure; displaced curb & asphalt 8"; in small island.	Yes	$12,850	Remove	PG 2	Design conflict	Yes
195	Calif. pepper	20.00	3	Moderate	Multiple attachments at 7'; asymmetric form; cavities; in medium island.	Yes	$5,150	Remove	$200	Undesirable	-
196	Callery pear	11.00	4	Moderate	Multiple attachments at 8'; good form; in medium island.	No	$3,150	Remove	Road	Design conflict	Yes
197	Callery pear	10.00	3	Moderate	Multiple attachments at 8'; good form; in small island.	No	$1,250	Remove	Road	Design conflict	Yes
198	Eucalyptus	18.00	4	High	Multiple attachments at 10'; good form & structure; slightly sparse crown; in medium island.	Yes	$9,750	Remove	Road	Design conflict	Yes
199	Golden rain	13.00	2	Low	Poor form & structure; little remains; in medium island.	No	$1,250	Remove	$400	Health	-
200	Golden rain	15.00	3	Low	Multiple attachments at 8'; dieback; in medium island.	Yes	$2,550	Remove	SLSFH 2	Design conflict	No
201	Golden rain	13.00	2	Low	Multiple attachments at 8'; dead top; in small island.	No	$850	Remove	$400	Health	-
202	Callery pear	13.00	4	Moderate	Multiple attachments at 8'; good form; in small island.	No	$4,350	Remove	TH 1	Design conflict	No
203	Callery pear	12.00	2	Low	Multiple attachments at 8'; poor form; dieback; in small island.	No	$1,100	Remove	$400	Health	-
204	Callery pear	14.00	3	Moderate	Multiple attachments at 8'; good form; dieback; in small island.	No	$2,250	Remove	Road	Design conflict	Yes
205	Ginkgo	6.00	5	High	Good young tree; slight lean SW.; in small island.	No	$1,100	Remove	SLSFH 2	Design conflict	Yes
206	Golden rain	18.00	2	Low	Multiple attachments at 8'; dead top; in medium island.	Yes	$1,400	Remove	$200	Health	-
207	Removed	--		--	--	Yes	--				
208	Redbud	7.00	3	Low	Leans S.; moderate dieback; in medium island.	No	$1,300	Remove	Road	Design conflict	Yes
209	Redbud	8.00	3	Low	Crown bowed SW.; moderate dieback; in medium island.	No	$1,650	Remove	Road	Design conflict	Yes
210	Callery pear	14.00	3	Moderate	Multiple attachments at 8'; good form; dieback; displaced curb 3"; in small island.	No	$2,250	Remove	TH 1	Design conflict	Yes
211	Windmill palm	8.00	5	High	Good form & structure; 10' of brown trunk; in small island.	No	$950	Remove	Road	Design conflict	Yes
212	Windmill palm	10.00	5	High	Good form & structure; 15' of brown trunk; in small island.	No	$1,175	Remove	Road	Design conflict	Yes
213	Redbud	5,4,4,4,3	4	Moderate	Multiple attachments at base; crossing stems; in medium island.	No	$1,500	Remove	TH 1	Design conflict	Yes
214	Redbud	6.00	3	Moderate	Good form; moderate dieback; in medium island.	No	$1,000	Remove	Road	Design conflict	Yes
215	Redbud	5.00	4	Moderate	Good form; dieback; in medium island.	No	$1,000	Remove	Road	Design conflict	Yes
216	African fern pine	19.00	4	Moderate	Multiple attachments at 8'; narrow attachments; good form; displaced curb 5"; in narrow planter.	Yes	$7,300	Remove	Road	Design conflict	Yes
217	Ginkgo	8.00	5	High	Multiple attachments at 3'; good form; in large planter.	No	$3,050	Remove	TH 1	Design conflict	Yes
218	Windmill palm	11,10	5	High	Codominant trunks at base; good form & structure; 15' of brown trunk; in medium island.	No	$1,175	Remove	TH 1	Design conflict	Yes
219	Windmill palm	10.00	5	High	Good form & structure; 15' of brown trunk; in medium island.	No	$1,175	Remove	TH 1	Design conflict	No
220	Windmill palm	10.00	2	Low	In decline; small, dead fronds; 12' of brown trunk; in medium island.	No	$680	Remove	$200	Health	-
221	African fern pine	28.00	4	Moderate	Multiple attachments at 8'; upright form; displaced curb 4"; in large planter.	Yes	$27,100	Remove	TH 1	Design conflict	Yes
222	Coast live oak	12,12	4	Moderate	*Codominant trunks at 3'; slight lean W. away from		$5,200				
223	Yes	13.00	4	TH 1	Design conflict	Yes	$3,150				
224	Coast live oak	25.00	3	Moderate	High, narrow crown; close to bldg.; in medium planter.	Yes	$15,550	Remove	TH 1	Design conflict	No
225	African fern pine	9.00	3	Moderate	Multiple attachments at 8'; sparse crown; displaced curb 1"; in large planter.	Yes	$1,200	Remove	TH 1	Design conflict	No
226	Coast live oak	19.00	3	Moderate	Crowded & one-sided S.; close to bldg.; in medium planter.	No	$9,050	Remove	TH 1	Design conflict	No
227	African fern pine	14.00	4	Moderate	Multiple attachments at 8'; sparse crown; displaced curb 1"; in large planter.	Yes	$1,900	Remove	TH 1	Design conflict	Yes
228	Golden rain	10.00	5	Moderate	Multiple attachments at 8'; good form; twig dieback; in medium island.	No	$950	Remove	TH 1	Design conflict	Yes
229	Windmill palm	56.00	4	High	Good form & structure; 10' of brown trunk; in small island.	No	$61,750	Remove	TH 1	Design conflict	Yes
230	Willowleaf peppermint	6.00	5	Moderate	Multiple attachments at 15'; good form; lateral reduced; displaced the curb & asphalt 12"; in medium island.	Yes	$1,550	Remove	Road	Design conflict	Yes
231	Ginkgo	6	3	High	Leans S.; good form; in medium planter.	No	$400	Remove	Road	Design conflict	No
232	Crab apple	12.00	3	Moderate	Leans SW.; dieback; in medium island.	No	$2,700	Remove	Road	Design conflict	No
233	Callery pear	12	4	Low	Multiple attachments at 8; moderate dieback; in medium island.	No	$850	Remove	Road	Design conflict	No
234	Crape myrtle	11.00	5	High	Multiple attachments at base; good form; in medium island.	No	$860	Remove	Road	Design conflict	No
235	Windmill palm	12.00	5	High	Good form & structure; 8' of brown trunk; in medium island.	No	$950	Remove	Road	Design conflict	No
236	Windmill palm	20.00	5	High	Good form & structure; 10' of brown trunk; in medium island.	No	$1,850	Remove	$200	Design conflict	Yes
237	Mexican fan palm	10.00	4	High	Good form & structure; 30' of brown trunk; in medium island.	Yes	$675	Remove	$200	Undesirable	-
238	Windmill palm	18.00	5	High	Good form & structure; a little yellow; 5' of brown trunk; in medium island.	No	$1,850	Remove	$200	Design conflict	Yes
239	Mexican fan palm	4.00	4	High	Good form & structure; growing against/busted curb; 30' of brown trunk; in medium island.	Yes	$500	Remove	$200	Undesirable	-
240	Crab apple	4	4	High	Good form; basal sprouts; in medium island.	No	$700	Remove	Road	Design conflict	No
241	Crape myrtle	26.00	4	High	Multiple attachments at base; good form; in large island.	No	$13,900	Remove	$400	Design conflict	Yes
242	Calif. pepper	26	4	Moderate	Codominant trunks at 12'; good form & structure; trunk wounds; in large island.	Yes	$500	Remove	$400	Undesirable	-
243	Crape myrtle	10.00	3	High	Multiple attachments at base; good form; slightly sparse crown; in medium island.	No	$1,950	Remove	PG 2	Design conflict	Yes
244	Callery pear	21.00	4	Moderate	Multiple attachments at 8; crowded & leans W.; dieback; in medium island.	No	$8,850	Remove	PG 2	Design conflict	Yes
245	Willowleaf peppermint	29.00	4	Moderate	Multiple attachments at 8'; leans S.; displaced the curb & asphalt 2-4"; in medium island.	Yes	$16,700	Remove	PG 2	Design conflict	Yes
246	Willowleaf peppermint	35.00	4	Moderate	Codominant trunks at 10'; cobra cable in crown; displaced the curb & asphalt 6"; in medium island.	Yes	$24,250	Remove	PG 2	Design conflict	Yes
247	Willowleaf peppermint	11.00	4	Moderate	Multiple attachments at 10'; asymmetric form; displaced the curb & sidewalk 6"; in small island.	Yes	$745	Remove	PG 2	Design conflict	Yes
248	Windmill palm	6.00	5	High	Good form & structure; a little yellow; 7' of brown trunk; in small island.	No	$1,800	Remove	PG 2	Design conflict	Yes
249	Ginkgo	30.00	3	High	Good young tree; in large planter.	No	$19,100	Remove	PG 2	Design conflict	Yes
250	Willowleaf peppermint	12.00	5	Moderate	Multiple attachments at 12'; open form; slightly sparse crown; displaced the curb 2"; in medium island.	Yes	$1,175	Remove	PG 2	Design conflict	Yes
251	Windmill palm	9.00	5	High	Good form & structure; 15' of brown trunk; in small island.	No	$1,400	Remove	PG 2	Design conflict	Yes
252	Windmill palm	4.00	4	High	Good form & structure; 20' of brown trunk; in small island.	No	$500	Remove	PG 2	Design conflict	Yes
253	Crab apple	5.00	5	High	Slight lean W.; old sun scald; basal sprouts; in medium island.	No	$750	Remove	PG 2	Design conflict	Yes
254	Crab apple	4.00	4	High	Good form; dense crown; basal sprouts; in medium island.	No	$500	Remove	PG 2	Design conflict	Yes
255	Crab apple	11.00	3	High	Slight lean W.; twig dieback; basal sprouts; in medium island.	No	$2,950	Remove	PG 2	Design conflict	Yes
256	Redbud	22.00	4	Low	Leans W.; partial failure; moderate dieback; in medium island.	No	$16,800	Remove	PG 2	Design conflict	Yes
257	African fern pine	20.00	4	High	Multiple attachments at 8'; upright form; in large planter.	Yes	$13,950	Remove	PG 2	Design conflict	Yes
258	African fern pine	18.00	4	High	Multiple attachments at 8'; upright form; in large planter.	Yes	$4,700	Remove	PG 2	Design conflict	Yes
259	Monterey pine	29.00	4	Moderate	Upright form; dieback; in large planter.	Yes	$29,100	Remove	PG 2	Design conflict	Yes
260	African fern pine	9.00	5	Moderate	Multiple attachments at 6'; dieback; starting to displace curb; in large planter.	Yes	$1,400	Remove	PG 2	Design conflict	Yes
261	Windmill palm	9.00	5	High	Good form & structure; 20' of brown trunk; in large island.	No	$1,310	Remove	PG 2	Design conflict	Yes
262	Windmill palm	11.00	5	High	Good form & structure; 18' of brown trunk; in medium island.	No	$950	Remove	PG 2	Design conflict	Yes
263	Windmill palm	9.00	5	High	Good form & structure; 10' of brown trunk; in medium island.	No	$1,040	Remove	PG 2	Design conflict	Yes
264	Windmill palm	19.00	4	High	Good form & structure; 12' of brown trunk; in medium island.	No	$12,600	Remove	PG 2	Design conflict	Yes
265	African fern pine	41.00	3	Moderate	Multiple attachments at 8'; one-sided S.; dieback; in large island.	Yes	$35,550	Remove	PG 2	Design conflict	Yes
266	Valley oak	5.00	3	Moderate	Multiple attachments at 10'; one-sided W.; moderate dieback; in large island.	Yes	$500	Remove	PG 2	Design conflict	Yes
267	Southern magnolia	12.00	3	Moderate	Crowded; one-sided SE.; poor color; in large planter.	No	$2,000	Remove	PG 2	Design conflict	No
268	Southern magnolia	11.00	3	Moderate	Good form; sparse crown; in large planter.	No	$1,700	Remove	Bioswale	Design conflict	Yes
269	Southern magnolia	11.00	3	Moderate	Narrow form; sparse crown; in large planter.	No	$1,700	Remove	Bioswale	Design conflict	Yes
270	Southern magnolia	13.00	3	Moderate	Narrow form; sparse crown; in large planter.	No	$2,300	Remove	Bioswale	Design conflict	Yes

TAG #	Species	Diameter	Condition	Suitability	Comments	Heritage	Est. Value	Disposition	Conflict Type	Why?	Wholly or abutting (Yes or No)
271	White birch	10,6	3	Moderate	Codominant trunks at 1'; dieback in upper crown; in large planter.	No	$1,900	Remove	Office 3	Design conflict	Yes
272	Southern magnolia	18.00	4	Moderate	Multiple attachments at 8'; good form & structure; displaced curb 4"; in medium planter.	Yes	$4,900	Remove	Office 3	Design conflict	Yes
273	Southern magnolia	15.00	3	Moderate	Multiple attachments at 8'; good form; sparse crown; displaced curb 3";in medium planter.	Yes	$2,550	Remove	Landscape	Design conflict	Yes
274	Ginkgo	4.00	3	Moderate	Slight lean NW.; small crown; in large planter.	No	$600	Remove	Landscape	Design conflict	Yes
275	Southern magnolia	8.00	3	Moderate	Multiple attachments at 7'; good form; sparse crown; in large planter.	No	$1,000	Remove	Landscape	Design conflict	Yes
276	Southern magnolia	8.00	3	Moderate	Multiple attachments at 7'; good form; sparse crown; in large planter.	No	$1,000	Remove	Landscape	Design conflict	Yes
277	Southern magnolia	9.00	3	Moderate	Multiple attachments at 7'; good form; sparse crown; in large planter.	No	$1,200	Remove	Landscape	Design conflict	Yes
278	Southern magnolia	10.00	4	Moderate	Good form; sparse crown; in large planter.	No	$1,950	Remove	Office 2	Design conflict	Yes
279	Valley oak	17.00	4	High	Multiple attachments at 10'; leans NW.; dieback; surrounded by DG.	Yes	$10,100	Preserve			
280	Camphor	17.00	3	Moderate	Multiple attachments at 6'; one-sided N.; dieback; in raised planter.	Yes	$6,300	Remove	Road	Design conflict	Yes
281	Saucer magnolia	2,1,1,1,1	3	Moderate	Multiple attachments at base; sparse crown; in large planter.	No	$300	Remove	Building 9	Design conflict	Yes
282	Saucer magnolia	4,3,3,2,2,1	3	Low	Multiple attachments at base; moderate dieback; in large planter.	No	$800	Remove	Road	Design conflict	Yes
283	Saucer magnolia	5,5,2,2,1	3	Low	Codominant trunks at base; moderate dieback; in large planter.	No	$1,450	Remove	Road	Design conflict	Yes
284	Saucer magnolia	5,3,3,2	4	Moderate	Multiple attachments at base; slightly sparse crown; in large planter.	No	$1,350	Remove	Building 9	Design conflict	Yes
285	Crape myrtle	9.00	4	High	Multiple attachments at 7'; good form; in medium planter.	No	$3,200	Remove	Building 9	Design conflict	Yes
286	Crape myrtle	9.00	3	Moderate	Multiple attachments at 7'; crowded & one-sided NW.; in medium planter.	No	$2,350	Remove	Building 9	Design conflict	Yes
287	Ginkgo	10.00	4	Moderate	Slightly one-sided S. away from bldg.; in large planter.	No	$3,650	Remove	Road	Design conflict	Yes
288	Ginkgo	8.00	3	Moderate	Slight crook at 6'; town bowed E.; in large planter.	No	$1,750	Remove	Road	Design conflict	Yes
289	Ginkgo	9.00	4	Moderate	Good form & structure; dieback in upper crown; in large planter.	No	$3,000	Remove	Road	Design conflict	Yes
290	Evergreen pear	10.00	4	Moderate	Multiple attachments at 6'; fair form & structure; in large planter.	No	$3,350	Remove	Road	Design conflict	No
291	Evergreen pear	10.00	3	Moderate	Multiple attachments at 6'; one-sided N.; in large planter.	No	$2,450	Remove	Road	Design conflict	No
292	Evergreen pear	9.00	3	Moderate	Multiple attachments at 6'; narrow form; in large planter.	No	$2,050	Remove	Road	Design conflict	Yes
293	Evergreen pear	8.00	3	Moderate	Growing on steep slope; leans NW.; in large planter.	No	$1,650	Remove	Road	Design conflict	Yes
294	Evergreen pear	6.00	2	Low	Small crown; close to bldg.; in large planter.	No	$600	Remove	Road	Design conflict	Yes
295	Japanese maple	7,6,6	4	Moderate	Multiple attachments at base; on terraced slope; high crown.	No	$2,700	Remove	PG 1	Design conflict	Yes
296	Loquat	7.00	4	Moderate	Narrow form; on terraced slope.	No	$1,650	Remove	PG 1	Design conflict	Yes
297	Japanese maple	6,5	4	Moderate	Codominant trunks at base; on terraced slope; high crown.	No	$2,000	Remove	PG 1	Design conflict	Yes
298	Japanese maple	3,3,3,2,2	4	Moderate	Multiple attachments at base; upright form; on steep slope.	No	$750	Remove	Landscape	Design conflict	Yes
299	Japanese maple	5,4,4,3	4	Moderate	Multiple attachments at base; on steep slope; high crown.	No	$1,400	Remove	Landscape	Design conflict	Yes
300	Japanese maple	6,1	3	Moderate	Fair form & structure; on steep slope.	No	$1,000	Remove	Landscape	Design conflict	Yes
301	Mock orange	5,4,3,2	3	Moderate	Multiple attachments at base; fair form & structure; on steep slope.	No	$1,100	Remove	Landscape	Design conflict	Yes
302	Mock orange	5.00	2	Low	Crowded; narrow form; dieback; on steep slope.	No	$550	Remove	Landscape	Design conflict	Yes
303	Japanese maple	3.00	3	Moderate	One-sided & leans E.; on steep slope.	No	$400	Remove	Landscape	Design conflict	Yes
304	Japanese maple	3,3	4	Moderate	Codominant trunks at base; good form; on steep slope.	No	$750	Remove	Landscape	Design conflict	Yes
305	Fremont cottonwood	42.00	4	Moderate	Multiple attachments at 15'; good form; growing against & displaced stairs; root sprouts all over.	Yes	$12,450	Remove	Office 2	Design conflict	No
306	Valley oak	40.00	4	Moderate	Codominant trunks at 10'; one stem dominant; smaller stem forms lateral E.; twig dieback; in large planter but close to sidewalk.	Yes	$47,300	Preserve			
307	Japanese maple	3,2	3	Moderate	Codominant trunks at base; small stem topped; leans W.; on steep slope.	No	$450	Remove	Office 2	Design conflict	No
308	Japanese maple	3,2	4	Moderate	Multiple attachments at base; good form; on steep slope.	No	$600	Remove	Office 2	Design conflict	No
309	Japanese maple	7,7	4	Moderate	Codominant trunks at base; leans E.; on steep slope.	No	$3,100	Remove	Office 2	Design conflict	Yes
310	Japanese maple	7,7,7,75,5	4	High	Multiple attachments at base; good form; on steep slope.	No	$3,100	Remove	Office 2	Design conflict	Yes
311	Plum	3,3,1	3	Moderate	Multiple attachments at 3'; large hedge; close to sidewalk & utilities.	No	$600	Remove	Office 2	Design conflict	Yes
312	Trident maple	7.00	3	Moderate	Multiple attachments at 10'; upright form.	No	$1,250	Remove	Office 2	Design conflict	Yes
313	Karo	3,3,2,2,1,1,1	3	Moderate	Multiple attachments at base; large shrub.	No	$650	Remove	Office 2	Design conflict	Yes
314	Karo	3,3,3,3,2,2,2,1,1,1	3	Moderate	Multiple attachments at base; large shrub.	No	$650	Remove	Office 2	Design conflict	Yes
315	Victorian box	6,6,6,6,5,4,4,3,3,2	3	Low	Multiple attachments at base; upright form; sparse crown.	No	$1,800	Remove	Office 2	Design conflict	Yes
316	Trident maple	6.00	2	Low	Multiple attachments at 10'; dead top.	No	$650	Remove	Office 2	Design conflict	Yes
317	Karo	3,2,2,2,2,1,1,1	3	Moderate	Multiple attachments at base; large shrub.	No	$550	Remove	Office 2	Design conflict	Yes
318	Karo	2,1,1,1,1,1	2	Low	Multiple attachments at base; moderate dieback; large shrub.	No	$300	Remove	Office 2	Design conflict	No
319	Victorian box	5,4,4,3,2,2,2	3	Low	Multiple attachments at base; upright form; sparse crown.	No	$1,100	Remove	Landscape	Design conflict	Yes
320	Victorian box	4,4,4,3,3,3,2,2,1	3	Low	Multiple attachments at base; upright form; sparse crown.	No	$900	Remove	Landscape	Design conflict	Yes
321	Karo	2,2,2,1,1,1,1,1	3	Moderate	Multiple attachments at base; large shrub.	No	$400	Remove	Landscape	Design conflict	Yes
322	Karo	3,3,3,2,2,1,1,1	3	Moderate	Multiple attachments at base; large shrub.	No	$650	Remove	Landscape	Design conflict	Yes
323	Olive	16,9,8	4	High	Multiple attachments at 1'; good form & structure; dieback in upper crown; in large planter.	Yes	$7,050	Remove	Office 2	Design conflict	Yes
324	Evergreen pear	9.00	4	Moderate	Slight lean N.; good form, fair structure; in large planter.	No	$2,350	Remove	Office 2	Design conflict	Yes
325	Monterey pine	27.00	3	Low	One-sided S. away from bldg.; thin in upper crown; in large planter.	Yes	$8,650	Remove	Office 2	Design conflict	Yes
326	Southern magnolia	14.00	3	Moderate	Slightly one-sided SE. away from bldg.; twig dieback; in medium planter.	No	$2,250	Remove	Bioswale	Design conflict	Yes
327	Southern magnolia	10.00	3	Moderate	Slightly one-sided SE. away from bldg.; twig dieback; in medium planter.	No	$1,650	Remove	Office 2	Design conflict	No
328	Southern magnolia	15.00	4	Moderate	Good form & structure; twig dieback; in medium planter.	Yes	$3,450	Remove	Landscape	Design conflict	Yes
329	Southern magnolia	11.00	3	Moderate	Crowded by #330; fair form & structure; in large planter.	No	$1,700	Remove	Bioswale	Design conflict	Yes
330	Monterey pine	27.00	2	Low	Somewhat corrected lean S.; all weight outside base.	Yes	$4,550	Remove	$400	Health	-
331	Southern magnolia	14.00	4	Moderate	Slight crook at 10'; good form; in large planter.	No	$3,600	Remove	PG 2	Design conflict	Yes
332	Southern magnolia	9.00	3	Moderate	Suppressed; one-sided E.; in large planter.	No	$1,200	Remove	PG 2	Design conflict	No
333	Southern magnolia	11.00	3	Moderate	Slight lean E.; poor color; in large planter.	No	$1,700	Remove	PG 2	Design conflict	No
334	Southern magnolia	16.00	4	Moderate	Slightly one-sided E. away from bldg.; good form; in large planter.	Yes	$4,650	Remove	PG 2	Design conflict	No
335	Dogwood	4,4,4,3,3,3,2,2	4	Moderate	Multiple attachments at 2'; leans W.; twig dieback; in medium planter.	No	$1,200	Remove	Landscape	Design conflict	Yes
336	Pomelo	8.00	5	High	Multiple attachments at 7'; good form; in large planter.	No	$3,050	Remove	Bioswale	Design conflict	Yes
337	Valley oak	9,8	5	High	Codominant trunks at 2; seam in attachment'; good form; in large planter.	Yes	$6,600	Remove	**Road**	Design conflict	Yes
338	Valley oak	9.00	4	Moderate	Codominant trunks at 8'; seam one-sided E.; twig dieback; in large planter.	No	$3,000	Remove	**Road**	Design conflict	Yes
339	Sweetgum	19.00	4	Moderate	Multiple attachments at 10'; upright form; twig dieback; displaced curb 5"; in large planter.	Yes	$16,150	Remove	**Road**	Design conflict	Yes
340	Coast redwood	22.00	4	Moderate	Good form & structure; browning in upper crown; in medium planter.	Yes	$8,050	Remove	Office 4	Design conflict	No
341	Coast redwood	21.00	3	Moderate	Narrow form; browning in upper crown; in medium planter.	Yes	$3,850	Remove	Office 4	Design conflict	No
342	Coast redwood	22.00	3	Moderate	One-sided N.; lost top; in medium planter.	Yes	$4,200	Remove	Office 4	Design conflict	No
343	London plane	6.00	2	Low	Poor form; extensive dieback; in medium planter.	No	$450	Remove	Road	Design conflict	Yes
344	London plane	6.00	2	Low	Extensive dieback; in medium planter.	No	$450	Remove	Road	Design conflict	Yes
345	London plane	6.00	3	Low	Small crown; moderate dieback; in medium planter.	No	$650	Remove	Road	Design conflict	Yes
346	London plane	9.00	3	Moderate	Slight lean W.; narrow form; dieback; in medium planter.	No	$1,200	Remove	TH 2	Design conflict	Yes
347	London plane	9,7	4	Moderate	Codominant trunks at 5'; narrow form; in medium planter.	No	$2,450	Remove	TH 2	Design conflict	Yes
348	London plane	12.00	4	High	Codominant trunks at 20'; good form; in medium planter.	No	$2,700	Remove	TH 2	Design conflict	Yes
349	London plane	12.00	4	Moderate	Codominant trunks at 20'; narrow form; in medium planter.	No	$2,700	Remove	TH 2	Design conflict	Yes
350	London plane	15.00	4	High	Codominant trunks at 20'; good form; in medium planter.	Yes	$4,100	Remove	TH 2	Design conflict	Yes
351	London plane	15.00	4	High	Good form; in medium planter.	Yes	$4,100	Remove	TH 2	Design conflict	Yes
352	London plane	13.00	4	Moderate	Narrow form; dieback; in medium planter.	No	$3,150	Remove	TH 2	Design conflict	Yes
353	London plane	12.00	4	Moderate	Slight lean W.; narrow form; dieback; in medium planter.	No	$2,700	Remove	TH 2	Design conflict	Yes
354	London plane	14.00	4	High	Multiple attachments at 10'; good form; in medium planter.	No	$3,600	Remove	TH 2	Design conflict	No
355	London plane	8.00	3	Moderate	Codominant trunks at 6'; fair form; in large planter.	No	$1,150	Remove	TH 2	Design conflict	Yes
356	London plane	10.00	4	Moderate	Codominant trunks at 10'; good form; slightly sparse crown; in large planter.	No	$2,250	Remove	TH 2	Design conflict	Yes
357	London plane	14.00	3	Moderate	Slight lean S.; good form; sparse crown; in large planter.	No	$3,050	Remove	TH 2	Design conflict	Yes
358	London plane	7.00	3	Low	Poor form; very sparse crown; in large planter.	No	$900	Remove	TH 2	Design conflict	Yes
359	London plane	12.00	4	Moderate	Slight lean S.; good form; sparse crown; in large planter but close to sidewalk.	No	$2,700	Remove	TH 2	Design conflict	Yes

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ONE MARITIME PLAZA, SAN FRANCISCO, CA

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550 LOMAS SANTA FE, SOLANA BEACH, CA

HERITAGE TREE DISPOSITION PLAN

L0.03

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TAG #	Species	Diameter	Condition	Suitability	Comments	Heritage	Est. Value	Disposition	Conflict Type	Why?	Wholly or abutting (Yes or No)
361	London plane	9.00	3	Moderate	Codominant trunks at 10'; small, sparse crown; in large planter but close to sidewalk.	No	$1,200	Remove	TH 2	Design conflict	Yes
362	London plane	14.00	4	Moderate	Slight lean SW.; good form; sparse crown; in large planter but close to sidewalk.	No	$3,600	Remove	TH 2	Design conflict	Yes
363	London plane	12.00	3	Moderate	Good form; sparse in upper crown; in large planter but close to sidewalk.	No	$2,000	Remove	TH 2	Design conflict	Yes
364	London plane	12.00	4	Moderate	Slight sweep in trunk at 10'; in large planter but close to sidewalk.	No	$2,700	Remove	PRA	Design conflict	Yes
365	London plane	14.00	3	Low	Good form; very sparse crown; in large planter but close to sidewalk.	No	$2,650	Remove	PRA	Design conflict	Yes
366	London plane	14.00	3	Moderate	Good form; sparse crown; in large planter but close to sidewalk.	No	$2,650	Remove	PRA	Design conflict	Yes
367	London plane	11.00	3	Moderate	Good form; sparse in upper crown; in large planter but close to sidewalk.	No	$1,700	Remove	PRA	Design conflict	Yes
368	London plane	16.00	4	Moderate	Good form; sparse crown; in large planter but close to sidewalk.	Yes	$4,650	Remove	PRA	Design conflict	Yes
369	London plane	11.00	4	Moderate	Codominant trunks at 7'; good form; twig dieback; in medium planter.	No	$2,300	Remove	Road	Design conflict	Yes
370	London plane	10.00	3	Moderate	Small crown; twig dieback; in medium planter.	No	$1,450	Remove	Road	Design conflict	Yes
371	London plane	12.00	3	Moderate	Narrow form; sparse crown; in medium planter.	No	$2,000	Remove	TH 2	Design conflict	No
372	London plane	14.00	4	Moderate	Multiple attachments at 12'; good form; sparse crown; in large planter but close to sidewalk.	No	$3,600	Remove	TH 2	Design conflict	No
373	London plane	14.00	3	Low	Good form; very sparse crown; in large planter but close to sidewalk.	No	$2,650	Remove	PRA	Design conflict	No
374	Coast redwood	31.00	3	Moderate	One-sided SE.; lost top; very dry; in medium planter.	Yes	$8,150	Remove	Office 4	Design conflict	No
375	Coast redwood	26,23	3	Moderate	Codominant trunks base; narrow form; dry in upper crown; in medium planter.	Yes	$10,150	Remove	Office 4	Design conflict	No
376	Coast redwood	37.00	3	Moderate	Topped at 35'; good foliage density; in medium planter.	Yes	$11,500	Remove	Office 4	Design conflict	No
377	Coast redwood	20.00	3	Low	Narrow form; very dry foliage; in medium planter.	Yes	$3,500	Remove	Office 4	Design conflict	No
378	Coast redwood	33.00	3	Moderate	Lost top; dry; in medium planter.	Yes	$9,200	Remove	Office 4	Design conflict	No
379	Coast redwood	25,22	3	Moderate	Codominant trunks base; one-sided N.; dry in upper crown; in medium planter.	Yes	$9,350	Remove	Office 4	Design conflict	No
380	Removed	--		--	--	Yes	--	Remove			
381	Coast redwood	15.00	3	Low	Crowded; poor form; dieback; in large planter.	Yes	$2,050	Remove	Office 4	Design conflict	No
382	Coast redwood	6.00	3	Low	Dead top; suppressed; in large planter.	No	$550	Remove	Office 4	Design conflict	No
383	White birch	9,6	3	Low	Codominant trunks at base; dead top; on steep slope.	No	$1,650	Remove	Office 1	Design conflict	Yes
384	White birch	10,7	3	Low	Codominant trunks at base; dead top; on steep slope.	No	$2,050	Remove	Office 1	Design conflict	Yes
385	Valley oak	38.00	2	Low	Multiple attachments at 15'; large wound w/ sulfur fungus S.; bee hive in cavity on W. stem; surrounded by compacted DG.	Yes	$18,400	Remove	Office 1	Design conflict	Yes
386	Victorian box	5,4,3,3,2,2,1,1	3	Low	Multiple attachments at 2'; upright form; moderate dieback; on steep slope.	No	$1,100	Remove	Office 1	Design conflict	Yes
387	Victorian box	4,4,1,1,1	3	Moderate	Multiple attachments at 1'; upright form; dieback; on steep slope.	No	$900	Remove	Office 1	Design conflict	Yes
388	Victorian box	4,4,3,2,2,1,1	3	Low	Multiple attachments at 1'; upright form; moderate dieback; on steep slope.	No	$900	Remove	Office 1	Design conflict	Yes
389	Victorian box	3,3,3,2,2,2,2	3	Moderate	Multiple attachments at 1'; upright form; dieback; on steep slope.	No	$600	Remove	Office 1	Design conflict	Yes
390	Victorian box	3,3,3,2,2,1,1	3	Moderate	Multiple attachments at 1'; fair form; dieback; on steep slope.	No	$600	Remove	Office 1	Design conflict	Yes
391	Purpleleaf plum	3.00	4	High	Good young tree; a little dry; in large planter.	No	$450	Remove	Road	Design conflict	Yes
392	Purpleleaf plum	3.00	4	High	Good young tree; a little dry; in large planter.	No	$450	Remove	Road	Design conflict	Yes
393	Purpleleaf plum	3.00	4	Moderate	Good young tree; twig dieback; in large planter.	No	$450	Remove	Road	Design conflict	Yes
394	Flowering cherry	4,4,3,3	1	Low	All but dead; in large planter.	No	$350	Remove	Road	Design conflict	Yes
395	Italian cypress	18.00	5	High	Good form & structure; displaced sidewalk 2'; in small planter.	Yes	$7,450	Remove	Road	Design conflict	Yes
396	Ginkgo	8,7,6	4	Moderate	Multiple attachments at 4'; leans S.; dieback; in large planter.	No	$4,100	Remove	**Bioswale**	Design conflict	Yes
397	Sweetgum	11.00	3	Low	Codominant trunks at 6'; very narrow attachment; in large planter but close to sidewalk.	No	$2,300	Remove	Road	Design conflict	Yes
398	Strawberry tree	7,7,7,6	4	Moderate	Multiple attachments at base; one-sided S.; in large planter but close to building.	No	$2,800	Remove	Road	Design conflict	Yes
399	Ginkgo	14.00	3	Moderate	Multiple attachments at 5'; crown bowed S.; moderate dieback; in large planter.	No	$5,000	Remove	Road	Design conflict	Yes
400	Ginkgo	13.00	4	Moderate	Codominant trunks at 5'; crown bowed S.; dieback; in large planter but close to sidewalk.	No	$5,150	Remove	Road	Design conflict	Yes
401	Ginkgo	12.00	4	Moderate	Very one-sided S.; in large planter.	No	$5,150	Remove	Road	Design conflict	Yes
402	Canary island pine	38.00	3	Moderate	High crown; one-sided W.; poor color.	Yes	$21,100	Remove	Road	Design conflict	Yes
403	Canary island pine	33.00	4	Moderate	Codominant trunks at 35'; narrow attachment; high crown.	Yes	$22,250	Remove	Road	Design conflict	Yes
404	Canary island pine	26.00	4	High	Good form & structure; in large planter.	Yes	$13,900	Remove	Road	Design conflict	Yes
405	Silk tree	13.00	3	Moderate	Codominant trunks at 5'; trunk wound from stem failure; upright form.	No	$2,650	Remove	Road	Design conflict	Yes
406	Coast redwood	21.00	3	Moderate	Lost top; crowded; in large planter.	Yes	$4,600	Remove	Road	Design conflict	Yes
407	Coast redwood	32.00	4	Moderate	Slight lean SW.; good Goliath density; in large planter.	Yes	$14,400	Remove	Road	Design conflict	Yes
408	Yew	13,5,4,4,3,3,3	4	Moderate	Multiple attachments at 3'; embedded wires; in large planter.	Yes	$5,900	Remove	Road	Design conflict	Yes
409	Red maple	6.00	5	High	Good young tree; in large planter.	No	$850	Remove	Building 4	Design conflict	No
410	Deodar cedar	14.00	5	High	Good form & structure; low crown; in large planter.	No	$5,300	Remove	Building 4	Design conflict	No
411	Yew	5,5 ,4,3,3,3,3	3	Moderate	Multiple attachments at 3'; crown bowed W.; in large planter.	No	$1,250	Remove	Landscape	Design conflict	Yes
412	Deodar cedar	33.00	4	Moderate	Slight lean W.; slightly sparse crown; in large planter.	Yes	$22,250	Preserve			
413	Deodar cedar	10.00	5	High	Good form & structure; narrow upper crown; in large planter.	No	$2,800	Remove	Landscape	Design conflict	No
414	Removed	--		--	--	Yes	--				
415	Deodar cedar	38.00	4	Moderate	Corrected lean W.; lower limbs reduced; staring to break down wall; in raised planter.	Yes	$25,250	Preserve			
416	Deodar cedar	35.00	4	Moderate	Multiple attachments at 20'; good form & structure; in raised planter.	Yes	$21,450	Preserve			
417	Red maple	4.00	5	High	Good young tree; in large planter.	No	$500	Remove	Landscape	Design conflict	Yes
418	Valley oak	49.00	4	Moderate	Codominant trunks at 10'; base buried in fill w/ circular retaining wall; in medium planter.	Yes	$70,850	Preserve			
419	Yew	7,6,5,5,4,3	3	Low	Multiple attachments at 3'; sparse crown; in large planter.	No	$2,000	Remove	Office 4	Design conflict	Yes
420	Red maple	6.00	5	High	Good young tree; in large planter.	No	$850	Remove	Office 4	Design conflict	Yes
421	Red maple	6.00	5	High	Good young tree; in large planter.	No	$850	Remove	Office 4	Design conflict	Yes
422	Yew	8,7,7,5,4,4	4	High	Multiple attachments at 3'; in large planter.	No	$3,550	Remove	Office 4	Design conflict	Yes
423	Coast redwood	48.00	3	Moderate	Lost top; slightly sparse in upper crown; base growing over utility box.	Yes	$19,250	Remove	Office 4	Design conflict	Yes
424	Coast redwood	17.00	3	Moderate	Crowded; narrow form; in large planter.	Yes	$3,050	Remove	Office 4	Design conflict	No
425	Coast redwood	39.00	3	Moderate	Lost top; slightly sparse crown; in large planter.	Yes	$15,300	Remove	Office 4	Design conflict	No
426	Coast redwood	33.00	3	Moderate	Lost top; narrow form; in large planter.	Yes	$11,000	Remove	Office 4	Design conflict	No
427	Coast redwood	18.00	3	Moderate	Crowded; pruned N. away from bldg.; in large planter.	Yes	$2,900	Remove	Office 4	Design conflict	No
428	Coast redwood	21.00	3	Moderate	Crowded; pruned N. away from bldg.; in large planter.	Yes	$3,850	Remove	Office 4	Design conflict	No
429	Canary island pine	26.00	3	Low	One-sided W.; sparse crown; in large planter but close to man hole.	Yes	$8,600	Remove	Office 4	Design conflict	No
430	Chinese pistache	4.00	4	Moderate	Good young tree; leaning NW.; in large planter.	No	$750	Remove	Office 4	Design conflict	Yes
431	Chinese pistache	5.00	4	High	Good young tree: slight lean NW.; in large planter.	No	$1,050	Remove	Office 4	Design conflict	Yes
432	Chinese pistache	5.00	5	High	Good young tree: in large planter.	No	$1,300	Remove	Office 4	Design conflict	Yes
433	Chinese pistache	5.00	5	High	Good young tree: in large planter.	No	$1,300	Remove	Office 4	Design conflict	Yes
434	Chinese pistache	5.00	5	High	Good young tree: in large planter.	No	$1,300	Remove	Office 4	Design conflict	Yes
435	Chinese pistache	6.00	5	High	Good young tree: in large planter.	No	$1,800	Remove	Office 4	Design conflict	Yes
436	Chinese pistache	4.00	5	High	Good young tree: in large planter.	No	$900	Remove	Office 4	Design conflict	Yes
437	Coast live oak	29.00	3	Moderate	Codominant trunks at 15'; pale trunk; stem removed S. w/ decay; in small planter.	Yes	$7,150	Preserve			
438	Deodar cedar	35,24,14,13	3	Moderate	Multiple attachments at base; smaller stems lean N.; sparse crown; in large planter.	Yes	$22,550	Preserve			
439	Chinese pistache	4.00	4	High	Good young tree: slight lean NW.; in large planter.	No	$750	Remove	Landscape	Design conflict	Yes
440	Chinese pistache	4.00	4	Moderate	Good young tree: leans NW.; in large planter.	No	$750	Remove	Landscape	Design conflict	Yes
441	Chinese pistache	4.00	4	Moderate	Good young tree: leans NW.; in large planter.	No	$750	Remove	Landscape	Design conflict	Yes
442	Chinese pistache	6.00	5	High	Good young tree; in large planter.	No	$1,800	Remove	Building 4	Design conflict	Yes
443	Chinese pistache	5.00	3	Moderate	Partial failure; strong lean W.; in large planter.	No	$800	Remove	Building 4	Design conflict	Yes
444	Chinese pistache	5.00	5	High	Good young tree; in large planter.	No	$1,300	Remove	Building 4	Design conflict	Yes
445	Chinese pistache	5.00	5	High	Good young tree; in large planter.	No	$1,300	Remove	Road	Design conflict	Yes
446	Chinese pistache	3.00	4	Moderate	Crown bowed W.; in large planter.	No	$500	Remove	Road	Design conflict	No
447	Canary island pine	32.00	4	High	Upright form; high crown; in large planter.	Yes	$20,950	Remove	Parking	Design conflict	Yes
448	Red oak	6.00	4	High	Upright form; slightly one-sided N.; in large planter.	No	$1,450	Remove	Parking	Design conflict	Yes
449	Red oak	6.00	4	High	One-sided & bowed E.; in large planter.	No	$1,450	Remove	Parking	Design conflict	Yes

TAG #	Species	Diameter	Condition	Suitability	Comments	Heritage	Est. Value	Disposition	Conflict Type	Why?	Wholly or abutting (Yes or No)
451	Coast redwood	7.00	4	High	Good young tree; slightly sparse crown; in large planter.	No	$900	Remove	Building 1	Design conflict	Yes
452	Coast redwood	29.00	4	Moderate	Upright pruned S. away from bldg.; in large planter but close to sidewalk.	Yes	$9,950	Remove	Building 1	Design conflict	Yes
453	Coast redwood	50.00	4	Moderate	Upright pruned S. away from bldg.; in medium planter & close to sidewalk.	Yes	$29,150	Remove	Building 1	Design conflict	Yes
454	Coast live oak	18.00	3	Low	Multiple attachments at 8'; small crown; good foliage density; in small planter surrounded by asphalt.	Yes	$2,900	Preserve			
455	Water gum	7.00	4	Moderate	Slight lean S.; slightly sparse crown; in medium planter.	No	$1,750	Remove	Road	Design conflict	Yes
456	Water gum	8.00	4	High	Good form & structure; slightly sparse crown; in small planter.	No	$1,550	Remove	Road	Design conflict	No
457	Water gum	7.00	4	Moderate	Slight lean S.; slightly sparse crown; in small planter.	No	$1,750	Remove	Parking	Design conflict	Yes
458	Water gum	7.00	4	High	Good form & structure; slightly sparse crown; displaced curb 2"; in small planter.	No	$1,750	Remove	Parking	Design conflict	Yes
459	Water gum	7.00	5	High	Good form & structure; in small planter.	No	$1,550	Remove	Parking	Design conflict	Yes
460	Water gum	7.00	4	Moderate	Good form & structure; sparse crown; displaced curb 2"; in small planter.	No	$1,750	Remove	Parking	Design conflict	Yes
461	Water gum	6.00	5	High	Good form & structure; in small planter.	No	$1,650	Remove	Parking	Design conflict	Yes
462	Water gum	7.00	5	High	Good form & structure; in medium planter.	No	$2,200	Remove	Parking	Design conflict	Yes
463	Crape myrtle	8.00	4	Moderate	Multiple attachments at 7'; slightly sparse crown; in small planter.	No	$2,200	Remove	Building 3	Design conflict	No
464	Crape myrtle	8.00	4	Moderate	Multiple attachments at 7'; slightly sparse crown; in small planter.	No	$2,200	Remove	Building 3	Design conflict	No
465	Crape myrtle	8.00	4	Moderate	Multiple attachments at 7'; slightly sparse crown; in small planter.	No	$2,200	Remove	Building 3	Design conflict	Yes
466	Water gum	7.00	5	High	Good form & structure; in medium planter.	No	$2,200	Remove	Road	Design conflict	Yes
467	Water gum	6.00	4	Moderate	Good form & structure; sparse crown; in medium planter.	No	$1,350	Remove	Building 3	Design conflict	No
468	Water gum	4.00	4	Moderate	Good form & structure; sparse crown; in small planter.	No	$700	Remove	Road	Design conflict	No
469	Water gum	6.00	4	Moderate	Good form & structure; sparse crown; in small planter.	No	$1,350	Remove	Road	Design conflict	No
470	Water gum	5.00	4	Moderate	Good form & structure; sparse crown; in small planter.	No	$1,000	Remove	Road	Design conflict	No
471	Water gum	4.00	4	Moderate	Good form & structure; sparse crown; in small planter.	No	$700	Remove	Road	Design conflict	No
472	Coast live oak	32.00	4	Moderate	Multiple attachments at 12'; good form & structure; in medium planter.	Yes	$18,000	Preserve			
473	Smoke tree	4,3,2,2	4	Moderate	Multiple attachments at 2'; topped; in large planter.	No	$1,050	Remove	Parking	Design conflict	Yes
474	Smoke tree	3,3,3,1	4	Moderate	Multiple attachments at 2'; topped; in large planter.	No	$800	Remove	Road	Design conflict	No
475	Crape myrtle	8.00	4	Moderate	Multiple attachments at base; good form & structure; in large planter.	No	$2,550	Remove	Road	Design conflict	No
476	Japanese maple	3,3,2	4	Moderate	Multiple attachments at base; topped at 6'; in large planter.	No	$800	Remove	Road	Design conflict	No
477	Japanese maple	3,2	4	Moderate	Topped at 6'; basal wound; in large planter.	No	$650	Remove	Road	Design conflict	Yes
478	Japanese maple	2,2,1,1,1	4	Moderate	Multiple attachments at base; chewing damage; in large planter.	No	$450	Remove	Road	Design conflict	Yes
479	London plane	12.00	3	Moderate	Crowded; one-sided W.; in large, sunken planter.	No	$2,000	Remove	PRA	Design conflict	Yes
480	London plane	11.00	3	Moderate	Crowded; narrow form; in large, sunken planter.	No	$1,700	Remove	PRA	Design conflict	Yes
481	London plane	11.00	3	Moderate	Crowded; narrow form; in large, sunken planter.	No	$1,700	Remove	PRA	Design conflict	Yes
482	London plane	12.00	3	Moderate	Crowded; one-sided W.; in large, sunken planter.	No	$2,000	Remove	PRA	Design conflict	Yes
483	London plane	11.00	3	Moderate	Crowded; one-sided W.; in large, sunken planter.	No	$1,700	Remove	PRA	Design conflict	Yes
484	London plane	11.00	3	Moderate	Crowded; one-sided W.; in large, sunken planter.	No	$1,700	Remove	PRA	Design conflict	Yes
485	London plane	10.00	3	Moderate	Crowded; narrow form; in large, sunken planter.	No	$1,450	Remove	PRA	Design conflict	Yes
486	London plane	13.00	3	Moderate	Crowded; one-sided & bowed W.; in large, sunken planter.	No	$2,300	Remove	PRA	Design conflict	Yes
487	London plane	10.00	3	Moderate	Crowded; crook at 15'; crown bowed NE.; in large, sunken planter.	No	$1,450	Remove	PRA	Design conflict	Yes
488	London plane	7.00	2	Low	Poor form & structure; in large, sunken planter.	No	$550	Remove	$200	Health	-
489	London plane	9.00	3	Low	Crowded; leans NE.; small crown; in large, sunken planter.	No	$1,200	Remove	PRA	Design conflict	Yes
490	London plane	12.00	3	Moderate	Crowded; upright form; in large, sunken planter.	No	$2,000	Remove	PRA	Design conflict	Yes
491	London plane	7.00	3	Low	Crowded; small crown; in large, sunken planter.	No	$800	Remove	PRA	Design conflict	Yes
492	London plane	11.00	3	Moderate	Crowded; high crown; in large, sunken planter.	No	$1,700	Remove	PRA	Design conflict	Yes
493	London plane	8.00	3	Low	Crowded; small crown; in large, sunken planter.	No	$1,000	Remove	PRA	Design conflict	Yes
494	London plane	10.00	3	Moderate	Crowded; one stem topped; in large, sunken planter.	No	$1,450	Remove	PRA	Design conflict	Yes
495	Lemon-scented gum	22.00	3	Moderate	Codominant trunks at 6'; leans N. away from bldg.	Yes	$11,100	Remove	TH 1	Design conflict	Yes
496	Bronze loquat	12.00	3	Moderate	Multiple attachments at 6'; one-sided W. away from bldg.; sparse in upper crown.	No	$3,250	Remove	Road	Design conflict	Yes
497	White birch	15.00	3	Moderate	Good form; basal cavity S.; sparse crown.	Yes	$2,550	Remove	$100	Undesirable	-
498	Japanese maple	4,3,3,2,2	4	High	Multiple attachments at 2'; one-sided NW.; in large planter.	No	$1,050	Remove	TH 1	Design conflict	Yes
499	Callery pear	11.00	3	Moderate	Leans W. away from bldg.; small, high crown; in medium planter.	No	$2,300	Remove	Road	Design conflict	Yes
500	Callery pear	13.00	3	Moderate	Codominant trunks at 8'; one-sided away from bldg.; in medium planter.	No	$3,150	Remove	Road	Design conflict	Yes
501	Callery pear	13.00	3	Moderate	Leans W. away from bldg.; high crown; in medium planter.	No	$3,150	Remove	Road	Design conflict	Yes
502	Japanese maple	3,3,2,2	4	High	Multiple attachments at 3'; good form; in large planter.	No	$800	Remove	Road	Design conflict	Yes
503	Coast live oak	34.00	4	Moderate	Codominant trunks at 8'; one stem upright, other stem forms lateral NW.; in medium planter.	Yes	$20,250	Remove	TH 1	Design conflict	No
504	Japanese maple	4,4	4	Moderate	Codominant trunks at 2'; trunk wound; twig dieback; in large planter.	No	$1,300	Remove	TH 1	Design conflict	Yes
505	Japanese maple	7.00	4	Moderate	Codominant trunks at 3'; narrow attachment; one-sided E. away from bldg.; in large planter.	No	$1,900	Remove	TH 1	Design conflict	No
506	Crab apple	2.00	5	High	Good young tree; in large planter.	No	$300	Remove	Road	Design conflict	Yes
507	Coast live oak	34.00	4	Moderate	Codominant trunks at 10'; good form; dieback; base buried; in medium planter.	Yes	$20,250	Remove	TH 1	Design conflict	Yes
508	Chinese pistache	7.00	5	High	Good young tree; in medium planter.	No	$2,350	Remove	TH 1	Design conflict	Yes
509	Chinese pistache	7.00	4	High	Multiple attachments at 4'; good form, fair structure; in medium planter.	No	$1,900	Remove	TH 1	Design conflict	Yes
510	Chinese pistache	8,6	5	High	Codominant trunks at 3'; dense crown; in medium planter.	No	$4,600	Remove	TH 1	Design conflict	Yes
511	Chinese pistache	7.00	5	High	Multiple attachments at 5'; good form; in medium planter.	No	$2,350	Remove	TH 1	Design conflict	Yes
512	Removed	--		--	--	Yes	--				
513	Coast redwood	36.00	4	High	Good form; minor dieback; in large planter.	Yes	$18,200	Remove	PRA	Design conflict	Yes
514	Glossy privet	7,6,5,5	4	Moderate	Multiple attachments at base; one-sided S.; in large planter.	No	$1,700	Remove	$200	Undesirable	-
515	Coast redwood	54.00	4	Moderate	Multiple attachments in upper crown; good form; dieback; in large planter.	Yes	$40,700	Remove	PRA	Design conflict	Yes
516	London plane	10.00	3	Low	Crowded; one-sided S.; moderate dieback; in large planter.	No	$1,650	Remove	PRA	Design conflict	Yes
517	London plane	14.00	3	Moderate	Multiple attachments at 8'; one-sided E.; moderate dieback; in large planter but close to curb.	No	$2,650	Remove	PRA	Design conflict	Yes
518	London plane	6.00	3	Low	Suppressed; one-sided NW.; moderate dieback; in large planter.	No	$700	Remove	TH 2	Design conflict	No
519	London plane	17.00	4	Moderate	Codominant trunks at 8'; good form; moderate dieback; displaced curb 3"; in large planter but close to curb.	Yes	$5,200	Remove	TH 2	Design conflict	No
520	London plane	9.00	3	Moderate	Crowded; bowed SW.; dieback; in large planter.	No	$1,350	Remove	TH 2	Design conflict	No
521	London plane	16.00	4	Moderate	Multiple attachments at 8'; good form; moderate dieback; displaced curb 3"; in large planter but close to curb.	Yes	$4,650	Remove	TH 2	Design conflict	No
522	London plane	13.00	4	High	Multiple attachments at 10'; good form; in medium planter.	No	$3,600	Remove	Road	Design conflict	No
523	London plane	14.00	4	High	Multiple attachments at 10'; good form; in medium planter.	No	$4,150	Remove	TH 2	Design conflict	No
524	Chinese elm	16.00	4	Moderate	Leans & one-sided S.; anthracnose canker; in medium planter.	Yes	$7,750	Remove	**Road**	Design conflict	Yes
525	Coast live oak	45.00	3	Moderate	Multiple attachments at 15'; strong lean W. w/ base outside drip line; wry one-sided SW.; in medium planter.	Yes	$25,300	Remove	Road	Design conflict	Yes
526	Bottle tree	23.00	3	Moderate	Multiple attachments at 7'; fair structure; moderate dieback; in large planter.	Yes	$6,750	Preserve			
527	Coast live oak	11.00	5	High	Good form & structure; in large planter.	Yes	$3,350	Preserve			
528	Coast live oak	11.00	3	Moderate	Good form & structure; very sparse crown; in large planter.	Yes	$1,950	Preserve			
529	Coast live oak	13.00	5	High	Good form & structure; in large planter.	Yes	$4,600	Preserve			
530	Mexican fan palm	27.00	5	High	Good form & structure; 30' of brown trunk; in medium planter.	Yes	$1,850	Remove	$400	Undesirable	-
531	Victorian box	8,8,4,4	3	Moderate	Multiple attachments at 2'; one-sided SE.; in large planter but close to wall.	No	$2,600	Preserve			
532	Victorian box	7,6,5,5	3	Moderate	Multiple attachments at 2'; pruned W.; one-sided E.; in large planter but close to wall.	No	$1,800	Preserve			
533	Victorian box	8,7,6,4	3	Moderate	Multiple attachments at base; pruned W.; one-sided E.; in large planter but close to wall.	No	$2,300	Preserve			
534	Victorian box	8,8,7,3	3	Moderate	Multiple attachments at base; upright form; in medium planter but close to wall.	No	$2,600	Preserve			
535	Victorian box	6,6,4,3	3	Moderate	Multiple attachments at base; upright form; in medium planter but close to wall.	No	$1,550	Preserve			
536	Victorian box	5,4,3	3	Moderate	Multiple attachments at base; narrow form; in medium planter but close to wall.	No	$950	Preserve			
537	Victorian box	6,5,3	3	Moderate	Multiple attachments at base; narrow form; in medium planter but close to wall.	No	$1,350	Preserve			
538	Victorian box	6,4,4,3	3	Moderate	Multiple attachments at base; narrow form; in medium planter but close to wall.	No	$1,200	Preserve			
539	Victorian box	4,4,3,2	3	Moderate	Multiple attachments at base; small crown; in medium planter but close to wall.	No	$800	Preserve			
540	Victorian box	2,2,1,1,1	2	Low	Multiple attachments at base; small crown; moderate dieback; in medium planter but close to wall.	No	$300	Preserve			

LANE PARTNERS
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PARKLINE MASTER PLAN
ARCHITECTURAL CONTROL PACKAGE
MENLO PARK, CA

OJB

APPLICANT
LPGS, MENLO, LLC
MENLO PARK, CA

ARCHITECT
SKIDMORE, OWINGS & MERRILL
ONE MARITIME PLAZA, SAN FRANCISCO, CA

CONSULTANT
OJB LANDSCAPE ARCHITECTURE
550 LOMAS SANTA FE, SOLANA BEACH, CA

HERITAGE TREE DISPOSITION PLAN

L0.04

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TAG #	Species	Diameter	Condition	Suitability	Comments	Heritage	Est. Value	Disposition	Conflict Type	Why?	Wholly or abutting (Yes or No)
541	Victorian box	5,3,2,1,1	3	Moderate	Multiple attachments at base; narrow form; in medium planter but close to wall.	No	$850	Preserve			
542	Victorian box	3,2,2,2,2,2	3	Moderate	Multiple attachments at base; narrow form; in medium planter but close to wall.	No	$450	Preserve			
543	Victorian box	5,4,4,4	3	Low	Multiple attachments at base; narrow form; dieback; in medium planter but close to wall.	No	$950	Preserve			
544	Victorian box	4,3	2	Low	Multiple attachments at base; narrow form; moderate dieback; in medium planter but close to wall.	No	$500	Preserve			
545	Victorian box	6,4,1,1	3	Moderate	Multiple attachments at base; narrow form; in medium planter but close to wall.	No	$1,200	Preserve			
546	Victorian box	5,4,3	3	Moderate	Multiple attachments at base; narrow form; in medium planter but close to wall.	No	$950	Preserve			
547	Victorian box	6,5,4,4	3	Moderate	Multiple attachments at 1'; narrow form; in medium planter but close to wall.	No	$1,350	Preserve			
548	Victorian box	4,3,2,2	3	Moderate	Multiple attachments at 1'; narrow form; in medium planter but close to wall.	No	$650	Preserve			
549	Victorian box	4,3,2	3	Moderate	Multiple attachments at 1'; leans E.; in medium planter but close to wall.	No	$650	Preserve			
550	Victorian box	3,3,2	3	Low	Multiple attachments at base; leans E.; dieback; in medium planter but close to wall.	No	$800	Preserve			
551	Victorian box	1,1,1	4	Moderate	Multiple attachments at base; new planting; in medium planter but close to wall.	No	$250	Preserve			
552	Victorian box	3,3	3	Moderate	Multiple attachments at base; narrow form; in medium planter but close to wall.	No	$550	Preserve			
553	Victorian box	5,4,3	3	Moderate	Multiple attachments at base; slight lean E.; in medium planter but close to wall.	No	$950	Preserve			
554	Victorian box	4,3,3,3,2	3	Moderate	Multiple attachments at base; narrow form; in medium planter but close to wall.	No	$650	Preserve			
555	Victorian box	9,4	3	Moderate	Multiple attachments at base; corrected lean E.; in medium planter but close to wall.	No	$2,000	Preserve			
556	Victorian box	5,3,3,2	3	Moderate	Multiple attachments at base; corrected lean E.; in medium planter but close to wall.	No	$850	Preserve			
557	Victorian box	3,3,3,1	3	Low	Multiple attachments at base; narrow form; poor color; in medium planter but close to wall.	No	$550	Preserve			
558	Victorian box	2,2,1,1,1	3	Low	Multiple attachments at base; one-sided E.; poor color; in medium planter but close to wall.	No	$350	Preserve			
559	Victorian box	5,3,2,1	3	Low	Multiple attachments at base; one-sided E.; poor color; in medium planter but close to wall.	No	$850	Preserve			
560	Victorian box	6,5	3	Low	Codominant trunks at base; one-sided E.; poor color; in medium planter but close to wall.	No	$1,350	Preserve			
561	Victorian box	6,5	2	Low	Codominant trunks at base; leans N.; extensive dieback; in medium planter but close to wall.	No	$900	Preserve			
562	Coast live oak	34.00	3	Moderate	Codominant trunks at 10'; stem removed W.; active bee hive in n . stem at 12'; in medium planter.	Yes	$12,150	Remove	SFH 1	Design conflict	No
563	Calif. bay	5,5,4	3	Moderate	Multiple attachments at base; leans S.; sunscald; in medium planter.	No	$1,250	Remove	Road	Design conflict	Yes
564	Calif. bay	5,5,3	3	Moderate	Multiple attachments at base; extensive dieback; in medium planter.	No	$1,250	Remove	Road	Design conflict	Yes
565	Coast live oak	38.00	3	Moderate	Codominant trunks at 8'; good form & structure; growing against structure S.; surrounded by asphalt.	Yes	$18,100	Remove	SFH 1	Design conflict	No
566	Bottlebrush	13.00	3	Low	Codominant trunks at 5'; stems splitting apart; in medium planter.	No	$4,000	Remove	R 2	Design conflict	Yes
567	Bottlebrush	13.00	3	Moderate	Multiple attachments at 7'; slight lean N.; in medium planter.	No	$4,000	Remove	R 2	Design conflict	Yes
568	Bottlebrush	11.00	2	Low	Poor form & structure; in medium planter.	No	$1,850	Remove	$400	Health	-
569	Bottlebrush	8.00	4	Moderate	Good form & structure; in medium planter.	No	$2,200	Remove	R 2	Design conflict	Yes
570	Chinese elm	18.00	4	High	Codominant trunks at 8'; good form & structure; in large planter.	Yes	$9,750	Remove	R 2	Design conflict	Yes
571	Chinese elm	19.00	4	High	Codominant trunks at 8'; good form & structure; one-sided W.; in large planter.	Yes	$12,600	Remove	R 2	Design conflict	Yes
572	Chinese elm	2.00	4	High	Good young tree; slight lean W.; in large planter.	No	$350	Remove	R 2	Design conflict	Yes
573	Chinese elm	5.00	4	High	Multiple attachments at 6'; good young tree m; in large planter.	No	$1,050	Remove	R 2	Design conflict	Yes
574	Chinese elm	2.00	3	Low	Good young tree; very dry; in large planter.	No	$300	Remove	R 2	Design conflict	Yes
575	Chinese elm	4.00	4	Moderate	Leans W.; slightly sparse crown; in large planter.	No	$750	Remove	R 2	Design conflict	Yes
576	Chinese elm	6,6,5	4	Moderate	Multiple attachments at base; good form; in large planter but close to drive.	No	$2,650	Remove	R 2	Design conflict	Yes
577	Valley oak	50.00	4	Moderate	Multiple attachments at 15'; one-sided W./pruned E.; in large planter.	Yes	$86,050	Remove	R 2	Design conflict	Yes
578	Coast live oak	7.00	4	Moderate	Good young tree; slightly sparse crown; in large planter.	No	$1,200	Remove	R 2	Design conflict	No
579	Coast live oak	7.00	3	Moderate	Good young tree; sparse crown; in large planter.	No	$900	Remove	R 2	Design conflict	No
580	Coast live oak	6,5	3	Moderate	Good young tree; sparse crown; in large planter.	No	$1,100	Remove	R 2	Design conflict	No
581	Coast live oak	6.00	4	Moderate	Good young tree; slightly sparse crown; in large planter.	No	$950	Remove	R 2	Design conflict	No
582	Coast live oak	7.00	3	Moderate	Good young tree; sparse crown; in large planter.	No	$900	Preserve			
583	Coast live oak	10.00	5	High	Good young tree; in large planter.	Yes	$2,800	Preserve			
584	Coast redwood	25.00	2	Low	No tag; good form; sparse crown; in large planter.	Yes	$3,900	Remove	$400	Health	-
585	Coast live oak	36.00	3	Low	No tag; poor form & structure; cavities w/ decay; dead top; in large planter.	Yes	$18,950	Remove	**Road**	Design conflict	
586	Red oak	16.00	4	High	Good form & structure; slightly sparse in upper crown; in small planter.	Yes	$7,750	Remove	R 1	Design conflict	No
587	Red oak	8.00	4	Moderate	Fair form & structure; slightly sparse in upper crown; in small planter.	No	$2,100	Remove	R 1	Design conflict	No
588	Sweetgum	21.00	4	Moderate	Codominant trunks at 8'; upright form; included bark; in large planter but close to sidewalk.	Yes	$19,650	Remove	R 1	Design conflict	Yes
589	Bottlebrush	19.00	4	Moderate	Codominant trunks at 4'; included bark; in large planter.	Yes	$11,600	Remove	R 1	Design conflict	Yes
590	Bottlebrush	19.00	4	Moderate	Codominant trunks at 7'; included bark; in large planter.	Yes	$13,500	Remove	R 1	Design conflict	Yes
591	Sweetgum	16.00	3	Low	Upright form; decay in N. stem at 15'; in large planter but close to sidewalk.	Yes	$4,700	Remove	**Lawn**	Design conflict	Yes
592	Sweetgum	14.00	3	Low	Narrow form; topped; in large planter but close to sidewalk.	No	$3,650	Remove	**Lawn**	Design conflict	Yes
593	Sweetgum	14.00	3	Low	Fair form & structure; in large planter but close to sidewalk.	No	$3,650	Remove	**Lawn**	Design conflict	Yes
594	Sweetgum	19.00	3	Low	Narrow form; decay at 8'; history of branch failures; in large planter but close to sidewalk.	Yes	$6,500	Remove	**Lawn**	Design conflict	Yes
595	Sweetgum	18.00	3	Moderate	Upright, narrow form; in large planter but close to sidewalk.	Yes	$5,900	Remove	**Lawn**	Design conflict	Yes
596	Sweetgum	21.00	3	Moderate	Codominant trunks at 6'; one stem dominant; history of branch failure; displaced sidewalk 4"; in large planter but close to sidewalk.	Yes	$7,950	Remove	R 2	Design conflict	Yes
597	Sweetgum	18.00	3	Moderate	Codominant trunks at 6'; narrow form; in large planter but close to sidewalk.	Yes	$5,900	Remove	R 2	Design conflict	Yes
598	Sweetgum	9.00	3	Low	Crowded; small crown; in large planter but close to sidewalk.	No	$1,600	Remove	R 2	Design conflict	No
599	Sweetgum	16.00	3	Moderate	Upright, narrow form; in large planter but close to sidewalk.	Yes	$4,700	Remove	R 2	Design conflict	No
600	Sweetgum	18.00	3	Moderate	Codominant trunks at 10'; narrow form; decay in small branch N.; in large planter but close to sidewalk.	Yes	$5,900	Remove	Road	Design conflict	Yes
601	Bottlebrush	19.00	3	Low	Codominant trunks at 5'; stems splitting apart; Ganoderma in attachment; in large planter.	Yes	$9,700	Remove	Road	Design conflict	No
602	Bottlebrush	13.00	3	Low	Multiple attachments at 7'; one-sided SE.; moderate dieback; in large planter.	No	$4,650	Remove	Road	Design conflict	Yes
603	Raywood ash	9.00	4	High	Multiple attachments at 7'; good form; in medium island.	No	$1,400	Remove	R 1	Design conflict	Yes
604	Raywood ash	8.00	4	High	Multiple attachments at 7'; good form; in small island.	No	$500	Remove	R 1	Design conflict	Yes
605	Raywood ash	6.00	4	High	Multiple attachments at 7'; good form; in small island.	No	$400	Remove	R 1	Design conflict	Yes
606	Chinese pistache	12.00	4	High	Multiple attachments at 8'; narrow attachment; good form, fair structure; in small island.	No	$3,050	Remove	R 1	Design conflict	Yes
607	Chinese pistache	13.00	4	High	Codominant trunks at 6'; good form & structure; in small island.	No	$3,500	Remove	R 1	Design conflict	Yes
608	Chinese pistache	9.00	3	Moderate	Codominant trunks at 7'; small crown; in small island.	No	$1,350	Remove	R 1	Design conflict	Yes
609	Chinese pistache	12.00	4	High	Codominant trunks at 6'; good form & structure; in small island.	No	$3,050	Remove	R 1	Design conflict	Yes
610	Sweetgum	10.00	3	Moderate	Codominant trunks at 8'; fair form & structure; in medium island.	No	$1,950	Remove	R 1	Design conflict	No
611	Ginkgo	12,11	3	Moderate	Codominant trunks at 4' & 5'; leans E.; in large planter.	Yes	$6,700	Remove	R 1	Design conflict	No
612	Ginkgo	9,8,7,6,3	3	Moderate	Multiple attachments at base; leans W.; in large planter.	Yes	$3,750	Remove	R 1	Design conflict	No
613	Sweetgum	11.00	3	Moderate	Codominant trunks at 6'; crown bowed W.; in large planter.	No	$2,750	Remove	R 1	Design conflict	No
614	Ginkgo	11.00	4	Moderate	Multiple attachments at 5'; upright, narrow form; in large planter.	No	$4,350	Remove	R 1	Design conflict	No
615	Coast redwood	9.00	5	High	Good young tree; in large planter.	No	$1,650	Preserve			
616	Coast redwood	10.00	5	High	Good young tree; in large planter.	No	$2,000	Preserve			
617	Ginkgo	8,6,4,4,4	4	Moderate	Multiple attachments at 2'; upright, narrow form; in large planter.	No	$3,650	Remove	R 1	Design conflict	No
618	Glossy privet	2,2,1,1,1,	3	Moderate	Multiple attachments at base; large shrub; in large planter.	No	$300	Remove	$200	Undesirable	-
619	Coast redwood	28.00	3	Moderate	Lost top; one-sided NW.; in large planter.	Yes	$8,000	Preserve			
620	Coast redwood	38.00	4	Moderate	Sparse in upper crown; displaced curb & asphalt 6"; in large planter but at back of curb.	Yes	$20,250	Preserve			
621	Coast redwood	28.00	3	Moderate	Upright form; sparse mid-crown; in large planter.	Yes	$8,000	Preserve			
622	Ginkgo	7.00	4	Moderate	Multiple attachments at 5'; slight lean W.; in small island.	No	$1,150	Remove	R 1	Design conflict	No
623	Ginkgo	10,9	3	Moderate	Codominant trunks at base; close to building & curb; in small island.	No	$2,750	Remove	R 1	Design conflict	No
624	Coast live oak	15,12,11,11,10	4	Moderate	Multiple attachments at 1'; good form & structure; in medium island.	Yes	$6,600	Remove	R 1	Design conflict	Yes
625	Bottle tree	32.00	4	Moderate	Multiple attachments at 5'; mostly upright; in large planter.	Yes	$18,000	Remove	R 1	Design conflict	Yes
626	Bottle tree	14.00	2	Low	Upright form; dead top; in small space.	No	$950	Remove	$400	Health	-
627	Canary island pine	30.00	4	Moderate	Upright form; one-sided W.; in medium island.	Yes	$15,800	Remove	R 1	Design conflict	Yes
628	Canary island pine	32.00	4	Moderate	Upright form; very one-sided SE.; in medium island.	Yes	$18,000	Remove	R 1	Design conflict	Yes
629	Holly oak	11.00	1	Low	Mostly dead; in medium island.	No	$700	Remove	$400	Health	-
630	Holly oak	17.00	4	Moderate	Multiple attachments at 5'; epicormics; in medium island.	Yes	$8,700	Remove	R 1	Design conflict	Yes

TAG #	Species	Diameter	Condition	Suitability	Comments	Heritage	Est. Value	Disposition	Conflict Type	Why?	Wholly or abutting (Yes or No)
631	Raywood ash	8.00	2	Low	Multiple attachments at 7'; leans N.; moderate dieback; in small island.	No	$350	Remove	$200	Health	-
632	Coast live oak	30.00	2	Low	Codominant trunks at 8'; sulfur fungus in cavity W.; cabled; in medium island.	Yes	$6,900	Remove	$400	Health	-
633	Holly oak	6.00	2	Low	Largely dead; dieback; in small island.	No	$500	Remove	$200	Health	-
634	Coast live oak	17.00	3	Moderate	Codominant trunks at 10'; moderate dieback; in medium island.	Yes	$3,800	Remove	R 1	Design conflict	Yes
635	Sweetgum	16.00	4	Moderate	Multiple attachments at 7'; upright form; dense crown; in small island.	Yes	$3,950	Remove	R 1	Design conflict	No
636	Canary island pine	19.00	2	Low	Lean S.; soil mounded on tension side; small crown; in large planter.	Yes	$3,350	Remove	$200	Health	-
637	Red oak	4.00	4	High	Crown bowed SW.; in large planter.	No	$750	Remove	R 1	Design conflict	Yes
638	Red oak	4.00	4	High	Good form & structure; twig dieback in upper crown; in large planter.	No	$750	Remove	R 1	Design conflict	Yes
639	Coast live oak	29.00	3	Low	Codominant trunks at 10'; one-sided S.; sparse crown; in large planter.	Yes	$12,350	Remove	R 1	Design conflict	Yes
640	Coast live oak	50.00	3	Low	Multiple attachments at 10'; crown bowed S.; cabled; preserved in large tree well.	Yes	$31,200	Remove	R 1	Design conflict	Yes
641	Coast live oak	22.00	3	Moderate	Codominant trunks at 8'; one-sided SW.; dieback; in medium island but close to curb.	Yes	$6,200	Remove	R 1	Design conflict	Yes
642	Coast live oak	38.00	3	Moderate	Multiple attachments at 7'; leans S.; displaced sidewalk 4"; in large island but close to sidewalk.	Yes	$18,100	Remove	R 1	Design conflict	Yes
643	Mayten	10.00	3	Moderate	Multiple attachments at 6'; crowded & one-sided W.; dieback; in large island.	No	$2,450	Remove	$200	Undesirable	-
644	Mayten	8.00	3	Low	Upright form; moderate dieback; in large island.	No	$1,650	Remove	$200	Undesirable	-
645	Coast live oak	31.00	3	Moderate	Codominant trunks at 12'; most weight NW.; displaced sidewalk 1"; in large small & close to sidewalk.	Yes	$8,150	Remove	R 1	Design conflict	Yes
646	African fern pine	15.00	3	Low	Multiple attachments at 12'; one-sided W.; moderate dieback; in medium planter.	Yes	$4,950	Remove	R 1	Design conflict	Yes
647	African fern pine	15.00	4	Moderate	No tag, in atrium; multiple attachments at 12'; one-sided NW.; in medium planter.	Yes	$6,800	Remove	R 1	Design conflict	Yes
648	Bottlebrush	10,8	3	Moderate	Codominant trunks at 3'; one-sided E. away from bldg.; dieback; in medium planter.	No	$3,900	Remove	Road	Design conflict	Yes
649	Callery pear	13.00	3	Low	Codominant trunks at 8'; one-sided E. away from bldg.; poor form & structure; in medium planter.	No	$3,150	Remove	Road	Design conflict	Yes
650	Callery pear	9.00	2	Low	One-sided E. away from bldg.; not much remains; in medium planter.	No	$1,050	Remove	$200	Health	-
651	Callery pear	11.00	3	Moderate	Codominant trunks at 8'; fair form & structure; in small island.	No	$1,450	Remove	Road	Design conflict	Yes
652	Chinese pistache	8.00	5	High	Multiple attachments at 6'; good form & structure; in large planter.	No	$3,050	Remove	Road	Design conflict	Yes
653	Crab apple	2,1,1,1,1	4	High	Good young tree; in large planter.	No	$300	Remove	Road		Yes
654	Crab apple	4.00	4	High	Good young tree; one-sided S.; in large planter.	No	$500	Remove	Parking	Design conflict	Yes
655	Valley oak	14.00	4	High	"Codominant trunks at 5'; one-sided S. away from		$5,950				
656		7.00	1				$450		$200		
657	Yes	11.00	3	R 1	Design conflict	Yes	$2,300				
658	Australian frangipani	5.00	3	Low	Upright form; mostly dead; in large planter but close to bldg.	No	$650	Remove	$200	Health	-
659	Australian frangipani	7.00	5	Moderate	One-sided S. away from bldg.; in large planter but close to bldg.	No	$2,350	Remove	R 1	Design conflict	Yes
660	Chinese pistache	9.00	3	Moderate	Crowded I; one-sided S.; in large planter.	No	$2,200	Remove	R 1	Design conflict	No
661	Chinese pistache	9.00	3	High	Codominant trunks at 7'; good young tree; surface roots; in large planter.	No	$1,900	Remove	Parking	Design conflict	Yes
662	Callery pear	4.00	2	Moderate	Multiple attachments at 5'; leans SW.; in large planter.	No	$400	Remove	Parking	Design conflict	Yes
663	Callery pear	10.00	3	Moderate	Multiple attachments at 5'; leans W.; in large planter.	No	$2,300	Remove	Parking	Design conflict	Yes
664	Callery pear	4	3	Low	Crowded; very one-sided W.; in large planter.	No	$850	Remove	Parking	Design conflict	Yes
665	Callery pear	10	3	Low	Multiple attachments at 7'; embedded stake tie; one-sided W.; in large planter.	No	$1,700	Remove	Parking	Design conflict	Yes
666	Japanese maple	4,4,3,2,2,2	3	Low	Multiple attachments at base; crowded & one-sided NW.; in large planter.	No	$2,300	Remove	Parking	Design conflict	Yes
667	Japanese maple	6,5,5,4,4	3	Moderate	Multiple attachments at base; crowded but mostly upright; in large planter.	No	$1,700	Remove	Parking	Design conflict	Yes
668	Japanese maple	29.00	3	Low	Multiple attachments at base; some stems dead; in large planter.	No	$12,350	Remove	Parking	Design conflict	Yes
669	Japanese maple	12.00	3	Moderate	Multiple attachments at base; crowded & one-sided E.; in large planter.	No	$3,250	Remove	Parking	Design conflict	Yes
670	Manna gum	42.00	4	Moderate	Multiple attachments at 12'; upright form; basal wounds; in large planter.	Yes	$35,950	Remove	Parking	Design conflict	Yes
671	Callery pear	12	3	Low	Suppressed; one-sided W.; in large planter.	No	$1,600	Remove	Parking	Design conflict	Yes
672	Manna gum	42	3	Moderate	Multiple attachments at 12'; slight lean W.; cable in upper crown starting to girdle stem; in large planter.	Yes	$1,800	Remove	Parking	Design conflict	Yes
673	Victorian box	6,5,5,4,4,3,3,3	3	Low	Multiple attachments at base; upright form; moderate dieback; in large planter.	No	$500	Remove	Parking	Design conflict	Yes
674	Victorian box	6,6,4,3,2,2,2,2	3	Moderate	Multiple attachments at base; upright form; dieback; in large planter.	No	$600	Remove	Parking	Design conflict	Yes
675	Victorian box	3,2,2,2,2,1	4	Low	Multiple attachments at base; upright form; moderate dieback; in large planter.	No	$1,900	Remove	Office 1	Design conflict	Yes
676	Victorian box	3,3,3,2,2,2	3	Moderate	Multiple attachments at base; upright form; dieback; in large planter.	No	$650	Remove	Office 1	Design conflict	Yes
677	Saucer magnolia	5,5,4,2,2	3	Moderate	Multiple attachments at base; narrow form; dieback; in large planter.	No	$1,450	Remove	Parking	Design conflict	Yes
678	Saucer magnolia	3,3,3,2,2	4	Moderate	Multiple attachments at base; moderate dieback; in large planter.	No	$5,550	Remove	Parking	Design conflict	Yes
679	Saucer magnolia	8.00	3	Moderate	Multiple attachments at base; sparse crown; in large planter.	No	$1,300	Remove	R 1 sidewalk	Design conflict	Yes
680	Holly oak	8.00	3	Moderate	Codominant trunks at 1'; one-sided S. away from bldg.; in large planter.	Yes	$1,550	Remove	R1	Design conflict	Yes
681	Australian frangipani	24.00	4	Low	Upright form; sparse crown.; in large planter but close to bldg.	No	$20,000	Remove	R1	Design conflict	Yes
682	Australian frangipani	19.00	3	Moderate	Multiple attachments at 8'; good form; moderate dieback; in large planter.	No	$9,050	Remove	R1	Design conflict	Yes
683	Camphor	55.00	4	Moderate	Multiple attachments at 7'; slightly one-sided W.; dieback; in large planter.	Yes	$61,450	Remove	Office 1	Design conflict	Yes
684	Camphor	11.00	3	Moderate	Multiple attachments at 6'; crowded w/ narrow form; dieback; in large planter.	Yes	$3,150	Remove	Office 1	Design conflict	Yes
685	Manna gum	9.00	3	Moderate	Codominant trunks at 10'; good, upright form; laterals reduced; in large planter.	Yes	$2,050	Remove	Office 1	Design conflict	Yes
686	Camphor	6.00	3	Moderate	Multiple attachments at 6'; crowded; dieback; in large planter.	No	$1,000	Remove	Office 1	Design conflict	Yes
687	Evergreen pear	5.00	3	Low	Multiple attachments at 7'; leans N.; dieback; in large planter.	No	$750	Remove	Office 1	Design conflict	Yes
686	Evergreen pear	6	3	Low	Crowded; leans N.; dieback; in large planter.	No	$1,000	Remove	Office 1	Design conflict	Yes
689	Evergreen pear	5	3	Low	Crowded; leans N.; dieback; in large planter.	No	$850	Remove	Office 1	Design conflict	Yes
690	Removed	--	3	--	--	Yes	$400	Remove	-	-	-
691	Victorian box	5,3,3,2,2,2	3	Moderate	Multiple attachments at base; slight lean E.; twig dieback; in medium planter.	No	$650	Remove	Office 1	Design conflict	Yes
692	Victorian box	3,1,1,1,1	3	Moderate	Multiple attachments at base; crowded w/ narrow form; twig dieback; in medium planter.	No	$800	Remove	Office 1	Design conflict	Yes
693	Victorian box	4,3,1,1,1,1	3	Moderate	Multiple attachments at base; one-sided SW.; twig dieback; in medium planter.	No	$650	Remove	Office 1	Design conflict	Yes
694	Victorian box	4,4,2	3	Low	Codominant trunks at base; crowded & very one-sided N.; twig dieback; in medium planter.	No	$600	Remove	Landscape	Design conflict	Yes
695	Victorian box	4,3,3,2	3	Moderate	Multiple attachments at base; upright form; twig dieback; in medium planter.	No	$550	Remove	Landscape	Design conflict	Yes
696	Victorian box	17.00	5	Moderate	Multiple attachments at base; one-sided NE.; twig dieback; in medium planter.	No	$1,625	Remove	$200	Design conflict	Yes
697	Victorian box	9.00	4	Moderate	Multiple attachments at base; upright form; twig dieback; in medium planter.	No	$2,750	Remove	Road	Design conflict	Yes
698	Mexican fan palm	23.00	3	High	Good form & structure; 25' of brown trunk; in large planter.	Yes	$13,200	Remove	$200	Undesirable	-
699	Golden yellow trumpet tree	22.00	3	Moderate	Multiple attachments at 7'; fair form & structure; in large planter.	No	$12,050	Remove	Sidewalk	Design conflict	Yes
700	Camphor	22.00	3	Moderate	Multiple attachments at 8'; good form; long laterals W.; sparse crown; in large planter.	Yes	$12,050	Remove	PG 1	Design conflict	Yes
701	Camphor	39.00	3	Moderate	Multiple attachments at 8'; one-sided NW.; sparse crown; in large planter.	Yes	$32,200	Remove	Road	Design conflict	Yes
702	Camphor	32.00	3	Moderate	Multiple attachments at 8'; slight lean SE.; in large planter.	Yes	$25,300	Remove	PG 1	Design conflict	Yes
703	Willowleaf peppermint	44.00	3	Moderate	Codominant trunks at 25'; one-sided & leans NW.in large planter but growing against/destroyed utility box.	Yes	$47,700	Remove	PG 1	Design conflict	No
704	Willowleaf peppermint	33.00	4	Low	Codominant trunks at 25'; one stem w/ strong lean W.; narrow form; in large planter.	Yes	$37,600	Remove	PG 1	Design conflict	No
705	Willowleaf peppermint	22.00	4	Moderate	Multiple attachments at 10'; one-sided & bowed W.; in large planter.	Yes	$14,450	Remove	PG 1	Design conflict	No
706	Willowleaf peppermint	33	3	Moderate	Multiple attachments at 25'; one-sided E.; in large planter.	Yes	$650	Remove	PG 1	Design conflict	Yes
707	Chinese elm	22	3	Moderate	Multiple attachments at 8'; one-sided NW.; in large planter but very close to bldg.	Yes	$1,500	Remove	PG 1	Design conflict	Yes
708	Saucer magnolia	3,3,2,2,2	2	Moderate	Multiple attachments at base; one-sided S.; dieback; in large planter.	No	$400	Remove	$200	Design conflict	No
709	Saucer magnolia	6,4,3,3,3	4	Moderate	Multiple attachments at base; one-sided E.; dieback; in large planter.	No	$1,600	Remove	PG 1	Design conflict	No
710	Saucer magnolia	3,2,2	3	Low	Small crown; dieback; in large planter.	No	$1,600	Remove	$200	Health	-
711	Saucer magnolia	5,4	3	Moderate	Codominant trunks at 3'; good form; dieback; in large planter.	No	$1,350	Remove	PG 1	Design conflict	No
712	Victorian box	6,5,4,4,4,3,3	4	Moderate	Multiple attachments at base; upright form; stem failed W.; in large planter.	No	$700	Remove	PG 1	Design conflict	Yes
713	Victorian box	20.00	3	Moderate	Multiple attachments at base; upright form; twig dieback; in large planter.	No	$6,000	Remove	$200	Design conflict	Yes
714	Karo	3,2,1,1,1	5	High	Multiple attachments at base; large shrub; in large planter.	No	$600	Remove	PG 1	Design conflict	Yes
715	Blackwood acacia	20	5	Low	Codominant trunks at 12'; poor structure; in large planter.	Yes	$600	Remove	$200	Undesirable	-
716	Karo	2,2,2,1,1,1	3	High	Multiple attachments at base; large shrub; in large planter.	No	$1,350	Remove	PG 1	Design conflict	Yes
717	Karo	2,2,1,1	3	High	Multiple attachments at base; large shrub; in large planter.	No	$750	Remove	PG 1	Design conflict	Yes
718	Victorian box	6,4,3,2,2	3	Low	Multiple attachments at base; upright form; moderate dieback; in large planter.	No	$900	Remove	PG 1	Design conflict	Yes
719	Victorian box	70.00	4	Moderate	Multiple attachments at base; upright form; dieback; in large planter.	No	$99,450	Remove	PG 1	Design conflict	Yes

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ONE MARITIME PLAZA, SAN FRANCISCO, CA

CONSULTANT
OJB LANDSCAPE ARCHITECTURE
550 LOMAS SANTA FE, SOLANA BEACH, CA

HERITAGE TREE DISPOSITION PLAN

L0.05

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TAG #	Species	Diameter	Condition	Suitability	Comments	Heritage	Est. Value	Disposition	Conflict Type	Why?	Wholly or abutting (Yes or No)
721	London plane	16.00	4	Moderate	Multiple attachments at 7'; one-sided S.; in large planter but close to bldg.	Yes	$4,650	Remove	PG 1	Design conflict	No
722	London plane	6.00	3	Moderate	Crowded I; leans S.; in large planter but close to patio.	No	$650	Remove	Road	Design conflict	No
723	London plane	8.00	4	High	Small crown; slight lean W.; in large planter but close to patio.	No	$1,300	Remove	Road	Design conflict	Yes
724	London plane	10.00	4	High	Slight lean W.; displaced patio 3"; in large planter but close to patio.	No	$1,950	Remove	Road	Design conflict	No
725	African fern pine	5.00	3	Moderate	One-sided E. away from bdg.; in large planter but very close to bldg.	No	$750	Remove	Sidewalk	Design conflict	Yes
726	African fern pine	6.00	3	Moderate	One-sided E. away from bldg.; in large planter but very close to bldg.	No	$950	Remove	Landscape	Design conflict	Yes
727	African fern pine	4.00	4	Moderate	Small crown.; in large planter but very close to bldg.	No	$650	Remove	Landscape	Design conflict	Yes
728	Western sycamore	18.00	4	High	Slight lean SW.; good form & structure; in large planter.	Yes	$6,750	Preserve			
729	African fern pine	2.00	3	Moderate	Suppressed; slight sweep in trunk; in large planter but very close to bldg.	No	$300	Remove	Landscape	Design conflict	Yes
730	African fern pine	3.00	3	Moderate	Suppressed; one-sided S.; in large planter but very close to bldg.	No	$400	Remove	Sidewalk	Design conflict	Yes
731	Japanese maple	4,3,3	4	High	Multiple attachments at 2'; good form; twig dieback; in medium planter.	No	$1,050	Remove	SFH 2	Design conflict	Yes
732	London plane	14.00	4	Moderate	Multiple attachments at 10'; fair form; displaced patio 3"; surrounded by patio.	No	$2,450	Remove	Landscape	Design conflict	Yes
733	London plane	15.00	4	Moderate	One-sided SW.; displaced patio 6"; surrounded by patio.	Yes	$2,800	Remove	Landscape	Design conflict	Yes
734	London plane	7.00	4	Moderate	Slight lean & nw sided SW.; in small planter.	No	$750	Remove	Landscape	Design conflict	Yes
735	London plane	5.00	4	Moderate	Slight crook in upper crown; in medium planter.	No	$650	Remove	Road	Design conflict	Yes
736	London plane	8.00	4	Moderate	Good form & structure; in large planter but close to patio.	No	$1,300	Remove	Road	Design conflict	No
737	Crape myrtle	5.00	4	High	Narrow form; in medium planter.	No	$1,100	Remove	Road	Design conflict	Yes
738	Crape myrtle	5.00	4	High	Narrow form; in medium planter.	No	$1,100	Remove	Road	Design conflict	Yes
739	Crape myrtle	5.00	4	High	Narrow form; Slightly one-sided N.; in medium planter.	No	$1,100	Remove	Road	Design conflict	Yes
740	Chinese elm	30.00	4	Moderate	Codominant trunks at 6'; fair form & structure; displaced asphalt 8"; surrounded by asphalt.	Yes	$17,850	Remove	Road	Design conflict	
741	Japanese maple	4,4,4,4,4,3,3,2	5	High	Multiple attachments at 3'; good form; in large planter.	No	$1,600	Remove	Road	Design conflict	Yes
742	Japanese maple	4,4,4,3,3,2,2	4	High	Multiple attachments at 3'; good form; twig dieback; in large planter.	No	$1,300	Remove	Road	Design conflict	Yes
743	Evergreen pear	10.00	4	Moderate	Multiple attachments at 7'; fair form & structure; in large planter.	No	$3,350	Remove	SFH 2	Design conflict	Yes
744	Japanese maple	6,6,6,5,5,4,4,4	5	High	Multiple attachments at 3'; good form; minor dieback; in large planter.	No	$3,400	Remove	SFH 2	Design conflict	Yes
745	Crape myrtle	5.00	5	High	Multiple attachments at 4'; good form; in large planter.	No	$1,400	Remove	SFH 2	Design conflict	Yes
746	Coast live oak	23.00	5	High	Multiple attachments at 7'; good form & structure; in large planter.	Yes	$14,000	Remove	SFH 2	Design conflict	Yes
747	Removed	--		--	--	No	--	Remove	-	-	-
748	Citrus	4,3,3	4	Moderate	One-sided W.; close to bldg.; in small planter.	No	$950	Remove	SFH 2	Design conflict	Yes
749	Pomelo	2,2,2,1,1	3	Moderate	One-sided W.; fair structure; close to bldg.; in small planter.	No	$350	Remove	Road	Design conflict	Yes
750	Key lime	4,3,2,2,1	4	Moderate	One-sided & leans W.; fair structure; close to bldg.; in small planter.	No	$950	Remove	Road	Design conflict	Yes
751	Citrus	3,3,3,3	3	Moderate	One-sided W.; fair structure; close to bldg.; in small planter.	No	$600	Remove	Sidewalk	Design conflict	Yes
752	Chinese elm	16.00	3	Moderate	Multiple attachments at 7'; good form; sparse crown.; in medium planter.	Yes	$5,600	Remove	R 2	Design conflict	Yes
753	Chinese elm	9.00	3	Moderate	Codominant trunks at 7'; good form; sparse crown.; in medium planter.	No	$1,900	Remove	R 2	Design conflict	Yes
754	Bottlebrush	8,6,5,4	3	Moderate	Multiple attachments at base; one-sided NW.; Ganoderma; in large planter.	No	$2,850	Remove	Landscape	Design conflict	Yes
755	Coast live oak	27.00	4	Moderate	Multiple attachments at 10'; good form; one stem forms lateral SW.; in medium island.	Yes	$12,850	Preserve			-
756	Coast live oak	19.00	3	Moderate	Multiple attachments at 10'; good form; dieback; in medium island.	Yes	$4,700	Remove	R 2	Design conflict	Yes
757	Bottlebrush	6.00	3	Moderate	Fair form & structure; in medium island.	No	$1,150	Remove	R 2	Design conflict	Yes
758	Red ironbark	24.00	3	Moderate	Narrow form; moderate dieback; in medium island.	Yes	$12,300	Remove	$400	Undesirable	-
759	Water gum	2.00	3	Moderate	Small, sparse crown; in medium island.	No	$300	Remove	R 2	Design conflict	Yes
760	Water gum	3.00	3	Low	Small, sparse crown; leans E.; in medium island.	No	$450	Remove	R 2	Design conflict	Yes
761	Water gum	7.00	4	Moderate	Good form & structure; slightly sparse crown; in medium island.	No	$2,000	Remove	R 2	Design conflict	No
762	Water gum	7.00	3	Moderate	Good form & structure; sparse crown; in medium island.	No	$1,500	Remove	Sidewalk	Design conflict	Yes
763	Water gum	7.00	4	Moderate	Good form & structure; slightly sparse crown; in medium island.	No	$2,000	Remove	Sidewalk	Design conflict	Yes
764	Water gum	4,3,3	3	Moderate	Good form & structure; sparse crown; in medium island.	No	$850	Remove	SFH 1	Design conflict	No
765	Water gum	4.00	3	Moderate	Good form & structure; sparse crown; in medium island.	No	$600	Remove	SFH 1	Design conflict	Yes
766	Water gum	4.00	4	Moderate	Good form & structure; slightly sparse crown; in medium island.	No	$800	Remove	SFH 1	Design conflict	Yes
767	Water gum	4.00	3	Moderate	Good form & structure; sparse crown; in medium island.	No	$600	Remove	SFH 1	Design conflict	Yes
768	Water gum	3.00	3	Moderate	Good form & structure; sparse crown; in medium island.	No	$450	Remove	SFH 1	Design conflict	Yes
769	Removed	--		--	--	No	--	Remove	-	-	-
770	Water gum	4.00	3	Moderate	Good form & structure; slightly sparse crown; in medium island.	No	$600	Remove	SFH 1	Design conflict	Yes
771	Water gum	4.00	3	Moderate	Good form & structure; slightly sparse crown; in medium island.	No	$600	Remove	SFH 1	Design conflict	No
772	Water gum	4.00	3	Moderate	Good form & structure; sparse crown; in medium island.	No	$600	Remove	Road	Design conflict	Yes
773	Water gum	2.00	3	Moderate	Good form & structure; sparse crown; in medium island.	No	$300	Remove	Road	Design conflict	Yes
774	Water gum	3.00	3	Moderate	Good form & structure; sparse crown; in medium island.	No	$450	Remove	Sidewalk	Design conflict	Yes
775	Water gum	3.00	4	Moderate	Good form & structure; slightly sparse crown; in medium island.	No	$550	Remove	SFH 1	Design conflict	Yes
776	Coast redwood	19.00	3	Moderate	Good form & structure; sparse crown; in medium island.	Yes	$2,000	Remove	Road	Design conflict	Yes
777	Removed	--		--	--	No	--	Remove	-	-	-
778	Chinese elm	2.00	5	High	Upright, narrow form; in large planter.	No	$400	Remove	R 2	Design conflict	Yes
779	Bottlebrush	13.00	3	Moderate	Multiple attachments at 6'; fair form & structure; in large island.	No	$4,650	Remove	R 2	Design conflict	Yes
780	Bottlebrush	14.00	3	Moderate	Multiple attachments at 6'; fair form & structure; in large island.	No	$5,350	Remove	R 2	Design conflict	Yes
781	Evergreen pear	7,5,4	3	Moderate	Multiple attachments at 3'; upright form; dieback; in large island.	No	$1,850	Remove	Sidewalk	Design conflict	Yes
782	Evergreen pear	8.00	2	Low	No tag, in courtyard; declining; in medium island.	No	$1,200	Remove	$200	Health	-
783	Evergreen pear	9.00	3	Moderate	No tag, in courtyard; fair form & structure; in medium island.	No	$1,700	Remove	Sidewalk	Design conflict	No
784	Evergreen pear	6.00	2	Low	No tag, in courtyard; small, sparse crown; in medium island.	No	$600	Remove	$200	Health	-
785	Evergreen pear	8.00	3	Moderate	No tag, in courtyard; fair form & structure; in medium island.	No	$1,400	Remove	Landscape	Design conflict	Yes
786	Southern magnolia	17.00	2	Low	No tag, in courtyard; dead top; in medium island.	Yes	$2,000	Remove	$200	Health	-
787	Evergreen pear	11.00	3	Moderate	Multiple attachments at 7'; fair form & structure; in medium island.	No	$2,450	Remove	Landscape	Design conflict	Yes
788	American elm	38.00	2	Low	Codominant trunks at 10'; moderate dieback; fill at base; displaced asphalt 6"; in medium island.	Yes	$4,500	Remove	$1,200	Health	-
789	Silver dollar gum	15.00	3	Moderate	Suppressed; crown bowed NW.; crown reduced; in medium island.	Yes	$4,950	Remove	SFH 1	Design conflict	No
790	Silver dollar gum	24.00	4	Moderate	Good form & structure; slightly sparse crown; in medium island.	Yes	$17,150	Remove	Road	Design conflict	Yes
791	Silver dollar gum	19.00	3	Moderate	Multiple attachments at 8'; topped; in medium island.	Yes	$7,800	Remove	SFH 1	Design conflict	No
792	River she-oak	25.00	4	High	Good, upright form & structure; in large island.	Yes	$12,850	Remove	SFH 1	Design conflict	No
793	Valley oak	9.00	4	Moderate	Narrow form; dieback; in medium island.	No	$2,600	Remove	SFH 1	Design conflict	No
794	Coast redwood	8.00	5	High	Good young tree; in large planter.	No	$1,350	Remove	SFH 1	Design conflict	No
795	Olive	17,13	3	Moderate	Codominant trunks at 1'; crack forming in attachment; dieback; in large planter.	Yes	$6,850	Remove	SFH 1	Design conflict	No
796	Olive	15.00	3	Moderate	One stem remains; dieback; in large planter.	Yes	$3,450	Preserve	SFH 1	Design conflict	No
797	Coast redwood	4.00	3	Moderate	Good form; sparse crown; in large planter.	No	$350	Remove	SFH 1	Design conflict	No
798	Olive	15,12	4	Moderate	Codominant trunks at 3'; crack one-sided W. M; dieback; in large planter.	Yes	$7,650	Remove	SFH 1	Design conflict	No
799	Coast redwood	4.00	3	Moderate	Good form; sparse crown; in large planter.	No	$350	Remove	SFH 1	Design conflict	No
800	Coast redwood	4.00	3	Moderate	Good form; sparse crown; in large planter.	No	$350	Remove	SFH 1	Design conflict	No
801	Coast live oak	33.00	4	Moderate	Codominant trunks at 5' & 10'; seam in attachment; good form, fair structure; in large island.	Yes	$22,250	Remove	SFH 1	Design conflict	No
802	Olive	17,13	4	Moderate	Codominant trunks at 4'; upright form; twig dieback; in medium planter but close to curb.	Yes	$8,150	Remove	SFH 1	Design conflict	No
803	Olive	25.00	4	Moderate	Codominant trunks at 6'; upright form; dieback in upper crown; in medium planter but close to curb.	Yes	$11,050	Remove	SFH 1	Design conflict	Yes
804	Blue Atlas cedar	20.00	4	Moderate	Multiple attachments at 10'; upright form; in large planter.	Yes	$8,300	Remove	SFH 1	Design conflict	No
805	Removed	--		--	--	Yes	--	Remove	-	-	-
806	Red oak	1.00	0	--	Dead.	No	--	Remove	$200	Health	-
807	Coast redwood	2.00	3	Moderate	Good form; sparse crown; in large planter.	No	$250	Remove	Road	Design conflict	Yes
808	Coast live oak	13,13,11,9	4	High	Multiple attachments at base; stems lean away from each other; in large planter.	Yes	$7,050	Remove	Road	Design conflict	Yes
809	Coast live oak	9,7,5	3	Moderate	Multiple attachments at 3'; narrow form; in large planter.	Yes	$2,100	Remove	Road	Design conflict	Yes
810	Olive	19.00	4	Moderate	Codominant trunks at 15'; upright form; dieback; in large planter.	Yes	$7,500	Remove	Road	Design conflict	Yes

TAG #	Species	Diameter	Condition	Suitability	Comments	Heritage	Est. Value	Disposition	Conflict Type	Why?	Wholly or abutting (Yes or No)
811	Olive	18.00	3	Low	Crown bowed W.; dieback in upper crown; in large planter.	Yes	$4,900	Remove	SFH 1	Design conflict	No
812	Olive	20.00	4	High	Codominant trunks at 8'; good, upright form; dieback; in large planter.	Yes	$8,300	Remove	SFH 1	Design conflict	Yes
813	Olive	12,11	3	Moderate	Codominant trunks at 2'; northern stem w/ sunscald; dieback; in large planter but close to utilities.	Yes	$3,500	Remove	SFH 1	Design conflict	No
814	Hollywood juniper	4,4,3,3	3	Moderate	Multiple attachments at base; narrow form; in large planter but against wall.	No	$600	Remove	SFH 1	Design conflict	Yes
815	Victorian box	4,3,3,2,2	3	Moderate	Multiple attachments at base; twig dieback; in large planter.	No	$750	Remove	SFH 1	Design conflict	Yes
816	Victorian box	6,4,4,2	3	Low	Multiple attachments at base; one stem dead; in large planter.	No	$1,350	Remove	SFH 1	Design conflict	No
817	Removed	--		--	--	Yes	--	Remove	-	-	-
818	Red oak	5.00	5	High	Good young tree; in large planter.	No	$1,300	Remove	Bioswale	Design conflict	Yes
819	Red oak	5.00	5	High	Good young tree; in large planter.	No	$1,300	Remove	Bioswale	Design conflict	Yes
820	Red ironbark	29.00	4	Moderate	Codominant trunks at 20'; good form; dieback; in large island.	Yes	$29,100	Remove	$400	Undesirable	-
821	Removed	--		--	--	Yes	--	Remove	-	-	-
822	Removed	--		--	--	No	--	Remove	-	-	-
823	Coast redwood	7.00	5	High	Good form & structure; in large planter.	No	$1,100	Preserve			
824	Coast live oak	6.00	5	High	Good form & structure; in large planter.	No	$1,150	Preserve			
825	Coast live oak	11.00	5	High	Multiple attachments at 7'; good form & structure; in large planter.	Yes	$3,350	Preserve			
826	Raywood ash	22.00	3	Low	Multiple attachments at 10'; moderate dieback; in large planter but against sidewalk.	Yes	$1,900	Remove	Landscape	Design conflict	Yes
827	Coast redwood	8.00	2	Low	Good form & structure; minor dieback; in large planter; topped at 10'.	No	$600	Preserve			
828	Coast redwood	6.00	4	High	Good form & structure; minor dieback; in large planter.	No	$700	Preserve			
829	Ginkgo	7.00	1	Low	Dead top; in large planter.	No	$450	Remove	$200	Health	-
830	Coast redwood	4.00	5	High	Good form & structure; in large planter.	No	$500	Preserve			
831	Coast redwood	30.00	3	Moderate	Good form & structure; sparse crown; in medium planter.	Yes	$7,650	Preserve			
832	Coast redwood	15.00	3	Moderate	Narrow form; sparse crown; in large planter.	Yes	$2,450	Preserve			
833	Coast redwood	32.00	3	Low	Topped for overhead utilities; in large planter but close to sidewalk.	Yes	$12,050	Preserve			
834	Coast redwood	24.00	3	Moderate	Slight lean W.; sparse crown; in large planter.	Yes	$5,900	Preserve			
835	Coast redwood	15.00	3	Low	Topped for overhead utilities; sparse crown; in large planter but close to sidewalk.	Yes	$2,050	Preserve			
836	Coast redwood	15.00	3	Low	Good form & structure; sparse crown; in large planter.	Yes	$2,450	Preserve			
837	Coast redwood	27.00	3	Low	Topped for overhead utilities; sparse crown; in large planter but close to sidewalk.	Yes	$6,250	Preserve			
838	Coast redwood	17.00	3	Low	Topped; sparse crown; in planter.	Yes	$3,050	Preserve			
839	Coast redwood	13.00	3	Low	Topped for overhead utilities; sparse crown; in large planter.	No	$1,900	Preserve			
840	Removed	--		--	--	No	--	Remove	-	-	-
841	Coast redwood	22.00	3	Low	Topped for overhead utilities; sparse crown; in large planter.	Yes	$5,000	Preserve			
842	Coast redwood	31.00	3	Moderate	Topped for overhead utilities; in large planter.	Yes	$9,750	Preserve			
843	Coast redwood	27.00	3	Low	Topped for overhead utilities; in large planter but close to sidewalk.	Yes	$6,250	Preserve			
844	Coast redwood	13.00	3	Low	Topped for overhead utilities; in large planter but close to sidewalk.	No	$1,600	Preserve			
845	Coast redwood	20.00	3	Low	Topped for overhead utilities; in large planter but close to sidewalk & utility box.	Yes	$2,200	Preserve			
846	Coast redwood	22.00	3	Low	Topped for overhead utilities; in large planter but close to sidewalk & utility box.	Yes	$2,600	Preserve			
847	Coast redwood	18.00	3	Low	Topped for overhead utilities; in large planter but close to sidewalk & utility box.	Yes	$1,800	Preserve			
848	Coast redwood	8.00	2	Low	Topped for overhead utilities; narrow form; in large planter but close to sidewalk.	No	$650	Preserve			
849	Coast redwood	23.00	3	Low	Topped for overhead utilities; in large planter but close to sidewalk.	Yes	$4,550	Preserve			
850	Coast redwood	28.00	3	Low	Topped; in large planter but close to curb.	Yes	$6,700	Preserve			
851	Coast redwood	21.00	3	Moderate	Good form & structure; in large planter.	Yes	$4,600	Preserve			
852	Coast redwood	24.00	3	Moderate	Good form & structure; in large planter.	Yes	$5,900	Preserve			
853	Coast redwood	14.00	3	Low	Good form & structure; dead top; in large planter.	No	$2,150	Preserve			
854	Coast redwood	34.00	3	Moderate	Good form & structure; sparse crown; in large planter but close to curb.	Yes	$9,750	Preserve			
855	Coast redwood	35.00	4	Moderate	Good form & structure; good foliage density; in large planter.	Yes	$17,200	Preserve			
856	Coast redwood	16.00	3	Moderate	One-sided N.; sparse crown; in large planter.	Yes	$2,750	Preserve			
857	Coast redwood	23.00	3	Moderate	One-sided N.; sparse crown; in large planter but close to sidewalk.	Yes	$4,550	Preserve			
858	Coast redwood	34.00	3	Moderate	Narrow form; slightly sparse crown; in large planter.	Yes	$11,650	Preserve			
859	Coast redwood	36.00	3	Moderate	One-sided NW.; slightly sparse crown; in large planter.	Yes	$13,050	Preserve			
860	Coast redwood	23.00	3	Moderate	One-sided S.; sparse crown; in large planter.	Yes	$5,450	Preserve			
861	Coast redwood	23.00	3	Low	Very sparse crown; in large planter.	Yes	$5,450	Preserve			
862	Coast redwood	22.00	3	Low	Dead top; very sparse crown; in large planter.	Yes	$5,000	Preserve			
863	Coast redwood	24.00	3	Low	Very sparse crown; in large planter.	Yes	$5,900	Preserve			
864	Coast redwood	30.00	3	Low	Slight sweep S.; sparse crown; in large planter.	Yes	$9,150	Preserve			
865	Coast redwood	19.00	3	Low	Very sparse crown; in large planter.	Yes	$3,800	Preserve			
866	Coast redwood	23.00	3	Low	Narrow form; sparse crown; displaced curb & asphalt 3"; in small island.	Yes	$2,800	Remove	R 3	Design conflict	Yes
867	Coast redwood	37.00	3	Low	Good form; sparse crown; displaced curb & asphalt 3"; in small island.	Yes	$7,000	Remove	R 3	Design conflict	Yes
868	Coast redwood	19.00	2	Low	Very sparse crown; in medium island.	Yes	$1,250	Remove	$200	Health	-
869	Victorian box	4,4,4,4,3,2,2,2	4	Moderate	Multiple attachments at 1'; one-sided N.; in large planter.	No	$1,200	Remove	R 3	Design conflict	Yes
870	London plane	1.00	4	Moderate	Good young tree; basal wounds; in medium island.	No	$200	Remove	R 3	Design conflict	Yes
871	Tuliptree	8.00	3	Moderate	Small crown; dieback; in medium island.	No	$850	Remove	R 3	Design conflict	Yes
872	London plane	3.00	4	High	Good young tree; girdling root; in medium island.	No	$350	Remove	Bioswale	Design conflict	Yes
873	Coast redwood	26.00	2	Low	Sweeps S. from base; very sparse crown; in medium island.	Yes	$2,200	Remove	Sidewalk	Design conflict	Yes
874	Coast redwood	26.00	3	Low	Dead top; very sparse crown; in medium island.	Yes	$3,550	Remove	Sidewalk	Design conflict	Yes
875	Coast redwood	38.00	3	Low	Very sparse crown; in medium island.	Yes	$7,350	Remove	Sidewalk	Design conflict	Yes
876	London plane	7.00	5	High	Good young tree; in medium island.	No	$1,300	Remove	Road	Design conflict	Yes
877	Tuliptree	7.00	4	Moderate	Small crown; good form; in medium island.	No	$900	Remove	R 3	Design conflict	Yes
878	Tuliptree	9.00	4	Moderate	Small crown; fair form & structure; in medium island.	No	$1,350	Remove	R 3	Design conflict	Yes
879	London plane	4.00	4	High	Good young tree; very dry; in medium island.	No	$500	Remove	R 3	Design conflict	Yes
880	Raywood ash	23.00	4	High	Multiple attachments at 20'; good form & structure; in medium island.	Yes	$8,000	Remove	R 3	Design conflict	Yes
881	Coast redwood	20.00	3	Moderate	One-sided E.; sparse crown; in large planter.	Yes	$4,150	Preserve			
882	Coast redwood	31.00	4	Moderate	One-sided N.; good foliage density; in large planter.	Yes	$13,550	Preserve			
883	Coast redwood	32.00	3	Moderate	One-sided SE.; sparse crown; in large planter.	Yes	$10,350	Preserve			
884	Coast redwood	54.00	4	Moderate	One-sided W.; slightly sparse crown; in large planter.	Yes	$40,700	Preserve			
885	Coast redwood	41.00	3	Moderate	Lost top; sparse crown; in large planter.	Yes	$16,900	Remove	parking	Design conflict	Yes
886	White birch	13.00	4	Moderate	No tag; good form; twig dieback; in medium planter.	No	$2,650	Remove	PRA	Design conflict	Yes
887	White birch	13.00	4	Moderate	No tag; good form; twig dieback; in medium planter but close to bldg.	No	$2,650	Remove	PRA	Design conflict	Yes
888	White birch	12.00	2	Moderate	No tag; dead top; in medium planter but close to bldg.	No	$1,100	Remove	$400	Health	-
889	Japanese maple	7,7,5,5,4	4	High	Multiple attachments at 1'; good form; in medium planter.	No	$3,550	Remove	PRA	Design conflict	Yes
890	Japanese maple	8,8,6	4	Moderate	Multiple attachments at 1'; crowded & one-sided N.; in medium planter.	No	$4,600	Remove	PRA	Design conflict	Yes
891	Coast redwood	40.00	3	Moderate	Lost top; small, sparse crown; in large planter.	Yes	$16,100	Remove	PRA	Design conflict	Yes
892	Coast redwood	40.00	4	Moderate	Good form; sparse crown; in large planter.	Yes	$22,450	Remove	PRA	Design conflict	Yes
893	Coast redwood	43.00	4	High	Good form; good foliage density; in large planter.	Yes	$25,900	Remove	PRA	Design conflict	Yes
894	Coast redwood	26.00	3	Moderate	Lost top; sparse crown; in large planter.	Yes	$6,900	Remove	PRA	Design conflict	Yes
895	Coast redwood	31.00	3	Moderate	Narrow form; sparse crown; in large planter.	Yes	$9,750	Remove	PRA	Design conflict	Yes
896	Coast redwood	4,3	3	Moderate	Codominant trunks at 1'; sparse crown; in large planter.	No	$450	Remove	R 3	Design conflict	No
897	Coast redwood	4,3	4	Moderate	Multiple attachments at 1'; one-sided S.; in large planter.	No	$550	Remove	R 3	Design conflict	No
898	Hollyleaf cherry	8,8,6,5	2	Low	Multiple attachments at 1'; some stems dead; in large planter.	No	$1,950	Remove	$400	Health	-
899	Coast live oak	16.00	4	Moderate	Codominant trunks at 6'; narrow form; in large planter but growing against fence.	Yes	$4,650	Remove	TH 2	Design conflict	No
900	Chinese elm	12.00	4	High	Codominant trunks at 6'; good form & structure; in large planter.	No	$5,150	Remove	TH 2	Design conflict	Yes

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ONE MARITIME PLAZA, SAN FRANCISCO, CA

CONSULTANT
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550 LOMAS SANTA FE, SOLANA BEACH, CA

HERITAGE TREE DISPOSITION PLAN

L0.06

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TAG #	Species	Diameter	Condition	Suitability	Comments	Heritage	Est. Value	Disposition	Conflict Type	Why?	Wholly or abutting (Yes or No)
901	Valley oak	7.00	3	Low	Crowded; small crown; in large planter but close to fence.	No	$1,250	Remove	TH 2	Design conflict	Yes
902	Coast live oak	18.00	3	Moderate	Multiple attachments at 8'; good form; embedded fence; in large planter but growing against fence.	Yes	$4,200	Remove	TH 2	Design conflict	Yes
903	Photinia	4,3	3	Moderate	Large shrub; in large planter.	No	$750	Remove	TH 2	Design conflict	Yes
904	Victorian box	5,4,4,4,3	3	Moderate	Multiple attachments at 1'; twig dieback; in large planter.	No	$1,100	Remove	TH 2	Design conflict	Yes
905	Victorian box	4,4,3,2	3	Moderate	Multiple attachments at 1'; twig dieback; in large planter.	No	$900	Remove	TH 2	Design conflict	Yes
906	Coast redwood	29.00	1	Low	All but dead; in large planter but close to sidewalk.	Yes	$1,050	Remove	$400	Health	-
907	Coast redwood	28,22	2	Low	Codominant trunks at 1'; one-sided S.; very sparse crown; in large planter but close to curb.	Yes	$3,950	Remove	$400	Health	-
908	Coast live oak	23.00	3	Low	Multiple attachments at 10'; poor form & structure; growing over curb.	Yes	$6,750	Remove	PRA	Design conflict	Yes
909	Xylosma	15.00	4	Moderate	Large shrub; in medium planter.	Yes	$7,300	Remove	PRA	Design conflict	Yes
910	Xylosma	15.00	3	Moderate	Large shrub; narrow form; displaced curb 2"; in medium planter.	Yes	$5,250	Remove	PRA	Design conflict	Yes
911	Xylosma	14.00	3	Moderate	Large shrub; narrow form; in medium planter.	No	$4,600	Remove	PRA	Design conflict	Yes
912	Xylosma	15.00	3	Low	Large shrub; embedded fence; in medium planter.	Yes	$5,250	Remove	PRA	Design conflict	Yes
913	Xylosma	13.00	3	Moderate	Large shrub; leans W.; in medium planter.	No	$4,000	Remove	PRA	Design conflict	Yes
914	Xylosma	12,10	3	Low	Large shrub; poor form; in medium planter.	Yes	$5,700	Remove	PRA	Design conflict	Yes
915	Xylosma	14.00	3	Moderate	Large shrub; narrow form; in medium planter.	No	$4,600	Remove	PRA	Design conflict	Yes
916	Xylosma	15.00	3	Moderate	Large shrub; narrow form; in medium planter.	Yes	$5,250	Remove	PRA	Design conflict	Yes
917	Xylosma	16.00	3	Moderate	Large shrub; one-sided N.; displaced curb 3"; in medium planter.	Yes	$5,950	Remove	PRA	Design conflict	Yes
918	Xylosma	9.00	3	Moderate	Large shrub; suppressed & leans W.; in medium planter.	No	$2,050	Remove	PRA	Design conflict	Yes
919	Xylosma	11,9	3	Moderate	Large shrub; suppressed & leans E.; in medium planter.	No	$4,750	Remove	PRA	Design conflict	Yes
920	Xylosma	10.00	3	Low	Large shrub; suppressed; crown bowed W.; in medium planter.	No	$2,450	Remove	PRA	Design conflict	Yes
921	Xylosma	8.00	3	Low	Large shrub; suppressed & leans E. to horizontal; in medium planter.	No	$1,650	Remove	PRA	Design conflict	Yes
922	Xylosma	11,11	3	Moderate	Large shrub; in medium planter.	Yes	$5,650	Remove	Parking	Design conflict	Yes
923	Xylosma	7.00	3	Moderate	Large shrub; narrow form; in medium planter.	No	$1,300	Remove	Parking	Design conflict	Yes
924	Xylosma	9.00	3	Low	Large shrub; suppressed & leans E.; in medium planter.	No	$2,050	Remove	Parking	Design conflict	Yes
925	Xylosma	7.00	3	Low	Large shrub; suppressed; crook at 3'; in medium planter.	No	$1,300	Remove	Landscape	Design conflict	Yes
926	Xylosma	7.00	3	Low	Large shrub; suppressed; crook at 3'; in medium planter.	No	$1,300	Remove	Landscape	Design conflict	Yes
927	Flowering cherry	18.00	3	Low	Multiple attachments at 5'; one-sided S.; in large planter.	Yes	$6,300	Remove	PRA	Design conflict	Yes
928	White birch	13.00	3	Low	No tag; topped; dieback; in medium planter.	No	$1,950	Remove	PRA	Design conflict	Yes
929	White birch	14.00	3	Low	No tag; topped; dieback; in medium planter.	No	$2,250	Remove	PRA	Design conflict	Yes
930	Japanese maple	3,2,2	4	High	Multiple attachments at 1'; good form; in medium planter.	No	$650	Remove	PRA	Design conflict	Yes
931	White birch	10.00	2	Low	Dead top; in large planter.	No	$950	Remove	$200	Health	-
932	White birch	9.00	2	Low	Dead top; basal decay; in large planter.	No	$800	Remove	$200	Health	-
933	White birch	9.00	3	Moderate	Crowded; one-sided N.; in large planter.	No	$1,200	Remove	Landscape	Design conflict	Yes
934	Japanese maple	3,2,2	4	Moderate	Multiple attachments at 1'; growing under eve; in medium planter.	No	$600	Remove	Parking	Design conflict	Yes
935	Removed	--		--	--	No	--	Remove	-	-	-
936	Removed	--		--	--	No	--	Remove	-	-	-
937	Removed	--		--	--	No	--	Remove	-	-	-
938	Coast live oak	34.00	4	Moderate	Multiple attachments at 3'; seam in attachment; sparse crown; in large planter.	Yes	$23,600	Preserve			
939	Coast live oak	31.00	4	Moderate	Multiple attachments at 5'; upright form; sparse crown; in large planter.	Yes	$19,650	Preserve			
940	Coast redwood	25.00	4	Moderate	Good form & structure; slightly sparse crown; in large planter.	Yes	$8,900	Preserve			
941	Coast redwood	21.00	3	Moderate	Narrow form; slightly sparse crown; in large planter.	Yes	$4,600	Preserve			
942	Glossy privet	12,10,9	2	Low	Multiple attachments at 2'; dead top; in large planter.	Yes	$2,000	Remove	$400	Undesirable	-
943	Glossy privet	9,7,6	2	Low	Multiple attachments at 2'; dead top; in large planter.	No	$1,150	Remove	$400	Health	-
944	Coast live oak	11,10	4	Moderate	Codominant trunks at 3'; one-sided & leans N.; in large planter.	Yes	$4,700	Preserve			
945	Coast live oak	22.00	4	High	Codominant trunks at 10'; good form & structure; in large planter.	Yes	$10,000	Preserve	PRA	Design conflict	Yes
946	Removed	--		--	--	No	--	Remove	-	-	-
947	Removed	--		--	--	No	--	Preserve	-	-	-
948	Glossy privet	8,7,5,5	2	Low	Multiple attachments at 2'; leans S.; some stems dead; in large planter.	No	$1,050	Remove	Sidewalk	Design conflict	Yes
949	Italian alder	12.00	3	Moderate	Good form; slight lean S.; in large planter but close to bldg.	No	$1,400	Remove	Parking	Design conflict	Yes
950	Toyon	7.00	3	Low	Strong lean S.; dieback; in large planter.	No	$1,500	Preserve			
951	Coast live oak	19,9	4	Moderate	Codominant trunks at 1'; seam in attachment; upright, narrow form; in large planter.	Yes	$9,150	Remove	Landscape	Design conflict	Yes
952	Coast live oak	20.00	3	Moderate	Codominant trunks at 10'; leans S.; in large planter.	Yes	$6,000	Preserve			
953	Coast live oak	15.00	3	Moderate	Codominant trunks at 12'; crowded & one-sided W.; in large planter.	Yes	$3,450	Preserve			
954	Coast live oak	11.00	3	Moderate	Codominant trunks at 7'; crowded & one-sided W.; in large planter.	Yes	$1,950	Preserve			
955	American elm	26,20,13,12	3	Moderate	Multiple attachments at 2'; good, upright form; in large planter.	Yes	$10,900	Preserve			
956	Coast live oak	21,15	4	Moderate	Codominant trunks at 3'; seam in attachment; one-sided W.; in large planter.	Yes	$13,700	Preserve			
957	Coast redwood	12.00	4	Moderate	Crowded; one-sided W.; in large planter.	No	$2,200	Preserve			
958	Coast redwood	4.00	4	High	Good young tree; slightly sparse crown; in large planter.	No	$400	Preserve			
959	Coast redwood	6.00	4	Moderate	Sweeps from base; slightly sparse crown; in large planter.	No	$700	Preserve			
960	Blue oak	1.00	5	High	New planting; staked tight; in large planter.	No	$250	Remove	Sidewalk	Design conflict	Yes
961	Blue oak	1.00	5	High	New planting; staked tight; in large planter.	No	$250	Remove	Road	Design conflict	Yes
962	White birch	4.00	4	Moderate	Good young tree; in large planter.	No	$500	Remove	Sidewalk	Design conflict	Yes
963	Coast live oak	7,4,3	3	Moderate	Multiple attachments at 1'; one-sided NE.; in large planter but close to sidewalk.	No	$1,000	Remove	Landscape	Design conflict	Yes
964	Coast live oak	13.00	3	Low	Codominant trunks at 2'; narrow form; in large planter but close to sidewalk.	Yes	$2,300	Preserve			
965	Coast live oak	10.00	3	Low	Crowded; leans N. over road; in large planter but close to sidewalk.	Yes	$1,450	Preserve			
966	Coast live oak	11.00	3	Moderate	Narrow form; in large planter.	Yes	$1,950	Remove	Landscape	Design conflict	Yes
967	Coast live oak	3,3,2	3	Moderate	Multiple attachments at 1'; one-sided NE.; in large planter.	No	$400	Remove	Landscape	Design conflict	Yes
968	Coast live oak	13.00	3	Moderate	Crowded; crown bowed NW. over road; in large planter.	Yes	$2,650	Preserve			
969	Coast live oak	7.00	3	Low	Small, high crown; leans NE.; in large planter.	No	$900	Preserve			
970	Coast live oak	10.00	3	Moderate	Small crown; leans N.; in large planter.	Yes	$1,650	Preserve			
971	Coast live oak	12.00	3	Moderate	Codominant trunks at 8'; narrow form; in large planter.	Yes	$2,300	Preserve			
972	Coast live oak	25.00	4	Moderate	Codominant trunks at 6'; corrected lean NW.; in large planter.	Yes	$12,850	Preserve			
973	Pecan	31.00	4	Moderate	Codominant trunks at 6'; narrow form; moderate dieback; in large planter.	Yes	$19,650	Remove	Landscape	Design conflict	Yes
974	Coast redwood	30.00	4	Moderate	Good form & structure; sparse crown; in small island.	Yes	$6,450	Remove	Parking	Design conflict	Yes
975	Calif. incense cedar	5.00	3	Moderate	Suppressed; lost top; in large planter but close to sidewalk.	No	$450	Remove	Landscape	Design conflict	Yes
976	Coast live oak	2,1	3	Moderate	Suppressed; small crown; in large planter but close to sidewalk.	No	$250	Remove	Landscape	Design conflict	Yes
977	Monterey pine	28.00	4	Moderate	Upright form; high crown; dieback; in large plante.	Yes	$11,100	Remove	Landscape	Design conflict	Yes
978	Coast live oak	9.00	3	Moderate	Crowded I; leans NW.; in large planter but close to sidewalk.	No	$1,200	Remove	Landscape	Design conflict	Yes
979	Coast live oak	7,6	3	Low	Suppressed; leans N. over road; in large planter but close to sidewalk.	No	$1,250	Remove	Landscape	Design conflict	Yes
980	Coast live oak	10.00	4	Moderate	Crowded; upright form; in large planter.	Yes	$2,250	Preserve			
981	Coast live oak	18.00	3	Moderate	Suppressed; leans N. over road; in large planter but close to sidewalk.	Yes	$4,200	Preserve			
982	Coast live oak	31.00	4	Moderate	Multiple attachments at 10'; one-sided W.; cabled; in large planter.	Yes	$19,650	Preserve			
983	Coast live oak	31.00	3	Moderate	Multiple attachments at 5'; one-sided S.; in large planter.	Yes	$14,100	Preserve			
984	Coast live oak	9.00	3	Moderate	Crowded; leans & one-sided W.; in large planter.	No	$1,350	Remove	Landscape	Design conflict	Yes
985	Coast live oak	11.00	4	Moderate	Crowded; upright form; in large planter.	Yes	$2,650	Preserve			
986	Coast live oak	15.00	3	Moderate	Codominant trunks at 12'; included bark; leans W.; in large planter.	Yes	$3,450	Preserve			
987	Coast live oak	13,6	3	Moderate	Codominant trunks at 1'; one-sided N.; in large planter.	Yes	$3,150	Remove	Landscape	Design conflict	Yes
988	Coast live oak	14.00	3	Moderate	Suppressed; leans NW. over road; in large planter but close to sidewalk.	Yes	$2,650	Preserve			
989	Coast live oak	11.00	3	Low	Crowded; upright form; moderate dieback; in large planter.	Yes	$1,950	Remove	Landscape	Design conflict	Yes
990	Coast live oak	12.00	4	Moderate	Crowded; upright, narrow form; dieback; in large planter.	Yes	$3,100	Remove	Landscape	Design conflict	Yes

TAG #	Species	Diameter	Condition	Suitability	Comments	Heritage	Est. Value	Disposition	Conflict Type	Why?	Wholly or abutting (Yes or No)
991	Coast live oak	37.00	3	Moderate	Multiple attachments at 4'; seams in attachments; one-sided S.; in large planter.	Yes	$20,000	Preserve			
992	Coast live oak	6.00	3	Low	Crowded; small crown; dieback; in large planter.	No	$700	Remove	Landscape	Design conflict	Yes
993	Coast live oak	21.00	3	Low	Multiple attachments at 5'; one-sided S.; moderate dieback; in large planter.	Yes	$6,600	Remove	Landscape	Design conflict	Yes
994	Coast live oak	12.00	4	Moderate	Crowded; slight lean N; in large planter.	Yes	$3,100	Preserve			
995	Coast live oak	11.00	3	Moderate	Crowded; slight lean W.; sparse crown; in large planter.	Yes	$1,950	Preserve			
996	Coast live oak	7,5	3	Moderate	Crowded; small crown; in large planter.	No	$1,250	Remove	Landscape	Design conflict	Yes
997	Xylosma	9,5	3	Low	Codominant trunks at 1'; poor form; in large planter.	No	$3,000	Remove	Landscape	Design conflict	Yes
998	Coast live oak	19.00	4	Moderate	Multiple attachments at 10'; slightly one-sided N; twig dieback; in large planter.	Yes	$7,500	Preserve			
999	Coast live oak	8.00	3	Low	Crowded; small, sparse ; in large planter.	No	$1,150	Remove	Landscape	Design conflict	Yes
1000	Xylosma	12.00	3	Low	Codominant trunks at 4'; poor form; in large planter.	No	$4,000	Remove	Landscape	Design conflict	Yes
1001	Evergreen ash	17.00	3	Moderate	Codominant trunks at 5'; upright form; sparse crown; in large planter.	Yes	$3,550	Remove	Landscape	Design conflict	Yes
1002	Coast live oak	33.00	4	Moderate	Asymmetric form; minor dieback; in large planter.	Yes	$22,250	Preserve			
1003	Red oak	5.00	3	Moderate	Crowded; one-sided S.; in medium planter.	No	$750	Remove	Building 3	Design conflict	No
1004	Xylosma	14,10	3	Moderate	Codominant trunks at 1' & 5'; twig dieback; in large planter.	Yes	$8,000	Remove	Landscape	Design conflict	Yes
1005	Coast live oak	13,13	4	Moderate	Codominant trunks at base; one-sided W.; dieback; in large planter.	Yes	$7,050	Preserve			
1006	Coast live oak	13.00	3	Low	Leans W. over sidewalk; in large planter.	Yes	$2,650	Remove	Landscape	Design conflict	Yes
1007	Coast live oak	10.00	2	Low	Very narrow form; in large planter.	Yes	$1,050	Remove	$100	Health	-
1008	Coast live oak	12,11,8,7	3	Moderate	Multiple attachments at 3'; one-sided N.; in large planter.	Yes	$4,050	Preserve			
1009	Coast live oak	36.00	3	Moderate	Codominant trunks at 5'; upright form; cavities; in large planter.	Yes	$18,950	Preserve			
1010	Coast live oak	45.00	3	Moderate	Multiple attachments at 15'; one-sided SW.; basal cavity w/ decay; in large planter.	Yes	$29,500	Preserve			
1011	Blackwood acacia	6.00	3	Low	Upright form; moderate dieback; in large planter.	No	$650	Remove	$200	Undesirable	-
1012	Blackwood acacia	16.00	3	Low	Upright form; moderate dieback; in large planter.	Yes	$3,350	Remove	$200	Undesirable	-
1013	Coast live oak	5,3	3	Moderate	Codominant trunks at 5'; small crown; broken branch; in large planter.	No	$700	Remove	Landscape	Design conflict	Yes
1014	Blackwood acacia	24.00	1	Low	Mostly dead; in large planter.	Yes	$1,650	Remove	$400	Undesirable	-
1015	Coast live oak	10.00	3	Moderate	Crook at 10'; poor form; in large planter.	Yes	$1,650	Remove	Building 3	Design conflict	Yes
1016	Coast live oak	12.00	4	Moderate	One-sided W.; in large planter.	Yes	$3,100	Remove	Building 3	Design conflict	Yes
1017	Coast live oak	25.00	4	High	Codominant trunks at 6'; narrow attachment; one-sided & slight lean E.; in large planter.	Yes	$12,850	Preserve			
1018	Coast live oak	9,5	3	Low	Suppressed; crown bowed E.; in large planter.	Yes	$1,750	Remove	Building 3	Design conflict	Yes
1019	Xylosma	6.00	3	Low	Suppressed; poor form; in large planter.	No	$1,150	Remove	Building 3	Design conflict	Yes
1020	Blackwood acacia	22.00	3	Moderate	Codominant trunks at 7'; upright form; in large planter.	Yes	$6,200	Remove	$400	Undesirable	-
1021	Calif. bay	13,11	3	Moderate	Codominant trunks at 1'; crowded but upright; in large planter.	Yes	$6,300	Remove	Building 3	Design conflict	Yes
1022	Blackwood acacia	17,12	3	Low	Codominant trunks at base; leans E.; root cut on tension side; in large planter.	Yes	$5,550	Remove	$400	Undesirable	-
1023	Italian buckthorn	4.00	3	Moderate	Crowded; narrow form; in large planter.	No	$550	Remove	Building 3	Design conflict	Yes
1024	Coast live oak	7.00	3	Low	Codominant trunks at 10'; narrow form; in large planter.	No	$900	Remove	Building 3	Design conflict	Yes
1025	Coast live oak	7.00	3	Low	Suppressed; one-sided W.; in large planter.	No	$900	Remove	Building 3	Design conflict	Yes
1026	Removed	--		--	--	No	--	Remove	-	-	-
1027	Coast live oak	17.00	3	Moderate	Codominant trunks at 5'; narrow form; slightly sparse crown; in large planter.	Yes	$4,400	Remove	Building 3	Design conflict	Yes
1028	Coast live oak	12.00	3	Moderate	Crowded; leans N.; slightly sparse crown; in large planter.	Yes	$2,300	Remove	Building 3	Design conflict	Yes
1029	Valley oak	6.00	2	Low	Upright; small crown; dieback; in large planter.	No	$750	Remove	$200	Health	-
1030	Removed	--		--	--	No	--	Remove	Building 3	Design conflict	Yes
1031	Coast live oak	14,12,10	4	Moderate	Multiple attachments at 3'; one-sided E.; slightly sparse crown; in large planter.	Yes	$7,100	Preserve			
1032	Blackwood acacia	12.00	3	Low	Upright form; bark checking E.; in large planter.	No	$2,000	Remove	$400	Undesirable	-
1033	Coast live oak	15.00	3	Moderate	Codominant trunks at 7'; one-sided E; in large planter.	Yes	$3,450	Remove	Building 3	Design conflict	Yes
1034	Blackwood acacia	15.00	3	Low	Codominant trunks at 7'; narrow attachment; in large planter but close to curb.	Yes	$1,600	Remove	$100	Undesirable	-
1035	Coast live oak	10.00	3	Moderate	Crowded; leans SW.; in large planter.	Yes	$1,650	Remove	Building 3	Design conflict	Yes
1036	Coast live oak	6.00	2	Low	Suppressed; small crown; in large planter.	No	$500	Remove	$200	Health	-
1037	Coast live oak	12.00	3	Moderate	Codominant trunks at 10'; upright, narrow form; in large planter.	Yes	$2,300	Remove	Building 3	Design conflict	Yes
1038	Coast live oak	12.00	3	Moderate	Multiple attachments at 7'; upright, narrow form; in large planter.	Yes	$2,300	Remove	Building 3	Design conflict	Yes
1039	Coast live oak	12.00	3	Moderate	Multiple attachments at 15'; upright, narrow form; in large planter.	Yes	$2,300	Remove	Building 3	Design conflict	Yes
1040	Coast live oak	8.00	3	Low	Suppressed; one-sided W.; in large planter.	No	$1,150	Remove	Building 3	Design conflict	Yes
1041	Valley oak	9.00	3	Moderate	Upright form; small crown; in large planter.	No	$2,200	Remove	Building 3	Design conflict	Yes
1042	Coast live oak	13.00	4	Moderate	Good, upright form; in large planter.	Yes	$3,600	Remove	Building 3	Design conflict	Yes
1043	Coast live oak	6.00	3	Low	Suppressed; crown bowed S.; in large planter.	No	$700	Remove	Building 3	Design conflict	Yes
1044	Coast live oak	9,9,7	3	Low	Multiple attachments at base; one stem upright; other stems lean S.; in large planter.	Yes	$2,550	Remove	Building 3	Design conflict	Yes
1045	Coast live oak	8.00	3	Low	Crowded; one-sided W.; in large planter.	No	$1,150	Remove	Building 3	Design conflict	Yes
1046	Cork oak	12.00	3	Low	Crowded; corrected lean S.; sparse crown; in large planter.	No	$3,750	Remove	Building 3	Design conflict	Yes
1047	Coast live oak	5,4	3	Low	Crowded; small crown; in large planter.	No	$800	Remove	Building 2	Design conflict	No
1048	Coast live oak	6,6	3	Moderate	Codominant trunks at 3'; crowded & one-sided S.; in large planter.	No	$1,250	Remove	Building 2	Design conflict	Yes
1049	Cork oak	11.00	3	Low	Multiple attachments at 5'; one-sided S.; sparse crown; in large planter.	No	$3,150	Remove	Landscape	Design conflict	Yes
1050	Blackwood acacia	12.00	2	Low	Upright form; moderate dieback; in large planter.	No	$750	Remove	$400	Health	-
1051	Coast live oak	6.00	3	Moderate	Upright; small crown; in large planter.	No	$700	Remove	Landscape	Design conflict	Yes
1052	Coast live oak	12,8	3	Moderate	Codominant trunks at base; trunk me sided S.; in large planter.	Yes	$3,200	Preserve			
1053	Coast live oak	12.00	4	Moderate	Upright form; in large planter.	Yes	$3,100	Preserve			
1054	Coast live oak	7.00	3	Moderate	Crowded; narrow form; in large planter.	No	$900	Remove	Landscape	Design conflict	Yes
1055	Xylosma	5,4,4	2	Low	Multiple attachments at 1'; one stem dead; in large planter.	No	$850	Remove	$200	Health	-
1056	Xylosma	6,6	2	Low	Codominant trunks at base; moderate dieback; aphids; in large planter.	No	$1,350	Remove	$200	Health	-
1057	Valley oak	26.00	3	Moderate	Codominant trunks at 10'; one-sided S.; cabled to adj. tree; in large planter.	Yes	$16,800	Preserve			
1058	Italian buckthorn	6.00	3	Low	Suppressed; one-sided W.; in large planter.	No	$1,000	Remove	Landscape	Design conflict	Yes
1059	Valley oak	30.00	3	Moderate	Multiple attachments at 15'; good form; sparse crown; cabled to adj. tree; in large planter.	Yes	$22,300	Preserve			
1060	Olive	4.4	3	Low	Suppressed; crown bowed W.;dieback; in large planter.	No	$650	Remove	Landscape	Design conflict	Yes
1061	Coast live oak	8.00	3	Moderate	Small crown; good form; in large planter.	No	$1,150	Remove	Landscape	Design conflict	Yes
1062	Italian buckthorn	5.00	2	Low	Suppressed; small crown; dieback; in large planter.	No	$550	Remove	$200	Health	-
1063	Coast live oak	9.00	3	Moderate	Upright form; small crown; in large planter.	No	$1,350	Remove	Landscape	Design conflict	Yes
1064	Coast live oak	10.00	3	Moderate	Narrow form; small crown; in large planter.	Yes	$1,650	Remove	Landscape	Design conflict	Yes
1065	Coast live oak	5.00	2	Low	Suppressed; small crown; dieback; in large planter.	No	$400	Remove	$200	Health	-
1066	Coast live oak	8.00	3	Low	Suppressed; crown bowed W. to horizontal; in large planter.	No	$1,150	Remove	Landscape	Design conflict	Yes
1067	Coast live oak	10,7	3	Low	Codominant trunks at base; included bark; one-sided SW.; in large planter.	Yes	$2,350	Remove	Landscape	Design conflict	Yes
1068	Coast live oak	9.00	3	Low	Suppressed; small crown; slight lean SE.; in large planter.	No	$1,350	Remove	Landscape	Design conflict	Yes
1069	Coast live oak	9.00	3	Moderate	Crook at 15'; slight lean SE.; in large planter.	No	$1,350	Remove	Landscape	Design conflict	Yes
1070	Blackwood acacia	9.00	3	Low	Upright form; very sparse crown; in large planter.	No	$1,200	Remove	$200	Undesirable	-
1071	Blackwood acacia	10.00	3	Low	Slight lean SW.; very sparse crown; in large planter.	No	$1,450	Remove	$200	Undesirable	-
1072	Blackwood acacia	17.00	3	Moderate	Stem removed at base; slight lean W.; sparse crown; in large planter.	Yes	$3,800	Remove	$200	Undesirable	-
1073	Coast live oak	9.00	3	Low	Suppressed; in large planter.	No	$1,350	Remove	Landscape	Design conflict	Yes
1074	Blackwood acacia	16.00	3	Moderate	Codominant trunks at 10'; leans SW.; sparse crown; in large planter.	Yes	$3,350	Remove	$200	Undesirable	-
1075	Coast live oak	10.00	5	High	Good young tree; in medium planter.	Yes	$2,450	Remove	SFH 3	Design conflict	No
1076	Coast live oak	12.00	4	High	Multiple attachments at 6'; 4 good form. fair structure; in large planter.	Yes	$3,100	Remove	SFH 3	Design conflict	No
1077	Calif. bay	40.00	2	Low	Multiple attachments at 15'; extensive trunk decay; in large planter.	Yes	$23,750	Remove	$1,200	Health	-
1078	Hollywood juniper	9.9	5	High	Codominant trunks at 3'; good form w/ branches to ground; in large planter.	No	$4,400	Remove	SFH 3	Design conflict	No
1079	Calif. black walnut	46.00	2	Low	Codominant trunks at 10'; dead top; in large planter.	Yes	$18,550	Remove	$5,000	Health	-
1080	Coast live oak	5.00	5	High	Good young tree; in medium planter.	No	$750	Remove	SFH 3	Design conflict	No

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550 LOMAS SANTA FE, SOLANA BEACH, CA

HERITAGE TREE DISPOSITION PLAN

L0.07

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TAG #	Species	Diameter	Condition	Suitability	Comments	Heritage	Est. Value	Disposition	Conflict Type	Why?	Wholly or abutting (Yes or No)
1081	Coast live oak	18.00	3	Moderate	Off-site; growing against fence; one-sided E.; in large planter.	Yes	$4,900	Remove	SFH 3	Design conflict	No
1082	Coast live oak	12.00	3	Moderate	Off-site; growing against fence; leans E.; in large planter.	Yes	$2,300	Remove	SFH 3	Design conflict	No
1083	Coast live oak	9,9,4	3	Moderate	Off-site; multiple attachments at base; embedded fence; in large planter.	Yes	$2,550	Remove	SFH 3	Design conflict	No
1084	Coast live oak	6.00	3	Moderate	Codominant trunks at 3'; suppresses; in large planter.	No	$700	Remove	SFH 3	Design conflict	No
1085	Coast live oak	14,7,4	3	Moderate	Multiple attachments at 2'; crowded & one-sided NW.; in large planter.	Yes	$3,750	Remove	SFH 3	Design conflict	No
1086	Coast live oak	15,14,6	3	Moderate	Multiple attachments at 2'; crowded; narrow form; in large planter.	Yes	$6,300	Remove	SFH 3	Design conflict	No
1087	Coast live oak	22,21,20,15	4	Moderate	Multiple attachments at 3'; stems intertwined; good form; in large planter.	Yes	$18,950	Remove	SFH 3	Design conflict	No
1088	Coast live oak	12,8,5	3	Low	Multiple attachments at base; upright, narrow form; in large planter.	Yes	$3,200	Remove	SFH 3	Design conflict	No
1089	Coast live oak	18,17,16	4	Moderate	Multiple attachments at 3'; seams in attachments; good form; in large planter.	Yes	$12,600	Remove	SFH 3	Design conflict	No
1090	Coast live oak	11,9	3	Low	Codominant trunks at 2'; suppressed; crown bowed E.; in large planter.	Yes	$3,100	Remove	SFH 3	Design conflict	No
1091	Coast live oak	12,12	3	Moderate	Codominant trunks at 1'; narrow form; in large planter.	Yes	$4,350	Remove	SFH 3	Design conflict	No
1092	Coast live oak	13,9	3	Moderate	Codominant trunks at 1'; crowded & one-sided W.; in large planter.	Yes	$3,800	Remove	SFH 3	Design conflict	No
1093	Coast live oak	16.00	3	Low	Codominant trunks at 4'; crowded w/ narrow form; in large planter.	Yes	$3,900	Remove	SFH 3	Design conflict	No
1094	Coast live oak	19,13	3	Moderate	Codominant trunks at 3'; fair form & structure; in large planter.	Yes	$7,850	Remove	SFH 3	Design conflict	No
1095	Coast live oak	20.00	4	Moderate	Codominant trunks at 10'; trunk wound; corrected lean; in large planter.	Yes	$8,300	Remove	SFH 3	Design conflict	No
1096	Coast live oak	8.00	2	Low	Suppressed; poor form & structure; in large planter.	No	$750	Remove	SFH 3	Design conflict	No
1097	Coast live oak	8.00	2	Low	Suppressed; poor form & structure; in large planter.	No	$750	Remove	SFH 3	Design conflict	No
1098	Removed	--		--	--	No	--	Remove		-	-
1099	Coast live oak	19,18,15,15	4	Moderate	Multiple attachments at 2'; trunk wound E.; good form; in large planter.	Yes	$14,050	Remove	SFH 3	Design conflict	No
1100	Coast live oak	28.00	4	Moderate	Codominant trunks at 10'; growing against fence; good form; in large planter.	Yes	$16,100	Remove	SFH 3	Design conflict	No
1101	Coast live oak	23.00	3	Low	Growing agonist & embedded fence; poor form; in small planter.	Yes	$4,550	Remove	SFH 3	Design conflict	No
1102	Coast live oak	9.00	3	Low	Crowded; one-sided S.; in large planter.	No	$1,350	Remove	SFH 3	Design conflict	Yes
1103	Coast live oak	15,14,9	4	Moderate	Multiple attachments at 2'; seams in attachments; good form; in large planter.	Yes	$8,750	Remove	SFH 3	Design conflict	Yes
1104	Coast live oak	3.00	3	Moderate	Crowded; one-sided S.; sparse crown; in large planter.	No	$350	Remove	SFH 3	Design conflict	No
1105	Coast live oak	7.00	3	Moderate	Crowded; crown bowed E.; in large planter.	No	$900	Remove	SFH 3	Design conflict	No
1106	Coast live oak	10.00	4	Moderate	Crowded; slight lean E.; in large planter.	Yes	$2,250	Remove	SFH 3	Design conflict	No
1107	Valley oak	33.00	3	Moderate	Multiple attachments at 15'; leans S.; fill at base; in large planter.	Yes	$26,900	Remove	SFH 3	Design conflict	No
1108	Coast live oak	7.00	4	Moderate	Good form; sparse crown; in large planter.	No	$1,200	Remove	SFH 3	Design conflict	No
1109	Coast live oak	10.00	5	High	Good young tree; in large planter.	Yes	$2,800	Remove	SFH 3	Design conflict	No
1110	Coast live oak	23.00	4	Moderate	Codominant trunks at 15'; corrected lean S.; in large planter.	Yes	$10,900	Remove	SFH 3	Design conflict	No
1111	Coast live oak	7.00	3	Low	Suppressed; bowed S. to horizontal; in large planter.	No	$900	Remove	SFH 3	Design conflict	No
1112	Calif. bay	5.00	3	Low	Suppressed; small, sparse crown; in large planter.	No	$800	Remove	SFH 3	Design conflict	No
1113	Calif. bay	9.00	3	Low	Codominant trunks at 5'; one-sided S.; in large planter.	No	$2,200	Remove	SFH 3	Design conflict	No
1114	Calif. bay	10.00	3	Low	Crowded; one-sided S.; in large planter.	No	$2,650	Remove	SFH 3	Design conflict	No
1115	Coast live oak	8.00	3	Low	Suppressed; bowed W.; in large planter.	No	$1,150	Remove	SFH 3	Design conflict	No
1116	Coast live oak	19.00	4	Moderate	Corrected lean; dense crown; in large planter.	Yes	$7,500	Remove	SFH 3	Design conflict	No
1117	Calif. bay	31.00	4	Moderate	Codominant trunks at 8'; corrected lean N.; in large planter.	Yes	$33,200	Remove	SFH 3	Design conflict	No
1118	Calif. bay	7,6,5,5,5,4,4,3	3	Moderate	Stump sprout; topped for overhead utilities; multiple attachments at base; in large planter.	No	$2,300	Remove	SFH 3	Design conflict	No
1119	Calif. bay	8,7,6,5,5,5,4,4,3	3	Moderate	Stump sprout; topped for overhead utilities; multiple attachments at base; in large planter.	Yes	$2,950	Remove	SFH 3	Design conflict	No
1120	Calif. bay	9,8,7,7,6,5,5,5,4,4,4	3	Moderate	Stump sprout; topped for overhead utilities; multiple attachments at base; in large planter.	Yes	$3,750	Remove	SFH 3	Design conflict	No
1121	Flaxleaf paperbark	10.00	3	Moderate	Codominant trunks at 8'; leans W.; in large planter.	No	$2,850	Remove	SFH 3	Design conflict	No
1122	Calif. bay	21,19,15	3	Moderate	Codominant trunks at 2'; sparse crown; in large planter.	Yes	$19,850	Remove	SFH 3	Design conflict	Yes
1123	Coast live oak	7.00	3	Low	Crowded; one-sided W.; in large planter.	No	$900	Remove	BT	Design conflict	No
1124	Red ironbark	14.00	3	Low	Poor form & structure; in large planter.	No	$4,300	Remove	BT	Design conflict	No
1125	Coast live oak	17,14	3	Moderate	Codominant trunks at base; topped for overhead utilities; in large planter.	Yes	$7,200	Remove	SFH 3	Design conflict	No
1126	Calif. bay	8,7	3	Moderate	Codominant trunks at 2'; topped for overhead utilities; in large planter.	No	$2,950	Remove	SFH 3	Design conflict	No
1127	Coast live oak	15.00	3	Moderate	Sweeps from base; ribs along trunk; in large planter.	Yes	$3,450	Remove	SFH 3	Design conflict	No
1128	Coast live oak	12.00	3	Moderate	Crowded; one-sided S.; in large planter.	Yes	$2,300	Remove	SFH 3	Design conflict	Yes
1129	Coast live oak	23.00	4	High	Codominant trunks at 10'; slight lean N.; good form; in large planter.	Yes	$9,400	Remove	SFH 3	Design conflict	Yes
1130	Flaxleaf paperbark	16,10	3	Low	Codominant trunks at base; crowded & one-sided N.; in large planter.	Yes	$9,550	Remove	SFH 3	Design conflict	Yes
1131	Glossy privet	12,10,9,6,6,6	3	Moderate	Multiple attachments at base; sparse crown; in large planter.	Yes	$3,750	Remove	SFH 3	Design conflict	No
1132	Red oak	10.00	3	Moderate	Crowded; leans SE.; in large planter.	No	$2,300	Remove	SFH 3	Design conflict	No
1133	Glossy privet	8.00	3	Moderate	Multiple attachments at 5'; slight lean S.; in large planter.	No	$1,150	Remove	SFH 3	Design conflict	No
1134	Glossy privet	6.00	3	Low	Crowded; one-sided S.; in large planter.	No	$650	Remove	$200	Undesirable	-
1135	Glossy privet	4.00	3	Low	Crowded; leans S.; in large planter.	No	$400	Remove	$200	Undesirable	-
1136	Glossy privet	5.00	3	Low	Crowded; upright; in large planter.	No	$500	Remove	$200	Undesirable	-
1137	Glossy privet	5.00	3	Low	Crowded; upright; in large planter.	No	$500	Remove	$200	Undesirable	-
1138	Glossy privet	3.00	3	Low	Crowded; upright; in large planter.	No	$300	Remove	$200	Undesirable	-
1139	Red ironbark	22.00	3	Low	Leans N.; pruned for overhead utilities; in large planter.	Yes	$10,400	Remove	$400	Undesirable	-
1140	Coast live oak	24.00	4	High	Leans SW.; good form; in large planter.	Yes	$11,850	Remove	SFH 3	Design conflict	Yes
1141	Glossy privet	2.00	3	Low	Crowded; upright; in large planter.	No	$250	Remove	$200	Undesirable	-
1142	Glossy privet	3,3	3	Low	Crowded; crown bowed; in large planter.	No	$400	Remove	$200	Undesirable	-
1143	Glossy privet	3.00	3	Low	Crowded; upright; in large planter.	No	$300	Remove	$200	Undesirable	-
1144	Calif. black walnut	18,17,16,14,6,4	3	Low	Multiple attachments at base; pruned S. for overhead utilities; in large planter.	Yes	$9,050	Remove	SFH 3	Design conflict	No
1145	Glossy privet	5,3,2	3	Low	Crowded; upright; in large planter.	No	$600	Remove	$200	Undesirable	-
1146	Red oak	3.00	3	Moderate	Crowded; one-sided W.; in large planter.	No	$400	Remove	SFH 3	Design conflict	Yes
1147	Glossy privet	10,9,7,7,6,6	3	Low	Multiple attachments at base; pruned S. for overhead utilities; in large planter.	Yes	$2,450	Remove	$400	Undesirable	-
1148	Glossy privet	4.00	3	Low	Crowded; one-sided E.; in large planter.	No	$400	Remove	$200	Undesirable	-
1149	Glossy privet	5,5,4,3	3	Low	Crowded; one-sided N.; in large planter.	No	$800	Remove	$200	Undesirable	-
1150	Glossy privet	7,4	3	Low	Multiple attachments at base; pruned S. for overhead utilities; in large planter.	No	$1,000	Remove	$200	Undesirable	-
1151	Red oak	10.00	4	High	Good, upright form; in large planter.	No	$3,650	Remove	SFH 3	Design conflict	Yes
1152	Red oak	12.00	5	High	Codominant trunks in upper crown; good, upright form; in large planter.	No	$6,550	Remove	SFH 3	Design conflict	No
1153	Red oak	5.00	3	Moderate	Crowded; one-sided SW.; in large planter.	No	$800	Remove	SFH 3	Design conflict	No
1154	Coast live oak	14,7	3	Moderate	Codominant trunks at base w/ fence embedded between stems; in large planter.	Yes	$3,750	Remove	SFH 3	Design conflict	No
1155	Valley oak	22.00	4	High	Off-site; growing against fence good form; in large planter; extends 15' S. over fence.	Yes	$14,450	Remove	SFH 3	Design conflict	No
1156	Valley oak	26.00	3	Moderate	Codominant trunks at 7'; leans S. w/ base outside dripline; in medium planter but close to curb.	Yes	$14,400	Remove	Road	Design conflict	Yes
1157	Silk tree	11,8,7,7,7,4	4	High	Multiple attachments at 1'; good form; in medium planter but close to storm drain.	Yes	$3,400	Remove	SFH 3	Design conflict	No
1158	Crape myrtle	4,3,3,2,2,1	5	High	Multiple attachments at 1'; good form; in large planter.	No	$1,400	Remove	SFH 3	Design conflict	Yes
1159	Crape myrtle	5,4,4,3,3	4	High	Multiple attachments at 1'; one-sided S.; in large planter.	No	$1,700	Remove	SFH 3	Design conflict	Yes
1160	Silk tree	20,15,14,9,9	4	High	Multiple attachments at 1'; good form; in medium planter but close to bldg. & sidewalk.	Yes	$11,050	Remove	SFH 3	Design conflict	No
1161	Southern magnolia	14.00	4	Moderate	Multiple attachments at 7'; good form; in large planter.	No	$3,600	Remove	SFH 3	Design conflict	No
1162	Southern magnolia	9.00	4	Moderate	Multiple attachments at 5'; sparse crown; good form; in large planter.	No	$1,600	Remove	SFH 3	Design conflict	No
1163	Southern magnolia	13.00	4	Moderate	Multiple attachments at 7'; good form; in large planter.	No	$3,150	Remove	Road	Design conflict	Yes
1164	Southern magnolia	15.00	4	Moderate	Codominant trunks at 10'; sparse crown; good form; in large planter.	Yes	$4,100	Remove	Road	Design conflict	Yes
1165	Coast live oak	8,6	3	Moderate	Codominant trunks at base; topped; in large planter.	Yes	$1,650	Remove	SFH 3	Design conflict	Yes
1166	Crape myrtle	3,3,3,2,2	4	Moderate	Multiple attachments at 1'; narrow form; in large planter.	No	$850	Remove	SFH 3	Design conflict	Yes
1167	Coast live oak	10.00	3	Moderate	Codominant trunks at 5'; topped; in large planter.	Yes	$1,650	Remove	SFH 3	Design conflict	Yes
1168	Strawberry tree	2,1,1	3	Moderate	Crowded; one-sided N.; in large planter.	No	$350	Remove	SFH 3	Design conflict	Yes
1169	Chinese pistache	6.00	4	High	Good form; slight lean E.; in large planter.	No	$1,450	Remove	SFH 3	Design conflict	Yes
1170	Coast redwood	17.00	4	Moderate	Slight lean S.; sparse crown; in large planter.	Yes	$4,200	Remove	SFH 3	Design conflict	Yes

TAG #	Species	Diameter	Condition	Suitability	Comments	Heritage	Est. Value	Disposition	Conflict Type	Why?	Wholly or abutting (Yes or No)
1171	Coast redwood	21.00	5	High	Good form & structure; in large planter.	Yes	$8,100	Remove	SFH 3	Design conflict	Yes
1172	Chinese pistache	5.00	3	Moderate	Fair form; trunk wound; in large planter.	No	$800	Remove	SFH 3	Design conflict	Yes
1173	Chinese pistache	1,1,1	3	Moderate	Topped; in large planter.	No	$250	Remove	SFH 3	Design conflict	No
1174	Coast redwood	15.00	4	Moderate	Crowded; one-sided N.; in large planter.	Yes	$3,350	Remove	SFH 3	Design conflict	No
1175	Coast redwood	9.00	3	Moderate	Crowded; small, one-sided N.; in large planter.	No	$1,000	Remove	SFH 3	Design conflict	No
1176	Coast redwood	15.00	4	Moderate	Crowded; one-sided W.; in large planter.	Yes	$3,350	Remove	SFH 3	Design conflict	No
1177	Coast redwood	16.00	4	High	Crowded; one-sided SW.; in large planter.	Yes	$3,750	Remove	SFH 3	Design conflict	No
1178	Canary island pine	28.00	4	High	Crowded; slight lean S.; in large planter.	Yes	$16,100	Remove	SFH 3	Design conflict	No
1179	Canary island pine	20.00	4	High	Crowded; narrow form; slight lean S.; in large planter.	Yes	$8,300	Remove	SFH 3	Design conflict	Yes
1180	Coast redwood	14.00	4	High	Crowded; one-sided NE.; in large planter.	No	$2,900	Remove	SFH 3	Design conflict	Yes
1181	Coast live oak	10.00	3	Low	Crowded; leans E.; in large planter.	Yes	$1,650	Remove	SFH 3	Design conflict	No
1182	Coast live oak	6,3	3	Moderate	Narrow form; in large planter.	No	$850	Remove	SFH 3	Design conflict	No
1183	Coast live oak	3.00	2	Low	Small, sparse crown; in large planter.	No	$300	Remove	$200	Health	-
1184	Glossy privet	2,2,1	3	Low	Multiple attachments at base; in large planter.	No	$300	Remove	$200	Undesirable	-
1185	Coast live oak	34.00	2	Low	Codominant trunks at 8'; one-sided S.; twig dieback; in large planter.	Yes	$10,250	Remove	$1,200	Health	-
1186	Coast live oak	4.00	3	Moderate	Small crown; in large planter.	No	$450	Remove	SFH 3	Design conflict	No
1187	Coast live oak	3.00	3	Moderate	Small crown; in large planter.	No	$350	Remove	SFH 3	Design conflict	No
1188	Coast live oak	4.00	3	Moderate	Small crown; in large planter.	No	$450	Remove	SFH 3	Design conflict	No
1189	Coast live oak	6.00	3	Moderate	Small crown; in large planter.	No	$700	Remove	SFH 3	Design conflict	No
1190	Coast live oak	2.00	2	Low	Small, sparse crown; in large planter.	No	$250	Remove	SFH 3	Design conflict	No
1191	Coast live oak	18.00	4	Moderate	Leans S.; growing against fence; ; in large planter.	Yes	$5,800	Remove	SFH 3	Design conflict	No
1192	Coast live oak	20,16,8	4	Moderate	Multiple attachments at 3'; leans S.; embedded fence; in large planter.	Yes	$11,600	Remove	SFH 3	Design conflict	No
1193	Coast live oak	18,12	3	Moderate	Codominant trunks at 3'; narrow form; growing against fence; in large planter.	Yes	$6,000	Remove	SFH 3	Design conflict	No
1194	Coast live oak	23.00	3	Moderate	Multiple attachments at 15'; slight lean SE.; growing against fence; n large planter.	Yes	$6,750	Remove	SFH 3	Design conflict	No
1195	Canary Island palm	28.00	5	High	Good form & structure; 30' of brown trunk; growing against fence; n large planter.	Yes	$11,300	Remove	SFH 3	Design conflict	No
1196	Tree of heaven	18.00	3	Low	Upright form; growing against fence; n large planter.	Yes	$1,800	Remove	$200	Undesirable	-
1197	Coast live oak	9.00	3	Low	Leans S.; n large planter.	No	$1,200	Remove	SFH 3	Design conflict	No
1198	Tree of heaven	14,9	3	Low	Poor form; growing against fence; n large planter.	Yes	$1,550	Remove	$400	Undesirable	-
1199	Coast live oak	6.00	3	Low	Suppressed; n large planter.	No	$700	Remove	SFH 3	Design conflict	No
1200	Coast live oak	21.00	4	Moderate	Codominant trunks at 10'; upright form; n large planter.	Yes	$9,150	Remove	SFH 3	Design conflict	No
1201	Tree of heaven	12,9	3	Low	Codominant trunks at 3'; one-sided S.; n large planter.	Yes	$1,700	Remove	$400	Undesirable	-
1202	Coast live oak	7.00	2	Low	Leans S.; trunk wounds; n large planter.	No	$650	Remove	SFH 3	Design conflict	No
1203	Coast live oak	4.00	3	Low	Suppressed; small crown; n large planter.	No	$450	Remove	SFH 3	Design conflict	No
1204	Coast live oak	19,11	3	Moderate	Codominant trunks at 3'; one-sided S.; growing against fence; n large planter.	Yes	$6,200	Remove	SFH 3	Design conflict	No
1205	Coast redwood	15.00	4	High	Good form; sparse crown; in large planter.	Yes	$3,350	Remove	SFH 3	Design conflict	Yes
1206	Red maple	4.00	3	Moderate	One-sided S.; in large planter.	No	$350	Remove	SFH 3	Design conflict	Yes
1207	Red maple	5.00	4	Moderate	Good young tree; growing against fence; in medium planter.	No	$500	Remove	SFH 3	Design conflict	No
1208	Red maple	5.00	4	Moderate	Good young tree; growing against fence; in medium planter.	No	$500	Remove	Road	Design conflict	Yes
1209	Red maple	4.00	4	Moderate	Good young tree; growing against fence; in medium planter.	No	$450	Remove	Road	Design conflict	Yes
1210	Mulberry	11.00	4	Moderate	Multiple attachments at 6'; leans S.; in medium planter.	No	$2,300	Remove	Road	Design conflict	Yes
1211	Coast redwood	38.00	4	High	Good form & structure; pruned for utilities S.; minor dieback; in large planter.	Yes	$20,250	Remove	SFH 3	Design conflict	No
1212	Tree of heaven	12,10	3	Low	Codominant trunks at 1'; one-sided S.; n large planter.	Yes	$1,800	Remove	$400	Undesirable	-
1213	Tree of heaven	10.00	2	Low	Narrow form; in large planter.	No	$600	Remove	$200	Health	-
1214	Coast live oak	18,16	3	Moderate	Codominant trunks at 2'; fence embedded in N. stem; in; n large planter.	Yes	$7,400	Remove	SFH 3	Design conflict	No
1215	Coast live oak	12.00	3	Moderate	Crowded; leans SW.; growing against fence; in large planter.	Yes	$2,000	Remove	SFH 3	Design conflict	No
1216	Coast live oak	7,6,4	3	Moderate	Multiple attachments at base ; growing against fence; in large planter.	Yes	$1,250	Remove	SFH 3	Design conflict	No
1217	Coast live oak	8,6	3	Moderate	Codominant trunks at base; growing against fence; in large planter.	Yes	$1,450	Remove	SFH 3	Design conflict	No
1218	Coast live oak	14,10	3	Moderate	Codominant trunks at 1'; one-sided NE.; in small planter.	Yes	$2,650	Preserve			
1219	Coast live oak	16.00	4	Moderate	Codominant trunks at 7'; one-sided S.; in medium planter.	Yes	$4,650	Remove	Building 2	Design conflict	Yes
1220	Coast live oak	11,9	4	High	Codominant trunks at 1'; good form; in large planter but close to curb.	Yes	$3,700	Preserve			
1221	Coast live oak	12.00	3	Moderate	Multiple attachments at 6; good form, fair structure; in large planter but close to curb.	Yes	$2,000	Remove	Building 2	Design conflict	No
1222	Valley oak	9.00	3	Moderate	Multiple attachments at 7'; one-sided N.; dieback; in large planter.	No	$2,200	Remove	Landscape	Design conflict	Yes
1223	Strawberry tree	4,3,3,2	3	Moderate	Multiple attachments at 1'; dieback; in large planter.	No	$850	Remove	Landscape	Design conflict	Yes
1224	Tree of heaven	15.00	3	Low	Upright form; in large planter.	Yes	$1,700	Remove	$100	Undesirable	-
1225	Tree of heaven	15,14	3	Low	Codominant trunks at base; week attachment; upright form; n large planter.	Yes	$3,000	Remove	$400	Undesirable	-
1226	Xylosma	9,7	3	Moderate	Codominant trunks at base; narrow form; dieback; n large planter.	No	$3,600	Remove	Landscape	Design conflict	No
1227	Xylosma	5.00	1	Low	Topped; n large planter.	No	$350	Remove	$200	Health	-
1228	Xylosma	10,6	3	Moderate	Codominant trunks at base; asymmetric form; dieback; n large planter.	No	$3,800	Remove	Building 2	Design conflict	No
1229	Valley oak	9.00	4	Moderate	Codominant trunks at 10'; upright form; in large planter but close to curb.	No	$3,000	Remove	Building 2	Design conflict	Yes
1230	Strawberry tree	6,4	3	Moderate	Codominant trunks at base; asymmetric form; in large planter.	No	$1,550	Remove	Building 2	Design conflict	Yes
1231	Coast live oak	10.00	3	Moderate	Upright, narrow form; in large planter.	Yes	$1,650	Remove	Landscape	Design conflict	Yes
1232	Coast live oak	10.00	4	Moderate	High, small crown; in large planter.	Yes	$2,250	Remove	Landscape	Design conflict	Yes
1233	Coast live oak	10,9	4	Moderate	Codominant trunks at base, seam in attachment; in large planter.	Yes	$3,850	Remove	Landscape	Design conflict	Yes
1234	Coast live oak	11.00	4	High	Upright form; in large planter.	Yes	$2,650	Remove	Landscape	Design conflict	Yes
1235	Coast live oak	11.00	4	Moderate	Codominant trunks at 5'; seam narrow form; in large planter.	Yes	$2,650	Preserve			
1236	Coast live oak	10,7	3	Moderate	Codominant trunks at 1'; one-sided & leans W.; in large planter.	Yes	$2,350	Remove	Landscape	Design conflict	Yes
1237	Deodar cedar	19,13	4	Moderate	Codominant trunks at 1'; good form; slightly sparse crown; in large planter.	Yes	$10,950	Preserve			
1238	Strawberry tree	9,9,7,5,5,3	4	Moderate	Multiple attachments at base; crowded & one-sided NW.; in large planter.	Yes	$6,150	Remove	Landscape	Design conflict	Yes
1239	Monterey pine	28.00	2	Low	Codominant trunks at 15'; good form; sparse crown; in large planter.	Yes	$4,850	Remove	$400	Health	-
1240	Coast live oak	10.00	3	Moderate	Crowded; poor form; in large planter.	Yes	$1,650	Remove	Road	Design conflict	No
1241	Coast live oak	10.00	3	Moderate	Crowded; leans N.; in large planter.	Yes	$1,650	Remove	Sidewalk	Design conflict	No
1242	Coast live oak	7.00	3	Moderate	Small, high crown; in large planter.	No	$900	Remove	Sidewalk	Design conflict	No
1243	Valley oak	12.00	4	Moderate	Codominant trunks in upper crown; one-sided N.; in large planter.	Yes	$5,150	Preserve			
1244	Coast live oak	26.00	4	Moderate	Codominant trunks at 5'; narrow form; in large planter.	Yes	$13,900	Remove	Road	Design conflict	Yes
1245	Coast live oak	19.00	4	Moderate	Crowded; leans S.; in large planter.	Yes	$7,500	Remove	R	Design conflict	Yes
1246	Coast redwood	8.00	4	Moderate	Good young tree; crowded; in large planter.	No	$1,100	Remove	Landscape	Design conflict	Yes
1247	Coast redwood	9.00	4	High	Good young tree; a little crowded; in large planter.	No	$1,350	Remove	Landscape	Design conflict	Yes
1248	Coast redwood	8.00	5	High	Good young tree; in large planter.	No	$1,350	Remove	Landscape	Design conflict	Yes
1249	Red oak	17.00	4	High	Street tree; multiple attachments at 15'; good form; in medium planter.	Yes	$8,700	Remove	Landscape	Design conflict	Yes
1250	Red oak	3.00	4	High	Good young tree; slight lean N.; in large planter.	No	$500	Remove	Landscape	Design conflict	Yes
1251	Coast redwood	34.00	4	High	Good form & structure; slightly sparse in upper crown; in large planter.	Yes	$16,250	Preserve			
1252	Coast redwood	54.00	4	High	Good form & structure; slightly sparse in upper crown; in large planter.	Yes	$40,700	Preserve			
1253	Coast redwood	34.00	3	Moderate	Crowded; narrow form; sparse crown; in large planter.	Yes	$11,650	Preserve			
1254	Coast redwood	38.00	4	Moderate	Narrow form; slightly sparse crown; in large planter.	Yes	$20,250	Preserve			
1255	Coast redwood	32.00	4	Moderate	One-sided N.; slightly sparse crown; in large planter.	Yes	$14,400	Preserve			
1256	Red oak	3.00	3	Low	Suppressed; crown bowed W.; in large planter.	No	$400	Remove	Landscape	Design conflict	Yes
1257	Valley oak	33.00	4	Moderate	Codominant trunks at 8'; good form; sparse crown; cabled; in large planter.	Yes	$37,600	Preserve			
1258	Coast redwood	43.00	4	Moderate	Narrow form; slightly sparse crown; in large planter.	Yes	$25,900	Preserve			
1259	Coast redwood	36.00	4	Moderate	Narrow form; slightly sparse crown; in large planter.	Yes	$18,200	Preserve			
1260	Coast redwood	49.00	3	Moderate	Narrow form; sparse crown; in large planter.	Yes	$24,000	Preserve			

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ONE MARITIME PLAZA, SAN FRANCISCO, CA

CONSULTANT
OJB LANDSCAPE ARCHITECTURE
550 LOMAS SANTA FE, SOLANA BEACH, CA

HERITAGE TREE DISPOSITION PLAN

L0.08

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TAG #	Species	Diameter	Condition	Suitability	Comments	Heritage	Est. Value	Disposition	Conflict Type	Why?	Wholly or abutting (Yes or No)
1261	Coast redwood	33.00	4	Moderate	One-sided S.; slightly sparse crown; in large planter.	Yes	$15,350	Preserve			
1262	Removed	--		--	--	No	--	Remove	-	-	-
1263	Ginkgo	9,5,3	3	Low	Multiple attachments at base; crowded & one-sided S.; in large planter.	No	$2,800	Remove	Landscape	Design conflict	Yes
1264	Ginkgo	6.00	3	Low	Suppressed; leans SW; in large planter.	No	$1,100	Remove	Landscape	Design conflict	Yes
1265	Coast live oak	4.00	1	Low	Mostly dead; in large planter.	No	$250	Remove	$200	Health	-
1266	Coast live oak	4.00	4	Moderate	Crown bowed W.; in large planter.	No	$500	Remove	Landscape	Design conflict	Yes
1267	Ginkgo	7.00	3	Low	Poor form; moderate dieback; in large planter.	No	$1,400	Remove	Landscape	Design conflict	Yes
1268	Ginkgo	9,5,4	3	Moderate	Multiple attachments at base; moderate dieback; in large planter.	No	$2,800	Remove	Landscape	Design conflict	Yes
1269	Ginkgo	5,4	3	Moderate	Asymmetric form; moderate dieback; in large planter.	No	$1,200	Remove	Landscape	Design conflict	Yes
1270	Ginkgo	7,5,4	3	Moderate	Multiple attachments at 4'; moderate dieback; in large planter.	No	$2,000	Remove	Landscape	Design conflict	Yes
1271	Ginkgo	6.00	2	Low	Poor form; moderate dieback; in large planter.	No	$750	Remove	$200	Health	-
1272	Ginkgo	14.00	4	Moderate	Multiple attachments at 4'; windswept S.; dieback; in large planter.	No	$6,950	Preserve			
1273	Chinese pistache	4.00	5	High	Good young tree; in large planter.	No	$900	Remove	Landscape	Design conflict	Yes
1274	Canary island pine	37.00	4	Moderate	Codominant trunks at 25'; poor attachment; in large planter.	Yes	$27,950	Remove	Landscape	Design conflict	Yes
1275	Canary island pine	34.00	3	Moderate	One-sided W.; dieback; in large planter.	Yes	$16,900	Remove	Landscape	Design conflict	Yes
1276	Canary island pine	28.00	3	Moderate	High crown; in large planter.	Yes	$11,550	Remove	Landscape	Design conflict	Yes
1277	Canary island pine	29.00	3	Moderate	Crowded; one-sided S.; dieback; in large planter.	Yes	$12,350	Remove	Landscape	Design conflict	Yes
1278	Canary island pine	33.00	4	High	Slight lean S.; dieback; in large planter.	Yes	$22,250	Remove	Landscape	Design conflict	Yes
1279	Red oak	5.00	3	Moderate	Suppressed; poor form; in large planter.	No	$800	Remove	Landscape	Design conflict	Yes
1280	Coast redwood	28.00	4	High	Good form & structure; in large planter.	Yes	$11,100	Preserve			
1281	Coast redwood	18.00	4	High	Good form & structure; in large planter.	Yes	$4,700	Preserve			
1282	Coast redwood	12.00	4	Moderate	Good form & structure; dieback; in large planter.	No	$2,200	Remove	Driveway/parking	Design conflict	Yes
1283	Coast redwood	23.00	4	Moderate	Crowded; narrow form; dieback; in large planter.	Yes	$7,550	Remove	Driveway/parking	Design conflict	Yes
1284	Coast redwood	20.00	4	Moderate	Crowded; narrow form; dieback; in large planter.	Yes	$5,750	Remove	Driveway/parking	Design conflict	Yes
1285	Coast redwood	21.00	4	Moderate	Crowded; one-sided W.; dieback; in large planter.	Yes	$6,350	Preserve			
1286	Coast redwood	25.00	4	Moderate	Crowded; narrow form; minor dieback; in large planter.	Yes	$8,900	Remove	Landscape	Design conflict	Yes
1287	Coast redwood	16.00	3	Moderate	Multiple attachments at 15'; one-sided nw sided W.; dieback; in large planter.	Yes	$2,750	Remove	Driveway/parking	Design conflict	Yes
1288	Coast redwood	23.00	4	High	Good form; minor dieback; in large planter.	Yes	$7,550	Remove	Driveway/parking	Design conflict	Yes
1289	Coast redwood	18.00	4	High	Good form; minor dieback; in large planter.	Yes	$4,700	Preserve	-	-	-
1290	Coast redwood	9.00	5	High	Good young tree; in large planter.	No	$1,650	Remove	Driveway/parking	Design conflict	Yes
1291	Coast redwood	7.00	4	High	Good young tree; crowded; in large planter.	No	$900	Remove	Driveway/parking	Design conflict	Yes
1292	Coast redwood	20.00	4	High	Good form; minor dieback; in large planter.	Yes	$5,750	Remove	Driveway/parking	Design conflict	Yes
1293	Coast live oak	23.00	3	Moderate	Codominant trunks at 4'; corrected lean S.; in large planter.	Yes	$7,850	Remove	Driveway/parking	Design conflict	Yes
1294	Canary Island palm	40.00	5	High	Good form & structure; 15' of brown trunk; in large planter.	Yes	$5,900	Remove	Driveway/parking	Design conflict	Yes
1295	Red maple	5.00	4	Moderate	Good young tree; one-sided E.; in large planter.	No	$550	Remove	Driveway/parking	Design conflict	Yes
1296	Red maple	5.00	4	Moderate	Good young tree; one-sided N.; in large planter.	No	$550	Remove	Driveway/parking	Design conflict	Yes
1297	Removed	--		--	--	No	--	Remove	-	-	-
1298	Coast redwood	15.00	4	Moderate	Good form; dieback; in medium planter.	Yes	$2,800	Remove	Driveway/parking	Design conflict	Yes
1299	Sweetgum	12.00	4	Moderate	Codominant trunks at 6'; one-sided N.; in large planter.	No	$5,150	Remove	Driveway/parking	Design conflict	Yes
1300	Ginkgo	13,9,6	3	Moderate	Multiple attachments at 4'; one-sided W.; in large planter.	Yes	$6,350	Remove	Driveway/parking	Design conflict	Yes
1301	Sweetgum	17.00	3	Low	Multiple attachments at 10'; bleeding on lower trunk; in large planter.	Yes	$7,300	Remove	Driveway/parking	Design conflict	Yes
1302	Evergreen ash	26,18	4	Moderate	Codominant trunks at 2' & 15'; good form; displaced curb & asphalt 10"; in large planter but growing against curb.	Yes	$9,450	Remove	Driveway/parking	Design conflict	Yes
1303	Removed	--		--	--	No	--	Remove	-	-	-
1304	Red maple	3.00	4	High	Good young tree; minor dieback; in large planter.	No	$350	Remove	R 1	Design conflict	No
1305	Sweetgum	19.00	3	Moderate	Multiple attachments at 7'; good form; crown reduced; in large planter.	Yes	$9,050	Remove	R 1	Design conflict	No
1306	Canary Island palm	30.00	5	High	Good form & structure; 20' of brown trunk; in large planter.	Yes	$7,700	Remove	R 1	Design conflict	No
1307	Coast live oak	14.00	4	Moderate	Street tree, multiple attachments at 8'; good form; sparse crown; in medium planter.	Yes	$3,600	Remove	Sidewalk	Design conflict	Yes
1308	Red maple	4.00	4	High	Good young tree; in large planter.	No	$400	Remove	Landscape	Design conflict	Yes
1309	Removed	--		--	--	No	--	Remove	-	-	-
1310	Chinese pistache	6.00	5	High	Good young tree; in large planter.	No	$1,800	Remove	R 1	Design conflict	No
1311	Red oak	7.00	5	High	Good young tree; in large planter.	No	$2,350	Remove	Landscape	Design conflict	No
1312	Sweetgum	21.00	3	Moderate	Multiple attachments at 7'; good form; crown reduced; in large planter.	Yes	$11,000	Remove	R 1	Design conflict	No
1313	Ginkgo	12,11,10,7	3	Moderate	Multiple attachments at 2'; crowded & one-sided SE.; in large planter.	Yes	$6,700	Remove	R 1	Design conflict	No
1314	Sweetgum	21.00	3	Moderate	Multiple attachments at 7' poor form; crown reduced; in large planter.	Yes	$11,000	Preserve			
1315	Sweetgum	23.00	3	Moderate	Multiple attachments at 20'; one-sided S.; crown reduced; in large planter.	Yes	$13,200	Preserve			
1316	Ginkgo	10,9,7,7,6	3	Moderate	Multiple attachments at 2'; crowded & one-sided SE.; in large planter.	Yes	$4,650	Remove	R 1	Design conflict	No
1317	Sweetgum	17.00	3	Moderate	Multiple attachments at 20'; narrow form; crown reduced; in large planter.	Yes	$7,300	Preserve			
1318	Sweetgum	19.00	4	Moderate	One-sided S.; in large planter.	Yes	$12,600	Preserve			
1319	Coast live oak	30.00	3	Low	Codominant trunks at 7'; one-sided S.; moderate dieback; borer damage; in small planter.	Yes	$7,650	Preserve			
1320	Removed	--		--	--	No	--	Remove	-	-	-
1321	Persimmon	15.00	4	High	Good, upright form; growing against sidewalk; in small planter.	Yes	$4,950	Preserve			
1322	Bottlebrush	5,3	3	Moderate	Codominant trunks at base; small crown; in small planter.	No	$600	Remove	Landscape	Design conflict	Yes
1323	Carob	29.00	3	Moderate	Multiple attachments at 12'; one stem removed; dieback; in medium planter.	Yes	$8,900	Preserve			
1324	Victorian box	2,2,1,1	3	Low	Multiple attachments at base; topped; in planter.	No	$300	Remove	Landscape	Design conflict	Yes
1325	Carob	32.00	3	Low	Multiple attachments at 10'; one-sided E.; moderate dieback; in large planter.	Yes	$12,900	Preserve			
1326	Victorian box	2,2,1,1	3	Low	Multiple attachments at base; suppressed; in large planter.	No	$400	Remove	Landscape	Design conflict	Yes
1327	Carob	32.00	3	Moderate	Multiple attachments at 8'; one-sided S.; dieback; in large planter.	Yes	$12,900	Preserve			
1328	Victorian box	2.00	3	Low	Suppressed; in large planter.	No	$300	Remove	Driveway/parking	Design conflict	Yes
1329	Victorian box	2.00	3	Low	Suppressed; trunk wounds; in large planter.	No	$300	Remove	Driveway/parking	Design conflict	Yes
1330	Victorian box	3,3,3	0	--	Dead.	No	$0	Remove	$200	Health	-
1331	Victorian box	2.00	1	Low	Mostly dead; in large planter.	No	$200	Remove	$200	Health	-
1332	Victorian box	5,3,2,2	2	Low	Extensive dieback; in large planter.	No	$650	Remove	$200	Health	-
1333	Bottlebrush	5.00	3	Moderate	Small crown; in large planter but growing against sidewalk.	No	$500	Remove	Landscape	Design conflict	Yes
1334	Bottlebrush	6,4,3	3	Moderate	Multiple attachments at base; in large planter.	No	$1,350	Remove	Landscape	Design conflict	Yes
1335	Bottlebrush	5,4,4,3	3	Moderate	Multiple attachments at base; in large planter.	No	$1,100	Remove	Landscape	Design conflict	Yes
1336	Bottlebrush	5,4,4	3	Moderate	Multiple attachments at base; in large planter.	No	$1,100	Remove	?		
1337	Coast redwood	8.00	5	High	Good young tree; in large planter.	No	$1,350	Preserve			
1338	Bottlebrush	15.00	4	Moderate	Codominant trunks at 5'; crown reduced; in large planter.	Yes	$7,300	Remove	Office 4	Design conflict	Yes
1339	Bottlebrush	13.00	3	Moderate	Multiple attachments at 5'; fair form & structure; in large planter.	No	$4,000	Remove	Office 4	Design conflict	Yes
1340	Bottlebrush	16.00	3	Low	Multiple attachments at 5'; one-sided N.; in large planter.	Yes	$5,950	Remove	Office 4	Design conflict	Yes
1341	Bottlebrush	15.00	2	Low	Codominant trunks at 5'; stems split; Ganoderma; in large planter.	Yes	$3,250	Remove	$100	Health	-
1342	Bottlebrush	16.00	4	Moderate	Codominant trunks at 5'; fair form; in large planter.	Yes	$8,300	Remove	Office 4	Design conflict	Yes
1343	Bottlebrush	15.00	3	Moderate	Multiple attachments at 8'; fair form; in large planter.	Yes	$5,250	Remove	Office 4	Design conflict	Yes
1344	Bottlebrush	12.00	2	Low	Poor form & structure; Ganoderma; in large planter.	No	$2,150	Remove	$400	Health	-
1345	Bottlebrush	16.00	2	Low	Series of failures; poor form & structure; in large planter.	Yes	$3,650	Remove	$200	Health	-
1346	Bottlebrush	14.00	3	Low	Multiple attachments at 6'; good form; Ganoderma; in large planter.	No	$4,600	Remove	Office 4	Design conflict	Yes
1347	Bottlebrush	14.00	2	Low	Codominant trunks at 2'; stems split; Ganoderma; in large planter.	No	$2,850	Remove	$400	Health	-
1348	Valley oak	11,9	3	Low	Codominant trunks at 2'; very one-sided SW.; in large planter but close to bldg.	Yes	$3,050	Remove	Office 4	Design conflict	Yes
1349	Deodar cedar	33.00	3	Moderate	Upright, narrow form; crown reduced over bldg.; in large planter.	Yes	$13,700	Remove	Building 7	Design conflict	Yes
1350	Deodar cedar	33.00	3	Moderate	Codominant trunks at 8'; upright, narrow form; one-sided S.; in large planter but close to curb & discord asphalt 6".	Yes	$13,700	Remove	Building 7	Design conflict	Yes

TAG #	Species	Diameter	Condition	Suitability	Comments	Heritage	Est. Value	Disposition	Conflict Type	Why?	Wholly or abutting (Yes or No)
1351	Deodar cedar	23.00	3	Moderate	Codominant trunks at 20'; upright, narrow form; one-sided W.; in large planter but close to curb.	Yes	$6,750	Remove	Building 7	Design conflict	Yes
1352	Removed	--		--	--	No	--	Remove	-	-	-
1353	White birch	11.00	4	Moderate	Good form; minor dieback; in large planter.	No	$2,300	Remove	Landscape	Design conflict	Yes
1354	White birch	7.00	4	Moderate	Slight lean; minor dieback; in large planter.	No	$1,050	Remove	Landscape	Design conflict	Yes
1355	White birch	8.00	3	Moderate	Crook & lean; dieback; in large planter.	No	$1,000	Remove	Landscape	Design conflict	Yes
1356	White birch	11.00	4	Moderate	Good form; minor dieback; in large planter.	No	$2,300	Remove	Landscape	Design conflict	Yes
1357	White birch	8.00	4	Moderate	Good form; minor dieback; in large planter.	No	$1,300	Remove	Building 7	Design conflict	No
1358	White birch	4.00	2	Low	Moderate dieback; basal decay; in large planter.	No	$300	Remove	$200	Health	-
1359	White birch	4.00	2	Low	Leans; moderate dieback; in large planter.	No	$300	Remove	$200	Health	-
1360	White birch	7.00	3	Low	Good form; moderate dieback; in large planter.	No	$800	Remove	Landscape	Design conflict	Yes
1361	Removed	--		--	--	No	--	Remove	-	-	-
1362	White birch	6.00	2	Low	Good form; moderate dieback; in large planter.	No	$450	Remove	$200	Health	-
1363	White birch	5.00	2	Low	Poor form; dead top; in large planter.	No	$400	Remove	$200	Health	-
1364	White birch	4.00	4	Moderate	Good form; minor dieback; in large planter.	No	$500	Remove	Building 6	Design conflict	Yes
1365	White birch	4.00	3	Moderate	Good young tree; minor dieback; in large planter.	No	$400	Remove	Building 6	Design conflict	No
1366	White birch	9.00	4	Moderate	Good form; minor dieback; in large planter.	No	$1,600	Remove	Building 9	Design conflict	No
1367	White birch	14.00	4	Moderate	Good form; minor dieback; in large planter.	No	$3,600	Remove	Building 9	Design conflict	No
1368	Bottlebrush	14.00	4	Moderate	Codominant trunks at 7'; good form, fair structure; Ganoderma; in small planter.	No	$3,300	Remove	Building 9	Design conflict	No
1369	Bottlebrush	14.00	3	Moderate	Stem failure at 3'; good form; in large planter.	No	$4,600	Remove	Building 9	Design conflict	No
1370	Bottlebrush	11,11	3	Moderate	Codominant trunks at 2'; seams NW stem bowed to horizontal; poor form; in large planter.	Yes	$5,650	Remove	Bulding 4	Design conflict	No
1371	English walnut	13,12,10,7	3	Moderate	Multiple attachments at 2'; one-sided E.; in large planter but close to bldg.	Yes	$3,500	Remove	Road	Design conflict	Yes
1372	Removed	--		--	--	No	--	Remove	-	-	-
1373	Trident maple	8.00	4	High	Good young tree.	No	$2,100	Remove	Office 2	Design conflict	No
1374	Canary Island pine	3.00	4	High	Good young tree; in large planter.	No	$400	Remove	Office 2	Design conflict	Yes
1375	London plane	8.00	3	Moderate	Minor dieback; in 9' wide planter.	No	$1,150	Remove	Road	Design conflict	Yes
1376	Coast live oak	34.00	4	Moderate	Off-site; overhangs site 30'; multiple attachments at 10'; base embedded in fence.	Yes	$23,600	Preserve			
1377	Coast live oak	30.00	4	High	No tag; in enclosed area; multiple attachments at 8'; full, dense crown.	Yes	$18,450	Remove	R 1	Design conflict	Yes
1378	Coast live oak	13.00	4	Moderate	No tag; in enclosed area; suppressed on W.; dense crown.	Yes	3600.00	Remove	R 1	Design conflict	Yes
1379	Coast live oak	8.00	4	High	No tag; in enclosed area; dense crown to ground.	No	1500.00	Remove	R 1	Design conflict	Yes

LANE PARTNERS
SOM

PARKLINE MASTER PLAN
ARCHITECTURAL CONTROL PACKAGE
MENLO PARK, CA

OJB

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MENLO PARK, CA

ARCHITECT
SKIDMORE, OWINGS & MERRILL
ONE MARITIME PLAZA, SAN FRANCISCO, CA

CONSULTANT
OJB LANDSCAPE ARCHITECTURE
550 LOMAS SANTA FE, SOLANA BEACH, CA

HERITAGE TREE DISPOSITION PLAN

L0.09

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LARGE TREES: 50'+

Virginia Live Oak
Quercus virginiana

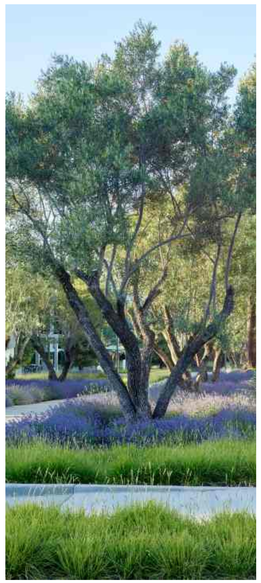
Exclamation Planetree
Platanus 'Exclamation'

Silver Linden
Tilia tomentosa

Monterey Cypress
Cupressus macrocarpa

Tipu Tree
Tipuana

SMALL AND MEDIUM TREES: 35' - 50'



Olive Tree
Olea Europaea

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'

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PRELIMINARY TREE PALETTE

L1.00A

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ORNAMENTAL/FLOWERING PALETTE

Common Yarrow
Achillea millefolium
Water Usage: LOW

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

California Poppy
Eschscholzia californica
Water Usage: VERY LOW

Butterfly Milkweed
Asclepias tuberosa
Water Usage: MODERATE

SCREENING/HEDGING PALETTE

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

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

PLANTING CONCEPT

GRASSES

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

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

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

GROUNDCOVER

Fragrant Sumac
Rhus aromatica
Water Usage: LOW

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

SHADE

Lady Fern
Athyrium filix-feminina
Water Usage: MODERATE

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PRELIMINARY PLANTING PALETTE

L1.00B

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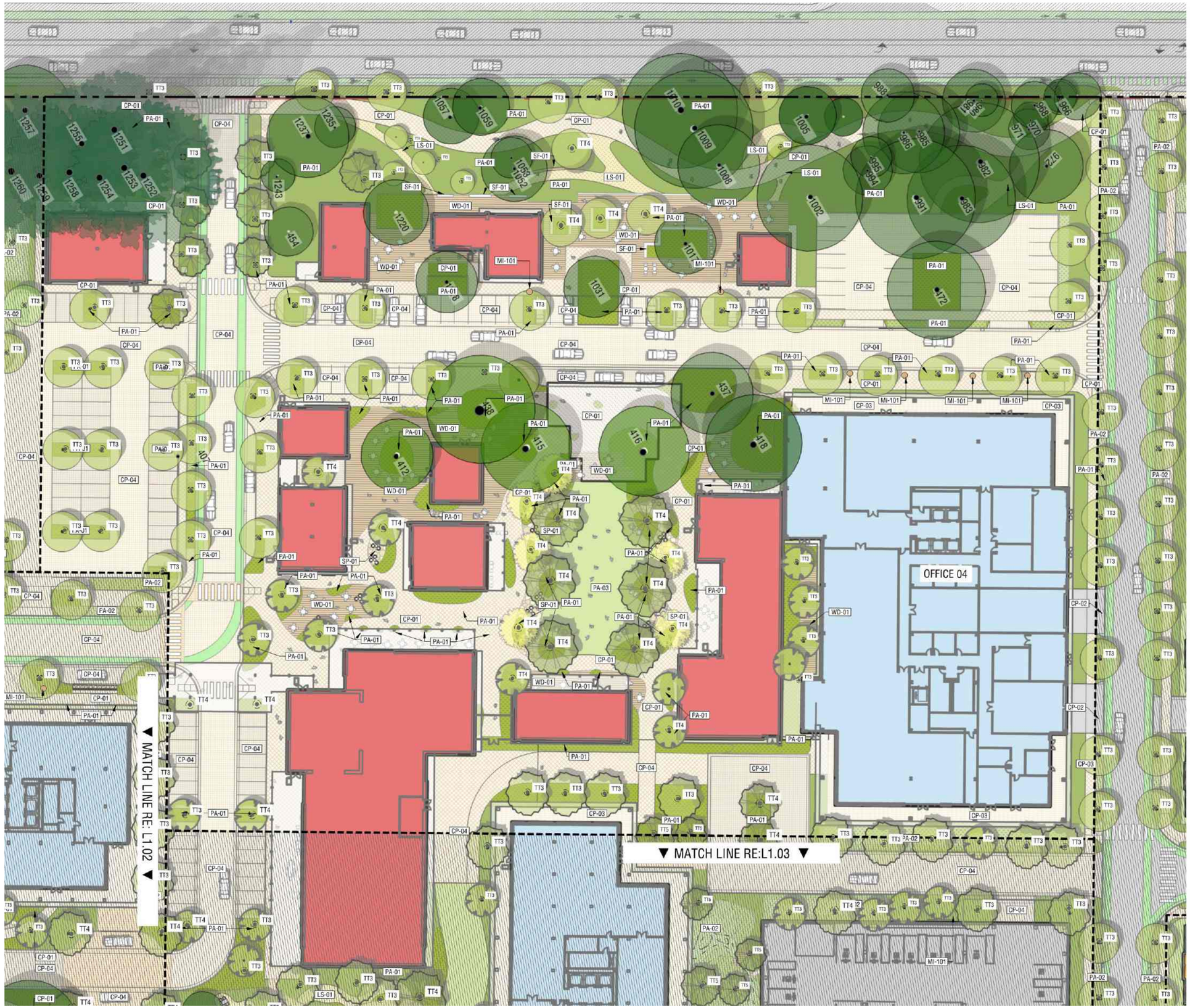

LEGEND

SITE

CP01 POUR-IN-PLACE CONCRETE PAVING - PEDESTRIAN RATED
CP02 ASPHALT PAVING - VEHICULAR RATING
CP03 ENHANCED PEDESTRIAN PAVING - PEDESTRIAN RATING
CP04 ENHANCED VEHICULAR PAVING - PEDESTRIAN RATING
WD01 WOOD DECK
SP-01 STONE PAVING
SF01 FIXED SEATING
SF02 SHADE STRUCTURE
SF03 WORK POD
WF-01 WATER FEATURE
LS-01 DECORATIVE AGGREGATE
LS-02 VEHICULAR GRASS PAVE

TREES

TT1 HERITAGE TREE (TO REMAIN)
TT2 NON-HERITAGE TREE (TO REMAIN)
TT3 PROPOSED DECIDUOUS TREE

PLATANUS 'EXCLAMATION' -	WUCC
TILIA TOMENTOSA -	WUCC
TIPUANA -	WUCC
ZELKOVA SERRATA 'GREEN VASE' -	WUCC
PISTACIA ATLANTICA X INTEGERRIMA -	WUCC
ARBUTUS X MARINA -	WUCC
LAGERSTROEMIA INDICA 'NATCHEZ' -	WUCC
LOPHOSTEMON CONFERTUS -	WUCC
ULMUS PROPINQUA 'EMERALD SUNSHINE' -	WUCC
QUERCUS 'STREET SPIRE' -	WUCC
ARBUTUS MENZIESII / MADRONE TREE -	WUCC
OLEA EUROPAEA -	WUCC

TT4 PROPOSED EVERGREEN TREE

QUERCUS AGRIFOLIA -	WUCC
CUPRESSUS MACROCARPA -	WUCC
QUERCUS FRAINETTO 'FOREST GREEN' -	WUCC
QUERCUS 'STREET SPIRE' -	WUCC
QUERCUS RUGOSA -	WUCC
OLEA EUROPAEA 'MISSION' / MISSION OLIVE -	WUCC
QUERCUS SUBER / CORK OAK -	WUCC

TT5 BIORETENTION TREE

PLATANUS EXCLAMATION -	WUCC

UNDERSTORY PLANTING

PA01 - ORNAMENTAL PLANTING

*ACHILLEA MILLEFOLIUM -	WUCC
*ARCTOSTAPHYLOS 'PACIFIC MIST' -	WUCC
ASCLEPIAS TUBEROSA -	WUCC
*ATHYRIUM FILIX-FEMININA -	WUCC
*ESCHSCHOLZIA CALIFORNICA -	WUCC
DIANELLA HYBRID 'CLARITY BLUE' -	WUCC
LOMANDRA LONGIFOLIA 'BREEZE' -	WUCC
*RHAMNUS CALIFORNIA 'LITTLE SUR' -	WUCC
*RHUS AROMATICA -	WUCC
*SALVIA CLEVELANDII 'POZO BLUE' -	WUCC
SESLERIA 'GREENLEE' -	WUCC
WESTRINGIA FRUTICOSA 'WYNYABBIE GEM' -	WUCC
CAREX PANSA / CALIFORNIA MEADOW SEDGE -	WUCC
CAREX TUMULICOLA / FOOTHILL SEDGE -	WUCC
DIANELLA REVOLUTA 'DR5000' TM / LITTLE REV FLAX LILY -	WUCC
LAURUS NOBILIS / SWEET BAY -	WUCC
MYRICA CALIFORNICA / PACIFIC WAX MYRTLE -	WUCC
OLEA EUROPAEA 'LITTLE ILIE' TM / LITTLE ILIE OLIVE -	WUCC
PENNISETUM SPATHEOLATUM / SLENDER VELDT GRASS -	WUCC
VERBENA LILACINA 'DE LA MINA' / DE LA MINA LILAC VERBENA -	WUCC

PA02 - BIORETENTION PLANTING

*ACHILLEA MILLEFOLIUM SPP. -	WUCC
*MYRICA CALIFORNICA -	WUCC
*CORNUS SPP. -	WUCC
CHONDROPETALUM TECTORUM -	WUCC
*BOUTELOUA GRACILIS -	WUCC
*SAMBUCUS RACEMOSA -	WUCC
*ROSA CALIFORNICA -	WUCC

PA03 - TURF

* DENOTES CALIFORNIA NATIVE

0 25 30 60
1" = 30'

LANE PARTNERS
SOM

PARKLINE MASTER PLAN
ARCHITECTURAL CONTROL PACKAGE
MENLO PARK, CA

OJB

APPLICANT
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MENLO PARK, CA

ARCHITECT
SKIDMORE, OWINGS & MERRILL
ONE MARITIME PLAZA, SAN FRANCISCO, CA

CONSULTANT
OJB LANDSCAPE ARCHITECTURE
550 LOMAS SANTA FE, SOLANA BEACH, CA

LANDSCAPE PLAN

L1.01

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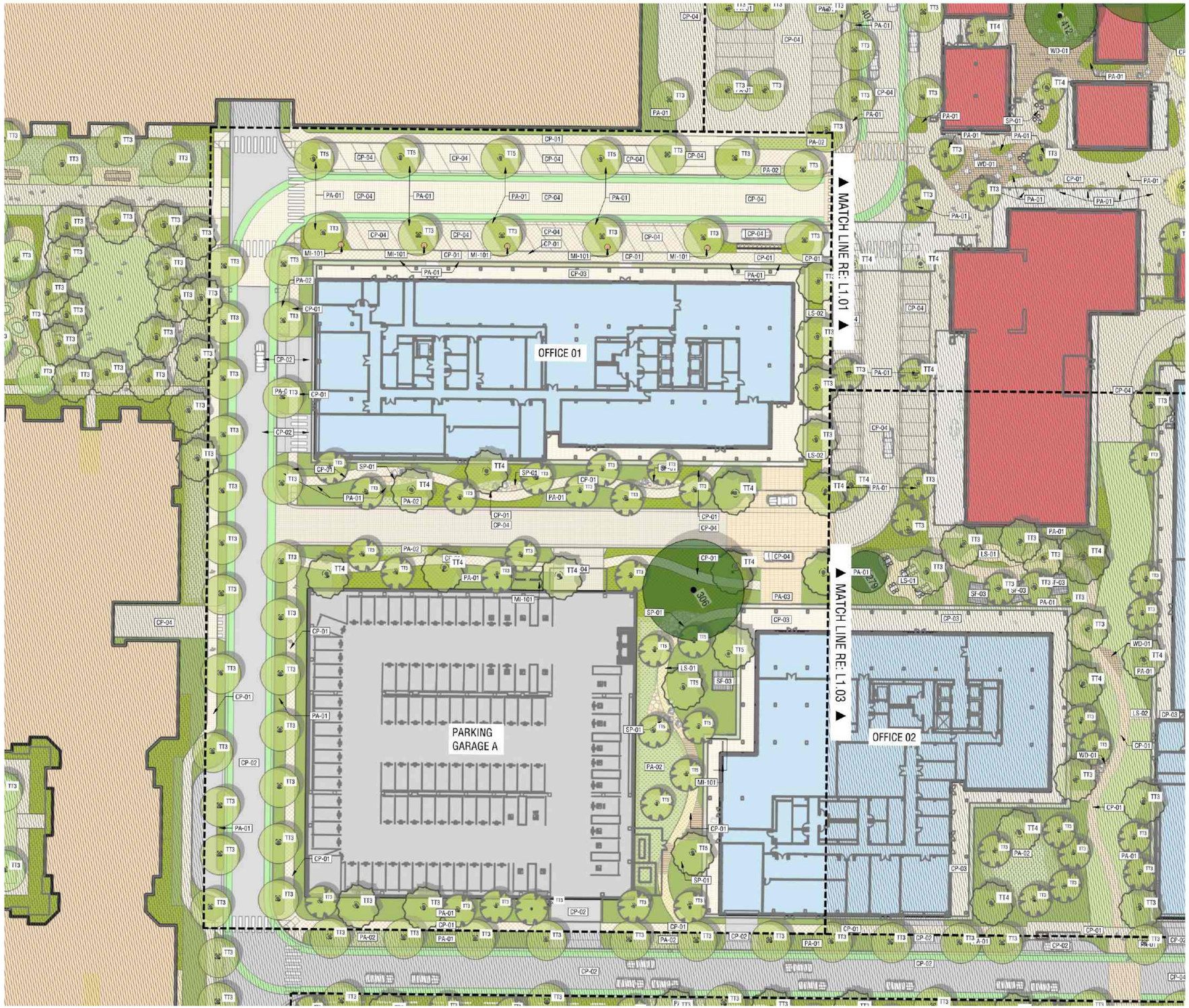

LEGEND

SITE

CP01 POUR-IN-PLACE CONCRETE PAVING - PEDESTRIAN RATED
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SF02 SHADE STRUCTURE
SF03 WORK POD
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LS-01 DECORATIVE AGGREGATE
LS-02 VEHICULAR GRASS PAVE

TREES

TT1 HERITAGE TREE (TO REMAIN)
TT2 NON-HERITAGE TREE (TO REMAIN)
TT3 PROPOSED DECIDUOUS TREE

PLATANUS 'EXCLAMATION' -	WUCC
TILIA TOMENTOSA -	WUCC
TIPUANA -	WUCC
ZELKOVA SERRATA 'GREEN VASE' -	WUCC
PISTACIA ATLANTICA X INTEGERRIMA -	WUCC
ARBUTUS X MARINA -	WUCC
LAGERSTROEMIA INDICA 'NATCHEZ' -	WUCC
LOPHOSTEMON CONFERTUS -	WUCC
ULMUS PROPINQUA 'EMERALD SUNSHINE' -	WUCC
QUERCUS 'STREET SPIRE' -	WUCC
ARBUTUS MENZIESII / MADRONE TREE -	WUCC
OLEA EUROPAEA -	WUCC

TT4 PROPOSED EVERGREEN TREE

QUERCUS AGRIFOLIA -	WUCC
CUPRESSUS MACROCARPA -	WUCC
QUERCUS FRAINETTO 'FOREST GREEN' -	WUCC
QUERCUS 'STREET SPIRE' -	WUCC
QUERCUS RUGOSA -	WUCC
OLEA EUROPAEA 'MISSION' / MISSION OLIVE -	WUCC
QUERCUS SUBER / CORK OAK -	WUCC

TT5 BIORETENTION TREE

PLATANUS EXCLAMATION -	WUCC

UNDERSTORY PLANTING

PA01 - ORNAMENTAL PLANTING

*ACHILLEA MILLEFOLIUM -	WUCC
*ARCTOSTAPHYLOS 'PACIFIC MIST' -	WUCC
ASCLEPIAS TUBEROSA -	WUCC
*ATHYRIUM FILIX-FEMININA -	WUCC
*ESCHSCHOLZIA CALIFORNICA -	WUCC
DIANELLA HYBRID 'CLARITY BLUE' -	WUCC
LOMANDRA LONGIFOLIA 'BREEZE' -	WUCC
*RHAMNUS CALIFORNIA 'LITTLE SUR' -	WUCC
*RHUS AROMATICA -	WUCC
*SALVIA CLEVELANDII 'POZO BLUE' -	WUCC
SESLERIA 'GREENLEE' -	WUCC
WESTRINGIA FRUTICOSA 'WYNYABBIE GEM' -	WUCC
CAREX PANSA / CALIFORNIA MEADOW SEDGE -	WUCC
CAREX TUMULICOLA / FOOTHILL SEDGE -	WUCC
DIANELLA REVOLUTA 'DR5000' TM / LITTLE REV FLAX LILY -	WUCC
LAURUS NOBILIS / SWEET BAY -	WUCC
MYRICA CALIFORNICA / PACIFIC WAX MYRTLE -	WUCC
OLEA EUROPAEA 'LITTLE ILIE' TM / LITTLE ILIIE OLIVE -	WUCC
PENNISETUM SPATHEOLATUM / SLENDER VELDT GRASS -	WUCC
VERBENA LILACINA 'DE LA MINA' / DE LA MINA LILAC VERBENA -	WUCC

PA02 - BIORETENTION PLANTING

*ACHILLEA MILLEFOLIUM SPP. -	WUCC
*MYRICA CALIFORNICA -	WUCC
*CORNUS SPP. -	WUCC
CHONDROPETALUM TECTORUM -	WUCC
*BOUTELOUA GRACILIS -	WUCC
*SAMBUCUS RACEMOSA -	WUCC
*ROSA CALIFORNICA -	WUCC

PA03 - TURF

* DENOTES CALIFORNIA NATIVE

0 25 30 60 N
1" = 30'

LANE PARTNERS SOM

PARKLINE MASTER PLAN
ARCHITECTURAL CONTROL PACKAGE
MENLO PARK, CA

OJB

APPLICANT
LPGS, MENLO, LLC
MENLO PARK, CA

ARCHITECT
SKIDMORE, OWINGS & MERRILL
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LANDSCAPE PLAN

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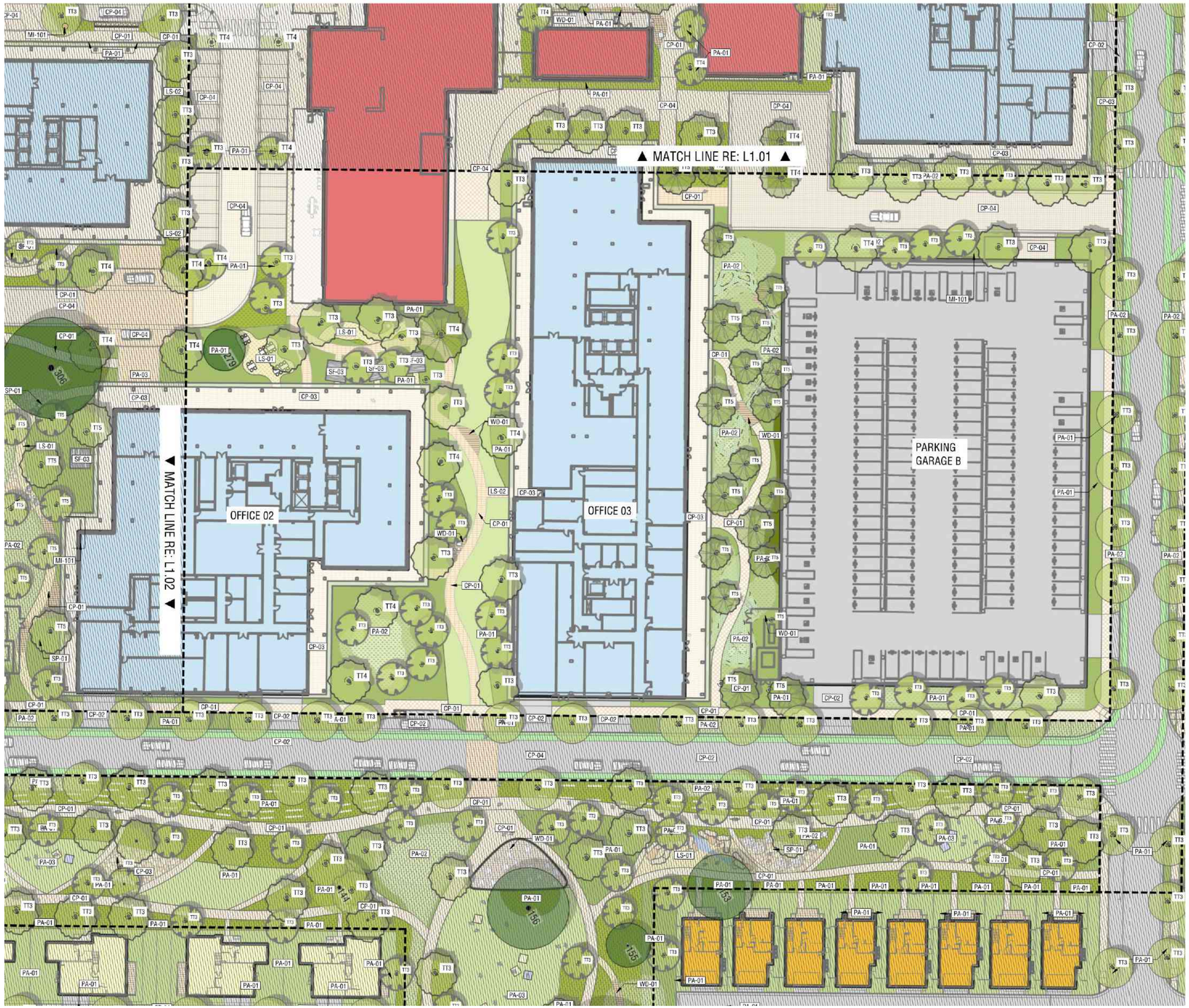

LEGEND

SITE

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TREES

TT1 HERITAGE TREE (TO REMAIN)
TT2 NON-HERITAGE TREE (TO REMAIN)
TT3 PROPOSED DECIDUOUS TREE

PLATANUS 'EXCLAMATION' -	WUCC
TILIA TOMENTOSA -	WUCC
TIPUANA -	WUCC
ZELKOVA SERRATA 'GREEN VASE' -	WUCC
PISTACIA ATLANTICA X INTEGERRIMA -	WUCC
ARBUTUS X MARINA -	WUCC
LAGERSTROEMIA INDICA 'NATCHEZ' -	WUCC
LOPHOSTEMON CONFERTUS -	WUCC
ULMUS PROPINQUA 'EMERALD SUNSHINE' -	WUCC
QUERCUS 'STREET SPIRE' -	WUCC
ARBUTUS MENZIESII / MADRONE TREE -	WUCC
OLEA EUROPAEA -	WUCC

TT4 PROPOSED EVERGREEN TREE

QUERCUS AGRIFOLIA -	WUCC
CUPRESSUS MACROCARPA -	WUCC
QUERCUS FRAINETTO 'FOREST GREEN' -	WUCC
QUERCUS 'STREET SPIRE' -	WUCC
QUERCUS RUGOSA -	WUCC
OLEA EUROPAEA 'MISSION' / MISSION OLIVE -	WUCC
QUERCUS SUBER / CORK OAK -	WUCC

TT5 BIORETENTION TREE

PLATANUS EXCLAMATION -	WUCC

UNDERSTORY PLANTING

PA01 - ORNAMENTAL PLANTING

*ACHILLEA MILLEFOLIUM -	WUCC
*ARCTOSTAPHYLOS 'PACIFIC MIST' -	WUCC
ASCLEPIAS TUBEROSA -	WUCC
*ATHYRIUM FILIX-FEMININA -	WUCC
*ESCHSCHOLZIA CALIFORNICA -	WUCC
DIANELLA HYBRID 'CLARITY BLUE' -	WUCC
LOMANDRA LONGIFOLIA 'BREEZE' -	WUCC
*RHAMNUS CALIFORNIA 'LITTLE SUR' -	WUCC
*RHUS AROMATICA -	WUCC
*SALVIA CLEVELANDII 'POZO BLUE' -	WUCC
SESLERIA 'GREENLEE' -	WUCC
WESTRINGIA FRUTICOSA 'WYNYABBIE GEM' -	WUCC
CAREX PANSA / CALIFORNIA MEADOW SEDGE -	WUCC
CAREX TUMULICOLA / FOOTHILL SEDGE -	WUCC
DIANELLA REVOLUTA 'DR5000' TM / LITTLE REV FLAX LILY -	WUCC
LAURUS NOBILIS / SWEET BAY -	WUCC
MYRICA CALIFORNICA / PACIFIC WAX MYRTLE -	WUCC
OLEA EUROPAEA 'LITTLE ILIE' TM / LITTLE ILIIE OLIVE -	WUCC
PENNISETUM SPATHEOLATUM / SLENDER VELDT GRASS -	WUCC
VERBENA LILACINA 'DE LA MINA' / DE LA MINA LILAC VERBENA -	WUCC

PA02 - BIORETENTION PLANTING

*ACHILLEA MILLEFOLIUM SPP. -	WUCC
*MYRICA CALIFORNICA -	WUCC
*CORNUS SPP. -	WUCC
CHONDROPETALUM TECTORUM -	WUCC
*BOUTELOUA GRACILIS -	WUCC
*SAMBUCUS RACEMOSA -	WUCC
*ROSA CALIFORNICA -	WUCC

PA03 - TURF

* DENOTES CALIFORNIA NATIVE

0 25 30 60
1" = 30'

LANE PARTNERS
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LANDSCAPE PLAN

L1.03

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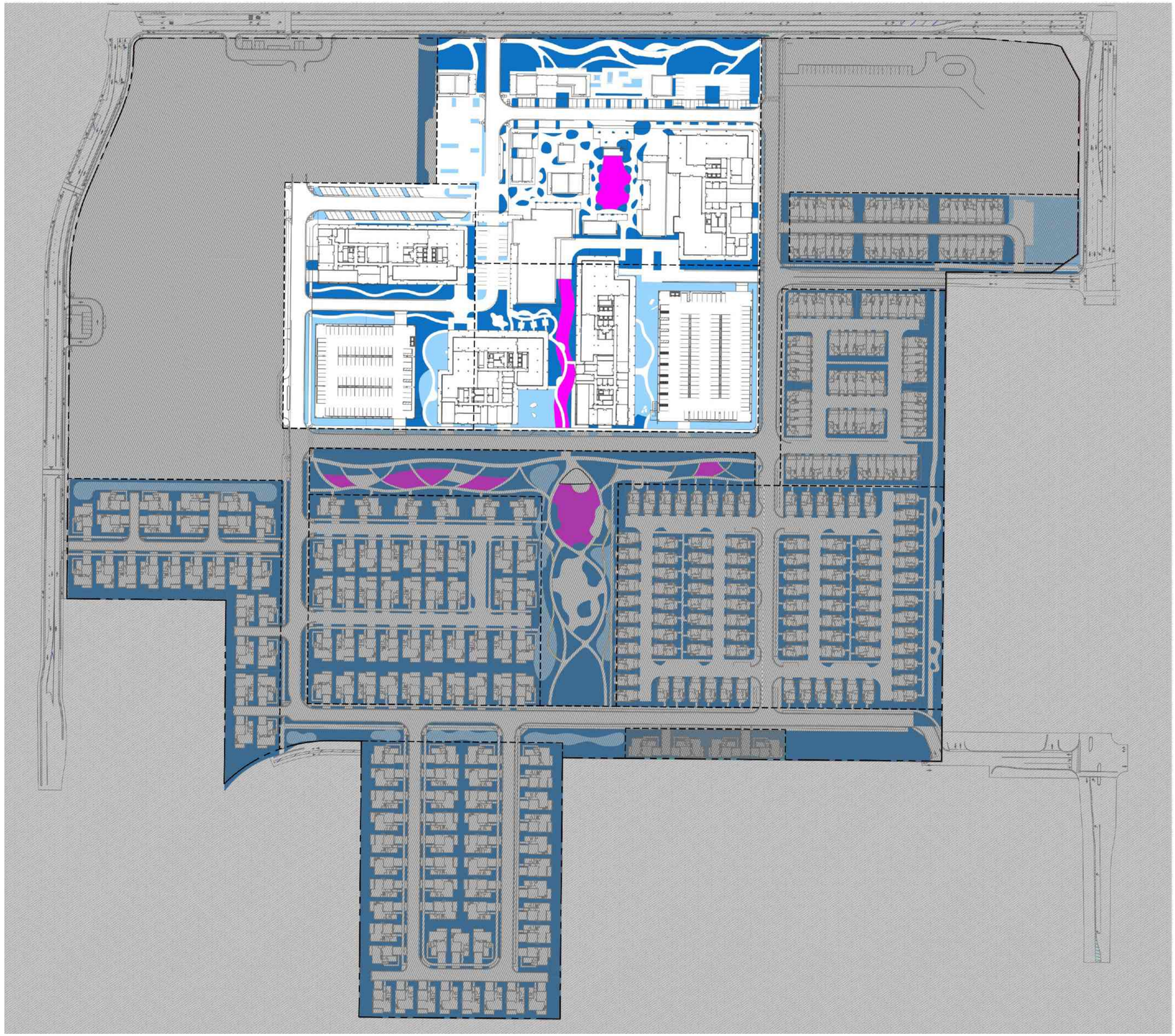

WATER USE LEGEND

HYDROZONE 01
75% LOW WATER USE PLANTING
25% MODERATE WATER USE STORMWATER PLANTING

HYDROZONE 02
75% LOW WATER USE PLANTING
25% MODERATE WATER USE PLANTING

HYDROZONE 03
MODERATE WATER USE TURF AREA

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

Enter value in Pale Blue Cells

Tan Cells Show Results

Messages and Warnings

Click on the blue cell on right to Pick City Name	**Palo Alto**	**Name of City**
ET_o of City from Appendix A	**43.00**	**ET_o** (inches/year)
	12641	Overhead Landscape Area (ft^2)
	155,622	Drip Landscape Area (ft^2)
	0	SLA (ft^2)
Total Landscape Area	**168,263**	
Results:		
(ET_o) x (0.62) x [(0.45 x LA) + (1.0 - 0.45) X SLA)]	**2,018,651**	Gallons
	269,855	Cubic Feet
	2,699	HCF
	6	Acre-feet
	2	Millions of Gallons
MAWA calculation incorporating Effective Precipitation (Optional)		
Precipitation (Optional)		
ET_o of City from Appendix A	**43**	ET_o (inches/year)
Total Landscape Area	**168,263**	LA (ft^2)
Special Landscape Area	**0**	SLA (ft^2)
		Total annual precipitation (inches/year)
Enter Effective Precipitation	**0.00**	Eppt (in/yr)(25% of total annual precipitation)
Results:		
MAWA = [(ET_o - Eppt) x (0.62)] x [(0.45 x LA) + ((1.0 - 0.45) x SLA)]	-	Gallons
	-	Cubic Feet
	-	HCF
	-	Acre-feet
	-	Millions of Gallons

Messages and Warnings

Irrigation Efficiency Default Value for overhead 0.75 and drip 0.81.

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

Hydrozone	**Select System From the Dropdown List click on cell below**	**Plant Water Use Type (s) (low, medium, high)**	**Plant Factor (PF)**	**Hydrozone Area (HA) (ft^2) Without SLA**	**Irrigation Efficiency (IE)**	**(PF x HA (ft^2)/IE**
Zone 1	**Overhead Spray**	**High**	0.70	12,641	0.75	**11,788**
Zone 2	**Drip**	**Medium**	0.40	98,928	0.81	**48,853**
Zone 3	**Drip**	**Low**	0.20	56,694	0.81	**13,999**
Zone 4						
Zone 5						
Zone 6						
Zone 7						
Zone 8						
Zone 9						
Zone 10						
Zone 11						
Zone 12						
Zone 13						
Zone 14						
Zone 15						
Zone 16						
Zone 17						
Zone 18						
Zone 19						
Zone 20						
Zone 21						
Zone 22						
Zone 23						
Zone 24						
Zone 25						
Zone 26						
Zone 27						
Zone 28						
Zone 29						
Zone 30						
Zone 31						
Zone 32						
Zone 33						
Zone 34						
Zone 35						
						74,650
		SLA		0		**0**
			Sum	168,263		

Results

MAWA = 2,018,651

ETWU = 1,990,172 Gallons
266,048 Cubic Feet
2,660.48 HCF
6.11 Acre-feet
1.99 Millions of Gallons

ETWU complies with MAWA

0 50 100 200

1" = 100'

N

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MENLO PARK, CA

OJB

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MENLO PARK, CA

ARCHITECT
SKIDMORE, OWINGS & MERRILL
ONE MARITIME PLAZA, SAN FRANCISCO, CA

CONSULTANT
OJB LANDSCAPE ARCHITECTURE
550 LOMAS SANTA FE, SOLANA BEACH, CA

IRRIGATION PLAN

L2.01

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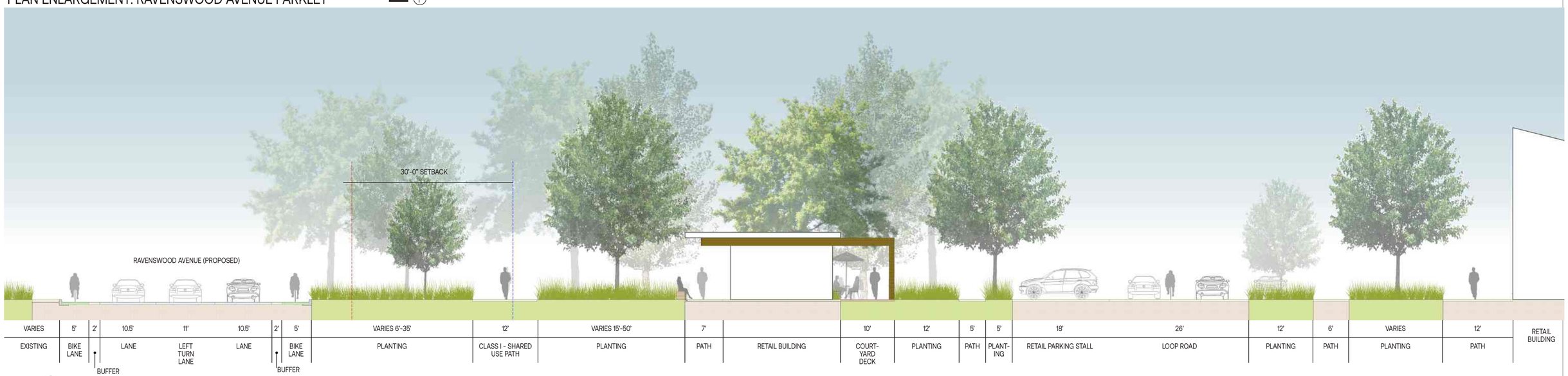
PLAN ENLARGEMENT: RAVENSWOOD AVENUE PARKLET



1 RAVENSWOOD AVENUE PARKLET - SECTION 01

0 5 10 20

1" = 10'

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ILLUSTRATIVE SITE SECTIONS

L3.01

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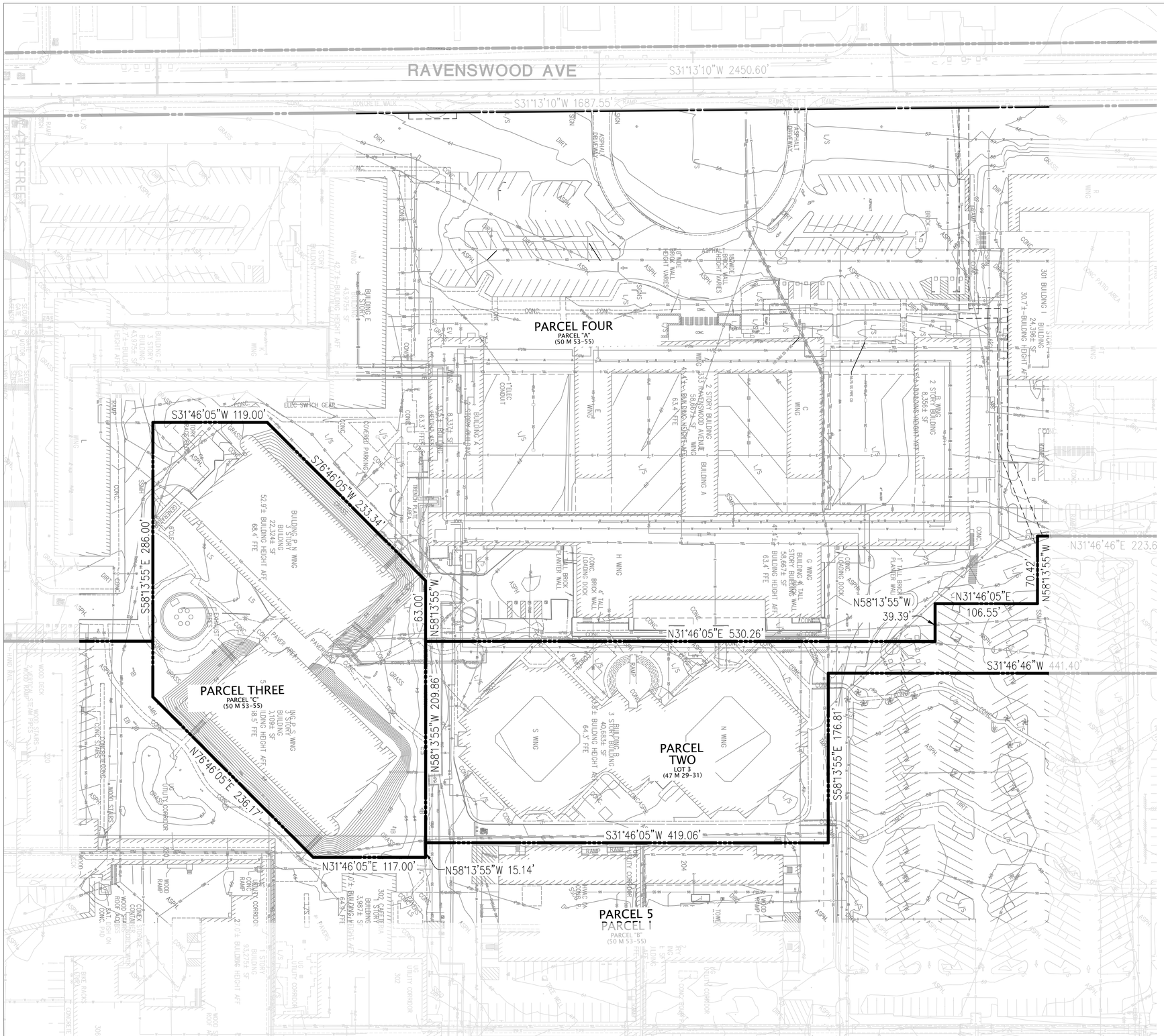

BENCHMARK

THE ELEVATION REFERENCE FOR THE TOPOGRAPHIC AND BOUNDARY SURVEY BY KIER & WRIGHT IS A CITY OF MENLO PARK BENCHMARK, BM Y150.

ELEVATION = 58.45 FEET, BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).

ELEVATIONS SHOWN HEREON ARE BASED ON NAVD88.

BASIS OF BEARINGS

THE BEARING 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 IN THE TOPOGRAPHIC AND BOUNDARY SURVEY BY KIER & WRIGHT.

SOURCE OF SURVEY

SITE BOUNDARY LINES, EASEMENTS, OBJECTS SHOWN HEREON ARE BASED ON A SURVEY PERFORMED BY KIER & WRIGHT, DATED 03/19/2021, AND PREPARED BY OR UNDER THE SUPERVISION OF RYAN M. AMAYA P.L.S. 8134. REFER TO SURVEY DOCUMENT FOR FULL DETAIL.

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 ON 01/11/2021, 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.

FEMA

THE SUBJECT PROPERTY IS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) NO. 06081C0308E FOR COMMUNITY NUMBER 060321 (CITY OF MENLO PARK), WITH EFFECTIVE DATE OCTOBER 16, 2012, AS BEING LOCATED IN FLOOD ZONE "X":

ACCORDING TO FEMA, THE DEFINITION OF ZONE "X" IS: AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

NOTE

THE SCOPE OF THESE CIVIL DRAWINGS INCLUDE THE PROPOSED COMMERCIAL OFFICE AND RETAIL VILLAGE AREAS, AND ADJACENT ON-SITE STREETS AND INFRASTRUCTURE. THIS AREA IS PART OF THE GREATER PARKLINE MASTER PLAN. SEE SEPARATE ARCHITECTURAL CONTROL PACKAGES FOR MULTIFAMILY AND SINGLE FAMILY RESIDENTIAL AREAS.

N

50 0 50 100
scale 1" = 50' feet

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APPLICANT
LPGS MENLO, LLC
MENLO PARK, CA

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EXISTING CONDITIONS PLAN

C1.0

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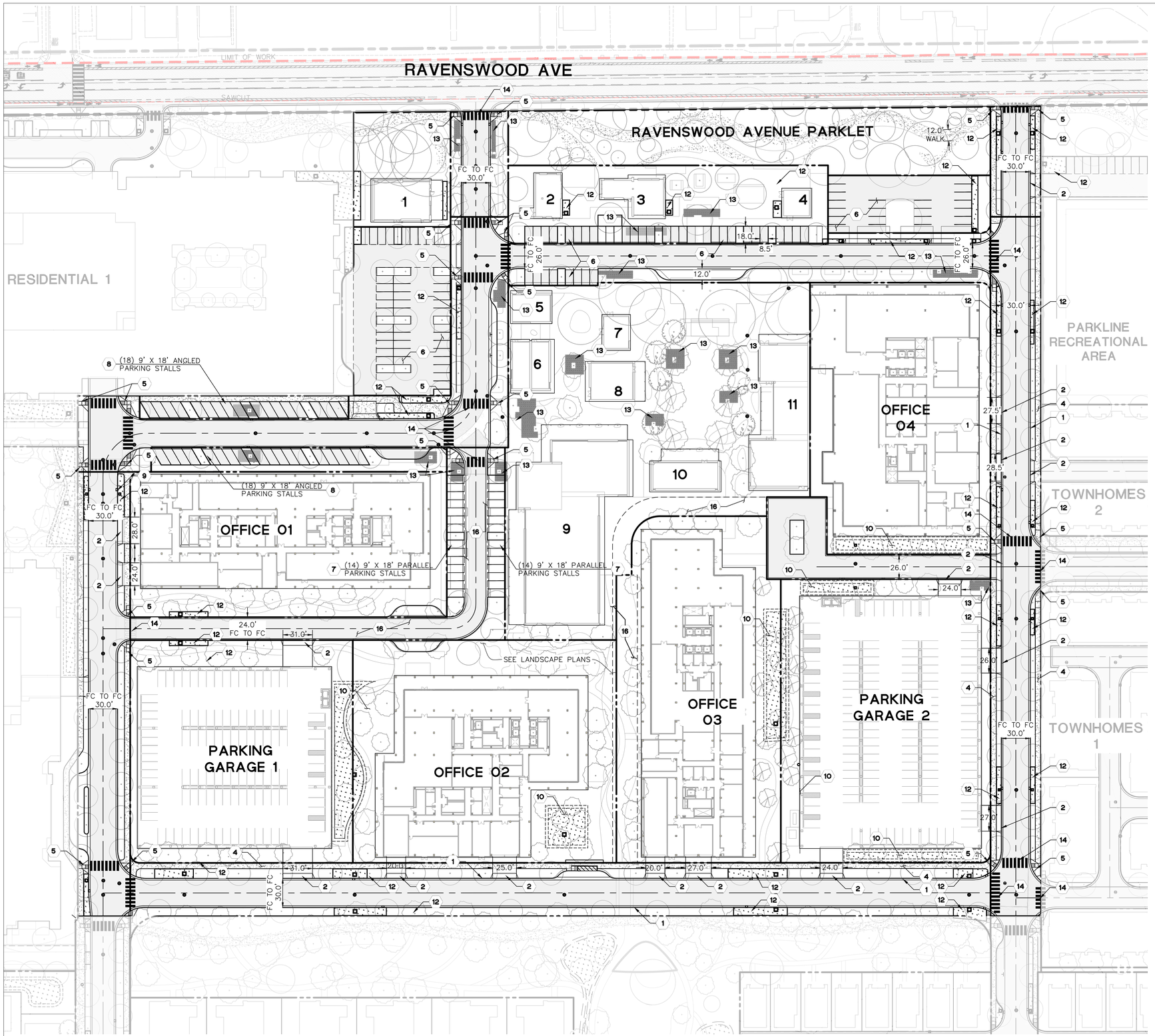

LEGEND

- PROPERTY LINE
- EASEMENT LINE
- LIMIT OF WORK
- SAWCUT LINE
- CONCRETE PAVEMENT
- FULL DEPTH ASPHALT
- 2" GRIND AND OVERLAY
- BIORETENTION AREA, SEE SHEET C9.0
- SILVA CELLS, SEE SHEET C9.0

KEYNOTES:

1. CITY STANDARD CURB AND GUTTER
2. CITY STANDARD DRIVEWAY
3. SHARED USED PATH
4. CONCRETE SIDEWALK
5. CITY STANDARD CURB RAMP
6. PERPENDICULAR PARKING STALL
7. PARALLEL PARKING STALL
8. ANGLED PARKING STALL
9. CURB CUT
10. BIORETENTION AREA WITH SLOPED SIDES
11. PR WALL
12. FLOW-THROUGH PLANTER
13. SILVA CELLS, SEE STORMWATER MANAGEMENT PLAN
14. CROSS WALK
15. CLASS IV BIKEWAY
16. FIRE LANE, SEE FIRE ACCESS PLANS
17. EX WALL
18. EX FENCE
19. PUMP STATION, SEE UTILITY PLAN
20. REMOVABLE BOLLARDS
21. ROLLED CURB

NOTE

THE SCOPE OF THESE CIVIL DRAWINGS INCLUDE THE PROPOSED COMMERCIAL OFFICE AND RETAIL VILLAGE AREAS, AND ADJACENT ON-SITE STREETS AND INFRASTRUCTURE. THIS AREA IS PART OF THE GREATER PARKLINE MASTER PLAN. SEE SEPARATE ARCHITECTURAL CONTROL PACKAGES FOR MULTIFAMILY AND SINGLE FAMILY RESIDENTIAL AREAS.

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CIVIL SITE PLAN

C2.0

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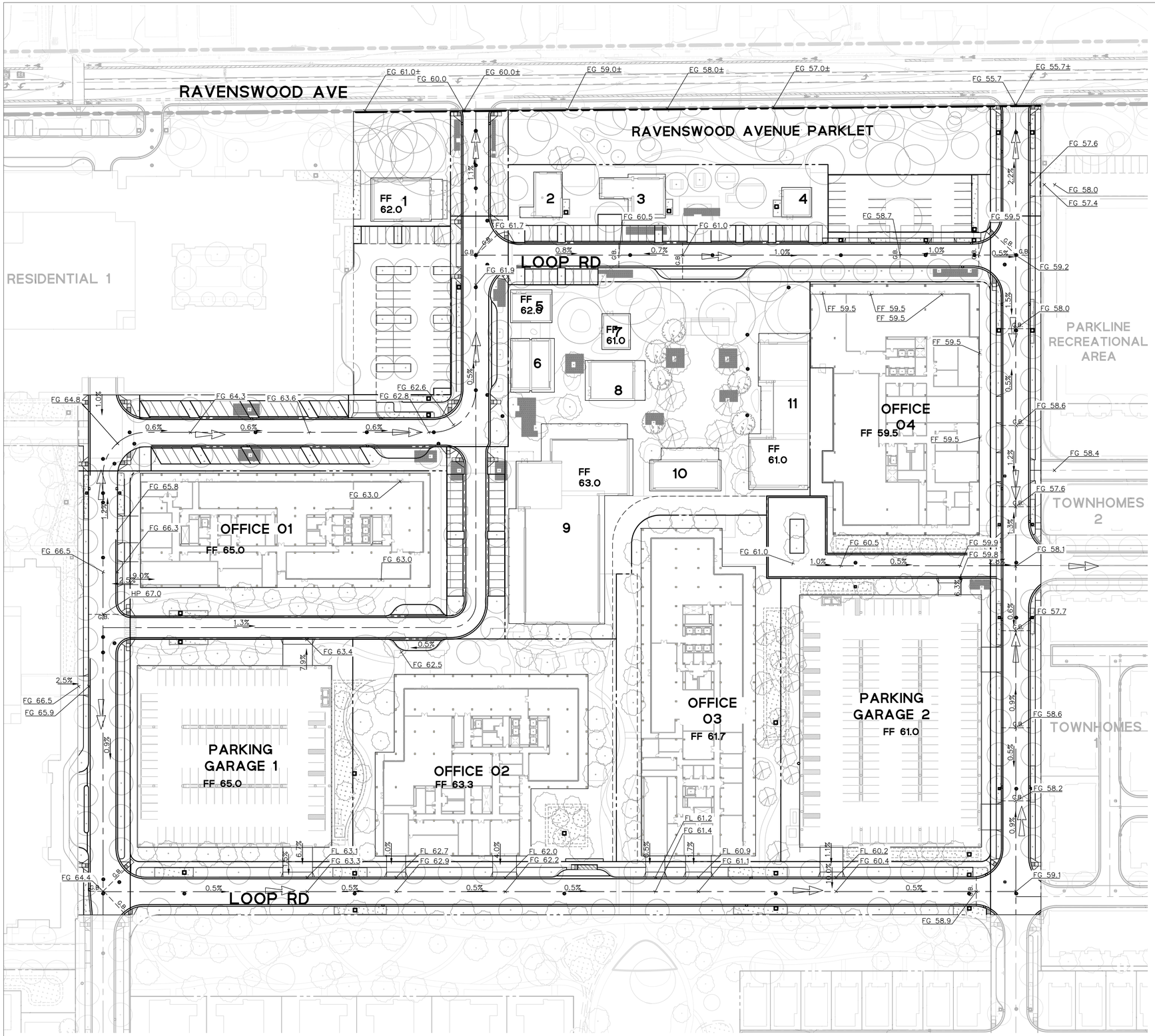

LEGEND:

- PROPERTY LINE
- X.X% SLOPE
- FG XX.X SPOT GRADING
- GRADE BREAK
- OVERLAND RELEASE PATH

NOTE

THE SCOPE OF THESE CIVIL DRAWINGS INCLUDE THE PROPOSED COMMERCIAL OFFICE AND RETAIL VILLAGE AREAS, AND ADJACENT ON-SITE STREETS AND INFRASTRUCTURE. THIS AREA IS PART OF THE GREATER PARKLINE MASTER PLAN. SEE SEPARATE ARCHITECTURAL CONTROL PACKAGES FOR MULTIFAMILY AND SINGLE FAMILY RESIDENTIAL AREAS.

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GRADING & DRAINAGE PLAN

C3.0

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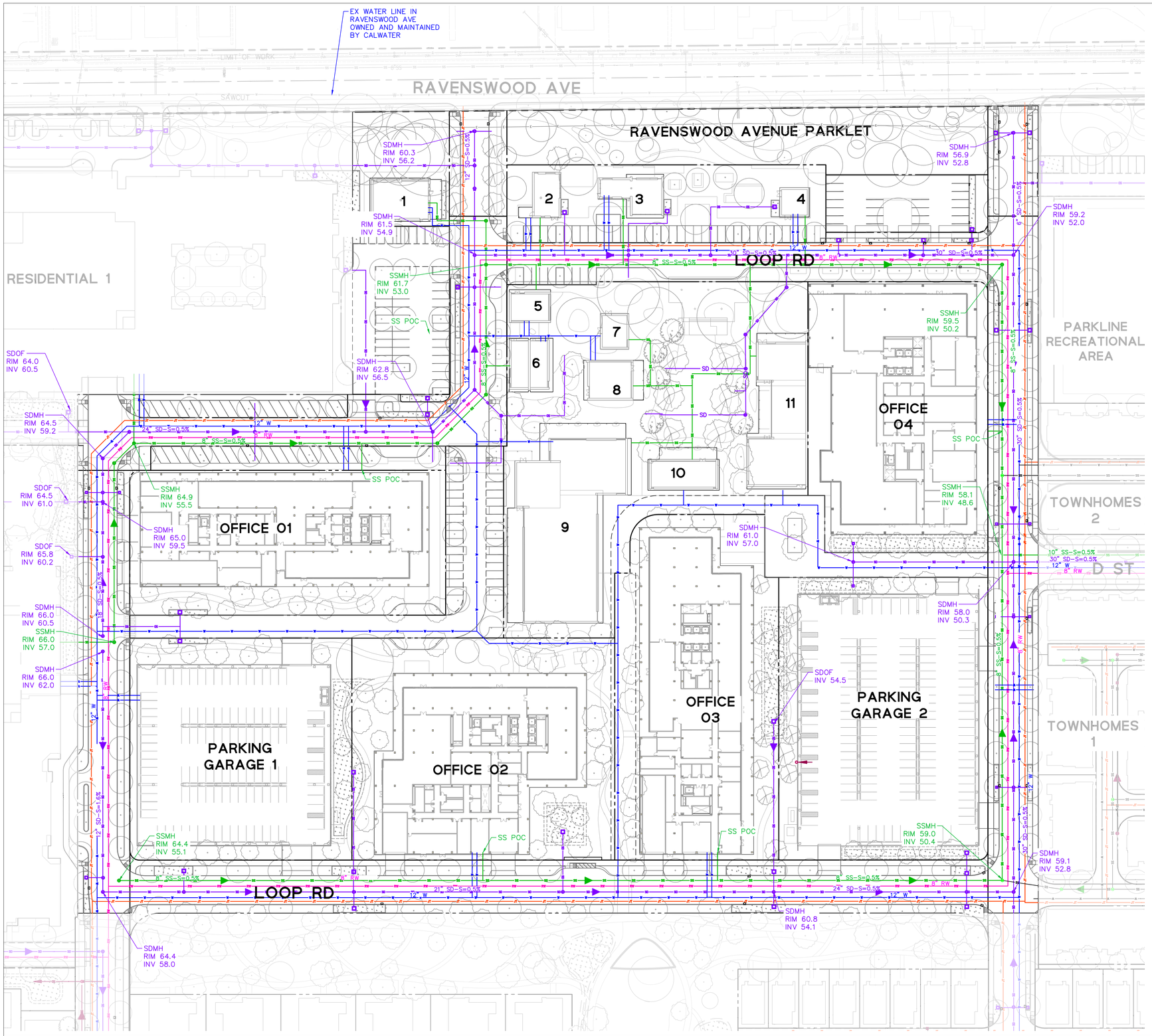

LEGEND

- EXISTING STORM DRAIN
- EXISTING SANITARY SEWER
- EXISTING DOMESTIC WATER
- EXISTING ELECTRICAL
- EXISTING FIBER OPTICS
- EXISTING GAS
- EXISTING OVERHEAD LINE
- PROPOSED STORM DRAIN
- PROPOSED UNTREATED STORM DRAIN
- PROPOSED SANITARY SEWER
- PROPOSED DOMESTIC WATER
- PROPOSED RECYCLED WATER
- PROPOSED JOINT TRENCH
- BIORETENTION TREATMENT AREA

UTILITY NOTES

1. EXISTING UTILITES SHOWN ON THIS PLAN ARE BASED ON AVAILABLE RECORD INFORMATION AND FIELD SURVEY.
2. REFER TO INDIVIDUAL UTILITY SHEETS FOR SIZING AND INVERT INFORMATION FOR INDIVIDUAL UTILITIES.
3. ALL UTILITIES WITHIN A PUBLIC SERVICE EASEMENT (PSE) ARE PUBLIC WITH THE EXCEPTION OF THE STORM DRAIN WHICH SHALL BE PRIVATE. REFER TO EASEMENT DISPOSITION PLAN FOR PROPOSED EASEMENT LOCATIONS.

NOTE

THE SCOPE OF THESE CIVIL DRAWINGS INCLUDE THE PROPOSED COMMERCIAL OFFICE AND RETAIL VILLAGE AREAS, AND ADJACENT ON-SITE STREETS AND INFRASTRUCTURE. THIS AREA IS PART OF THE GREATER PARKLINE MASTER PLAN. SEE SEPARATE ARCHITECTURAL CONTROL PACKAGES FOR MULTIFAMILY AND SINGLE FAMILY RESIDENTIAL AREAS.

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UTILITY PLAN

C4.0

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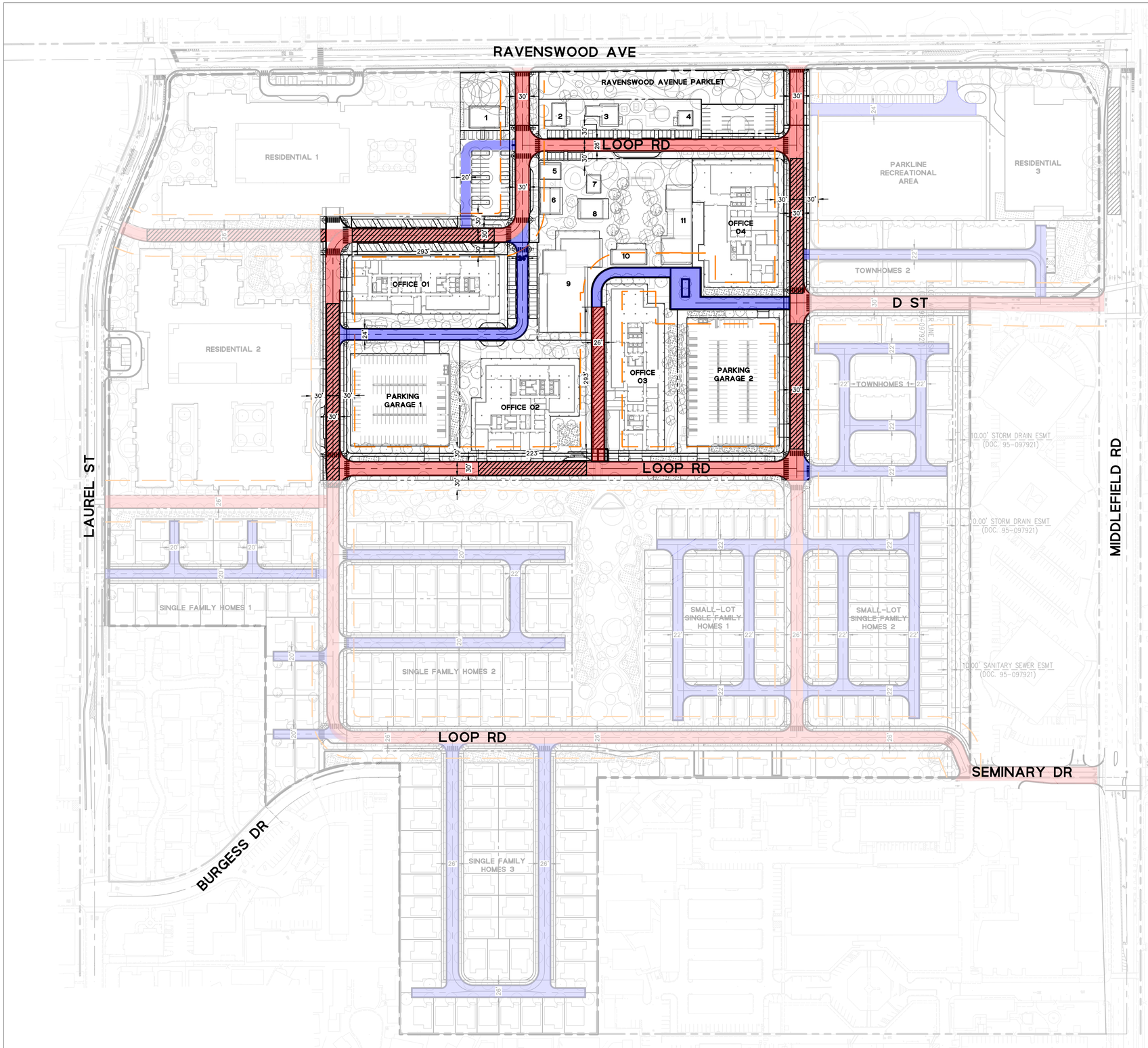

LEGEND:

- PROPERTY LINE
- PROPOSED FIRE ACCESS ROAD (20FT MINIMUM)
- PROPOSED FIRE ACCESS ROAD (26FT MINIMUM)
- AERIAL APPARATUS STAGING AREA
- 150' FIRE HOSE LENGTH FROM FIRE ACCESS
- 30 FT OFFSET OF FIRE LANE

NOTE

THE SCOPE OF THESE CIVIL DRAWINGS INCLUDE THE PROPOSED COMMERCIAL OFFICE AND RETAIL VILLAGE AREAS, AND ADJACENT ON-SITE STREETS AND INFRASTRUCTURE. THIS AREA IS PART OF THE GREATER PARKLINE MASTER PLAN. SEE SEPARATE ARCHITECTURAL CONTROL PACKAGES FOR MULTIFAMILY AND SINGLE FAMILY RESIDENTIAL AREAS.

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scale 1" = 100' feet

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EMERGENCY VEHICLE ACCESS PLAN

C5.0

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LEGEND:

- PROPERTY LINE
- DRAINAGE MANAGEMENT AREA
- BIORETENTION AREA
- STORM DRAIN PIPE
- SILVA CELLS
- AREA WITH TREATMENT TO TAKE PLACE WITHIN PARCEL
- AREA TO BE TREATED BY TCM 26
- TREATMENT DIRECTION ARROW

NOTES:

1. THE PROJECT WILL UTILIZE STORMWATER TREATMENT MEASURES IN COMPLIANCE WITH PROVISION C.3. OF THE SAN FRANCISCO BAY MUNICIPAL REGIONAL STORMWATER NPDES PERMIT (MRP).
2. BIORETENTION AREAS ARE DEPENDENT ON CONTRIBUTING DRAINAGE MANAGEMENT AREAS AND WILL VARY IN LOCATION AND SIZE.
3. BIORETENTION HAS BEEN SIZED USING THE 4% RULE.
4. LANDSCAPE AREAS MAY BE USED AS SELF-RETAINING AREAS TO TREAT RUN-OFF FROM IMPERVIOUS SURFACES. SELF-RETAINING AREAS WILL HAVE A MAXIMUM 2:1 RATIO OF CONTRIBUTING IMPERVIOUS AREA TO LANDSCAPE AREA, AND A 3" PONDING DEPTH.
5. THE SCOPE OF THESE CIVIL DRAWINGS INCLUDE THE PROPOSED COMMERCIAL OFFICE AND RETAIL VILLAGE AREAS, AND ADJACENT ON-SITE STREETS AND INFRASTRUCTURE. THIS AREA IS PART OF THE GREATER PARKLINE MASTER PLAN. SEE SEPARATE ARCHITECTURAL CONTROL PACKAGES FOR MULTIFAMILY AND SINGLE FAMILY RESIDENTIAL AREAS.

N

100 0 100 200
scale 1" = 100' feet

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PRELIMINARY STORMWATER CONTROL PLAN

C6.0

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TREATMENT CONTROL MEASURE SUMMARY TABLE

											Bioretention			Self Retaining / Treating		Silva Cells				
DMA #	TCM #	Location[1]	Treatment Type[2]	LID or Non-LID	Sizing Method	Drainage Area (s.f.)	Impervious Area[4] (s.f.)	Pervious Area (Permeable Pavement) (s.f.)	Pervious Area (Other) (s.f.)	% Onsite Area Treated by LID or Non-LID TCM	Bioretention Area Required (s.f.)	Bioretention Area Provided (s.f.)	Overflow Riser Height (in)	Storage Depth Required (ft)	Storage Depth Provided (ft)	4% Sizing Area Required (s.f.)	Silva Cells Required[6]	Silva Cells Provided	Tree Required[7]	Tree Provided
1	1	Onsite	Bioretention lined w/ underdrain	LID	2C. Flow: 4% Method **	125,202	125,202	-	0	4.46%	5,008	5,008	6							
2	2	Onsite	Bioretention lined w/ underdrain	LID	2C. Flow: 4% Method **	2,550	1,700	-	850	0.09%	68	78	6							
3	3	Onsite	Bioretention lined w/ underdrain	LID	2C. Flow: 4% Method **	4,191	2,794	-	113	0.15%	112	113	6							
4	4	Onsite	Bioretention lined w/ underdrain	LID	2C. Flow: 4% Method **	1,839	1,839	-	0	0.07%	74	76	6							
5	5	Onsite	Bioretention lined w/ underdrain	LID	SEE CDP PACKAGE FOR PROJECT TREATMENT CONTROL MEASURES BEYOND ACP SCOPE					0.10%	105	105	6							
6	-	Onsite	Self-retaining areas (landscaped)	LID	N/A	44,089	29,393	-	14,696	1.58%	N/A	N/A	N/A	3 inches	3 inches					
7	-	Onsite	Self-retaining areas (landscaped)	LID	N/A	24,189	16,126	-	8,063	0.86%	N/A	N/A	N/A	3 inches	3 inches					
8	8	Onsite	Bioretention lined w/ underdrain	LID	2C. Flow: 4% Method **	139,881	139,881		0	5.00%	5,595	5,127	6							
9	9	Onsite	Bioretention lined w/ underdrain	LID	2C. Flow: 4% Method **	5,592	3,728		1,864	0.20%	149	148	6							
10	10	Onsite	Bioretention lined w/ underdrain	LID	2C. Flow: 4% Method **	1,588	1,271		318	0.06%	51	117	6							
11	-	Onsite	Self-retaining areas (landscaped)	LID	N/A	49,863	33,242	-	16,621	1.78%	N/A	N/A	N/A	3 inches	3 inches					
12	-	Onsite	Self-retaining areas (landscaped)	LID	N/A	39,983	26,655	-	13,328	1.43%	N/A	N/A	N/A	3 inches	3 inches					
13	13	Onsite	Bioretention lined w/ underdrain	LID	2C. Flow: 4% Method **	36,475	36,475		0	1.30%	1,459	1,473	6							
14	-	Onsite	Self-retaining areas (landscaped)	LID	N/A	9,761	6,508	-	3,254	0.35%	N/A	N/A	N/A	3 inches	3 inches					
15	-	Onsite	Self-retaining areas (landscaped)	LID	N/A	11,338	7,559	-	3,779	0.41%	N/A	N/A	N/A	3 inches	3 inches					
16	16	Onsite	Bioretention lined w/ underdrain	LID	2C. Flow: 4% Method **	38,970	38,970		0	1.39%	1,559	1,573	6							
17	-	Onsite	Self-retaining areas (landscaped)	LID	N/A	21,505	14,337	-	7,168	0.77%	N/A	N/A	N/A	3 inches	3 inches					
18	18	Onsite	Bioretention lined w/ underdrain	LID	2C. Flow: 4% Method **	36,679	36,679		0	1.31%	1,467	1,487	6							
19	19	Onsite	Bioretention lined w/ underdrain	LID	2C. Flow: 4% Method **	10,090	8,072		2,018	0.36%						323	32	40	1	1
20	20	Onsite	Bioretention lined w/ underdrain	LID	2C. Flow: 4% Method **	14,265	9,986		4,280	0.51%						399	40	40	1	1
21	21	Onsite	Bioretention lined w/ underdrain	LID	2C. Flow: 4% Method **	11,645	9,316		2,329	0.42%						373	37	40	1	1
22	22	Onsite	Bioretention lined w/ underdrain	LID	2C. Flow: 4% Method **	26,319	19,740		6,580	0.94%						790	79	80	2	2
23	23	Onsite	Bioretention lined w/ underdrain	LID	2C. Flow: 4% Method **	7,971	6,377		1,594	0.28%						255	26	40	1	1
24	24	Onsite	Bioretention lined w/ underdrain	LID	2C. Flow: 4% Method **	11,211	8,969		2,242	0.40%						359	36	40	1	1
25	25	Onsite	Bioretention lined w/ underdrain	LID	2C. Flow: 4% Method **	45,842	42,906		0	1.64%	1,716	1,729	6							
26	26	Onsite	Bioretention lined w/ underdrain	LID	2C. Flow: 4% Method **	66,701	66,701		0	2.38%	2,668	2,685	6							
27	27	Onsite	Bioretention lined w/ underdrain	LID	2C. Flow: 4% Method **	25,962	23,062		0	0.93%	922	950	6							
28	-	Onsite	Self-retaining areas (landscaped)	LID	N/A	17,054	11,369	-	5,685	0.61%	N/A	N/A	N/A	3 inches	3 inches					
29	29	Onsite	Bioretention lined w/ underdrain	LID	2C. Flow: 4% Method **	24,273	15,778		8,496	0.87%	631	642	6							
30	30	Onsite	Bioretention lined w/ underdrain	LID	2C. Flow: 4% Method **	7,749	5,424		2,325	0.28%						217	22	23	1	1
31	-	Onsite	Self-retaining areas (landscaped)	LID	N/A	14,737	9,825	-	4,912	0.53%	N/A	N/A	N/A	3 inches	3 inches					
32	32	Onsite	Bioretention lined w/ underdrain	LID	2C. Flow: 4% Method **	3,390	3,390		0	0.12%	136	158	6							
33	33	Onsite	Bioretention lined w/ underdrain	LID	2C. Flow: 4% Method **	13,389	12,719		669	0.48%	509	564	6							
34	34	Onsite	Bioretention lined w/ underdrain	LID	2C. Flow: 4% Method **	9,644	8,873		772	0.34%	355	356	6							
35	35	Onsite	Bioretention lined w/ underdrain	LID	2C. Flow: 4% Method **	1,602	1,602		0	0.06%	64	105	6							
36	36	Onsite	Bioretention lined w/ underdrain	LID	2C. Flow: 4% Method **	2,469	2,469		0	0.09%	99	105	6							
37	-	Onsite	Self-retaining areas (landscaped)	LID	N/A	10,724	7,149	-	3,575	0.38%	N/A	N/A	N/A	3 inches	3 inches					
38	38	Onsite	Bioretention lined w/ underdrain	LID	2C. Flow: 4% Method **	1,254	1,254		0	0.04%	50	105	6							
39	39	Onsite	Bioretention lined w/ underdrain	LID	2C. Flow: 4% Method **	10,429	10,072		357	0.37%	403	357	6							
40	-	Onsite	Self-retaining areas (landscaped)	LID	N/A	34,125	22,750	-	11,375	1.22%	N/A	N/A	N/A	3 inches	3 inches					
41	-	Onsite	Self-retaining areas (landscaped)	LID	N/A	21,052	14,035	-	7,017	0.75%	N/A	N/A	N/A	3 inches	3 inches					
42	42	Onsite	Bioretention lined w/ underdrain	LID	2C. Flow: 4% Method **	15,363	8,838		3,847	0.55%	354	357	6							
43	43	Onsite	Bioretention lined w/ underdrain	LID	2C. Flow: 4% Method **	8,860	8,060		800	0.32%	322	322	6							
44	-	Onsite	Self-retaining areas (landscaped)	LID	N/A	74,995	49,513		24,995	2.68%	N/A	N/A	N/A	3 inches	3 inches					
45	-	Onsite	Self-retaining areas (landscaped)	LID	SEE CDP PACKAGE FOR PROJECT TREATMENT CONTROL MEASURES BEYOND ACP SCOPE					0.51%	N/A	N/A	N/A	3 inches	3 inches					
46	-	Onsite	Self-retaining areas (landscaped)	LID	N/A	8,985	5,990	-	2,995	0.32%	N/A	N/A	N/A	3 inches	3 inches					
47	47	Onsite	Bioretention lined w/ underdrain	LID	2C. Flow: 4% Method **	42,600	42,600		0	1.52%	1,704	1,875								
48	48	Onsite	Bioretention lined w/ underdrain	LID	2C. Flow: 4% Method **	200,314	170,267		30,047	7.16%	6,811	6,963	6							
49	-	Onsite	Self-retaining areas (landscaped)	LID	N/A	14,079	9,386	-	4,693	0.50%	N/A	N/A	N/A	3 inches	3 inches					
50	50	Onsite	Bioretention lined w/ underdrain	LID	2C. Flow: 4% Method **	4,295	4,081		215	0.15%	163	180	6							
51	51	Onsite	Bioretention lined w/ underdrain	LID	2C. Flow: 4% Method **	4,617	4,386		231	0.17%	175	180	6							
52	52	Onsite	Bioretention lined w/ underdrain	LID	2C. Flow: 4% Method **	10,077	9,573		504	0.36%						383	38	37	1	1
53	53	Onsite	Bioretention lined w/ underdrain	LID	2C. Flow: 4% Method **	6,870	6,527		344	0.25%						261	26	27	1	1
54	54	Onsite	Bioretention lined w/ underdrain	LID	2C. Flow: 4% Method **	7,296	6,931		365	0.26%	277	314	6							
55	55	Onsite	Bioretention lined w/ underdrain	LID	2C. Flow: 4% Method **	7,548	7,170		377	0.27%						287	29	37	1	1
56	56	Onsite	Bioretention lined w/ underdrain	LID	2C. Flow: 4% Method **	4,923	4,676		246	0.18%	187	251	6							
57	57	Onsite	Bioretention lined w/ underdrain	LID	2C. Flow: 4% Method **	9,175	8,717		459	0.33%						349	35	36	1	1
58	58	Onsite	Bioretention lined w/ underdrain	LID	2C. Flow: 4% Method **	3,450	3,278		173	0.12%						131	13	20	1	1
59	59	Onsite	Bioretention lined w/ underdrain	LID	2C. Flow: 4% Method **	5,022	4,520		502	0.18%						181	18	18	1	1
60	60	Onsite	Bioretention lined w/ underdrain	LID	2C. Flow: 4% Method **	7,818	7,427		391	0.28%						297	30	36	1	1
61	61	Onsite	Bioretention lined w/ underdrain	LID	2C. Flow: 4% Method **	6,813	6,472		341	0.24%						259	26	28	1	1
62	62	Onsite	Bioretention lined w/ underdrain	LID	2C. Flow: 4% Method **	9,797	9,307		490	0.35%	372	383	6							
63	63	Onsite	Bioretention lined w/ underdrain	LID	2C. Flow: 4% Method **	9,512	9,036		476	0.34%						361	36	40	1	1
64	64	Onsite	Bioretention lined w/ underdrain	LID	2C. Flow: 4% Method **	4,512	4,286		226	0.16%	171	205	6							
65	65	Onsite	Bioretention lined w/ underdrain	LID	2C. Flow: 4% Method **	4,062	3,859		203	0.15%	154	154	6							
66	66	Onsite	Bioretention lined w/ underdrain	LID	2C. Flow: 4% Method **	6,818	6,477		341	0.24%	259	259	6							
67	67	Onsite	Bioretention lined w/ underdrain	LID	2C. Flow: 4% Method **	4,649	4,417		232	0.17%	177	177	6							
68	68	Onsite	Bioretention lined w/ underdrain	LID	2C. Flow: 4% Method **	5,079	4,825		254	0.18%	193	193	6							
69	69	Onsite	Bioretention lined w/ underdrain	LID	2C. Flow: 4% Method **	3,543	3,365		177	0.13%	135	135	6							
70	70	Onsite	Bioretention lined w/ underdrain	LID	2C. Flow: 4% Method **	5,040	4,788		252	0.18%	192	192	6							
71	71	Onsite	Bioretention lined w/ underdrain	LID	2C. Flow: 4% Method **	4,235	4,023		212	0.15%	161	161	6							
72	72	Onsite	Bioretention lined w/ underdrain	LID	2C. Flow: 4% Method **	5,475	5,201		274	0.20%	208	208	6							
73	73	Onsite	Bioretention lined w/ underdrain	LID	2C. Flow: 4% Method **	6,617	6,287		331	0.24%	251	251	6							
74	74	Onsite	Bioretention lined w/ underdrain	LID	2C. Flow: 4% Method **	3,198	3,039		160	0.11%	122	122	6							
75	75	Onsite	Bioretention lined w/ underdrain	LID	2C. Flow: 4% Method **	2,832	2,690		142	0.10%	108	108	6							
76	76	Onsite	Bioretention lined w/ underdrain	LID	SEE CDP PACKAGE FOR PROJECT TREATMENT CONTROL MEASURES BEYOND ACP SCOPE					0.30%	417	417	6							
77	77	Onsite	Bioretention lined w/ underdrain	LID	2C. Flow: 4% Method **	9,107	8,652		455	0.33%	346	346	6							
78	78	Onsite	Bioretention lined w/ underdrain	LID	2C. Flow: 4% Method **	4,518	4,292		226	0.16%	172	179	6							

TREATMENT CONTROL MEASURE SUMMARY TABLE

											Bioretention			Self Retaining / Treating		Silva Cells				
DMA #	TCM #	Location[1]	Treatment Type[2]	LID or Non-LID	Sizing Method	Drainage Area (s.f.)	Impervious Area[4] (s.f.)	Pervious Area (Permeable Pavement) (s.f.)	Pervious Area (Other) (s.f.)	% Onsite Area Treated by LID or Non-LID TCM	Bioretention Area Required (s.f.)	Bioretention Area Provided (s.f.)	Overflow Riser Height (in)	Storage Depth Required (ft)	Storage Depth Provided (ft)	4% Sizing Area Required (s.f.)	Silva Cells Required[6]	Silva Cells Provided	Tree Required[7]	Tree Provided
80	80	Onsite	Bioretention lined w/ underdrain	LID	2C. Flow: 4% Method **	10,896	10,351		545	0.39%	414	414	6							
81	81	Onsite	Bioretention lined w/ underdrain	LID	2C. Flow: 4% Method **	9,436	8,965		472	0.34%	359	359	6							
82	82	Onsite	Bioretention lined w/ underdrain	LID	2C. Flow: 4% Method **	6,940	6,593		347	0.25%	264	264	6							
83	83	Onsite	Bioretention lined w/ underdrain	LID	2C. Flow: 4% Method **	8,578	8,149		429	0.31%	326	326	6							
84	84	Onsite	Bioretention lined w/ underdrain	LID	2C. Flow: 4% Method **	13,248	12,585		662	0.47%	503	503	6							
85	85	Onsite	Bioretention lined w/ underdrain	LID	2C. Flow: 4% Method **	10,212	9,701		511	0.36%	388	388	6							
86	86	Onsite	Bioretention lined w/ underdrain	LID	2C. Flow: 4% Method **	7,437	7,066		372	0.27%	283	283	6							
87	87	Onsite	Bioretention lined w/ underdrain	LID	2C. Flow: 4% Method **	7,528	7,152		376	0.27%	286	286	6							
90	90	Onsite	Bioretention lined w/ underdrain	LID	2C. Flow: 4% Method **	5,141	4,884		257	0.18%	195	195	6							
91	91	Onsite	Bioretention lined w/ underdrain	LID	2C. Flow: 4% Method **	5,609	5,609		0	0.20%	224	224	6							
92	92	Onsite	Bioretention lined w/ underdrain	LID	2C. Flow: 4% Method **	7,523	7,147		376	0.27%						286	29	30	1	1
93	93	Onsite	Bioretention lined w/ underdrain	LID	2C. Flow: 4% Method **	6,110	5,805		306	0.22%						232	23	24	1	1
94	94	Onsite	Bioretention lined w/ underdrain	LID	2C. Flow: 4% Method **	148,247	100,808		47,439	5.30%	4,032	4,034	6							
95	95	Onsite	Bioretention lined w/ underdrain	LID	2C. Flow: 4% Method **	56,884	36,975		19,909	2.03%	1,479	1,479	6							
100	100	Onsite	Bioretention lined w/ underdrain	LID	2C. Flow: 4% Method **	4,667	4,201		467	0.17%	168	168	6							
101	101	Onsite	Bioretention lined w/ underdrain	LID	2C. Flow: 4% Method **	4,813	4,332		481	0.17%	173	173	6							
102	102	Onsite	Bioretention lined w/ underdrain	LID	2C. Flow: 4% Method **	3,237	2,913		324	0.12%	117	117	6							
103	103	Onsite	Bioretention lined w/ underdrain	LID	2C. Flow: 4% Method **	2,624	2,362		262	0.09%	94	94	6							
104	104	Onsite	Bioretention lined w/ underdrain	LID	2C. Flow: 4% Method **	4,968	4,471		497	0.18%	179	179	6							
105	105	Onsite	Bioretention lined w/ underdrain	LID	2C. Flow: 4% Method **	4,776	4,298		478	0.17%	172	172	6							
106	106	Onsite	Bioretention lined w/ underdrain	LID	2C. Flow: 4% Method **	3,870	3,483		387	0.14%	139	139	6							
107	107	Onsite	Bioretention lined w/ underdrain	LID	2C. Flow: 4% Method **	1,373	1,236		137	0.05%	49	49	6							
108	108	Onsite	Bioretention lined w/ underdrain	LID	2C. Flow: 4% Method **	1,052	947		105	0.04%	38	38	6							
109	109	Onsite	Bioretention lined w/ underdrain	LID	2C. Flow: 4% Method **	1,035	932		104	0.04%	37	37	6							
110	110	Onsite	Bioretention lined w/ underdrain	LID	2C. Flow: 4% Method **	1,035	932		104	0.04%	37	37	6							
111	111	Onsite	Bioretention lined w/ underdrain	LID	2C. Flow: 4% Method **	1,169	1,052		117	0.04%	42	42	6							
112	112	Onsite	Bioretention lined w/ underdrain	LID	2C. Flow: 4% Method **	902	811		90	0.03%	32	32	6							
113	113	Onsite	Bioretention lined w/ underdrain	LID	2C. Flow: 4% Method **	1,035	932		104	0.04%	37	37	6							
114	114	Onsite	Bioretention lined w/ underdrain	LID	2C. Flow: 4% Method **	1,259	1,133		126	0.05%	45	45	6							
115	115	Onsite	Bioretention lined w/ underdrain	LID	2C. Flow: 4% Method **	1,547	1,392		155	0.06%	56	56	6							
116	116	Onsite	Bioretention lined w/ underdrain	LID	2C. Flow: 4% Method **	1,517	1,365		152	0.05%	55	55	6							
120	-	Onsite	Self-retaining areas (landscaped)	LID	2C. Flow: 4% Method **	134,716	44,905		89,811	4.82%	N/A	N/A	N/A	3 inches	3 inches					
121	121	Onsite	Bioretention lined w/ underdrain	LID	2C. Flow: 4% Method **	196,894	137,826		59,068	7.04%	5,513	5,739	6							
122	122	Onsite	Bioretention lined w/ underdrain	LID	2C. Flow: 4% Method **	256,843	179,790		SEE CDP PACKAGE FOR PROJECT TREATMENT CONTROL MEASURES BEYOND ACP SCOPE											
123	-	Onsite	Self-retaining areas (landscaped)	LID	2C. Flow: 4% Method **	20,696	6,899		13,797	0.74%	N/A	N/A	N/A	3 inches	3 inches					
124	124	Onsite	Bioretention lined w/ underdrain	LID	2C. Flow: 4% Method **	200,261	140,183		60,078	7.16%	5,607	5,071	6							
125	125	Onsite	Self-treating areas (landscaped)	LID	N/A	16,405	0		16,405	0.59%	N/A	N/A	N/A							
130	130	Onsite	Bioretention lined w/ underdrain	LID	2C. Flow: 4% Method **	1,035	828		207	0.04%	33	44	6							
131	131	Onsite	Bioretention lined w/ underdrain	LID	2C. Flow: 4% Method **	1,035	828		207	0.04%	33	33	6							
132	132	Onsite	Bioretention lined w/ underdrain	LID	2C. Flow: 4% Method **	904	723		181	0.03%	29	29	6							
133	133	Onsite	Bioretention lined w/ underdrain	LID	2C. Flow: 4% Method **	957	766		191	0.03%	31	31	6							
134	134	Onsite	Bioretention lined w/ underdrain	LID	2C. Flow: 4% Method **	4,049	3,239		810	0.14%	130	130	6							
135	135	Onsite	Bioretention lined w/ underdrain	LID	2C. Flow: 4% Method **	3,096	2,477		619	0.11%	99	99	6							
136	136	Onsite	Bioretention lined w/ underdrain	LID	2C. Flow: 4% Method **	3,408	2,726		682	0.12%	109	109	6							
137	137	Onsite	Bioretention lined w/ underdrain	LID	2C. Flow: 4% Method **	3,374	2,700		675	0.12%	108	108	6							
138	138	Onsite	Bioretention lined w/ underdrain	LID	2C. Flow: 4% Method **	3,374	2,700		675	0.12%	108	108	6							
139	139	Onsite	Bioretention lined w/ underdrain	LID	2C. Flow: 4% Method **	3,096	2,477		619	0.11%	99	99	6							
140	140	Onsite	Bioretention lined w/ underdrain	LID	2C. Flow: 4% Method **	1,971	1,577		394	0.07%	63	63	6							
141	141	Onsite	Bioretention lined w/ underdrain	LID	2C. Flow: 4% Method **	1,112	890		222	0.04%	36	36	6							
142	142	Onsite	Bioretention lined w/ underdrain	LID	2C. Flow: 4% Method **	3,175	2,540		635	0.11%	102	102	6							
143	143	Onsite	Bioretention lined w/ underdrain	LID	2C. Flow: 4% Method **	25,827	20,661		5,165	0.92%	826	826	6							
144	144	Onsite	Bioretention lined w/ underdrain	LID	2C. Flow: 4% Method **	3,377	2,701		675	0.12%	108	108	6							
145	145	Onsite	Bioretention lined w/ underdrain	LID	2C. Flow: 4% Method **	3,377	2,701		675	0.12%	108	108	6							
146	146	Onsite	Bioretention lined w/ underdrain	LID	2C. Flow: 4% Method **	2,539	2,032		508	0.09%	81	81	6							
148	148	Onsite	Bioretention lined w/ underdrain	LID	2C. Flow: 4% Method **	2,687	2,150		537	0.10%	86	86	6							
149	149	Onsite	Bioretention lined w/ underdrain	LID	2C. Flow: 4% Method **	2,378	1,903		476	0.09%	76	76	6							
150	150	Onsite	Bioretention lined w/ underdrain	LID	2C. Flow: 4% Method **	3,142	2,514		628	0.11%	101	101	6							
151	151	Onsite	Bioretention lined w/ underdrain	LID	2C. Flow: 4% Method **	2,778	2,222		556	0.10%	89	89	6							
152	152	Onsite	Bioretention lined w/ underdrain	LID	2C. Flow: 4% Method **	2,643	2,115		529	0.09%	85	85	6							
153	153	Onsite	Bioretention lined w/ underdrain	LID	2C. Flow: 4% Method **	2,339	1,871		468	0.08%	75	75	6							
					Totals:	2,797,797	2,163,689	0	624,309	100.00%										

Footnotes:
1 Per the Municipal Regional Stormwater Permit, sidewalks and other parts of the right-of-way should be included in the new and/or replaced impervious surface calculation and treated as required
2 "Lined" refers to an impermeable liner placed on the bottom of a Bioretention basin or a concrete Flow-Through Planter, such that no infiltration into native soil occurs.
3 Sizing for Bioretention Area Required calculated using the 4% Method (Impervious Area x 0.04)
4 Gravel is considered as an impervious surface unless it is part of an infiltration trench.
5 Treatment type of Self-Treating or Self-Retaining should only be used with landscape based treatment. If pervious pavement is proposed for Self-Treating or Retaining, use the Pervious Pavement selection.
6 Sq-ft Treatment Area / Silva Cell = 10
7 Tree sizing (1/50) assumes standard 30' canopy street/plaza trees. Adjust ratio to 1/25 unites if using small trees.

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LANE PARTNERS
SOM

PARKLINE MASTER PLAN
ARCHITECTURAL CONTROL PACKAGE
MENLO PARK, CA

APPLICANT
LPGS MENLO, LLC
MENLO PARK, CA

ARCHITECT
SKIDMORE, OWINGS & MERRILL
ONE MARITIME PLAZA, SAN FRANCISCO, CA

STORMWATER CONTROL DATA

C6.1

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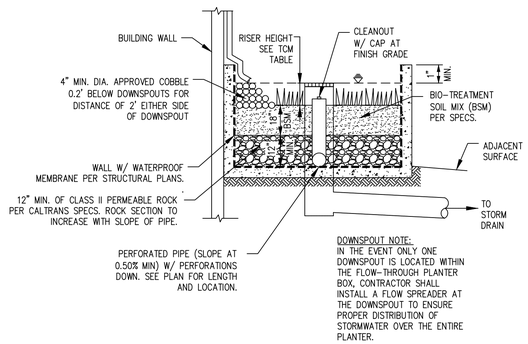
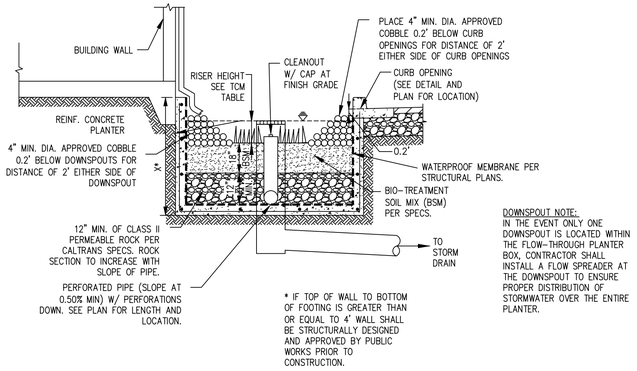


1 FLOW-THROUGH PLANTER (ABOVE GRADE)

NTS



2 FLOW-THROUGH PLANTER (BELOW GRADE)

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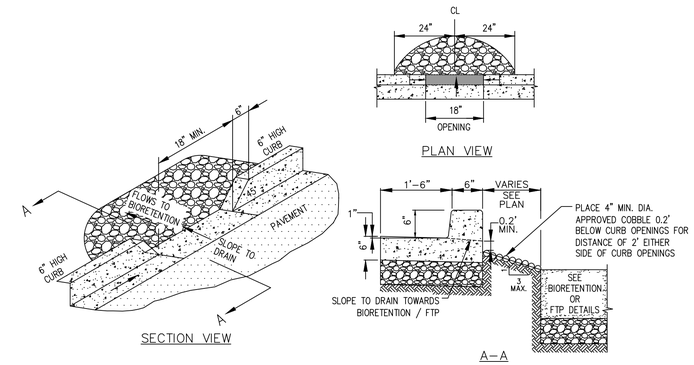

3 CURB OPENING

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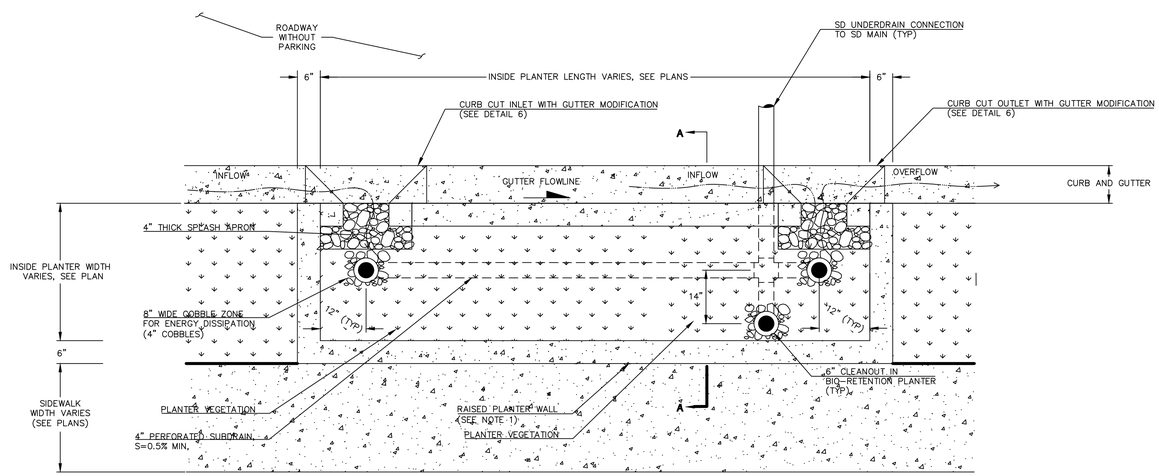

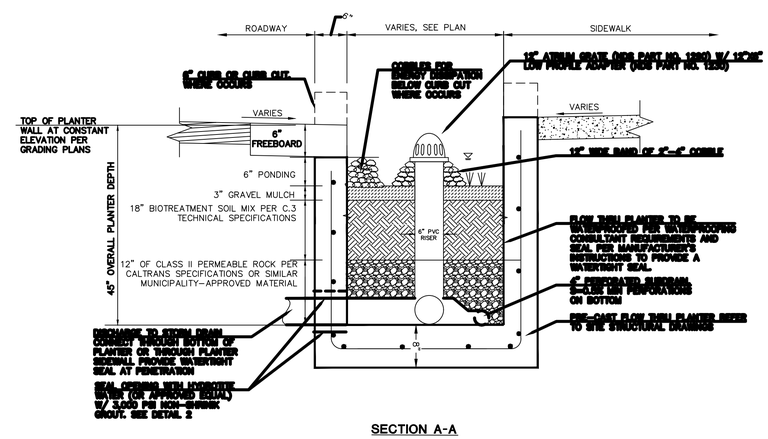

SECTION A-A

NOTES:

1. SLOPE TOP OF PLANTER WALL TO MATCH LONGITUDINAL SLOPE OF ADJACENT SURFACE.
2. LAY OUT DRAINAGE NOTCHES TO PREVENT PONDING BEHIND PLANTER WALL WITH 5' MAXIMUM SPACING BETWEEN NOTCHES.
3. 4" THICK SPLASH APRON SHALL NOT BE INTEGRAL TO PLANTER WALL OR OTHER ADJACENT CONCRETE ELEMENTS.
4. SCARIFY SUBGRADE TO A DEPTH OF 3 INCHES (MIN) IMMEDIATELY PRIOR TO PLACEMENT OF AGGREGATE STORAGE AND BIO-RETENTION SOIL MATERIAL.
5. ALL FITTINGS SHALL BE SOIL TIGHT.
6. TOP OF PONDING ELEVATION IS EQUAL TO LOWEST DESIGN FLOW ELEVATION
7. SET CROWN OF UNDERDRAIN PIPE AT OR BELOW BOTTOM OF CHOKING COURSE.
8. CONTRACTOR SHALL PROVIDE DETAILED SHOP DRAWINGS FOR PRE-CAST TREATMENT PLANTER FOR REVIEW PRIOR TO FABRICATION.

4 AT-GRADE FLOW THROUGH PLANTER

NTS

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LANE PARTNERS SOM

PARKLINE MASTER PLAN
ARCHITECTURAL CONTROL PACKAGE
MENLO PARK, CA

APPLICANT
LPGS MENLO, LLC
MENLO PARK, CA

ARCHITECT
SKIDMORE, OWINGS & MERRILL
ONE MARITIME PLAZA, SAN FRANCISCO, CA

STORMWATER CONTROL DETAILS

C6.2

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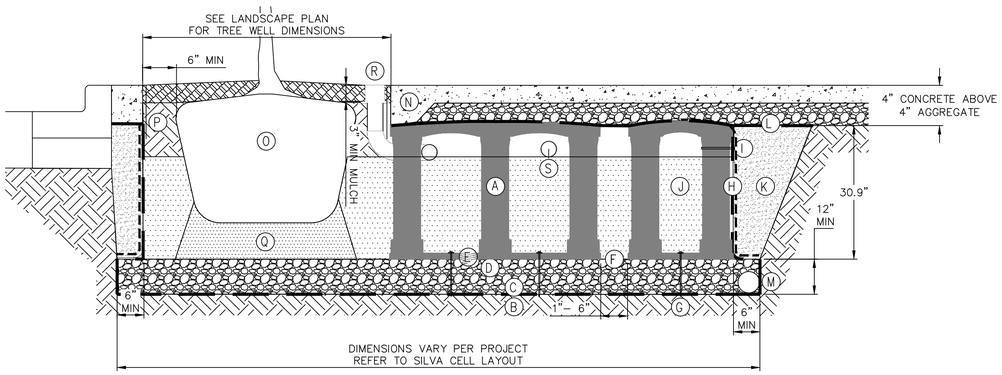
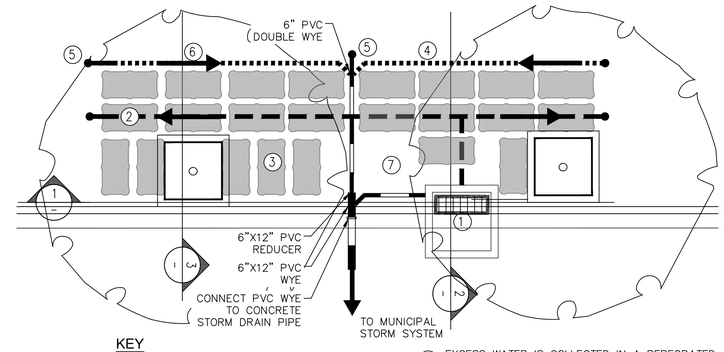


KEY

- (A) SILVA CELL SYSTEM (DECK, BASE, AND POSTS)
- (B) SUBGRADE, COMPACTED
- (C) 40 MIL HDPE LINER WITH WLEDED SEAMS, PLACED ABOVE SUBGRADE
- (D) 12" CLASS 2 PERMEABLE AGGREGATE BASE
- (E) SILVA CELL BASE SLOPE, 10% MAX
- (F) 1" TO 6" SPACING BETWEEN SILVA CELLS AT BASE
- (G) ANCHORING SPIKES, CONTACT DEEPROOT FOR ALTERNATIVE
- (H) GEOGRID, WRAPPED AROUND PERIMETER OF SYSTEM, WITH 6" TOE (OUTWARD FROM BASE) AND 12" EXCESS (OVER TOP OF DECK)
- (I) CABLE TIE, ATTACHING GEOGRID TO SILVA CELL AT BASE OF UPPER LEG FLARE, AS NEEDED
- (J) 18" BIOTREATMENT MIX PER COUNTY C.3 MANUAL SPECIFICATIONS. MIN. INFILTRATION RATE 5IN/HR
- (K) COMPACTED BACKFILL, PER PROJECT SPECIFICATIONS
- (L) GEOTEXTILE FABRIC TO EDGE OF EXCAVATION
- (M) 6" PERFORATED PVC UNDERDRAIN WITH PERFORATIONS FACING DOWNWARD
- (N) THICKENED EDGE AT TREE OPENING (TO BE USED WITH CONCRETE)
- (O) ROOT BALL
- (P) DEEPROOT ROOT BARRIER, 12" OR 18", DEPTH DETERMINED BY THICKNESS OF PAVEMENT SECTION, INSTALL DIRECTLY ADJACENT TO CONCRETE EDGE RESTRAINT
- (Q) PLANTING SOIL BELOW ROOT BALL, COMPACTED WELL TO PREVENT SETTLING
- (R) DEEPROOT WATER AND AIR VENT, ROOTBALL, WHEN REQUIRED
- (S) 6" PVC DISTRIBUTION PIPE

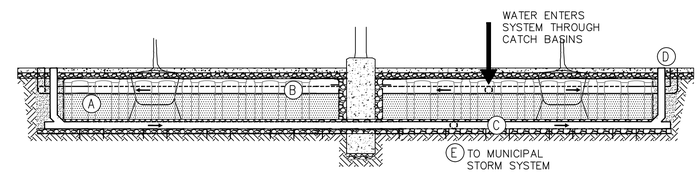
NOTES

1. EXCAVATION SHALL BE DONE IN ACCORDANCE WITH ALL APPLICABLE HEALTH AND SAFETY REGULATIONS
2. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS
3. PROVIDE SUPPLEMENTAL IRRIGATION
4. DO NOT SCALE DRAWINGS



KEY

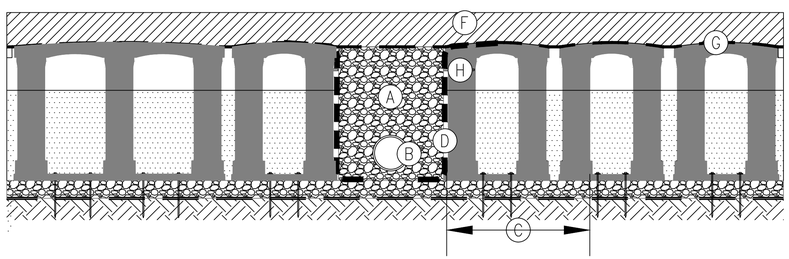
1. STORMWATER ENTERS THE SILVA CELL SYSTEM THROUGH A CATCH BASIN
2. WATER IS DISTRIBUTED THROUGH THE SILVA CELL SYSTEM THROUGH PERFORATED PIPES
3. WATER THEN MOVES THROUGH THE PLANTING SOIL HOUSED WITHIN THE SILVA CELL SYSTEM
4. EXCESS WATER IS COLLECTED IN A PERFORATED DRAIN PIPE
5. CLEANOUT
6. WATER COLLECTED IN THE COLLECTION PIPE IS DIRECTED TO THE MUNICIPAL STORM SYSTEM
7. 6" PVC OVERLFOW PIPE



1 – LONGITUDINAL SECTION

KEY PLAN

- A. SILVA CELL SYSTEM (DECK, BASE, AND POSTS)
- B. DISTRIBUTION PIPE
- C. COLLECTION PIPE
- D. CLEANOUT
- E. CONNECTION TO MUNICIPAL STORM SYSTEM
- → DIRECTION OF WATER FLOW



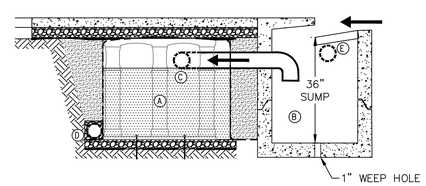
KEY

- (A) WASHED STONE WITHOUT FINES, PER PROJECT SPECIFICATIONS
- (B) EXAMPLE OF EXISTING OR PROPOSED UTILITY, SEE NOTE 2
- (C) 4" – 24" (100mm – 610mm) GAP BETWEEN SILVA CELLS AT BASE
- (D) GEOGRID TO LINE PERIMETER OF AGGREGATE WITH 6" (150 mm) TOE (INWARD) AND 12" (305 mm) EXCESS FOLDED OVER TOP OF ADJACENT DECKS
- (E) SILVA CELL SYSTEM (DECK, BASE, AND POSTS), SEE NOTE 3
- (F) SILVA CELL STANDARD PAVEMENT PROFILE
- (G) GEOTEXTILE
- (H) CABLE TIE, ATTACHING GEOGRID TO SILVA CELL AT BASE OF UPPER POST FLARE

NOTES

1. PAVING PROFILE SHOWN IN THIS DETAIL IS NOT TO SCALE. REFER TO SEPARATE SIDEWALK DETAILS.
2. THE UTILITY CONFLICT SHOWN ON THIS DETAIL IS AN EXAMPLE OF AN EXISTING OR PROPOSED CONDITION THAT MAY MAKE IT NECESSARY TO BRIDGE A LARGER THAN STANDARD GAP BETWEEN CELLS.
3. THIS BRIDGING DETAIL MAY BE USED WITH 1x, 2x, or 3x SYSTEMS. SHOWN HERE ARE 3x SILVA CELLS.
4. SILVA CELL LAYOUT SHOWN HERE IS NOT PRESCRIPTIVE AND WILL VARY PER PROJECT SPECIFICATIONS.
5. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.
6. DO NOT SCALE DRAWINGS.

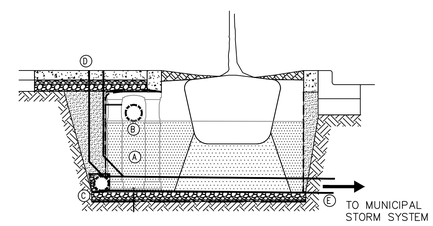
SILVA CELL DETAIL – EXISTING UTILITY CROSSING WITHIN CELLS – BRIDGING WITH AGGREGATE



2 – SECTION AT CATCH BASIN

KEY PLAN

- A. SILVA CELL SYSTEM (DECK, BASE, AND POSTS)
- B. CURB INLET
- C. DISTRIBUTION PIPE
- D. COLLECTION PIPE
- E. 6" OVERFLOW PIPE. INV 6" ABOVE COLLECTION PIPE
- → DIRECTION OF WATER FLOW



3 – SECTION AT TREE WELL

KEY PLAN

- A. SILVA CELL SYSTEM (DECK, BASE, AND POSTS)
- B. DISTRIBUTION PIPE
- C. COLLECTION PIPE
- D. CLEANOUT
- E. CONNECTION TO MUNICIPAL STORM SYSTEM
- → DIRECTION OF WATER FLOW

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LANE PARTNERS SOM

PARKLINE MASTER PLAN
ARCHITECTURAL CONTROL PACKAGE
MENLO PARK, CA

APPLICANT
LPGS MENLO, LLC
MENLO PARK, CA

ARCHITECT
SKIDMORE, OWINGS & MERRILL
ONE MARITIME PLAZA, SAN FRANCISCO, CA

STORMWATER CONTROL DETAILS

C6.2

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