

PRELIMINARY DATA SHEET

LOCATION: 300-309 CONSTITUTION DRIVE, MENLO PARK, CALIFORNIA						
EXISTING USE: WAREHOUSE/OFFICE USE			APPLICANT: HIBISCUS PROPERTIES, LLC			
PROPOSED USE: OFFICE WITH AN OPTION FOR HOTEL			PROPERTY OWNER(S): HIBISCUS PROPERTIES LLC			
ZONING: M2			APPLICATION(S): DEVELOPMENT APPLICATION			
DEVELOPMENT STANDARDS	PROPOSED DEVELOPMENT		EXISTING PROJECT		M-2 ZONING ORDINANCE	
LOT AREA	2,539,928	SF	2,539,928	SF	NA	SF MIN
AVERAGE LOT WIDTH	3,100	FT	3,100	FT	NA	FT MIN
AVERAGE LOT DEPTH	820	FT	820	FT	NA	FT MIN
SETBACKS						
FRONT (NORTH)	60	FT	60	FT	Min. 20	FT
REAR (SOUTH)	21	FT	21	FT	0	FT
SIDE (WEST)	46	FT	46	FT	Min. 10	FT
SIDE(East)	72	FT	81	FT	Min. 10	FT
BUILDING COVERAGE						
COVERAGE: BLDG 21, BLDG 22, BLDG 23 *	1,215,914 SF	SF	823,365	SF	1,142,968	SF MAX
	47.87%	SF	32%		50%	MAX
COVERAGE: BLDG 21, BLDG 22, BLDG 23 & POTENTIAL HOTEL	1,256,092 SF	SF	32%		50%	MAX
	49.45%	SF	32%		50%	MAX
FAR (FLOOR AREA RATIO) OFFICE USE	45%		40%		45%	
FAR (FLOOR AREA RATIO) OFFICE USE + HOTEL	52%					
BUILDING SQUARE FOOTAGE						
EXISTING BUILDINGS 301-309 CONSTITUTION AVE	NA		835,838	GFA		
BUILDING 23 - 300 CONSTITUTION RENOVATION	180,108	GFA	180,108	GFA		
BUILDING 21 - OFFICE BUILDING	512,900	GFA	NA			
BUILDING 22 - OFFICE BUILDING	449,500	GFA	NA			
POTENTIAL HOTEL	174,800	GFA	NA			
TOTAL SQUARE FOOTAGE FOR BUILDINGS	1,317,308	GFA	1,015,946	GFA		
BUILDING HEIGHT						
	75	FT	73	FT		
PARKING						
OFFICE PARKING PROVIDED ON SITE	3,288	SPACES	1,690	SPACES		
HOTEL PARKING PROVIDED ON SITE	245	SPACES	NA	NA		
TOTAL PARKING	3,533	SPACES	1,690	SPACES		

FLOOD ZONE - AE
 BASE FLOOD ELEVATION (BFE) 10.3' NAVD '88
 ALL ELEVATIONS REFER TO NAVD '88

Facebook Campus Expansion

Buildings 21, 22 & Hotel Site
 301-309 Constitution Drive, Menlo Park, California
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AERIAL REGIONAL SITE VIEW | **A0-02**

SCALE : 1"= 300'

11X17 SCALE IS 1"= 600'

JULY 17, 2015

Program Areas by Building (approx. sf)							
BUILDING	Office	Support Rms	Amenities	Event Space	Hotel	Circulation, Walls, Structure, Stairs, etc.	GFA
MPK 21	195,900	50,400	60,165	31,100	0	175,335	512,900
MPK 22	168,800	42,000	56,400	1,200	0	181,100	449,500
POTENTIAL HOTEL	1,800	11,500	13,700	0	61,700	86,100	174,800

Level Areas by Building (approx. sf)					
BUILDING	Ground	Level 1	Level1 Mezz	Roof	GFA
MPK 21	17,700	386,400	79,900	28,900	512,900
MPK 22	13,800	419,900	7,800	8,000	449,500

BUILDING	Ground	Podium	Level 3	Level 4	Level 5	Level 6	Level 7	GFA
POTENTIAL HOTEL	13,700	39,400	22,300	25,000	25,000	25,000	24,400	174,800

NOTE:

1. THE PROGRAM INFORMATION CONTAINED IN THESE TABLES ARE DRAFT APPROXIMATIONS AS THEY STAND AT THIS POINT IN TIME. THE PROGRAM INFORMATION WILL CONTINUE TO BE REFINED AS THE DESIGN OF THE BUILDINGS EVOLVE.

SUPPORT ROOMS:

Support Rooms include Electrical & Machine Rooms, Shipping & Receiving Facilities, Storage Room, Security, Bicycle Storage, Restrooms, IT Rooms, Showers, Lockers.

AMENITIES:

Amenities include Cafeteria, Private Dining Rooms, Cafes, Microkitchens, Mother's/Wellness Room, Meditation Rooms

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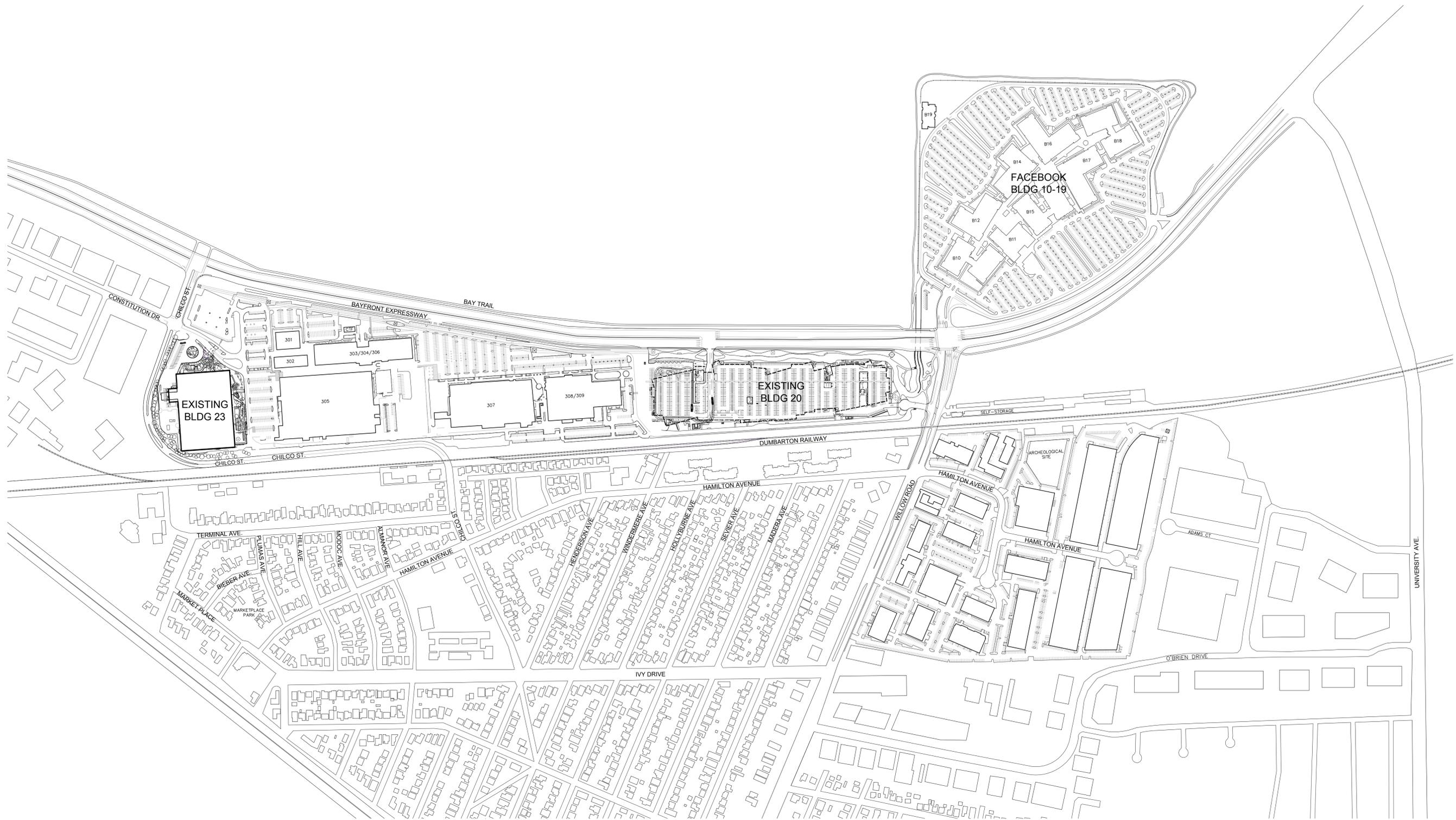
PROGRAM AREAS BLDG 21, BLDG 22, BLDG 23, & POTENTIAL HOTEL | **A0-20**

NOVEMBER 4, 2015

	NAME (DESIGN OCCUPANCY)	PROGRAM RM DIMS	PROGRAM AREA (SF)	PROGRAM QUANTITY	TOTAL PROGRAM AREA NSF
	AMENITIES			9	13,700
	FOOD + BEVERAGE			3	3,900
	FUNCTION SPACE			4	5,800
	FITNESS ROOM			1	1,500
	POOL AND DECK			1	2,500

NOTE:

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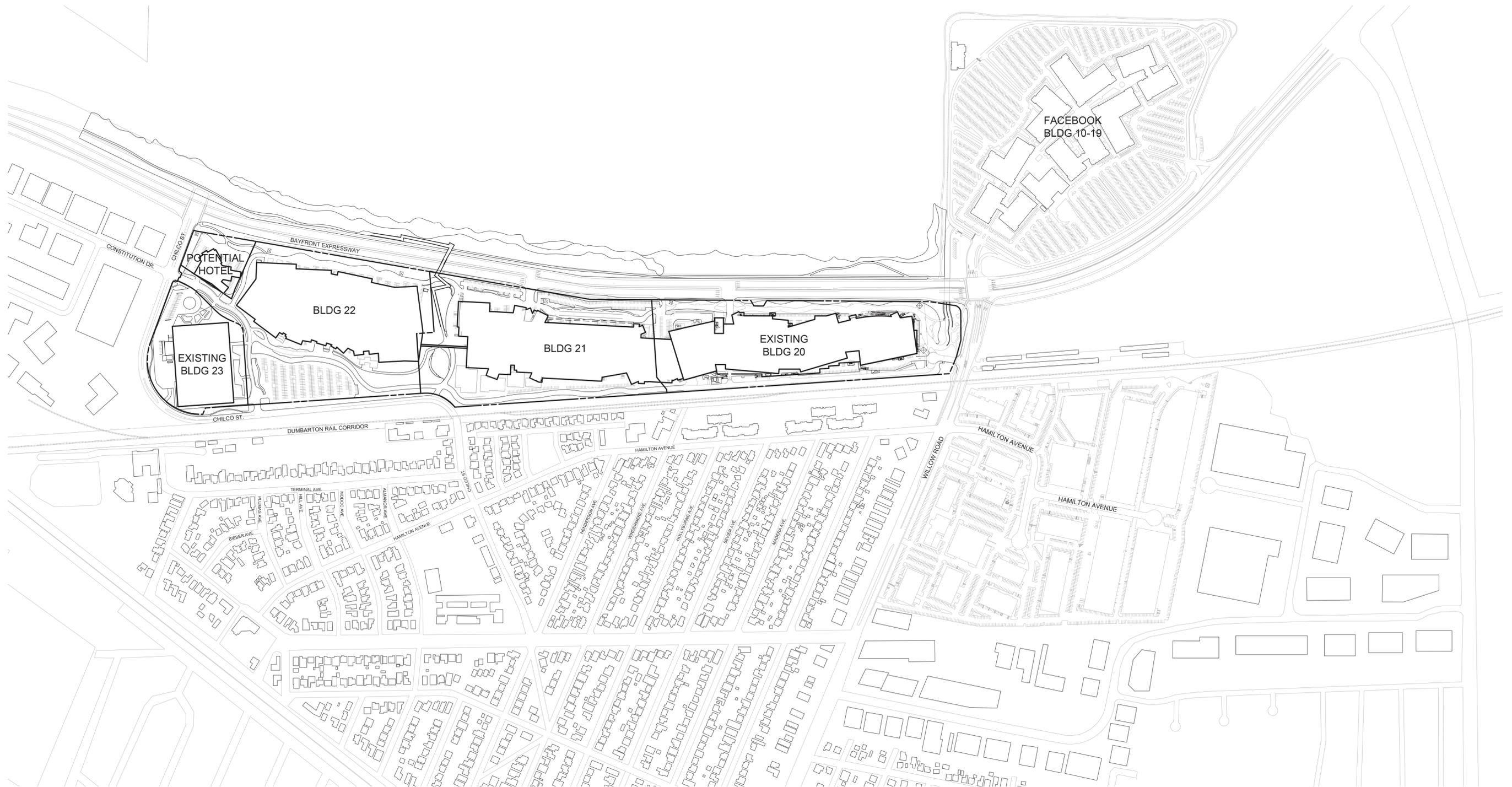


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EXISTING REGIONAL PLAN | A1-01

SCALE : 1"= 300'
 11X17 SCALE IS 1"= 600'
 NOVEMBER 04, 2015

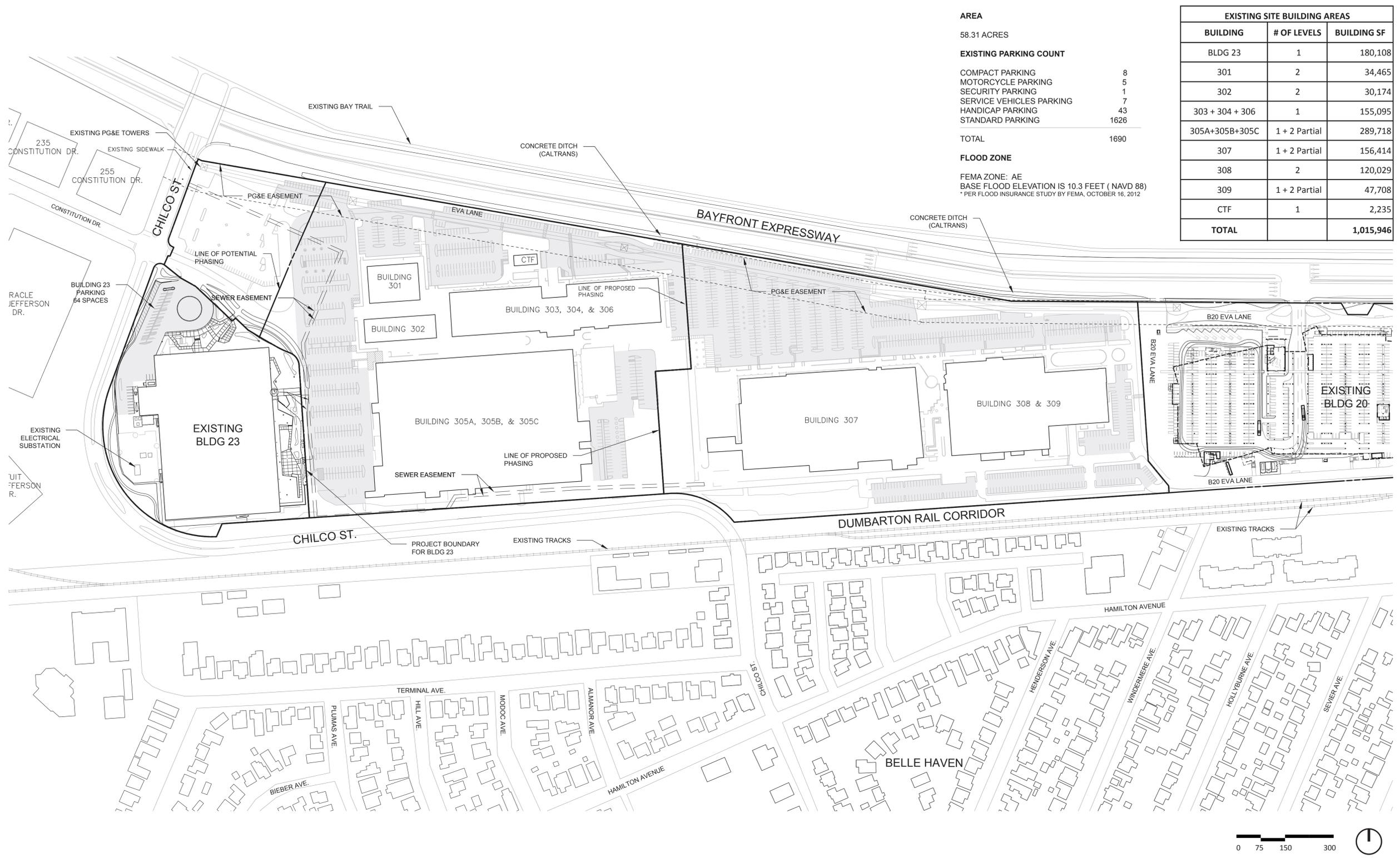


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PROPOSED REGIONAL PLAN | **A1-02**

SCALE : 1"= 300'
 11X17 SCALE IS 1"= 600'
 FEBRUARY 26, 2016



AREA
58.31 ACRES

EXISTING PARKING COUNT

COMPACT PARKING	8
MOTORCYCLE PARKING	5
SECURITY PARKING	1
SERVICE VEHICLES PARKING	7
HANDICAP PARKING	43
STANDARD PARKING	1626
TOTAL	1690

FLOOD ZONE
FEMA ZONE: AE
BASE FLOOD ELEVATION IS 10.3 FEET (NAVD 88)
* PER FLOOD INSURANCE STUDY BY FEMA, OCTOBER 16, 2012

EXISTING SITE BUILDING AREAS		
BUILDING	# OF LEVELS	BUILDING SF
BLDG 23	1	180,108
301	2	34,465
302	2	30,174
303 + 304 + 306	1	155,095
305A+305B+305C	1 + 2 Partial	289,718
307	1 + 2 Partial	156,414
308	2	120,029
309	1 + 2 Partial	47,708
CTF	1	2,235
TOTAL		1,015,946



NOTE: IMPROVEMENTS TO CHILCO WILL BE COMPLETED AS A SEPARATE PROJECT UNDER SEPARATE PERMITS. PROJECT WILL INCLUDE FRONTAGE IMPROVEMENTS AS WELL AS ENHANCED PEDESTRIAN AND BICYCLE SAFETY

EXISTING BLDG	SKYLIGHT	MECHANICAL
TERRACE	METAL ROOF	OPEN TO BELOW
BUILDING	GLAZING	LANDSCAPE



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PROPOSED SITE PLAN | A2-02
 SCALE : 1"= 150'
 11X17 SCALE IS 1"=300'
 MAY 18, 2016



TOTAL VEHICLE PARKING	BLDG 21	BLDG 22	BLDG 23	POTENTIAL HOTEL	TOTAL
REGULAR STALLS : 8'-6" X 16' - 6"	1403	1228	490	230	3351
ENERGY EFFICIENT VEHICLE STALLS (EEV) : 8'-6" X 16' - 6"	44	39	16	7	106
ADA COMPLIANT VEHICLE STALLS : 9'-0" X 18' - 0" (W/ 5'-0" ACCESS AISLE)	25	23	10	7	65
ADA COMPLIANT VAN STALLS : 9'-0" X 18' - 0" (W/ 8'-0" ACCESS AISLE)	4	4	2	1	11
TOTAL VEHICLE PARKING	1476	1294	518	245	3533
BICYCLE PARKING	190	160	30	12	392

- EXISTING BLDG
- TERRACE
- BUILDING
- SKYLIGHT (S)
- METAL ROOF
- GLAZING
- MECHANICAL (M)
- OPEN TO BELOW
- LANDSCAPE



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GROUND LEVEL PLAN / PARKING DATA | A2-03

SCALE : 1"= 150'
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 MAY 18, 2016



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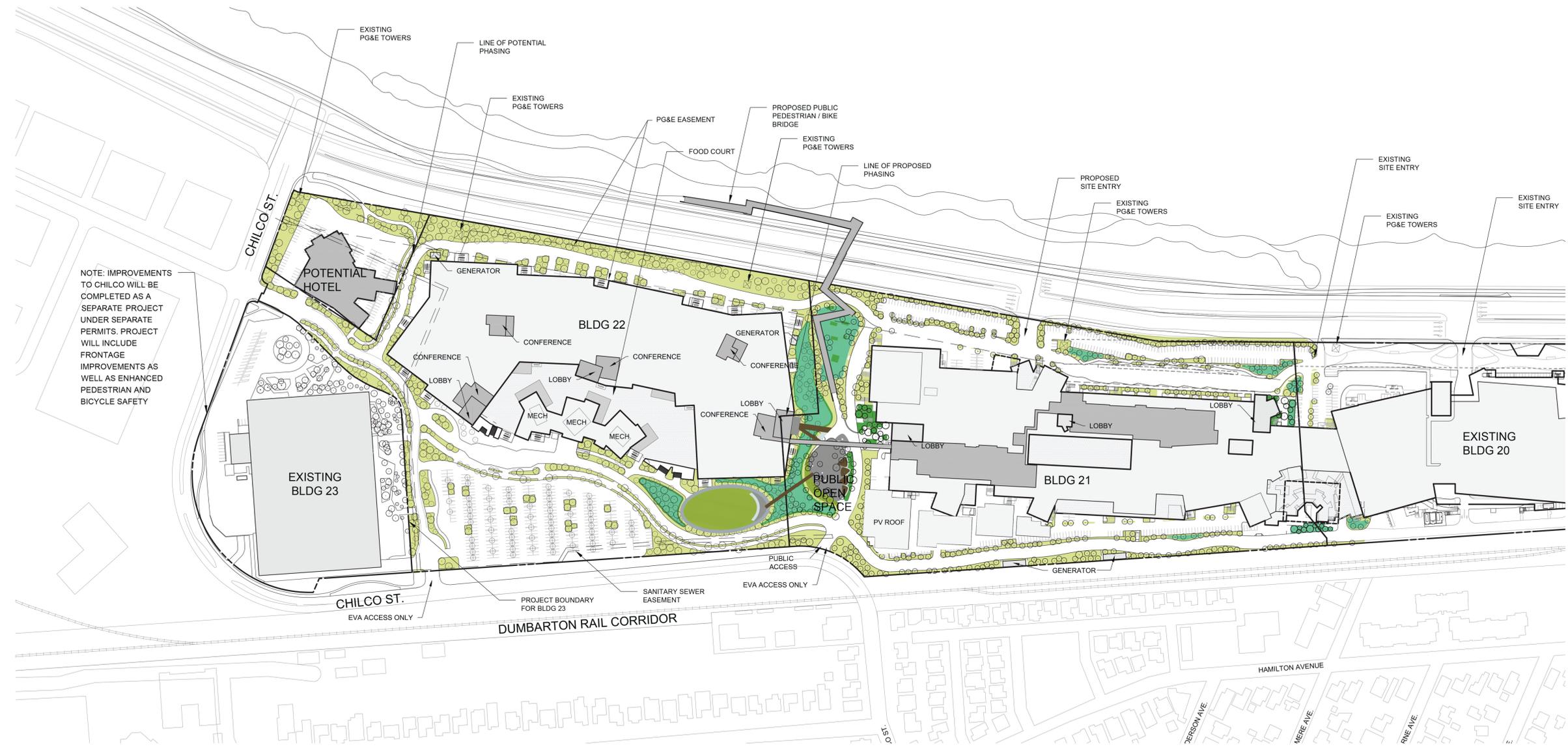
- EXISTING BLDG
- TERRACE
- BUILDING
- SKYLIGHT
- METAL ROOF
- GLAZING
- MECHANICAL
- OPEN TO BELOW
- LANDSCAPE

NOTE: IMPROVEMENTS TO CHILCO WILL BE COMPLETED AS A SEPERATE PROJECT UNDER SEPERATE PERMITS. PROJECT WILL INCLUDE FRONTAGE IMPROVEMENTS AS WELL AS ENHANCED PEDESTRIAN AND BICYCLE SAFETY



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LEVEL 01 OFFICE PLAN | A2-04
 SCALE : 1"= 150'
 11X17 SCALE IS 1"=300'
 MAY 18, 2016

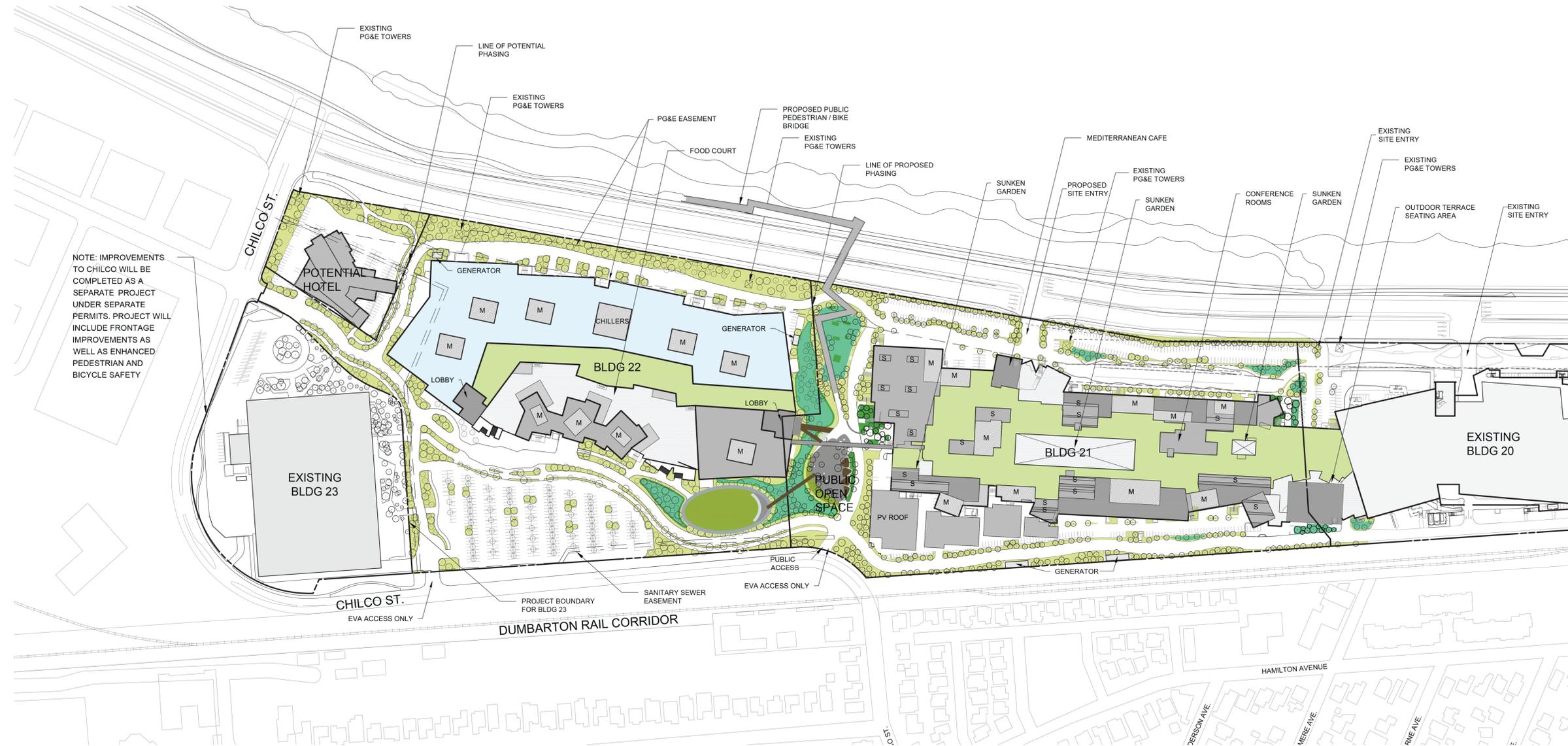


EXISTING BLDG	SKYLIGHT	MECHANICAL
TERRACE	METAL ROOF	OPEN TO BELOW
BUILDING	GLAZING	LANDSCAPE



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LEVEL 01 MEZZANINE PLAN | A2-05
 SCALE : 1"= 150'
 11X17 SCALE IS 1"=300'
 MAY 18, 2016



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MINIMUM LIGHTING STANDARD

The lighting standards for the Facebook Campus Expansion Project shall comply with LEED & CAL Green performance standards designed to minimize light trespass from the buildings and site. The standard set by LEED, below, reflects the intent of the minimum lighting standard for the Facebook Campus Expansion Project site lighting. Light areas only as required for safety and comfort Lighting power densities must not exceed ANSI/ASHRAE/IESNA Standard 90.1-2007 9 with errata but without addenda) for classified zone. Design exterior lighting so that all site and building-mounted luminaires produce a maximum initial illuminance value no greater than 0.20 horizontal and vertical foot-candles at the site boundary and no greater than 0.01 horizontal foot-candles 15 feet beyond the site. Document that no more than 5 % of the total initial designed fixture lumens (sum total of all fixtures on site) are emitted at an angle of 90 degrees or higher from nadir. (Straight down) * The design will also comply with Cal Green Light Pollution Reduction Standards noted below. Outdoor lighting systems shall be designed and installed to comply with the following:

1. The minimum requirements in the California Energy Code for Lighting Zones 14-4 as defined in Chapter 10 of the California Administrative Code; and –
2. Backlight, Uplight and Glare (BUG) ratings as defined in IESNA TM-15-11; and
3. Allowable BUG ratings not exceeding those shown in Table A5.106.8, or
4. Comply with a local ordinance lawfully enacted pursuant to section 101.7, whichever is more stringent.

EXCEPTIONS:

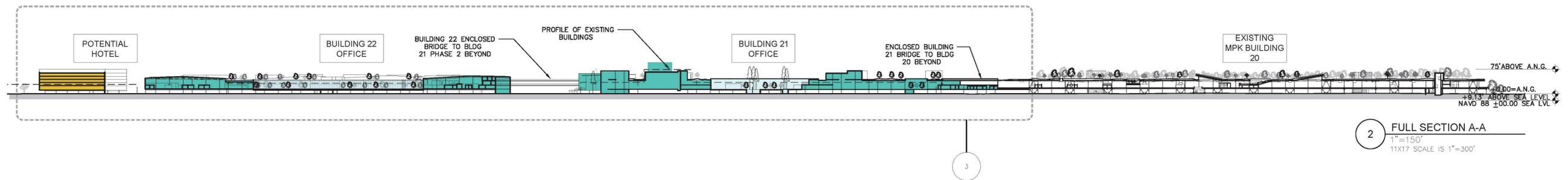
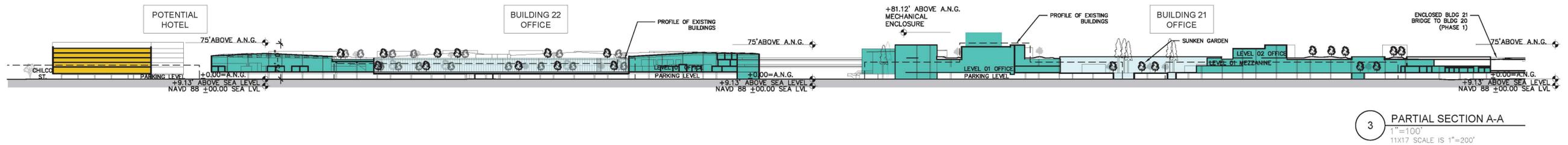
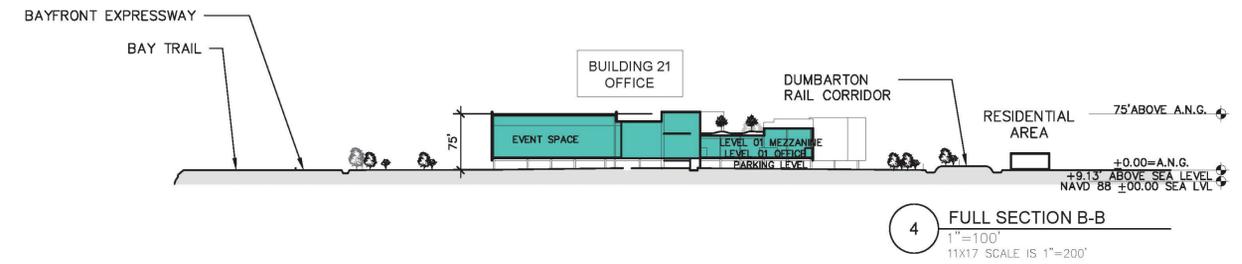
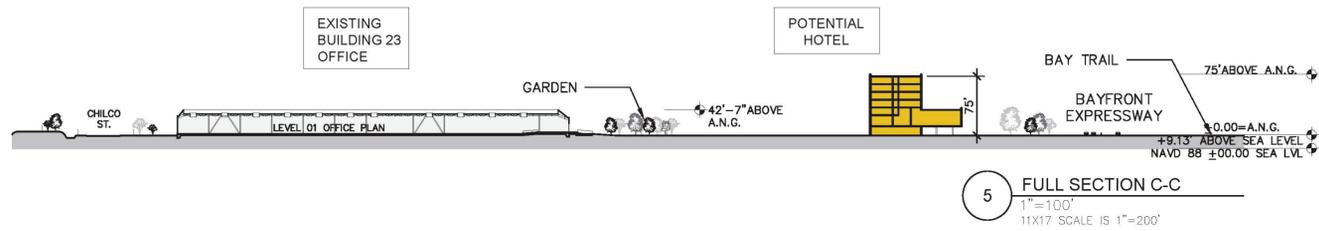
1. Luminaires that qualify as exceptions in Section 147 of the California Energy Code
2. Emergency lighting

The design will also comply with San Francisco Planning Department Standard for Bird-Safe Buildings.

1. Interior lighting will be on motion sensors as much as possible.
2. Perimeter interior lighting be minimized.
3. Rooms used regularly at night to have window coverings.
4. Exterior light fixtures to be designed to minimize light escaping upwards.

	EXISTING BLDG		SKYLIGHT		MECHANICAL
	TERRACE		METAL ROOF		OPEN TO BELOW
	BUILDING		GLAZING		LANDSCAPE





KEY:

OFFICE



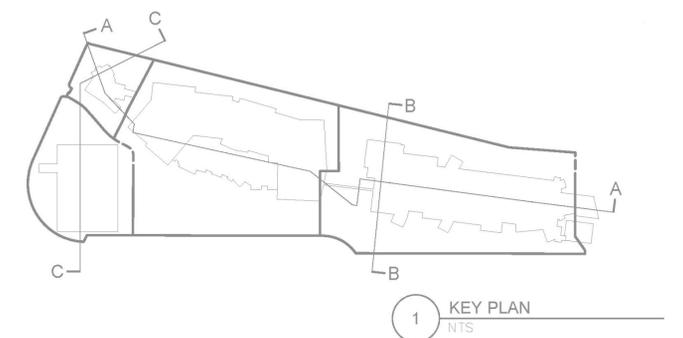
HOSPITALITY



EXISTING BUILDINGS



BLDG. 23 IS NOT PART OF THE PROJECT



Facebook Campus Expansion

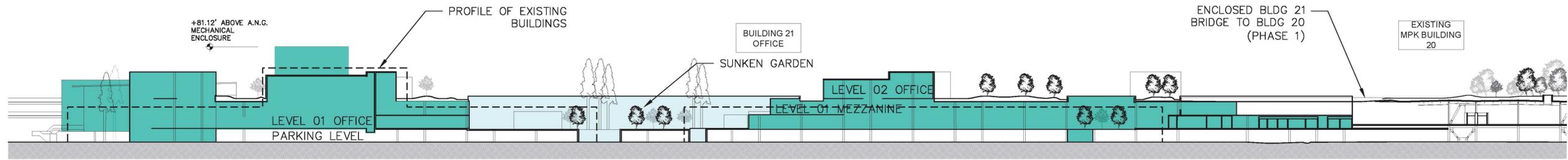
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SITE SECTIONS | A3-01

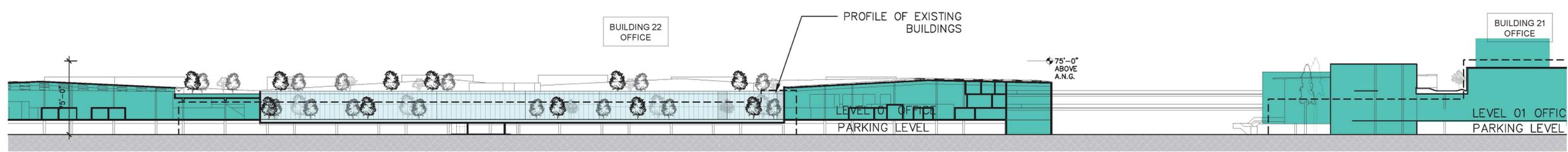
SCALE : AS NOTED

11X17 SCALE IS AS NOTED

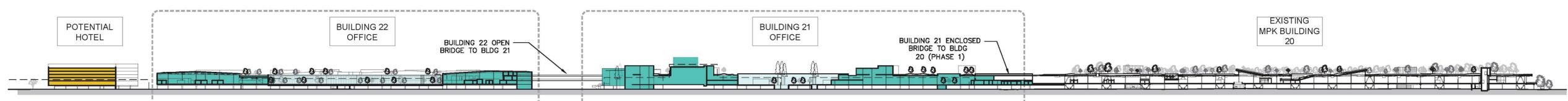
FEBRUARY 26, 2016



3B PARTIAL SECTION A-A
1"=50'
11X17 SCALE IS 1"=100'

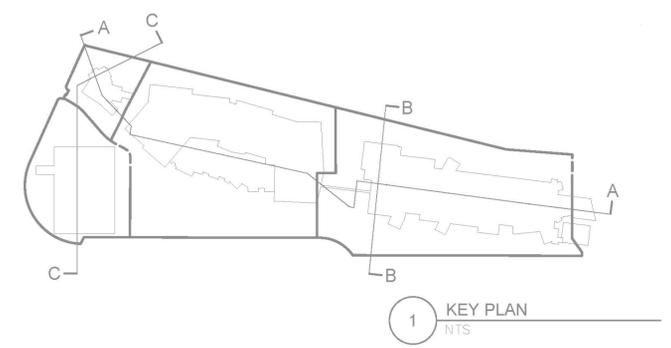


3A PARTIAL SECTION A-A
1"=50'
11X17 SCALE IS 1"=100'



2 FULL SECTION A-A
1"=150'
11X17 SCALE IS 1"=300'

- KEY:**
- OFFICE
 - HOSPITALITY
 - EXISTING BUILDINGS
 - BLDG. 23 IS NOT PART OF THE PROJECT

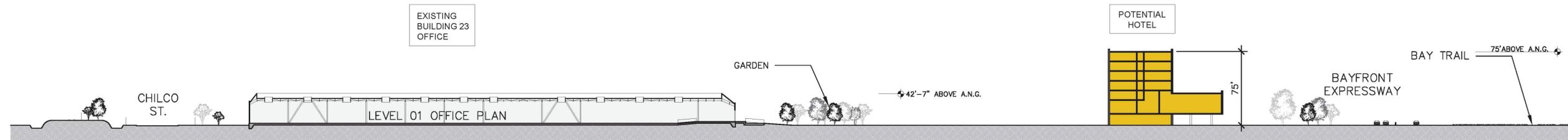


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SITE SECTIONS | A3-02
 SCALE : AS NOTED
 11X17 SCALE IS AS NOTED
 FEBRUARY 26, 2016



4 FULL SECTION B-B
1"=50'
11X17 SCALE IS 1"=100'



5 FULL SECTION C-C
1"=50'
11X17 SCALE IS 1"=100'

KEY:

OFFICE



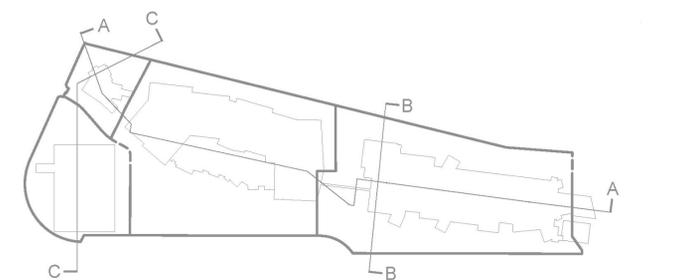
HOSPITALITY



EXISTING BUILDINGS



BLDG. 23 IS NOT PART OF THE PROJECT



1 KEY PLAN
NTS

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Buildings 21, 22 & Hotel Site

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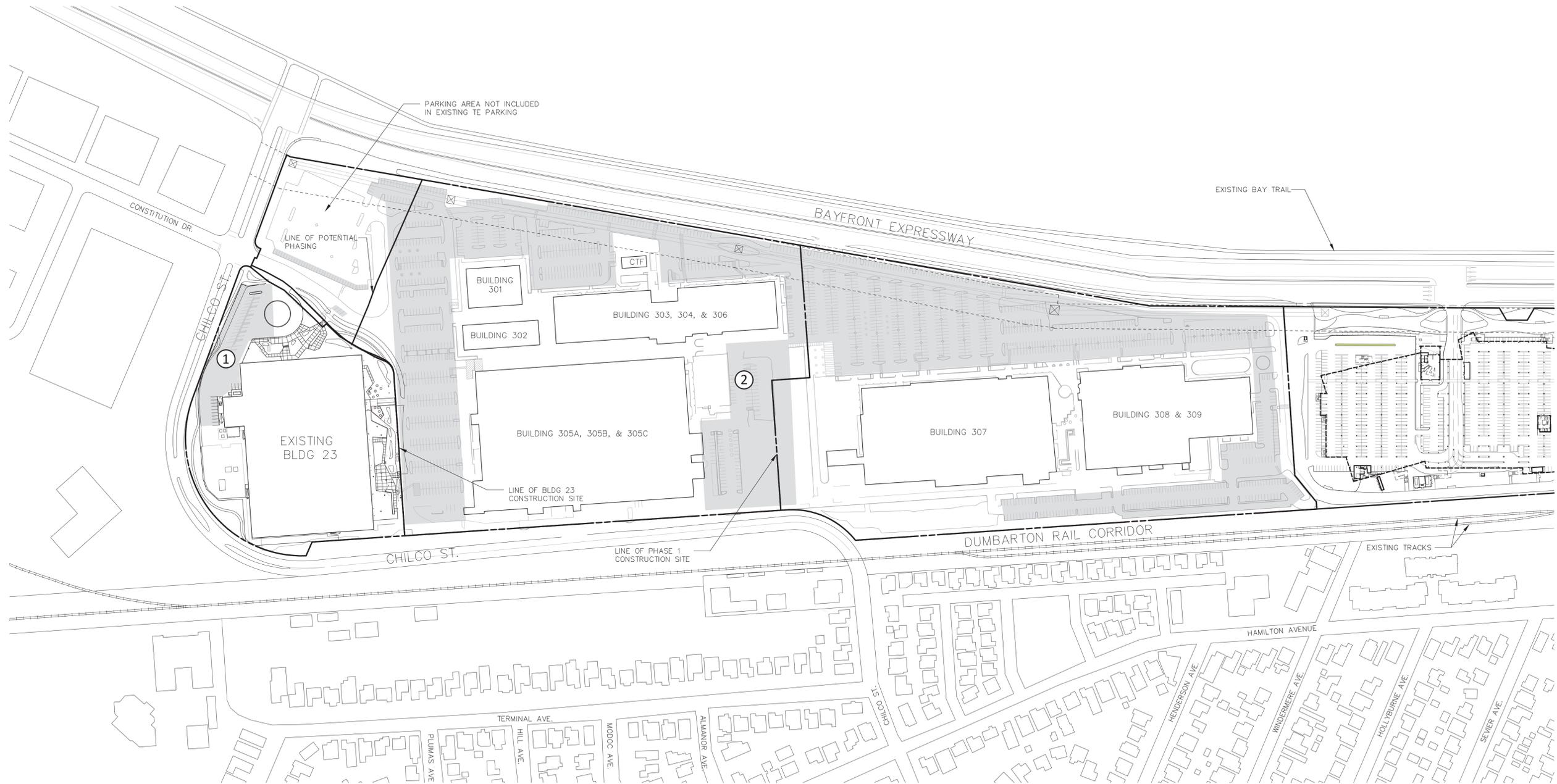
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SITE SECTIONS | A3-03

SCALE : AS NOTED

11X17 SCALE IS AS NOTED

FEBRUARY 26, 2016



EXISTING PARKING FOR BUILDING 23 AND T.E. TENANTS

	NUMBER OF SPACES
1. BUILDING 23 SITE	57
2. SITE EXISTING	1,626
TOTAL	1,690

EXISTING CONDITION: BUILDING 23 RENOVATION COMPLETION PARKING

The conditional use permit approved in December 2014 for Building 23 (Building 300) allows Facebook to accommodate the employees of Building 23 by utilizing the current existing parking spaces on the site which are also shared by the tenants of existing buildings of the site. This is an interim condition until the remainder of the project site is developed.

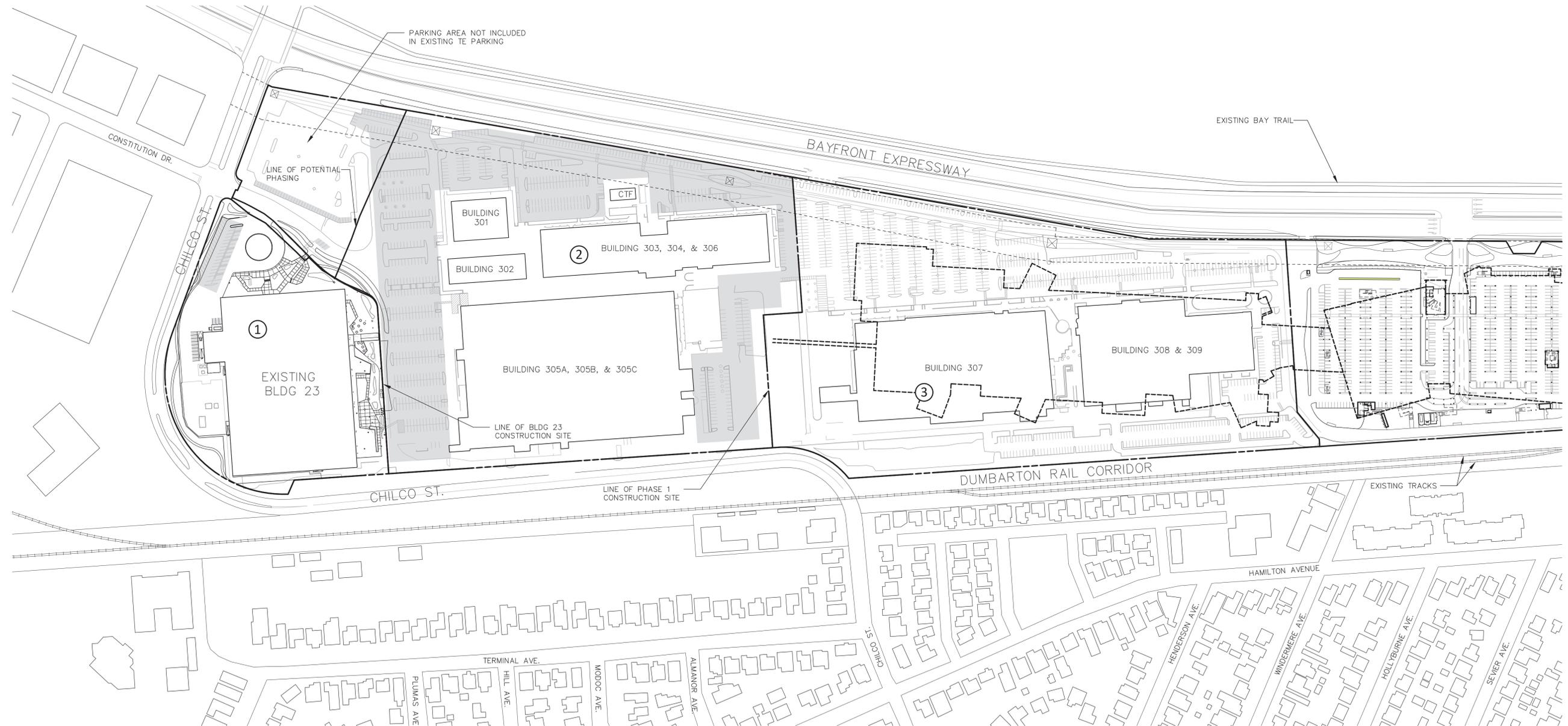


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EXISTING CONDITION: BUILDING 23 RENOVATION PARKING | A4-01

SCALE : 1"= 150'
 11X17 SCALE IS 1"=300'
 MAY 18, 2016



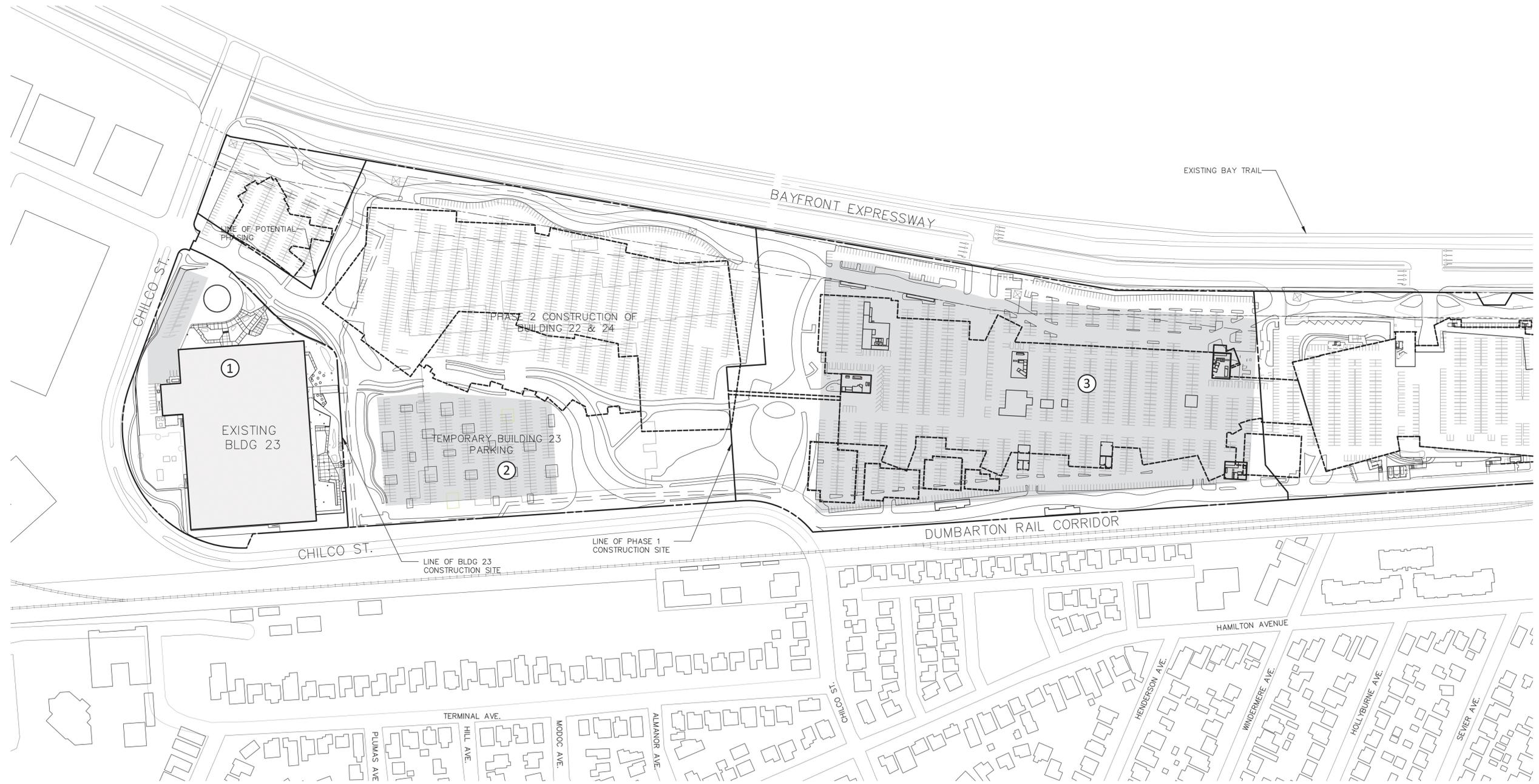
-  ROADWAYS BUILT IN PHASE 2
-  EXISTING PARKING FOR BUILDING 23 AND T.E. TENANTS

	NUMBER OF SPACES
1 - BUILDING 23	57
2 - EXISTING T.E. SITE SPACES	717
3 - BUILDING 21 CONSTRUCTION AREA	0
TOTAL	781

PHASE 1: BUILDING 21 CONSTRUCTION PARKING

During the construction of Phase 1, only one half of the site is being utilized by office employees. It is assumed that construction parking will be managed within the Phase 1 site boundary. The parking for the remaining T.E. tenants and Building 23 (Building 300) Facebook employees will be shared using the remaining parking spaces of the existing T.E. campus parking layout.



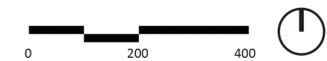


PARKING FOR BUILDING 23 DURING PHASE 2 CONSTRUCTION

	NUMBER OF SPACES
1 - BUILDING 23	57
2 - TEMPORARY BUILDING 23 PARKING	282
3 - BUILDING 21 SITE	1,476
TOTAL	1,822

PHASE 2 - BUILDING 22 & HOTEL CONSTRUCTION PARKING

During the construction of Phase 2, this site needs to accommodate the new building employees for Building 21 and Building 23 (Building 300). Phase 2 accommodates the code required parking spaces for the new office Building 21 square footage, a total of 1,710 spaces. This plan allocates a parking area for temporary parking of 536 spaces for Building 23 in a zone on the Phase 2 construction area. Phase 2, once completed, will accommodate the remaining code-required 536 parking spaces for Building 23 to the east of the building.

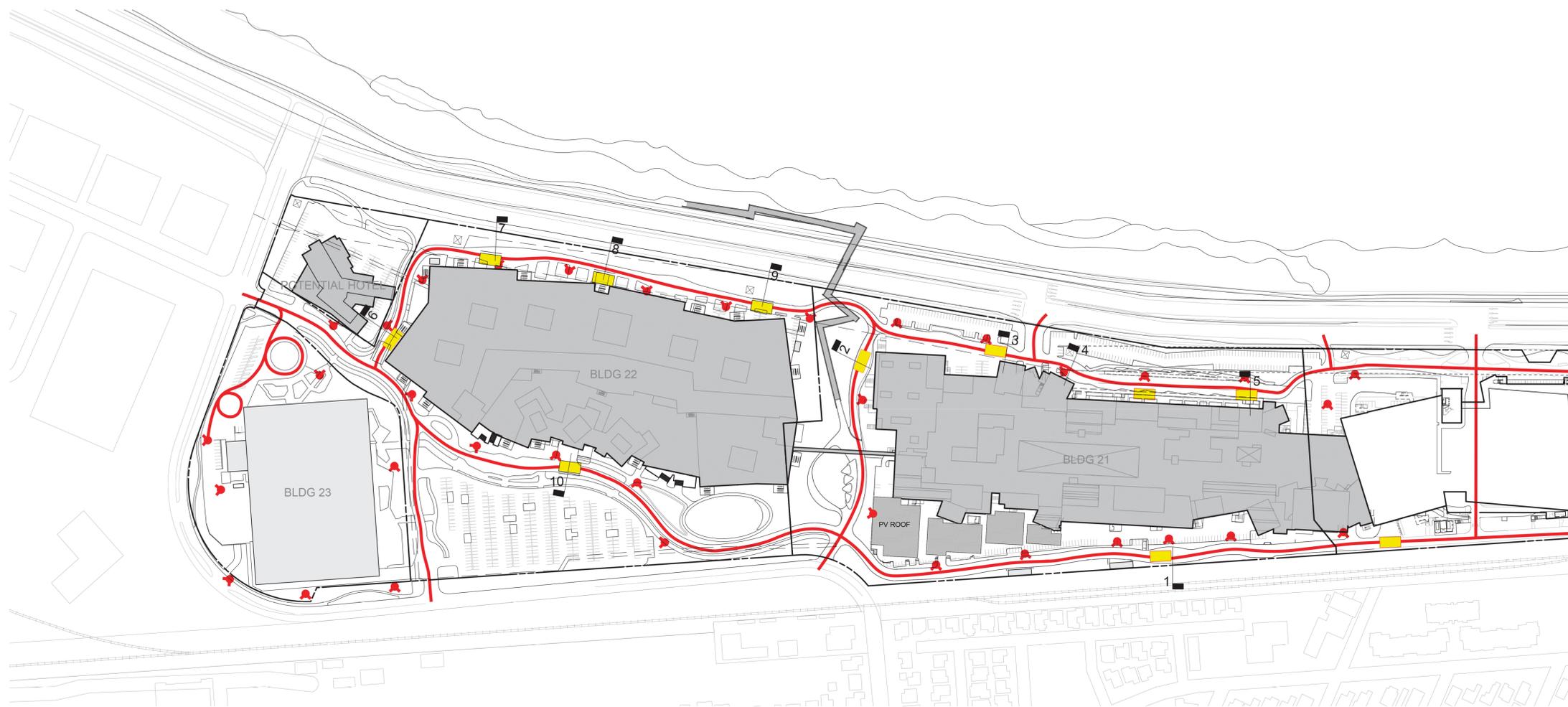


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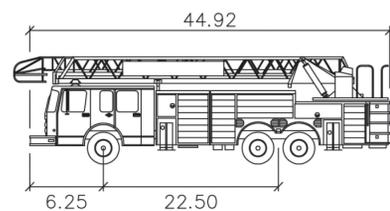
PHASE 2: BUILDING 22 & HOTEL CONSTRUCTION PARKING | A4-03

SCALE : 1"= 150'
 11X17 SCALE IS 1"=300'
 MAY 18, 2016



LEGEND

- BUILDING ROOF
- FIRE ACCESS - 26'-0" MINIMUM WIDTH
- FIRE TRUCK
- FIRE STAGING AREA - 30' X 60'
- FIRE HYDRANT



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

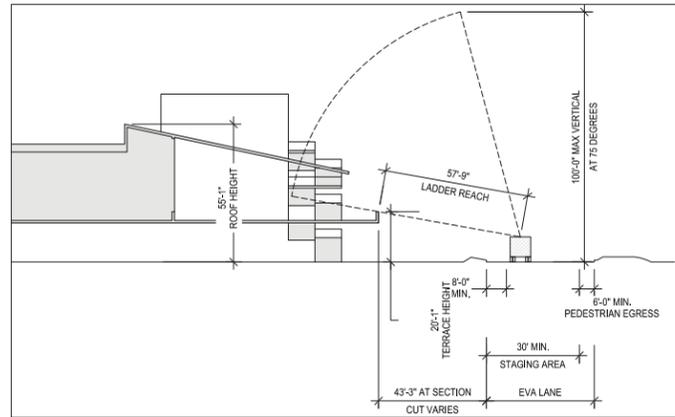
Note: Additional fire hydrants can be added during final design phase

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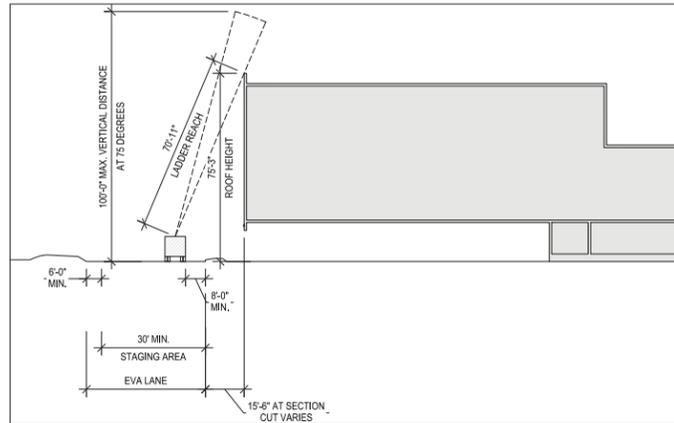
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FIRE ACCESS PLAN | A5-01

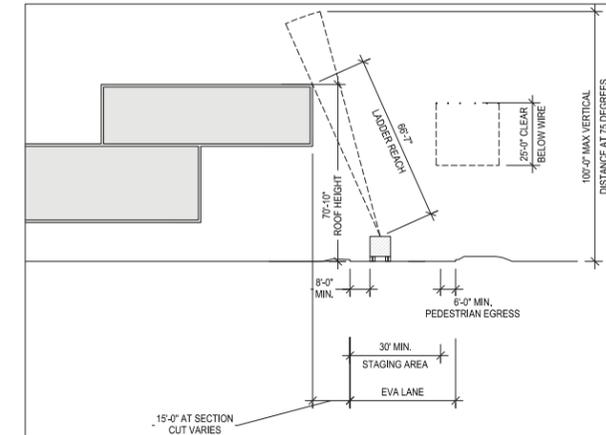
SCALE : 1"= 150'
 11X17 SCALE IS 1"=300'
 MARCH 08, 2016



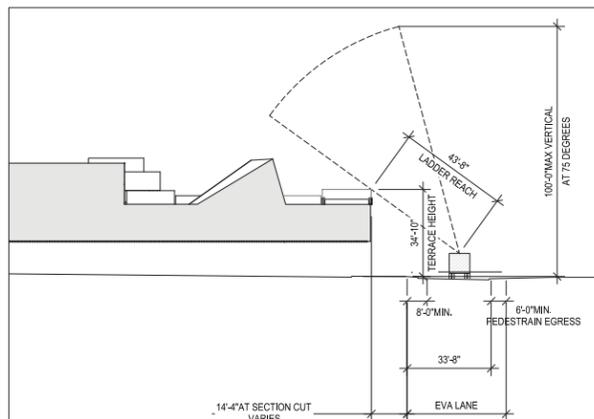
1 SECTION AT FD STAGING AREA 1
SCALE: 1/32" = 1'-0"



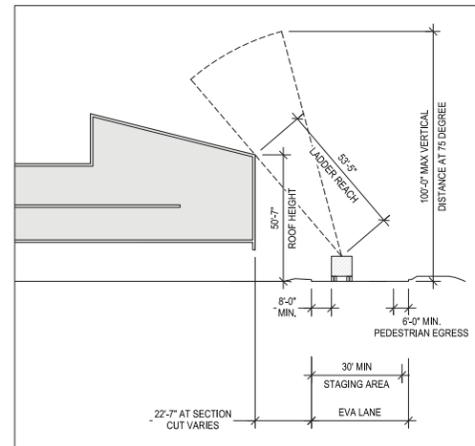
2 SECTION AT FD STAGING AREA 2
SCALE: 1/32" = 1'-0"



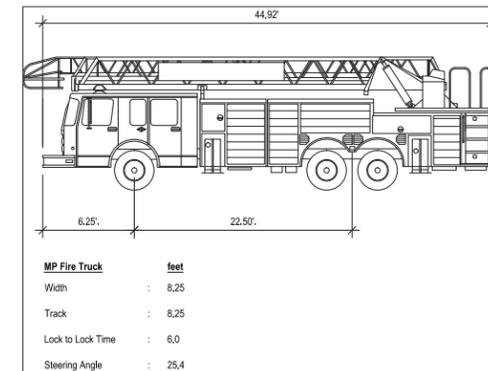
3 SECTION AT FD STAGING AREA 3
SCALE: 1/32" = 1'-0"



4 SECTION AT FD STAGING AREA 4
SCALE: 1/32" = 1'-0"

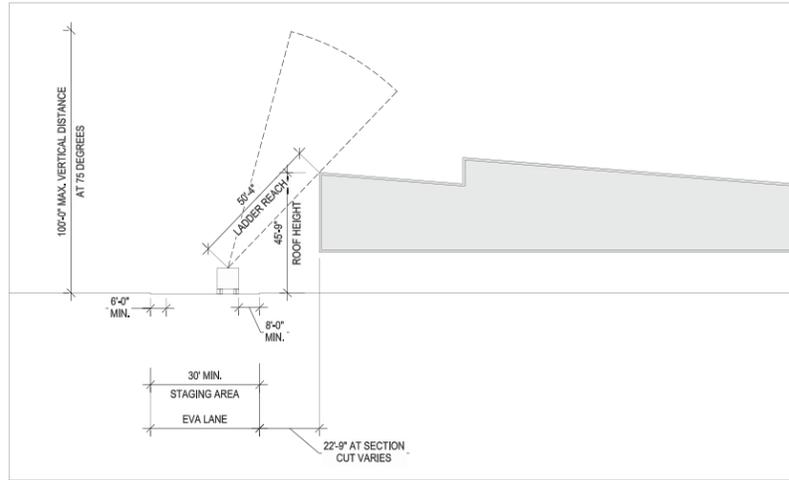


5 SECTION AT FD STAGING AREA 5
SCALE: 1/32" = 1'-0"

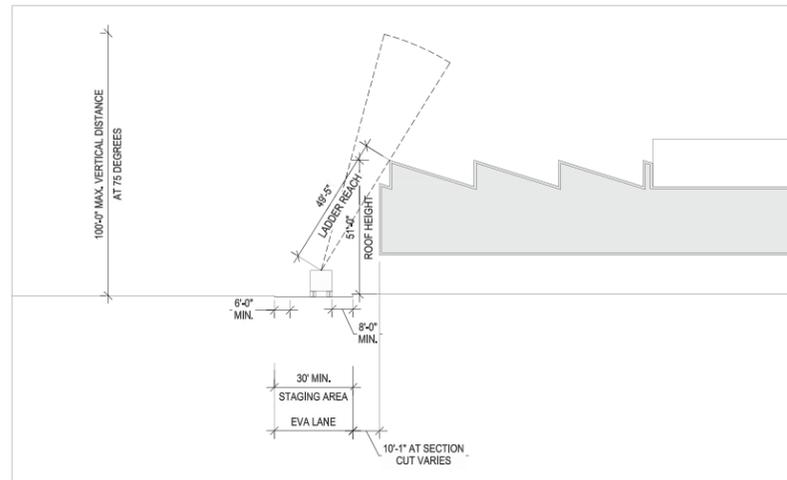


MP FIRE TRUCK
SCALE: 1/8" = 1'-0"

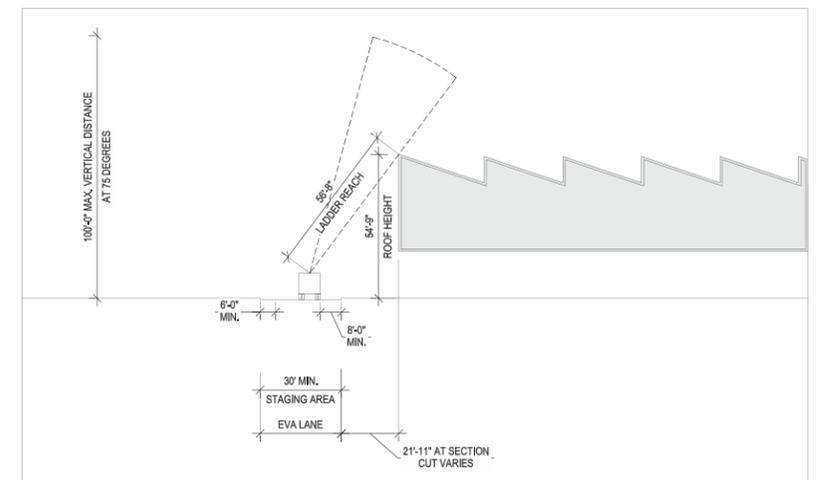
MP Fire Truck	feet
Width	: 8.25
Track	: 8.25
Lock to Lock Time	: 6.0
Steering Angle	: 25.4



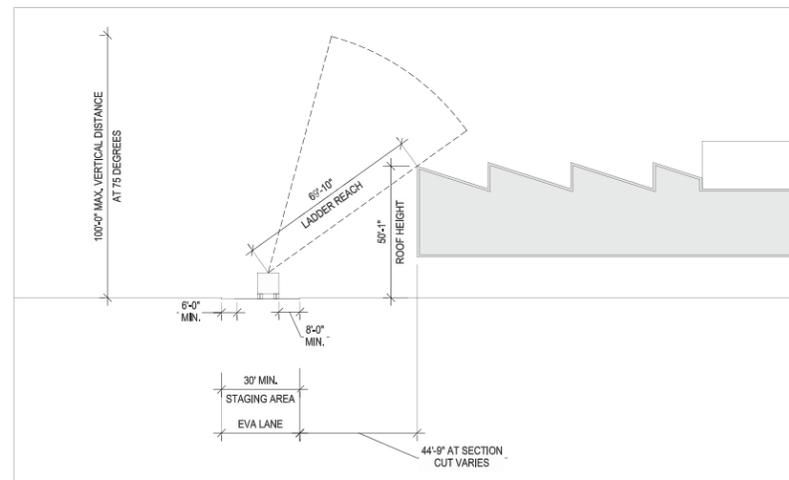
6 SECTION AT FD STAGING AREA 6
SCALE: 1/32" = 1'-0"



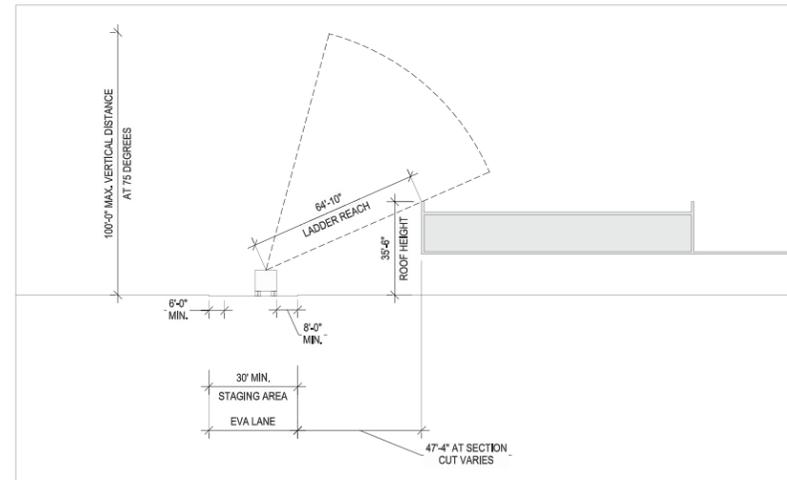
7 SECTION AT FD STAGING AREA 7
SCALE: 1/32" = 1'-0"



8 SECTION AT FD STAGING AREA 8
SCALE: 1/32" = 1'-0"



9 SECTION AT FD STAGING AREA 9
SCALE: 1/8" = 1'-0"



10 SECTION AT FD STAGING AREA 10
SCALE: 1/32" = 1'-0"



VIEW LEGEND

- 1. HILL AVE
- 2. MODOC AVE
- 3. CHILCO ST.
- 4. HAMILTON PARK
- 5. BDC PUBLIC SHORELINE TRAIL
- 6. BAY TRAIL
- 7. BEDWELL BAYFRONT PARK

Facebook Campus Expansion

Buildings 21, 22 & Hotel Site
301-309 Constitution Drive, Menlo Park, California
Gehry Partners, LLP

PHOTO SIMULATION: AERIAL REGIONAL SITE VIEW LOCATION | **A6-00**

SCALE : NTS

11X17 SCALE IS NTS

FEBRUARY 24, 2016



EXISTING



PROPOSED

Facebook Campus Expansion

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Gehry Partners, LLP

PHOTO SIMULATION: HILL AVE VIEW 1 | A6-01

FEBRUARY 24, 2016



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PHOTO SIMULATION: MODOC AVE VIEW 2 | A6-02

FEBRUARY 24, 2016



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PHOTO SIMULATION: CHILCO STREET VIEW 3 | A6-03

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PHOTO SIMULATION: HAMILTON PARK VIEW 4 | **A6-04**

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PHOTO SIMULATION: BCDC PUBLIC SHORELINE TRAIL VIEW 5 | A6-05

FEBRUARY 24, 2016



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PHOTO SIMULATION: BAY TRAIL VIEW 6 | A6-06

FEBRUARY 24, 2016



EXISTING



PROPOSED

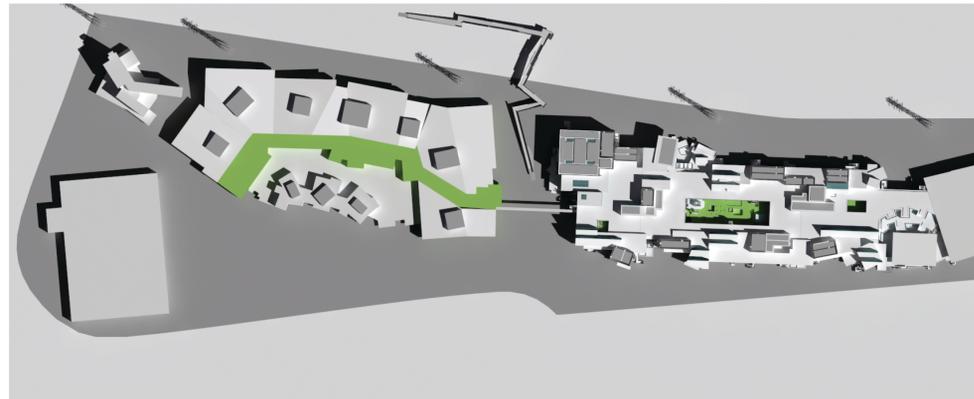
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PHOTO SIMULATION: BEDWELL BAYFRONT PARK VIEW 7 | A6-07

FEBRUARY 24, 2016

Spring Equinox (March 20) Shadows



March 20, 9 am

Summer Solstice (June 21) Shadows



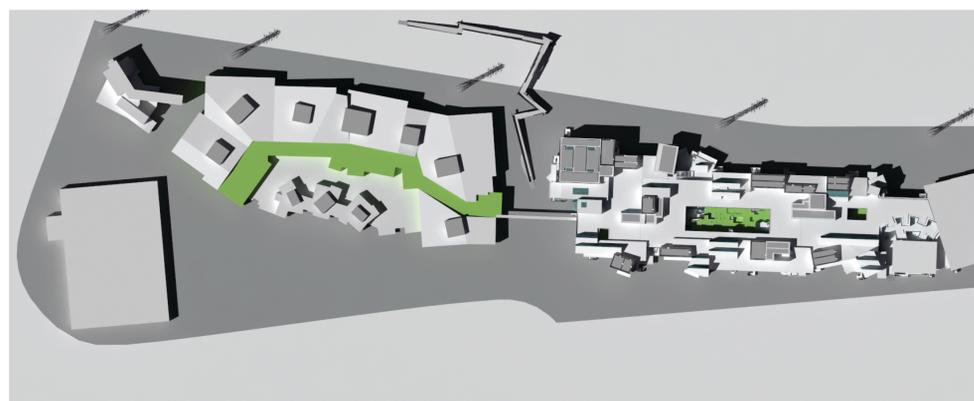
June 21, 9 am



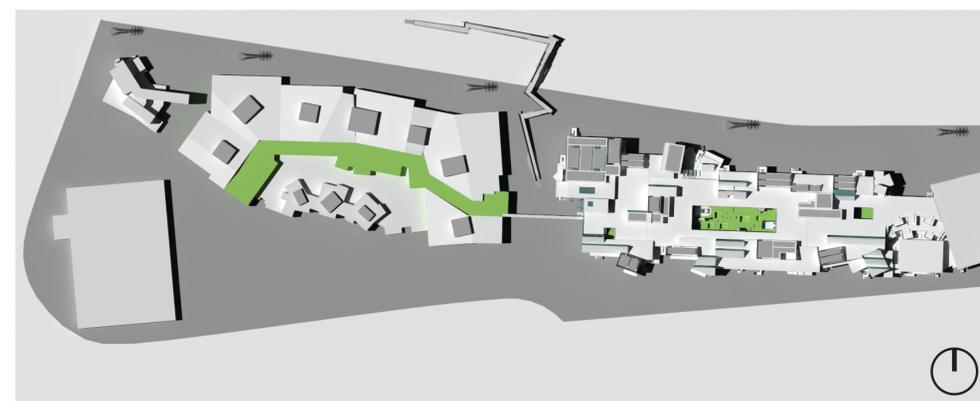
March 20, 12 pm



June 21, 12 pm



March 20, 3 pm



June 21, 3 pm

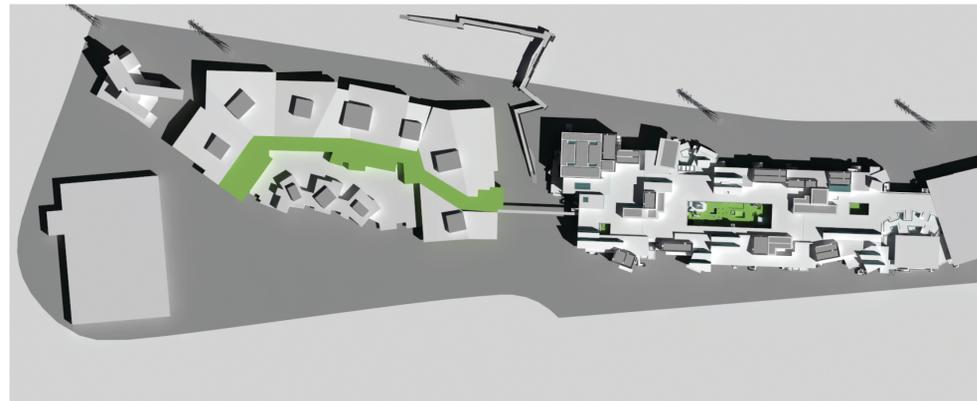
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SHADOW DIAGRAMS | A7-01

SCALE : NTS
11X17 SCALE IS NTS
FEBRUARY 26, 2016

Fall Equinox (September 23) Shadows



September 23, 9 am

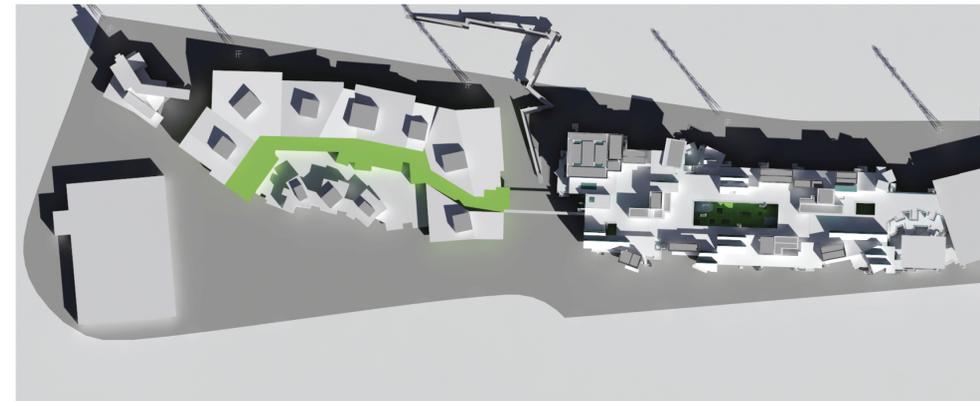


September 23, 12 pm



September 23, 3 pm

Winter Solstice (December 22) Shadows



December 22, 9 am



December 22, 12 pm



December 22, 3 pm

Facebook Campus Expansion

Buildings 21, 22 & Hotel Site
301-309 Constitution Drive, Menlo Park, California
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SHADOW DIAGRAMS | A7-02

SCALE : NTS
11X17 SCALE IS NTS
FEBRUARY 26, 2016