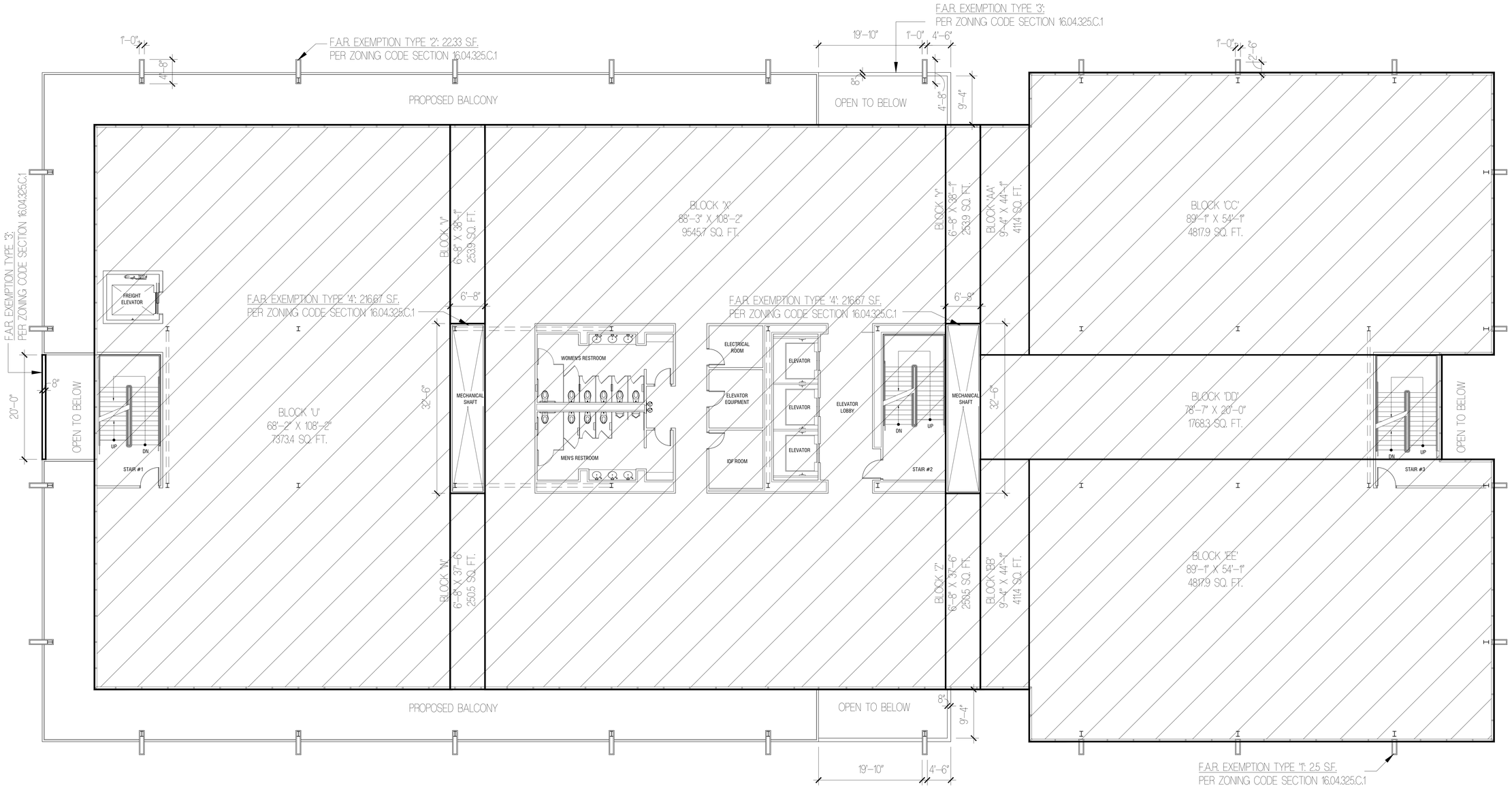

1 4TH FLOOR AREA PLAN

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

NORTH BUILDING 1 NORTH BUILDING 2

NOTE: ALL CALCULATIONS ARE TAKEN X2 TO ACCOUNT FOR BOTH BUILDINGS. BUILDING '1' IS IDENTICAL TO BUILDING '2'.

BUILDING AREA	F.A.R.
SITE AREA: 578,472 SF.	
FIRST FLOOR AREA: 30,817 SF.	5.5%
BLOCK A = 8,044.9 SF. BLOCK B = 2,775 SF. BLOCK C = 8,044.9 SF. BLOCK D = 12,969 SF.	
SECOND FLOOR AREA: 34,115 SF.	5.9%
BLOCK E = 4,227.5 SF. BLOCK F = 1,963.3 SF. BLOCK G = 4,227.5 SF. BLOCK H = 320.6 SF. BLOCK J = 317.2 SF. BLOCK K = 8,180.0 SF. BLOCK L = 2,632.1 SF. BLOCK M = 253.9 SF. BLOCK N = 250.5 SF. BLOCK P = 411.4 SF. BLOCK Q = 411.4 SF. BLOCK R = 4,817.9 SF. BLOCK S = 1,768.3 SF. BLOCK T = 4,817.9 SF.	
THIRD FLOOR AREA: 34,115 SF.	5.9%
EXACTLY AS SECOND FLOOR CALCULATIONS ABOVE	
FOURTH FLOOR AREA: 30,548 SF.	5.2%
BLOCK U = 7,373.4 SF. BLOCK V = 253.9 SF. BLOCK W = 250.5 SF. BLOCK X = 9,545.7 SF. BLOCK Y = 253.9 SF. BLOCK Z = 250.5 SF. BLOCK AA = 411.4 SF. BLOCK BB = 411.4 SF. BLOCK CC = 4,817.9 SF. BLOCK DD = 1,768.3 SF. BLOCK EE = 4,817.9 SF.	
TOTAL BUILDING AREA = 129,969 SF. X 2 = 259,919 SF.	22.45% X 2 = 44.9%

BUILDING COVERAGE	
FIRST FLOOR AREA: 35,536 SF. X 2 = 69,070 SF.	11.94%
BLOCK A = 8,044.9 SF. BLOCK B = 2,775 SF. BLOCK C = 8,044.9 SF. BLOCK D = 12,969 SF. COVERED AREA A = 890.8 SF. COVERED AREA B = 440.8 SF. COVERED AREA C = 440.8 SF. COVERED AREA D = 890.8 SF. FIRST FLOOR F.A.R. EXEMPT AREA = 910.4 SF.	
NO PORTIONS OF FLOORS 2–4 APPLY TOWARDS BUILDING COVERAGE	

TOTAL EXEMPTION TABLE
FIRST FLOOR EXEMPTION TYPE 1 (2.5 SF. X 14) = 35 SF. EXEMPTION TYPE 2 (467 SF. X 12) = 5604 SF.
SECOND FLOOR EXEMPTION TYPE 1 (2.5 SF. X 24) = 60 SF. EXEMPTION TYPE 2 (467 SF. X 2) = 934 SF. EXEMPTION TYPE 3 (8" WIDE X 87'–4" LINEAR FEET) = 58.29 SF. EXEMPTION TYPE 4 (241 SF. X 2) = 442 SF.
THIRD FLOOR EXEMPTION TYPE 1 (2.5 SF. X 24) = 60 SF. EXEMPTION TYPE 2 (467 SF. X 2) = 934 SF. EXEMPTION TYPE 3 (8" WIDE X 87'–4" LINEAR FEET) = 58.29 SF. EXEMPTION TYPE 4 (241 SF. X 2) = 442 SF.
FOURTH FLOOR EXEMPTION TYPE 1 (2.5 SF. X 10) = 25 SF. EXEMPTION TYPE 2 (467 SF. X 16) = 75 SF. EXEMPTION TYPE 3 (8" WIDE X 87'–4" LINEAR FEET) = 58.29 SF. EXEMPTION TYPE 4 (241 SF. X 2) = 442 SF.
TOTAL EXEMPTION AREA = 1830.59 SF. X 2 = 3,661.18 SF. 3,661.18 SF. / 260,232 SF. = 1.4% < 3% ALLOWED

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The **SOBRATO** Organization

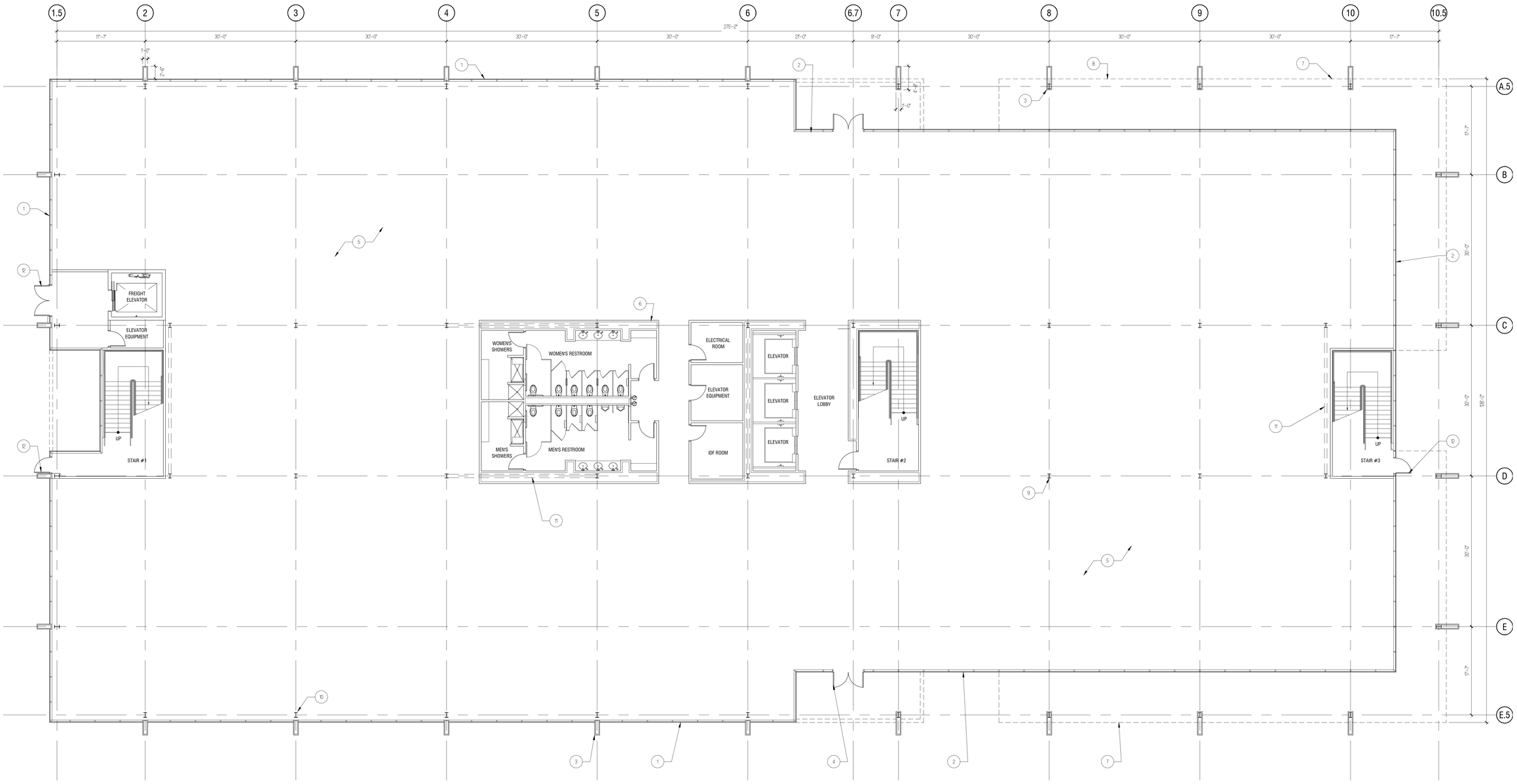
DATE	DESCRIPTION
07.17.12	PLANNING DEPARTMENT SUBMITTAL

LICENSED ARCHITECT
CRAIG JAMES ALMEDER
EXP. 10–31–13
C–21289
STATE OF CALIFORNIA

FOURTH FLOOR
AREA CALCULATIONS

A2.03

PROJECT NO: 112943



1 OFFICE BUILDING FIRST LEVEL FLOOR PLAN

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

NORTH BUILDING 1 NORTH BUILDING 2

KEY NOTES

1. 1" INSULATED LOW E GLAZING SYSTEM W/ BLUE TINT GLASS IN ALUMINUM FRAMES WITH BUTT GLAZED JOINTS
2. 1" INSULATED LOW E GLAZING SYSTEM W/ CLEAR GLASS IN ALUMINUM FRAMES WITH BUTT GLAZED JOINTS
3. ALUMINUM CLAD FIN COLUMNS
4. ENTRY DOORS
5. 5" CONCRETE SLAB ON GRADE, TYP.
6. INTERIOR PARTITIONS
7. LINE OF SECOND FLOOR ABOVE
8. ~~EXTERIOR OVERHEAD CORNICE ABOVE (SHOWN DASHED)~~ (NOT USED)
9. W10 COLUMNS AT INTERIOR, TYP.
10. W8X67 OR HSS COLUMNS AT EXTERIOR, TYP.
11. BRB BRACED FRAME, TYP.
12. STOREFRONT DOOR

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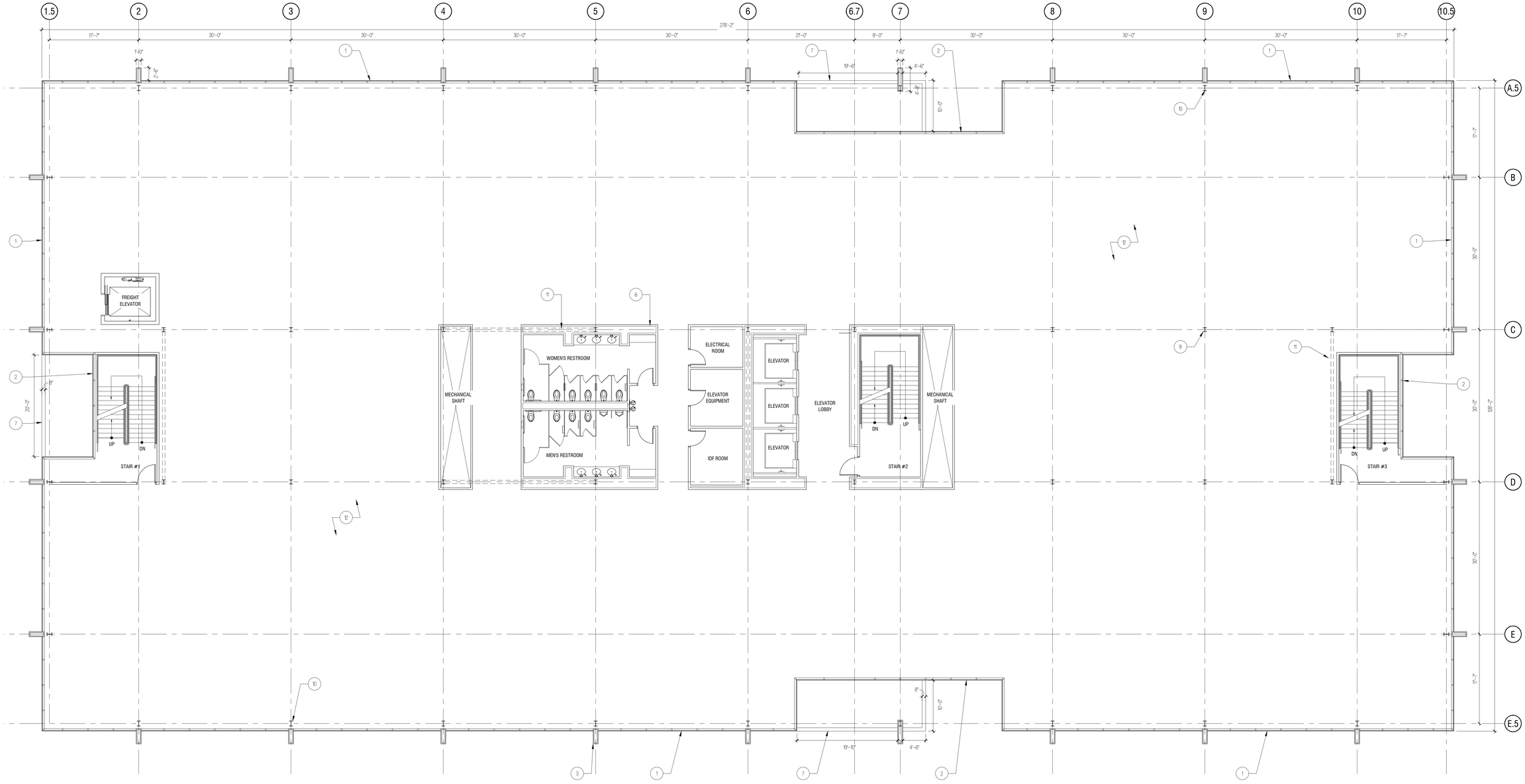
STATE OF CALIFORNIA

OFFICE BUILDING
FIRST LEVEL FLOOR PLAN

A2.11

PROJECT NO: 112943



1 OFFICE BUILDING - TYPICAL UPPER FLOOR PLAN

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

NORTH BUILDING 1 NORTH BUILDING 2

KEY NOTES

1. 1" INSULATED LOW E GLAZING SYSTEM W/ BLUE TINT GLASS IN ALUMINUM FRAMES WITH BUTT GLAZED JOINTS
2. 1" INSULATED LOW E GLAZING SYSTEM W/ CLEAR GLASS IN ALUMINUM FRAMES WITH BUTT GLAZED JOINTS
3. ALUMINUM CLAD FIN COLUMNS
4. ~~ENTRY DOORS~~ (NOT USED)
5. ~~5" CONCRETE SLAB ON GRADE, TYP.~~ (NOT USED)
6. INTERIOR PARTITIONS
7. 8"W X 2'-6"H ALUMINUM HORIZONTAL BAND
8. ~~EXTERIOR OVERHEAD CORNICE ABOVE (SHOWN DASHED)~~ (NOT USED)
9. W10 COLUMNS AT INTERIOR, TYP.
10. W8X67 OR HSS COLUMNS AT EXTERIOR, TYP.
11. BRB BRACED FRAME, TYP.
12. TYPICAL FLOOR FRAMING – 2 1/2" CONCRETE FILL OVER 2" 18 GA. METAL DECK OVER 24" OPEN WEB STEEL JOISTS (FOR ESTIMATING QUANTITIES ASSUME STRUCTURAL STEEL IS 110 POUNDS PER SQUARE FOOT OF GROSS FLOOR AREA)

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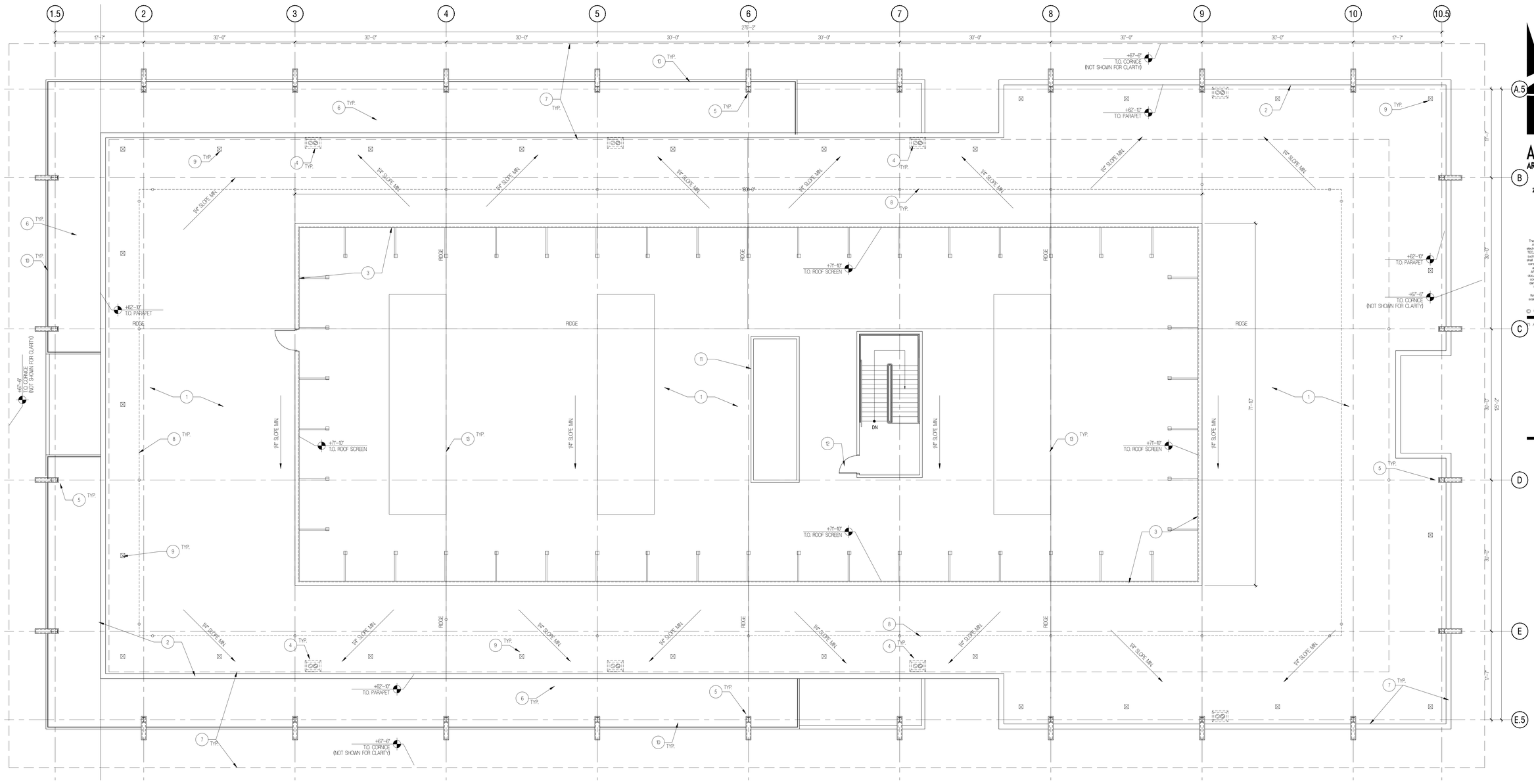
LICENSED ARCHITECT
CRAIG JAMES ALMEIDA
EXP. 10-31-13
C-21289
STATE OF CALIFORNIA

OFFICE BUILDING
TYPICAL UPPER FLOOR PLAN

A2.12

PROJECT NO: 112943



1 OFFICE BUILDING ROOF PLAN

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

NORTH BUILDING 1

NORTH BUILDING 2

KEY NOTES

1. TYPICAL ROOF FRAMING – ROOFING OVER 1 1/2" 16 GA. METAL DECK OVER 2" OPEN WEB STEEL JOISTS
2. LINE OF PARAPET BELOW CORNICE
3. ALUMINUM COMPOSITE PANEL ROOF SCREEN
4. ROOF/OVERFLOW DRAIN
5. LINE OF COLUMN COVER
6. ACCESSIBLE BALCONY
7. LINE OF CORNICE ABOVE
8. ROOFTOP FALL ARREST SYSTEM W/ 8 MM CABLE. POST SPACING 25'-30' O.C. FLSWORKS FLEXIBLE LIFELINE SYSTEM OR APPROVED EQUAL
9. ROOF DAVIT SUPORTS, VERIFY LOCATION WITH WINDOW WASHING CONTRACTOR AND COORDINATE WITH STRUCTURAL.
10. 42" HIGH GLASS GUARDRAIL AT 4TH FLOOR BELOW
11. ELEVATOR PENTHOUSE
12. ROOF ACCESS FROM STAIR
13. PROPOSED HVAC EQUIPMENT – (ALL HVAC EQUIPMENT WILL BE SCREENED BY ROOF PARAPET AND MECHANICAL EQUIPMENT SCREEN WALL)

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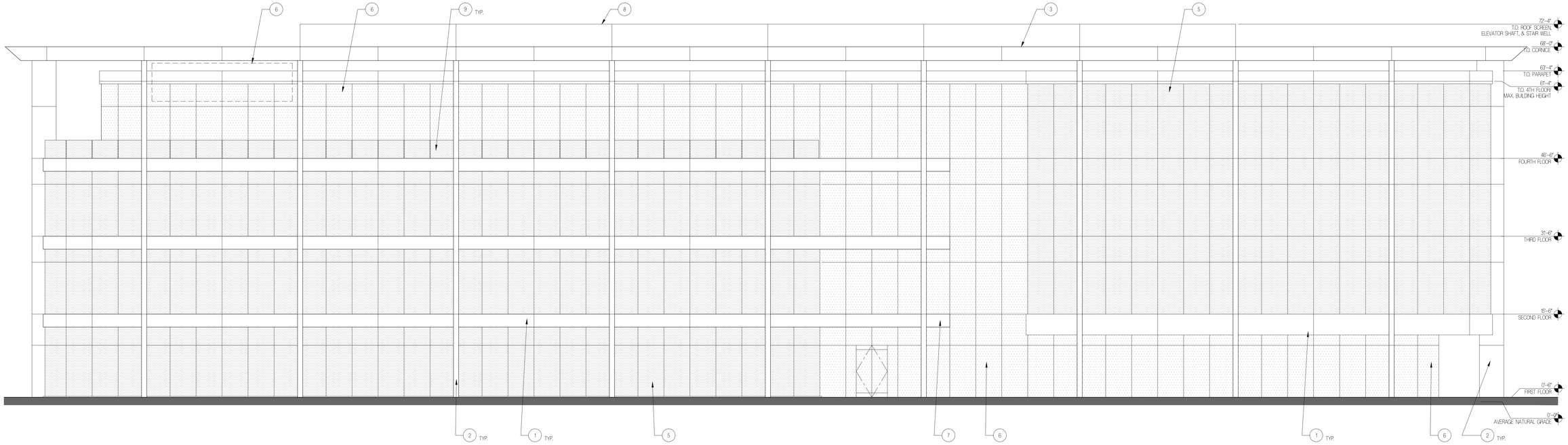
LICENSED ARCHITECT
CRAIG JAMES ALMEEN
EXP. 10-31-13
C-21289
STATE OF CALIFORNIA

OFFICE BUILDING
ROOF PLAN

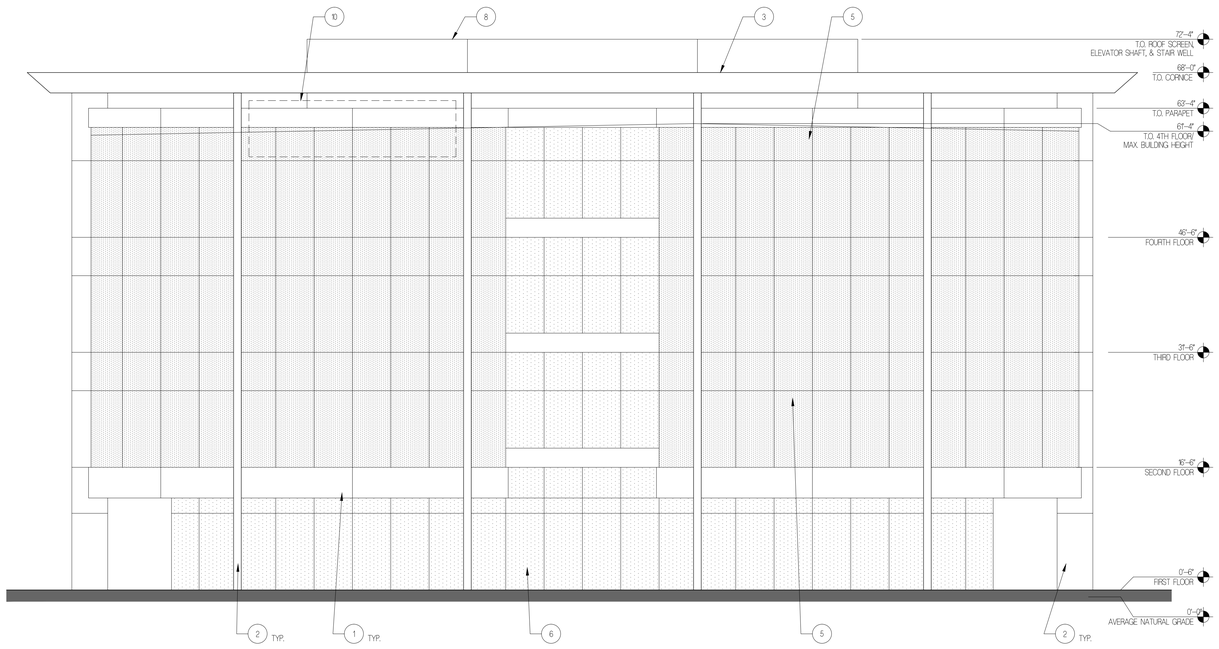
A2.13

PROJECT NO: 112943



1 BUILDING '1' SOUTH ELEVATION / BUILDING '2' WEST ELEVATION

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



2 BUILDING '1' EAST ELEVATION / BUILDING '2' SOUTH ELEVATION

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

KEY NOTES

1. SILVER COMPOSITE ALUMINUM PANELS OVER STEEL FRAME
2. FIN COLUMNS – SILVER COMPOSITE ALUMINUM PANELS OVER STEEL FRAME
3. CORNICE – SILVER COMPOSITE ALUMINUM PANELS OVER STEEL FRAME
4. SILVER ALUMINUM CAP
5. 1" INSULATED LOW E GLAZING SYSTEM W/ BLUE TINT GLASS IN ALUMINUM FRAMES WITH BUTT GLAZED JOINTS
6. 1" INSULATED LOW E GLAZING SYSTEM W/ CLEAR GLASS IN ALUMINUM FRAMES WITH BUTT GLAZED JOINTS
7. 8"W X 2'-6"H SILVER ALUMINUM HORIZONTAL BAND
8. METAL ROOF SCREEN – COLOR SILVER TO MATCH COMPOSITE ALUMINUM PANELS
9. 42" HIGH GLASS GUARDRAIL
10. PROPOSED SIGNAGE 27'-0" X 7'-4" (200 SQ.FT. MAX)

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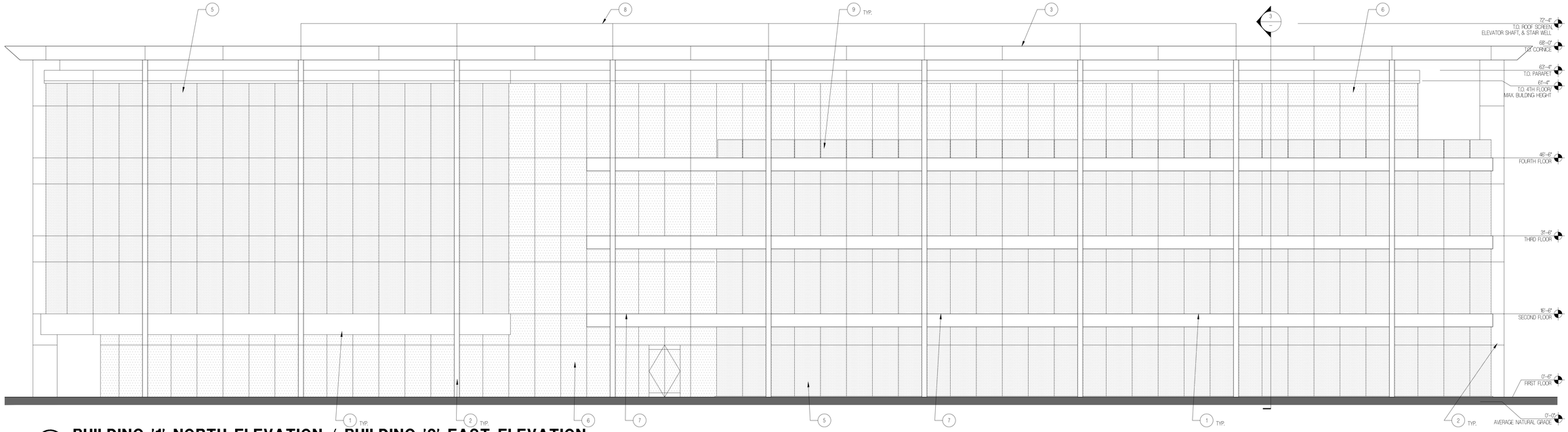
CRAIG JAMES ALMEIDA
EXP. 10-31-13
C-21289
STATE OF CALIFORNIA

OFFICE BUILDING
EXTERIOR ELEVATIONS

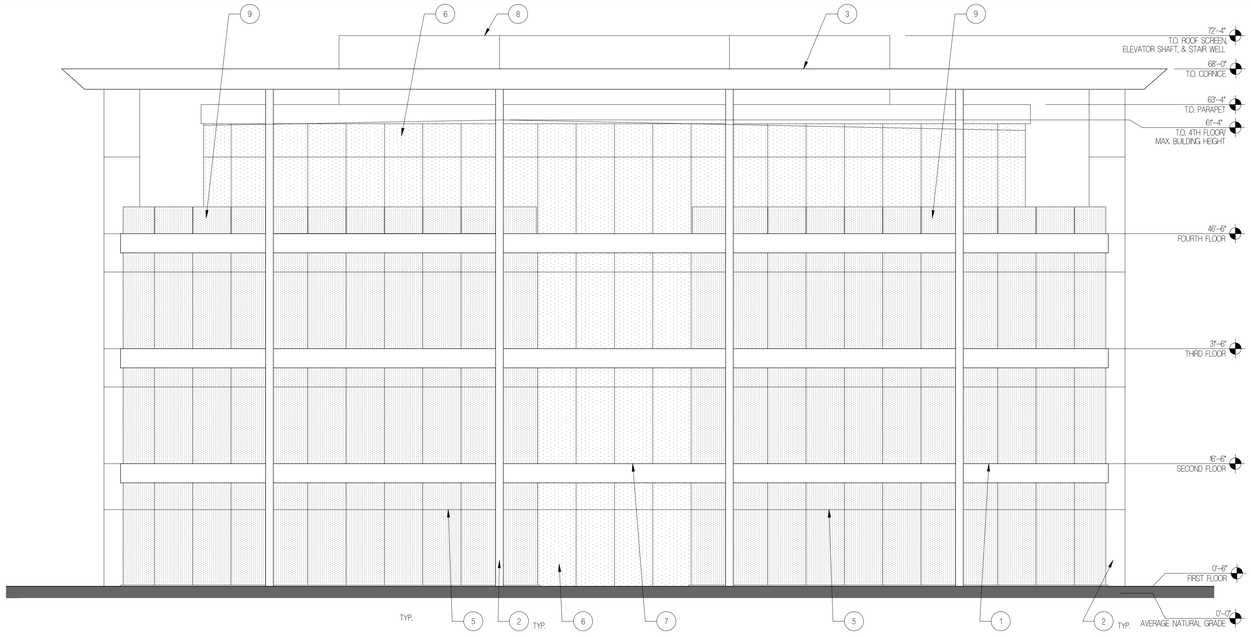
A3.01

PROJECT NO: 112943



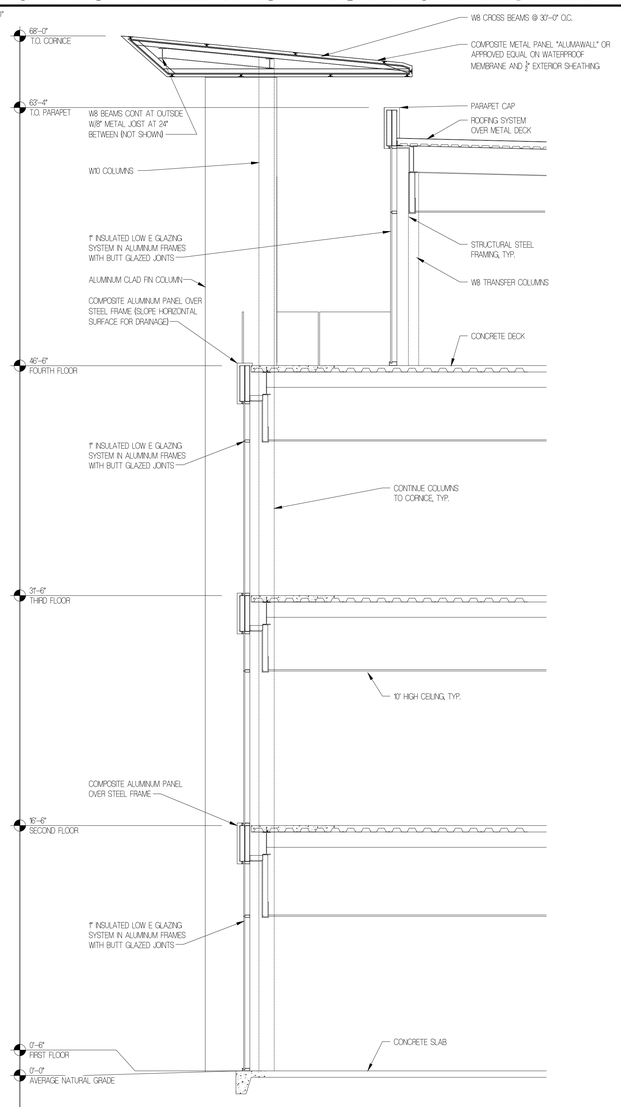
1 BUILDING '1' NORTH ELEVATION / BUILDING '2' EAST ELEVATION

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



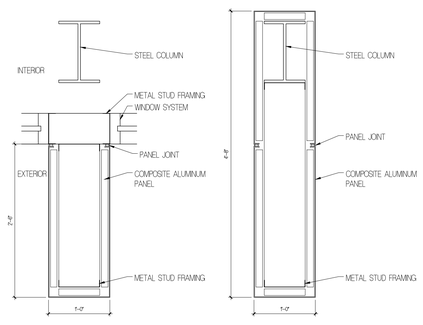
2 BUILDING '1 WEST ELEVATION / BUILDING '2' NORTH ELEVATION

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



3 WALL SECTION

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



4 FIN DETAIL

SCALE: 1" = 1'-0"

KEY NOTES

1. SILVER COMPOSITE ALUMINUM PANELS OVER STEEL FRAME
2. FIN COLUMNS – SILVER COMPOSITE ALUMINUM PANELS OVER STEEL FRAME
3. CORNICE – SILVER COMPOSITE ALUMINUM PANELS OVER STEEL FRAME
4. SILVER ALUMINUM CAP
5. 1" INSULATED LOW E GLAZING SYSTEM W/ BLUE TINT GLASS IN ALUMINUM FRAMES WITH BUTT GLAZED JOINTS
6. 1" INSULATED LOW E GLAZING SYSTEM W/ CLEAR GLASS IN ALUMINUM FRAMES WITH BUTT GLAZED JOINTS
7. 8"W X 2'-6"H SILVER ALUMINUM HORIZONTAL BAND
8. METAL ROOF SCREEN – COLOR SILVER TO MATCH COMPOSITE ALUMINUM PANELS
9. 42" HIGH GLASS GUARDRAIL

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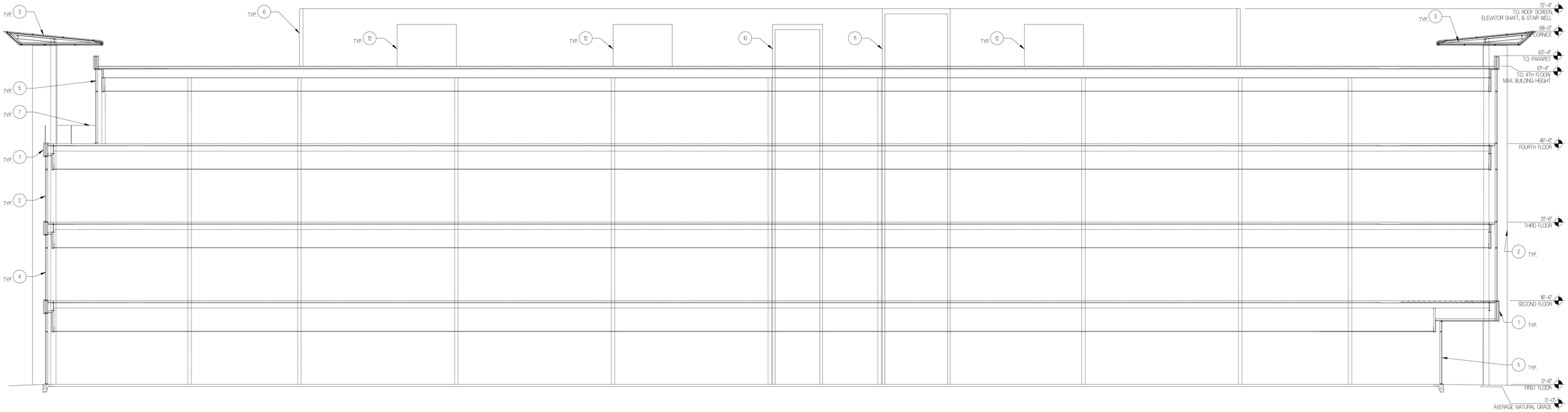
STATE OF CALIFORNIA

OFFICE BUILDING
EXTERIOR ELEVATIONS

A3.02

PROJECT NO: 112943



1 BUILDING SECTION

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

KEY NOTES

1. SILVER COMPOSITE ALUMINUM PANELS OVER STEEL FRAME
2. FIN COLUMNS – SILVER COMPOSITE ALUMINUM PANELS OVER STEEL FRAME
3. CORNICE – SILVER COMPOSITE ALUMINUM PANELS OVER STEEL FRAME
4. SILVER ALUMINUM CAP
5. 1" INSULATED LOW E GLAZING SYSTEM W/ BLUE TINT GLASS IN ALUMINUM FRAMES WITH BUTT GLAZED JOINTS
6. 1" INSULATED LOW E GLAZING SYSTEM W/ CLEAR GLASS IN ALUMINUM FRAMES WITH BUTT GLAZED JOINTS
7. 8"W X 2'-6"H SILVER ALUMINUM HORIZONTAL BAND
8. METAL ROOF SCREEN – COLOR SILVER TO MATCH COMPOSITE ALUMINUM PANELS
9. 42" HIGH GLASS GUARDRAIL
10. ELEVATOR PENTHOUSE
11. ROOF ACCESS FROM STAIR
12. PROPOSED HVAC EQUIPMENT – (ALL HVAC EQUIPMENT WILL BE SCREENED BY ROOF PARAPET AND MECHANICAL EQUIPMENT SCREEN WALL)

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STATE OF CALIFORNIA

BUILDING SECTION

A4.01

PROJECT NO: 112943

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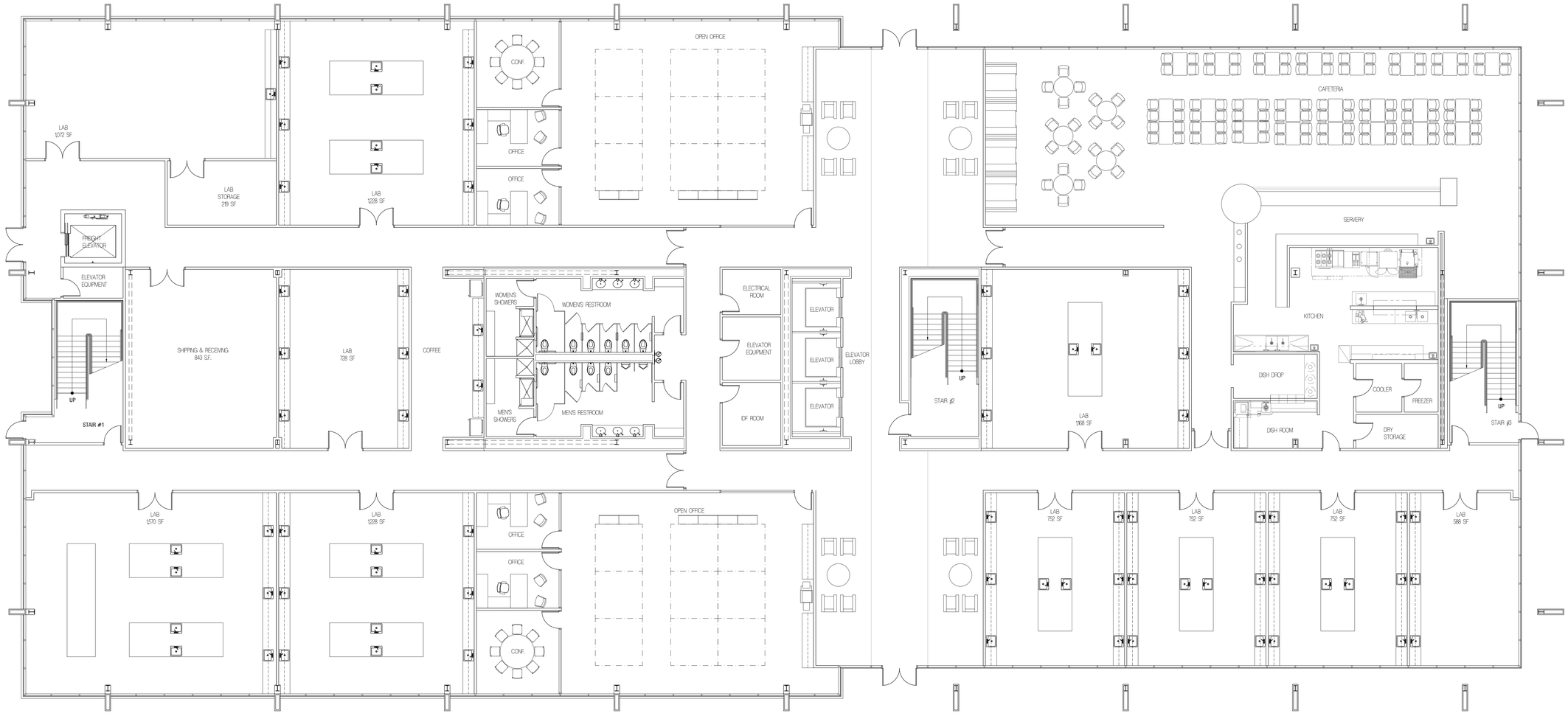

1 CONCEPTUAL FIRST FLOOR SPACE PLAN

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

NORTH BUILDING 1

NORTH BUILDING 2

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in Association with:

A Planning Department Submittal for
COMMONWEALTH CORPORATE CENTER
151 Commonwealth Drive and 164 Jefferson Drive
Menlo Park, California 94025

The **SOBRATO** Organization

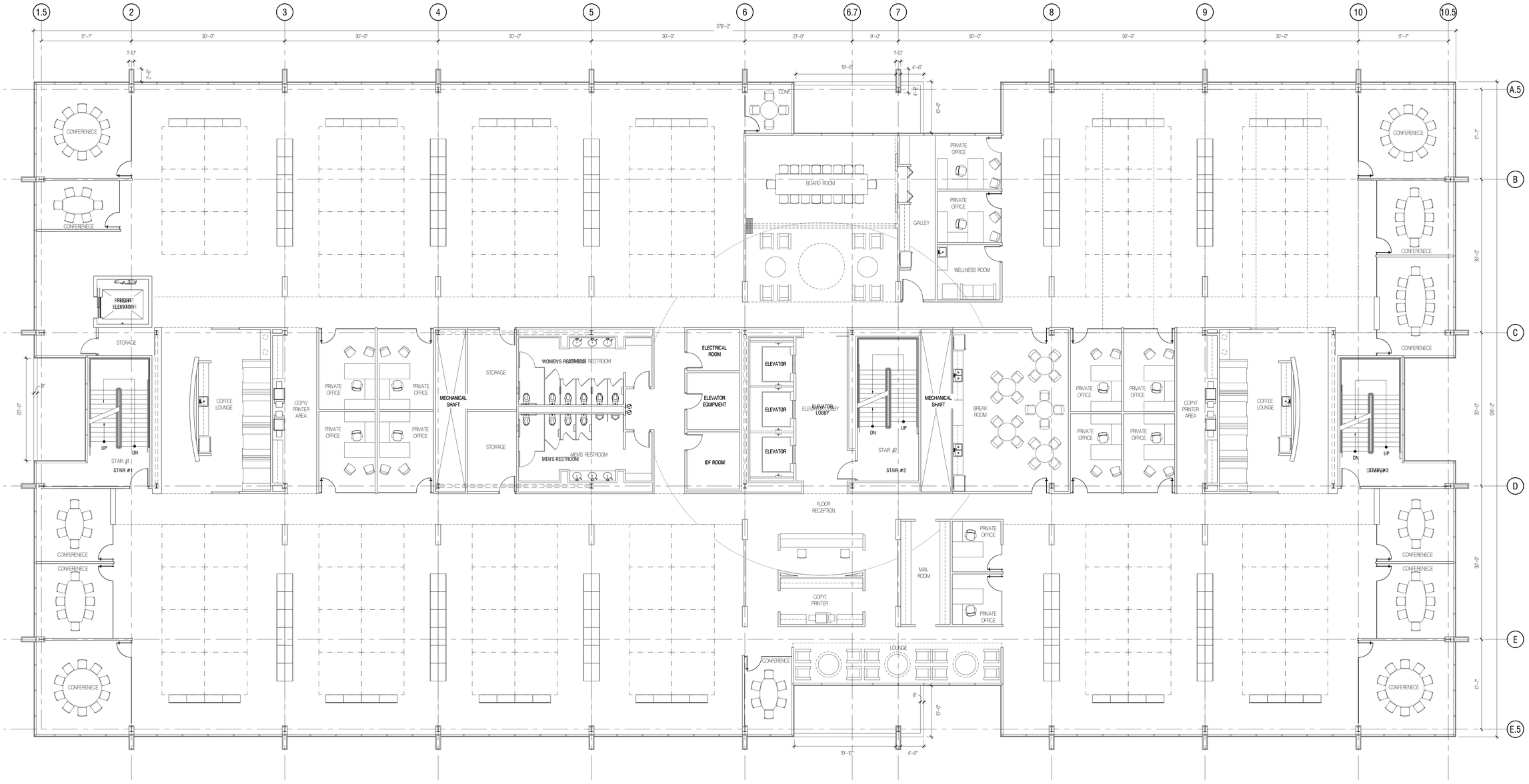
DATE	DESCRIPTION
07.17.12	PLANNING DEPARTMENT SUBMITTAL

LICENSED ARCHITECT
CRAIG JAMES ALMEIDA
EXP. 10-31-13
C-21289
STATE OF CALIFORNIA

CONCEPTUAL FIRST FLOOR SPACE PLAN

ATI2.11

PROJECT NO: 112943



1 CONCEPTUAL UPPER LEVEL SPACE PLAN

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

NORTH BUILDING 1 NORTH BUILDING 2

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CRAIG JAMES ALMEIDA
EXP. 10-31-13
C-21289
STATE OF CALIFORNIA

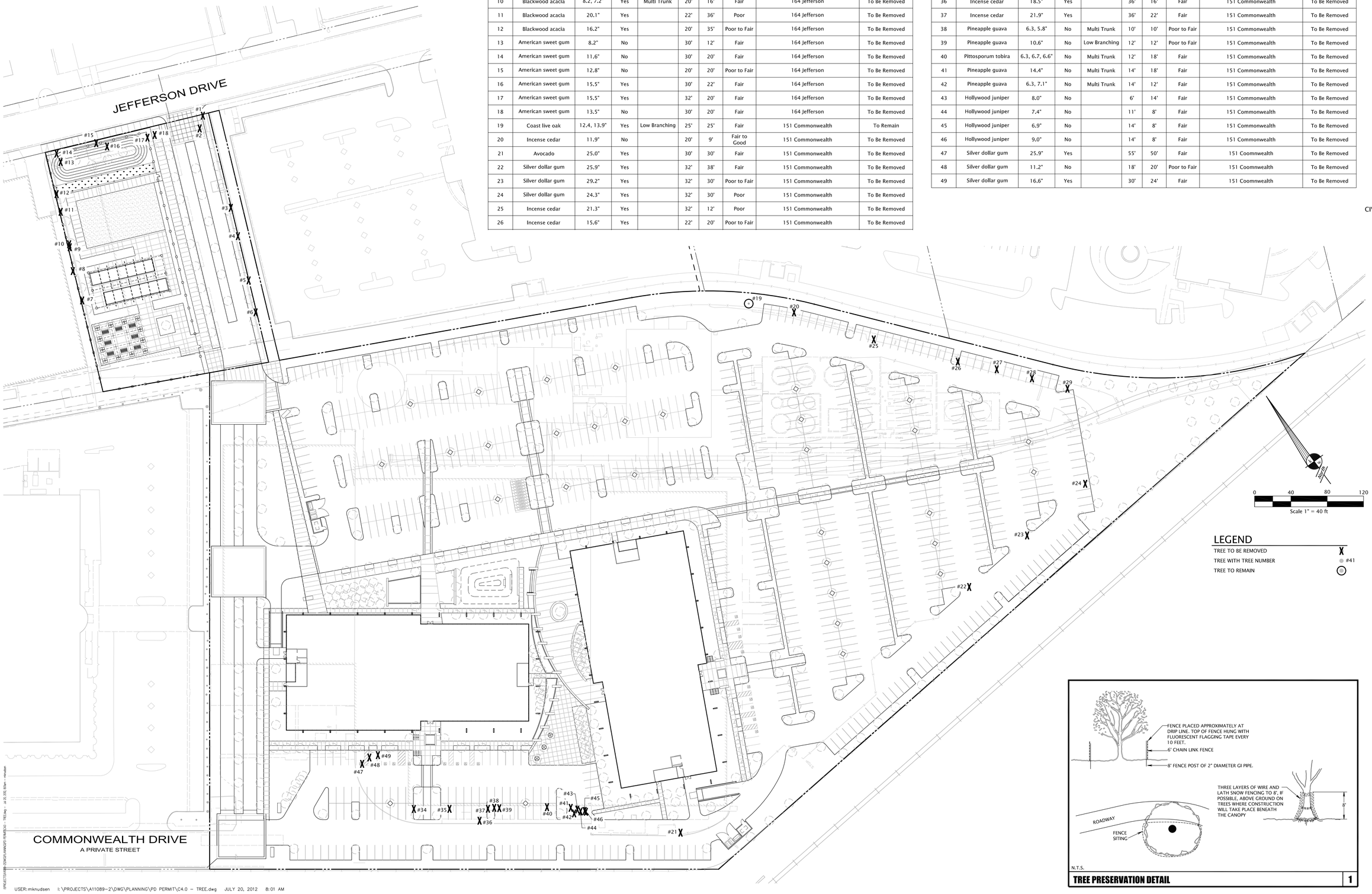
CONCEPTUAL UPPER FLOOR SPACE PLAN

ATI2.12

PROJECT NO: 112943

Number	Name	Diameter	Heritage	Trunk Type	Height	Spread	Condition	Location	Disposition
1	Blackwood acacia	13.2"	No		18'	22'	Poor to Fair	164 Jefferson	To Be Removed
2	American sweet gum	6.2"	No		20'	10'	Fair	164 Jefferson	To Be Removed
3	Red Ironbark	15.7"	Yes		24'	22'	Poor to Fair	164 Jefferson	To Be Removed
4	Red Ironbark	19.1"	Yes		24'	26'	Poor	164 Jefferson	To Be Removed
5	Red Ironbark	18.1"	Yes		32'	28'	Poor to Fair	164 Jefferson	To Be Removed
6	Blackwood acacia	23"	Yes		20'	26'	Poor	164 Jefferson	To Be Removed
7	Blackwood acacia	16.3"	Yes		20'	30'	Poor to Fair	164 Jefferson	To Be Removed
8	Blackwood acacia	12.2, 8.2, 6.4"	Yes	Multi Trunk	22'	20'	Poor to Fair	164 Jefferson	To Be Removed
9	Blackwood acacia	9.2"	No		22'	14'	Fair	164 Jefferson	To Be Removed
10	Blackwood acacia	8.2, 7.2"	Yes	Multi Trunk	20'	16'	Fair	164 Jefferson	To Be Removed
11	Blackwood acacia	20.1"	Yes		22'	36'	Poor	164 Jefferson	To Be Removed
12	Blackwood acacia	16.2"	Yes		20'	35'	Poor to Fair	164 Jefferson	To Be Removed
13	American sweet gum	8.2"	No		30'	12'	Fair	164 Jefferson	To Be Removed
14	American sweet gum	11.6"	No		30'	20'	Fair	164 Jefferson	To Be Removed
15	American sweet gum	12.8"	No		20'	20'	Poor to Fair	164 Jefferson	To Be Removed
16	American sweet gum	15.5"	Yes		30'	22'	Fair	164 Jefferson	To Be Removed
17	American sweet gum	15.5"	Yes		32'	20'	Fair	164 Jefferson	To Be Removed
18	American sweet gum	13.5"	No		30'	20'	Fair	164 Jefferson	To Be Removed
19	Coast live oak	12.4, 13.9"	Yes	Low Branching	25'	25'	Fair	151 Commonwealth	To Remain
20	Incense cedar	11.9"	No		20'	9'	Fair to Good	151 Commonwealth	To Be Removed
21	Avocado	25.0"	Yes		30'	30'	Fair	151 Commonwealth	To Be Removed
22	Silver dollar gum	25.9"	Yes		32'	38'	Fair	151 Commonwealth	To Be Removed
23	Silver dollar gum	29.2"	Yes		32'	30'	Poor to Fair	151 Commonwealth	To Be Removed
24	Silver dollar gum	24.3"	Yes		32'	30'	Poor	151 Commonwealth	To Be Removed
25	Incense cedar	21.3"	Yes		32'	12'	Poor	151 Commonwealth	To Be Removed
26	Incense cedar	15.6"	Yes		22'	20'	Poor to Fair	151 Commonwealth	To Be Removed

Number	Name	Diameter	Heritage	Trunk Type	Height	Spread	Condition	Location	Disposition
27	Coast redwood	2.7"	No		11'	7'	Fair to Good	151 Commonwealth	To Be Removed
28	Coast redwood	5.8"	No		12'	10'	Fair to Good	151 Commonwealth	To Be Removed
29	Coast redwood	7"	No		14'	8'	Good	151 Commonwealth	To Be Removed
30	Not Used								
31	Not Used								
32	Not Used								
33	Not Used								
34	Incense cedar	22.6"	Yes		20='	20'	Fair	151 Commonwealth	To Be Removed
35	Incense cedar	23.4"	Yes	Low Branching	20'	18'	Fair	151 Commonwealth	To Be Removed
36	Incense cedar	18.5"	Yes		36'	16'	Fair	151 Commonwealth	To Be Removed
37	Incense cedar	21.9"	Yes		36'	22'	Fair	151 Commonwealth	To Be Removed
38	Pineapple guava	6.3, 5.8"	No	Multi Trunk	10'	10'	Poor to Fair	151 Commonwealth	To Be Removed
39	Pineapple guava	10.6"	No	Low Branching	12'	12'	Poor to Fair	151 Commonwealth	To Be Removed
40	Pittosporum tobira	6.3, 6.7, 6.6"	No	Multi Trunk	12'	18'	Fair	151 Commonwealth	To Be Removed
41	Pineapple guava	14.4"	No	Multi Trunk	14'	18'	Fair	151 Commonwealth	To Be Removed
42	Pineapple guava	6.3, 7.1"	No	Multi Trunk	14'	12'	Fair	151 Commonwealth	To Be Removed
43	Hollywood juniper	8.0"	No		6'	14'	Fair	151 Commonwealth	To Be Removed
44	Hollywood juniper	7.4"	No		11'	8'	Fair	151 Commonwealth	To Be Removed
45	Hollywood juniper	6.9"	No		14'	8'	Fair	151 Commonwealth	To Be Removed
46	Hollywood juniper	9.0"	No		14'	8'	Fair	151 Commonwealth	To Be Removed
47	Silver dollar gum	25.9"	Yes		55'	50'	Fair	151 Coomnwealth	To Be Removed
48	Silver dollar gum	11.2"	No		18'	20'	Poor to Fair	151 Coomnwealth	To Be Removed
49	Silver dollar gum	16.6"	Yes		30'	24'	Fair	151 Coomnwealth	To Be Removed



LEGEND

TREE TO BE REMOVED	X
TREE WITH TREE NUMBER	#41
TREE TO REMAIN	

TREE PRESERVATION DETAIL 1

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A Planning Department Submittal for
COMMONWEALTH CORPORATE CENTER
151 Commonwealth Drive
Menlo Park, California 94025

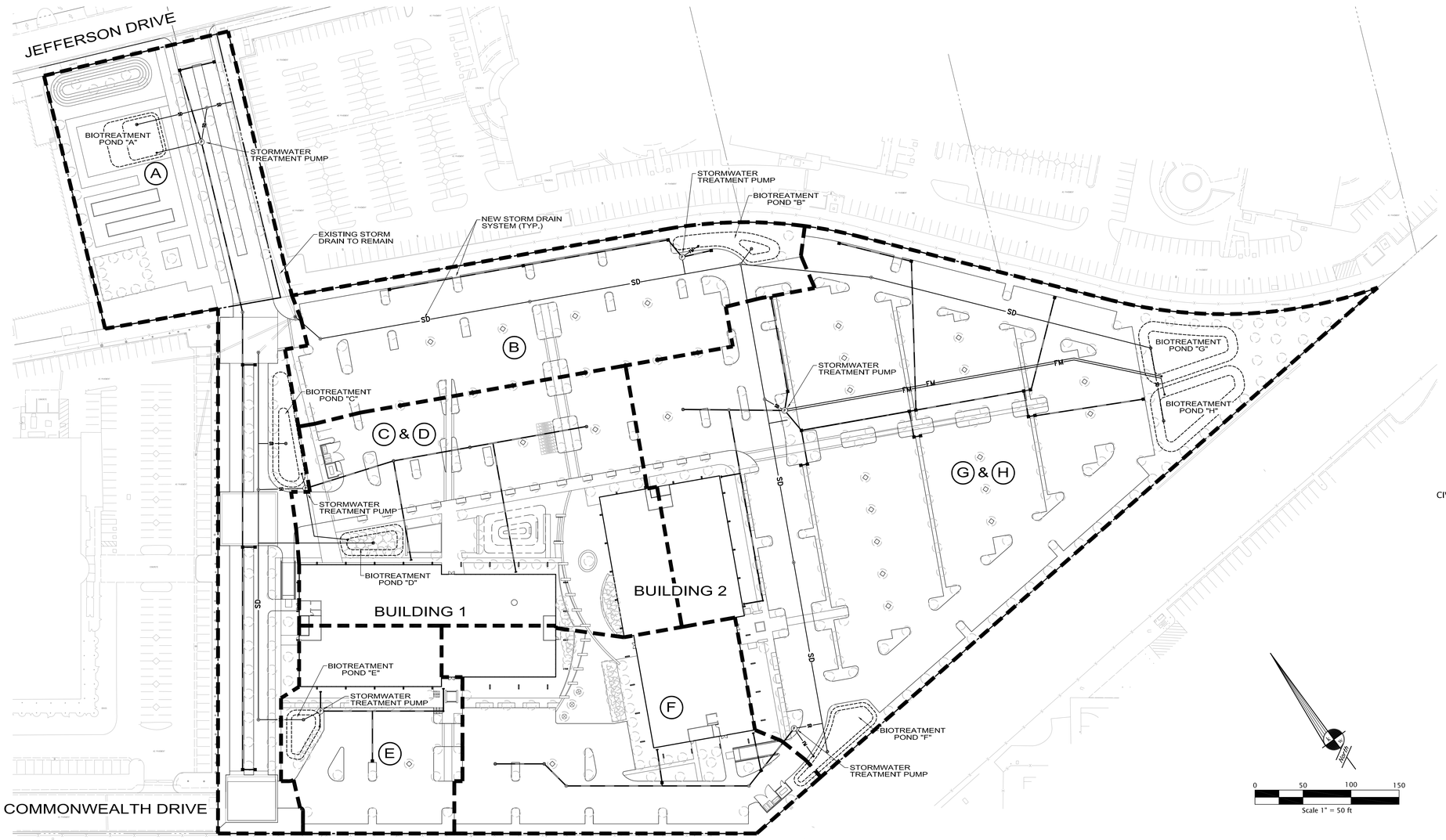
The SOBRATO Organization

DATE	DESCRIPTION
11.23.11	PLANNING DEPARTMENT SUBMITTAL
07.20.12	PLANNING DEPARTMENT SUBMITTAL

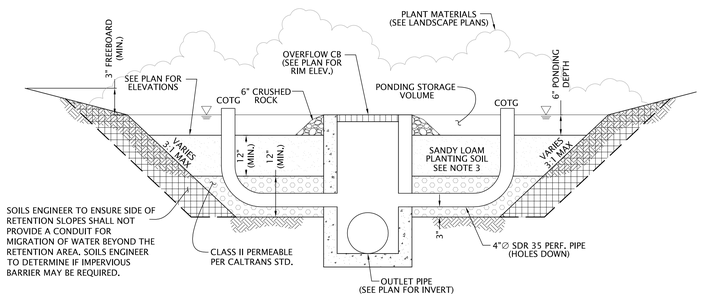
TREE SURVEY & DISPOSITION PLAN

C4.0

PROJECT NO: A11089-2



TREATMENT TRIBUTARY AREAS AND TREATMENT METHODS



1. BIOTREATMENT AREAS SHALL BE CONSTRUCTED UNDER THE OBSERVATION OF THE SOILS ENGINEER.
2. SOIL AT BOTTOM OF RETENTION AREA SHALL HAVE A MINIMUM PERCOLATION RATE OF 5 INCHES/HOUR AND A MAXIMUM PERCOLATION RATE OF 10 INCHES/HOUR. IN-SITU TESTING SHALL BE CONDUCTED TO VERIFY THAT THE MATERIAL MEETS THE PERCOLATION REQUIREMENTS.
3. SINCE THE NATIVE SOILS DO NOT SUPPORT THE ABOVE MENTIONED PERCOLATION RATES, ENGINEERED SOIL SHALL BE INSTALLED, IT SHALL BE COMPOSED OF THE FOLLOWING: 50% CONSTRUCTION SAND, 20-30% TOPSOIL WITH LESS THAN 5% MAXIMUM CLAY CONTENT AND 20-30% LEAF COMPOST. ENGINEERED SOIL SHALL BE IMPORTED AND SUBJECT TO OBSERVATION AND TESTING BY THE SOILS ENGINEER.
4. NO BARK MULCH SHALL BE PLACED IN THE BIOTREATMENT AREA.
5. PERK RATE SHALL BE VERIFIED BY SOILS ENGINEER.
6. SIOL MIX SHALL CONSIST OF 50% CONSTRUCTION SAND, 20-30% TOPSOIL WITH LESS THAN 5% MAXIMUM CLAY CONTENT, AND 20-30% ORGANIC LEAF COMPOST WITH AN INFILTRATION RATE OF 5-10 INCHES/HOUR.

BIOTREATMENT AREA DETAIL

N.T.S.

BIOTREATMENT MAINTENANCE

INSPECTION ACTIVITIES	SUGGESTED FREQUENCY
• INSPECT AFTER SEEDING AND AFTER FIRST MAJOR STORMS FOR ANY DAMAGES.	POST-CONTRUCTION
• INSPECT FOR SIGNS OF EROSION, DAMAGE TO VEGETATION, CHANNELIZATION OF FLOW, DEBRIS AND LITTER, AND AREAS OF SEDIMENT ACCUMULATION. PERFORM INSPECTIONS AT THE BEGINNING AND END OF THE WET SEASON. ADDITIONAL INSPECTIONS AFTER PERIODS OF HEAVY RUNOFF ARE DESIRABLE.	SEMI-ANNUAL
• INSPECT VEGETATION ALONG SIDE SLOPES FOR EROSION AND FORMATION OF RILLS OR GULLIES, AND SAND/SOIL BED FOR EROSION PROBLEMS.	ANNUAL
MAINTENANCE ACTIVITIES	**SUGGESTED FREQUENCY**
• MOW IF GRASS IS PLANTED, TO MAINTAIN A HEIGHT OF 3-4 INCHES, FOR SAFETY, AESTHETIC, OR OTHER PURPOSES. LITTER SHOULD ALWAYS BE REMOVED PRIOR TO MOWING. CLIPPINGS SHOULD BE COMPOSTED. • IRRIGATE BIOTREATMENT AREAS DURING DRY SEASON (APRIL THROUGH OCTOBER) OR WHEN NECESSARY TO MAINTAIN THE VEGETATION. • PROVIDE WEED CONTROL, IF NECESSARY TO CONTROL INVASIVE SPECIES.	AS NEEDED (FREQUENT, SEASONALLY)
• REMOVE LITTER, BRANCHES, ROCKS BLOCKAGES AND OTHER DEBRIS AND DISPOSE OF PROPERLY. • REPAIR ANY DAMAGED AREAS WITHIN A CHANNEL IDENTIFIED DURING INSPECTIONS. EROSIONS RILLS OR GULLIES SHOULD BE CORRECTED AS NEEDED. BARE AREAS SHOULD BE REPLANTED AS NECESSARY.	SEMI-ANNUAL
• CORRECT EROSION PROBLEMS IN THE SAND/SOIL BED OF DRY BIOTREATMENT AREAS. • PLANT AN ALTERNATIVE GRASS SPECIES IF THE ORIGINAL GRASS COVER HAS NOT BEEN SUCCESSFULLY ESTABLISHED. RESEED AND APPLY MULCH TO DAMAGED AREAS.	ANNUAL (AS NEEDED)
• REMOVE ALL ACCUMULATED SEDIMENT THAT MAY OBSTRUCT FLOW THROUGH THE BIOTREATMENT AREAS. SEDIMENT ACCUMULATING NEAR CULVERTS AND IN CHANNELS SHOULD BE REMOVED WHEN IT BUILDS UP TO 3 IN. AT ANY SPOT, OR COVERS VEGETATION, OR ONCE IT HAS ACCUMULATED TO 10% OF THE ORIGINAL DESIGN VOLUME. REPLACE THE GRASS AREAS DAMAGED IN THE PROCESS. • ROTOTILL OR CULTIVATE THE SURFACE OF THE SAND/SOIL BED OF DRY BIOTREATMENT AREAS IF THE BIOTREATMENT AREAS DOES NOT DRAW DOWN WITHIN 48 HOURS.	AS NEEDED (INFREQUENT)

IMPERVIOUS/PERVIOUS AREA TABLE

EXISTING	AREA (S.F.)	% TOTAL
IMPERVIOUS	540577	93.4
PERVIOUS	37895	6.6
TOTAL	578472	100.0
C-FACTOR	0.86	
PROPOSED	AREA (S.F.)	% TOTAL
IMPERVIOUS	430278	74.4
PERVIOUS	148194	25.6
TOTAL	578472	100.0
C-FACTOR	0.75	

BIOTREATMENT AREA CALCULATIONS

BIOTREATMENT AREA	IMPERVIOUS AREA (SQ. FT.)	IMPERVIOUS AREA (ACRES)	*REQUIRED TREATMENT AREA (SQ. FT.)	ACTUAL TREATMENT AREA (SQ. FT.)
A	54305	1.25	2172	2200
B	54866	1.26	2195	2200
C	46300	1.06	1852	2095
D	27903	0.64	1116	1260
E	29420	0.68	1177	1200
F	53623	1.23	2145	2210
G	81855	1.88	3274	3595
H	82006	1.88	3280	3750
TOTAL	430278	9.88	17211	18510

* REQUIRED BIOTREATMENT AREA IS 4% OF THE IMPERVIOUS AREA WITHIN THE CONTRIBUTING WATERSHED AREA.

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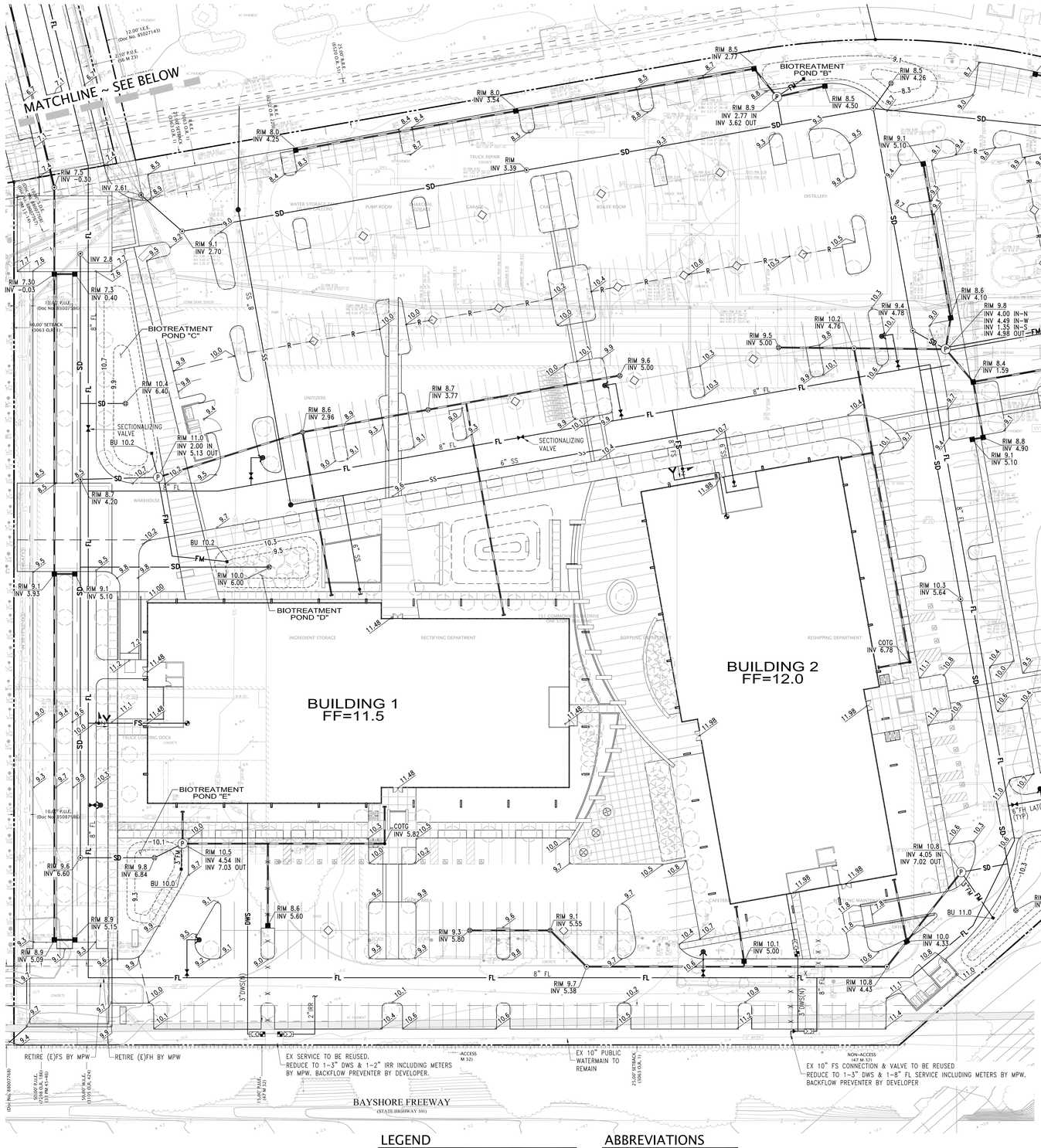
The SOBRATO Organization

DATE	DESCRIPTION
11.23.11	PLANNING DEPARTMENT SUBMITTAL
07.20.12	PLANNING DEPARTMENT SUBMITTAL

PRELIMINARY STORMWATER MANAGEMENT PLAN

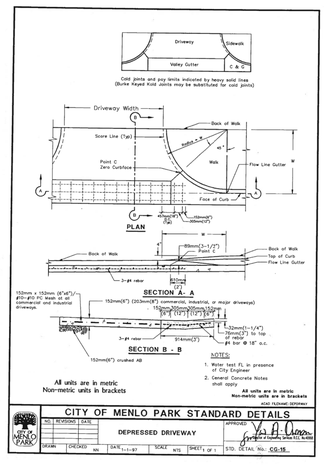
C3.0

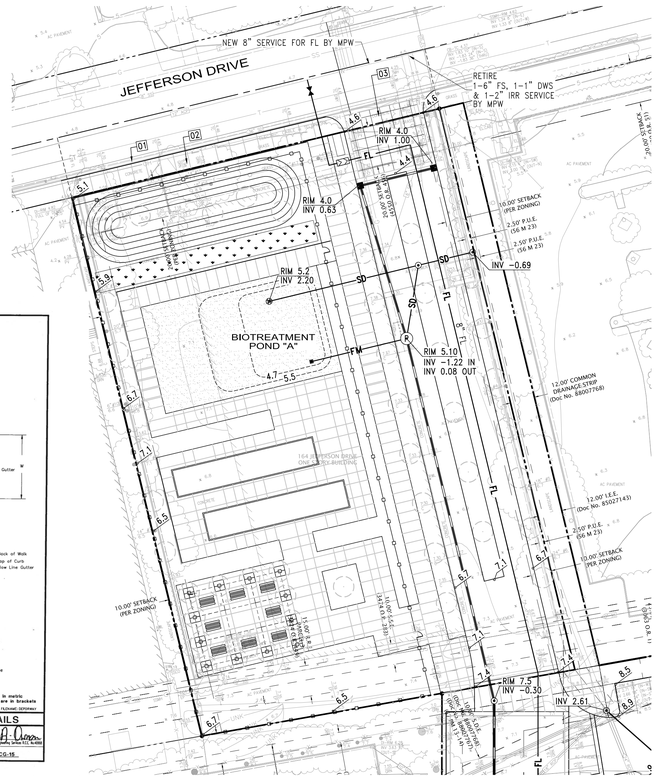
PROJECT NO: A11089-2



OFFSITE IMPROVEMENTS – 164 JEFFERSON

1. REMOVE WESTERLY DRIVEWAY AND CONSTRUCT CITY STANDARD CURB AND GUTTER
2. INSTALL 5' WIDE DETACHED SIDEWALK ALONG PROJECT FRONTAGE TO MATCH ADJOINERS.
3. REMOVE EASTERLY DRIVEWAY AND CONSTRUCT NEW CURB RETURN TYPE DRIVEWAY PER CITY STANDARD DETAIL CG-15, SEE DETAIL BELOW.





LEGEND

FIRE HYDRANT/FH(N)-WET BARREL TYPE WITH ONE 4 1/2 INCH CONNECTION AND TWO 2 1/2 INCH CONNECTIONS.	
GATE VALVE (N)	
WATER METER (N)	
POST INDICATOR VALVE (N)	
FIRE DEPARTMENT CONNECTION (N)	
SPRINKLER SYSTEM RISER (N)	
BACK FLOW PREVENTER (N)	
CHECK VALVE (N)	
REDUCER (N)	
SANITARY SEWER	SS
STORM DRAIN (UNTREATED)	
STORM DRAIN (TREATED)	SD
DOMESTIC WATER	DWS
FIRE SERVICE LINE	FL

ABBREVIATIONS

DWS	DOMESTIC WATER SERVICE
FS	FIRE SERVICE
FL	FIRE LOOP
W	WATER
MPW	MENLO PARK WATER
(E)	EXISTING
(N)	NEW
IRR	IRRIGATION

0 30 60 90
Scale 1" = 30 ft

USER:mknudsen I:\PROJECTS\A11089-2\DWG\PLANNING\PD PERMIT\C2.0 - GRAD.dwg JULY 20, 2012 7:50 AM

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07.20.12	PLANNING DEPARTMENT SUBMITTAL

PRELIMINARY
GRADING, DRAINAGE
& UTILITY PLAN

C2.0

PROJECT NO: A11089-2

NOTES

1. This survey was prepared from information furnished in two Preliminary Title Reports, prepared by First American Title Insurance Company, one dated September 28, 2011 and updated to October 21, 2011, Order No. NCS-505396-SC and the other dated July 7, 2011 and updated & revised August 10, 2011 Order No. NCS-497571-SC. No liability is assumed for matters of record not stated in said preliminary title report that may affect the title lines, or exceptions, or easements of the property.
2. The types, locations, sizes and/or depths of existing underground utilities as shown on this topographic and boundary survey were obtained from sources of varying reliability. The contractor is cautioned that only actual excavation will reveal the types, extent, sizes, locations and depths of such underground utilities. (A reasonable effort has been made to locate and delineate all know underground utilities.) However, the engineer can assume no responsibility for the completeness or accuracy of its delineation of such underground utilities which may be encountered, but which are not shown on these drawings.
3. Benchmark:
   BM-2; City of Menlo Park Bronze disk epoxied into the top of a concrete curb at the easterly curb return of the southerly curb line of Constitution Drive, easterly of Jefferson Drive.
   Elevation: 4.797 Feet, NGVD-29 (Datum)
4. A.P.N.: 055-243-050 and 055-243-240
5. Flood Zone Note:
   The subject property is shown on the Federal Emergency Management Agency Flood Insurance Rate Map, Community Panel Number 060321 004 D, dated April 21, 1999 as being located in Flood Zone "X";

   Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas of protected levees from 1% annual chance flood.

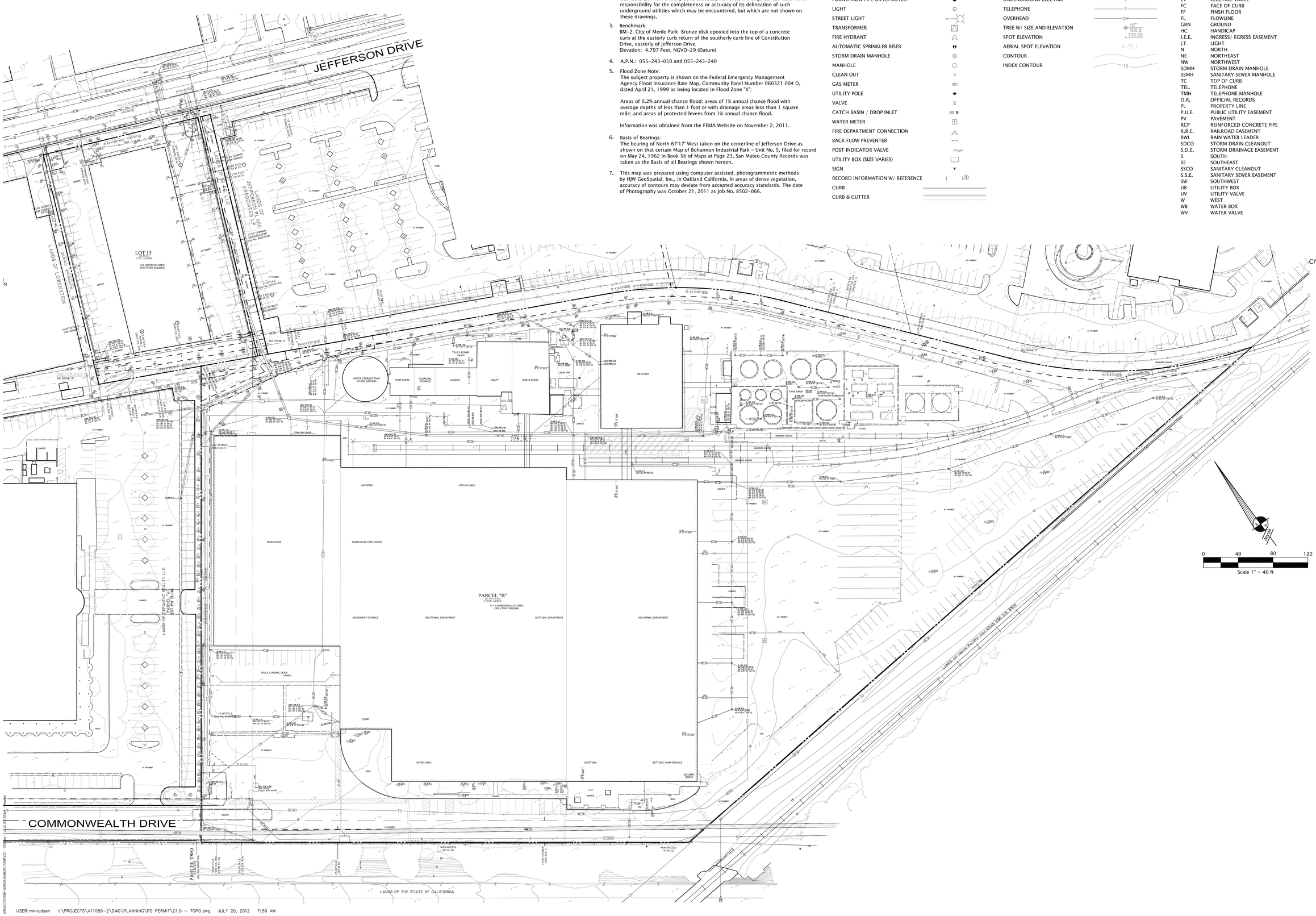
   Information was obtained from the FEMA Website on November 2, 2011.
6. Basis of Bearings:
   The bearing of North 67°17' West taken on the centerline of Jefferson Drive as shown on that certain Map of Bohannon Industrial Park - Unit No. 5, filed for record on May 24, 1962 in Book 56 of Maps at Page 23, San Mateo County Records was taken as the Basis of all Bearings shown hereon.
7. This map was prepared using computer assisted, photogrammetric methods by HJW GeoSpatial, Inc., in Oakland California. In areas of dense vegetation, accuracy of contours may deviate from accepted accuracy standards. The date of Photography was October 21, 2011 as Job No. 8502-066.

LEGEND

PROPERTY LINE		CONCRETE	
ADJACENT PROPERTY LINE		FENCE	X X X
CENTERLINE		RETAINING WALL	
SETBACK LINE		EDGE OF PAVEMENT	
EASEMENT		SANITARY SEWER	SS
BUILDING LINE		STORM DRAIN	SD
NON-ACCESS		WATER	W
FOUND MONUMENT AS NOTED		GAS	G
FOUND IRON PIPE OR AS NOTED		UNDERGROUND ELECTRIC	E
LIGHT		TELEPHONE	T
STREET LIGHT		OVERHEAD	OH
TRANSFORMER		TREE W/ SIZE AND ELEVATION	10" 100.0
FIRE HYDRANT		SPOT ELEVATION	+ 100.00
AUTOMATIC SPRINKLER RISER		AERIAL SPOT ELEVATION	× 32.1
STORM DRAIN MANHOLE		CONTOUR	
MANHOLE		INDEX CONTOUR	15
CLEAN OUT			
GAS METER			
UTILITY POLE			
VALVE			
CATCH BASIN / DROP INLET			
WATER METER			
FIRE DEPARTMENT CONNECTION			
BACK FLOW PREVENTER			
POST INDICATOR VALVE			
UTILITY BOX (SIZE VARIES)			
SIGN			
RECORD INFORMATION W/ REFERENCE	( )		
CURB			
CURB & GUTTER			

ABBREVIATIONS

AC	ASPHALTIC CONCRETE
BC	BACK OF CURB
BFP	BACK FLOW PREVENTOR
C	CONCRETE
CB	CATCHBASIN
CO	CLEAN OUT
COMM	COMMUNICATIONS
DI	DROP INLET
E	EAST
EB	ELECTRIC BOX
EL. CAB.	ELECTRIC CABINET
EP	EDGE OF PAVEMENT
EV	ELECTRIC VAULT
FC	FACE OF CURB
FF	FINISH FLOOR
FL	FLOWLINE
GRN	GROUND
HC	HANDICAP
I.E.E.	INGRESS/ EGRESS EASEMENT
LT	LIGHT
N	NORTH
NE	NORTHEAST
NW	NORTHWEST
SDMH	STORM DRAIN MANHOLE
SSMH	SANITARY SEWER MANHOLE
TC	TOP OF CURB
TEL.	TELEPHONE
TMH	TELEPHONE MANHOLE
O.R.	OFFICIAL RECORDS
PL	PROPERTY LINE
P.U.E.	PUBLIC UTILITY EASEMENT
PV	PAVEMENT
RCP	REINFORCED CONCRETE PIPE
R.R.E.	RAILROAD EASEMENT
RWL	RAIN WATER LEADER
SDCO	STORM DRAIN CLEANOUT
S.D.E.	STORM DRAINAGE EASEMENT
S	SOUTH
SE	SOUTHEAST
SSCO	SANITARY CLEANOUT
S.S.E.	SANITARY SEWER EASEMENT
SW	SOUTHWEST
UB	UTILITY BOX
UV	UTILITY VALVE
W	WEST
WB	WATER BOX
WV	WATER VALVE



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A Planning Department Submittal for
COMMONWEALTH CORPORATE CENTER
151 Commonwealth Drive
Menlo Park, California 94025

The SOBRATO Organization

DATE	DESCRIPTION
11.23.11	PLANNING DEPARTMENT SUBMITTAL
07.20.12	PLANNING DEPARTMENT SUBMITTAL

TOPOGRAPHIC SURVEY

C1.0

PROJECT NO: A11089-2