EXISTING AREA

22.12 ACRES

TOTAL AREA AFTER LOT LINE ADJUSTMENT

963,682 SF (AREA INCLUDES ACCOUNTING FOR NET EFFECT OF CALTRANS ASSUMING NET AREA WILL BE RELOCATED WITH NEW PROJECT ENTRANCE. TO BE CONFIRMED DURING CALTRANS APPLICATION PROCESS)

EXISTING PARKING COUNT

STANDARD STALLS – 340
HANDICAP STALLS – 7
MOTORCYCLE – 8 (4 STANDARD)

FLOOD ZONE

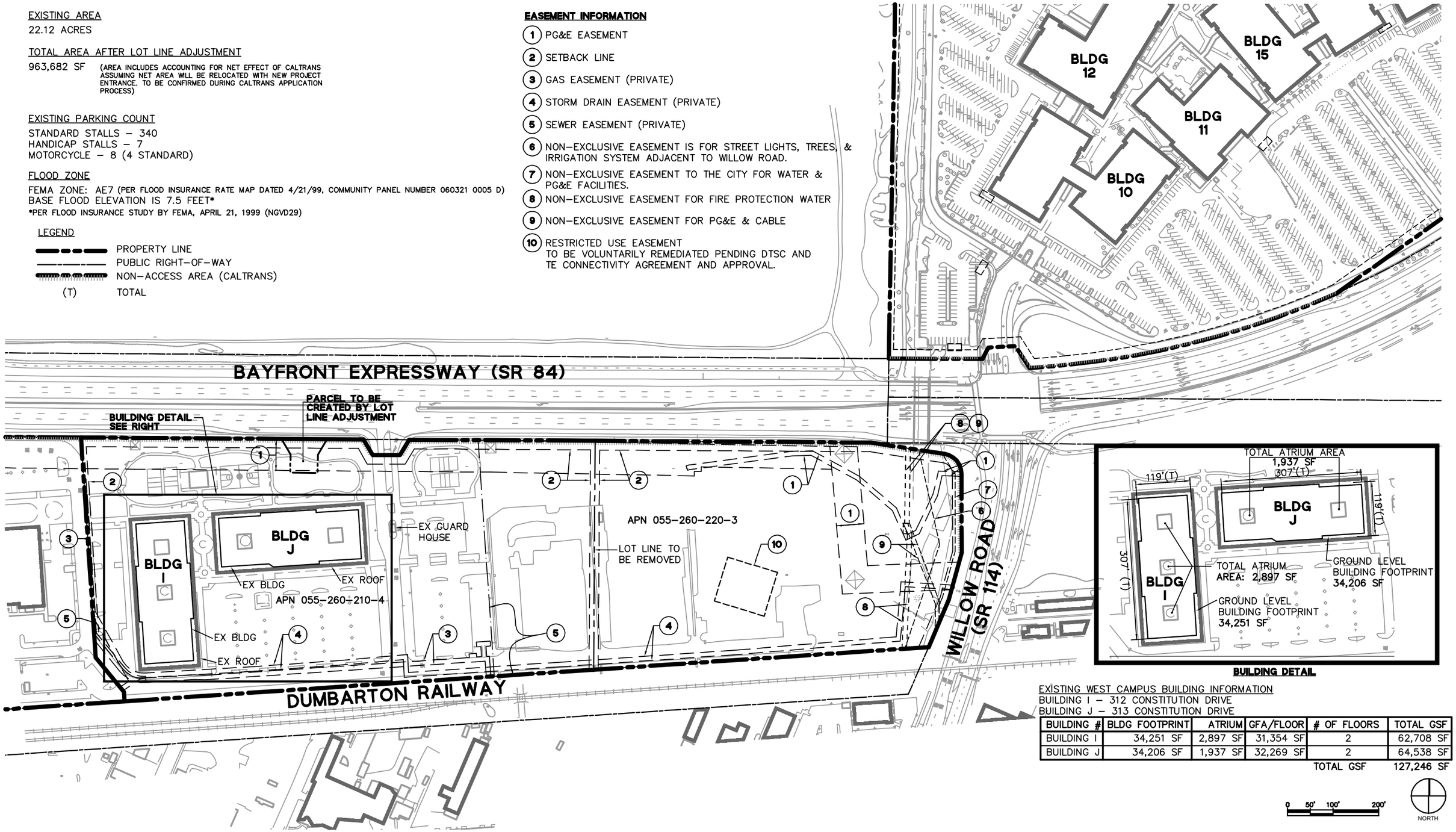
FEMA ZONE: AE7 (PER FLOOD INSURANCE RATE MAP DATED 4/21/99, COMMUNITY PANEL NUMBER 060321 0005 D)
BASE FLOOD ELEVATION IS 7.5 FEET*
*PER FLOOD INSURANCE STUDY BY FEMA, APRIL 21, 1999 (NGVD29)

LEGEND

- PROPERTY LINE
- PUBLIC RIGHT-OF-WAY
- NON-ACCESS AREA (CALTRANS)
- (T) TOTAL

EASEMENT INFORMATION

1. PG&E EASEMENT
2. SETBACK LINE
3. GAS EASEMENT (PRIVATE)
4. STORM DRAIN EASEMENT (PRIVATE)
5. SEWER EASEMENT (PRIVATE)
6. NON-EXCLUSIVE EASEMENT IS FOR STREET LIGHTS, TREES, & IRRIGATION SYSTEM ADJACENT TO WILLOW ROAD.
7. NON-EXCLUSIVE EASEMENT TO THE CITY FOR WATER & PG&E FACILITIES.
8. NON-EXCLUSIVE EASEMENT FOR FIRE PROTECTION WATER
9. NON-EXCLUSIVE EASEMENT FOR PG&E & CABLE
10. RESTRICTED USE EASEMENT TO BE VOLUNTARILY REMEDIATED PENDING DTSC AND TE CONNECTIVITY AGREEMENT AND APPROVAL.



BUILDING DETAIL

EXISTING WEST CAMPUS BUILDING INFORMATION
BUILDING I – 312 CONSTITUTION DRIVE
BUILDING J – 313 CONSTITUTION DRIVE

BUILDING #	BLDG FOOTPRINT	ATRIUM	GFA/FLOOR	# OF FLOORS	TOTAL GSF
BUILDING I	34,251 SF	2,897 SF	31,354 SF	2	62,708 SF
BUILDING J	34,206 SF	1,937 SF	32,269 SF	2	64,538 SF
				TOTAL GSF	127,246 SF

0 50' 100' 200'

NORTH

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MENLO PARK, CALIFORNIA

WA.1: EXISTING SITE PLAN

SCALE: 1"=100'
11X17 SCALE IS 1"=200'

FEBRUARY 1, 2013

LEGEND, SYMBOLS AND LINETYPES

AD	AREA DRAIN	☼	AREA LIGHT
APN	ASSESSOR PARCEL NUMBER	▸	BOLLARD
AC	ASPHALT CONCRETE	▯	CLEANOUT
BFP	BACK FLOW PREVENTER	▩	CONCRETE COLUMN W/ LIGHT
BOL	BOLLARD	◆	EXISTING MONITORING WELLS
BSL	BUILDING SETBACK LINE		FIRE HYDRANT
CAB	CABINET		FOUND MONUMENT
CATV	CABLE TELEVISION		GAS VALVE
CB	CATCH BASIN		JOINT POLE
CEN	CENTER		MANHOLE
CLF	CHAIN LINK FENCE		POST INDICATOR VALVE (6")
COL	COLUMN		SANITARY SEWER MANHOLE
COMM	COMMUNICATIONS		STORM DRAIN MANHOLE
CONC	CONCRETE		TELEPHONE MANHOLE
CNTL	CONTROL		WATER VALVE
CMP	CORRUGATED METAL PIPE		BUILDING LINE
DI	DROP INLET (STORM WATER)		BUILDING OVERHANG
DOC	DOCUMENT		BUILDING SETBACK LINE
ELEC	ELECTRICAL		EASEMENT LINE
EB	ELECTRICAL BOX		FENCE LINE
ER	ELECTRIC RISER		LOT LINE
ENCL	ENCLOSURE		NON-ACCESS PER DOC #83078012
FC	FACE OF CURB		PROPERTY LINE
GP	GUARD RAIL POLE		MONITOR WELL
HC	HANDICAP		TREE-TAGGED WITH NUMBER PER ARBORISTS REPORT
HR	HANDICAP RAMP		
HV	HIGH VOLTAGE		
JP	JOINT POLE		
MH	MANHOLE		
O.R.	OFFICIAL RECORDS		
PB	PULL BOX		
PIV	POST INDICATOR VALVE (FIRE SYSTEM)		
PP	POWER POLE		
PTR	PRELIMINARY TITLE REPORT		
PL	PROPERTY LINE		
RCP	REINFORCED CONCRETE PIPE		
RET	RETAINING		
SDMH	STORM DRAIN MANHOLE		
SSMH	SANITARY SEWER MANHOLE		
TEL	TELEPHONE		
TB	TELEPHONE BOX		
TS	TRAFFIC SIGNAL		
TRANS	TRANSFORMER		
TYP	TYPICAL		
UB	UTILITY BOX		
UTIL	UTILITY		
VLT	VAULT		
W/	WITH		
WV	WATER VALVE		

BASIS OF BEARINGS

The bearing North 15'53'58" East between the two found monuments on Willow Road, as shown on that certain Parcel Map filed for record on December 31, 1998 in Book 71 of Parcel Maps at pages 15 and 16, in the Office of the Recorder of San Mateo County, was taken as the basis of bearings for this map.

BENCHMARK

Found bronze disk set into the top of a concrete curb at the easterly curb return of the southerly curb line of Constitution Drive, easterly of Jefferson Drive. (City BM #2)
Elevation = 4.797 feet
Datum: NGVD 29

SETBACKS

Front: 20 feet

Rear: none, except twenty feet where abutting residential districts

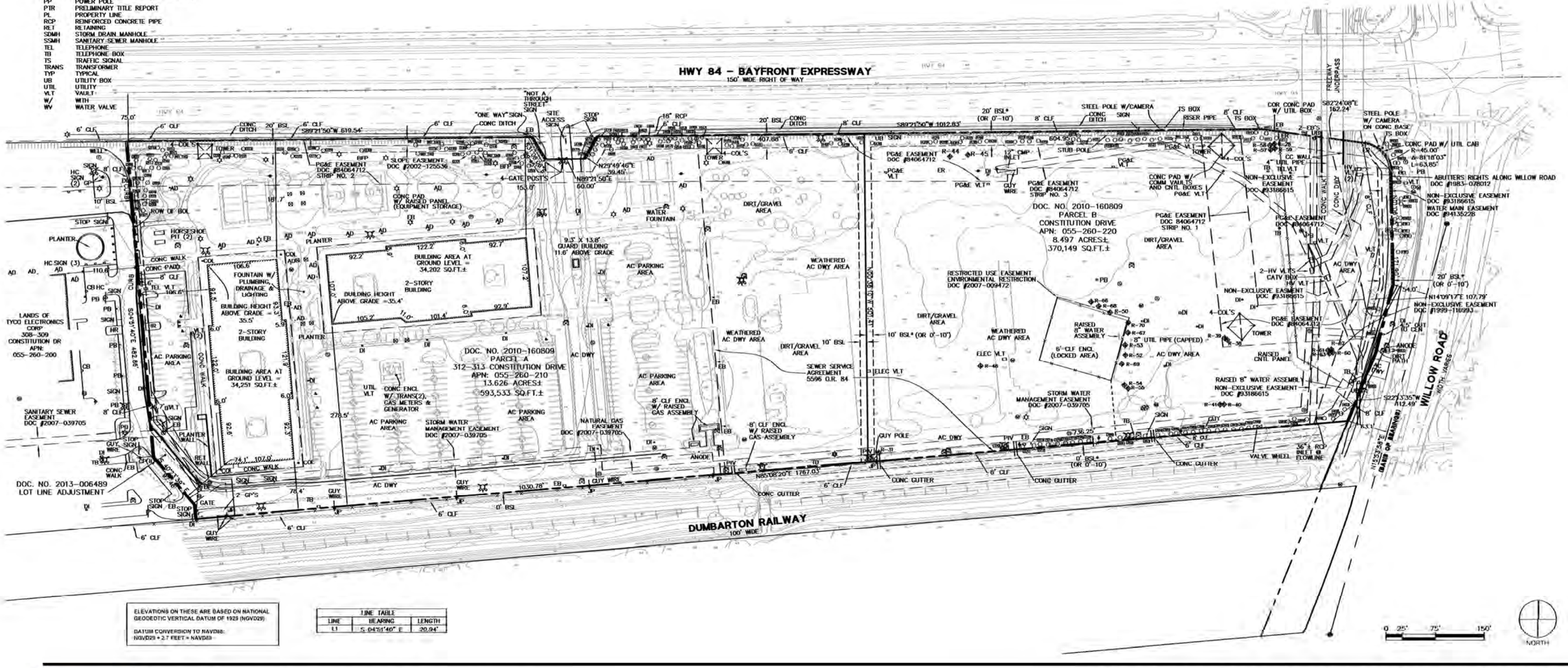
Side: 10 feet, except that side yard may be reduced to zero feet provided the side yard is correspondingly increased

BUILDING SETBACK NOTE:
*The owner of the site can apply to the City for "Discretionary Approval" to modify the setback requirements, such as which side of site is considered front vs. side.

FLOOD ZONE

Zone AE (EL 10) Base Flood elevation determined.
for entire site
Community Panel 06081C0306E Panel 306 of 510 panels – effective date October 16, 2012
Community Panel 06081C0307E Panel 307 of 510 panels – effective date October 16, 2012
per Federal Emergency management Agency Flood Rate maps

NOTE
FEMA ZONE AE7 (per Flood Insurance Rate Map dated 4/21/99, Community Panel Number060321 0005D)
BASE FLOOD ELEVATION IS 7.5 FEET
Fes Flood Insurance Study by FEMA April 21, 1999 (NGVD29)



ELEVATIONS ON THESE ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD29)

DATUM CONVERSION TO NAVD88:
NGVD29 + 2.7 FEET = NAVD88

LINE TABLE

LINE	BEARING	LENGTH
L1	S 04°51'40" E	20.94'

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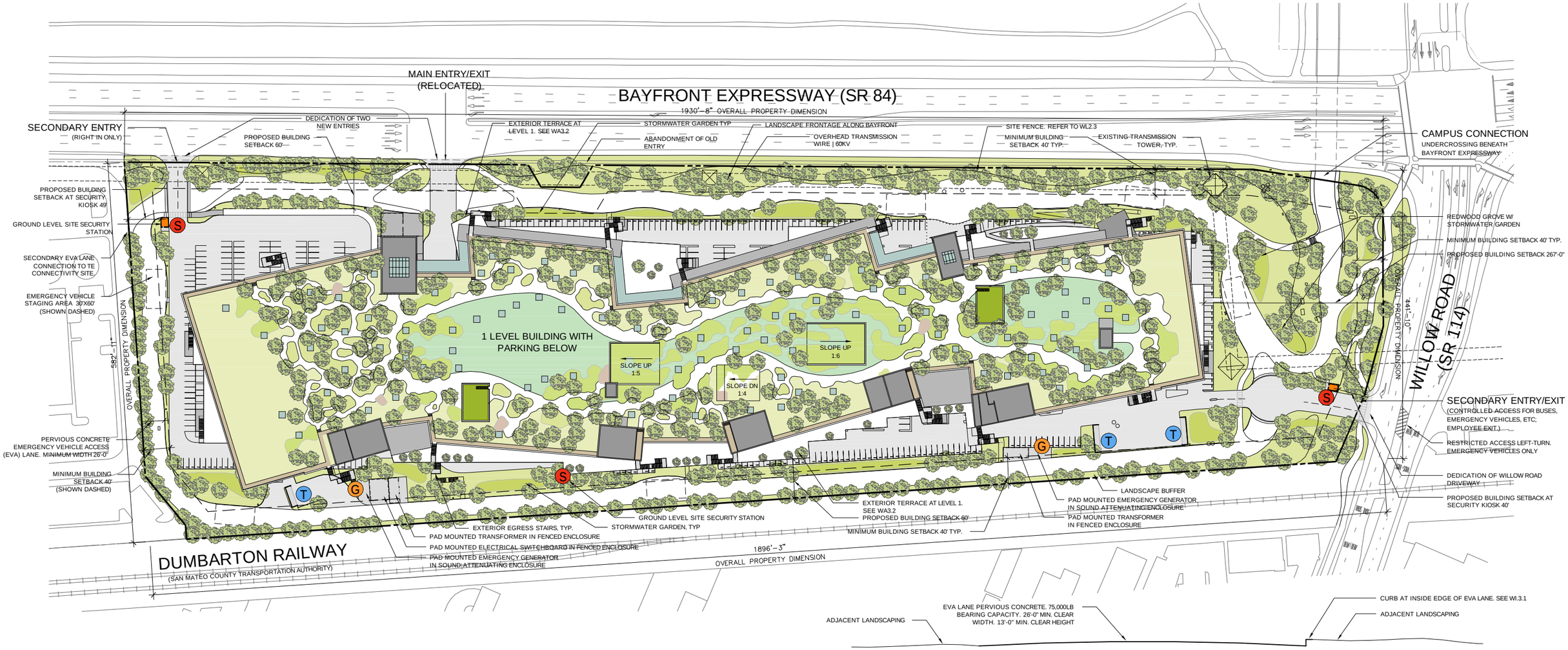
WA.1.1: TOPOGRAPHIC SURVEY

SCALE: 1"=75'
11X17 SCALE IS 1"=150'

FEBRUARY 1, 2013



MINIMUM LIGHTING STANDARD

The lighting standards for the West Campus shall comply with LEED & CALGreen 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 West campus site lighting.

"Light areas only as required for safety and comfort. Lighting power densities must not exceed ANSI/ASHRAE/IESNA Standard 90.1-2007 (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 footcandles at the site boundary and no greater than 0.01 horizontal footcandles 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 CalGreen 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 1-4 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 the San Francisco Planning Department Standards for Bird-Safe Buildings.

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

GENERATOR SUMMARY

	GENERATOR 1	GENERATOR 2
RATED STANDBY CAPACITY	500Kw	500Kw
STACK HEIGHT	8in	8in
FUEL CAPACITY	300 gallons	300 gallons
FUEL CONSUMPTION RATE (100% load)	37 gal/hr	37 gal/hr
STACK DIAMETER	6in	6in
EXIT GAS FLOW RATE	3842 cfm	3842 cfm
EXIT GAS TEMP	942 °F	942 °F
ENGINE HORSEPOWER	762 HP	762 HP
ENGINE MAKE/MODEL	CAT C15 DITA	CAT C15 DITA
ANNUAL HOURS OF OPERATION	12 hours	12 hours
EPA CERTIFICATION	Stationary Emergency Application (Tier 2)	Stationary Emergency Application (Tier 2)
EMISSION TEST DATA (grams per kW-hour)	CO: 3.5 PM: 0.2 NOx + HC: 6.4	CO: 3.5 PM: 0.2 NOx + HC: 6.4
EXHAUST MODIFICATIONS	None	None

CONCEPTUAL EVA LANE CROSS SECTION

LEGEND

- G — EMERGENCY GENERATOR
- S — SITE SECURITY CONTROL STATION (ALSO SEE WA.3.1)
- T — TRASH ENCLOSURE (SEE WA.3.1)
- EXISTING TRANSMISSION TOWER

NOTE:
REFER TO ALTA SURVEY FOR PROPERTY DIMENSIONS
REFER TO SHEET WL.2.3 FOR SIGNAGE & FENCING

0 25' 75' 150'

NORTH

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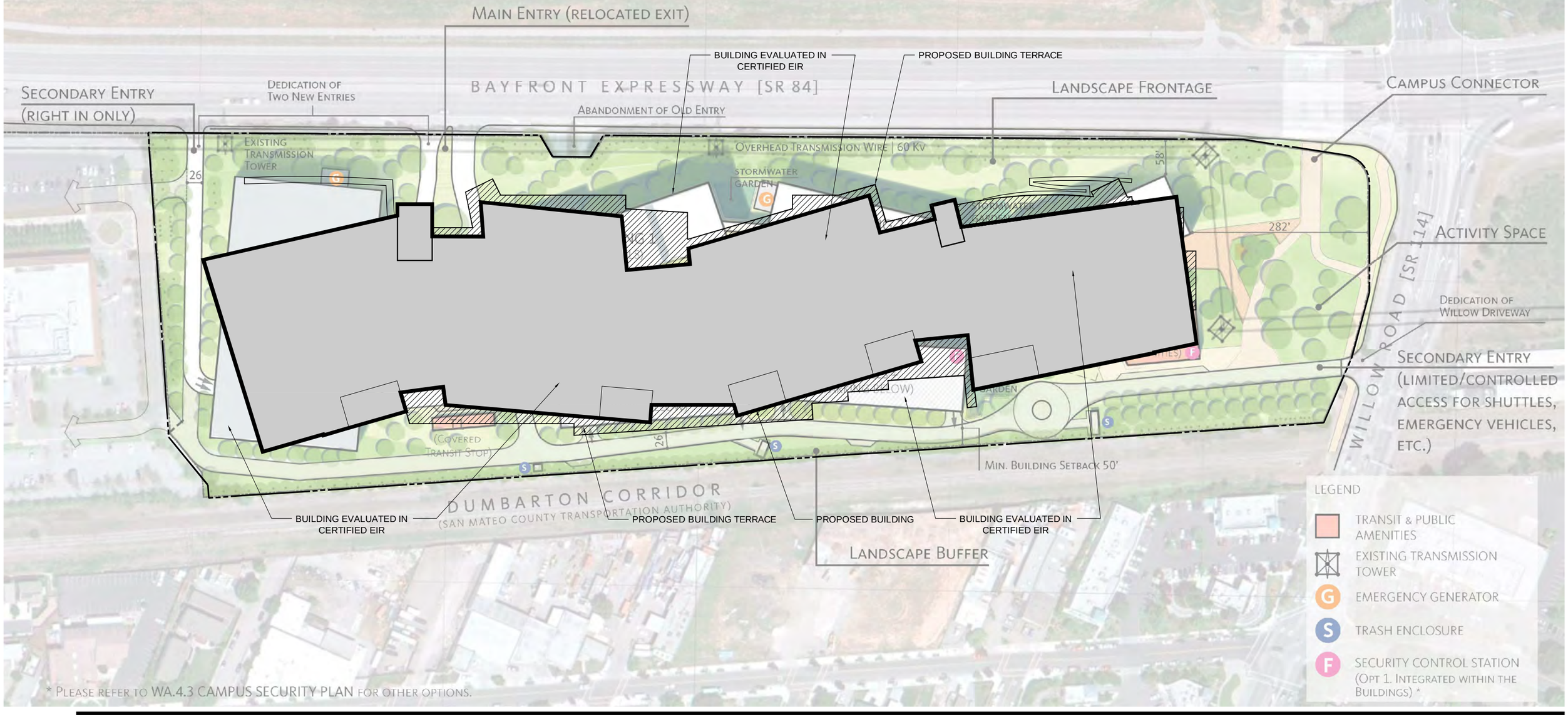
WA.2.0: PROPOSED SITE PLAN

SCALE: 1"=75'
11X17 SCALE IS 1"=150'

FEBRUARY 1, 2013

NOTE : THE EXISTING LOT LINE WILL BE ELIMINATED THROUGH A LOT MERGER OR OTHER INSTRUMENT.



* PLEASE REFER TO WA.4.3 CAMPUS SECURITY PLAN FOR OTHER OPTIONS.

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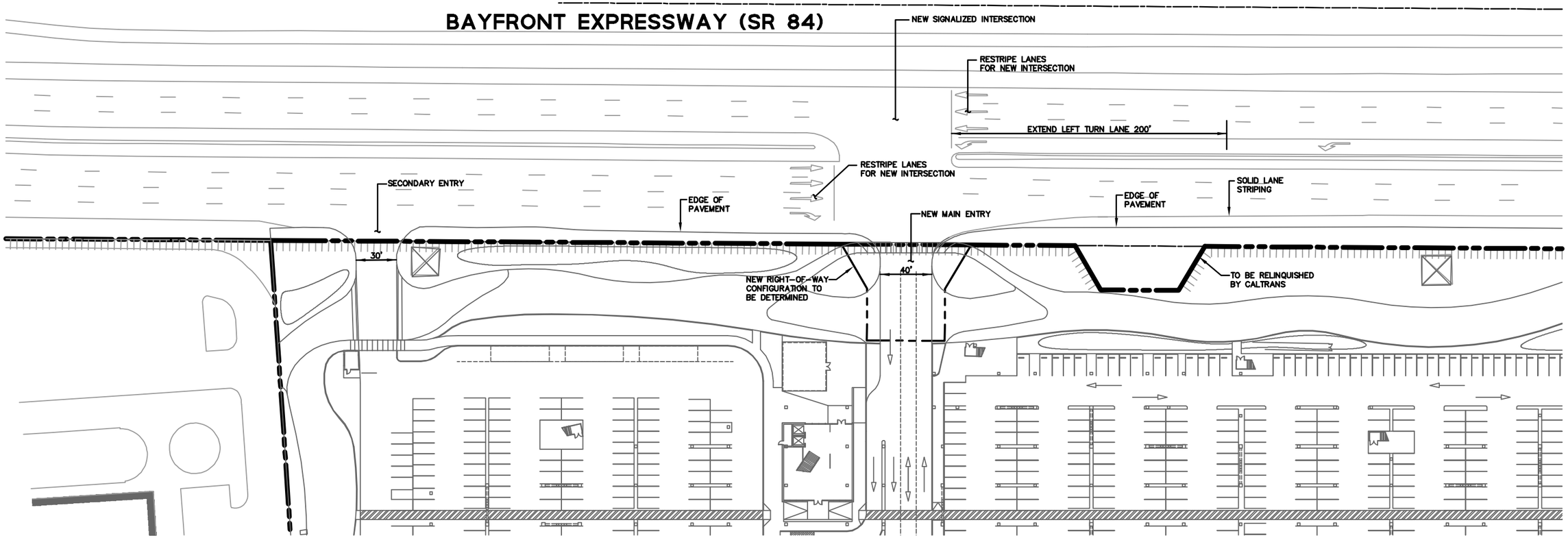
WA.2.1: SITE PLAN OVERLAY

SCALE: 1"=75'
11X17 SCALE IS 1"=150'
FEBRUARY 1, 2013



NOTES

1. BAYFRONT IMPROVEMENT LAYOUT ARE CONCEPTUAL AND INFORMATIVE. FINAL LAYOUT ENGINEERING DESIGN WILL BE PERFORMED AT THE TIME OF PROJECT PLAN CONSTRUCTION.
2. REFER TO PROJECT TRAFFIC ENGINEER REPORT FOR ADDITIONAL INFORMATION AND DETAIL.
3. ACCESS POINTS AND ALL IMPROVEMENTS ON BAYFRONT EXPRESSWAY ARE SUBJECT TO REVIEW AND APPROVAL BY CALTRANS. CALTRANS WRITTEN APPROVAL OF THE TRAFFIC SIGNAL TO THE SATISFACTION OF THE PUBLIC WORKS DIRECTOR IS REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT FOR THE BUILDING FOUNDATION.
4. ALL PEDESTRIAN PATHWAYS SHALL MEET ACCESSIBILITY REQUIREMENTS.

LEGEND

- PROPERTY LINE
- EASEMENT
- BAYFRONT EXPRESSWAY (SR 84) RIGHT-OF-WAY
- NON-ACCESS AREA (CALTRANS)

0 25' 75' 150'

NORTH

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WA.2.2 BAYFRONT EXPRESSWAY

SCALE: 1"=40'
11X17 SCALE IS 1"=80'
FEBRUARY 1, 2013