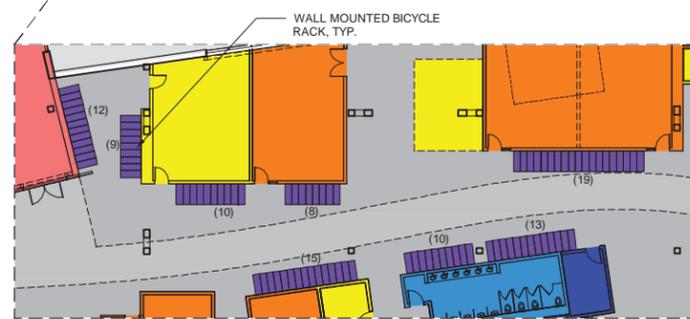


WEST ENTRY BICYCLE PARKING
(39)

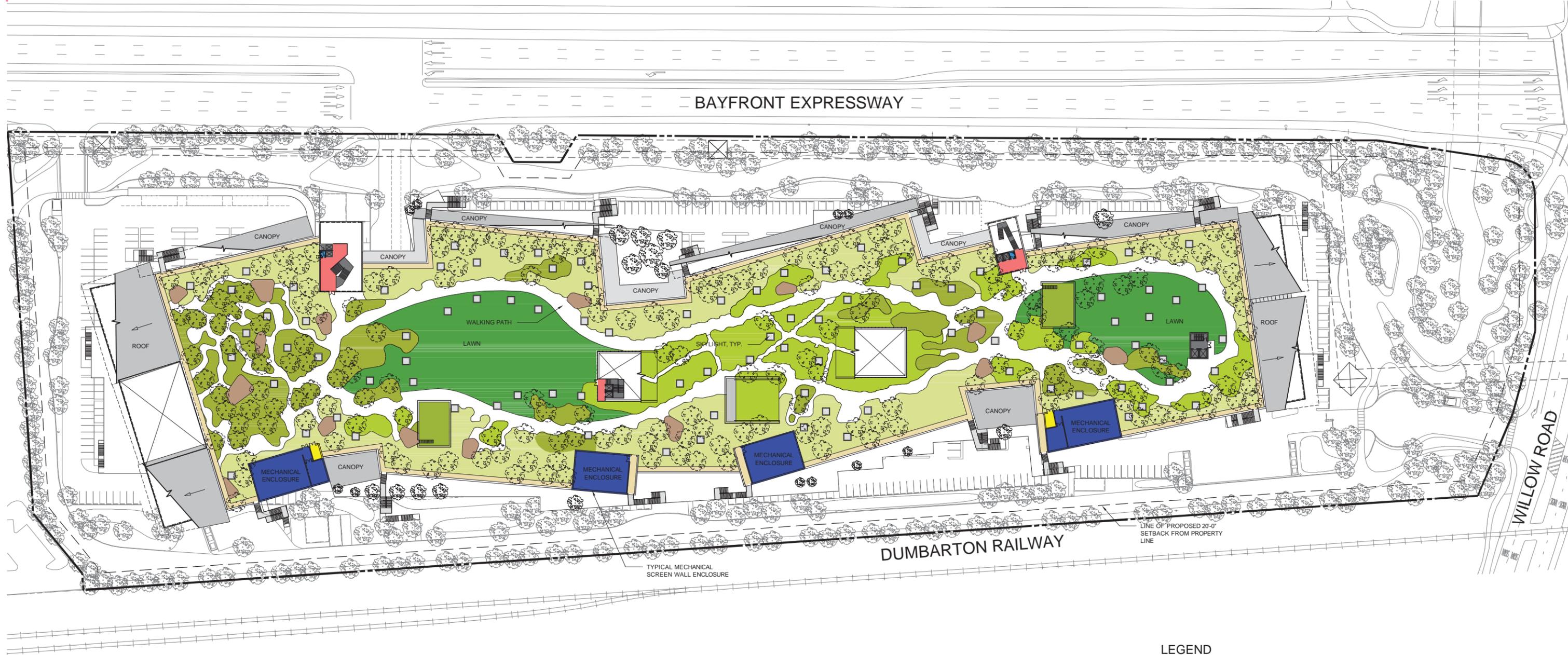


EAST ENTRY BICYCLE PARKING
(96)

LEGEND

- CONFERENCE ROOM/OFFICE
- STAFF AMENITIES/SUPPORT & STORAGE
- RESTROOMS/SHOWERS/JANITOR'S CLOSETS
- ELECTRICAL & IT SPACES
- LOBBIES
- CORES/VERTICAL CIRCULATION
- CAFES
- BICYCLE PARKING





LEGEND

- STORAGE
- RESTROOMS
- MEP SPACES
- LOBBIES
- CORES/VERTICAL CIRCULATION

NOTE:
 THE ROOF IS INTENDED AS AN INFORMAL SOCIAL SPACE FOR WALKING AND ASSEMBLY FUNCTIONS. WALKING PATHS WITH ADJACENT AREAS OF FURNITURE FOR SEATING AND DINING WILL BE PROVIDED WITH THE OCCASIONAL USE OF FOOD SERVICE CARTS AND PORTABLE GAS BARBEQUES.

SEE SHEET WA 2.0 PROPOSED SITE PLAN FOR ROOF PLAN & MINIMUM LIGHTING STANDARDS.



DEVELOPMENT STANDARDS	PROPOSED PROJECT	M-2 ZONING ORDINANCE
LOT AREA	963,682 SF	25,000 SF MIN.
AVERAGE LOT WIDTH	500.75 FT	100 FT MIN.
AVERAGE LOT DEPTH	1846.4 FT	100 FT MIN.
SETBACKS		
FRONT	20 FT	20 FT
REAR	20 FT	0 FT
SIDE (LEFT)	20 FT	10 FT
SIDE (RIGHT)	20 FT	10 FT
BUILDING COVERAGE		
COVERAGE: (INCLUDES BUILDING ENCLOSURE, EXTERIOR TERRACES, SECURITY STATIONS)	488,704 SF	481,841 SF
	50.71 %	50 %
FAR (FLOOR AREA RATIO)	433,555 SF / 963,682 SF	433,656 SF / 963,682 SF
	45.00 %	45 %
SQUARE FOOTAGE BY FLOOR		
GROUND FLOOR	14,074 SF	
FIRST FLOOR	405,161 SF	
MEZZANINE	8,451 SF	
ROOF LEVEL	5,419 SF	
ACCESSORY BUILDING (SECURITY STATIONS)	450 SF	
TOTAL SQUARE FOOTAGE	433,555 SF	433,656 SF
BUILDING HEIGHT ABOVE AVG. NATURAL GRADE*	73 FT	35 FT
PARKING		
PARKING PROVIDED ONSITE	1,501 SPACES	
CALCULATED BASIS: 1 SPACE / 300 SF		1,446 SP. MIN.

*AVERAGE NATURAL GRADE IS ESTIMATED AT +7'-10"

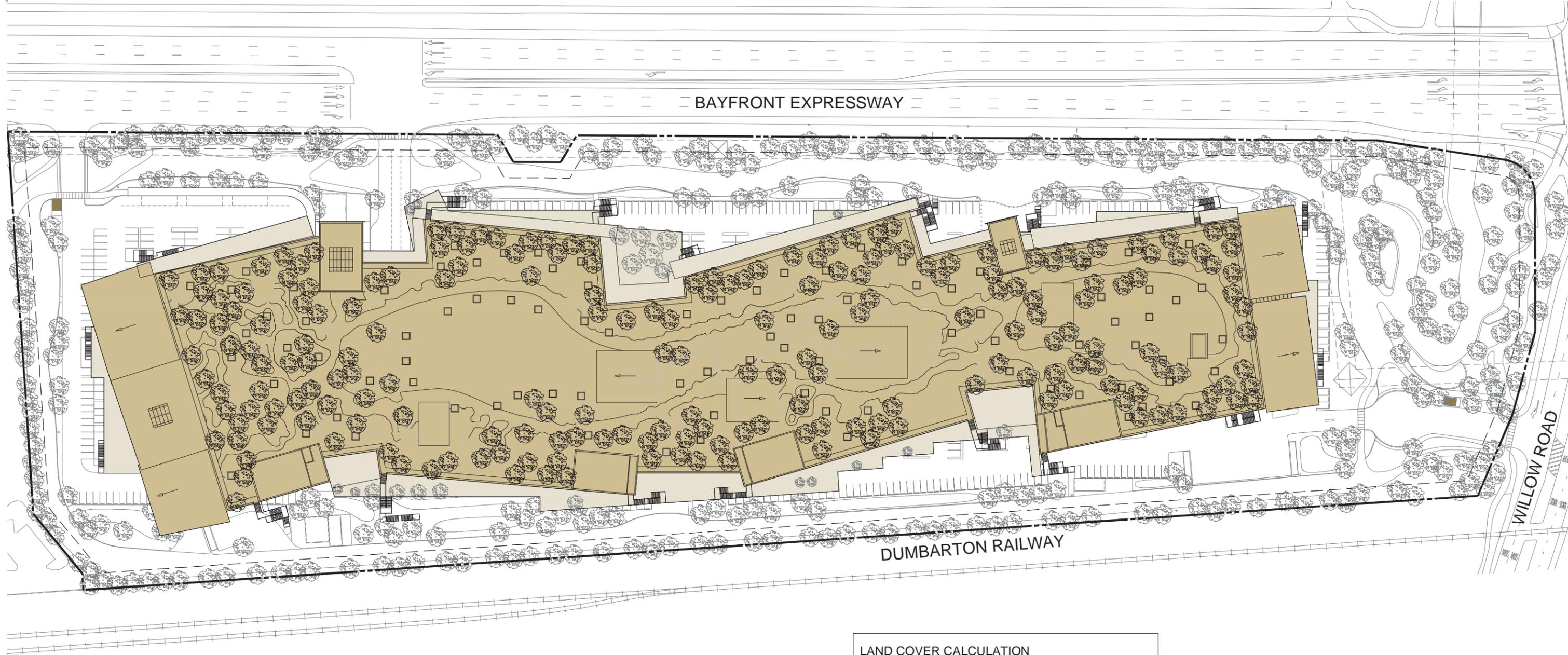
PERVIOUS / IMPERVIOUS SURFACES	
GROUND FLOOR	
PERVIOUS LANDSCAPE (OUTSIDE BUILDING FOOTPRINT)	188,079 SF
PERVIOUS EMERGENCY VEHICLE ACCESS LANE (PERVIOUS CONCRETE)	126,207 SF
IMPERVIOUS PAVING (OUTSIDE BUILDING FOOTPRINT)	164,111 SF
ACCESSORY BUILDING ROOFS (IMPERVIOUS AREA)	1,500 SF
FIRST FLOOR	
IMPERVIOUS TERRACE	67,403 SF
ROOF LEVEL*	
PERVIOUS GREEN ROOF LANDSCAPE/PATH	307,611 SF
IMPERVIOUS ROOF	108,769 SF
TOTAL PERVIOUS SURFACE WITH GREEN ROOF	621,897 SF
	65 %
TOTAL IMPERVIOUS SURFACE WITH GREEN ROOF	341,783 SF
	35 %
TOTAL PERVIOUS SURFACE EXCLUDING GREEN ROOF	314,286 SF
	33 %
TOTAL IMPERVIOUS SURFACE EXCLUDING GREEN ROOF	649,394 SF
	67 %

*POTENTIAL GREEN ROOF AREA REPORTED IS SUBJECT TO REFINEMENT

TREES*	
NUMBER OF EXISTING HERITAGE TREES	233
NUMBER OF EXISTING HERITAGE TREES TO REMAIN	0
NUMBER OF EXISTING HERITAGE TREES REMOVED	233
NUMBER OF EXISTING NON-HERITAGE TREES	391
NUMBER OF EXISTING NON-HERITAGE TREES TO REMAIN	0
NUMBER OF EXISTING NON-HERITAGE TREES REMOVED	391
NUMBER OF NEW TREES	
GROUND LEVEL SITE TREES	332
TERRACE TREES (POTENTIAL)	25
ROOF GARDEN LEVEL TREES (POTENTIAL)	205
TOTAL NUMBER OF NEW SITE TREES	562

*REFER TO WL.1 TREE DISPOSITION PLAN FOR A DETAILED SUMMARY OF TREE REMOVAL AND REPLACEMENT REQUIREMENTS.

THE MAXIMUM FAR IS 45% BASED ON THE NET LOT AREA AFTER ACCOUNTING FOR THE ANTICIPATED NET EFFECT OF CALTRANS DEDICATIONS & ABANDONMENTS, PER SHEET WA.1.
LOT AREA REFERS TO THE AREA CONTAINED WITHIN THE PROPERTY LINE. REFER TO WA.1 & ALTA SURVEY.



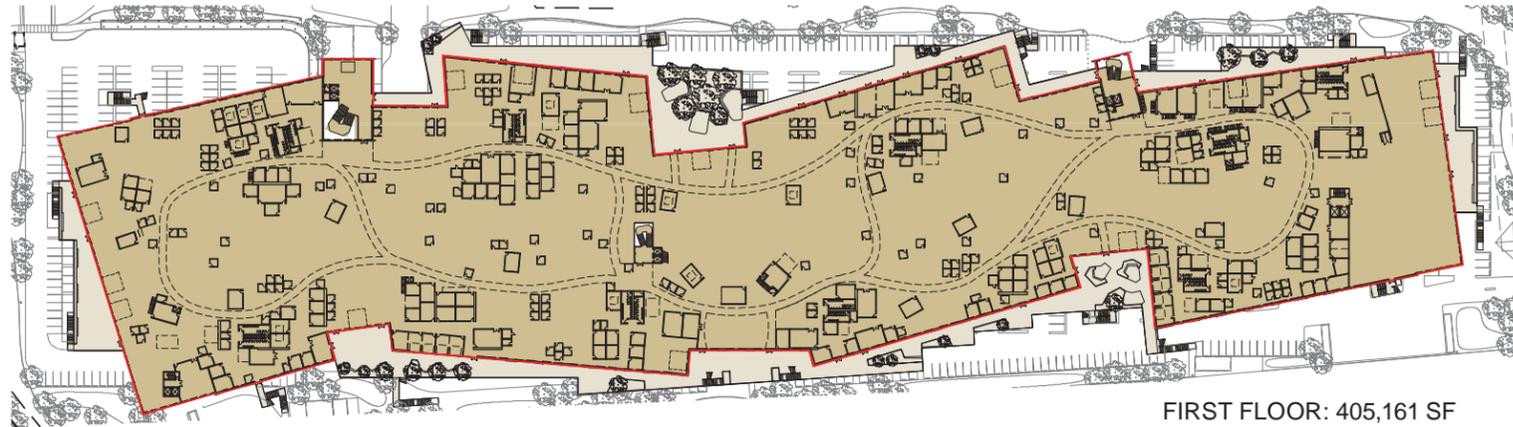
LAND COVER CALCULATION	
Building Enclosure Area	416,309 sf
Exterior Terrace/Canopy Area	72,095 sf
Security Station Area	300 sf
Total Coverage	488,704 sf
Building Site Area	963,682 sf
Coverage Percentage	50.71 %

LEGEND

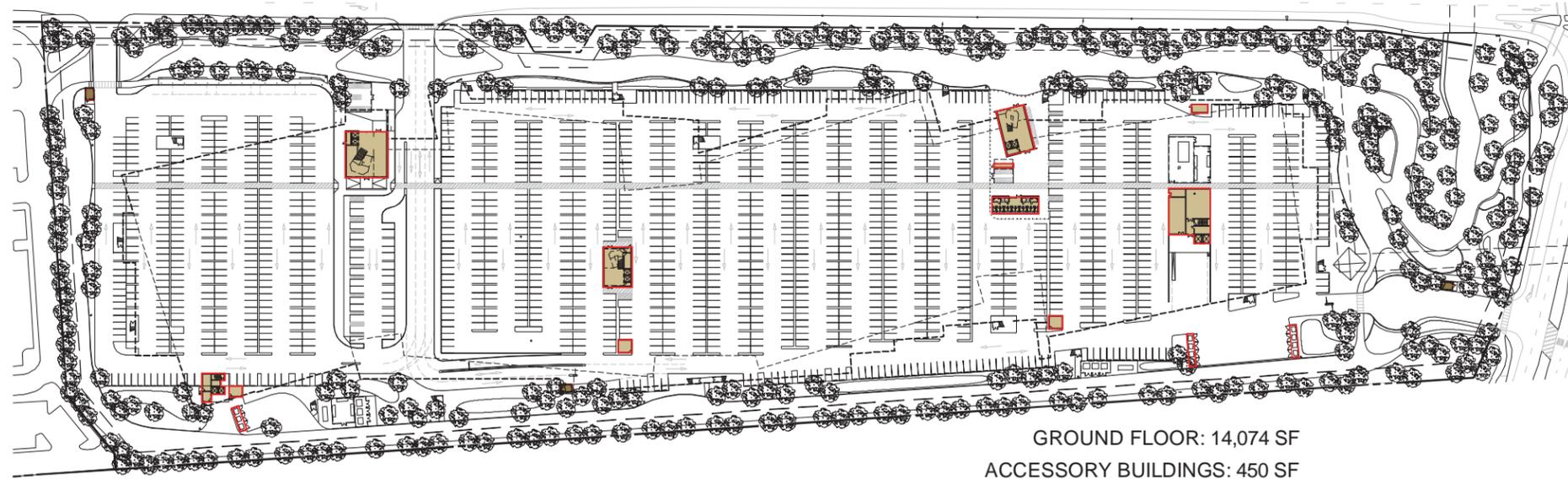
- BUILDING ENCLOSURE
- EXTERIOR TERRACE/CANOPY
- SECURITY STATIONS

Note:
 Exterior stairs do not have roofs.
 One Security Station is located below a terrace.
 Trash enclosures and equipment pads are excluded from lot coverage calculation per City of Menlo Park Planning Department.





FIRST FLOOR: 405,161 SF



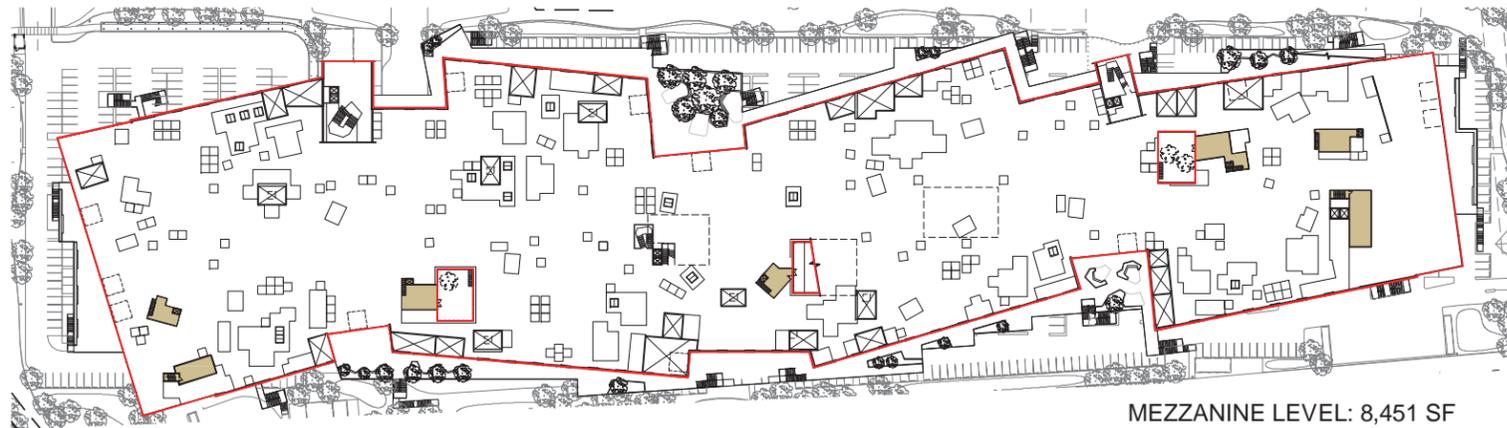
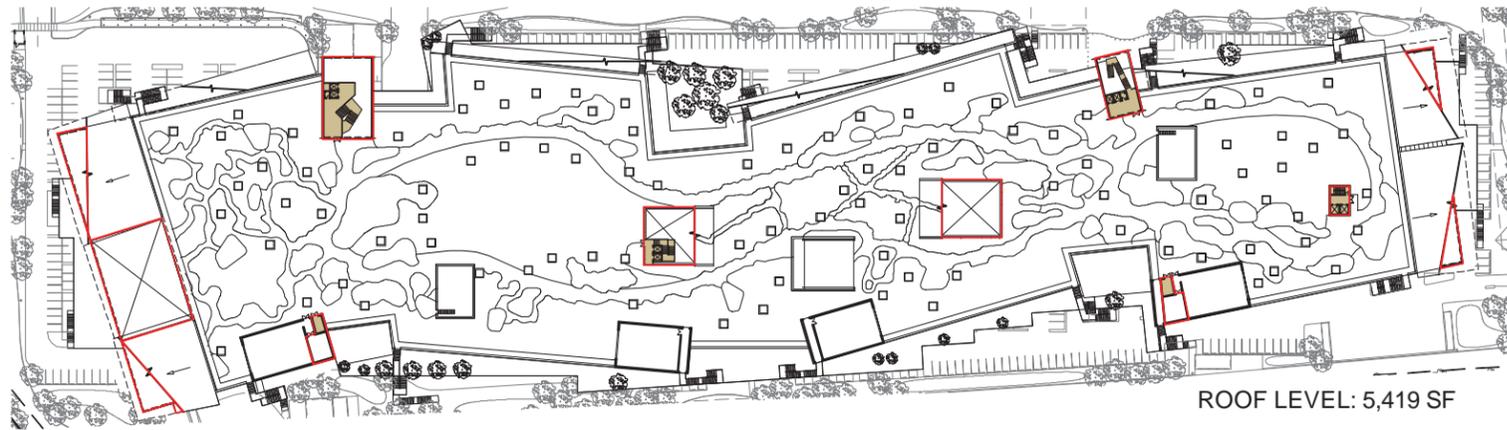
GROUND FLOOR: 14,074 SF
ACCESSORY BUILDINGS: 450 SF

LEGEND

- BUILDING ENCLOSURE
- EXTERIOR TERRACE
- SECURITY STATIONS
- ENCLOSURE AREA



TRASH ENCLOSURE AREA IS EXCLUDED FROM GROSS FLOOR AREA
CALCULATION PER MENLO PARK ZONING ORDINANCE



TOTAL SQUARE FOOTAGE: 433,555 SF
 433,555 / 963,682 SF = 44.99% FAR

GFA CALCULATION

	Ground Floor	First Floor	Mezzanine Level	Roof Level	Total
Enclosure Area	15,574 sf	406,210 sf	400,298 sf	33,011 sf	855,093 sf
Open to Below Areas	0 sf	1,049 sf	391,847 sf	26,082 sf	418,978 sf
Sub-Total Gross Areas	15,574 sf	405,161 sf	8,451 sf	6,929 sf	436,115 sf
Exclusions to GFA					
Shafts - HVAC, Plumbing	0 sf	0 sf	0 sf	0 sf	0 sf
Enclosures for Trash & Recycling	1,050 sf	0 sf	0 sf	0 sf	1,050 sf
Areas for Building Systems - Generators, Mech.	0 sf	0 sf	0 sf	1,510 sf	1,510 sf
Non-Occupiable/Inaccessible Areas	0 sf	0 sf	0 sf	0 sf	0 sf
Total GFA Exclusions	1,050 sf	0 sf	0 sf	1,510 sf	2,560 sf
GFA Calculation (Sub-Total Gross Area - Total GFA Exclusions)	14,524 sf	405,161 sf	8,451 sf	5,419 sf	433,555 sf

NOTES:

1. Gross Floor Area (GFA) Definition 16.04.325. Adopted and effective December 7, 2010.
2. Exceptions to GFA: Nonuseable or nonoccupiable spaces not to exceed 3% of maximum allowed GFA.
3. Exceptions to GFA: Building areas with noise generating equipment - mech + generators not to exceed 1% of GFA
4. Exceptions to GFA: All areas devoted to covered parking and related circulation.

LEGEND

-  BUILDING ENCLOSURE
-  EXTERIOR TERRACE
-  SECURITY STATIONS
-  ENCLOSURE AREA

