

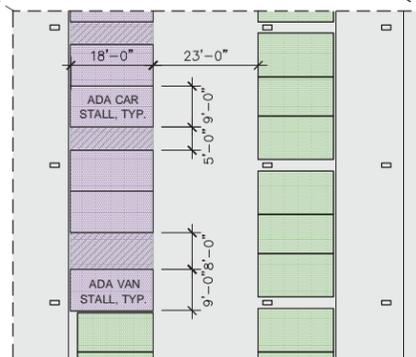


WEST LOT - EMPLOYEE & VISITOR PARKING

	WEST LOT	EAST LOT	TOTAL
REGULAR STALLS 8'-6" x 16'-6"	357	1,032	1389
ENERGY EFFICIENT VEHICLE STALLS (EEV) 8'-6" x 16'-6"	34	91	125*
ADA COMPLIANT VEHICLE STALLS 9'-0" x 18'-0" (W/ 5'-0" ACCESS AISLE)	10	10	20
ADA COMPLIANT VAN STALLS 9'-0" x 18'-0" (W/ 8'-0" ACCESS AISLE)	2	4	6
TOTAL VEHICLE PARKING			1540
BICYCLE PARKING	40	48	88

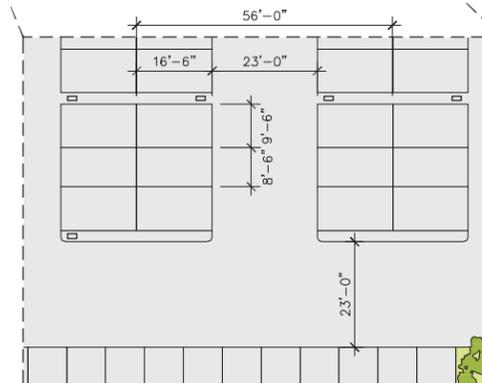
* 8% OF TOTAL PARKING (APPROX. 123 SPACES) SHALL BE DESIGNATED PARKING FOR LOW-EMITTING, FUEL EFFICIENT, AND CARPOOL/VAN POOL VEHICLES. OF THIS TOTAL, UP TO 4 SPACES ARE ELECTRIC VEHICLE SPACES WITH CHARGING STATIONS, CONSISTENT WITH CALGREEN REQUIREMENTS.

WEST CAMPUS TO PROVIDE BICYCLE PARKING FOR A MINIMUM OF 5% OF TOTAL MOTORIZED VEHICLE PARKING CAPACITY (77). SHORT TERM BIKE RACKS SHALL BE PROVIDED WITHIN 200' OF MAIN ENTRANCES (CONSISTENT WITH CAL-GREEN 2011) TO FACILITATE ON-CAMPUS BIKE SHARE.



VEHICLE PARKING AND DRIVE AISLE DIMENSIONS SHALL BE PROVIDED PER CITY OF MENLO PARK PARKING STALL AND DRIVEWAY GUIDELINES.

EAST LOT - EMPLOYEE PARKING



VEHICLE PARKING AND DRIVE AISLE DIMENSIONS SHALL BE PROVIDED PER CITY OF MENLO PARK PARKING STALL AND DRIVEWAY GUIDELINES.

LEGEND

- S SITE SECURITY CONTROL STATION
- S BUILDING SECURITY CONTROL STATION
- T TRASH COLLECTION
- BICYCLE PARKING
- ENERGY EFFICIENT VEHICLE PARKING
- ADA COMPLIANT VEHICLE AND VAN PARKING
- NON-OFFICE SPACE/AMENITIES/MECHANICAL
- INTERIOR CORE/STAIR





NOTE:
 THE ROOFTOP TERRACE IS INTENDED AS AN INFORMAL SOCIAL SPACE FOR OUTDOOR DINING AND GATHERING. ROOF SPACES INCLUDE PAVED AREAS AND LANDSCAPED GREEN ROOF AREAS. FURNITURE FOR SEATING AND DINING WILL BE PROVIDED. SEE SHEET WA.2.0 PROPOSED SITE PLAN FOR MINIMUM LIGHTING STANDARDS.

LEGEND

- OFFICE
- NON OFFICE - AMENITIES/MEETING ROOMS
- EXTERIOR TERRACE
- EXTERIOR STAIRS
- INTERIOR CORE/STAIR
- G EMERGENCY GENERATOR

0 30' 60' 120'



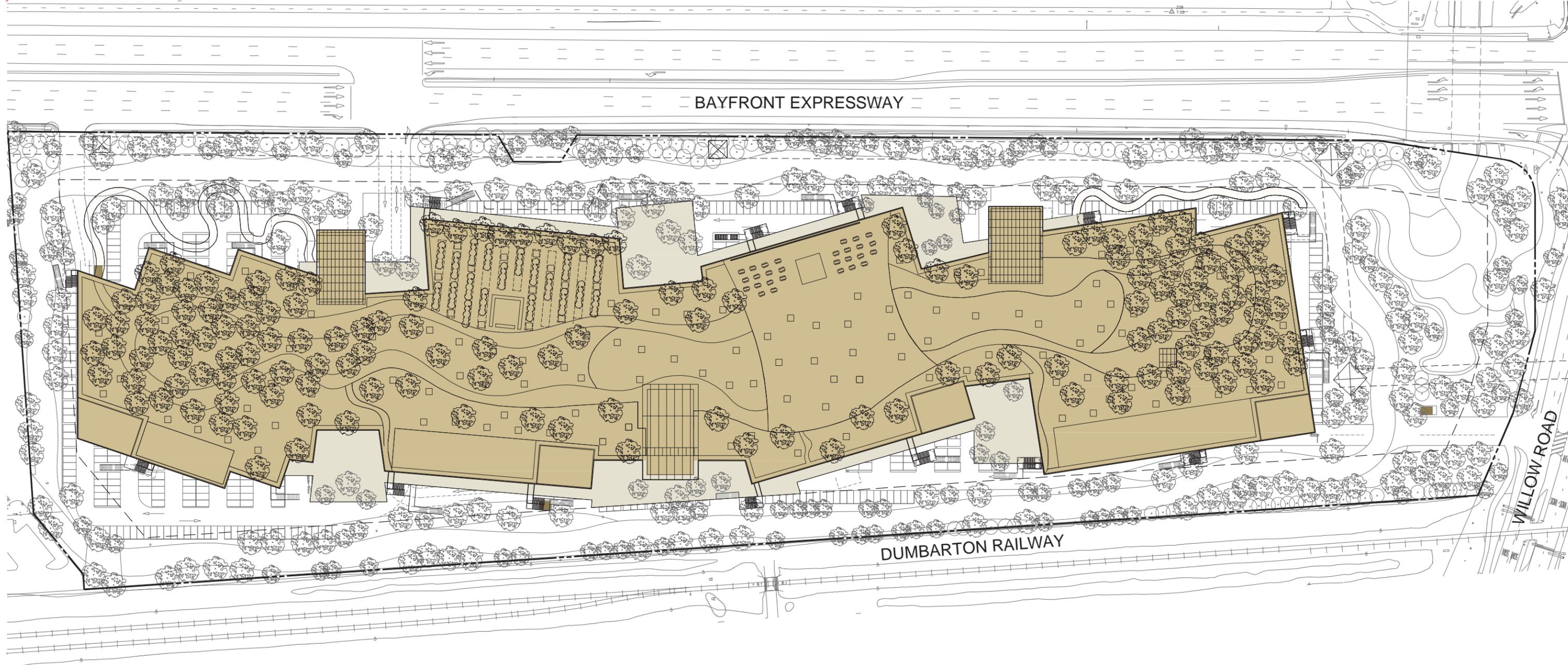
DEVELOPMENT STANDARDS	PROPOSED PROJECT	M-2 ZONING ORDINANCE
LOT AREA	963,684 SF	25,000 SF MIN.
AVERAGE LOT WIDTH	500.75 FT	100 FT MIN.
AVERAGE LOT DEPTH	1846.4 FT	100 FT MIN.
SETBACKS		
FRONT	219 FT	20 FT
REAR	60 FT	0 FT
SIDE (LEFT)	60 FT	10 FT
SIDE (RIGHT)	60 FT	10 FT
BUILDING COVERAGE		
COVERAGE: (INCLUDES BUILDING ENCLOSURE, EXTERIOR TERRACES, SECURITY STATIONS)	480,904 SF	481842 SF
	49.90 %	50 %
FAR (FLOOR AREA RATIO)	433,555 SF / 963,684 SF	433,657 SF / 963,684 SF
	44.99 %	45 %
SQUARE FOOTAGE BY FLOOR		
GROUND FLOOR	14,218 SF	
FIRST FLOOR	413,690 SF	
ROOF LEVEL	5,197 SF	
ACCESSORY BUILDING (SECURITY STATIONS)	450 SF	
TOTAL SQUARE FOOTAGE	433,555 SF	433,657 SF
BUILDING HEIGHT ABOVE AVG. NATURAL GRADE	73 FT	35 FT
PARKING		
PARKING PROVIDED ONSITE	1,540 SPACES	
CALCULATED BASIS: 1 SPACE / 300 SF		1,446 SPACES

PERVIOUS / IMPERVIOUS SURFACES	
GROUND FLOOR	
PERVIOUS LANDSCAPE (OUTSIDE BUILDING FOOTPRINT)	245,125 SF
PERVIOUS EMERGENCY VEHICLE ACCESS LANE	125,048 SF
IMPERVIOUS PAVING (OUTSIDE BUILDING FOOTPRINT)	113,800 SF
ACCESSORY BUILDING ROOFS (IMPERVIOUS AREA)	461 SF
FIRST FLOOR	
IMPERVIOUS TERRACE	63,573 SF
ROOF LEVEL*	
PERVIOUS GREEN ROOF LANDSCAPE	236,531 SF
PERVIOUS GREEN ROOF PATH	52,934 SF
IMPERVIOUS ROOF	126,212 SF
TOTAL PERVIOUS SURFACE WITH GREEN ROOF	659,638 SF 68 %
TOTAL IMPERVIOUS SURFACE WITH GREEN ROOF	304,046 SF 32 %
TOTAL PERVIOUS SURFACE EXCLUDING GREEN ROOF	370,173 SF 38 %
TOTAL IMPERVIOUS SURFACE EXCLUDING GREEN ROOF	593,511 SF 62 %

*POTENTIAL GREEN ROOF AREA REPORTED IS SUBJECT TO REFINEMENT

TREES*	
NUMBER OF EXISTING HERITAGE TREES	73
NUMBER OF EXISTING HERITAGE TREES TO REMAIN	39
NUMBER OF EXISTING HERITAGE TREES REMOVED	34
NUMBER OF EXISTING HERITAGE TREES IN POOR HEALTH	160
NUMBER OF EXISTING HERITAGE TREES IN POOR HEALTH TO REMAIN	53
NUMBER OF EXISTING HERITAGE TREES IN POOR HEALTH REMOVED	107
NUMBER OF EXISTING NON-HERITAGE TREES	392
NUMBER OF EXISTING NON-HERITAGE TREES TO REMAIN	25
NUMBER OF EXISTING NON-HERITAGE TREES REMOVED	367
NUMBER OF NEW TREES	
GROUND LEVEL SITE TREES	254
TERRACE TREES (POTENTIAL)	24
ROOF GARDEN LEVEL TREES (POTENTIAL)	148
TOTAL NUMBER OF SITE TREES (NEW SITE TREES PLUS EXISTING TREES TO REMAIN)	371

*TREE DISPOSITION REPORTED ABOVE IS BASED ON AVAILABLE LOCATION DATA AND IS SUBJECT TO REVISION BASED ON ACTUAL TREE SITE LOCATION RELATIVE TO PROPOSED PROJECT DEVELOPMENT.

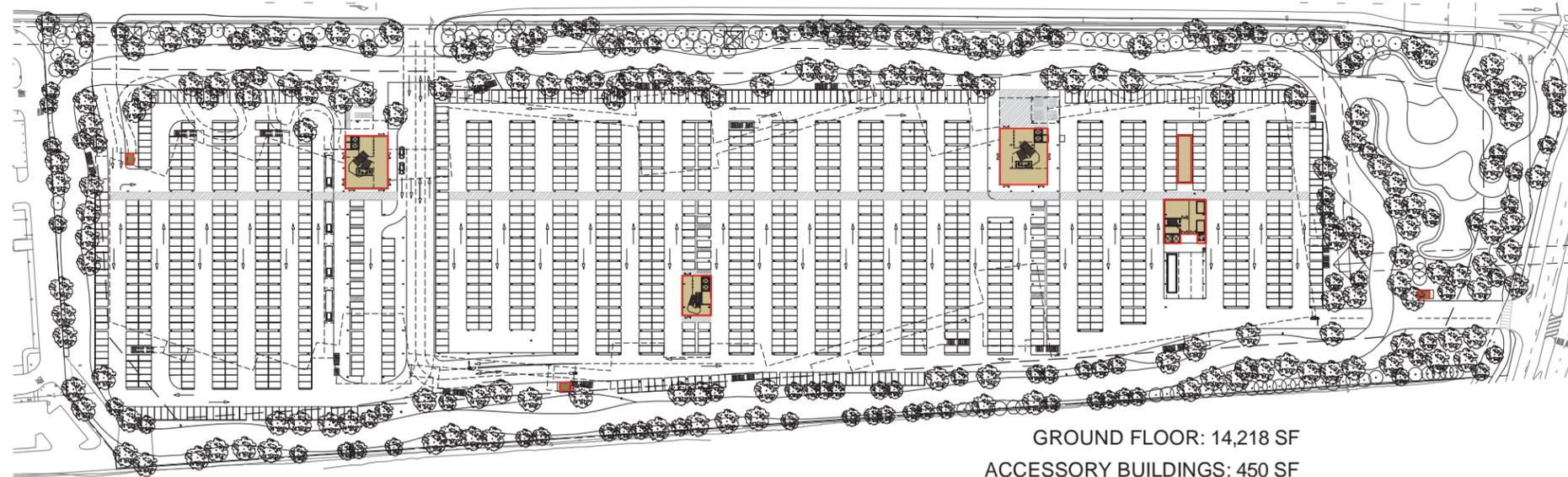
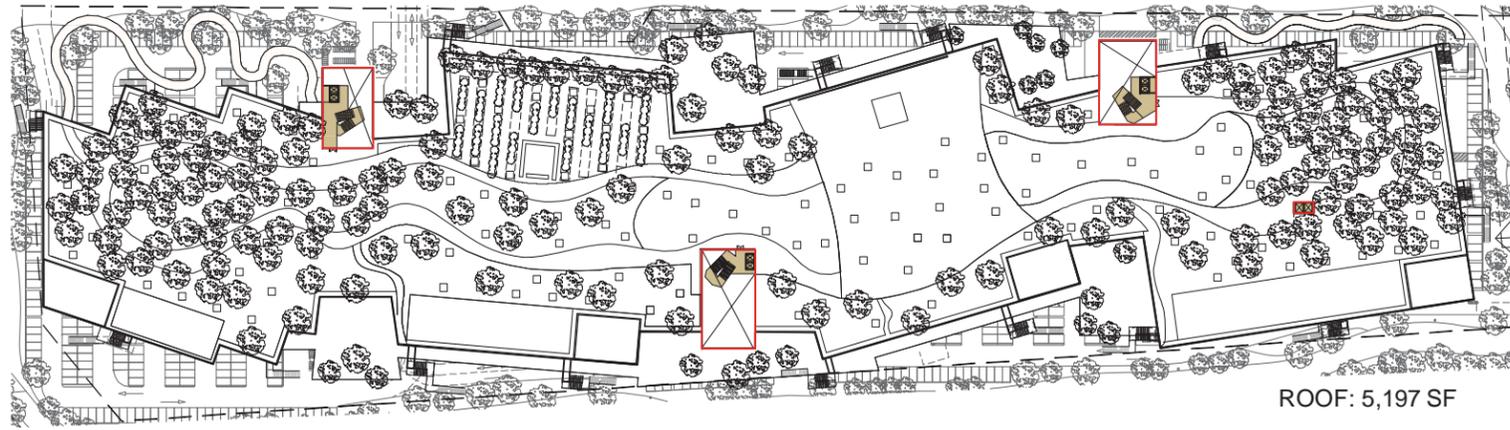


LAND COVER CALCULATION	
Building Enclosure Area	415,701 sf
Exterior Terrace Area	64,753 sf
Security Station Area	450 sf
Total Coverage	480,904 sf
Building Site Area	963,684 sf
Coverage Percentage	49.90 %

LEGEND

- BUILDING ENCLOSURE
- EXTERIOR TERRACE
- SECURITY STATIONS





TOTAL SQUARE FOOTAGE: 433,555 SF
433,555 / 963,684 SF = 44.99% FAR

GFA CALCULATION

	Ground Floor	First Floor	Roof	Total
Enclosure Area	15,268 sf	415,701 sf	17,119 sf	448,088 sf
Open to Below Areas	0 sf	2,011 sf	11,922 sf	13,933 sf
Sub-Total Gross Areas	15,268 sf	413,690 sf	5,197 sf	434,155 sf
Exclusions to GFA				
Shafts - HVAC, Plumbing	0 sf	0 sf	0 sf	0 sf
Enclosures for Trash & Recycling	600 sf	0 sf	0 sf	600 sf
Areas for Building Systems - Generators, Mech.	0 sf	0 sf	0 sf	0 sf
Non-Occupiable/Inaccessible Areas	0 sf	0 sf	0 sf	0 sf
Total GFA Exclusions	600 sf	0 sf	0 sf	600 sf
GFA Calculation (Sub-Total Gross Area - Total GFA Exclusions)	14,668 sf	413,690 sf	5,197 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

