



**City of East Palo Alto**  
Community and Economic Development Department  
Planning and Housing Division  
1960 Tate Street • East Palo Alto • CA • 94303  
650.853.3189 [ tel ] • 650.853.3179 [ fax ]

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August 24, 2020

**UNIVERSITY CIRCLE PHASE II OFFICE PROJECT  
(1950-2050 University Avenue)**

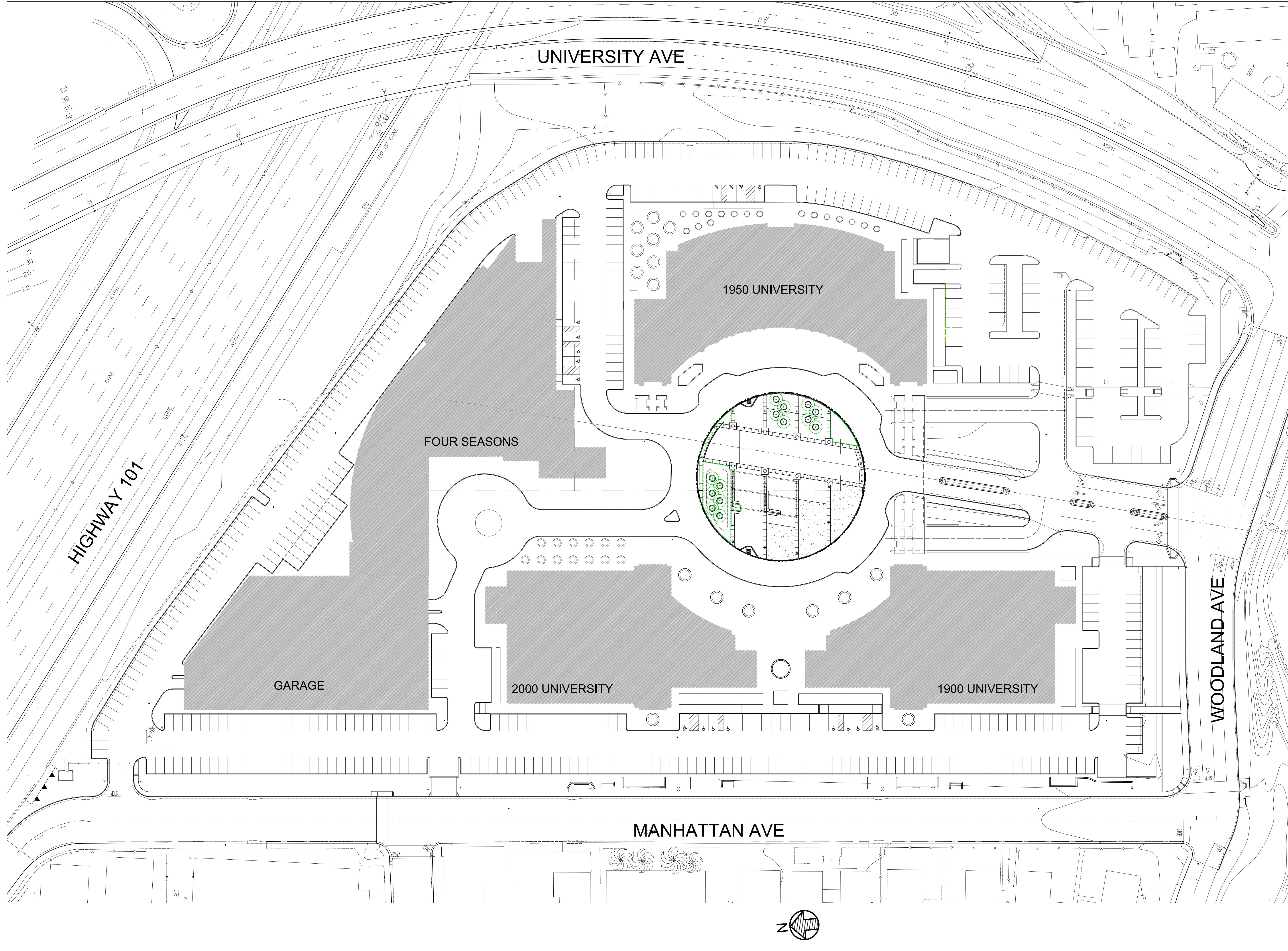
This memo updates project information previously posted on the website. The City received a Planning Application in December of 2019 for development of an additional 180,000 square foot, six-story office tower with underground parking at the University Circle Complex located at 1950-2050 University Avenue on the City's Westside (Planning File DR19-019). The project is located at the corner of University and Woodland Avenues. This follows City and community review of a preliminary project for the property in 2019. The proposed project would replace a surface parking lot currently located on the site.

Revisions to the project were submitted to the City in May of 2020 to ensure a consistent 100 foot setback from the top of the San Francisquito Creek bank. Project application materials can be found on the City's website at: <http://www.ci.east-palo-alto.ca.us/index.aspx?NID=663>

The proposed project requires the development of an Environmental Impact Report (EIR). A Notice of Preparation (NOP) was developed and released for public review to help provide comments to guide the development of the EIR. The Planning Commission reviewed the NOP June 22, 2020 as part of a public scoping meeting. Please see the following for further information regarding the Planning Commission meeting: [http://eastpaloalto.igq2.com/Citizens/Detail\\_Meeting.aspx?ID=1049](http://eastpaloalto.igq2.com/Citizens/Detail_Meeting.aspx?ID=1049). The NOP review period ended on July 8.

Public comments are invited, there will be an extended opportunity for public review and comment. Public comments will become part of the record that are reviewed by the Planning Commission and the City Council at future noticed public hearings. Please contact City Project Manager Arthur Henriques if you have any questions or wish to provide comments at the address noted below. Further information will be posted on the City's website and distributed through the City's social media program as the project review and Environmental Impact Report progresses.

Art Henriques, Contract Project Manager  
City of East Palo Alto  
Community and Economic Development Department  
1960 Tate Street  
East Palo Alto, CA 94303  
Email: [ahenriques@cityofepa.org](mailto:ahenriques@cityofepa.org)  
(650) 853-3121



Rev.	Date	Descrip.
12/2/15		SITE PLAN
3/7/17		SITE PLAN
6/20/17		PRE-APPLICATION
8/21/17		PARKING REVISION
9/20/19		SITE REVIEW
12/20/19		FORMAL PLANNING SUBMITTAL
3/20/20		RESP. TO COMMENTS

## University Circle Phase II

East Palo Alto, CA

Drawing Title

### Existing Site Plan

Job #	A4095.00
Date:	12/20/19
Scale:	AS NOTED
Drawn By:	CLC
Sheet:	

# AE-1

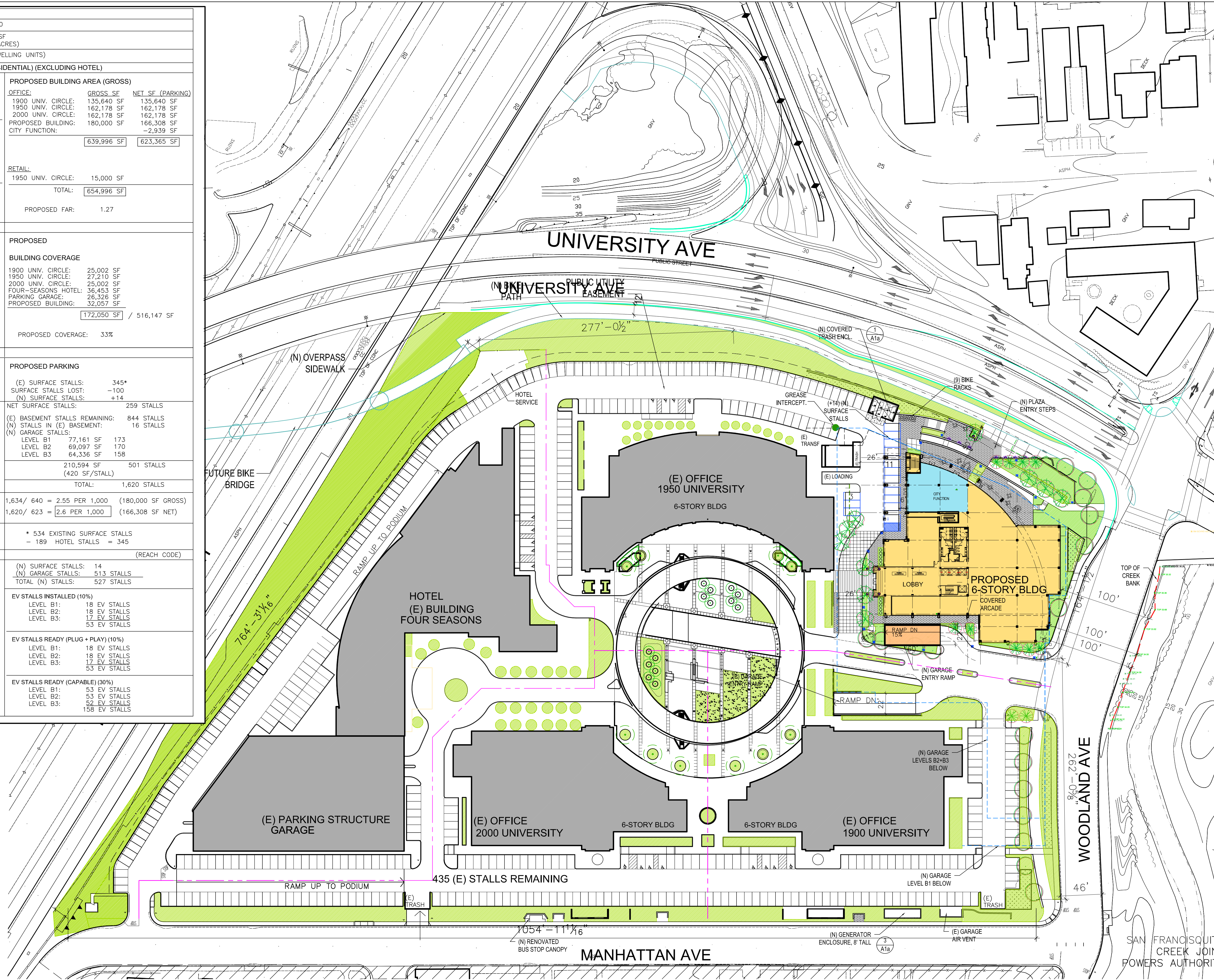
SHEET NO. 3	
APN: 063680020	
1.	SITE AREA: 516,147 SF (11.849 ACRES)
2.	NO. OF DWELLING UNITS: 0 (NO DWELLING UNITS)
3. BUILDING AREA (GROSS) (NON-RESIDENTIAL) (EXCLUDING HOTEL)	
EXISTING BUILDING AREA (GROSS)	
OFFICE:	1900 UNIV. CIRCLE: 135,640 SF 1950 UNIV. CIRCLE: 162,178 SF 2000 UNIV. CIRCLE: 162,178 SF <b>459,996 SF</b>
RETAIL:	1950 UNIV. CIRCLE: 15,000 SF <b>15,000 SF</b>
EXISTING FAR: .9	
PROPOSED BUILDING AREA (GROSS)	
OFFICE:	GROSS SF NET SF (PARKING) 1900 UNIV. CIRCLE: 135,640 SF 135,640 SF 1950 UNIV. CIRCLE: 162,178 SF 162,178 SF 2000 UNIV. CIRCLE: 162,178 SF 162,178 SF PROPOSED BUILDING: 180,000 SF 166,308 SF CITY FUNCTION: -2,939 SF <b>639,996 SF 623,365 SF</b>
RETAIL:	1950 UNIV. CIRCLE: 15,000 SF <b>15,000 SF</b>
PROPOSED FAR: 1.27	
6. COVERAGE	
EXISTING	
BUILDING COVERAGE	
1900 UNIV. CIRCLE: 25,002 SF 1950 UNIV. CIRCLE: 27,210 SF 2000 UNIV. CIRCLE: 25,002 SF FOUR-SEASONS HOTEL: 36,453 SF PARKING GARAGE: 26,326 SF <b>139,993 SF</b>	
EXISTING COVERAGE: 27.1%	
PROPOSED	
BUILDING COVERAGE	
1900 UNIV. CIRCLE: 25,002 SF 1950 UNIV. CIRCLE: 27,210 SF 2000 UNIV. CIRCLE: 25,002 SF FOUR-SEASONS HOTEL: 36,453 SF PARKING GARAGE: 26,326 SF PROPOSED BUILDING: 32,057 SF <b>172,050 SF</b> / 516,147 SF	
PROPOSED COVERAGE: 33%	
5. PARKING	
EXISTING OFFICE PARKING	
(E) SURFACE STALLS: 345* (E) BASEMENT STALLS: 849 <b>TOTAL: 1,194 STALLS</b>	
PROPOSED PARKING	
(E) SURFACE STALLS: 345* (E) SURFACE STALLS LOST: -100 (N) SURFACE STALLS: +14 <b>NET SURFACE STALLS: 259 STALLS</b>	
(E) BASEMENT STALLS REMAINING: 844 STALLS (N) STALLS IN (E) BASEMENT: 16 STALLS (N) GARAGE STALLS: LEVEL B1: 77,161 SF 173 LEVEL B2: 69,097 SF 170 LEVEL B3: 64,336 SF 158 <b>210,594 SF 501 STALLS (420 SF/STALL)</b>	
<b>TOTAL: 1,620 STALLS</b>	
1,194 / 459,996 = 2.6 PER 1,000	
1,634 / 640 = 2.55 PER 1,000 (180,000 SF GROSS)	
1,620 / 623 = 2.6 PER 1,000 (166,308 SF NET)	
* 534 EXISTING SURFACE STALLS - 189 HOTEL STALLS = 345	
* 534 EXISTING SURFACE STALLS - 189 HOTEL STALLS = 345	
5. ELECTRIC VEHICLE PARKING (REACH CODE)	
(N) SURFACE STALLS: 14 (N) GARAGE STALLS: 513 STALLS <b>TOTAL (N) STALLS: 527 STALLS</b>	
EV STALLS INSTALLED (10%)	
LEVEL B1: 18 EV STALLS LEVEL B2: 18 EV STALLS LEVEL B3: 17 EV STALLS 53 EV STALLS	
EV STALLS READY (PLUG + PLAY) (10%)	
LEVEL B1: 18 EV STALLS LEVEL B2: 18 EV STALLS LEVEL B3: 17 EV STALLS 53 EV STALLS	
EV STALLS READY (CAPABLE) (30%)	
LEVEL B1: 53 EV STALLS LEVEL B2: 53 EV STALLS LEVEL B3: 52 EV STALLS 158 EV STALLS	

# CHANG ARCHITECTURE

Architecture | Planning | Interiors

251 Park Road, #900  
Burlingame  
California 94010

Tel: 650.340.9415  
Fax: 650.340.9641  
Web: www.changarchitecture.com

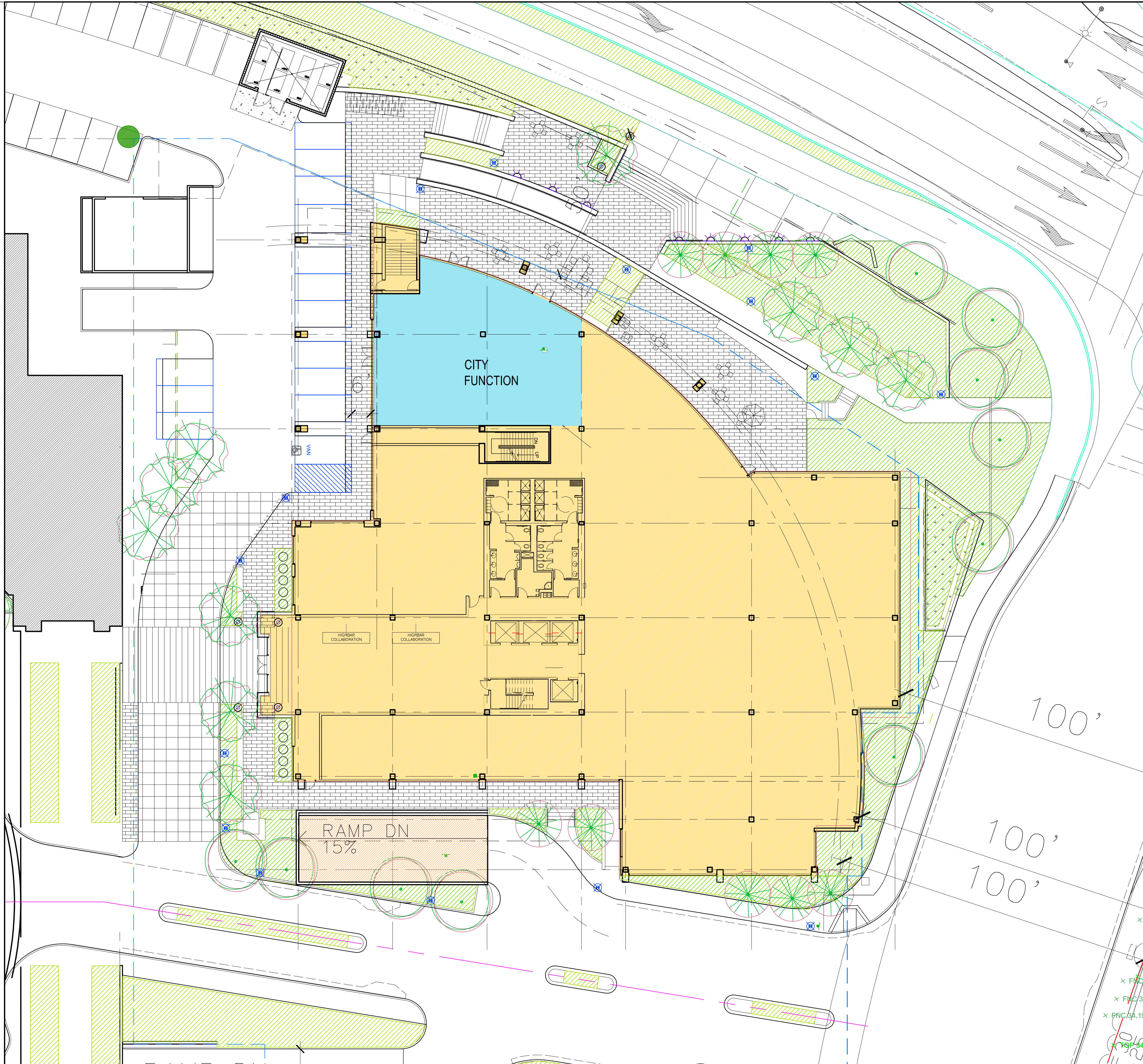


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12/20/19		FORMAL PLANNING SUBMITTAL
3/20/20		RESP. TO COMMENTS
5/19/20		CREEK SETBACK

## University Circle Phase II

East Palo Alto, CA

Drawing Title	
Site Plan	
Job #	A4095.00
Date	12/20/19
Scale	AS NOTED
Drawn By	CLC
Sheet	



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East Palo Alto, CA

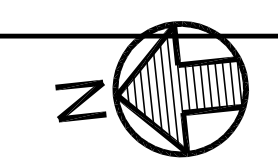
Drawing Title

### Enlarged Site Plan

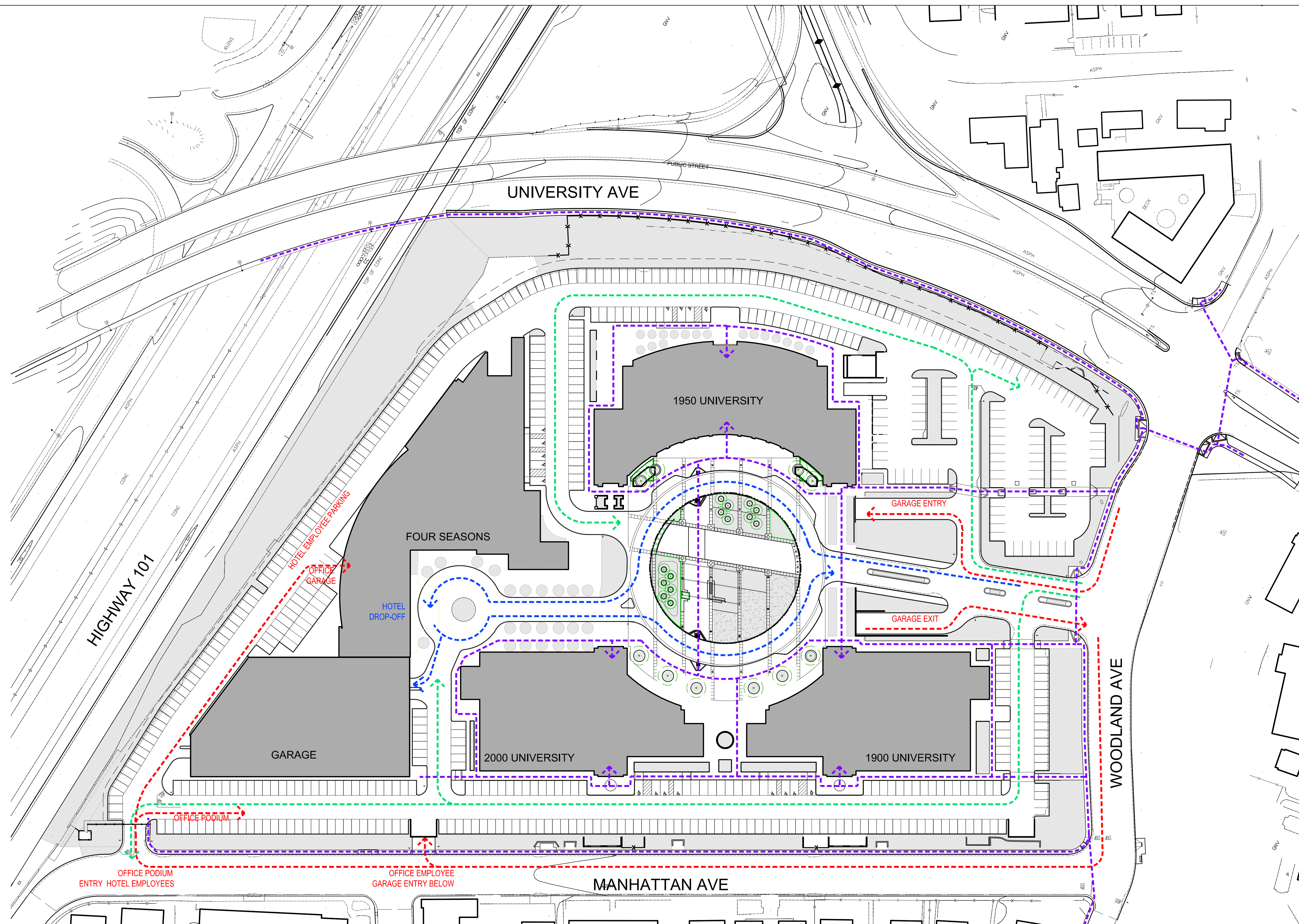
Job #	A4095.00
Date:	12/20/19
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Drawn By:	CLC
Sheet:	

1 ENLARGED SITE PLAN  
A1.1

SCALE: 1/16"=1'



# A1.1



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## University Circle Phase II

East Palo Alto, CA

Drawing Title

### Existing Circulation Diagram

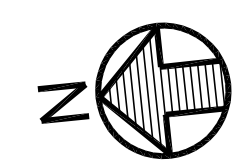
Job #	A4095.00
Date	12/20/19
Scale	AS NOTED
Drawn By	CLC
Sheet	

# A1.3a

1 EXISTING CIRCULATION DIAGRAM

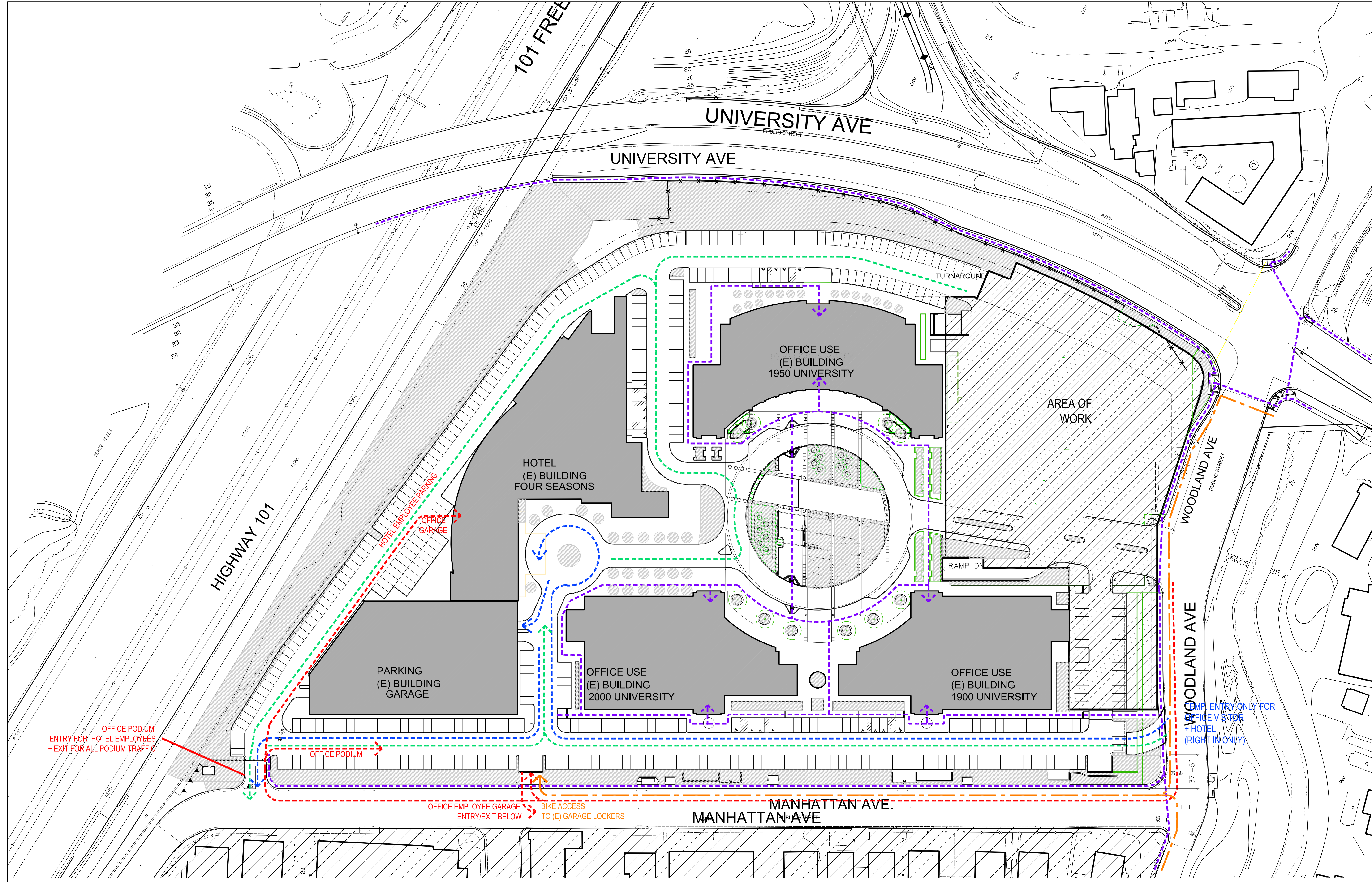
A1.3A

SCALE: 1"=50'



### CIRCULATION LEGEND

<span style="color: red;">- - -</span>	VEHICULAR OFFICE TENANT CIRCULATION
<span style="color: green;">- - -</span>	VEHICULAR OFFICE VISITOR CIRCULATION
<span style="color: blue;">- - -</span>	VEHICULAR HOTEL CIRCULATION
<span style="color: purple;">- - -</span>	PEDESTRIAN + BIKE CIRCULATION



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## University Circle Phase II

East Palo Alto, CA

### Construction Circulation Diagram

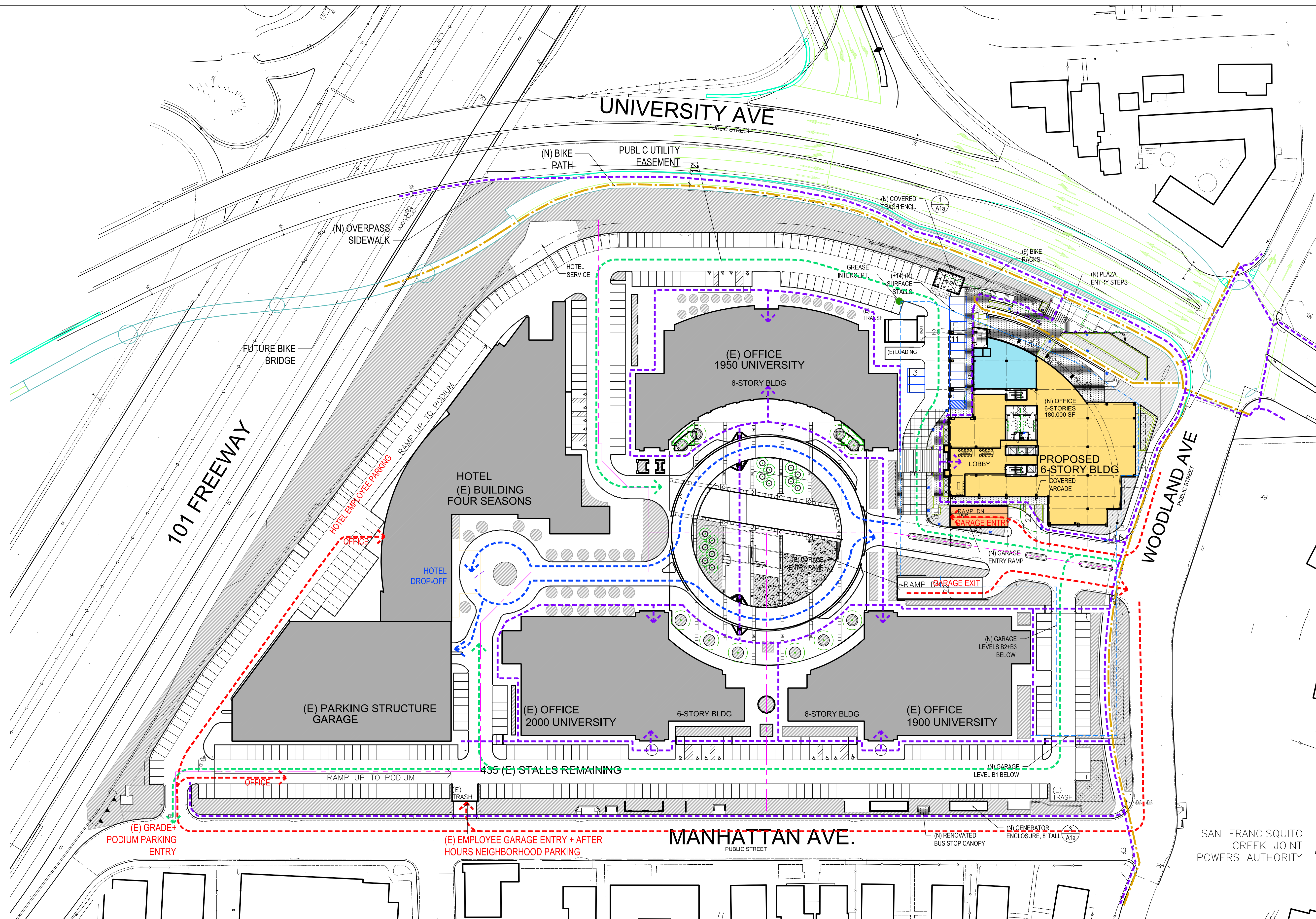
Job #	A4095.00
Date:	12/20/19
Scale:	AS NOTED
Drawn By:	CLC
Sheet:	

# A1.3b

1 CONSTRUCTION CIRCULATION DIAGRAM  
A1.3B SCALE: 1"=50'

### CIRCULATION LEGEND

<span style="color: red;">---</span>	VEHICULAR OFFICE TENANT CIRCULATION
<span style="color: green;">---</span>	VEHICULAR OFFICE VISITOR CIRCULATION
<span style="color: blue;">---</span>	VEHICULAR HOTEL CIRCULATION
<span style="color: purple;">---</span>	CIRCULATION
<span style="color: orange;">---</span>	BIKE CIRCULATION



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3/20/20		RESP. TO COMMENTS

## University Circle Phase II

East Palo Alto, CA

SAN FRANCISQUITO CREEK JOINT POWERS AUTHORITY

### Drawing Title

## Final Circulation Diagram

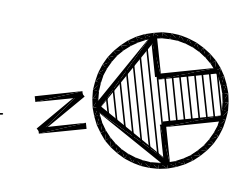
Job #	A4095.00
Date	12/20/19
Scale	AS NOTED
Drawn By	CLC
Sheet	

# A1.3c

1  
A1.3C

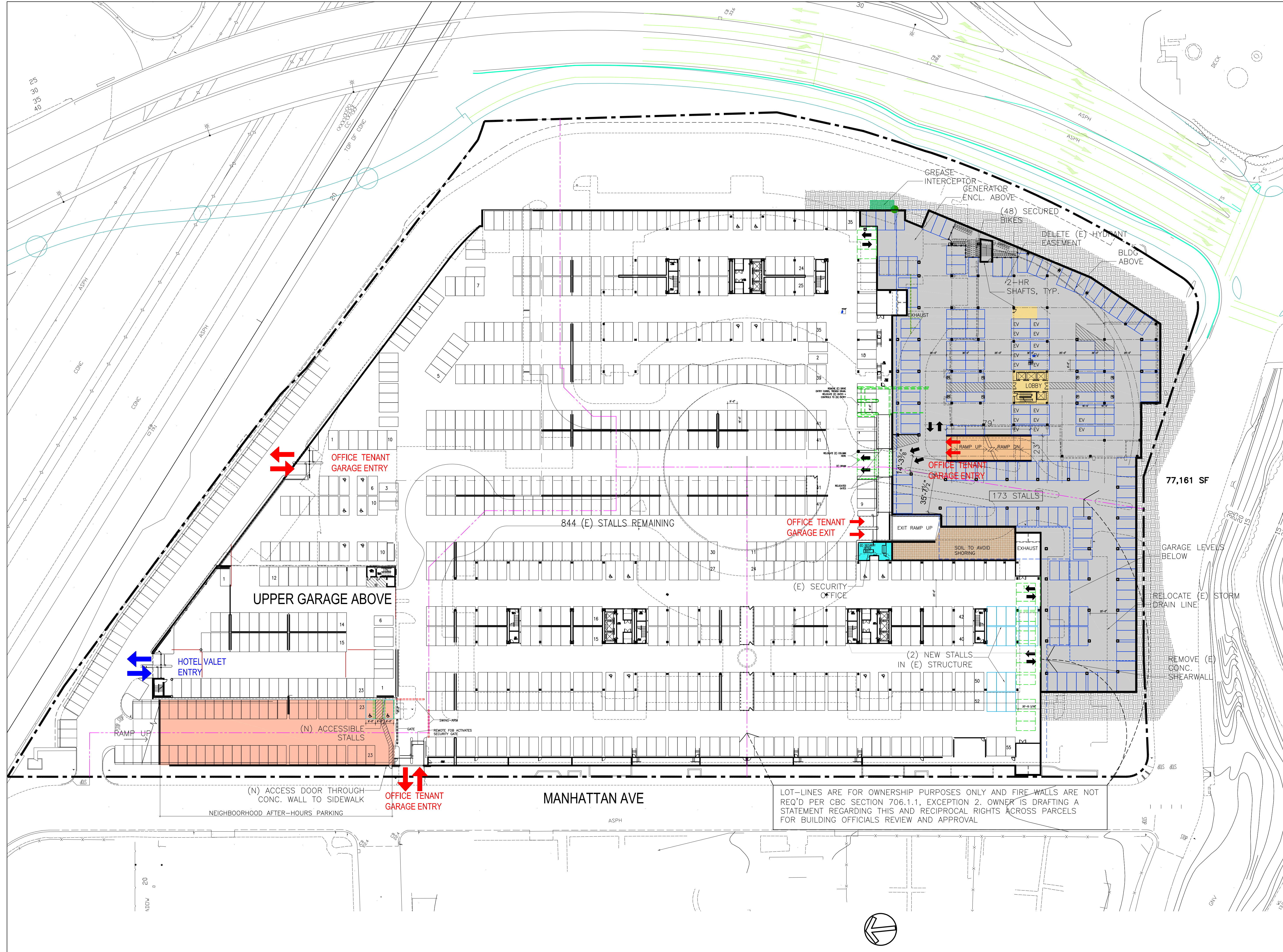
## FINAL CIRCULATION DIAGRAM

SCALE: 1"=50'



### CIRCULATION LEGEND

	VEHICULAR OFFICE TENANT CIRCULATION
	VEHICULAR OFFICE VISITOR CIRCULATION
	VEHICULAR HOTEL CIRCULATION
	PEDESTRIAN CIRCULATION
	BIKE CIRCULATION



Rev.	Date	Descr.
1	12/2/15	SITE PLAN
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6	12/20/19	FORMAL PLANNING SUBMITTAL
7	3/20/20	RESP. TO COMMENTS

## University Circle Phase II

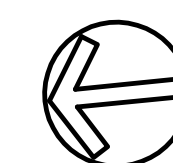
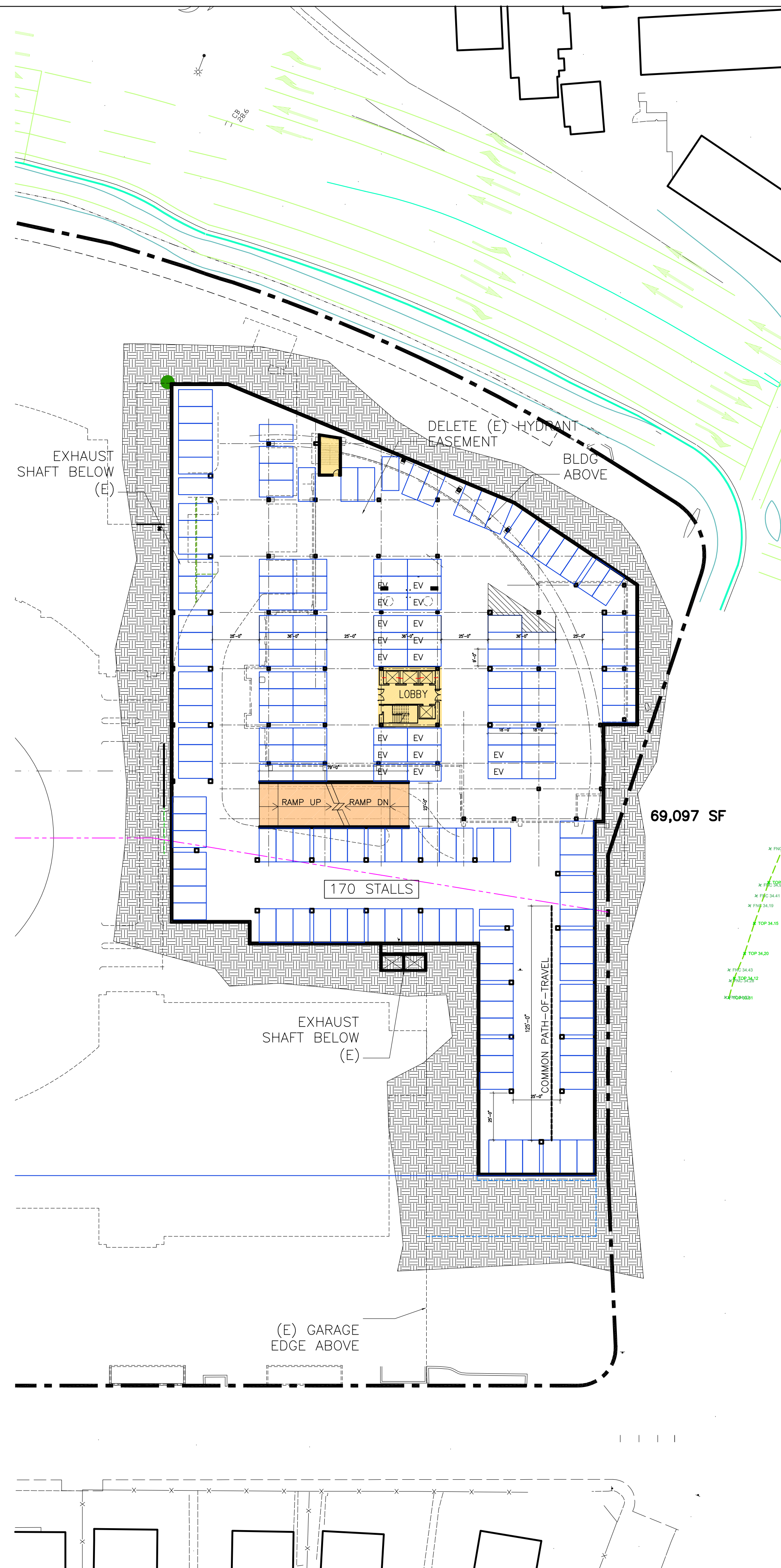
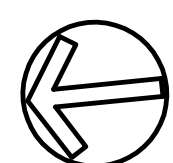
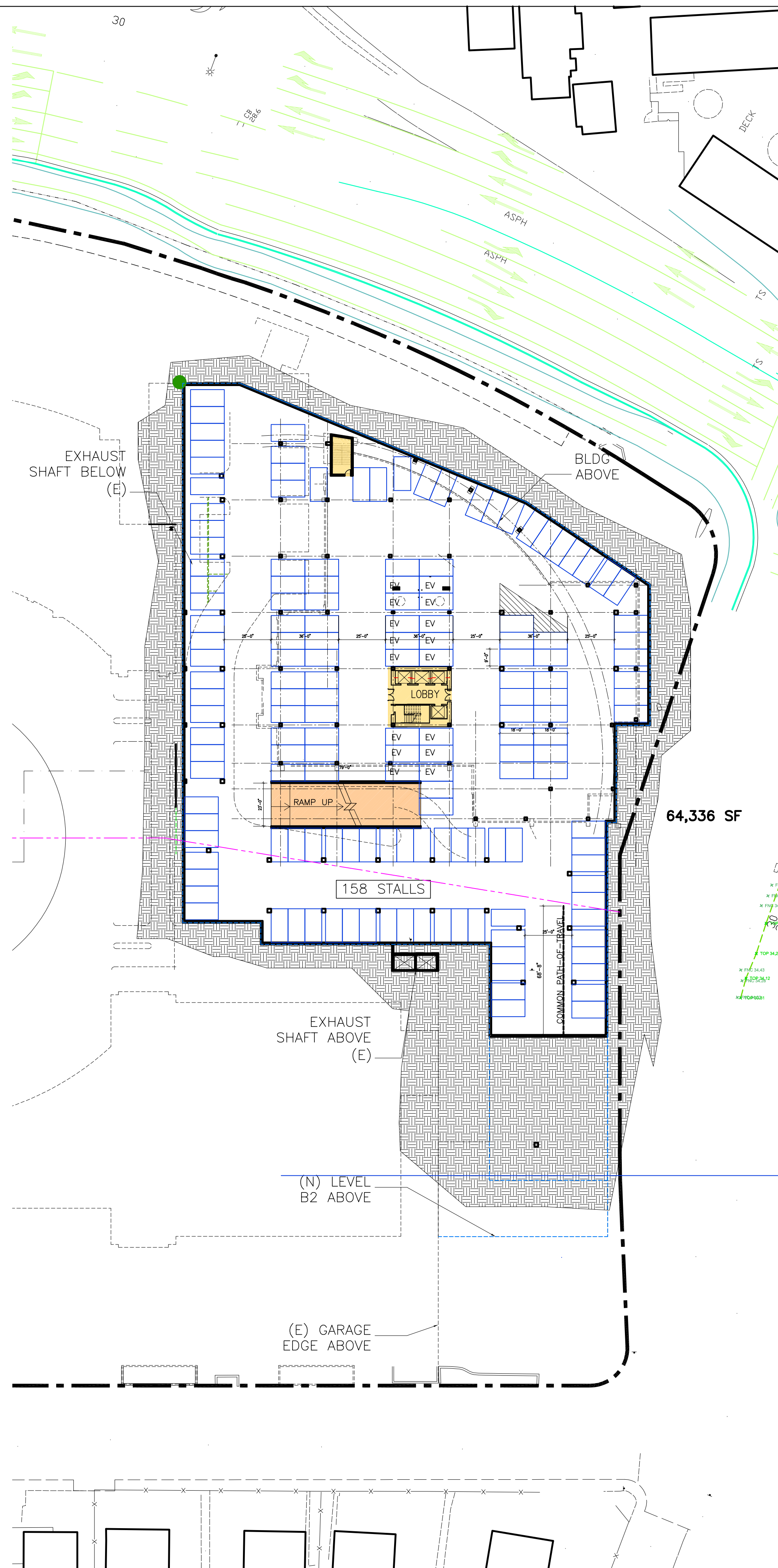
East Palo Alto, CA

Drawing Title  
**Garage Plan  
Level B1**

Job #	A4095.00
Date:	12/20/19
Scale:	AS NOTED
Drawn By:	CLC
Sheet:	

# A2.2





Rev.	Date	Descr.
	12/2/15	SITE PLAN
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	9/20/19	SITE REVIEW
	12/20/19	FORMAL PLANNING SUBMITTAL
	3/20/20	RESP. TO COMMENTS
	5/19/20	CREEK SETBACK

## University Circle

## Phase II

East Palo Alto, CA

Drawing Title

## Garage Plan Levels B2+B3

Job # A4095.00

Date: 12/20/19

Scale: AS NOTED

Drawn By: CLC

Sheet:

# A2.3

# CHANG ARCHITECTURE

Architecture Planning Interiors

251 Park Road, #900  
Burlingame  
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Tel: 650.340.9415  
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12/20/19		FORMAL PLANNING SUBMITTAL

## University Circle

### Phase II

East Palo Alto, CA

Drawing Title

## Bldg View South

Job # A4095.00

Date: 12/20/19

Scale: AS NOTED

Drawn By: CLC

Sheet:

# A5

# CHANG ARCHITECTURE

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	6/20/17	PRE-APPLICATION
	8/21/17	PARKING REVISION
	9/20/19	SITE REVIEW
	12/20/19	FORMAL PLANNING SUBMITTAL

## University Circle

### Phase II

East Palo Alto, CA

Drawing Title

## Bldg View Northeast

Job # A4095.00

Date: 12/20/19

Scale: AS NOTED

Drawn By: CLC

Sheet:

# A5.1



# CHANG ARCHITECTURE

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12/20/19		FORMAL PLANNING SUBMITTAL

## University Circle

### Phase II

East Palo Alto, CA

Drawing Title:

## Bldg View Southwest

Job # A4095.00

Date: 12/20/19

Scale: AS NOTED

Drawn By: CLC

Sheet:

# A5.2

# CHANG ARCHITECTURE

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9/20/19		SITE REVIEW
12/20/19		FORMAL PLANNING SUBMITTAL

## University Circle Phase II

East Palo Alto, CA

Drawing Title:

## Bldg View Northwest

Job # A4095.00

Date: 12/20/19

Scale: AS NOTED

Drawn By: CLC

Sheet:

# A5.3





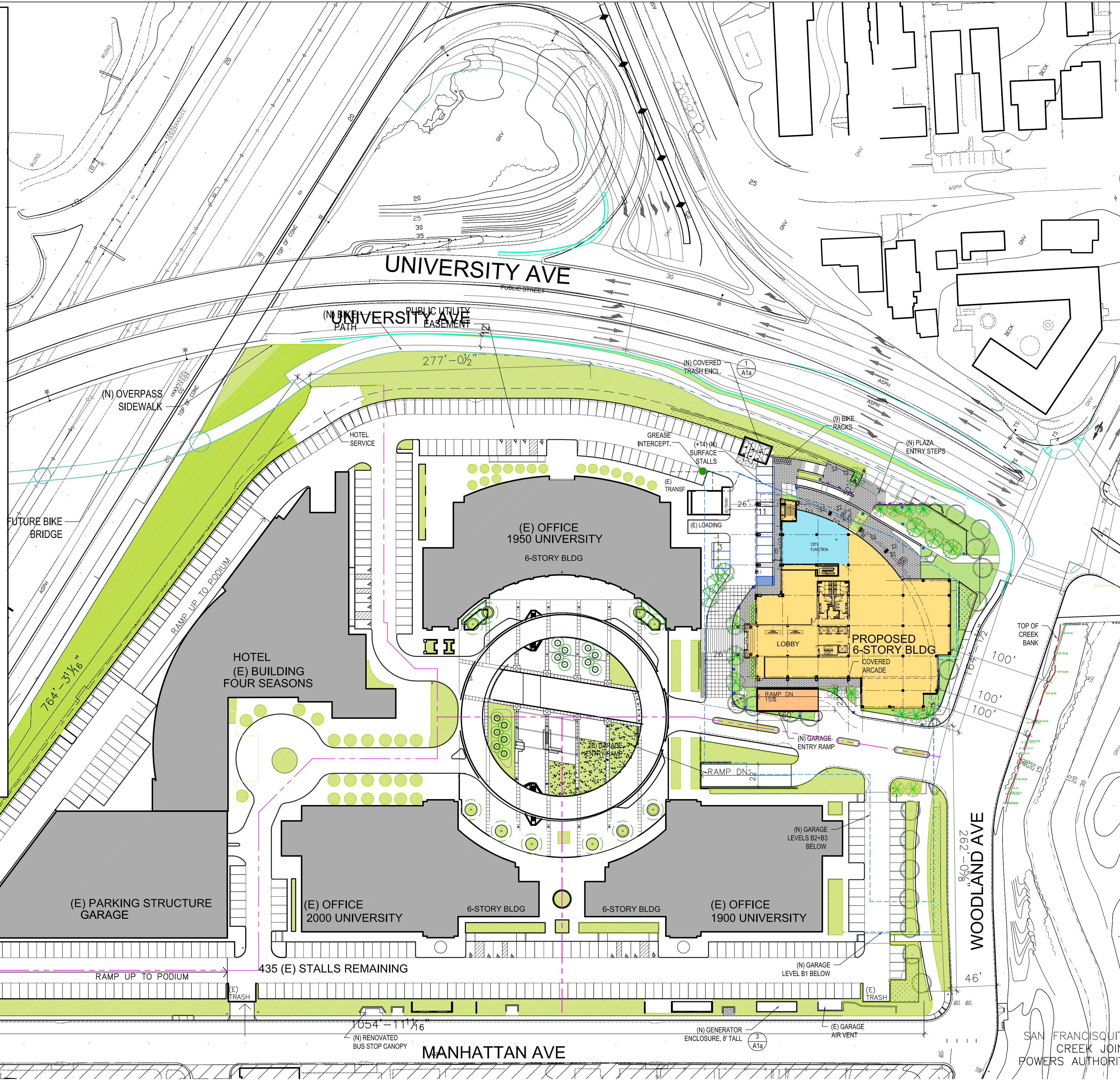
SUMMER 2020  
PROFESSIONAL AND PUBLIC PROGRAMS  
**CONTINUING  
EDUCATION**







SHEET NO. 3	
APN: 063680020	
1. SITE AREA:	516,147 SF (11.849 ACRES)
2. NO. OF DWELLING UNITS:	0 (NO DWELLING UNITS)
3. BUILDING AREA (GROSS) (NON-RESIDENTIAL) (EXCLUDING HOTEL)	
EXISTING BUILDING AREA (GROSS)	
OFFICE:	1900 UNIV. CIRCLE: 135,640 SF 1950 UNIV. CIRCLE: 162,178 SF 2000 UNIV. CIRCLE: 162,178 SF <b>459,996 SF</b>
RETAIL:	1950 UNIV. CIRCLE: 15,000 SF <b>15,000 SF</b>
TOTAL:	<b>468,223 SF</b>
EXISTING FAR:	.9
PROPOSED BUILDING AREA (GROSS)	
OFFICE:	GROSS SF NET SF (PARKING) 1900 UNIV. CIRCLE: 135,640 SF 135,640 SF 1950 UNIV. CIRCLE: 162,178 SF 162,178 SF 2000 UNIV. CIRCLE: 162,178 SF 162,178 SF PROPOSED BUILDING: 180,000 SF 173,969 SF CITY FUNCTION: -2,000 SF <b>639,996 SF 631,965 SF</b>
RETAIL:	1950 UNIV. CIRCLE: 15,000 SF <b>15,000 SF</b>
TOTAL:	<b>654,996 SF</b>
PROPOSED FAR:	1.27
6. COVERAGE	
EXISTING	
BUILDING COVERAGE	
1900 UNIV. CIRCLE: 25,002 SF	1950 UNIV. CIRCLE: 27,210 SF
2000 UNIV. CIRCLE: 25,002 SF	FOUR-SEASONS HOTEL: 36,453 SF
PARKING GARAGE: 26,326 SF	
<b>139,993 SF</b>	
EXISTING COVERAGE: %27.1	
PROPOSED	
BUILDING COVERAGE	
1900 UNIV. CIRCLE: 25,002 SF	1950 UNIV. CIRCLE: 27,210 SF
2000 UNIV. CIRCLE: 25,002 SF	FOUR-SEASONS HOTEL: 36,453 SF
PARKING GARAGE: 26,326 SF	PROPOSED BUILDING: 32,150 SF
<b>172,143 SF</b>	
PROPOSED COVERAGE: %33%	
5. PARKING	
EXISTING OFFICE PARKING	
(E) SURFACE STALLS: 345*	(E) BASEMENT STALLS: 849
TOTAL: 1,194 STALLS	
PROPOSED PARKING	
(E) SURFACE STALLS: 345*	(E) SURFACE STALLS LOST: -100
(N) SURFACE STALLS: +14	NET SURFACE STALLS: 259 STALLS
(E) BASEMENT STALLS REMAINING: 844 STALLS	(N) STALLS IN (E) BASEMENT: 16 STALLS
(N) GARAGE STALLS:	
LEVEL B1: 77,161 SF 173	LEVEL B2: 69,097 SF 170
LEVEL B3: 69,097 SF 172	
215,355 SF 515 STALLS (418 SF/STALL)	
TOTAL: 1,634 STALLS	
1,194 / 459,996 = 2.6 PER 1,000	
1,634 / 640 = 2.55 PER 1,000 (180,000 SF GROSS)	
1,634 / 632 = 2.58 PER 1,000 (171,969 SF NET)	
* 534 EXISTING SURFACE STALLS - 189 HOTEL STALLS = 345	
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5. ELECTRIC VEHICLE PARKING (REACH CODE)	
(N) SURFACE STALLS: 14	(N) GARAGE STALLS: 513 STALLS
TOTAL (N) STALLS: 527 STALLS	
EV STALLS INSTALLED (10%)	
LEVEL B1: 18 EV STALLS	LEVEL B2: 18 EV STALLS
LEVEL B3: 17 EV STALLS	53 EV STALLS
EV STALLS READY (PLUG + PLAY) (10%)	
LEVEL B1: 18 EV STALLS	LEVEL B2: 18 EV STALLS
LEVEL B3: 17 EV STALLS	53 EV STALLS
EV STALLS READY (CAPABLE) (30%)	
LEVEL B1: 53 EV STALLS	LEVEL B2: 53 EV STALLS
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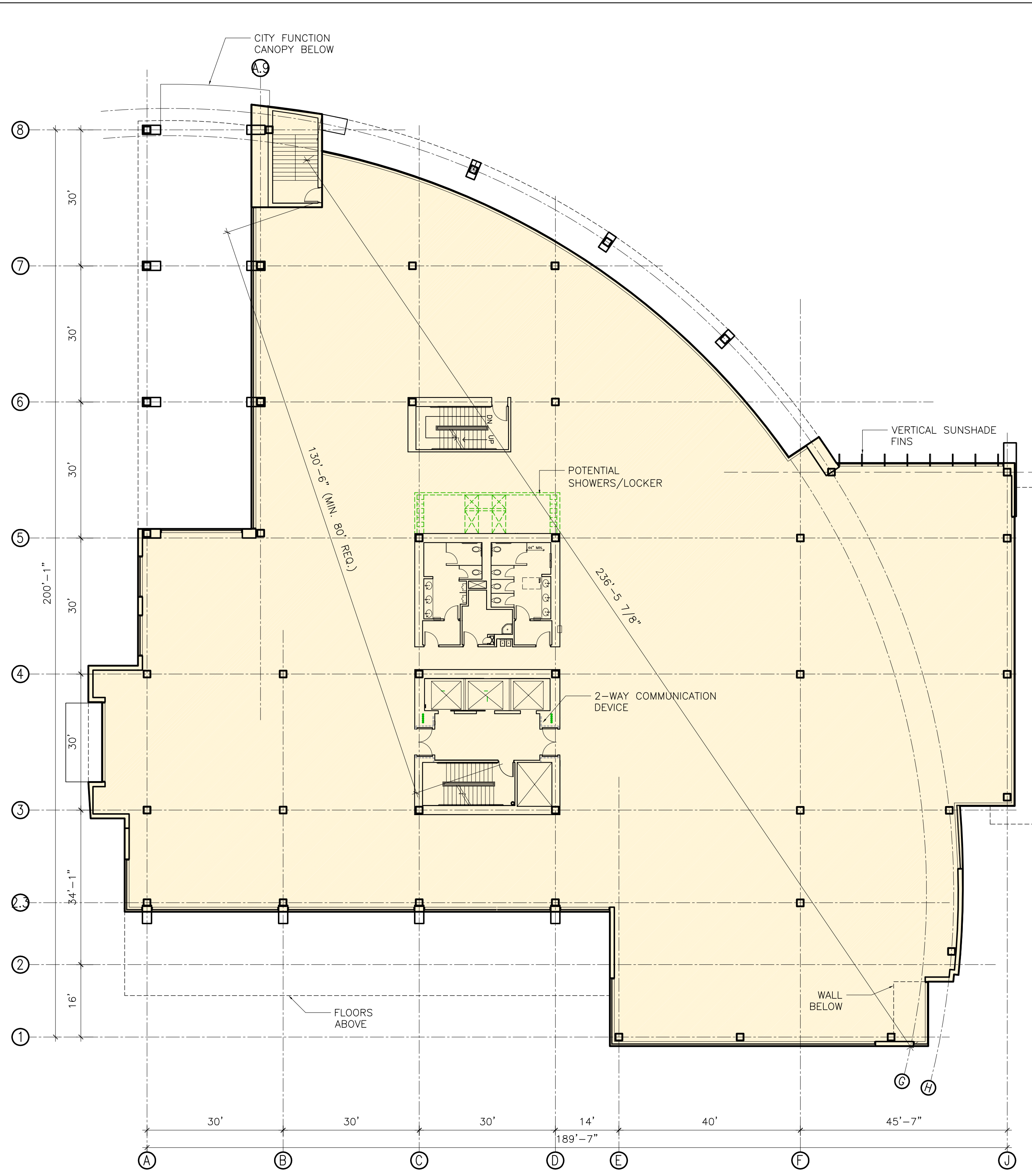


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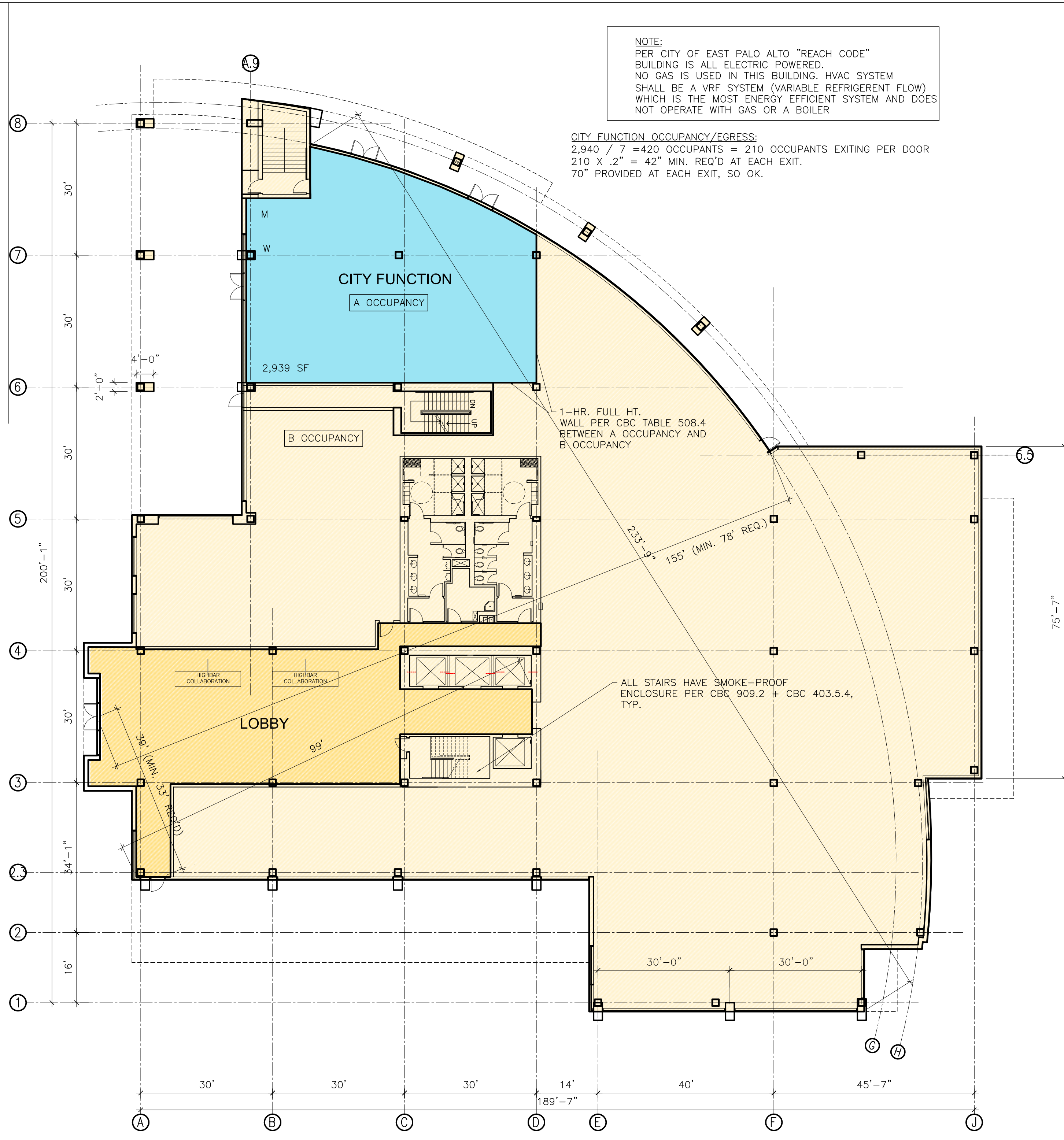
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**University Circle Phase II**  
 East Palo Alto, CA

Drawing Title	
<b>Site Plan</b>	
Job #	A4095.00
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Drawn By	CLC
Sheet	



**2 2ND FLOOR PLAN**  
A2 26,878 SF  
1/16" = 1'-0"



**1 1ST FLOOR PLAN**  
A2 26,611 SF  
1/16" = 1'-0"

NOTE:  
PER CITY OF EAST PALO ALTO "REACH CODE"  
BUILDING IS ALL ELECTRIC POWERED.  
NO GAS IS USED IN THIS BUILDING. HVAC SYSTEM  
SHALL BE A VRF SYSTEM (VARIABLE REFRIGERENT FLOW)  
WHICH IS THE MOST ENERGY EFFICIENT SYSTEM AND DOES  
NOT OPERATE WITH GAS OR A BOILER

CITY FUNCTION OCCUPANCY/EGRESS:  
2,940 / 7 = 420 OCCUPANTS = 210 OCCUPANTS EXITING PER DOOR  
210 X .2" = 42" MIN. REQ'D AT EACH EXIT.  
70" PROVIDED AT EACH EXIT, SO OK.

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	5/19/20	CREEK SETBACK

**HIGH RISE PROVISIONS:**  
THE BUILDING QUALIFIES AS A HIGH-RISE AND WILL HAVE THE FOLLOWING PROVISIONS OUTLINED IN CBC SECTION 403:

403.3 AUTOMATIC FIRE SPRINKLER SYSTEM WITH SPRINKLER WATER FLOW ALARM INITIATING DEVICE AND A CONTROL VALVE WITH A SUPERVISORY SIGNAL-INITIATING DEVICE SHALL BE PROVIDED AT THE LATERAL CONNECTION TO THE RISER FOR EACH FLOOR

403.4.1 SMOKE DETECTION PROVIDED PER CODE

403.4.2 FIRE ALARM SYSTEM PROVIDED PER CODE

403.4.3 STANDPIPE SYSTEM PROVIDED PER CODE

403.4.4 EMERGENCY VOICE/ALARM COMMUNICATION SYSTEM PROVIDED PER CODE

403.4.5 EMERGENCY RESPONDER RADIO COVERAGE PROVIDED PER CODE (SEE DAS ROOM AT 1ST FLOOR)

403.4.6 FIRE COMMAND CENTER PROVIDED AT 1ST FLOOR

403.4.7.1 SMOKE CONTROL SYSTEM PROVIDED PER CODE

403.4.8 STANDBY AND EMERGENCY POWER PROVIDED BY NEW EXTERIOR GENERATOR ENCLOSURE ON MANHATTAN

403.4.8.2 FUEL LINE PIPING PROTECTION PROVIDED FOR GENERATOR FUEL LINES INSIDE GARAGE

403.4.8.3 STANDBY POWER LOADS PROVIDED PER CODE

403.4.8.4 EMERGENCY POWER LOADS PROVIDED PER CODE

403.5 INTERIOR EXIT STAIRWAYS SUFFICIENTLY SPACED PER CODE. SEE PLANS

403.5.3 STAIRWAY DOORS WITH PANIC HARDWARE THAT UNLOCK AUTOMATICALLY UPON FAILURE OF ELECTRICITY AND MECHANICALLY OPEN THE DOOR AT ALL TIMES IN DIRECTION OF EGRESS

403.5.4 SMOKEPROOF ENCLOSURES PROVIDED AT ALL STAIR SHAFTS PER CBC 909.2 AND 1023.11

403.5.5 LUMINOUS PATH MARKINGS

	GROSS AREA:	NET AREA (FOR PARKING REQ.)
1ST FLOOR:	26,611 SF	22,456 SF
2ND FLOOR:	26,878 SF	26,086 SF
3RD FLOOR:	32,057 SF	31,265 SF
4TH FLOOR:	32,057 SF	31,265 SF
5TH FLOOR:	32,057 SF	31,265 SF
6TH FLOOR:	30,340 SF	29,548 SF
<b>TOTAL:</b>	<b>180,000 SF</b>	<b>171,885 SF</b>

## University Circle Phase II

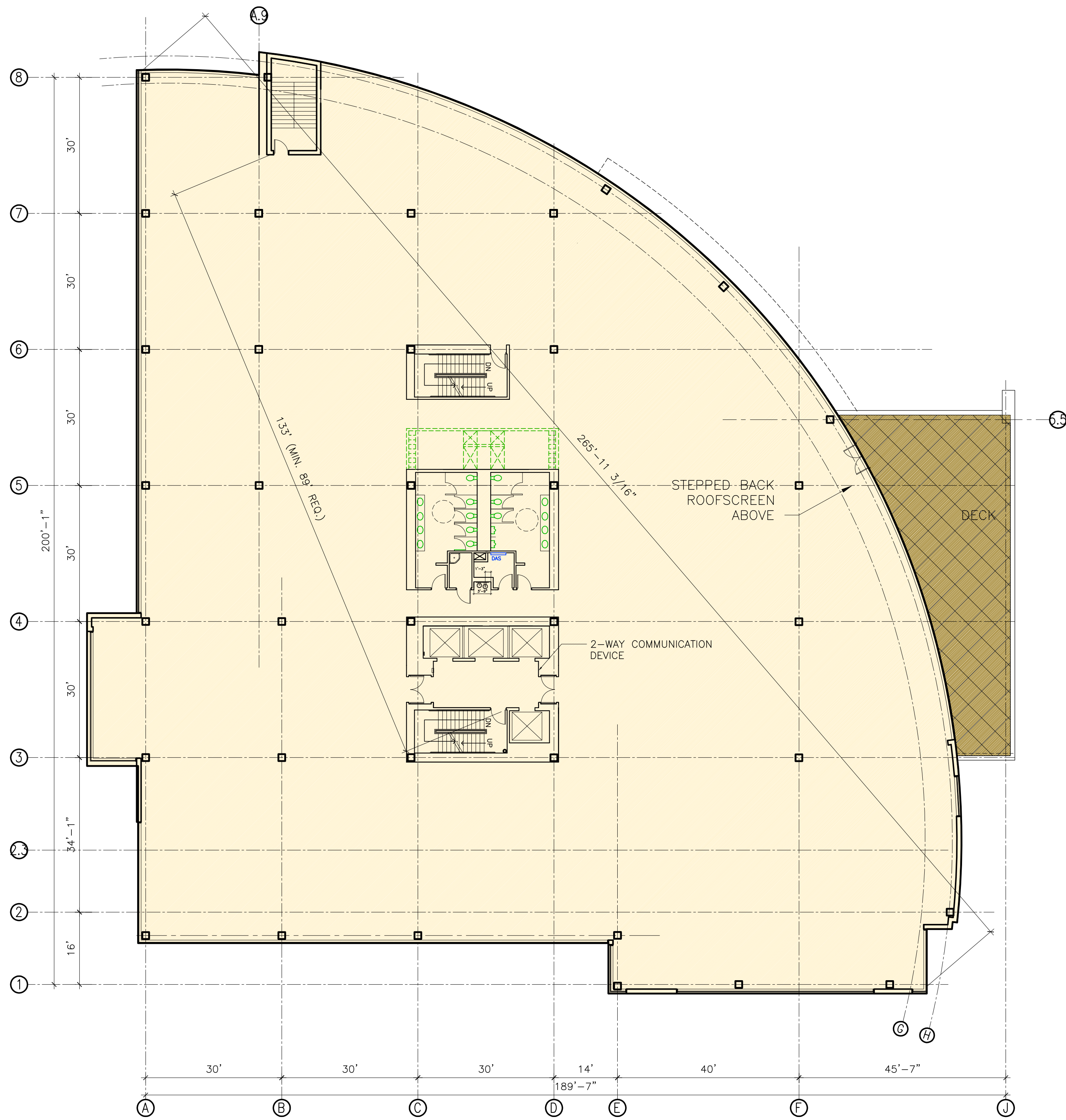
East Palo Alto, CA

Drawing Title

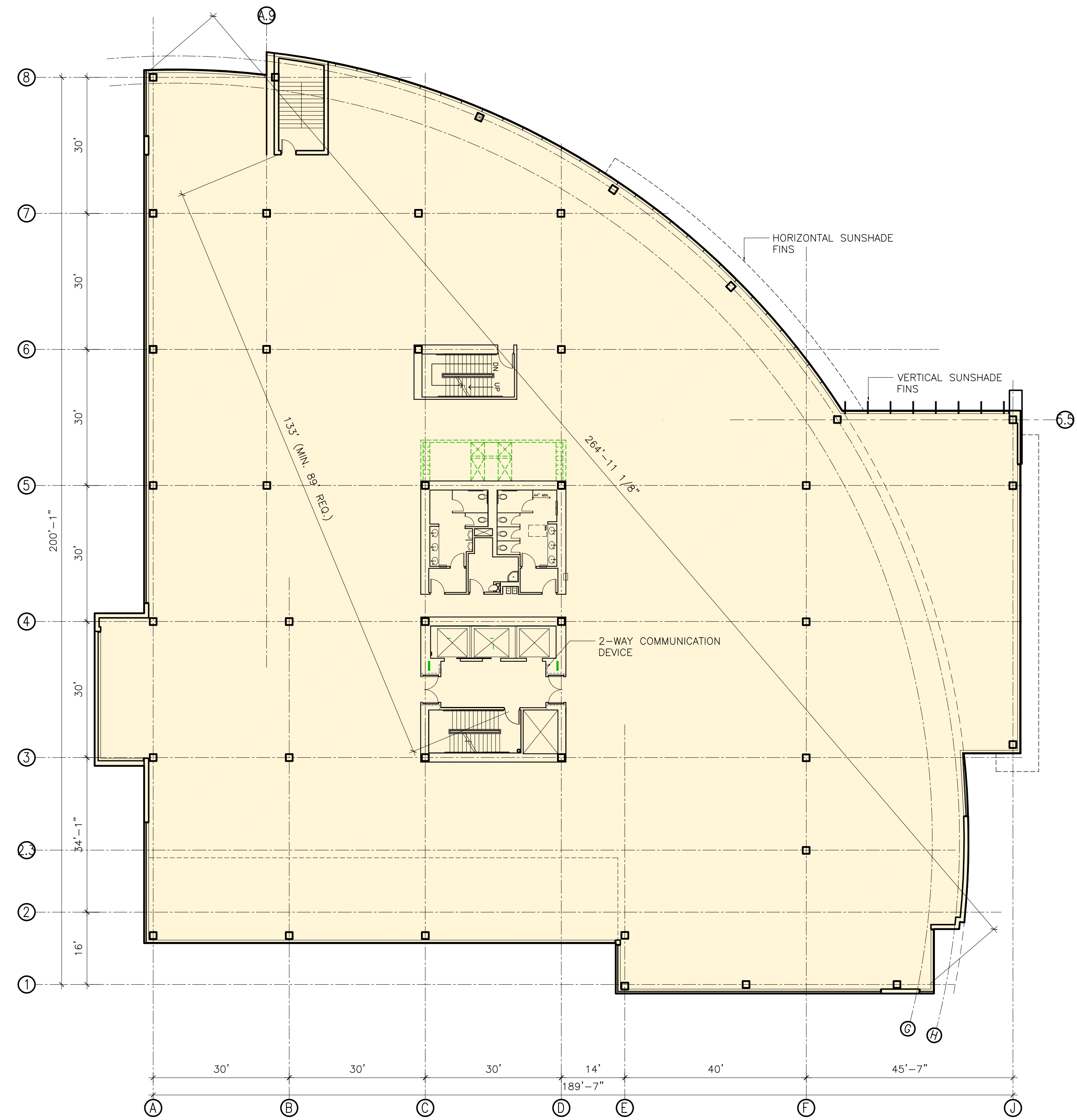
### Floor Plans

Job #	A4095.00
Date:	12/20/19
Scale:	AS NOTED
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# A2



**1 6TH FLOOR PLAN**  
A2.1 30,340 SF 1/16" = 1'-0"



**1 3RD-5TH FLOOR PLAN**  
A2.1 32,057 SF 1/16" = 1'-0"

Rev.	Date	Descrip.
	12/2/15	SITE PLAN
	3/7/17	SITE PLAN
	6/20/17	PRE-APPLICATION
	8/21/17	PARKING REVISION
	9/20/19	SITE REVIEW
	12/20/19	FORMAL PLANNING SUBMITTAL
	3/20/20	RESP. TO COMMENTS
	5/19/20	CREEK SETBACK

## University Circle Phase II

East Palo Alto, CA

Drawing Title

## Floor Plans

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