



BIM 360/TARLTON - 1125 O'BRIEN DRIVE - 1125 O'Brien_2020_Central.rvt



1125 O'BRIEN DRIVE
 MENLO PARK, CA 94025

COVER SHEET

03-13-2018 C.U.P. SUBMITTAL
 05-09-2018 C.U.P. COMMENTS
 07-10-2018 C.U.P. COMMENTS 2
 07-26-2019 C.U.P. UPDATE FOR E.I.R.
 11-16-2020 C.U.P. REVISIONS

01-27-2021 C.U.P. RESPONSE

..1



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1125 O'BRIEN DRIVE MENLO PARK, CA 94025

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PROJECT DATA

PROJECT: 1125 O'BRIEN DRIVE
CONSISTS OF TWO PARCELS:

PARCEL 1: DEVELOPMENT LOT
CONSISTIS OF MERGED PROPERTY LOTS 1105, 1135-1165 O'BRIEN DRIVE PLUS A DRAINAGE DITCH.
PROPOSED: 5-STORY BUILDING FOR LIFE SCIENCES AND SURFACE PARKING.

PARCEL 2: ACCESSORY PARKING LOT
CONSISTS OF 1 CASEY CT PROPERTY
PROPOSED: SURFACE PARKING.

ZONING REQUIREMENTS:

LEGAL JURISDICTION: MENLO PARK, CA
ZONING DESIGNATION: LS-B
ALLOWABLE AREA: PARCEL 1
106,335 SF X 1.25 FAR = 132,943 SF MAX
MAXIMUM HEIGHT: 110 FT + 10 FT FLOOD ZONE

PROJECT SITE AREA

PARCEL 1: 106,358 SF
PARCEL 2: 73,180 SF

PARKING STANDARDS

1.25 - 2.5 SPACES / 1000 SF

EV STALLS

10% OF TOTAL + 5% EV READY
ACTUAL PARKING SEE SHEET A1

AMENITIES

BICYCLE SPACES: 5 SHORT TERM, 20 LONG TERM
SHOWERS: 2 WOMEN, 2 MEN

PARCEL 1: DEVELOPMENT LOT
5-STORY BUILDING

BASE FLOOD ELEVATION: 12.8 FT
LEVEL 1 ELEVATION: 14.8 FT

MUNICIPAL CODE:

CBC 2019
BUILDING OCCUPANCY: BUSINESS (B)
TYPE OF CONSTRUCTION: I-B
FIRE PROTECTION: FULLY SPRINKLERED
ALLOWABLE AREA: UNLIMITED
ALLOWABLE HEIGHT: 180 FT; 12 STORIES

ACTUAL AREA (FAR)

LEVEL 1 R&D AREA	22,522 SF
LEVEL 1 CAFE	2,760 SF
BIKE STORAGE	775 SF
CHEMICAL STORAGE	500 SF
LEVEL 2 R&D AREA	24,790 SF
LEVEL 3 R&D AREA	25,619 SF
LEVEL 4 R&D AREA	25,619 SF
LEVEL 5 R&D AREA	25,619 SF
ROOF STAIRS & ELEVATOR	2,026 SF
ROOF STORAGE	1,055 SF
TOTAL:	131,285 SF

TOTAL:

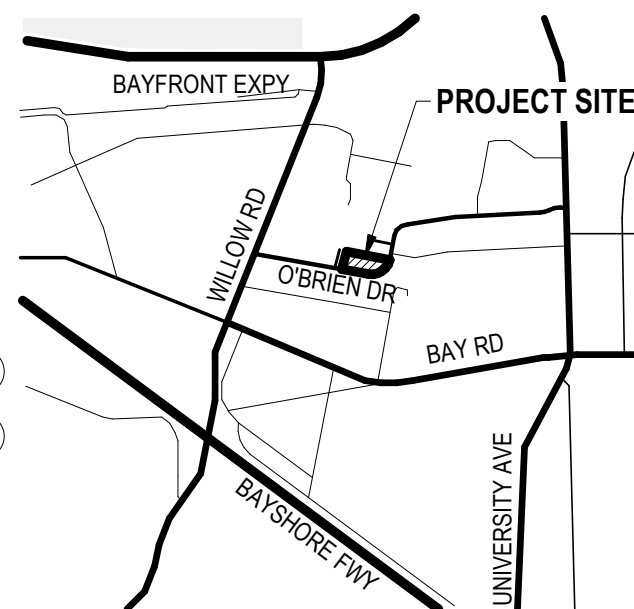
ACTUAL HEIGHT
MAIN ROOF: 87 FT
ROOF STAIRS/ELEVATOR: 97.5 FT
AVERAGE HEIGHT: 59.85 FT, SEE SHEET A17.2

PROJECT TEAM

BUILDING OWNER:
O'BRIEN DRIVE PORTFOLIO
c/o TARLTON PROPERTIES
1530 O'BRIEN DRIVE, SUITE C
MENLO PARK, CA 94025
PHONE: 650.330.3600
CONTACT: RON KRIETEMEYER

ARCHITECT:
DES ARCHITECTS + ENGINEERS
399 BRADFORD STREET
REDWOOD CITY, CA 94063
PHONE: 650.364.6453
CONTACT: ELKE MACGREGOR

PROJECT LOCATION



1125 O'BRIEN DRIVE
MENLO PARK, CA 94025

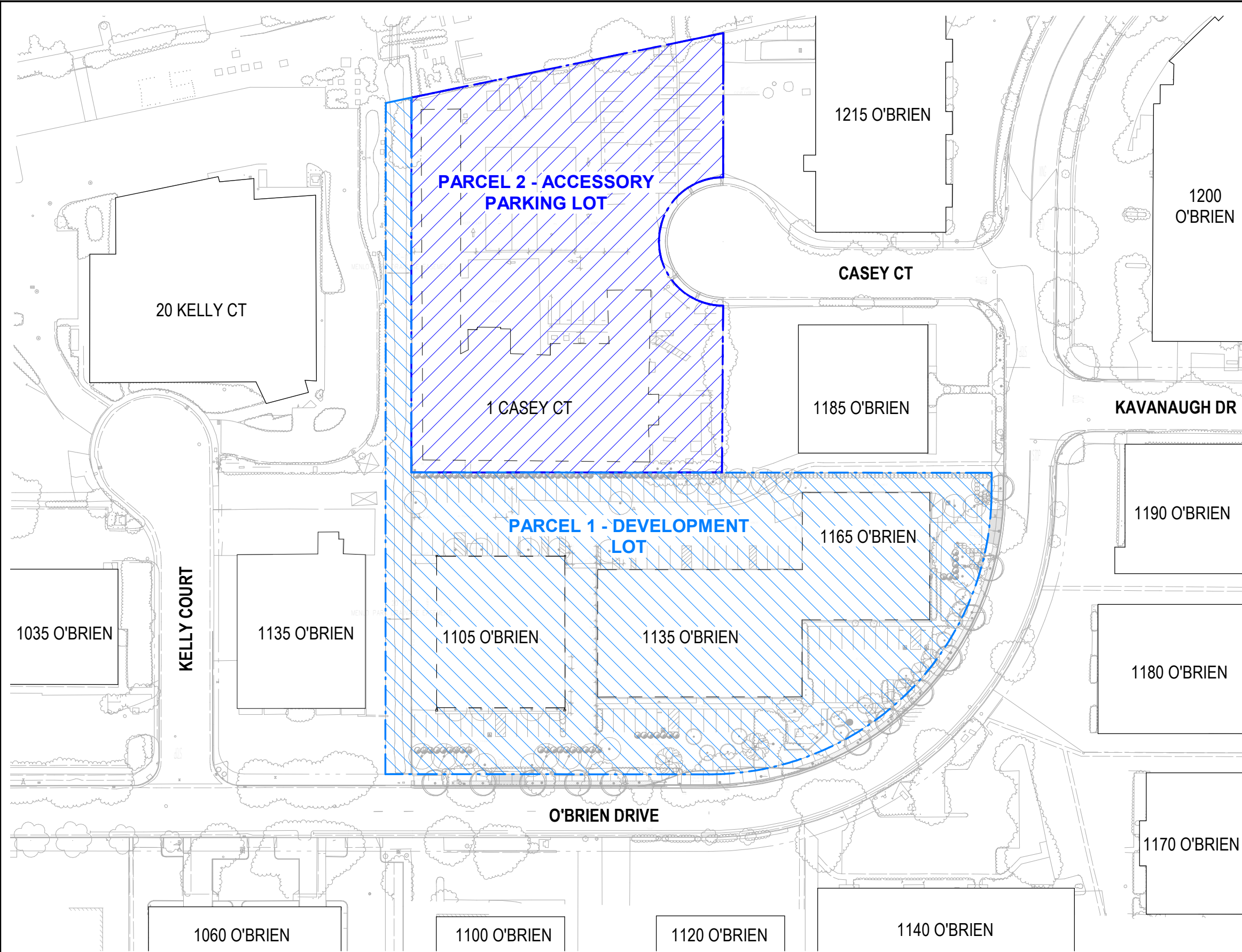
PROJECT DATA

03-13-2018 C.U.P. SUBMITTAL
05-09-2018 C.U.P. COMMENTS
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07-26-2019 C.U.P. UPDATE FOR E.I.R.
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01-27-2021 C.U.P. RESPONSE



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PROJECT NAME: 1125 O'BRIEN DRIVE
 CONSISTS OF TWO PARCELS

PARCEL 1 - DEVELOPMENT LOT

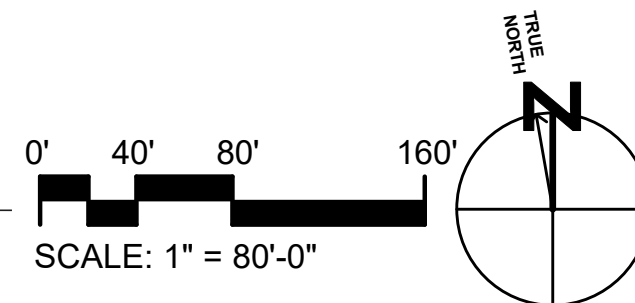
- CONSISTS OF MERGED PROPERTY LOTS 1105, 1135-1165 O'BRIEN DRIVE PLUS A DRAINAGE DITCH
- EXISTING BUILDINGS: 1105 & 1135-1165 O'BRIEN
 GROSS FLOOR AREA: 38,688 SF (.40 F.A.R.)
 BLDGS. HEIGHT: 20 FT
 (E) PARKING SPACES: 101
 (E) PARKING RATIO: (3.3 / 1,000 SF)
- PROPOSED: 5-STORY BUILDING AND SURFACE PARKING

PARCEL 2 - ACCESSORY PARKING LOT

- CONSISTS OF 1 CASEY COURT PROPERTY
- EXISTING BUILDING: 1 CASEY CT
 GROSS FLOOR AREA: 20,955 SF (APPROX)
 BLDG HEIGHT: 19.2 FT
 (E) PARKING SPACES: 44
 (E) PARKING RATIO: (2 / 1,000 SF)
- PROPOSED: SURFACE PARKING

LEGEND

- PARCEL 1 PROPERTY LINE (1105-1165 OBD + DITCH)
- PARCEL 2 PROPERTY LINE (1 CASEY CT)
- (E) BUILDINGS TO BE DEMOLISHED.



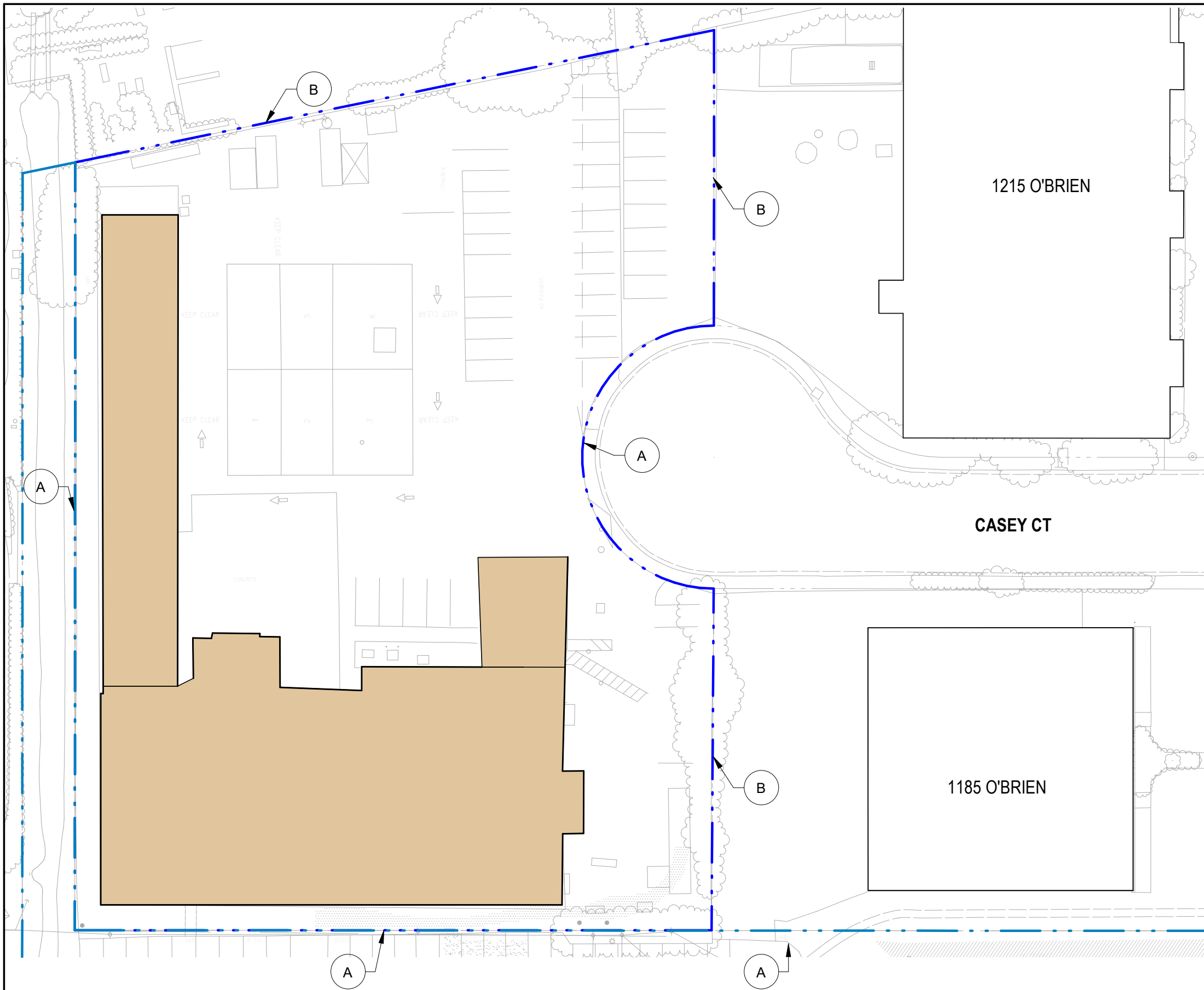
1125 O'BRIEN DRIVE
 MENLO PARK, CA 94025

PROJECT AERIAL SITE PLAN - PARCELS 1 & 2






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05-09-2018	C.U.P. COMMENTS		
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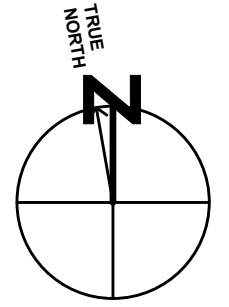
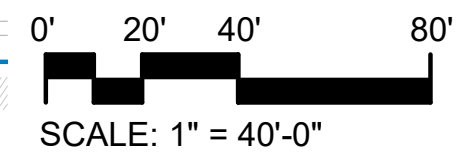


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LEGEND

-  (E) 1 CASEY COURT WAREHOUSE APPROXIMATELY 20,955 SF HEIGHT: 19.2 FT
-  PARCEL 2 ACCESSORY PARKING LOT
-  PARCEL 1 DEVELOPMENT LOT
-  (E) 6FT CHAIN LINK FENCE TO BE DEMO.
-  (E) 6FT CHAIN LINK FENCE TO REMAIN.



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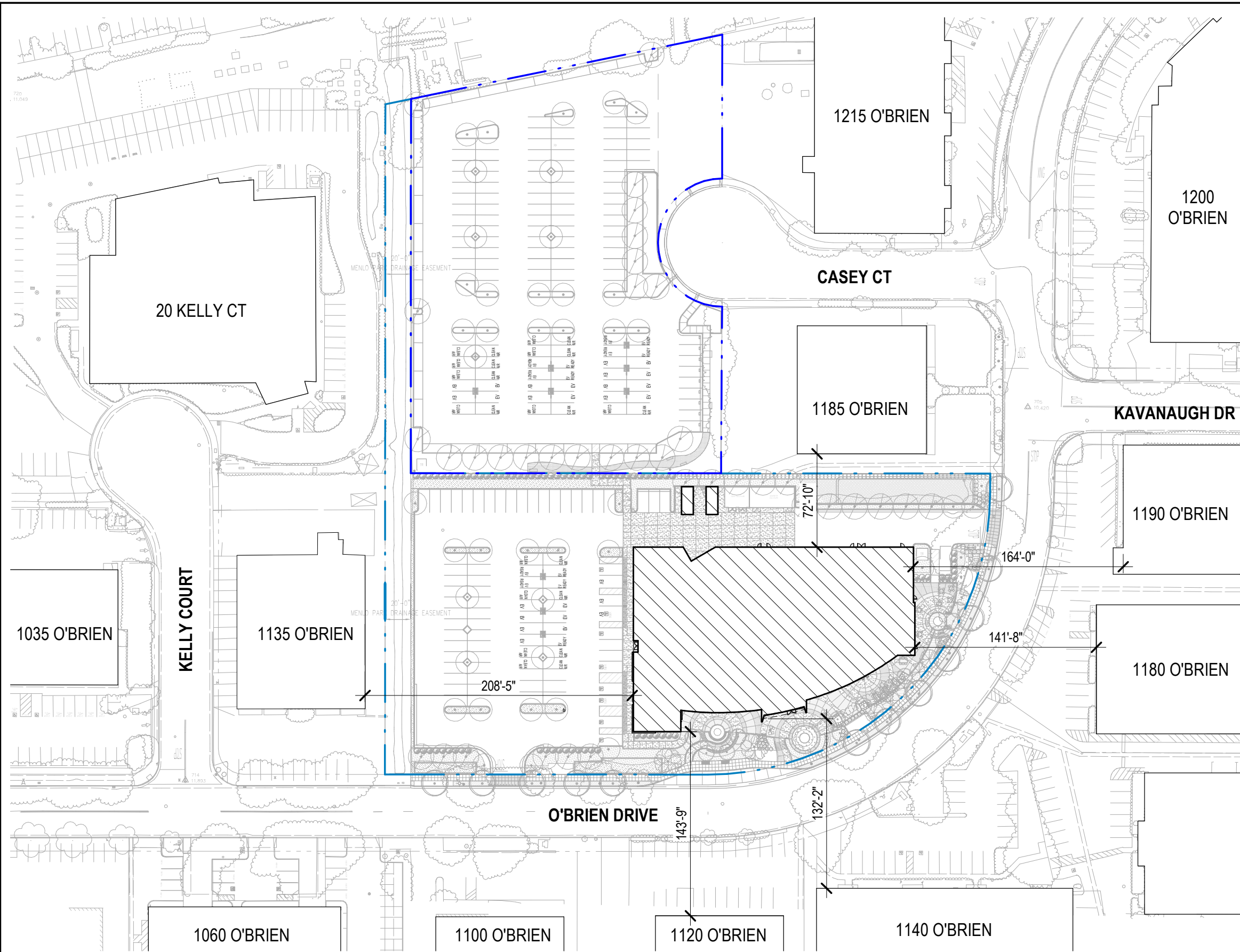
1 CASEY COURT GROSS FLOOR AREA

03-13-2018	C.U.P. SUBMITTAL	01-27-2021	C.U.P. RESPONSE
05-09-2018	C.U.P. COMMENTS		
07-10-2018	C.U.P. COMMENTS 2		
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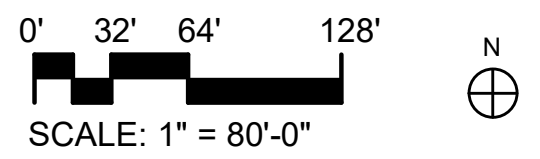


1125 O'BRIEN DRIVE PARKING

REQUIRED	
LS:	197 - 328 SPACES (1.5 - 2.5 / 1,000 SF)
LEED:	312 SPACES MAX (3.4 / 1,000 SF MINUS 30%)
PROVIDED	
PARCEL 1:	87 SPACES
STANDARD:	55
ACCESSIBLE:	5 ADA + 2 ADA VAN
EV(10%):	12 (INC. 2 ADA + 1 ADA VAN)
EV READY (5%):	5
CLEAN AIR:	8
PARCEL 2:	159 SPACES
STANDARD:	119
EV(10%):	16
EV READY (5%):	8
CLEAN AIR:	16
TOTAL PROVIDED:	246 SPACES (1.9 / 1,000 SF)

LEGEND

	PARCEL 1 DEVELOPMENT LOT
	PARCEL 2 ACCESSORY PARKING LOT
	PROPOSED BUILDING



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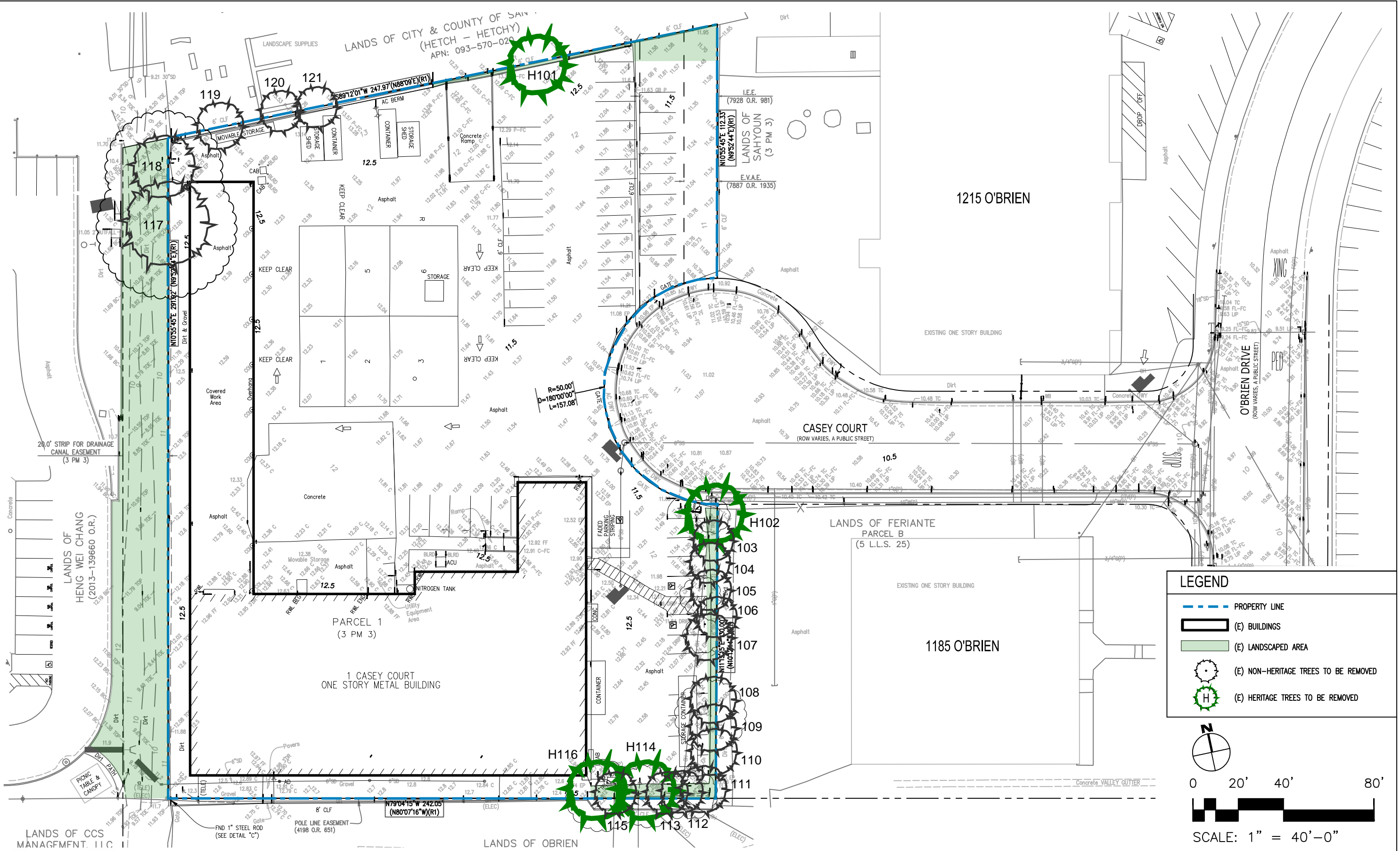
PROJECT AREA PLAN

03-13-2018	C.U.P. SUBMITTAL	01-27-2021	C.U.P. RESPONSE
05-09-2018	C.U.P. COMMENTS		
07-10-2018	C.U.P. COMMENTS 2		
07-26-2019	C.U.P. UPDATE FOR E.I.R.		
11-16-2020	C.U.P. REVISIONS		



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Nov. 16, 2020 - 5:44pm P:\Tarlton\Managers\kabs1105-1160\Bren19718111\Draw\Land\GUP_Parcel2_A2.2 - PARCEL 2 EXISTING SITE PLAN.dwg



LEGEND

- PROPERTY LINE
- (E) BUILDINGS
- (E) LANDSCAPED AREA
- (E) NON-HERITAGE TREES TO BE REMOVED
- (E) HERITAGE TREES TO BE REMOVED

N

0 20' 40' 80'

SCALE: 1" = 40'-0"



**1125 O'BRIEN DRIVE
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PARCEL 2 EXISTING SITE PLAN

11-16-2020 C.U.P. REVISIONS
01-27-2021 C.U.P. RESPONSE

A2.2





1



5



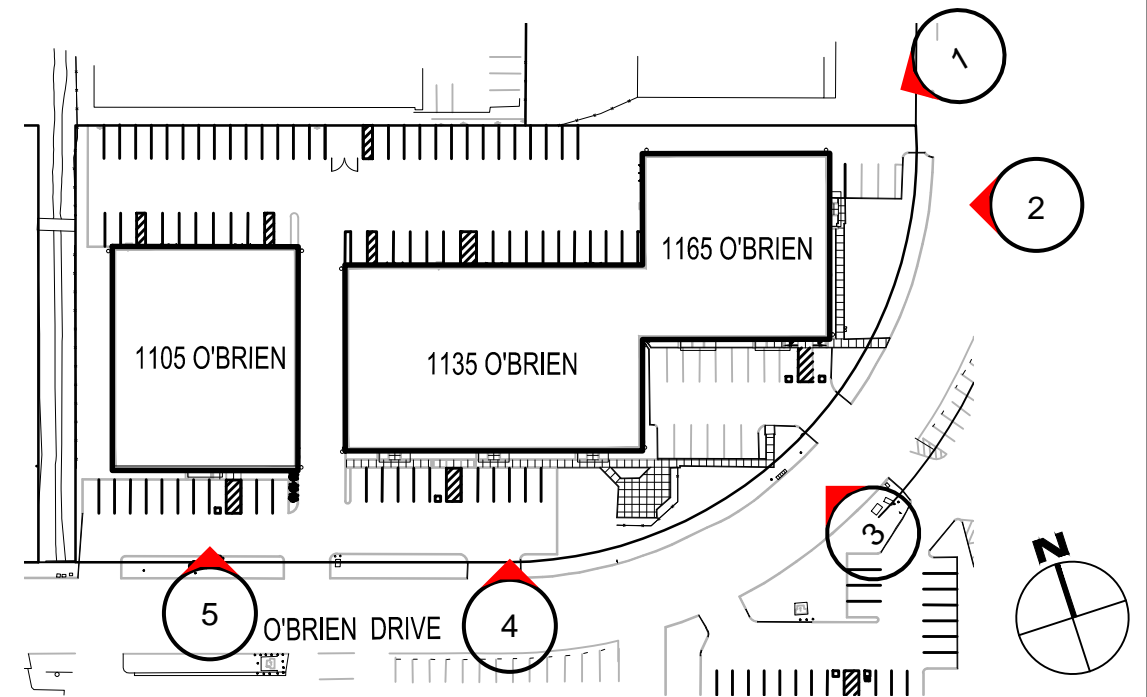
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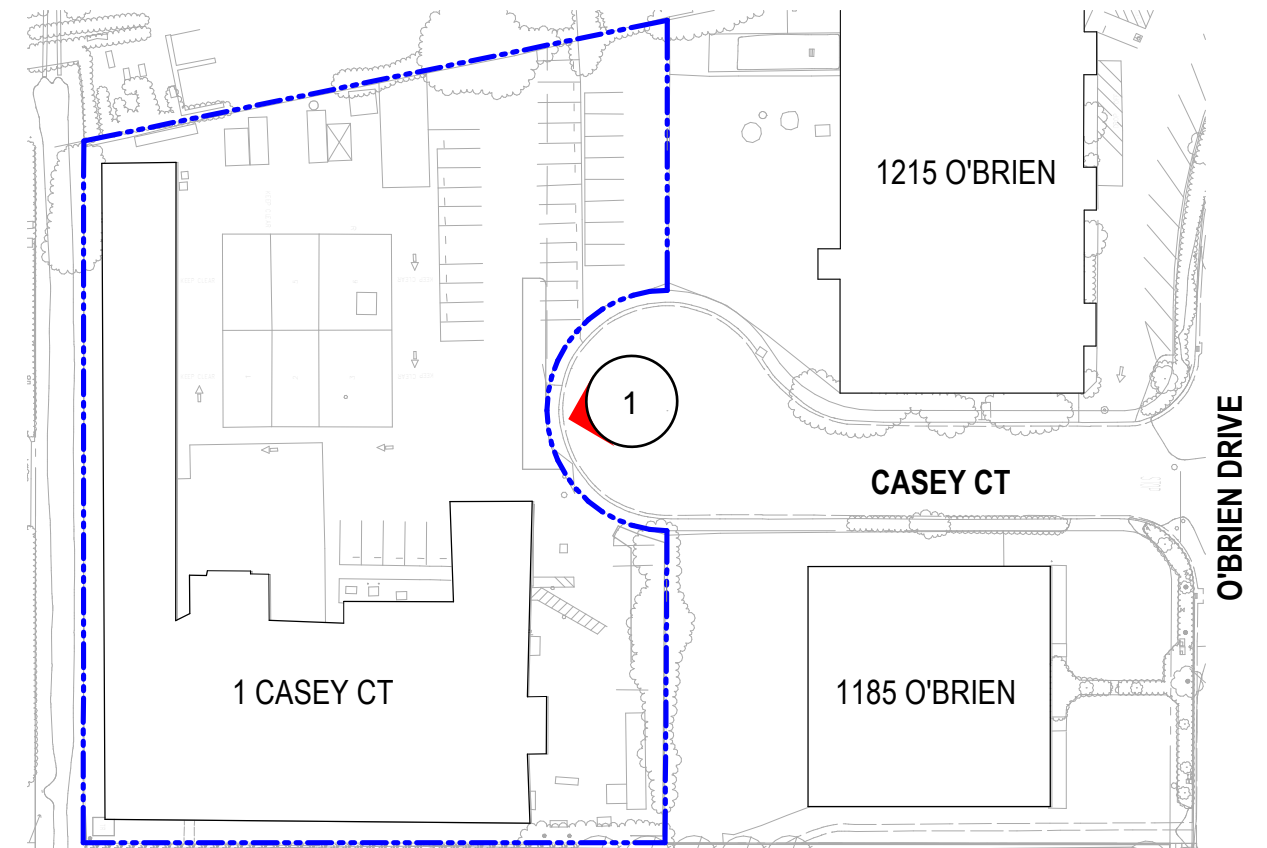


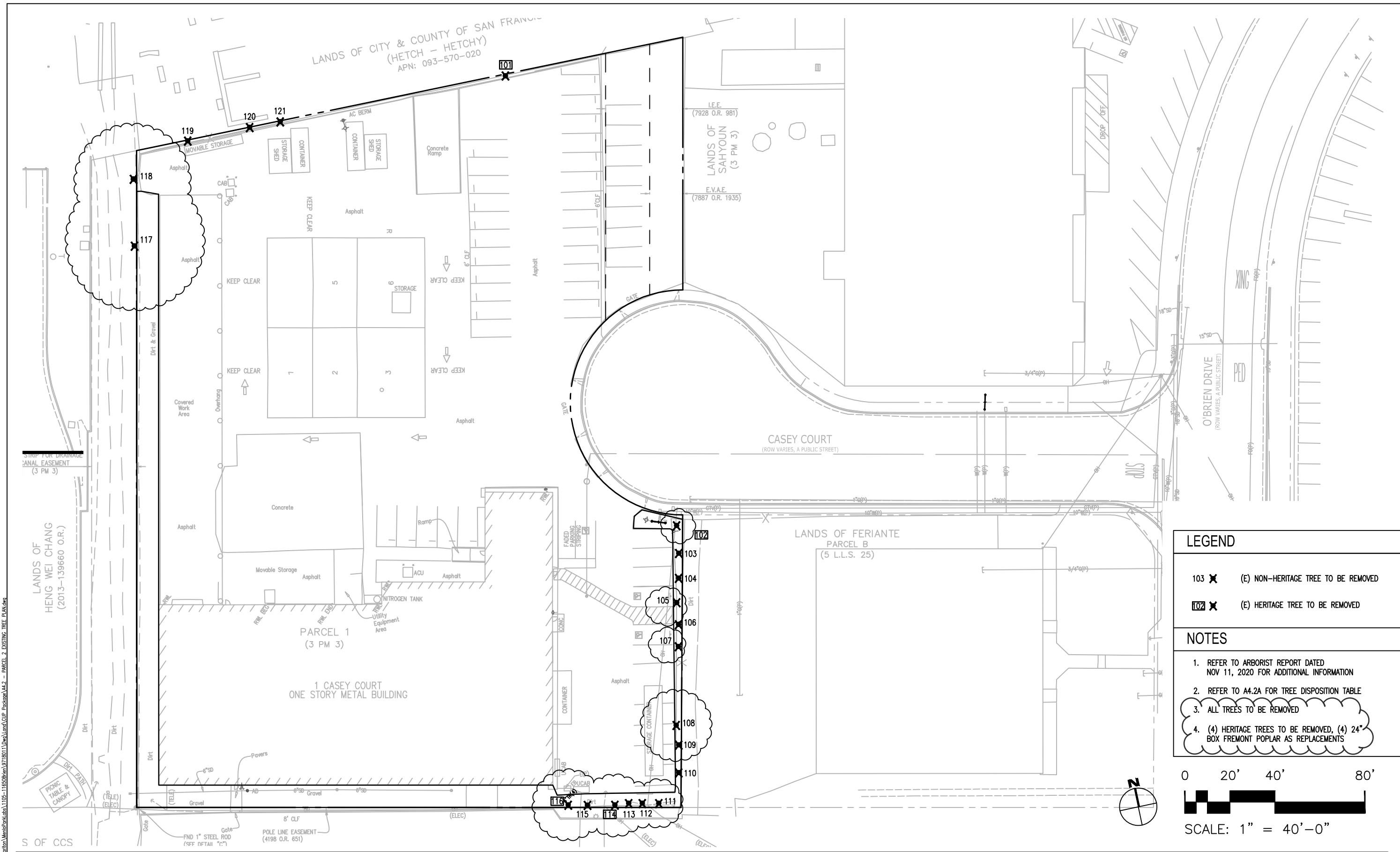
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1





Jan 26, 2021 10:58am P:\Tarlton\Map\Parcel2\A4.2 - 1125 O'Brien Drive\Parcel 2 - Parcel 2 Existing Tree Plan.dwg - PARCEL 2 EXISTING TREE PLAN.dwg



1125 O'BRIEN DRIVE
MENLO PARK, CA 94025

PARCEL 2 EXISTING TREE PLAN

11-16-2020 C.U.P. REVISIONS
01-27-2021 C.U.P. RESPONSE

A4.2



TREE INVENTORY TABLE

Tag no	Common Name	Diameter at Breast Height (in) ²	W/H	HEALTH	STRUCTURE	PROTECTED (X)
101	Coast live oak	26/24	40'/36'	fg	fp	x
102	Dracena	15.5/13/12.5	18'/25'	f	fp	x
103	Privet	5/3.5/3.5/3	12'/16'	fg	fp	
104	Privet	6.5/6/6/5/4	12'/16'	f	fp	
105	Privet	6/5.5	12'/15'	fp	fp	
106	Pyracantha	4.5/4/2	8'/12'	f	fp	
107	Privet	5/3.5/2.5/2/2	6'/12'	fp	fp	
108	Pyracantha	5	6'/20'	f	fp	
109	Privet	6.5/5/2.5	10'/17'	f	fp	
110	Pyracantha	3.5/2/2/2/1.5	10'/12'	f	fp	
111	Pyracantha	4/4/4/2.5	8'/10'	f	fp	
112	Dracena	6/5/5/4/4	10'/18'	fp	fp	
113	Dracena	13.5/7/5/4	10'/20'	fp	fp	
114	Dracena	15/10.5/5/4.5/4/2.5	8'/20'	fp	fp	x
115	Dracena	14/10.5/8/7.5/7/4	12'/20'	fp	fp	
116	Dracena	15/10/10/8/6/5	15'/20'	fp	fp	x
117	Chinese pistache	13/9	30'/30'	fp	p	
118	Chinese pistache	8.5/8/8	25'/25'	fp	p	
119	Lemon	2/2/2/2	7'/6'	f	fp	
120	Lemon	2.5/2/2/2	8'/10'	f	f	
121	Apple	5	12'/14'	fp	fp	
TOTAL TREES					21	
PROTECTED TOTAL						4

- NOTES**
- EXCERPTS TAKEN FROM ARBORIST REPORT DATED NOV. 11, 2020
 - ALL TREES TO BE REMOVED

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1125 O'BRIEN DRIVE
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PARCEL 2 EXISTING TREE DISPOSITION TABLE

11-16-2020 C.U.P. REVISIONS
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A4.2A

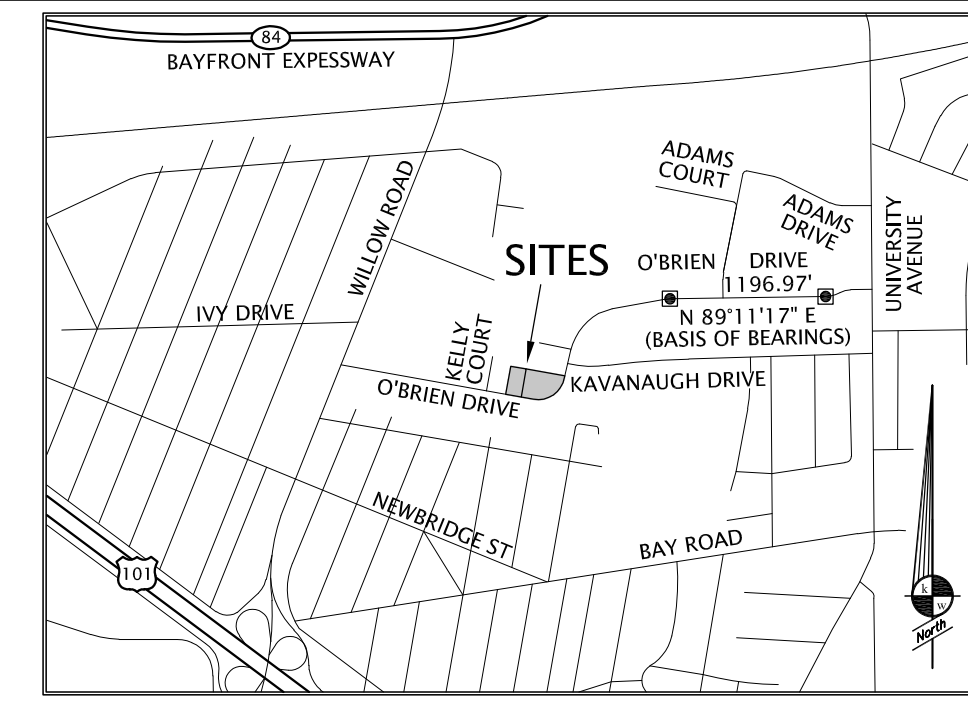
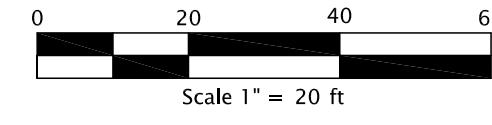


ABBREVIATIONS

AC ASPHALTIC CONCRETE	FSA FIRE SPRINKLER ALARM	SFNF SEARCHED FOR NOT FOUND
AD AREA DRAIN	GRN GROUND	SLB STREET LIGHT BOX
APN ACCESSOR PARCEL NUMBER	GV GAS VALVE	SSCO SANITARY SEWER CLEAN OUT
BFC BROOKS FIBER	HI HOODED INLET	SSFM SANITARY SEWER FORCE MAIN
BOL BOLLARD	I.E.E. INGRESS/EGRESS EASEMENT	SSMH SANITARY SEWER MANHOLE
BR BOTTOM OF RAMP	INST. INSTRUMENT	SW SOUTHWEST
BTM BOTTOM	INV INVERT ELEVATION	TB TELEPHONE BOX
BW BACK OF WALK	JT JOINT TRENCH	TC TOP OF CURB
CATV CABLE TELEVISION	L/S LANDSCAPE	TCO THROUGH CURB DRAIN
C CONCRETE	LIP LIP OF GUTTER	TD TRENCH DRAIN
CB CATCH BASIN	M MAPS	T.E. TRASH ENCLOSURE
CLF CHAIN LINK FENCE	MB MAILBOX	TELE TELEPHONE
COMM COMMUNICATIONS	MT MULTIPLE TRUNKS	TR TOP OF TREE ROOT
CONC CONCRETE	N NORTH	TW TOP OF WALL
D DEEDS	NE NORTHEAST	UCAB UTILITY CABINET
DI DROP INLET	NO. NUMBER	UPED UTILITY PEDESTAL
DIP DUCTILE IRON PIPE	NW NORTHWEST	VCP VITRIFIED CLAY PIPE
DG DECOMPOSED GRANITE	NXLK NEXTLINK	W WEST
DOC DOCUMENT	O.R. OFFICIAL RECORDS	WB WATER BOX
DS DOWNSPOUT	PED PEDESTAL	WM WATER METER
E EAST	PG&E PACIFIC GAS & ELECTRIC	WV WATER VALVE
E.A.E. EMERGENCY ACCESS EASEMENT	PM PER PLAN	
EB ELECTRIC BOX	P.U.E. PUBLIC UTILITY EASEMENT	
ELEC ELECTRICAL	PV PAVEMENT	
EV ELECTRIC VAULT	RCF REINFORCED CONCRETE PIPE	
EVC ELECTRIC VEHICLE CHARGER	RIM RIM ELEVATION	
EW EDGE OF WALK	S SOUTH	
FF FINISH FLOOR	SDMH STORM DRAIN MANHOLE	
FL FLOW LINE	SE SOUTHEAST	
FOB FIBER OPTIC BOX		

REFERENCES:

- ① MENLO BUSINESS PARK (111 M 50-52)
- ② RECORD OF SURVEY (5 LLS 25)
- ③ RECORD OF SURVEY (5 LLS 12)
- ④ PARCEL MAP (3 PM 3)
- ⑤ PARCEL MAP (60 PM 63)
- ⑥ PARCEL MAP (42 PM 63)



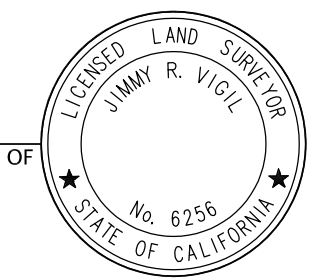
NOTES

- This survey was prepared from information furnished in a Preliminary Title Report, prepared by First American Title Insurance Company, dated November 27, 2017, Order No. NCS-093344-SM. 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.
- The types, locations, sizes and/or depths of existing underground utilities as shown on this topographic 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 unknown 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.
- Benchmark: W-150 (PVD HT 1394) Brass Disk set in top of concrete monument, stamped W150-1933. Elevation: 9.88' (NAVD 88 Datum)
- Flood Zone Note: The subject property is shown on the Federal Emergency Management Agency Flood Insurance Rate Map, Community Panel Number 060321 0307 E, dated October 16, 2012, with the site being located in Flood Zone "AE". Areas of the 1% annual flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. Base Flood elevation determined as 12.8 feet. Information was obtained from the FEMA website (www.fema.gov) on December 7, 2017.
- Basis of Bearings: The bearing of North 89°11'17" East taken on the centerline of O'Brien Drive as shown on that certain Final Map of Menlo Business Park filed for record on April 9, 1984 in Book 111 of Maps at Pages 50-52, San Mateo County Records was taken as the Basis of all Bearings shown hereon.
- This map was prepared using computer assisted, photogrammetric methods by Mira Solutions, Inc., in Union City, California. In areas of dense vegetation, accuracy of contours may deviate from accepted accuracy standards. The date of Photography was November 1, 2017 as Job No. K&WSC10-2017_025.
- TOTAL AREA: 95,862 SF for both lots combined.

LEGEND

PROPERTY LINE	---
ADJACENT PROPERTY LINE	---
CENTERLINE	---
EASEMENT	---
BUILDING LINE	---
BUILDING OVERHANG	---
FOUND MONUMENT	●
FOUND IRON PIPE (OR OTHERWISE NOTED)	○
BOLLARD LIGHT	⊗
LIGHT	⊕
TRANSFORMER	⊞
FIRE HYDRANT	⊚
STORM DRAIN MANHOLE	⊙
MANHOLE	○
CLEAN OUT	○
GAS METER	⊙
ELECTRIC CAR CHARGER	⊙
AUTOMATIC SPRINKLER RISER	⊙
VALVE	⊙
CATCH BASIN / DROP INLET	⊙
FIRE DEPARTMENT CONNECTION	⊙
BACK FLOW PREVENTER	⊙
POST INDICATOR VALVE	⊙
UTILITY BOX (SIZE VARIES)	⊙
SIGN	⊙
BOLLARD (UNLESS NOTED OTHERWISE)	⊙
TREE W/ SIZE AND ELEVATION	⊙
SPOT ELEVATION	⊙
GROUND SPOT ELEVATION	⊙
CURB	---
CURB & GUTTER	---
CONCRETE	---
FENCE	---
WALL	---
CONTOUR	---
INDEX CONTOUR	---
SANITARY SEWER	---
STORM DRAIN	---
WATER	---
GAS	---
JOINT TRENCH	---
FIBER OPTIC	---
OVERHEAD	---
SINGLE TREE	---
TREES AND BRUSH	---

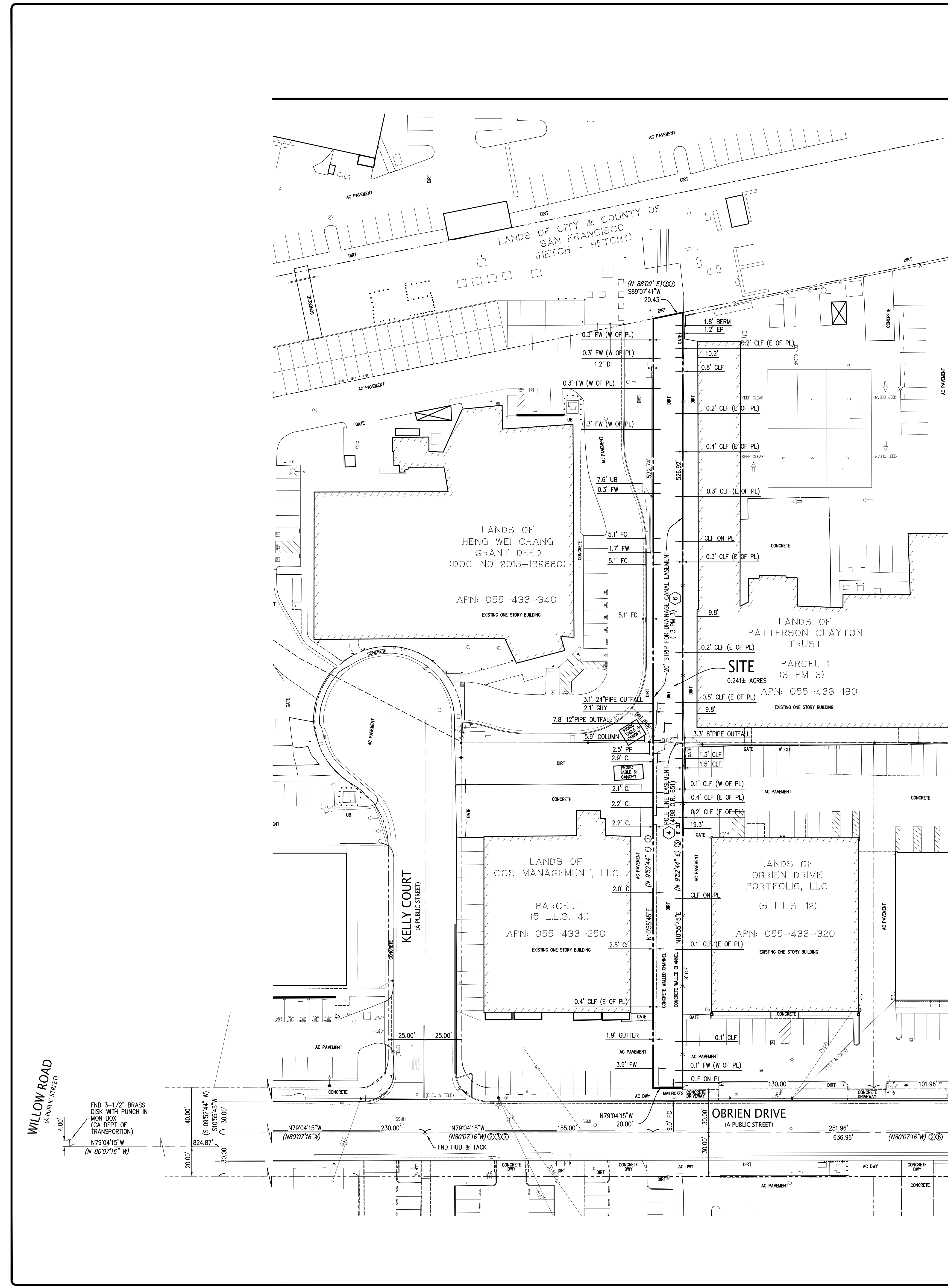
12-13-17
DATE
PREPARED BY OR UNDER THE SUPERVISION OF
JIMMY R. VIGIL, L.S. 6256
jrv@kierwright.com



BOUNDARY, TOPOGRAPHIC & UTILITY SURVEY
FOR: TARLTON PROPERTIES, INC.
1105, 1135 AND 1165 O'BRIEN DRIVE

DATE	DEC., 2017
SCALE	1"=20'
DESIGNER	JRV
DRAFTER	CJ
JOB	A17186
SHEET	1
OF	1 SHEETS

A5.1A



TITLE EXCEPTION NOTES

- NOTE: THE FOLLOWING ITEMS CONTAINED IN SCHEDULE "B" OF THE HEREOF REFERENCED PRELIMINARY TITLE REPORT ARE NOT A MATTER OF SURVEY: 1, 2, 3 & 7.
- THE EFFECTS OF AN EASEMENT FOR ELECTRIC ENERGY AND COMMUNICATION SERVICES AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 03, 1962 AS INSTRUMENT NO. 67017U IN BOOK 4198, PAGE 651 OF OFFICIAL RECORDS, IN FAVOR OF: PACIFIC GAS AND ELECTRIC COMPANY AND PACIFIC TELEPHONE AND TELEGRAPH COMPANY (THE LOCATION OF SAID EASEMENT HAS BEEN PLOTTED HEREON).
 - THE FACT THAT THE LAND LIES WITHIN THE BOUNDARIES OF THE ORDINANCE ADOPTING COMMUNITY DEVELOPMENT PLAN FOR THE LAS PULGAS PROJECT AREA AND MAKING CERTAIN FINDINGS AND DETERMINATIONS PURSUANT TO THE COMMUNITY REDEVELOPMENT LAW OF THE STATE OF CALIFORNIA REDEVELOPMENT PROJECT AREA, AS DISCLOSED BY THE DOCUMENT RECORDED DECEMBER 21, 1981 AS INSTRUMENT NO. 19388-AT OF OFFICIAL RECORDS.
 - DOCUMENT(S) DECLARING MODIFICATIONS THEREOF RECORDED SEPTEMBER 11, 1991 AS INSTRUMENT NO. 91120049 OF OFFICIAL RECORDS.
 - DOCUMENT(S) DECLARING MODIFICATIONS THEREOF RECORDED SEPTEMBER 11, 1991 AS INSTRUMENT NO. 91120050 OF OFFICIAL RECORDS.
 - DOCUMENT(S) DECLARING MODIFICATIONS THEREOF RECORDED AUGUST 10, 1995 AS INSTRUMENT NO. 95081846 OF OFFICIAL RECORDS. (BLANKET IN NATURE)
 - THE EFFECTS OF AN EASEMENT SHOWN OR DEDICATED ON THE MAP FILED OR RECORDED MAY 24, 1967 AND ON FILE IN BOOK 3, PAGE 3, OF PARCEL MAPS FOR: DRAINAGE CANAL AND INCIDENTAL PURPOSES. (THE LOCATION OF SAID EASEMENT HAS BEEN PLOTTED HEREON)

LEGEND

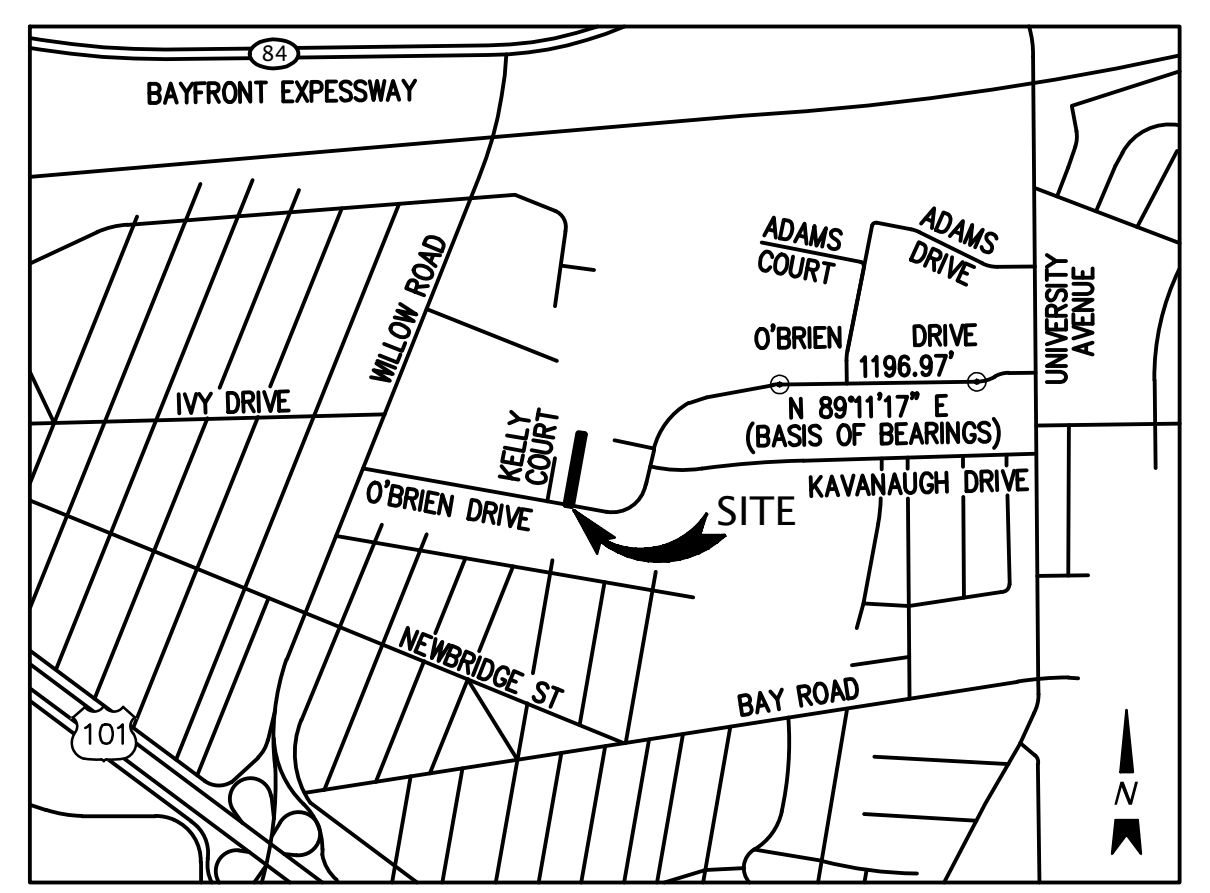
- ASPHALT BERM
- BUILDING LINE
- CENTERLINE
- CONCRETE/BLOCK/RETAINING WALL
- CONCRETE CURB
- CONCRETE CURB & GUTTER
- DRIVEWAY LINE
- EASEMENT LINE
- EDGE OF PAVEMENT
- FENCE LINE
- FIRE SERVICE & VALVE
- GAS LINE-VALVE & METER
- LOT LINE
- MONUMENT/MONUMENT LINE
- OVERHEAD POWER LINE
- PROPERTY LINE
- SANITARY SEWER-MANHOLE & CLEANOUT
- SIDEWALK
- STORM DRAIN-MANHOLE & CATCH BASIN
- WATER LINE & VALVE
- AUTOMATIC SPRINKLER RISER
- BACKFLOW PREVENTION DEVICE
- ELECTROLIER
- FIRE DEPARTMENT CONNECTION
- FIRE HYDRANT
- GUY ANCHOR
- GAS METER
- HANDICAP SYMBOL
- MAIL BOX
- POST INDICATOR VALVE
- POWER POLE/JOINT POLE
- TRANSFORMER
- TRAFFIC SIGNAL POLE
- TRAFFIC SIGN
- UTILITY BOX
- WATER VALVE
- ITEM NO. IN TITLE REPORT

ABBREVIATIONS

- AC ASPHALTIC CONCRETE
- APN: ASSESSOR PARCEL NUMBER
- C CONCRETE
- CLF CHAIN LINK FENCE
- CO CLEAN OUT TO GRADE
- DI DROP INLET
- DS DOWNSPOUT
- DWY DRIVEWAY
- E EAST
- ECAB ELECTRICAL CABINET
- ELEC ELECTRICAL
- EP EDGE OF PAVEMENT
- FC FACE OF CURB
- FND FOUND
- FW FACE OF WALL
- GUY GUY WIRE
- HB HOSEBIB
- MON MONUMENT
- N NORTH
- NE NORTHEAST
- NO NUMBER
- O.R. OFFICIAL RECORD
- OH OVERHEAD
- PL PROPERTY LINE
- PM PARCEL MAPS
- PP POWER POLE
- S SOUTH
- SFNF SANITARY SEWER MANHOLE
- SSMH SANITARY SEWER MANHOLE
- TELE TELEPHONE
- UB UTILITY BOX
- W WEST

REFERENCES:

- MENLO BUSINESS PARK (111 M 50-52)
- RECORD OF SURVEY (5 LLS 25)
- RECORD OF SURVEY (5 LLS 12)
- PARCEL MAP (3 PM 3)
- PARCEL MAP (60 PM 63)
- PARCEL MAP (42 PM 63)
- RECORD OF SURVEY (5 LLS 41)



VICINITY MAP
NOT TO SCALE

GENERAL NOTES

- ALL DISTANCES SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.
- APN: 055-433-350
- THIS SURVEY WAS PREPARED FROM INFORMATION FURNISHED IN A PRELIMINARY TITLE REPORT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY DATED AS OF JANUARY 11, 2019, FILE NUMBER NCS-944278-SM, FURNISHED TO KIER & WRIGHT CIVIL ENGINEERS & SURVEYORS, INC BY TARLTON PROPERTIES, INC. ON JANUARY 30, 2019. NO LIABILITY IS ASSUMED FOR MATTERS OF RECORD NOT STATED IN SAID REPORT THAT MAY AFFECT THE TITLE LINES, OR EXCEPTIONS, OR EASEMENTS OF THE PROPERTY.
- BASIS OF BEARINGS:
THE BEARING OF NORTH 89°11'17" EAST TAKEN ON THE CENTERLINE OF O'BRIEN DRIVE AS SHOWN ON THAT CERTAIN FINAL MAP OF MENLO BUSINESS PARK FILED FOR RECORD ON APRIL 9, 1984 IN BOOK 111 OF MAPS AT PAGES 50-52, SAN MATEO COUNTY RECORDS WAS TAKEN AS THE BASIS OF ALL BEARINGS SHOWN HEREON.
- PHYSICAL ITEMS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE ITEMS VISIBLE AS OF THE DATE OF THIS SURVEY. SUBSURFACE STRUCTURES, IF ANY, ARE NOT SHOWN. SAID SUBSURFACE OBJECTS MAY INCLUDE, BUT ARE NOT LIMITED TO, CONCRETE FOOTINGS, SLABS, SHORING, STRUCTURAL PILES, UTILITY VAULTS, PIPING, UNDERGROUND TANKS, AND ANY OTHER SUBSURFACE STRUCTURES NOT REVEALED BY A SURFACE INSPECTION.

2016 ALTA/NSPS TABLE A OPTIONAL SURVEY ITEMS

- THE SUBJECT PROPERTY ADDRESS IS KNOWN AS: VACANT LAND (NO ADDRESS)
- THE SUBJECT PROPERTY IS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) FOR SAN MATEO COUNTY, CALIFORNIA, MAP NUMBER 06081C 0307 E FOR COMMUNITY NUMBER 060321, WITH AN EFFECTIVE DATE OF OCTOBER 16, 2012, AS BEING LOCATED IN FLOOD ZONE "AE".
AREAS OF THE 1% ANNUAL FLOOD (100-YEAR FLOOD), ALSO KNOWN AS THE BASE FLOOD, IS THE FLOOD THAT HAS A 1% CHANCE OF BEING EQUALED OR EXCEEDED IN ANY GIVEN YEAR; BASE FLOOD ELEVATION DETERMINED AS 11.7 FEET.
INFORMATION WAS OBTAINED FROM THE FEMA WEBSITE (WWW.FEMA.GOV) ON FEBRUARY 5, 2019.
- GROSS LAND AREA: AS SHOWN HEREON
- ZONING NOTE: THIS SURVEY MAKES NO EVALUATION AS TO COMPLIANCE WITH ZONING CODES AND/OR ORDINANCES OTHER THAN CURRENT MUNICIPAL BUILDING SETBACK LINE LOCATIONS.
THE SUBJECT PROPERTY IS CURRENTLY ZONED "L5-B"; LIFE SCIENCES-BONUS DISTRICT
THE CURRENT BUILDING SETBACKS FOR THIS ZONING DESIGNATION ARE:
STREET SIDE: 5 FEET
INTERIOR SIDE: 10 FEET
REAR: 10 FEET
MAXIMUM FLOOR AREA RATIO:
BASE LEVEL: 55% PLUS 10% COMMERCIAL
BONUS LEVEL: 125% PLUS 10% COMMERCIAL
MAXIMUM BUILDING HEIGHT:
BASE LEVEL: 35 FEET
BONUS LEVEL: 110 FEET
INFORMATION WAS OBTAINED FROM THE CITY OF MENLO PARK ZONING WEBSITE ON FEBRUARY 6, 2019.
- SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE SURVEY SUCH AS PARKING LOTS, BILLBOARDS, SIGNS, SWIMMING POOLS, LANDSCAPED AREAS, ETC. SHOWN HEREON.
- THERE WERE NO PARKING STALLS OBSERVED WITHIN THE BOUNDARY OF THE SUBJECT PROPERTY DURING THE COURSE OF THIS SURVEY.
- NAMES OF ADJOINING OWNERS OF PLATTED LANDS ACCORDING TO CURRENT PUBLIC RECORDS, SHOWN HEREON.
- DISTANCE TO THE NEAREST INTERSECTING STREET AS SPECIFIED BY THE CLIENT, SHOWN HEREON.
- AS OF THE DATE OF THIS SURVEY, THERE IS OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
- AS OF THE DATE OF THIS SURVEY, THERE ARE NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES, AS AVAILABLE FROM THE CONTROLLING JURISDICTION. THERE IS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.

LEGAL DESCRIPTION

Real property in the City of Menlo Park, County of San Mateo, State of California, described as follows:
ALL THAT CERTAIN STRIP OF LAND BEING APPROXIMATELY 20' WIDE X 524' IN LENGTH, AND DESIGNATED AS "LANDS OF KAVANAUGH" AS SHOWN ON THAT CERTAIN MAP ENTITLED, "PARCEL MAP SUBDIVISION OF A PORTION OF THE LANDS OF KAVANAUGH (BOOK 2721 O.R. 180) MENLO PARK, SAN MATEO COUNTY, CALIFORNIA", WHICH MAP WAS FILED IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SAN MATEO, STATE OF CALIFORNIA ON MAY 24, 1967 IN BOOK 3 OF PARCEL MAPS, PAGE 3, SAID STRIP OF LAND ALSO IDENTIFIED THEREON AS "20' STRIP FOR DRAINAGE CANAL" LYING ADJACENT TO AND WESTERLY OF "PARCEL 1" ON SAID PARCEL MAP AND THE LANDS IDENTIFIED AS "RECORD OF SURVEY (VOL. 5 OF L.L.S. MAPS, PAGE 12)" ON SAID PARCEL MAP.

SURVEYOR'S CERTIFICATE

TO: TARLTON PROPERTIES, INC.
AND: FIRST AMERICAN TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES 2, 3, 4, 6(b), 8, 13, 14, 16 AND 17 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON FEBRUARY 7, 2019.

KIER & WRIGHT CIVIL ENGINEERS & SURVEYORS, INC.

DATE: FEBRUARY, 2019
SCALE: 1"=30'
DESIGNER: JRV
DRAFTER: CJ
JOB NO.: A17010-8

DATE: 2-13-19

JIMMY R. VIGIL, L.S. 6256
JVIG@KIERWRIGHT.COM

0 10 20 40 60
Scale 1" = 20'

STATE OF CALIFORNIA
No. 6256
JIMMY R. VIGIL
L.S. 6256

ALTA/NSPS LAND TITLE SURVEY
OF
VACANT LAND
FOR
TARLTON PROPERTIES, INC.

KIER & WRIGHT
CIVIL ENGINEERS & SURVEYORS, INC.
3350 Scott Boulevard, Building 22
Santa Clara, California 95054
Phone: (408) 727-6665
Fax: (408) 727-5641
www.kierwright.com

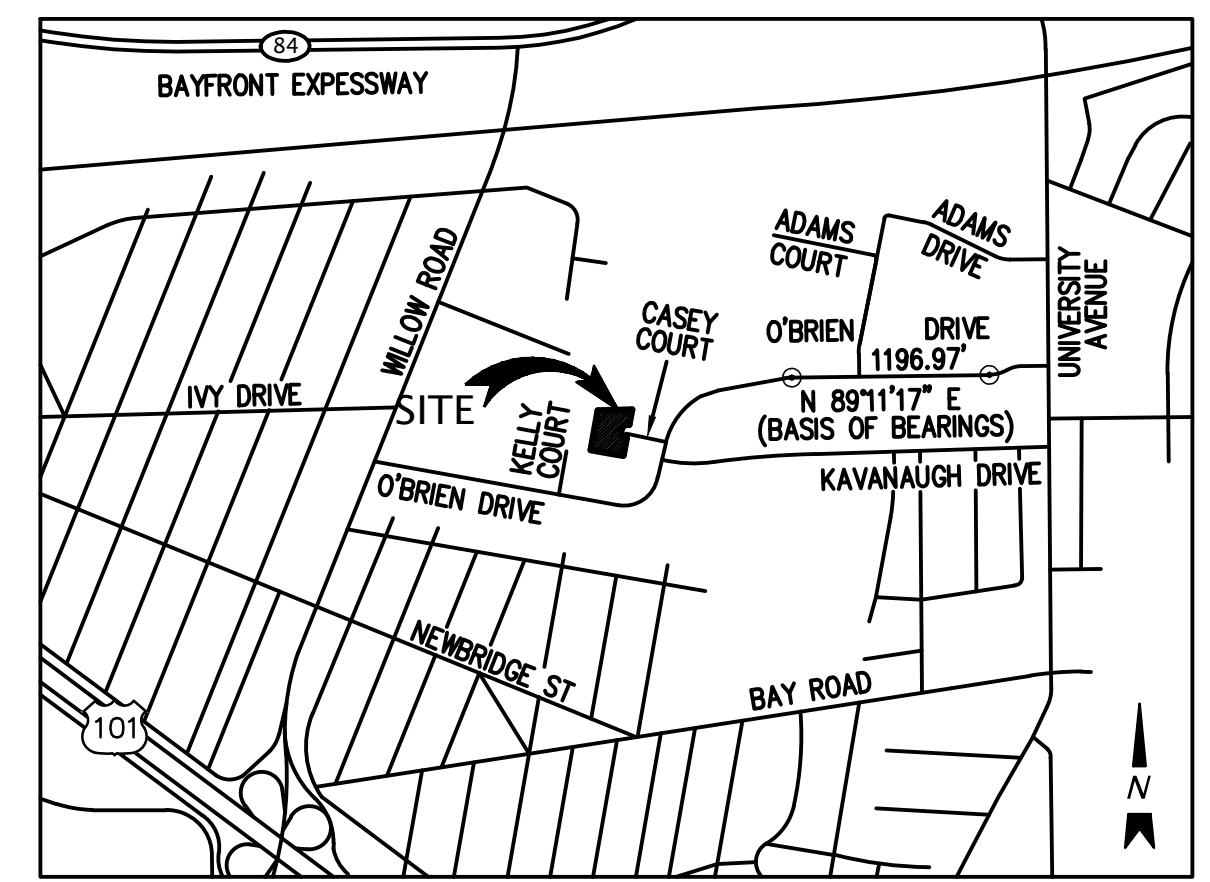
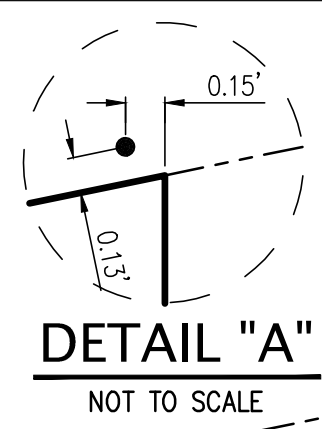
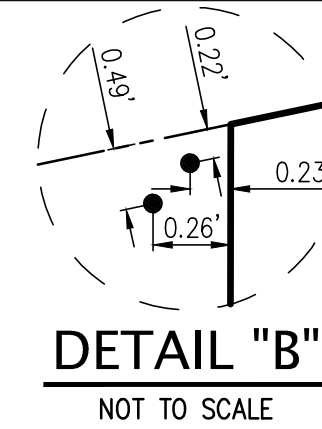
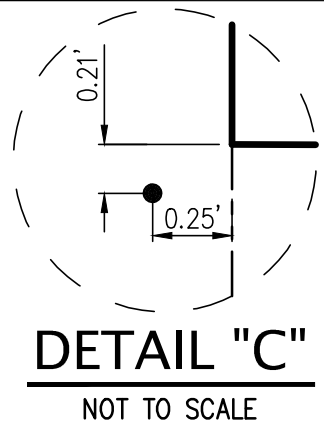
CALIFORNIA

MENLO PARK

DATE: FEBRUARY, 2019
SCALE: 1"=30'
DESIGNER: JRV
DRAFTER: CJ
JOB NO.: A17010-8

A5.1B

USER: cj-jonas Z:\2019\A18034\DWG\SURVEY\ALTA\CITY_FIELDS\A18034-AS-CITY_FIELDS-NEW-LOTS.dwg NOVEMBER 09, 2018 3:41 PM



GENERAL NOTES

- ALL DISTANCES SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.
- APN: 055-433-180
- THIS SURVEY WAS PREPARED FROM INFORMATION FURNISHED IN A PRELIMINARY TITLE REPORT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY DATED AS OF JUNE 22, 2020, FILE NUMBER NCS-978850-SM, UPDATED JULY 8, 2020. NO LIABILITY IS ASSUMED FOR MATTERS OF RECORD NOT STATED IN SAID REPORT THAT MAY AFFECT THE TITLE LINES, OR EXCEPTIONS, OR EASEMENTS OF THE PROPERTY.
- BASIS OF BEARINGS:**
THE BEARING OF NORTH 89°11'17" EAST TAKEN ON THE CENTERLINE OF O'BRIEN DRIVE AS SHOWN ON THAT CERTAIN FINAL MAP OF MENLO BUSINESS PARK FILED FOR RECORD ON APRIL 9, 1984 IN BOOK 111 OF MAPS AT PAGES 50-52; SAN MATEO COUNTY RECORDS WAS TAKEN AS THE BASIS OF ALL BEARINGS SHOWN HEREON.
- PHYSICAL ITEMS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE ITEMS VISIBLE AS OF THE DATE OF THIS SURVEY. SUBSURFACE STRUCTURES, IF ANY, ARE NOT SHOWN. SAID SUBSURFACE OBJECTS MAY INCLUDE, BUT ARE NOT LIMITED TO, CONCRETE FOOTINGS, SLABS, SHORING, STRUCTURAL PILES, UTILITY MAINS, PIPING, UNDERGROUND TANKS, AND ANY OTHER SUBSURFACE STRUCTURES NOT REVEALED BY A SURFACE INSPECTION.
- THE SUBJECT PROPERTY AS DESCRIBED IN THE LEGAL DESCRIPTION PER THE HEREIN REFERENCED TITLE REPORT DOES NOT CONSTITUTE AN ILLEGAL SUBDIVISION OF LAND UNDER APPLICABLE COUNTY OR CITY ORDINANCES.
- AT THE TIME OF THIS SURVEY THERE WERE NO VISIBLE WATERWAYS OVER THE SUBJECT PROPERTY AS DESCRIBED IN THE LEGAL DESCRIPTION PER THE HEREIN REFERENCED TITLE REPORT.
- THE BOUNDARY OF THE SUBJECT PROPERTY SHOWN HEREON IS CONTIGUOUS AND FORMS A MATHEMATICALLY CLOSED FIGURE WITHOUT GAPS OR GORES.

2016 ALTA/NSPS TABLE A OPTIONAL SURVEY ITEMS

- THE SUBJECT PROPERTY ADDRESS IS KNOWN AS: 1 CASEY COURT
- THE SUBJECT PROPERTY IS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) FOR SAN MATEO COUNTY, CALIFORNIA, MAP NUMBER 06081C 0307 F FOR COMMUNITY NUMBER 060321, WITH AN EFFECTIVE DATE OF APRIL 5, 2019, AS BEING LOCATED IN FLOOD ZONE "AE".

AREAS OF THE 1% ANNUAL FLOOD (100-YEAR FLOOD), ALSO KNOWN AS THE BASE FLOOD, IS THE FLOOD THAT HAS A 1% CHANCE OF BEING EQUALLED OR EXCEEDED IN ANY GIVEN YEAR; BASE FLOOD ELEVATION DETERMINED AS 12 TO 13 FEET.

INFORMATION WAS OBTAINED FROM THE CITY OF MENLO PARK PUBLIC WORKS DEPARTMENT ON AUGUST 7, 2020.
- GROSS LAND AREA: AS SHOWN HEREON
- ZONING NOTE:** THIS SURVEY MAKES NO EVALUATION AS TO COMPLIANCE WITH ZONING CODES AND/OR ORDINANCES OTHER THAN CURRENT MUNICIPAL BUILDING SETBACK LINE LOCATIONS.

THE SUBJECT PROPERTY IS CURRENTLY ZONED "L5-B"; LIFE SCIENCES-BONUS DISTRICT

THE CURRENT BUILDING SETBACKS FOR THIS ZONING DESIGNATION ARE:
FRONT SIDE: 5 FEET
INTERIOR SIDE: 10 FEET
STREET SIDE: 10 FEET
REAR: 10 FEET

MAXIMUM FLOOR AREA RATIO:
BONUS LEVEL: 125% PLUS 10% COMMERCIAL

MAXIMUM BUILDING HEIGHT:
BONUS LEVEL: 110 FEET

INFORMATION WAS OBTAINED FROM THE CITY OF MENLO PARK PLANNING DEPARTMENT ON AUGUST 7, 2020.
- EXTERIOR DIMENSIONS OF ALL BUILDINGS AT GROUND LEVEL SHOWN HEREON.
- THE AREA OF THE FIELD MEASURED OUTER GROUND FLOOR FOOTPRINT OF THE BUILDING(S) LOCATED ON THE SUBJECT PROPERTY AS DELINEATED AND DIMENSIONED HEREON IS 20,955.4 SQUARE FEET.
- MEASURED HEIGHT OF ALL BUILDINGS ABOVE THE FINISH FLOOR OF THE BUILDING, SHOWN HEREON.
- SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE SURVEY SUCH AS PARKING LOTS, BILLBOARDS, SIGNS, SWIMMING POOLS, LANDSCAPED AREAS, ETC. SHOWN HEREON.
- PARKING SUMMARY:**
STANDARD PARKING STALLS: 41
HANDICAP PARKING STALLS: 3
TOTAL PARKING STALLS: 44
- NAMES OF ADJOINING OWNERS OF PLATTED LANDS ACCORDING TO CURRENT PUBLIC RECORDS, SHOWN HEREON.
- DISTANCE TO THE NEAREST INTERSECTING STREET AS SPECIFIED BY THE CLIENT, SHOWN HEREON.
- AS OF THE DATE OF THIS SURVEY, THERE IS OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
- AS OF THE DATE OF THIS SURVEY, THERE ARE NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES, AS AVAILABLE FROM THE CONTROLLING JURISDICTION. THERE IS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.

LEGAL DESCRIPTION

Real property in the City of Menlo Park, County of San Mateo, State of California, described as follows:
PARCEL 1 AS DESIGNATED ON THAT CERTAIN PARCEL MAP ENTITLED "PARCEL MAP SUBDIVISION OF A PORTION OF THE LANDS OF KAVANAUGH (BOOK 2721, OFFICIAL RECORDS, PAGE 180) SAN MATEO COUNTY, CALIFORNIA," WHICH MAP WAS FILED IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SAN MATEO, STATE OF CALIFORNIA, ON MAY 24, 1967, IN BOOK 3 OF PARCEL MAPS AT PAGE 3.

SURVEYOR'S CERTIFICATE

TO: TARLTON PROPERTIES, INC.
AND: O'BRIEN DRIVE PORTFOLIO, LLC
AND: FIRST AMERICAN TITLE INSURANCE COMPANY

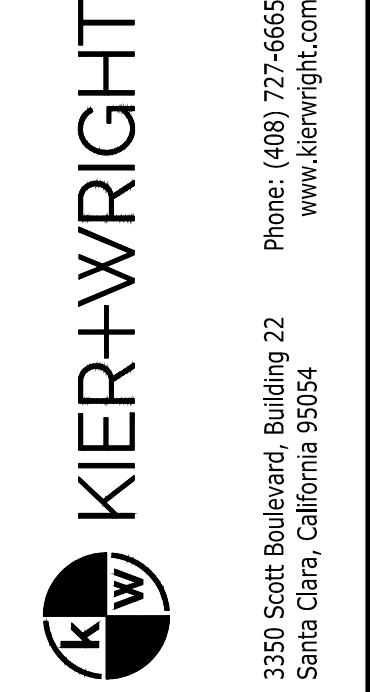
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES 2, 3, 4, 6(a), 7(a), 7(b)(1), 7(c), 8, 9, 13, 14, 16 AND 17 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON AUGUST 7, 2020.

KIER & WRIGHT CIVIL ENGINEERS & SURVEYORS, INC.

JIMMY R. VIGIL
JIMMY R. VIGIL, L.S. 6256
JVIGIL@KIERWRIGHT.COM

8/25/2020
DATE

NO.	REVISION PER COMMENTS	DATE
1	REVISED PER COMMENTS - 09/18/2020	
2		
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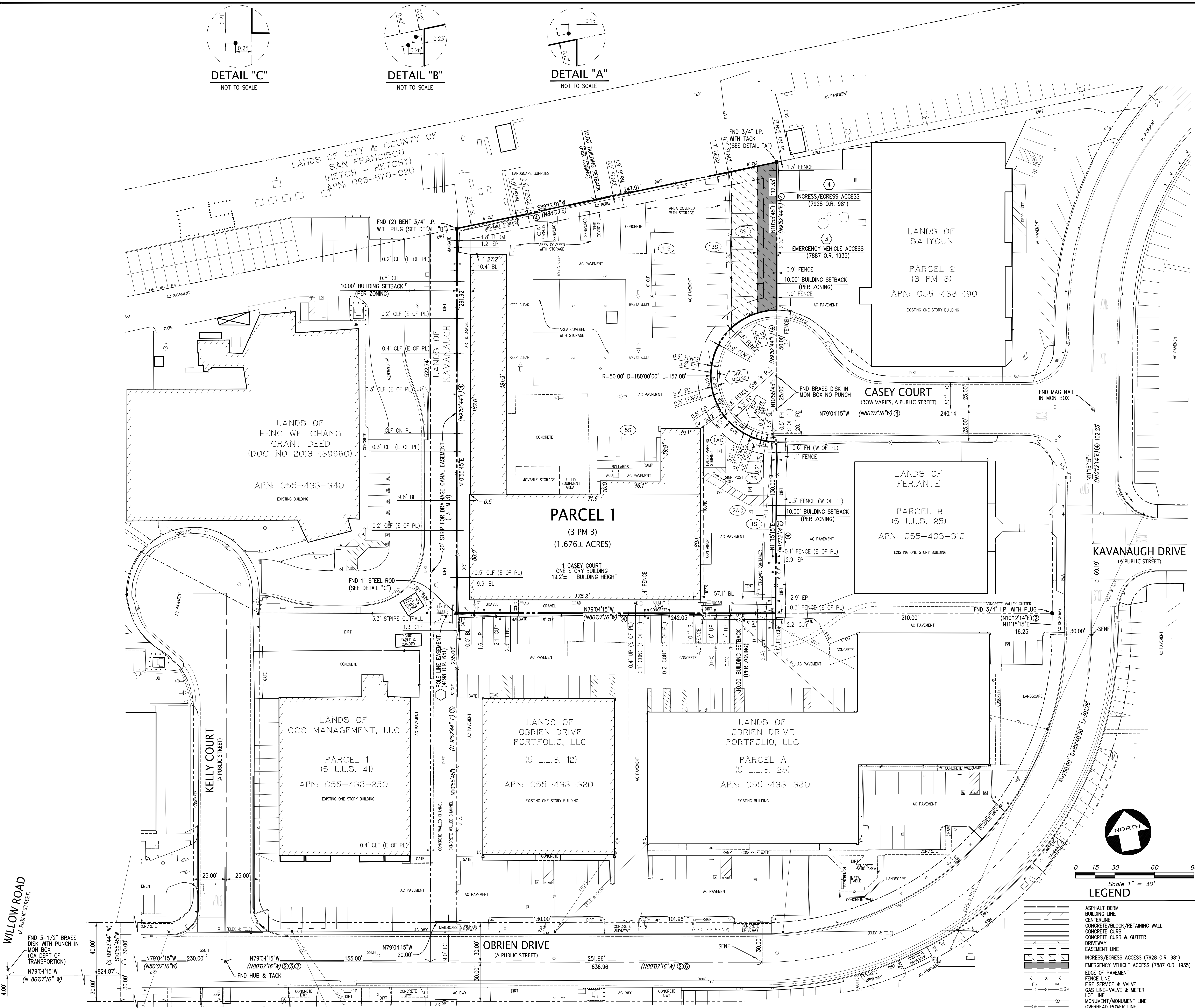
CALIFORNIA

ALTA/NSPS LAND TITLE SURVEY
OF
1 CASEY COURT
FOR
TARLTON PROPERTIES, INC.

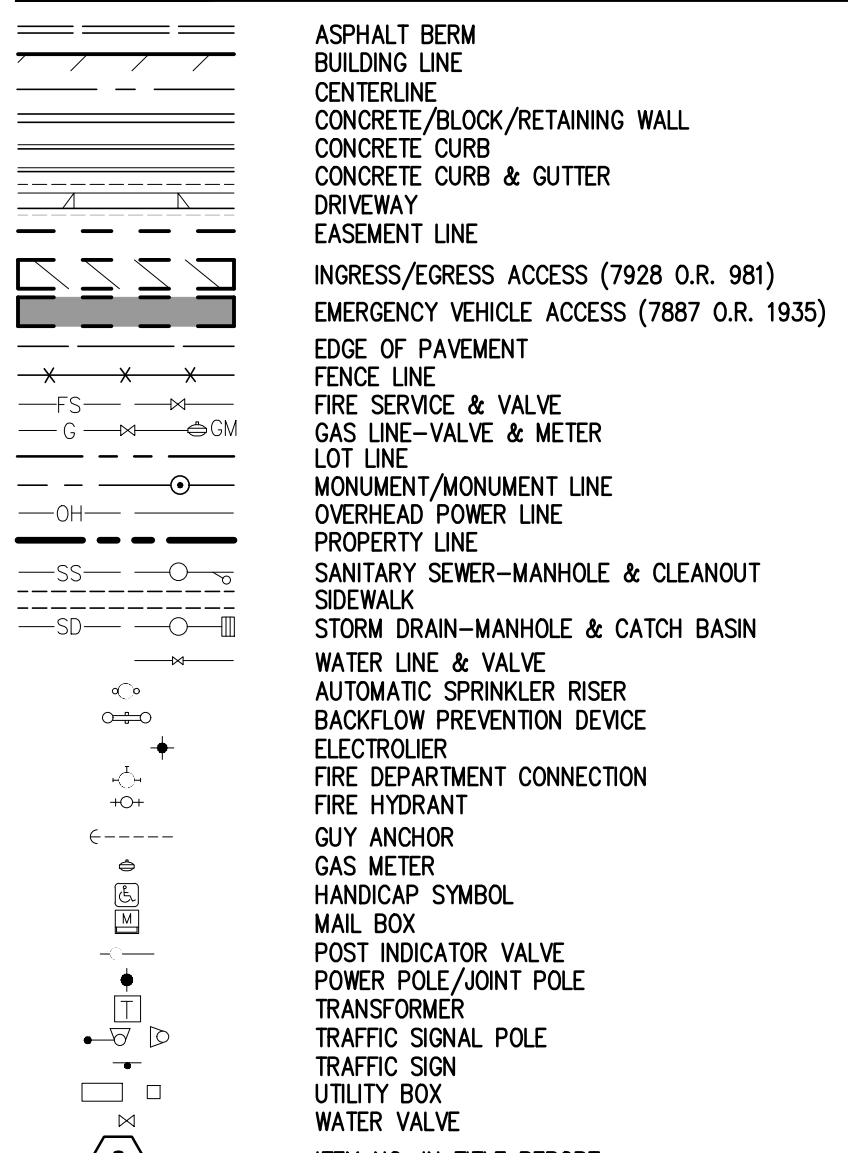
MENLO PARK

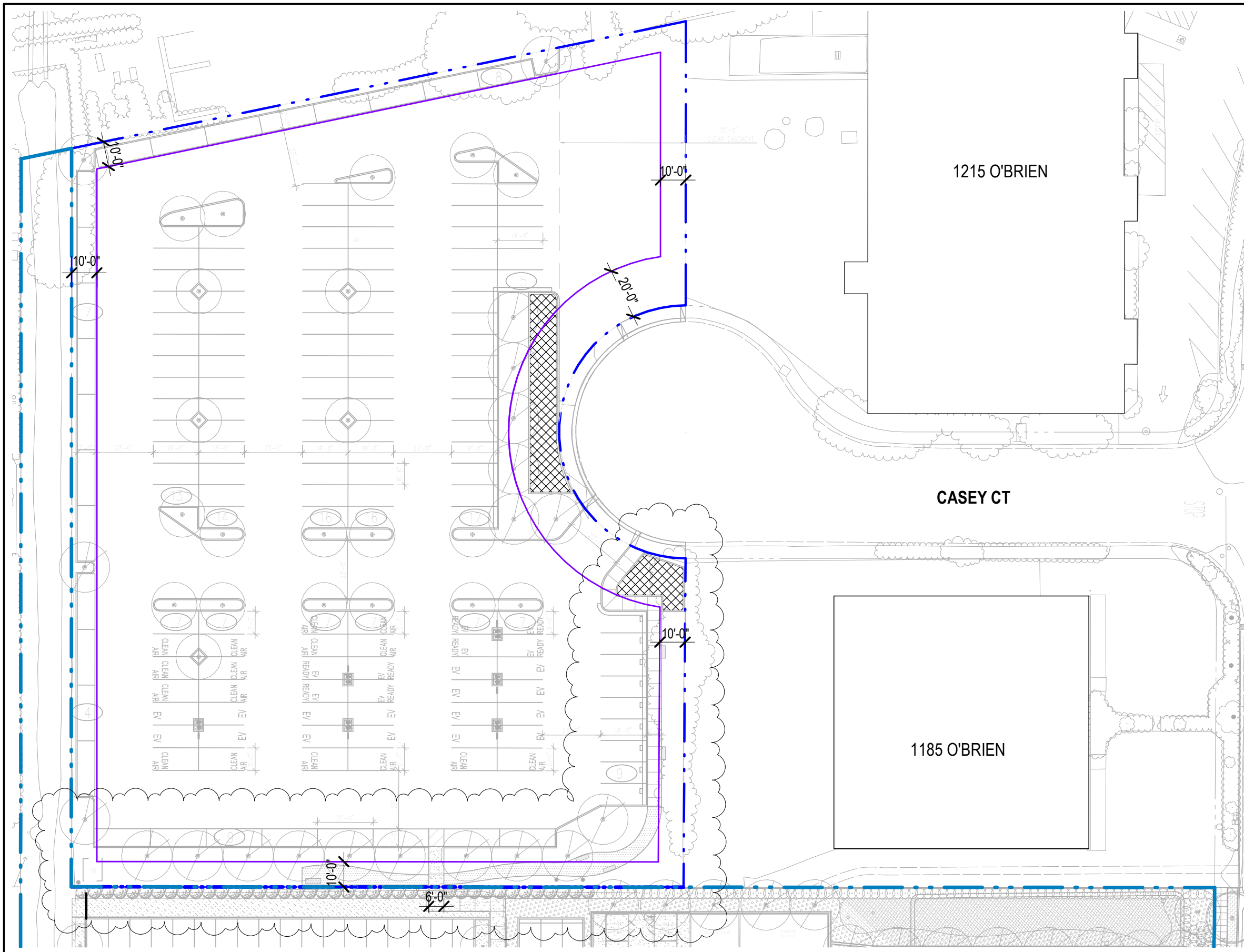
DATE: AUG., 2020
SCALE: 1"=30'
SURVEYOR: JRV
DRAWN BY: C
JOB NO.: A17010-15

A5.2



REFERENCES:	ABBREVIATIONS	TITLE EXCEPTION NOTES																																																																								
<ol style="list-style-type: none"> MENLO BUSINESS PARK (111 N 50-52) RECORD OF SURVEY (5 LLS 25) RECORD OF SURVEY (5 LLS 12) PARCEL MAP (3 PM 3) PARCEL MAP (60 PM 63) PARCEL MAP (42 PM 63) RECORD OF SURVEY (5 LLS 41) 	<table border="0"> <tr> <td>AC</td> <td>ASPHALTIC CONCRETE</td> <td>MON</td> <td>MONUMENT</td> </tr> <tr> <td>APN</td> <td>ASSESSOR PARCEL NUMBER</td> <td>N</td> <td>NORTH</td> </tr> <tr> <td>C</td> <td>CONCRETE</td> <td>NE</td> <td>NORTHEAST</td> </tr> <tr> <td>CLF</td> <td>CHAIN LINK FENCE</td> <td>NO</td> <td>NUMBER</td> </tr> <tr> <td>CO</td> <td>CLEAN OUT TO GRADE</td> <td>NR</td> <td>NORTHWEST</td> </tr> <tr> <td>DI</td> <td>DROP INLET</td> <td>OH</td> <td>OVERHEAD</td> </tr> <tr> <td>DS</td> <td>DOWNSPOUT</td> <td>PL</td> <td>PROPERTY LINE</td> </tr> <tr> <td>DWY</td> <td>DRIVEWAY</td> <td>PR</td> <td>PARCEL MAPS</td> </tr> <tr> <td>E</td> <td>EAST</td> <td>PP</td> <td>POWER POLE</td> </tr> <tr> <td>ECAB</td> <td>ELECTRICAL CABINET</td> <td>S</td> <td>SOUTH</td> </tr> <tr> <td>ELEC</td> <td>ELECTRICAL</td> <td>SNF</td> <td>SEWER</td> </tr> <tr> <td>EP</td> <td>EDGE OF PAVEMENT</td> <td>SNMH</td> <td>SANITARY SEWER MANHOLE</td> </tr> <tr> <td>EP</td> <td>EDGE OF PAVEMENT</td> <td>TELE</td> <td>TELEPHONE</td> </tr> <tr> <td>FND</td> <td>FOUND</td> <td>UB</td> <td>UTILITY BOX</td> </tr> <tr> <td>FW</td> <td>FACE OF WALL</td> <td>W</td> <td>WEST</td> </tr> <tr> <td>GW</td> <td>GUY WIRE</td> <td></td> <td></td> </tr> <tr> <td>GY</td> <td>GUY WIRE</td> <td></td> <td></td> </tr> <tr> <td>HB</td> <td>HOSEBIB</td> <td></td> <td></td> </tr> </table>	AC	ASPHALTIC CONCRETE	MON	MONUMENT	APN	ASSESSOR PARCEL NUMBER	N	NORTH	C	CONCRETE	NE	NORTHEAST	CLF	CHAIN LINK FENCE	NO	NUMBER	CO	CLEAN OUT TO GRADE	NR	NORTHWEST	DI	DROP INLET	OH	OVERHEAD	DS	DOWNSPOUT	PL	PROPERTY LINE	DWY	DRIVEWAY	PR	PARCEL MAPS	E	EAST	PP	POWER POLE	ECAB	ELECTRICAL CABINET	S	SOUTH	ELEC	ELECTRICAL	SNF	SEWER	EP	EDGE OF PAVEMENT	SNMH	SANITARY SEWER MANHOLE	EP	EDGE OF PAVEMENT	TELE	TELEPHONE	FND	FOUND	UB	UTILITY BOX	FW	FACE OF WALL	W	WEST	GW	GUY WIRE			GY	GUY WIRE			HB	HOSEBIB			<p>NOTE: THE FOLLOWING ITEMS CONTAINED IN SCHEDULE "B" OF THE HEREON REFERENCED PRELIMINARY TITLE REPORT ARE NOT A MATTER OF SURVEY: 1, 2, 6, 7, 8, 9, 10 & 11.</p> <ol style="list-style-type: none"> THE EFFECTS OF THE TERMS, PROVISIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENT ENTITLED "GRANT DEED OF EASEMENT" RECORDED AUGUST 23, 1979 AS BOOK/REEL 7887, PAGE/MAGE 1935 OF OFFICIAL RECORDS. (THE LOCATION OF SAID EASEMENT HAS BEEN PLOTTED HEREON) THE EFFECTS OF THE TERMS, PROVISIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENT ENTITLED "GRANT DEED OF EASEMENT" RECORDED JANUARY 04, 1980 AS BOOK/REEL 7928, PAGE/MAGE 981 OF OFFICIAL RECORDS. (THE LOCATION OF SAID EASEMENT HAS BEEN PLOTTED HEREON) THE FACT THAT THE LAND LIES WITHIN THE BOUNDARIES OF THE LAS PULGAS REDEVELOPMENT PROJECT AREA, AS DISCLOSED BY THE DOCUMENT RECORDED DECEMBER 21, 1981 AS INSTRUMENT NO. 1981-19388AT OF OFFICIAL RECORDS. (BLANKET IN NATURE)
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DI	DROP INLET	OH	OVERHEAD																																																																							
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DWY	DRIVEWAY	PR	PARCEL MAPS																																																																							
E	EAST	PP	POWER POLE																																																																							
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ELEC	ELECTRICAL	SNF	SEWER																																																																							
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FW	FACE OF WALL	W	WEST																																																																							
GW	GUY WIRE																																																																									
GY	GUY WIRE																																																																									
HB	HOSEBIB																																																																									





LEGEND

- - - PARCEL 2 ACCESSORY PARKING LOT
- · - · - PARCEL 1 DEVELOPMENT LOT
- LS-ZONING SETBACKS
- BIO-RETENTION AREA

0' 20' 40' 80' N

SCALE: 1" = 40'-0"



1125 O'BRIEN DRIVE
MENLO PARK, CA 94025

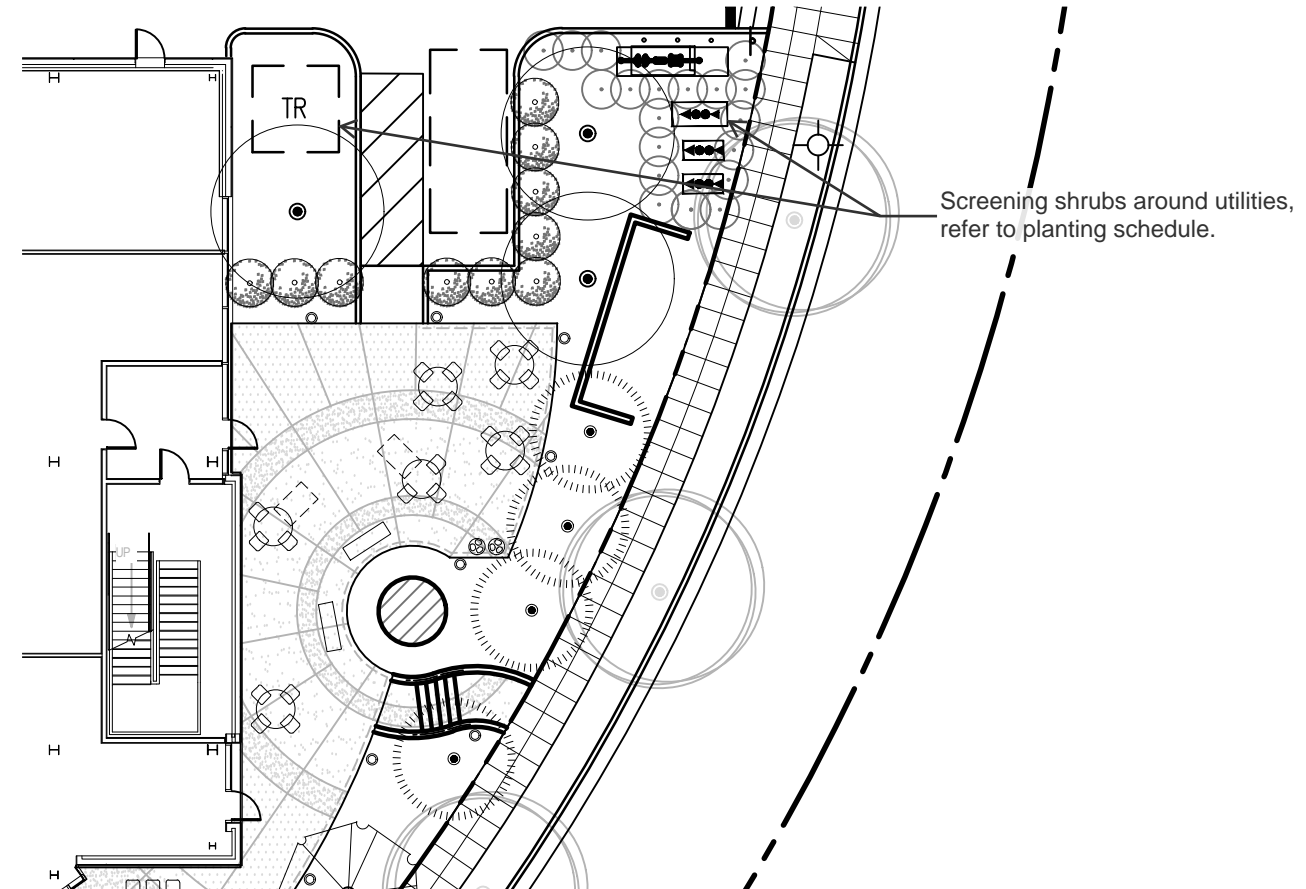
PARCEL 2 PROPOSED PROJECT SITE PLAN

03-13-2018	C.U.P. SUBMITTAL	01-27-2021	C.U.P. RESPONSE
05-09-2018	C.U.P. COMMENTS		
07-10-2018	C.U.P. COMMENTS 2		
07-26-2019	C.U.P. UPDATE FOR E.I.R.		
11-16-2020	C.U.P. REVISIONS		

A6.2 **DES**
ARCHITECTS
ENGINEERS

PLANTING SCHEDULE

SCIENTIFIC NAME (SHRUB & GROUNDCOVER)	COMMON NAME	SIZE	SPACING
<i>Achillea millefolium</i>	Yarrow	1 gal	24" O.C.
<i>Anemone x hybrida</i>	Japanese anemone	1 gal	30" O.C.
<i>Arctostaphylos 'Emerald Carpet'</i>	Manzanita	5 gal	36" O.C.
<i>Artemisia californica 'Canyon Gray'</i>	Sagebrush	1 gal	30" O.C.
<i>Calamagrostis brachytricha</i>	Feather Reed Grass	1 gal	30" O.C.
<i>Carex tumulicola</i>	Foothill Sedge	1 gal	24" O.C.
<i>Ceanothus thy. var. thyrsiflorus 'Louis Edmunds'</i>	Blue Blossom	5 gal	36" O.C.
<i>Chondropetalum tectorum</i>	Cape Rush	1 gal	30" O.C.
<i>Muhlenbergia c. 'White Cloud'</i>	Pink Muhly	1 gal	36" O.C.
<i>Muhlenbergia rigens 'Pink Cloud'</i>	Pink Cloud Muhly	1 gal	36" O.C.
<i>Iris douglasiana</i>	Douglas Iris	1 gal	24" O.C.
<i>Juncus Patens 'Elk Blue'</i>	California Gray Rush	1 gal	30" O.C.
<i>Phormium 'Yellow Wave'</i>	New Zealand Flax	5 gal	30" O.C.
<i>Nepeta x faassenii 'Blue Wonder'</i>	Catmint	1 gal	30" O.C.
<i>Pennisetum a. 'Hameln'</i>	Fountain Grass	1 gal	36" O.C.
<i>Pennisetum Rubrum</i>	Purple Fountain Grass	1 gal	36" O.C.
<i>Penstemon het. 'Margarita B.O.P.'</i>	Beardtongue	1 gal	24" O.C.
<i>Sesleria autumnalis</i>	Moor grass	1 gal	24" O.C.
<i>Symphotrichum chilense</i>	Pacific aster	1 gal	18" O.C.
SCIENTIFIC NAME (SCREENING SHRUBS)	COMMON NAME	SIZE	SPACING
<i>Raphiolepis indica 'Clara'</i>	Indian Hawthorn	15 gal	36" O.C.
<i>Pittosporum tenuifolium 'Silver Sheen'</i>	Silver Sheen Kohuhu	15 gal	36" O.C.

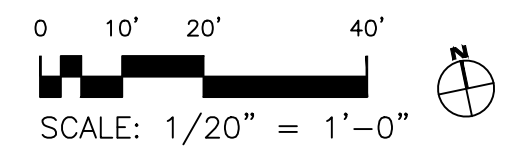


TREE SCHEDULE

SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE
	<i>Acer buergerianum</i>	Trident Maple	36" BOX
	<i>Cercis occidentalis</i>	Western Redbud	36" BOX
	<i>Populus fremontii</i>	Fremont Poplar	24" BOX
* (9) Heritage tree replacements in 24" Box			
	<i>Podocarpus gracilior</i>	Podocarpus	24" BOX
	<i>Quercus agrifolia</i>	Coast Live Oak	36" BOX
	Proposed Street Tree	(Patmore Green Ash)	24" BOX

LEGEND

- POTENTIAL LOCATION FOR PUBLIC ART
- PEDESTRIAN BOLLARD LIGHT
- OUTDOOR FURNITURE



Jan 27, 2021 - 4:25pm P:\Projects\1125 O'Brien Drive\1125 O'Brien Drive\Land\CLIP Package\A7 - Enlarged Landscape Plan.dwg

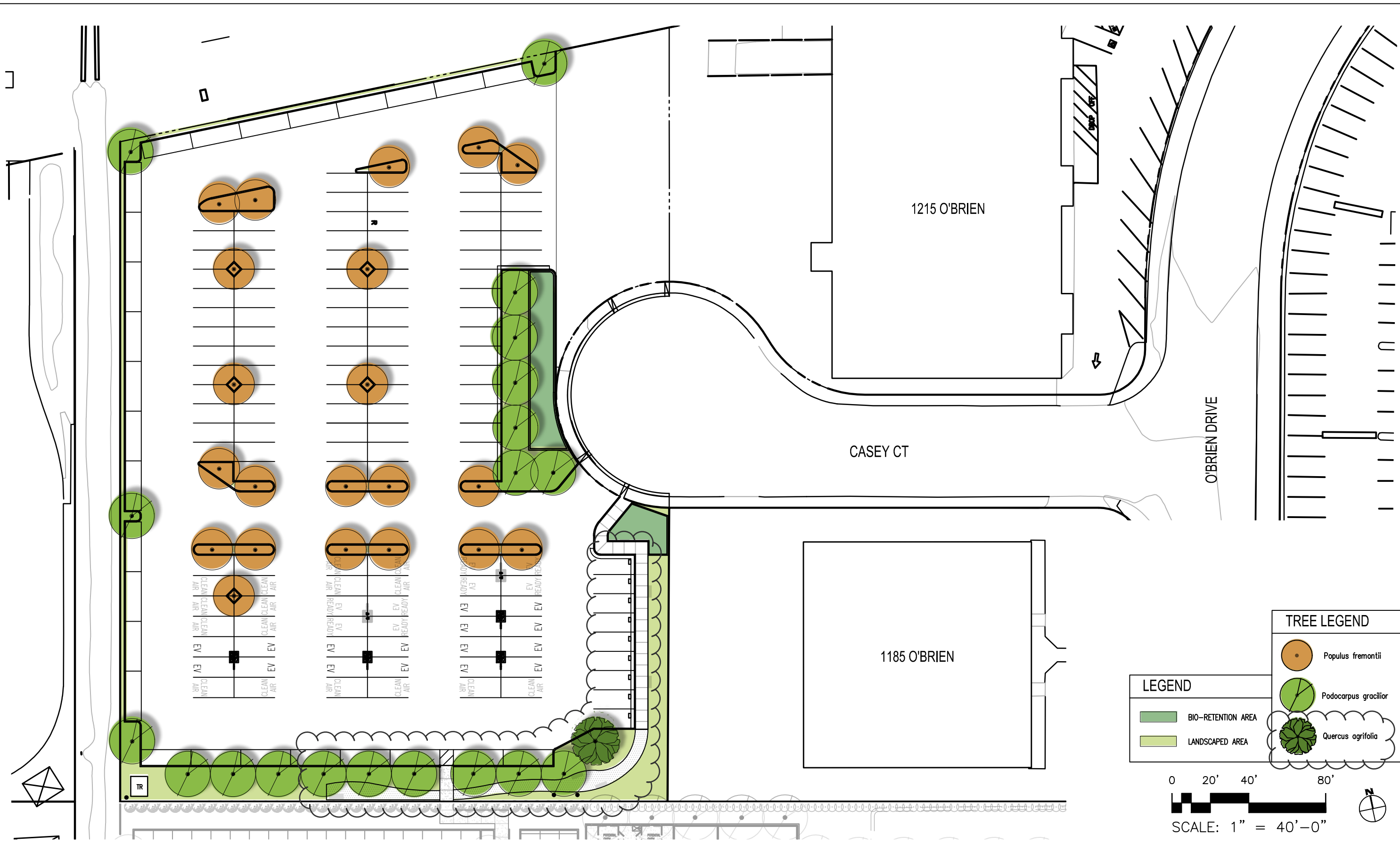


1125 O'BRIEN DRIVE
MENLO PARK, CA 94025

PARCEL 1 ENLARGED LANDSCAPE PLAN
01-27-2021 C.U.P. RESPONSE



Jan 27, 2021 - 4:34pm P:\Toronto\Manila\Projects\1105-1165\Brim\12175011\Draw\Land\CLIP_Package\A7 - Proposed Landscape_Plan.dwg

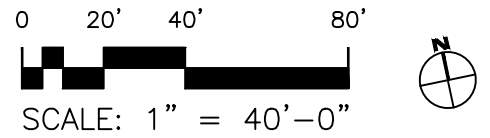


LEGEND

- BIO-RETENTION AREA
- LANDSCAPED AREA

TREE LEGEND

- Populus fremontii
- Podocarpus gracilior
- Quercus agrifolia



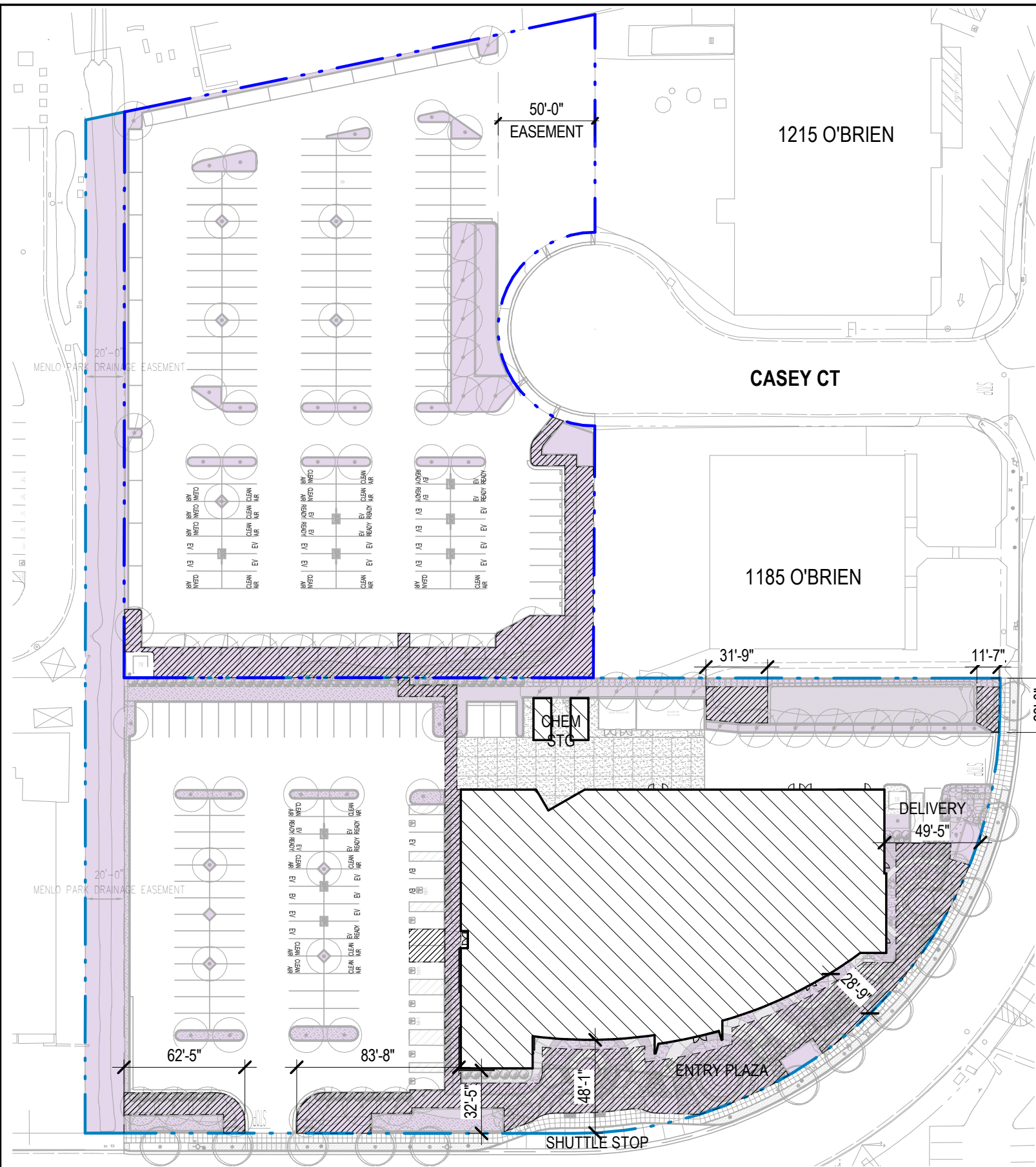
1125 O'BRIEN DRIVE
MENLO PARK, CA 94025

PARCEL 2 PROPOSED PROJECT LANDSCAPE PLAN

11-16-2020 C.U.P. REVISIONS
01-27-2021 C.U.P. RESPONSE

A7.2





LEGEND

SITE AREA: 179,538 SF
(106,358 SF (PARCEL 1) + 73,180 SF (PARCEL 2))

SITE COVERAGE:
26,557 SF

OPEN SPACE:
REQUIRED = 35,908 SF (20% OF SITE)
PROVIDED = 46,846 SF (26% OF SITE)

PUBLIC OPEN SPACE:
REQUIRED = 17,954 SF (50% OF REQ'D OPEN SPACE)
PROVIDED = 18,381 SF (51% OF REQ'D OPEN SPACE)

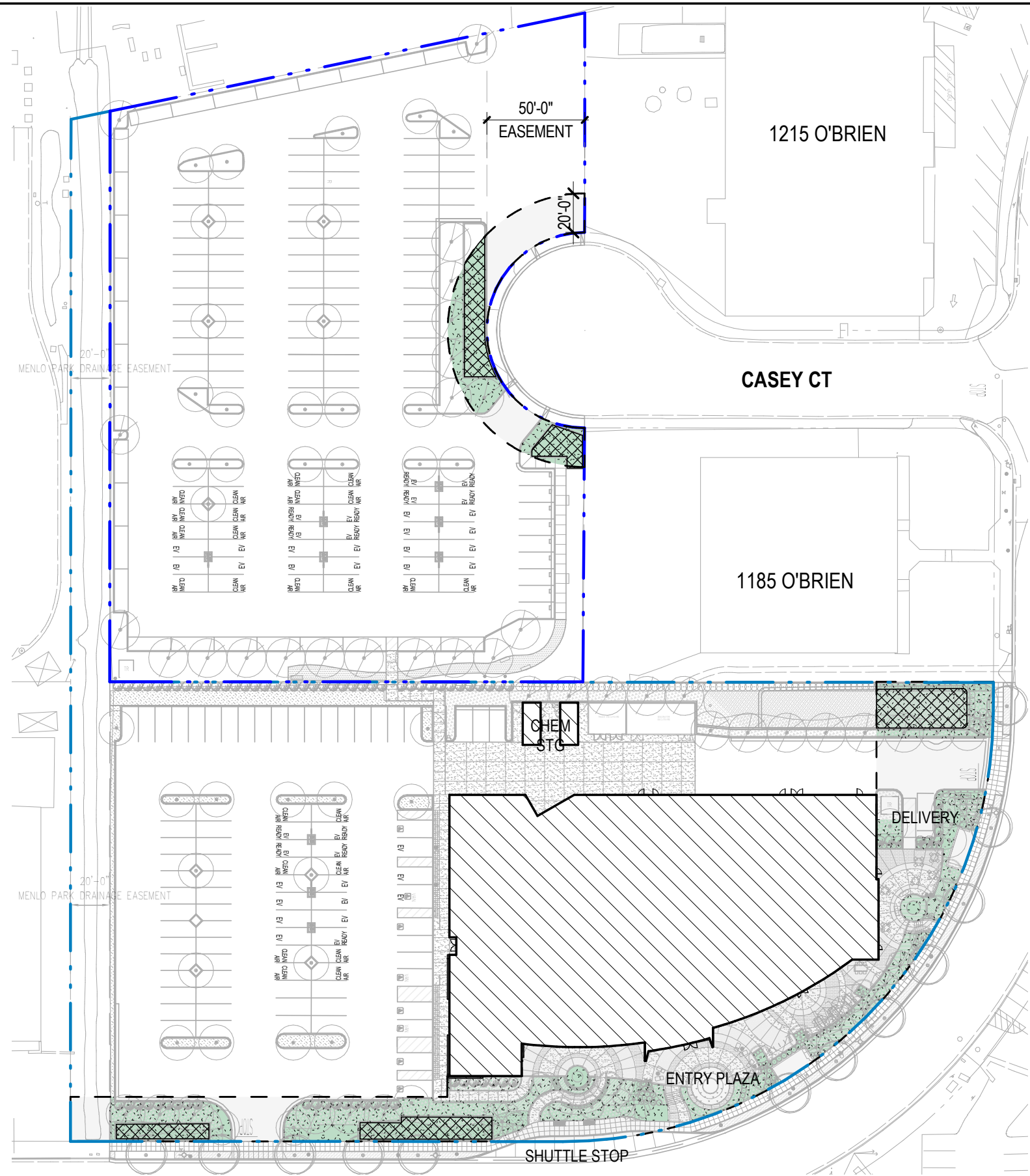





1125 O'BRIEN DRIVE
MENLO PARK, CA 94025

PROJECT OPEN SPACE DIAGRAM

03-13-2018	C.U.P. SUBMITTAL	01-27-2021	C.U.P. RESPONSE
05-09-2018	C.U.P. COMMENTS		
07-10-2018	C.U.P. COMMENTS 2		
07-26-2019	C.U.P. UPDATE FOR E.I.R.		
11-16-2020	C.U.P. REVISIONS		





LEGEND	
	FRONTAGE AREA: 24,190 SF
	FRONTAGE LANDSCAPE: REQUIRED = 6,048 SF (25% OF FRONTAGE) PROVIDED = 11,529 SF (48% OF FRONTAGE)
	FRONTAGE STORMWATER TREATMENT: REQUIRED = 3,024 SF (50% OF REQ'D LANDSCAPE) PROVIDED = 3,048 SF (50% OF REQ'D LANDSCAPE)



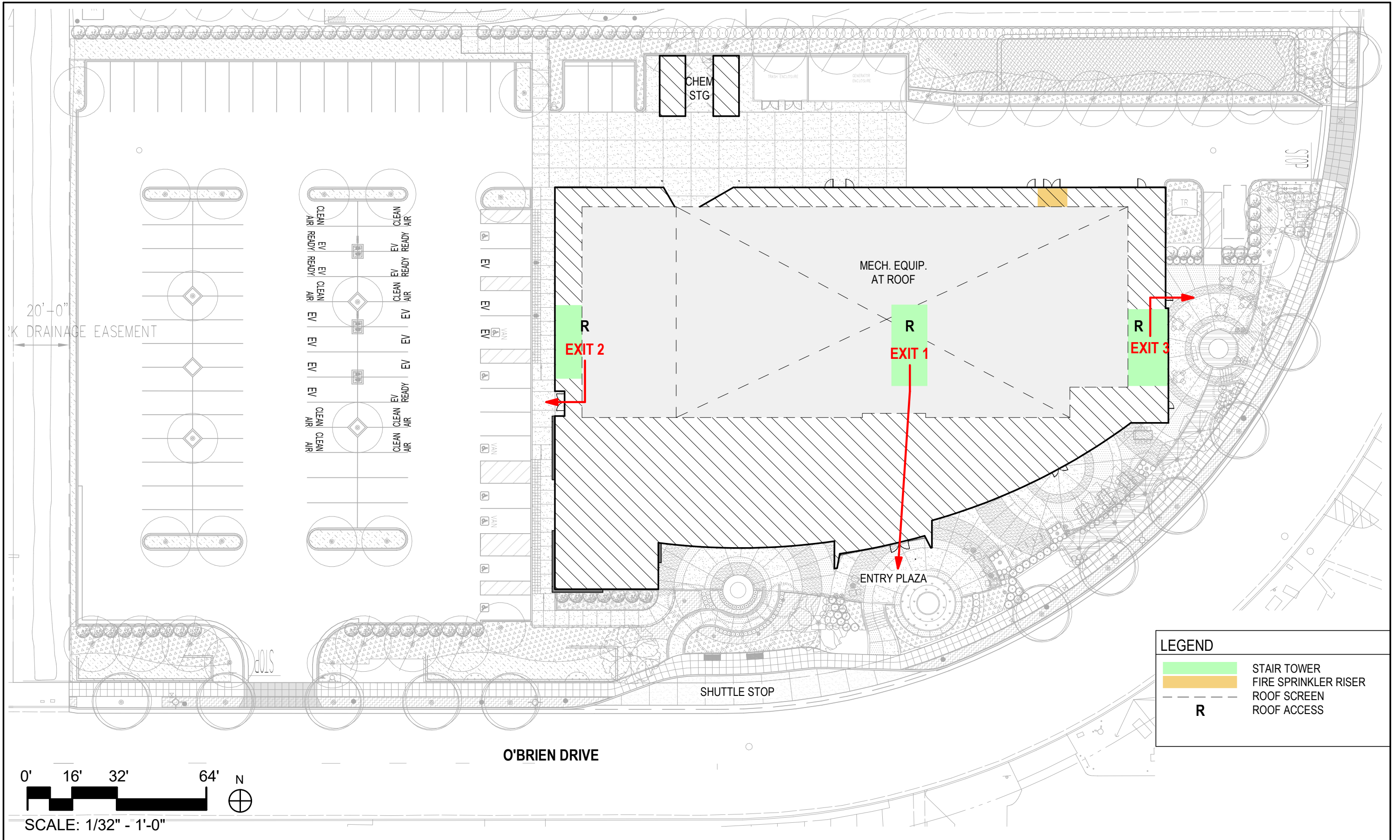
1125 O'BRIEN DRIVE
MENLO PARK, CA 94025

PROJECT FRONTAGE DIAGRAM

03-13-2018	C.U.P. SUBMITTAL	01-27-2021	C.U.P. RESPONSE
05-09-2018	C.U.P. COMMENTS		
07-10-2018	C.U.P. COMMENTS 2		
07-26-2019	C.U.P. UPDATE FOR E.I.R.		
11-16-2020	C.U.P. REVISIONS		

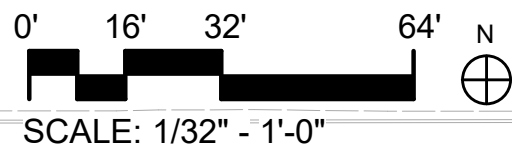


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LEGEND

- STAIR TOWER
- FIRE SPRINKLER RISER
- ROOF SCREEN
- R ROOF ACCESS

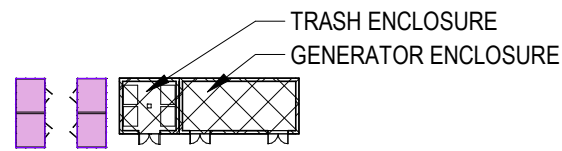


1125 O'BRIEN DRIVE
 MENLO PARK, CA 94025

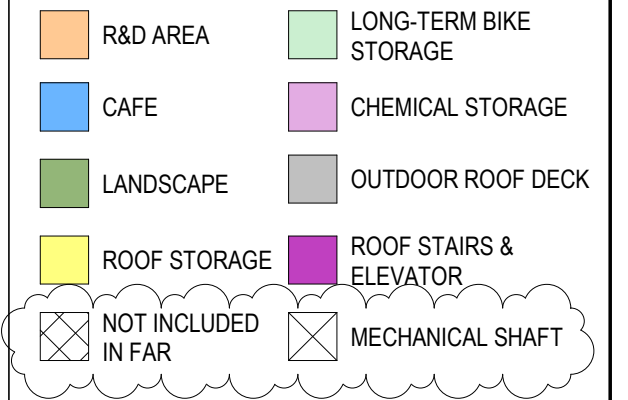
PARCEL 1 SITE SERVICE / EMERGENCY PLAN

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05-09-2018	C.U.P. COMMENTS		
07-10-2018	C.U.P. COMMENTS 2		
07-26-2019	C.U.P. UPDATE FOR E.I.R.		
11-16-2020	C.U.P. REVISIONS		





BUILDING AREAS LEGEND

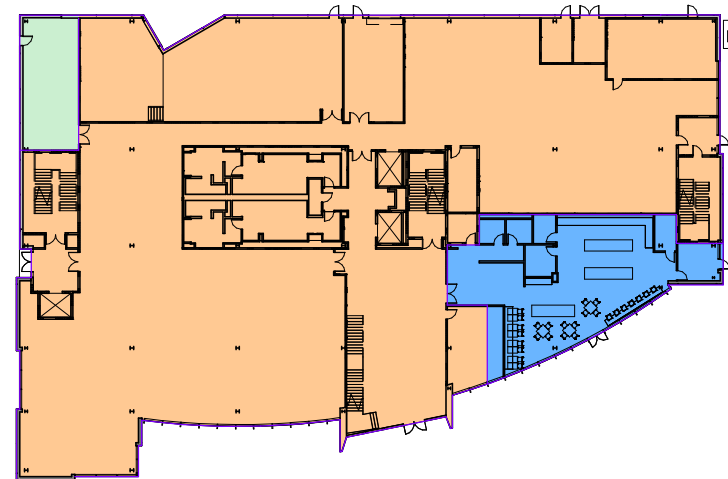


AREAS BY TYPE (FAR)

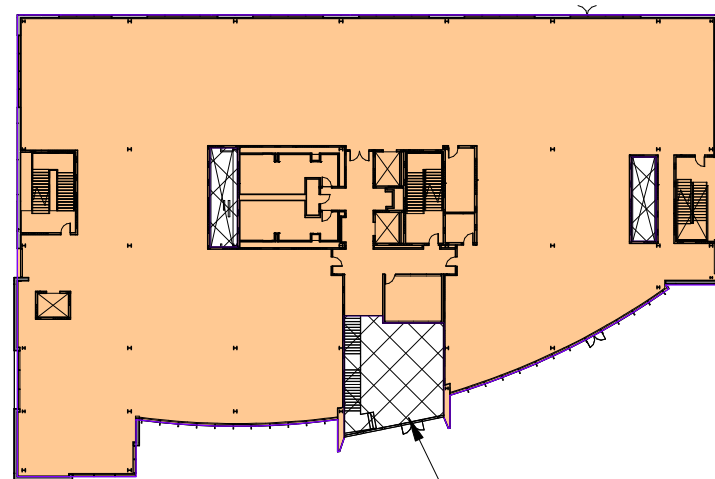
LEVEL 1 R&D AREA	22,522 SF
LEVEL 1 CAFE	2,760 SF
LEVEL 1 BIKE STORAGE	775 SF
LEVEL 1 CHEMICAL STORAGE	500 SF
LEVEL 2 R&D AREA	24,790 SF
LEVEL 3 R&D AREA	25,619 SF
LEVEL 4 R&D AREA	25,619 SF
LEVEL 5 R&D AREA	25,619 SF
ROOF STAIRS & ELEVATOR	2,026 SF
ROOF STORAGE	1,055 SF
TOTAL:	131,285 SF

AREAS NOT INCLUDED IN FAR

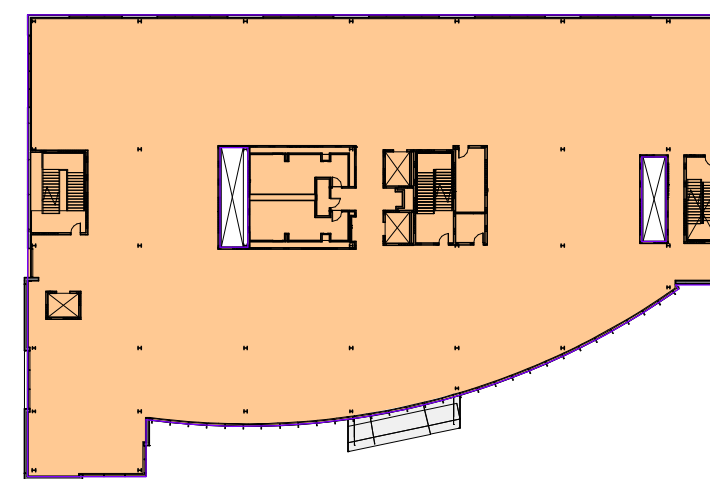
LEVEL 1 TRASH ENCLOSURE	324 SF
LEVEL 1 GENERATOR ENCLOSURE	647 SF
LEVEL 2 OPEN LOBBY AREA	1,034 SF
LEVEL 2 MECHANICAL SHAFTS	470 SF
LEVEL 3 MECHANICAL SHAFTS	470 SF
LEVEL 4 MECHANICAL SHAFTS	470 SF
LEVEL 5 MECHANICAL SHAFTS	470 SF
MECHANICAL PENTHOUSE	2,192 SF
MECHANICAL EQUIPMENT	10,627 SF
OPEN ROOF	2,763 SF
TOTAL:	19,467 SF



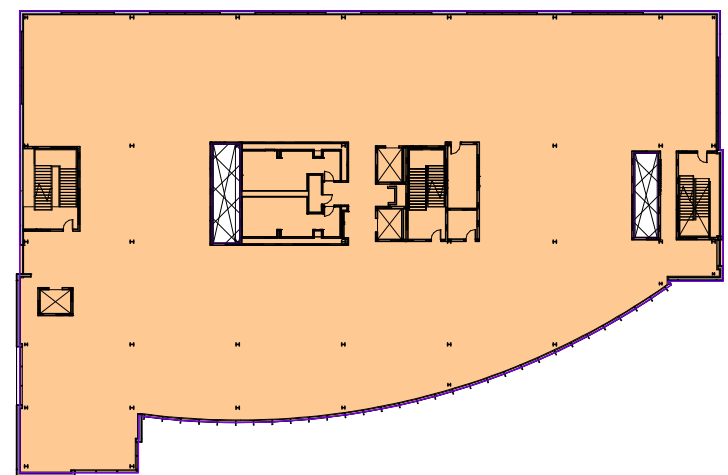
1 LEVEL 1
1" = 60'-0"



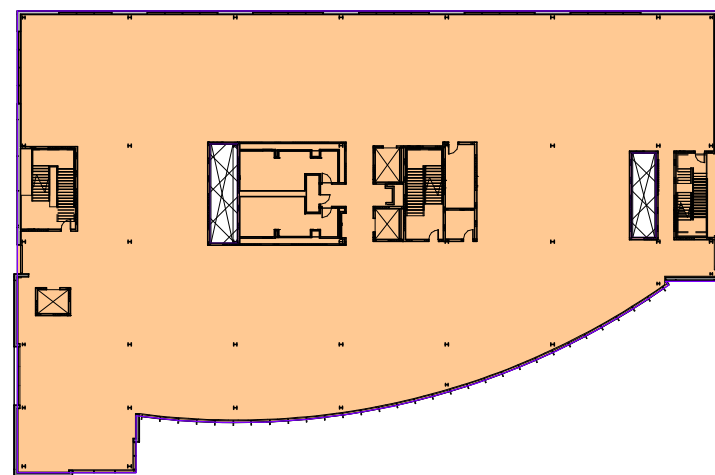
2 LEVEL 2
1" = 60'-0"



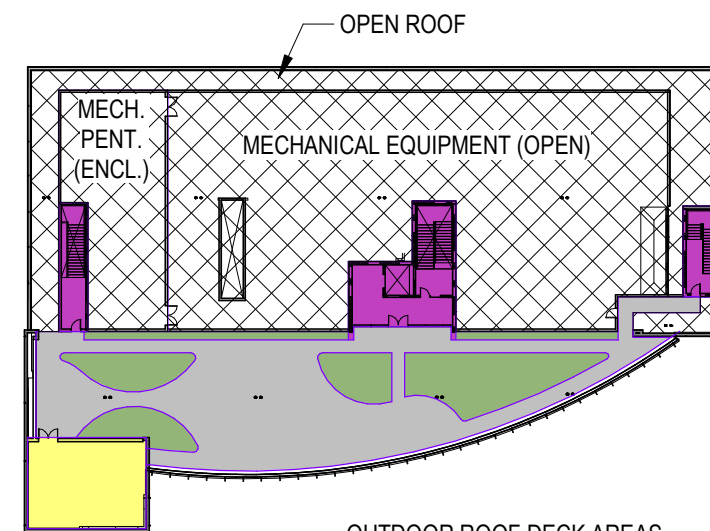
3 LEVEL 3
1" = 60'-0"



4 LEVEL 4
1" = 60'-0"



5 LEVEL 5
1" = 60'-0"



6 ROOF LEVEL FINISH PLAN
1" = 60'-0"

OUTDOOR ROOF DECK AREAS

CIRCULATION:	1,966 SF
LANDSCAPE:	2,208 SF
SEATING/ OPEN AREA:	2,434 SF
TOTAL:	6,608 SF



1125 O'BRIEN DRIVE
MENLO PARK, CA 94025

PARCEL 1 GROSS FLOOR AREA DIAGRAMS

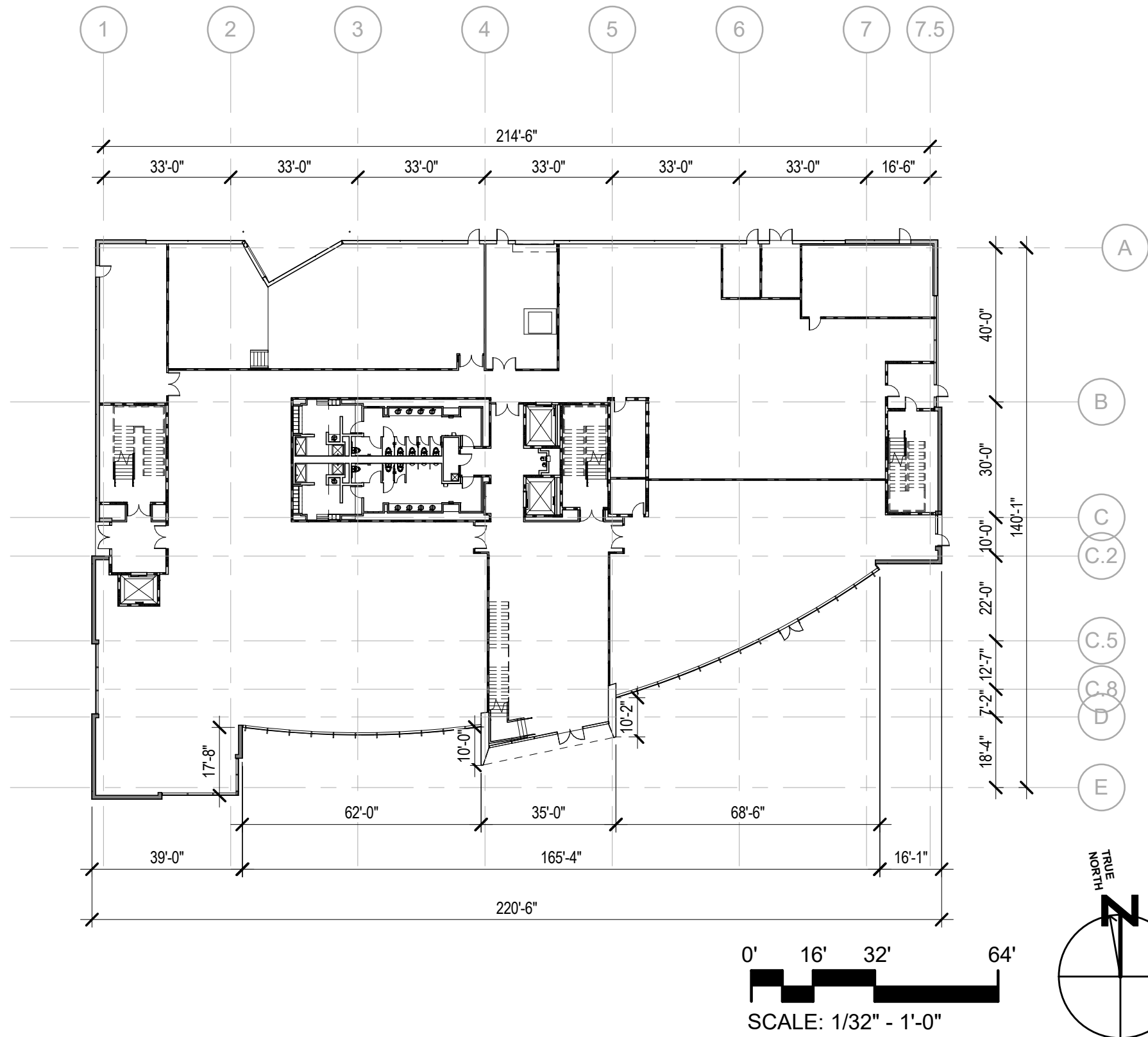
03-13-2018 C.U.P. SUBMITTAL
05-09-2018 C.U.P. COMMENTS
07-10-2018 C.U.P. COMMENTS 2
07-26-2019 C.U.P. UPDATE FOR E.I.R.
11-16-2020 C.U.P. REVISIONS

01-27-2021 C.U.P. RESPONSE

A10.1



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1125 O'BRIEN DRIVE
 MENLO PARK, CA 94025

PARCEL 1 PROPOSED LEVEL 1 PLAN

03-13-2018 C.U.P. SUBMITTAL
 05-09-2018 C.U.P. COMMENTS
 07-10-2018 C.U.P. COMMENTS 2
 07-26-2019 C.U.P. UPDATE FOR E.I.R.
 11-16-2020 C.U.P. REVISIONS

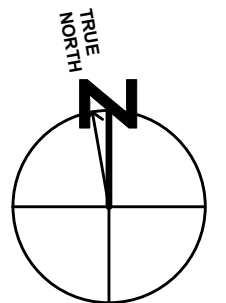
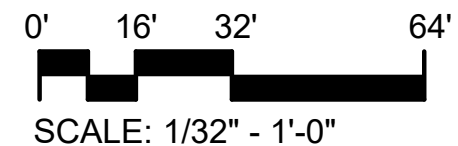
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A11.1



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1125 O'BRIEN DRIVE
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PARCEL 1 PROPOSED LEVEL 2 PLAN

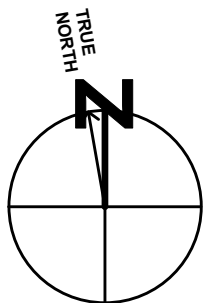
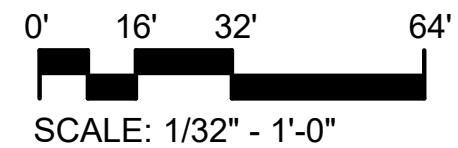
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07-10-2018 C.U.P. COMMENTS 2
07-26-2019 C.U.P. UPDATE FOR E.I.R.
11-16-2020 C.U.P. REVISIONS

01-27-2021 C.U.P. RESPONSE

A12.1



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1125 O'BRIEN DRIVE
MENLO PARK, CA 94025

PARCEL 1 PROPOSED LEVEL 3 PLAN

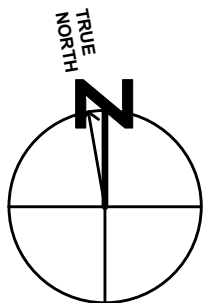
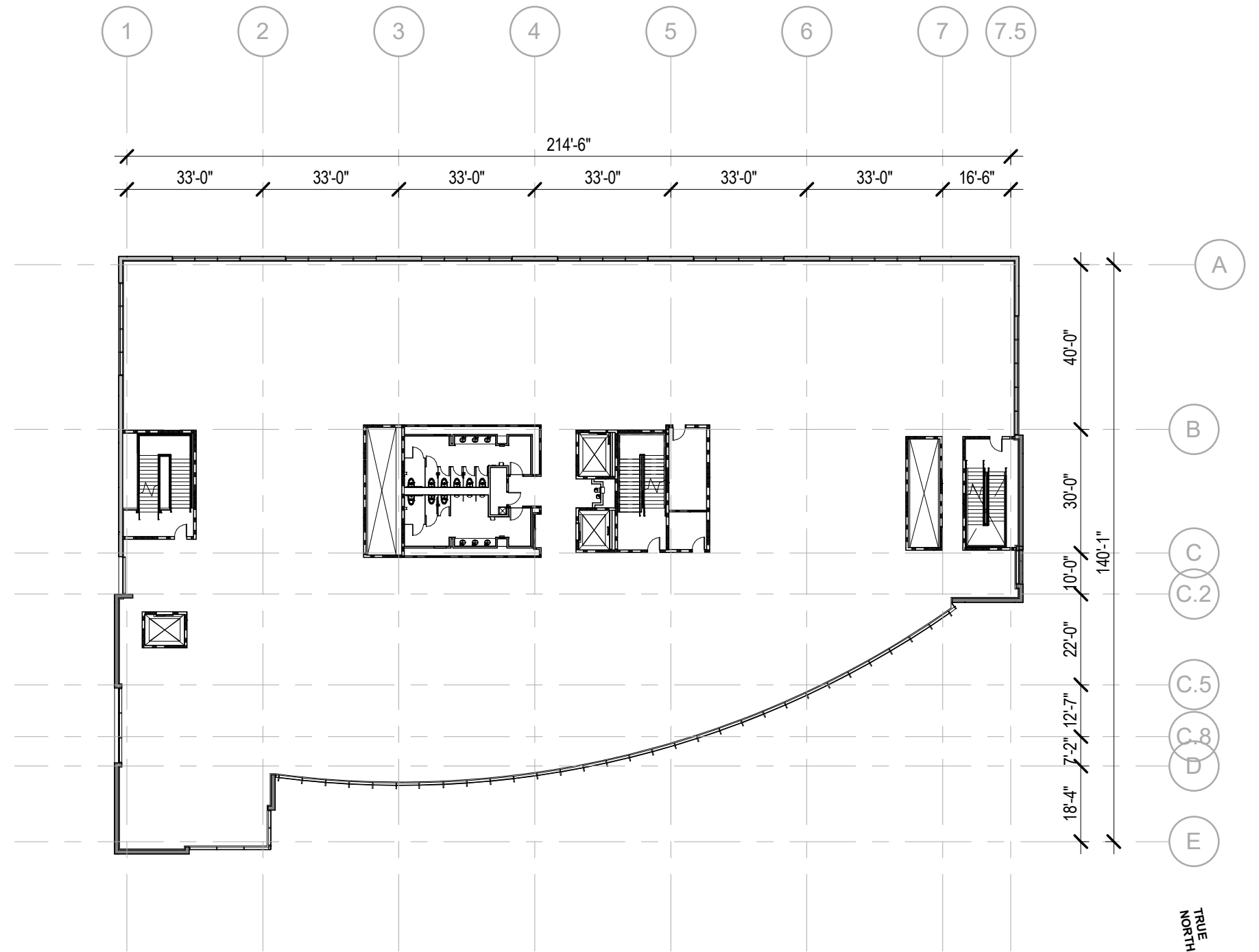
03-13-2018 C.U.P. SUBMITTAL
05-09-2018 C.U.P. COMMENTS
07-10-2018 C.U.P. COMMENTS 2
07-26-2019 C.U.P. UPDATE FOR E.I.R.
11-16-2020 C.U.P. REVISIONS

01-27-2021 C.U.P. RESPONSE

A13.1



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1125 O'BRIEN DRIVE
 MENLO PARK, CA 94025

PARCEL 1 PROPOSED LEVEL 4 PLAN

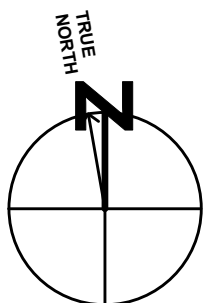
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 05-09-2018 C.U.P. COMMENTS
 07-10-2018 C.U.P. COMMENTS 2
 07-26-2019 C.U.P. UPDATE FOR E.I.R.
 11-16-2020 C.U.P. REVISIONS

01-27-2021 C.U.P. RESPONSE

A14.1



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1125 O'BRIEN DRIVE
 MENLO PARK, CA 94025

PARCEL 1 PROPOSED LEVEL 5 PLAN

03-13-2018 C.U.P. SUBMITTAL
 05-09-2018 C.U.P. COMMENTS
 07-10-2018 C.U.P. COMMENTS 2
 07-26-2019 C.U.P. UPDATE FOR E.I.R.
 11-16-2020 C.U.P. REVISIONS

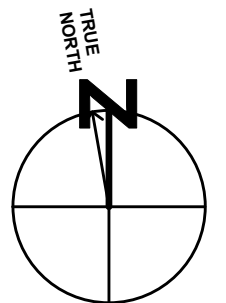
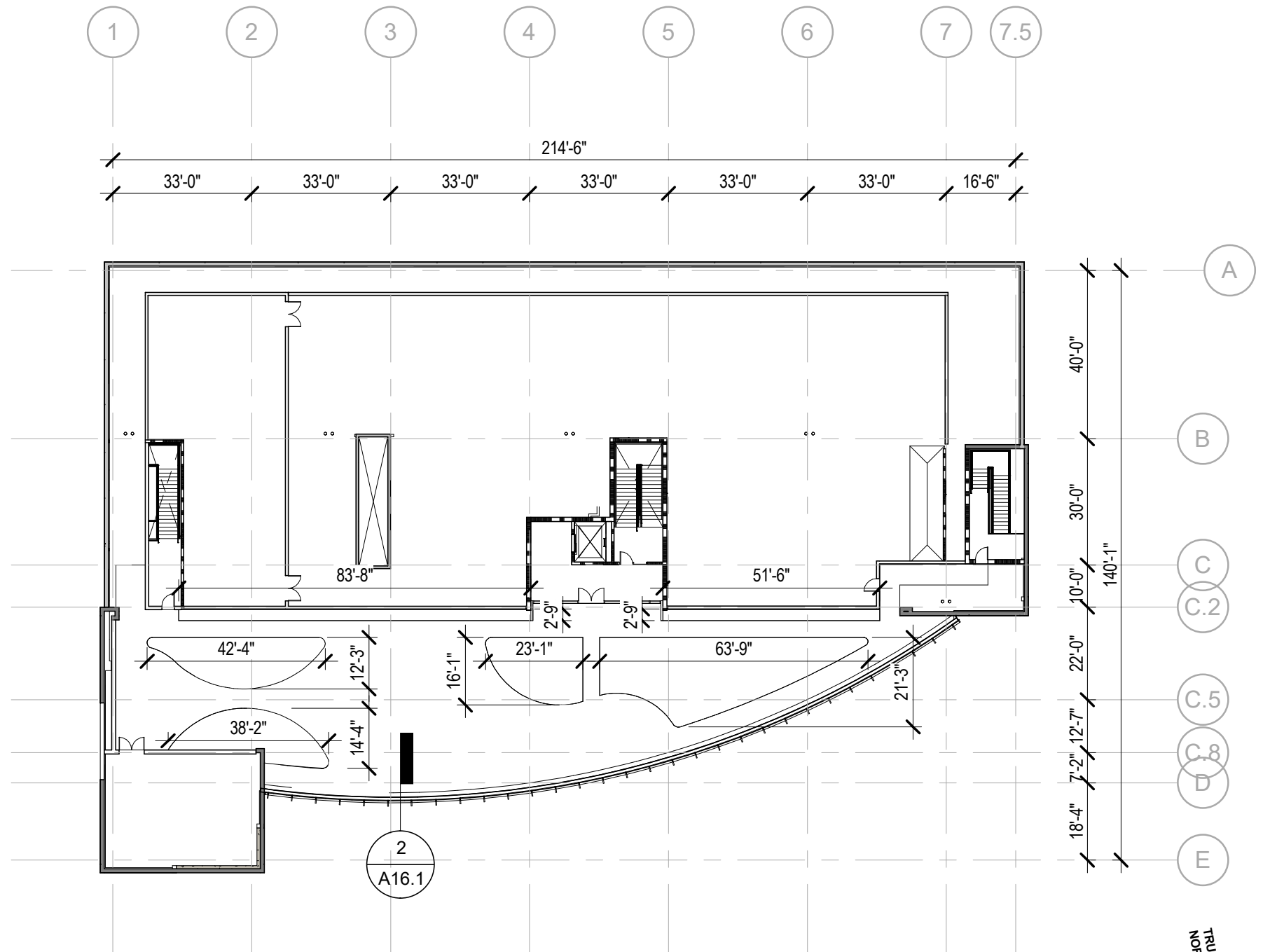
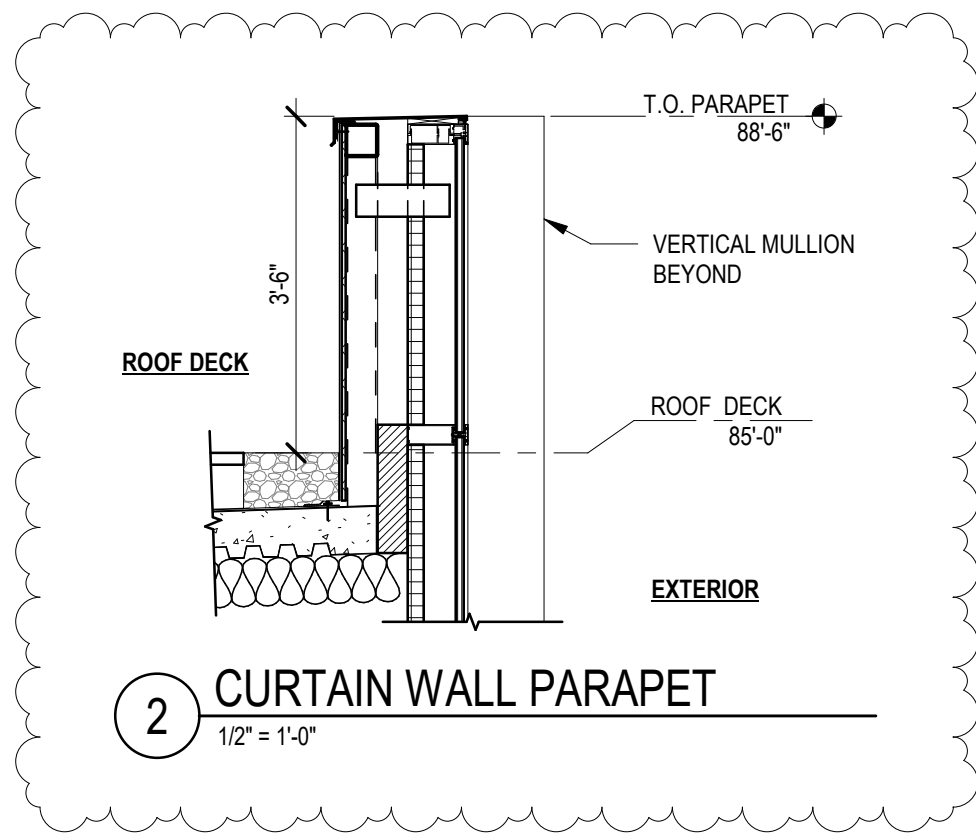
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A15.1



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1125 O'BRIEN DRIVE
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PARCEL 1 PROPOSED ROOF PLAN

03-13-2018 C.U.P. SUBMITTAL
05-09-2018 C.U.P. COMMENTS
07-10-2018 C.U.P. COMMENTS 2
07-26-2019 C.U.P. UPDATE FOR E.I.R.
11-16-2020 C.U.P. REVISIONS

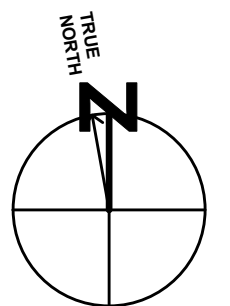
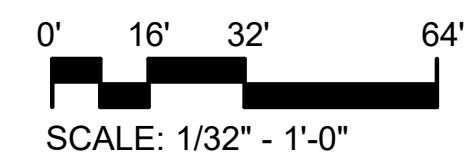
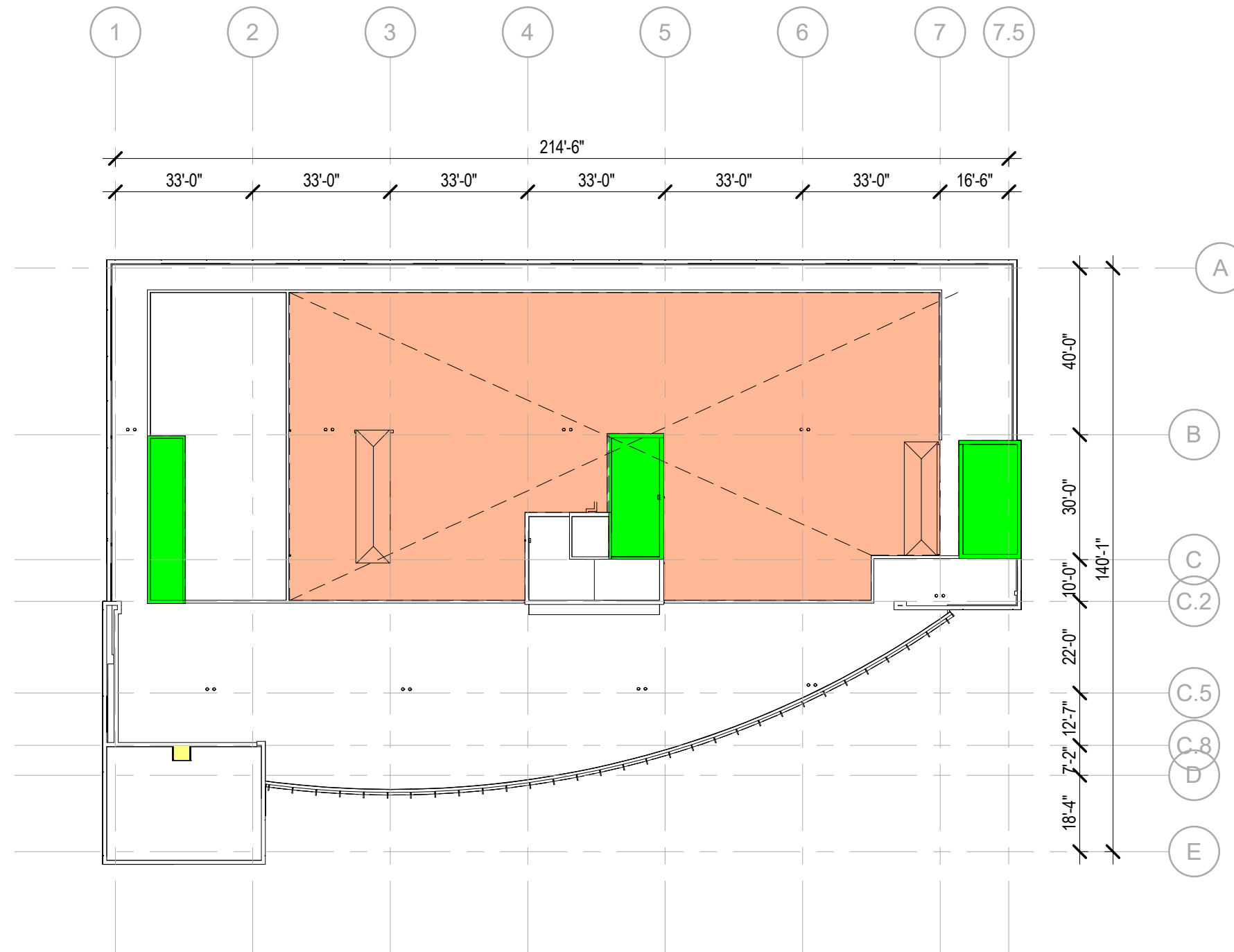
01-27-2021 C.U.P. RESPONSE

A16.1



LEGEND

- ROOF ACCESS HATCH
- MECHANICAL EQUIPMENT / ROOF SCREEN AREA
- STAIR TOWER W/ ROOF ACCESS



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1125 O'BRIEN DRIVE
MENLO PARK, CA 94025

PARCEL 1 PROPOSED UPPER ROOF PLAN

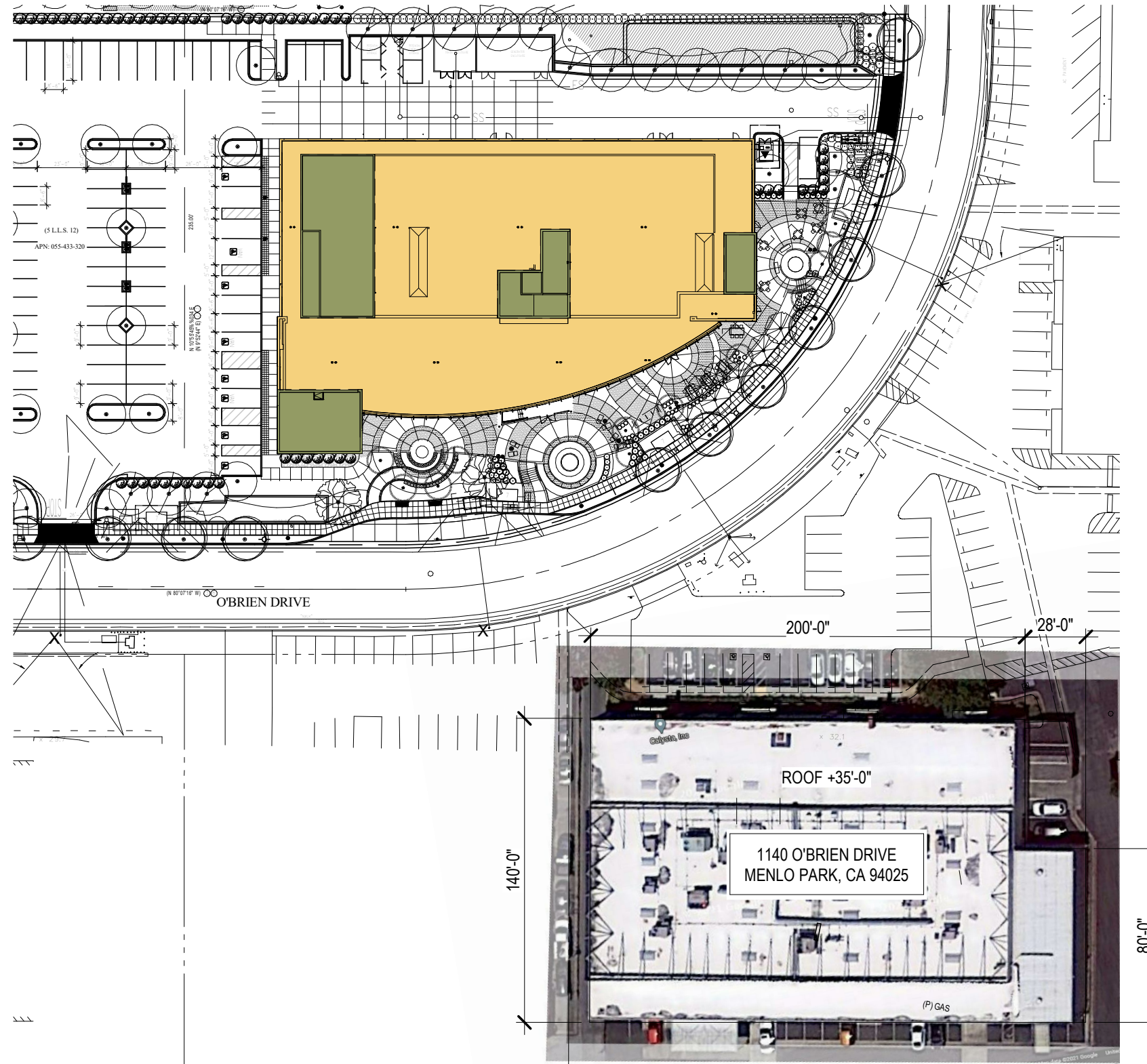
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05-09-2018 C.U.P. COMMENTS
07-10-2018 C.U.P. COMMENTS 2
07-26-2019 C.U.P. UPDATE FOR E.I.R.
11-16-2020 C.U.P. REVISIONS

01-27-2021 C.U.P. RESPONSE



A17.1



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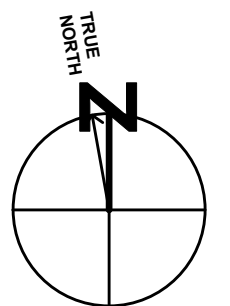
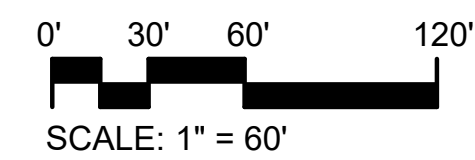


HEIGHT CALCULATION

	AREA	HEIGHT	TOTAL HEIGHT
1125 O'BRIEN DR			
 BUILDING	21,113 SF	85'-0"	87'-0" *
 STAIRS, STORAGE, MECH. PENTHOUSE	5,128 SF	97'-6"	99'-6" *
1140 O'BRIEN DR	31,254 SF	35'-0"	35'-0"
AVERAGE HEIGHT:			59.85'

* INCLUDE 2FT RAISED GRADE ABOVE EXISTING GRADE TO ACCOMMODATE FLOOD PLAIN REQUIREMENTS

1 PARCEL 1 PROPOSED ROOF PLAN AND 1140 O'BRIEN DRIVE ROOF PLAN
1" = 60'-0"



BIM 360/TARLTON - 1125 OBD/9718011_A_1125OBrien_2020_Central.rvt



1125 O'BRIEN DRIVE
MENLO PARK, CA 94025

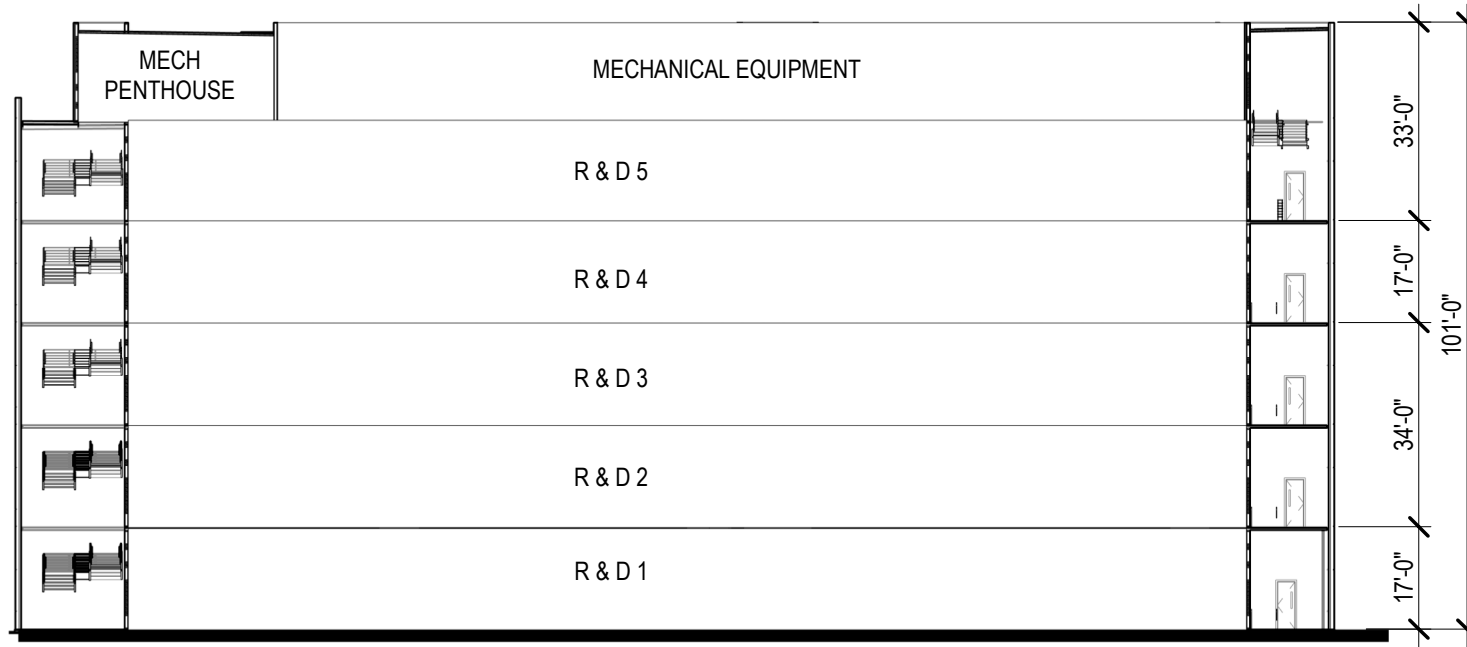
PARCEL 1 HEIGHT ANALYSIS

03-13-2018 C.U.P. SUBMITTAL
05-09-2018 C.U.P. COMMENTS
07-10-2018 C.U.P. COMMENTS 2
07-26-2019 C.U.P. UPDATE FOR E.I.R.
11-16-2020 C.U.P. REVISIONS

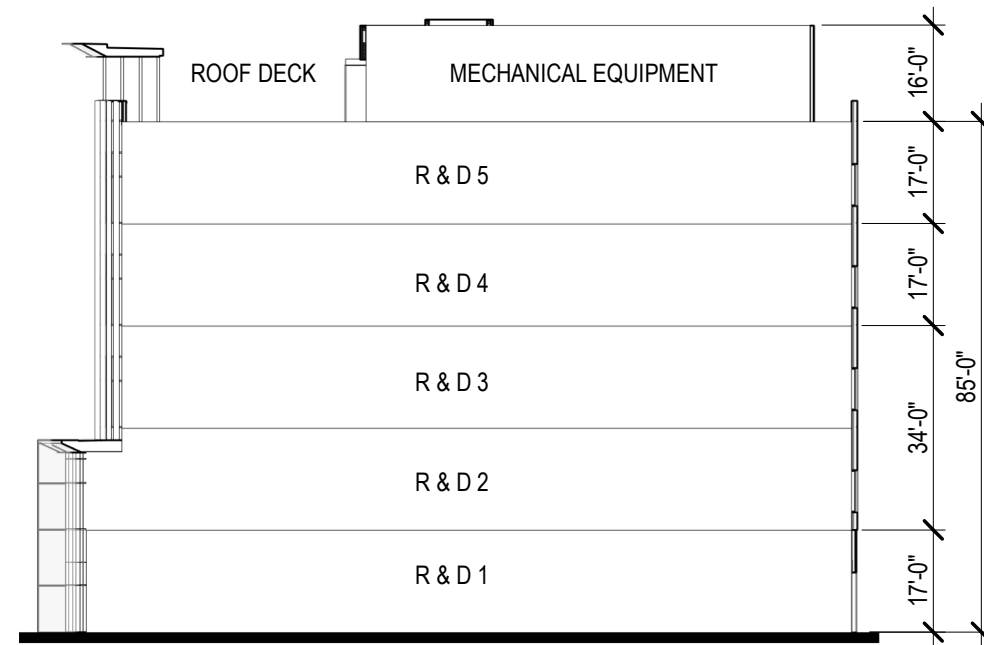
01-27-2021 C.U.P. RESPONSE



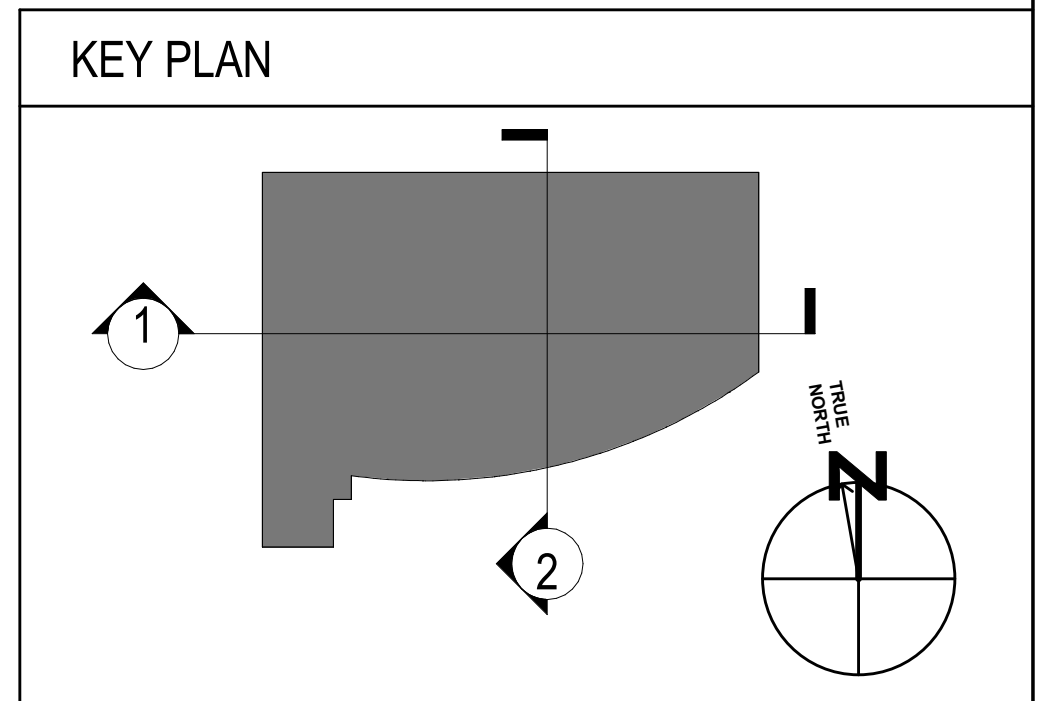
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1 WEST TO EAST SECTION
1/32" = 1'-0"



2 NORTH TO SOUTH SECTION
1/32" = 1'-0"



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1125 O'BRIEN DRIVE
MENLO PARK, CA 94025

PARCEL 1 PROPOSED BUILDING SECTIONS

03-13-2018 C.U.P. SUBMITTAL
05-09-2018 C.U.P. COMMENTS
07-10-2018 C.U.P. COMMENTS 2
07-26-2019 C.U.P. UPDATE FOR E.I.R.
11-16-2020 C.U.P. REVISIONS

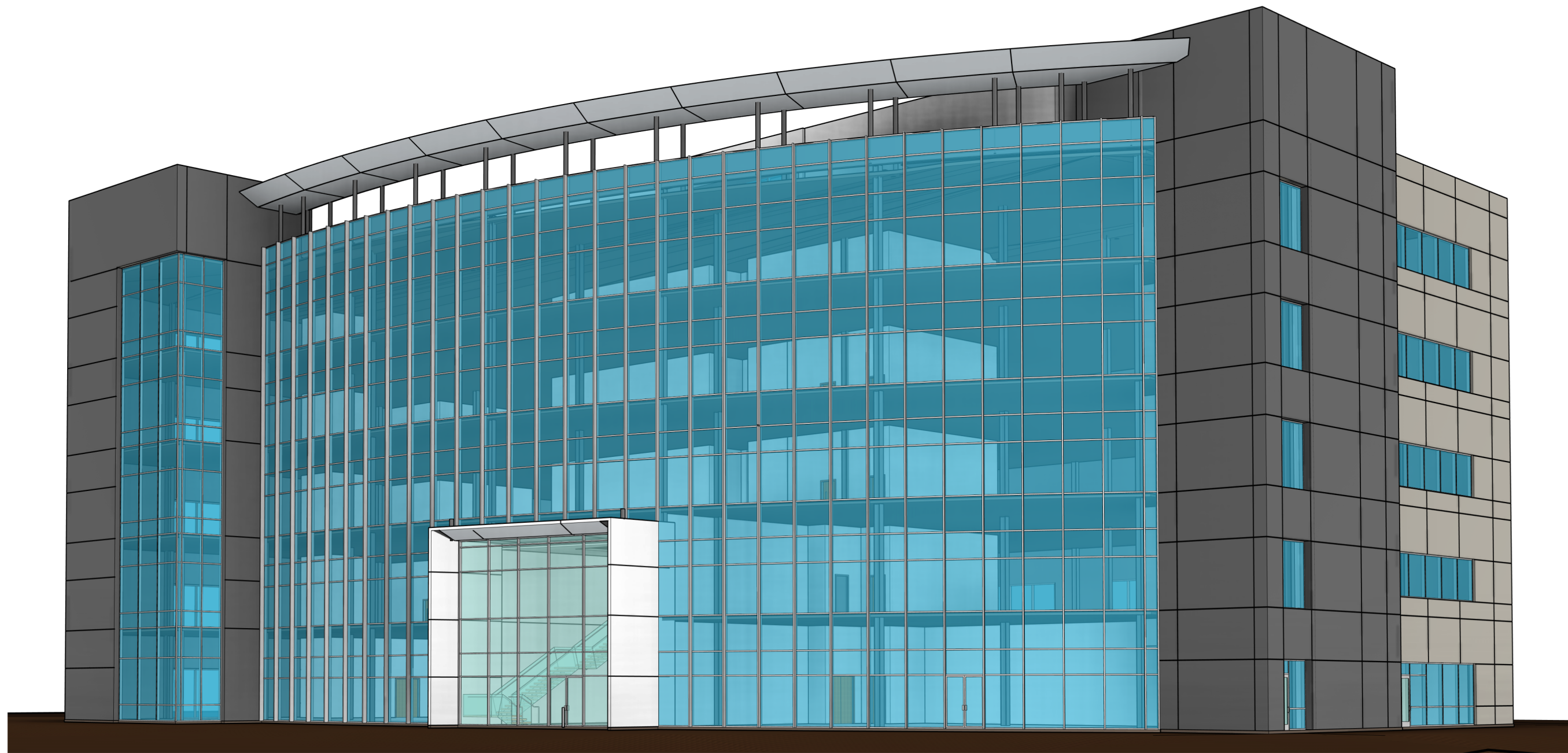
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1 SOUTHEAST



1125 O'BRIEN DRIVE
MENLO PARK, CA 94025

PARCEL 1 PROPOSED BUILDING PERSPECTIVE

03-13-2018 C.U.P. SUBMITTAL
05-09-2018 C.U.P. COMMENTS
07-10-2018 C.U.P. COMMENTS 2
07-26-2019 C.U.P. UPDATE FOR E.I.R.
11-16-2020 C.U.P. REVISIONS

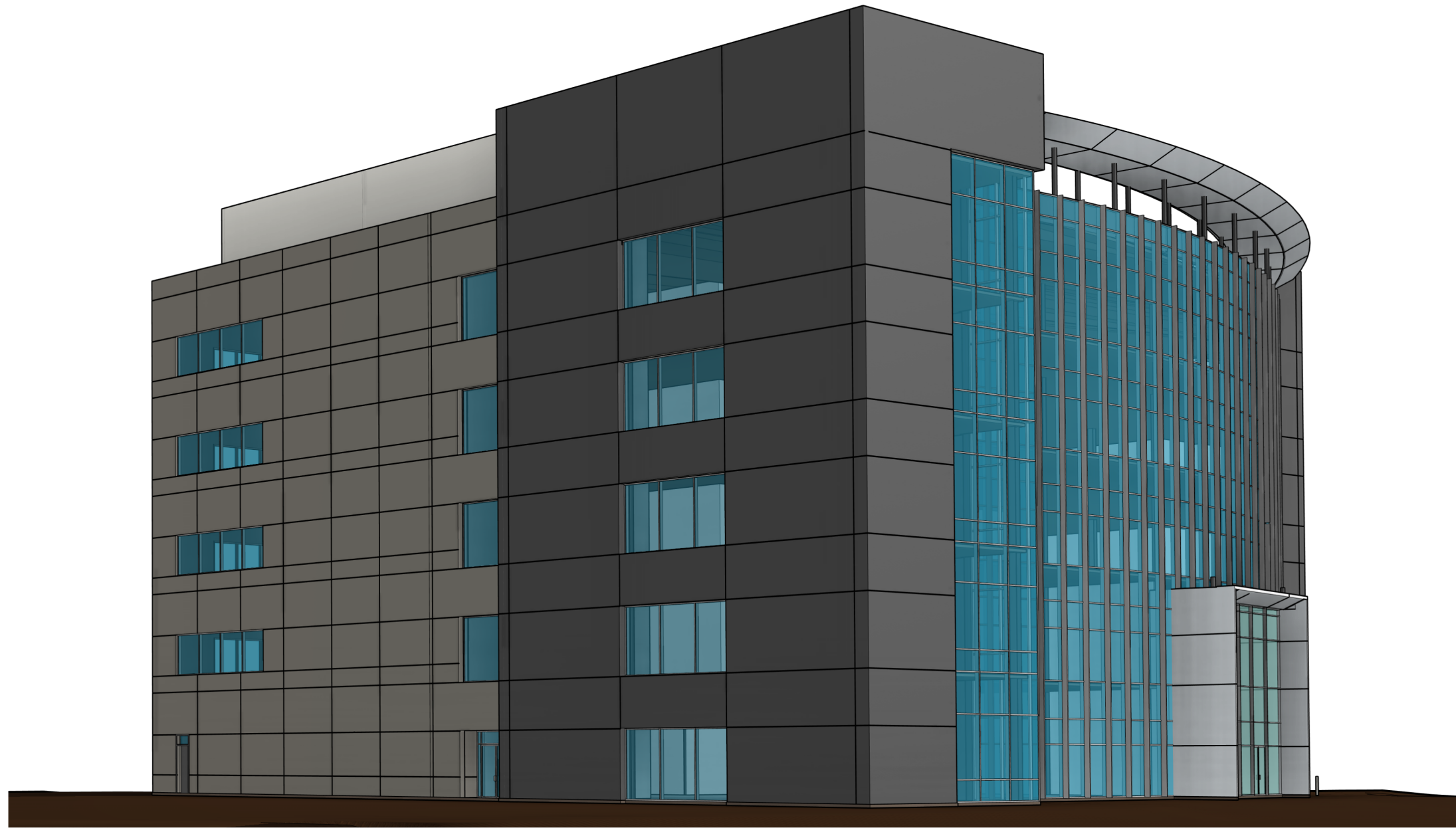
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1 SOUTHWEST



1125 O'BRIEN DRIVE
MENLO PARK, CA 94025

PARCEL 1 PROPOSED BUILDING PERSPECTIVE

03-13-2018 C.U.P. SUBMITTAL
05-09-2018 C.U.P. COMMENTS
07-10-2018 C.U.P. COMMENTS 2
07-26-2019 C.U.P. UPDATE FOR E.I.R.
11-16-2020 C.U.P. REVISIONS

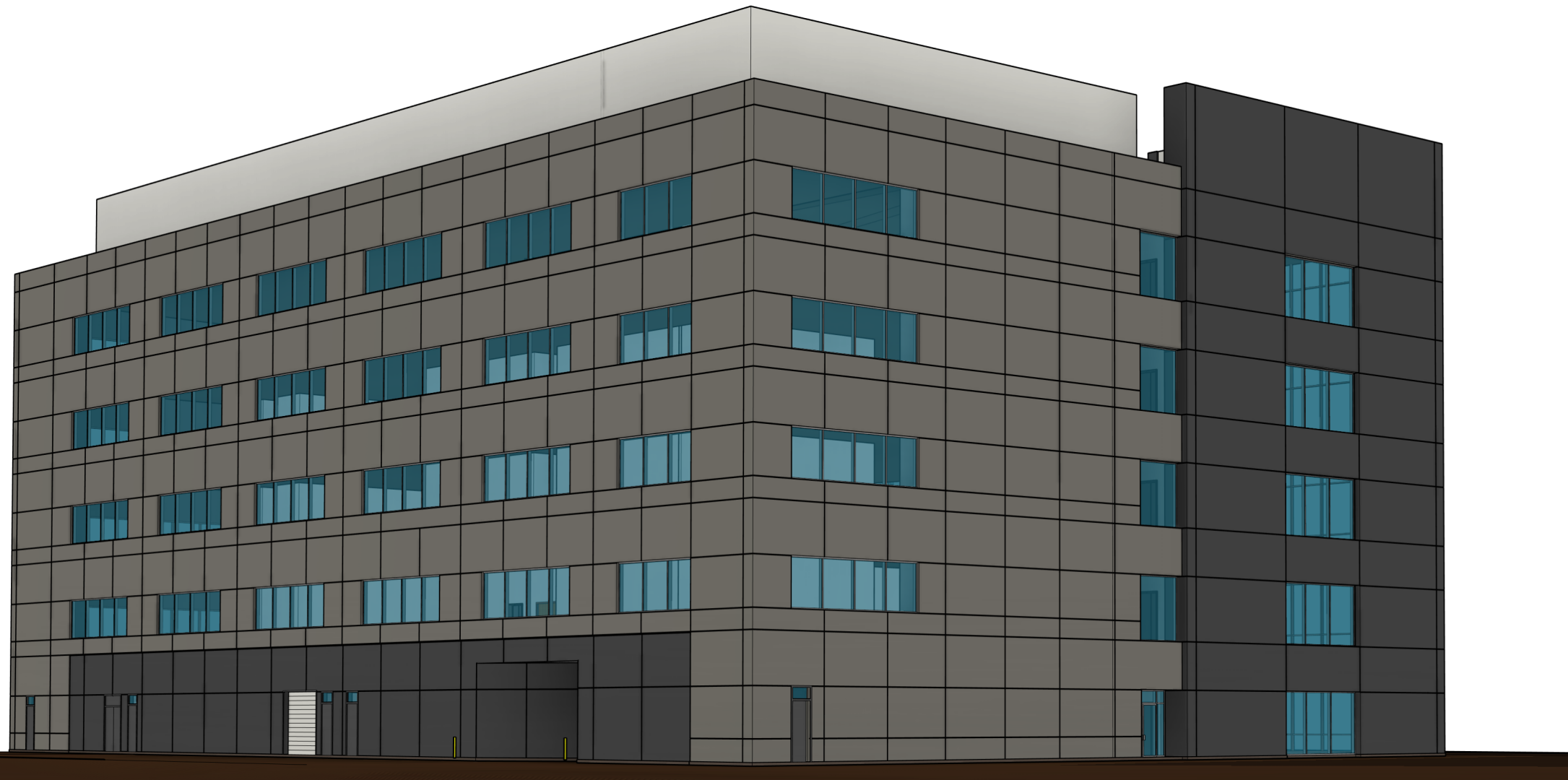
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1

NORTHWEST



1125 O'BRIEN DRIVE
MENLO PARK, CA 94025

PARCEL 1 PROPOSED BUILDING PERSPECTIVE

03-13-2018 C.U.P. SUBMITTAL
05-09-2018 C.U.P. COMMENTS
07-10-2018 C.U.P. COMMENTS 2
07-26-2019 C.U.P. UPDATE FOR E.I.R.
11-16-2020 C.U.P. REVISIONS

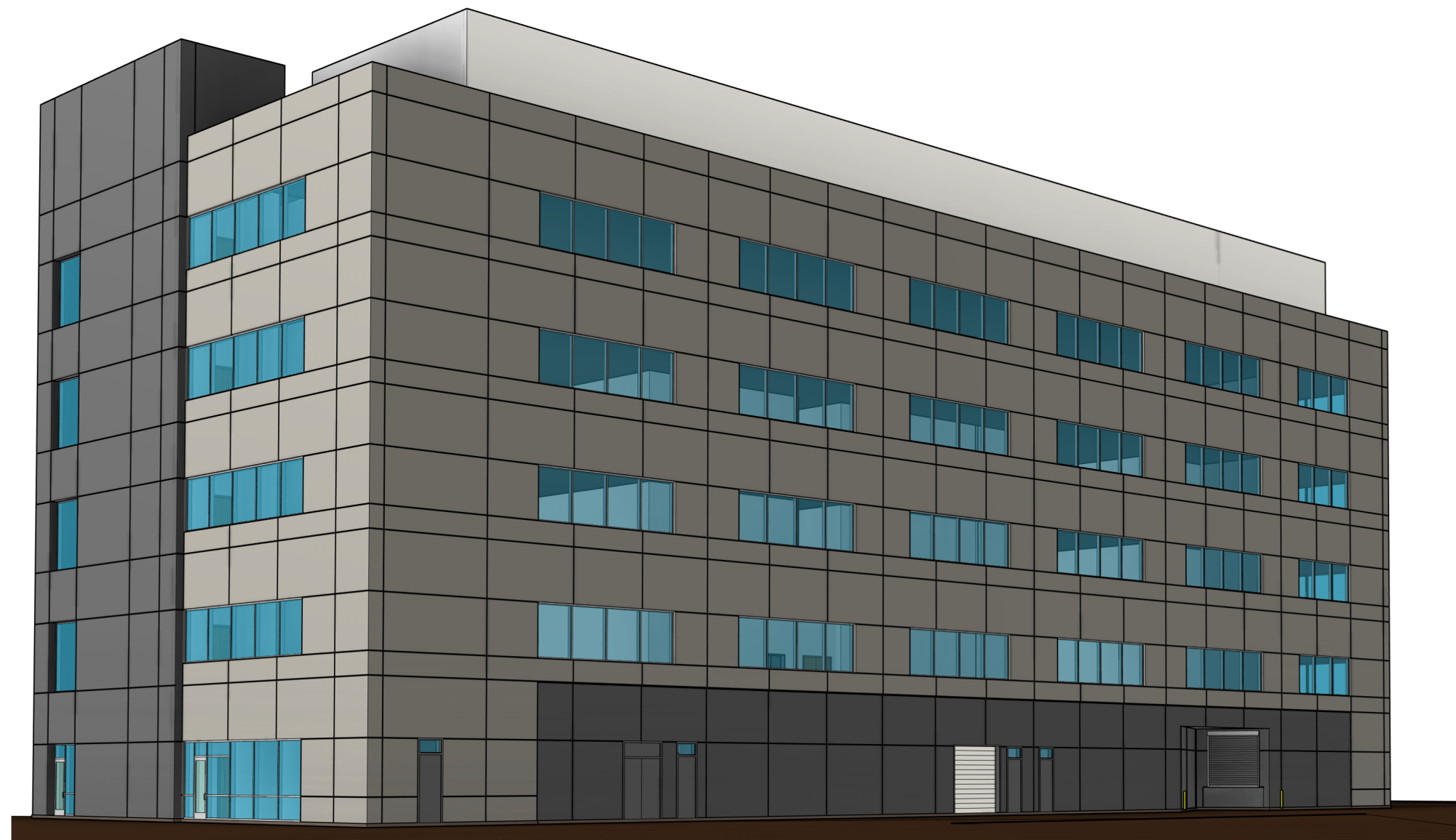
01-27-2021 C.U.P. RESPONSE

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1 NORTHEAST



1125 O'BRIEN DRIVE
MENLO PARK, CA 94025

PARCEL 1 PROPOSED BUILDING PERSPECTIVE

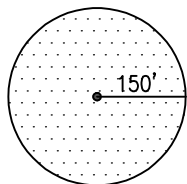
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05-09-2018 C.U.P. COMMENTS
07-10-2018 C.U.P. COMMENTS 2
07-26-2019 C.U.P. UPDATE FOR E.I.R.
11-16-2020 C.U.P. REVISIONS

01-27-2021 C.U.P. RESPONSE

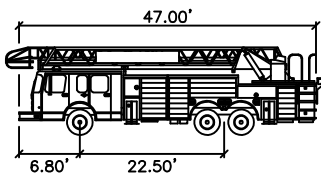
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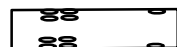
150' RADIUS
FIRE HYDRANT
COVERAGE AREA



Menlo Park Fire Truck

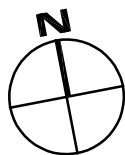
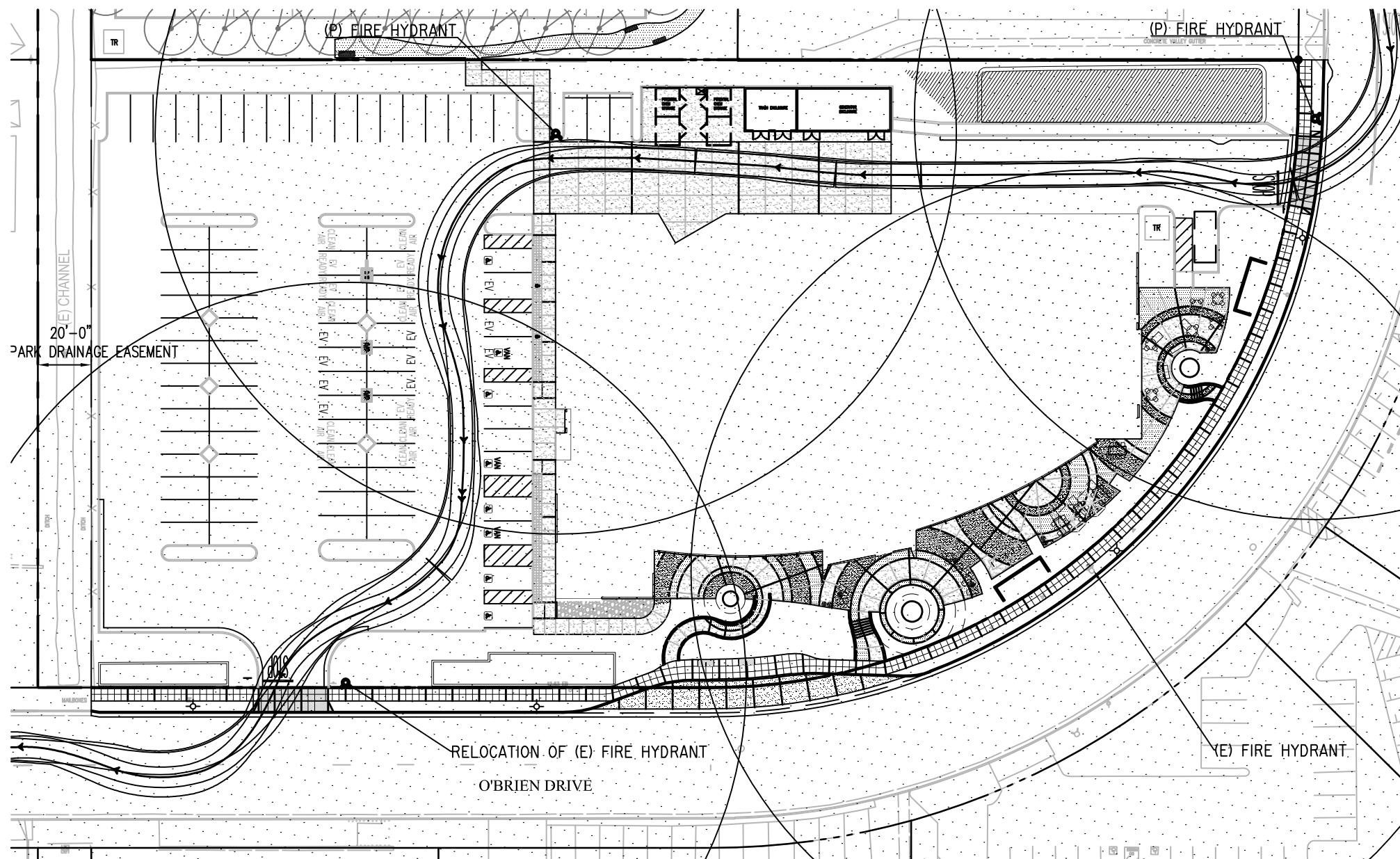
Width	:	9.50'
Track	:	8.25'
Lock to Lock Time	:	6.0 seconds
Steering Angle	:	25.5 degrees

LEGEND:

 FIRE TRUCK COMPUTER SIMULATED PATH OF TRAVEL

NOTE:

1. FIRE TRUCK COMPUTER SIMULATED PATH OF TRAVEL CREATED USING AUTOTURN VERSION 7.0 SOFTWARE AND THE VEHICLE PROFILE INFORMATION INDICATED.



SCALE 1"=50'



1125 O'BRIEN DRIVE
MENLO PARK, CA 94025

PARCEL 1 FIRE TRUCK TURNING AND FIRE HYDRANT EXHIBIT

07-26-2019
11-16-2020
01-27-2021

C.U.P. UPDATE FOR E.I.R.
C.U.P. REVISIONS
C.U.P. RESUBMITTAL

C1.1C 

SHEET NOTES:

1. DIRECT RUNOFF FROM UNCOVERED PARKING AREAS AND/OR DRIVEWAYS ONTO VEGETATED AREAS.
2. MINIMIZE IMPERVIOUS SURFACES.
3. PROVIDED SELF-TREATING AREAS.
4. PRELIMINARY SIZING IS BASED ON THE SIMPLIFIED APPROACH OR FLOW-BASED SIZING APPROACH IN WHICH THE SURFACE AREA OF THE TREATMENT MEASURE IS DESIGNED TO BE 4% OF THE IMPERVIOUS AREA TO BE TREATED.

LEGEND:

-  PROPOSED STORMWATER DRAINAGE AREA BOUNDARY
-  BIORETENTION BASIN
-  SELF TREATING AREA

ABBREVIATIONS:

- SWDA STORMWATER DRAINAGE AREA
- SWTM STORMWATER TREATMENT MEASURE

IMPERVIOUS/PERVIOUS AREA SUMMARY:

	EXISTING	PROPOSED
PERVIOUS AREA (SQ. FT.)	7915	17754
IMPERVIOUS AREA (SQ. FT.)	98440	88601
TOTAL AREA (SQ. FT.)	106355	106355

STORMWATER MANAGEMENT TREATMENT MEASURE SUMMARY:

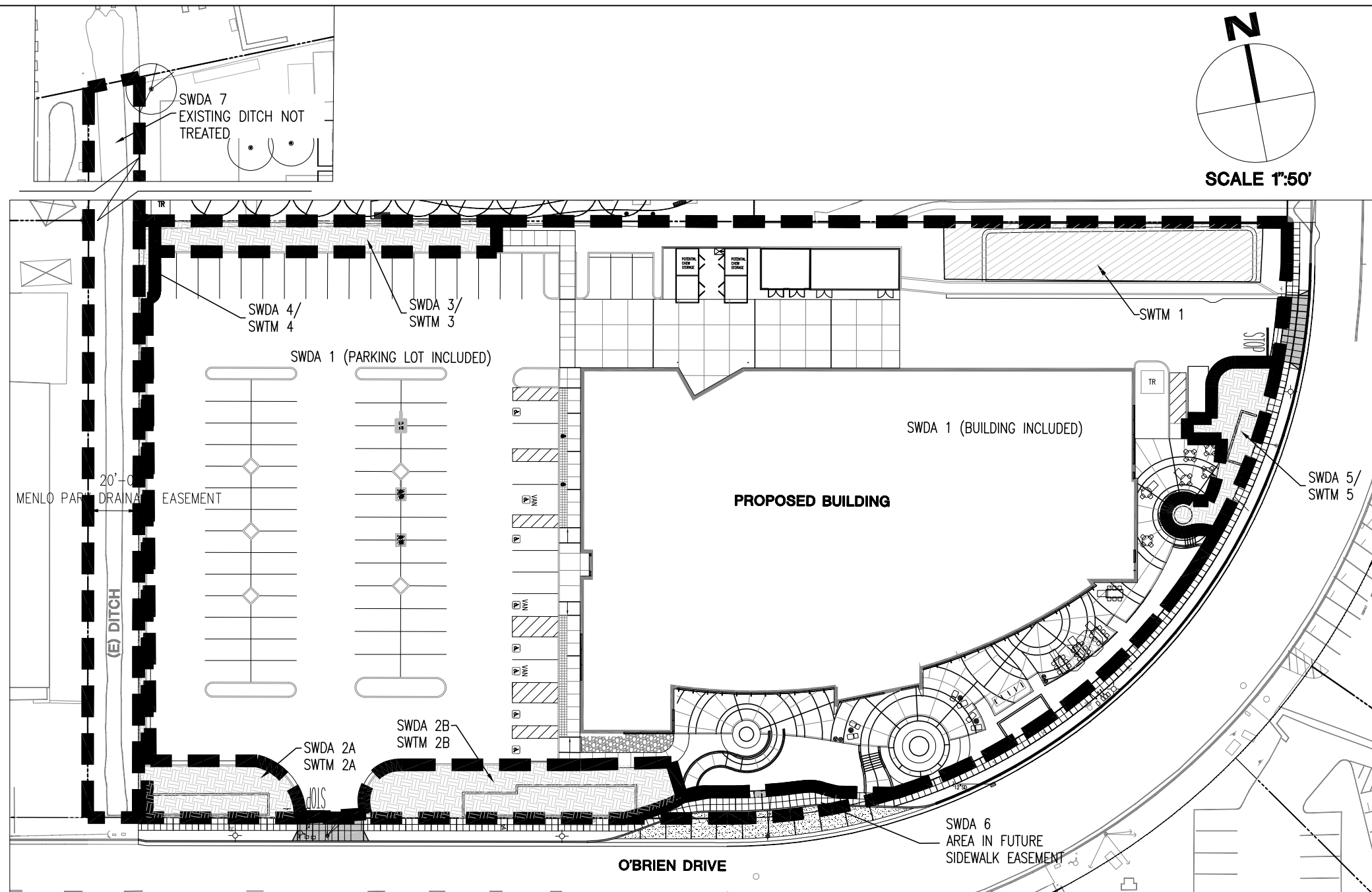
DRAINAGE AREA #	STORMWATER TREATMENT MEASURE	TREATMENT MEASURE DESIGNATION #	TOTAL AREA (SQ. FT.)	IMPERVIOUS AREA (SQ. FT.)	PERVIOUS AREA (SQ. FT.)	TREATMENT AREA REQUIRED (SQ.FT.)	TREATMENT AREA PROVIDED (SQ. FT.)
SWDA 1	BIORETENTION AREA	SWTM 1	87484	77283	10201	3092	3092
SWDA 2A/2B	SELF-TREATING AREA	SWTM 2A/2B	3645	0	3645	N/A	3645
SWDA 3	SELF-TREATING AREA	SWTM 3	1638	0	1638	N/A	1638
SWDA 4	SELF-TREATING AREA	SWTM 4	1000	0	1000	N/A	1000
SWDA 5	SELF-TREATING AREA	SWTM 5	1270	0	1270	N/A	1270

AREA INSIDE FUTURE SIDEWALK EASEMENT (NOT BEING TREATED)

DRAINAGE AREA #	TOTAL AREA (SQ. FT.)	IMPERVIOUS AREA (SQ. FT.)	PERVIOUS AREA (SQ. FT.)
SWDA 6	825	825	0

EXISTING DITCH NOT DISTURBED:

DRAINAGE AREA #	TOTAL AREA (SQ. FT.)
SWDA 7	10493



1125 O'BRIEN DRIVE
MENLO PARK, CA 94025

PARCEL 1 PRELIMINARY STORMWATER MANAGEMENT PLAN
















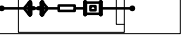
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11-16-2020 C.U.P. REVISIONS
01-27-2021 C.U.P. RESUBMITTAL

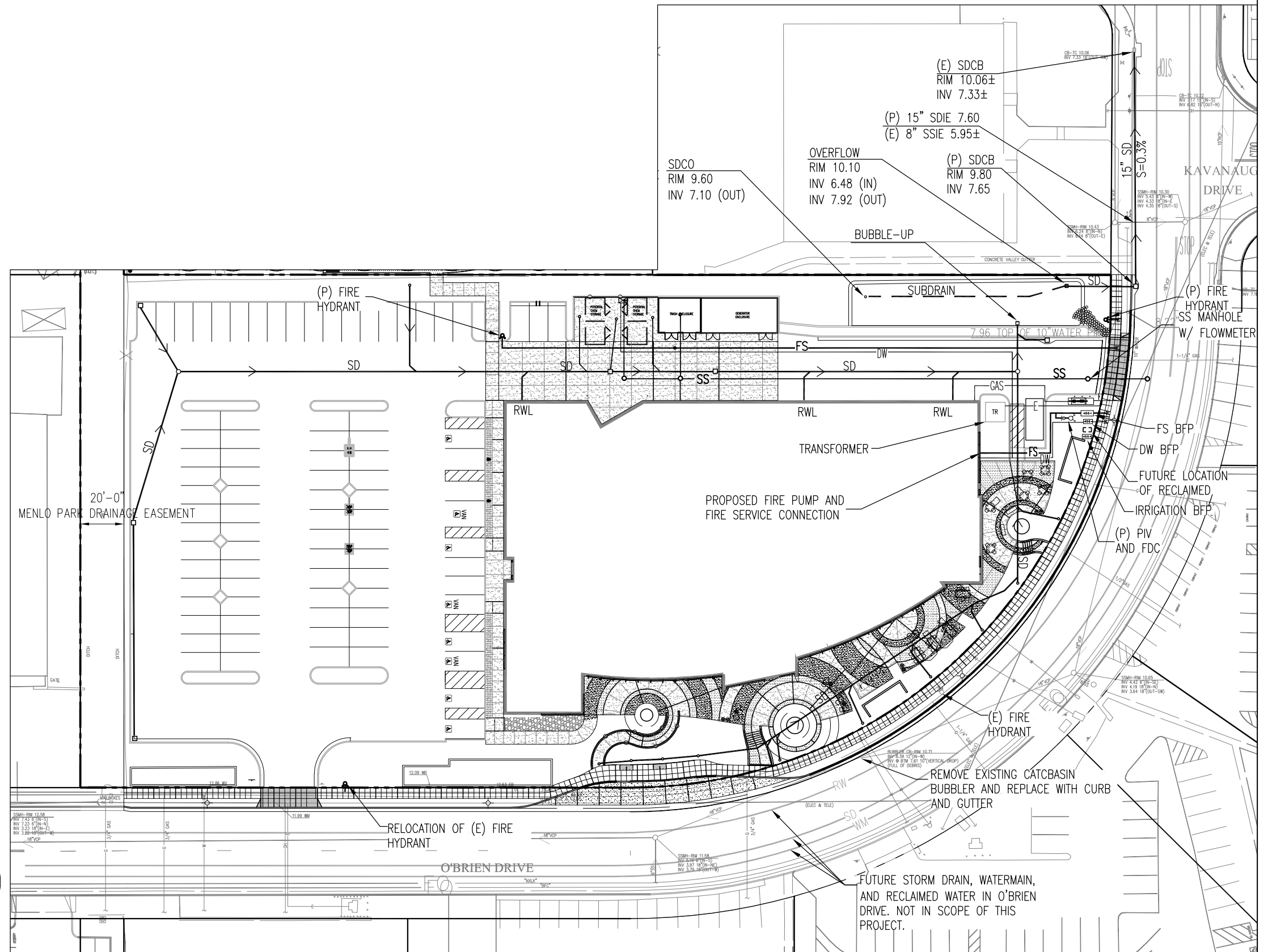
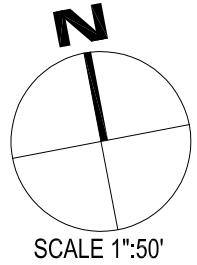


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ABBREVIATIONS & LEGEND:

- BFP BACKFLOW PREVENTOR
- SS SANITARY SEWER
- SD STORM DRAIN
- TP TOP OF PAVEMENT
- TC TOP OF CURB
- E ELECTRICAL LINE
- FF FINISH FLOOR ELEVATION
- FS FIRE SERVICE
- DW DOMESTIC WATER
- (P) PROPOSED
- SDCB STORM DRAIN CATCH BASIN
- AD AREA DRAIN
- JUT JOINT UTILITY TRENCH
- HP HIGH POINT
- (E) EXISTING
- FH FIRE HYDRANT
- RIM GRATE OF CATCH BASIN, MANHOLE OR AREA DRAIN RIM ELEVATION
- RWL RAIN WATER LEADER
- P.O.C. POINT OF CONNECTION
- P.I.V. POST INDICATOR VALVE
- F.D.C. FIRE DEPT. CONNECTION

-  BIORETENTION BASIN
-  CATCH BASIN
-  STORM DRAIN MANHOLE
-  (P) SD
-  STORM DRAIN LINE
-  (P) FS LINE
-  (P) DW LINE
-  (P) SS LINE
-  PROPOSED BACKFLOW PREVENTOR DOUBLE DETECTOR CHECK ASSEMBLY
-  SANITARY SEWER MANHOLE
-  FDC
-  PIV
-  FIRE HYDRANT
-  BUBBLE-UP STRUCTURE
-  OVERFLOW STRUCTURE
-  FUTURE GAS REGULATOR



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1125 O'BRIEN DRIVE
 MENLO PARK, CA 94025

PARCEL 1 PRELIMINARY UTILITY PLAN

07-26-2019 C.U.P. UPDATE FOR E.I.R.
 11-16-2020 C.U.P. REVISIONS
 01-27-2021 C.U.P. RESUBMITTAL

