LOT 3 NORTH - 1350 ADAMS COURT

PLANNING RESUBMITTAL

03-20-2018

TARLTON

DES
ARCHITECTS
ENGINEERS

SHEET INDEX

		LS ZONING REQUIREMENT (BONUS LEVEL)	PROPOSED DEVELOPMENTS		
			1305 O'BRIEN DRIVE (EXISTING)	1350 ADAMS COURT (NEW BUILDING)	OVERALL SITE
SITE AREA	MIN MIN	25, 000 SF 100' X 100' lot size	295,876 SF Width 654'-11" Depth (West) 566'-10" Depth (East) 366'-3"	192,040 SF Width 654'-11" Depth (West) 325'-3" Depth (East) 294'-0"	**487,916 SF** (11.2 Acres) 654'-11" 892'-1" 660'-2"
BUILDING AREA		-	188, 104 SF TOTAL (PACBIO) Level 1 128,873 SF Level 2 58,853 SF Chemical Storage/ Other 378 SF TOTAL **188, 104 SF**	260,400 SF TOTAL 60,170 SF TYPICAL FLOOR Below Grade (Stair) 375 Level 1 39,370 P2 Intermediate (Stairs) 1,605 Level 2 35,580 Level 3 60,170 Level 4 60,170 Level 5 60,170 Roof 2,960 TOTAL **260,400** See Sheets A9 & A10 for square footage calcs by floor	**448,504 SF**
FAR		125%	(Building area total/ Site area total) = (188,104 + 260,400) / 487,916		**91.92 %**
BUILDING HEIGHT	MAX	110'	35'	90.9' (Measured to top of parapet from existing average natural grade)	
BUILDING AVERAGE HEIGHT		67.5' average Using Footprint Method Note: 1350 Adams Drive height calculted from (E) average natural grade = 11.6' (sea level) 1305 O'Brien Drive height calculated from (E) permit package			

Building	Sector	Footprint (Sq Ft)	Bldg Height (Feet)	Footprint x Building Height
1305 O'Brien Drive	Whole Building	129,218	35	4,522,630
1350 Adams Court	A- Lab	60,170	90.9	5,469,453
	B - L1 Extension	2,550	23.7	60,435
	C- Garage	26,314	39.4	1,036,772
Footprint x Building Height total				11,089,290
Footprint Total (1305 O'Brien Drive + 1350 Adams Court)				218,252
Average Height				**50.81**

		LS ZONING REQUIREMENT (BONUS LEVEL)	1305 O'BRIEN DRIVE (EXISTING)	1350 ADAMS COURT (NEW BUILDING)	OVERALL SITE
SET BACKS		5' min at STREET 10' min at INTERIOR, SIDE and REAR	Front Yard 65'-0" - 191'-0" Rear Yard 296'-0" West Side Yard 123'-0" East Side Yard 130'-0" - 145'-0"	Front Yard 30'-8" at STREET (Adams Court) Rear Yard 51'-6" at REAR/ INTERIOR West Side Yard 51'-6" at SIDE East Side Yard 72'-10" at STREET (Adams Drive)	
BUILDING FOOTPRINT			129,218 SF 43.68%	88,734 SF 46.20%	(E) + (Proposed) / Total Site = **217,952 SF** **44.60%**
LANDSCAPE RATIO			42,412 SF 14.33%	35,507 SF 18.50%	(E) + (Proposed) / Total Site = **77,919 SF** **16.00%**
PAVING RATIO			124,246 SF 41.99%	67,799 SF 35.30%	(E) + (Proposed) / Total Site = **192,045 SF** **39.40%**

		LS ZONING REQUIREMENT (BONUS LEVEL)	PROPOSED DEVELOPMENTS		
			1305 O'BRIEN DRIVE (EXISTING)	1350 ADAMS COURT (NEW BUILDING)	OVERALL SITE
PARKING	MIN MAX	1.5 cars/ 1000 SF 2.5 cars/ 1000 SF			

1305 O'BRIEN DRIVE (EXISTING)

	Total	Regular Stall Count	ADA Count	EV Count
Existing Parking	**373**	337	7	29
Stalls To Be Removed	**118**	118	0	0
	*	Note- 118 cars to be replaced within (N) Parking Garage		
Stalls To Remain	**255**	219	7 (3 Van + 4 ADA)	29 (1 Van EV)

Required: 373 stalls per conditions of approval

1350 ADAMS COURT (NEW BUILDING)

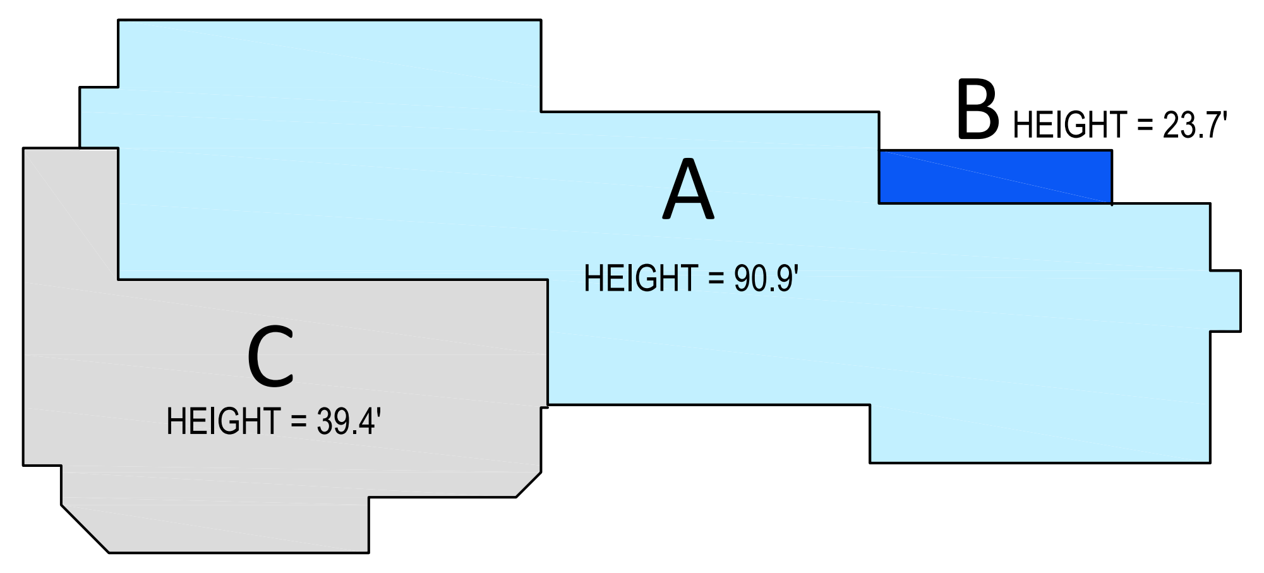
(LEVEL)	Regular Stall Count	ADA Count	EV Count Installed	Bike/ Motorcycle Count
Podium 0	354		17	17
Podium 1 (ADA)	41	15 (3 Van + 12 ADA)	13 (1 Van + 2 ADA EV)	2
Podium 2	125			14
Podium 3	125			14
On Site - Front	5	2		
On Site - Rear	14			
Garage Total			690	
Surface Total			21	
Totals	**664**	**17**	**30**	**47**
Grand Total (N) stalls			**711**	

Total Remaining Cars, 1305 O'Brien Drive	255	
Total New Cars, 1350 Adams Ct	711	
SITE TOTAL, LOT 3	**966**	**total stalls**
Parking Ratio:		**2.15 stalls/ 1000 SF**

Note:
New Building Provided Parking Stall Sizes:

Regular stalls	8'-6" x 16'-6"
ADA stalls	9'-0" x 18'-0"
EV stalls	8'-6" x 16'-6"
Motorcycle Stalls	4'-0" min x 16'-6"

		LS ZONING REQUIREMENT (BONUS LEVEL)	1305 O'BRIEN DRIVE (EXISTING)	1350 ADAMS COURT (NEW BUILDING)	OVERALL SITE
EV CHARGERS	MIN	EV pre-wire total= 5% (total parking) EV installed total= 6+ [1%(total parking stalls)]	(E) parking has EV provided and exceeds current requirements	Required: Provided: Pre-wire= 5%(711) 36 pre-wire **20 pre-wire** Installed =6+ [1%(711)] 14 installed **30 installed** Total 50 50	
BIKE PARKING	MIN	1 bike /5000 SF 20% short-term 80% long-term	-	Required: Provided: (260,400)/5000 = 53 total **58 total** Short term = 20% (53) 10 14 Long term = 80% (53) 43 44	
OPEN SPACE	MIN MIN	**Open space** = 20% of total SITE AREA 97,584 SF MIN **Public open space**= 10% of total SITE AREA 48,792 SF MIN.	(SEE SHEET A8) Provided Open Space= Provided Public Open Space =		**97,590= 20.0%** **48,795 SF= 10.0%**



Height Sector Diagram

CONTACT

CLIENT/ OWNER

O'BRIEN DRIVE PORTFOLIO, LLC

1530 O'BRIEN DRIVE, SUITE C
MENLO PARK, CALIFORNIA 94025

PHONE: (650) 330-3600
FAX: (650) 330-3636
WEBSITE: WWW.TARLTON.COM
CONTACT: JOHN TARLTON
RON KRIETEMEYER

ARCHITECTS

DES ARCHITECT + ENGINEERS

399 BRADFORD STREET
REDWOOD CITY, CALIFORNIA 94063

PHONE: (650) 364-6453
FAX: (650) 364-2618
WEBSITE: WWW.DES-AE.COM
CONTACT: SUSAN ESCHWEILER
KENNY HUNG

ZONING DESIGNATION:
LIFE SCIENCE DISTRICT
(LS-B)

CONSTRUCTION TYPE:
TYPE I CONSTRUCTION

STREET TYPE:
MIXED USE COLLECTOR
ADAMS DRIVE/ ADAMS COURT

TARLTON

LOT 3 NORTH - 1350 ADAMS COURT

MENLO PARK, CA 94025

TARLTON
DES Project Number: 10019.006

PROJECT DATA
11-28-17
03-20-18

G1

DES
ARCHITECTS
ENGINEERS

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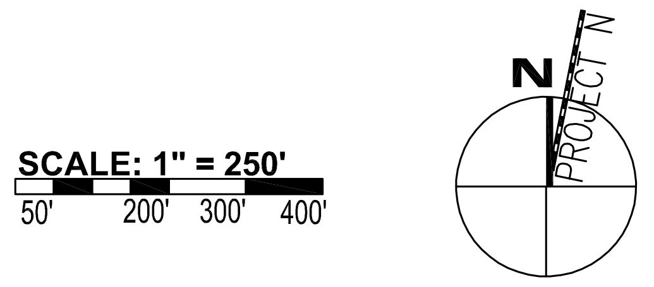

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TARLTON

LOT 3 NORTH - 1350 ADAMS COURT

MENLO PARK, CA 94025

TARLTON
DES Project Number: 10019.006

EXISTING VICINITY MAP
03-20-18

A1a

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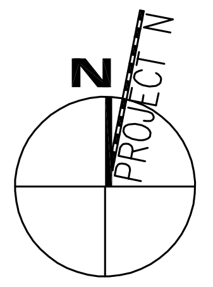
SCALE: 1" = 250'
50' 200' 300' 400'



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TARLTON

LOT 3 NORTH - 1350 ADAMS COURT

MENLO PARK, CA 94025

TARLTON
DES Project Number: 10019.006

FUTURE VICINITY MAP

03-20-18

A1b

DES
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ENGINEERS

LEGEND

— — —	LIMIT OF WORK

SCALE: 1" = 100'
20' 100' 200'

N
PROJECT N

TARLTON

LOT 3 NORTH - 1350 ADAMS COURT

MENLO PARK, CA 94025

TARLTON
DES Project Number: 10019.006

ENLARGED EXISTING VICINITY MAP

03-20-18

A1c

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Mar 19, 2018 – 2:29pm JGardenhire P:\Tarlton\MenloBP\273000\MBP-B3\10019006\Dwg\Arch\Planning\A1C-(E)Vicinity-zoom.dwg


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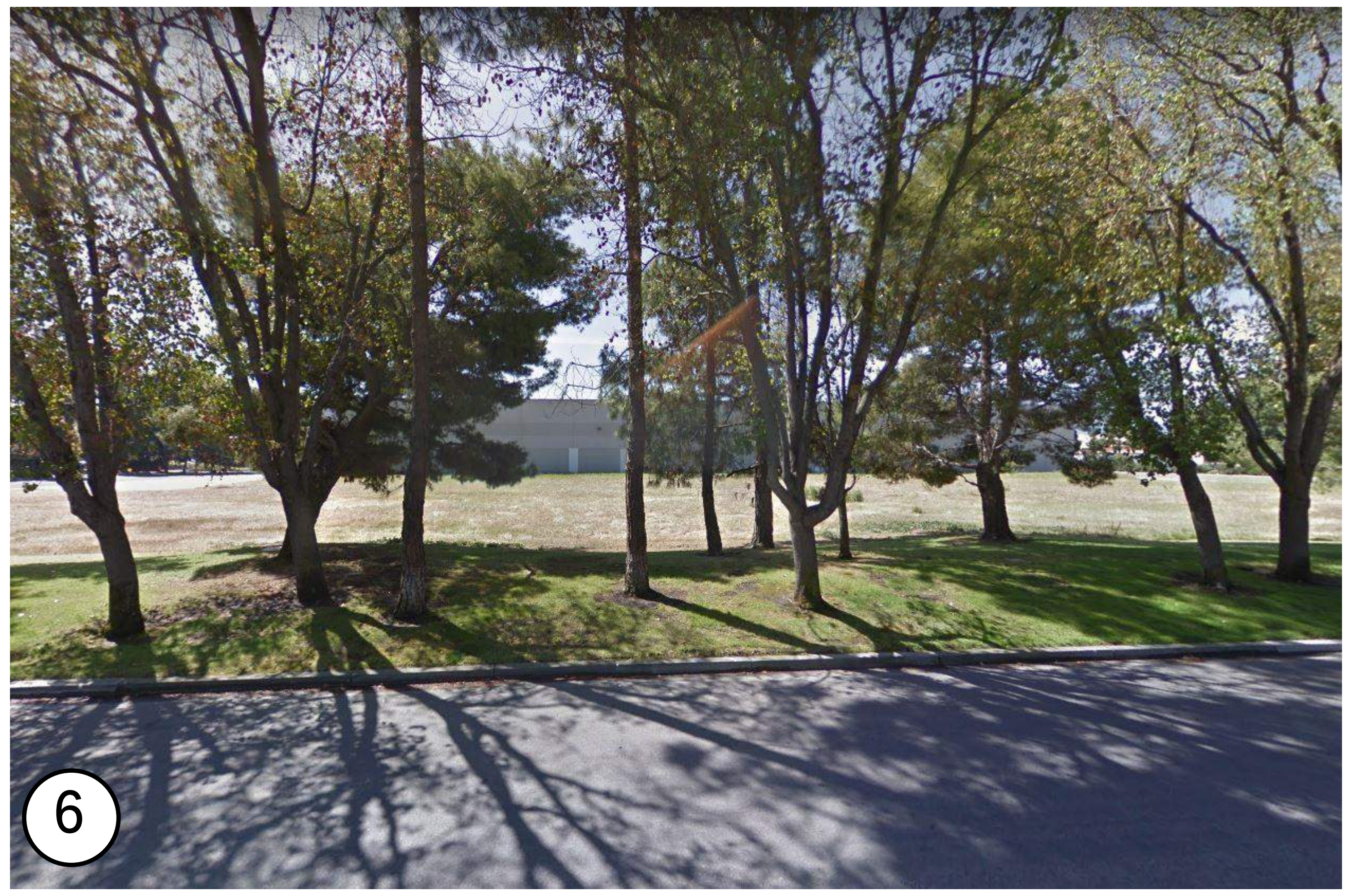
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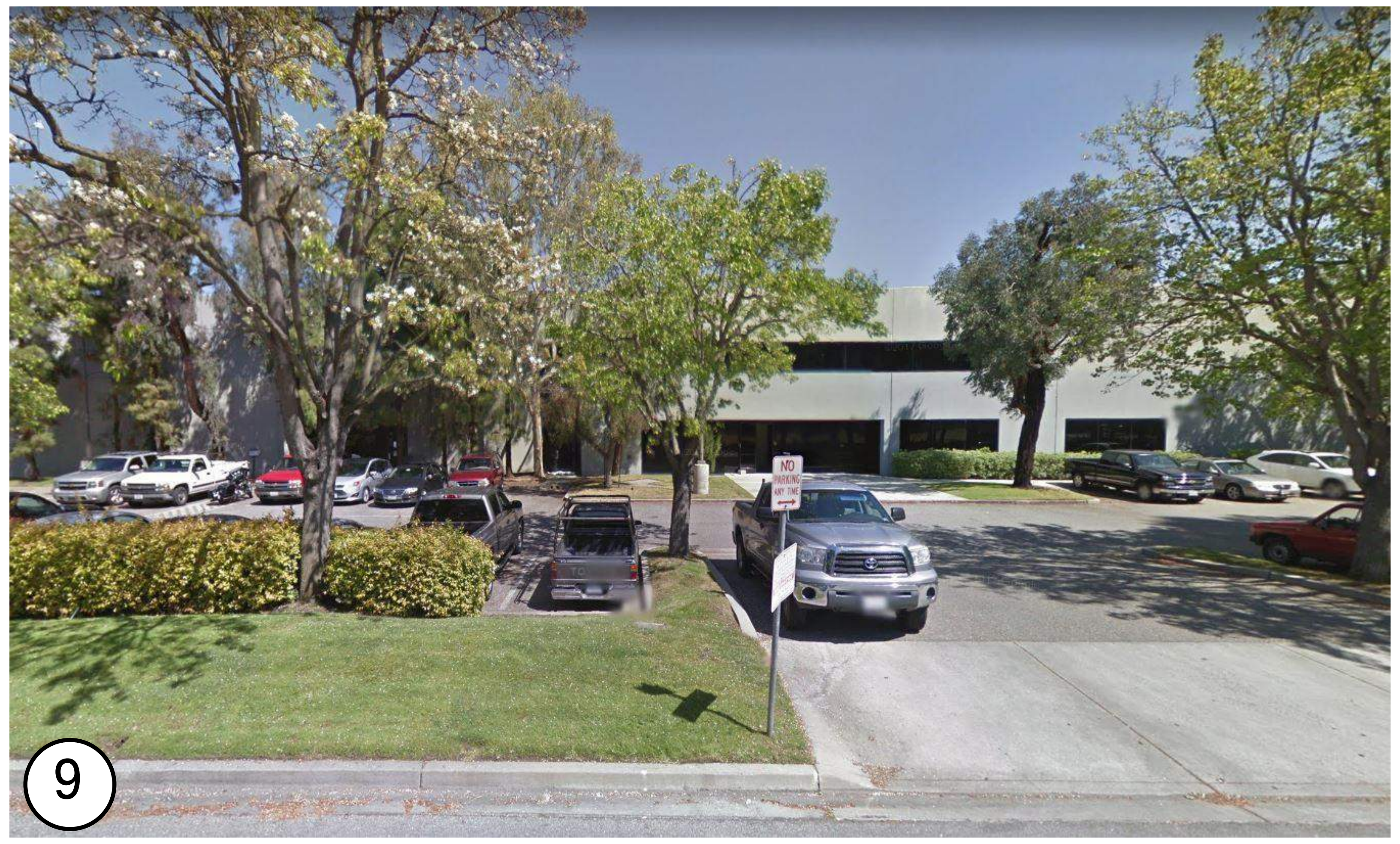
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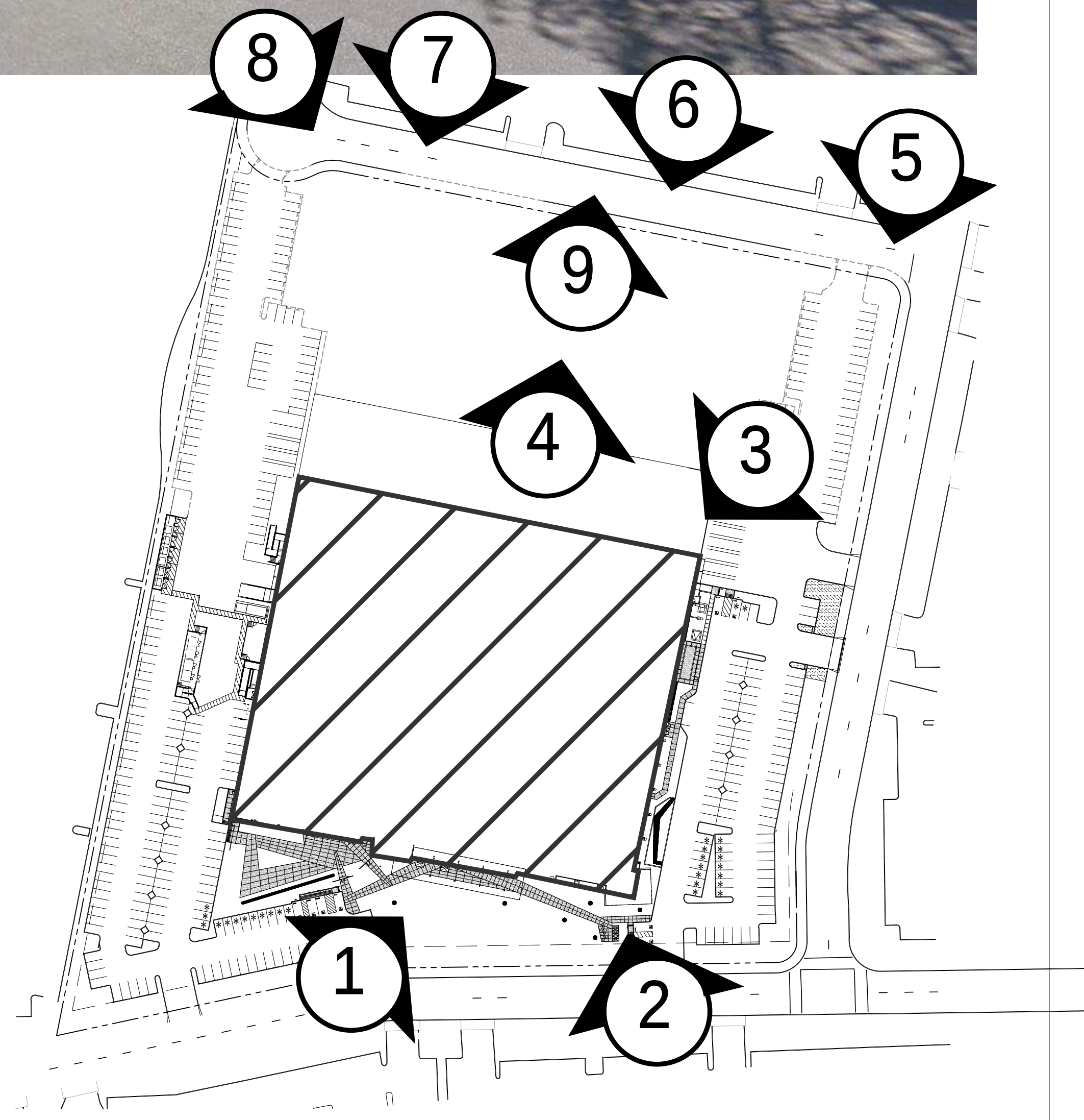

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TARLTON

LOT 3 NORTH - 1350 ADAMS COURT

MENLO PARK, CA 94025

TARLTON
DES Project Number: 10019.006

EXISTING SITE CONDITIONS - SITE PHOTOS

11-28-17
03-20-18

A2

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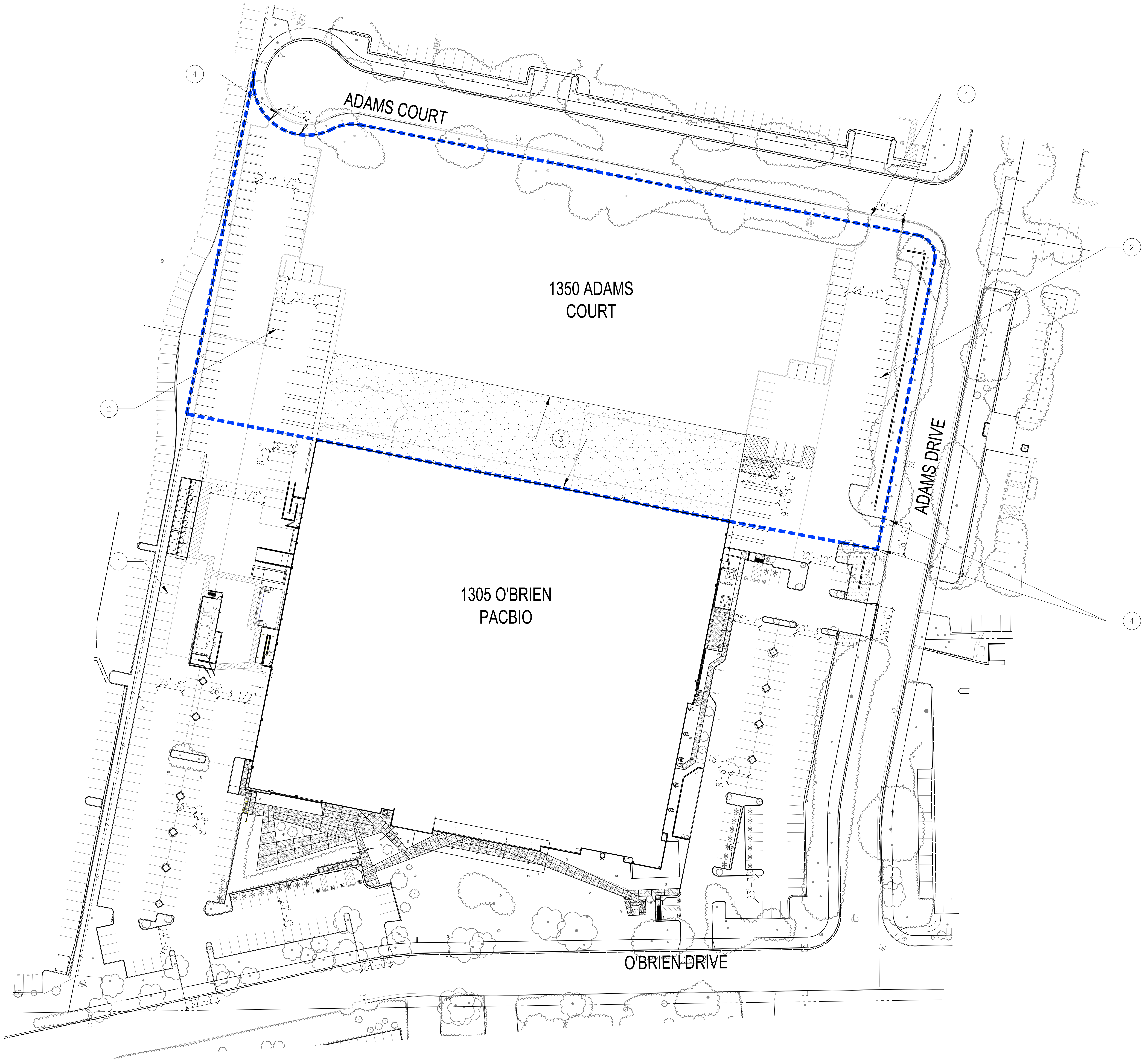
ENGINEERS



LEGEND

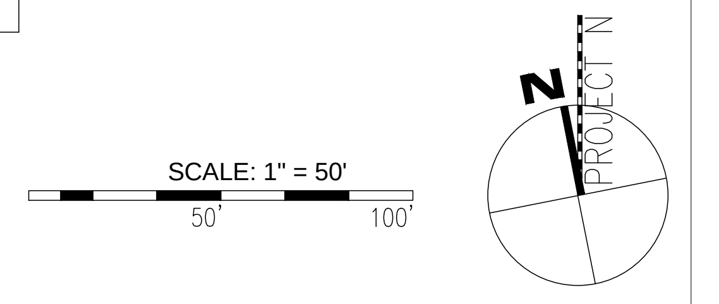
▪▪▪▪	LIMIT OF WORK

KEY NOTES

1. (E) PARKING TO REMAIN ON SITE
2. (E) PARKING WITHIN PROJECT AREA TO BE DEMOLISHED
3. (E) CONCRETE PAD
4. (E) CURB CUTS AND DRIVEWAY LOCATION

EXISTING PARKING COUNT

	TOTAL	REGULAR STALL COUNT	ADA COUNT	EV COUNT
EXISTING PARKING STALLS	373	337	7	29
STALLS TO BE REMOVED	118	118	-	-
STALLS TO REMAIN	255	219	7	29 (INCLUDES 1 ADA EV)



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LOT 3 NORTH - 1350 ADAMS COURT

MENLO PARK, CA 94025

TARLTON
DES Project Number: 10019.006

EXISTING LOT 3 SITE PLAN

11-28-17
03-20-18

A3

DES
ARCHITECTS
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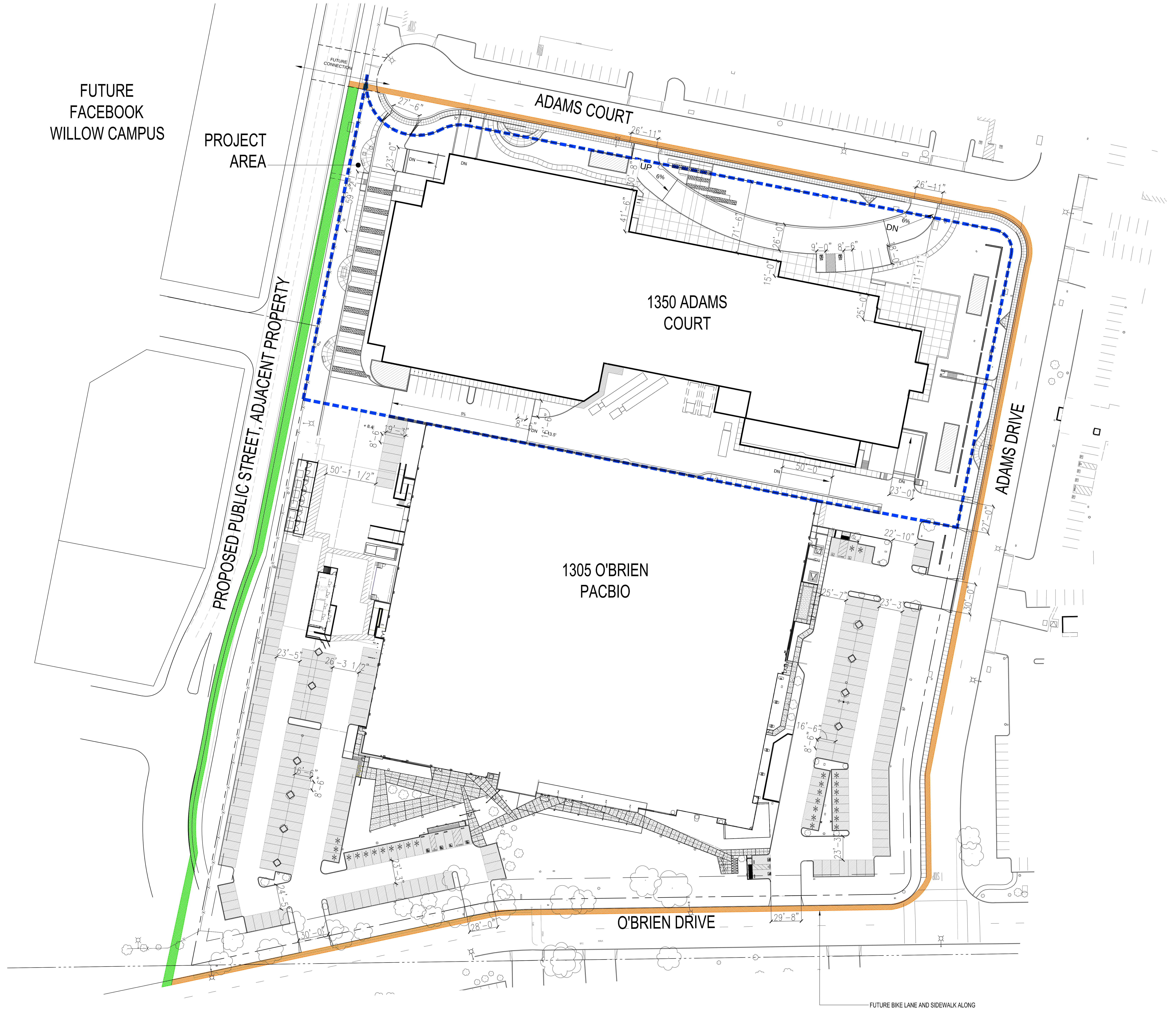

FUTURE BIKE LANE AND SIDEWALK ALONG O'BRIEN DRIVE TO BE DETERMINED. SEE SHEET A5B

LEGEND

▪▪▪▪▪	LIMIT OF WORK
🟧	PROPOSED BIKE LANE, LOT 3
🟩	FUTURE BIKE LANE / PASEO, FACEBOOK WILLOW CAMPUS (NOT IN LOT 3 SCOPE)

KEY NOTES

REFER TO SHEET A5B

FOR BIKE LANE AND PROPOSED RIGHT OF WAY IMPROVEMENTS, SEE SHEET A5C

PARKING COUNT

LEVEL	REGULAR STALL COUNT	ADA COUNT	EV COUNT INSTALLED	MOTORCYCLE COUNT
PODIUM 0	354	-	17	17
PODIUM 1	41	(DOES NOT INCLUDE EV) 3 VAN + 12 ADA = 15	INCLUDES 1 VAN EV + 2 ADA EV = 13	2
PODIUM 2	125	-	-	14
PODIUM 3	125	-	-	14
ON SITE-FRONT	5	(VAN) = 2	-	-
ON SITE-REAR	14	-	-	-
GARAGE TOTAL			690	
SURFACE TOTAL			21	
TOTALS	658	17	30	47
(N) CARS, 1350 ADAMS COURT			**711**	
(E) CARS, 1305 O'BRIEN DRIVE	219	7	29	
			255	
GRAND TOTAL, LOT 3		(711 + 255) =	**966**	

SCALE: 1" = 50'
50' 100'

N
PROJECT N

Mar 19, 2018 – 3:47pm JGardenhire P:\Tarlton\MenloBP\273000\MBP-B3\10019006\Dwg\Arch\Planning\A5A-Asite.dwg

TARLTON

LOT 3 NORTH - 1350 ADAMS COURT

MENLO PARK, CA 94025

TARLTON
DES Project Number: 10019.006

PROPOSED OVERALL SITE PLAN
11-28-17
03-20-18

A5a

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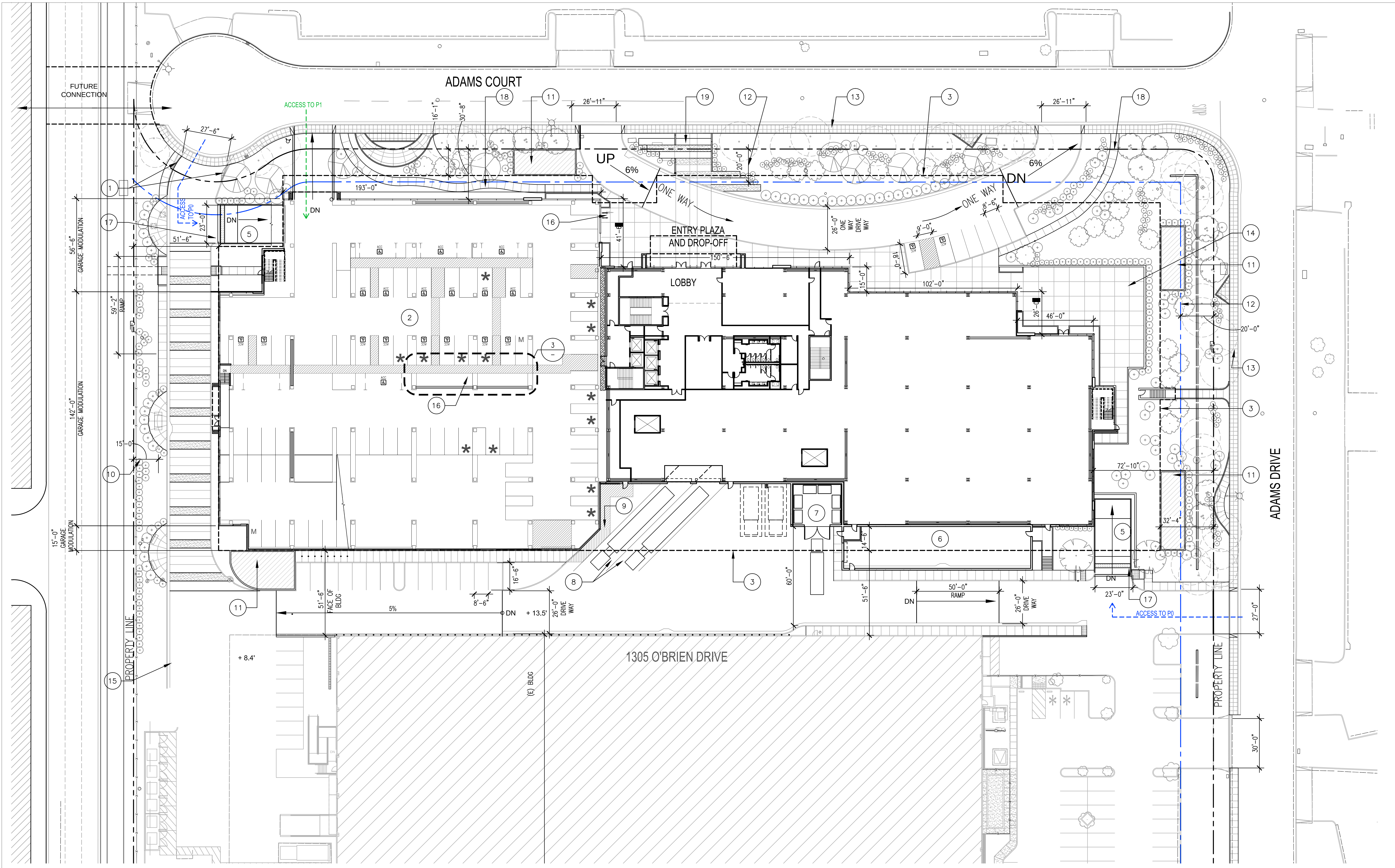
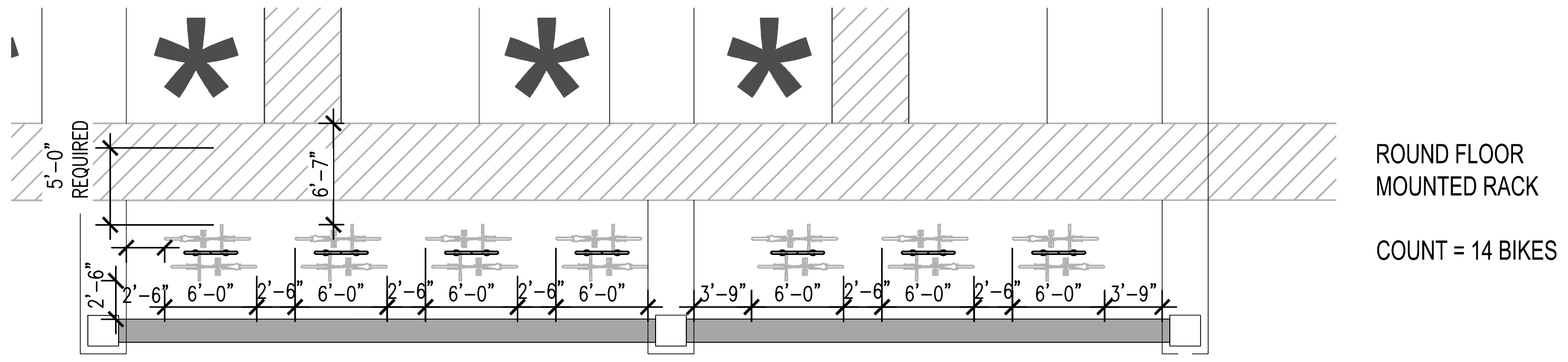


1 PROPOSED ENLARGED SITE PLAN
1" = 30'-0"

KEY NOTES

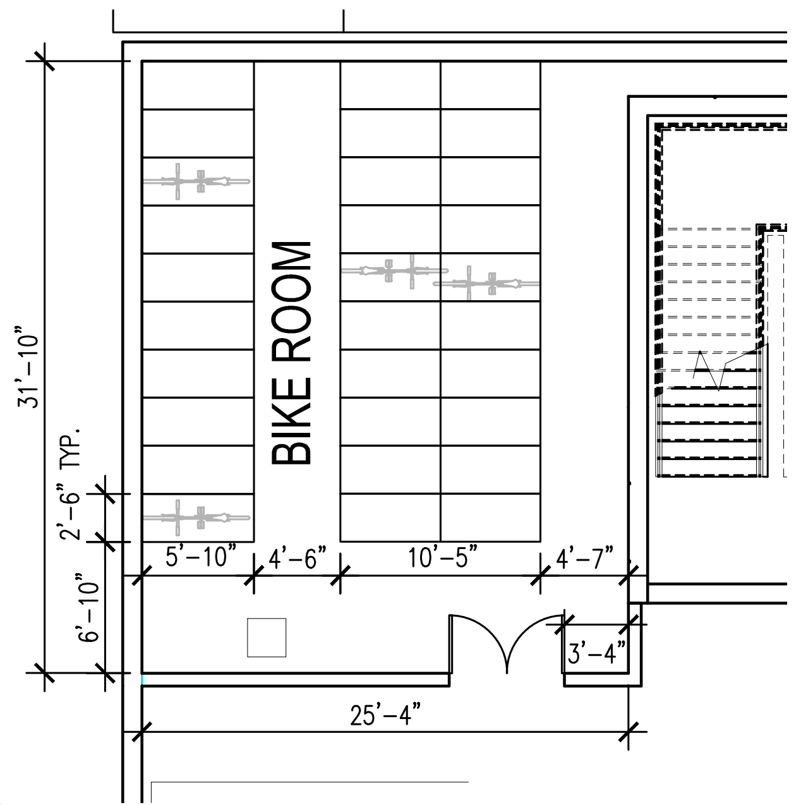
1. EXISTING DRIVEWAY APRON
2. SEE SHEET A12 FOR ALL DIMENSIONS AND NOTES REGARDING PODIUM 1 PARKING GARAGE AND INTERIOR STALLS.
3. OUTLINE OF PODIUM PARKING BELOW (P0).
4. ONE-WAY CONCRETE DRIVEWAY FOR DROP OFF TRAFFIC.
5. GARAGE ENTRY FOR PODIUM 0.
6. SERVICE YARD
7. COVERED TRASH ENCLOSURE. FUTURE TI COMPACTORS SHOWN DASHED (1 COMPOST, 1 RECYCLING)
8. TRUCK LOADING DOCKS, AT GRADE.
9. WALKWAY TO BUILDING LOBBY
10. 15'-0" PUBLIC UTILITY EASEMENT
11. BIO-RETENTION BASIN AREA OUTSIDE OF PARKING PODIUM FOOTPRINT.
12. LS ZONING - 20'-0" MIN. SURFACE PARKING SETBACK AT STREET
13. NEW SIDEWALK (SEE SHEET A5C FOR PROPOSED RIGHT OF WAY IMPROVEMENTS)
14. PRIVATE OUTDOOR PATIO
15. RAMP TO PACBIO SITE
16. SHORT-TERM BIKE STORAGE
17. FLOOD GATES FOR PODIUM PARKING BELOW (P0).
18. ADA ACCESSIBLE PEDESTRIAN ACCESS WALKWAY
19. MONUMENTAL STAIRCASE



ROUND FLOOR
MOUNTED RACK

COUNT = 14 BIKES

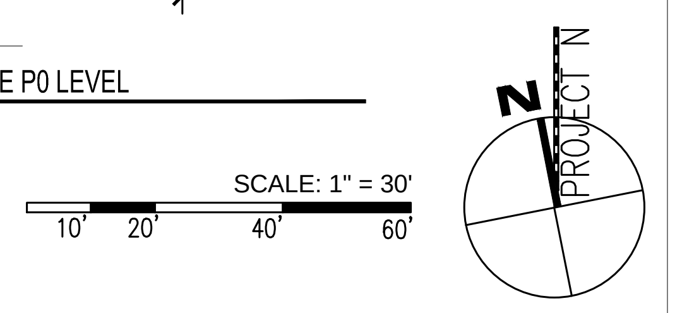
3 SHORT TERM BIKE PARKING - ENTRY/ P1 LEVEL
1" = 1'-0"



DOUBLE STACK FLOOR
MOUNTED BIKE RACKS

COUNT = 44 BIKES

2 BIKE ROOM 1 - LONGTERM STORAGE P0 LEVEL
1" = 10'-0"



TARLTON

LOT 3 NORTH - 1350 ADAMS COURT

MENLO PARK, CA 94025

TARLTON
DES Project Number: 10019.006

PROPOSED ENLARGED SITE PLAN
11-28-17
03-20-18

A5b

DES
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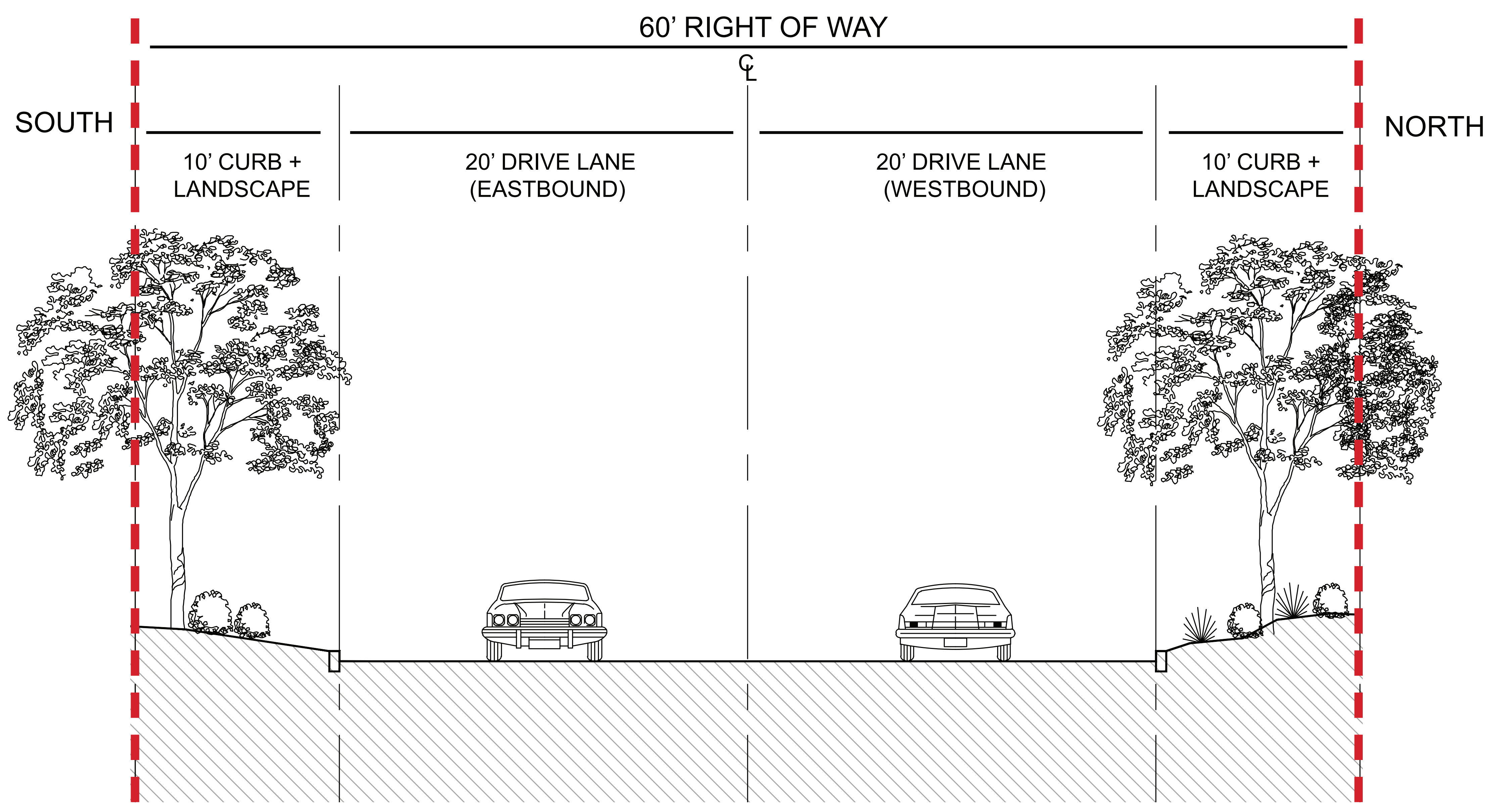
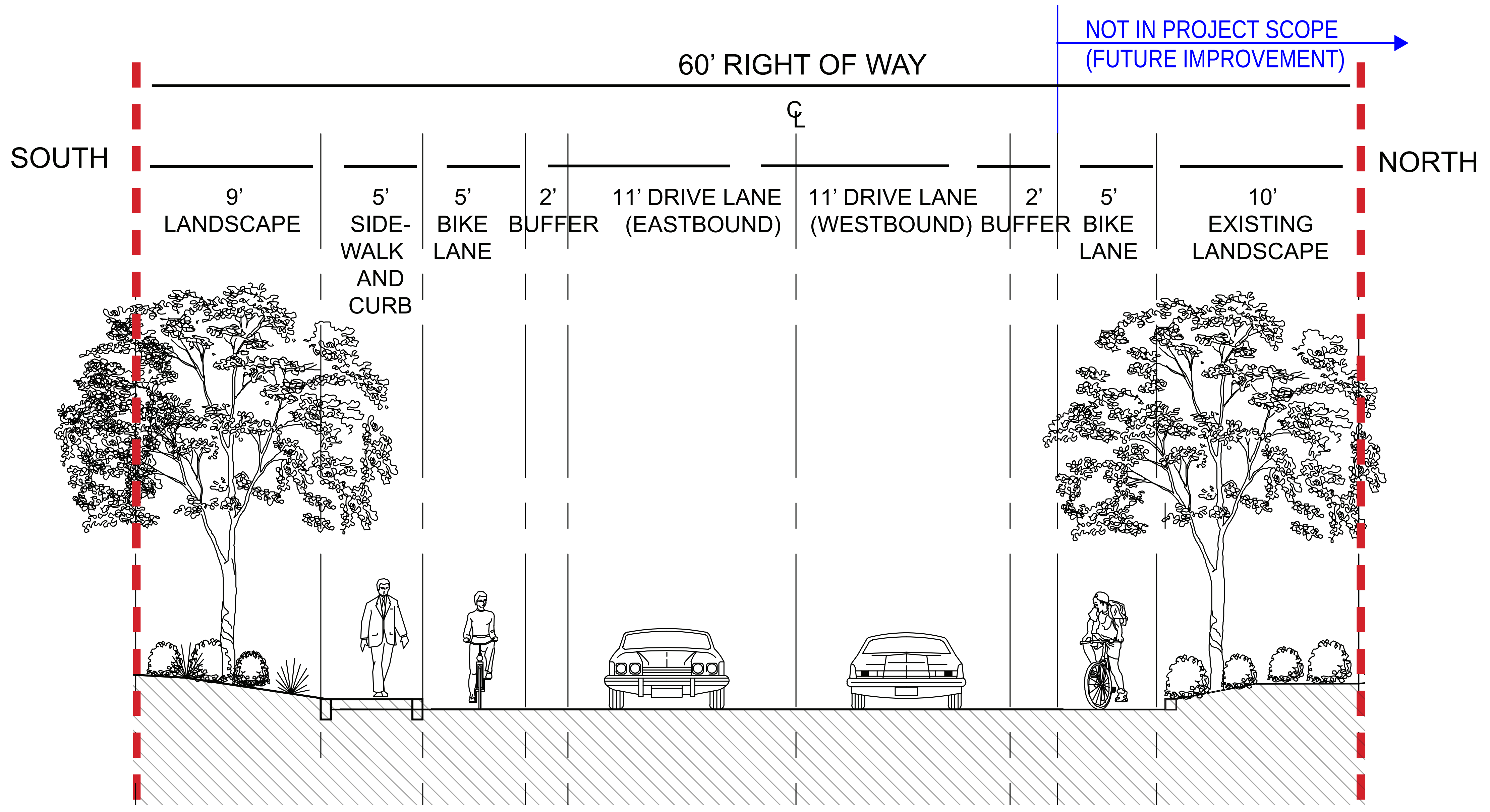


NOT TO SCALE

EXISTING

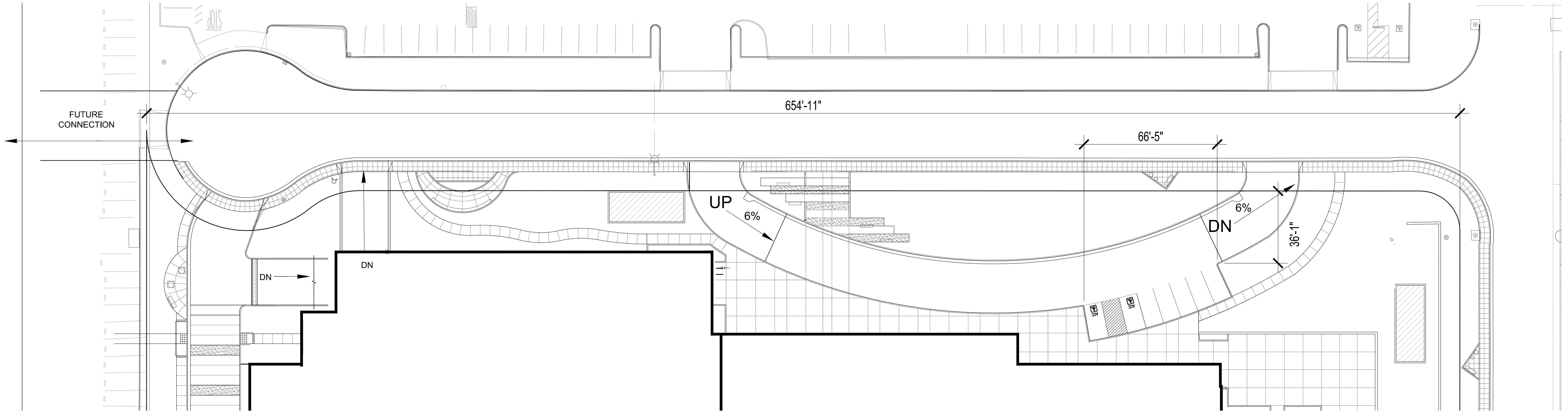
ADAMS COURT EXISTING RIGHT OF WAY (ADAMS DRIVE SIMILAR)



PROPOSED

NOT TO SCALE

ADAMS COURT PROPOSED RIGHT OF WAY IMPROVEMENTS (ADAMS DRIVE SIMILAR)



SURFACE PARKING ALONG STREET FRONTAGE
PROVIDED (66'-5") / (654'-11") = 10.14%
REQUIRED LS Zoning = 25% MAX (Mixed Use Collector)

PARKING SETBACK
PROVIDED 36'-1"
REQUIRED LS Zoning = 20' MIN.

PARKING LS ZONING COMPLIANCE
1" = 30'

TARLTON

LOT 3 NORTH - 1350 ADAMS COURT

MENLO PARK, CA 94025

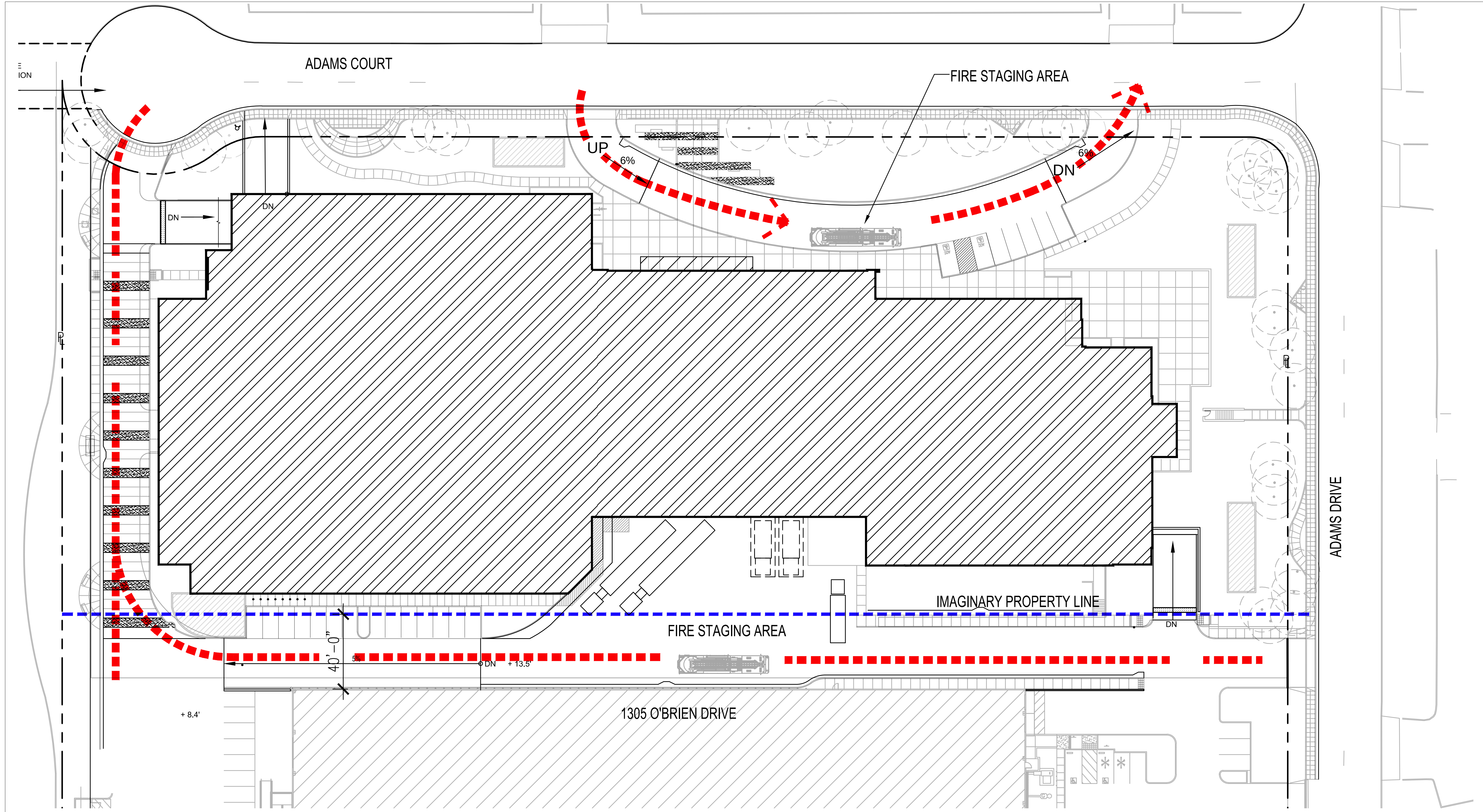
PROPOSED RIGHT OF WAY IMPROVEMENTS
03-20-18

A5c

TARLTON
DES Project Number: 10019.006

DES ARCHITECTS ENGINEERS

Mar 16, 2018 – 9:25am JGardenhire P:\Tarlton\MenloBP\273000\MBP-B3\10019006\Dwg\Arch\Planning\A5C.dwg

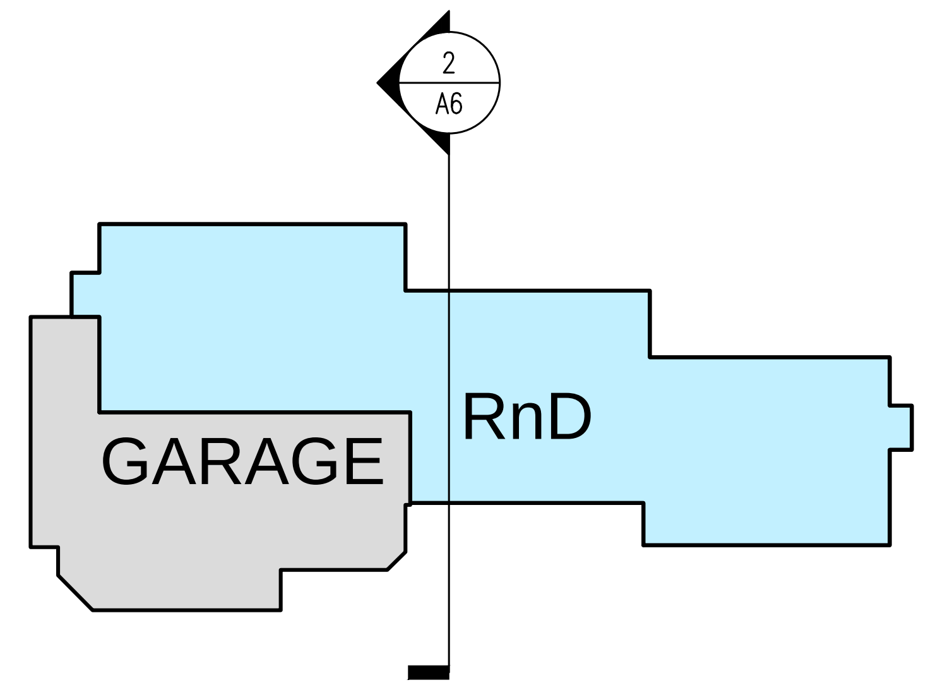


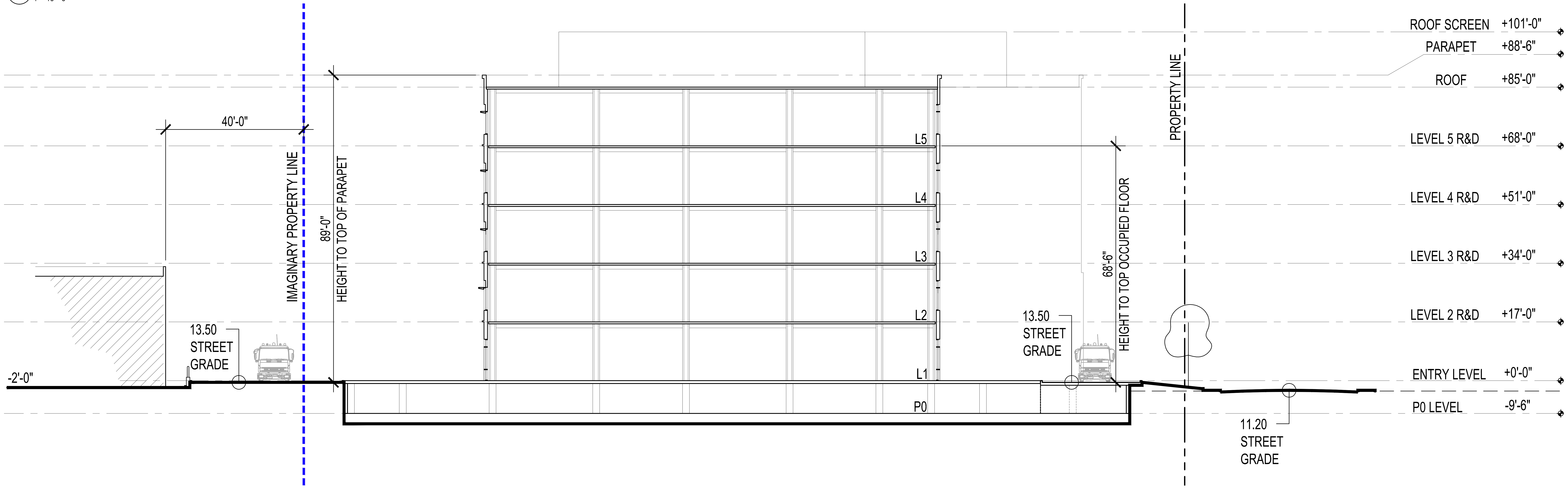
① FIRE TRUCK CIRCULATION DIAGRAM
1"=40'-0"

LEGEND

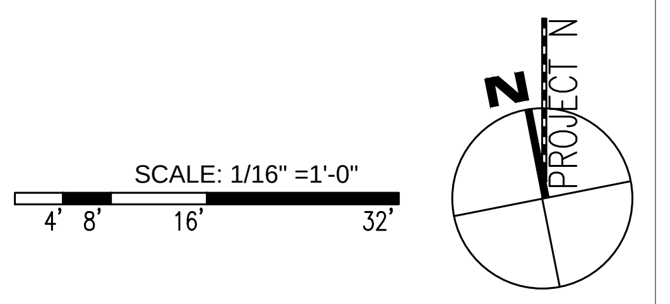
🟥	FIRE TRUCK PATH
🟦	IMAGINARY PROPERTY LINE

KEY PLAN





② FIRE TRUCK ACCESS SECTION
1/16"=1'-0"



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TARLTON

LOT 3 NORTH - 1350 ADAMS COURT

MENLO PARK, CA 94025

FIRE TRUCK CIRCULATION AND BUILDING HEIGHT DIAGRAMS

11-28-17
03-20-18

A6

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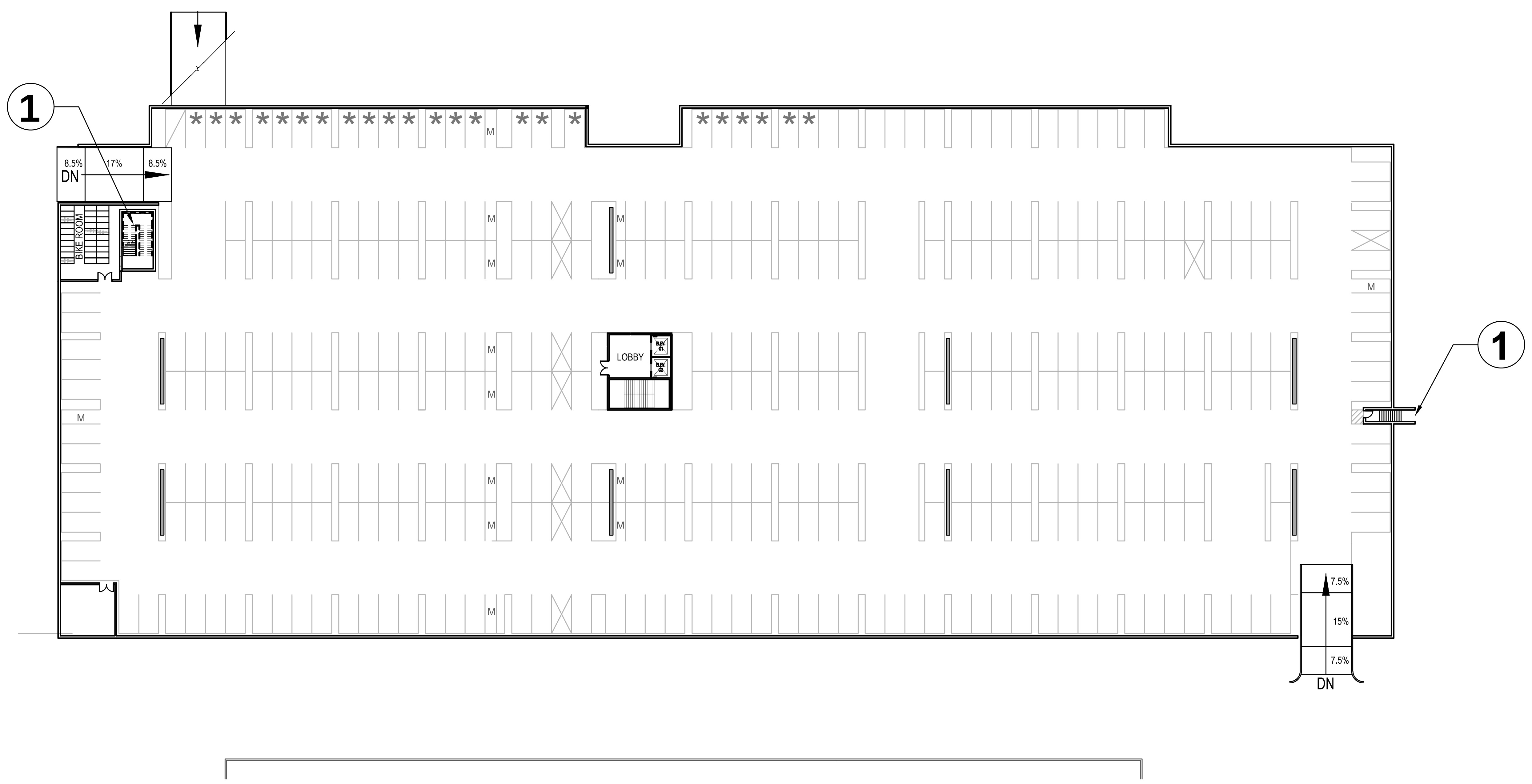
DES Project Number: 10019.006



① P0 (PARTIALLY UNDERGROUND) PARKING
1"=40'-0"

LEGEND

PEDESTRIAN EXIT PATH, LEVEL 1

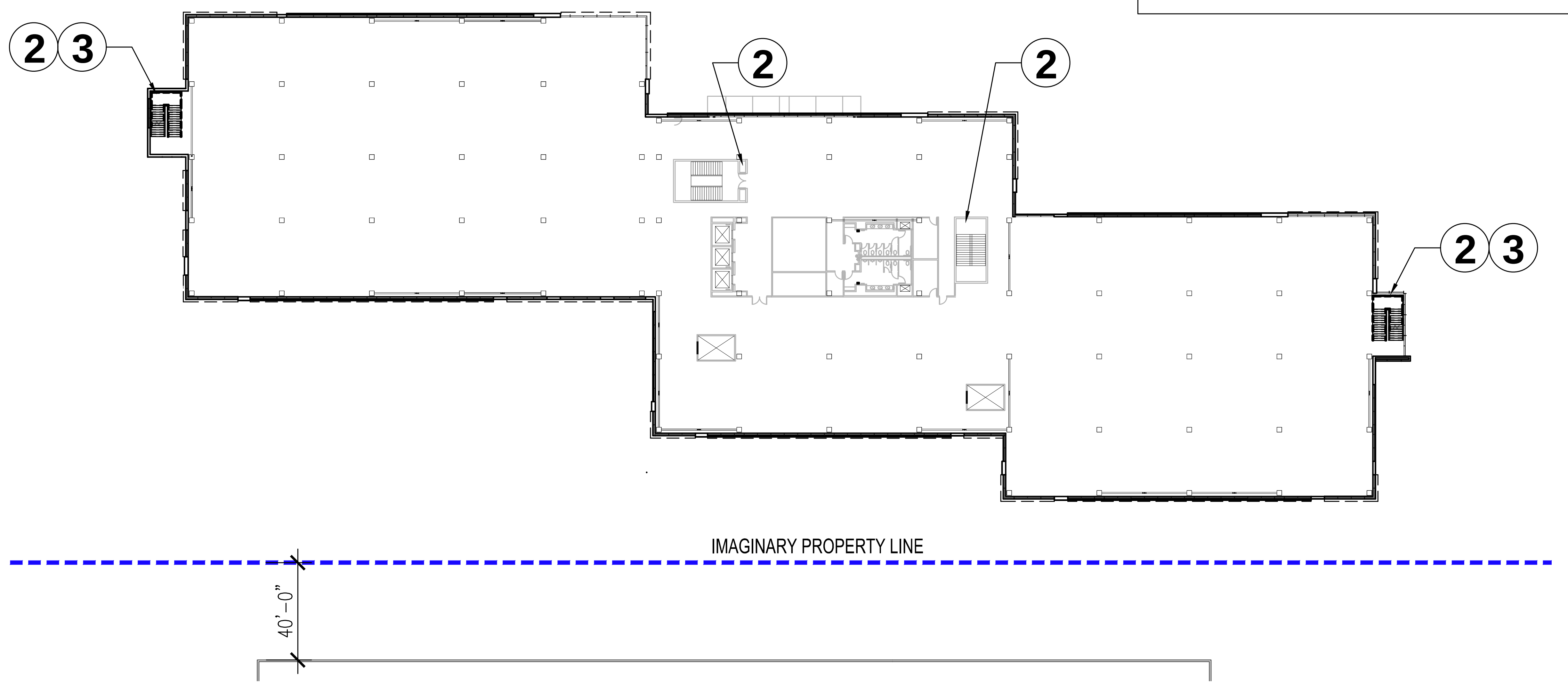
- - - - - - - - IMAGINARY PROPERTY LINE

KEY NOTES

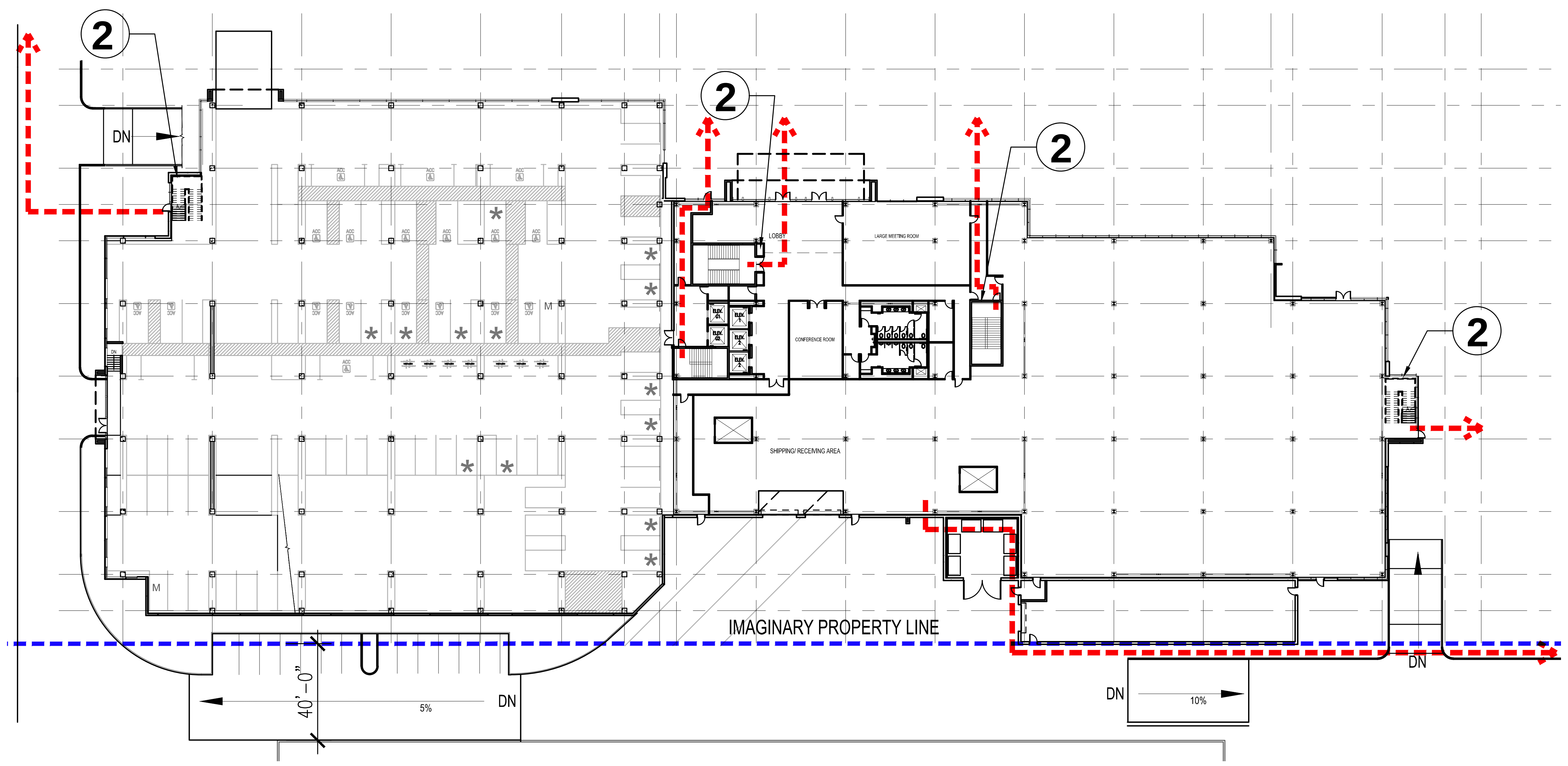
① FIRE DEPARTMENT EXTERIOR ACCESS POINT TO GARAGE

② FIRE SPRINKLER RISER - FIRE DEPT. ACCESS

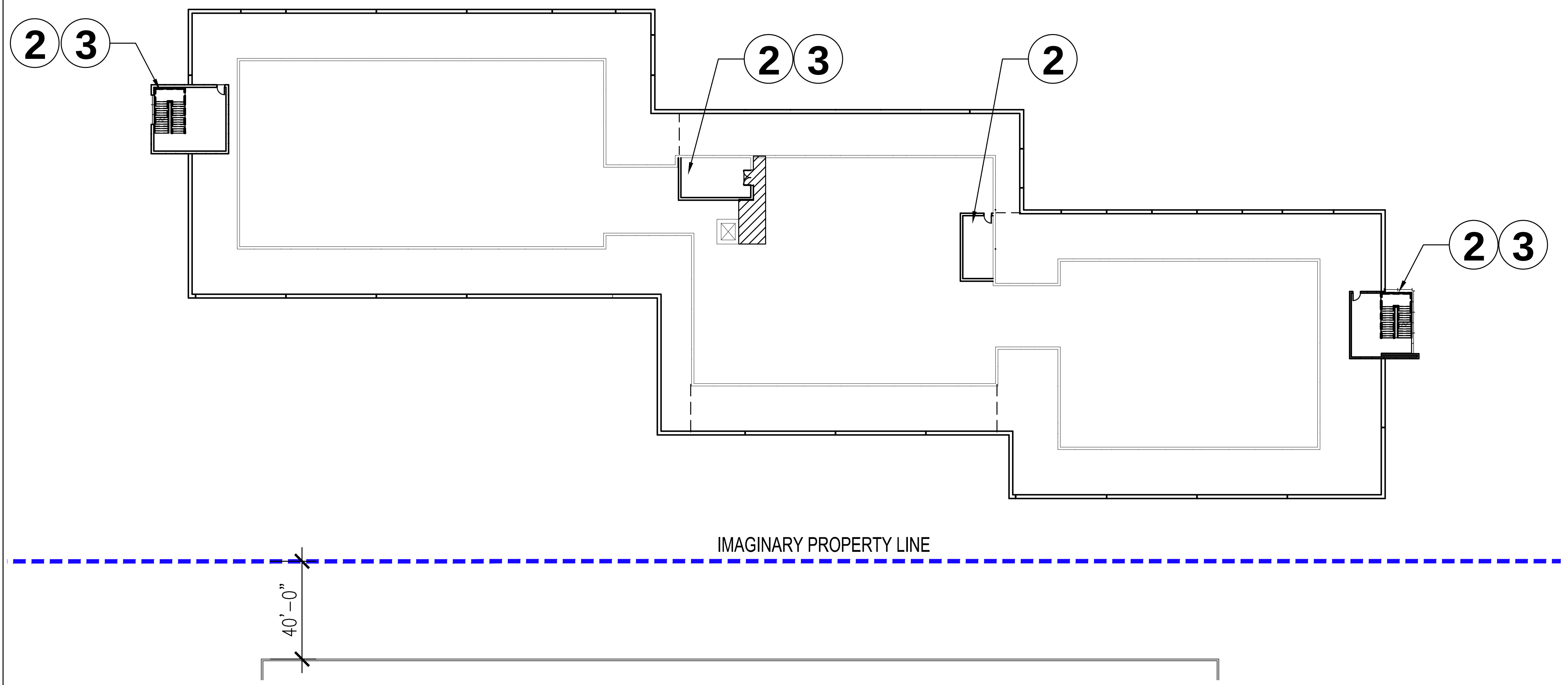
③ FIRE COMPLIANT ROOF ACCESS STAIR



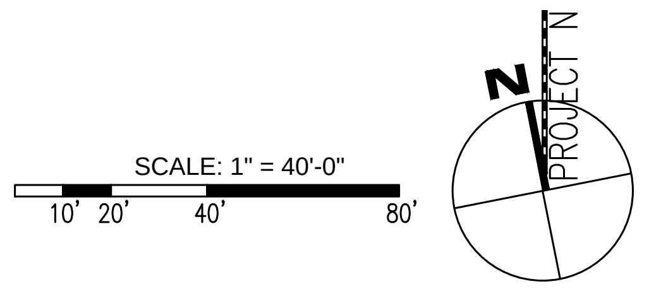
② TYPICAL R&D LEVEL
1"=40'-0"



③ TYPICAL GARAGE LEVEL
1"=40'-0"



④ ROOF PLAN
1"=40'-0"



TARLTON

LOT 3 NORTH - 1350 ADAMS COURT

MENLO PARK, CA 94025

TARLTON
DES Project Number: 10019.006

FIRE ACCESS DIAGRAMS

11-28-17
03-20-18

A7

DES
ARCHITECTS
ENGINEERS

	REQUIRED	PROVIDED
TOTAL SITE AREA	487, 916 SF	-
OPEN SPACE (20% OF TOTAL SITE AREA)	97, 584 SF	97,590 SF
PUBLIC OPEN SPACE (50% OF OPEN SPACE AREA)	48, 792 SF	48,795 SF

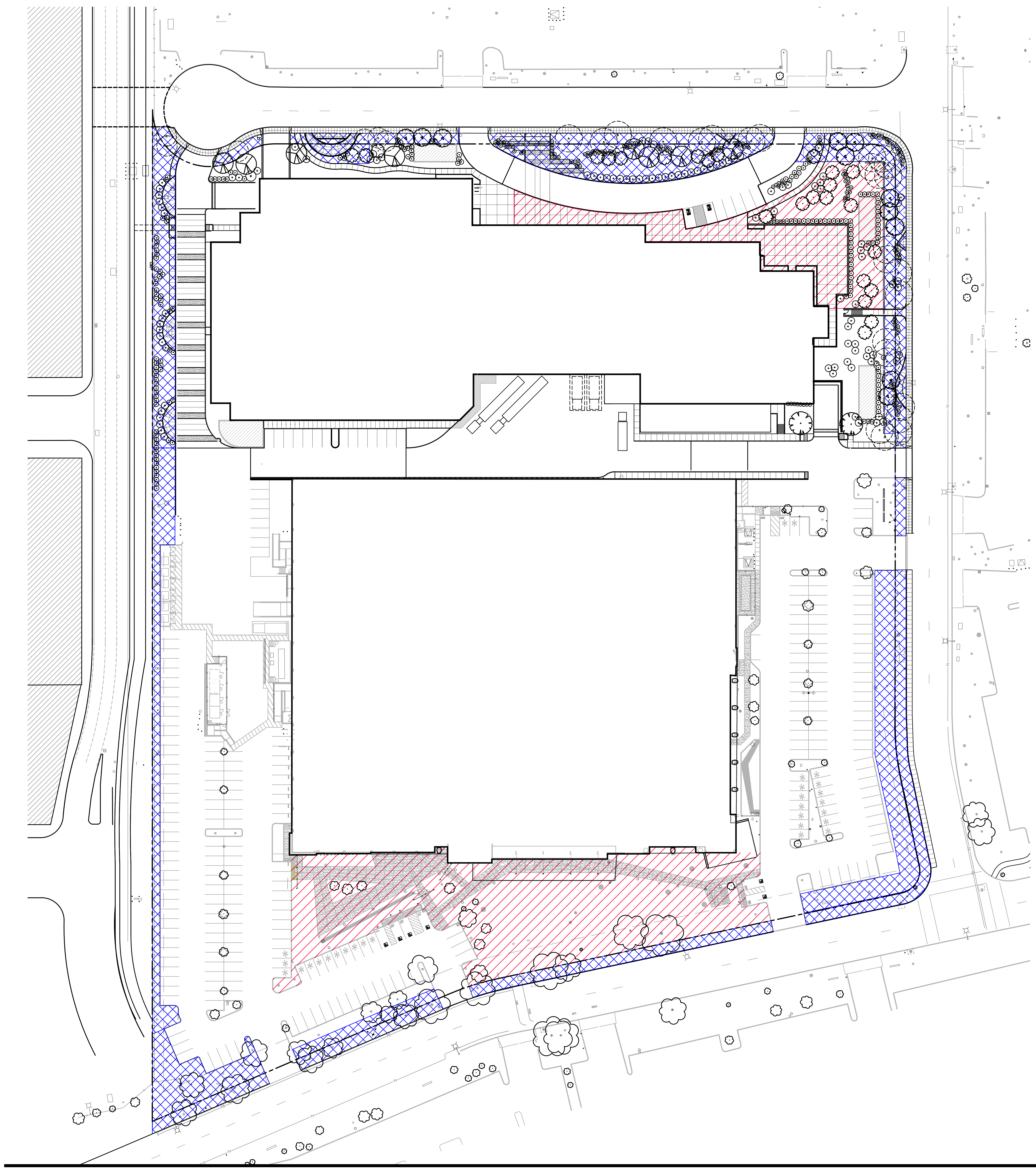
LEGEND

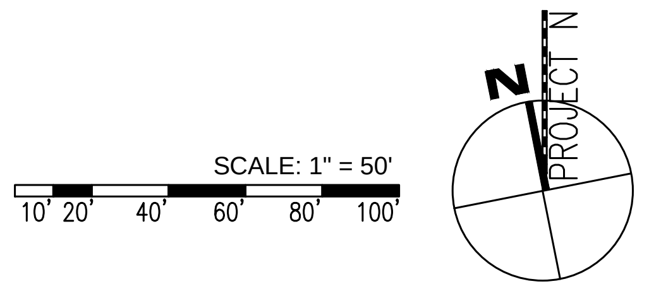
▨	PRIVATE OPEN SPACE (10% OF SITE AREA)
▩	PUBLIC OPEN SPACE (10% OF SITE AREA)

KEY NOTES

① SEE SHEET A8B & A8C FOR AMENITIES ALONG PUBLIC RIGHT OF WAY

② SEE SHEET A5C FOR PROPOSED RIGHT OF WAY IMPROVEMENT STREET SECTIONS





Mar 19, 2018 – 2:42pm JGardenhire P:\Tarlton\MenloBP\273000\MBP-B3\10019006\Dwg\Arch\Planning\A8A.dwg

TARLTON

LOT 3 NORTH - 1350 ADAMS COURT

MENLO PARK, CA 94025

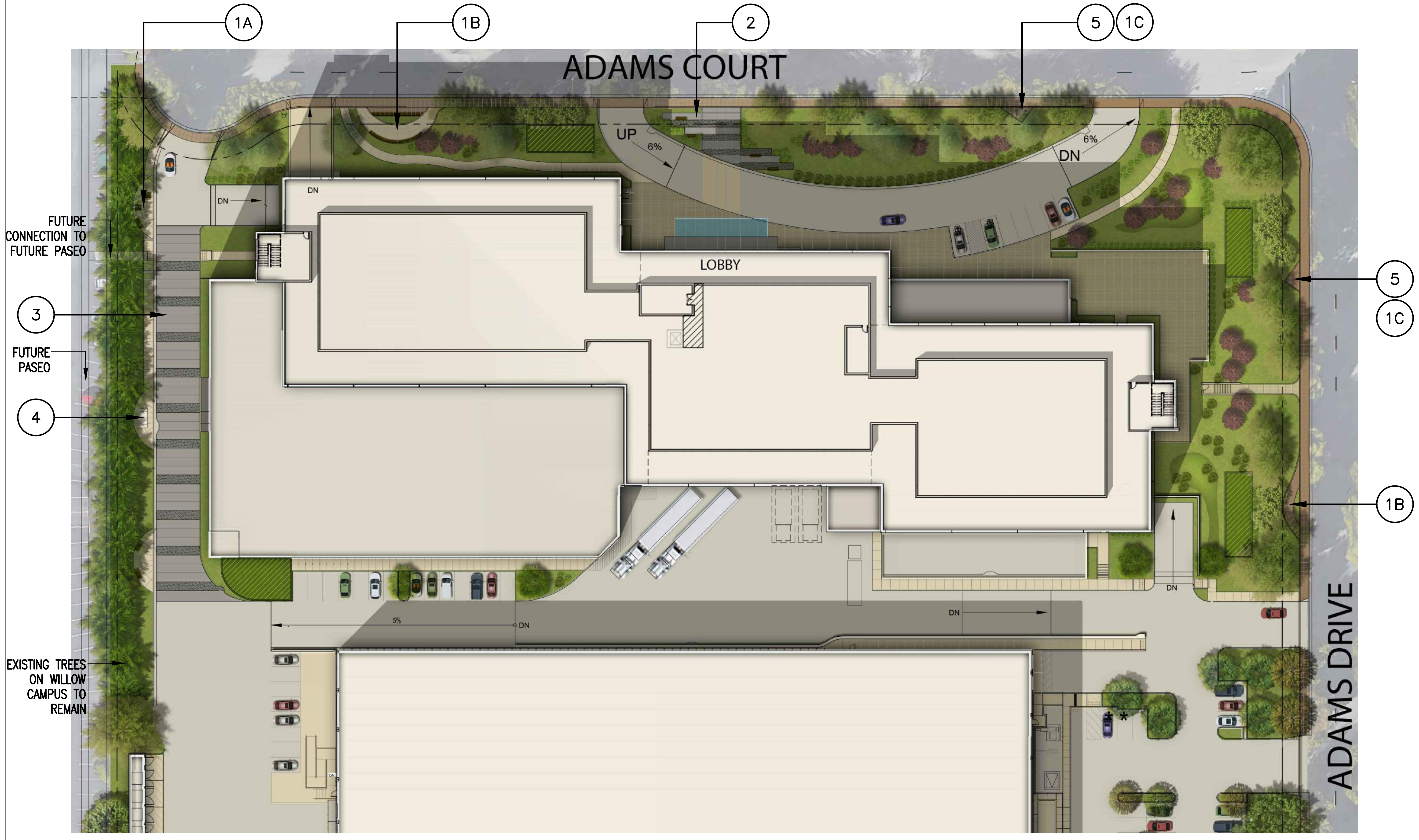
TARLTON
DES Project Number: 10019.006

OPEN SPACE DIAGRAM

11-28-17
03-20-18

A8a

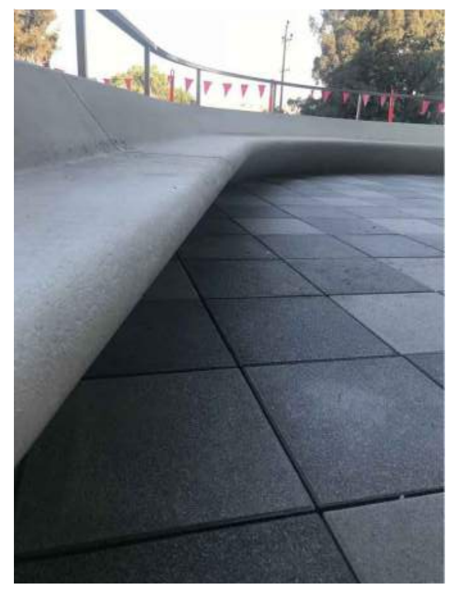
DES
ARCHITECTS
ENGINEERS



1. PUBLIC SEATING AREA

1A

1B



1C

2. ENTRY PLAZA

3. CONCRETE PAVING

4. SOLAR SHADE TABLE / BENCH

5. TRASH RECEPTACLE & DRINKING FOUNTAIN

Mar 19, 2018 – 1:36pm JGardenhire P:\Tarlton\MenloBP\273000\MBP-B3\10019006\Dwg\Landscape\A8b_Example of Amenities @P.A.Open Space.dwg

TARLTON

LOT 3 NORTH - 1350 ADAMS COURT

MENLO PARK, CA 94025

TARLTON
DES Project Number: 10019.006

EXAMPLES OF AMENITIES AT PUBLICLY ACCESSIBLE OPEN SPACE

03-20-18

A8b

DES
ARCHITECTS
ENGINEERS

TARLTON

LOT 3 NORTH - 1350 ADAMS COURT

MENLO PARK, CA 94025

RENDERING - SEATING AREA ALONG ADAMS DRIVE

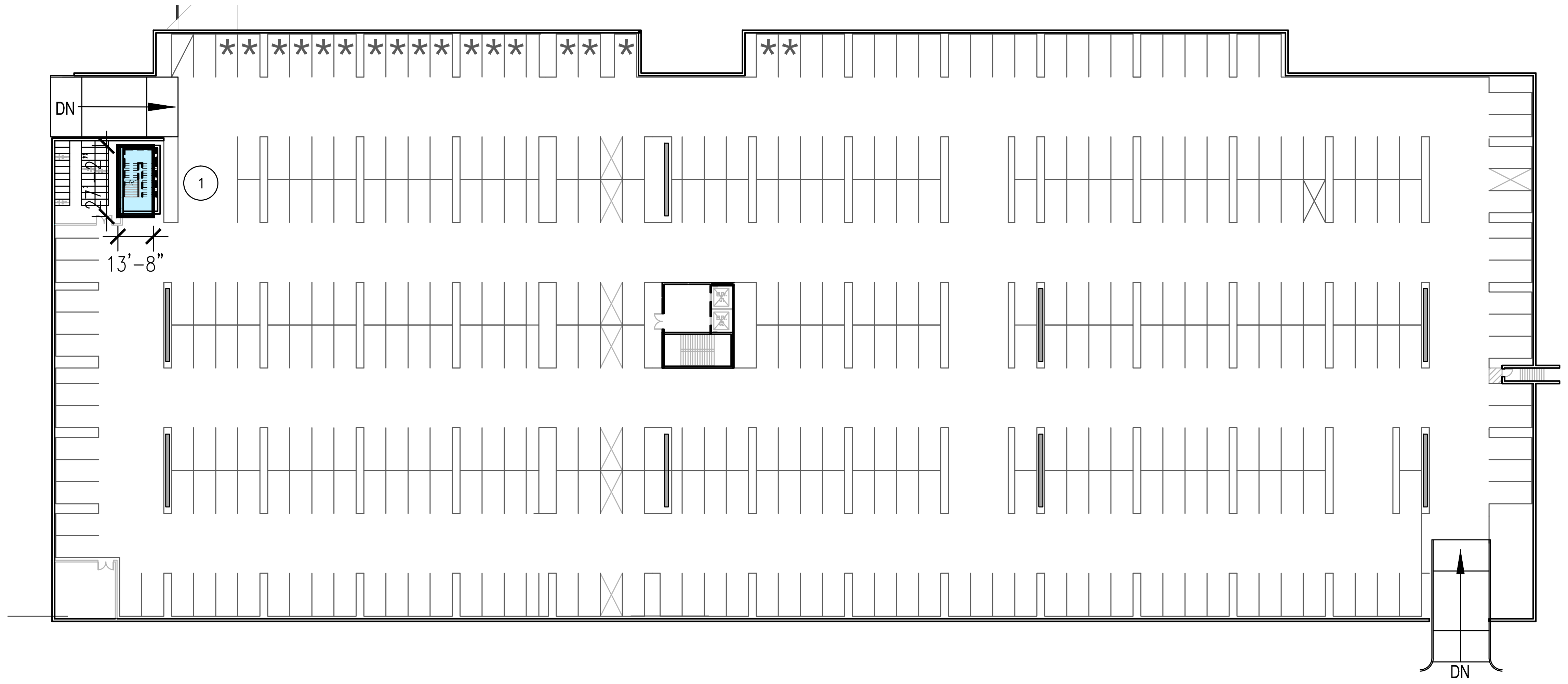
03-20-18

A8c

DES
ARCHITECTS
ENGINEERS

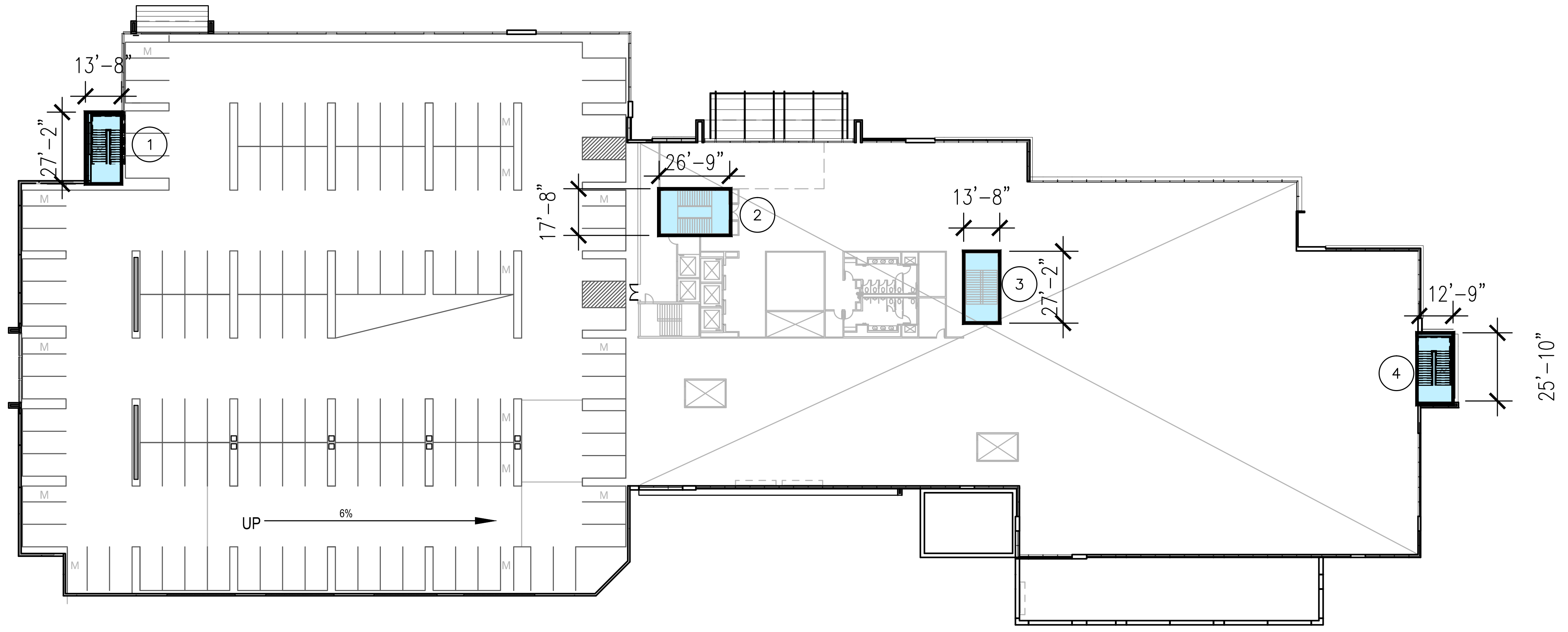
TARLTON

DES Project Number: 10019.006



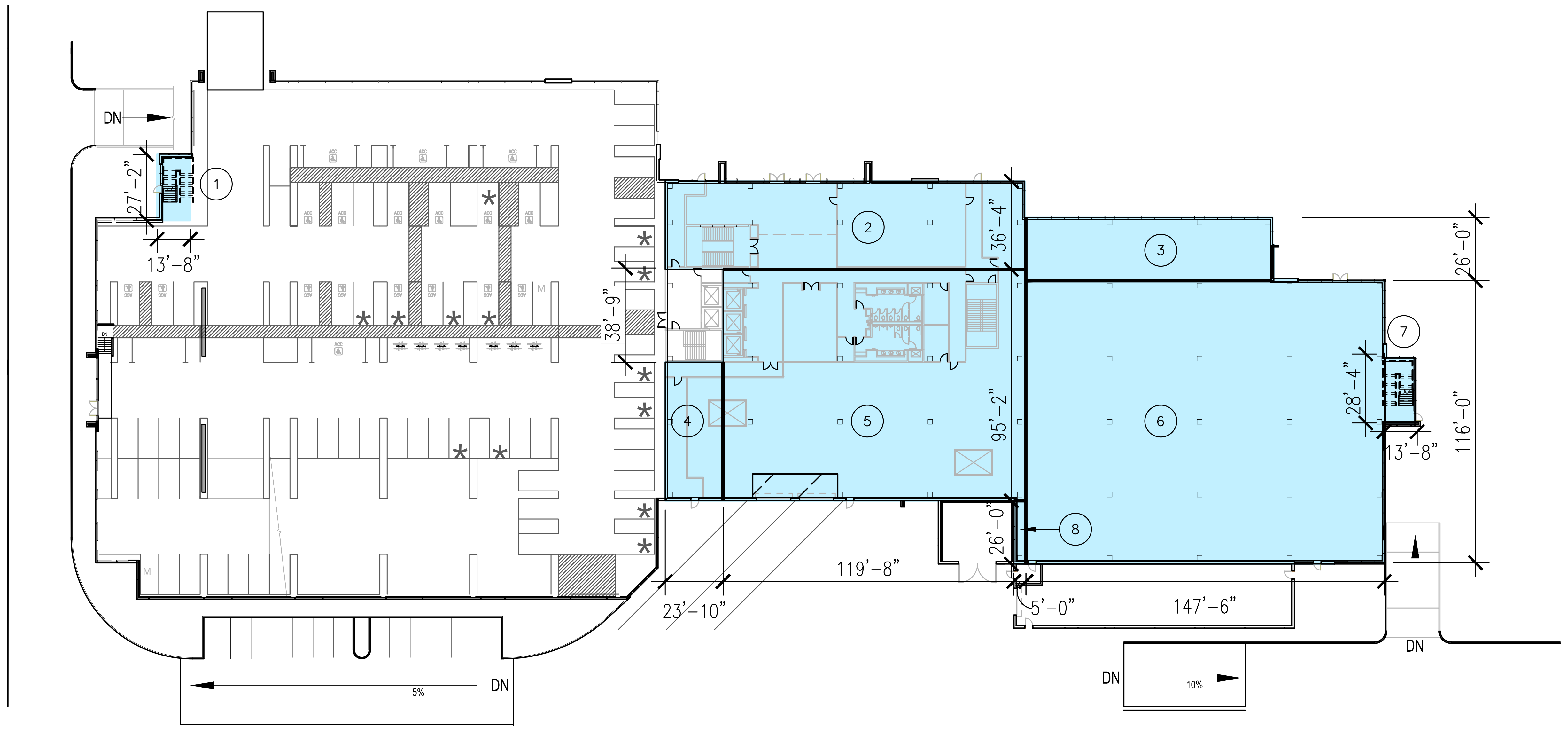
P0 LEVEL PARKING

AREA NO.	AREA (SF)
1	375
TOTAL	375



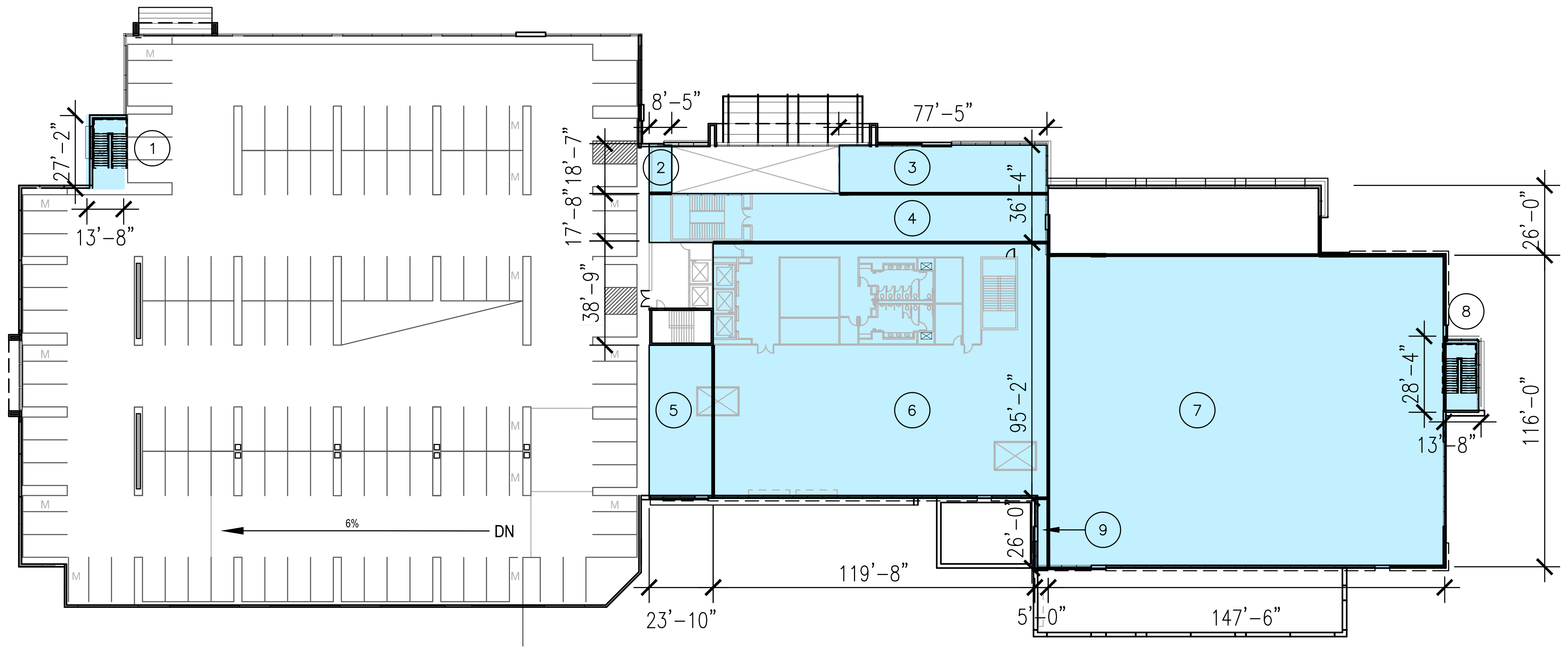
P2 LEVEL PARKING

AREA NO.	AREA (SF)
1	375
2	480
3	375
4	375
TOTAL	1,605



LEVEL 1 ENTRANCE, P1 LEVEL PARKING

AREA NO.	AREA (SF)
1	375
2	5,400
3	2,650
4	1,360
5	11,870
6	17,210
7	375
8	130
TOTAL	39,370



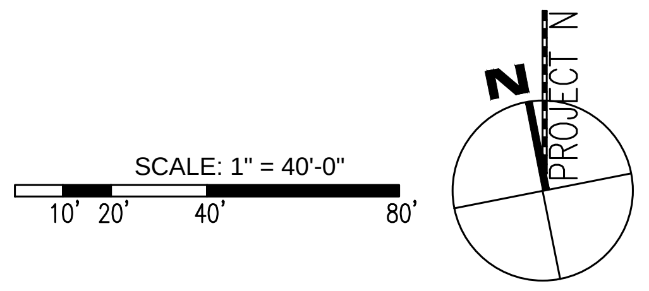
LEVEL 2 R&D, P3 LEVEL PARKING

AREA NO.	AREA (SF)
1	375
2	155
3	1,400
4	2,705
5	1,360
6	11,870
7	17,210
8	375
9	130
TOTAL	35,580

AREA TOTALS

LEVEL	AREA (SF)
P0	375
L1/ P1	39,370
P2	1,605
L2/ P3	35,580
L3	60,170
L4	60,170
L5	60,170
ROOF	2,960
TOTAL AREA	**260,400 SF**

🟦	GROSS FLOOR AREA



TARLTON

LOT 3 NORTH - 1350 ADAMS COURT

MENLO PARK, CA 94025

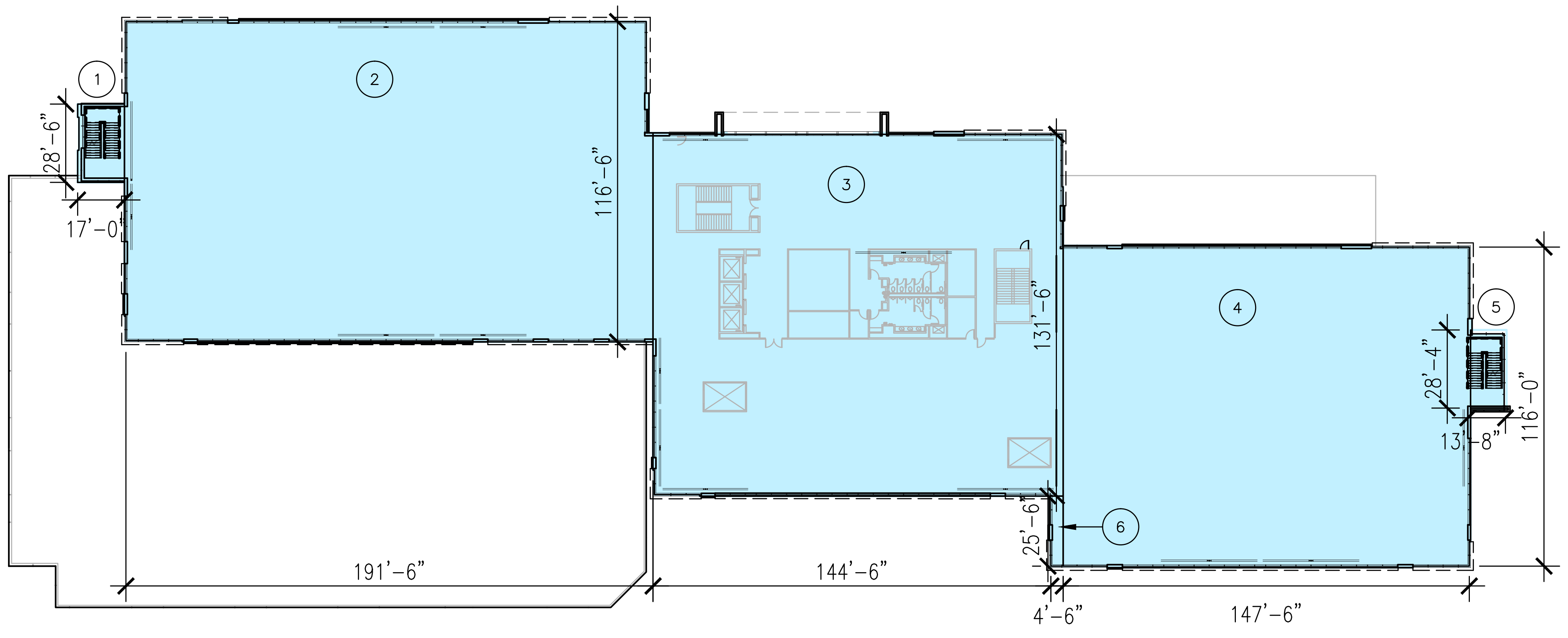
TARLTON
DES Project Number: 10019.006

GROSS FLOOR AREA DIAGRAMS
11-28-17
03-20-18

A9

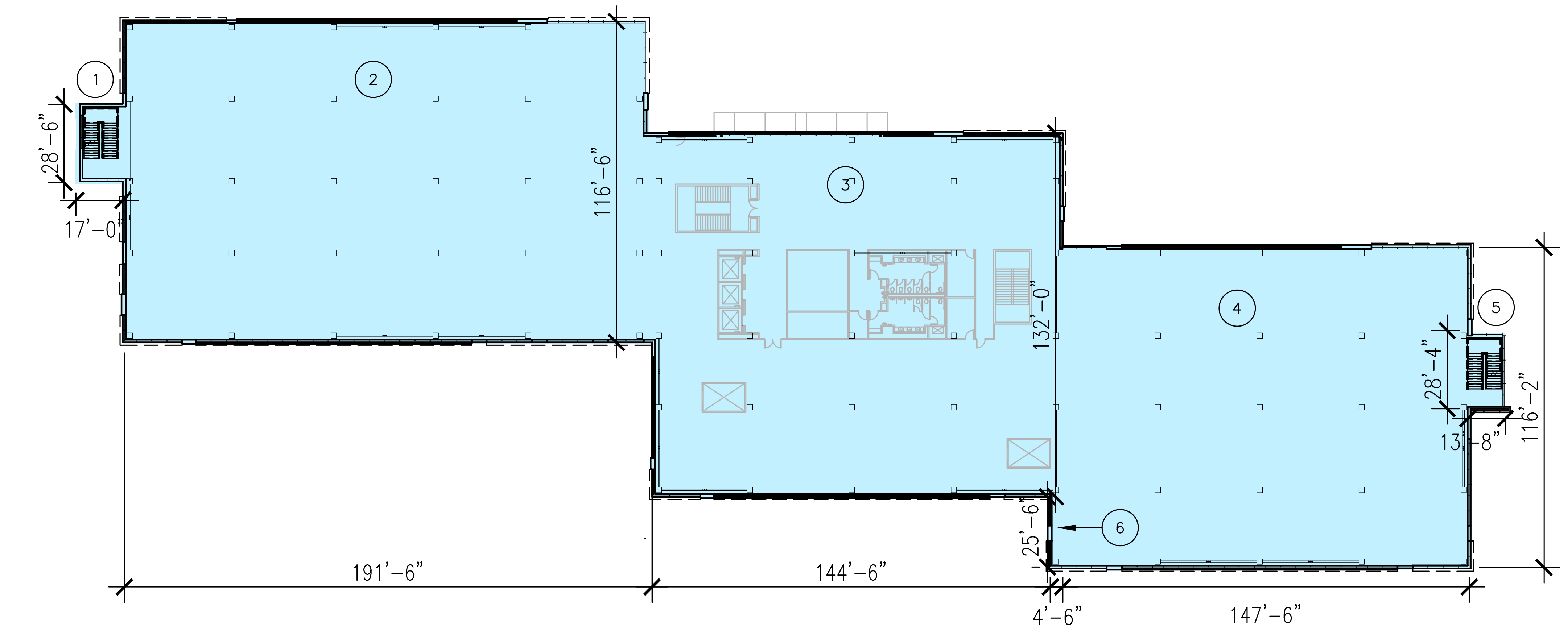
DES
ARCHITECTS
ENGINEERS

Mar 19, 2018 – 2:48pm JGardenhire P:\Tarlton\MenloBP\273000\MBP-B3\10019006\Dwg\Arch\Planning\A9-GFA.dwg



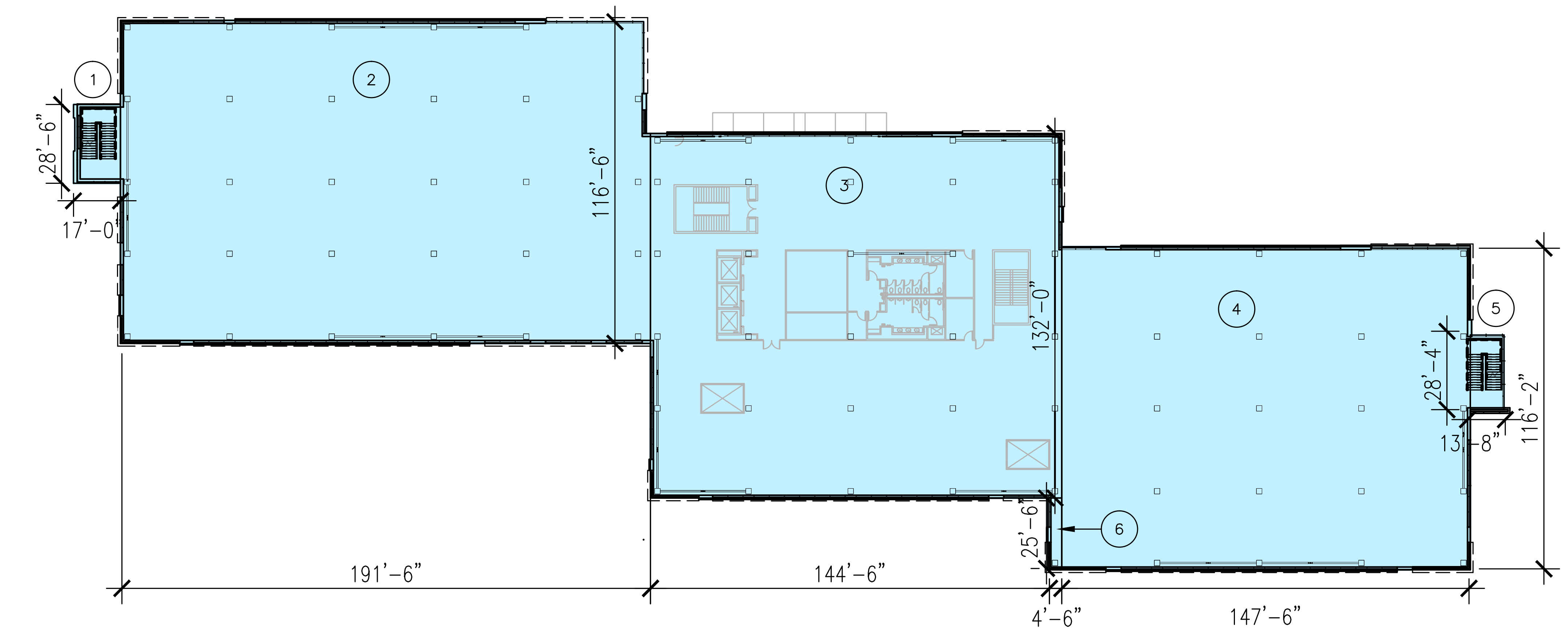
LEVEL 3 R&D

AREA NO.	AREA (SF)
1	480
2	22,320
3	19,605
4	17,265
5	375
6	125
TOTAL	**60,170**



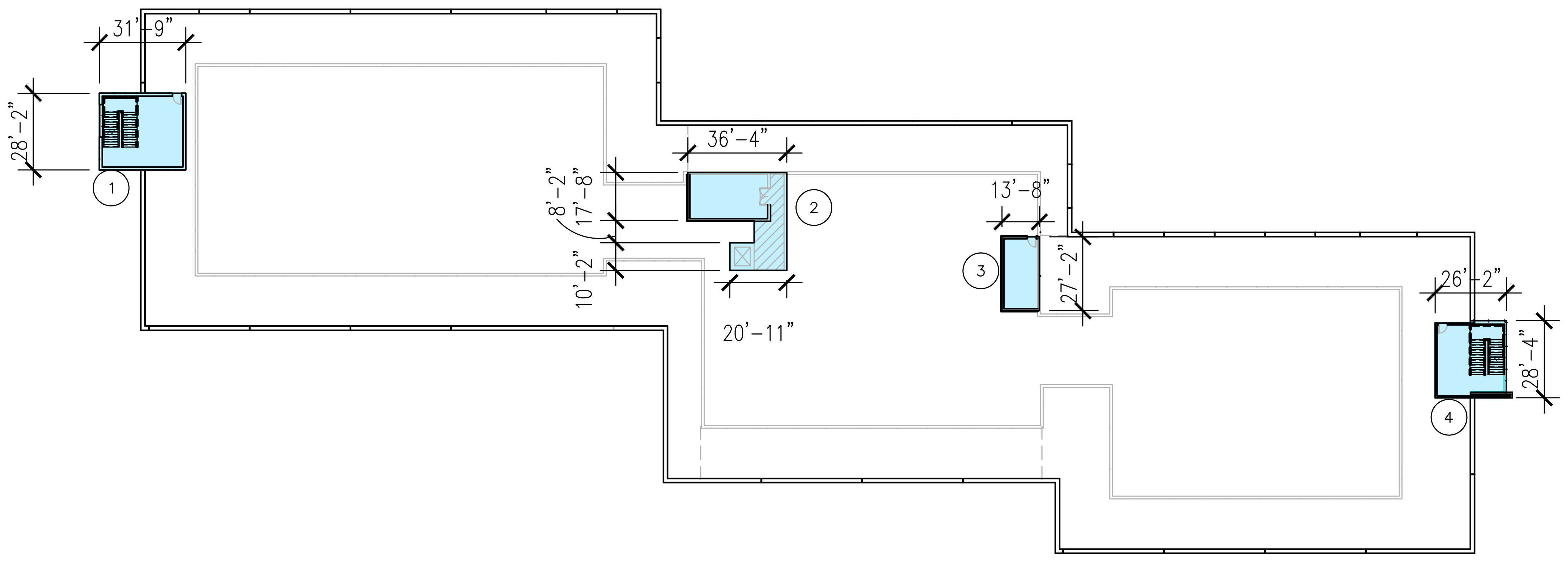
LEVEL 5 R&D

AREA NO.	AREA (SF)
1	480
2	22,320
3	19,605
4	17,265
5	375
6	125
TOTAL	**60,170**



LEVEL 4 R&D

AREA NO.	AREA (SF)
1	480
2	22,320
3	19,605
4	17,265
5	375
6	125
TOTAL	**60,170**



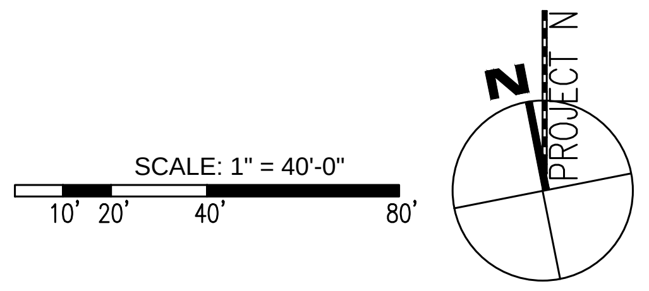
ROOF

AREA NO.	AREA (SF)
1	900
2	950
3	375
4	735
TOTAL	**2,915**

AREA TOTALS

LEVEL	AREA (SF)
P0	375
L1/ P1	39,370
P2	1,605
L2/ P3	35,580
L3	60,170
L4	60,170
L5	60,170
ROOF	2,960
TOTAL AREA	**260,400F**

🟦 GROSS FLOOR AREA



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TARLTON

LOT 3 NORTH - 1350 ADAMS COURT

MENLO PARK, CA 94025

TARLTON
DES Project Number: 10019.006

GROSS FLOOR AREA DIAGRAMS
03-20-18

A10

DES
ARCHITECTS
ENGINEERS

PARKING COUNT

LEVEL	REGULAR STALL COUNT	ADA COUNT	EV COUNT	MOTORCYCLE COUNT
PODIUM 0	354	-	17	17
CAR TOTAL			371	

KEY NOTES

① PRE-WIRED EV CHARGER POTENTIAL LOCATION (SEE SHEET G1 FOR REQUIREMENTS).

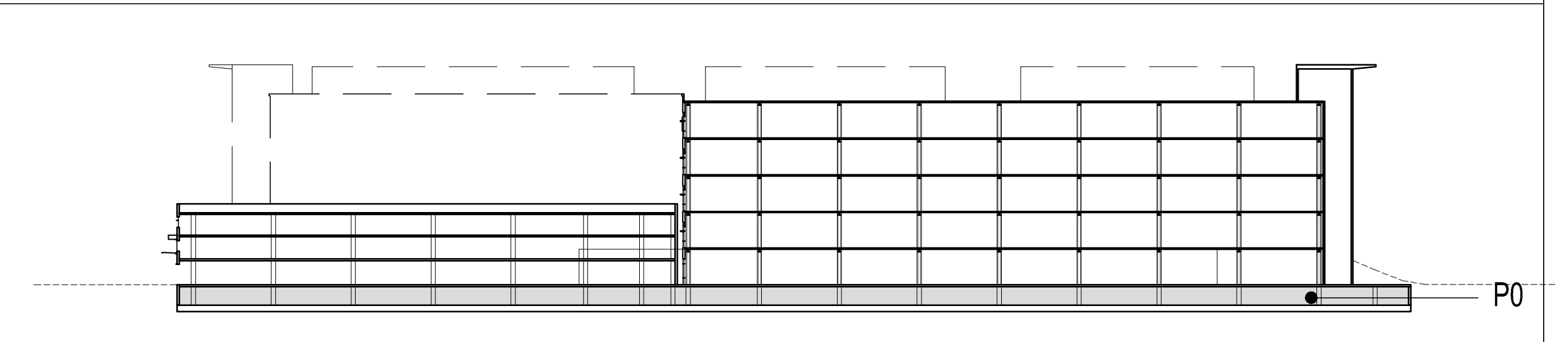
② BIKE ROOM FOR LONG-TERM STORAGE (SEE SHEET G1 FOR REQUIREMENTS).

LEGEND

ACC ♿	ADA ACCESSIBLE STALL
*	EV CHARGER
M	MOTORCYCLE SPACE (NOT FOR CAR PARKING)

KEY SECTION

N.T.S.



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TARLTON

LOT 3 NORTH - 1350 ADAMS COURT

MENLO PARK, CA 94025

TARLTON

DES Project Number: 10019.006

P0 LEVEL PARKING PLAN

11-28-17
03-20-18

A11

DES
ARCHITECTS
ENGINEERS

PARKING COUNT

LEVEL	REGULAR STALL COUNT	ADA COUNT	EV COUNT	MOTORCYCLE COUNT
PODIUM 1	41	(DOES NOT INCLUDE EV) 3 VAN + 12 ADA = 15	INCLUDES 1 VAN EV + 2 ADA EV = 13	2
CAR TOTAL	69			

KEY NOTES

① EXPANSION JOINT

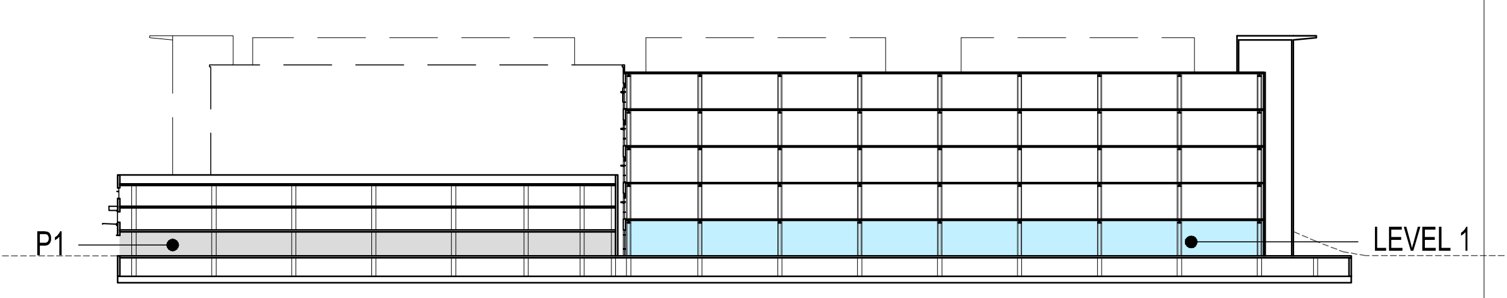
② BIKE RACKS FOR SHORT TERM BIKE STORAGE (SEE SHEET G1 FOR REQUIREMENTS)

LEGEND

ACC ♿	ADA ACCESSIBLE STALL
✱	EV CHARGER
M	MOTORCYCLE SPACE (NOT FOR CAR PARKING)
▨	STRIPED WALKWAY

KEY SECTION

N.T.S.



TARLTON

LOT 3 NORTH - 1350 ADAMS COURT

MENLO PARK, CA 94025

TARLTON

DES Project Number: 10019.006

LEVEL 1 / ENTRY, P1 LEVEL PARKING PLAN

11-28-17

03-20-18

A12

DES ARCHITECTS ENGINEERS

Mar 19, 2018 – 4:21pm JGardenhire P:\Tarlton\MenloBP\273000\MBP-B3\10019006\Dwg\Arch\Planning\A12-EntryP1.dwg

PARKING COUNT

LEVEL	REGULAR STALL COUNT	ADA COUNT	EV COUNT	MOTORCYCLE COUNT
PODIUM 2	125	-	-	14
CAR TOTAL	125			

KEY NOTES

① EXPANSION JOINT

LEGEND

ACC ♿	ADA ACCESSIBLE STALL
✱	EV CHARGER
M	MOTORCYCLE SPACE (NOT FOR CAR PARKING)

KEY SECTION

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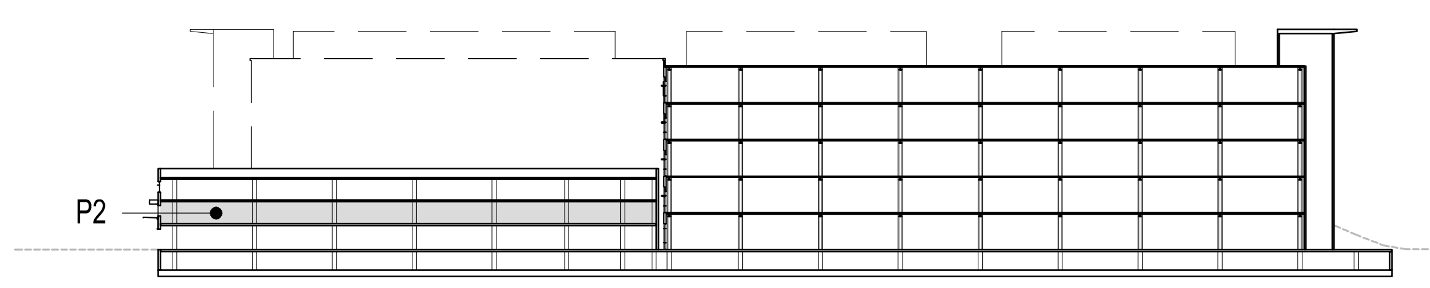

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JGardenhire
Mar 15, 2018 - 2:51pm

TARLTON

LOT 3 NORTH - 1350 ADAMS COURT

MENLO PARK, CA 94025

TARLTON
DES Project Number: 10019.006

P2 LEVEL PARKING PLAN
11-28-17
03-20-18

A13

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DES
ARCHITECTS
ENGINEERS

PARKING COUNT

LEVEL	REGULAR STALL COUNT	ADA COUNT	EV COUNT	MOTORCYCLE COUNT
PODIUM 3	125	-	-	14
CAR TOTAL	125			

KEY NOTES

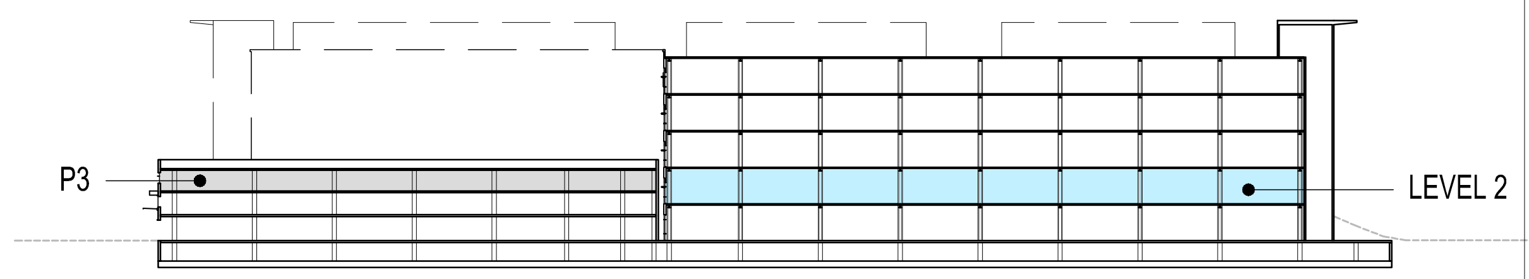
① EXPANSION JOINT

LEGEND

ACC ♿	ADA ACCESSIBLE STALL
*	EV CHARGER
M	MOTORCYCLE SPACE (NOT FOR CAR PARKING)

KEY SECTION

N.T.S.



TARLTON

LOT 3 NORTH - 1350 ADAMS COURT

MENLO PARK, CA 94025

TARLTON
DES Project Number: 10019.006

LEVEL 2, P3 LEVEL PARKING PLAN
11-28-17
03-20-18

A14

DES
ARCHITECTS
ENGINEERS

Mar 15, 2018 – 4:04pm JGardenhire P:\Tarlton\MenloBP\273000\MBP-B3\10019006\Dwg\Arch\Planning\A14-Level2RnD-P3.dwg

KEY NOTES

① EXPANSION JOINT

KEY SECTION

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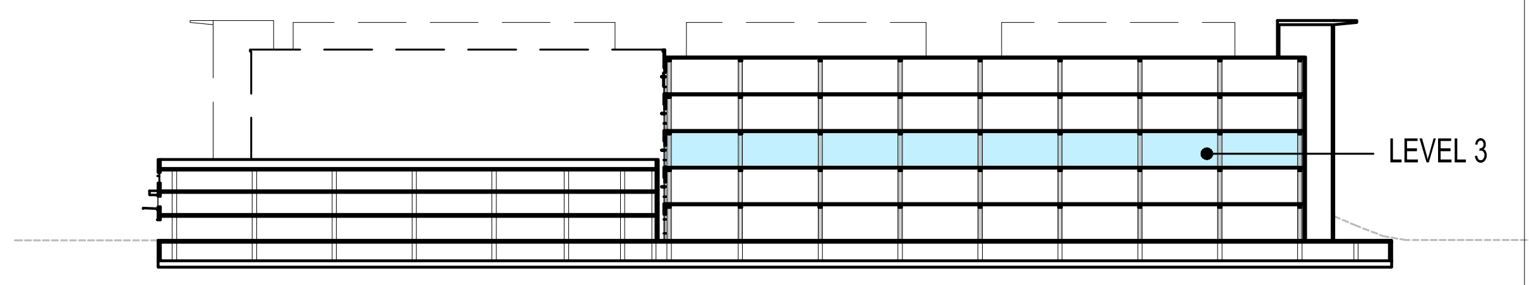

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TARLTON

LOT 3 NORTH - 1350 ADAMS COURT

MENLO PARK, CA 94025

TARLTON
DES Project Number: 10019.006

LEVEL 3 PLAN
11-28-17
03-20-18

A15

DES
ARCHITECTS
ENGINEERS

KEY NOTES

① EXPANSION JOINT

KEY SECTION

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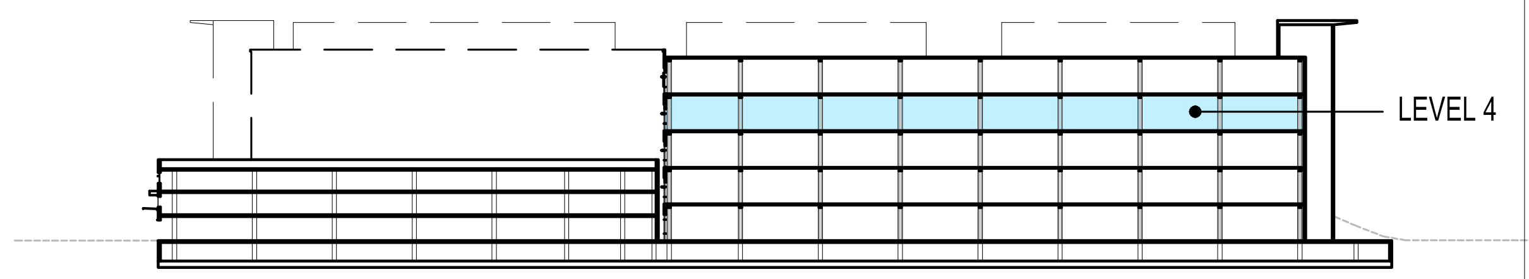


TARLTON

LOT 3 NORTH - 1350 ADAMS COURT

MENLO PARK, CA 94025

TARLTON
DES Project Number: 10019.006

LEVEL 4 PLAN
11-28-17
03-20-18

A16

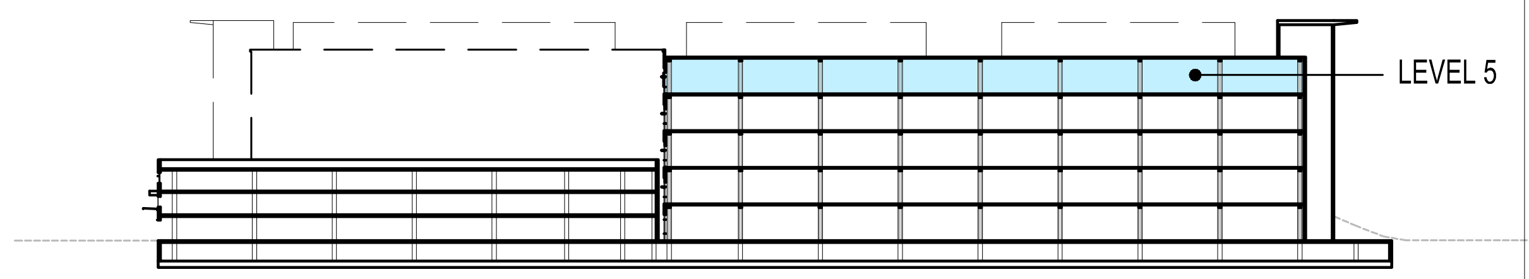
DES
ARCHITECTS
ENGINEERS

KEY NOTES

① EXPANSION JOINT

KEY SECTION

N.T.S.



TARLTON

LOT 3 NORTH - 1350 ADAMS COURT

MENLO PARK, CA 94025

TARLTON

DES Project Number: 10019.006

LEVEL 5 PLAN

11-28-17

03-20-18

A17

DES ARCHITECTS ENGINEERS

Mar 14, 2018 – 3:39pm JGardenhire P:\Tarlton\MenloBP\273000\MBP-B3\10019006\Dwg\Arch\Planning\A17-Level5RnD.dwg

KEY SECTION

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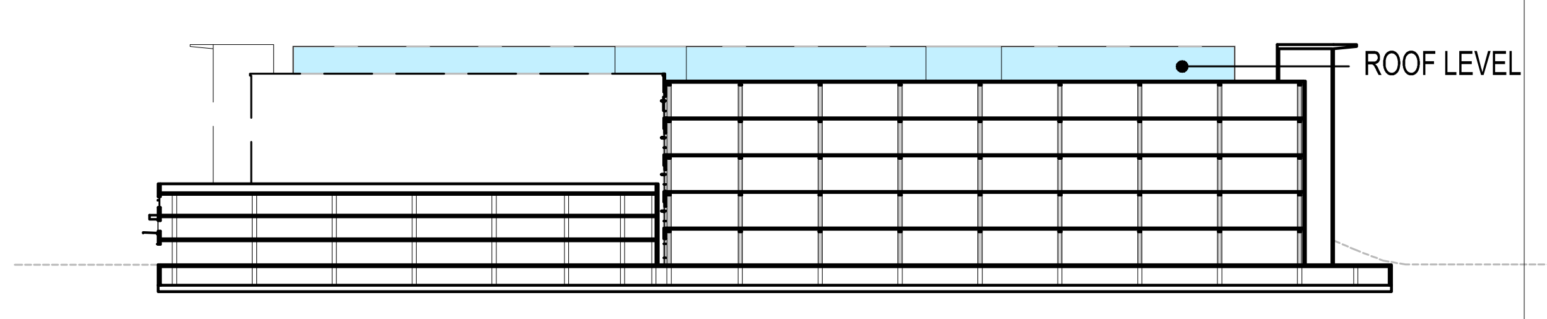
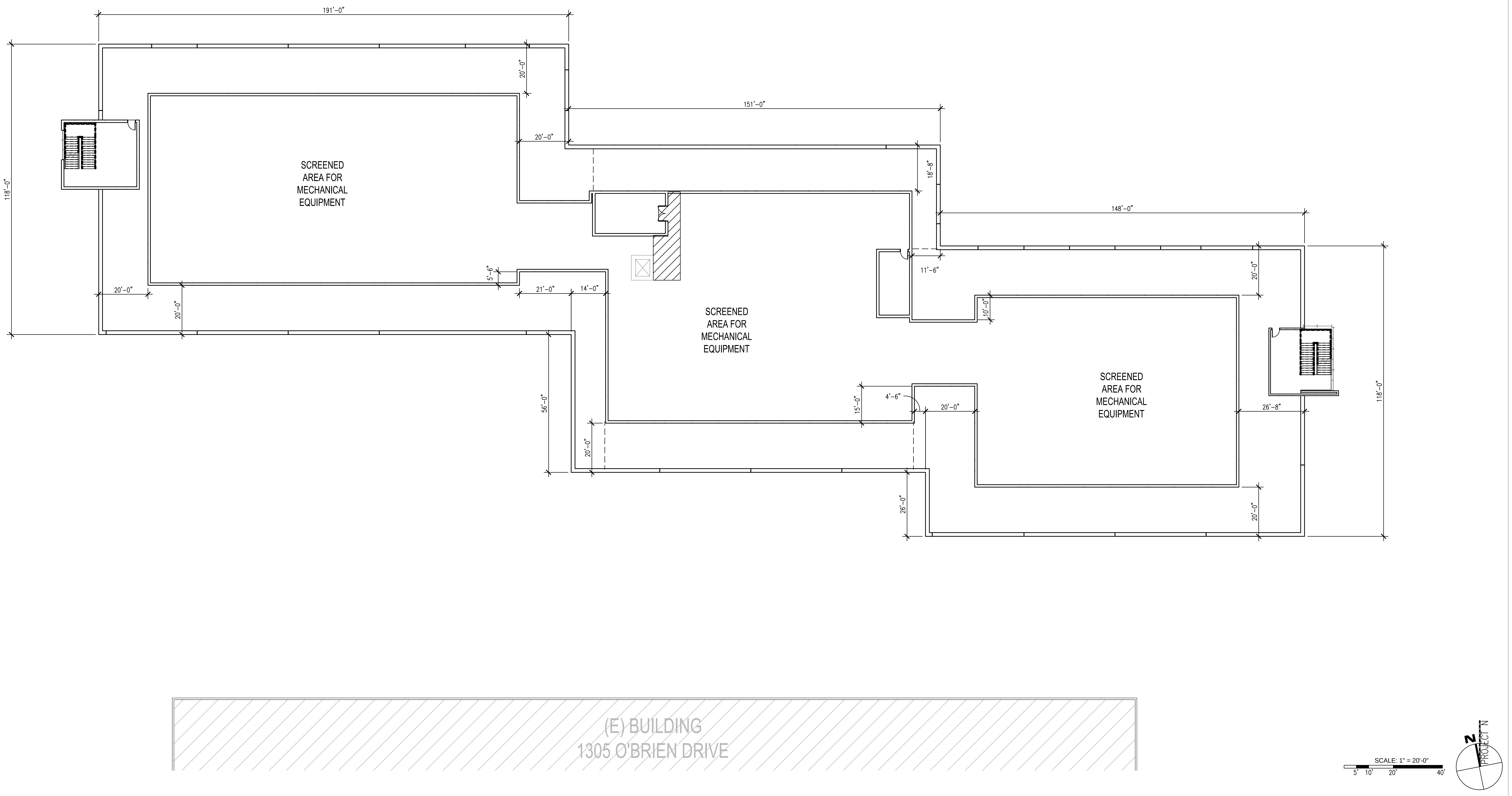




TARLTON

LOT 3 NORTH - 1350 ADAMS COURT

MENLO PARK, CA 94025

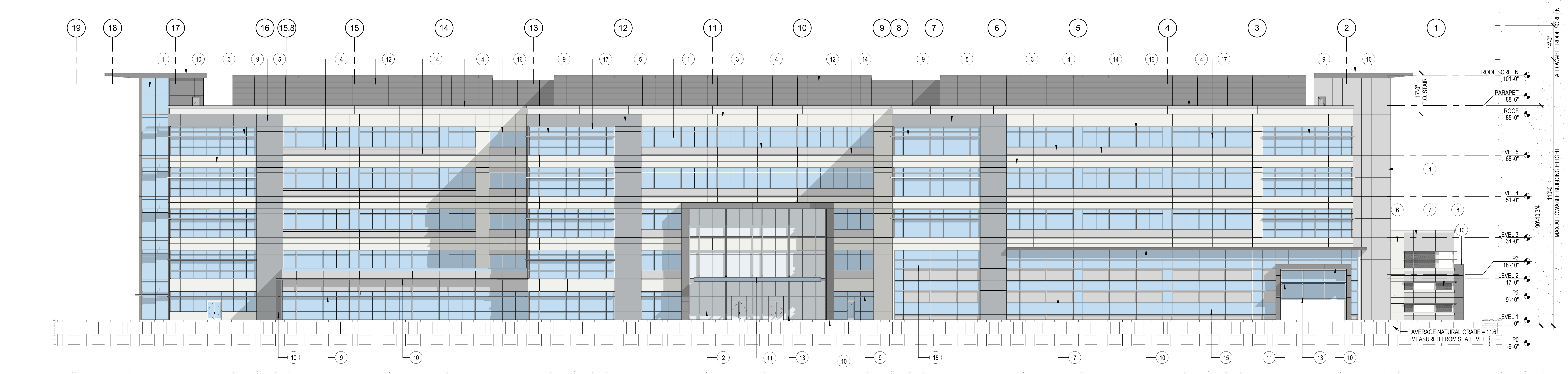
TARLTON
DES Project Number: 10019.006

ROOF PLAN

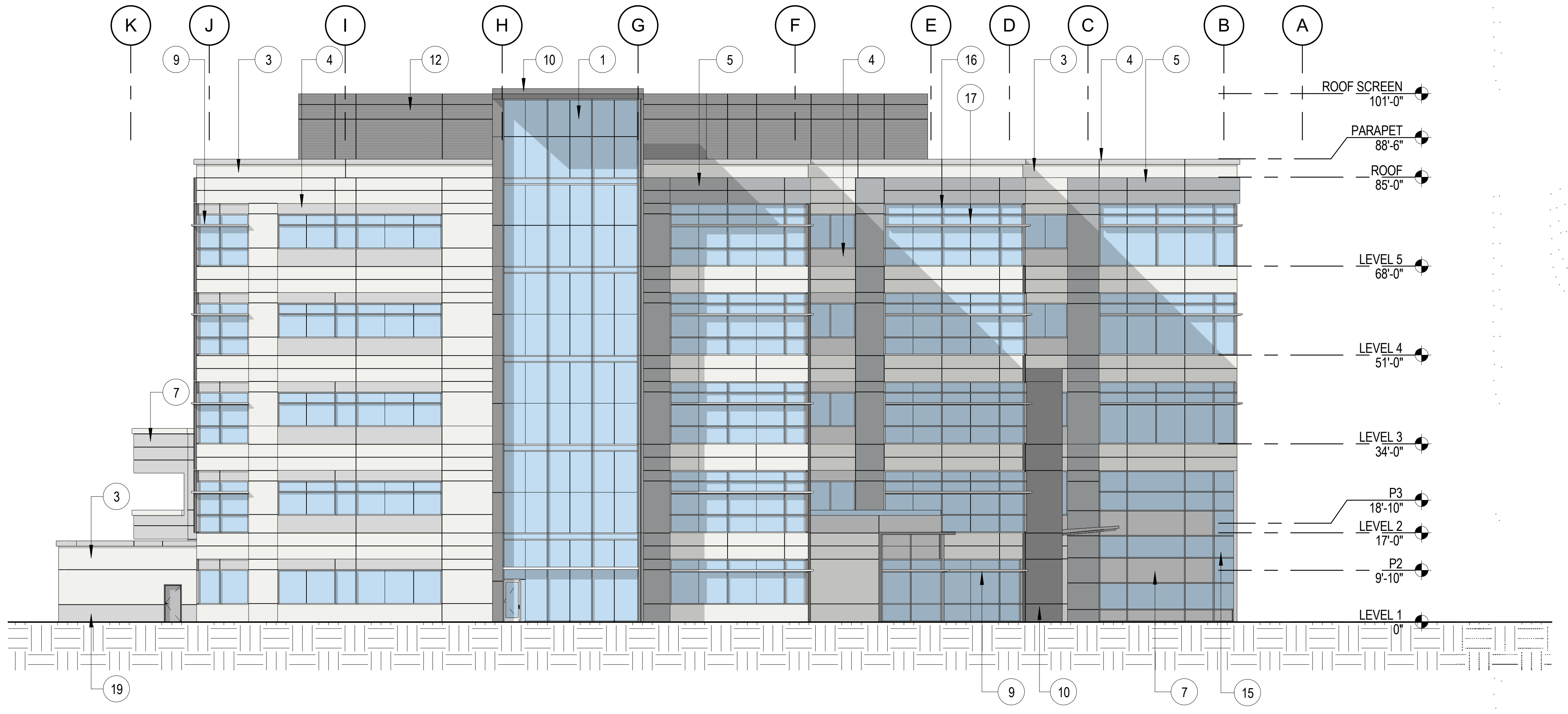
11-28-17
03-20-18

A18

DES
ARCHITECTS
ENGINEERS



1 NORTH ELEVATION
1" = 20'-0"



2 EAST ELEVATION
1" = 20'-0"

MATERIALS/ FINISHES

▨	GLASS (TYP) LOW-E, BLUE-TINTED DOUBLE GLAZED GLASS (BIRD SAFE GLASS) VITRO - z75 ON OPTIBLUE	▨	GLASS FIBER REINFORCED CONCRETE (GFRC)- (TYP) EGGSHELL MATCH BENJAMIN MOORE OC-25/855 CLOUD COVER
▨	GLASS (LOBBY) LOW-E, CLEAR GLASS (NON-BIRD SAFE GLASS) VITRO - SOLARBAN 70XL ON CLEAR	▨	GFRC (ACCENT) LIGHT GRAY MATCH BENJAMIN MOORE 1612 PELICAN GRAY
▨	PRE-FINISHED METAL PANELS (PAINTED METAL ROOF SCREEN TO MATCH) PPG - DURANAR XL PEWTER	▨	GFRC (ACCENT) MEDIUM GRAY MATCH BENJAMIN MOORE AF-700 STORM

1 LOW-E BLUE-TINTED DOUBLE-GLAZED STOREFRONTS OR CURTAIN WALLS WITH BIRD-SAFE FRIT
2 LOW-E, CLEAR, DOUBLE GLAZED CURTAIN WALLS AT LOBBY/ MAIN ENTRY. NON-BIRD SAFE GLASS
3 GLASS FIBER REINFORCED CONCRETE, TYPICAL EGGSHELL (MATCH BENJAMIN MOORE OC-25/855 CLOUD COVER)
4 GLASS FIBER REINFORCED CONCRETE, (ACCENT) LIGHT GRAY (MATCH BENJAMIN MOORE 1612 PELICAN GRAY)
5 GLASS FIBER REINFORCED CONCRETE, (ACCENT) MEDIUM GRAY (MATCH BENJAMIN MOORE AF-700 STORM)
6 PRE-CAST CONCRETE TO MATCH EGGSHELL GFRC FINISH COLOR
7 PRE-CAST CONCRETE TO MATCH LIGHT GRAY GFRC FINISH COLOR
8 PERFORATED METAL PANEL
9 PRE-FINISHED 18" DEEP METAL SUNSHADE
10 PRE-FINISHED METAL PANEL, PPG - DURANAR XL PEWTER
11 METAL-FRAMED GLASS CANOPY (FRITTED GLASS)
12 PAINTED METAL ROOF SCREEN STRUCTURE. MECHANICAL EQUIPMENT BEYOND
13 ACCENT ALUMINUM MULLIONS WITH 12" DEEP SNAP-ON CAPS. PRE-FINISHED TO MATCH TYPICAL MULLIONS.
14 ALUMINUM BREAK-SHAPES ON GFRC
15 LOW-E BLUE-TINTED DOUBLE-GLAZED STOREFRONTS OR CURTAIN WALL SYSTEMS MOUNTED ON PRE-CAST CONCRETE
16 ALUMINUM MULLIONS WITH 4" DEEP SNAP-ON CAPS, TYPICAL
17 BLIND-JOINTS, TYPICAL
19 TRASH ENCLOSURE/ SERVICE YARD FINISHES - REFER TO SHEET A25

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3/19/2018 4:34:42 PM

TARLTON

LOT 3 NORTH - 1350 ADAMS COURT

MENLO PARK, CA 94025

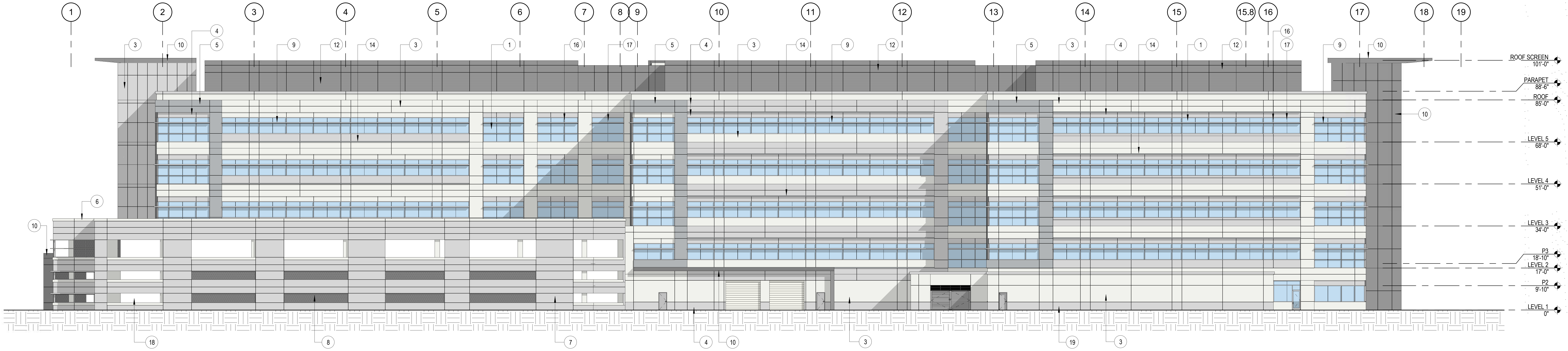
TARLTON
DES Project Number: 10019.006

BUILDING ELEVATIONS

11-28-17
03-20-18

A19

DES
ARCHITECTS
ENGINEERS

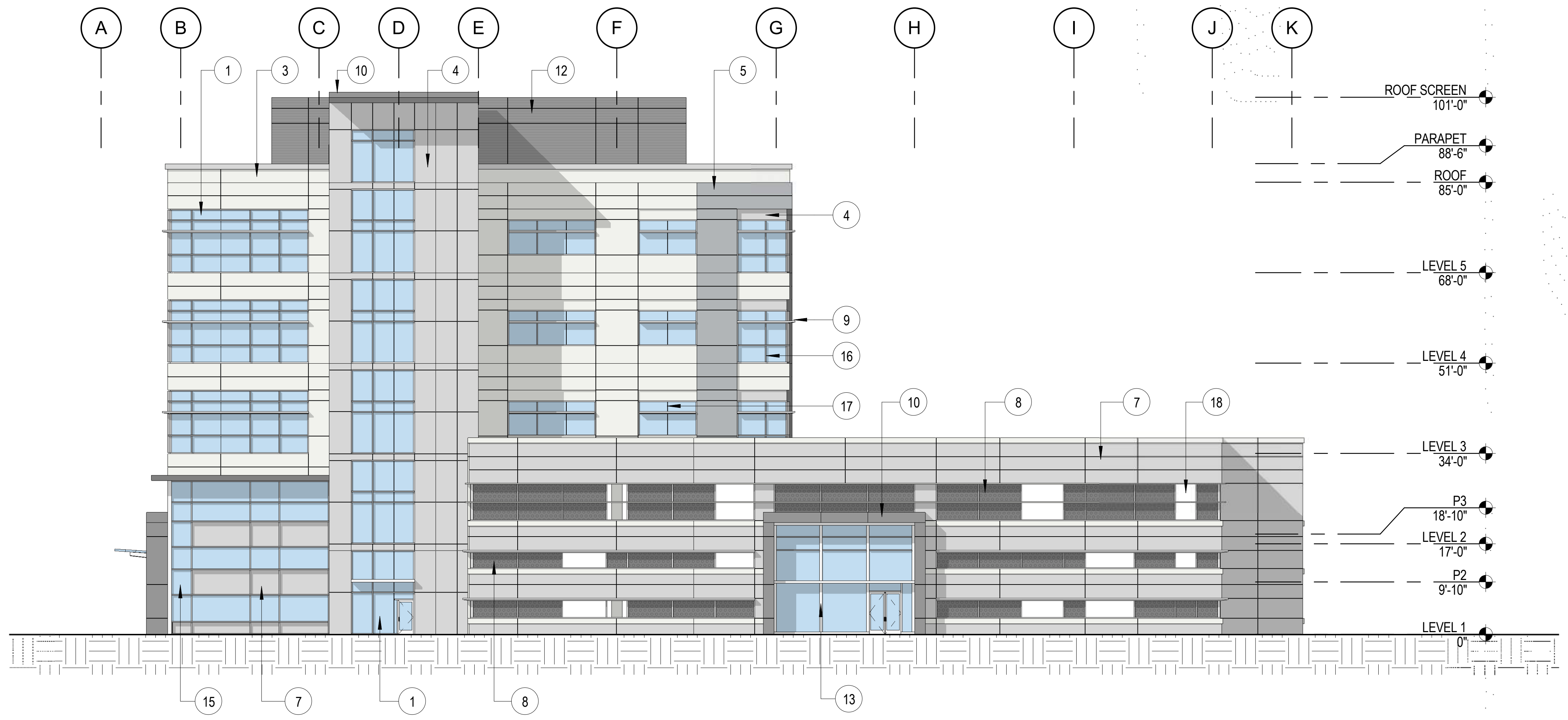


1 SOUTH ELEVATION
1" = 20'-0"

MATERIALS/ FINISHES

🟦 GLASS (TYP) LOW-E, BLUE-TINTED DOUBLE GLAZED GLASS (BIRD SAFE GLASS) VITRO - z75 ON OPTIBLUE	□ GLASS FIBER REINFORCED CONCRETE (GFRC)- (TYP) EGGSHELL MATCH BENJAMIN MOORE OC-25/855 CLOUD COVER
□ GLASS (LOBBY) LOW-E, CLEAR GLASS (NON-BIRD SAFE GLASS) VITRO - SOLARBAN 70XL ON CLEAR	▨ GFRC (ACCENT) LIGHT GRAY MATCH BENJAMIN MOORE 1612 PELICAN GRAY
■ PRE-FINISHED METAL PANELS (PAINTED METAL ROOF SCREEN TO MATCH) PPG - DURANAR XL PEWTER	▨ GFRC (ACCENT) MEDIUM GRAY MATCH BENJAMIN MOORE AF-700 STORM

1 LOW-E BLUE-TINTED DOUBLE-GLAZED STOREFRONTS OR CURTAIN WALLS WITH BIRD-SAFE FRIT
3 GLASS FIBER REINFORCED CONCRETE, TYPICAL EGGSHELL (MATCH BENJAMIN MOORE OC-25/855 CLOUD COVER)
4 GLASS FIBER REINFORCED CONCRETE, (ACCENT) LIGHT GRAY (MATCH BENJAMIN MOORE 1612 PELICAN GRAY)
5 GLASS FIBER REINFORCED CONCRETE, (ACCENT) MEDIUM GRAY (MATCH BENJAMIN MOORE AF-700 STORM)
6 PRE-CAST CONCRETE TO MATCH EGGSHELL GFRC FINISH COLOR
7 PRE-CAST CONCRETE TO MATCH LIGHT GRAY GFRC FINISH COLOR
8 PERFORATED METAL PANEL
9 PRE-FINISHED 18" DEEP METAL SUNSHADE
10 PRE-FINISHED METAL PANEL, PPG - DURANAR XL PEWTER
12 PAINTED METAL ROOF SCREEN STRUCTURE. MECHANICAL EQUIPMENT BEYOND
13 ACCENT ALUMINUM MULLIONS WITH 12" DEEP SNAP-ON CAPS. PRE-FINISHED TO MATCH TYPICAL MULLIONS.
14 ALUMINUM BREAK-SHAPES ON GFRC
15 LOW-E BLUE-TINTED DOUBLE-GLAZED STOREFRONTS OR CURTAIN WALL SYSTEMS MOUNTED ON PRE-CAST CONCRETE
16 ALUMINUM MULLIONS WITH 4" DEEP SNAP-ON CAPS, TYPICAL
17 BLIND-JOINTS, TYPICAL
18 OPENING AT CONCRETE GARAGE WALLS
19 TRASH ENCLOSURE/ SERVICE YARD FINISHES - REFER TO SHEET A25



2 WEST ELEVATION
1" = 20'-0"

3/19/2018 4:35:28 PM C:\RevitProjects\10019006_A_1350AdamsCourt_Central_jGardenhire.rvt

TARLTON

LOT 3 NORTH - 1350 ADAMS COURT
MENLO PARK, CA 94025

TARLTON
DES Project Number: 10019.006

BUILDING ELEVATIONS
11-28-17
03-20-18

A20

DES
ARCHITECTS
ENGINEERS

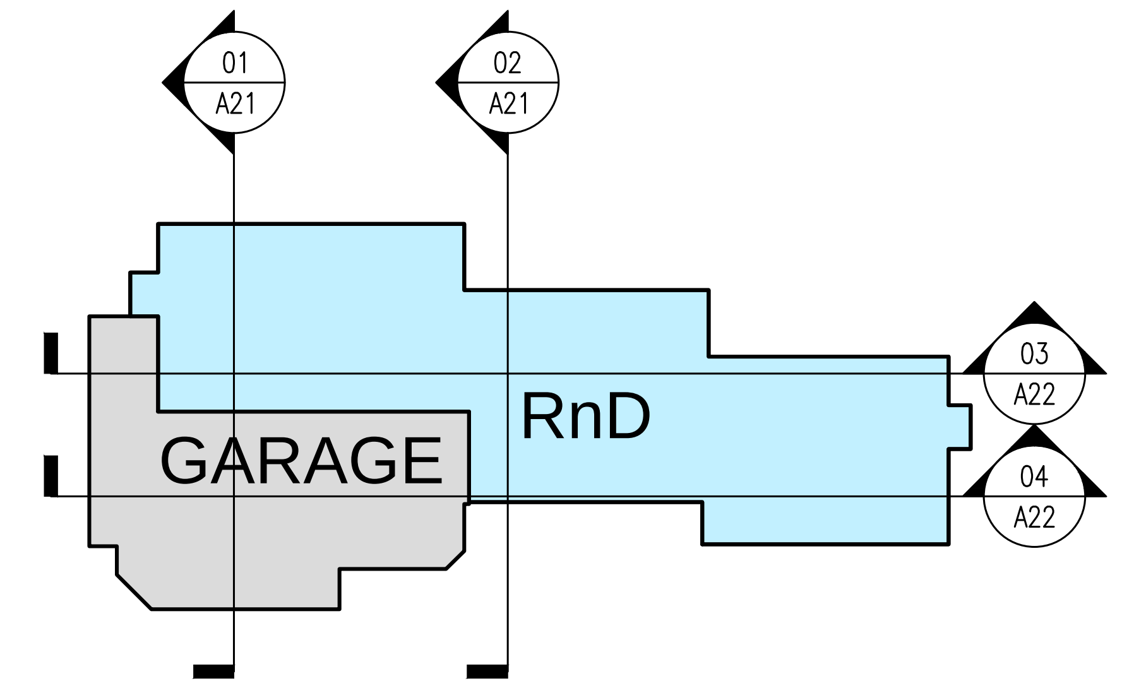
KEY NOTES

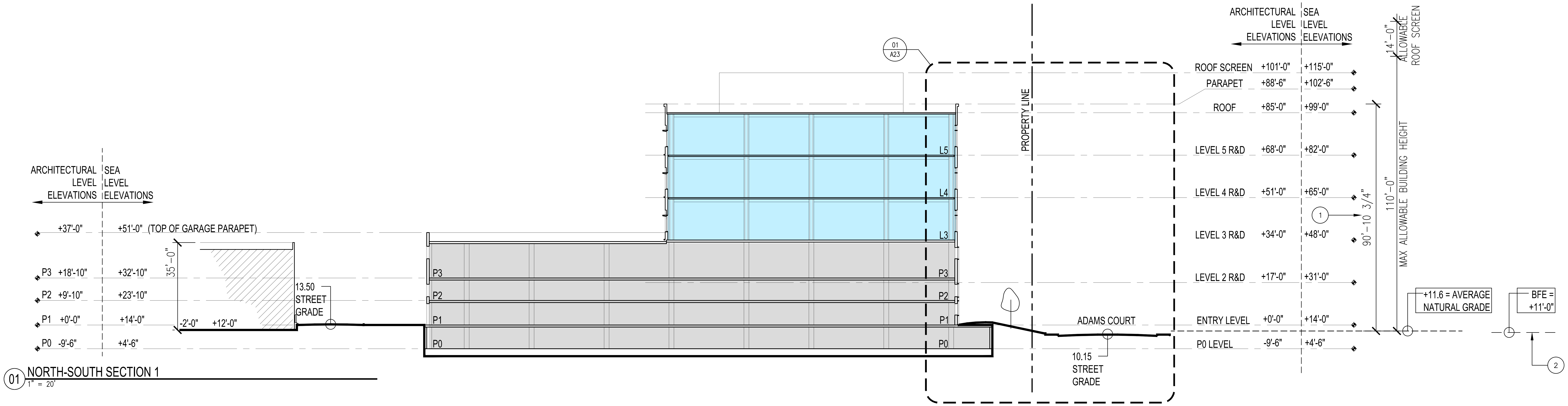
① MAX BUILDING HEIGHT REQUIREMENT FOR LS ZONING = 110'
MAX PROPOSED BUILDING HEIGHT, LOT 3 NORTH = 90.9'
(MEASURED FROM EXISTING AVERAGE NATURAL GRADE = 11.6'
PARAPET HEIGHT ABOVE SEA LEVEL =102.5'
102.5' - 11.6' = 90.9')

② BASE FLOOD ELEVATION (BFE) = +11'-0"
LS ZONING REQUIREMENT: ENTRY FLOOR LEVEL = BFE + 2'-0" = (11'-0" + 2'-0")
ENTRY FLOOR LEVEL = 13'-0" MIN. REQUIRED
PROVIDED FIRST FLOOR FINISH ELEVATION = 14'-0"

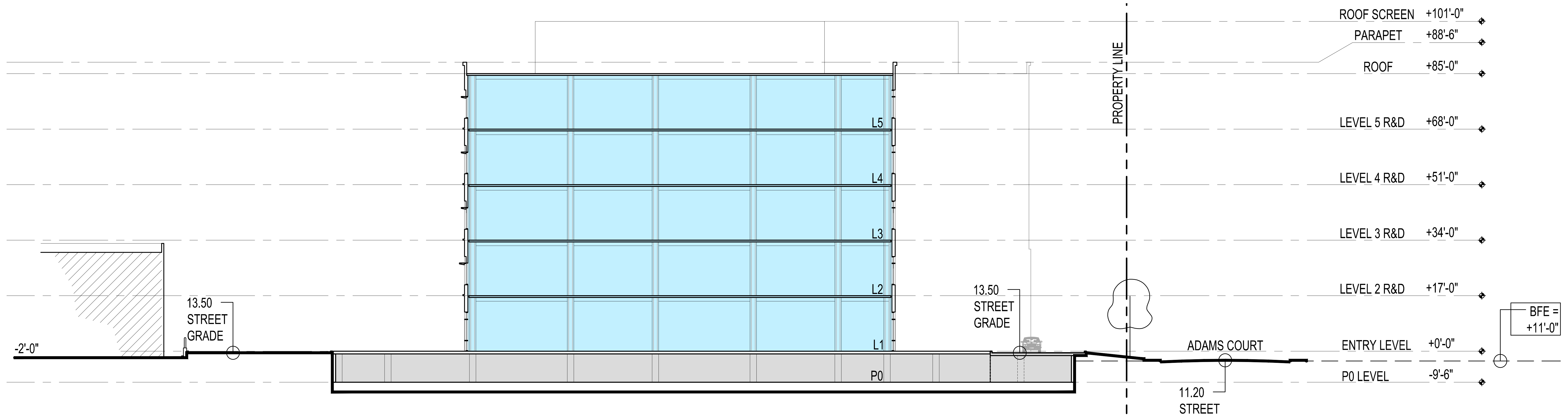
③ SEE SHEET G1 FOR AVERAGE BUILDING HEIGHT CALCULATION

KEY PLAN





01 NORTH-SOUTH SECTION 1
1" = 20'



02 NORTH-SOUTH SECTION 2
1" = 20'

SCALE: 1" = 20'
10' 20' 40' 60'

TARLTON

LOT 3 NORTH - 1350 ADAMS COURT

MENLO PARK, CA 94025

TARLTON
DES Project Number: 10019.006

NORTH-SOUTH BUILDING SECTIONS
03-20-18

A21

DES
ARCHITECTS
ENGINEERS

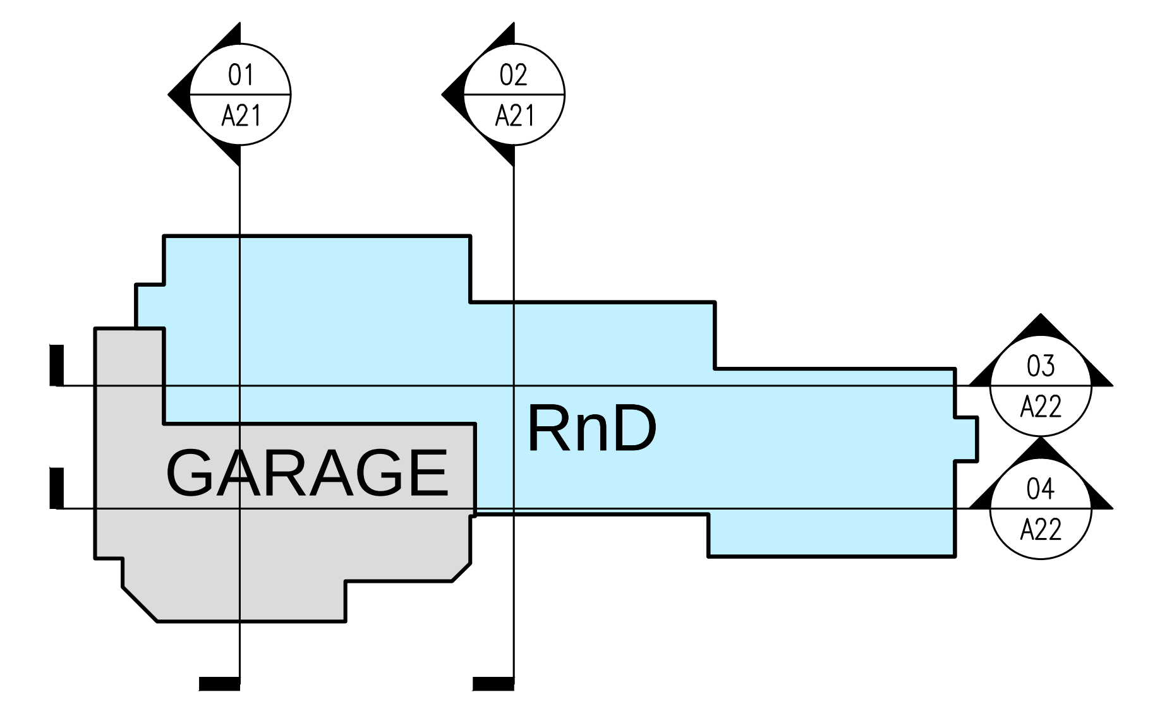
KEY NOTES

1. MAX BUILDING HEIGHT REQUIREMENT FOR LS ZONING = 110'
MAX PROPOSED BUILDING HEIGHT, LOT 3 NORTH = 90.9'
(MEASURED FROM EXISTING AVERAGE NATURAL GRADE = 11.6'
PARAPET HEIGHT ABOVE SEA LEVEL =102.5'
102.5' - 11.6' = 90.9')

2. BASE FLOOD ELEVATION (BFE) = +11'-0"
LS ZONING REQUIREMENT: ENTRY FLOOR LEVEL = BFE + 2'-0" = (11'-0" + 2'-0")
ENTRY FLOOR LEVEL = 13'-0" MIN. REQUIRED
PROVIDED FIRST FLOOR FINISH ELEVATION = 14'-0"

3. SEE SHEET G1 FOR AVERAGE HEIGHT CALCULATION

KEY PLAN



03 EAST-WEST SECTION 1
1" = 20'

04 EAST-WEST SECTION 2
1" = 20'

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TARLTON

LOT 3 NORTH - 1350 ADAMS COURT

MENLO PARK, CA 94025

TARLTON
DES Project Number: 10019.006

EAST-WEST BUILDING SECTIONS
03-20-18

A22

DES
ARCHITECTS
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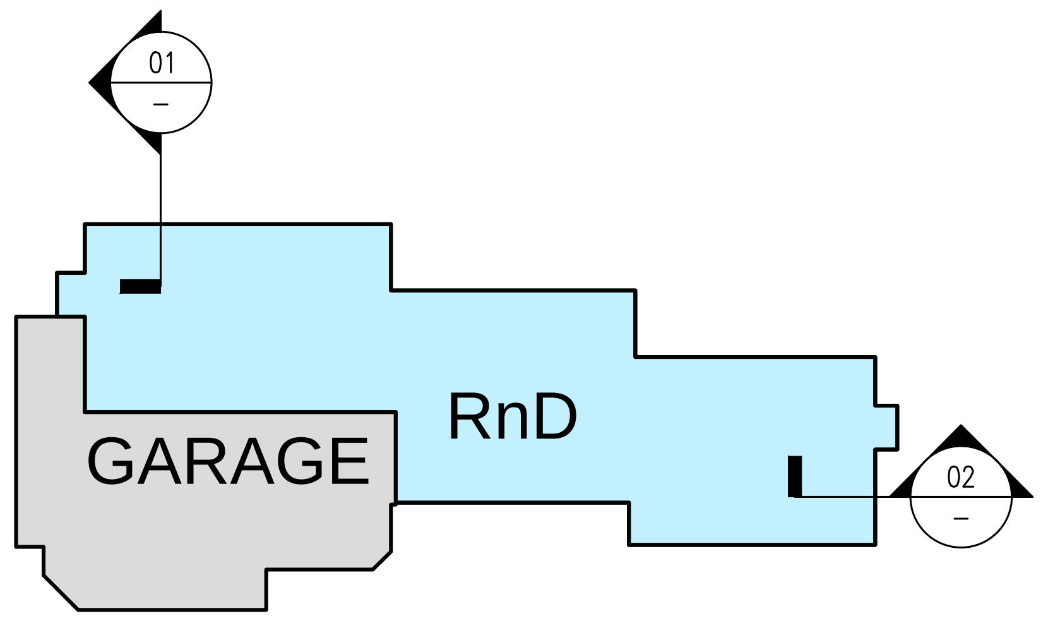
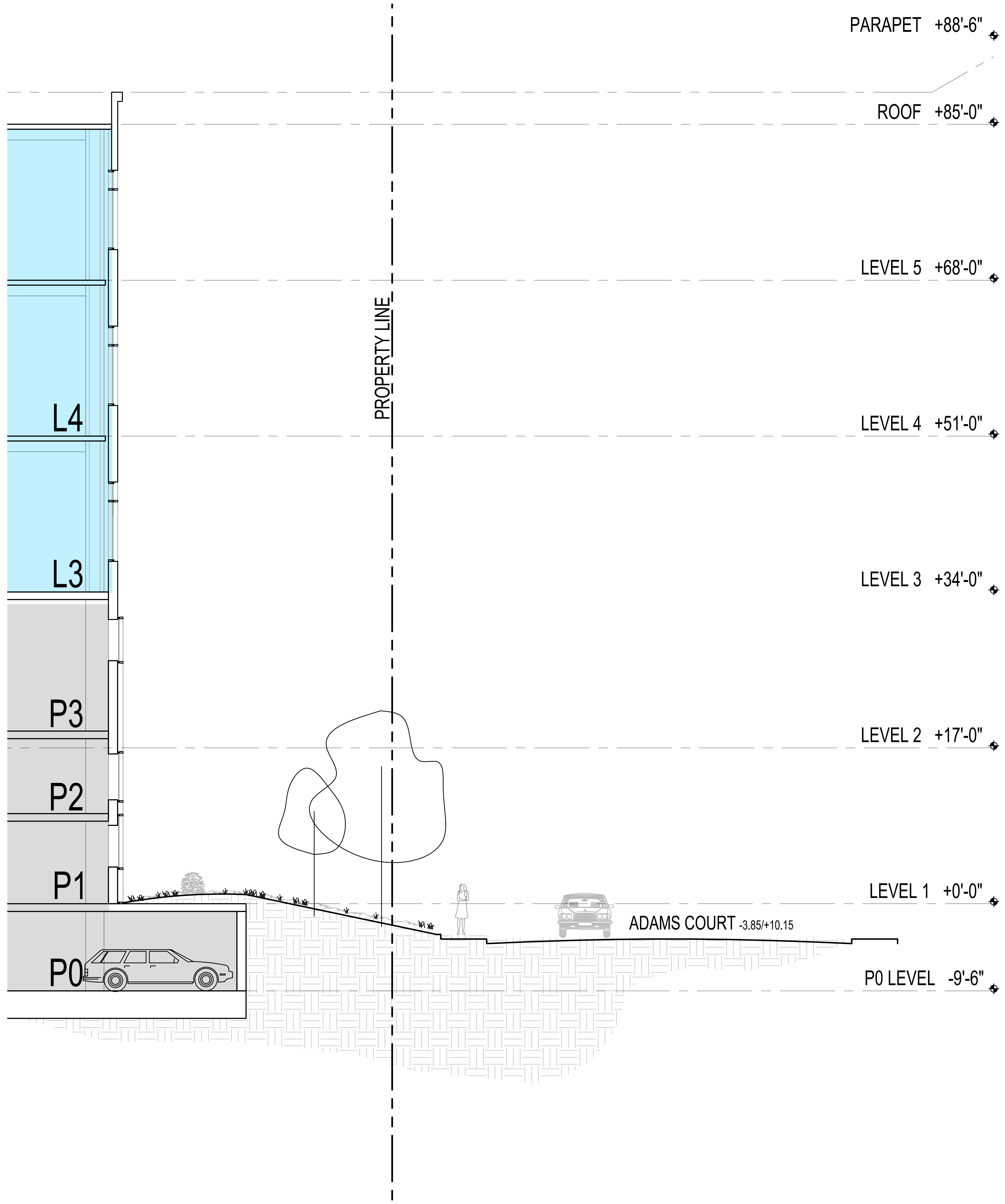
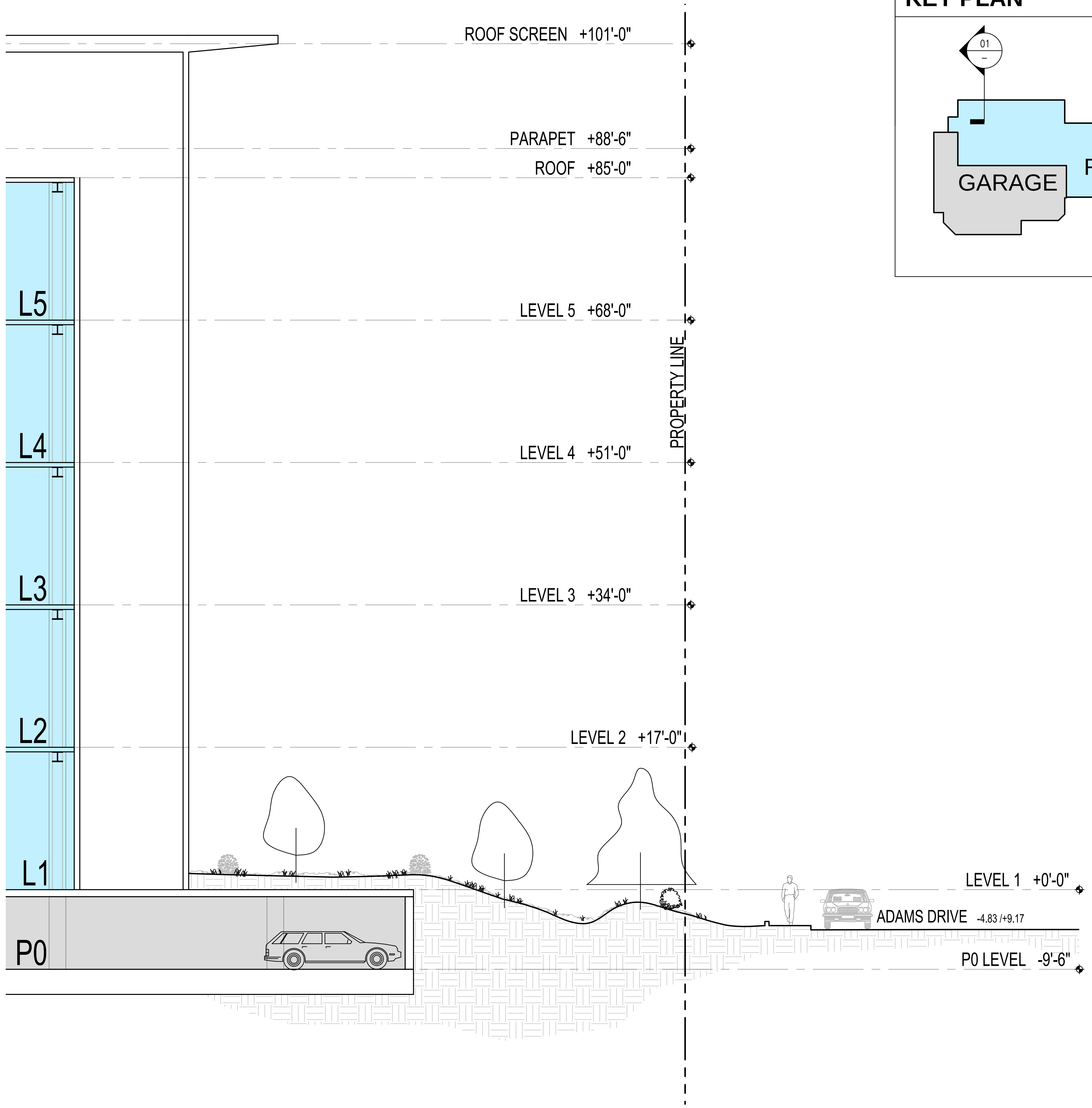
KEY PLAN





01 ENLARGED BUILDING SECTION AT NORTHWEST
1/8" = 1'-0"



02 ENLARGED BUILDING SECTION AT EAST
1/8" = 1'-0"

SCALE: 1/8" = 1'-0"
1' 4' 8' 16' 32'

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LOT 3 NORTH - 1350 ADAMS COURT

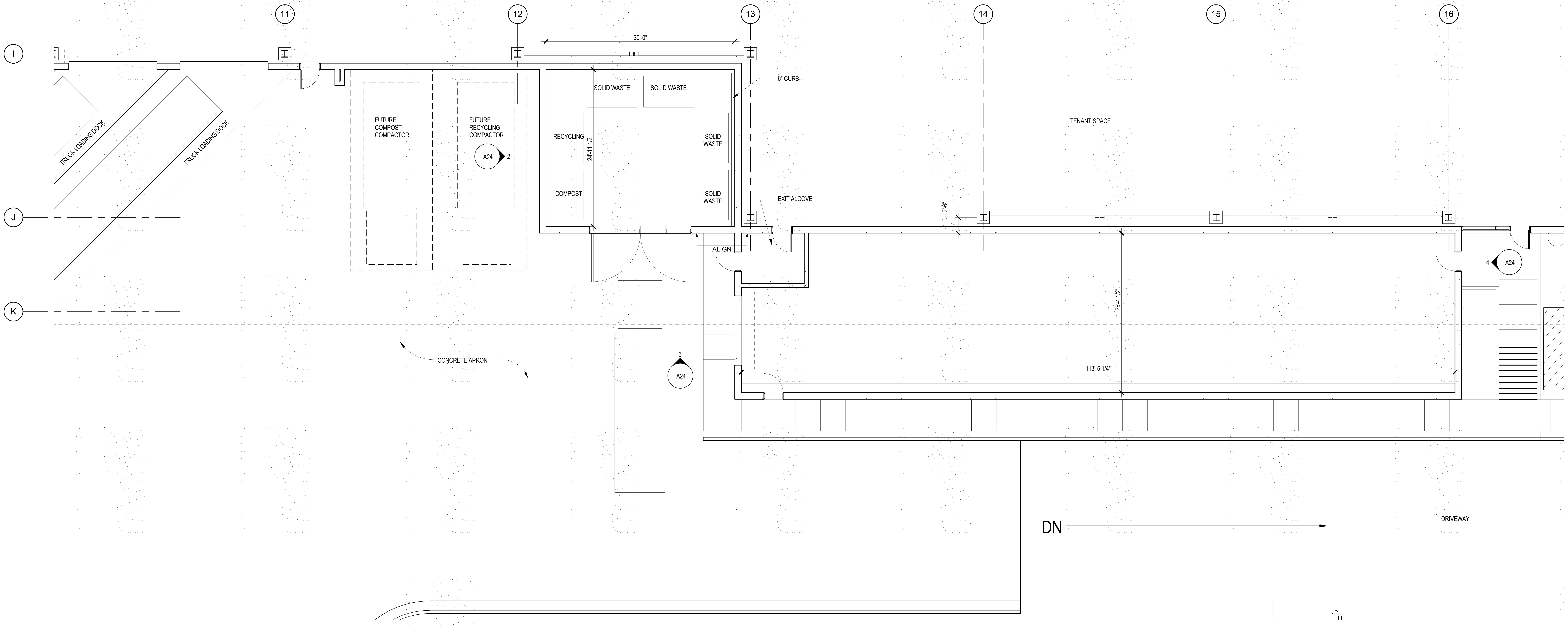
MENLO PARK, CA 94025

TARLTON
DES Project Number: 10019.006

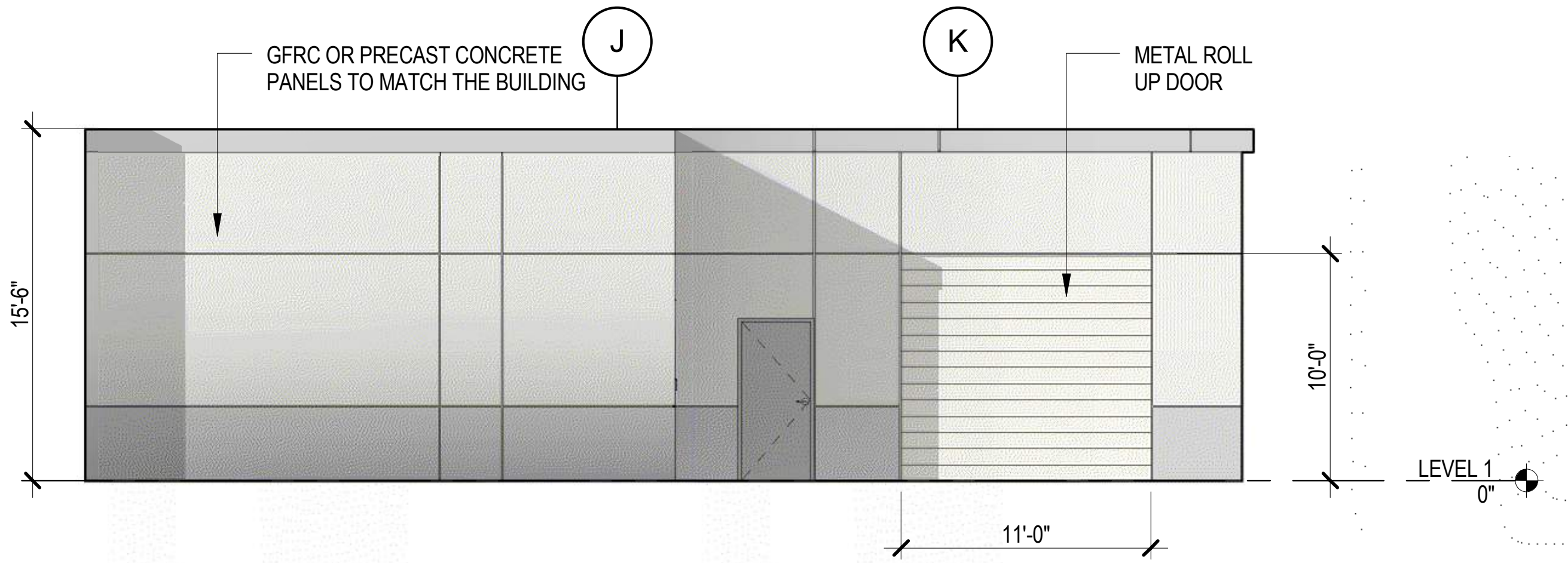
ENLARGED BUILDING SECTIONS
03-20-18

A23

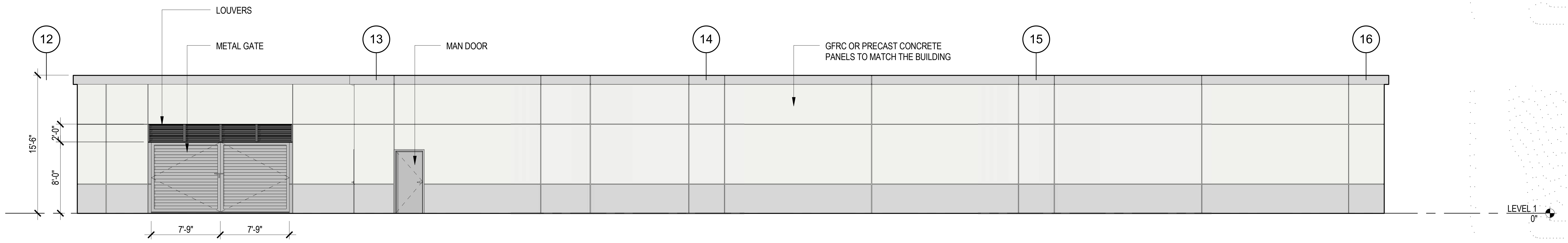
DES
ARCHITECTS
ENGINEERS



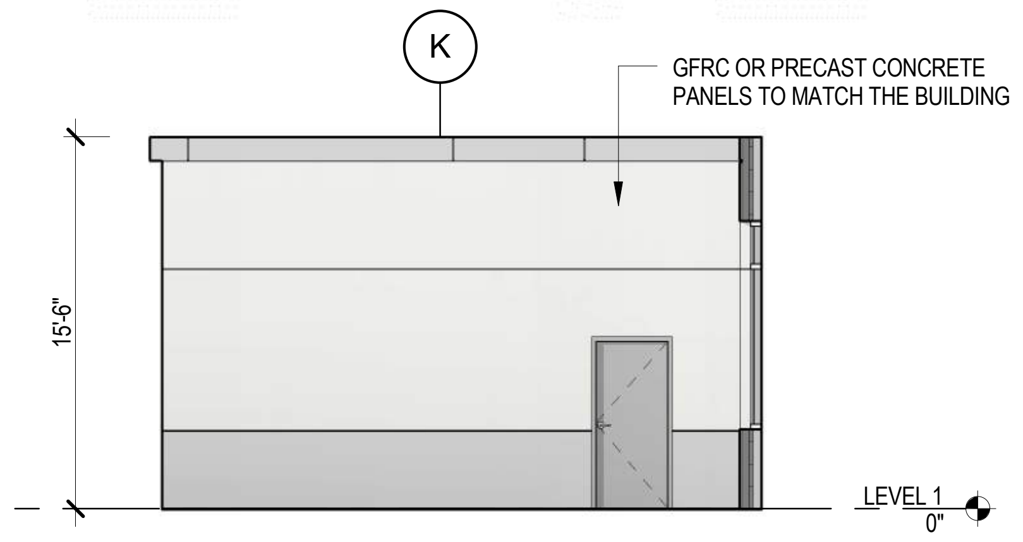
① ENLARGED TRASH ENCLOSURE AND SERVICE YARD PLAN
1/8" = 1'-0"



② WEST ELEVATION
1/8" = 1'-0"



③ SOUTH ELEVATION
1/8" = 1'-0"



④ EAST ELEVATION
1/8" = 1'-0"

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TARLTON

LOT 3 NORTH - 1350 ADAMS COURT

MENLO PARK, CA 94025

TRASH ENCLOSURE ELEVATIONS

03-20-18

A24

DES
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ENGINEERS

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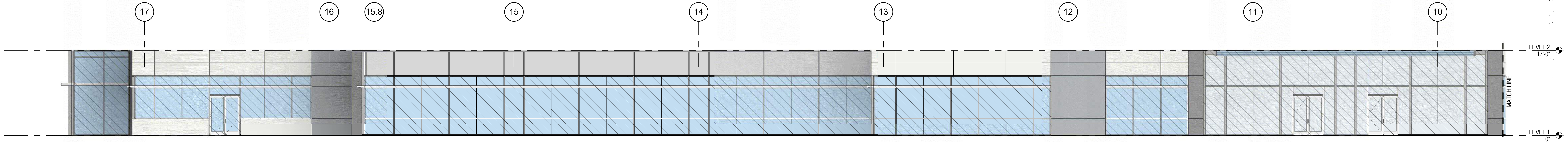
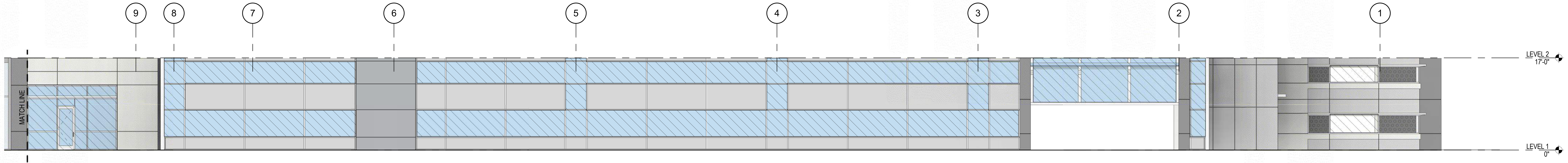
DES Project Number: 10019.006



GLAZING AREA= 3308.3 SF
TOTAL AREA= 4863.9 SF

1 TRANSPARENCY CALCULATION - NORTH ELEVATION A

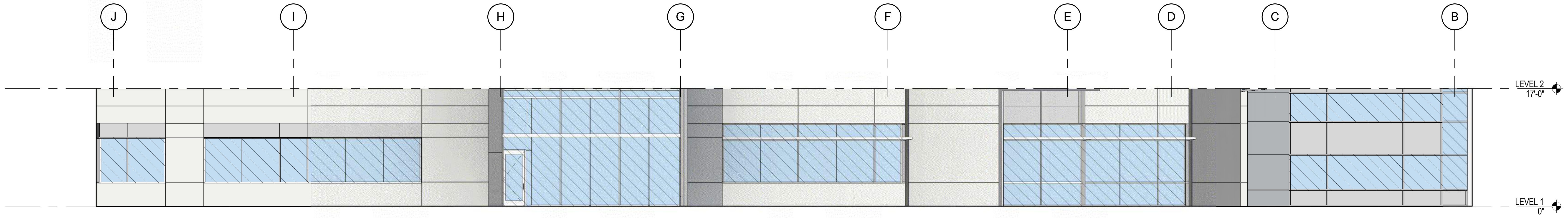
1" = 10'-0"



GLAZING AREA = 1888.3 SF
TOTAL AREA= 4424.3 SF

2 TRANSPARENCY CALCULATION - NORTH ELEVATION B

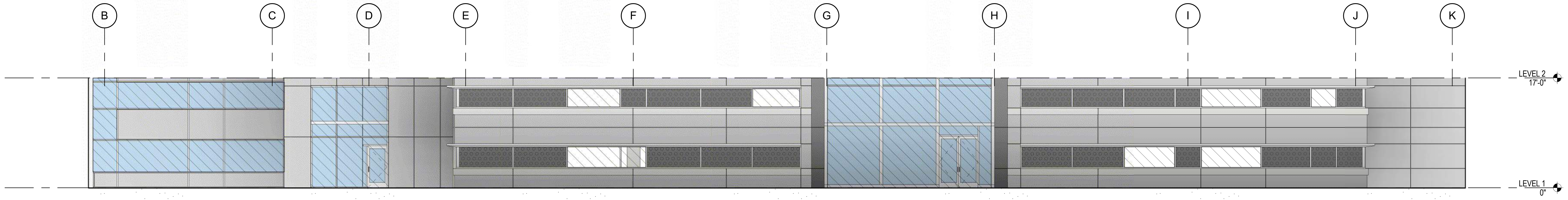
1" = 10'-0"



GLAZING AREA= 1512.8 SF
TOTAL AREA= 3383.6 SF

3 TRANSPARENCY CALCULATION - EAST ELEVATION

1" = 10'-0"



GLAZING AREA= 1086.7 SF
TOTAL AREA= 3629.5 SF

4 TRANSPARENCY CALCULATION - WEST ELEVATION

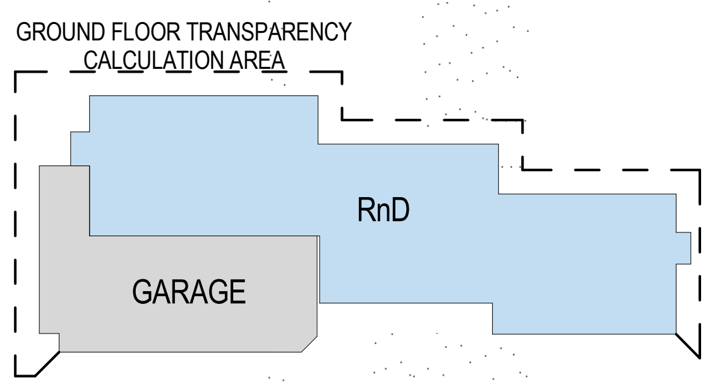
1" = 10'-0"

GROUND FLOOR TRANSPARENCY CALCULATION

LEVEL 1 GLAZING TOTAL = 7,796.1 SF
LEVEL 1 TOTAL AREA = 16,301 SF

GROUND FLOOR TRANSPARENCY = 47.8%
LS ZONING REQUIREMENT = 40% MIN

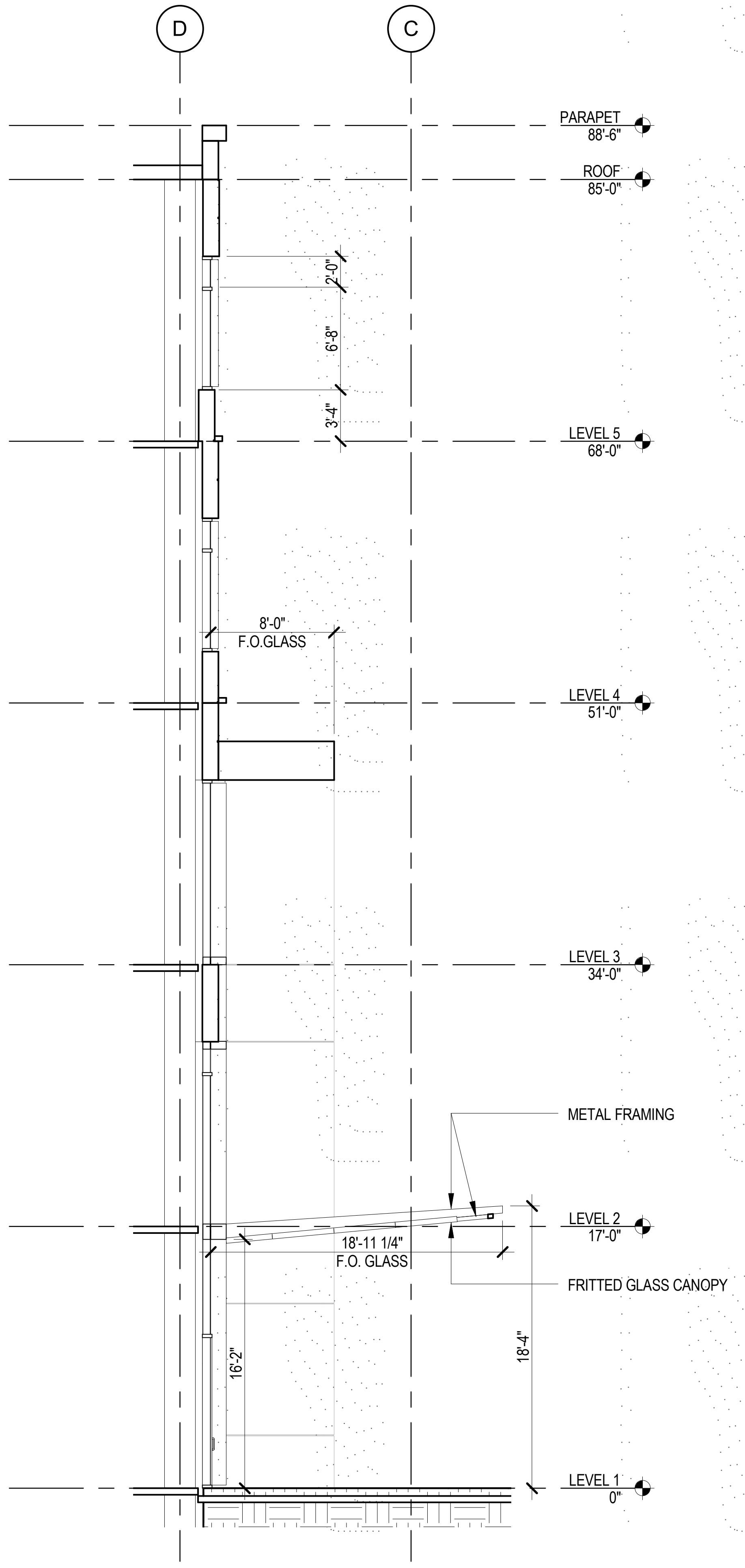
NOTE: SOUTH FACADE NOT INCLUDED IN TRANSPARENCY CALCULATION AS BACK OF HOUSE AREA.



BIRD SAFE GLASS CALCULATION

NOTE: SEE ELEVATION SHEETS A19 - A20 FOR LOCATION OF NON-BIRD SAFE GLASS (LOW-E CLEAR DOUBLE GLASS VITRO SOLARBAN 70XL ON CLEAR. SEE LEGEND)

NORTH GLAZING TOTAL =	23,614 SF (20,821 Bird Safe + 2,793 Non-Bird Safe)
EAST GLAZING TOTAL =	9,186 SF (All Bird Safe)
SOUTH GLAZING TOTAL =	2,382 SF (All Bird Safe)
WEST GLAZING TOTAL =	3,874 SF (All Bird Safe)
GLAZING TOTAL =	49,397.5 SF
Non-Bird Safe TOTAL =	2,793 SF = **5.65%**
LS ZONING REQUIREMENT =	10% MAX



5 ENTRY CANOPY

1/8" = 1'-0"

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TARLTON

LOT 3 NORTH - 1350 ADAMS COURT

MENLO PARK, CA 94025

ELEVATION DIAGRAMS

03-20-18

A25

DES
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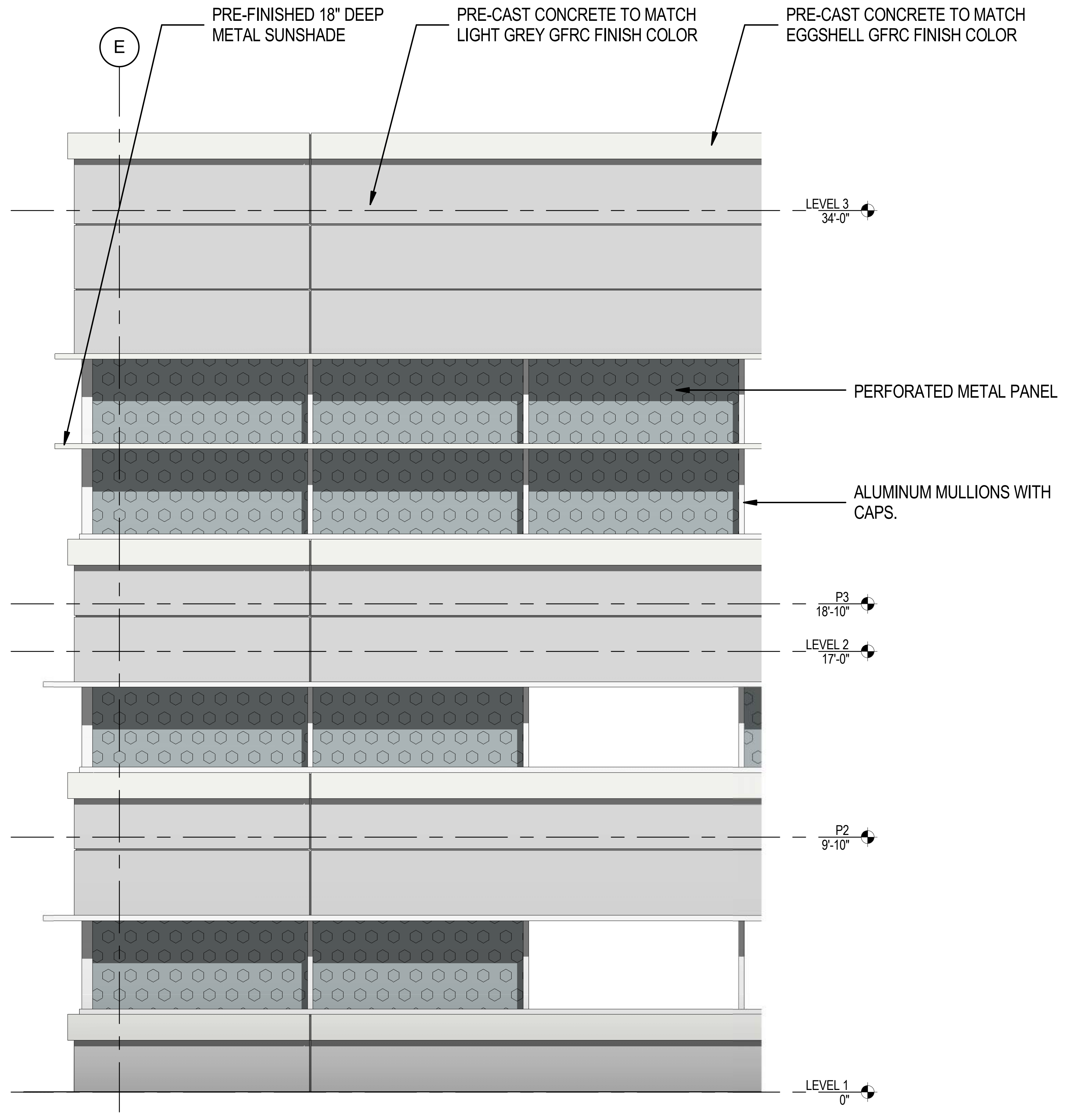
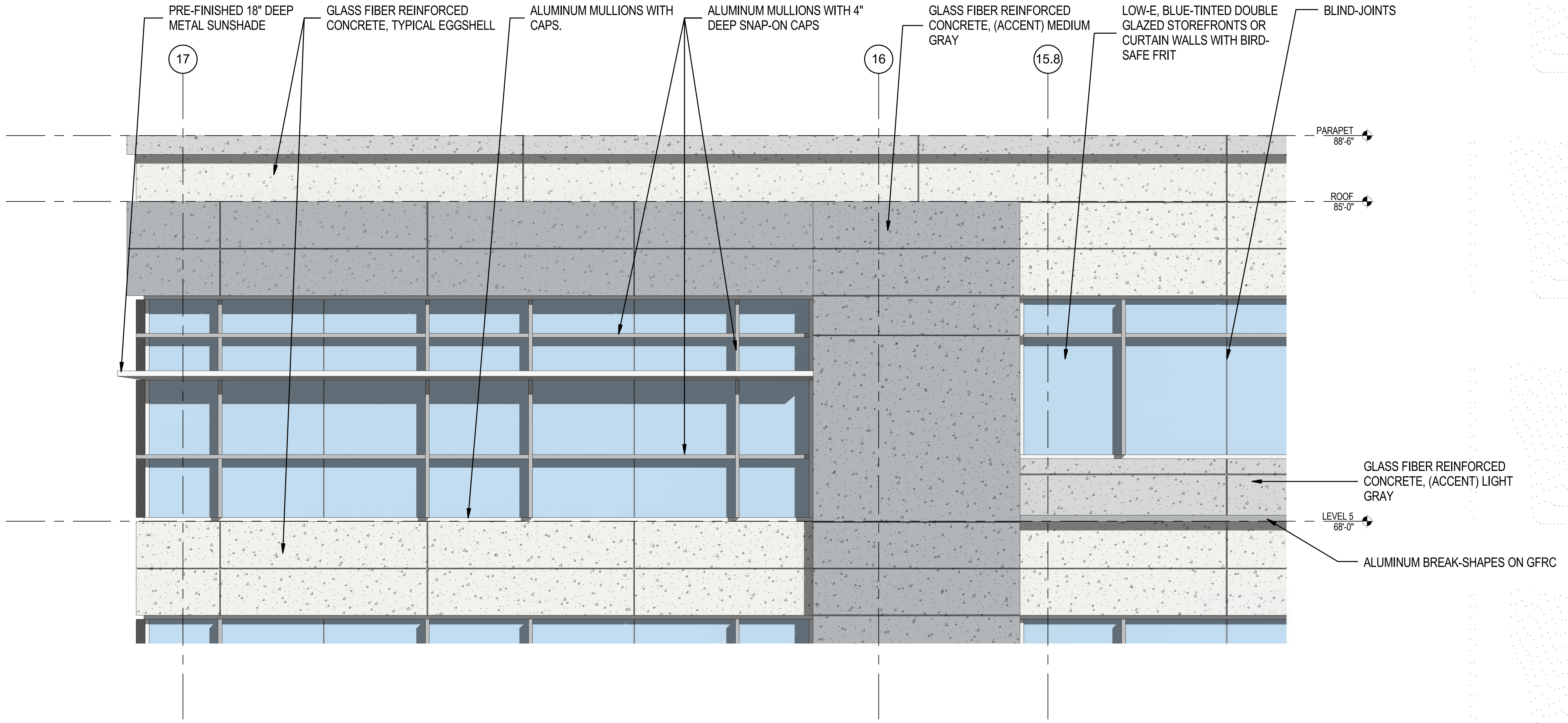
DES Project Number: 10019.006



2 ENLARGED ELEVATION - GARAGE (WEST SIDE)

1/4" = 1'-0"



1 ENLARGED ELEVATION @ TYPICAL BUILDING CORNER

1/4" = 1'-0"

TARLTON

LOT 3 NORTH - 1350 ADAMS COURT

MENLO PARK, CA 94025

TARLTON

DES Project Number: 10019.006

ENLARGED ELEVATIONS

03-20-18

A26

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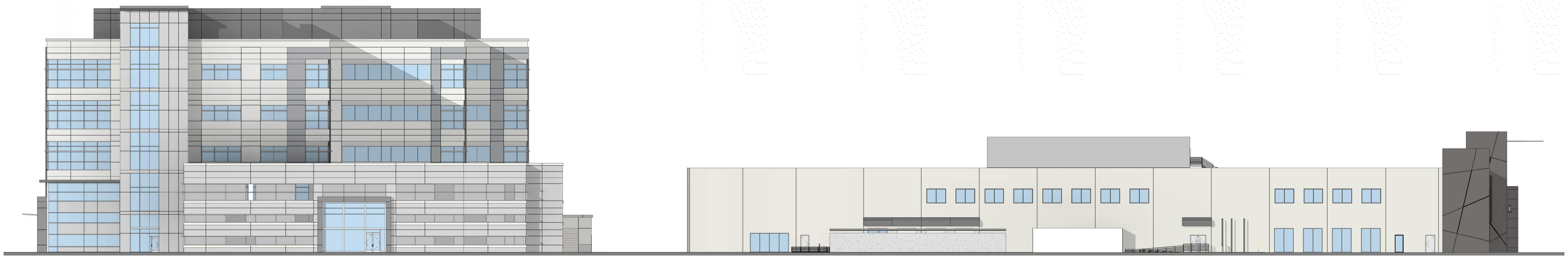
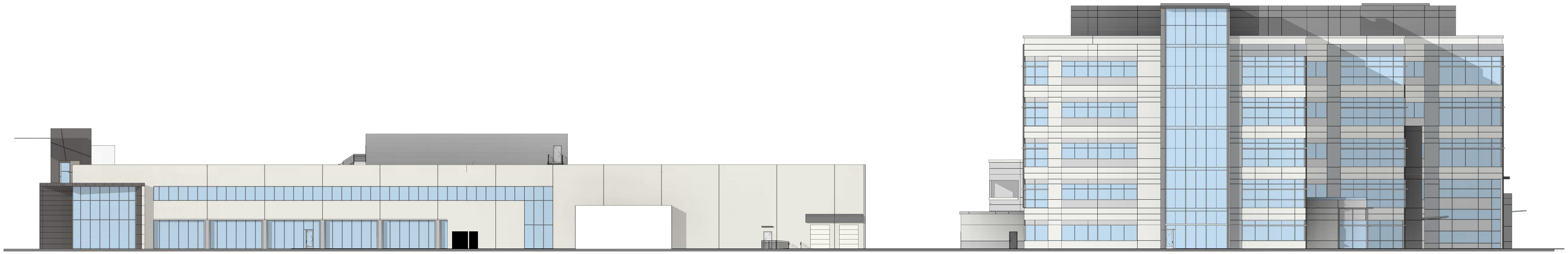


① WESTSIDE ELEVATION
1" = 20'-0"



② ADAMS DRIVE STREET ELEVATION
1" = 20'-0"

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TARLTON

LOT 3 NORTH - 1350 ADAMS COURT

MENLO PARK, CA 94025

TARLTON

DES Project Number: 10019.006

STREETSCAPE ELEVATIONS

03-20-18

A27

DES
ARCHITECTS
ENGINEERS

Mar 20, 2018 – 8:43am JGardenhire P:\Tarlton\MenloBP\273000\MBP-B3\10019006\Dwg\Arch\Planning\AR1andAR2-NorthEastRender.dwg

TARLTON

LOT 3 NORTH - 1350 ADAMS COURT

MENLO PARK, CA 94025

TARLTON
DES Project Number: 10019.006

RENDERING - VIEW FROM ADAMS DRIVE/
ADAMS COURT INTERSECTION

11-28-17
03-20-18

AR1

DES
ARCHITECTS
ENGINEERS

TARLTON

LOT 3 NORTH - 1350 ADAMS COURT

MENLO PARK, CA 94025

TARLTON
DES Project Number: 10019.006

RENDERING - VIEW FROM ADAMS DRIVE/ ADAMS COURT
INTERSECTION (EXISTING TREES SHOWN)

11-28-17
03-20-18

AR2

DES
ARCHITECTS
ENGINEERS

Mar 20, 2018 – 8:42am JGardenhire P:\Tarlton\MenloBP\273000\MBP-B3\10019006\Dwg\Arch\Planning\AR1andAR2-NorthEastRender.dwg

Mar 20, 2018 – 8:41am JGardenhire P:\Tarlton\MenloBP\273000\MBP-B3\10019006\Dwg\Arch\Planning\AR3-FrontEntry.dwg

TARLTON

LOT 3 NORTH - 1350 ADAMS COURT

MENLO PARK, CA 94025

TARLTON

DES Project Number: 10019.006

RENDERING - VIEW FROM ADAMS COURT/ BUILDING ENTRY

11-28-17
03-20-18

AR3

DES
ARCHITECTS
ENGINEERS

TARLTON

LOT 3 NORTH - 1350 ADAMS COURT

MENLO PARK, CA 94025

RENDERING - VIEW FROM ADAMS COURT
(NORTH AND WEST SIDE OF BUILDING AND GARAGE)

11-28-17
03-20-18

AR4

DES
ARCHITECTS
ENGINEERS

TARLTON
DES Project Number: 10019.006

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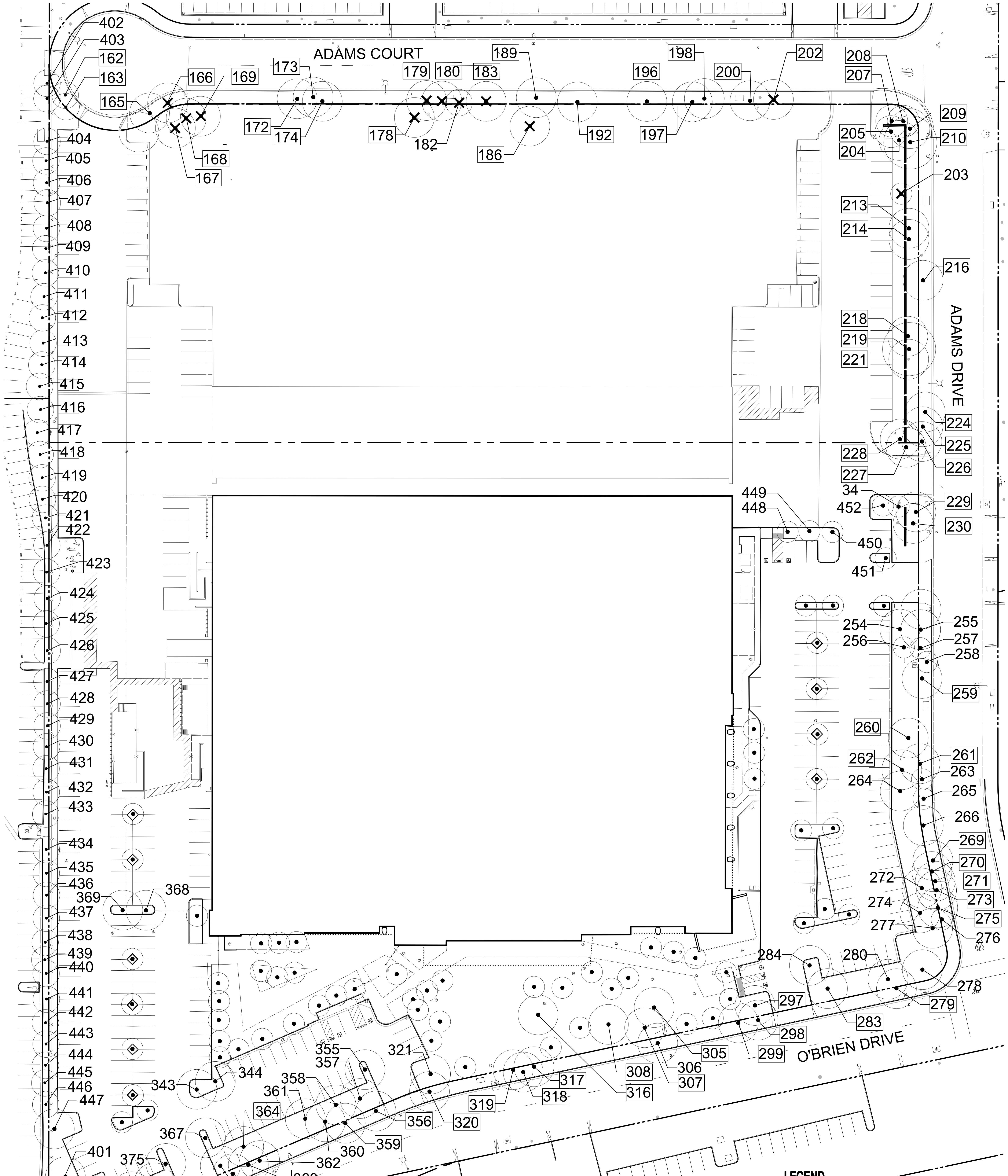
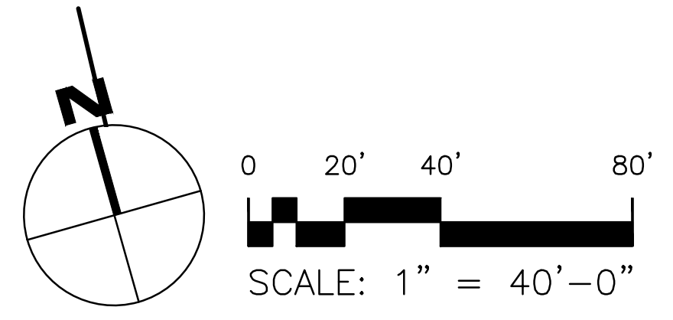


TREE LIST (PER ARBORIST'S REPORT):

NO.	BOTANICAL NAME	COMMON NAME	HERITAGE TREE	STATUS
34	Pinus canariensis	Canary Island Pine	No	TR
162	Pinus halapensis	Aleppo Pine	Yes	TR
163	Pinus halapensis	Aleppo Pine	Yes	TR
164	Pyrus c. 'Bradford'	Bradford Pear	Yes	R
165	Pyrus c. 'Bradford'	Bradford Pear	Yes	TR
166	Pyrus c. 'Bradford'	Bradford Pear	Yes	TBR
167	Pinus canariensis	Canary Island Pine	Yes	TBR
168	Pinus canariensis	Canary Island Pine	Yes	TBR
169	Pinus canariensis	Canary Island Pine	Yes	TBR
170	Pyrus c. 'Bradford'	Bradford Pear	Yes	R
171	Pinus halapensis	Aleppo Pine	Yes	R
172	Pinus canariensis	Canary Island Pine	Yes	TR
173	Pinus canariensis	Canary Island Pine	Yes	TR
174	Pinus canariensis	Canary Island Pine	Yes	TR
176	Geijera parvifolia	Australian Willow	Yes	R
178	Pinus halapensis	Aleppo Pine	Yes	TBR
179	Pinus halapensis	Aleppo Pine	Yes	TBR
180	Pyrus c. 'Bradford'	Bradford Pear	Yes	TBR
182	Pyrus c. 'Bradford'	Bradford Pear	No	TBR
183	Pyrus c. 'Bradford'	Bradford Pear	Yes	TBR
184	Pyrus c. 'Bradford'	Bradford Pear	No	R
185	Pinus halapensis	Aleppo Pine	Yes	R
186	Pinus canariensis	Canary Island Pine	Yes	TBR
187	Pyrus c. 'Bradford'	Bradford Pear	No	R
188	Pinus canariensis	Canary Island Pine	No	R
189	Pyrus c. 'Bradford'	Bradford Pear	Yes	TR
190	Pinus canariensis	Canary Island Pine	No	TR
191	Pinus canariensis	Canary Island Pine	No	R
192	Pyrus c. 'Bradford'	Bradford Pear	Yes	TR
193	Pinus halapensis	Aleppo Pine	Yes	R
194	Pyrus c. 'Bradford'	Bradford Pear	No	R
195	Pinus halapensis	Aleppo Pine	Yes	R
196	Pinus halapensis	Aleppo Pine	Yes	TR
197	Pyrus c. 'Bradford'	Bradford Pear	Yes	TR
198	Pyrus c. 'Bradford'	Bradford Pear	Yes	TR
199	Pyrus c. 'Bradford'	Bradford Pear	Yes	R
200	Pyrus c. 'Bradford'	Bradford Pear	Yes	TR
201	Pyrus c. 'Bradford'	Bradford Pear	Yes	R
202	Pyrus c. 'Bradford'	Bradford Pear	Yes	TR
203	Prunus persica	Nectarine	No	TBR
204	Pinus canariensis	Canary Island Pine	Yes	TR
205	Pinus canariensis	Canary Island Pine	Yes	TR
207	Pinus canariensis	Canary Island Pine	Yes	TR
208	Pinus canariensis	Canary Island Pine	Yes	TR
209	Pinus canariensis	Canary Island Pine	Yes	TR
210	Pinus canariensis	Canary Island Pine	Yes	TR
211	Pinus halapensis	Aleppo Pine	Yes	R
212	Pinus halapensis	Aleppo Pine	Yes	R
213	Pinus canariensis	Canary Island Pine	Yes	TR
214	Pinus canariensis	Canary Island Pine	Yes	TR
215	Pinus canariensis	Canary Island Pine	Yes	R
216	Pinus canariensis	Canary Island Pine	Yes	TR
217	Pinus halapensis	Aleppo Pine	Yes	R
218	Pinus canariensis	Canary Island Pine	Yes	TR
219	Pinus canariensis	Canary Island Pine	Yes	TR
220	Geijera parvifolia	Australian Willow	No	R
221	Pinus canariensis	Canary Island Pine	Yes	TR
222	Geijera parvifolia	Australian Willow	No	R
223	Geijera parvifolia	Australian Willow	Yes	R
224	Pinus canariensis	Canary Island Pine	Yes	TR
225	Pinus canariensis	Canary Island Pine	Yes	TR
226	Pinus canariensis	Canary Island Pine	Yes	TR
227	Pinus canariensis	Canary Island Pine	Yes	TR
228	Pinus canariensis	Canary Island Pine	Yes	TR
229	Pyrus c. 'Bradford'	Bradford Pear	Yes	TR
230	Pinus canariensis	Canary Island Pine	Yes	TR
231	Pinus canariensis	Canary Island Pine	Yes	R
232	Pinus canariensis	Canary Island Pine	Yes	R
233	Pinus canariensis	Canary Island Pine	Yes	R
234	Pinus canariensis	Canary Island Pine	Yes	R
235	Pinus canariensis	Canary Island Pine	Yes	R
236	Pinus canariensis	Canary Island Pine	No	R
237	Pinus canariensis	Canary Island Pine	No	R
238	Pinus canariensis	Canary Island Pine	No	R
239	Geijera parvifolia	Australian Willow	No	R
240	Geijera parvifolia	Australian Willow	No	R
241	Geijera parvifolia	Australian Willow	No	R
242	Geijera parvifolia	Australian Willow	No	R
243	Geijera parvifolia	Australian Willow	No	R
244	Pinus canariensis	Canary Island Pine	No	R
245	Pinus canariensis	Canary Island Pine	No	R
246	Pinus canariensis	Canary Island Pine	No	R
247	Pinus canariensis	Canary Island Pine	No	R
248	Platanus x hispanica	London Plane Tree	No	R
249	Pinus canariensis	Canary Island Pine	Yes	R
250	Platanus x hispanica	London Plane Tree	No	R
251	Platanus x hispanica	London Plane Tree	No	R
252	Platanus x hispanica	London Plane Tree	No	R
253	Platanus x hispanica	London Plane Tree	No	R
254	Platanus x hispanica	London Plane Tree	No	TR
255	Pyrus c. 'Bradford'	Bradford Pear	Yes	TR
259	Pinus halapensis	Aleppo Pine	Yes	TR
260	Platanus x hispanica	London Plane Tree	Yes	TR
261	Geijera parvifolia	Australian Willow	Yes	TR
262	Platanus x hispanica	London Plane Tree	No	TR
263	Geijera parvifolia	Australian Willow	No	TR
264	Platanus x hispanica	London Plane Tree	No	TR
265	Geijera parvifolia	Australian Willow	No	TR
266	Geijera parvifolia	Australian Willow	No	TR
269	Geijera parvifolia	Australian Willow	Yes	TR
270	Geijera parvifolia	Australian Willow	Yes	TR
271	Pinus canariensis	Canary Island Pine	Yes	TR
272	Platanus x hispanica	London Plane Tree	No	TR
273	Pinus canariensis	Canary Island Pine	Yes	TR
274	Platanus x hispanica	London Plane Tree	No	TR
275	Pyrus c. 'Bradford'	Bradford Pear	Yes	TR
276	Pyrus c. 'Bradford'	Bradford Pear	Yes	TR
277	Platanus x hispanica	London Plane Tree	No	TR
279	Pinus halapensis	Aleppo Pine	Yes	TR
280	Platanus x hispanica	London Plane Tree	No	TR
283	Platanus x hispanica	London Plane Tree	Yes	TR
284	Platanus x hispanica	London Plane Tree	No	TR
285	Platanus x hispanica	London Plane Tree	No	R
286	Platanus x hispanica	London Plane Tree	No	R
287	Platanus x hispanica	London Plane Tree	No	R
288	Pinus canariensis	Canary Island Pine	Yes	R
289	Pinus canariensis	Canary Island Pine	No	R
290	Pinus canariensis	Canary Island Pine	No	R
291	Pinus canariensis	Canary Island Pine	Yes	R
292	Platanus x hispanica	London Plane Tree	No	R
293	Platanus x hispanica	London Plane Tree	No	R
294	Prunus x blireana	Flowering Plum	No	R
295	Prunus x blireana	Flowering Plum	No	R
296	Pinus canariensis	Canary Island Pine	Yes	R
297	Pyrus c. 'Bradford'	Bradford Pear	Yes	TR
298	Pyrus c. 'Bradford'	Bradford Pear	Yes	TR
299	Pyrus c. 'Bradford'	Bradford Pear	Yes	TR
300	Fraxinus uhdei	Shamel Ash	Yes	R
301	Fraxinus uhdei	Shamel Ash	Yes	R
302	Pinus canariensis	Canary Island Pine	Yes	R
303	Pinus canariensis	Canary Island Pine	No	R
304	Pinus canariensis	Canary Island Pine	Yes	R
305	Fraxinus uhdei	Shamel Ash	Yes	TR
306	Pinus canariensis	Canary Island Pine	No	TR
307	Fraxinus uhdei	Shamel Ash	Yes	TR
308	Fraxinus uhdei	Shamel Ash	Yes	TR
309	Prunus x blireana	Flowering Plum	No	R
310	Prunus x blireana	Flowering Plum	No	R
311	Fraxinus uhdei	Shamel Ash	Yes	R
312	Pinus canariensis	Canary Island Pine	Yes	R
313	Pinus canariensis	Canary Island Pine	Yes	R
314	Pinus canariensis	Canary Island Pine	Yes	R
315	Prunus x blireana	Flowering Plum	No	R
316	Fraxinus uhdei	Shamel Ash	Yes	TR
317	Pinus canariensis	Canary Island Pine	Yes	TR
318	Pinus canariensis	Canary Island Pine	Yes	TR
319	Pinus canariensis	Canary Island Pine	Yes	TR
320	Pyrus c. 'Bradford'	Bradford Pear	Yes	TR
321	Pyrus c. 'Bradford'	Bradford Pear	Yes	TR
322	Prunus x blireana	Flowering Plum	No	R
323	Prunus x blireana	Flowering Plum	No	R
324	Koelreuteria paniculata	Goldenrain Tree	No	R
325	Prunus x blireana	Flowering Plum	No	R
326	Prunus x blireana	Flowering Plum	No	R
327	Prunus x blireana	Flowering Plum	No	R
328	Prunus x blireana	Flowering Plum	No	R
329	Prunus x blireana	Flowering Plum	No	R
330	Prunus x blireana	Flowering Plum	No	R
331	Pyrus c. 'Bradford'	Bradford Pear	No	R
332	Platanus x hispanica	London Plane Tree	No	R
333	Platanus x hispanica	London Plane Tree	No	R
335	Pinus canariensis	Canary Island Pine	Yes	R
336	Pinus canariensis	Canary Island Pine	Yes	R
337	Pinus canariensis	Canary Island Pine	No	R
338	Pinus canariensis	Canary Island Pine	Yes	R
339	Platanus x hispanica	London Plane Tree	No	R
340	Platanus x hispanica	London Plane Tree	No	R
341	Pinus canariensis	Canary Island Pine	No	R
342	Platanus x hispanica	London Plane Tree	No	R
343	Platanus x hispanica	London Plane Tree	No	TR
344	Platanus x hispanica	London Plane Tree	No	TR
345	Pinus canariensis	Canary Island Pine	Yes	R
346	Pinus canariensis	Canary Island Pine	No	R
347	Pinus canariensis	Canary Island Pine	No	R
348	Pinus canariensis	Canary Island Pine	No	R
349	Pinus canariensis	Canary Island Pine	No	R
350	Platanus x hispanica	London Plane Tree	No	R
351	Pinus canariensis	Canary Island Pine	Yes	R
352	Pinus canariensis	Canary Island Pine	Yes	R
353	Pinus canariensis	Canary Island Pine	Yes	R
354	Platanus x hispanica	London Plane Tree	No	R
355	Platanus x hispanica	London Plane Tree	No	TR
356	Pinus canariensis	Canary Island Pine	Yes	TR
357	Platanus x hispanica	London Plane Tree	No	TR
358	Platanus x hispanica	London Plane Tree	No	TR
359	Pinus canariensis	Canary Island Pine	Yes	TR
360	Platanus x hispanica	London Plane Tree	No	TR
361	Platanus x hispanica	London Plane Tree	No	TR
362	Geijera parvifolia	Australian Willow	No	TR
363	Pinus canariensis	Canary Island Pine	Yes	TR
364	Pyrus c. 'Bradford'	Bradford Pear	Yes	TR
365	Pinus halapensis	Aleppo Pine	Yes	TR
366	Pyrus c. 'Bradford'	Bradford Pear	Yes	TR
367	Platanus x hispanica	London Plane Tree	No	TR
368	Pinus canariensis	Canary Island Pine	No	TR
369	Pinus canariensis	Canary Island Pine	No	TR
370	Platanus x hispanica	London Plane Tree	No	R
371	Platanus x hispanica	London Plane Tree	No	R
372	Platanus x hispanica	London Plane Tree	No	R
373	Platanus x hispanica	London Plane Tree	No	R
374	Platanus x hispanica	London Plane Tree	No	R
375	Platanus x hispanica	London Plane Tree	No	TR
376	Platanus x hispanica	London Plane Tree	No	TR
377	Pyrus c. 'Bradford'	Bradford Pear	Yes	TR
378	Platanus x hispanica	London Plane Tree	No	TR
379	Pinus halapensis	Aleppo Pine	Yes	R
380	Pinus halapensis	Aleppo Pine	Yes	R
381	Pyrus c. 'Bradford'	Bradford Pear	Yes	TR
382	Pyrus c. 'Bradford'	Bradford Pear	Yes	TR
401	Fraxinus uhdei	Shamel Ash	No	TR
402	Pinus canariensis	Canary Island Pine	No	OAP
403	Pinus canariensis	Canary Island Pine	No	OAP
404	Pinus canariensis	Canary Island Pine	No	OAP
405	Pinus canariensis	Canary Island Pine	Yes	OAP
406	Pinus canariensis	Canary Island Pine	No	OAP
407	Pinus canariensis	Canary Island Pine	Yes	OAP
408	Pinus canariensis	Canary Island Pine	No	OAP
409	Pinus canariensis	Canary Island Pine	No	OAP
410	Pinus canariensis	Canary Island Pine	Yes	OAP
411	Pinus canariensis	Canary Island Pine	Yes	OAP
412	Pinus canariensis	Canary Island Pine	No	OAP
413	Pinus canariensis	Canary Island Pine	Yes	OAP
414	Pinus canariensis	Canary Island Pine	Yes	OAP
415	Pinus canariensis	Canary Island Pine	Yes	OAP
416	Pinus canariensis	Canary Island Pine	Yes	OAP
417	Pinus canariensis	Canary Island Pine	Yes	OAP
418	Pinus canariensis	Canary Island Pine	Yes	OAP
419	Pinus canariensis	Canary Island Pine	Yes	OAP
420	Pinus canariensis	Canary Island Pine	Yes	OAP
421	Pinus canariensis	Canary Island Pine	Yes	OAP
422	Pinus canariensis	Canary Island Pine	No	OAP
423	Pinus canariensis	Canary Island Pine	Yes	OAP
424	Pinus canariensis	Canary Island Pine	No	OAP
425	Pinus canariensis	Canary Island Pine	No	OAP
426	Pinus canariensis	Canary Island Pine	No	OAP
427	Pinus canariensis	Canary Island Pine	No	OAP
428	Pinus canariensis	Canary Island Pine	No	OAP
429	Pinus canariensis	Canary Island Pine	No	OAP
430	Pinus canariensis	Canary Island Pine	No	OAP
431	Pinus canariensis	Canary Island Pine	Yes	OAP
432	Pinus canariensis	Canary Island Pine	No	OAP
433	Pinus canariensis	Canary Island Pine	No	OAP
434	Pinus canariensis	Canary Island Pine	Yes	OAP
435	Pinus canariensis	Canary Island Pine	Yes	OAP
436	Pinus radiata	Monterey Pine	No	OAP
437	Pinus canariensis	Canary Island Pine	No	OAP
438	Pinus canariensis	Canary Island Pine	Yes	OAP
439	Pinus canariensis	Canary Island Pine	No	OAP
440	Pinus canariensis	Canary Island Pine	Yes	OAP
441	Pinus canariensis	Canary Island Pine	No	OAP
442	Pinus canariensis	Canary Island Pine	No	OAP
443	Pinus canariensis	Canary Island Pine	No	OAP
444	Pinus canariensis	Canary Island Pine	Yes	OAP
445	Pinus canariensis	Canary Island Pine	Yes	OAP
446	Pinus canariensis	Canary Island Pine	No	OAP
447	Pinus canariensis	Canary Island Pine	No	TR
448	Laurus n. 'Saratoga'	Saratoga Laurel	No	TR
449	Laurus n. 'Saratoga'	Saratoga Laurel	No	TR
445	Rhus lancea	African Sumac	Yes	TR
446	Platanus h. 'Columbia'	London Plane	No	TR
447	Platanus h. 'Columbia'	London Plane	No	TR

LEGEND

TR	To Remain
TBR	To Be Removed
R	Removed or no longer exists
OAP	Tree located on adjacent property
123 ●	EXISTING TREE TO REMAIN
[123] ●	EXISTING HERITAGE TREE TO REMAIN
123 ✕	EXISTING TREE TO BE REMOVED
[123] ✕	EXISTING HERITAGE TREE TO BE REMOVED



SCALE: 1" = 40'-0"

TARLTON

LOT 3 NORTH - 1350 ADAMS COURT

MENLO PARK, CA 94025

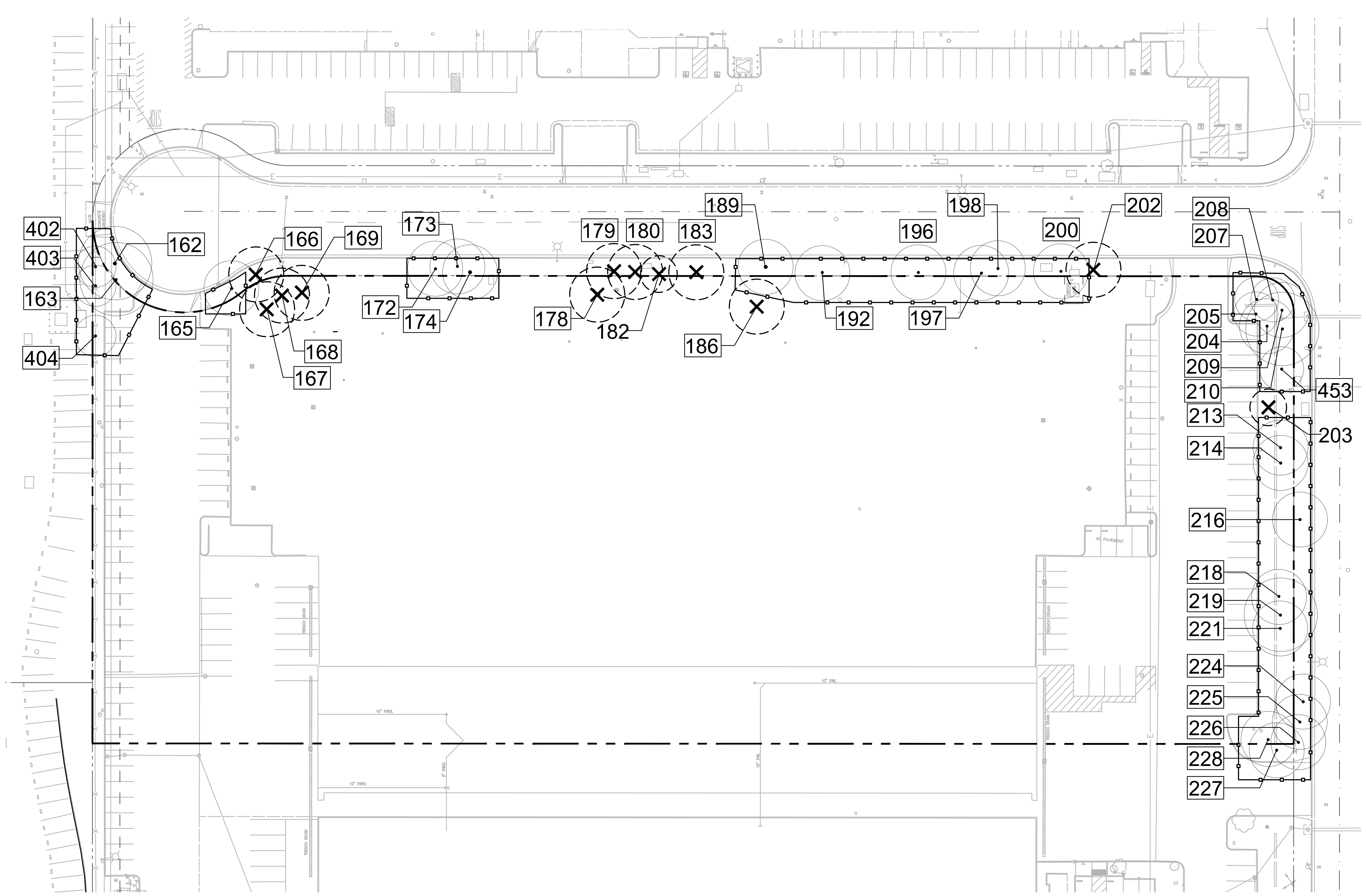
TARLTON
DES Project Number: 10019.006

EXISTING TREE PLAN - ENTIRE SITE

11/28/2017
03/20/2018

L01

DES
ARCHITECTS
ENGINEERS



LEGEND

123	●	EXISTING TREE TO REMAIN
▯123	●	EXISTING HERITAGE TREE TO REMAIN
123	✕	EXISTING TREE TO BE REMOVED
▯123	✕	EXISTING HERITAGE TREE TO BE REMOVED
□—□—□		TREE PROTECTION FENCING 01/L03

COMMON NAME	NUMBER OF TREES	NUMBER OF HERITAGE TREES TO BE REMOVED	TOTAL NUMBER OF TREES TO BE REMOVED	NUMBER OF HERITAGE TREES TO REMAIN	TOTAL NUMBER OF TREES TO REMAIN
Aleppo pine	5	2	2	3	3
Bradford flowering pear	11	4	5	6	6
Canary Island pine	27	4	4	20	23
Nectarine	1	0	1	0	0
			Total trees to be removed = 12 (Heritage trees = 10) (Non-heritage trees = 2)		Total trees to remain = 32 (Protected trees = 29) (Non-protected trees = 3)

TREE LIST (PER ARBORIST'S REPORT):

#	Botanical name	Common name	Heritage tree	Status	#	Botanical name	Common name	Heritage tree	Status
162	Pinus halapensis	Aleppo pine	x	TO REMAIN	202	Pyrus c. 'Bradford'	Bradford flowering pear	x	TO BE REMOVED
163	Pinus halapensis	Aleppo pine	x	TO REMAIN	203	Prunus persica	Nectarine		TO BE REMOVED
165	Pyrus c. 'Bradford'	Bradford flowering pear	x	TO REMAIN	204	Pinus canariensis	Canary Island pine	x	TO REMAIN
166	Pyrus c. 'Bradford'	Bradford flowering pear	x	TO BE REMOVED	205	Pinus canariensis	Canary Island pine	x	TO REMAIN
167	Pinus canariensis	Canary Island pine	x	TO BE REMOVED	207	Pinus canariensis	Canary Island pine	x	TO REMAIN
168	Pinus canariensis	Canary Island pine	x	TO BE REMOVED	208	Pinus canariensis	Canary Island pine	x	TO REMAIN
169	Pinus canariensis	Canary Island pine	x	TO BE REMOVED	209	Pinus canariensis	Canary Island pine	x	TO REMAIN
172	Pinus canariensis	Canary Island pine	x	TO REMAIN	210	Pinus canariensis	Canary Island pine	x	TO REMAIN
173	Pinus canariensis	Canary Island pine	x	TO REMAIN	213	Pinus canariensis	Canary Island pine	x	TO REMAIN
174	Pinus canariensis	Canary Island pine	x	TO REMAIN	214	Pinus canariensis	Canary Island pine	x	TO REMAIN
178	Pinus halapensis	Aleppo pine	x	TO BE REMOVED	216	Pinus canariensis	Canary Island pine	x	TO REMAIN
179	Pinus halapensis	Aleppo pine	x	TO BE REMOVED	218	Pinus canariensis	Canary Island pine	x	TO REMAIN
180	Pyrus c. 'Bradford'	Bradford flowering pear	x	TO BE REMOVED	219	Pinus canariensis	Canary Island pine	x	TO REMAIN
182	Pyrus c. 'Bradford'	Bradford flowering pear		TO BE REMOVED	221	Pinus canariensis	Canary Island pine	x	TO REMAIN
183	Pyrus c. 'Bradford'	Bradford flowering pear	x	TO BE REMOVED	224	Pinus canariensis	Canary Island pine	x	TO REMAIN
186	Pinus canariensis	Canary Island pine	x	TO BE REMOVED	225	Pinus canariensis	Canary Island pine	x	TO REMAIN
189	Pyrus c. 'Bradford'	Bradford flowering pear	x	TO REMAIN	226	Pinus canariensis	Canary Island pine	x	TO REMAIN
192	Pyrus c. 'Bradford'	Bradford flowering pear	x	TO REMAIN	227	Pinus canariensis	Canary Island pine	x	TO REMAIN
196	Pinus halapensis	Aleppo pine	x	TO REMAIN	228	Pinus canariensis	Canary Island pine	x	TO REMAIN
197	Pyrus c. 'Bradford'	Bradford flowering pear	x	TO REMAIN	402	Pinus canariensis	Canary Island pine		TO REMAIN
198	Pyrus c. 'Bradford'	Bradford flowering pear	x	TO REMAIN	403	Pinus canariensis	Canary Island pine		TO REMAIN
200	Pyrus c. 'Bradford'	Bradford flowering pear	x	TO REMAIN	404	Pinus canariensis	Canary Island pine		TO REMAIN

TABLE FOR REMOVING TREES & REASONS

TREE #	NAME	DIA (IN.)	REASON(S) FOR REMOVAL	HERITAGE TREE
166	Bradford flowering pear	18	Landscape improvement	X
167	Canary Island pine	20	Building footprint	X
168	Canary Island pine	24	Underground garage and shoring	X
169	Canary Island pine	18	Underground garage and shoring, bioswale	X
178	Aleppo pine	22	Parking lot entry	X
179	Aleppo pine	20	Parking lot entry, arborist recommendation	X
180	Bradford flowering pear	20	Parking lot entry, arborist recommendation	X
182	Bradford flowering pear	14	Grading for parking lot entry, arborist recommendation	
183	Bradford flowering pear	17	Walkway & grading, arborist recommendation	X
186	Canary Island pine	22	Building footprint	X
202	Bradford flowering pear	20	Landscape improvement	X
203	Nectarine	6	Landscape improvement, grading, arborist recommendation	

TREE REMOVAL SUMMARY

TOTAL TREES TO BE REMOVED =	12
HERITAGE TREES =	10
NON-HERITAGE TREES =	2
REPLACEMENT TREES REQUIRED =	20
TOTAL PROPOSED TREES =	46
TOTAL EXISTING TREES TO REMAIN =	32

TREE EVALUATION NOTES

1. REFER TO ARBORIST REPORT AS PREPARED BY ARBOR RESOURCES 03/12/18
2. HERITAGE TREE REMOVAL PERMITTING, TOTAL OF 10 ONSITE TREE
3 REFER TO TREE INVENTORY TABLE SHEET L3 FOR EXISTING TREE LIST, TREE PROTECTION MEASURES AND TREE PROTECTION FENCING

TARLTON

LOT 3 NORTH - 1350 ADAMS COURT

MENLO PARK, CA 94025

EXISTING TREE PLAN - PROJECT SITE

11/28/2017
03/20/2018

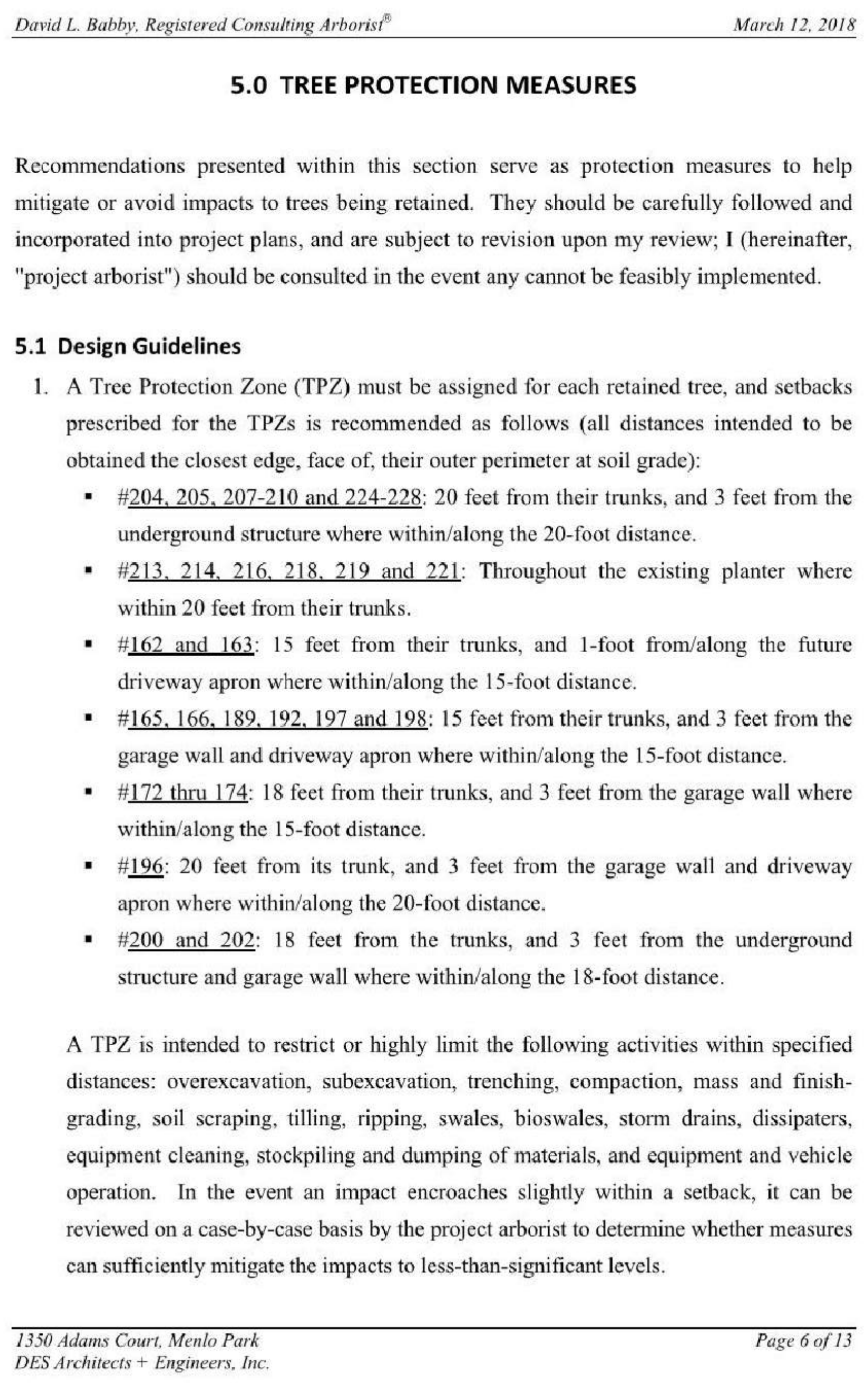
L02

DES
ARCHITECTS
ENGINEERS

TARLTON
DES Project Number: 10019.006

Mar 15, 2018 – 10:17pm cmchugh C:\Users\CMcHugh\Documents\Tarlton Lot 3\L023-trees.dwg

TREE PROTECTION NOTES, PER ARBORIST'S REPORT, DATED 03 /12 / 2018



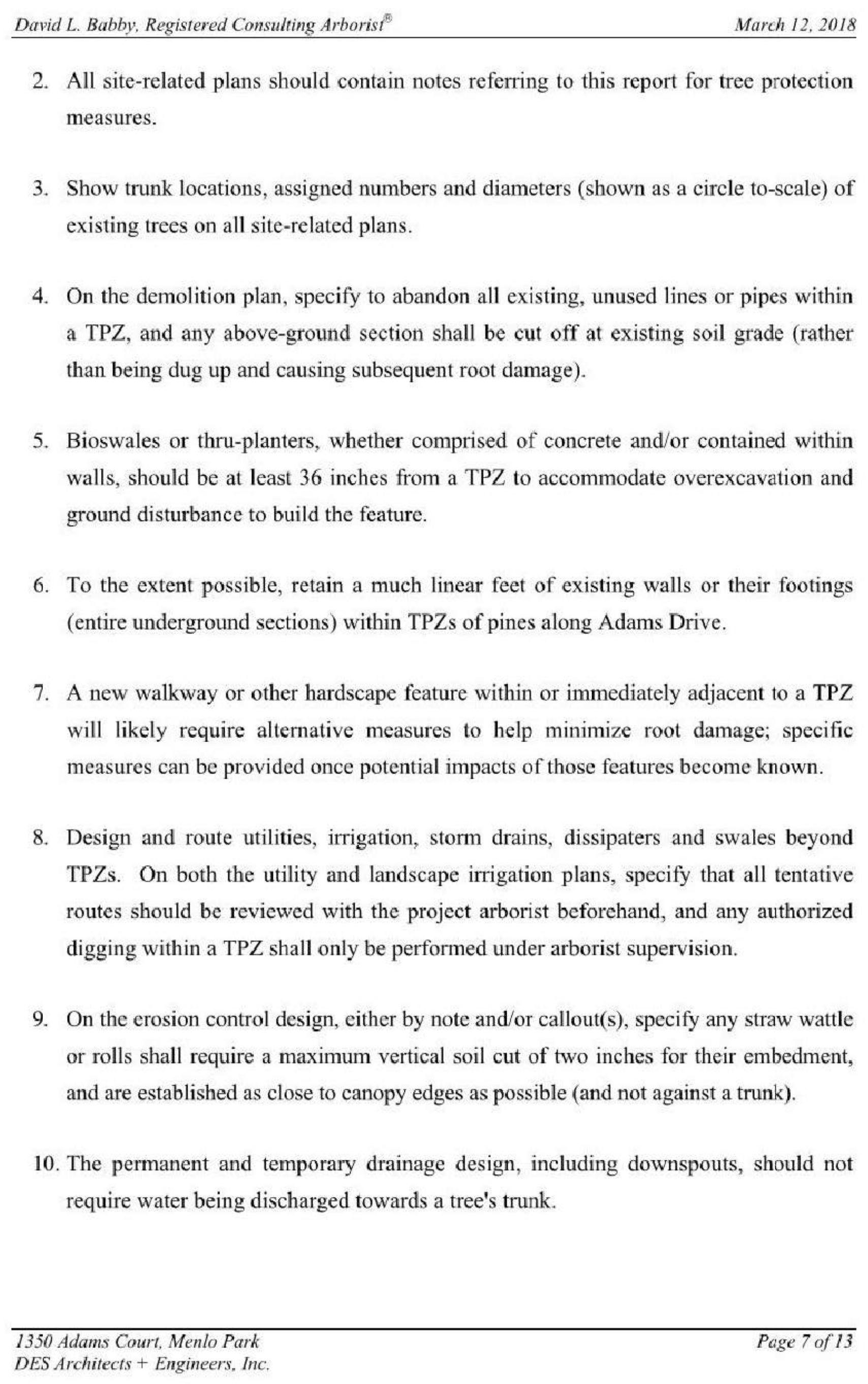
5.0 TREE PROTECTION MEASURES

Recommendations presented within this section serve as protection measures to help mitigate or avoid impacts to trees being retained. They should be carefully followed and incorporated into project plans, and are subject to revision upon my review; I (hereinafter, "project arborist") should be consulted in the event any cannot be feasibly implemented.

5.1 Design Guidelines

1. A Tree Protection Zone (TPZ) must be assigned for each retained tree, and setbacks prescribed for the TPZs is recommended as follows (all distances intended to be obtained the closest edge, face of, their outer perimeter at soil grade):
   - #204, 205, 207-210 and 224-228: 20 feet from their trunks, and 3 feet from the underground structure where within/along the 20-foot distance.
   - #213, 214, 216, 218, 219 and 221: Throughout the existing planter where within 20 feet from their trunks.
   - #162 and 163: 15 feet from their trunks, and 1-foot from/along the future driveway apron where within/along the 15-foot distance.
   - #165, 166, 189, 192, 197 and 198: 15 feet from their trunks, and 3 feet from the garage wall and driveway apron where within/along the 15-foot distance.
   - #172 thru 174: 18 feet from their trunks, and 3 feet from the garage wall where within/along the 15-foot distance.
   - #196: 20 feet from its trunk, and 3 feet from the garage wall and driveway apron where within/along the 20-foot distance.
   - #200 and 202: 18 feet from the trunks, and 3 feet from the underground structure and garage wall where within/along the 18-foot distance.

A TPZ is intended to restrict or highly limit the following activities within specified distances: overexcavation, subexcavation, trenching, compaction, mass and finish-grading, soil scraping, tilling, ripping, swales, bioswales, storm drains, dissipaters, equipment cleaning, stockpiling and dumping of materials, and equipment and vehicle operation. In the event an impact encroaches slightly within a setback, it can be reviewed on a case-by-case basis by the project arborist to determine whether measures can sufficiently mitigate the impacts to less-than-significant levels.



2. All site-related plans should contain notes referring to this report for tree protection measures.

3. Show trunk locations, assigned numbers and diameters (shown as a circle to-scale) of existing trees on all site-related plans.

4. On the demolition plan, specify to abandon all existing, unused lines or pipes within a TPZ, and any above-ground section shall be cut off at existing soil grade (rather than being dug up and causing subsequent root damage).

5. Bioswales or thru-planters, whether comprised of concrete and/or contained within walls, should be at least 36 inches from a TPZ to accommodate overexcavation and ground disturbance to build the feature.

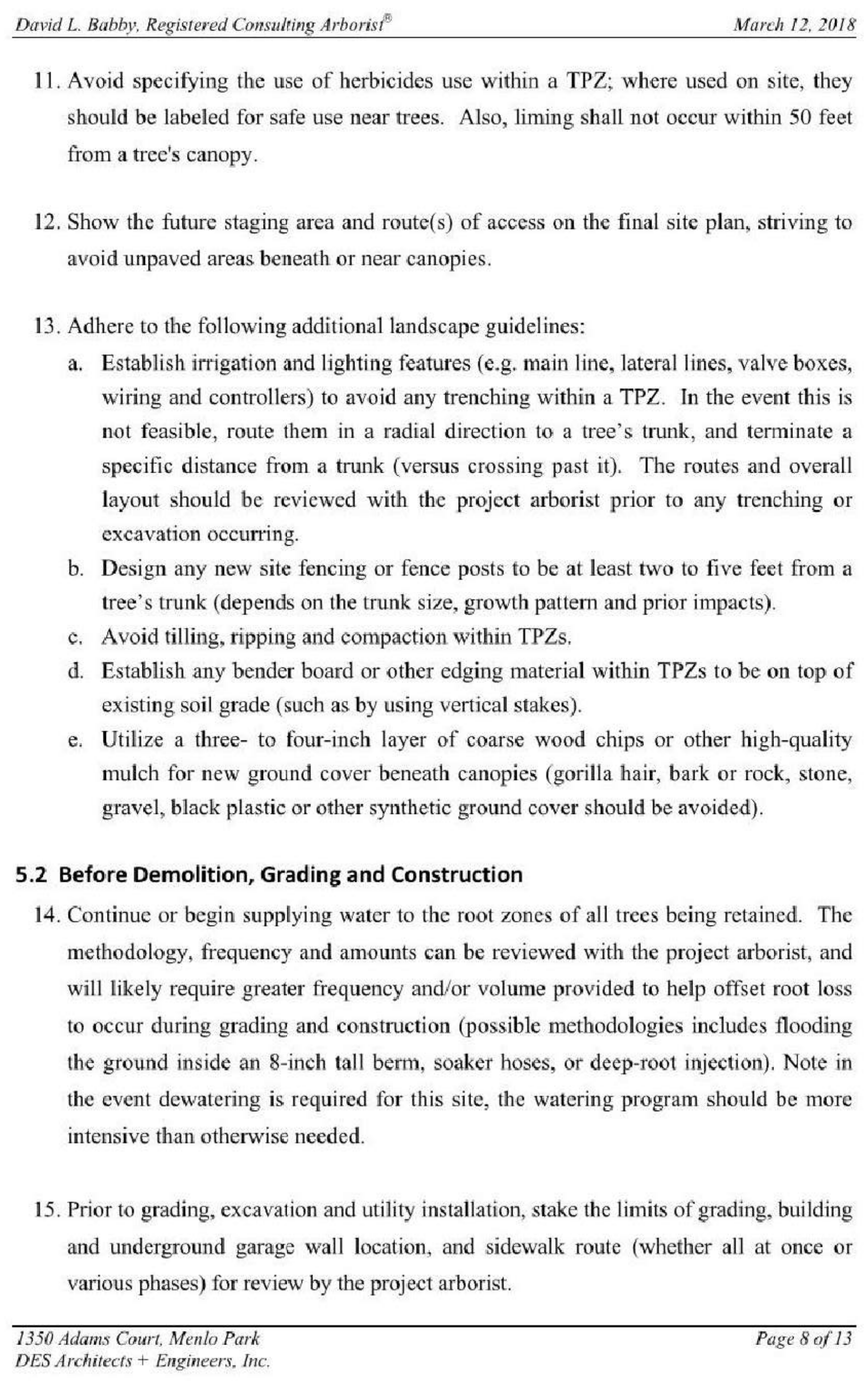
6. To the extent possible, retain a much linear feet of existing walls or their footings (entire underground sections) within TPZs of pines along Adams Drive.

7. A new walkway or other hardscape feature within or immediately adjacent to a TPZ will likely require alternative measures to help minimize root damage; specific measures can be provided once potential impacts of those features become known.

8. Design and route utilities, irrigation, storm drains, dissipaters and swales beyond TPZs. On both the utility and landscape irrigation plans, specify that all tentative routes should be reviewed with the project arborist beforehand, and any authorized digging within a TPZ shall only be performed under arborist supervision.

9. On the erosion control design, either by note and/or callout(s), specify any straw wattle or rolls shall require a maximum vertical soil cut of two inches for their embedment, and are established as close to canopy edges as possible (and not against a trunk).

10. The permanent and temporary drainage design, including downspouts, should not require water being discharged towards a tree's trunk.



11. Avoid specifying the use of herbicides use within a TPZ; where used on site, they should be labeled for safe use near trees. Also, liming shall not occur within 50 feet from a tree's canopy.

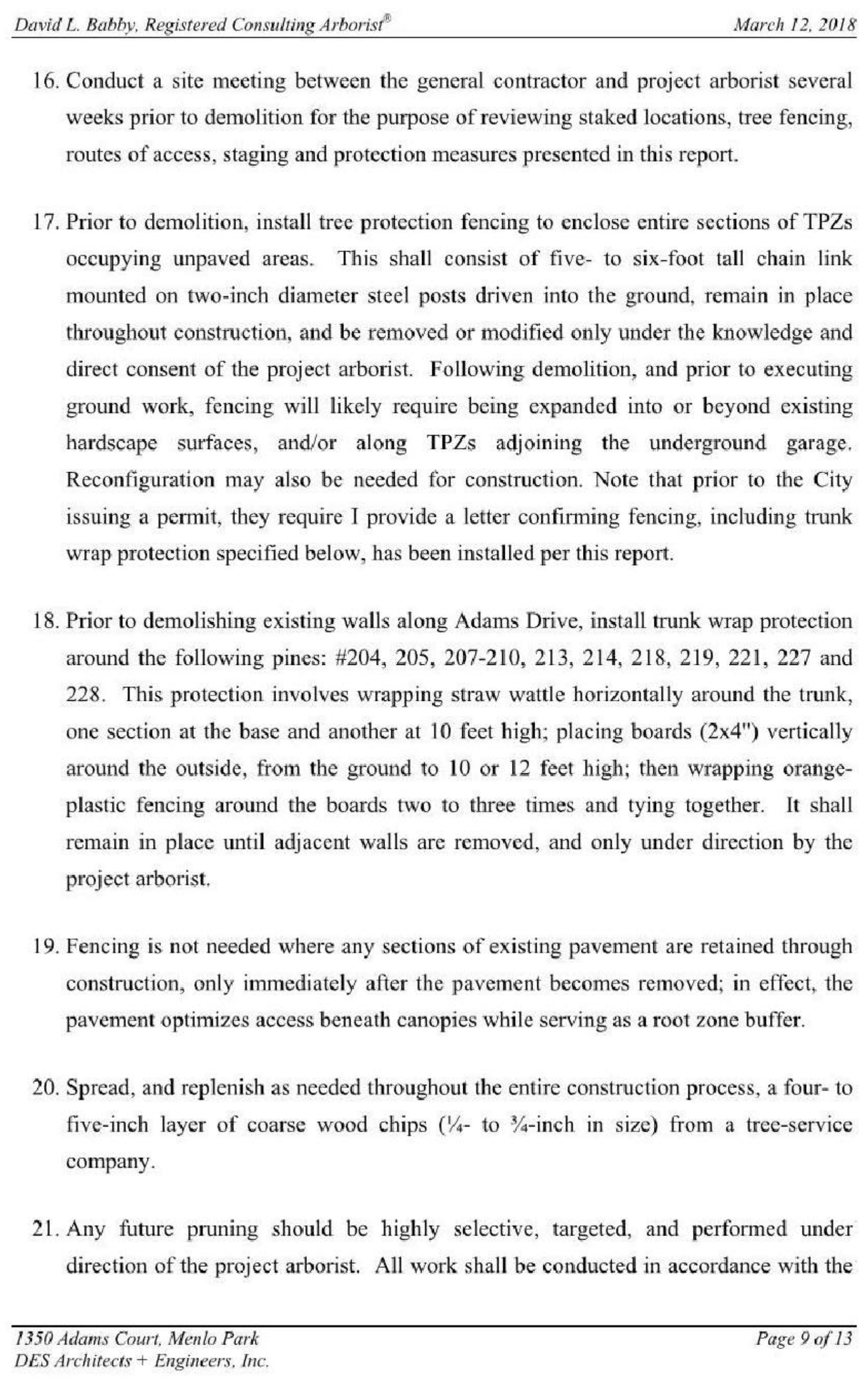
12. Show the future staging area and route(s) of access on the final site plan, striving to avoid unpaved areas beneath or near canopies.

13. Adhere to the following additional landscape guidelines:
    a. Establish irrigation and lighting features (e.g. main line, lateral lines, valve boxes, wiring and controllers) to avoid any trenching within a TPZ. In the event this is not feasible, route them in a radial direction to a tree's trunk, and terminate a specific distance from a trunk (versus crossing past it). The routes and overall layout should be reviewed with the project arborist prior to any trenching or excavation occurring.
    b. Design any new site fencing or fence posts to be at least two to five feet from a tree's trunk (depends on the trunk size, growth pattern and prior impacts).
    c. Avoid tilling, ripping and compaction within TPZs.
    d. Establish any bender board or other edging material within TPZs to be on top of existing soil grade (such as by using vertical stakes).
    e. Utilize a three- to four-inch layer of coarse wood chips or other high-quality mulch for new ground cover beneath canopies (gorilla hair, bark or rock, stone, gravel, black plastic or other synthetic ground cover should be avoided).

5.2 Before Demolition, Grading and Construction

14. Continue or begin supplying water to the root zones of all trees being retained. The methodology, frequency and amounts can be reviewed with the project arborist, and will likely require greater frequency and/or volume provided to help offset root loss to occur during grading and construction (possible methodologies includes flooding the ground inside an 8-inch tall berm, soaker hoses, or deep-root injection). Note in the event dewatering is required for this site, the watering program should be more intensive than otherwise needed.

15. Prior to grading, excavation and utility installation, stake the limits of grading, building and underground garage wall location, and sidewalk route (whether all at once or various phases) for review by the project arborist.



16. Conduct a site meeting between the general contractor and project arborist several weeks prior to demolition for the purpose of reviewing staked locations, tree fencing, routes of access, staging and protection measures presented in this report.

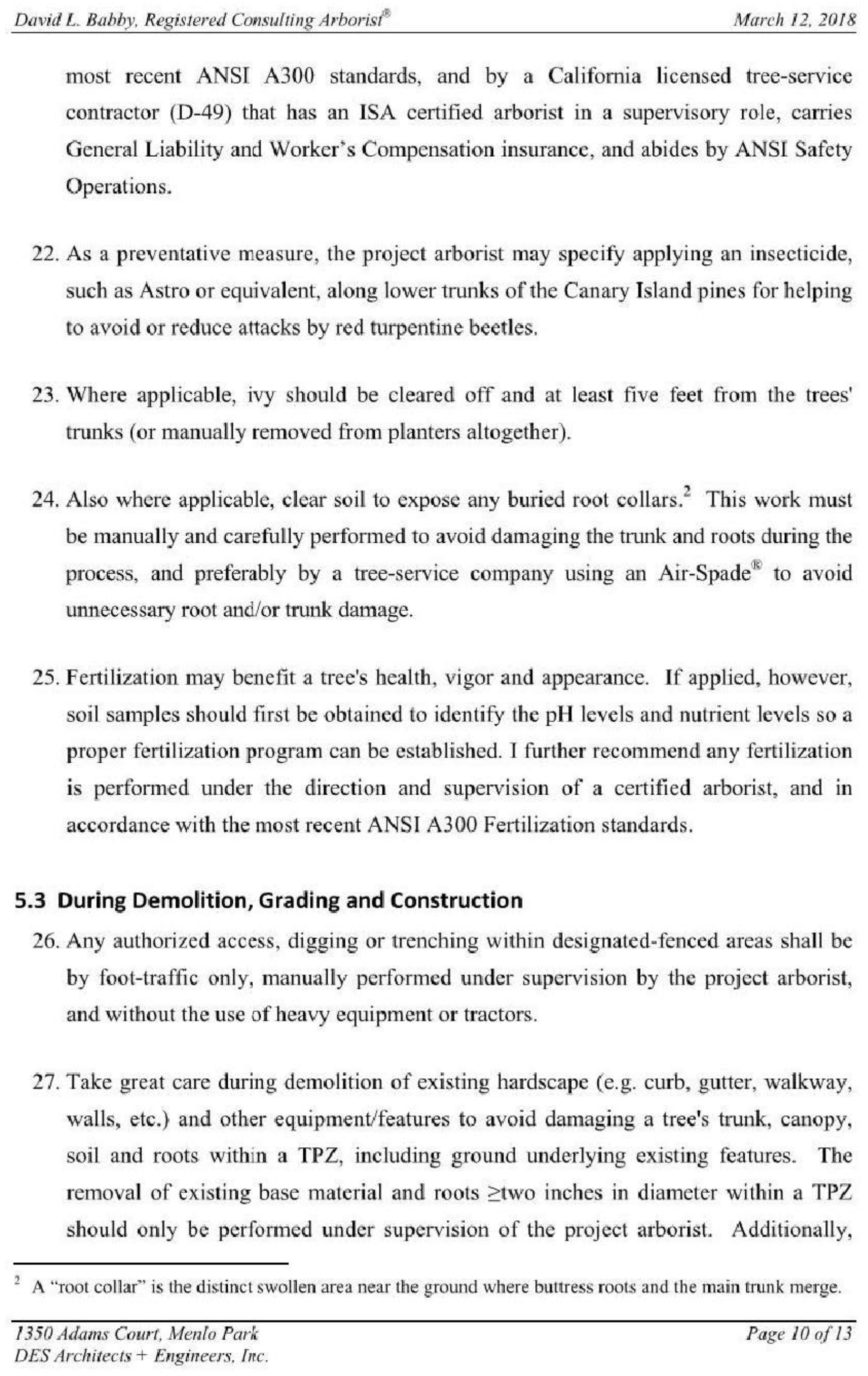
17. Prior to demolition, install tree protection fencing to enclose entire sections of TPZs occupying unpaved areas. This shall consist of five- to six-foot tall chain link mounted on two-inch diameter steel posts driven into the ground, remain in place throughout construction, and be removed or modified only under the knowledge and direct consent of the project arborist. Following demolition, and prior to executing ground work, fencing will likely require being expanded into or beyond existing hardscape surfaces, and/or along TPZs adjoining the underground garage. Reconfiguration may also be needed for construction. Note that prior to the City issuing a permit, they require I provide a letter confirming fencing, including trunk wrap protection specified below, has been installed per this report.

18. Prior to demolishing existing walls along Adams Drive, install trunk wrap protection around the following pines: #204, 205, 207-210, 213, 214, 218, 219, 221, 227 and 228. This protection involves wrapping straw wattle horizontally around the trunk, one section at the base and another at 10 feet high; placing boards (2x4") vertically around the outside, from the ground to 10 or 12 feet high; then wrapping orange-plastic fencing around the boards two to three times and tying together. It shall remain in place until adjacent walls are removed, and only under direction by the project arborist.

19. Fencing is not needed where any sections of existing pavement are retained through construction, only immediately after the pavement becomes removed; in effect, the pavement optimizes access beneath canopies while serving as a root zone buffer.

20. Spread, and replenish as needed throughout the entire construction process, a four- to five-inch layer of coarse wood chips (¼- to ¾-inch in size) from a tree-service company.

21. Any future pruning should be highly selective, targeted, and performed under direction of the project arborist. All work shall be conducted in accordance with the



most recent ANSI A300 standards, and by a California licensed tree-service contractor (D-49) that has an ISA certified arborist in a supervisory role, carries General Liability and Worker's Compensation insurance, and abides by ANSI Safety Operations.

22. As a preventative measure, the project arborist may specify applying an insecticide, such as Astro or equivalent, along lower trunks of the Canary Island pines for helping to avoid or reduce attacks by red turpentine beetles.

23. Where applicable, ivy should be cleared off and at least five feet from the trees' trunks (or manually removed from planters altogether).

24. Also where applicable, clear soil to expose any buried root collars.[2] This work must be manually and carefully performed to avoid damaging the trunk and roots during the process, and preferably by a tree-service company using an Air-Spade® to avoid unnecessary root and/or trunk damage.

25. Fertilization may benefit a tree's health, vigor and appearance. If applied, however, soil samples should first be obtained to identify the pH levels and nutrient levels so a proper fertilization program can be established. I further recommend any fertilization is performed under the direction and supervision of a certified arborist, and in accordance with the most recent ANSI A300 Fertilization standards.

5.3 During Demolition, Grading and Construction

26. Any authorized access, digging or trenching within designated-fenced areas shall be by foot-traffic only, manually performed under supervision by the project arborist, and without the use of heavy equipment or tractors.

27. Take great care during demolition of existing hardscape (e.g. curb, gutter, walkway, walls, etc.) and other equipment/features to avoid damaging a tree's trunk, canopy, soil and roots within a TPZ, including ground underlying existing features. The removal of existing base material and roots ≥two inches in diameter within a TPZ should only be performed under supervision of the project arborist. Additionally,

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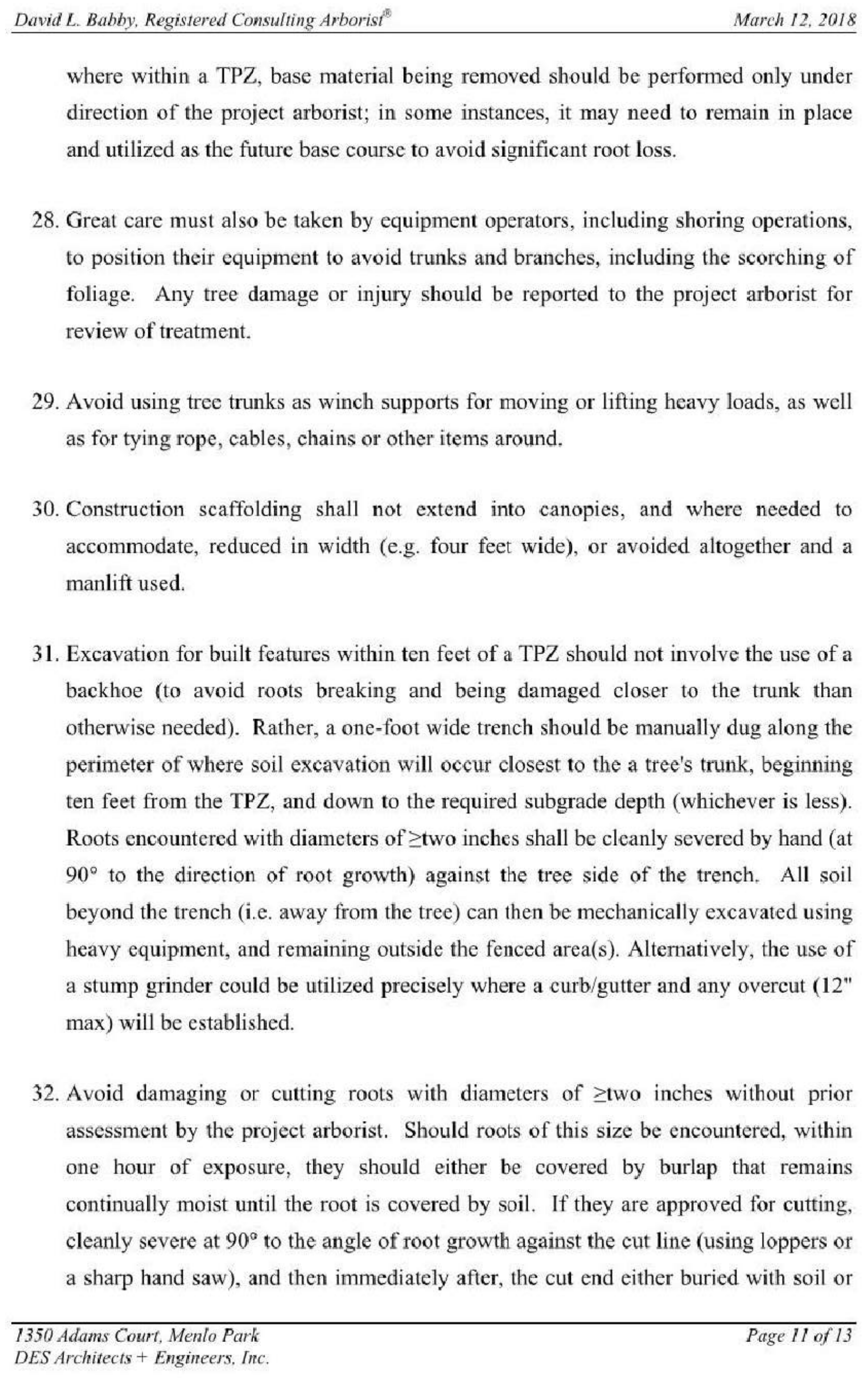
[2] A "root collar" is the distinct swollen area near the ground where buttress roots and the main trunk merge.



where within a TPZ, base material being removed should be performed only under direction of the project arborist; in some instances, it may need to remain in place and utilized as the future base course to avoid significant root loss.

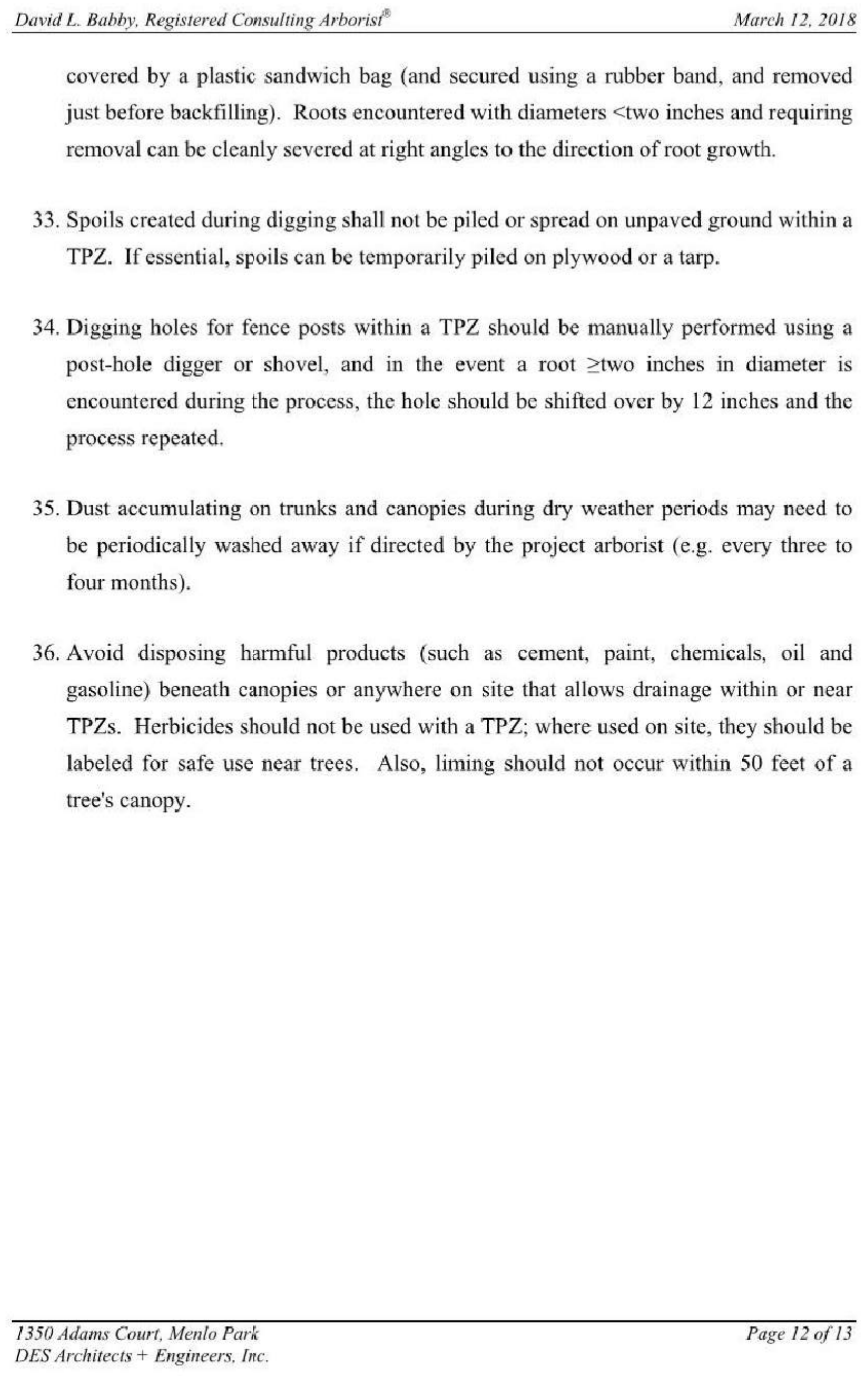
28. Great care must also be taken by equipment operators, including shoring operations, to position their equipment to avoid trunks and branches, including the scorching of foliage. Any tree damage or injury should be reported to the project arborist for review of treatment.

29. Avoid using tree trunks as winch supports for moving or lifting heavy loads, as well as for tying rope, cables, chains or other items around.

30. Construction scaffolding shall not extend into canopies, and where needed to accommodate, reduced in width (e.g. four feet wide), or avoided altogether and a manlift used.

31. Excavation for built features within ten feet of a TPZ should not involve the use of a backhoe (to avoid roots breaking and being damaged closer to the trunk than otherwise needed). Rather, a one-foot wide trench should be manually dug along the perimeter of where soil excavation will occur closest to the a tree's trunk, beginning ten feet from the TPZ, and down to the required subgrade depth (whichever is less). Roots encountered with diameters of ≥two inches shall be cleanly severed by hand (at 90° to the direction of root growth) against the tree side of the trench. All soil beyond the trench (i.e. away from the tree) can then be mechanically excavated using heavy equipment, and remaining outside the fenced area(s). Alternatively, the use of a stump grinder could be utilized precisely where a curb/gutter and any overcut (12" max) will be established.

32. Avoid damaging or cutting roots with diameters of ≥two inches without prior assessment by the project arborist. Should roots of this size be encountered, within one hour of exposure, they should either be covered by burlap that remains continually moist until the root is covered by soil. If they are approved for cutting, cleanly severe at 90° to the angle of root growth against the cut line (using loppers or a sharp hand saw), and then immediately after, the cut end either buried with soil or



covered by a plastic sandwich bag (and secured using a rubber band, and removed just before backfilling). Roots encountered with diameters <two inches and requiring removal can be cleanly severed at right angles to the direction of root growth.

33. Spoils created during digging shall not be piled or spread on unpaved ground within a TPZ. If essential, spoils can be temporarily piled on plywood or a tarp.

34. Digging holes for fence posts within a TPZ should be manually performed using a post-hole digger or shovel, and in the event a root ≥two inches in diameter is encountered during the process, the hole should be shifted over by 12 inches and the process repeated.

35. Dust accumulating on trunks and canopies during dry weather periods may need to be periodically washed away if directed by the project arborist (e.g. every three to four months).

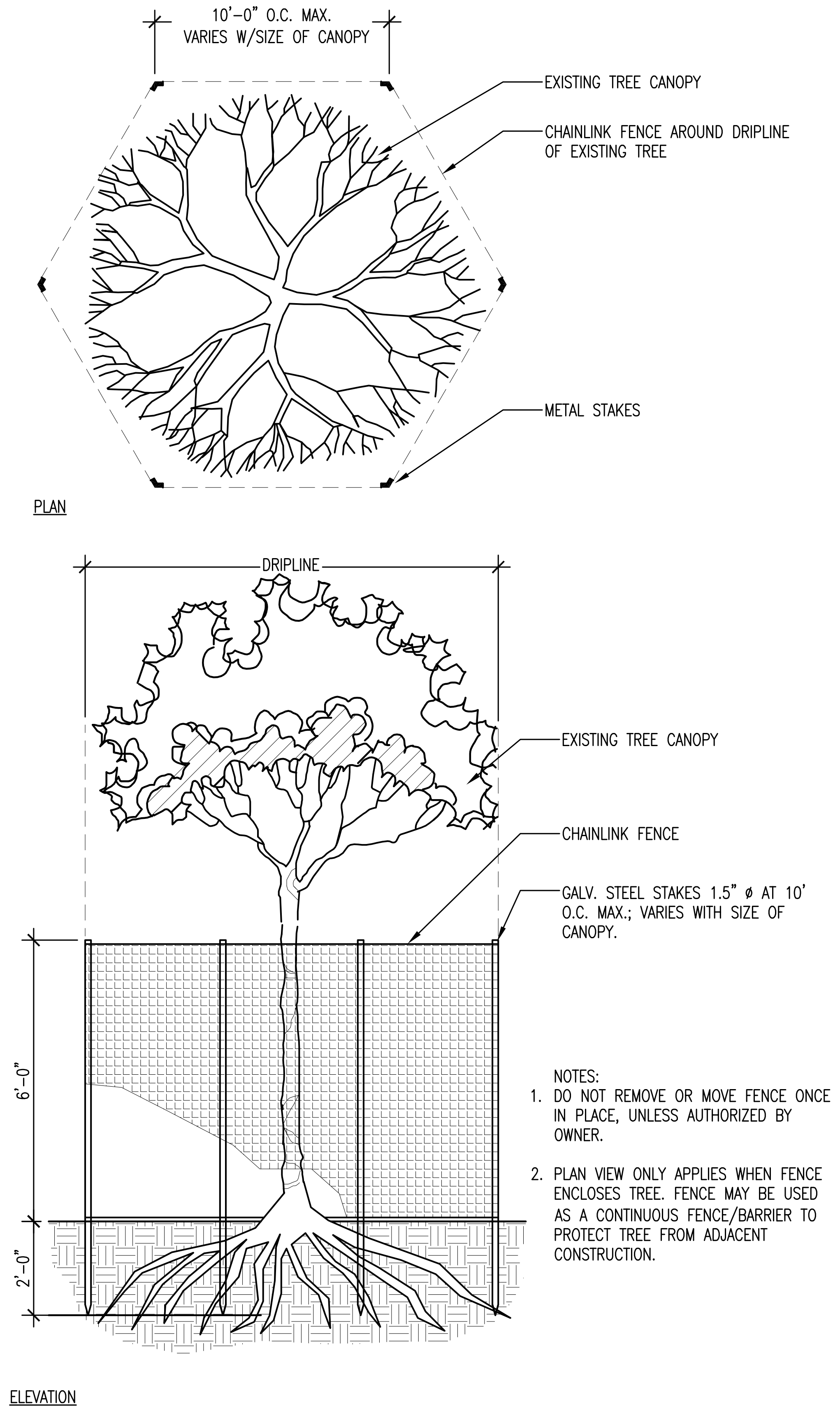
36. Avoid disposing harmful products (such as cement, paint, chemicals, oil and gasoline) beneath canopies or anywhere on site that allows drainage within or near TPZs. Herbicides should not be used with a TPZ; where used on site, they should be labeled for safe use near trees. Also, liming should not occur within 50 feet of a tree's canopy.

TREE PROTECTION NOTES:

1. PRIOR TO BEGINNING CONSTRUCTION ON SITE, CONTRACTOR SHALL IDENTIFY, CONFIRM WITH OWNER AND PROTECT EXISTING TREES AND PLANTS DESIGNATED AS TO REMAIN.
2. ALL TREE PROTECTION MEASURES TO BE COORDINATED WITH CIVIL DEMOLITION PLAN.
3. PROVIDE 6 FOOT TALL TREE PROTECTION FENCE WITH DISTINCTIVE MARKING VISIBLE TO CONSTRUCTION EQUIPMENT, ENCLOSING DRIP LINES OF TREES DESIGNATED TO REMAIN.
4. WORK REQUIRED WITHIN FENCE LINE SHALL BE HELD TO A MINIMUM AND PERFORMED BY HAND. AVOID UNNECESSARY MOVEMENT OF HEAVY EQUIPMENT WITHIN FENCED AREA AND DO NOT PARK ANY VEHICLES UNDER DRIP LINE OF TREES. DO NOT STORE EQUIPMENT OR MATERIALS WITHIN FENCE LINE.
5. CONSULT WITH THE OWNER'S PROJECT ARBORIST PRIOR TO REMOVING ROOTS AND BRANCHES LARGER THAN 2" IN DIAMETER FROM TREES OR PLANTS THAT ARE TO REMAIN.
6. ANY GRADE CHANGES GREATER THAN 6" WITHIN THE DRIPLINE OF EXISTING TREES SHALL NOT BE MADE WITHOUT FIRST CONSULTING THE LANDSCAPE ARCHITECT.
7. NO UTILITY TRENCHING WITHIN 10' OF EXISTING TREE TRUNK.
8. PROTECT EXISTING TREES TO REMAIN FROM SPILLED CHEMICALS, FUEL OIL, MOTOR OIL, GASOLINE AND ALL OTHER CHEMICALLY INJURIOUS MATERIAL; AS WELL AS FROM PUDDLING OR CONTINUOUSLY RUNNING WATER. SHOULD A SPILL OCCUR, STOP WORK IN THAT AREA AND CONTACT THE CITY'S ENGINEER / INSPECTOR IMMEDIATELY. CONTRACTOR SHALL BE RESPONSIBLE TO MITIGATE DAMAGE FROM SPILLED MATERIAL AS WELL AS MATERIAL CLEAN UP.
9. PROVIDE TEMPORARY IRRIGATION TO ALL TREES AND PLANTS THAT ARE IN OR ADJACENT TO CONSTRUCTION AREAS WHERE EXISTING IRRIGATION SYSTEMS MAY BE AFFECTED BY CONSTRUCTION. ALSO PROVIDE TEMPORARY IRRIGATION TO RELOCATED TREES.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR ONGOING MAINTENANCE OF ALL TREES DESIGNATED TO REMAIN AND FOR MAINTENANCE OF RELOCATED TREES STOCKPILED DURING CONSTRUCTION. CONTRACTOR WILL BE REQUIRED TO REPLACE TREES THAT DIE DUE TO LACK OF MAINTENANCE.
11. CONSULT WITH LANDSCAPE ARCHITECT SHOULD SPECIAL CIRCUMSTANCES OR QUESTIONS ARISE REGARDING THESE PROCEDURES.

GENERAL NOTES:

1. REFER TO L02 EXISTING TREE PROTECTION PLAN FOR TREES TO REMAIN AND BE PROTECTED
2. COORDINATE TREE PROTECTION MEASURES WITH CIVIL DEMOLITION ACTIVITIES
3. REFER TO ARBORIST REPORT DATED 03/12/18 FOR ADDITIONAL TREE PROTECTION MEASURES



NOTES:
1. DO NOT REMOVE OR MOVE FENCE ONCE IN PLACE, UNLESS AUTHORIZED BY OWNER.
2. PLAN VIEW ONLY APPLIES WHEN FENCE ENCLOSES TREE. FENCE MAY BE USED AS A CONTINUOUS FENCE/BARRIER TO PROTECT TREE FROM ADJACENT CONSTRUCTION.

01 EXISTING TREE PROTECTION FENCE

3/8"=1'-0" (32)
FILE NAME: FN-TREE DRAWN BY: LNDSCPE

TARLTON

LOT 3 NORTH - 1350 ADAMS COURT

MENLO PARK, CA 94025

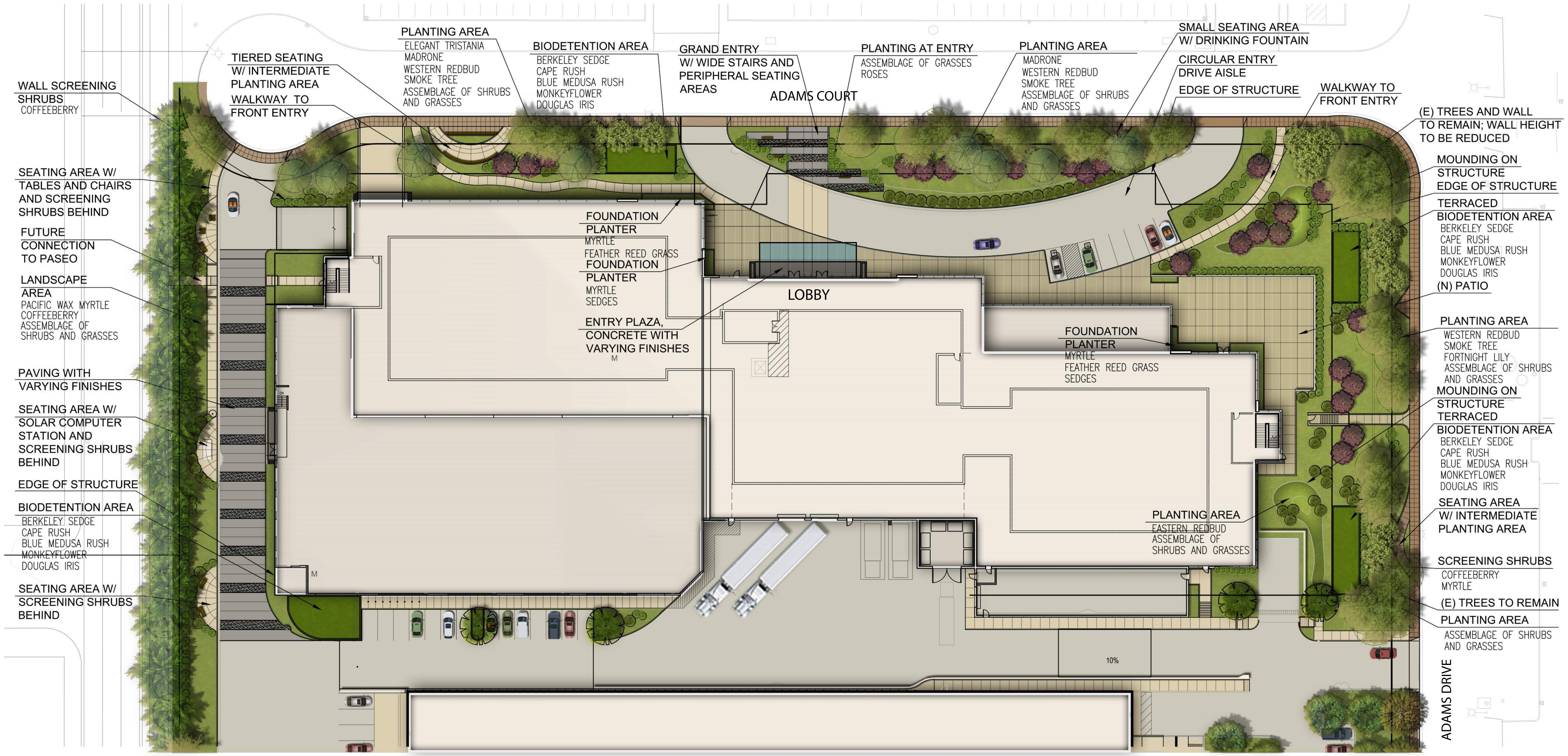
TARLTON
DES Project Number: 10019.006

TREE PROTECTION NOTES & DETAILS

11/28/2017
03/20/2018

L03

DES
ARCHITECTS
ENGINEERS



PROPOSED PLANT LIST:

TREES	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS*	EVERGREEN	NOTES
	Arbutus 'Marina'	Madrone	24–box	Low	Y	--
	Cercis occidentalis alt. Cercis o. 'Forest Pansy'	Western Redbud Eastern Redbud	24–box	Low	N	--
	Lagerstroemia spp.	Crape Myrtle	24–box	Low	N	--
	Tristania conferta	Brisbane Box	24–box	Medium	Y	--
	Tristaniopsis l. 'Elegant'	Elegant Tristania	24–box	Low	Y	--
	Existing Tree					

SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS*	SCVURPPP*	NOTES
	Achillea millefolium, cv.	Yarrow	1–gal	Medium	--	--
	Agapanthus orientalis	Lily of the Nile	1–gal	Medium	--	--
	Callestemon v. 'Little John'	Dwarf Bottlebrush	5–gal	Low	--	--
	Cistus 'Snow Fire'	Rockrose	5–gal	Low	--	--
	Cistus 'Sunset'	Rockrose	5–gal	Low	--	--
	Cotinus c. 'Velvet Cloak'	Smoke Tree	5–gal	Low	--	--
	Dietes bicolor	Fortnight Lily	5–gal	Low	--	--
	Hibiscus rosa–sinensis	Hibiscus, red	5–gal	Medium	--	--
	Hibiscus rosa–sinensis	Hibiscus, yellow	5–gal	Medium	--	--
	Iris douglasiana	Douglas Iris	1–gal	Low	--	--
	Leucadendron 'Safari Sunset'	Leucadendron	5–gal	Medium	--	--
	Mimulus 'Jack'	Monkeyflower	5–gal	Low	--	--
	Myrica californica	Pacific Wax Myrtle	5–gal	Low	--	--
	Myrtis communis 'Compacta'	Myrtle	5–gal	Low	--	--
	Phormium 'Bronze Baby'	New Zealand Flax	5–gal	Low	--	--
	Rhamnus californica 'Eve Case'	Coffeeberry	5–gal	Low	--	--
	Salvia apiana	California White Sage	5–gal	Low	--	--
	Salvia clevelandii	Cleveland sage	5–gal	Low	--	--
	Westringia fruticosa	Coast Rosemary	5–gal	Low	--	--

GRASSES	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS*	SMCWPPP*	NOTES
	Calamagrostis a. 'Karl Foester'	Feather Reed Grass	1–gal	Medium	Y	--
	Carex buchananii	Leather Leaf Sedge	1–gal	Medium	--	--
	Carex flacca	Blue Sedge	1–gal	Medium	--	--
	Carex tetacea	New Zealand Sedge	1–gal	Low	--	--
	Carex tumulicola	Berkeley Sedge	1–gal	Low	Y	--
	Chondropetalum tectorum	Cape Rush	1–gal	Low	Y	--
	Festuca mairei	Maire's Fescue	1–gal	Low	--	--
	Juncus inflexus	Blue Medusa Rush	1–gal	Low	Y	--
	Muhlenbergia capillaris	Pink Muhly	1–gal	Low	--	--
	Muhlenbergia rigens	Deer Grass	1–gal	Low	Y	--

GROUNDCOVER	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS*	SCVURPPP*	NOTES
	Arctostaphylos 'Point Reyes'	Manzanita	1–gal	Low	--	--
	Ceanothus g.h. 'Yankee Point'	Ceanothus	1–gal	Low	--	--
	Rosa 'Flower Carpet'	Flower Carpet Rose	2–gal	Medium	--	Tessalaar patented only

VINES	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS*	SCVURPPP*	NOTES
	Ficus pumilla	Creeping Fig	1–gal	Medium	--	--

A water–conserving automatic irrigation system will be implemented in accordance with the requirements of the City of Menlo Park.

WUCOLS* Water Use Classifications of Landscape Species

SMCWPPP* Compatible plantings for biodetention, per San Mateo Countywide Water Pollution Prevention Program plant list

N

0 15' 30' 60'
SCALE: 1" = 30'–0"

Mar 16, 2018 – 10:17am cmchugh C:\Users\CMcHugh\Documents\Tarlton Lot 3\L045–planting.dwg

TARLTON

LOT 3 NORTH - 1350 ADAMS COURT

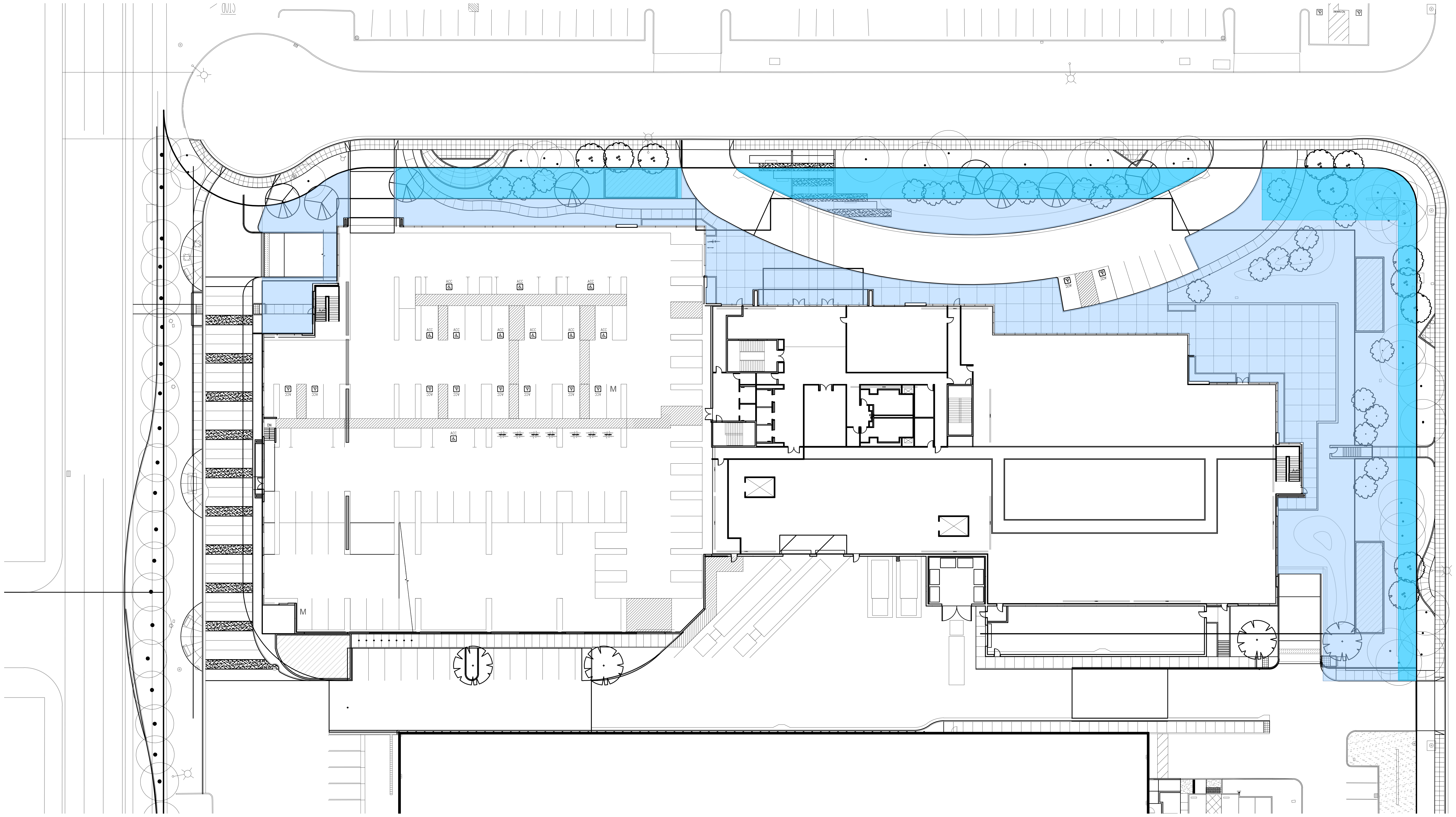
MENLO PARK, CA 94025

TARLTON
DES Project Number: 10019.006

LANDSCAPE PLAN
11/28/2017
03/20/2018

L04

DES
ARCHITECTS
ENGINEERS



LEGEND:

🟦	FRONTAGE AREA (AREA BETWEEN FACE OF BUILDING AND PROPERTY LINE):	39,971 SQFT
	AREA OF REQUIRED FRONTAGE GROUNDCOVER AND VEGETATION (25%):	9,993 SQFT
🟦	PROPOSED AREA FOR FRONTAGE GROUNDCOVER AND VEGETATION:	10,008 SQFT

SEE SHEET C5b FOR PERVIOUS INFILTRATION AREAS.

SCALE: 1" = 30'-0"

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TARLTON

LOT 3 NORTH - 1350 ADAMS COURT

MENLO PARK, CA 94025

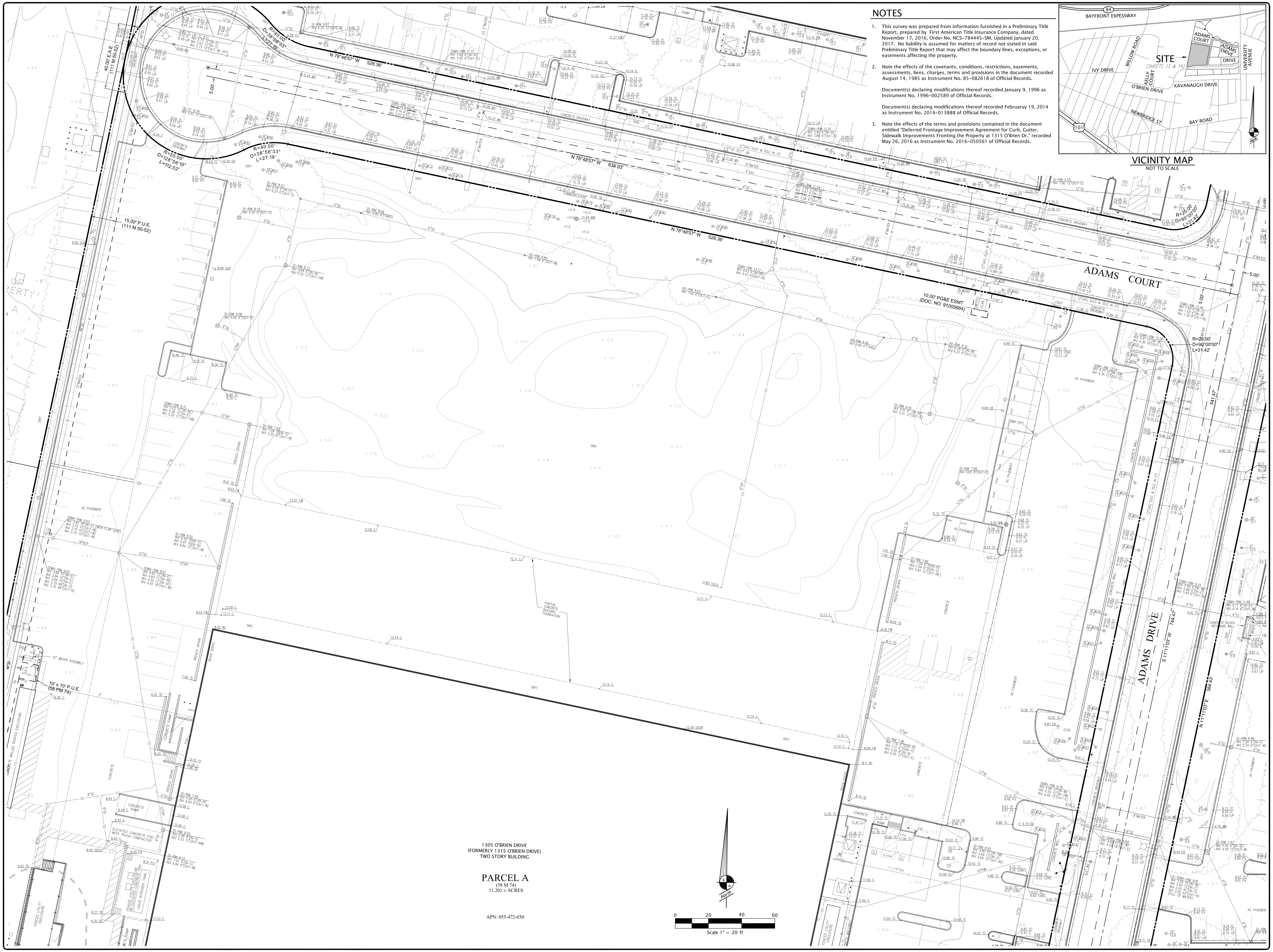
TARLTON
DES Project Number: 10019.006

FRONTAGE LANDSCAPE COMPLIANCE DIAGRAM

11/28/2017
03/20/2018

L05

DES
ARCHITECTS
ENGINEERS



NOTES

1. This survey was prepared from information furnished in a Preliminary Title Report, prepared by First American Title Insurance Company, dated November 17, 2016, Order No. NCS-784445-SM, Updated January 20, 2017. No liability is assumed for matters of record not stated in said Preliminary Title Report that may affect the boundary lines, exceptions, or easements affecting the property.

2. Note the effects of the covenants, conditions, restrictions, easements, assessments, liens, charges, terms and provisions in the document recorded August 14, 1985 as Instrument No. 85-082618 of Official Records.

   Document(s) declaring modifications thereof recorded January 9, 1996 as Instrument No. 1996-002589 of Official Records.

   Document(s) declaring modifications thereof recorded Februaruy 19, 2014 as Instrument No. 2014-013888 of Official Records.

3. Note the effects of the terms and provisions contained in the document entitled "Deferred Frontage Improvement Agreement for Curb, Gutter, Sidewalk Improvements Fronting the Property at 1315 O'Brien Dr." recorded May 26, 2016 as Instrument No. 2016-050561 of Official Records.

No.	BY	REVISION
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No.	BY	REVISION
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KIER & WRIGHT
CIVIL ENGINEERS & SURVEYORS, INC.
3350 Scott Boulevard, Building 22 • (408) 727 6665
Santa Clara, California 95054 • (408) 727 5641

BOUNDARY, TOPOGRAPHIC & UTILITY SURVEY

FOR: TARLTON PROPERTIES, INC.

NOT TO SCALE

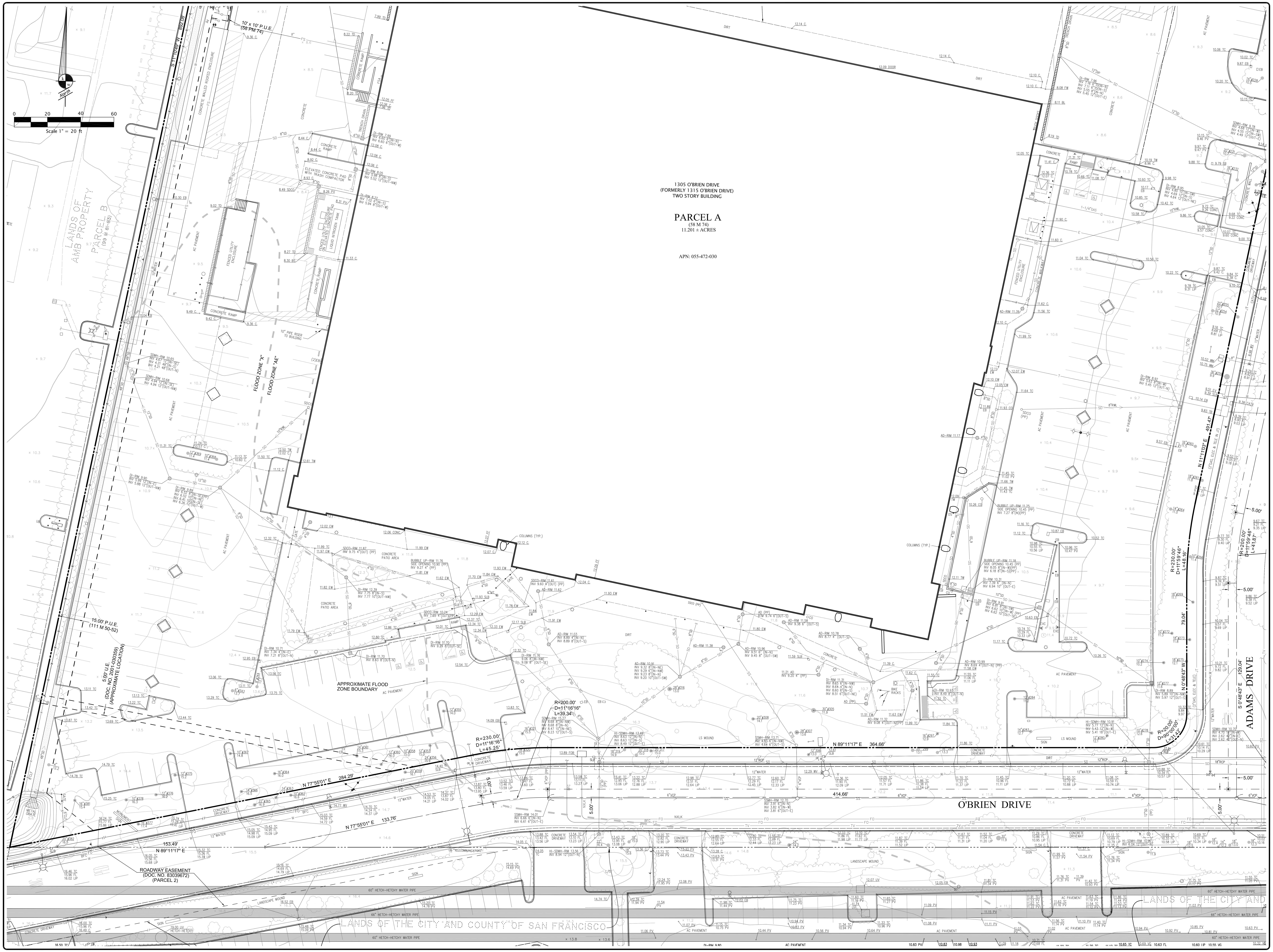
MENLO PARK
O'BRIEN DRIVE & ADAMS DRIVE
CALIFORNIA

03-15-18

TOPOGRAPHY MAP NORTH

DATE	JUNE, 2017
SCALE	1"=20'
DESIGNER	JRV
DRAFTER	CJ
JOB	A17010
SHEET	13
OF	14 SHEETS

TP1



No. | REVISION | BY

No. | REVISION | BY

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MENLO PARK

CALIFORNIA

03-15-18

TOPOGRAPHY MAP NORTH

DATE	JUNE, 2017
SCALE	1"=20'
DESIGNER	JRV
DRAFTER	CJ
JOB	A17010
SHEET	14
OF 14	SHEETS

TP2

USER:cjunokas I:\PROJECTS\A17010\DWG\SURVEY\TOPO\C-TOPO.dwg JUNE 14, 2017 8:19 AM

BASIS OF BEARING:

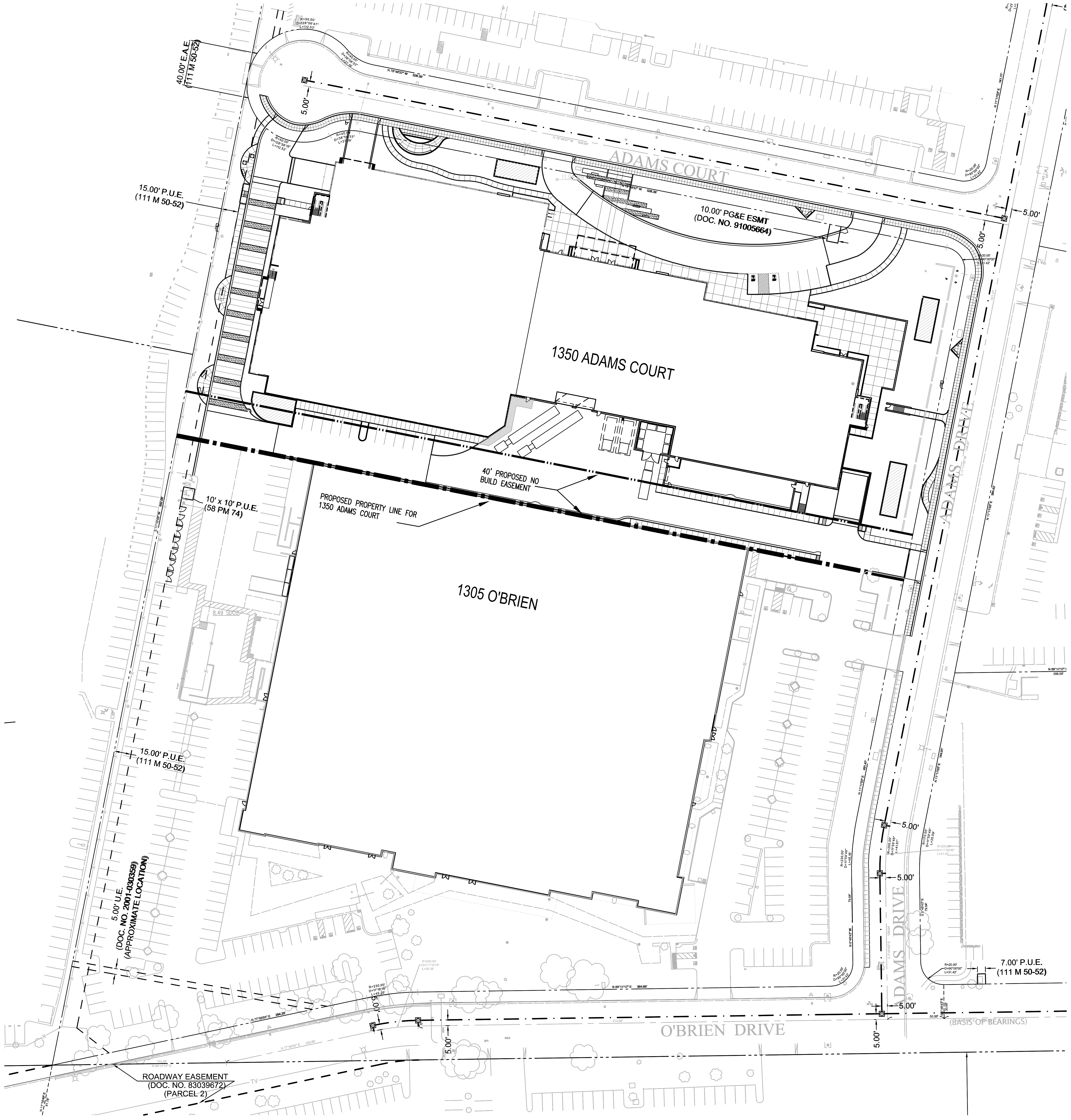
THE BEARING OF NORTH 89°11'17" EAST TAKEN ON THE CENTERLINE OF O'BRIEN DRIVE AS SHOWN ON THAT CERTAIN FINAL MAP OF MENLO BUSINESS PARK FILED FOR RECORD ON APRIL 9, 1984 IN BOOK 111 OF MAPS AT PAGES 50-52, SAN MATEO COUNTY RECORDS WAS TAKEN AS THE BASIS OF ALL BEARINGS SHOWN HEREON.

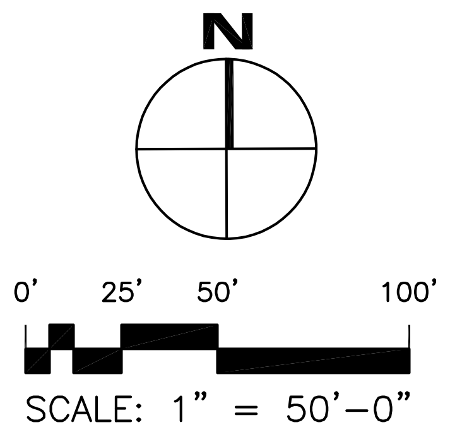
LEGEND:

R.O.W. LINE
EASEMENT LINE
PROPOSED PROPERTY
PROPOSED EASEMENT

LEGEND:

E.A.E	EMERGENCY ACCESS EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
ESMT	EASEMENT
PL	PROPERTY LINE





SCALE: 1" = 50'-0"

Mar 14, 2018 – 2:52pm MDeAndreis P:\Tarlton\MenloBP\273000\MBP-B3\10019006\Dwg\Civil\Planning\C1 Existing Easement.dwg

TARLTON

LOT 3 NORTH - 1350 ADAMS COURT

MENLO PARK, CA 94025

EXISTING EASEMENTS AND PROPERTY LINE EXHIBIT

11-28-17
03-20-18

C1

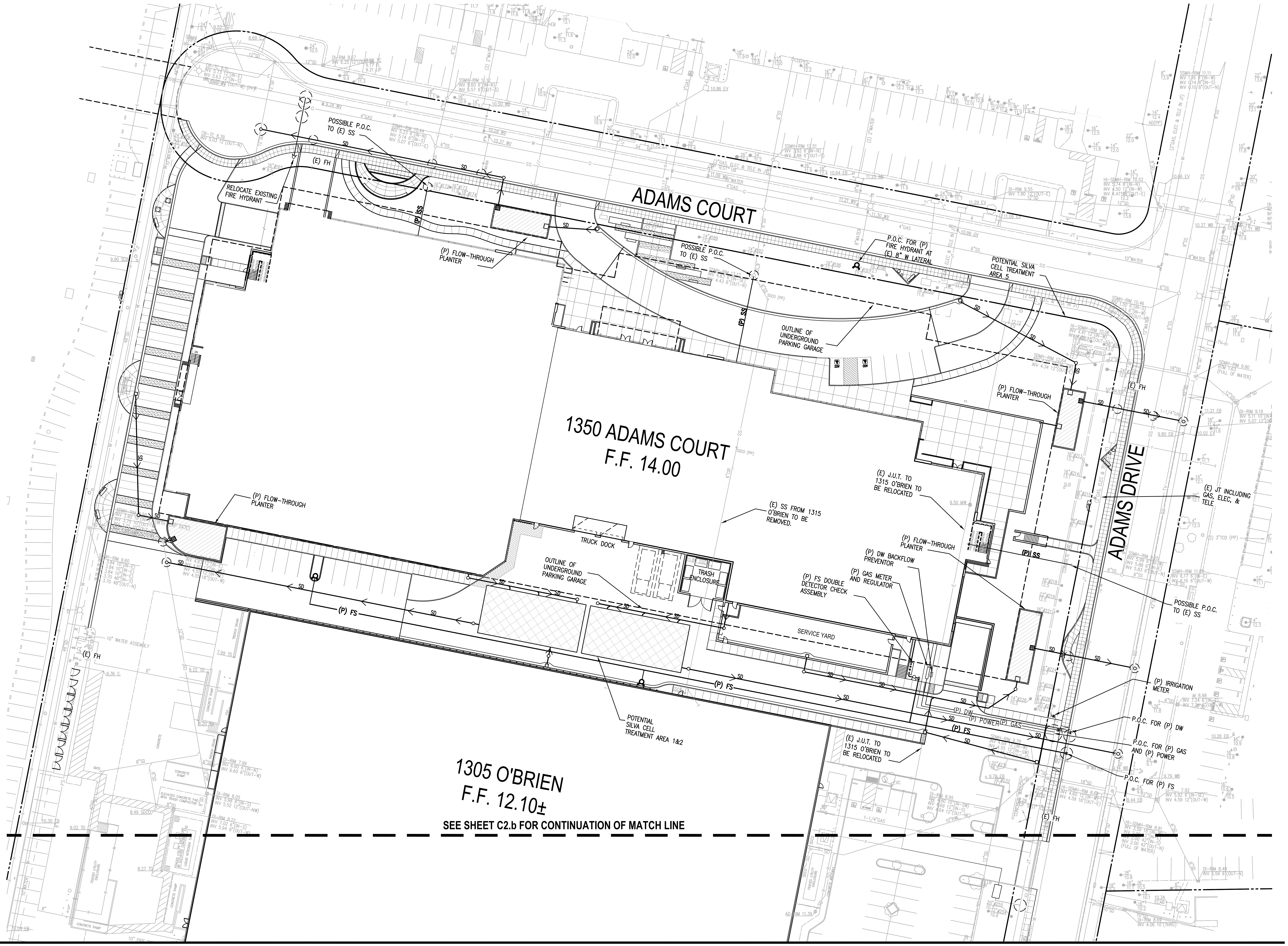
TARLTON
DES Project Number: 10019.006

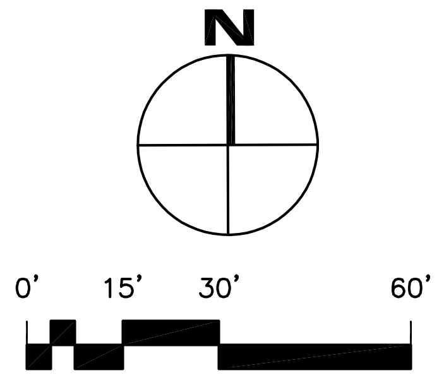
DES ARCHITECTS ENGINEERS

ABBREVIATIONS & LEGEND:

SS	SANITARY SEWER
SD	STORM DRAIN
TP	TOP OF PAVEMENT
TC	TOP OF CURB
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
P.O.C.	POINT OF CONNECTION
P.I.V.	POST INDICATOR VALVE
F.D.C.	FIRE DEPT. CONNECTION

▨	POTENTIAL UNDERGROUND SILVA CELLS FOR STORMWATER TREATMENT
▨	FLOW-THROUGH PLANTERS
□	CATCH BASIN
○	STORM DRAIN MANHOLE
(P) SD ▬	PROPOSED STORM DRAIN WITH DIRECTION OF FLOW
━	(P) FS LINE
─	(P) DW LINE
━	(P) SS LINE
─	(P) GAS
▣	PROPOSED BACKFLOW PREVENTOR DOUBLE DETECTOR CHECK ASSEMBLY
◌	UTILITY CROSSING OR P.O.C.
○	SANITARY SEWER MANHOLE
⚲	FDC
⏀	PIV
⚲	FIRE HYDRANT
◧	BUBBLE-UP STRUCTURE
▦	OVERFLOW STRUCTURE





SCALE: 1" = 30'-0"

TARLTON

LOT 3 NORTH - 1350 ADAMS COURT

MENLO PARK, CA 94025

TARLTON
DES Project Number: 10019.006

PRELIMINARY UTILITY PLAN

11-28-17
03-20-18

C2a

DES
ARCHITECTS
ENGINEERS

ABBREVIATIONS & LEGEND:

SS	SANITARY SEWER
SD	STORM DRAIN
TP	TOP OF PAVEMENT
TC	TOP OF CURB
FF	FINISH FLOOR ELEVATION
FS	FIRE SERVICE
DW	DOMESTIC WATER
(P)	PROPOSED
SDCB	STORM DRAIN CATCH BASIN
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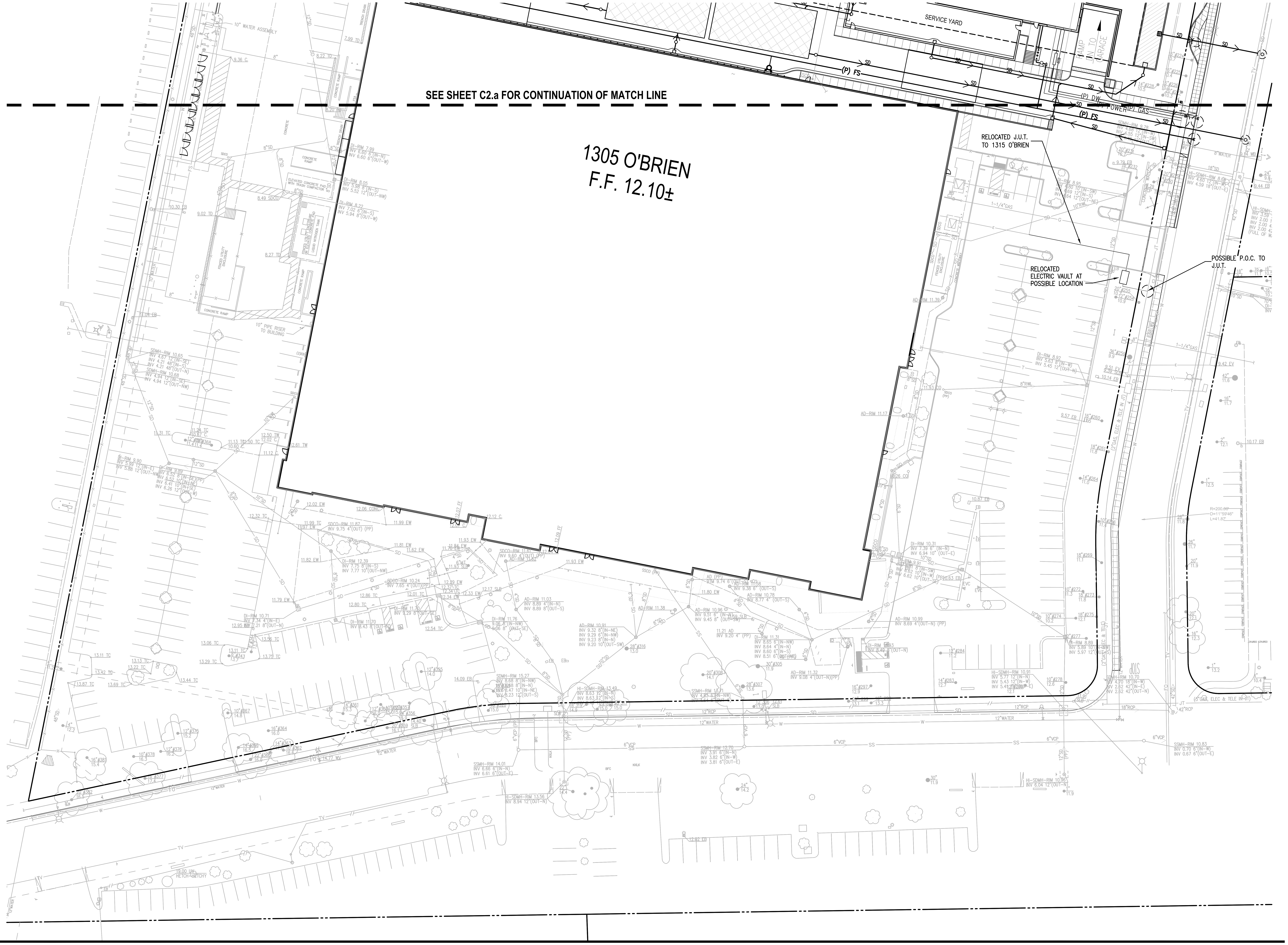
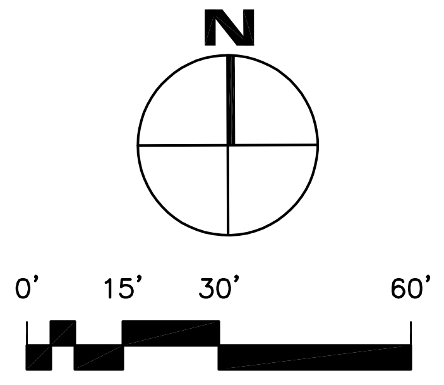
P.O.C.	POINT OF CONNECTION
P.I.V.	POST INDICATOR VALVE
F.D.C.	FIRE DEPT. CONNECTION

━	(P) FS LINE
—	(P) DW LINE
━	(P) SS LINE
—	(P) GAS
▭	PROPOSED BACKFLOW PREVENTOR DOUBLE DETECTOR CHECK ASSEMBLY
◌	UTILITY CROSSING OR P.O.C.





SCALE: 1" = 30'-0"

TARLTON

LOT 3 NORTH - 1350 ADAMS COURT

MENLO PARK, CA 94025

TARLTON
DES Project Number: 10019.006

PRELIMINARY UTILITY PLAN
11-28-17
03-20-18

C2b

DES ARCHITECTS ENGINEERS

ABBREVIATIONS:

TP	TOP OF PAVEMENT
TC	TOP OF CURB
FF	FINISH FLOOR ELEVATION
FL	FLOWLINE
FG	FINISH GRADE
RIM	RIM OF SD CATCH BASIN
SDCB	STORM DRAIN CATCH BASIN
AD	AREA DRAIN
HP	HIGH POINT
(E)	EXISTING
→	DIRECTION OF SURFACE DRAINAGE
▨	FLOOD BREAK DEVICE
——-- ——	PROPERTY LINE
— — — —	EDGE OF PODIUM
□	CATCH BASIN

BENCHMARK: (FROM TOPOGRAPHIC SURVEY PREPARED BY KIER & WRIGHT SURVEYORS: JOB A17010 DATED JUNE 2017)

W-150; (PID HT 1394) BRASS DISK SET IN TOP OF CONCRETE MONUMENT,
STAMPED W150-1933.
ELEVATION: 9.88' (NAVD 88 DATUM)

FLOOD ZONE NOTE:

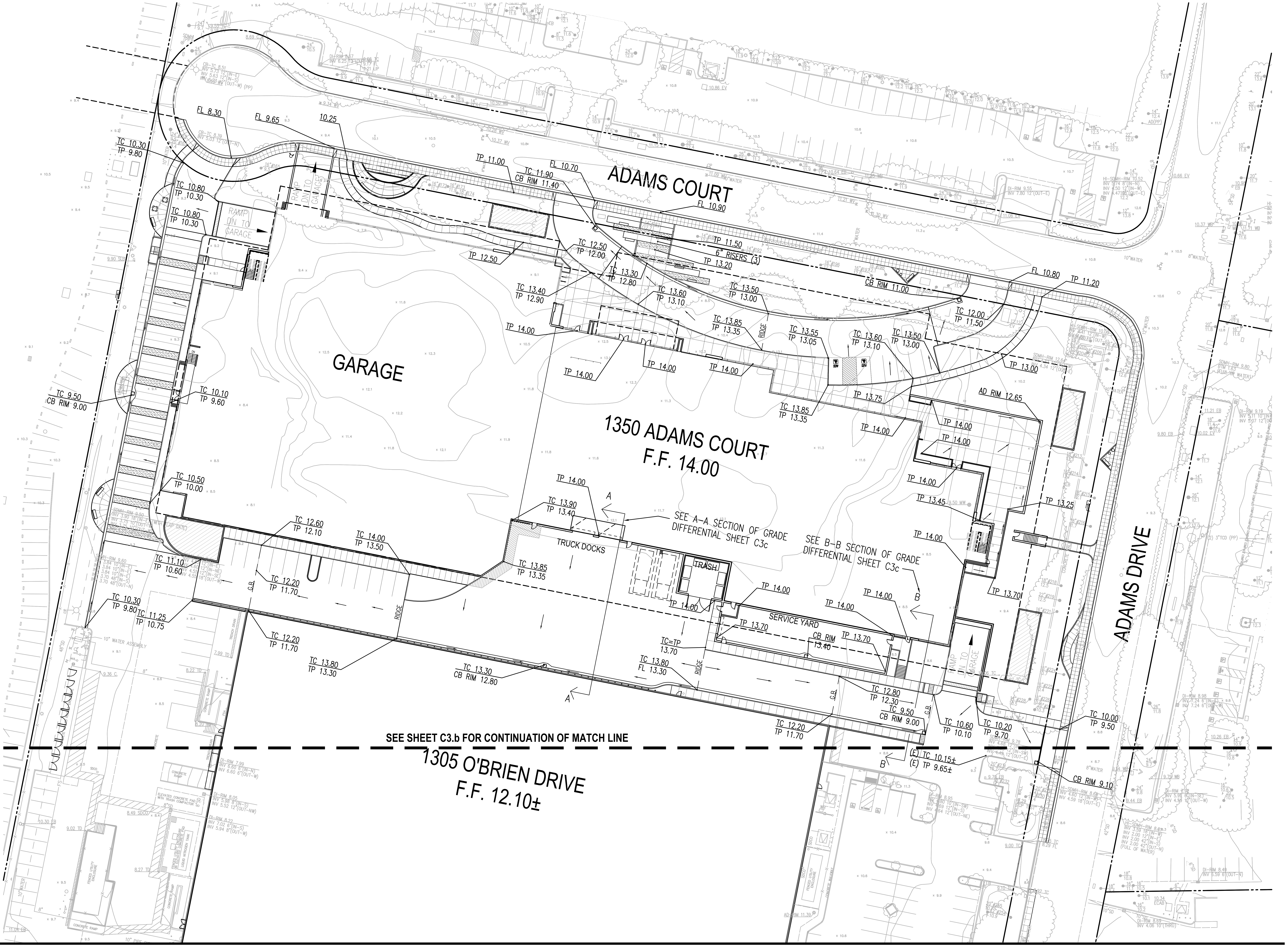
THE SUBJECT PROPERTY IS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 060321 0307 E, DATED OCTOBER 16, 2012, WITH THE MAJORITY OF THE SITE BEING LOCATED IN FLOOD ZONE "AE";

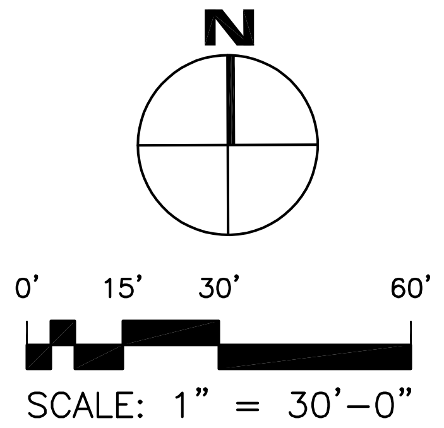
AREAS OF THE 1% ANNUAL FLOOD (100-YEAR FLOOD), ALSO KNOW AS THE BASE FLOOD, IS THE FLOOD THAT HAS A 1% CHANCE OF BEING EQUALED OR EXCEEDED IN ANY GIVEN YEAR; BASE FLOOD ELEVATION DETERMINED AS 11.

A SMALLER PORTION OF THE SUBJECT PROPERTY IS ALSO SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 060321 0307 E, DATED OCTOBER 16, 2012, AS BEING LOCATED IN FLOOD ZONE "X";

AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD.

INFORMATION WAS OBTAINED FROM THE FEMA WEBSITE (WWW.FEMA.GOV) ON MARCH 10, 2017.





TARLTON

LOT 3 NORTH - 1350 ADAMS COURT

MENLO PARK, CA 94025

TARLTON
DES Project Number: 10019.006

PRELIMINARY GRADING PLAN
11-28-17
03-20-18

C3a

DES
ARCHITECTS
ENGINEERS

ABBREVIATIONS:

TP	TOP OF PAVEMENT
TC	TOP OF CURB
FF	FINISH FLOOR ELEVATION
FL	FLOWLINE
FG	FINISH GRADE
RIM	RIM OF SD CATCH BASIN
SDCB	STORM DRAIN CATCH BASIN
AD	AREA DRAIN
HP	HIGH POINT
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⟶	DIRECTION OF SURFACE DRAINAGE
▨	FLOOD BREAK DEVICE
—— - - ——	PROPERTY LINE
— — — —	EDGE OF PODIUM
□	CATCH BASIN

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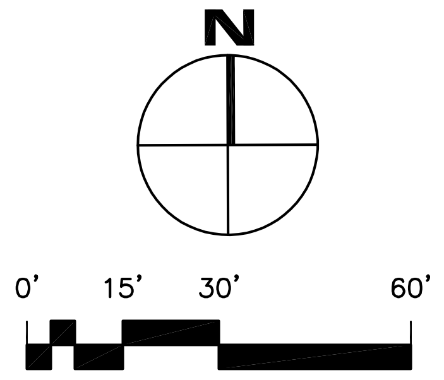

SCALE: 1" = 30'–0"

TARLTON

LOT 3 NORTH - 1350 ADAMS COURT

MENLO PARK, CA 94025

TARLTON
DES Project Number: 10019.006

PRELIMINARY GRADING PLAN
11-28-17
03-20-18

C3b

DES
ARCHITECTS
ENGINEERS

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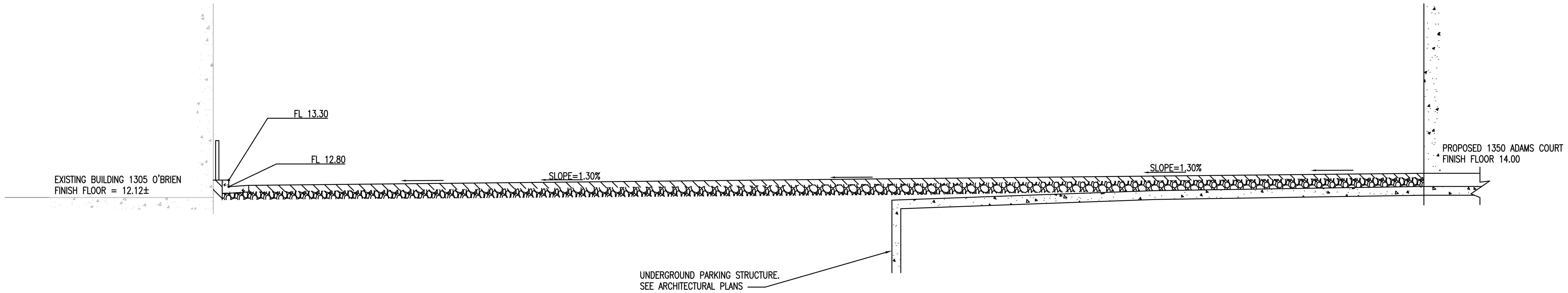
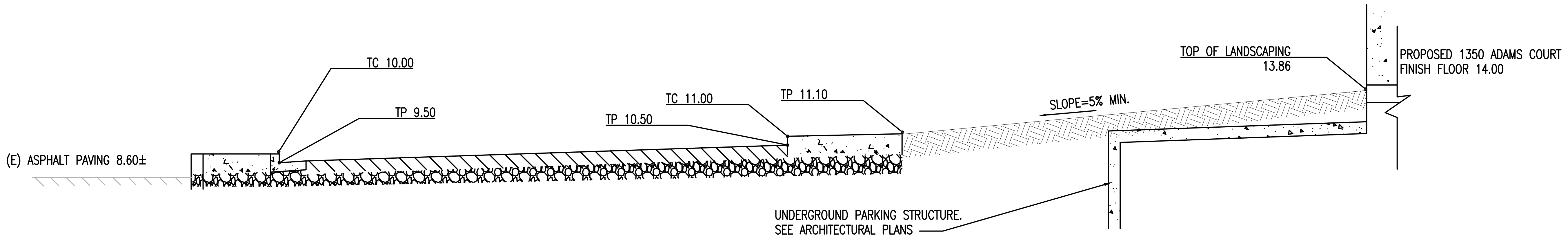
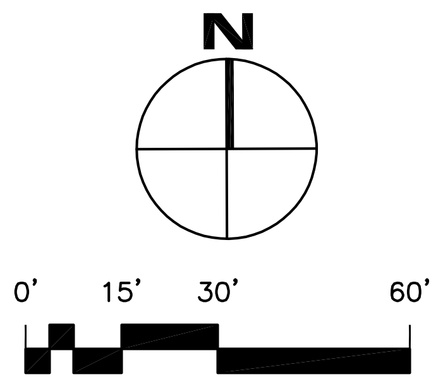


A-A SECTION - GRADE DIFFERENTIAL BETWEEN EXISTING 1305 O'BRIEN AND PROPOSED 1350 ADAMS COURT
SCALE: 1"=5'



B-B SECTION - GRADE DIFFERENTIAL BETWEEN EXISTING 1305 O'BRIEN AND PROPOSED 1350 ADAMS COURT
SCALE: 1"=5'



SCALE: 1" = 30'–0"

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TARLTON

LOT 3 NORTH - 1350 ADAMS COURT

MENLO PARK, CA 94025

TARLTON
DES Project Number: 10019.006

PRELIMINARY GRADING PLAN
11-28-17
03-20-18

C3c

DES
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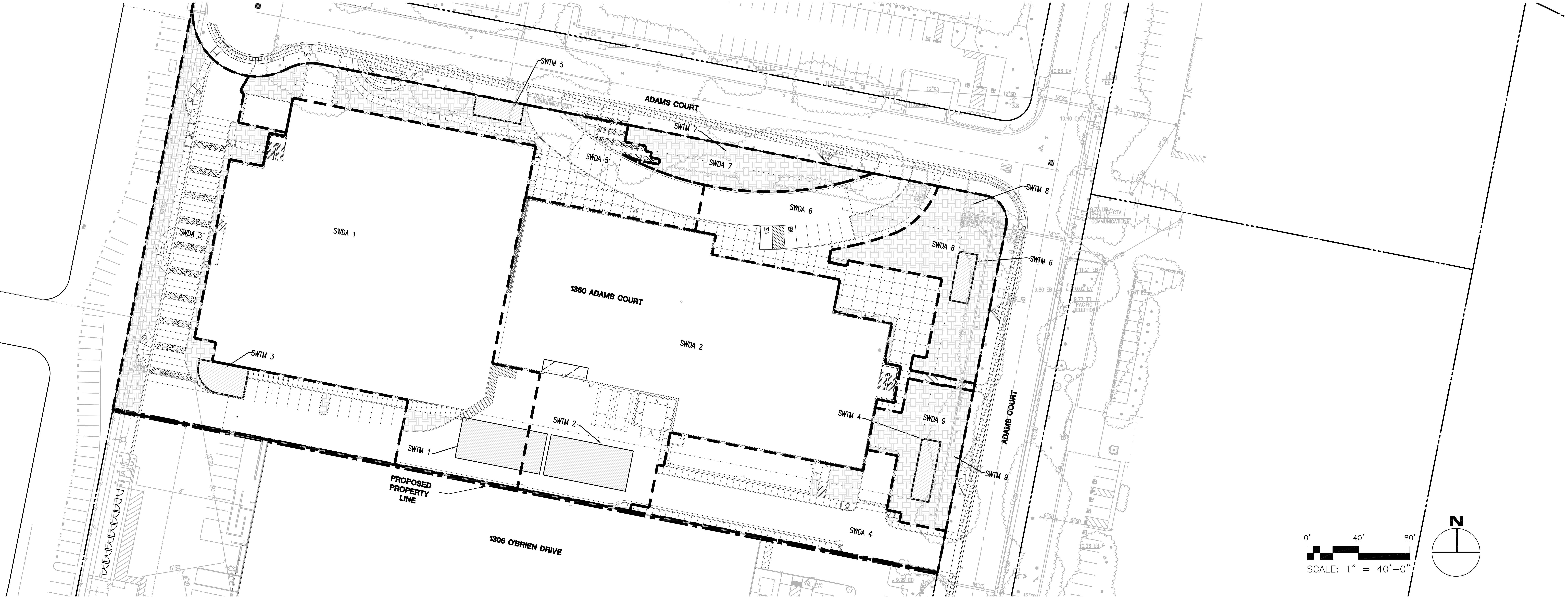

STORMWATER MANAGEMENT TREATMENT MEASURE SUMMARY:

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.)	SELF-TREATING AREA PROVIDED* (SQ. FT.)
SWDA 1	SILVA CELLS	SWTM 1	53880	53410	470	2136	2145	470
SWDA 2	SILVA CELLS	SWTM 2	50186	50116	70	2005	2088	70
SWDA 3	FLOW-THROUGH PLANTER	SWTM 3	24786	16928	7858	678	796	7858
SWDA 4	FLOW-THROUGH PLANTER	SWTM 4	14298	13359	939	527	620	939
SWDA 5	FLOW-THROUGH PLANTER	SWTM 5	15175	10369	4806	415	540	4806
SWDA 6	FLOW-THROUGH PLANTER	SWTM 6	14112	12351	1761	495	532	1761
SWDA 7	SELF-TREATING AREA	STWM 7	4796	0	4796	0	NA	4796
SWDA 8	SELF-TREATING AREA	STWM 8	5951	0	5951	0	NA	5951
SWDA 9	SELF-TREATING AREA	STWM 9	8856	0	8856	0	NA	8856

NOTE:
*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 THAT DRAINS TO THE TREATMENT MEASURE PER THE "______" C3 HANDBOOK CHAPTER 5.
*PERVIOUS AREAS INSIDE DRAINAGE AREAS ARE DESIGNATED AS SELF-TREATING AREAS AND ARE NOT INCLUDED IN SIZING. SEE SHEET C5 FOR PERVIOUS/IMPERVIOUS EXHIBIT.

PROJECT DATA:

1. TOTAL SITE AREA (ACRES): 4.41
2. TOTAL AREA OF LAND DISTURBED DURING CONSTRUCTION (ACRES): 4.41
3. NAME OF RECEIVING WATER OR DRAINAGE BASIN: SAN FRANCISCO BAY
4. TYPE OF LAND USE FOR PROJECT: COMMERCIAL
5. FLOOD ZONE: AE
6. FLOOD ELEVATION: 10.9
7. SOILS TYPE: D
8. GROUNDWATER DEPTH (FT): 15± BELOW EXISTING GRADE

LEGEND:

■ ■ ■	PROPOSED STORMWATER DRAINAGE AREA BOUNDARY
▨	STORM TREATMENT MEASURE
▦	SELF-TREATING AREA

APPREVIATIONS:

SWDA	STORMWATER DRAINAGE AREA
SWTM	STORMWATER TREATMENT MEASURE

C.3. REGULATION CHECKLIST*:

*REFER TO ATTACHED C3/C6 REGULATION CHECKLIST FOR IMPERVIOUS/PERVIOUS CALCULATIONS

REVIEW STEPS	YES/NO	INFORMATION
IS THE TOTAL IMPERVIOUS SURFACE REPLACED OR CREATED GREATER THAN 10,00 SQ.FT. OR 5,000 SQ.FT. FOR UNCOVERED PARKING?	YES	"IF YES": PROJECT IS C.3. REGULATED
IS THE TOTAL EXISTING IMPERVIOUS SURFACED REPLACED GREATER THAN 50% OF THE TOTAL PRE-PROJECT IMPERVIOUS SURFACE?	YES	"IF YES": SOURCE CONTROL AND TREATMENT REQUIREMENTS APPLY TO THE WHOLE SITE.
IS THE PROJECT SITE LOCATED IN A HYDROMODIFICATION MANAGEMENT CONTROL AREA? (LOCATED IN APPENDIX H OF C.3.)	NO	"IF YES": SITE IS SUBJECTED TO HYDROMODIFICATION MANAGEMENT REQUIREMENTS.
IS THIS REGARDED AS A SPECIAL PROJECT PER PROVISION C.3.E.II. OF THE MUNICIPAL REGIONAL STORMWATER PERMIT (MRP)?	NO	"IF YES" PROJECT IS A SPECIAL PROJECT. SEE ATTACHED SPECIAL PROJECT DETERMINATION WORKSHEET.
IS IT FEASIBLE TO USE INFILTRATION OR REINWATER HARVESTING?	NO	"IF YES" SEE ATTACHED INFILTRATION FEASIBILITY WORKSHEET.

SOURCE CONTROL MEASURES:

1. MARK ON-SITE INLETS WITH THE WORDS "NO DUMPING! DRAINS TO BAY" OR EQUIVALENT.
2. ALL INTERIOR FLOOR DRAINS TO CONNECT TO SANITARY SEWER.
3. RETAIN EXISTING VEGETATION AS POSSIBLE AND PROPOSED LANDSCAPING WILL INCLUDE PEST AND/OR DISEASE RESISTANT, DROUGHT-TOLERANT, AND ATTRACT BENEFICIAL INSECTS.
4. USE WATER EFFICIENT IRRIGATION SYSTEM.

SITE DESIGN MEASURES:

1. DIRECT ROOF RUNOFF ONTO VEGETATED AREAS.
2. DIRECT RUNOFF FROM UNCOVERED PARKING AREAS AND/OR DRIVEWAYS ONTO VEGETATED AREAS.
3. PROVIDED SELF-TREATING AREAS.

STORMWATER TREATMENT NOTES:

1. FOR EACH DRAINAGE AREA, STORMWATER RUNOFF WILL BE COLLECTED AND DIVERTED TO DEEPROOT SILVA CELL AND/OR FLOW-THROUGH PLANTER BY GRAVITY FLOW. THE WATER IS TEMPORARILY STORED AND PERCOLATES IN THE BIO-TREATMENT SOIL. ONCE TREATED THE STORM WATER DRAINS TO THE PUBLIC STORM DRAIN SYSTEM.
2. BIO-TREATMENT SOIL MIX SHALL MEET THE REQUIREMENTS OF APPENDIX L OF THE MUNICIPAL REGIONAL STORMWATER PERMIT (MRP). THE BIOTREATMENT SOIL MIX SHALL HAVE A MINIMUM PERCOLATION RATE OF 5IN/HR AND BE A MINIMUM SOIL DEPTH OF 18 INCHES.
3. SEE PRELIMINARY GRADING PLAN FOR FOR BASIN FOOTPRINT AND ELEVATIONS.

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LOT 3 NORTH - 1350 ADAMS COURT

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PRELIMINARY STORMWATER MANAGEMENT PLAN

11-28-17
03-20-18

C4

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LEGEND

🟩 - - -	PROPERTY BOUNDARY
▨	EXISTING AC PAVEMENT
▨	EXISTING CONCRETE PAVEMENT
▨	EXISTING LANDSCAPE/PERVIOUS AREA

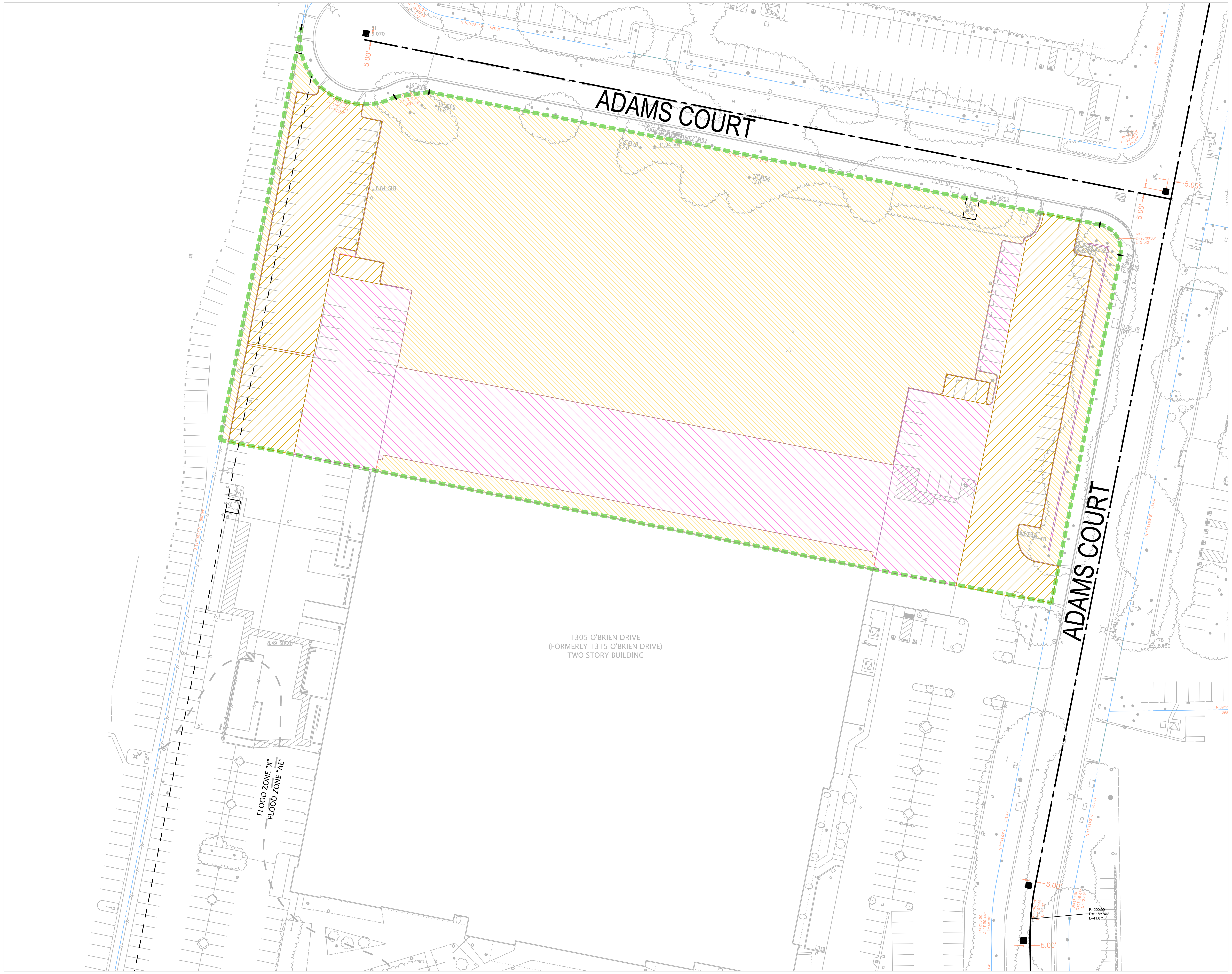
NOTE:

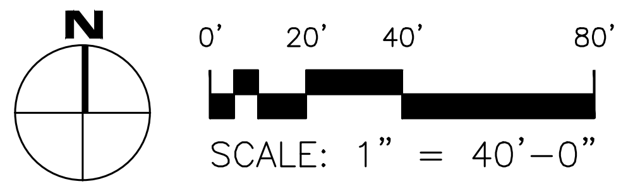
TOTAL SITE AREA (LIMIT OF WORK): 192,040 SF (100%)

EXISTING AC PAVEMENT: 32,503 SF (16.9%)
EXISTING CONCRETE PAVEMENT: 48,514 SF (25.2%)

TOTAL EXISTING IMPERVIOUS AREA: 81,017 SF (42.1%)

TOTAL EXISTING LANDSCAPE/PERVIOUS AREA: 111,023 SF (57.9%)





SCALE: 1" = 40'-0"

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EXISTING IMPERVIOUS/PERVIOUS AREA EXHIBIT

11-28-17
03-20-18

C5a

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Mar. 14, 2018 – 2:30pm MDeAndreis P:\Tarlton\MenloBP\273000\MBP–B3\10019006\Dwg\Civil\Planning\C5a Existing Impervious.dwg

LEGEND

▬ ▬ ▬	PROPOSED LIMIT OF WORK
PROPOSED ▨	BUILDING ROOF
PROPOSED ▨	AC PAVEMENT
PROPOSED ▨	CONCRETE PAVEMENT
PROPOSED ▨	LANDSCAPE/PERVIOUS AREA

NOTE:

TOTAL SITE AREA (WITHIN LIMIT OF WORK): 192,040 SF

IMPERVIOUS AREA:

PROPOSED BUILDING ROOF: 88,734 SF

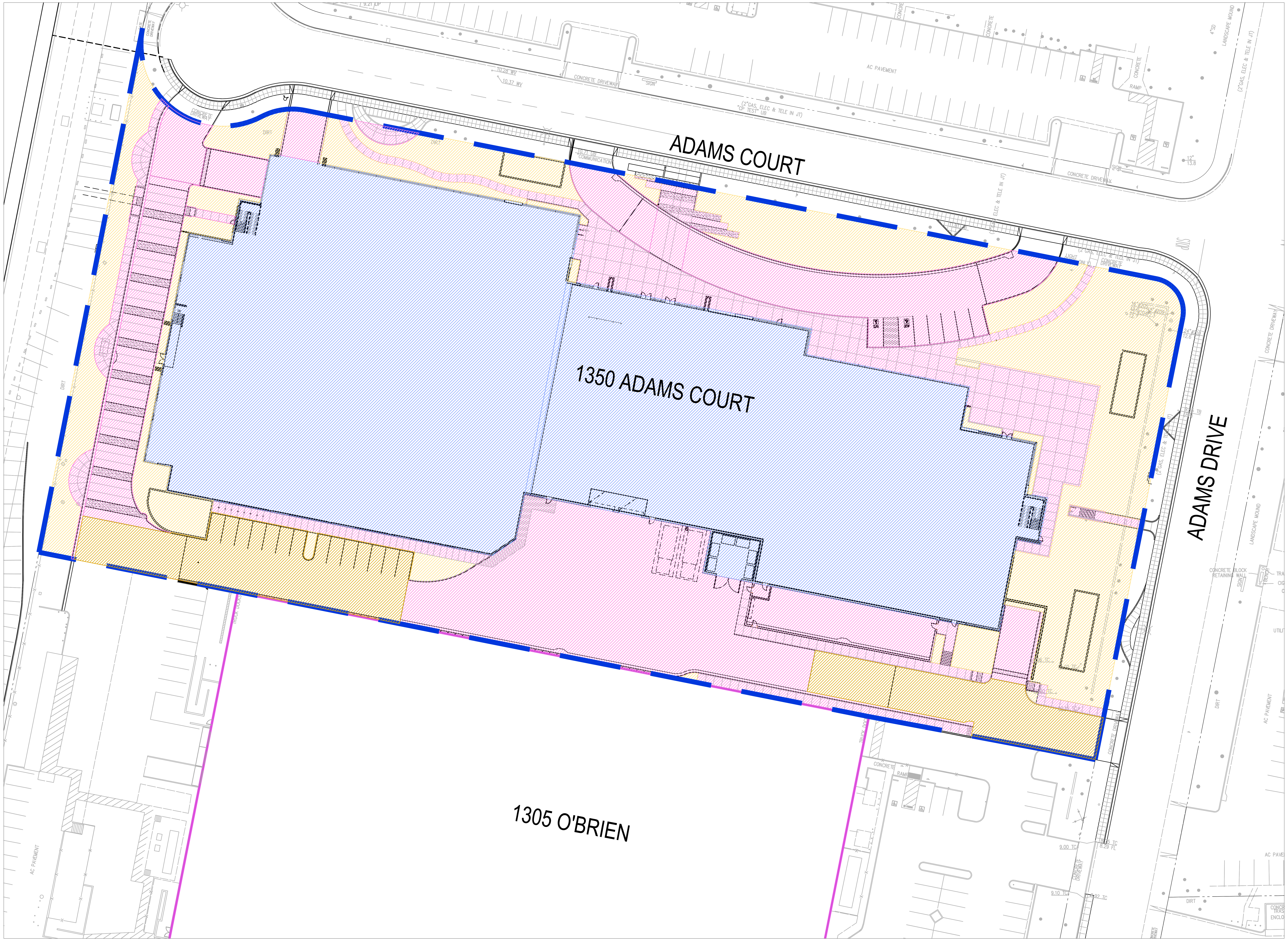
PROPOSED AC PAVEMENT: 12,464 SF

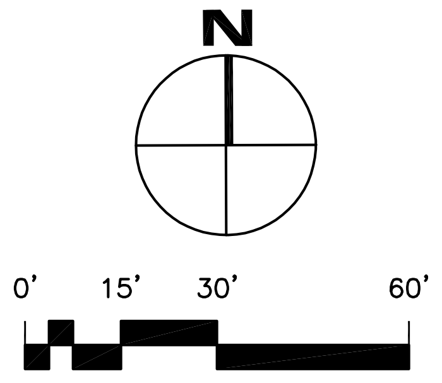
PROPOSED CONCRETE PAVEMENT: 55,335 SF

TOTAL PROPOSED IMPERVIOUS AREA: 156,533 SF

PERVIOUS AREA:

PROPOSED LANDSCAPE/PERVIOUS AREA: 35,507 SF





SCALE: 1" = 30'–0"

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PRELIMINARY PROPOSED IMPERVIOUS/PERVIOUS AREA EXHIBIT

11-28-17
03-20-18

C5b

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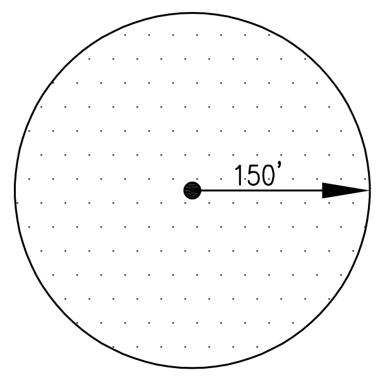
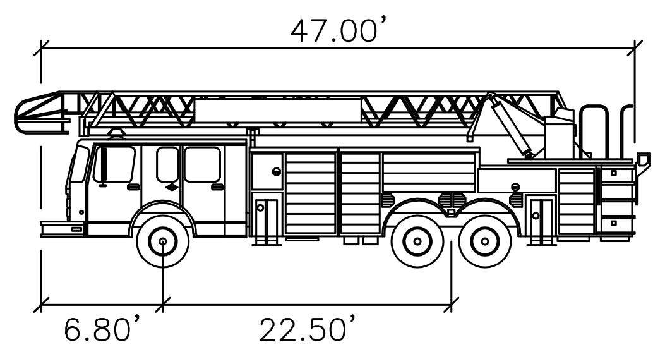
Mar 19, 2018 – 4:07pm MDeAndreis P:\Tarlton\MenloBP\273000\MBP-B3\10019006\Dwg\Civil\Planning\C5b IMPERVIOUS EXHIBIT.dwg



150' RADIUS
FIRE HYDRANT
COVERAGE AREA



Menlo Park Fire Truck

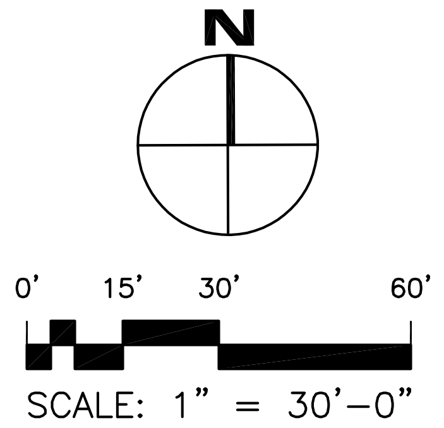
Width	: 9.50'
Track	: 8.25'
Lock to Lock Time	: 6.0 seconds
Steering Angle	: 25.5 degrees

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.



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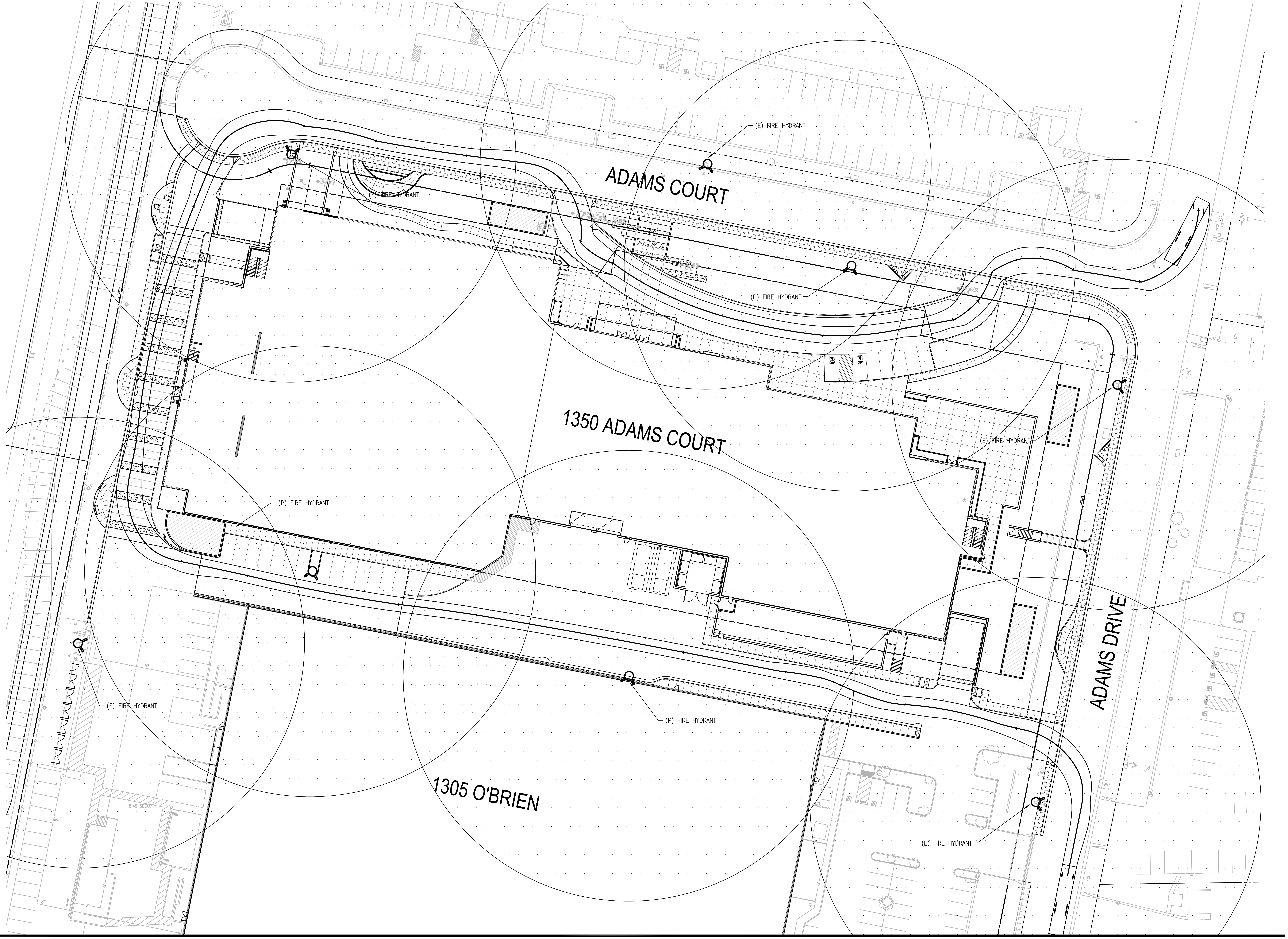

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FIRE TRUCK TURNING AND FIRE HYDRANT COVERAGE

11-28-17
03-20-18

C6

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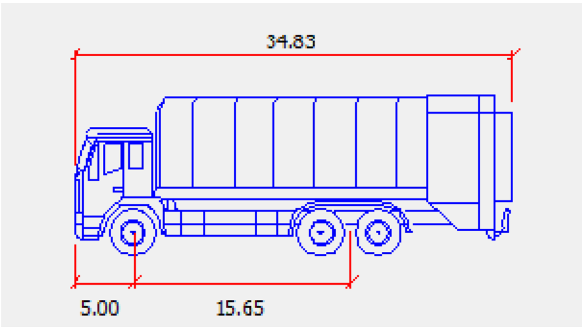
LEGEND:

TRASH TRUCK COMPUTER SIMULATED PATH OF TRAVEL

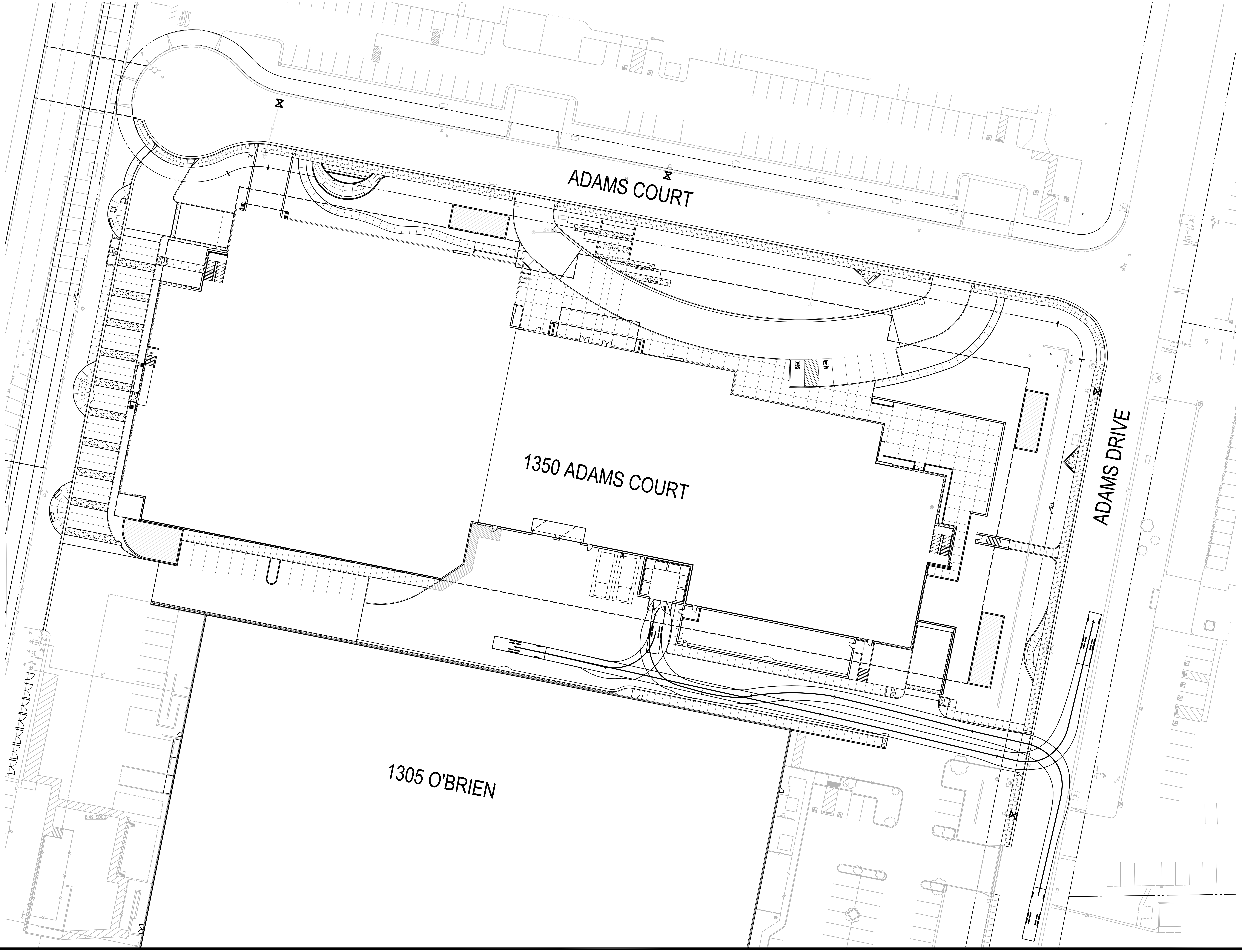
NOTE:

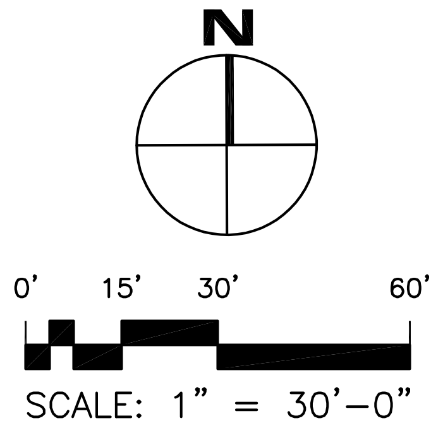
1. TRASH TRUCK COMPUTER SIMULATED PATH OF TRAVEL CREATED USING AUTOTURN VERSION 7.0 SOFTWARE AND THE VEHICLE PROFILE INFORMATION INDICATED.

TRASH TRUCK VEHICLE PROFILE:



WIDTH	: 8.20'
TRACK	: 8.20'
LOCK TO LOCK TIME	: 6.0 SECONDS
STEERING ANGLE	: 28.9 DEGREE
TURNING RADIUS	: 36.0 FEET





SCALE: 1" = 30'–0"

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RECOLOGY TRUCK TURNING EXHIBIT

11-28-17
03-20-18

C7

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