LOT 3 NORTH - 1350 ADAMS COURT

PLANNING SUBMITTAL

03-12-2021

TARLTON

DES ARCHITECTS ENGINEERS

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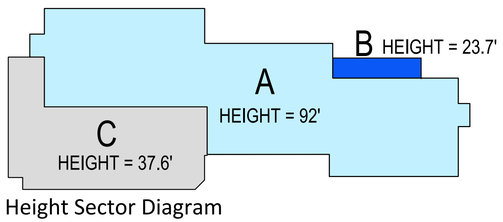
		LS ZONING REQUIREMENT (BONUS LEVEL)	PROPOSED DEVELOPMENTS					
			1305 O'BRIEN DRIVE (EXISTING)		1350 ADAMS COURT (NEW BUILDING)		OVERALL SITE	
SITE AREA	MIN	25,000 SF	295,876 SF		192,040 SF		**487,916 SF** (11.2 Acres)	
	MIN	100' X 100' lot size	Width	654'-11"	Width	654'-11"	654'-11"	
			Depth (West)	566'-10"	Depth (West)	325'-3"	892'-1"	
			Depth (East)	366'-3"	Depth (East)	294'-0"	660'-2"	
BUILDING AREA		-	188, 104 SF (PACBIO)	TOTAL	254,618 SF 58,842 SF	TOTAL TYPICAL FLOOR	**448,504 SF**	
			Level 1	128,873 SF	P0	705		
			Level 2	58,853 SF	Level 1/P1	39,485		
			Chemical Storage/ Other	378 SF	P2	660		
			TOTAL	**188, 104 SF**	Level 2/P3	35,560		
					Level 3	58,842		
					Level 4	58,842		
					Level 5	58,842		
					Roof	1,682		
					TOTAL	**254,618**		
					See Sheets A9 & A10 for square footage calcs by floor			
FAR		125%	(Building area total/ Site area total) = (188,104 + 254,618) / 487,916				**90.74%**	
BUILDING HEIGHT	MAX	110'	35'		92' (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	58,842	92	5,413,464	
				B-L1 Extension	2,550	23.7	60,435	
				C- Garage	26,314	37.6	989,406	
			Footprint Plate x Building Height total				10,985,935	
			Footprint Total (1305 O'Brien Drive + 1350 Adams Court)				216,924	
			Average Height				**50.64**	
SET BACKS		5' min at STREET 10' min at INTERIOR, SIDE and REAR	Front Yard	65'-0" - 191'-0"	Front Yard	30'-2" at STREET (Adams Court)		
			Rear Yard	296'-0"	Rear Yard	51'-6" at REAR/ INTERIOR		
			West Side Yard	123'-0"	West Side Yard	52'-10" at SIDE		
			East Side Yard	130'-0" - 145'-0"	East Side Yard	38'-10" at STREET (Adams Drive)		
BUILDING FOOTPRINT			129,218 SF 43.68%		88,270 SF 45.96%		(E) + (Proposed) / Total Site = **217,488 SF 44.57%**	
LANDSCAPE RATIO			42,412 SF 14.33%		34,047 SF 17.72%		(E) + (Proposed) / Total Site = **76,459 SF 15.67%**	
PAVING			124,246 SF 41.99%		69,723 SF 36.30%		(E) + (Proposed) / Total Site = **193,969 SF 39.76%**	



Height Sector Diagram

		LS ZONING REQUIREMENT (BONUS LEVEL)	PROPOSED DEVELOPMENTS					
			1305 O'BRIEN DRIVE (EXISTING)				1350 ADAMS COURT (NEW BUILDING)	
PARKING	MIN	1.5 cars/ 1000 SF		Total	Regular Stall Count	ADA Count	EV Count	See chart below.
	MAX	2.5 cars/ 1000 SF	Existing Parking	**373**	337	7	29	
				118	118	0	0	
			Stalls To Be Removed	* Note- 118 cars to be replaced within (N) Parking Garage				
			Stalls To Remain	**255**	219	7 (3 Van + 4 ADA)	29 (1 Van EV)	
			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"					
			Required: 373 cars per conditions of approval					
EV	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					
BIKE	MIN	1 bike /5000 SF 20% short-term 80% long-term	-					
OPEN SPACE	MIN	**Open space** = 20% of total SITE AREA 97,584 SF MIN	(SEE SHEET A8a)				OVERALL SITE	
			Provided Open Space=				**109,200 SF = 22.34%**	
	MIN	**Public open space**= 10% of total SITE AREA 48,792 SF MIN.	Provided Public Open Space =				**48,800 SF = 10.0%**	
	MIN	**Private open space**= 10% of total SITE AREA 48,792 SF MIN.	Provided Private Open Space =				**60,220 SF = 12.34%**	
			NOTE: No open space in right-of-way is counted towards totals shown above.					

PARKING / BIKE CALCULATIONS

DESCRIPTION	REQUIRED					PROVIDED	
	COUNT				STALL SIZE	COUNT	STALL SIZE
	CITY OF MENLO PARK MUNICIPAL CODE 2019	CBC 2019	CALGREEN 2019	LEED			
TOTAL PARKING	PER TABLE 16.44.080, RESEARCH USE 1.5 MIN. TO 2.5 MAX SPACES PER 1,000 SF (260,400SF GROSS AREA)/1000 X 1.5= 391 MIN (260,400SF GROSS AREA)/1000 X 2.5= 651 MAX	N/A	N/A	N/A	PER MENLO PARK DESIGN GUIDELINES 1996: STANDARD 90° STALL- 8'-6" X 16'-6" WITH 23' TWO-WAY DRIVEWAY AISLE	706 * (17 surface + 689 garage)	STANDARD: 8'-6"X16'-6"
total in garage excluding EVCS						694-108= 586	
ACCESSIBLE	N/A	11B-208.2 TABLE (EXCLUDING EVCS)	N/A	N/A	CBC 11B-502.2: 9'X 18' + 5' ACCESS AISLE		9'X 18' + 5' ACCESS AISLE
on surface		1 PER 1-25				2 (INCLUDES VAN)	
in garage		586 x 2% = 12				13 (INCLUDES VAN)	
VAN ACCESSIBLE	N/A	11B-208.2.4 (1 PER 6 ACCESSIBLE STALLS)	N/A	N/A	CBC 11B-502.2: 9'X 18' + 8' ACCESS AISLE OR 12'X 18' + 5' ACCESS AISLE		9'X 18' + 8' ACCESS AISLE
on surface		1 / 6 = 1				1	
in garage		12 /6 =2				3	
CARPOOL/ CLEAN AIR/ FEV	N/A	N/A	5.106.5.2 TABLE: 8% OF TOTAL (EVCS QUALIFY AS CLEAN AIR) 711 x 8% = 57	V4.1-LTc7 REDUCED PARKING FOOTPRINT FTE/100 = 846/100 = 9 MIN.	N/A	117 (9 CLEAN AIR + 72 EVCS + 36 EV PRE-WIRE)	8'-6"X16'-6"
EVCS STANDARD	TABLE 5.106.5.3.3, (15% MIN OF TOTAL PARKING = 10% INSTALLED + 5% FUTURE) = (72+36 = 108)	N/A	5.106.5.3.3 TABLE: 6% OF TOTAL 711 x 6% = 43	V4.1-LTc8 GREEN VEHICLES 2% OF TOTAL = 711 x 2% = 15 MIN.	N/A	108 (INCLUDES ALL ACCESSIBLE STALLS)	8'-6"X16'-6"
installed w/charger	711 x 10% =72					72	
future (prewire)	711 x 5% = 36					36	
EVCS ACCESSIBLE installed w/charger	N/A	11B-228.3.2.1 TABLE 2 MIN.	N/A	N/A	CBC 11B-812 9'X18'+5' ACCESS AISLE	2	9'X18'+5' ACCESS AISLE
EVCS VAN ACCESSIBLE installed w/charger	N/A	4 MIN.	N/A	N/A	12'X18'+5' ACCESS AISLE	4	12'X18'+5' ACCESS AISLE
EVCS AMBULATORY installed w/charger	N/A	4 MIN.	N/A	N/A	10'X18'+NO ACCESS AISLE	4	10'X18'+NO ACCESS AISLE
BICYCLE PARKING	TABLE 16.44.080, 1BIKE / 500 GROSS SF: 260400 SF / 5000 = 53	N/A	SECTION 5.106.4	V.4-LTc6 BICYCLE FACILITIES	PER MENLO PARK TABLE 16.44.120 FIGURE 7, RACK TO ACCOMMODATE 6' LONG TYP. BIKE. DOUBLE DECKER RACKS ARE PERMITTED		
SHORT TERM	20% OF 53 = 11 MIN. (within 50' from entrance)		2 (within 200' from entrance)	4 MIN.		12	ON SURFACE WITHIN 50' FROM ENTRY
LONG TERM	80% OF 53 = 43 MIN.		5% OF TOTAL PARKING: 711 x 5% = 36	5% OF FTE = 846 x 5% = 43 MIN.		48	INSIDE GARAGE ON P1 LEVEL
MOTORCYCLE	N/A	N/A	N/A	N/A	N/A	22	4' x 16'-6" & 6' x 16'-6"

NOTES:
* TOTAL COUNT OF 711 INCLUDES 118 STANDARD STALLS RELOCATED FROM EXISTING PARKING AT 1305 O'BRIEN DRIVE.
- ALL ACCESSIBLE STALLS ARE ON GRADE LEVEL (P1 AND ON SURFACE)

CONTACT

CLIENT/ OWNER
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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 01-07-19
03-20-18 03-12-21
10-19-18 11-29-21

G1

DES ARCHITECTS ENGINEERS

Jan 08, 2018 - 3:44pm jGordenhire P:\Tarlton\MenloBP\73000\MBP--BS\10019006\Dwg\Arch\Planning\G1 - Info.dwg

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

N
PROJECT N

TARLTON

LOT 3 NORTH - 1350 ADAMS COURT

MENLO PARK, CA 94025

TARLTON
DES Project Number: 10019.006

EXISTING VICINITY MAP

03-20-18
10-19-18
01-04-19
03-12-21

A1a

DES ARCHITECTS ENGINEERS

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

N
PROJECT N

TARLTON

LOT 3 NORTH - 1350 ADAMS COURT

MENLO PARK, CA 94025

TARLTON
DES Project Number: 10019.006

FUTURE VICINITY MAP

03-20-18
10-19-18
01-04-19
03-12-21

A1b

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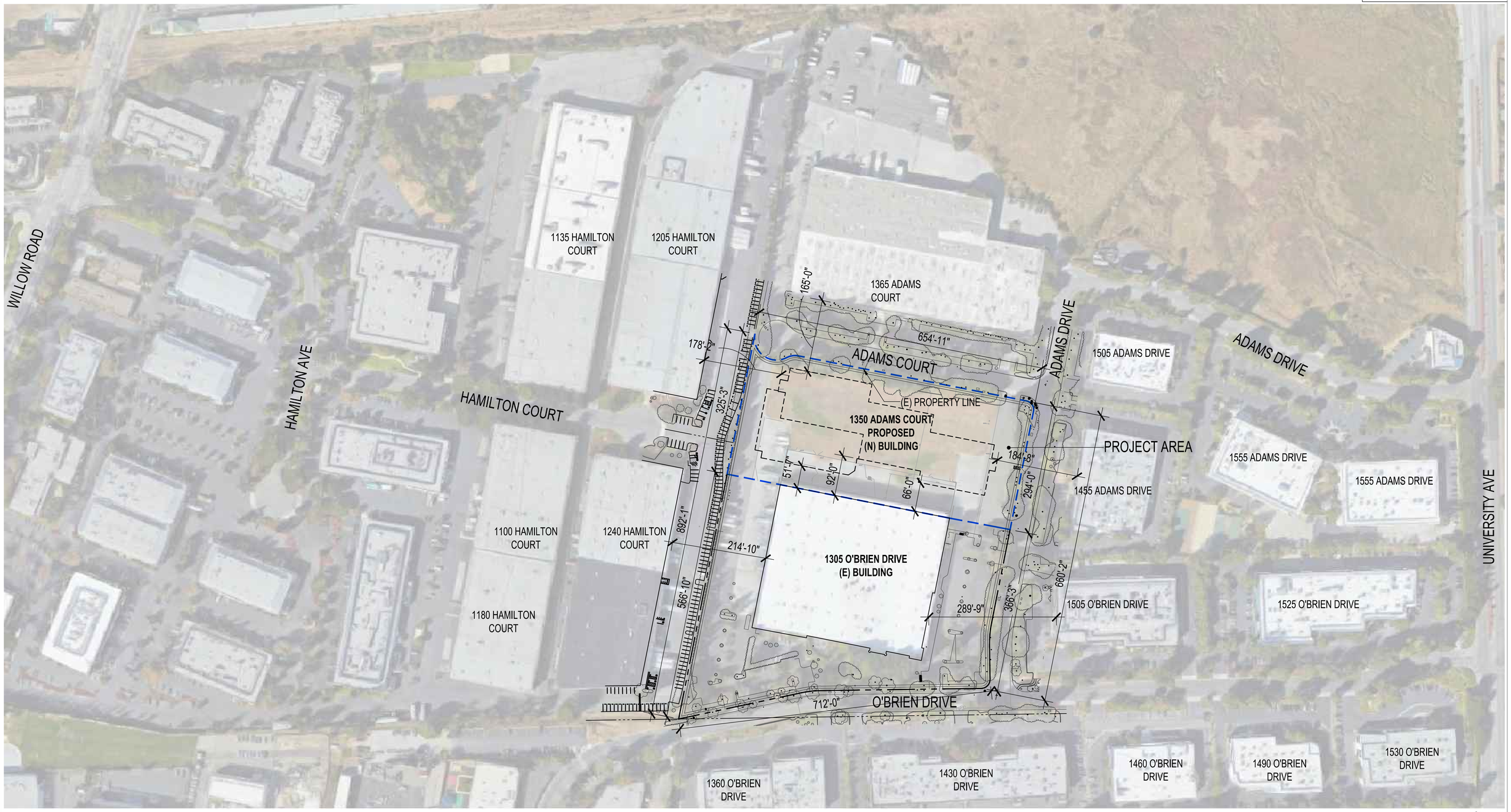
LEGEND

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 03-12-21
10-19-18
01-04-19

A1c

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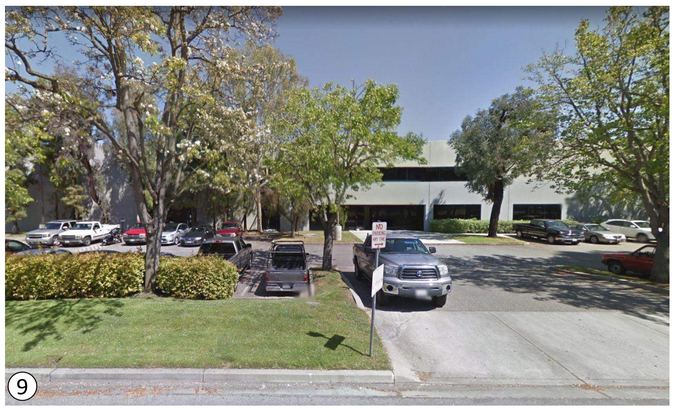

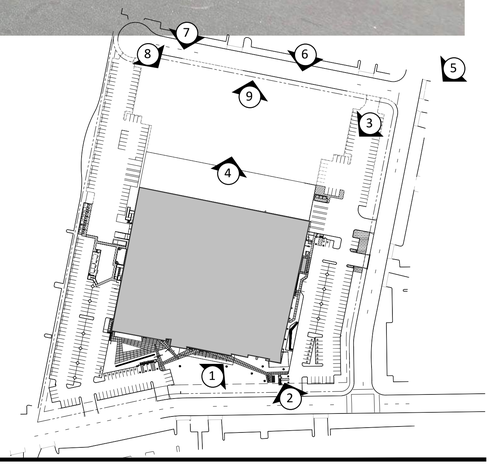

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LOT 3 NORTH - 1350 ADAMS COURT

MENLO PARK, CA 94025

TARLTON

DES Project Number: 10019.006

EXISTING SITE CONDITIONS - SITE PHOTOS

11-28-17 01-07-19
03-20-18 03-12-21
10-19-18

A2

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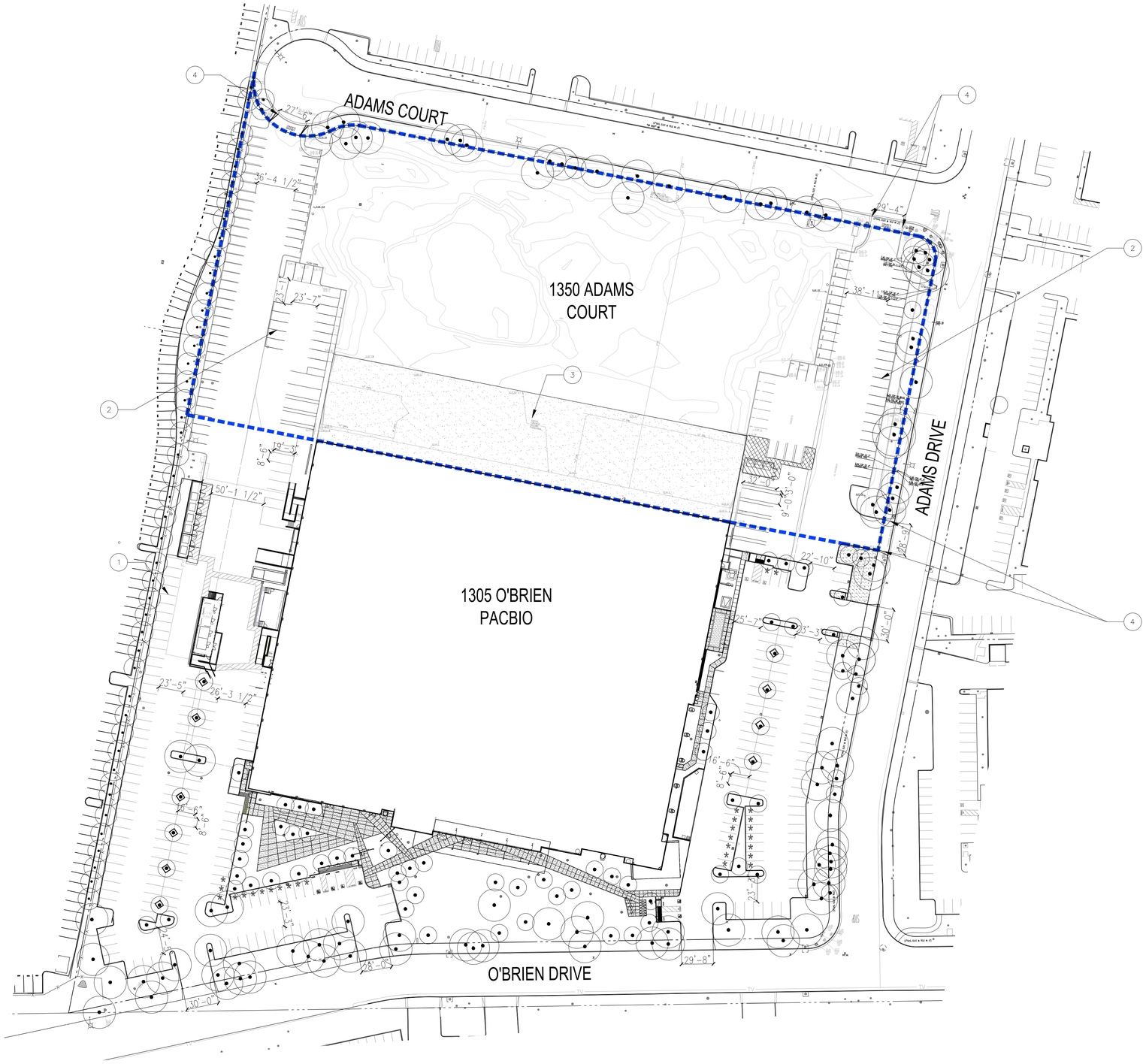

LEGEND

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)

SCALE: 1" = 50'

TARLTON

LOT 3 NORTH - 1350 ADAMS COURT

MENLO PARK, CA 94025

TARLTON

DES Project Number: 10019.006

EXISTING LOT 3 SITE PLAN

11-28-17 01-07-19
03-20-18 03-12-21
10-19-18

A3

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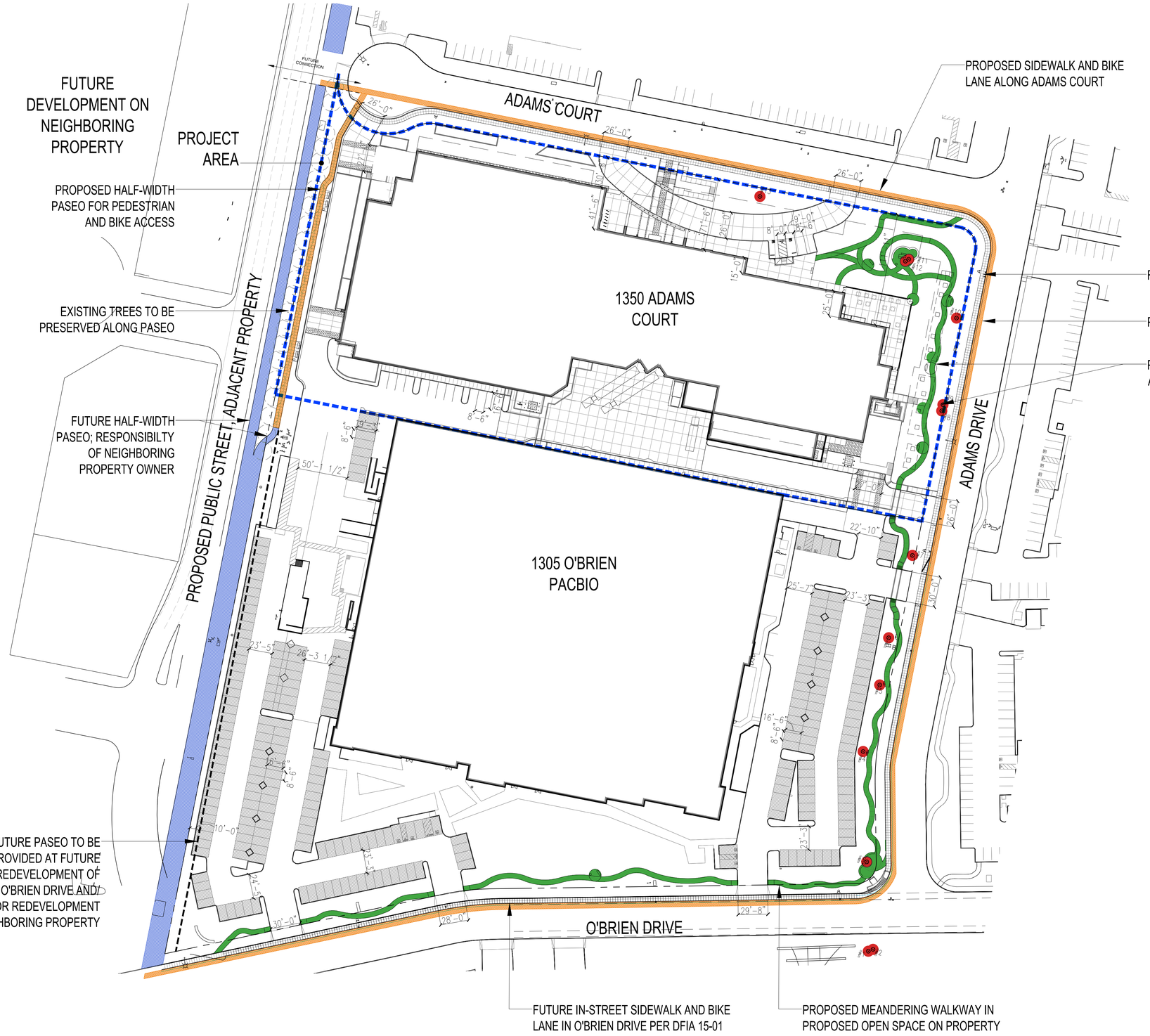

LEGEND

- LIMIT OF WORK
- PROPOSED BIKE LANE, LOT 3
- FUTURE BIKE LANE / PASEO, FACEBOOK WILLOW CAMPUS (NOT IN LOT 3 SCOPE)
- INNOVATION SCIENCE WALK
- SCULPTURES ALONG INNOVATION SCIENCE WALK

KEY NOTES

REFER TO SHEET A5B

SCALE: 1" = 50'

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LOT 3 NORTH - 1350 ADAMS COURT

MENLO PARK, CA 94025

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DES Project Number: 10019.006

PROPOSED OVERALL SITE PLAN A5a

11-28-17 01-07-19
03-20-18 03-12-21
10-19-18

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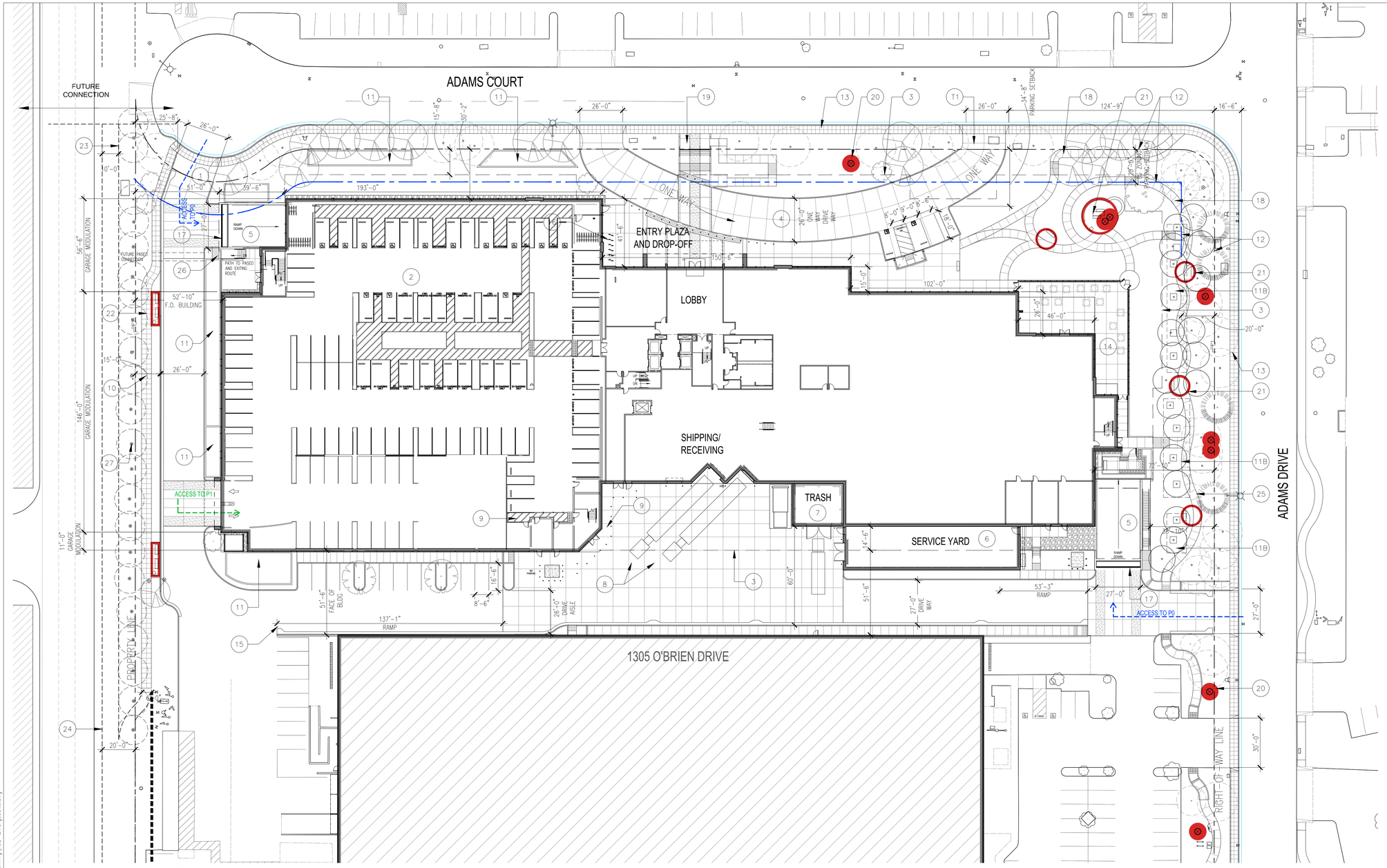

1 PROPOSED ENLARGED SITE PLAN
1" = 30'-0"

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 PARKING BELOW (P0)
6. SERVICE YARD
7. COVERED TRASH ENCLOSURE
8. TRUCK LOADING DOCKS, AT GRADE
9. WALKWAY TO BUILDING REAR ENTRY
10. 15'-0" PUBLIC UTILITY EASEMENT
11. BIO-RETENTION BASIN AREA OUTSIDE OF PARKING PODIUM FOOTPRINT
11B. SILVA CELL STORM WATER TREATMENT (OUTSIDE OF PODIUM FOOTPRINT), WITH NEW TREES ALONG PUBLIC WALKWAY, INTEGRATED WITH EXISTING TREES.
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 1305 O'BRIEN DRIVE
16. SHORT-TERM BIKE STORAGE
17. FLOOD GATES FOR PODIUM PARKING BELOW (P0).
18. PUBLIC ADA ACCESSIBLE PEDESTRIAN WALKWAY
19. MONUMENTAL STAIRCASE
20. INNOVATOR'S WALK SCULPTURE
21. PUBLIC SEATING SPACE INTEGRATED INTO PEDESTRIAN WALKWAY, OUTLINED FOR CLARITY
22. ½ PASEO ON TARLTON PROPERTY WITH 6'-0" WIDE PATHWAY AND 4'-0" PLANTING STRIP (10'-0" WIDE TOTAL). SEATING AREAS PROVIDED EVERY 100' MINIMUM
23. ½ PASEO: DESIGNATED PASEO AREA, RESPONSIBILITY OF NEIGHBORING PROPERTY OWNER
24. 20'-0' WIDE PROPOSED FULL PASEO ON NEIGHBORING PROPERTY; RESPONSIBILITY OF NEIGHBORING PROPERTY OWNER
25. EXISTING WALL TO CUT TO GRADE, WHERE OCCURS
26. PEDESTRIAN PATH FROM STAIR TO PASEO. STAIR SERVES OFFICE SPACE AND GARAGE
27. EXISTING TREE LINE TO BE PRESERVED

SCALE: 1" = 30'
10' 20' 40' 60'

PROJECT N

TARLTON

LOT 3 NORTH - 1350 ADAMS COURT

MENLO PARK, CA 94025

TARLTON
DES Project Number: 10019.006

PROPOSED ENLARGED SITE PLAN

11-28-17 01-07-19
03-20-18 03-12-21
10-19-18

A5b

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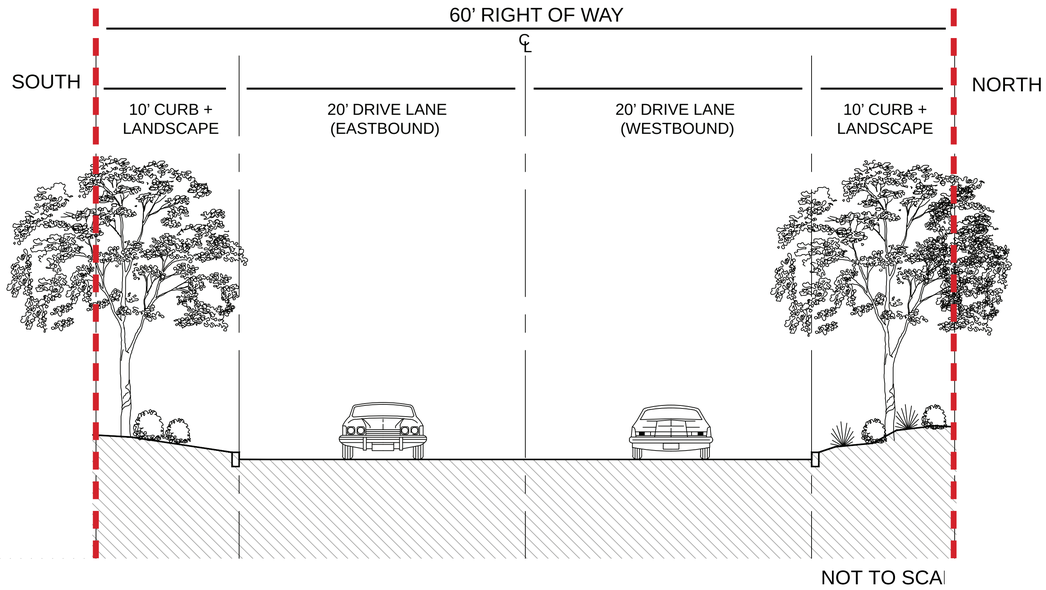
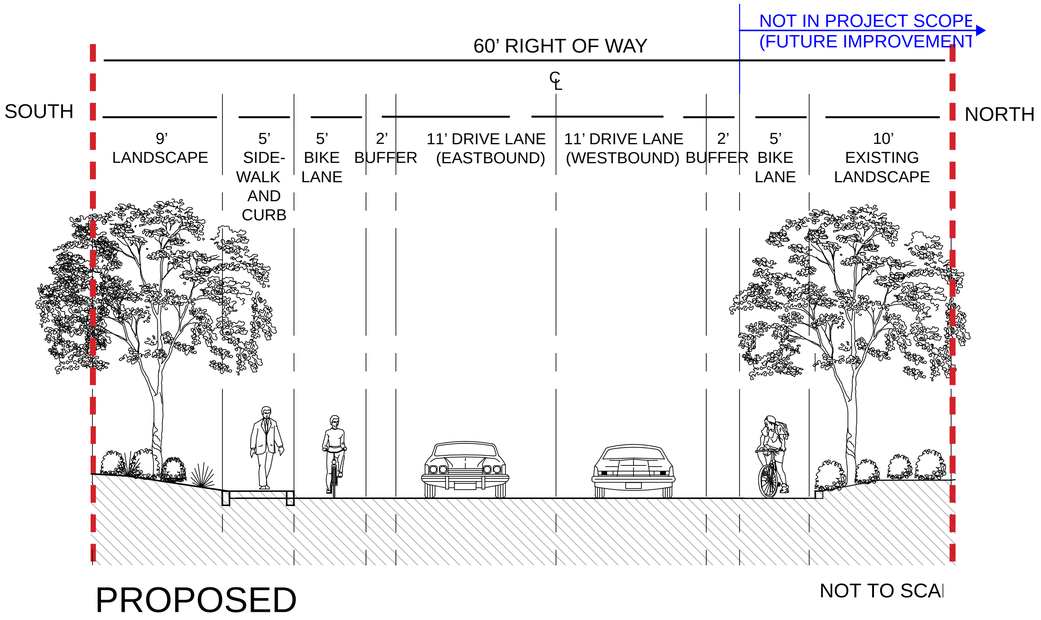


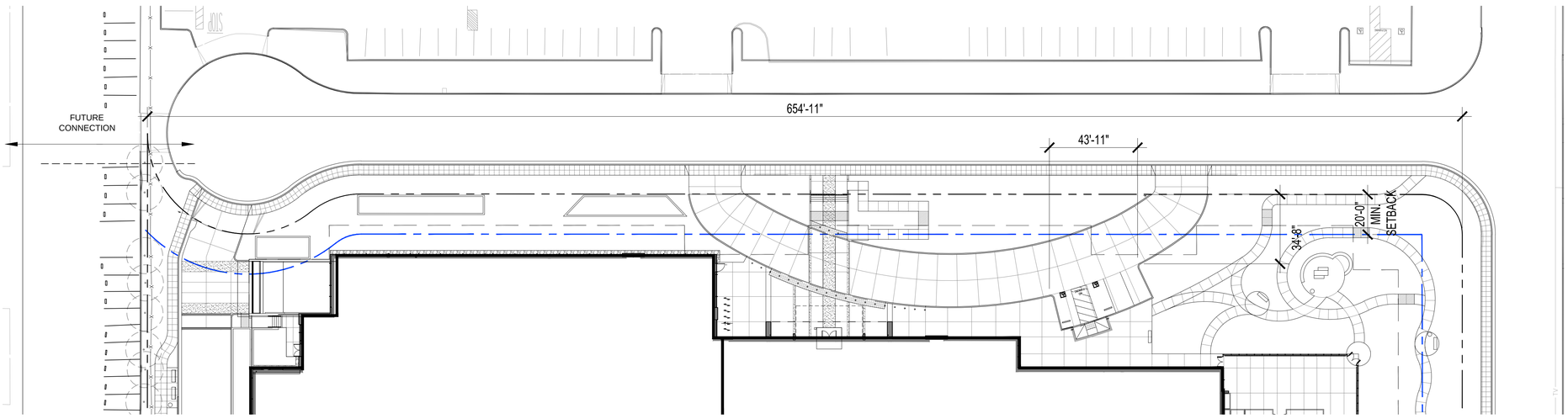
EXISTING

ADAMS COURT EXISTING RIGHT OF WAY (ADAMS DRIVE SIMILAR)



PROPOSED

ADAMS COURT PROPOSED RIGHT OF WAY IMPROVEMENTS (ADAMS DRIVE



ON-SITE PARKING ALONG STREET FRONTAGE

PROVIDED	(43'-11") / (654'-11") =	6.7%
REQUIRED	LS Zoning =	25% MAX (Mixed Use Collector)

PARKING SETBACK

PROVIDED		34'-8"
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
10-19-18
03-12-21

A5c

DES ARCHITECTS ENGINEERS

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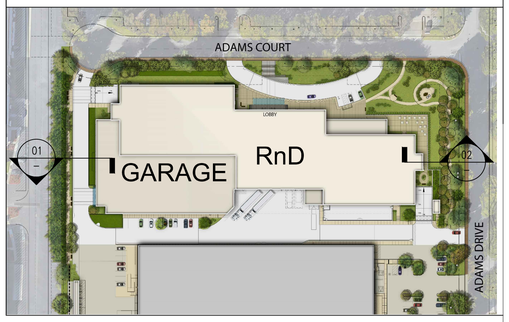
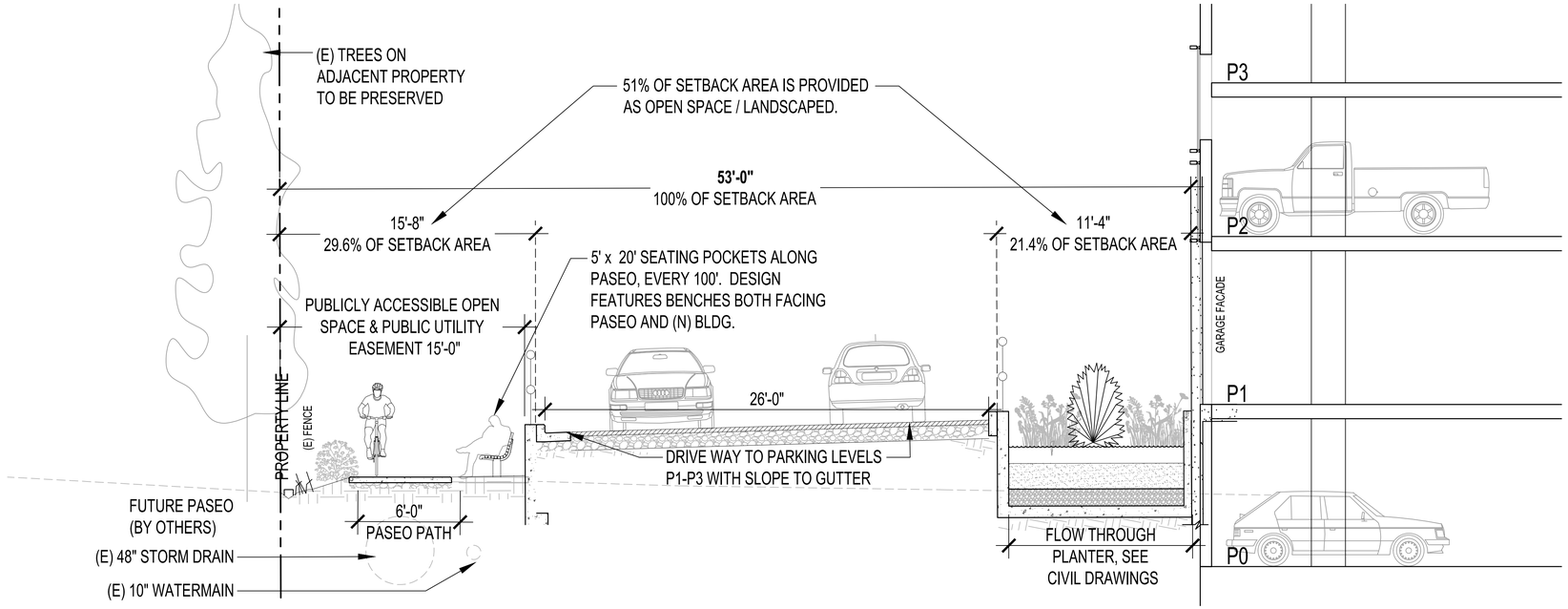
DES Project Number: 10019.006

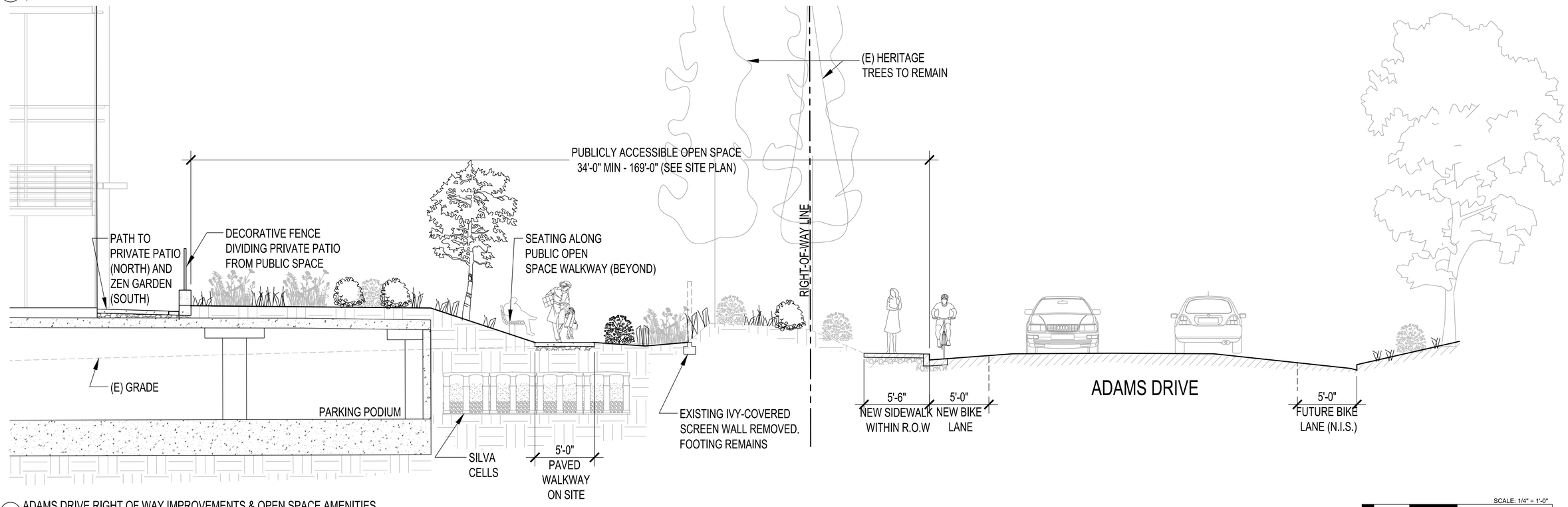
Mar 12, 2021 - 2:00pm SCarl P:\Tarlton\MenloParkLabs\1350AdamsCt\10019006\Dwg\Arch\Planning\A5c.dwg

KEY PLAN





01 WEST PASEO DESIGN & OPEN SPACE AMENITIES
1/4" = 1'-0"



02 ADAMS DRIVE RIGHT OF WAY IMPROVEMENTS & OPEN SPACE AMENITIES
1/4" = 1'-0"

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

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LOT 3 NORTH - 1350 ADAMS COURT

MENLO PARK, CA 94025

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DES Project Number: 10019.006

PROPOSED RIGHT OF WAY IMPROVEMENTS & OPEN SPACE

10-19-18
01-07-18
03-12-21

A5d

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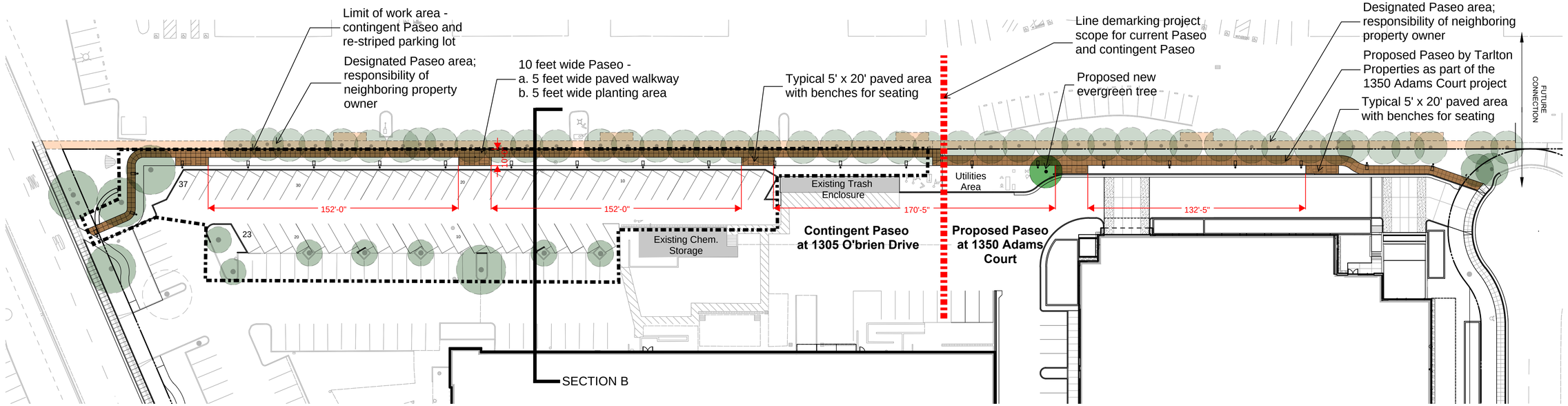


A. ENLARGED PASEO PLAN

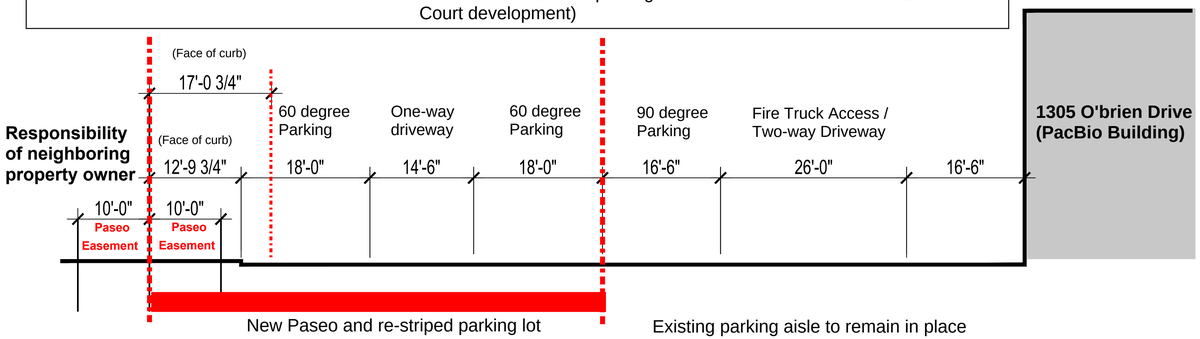
SCALE : 1" = 30'-0"

NORTH

Contingent Paseo / Re-striped Parking Lot 1305 O'Brien Drive - Surface Parking*

Add	60 cars (60 degree)	Existing	373 cars
Minus	70 cars (90 degree)	Minus	10 cars
Loss	10 cars	Net	363 cars

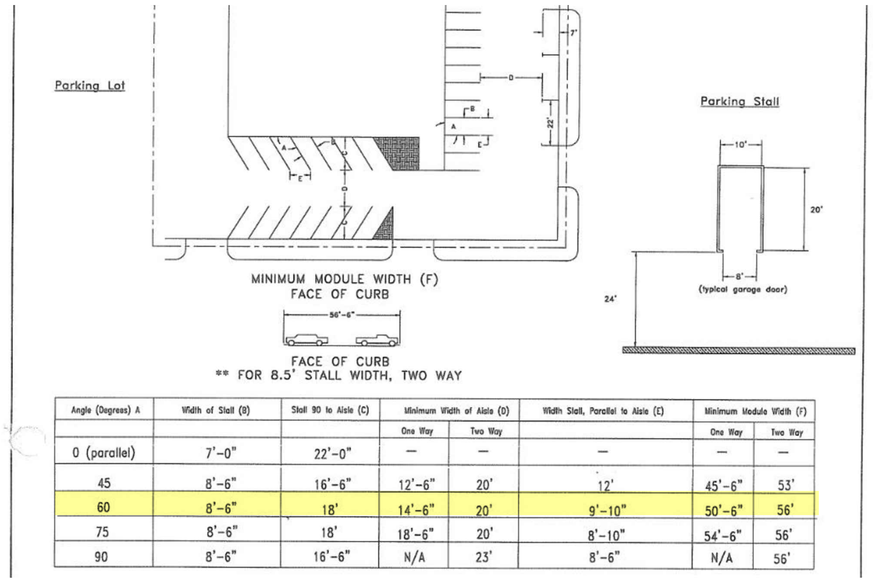
*Surface parking for 118 cars will be removed for the 1350 Adams Court development (these are not included in this calculation and will be accommodated in the parking structure associated with thew 1350 Adams Court development)



10 feet wide Paseo, along property line
60 degree parking / one-way driveway
Spaces for 10 cars are lost

B. ENLARGED PASEO SECTION

SCALE : 1" = 10'-0"



Angle (Degrees) A	Width of Stall (B)	Stall 90 to Aisle (C)	Minimum Width of Aisle (D)		Width Stall, Parallel to Aisle (E)	Minimum Module Width (F)	
			One Way	Two Way		One Way	Two Way
0 (parallel)	7'–0"	22'–0"	—	—	—	—	—
45	8'–6"	16'–6"	12'–6"	20'	12'	45'–6"	53'
60	8'–6"	18'	14'–6"	20'	9'–10"	50'–6"	56'
75	8'–6"	18'	18'–6"	20'	8'–10"	54'–6"	56'
90	8'–6"	16'–6"	N/A	23'	8'–6"	N/A	56'

C. MENLO PARK - PARKING DESIGN GUIDELINES

NTS

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LOT 3 NORTH - 1350 ADAMS COURT

MENLO PARK, CA 94025

PROPOSED PASEO WITH CONTINGENT PASEO

03/12/2021

A5e

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DES Project Number: 10019.006

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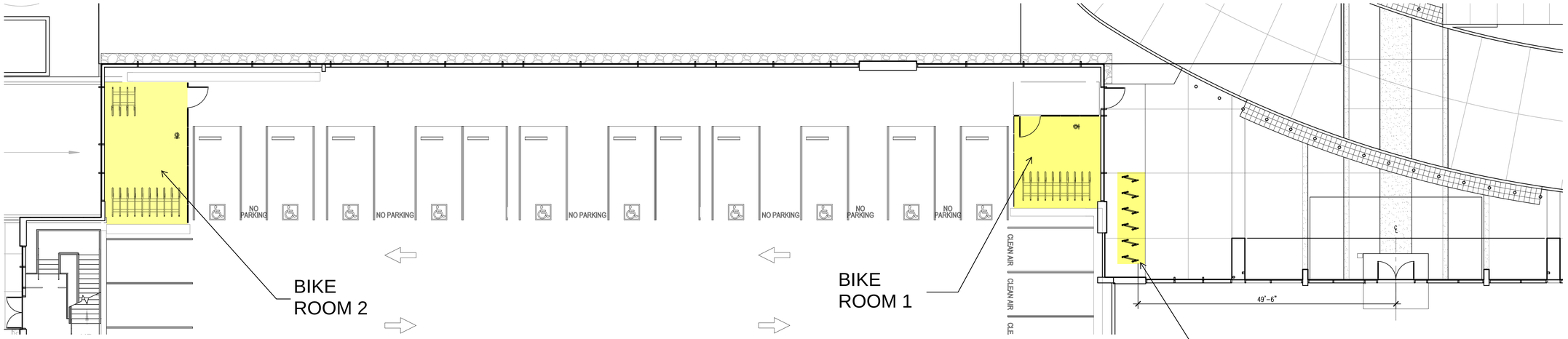
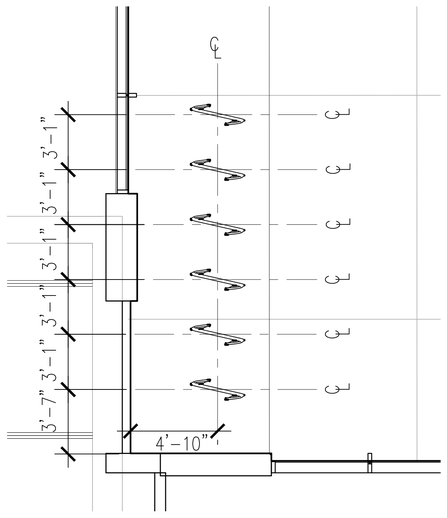
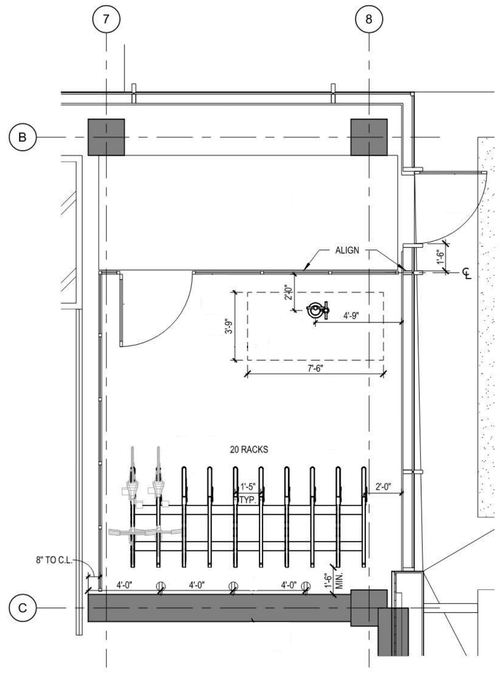
Mar 11, 2021 - 4:47pm cmchugh C:\Temp\CMcHugh Bldg\Documents\1350\paseo extension\A5e - paseo.dwg



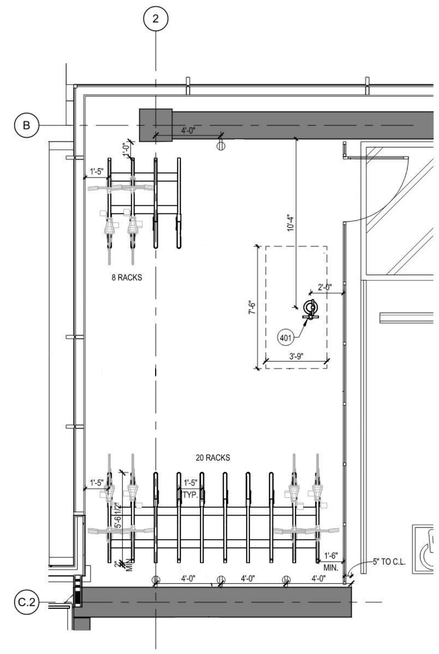
A. BIKE PARKING - OVERALL PLAN
SCALE : 1" = 10'-0"



A. SHORT TERM BIKE PARKING
SCALE : 1/4" = 1'-0"



B. LONG TERM BIKE PARKING, BIKE ROOM 1
SCALE : 1/4" = 1'-0"



C. LONG TERM BIKE PARKING, BIKE ROOM 2
SCALE : 1/4" = 1'-0"

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PROPOSED BIKE STORAGE
03/12/2021

A5f

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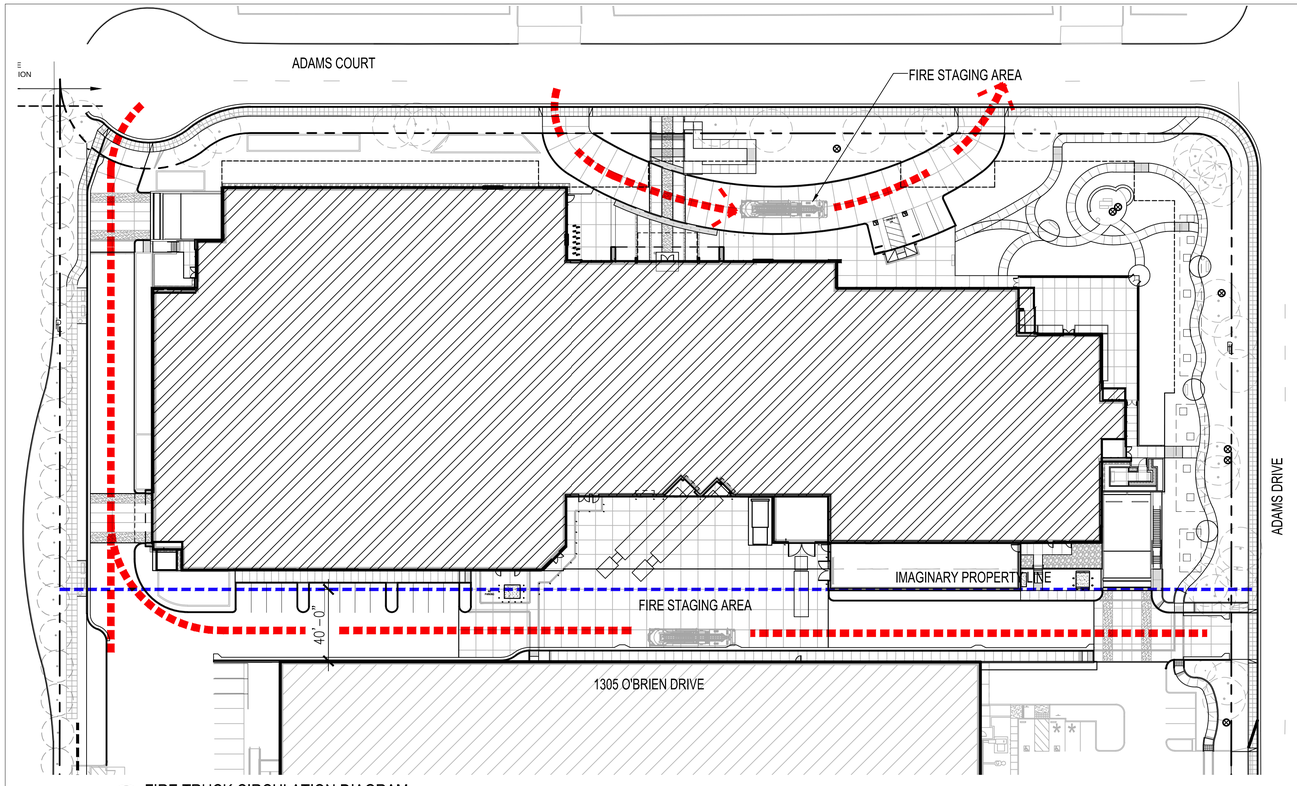
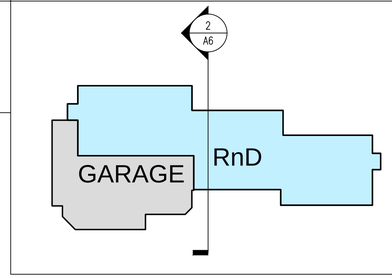


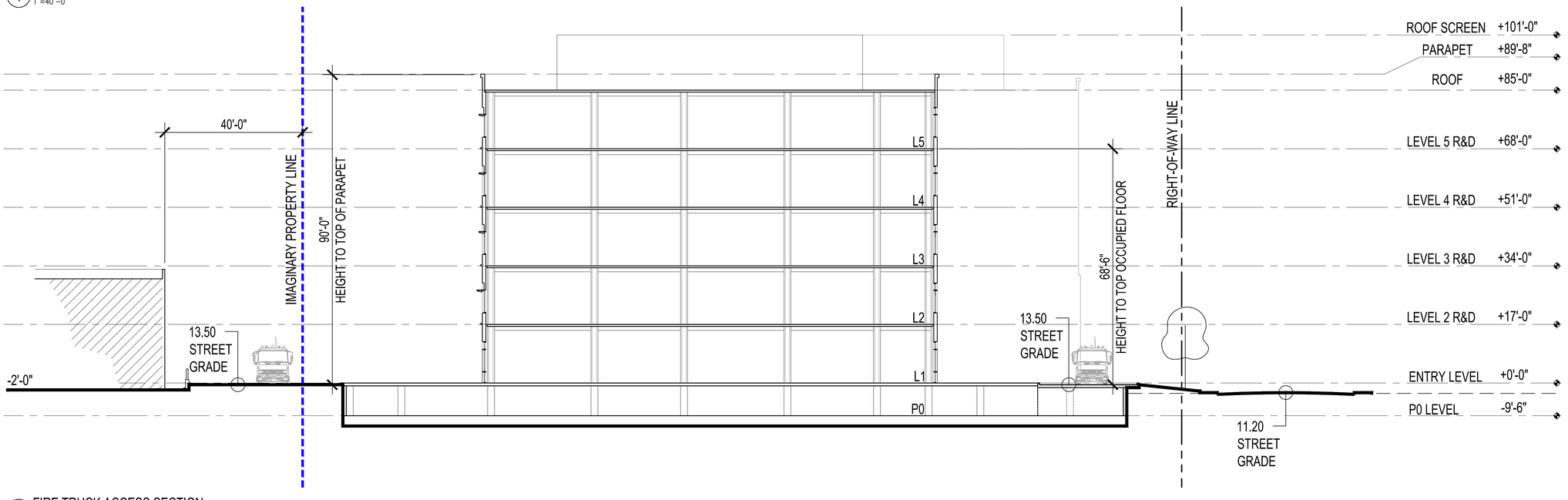
1 FIRE TRUCK CIRCULATION DIAGRAM
1"=40'-0"

LEGEND

- FIRE TRUCK PATH
- IMAGINARY PROPERTY LINE

KEY PLAN





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

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

PROJECT N

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LOT 3 NORTH - 1350 ADAMS COURT

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FIRE TRUCK CIRCULATION AND BUILDING HEIGHT DIAGRAMS

11-28-17
03-20-18
10-19-18
03-12-21

A6

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Mon, 10, 2021 – 3:01pm SCarl P:\Tarlton\MenloParkLabs\1350Adams02\10019006\Dwg\Arch\Planning\A6&7 - SiteCirculationDiagram.dwg

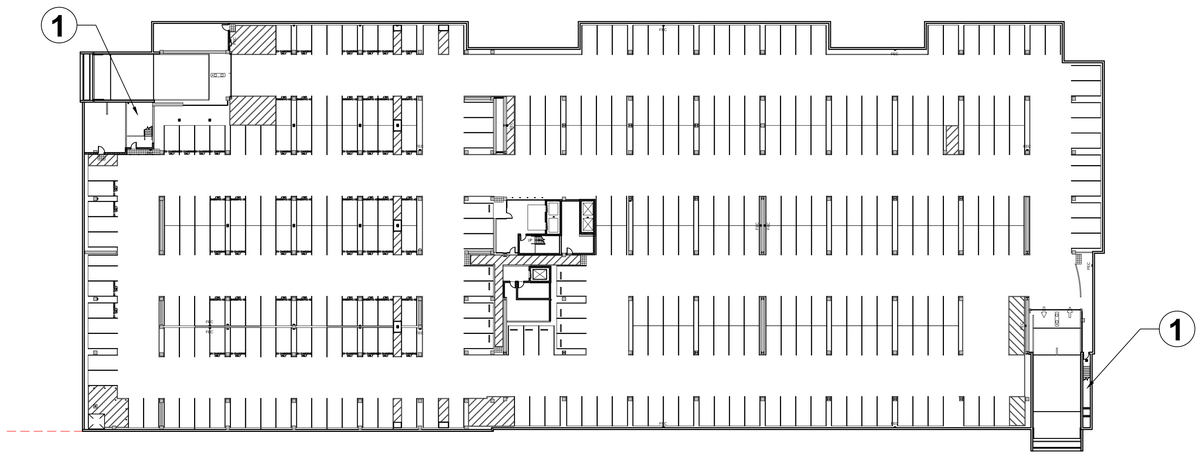
LEGEND

PEDESTRIAN EXIT PATH, LEVEL 1

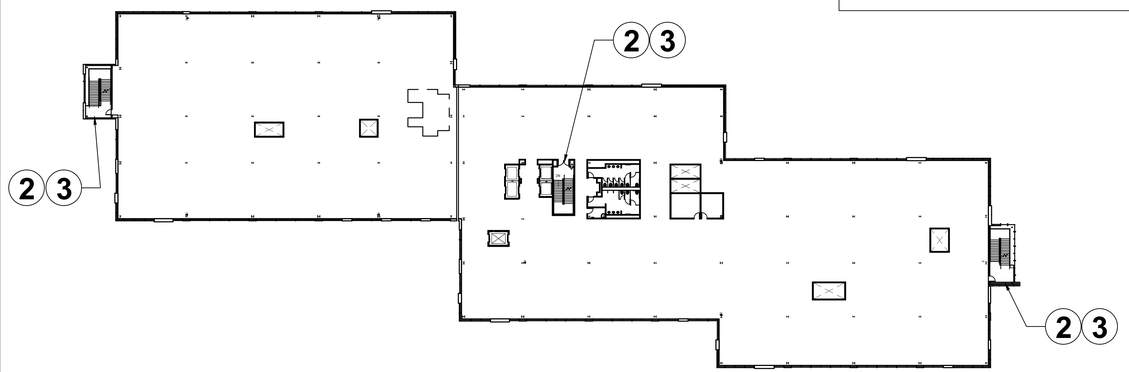
IMAGINARY PROPERTY LINE

KEY NOTES

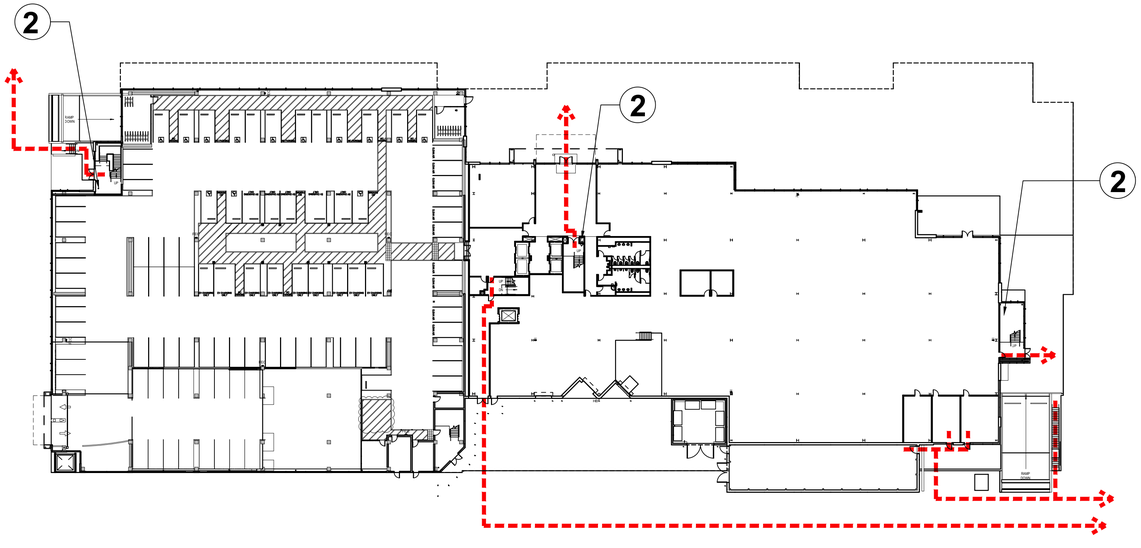
1. FIRE DEPARTMENT EXTERIOR ACCESS POINT TO GARAGE
2. FIRE SPRINKLER RISER - FIRE DEPT. ACCESS
3. FIRE COMPLIANT ROOF ACCESS STAIR



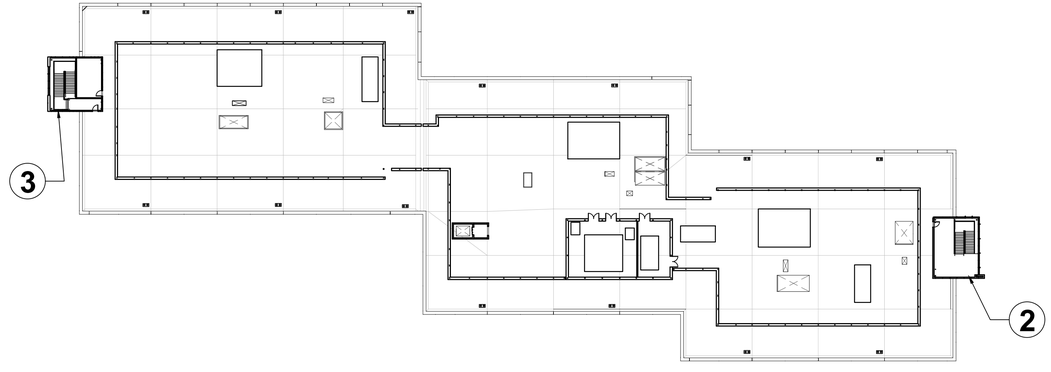
1 P0 (PARTIALLY UNDERGROUND) PARKING
1"=40'-0"



2 TYPICAL R&D LEVEL
1"=40'-0"



3 TYPICAL GARAGE LEVEL
1"=40'-0"



4 ROOF PLAN
1"=40'-0"

SCALE: 1" = 40'-0"
10' 20' 40' 80'

N
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LOT 3 NORTH - 1350 ADAMS COURT

MENLO PARK, CA 94025

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DES Project Number: 10019.006

FIRE ACCESS DIAGRAMS

11-28-17
03-20-18
10-19-18
03-12-21
11-29-21

A7

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OPEN SPACE CALCULATIONS

	REQUIRED	PROVIDED
TOTAL SITE AREA	487, 916 SF	-
TOTAL OPEN SPACE (20% OF TOTAL SITE AREA)	97, 584 SF	109,020 SF
TOTAL PUBLIC OPEN SPACE (50% OF OPEN SPACE) (10% OF TOTAL SITE AREA)	48,792 SF	**48,800 SF**
10'-0" PASEO (1/2 PASEO IS ON NEIGHBORING PROPERTY)	-	1,493 SF
6'-0" PASEO PATH	-	1,838 SF
PUBLIC OPEN SPACE WITH SITE FURNISHINGS, LANDSCAPING, AND ART ON BUILDING SITE AND NOT IN PUBLIC RIGHT-OF-WAY	-	45,469 SF
PRIVATE OPEN SPACE (50% OF OPEN SPACE) (10% OF TOTAL SITE AREA)	48,792 SF	60,220 SF
PRIVATE OPEN SPACE		
ADDITIONAL PUBLIC OPEN SPACE AREAS NOT COUNTED TOWARDS TOTAL (OUTSIDE OF RIGHT-OF-WAY LINE)	-	
PUBLIC OPEN SPACE WITHIN PUBLIC ACCESS EASEMENT	-	23,333 SF
TOTAL PUBLIC OPEN SPACE PROVIDED BY PROJECT (INCLUDES AREA OUTSIDE OF RIGHT-OF-WAY LINE)		72,133 SF

PASEO ON NEIGHBORING PROPERTY

KEY NOTES

1. SEE SHEET A8b & A8c FOR AMENITIES ALONG PUBLIC RIGHT OF WAY
2. SEE SHEETS A5c & A5d FOR PROPOSED RIGHT OF WAY IMPROVEMENTS

SCALE: 1" = 50'
10' 20' 40' 60' 80' 100

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LOT 3 NORTH - 1350 ADAMS COURT

MENLO PARK, CA 94025

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OPEN SPACE DIAGRAM A8a

11-28-17 01-07-19
03-20-18 03-12-21
10-19-18

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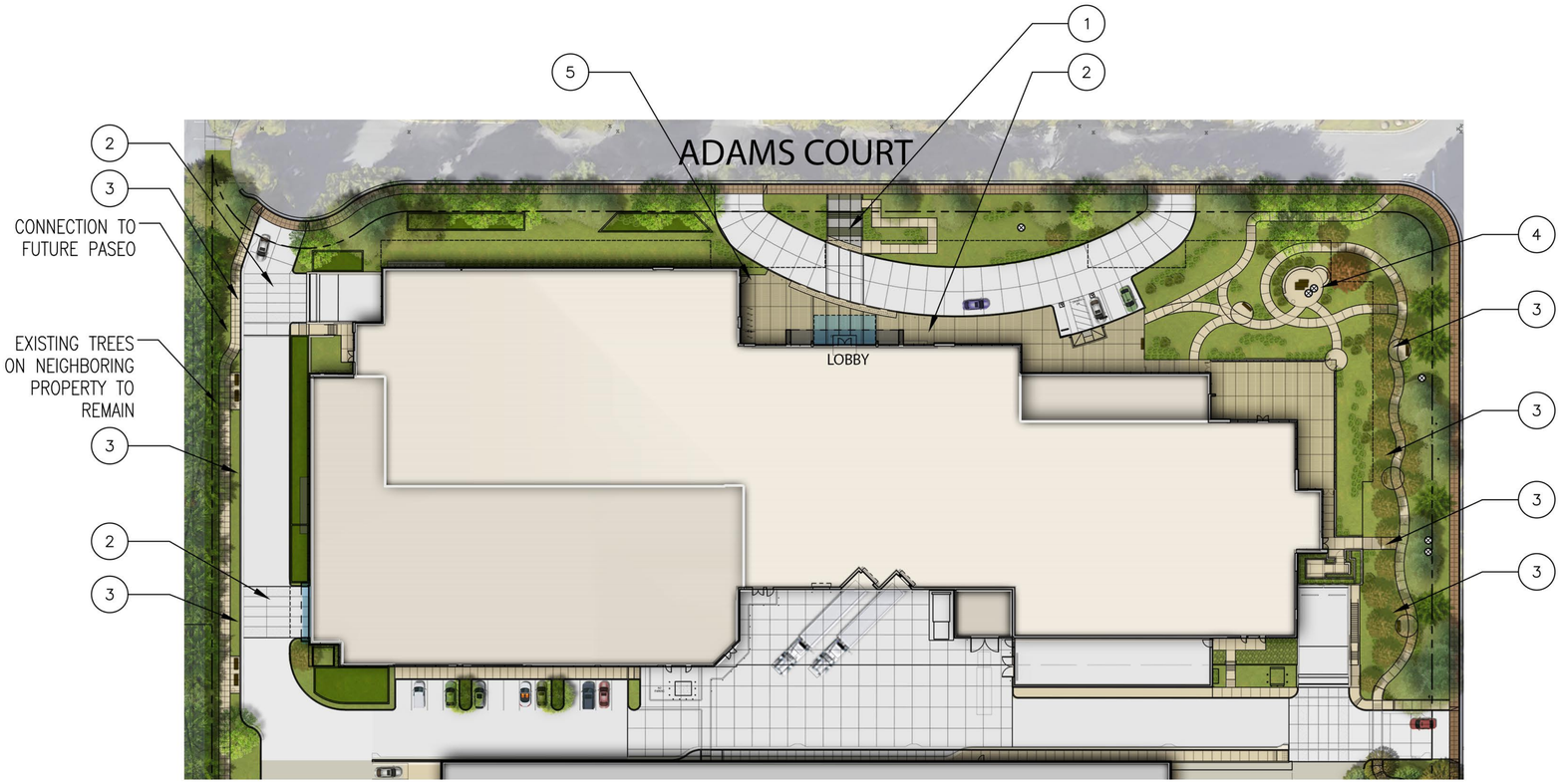
Mar 17, 2021 – 5:02pm cmchugh P:\tarlton\MenloParkLabs\1350AdamsCt\10019006\Dwg\Arch\Planning\A8a.dwg



1. FRONT ENTRY

2. CONCRETE PAVING

3. PUBLIC SEATING AREA

4. PUBLIC PLAZA AREA

5. BIKE RACK

N

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LOT 3 NORTH - 1350 ADAMS COURT

MENLO PARK, CA 94025

TARLTON

DES Project Number: 10019.006

EXAMPLES OF SITE FURNISHINGS AT PUBLICLY ACCESSIBLE OPEN SPACE

11/28/2017 01/07/2019
03/20/2018 03-12-2021
10/19/2018

A8b

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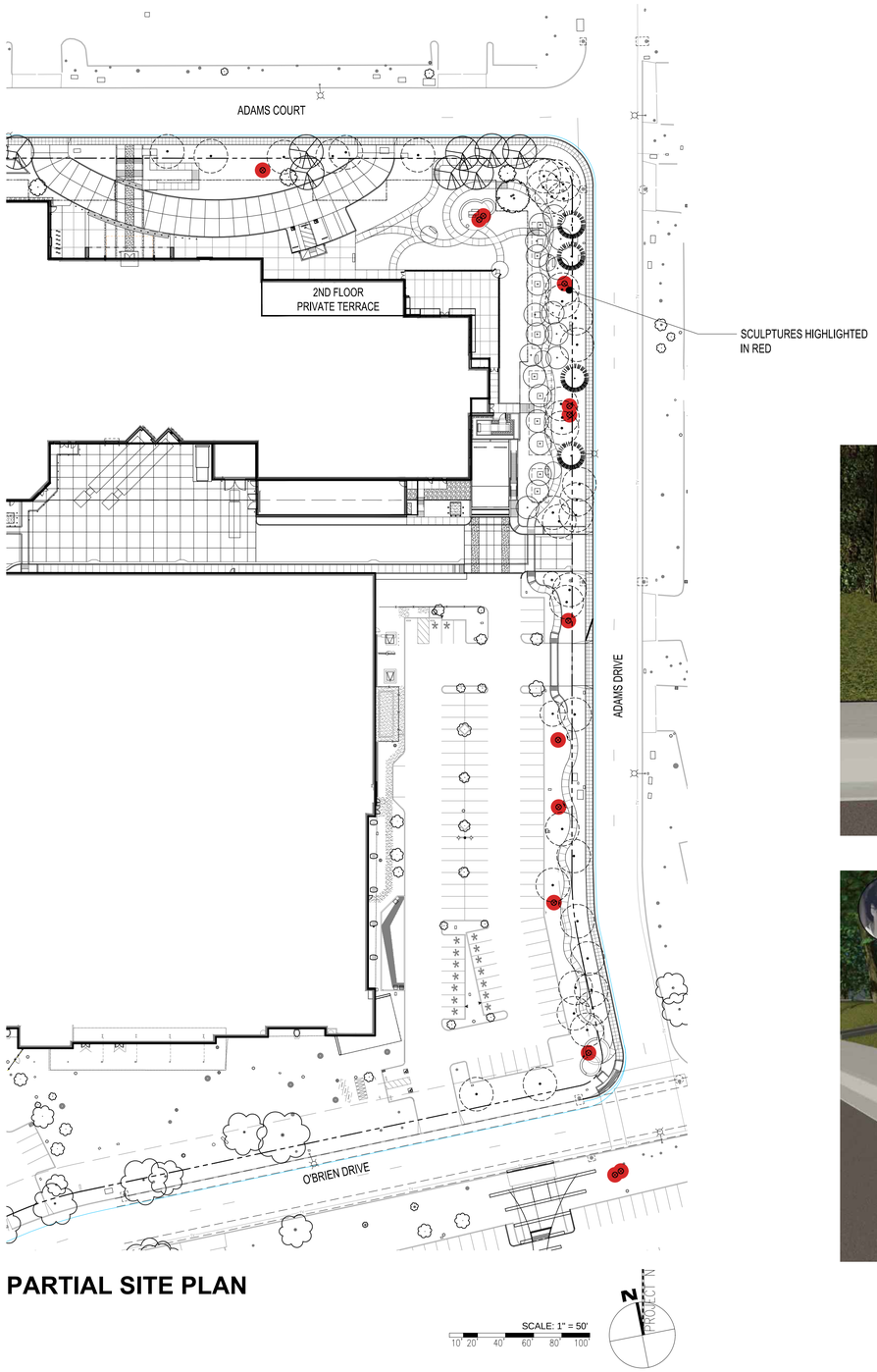
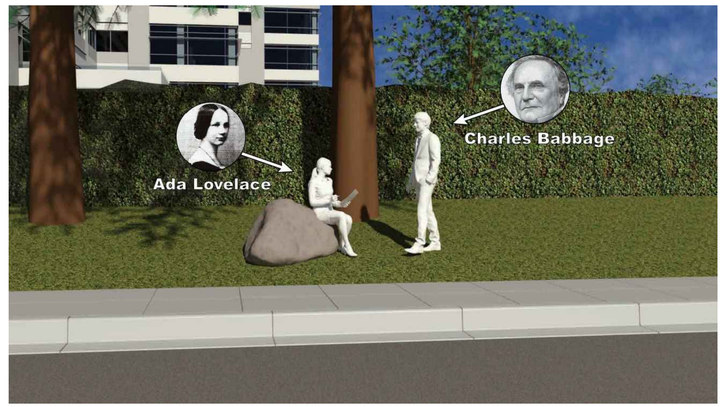
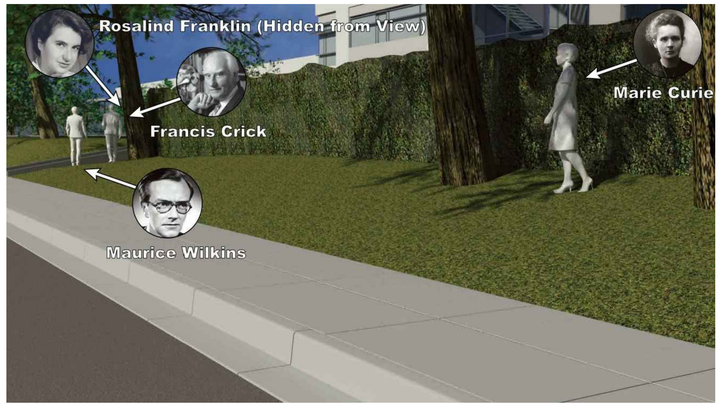
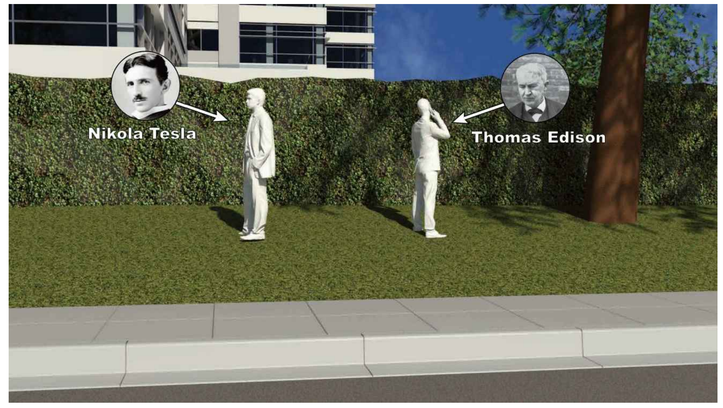


PARTIAL SITE PLAN

INNOVATION SCIENCE WALK ALONG ADAMS DRIVE - AERIAL VIEW







INNOVATION SCIENCE WALK - SCULPTURE DESIGN EXAMPLES

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LOT 3 NORTH - 1350 ADAMS COURT

MENLO PARK, CA 94025

PROPOSED ARTWORK AT PUBLIC OPEN SPACE

10-19-18
01-07-19
03-12-21

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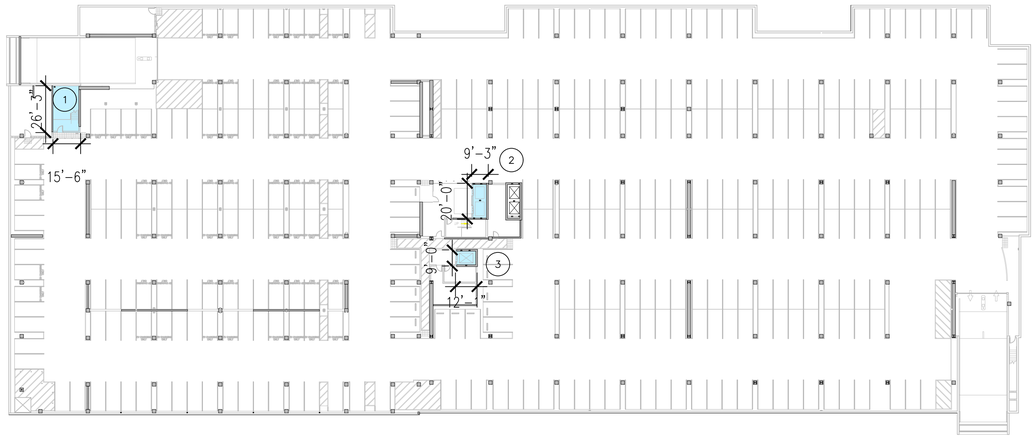
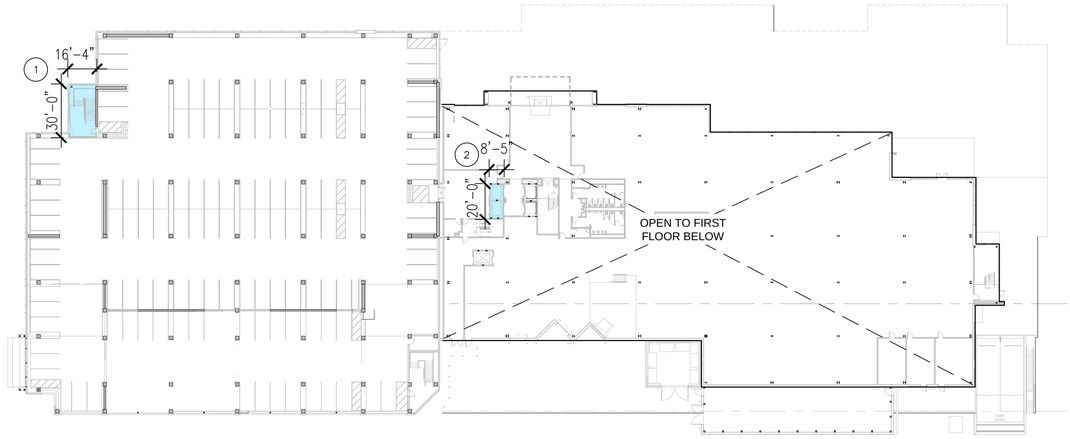
Mar 17, 2021 - 1:51pm cmchugh P:\Tarlton\MenloPark.dbs\1350Adams\01\100190061\Dwg\Arch\Planning\A8c - Examples of Sculptural Figurines.dwg



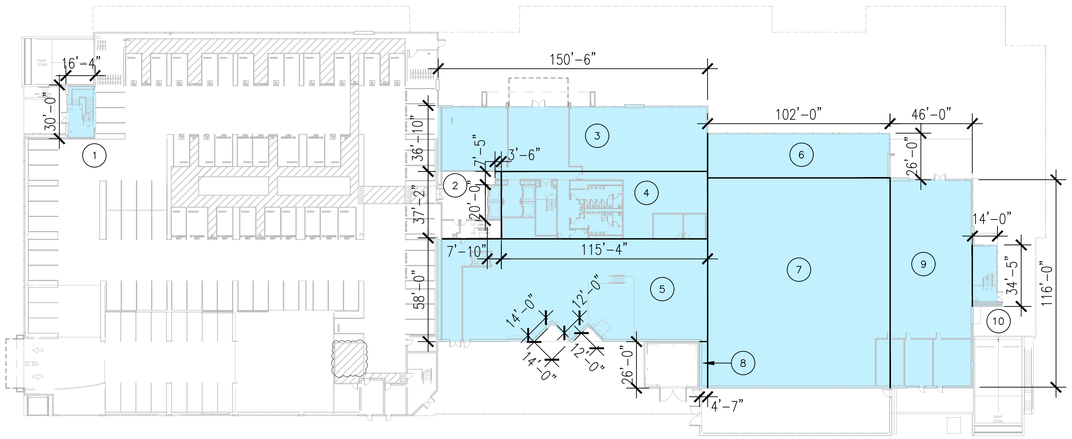
P0 LEVEL PARKING

AREA NO.	AREA (SF)
1	407
2	185
3	113
TOTAL	**705**



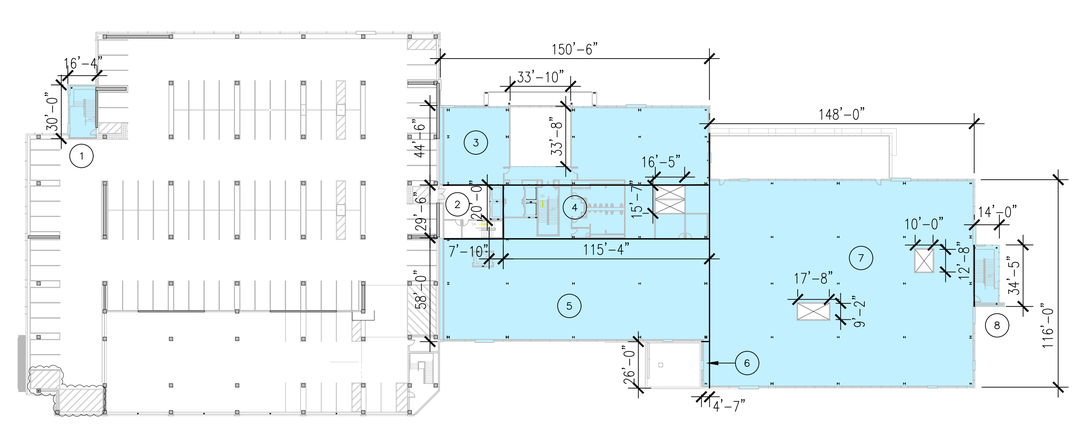
P2 LEVEL PARKING

AREA NO.	AREA (SF)
1	490
2	170
TOTAL	**660**



LEVEL 1 ENTRANCE, P1 LEVEL PARKING

AREA NO.	AREA (SF)
1	490
2	183
3	5,543
4	4,287
5	8,561
6	2,652
7	11,832
8	119
9	5,226
10	482
TOTAL	**39,485**



LEVEL 2 R&D, P3 LEVEL PARKING

AREA NO.	AREA (SF)
1	490
2	157
3	5,558
4	3,146
5	8,729
6	119
7	16,879
8	482
TOTAL	**35,560**

GROSS FLOOR AREA

SCALE: 1" = 40'-0"
10' 20' 40' 80'

N
PROJECT N

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LOT 3 NORTH - 1350 ADAMS COURT

MENLO PARK, CA 94025

TARLTON
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GROSS FLOOR AREA DIAGRAMS

11-28-17
03-20-18
10-19-18
03-12-21
11-29-21

A9

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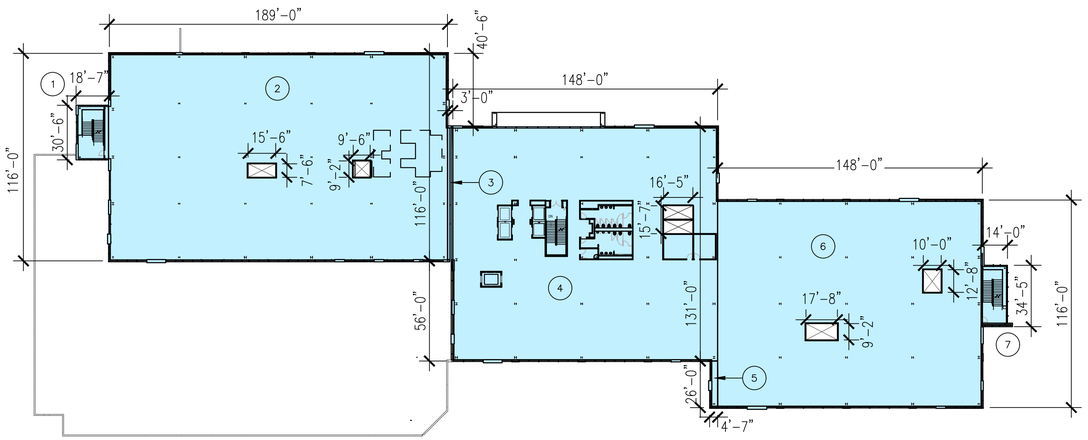
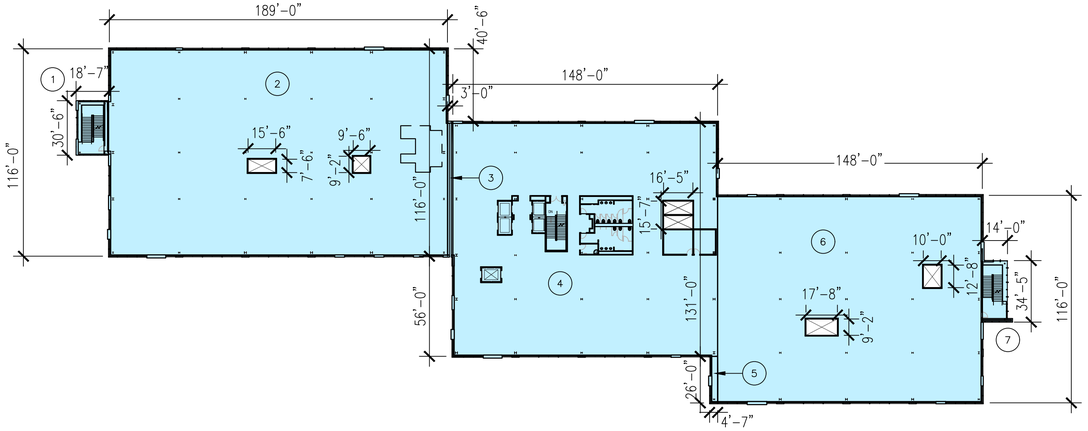


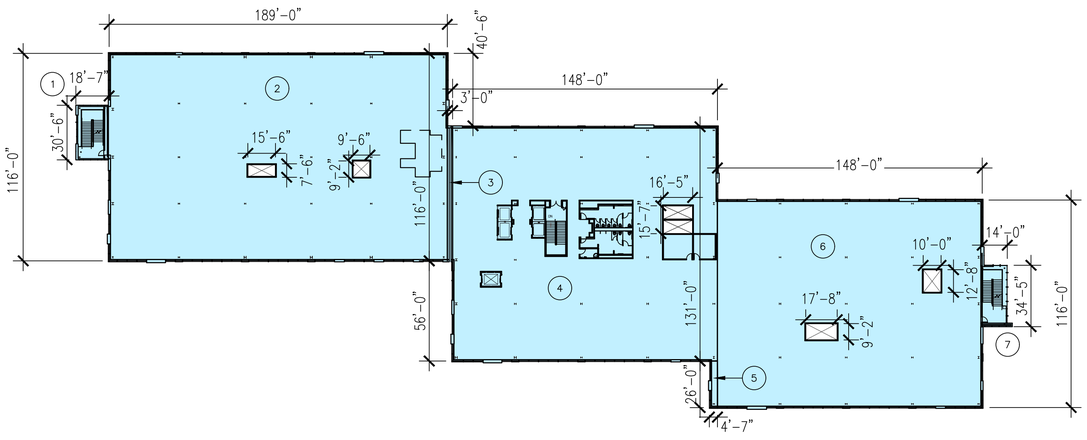
LEVEL 3 R&D

AREA NO.	AREA (SF)
1	567
2	21,721
3	227
4	19,132
5	119
6	16,879
7	197
TOTAL	**59,170**



LEVEL 4 R&D

AREA NO.	AREA (SF)
1	567
2	21,721
3	227
4	19,132
5	119
6	16,879
7	197
TOTAL	**59,170**



LEVEL 5 R&D

AREA NO.	AREA (SF)
1	567
2	21,721
3	227
4	19,132
5	119
6	16,879
7	197
TOTAL	**59,170**

ROOF

AREA NO.	AREA (SF)
1	602
2	895
3	125
TOTAL	**1,682**

GROSS FLOOR AREA

LEVEL	AREA (SF)
P0	705
L1/P1	39,485
P2	660
L2/P3	35,560
L3	58,842
L4	58,842
L5	58,842
PENTHOUSE	1,682
TOTAL	**254,618**

GROSS FLOOR AREA

SCALE: 1" = 40'-0"
10' 20' 40' 80'

N
PROJECT N

TARLTON

LOT 3 NORTH - 1350 ADAMS COURT

MENLO PARK, CA 94025

TARLTON
DES Project Number: 10019.006

GROSS FLOOR AREA DIAGRAMS

03-20-18
10-19-18
03-12-21

A10

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Mon, 22, 2021 - 9:12am SCarl P:\Tarlton\MenloParkLabs\1350Adams02\10019006\Dwg\Arch\Planning\A10-GFA.dwg

KEY NOTES

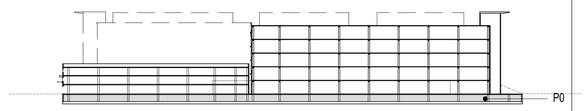
1. PRE-WIRED EV CHARGER POTENTIAL LOCATION (SEE SHEET G1 FOR REQUIREMENTS).
2. BIKE ROOM FOR LONG-TERM STORAGE (SEE SHEET G1 FOR REQUIREMENTS).

LEGEND

FUTURE (PRE-WIRED) EVCS
STANDARD STALL

KEY SECTION

N.T.S.



(E) BUILDING
1305 O'BRIEN DRIVE

SCALE: 1" = 20'-0"
5' 10' 20' 40'

PROJECT N

TARLTON

LOT 3 NORTH - 1350 ADAMS COURT

MENLO PARK, CA 94025

TARLTON
DES Project Number: 10019.006

P0 LEVEL PARKING PLAN

11-28-17 03-21-21
03-20-18
10-19-18

A11

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DES ARCHITECTS ENGINEERS

Mon 12, 2021 – 1:44pm SCort P:\Tarlton\MenloParkLabs\1350Adams\21\10019006\Dwg\Arch\Planning\A11-P0.dwg

KEY NOTES

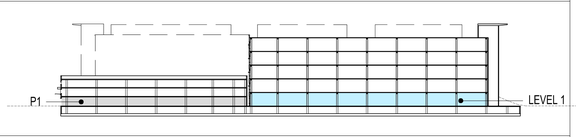
1. EXPANSION JOINT
2. BIKE RACKS FOR SHORT TERM BIKE STORAGE (SEE SHEET G1 FOR REQUIREMENTS)

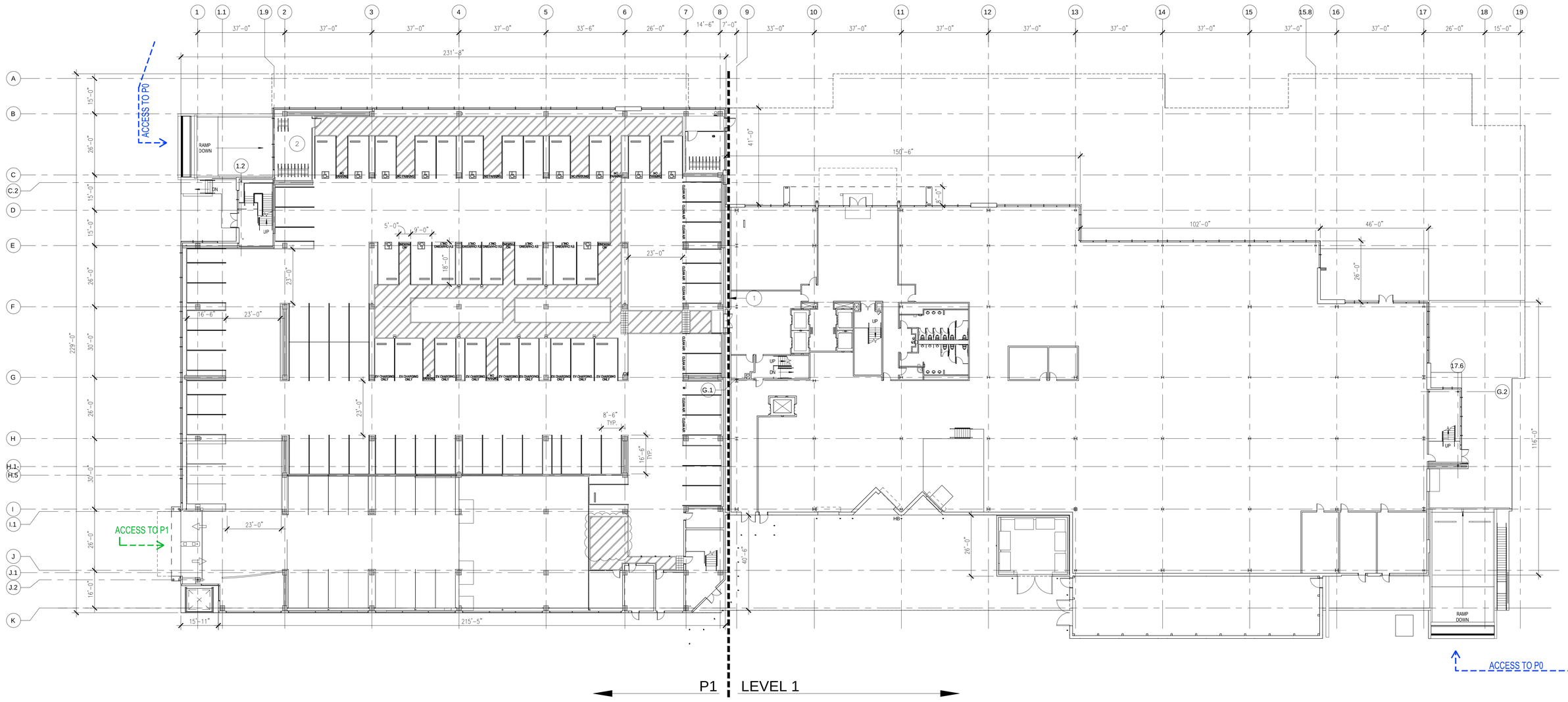
LEGEND

FUTURE (PRE-WIRED) EVCS STANDARD STALL

KEY SECTION

N.T.S.





LOT 3 NORTH - 1350 ADAMS COURT

MENLO PARK, CA 94025

TARLTON

DES Project Number: 10019.006

LEVEL 1 / ENTRY, P1 LEVEL PARKING PLAN

A12

11-28-17
03-20-18
10-19-18
03-12-21
11-29-21

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DES ARCHITECTS ENGINEERS

Nov 29, 2021 - 1:29pm SCarl P:\Tarlton\MenloParkLabs\1350Adams\C\10019006\Dwg\Arch\Planning\A12 - EntryP1.dwg

KEY NOTES

1 EXPANSION JOINT

LEGEND

FUTURE (PRE-WIRED) EVCS STANDARD STALL

KEY SECTION

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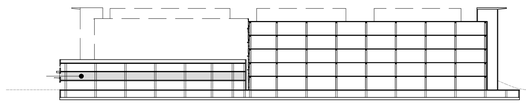

TARLTON

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
10-19-18
03-12-21

A13

DES ARCHITECTS ENGINEERS

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Mar 12, 2021 - 1:40pm SCarl P:\Tarlton\MenloParkLabs\1350AdamsCt\10019006\Dwg\Arch\Planning\A13-P2.dwg

KEY NOTES

1. EXPANSION JOINT

LEGEND

FUTURE (PRE-WIRED) EVCS
STANDARD STALL

KEY SECTION

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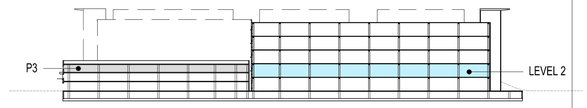

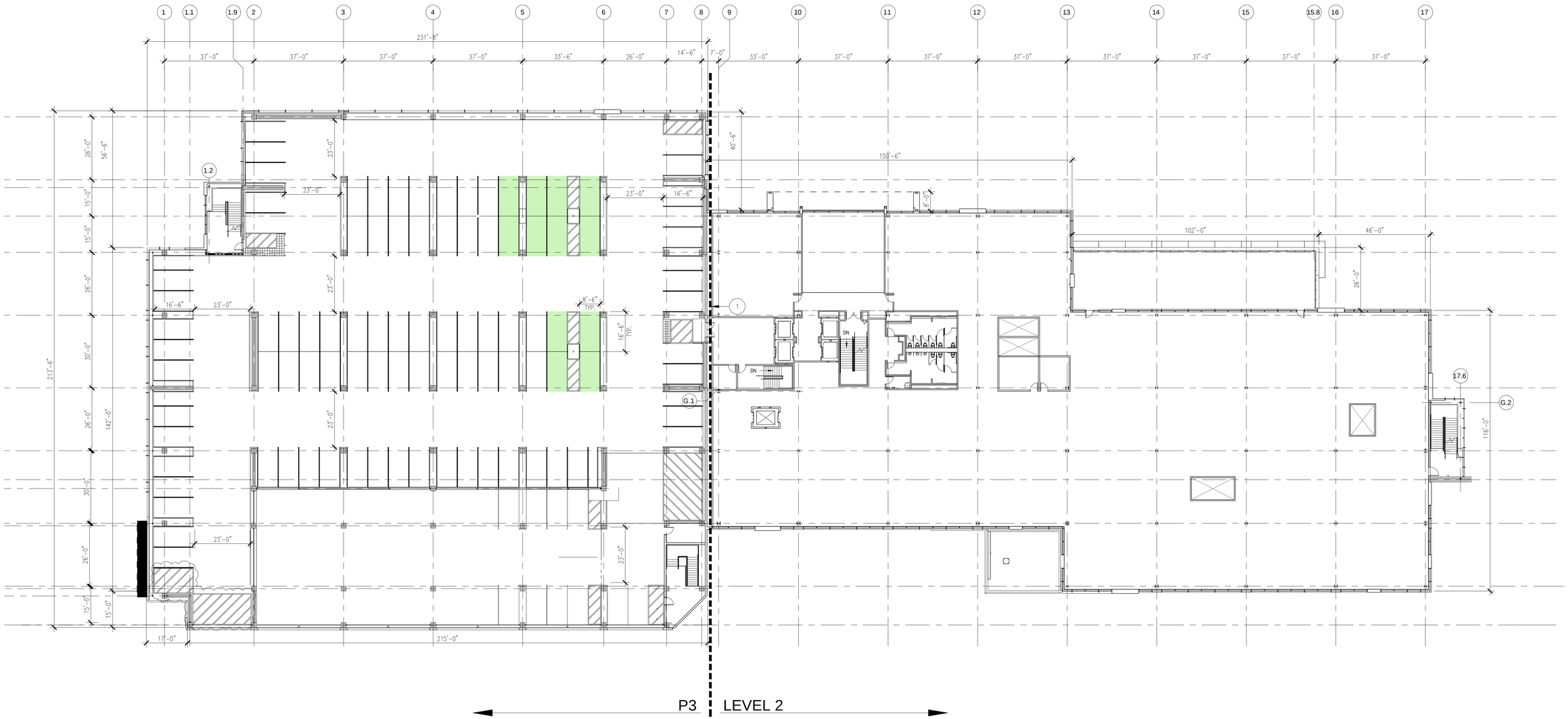

SCALE: 1" = 20'-0"
5' 10' 20' 40'

N
PROJECT N

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
10-19-18
03-12-21
11-29-21

A14

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DES ARCHITECTS ENGINEERS

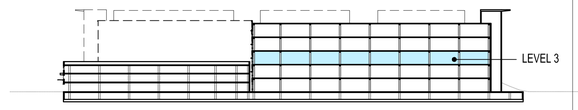
Nov 29, 2021 – 1:35pm SCarl P:\Tarlton\MenloParkLabs\1350Adams\01\10019006\Dwg\Arch\Planning\A14-Level2RnD-P3.dwg

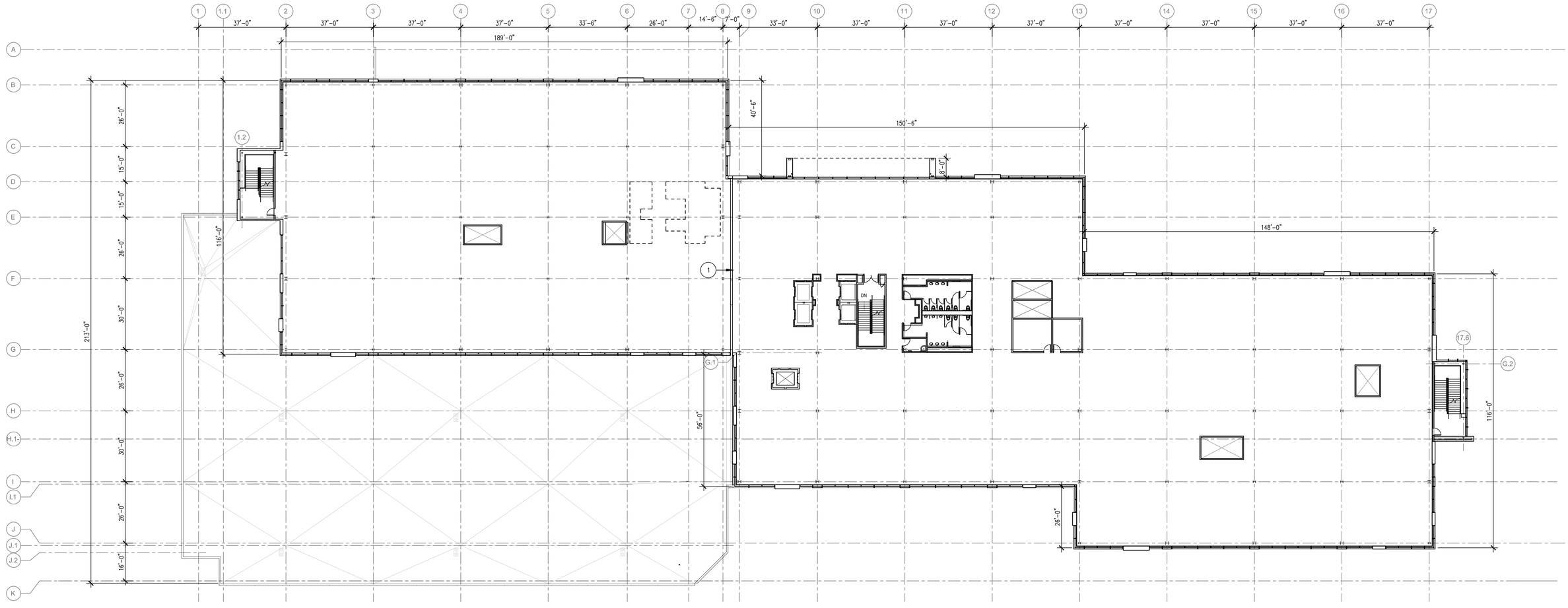
KEY NOTES

1 EXPANSION JOINT

KEY SECTION

N.T.S.





(E) BUILDING
1305 O'BRIEN DRIVE

SCALE: 1" = 20'-0"
5' 10' 20' 40'

PROJECT N

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
10-19-18
03-12-21

A15

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DES ARCHITECTS ENGINEERS

Mar 12, 2021 - 9:36am SCarl P:\Tarlton\MenloParkLabs\1350Adams\CT\10019006\Dwg\Arch\Planning\A15-Level3Rnd.dwg

KEY NOTES

1 EXPANSION JOINT

KEY SECTION

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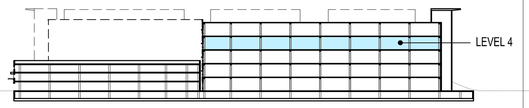

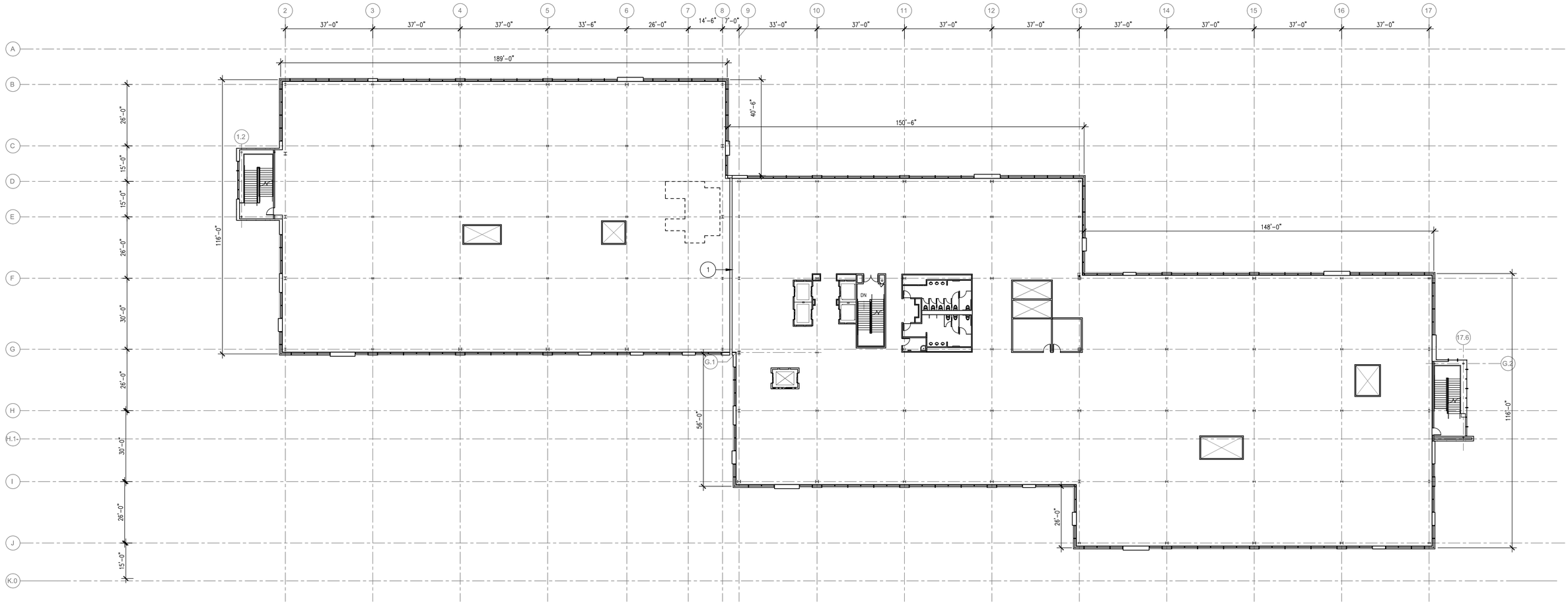

SCALE: 1" = 20'-0"
5' 10' 20' 40'

N
PROJECT N

LOT 3 NORTH - 1350 ADAMS COURT

MENLO PARK, CA 94025

TARLTON

TARLTON
DES Project Number: 10019.006

LEVEL 4 PLAN A16

11-28-17
03-20-18
10-19-18
03-12-21

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DES ARCHITECTS ENGINEERS

Mar 10, 2021 – 12:46pm SCarl P:\Tarlton\MenloParkLabs\1350Adams\Cl\10019006\Dwg\Arch\Planning\A16–Level4Rnd0.dwg

KEY NOTES

1 EXPANSION JOINT

KEY SECTION

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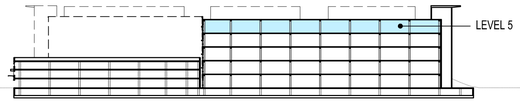

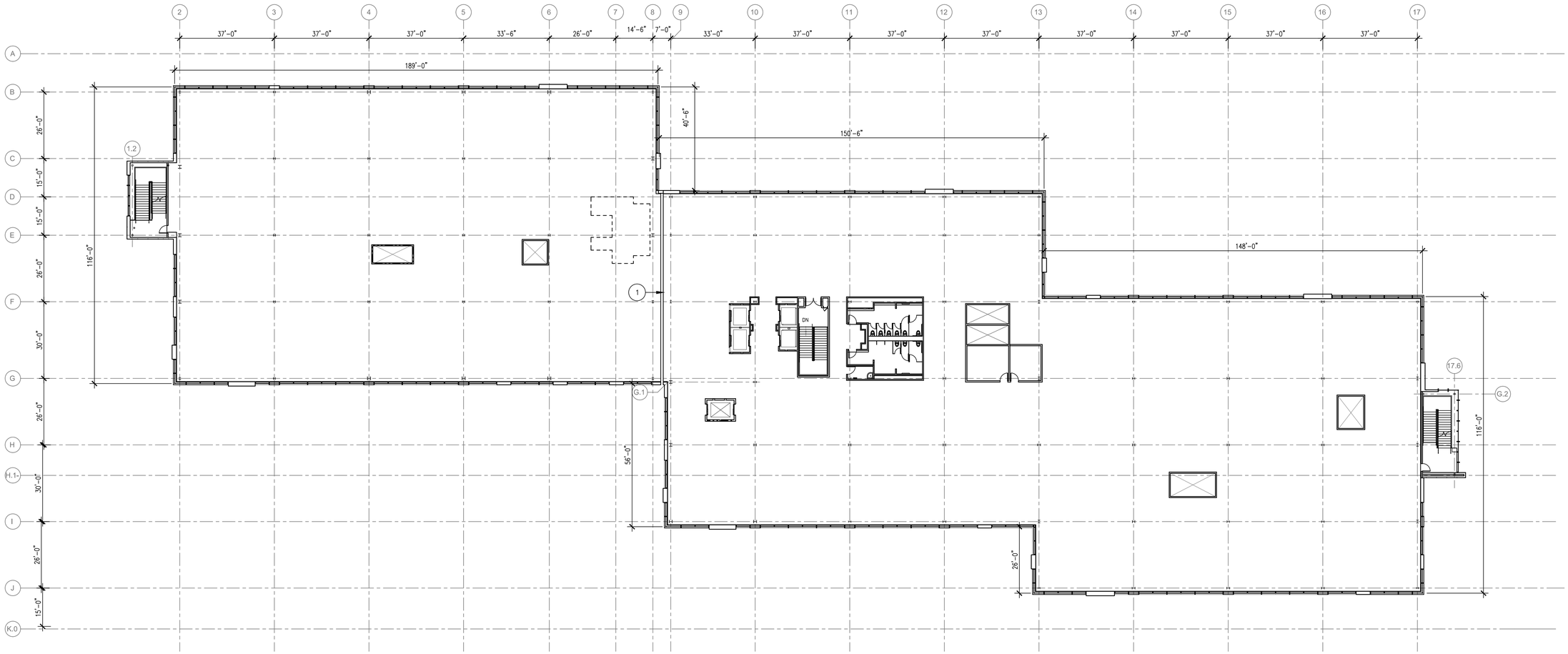

(E) BUILDING
1305 O'BRIEN DRIVE

SCALE: 1" = 20'-0"
5' 10' 20' 40'

PROJECT N

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
10-19-18
03-12-21

A17

DES ARCHITECTS ENGINEERS

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Mar 10, 2021 – 12:47pm SCarl P:\Tarlton\MenloParkLabs\1350AdamsCt\10019006\Dwg\Arch\Planning\A17-Level5Rnd.dwg

KEY SECTION

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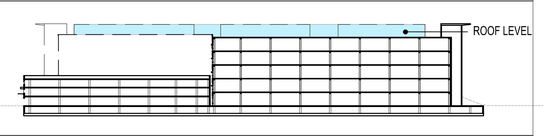

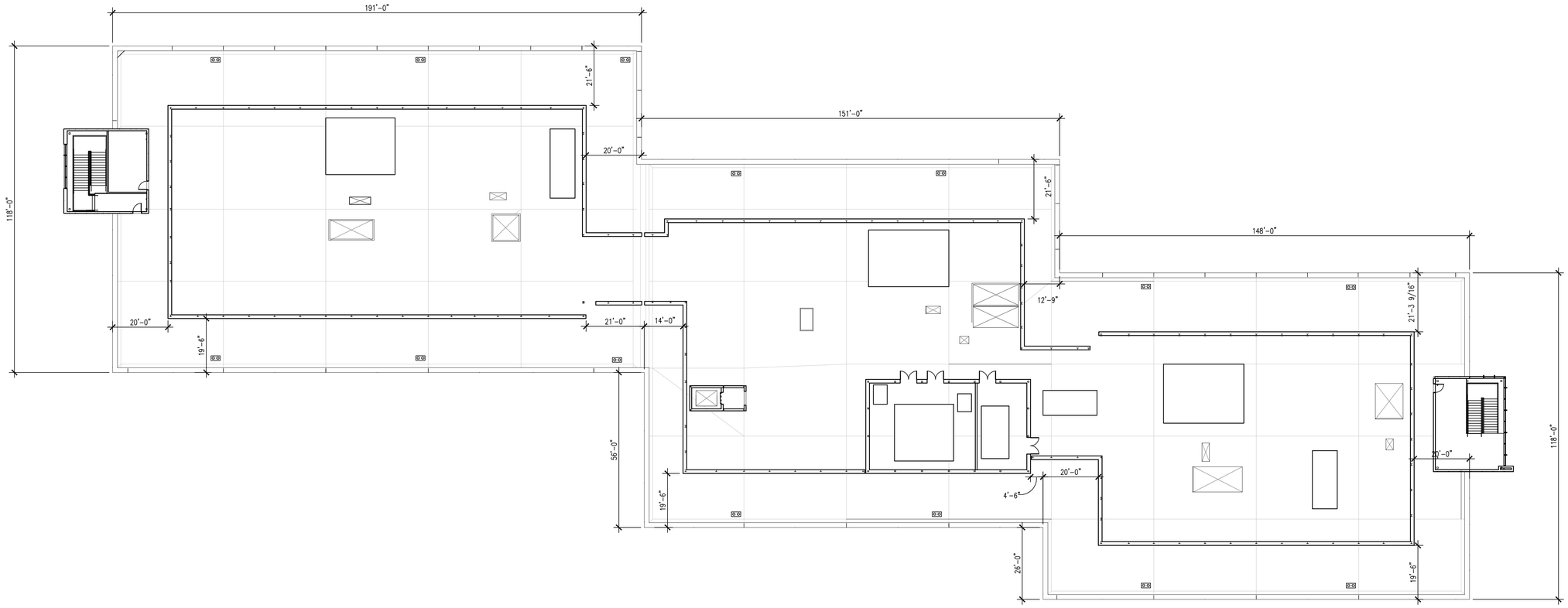

(E) BUILDING
1305 O'BRIEN DRIVE

SCALE: 1" = 20'-0"
5' 10' 20' 40'

PROJECT N

TARLTON

LOT 3 NORTH - 1350 ADAMS COURT

MENLO PARK, CA 94025

TARLTON
DES Project Number: 10019.006

ROOF PLAN A18

11-28-17
03-20-18
10-19-18
03-12-21

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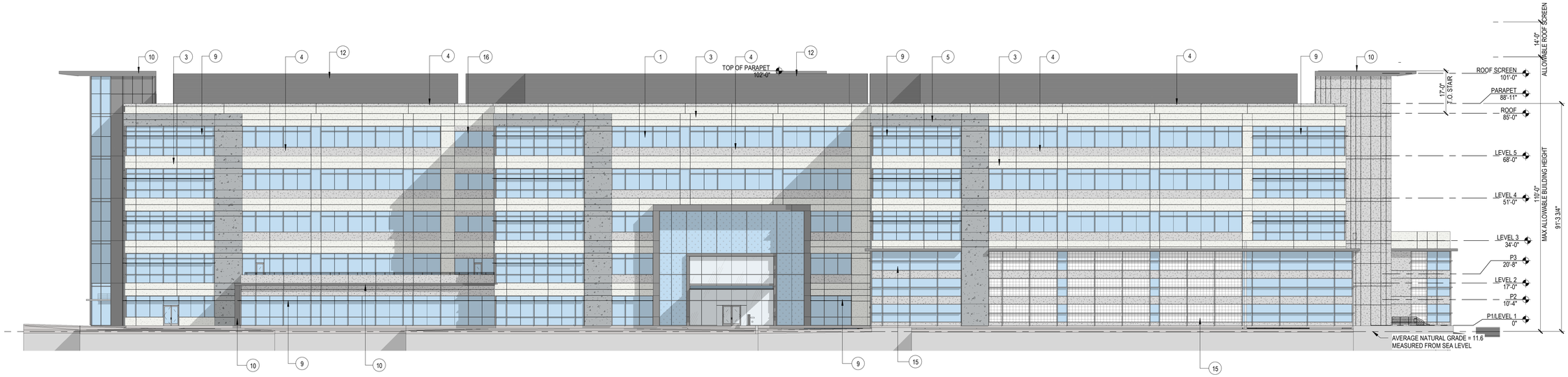
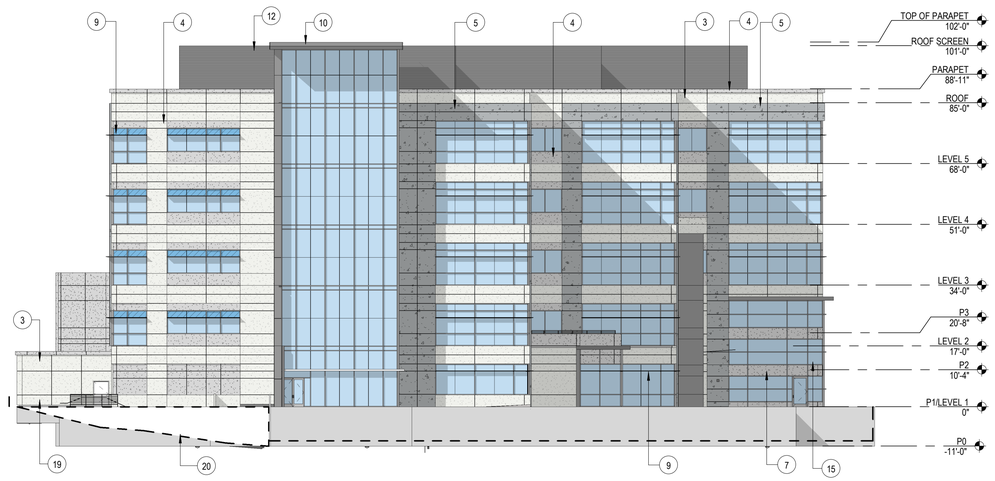
DES ARCHITECTS ENGINEERS

Mar 15, 2021 – 3:06pm SCarl P:\Tarlton\MenloParkLabs\1350AdamsCt\10019006\Dwg\Arch\Planning\A18- RoofPlan.dwg



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 (LOBBY) LOW-E, CLEAR GLASS (NON-BIRD SAFE GLASS) VITRO - SOLARBAN 70XL ON CLEAR
- HIGH PERFORMANCE GLAZING (BIRD SAFE GLASS) VITRO - z75 ON OPTIBLUE
- PERFORATED WIRE MESH McNICHOLS WIRE MESH, 90% OPEN 4" SQUARE HOLES ON 4" STRAIGHT CENTERS
- PERFORATED METAL PANEL McNICHOLS PERFORATED METAL, 55% OPEN 3/4" SQUARE HOLES ON 1" STRAIGHT CENTERS
- PRE-FINISHED METAL PANELS (PAINTED METAL ROOF SCREEN TO MATCH) PPG - DURANAR XL PEWTER
- GLASS FIBER REINFORCED CONCRETE (GFRC)- (TYP) EGGSHELL MATCH BENJAMIN MOORE OC-25/855 CLOUD COVER
- GFRC (ACCENT) LIGHT GRAY MATCH BENJAMIN MOORE 1612 PELICAN GRAY
- 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)
7	GLASS FIBER REINFORCED CONCRETE TO MATCH LIGHT GRAY GFRC FINISH COLOR
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
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
19	TRASH ENCLOSURE/ SERVICE YARD FINISHES - REFER TO SHEET A24
20	RAMP DOWN TO P0 LEVEL

3/16/2021 2:01:22 PM BIM 360://TARLTON - 1350AdamsCt/10019006_A_1350AdamsCourt_2019_Central.rvt

TARLTON

LOT 3 NORTH - 1350 ADAMS COURT

MENLO PARK, CA 94025

TARLTON

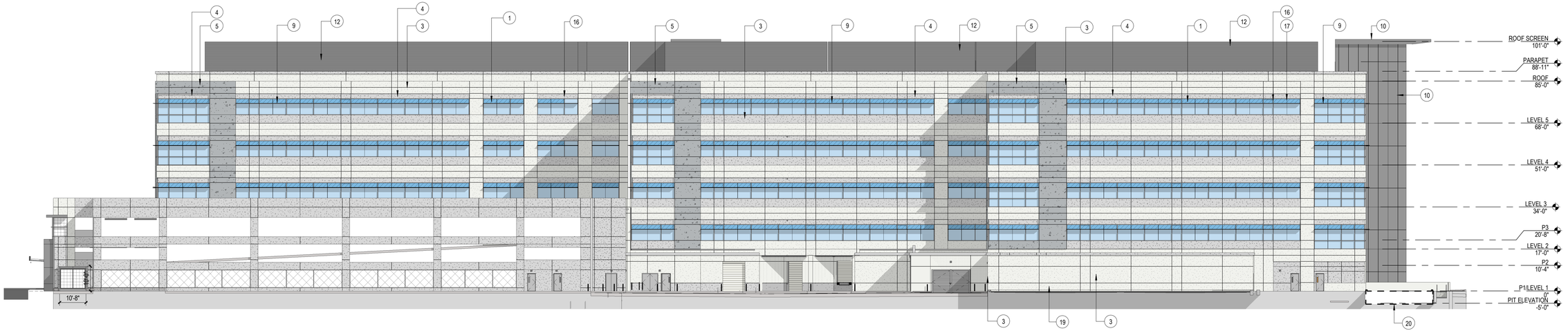
DES Project Number: 10019.006

BUILDING ELEVATIONS

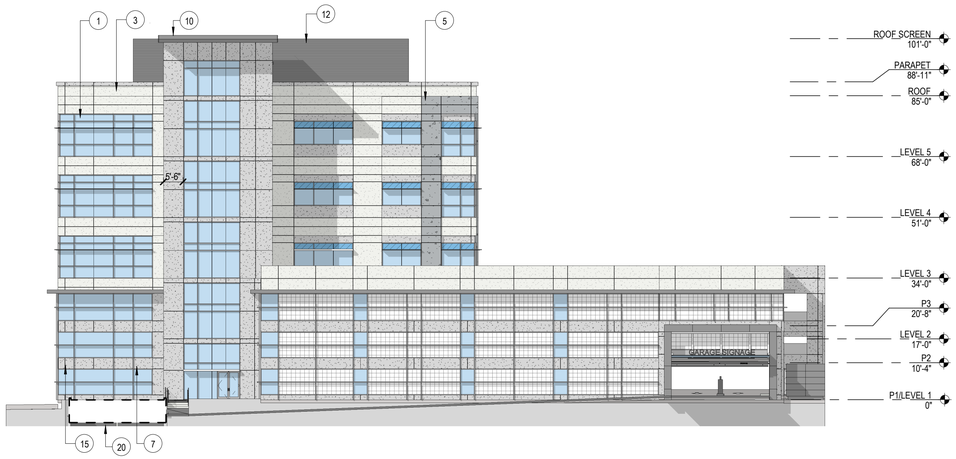
11-28-17 03-12-21
03-20-18
01-07-19

A19

DES ARCHITECTS ENGINEERS



1 SOUTH ELEVATION
1" = 20'-0"



2 WEST ELEVATION
1" = 20'-0"

MATERIALS/ FINISHES

- GLASS (TYP) LOW-E, BLUE-TINTED DOUBLE GLAZED GLASS (BIRD SAFE GLASS) VITRO - z75 ON OPTIBLUE
- GLASS (LOBBY) LOW-E, CLEAR GLASS (NON-BIRD SAFE GLASS) VITRO - SOLARBAN 70XL ON CLEAR
- HIGH PERFORMANCE GLAZING (BIRD SAFE GLASS) VITRO - z75 ON OPTIBLUE
- PERFORATED WIRE MESH McNICHOLS WIRE MESH, 90% OPEN 4" SQUARE HOLES ON 4" STRAIGHT CENTERS
- PERFORATED METAL PANEL McNICHOLS PERFORATED METAL, 55% OPEN 3/4" SQUARE HOLES ON 1" STRAIGHT CENTERS
- PRE-FINISHED METAL PANELS (PAINTED METAL ROOF SCREEN TO MATCH) PPG - DURANAR XL PEWTER
- GLASS FIBER REINFORCED CONCRETE (GFRC)- (TYP) EGGSHELL MATCH BENJAMIN MOORE OC-25/855 CLOUD COVER
- GFRC (ACCENT) LIGHT GRAY MATCH BENJAMIN MOORE 1612 PELICAN GRAY
- 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)
7	GLASS FIBER REINFORCED CONCRETE TO MATCH LIGHT GRAY GFRC FINISH COLOR
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
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 A24
20	RAMP DOWN TO P0 LEVEL

3/16/2021 2:01:49 PM BIM 360://TARLTON - 1350AdamsCt//10019006_A_1350AdamsCourt_2019_Central.rvt

TARLTON

LOT 3 NORTH - 1350 ADAMS COURT

MENLO PARK, CA 94025

TARLTON

DES Project Number: 10019.006

BUILDING ELEVATIONS

11-28-17 03-12-21
03-20-18
01-07-19

A20

DES ARCHITECTS ENGINEERS

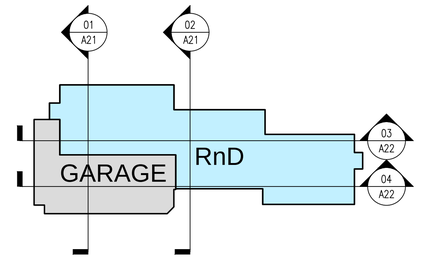
KEY NOTES

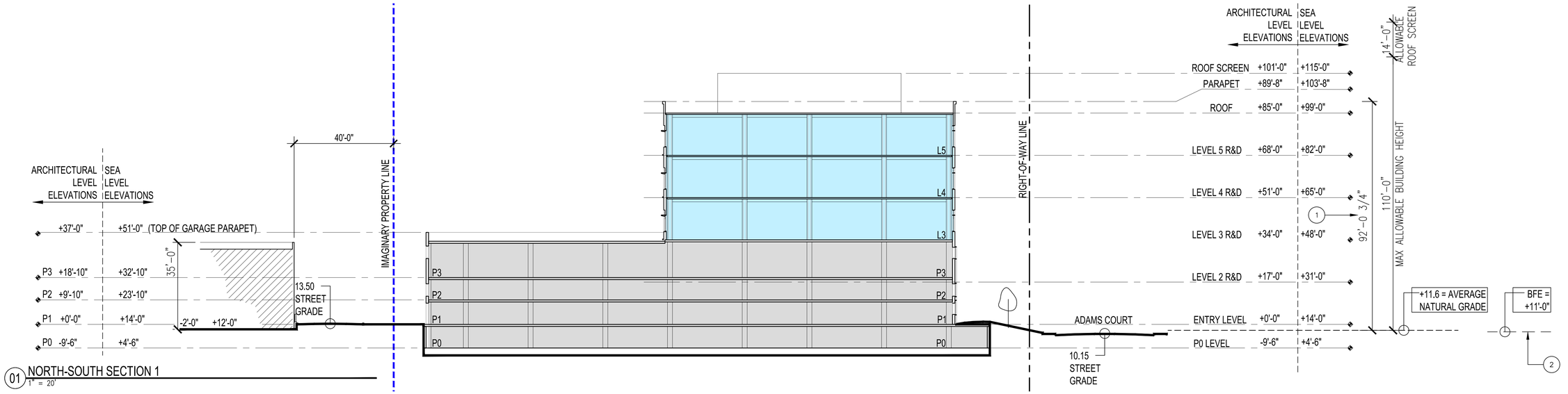
1. MAX BUILDING HEIGHT REQUIREMENT FOR LS ZONING = 110'
   MAX PROPOSED BUILDING HEIGHT, LOT 3 NORTH = 92.07'
   (MEASURED FROM EXISTING AVERAGE NATURAL GRADE = 11.6'
   PARAPET HEIGHT ABOVE SEA LEVEL =103.67'
   103.67' - 11.6' = 92.07')

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"

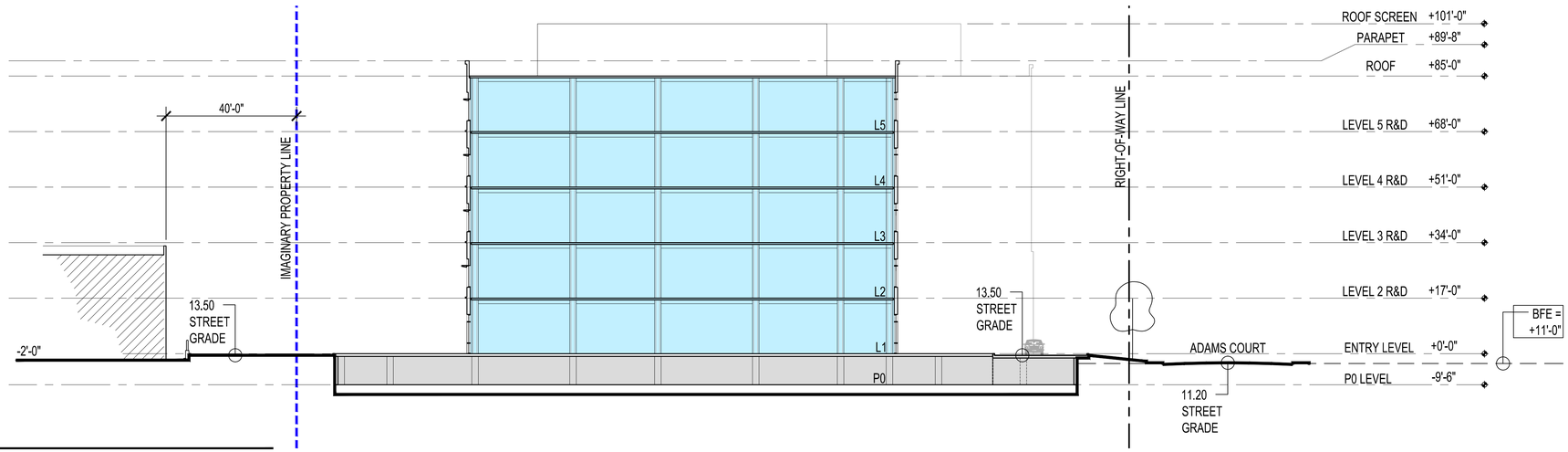
3. SEE SHEET G1 FOR AVERAGE BUILDING HEIGHT CALCULATION

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
10-19-18
03-12-21

A21

DES ARCHITECTS ENGINEERS

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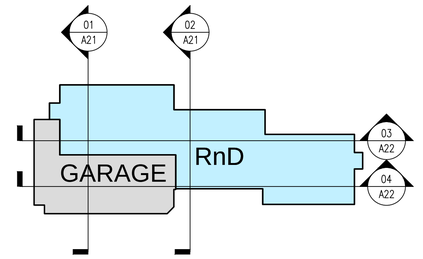
KEY NOTES

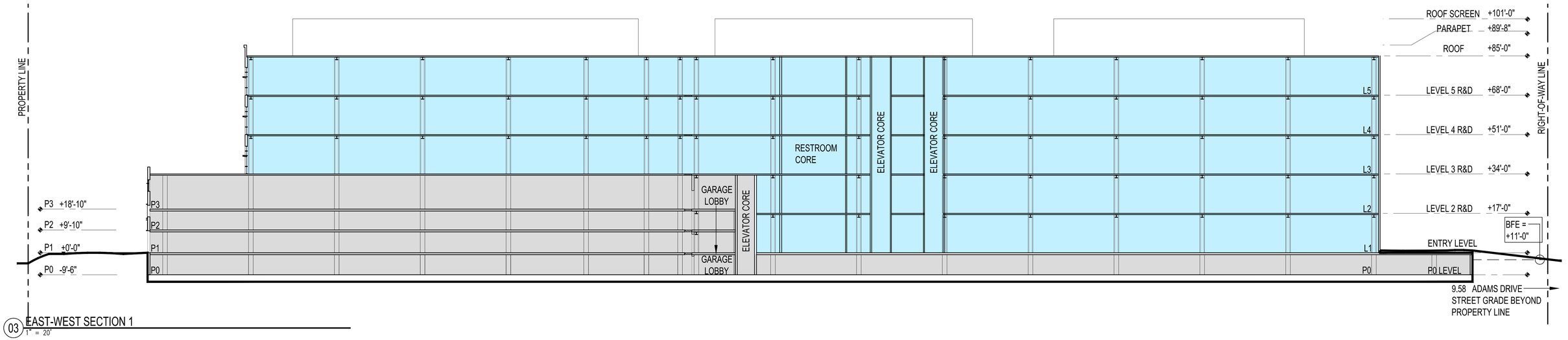
1. MAX BUILDING HEIGHT REQUIREMENT FOR LS ZONING = 110'
   MAX PROPOSED BUILDING HEIGHT, LOT 3 NORTH = 92.07'
   (MEASURED FROM EXISTING AVERAGE NATURAL GRADE = 11.6'
   PARAPET HEIGHT ABOVE SEA LEVEL =103.67'
   103.67' - 11.6' = 92.07')

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"

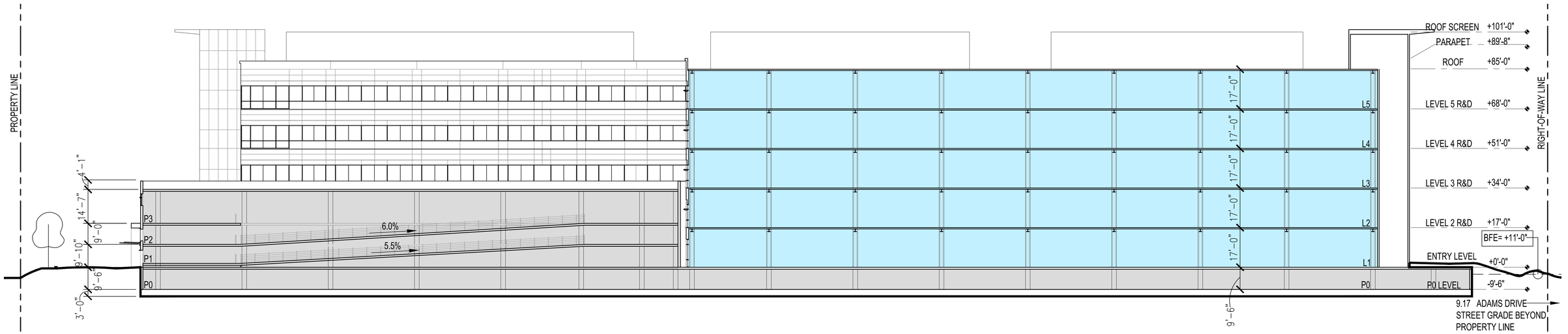
3. SEE SHEET G1 FOR AVERAGE HEIGHT CALCULATION

KEY PLAN





03 EAST-WEST SECTION 1
1" = 20'



04 EAST-WEST SECTION 2
1" = 20'

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

TARLTON

LOT 3 NORTH - 1350 ADAMS COURT

MENLO PARK, CA 94025

TARLTON
DES Project Number: 10019.006

EAST-WEST BUILDING SECTIONS
03-20-18
10-19-18
03-12-21

A22

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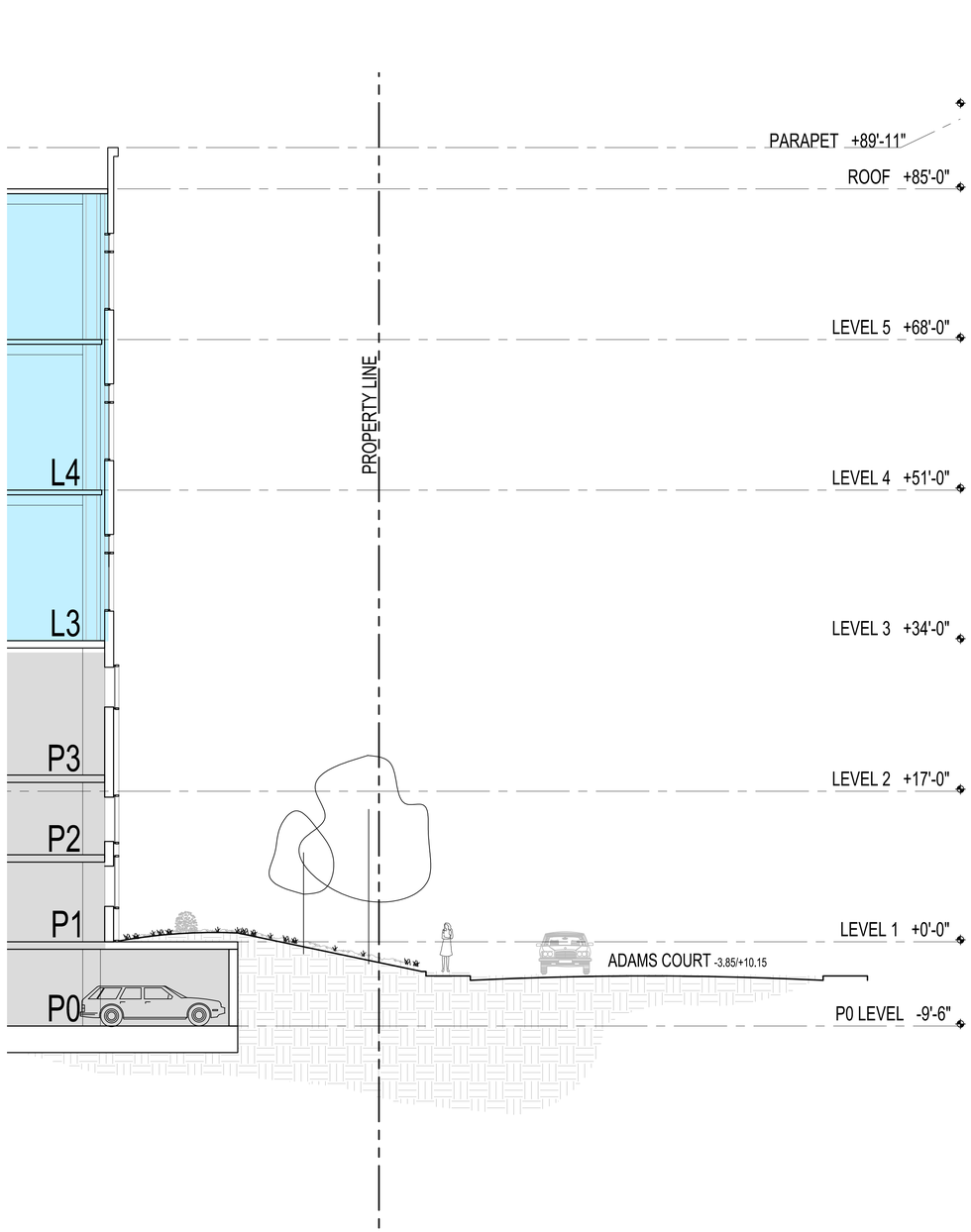
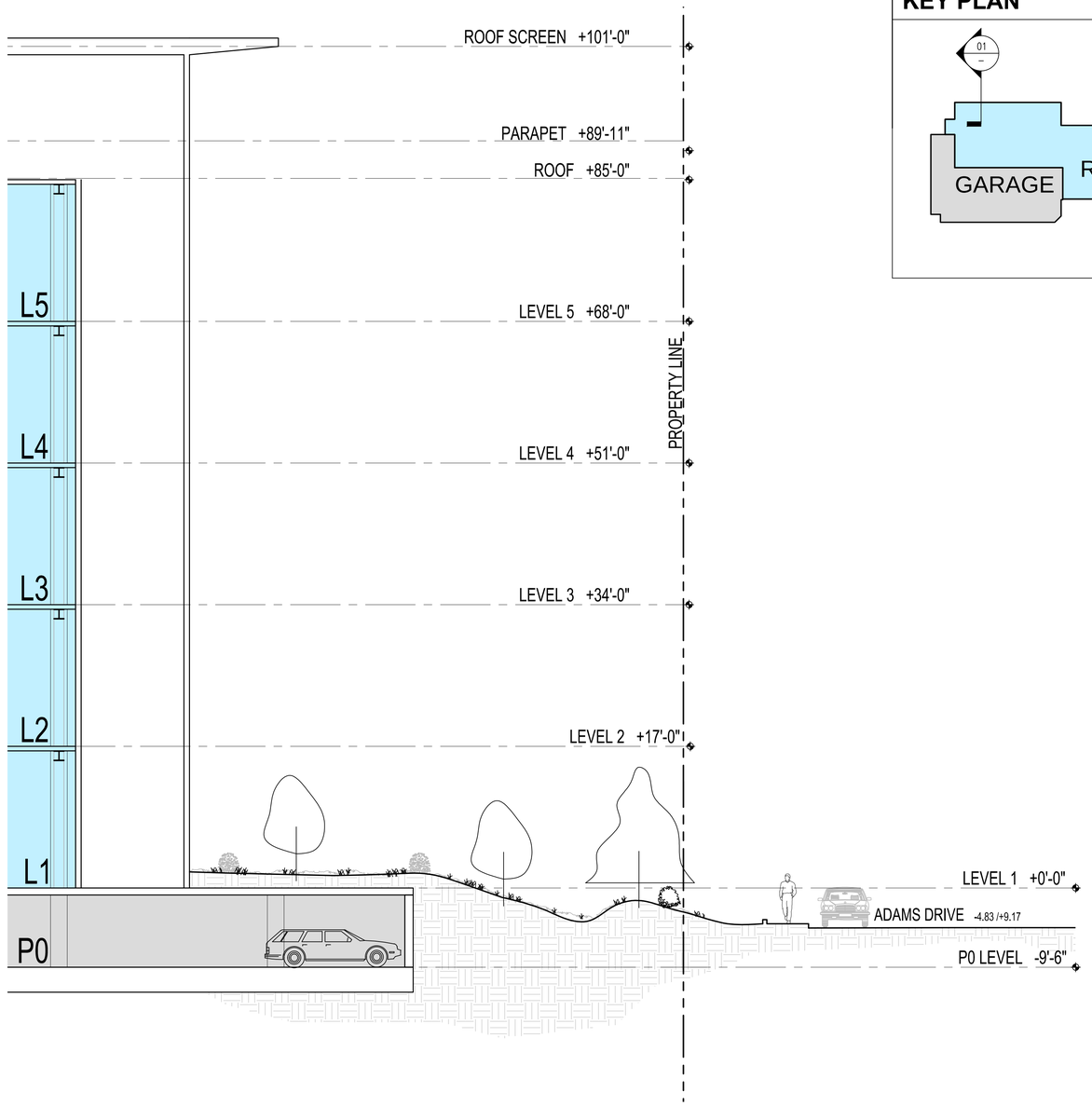
DES ARCHITECTS ENGINEERS

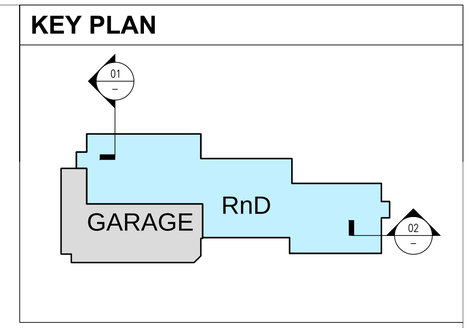
Mar 10, 2021 – 3:11pm SCarr P:\Tarlton\MenloParkLabs\1350AdamsCt\100190061Dwg\Arch\Planning\V22- BldgSections.dwg



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"

TARLTON

LOT 3 NORTH - 1350 ADAMS COURT

MENLO PARK, CA 94025

TARLTON
DES Project Number: 10019.006

ENLARGED BUILDING SECTIONS
03-20-18
03-12-21

A23

DES ARCHITECTS ENGINEERS

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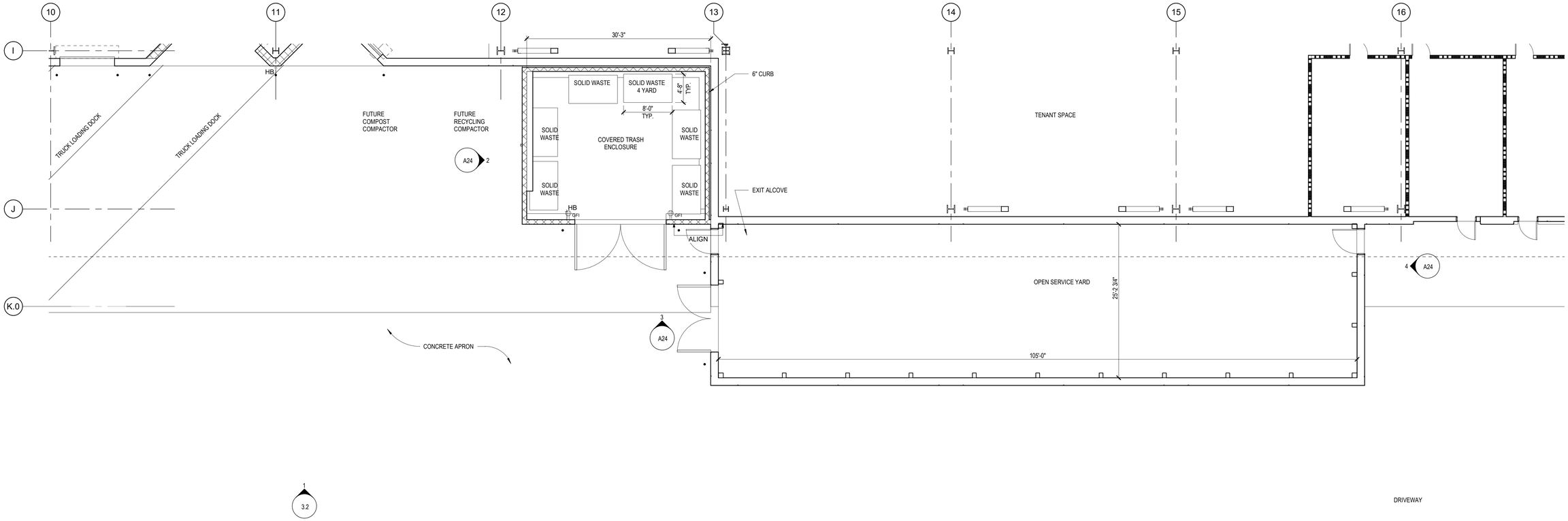
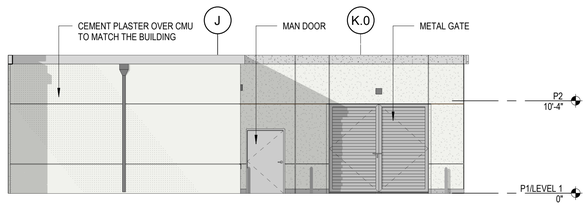
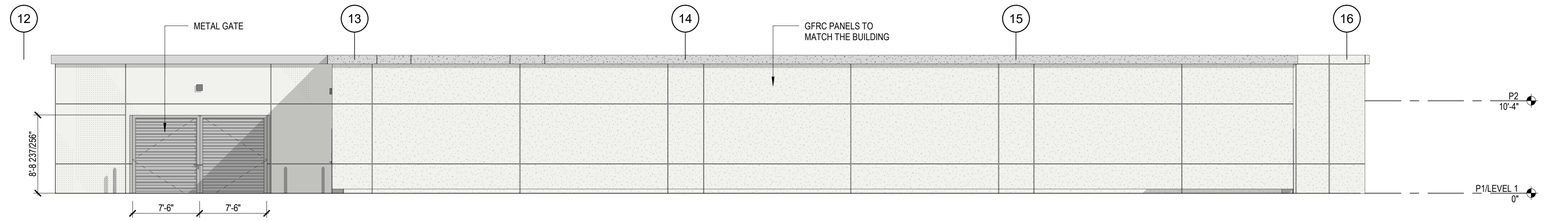
Mar 15, 2021 – 2:59pm SCarl P:\Tarlton\MenloParkLabs\1350AdamsCt\10019006\Dwg\Arch\Planning\A23 - EnlargedBldgSections.dwg



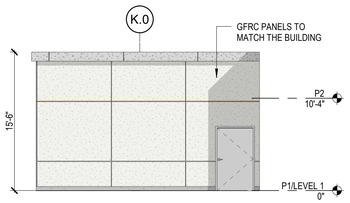
1 ENLARGED TRASH ENCLOSURE AND SERVICE YARD PLAN
1/8" = 1'-0"



2 WEST ELEVATION
1/8" = 1'-0"



3 SOUTH ELEVATION
1/8" = 1'-0"



4 EAST ELEVATION
1/8" = 1'-0"

3/15/2021 12:43:25 PM BIM 360://TARLTON - 1350AdamsCt/10019006_A_1350AdamsCourt_2019_Central.rvt

TARLTON

LOT 3 NORTH - 1350 ADAMS COURT

MENLO PARK, CA 94025

TARLTON

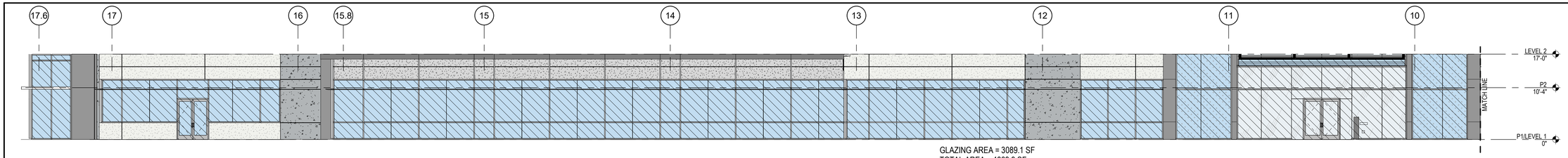
DES Project Number: 10019.006

TRASH ENCLOSURE ELEVATIONS

03-20-18 03-12-21
10-19-18
01-07-19

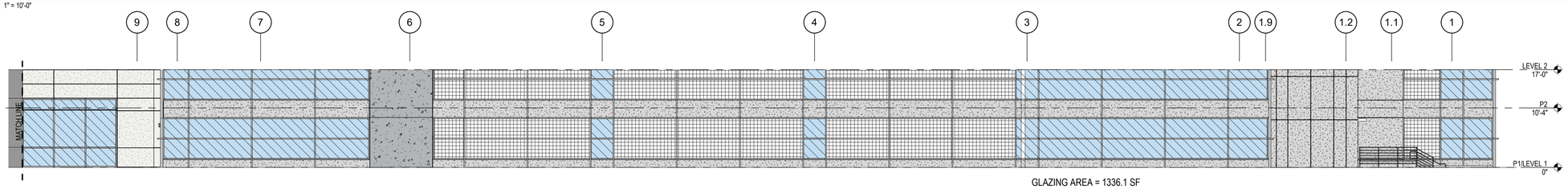
A24

DES ARCHITECTS ENGINEERS



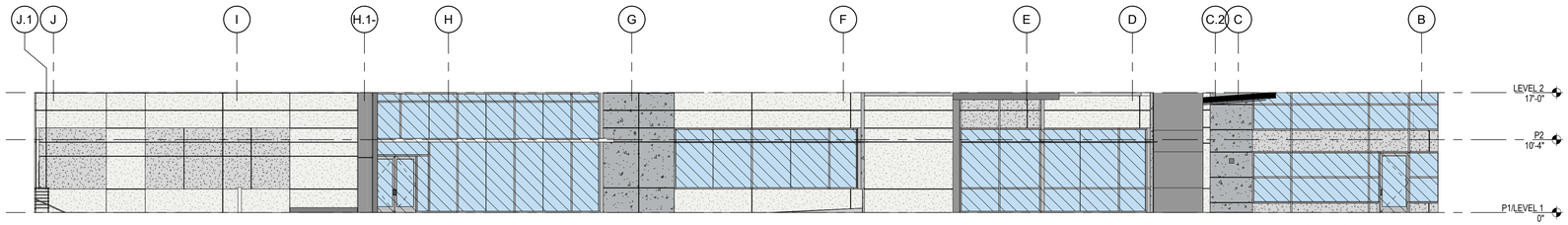
GLAZING AREA = 3089.1 SF
TOTAL AREA = 4863.9 SF

1 TRANSPARENCY CALCULATION - NORTH ELEVATION A
1" = 10'-0"



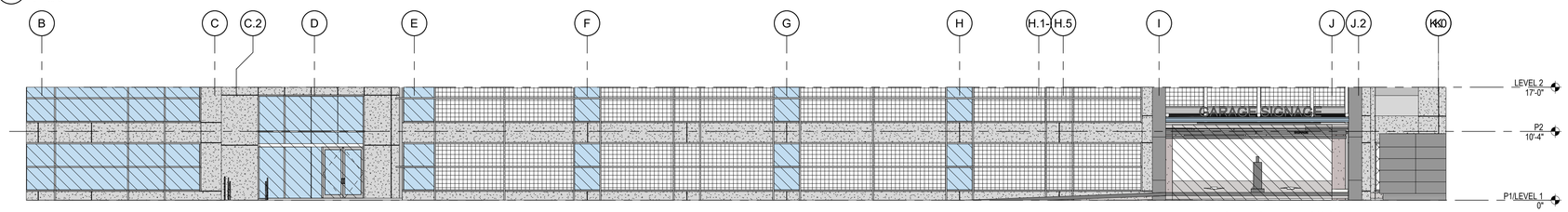
GLAZING AREA = 1336.1 SF
TOTAL AREA = 4424.3 SF

2 TRANSPARENCY CALCULATION - NORTH ELEVATION B
1" = 10'-0"



GLAZING AREA = 1354.7 SF
TOTAL AREA = 3383.6 SF

3 TRANSPARENCY CALCULATION - EAST ELEVATION
1" = 10'-0"



GLAZING AREA = 1010.3 SF
TOTAL AREA = 3629.5 SF

4 TRANSPARENCY CALCULATION - WEST ELEVATION
1" = 10'-0"

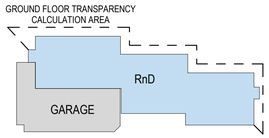
GROUND FLOOR TRANSPARENCY CALCULATION
(EXCLUDING WEST FACADE)

LEVEL 1 GLAZING TOTAL = 6,790.2 SF
LEVEL 1 TOTAL AREA = 16,301.3 SF

GROUND FLOOR TRANSPARENCY = 41.7%
LS ZONING REQUIREMENT = 40% MIN

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

GROUND FLOOR TRANSPARENCY CALCULATION 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 = 22,880 SF (21,959 Bird Safe + 921SF Non-Bird Safe)
EAST GLAZING TOTAL = 9,028 SF (All Bird Safe)
SOUTH GLAZING TOTAL = 11,519 SF (All Bird Safe)
WEST GLAZING TOTAL = 3,472 SF (All Bird Safe)

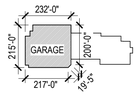
GLAZING TOTAL = 46,899 SF
Non-Bird Safe TOTAL = 921 SF = **1.96%**
LS ZONING REQUIREMENT = 10% MAX

VENTILATION CALCULATION

PER CBC 406.5.2, OPEN GARAGE TO MEET OPEN VENTILATION REQUIREMENTS:
20% MIN. OPEN AREA PER TIER AND **40% MIN. OPEN LENGTH** PER TIER

PER CBC 406.6, ENCLOSED PARKING GARAGE (P0 LEVEL) IS MECHANICALLY VENTILATED

PERIMETER LENGTH = 883 '- 5"
HEIGHT OF P1 = 10' - 4"
HEIGHT OF P2 = 10' - 4"
HEIGHT OF P3 = 13' - 4"
TOTAL OPENNESS PER TIER = PERIMETER / TOTAL LENGTH OF OPENNESS



LENGTH CALCULATION OF GARAGE OPENINGS IN FEET (FT)

LEVEL	NORTH	WEST	SOUTH	EAST	TOTALS	% OPEN LENGTH
P1 LENGTH OF OPENINGS	98.98	127.5	163.25	0	389.73	**44.12%**
P2 LENGTH OF OPENINGS	98.98	127.5	186.25	0	412.73	**46.72%**
P3 LENGTH OF OPENINGS	98.98	134.49	191.5	0	424.97	**48.11%**

PERIMETER LENGTH = 883 '- 5"
HEIGHT OF P1 = 10' - 4"
HEIGHT OF P2 = 10' - 4"
HEIGHT OF P3 = 13' - 4"
TOTAL OPENNESS PER TIER = PERIMETER / TOTAL LENGTH OF OPENNESS

LENGTH CALCULATION OF GARAGE OPENINGS IN FEET (FT)

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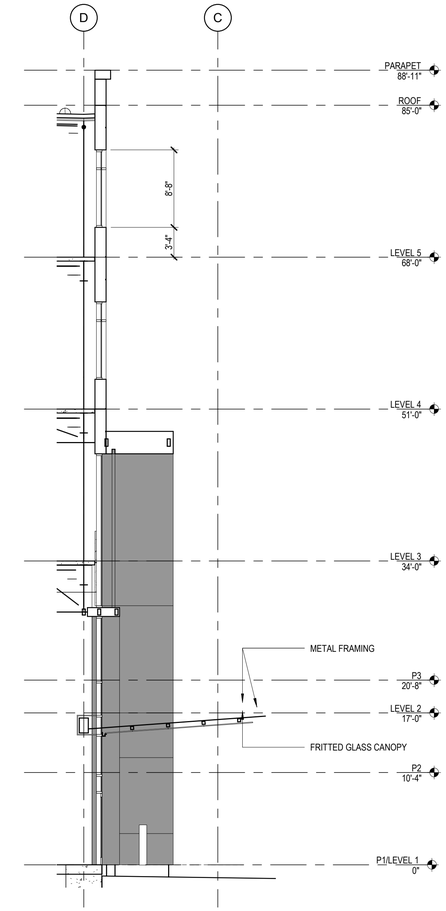
P3 LENGTH OF OPENINGS	98.98	134.49	191.5	0	424.97	**48.11%**



5 ENTRY CANOPY
1/8" = 1'-0"

3/22/2021 12:48:31 PM BIM 360://TARLTON - 1350AdamsCt//1001906_A_1350AdamsCourt_2019_Central.rvt

TARLTON

LOT 3 NORTH - 1350 ADAMS COURT

MENLO PARK, CA 94025

TARLTON

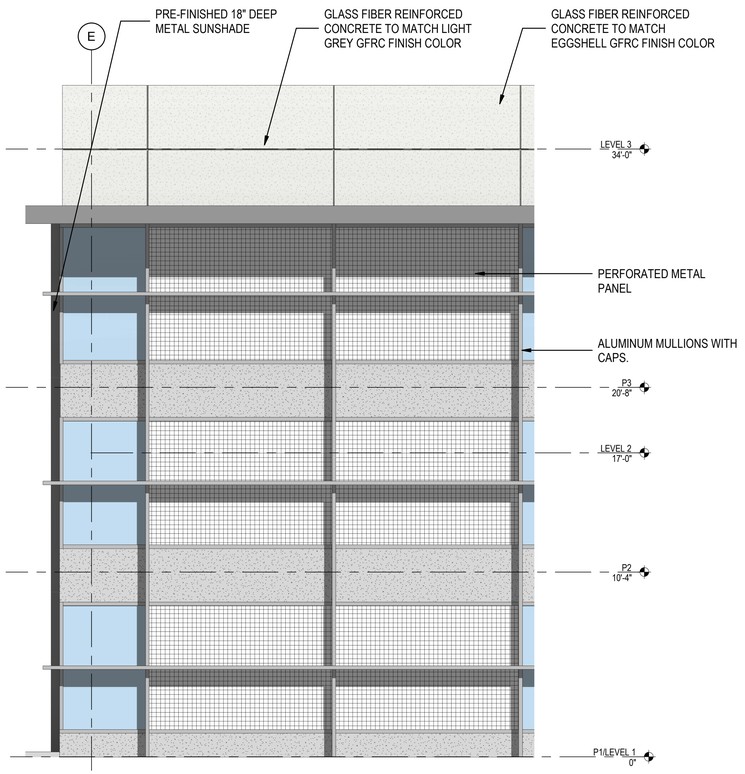
DES Project Number: 10019.006

ELEVATION DIAGRAMS & ENCLOSURE CALCULATIONS

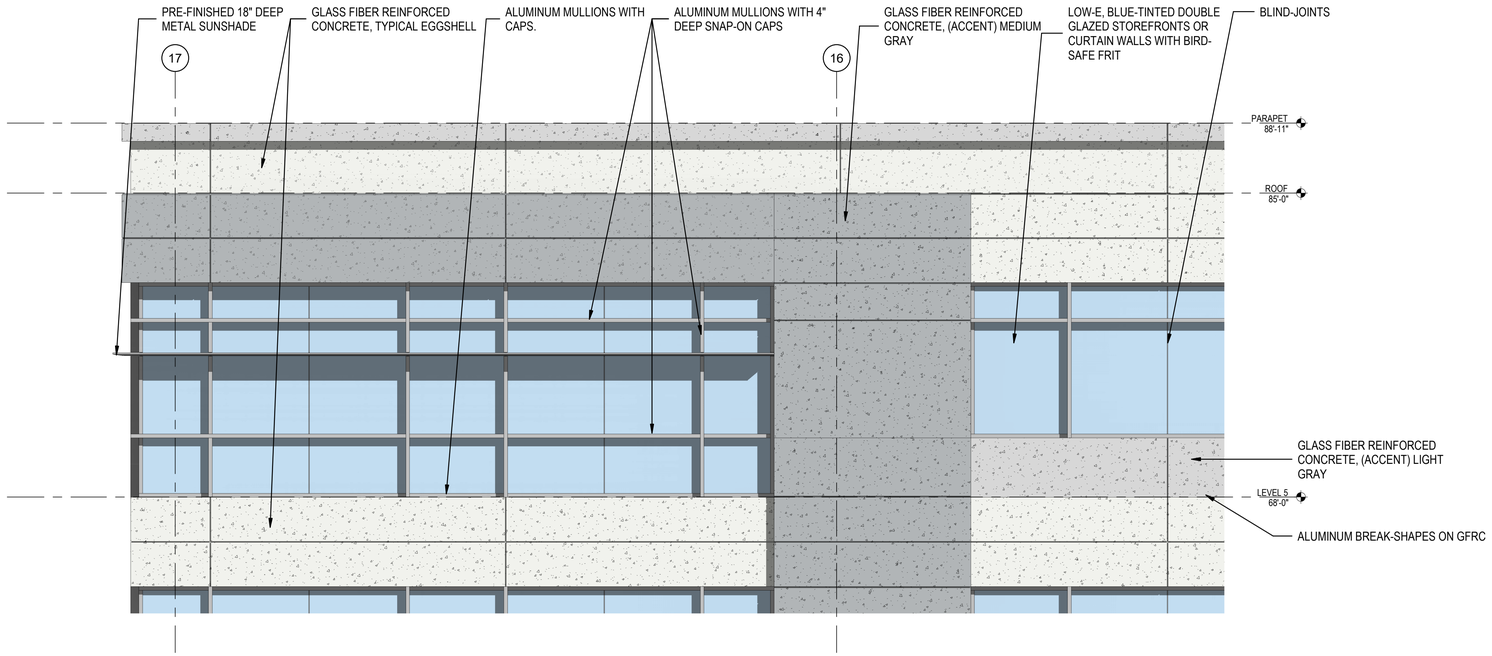
03-20-18 03-12-21
10-19-18
01-07-19

A25

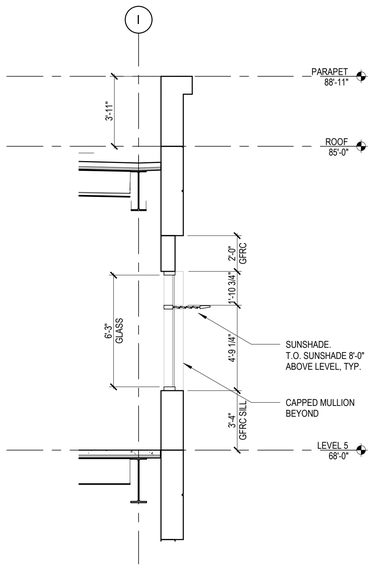
DES ARCHITECTS ENGINEERS



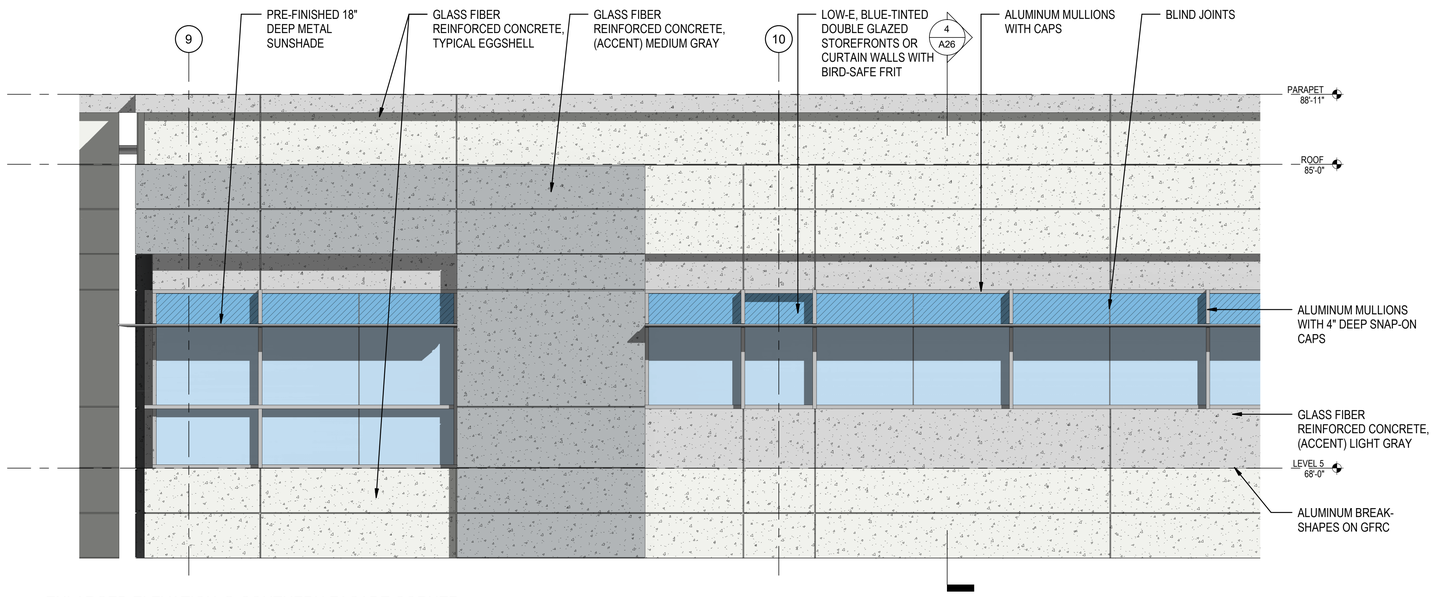
2 ENLARGED ELEVATION - GA
1/4" = 1'-0"



1 ENLARGED ELEVATION @ NORTHERN FACADE CORNER
1/4" = 1'-0"



4 TYPICAL SOUTH FACADE
1/4" = 1'-0"



3 ENLARGED ELEVATION @ SOUTHERN FACADE CORNER
1/4" = 1'-0"

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TARLTON

LOT 3 NORTH - 1350 ADAMS COURT

MENLO PARK, CA 94025

TARLTON

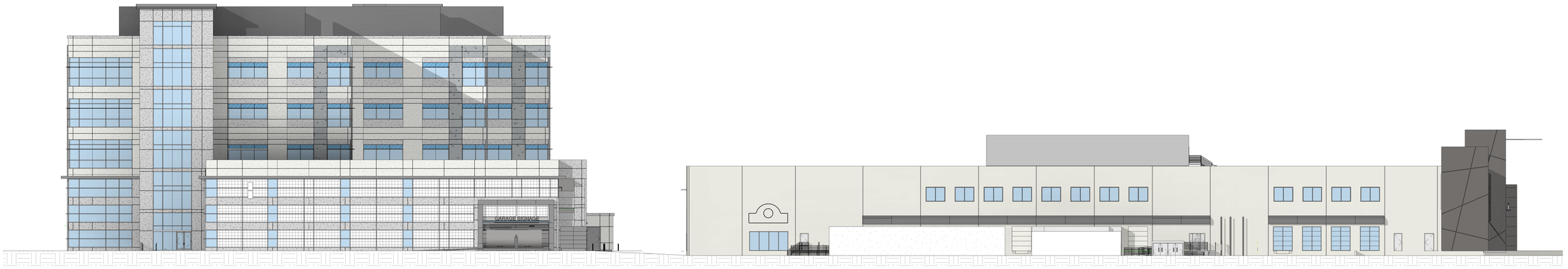
DES Project Number: 10019.006

ENLARGED ELEVATIONS

03-20-18 03-12-21
10-19-18
01-07-19

A26

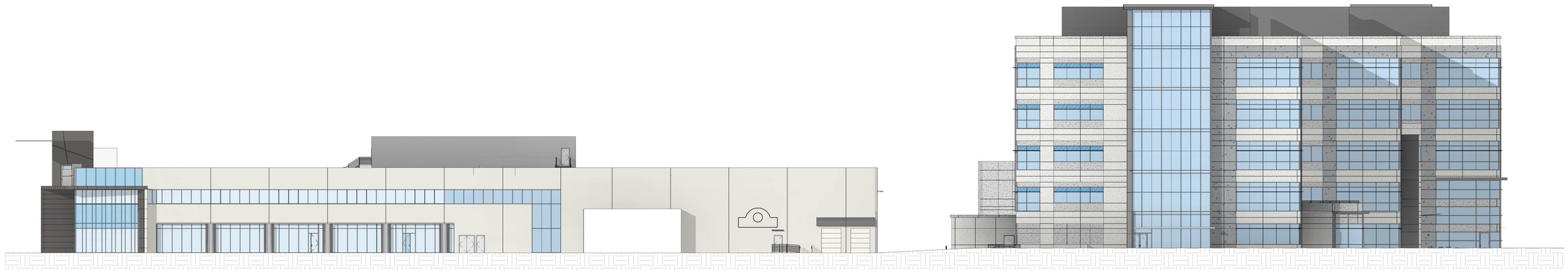
DES ARCHITECTS ENGINEERS



1350 ADAMS COURT

1305 O'BRIEN DRIVE

1 WESTSIDE ELEVATION
1" = 20'-0"



1305 O'BRIEN DRIVE

1350 ADAMS COURT

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

3/15/2021 12:39:23 PM P:\Tarlton\MenloParkLabs\1350AdamsCt\10019006\Dwg\Arch\Planning\A27\10019006_A_Tarlton-Lot3-Streetscape_2019_A27.rvt

TARLTON

LOT 3 NORTH - 1350 ADAMS COURT

MENLO PARK, CA 94025

STREETSCAPE ELEVATIONS

03-20-18 03-12-21
10-19-18
01-07-19

A27

DES ARCHITECTS ENGINEERS

TARLTON

DES Project Number: 10019.006

TARLTON

LOT 3 NORTH - 1350 ADAMS COURT

MENLO PARK, CA 94025

RENDERING - VIEW FROM ADAMS DRIVE/
ADAMS COURT INTERSECTION

11-28-17
03-20-18
10-19-18
03-12-21

AR1

DES ARCHITECTS ENGINEERS

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TARLTON
DES Project Number: 10019.006

Mar 15, 2021 - 1:40pm SCarl P:\Tarlton\MenloParkLabs\1350AdamsCt\10019006\Dwg\Arch\Planning\AR1andAR2-NorthEastRender.dwg

TARLTON

LOT 3 NORTH - 1350 ADAMS COURT

MENLO PARK, CA 94025

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

11-28-17 03-12-21
03-20-18
10-19-18

AR2

DES ARCHITECTS ENGINEERS

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TARLTON
DES Project Number: 10019.006

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TARLTON

LOT 3 NORTH - 1350 ADAMS COURT

MENLO PARK, CA 94025

RENDERING - VIEW FROM ADAMS COURT/ BUILDING ENTRY

11-28-17
03-20-18
10-19-18
01-07-19
03-12-21

AR3

DES ARCHITECTS ENGINEERS

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TARLTON
DES Project Number: 10019.006

Mar 15, 2021 - 1:42pm SCort P:\Tarlton\MenloParkLabs\1350Adams\01\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 (NORTH AND WEST SIDE OF BUILDING AND GARAGE)

11-28-17
03-20-18
10-19-18
03-12-21

AR4

© 2021

DES ARCHITECTS ENGINEERS

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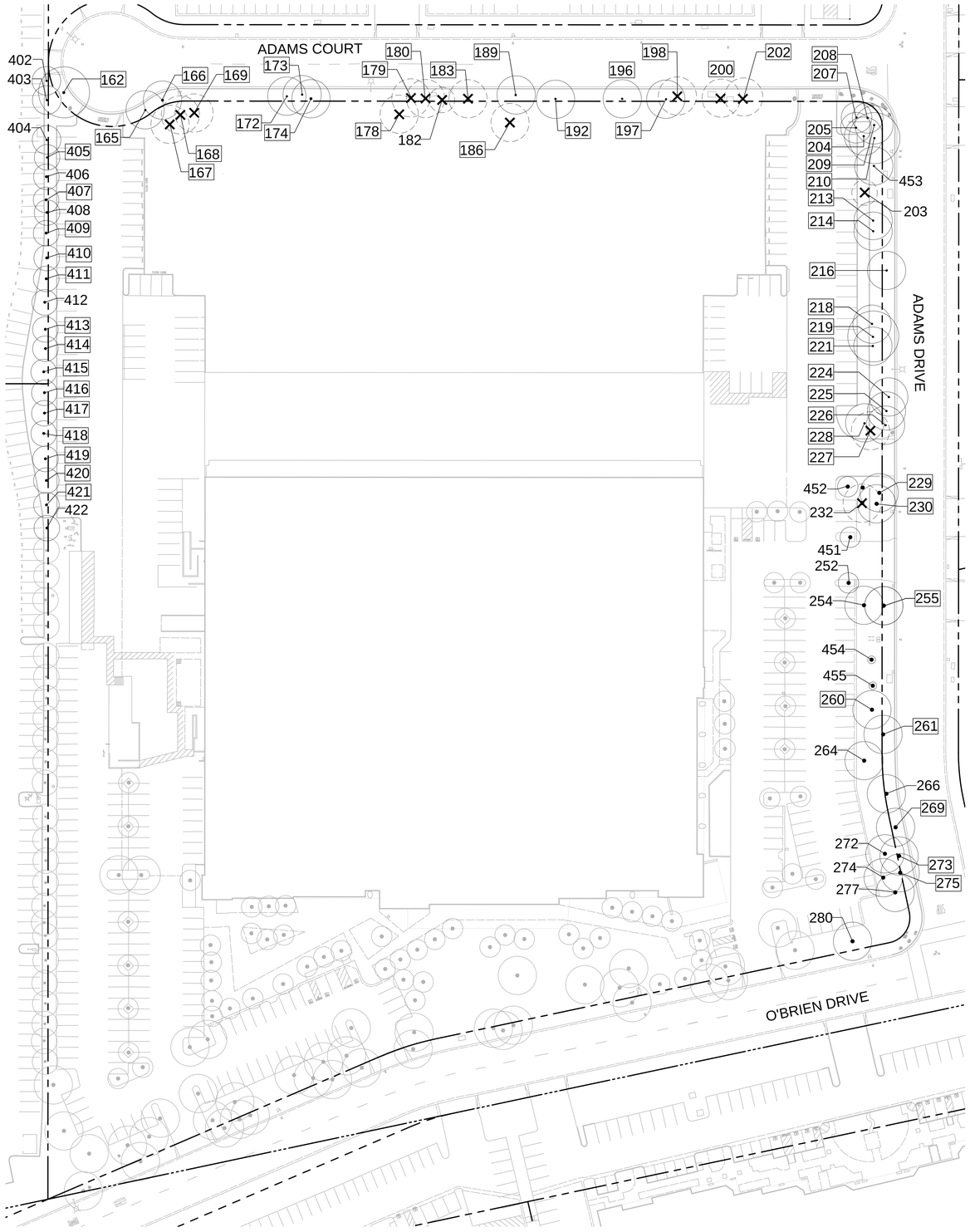


LEGEND

TR	TO REMAIN
TBR	TO BE REMOVED
OAP	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
	EXISTING TREE NOT WITHIN PROJECT AREA

PROJECT TREE LIST (PER ARBORIST'S REPORT):

NO.	BOTANICAL NAME	COMMON NAME	HERITAGE TREE	STATUS
162	Pinus halapensis	Aleppo Pine	Yes	TR
165	Pyrus c. 'Bradford'	Bradford Pear	Yes	TR
166	Pyrus c. 'Bradford'	Bradford Pear	Yes	TR
167	Pinus canariensis	Canary Island Pine	Yes	TBR
168	Pinus canariensis	Canary Island Pine	Yes	TBR
169	Pinus canariensis	Canary Island Pine	Yes	TBR
172	Pinus canariensis	Canary Island Pine	Yes	TR
173	Pinus canariensis	Canary Island Pine	Yes	TR
174	Pinus canariensis	Canary Island Pine	Yes	TR
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
186	Pinus canariensis	Canary Island Pine	Yes	TBR
189	Pyrus c. 'Bradford'	Bradford Pear	Yes	TR
192	Pyrus c. 'Bradford'	Bradford Pear	Yes	TR
196	Pinus halapensis	Aleppo Pine	Yes	TR
197	Pyrus c. 'Bradford'	Bradford Pear	Yes	TR
198	Pyrus c. 'Bradford'	Bradford Pear	Yes	TBR
200	Pyrus c. 'Bradford'	Bradford Pear	Yes	TBR
202	Pyrus c. 'Bradford'	Bradford Pear	Yes	TBR
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
213	Pinus canariensis	Canary Island Pine	Yes	TR
214	Pinus canariensis	Canary Island Pine	Yes	TR
216	Pinus canariensis	Canary Island Pine	Yes	TR
218	Pinus canariensis	Canary Island Pine	Yes	TR
219	Pinus canariensis	Canary Island Pine	Yes	TR
221	Pinus canariensis	Canary Island Pine	Yes	TR
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	TBR
228	Pinus canariensis	Canary Island Pine	Yes	TR
229	Pyrus c. 'Bradford'	Bradford Pear	Yes	TR
230	Pinus canariensis	Canary Island Pine	Yes	TR
232	Pinus canariensis	Canary Island Pine	No	TBR
252	Rhus lancea	African Sumac	No	TR
254	Platanus x hispanica	London Plane Tree	No	TR
255	Pyrus c. 'Bradford'	Bradford Pear	Yes	TR
260	Platanus x hispanica	London Plane Tree	Yes	TR
261	Geijera parvifolia	Australian Willow	Yes	TR
264	Platanus x hispanica	London Plane Tree	No	TR
266	Geijera parvifolia	Australian Willow	No	TR
269	Geijera parvifolia	Australian Willow	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
277	Platanus x hispanica	London Plane Tree	No	TR
280	Platanus x hispanica	London Plane Tree	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	Yes	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
451	Rhus lancea'	African Sumac	No	TR
452	Platanus h. 'Columbia'	London Plane Tree	No	TR
453	Platanus h. 'Columbia'	London Plane Tree	No	TR
454	Quercus lobata	Valley Oak	No	TR
455	Quercus lobata	Valley Oak	No	TR

N

0 20' 40' 80'

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
(FOR REFERENCE ONLY)

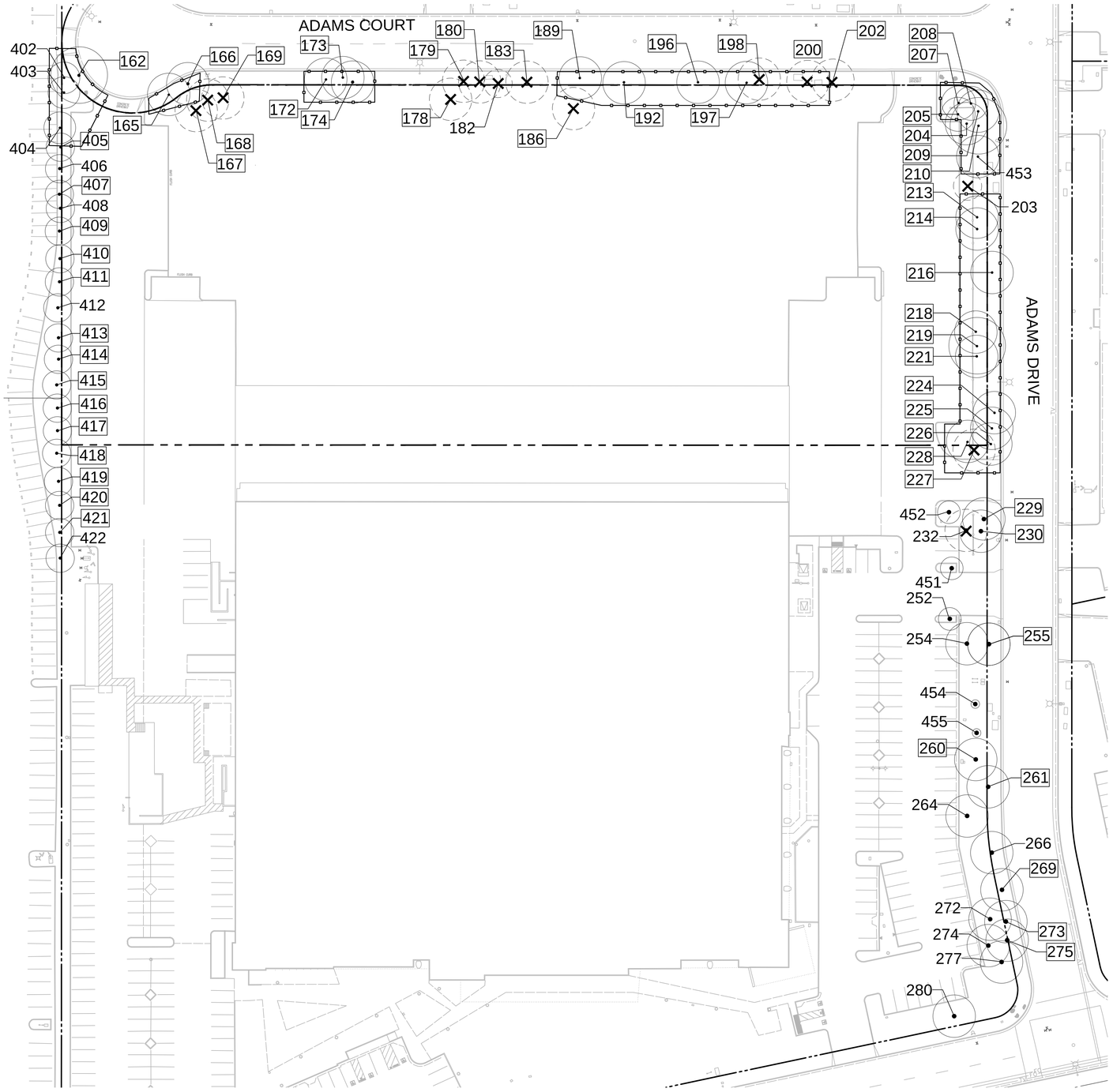
11/28/2017 03/12/2021
03/20/2018 01/21/2022
10/19/2018

L01

DES ARCHITECTS ENGINEERS

© 2019

Jan 24, 2022 - 1:15pm cmchugh C:\Temp\CMcHugh Bldg\Documents\1350\L01 - trees.dwg



PROJECT TREE LIST (PER ARBORIST'S REPORT):

NO.	BOTANICAL NAME	COMMON NAME	HERITAGE TREE	STATUS
162	Pinus halapensis	Aleppo Pine	Yes	TR
165	Pyrus c. 'Bradford'	Bradford Pear	Yes	TR
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172	Pinus canariensis	Canary Island Pine	Yes	TR
173	Pinus canariensis	Canary Island Pine	Yes	TR
174	Pinus canariensis	Canary Island Pine	Yes	TR
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189	Pyrus c. 'Bradford'	Bradford Pear	Yes	TR
192	Pyrus c. 'Bradford'	Bradford Pear	Yes	TR
196	Pinus halapensis	Aleppo Pine	Yes	TR
197	Pyrus c. 'Bradford'	Bradford Pear	Yes	TR
198	Pyrus c. 'Bradford'	Bradford Pear	Yes	TBR
200	Pyrus c. 'Bradford'	Bradford Pear	Yes	TBR
202	Pyrus c. 'Bradford'	Bradford Pear	Yes	TBR
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
213	Pinus canariensis	Canary Island Pine	Yes	TR
214	Pinus canariensis	Canary Island Pine	Yes	TR
216	Pinus canariensis	Canary Island Pine	Yes	TR
218	Pinus canariensis	Canary Island Pine	Yes	TR
219	Pinus canariensis	Canary Island Pine	Yes	TR
221	Pinus canariensis	Canary Island Pine	Yes	TR
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	TBR
228	Pinus canariensis	Canary Island Pine	Yes	TR
229	Pyrus c. 'Bradford'	Bradford Pear	Yes	TR
230	Pinus canariensis	Canary Island Pine	Yes	TR
232	Pinus canariensis	Canary Island Pine	No	TBR
252	Rhus lancea	African Sumac	No	TR
254	Platanus x hispanica	London Plane Tree	No	TR
255	Pyrus c. 'Bradford'	Bradford Pear	Yes	TR
260	Platanus x hispanica	London Plane Tree	Yes	TR
261	Geijera parvifolia	Australian Willow	Yes	TR
264	Platanus x hispanica	London Plane Tree	No	TR
266	Geijera parvifolia	Australian Willow	No	TR
269	Geijera parvifolia	Australian Willow	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
277	Platanus x hispanica	London Plane Tree	No	TR
280	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	Yes	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
451	Rhus lancea	African Sumac	No	TR
452	Platanus h. 'Columbia'	London Plane Tree	No	TR
453	Platanus h. 'Columbia'	London Plane Tree	No	TR
454	Quercus lobata	Valley Oak	No	TR
455	Quercus lobata	Valley Oak	No	TR

TREE REMOVAL:

NO.	BOTANICAL NAME	COMMON NAME	HERITAGE TREE	REMOVAL REASON
167	Pinus canariensis	Canary Island Pine	Yes	Underground garage, shoring
168	Pinus canariensis	Canary Island Pine	Yes	Underground garage, shoring
169	Pinus canariensis	Canary Island Pine	Yes	Underground garage, shoring, bioretention
178	Pinus halapensis	Aleppo Pine	Yes	Drive aisle, front entry
179	Pinus halapensis	Aleppo Pine	Yes	Drive aisle, front entry
180	Pyrus c. 'Bradford'	Bradford Pear	Yes	Drive aisle, entry
182	Pyrus c. 'Bradford'	Bradford Pear	No	Front entry, arborist's recommendation
183	Pyrus c. 'Bradford'	Bradford Pear	Yes	Walkway, grading
186	Pinus canariensis	Canary Island Pine	Yes	Walkway, storm drain, underground garage, shoring
198	Pyrus c. 'Bradford'	Bradford Pear	Yes	Grading for drive aisle, arborist's recommendation
200	Pyrus c. 'Bradford'	Bradford Pear	Yes	Grading, storm drain inlet
202	Pyrus c. 'Bradford'	Bradford Pear	Yes	Arborist's recommendation
203	Prunus persica	Nectarine	No	Grading, arborist's recommendation
227	Pinus canariensis	Canary Island Pine	Yes	Drive aisle, grading
232	Pinus canariensis	Canary Island Pine	No	Landscape improvements

TREE SUMMARY (PROJECT SITE, ONSITE AND OFFSITE):

TOTAL TREES TO REMAIN = 68
(total trees minus trees to be removed)
(HERITAGE TREES = 48)
(NON-HERITAGE TREES = 20)

TOTAL TREES TO BE REMOVED = 15
HERITAGE TREES = 12
NON-HERITAGE TREES = 3
TOTAL VALUE OF TREES TO BE REMOVED: $22,800
REPLACEMENT TREES REQUIRED = 12
TOTAL PROPOSED NEW TREES (ONSITE AND OFFSITE) = 52

TREE EVALUATION NOTES:

1. Refer to Arborist's Report as prepared by Arbor Resources.

BOTANICAL NAME	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
Geijera parvifolia	Australian Willow	3	0	0	2	3
Pinus canariensis	Canary Island Pine	48	5	6	35	42
Pinus halapensis	Aleppo Pine	4	2	2	2	2
Platanus h. 'Columbia'	London Plane Tree	9	0	0	1	9
Prunus persica	Nectarine	1	0	1	0	0
Pyrus c. 'Bradford'	Bradford Pear	14	5	6	8	8
Quercus lobata	Valley Oak	2	0	0	0	2
Rhus lancea	African Sumac	2	0	0	0	2

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)
- TBR — TO BE REMOVED
- TR — TO REMAIN
- OAP — LOCATED ON ADJACENT PROPERTY

N

0 20' 40' 80'
SCALE: 1" = 40'-0"

TARLTON

LOT 3 NORTH - 1350 ADAMS COURT

MENLO PARK, CA 94025

TARLTON
DES Project Number: 10019.006

EXISTING TREE PLAN - PROJECT SITE

11/28/2017 03/12/2021
03/20/2018 01/21/2022
10/19/2018

L02

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DES ARCHITECTS ENGINEERS

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TREE PROTECTION NOTES, PER ARBORIST'S REPORT, DATED 03 /05 / 2021

6.0 TREE PROTECTION MEASURES

Recommendations presented within this section consider plans reviewed, and 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 I (hereinafter "project arborist") should be consulted in the event any cannot be feasibly implemented. Please note that all referenced distances from trunks are intended to be from their outermost perimeter near soil grade.

6.1 Design Guidelines

1. The following minimum setbacks from tree trunks establish each Tree Protection Zone (TPZ), and unless otherwise specified, the TPZs consider all ground within existing planters up to current back of curbs where within the specified distances:
   - #162, 216, 218, 219 and 221: 15 feet in all directions.
   - #165, 192, 255, 260, 261, 269 and 275: 10 feet in all directions.
   - #172 thru 174: 13 feet in all directions.
   - #189: 6 feet south and west, and 15 feet in all other directions.

   - #196: 10 feet south and 15 feet in all other directions.
   - #197: Up to 2 feet from drive aisle curb where within 10 feet from the trunk, and 10 feet in all other directions.
   - #204, 205, 213 and 214: Up to the path and 12 feet in all other directions.
   - #207, 208, 209, 224, 225 and 273: 12 feet in all directions.
   - #226: Up to path towards south and 12 feet in all other directions.
   - #228: Up to path towards south and west and 15 feet in all other directions.
   - #229: Up to path towards west and 15 feet in all other directions.
   - #230: 6 feet west and 15 feet in all other directions.
   - #252: Existing finger planter area within 5 feet of trunk.
   - #254, 264, 266, 277 and 280: 6 feet in all directions.
   - #272 and 274: 5 feet towards revised SRA and 10 feet in all other directions.
   - #402 thru 422: Up to the existing shared fence (which is notably located inside the property boundary, so ensure no activities, whatsoever, occur between existing fence and pines).
   - #453 thru 455: 3 feet in all directions.

   A TPZ is intended to restrict or highly limit the following activities within specified distances: trenching, soil surface scraping, compaction, mass and finish-grading, overexcavation, subexcavation, tilling, ripping, swales, bioswales, storm drains, dissipaters, equipment cleaning, removal of underground utilities and vaults, altering existing water/drainage flows, 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 impacts to less-than-significant levels.

2. Recommendations for plan revisions or needed updates are as follows:
   a. On Sheet L0.02, omit trees #163 and 279 (already removed); add #252 and 453-455 (see Exhibit B); reflect the proposed removal of all trees identified in Section 4.1 of this report (by placing an "X" across their trunks); represent the TPZs mentioned above; and add callout or note to L0.02 specifying to retain existing fence along west boundary or fencing protection of trees #402 thru 422. Also for #215, a tree which was removed years ago, omit from L0.02 (in small print), and also on all civil plans (normal print).

   b. On C7.07 thru C7.06, add a note or callout instructing that all excavation and trenching for the walkway and storm drain along the western boundary shall be manually performed under supervision by the project arborist.
   c. On C3.02, update to specify abandoning the onsite section of existing sewer line within 15 feet from #192's trunk; onsite section of existing main water line immediately southwest of #197; and onsite section of existing sewer lateral immediately northeast of #218.
   d. For flow-thru planter 4, adjust its proposed location and/or footprint to be at least 13 feet from #174's trunk.
   e. For the proposed self-retaining areas (SRAs), adjust SRA 1 to achieve the 6-foot walkway clearance from #230's trunk; adjust SRA 3, including the storm drain, to be at least 8 feet from #260's trunk; and adjust SRA 4 to be at least 5 feet from the trunks of #272 and 274.
   f. As mentioned in item e above, reconfigure the proposed walkway near #230 to be at least 6 feet from its trunk (and disturbance and fill beyond the walk is confined to 12 inches from its edge alongside the tree).
   g. On C7.02, omit the proposed grading contours as follows: for #192, within 10 feet south of its trunk, and up to 12 inches from the proposed path within the 10-foot distance; for #196, within 10 feet south of its trunk; and for #198, within 5 feet east and southeast of its trunk.
   h. On C7.03, shift the proposed storm drain by at least 12 feet from the trunks of #205 and 207, and omit grading contours within 12 feet from #207's trunk.
   i. The proposed section of meandering walkway through the landscape planter strip beginning at and continuing south of trees #254 and 255 (along Adams Drive frontage) should be revised so it is built entirely above existing soil grade (i.e. a no-dig design), including for base material, edging and forms (possibly super-reinforce and omit base material altogether); if a cut is needed, it should not exceed a 2- to 3-inch depth, and avoid cutting any roots ≥2 inches in diameter. Additionally, avoid direct compaction of soil (levels comparable to foot-tamping are acceptable), and confine fill used to bevel the walkway to natural grade to 12 inches from both sides of the walk. Utilize Tensar® BX Geogrid to help achieve these limited excavation and compaction requirements. Also, note the grading contours beyond the walkway also need adjustment to maintain the TPZs.

   j. On C7.04, omit grading counters for a 12-foot setback north of #224's trunk.
   k. On E2.00N and E2.00S, add the following in the form of keynotes and/or callouts: "Electrical routes and digging method(s) - whether by pneumatic air device, manually performed, tunneling or directional boring - shall be reviewed and approved by the landscape architect and project arborist before commencing any trenching or digging within 5 feet from a TPZ. Any authorized open trench within TPZs shall retain, protect, and not damage roots with diameters ≥2 inches (can tunnel beneath), and be performed under project arborist supervision."
   l. On irrigation plans, add the same note as above, as well as the following:
      - Establish irrigation and lighting features (e.g. main line, lateral lines, valve boxes, wiring, controllers and meters) to avoid any trenching within a TPZ. Where 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.
      - Irrigation inside TPZs should consist of Netafim soaker hoses, or equivalent, laid on grade and covered by mulch. Additionally, header lines connecting the hoses should terminate beyond a TPZ.
   m. On E2.00N and E2.00S, routes require revision to avoid TPZs, particularly along Adams Drive. Additionally, the proposed lights and conduit at trees #218 and 219 require revision to be at least 15 feet from their trunks. To assist in disclosing trees relative to proposed routes and lights, the trunk locations of retained trees should be added to those two plan sheets.
   n. On C4.01, add a note instructing the contractor to coordinate with the project arborist prior to installing erosion control measures. They should be established up against or beyond (i.e. outside) tree fencing, and require a maximum vertical soil cut of 2 inches for their embedment.

3. Ensure the future street sidewalk does not require lateral excavation inside the existing back of street curb where within 20 feet from any retained tree.

4. As a general guideline, all sections of underground utilities and conduit should be routed beyond TPZs. Where this is not feasible, the alternative trenching or

installation methods outlined in Section 6.1 of this report to avoid significant root loss/damage should be considered as follows (listed in order of least to most impactful): directionally bore by at least 3.5 feet below grade (and establish access pits beyond TPZs), tunnel using a pneumatic air device (e.g. an AirSpade®), or manually dig with a shovel (i.e. no jackhammer); these assume pipe bursting, an optimal method, does not apply to this project. The ground above any tunnel must remain undisturbed, and access pits and above-ground infrastructure (e.g. splice boxes, meters and vaults) established beyond TPZs.

5. Pursuant to keynote #26 on C3.02, the below ground portion of the footing and foundation for the wall along Adams Drive shall be abandoned and remain in place.

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

7. Overexcavation, subexcavation, compaction, trenching, grading, fill, etc. (i.e. all ground disturbance) shall be confined 6 to 12 inches from an approved feature's edge where within 5 feet from a TPZ (unless mentioned otherwise in this report).

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

9. Adhere to the following additional landscape guidelines:
   a. Design any new site fencing or fence posts to be at least 2 to 5 feet from a tree's trunk (depends on the trunk size, growth pattern and prior impacts).
   b. Avoid tilling, ripping and compaction within TPZs.
   c. Establish any bender board or other edging material within TPZs to be on top of existing soil grade (such as by using vertical stakes).
   d. Utilize a 3- to 4-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).

10. 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.

6.2 Before Demolition, Grading and Construction

11. 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 require a dramatic increase in frequency and/or volume to help offset root loss to occur during site work (possible methodologies includes flooding the ground inside a berm, soaker hoses, or deep-root injection). Note in the event dewatering is required for this site, the watering program must be more intensive than otherwise needed.

12. Prior to grading, excavation and utility installation, stake the limits of grading, building and underground garage wall location, sidewalk and pathway routes (can be done in phases) for review by the project arborist.

13. 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, watering, mulching, trenching, staging and other protection measures presented in this report. Regular visits, such as every two weeks or month (minimum), should also be performed due to the extent of activities near trees.

14. Prior to demolition, install tree protection fencing to enclose entire sections of TPZs occupying unpaved areas. This shall consist of 5- to 6-foot tall chain link mounted on 2-inch diameter steel posts driven into the ground, kept in place and upright throughout construction, and removed or modified only under the knowledge and direct consent of the project arborist. Where along the western boundary, retain the existing chain-link fence to function as protection for offsite trees #402 thru 422. Any reconfiguration must be authorized by the project arborist beforehand. 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.

15. Prior to demolishing existing walls along Adams Drive, install trunk wrap protection around the following Canary Island 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 or taping them together. It shall remain in place until adjacent walls are removed, and only under direction by the project arborist. Chain link fencing would then be installed, and if instructed by the project arborist, trunk wrap protection removed.

16. Fencing is not needed where 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.

17. Spread, and replenish as needed throughout the entire construction process, a 4- to 5-inch layer of coarse wood chips (¼- to ¾-inch in size) throughout all designated-fenced areas (possibly beyond). These can be obtained from a tree-service company.

18. For shoring, the final layout established by the shoring contractor must strive to avoid tree canopies. Where driving or setting piles conflicts with branches, which appears likely with #204, pruning should occur beforehand.

19. Future pruning should be highly selective, targeted, and performed under direction of the project arborist. The 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.

20. If prescribed by the project arborist to help avoid or reduce attacks by red turpentine beetles on Canary Island pines, apply preventative insecticide spray applications along their lower trunks or inject systemically. This must be performed under supervision of a individual having a Qualified Applicator's License issued by the State of California, and in accordance with the respective chemical label.

21. Also where applicable, clear soil to expose any buried root collars.[5] This work must be manually and carefully performed using shovel (i.e. no jackhammers) 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.

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

22. 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.

6.3 During Demolition, Grading and Construction

23. Follow all instructions and notes presented in Sections 6.1 and 6.2 of this report.

24. Unless otherwise specifically authorized by the project arborist, any open trenches needed for storm drains, utilities, irrigation, lighting, etc. within TPZs shall occur through utilizing an AirSpade®, and all roots (all sizes) exposed during the process retained, not damaged, and kept continually moist and covered in burlap until the trench is backfilled (plywood should also cover trenches with exposed roots).

25. 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.

26. Take great care during demolition of existing hardscape (e.g. curb, gutter, parking lot, 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.

27. Any sections of underground utility/conduit which cannot feasibly routed beyond TPZs, and is approved by the landscape architect and project arborist, follows alternative trenching/installation methods outlined in Section 6.1, item 4.

28. Digging needed to construct an approved feature within 5 feet from a TPZ must first involve a 1-foot wide trench being manually dug along the cut edge, including overexcavation, down to the require subgrade depth or 2 feet down, whichever is deeper. Advise the project arborist when this work is scheduled so observations of cut roots can be made. Exposed roots shall be cleanly severed and their surfaces kept continually moist, perhaps by draping burlap over the cut face and applying water daily or twice daily.

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

30. 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.

31. Avoid damaging or cutting roots with diameters of ≥2 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 <2 inches and requiring removal can be cleanly severed at right angles to the direction of root growth.

32. 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.

33. 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.

34. 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 3 to 4 months).

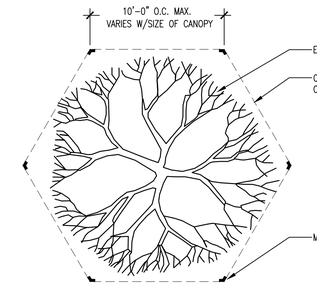
35. Avoid disposing harmful products (such as cement, paint, chemicals, oil and gasoline) beneath canopies or anywhere on site that allows drainage within or near TPZs. Herbicides should not be used with a TPZ; where used on site, they should be labeled for safe use near trees. Also, liming should not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

TREE PROTECTION NOTES:

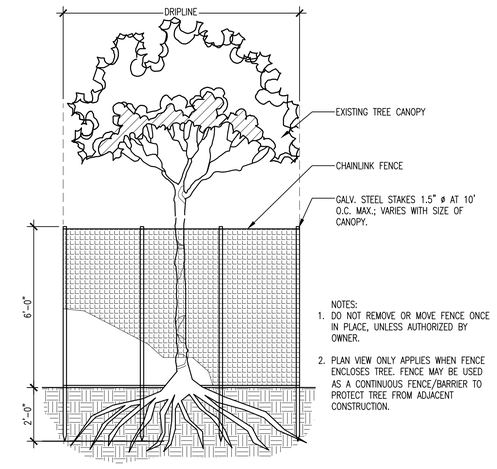
1. PRIOR TO BEGINNING CONSTRUCTION ON SITE, CONTRACTOR SHALL IDENTIFY, CONFIRM WITH OWNER AND PROTECT EXISTING TREES AND PLANTS DESIGNATED AS TO REMAIN.
2. ALL TREE PROTECTION MEASURES TO BE COORDINATED WITH CIVIL DEMOLITION PLAN.
3. PROVIDE 6 FOOT TALL TREE PROTECTION FENCE WITH DISTINCTIVE MARKING 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



PLAN



ELEVATION

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

TREE PROTECTION NOTES & DETAILS

11/28/2017
03/20/2018
10/19/2018
03/12/2021

L03

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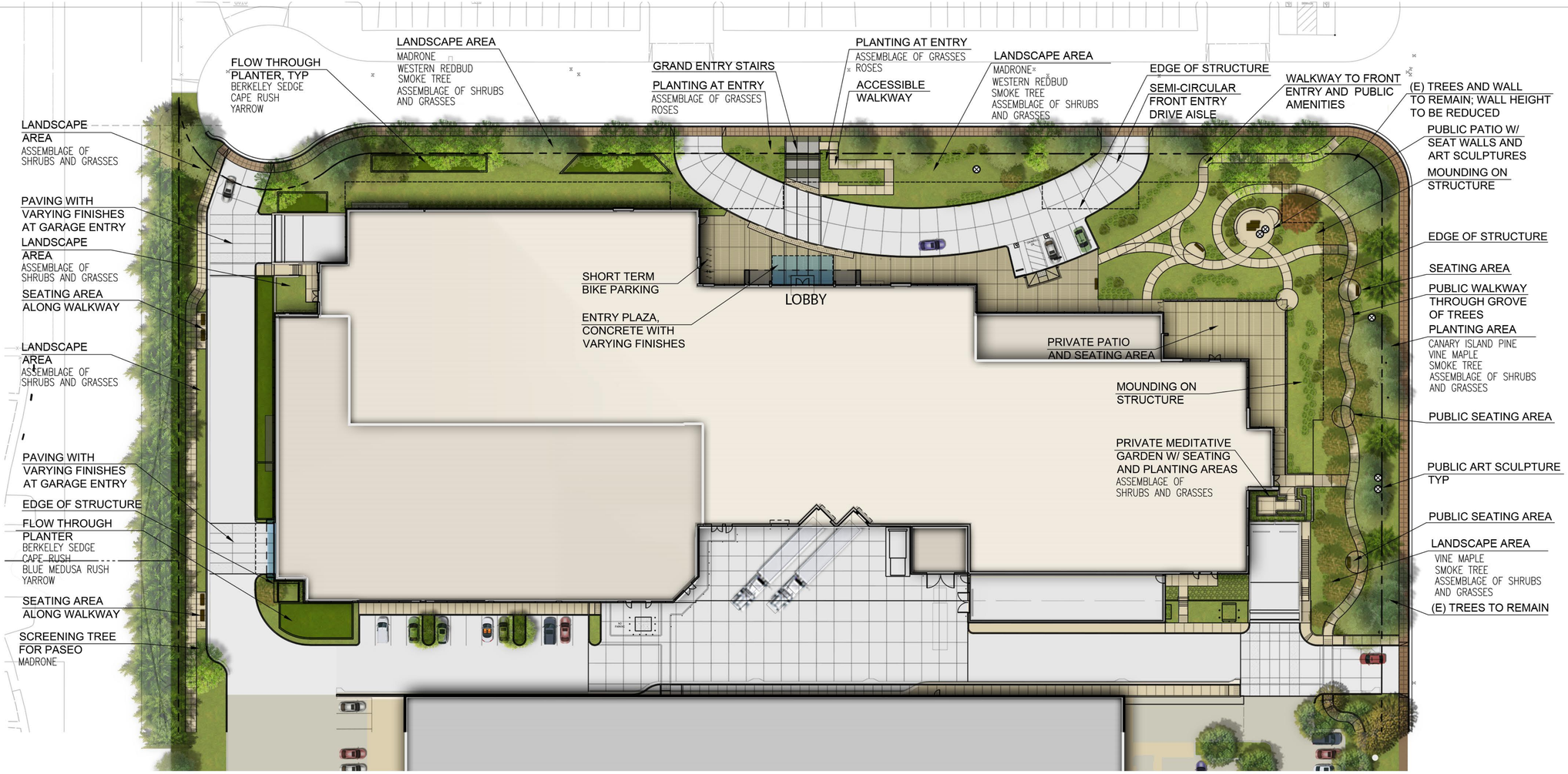
DES ARCHITECTS ENGINEERS

TARLTON
DES Project Number: 10019.006

Mon 12, 2021 - 1:52pm cmchugh C:\Temp\CMcHugh Bclp\Documents\1350\L023 -trees.dwg



PROPOSED PLANT LIST:

TREES	BOTANICAL NAME	COMMON NAME	SIZE	NUMBER	WUCOLS*	EVERGREEN	NOTES
	Acer circinatum	Vine Maple	17	24–box	Medium	N	--
	Arbutus 'Marina'	Madrone	4	36–box	Low	Y	--
	Cercis occidentalis	Western Redbud	6	36–box	Low	N	--
	Tristania conferta	Brisbane Box	3	24–box	Medium	Y	--
	Pinus canariensis	Canary Island Pine	3	36–box	Low	Y	--
	Pistacia chinensis	Chinese pistache	1	36–box	Low	N	--
	Existing Tree						

SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS*	SCVURPPP*	NOTES
	Achillea millefolium, cv.	Yarrow	1–gal	Medium	--	--
	Achillea ptarmica 'The Pearl'	Sneezewort	1–gal	Medium	--	--
	Agapanthus orientalis	Lily of the Nile	1–gal	Medium	--	--
	Callestemon v. 'Little John'	Dwarf Bottlebrush	5–gal	Low	--	--
	Cotinus c. 'Velvet Cloak'	Smoke Tree	5–gal	Low	--	--
	Dietes bicolor	Fortnight Lily	5–gal	Low	--	--
	Iris douglasiana	Douglas Iris	1–gal	Low	--	--
	Leucadendron 'Safari Sunset'	Leucadendron	5–gal	Medium	--	--
	Loropetalum c. 'Purple Diamond'	Loropetalum	5–gal	Low	--	--
	Myrica californica	Pacific Wax Myrtle	5–gal	Low	--	--
	Phormium 'Yellow Wave'	New Zealand Flax	5–gal	Low	--	--
	Polystichum munitum	Western Sword Fern	5–gal	Medium	--	--
	Rhamnus californica 'Eve Case'	Coffeeberry	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 oshimensis 'Evergold'	Sedge	1–gal	Medium	--	--
	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 p. 'Elk Blue'	Blue Medusa Rush	1–gal	Low	Y	--
	Lomandra longifolia 'Breeze'	Mat Rush	1–gal	Low	Y	--
	Muhlenbergia capillaris	Pink Muhly	1–gal	Low	--	--
	Muhlenbergia c. 'White Cloud'	Pink Muhly	1–gal	Low	--	--
	Muhlenbergia rigens	Deer Grass	1–gal	Low	Y	--
	Pennisetum a. 'Hameln'	Fountain Grass	1–gal	Low	--	--
	Sesleria autumnalis	Moor Grass	1–gal	--	--	--

GROUNDCOVER	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS*	SCVURPPP*	NOTES
	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"

TARLTON

LOT 3 NORTH - 1350 ADAMS COURT

MENLO PARK, CA 94025

TARLTON

DES Project Number: 10019.006

LANDSCAPE PLAN L04

11/28/2017 01/07/2019
03/20/2018 03/12/2021
10/19/2018

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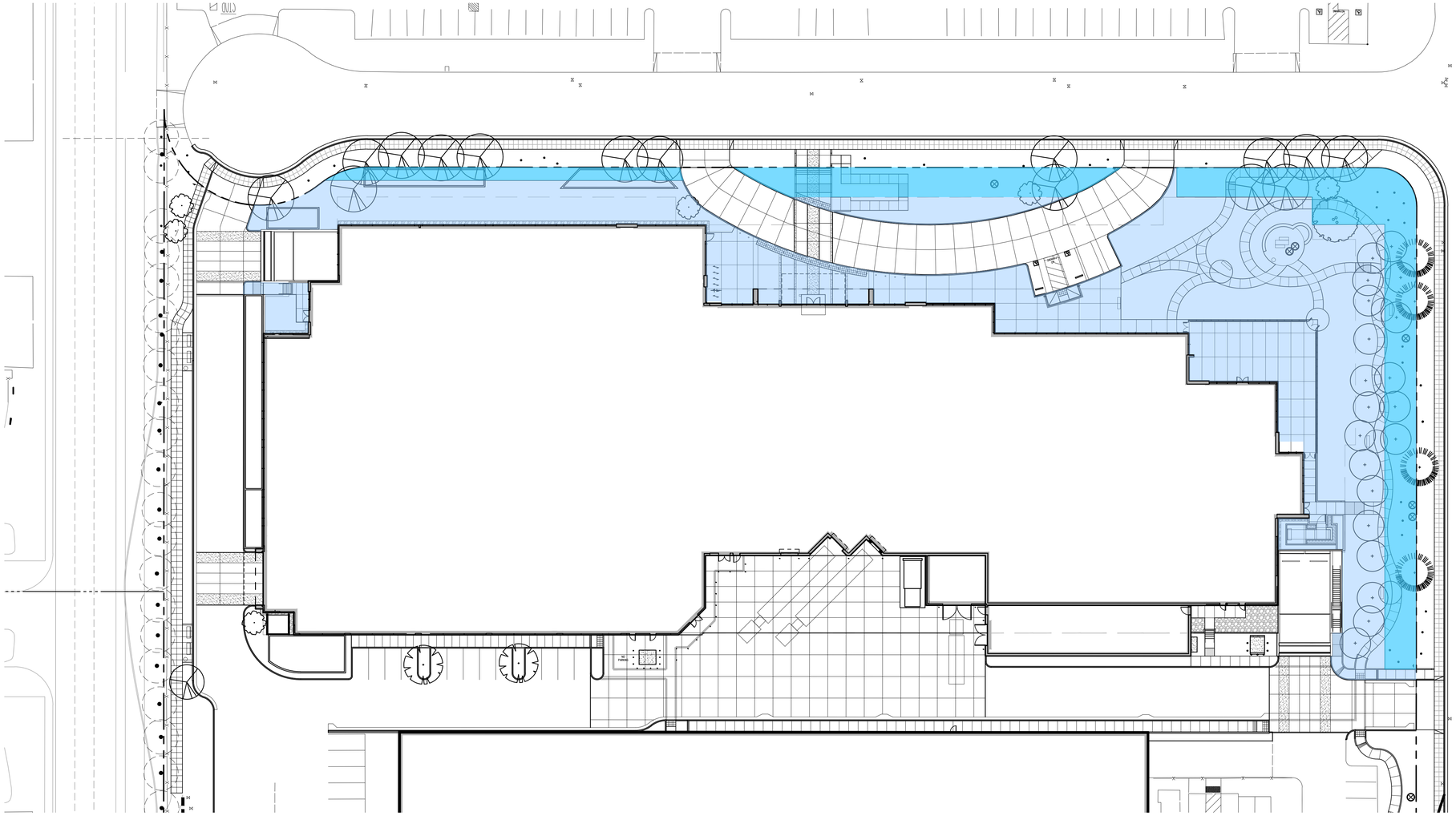
Mar 22, 2021 - 3:00pm cmchugh P:\Tarlton\Menlo Park Lots\1350 Adams Ct\10019006\Dwg\Landscape\L04 - planting.dwg



LEGEND:

	FRONTAGE AREA (AREA BETWEEN FACE OF BUILDING AND BEGINNING OF PUBLIC RIGHT-OF-WAY): 41,207 SQFT
	AREA OF REQUIRED FRONTAGE GROUNDCOVER AND VEGETATION (25%): 10,302 SQFT
	PROPOSED AREA FOR FRONTAGE GROUNDCOVER AND VEGETATION: 10,398 SQFT

SEE SHEET C5b FOR PERVIOUS INFILTRATION AREAS.

N

0 15' 30' 60'

SCALE: 1" = 30'-0"

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
10/19/2018

L05

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Mar 17, 2021 - 3:59pm cmchugh P:\Tarlton\MenloParkLabs\1350Adams\01\10019006\dwg\Landscape\L045-planting.dwg

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.

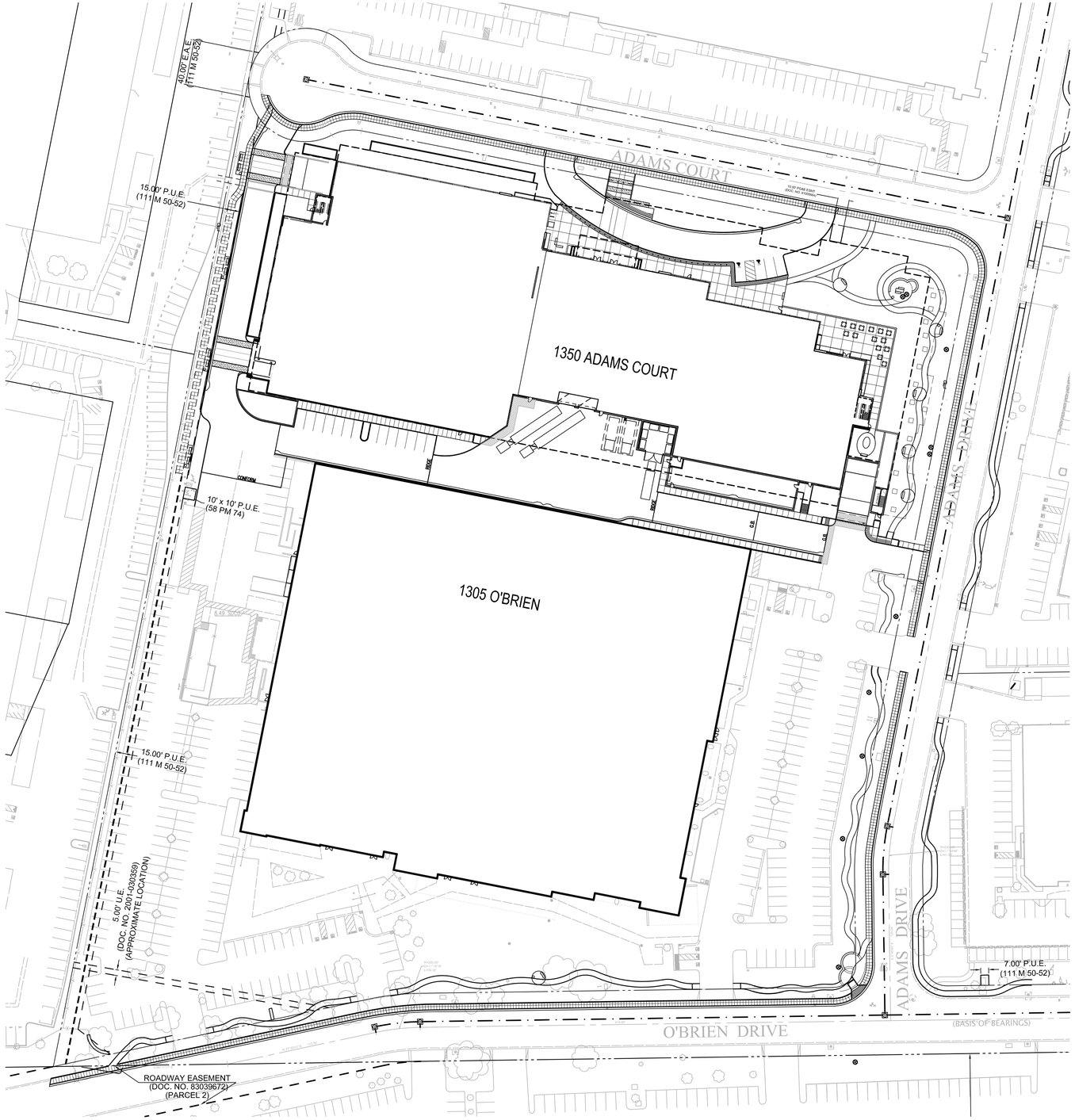
LEGEND:

R.O.W. LINE

EASEMENT LINE

LEGEND:

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



N

0' 25' 50' 100'

SCALE: 1" = 50'–0"

TARLTON

LOT 3 NORTH - 1350 ADAMS COURT

MENLO PARK, CA 94025

TARLTON

DES Project Number: 10019.006

EXISTING EASEMENTS EXHIBIT

11-28-17 01-07-19
03-20-18
10-19-18

C1

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Jan 04, 2019 - 3:54pm MDeAndreis P:\Tarlton\MenloParkLots\1350AdamsCt\10019006\Dwg\Civil\Planning\C1 Existing Easement.dwg

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
SDIE	STORM DRAIN INVERT ELEVATION
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

PERFORATED STORM DRAIN PIPE

PROPOSED BACKFLOW PREVENTOR DOUBLE DETECTOR CHECK ASSEMBLY

UTILITY CROSSING OR P.O.C.

SANITARY SEWER MANHOLE

FDC

PIV

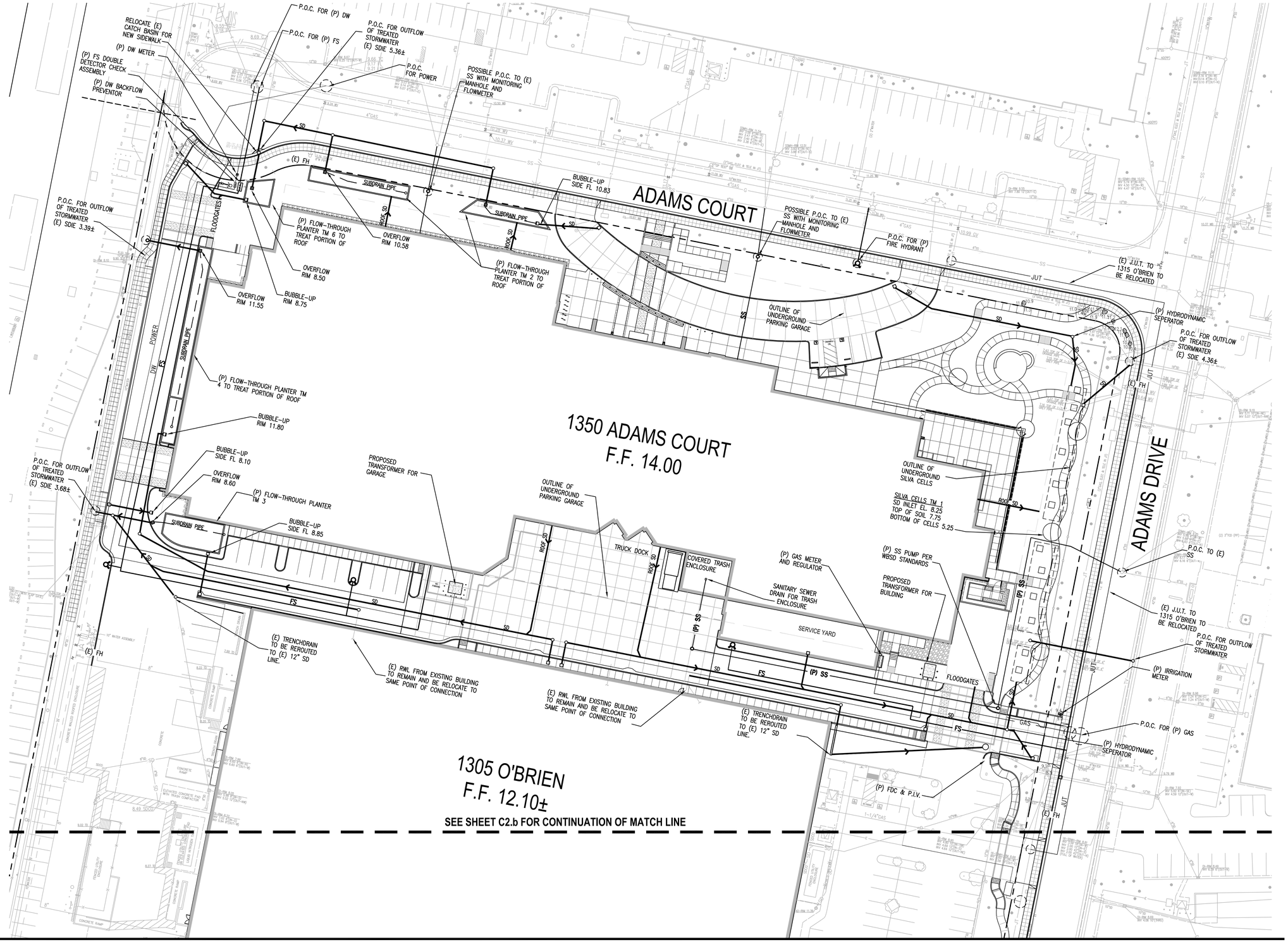
FIRE HYDRANT

BUBBLE-UP STRUCTURE

OVERFLOW STRUCTURE

NOTE:

1. THE PROPOSED FIRE AND WATER SERVICES TO 1350 ADAMS COURT WILL BE CONNECTED TO ANY UPGRADED WATER MAIN WITHIN ADAMS COURT.



N

0' 15' 30' 60'

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
10-19-18
01-07-19
01-21-22

C2a

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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

PROPOSED BACKFLOW PREVENTOR DOUBLE DETECTOR CHECK ASSEMBLY

UTILITY CROSSING OR P.O.C.

N

0' 15' 30' 60'

SCALE: 1" = 30'-0"

TARLTON

LOT 3 NORTH - 1350 ADAMS COURT

MENLO PARK, CA 94025

PRELIMINARY UTILITY PLAN

11-28-17 01-07-19
03-20-18 01-21-22
10-19-18

C2b

TARLTON

DES Project Number: 10019.006

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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:

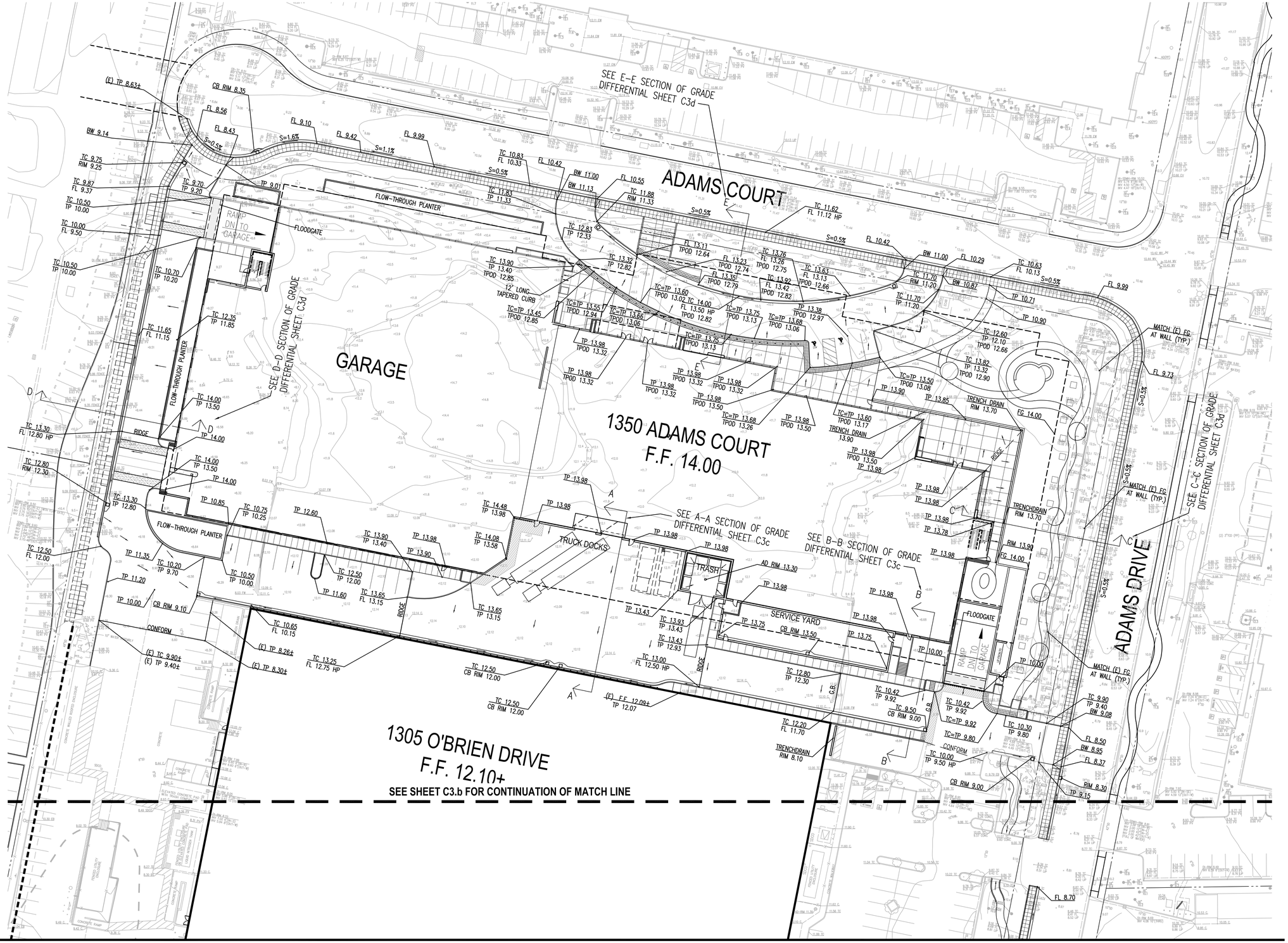
THE SUBJECT PROPERTY IS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 060321 0307 E, DATED OCTOBER 16, 2012, WITH THE MAJORITY OF THE SITE BEING LOCATED IN FLOOD ZONE "AE";

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.



N

0' 15' 30' 60'

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 01-07-18
03-20-18
10-19-18

C3a

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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
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HP	HIGH POINT
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→	DIRECTION OF SURFACE DRAINAGE
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——·——	PROPERTY LINE
- - - - -	EDGE OF PODIUM
□	CATCH BASIN

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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.

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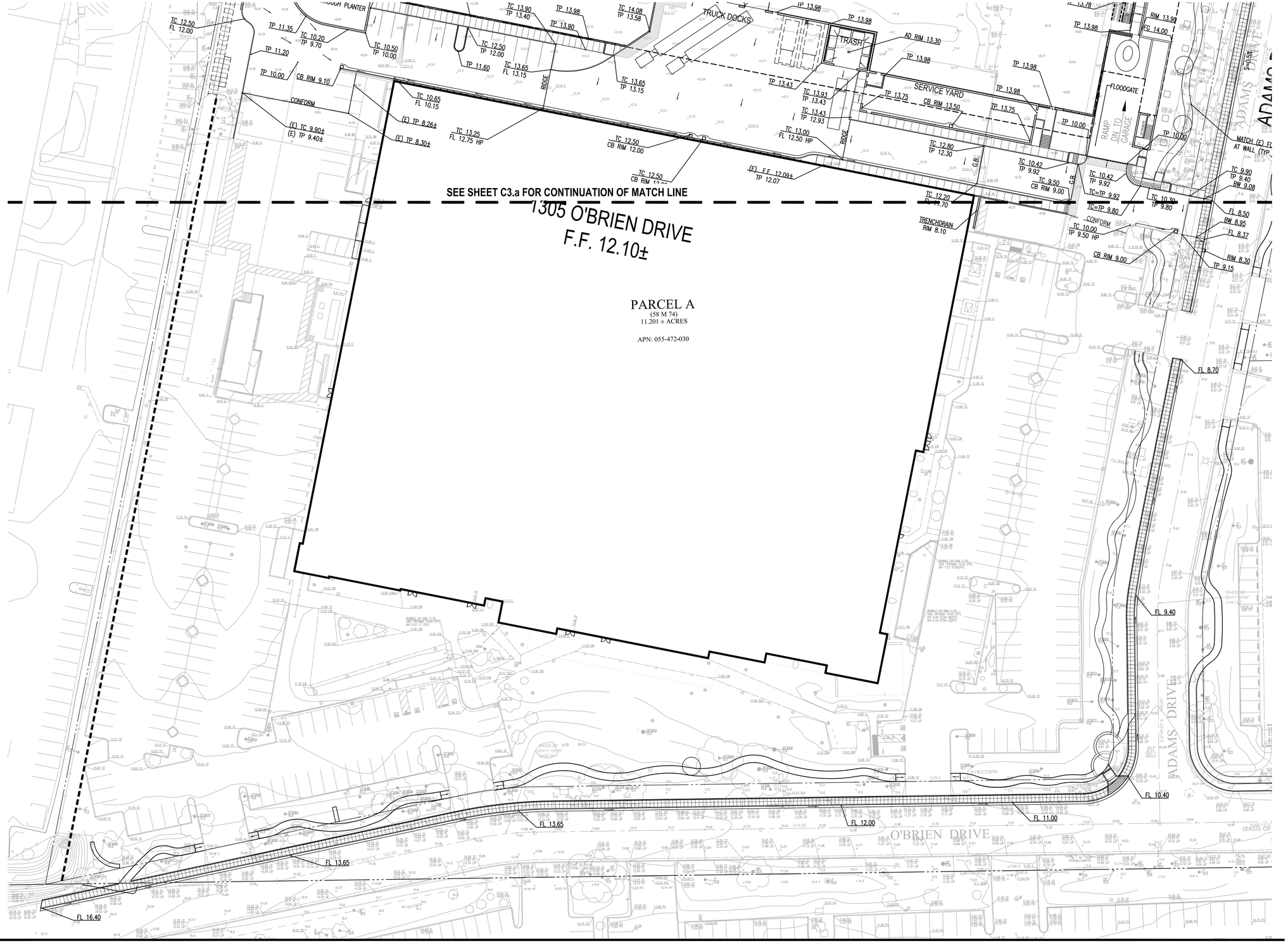

N

0' 15' 30' 60'

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 01-07-19
03-20-18
10-19-18

C3b

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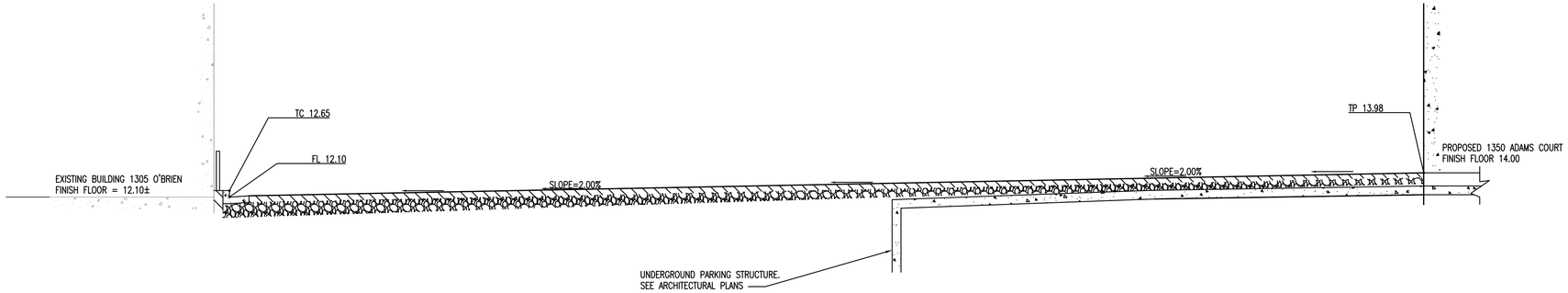
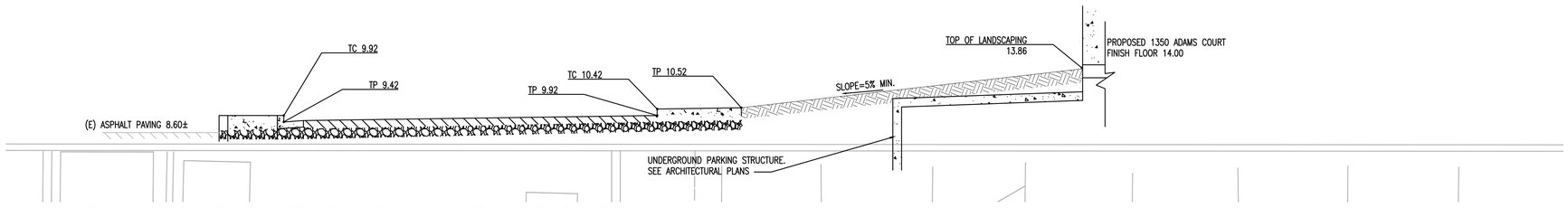
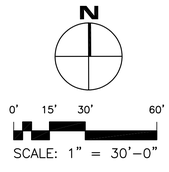


A-A SECTION - GRADE DIFFERENTIAL BETWEEN EXISTING 1305 O'BRIEN AND PROPOSED 1350 ADAMS COURT
SCALE: 1"=5'



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



TARLTON

LOT 3 NORTH - 1350 ADAMS COURT

MENLO PARK, CA 94025

PRELIMINARY GRADING PLAN

11-28-17 01-07-18
03-20-18
10-19-18

C3c

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TARLTON
DES Project Number: 10019.006

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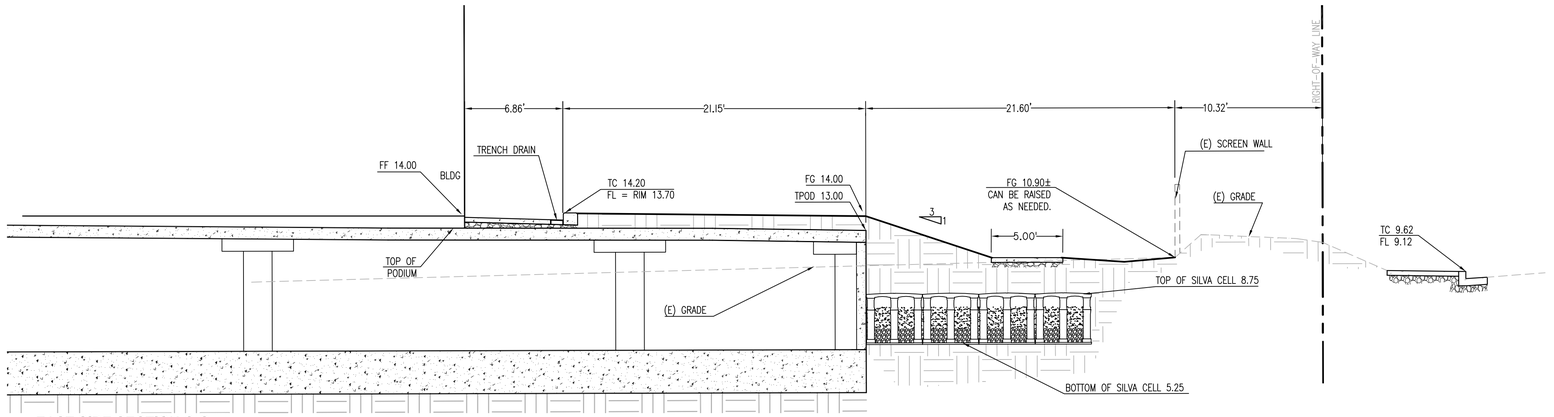
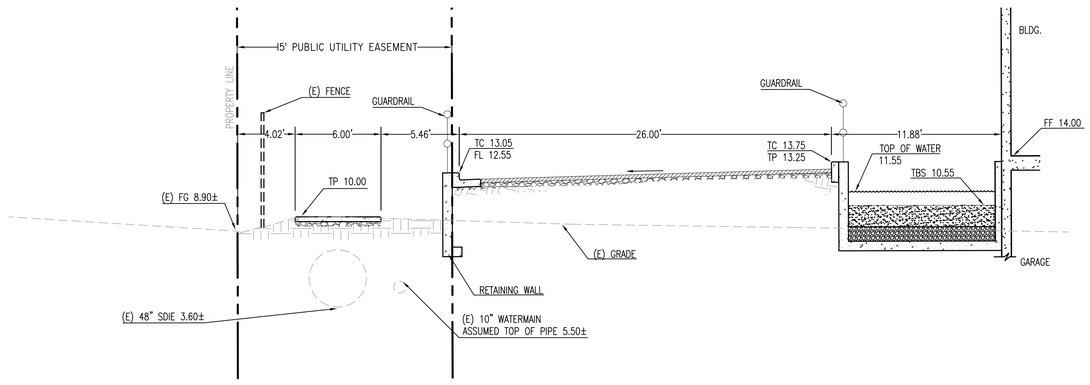


EAST SIDE SECTION C-C
SCALE: 1"=5'



WEST SIDE SECTION D-D
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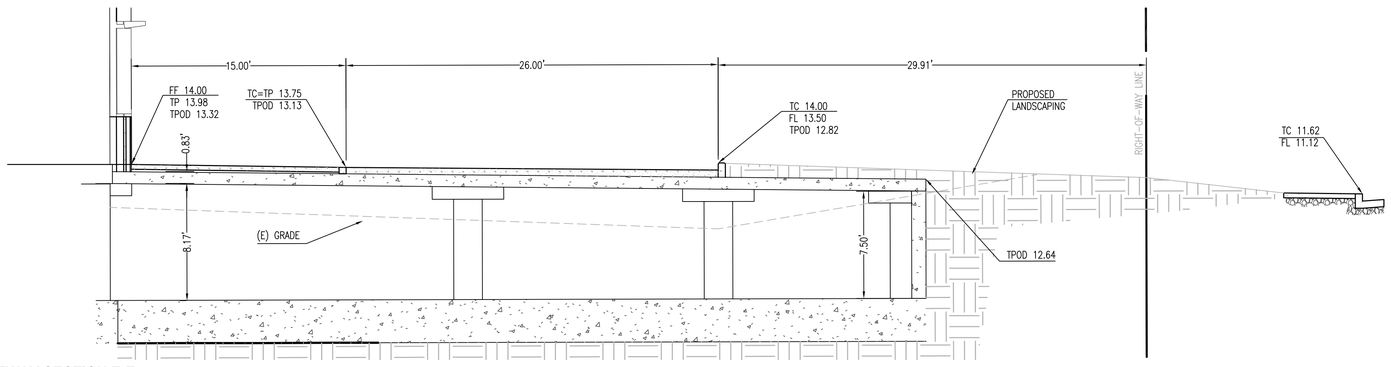

NORTH DRIVEWAY SECTION E-E
SCALE: 1"=5'

ABBREVIATIONS
TBS = TOP OF BIOSOIL
TC = TOP OF CURB
SDIE = STORM DRAIN INVERT
TP = TOP OF PAVEMENT
TPOD = TOP OF PODIUM SLAB
TW = TOP OF WALL
FL = TOP OF FLOWLINE

NOTE:
1. ALL PROPOSED GRADES ARE IN BOLD AND EXISTING GRADE ARE SCREENED.
2. TOP OF WATER IS 12" ABOVE TOP OF SOIL.
3. FTP WALLS ARE 8" MIN WIDTH.

TARLTON

LOT 3 NORTH - 1350 ADAMS COURT

MENLO PARK, CA 94025

TARLTON
DES Project Number: 10019.006

PRELIMINARY GRADING PLAN

11-28-17 01-07-19
03-20-18
10-19-18

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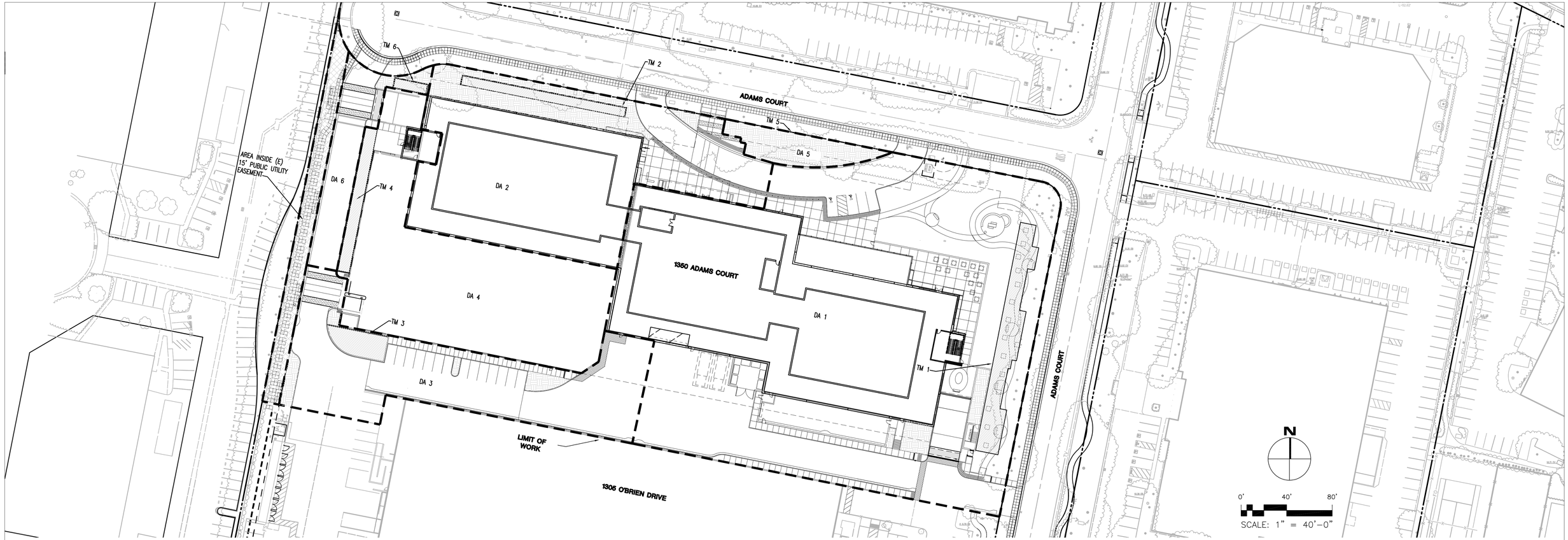
Jan 07, 2019 - 9:45am MDeAndreis P:\Tarlton\MenloParkLots\1350Adams\C1\10019006\Dwg\Civil\Planning\C3d Grad.dwg



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.)
DA 1	SILVA CELLS	TM 1	95390	78239	17151	3130	3200	1280
DA 2	FLOW-THROUGH PLANTER	TM 2	34924	29214	5710	1168	1170	7291
DA 3	FLOW-THROUGH PLANTER	TM 3	22154	11942	2212	1017	1040	2086
DA 4	FLOW-THROUGH PLANTER	TM 4	28534	27227	1307	1090	1310	95
DA 5	SELF-TREATING AREA	TM 5	2484	0	2484	N/A	N/A	2484
DA 6	FLOW-THROUGH PLANTER	TM 6	6082	5434	648	218	230	0

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.

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?	NO	"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.

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

ABBREVIATIONS:

DA	STORMWATER DRAINAGE AREA
TM	STORMWATER TREATMENT MEASURE

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.
4. FOR EVERY 1 SQUARE FOOT OF FLOW-THROUGH PLANTERS EQUALS TO 1.1 SQUARE FOOT OF SILVA CELLS

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 BASIN FOOTPRINT AND ELEVATIONS.

TARLTON

LOT 3 NORTH - 1350 ADAMS COURT

MENLO PARK, CA 94025

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PRELIMINARY STORMWATER MANAGEMENT PLAN

11-28-17 01-07-19
03-20-18
10-19-18

C4

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DES ARCHITECTS ENGINEERS

Jan 07, 2019 - 11:30am MDeAndres P:\Tarlton\MenloParkLabs\1350Adams\1100190061\Dwg\Civil\Planning\C4 Preliminary SWMP.dwg

LEGEND

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

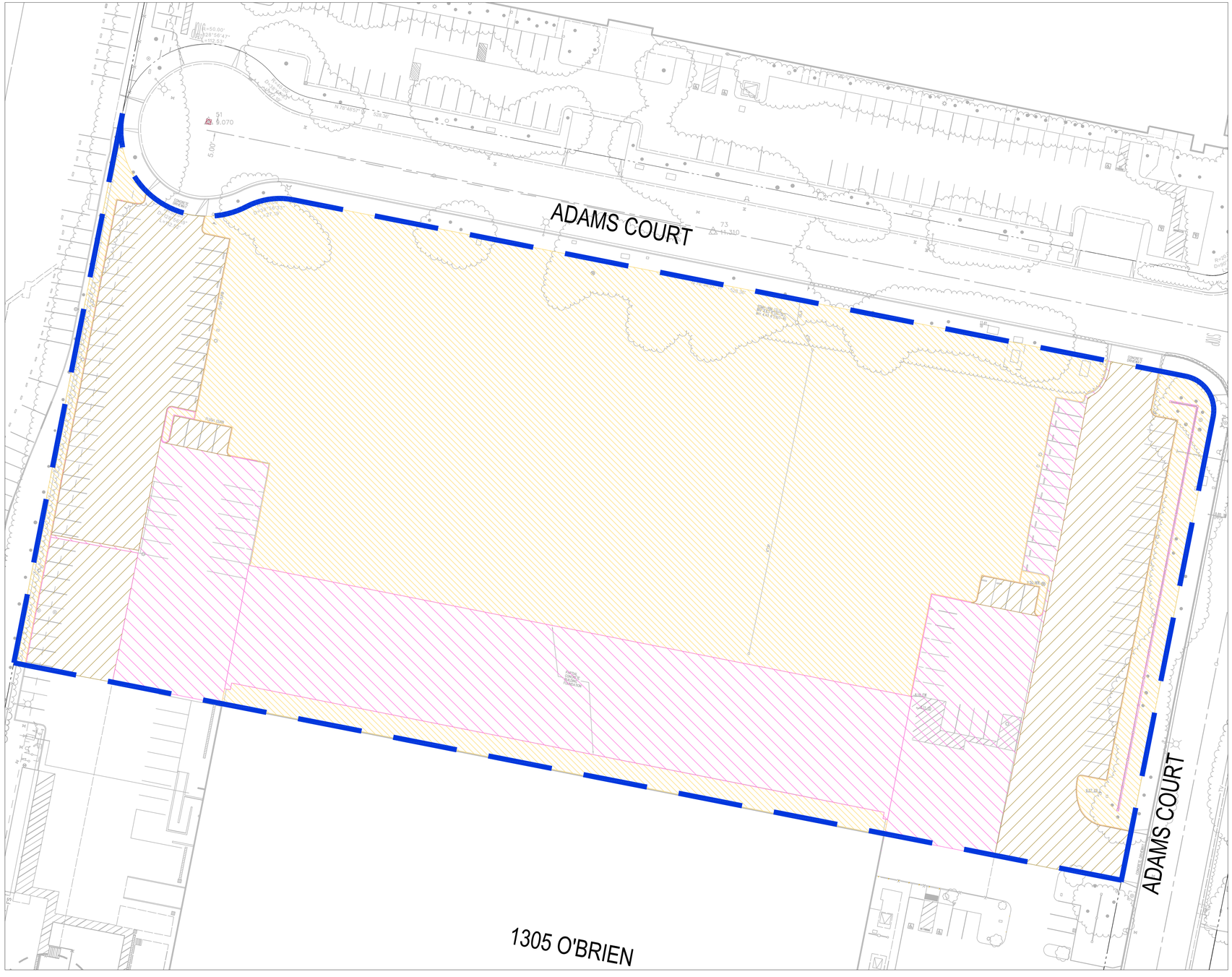
NOTE:

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%)



N

0' 30' 60'

SCALE: 1" = 30'-0"

TARLTON

LOT 3 NORTH - 1350 ADAMS COURT

MENLO PARK, CA 94025

EXISTING IMPERVIOUS/PERVIOUS AREA EXHIBIT

11-28-17 01-07-19
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C5a

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Jan 04, 2019 - 2:32pm MDeAndreis P:\Tarlton\MenloPark\dbs\1350Adams\01\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: 88,270 SF

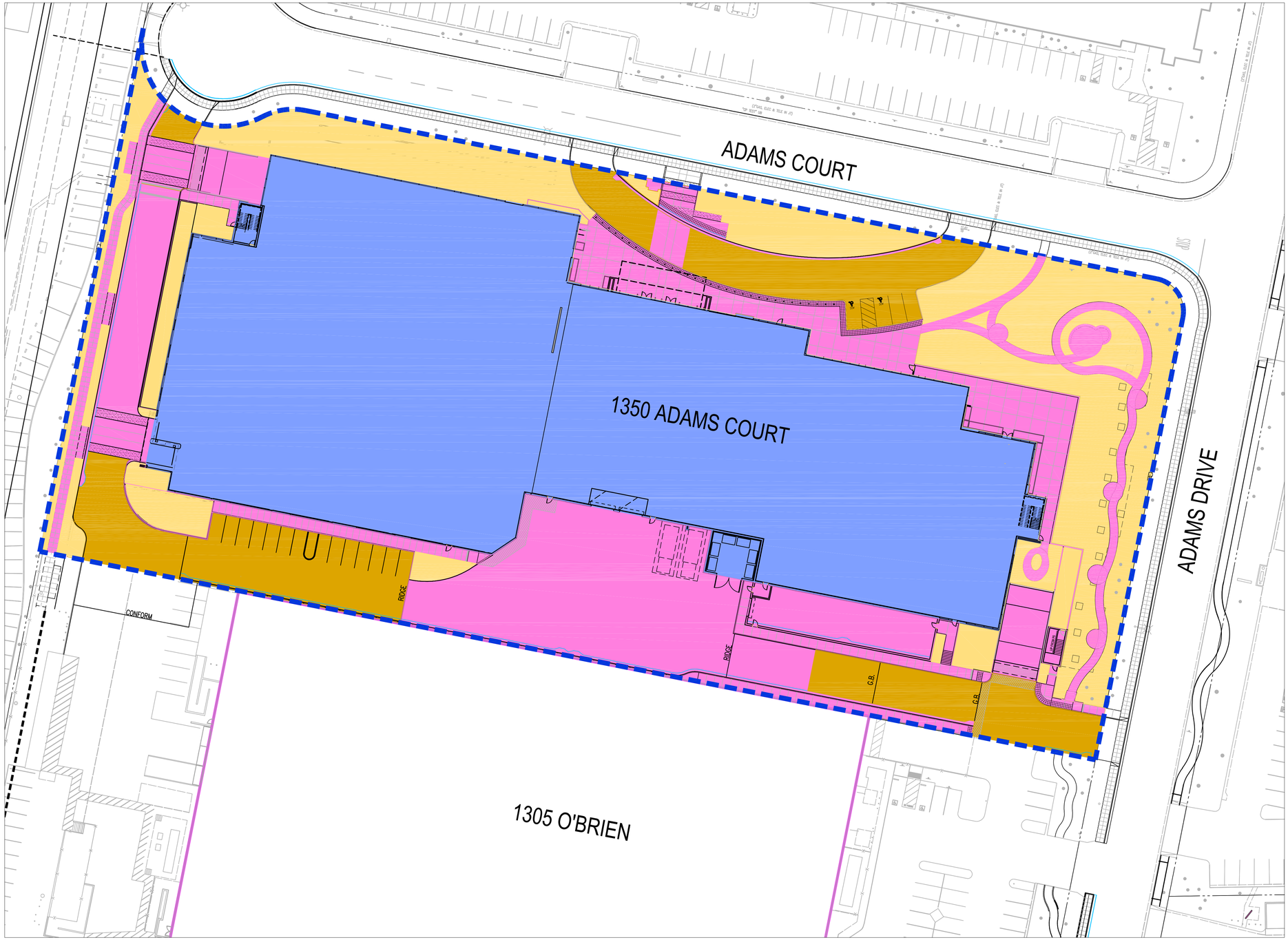
PROPOSED AC PAVEMENT: 20,719 SF

PROPOSED CONCRETE PAVEMENT: 49,004 SF

TOTAL PROPOSED IMPERVIOUS AREA: 157,993 SF

PERVIOUS AREA:

PROPOSED LANDSCAPE/PERVIOUS AREA: 34,047 SF



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SCALE: 1" = 30'-0"

TARLTON

LOT 3 NORTH - 1350 ADAMS COURT

MENLO PARK, CA 94025

PRELIMINARY PROPOSED IMPERVIOUS/PERVIOUS AREA EXHIBIT

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DES Project Number: 10019.006

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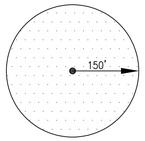
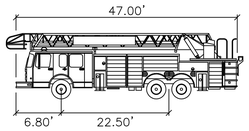


150' RADIUS
FIRE HYDRANT
COVERAGE AREA



Menlo Park Fire Truck

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

LEGEND:

FIRE TRUCK COMPUTER SIMULATED PATH OF TRAVEL

NOTE:

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

N

0' 15' 30' 60'

SCALE: 1" = 30'-0"

(E) FIRE HYDRANT
(E) FIRE HYDRANT
ADAMS COURT
(P) FIRE HYDRANT
(E) FIRE HYDRANT
1350 ADAMS COURT
(P) FIRE HYDRANT
DN
ADAMS DRIVE
(E) FIRE HYDRANT
(P) FIRE HYDRANT
1305 O'BRIEN
(E) FIRE HYDRANT

TARLTON

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DES Project Number: 10019.006

FIRE TRUCK TURNING AND FIRE HYDRANT COVERAGE

11-28-17 01-07-19
03-20-18
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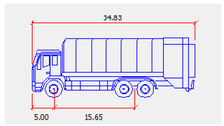
LEGEND:

TRASH TRUCK COMPUTER SIMULATED PATH OF TRAVEL

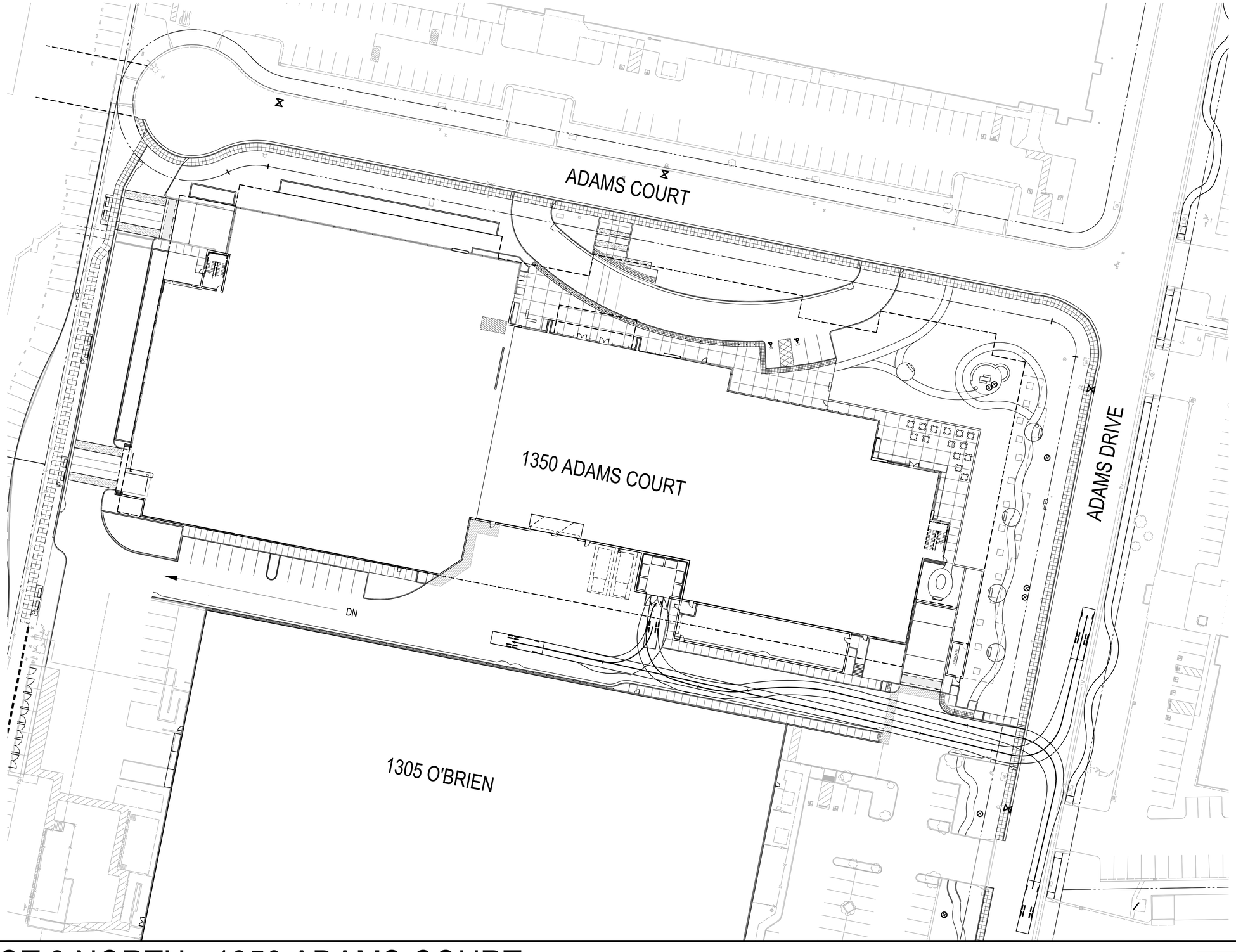
NOTE:

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



N

0' 15' 30' 60'

SCALE: 1" = 30'-0"

TARLTON

LOT 3 NORTH - 1350 ADAMS COURT

MENLO PARK, CA 94025

TARLTON

DES Project Number: 10019.006

RECOLOGY TRUCK TURNING EXHIBIT

11-28-17
03-20-18
10-19-18
01-07-19

C7

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DES ARCHITECTS ENGINEERS

Jan 04, 2019 - 2:45pm MDeAndres P:\Tarlton\MenloParkLabs\1350AdamsCt\10019006\Dwg\Civil\Planning\C7 RECOLOGY.dwg

NOTES

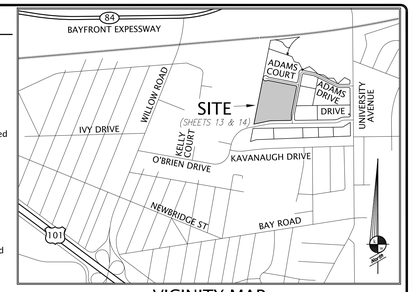
1. This survey was prepared from information furnished in a Preliminary Title Report, prepared by First American Title Insurance Company, dated November 17, 2016, Order No. NCS-784445-SM, Updated January 20, 2017. No liability is assumed for matters of record not stated in said Preliminary Title Report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



VICINITY MAP
NOT TO SCALE

1305 O'BRIEN DRIVE
(FORMERLY 1315 O'BRIEN DRIVE)
TWO STORY BUILDING

PARCEL A
(58 M 74)
11.201 ± ACRES

APN: 055-472-030

0 20 40 60
Scale 1" = 20 ft

No.	BY	REVISION

No.	BY	REVISION

KIER & WRIGHT
CIVIL ENGINEERS & SURVEYORS, INC.
3350 Scott Boulevard, Building 22 • (408) 727 6665
Santa Clara, California 95054 • (408) 727 5641

CALIFORNIA

BOUNDARY, TOPOGRAPHIC & UTILITY SURVEY

FOR: TARLTON PROPERTIES, INC.

O'BRIEN DRIVE & ADAMS DRIVE

MENLO PARK

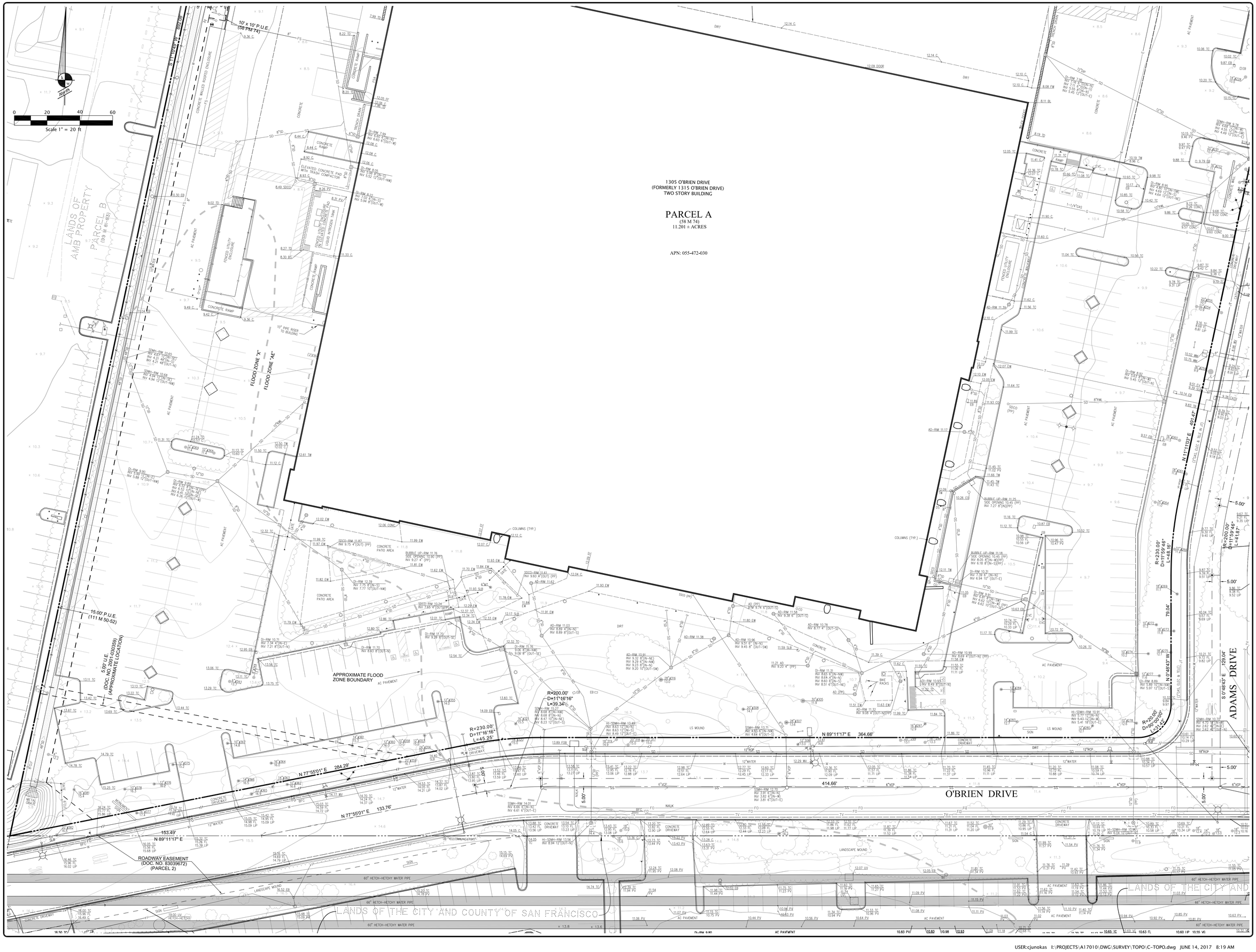
03-15-18
01-07-19
10-19-18

TOPOGRAPHY MAP NORTH

TP1

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

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



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CALIFORNIA

BOUNDARY, TOPOGRAPHIC & UTILITY SURVEY

FOR: TARLTON PROPERTIES, INC.

O'BRIEN DRIVE & ADAMS DRIVE

MENLO PARK

TOPOGRAPHY MAP SOUTH

03-15-18 01-07-19
10-19-18

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