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 File: Autodesk Docs://1030 O'Brien Drive/1030 O'Brien Drive
 6/19/2023 5:13:14 PM

NOTES:

- a. Any frontage improvements which are damaged as a result of construction will be required to be replaced. All frontage improvement work shall be in accordance with the latest version of the City Standard Details.
- b. An encroachment permit from the Engineering Division is required prior to any construction activities, including utility laterals, in the public right of way.

1030 O'BRIEN DRIVE

PLANNING APPLICATION - REVISION 4

JUNE 19, 2023

NOT FOR CONSTRUCTION

brick.

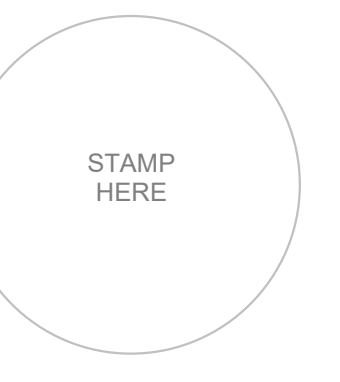
CLIENT
R+M Properties

ARCHITECT
brick.
 455 14th Street, Suite 500
 Oakland, CA 94612
 510.516.0167
 www.brick-inc.com

CONSULTANT

△ date revision description

#	date	issue description
5	2023.06.19	PLANNING REVISION 4
4	2023.01.19	PLANNING REVISION 3
3	2022.11.04	PLANNING REVISION 2
2	2022.07.27	PLANNING REVISION 1
1	2022.02.11	PLANNING APPLICATION



1030 o'brien
 1030 O'Brien Drive
 Menlo Park, CA 94025

project number: 24-315
 date: 2023.06.19

TITLE SHEET

G0.00

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file: Autodesk Docs://1020 o'brien/21-315_1020 o'brien.rvt
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LANDSCAPE: 17

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- XE.301 980-1030 O'BRIEN STREET PHOTOMETRIC PLAN

PHOTOMETRICS: 1

SURVEY

- G0.10 BOUNDARY & TOPOGRAPHIC SURVEY - 990 1010 1020 1030 O'BRIEN

SURVEY: 1

TOTAL SHEETS IN SET: 59

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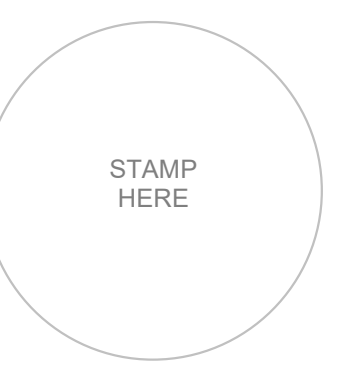
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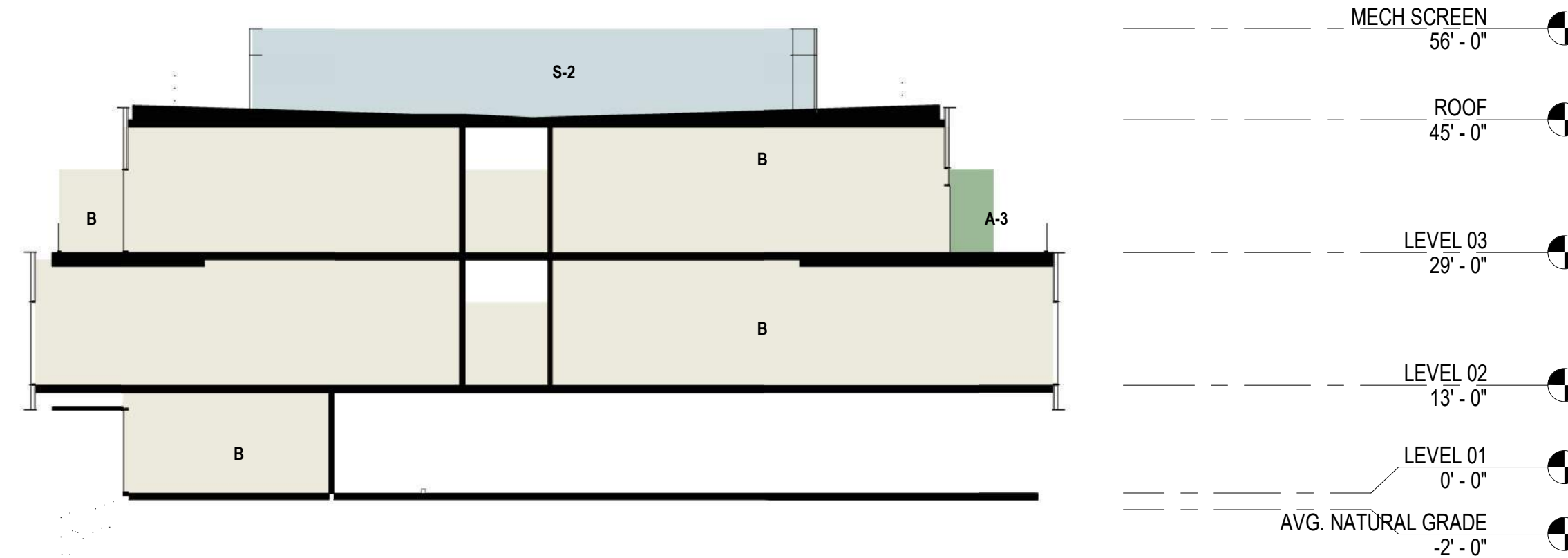
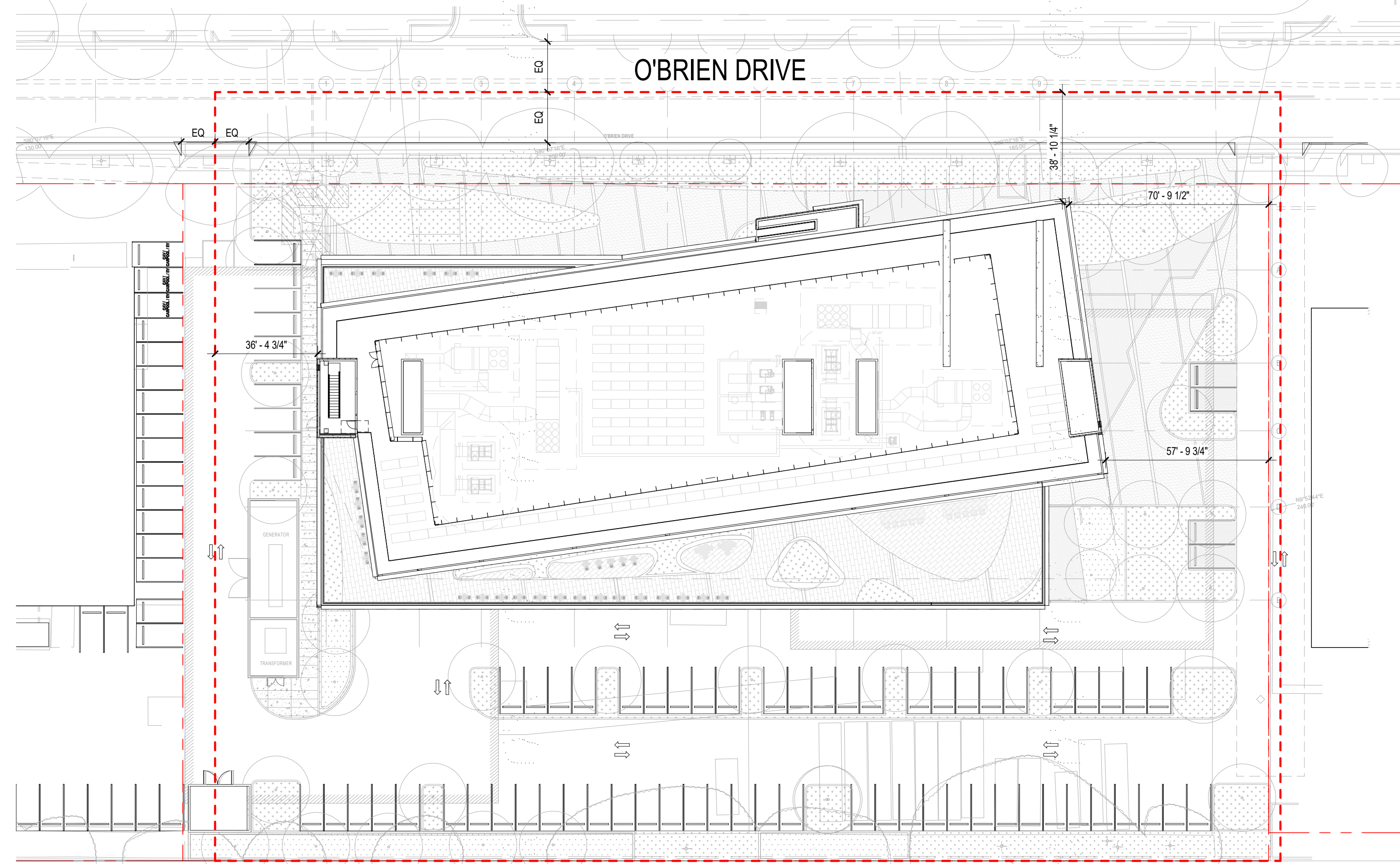
project number: 21-315
date: 2023.06.19

SHEET INDEX

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2 OCCUPANCY SEPARATION SECTION 1

1/16" = 1'-0"

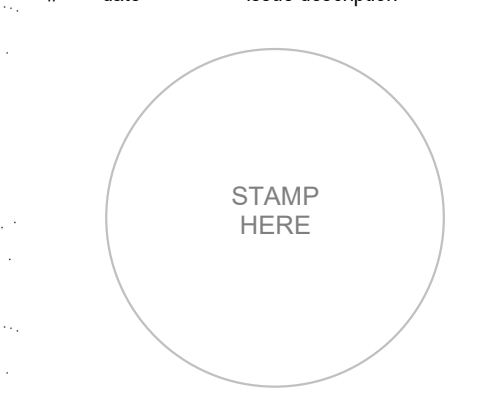
LEED v4 for Core and Shell Development

Project Name: 1030 O'Brien Merlo Park
 Date: October 11, 2022
 Certification Level: Silver

Category	Requirement	Points	Weight	Score
1. Location and Transportation	1.1 LEED for Neighborhood Development Location	20	100%	20
	2.1 Sensitive Land Protection	2	100%	2
	2.2 High Priority Site	2 to 3	100%	2
	2.3 Surrounding Density and Diverse Uses	1 to 3	100%	2
	2.4 Access to Quality Transit	1 to 5	100%	2
	2.5 Bicycle Facilities	1	100%	1
	2.6 Reduced Parking Footprint	1	100%	1
	2.7 Green Vehicles	1	100%	1
3. Sustainable Sites	3.1 Construction Activity Pollution Prevention	1	100%	1
	3.2 Site Assessment	1 to 2	100%	1
	3.3 Site Development - Protect or Restore Habitat	2 to 3	100%	1
	3.4 Open Space	2 to 3	100%	1
	3.5 Rainwater Management	1 to 2	100%	1
	3.6 Heat Island Reduction	1	100%	1
	3.7 Light Pollution Reduction	1	100%	1
4. Energy and Atmosphere	4.1 Fundamental Commissioning and Verification	2 to 5	100%	2
	4.2 Minimum Energy Performance	1	100%	1
	4.3 Building Level Energy Metering	1	100%	1
	4.4 Fundamental Refrigerant Management	1	100%	1
5. Water Efficiency	5.1 Outdoor Water Use Reduction	1	100%	1
	5.2 Indoor Water Use Reduction	1 to 2	100%	1
	5.3 Outdoor Water Use Reduction	1 to 3	100%	1
	5.4 Indoor Water Use Reduction	1 to 2	100%	1
	5.5 Water Metering	1	100%	1
6. Materials and Resources	6.1 Storage and Collection of Recyclables	2 to 6	100%	2
	6.2 Construction Waste Management	1 to 2	100%	1
	6.3 Building Life Cycle Impact Reduction	1 to 2	100%	1
	6.4 BPOD - Sourcing Raw Materials	1 to 2	100%	1
	6.5 BPOD - Material Ingredients	1 to 2	100%	1
7. Indoor Environmental Quality	7.1 Minimum Indoor Air Quality Performance	1 to 2	100%	1
	7.2 Environmental Tobacco Smoke (ETS) Control	1 to 2	100%	1
	7.3 Enhanced Indoor Air Quality Strategies	1 to 2	100%	1
	7.4 Low-Emitting Materials	1 to 3	100%	1
	7.5 Construction IAQ Management Plan	1 to 3	100%	1
8. Innovation and Design	8.1 Exemplary Performance: 20 EPDs or EPDs	1	100%	1
	8.2 Innovation in Design	1	100%	1
	8.3 Innovation in Design	1	100%	1
	8.4 Innovation in Design	1	100%	1
	8.5 LEED Accredited Professional	1	100%	1
9. Regional Priority Credits	9.1 BPOD: Sourcing of Raw Materials (1-point)	1	100%	1
	9.2 Building Lifecycle Impact Reduction (1-point)	1	100%	1
	9.3 Indoor Water Use Reduction (1-point)	1	100%	1
10. Innovation in Design (5-points)	10.1 Innovation in Design	1	100%	1
	10.2 Innovation in Design	1	100%	1
	10.3 Innovation in Design	1	100%	1
11. Access to Quality Transit (5-points)	11.1 Access to Quality Transit	1	100%	1
	11.2 Access to Quality Transit	1	100%	1
	11.3 Access to Quality Transit	1	100%	1
Total	110	100%	110	



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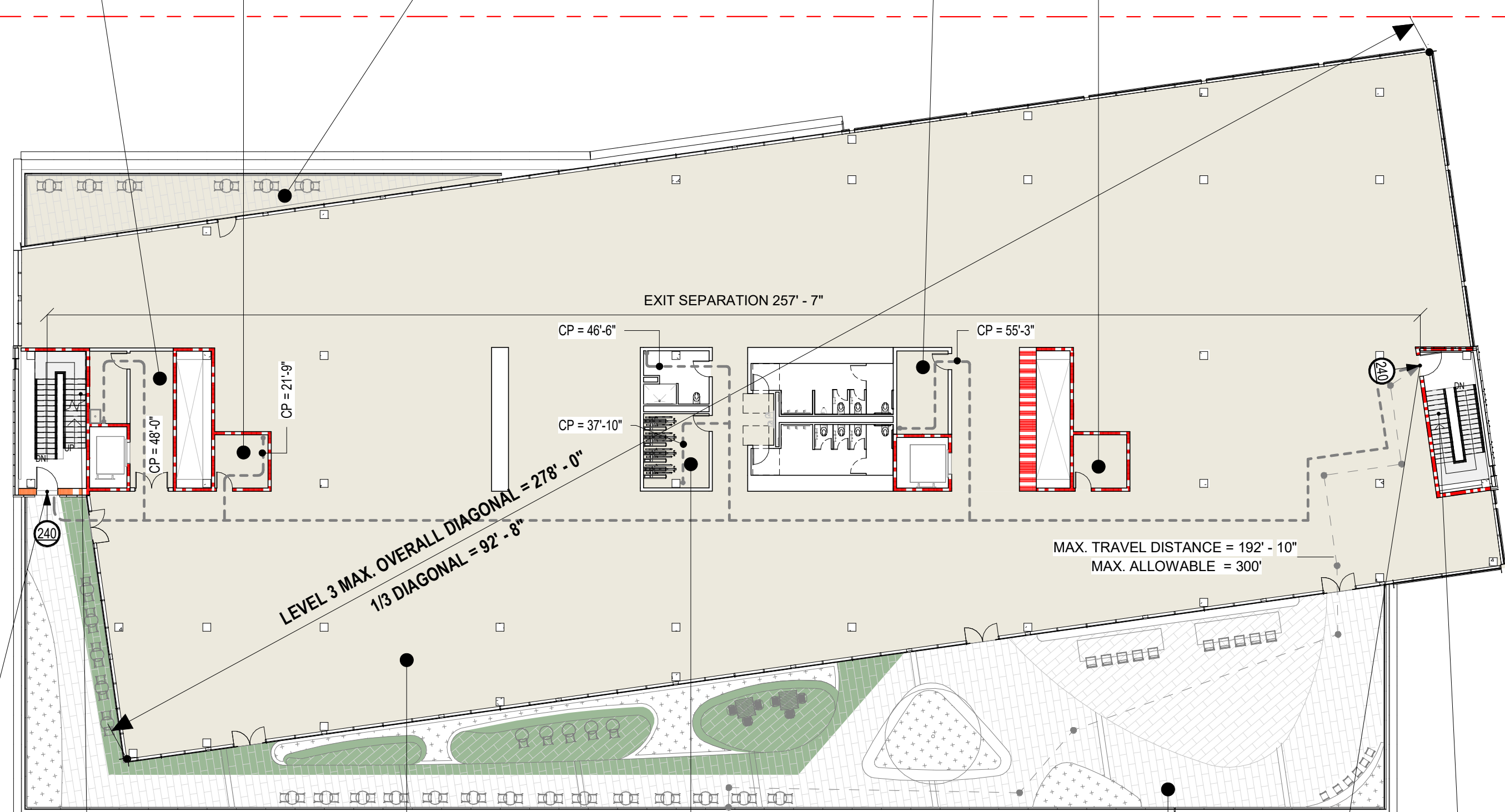
project number: 21-315
 date: 2023.06.19

CODE SUMMARY,
 OCCUPANCY
 SEPARATION
 SECTION, FIRE
 SEPARATION
 DIAGRAM

G1.01.

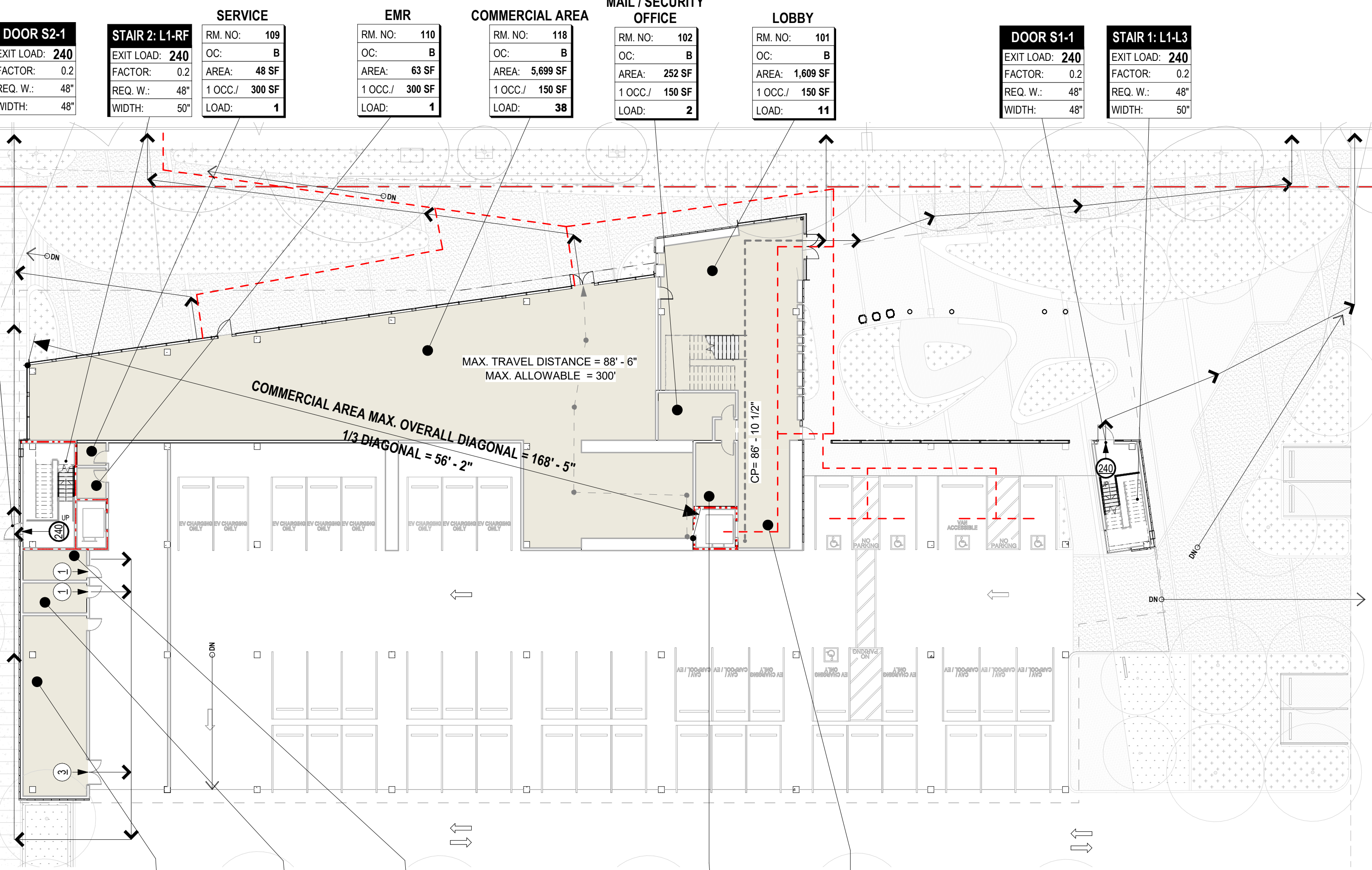
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SERVICE CORRIDOR		ELEC.		TERRACE		SERVICE		ELEC.	
RM. NO.:	307	RM. NO.:	308	RM. NO.:	310	RM. NO.:	154	RM. NO.:	302
OC:	B	OC:	B	OC:	B	OC:	B	OC:	B
AREA:	228 SF	AREA:	112 SF	AREA:	638 SF	AREA:	167 SF	AREA:	112 SF
1 OCC./	300 SF	1 OCC./	300 SF	1 OCC./	15 SF	1 OCC./	300 SF	1 OCC./	300 SF
LOAD:	1	LOAD:	1	LOAD:	43	LOAD:	1	LOAD:	1



DOOR S2-3		STAIR 2: L1-RF		LAB / OFFICE		BICYCLE STORAGE		DOOR S1-3		STAIR 1: L1-L3	
EXIT LOAD:	240	EXIT LOAD:	240	RM. NO.:	301	RM. NO.:	306	EXIT LOAD:	240	EXIT LOAD:	240
FACTOR:	0.2	FACTOR:	0.2	OC:	B	OC:	B	FACTOR:	0.2	FACTOR:	0.2
REQ. W.:	48"	REQ. W.:	48"	AREA:	22,858 SF	AREA:	183 SF	REQ. W.:	48"	REQ. W.:	48"
WIDTH:	48"	WIDTH:	50"	1 OCC./	150 SF	1 OCC./	300 SF	WIDTH:	48"	WIDTH:	50"
LOAD:	1	LOAD:	1	LOAD:	153	LOAD:	1	LOAD:	1	LOAD:	1

OCCUPANT LOAD - L3		EGRESS LOAD - L3	
LEVEL	LOAD	STAIR	LOAD
LEVEL 03	298	STAIR 1	240
		STAIR 2	480

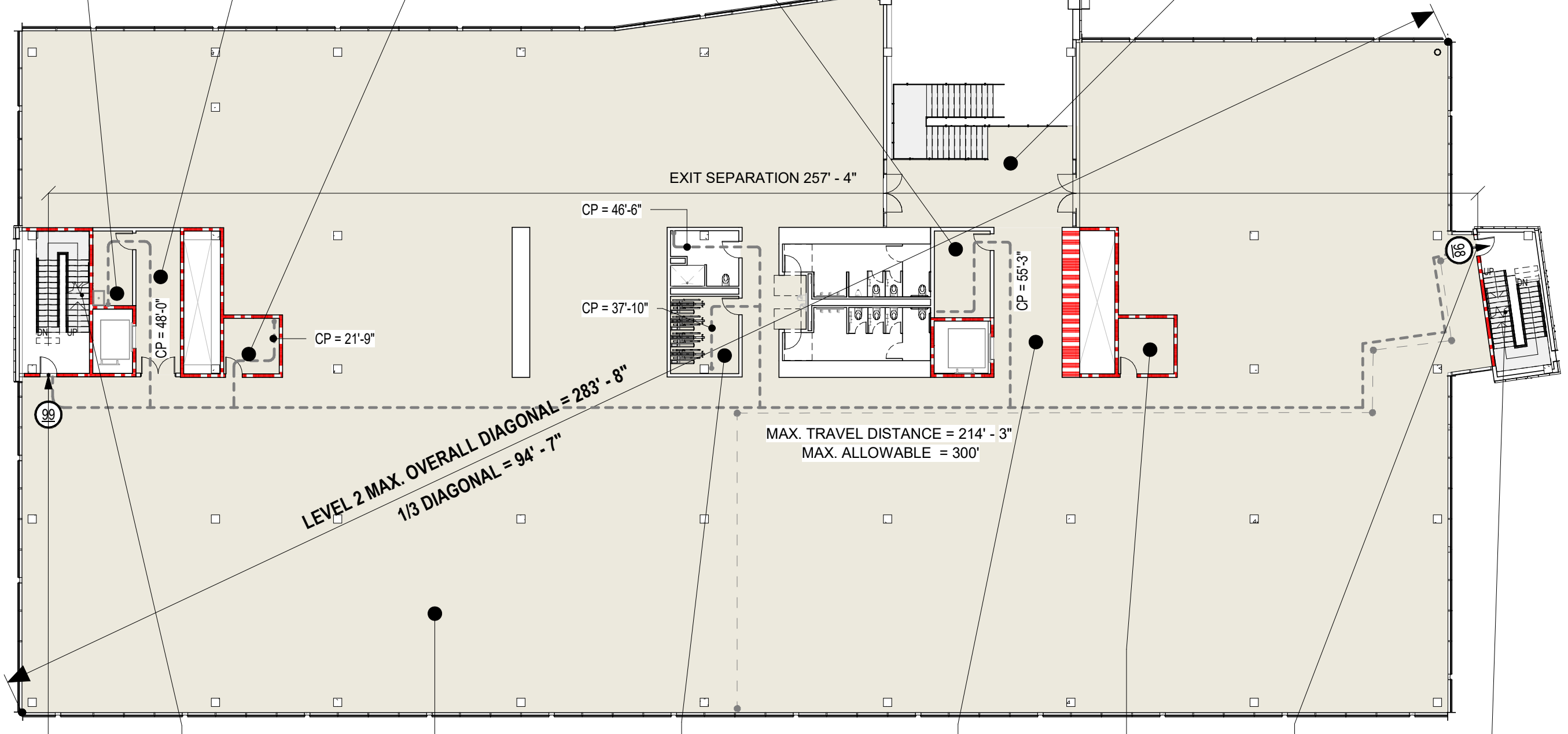


DOOR S2-1		STAIR 2: L1-RF		SERVICE		EMR		COMMERCIAL AREA		MAIL / SECURITY OFFICE		LOBBY		DOOR S1-1		STAIR 1: L1-L3	
EXIT LOAD:	240	EXIT LOAD:	240	RM. NO.:	109	RM. NO.:	110	RM. NO.:	118	RM. NO.:	102	RM. NO.:	101	EXIT LOAD:	240	EXIT LOAD:	240
FACTOR:	0.2	FACTOR:	0.2	OC:	B	OC:	B	OC:	B	OC:	B	OC:	B	FACTOR:	0.2	FACTOR:	0.2
REQ. W.:	48"	REQ. W.:	48"	AREA:	48 SF	AREA:	63 SF	AREA:	5,699 SF	AREA:	252 SF	AREA:	1,609 SF	REQ. W.:	48"	REQ. W.:	48"
WIDTH:	48"	WIDTH:	50"	1 OCC./	300 SF	1 OCC./	300 SF	1 OCC./	150 SF	1 OCC./	150 SF	1 OCC./	150 SF	WIDTH:	48"	WIDTH:	50"
LOAD:	1	LOAD:	1	LOAD:	1	LOAD:	1	LOAD:	38	LOAD:	2	LOAD:	11	LOAD:	1	LOAD:	1

MAIN ELEC ROOM		MPOE		FIRE PUMP		EMR		ELEVATOR LOBBY	
RM. NO.:	115	RM. NO.:	113	RM. NO.:	112	RM. NO.:	104	RM. NO.:	103
OC:	B	OC:	B	OC:	B	OC:	B	OC:	B
AREA:	725 SF	AREA:	130 SF	AREA:	129 SF	AREA:	169 SF	AREA:	354 SF
1 OCC./	300 SF	1 OCC./	300 SF	1 OCC./	300 SF	1 OCC./	300 SF	1 OCC./	150 SF
LOAD:	3	LOAD:	1	LOAD:	1	LOAD:	1	LOAD:	3

1" = 20'-0" CODE ANALYSIS PLAN - LEVEL 1

JAN. CLOSET		SERVICE LOBBY		ELEC.		SERVICE		L2 LOBBY	
RM. NO.:	209	RM. NO.:	207	RM. NO.:	208	RM. NO.:	155	RM. NO.:	153
OC:	B	OC:	B	OC:	B	OC:	B	OC:	B
AREA:	109 SF	AREA:	226 SF	AREA:	112 SF	AREA:	173 SF	AREA:	538 SF
1 OCC./	300 SF	1 OCC./	300 SF	1 OCC./	300 SF	1 OCC./	300 SF	1 OCC./	150 SF
LOAD:	1	LOAD:	1	LOAD:	1	LOAD:	1	LOAD:	4



DOOR S2-2		STAIR 2: L1-RF		LAB / OFFICE		BICYCLE STORAGE		ELEVATOR LOBBY		ELEC.		DOOR S1-2		STAIR 1: L1-L3	
EXIT LOAD:	99	EXIT LOAD:	99	RM. NO.:	201	RM. NO.:	206	RM. NO.:	202	RM. NO.:	202	EXIT LOAD:	98	EXIT LOAD:	98
FACTOR:	0.2	FACTOR:	0.2	OC:	B	OC:	B	OC:	B	OC:	B	FACTOR:	0.2	FACTOR:	0.2
REQ. W.:	36"	REQ. W.:	44"	AREA:	27,459 SF	AREA:	183 SF	AREA:	112 SF	AREA:	112 SF	REQ. W.:	36"	REQ. W.:	44"
WIDTH:	36"	WIDTH:	50"	1 OCC./	150 SF	1 OCC./	200 SF	1 OCC./	150 SF	1 OCC./	300 SF	WIDTH:	36"	WIDTH:	50"
LOAD:	1	LOAD:	1	LOAD:	184	LOAD:	1	LOAD:	3	LOAD:	1	LOAD:	1	LOAD:	1

OCCUPANT LOAD - L2		EGRESS LOAD - L2	
LEVEL	LOAD	STAIR	LOAD
LEVEL 02	197	STAIR 1	98
		STAIR 2	99
			197

OCCUPANCY GROUPS AREAS PER FLOOR

LEVEL	GROUP	PERCENTAGE
LEVEL 01	B	91.8%
	A-3	8.2%
	100%	100%
LEVEL 02	B	95.1%
	A-3	4.9%
	100%	100%
LEVEL 03	A-3	5.1%
	B	89.5%
	100%	100%

ROOM TAG

Name	ROOM NAME
RM. NO.:	ROOM NUMBER
OC:	OCCUPANCY
AREA:	AREA IN SQUARE FEET
1 OCC./	OCCUPANCY LOAD FACTOR
LOAD:	TOTAL SPACE OCCUPANCY LOAD

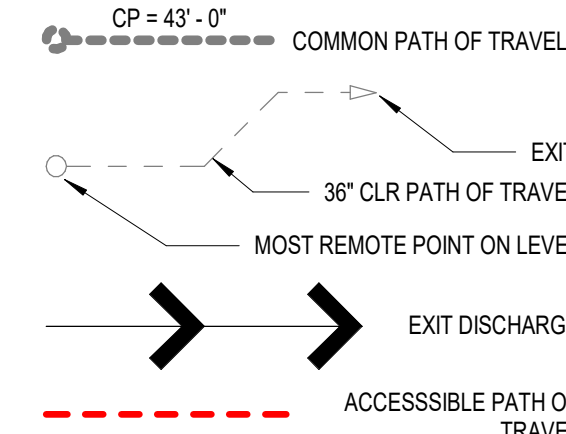
EXIT DOOR TAG

DOOR #:	DOOR MARK
EXIT LOAD:	EXIT OCCUPANCY LOAD
FACTOR:	FACTOR
REQ. W.:	DOOR CLEAR WIDTH REQUIRED
WIDTH:	DOOR CLEAR WIDTH PROVIDED

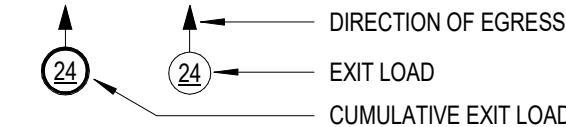
EXIT STAIR TAG

STAIR #:	STAIR MARK
EXIT LOAD:	LEVELS SERVED
FACTOR:	EXIT OCCUPANCY LOAD
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WIDTH:	DOOR CLEAR WIDTH PROVIDED

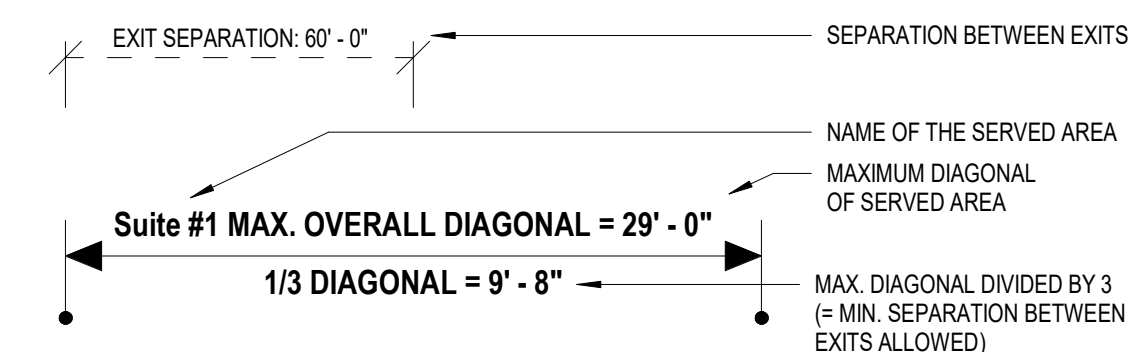
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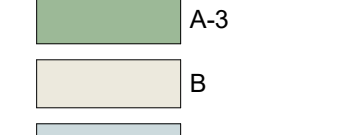
EXIT LOAD TAG



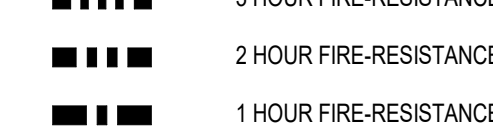
DIAGONALS & SEPARATION DIST.



OCCUPANCY GROUPS



PARTITION RATING

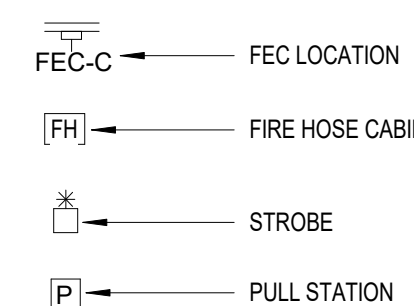


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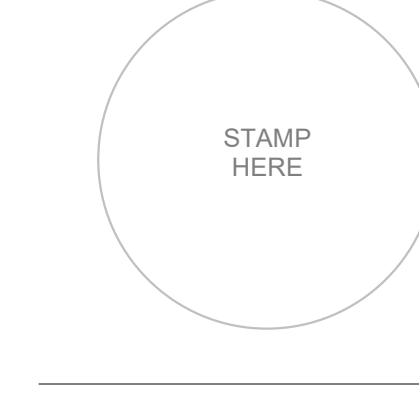


FIRE EXTINGUISHERS (CFC SEC. 906)

ALL FEC ARE SURFACE MOUNTED. MAX TRAVEL DIST TO NEAREST FEC NOT TO EXCEED 75'



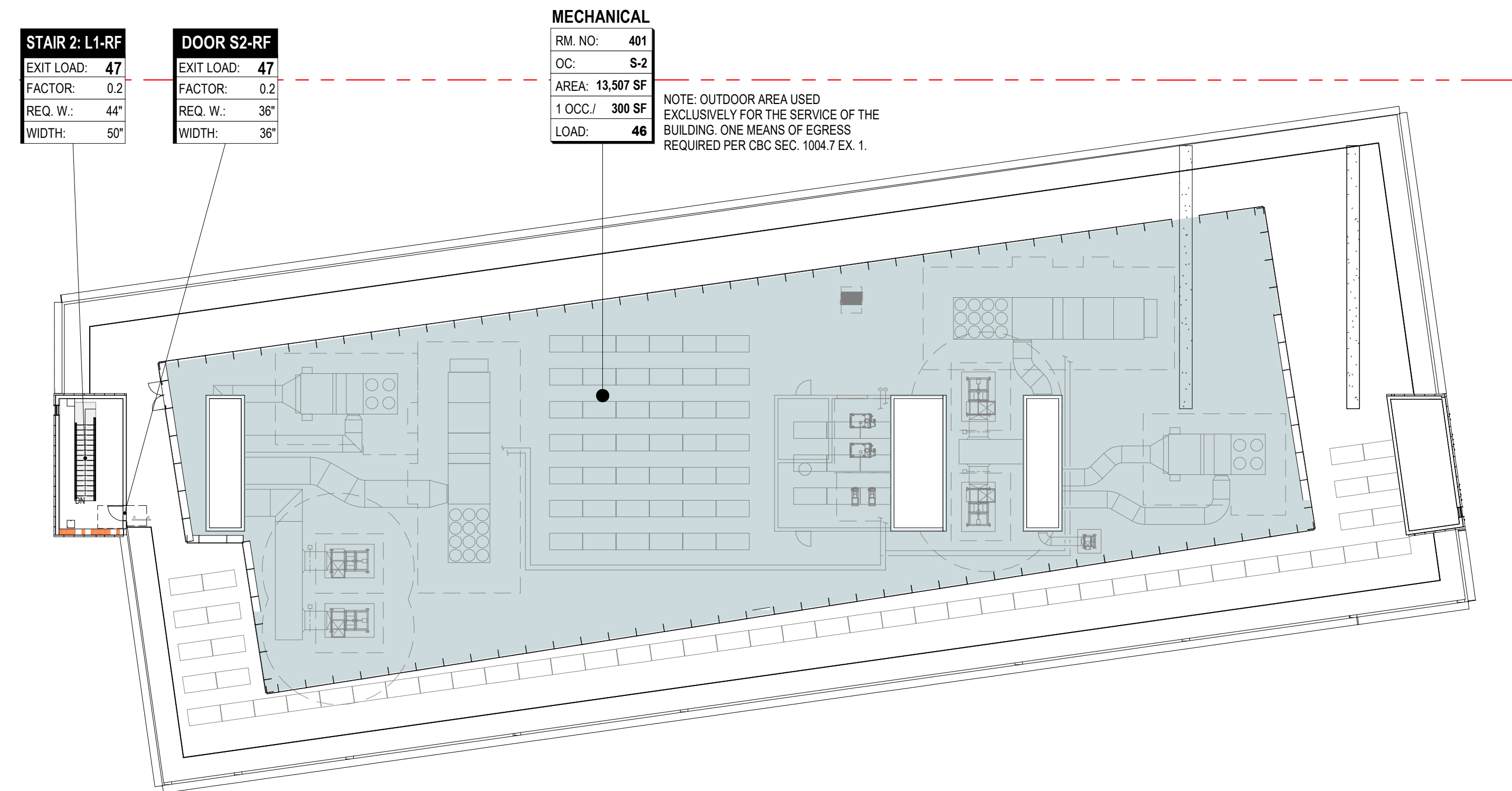
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1 CA_ROOF

1" = 20'-0"



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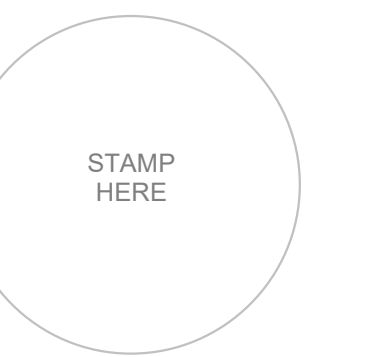
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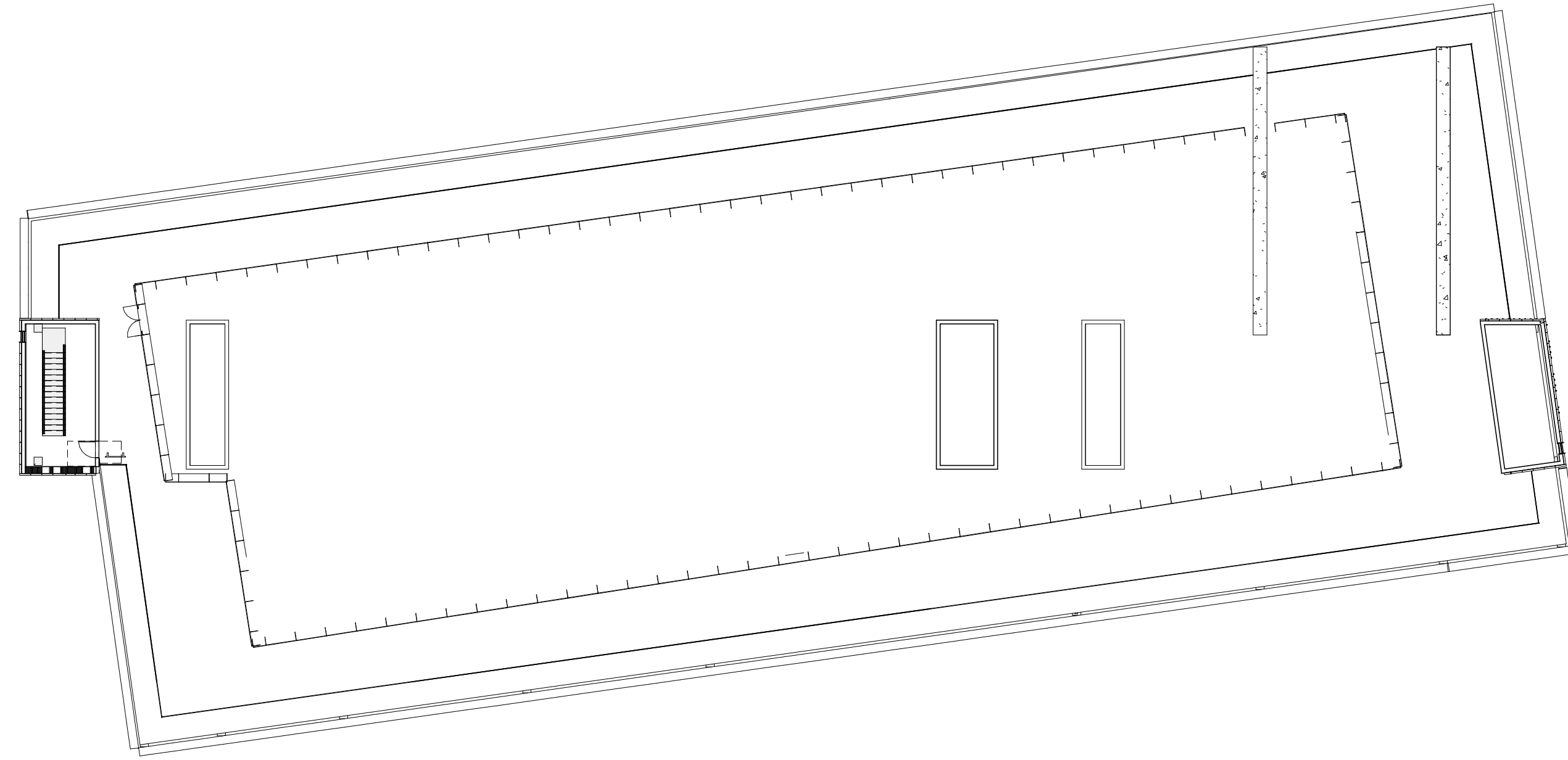
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1030 O'Brien Drive
Menlo Park, CA 94025

project number: 21-315
date: 2023.06.19

CODE ANALYSIS
PLANS

NOT FOR CONSTRUCTION

G1.03

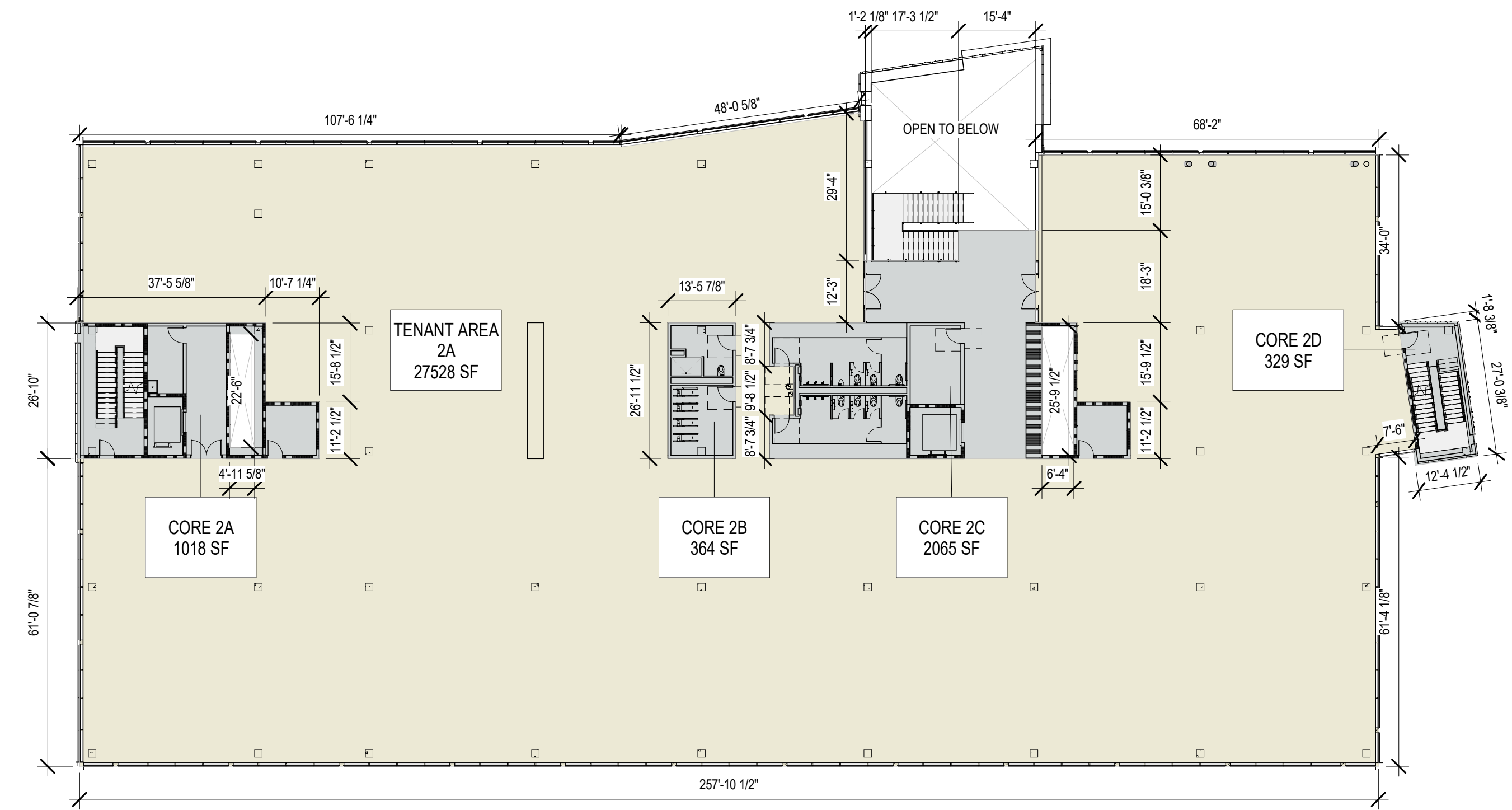


4 ROOF DECK (UNOCCUPIED)

3/64" = 1'-0"

L2 GROSS FLOOR AREA

CORE 2A	1018 SF
CORE 2B	384 SF
CORE 2C	2065 SF
CORE 2D	329 SF
TENANT AREA 2A	27528 SF
L2 - TOTAL GFA	31304 SF

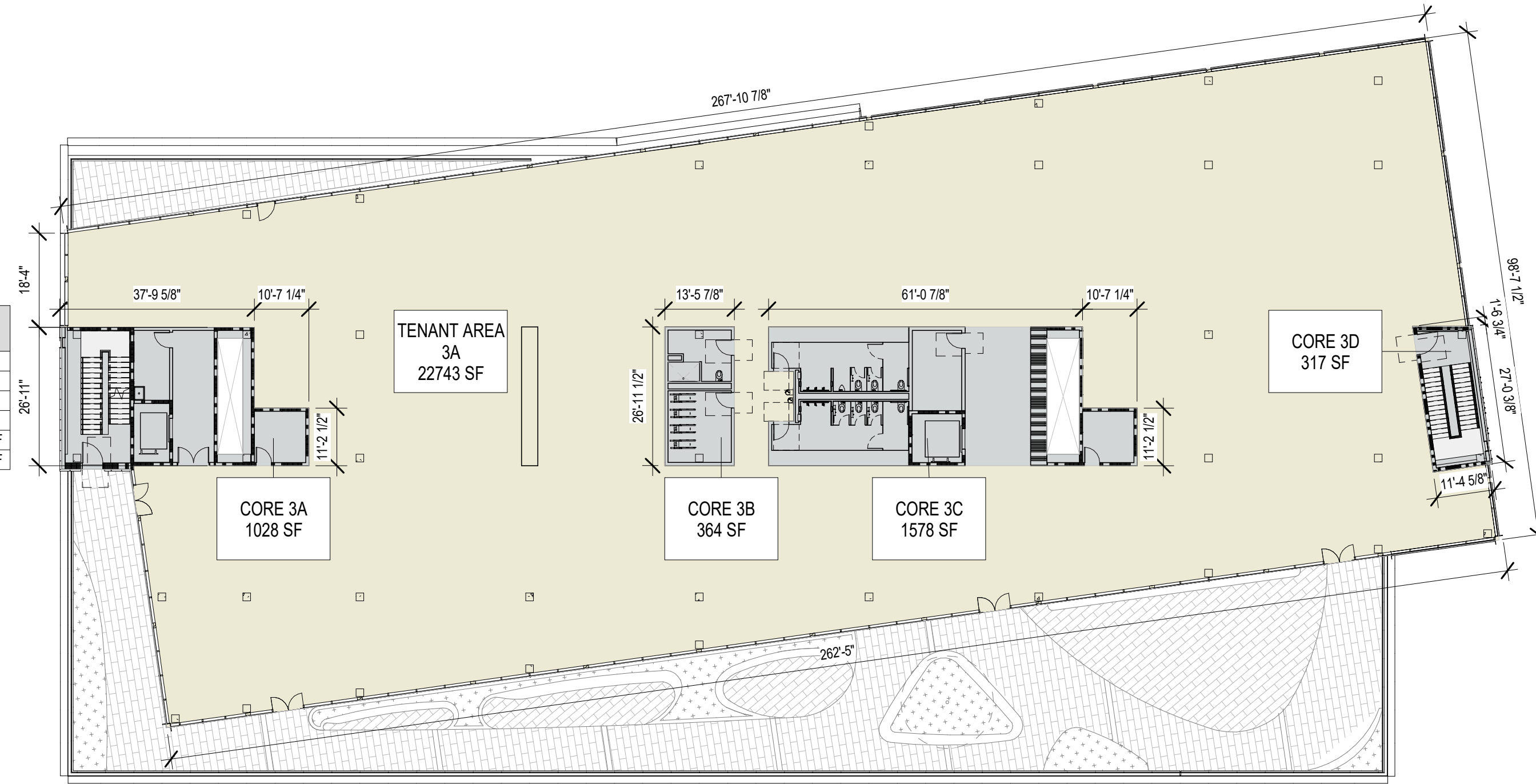


2 LEVEL 02

3/64" = 1'-0"

L3 GROSS FLOOR AREA

CORE 3A	1028 SF
CORE 3B	364 SF
CORE 3C	1578 SF
CORE 3D	317 SF
TENANT AREA 3A	22743 SF
L3 - TOTAL GFA	29220 SF



3 LEVEL 03

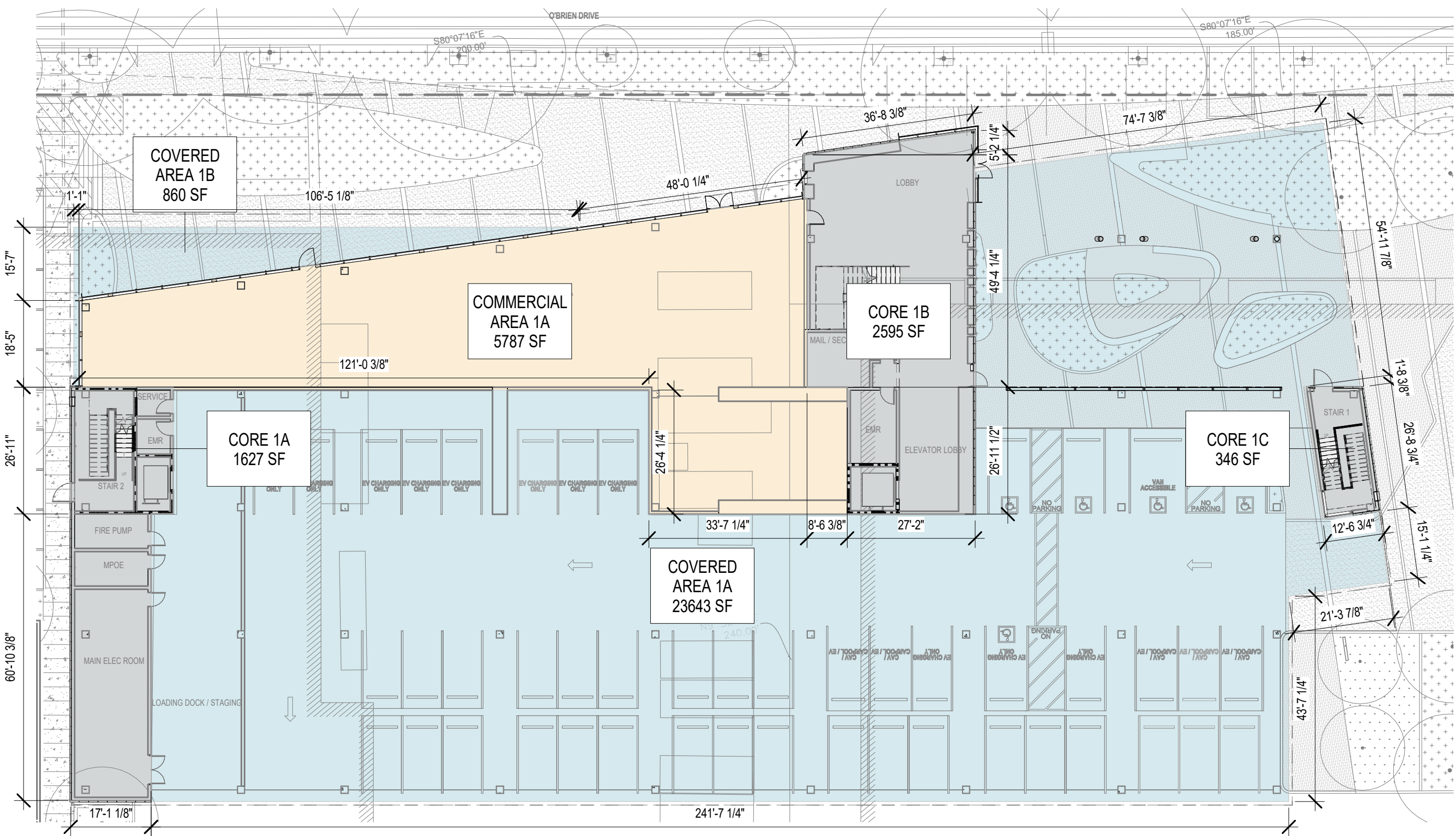
3/64" = 1'-0"

L1 GROSS FLOOR AREA

COMMERCIAL AREA 1A	5787 SF
CORE 1A	1627 SF
CORE 1B	2395 SF
CORE 1C	346 SF
L1 - TOTAL GFA	10355 SF

L1 COVERED FLOOR AREA

COVERED AREA 1A	23643 SF
COVERED AREA 1B	860 SF
L1 - TOTAL COVERED FLOOR AREA	24503 SF



1 LEVEL 01

3/64" = 1'-0"

GROSS FLOOR AREA LEGEND

COMMERCIAL AREA
CORE
COVERED AREA
TENANT AREA

GROSS BUILDING AREA

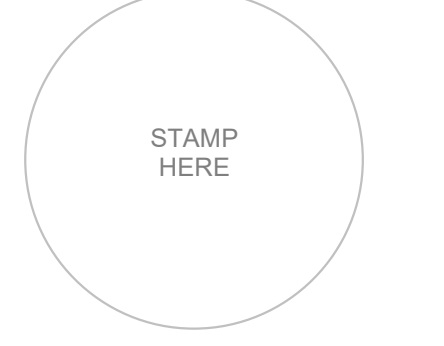
LEVEL 01	5787 SF	COMMERCIAL AREA
LEVEL 01	4568 SF	GROSS FLOOR AREA
	10355 SF	
LEVEL 02	31304 SF	GROSS FLOOR AREA
	31304 SF	
LEVEL 03	29220 SF	GROSS FLOOR AREA
	29220 SF	
TOTAL GROSS FLOOR AREA	67688 SF	

GROSS COVERED AREA

LEVEL 01	24503 SF	COVERED AREA
TOTAL COVERED AREA	24503 SF	

#	date	revision description
5	2023.06.19	PLANNING REVISION 4
4	2023.01.19	PLANNING REVISION 3
3	2022.11.04	PLANNING REVISION 2
2	2022.07.27	PLANNING REVISION 1
1	2022.02.11	PLANNING APPLICATION

date issue description



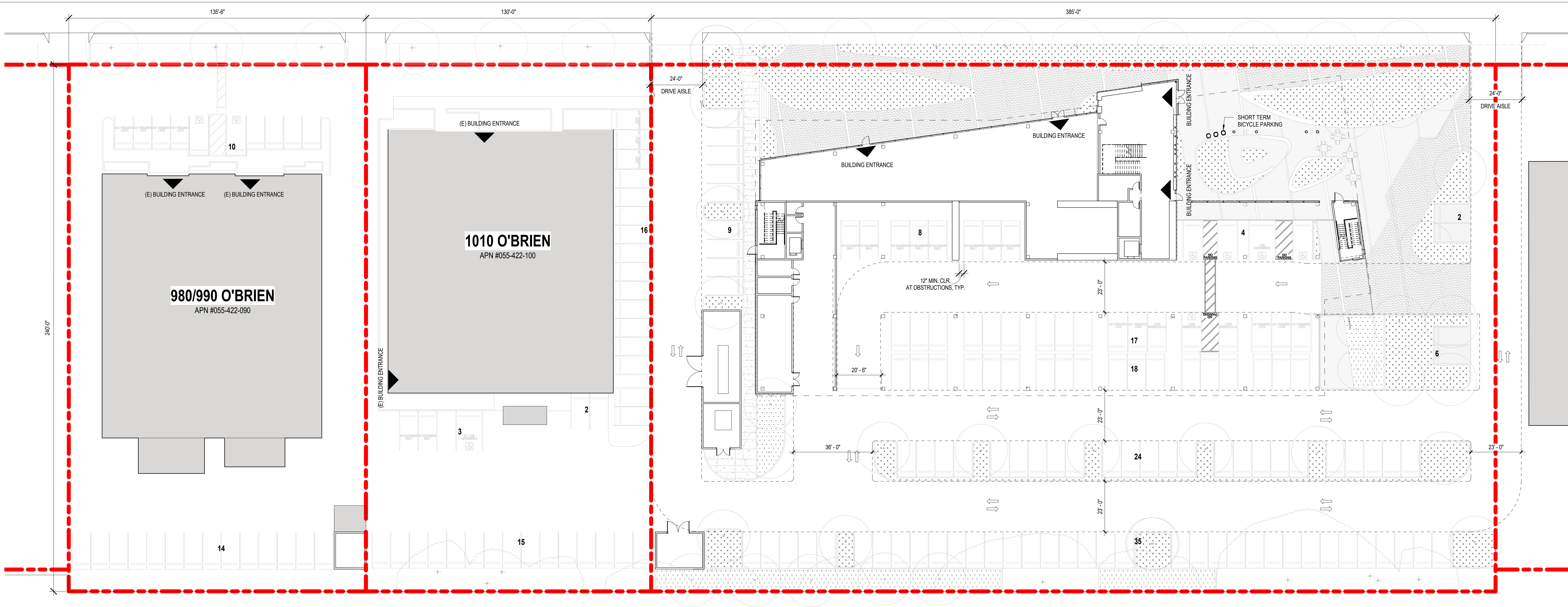
1030 o'brien
1030 O'Brien Drive
Menlo Park, CA 94025

project number: 24-315
date: 2023.06.19

BUILDING GROSS AREA - MENLO PARK MUNICIPAL CODE

G2.01

NOT FOR CONSTRUCTION



19 PARKING PLAN

3/64" = 1'-0"

BICYCLE PARKING CALCULATION - 980/990 O'BRIEN
(FOR OFFICE & RESEARCH DEVELOPMENT PER MUNICIPAL CODE SECTION 16.44.080)

MIN. PARKING CALCULATION:	2,5,000 SF (MIN. 2 SPACES): 2 x (12,684/5000) = 3 SPACES
BREAKDOWN:	80 % LONG TERM 20 % SHORT TERM
CLASS I	LONG-TERM BICYCLE PARKING REQ'D: 2 LONG-TERM BICYCLE PARKING PROVIDED: 2
CLASS II	SHORT-TERM BICYCLE PARKING REQ'D: 1 SHORT-TERM BICYCLE PARKING PROVIDED: 1

BICYCLE PARKING CALCULATION - 1010 O'BRIEN
(FOR OFFICE & RESEARCH DEVELOPMENT PER MUNICIPAL CODE SECTION 16.44.080)

MIN. PARKING CALCULATION:	2,5,000 SF (MIN. 2 SPACES): 2 x (11,957/5000) = 3 SPACES
BREAKDOWN:	80 % LONG TERM 20 % SHORT TERM
CLASS I	LONG-TERM BICYCLE PARKING REQ'D: 2 LONG-TERM BICYCLE PARKING PROVIDED: 2
CLASS II	SHORT-TERM BICYCLE PARKING REQ'D: 1 SHORT-TERM BICYCLE PARKING PROVIDED: 1

BICYCLE PARKING CALCULATION - 1030 O'BRIEN
(FOR OFFICE & RESEARCH DEVELOPMENT PER MUNICIPAL CODE SECTION 16.44.080)

MIN. PARKING CALCULATION:	2,5,000 SF (MIN. 2 SPACES): 2 x (67,688/5000) = 28 SPACES
BREAKDOWN:	80 % LONG TERM 20 % SHORT TERM
CLASS I	LONG-TERM BICYCLE PARKING REQ'D: 22 (80 % OF ALL BICYCLES SPACES) LONG-TERM BICYCLE PARKING PROVIDED: 32 (16 ON LEVEL 2, 16 ON LEVEL 3)
CLASS II	SHORT-TERM BICYCLE PARKING REQ'D: 6 (20 % OF ALL BICYCLES SPACES) SHORT-TERM BICYCLE PARKING PROVIDED: 6 (3 RACKS W 2 SPACES EA)

VEHICLE PARKING CALCULATION - ENTIRE PROJECT SITE

AREAS			
EXISTING BUILDING 980/990	12,864 SF	STALLS PROVIDED	
EXISTING BUILDING 1010	11,957 SF	STANDARD	147
NEW BUILDING AREA (INCL. +10% COMMERCIAL)	67,688 SF	EV VAN ACCESSIBLE	1
	92,509 SF	EV ADA	1
		EV	12
		CAV / CARPOOL / EV	12
		ADA VAN ACCESSIBLE	1
		ADA	5
		TOTAL STALLS PROVIDED	179
		PARKING RATIO:	2.10 STALLS/1,000 GSF

VEHICLE PARKING CALCULATION - BY PROPERTY

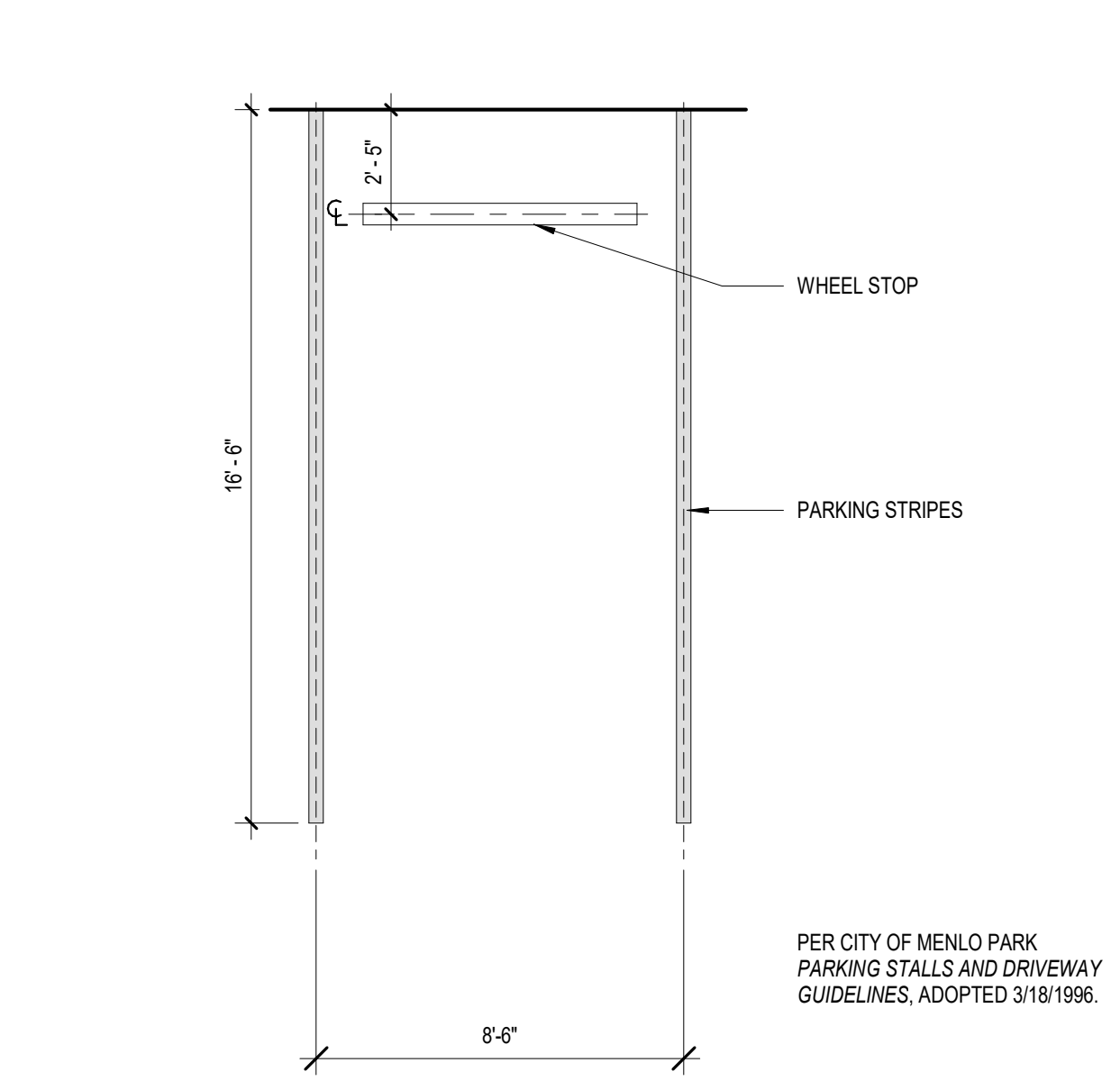
980/990 O'BRIEN			
EXISTING PARKING STALLS:	24	PROPOSED PARKING STALLS:	24
1010 O'BRIEN			
EXISTING PARKING STALLS:	23	PROPOSED PARKING STALLS:	36
1020/1030 O'BRIEN			
EXISTING PARKING STALLS (1020):	4	PROPOSED PARKING STALLS:	119
EXISTING PARKING STALLS (1030):	17		

PARKING CALCULATIONS - BICYCLES

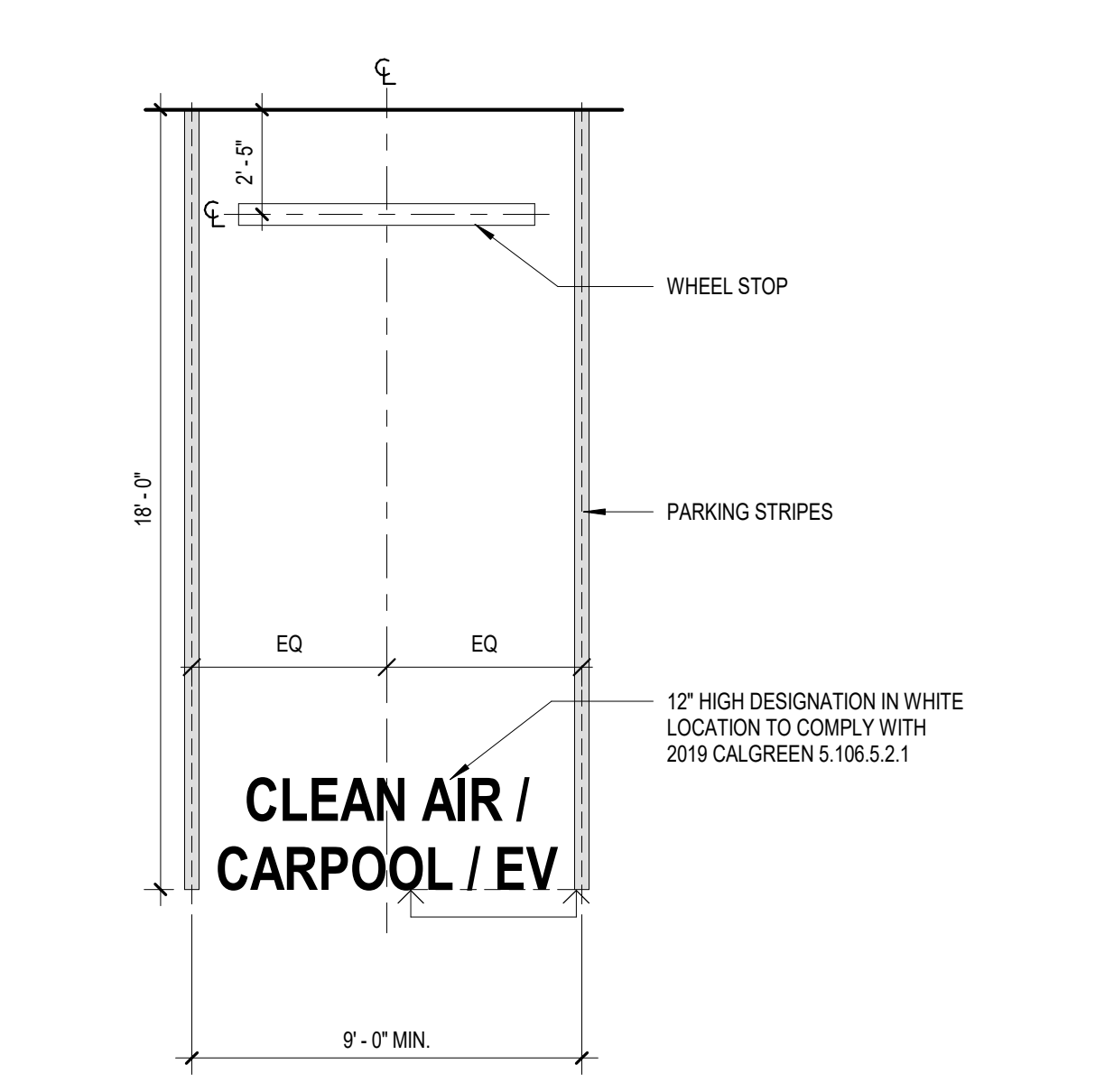
1/4" = 1'-0"

PARKING CALCULATIONS - VEHICLES

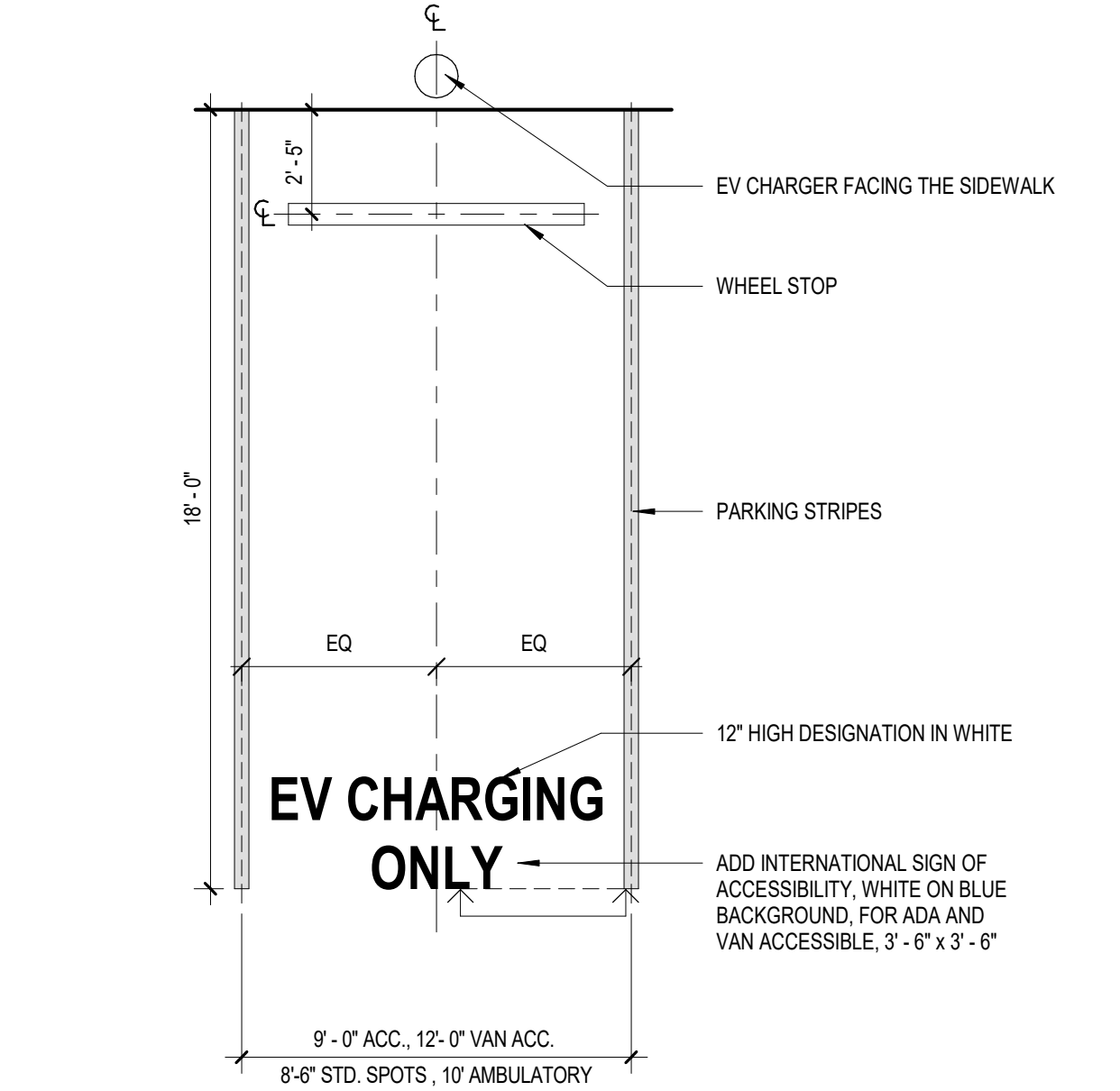
1/4" = 1'-0"



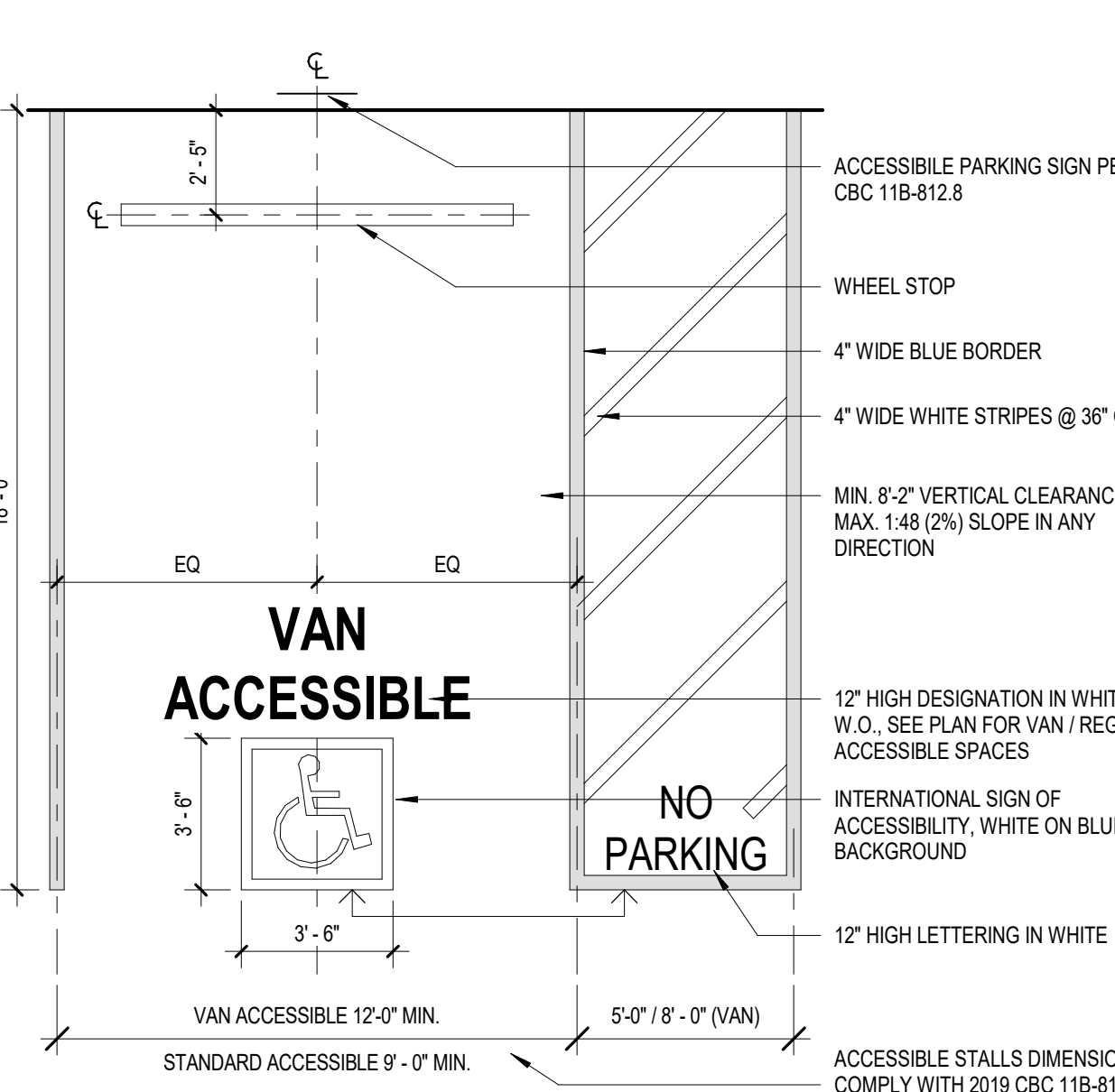
4 STANDARD PARKING SPACE 1/4" = 1'-0"



3 CAV / CARPOOL / EV PARKING SPACE 1/4" = 1'-0"



2 EV CHARGING STATION 1/4" = 1'-0"

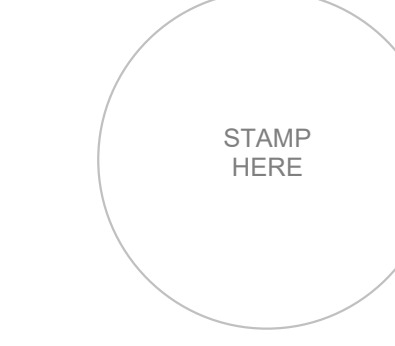


1 ACCESSIBLE PARKING SPACE 1/4" = 1'-0"

date revision description

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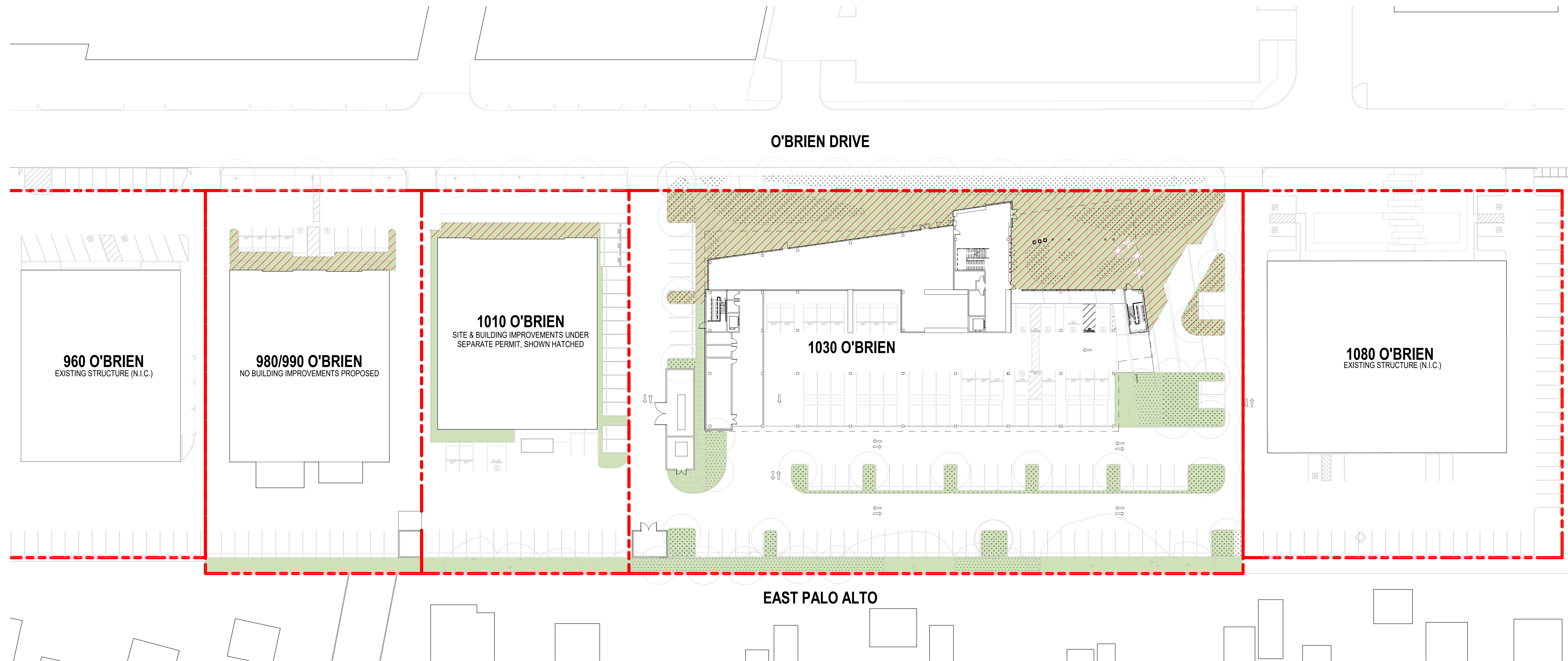
date issue description



1030 o'brien
1030 O'Brien Drive
Menlo Park, CA 94025

project number: 21-315
date: 2023.06.19

PARKING DATA AND
DIAGRAMS



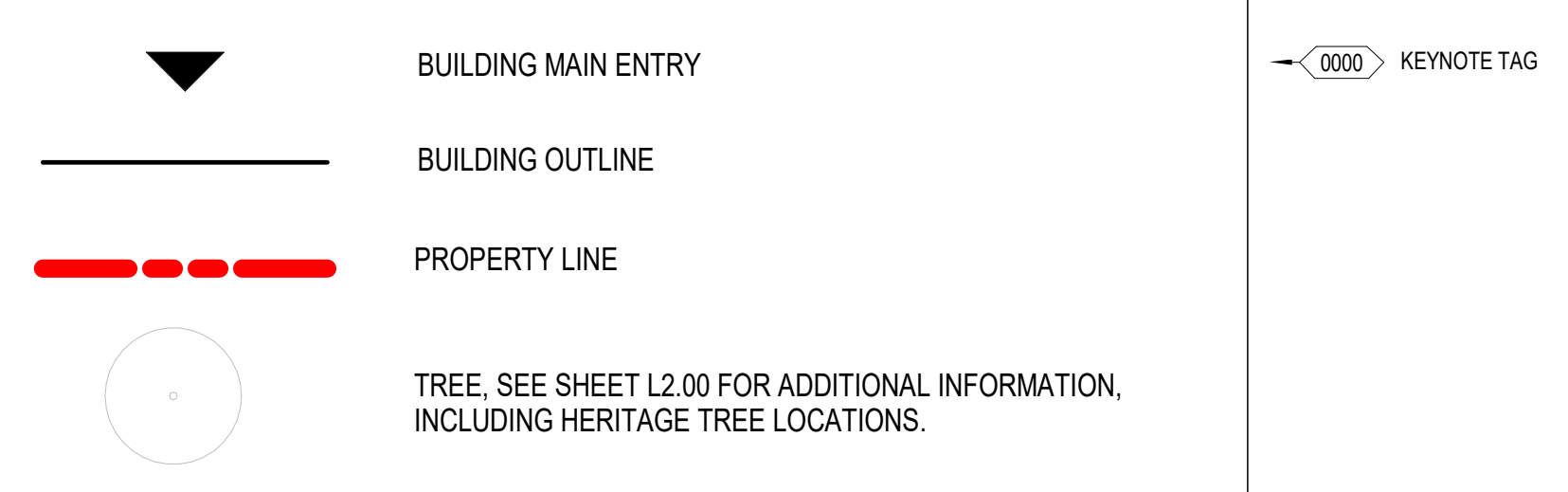
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file: AutoDesk Docs/1020 o'brien/21-315_1020 o'brien.rvt
6/19/2023 5:13:46 PM

1 SITE PLAN - OPEN SPACE

1" = 30'-0"

OPEN SPACE PLAN CALCULATIONS

TOTAL LOT AREA: 156,120 SF <i>(980, 1010, 1030 O'BRIEN)</i>	PROVIDED OPEN SPACE: 31,276 SF <i>(20.1% OF TOTAL LOT AREA)</i>
REQUIRED OPEN SPACE: 31,244 SF <i>(20% OF TOTAL LOT AREA)</i>	PROVIDED PUBLICLY ACCESSIBLE OPEN SPACE: 17,384 SF <i>(55.6% OF REQ'D OPEN SPACE)</i>
REQUIRED PUBLICLY ACCESSIBLE OPEN SPACE: 15,622 SF <i>(50% OF REQ'D OPEN SPACE)</i>	

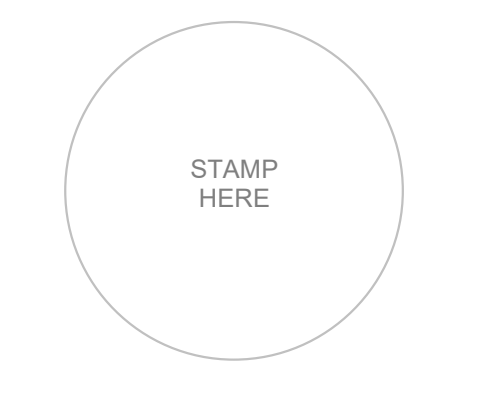


KEYNOTE LEGEND

OPEN SPACE PLAN CALCULATIONS

FLOOR PLAN LEGEND

#	date	revision description
5	2023.06.19	PLANNING REVISION 4
4	2023.01.19	PLANNING REVISION 3
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1030 o'brien
1030 O'Brien Drive
Menlo Park, CA 94025

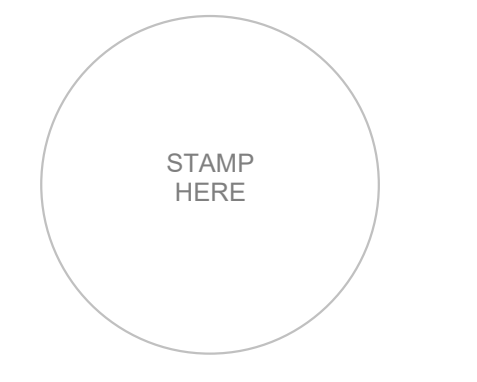
project number: 21-315
date: 2023.06.19

OPEN SPACE CALCULATIONS

#	date	revision description
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5	2023.06.19	PLANNING REVISION 4
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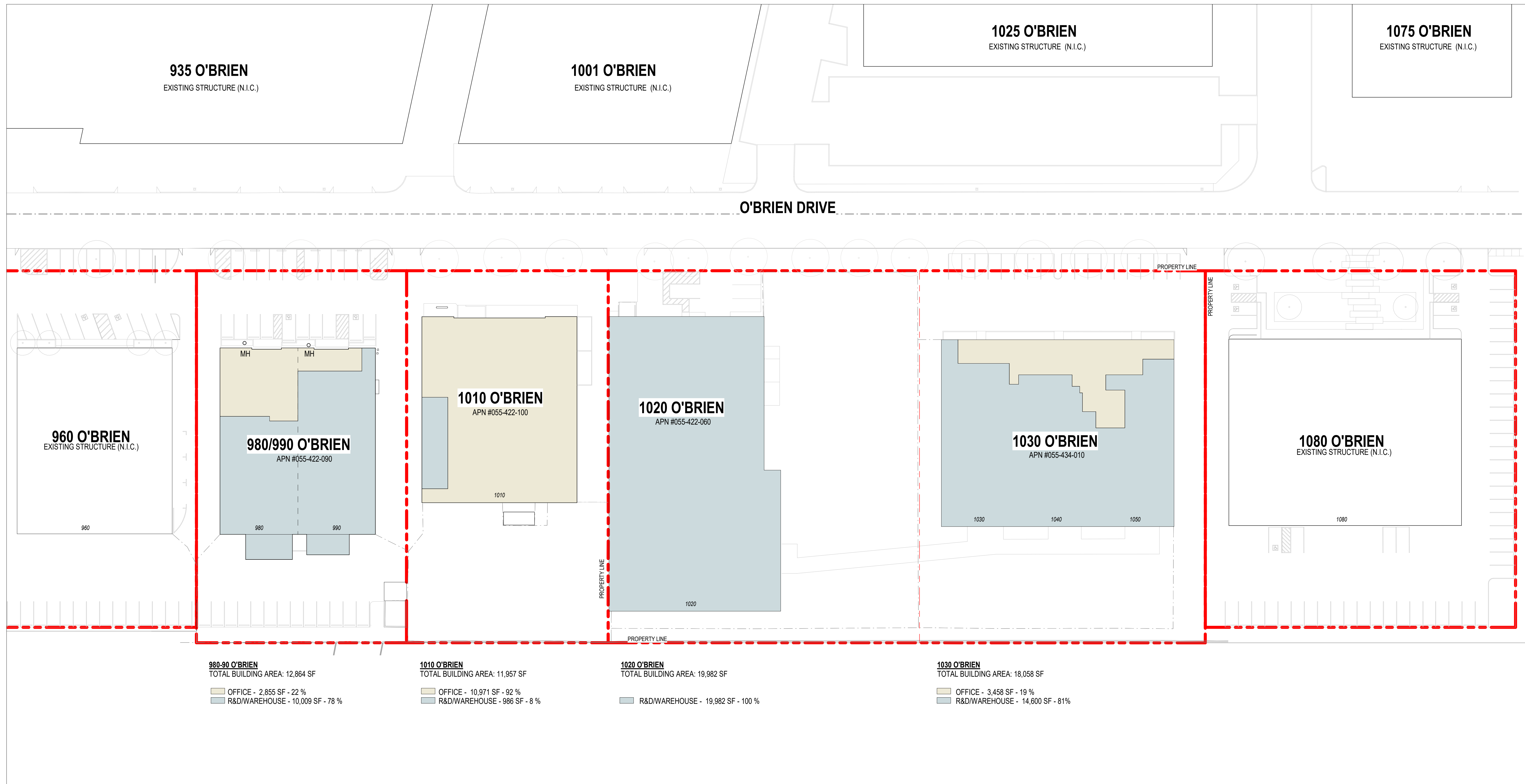
#	date	issue description
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1030 o'brien
1030 O'Brien Drive
Menlo Park, CA 94025

project number: 24-315
date: 2023.06.19

SITE PLAN - EXISTING BUILDING AREA



980-990 O'BRIEN
TOTAL BUILDING AREA: 12,864 SF
OFFICE - 2,855 SF - 22 %
R&D/WAREHOUSE - 10,009 SF - 78 %

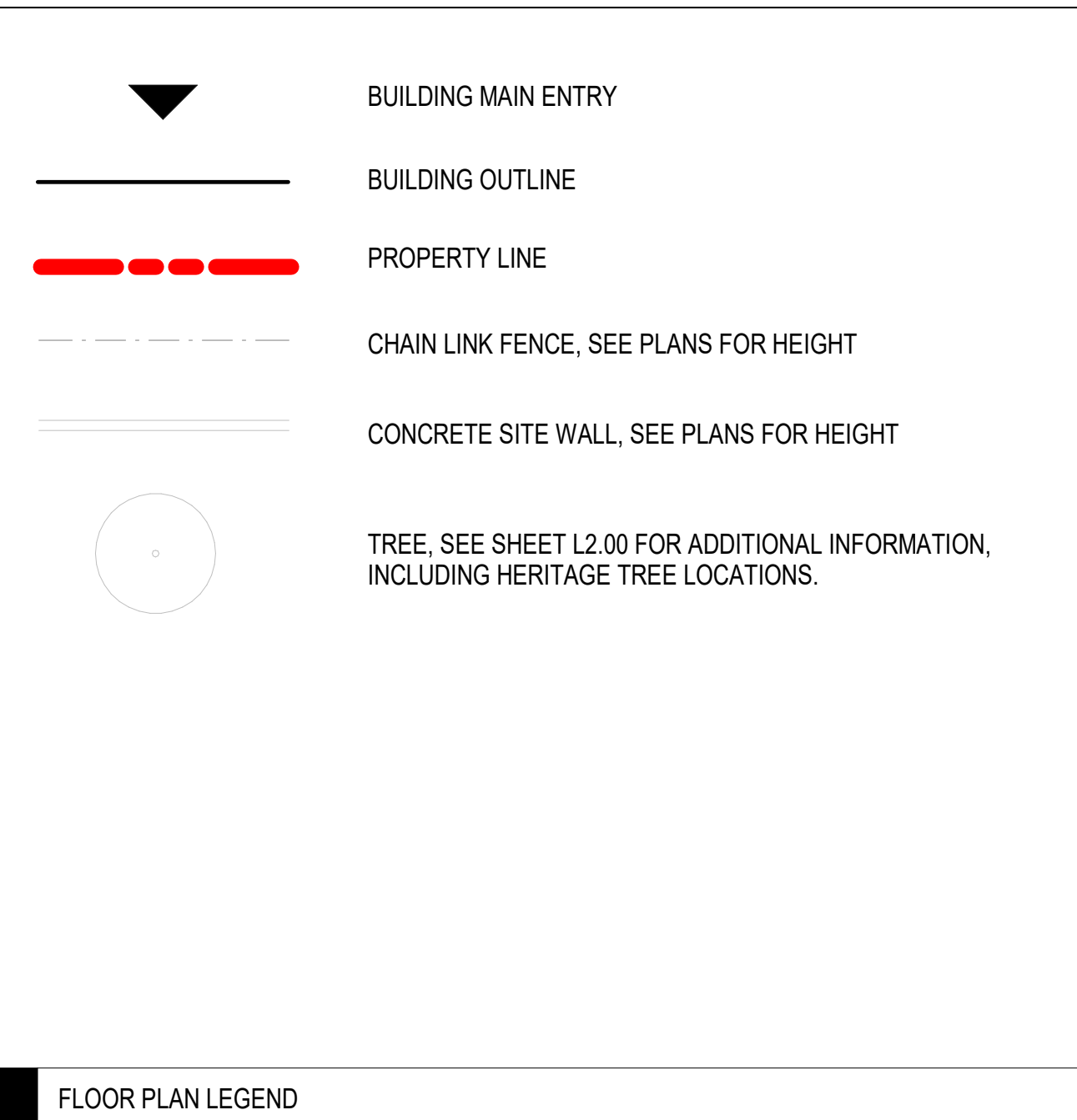
1010 O'BRIEN
TOTAL BUILDING AREA: 11,957 SF
OFFICE - 10,971 SF - 92 %
R&D/WAREHOUSE - 986 SF - 8 %

1020 O'BRIEN
TOTAL BUILDING AREA: 19,982 SF
R&D/WAREHOUSE - 19,982 SF - 100 %

1030 O'BRIEN
TOTAL BUILDING AREA: 18,058 SF
OFFICE - 3,458 SF - 19 %
R&D/WAREHOUSE - 14,600 SF - 81 %

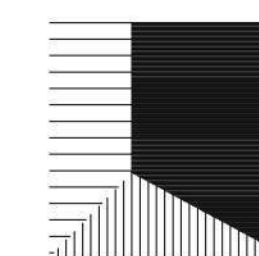
1 SITE PLAN - EXISTING BUILDING AREA

1" = 30'-0"

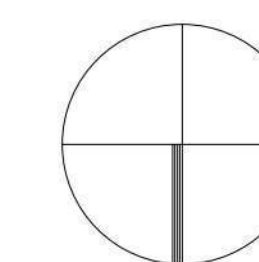
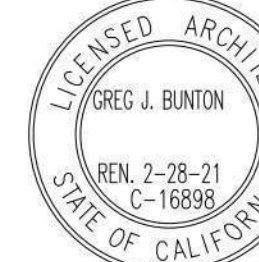


FLOOR PLAN LEGEND

KEYNOTE LEGEND



GREG BUNTUN
ARCHITECTURE
1 3 3 7 0
S K Y L I N E
B O U L E V A R D
W O O D S I D E
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date	revision description
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1030 o'brien
1030 O'Brien Drive
Menlo Park, CA 94025

project number: 21-315
date: 2023.06.19

EXISTING BUILDING
980/990 GROSS AREA
- MENLO PARK
MUNICIPAL CODE

990 O'BRIEN DRIVE
MENLO PARK, CA
FLOOR PLAN

scale
1/8" = 1'-0"

date
13_JUNE_19

revisions

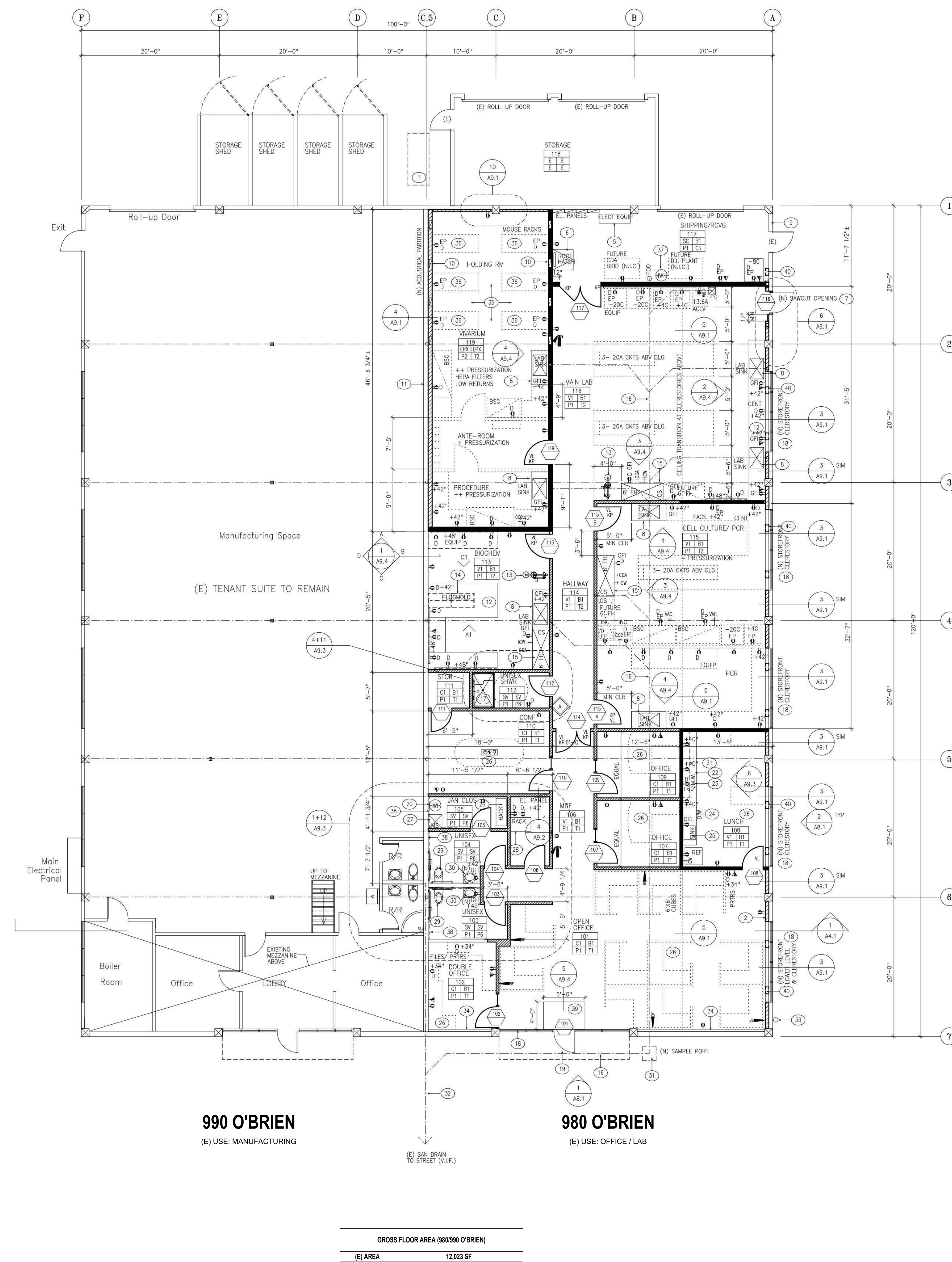
project

drawing
1915

A2.2

FLOOR PLAN KEYNOTES:

- FUTURE GENERATOR (N.I.C.)
- (N) GYP BD FURRING- SEE DETAIL
- NOT USED
- NOT USED
- (N) ELECTRICAL SERVICE FOR SUITE 990 ONLY
- ROOF HATCH & LADDER- SEE DETAILS
- SAWCUT OPENING W/ STEEL REINFORCING & 3X7" HM DOOR & FRAME
- EPOXY SINK IN METAL BASE CAB W/ EPOXY TOP & SPLASH & ICW + HW SUPPLIES
- CONC. EXTERIOR WALL
- RECTANGULAR DUCTED LOW EXHAUST IN (N) PARTITIONS
- FULL HT 1-HOUR RATED OCCUPANCY SEPARATION WALL TO REMAIN (TENANT DEMING WALL)
- METAL BASE CABINETS W/ EPOXY TOP & SPLASH
- EMERGENCY EYEWASH / SHOWER STANDPIPE
- PLASTIC LAM REAGENT RACK
- FLUME HOOD W/ CLIP SINK & ICW SUPPLY, PLUMBED FOR CDA
- ACID RESISTANT LAB WASTE LINE- SEE PLUMBING DRAWINGS. SEE TRENCH REPAIR DETAIL
- 3 PIECE FIBERGLASS HC SHOWER, SEAT, GRAB BARS, CURTAIN
- ALUM. STOREFRONT IN (E) OPENING W/ BRD FRIENDLY TINTED GLASS
- ALUM. STOREFRONT DOOR W/ BRD FRIENDLY TINTED GLASS
- HOT WATER HEATER FOR RESTROOMS, LUNCH ROOM, SHOWER
- PLASTIC LAM UPPER CABINETS
- PLASTIC LAM BASE CABINETS
- BUILT-IN S.S. MICROWAVE AT UPPER CABS
- S.S. DISHWASHER
- S.S. ACCESSIBLE SINK & FAUCET
- FURNITURE- N.I.C.
- FLOOR MTD WOP SINK W/ FAUCET & 4" X 4" FRP ON 2 WALLS
- DATA RACK- N.I.C.
- FLOOR MOUNTED FLUSHMETER W.C. AT (E) PLUMBING
- WALL HUNG LAV AT (N) PLUMBING
- LAB WASTE SAMPLE PORT IN LANDSCAPING- SEE PLUMBING DRAWINGS
- SANITARY SEWER DRAIN TO STREET- FIELD VERIFY LOCATION
- FIRE SPRINKLER RISER. VERIFY SUPPLY IS ADEQUATE FOR BOTH TENANTS. VERIFY IF BACKFLOW DEVICE IS REQ'D.
- GYP BD FURRING TO REMAIN
- HVAC, LIGHTING, & POWER ON EMERGENCY POWER IN VIVARIUM HOLDING ROOM- PROVIDE SEPARATE PANEL FOR FUTURE BACKUP POWER.
- LOOKING PLUG, CEILING MOUNTED, HVAC EXHAUST TO PAIR WITH THIMBLE FITTING
- HOT WATER HEATER FOR LABS
- 4" FRP WASCOT- SHOWN DASHED
- WALK-OFF MAT- SEE DETAIL
- SEISMIC CLIP AT WALL TO SLAB- S.S.D.



GROSS FLOOR AREA (980/990 O'BRIEN)	
(E) AREA	12,023 SF

FOR REFERENCE ONLY
NO PROPOSED WORK

NOT FOR CONSTRUCTION

FLOOR PLAN LEGEND

- (E) DOOR & PARTITION TO REMAIN
 - (N) FULL HT NON-RATED PARTITION W/ (N) DOOR
 - (N) ACOUSTICAL PARTITION THRU CEILING
 - (N) FURRING THRU CEILING
 - (N) FURRING THRU CEILING AT VIVARIUM
 - POSSIBLE FUTURE IMPROVEMENTS (N.I.C.)
 - (N) FIRE EXTINGUISHER- SEE DETAIL IN SEMI-RECESSED CABINET AT GYP BD PARTITIONS
 - (N) S.S. KICKPLATE
 - (N) VIEWLITE
 - N.I.C. NOT IN CONTRACT
- | FLOOR | WALL | ROOM NAME | ROOM NUMBER | BASE | CEILING |
|-------|------|--|-------------|------|---------|
| --- | --- | NO FINISH | | | |
| E | | EXISTING FINISH | | | |
| B1 | | (N) 4" COVERED RUBBER BASE | | | |
| C1 | | (N) CARPET TILE | | | |
| CS | | (N) CAP SHEET OVER INSULATION | | | |
| EPX | | (N) EPOXY MORTAR FLOORING & BASE | | | |
| FRP | | (N) FIBERGLASS REINFORCED PLASTIC WALL LINER | | | |
| P1 | | (N) LATEX PAINT | | | |
| P2 | | (N) EPOXY PAINT | | | |
| SC | | (E) CONCRETE W/ (N) SEALER | | | |
| SV | | (N) SHEET VINYL | | | |
| T1 | | (N) 2X4 2ND LOOK CEILING TILE | | | |
| T2 | | (N) 2X4 WASHABLE CEILING TILE | | | |
| VT | | (N) VCT | | | |

PLUMBING LEGEND

- (N) FLOOR SINK
- (N) 1/4" DOMESTIC COLD WATER SUPPLY
- (N) EMERGENCY EYEWASH / SHOWER STANDPIPE- SEE DETAIL
- (N) CLEAN DRY AIR
- (N) INDUSTRIAL COLD WATER
- (N) INDUSTRIAL HOT WATER

ELECTRICAL LEGEND

- NEW 110V DUPLEX OUTLET (DEDICATED CIRCUITS AT EQUIPMENT, TYP)
- NEW 110V DEDICATED CIRCUIT DUPLEX OUTLET
- NEW 110V DEDICATED CIRCUIT DUPLEX OUTLET ON EMERGENCY POWER
- NEW 110V GROUND FAULT INTERRUPTED DUPLEX OUTLET
- NEW 208V OUTLET (480V WHERE NOTED)
- NEW PHONE/DATA OUTLET
- NEW 110V 4-POLE OUTLET
- NEW WIREMOLD, 6,000 W/ SEPARATE POWER & DATA CHANNELS
- NEW BASE FEED W/ 110V POWER & DATA PROVIDE MIN. 1 CIRCUIT PER 3 CUBICLES
- NEW POWER, DATA, & HDMI FLOOR BOX

FLOOR PLAN NOTES:

- ALL DIMENSIONS ARE TO FACE OF FINISH U.O.N.
- VERIFY (E) CONDITIONS PRIOR TO CONSTRUCTION. NOTIFY ARCHITECT OF ANY DISCREPANCIES BEFORE COMMENCING WORK.
- PROVIDE 2A-10BFC FIRE EXTINGUISHERS & SEMI-RECESSED CABINETS AT 75' MAX. TRAVEL DIST. THROUGHOUT TENANT SPACE.
- PROVIDE FIRE ALARM SYSTEM
- FURNITURE IS N.I.C.
- PROVIDE BACKING AT ALL WALL MOUNTED CABINETS PER DETAIL
- NOT USED
- DATA CABLING IS N.I.C.-PROVIDE RING & STRING AT NEW PHONE/DATA OUTLETS
- PROVIDE TACTILE EGRESS SIGNAGE AS REQUIRED- SEE SHEET A0.2
- TEST SLAB FOR MOISTURE LEVEL PRIOR TO INSTALLING FLOORCOVERING. PROVIDE VAPOR-PROOFING IF REQUIRED.
- PROVIDE NEW MECHANICAL ROOFTOP UNITS PER MECHANICAL PLANS.
- PROVIDE NEW ROOF SCREEN- SEE ROOF PLAN
- PROVIDE LEVEL 4 WALL FINISH THROUGHOUT
- RE-FLOAT EXISTING CONC. SLAB ON GRADE AS REQ'D FOR (N) FLOOR FINISHES.
- PROVIDE (3) ACCENT WALL COLORS IN LOCATIONS TO BE DETERMINED.
- FOR MOUNTING HEIGHTS, SEE DETAIL
- FLOOR MINIMUM DOOR CLEARANCES, SEE DETAIL

120 Second St 2nd Floor
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FACEBOOK
1 HACKER WAY
Menlo Park, CA, 94025

1010 O'BRIEN DRIVE
COMMUNITY HUB

1010 O'BRIEN DR.
MENLO PARK, CA, 94025

SHEET NAME
FLOOR PLAN

#	DATE	DESCRIPTION
5	03/31/20	IPC RESPONSE 5
A	06/29/20	ADDENDUM 1
9	10/29/20	BULLETIN 1
10	12/22/20	BULLETIN 2
11	06/23/21	BULLETIN 3

#	DATE	DESCRIPTION
5	2023.06.19	PLANNING REVISION 4
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1	2022.02.11	PLANNING APPLICATION

STAMP
HERE

1030 o'brien
1030 O'Brien Drive
Menlo Park, CA 94025

project number: 21-315
date: 2023.06.19

EXISTING BUILDING
1010 GROSS AREA -
MENLO PARK
MUNICIPAL CODE

G4.02

PLAN GENERAL NOTES

- MECHANICAL SYSTEM DESIGN-PERMIT-BUILD COMPLETE HVAC SYSTEM FOR TENANT SPACE, INCLUDING, BUT NOT LIMITED TO: EXPOSED DUCTWORK, DIFFUSERS, ACCESSORIES, CONTROLS, ACoustICAL MEASURES SUCH AS SOUND BOOTTS AND SEALING OF DUCT PENETRATIONS THROUGH FULL HEIGHT PARTITIONS, FIRE SMOKE DAMPER(S) IF REQUIRED, FANS, AND COOLING. PROVIDE TITLE 24 ENERGY CALCULATIONS AND FORMS FOR PERMITS.
- ELECTRICAL & LIGHTING SYSTEMS: DESIGN-PERMIT-BUILD COMPLETE ELECTRICAL POWER, SIGNAL, AND LIGHTING SYSTEMS FOR TENANT SPACE. LIGHTING SYSTEM TO INCLUDE PHOTOCENSOR AND DAYLIGHTING CONTROL. DESIGN LIGHTING TO PROVIDE MINIMUM 30 AND AVERAGE OF 35 FOOT-CANDLES OF ILLUMINATION AT DESK SURFACE. PROVIDE TITLE 24 ENERGY CALCULATIONS AND FORMS FOR PERMITS.
- PLUMBING SYSTEM: DESIGN-PERMIT-BUILD COMPLETE PLUMBING SYSTEM FOR TENANT SPACE AND TIE-IN TO EXISTING COMMON BUILDING SYSTEM. FIXTURES TO COMPLY WITH REQUIREMENTS FOR ACCESS BY PEOPLE WITH DISABILITIES. FUTURE FLOW RATES TO COMPLY WITH CALIFORNIA GREEN AND MENDO PARK AMENDMENTS.
- FIRE SPRINKLER SYSTEM: DESIGN-PERMIT-BUILD COMPLETE FIRE SPRINKLER SYSTEM FOR TENANT SPACE AND TIE-IN TO EXISTING COMMON BUILDING SYSTEM. FIRE SPRINKLER SYSTEM TO COMPLY WITH NFPA 13, STATE, AND LOCAL ORDINANCES.
- FIRE ALARM SYSTEM: DESIGN-PERMIT-BUILD COMPLETE FIRE ALARM SYSTEM FOR TENANT SPACE AND TIE-IN TO EXISTING COMMON BUILDING SYSTEM. FIRE ALARM SYSTEM TO INCLUDE, BUT IS NOT LIMITED TO: SMOKE DETECTORS, ALARM ANNUNCIATION, MANUAL PULL STATIONS, FIRE-SMOKE DAMPER CONTROLS, HORN-STROBE DEVICES. COMPLY WITH NFPA 72, STATE, AND LOCAL REGULATIONS AND ORDINANCES.
- PROVIDE EXISTING FIRE EXTINGUISHERS AND CABINETS, LOCATIONS TO BE DETERMINED.
 - PROVIDE EXISTING FIRE EXTINGUISHERS AND CABINETS, LOCATIONS TO BE DETERMINED.
 - PROVIDE EXISTING FIRE EXTINGUISHERS AND CABINETS, LOCATIONS TO BE DETERMINED.
- EXISTING CONCRETE SLAB FLOOR: VERIFY CONDITION OF EXISTING CONCRETE SLAB IN FIELD AND FILL AND PREPARE AND SEAL AS NECESSARY TO PROVIDE A SMOOTH AND LEVEL SUBSTRATE FOR FINISH FLOOR MATERIALS.

FLOOR PLAN GENERAL NOTES

- DIMENSIONS:
 - ALL DIMENSIONS SHALL BE VERIFIED IN THE FIELD.
 - ALL DIMENSIONS SHOWN ARE TO THE CENTER OF COLUMNS AND BEAMS, FACE OF CONCRETE WALLS AND CONCRETE BLOCK WALLS, EDGE OF SLAB, FACE OF WALL FINISH AND CENTERLINE OF DOORS AND WINDOWS UNLESS OTHERWISE NOTED.
- WHERE NEW GYPSUM WALL BOARD MEETS (E) CORNER, REMOVE (E) METAL CORNER BEAD PRIOR TO INSTALLATION OF NEW GYP. SD.
- ALONG NEW PARTITIONS WITH (E) ADJACENT PARTITIONS, TAPE AND SAND JOINTS SMOOTH LEAVING NO VISIBLE JOINT. PATCH & REPAIR SURFACE TO MATCH ADJACENT SURFACES. GYPSUM WALL BOARD PARTITIONS TO HAVE LEVEL FINISH, TYPICAL.
- PATCH, REPAIR, AND FINISH EXISTING PARTITIONS INDICATED TO REMAIN TO MATCH FINISH LEVEL OF NEW WORK.
- ROOM OR AREA IDENTIFICATION SIGNS, IF PROVIDED, SHALL COMPLY WITH TACTILE SIGN REQUIREMENTS AND HAVE ACCOMPANYING BRaille TEXT. SEE 01.15 SIGNAR.
- GENERAL CONTRACTOR TO COORDINATE INSTALLATION OF OWNER FURNISHED, CONTRACTOR INSTALLED EQUIPMENT.
- SEE EGRESS PLAN G2.01 FOR SCOPE OF CODE REQUIRED SIGNS, INCLUDING, BUT NOT LIMITED TO TACTILE EGRESS SIGNS, EVACUATION MAPS, AND MAXIMUM OCCUPANTS SIGNS.
- ASSISTIVE LISTENING SYSTEMS: PROVIDE PORTABLE ASSISTIVE LISTENING SYSTEMS FOR THE FLOOR. MINIMUM NUMBER OF RECEIVERS TO BE 4% OF THE TOTAL NUMBER OF SEATS IN ASSEMBLY AREAS, INCLUDING CONFERENCE AND MEETING ROOMS, BUT NOT LESS THAN 2. 25% OF THE MINIMUM NUMBER OF RECEIVERS REQUIRED TO BE HEARING-AID COMPATIBLE AND SHALL INTERFACE WITH TELECOILS IN HEARING AIDS THROUGH THE PROVISION OF NECKLOOPS.
 - 8.1 4% OF 218 SEATS (CONF. MTG) = 9 RECEIVERS, MINIMUM
 - 8.2 25% OF 9 RECEIVERS TO BE HEARING AID COMPATIBLE = 3 RECEIVERS HEARING AID COMPATIBLE
 - 8.3 FOR ACCOMPANYING SIGN AND LOCATION, SEE A2.3
- ALL SIDELIGHTS AND GLASS STAIR PANELS TO BE IN COMPLIANCE WITH C.C. SECTION 2403.2 FOR SUPPORTING GLASS. WHERE ONE OR MORE SIDES OF ANY FRAME OF GLASS ARE NOT FIRMLY SUPPORTED, OR ARE SUBJECT TO UNUSUAL LOAD CONDITIONS, DETAILED CONSTRUCTION DOCUMENTS, DETAILED SHOP DRAWINGS AND ANALYSIS OR TEST DATA ASSURING SAFE PERFORMANCE FOR THE SPECIFIC INSTALLATION SHALL BE PREPARED BY A REGISTERED DESIGN PROFESSIONAL, PER C.C. SECTION 2401.4 WHERE INTERIOR GLAZING IS INSTALLED ADJACENT TO A WALKING SURFACE, THE DIFFERENTIAL DEFLECTION OF TWO ADJACENT UNSUPPORTED EDGES SHALL NOT BE GREATER THAN THE THICKNESS OF THE PANELS WHEN A FORCE OF 50 POUNDS PER LINEAR FOOT IS APPLIED HORIZONTALLY TO ONE PANEL AT ANY POINT UP TO 42 INCHES ABOVE THE WALKING SURFACE. ALL GLASS TO BE SAFETY GLAZING TEMPERED TYPE, UNLESS OTHERWISE NOTED.
- ALL COUNTERTOPS NOT TO EXCEED 36" IN HEIGHT, UNLESS OTHERWISE NOTED.

WALL LEGEND

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
(Solid line)	EXISTING WALLS	(Square with dot)	INDICATES WINDOW TAG. WINDOW SCHEDULE SEE A2.0/B
(Dashed line)	INDICATES INTERIOR STOREFRONT OR SIDELIGHT GLAZING	(Circle with dot)	INDICATES KEYNOTE
(Circle with dot)	INDICATES PARTITION, SEE A2.11 AND A2.12 FOR PARTITION SCHEDULE. ALL WALLS TO BE TYPE 3A,U,A,O.	(Square with cross)	FIRE EXTINGUISHER CABINET
(Circle with dot)	INDICATES 1-HR RATED PARTITION	(Square with cross)	INDICATES FLOOR CORE STUB OR FLOOR BOX AS REQUIRED. SEE TECHNOLOGY DRAWINGS, CONFIRM FINAL LOCATION WITH FURNITURE VENDOR
(Circle with dot)	INDICATES ELEVATION	(Square with cross)	ALIGN SYMBOLS
(Circle with dot)	INDICATES FLOOR DRAIN, S.P.D.	(Square with cross)	CARD READER
(Circle with dot)	DOOR AS SCHEDULED, SEE A2.0/A	(Square with cross)	G.C. PROVIDED MILLWORK - SEE ELEVATIONS
(Circle with dot)	INDICATES SECTION OR DETAIL	(Square with cross)	(E) FIRE EXTINGUISHER HUNG ON WALL

KEYNOTES

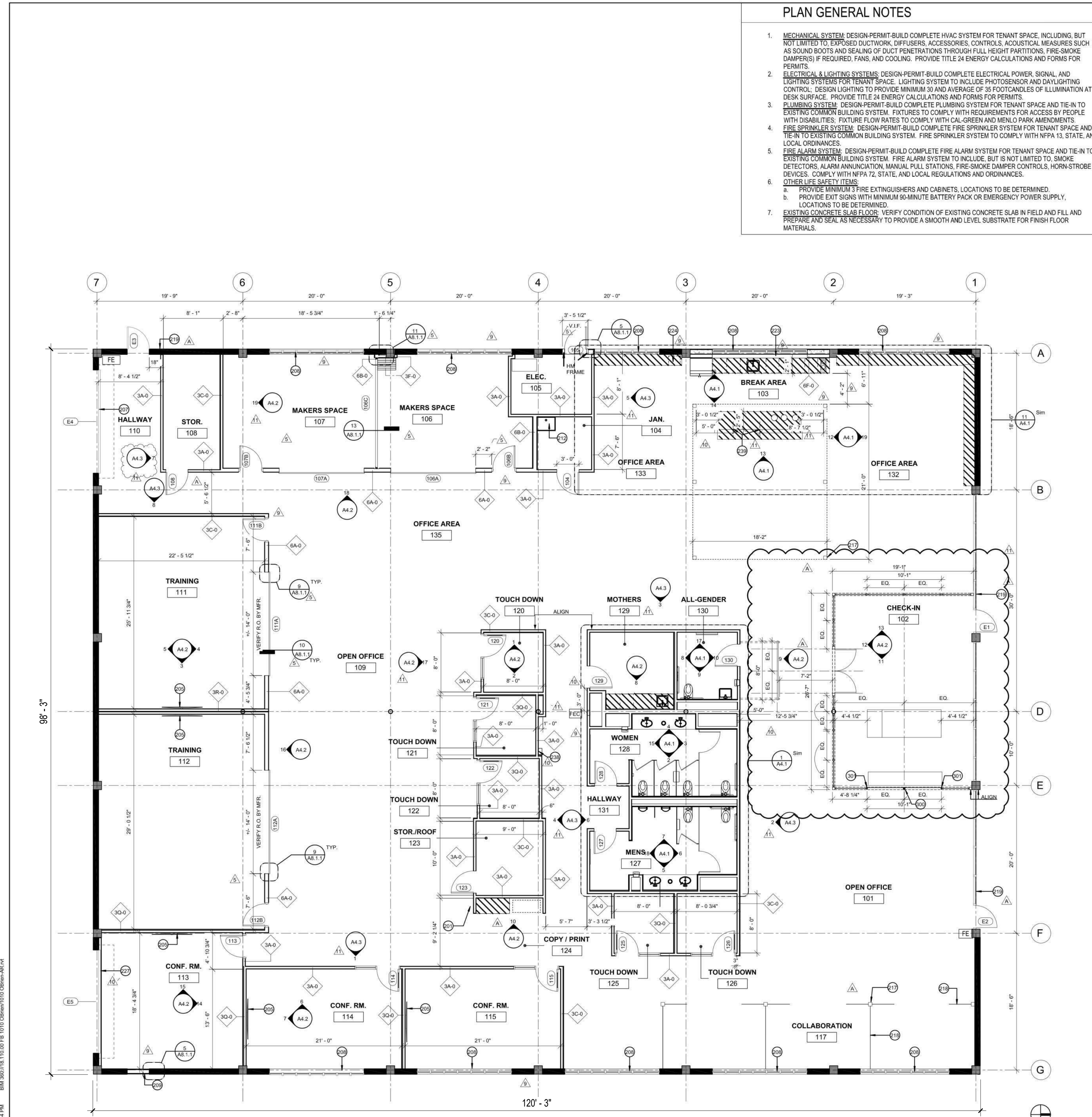
- LEGEND - KEYNOTE
- CASEWORK; PLASTIC LAMINATE EXTERIOR, SOLID SURFACE COUNTERTOP, UPPER CABINET WHERE SHOWN DASHED. SEE ELEVATION FOR ADDITIONAL INFO.
 - WALL MOUNTED TV / MONITOR PROVIDED BY OWNER; PROVIDE HORIZONTAL METAL STUD BACKING WITHIN WALL TO SUPPORT MOUNTING BRACKET. SEE 12/A2.2; SEE OWNER FOR CABLING REQUIREMENTS. SEE A2.3 FURNITURE / POWER PLAN FOR ADDITIONAL INFORMATION.
 - EXISTING ROLL-UP DOORS TO REMAIN, PROVIDE NEW WEATHER STRIPPING
 - REPLACE DAMAGED AND BROKEN WINDOW PANES AT EXTERIOR WINDOWS, TYP.
 - FLOOD PROOFING PANEL AT EXISTING DOOR.
 - JANITOR MOP SINK, S.P.D.
 - NEW WOOD CANOPY. SEE ARCHITECTURAL DETAILS & STRUCTURAL DRAWINGS
 - PROVIDE ACOUSTIC CURTAINS. SEE FINISH PLAN.
 - PROVIDE NO SMOKING SIGN AT THIS LOCATION. REFER TO 12/G1.07.
 - FURRING WALL AT TILE
 - COUNTER TOP BOTTLE FILLER, COORDINATE WATER LINE, POWER OUTLET, GROMMET FOR WATER FILTER SYSTEM
 - NEW FURRING WALL UP TO TOP OF (E) GARAGE DOOR.
 - FIRST AID CABINET
 - COORDINATE POWER OUTLET
 - PROVIDE METAL BRACKET TO CONNECT PLYWOOD TO FRAME
 - PROVIDE BOLT TO CONNECT PLYWOOD TO VERTICAL POST

PLAN REVIEW ACCEPTANCE

FOR COMPLIANCE WITH THE APPLICABLE CALIFORNIA BUILDING, PLUMBING, MECHANICAL, ELECTRICAL, AND ENERGY CODES AS AMENDED BY THE JURISDICTION.

PLAN REVIEW ACCEPTANCE OF DOCUMENTS DOES NOT AUTHORIZE CONSTRUCTION TO PROCEED IN VIOLATION OF ANY FEDERAL, STATE, OR LOCAL REGULATION.

By: *[Signature]* DATE: 6/30/2021
WEST COAST CODE CONSULTANTS, INC. (WCCI)



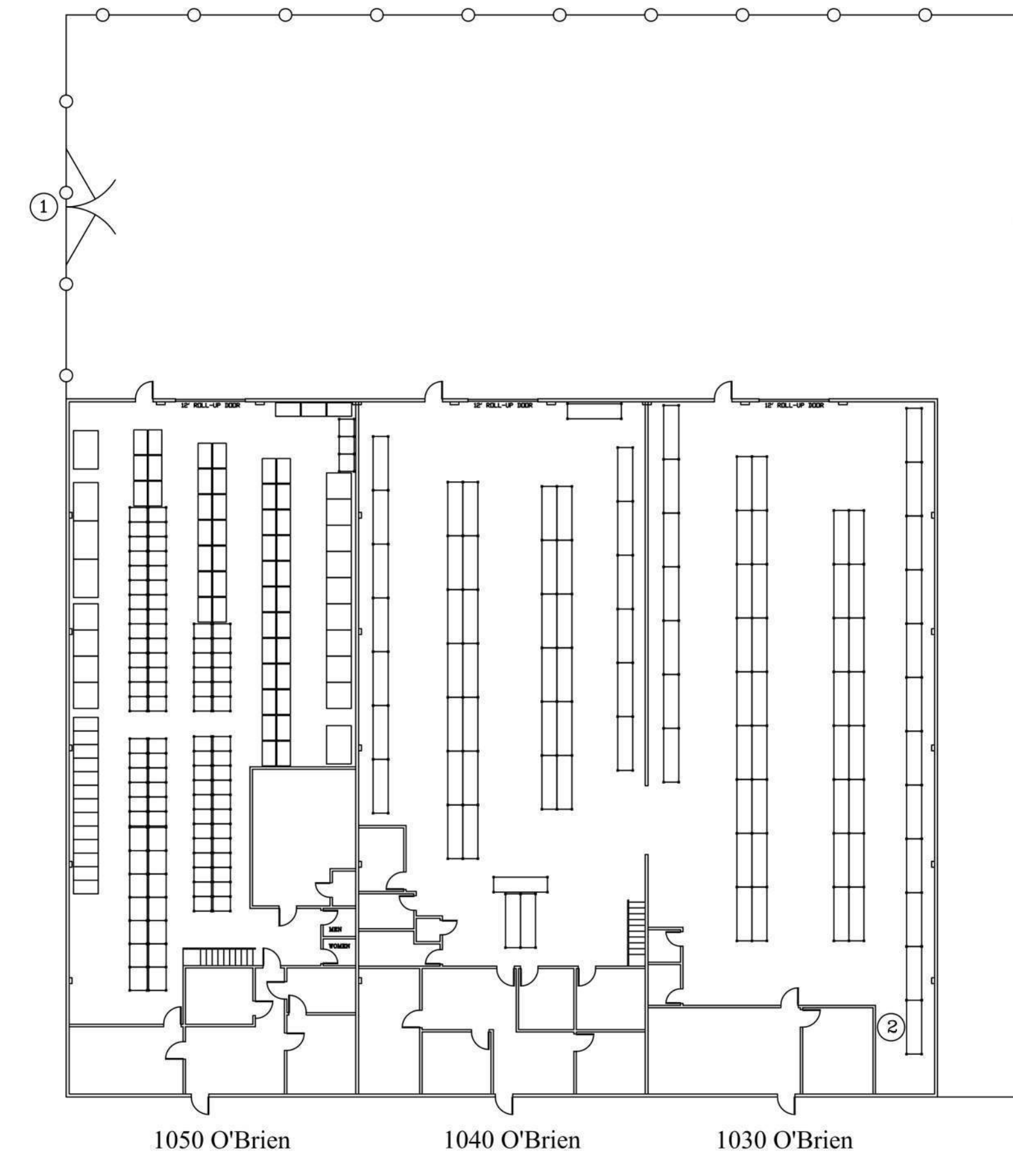
1010 O'BRIEN
(E) USE: OFFICE

GROSS FLOOR AREA (1010 O'BRIEN)	
(E) AREA	11,815 SF

FOR REFERENCE ONLY
NO PROPOSED WORK

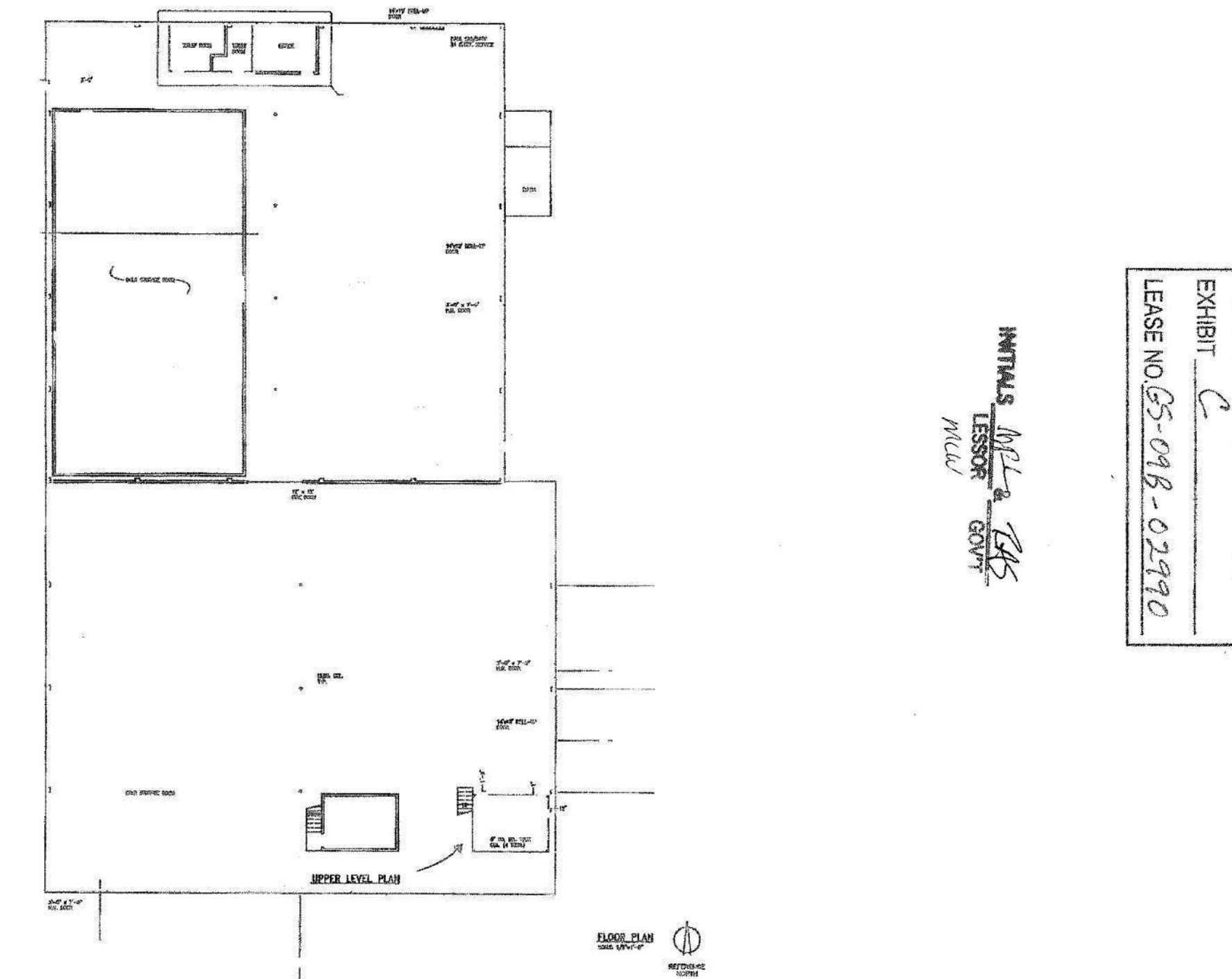
A2.1

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1030 O'BRIEN
(E) USE: R&D/WAREHOUSE

FOR REFERENCE ONLY
(TO BE DEMOLISHED)



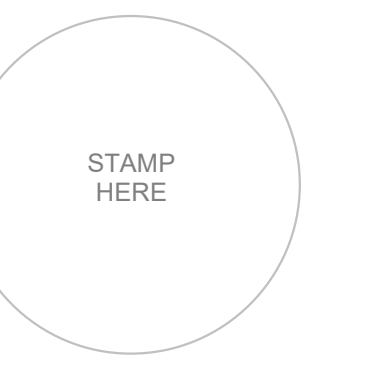
1020 O'BRIEN
(E) USE: R&D/WAREHOUSE

FOR REFERENCE ONLY
(TO BE DEMOLISHED)

#	date	revision description
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5	2023.06.19	PLANNING REVISION 4
4	2023.01.19	PLANNING REVISION 3
3	2022.11.04	PLANNING REVISION 2
2	2022.07.27	PLANNING REVISION 1
1	2022.02.11	PLANNING APPLICATION

#	date	issue description
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1030 o'brien
1030 O'Brien Drive
Menlo Park, CA 94025

project number: 24-315
date: 2023.06.19

EXISTING BUILDINGS
1020 & 1030 O'BRIEN
(TO BE DEMOLISHED)



3 1020 O'BRIEN (TO BE DEMOLISHED)



2 1020 O'BRIEN (TO BE DEMOLISHED)



5 980 - 990 O'BRIEN (TO REMAIN)



1 1030 - 1050 O'BRIEN (TO BE DEMOLISHED)



4 1010 O'BRIEN (TO REMAIN)



KEY PLAN - SITE PHOTOS

brick

CLIENT
R+M Properties

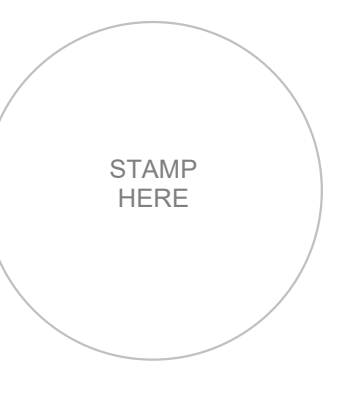
ARCHITECT
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465 14th Street, Suite 500
Oakland, CA 94612
510.516.0167
www.brick-inc.com

CONSULTANT

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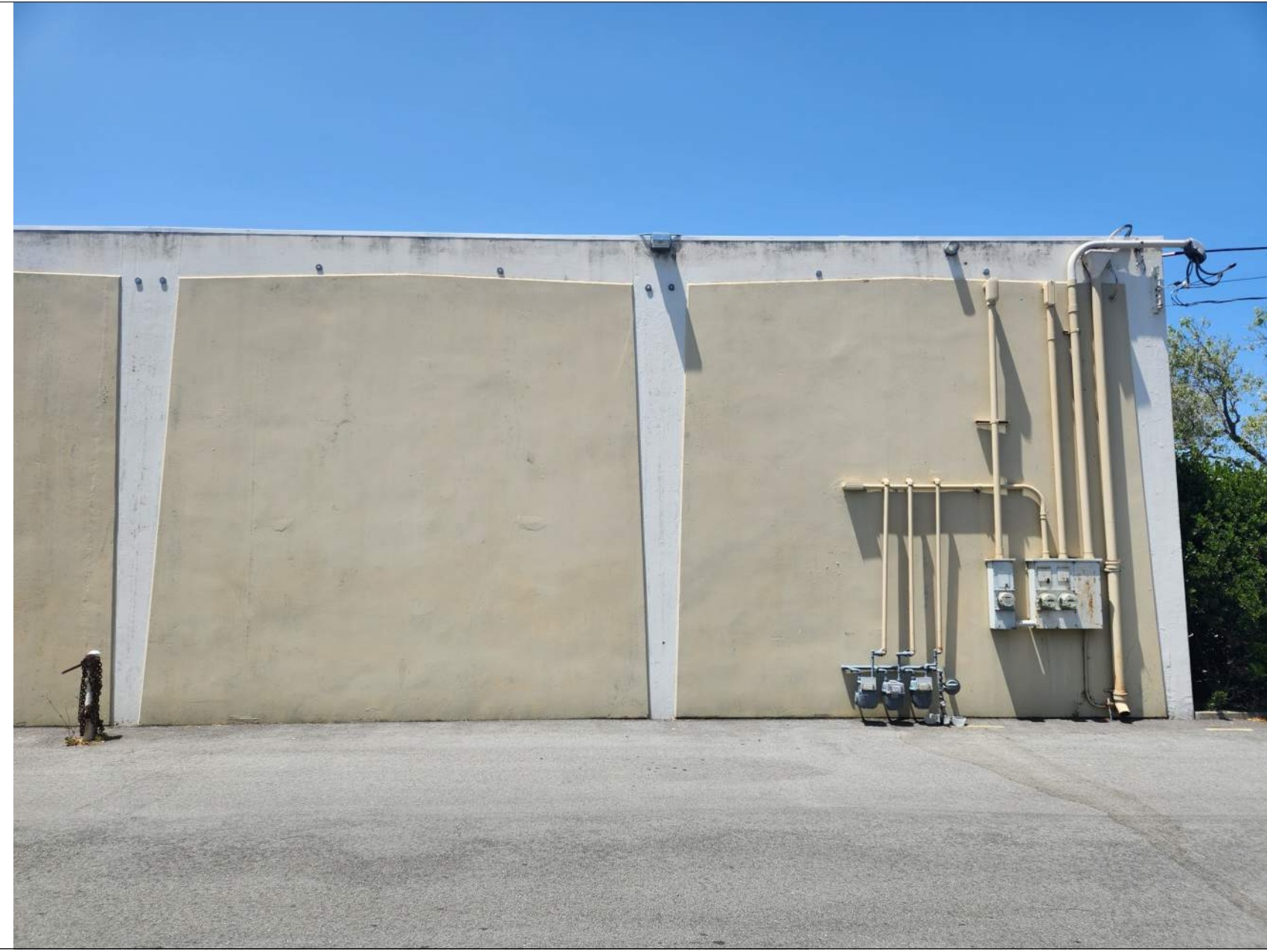
date issue description



1030 o'brien
1030 O'Brien Drive
Menlo Park, CA 94025

project number: 24-315
date: 2023.06.19

EXISTING
CONDITIONS
PHOTOGRAPHS



7 1030 O'BRIEN - EAST (TO BE DEMOLISHED)



3 1020 O'BRIEN - EAST (TO BE DEMOLISHED)



10 1030 O'BRIEN - WEST (TO BE DEMOLISHED)



6 1030 O'BRIEN - NORTH (TO BE DEMOLISHED)



2 1020 O'BRIEN - EAST (TO BE DEMOLISHED)



9 1030 O'BRIEN - SOUTH (TO BE DEMOLISHED)



5 1020 O'BRIEN - WEST (TO BE DEMOLISHED)



1 1020 O'BRIEN - NORTH (TO BE DEMOLISHED)



8 1030 O'BRIEN - EAST (TO BE DEMOLISHED)

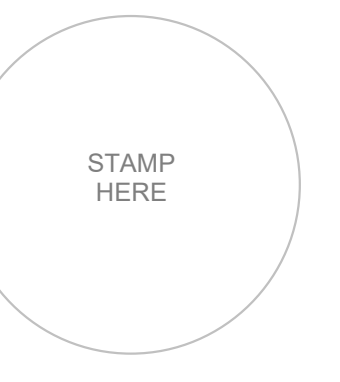


4 1020 O'BRIEN - SOUTH (TO BE DEMOLISHED)



KEY PLAN - SITE PHOTOS

△	date	revision description
5	2023.06.19	PLANNING REVISION 4
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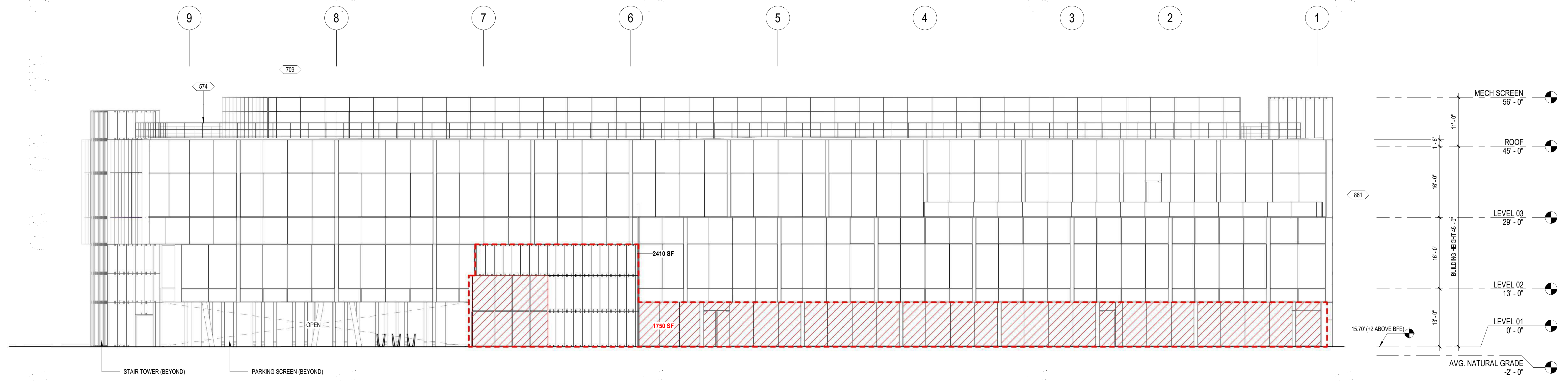


1030 o'brien
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Menlo Park, CA 94025

project number: 24-315
date: 2023.06.19

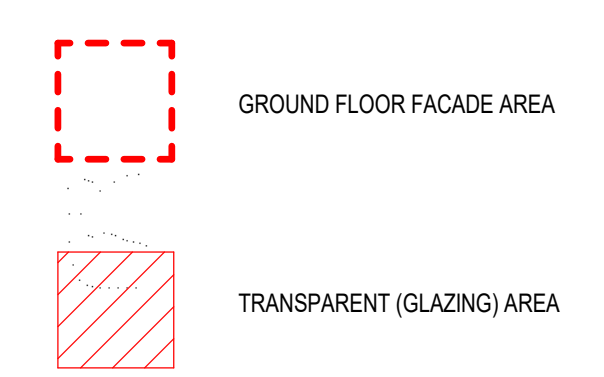
EXISTING
CONDITIONS
PHOTOGRAPHS

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 File: Autodesk Docs://1020 o'brien21-315_1020 o'brien.rvt
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1 NORTH ELEVATION GLAZING CALCULATION

3/32' = 1'-0"



FACADE AREA (GROUND FLOOR)	= 2,410 SF
MIN GROUND FLOOR TRANSPARENCY REQUIREMENT	= 50% = 1,205 SF
PROPOSED GLAZING AREA (GROUND FLOOR)	= 1,750 SF
TOTAL PROPOSED GROUND FLOOR TRANSPARENCY	= 1,750 SF / 2,410 SF = 73%

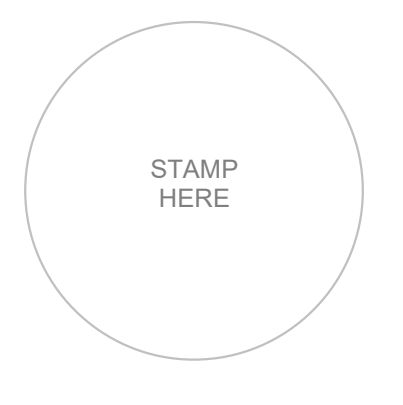
GROUND FLOOR TRANSPARENCY LEGEND

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1030 o'brien
 1030 O'Brien Drive
 Menlo Park, CA 94025

project number: 24-315
 date: 2023.06.19

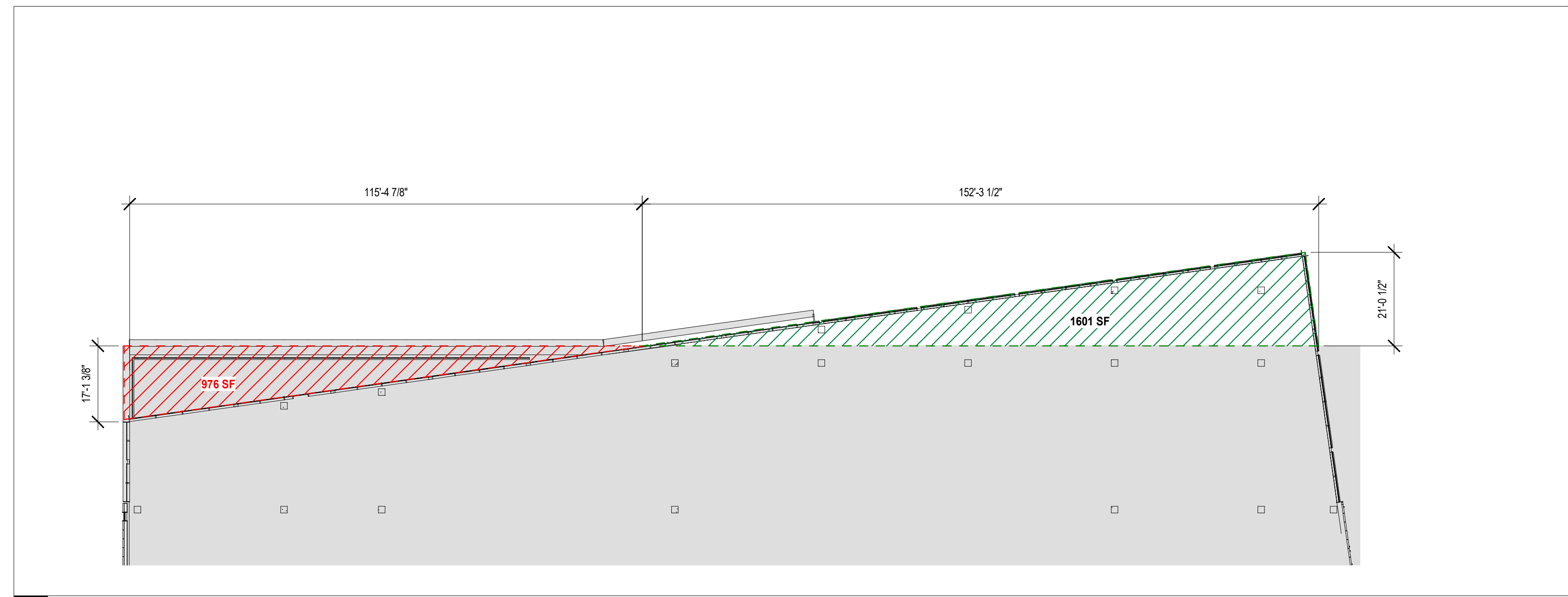
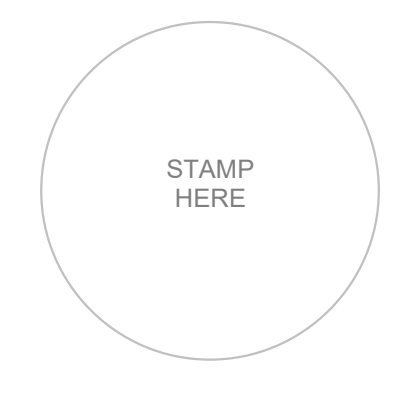
TRANSPARENCY DIAGRAM

NOT FOR CONSTRUCTION

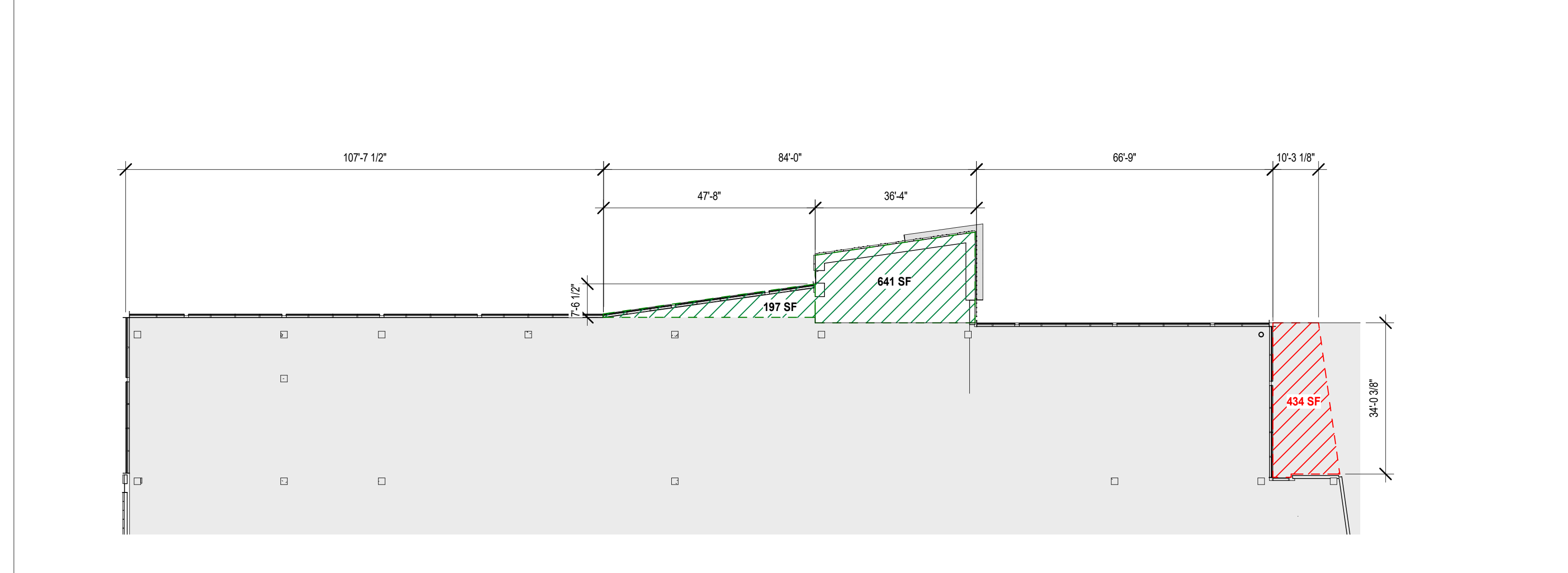
G4.42

#	date	revision description
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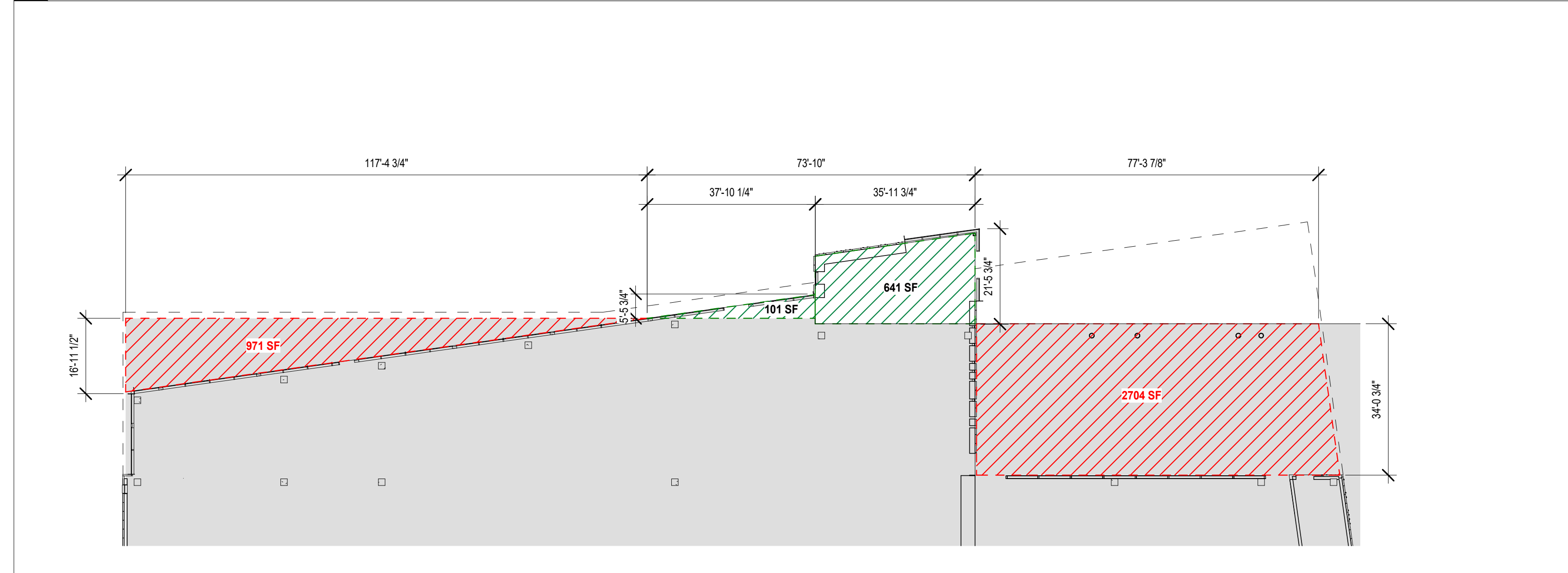
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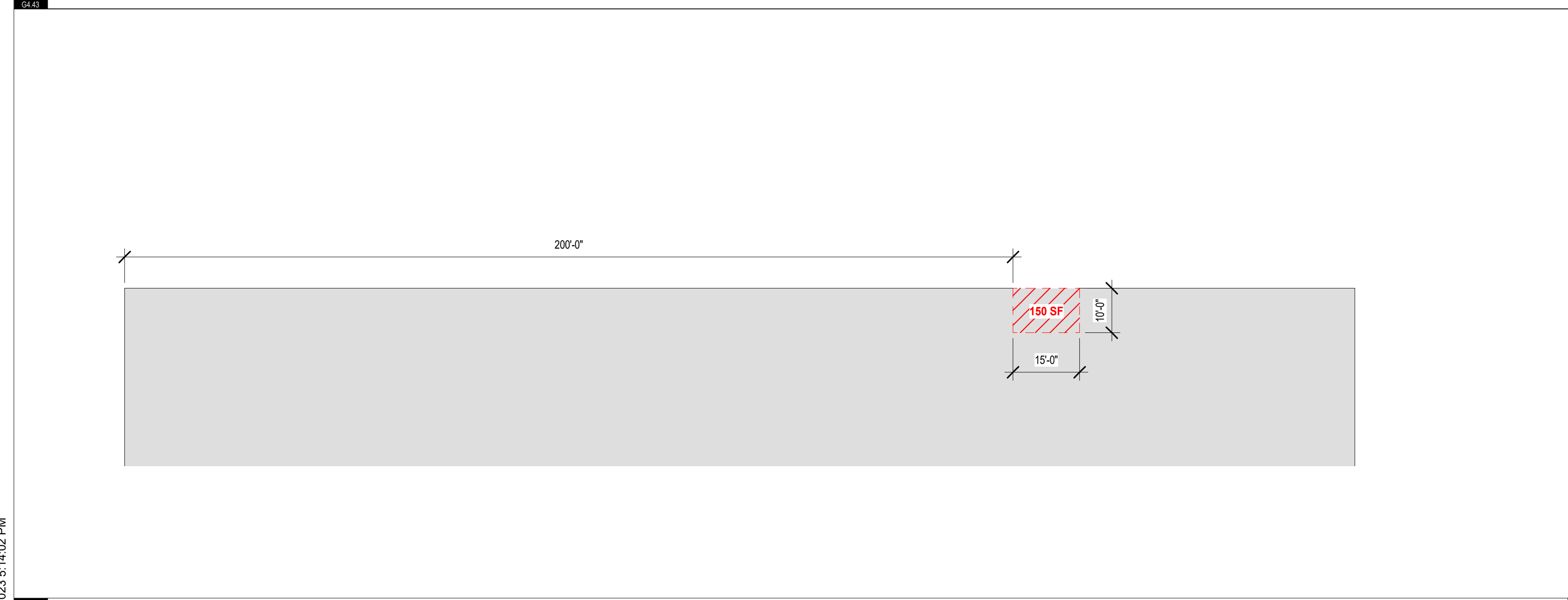
20 PROPOSED LEVEL 03 MODULATION 1" = 20'-0"



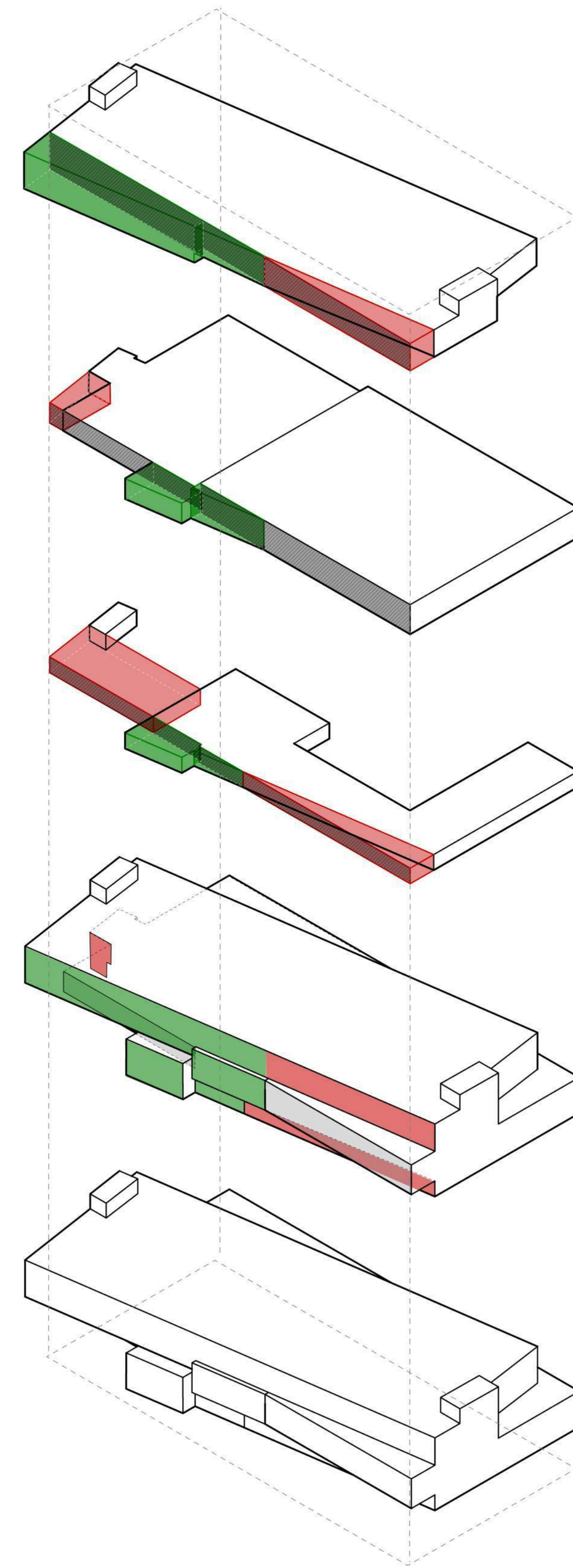
19 PROPOSED LEVEL 02 MODULATION 1" = 20'-0"



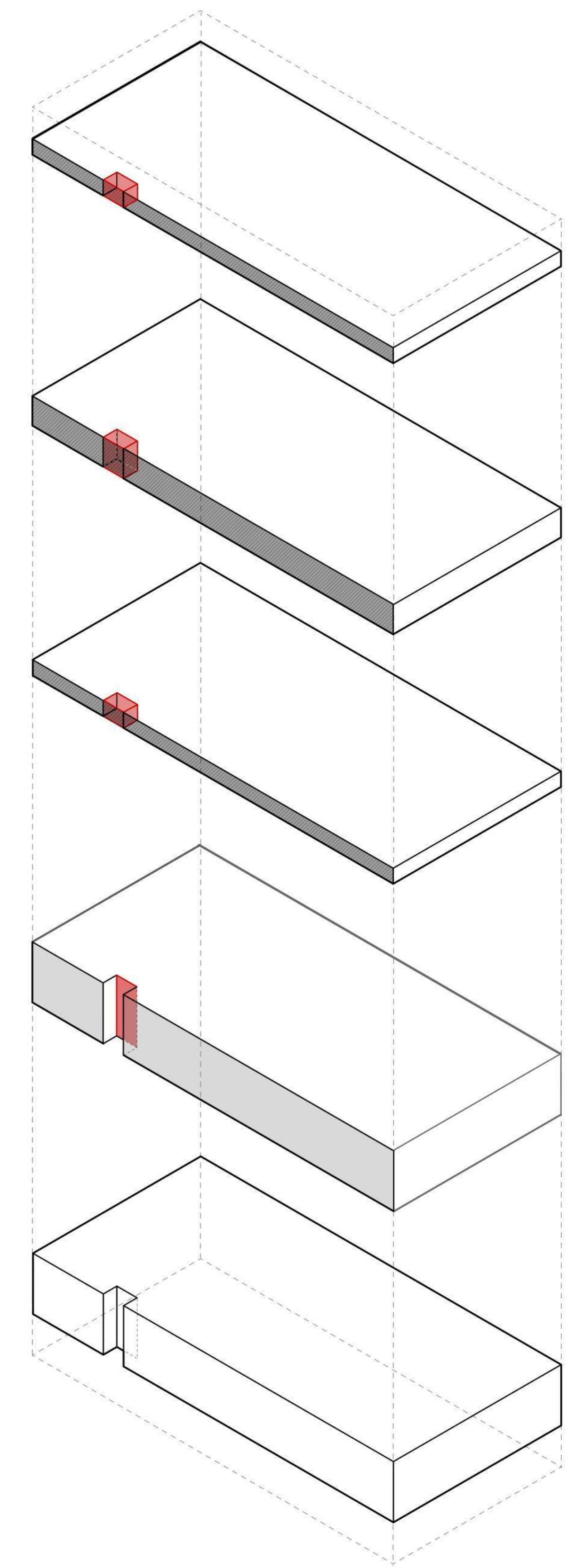
18 PROPOSED LEVEL 01 MODULATION 1" = 20'-0"



17 BASELINE CODE COMPLIANT BUILDING MODULATION 1" = 20'-0"



PROPOSED DESIGN



CODE COMPLIANT BASELINE

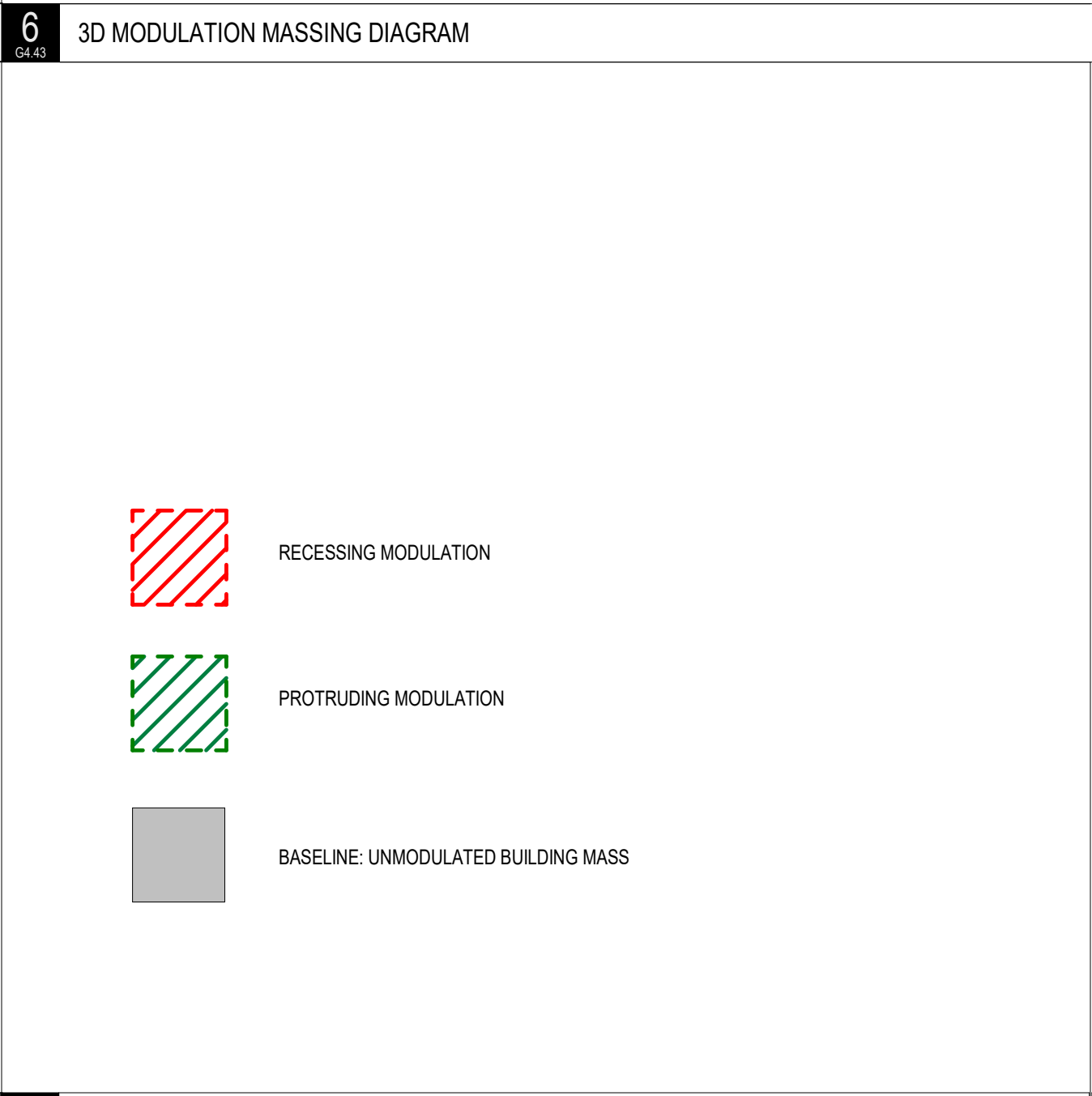
L3 MASSING

L2 MASSING

L1 MASSING

MODULATION
ON FACADE

OVERALL
MASSING



2D MODULATION DIAGRAM LEGEND 1" = 20'-0"



3D MODULATION DIAGRAM LEGEND

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RENDERING VIEW LOOKING SOUTHWEST



RENDERING VIEW LOOKING NORTHEAST



3 WOOD SOFFIT



2 COMPOSITE PANEL



1 ALUMINUM & GLASS CURTAINWALL

BIRD FRIENDLY GLAZING: CERAMIC FRIT PATTERN @ GL-1.
SEE A3.01 & A3.02

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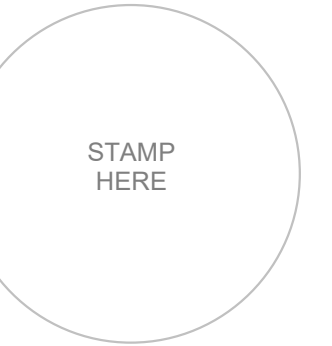
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CONSULTANT

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- 5 2023.06.19 PLANNING REVISION 4
- 4 2023.01.19 PLANNING REVISION 3
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- 2 2022.07.27 PLANNING REVISION 1
- 1 2022.02.11 PLANNING APPLICATION

date issue description



1030 o'brien
1030 O'Brien Drive
Menlo Park, CA 94025

project number: 21-315
date: 2023.06.19

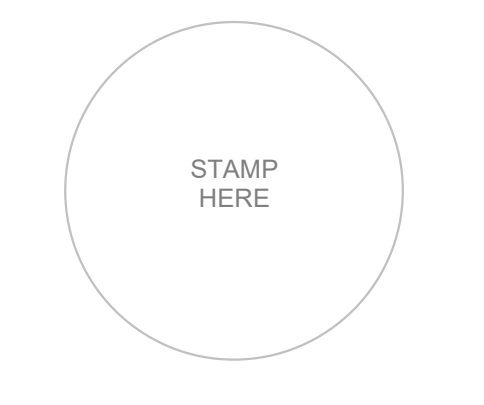
MATERIAL PALETTE

G5.10

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5	2023.06.19	PLANNING REVISION 4
4	2023.01.19	PLANNING REVISION 3
3	2022.11.04	PLANNING REVISION 2
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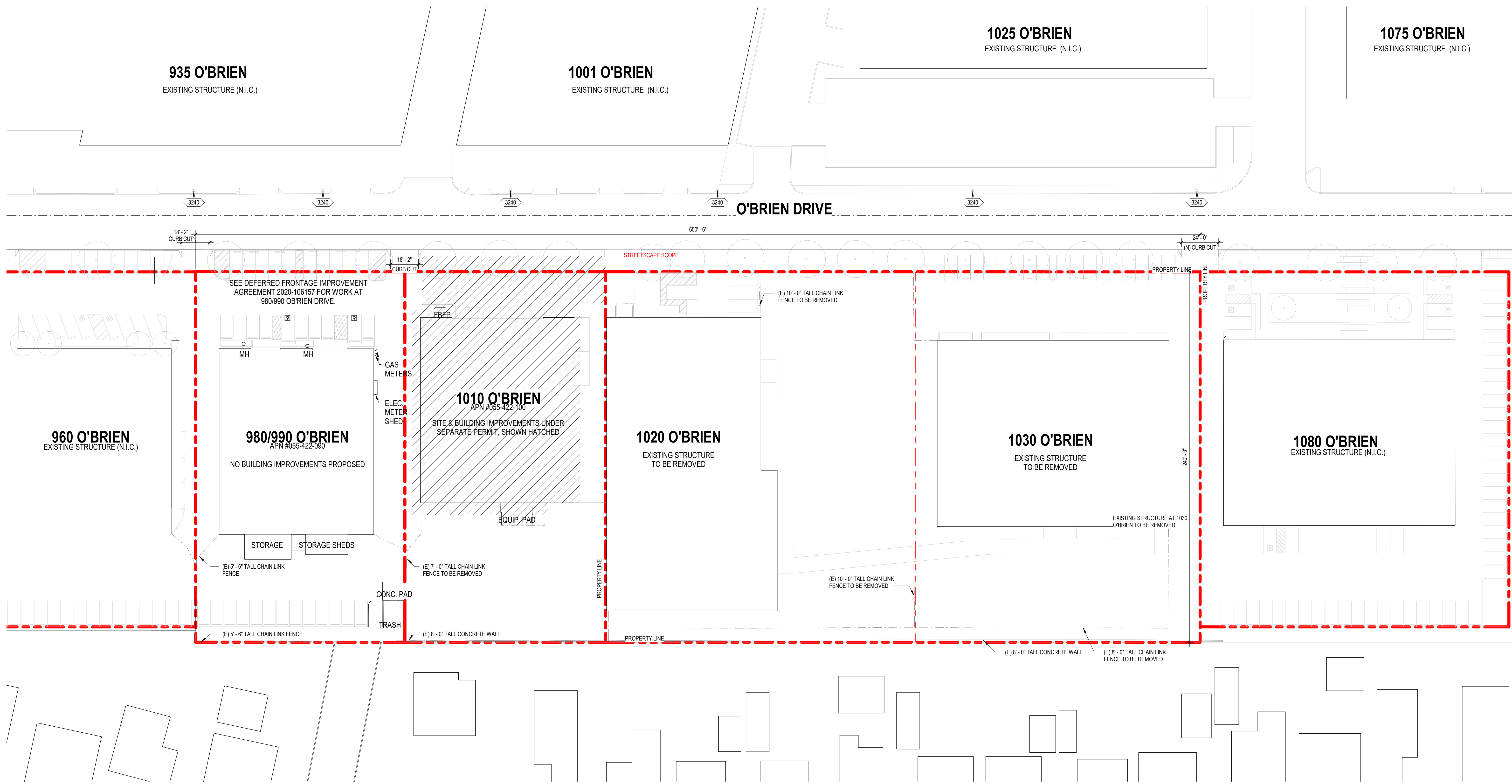
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1030 o'brien
1030 O'Brien Drive
Menlo Park, CA 94025

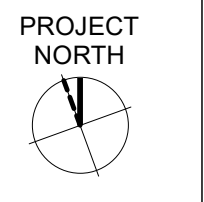
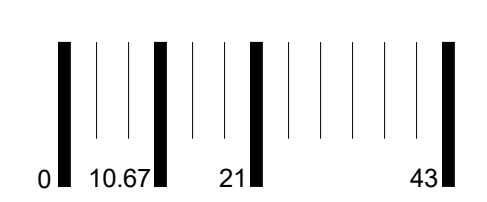
project number: 24-315
date: 2023.06.19

EXISTING SITE PLAN



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file: AutoDesk Docs/1030 O'Brien/21-315_1030 o'brien.rvt
6/19/2023 5:17:49 PM

1 SITE PLAN - EXISTING



1" = 30'-0"

- SEE G0.00 FOR GENERAL PROJECT INFORMATION.
- SEE G1.00 SERIES DRAWINGS FOR CODE ANALYSIS.
- SEE G2.00 SERIES DRAWINGS FOR AREA.
- SEE G3.00 SERIES DRAWINGS PARKING DATA AND OPEN AREA.
- SEE G4.00 SERIES DRAWINGS FOR 3D VIEWS AND MATERIALITY.
- ALL OPEN JOINTS, PENETRATIONS AND OTHER OPENINGS IN THE BUILDING ENVELOPE SHALL BE SEALED, CAULKED, GASKETED AND WEATHER-STRIPPED TO LIMIT AIR LEAKAGE AND MAINTAIN RATED ASSEMBLIES.
- ALL CONCEALED WOOD BLOCKING SHALL BE FIRE RETARDANT TREATED, TYPICAL.
- PROVIDE THE REQUIRED BACKING, BRACING, AND BLOCKING FOR ATTACHMENT OF CASEWORK, RESTROOM ACCESSORIES, EQUIPMENT, AND OTHER.
- ALL FURNITURE, APPLIANCES, AND TRASH CANS SHALL BE O.F.C.I., U.O.N.
- +0'-0" ELEVATION SHOWN ON THE FLOOR PLAN EQUALS DESIGN FLOOD ELEVATION +15.7' NAVD 88.
- PROTECT ADJACENT PROPERTY AS REQUIRED BY CBC SEC. 3306.
- ANY FRONTAGE IMPROVEMENTS WHICH ARE DAMAGED AS A RESULT OF CONSTRUCTION WILL BE REQUIRED TO BE REPLACED. ALL FRONTAGE IMPROVEMENT WORK SHALL BE IN ACCORDANCE WITH THE LATEST VERSION OF THE CITY STANDARD DETAILS.
- AN ENCROACHMENT PERMIT FROM THE ENGINEERING DIVISION IS REQUIRED PRIOR TO ANY CONSTRUCTION ACTIVITIES, INCLUDING UTILITY LATERALS, IN THE PUBLIC RIGHT OF WAY.
- AS PART OF THE ZERO WASTE MANAGEMENT PLAN REQUIRED BY THE CITY OF MENLO PARK, RESTROOMS SHALL INCLUDE ENERGY EFFICIENT HAND DRYERS AND SHALL NOT INCLUDE PAPER TOWEL DISPENSERS. DRINKING FOUNTAINS SHALL INCLUDE BOTTLE FILLING STATIONS AT ALL LOCATIONS.

	BUILDING MAIN ENTRY
	BUILDING OUTLINE
	EASEMENT LINE
	PROPERTY LINE
	SETBACKS
	EXISTING STRUCTURE OUTLINE
	CHAIN LINK FENCE, SEE PLANS FOR HEIGHT
	CONCRETE SITE WALL, SEE PLANS FOR HEIGHT
	TREE, SEE SHEET L2.00 FOR ADDITIONAL INFORMATION, INCLUDING HERITAGE TREE LOCATIONS.

	KEYNOTE TAG
--	-------------

GENERAL FLOOR PLAN NOTES

1/8" = 1'-0"

FLOOR PLAN LEGEND

KEYNOTE LEGEND

NOT FOR CONSTRUCTION

#	date	revision description
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5	2023.06.19	PLANNING REVISION 4
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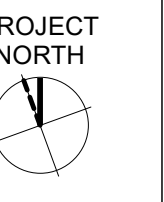
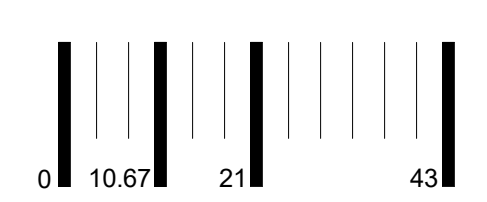
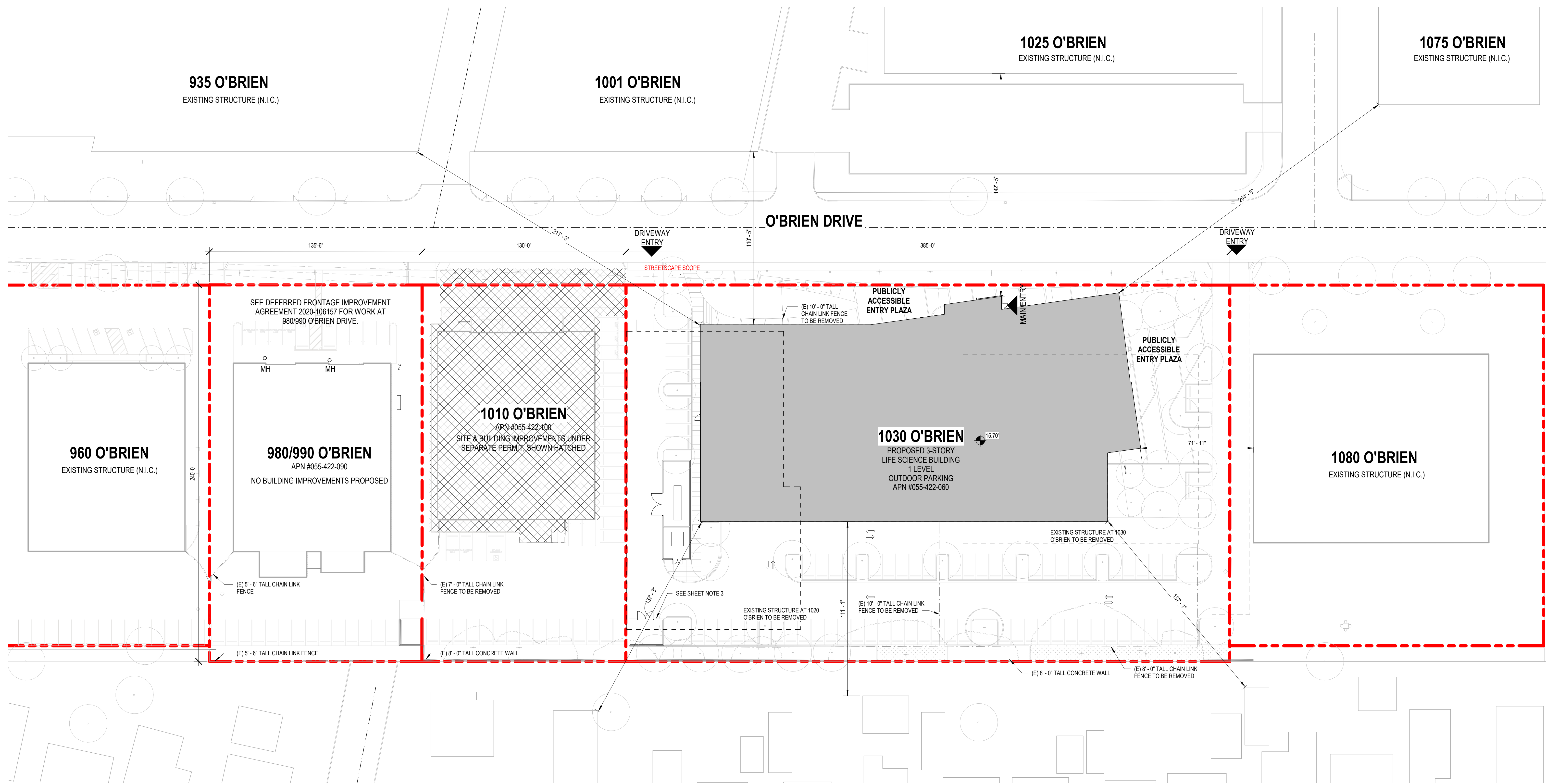
#	date	issue description
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1030 o'brien
1030 O'Brien Drive
Menlo Park, CA 94025

project number: 24-315
date: 2023.06.19

AREA PLAN



1" = 30'-0"

1 AREA SITE PLAN

- SEE G0.00 FOR GENERAL PROJECT INFORMATION.
- SEE G1.00 SERIES DRAWINGS FOR CODE ANALYSIS.
- SEE G2.00 SERIES DRAWINGS FOR AREA.
- SEE G3.00 SERIES DRAWINGS PARKING DATA AND OPEN AREA.
- SEE G4.00 SERIES DRAWINGS FOR 3D VIEWS AND MATERIALITY.
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- BUILDING MAIN ENTRY
- BUILDING OUTLINE
- EASEMENT LINE
- PROPERTY LINE
- SETBACKS
- EXISTING STRUCTURE OUTLINE
- CHAIN LINK FENCE, SEE PLANS FOR HEIGHT
- CONCRETE SITE WALL, SEE PLANS FOR HEIGHT
- TREE, SEE SHEET L2.00 FOR ADDITIONAL INFORMATION, INCLUDING HERITAGE TREE LOCATIONS.

KEYNOTE TAG

GENERAL FLOOR PLAN NOTES

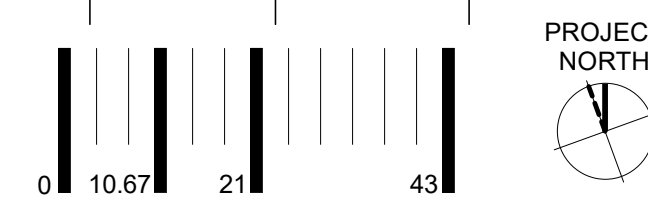
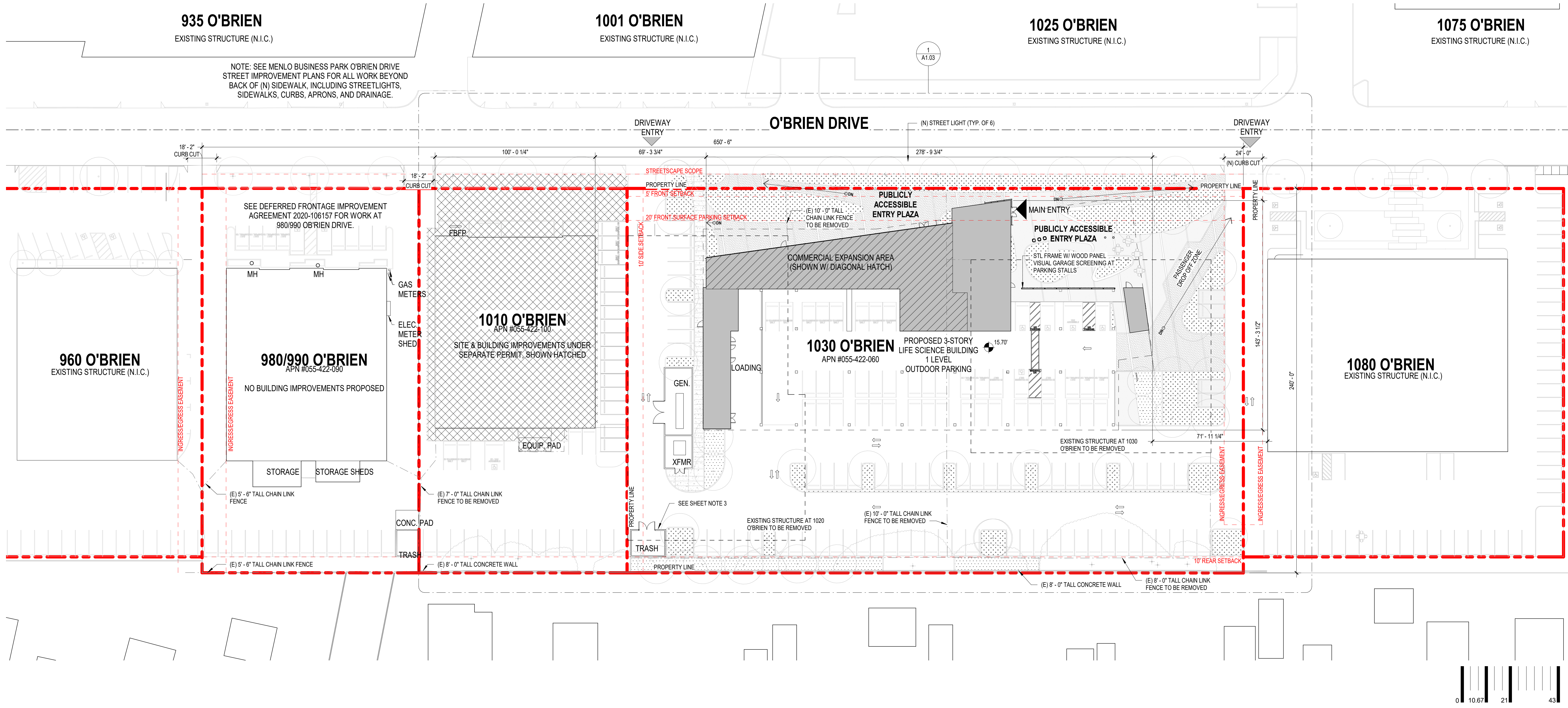
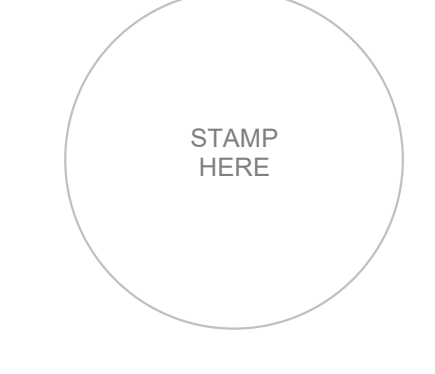
1/8" = 1'-0"

FLOOR PLAN LEGEND

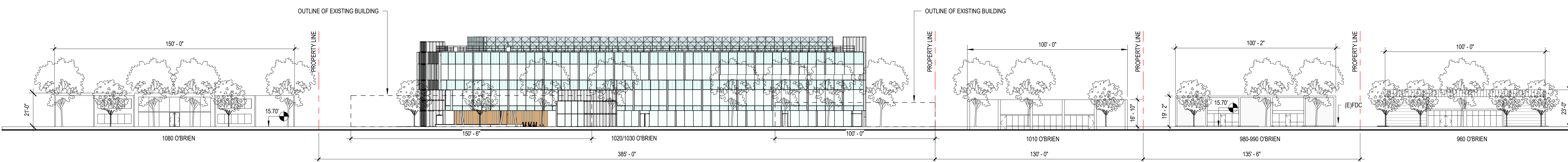
KEYNOTE LEGEND

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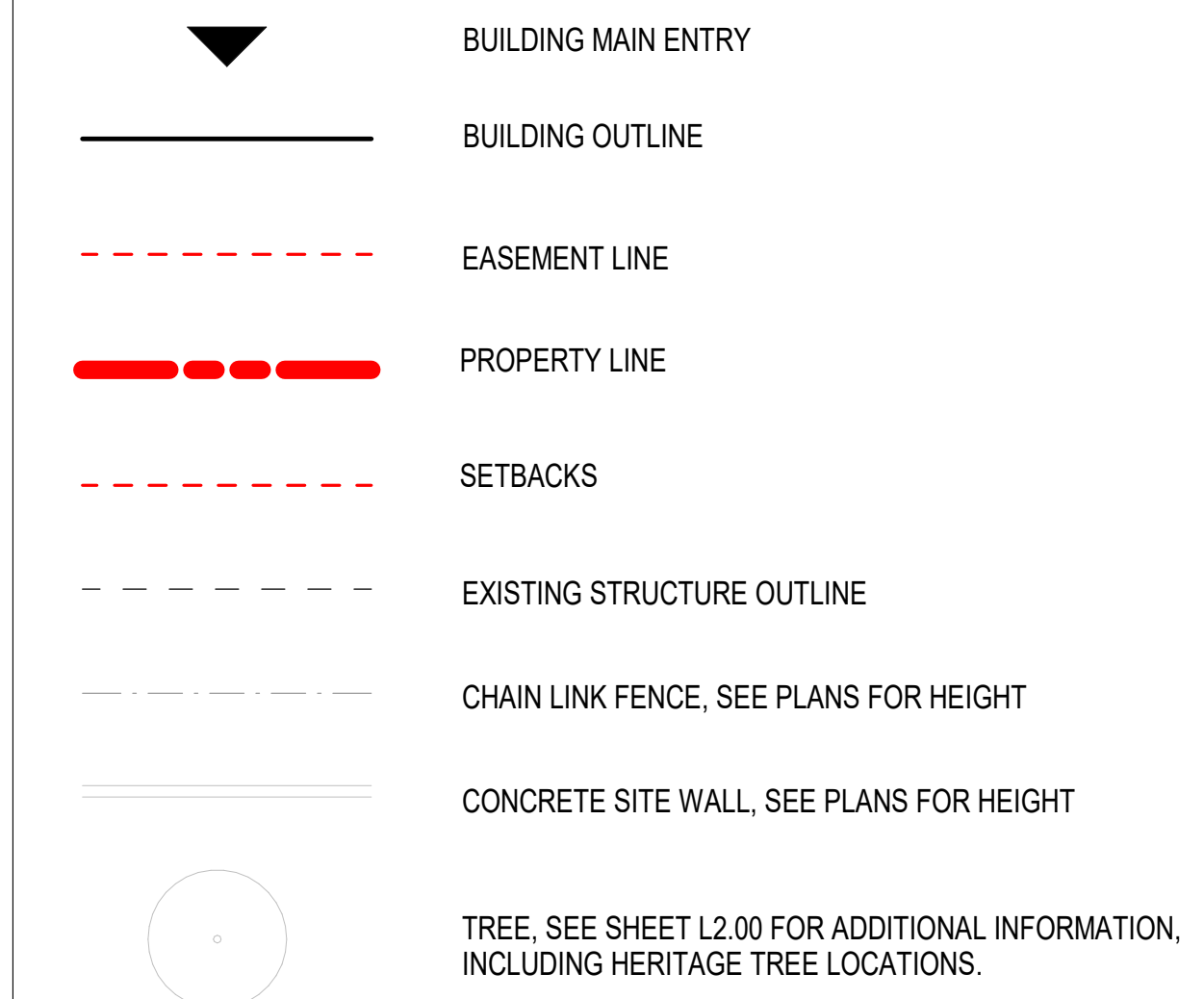
1 SITE PLAN - PROPOSED 1" = 30'-0"



2 STREET ELEVATION - NORTH 1" = 30'-0"

- SITE PLAN NOTES**
- WAYFINDING FEATURES WILL INCLUDE A FULLY LIT PATH OF TRAVEL, CHANGE IN MATERIAL AT CROSSWALKS, AND MONUMENT SIGNAGE AT THE PARKING ENTRANCE.
 - PARKING ENTRY, EXIT AND CLEARANCE HEIGHT WILL BE INDICATED BY HANGING SIGNAGE AT THESE LOCATIONS.
 - TRASH ENCLOSURE INCLUDES PERMANENT SORTING STATIONS FOR GARGAGE, RECYCLING, AND ORGANICS. ENCLOSURE SHALL INCLUDE PROPER SIGNAGE FOR EACH STATION.

- GENERAL FLOOR PLAN NOTES**
- SEE G0.00 FOR GENERAL PROJECT INFORMATION.
 - SEE G1.00 SERIES DRAWINGS FOR CODE ANALYSIS.
 - SEE G2.00 SERIES DRAWINGS FOR AREA.
 - SEE G3.00 SERIES DRAWINGS PARKING DATA AND OPEN AREA.
 - SEE G4.00 SERIES DRAWINGS FOR 3D VIEWS AND MATERIALITY.
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 - ALL CONCEALED WOOD BLOCKING SHALL BE FIRE RETARDANT TREATED, TYPICAL.
 - PROVIDE THE REQUIRED BACKING, BRACING, AND BLOCKING FOR ATTACHMENT OF CASEWORK, RESTROOM ACCESSORIES, EQUIPMENT, AND OTHER.
 - ALL FURNITURE, APPLIANCES, AND TRASH CANS SHALL BE O.F.C.I., U.O.N.
 - +0'-0" ELEVATION SHOWN ON THE FLOOR PLAN EQUALS DESIGN FLOOD ELEVATION: +15.7 NAVD 88.
 - PROTECT ADJACENT PROPERTY AS REQUIRED BY CBC SEC. 3306.
 - ANY FRONTAGE IMPROVEMENTS WHICH ARE DAMAGED AS A RESULT OF CONSTRUCTION WILL BE REQUIRED TO BE REPLACED. ALL FRONTAGE IMPROVEMENT WORK SHALL BE IN ACCORDANCE WITH THE LATEST VERSION OF THE CITY STANDARD DETAILS.
 - AN ENCROACHMENT PERMIT FROM THE ENGINEERING DIVISION IS REQUIRED PRIOR TO ANY CONSTRUCTION ACTIVITIES, INCLUDING UTILITY LATERALS, IN THE PUBLIC RIGHT OF WAY.
 - AS PART OF THE ZERO WASTE MANAGEMENT PLAN REQUIRED BY THE CITY OF MENLO PARK, RESTROOMS SHALL INCLUDE ENERGY EFFICIENT HAND DRYPERS AND SHALL NOT INCLUDE PAPER TOWEL DISPENSERS. DRINKING FOUNTAINS SHALL INCLUDE BOTTLE FILLING STATIONS AT ALL LOCATIONS.



SITE PLAN NOTES

GENERAL FLOOR PLAN NOTES

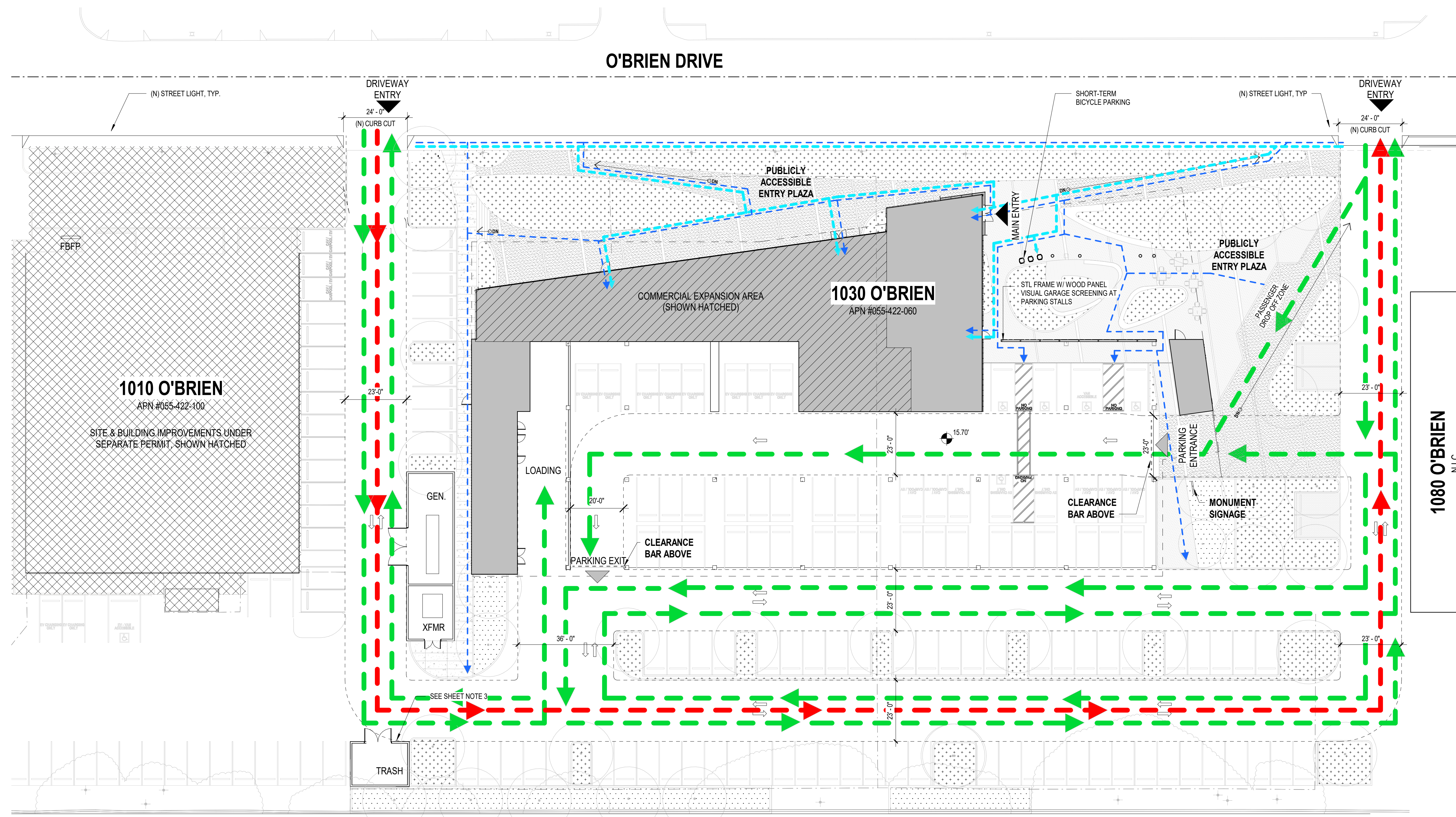
1/8" = 1'-0"

FLOOR PLAN LEGEND

KEYNOTE LEGEND

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1 ENLARGED SITE PLAN



3/64" = 1'-0"

<p>SITE PLAN NOTES</p> <ol style="list-style-type: none"> WAYFINDING FEATURES WILL INCLUDE A FULLY LIT PATH OF TRAVEL, CHANGE IN MATERIAL AT CROSSWALKS, AND MONUMENT SIGNAGE AT THE PARKING ENTRANCE. PARKING ENTRY, EXIT AND CLEARANCE HEIGHT WILL BE INDICATED BY HANGING SIGNAGE AT THESE LOCATIONS. TRASH ENCLOSURE INCLUDES PERMANENT SORTING STATIONS FOR GARGAGE, RECYCLING, AND ORGANICS. ENCLOSURE SHALL INCLUDE PROPER SIGNAGE FOR EACH STATION. 	<p>GENERAL FLOOR PLAN NOTES</p> <ol style="list-style-type: none"> SEE G0.00 FOR GENERAL PROJECT INFORMATION. SEE G1.00 SERIES DRAWINGS FOR CODE ANALYSIS. SEE G2.00 SERIES DRAWINGS FOR AREA. SEE G3.00 SERIES DRAWINGS PARKING DATA AND OPEN AREA. SEE G4.00 SERIES DRAWINGS FOR 3D VIEWS AND MATERIALITY. ALL OPEN JOINTS, PENETRATIONS AND OTHER OPENINGS IN THE BUILDING ENVELOPE SHALL BE SEALED, CAULKED, GASKETED AND WEATHER-STRIPPED TO LIMIT AIR LEAKAGE AND MAINTAIN RATED ASSEMBLIES. ALL CONCEALED WOOD BLOCKING SHALL BE FIRE RETARDANT TREATED, TYPICAL. PROVIDE THE REQUIRED BACKING, BRACING, AND BLOCKING FOR ATTACHMENT OF CASEWORK, RESTROOM ACCESSORIES, EQUIPMENT, AND OTHER. ALL FURNITURE, APPLIANCES, AND TRASH CANS SHALL BE O.F.C.I., U.O.N. +0'-0" ELEVATION SHOWN ON THE FLOOR PLAN EQUALS DESIGN FLOOD ELEVATION: +15.7' NAVD 88. PROTECT ADJACENT PROPERTY AS REQUIRED BY CBC SEC. 3306. ANY FRONTAGE IMPROVEMENTS WHICH ARE DAMAGED AS A RESULT OF CONSTRUCTION WILL BE REQUIRED TO BE REPLACED. ALL FRONTAGE IMPROVEMENT WORK SHALL BE IN ACCORDANCE WITH THE LATEST VERSION OF THE CITY STANDARD DETAILS. AN ENCROACHMENT PERMIT FROM THE ENGINEERING DIVISION IS REQUIRED PRIOR TO ANY CONSTRUCTION ACTIVITIES, INCLUDING UTILITY LATERALS, IN THE PUBLIC RIGHT OF WAY. AS PART OF THE ZERO WASTE MANAGEMENT PLAN REQUIRED BY THE CITY OF MENLO PARK, RESTROOMS SHALL INCLUDE ENERGY EFFICIENT HAND DRYERS AND SHALL NOT INCLUDE PAPER TOWEL DISPENSERS. DRINKING FOUNTAINS SHALL INCLUDE BOTTLE FILLING STATIONS AT ALL LOCATIONS. 	<p>ENLARGED SITE PLAN LEGEND</p> <ul style="list-style-type: none"> BUILDING MAIN ENTRY BUILDING OUTLINE EXISTING STRUCTURE OUTLINE CHAIN LINK FENCE, SEE PLANS FOR HEIGHT CONCRETE FENCE, SEE PLANS FOR HEIGHT PEDESTRIAN SITE ACCESS BICYCLE SITE ACCESS VEHICULAR CIRCULATION FIRE TRUCK ACCESS ROUTE PARKING GARAGE ENTRY/EXIT 	<p>KEYNOTE LEGEND</p> <ul style="list-style-type: none"> KEYNOTE TAG <p style="text-align: center;">STAMP HERE</p>
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#	date	revision description
5	2023.06.19	PLANNING REVISION 4
4	2023.01.19	PLANNING REVISION 3
3	2022.11.04	PLANNING REVISION 2
2	2022.07.27	PLANNING REVISION 1
1	2022.02.11	PLANNING APPLICATION

1030 o'brien
1030 O'Brien Drive
Menlo Park, CA 94025

project number: 21-315
date: 2023.06.19

ENLARGED SITE PLAN & SITE CIRCULATION PLAN

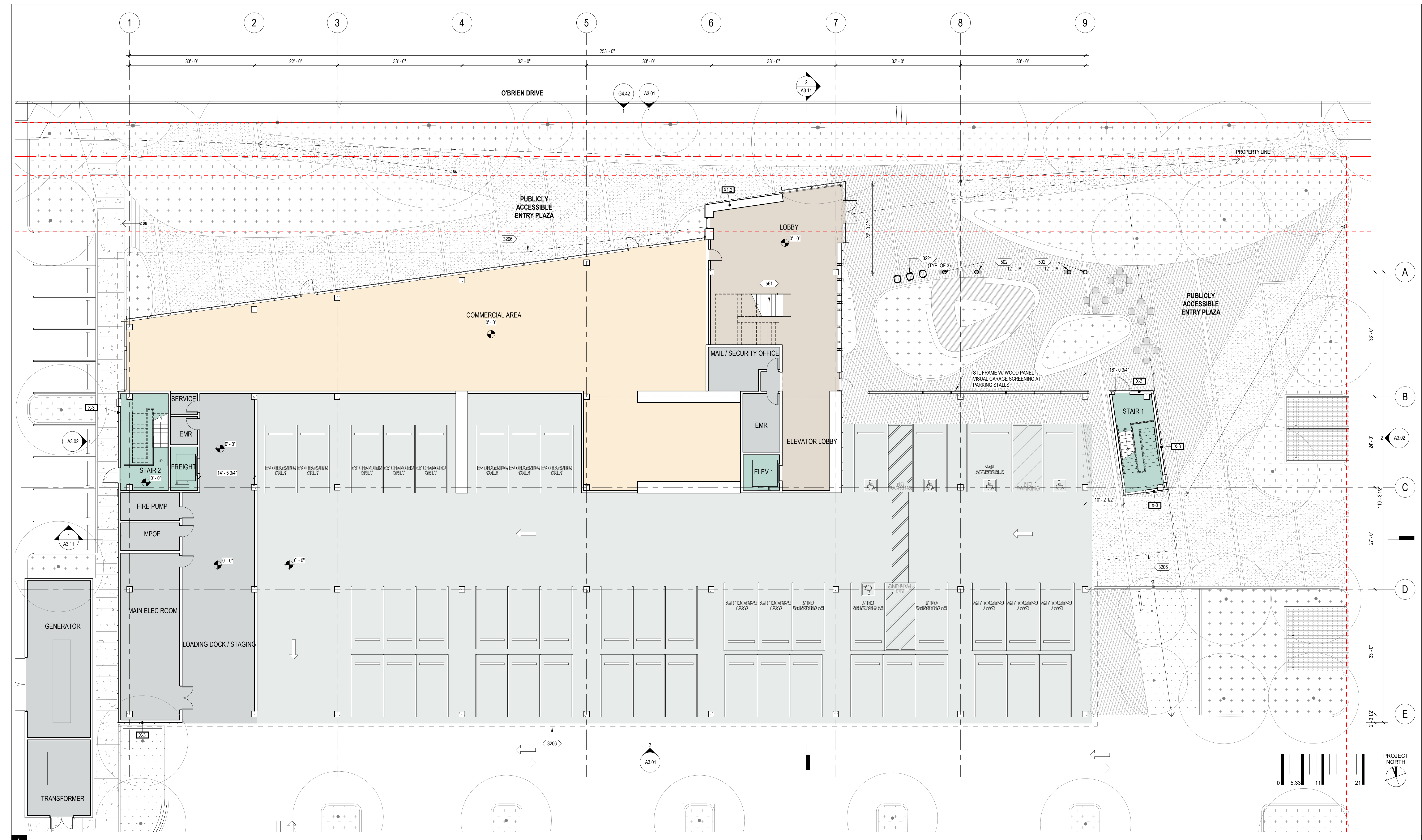
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1030 o'brien
1030 O'Brien Drive
Menlo Park, CA 94025

project number: 21-315
date: 2023.06.19

LEVEL 1 FLOOR PLAN



1 LEVEL 01 3/32" = 1'-0"

GROSS BUILDING AREA		
LEVEL 01	5787 SF	COMMERCIAL AREA
LEVEL 01	4368 SF	GROSS FLOOR AREA
LEVEL 01	10355 SF	
LEVEL 02	31304 SF	GROSS FLOOR AREA
LEVEL 02	31304 SF	
LEVEL 03	26029 SF	GROSS FLOOR AREA
LEVEL 03	26029 SF	
TOTAL GROSS FLOOR AREA		67888 SF

Color	Area Type
Orange	COMMERCIAL
Light Brown	LOBBY
Light Blue	PARKING
Light Green	SERVICE
Dark Green	VERTICAL CIRCULATION

FLOOR PLAN LEGEND

1. SEE G0.00 FOR GENERAL PROJECT INFORMATION.

2. SEE G1.00 SERIES DRAWINGS FOR CODE ANALYSIS.

3. SEE G2.00 SERIES DRAWINGS FOR AREA.

4. SEE G3.00 SERIES DRAWINGS PARKING DATA AND OPEN AREA.

5. SEE G4.00 SERIES DRAWINGS FOR 3D VIEWS AND MATERIALITY.

6. ALL OPEN JOINTS, PENETRATIONS AND OTHER OPENINGS IN THE BUILDING ENVELOPE SHALL BE SEALED, CAULKED, GASKETED AND WEATHER-STRIPPED TO LIMIT AIR LEAKAGE AND MAINTAIN RATED ASSEMBLIES.

7. ALL CONCEALED WOOD BLOCKING SHALL BE FIRE RETARDANT TREATED, TYPICAL.

8. PROVIDE THE REQUIRED BACKING, BRACING, AND BLOCKING FOR ATTACHMENT OF CASEWORK, RESTROOM ACCESSORIES, EQUIPMENT, AND OTHER.

9. ALL FURNITURE, APPLIANCES, AND TRASH CANS SHALL BE O.F.C.I., U.O.N.

10. +0'-0" ELEVATION SHOWN ON THE FLOOR PLAN EQUALS DESIGN FLOOD ELEVATION +15.7' NAVD 88.

11. PROTECT ADJACENT PROPERTY AS REQUIRED BY CBC SEC. 3306.

12. ANY FRONTAGE IMPROVEMENTS WHICH ARE DAMAGED AS A RESULT OF CONSTRUCTION WILL BE REQUIRED TO BE REPLACED. ALL FRONTAGE IMPROVEMENT WORK SHALL BE IN ACCORDANCE WITH THE LATEST VERSION OF THE CITY STANDARD DETAILS.

13. AN ENCROACHMENT PERMIT FROM THE ENGINEERING DIVISION IS REQUIRED PRIOR TO ANY CONSTRUCTION ACTIVITIES, INCLUDING UTILITY LATERALS, IN THE PUBLIC RIGHT OF WAY.

14. AS PART OF THE ZERO WASTE MANAGEMENT PLAN REQUIRED BY THE CITY OF MENLO PARK, RESTROOMS SHALL INCLUDE ENERGY EFFICIENT HAND DRYERS AND SHALL NOT INCLUDE PAPER TOWEL DISPENSERS. DRINKING FOUNTAINS SHALL INCLUDE BOTTLE FILLING STATIONS AT ALL LOCATIONS.

- GENERAL FLOOR PLAN NOTES**
- 1011 WALL TAG, SEE A8.01 FOR ASSEMBLY DETAILS
 - ◇-000 CURTAIN WALL TAG
 - 000 TRUNCATED DOMES
 - FEC FIRE EXTINGUISHING CABINET, SEE FEC TABLE
 - ⊕ FLOOR DRAIN
 - ⊙ ROOF DRAIN
 - FIRE EXTINGUISHING CABINET TYPES**
 - FEC-A SURFACED MOUNTED
 - FEC-B SEMI-RECESS MOUNTED
 - FEC-C RECESS MOUNTED
 - SLAB STEP
 - COLUMN
 - WALL
 - ⊠ MECHANICAL SHAFT / OPEN TO BELOW

- FLOOR PLAN LEGEND**
- 0000 KEYNOTE TAG
 - 502 STEEL COLUMN W/ INTUMESCENT PAINT, S.S.D.
 - 561 DESIGN BUILD STAIR, CONCRETE FILLED METAL PAN TREAD, HIGH PERFORMANCE PAINTED METAL RISER
 - 3206 BUILDING OUTLINE ABOVE, SHOWN DASHED
 - 3221 BIKE RACK S.L.D.

- KEYNOTE LEGEND**

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date	revision description
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5	2023.06.19	PLANNING REVISION 4
4	2023.01.19	PLANNING REVISION 3
3	2022.11.04	PLANNING REVISION 2
2	2022.07.27	PLANNING REVISION 1
1	2022.02.11	PLANNING APPLICATION

#	date	issue description
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1030 o'brien
1030 O'Brien Drive
Menlo Park, CA 94025

project number: 24-315
date: 2023.06.19

LEVEL 2 FLOOR PLAN



1 LEVEL 02

GROSS BUILDING AREA		
LEVEL 01	5787 SF	COMMERCIAL AREA
LEVEL 01	4368 SF	GROSS FLOOR AREA
	10355 SF	
LEVEL 02	31304 SF	GROSS FLOOR AREA
	31304 SF	
LEVEL 03	26029 SF	GROSS FLOOR AREA
	26029 SF	
TOTAL GROSS FLOOR AREA	67888 SF	

Color	Legend
Light Brown	LOBBY
Light Green	OFFICE/LAB
Light Blue	SERVICE
Light Purple	VERTICAL CIRCULATION

- GENERAL FLOOR PLAN NOTES**
- SEE G0.00 FOR GENERAL PROJECT INFORMATION.
 - SEE G1.00 SERIES DRAWINGS FOR CODE ANALYSIS.
 - SEE G2.00 SERIES DRAWINGS FOR AREA.
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FLOOR PLAN LEGEND

Symbol	Description
WALL TAG	WALL TAG, SEE A8.01 FOR ASSEMBLY DETAILS
CURTAIN WALL TAG	CURTAIN WALL TAG
TRUNCATED DOMES	TRUNCATED DOMES
FIRE EXTINGUISHING CABINET	FIRE EXTINGUISHING CABINET, SEE FEC TABLE
FLOOR DRAIN	FLOOR DRAIN
ROOF DRAIN	ROOF DRAIN
FIRE EXTINGUISHER CABINET TYPES	
FEC-A	SURFACED MOUNTED
FEC-B	SEMIRECESS MOUNTED
FEC-C	RECESS MOUNTED
SLAB STEP	SLAB STEP
COLUMN	COLUMN
WALL	WALL
MECHANICAL SHAFT / OPEN TO BELOW	MECHANICAL SHAFT / OPEN TO BELOW

KEYNOTE LEGEND

Keynote Tag	Description
561	DESIGN BUILD STAIR, CONCRETE FILLED METAL PAN TREAD, HIGH PERFORMANCE PAINTED METAL RISER
861	42" A.F.F. GLASS GUARDRAIL
862	CURTAIN WALL GLAZING SYSTEM AS SCHEDULED
1600	BIKE RACKS - OBER DECKER
2204	DRINKING FOUNTAIN W/ BOTTLE FILLER, S.P.D.
3206	BUILDING OUTLINE ABOVE, SHOWN DASHED

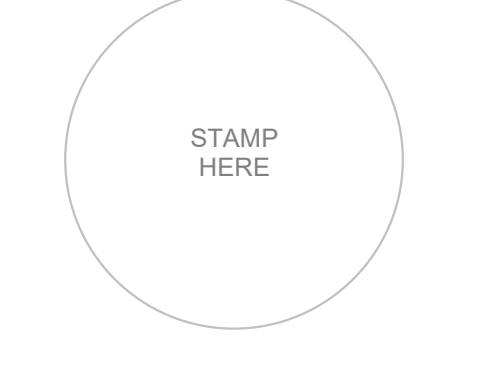
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#	date	revision description
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4	2023.01.19	PLANNING REVISION 3
3	2022.11.04	PLANNING REVISION 2
2	2022.07.27	PLANNING REVISION 1
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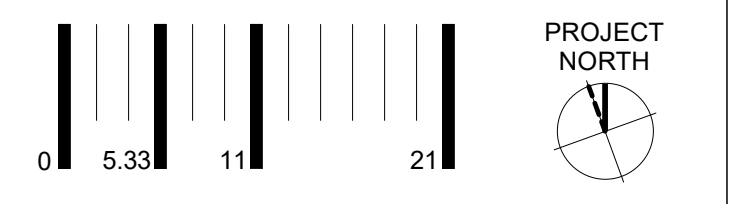
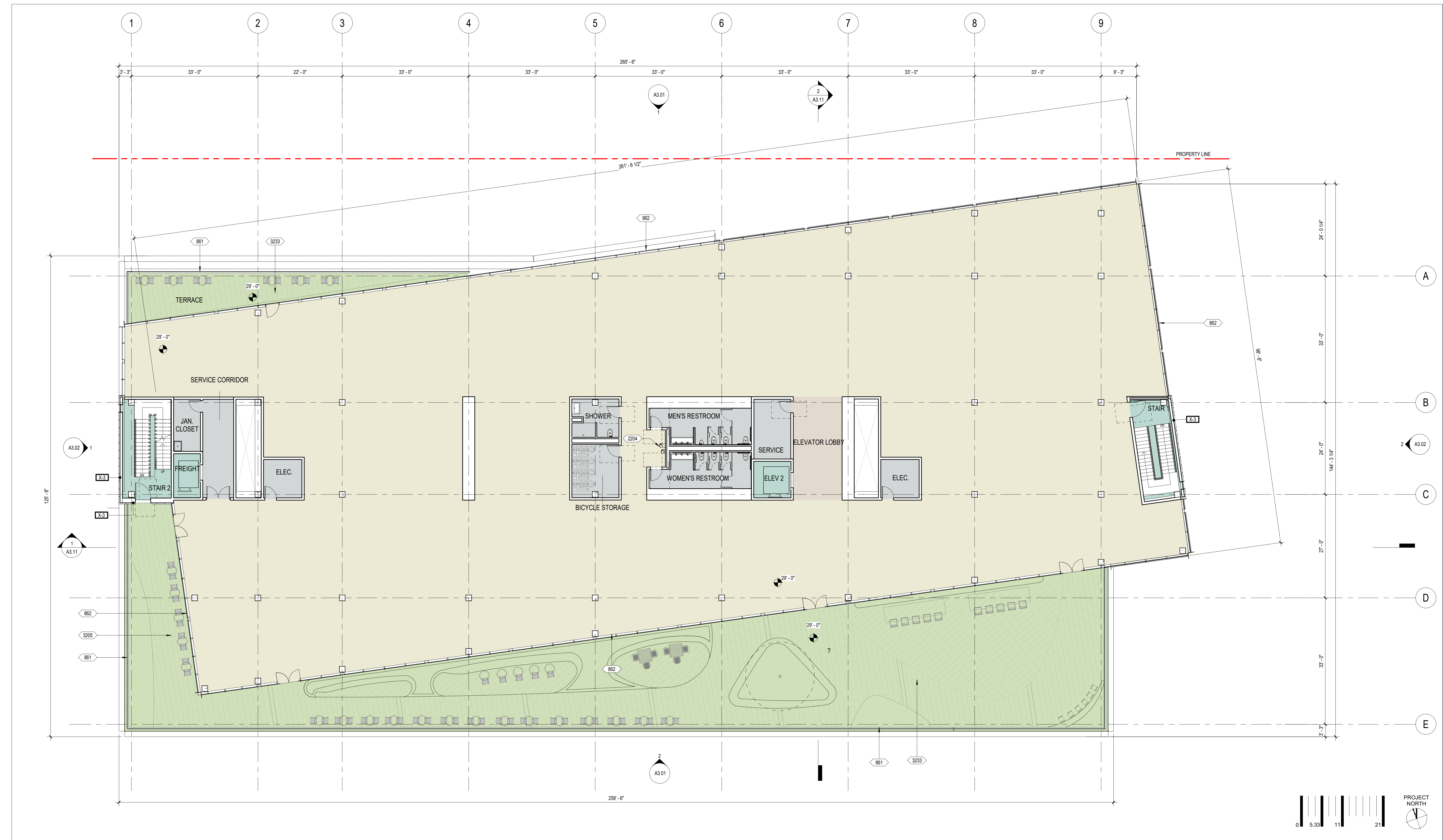
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1030 o'brien
1030 O'Brien Drive
Menlo Park, CA 94025

project number: 24-315
date: 2023.06.19

LEVEL 3 FLOOR PLAN



1 LEVEL 03

GROSS BUILDING AREA		
LEVEL 01	5787 SF	COMMERCIAL AREA
LEVEL 01	4368 SF	GROSS FLOOR AREA
	10355 SF	
LEVEL 02	31304 SF	GROSS FLOOR AREA
	31304 SF	
LEVEL 03	26029 SF	GROSS FLOOR AREA
	26029 SF	
TOTAL GROSS FLOOR AREA	67888 SF	

Color	Room Type
Light Brown	LOBBY
Light Tan	OFFICE/LAB
Light Green	SERVICE
Light Yellow	TERRACE
Light Blue	VERTICAL CIRCULATION

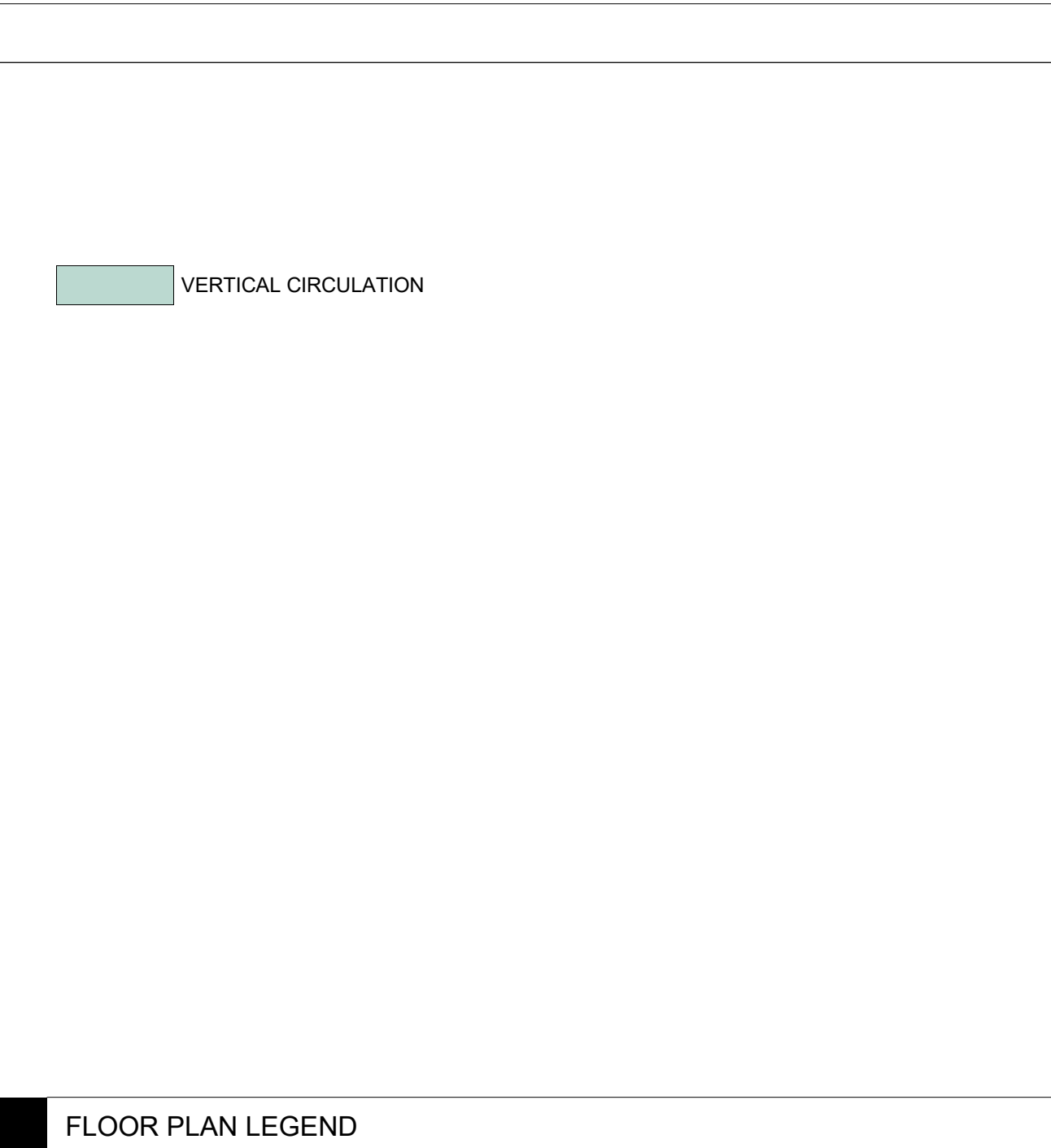
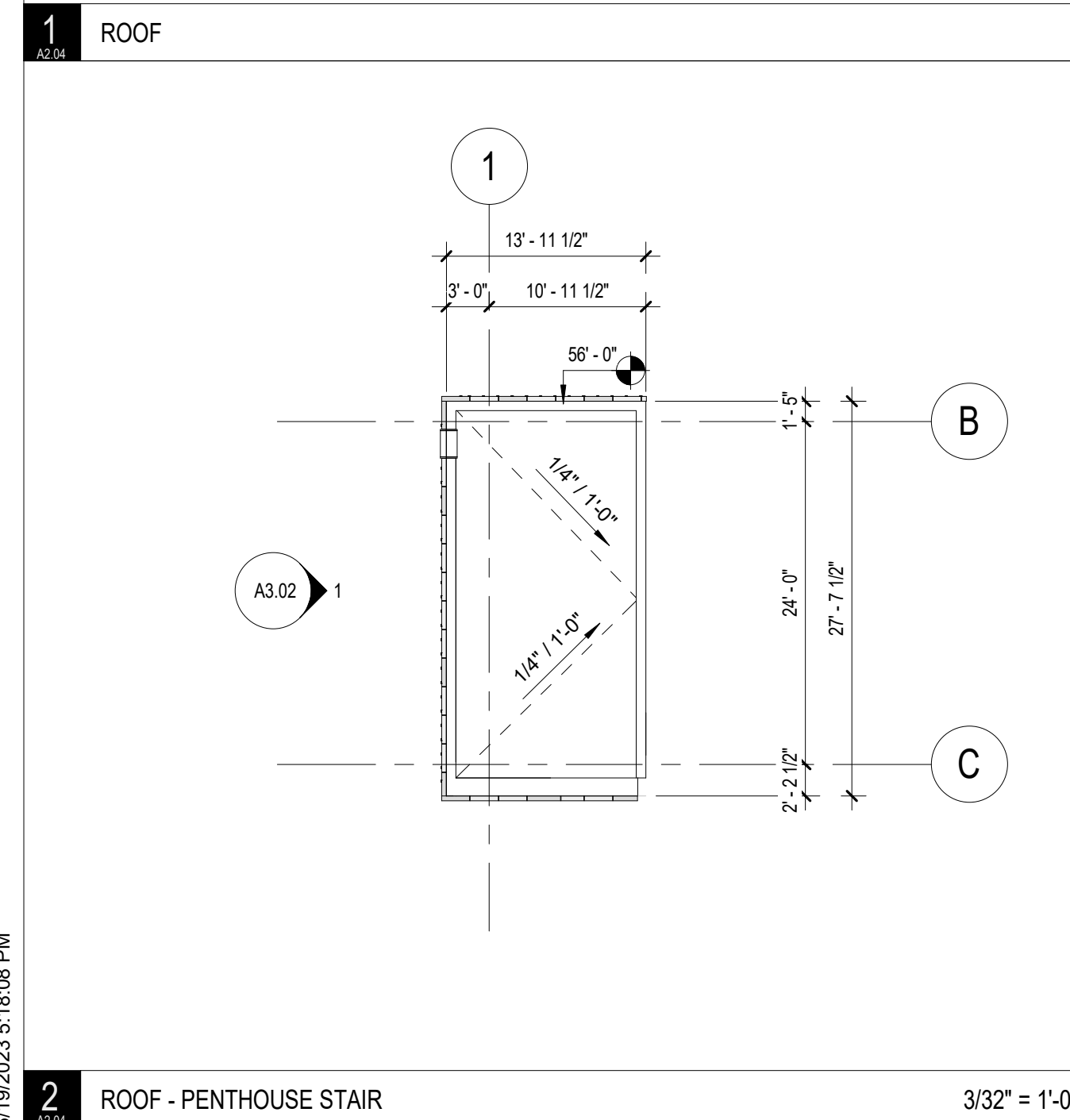
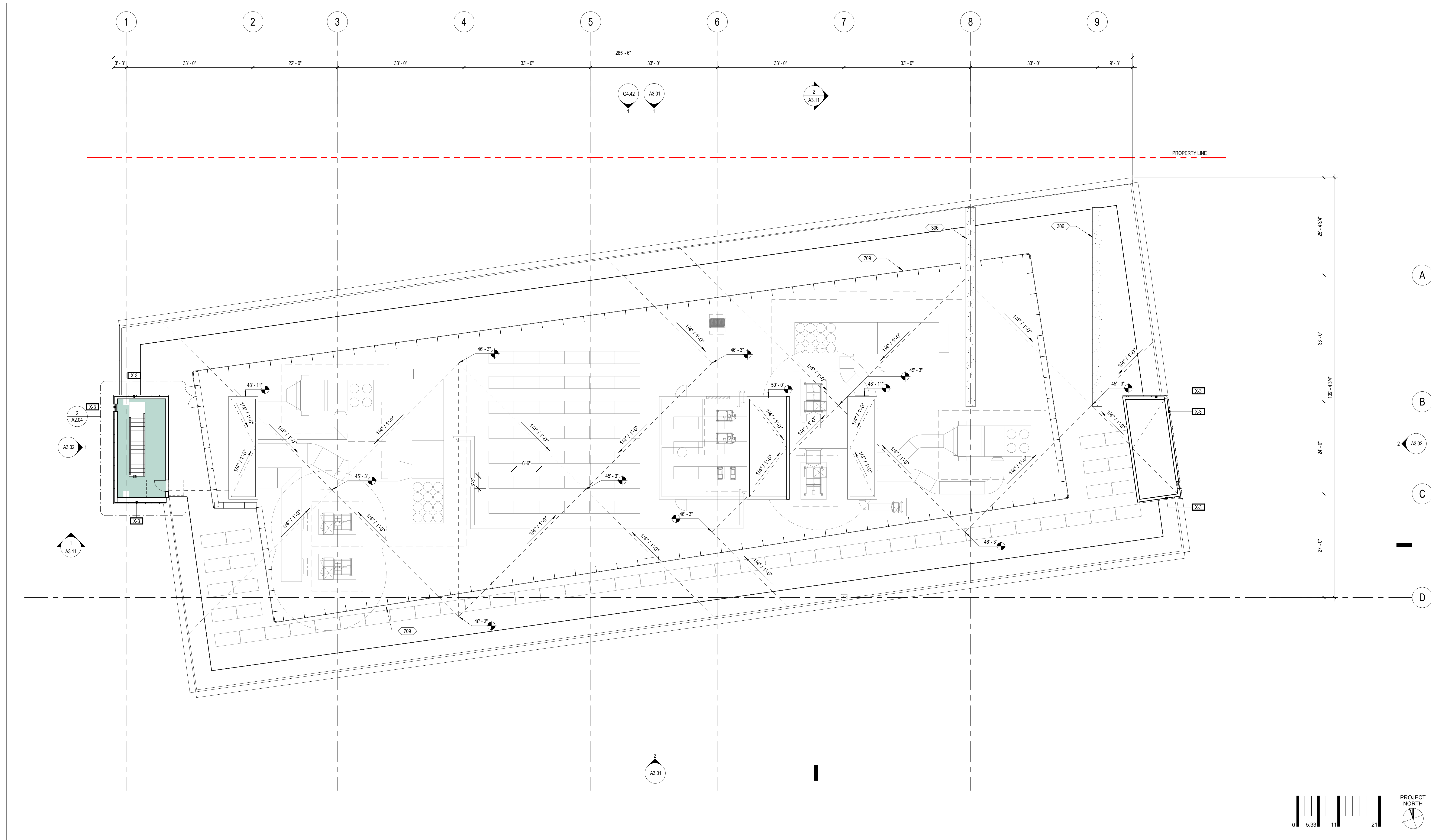
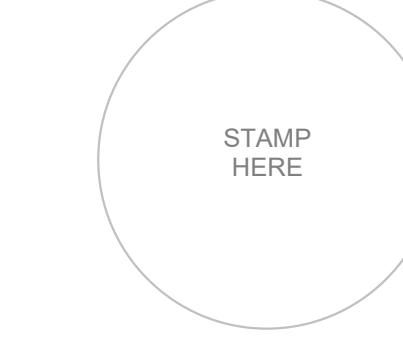
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101A	WALL TAG, SEE A8.01 FOR ASSEMBLY DETAILS
CW 000	CURTAIN WALL TAG
[Symbol]	TRUNCATED DOMES
FEC	FIRE EXTINGUISHING CABINET, SEE FEC TABLE
[Symbol]	FLOOR DRAIN
[Symbol]	ROOF DRAIN
FIRE EXTINGUISHER CABINET TYPES	
FEC-A	SURFACED MOUNTED
FEC-B	SEMI-RECESS MOUNTED
FEC-C	RECESS MOUNTED
[Symbol]	SLAB STEP
[Symbol]	COLUMN
[Symbol]	WALL
[Symbol]	MECHANICAL SHAFT / OPEN TO BELOW

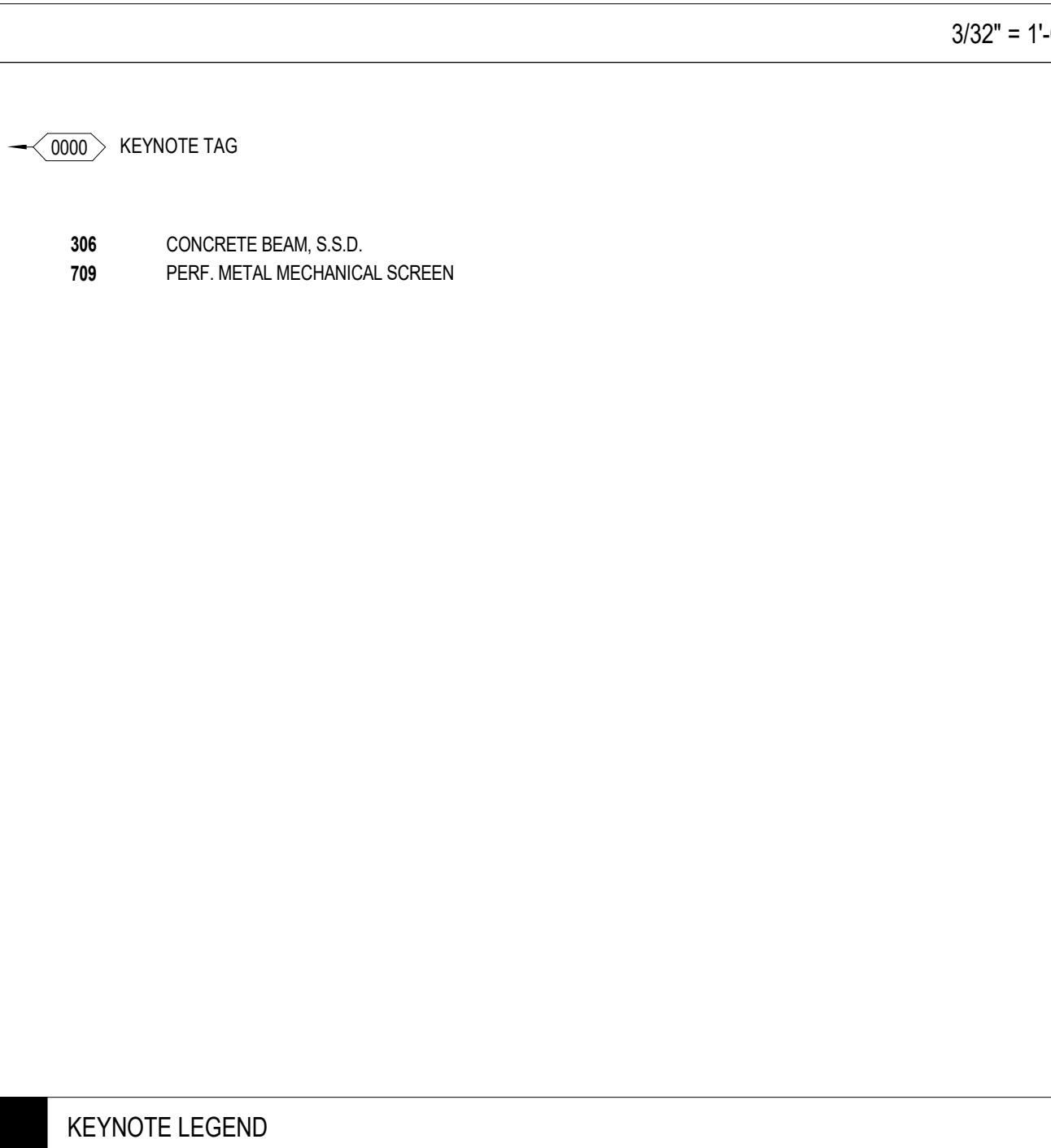
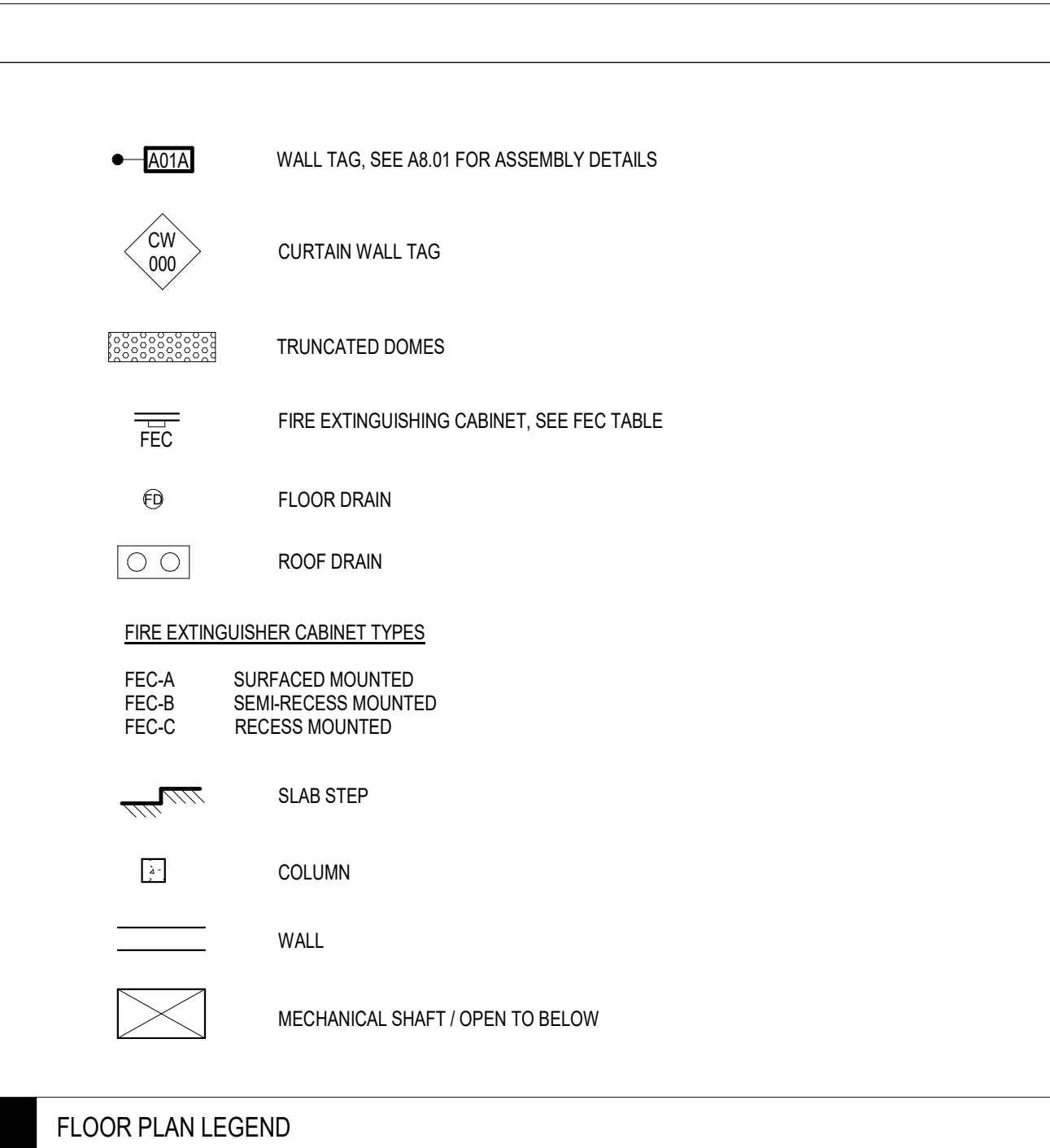
Keynote	Description
861	42" A.F.F. GLASS GUARDRAIL
862	CURTAIN WALL GLAZING SYSTEM AS SCHEDULED
2204	DRAWING FOUNTAIN W/ BOTTLE FILLER, S.P.D.
3205	ROOF OUTLINE ABOVE
3233	PAVERS, S.L.D.

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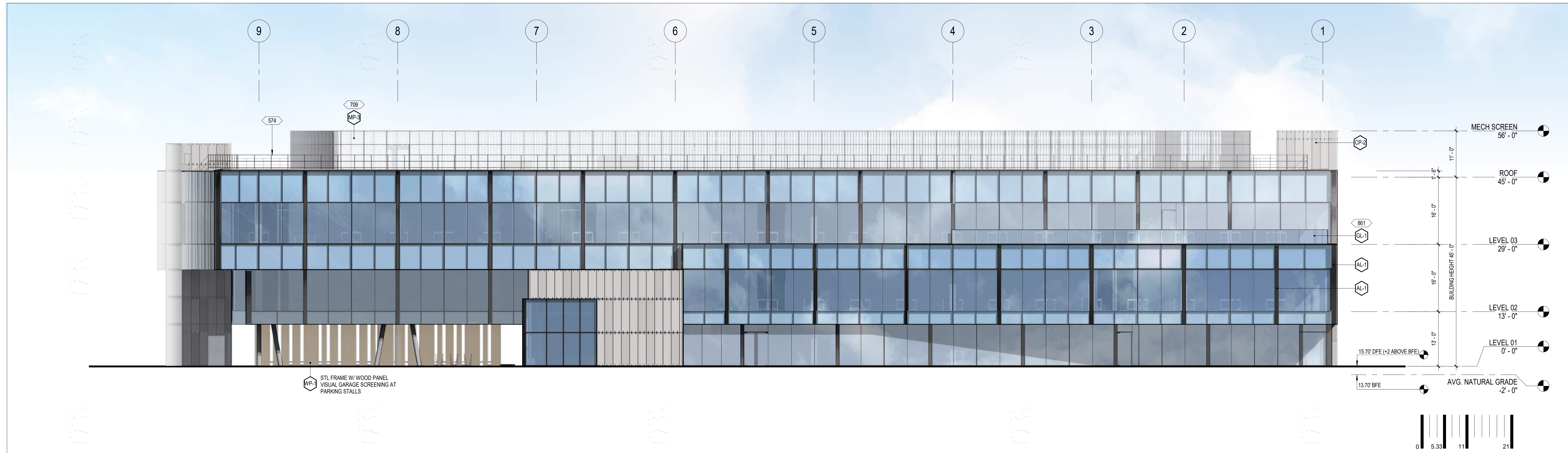
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 11. PROTECT ADJACENT PROPERTY AS REQUIRED BY CBC SEC. 3306.
 12. ANY FRONTAGE IMPROVEMENTS WHICH ARE DAMAGED AS A RESULT OF CONSTRUCTION WILL BE REQUIRED TO BE REPLACED. ALL FRONTAGE IMPROVEMENT WORK SHALL BE IN ACCORDANCE WITH THE LATEST VERSION OF THE CITY STANDARD DETAILS.
 13. AN ENCROACHMENT PERMIT FROM THE ENGINEERING DIVISION IS REQUIRED PRIOR TO ANY CONSTRUCTION ACTIVITIES, INCLUDING UTILITY LATERALS, IN THE PUBLIC RIGHT OF WAY.
 14. AS PART OF THE ZERO WASTE MANAGEMENT PLAN REQUIRED BY THE CITY OF MENLO PARK, RESTROOMS SHALL INCLUDE ENERGY EFFICIENT HAND DRYERS AND SHALL NOT INCLUDE PAPER TOWEL DISPENSERS. DRINKING FOUNTAINS SHALL INCLUDE BOTTLE FILLING STATIONS AT ALL LOCATIONS.



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5	2023.06.19	PLANNING REVISION 4
4	2023.01.19	PLANNING REVISION 3
3	2022.11.04	PLANNING REVISION 2
2	2022.07.27	PLANNING REVISION 1
1	2022.02.11	PLANNING APPLICATION



1 NORTH ELEVATION 3/32" = 1'-0"



2 SOUTH ELEVATION 3/32" = 1'-0"

1. TRANSPARENT GLAZING SHALL BE BIRD FRIENDLY, FOLLOWING THE REQUIREMENTS OF MENLO PARK MUNICIPAL CODE SECTION 16.44.130 (6). TRANSPARENT GLAZING WILL INCLUDE COATINGS OR FRITS DESIGNED TO ALERT BIRDS TO AVOID COLLISIONS. 100% OF GLAZING, EITHER THROUGH THE APPLICATION COATINGS OR FRITS OR WITH SPANDREL GLASS, WILL BE BIRD FRIENDLY.

- MATERIAL TAG**
- AC-1 ARCHITECTURAL CONCRETE, TYPE 1
 - AC-2 ARCHITECTURAL CONCRETE, TYPE 2
 - AL-1 ALUMINUM - LIGHT COLOR FINISH
 - CM-1 CONCRETE MASONRY UNIT, TYPE 1
 - CP-1 COMPOSITE PANEL, LIGHT COLOR FINISH
 - CP-2 COMPOSITE PANEL, DARK COLOR FINISH
 - GL-1 CLEAR GLAZING, TYPE 1 - BIRD FRIENDLY FRIT
 - GL-2 OPAQUE SPANDREL GLASS - BIRD FRIENDLY
 - MP-3 METAL WIRE MESH
 - WP-1 WOOD PANEL, CLEAR FINISH

- KEYNOTE TAG**
- 574 PTD STL OSHA COMPLIANT GUARDRAIL
 - 709 PERF. METAL MECHANICAL SCREEN
 - 861 42" A.F.F. GLASS GUARDRAIL



1 WEST ELEVATION

3/32" = 1'-0"



2 EAST ELEVATION

3/32" = 1'-0"

1. TRANSPARENT GLAZING SHALL BE BIRD FRIENDLY, FOLLOWING THE REQUIREMENTS OF MENLO PARK MUNICIPAL CODE SECTION 16.44.130 (6). TRANSPARENT GLAZING WILL INCLUDE COATINGS OR FRITS DESIGNED TO ALERT BIRDS TO AVOID COLLISIONS. 100% OF GLAZING, EITHER THROUGH THE APPLICATION COATINGS OR FRITS OR WITH SPANDREL GLASS, WILL BE BIRD FRIENDLY.

MATERIAL TAG

- AC-1 ARCHITECTURAL CONCRETE, TYPE 1
- AC-2 ARCHITECTURAL CONCRETE, TYPE 2
- AL-1 ALUMINUM - LIGHT COLOR FINISH
- CM-1 CONCRETE MASONRY UNIT, TYPE 1
- CP-1 COMPOSITE PANEL, LIGHT COLOR FINISH
- CP-2 COMPOSITE PANEL, DARK COLOR FINISH
- GL-1 CLEAR GLAZING, TYPE 1 - BIRD FRIENDLY FRIT
- GL-2 OPAQUE SPANDREL GLASS - BIRD FRIENDLY
- MP-3 METAL WIRE MESH
- WP-1 WOOD PANEL, CLEAR FINISH

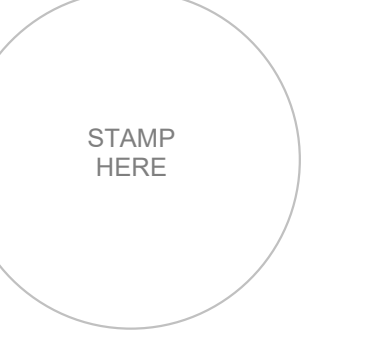
KEYNOTE TAG

- 574 PTD STL OSHA COMPLIANT GUARDRAIL
- 709 PERF. METAL MECHANICAL SCREEN
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date	revision description
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2	2022.07.27	PLANNING REVISION 1
1	2022.02.11	PLANNING APPLICATION

#	date	issue description
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1030 o'brien
1030 O'Brien Drive
Menlo Park, CA 94025

project number: 24-315
date: 2023.06.19

BUILDING
ELEVATIONS



1 RENDERING - VIEW OF THE NORTHEAST CORNER



2 RENDERING - VIEW OF THE NORTHWEST CORNER



KEY PLAN - RENDERING VIEW LOCATIONS

#	date	revision description
5	2023.06.19	PLANNING REVISION 4
4	2023.01.19	PLANNING REVISION 3
3	2022.11.04	PLANNING REVISION 2
2	2022.07.27	PLANNING REVISION 1
1	2022.02.11	PLANNING APPLICATION

STAMP
HERE

1030 o'brien
1030 O'Brien Drive
Menlo Park, CA 94025

project number: 24-315
date: 2023.06.19

3D VIEWS

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file: Autodesk Docs://10201030o'brien/21-315_1030 o'brien.rvt
6/19/2023 5:18:41 PM

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1 RENDERING - VIEW OF THE SOUTHEAST CORNER



2 RENDERING - VIEW OF THE SOUTHWEST CORNER



KEY PLAN - RENDERING VIEW LOCATIONS

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CONSULTANT

#	date	revision description
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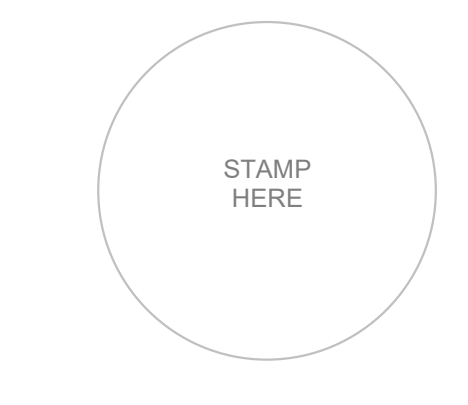
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STAMP
HERE

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project number: 24-315
date: 2023.06.19

3D VIEWS



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file: Autodesk Docs://1030 o'brien/21-315_1030 o'brien.rvt
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INT.

EXT.

- CEMENTITIOUS PANEL
- METAL WASHER, EA. PANEL CORNER
- HAT CHANNEL
- RIGID INSULATION AS SCHEDULED
- FRAMING, S.S.D.

SECTION

PLAN

- Z-GIRT
- FRAMING, S.S.D.
- LIQUID APPLIED AIR & WEATHER BARRIER
- GLASS FIBER BLANKET INSULATION (R-21 MIN)
- GWB

TAG	CROSS SECTION	RATING WALL TYPE NOTES
X3		

3 X3 - METAL STUD - CEMENTITIOUS PANEL 3" = 1'-0"

INT.

EXT.

-

SECTION

PLAN

-

TAG	CROSS SECTION	RATING WALL TYPE NOTES
X2		

2 X2 - CMU - PARTIAL HEIGHT 3" = 1'-0"

INT.

EXT.

- SITE CAST ARCHITECTURAL CONCRETE WALL
- RIGID INSULATION AS SCHEDULED
- AIR GAP
- FRAMING, S.S.D.

SECTION

PLAN

- FRAMING, S.S.D.
- GLASS FIBER BLANKET INSULATION (R-21 MIN)
- GWB

TAG	CROSS SECTION	RATING WALL TYPE NOTES
X1		
X1.1		
X1.2		

1 X1 - SITE CAST ARCHITECTURAL CONCRETE WALL 3" = 1'-0"

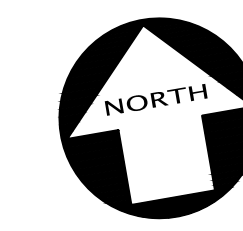
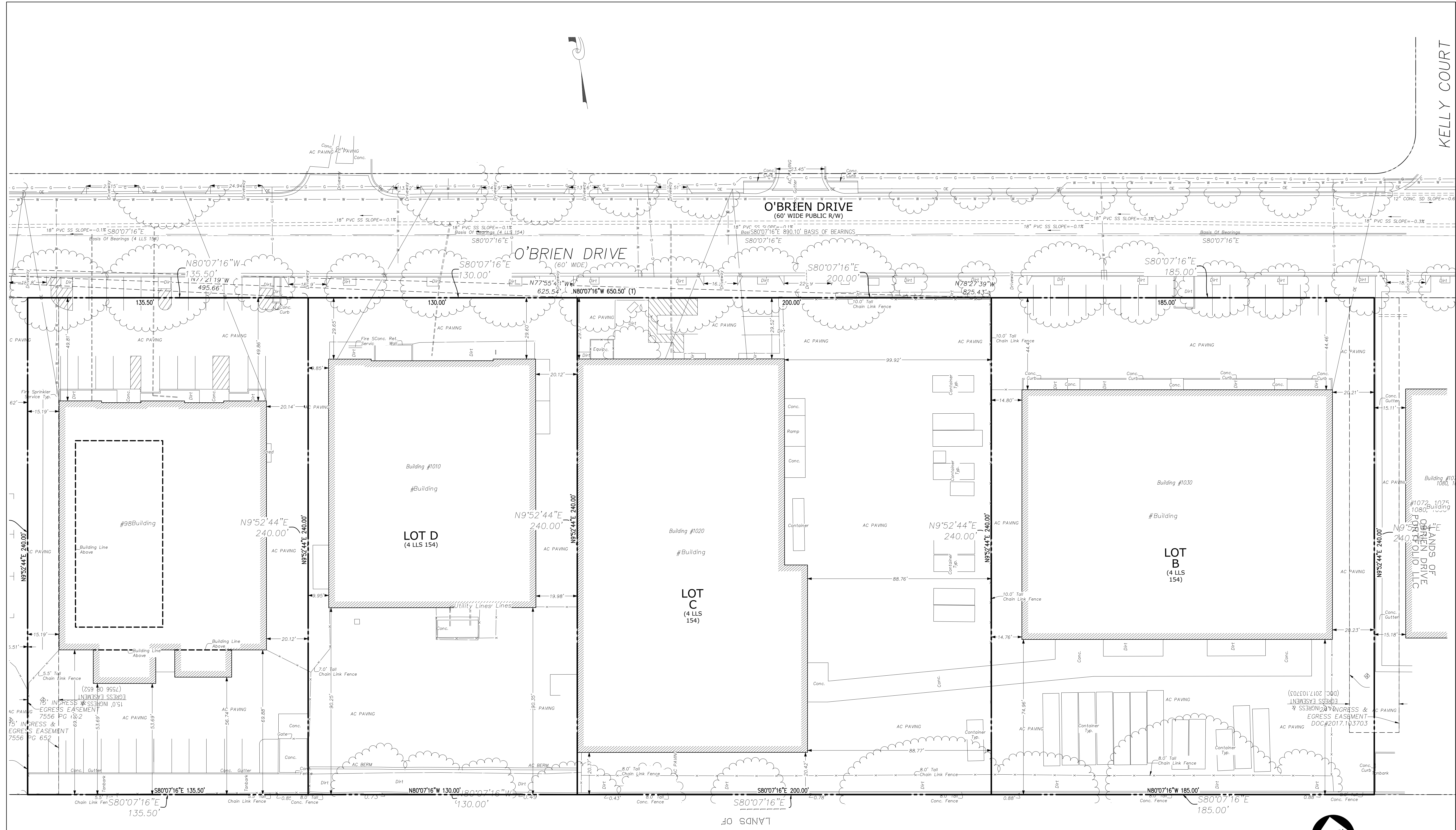
	VAPOR BARRIER
	LIQUID APPLIED AIR & WEATHER BARRIER
	LIQUID FLASHING
	HIGH TEMP SELF ADHERED FLASHING
	ADHERED ROOF MEMBRANE
	HOT RUBBERIZED ASPHALT (HRA)
	DRAINAGE BOARD SLD

GENERAL NOTE:
ALUMINUM FLASHING FINISH TO MATCH MULLIONS U.O.N.

WATERPROOFING LINETYPE LEGEND

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 2:\2021\421107\01\ENTITLEMENTS\SPD_FEMINT\421107 - C1.0 - Existing Conditions.dwg 4-26-23 12:08:03 PM deling



0 10 20 40 60
 Scale 1" = 20'

date	revision description
5	2023.06.19 PLANNING REVISION 4
4	2023.01.19 PLANNING REVISION 3
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1030 O'Brien
 1030 O'Brien Drive
 Menlo Park, CA 94025

project number: A21107
 date: 2022.02.23

EXISTING
 CONDITIONS

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C1.0

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 R+M Properties

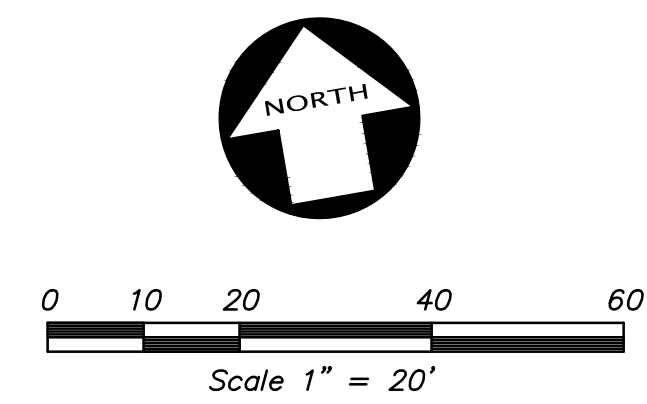
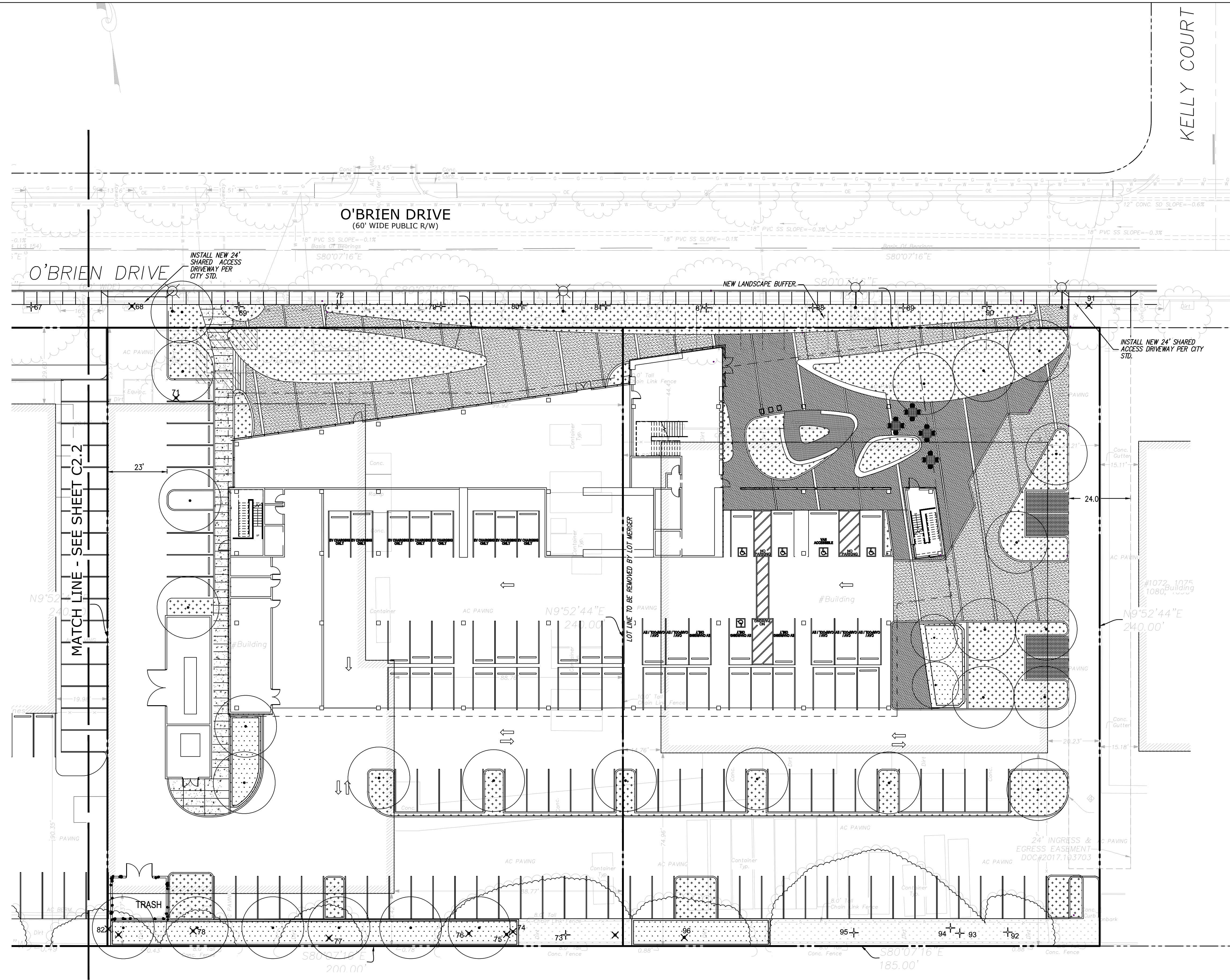
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date	revision description
5	2023.06.19 PLANNING REVISION 4
4	2023.01.19 PLANNING REVISION 3
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1030 O'Brien Drive
Merced Park, CA 94025

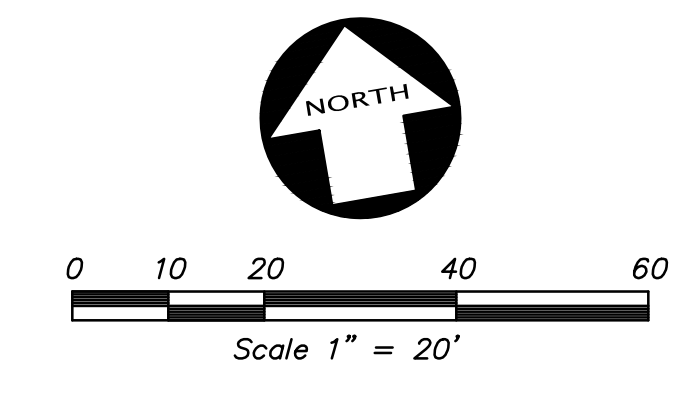
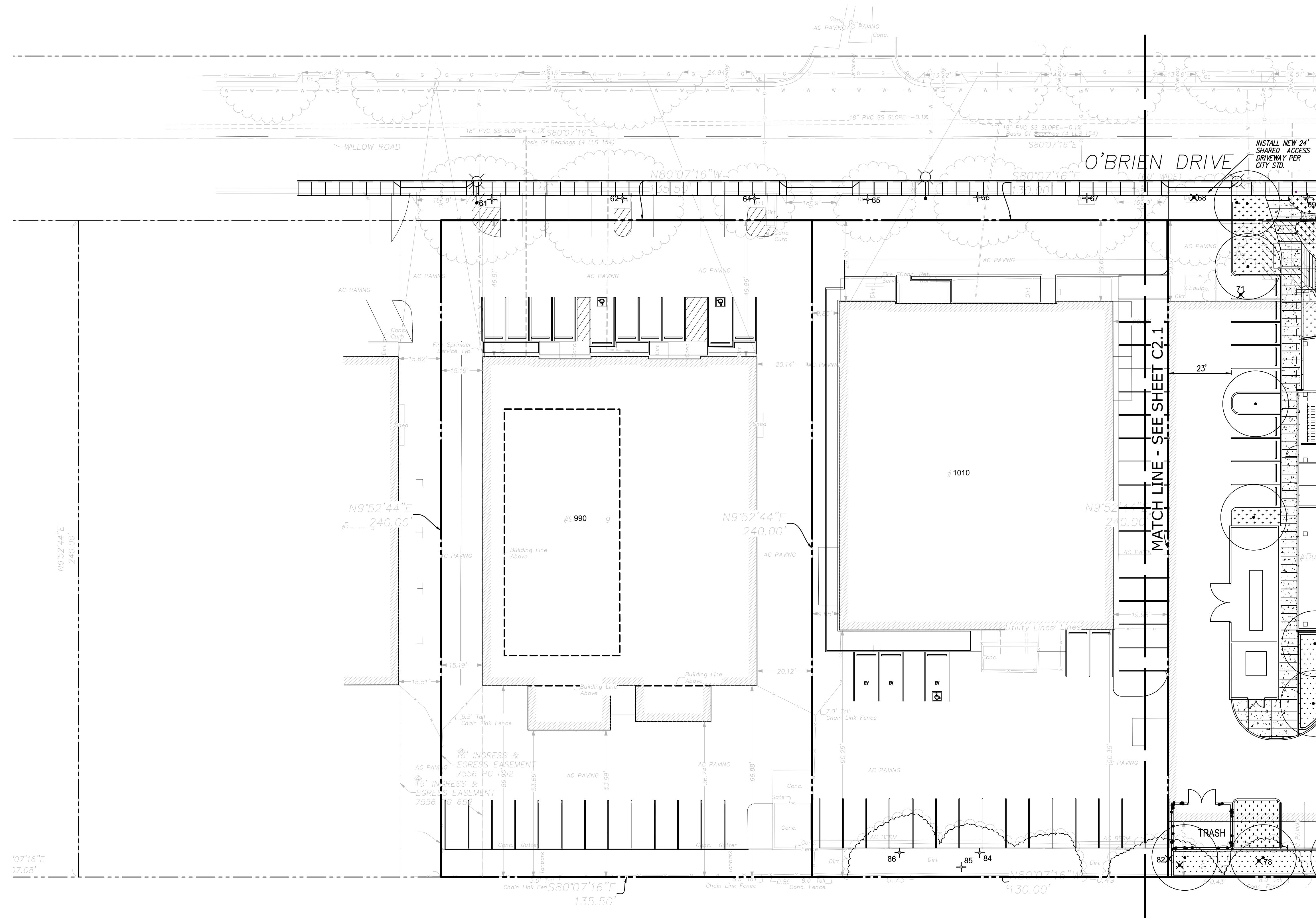
project number: A21107
date: 2022.02.23

**PRELIMINARY
CIVIL SITE PLAN**

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1030 O'Brien
1030 O'Brien Drive
Menlo Park, CA 94025

project number: A21107
date: 2022.02.23

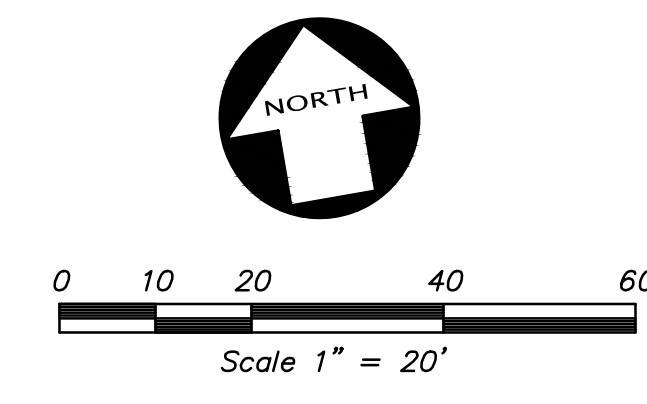
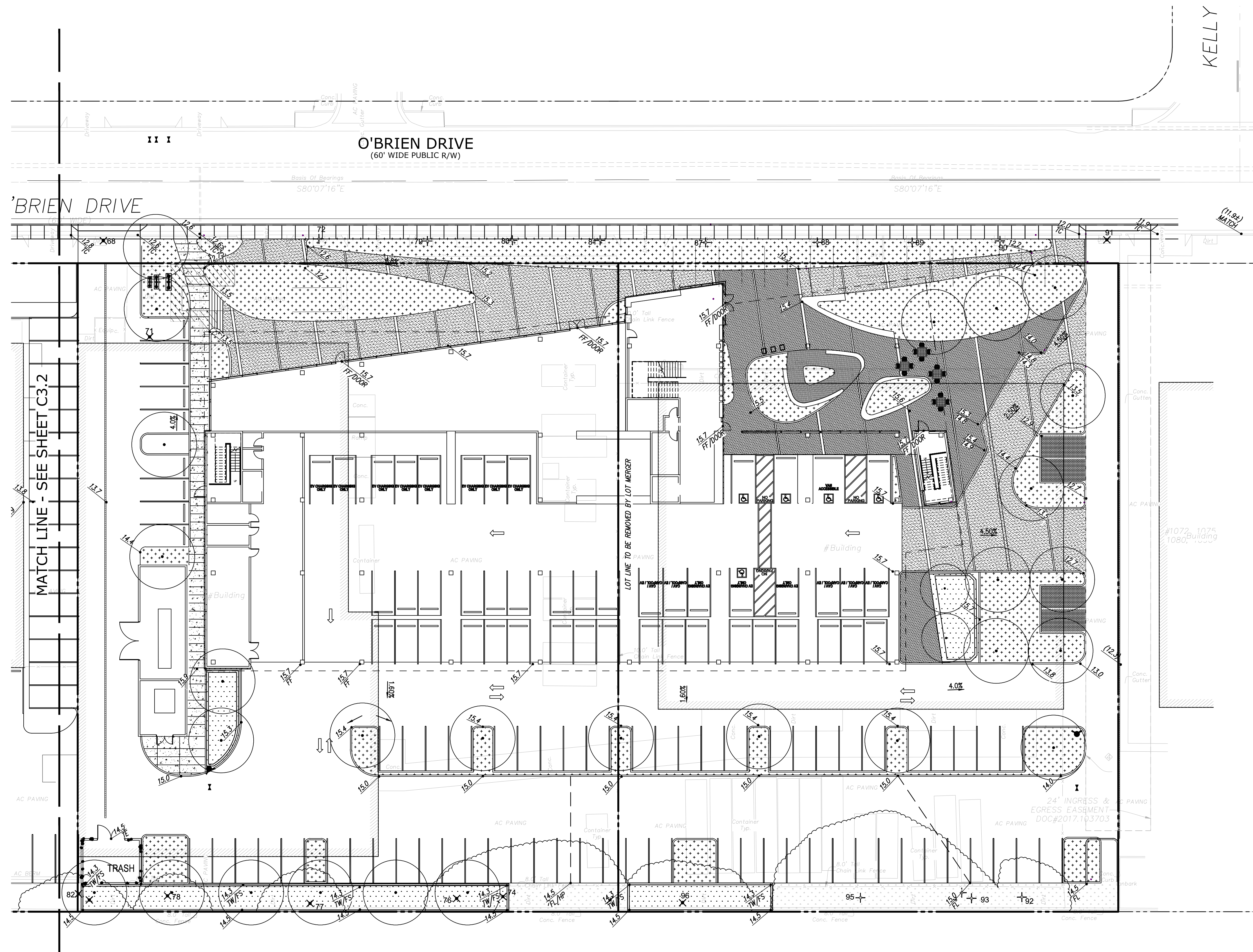
**PRELIMINARY
CIVIL SITE PLAN**

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C2.2

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 Z:\2021\421107\0\DWG\ENTITLEMENTS\PD PERMIT\421107 - C3.1 - Preliminary Grading & Drainage Plan.dwg 6-15-23 08:54:14 PM cccak



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1030 O'Brien
1030 O'Brien Drive
Menlo Park, CA 94025

project number: A21107
date: 2022.02.23

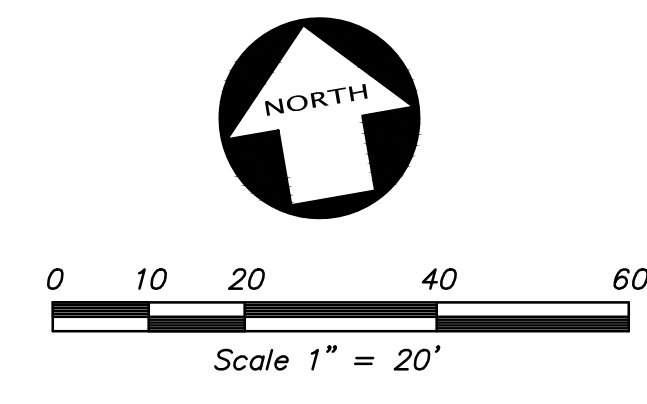
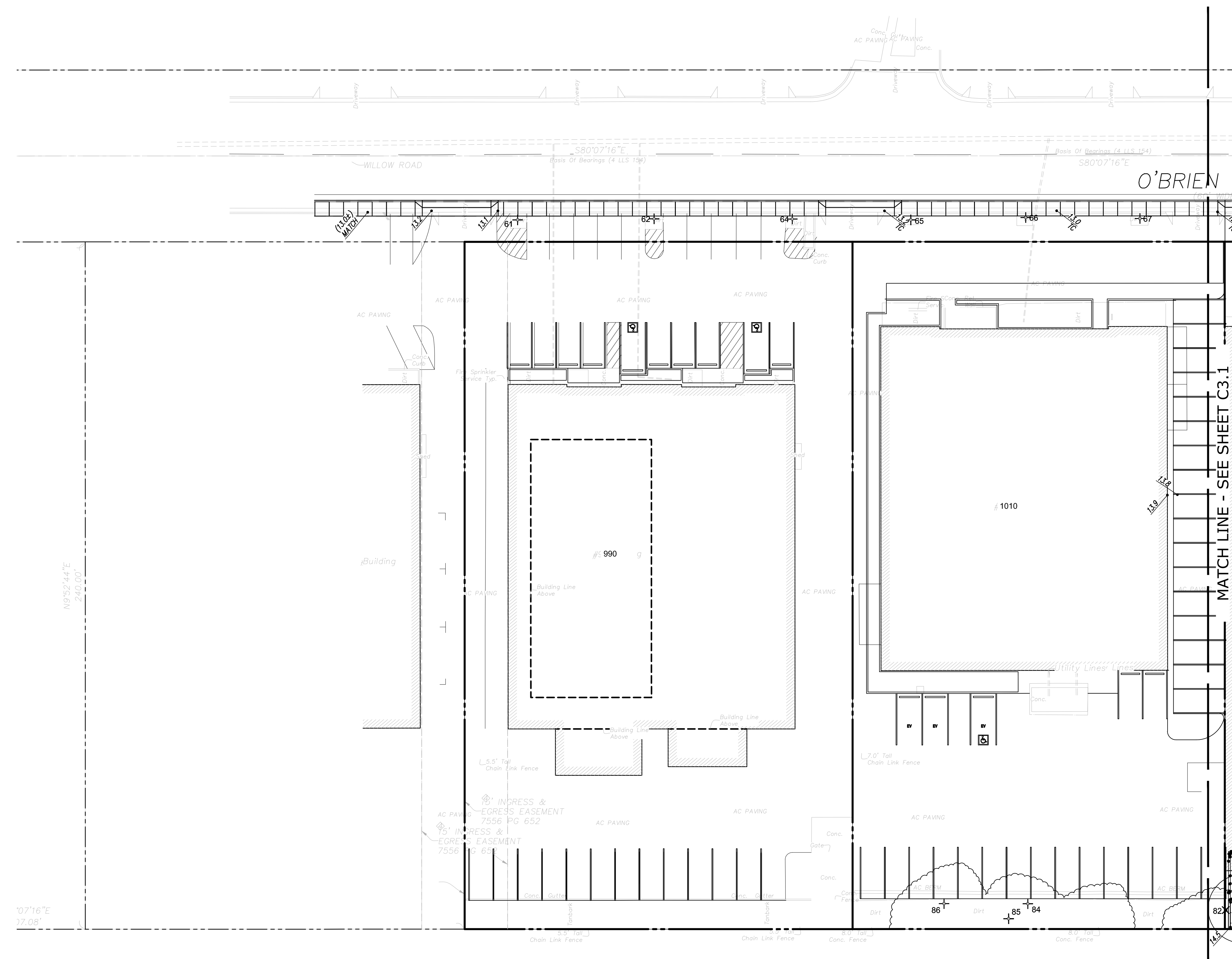
**PRELIMINARY
GRADING &
DRAINAGE PLAN**

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C3.1

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 Menlo Park, CA 94025

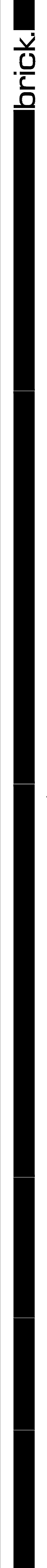
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**PRELIMINARY
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 DRAINAGE PLAN**

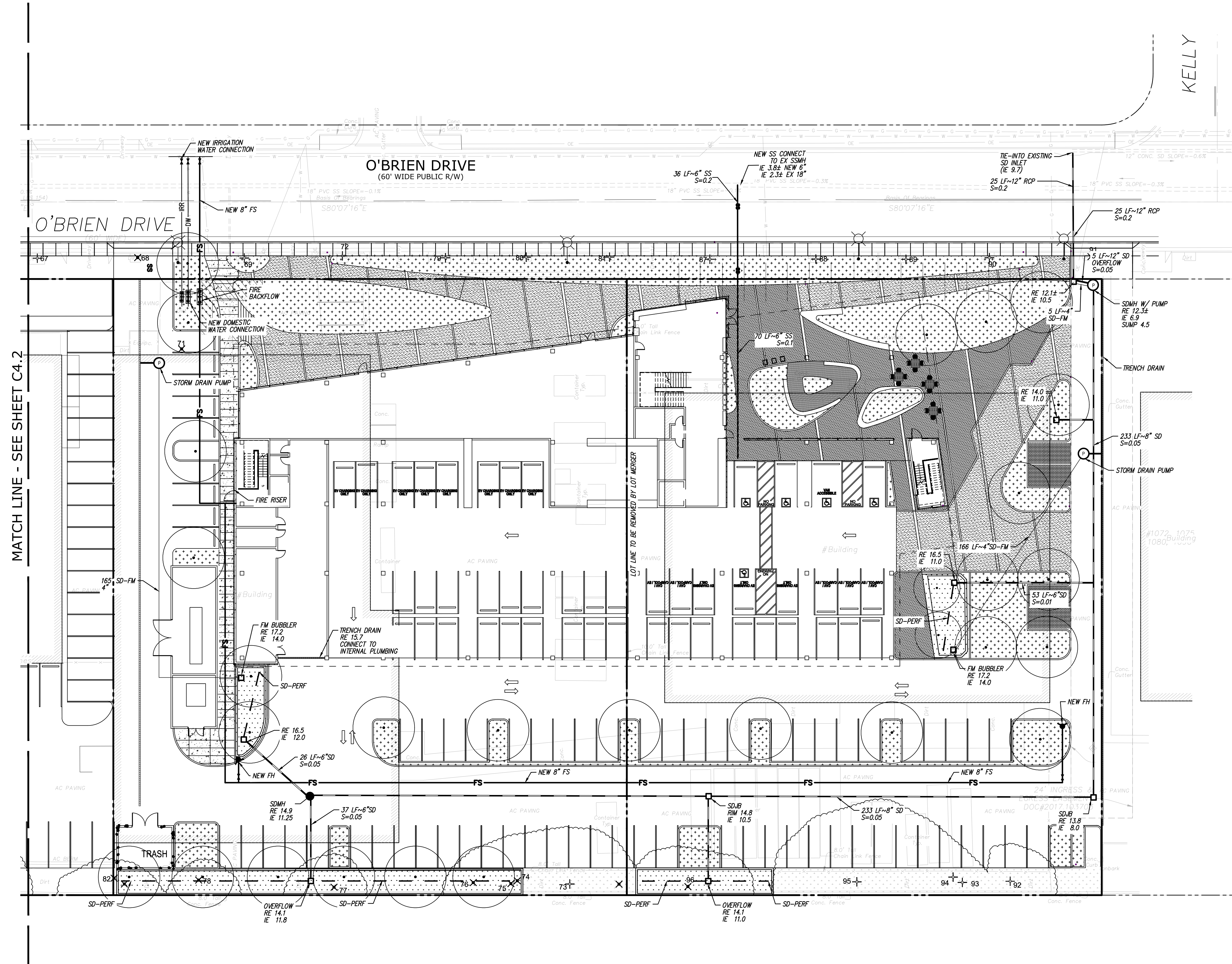
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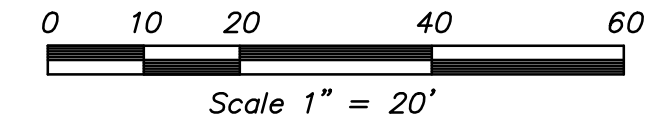
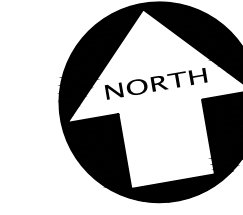


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MATCH LINE - SEE SHEET C4.2

KELLY



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1030 O'Brien Drive
Menlo Park, CA 94025

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date: 2022.02.23

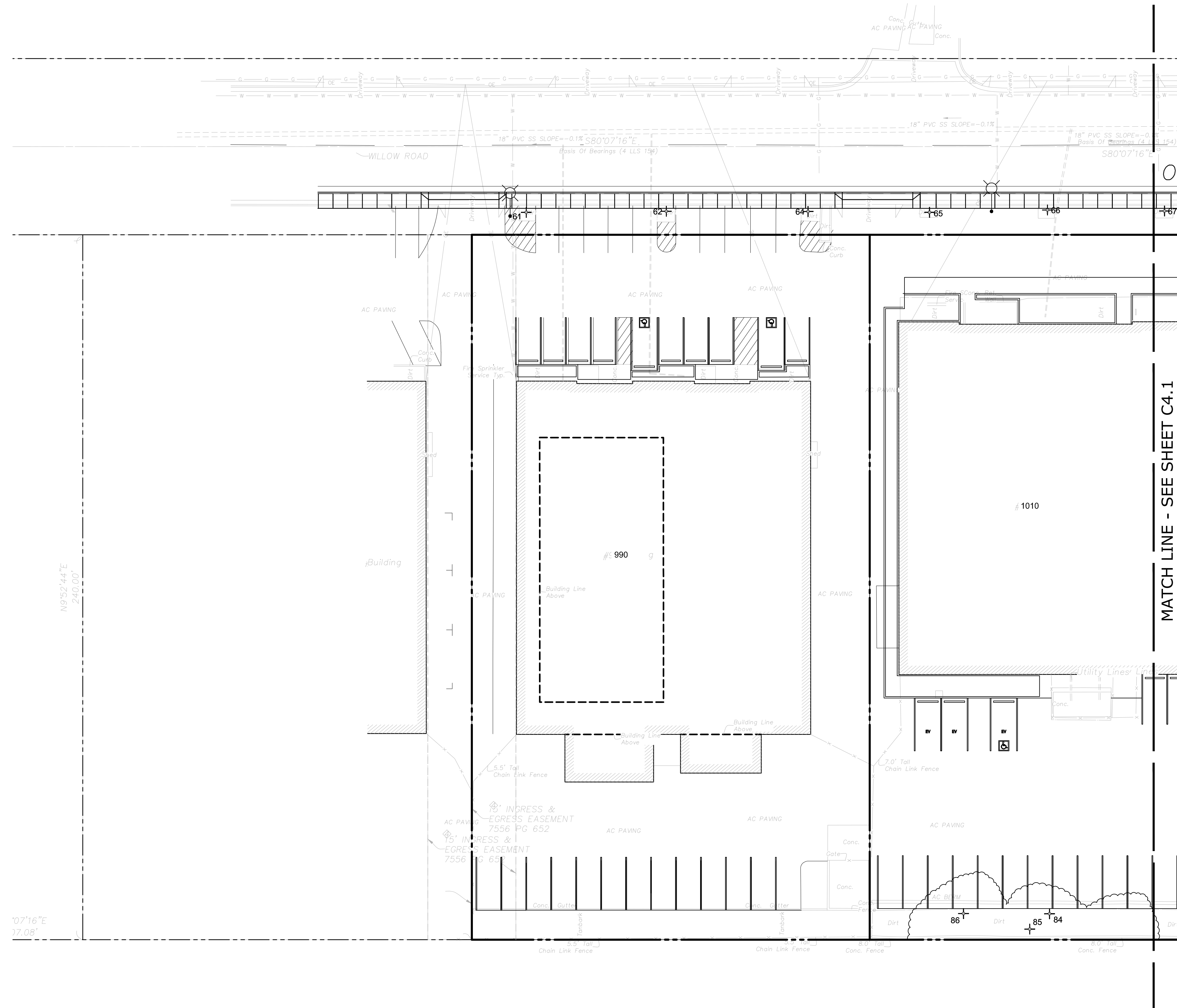
PRELIMINARY
UTILITY PLAN

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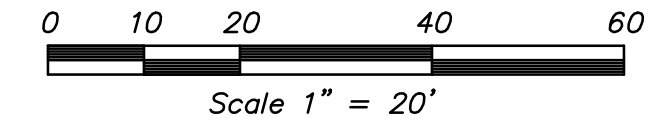
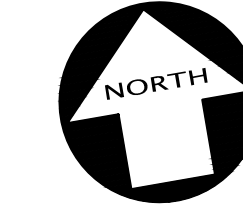
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MATCH LINE - SEE SHEET C4.1



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1030 O'Brien
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project number: A21107
date: 2022.02.23

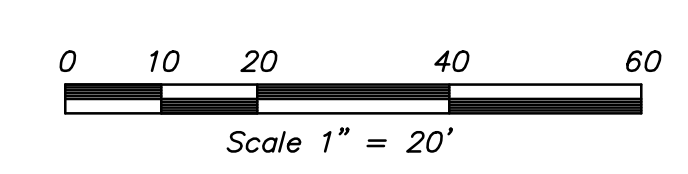
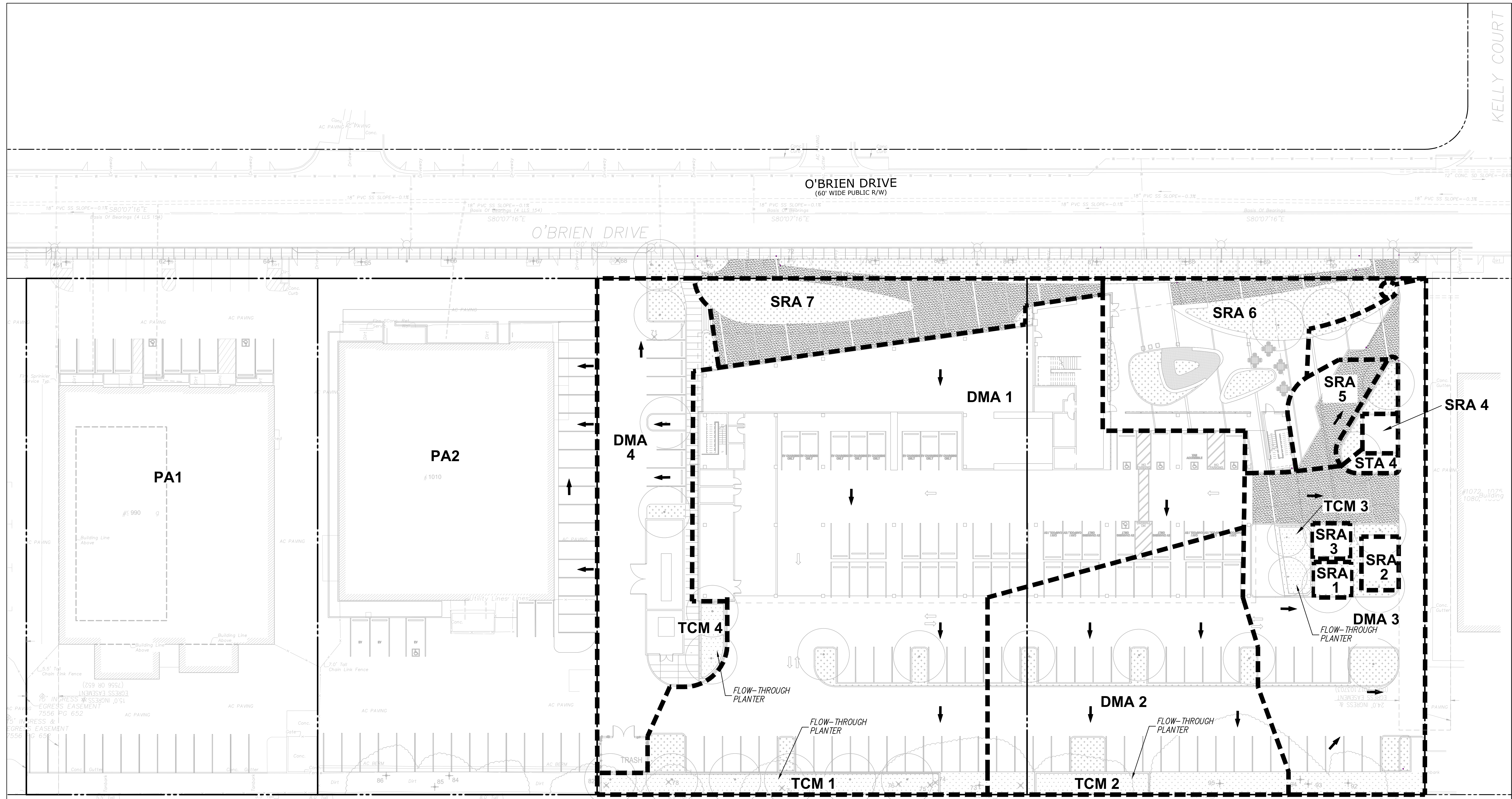
**PRELIMINARY
UTILITY PLAN**

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 2:\2021\421107\DWG\ENTITLEMENTS\PD_Plan\1107 - C5.0 - Preliminary Stormwater Quality Control Plan.dwg 6/15/23 09:02:35 PM cccok



LEGEND	
-----	TRIBUTARY AREA LIMITS
-----	DRAINAGE MANAGEMENT AREA
-----	TREATMENT CONTROL MEASURE
-----	SELF-TREATING AREA
-----	SELF-RETAINING AREA
-----	PROJECT AREA (NOT TREATED)
-----	RUNOFF FLOW DIRECTION
-----	DMA
-----	TCM
-----	STA
-----	SRA
-----	PA
-----	→

- | NOTES | |
|-------|--|
| 1. | THE PROJECT IS EXEMPT FROM HYDROMODIFICATION REQUIREMENTS PER THE SAN MATEO COUNTY C.3 TECHNICAL GUIDANCE DOCUMENT AS IT IS LOCATED WITHIN A SUBWATERSHED AREA WITH GREATER THAN OR EQUAL TO 65% IMPERVIOUSNESS. |
| 2. | ALL ROOF AREAS SHALL DISCHARGE TO PAVEMENT AREAS WITHIN DMA BOUNDARIES TO SHEET FLOW TO ADJACENT BIOTREATMENT PONDS AND DISCHARGED WITH THE USE OF SUBDRAINAGE/ OUTFALLS. |
| 3. | AREAS OF PAVEMENT ON EAST AND WEST SIDE OF BUILDING SHALL DRAIN TO TRENCH DRAINS TO SITE PUMPS; STORMWATER SHALL BE PUMPED INTO STORMWATER PLANTERS AND DISCHARGE WITH THE USE OF SUBDRAINAGE/ OUTFALLS. |
| 4. | TREATMENT CONTROL MEASURES ARE USING THE 4% METHOD FOR SIZING OF THE TREATMENT AREA. |

DISCLAIMER: TOPOGRAPHIC INFORMATION, INCLUDING PROPERTY LINES, EASEMENTS, EXISTING GRADES, EXISTING UTILITIES LOCATIONS, ETC., SHOWN ARE FOR GENERAL REFERENCE ONLY AND HAVE BEEN PROVIDED BY OTHERS AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY KIER & WRIGHT.

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date	revision description
5	2023.06.19 PLANNING REVISION 4
4	2023.01.19 PLANNING REVISION 3
3	2022.11.04 PLANNING REVISION 2
2	2022.07.27 PLANNING REVISION 1
1	2022.02.11 PLANNING APPLICATION

5	2023.06.19	PLANNING REVISION 4
4	2023.01.19	PLANNING REVISION 3
3	2022.11.04	PLANNING REVISION 2
2	2022.07.27	PLANNING REVISION 1
1	2022.02.11	PLANNING APPLICATION



1030 O'Brien
 1030 O'Brien Drive
 Menlo Park, CA 94025

project number: A21107
 date: 2022.02.23

STORMWATER QUALITY CONTROL PLAN

C5.0

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GENERAL LANDSCAPE PROJECT NOTES

- ALL NOTES APPEARING ON THESE PLANS SHALL BE CONSIDERED AS INCIDENTAL WORK AND AS A PART OF THIS CONTRACT.
- ALL WORK SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF TITLE 8 (CAL/OSHA) AND THE GENERAL CONDITIONS OF THE PROJECT SPECIFICATIONS.
- CONTRACTOR TO VERIFY LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION INCLUDING LOCATIONS OF FIBER OPTIC LINES, PROPOSED UTILITIES, AREA DRAINS, MANHOLES, AND VAULTS AS INDICATED ON THE PROJECT SURVEY AND ANY CIVIL UTILITY PLANS. OBTAIN COPIES OF UTILITY PLANS FROM OWNERS ARCHIVES PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL FIELD MARK ALL UTILITY LINES AND POT HOLE TO DETERMINE DEPTH OF BURIED UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL RECORD & MONITOR WORK IN THESE AREAS AND POTHOLE AS NEEDED TO IDENTIFY OBJECTS.
- FOR MARKING UNDERGROUND FACILITIES, CALL UNDERGROUND SERVICE ALERT MINIMUM TWO DAYS PRIOR TO DIGGING: 1-800-227-2600, BETWEEN 6:00 AM- 7:00 PM, MONDAY- FRIDAY, EXCEPT HOLIDAYS.
- PROTECT EXISTING UNDERGROUND UTILITIES, VAULTS AND CONNECTIONS AND REPAIR ANY DAMAGE TO FULL OPERATIONS TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE.
- ELEVATIONS AND LOCATIONS OF ALL EXISTING UTILITIES WHICH CROSS THE LINE OF CONSTRUCTION SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO START OF ANY CONSTRUCTION AFFECTING SAID LINES.
- CONTRACTOR SHALL COORDINATE UTILITY SHUTDOWN WITH CITY ENGINEER AND APPROPRIATE AGENCIES or OWNER'S REPRESENTATIVE.
- REFER TO CIVIL DRAWINGS FOR ALL STORM DRAIN LINE CONNECTIONS IN LANDSCAPE PLANTING AREAS.
- REFER TO CIVIL DRAWINGS FOR HORIZONTAL AND VERTICAL CONTROL OF DRIVE AISLES, CURBS, GUTTERS, AND CITY SIDEWALKS.
- REFER TO CIVIL DRAWINGS FOR ALL UTILITY CONNECTIONS, ADJUSTED UTILITY ELEVATIONS AND RIM ELEVATIONS.
- REFER TO ELECTRICAL PLANS FOR LIGHTING.
- EXISTING ELEVATION INFORMATION BASED ON TOPOGRAPHICAL SURVEY BY PROVIDED BY THE OWNER'S REPRESENTATIVE. VERIFY GRADES PRIOR TO CONSTRUCTION AND NOTIFY OWNER'S REPRESENTATIVE IF EXISTING CONDITIONS VARY FROM PLANS.
- STORM INLET BOXES SHALL NOT BE LEFT UNCOVERED AT ANY TIME.
- THE CONTRACTOR SHALL PROCEED WITH DUE CAUTION DURING UNDERGROUND OPERATIONS AND SHALL REPAIR OR REPLACE ALL UTILITIES AND SERVICES, EITHER MARKED IN THE FIELD OR INDICATED ON THE PLANS, WHICH ARE DAMAGED DURING CONSTRUCTION, AT HIS OWN EXPENSE, TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE.
- THE CONTRACTOR SHALL BE RESPONSIBLE UNDER THIS CONTRACT FOR REPAIRING AND REPLACING AT THE CONTRACTOR'S OWN EXPENSE ANY DRAINAGE STRUCTURES, UTILITIES, WALLS, EXISTING PLANTS, FURNITURE, LIGHTS, WALKWAYS, PAVING, SIGNAGE, OR OTHER EXISTING IMPROVEMENTS TO REMAIN WHICH ARE DAMAGED OR DESTROYED BY OPERATION OF THIS CONTRACT. LIKEWISE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING OR REPLACING ANY AND ALL DAMAGES OCCURRING AS A RESULT OF THE CONTRACTOR'S OPERATION, ONSITE, ON ADJACENT PROPERTIES AND ANYWHERE OUTSIDE THE CONTRACT LIMIT LINES. THE DAMAGED ITEMS SHALL BE RESTORED TO THEIR ORIGINAL CONDITION AND TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE.
- CONTRACTOR SHALL VERIFY EXISTING CONDITIONS IN THE FIELD. ANY DISCREPANCIES BETWEEN THE EXISTING CONDITIONS IN THE FIELD AND THE INFORMATION SHOWN ON THESE PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE PRIOR TO THE START OF CONSTRUCTION.
- WORK SHALL NOT BEGIN UNTIL ADEQUATE TEMPORARY BARRICADES, BARRIERS, FENCES, WARNING SIGNS, LIGHTS, OR OTHER SUCH TRAFFIC AND PEDESTRIAN WARNING AND CONTROL DEVICES AS REQUIRED ARE IN PLACE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL AT ALL TIMES.
- ADJUST LIDS OF ALL (E) IN-GRADE UTILITY BOXES AND VAULTS TO MEET NEW GRADES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING ALL EXISTING PLANT MATERIAL TO REMAIN THROUGHOUT THE DURATION OF THE CONTRACT TO ENSURE HEALTH OF PLANT MATERIAL TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE. SEE SPEC. SECTIONS 32-93-00, PLANTING.
- KEEP ALL PLANTING AND PAVING AREAS FREE FROM WEEDS, DEBRIS AND TRASH THROUGHOUT THE DURATION OF THE CONTRACT.

TREE PROTECTION NOTES

PROTECTIVE FENCING IS REQUIRED TO BE PROVIDED DURING THE CONSTRUCTION PERIOD TO PROTECT TREES TO BE PRESERVED. THIS FENCING MUST PROTECT A SUFFICIENT PORTION OF THE ROOT ZONE TO BE EFFECTIVE. FENCING IS RECOMMENDED TO BE LOCATED 8 TO 10 X THE DIAMETER AT BREAST HEIGHT (DBH) IN ALL DIRECTIONS FROM THE TREE. DBH FOR EACH TREE IS SHOWN IN THE ATTACHED DATA TABLE. THE MINIMUM RECOMMENDATION FOR TREE PROTECTION FENCING LOCATION IS 6 X THE DBH, WHERE A LARGER DISTANCE IS NOT POSSIBLE. THERE ARE AREAS WHERE WE WILL AMEND THIS DISTANCE BASED UPON TREE CONDITION AND PROPOSED CONSTRUCTION. IN MY EXPERIENCE, THE PROTECTIVE FENCING MUST:

- CONSIST OF CHAIN LINK FENCING AND HAVING A MINIMUM HEIGHT OF 6 FEET.
- BE MOUNTED ON STEEL POSTS DRIVEN APPROXIMATELY 2 FEET INTO THE SOIL.
- FENCING POSTS MUST BE LOCATED A MAXIMUM OF 10 FEET ON CENTER.
- PROTECTIVE FENCING MUST BE INSTALLED PRIOR TO THE ARRIVAL OF MATERIALS, VEHICLES, OR EQUIPMENT.
- PROTECTIVE FENCING MUST NOT BE MOVED, EVEN TEMPORARILY, AND MUST REMAIN IN PLACE UNTIL ALL CONSTRUCTION IS COMPLETED, UNLESS APPROVED BY A CERTIFIED ARBORIST.
- TREE PROTECTION SIGNAGE SHALL BE MOUNTED TO ALL INDIVIDUAL TREE PROTECTION FENCES.

BASED ON THE EXISTING DEVELOPMENT AND THE CONDITION AND LOCATION OF TREES PRESENT ON SITE, THE FOLLOWING IS RECOMMENDED:

- THE PROJECT ARBORISTS IS MICHAEL YOUNG (650) 321-0202. A PROJECT ARBORIST SHOULD SUPERVISE ANY EXCAVATION ACTIVITIES WITHIN THE TREE PROTECTION ZONE OF THESE TREES.
- ANY ROOTS EXPOSED DURING CONSTRUCTION ACTIVITIES THAT ARE LARGER THAN 2 INCHES IN DIAMETER SHOULD NOT BE CUT OR DAMAGED UNTIL THE PROJECT ARBORIST HAS AN OPPORTUNITY TO ASSESS THE IMPACT THAT REMOVING THESE ROOTS COULD HAVE ON THE TREES.
- THE AREA UNDER THE DRIP LINE OF TREES SHOULD BE THOROUGHLY IRRIGATED TO A SOIL DEPTH OF 18" EVERY 3-4 WEEKS DURING THE DRY MONTHS.
- MULCH SHOULD COVER ALL BARE SOILS WITHIN THE TREE PROTECTION FENCING. THIS MATERIAL MUST BE 6-8 INCHES IN DEPTH AFTER SPREADING, WHICH MUST BE DONE BY HAND. COURSE WOOD CHIPS ARE PREFERRED BECAUSE THEY ARE ORGANIC AND DEGRADE NATURALLY OVER TIME.
- LOOSE SOIL AND MULCH MUST NOT BE ALLOWED TO SLIDE DOWN SLOPE TO COVER THE ROOT ZONES OR THE ROOT COLLARS OF PROTECTED TREES.
- THERE MUST BE NO GRADING, TRENCHING, OR SURFACE SCRAPING INSIDE THE DRIPLINES OF PROTECTED TREES, UNLESS SPECIFICALLY APPROVED BY A CERTIFIED ARBORIST. FOR TRENCHING, THIS

LANDSCAPE DESIGN CRITERIA

- PLANTING TO BE DESIGNED TO PROVIDE MAXIMUM SAFETY FOR USERS. PLANTING WILL BE PROVIDED ALONG WALLS, FENCES, AND AT BUILDING FOUNDATIONS AND WILL BE MAINTAINED AT AN APPROPRIATE HEIGHT FOR CLEAR VISIBILITY.
- FINISH GRADING, SHALL BE POSITIVE SURFACE DRAINAGE ACROSS PLANTED AREAS AND AWAY FROM BUILDING FOUNDATIONS. REFER TO LANDSCAPE GRADING PLAN FOR ALL EXISTING AND PROPOSED GRADE INFORMATION.
- ALL AREAS ON GRADE SHALL RECEIVE 6" OF TOP SOIL AND 3" OF BARK MULCH. SOIL AMENDMENTS WILL BE ADDED BASED ON SOIL LAB RECOMMENDATIONS.
- STORMWATER MANAGEMENT TO COMPLY WITH SPECIAL PROJECT CATEGORY 'B' C3 REQUIREMENTS AND STORM WATER POLLUTION PREVENTION PLAN (SWPPP), BIOSWALES AND/OR INFILTRATION PLANTERS WILL BE USED TO TREAT STORM WATER. REFER TO CIVIL DOCUMENTS.
- LANDSCAPE FEATURES EMPLOYED TO MINIMIZE RUNOFF AND PROMOTE SURFACE FILTRATION INCLUDE:
 - PROVIDING GENTLE SLOPES NOT TO EXCEED 10 PERCENT IN LANDSCAPE AREAS.
 - INSTALLING PLANTS WITH LOW WATER REQUIREMENTS.
 - INSTALLING PLANTS APPROPRIATE FOR THE LOCATION AND MICRO-CLIMATE.
 - UTILIZING BIOSWALES AND/OR INFILTRATION PLANTERS TO CAPTURE RUNOFF BEFORE IT EXITS THE SITE.
 - INSTALLING COBBLE SPLASH PADS WHERE RUNOFF IS DISCHARGED INTO BIOSWALES OR INFILTRATION PLANTERS TO AVOID EROSION.
- ON SITE LANDSCAPE LIGHTING TO BE PROVIDED BY POLES AND BOLLARDS.
- ALL PLANTING GROUPS ARE DESIGNED FOR WATER USE AND ARRANGED BY WATER HYDROZONES BASED ON WATER NEEDS.
- PLANTING PALETTE HAS BEEN DEVELOPED BASED ON WATER USE REQUIREMENTS.
- *WATER USE RATING IS BASED ON WATER USE CLASSIFICATION OF LANDSCAPE SPECIES (WUCOLS), UNIVERSITY OF CALIFORNIA COOPERATIVE EXTENSION. VL=VERY LOW, L=LOW, M=MEDIUM, H=HIGH

IRRIGATION DESIGN CRITERIA

- IRRIGATION DESIGN TO COMPLY WITH ABA 1881 REQUIREMENTS, FOLLOW THE STATEWIDE MODEL ORDINANCE DESIGN GUIDELINES AND CITY REQUIREMENTS WITH USE OF WATER EFFICIENT LANDSCAPING AND LOW WATER-WISE PLANTS. ALL PLANTED AREAS SHOWN WILL BE IRRIGATED BY AN AUTOMATIC IRRIGATION SYSTEM.
- THE IRRIGATED SYSTEMS WILL BE A PERMANENT BELOW GROUND AUTOMATED SYSTEMS ADEQUATE FOR THE ESTABLISHMENT AND MAINTENANCE OF ALL PLANT MATERIAL.
- ALL TREE, SHRUB AND GROUND COVER AREAS WILL BE IRRIGATED BY A PERMANENT, AUTOMATIC, UNDERGROUND DRIP OR LOW FLOW IRRIGATION SYSTEM. TREE, SHRUB, AND GROUND COVER AREAS SHALL BE ON SEPARATE VALVES.
- ALL IRRIGATION SYSTEMS SHALL BE DESIGNED, MAINTAINED AND MANAGED TO MEET OR EXCEED MINIMUM EFFICIENCY.
- ALL IRRIGATION EQUIPMENT SHALL BE SCREENED APPROPRIATELY FROM VIEW IN PUBLIC AREAS.
- THE FINAL IRRIGATION PLAN SHALL ACCURATELY AND CLEARLY IDENTIFY:
 - LOCATION AND SIZE OF WATER METERS FOR THE LANDSCAPE.
 - LOCATION, TYPE AND SIZE OF ALL COMPONENTS OF THE IRRIGATION SYSTEM, INCLUDING AUTOMATIC CONTROLLERS, MAIN AND LATERAL LINES, VALVES, SPRINKLER HEADS, RAIN SWITCHES, QUICK COUPLERS, AND BACKFLOW PREVENTION DEVICES.
 - STATIC WATER PRESSURE AT THE POINT OF CONNECTION TO THE PUBLIC WATER SUPPLY.
 - FLOW RATE (GALLONS PER MINUTE), AND REMOTE CONTROL VALVE SIZE.
- QUICK COUPLERS WILL BE LOCATED AT EVERY 80 TO 100 FEET ALONG THE IRRIGATION MAIN LINE.
- IRRIGATION SYSTEM AND FINAL DESIGN SHALL BE PROVIDED AT A LATER DATE.
- IRRIGATION SYSTEM FEATURES EMPLOYED TO ACHIEVE WATER CONSERVATION GOALS INCLUDE:
 - SMART IRRIGATION CONTROLLERS CAPABLE OF RESPONDING TO ON-SITE WEATHER CONDITIONS.
 - CONTROLLERS WITH MULTIPLE PROGRAMS.
 - WATERING SCHEDULES EMPLOYING SHORT CYCLES.
 - RAIN SHUT-OFF DEVICES TO PREVENT IRRIGATION AFTER SIGNIFICANT PRECIPITATION.
 - DRIP AND/OR BUBBLER IRRIGATION FOR SHRUBS AND TREES IN PLANTER AREAS WHICH HAVE A SHRUB DENSITY THAT WILL CAUSE EXCESSIVE SPRAY INTERFERENCE OF AN OVERHEAD SYSTEM.
 - USE OF FLOW REDUCERS TO MITIGATE SPRAY OF BROKEN HEADS NEXT TO SIDEWALK, STREETS, AND DRIVEWAYS.

LANDSCAPE MATERIAL & DIMENSION LEGEND

KEY	DESCRIPTION	DETAIL# / SHEET #
	CONCRETE PAVING W/ INTEGRAL COLOR	
	CONCRETE PAVING W/ SAND BLAST FINISH	
	CONCRETE PAVING WITH TOP CAST FINISH BANDING	
	CONCRETE UNIT PAVER	
	WOOD DECKING	
	EXPANSION JOINT W/ SEALANT (EJS)	
	SCORE JOINT (SAWCUT)	
	LANDSCAPE AREA	
	BIORETENTION AREA	
V.I.F.	VERIFY IN FIELD	
	ALIGN	
	DIMENSION	
	ANGULAR DIMENSION	

GENERAL LANDSCAPE PROJECT LEGEND

KEY	DESCRIPTION	DETAIL
	LIMIT OF WORK	
	PROPERTY LINE	
	BREAK LINE	
	PEDESTRIAN POLE LIGHT LUMINAIRE, SED.	
	DETAIL CALLOUT	
	ELEVATION INDICATOR	
	SECTION / ELEVATION DETAIL	
	PROPOSED TREE, REFER TO PLANTING PLAN	
L.O.W.	LIMIT OF WORK	
	EXISTING TREE TO REMAIN	
	EXISTING TREE TO BE REMOVED	

SITE FURNISHING LEGEND

KEY	DESCRIPTION	DETAIL# / SHEET #
	POURED IN PLACE CONCRETE SEATWALL W/ SMOOTH TROWEL FINISH AND INTEGRATED LED LIGHT STRIP	5/#####
	BIKE LOCKER	2/#####
	BIKE RACK	1/#####

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Δ	date	revision description
5	2023.06.19	PLANNING REVISION 4
4	2023.01.19	PLANNING REVISION 3
3	2022.11.04	PLANNING REVISION 2
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1030 O'Brien
1030 O'Brien Drive
Menlo Park, CA 94025

project number: 21-315
date: 2022.02.11

LANDSCAPE NOTES AND LEGENDS

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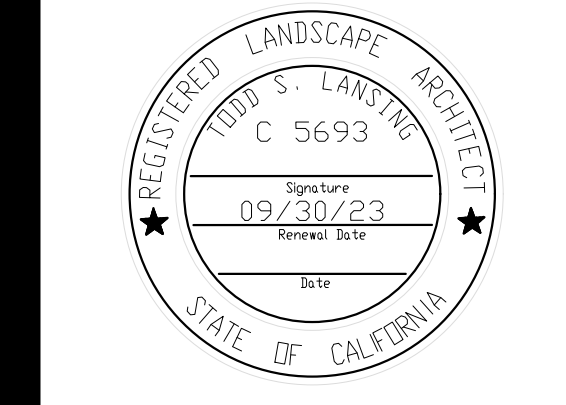
TREE, SHRUB, GRASSES, PERENNIALS + GROUND COVER PLANTING SCHEDULE							
TREES							
SYMBOL	KEY	SCIENTIFIC NAME	COMMON NAME	SIZE	SPACING	WATER USE	MATURE SIZE
	ARB MAR	ARBUTIS MARINA	STRAWBERRY TREE	36" BOX	AS SHOWN	L	25' H
	CER CAN	CERCIS CANADENSIS	EASTERN REDBUD	36" BOX	AS SHOWN	M	30' H
	GIN BIL	GINGKO BILOBA	GINGKO	36" BOX	AS SHOWN	M	25-35'H
	PLA ACE	PLATANUS X ACERIFOLIA	LONDON PLANE TREE	36" BOX	AS SHOWN	L	75-100' H
	PIS CHI	PISTACIA CHINENSIS	CHINESE PISTACHIO	48" BOX	AS SHOWN	L	30-35' H
OLE EUR	OLEA EUROPAEA	OLIVE TREE	36" BOX	AS SHOWN	L	25-35'H	
HATCH	KEY	SCIENTIFIC NAME	COMMON NAME	SIZE	SPACING	WATER USE	MATURE SIZE
FOUNDATION PLANTING							
	CAL BET	CALLISTEMON 'BETTER JOHN'	WEeping BOTTLEBRUSH	1 GAL	2'-6"	L	3' H X 3' W
	CIS HYB	CISTUS HYBRIDUS	WHITE ROCKROSE	5 GAL	5'-0"	L	3' H X 4' W
	RHA UMB	RHAPHIOLEPIS UMBELLATA 'MINOR'	DWARF YEDDO HAWTHORN	5 GAL	3'-0"	L	4' H X 3' W
	LOM LON	LOMANDRA LONGIFOLIA	SPINY-HEADED MAT-RUSH	1 GAL	3'-0"	L	3' H X 3' W
ACCENT PLANTS AND GRASSES							
	ACH MIL	ACHILLEA MILLEFOOLIUM	COMMON YARROW	5 GAL	1'-0"	L	3' H X 1.5' W
	AGA AME	AGAVE AMERICANA	CENTURY AGAVE	20 GAL	3'-0"	L	4' H X 6' W
	AGA ATT	AGAVE ATTENUATA	FOXTAIL AGAVE	15 GAL	5'-0"	L	3' H X 4' W
	AGA OVA	AGAVE OVATIFOLIA	WHALES TONGUE AGAVE	15 GAL	6'-0"	L	3' H X 5' W
	ANE LES	ANEMANTHELE LESSONIANA	NEW ZEALAND WIND GRASS	5 GAL	3'-0"	L	3' H X 3' W
	ANI KAN	ANIGOZANTHOS 'KANGA RED'	'KANGA RED' KANGAROO PAW	5 GAL	2'-0"	L	2' H X 1.5' W
	BAC PIL	BACCHARIS PILULARIS 'PIGEON POINT'	COYOTE BRUSH 'PIGEON POINT'	10 GAL	6'-0"	L	4' H X 8' W
	BOU GRA	BOUTELOUA GRACILIS	BLUE GRAMA	15 GAL	2'-0"	L	2' H X 2' W
	CAL ACU	CALAMAGROTIS X ACUTIFLORA	FEATHER REED GRASS 'KARL FOERSTER'	15 GAL	2'-0"	L	4' H X 4' W
	DES CES	DESCHAMPSIA CEPITOSA	TUFTED HAIRGRASS	10 GAL	1'-0"	M	2' H X 3' W
	DYM MAR	DYMONDIA MARGARETAE	SILVER CARPET	5 GAL	1'-6"	L	3" H X 2' W
	FES CAL	FESTUCA CALIFORNICA 'ELIJAH BLUE'	'ELIJAH BLUE'	5 GAL	1'-0"	L	9" H X 9" W
	HES PAR	HESPERALOE PARVIFLORA	'YELLOW YUCCA'	5 GAL	5'-0"	L	3' H X 3' W
	KIN UVA	KNIPHOFIA UVARIA	RED HOT POKER	10 GAL	2'-6"	L	3' H X 2.5' W
	LEU JES	LEUCADENDRON JESTER	SUNSHINE CONEBUSH	15 GAL	5'-0"	L	4' H X 4' W
MUH DUB	MUHLENBERGIA DUBIA	PINE MUHLY	15 GAL	3'-0"	L	2' H X 2' W	

	LOM LON	LOMANDRA LONGIFOLIA	DWARD MAT RUSH	10 GAL	2'-0"	L	2' H X 3' W
	OLE EUR	OLEA EUROPAEA	LITTLE OLLIE	15 GAL	2'-0"	L	4' H X 6' W
	YUC FIL	YUCCA FILAMENTOSA 'BRIGHT EDGE'	YUCCA BRIGHT EDGE	5 GAL	3'-0"	L	3' H X 3' W
GROUND COVER							
	BAC PIL	BACCHARIS PILULARIS 'PIGEON POINT'	DWARF COYOTE BUSH	10 GAL	6'-0"	L	2' H X 6' W
	DYM MAR	DYMONDIA MARGARETAE	SILVER CARPET	5 GAL	1'-6"	L	3" H X 2' W
	FRA CHI	FRAGARIA CHILOENSIS	BEACH STRAWBERRY	1 GAL	2'-0"	M	6" H X 3' W
SHADE PLANTS							
	ASP DEN	ASPARAGUS DENSIFLORUS MYERS	FOXTAIL FERN	10 GAL	2'-0"	L	2' H X 2' W
	ASP SET	ASPARAGUS SETACEUS	SWORD FERN	10 GAL	2'-0"	M	3' H X 3' W
	ASP ELA	ASPIDISTRA ELATIOR	CAST IRON PLANT	5 GAL	1'-6"	L	2' H X 2' W
	CLI MIN	CLIVIA MINIATA	BUSH LILY	5 GAL	1'-0"	M	2' H X 2' W
	FUC MAG	FUCHSIA MAGELLANICA	HARDY FUCHSIA	15 GAL	3'-0"	M	5' H X 3' W
	MAH	MAHONIA	SOFT CARESS	10 GAL	4'-0"	L	3' H X 3' W
	OXA COR	OXALIS CORICULATA	CREeping WOODSORREL	1 GAL			
	POL MUN	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	15 GAL	2'-0"	M	3' H X 3' W
	WOO FIM	WOODWARDIA FIMBRIATA	GIANT CHAIN FERN	15 GAL	5'-0"	L	4' H X 3' W
BIO RETENTION TREATMENT PLANTS							
	BOU GRA	BOUTELOUA GRACILIS	BLUE GRAMA	5 GAL	2'-0"	L	2' H X 2' W
	DES CES	DESCHAMPSIA CEPITOSA	TUFTED HAIR GRASS	5 GAL	2'-0"	L	2' H X 1.5' W
	MUH DUB	MUHLENBERGIA DUBIA	PINE MUHLY	15 GAL	3'-0"	L	2' H X 2' W
	SAL CLE	SALVIA CLEVELANDII	CLEVELAND SAGE	15 GAL	2'-6"	L	4' H X 4' W

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LANDSCAPE NOTES AND LEGENDS

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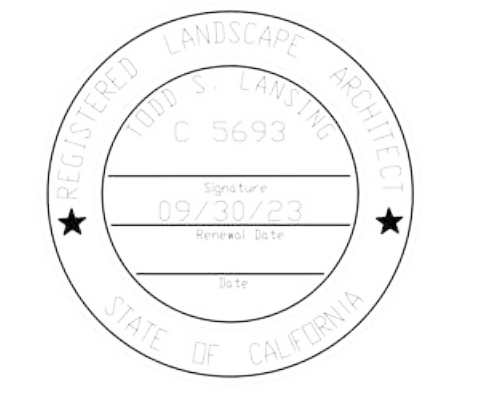
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1	2022.02.11	PLANNING APPLICATION



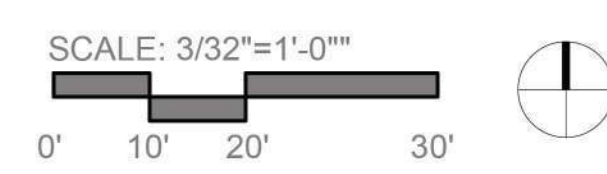
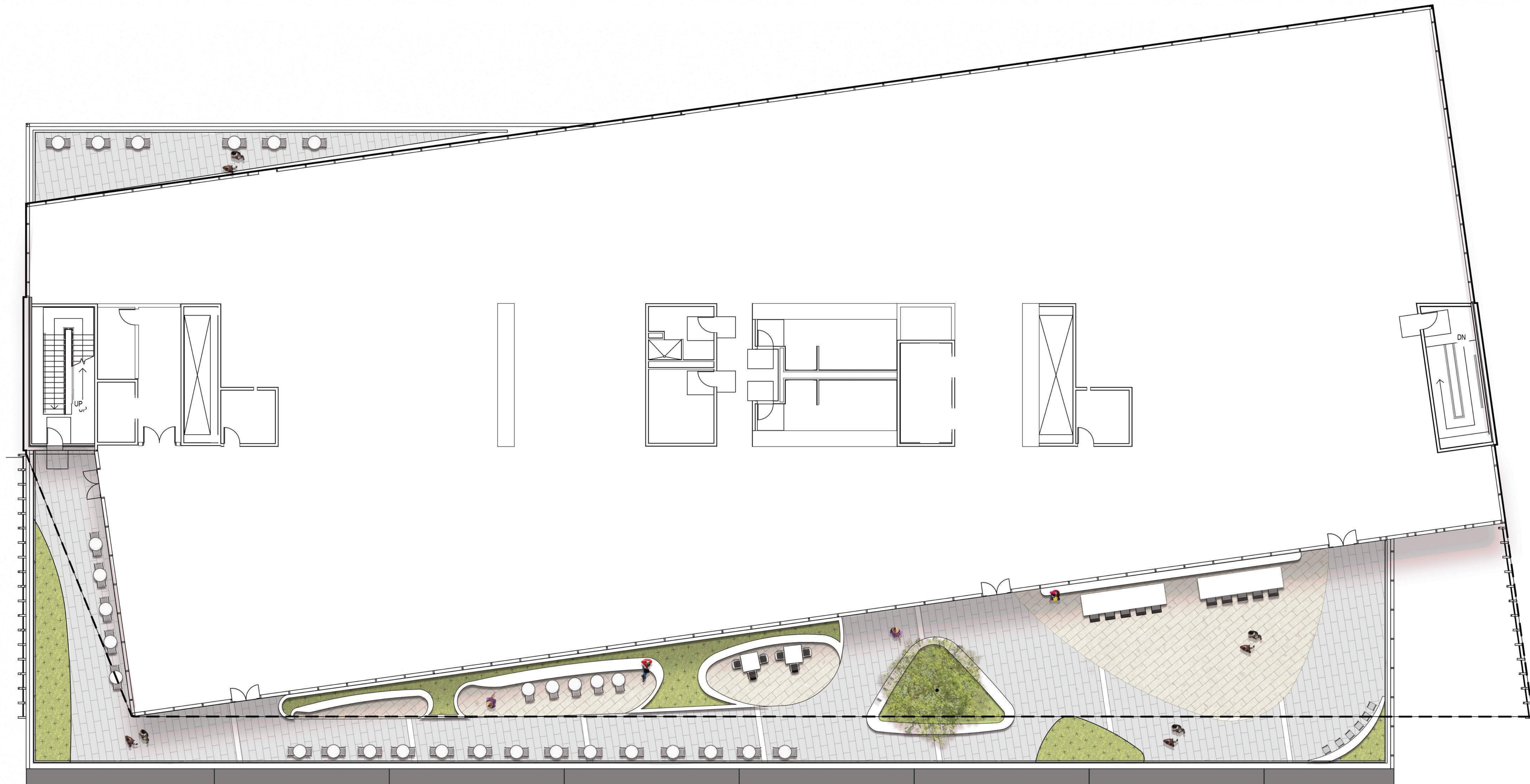
1030 O'Brien
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project number: 21-315
date: 2022.02.11

GROUND LEVEL
LANDSCAPE COLOR PLAN

L0.02

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Δ	date	revision description
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4	2023.01.19	PLANNING REVISION
3	2022.11.04	PLANNING REVISION
2	2022.07.22	PLANNING REVISION
1	2022.02.11	PERMITS/APPROVAL

#	date	issue description
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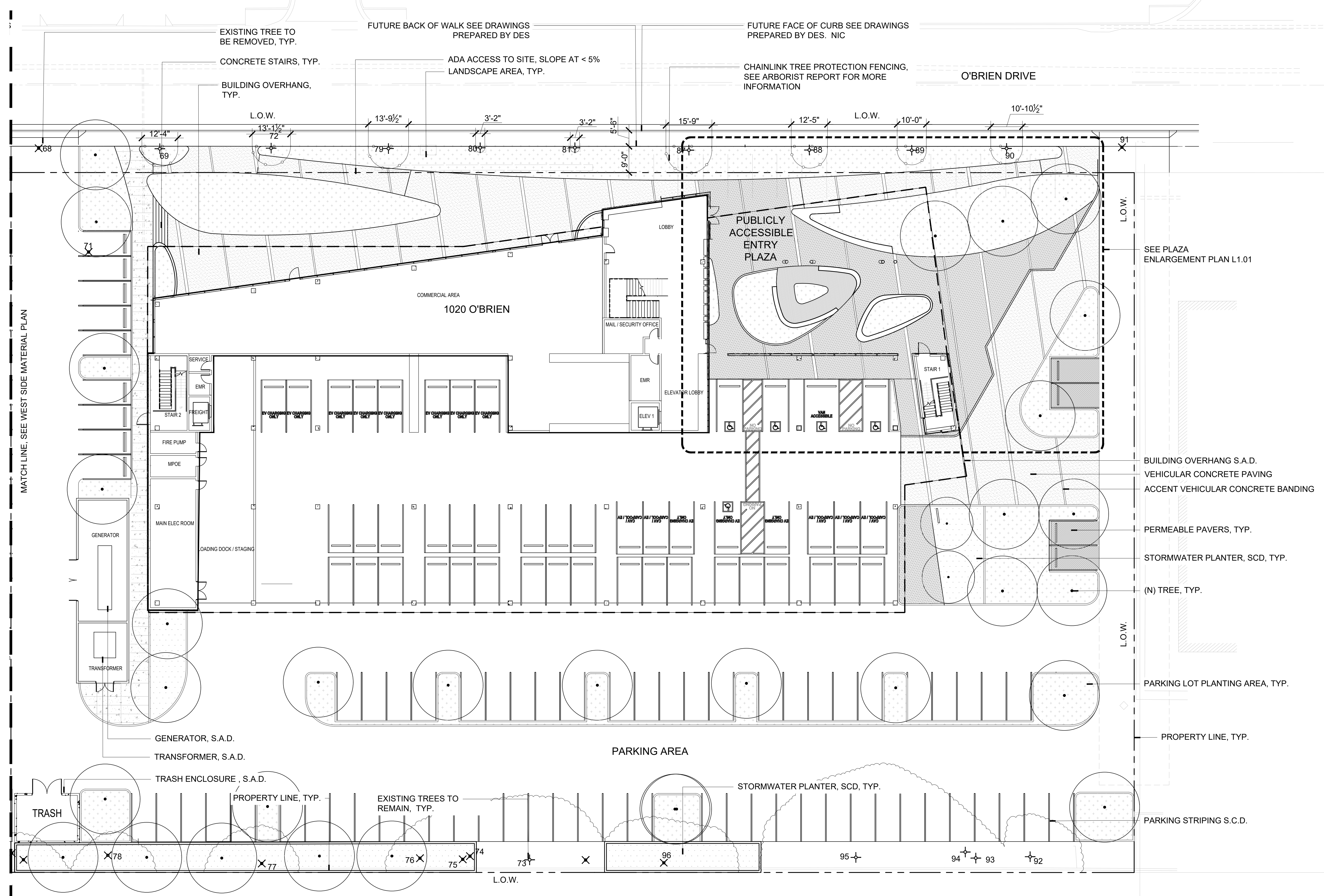
1030 O'Brien
1030 O'Brien Drive
Menlo Park, CA 94025

project number 21-315
date: 2022.02.11

3 LANDSCAPE 3RD LEVEL
C TERRACE COLOR PLAN

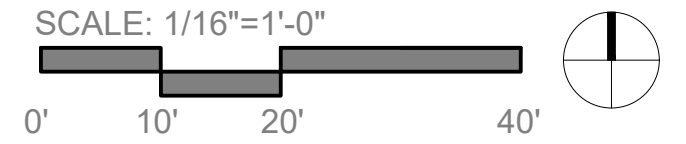
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1. EAST SIDE MATERIALS PLAN

NOTE: SEE HERITAGE TREE REMOVAL PERMIT HTR2022-00138 DATED 6/9/2023.



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5	2023.06.19	PLANNING REVISION 4
4	2023.01.19	PLANNING REVISION 3
3	2022.11.04	PLANNING REVISION 2
2	2022.07.27	PLANNING REVISION 1
1	2022.02.11	PLANNING APPLICATION



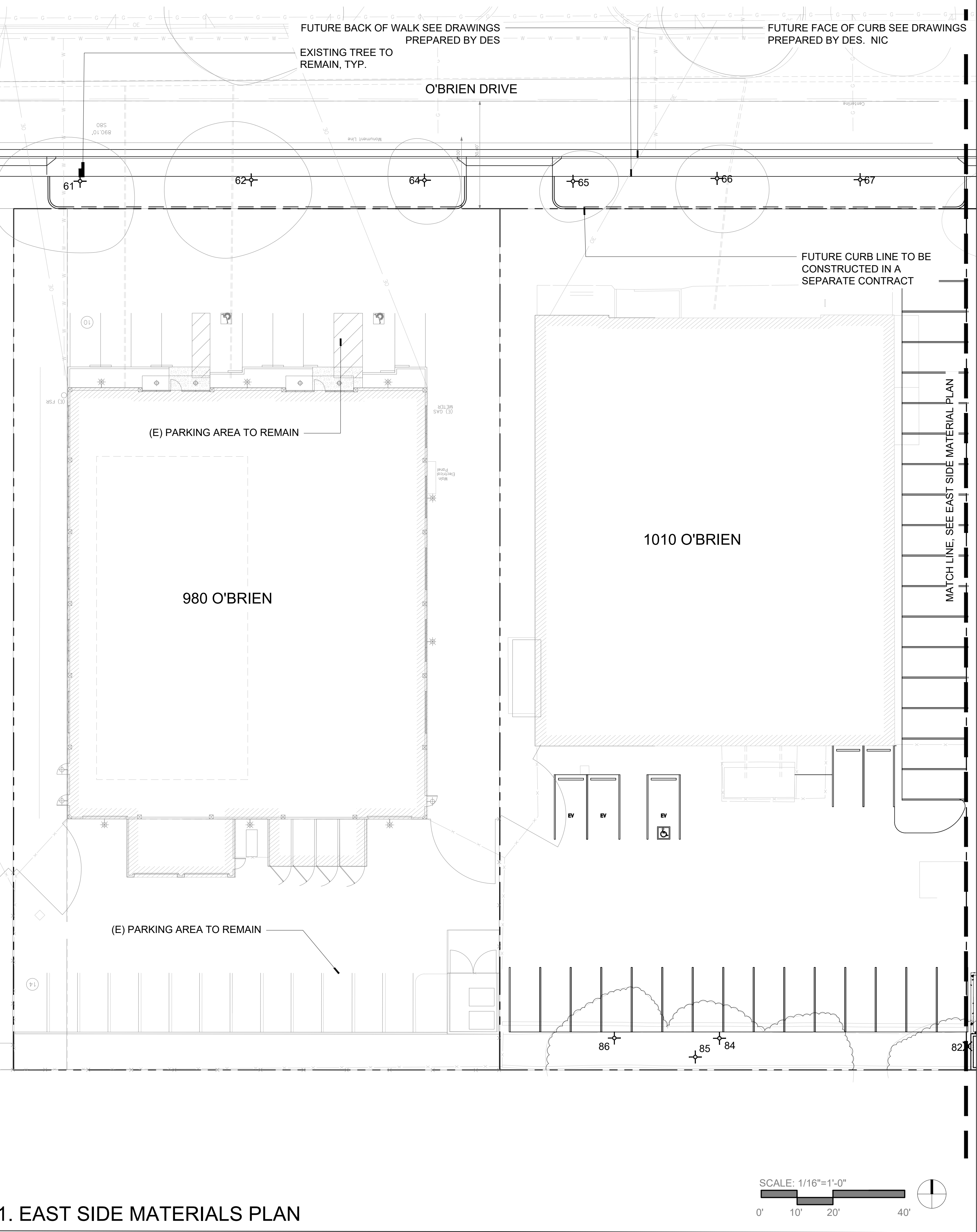
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project number 21-315
date: 2022.02.11

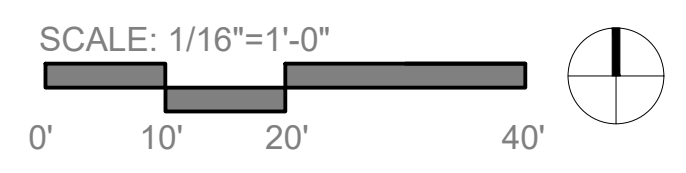
**L1.00 LANDSCAPE
GROUND LEVEL
MATERIALS PLAN**

L1.00

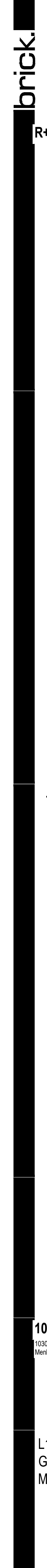
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1. EAST SIDE MATERIALS PLAN



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1030 O'Brien
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project number 21-315
date: 2022.02.11

L1.01 LANDSCAPE
GROUND LEVEL
MATERIAL PLAN WEST

L1.01

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#	date	revision description
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5	2023.06.19	PLANNING REVISION 4
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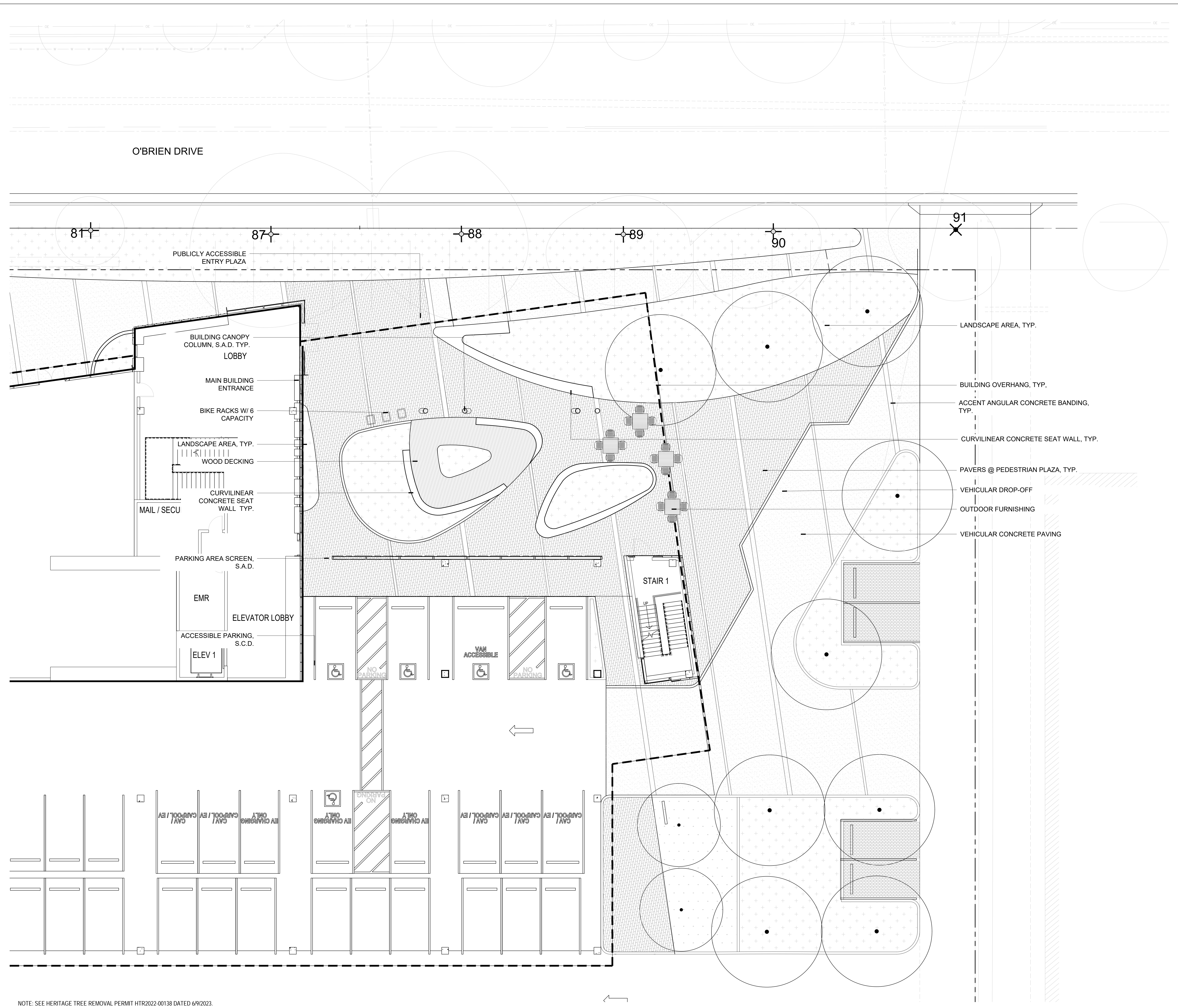
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1030 O'Brien
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Menlo Park, CA 94025

project number: 21-315
date: 2022.02.11

LANDSCAPE PLAZA
ENLARGEMENT PLAN



O'BRIEN DRIVE

81

87

88

89

90

91

PUBLICLY ACCESSIBLE
ENTRY PLAZA

BUILDING CANOPY
COLUMN, S.A.D. TYP.
LOBBY

MAIN BUILDING
ENTRANCE

BIKE RACKS W/ 6
CAPACITY

LANDSCAPE AREA, TYP.

WOOD DECKING

CURVILINEAR
CONCRETE SEAT
WALL TYP.

MAIL / SECU

PARKING AREA SCREEN,
S.A.D.

EMR

ELEVATOR LOBBY

ACCESSIBLE PARKING,
S.C.D.

ELEV 1

NO PARKING

NO PARKING

VAN
ACCESSIBLE

STAIR 1

LANDSCAPE AREA, TYP.

BUILDING OVERHANG, TYP.

ACCENT ANGULAR CONCRETE
BANDING,
TYP.

CURVILINEAR CONCRETE SEAT
WALL, TYP.

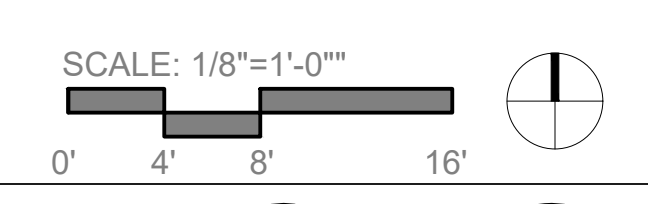
PAVERS @ PEDESTRIAN PLAZA,
TYP.

VEHICULAR DROP-OFF

OUTDOOR FURNISHING

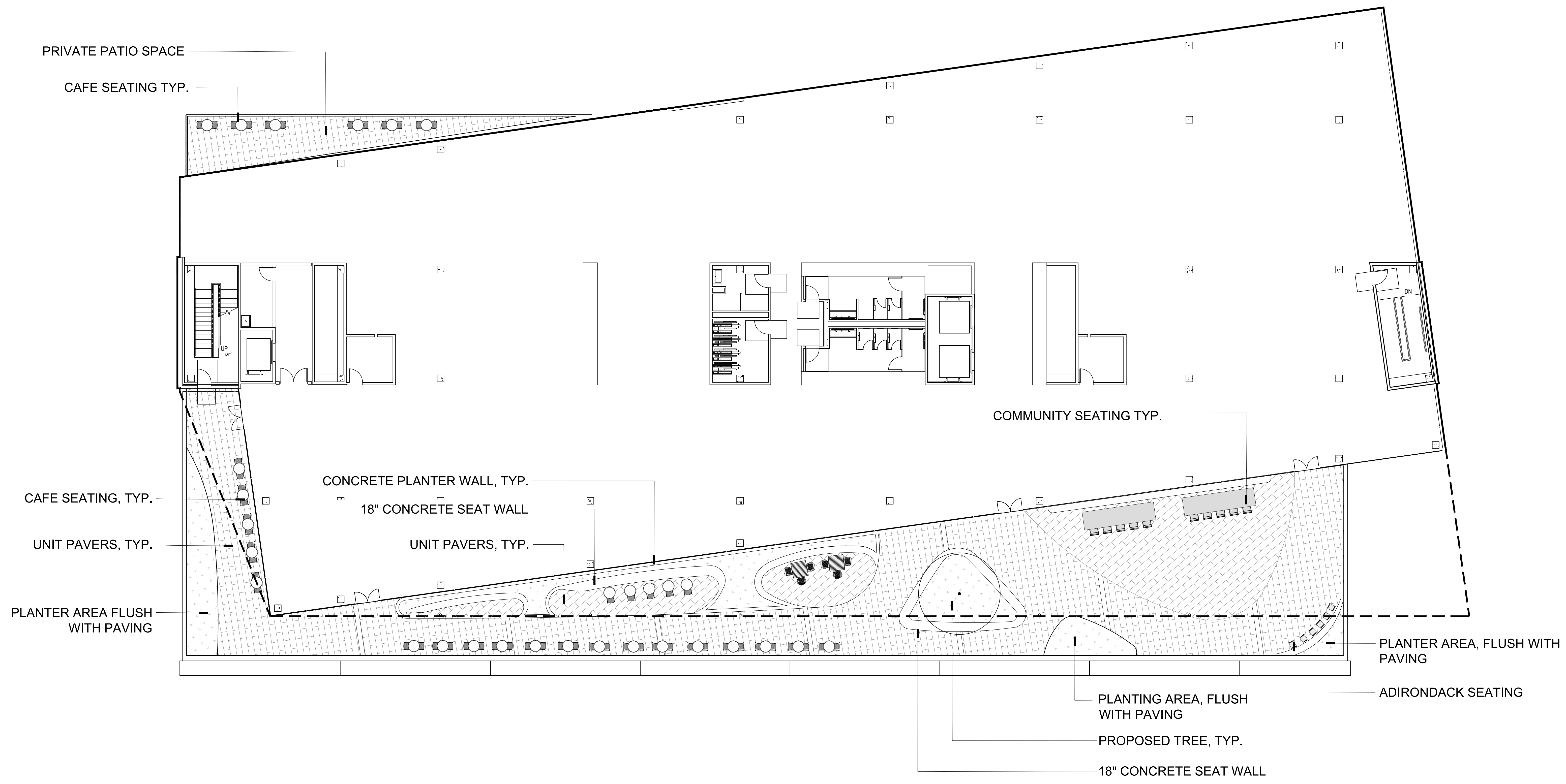
VEHICULAR CONCRETE PAVING

NOTE: SEE HERITAGE TREE REMOVAL PERMIT HTR2022-00138 DATED 6/9/2023.



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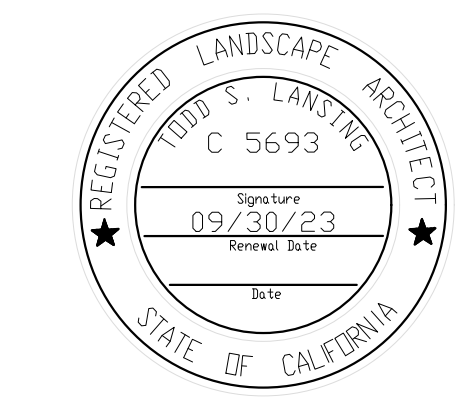
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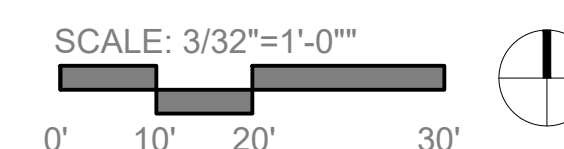
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date: 2022.02.11

LANDSCAPE 3RD LEVEL
TERRACE MATERIALS
PLAN



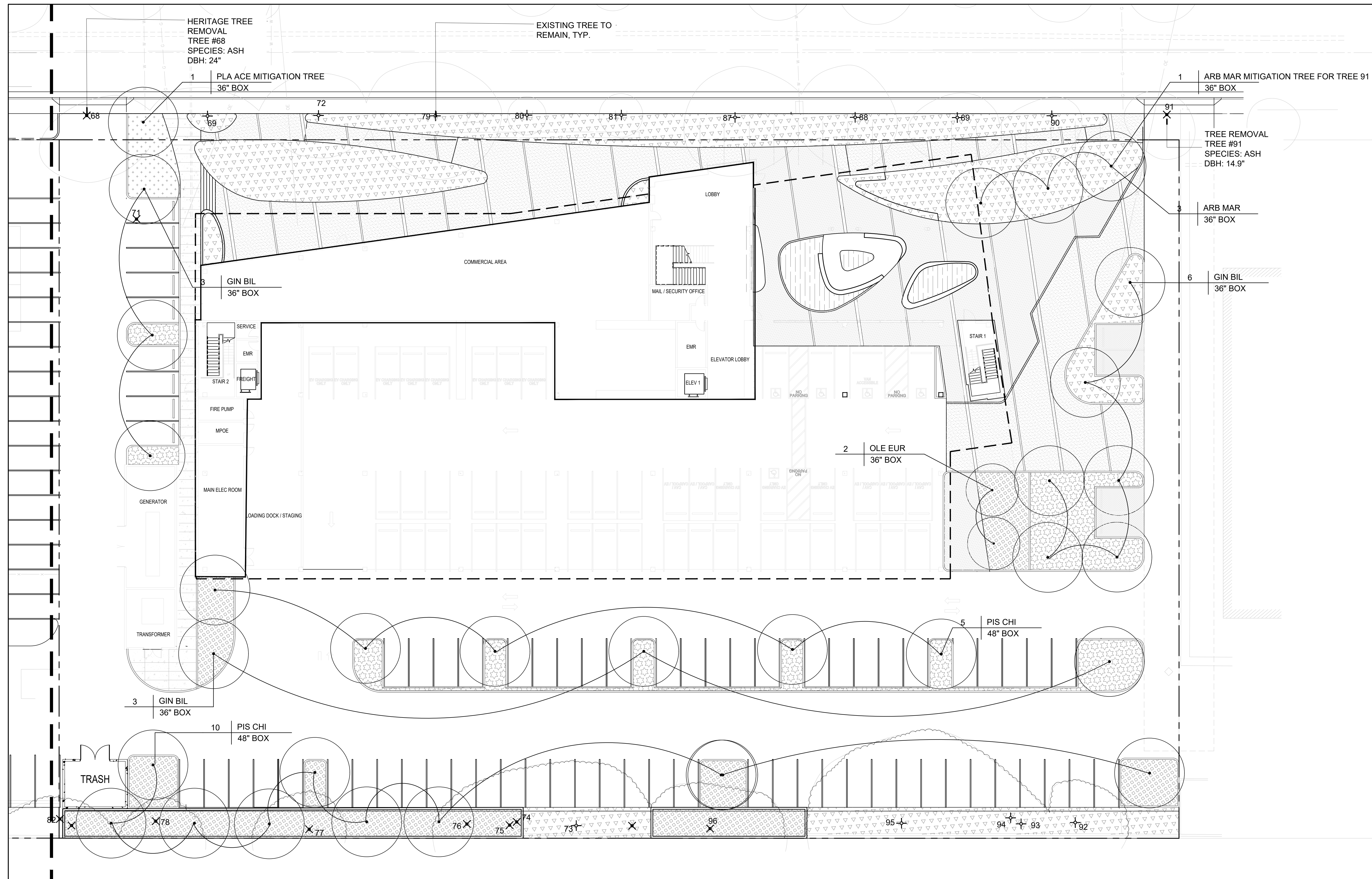
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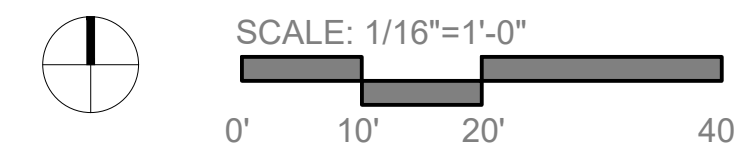
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MATCH LINE SEE PLANTING PLAN WEST



1. PLANTING PLAN EAST

NOTE: SEE HERITAGE TREE REMOVAL PERMIT HTR2022-00138 DATED 6/9/2023.



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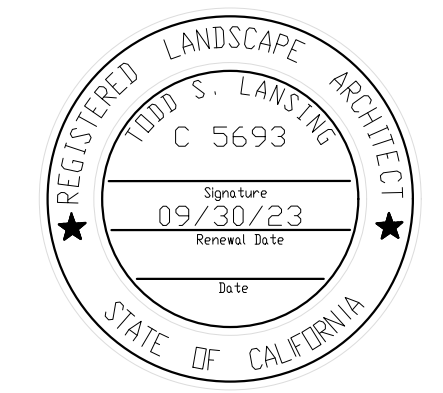
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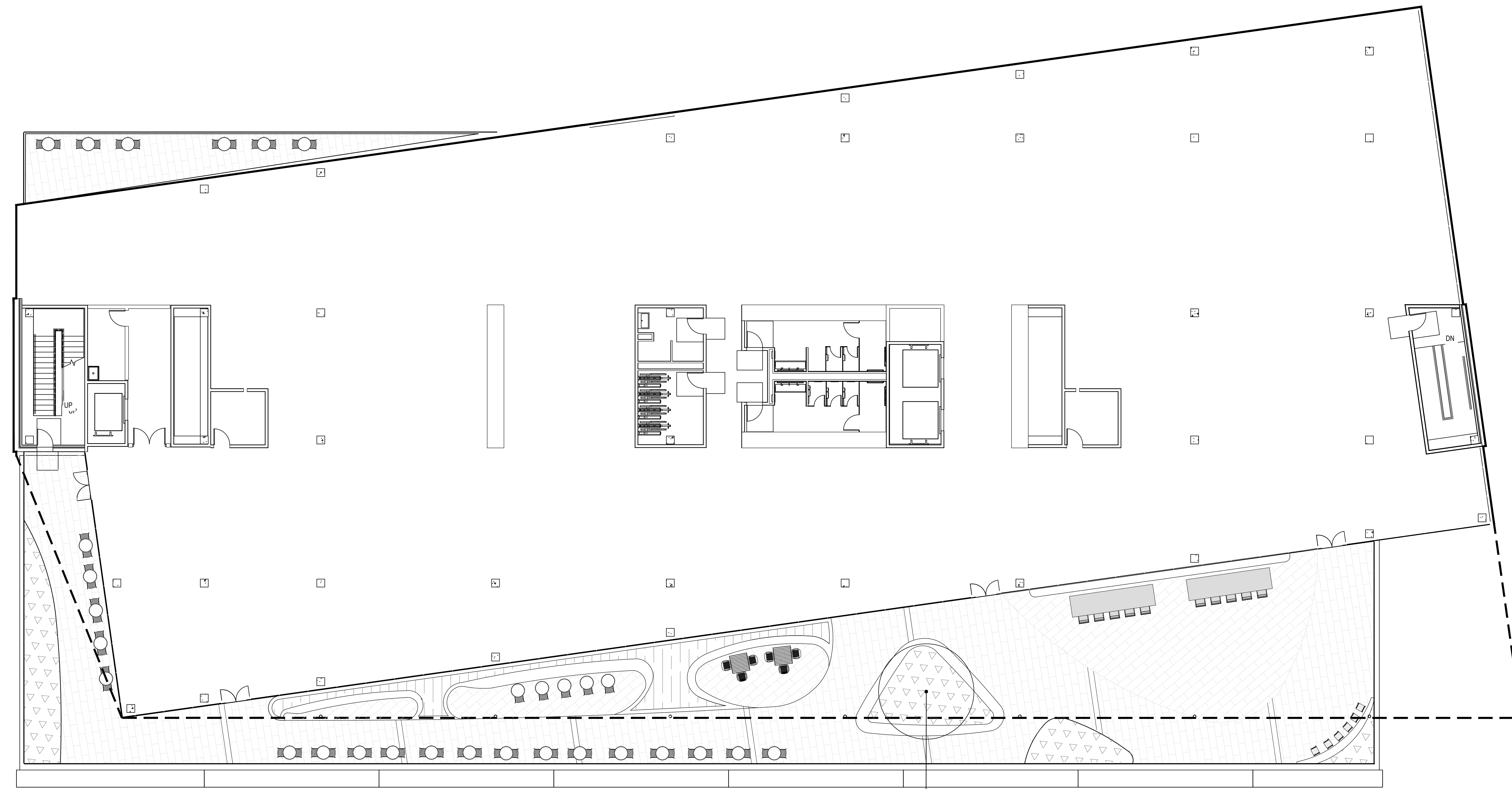
LANDSCAPE GROUND
LEVEL PLANTING PLAN

L2.00

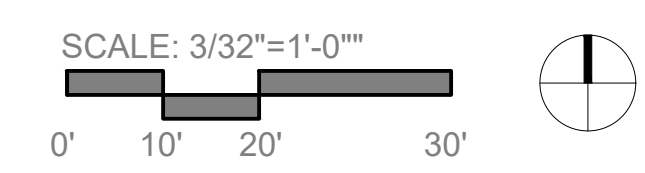
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date: 2022.02.11

LANDSCAPE 3RD
LEVEL TERRACE
PLANTING PLAN

L2.01

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GROUND COVERS



1. BACCHARIS PILULARIS

2. DYMONDIA MARGARETAE

3. FRAGARIA CHILOENSIS

4. OLEA EUROPAEA

GRASSES



5. ANEMANTHELE LESSONIANA

6. CALAMAGROTIS KARL FOERSTER

7. FESTUCA CALIFONICA

8. HESPERALOE PARVIFLORA

9. LOMANDRA LONGIFOLIA

ACCENT PLANTS



10. ACHILLEA MILLEFOLIUM

11. AGAVE ATTENUATA

12. ANIGOZANTHOS 'KANGA RED'

13.

14. SALVIA CLEVELANDII

SUCCULENTS



15. AGAVE AMERICANA

16. AGAVE ATTENUATA

17. AGAVE OVATIFOLIA

18. KINIPHOFIA UVARIA

19. SENECIO SERPENS

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1	2022.02.11	PLANNING APPLICATION

date issue description

REGISTERED LANDSCAPE ARCHITECT
 TERRY S. LARKINS
 C 5693
 09/30/22
 State of California

1030 O'Brien
 1030 O'Brien Drive
 Menlo Park, CA 94025

project number: 21-315
 date: 2022.02.11

LANDSCAPE PLANTING IMAGES

L3.00

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SHADE PLANTS



1. ASPARAGUS DENSIFLORUS MYERII



2. ASPARAGUS SETACEUS



5. ASPIDISTRA ELATIOR



5. CLIVIA MINIATA



5. FUCHSIA THOMPSONII



5. OXALIS CORNICULATA



6. MAHONIA



7. POLYSTICHUM MUNITUM



8. WOODWARDIA FIMBRIATA

STORMWATER PLANTING



8. ACHILLEA MILLEFOLIUM



9. BOUTELOUA GRACILIS



10. DESCHAMPSIA CESPITOSA



11. IRIS DOUGLASIANA



12. JUNCUS PATENS



13. MUHLENBERGIA DUBIA



15. SALVIA CLEVELANDII

#	date	revision description
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5	2023.06.19	PLANNING REVISION 4
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LANDSCAPE PLANTING
IMAGES

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TREE PLANTING



1. ARBUTIS MARINA



2. CERCIS CANADENSIS



3. GINGKO BILOBA



4. OLEA EUROPAEA



5. PLATANUS X ACERIFOLIA



6. PISTACIA CHINENSIS

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date issue description



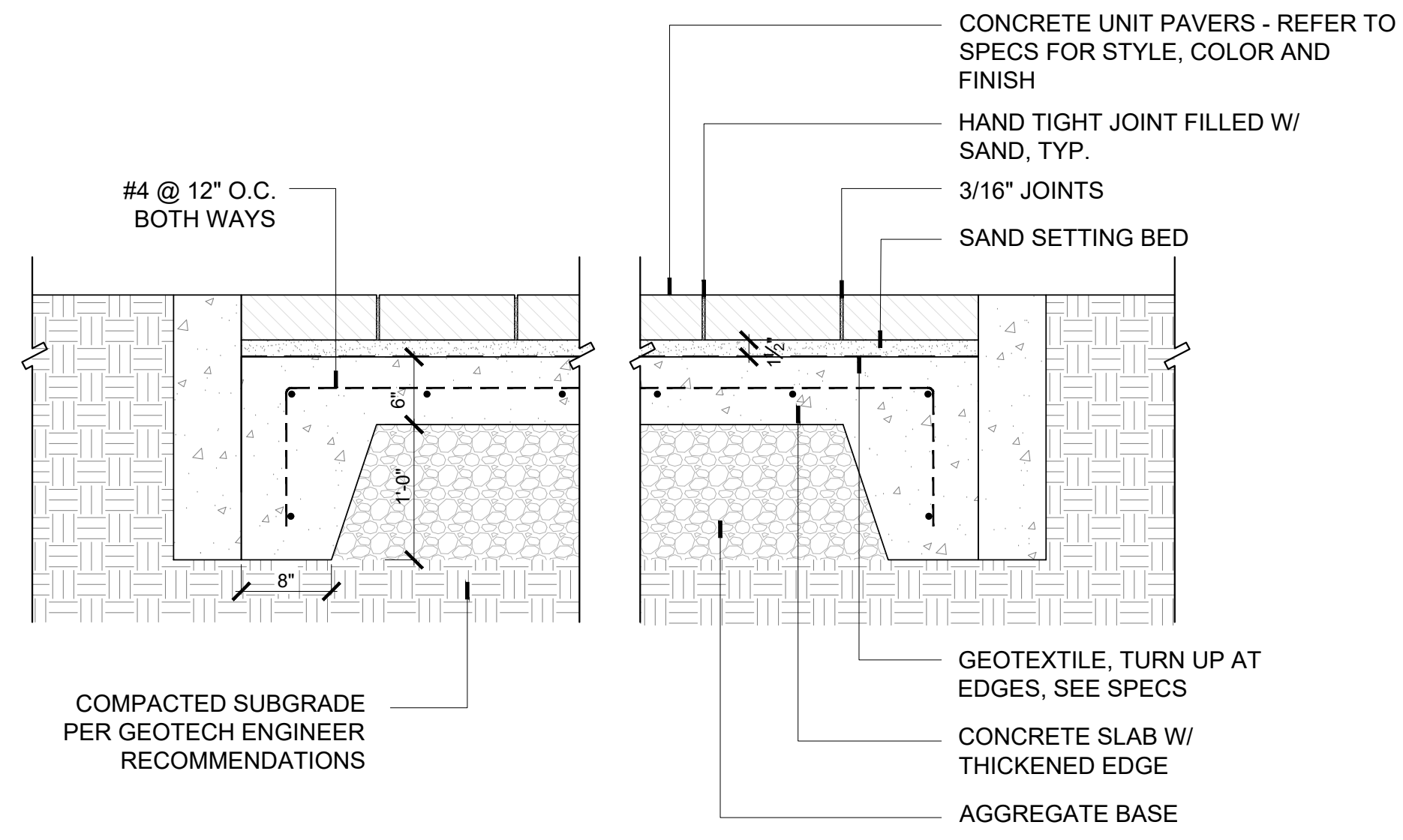
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project number: 21-315
date: 2022.02.11

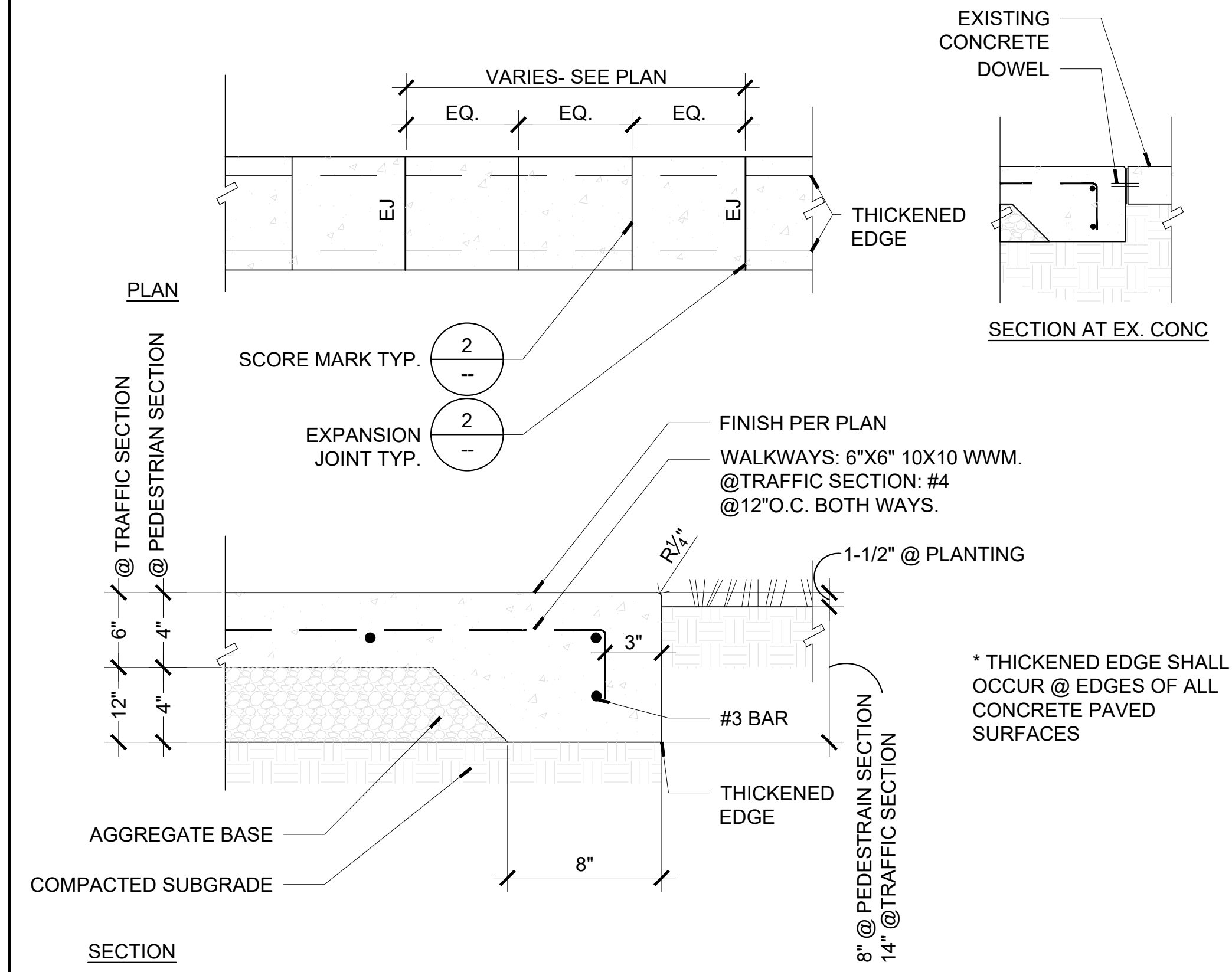
LANDSCAPE PLANTING
IMAGES



9 PLAZA PRECEDENT



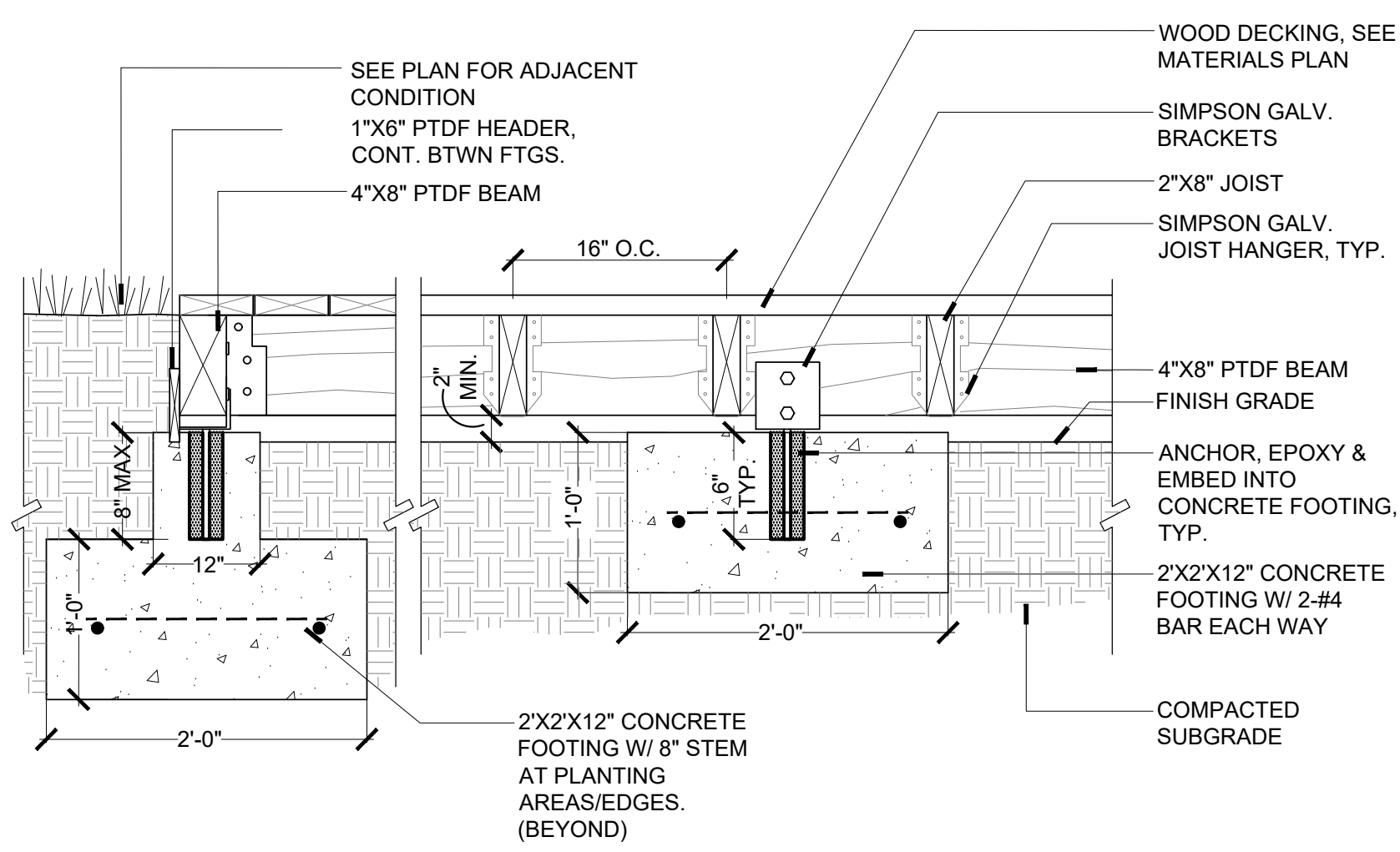
4 VEHICULAR UNIT PAVER NTS



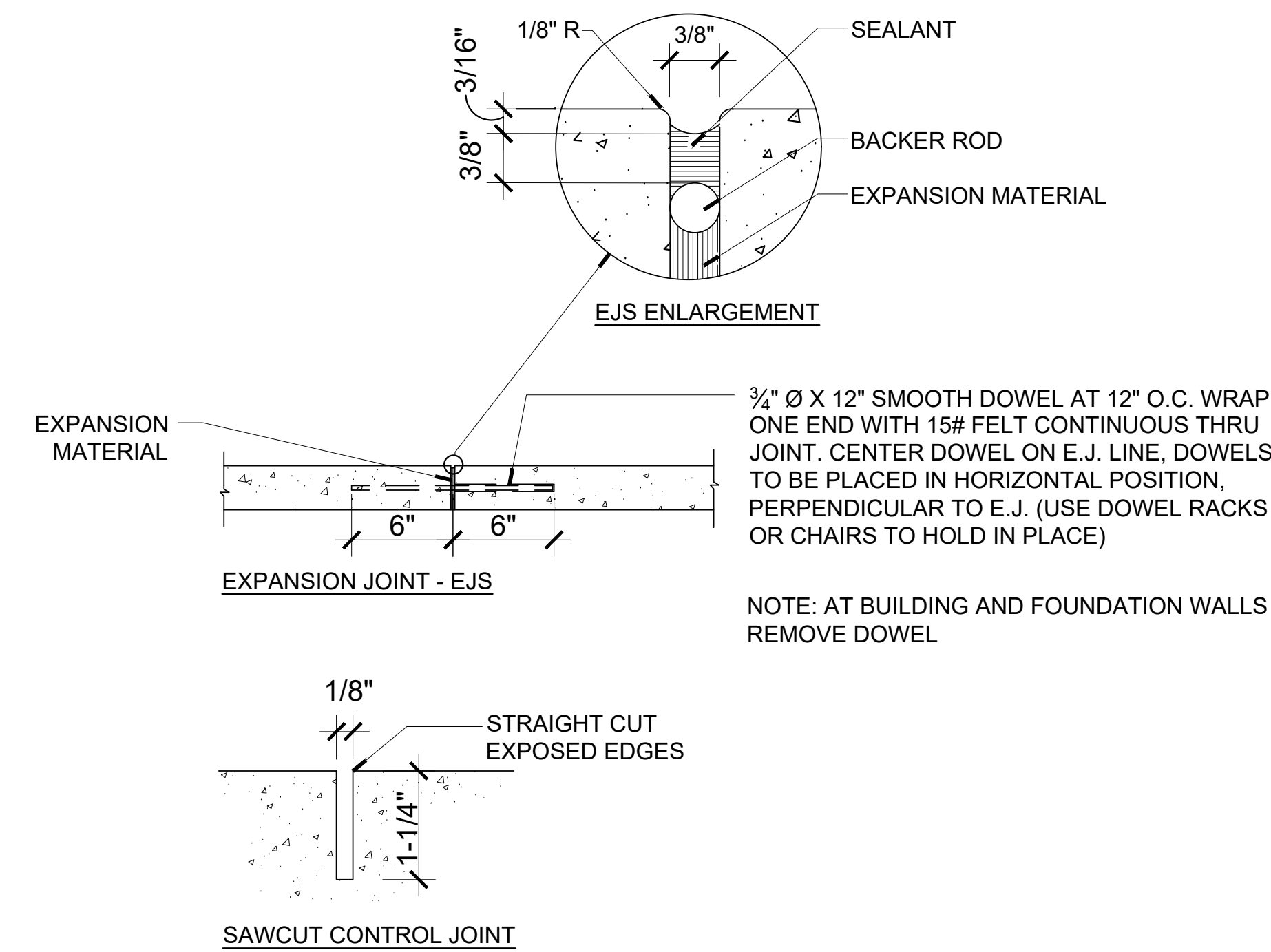
1 CONCRETE PAVING TYP. NTS



8 ORGANIC CONCRETE SEAT WALL



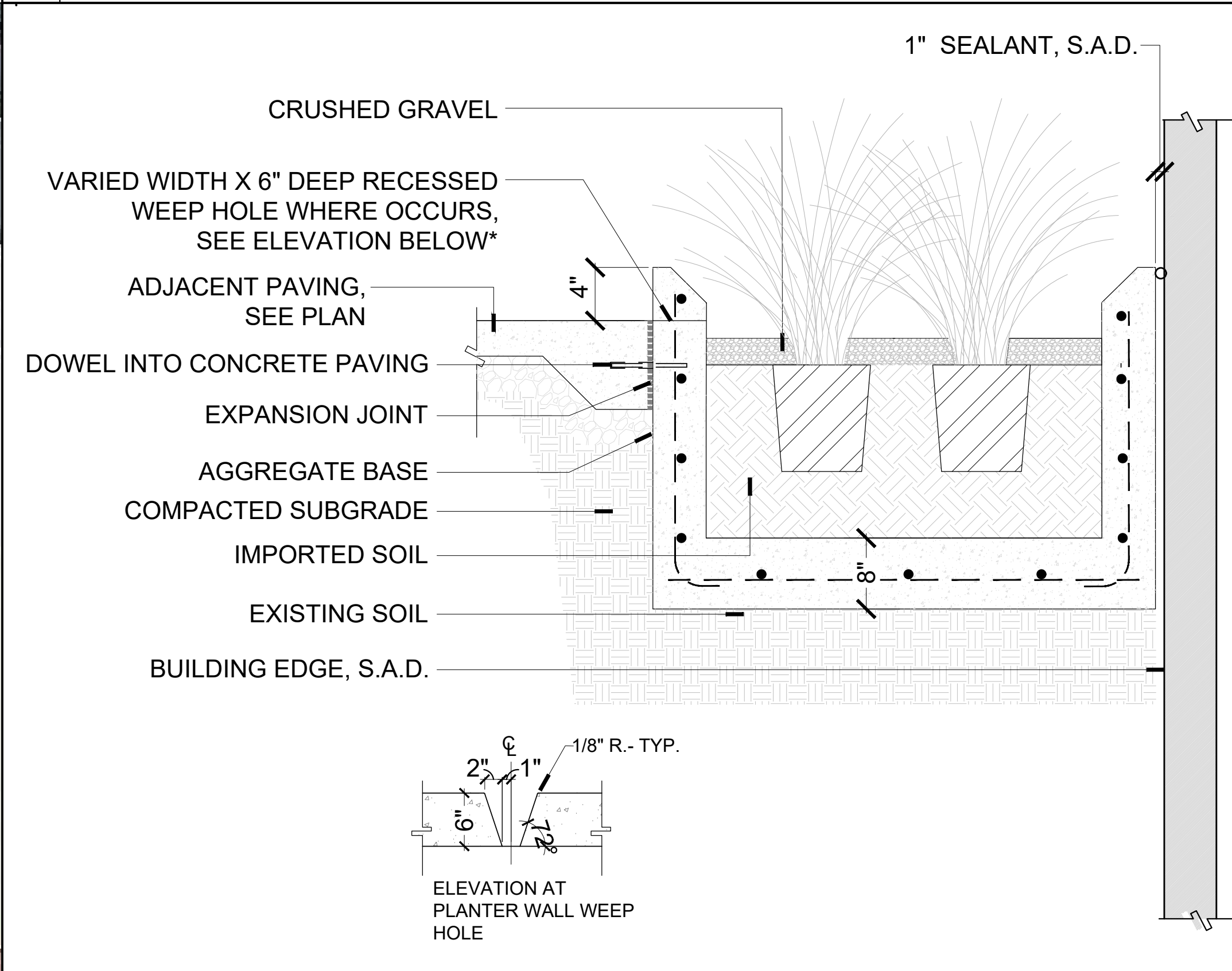
5 WOOD DECK NTS



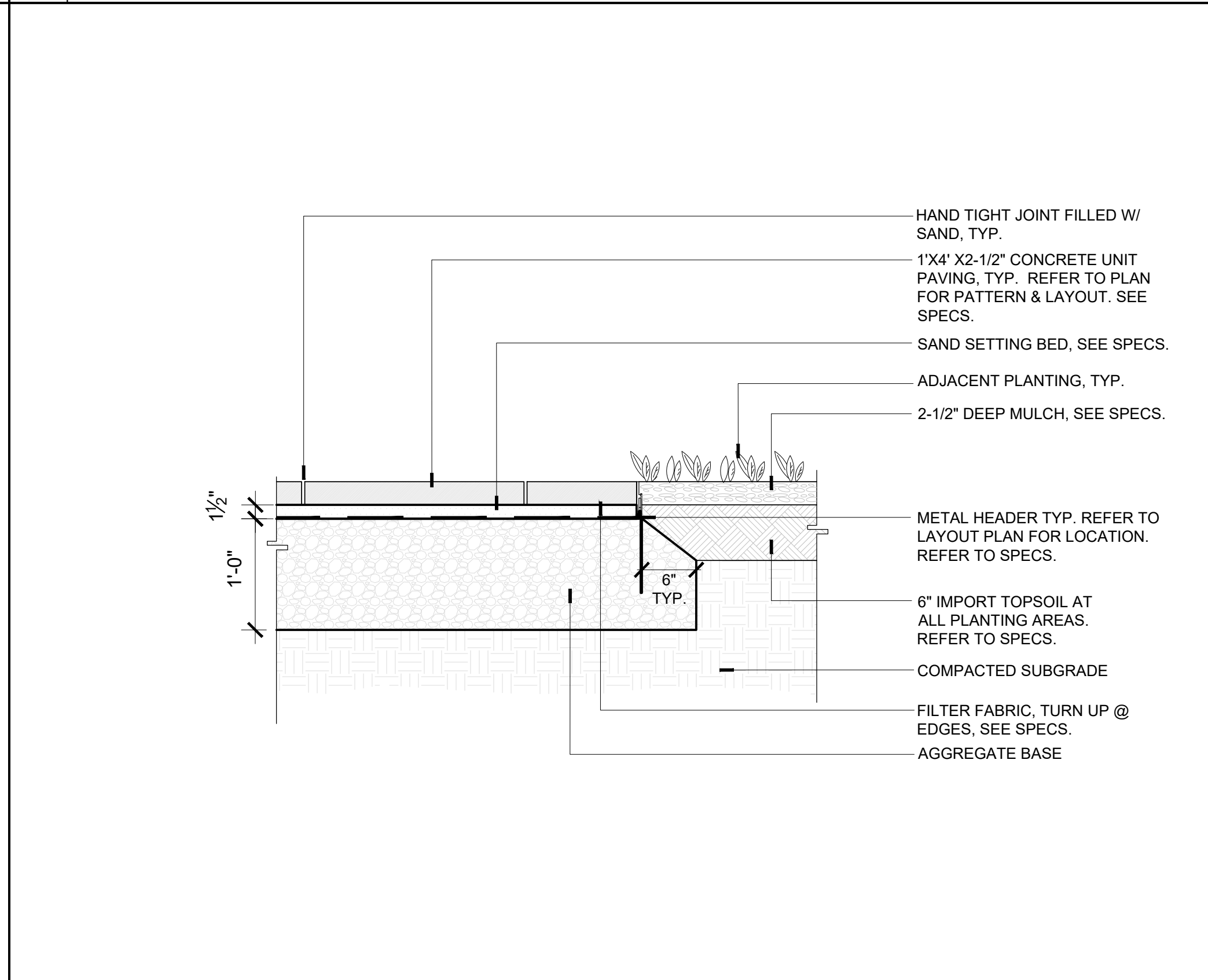
2 CONCRETE JOINT, TYP. NTS



7 WOOD DECKING BREAKOUT SPACE



6 STORMWATER CURB DETAIL NTS



3 PEDESTRIAN UNIT PAVERS NTS

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03/30/23	PLANNING REVISION 4
03/30/23	PLANNING REVISION 3
03/30/23	PLANNING REVISION 2
03/30/23	PLANNING REVISION 1
03/30/23	PLANNING APPLICATION

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 2 2022.07.27 PLANNING REVISION 1
 1 2022.02.11 PLANNING APPLICATION
 # date issue description
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 STATE OF CALIFORNIA
 03/30/23
 5693

1030 O'Brien
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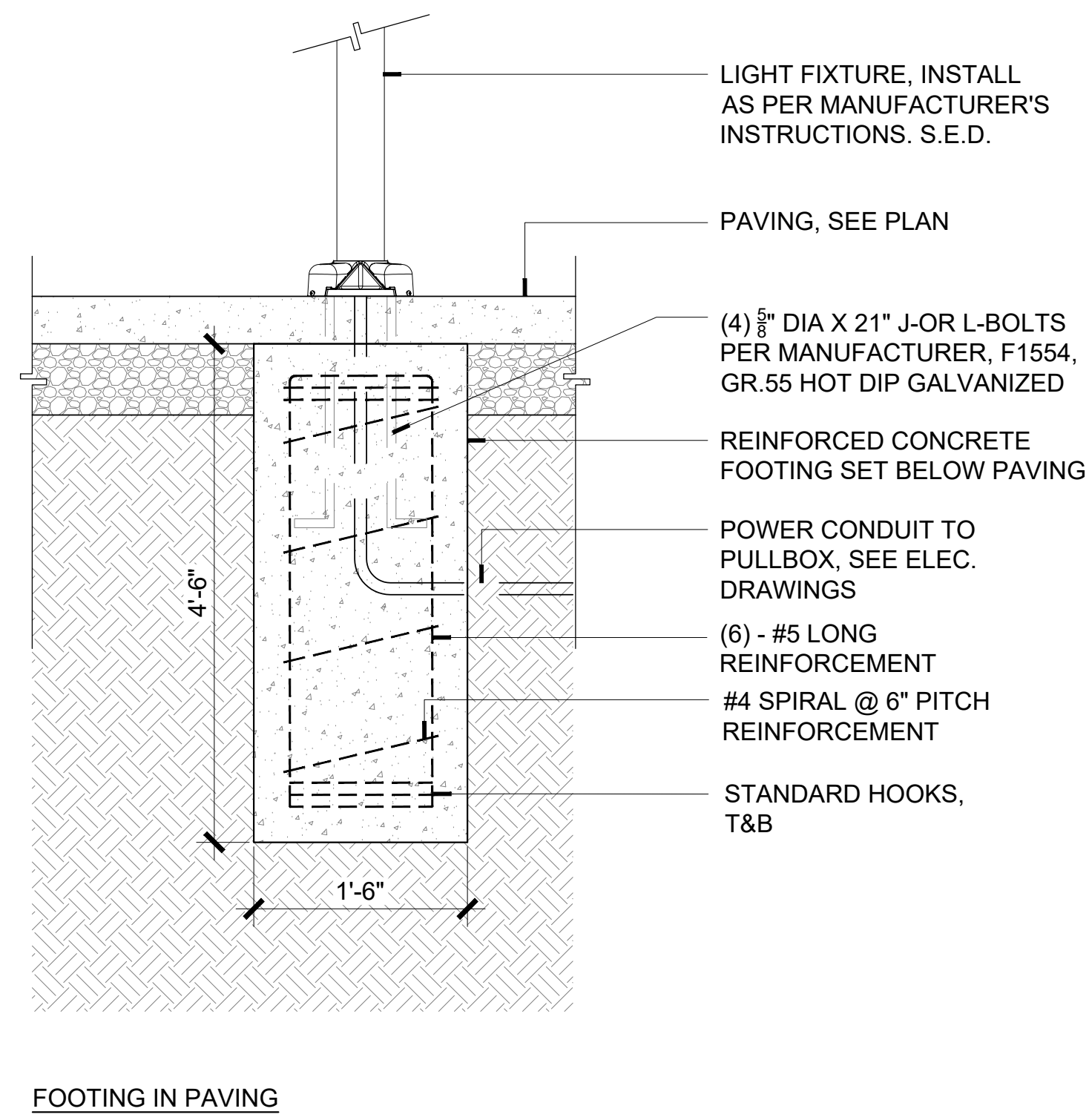
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 date 2022.02.11

LANDSCAPE DETAILS

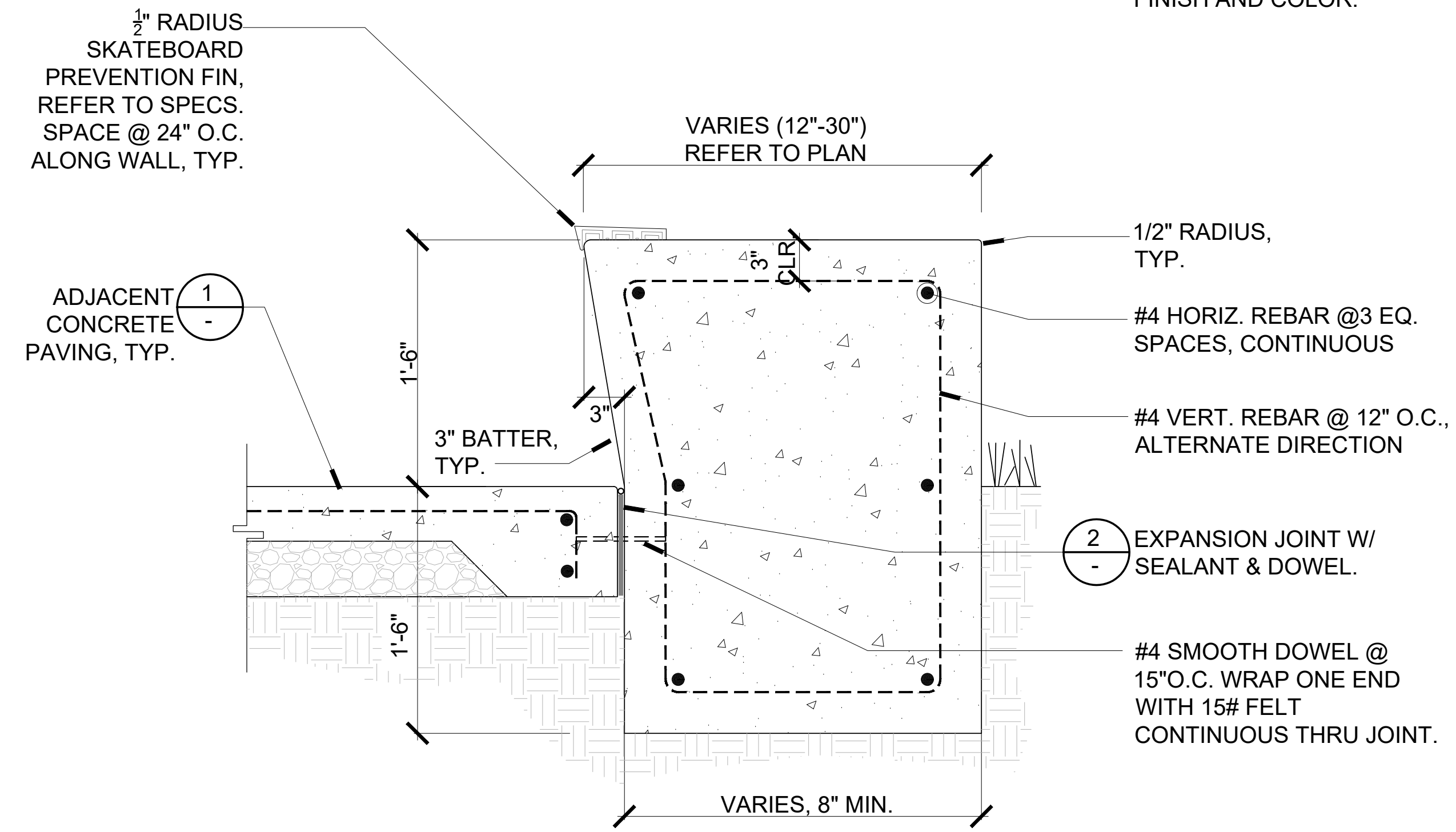
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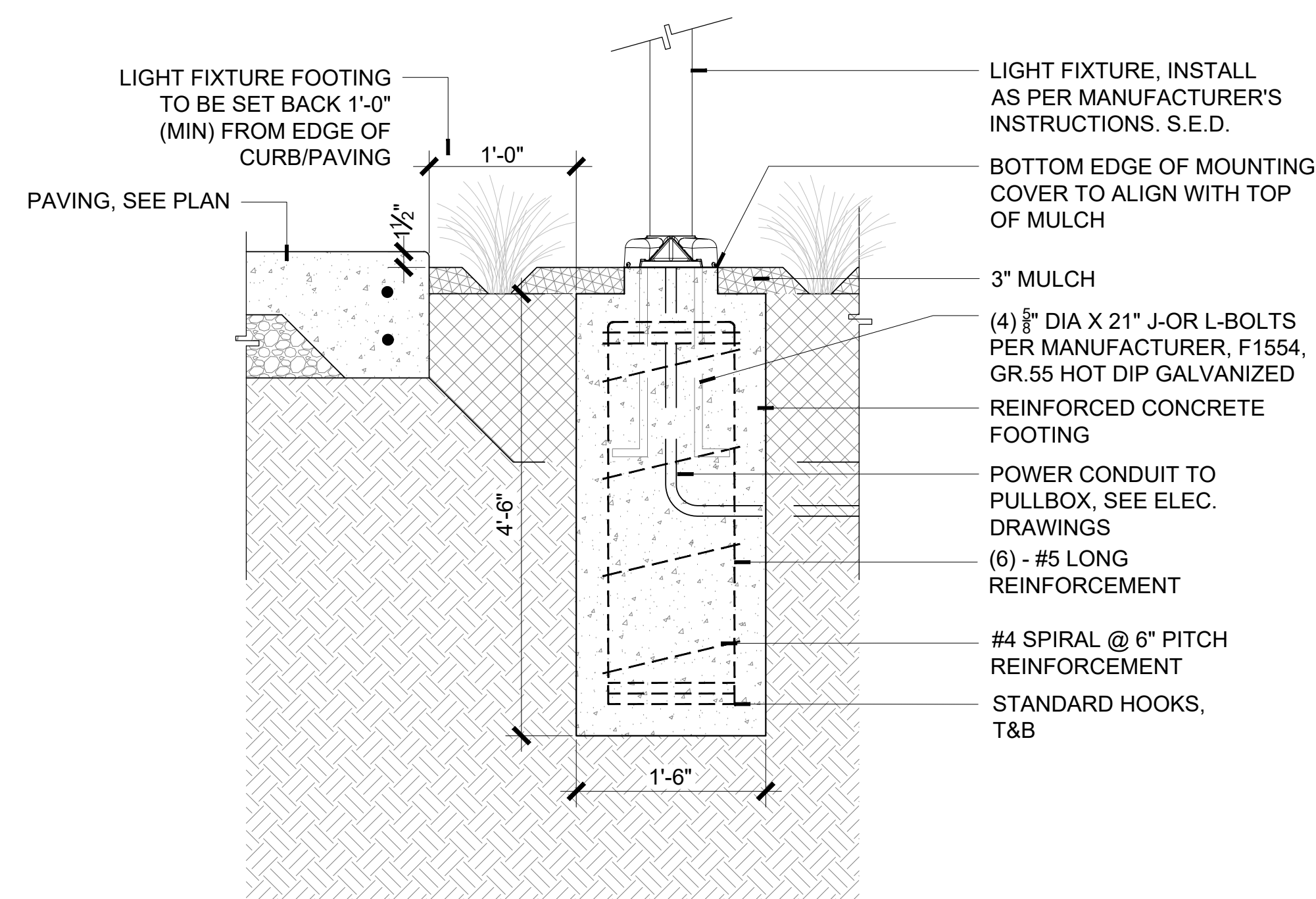
FOOTING IN PAVING



NOTES: REFER TO SPECIFICATIONS FOR WALL FINISH AND COLOR.

3 LIGHT POLE IN PAVING

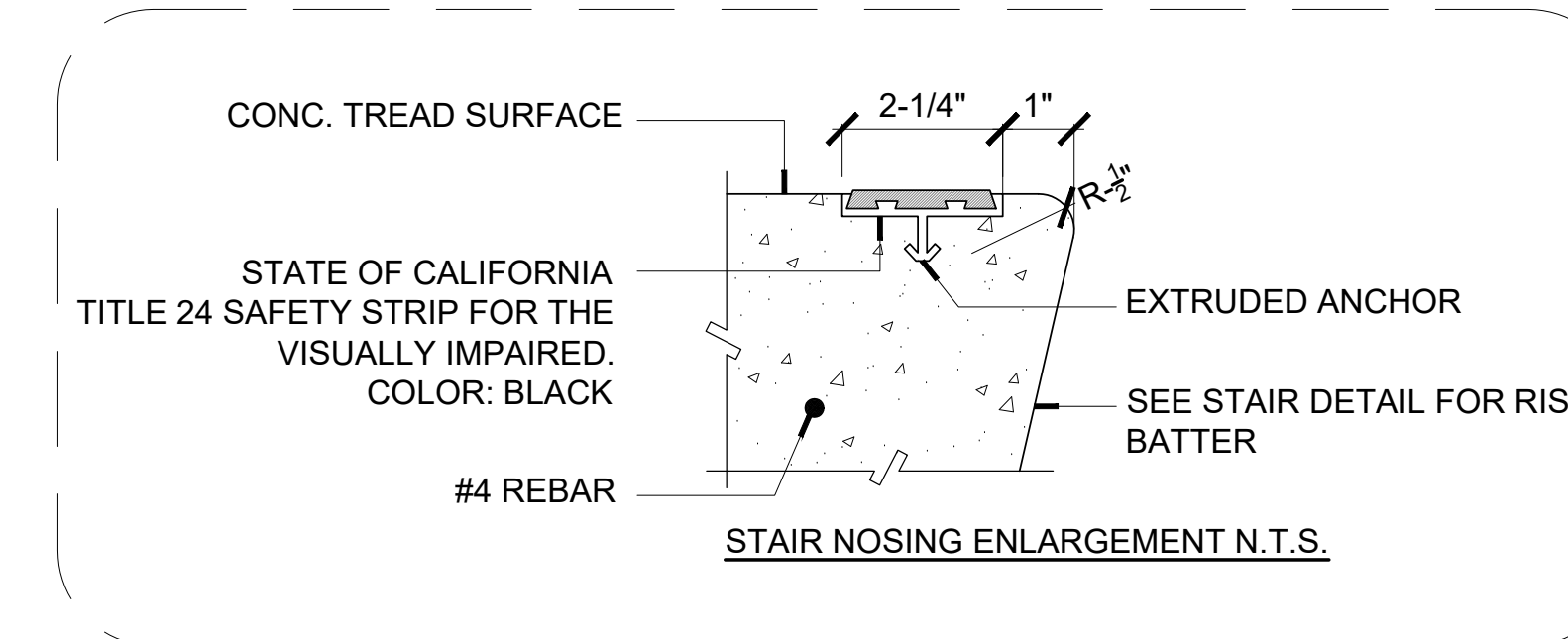
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1 CONCRETE SEATWALL

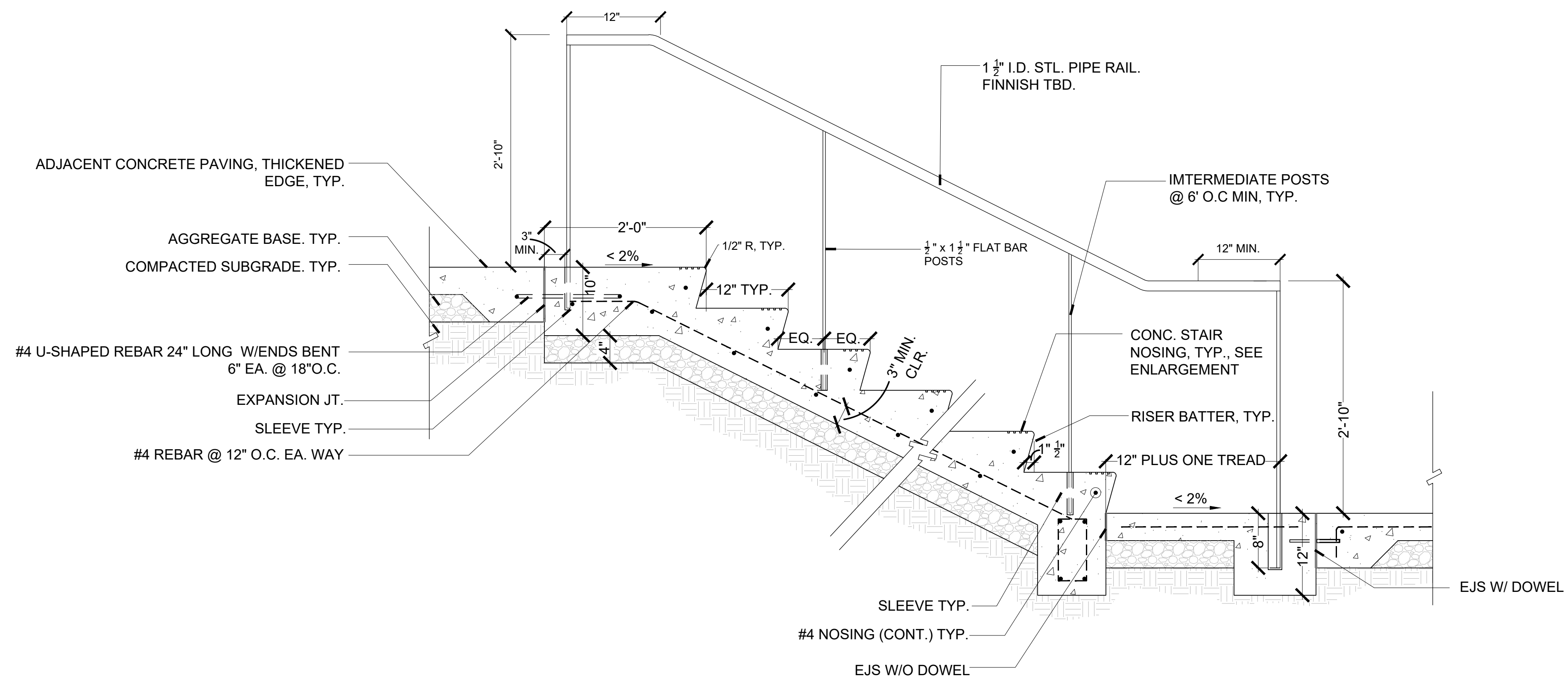
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NOTE: SEE LAYOUT PLAN AND GRADING PLAN FOR NUMBER OF RISERS(R) AND TREADS(T)
 NOTE: REFER TO SPECS FOR CONCRETE PAVING AND HANDRAIL FINISHES
 NOTE: ALL EXPOSED FACES OF CONCRETE STAIR SHALL RECEIVE SAME FINISH & COLOR. REFER TO SPECIFICATIONS.



4 LIGHT POLE IN PLANTING

NTS



2 STAIR DETAIL

NTS

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#	date	issue description
1	09/30/23	Issue 01

1030 O'Brien
 1030 O'Brien Drive
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project number: 21-315
 date: 2022.02.11

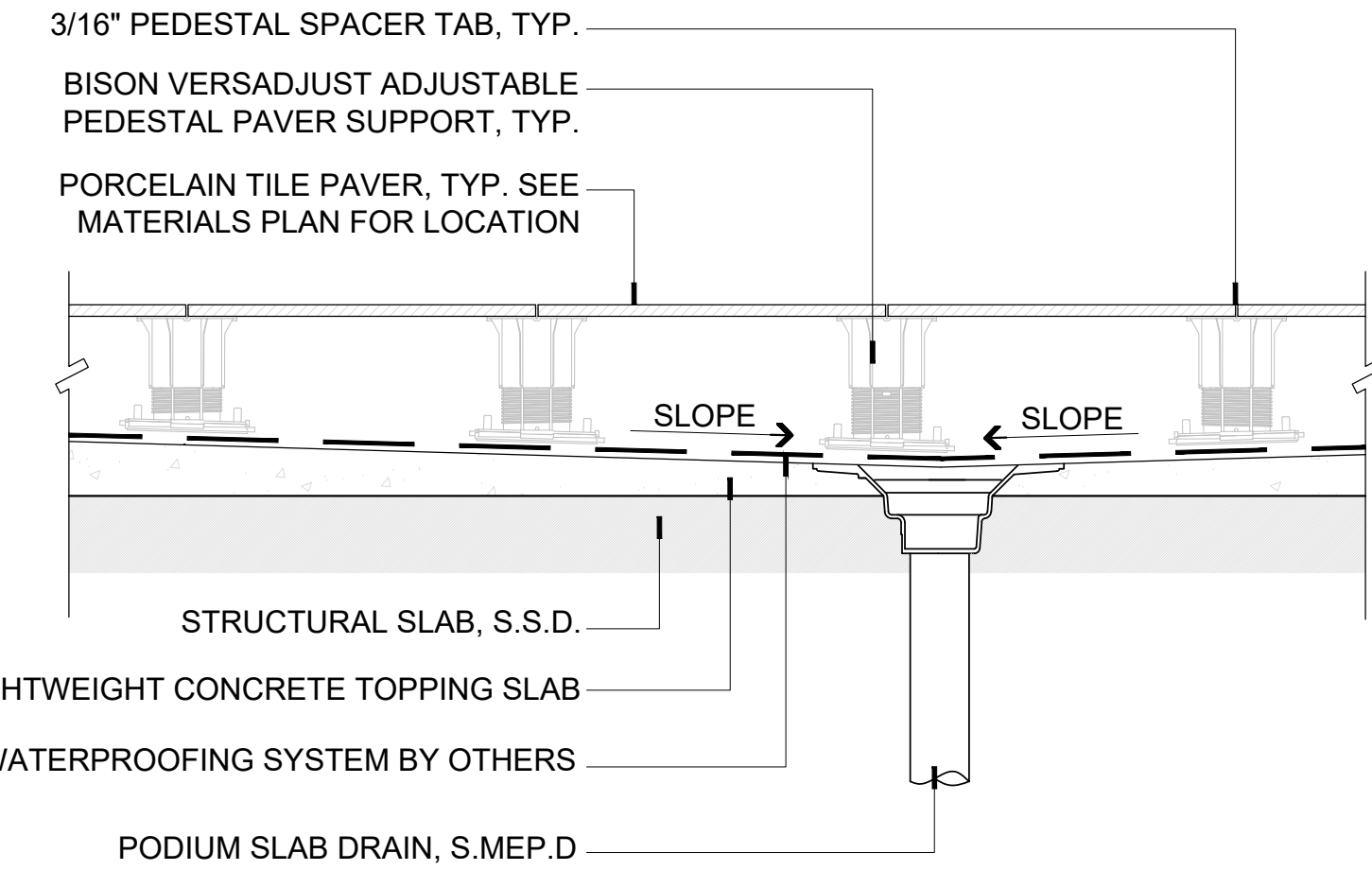
LANDSCAPE DETAILS

L4.01

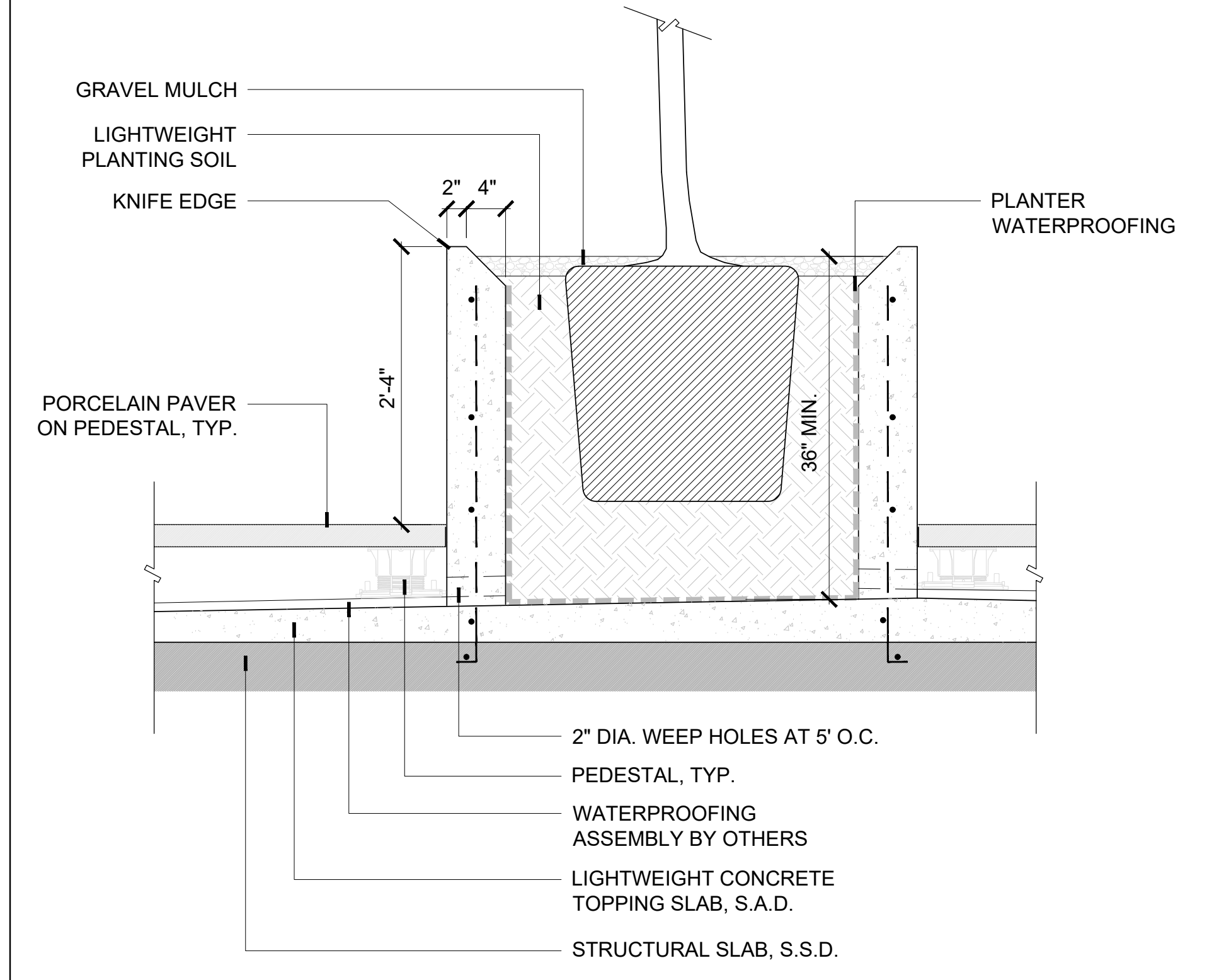
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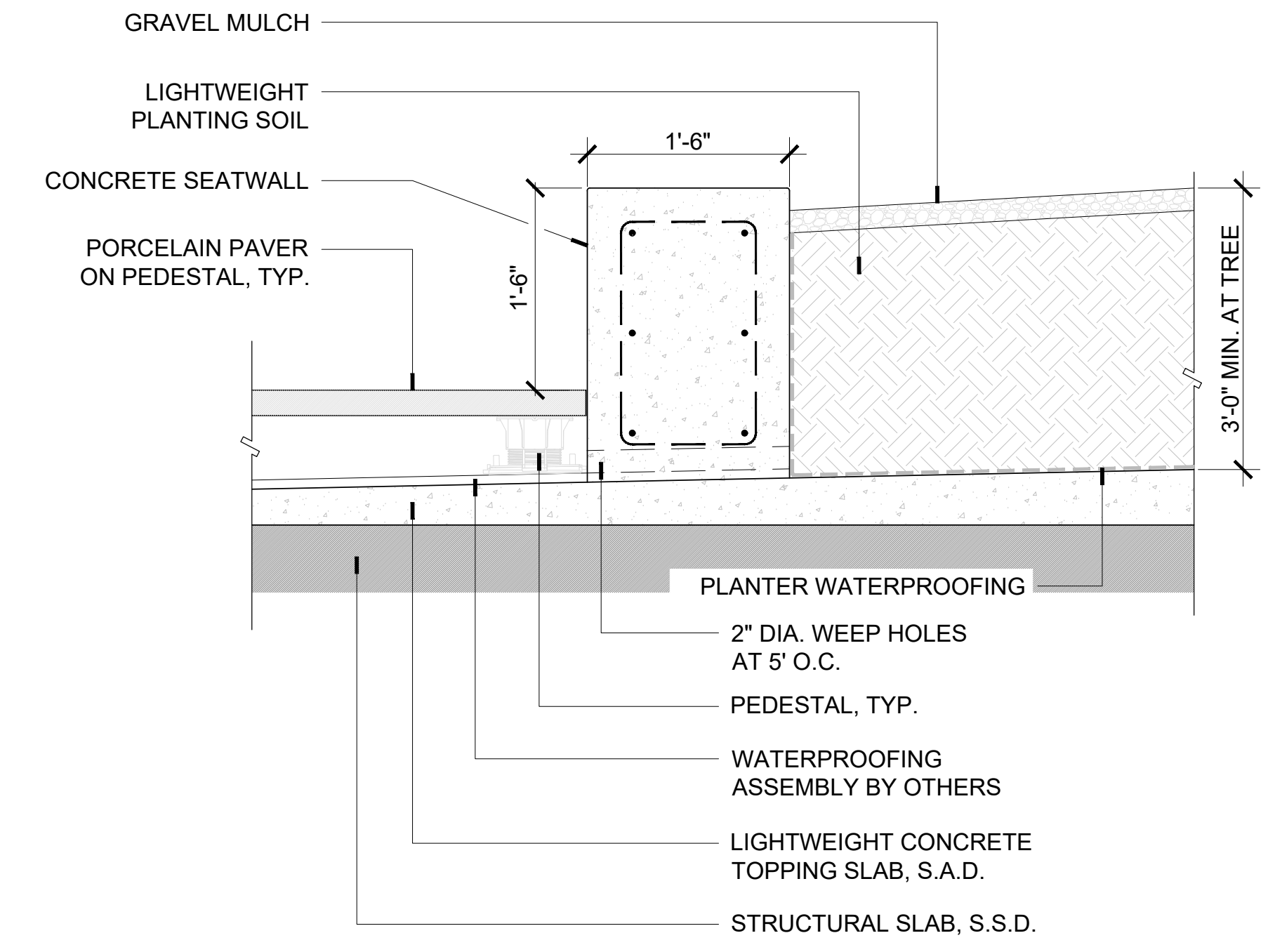
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1 PAVERS ON PEDESTAL NTS



3 CONCRETE TREE PLANTER ON STRUCTURE NTS



3 CONCRETE WALL ON STRUCTURE NTS

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#	date	revision description
5	2023.06.19	PLANNING REVISION 4
4	2023.01.19	PLANNING REVISION 3
3	2022.11.04	PLANNING REVISION 2
2	2022.07.27	PLANNING REVISION 1
1	2022.02.11	PLANNING APPLICATION



1030 O'Brien
 1030 O'Brien Drive
 Menlo Park, CA 94025

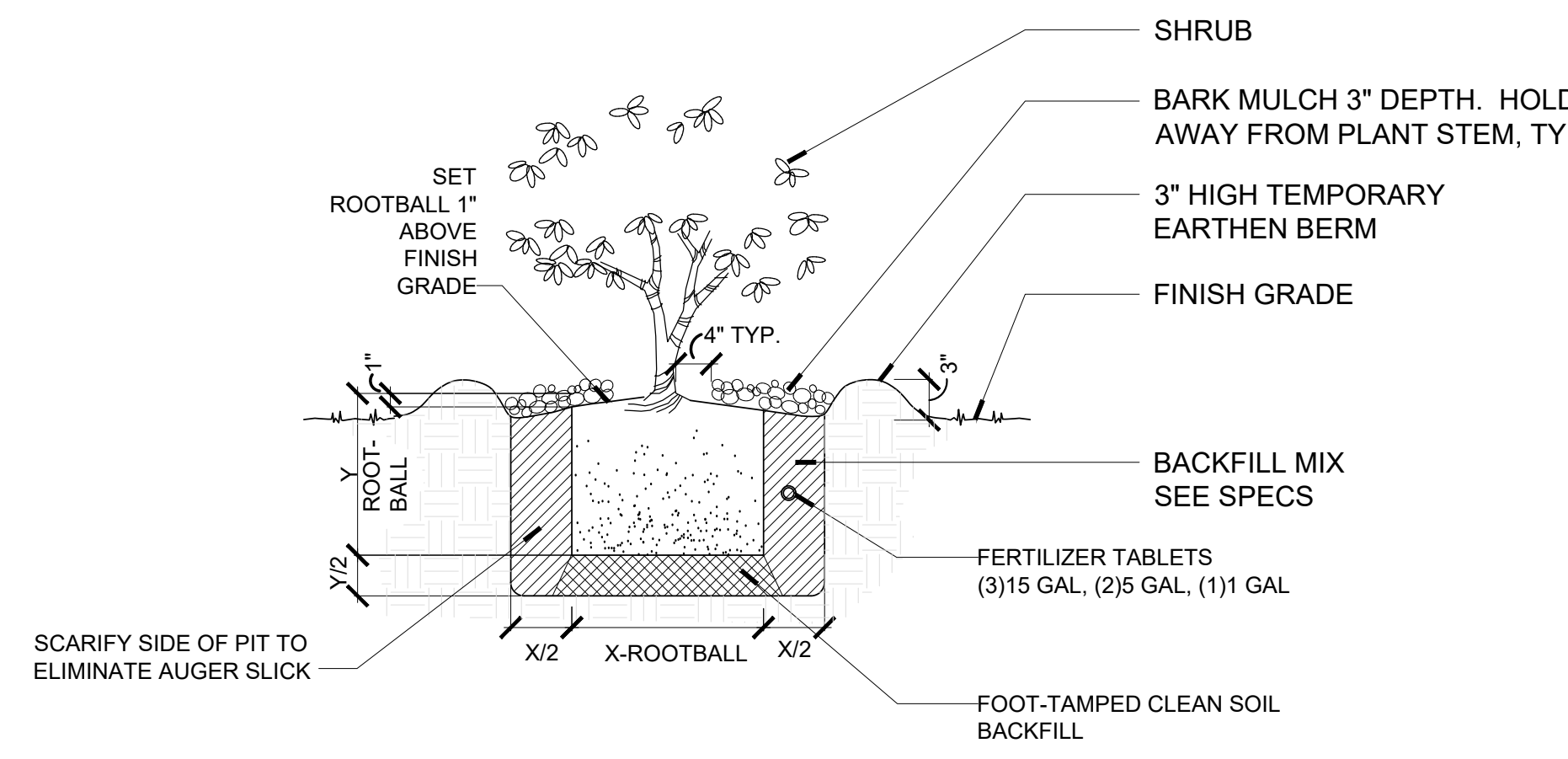
project number: 21-315
 date: 2022.02.11

LANDSCAPE DETAILS

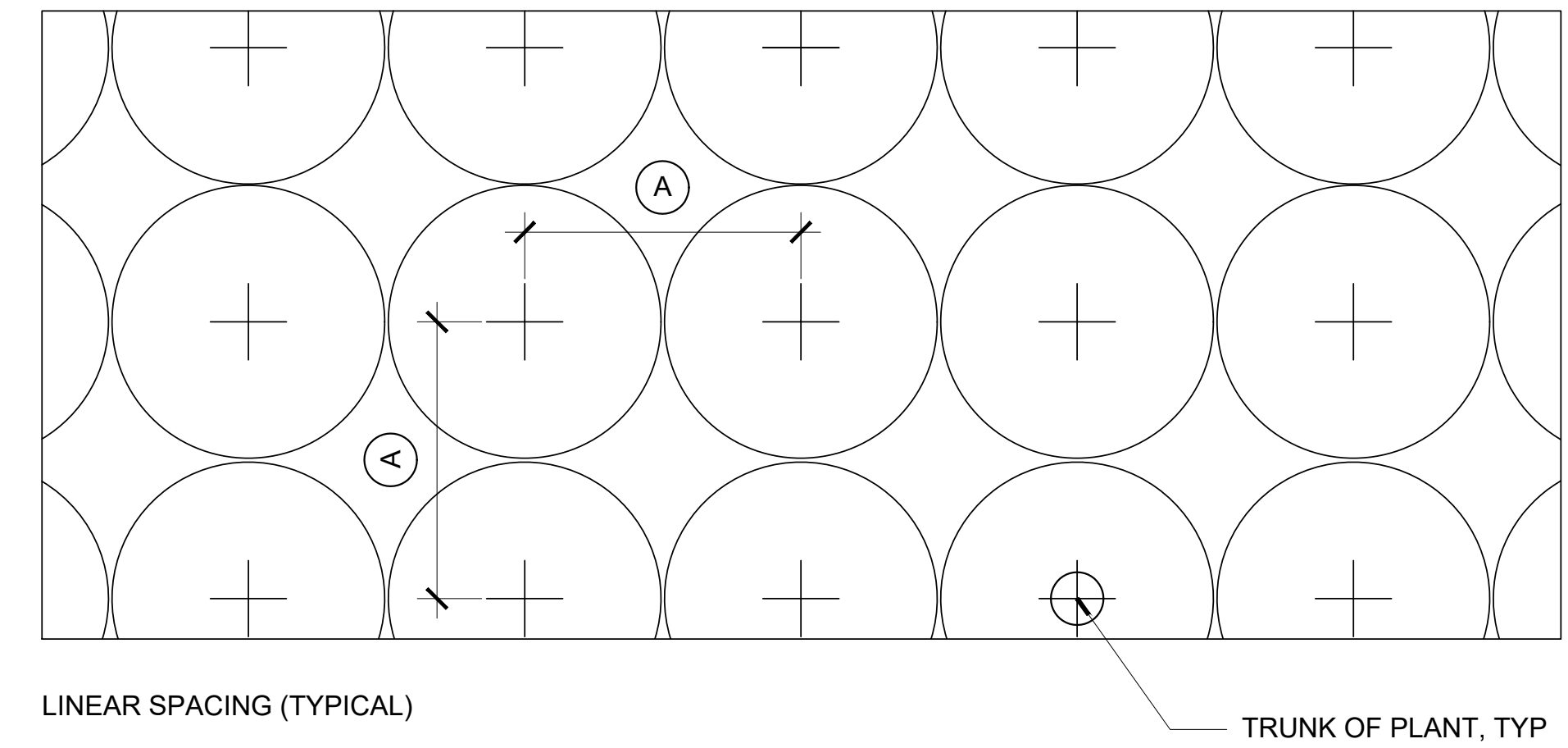
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L4.02

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NOTE: REFER TO DETAIL #3 FOR TRIANGULAR SPACING NOTES & #2 FOR LINEAR.

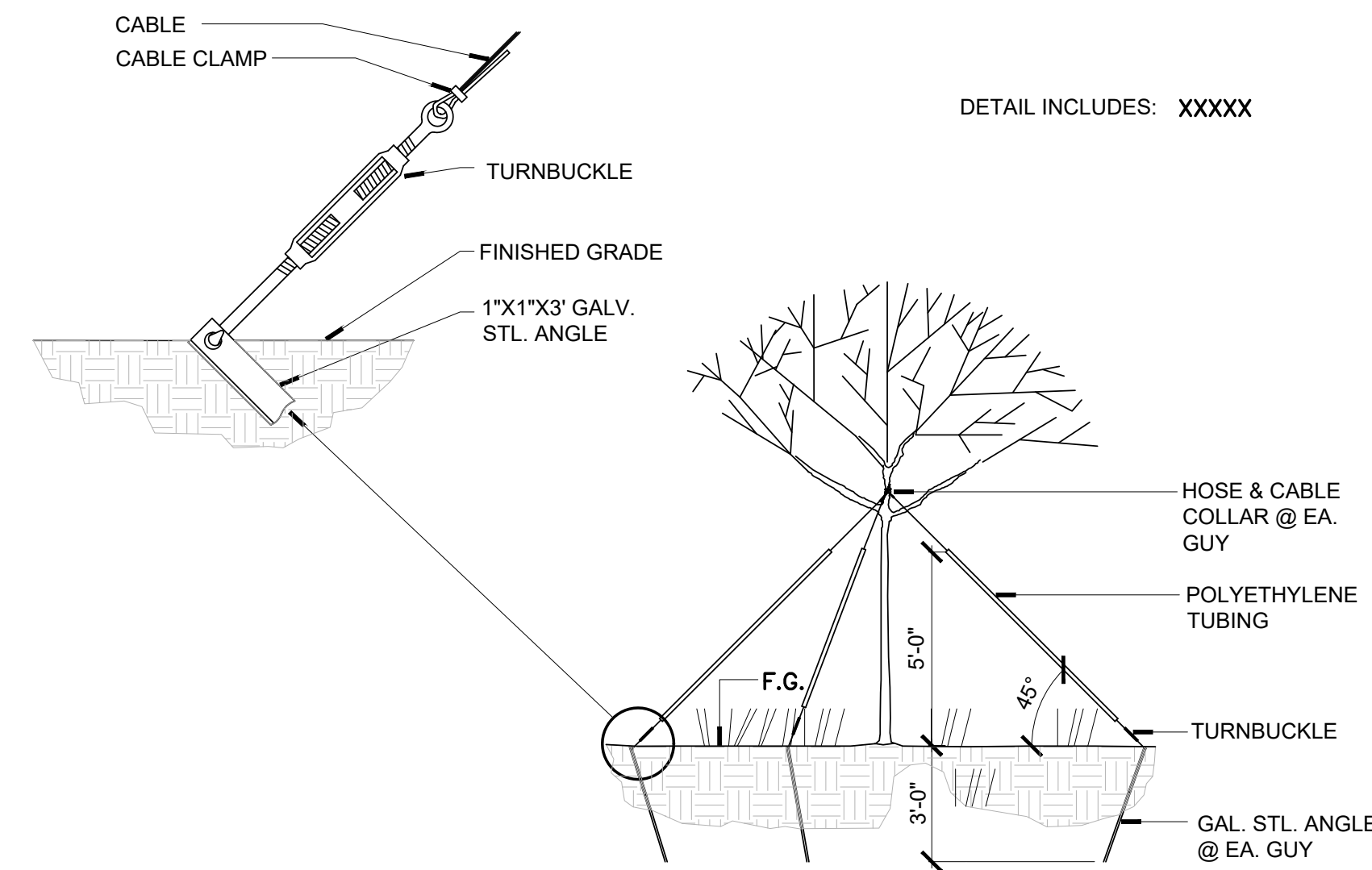


NOTE: WHERE PARALLEL ROWS FOLLOW CURVING CONTOURS, LINEAR SPACING NOT REQUIRED. MAINTAIN HORIZONTALLY PARALLEL ROWS, SEE PLAN.

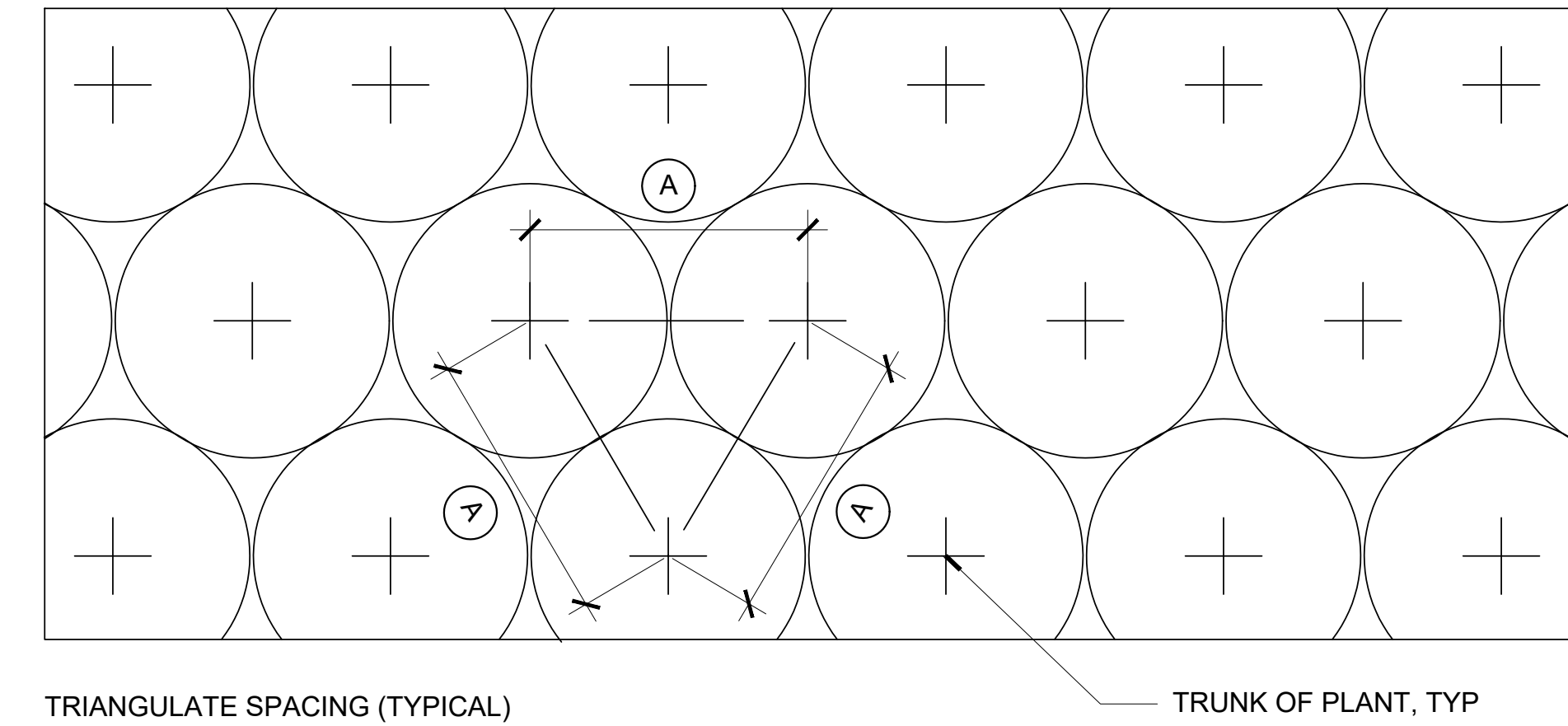
FOR PLANT SPACING - SEE PLANTING PLAN

4 SHRUB PLANTING NTS

1 PLANTING SPACING LINEAR NTS



TREE GUYING NTS

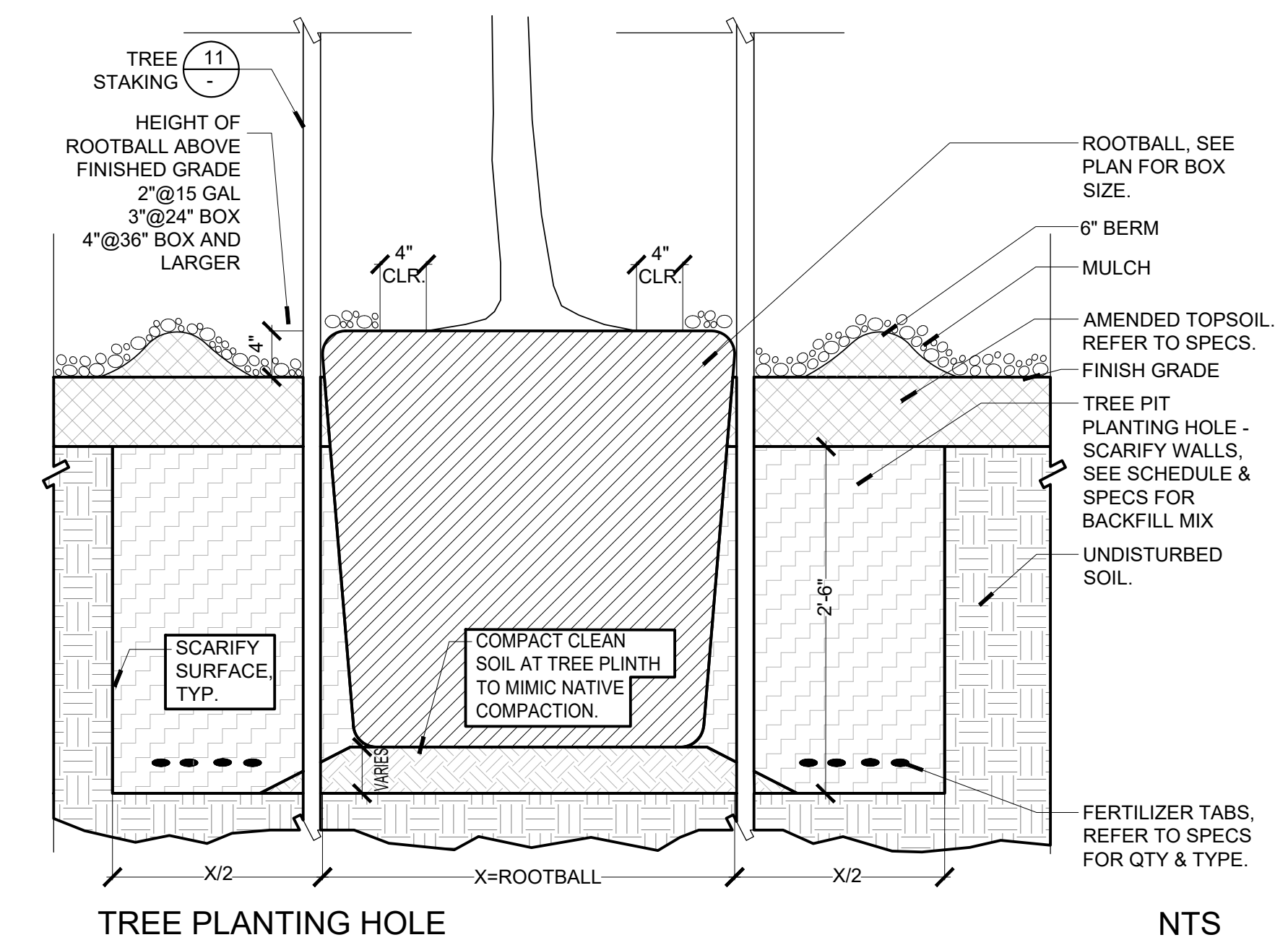


NOTE: WHERE PARALLEL ROWS FOLLOW CURVING CONTOURS, TRIANGULAR SPACING NOT REQUIRED. MAINTAIN HORIZONTALLY PARALLEL ROWS, SEE PLAN.

PLANT SPACING - SEE PLANTING PLAN

5 TREE GUYING NTS

2 PLANT SPACING TRIANGULAR NTS



3 TREE HOLE NTS

brick
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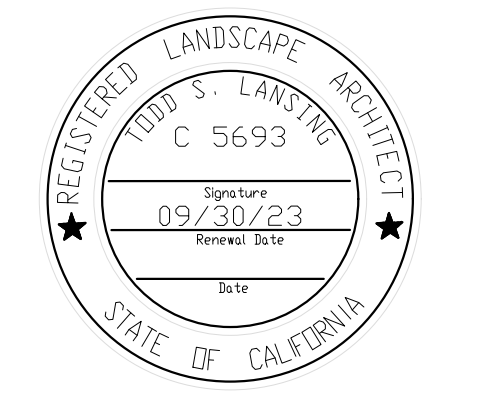
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date	revision description
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5	2023.06.19	PLANNING REVISION 4
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1	2022.02.11	PLANNING APPLICATION

#	date	issue description
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1030 O'Brien
1030 O'Brien Drive
Menlo Park, CA 94025

project number: 21-315
date: 2022.02.11

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GENERAL NOTES

- A. ALL PHOTOMETRIC CALCULATIONS ARE MEASURED IN FOOTCANDLES, LUX
- B. PHOTOMETRIC ILLUMINATION VALUES ARE SUBJECT TO FIELD VERIFICATION.
- C. PHOTOMETRIC CALCULATIONS PERFORMED TO BE IN COMPLIANCE WITH IES RP8 ROADWAY STANDARD.

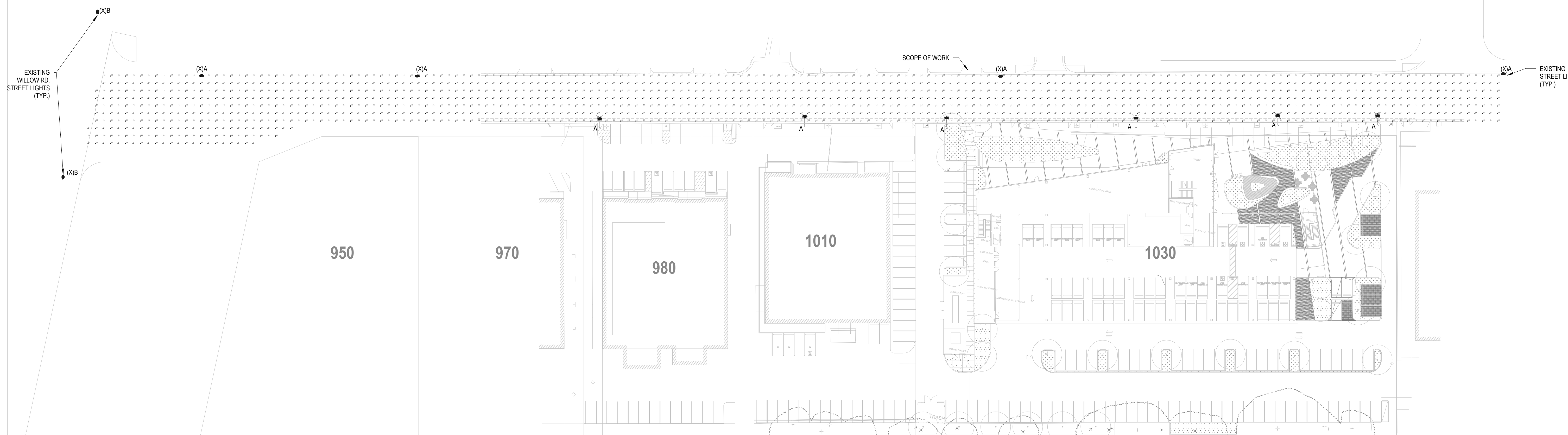
KEYNOTES

- 1. EXISTING LED STREET LIGHTS 'XIA' MOUNTED TO UTILITY POLE ON NORTH SIDE OF O'BRIEN STREET, 70 WATT SINGLE HEAD LUMINAIRE MOUNTED APPROXIMATELY 25 FEET ABOVE GRADE AND 30' FROM UTILITY POLE.

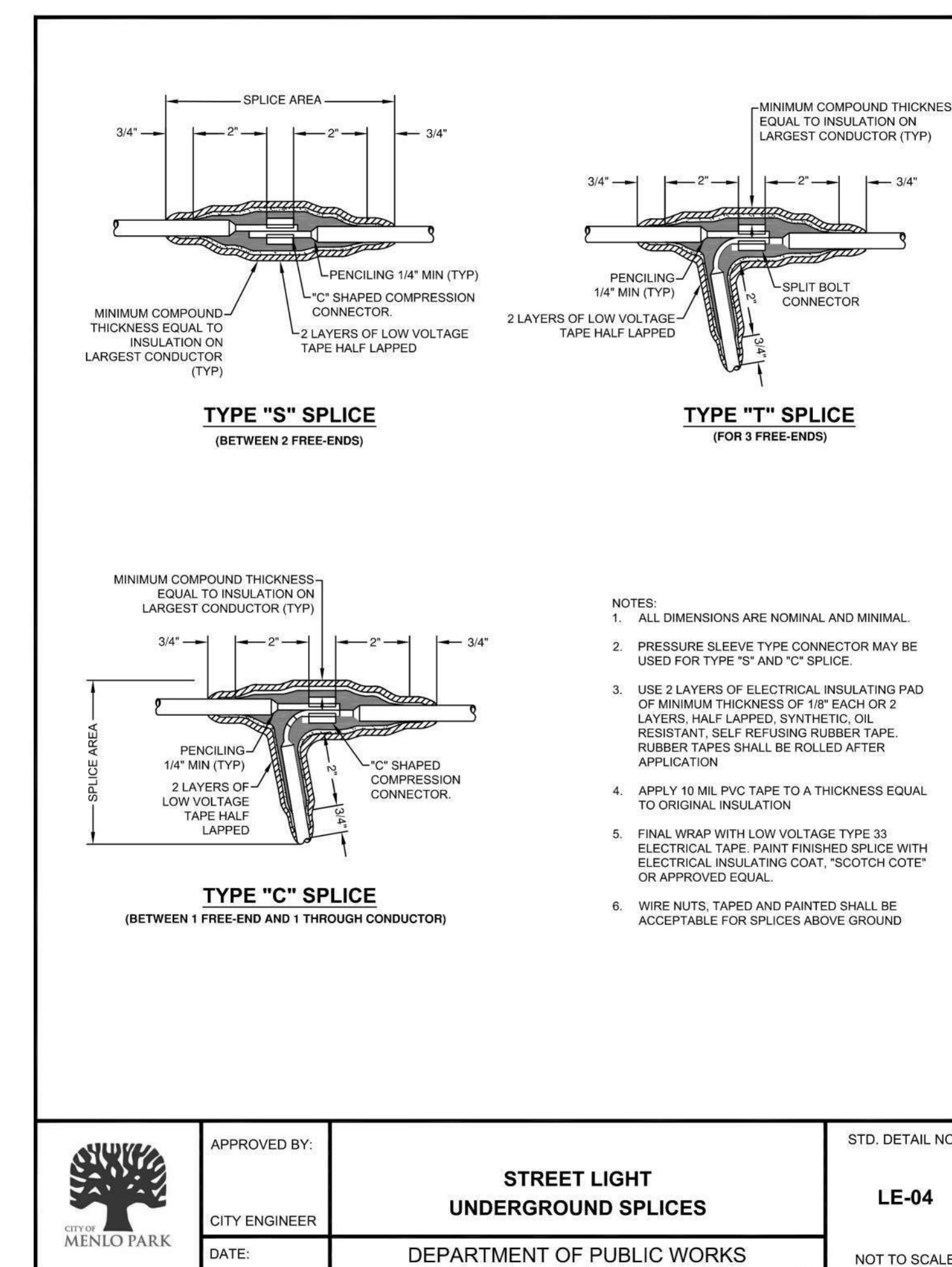
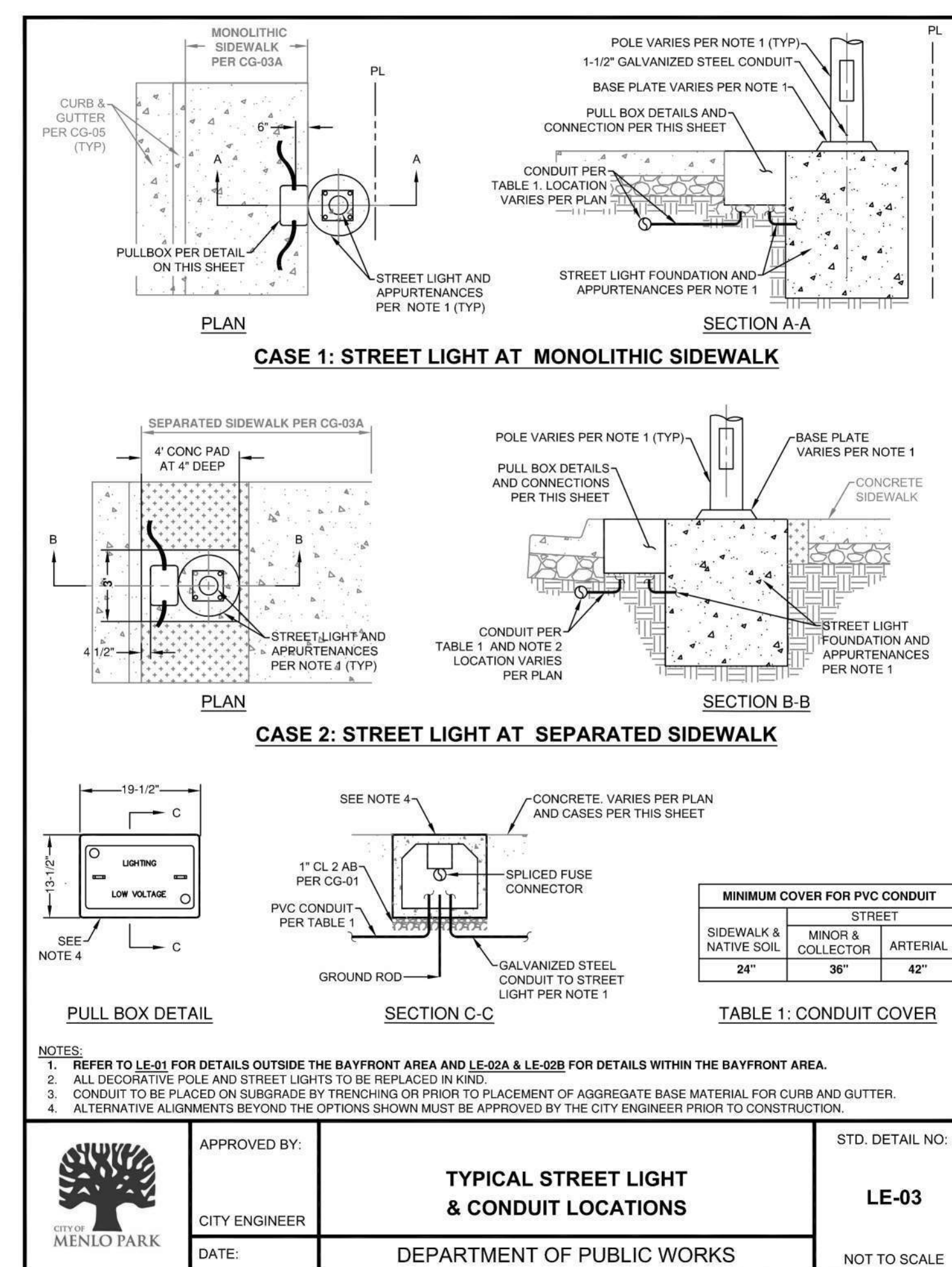
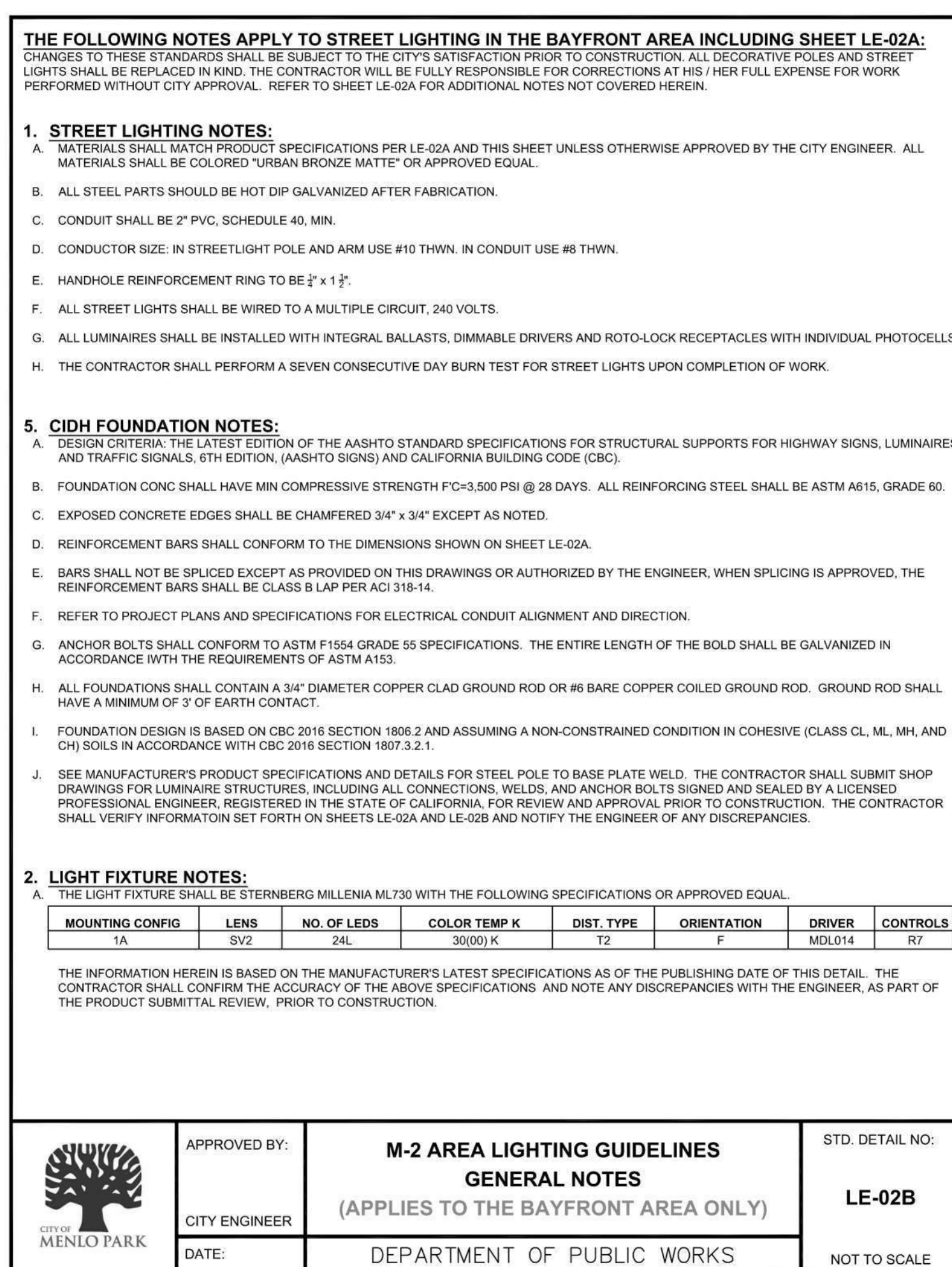
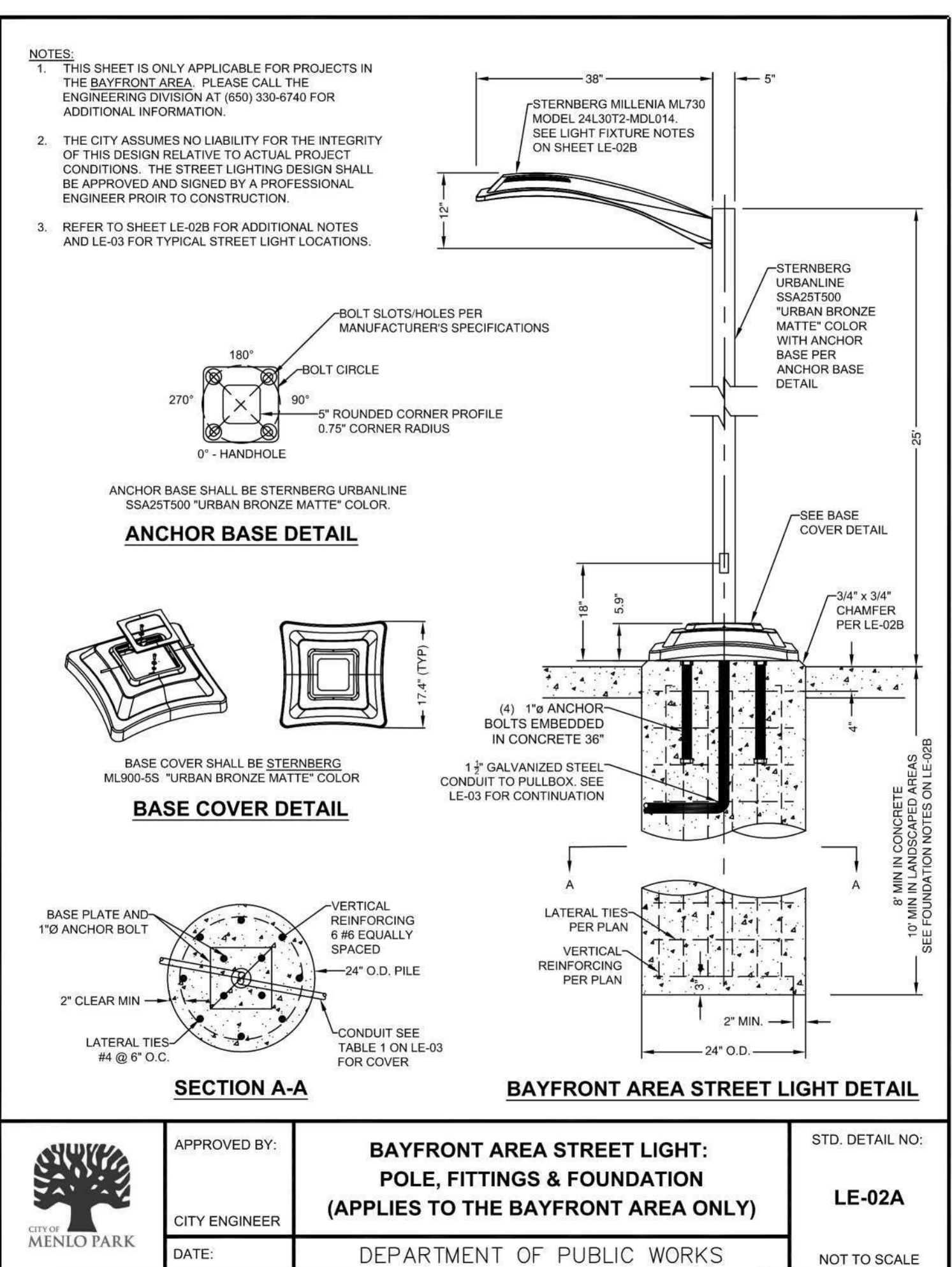
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Number Lumens	Lumens Per Lamp	Light Loss Factor	Wattage	Plot
○	A	6	Sternberg Lighting	HL730-24L072-MDL014-SV2	HL730 Large Milena Fixture, Arm Mount, T2, Soft Vue 2 Flat	1	9728	1	87.8	Max: 427 fcd
○	(X)A	4	Sternberg Lighting	HL730-24L072-MDL014-SV2	HL730 Large Milena Fixture, Arm Mount, T2, Soft Vue 2 Flat	1	9728	1	87.8	Max: 427 fcd
○	(X)B	2	Sternberg Lighting	HL730-24L072-MDL014-SV2	HL730 Large Milena Fixture, Arm Mount, T2, Soft Vue 2 Flat	1	9728	1	87.8	Max: 427 fcd

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
O'Brien Street	+	1.3 fc	6.1 fc	0.1 fc	61.0:1	13.0:1

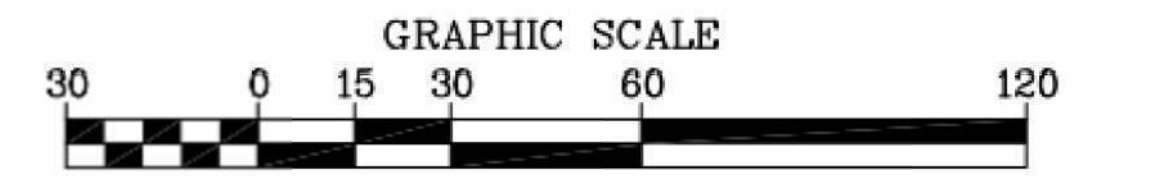


1 980-1030 O'BRIEN STREET PHOTOMETRIC PLAN
SCALE: 1" = 40'-0"



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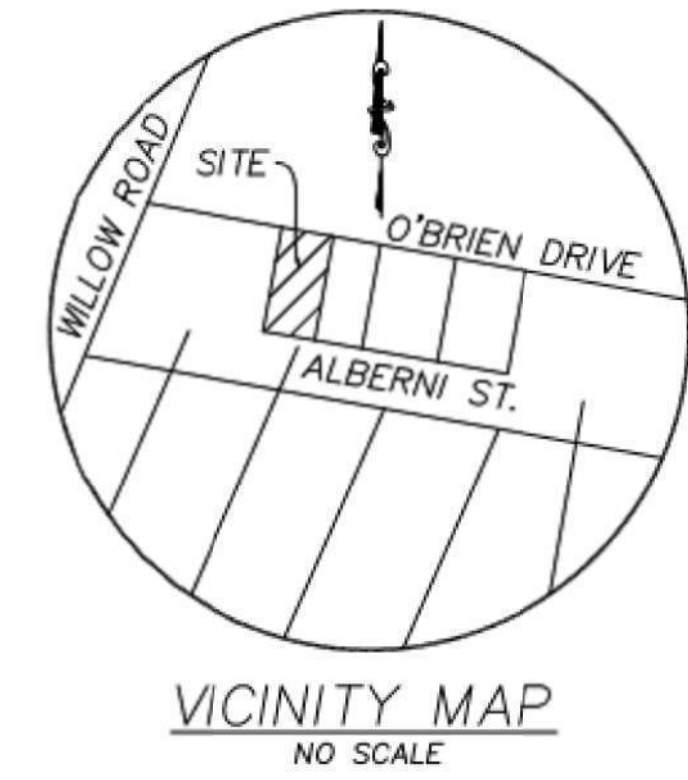
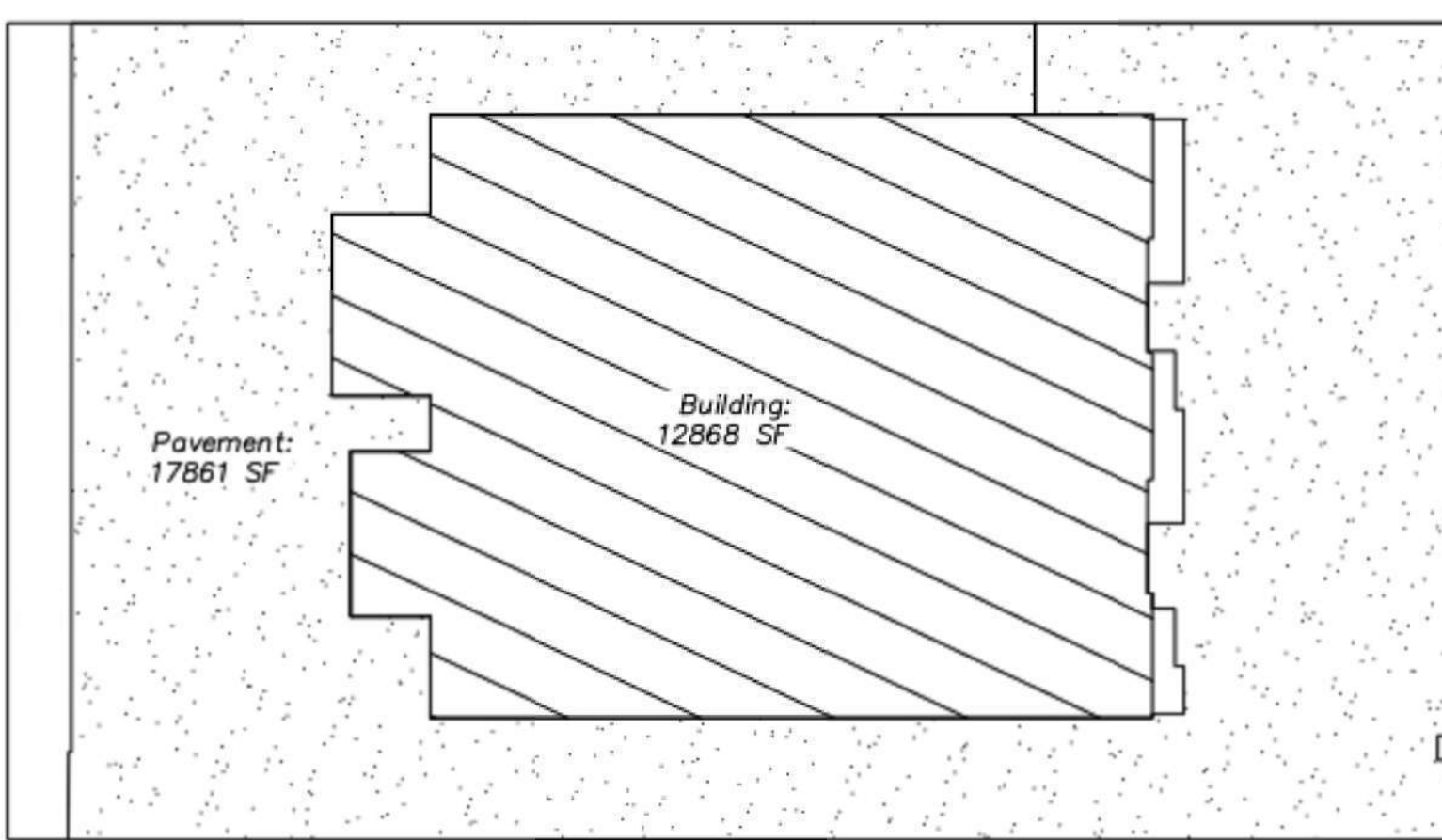
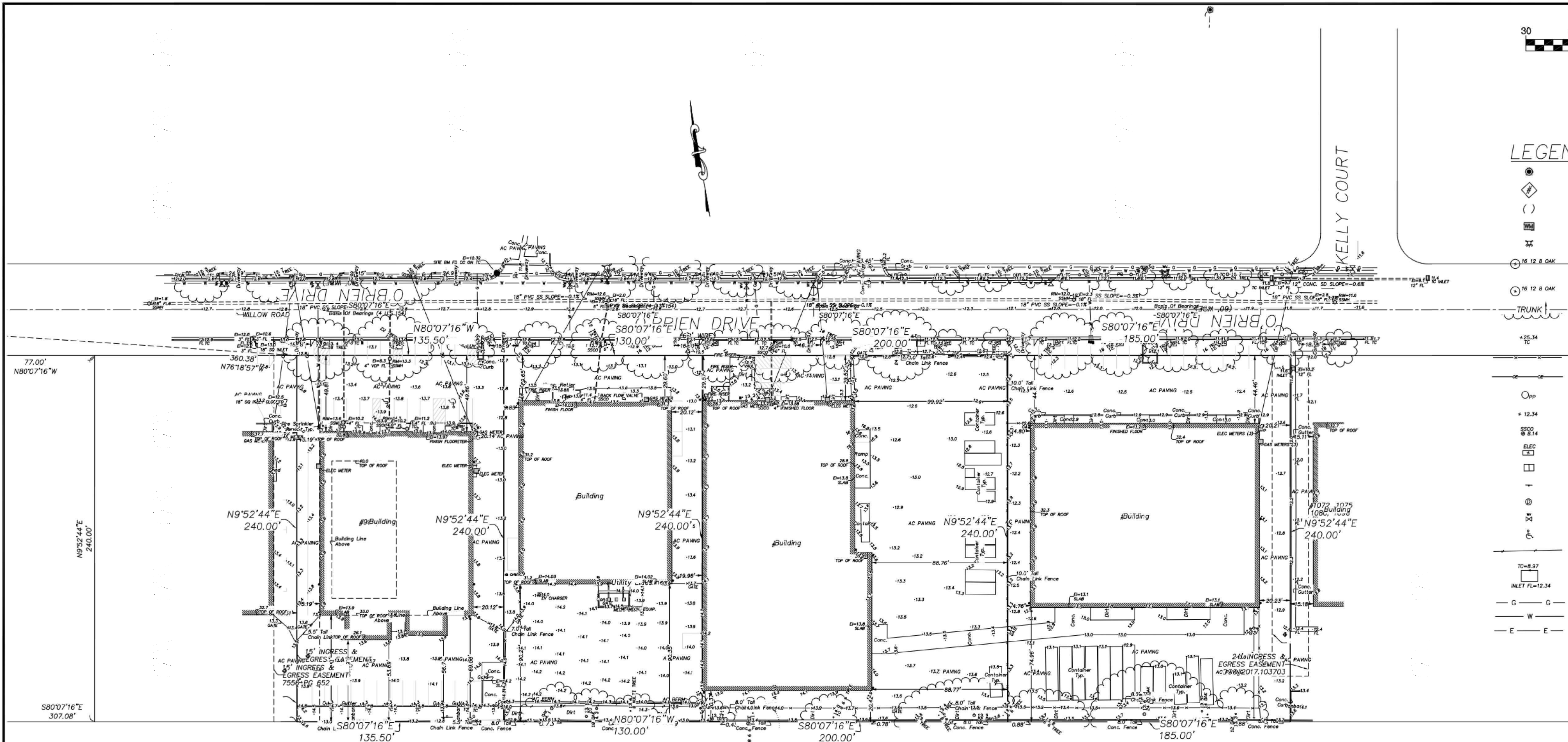
4-21-2021

LEGEND

- FOUND POINT IN MONUMENT CASTING
- ◆ TITLE REPORT EXCEPTION NUMBER
- () RECORD DATA / REFERENCE
- ⊞ WATER METER OR WATER VALVE BOX
- ⊞ FIRE HYDRANT
- ⊞ TREE - TRUNK DIAMETER IN INCHES
TREE SPECIES IDENTIFICATION: BEST EFFORT,
WE ARE NOT ARBORISTS OR DENDROLOGISTS
- ⊞ TREE WITH MULTIPLE TRUNKS
- TRUNK — TREE DRIP LINE POINTS TOWARDS TREE
TRUNKS. TREE DRIP LINES ABOVE
PROPERTY LOCATED AS SHOWN.
- +25.34 TOP OF CURB
- FENCE
- OVERHEAD WIRES
- POWER POLE
- + 12.34 SPOT ELEVATION
- ⊞ SANITARY SEWER CLEAN OUT
- ⊞ UTILITY BOX—TYPE AS NOTED SIZE AS DRAWN
- ⊞ IRRIGATION VALVE BOX
- SIGN
- ⊞ DOWN SPOUT
- ⊞ WATER VALVE
- ⊞ HANDICAP RAMP OR PARKING
- EDGE OF AC PAVING
- ⊞ STORM DRAIN CURB INLET
- GAS LINE (PER SURFACE PAINT)
- WATER LINE (PER SURFACE PAINT)
- ELECTRIC LINE (PER SURFACE PAINT)

ABBREVIATIONS

- | | |
|---------|------------------------------|
| AC | ASPHALT |
| CONC. | CONCRETE |
| TC | TOP OF CURB |
| FL | FLOW LINE |
| SDMH | STORM DRAIN MANHOLE |
| SSMH | SANITARY SEWER MANHOLE |
| P.U.E | PUBLIC UTILITY EASEMENT |
| P.S.D.E | PRIVATE STORM DRAIN EASEMENT |
| NRM | NO RECORD OF MONUMENT |



NOTES
 ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS.
 UNDERGROUND UTILITY - LOCATION IS BASED ON SURFACE EVIDENCE.
 BUILDING LOCATION DIMENSIONS ARE MEASURED PERPENDICULAR TO THE PROPERTY LINES.
 DIMENSIONS TO THE BUILDING ARE TAKEN AT THE EXTERIOR FINISHED SURFACE.
 FINISH FLOOR ELEVATION TAKEN AT DOOR THRESHOLD (EXTERIOR).
 BENCHMARK: OPUS GPS NAVD88 DATUM (GEOID 18)
 OLD REPUBLIC TITLE COMPANY; ORDER NO.:0623014322-LM, JULY 16 2018.
 SITE LIES IN FLOOD ZONE AE (BFE=13.7) PER FEMA MAP NUMBER 06081C0307F, DATED 4/5/19.
 TREE SPECIES IDENTIFICATION: BEST EFFORT, WE ARE NOT ARBORISTS OR DENDROLOGISTS.
 TREES SHOWN ARE 6" TRUNK DIAMETER OR LARGER, MEASURED 5' ABOVE GRADE.

I CERTIFY THAT THIS PARCEL'S BOUNDARY WAS ESTABLISHED BY ME OR UNDER MY SUPERVISION AND IS BASED ON A FIELD SURVEY IN CONFORMANCE WITH THE LAND SURVEYOR'S ACT. ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.



BOUNDARY AND TOPOGRAPHIC SURVEY
 990 1010 1020 1030 O'BRIEN
 MENLO PARK

L. Wade Hammond
 Land Surveying
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