



BIM 360/Tarlton - 1125 O'Brien_1125O'Brien_2020_Central.rvt



1105-1165 O'BRIEN DRIVE
 MENLO PARK, CA 94025

COVER SHEET

01/18/23 HERITAGE TREE UPDATES
 10/19/22 C.U.P. RESPONSE 4
 08/05/22 C.U.P. RESPONSE 3
 06/29/22 C.U.P. SI
 04/30/21 C.U.P. RESUBMITTAL
 04/02/21 C.U.P. RESUBMITTAL
 01/27/21 C.U.P. RESUBMITTAL
 11/16/20 C.U.P. REVISIONS
 07/26/19 C.U.P. UPDATE FOR E.I.R.
 07/10/18 C.U.P. COMMENTS 2
 05/09/18 C.U.P. COMMENTS
 03/13/18 C.U.P. SUBMITTAL

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1125 O'BRIEN DRIVE MENLO PARK, CA 94025

PROJECT DATA

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

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

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

PROJECT SITE AREA

PARCEL 1:	106,358 SF
PARCEL 2:	73,180 SF
TOTAL SITE:	179,538 SF

ZONING REQUIREMENTS:
LEGAL JURISDICTION: MENLO PARK, CA
ZONING DESIGNATION: LS-B
TOTAL ALLOWABLE R&D/OFFICE AREA:
179,538 SF x 1.25 FAR = 224,423 SF MAX
TOTAL ALLOWABLE COMMERCIAL AREA:
179,538 SF x 0.1 FAR = 17,954 SF MAX
MAXIMUM HEIGHT: 110 FT + 10 FT FLOOD ZONE

PARKING STANDARDS
LS R&D: 194 - 323 SPACES (1.5 - 2.5 / 1,000 SF)
LS CAFE: 7 - 9 SPACES (2.5 - 3.3 / 1,000 SF)
LEED: 312 SPACES MAX (3.4 / 1,000 SF MINUS 30%)

EV STALLS
LS ZONING:
15% EV (INC. 10% EVCS) & 5% EV READY

CALGREEN 2022 - APPENDIX A5 - NON RESIDENTIAL
VOLUNTARY MEASURES - TIER 2:
45% EVCS OF TOTAL SPACES (INC. 33% EVSE)
SEE SHEET A1 FOR PARKING PROVIDED

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

PARCEL 1: DEVELOPMENT LOT
5-STORY BUILDING

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

MUNICIPAL CODE:

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

LEED:
THIS PROJECT IS IN PURSUIT OF LEED GOLD
CS. SEE SHEET G6.1 LEED SCORECARD AND
G6.2 LEED BOUNDARY.

AT THIS TIME THERE IS NO TENANT.

ACTUAL AREA (FAR)

R&D/OFFICE	
LEVEL 1 R&D AREA	22,932 SF
CHEMICAL STORAGE	500 SF
LEVEL 2 R&D AREA	24,967 SF
LEVEL 3 R&D AREA	25,899 SF
LEVEL 4 R&D AREA	25,899 SF
LEVEL 5 R&D AREA	25,899 SF
ROOF STAIRS & ELEVATOR	2,034 SF
ROOF STORAGE	1,036 SF
TOTAL:	129,166 SF
FAR = 0.72 (1.25 MAX.)	

COMMERCIAL - CAFE

CAFE	2,659 SF
TOTAL:	2,659 SF
FAR = 0.01 (0.1 MAX.)	

ACTUAL HEIGHT*
MAIN ROOF: 88'-2"
ROOF STAIRS/STORAGE: 100'-8"
ROOF STAIRS/ELEVATOR/PENTHOUSE: 103'-2"
AVERAGE HEIGHT: 60.56' SEE A17.2

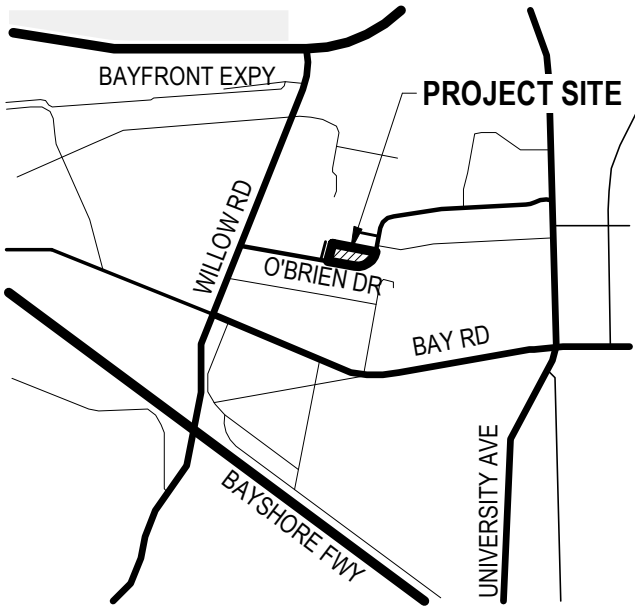
* INCLUDES 3.2' RAISED GRADE ABOVE
EXISTING GRADE TO ACCOMMODATE FOR
FLOOD PLAIN REQUIREMENTS

PROJECT TEAM

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

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

PROJECT LOCATION



1105-1165 O'BRIEN DRIVE
MENLO PARK, CA 94025

PROJECT DATA

02/01/23	C.U.P. - PARKING COUNT UPDATE
01/18/23	HERITAGE TREE UPDATES
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01/27/21	C.U.P. RESUBMITTAL
11/16/20	C.U.P. REVISIONS



SHEET NUMBER	SHEET NAME
..1	COVER SHEET
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G1.2	SHEET INDEX
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G3	1135-1165 EXISTING GROSS AREA - FIRST FLOOR
G4	1135 EXISTING GROSS AREA - MEZZANINE
G5	1 CASEY COURT GROSS FLOOR AREA
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G6.2	LEED BOUNDARY SITE PLAN - OPEN SPACE
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A2.2	PARCEL 2 EXISTING SITE PLAN
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A3.2	PARCEL 2 EXISTING SITE CONDITIONS - SITE PHOTOS
A4.1	PARCEL 1 EXISTING TREE PLAN
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A8.4	BUILDING MODULATION DIAGRAM - EAST
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A10.2	PARCEL 1 GROSS FLOOR AREA DIAGRAMS
A11.1	PARCEL 1 PROPOSED LEVEL 1 PLAN
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SHEET NUMBER	SHEET NAME
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C1.1B	PARCEL 1 RECOLOGY TRUCK TURNING EXHIBIT
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C3.1A	PARCEL 1 PRELIMINARY STORMWATER MANAGEMENT PLAN
C3.1B	PARCEL 1 OVERALL EXISTING PERVIOUS/IMPERVIOUS AREA
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C3.2A	PARCEL 2 PRELIMINARY STORMWATER MANAGEMENT PLAN
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C3.2C	PARCEL 2 OVERALL PROPOSED PERVIOUS/IMPERVIOUS AREA
C4.1	PARCEL 1 PRELIMINARY UTILITY PLAN
C4.2	PARCEL 2 PRELIMINARY UTILITY PLAN
C6.1A	PARCEL 1 GRADING SECTIONS
C6.1B	PARCEL 1 GRADING SECTIONS
C6.2A	PARCEL 2 GRADING SECTIONS
LP-1	SITE LIGHTING PHOTOMETRIC PLAN
LP-2	SITE LIGHTING PHOTOMETRIC PLAN

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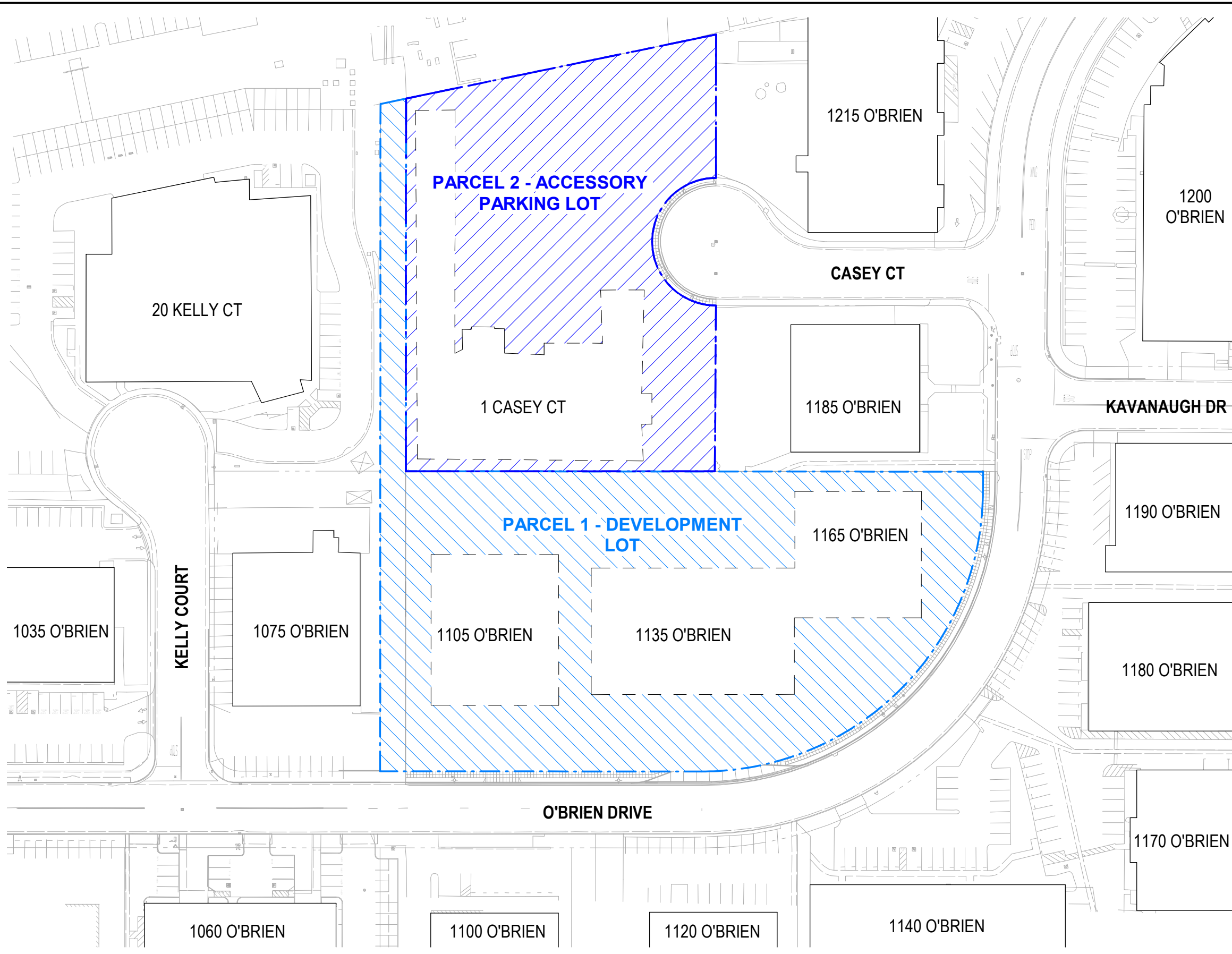
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MENLO PARK, CA 94025

SHEET INDEX

01/18/23 HERITAGE TREE UPDATES
10/19/22 C.U.P RESPONSE 4
08/05/22 C.U.P. RESPONSE 3



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



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

PARCEL 1 - DEVELOPMENT LOT

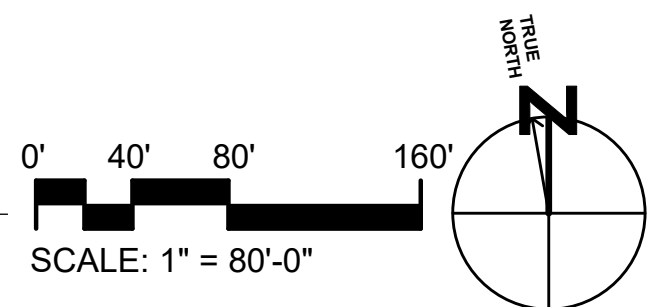
- CONSISTS OF MERGED PROPERTY LOTS 1105, 1135-1165 O'BRIEN DRIVE PLUS A DRAINAGE DITCH
- EXISTING BUILDINGS: 1105 & 1135-1165 O'BRIEN
 GROSS FLOOR AREA: 38,688 SF (.40 F.A.R.)
 BLDGS. HEIGHT: 20 FT
 (E) PARKING SPACES: 101
 (E) PARKING RATIO: (3.3 / 1,000 SF)
- PROPOSED: 5-STORY BUILDING AND SURFACE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

PARCEL 2 - ACCESSORY PARKING LOT

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

LEGEND

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



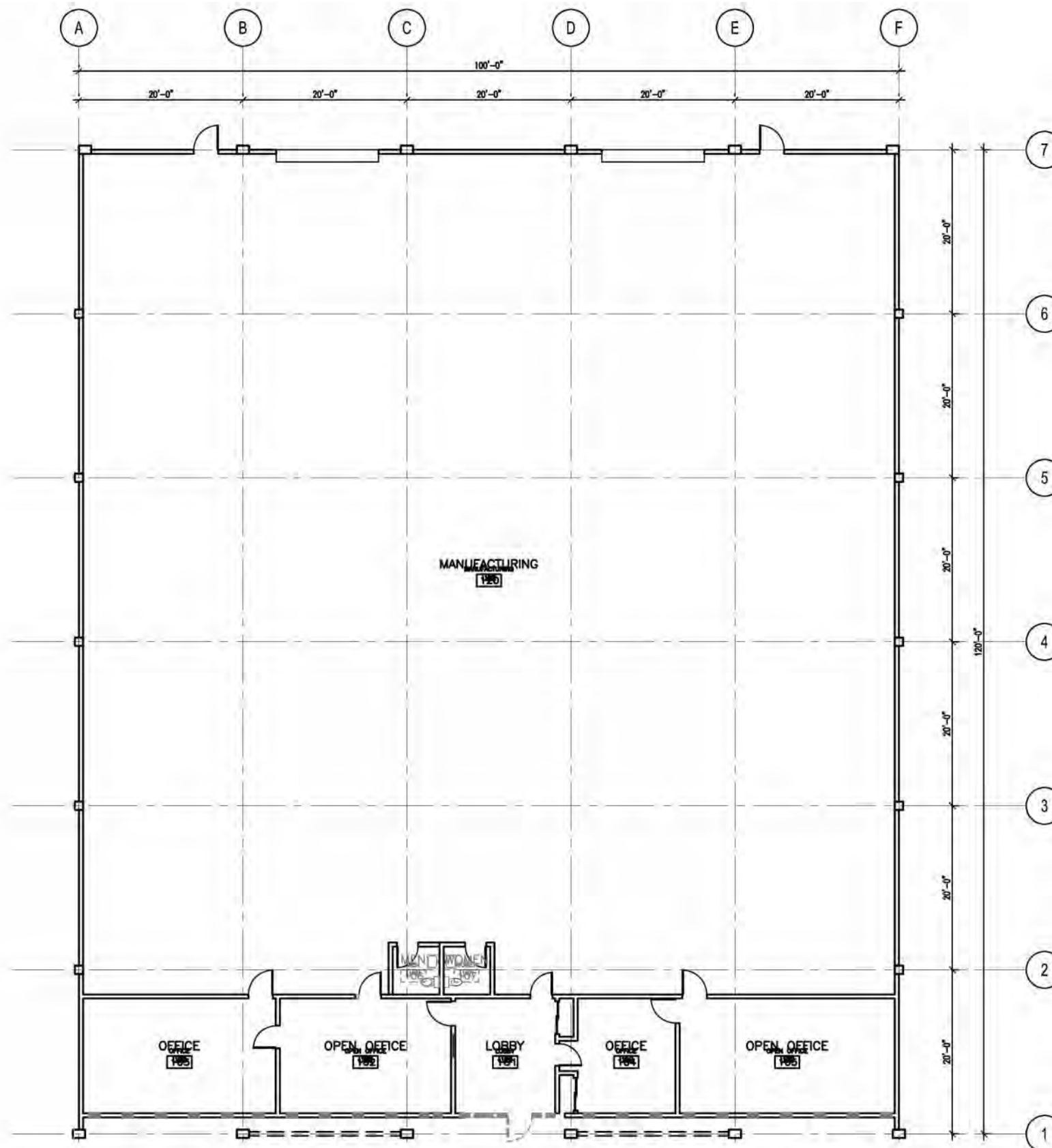
1105-1165 O'BRIEN DRIVE
 MENLO PARK, CA 94025

PROJECT AERIAL SITE PLAN -
 PARCELS 1 & 2

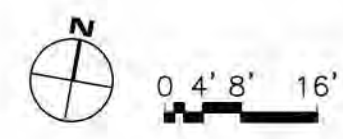
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EXISTING 1105 O'BRIEN DR
R&D BUILDING
12,000 SF
HEIGHT: 20 FT



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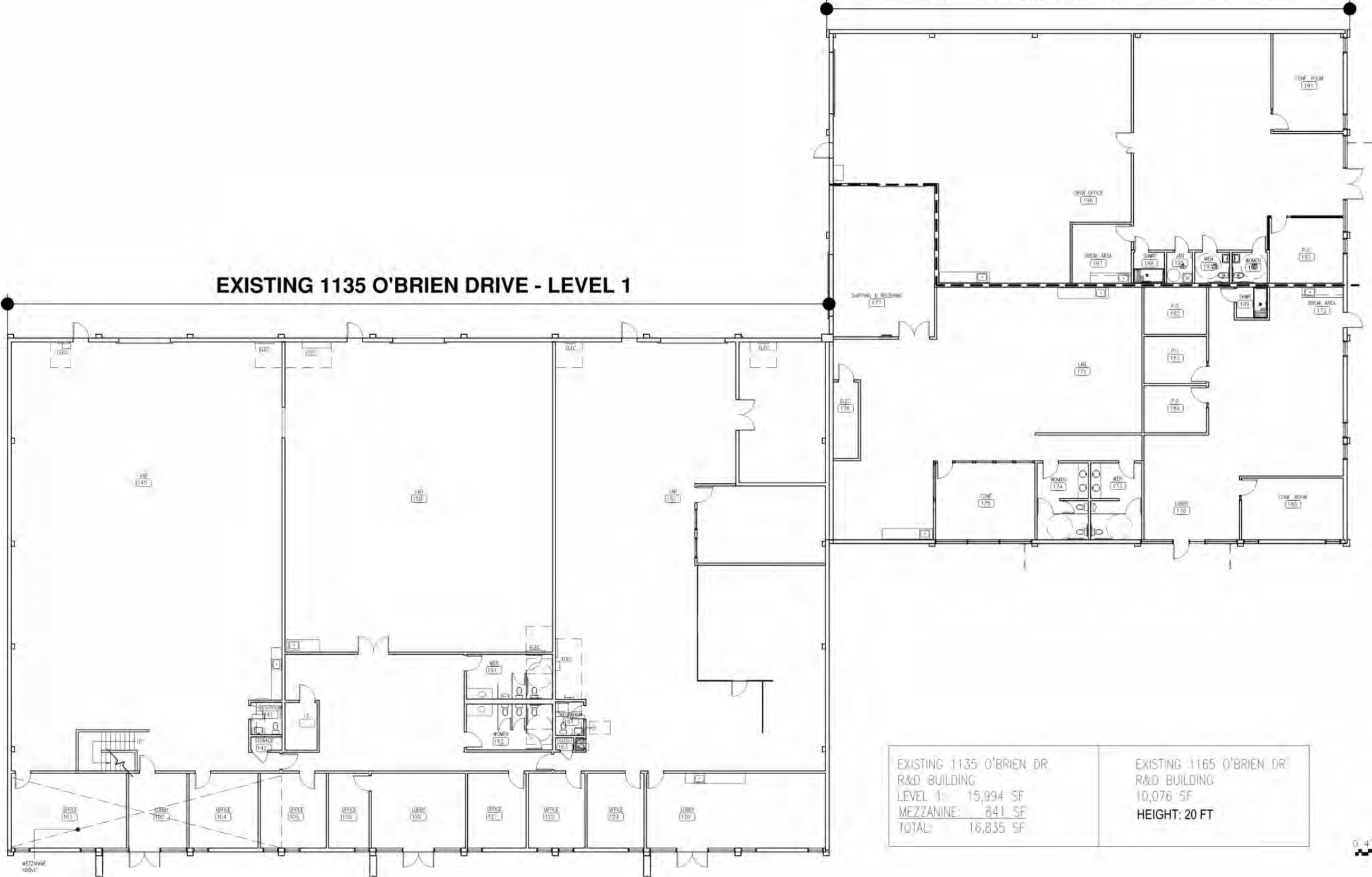
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MENLO PARK, CA 94025

1105 EXISTING GROSS AREA



EXISTING 1165 O'BRIEN DRIVE - LEVEL 1

EXISTING 1135 O'BRIEN DRIVE - LEVEL 1



EXISTING 1135 O'BRIEN DR R&D BUILDING LEVEL 1: 15,994 SF MEZZANINE: 841 SF TOTAL: 16,835 SF	EXISTING 1165 O'BRIEN DR R&D BUILDING 10,076 SF HEIGHT: 20 FT
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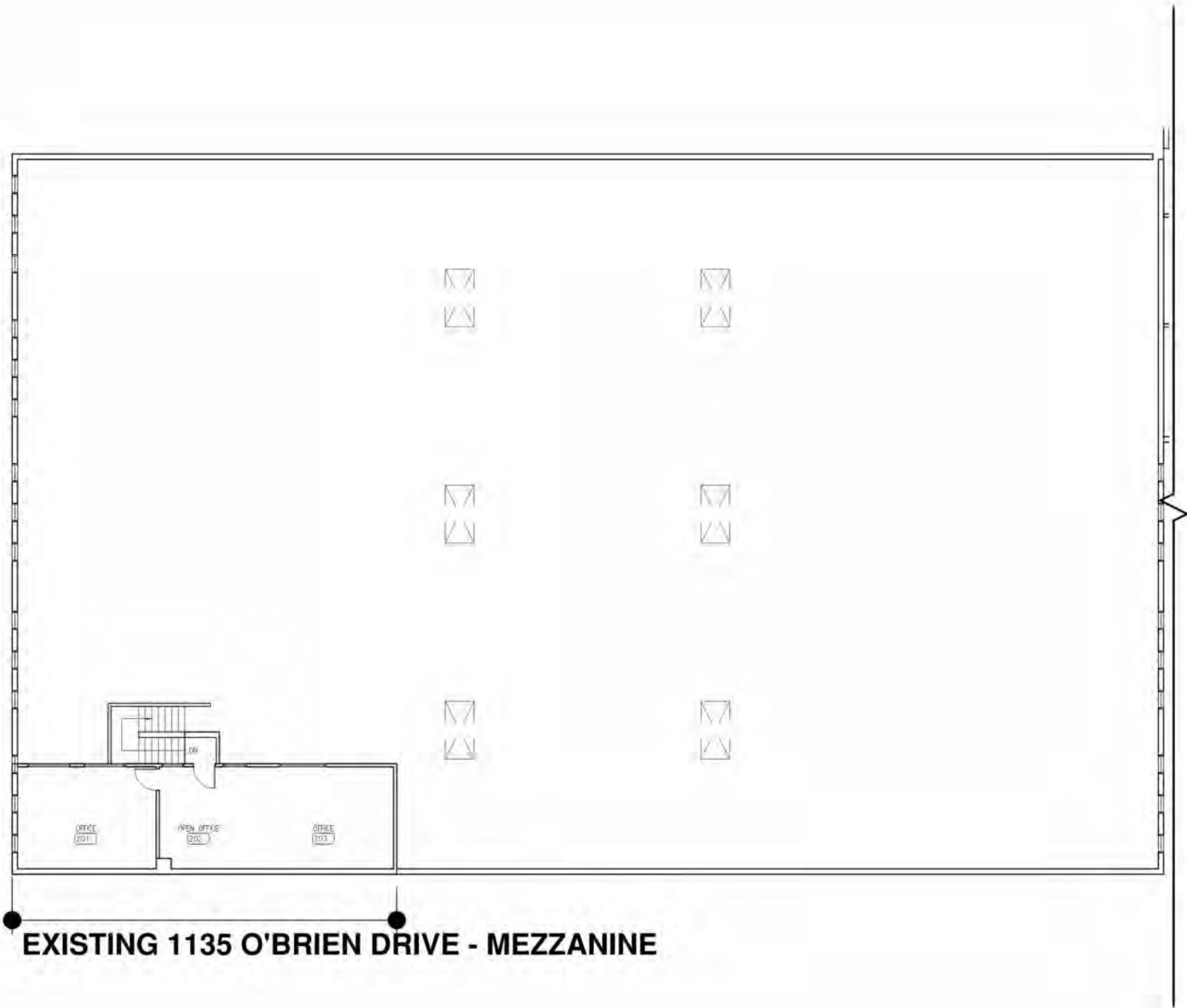


1105-1165 O'BRIEN DRIVE
MENLO PARK, CA 94025

1135-1165 EXISTING GROSS AREA -
FIRST FLOOR

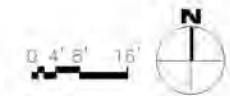
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EXISTING 1135 O'BRIEN DRIVE - MEZZANINE

EXISTING 1135 O'BRIEN DR
R&D BUILDING
LEVEL 1: 15,994 SF
MEZZANINE: 841 SF
TOTAL: 16,835 SF
HEIGHT: 20 FT



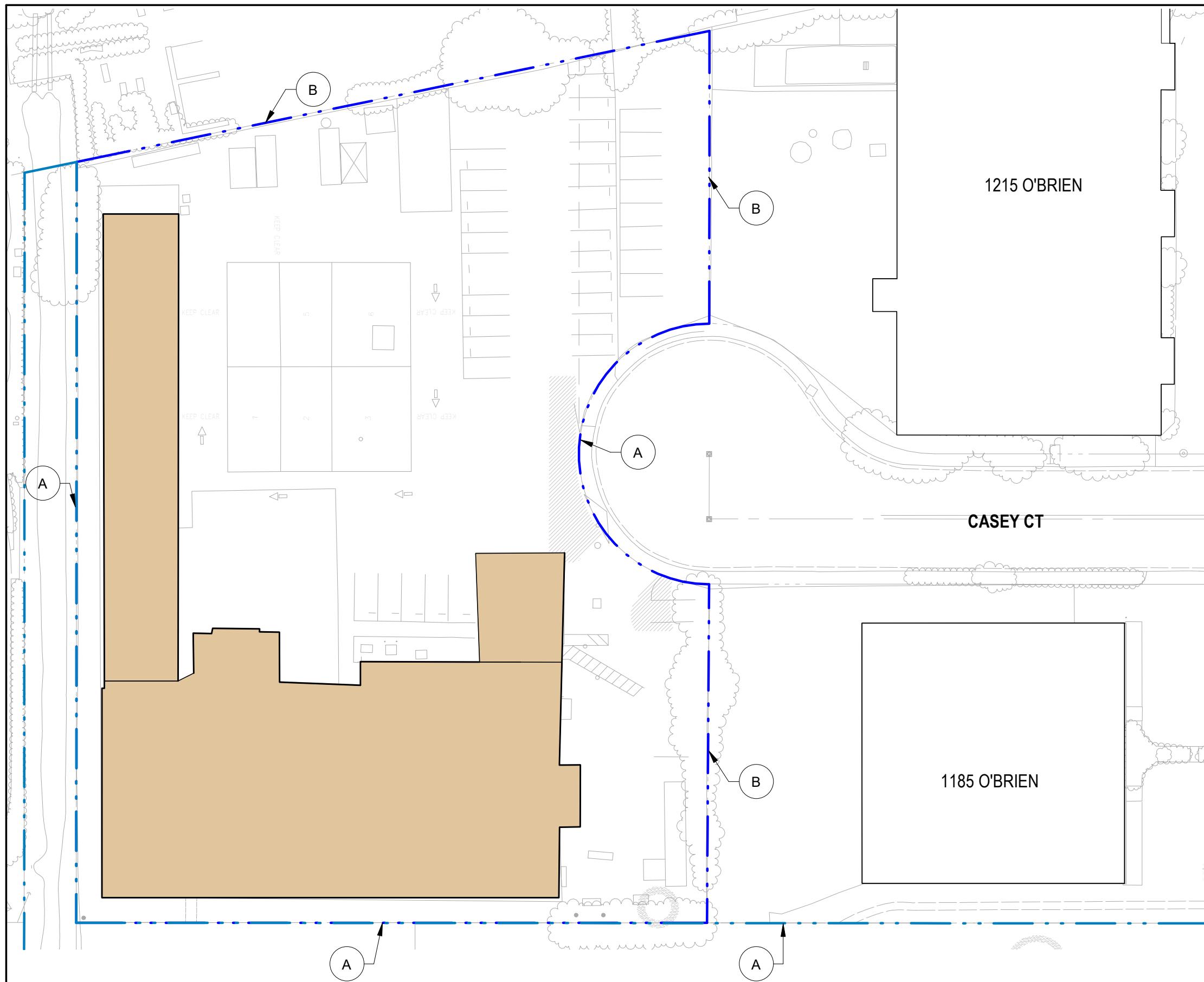
1105-1165 O'BRIEN DRIVE
 MENLO PARK, CA 94025






1135 EXISTING GROSS AREA -
 MEZZANINE

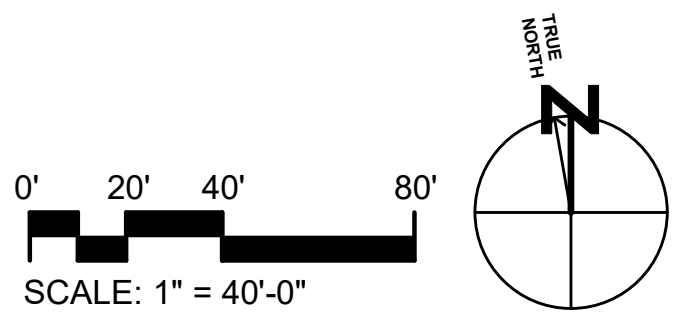
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LEGEND	
	(E) 1 CASEY COURT WAREHOUSE APPROXIMATELY 20,955 SF HEIGHT: 19.2 FT
	PARCEL 2 ACCESSORY PARKING LOT
	PARCEL 1 DEVELOPMENT LOT
	(E) 6FT CHAIN LINK FENCE TO BE DEMO.
	(E) 6FT CHAIN LINK FENCE TO REMAIN.



1105-1165 O'BRIEN DRIVE
MENLO PARK, CA 94025

1 CASEY COURT GROSS FLOOR AREA

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- 05/09/18 C.U.P. COMMENTS
- 03/13/18 C.U.P. SUBMITTAL





LEED v4 for BD+C: Core and Shell
Project Checklist

Project Name: 1125 O'Brien Drive, Menlo Park 94025
Date: 7/29/2022

Y ? N

1			Credit	Integrative Process	1
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7	2	11	Location and Transportation		20
1			Credit	LEED for Neighborhood Development Location	20
2			Credit	Sensitive Land Protection	2
		3	Credit	High Priority Site	3
2	2	2	Credit	Surrounding Density and Diverse Uses	6
		6	Credit	Access to Quality Transit	6
1			Credit	Bicycle Facilities	1
1			Credit	Reduced Parking Footprint	1
1			Credit	Green Vehicles/Electric Vehicles	1

5	2	4	Sustainable Sites		11
Y			Prereq	Construction Activity Pollution Prevention	Required
1			Credit	Site Assessment	1
1		1	Credit	Site Development - Protect or Restore Habitat	2
1			Credit	Open Space	1
		3	Credit	Rainwater Management	3
	2		Credit	Heat Island Reduction	2
1			Credit	Light Pollution Reduction	1
1			Credit	Tenant Design and Construction Guidelines	1

9	0	2	Water Efficiency		11
Y			Prereq	Outdoor Water Use Reduction	Required
Y			Prereq	Indoor Water Use Reduction	Required
Y			Prereq	Building-Level Water Metering	Required
1		1	Credit	Outdoor Water Use Reduction	2
5		1	Credit	Indoor Water Use Reduction	6
2			Credit	Cooling Tower Water Use	2
1			Credit	Water Metering	1

21	4	8	Energy and Atmosphere		33
Y			Prereq	Fundamental Commissioning and Verification	Required
Y			Prereq	Minimum Energy Performance	Required
Y			Prereq	Building-Level Energy Metering	Required
Y			Prereq	Fundamental Refrigerant Management	Required
3	2	1	Credit	Enhanced Commissioning	6
10	2	6	Credit	Optimize Energy Performance	18
1			Credit	Advanced Energy Metering	1
1		1	Credit	Demand Response	2
5			Credit	Renewable Energy Production	3
1			Credit	Enhanced Refrigerant Management	1

4	4	6	Materials and Resources		14
Y			Prereq	Storage and Collection of Recyclables	Required
Y			Prereq	Construction and Demolition Waste Management Planning	Required
		6	Credit	Building Life-Cycle Impact Reduction	6
1	1		Credit	Building Product Disclosure and Optimization - EPD	2
1	1		Credit	Building Product Disclosure and Optimization - Sourcing of Raw Materials	2
1	1		Credit	Building Product Disclosure and Optimization - Material Ingredients	2
1	1		Credit	Construction and Demolition Waste Management	2

7	2	1	Indoor Environmental Quality		10
Y			Prereq	Minimum Indoor Air Quality Performance	Required
Y			Prereq	Environmental Tobacco Smoke Control	Required
2			Credit	Enhanced Indoor Air Quality Strategies	2
2	1		Credit	Low-Emitting Materials	3
1			Credit	Construction Indoor Air Quality Management Plan	1
1	1	1	Credit	Daylight	3
1			Credit	Quality Views	1

5	1	0	Innovation		6
1			Credit	EP Renewable Energy	1
1			Credit	Green Cleaning and IPM	1
1			Credit	EP Enhanced IAQ	1
	1		Credit	Innovation: Active Tenant	1
1			Credit	Pilot: MRpc87 verified C&D Recycling Rate	1
1			Credit	LEED Accredited Professional	1

3	0	1	Regional Priority		4
1			Credit	RP:BPDO-Sourcing of Raw Materials	1
		1	Credit	RP: Rainwater Management (3)	1
1			Credit	RP: Indoor Water Use Reduction (4)	1
1			Credit	RP: Optimize Energy Performance (10)	1

62	15	33	TOTALS		Possible Points: 110
Certified: 40 to 49 points, Silver: 50 to 59 points, Gold: 60 to 79 points, Platinum: 80 to 110					

LEGEND

LEEDv4.1 compliance

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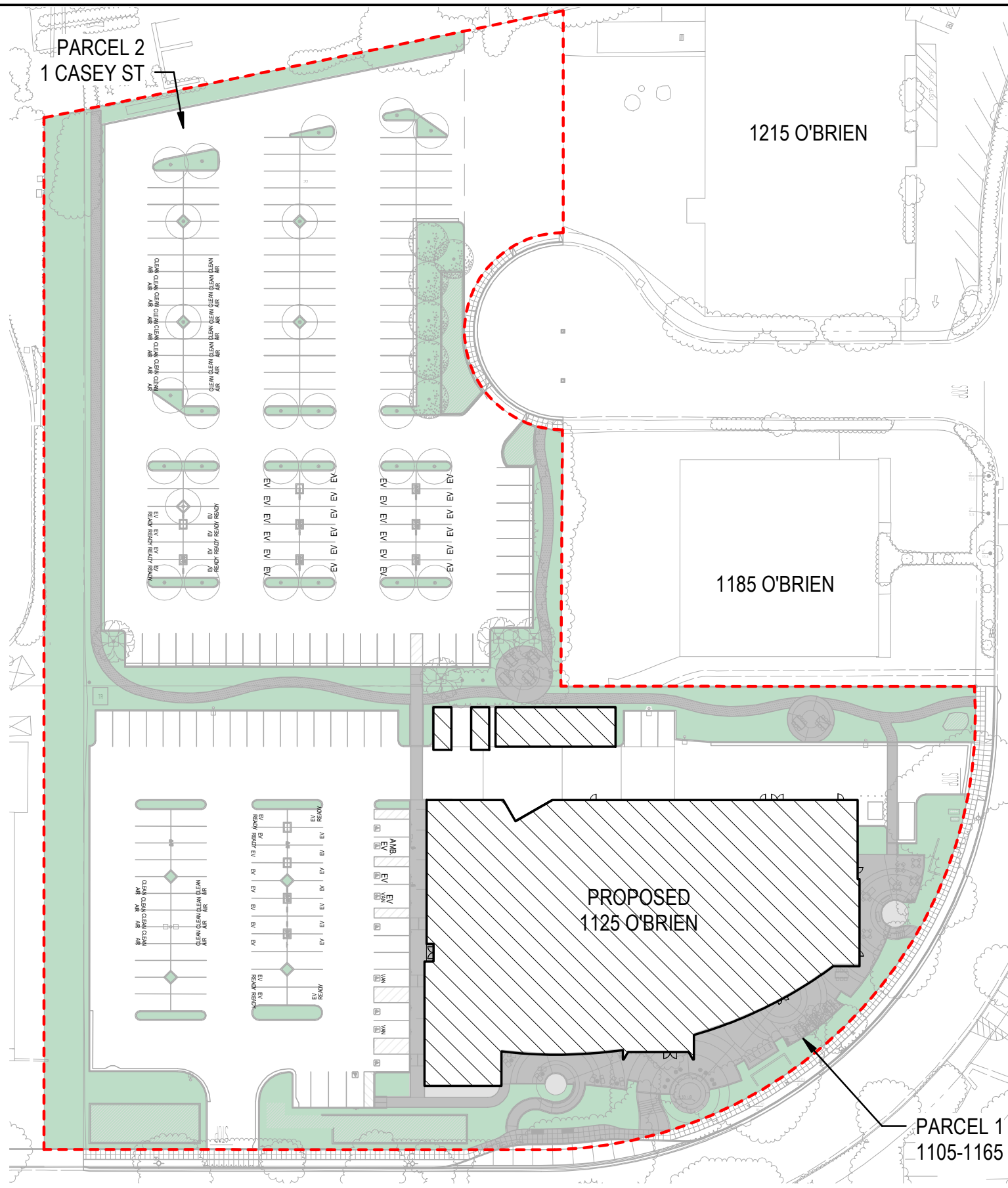
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LEED SCORECARD

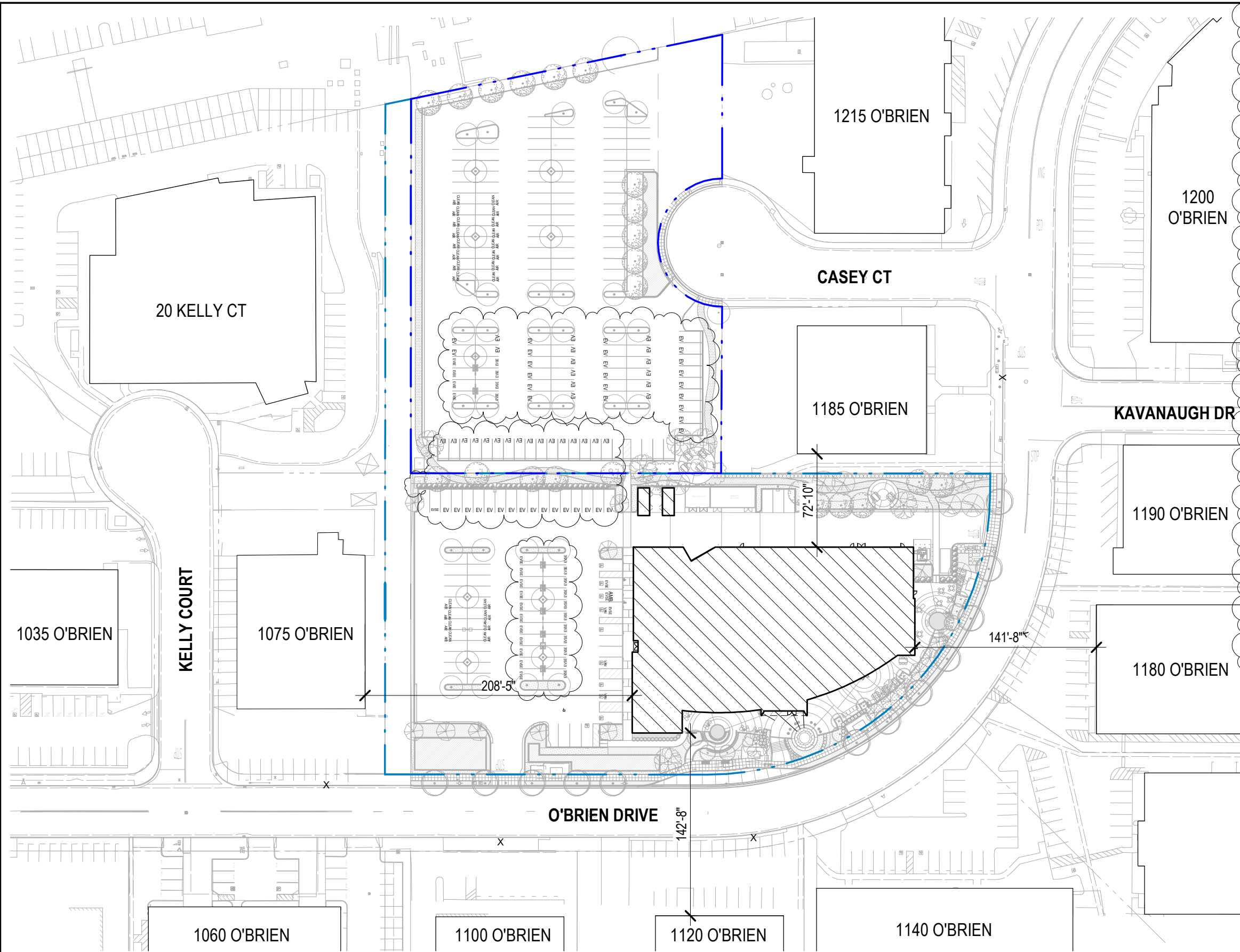
01/18/23 HERITAGE TREE UPDATES
10/19/22 C.U.P RESPONSE 4

G6.1





LEGEND	
	LEED BOUNDARY LINE
	LANDSCAPE
	HARDSCAPE
	SITE COVERAGE
	OPEN SPACE



LS ZONING:
 15% EV, INCLUDING 10% EVCS (LABELED AS EVSE)
 5% EV READY (LABELED AS EV) ADDITIONAL TO COMPLY WITH 20% TOTAL EVCSs

CALGREEN 2022 - APPENDIX A5 - NON RESIDENTIAL VOLUNTARY MEASURES - TIER 2:
 EVCS REQUIRED = 45% OF TOTAL SPACES
 EVSE REQUIRED = 33% OF EVCS

PARKING TABULATION

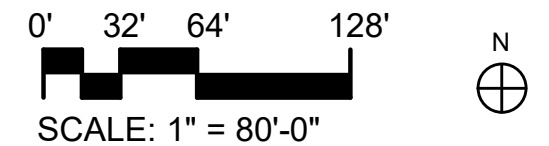
REQUIRED	
LS R&D:	194 - 323 SPACES (1.5 - 2.5 / 1,000 SF)
LS CAFE:	7 - 9 SPACES (2.5 - 3.3 / 1,000 SF)
LEED:	312 SPACES MAX (3.4 / 1,000 SF MINUS 30%)
PROVIDED	
STANDARD:	95
ACCESSIBLE:	7 (INCLUDING 2 VAN)
EVCS (45%):	103 (OF WHICH 34 ARE EVSE)
CLEAN AIR / VAN / EV (12%):	24
TOTAL PROVIDED: 229 SPACES (1.7 / 1,000 SF)	

PARCEL BREAKDOWN

PARCEL 1:	82 SPACES
STANDARD:	25
ACCESSIBLE:	5 ADA + 2 ADA VAN
EVSE:	26 (INC. 1 ADA + 1 ADA VAN + 1 AMBU.)
EV:	16
CLEAN AIR:	8
PARCEL 2:	147 SPACES
STANDARD:	70
EVSE:	8
EV:	53
CLEAN AIR:	16

LEGEND

- PARCEL 1 DEVELOPMENT LOT
- PARCEL 2 ACCESSORY PARKING LOT
- PROPOSED BUILDING



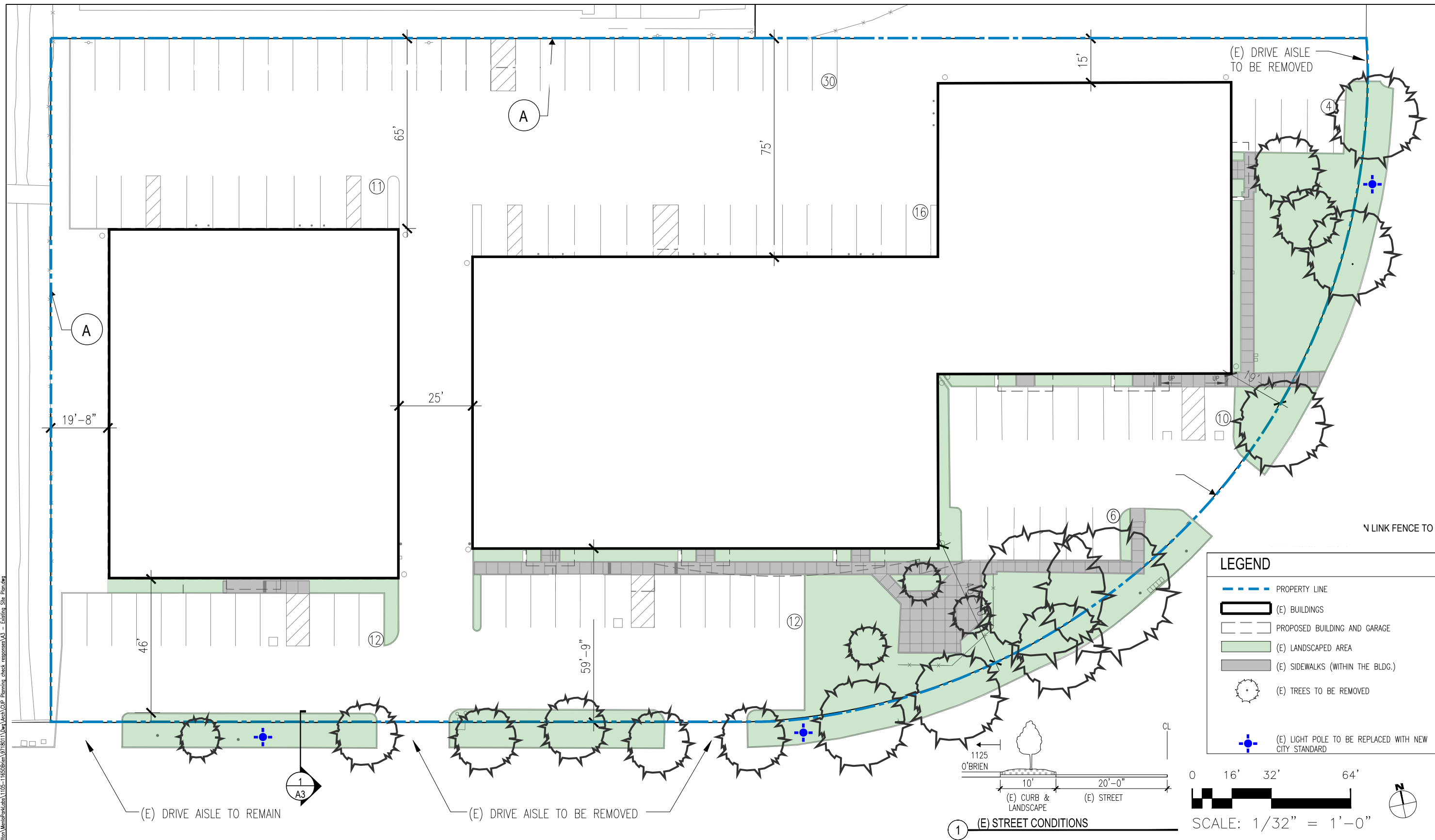
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PROJECT AREA PLAN

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- 08/05/22 C.U.P. RESPONSE 3
- 04/02/21 C.U.P. RESUBMITTAL
- 01/27/21 C.U.P. RESUBMITTAL
- 11/16/20 C.U.P. REVISIONS



May 02, 2018 - 4:31pm - P:\Vention\Menlo\1125-1165\Brien\9718011\Draw\Arch\01\Planning check response\A3 - Existing Site Plan.dwg



1125 O'BRIEN DRIVE
MENLO PARK, CA 94025

PARCEL 1 EXISTING SITE PLAN

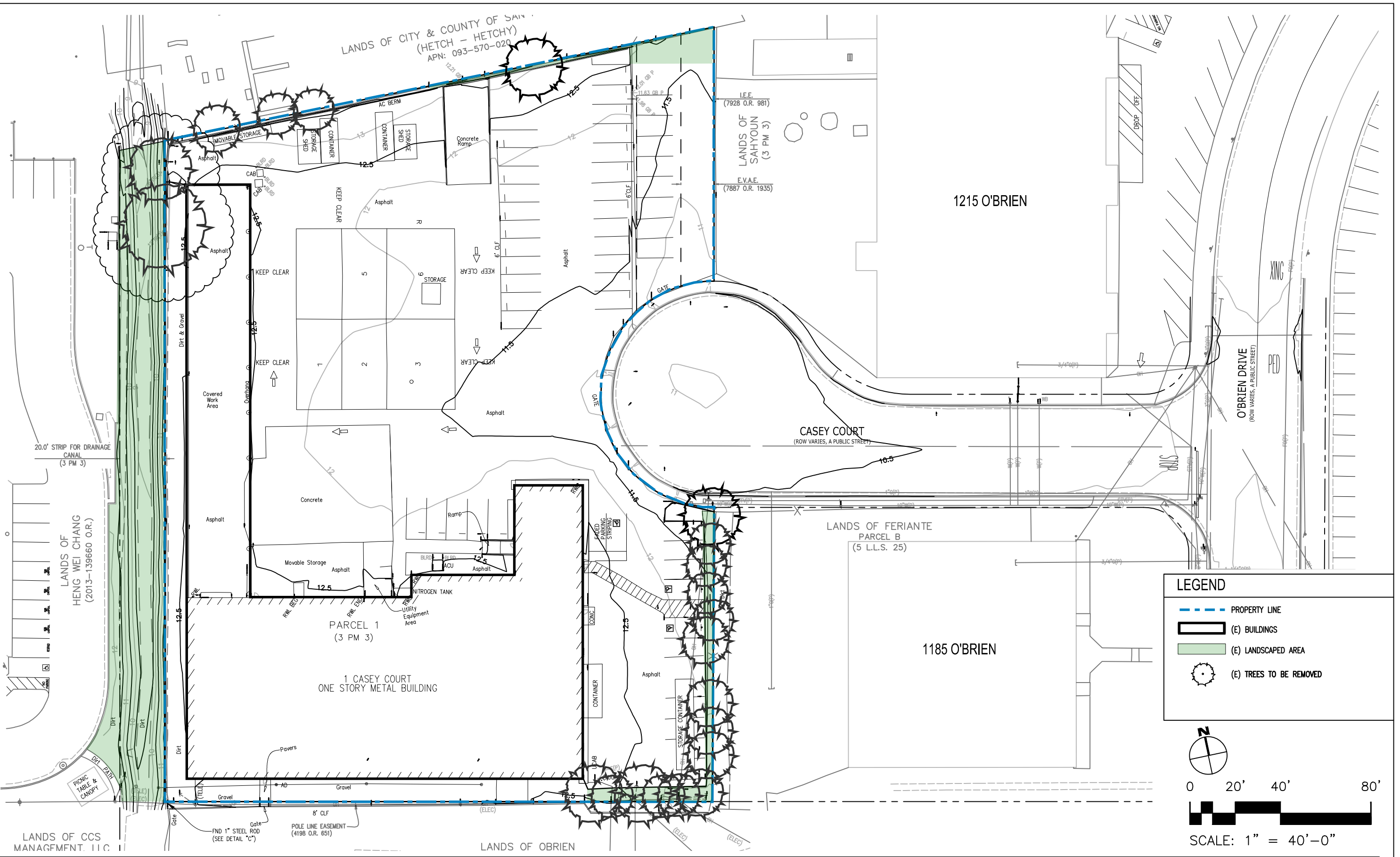
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05/09/2018	C.U.P. COMMENTS	04/02/2021	C.U.P. RESUBMITTAL
07/10/2018	C.U.P. COMMENTS 2	04/29/2021	C.U.P. RESUBMITTAL
07/26/2019	C.U.P. UPDATE FOR E.I.R.	08/05/2022	C.U.P. RESPONSE 3
11/16/2020	C.U.P. REVISIONS	10/19/2022	C.U.P. RESPONSE 4
		01/18/2023	HERITAGE TREE UPDATES

A2.1



© 2020

Jan 13, 2023 10:21am 13Sheet P:\Tarlton\MenuPark\1125O'Brien\1125O'Brien\1125O'Brien\Parcel 2 - PARCEL 2 EXISTING SITE PLAN.dwg



LEGEND

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

SCALE: 1" = 40'-0"



1125 O'BRIEN DRIVE
MENLO PARK, CA 94025

PARCEL 2 EXISTING SITE PLAN

01/27/2021	C.U.P. RESUBMITTAL
04/02/2021	C.U.P. RESUBMITTAL
04/29/2021	C.U.P. RESUBMITTAL
08/05/2022	C.U.P. RESPONSE 3
10/19/2022	C.U.P. RESPONSE 4
01/18/2023	HERITAGE TREE UPDATES
11/16/2020	C.U.P. REVISIONS





1



2



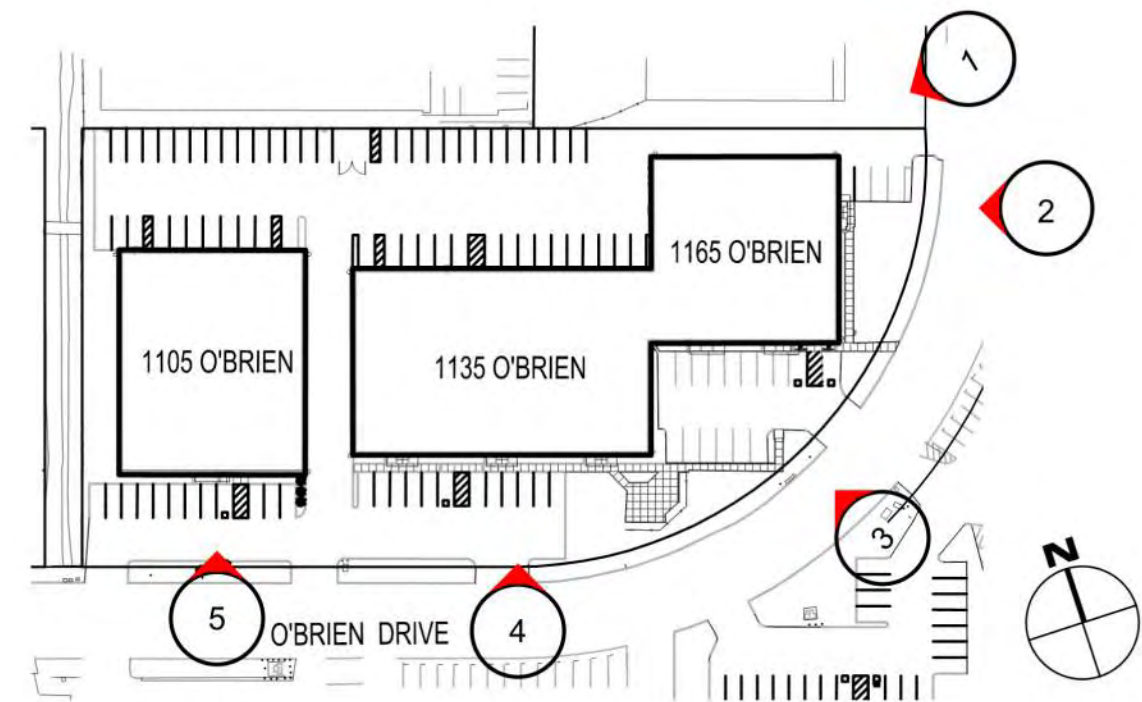
3



4



5



BIM 360://tarlton - 1125 OBD/9718011_A_1125OBrien_2020_Central.rvt



1105-1165 O'BRIEN DRIVE
MENLO PARK, CA 94025

PARCEL 1 EXISTING SITE
CONDITIONS - SITE PHOTOS

01/18/23 HERITAGE TREE UPDATES
10/19/22 C.U.P. RESPONSE 4
08/05/22 C.U.P. RESPONSE 3
06/29/22 C.U.P. SI
04/30/21 C.U.P. RESUBMITTAL
04/02/21 C.U.P. RESUBMITTAL
01/27/21 C.U.P. RESUBMITTAL
11/16/20 C.U.P. REVISIONS
07/26/19 C.U.P. UPDATE FOR E.I.R.
07/10/18 C.U.P. COMMENTS 2

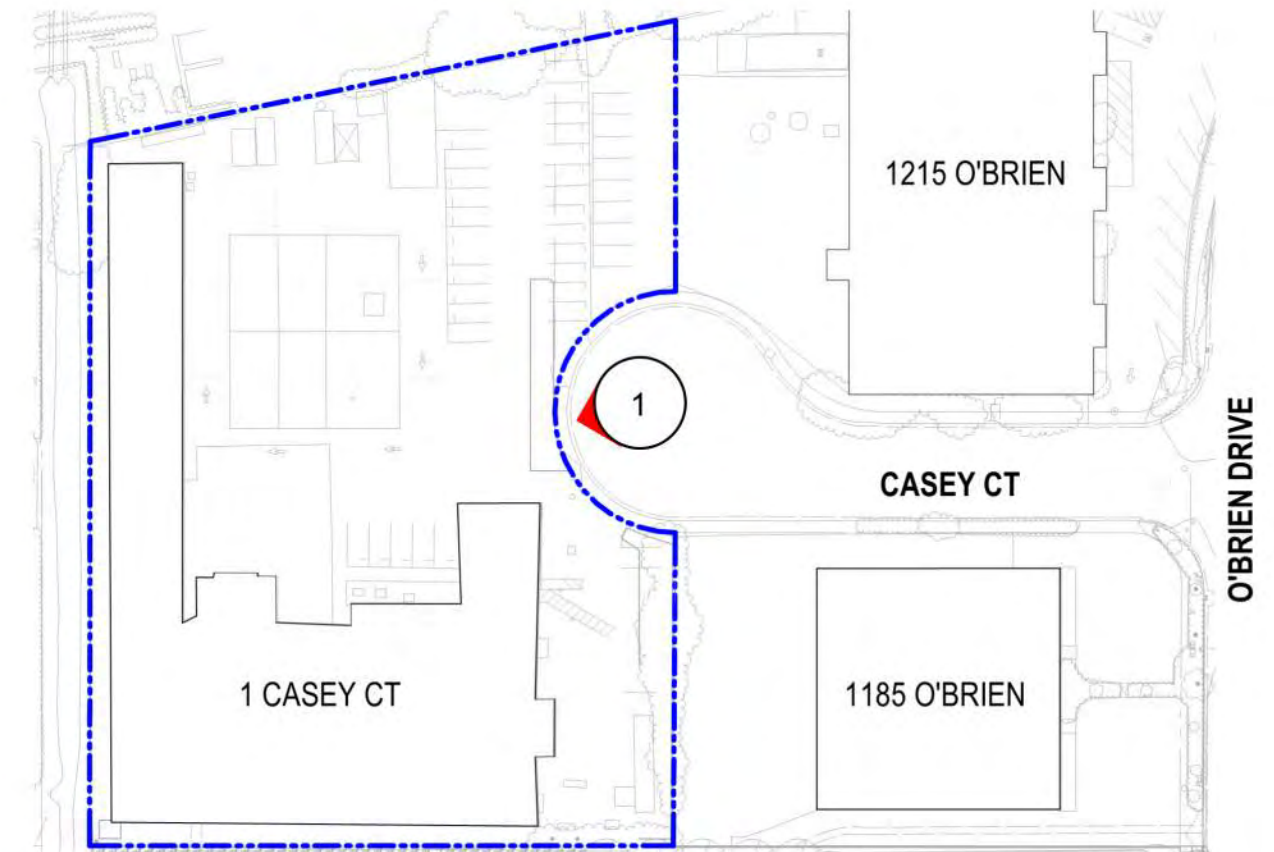
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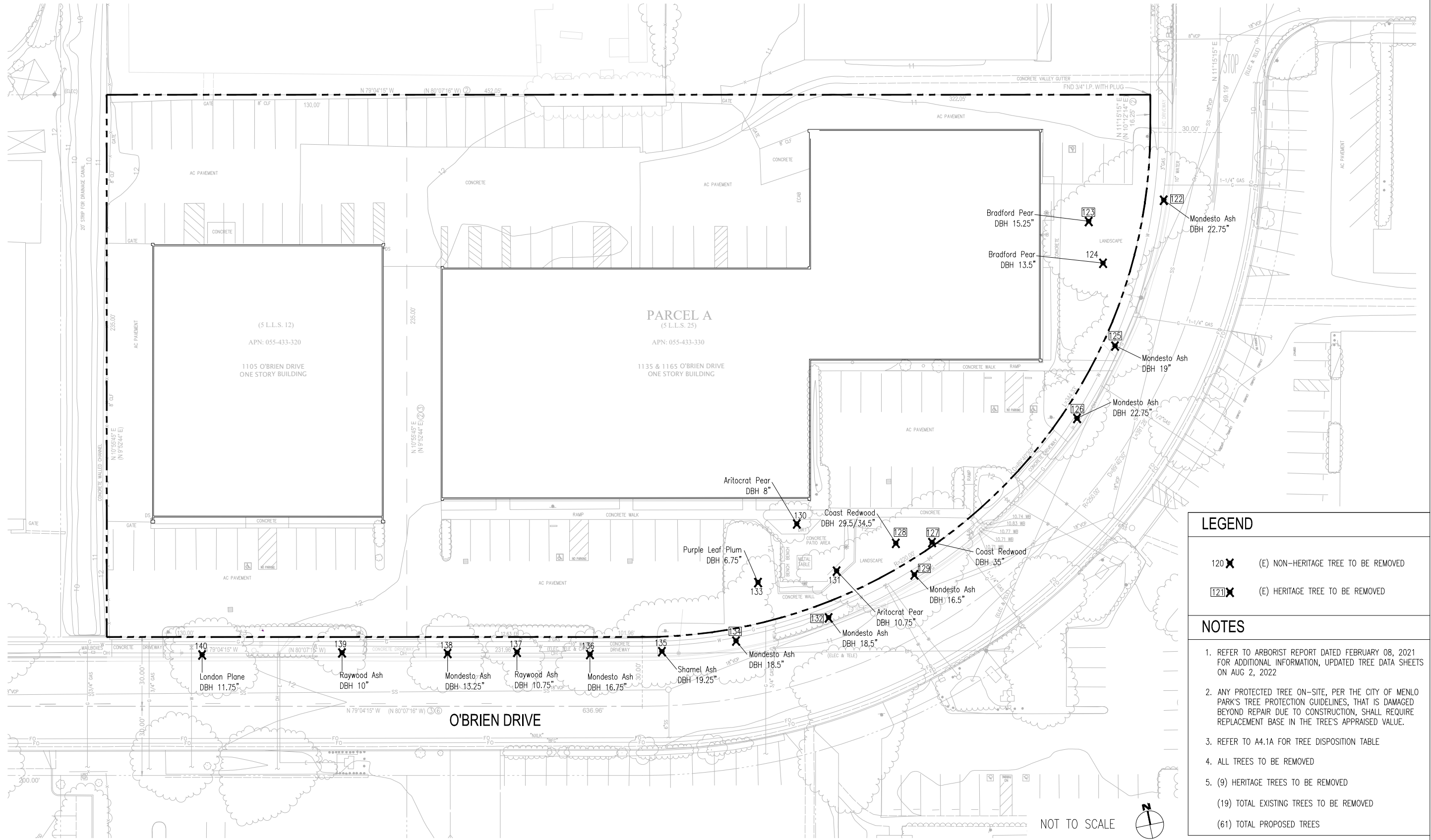


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1





- LEGEND**
- 120 X (E) NON-HERITAGE TREE TO BE REMOVED
 - 121 X (E) HERITAGE TREE TO BE REMOVED

- NOTES**
1. REFER TO ARBORIST REPORT DATED FEBRUARY 08, 2021 FOR ADDITIONAL INFORMATION, UPDATED TREE DATA SHEETS ON AUG 2, 2022
 2. ANY PROTECTED TREE ON-SITE, PER THE CITY OF MENLO PARK'S TREE PROTECTION GUIDELINES, THAT IS DAMAGED BEYOND REPAIR DUE TO CONSTRUCTION, SHALL REQUIRE REPLACEMENT BASE IN THE TREE'S APPRAISED VALUE.
 3. REFER TO A4.1A FOR TREE DISPOSITION TABLE
 4. ALL TREES TO BE REMOVED
 5. (9) HERITAGE TREES TO BE REMOVED
(19) TOTAL EXISTING TREES TO BE REMOVED
(61) TOTAL PROPOSED TREES

NOT TO SCALE



1125 O'BRIEN DRIVE
MENLO PARK, CA 94025

PARCEL 1 EXISTING TREE PLAN

03/13/2018	C.U.P. SUBMITTAL	01/27/2021	C.U.P. RESUBMITTAL
05/09/2018	C.U.P. COMMENTS	04/02/2021	C.U.P. RESUBMITTAL
07/10/2018	C.U.P. COMMENTS 2	04/29/2021	C.U.P. RESUBMITTAL
07/26/2019	C.U.P. UPDATE FOR E.I.R.	08/05/2022	C.U.P. RESPONSE 3
11/16/2020	C.U.P. REVISIONS	10/19/2022	C.U.P. RESPONSE 4
		01/18/2023	HERITAGE TREE UPDATES



Jan 13, 2023 - 11:56am VShen P:\Tarlton\MenloPark\A4.1\2506\Parcel 1\2506\Parcel 1\2506\Parcel 1 - PARCEL 1 EXISTING TREE PLAN.dwg

TREE INVENTORY TABLE

Tag no	Common Name	PROTECTED (X)	DEVELOPMENT NOTES
122	Modesto ash	x	City owned street tree. Interferes with proposed site access from O'Brien Dr, as well as fire truck access and clearances
123	Bradford pear	x	Interferes with fire truck access clearance
124	Bradford pear		Interferes with landscape grading needed to facility public open space along this frontage (city requirement)
125	Modesto ash	x	City owned street tree. Interferes with the proposed O'Brien Dr sidewalk improvements, and new underground utilities. The roots would need to be cut and the tree survival rate is low. The 5' wide public sidewalk cannot be relocated to preserve the existing trees.
126	Modesto ash	x	City owned street tree. Interferes with the proposed O'Brien Dr sidewalk improvements, and new underground utilities. The roots would need to be cut and the tree survival rate is low. The 5' wide public sidewalk cannot be relocated to preserve the existing trees.
127	Coast redwood	x	Interferes with the PG&E utility box, new building construction operations and public sidewalk
128	Coast redwood	x	Interferes with the PG&E utility box, new building construction operations and public sidewalk
129	Modesto ash	x	City owned street tree. Interferes with the proposed O'Brien Dr sidewalk improvements, and new underground utilities. The roots would need to be cut and the tree survival rate is low. The 5' wide public sidewalk cannot be relocated to preserve the existing trees.
130	Aritocrat pear		Interferes with new building placement
131	Aritocrat pear		Interferes with landscape grading needed to facility public open space along this frontage (city requirement)
132	Modesto ash	x	City owned street tree. Interferes with the proposed O'Brien Dr sidewalk improvements, and new underground utilities. The roots would need to be cut and the tree survival rate is low. The 5' wide public sidewalk cannot be relocated to preserve the existing trees.
133	Purple leaf plum		Interferes with site access due to placement of site stair feature
134	Modesto ash	x	City owned street tree. Interferes with the new bus stop area
135	Shamel ash		City owned street tree. Interferes with public offsite sidewalk improvement including the shuttle stop
136	Modesto ash		City owned street tree. Interferes with communication line placement and associated box location
137	Raywood ash		City owned street tree. Interferes with communication line placement and associated box location
138	Modesto ash		City owned street tree. Interferes with both communication line placement and stormwater treatment facility
139	Raywood ash		City owned street tree. Interferes with new required vehicular access into site
140	London plane		City owned street tree. Interferes with new required landscape grading to facilitate installation of new required public sidewalk

TOTAL TREES	19
TOTAL PROTECTED TREES	9
RECOMMENDED REMOVAL TOTAL	19

NOTES

1. EXCERPTS TAKEN FROM ARBORIST REPORT DATED FEBRUARY 08, 2021, UPDATED TREE DATA SHEETS ON NOVEMBER 09, 2022
2. ANY PROTECTED TREE ON-SITE, PER THE CITY OF MENLO PARK'S TREE PROTECTION GUIDELINES, THAT IS DAMAGED BEYOND REPAIR DUE TO CONSTRUCTION, SHALL REQUIRE REPLACEMENT BASE IN THE TREE'S APPRAISED VALUE.
3. ALL TREES TO BE REMOVED

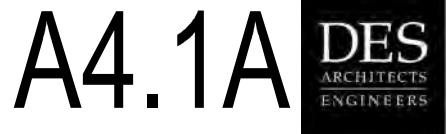
Jan 16, 2023 - 2:30pm Y:Shen F:\Tarlton\MenloPark\1125O'Brien\1125O'Brien\1125O'Brien\9718011\Draw\Land\23-0118_CUP_Package\A4.1A - PARCEL 1 EXISTING TREE DISPOSITION TABLE.dwg



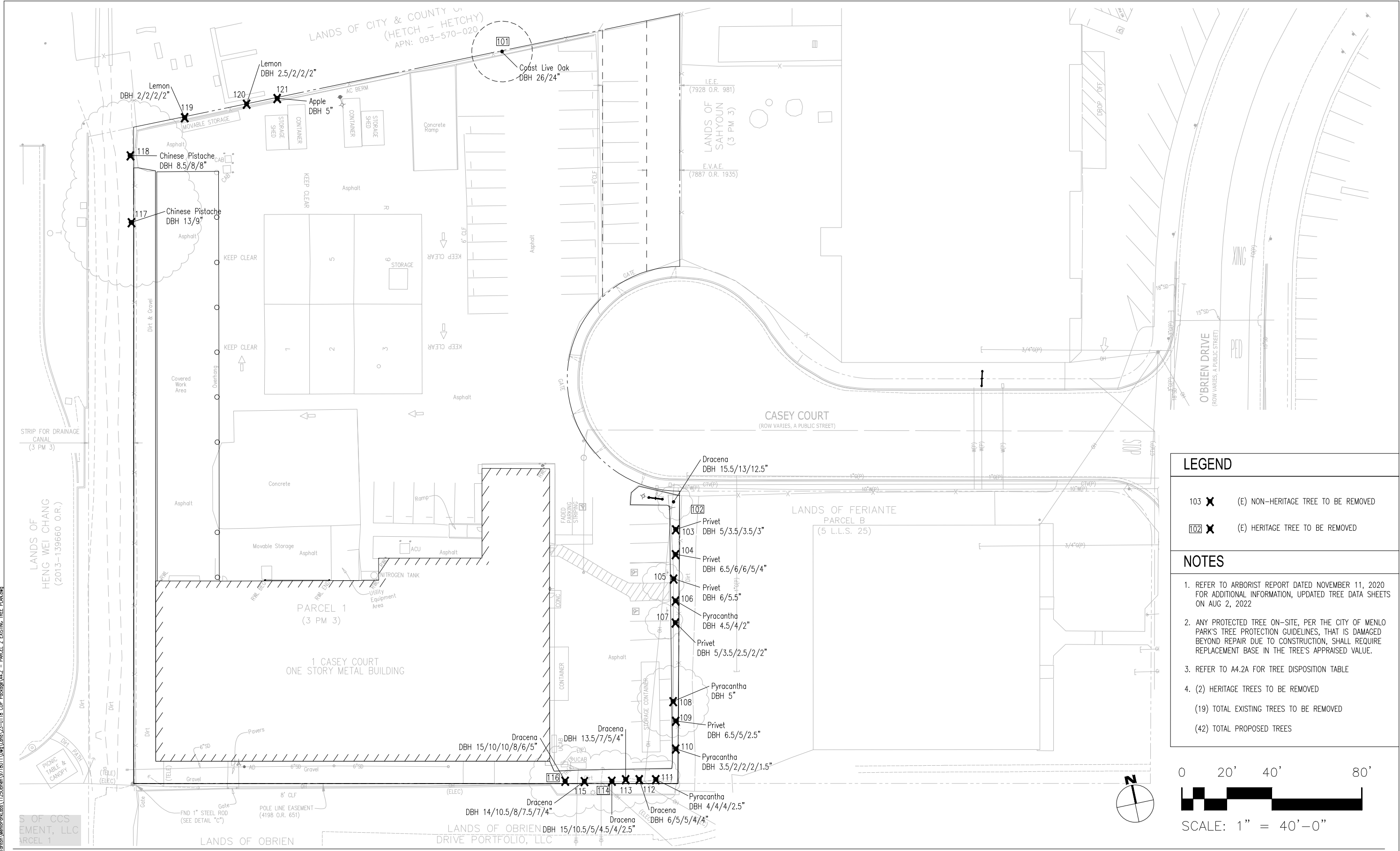
1125 O'BRIEN DRIVE
MENLO PARK, CA 94025

PARCEL 1 EXISTING TREE DISPOSITION TABLE

03/13/2018	C.U.P. SUBMITTAL	01/27/2021	C.U.P. RESUBMITTAL
05/09/2018	C.U.P. COMMENTS	04/02/2021	C.U.P. RESUBMITTAL
07/10/2018	C.U.P. COMMENTS 2	04/29/2021	C.U.P. RESUBMITTAL
07/26/2019	C.U.P. UPDATE FOR E.I.R.	08/05/2022	C.U.P. RESPONSE 3
11/16/2020	C.U.P. REVISIONS	10/19/2022	C.U.P. RESPONSE 4
		01/18/2023	HERITAGE TREE UPDATES

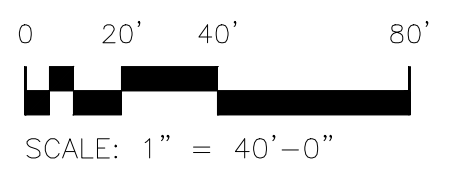


Jan 13, 2023 - 11:42am Y:\Shen P:\Tarlton\MenloPark\1125O'Brien\1125O'Brien\971801\Draw\Land\23-0118_CUP_Package\M4.2 - PARCEL 2 EXISTING TREE PLAN.dwg



- LEGEND**
- 103 ✕ (E) NON-HERITAGE TREE TO BE REMOVED
 - 102 ✕ (E) HERITAGE TREE TO BE REMOVED

- NOTES**
- REFER TO ARBORIST REPORT DATED NOVEMBER 11, 2020 FOR ADDITIONAL INFORMATION, UPDATED TREE DATA SHEETS ON AUG 2, 2022
 - ANY PROTECTED TREE ON-SITE, PER THE CITY OF MENLO PARK'S TREE PROTECTION GUIDELINES, THAT IS DAMAGED BEYOND REPAIR DUE TO CONSTRUCTION, SHALL REQUIRE REPLACEMENT BASE IN THE TREE'S APPRAISED VALUE.
 - REFER TO A4.2A FOR TREE DISPOSITION TABLE
 - (2) HERITAGE TREES TO BE REMOVED
(19) TOTAL EXISTING TREES TO BE REMOVED
(42) TOTAL PROPOSED TREES



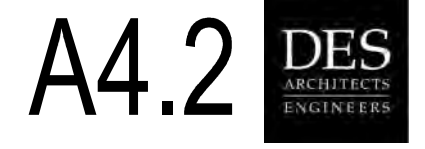
S OF CCS EMENT, LLC
ARCEL 1



1125 O'BRIEN DRIVE
MENLO PARK, CA 94025

PARCEL 2 EXISTING TREE PLAN

- 01/27/2021 C.U.P. RESUBMITTAL
- 04/02/2021 C.U.P. RESUBMITTAL
- 04/29/2021 C.U.P. RESUBMITTAL
- 08/05/2022 C.U.P. RESPONSE 3
- 10/19/2022 C.U.P. RESPONSE 4
- 01/18/2023 HERITAGE TREE UPDATES



TREE INVENTORY TABLE

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

- NOTES**
- EXCERPTS TAKEN FROM ARBORIST REPORT DATED NOVEMBER 11, 2020, UPDATED TREE DATA SHEETS ON AUGUST 02, 2022
 - ANY PROTECTED TREE ON-SITE, PER THE CITY OF MENLO PARK'S TREE PROTECTION GUIDELINES, THAT IS DAMAGED BEYOND REPAIR DUE TO CONSTRUCTION, SHALL REQUIRE REPLACEMENT BASE IN THE TREE'S APPRAISED VALUE.
 - (2) HERITAGE TREES TO BE REMOVED

Jan 16, 2023 - 2:37pm YShen F:\Tarlton\Memoherkabs\1125O'Brien\1125O'Brien\9718011\Dev\Land\23-018_CUP_Package\A4.2A - PARCEL 2 EXISTING TREE DISPOSITION TABLE.dwg



1125 O'BRIEN DRIVE
MENLO PARK, CA 94025

PARCEL 2 EXISTING TREE DISPOSITION TABLE

01/27/2021 C.U.P. RESUBMITTAL
04/02/2021 C.U.P. RESUBMITTAL
04/29/2021 C.U.P. RESUBMITTAL
08/05/2022 C.U.P. RESPONSE 3
10/19/2022 C.U.P. RESPONSE 4
01/18/2023 HERITAGE TREE UPDATES

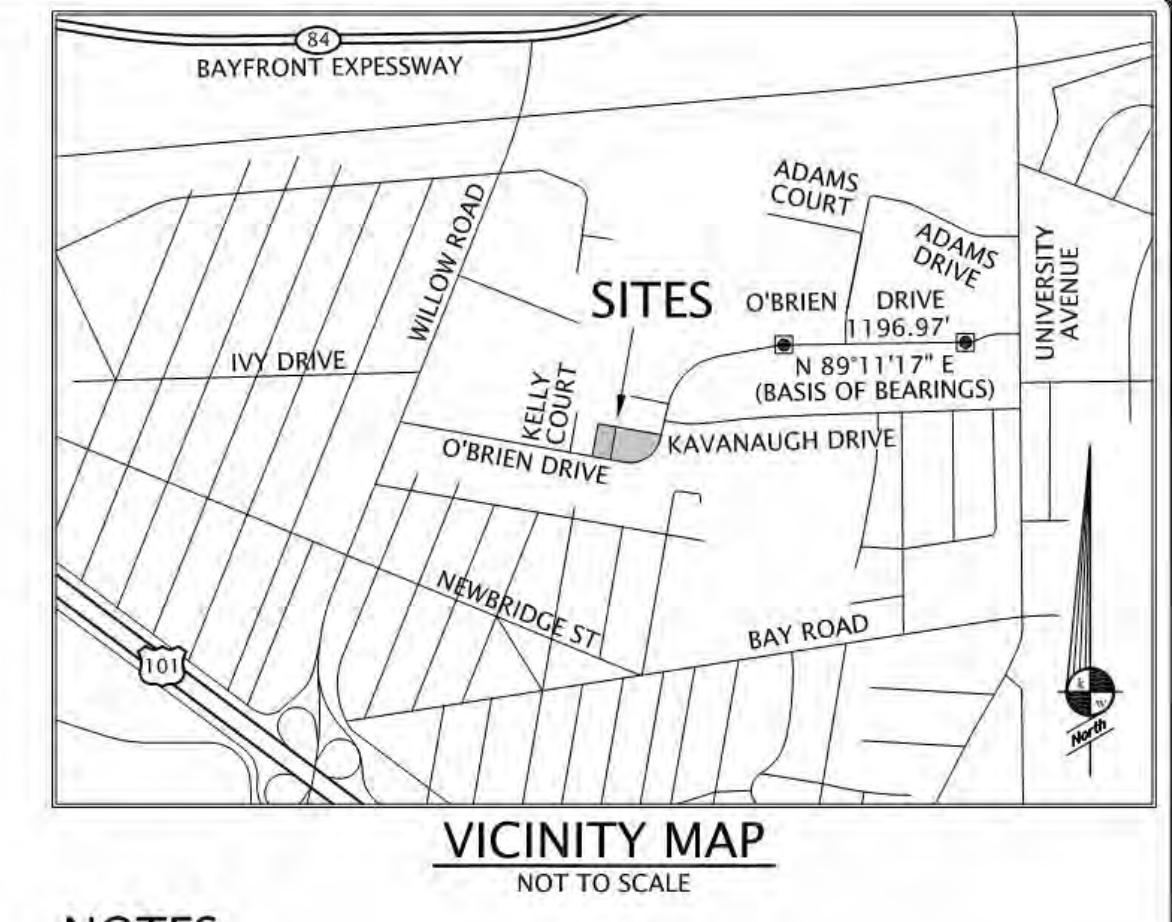
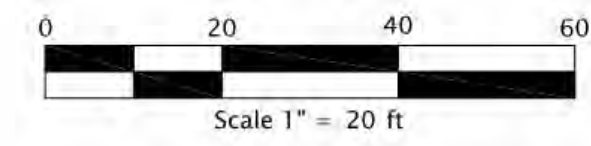


ABBREVIATIONS

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

REFERENCES:

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



NOTES

- This survey was prepared from information furnished in a Preliminary Title Report, prepared by First American Title Insurance Company, dated November 27, 2017, Order No. NCS-883544-SM. No liability is assumed for matters of record not stated in said Preliminary Title Report that may affect the title lines, or exceptions, or easements of the property.
- The types, locations, sizes and/or depths of existing underground utilities as shown on this topographic survey were obtained from sources of varying reliability. The contractor is cautioned that only actual excavation will reveal the types, extent, sizes, locations and depths of such underground utilities. (A reasonable effort has been made to locate and delineate all unknown underground utilities.) However, the engineer can assume no responsibility for the completeness or accuracy of its delineation of such underground utilities which may be encountered, but which are not shown on these drawings.
- Benchmark: W-150 (PND HT 1394) Brass Disk set in top of concrete monument, stamped W150-1933. Elevation: 9.88' (NAVD 88 Datum)
- Flood Zone Note: The subject property is shown on the Federal Emergency Management Agency Flood Insurance Rate Map, Community Panel Number 060321 0307 E, dated October 16, 2012, with the site being located in Flood Zone "AE". Areas of the 1% annual flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year; Base Flood elevation determined as 12.8 feet. Information was obtained from the FEMA website (www.fema.gov) on December 7, 2017.
- Basis of Bearings: The bearing of North 89°11'17" East taken on the centerline of O'Brien Drive as shown on that certain Final Map of Menlo Business Park filed for record on April 9, 1984 in Book 111 of Maps at Pages 50-52, San Mateo County Records was taken as the Basis of all Bearings shown hereon.
- This map was prepared using computer assisted, photogrammetric methods by Mira Solutions, Inc., in Union City, California. In areas of dense vegetation, accuracy of contours may deviate from accepted accuracy standards. The date of Photography was November 1, 2017 as Job No. K&WSC10-2017-025.
- TOTAL AREA: 95,862 SF for both lots combined.

LEGEND

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

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

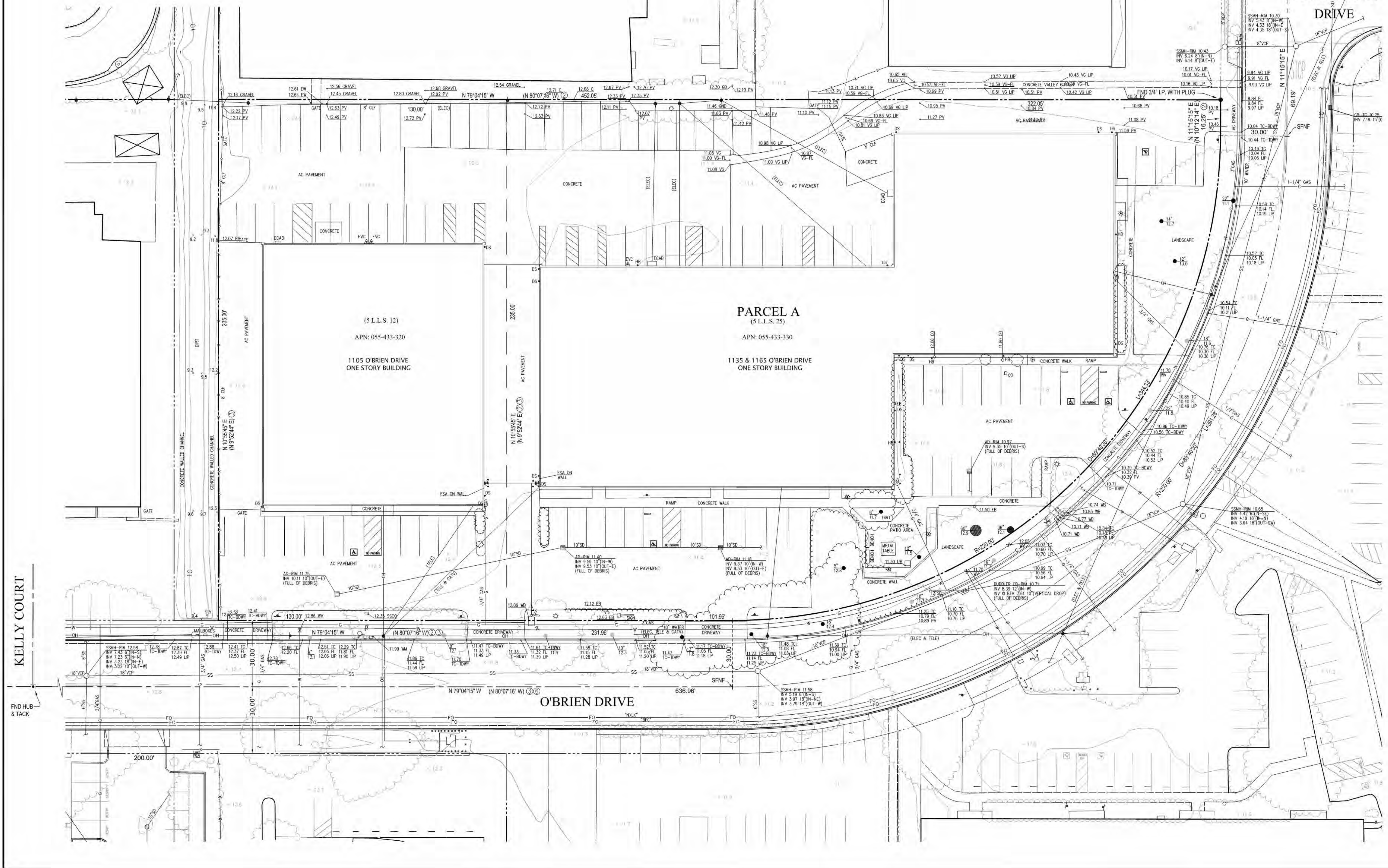


KIER & WRIGHT
CIVIL ENGINEERS & SURVEYORS, INC.
1330 So. Bascom Avenue, Suite 200
San Jose, California 95128
(408) 727-6655
(408) 727-5641
FAX: (408) 727-5641

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

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

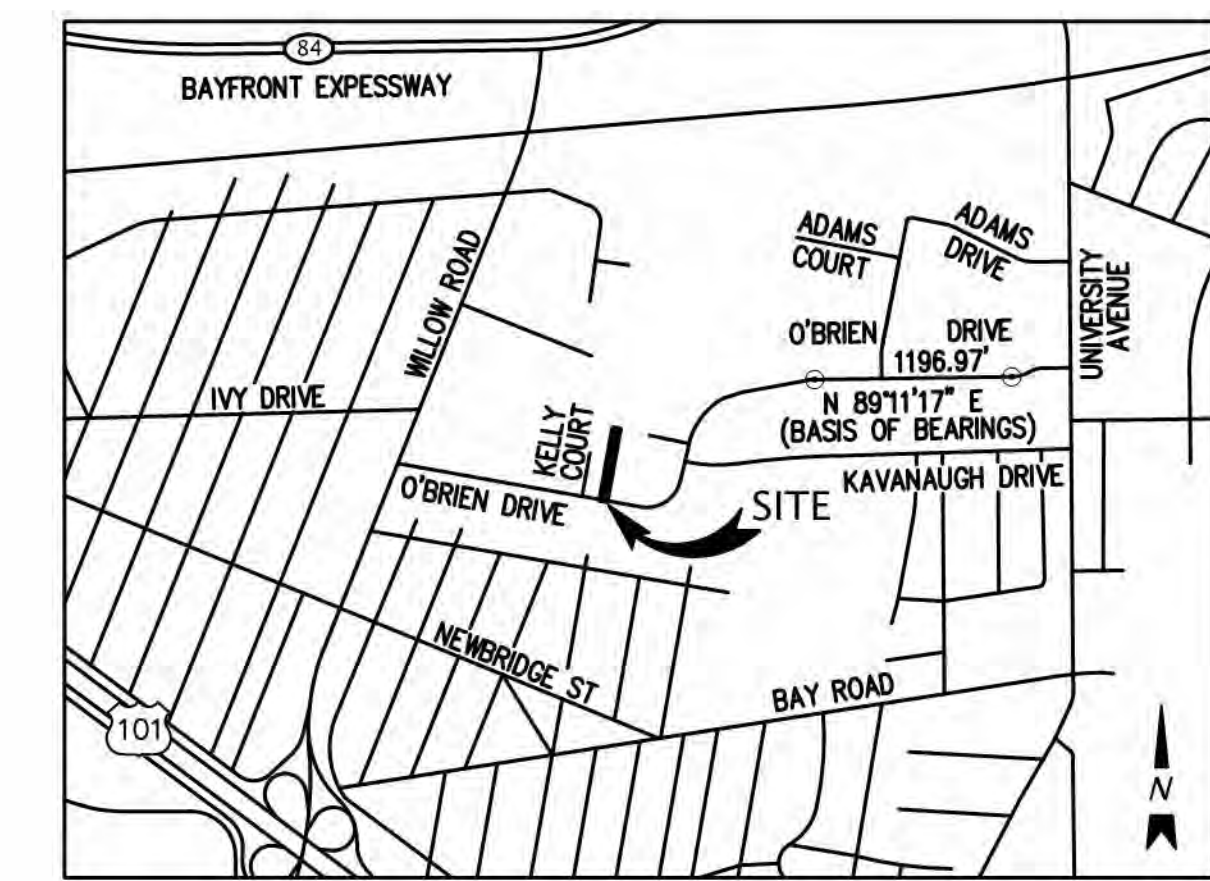
REVISION
BY
DATE
DESCRIPTION



TITLE EXCEPTION NOTES

NOTE: THE FOLLOWING ITEMS CONTAINED IN SCHEDULE "B" OF THE HEREOF REFERENCED PRELIMINARY TITLE REPORT ARE NOT A MATTER OF SURVEY: 1, 2, 3 & 7.

- 4 THE EFFECTS OF AN EASEMENT FOR ELECTRIC ENERGY AND COMMUNICATION SERVICES AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 03, 1962 AS INSTRUMENT NO. 670170 IN BOOK 4198, PAGE 651 OF OFFICIAL RECORDS, IN FAVOR OF: PACIFIC GAS AND ELECTRIC COMPANY AND PACIFIC TELEPHONE AND TELEGRAPH COMPANY (THE LOCATION OF SAID EASEMENT HAS BEEN PLOTTED HEREOF)
- 5 THE FACT THAT THE LAND LIES WITHIN THE BOUNDARIES OF THE ORDINANCE ADOPTING COMMUNITY DEVELOPMENT PLAN FOR THE LAS PULGAS PROJECT AREA AND MAKING CERTAIN FINDINGS AND DETERMINATIONS PURSUANT TO THE COMMUNITY REDEVELOPMENT LAW OF THE STATE OF CALIFORNIA REDEVELOPMENT PROJECT AREA, AS DISCLOSED BY THE DOCUMENT RECORDED DECEMBER 21, 1981 AS INSTRUMENT NO. 19388-AT OF OFFICIAL RECORDS.
- DOCUMENT(S) DECLARING MODIFICATIONS THEREOF RECORDED SEPTEMBER 11, 1991 AS INSTRUMENT NO. 91120049 OF OFFICIAL RECORDS.
- DOCUMENT(S) DECLARING MODIFICATIONS THEREOF RECORDED SEPTEMBER 11, 1991 AS INSTRUMENT NO. 91120050 OF OFFICIAL RECORDS.
- DOCUMENT(S) DECLARING MODIFICATIONS THEREOF RECORDED AUGUST 10, 1995 AS INSTRUMENT NO. 95081846 OF OFFICIAL RECORDS.
- (BLANKET IN NATURE)
- 6 THE EFFECTS OF AN EASEMENT SHOWN OR DEDICATED ON THE MAP FILED OR RECORDED MAY 24, 1967 AND ON FILE IN BOOK 3, PAGE 3, OF PARCEL MAPS FOR: DRAINAGE CANAL AND INCIDENTAL PURPOSES. (THE LOCATION OF SAID EASEMENT HAS BEEN PLOTTED HEREOF)



VICINITY MAP

NOT TO SCALE

GENERAL NOTES

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

2016 ALTA/NSPS TABLE A OPTIONAL SURVEY ITEMS

- 2 THE SUBJECT PROPERTY ADDRESS IS KNOWN AS: VACANT LAND (NO ADDRESS)
- 3 THE SUBJECT PROPERTY IS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) FOR SAN MATEO COUNTY, CALIFORNIA, MAP NUMBER 06081C 0307 E FOR COMMUNITY NUMBER 060321, WITH AN EFFECTIVE DATE OF OCTOBER 16, 2012, AS BEING LOCATED IN FLOOD ZONE "AE".
AREAS OF THE 1% ANNUAL FLOOD (100-YEAR FLOOD), ALSO KNOWN AS THE BASE FLOOD, IS THE FLOOD THAT HAS A 1% CHANCE OF BEING EQUALED OR EXCEEDED IN ANY GIVEN YEAR; BASE FLOOD ELEVATION DETERMINED AS 11.7 FEET.
INFORMATION WAS OBTAINED FROM THE FEMA WEBSITE (WWW.FEMA.GOV) ON FEBRUARY 5, 2019.
- 4 GROSS LAND AREA: AS SHOWN HEREOF
- 6(B) ZONING NOTE: THIS SURVEY MAKES NO EVALUATION AS TO COMPLIANCE WITH ZONING CODES AND/OR ORDINANCES OTHER THAN CURRENT MUNICIPAL BUILDING SETBACK LINE LOCATIONS.
THE SUBJECT PROPERTY IS CURRENTLY ZONED "LS-B", LIFE SCIENCES-BONUS DISTRICT
THE CURRENT BUILDING SETBACKS FOR THIS ZONING DESIGNATION ARE:
STREET SIDE: 5 FEET
INTERIOR SIDE: 10 FEET
REAR: 10 FEET
MAXIMUM FLOOR AREA RATIO:
BASE LEVEL: 50% PLUS 10% COMMERCIAL
BONUS LEVEL: 125% PLUS 10% COMMERCIAL
MAXIMUM BUILDING HEIGHT:
BASE LEVEL: 35 FEET
BONUS LEVEL: 110 FEET
INFORMATION WAS OBTAINED FROM THE CITY OF MENLO PARK ZONING WEBSITE ON FEBRUARY 6, 2019.
- 8 SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE SURVEY SUCH AS PARKING LOTS, BILLBOARDS, SIGNS, SWIMMING POOLS, LANDSCAPED AREAS, ETC. SHOWN HEREOF.
- 9 THERE WERE NO PARKING STALLS OBSERVED WITHIN THE BOUNDARY OF THE SUBJECT PROPERTY DURING THE COURSE OF THIS SURVEY.
- 13 NAMES OF ADJOINING OWNERS OF PLATTED LANDS ACCORDING TO CURRENT PUBLIC RECORDS, SHOWN HEREOF.
- 14 DISTANCE TO THE NEAREST INTERSECTING STREET AS SPECIFIED BY THE CLIENT. SHOWN HEREOF.
- 16 AS OF THE DATE OF THIS SURVEY, THERE IS OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
- 17 AS OF THE DATE OF THIS SURVEY, THERE ARE NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES, AS AVAILABLE FROM THE CONTROLLING JURISDICTION. THERE IS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.

LEGAL DESCRIPTION

Real property in the City of Menlo Park, County of San Mateo, State of California, described as follows:

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

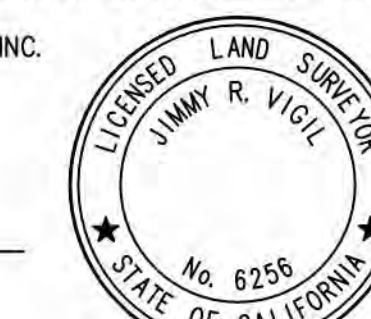
SURVEYOR'S CERTIFICATE

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

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

KIER & WRIGHT CIVIL ENGINEERS & SURVEYORS, INC.

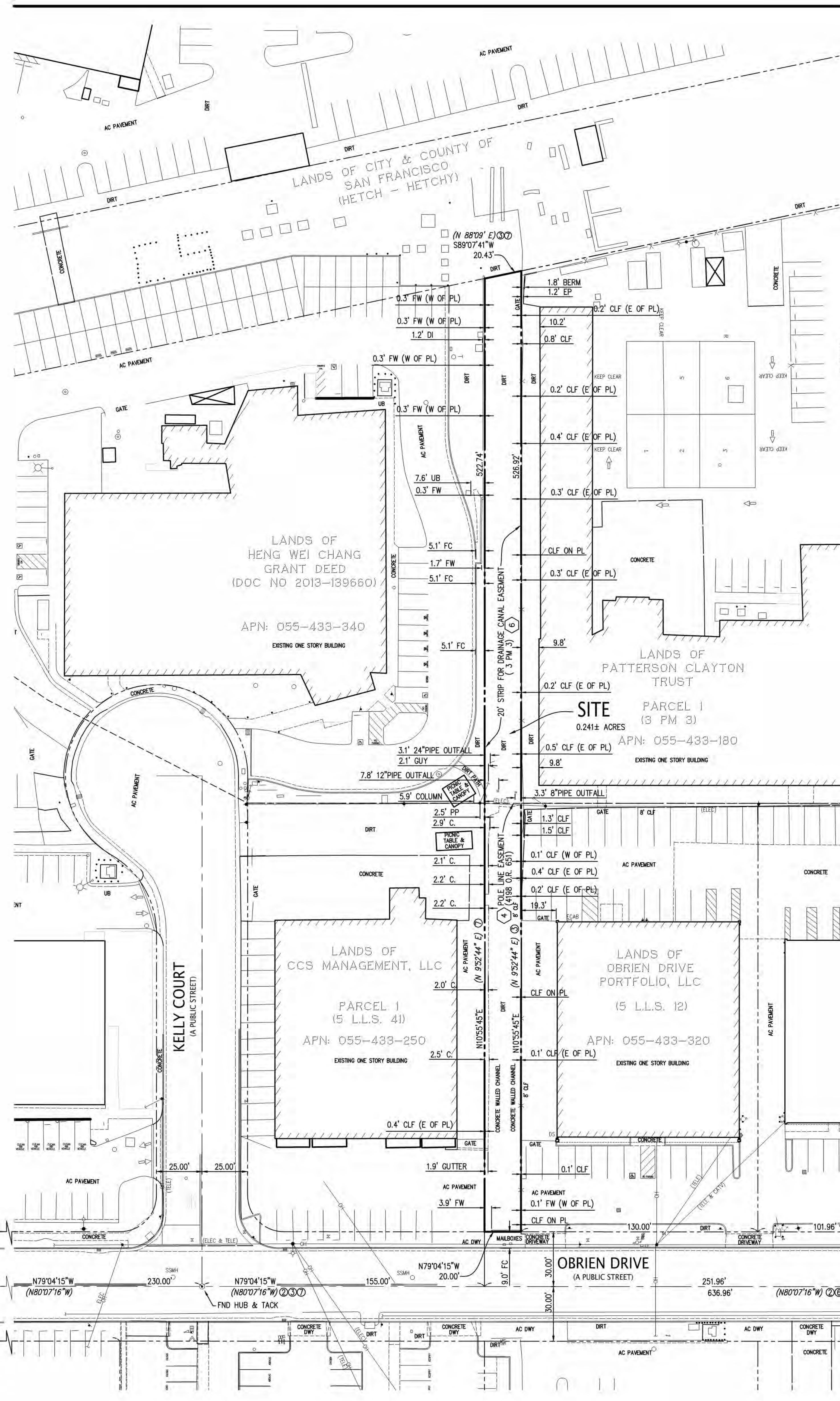
JIMMY R. VIGIL, L.S. 6256
JRV@KIERWRIGHT.COM



2-13-19
DATE

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

A5.1B



LEGEND

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

ABBREVIATIONS

- AC ASPHALTIC CONCRETE
- APN: ASSESSOR PARCEL NUMBER
- C CONCRETE
- CLF CHAIN LINK FENCE
- CO CLEAN OUT TO GRADE
- DI DROP INLET
- DS DOWNSPOUT
- DWY DRIVEWAY
- E EAST
- ECAB ELECTRICAL CABINET
- ELEC ELECTRICAL
- EP EDGE OF PAVEMENT
- FND FOUND
- FW FACE OF WALL
- GUY GUY WIRE
- HB HOSEBIB
- MON MONUMENT
- N NORTH
- NE NORTHEAST
- NBR NUMBER
- O.R. OFFICIAL RECORD
- OH OVERHEAD
- PL PROPERTY LINE
- PM PARCEL MAPS
- PP POWER POLE
- S SOUTH
- SFNF SANITARY SEWER MANHOLE
- SMH SANITARY SEWER MANHOLE
- TELE TELEPHONE
- UB UTILITY BOX
- W WEST

REFERENCES:

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



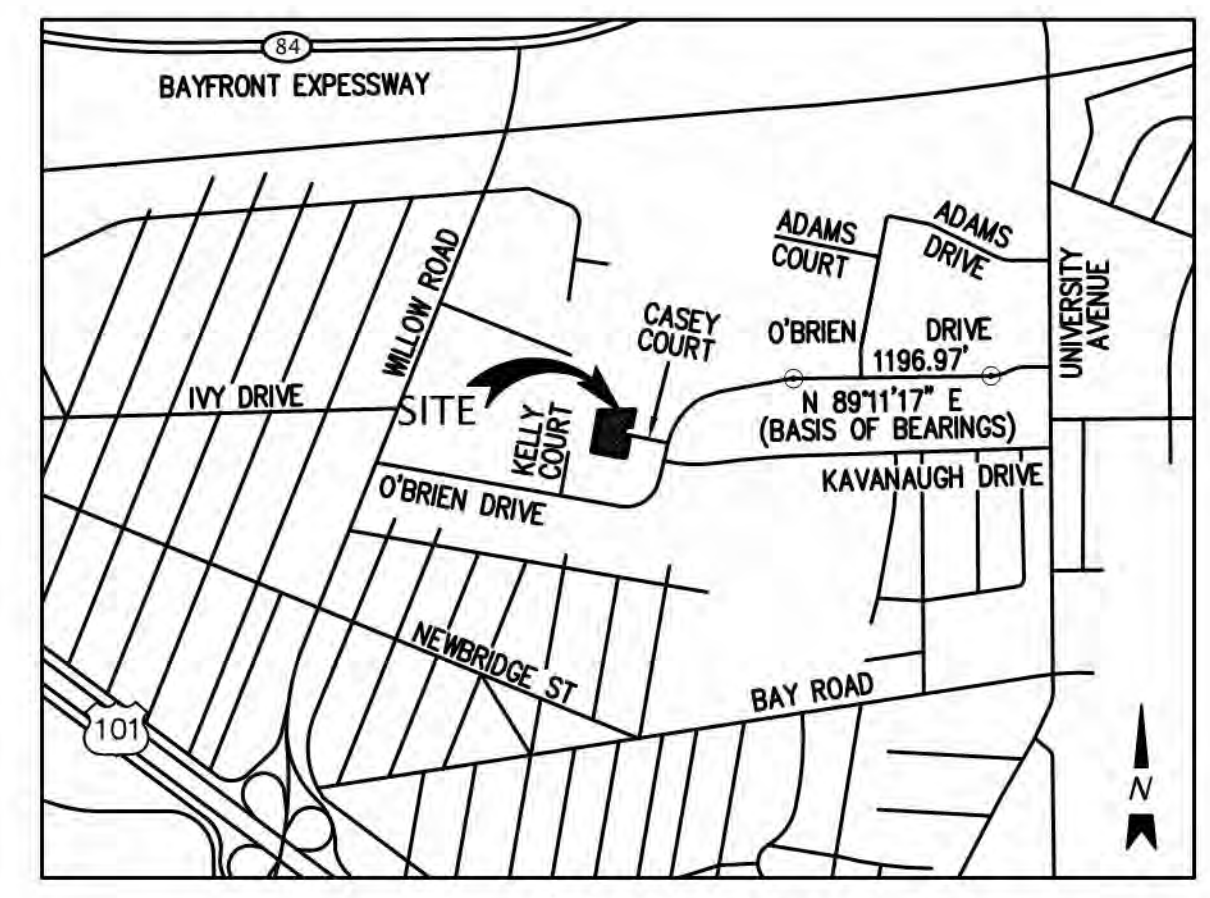
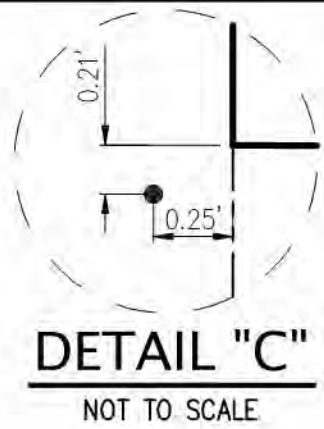
Scale 1" = 20'

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

MENLO PARK

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

A5.1B



VICINITY MAP
NOT TO SCALE

GENERAL NOTES

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

2016 ALTA/NSPS TABLE A OPTIONAL SURVEY ITEMS

- THE SUBJECT PROPERTY ADDRESS IS KNOWN AS: 1 CASEY COURT
- THE SUBJECT PROPERTY IS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) FOR SAN MATEO COUNTY, CALIFORNIA, MAP NUMBER 06081C 0307 F FOR COMMUNITY NUMBER 060321, WITH AN EFFECTIVE DATE OF APRIL 5, 2019, AS BEING LOCATED IN FLOOD ZONE "AE".
AREAS OF THE 1% ANNUAL FLOOD (100-YEAR FLOOD), ALSO KNOWN AS THE BASE FLOOD, IS THE FLOOD THAT HAS A 1% CHANCE OF BEING EQUALLED OR EXCEEDED IN ANY GIVEN YEAR; BASE FLOOD INFORMATION DETERMINED AS 12 TO 13 FEET.
INFORMATION WAS OBTAINED FROM THE CITY OF MENLO PARK PUBLIC WORKS DEPARTMENT ON AUGUST 7, 2020.
- GROSS LAND AREA: AS SHOWN HEREON
- ZONING NOTE: THIS SURVEY MAKES NO EVALUATION AS TO COMPLIANCE WITH ZONING CODES AND/OR ORDINANCES OTHER THAN CURRENT MUNICIPAL BUILDING SETBACK LINE LOCATIONS.
THE SUBJECT PROPERTY IS CURRENTLY ZONED "LS-B", LIFE SCIENCES-BONUS DISTRICT.
THE CURRENT BUILDING SETBACKS FOR THIS ZONING DESIGNATION ARE:
FRONT SIDE: 5 FEET
INTERIOR SIDE: 10 FEET
STREET SIDE: 10 FEET
REAR: 10 FEET
MAXIMUM FLOOR AREA RATIO:
BONUS LEVEL: 125% PLUS 10% COMMERCIAL
MAXIMUM BUILDING HEIGHT:
BONUS LEVEL: 110 FEET
INFORMATION WAS OBTAINED FROM THE CITY OF MENLO PARK PLANNING DEPARTMENT ON AUGUST 7, 2020.
- EXTERIOR DIMENSIONS OF ALL BUILDINGS AT GROUND LEVEL. SHOWN HEREON.
- (1) THE AREA OF THE FIELD MEASURED OUTER GROUND FLOOR FOOTPRINT OF THE BUILDING(S) LOCATED ON THE SUBJECT PROPERTY AS DELINEATED AND DIMENSIONED HEREON IS 20,955.4 SQUARE FEET.
- MEASURED HEIGHT OF ALL BUILDINGS ABOVE THE FINISH FLOOR OF THE BUILDING, SHOWN HEREON.
- SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE SURVEY SUCH AS PARKING LOTS, BILLBOARDS, SIGNS, SWIMMING POOLS, LANDSCAPED AREAS, ETC. SHOWN HEREON.
- PARKING SUMMARY:
STANDARD PARKING STALLS: 41
HANDICAP PARKING STALLS: 3
TOTAL PARKING STALLS: 44
- NAMES OF ADJOINING OWNERS OF PLATTED LANDS ACCORDING TO CURRENT PUBLIC RECORDS, SHOWN HEREON.
- DISTANCE TO THE NEAREST INTERSECTING STREET AS SPECIFIED BY THE CLIENT. SHOWN HEREON.
- AS OF THE DATE OF THIS SURVEY, THERE IS OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
- AS OF THE DATE OF THIS SURVEY, THERE ARE NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES, AS AVAILABLE FROM THE CONTROLLING JURISDICTION. THERE IS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.

LEGAL DESCRIPTION

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

SURVEYOR'S CERTIFICATE

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

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

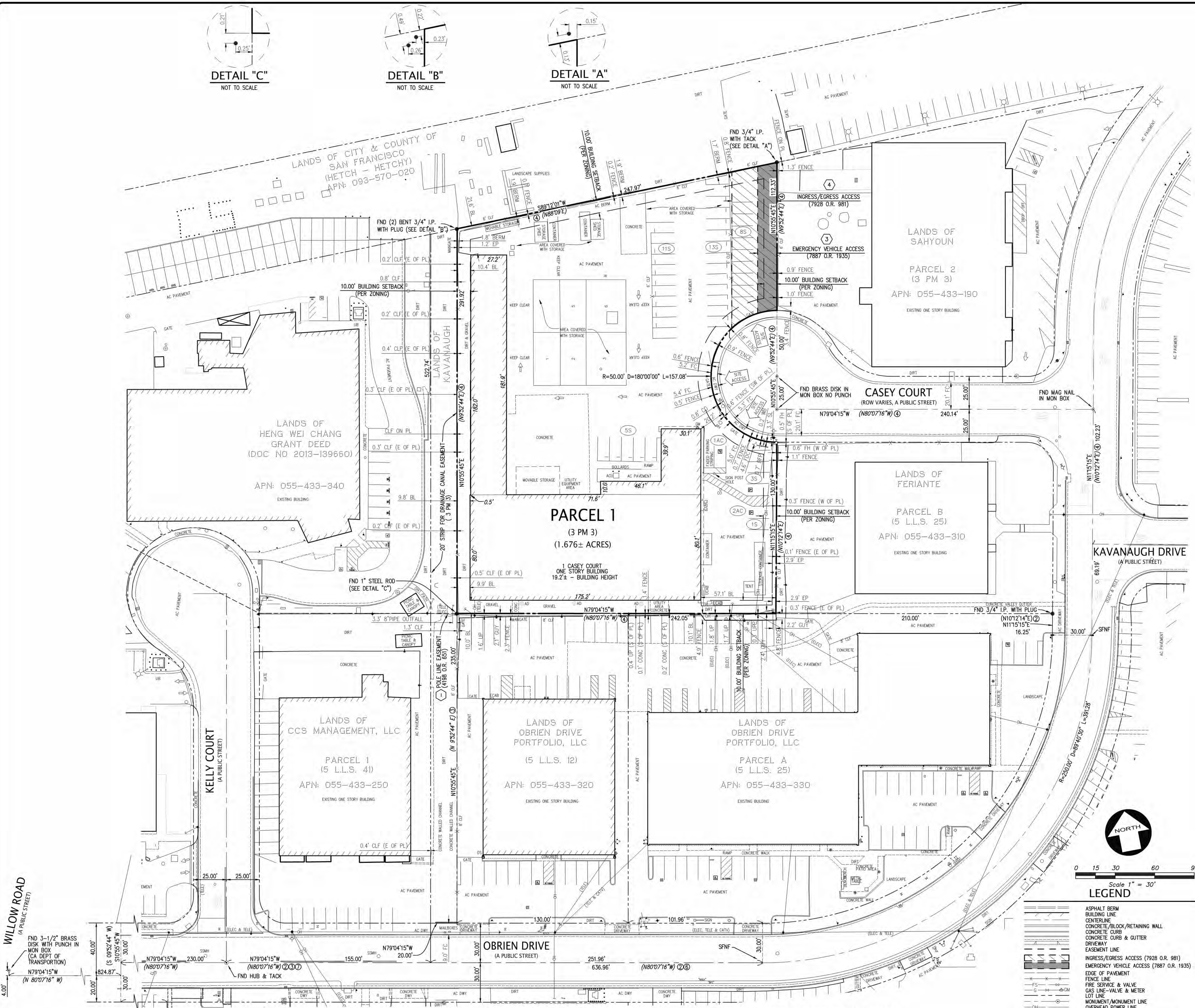
KIER & WRIGHT CIVIL ENGINEERS & SURVEYORS, INC.

JIMMY R. WIGL, L.S. 6256
JRW@KIERWRIGHT.COM

8/25/2020
DATE

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

A5.2



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

KIER+WRIGHT

3350 Scott Boulevard, Building 22
Santa Clara, California 95054
Phone: (408) 727-6665
www.kierwright.com

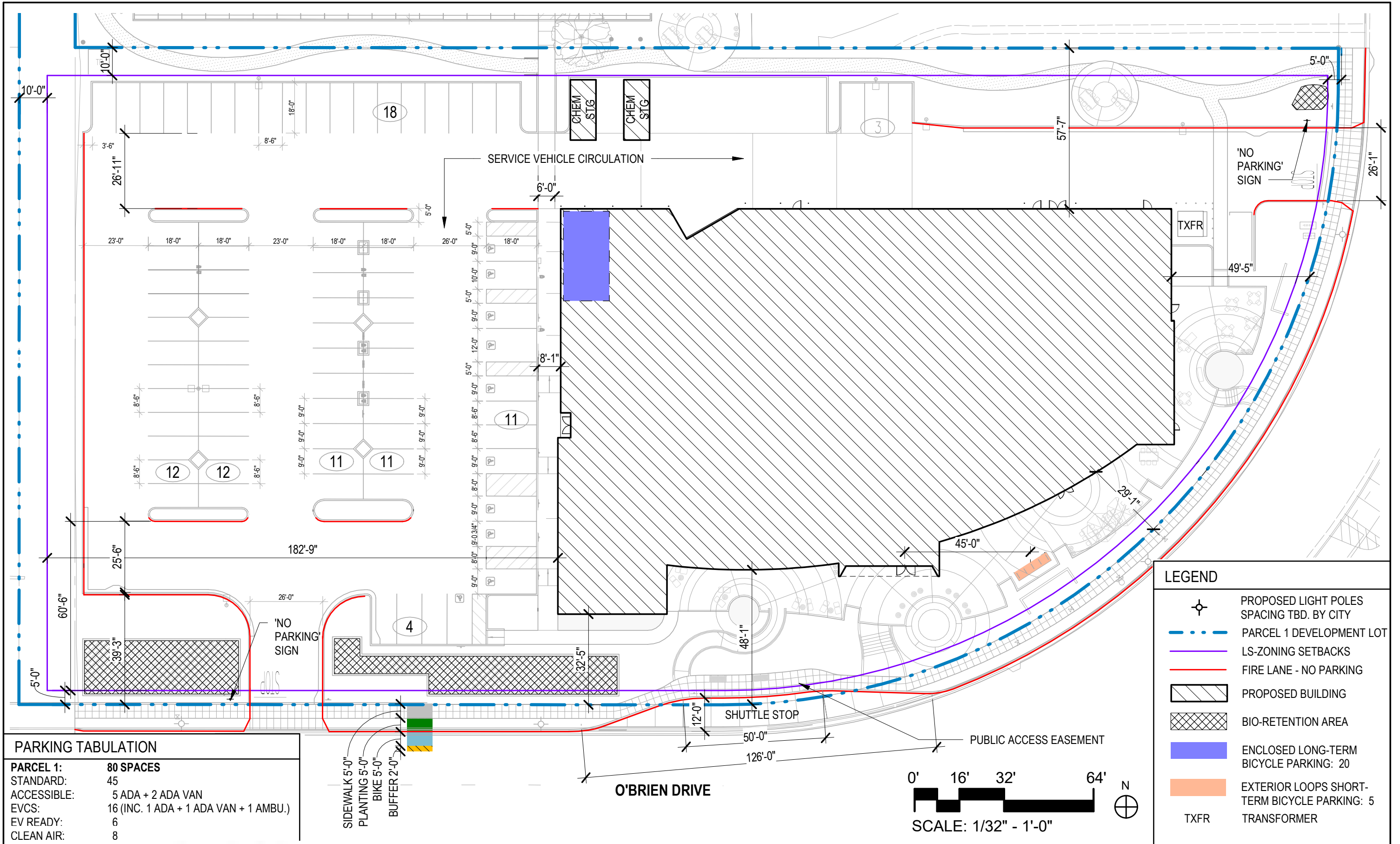
REVISION

NO.	DATE	DESCRIPTION
1	09/18/2020	REVISED PER COMMENTS

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

A5.2

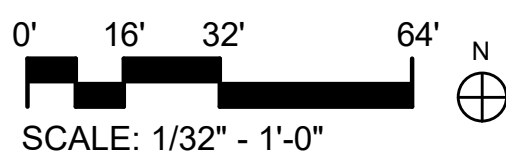
BIM 360/Tarlton - 1125 OBDR9718011_A_1125OBrien_2020_Central.rvt



PARKING TABULATION	
PARCEL 1:	80 SPACES
STANDARD:	45
ACCESSIBLE:	5 ADA + 2 ADA VAN
EVCS:	16 (INC. 1 ADA + 1 ADA VAN + 1 AMBU.)
EV READY:	6
CLEAN AIR:	8

LEGEND

- PROPOSED LIGHT POLES SPACING TBD. BY CITY
- PARCEL 1 DEVELOPMENT LOT
- LS-ZONING SETBACKS
- FIRE LANE - NO PARKING
- PROPOSED BUILDING
- BIO-RETENTION AREA
- ENCLOSED LONG-TERM BICYCLE PARKING: 20
- EXTERIOR LOOPS SHORT-TERM BICYCLE PARKING: 5
- TXFR TRANSFORMER



01/18/23 HERITAGE TREE UPDATES
 10/19/22 C.U.P. RESPONSE 4
 08/05/22 C.U.P. RESPONSE 3
 01/27/21 C.U.P. RESUBMITTAL
 11/16/20 C.U.P. REVISIONS

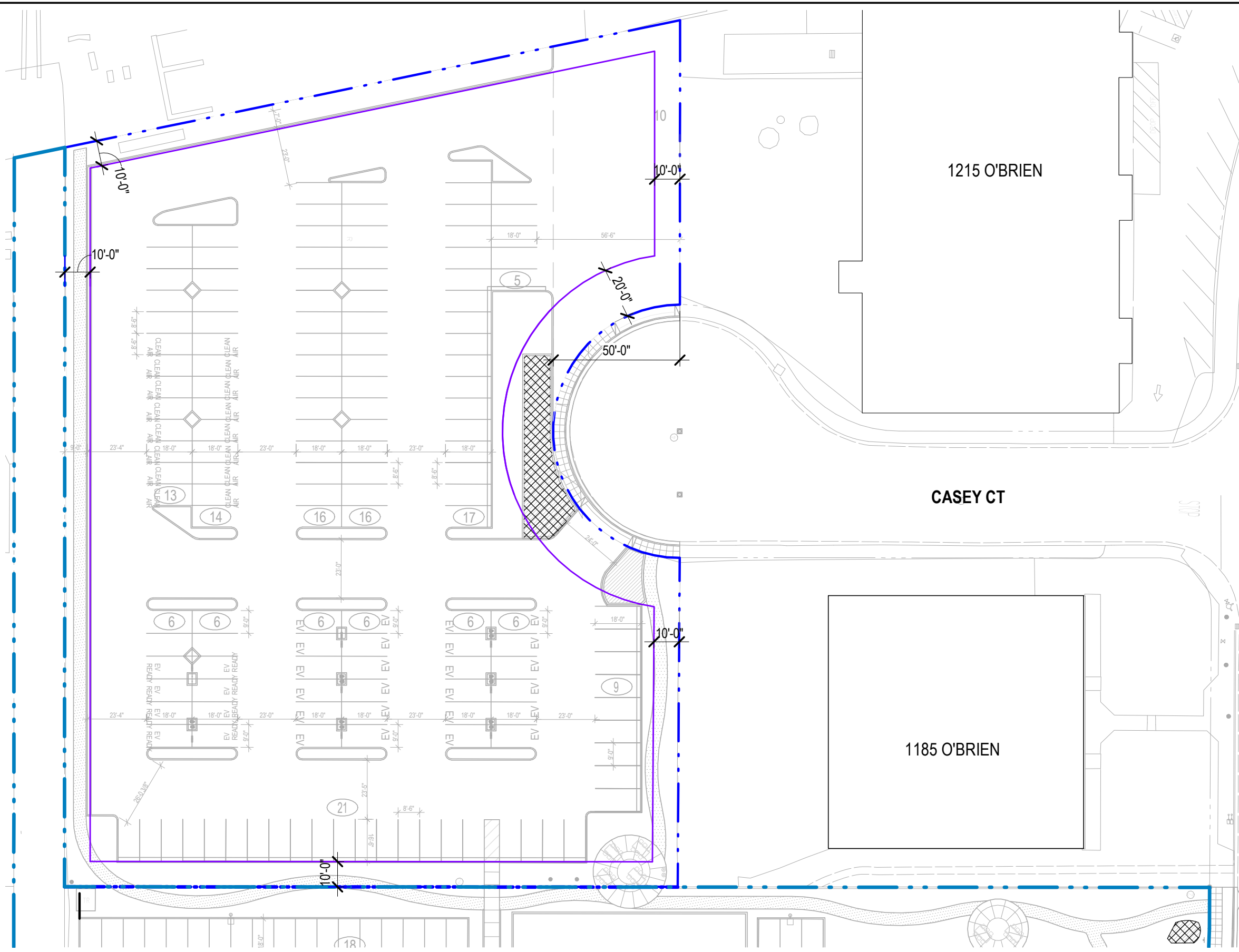


1105-1165 O'BRIEN DRIVE
 MENLO PARK, CA 94025

PARCEL 1 PROPOSED PROJECT SITE
 PLAN

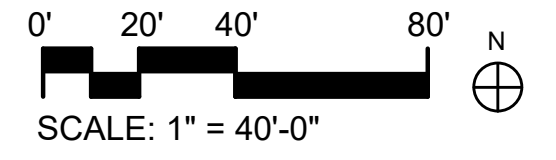
A6.1





PARKING TABULATION	
PARCEL 2:	147 SPACES
STANDARD:	99
EVCS:	24
EV READY:	8
CLEAN AIR:	16

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



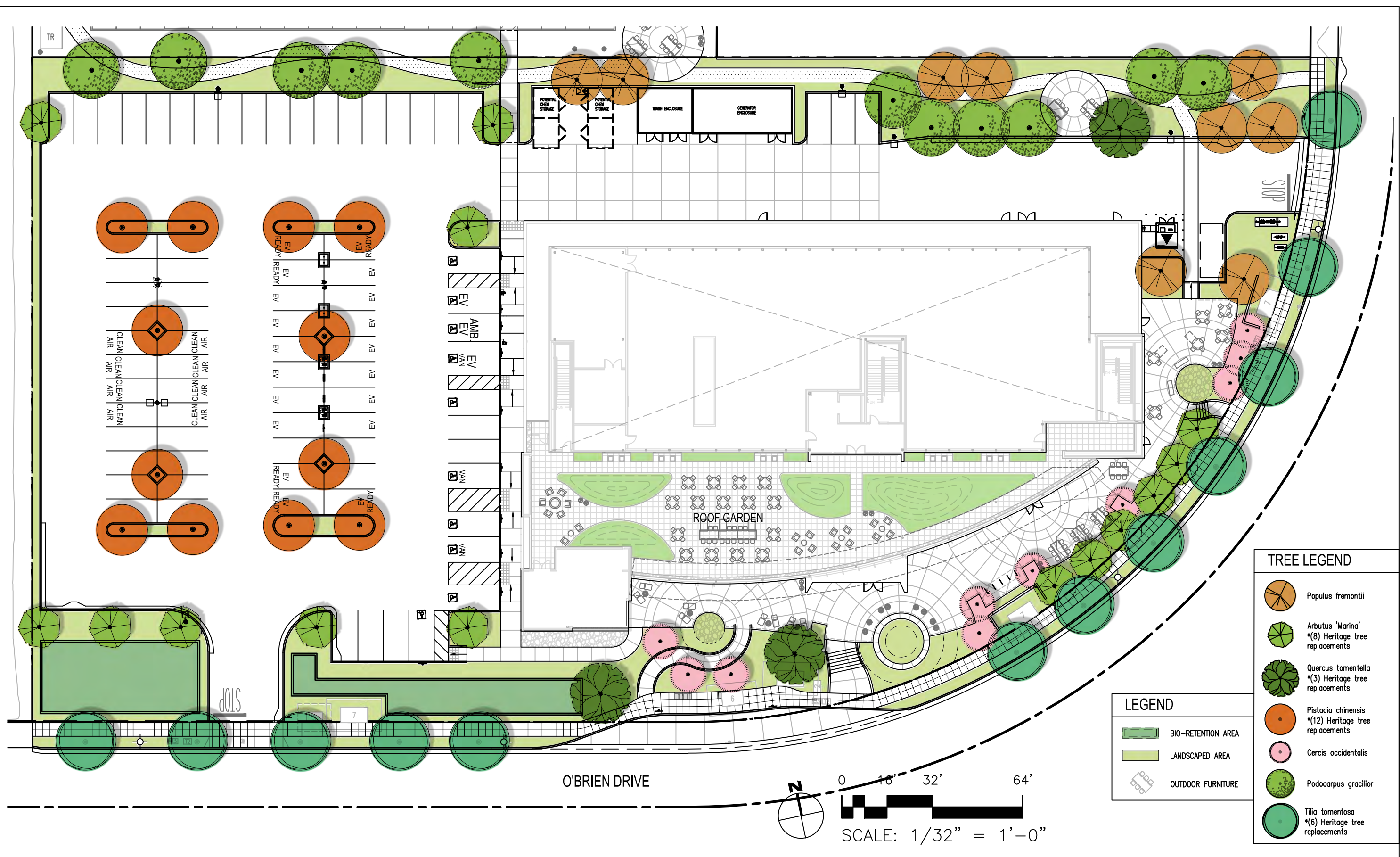
1105-1165 O'BRIEN DRIVE
MENLO PARK, CA 94025

PARCEL 2 PROPOSED PROJECT SITE
PLAN

01/18/23 HERITAGE TREE UPDATES
10/19/22 C.U.P. RESPONSE 4
08/05/22 C.U.P. RESPONSE 3
01/27/21 C.U.P. RESUBMITTAL
11/16/20 C.U.P. REVISIONS



Jan. 16, 2023 - 4:30pm YShen F:\Tarlton\MenloPark\1125OBrien\1125OBrien\9718011\Dev\Land\23-018 CUP Package\7 - Proposed Landscape Plan.dwg



TREE LEGEND	
	Populus fremontii
	Arbutus 'Marina' *(8) Heritage tree replacements
	Quercus tomentella *(3) Heritage tree replacements
	Pistacia chinensis *(12) Heritage tree replacements
	Cercis occidentalis
	Podocarpus gracilior
	Tilia tomentosa *(6) Heritage tree replacements

LEGEND	
	BIO-RETENTION AREA
	LANDSCAPED AREA
	OUTDOOR FURNITURE



1125 O'BRIEN DRIVE
MENLO PARK, CA 94025

PARCEL 1 PROPOSED PROJECT LANDSCAPE PLAN

03/13/2018	C.U.P. SUBMITTAL	01/27/2021	C.U.P. RESUBMITTAL
05/09/2018	C.U.P. COMMENTS	04/02/2021	C.U.P. RESUBMITTAL
07/10/2018	C.U.P. COMMENTS 2	04/29/2021	C.U.P. RESUBMITTAL
07/26/2019	C.U.P. UPDATE FOR E.I.R.	08/05/2022	C.U.P. RESPONSE 3
11/16/2020	C.U.P. REVISIONS	10/19/2022	C.U.P. RESPONSE 4
		01/18/2023	HERITAGE TREE UPDATES

A7.1



PLANTING SCHEDULE

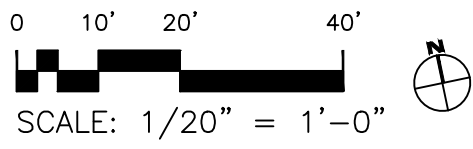
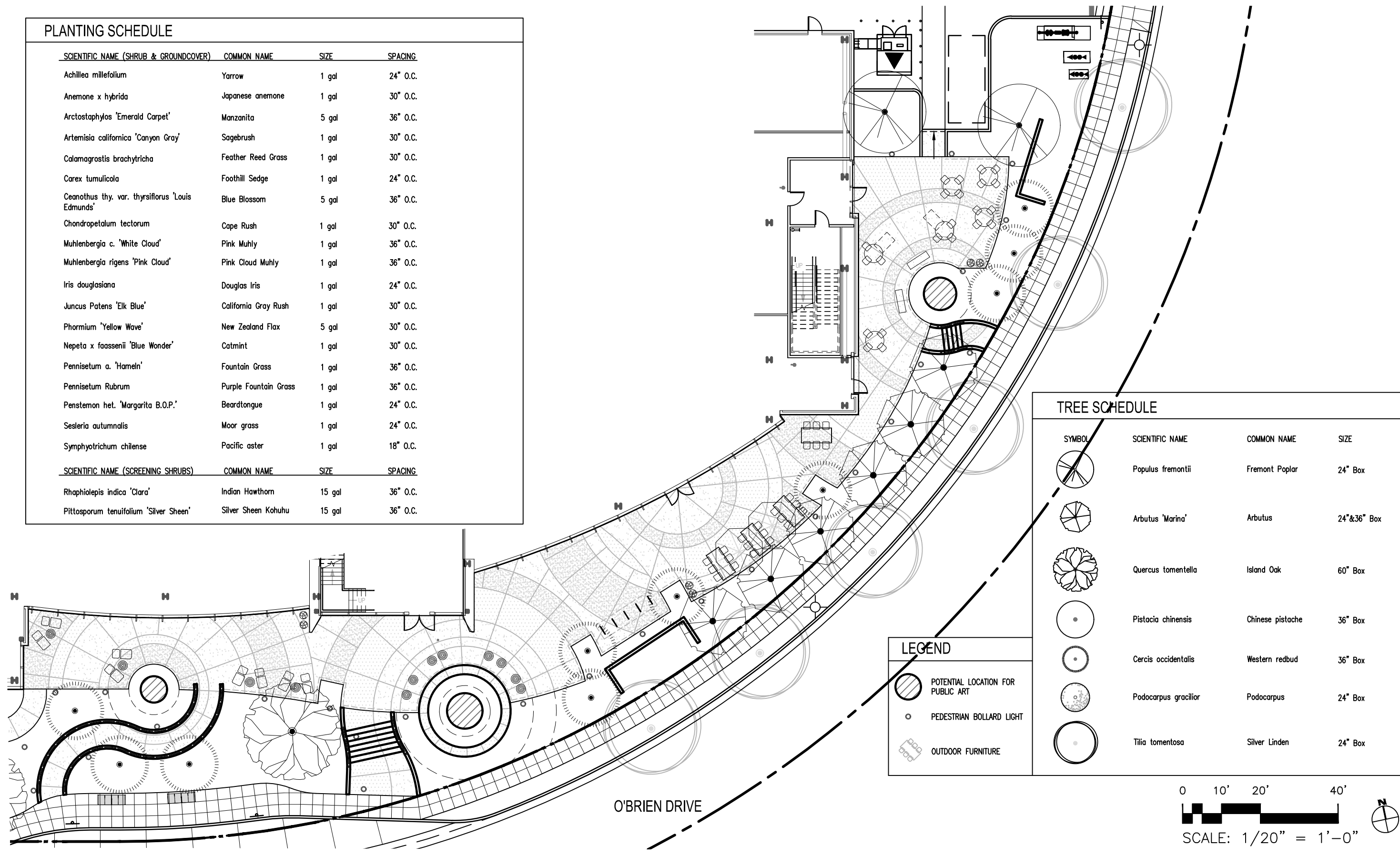
SCIENTIFIC NAME (SHRUB & GROUNDCOVER)	COMMON NAME	SIZE	SPACING
<i>Achillea millefolium</i>	Yarrow	1 gal	24" O.C.
<i>Anemone x hybrida</i>	Japanese anemone	1 gal	30" O.C.
<i>Arctostaphylos 'Emerald Carpet'</i>	Manzanita	5 gal	36" O.C.
<i>Artemisia californica 'Canyon Gray'</i>	Sagebrush	1 gal	30" O.C.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

TREE SCHEDULE

SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE
	<i>Populus fremontii</i>	Fremont Poplar	24" Box
	<i>Arbutus 'Marina'</i>	Arbutus	24" & 36" Box
	<i>Quercus tomentella</i>	Island Oak	60" Box
	<i>Pistacia chinensis</i>	Chinese pistache	36" Box
	<i>Cercis occidentalis</i>	Western redbud	36" Box
	<i>Podocarpus gracilior</i>	Podocarpus	24" Box
	<i>Tilia tomentosa</i>	Silver Linden	24" Box

LEGEND

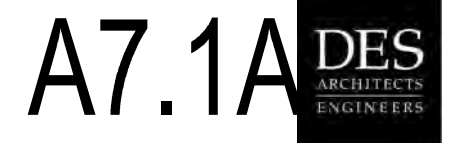
- POTENTIAL LOCATION FOR PUBLIC ART
- PEDESTRIAN BOLLARD LIGHT
- OUTDOOR FURNITURE



1125 O'BRIEN DRIVE
MENLO PARK, CA 94025

PARCEL 1 ENLARGED LANDSCAPE PLAN

01/27/2021 C.U.P. RESUBMITTAL
04/02/2021 C.U.P. RESUBMITTAL
04/29/2021 C.U.P. RESUBMITTAL
08/05/2022 C.U.P. RESPONSE 3
10/19/2022 C.U.P. RESPONSE 4
01/18/2023 HERITAGE TREE UPDATES

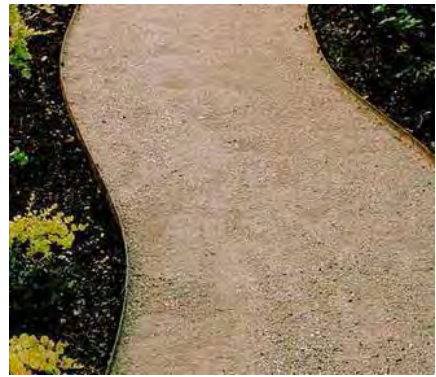


Jan. 17, 2023 - 12:16pm - YShen - P:\Tarlton\MenloPark\1125O'Brien\1125O'Brien\9718011\01-17-23-1216pm - Enlarged Landscape Plan.dwg

Materials and Site Furnishing



Concrete Paving



Decomposed Granite



Lounge Chairs & Side Table



Bench



Bistro Table



Dining Table



Picnic Table



Lighting



Bike Rack



Trash Bin

Trees



Fremont Poplar



Western Redbud



Podocarpus



Trident Maple



Coast Live Oak



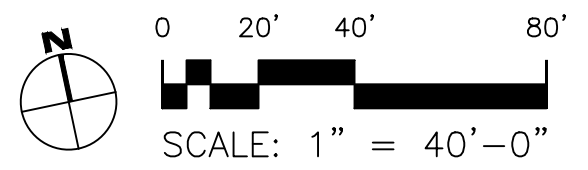
Patmore Green Ash (Street Tree)

Jan. 16, 2023 - 11:31am - YShen - P:\Tarlton\MenloPark\1125O'Brien\1125O'Brien\9718011\Draw\Land\23-0118_CIP_Package\A7 - Proposed Landscape Plan.dwg



TREE LEGEND	
	Quercus tomentella *(1) Heritage tree replacements
	Pistacia chinensis
	Podocarpus gracilior

LEGEND	
	BIO-RETENTION AREA
	LANDSCAPED AREA
	OUTDOOR FURNITURE



1125 O'BRIEN DRIVE
MENLO PARK, CA 94025

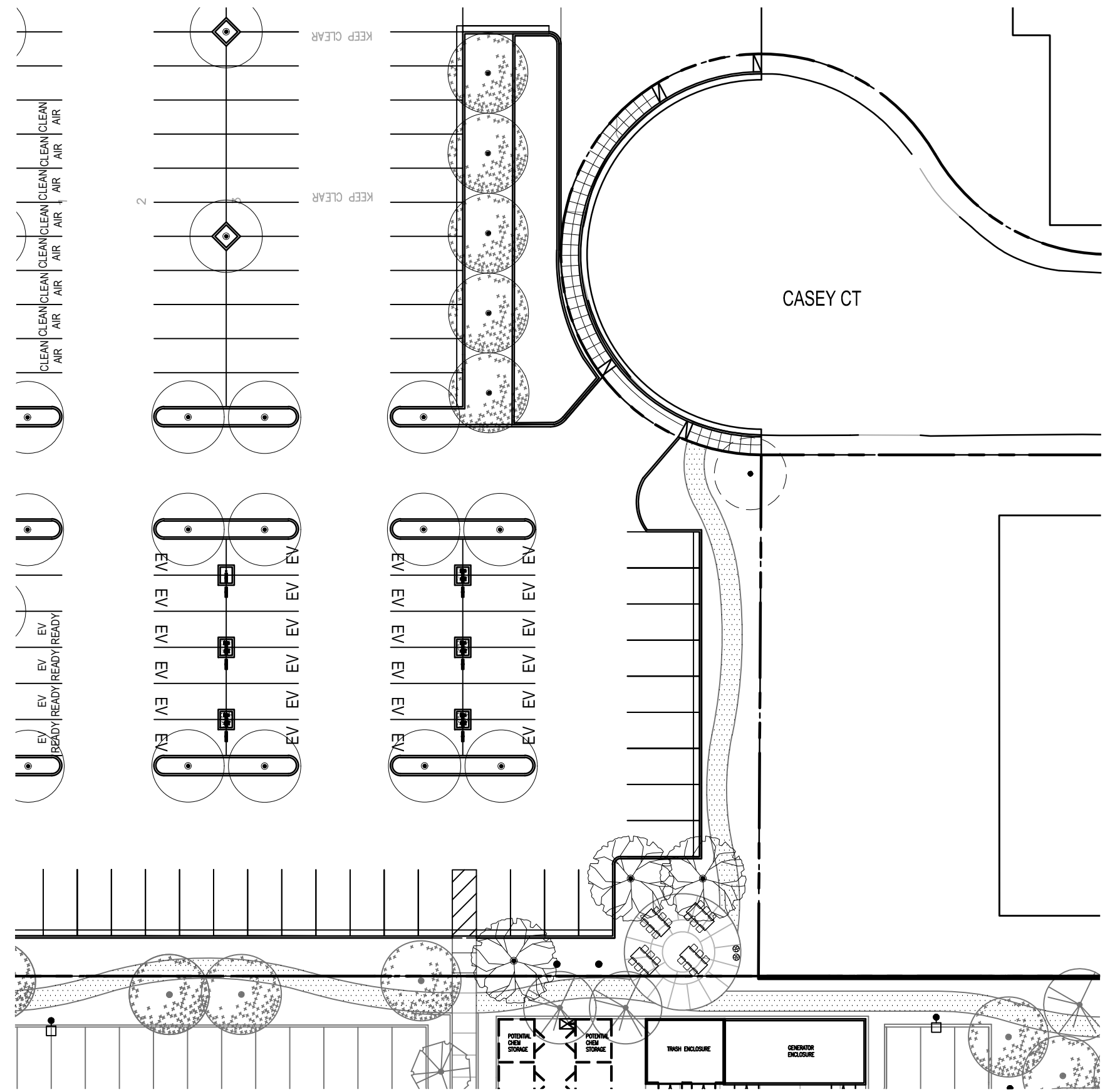
PARCEL 2 PROPOSED PROJECT LANDSCAPE PLAN

03/13/2018	C.U.P. SUBMITTAL	01/27/2021	C.U.P. RESUBMITTAL
05/09/2018	C.U.P. COMMENTS	04/02/2021	C.U.P. RESUBMITTAL
07/10/2018	C.U.P. COMMENTS 2	04/29/2021	C.U.P. RESUBMITTAL
07/26/2019	C.U.P. UPDATE FOR E.I.R.	08/05/2022	C.U.P. RESPONSE 3
11/16/2020	C.U.P. REVISIONS	10/19/2022	C.U.P. RESPONSE 4
		01/18/2023	HERITAGE TREE UPDATES

A7.2



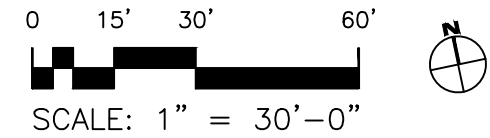
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PLANTING SCHEDULE			
SCIENTIFIC NAME	COMMON NAME	SIZE	SPACING
<i>Achillea millefolium</i>	Yarrow	1 gal	24" O.C.
<i>Chondropetalum tectorum</i>	Cape Rush	1 gal	30" O.C.
<i>Calamagrostis brachytricha</i>	Feather Reed Grass	1 gal	30" O.C.
<i>Carex tumulicola</i>	Foothill Sedge	1 gal	24" O.C.
<i>Ceanothus thy. var. thyrsiflorus</i> 'Louis Edmunds'	Blue Blossom	5 gal	36" O.C.
<i>Muhlenbergia rigens</i>	Deer Grass	1 gal	42" O.C.
<i>Juncus Patens</i> 'Elk Blue'	California Gray Rush	1 gal	30" O.C.
<i>Pennisetum a.</i> 'Hameln'	Fountain Grass	1 gal	36" O.C.
<i>Pittosporum tenuifolium</i> 'Silver Sheen'	Silver Sheen Kohuhu	15 gal	36" O.C.
<i>Sesleria autumnalis</i>	Moor grass	1 gal	24" O.C.

TREE SCHEDULE			
SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE
	<i>Quercus tomentella</i>	Quercus tomentella	24" & 48" Box
	<i>Pistacia chinensis</i>	Chinese pistache	24" BOX
	<i>Podocarpus gracilior</i>	Podocarpus	24" BOX

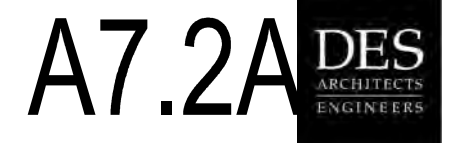
LEGEND	
	OUTDOOR FURNITURE



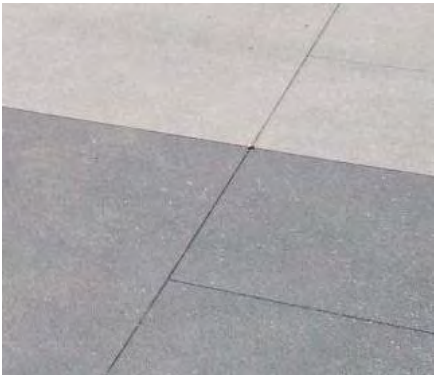
1125 O'BRIEN DRIVE
MENLO PARK, CA 94025

PARCEL 2 ENLARGED LANDSCAPE PLAN

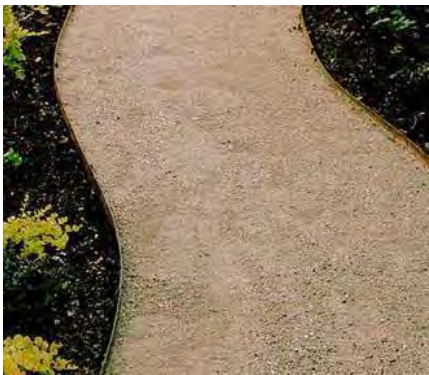
01/27/2021 C.U.P. RESUBMITTAL
04/02/2021 C.U.P. RESUBMITTAL
04/29/2021 C.U.P. RESUBMITTAL
08/05/2022 C.U.P. RESPONSE 3
10/19/2022 C.U.P. RESPONSE 4
01/18/2023 HERITAGE TREE UPDATES



Materials and Site Furnishing



Concrete Paving



Decomposed Granite



Bench



Picnic Table



Lighting



Trash Bin

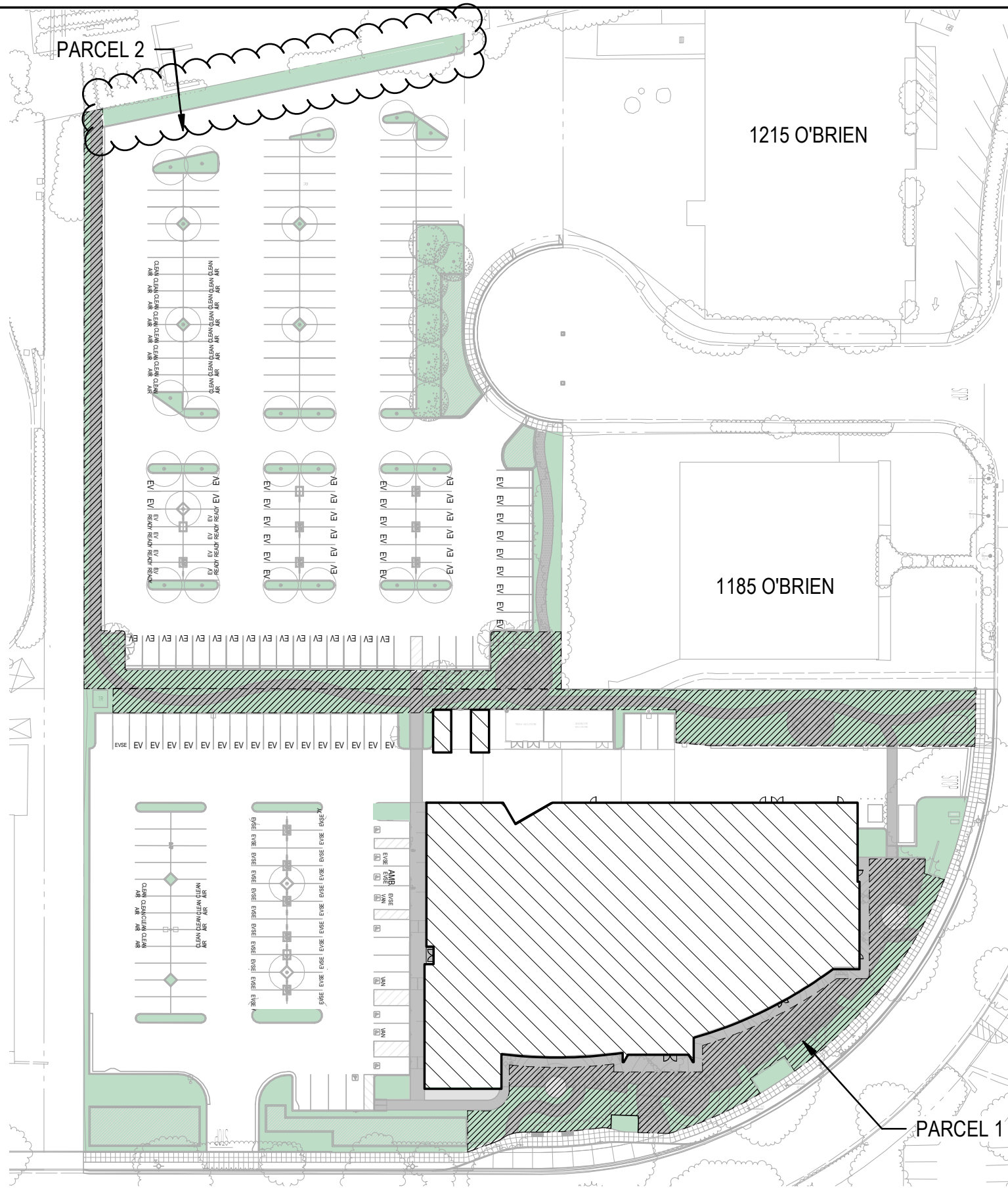
Trees



Fremont Poplar



Podocarpus



LEGEND		
<p>SITE AREA: 179,538 SF (PARCEL 1 + PARCEL 2)</p>		
	SITE COVERAGE	
	<p>OPEN SPACE: REQUIRED = 35,908 SF (20% OF SITE) PROVIDED = 39,666 SF (22% OF SITE)</p>	
	<p>PUBLIC OPEN SPACE: REQUIRED = 17,954 SF (50% OF REQ'D OPEN SPACE) PROVIDED = 20,873 SF (58% OF REQ'D OPEN SPACE)</p>	
AREA TABULATIONS		
PARCEL	SITE AREA (S.F.)	SITE COVERAGE (S.F.)
1	106,358	26,760
2	73,180	0
TOTALS	179,538	26,760
PARCEL	OPEN SPACE (S.F.)	PUBLIC OPEN SPACE (S.F.)
1	26,476	14,957
2	13,190	5,916
TOTALS	39,666	20,873



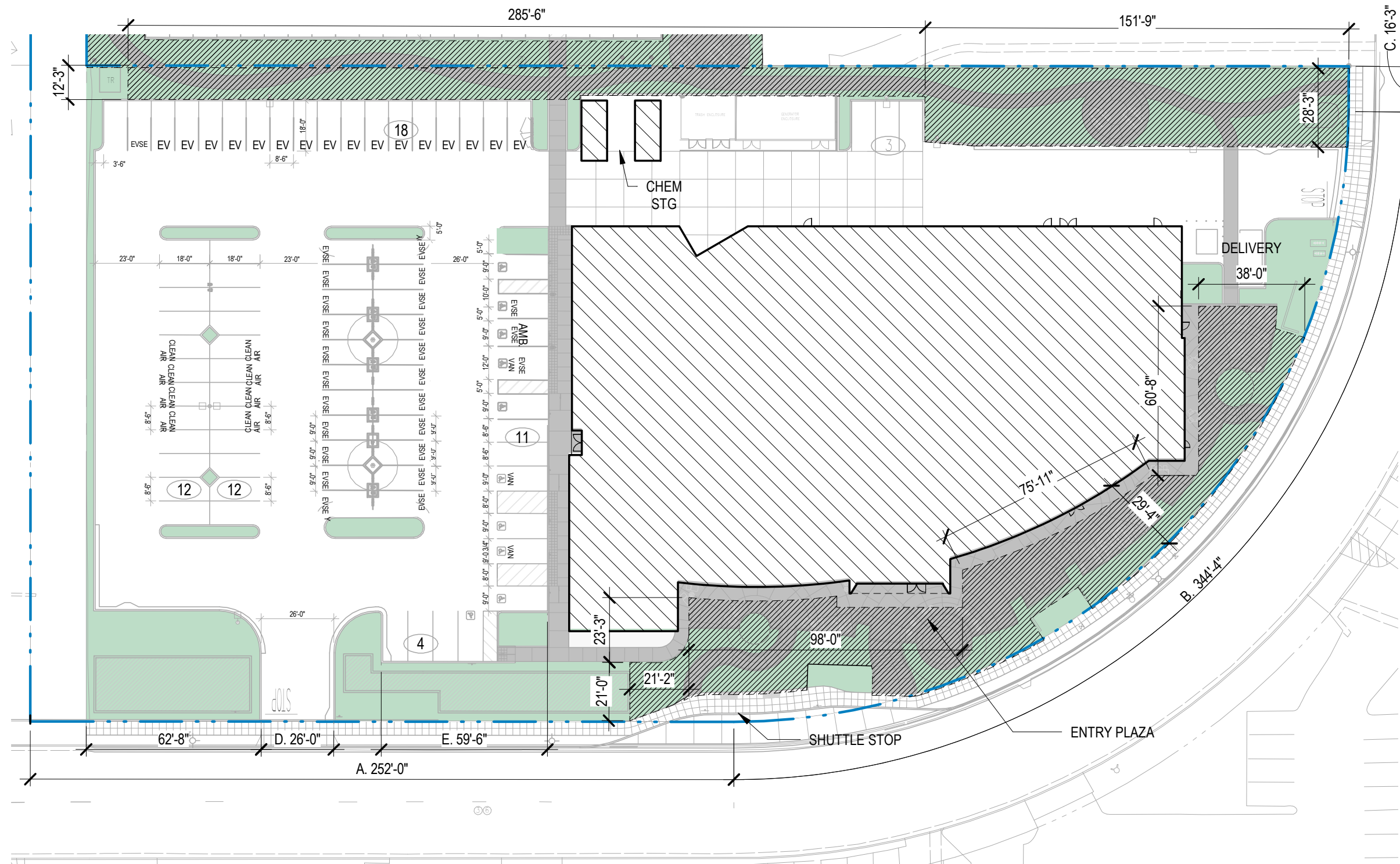
1105-1165 O'BRIEN DRIVE
 MENLO PARK, CA 94025

PROJECT OPEN SPACE DIAGRAM

- 02/01/23 C.U.P. - PARKING COUNT UPDATE
- 01/18/23 HERITAGE TREE UPDATES
- 10/19/22 C.U.P. RESPONSE 4
- 08/05/22 C.U.P. RESPONSE 3
- 06/29/22 C.U.P. SI
- 04/30/21 C.U.P. RESUBMITTAL
- 04/02/21 C.U.P. RESUBMITTAL
- 01/27/21 C.U.P. RESUBMITTAL
- 11/16/20 C.U.P. REVISIONS

A8.1





LEGEND

SITE AREA: 179,538 SF
(PARCEL 1 + PARCEL 2)

SITE COVERAGE

OPEN SPACE:
REQUIRED = 35,908 SF (20% OF SITE)
PROVIDED = 39,666 SF (22% OF SITE)

PUBLIC OPEN SPACE:
REQUIRED = 17,954 SF (50% OF REQ'D OPEN SPACE)
PROVIDED = 20,873 SF (58% OF REQ'D OPEN SPACE)

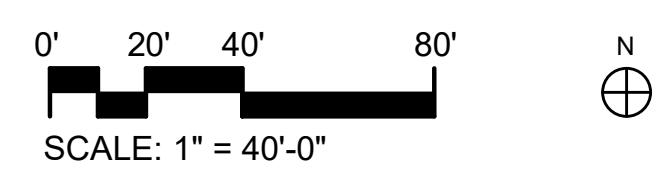
AREA TABULATIONS
SEE AREA TABULATIONS ON A8.1

FRONTAGE SURFACE PARKING

LINEAR SEGMENT OF PROPERTY LINE
 A. 252'-0"
 B. 344'-4"
 C. 16'-3"
 TOTAL 612'-7"

25% = 153'-2" MAX. LINEAR FRONTAGE ALLOWED AS OFF-STREET PARKING

D. 26'-0"
 E. 59'-6"
 F. 26'-0"
 TOTAL 111'-6" LINEAR FRONTAGE PROPOSED AS OFF-STREET PARKING (18%)



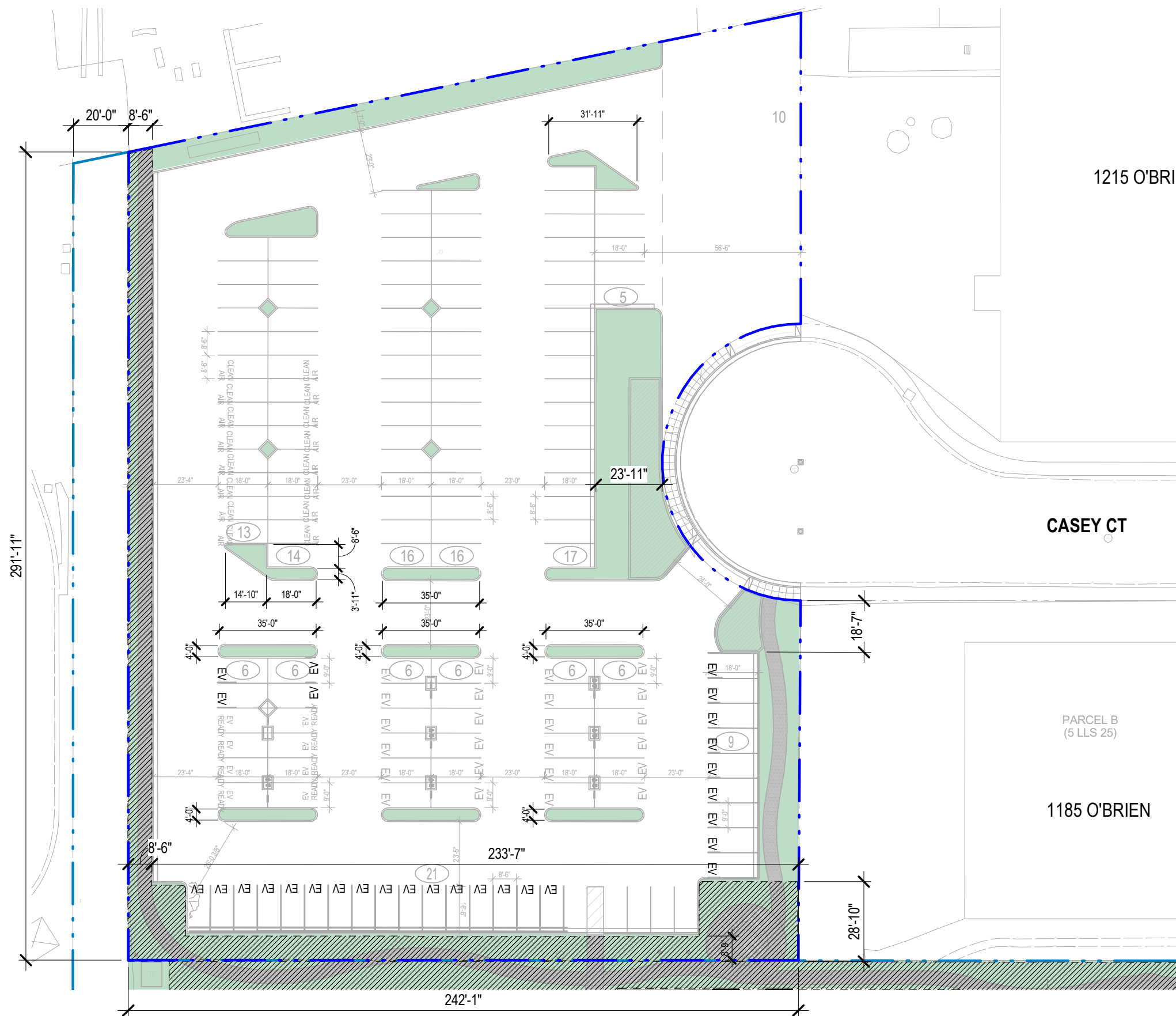
1105-1165 O'BRIEN DRIVE
MENLO PARK, CA 94025

PARCEL 1 OPEN SPACE DIAGRAM

- 02/01/23 C.U.P. - PARKING COUNT UPDATE
- 01/18/23 HERITAGE TREE UPDATES
- 10/19/22 C.U.P. RESPONSE 4
- 08/05/22 C.U.P. RESPONSE 3
- 06/29/22 C.U.P. SI
- 04/30/21 C.U.P. RESUBMITTAL
- 04/02/21 C.U.P. RESUBMITTAL

A8.1A





LEGEND

SITE AREA: 179,538 SF
(PARCEL 1 + PARCEL 2)

SITE COVERAGE

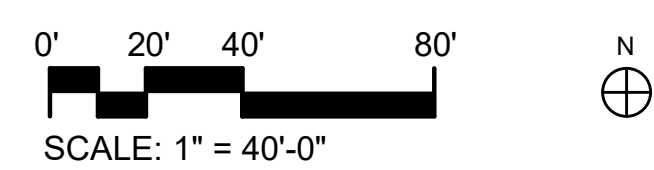
OPEN SPACE:
REQUIRED = 35,908 SF (20% OF SITE)
PROVIDED = 39,666 SF (22% OF SITE)

PUBLIC OPEN SPACE:
REQUIRED = 17,954 SF (50% OF REQ'D OPEN SPACE)
PROVIDED = 20,873 SF (58% OF REQ'D OPEN SPACE)

AREA TABULATIONS

PARCEL	SITE AREA (S.F.)	SITE COVERAGE (S.F.)
1	106,358	26,760
2	73,180	0
TOTALS	179,538	26,760

PARCEL	OPEN SPACE (S.F.)	PUBLIC OPEN SPACE (S.F.)
1	26,476	14,957
2	13,190	5,916
TOTALS	39,666	20,873



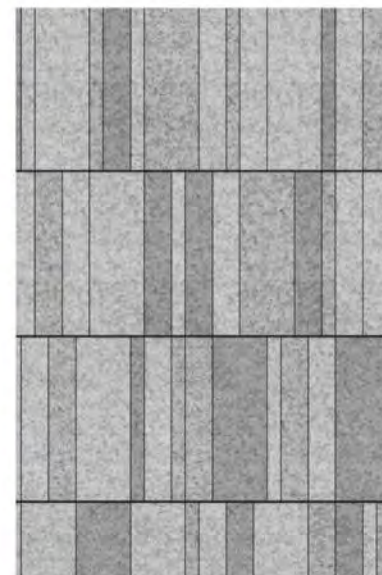
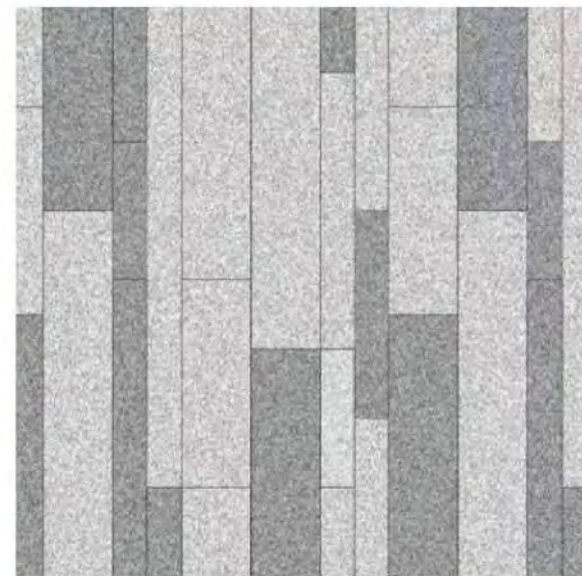
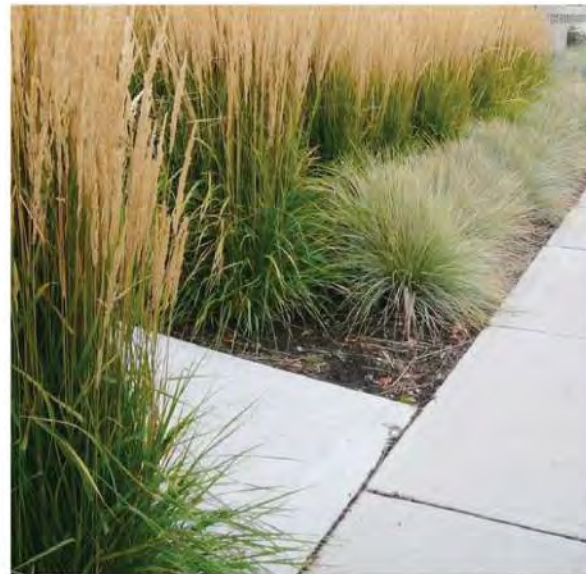
1105-1165 O'BRIEN DRIVE
MENLO PARK, CA 94025

PARCEL 2 OPEN SPACE DIAGRAM

02/01/23 C.U.P. - PARKING COUNT UPDATE
01/18/23 HERITAGE TREE UPDATES
10/19/22 C.U.P. RESPONSE 4
08/05/22 C.U.P. RESPONSE 3
06/29/22 C.U.P. SI
04/30/21 C.U.P. RESUBMITTAL
04/02/21 C.U.P. RESUBMITTAL

A8.1B





1105-1165 O'BRIEN DRIVE
MENLO PARK, CA 94025

PROPOSED LANDSCAPE IMAGERY

01/18/23 HERITAGE TREE UPDATES
10/19/22 C.U.P. RESPONSE 4
08/05/22 C.U.P. RESPONSE 3
06/29/22 C.U.P. SI

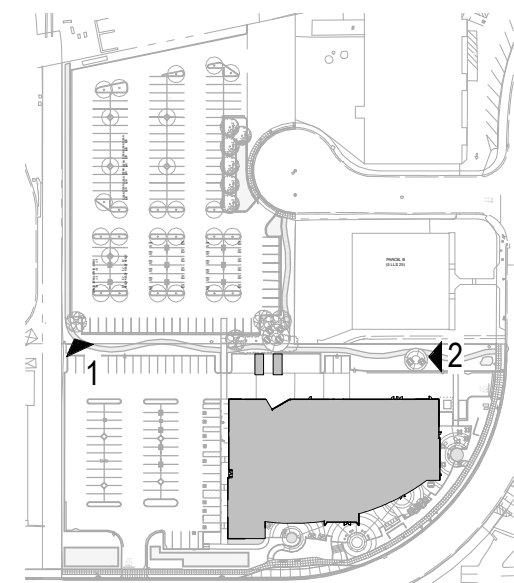
A8.1C



1



2



01/18/23 HERITAGE TREE UPDATES
10/19/22 C.U.P. RESPONSE 4
08/05/22 C.U.P. RESPONSE 3
06/29/22 C.U.P. SI

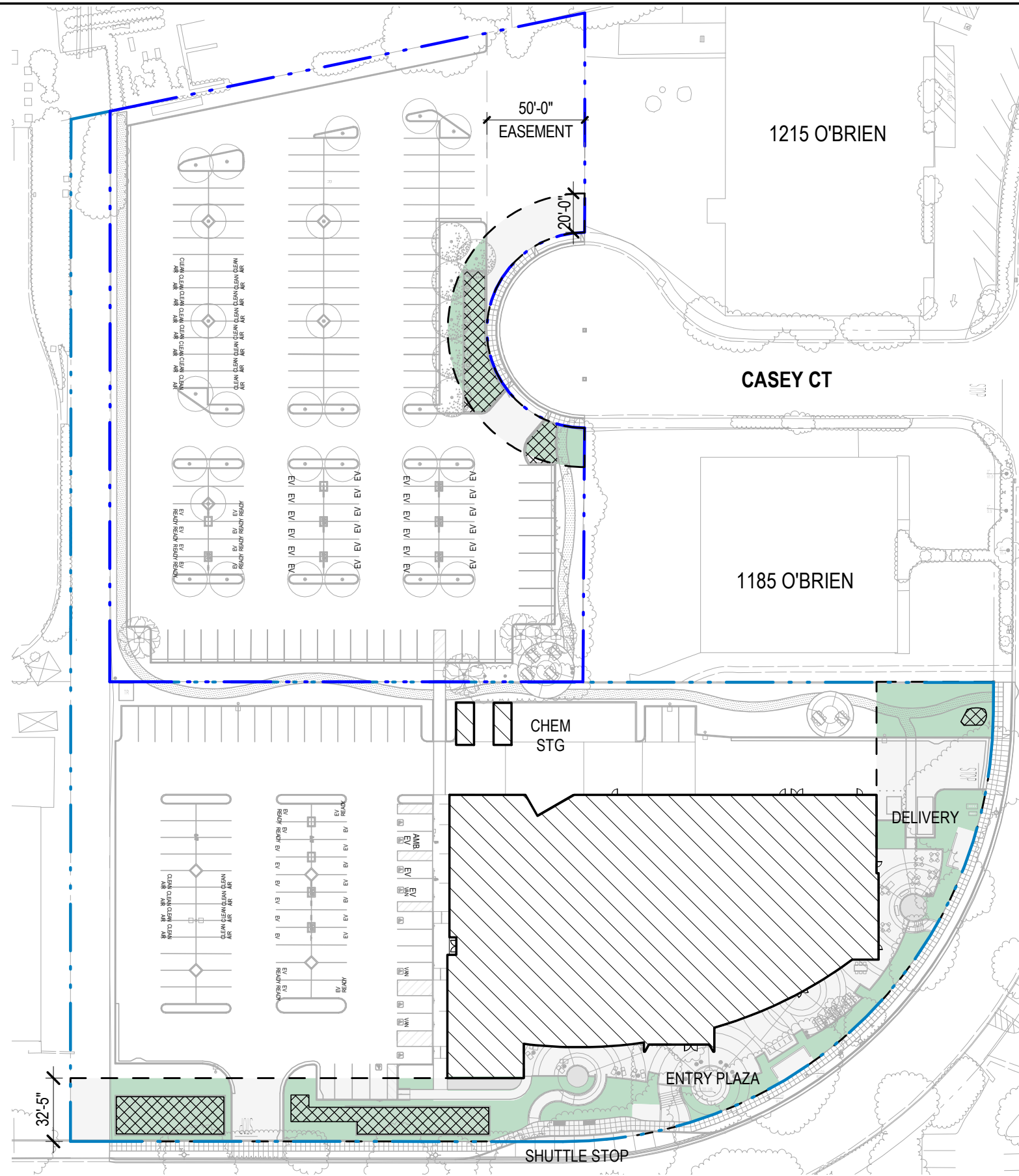





1105-1165 O'BRIEN DRIVE
MENLO PARK, CA 94025

PROPOSED PEDESTRIAN PATH
CONCEPTUAL VIEWS

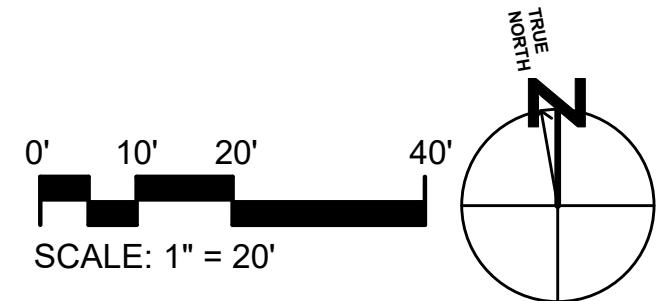
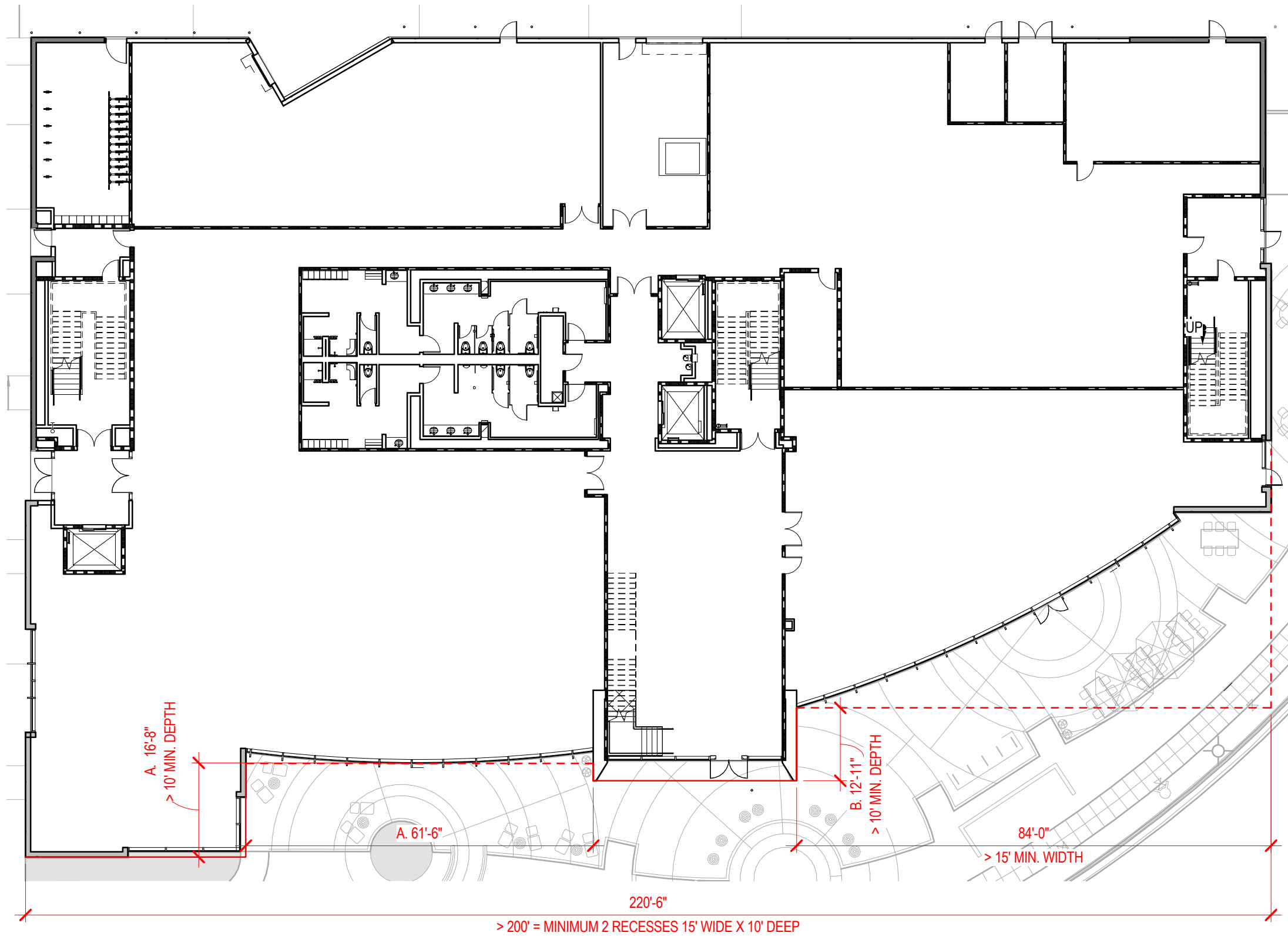
A8.1D





LEGEND	
	FRONTAGE AREA: 25,999 SF
	FRONTAGE LANDSCAPE: REQUIRED = 6,500 SF (25% OF FRONTAGE) PROVIDED = 12,359 SF (48% OF FRONTAGE)
	FRONTAGE STORMWATER TREATMENT: REQUIRED = 3,250 SF (50% OF REQ'D LANDSCAPE) PROVIDED = 3,326 SF (51% OF REQ'D LANDSCAPE)

BIM 360/Tarlton - 1125 O'Brien_2020_Central.rvt



1105-1165 O'BRIEN DRIVE
 MENLO PARK, CA 94025

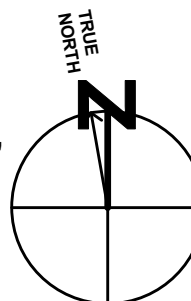
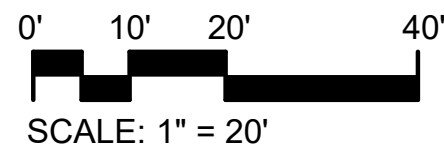
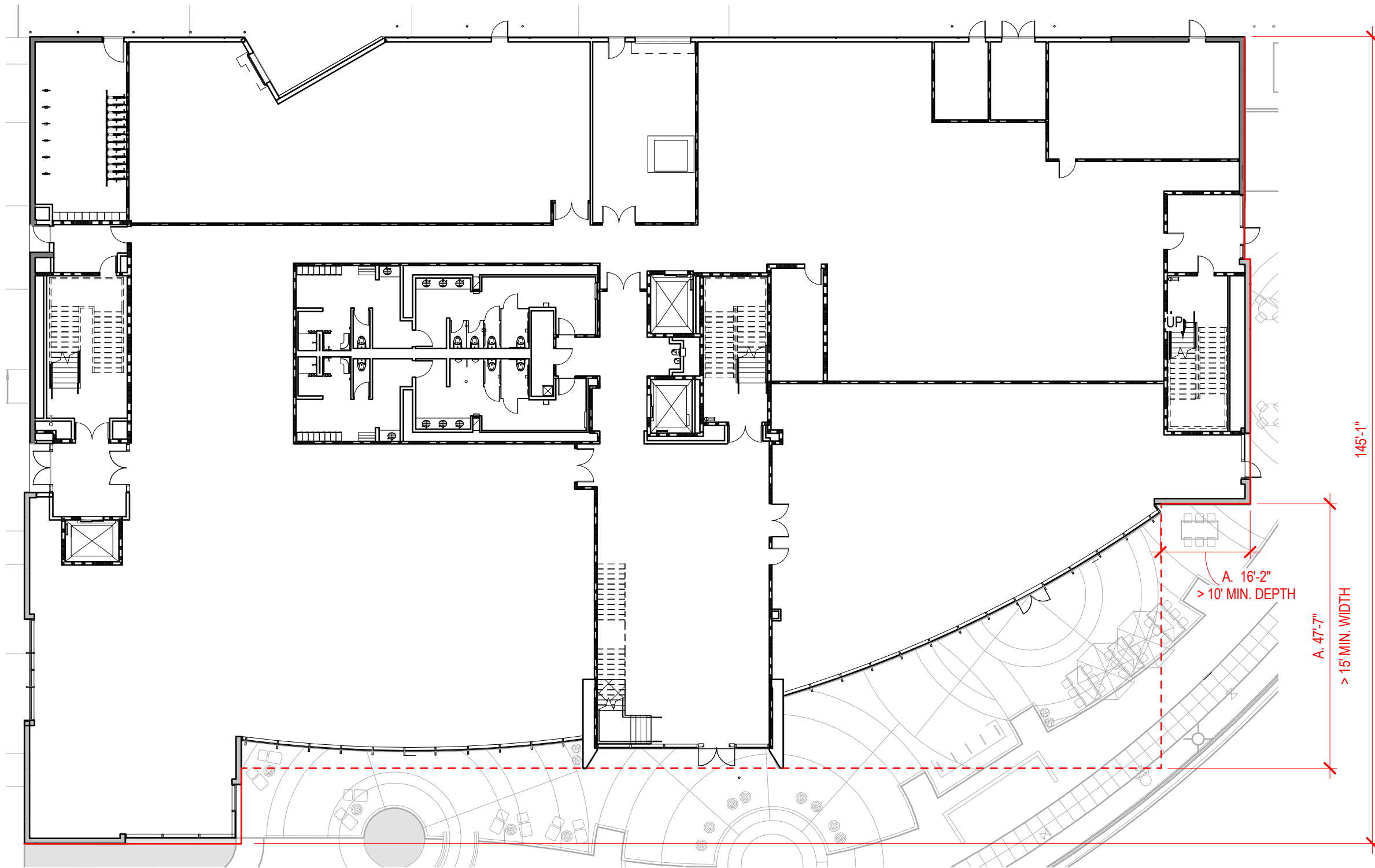
BUILDING MODULATION DIAGRAM -
 SOUTH

01/18/23 HERITAGE TREE UPDATES
 10/19/22 C.U.P. RESPONSE 4
 08/05/22 C.U.P. RESPONSE 3
 04/30/21 C.U.P. RESUBMITTAL

A8.3



BIM 360/Tarltan - 1125 O'Brien_2020_Central.rvt



1105-1165 O'BRIEN DRIVE
MENLO PARK, CA 94025

BUILDING MODULATION DIAGRAM -
EAST

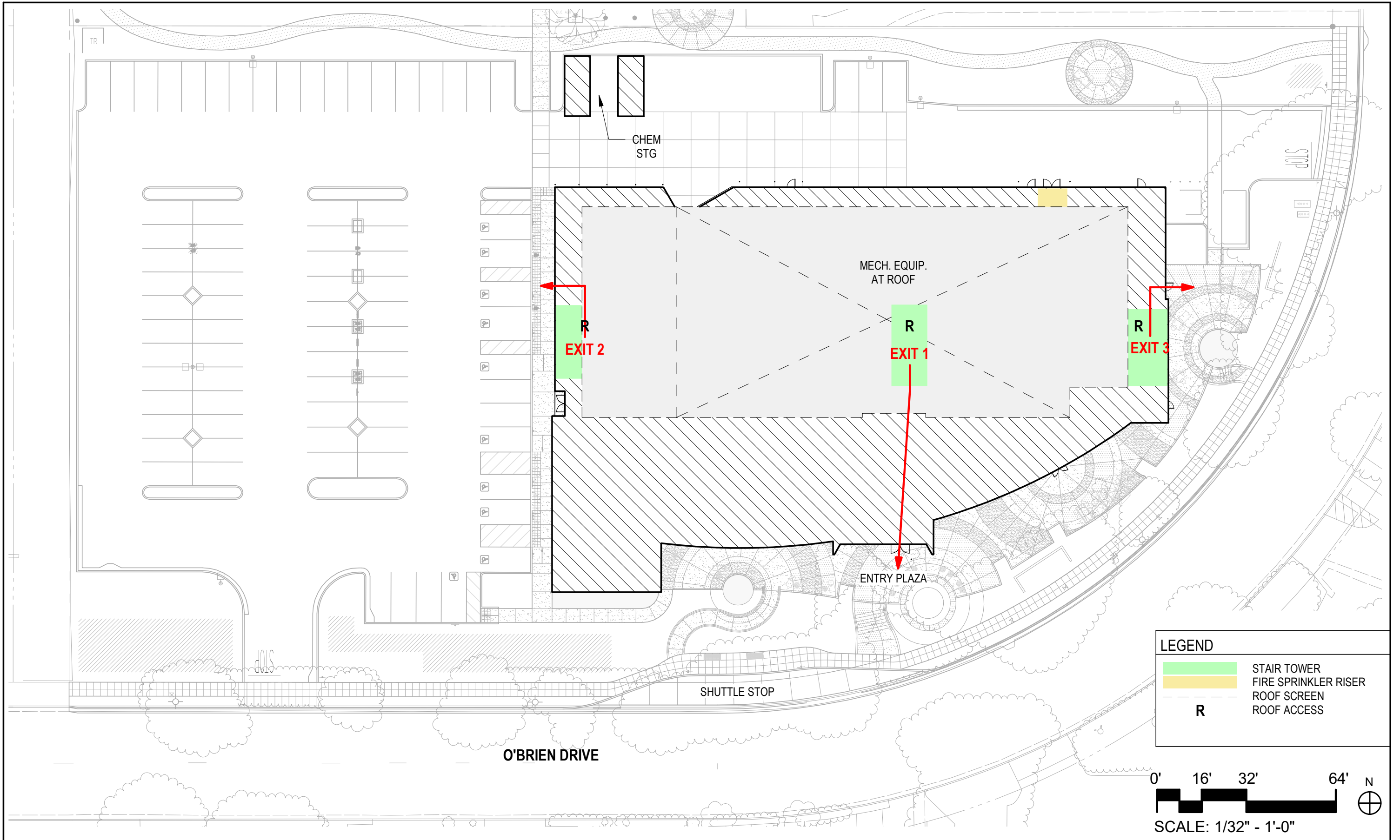
01/18/23 HERITAGE TREE UPDATES
10/19/22 C.U.P. RESPONSE 4
08/05/22 C.U.P. RESPONSE 3
04/30/21 C.U.P. RESUBMITTAL

A8.4



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BIM 360/Tarlton - 1125 O'Brien_2020_Central.rvt



1105-1165 O'BRIEN DRIVE
 MENLO PARK, CA 94025

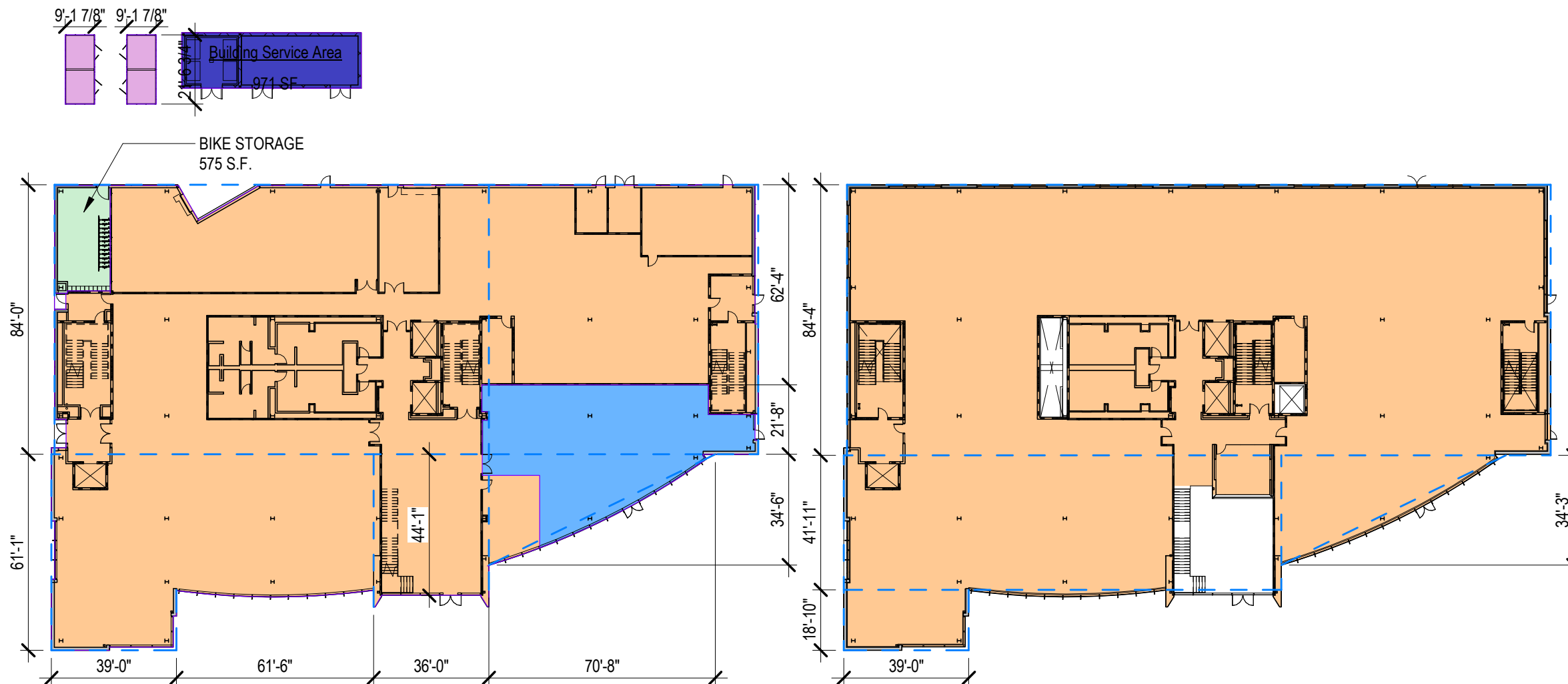
PARCEL 1 SITE SERVICE /
 EMERGENCY PLAN

01/18/23 HERITAGE TREE UPDATES
 10/19/22 C.U.P. RESPONSE 4
 08/05/22 C.U.P. RESPONSE 3
 06/29/22 C.U.P. SI
 04/30/21 C.U.P. RESUBMITTAL
 04/02/21 C.U.P. RESUBMITTAL
 01/27/21 C.U.P. RESUBMITTAL
 11/16/20 C.U.P. REVISIONS

A9.1



BIM 360/Tarlton - 1125 O'Brien - 1125 O'Brien_2020_Central.rvt



BUILDING AREAS LEGEND

R&D AREA	LONG-TERM BIKE STORAGE
CAFE	CHEMICAL STORAGE
LANDSCAPE	OUTDOOR ROOF DECK
ROOF STORAGE	ROOF STAIRS & ELEVATOR
NOT INCLUDED IN FAR	MECHANICAL SHAFT

AREAS NOT INCLUDED IN FAR

LEVEL 1 TRASH ENCLOSURE	324 SF
LEVEL 1 GENERATOR ENCLOSURE	647 SF
LEVEL 1 BIKE STORAGE	575 SF
LEVEL 2 OPEN LOBBY AREA	996 SF
LEVEL 2 MECHANICAL SHAFTS	355 SF
LEVEL 3 MECHANICAL SHAFTS	355 SF
LEVEL 4 MECHANICAL SHAFTS	355 SF
LEVEL 5 MECHANICAL SHAFTS	355 SF
MECHANICAL PENTHOUSE	1,683 SF
MECHANICAL EQUIPMENT	10,736 SF
OPEN ROOF	9,955 SF
TOTAL:	26,336 SF

R&D/OFFICE AREAS BY TYPE (FAR)

LEVEL 1 R&D AREA	22,932 SF
LEVEL 1 CHEMICAL STORAGE	500 SF
LEVEL 2 R&D AREA	24,967 SF
LEVEL 3 R&D AREA	25,899 SF
LEVEL 4 R&D AREA	25,899 SF
LEVEL 5 R&D AREA	25,899 SF
ROOF STAIRS & ELEVATOR	2,034 SF
ROOF STORAGE	1,036 SF
TOTAL:	129,166 SF

COMMERCIAL AREAS BY TYPE (FAR)

LEVEL 1 CAFE	2,659 SF
TOTAL:	2,659 SF

1 LEVEL 1
1" = 40'-0"

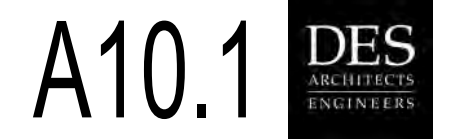
2 LEVEL 2
1" = 40'-0"













1105-1165 O'BRIEN DRIVE
MENLO PARK, CA 94025

PARCEL 1 GROSS FLOOR AREA
DIAGRAMS

01/18/23 HERITAGE TREE UPDATES
10/19/22 C.U.P. RESPONSE 4
08/05/22 C.U.P. RESPONSE 3
06/29/22 C.U.P. SI
04/30/21 C.U.P. RESUBMITTAL
04/02/21 C.U.P. RESUBMITTAL
01/27/21 C.U.P. RESUBMITTAL



BUILDING AREAS LEGEND

 R&D AREA	 LONG-TERM BIKE STORAGE
 CAFE	 CHEMICAL STORAGE
 LANDSCAPE	 OUTDOOR ROOF DECK
 ROOF STORAGE	 ROOF STAIRS & ELEVATOR
 NOT INCLUDED IN FAR	 MECHANICAL SHAFT

AREAS NOT INCLUDED IN FAR

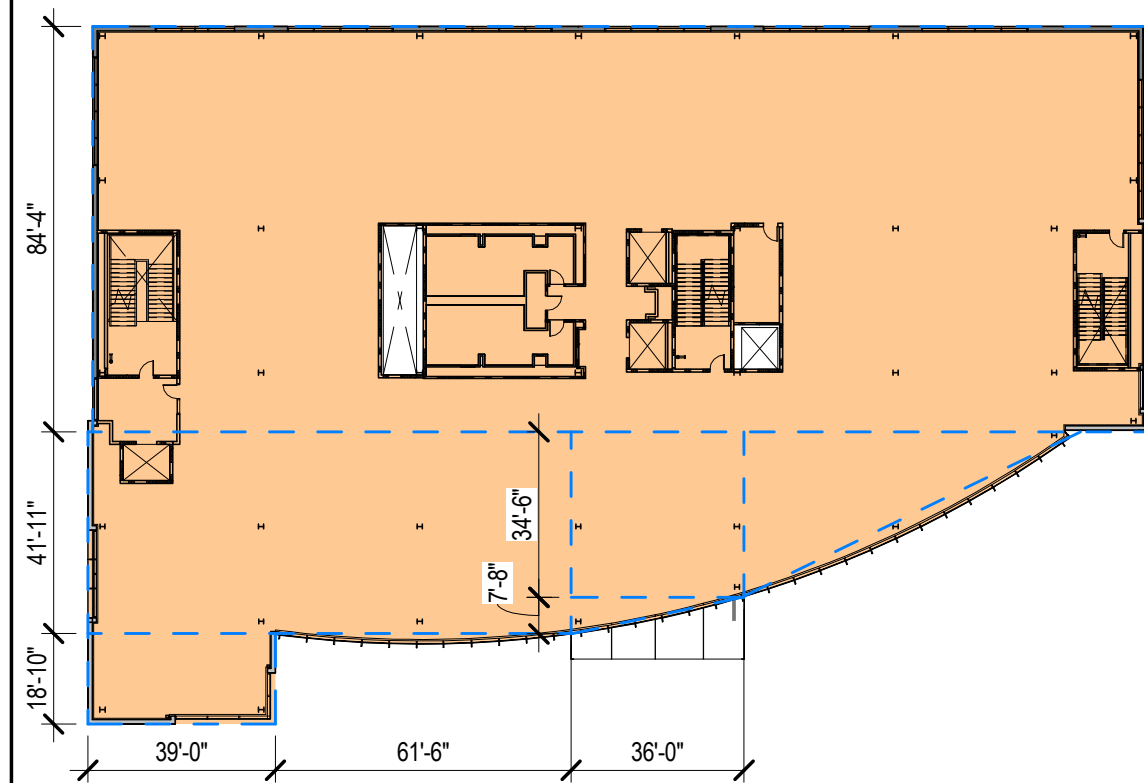
LEVEL 1 TRASH ENCLOSURE	324 SF
LEVEL 1 GENERATOR ENCLOSURE	647 SF
LEVEL 1 BIKE STORAGE	575 SF
LEVEL 2 OPEN LOBBY AREA	996 SF
LEVEL 2 MECHANICAL SHAFTS	355 SF
LEVEL 3 MECHANICAL SHAFTS	355 SF
LEVEL 4 MECHANICAL SHAFTS	355 SF
LEVEL 5 MECHANICAL SHAFTS	355 SF
MECHANICAL PENTHOUSE	1,683 SF
MECHANICAL EQUIPMENT	10,736 SF
OPEN ROOF	9,955 SF
TOTAL:	26,336 SF

OFFICE/R&D AREAS BY TYPE (FAR)

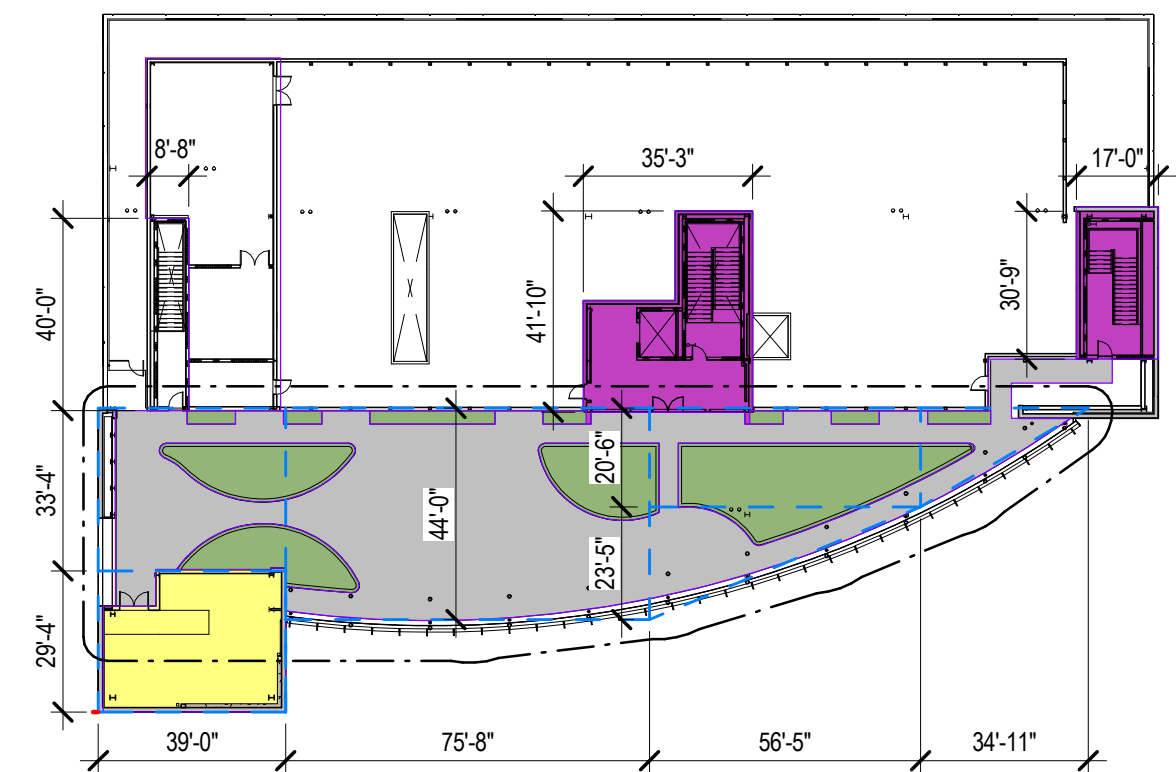
LEVEL 1 R&D AREA	22,932 SF
LEVEL 1 CHEMICAL STORAGE	500 SF
LEVEL 2 R&D AREA	24,967 SF
LEVEL 3 R&D AREA	25,899 SF
LEVEL 4 R&D AREA	25,899 SF
LEVEL 5 R&D AREA	25,899 SF
ROOF STAIRS & ELEVATOR	2,034 SF
ROOF STORAGE	1,036 SF
TOTAL:	129,166 SF

COMMERCIAL AREAS BY TYPE (FAR)

LEVEL 1 CAFE	2,659 SF
TOTAL:	2,659 SF



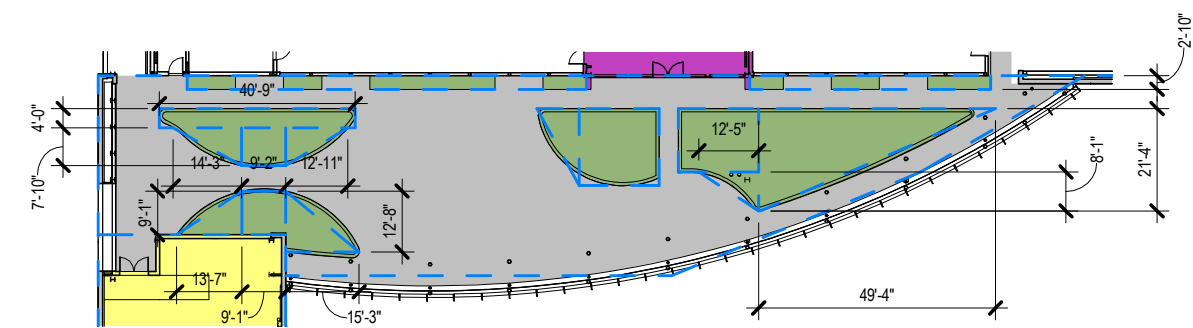
1 LEVELS 3-5
1" = 40'-0"



2 ROOF
1" = 40'-0"

OUTDOOR ROOF DECK AREAS

CIRCULATION:	1,966 SF
LANDSCAPE:	2,095 SF
SEATING/ OPEN AREA:	2,434 SF
TOTAL:	6,608 SF



3 ROOF - LANDSCAPE AREAS
1" = 40'-0"



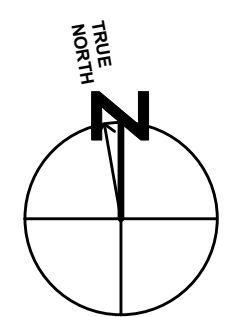
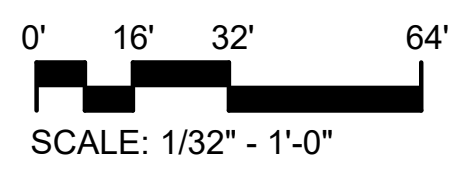
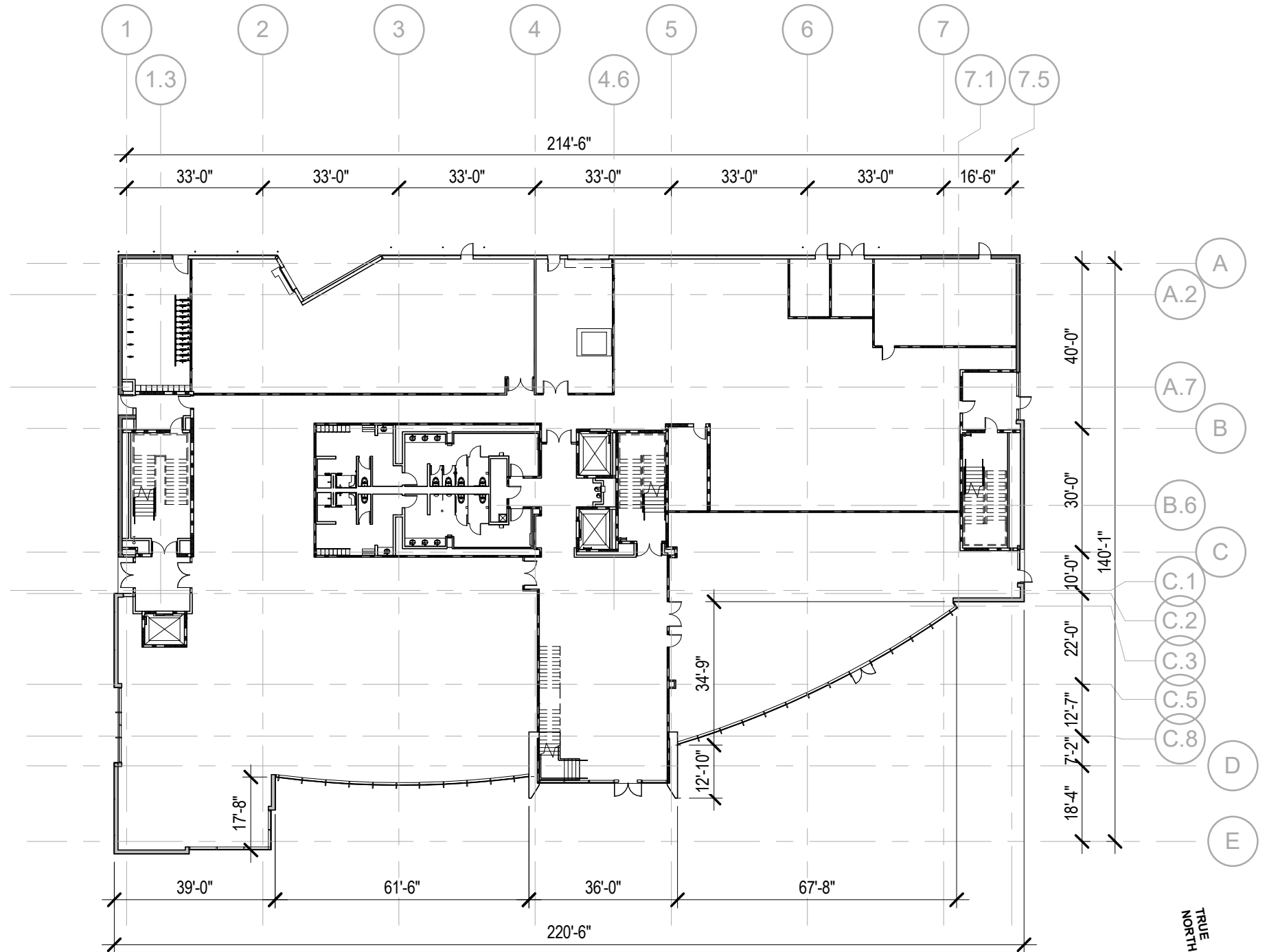
1105-1165 O'BRIEN DRIVE
MENLO PARK, CA 94025

PARCEL 1 GROSS FLOOR AREA
DIAGRAMS

01/18/23 HERITAGE TREE UPDATES
10/19/22 C.U.P. RESPONSE 4
08/05/22 C.U.P. RESPONSE 3
06/29/22 C.U.P. SI
04/30/21 C.U.P. RESUBMITTAL
04/02/21 C.U.P. RESUBMITTAL
01/27/21 C.U.P. RESUBMITTAL
11/16/20 C.U.P. REVISIONS



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1105-1165 O'BRIEN DRIVE
 MENLO PARK, CA 94025

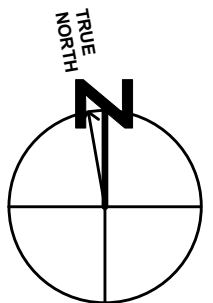
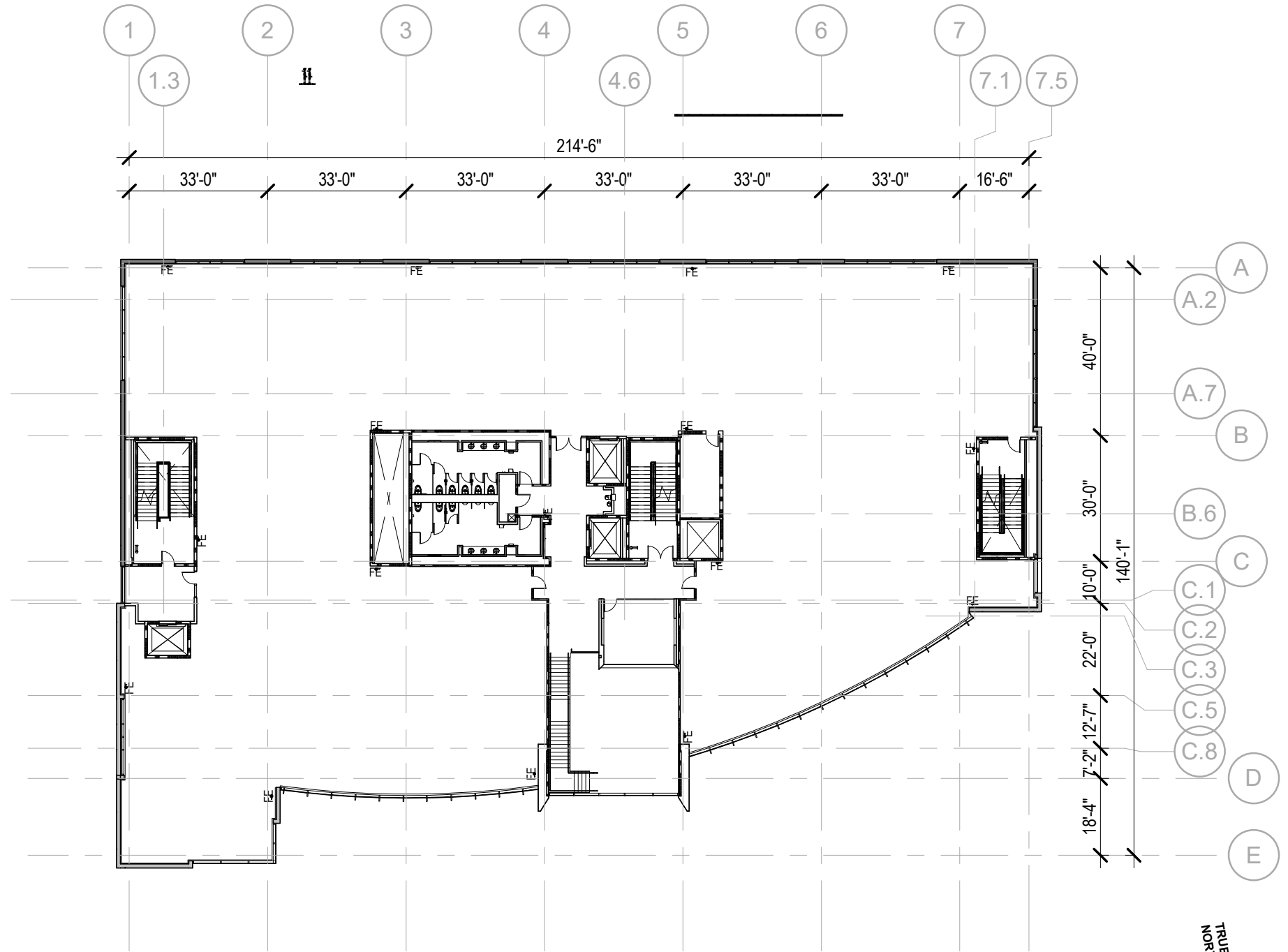
PARCEL 1 PROPOSED LEVEL 1 PLAN

01/18/23 HERITAGE TREE UPDATES
 10/19/22 C.U.P. RESPONSE 4
 08/05/22 C.U.P. RESPONSE 3
 06/29/22 C.U.P. SI
 04/30/21 C.U.P. RESUBMITTAL
 04/02/21 C.U.P. RESUBMITTAL
 01/27/21 C.U.P. RESUBMITTAL
 11/16/20 C.U.P. REVISIONS

A11.1



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1105-1165 O'BRIEN DRIVE
 MENLO PARK, CA 94025

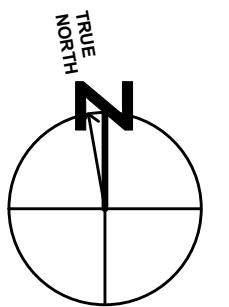
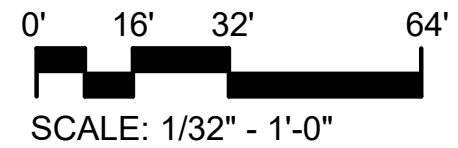
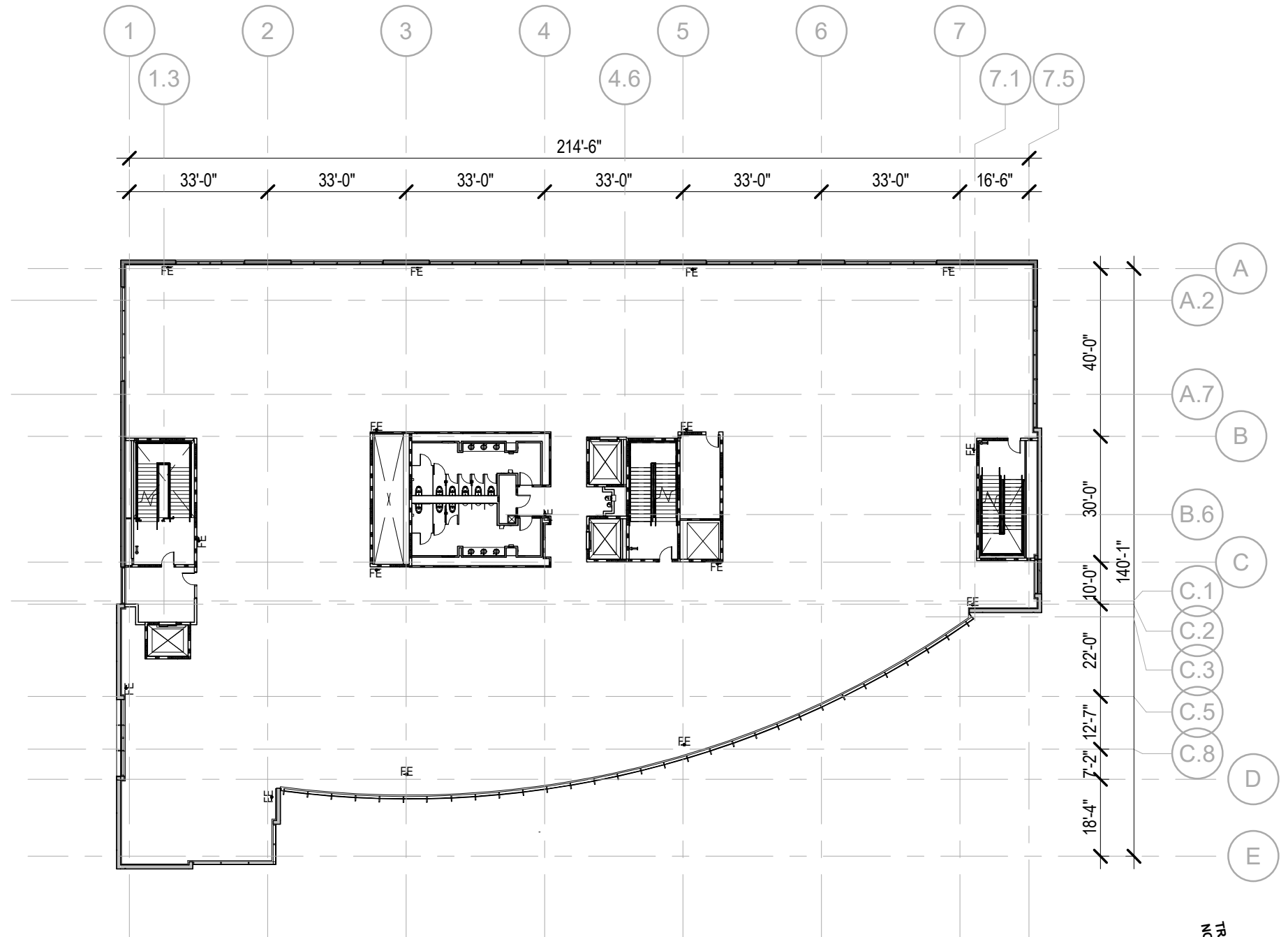
PARCEL 1 PROPOSED LEVEL 2 PLAN

01/18/23 HERITAGE TREE UPDATES
 10/19/22 C.U.P. RESPONSE 4
 08/05/22 C.U.P. RESPONSE 3
 06/29/22 C.U.P. SI
 04/30/21 C.U.P. RESUBMITTAL
 04/02/21 C.U.P. RESUBMITTAL
 01/27/21 C.U.P. RESUBMITTAL
 11/16/20 C.U.P. REVISIONS

A12.1



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01/18/23 HERITAGE TREE UPDATES
 10/19/22 C.U.P. RESPONSE 4
 08/05/22 C.U.P. RESPONSE 3
 06/29/22 C.U.P. SI
 04/30/21 C.U.P. RESUBMITTAL
 04/02/21 C.U.P. RESUBMITTAL
 01/27/21 C.U.P. RESUBMITTAL
 11/16/20 C.U.P. REVISIONS



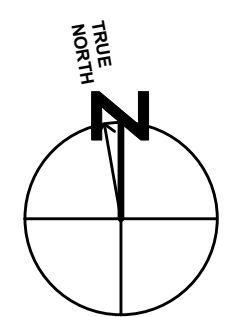
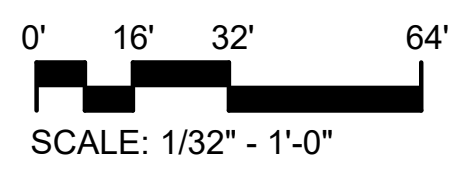
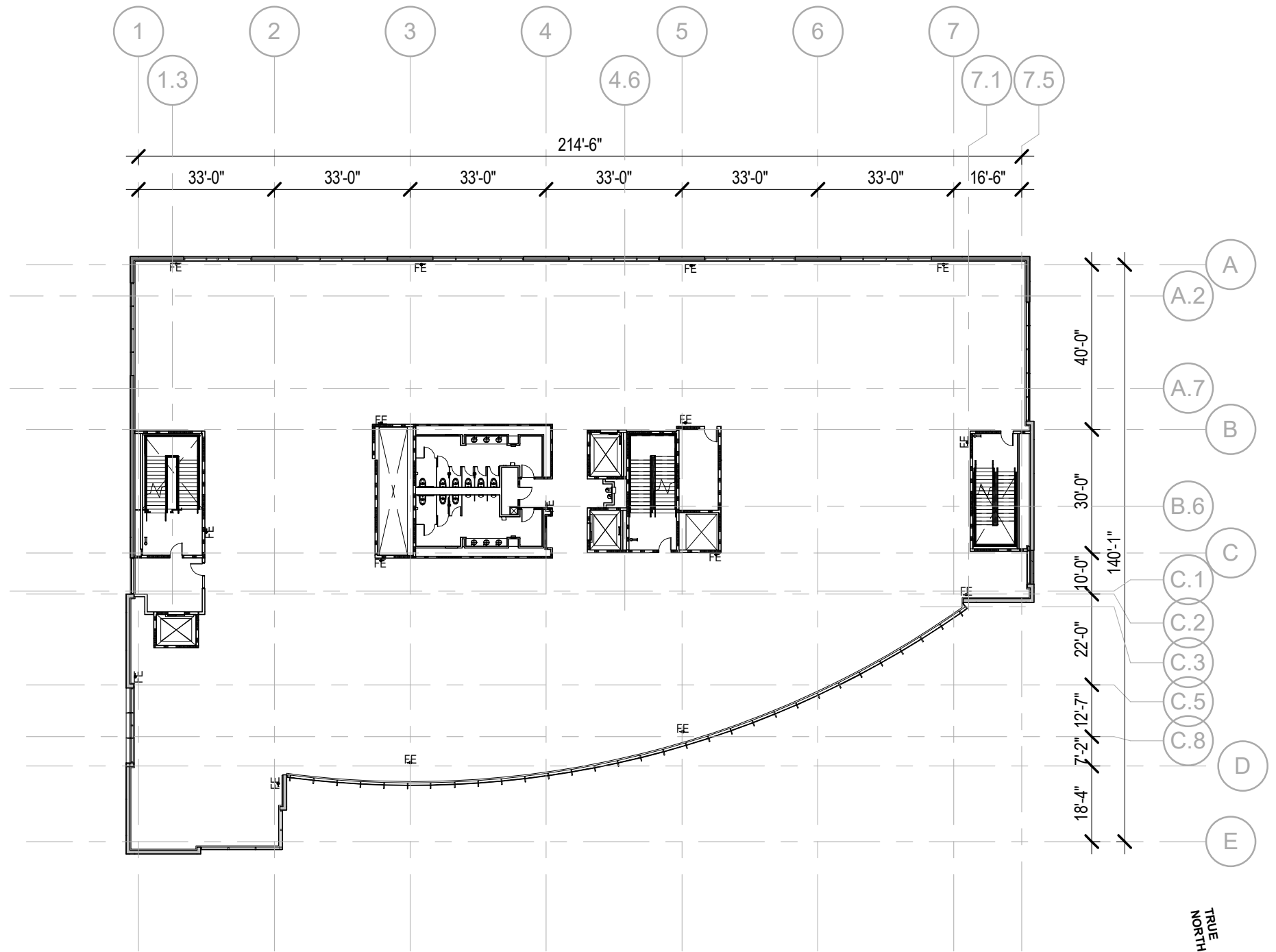
1105-1165 O'BRIEN DRIVE
 MENLO PARK, CA 94025

PARCEL 1 PROPOSED LEVEL 3 PLAN

A13.1



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MENLO PARK, CA 94025

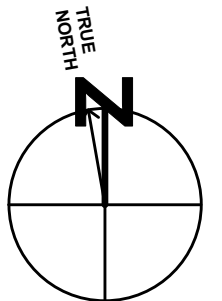
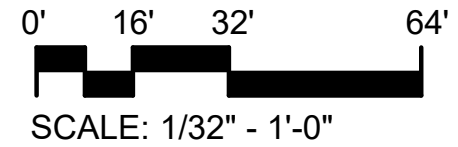
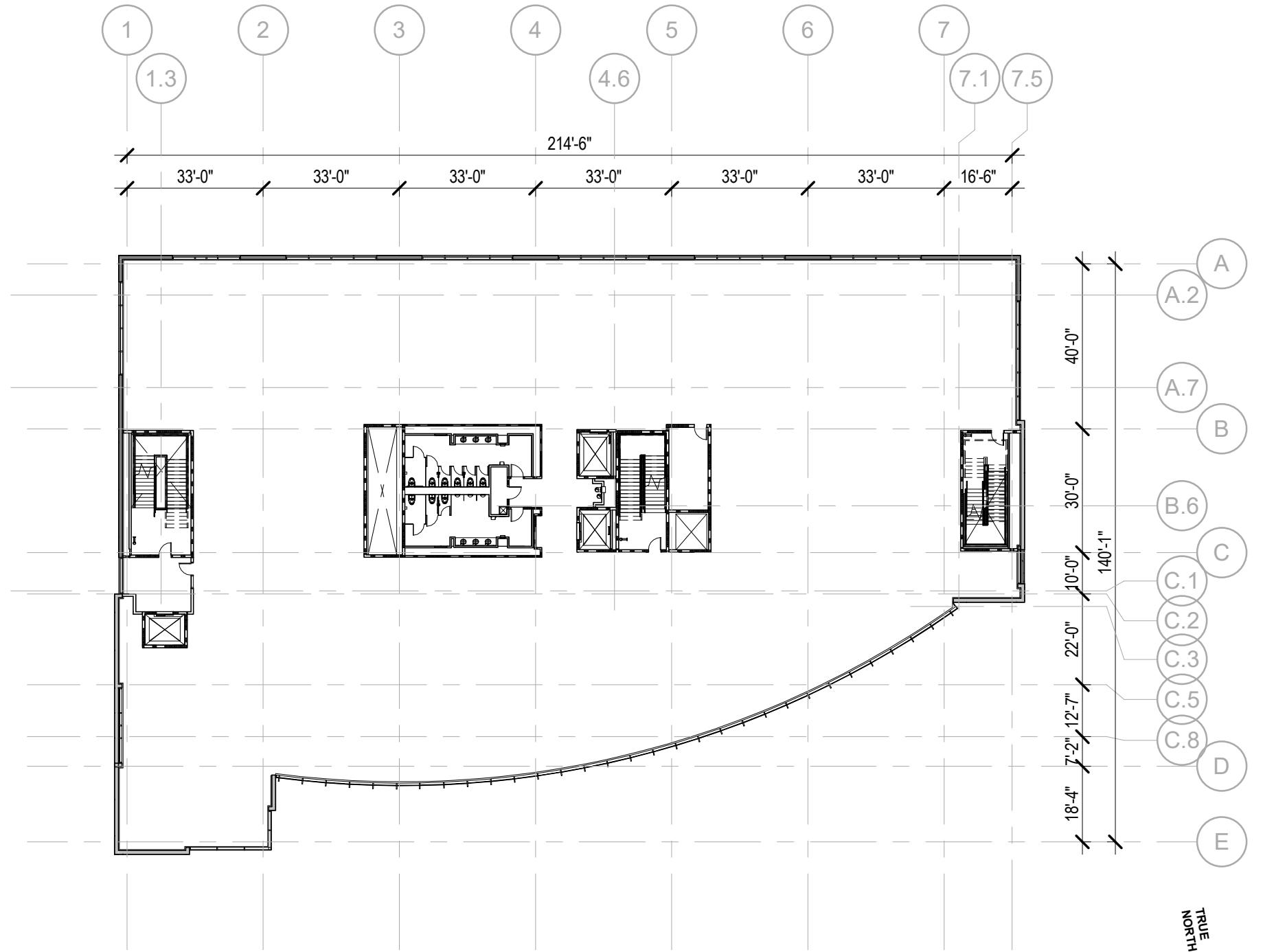
PARCEL 1 PROPOSED LEVEL 4 PLAN

01/18/23 HERITAGE TREE UPDATES
10/19/22 C.U.P. RESPONSE 4
08/05/22 C.U.P. RESPONSE 3
06/29/22 C.U.P. SI
04/30/21 C.U.P. RESUBMITTAL
04/02/21 C.U.P. RESUBMITTAL
01/27/21 C.U.P. RESUBMITTAL
11/16/20 C.U.P. REVISIONS

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1105-1165 O'BRIEN DRIVE
MENLO PARK, CA 94025

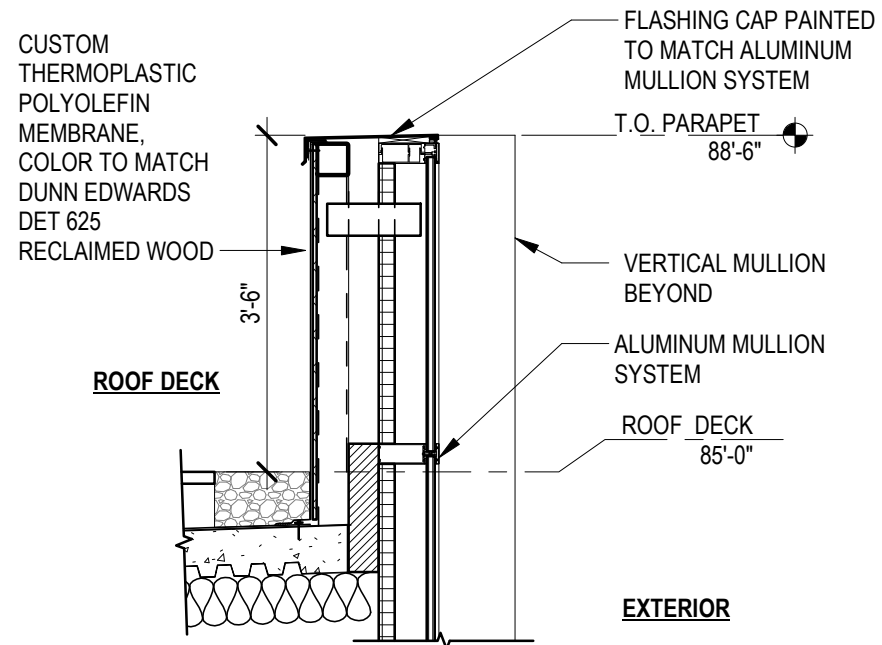
PARCEL 1 PROPOSED LEVEL 5 PLAN

01/18/23 HERITAGE TREE UPDATES
10/19/22 C.U.P. RESPONSE 4
08/05/22 C.U.P. RESPONSE 3
06/29/22 C.U.P. SI
04/30/21 C.U.P. RESUBMITTAL
04/02/21 C.U.P. RESUBMITTAL
01/27/21 C.U.P. RESUBMITTAL
11/16/20 C.U.P. REVISIONS

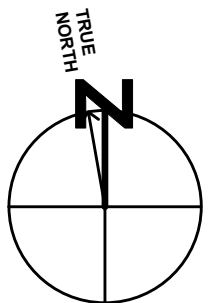
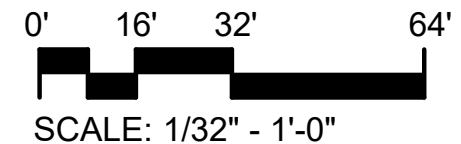
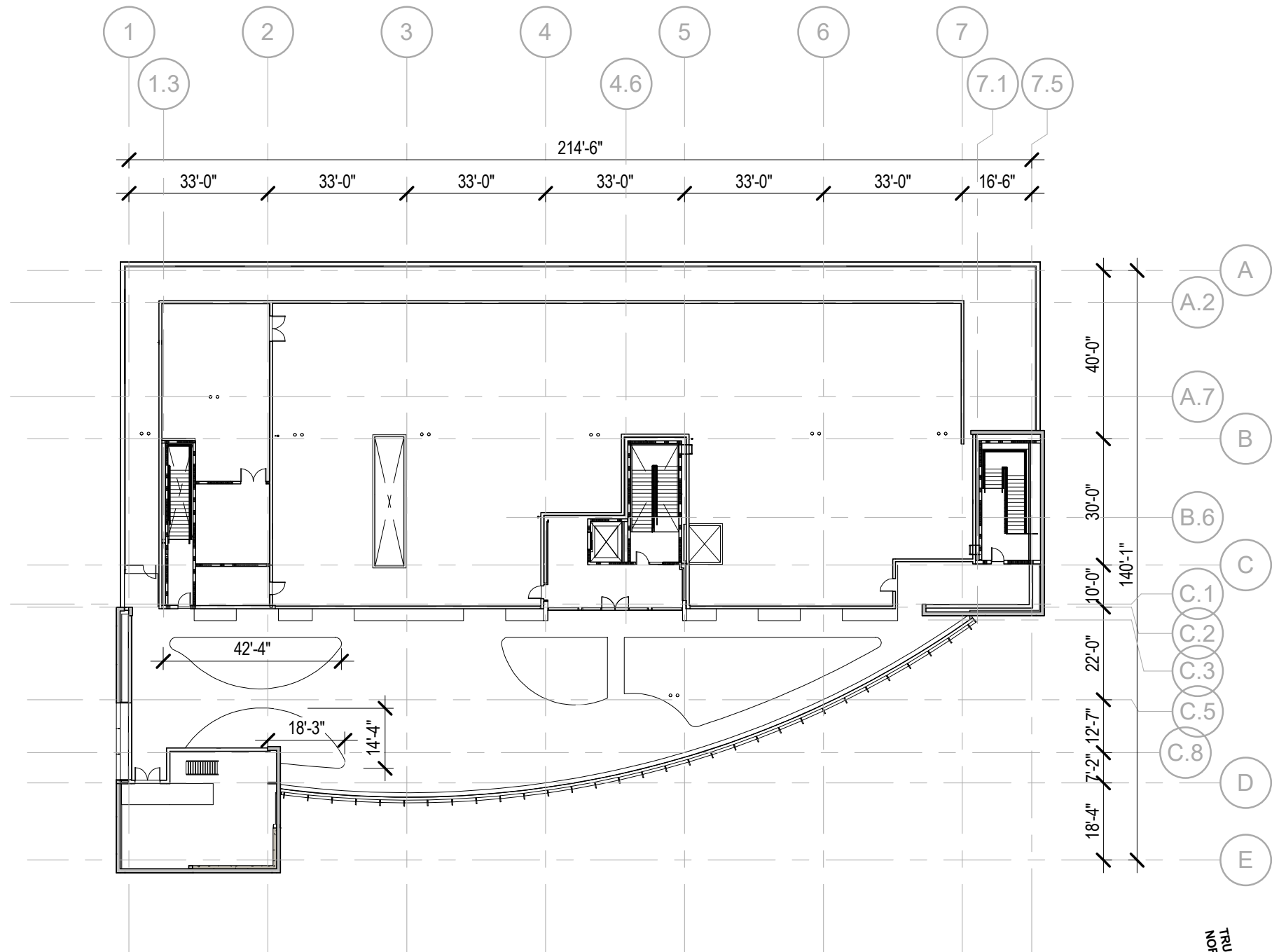
A15.1



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2 CURTAIN WALL PARAPET
1/2" = 1'-0"



1105-1165 O'BRIEN DRIVE
MENLO PARK, CA 94025

PARCEL 1 PROPOSED ROOF PLAN

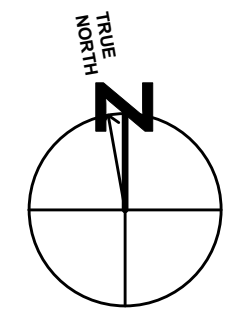
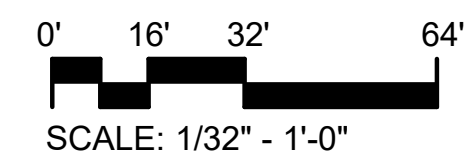
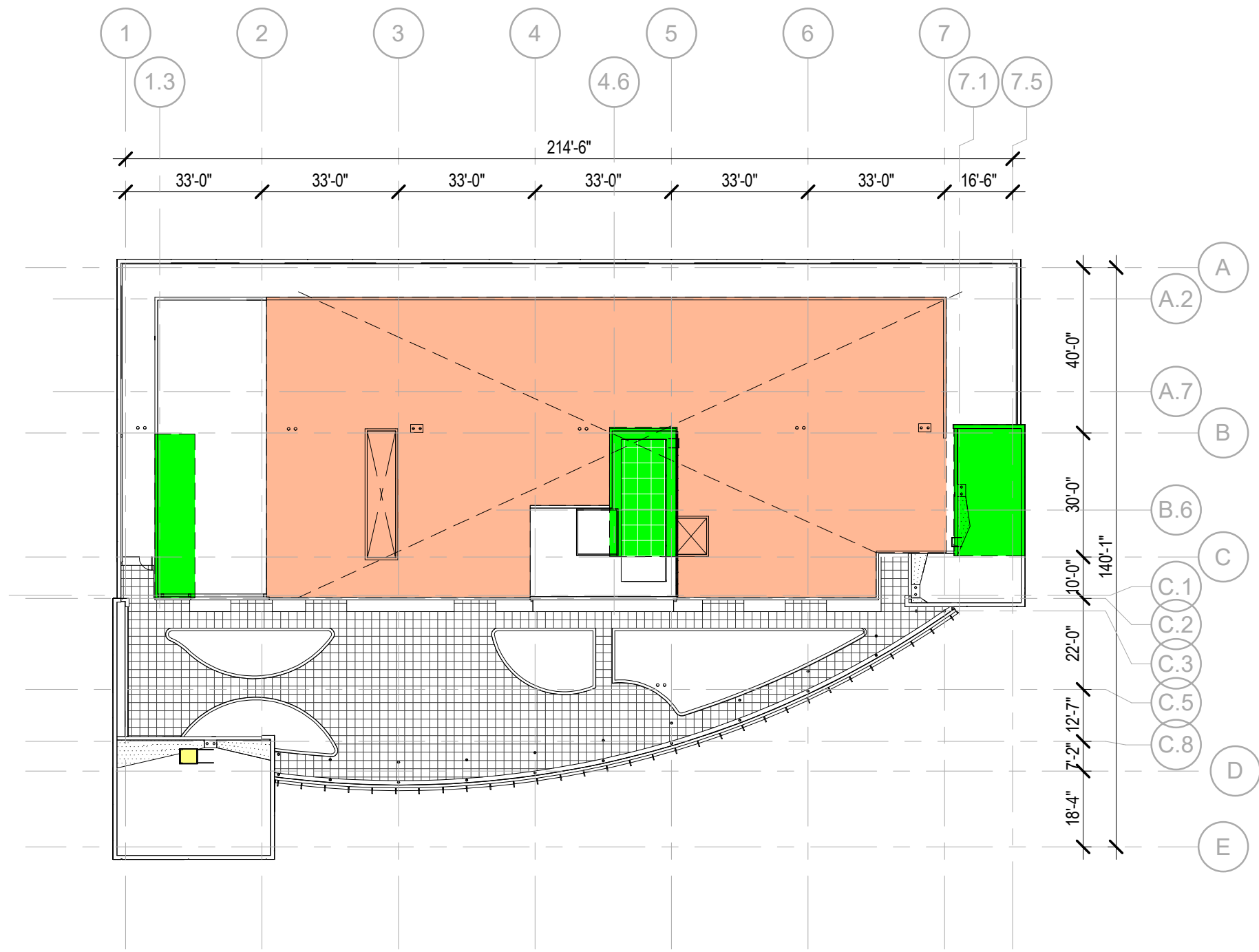
01/18/23 HERITAGE TREE UPDATES
10/19/22 C.U.P. RESPONSE 4
08/05/22 C.U.P. RESPONSE 3
06/29/22 C.U.P. SI
04/30/21 C.U.P. RESUBMITTAL
04/02/21 C.U.P. RESUBMITTAL
01/27/21 C.U.P. RESUBMITTAL
11/16/20 C.U.P. REVISIONS

A16.1



LEGEND

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



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1105-1165 O'BRIEN DRIVE
MENLO PARK, CA 94025

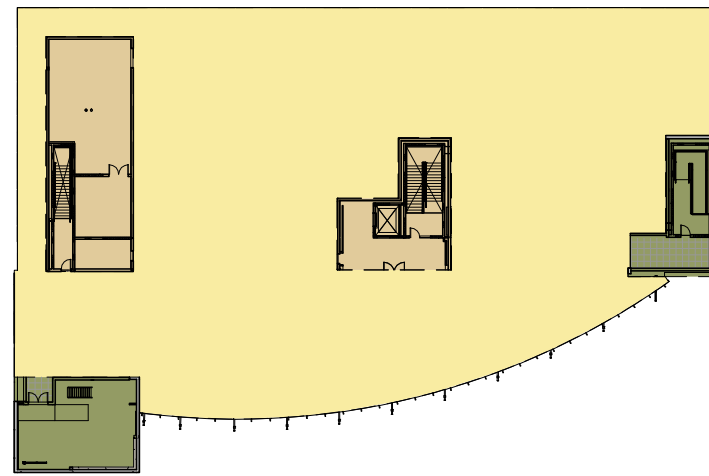
PARCEL 1 PROPOSED UPPER ROOF
PLAN

- 01/18/23 HERITAGE TREE UPDATES
- 10/19/22 C.U.P. RESPONSE 4
- 08/05/22 C.U.P. RESPONSE 3
- 06/29/22 C.U.P. SI
- 04/23/21 BID/PERMIT SET
- 04/30/21 C.U.P. RESUBMITTAL
- 04/02/21 C.U.P. RESUBMITTAL
- 01/27/21 C.U.P. RESUBMITTAL
- 11/16/20 C.U.P. REVISIONS

A17.1



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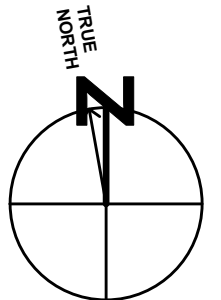
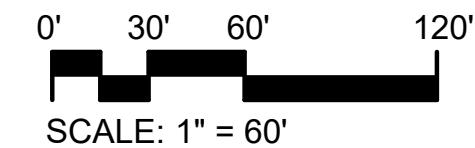
HEIGHT CALCULATION

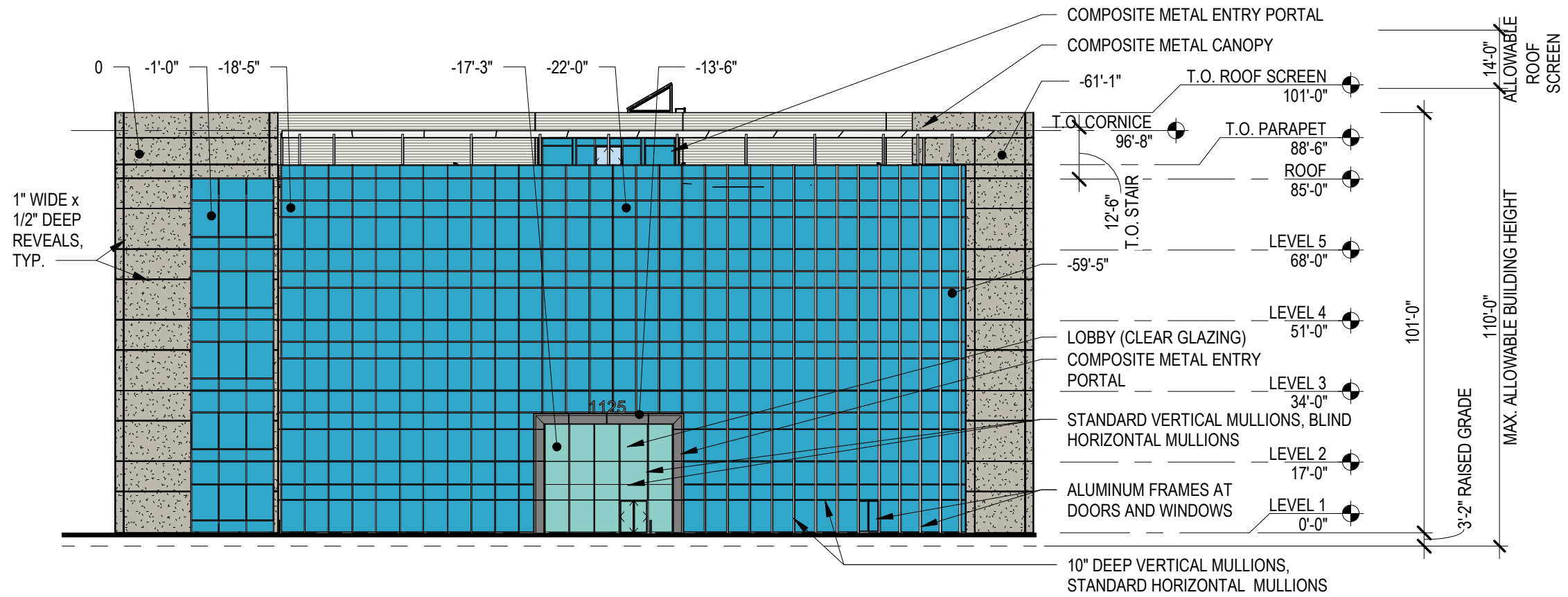
	AREA	HEIGHT	TOTAL HEIGHT
1125 O'BRIEN DR			
BUILDING	21,032 SF	85'-0"	88'-2" *
STAIRS 2 & 3, STORAGE	2,071 SF	97'-6"	100'-8" *
STAIR 1, ELEVATOR, MECH. PENTHOUSE	3,151 SF	100'-0"	103'-2" *
1140 O'BRIEN DR			31,254 SF 35'-0" 35'-0"
AVERAGE HEIGHT:			60.56'

* INCLUDES 3.2 FT RAISED GRADE ABOVE EXISTING GRADE TO ACCOMMODATE FOR FLOOD PLAIN REQUIREMENTS



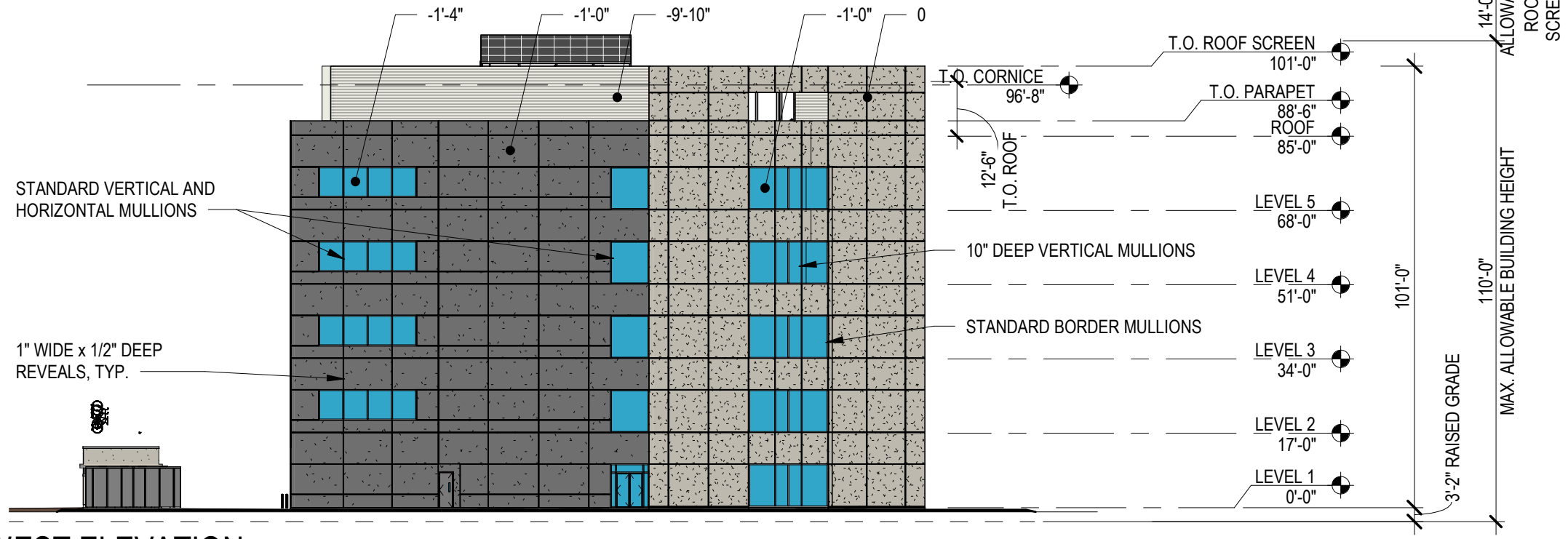
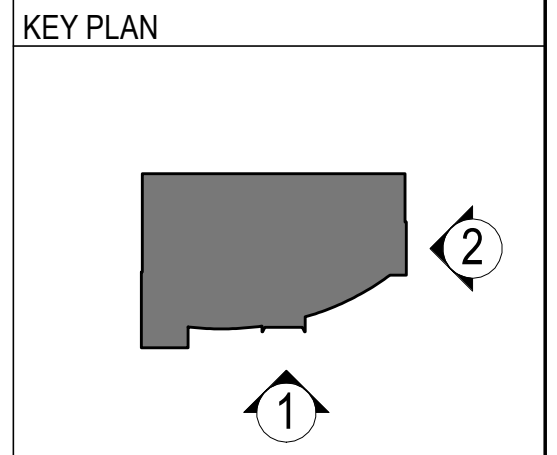
1 PARCEL 1 PROPOSED ROOF PLAN AND 1140 O'BRIEN DRIVE ROOF PLAN
1" = 60'-0"





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

- LEGEND**
- SOLAR BAN 70, SOLAR BLUE
2" x 4" CERAMIC DOT FRIT
PATTERN BIRD-FRIENDLY GLAZING
23,600 S.F. OR 96.5% OF TOTAL
GLAZED FACADE AREA
 - CLEAR GLAZING (NON-BIRD-FRIENDLY)
VITRO SOLARBAN 70XL
MAXIMUM FACADE SURFACE AREA
MAX. ALLOWED: 10%
ACTUAL: 3.5%
867 S.F. OR 3.5% OF TOTAL GLAZED
FACADE AREA
 - GLASS FIBER REINFORCED
CONCRETE PANELS
SAND BLASTED FINISH TO MATCH
DUNN EDWARDS DET 625 RECLAIMED
WOOD
 - GLASS FIBER REINFORCED
CONCRETE PANELS
SAND BLASTED FINISH TO MATCH
DUNN EDWARDS DET 628 CHARCOAL
SKETCH
 - CORRUGATED METAL PANELS
PAINTED TO MATCH DUNN EDWARDS
DE 6225 FOSSIL
- NOTE:**
ALUMINUM FRAMES AT WINDOWS AND DOORS



2 WEST ELEVATION
1/32" = 1'-0"

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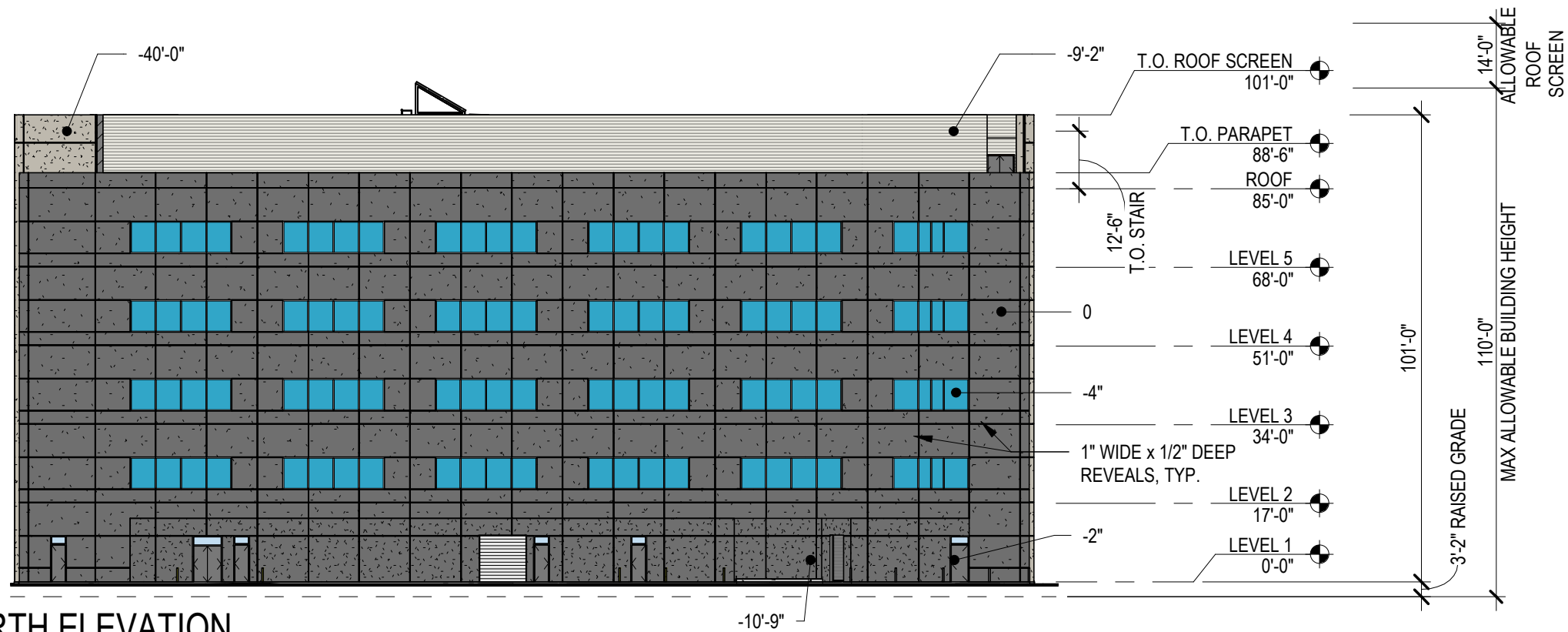


1105-1165 O'BRIEN DRIVE
MENLO PARK, CA 94025

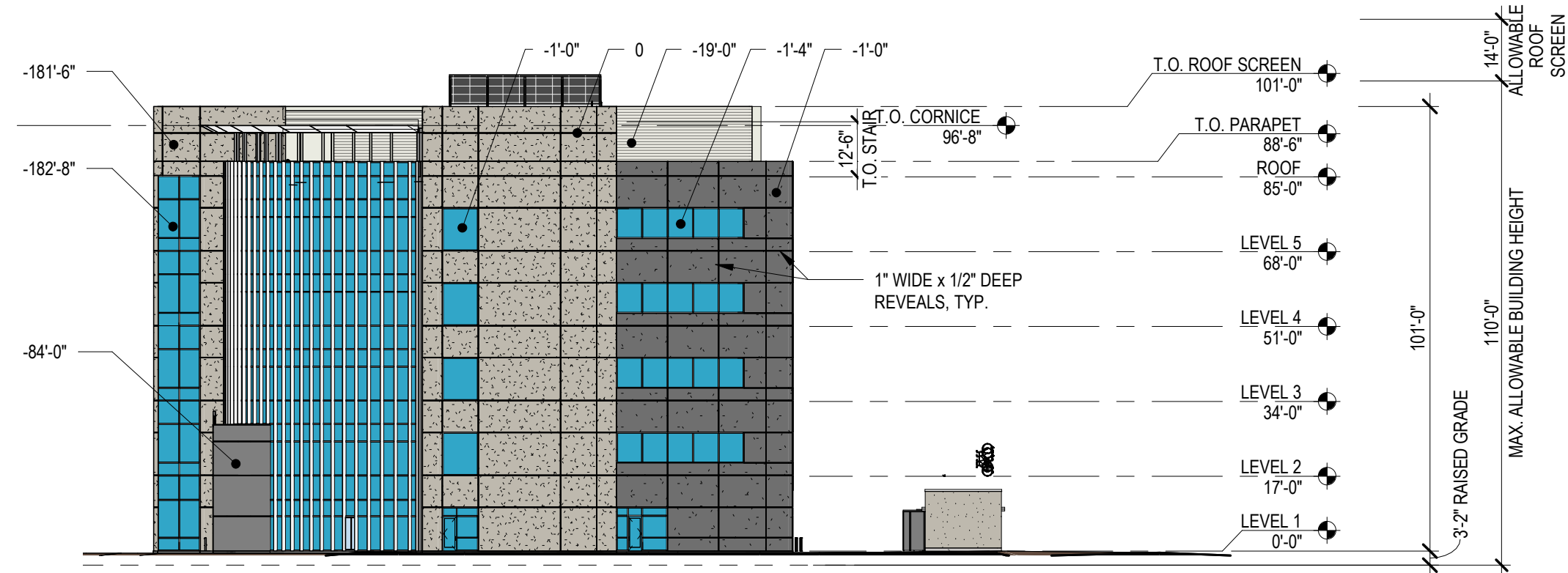
PARCEL 1 PROPOSED BUILDING
ELEVATIONS

- 01/18/23 HERITAGE TREE UPDATES
- 10/19/22 C.U.P. RESPONSE 4
- 08/05/22 C.U.P. RESPONSE 3
- 06/29/22 C.U.P. SI
- 04/30/21 C.U.P. RESUBMITTAL
- 04/02/21 C.U.P. RESUBMITTAL
- 01/27/21 C.U.P. RESUBMITTAL
- 11/16/20 C.U.P. REVISIONS



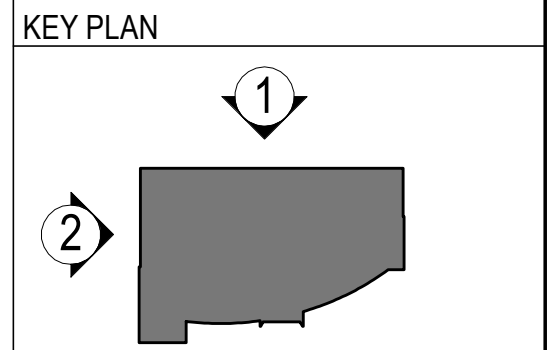


1 NORTH ELEVATION
1/32" = 1'-0"



2 EAST ELEVATION
1/32" = 1'-0"

- LEGEND**
- SOLAR BAN 70, SOLAR BLUE
2" x 4" CERAMIC DOT FRIT
PATTERN BIRD-FRIENDLY GLAZING
23,600 S.F. OR 96.5% OF TOTAL
GLAZED FACADE AREA
 - CLEAR GLAZING (NON-BIRD-FRIENDLY)
VITRO SOLARBAN 70XL
MAXIMUM FACADE SURFACE AREA
MAX. ALLOWED: 10%
ACTUAL: 3.5%
867 S.F. OR 3.5% OF TOTAL GLAZED
FACADE AREA
 - GLASS FIBER REINFORCED
CONCRETE PANELS
SAND BLASTED FINISH TO MATCH
DUNN EDWARDS DET 625 RECLAIMED
WOOD
 - GLASS FIBER REINFORCED
CONCRETE PANELS
SAND BLASTED FINISH TO MATCH
DUNN EDWARDS DET 628 CHARCOAL
SKETCH
 - CORRUGATED METAL PANELS
PAINTED TO MATCH DUNN EDWARDS
DE 6225 FOSSIL
- NOTE:**
ALUMINUM FRAMES AT WINDOWS AND DOORS



BIM 360/Tarlton - 1125 O'Brien - 2020 - Central.rvt

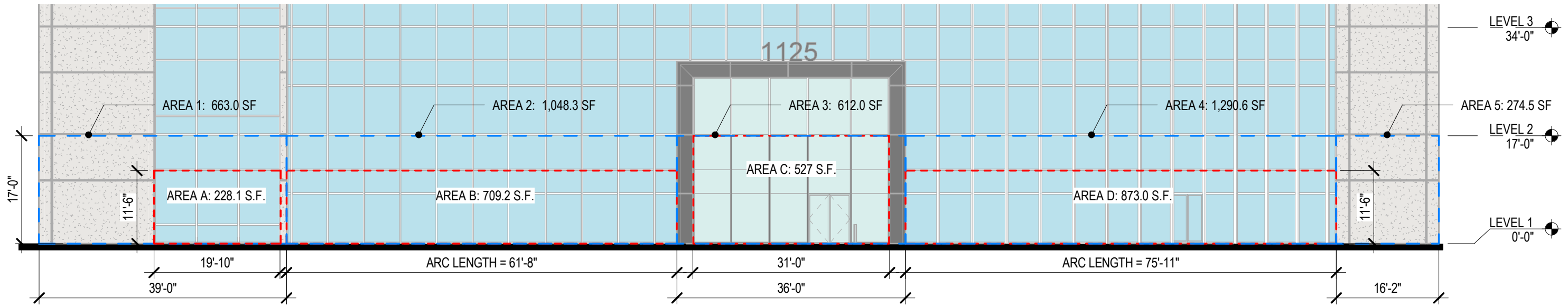


1105-1165 O'BRIEN DRIVE
MENLO PARK, CA 94025

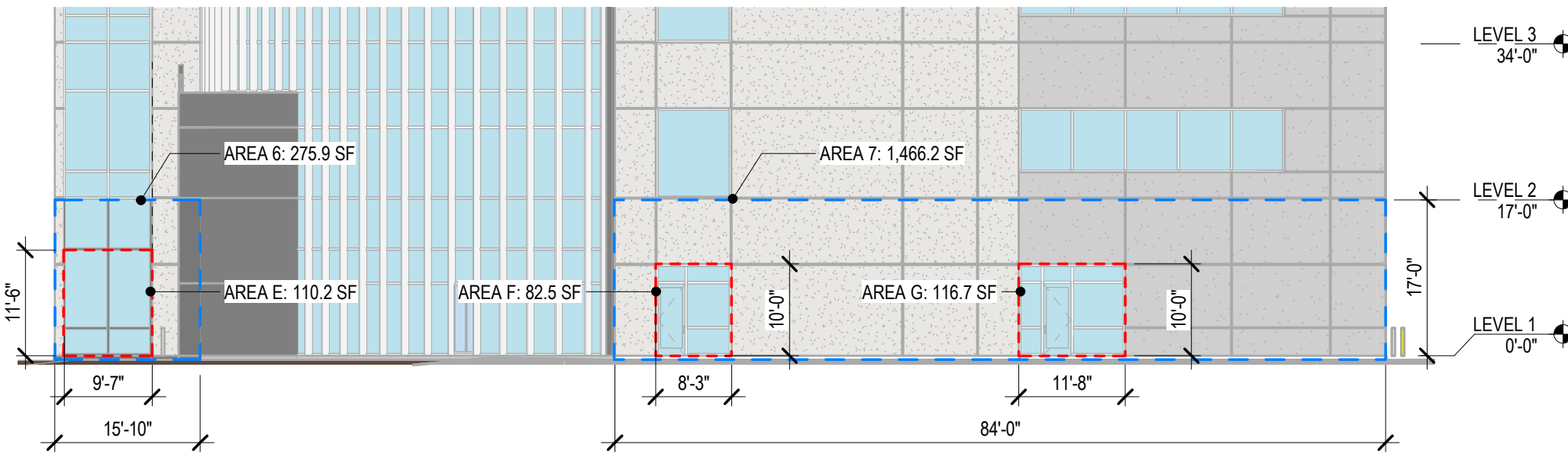
PARCEL 1 PROPOSED BUILDING
ELEVATIONS

- 01/18/23 HERITAGE TREE UPDATES
- 10/19/22 C.U.P. RESPONSE 4
- 08/05/22 C.U.P. RESPONSE 3
- 06/29/22 C.U.P. SI
- 04/30/21 C.U.P. RESUBMITTAL
- 04/02/21 C.U.P. RESUBMITTAL
- 01/27/21 C.U.P. RESUBMITTAL
- 11/16/20 C.U.P. REVISIONS





1 SOUTH ELEVATION
1/16" = 1'-0"



2 EAST ELEVATION
1/16" = 1'-0"

LEGEND	
	FRONTAGE AT GROUND FLOOR
	TRANSPARENT FRONTAGE AT GROUND FLOOR

GROUND FLOOR TRANSPARENCY			
FRONTAGE		TRANSPARENT FRONTAGE	
AREA 1:	663.0 SF	AREA A:	228.1 SF
AREA 2:	1,048.3 SF	AREA B:	709.2 SF
AREA 3:	612.0 SF	AREA C:	527.0 SF
AREA 4:	1,290.6 SF	AREA D:	873.0 SF
AREA 5:	274.5 SF	AREA E:	110.2 SF
AREA 6:	275.9 SF	AREA F:	82.5 SF
AREA 7:	1,466.2 SF	AREA G:	116.7 SF
TOTAL:	5,630.5 SF	TOTAL:	2,646.8 SF

2,646.8 SF/5630.5 SF = 47%

TRANSPARENT FRONTAGE REQUIRED: 40%
TRANSPARENT FRONTAGE PROVIDED: 47%

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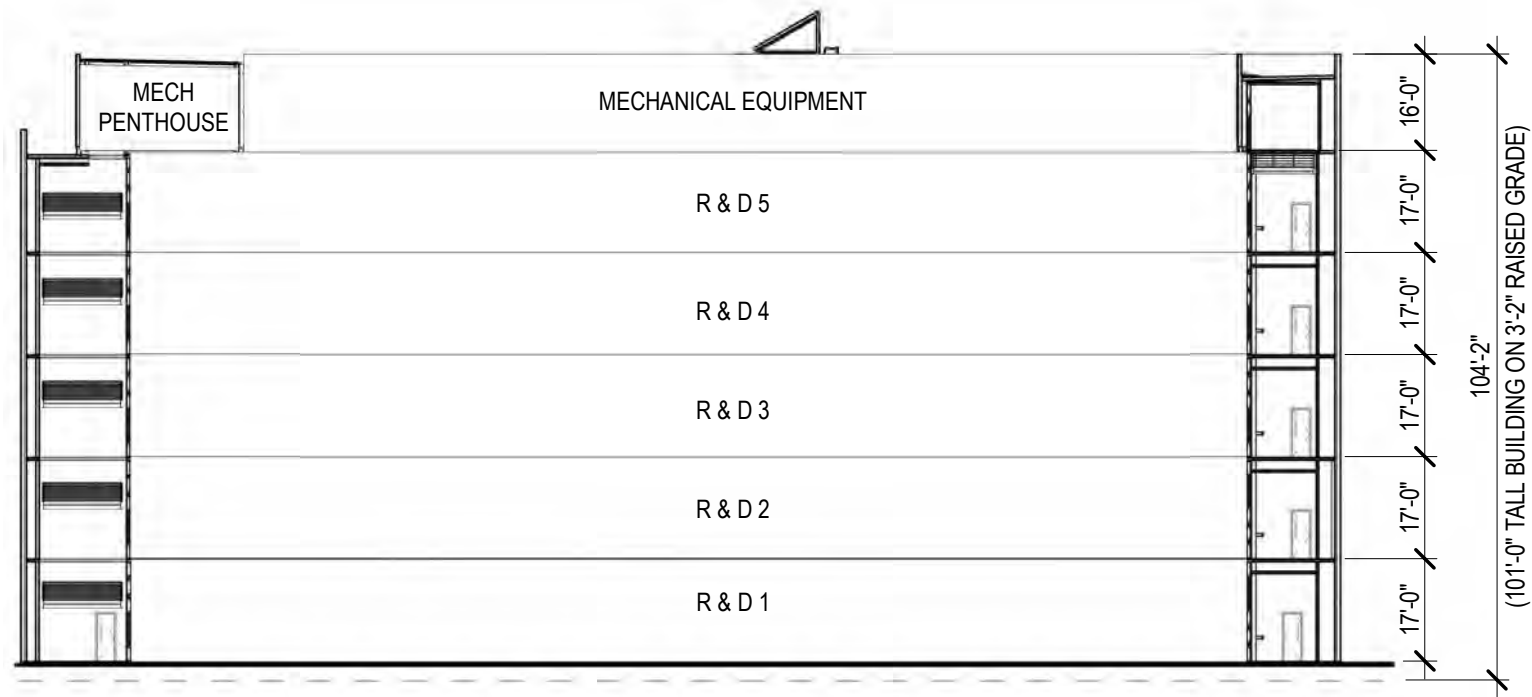
01/18/23 HERITAGE TREE UPDATES
10/19/22 C.U.P. RESPONSE 4
08/05/22 C.U.P. RESPONSE 3



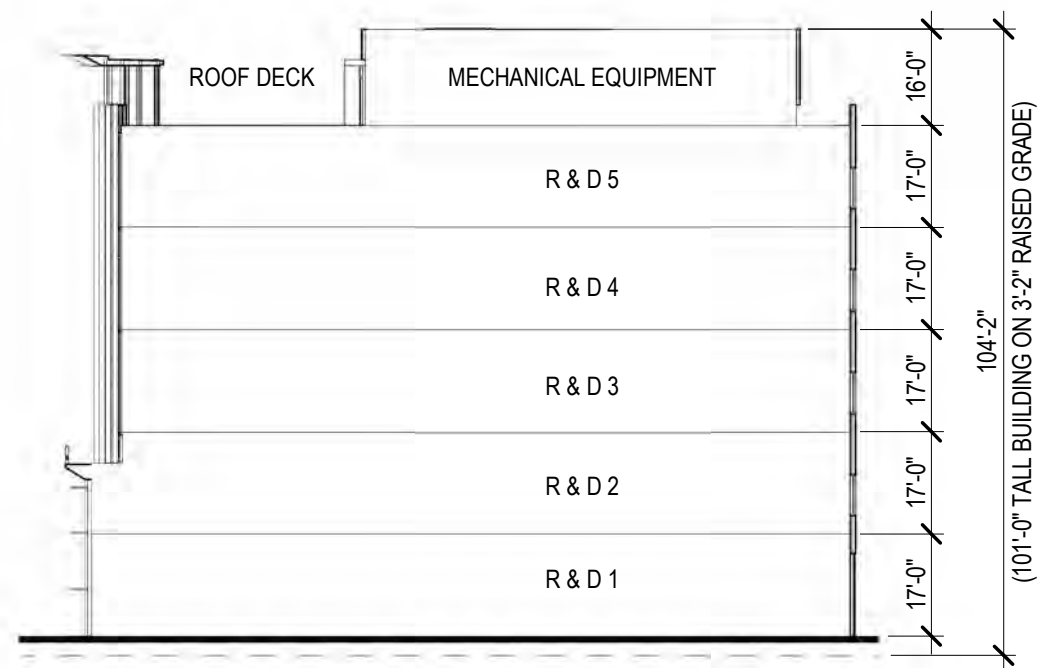
1105-1165 O'BRIEN DRIVE
MENLO PARK, CA 94025

PARCEL 1 TRANSPARENCY STUDY

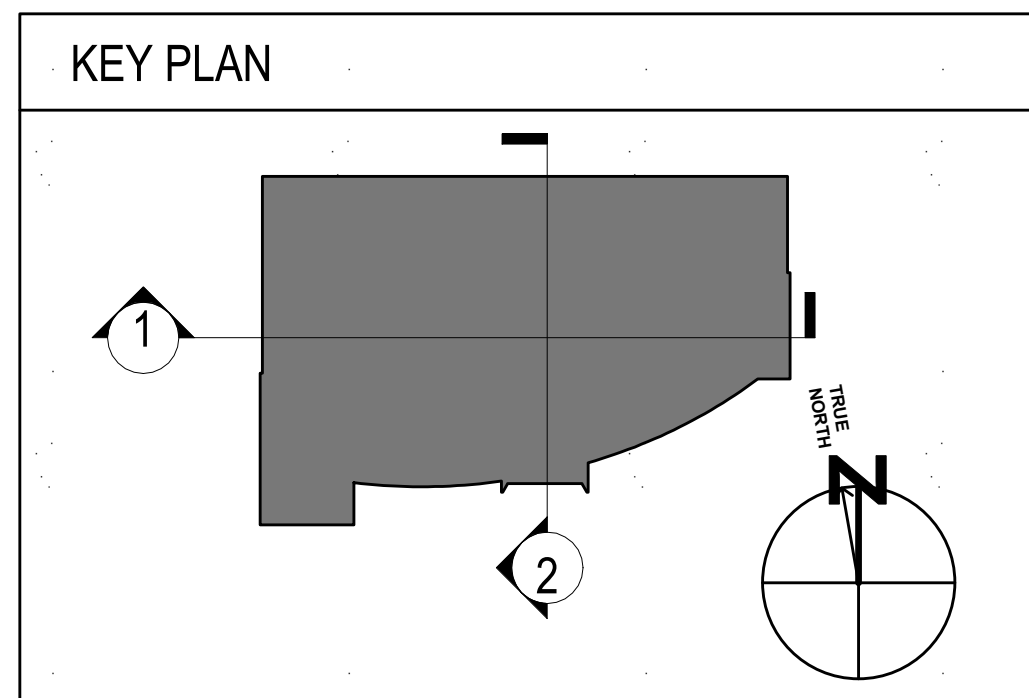




1 WEST TO EAST SECTION
1/32" = 1'-0"



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



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



1105-1165 O'BRIEN DRIVE
MENLO PARK, CA 94025

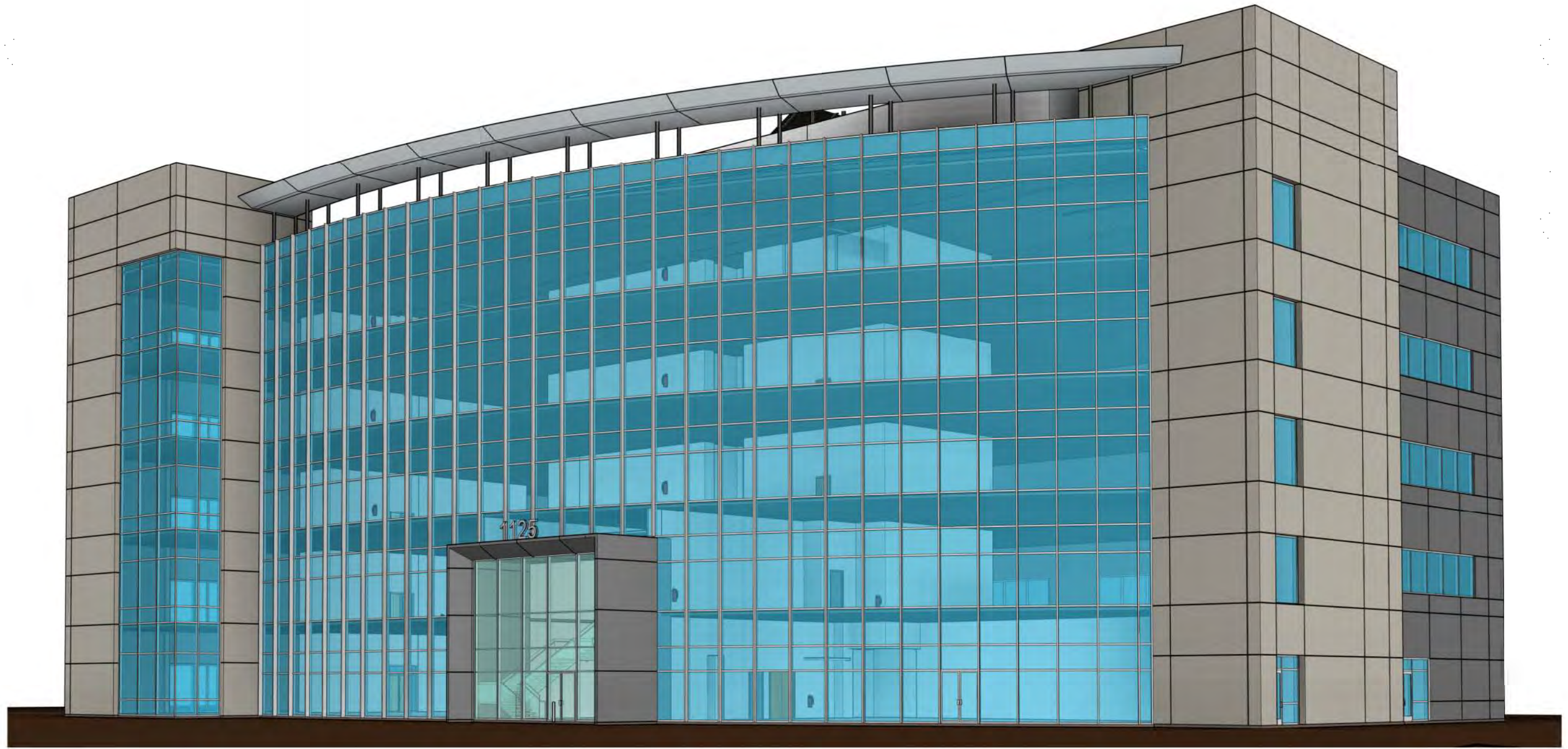
PARCEL 1 PROPOSED BUILDING
SECTIONS

01/18/23 HERITAGE TREE UPDATES
10/19/22 C.U.P. RESPONSE 4
08/05/22 C.U.P. RESPONSE 3
04/30/21 C.U.P. RESUBMITTAL
04/02/21 C.U.P. RESUBMITTAL
01/27/21 C.U.P. RESUBMITTAL
11/16/20 C.U.P. REVISIONS

A19.1



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1 SOUTHEAST



1105-1165 O'BRIEN DRIVE
MENLO PARK, CA 94025

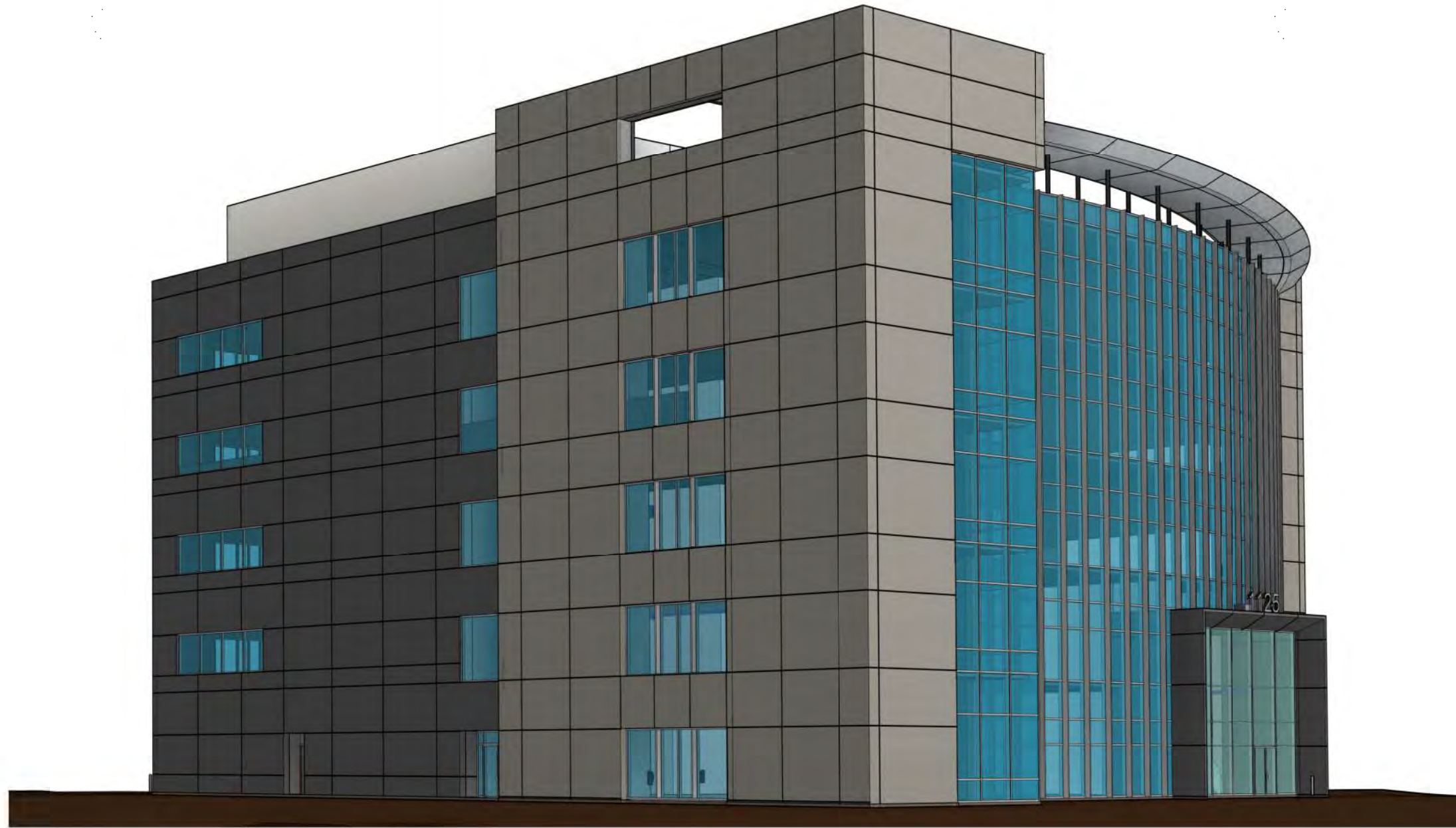
PARCEL 1 PROPOSED BUILDING
PERSPECTIVE

01/18/23	HERITAGE TREE UPDATES
10/19/22	C.U.P. RESPONSE 4
08/05/22	C.U.P. RESPONSE 3
06/29/22	C.U.P. SI
04/30/21	C.U.P. RESUBMITTAL
04/02/21	C.U.P. RESUBMITTAL
01/27/21	C.U.P. RESUBMITTAL
11/16/20	C.U.P. REVISIONS

A20.1A



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1 SOUTHWEST



1105-1165 O'BRIEN DRIVE
MENLO PARK, CA 94025

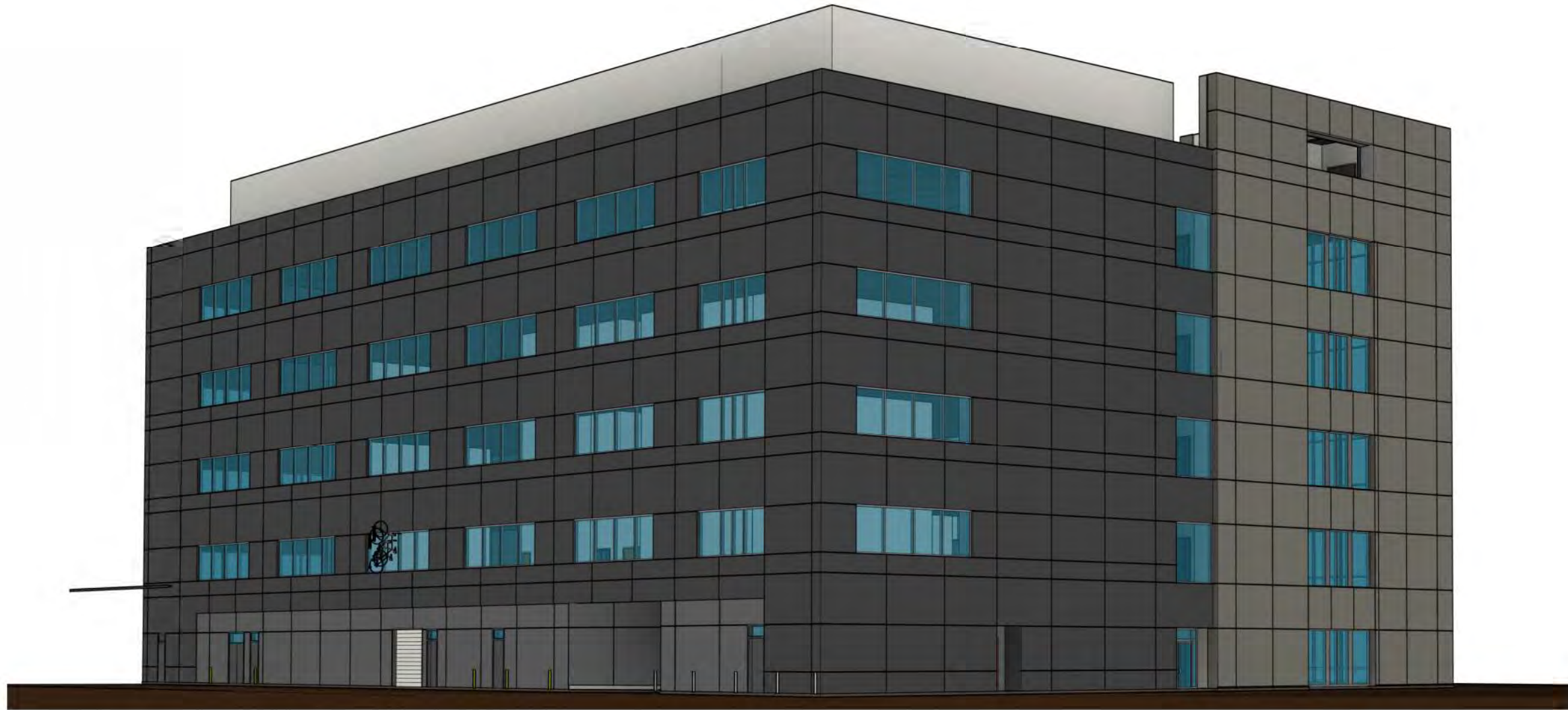
PARCEL 1 PROPOSED BUILDING
PERSPECTIVE

01/18/23	HERITAGE TREE UPDATES
10/19/22	C.U.P. RESPONSE 4
08/05/22	C.U.P. RESPONSE 3
06/29/22	C.U.P. SI
04/30/21	C.U.P. RESUBMITTAL
04/02/21	C.U.P. RESUBMITTAL
01/27/21	C.U.P. RESUBMITTAL
11/16/20	C.U.P. REVISIONS

A20.1B



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1

NORTHWEST



1105-1165 O'BRIEN DRIVE
MENLO PARK, CA 94025

PARCEL 1 PROPOSED BUILDING
PERSPECTIVE

01/18/23	HERITAGE TREE UPDATES
10/19/22	C.U.P. RESPONSE 4
08/05/22	C.U.P. RESPONSE 3
06/29/22	C.U.P. SI
04/30/21	C.U.P. RESUBMITTAL
04/02/21	C.U.P. RESUBMITTAL
01/27/21	C.U.P. RESUBMITTAL
11/16/20	C.U.P. REVISIONS

A20.1C



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



1 NORTHEAST



1105-1165 O'BRIEN DRIVE
MENLO PARK, CA 94025

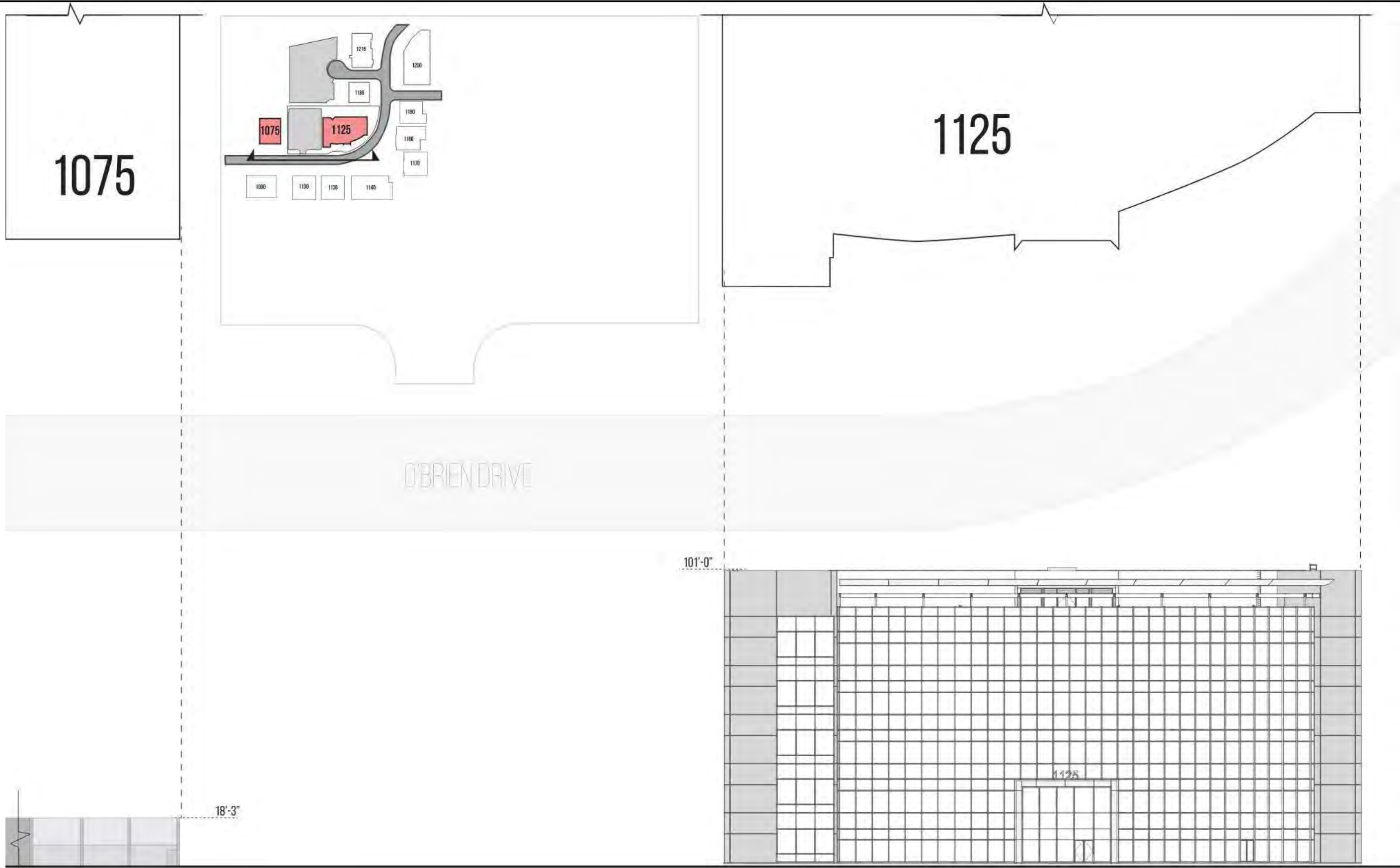
PARCEL 1 PROPOSED BUILDING
PERSPECTIVE

01/18/23	HERITAGE TREE UPDATES
10/19/22	C.U.P. RESPONSE 4
08/05/22	C.U.P. RESPONSE 3
06/29/22	C.U.P. SI
04/30/21	C.U.P. RESUBMITTAL
04/02/21	C.U.P. RESUBMITTAL
01/27/21	C.U.P. RESUBMITTAL
11/16/20	C.U.P. REVISIONS

A20.1D



BIM 360/Tarlton - 1125 O'Brien Drive - 1125 O'Brien - 2020 - Central.rvt



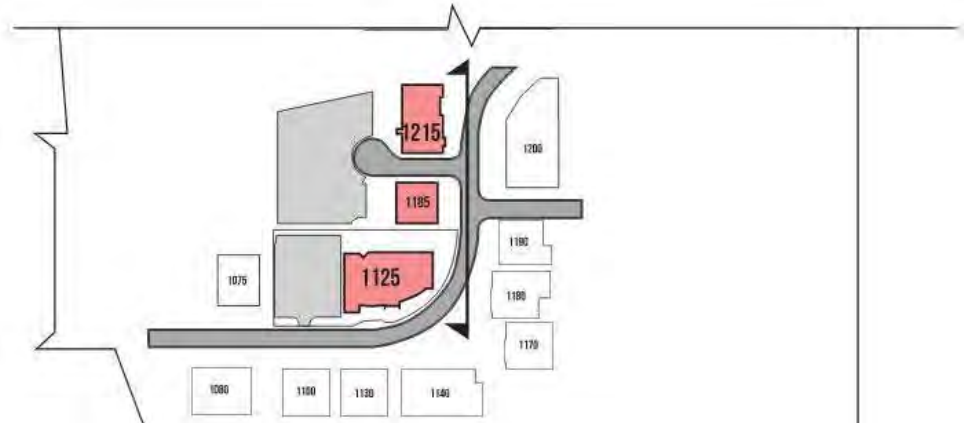
1105-1165 O'BRIEN DRIVE
 MENLO PARK, CA 94025

STREETSCAPE

01/18/23 HERITAGE TREE UPDATES
 10/19/22 C.U.P. RESPONSE 4
 08/05/22 C.U.P. RESPONSE 3
 06/29/22 C.U.P. SI
 04/30/21 C.U.P. RESUBMITTAL
 04/02/21 C.U.P. RESUBMITTAL
 01/27/21 C.U.P. RESUBMITTAL
 11/16/20 C.U.P. REVISIONS

A21.1A





1200

1200

1200

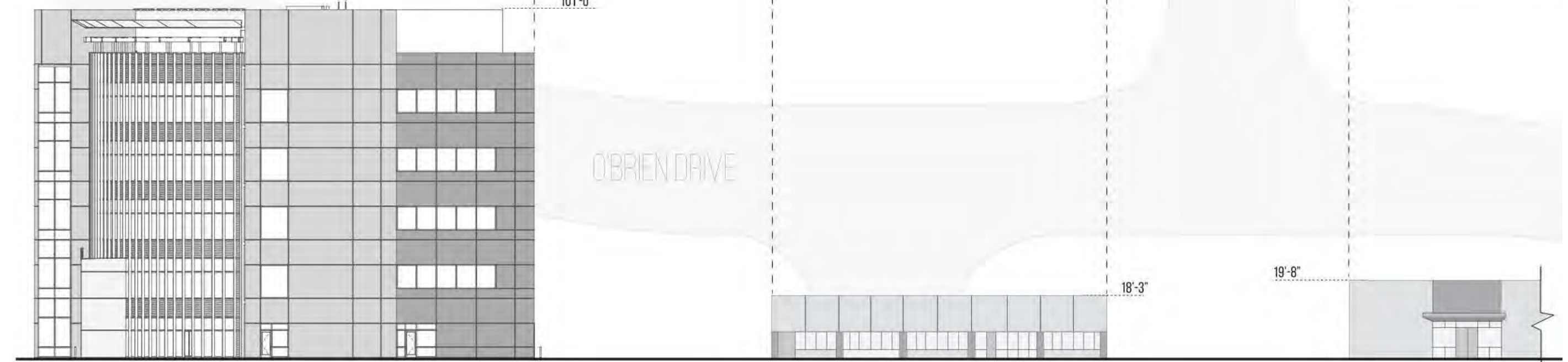
CASEY COURT

101'-0"

O'BRIEN DRIVE

18'-3"

19'-8"



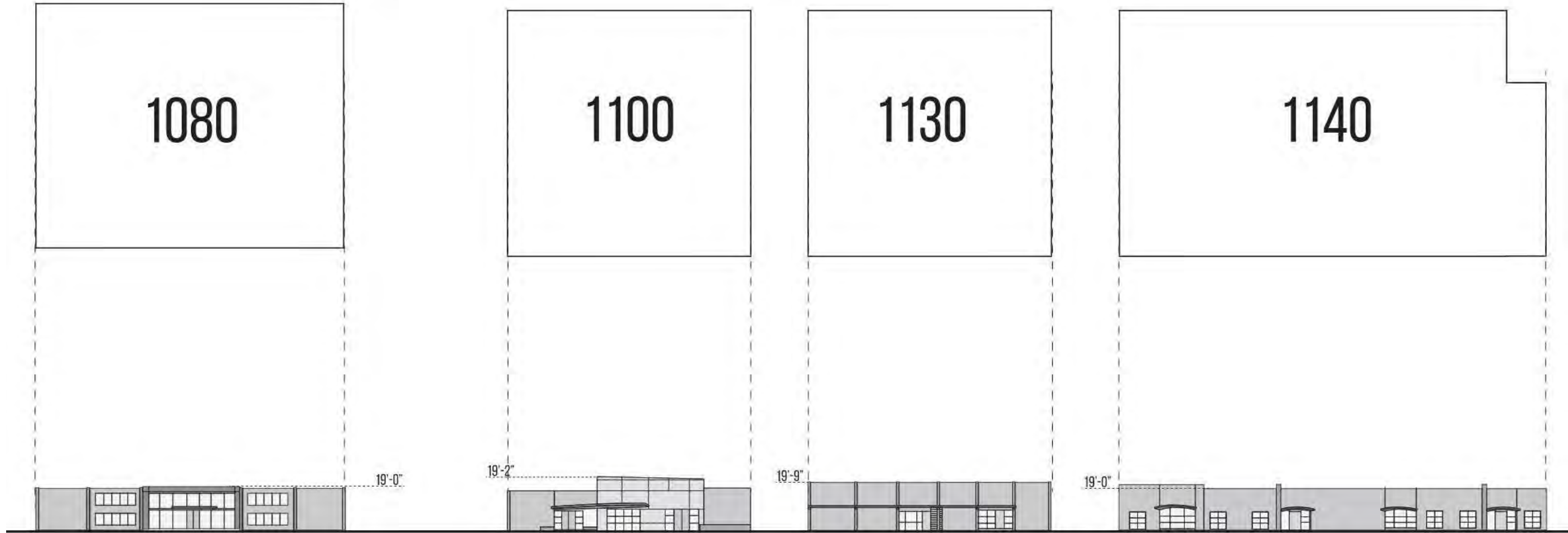
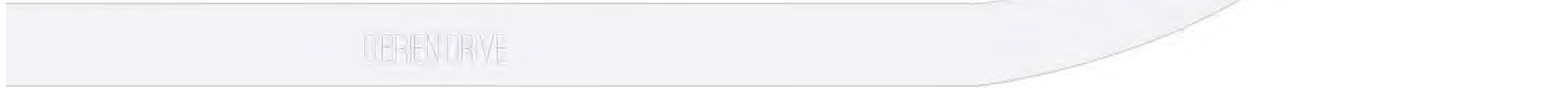
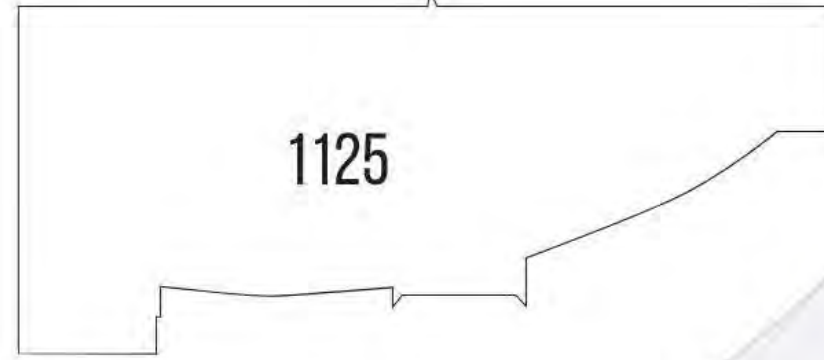
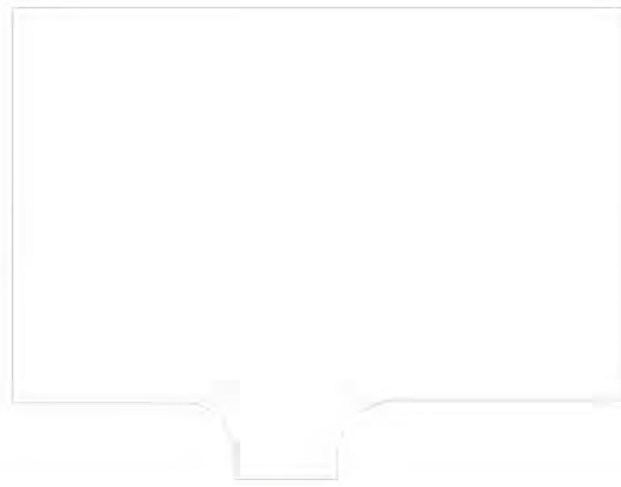
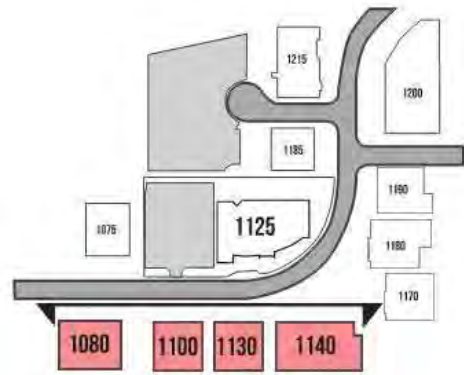
1105-1165 O'BRIEN DRIVE
 MENLO PARK, CA 94025

STREETSCAPE

01/18/23 HERITAGE TREE UPDATES
 10/19/22 C.U.P. RESPONSE 4
 08/05/22 C.U.P. RESPONSE 3
 06/29/22 C.U.P. SI
 04/30/21 C.U.P. RESUBMITTAL
 04/02/21 C.U.P. RESUBMITTAL
 01/27/21 C.U.P. RESUBMITTAL
 11/16/20 C.U.P. REVISIONS

A21.1B





BIM 360/Tarlton - 1125 O'Brien - 1125 O'Brien_2020_Central.rvt



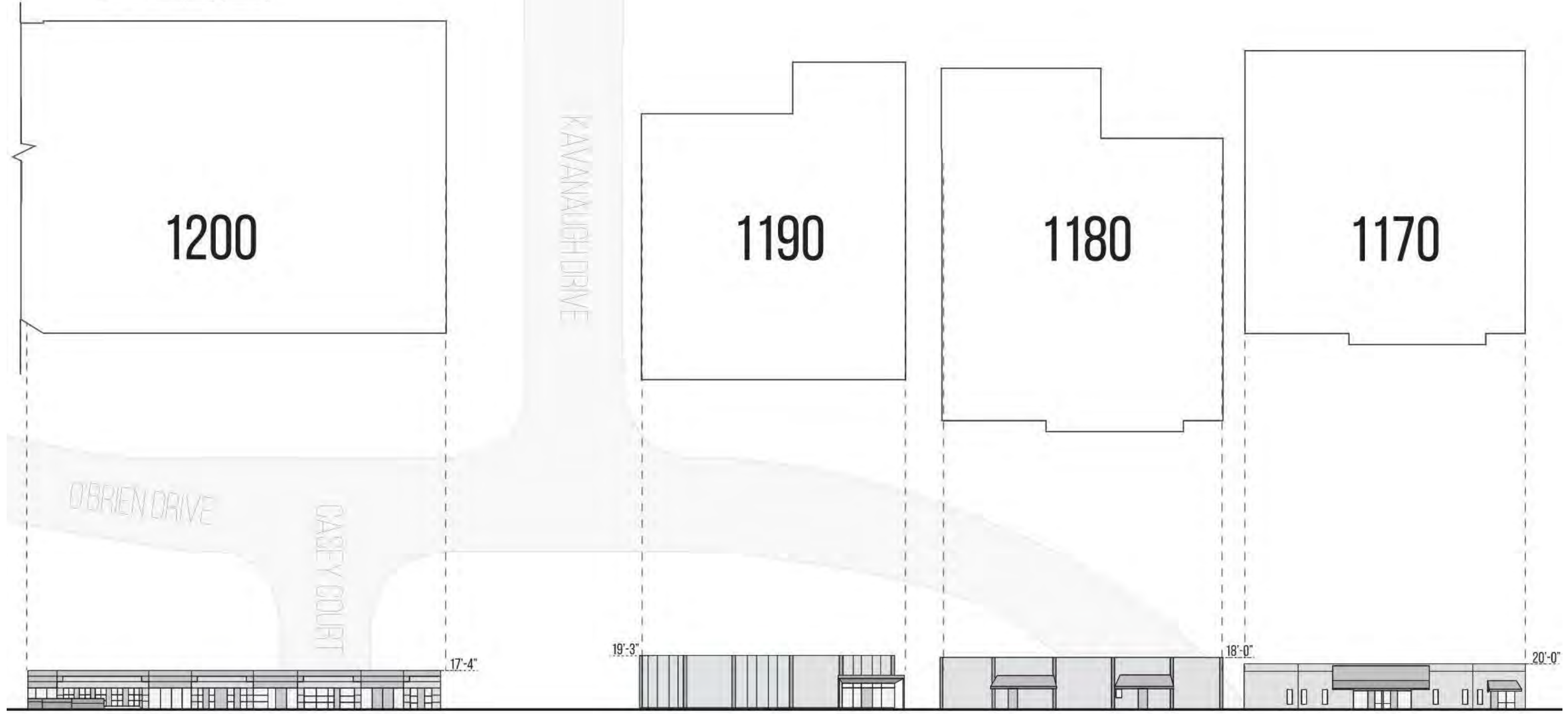
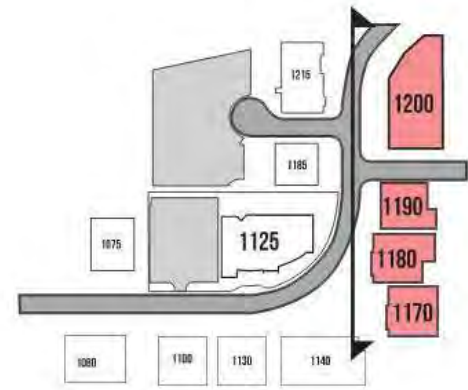
1105-1165 O'BRIEN DRIVE
MENLO PARK, CA 94025

STREETSCAPE

01/18/23 HERITAGE TREE UPDATES
10/19/22 C.U.P. RESPONSE 4
08/05/22 C.U.P. RESPONSE 3
06/29/22 C.U.P. SI
04/30/21 C.U.P. RESUBMITTAL
04/02/21 C.U.P. RESUBMITTAL
01/27/21 C.U.P. RESUBMITTAL
11/16/20 C.U.P. REVISIONS

A21.1C





BIM 360/Tarlton - 1125 O'Brien_18011_A_1125O'Brien_2020_Central.rvt



1105-1165 O'BRIEN DRIVE
MENLO PARK, CA 94025

STREETSCAPE

- 01/18/23 HERITAGE TREE UPDATES
- 10/19/22 C.U.P. RESPONSE 4
- 08/05/22 C.U.P. RESPONSE 3
- 06/29/22 C.U.P. SI
- 04/30/21 C.U.P. RESUBMITTAL
- 04/02/21 C.U.P. RESUBMITTAL
- 01/27/21 C.U.P. RESUBMITTAL
- 11/16/20 C.U.P. REVISIONS

A21.1D





① GLASS (TYP), LOW-E, TINTED BLUE (BIRD SAFE GLASS)



② GLASS (LOBBY), LOW-E, CLEAR DOUBLE GLASS (NON-BIRD SAFE GLASS)



③ WINDOW MULLIONS: JLR CHAMPAGNE METALIC



④ METAL PANEL SYSTEM AT MAIN LOBBY ENTRY PORTAL, ROOF LEVEL ENTRY PORTAL



⑤ CORRUGATED METAL PANEL: ROOF SCREEN, WALL CLADDING COLOR TO MATCH DUNN EDWARDS FOSSIL



⑥ GFRC, SANDBLASTED, SMOOTH: COLOR TO MATCH DUNN EDWARDS RECLAIMED WOOD



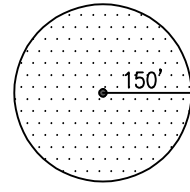
⑦ GFRC, SANDBLASTED, SMOOTH: COLOR TO MATCH DUNN EDWARDS CHARCOAL SKETCH



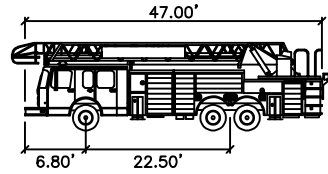
⑧ CEMENT PLASTER, SMOOTH FINISH WITH VISIBLE AGGREGATE, TEXTURE TO MATCH GFRC, COLOR TO MATCH DUNN EDWARDS RECLAIMED WOOD



BIM 360/Tarlton - 1125 O'Brien_2020_Central.rvt



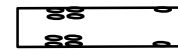
150' RADIUS
FIRE HYDRANT
COVERAGE AREA



Menlo Park Fire Truck

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

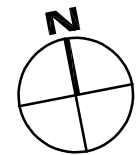
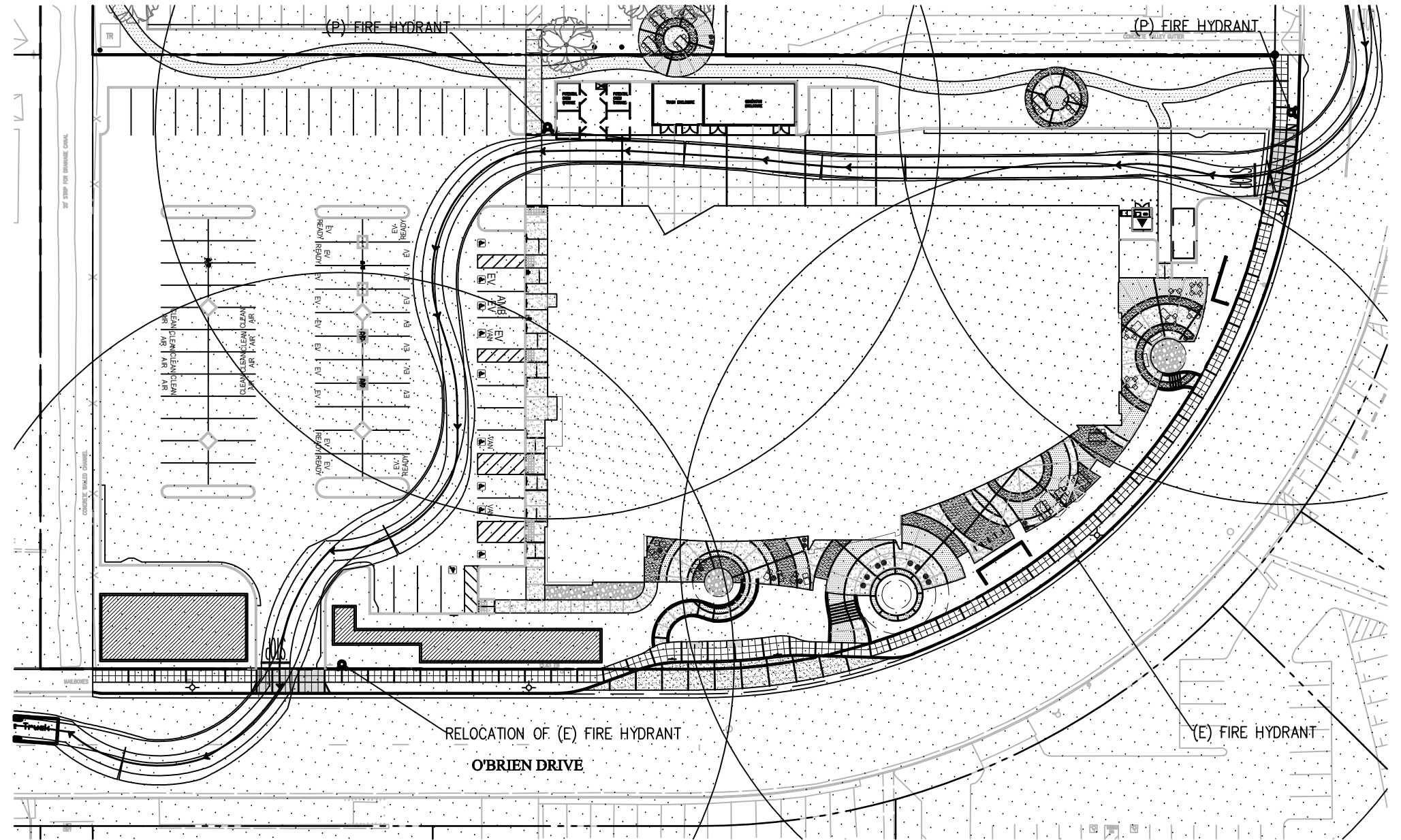
LEGEND:



FIRE TRUCK COMPUTER SIMULATED PATH OF TRAVEL

NOTE:

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



SCALE 1"=50'

Jan 12, 2023 4:26pm \\c:\projects\1125obrien\1125obrien.dwg (P:\Projects\1125obrien\1125obrien.dwg) (P:\Projects\1125obrien\1125obrien.dwg) (P:\Projects\1125obrien\1125obrien.dwg)



1125 O'BRIEN DRIVE
MENLO PARK, CA 94025

PARCEL 1 FIRE TRUCK TURNING AND FIRE HYDRANT EXHIBIT

03/13/2018	C.U.P. SUBMITTAL	01/27/2021	C.U.P. RESUBMITTAL
05/09/2018	C.U.P. COMMENTS	04/02/2021	C.U.P. RESUBMITTAL
07/10/2018	C.U.P. COMMENTS 2	04/29/2021	C.U.P. RESUBMITTAL
07/26/2019	C.U.P. UPDATE FOR E.I.R.	08/05/2022	C.U.P. RESPONSE 3
11/16/2020	C.U.P. REVISIONS	10/19/2022	C.U.P. RESPONSE 4
		01/18/2023	HERITAGE TREE UPDATES

C1.1C



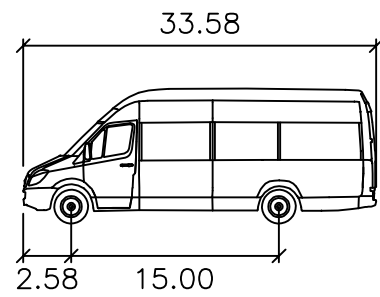
LEGEND:

 SHUTTLE BUS COMPUTER
SIMULATED PATH OF TRAVEL

NOTE:

1. SHUTTLE COMPUTER SIMULATED PATH OF TRAVEL CREATED USING AUTOTURN VERSION 7.0 SOFTWARE AND THE VEHICLE PROFILE INFORMATION INDICATED.
2. PROPOSED SHUTTLE STOP ON O'BRIEN DRIVE WILL HAVE ALL APPROPRIATE SIGNS, MARKINGS, AND CURB PAINTING IN ACCORDANCE WITH THE CA-MUTCD.

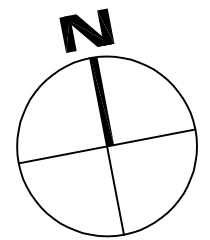
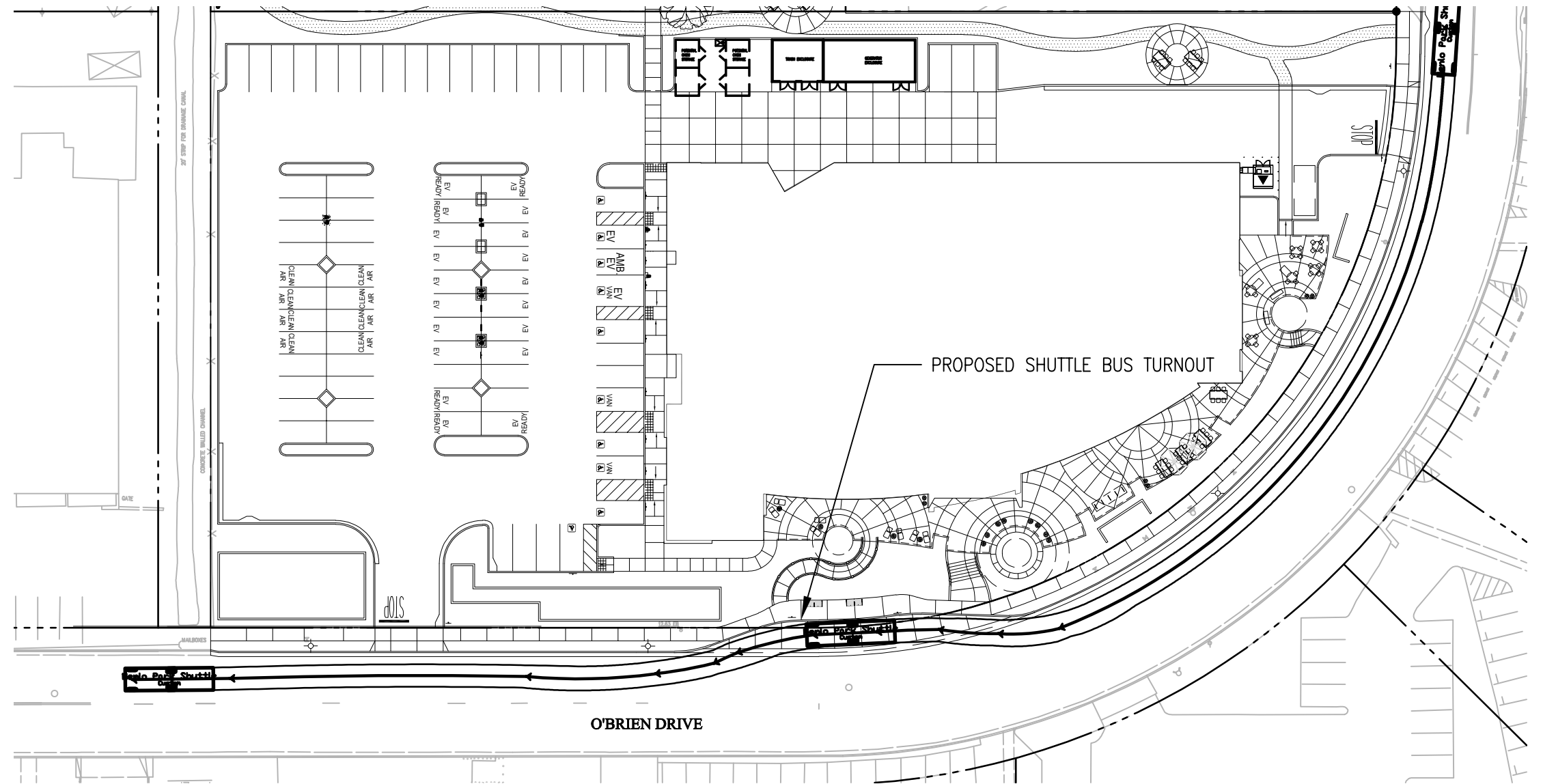
DELIVERY TRUCK VEHICLE PROFILE:



Tarltan Shuttle Bus

feet

Width : 8.50
Track : 8.50
Lock to Lock Time : 6.0
Steering Angle : 22.9



SCALE 1" : 50'

Jun 12, 2023 - 4:27pm M:\shuttlebus P:\Tarltan\Manufacturing\1125O'Brien\Draw\Civil\Planina\CUP_package\C1.1D_SHUTTLE.dwg



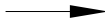


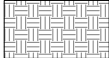

1125 O'BRIEN DRIVE
MENLO PARK, CA 94025

PARCEL 1 SHUTTLE BUS TURNING EXHIBIT

03/13/2018	C.U.P. SUBMITTAL	01/27/2021	C.U.P. RESUBMITTAL
05/09/2018	C.U.P. COMMENTS	04/02/2021	C.U.P. RESUBMITTAL
07/10/2018	C.U.P. COMMENTS 2	04/29/2021	C.U.P. RESUBMITTAL
07/26/2019	C.U.P. UPDATE FOR E.I.R.	08/05/2022	C.U.P. RESPONSE 3
11/16/2020	C.U.P. REVISIONS	10/19/2022	C.U.P. RESPONSE 4
		01/18/2023	HERITAGE TREE UPDATES



LEGEND:

TP	TOP OF PAVEMENT
TC	TOP OF CURB
FL	FLOWLINE
FG	FINISH GRADE
RIM	RIM OF SD CATCH BASIN
SDCB	STORM DRAIN CATCH BASIN
AD	AREA DRAIN
HP	HIGH POINT
(E)	EXISTING
	DIRECTION OF SURFACE DRAINAGE
	PROPERTY LINE
	CATCH BASIN
	LANDSCAPE AREA
	EXISTING AC PAVEMENT TO REMAIN. EXISTING PAVEMENT HAS POSITIVE DRAINAGE

NOTE:

- SEE SHEET C6.2A FOR SECTIONS OF EXISTING AND PROPOSED CONDITIONS ALONG CASEY COURT AND BOUNDARY.
- THE RIGHT OF WAY IMPROVEMENTS INCLUDE NEW CURB & GUTTER, STREETLIGHTS, SIDEWALK, DRIVEWAY APRONS, ETC. WILL BE CONSTRUCTED TO CITY OF MENLO PARK STANDARD DETAILS.

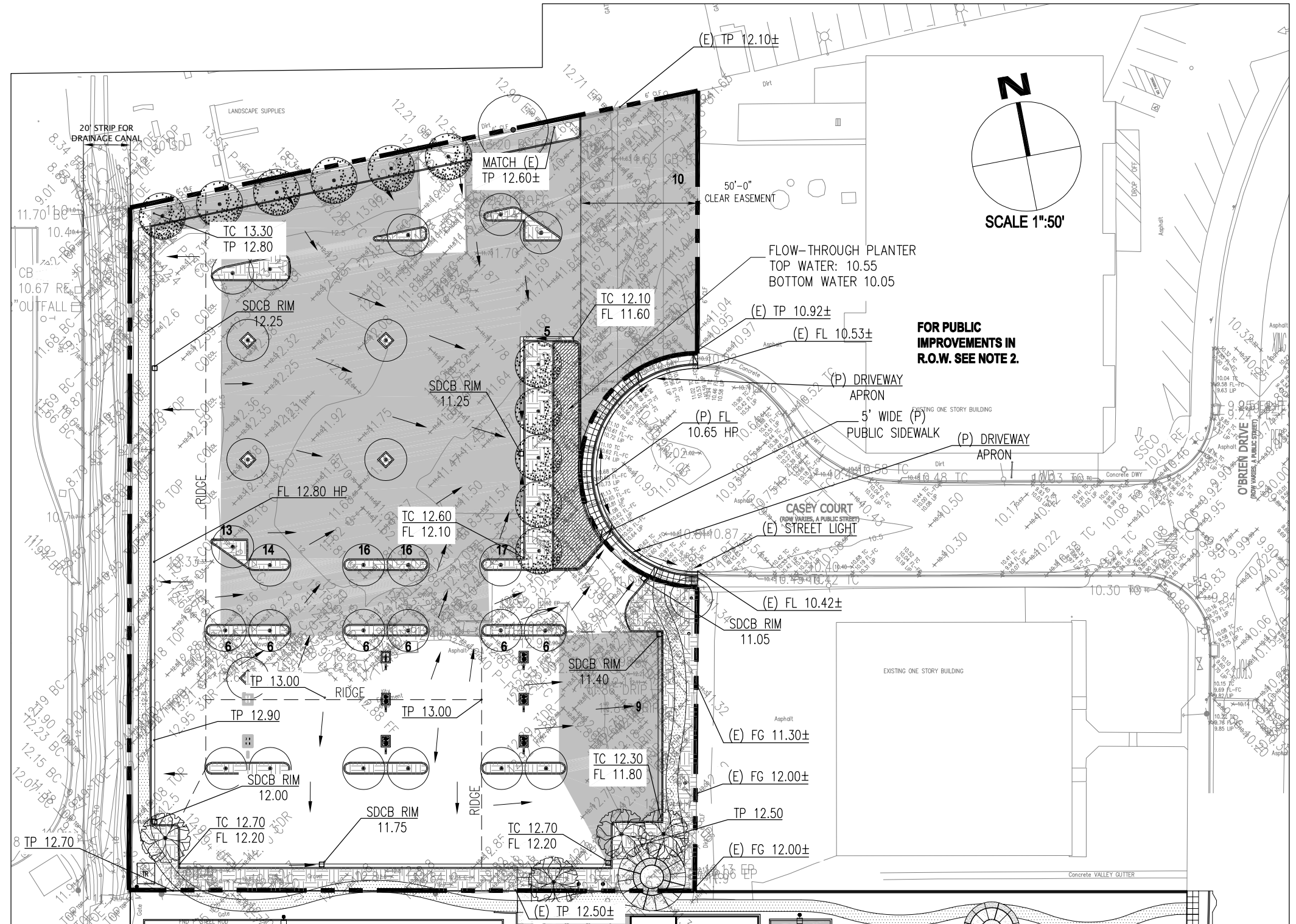
BENCHMARK:

(FROM TOPOGRAPHIC SURVEY PREPARED BY KIER & WRIGHT SURVEYORS: JOB A17010-19 DATED OCT 2020)

FLOOD ZONE NOTE:

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

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



Jan 12, 2023 - 4:52pm M:\Address: F:\Tarlton\MenloPark\1125O'Brien\1125O'Brien\1125O'Brien\1125O'Brien\Casey Court - Parcel 2 - C2.2 - 08/20/20



1125 O'BRIEN DRIVE
MENLO PARK, CA 94025





PARCEL 2 PRELIMINARY GRADING PLAN

03/13/2018	C.U.P. SUBMITTAL	01/27/2021	C.U.P. RESUBMITTAL
05/09/2018	C.U.P. COMMENTS	04/02/2021	C.U.P. RESUBMITTAL
07/10/2018	C.U.P. COMMENTS 2	04/29/2021	C.U.P. RESUBMITTAL
07/26/2019	C.U.P. UPDATE FOR E.I.R.	08/05/2022	C.U.P. RESPONSE 3
11/16/2020	C.U.P. REVISIONS	10/19/2022	C.U.P. RESPONSE 4
		01/18/2023	HERITAGE TREE UPDATES

C2.2

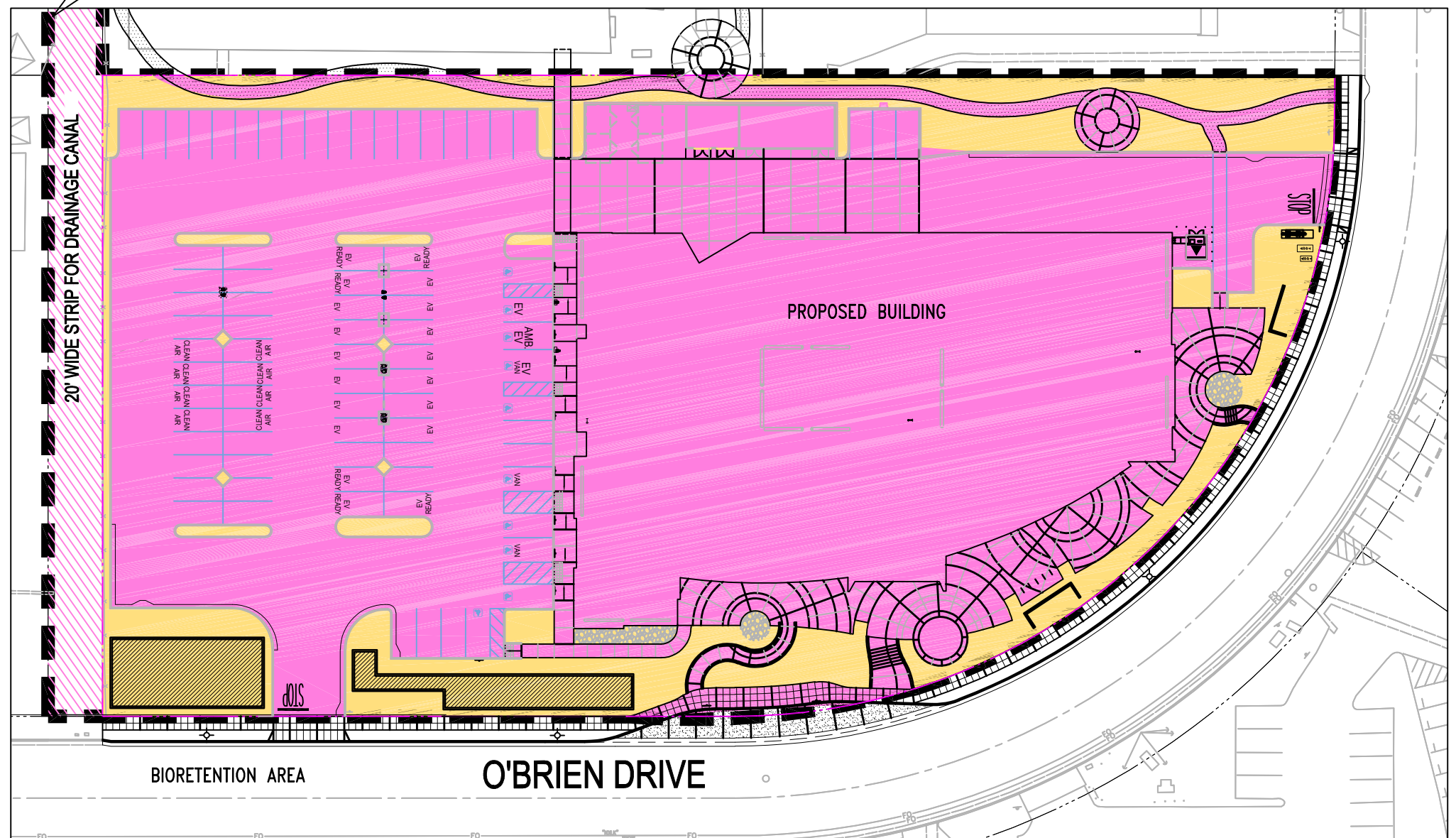
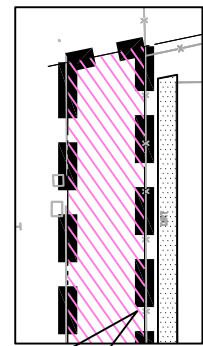


LEGEND

-  PROPERTY BOUNDARY
-  EXISTING IMPERVIOUS AREA
-  PROPOSED IMPERVIOUS AREA
-  EXISTING PERVIOUS AREA

IMPERVIOUS/PERVIOUS AREA SUMMARY:

	PROPOSED
PERVIOUS AREA (SQ. FT.)	16640
IMPERVIOUS AREA (SQ. FT.)	89715
TOTAL AREA (SQ. FT.)	106355



Jan 12, 2023 4:08pm I:\Address 1125 O'Brien Drive\Parcel1\Draw\Civil\Permitted\CIP - resubmittal\C3.1C_P_MPFR.dwg






1125 O'BRIEN DRIVE
MENLO PARK, CA 94025

PARCEL 1 OVERALL PROPOSED PERVIOUS/IMPERVIOUS AREA

03/13/2018	C.U.P. SUBMITTAL	01/27/2021	C.U.P. RESUBMITTAL
05/09/2018	C.U.P. COMMENTS	04/02/2021	C.U.P. RESUBMITTAL
07/10/2018	C.U.P. COMMENTS 2	04/29/2021	C.U.P. RESUBMITTAL
07/26/2019	C.U.P. UPDATE FOR E.I.R.	08/05/2022	C.U.P. RESPONSE 3
11/16/2020	C.U.P. REVISIONS	10/19/2022	C.U.P. RESPONSE 4
		01/18/2023	HERITAGE TREE UPDATES

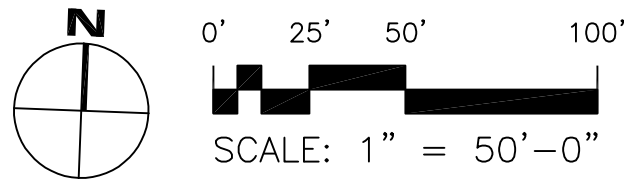
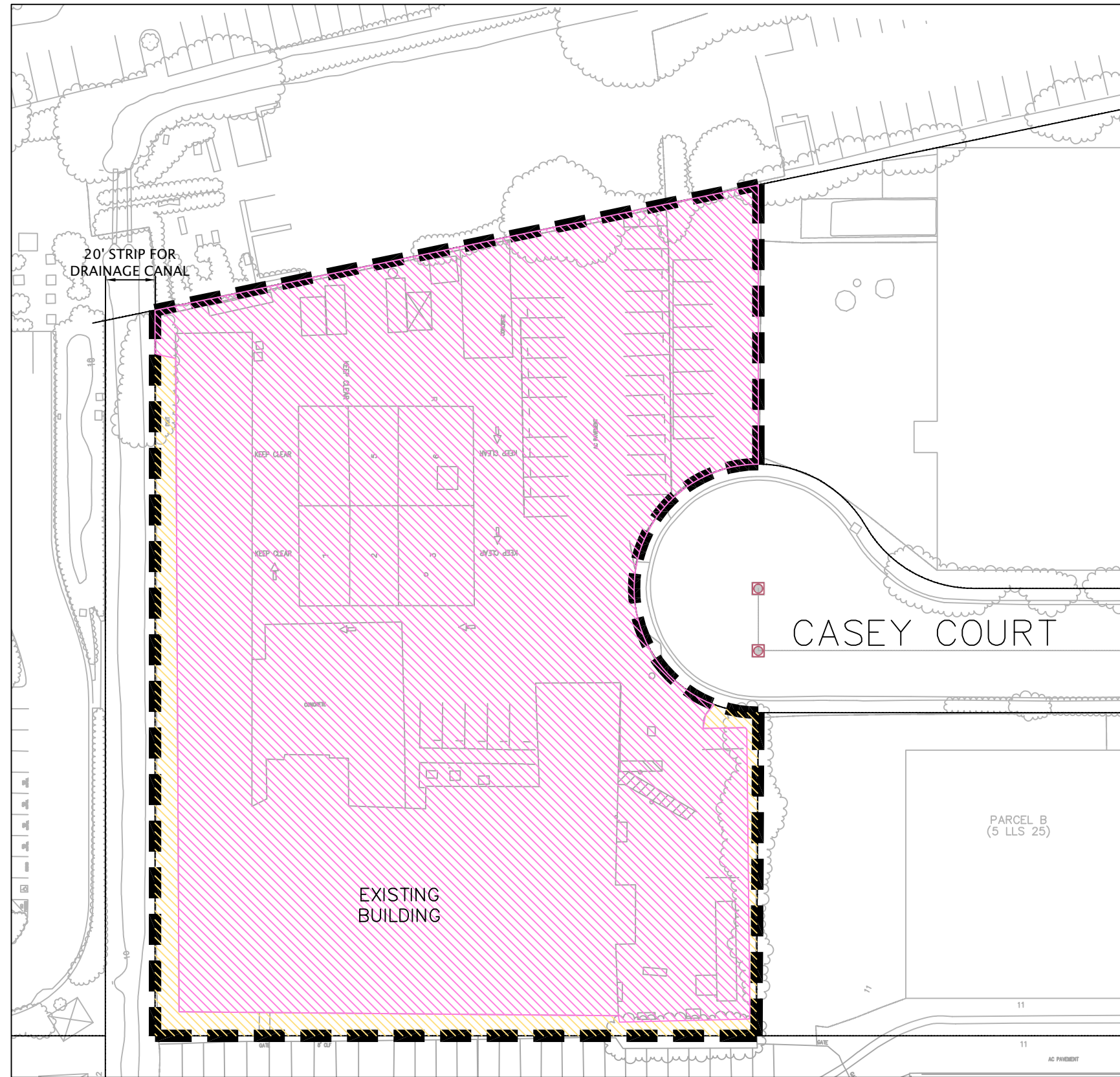


LEGEND

-  PROPERTY BOUNDARY
-  EXISTING IMPERVIOUS AREA
-  EXISTING PERVIOUS AREA

IMPERVIOUS/PERVIOUS AREA SUMMARY:

	EXISTING
PERVIOUS AREA (SQ. FT.)	5162
IMPERVIOUS AREA (SQ. FT.)	67856
TOTAL AREA (SQ. FT.)	73018



1125 O'BRIEN DRIVE
MENLO PARK, CA 94025

PARCEL 2 OVERALL EXISTING PERVIOUS/IMPERVIOUS AREA





- | | | | |
|------------|--------------------------|------------|-----------------------|
| 03/13/2018 | C.U.P. SUBMITTAL | 01/27/2021 | C.U.P. RESUBMITTAL |
| 05/09/2018 | C.U.P. COMMENTS | 04/02/2021 | C.U.P. RESUBMITTAL |
| 07/10/2018 | C.U.P. COMMENTS 2 | 04/29/2021 | C.U.P. RESUBMITTAL |
| 07/26/2019 | C.U.P. UPDATE FOR E.I.R. | 08/05/2022 | C.U.P. RESPONSE 3 |
| 11/16/2020 | C.U.P. REVISIONS | 10/19/2022 | C.U.P. RESPONSE 4 |
| | | 01/18/2023 | HERITAGE TREE UPDATES |

C3.2B



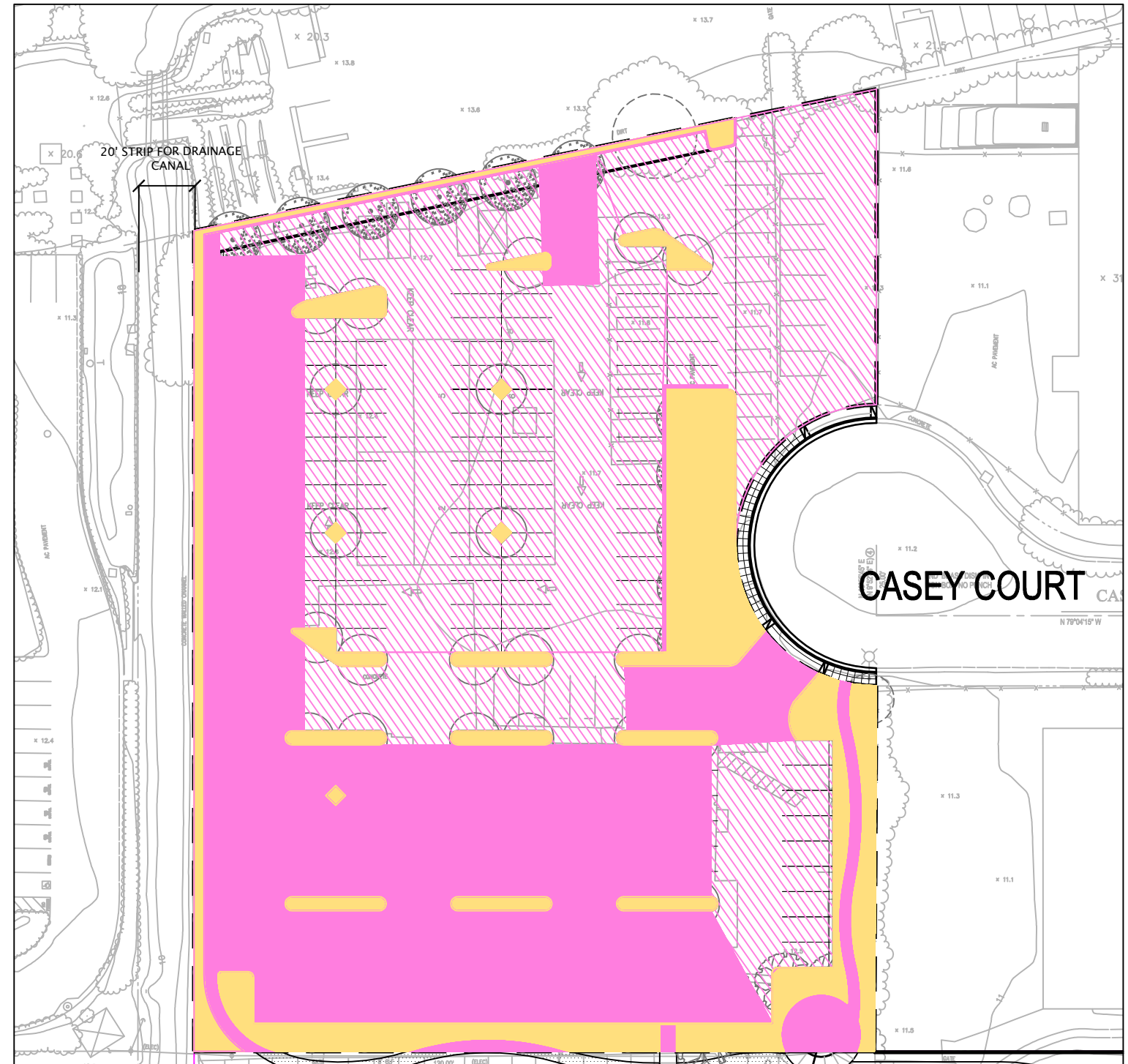
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LEGEND

-  PROPERTY BOUNDARY
-  EXISTING IMPERVIOUS AREA
-  PROPOSED IMPERVIOUS AREA
-  EXISTING PERVIOUS AREA

IMPERVIOUS/PERVIOUS AREA SUMMARY:

	TOTAL
PERVIOUS AREA (SQ. FT.)	10000
EXISTING IMPERVIOUS AREA (SQ. FT.)	35124
NEW IMPERVIOUS AREA (SQ. FT.)	27894
TOTAL AREA (SQ. FT.)	73018



Jan 12, 2023 4:45pm M:\Address 1125 O'Brien Drive\1125 O'Brien\1125 O'Brien\Casey Court_Parcel2\C3.2C_P_MPFR.dwg



1125 O'BRIEN DRIVE
MENLO PARK, CA 94025

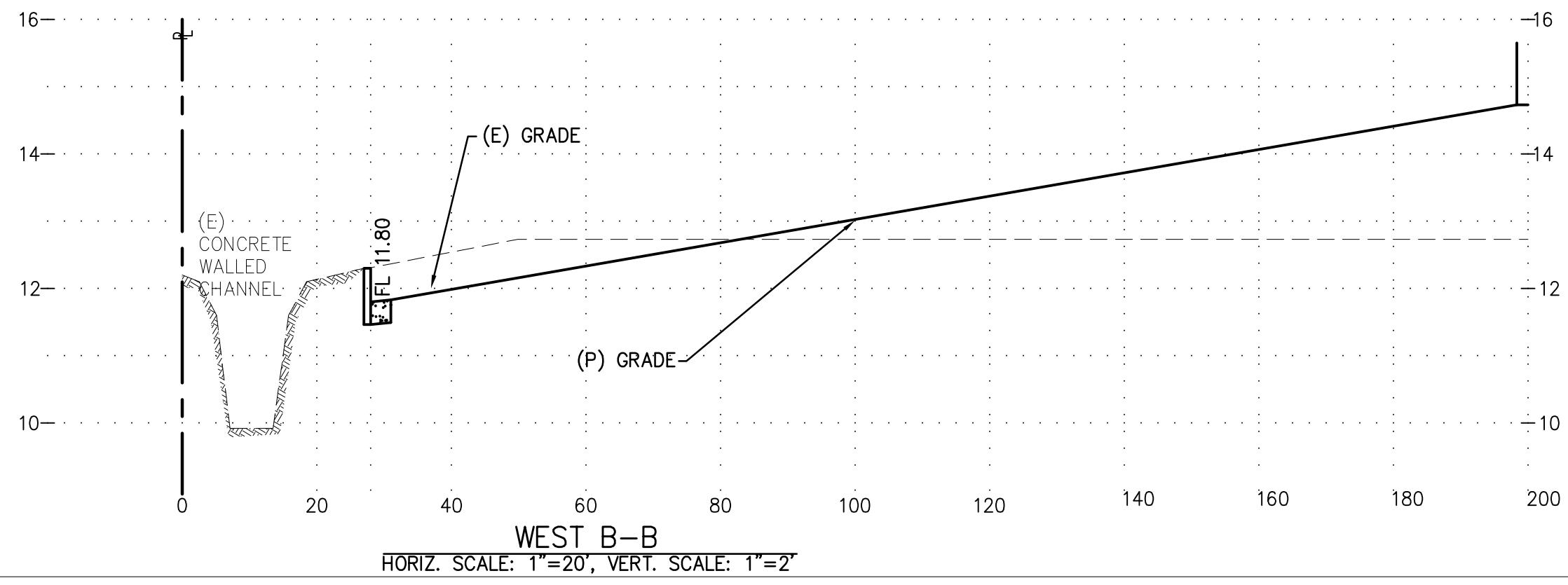
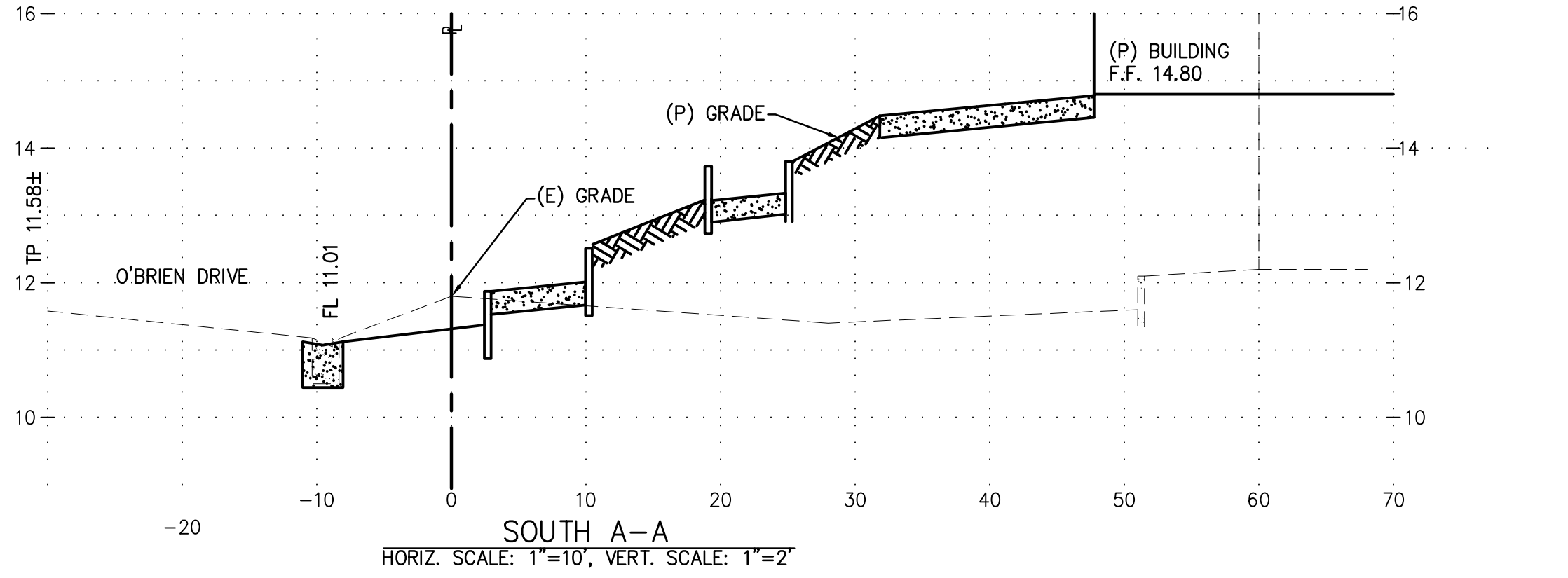
PARCEL 2 OVERALL PROPOSED PERVIOUS/IMPERVIOUS AREA

03/13/2018	C.U.P. SUBMITTAL	01/27/2021	C.U.P. RESUBMITTAL
05/09/2018	C.U.P. COMMENTS	04/02/2021	C.U.P. RESUBMITTAL
07/10/2018	C.U.P. COMMENTS 2	04/29/2021	C.U.P. RESUBMITTAL
07/26/2019	C.U.P. UPDATE FOR E.I.R.	08/05/2022	C.U.P. RESPONSE 3
11/16/2020	C.U.P. REVISIONS	10/19/2022	C.U.P. RESPONSE 4
		01/18/2023	HERITAGE TREE UPDATES



NOTE:

SEE SHEET C2.1 FOR PROPOSED GRADING AND DRAINAGE PLAN.



Jan 12, 2023 4:35pm M:\delores P:\Tarlton\MenloPark\1125O'Brien\1125O'Brien\0718011\Draw\Civil\Plan\Parcel1\GP_package\C6.1_Sections.dwg



1125 O'BRIEN DRIVE
 MENLO PARK, CA 94025

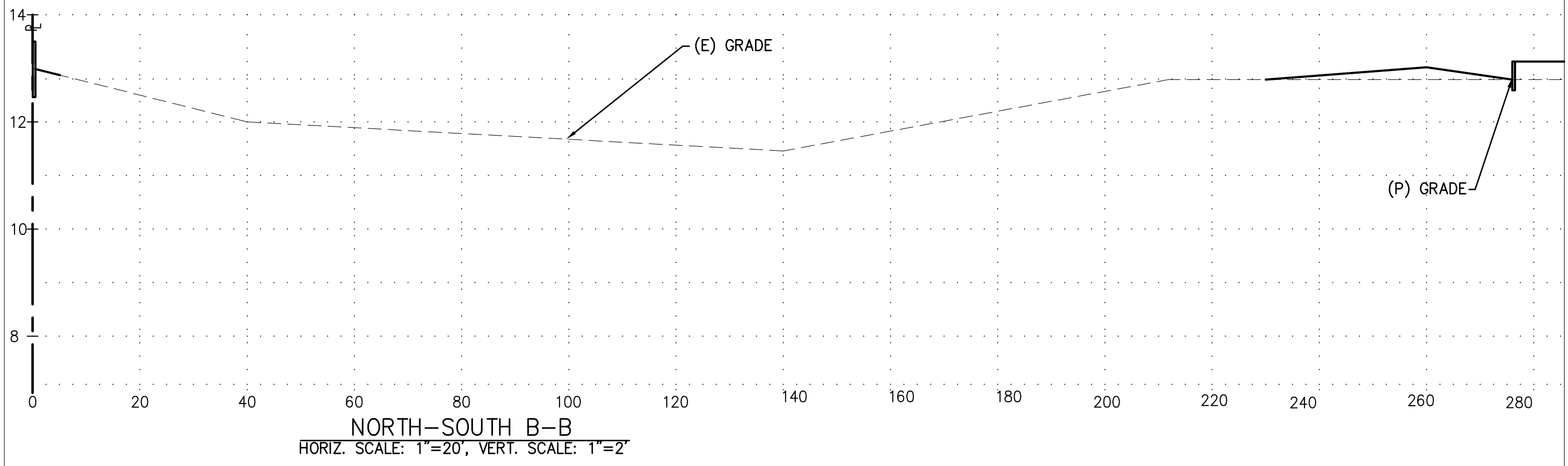
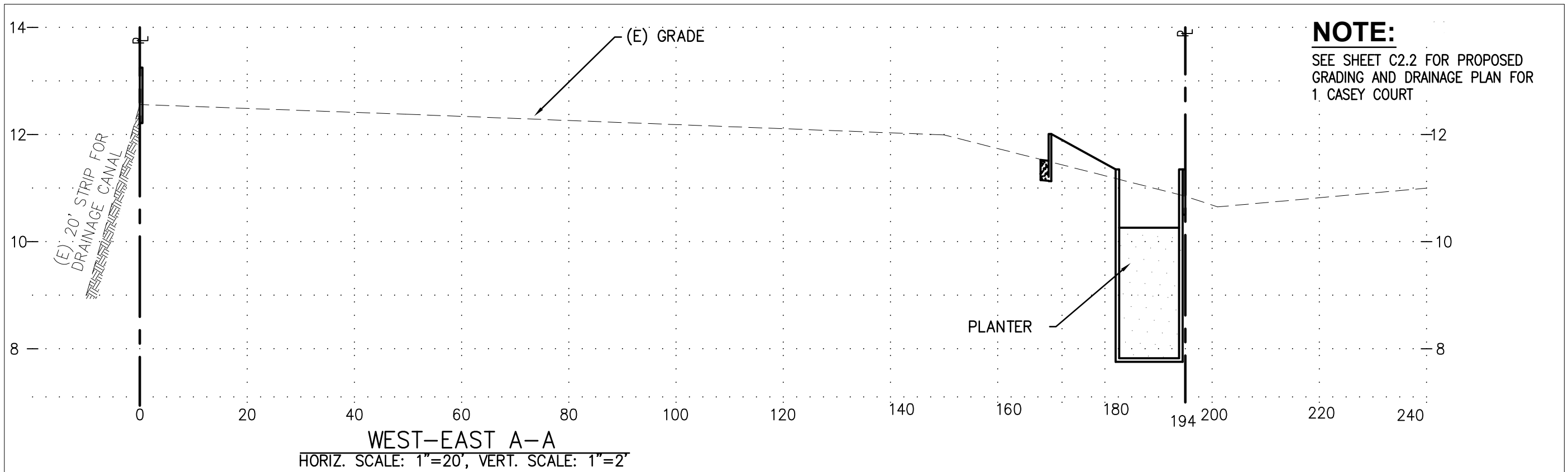
PARCEL 1 GRADING SECTIONS

03/13/2018	C.U.P. SUBMITTAL	01/27/2021	C.U.P. RESUBMITTAL
05/09/2018	C.U.P. COMMENTS	04/02/2021	C.U.P. RESUBMITTAL
07/10/2018	C.U.P. COMMENTS 2	04/29/2021	C.U.P. RESUBMITTAL
07/26/2019	C.U.P. UPDATE FOR E.I.R.	08/05/2022	C.U.P. RESPONSE 3
11/16/2020	C.U.P. REVISIONS	10/19/2022	C.U.P. RESPONSE 4
		01/18/2023	HERITAGE TREE UPDATES

C6.1A



NOTE:
SEE SHEET C2.2 FOR PROPOSED
GRADING AND DRAINAGE PLAN FOR
1, CASEY COURT



Jan 12, 2023 4:45pm M:\Address 1125 O'Brien Drive\1125 O'Brien Drive\1125 O'Brien Drive\Casey Court_Parcel2_C6.2_SectionA.dwg



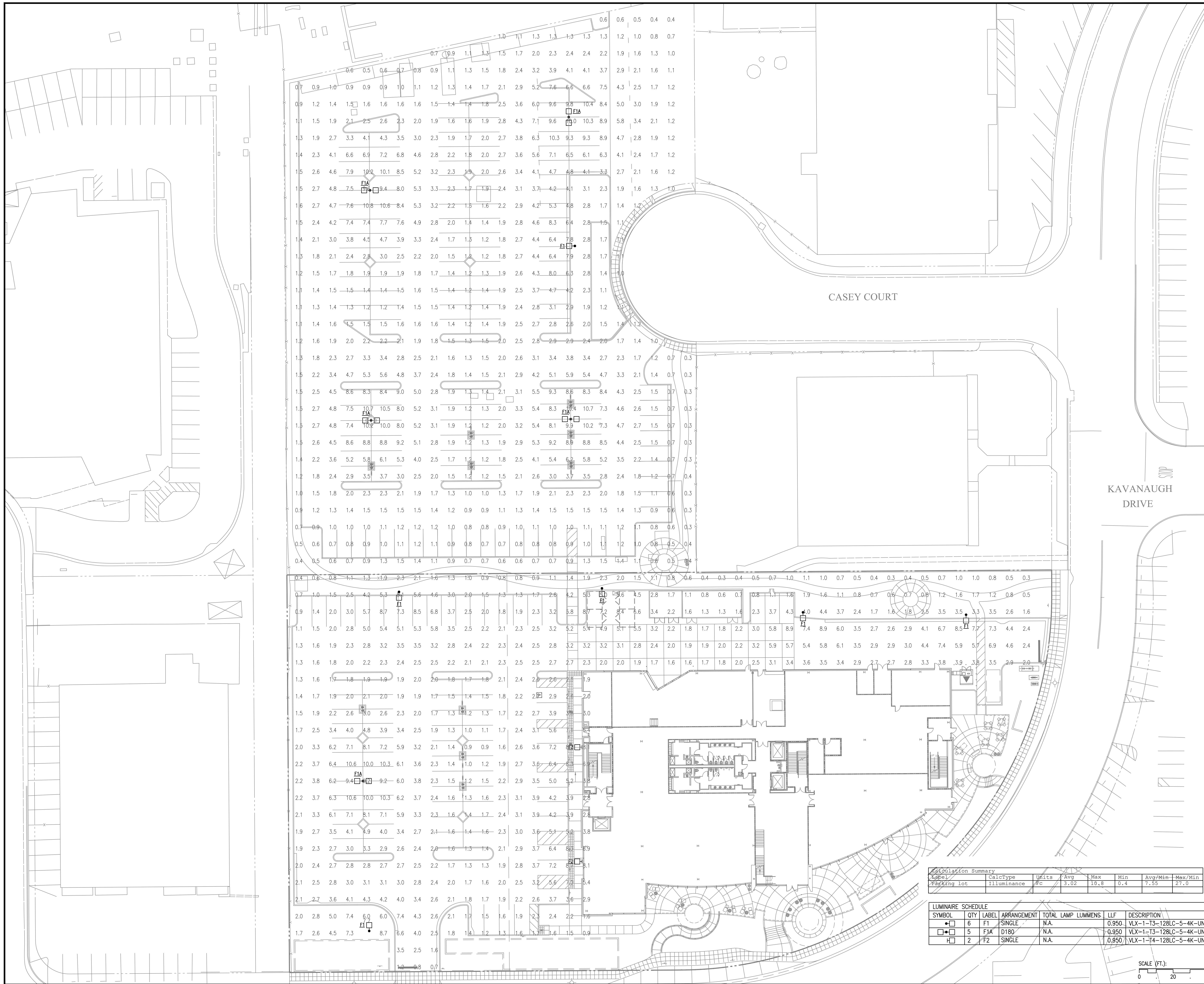
1125 O'BRIEN DRIVE
MENLO PARK, CA 94025

PARCEL 2 GRADING SECTIONS

03/13/2018	C.U.P. SUBMITTAL	07/27/2021	C.U.P. RESUBMITTAL
05/09/2018	C.U.P. COMMENTS	04/02/2021	C.U.P. RESUBMITTAL
07/10/2018	C.U.P. COMMENTS 2	04/29/2021	C.U.P. RESUBMITTAL
07/26/2019	C.U.P. UPDATE FOR E.I.R.	08/05/2022	C.U.P. RESPONSE 3
11/16/2020	C.U.P. REVISIONS	10/19/2022	C.U.P. RESPONSE 4
		01/18/2023	HERITAGE TREE UPDATES

C6.2A





TRI-BAY
ELECTRIC INC.
761 E. BROOKAW ROAD, SAN JOSE, CA 95112
PHONE: (408) 392-0014 FAX: (408) 392-0084

THESE DRAWINGS AND SPECIFICATIONS HAVE BEEN PREPARED BY TRI-BAY ELECTRIC, INC. FOR THEIR EXCLUSIVE USE IN ACCORDANCE WITH SEC. 6737.4 OF THE PROFESSIONAL ENGINEERS ACT OF THE STATE OF CALIFORNIA. THEY MAY NOT BE USED FOR BIDDING PURPOSES OR FOR ANY OTHER PURPOSE WITHOUT WRITTEN AUTHORIZATION FROM TRI-BAY ELECTRIC, INC.



O'BRIEN DR. PORTFOLIO, LLC
1530 O'BRIEN DR.
MENLO PARK, CA 94025

1105 - 1165 O'BRIEN DRIVE

1125 O'BRIEN DRIVE
MENLO PARK, CA, 94025

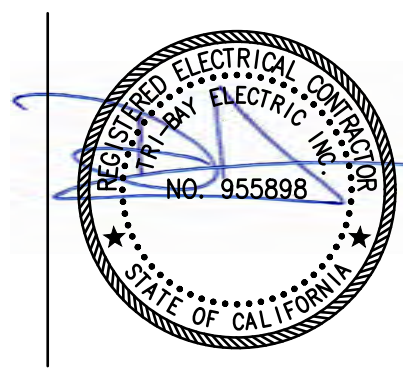
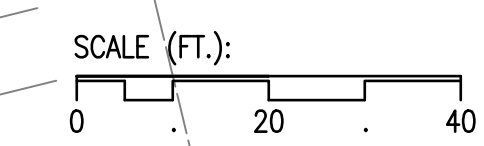
SHEET TITLE
SITE LIGHTING
PHOTOMETRIC PLAN

ISSUE:	DATE:	DESCRIPTION:
	01/18/23	HERITAGE TREE UPDATES
	10/19/22	C.U.P. RESPONSE 4
	08/05/22	C.U.P. RESPONSE 3

DRAWN BY:	WD
REVIEWED BY:	JP
APPROVED BY:	DH
SCALE:	AS NOTED

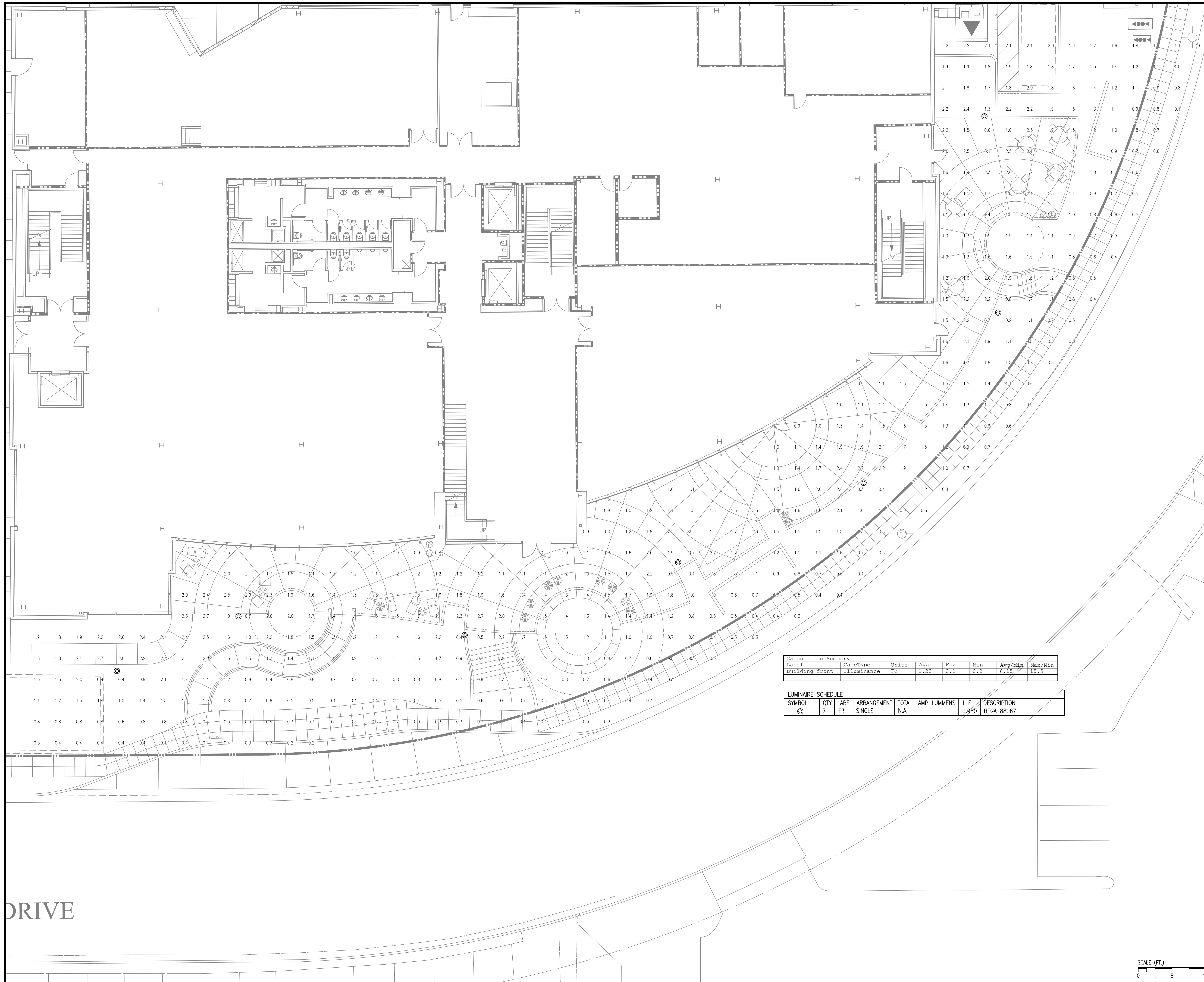
Calculation Summary	Units	Avg	Max	Min	Avg/Min	Max/Min
Label	CalcType					
Parking lot	Illuminance	fc	3.02	10.8	0.4	7.55
						27.0

LUMINAIRE SCHEDULE						
SYMBOL	QTY	LABEL	ARRANGEMENT	TOTAL LAMP LUMMENS	LLF	DESCRIPTION
•	6	F1	SINGLE	N.A.	0.950	VLX-1-T3-12BLC-5-4K-UNV
□	5	F1A	DT80	N.A.	0.950	VLX-1-T3-12BLC-5-4K-UNV
□	2	F2	SINGLE	N.A.	0.950	VLX-1-T4-12BLC-5-4K-UNV



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LP-1
SHEET NO.



TRI-BAY
ELECTRIC INC.
761 E. BROKAW ROAD, SAN JOSE, CA 95112
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O'BRIEN DR. PORTFOLIO, LLC
1530 O'BRIEN DR.
MENLO PARK, CA 94025

1105 - 1165 O'BRIEN DRIVE

1125 O'BRIEN DRIVE
MENLO PARK, CA, 94025

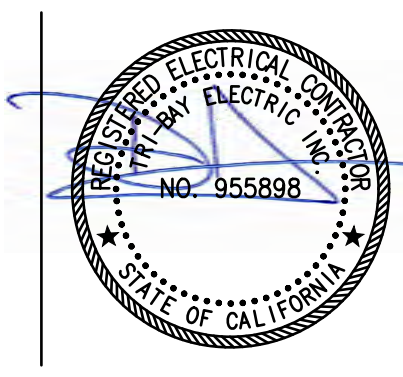
SHEET TITLE
SITE LIGHTING
PHOTOMETRIC PLAN

ISSUE	DATE	DESCRIPTION
	01/18/23	HERITAGE TREE UPDATES
	10/19/22	C.U.P. RESPONSE 4
	08/05/22	C.U.P. RESPONSE 3

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Building front	Illuminance	Fc	1.23	3.1	0.2	6.15	15.5

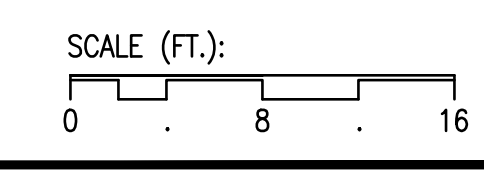
SYMBOL	QTY	LABEL	ARRANGEMENT	TOTAL LAMP LUMMENS	LLF	DESCRIPTION
⊙	7	F3	SINGLE	N.A.	0.950	BEGA 88067

DRAWN BY:	WD
REVIEWED BY:	JP
APPROVED BY:	DH
SCALE:	AS NOTED



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LP-2
SHEET NO.



DRIVE