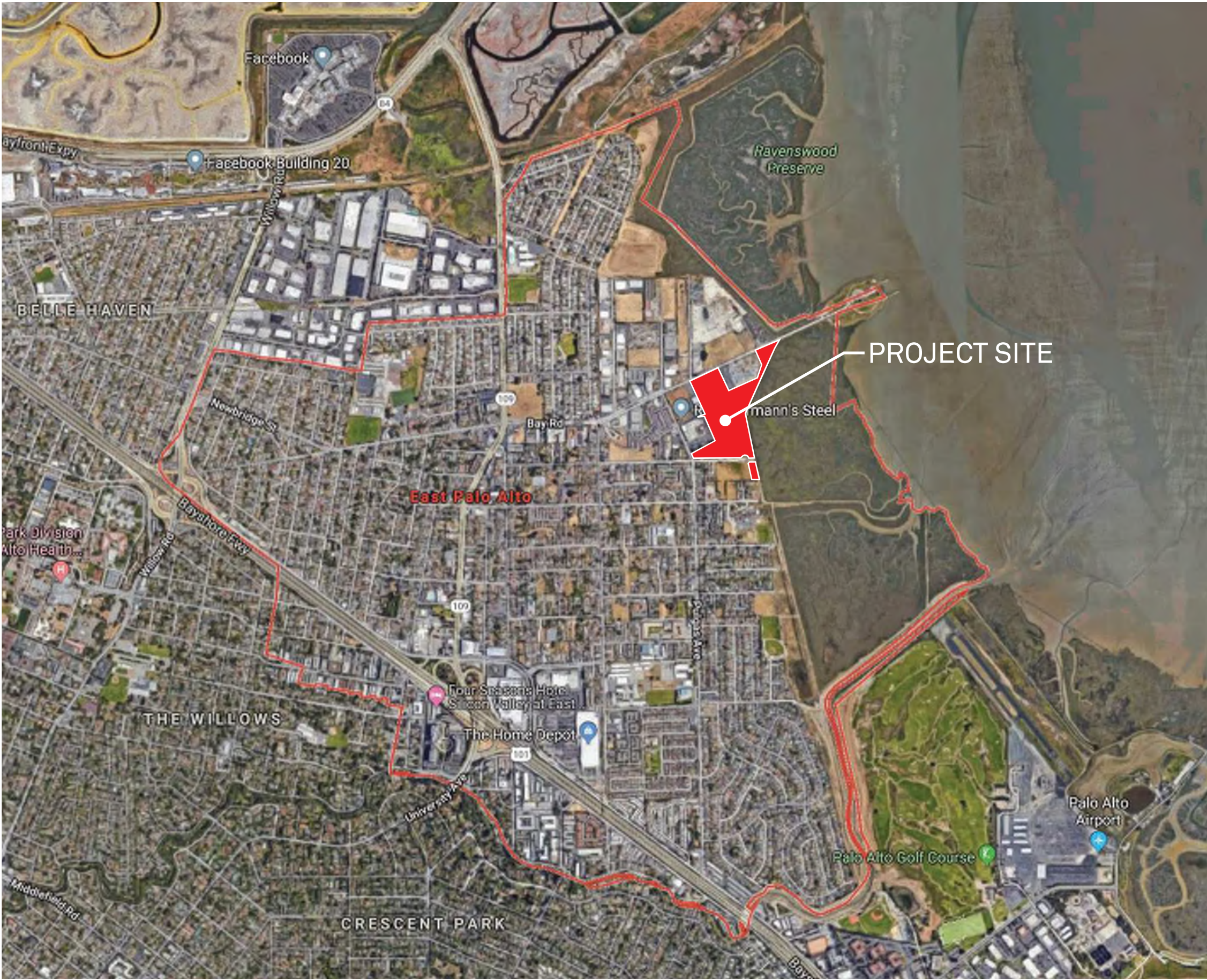


Major Application

24 September 2021

1990 Bay Rd, 1175 Weeks St, 1250 Weeks St and 1103 Weeks St
East Palo Alto, CA
Harvest Properties
American Realty Advisors

Location Map

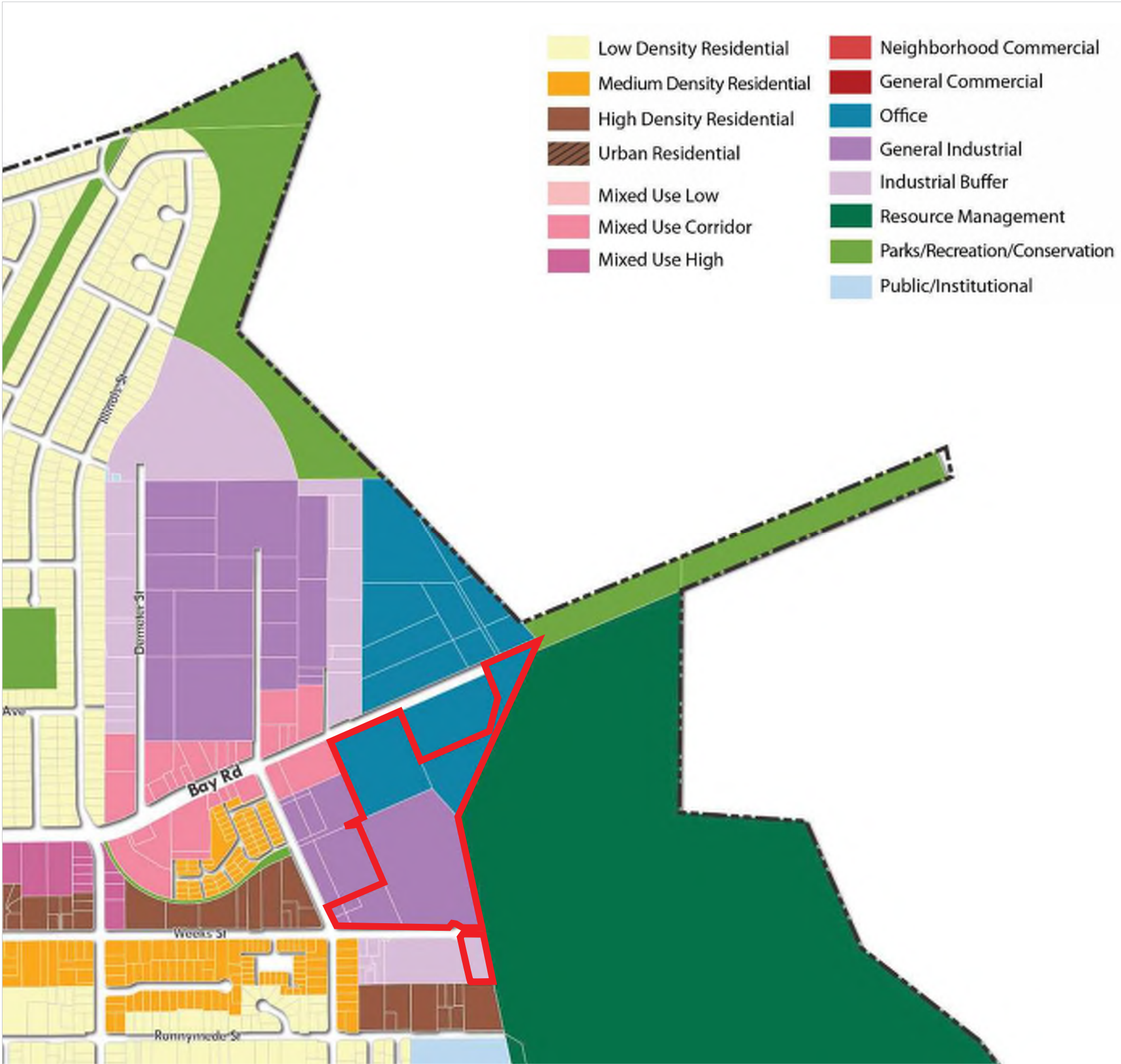


Vicinity Map



General Plan Land use Map

Figure 4-2B: General Plan Land Use Designations, Northeast



Owner:

 Harvest Properties
www.harvestproperties.com

Designer:

 Morris Adjmi Architects
www.ma.com

Architect of Record:

 DGA Architects
www.dgaonline.com

Architect 1103 Weeks:

 LPAS Architecture + Design
www.lpas.com

Civil Engineer:

 Sherwood Design Engineers
www.sherwoodengineers.com

Landscape Architect:

 HOOD Design Studio
www.hooddesignstudio.com

Structural Engineer:

 KPW Structural Engineers
www.kpw.com

Mechanical Engineer:

 Integral Group
www.integral.com

Parking Consultant:

 Watry Design, Inc.
www.watrydesign.com

1990 Bay Road,
1175 Weeks Street,
1103 Weeks Street
East Palo Alto, CA

Project Context

Major Application / 24 September 2021

NOT TO SCALE



Enlarged Vicinity Map



Owner:

 Harvest Properties
www.harvestproperties.com

Designer:

 Morris Adjmi Architects
www.ma.com

Architect of Record:

 DGA Architects
www.dgaonline.com

Architect 1103 Weeks:

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www.kpw.com

Mechanical Engineer:

 Integral Group
www.integral.com

Parking Consultant:

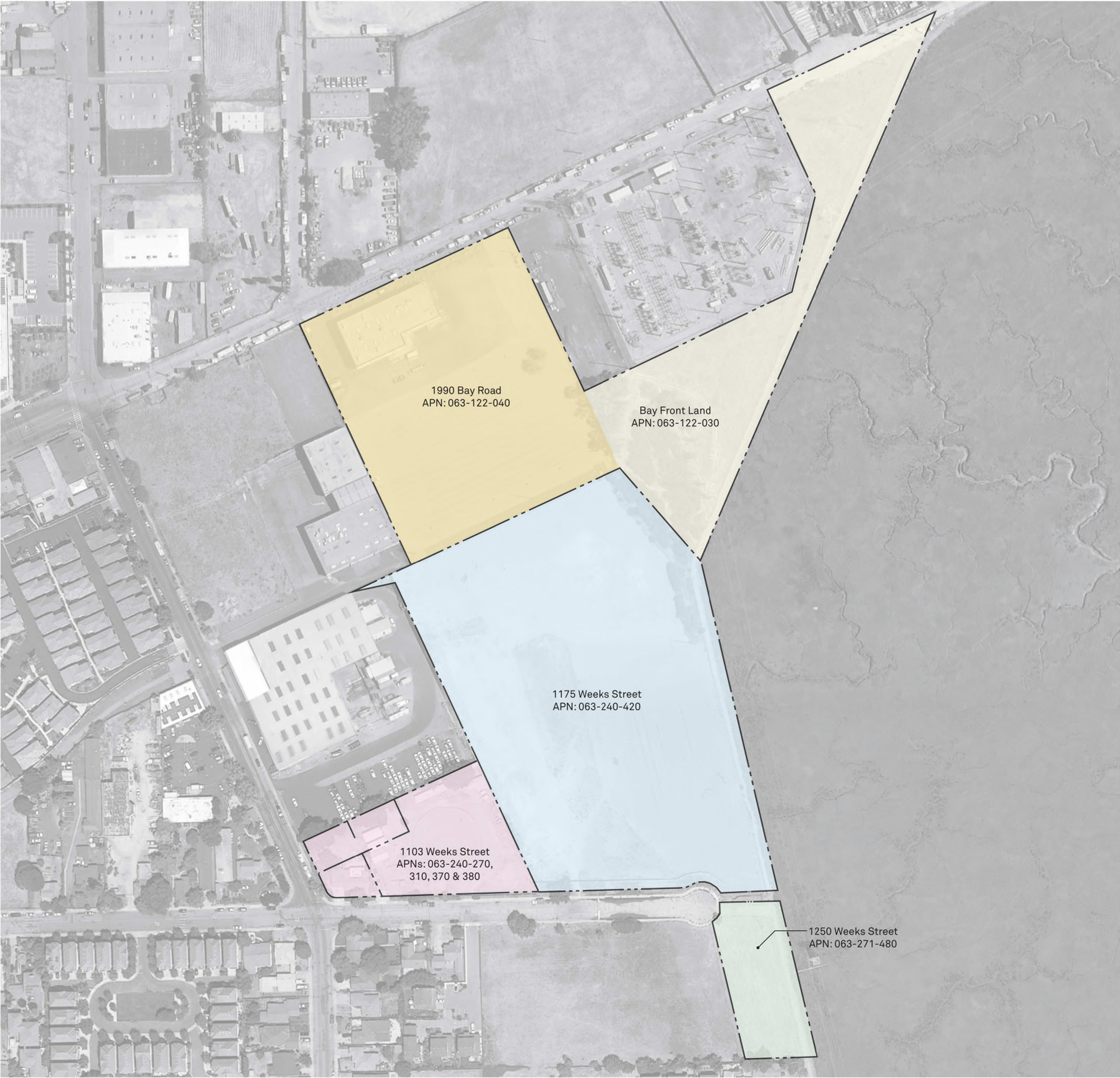
 Watry Design, Inc.
www.watrydesign.com

1990 Bay Road,
1175 Weeks Street,
1250 Weeks Street,
1103 Weeks Street
East Palo Alto, CA

Project Context

Major Application / 24 September 2021





1990 Bay Road, 1175, 1250, 1103 Weeks Street

Address	Assessor's Parcel No.	Parcel Area (Sq. Ft.)	Parcel Area (Acres)	% of Total Parcel Area	Site Totals (Sq. Ft.) (Acres)	
1990 Bay Road	063-122-040	213,270	4.896	25.21%	372,394	8.549
Bay Front Land	063-122-030	159,125	3.653	18.81%		
1175 Weeks Street- Parcel I	063-240-420	363,944	8.355	43.03%	363,944	8.355
1250 Weeks Street	063-271-480	38,812	0.891	4.59%	38,812	0.89
1103 Weeks Street	063-240-270, 310, 370 & 380	70,738	1.620	8.36%	70,738	1.62
Total Site Area		845,888	19.415	100.00%	845,888	19.415

** Based on August 2019 Record of Survey



Owner:



Harvest Properties
www.harvestproperties.com

Designer:



Morris Adjmi Architects
www.ma.com

Architect of Record:



DGA Architects
www.dgaonline.com

Architect 1103 Weeks:



LPAS Architecture + Design
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Civil Engineer:



Sherwood Design Engineers
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Landscape Architect:



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Structural Engineer:



KPW Structural Engineers
www.kpw.com

Mechanical Engineer:



Integral Group
www.integral.com

Parking Consultant:



Watry Design, Inc.
www.watrydesign.com

1990 Bay Road,
1175 Weeks Street,
1250 Weeks Street,
1103 Weeks Street
East Palo Alto, CA

Illustrative Site Plan

Major Application / 24 September 2021

0' 25' 50' 100'

1" = 100'
AT 22" X 34"





Owner:

HARVEST Harvest Properties
www.harvestproperties.com

Designer:

MA Morris Adjmi Architects
www.ma.com

Architect of Record:

DGA DGA Architects
www.dgaonline.com

Architect 1103 Weeks:

LPAS LPAS Architecture + Design
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Sherwood Sherwood Design Engineers
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Landscape Architect:

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Structural Engineer:

KPW KPW Structural Engineers
www.kpw.com

Mechanical Engineer:

Integral Integral Group
www.integral.com

Parking Consultant:

Watry Watry Design, Inc.
www.watrydesign.com

1990 Bay Road,
1175 Weeks Street,
1250 Weeks Street
1103 Weeks Street
East Palo Alto, CA

Overall Site Plan

Major Application / 24 September 2021

0' 25' 50' 100'

1" = 100'
AT 22" X 34"





Building Areas						
Parcel	Parcel Area	Building	Floor Area Towards FAR	Proposed FAR	Permitted FAR	Max Floor Area Permitted
1990 Bay Road	213,270	A	268,000			
		B	268,000			
Bay Front Land	159,125	Amenity	25,000	1.51	3.0	1,117,182 SF
Sub-Total	372,394 SF		561,000 SF			
1175 Weeks Street	363,944	C	242,000	0.981	1.0	363,944 SF
		D	115,000			
Sub-Total	363,944 SF		357,000 SF			
1250 Weeks Street	38,812	none	0 SF	0	0.75	29,109 SF
Sub-Total	38,812 SF		0 SF			
1103 Weeks Street	70,738	E	105,016 SF	1.48	1.5	106,107 SF
Sub-Total	70,738 SF		105,016 SF			
Project Totals	845,888 SF		1,023,016 SF			1,616,342 SF

Lot Coverage				
Parcel	Parcel Area	Building	Lot Coverage	Lot Coverage (%)
1990 Bay Road	213,270	A & B	160,000	75.02%
Bay Front Land	159,125	Amenity	22,000	13.83%
Sub-Total	372,394 SF		182,000 SF	48.87%
1175 Weeks Street	363,944	C & D	185,000	50.83%
Sub-Total	363,944 SF		185,000 SF	50.83%
1250 Weeks Street	38,812 SF	-	0 SF	0%
Sub-Total	38,812 SF		0 SF	0%
1103 Weeks Street	70,738 SF	E	47,328 SF	66.91%
Sub-Total	70,738 SF		47,328 SF	66.91%
Project Totals	845,888 SF		414,328 SF	48.98%

Parking Calculations								
1990 Bay Road								
Floor	Parking Stall Type					Sub-Totals Per Floor	Floor Area Towards FAR	1990 Bay Rd Parking Ratio
	Standard	Unistall	ADA	Stacker				
First	5	84	26	216		331		
Second	119	145	0	0		264		
Third	119	145	0	0		264		
Fourth	119	145	0	0		264		
Fifth	119	145	0	0		264		
Sixth	37	60	0	160		257		
Stall Type Sub-Totals	518	724	26	376		1,644 Stalls	561,000 SF	2.9 per 1000

1175 Weeks Street								
Floor	Parking Stall Type					Sub-Totals Per Floor	Floor Area Towards FAR	1175 Weeks St Parking Ratio
	Standard	Unistall	ADA	Stacker				
Cellar 1	121	228	0	0		349		
First	74	201	24	0		299		
Second	101	258	0	0		359		
Third	128	219	0	0		347		
Stall Type Sub-Totals	424	906	24	0		1,354 Stalls	357,000 SF	3.8 per 1000

1103 Weeks Street								
Floor	Parking Stall Type					Sub-Totals Per Floor	Floor Area Towards FAR	1103 Weeks Parking Ratio
	Standard	Unistall	ADA	Stacker				
Zero	36	19	5	0		60		
First	33	23	4	0		60		
Second	46	22	2	0		70		
Third	46	22	2	0		70		
Fourth	46	22	2	0		70		
Fifth	46	22	2	0		70		
Sixth	46	22	2	0		70		
Seventh	14					14		
Stall Type Sub-Totals	313	152	19	0		484 Stalls	105,016 SF	4.6 per 1000

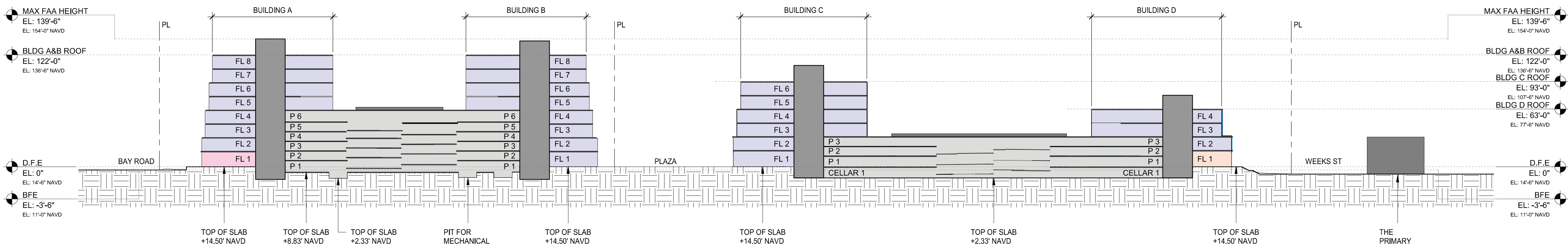
Project Totals								
Site	Parking Stall Type						Floor Area Towards FAR	Blended Parking Ratio
	Standard	Unistall	Compact	ADA	Stacker	Sub-Totals Per Site		
1990 Bay Rd	518	724		26	376	1644	1,023,016 SF	3.4 per 1000
1175 Weeks St	424	906		24	0	1354		
1103 Weeks St	313		152	19	0	484		
Project Totals	1255	1630	152	69	376	3,482 Stalls		

Bicycle Parking Calculations				
1990 Bay Road				
Building	Floor Area Towards FAR	1 Bike per 6,000 SF	75% @ Class I (Enclosed)	25% @ Class II (Rack)
Building A	268,000	45	34	11
Building B	268,000	45	34	11
Amenity Building	25,000	4	3	1
Sub-Totals	561,000 SF	94 Spaces	71 Spaces	23 Spaces
1175 Weeks Street				
Building C	242,000	40	30	10
Building D	115,000	19	14	5
Sub-Totals	357,000 SF	59 Spaces	44 Spaces	15 Spaces
1103 Weeks Street				
Building E	105,016	40	32	8
Sub-Totals	105,016 SF	40 Spaces	32 Spaces	8 Spaces
Project Totals				
Project Totals	1,023,016 SF	193 Total Spaces	147 Enclosed Spaces	46 Racked Spaces





Building Areas						
Parcel	Parcel Area	Building	Floor Area Towards FAR	Proposed FAR	Permitted FAR	Max Floor Area Permitted
1990 Bay Road	213,270	A	268,000			
		B	268,000			
Bay Front Land	159,125	Amenity	25,000			
Sub-Total	372,394 SF		561,000 SF	1.51	3.0	1,117,182 SF
1175 Weeks Street	363,944	C	242,000			
		D	115,000			
Sub-Total	363,944 SF		357,000 SF	0.981	1.0	363,944 SF
1250 Weeks Street	38,812	none	0 SF			
Sub-Total	38,812 SF		0 SF			
1103 Weeks Street	70,738	E	105,016 SF			
Sub-Total	70,738 SF		105,016 SF			
Project Totals	845,888 SF		1,023,016 SF			1,616,342 SF



Owner:

Harvest Properties
www.harvestproperties.com

Designer:

MA Morris Adjmi Architects
www.ma.com

Architect of Record:

DGA Architects
www.dgaonline.com

Architect 1103 Weeks:

LPAS LPAS Architecture + Design
www.lpas.com

Civil Engineer:

Sherwood Design Engineers
www.sherwoodengineers.com

Landscape Architect:

HOOD HOOD Design Studio
www.hooddesignstudio.com

Structural Engineer:

KPW KPW Structural Engineers
www.kpw.com

Mechanical Engineer:

Integral Group
www.integral.com

Parking Consultant:

Watry Design, Inc.
www.watrydesign.com

1990 Bay Road,
1175 Weeks Street,
1250 Weeks Street
1103 Weeks Street
East Palo Alto, CA

Building Massing and Section
Major Application / 24 September 2021

0' 10' 20' 50' 100'
1" = 64'
AT 22" X 34"



Owner:



Harvest Properties
www.harvestproperties.com

Designer:



Morris Adjmi Architects
www.ma.com

Architect of Record:



DGA Architects
www.dgaonline.com

Architect 1103 Weeks:



LPAS Architecture + Design
www.lpas.com

Civil Engineer:



Sherwood Design Engineers
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Landscape Architect:



HOOD Design Studio
www.hooddesignstudio.com

Structural Engineer:



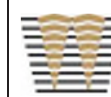
KPW Structural Engineers
www.kpw.com

Mechanical Engineer:



Integral Group
www.integral.com

Parking Consultant:



Watry Design, Inc.
www.watrydesign.com

1990 Bay Road,
1175 Weeks Street,
1250 Weeks Street,
1103 Weeks Street
East Palo Alto, CA

Bay Road Retail View

Major Application / 24 September 2021



Owner:

HARVEST Harvest Properties
www.harvestproperties.com

Designer:

MA Morris Adjmi Architects
www.ma.com

Architect of Record:

DGA DGA Architects
www.dgaonline.com

Architect 1103 Weeks:

LPAS LPAS Architecture + Design
www.lpas.com

Civil Engineer:

Sherwood Sherwood Design Engineers
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Landscape Architect:

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Structural Engineer:

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www.kpw.com

Mechanical Engineer:

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www.integral.com

Parking Consultant:

Watry Watry Design, Inc.
www.watrydesign.com

1990 Bay Road,
1175 Weeks Street,
1250 Weeks Street
1103 Weeks Street
East Palo Alto, CA

Trail View

Major Application / 24 September 2021



PLANTED SCREEN



ARTWORK (MEDIA VARIES)



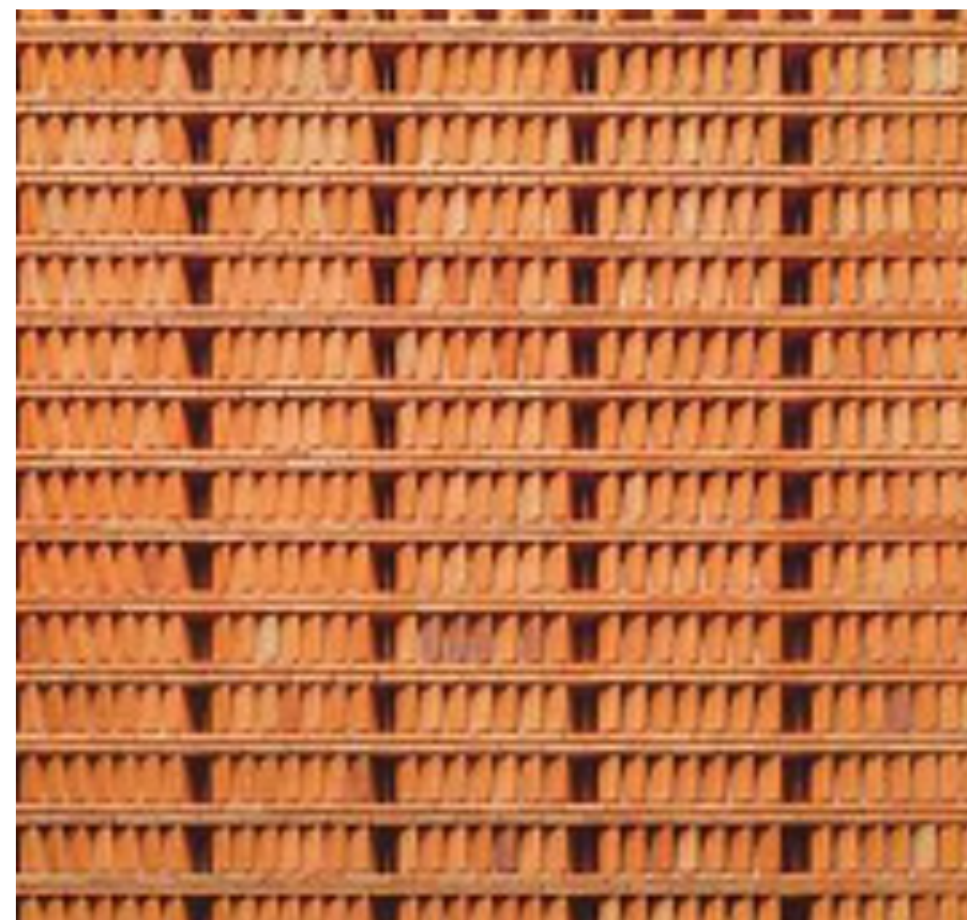
ALUMINUM AND GLASS STOREFRONT



HANDMADE TILE/MASONRY



PREFINISHED ALUMINUM



EXPRESSIVE BRICK WORK



Owner:

HARVEST Harvest Properties
www.harvestproperties.com

Designer:

MA Morris Adjmi Architects
www.ma.com

Architect of Record:

DGA DGA Architects
www.dgaonline.com

Architect 1103 Weeks:

LPAS LPAS Architecture + Design
www.lpas.com

Civil Engineer:

Sherwood Sherwood Design Engineers
www.sherwoodengineers.com

Landscape Architect:

HOOD HOOD Design Studio
www.hooddesignstudio.com

Structural Engineer:

KPW KPW Structural Engineers
www.kpw.com

Mechanical Engineer:

Integral Integral Group
www.integral.com

Parking Consultant:

Watry Watry Design, Inc.
www.watrydesign.com

1990 Bay Road,
1175 Weeks Street,
1250 Weeks Street,
1103 Weeks Street
East Palo Alto, CA

Building Facade Materials

Major Application / 24 September 2021



OFFICE FLOOR 1 / PARKING FLOOR 1



Owner:

 Harvest Properties
www.harvestproperties.com

Designer:

 Morris Adjmi Architects
www.ma.com

Architect of Record:

 DGA Architects
www.dgaonline.com

Architect 1103 Weeks:

 LPAS Architecture + Design
www.lpas.com

Civil Engineer:

 Sherwood Design Engineers
www.sherwoodengineers.com

Landscape Architect:

 HOOD Design Studio
www.hooddesignstudio.com

Structural Engineer:

 KPW Structural Engineers
www.kpw.com

Mechanical Engineer:

 Integral Group
www.integral.com

Parking Consultant:

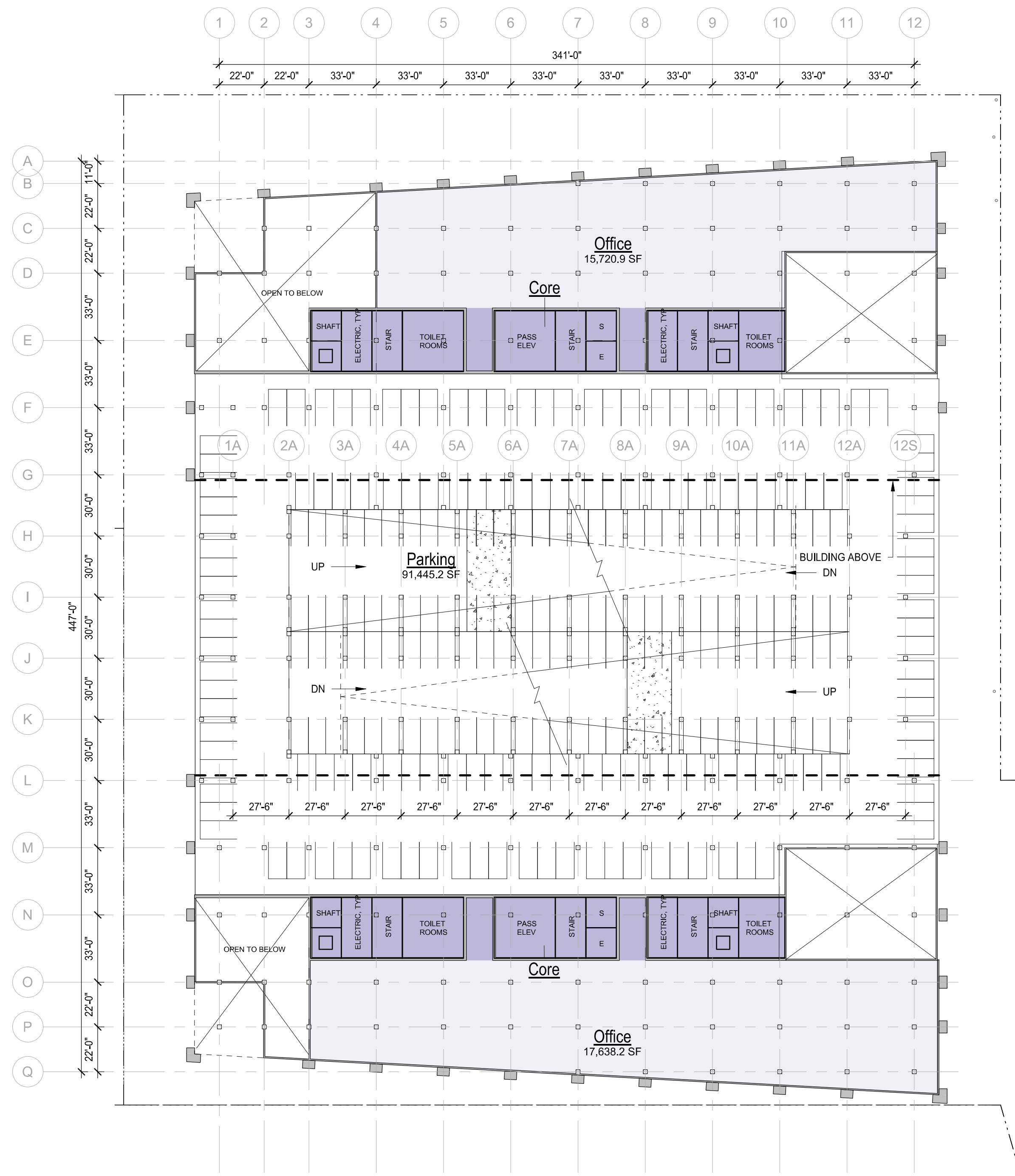
 Watry Design, Inc.
www.watrydesign.com

1990 Bay Road,
1175 Weeks Street,
1250 Weeks Street
1103 Weeks Street
East Palo Alto, CA

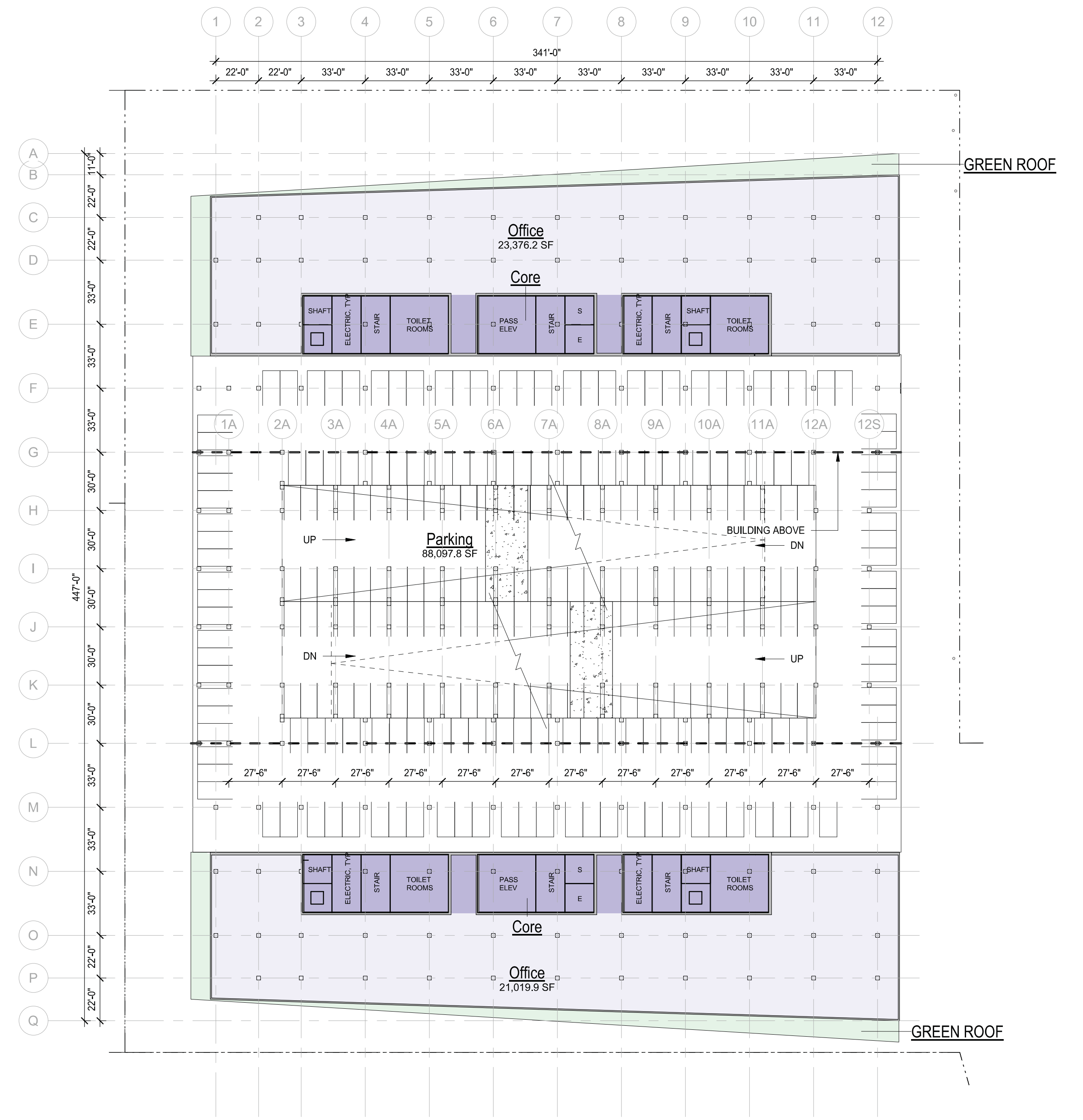
Bay Road - Floor 1
Major Application / 24 September 2021

0' 10' 25' 50'
1/40 = 1'-0"
AT 22" X 34"



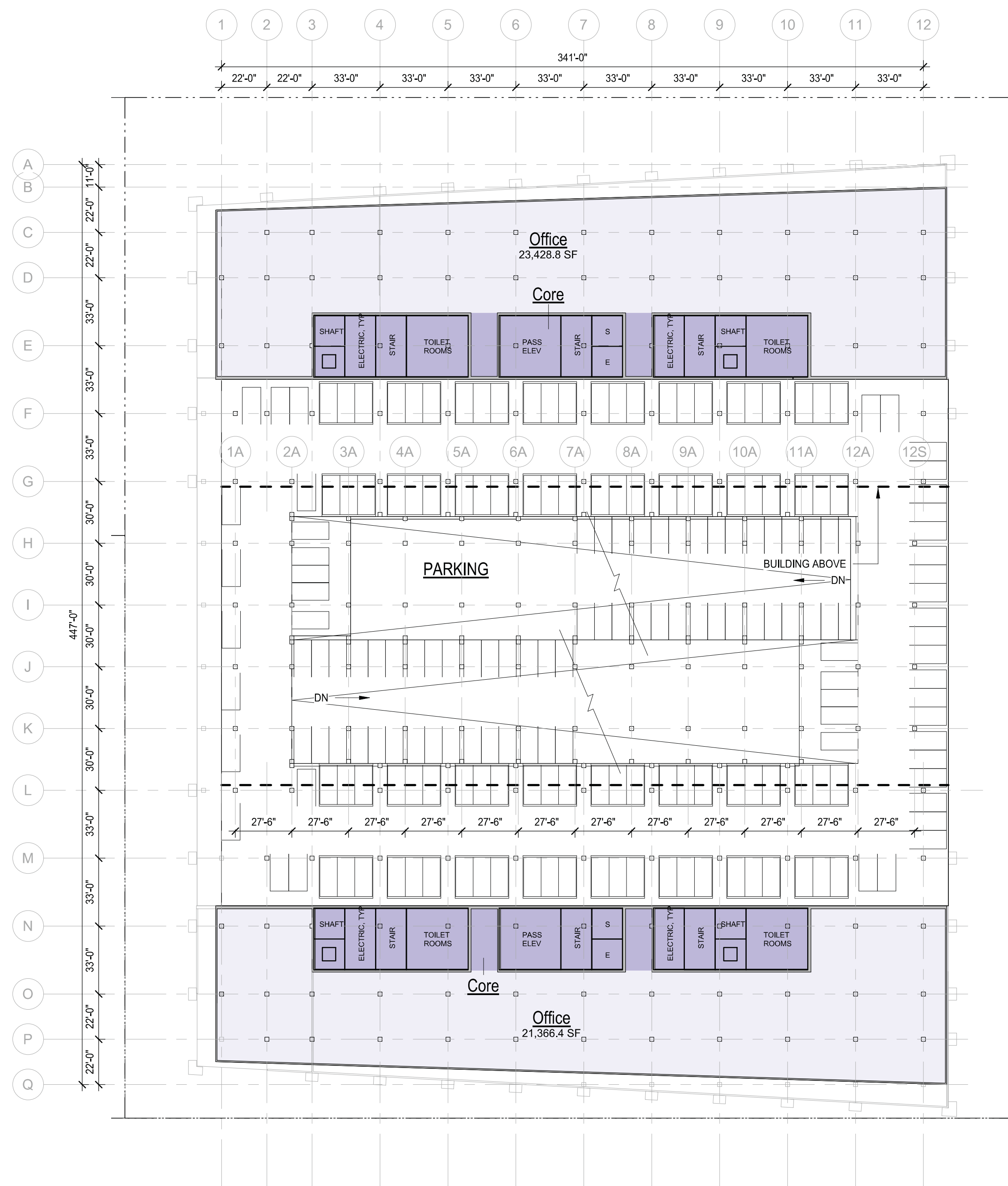


OFFICE FLOOR 2 / PARKING FLOOR 2

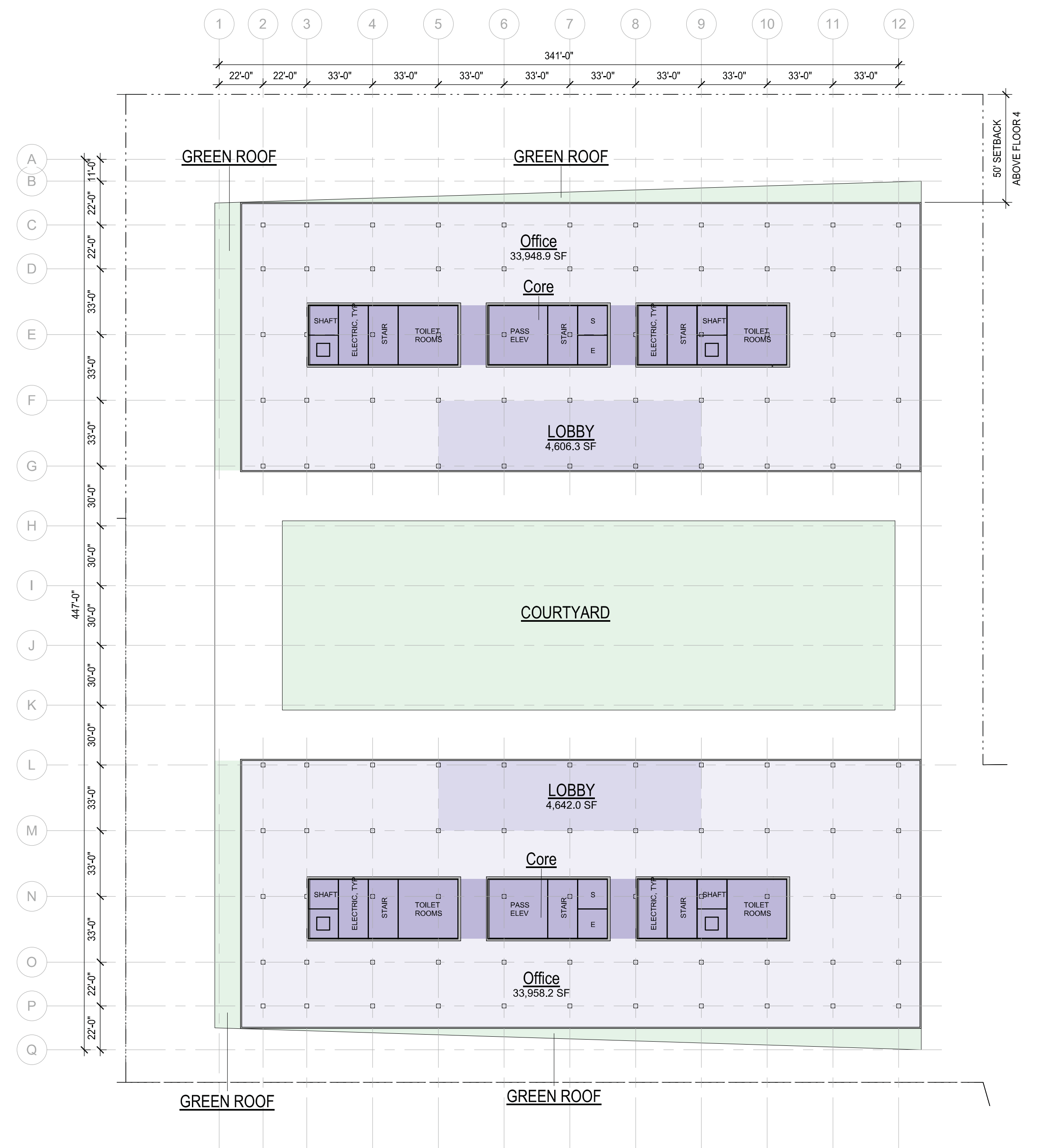


OFFICE FLOOR 3 / PARKING FLOORS 3, 4 & 5 ARE SIMILAR



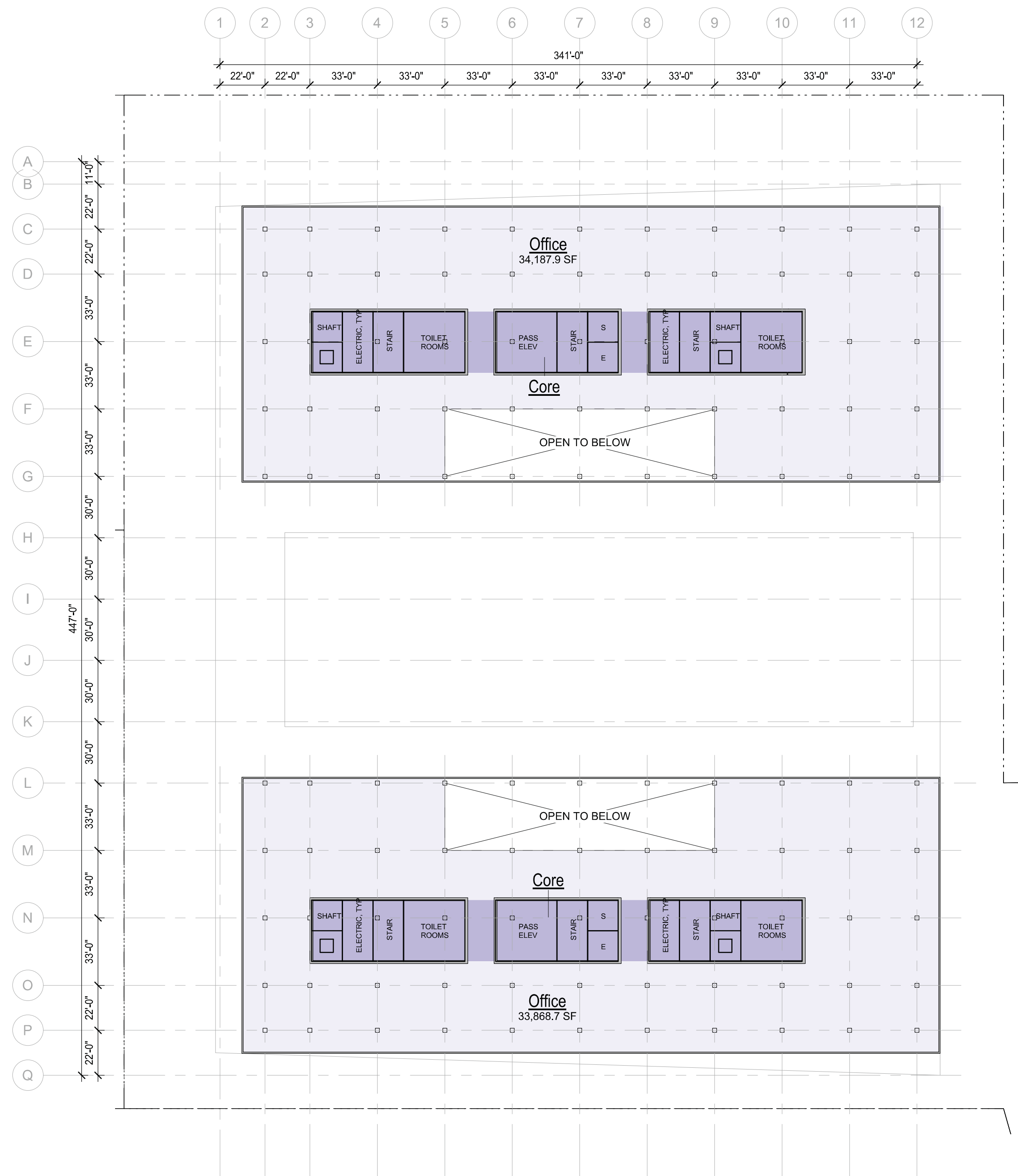


OFFICE FLOOR 4 / PARKING FLOOR 6

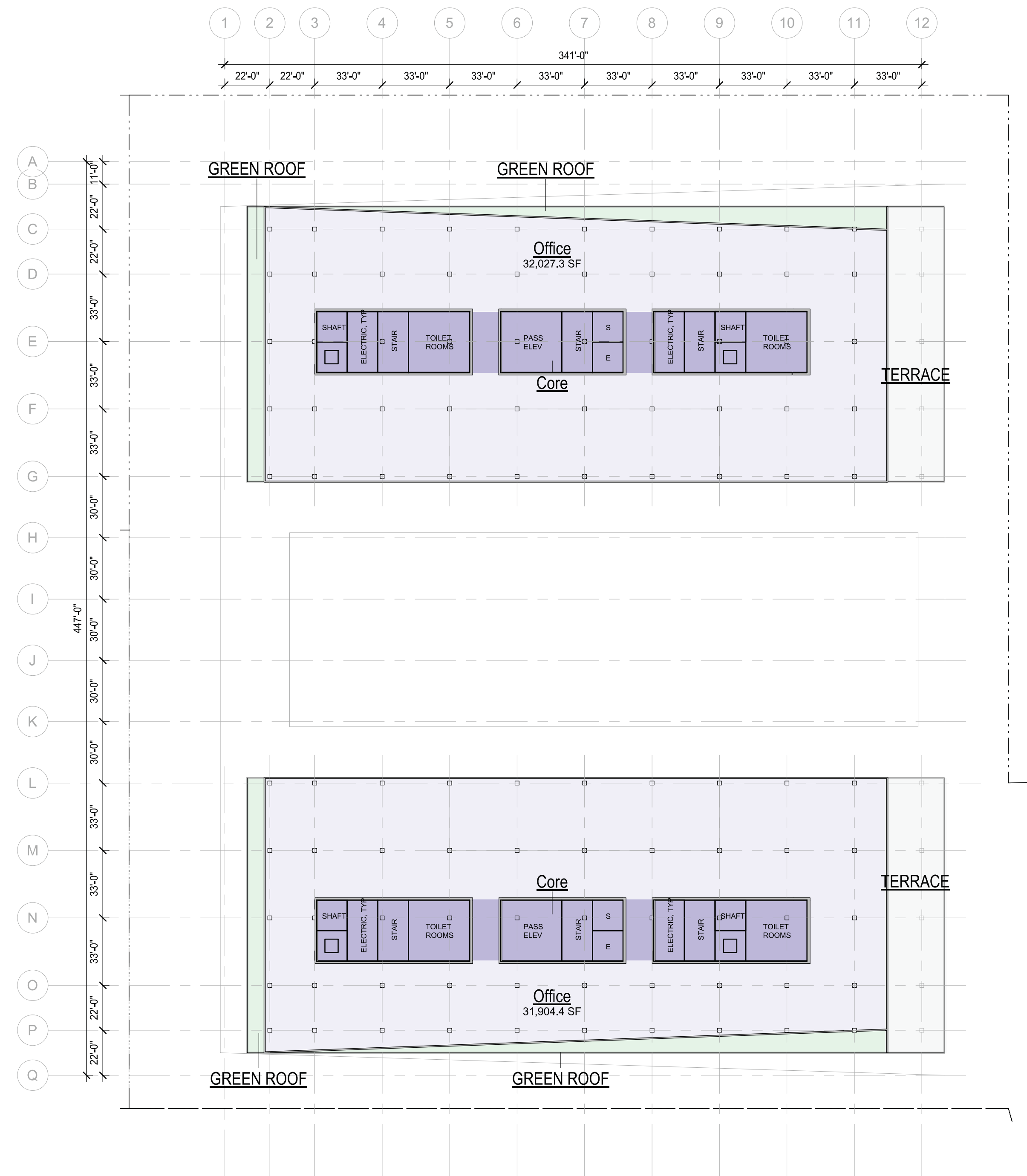


OFFICE FLOOR 5



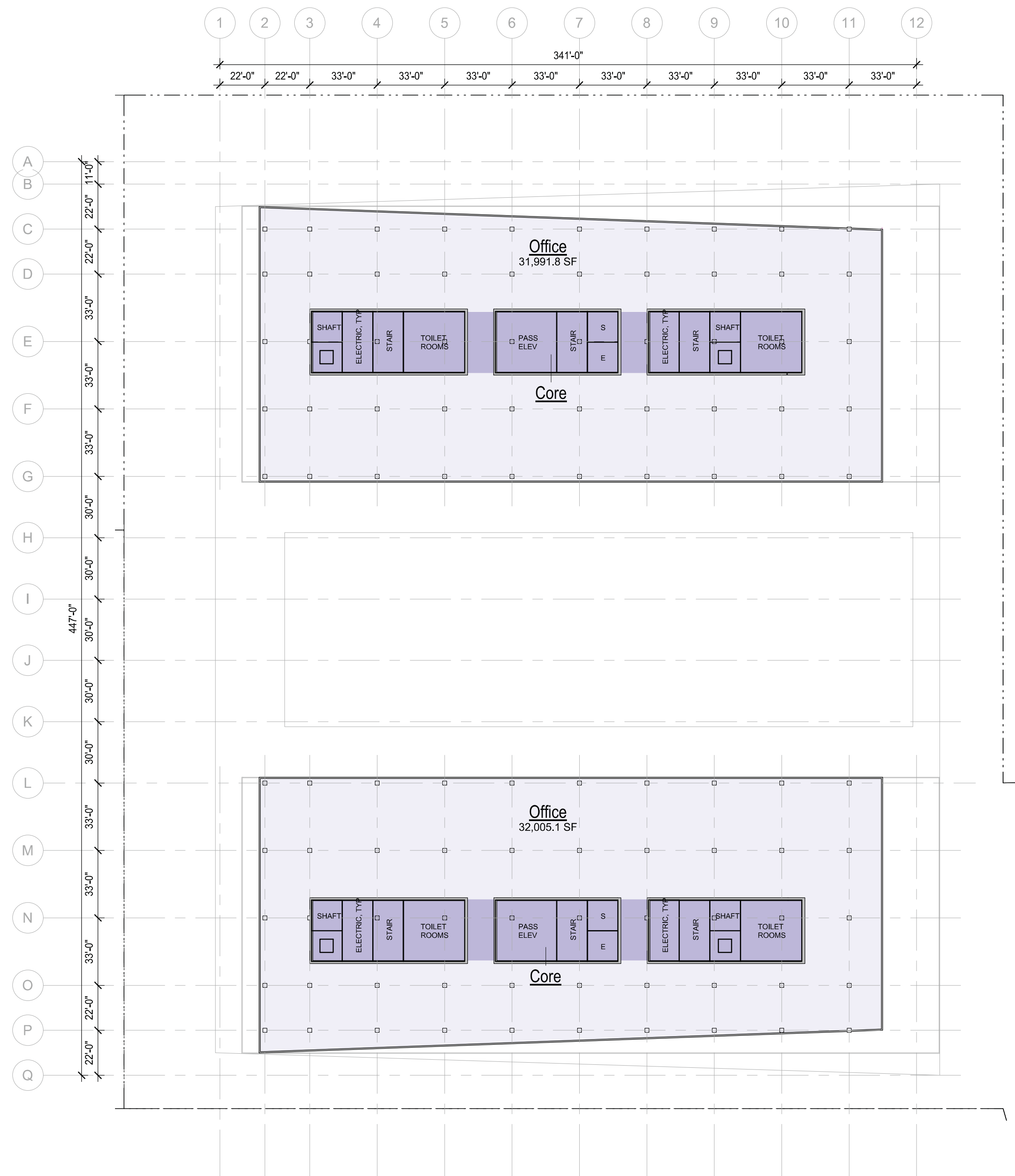


OFFICE FLOOR 6



OFFICE FLOOR 7



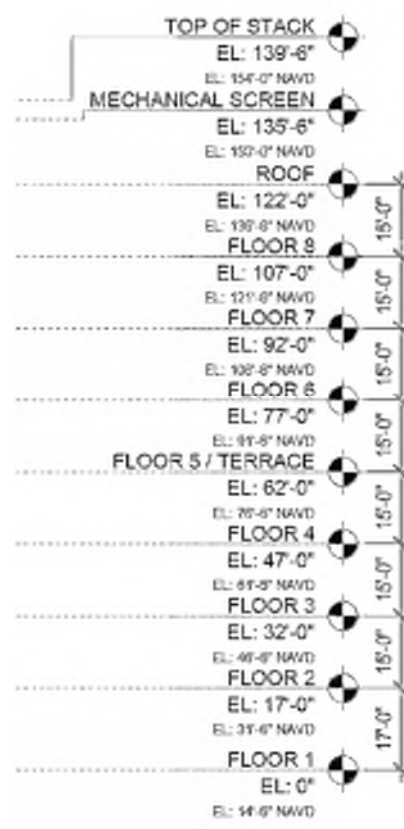


OFFICE FLOOR 8

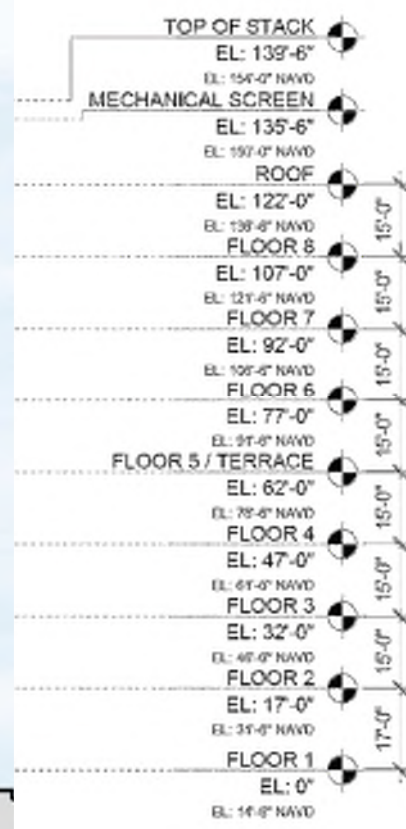


ROOF PLAN

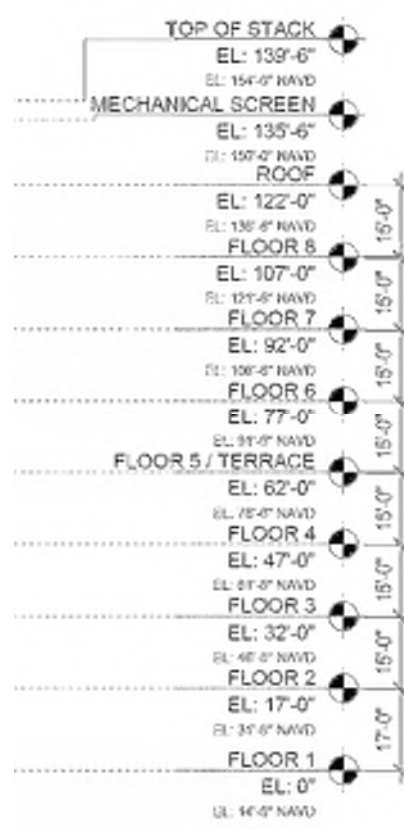




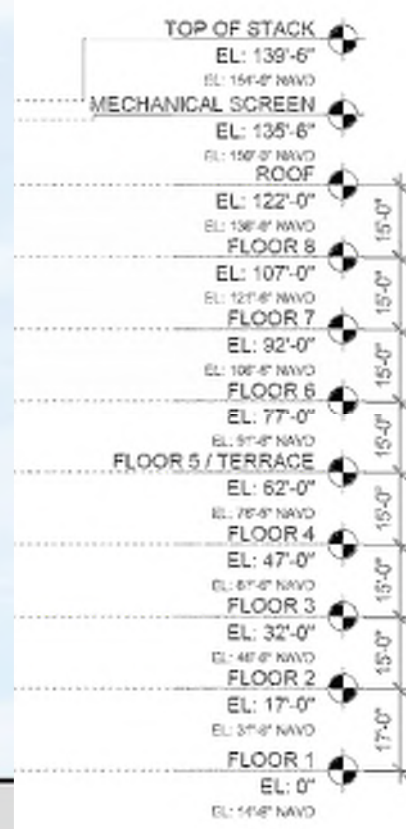
NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION



Owner:

Harvest Properties
www.harvestproperties.com

Designer:

Morris Adjmi Architects
www.ma.com

Architect of Record:

DGA Architects
www.dgaonline.com

Architect 1103 Weeks:

LPAS Architecture + Design
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Civil Engineer:

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Structural Engineer:

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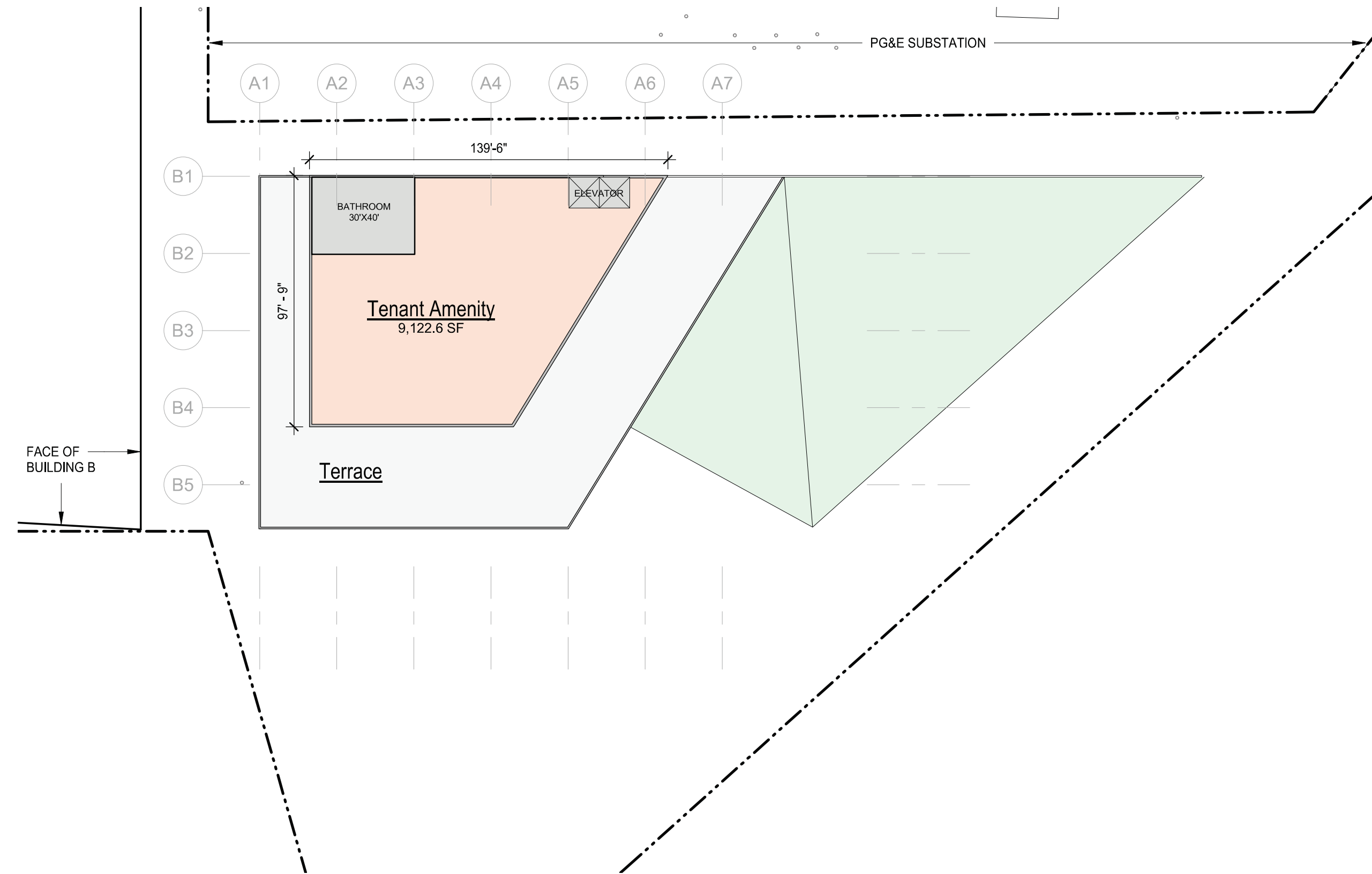
Parking Consultant:

Watry Design, Inc.
www.watrydesign.com

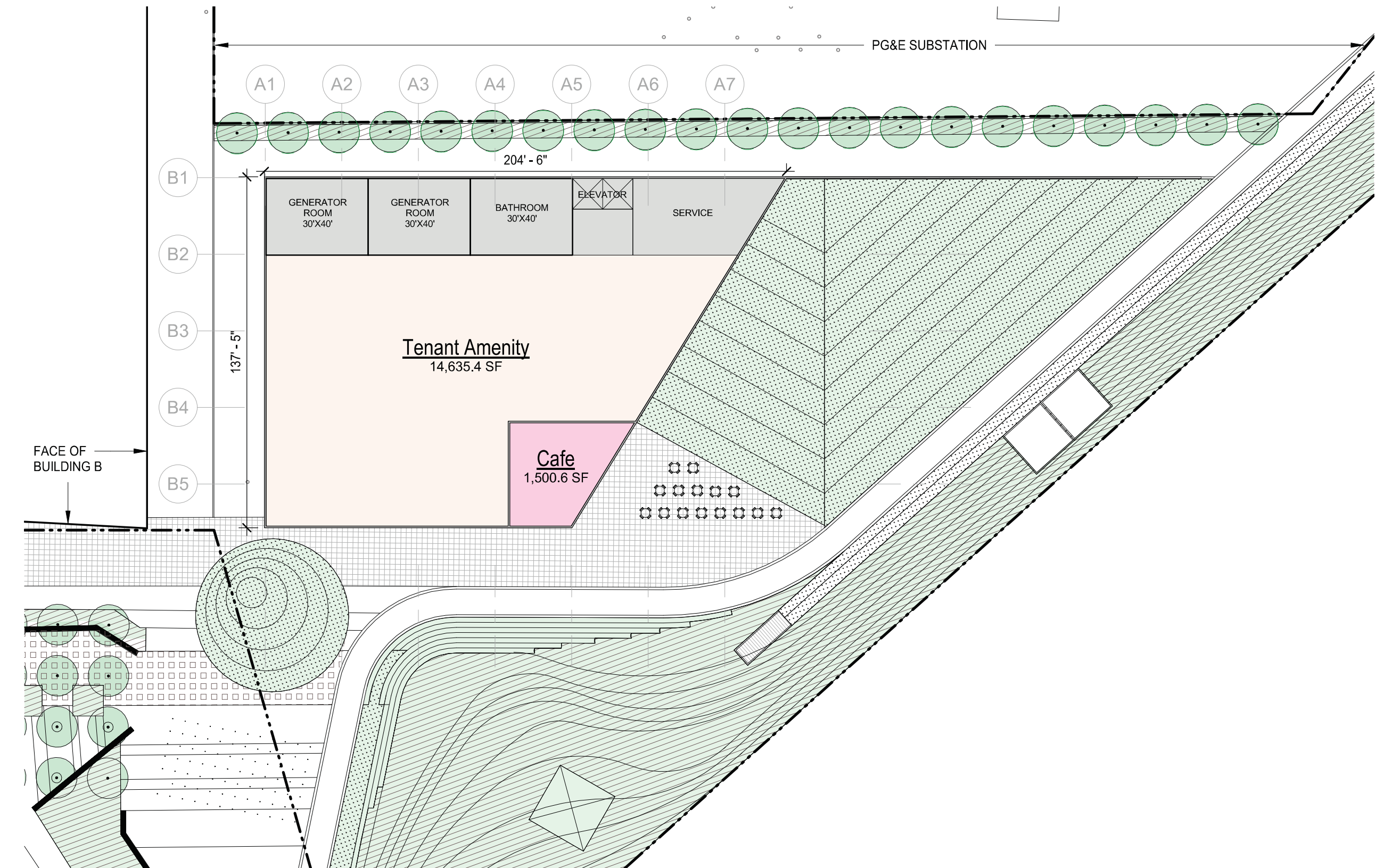
1990 Bay Road,
1175 Weeks Street,
1250 Weeks Street,
1103 Weeks Street
East Palo Alto, CA

1990 Bay Road - Building Elevations
Major Application / 24 September 2021

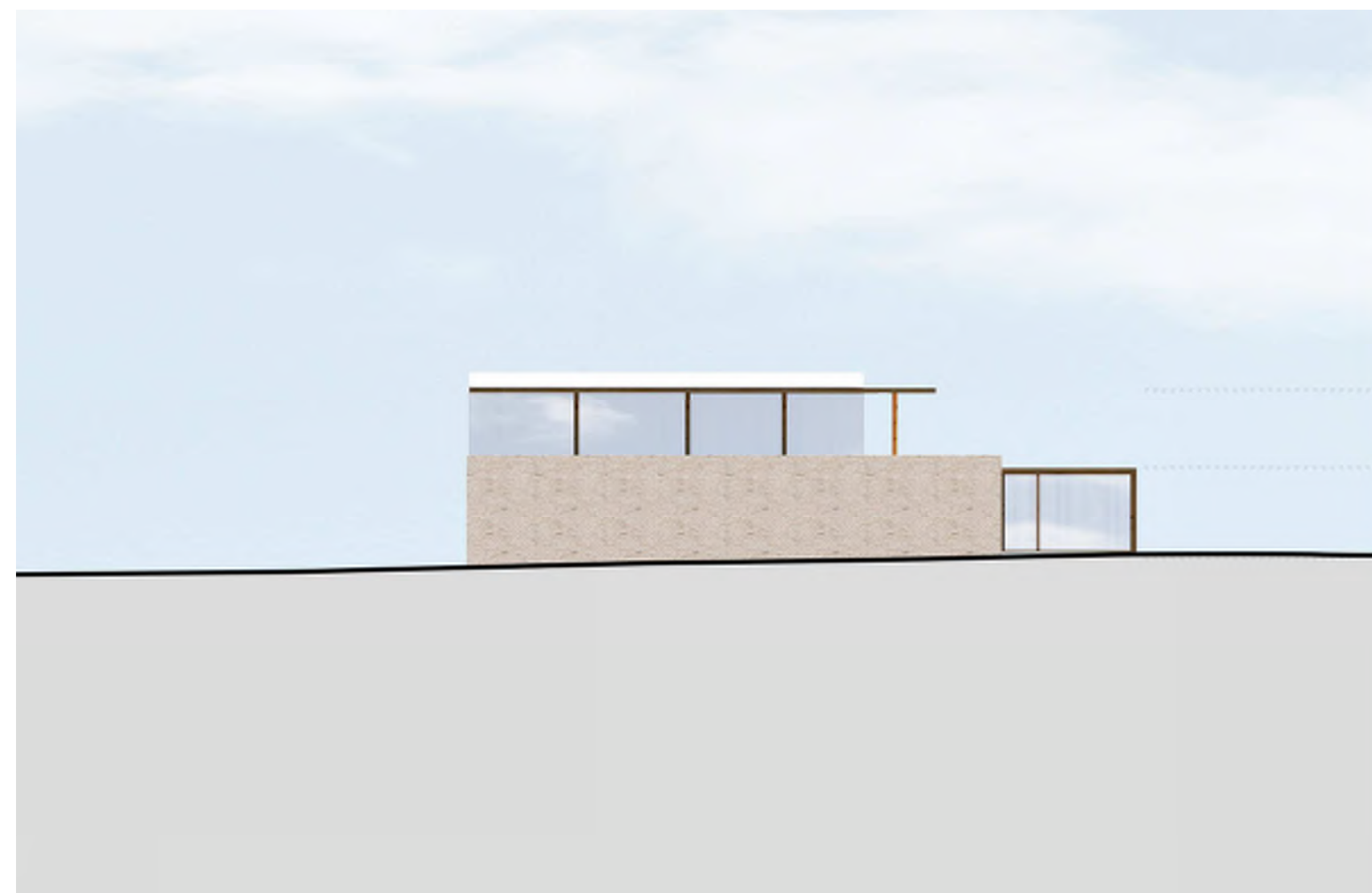
0' 10' 25' 50'
1/40 = 1'-0"
AT 22" X 34"



FLOOR 2 PLAN



FLOOR 1 PLAN



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION



Owner:



Harvest Properties
www.harvestproperties.com

Designer:



Morris Adjmi Architects
www.ma.com

Architect of Record:



DGA Architects
www.dgaonline.com

Architect 1103 Weeks:



LPAS Architecture + Design
www.lpas.com

Civil Engineer:



Sherwood Design Engineers
www.sherwoodengineers.com

Landscape Architect:



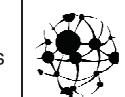
HOOD Design Studio
www.hooddesignstudio.com

Structural Engineer:



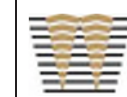
KPW Structural Engineers
www.kpw.com

Mechanical Engineer:



Integral Group
www.integral.com

Parking Consultant:



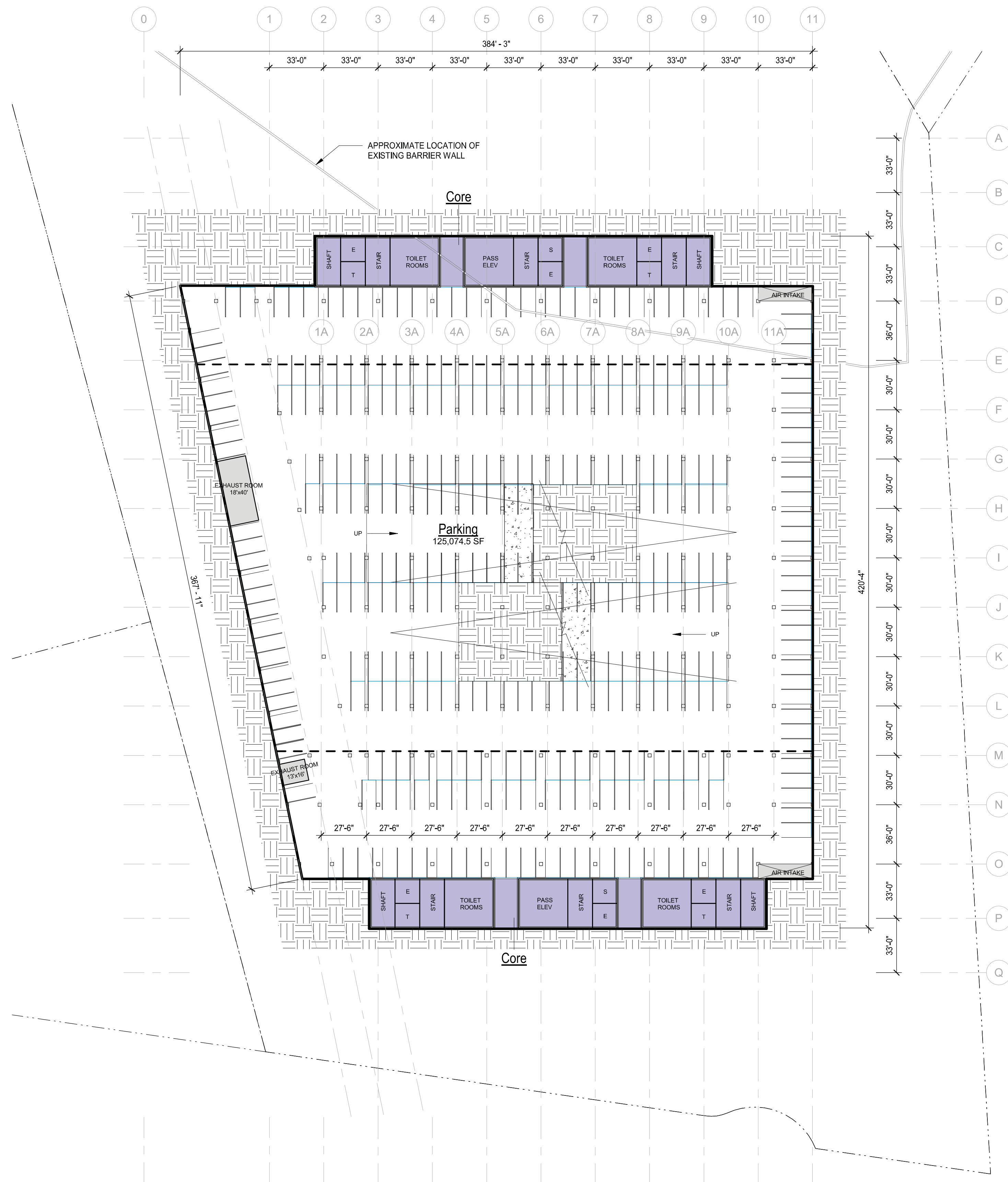
Watry Design, Inc.
www.watrydesign.com

1990 Bay Road,
1175 Weeks Street,
1250 Weeks Street
1103 Weeks Street
East Palo Alto, CA

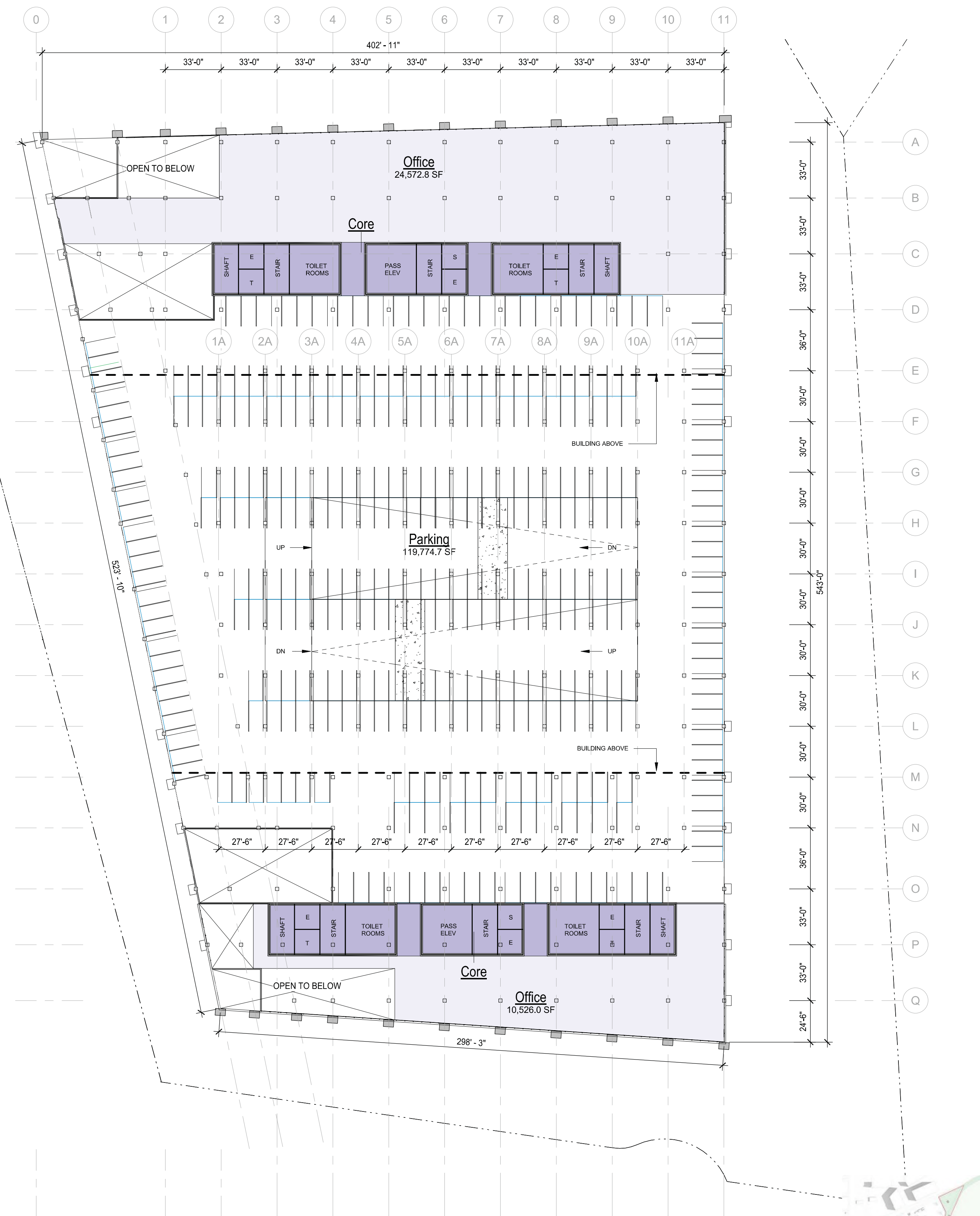
Amenity Building

Major Application / 24 September 2021



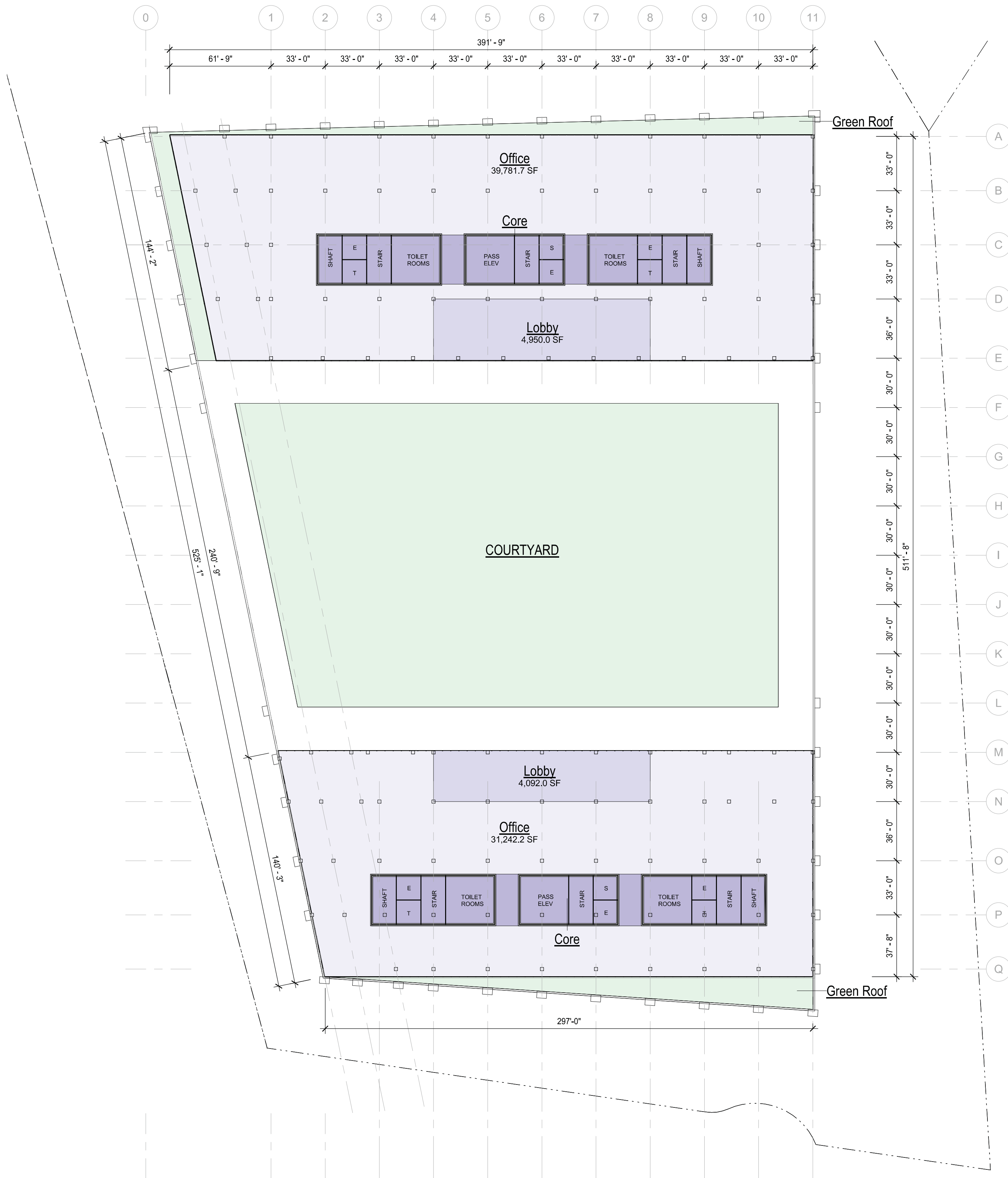


CELLAR FLOOR 1

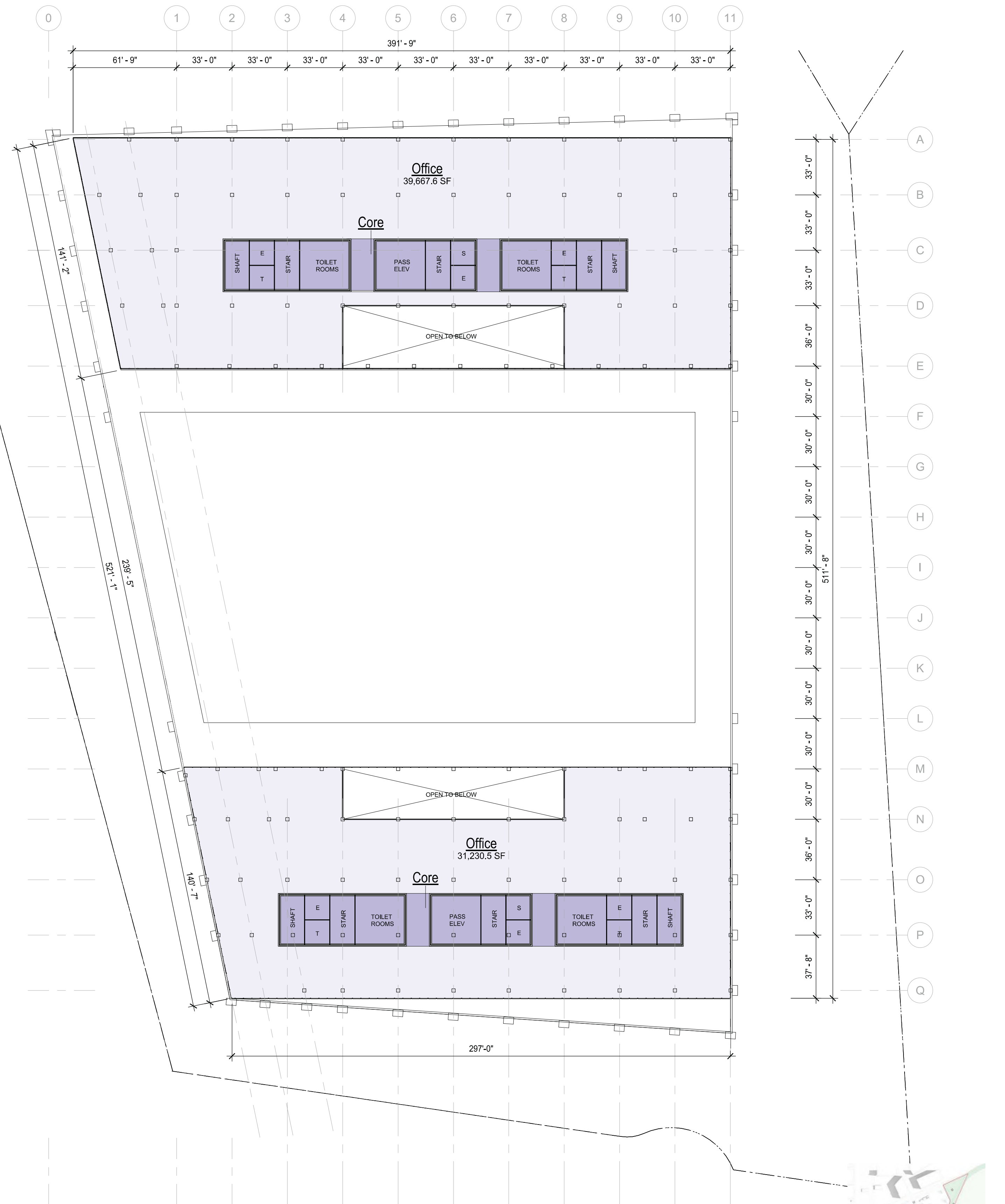


OFFICE FLOOR 2 / PARKING FLOOR 2 & 3 ARE SIMILAR





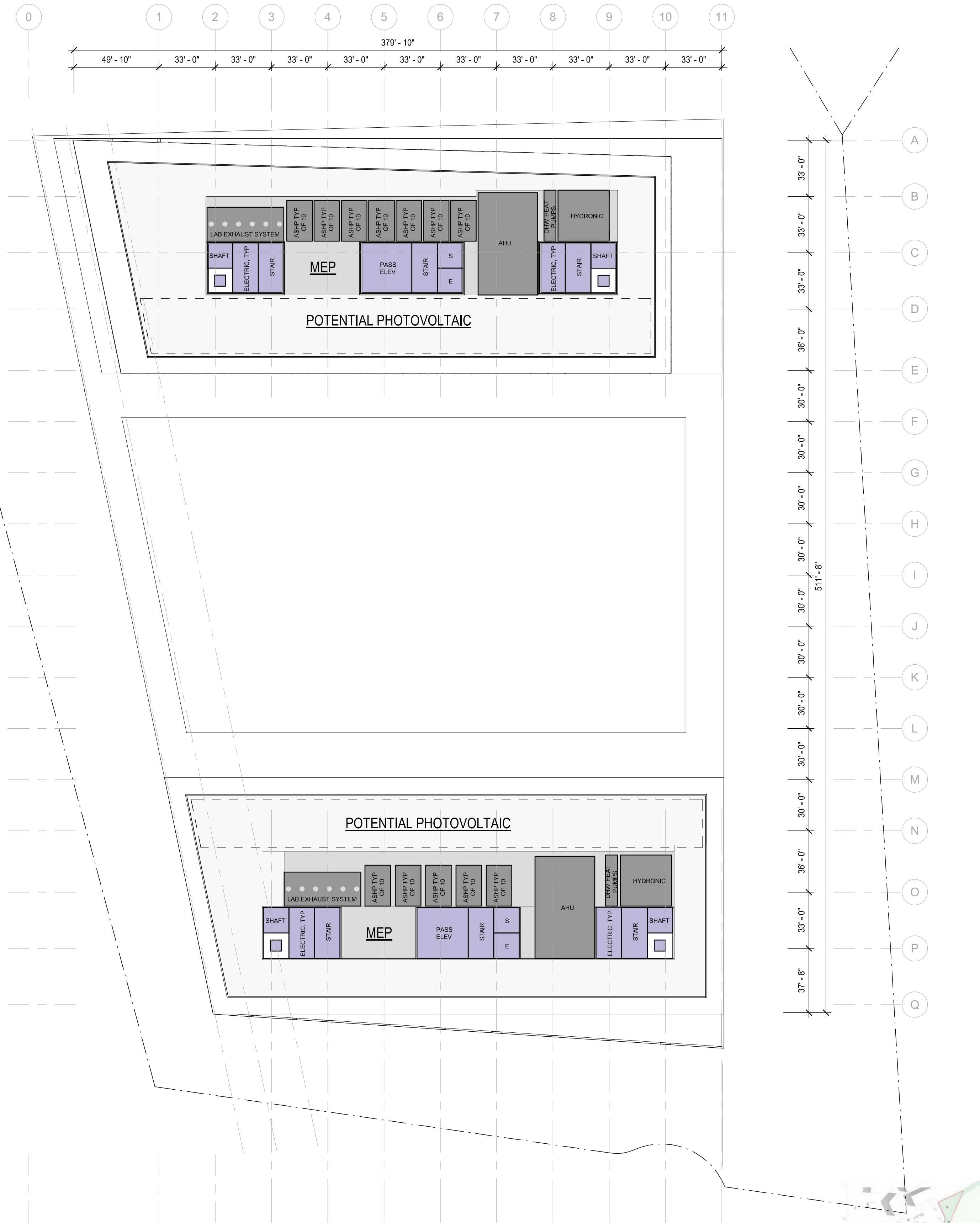
OFFICE FLOOR 3



OFFICE FLOOR 4







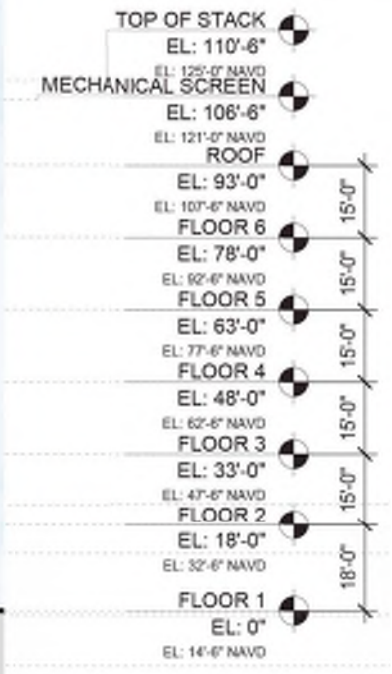
ROOF PLAN



NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION

