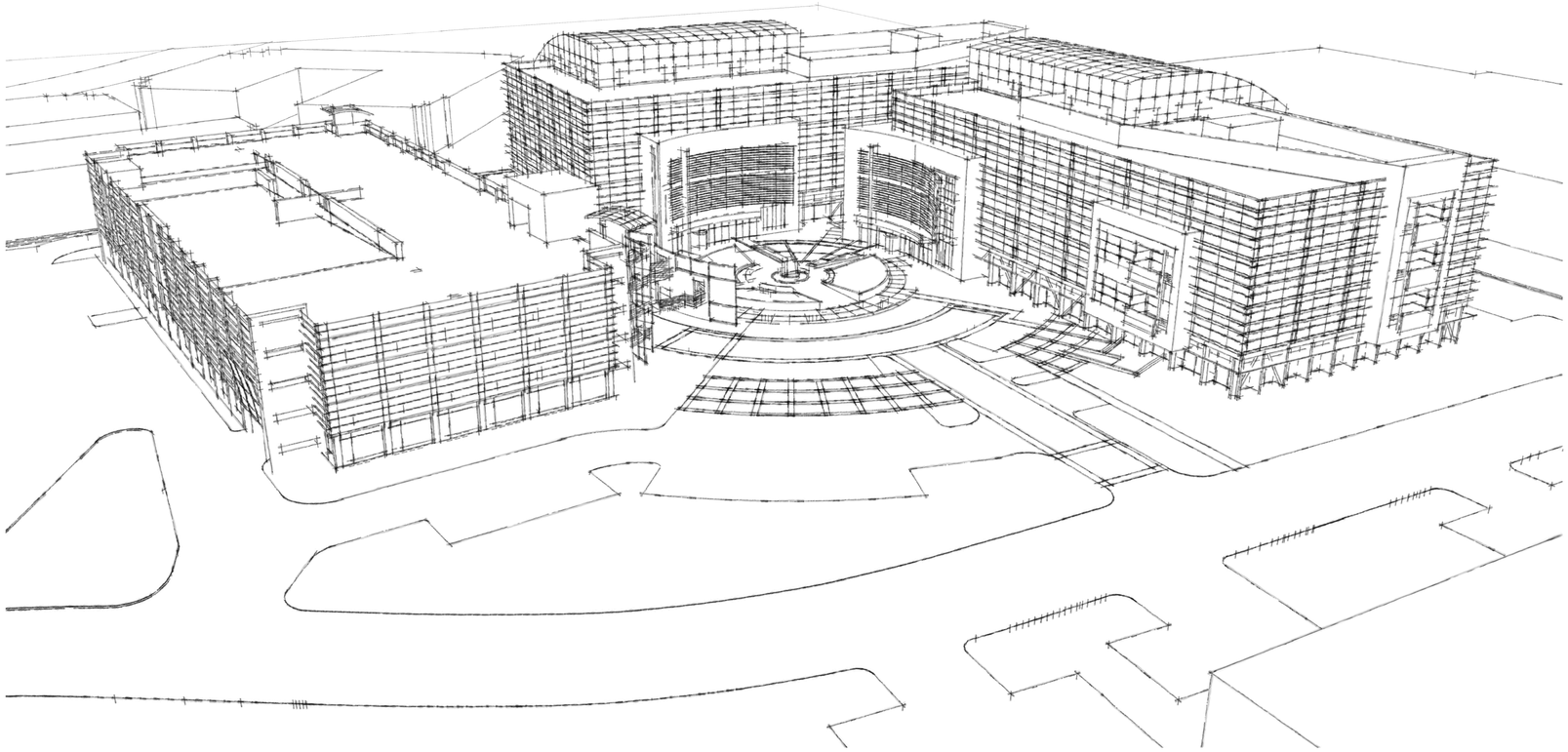

DESIGN TEAM

owner

BioMed Realty Trust
7677 Gateway Blvd, Suite 100
Newark, CA 94560
510.505.6046
510.795.2985 fax
Contact: Andrew Richard
E-mail: andrew.richard@biomedrealty.com

architect

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650.967.6600

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civil engineer

Kier & Wright
2850 Collier Canyon Road
Livermore, CA 94551
925.245.8788
925.245.8796 fax
Contact: Stephen Reynolds
E-mail: sreynolds@kierwright.com

landscape architect

Reed Associates
477 S. Taaffe Street
Sunnyvale, CA 94086
408.481.9020
408.481.9022 fax
Contact: Paul J. Reed
E-mail: paul@rala.net

parking architect/planner

Watry Design, Inc.
100 Century Center Court, Suite 600
San Jose, CA 95112
408 392-7900
Contact: Matt Davis
E-mail: mdavis@watrydesign.com

lighting engineer

PM Greene Engineers
1740 Technology Drive, Suite 210
San Jose, CA 95110
408.200.7200
408.200.7201 fax
Contact: Vish Ponnathpore
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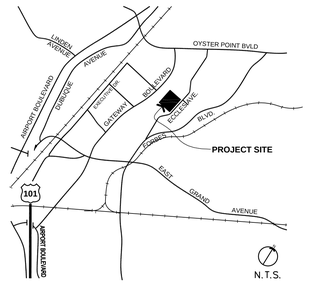
structural engineer

Rinne & Peterson
1121 San Antonio Road, Suite C200
Palo Alto, CA 94303-4311
650.428.2860
650.428.2861 fax
Contact: Aaron Kvamme
E-mail: aaronkvamme@rpse.com

LOCATION



SHEET INDEX

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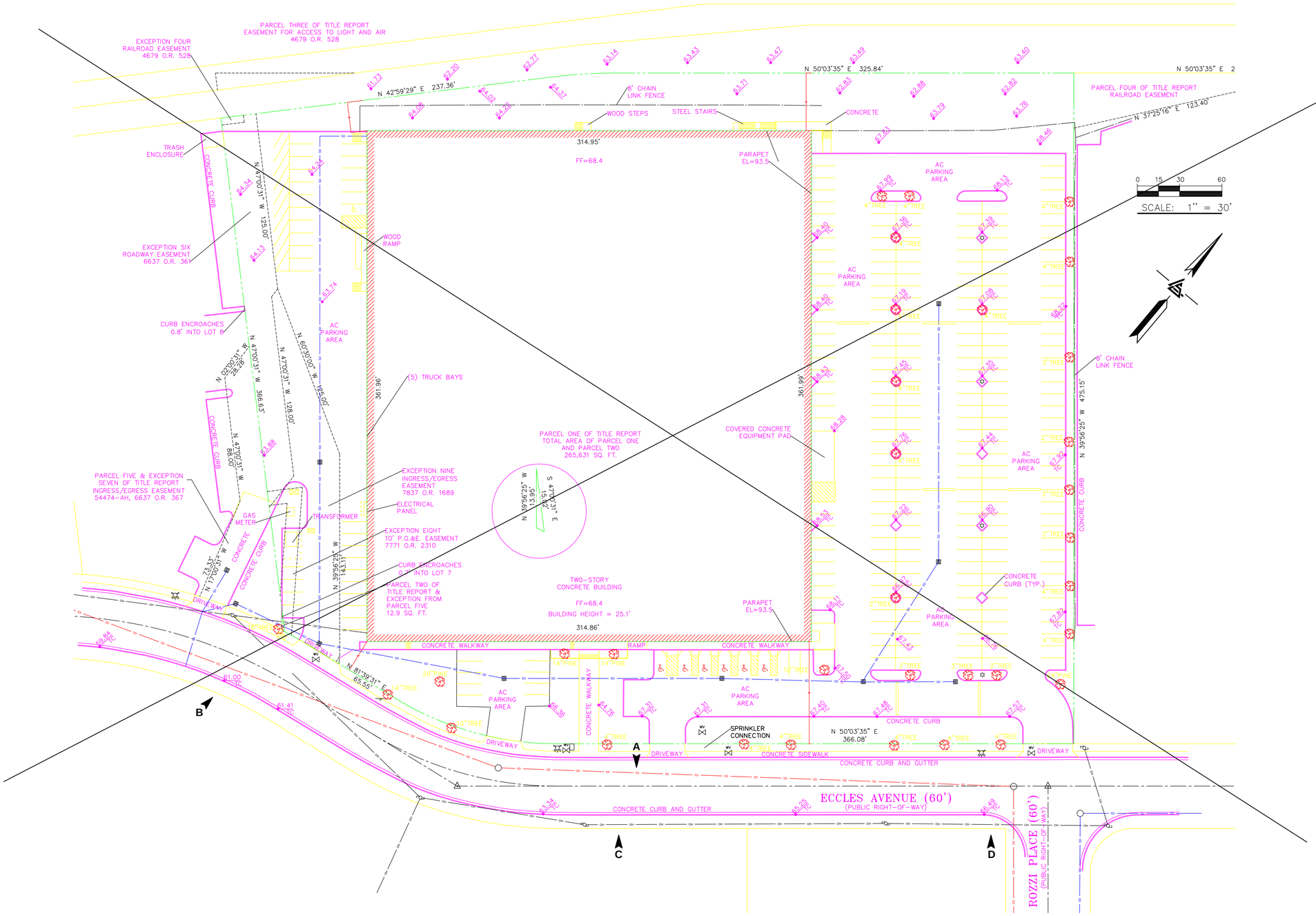
LIFE SCIENCE CAMPUS - 475 ECCLES
PLANNING PACKAGE

475 Eccles Avenue
South San Francisco, CA 94080

PLANNING RESUBMITTAL: 09.19.14
PLANNING COMMISSION: 11.26.12
PLANNING RESUBMITTAL: 05.24.12
CAS JOB NO: 2011-073 DATE: 11.15.11



NOTE: SUPERSEDED BY ISSUED DEMOLITION PERMIT BY CITY OF SOUTH SAN FRANCISCO

LEGEND

A — SITE PHOTO VIEW DIRECTION. SEE SHEET P-A0.2

EXISTING SITE CONDITIONS

1"=30'-0"

REV.	DESCRIPTION	DATE
	PLANNING SUBMITTAL	11.15.11
	PLANNING REVIEW	04.12.12
	PLANNING RESUBMITTAL	05.24.12
	PLANNING COMMISSION	11.26.12
	PLANNING RESUBMITTAL	09.19.14

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CAS Architects, Inc
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Mountain View, CA 94043
TEL 650.967.6600
FAX 650.967.6616
www.casarch.com
José Cotto, A.I.A

SHEET TITLE
REFERENCE EXISTING SITE CONDITIONS

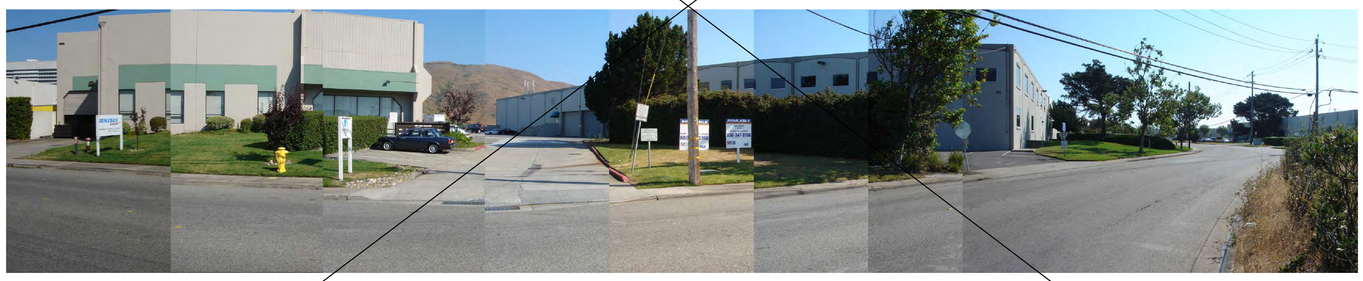
SHEET
P-A0.1

CLIENT PROJECT ID: N/A CAS JOB NO: 2011_073

DATESTAMP – I:\PROD\11\2011_073\DWGS\11073PA01.DWG 9/18/2014 16:27:55

SITE PHOTO D - LOOKING NORTH

SITE PHOTO C - LOOKING NORTH



SITE PHOTO B - LOOKING NORTH-EAST

SITE PHOTO A - LOOKING SOUTH

NOTE: SUPERSEDED BY ISSUED DEMOLITION PERMIT BY CITY OF SOUTH SAN FRANCISCO

REV.	DESCRIPTION	DATE
	PLANNING SUBMITTAL	11.15.11
	PLANNING REVIEW	04.12.12
	PLANNING RESUBMITTAL	05.24.12
	PLANNING COMMISSION	11.26.12
	PLANNING RESUBMITTAL	09.19.14

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SHEET TITLE

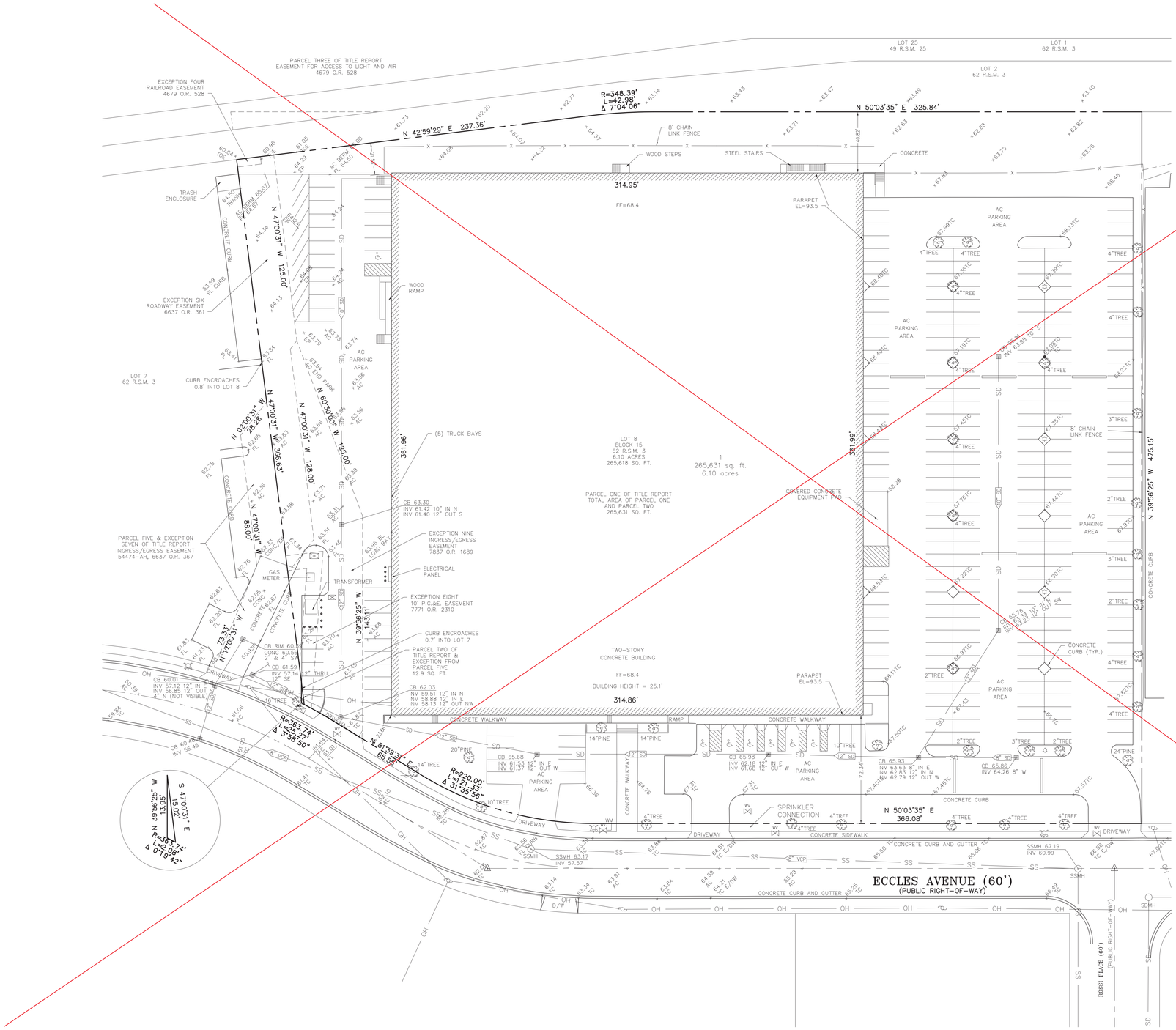
EXISTING SITE PHOTOS

SHEET

P-A0.2

CLIENT PROJECT ID: N/A CAS JOB NO: 2011_073

DATESTAMP – I:\PROD\112011_073\DWGS\11073PA02.DWG 9/18/2014 16:28:58



LEGEND

- ASPHALT BERM
- BUILDING LINE
- CAST IRON PIPE
- CENTERLINE
- CONCRETE/BLOCK/RETAINING WALL
- CONCRETE CURB
- CONCRETE CURB & GUTTER
- CONTOUR LINE
- DRIVEWAY
- EDGE OF PAVEMENT
- ELECTRIC LINE
- FENCE LINE
- FIBER OPTICS LINE
- FIRE SERVICE & VALVE
- GAS LINE-VALVE & METER
- GUARD RAIL
- HIGH PRESSURE GAS LINE
- HIGH PRESSURE OIL LINE
- IRRIGATION WATER LINE
- JOINT TRENCH
- LOT LINE
- MONUMENT/MONUMENT LINE
- OIL LINE
- OVERHEAD POWER LINE
- PROPERTY LINE
- RECLAIMED WATER LINE & VALVE
- SANITARY SEWER-MANHOLE & CLEANOUT
- SIDEWALK
- SPOT ELEVATION
- STORM DRAIN-MANHOLE & CATCH BASIN
- TELEPHONE LINE
- WATER LINE & VALVE
- BACKFLOW PREVENTION DEVICE
- ELECTROLIER
- FIRE DEPARTMENT CONNECTION
- FIRE HYDRANT
- POST INDICATOR VALVE
- POWER POLE/JOINT POLE
- TRAFFIC SIGN
- TREE
- UTILITY BOX

AC	ASPHALT CONCRETE
CB	CATCH BASIN
C	CONCRETE
CL	CENTER LINE
DWY	DRIVEWAY
E	EXISTING
EP	EDGE OF PAVEMENT
FF	FINISH FLOOR
FL	FLOW LINE
INV	INVERT
P	PAVEMENT
RE	RIM ELEVATION
SDMH	STORM DRAIN MANHOLE
SSMH	SANITARY SEWER MANHOLE
TC	TOP OF CURB
TR	TREE
WM	WATER METER
WV	WATER VALVE

NOTES

1. THIS PLOT WAS PREPARED FROM INFORMATION FURNISHED IN A OWNER'S POLICY OF TITLE INSURANCE, PREPARED BY CHICAGO TITLE INSURANCE COMPANY, DATED DECEMBER 2, 2005, POLICY NO."CAC1177 41-7741-2347-0084702362-CTIC-2005-04. 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.
2. ALL DISTANCES SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.
3. 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 KNOWN 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.
4. BENCHMARK:
   3" BRONZE DISK STAMPED "NATIONAL OCEAN TITLE SURVEY NO. 11, 1975" FOUND ON TOP OF RETAINING WALL ON WEST WALL OF THE "ROD AND GUN CLUB" LOCATED NEAR THE NORTH END OF OYSTER POINT BOULEVARD.
   ELEVATION = 15.70
5. BASIS OF BEARINGS:
   THE BEARING N50°03'35"E OF THE CENTERLINE OF ECCLES AVENUE AS SHOWN ON THAT CERTAIN MAP ENTITLED "SOUTH SAN FRANCISCO INDUSTRIAL PARK, UNIT 3-B" RECORDED IN VOLUME 62 OF MAPS, PAGES 3-8, SAN MATEO COUNTY RECORDS WAS USED AS THE BASIS OF ALL BEARINGS SHOWN UPON THIS MAP.

NOTE: SUPERSEDED BY ISSUED DEMOLITION PERMIT BY CITY OF SOUTH SAN FRANCISCO

REV.	DESCRIPTION	DATE
	CLIENT REVIEW	10.26.11
	PLANNING SUBMITTAL	11.15.11
	DRB REVISIONS	02.13.12
	REVISED CIVIL BASE PLAN	02.27.12
	SITE REVISIONS FOR DRB RESUBM.	03.30.12
	SITE REVISIONS PER REVISED PARKING RATIO	05.10.12
	"PLANNING RESUBMITTAL"	05.24.12

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www.casarch.com

SHEET TITLE

EXISTING CONDITIONS

DATE	OCTOBER, 2011	SHEET	C1
SCALE	1" = 30'		
DESIGNER	SAR		
JOB NO.	A11551-1		OF 3 SHEETS

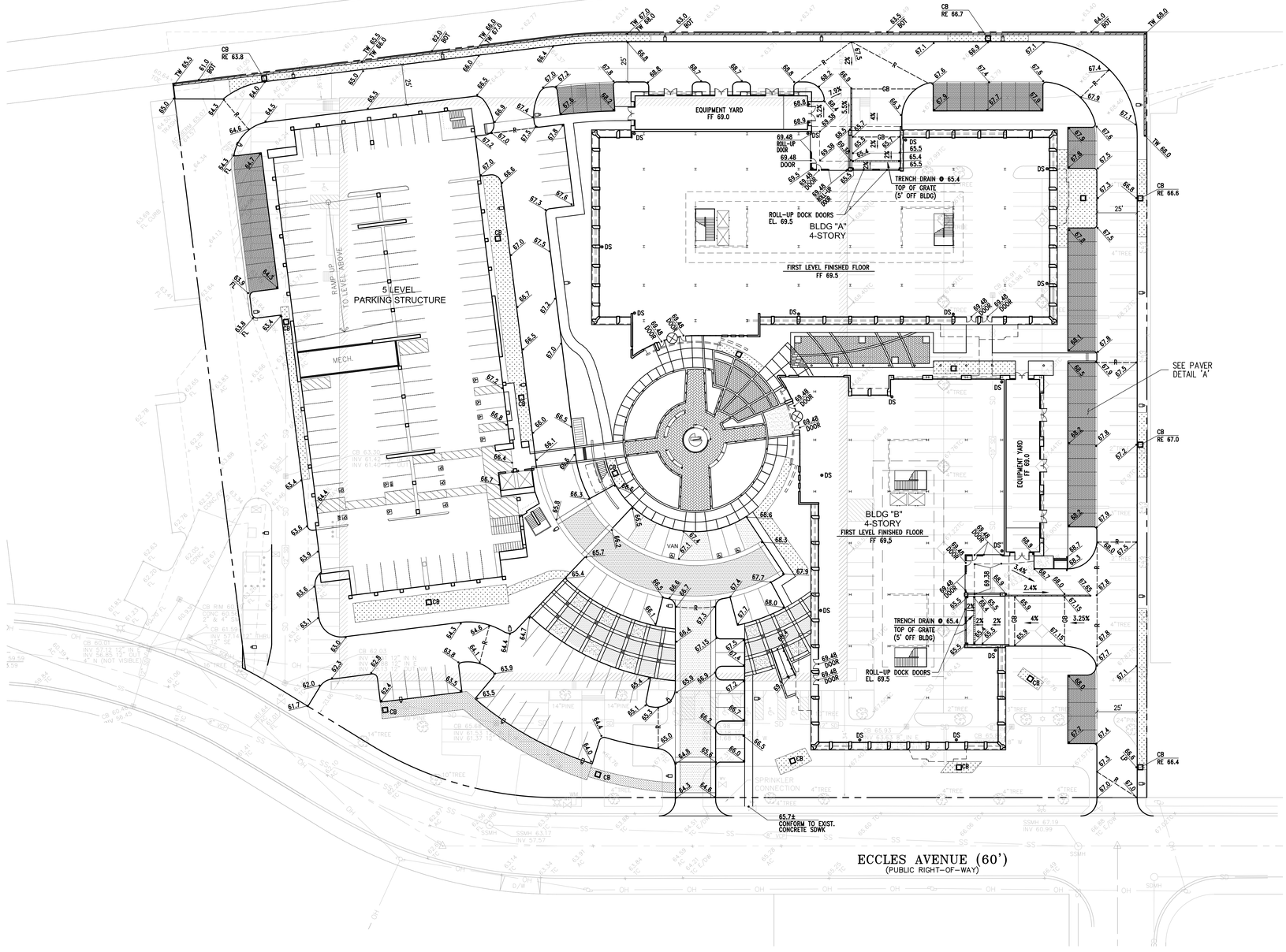
Z:\2011\A11551\A11551-1 ENTITLEMENTS.dwg 5/24/2012 11:42:50 AM PDT

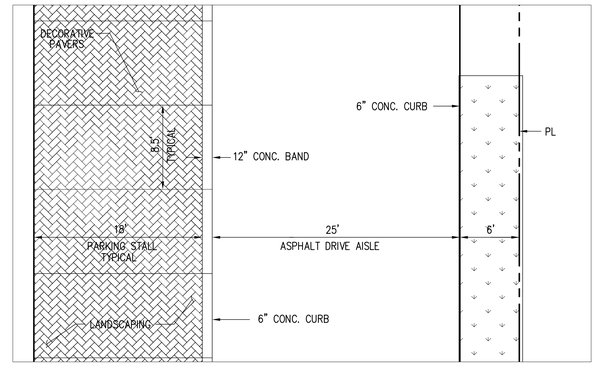
LEGEND

ASPHALT BERM	HIGH PRESSURE GAS LINE	BACKFLOW PREVENTION DEVICE	E	EXISTING
BUILDING LINE	HIGH PRESSURE OIL LINE	ELECTROLIER	EP	EDGE OF PAVEMENT
CAST IRON PIPE	IRRIGATION WATER LINE	FIRE DEPARTMENT CONNECTION	FF	FINISH FLOOR
CENTERLINE	JOINT TRENCH	FIRE HYDRANT	FL	FLOW LINE
CONCRETE/BLOCK/RETAINING WALL	LOT LINE	POST INDICATOR VALVE	INV	INVERT
CONCRETE CURB	MONUMENT/MONUMENT LINE	POWER POLE/JOINT POLE	P	PAVEMENT
CONCRETE CURB & GUTTER	OIL LINE	TRAFFIC SIGN	RE	RIM ELEVATION
CONTOUR LINE	OVERHEAD POWER LINE	TREE	SDMH	STORM DRAIN MANHOLE
DRIVEWAY	PROPERTY LINE	UTILITY BOX	SSMH	SANITARY SEWER MANHOLE
EDGE OF PAVEMENT	RECLAIMED WATER LINE & VALVE	AC ASPHALT CONCRETE	TC	TOP OF CURB
ELECTRIC LINE	SANITARY SEWER-MANHOLE & CLEANOUT	BOT BOTTOM OF WALL	TR	TREE
FENCE LINE	SIDEWALK	CB CATCH BASIN	TW	TOP OF WALL
FIBER OPTICS LINE	SPOT ELEVATION	C CONCRETE	WM	WATER METER
FIRE SERVICE & VALVE	STORM DRAIN-MANHOLE & CATCH BASIN	CL CENTER LINE	WV	WATER VALVE
GAS LINE-VALVE & METER	TELEPHONE LINE	DWY DRIVEWAY		STORM DRAIN INFILTRATION AREA
GUARD RAIL	WATER LINE & VALVE			

0 15 30 60 90

Scale 1" = 30 ft





PAVER DETAIL

NOT TO SCALE

A

GRADING NOTES

1. ALL GRADING SHALL BE DONE IN ACCORDANCE WITH RECOMMENDATIONS IN THE UPDATED GEOTECHNICAL INVESTIGATION REPORT PREPARED FOR THIS SITE BY CLEARY CONSULTANTS, INC. DATED DECEMBER 23, 2011, PROJECT NO. 1327.1, SER. 3478
2. CONTRACTOR SHALL DETERMINE HIS OWN EARTH QUANTITIES AND BASE HIS BID ACCORDINGLY.
3. COMPACTION TO BE DETERMINED PER GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.
4. THE TYPES, LOCATIONS, SIZES AND/OR DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THESES IMPROVEMENT PLANS 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 KNOWN UNDERGROUND UTILITIES. HOWEVER, THE ENGINEER CAN NOT ASSUME RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF THEIR DELINEATION OF SUCH UNDERGROUND UTILITIES WHICH MAY BE ENCOUNTERED, BUT ARE NOT SHOWN ON THESE DRAWINGS.
5. ADJUSTMENTS TO BUILDING PAD ELEVATIONS OR PARKING LOT GRADES TO ACHIEVE EARTHWORK BALANCE SHALL BE MADE ONLY WITH APPROVAL OF THE ENGINEER.
6. ALL WORK, ON-SITE AND IN THE PUBLIC RIGHT-OF-WAY, SHALL CONFORM TO THE CITY OF SOUTH SAN FRANCISCO STANDARDS AND REQUIREMENTS

EARTHWORK SUMMARY

CUT: 2815 CY

FILL: 2720 CY

NOTE:

THE EARTHWORK QUANTITIES LISTED ON THESE PLANS ARE STATED ONLY FOR CALCULATION OF GRADING AND BUILDING PERMIT FEES. THESE QUANTITIES DO NOT INCLUDE TRENCH OR FOOTING SPOILS, SHRINK OR SWELL FROM COMPACTING EFFORTS OR OTHER VARIABLES. THE ENGINEER MAKES NO REPRESENTATION THIS SITE WILL BALANCE. THE CONTRACTOR SHALL DETERMINE HIS OWN EARTHWORK QUANTITIES AND BASE HIS BID ACCORDINGLY.

PREPARED BY OR UNDER THE SUPERVISION OF STEPHEN A. REYNOLDS, R.C.E 70005 DATE

REGISTERED PROFESSIONAL ENGINEER STEPHEN A. REYNOLDS No. 70005 CIVIL STATE OF CALIFORNIA

REV.	DESCRIPTION	DATE
	CLIENT REVIEW	10.26.11
	PLANNING SUBMITTAL	11.15.11
	DRB REVISIONS	02.13.12
	REVISED CIVIL BASE PLAN	02.27.12
	SITE REVISIONS FOR DRB RESUBM.	03.30.12
	SITE REVISIONS PER REVISED PARKING RATIO	05.10.12
	"PLANNING RESUBMITTAL"	05.24.12

KIER & WRIGHT
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Livermore, California 94551 Fax (925) 245-8796

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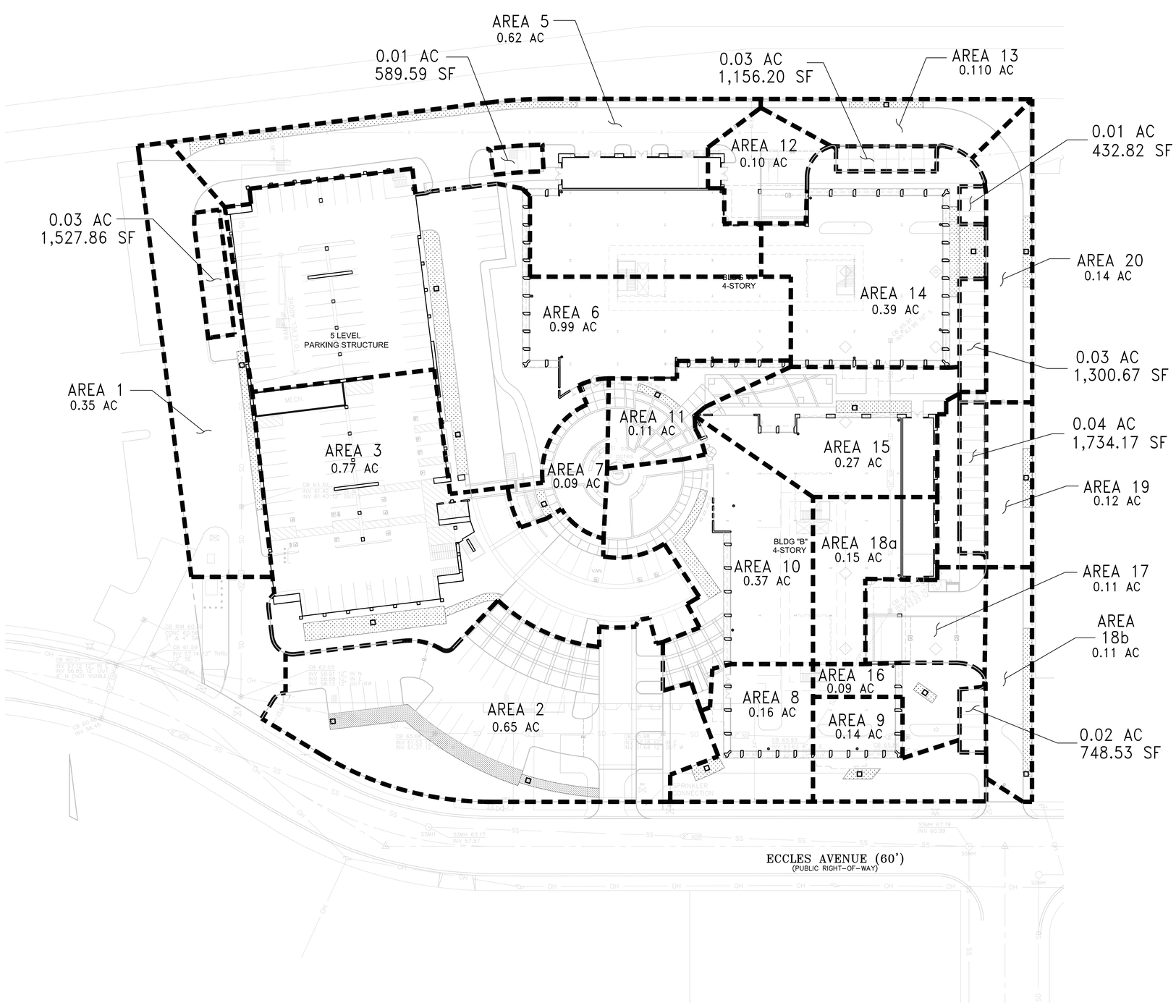
SHEET TITLE

PRELIMINARY GRADING PLAN

DATE	OCTOBER, 2011	SHEET	C2
SCALE	1" = 30'		
DESIGNER	SAR		
JOB NO.	A11551-1		OF 3 SHEETS

Z:\2011\A11551\A11551-1 ENTITLEMENTS.dwg 5/24/2012 11:42:50 AM PDT



0 15 30 60 90

Scale 1" = 30 ft

BIO-RETENTION PLANTER SIZING

Area ID	Total Area (AC)	Total Area (SF)	Pervious (SF)	Impervious (SF)	Minimum Swale* (SF)	Number of Trees** (Each)	Design Swale*** (SF)
1	0.35	15246	3257	11989	480	0	540
2	0.65	28314	11326	16988	680	0	764
3	0.77	33541	5403	28138	1126	0	1266
4	Not Used						
5	0.62	27007	6089	20918	837	8	1101
6	0.99	43124	6990	36134	1445	8	1786
7	0.09	3920	1683	2237	89	0	101
8	0.16	6970	2920	4050	162	0	182
9	0.14	6098	3401	2697	108	0	121
10	0.37	16117	3073	13044	522	0	587
11	0.11	4792	1330	3462	138	0	156
12	0.10	4356	125	4231	CDS Unit****		
13	0.11	4792	1763	3029	121	2	176
14	0.39	16988	3437	13551	542	2	650
15	0.27	11761	2617	9144	366	0	411
16	0.09	3920	2484	1436	57	0	65
17	0.11	4792	323	4469	CDS Unit****		
18a+18b	0.26	11326	2079	9247	370	4	496
19	0.12	5227	819	4408	176	1	218
20	0.14	6098	3404	2694	108	3	181

Notes:
* 4% of the Impervious Area is the minimum per the San Mateo County C.3 Guidelines
** Number of Trees is per the landscape plan. Trees are counted only in the treatment p
*** Design swale = 4.5% impervious area + 20sf per tree
****See the Manufacturers information for treatment methods and sizing

PREPARED BY OR UNDER THE SUPERVISION OF
STEPHEN A. REYNOLDS, R.C.E 70005

DATE

REGISTERED PROFESSIONAL ENGINEER
STEPHEN A. REYNOLDS
No. 70005
CIVIL
STATE OF CALIFORNIA

REV.	DESCRIPTION	DATE
	CLIENT REVIEW	10.26.11
	PLANNING SUBMITTAL	11.15.11
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SHEET TITLE

STORM WATER QUALITY CONTROL PLAN

DATE	OCTOBER, 2011	SHEET	C3
SCALE	1" = 30'		
DESIGNER	SAR		
JOB NO.	A11551-1	OF	3 SHEETS

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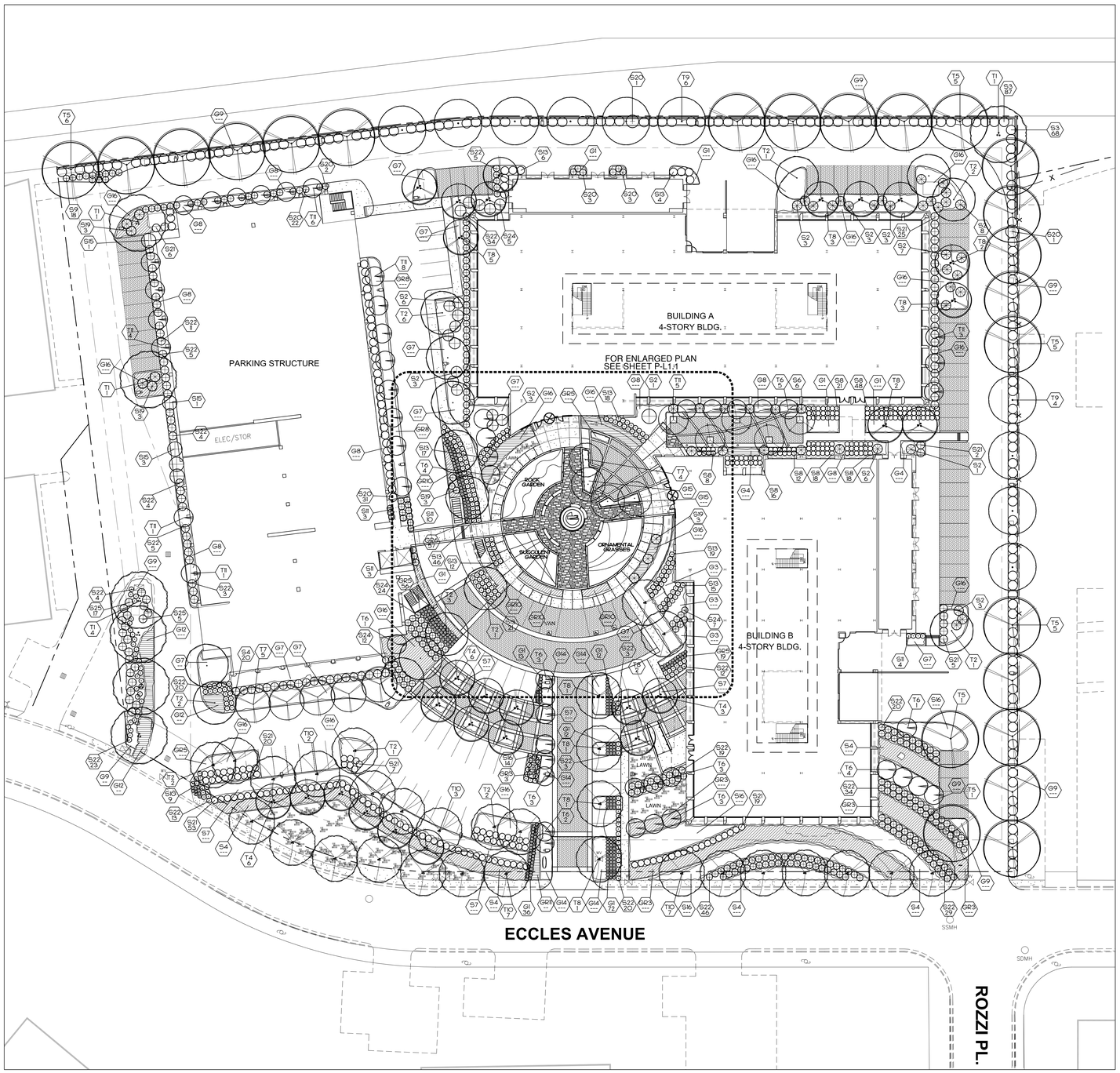

PLANT NOTES:

1. THE CONTRACTOR SHALL VERIFY PLANT QUANTITIES FROM THE PLANTING PLAN. QUANTITIES SHOWN IN THE LEGEND ARE FOR CONVENIENCE ONLY.
2. NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY IN THE EVENT OF ANY DISCREPANCIES BETWEEN ACTUAL SITE CONDITIONS AND THE PLANTING PLAN.
3. PLANT GROUNDCOVER IN SHRUB AREAS AS NOTED, USE TRIANGULAR SPACING.
4. S14 — INDICATES PLANT KEY
   5 — INDICATES PLANT QUANTITY

PLANT LIST: (WIND RESISTANT AND FOR SEACOST)

KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	REMARKS	WUCOLS
	TREES					
T1	LAURUS 'SARATOGA'	SARATOGA BAY LAUREL	4	24"BOX		LOW
T2	ARBUTUS 'MARINA'	N.C.N.	11	24"BOX		LOW
T3	---	---				
T4	GELIERA PARVIFLORA	AUSTRALIAN WILLOW	15	24"BOX		LOW
T5	QUERCUS ILEX	HOLLY OAK	21	24"BOX		LOW
T6	JUNIPERUS S. 'PATHFINDER'	PATHFINDER JUNIPER	31	24"BOX		LOW
T7	LYONOTHAMNUS FLORIBUNDUS	CATALINA IRONWOOD	9	24"BOX		LOW
T8	MELALEUCA QUINQUENERVIA	PAPERBARK TREE	19	24"BOX		LOW
T9	METEROSIDEROS EXCELSA	NEW ZEALAND CHRISTMAS (POHUTUKAWA)	10	24"BOX		LOW
T10	PISTACIA CHINENSIS	CHINESE PISTACHE	14	24"BOX		LOW
T11	AZARA MICROPHYLLA	BOXLEAF AZARA	13	24"BOX		LOW
	SHRUBS					
S1	AGAVE AMERICANA	CENTURY PLANT	9	5 GAL		LOW
S2	ARBUTUS UNEDO 'COMPACTA	STRAWBERRY TREE	47	5 GAL		LOW
S3	CALLISTEMON 'MCCASKELL II'	BOTTLEBRUSH	159	5 GAL		LOW
S4	CEANOTHUS G. H. 'YANKEE PT'	CARMEL CREEPER	---	5 GAL	48" O.C.	LOW
S5	CISTUS HYBRIDUS	ROCKROSE	9	5 GAL		LOW
S6	CORDYLINE A. 'RED STAR'	RED GRASS PALM	6	5 GAL		LOW
S7	COTONEASTER MICROPHYLLUS	ROCKSPRAY COTONEASTER	---	5 GAL	36" O.C.	LOW
S8	DIANELLA T. 'VARIEGATA'	U STRIPED TASMAN FLAX LILY	141	5 GAL		MEDIUM
S9	DIETES G. 'VARIEGATA'	STRIPED FORTNIGHT LILY	18	5 GAL		LOW
S10	DODONAEA V. 'SARATOGA'	HOP BUSH	9	5 GAL		LOW
S11	NANDINA D. 'COMPACTA'	HEAVENLY BAMBOO	28	5 GAL		LOW
S12	CALLISTEMON 'CAPTAIN COOK'	CAPTAIN COOK BOTTLEBRUSH	9	5 GAL		LOW
S13	EUONYMUS J. 'SILVER PRINCESS'	EVERGREEN EUONYMUS	88	5 GAL		LOW
S14	HAKEA SUAVEOLENS	SWEET HAKEA	9	5 GAL		LOW
S15	JUNIPERUS S 'WICHITA BLUE'	ROCKY MOUNTAIN JUNIPER	8	5 GAL		LOW
S16	LANTANA 'SPREADING SUNSHINE'	N.C.N.	---	1 GAL	24" O.C.	LOW
S17	LAVANDULA S. 'OTTO QUAST'	SPANISH LAVENDER	10	5 GAL		LOW
S18	LEPTOSPERUM S. 'SILVERROSE'	ROSE PINK NZ TEA TREE	9	5 GAL		LOW
S19	PHORMIUM H. 'YELLOW WAVE'	NEW ZELAND FLAX	12	5 GAL		LOW
S20	PITTOSPORUM CRASSIFOLIUM	KARO	63	5 GAL		LOW
S21	PITTOSPORUM T. 'VARIEGATA'	MOCK ORANGE	137	5 GAL		LOW
S22	RHAPHIOLEPIS U. 'MINOR'	INDIAN HAWTHORN	316	5 GAL		LOW
S23	SALVIA C. 'AROMAS'	CALIFORNIA BLUE SAGE	9	5 GAL		LOW
S24	ROSMARINUS O. 'SALEM'	ROSEMARY	48	5 GAL		LOW
S25	WESTRINGIA F. 'SMOKEY'	COAST ROSEMARY	26	5 GAL		LOW
S26	YUCCA F. 'GOLDEN SWORD'	N.C.N.	9	5 GAL		LOW
	GROUND COVERS					
G1	LIMONIUM PEREZII	SEA LAVENDER	---	1 GAL	24" O.C.	LOW
G2	ALOE SAPONARIA	SOAP ALOE	---	1 GAL	24" O.C.	LOW
G3	APTENIA C. 'RED APPLE'	ICE PLANT	---	1 GAL	24" O.C.	LOW
G4	BERGENIA CRASSIFOLIA	WINTER BLOOMING BERGENIA	---	1 GAL	24" O.C.	MEDIUM
G5	---	---				
G6	DELOSPERMA 'ALBA'	WHITE TRAILING ICEPLANT	---	1 GAL	24" O.C.	LOW
G7	CARISSA M. 'TUTTLE'	NATAL PLUM	---	1 GAL	24" O.C.	LOW
G8	FRAGARIA CHILOENSIS	WILD STRAWBERRY	---	FLATS	12" O.C.	LOW
G9	LAMPRANTHUS GLAUCUS	NOON FLOWER	---	FLATS	12" O.C.	LOW
G10	--	---	---			
G11	HEUCHERA 'SANTA ANA CARINAL'	CORAL BELLS	---	1 GAL	24" O.C.	MEDIUM
G12	LIMONIUM PEREZII	SEA LAVENDER	---	1 GAL	24" O.C.	LOW
G13	--	---	---			
G14	LANTANA C. 'ROBPATRAI'	PATRIOT RAINBOW COMPACT LANTANA	---	1 GAL	24" O.C.	LOW
G15	SENECIO MANDRALISCAE	BLUE CHALKSTICKS	---	1 GAL	24" O.C.	LOW
G16	ROSMARINUS O. 'PROSTRATUS'	CREEPING ROSEMARY	---	1 GAL	24" O.C.	LOW
	GRASSES					
GR1	---	---	---			
GR2	PHORMIUM 'YELLOW WAVE'	HYRID FLAX	---	5 GAL	36" O.C.	LOW
GR3	DESCHAMPSIA C. 'BRONZESCHLEIER'	TUFTED HAIR GRASS	---	1 GAL	12" O.C.	LOW
GR4	ELYMUS A. 'GLAUCUS'	BLUE RYE	---	1 GAL	24" O.C.	LOW
GR5	FESTUCA IDAHOENSIS 'SISKIYOU BLUE'	SISKIYOU BLUE FESCUE	---	1 GAL	12" O.C.	VERY LOW
GR6	FESTUCA GLAUCA	BLUE FESCUE	---	1 GAL	18" O.C.	LOW
GR7	FESTUCA CALIFONICA	BLUE FESCUE	---	1 GAL	18" O.C.	LOW
GR8	LEYMUS C. 'CANYON PRINCE'	GIANT ULID RYE	---	1 GAL	24" O.C.	LOW
GR9	LEYTUS ARENARIUS	BLUE LYME GRASS	---	1 GAL	24" O.C.	VERY LOW
GR10	MUHLENBERGIA CAPILLARIS 'LENCA'	REGAL MIST PINK MUHLY	---	1 GAL	24" O.C.	LOW
GR11	NASSELLA TENUISSIMA	MEXICAN FEATHER GRASS	---	4" POTS	18" O.C.	VERY LOW
GR12	SPOROBOLUS AIROIDES	ALKALAI DROPSEED	---	1 GAL	24" O.C.	LOW

IRRIGATION NOTES

IRRIGATION REQUIREMENTS

A permanent automatic irrigation system shall be provided for all landscape areas using drip irrigation and low gallonage rotor heads.

The design will use water monitoring and water sensing devices.

The irrigation plan shall demonstrate compliance with the City of South San Francisco water use and landscape ordinances.

TRUE NORTH

0 15 30 60

Scale 1" = 30 ft
sheet size = 42"x30"

REV.	DESCRIPTION	
	Planning Resubmittal	05.24.12

BIOMED REALTY TRUST

LIFE SCIENCE CAMPUS - 475 ECCLES

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SHEET TITLE

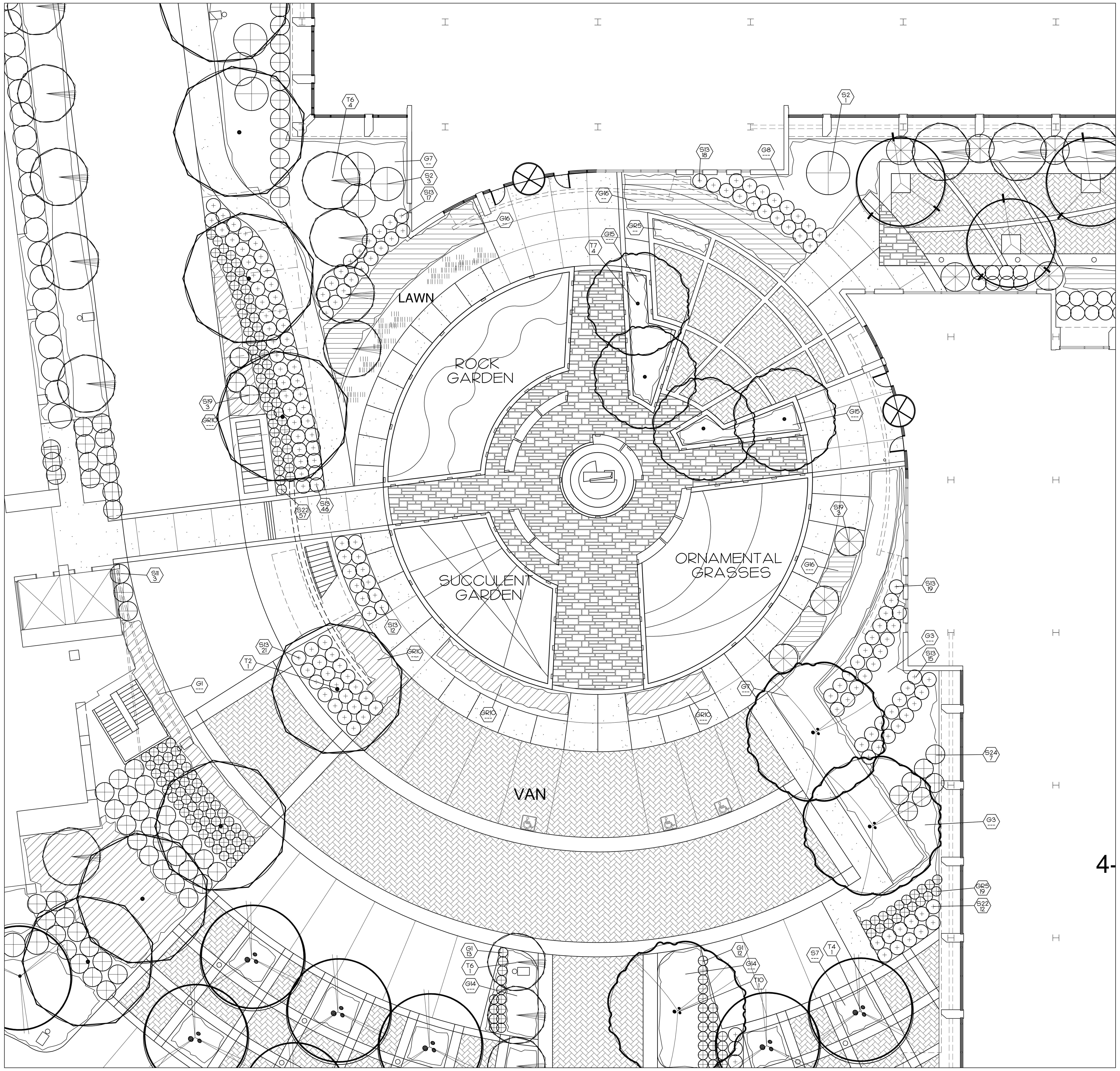
PRELIMINARY PLANTING PLAN

SHEET

P-L1.0

CLIENT PROJECT ID: CAS JOB NO:

DATESTAMP – \\MASTER1\JOBS\JOBS-MASTER\BIOMED- ECCLES 2011\BIO-MED-14P.DWG 05-24-2012



PLANT NOTES:

1. THE CONTRACTOR SHALL VERIFY PLANT QUANTITIES FROM THE PLANTING PLAN. QUANTITIES SHOWN IN THE LEGEND ARE FOR CONVENIENCE ONLY.
2. NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY IN THE EVENT OF ANY DISCREPANCIES BETWEEN ACTUAL SITE CONDITIONS AND THE PLANTING PLAN.
3. PLANT GROUNDCOVER IN SHRUB AREAS AS NOTED, USE TRIANGULAR SPACING.
4. S14 — INDICATES PLANT KEY; 5 — INDICATES PLANT QUANTITY

PLANT LIST: (WIND RESISTANT AND FOR SEACOST)

KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	REMARKS	WUCOLS
	TREES					
T1	LAURUS 'SARATOGA'	SARATOGA BAY LAUREL	4	24"BOX		LOW
T2	ARBUTUS 'MARINA'	N.C.N.	17	24"BOX		LOW
T3	---	---				
T4	GEIJERA PARVIFLORA	AUSTRALIAN WILLOW	15	24"BOX		LOW
T5	QUERCUS ILEX	HOLLY OAK	21	24"BOX		LOW
T6	JUNIPERUS S. 'PATHFINDER'	PATHFINDER JUNIPER	31	24"BOX		LOW
T7	LYONOTHAMNUS FLORIBUNDUS	CATALINIA IRONWOOD	9	24"BOX		LOW
T8	MELALEUCA QUINQUENERVIA	PAPERBARK TREE	19	24"BOX		LOW
T9	METEROSIDEROS EXCELSA	NEW ZEALAND CHRISTMAS (POHUTUKAWA)	10	24"BOX		LOW
T10	PISTACIA CHINENSIS	CHINESE PISTACHE	14	24"BOX		LOW
T11	AZARA MICROPHYLLA	BOXLEAF AZARA	19	24"BOX		LOW
	SHRUBS					
S1	AGAVE AMERICANA	CENTURY PLANT	0	5 GAL		LOW
S2	ARBUTUS UNEDO 'COMPACTA	STRAWBERRY TREE	47	5 GAL		LOW
S3	CALLISTEMON 'MCCASKELLII'	BOTTLEBRUSH	155	5 GAL		LOW
S4	CEANOTHUS G. H. 'YANKEE PT'	CARMEL CREEPER	---	5 GAL	48" O.C.	LOW
S5	CISTUS HYBRIDUS	ROCKROSE	0	5 GAL		LOW
S6	CORDYLINE A. 'RED STAR'	RED GRASS PALM	6	5 GAL		LOW
S7	COTONEASTER MICROPHYLLUS	ROCKSPRAY COTONEASTER	---	5 GAL	36" O.C.	LOW
S8	DIANELLA T. 'VARIEGATA'	W STRIPED TASMAN FLAX LILY	141	5 GAL		MEDIUM
S9	DIETES G 'VARIEGATA'	STRIPED FORTNIGHT LILY	18	5 GAL		LOW
S10	DODONAEA V. 'SARATOGA'	HOP BUSH	9	5 GAL		LOW
S11	NANDINA D. 'COMPACTA'	HEAVENLY BAMBOO	20	5 GAL		LOW
S12	CALLISTEMON 'CAPTAIN COOK'	CAPTAIN COOK BOTTLEBRUSH	0	5 GAL		LOW
S13	EUONYMUS J. 'SILVER PRINCESS'	EVERGREEN EUONYMUS	158	5 GAL		LOW
S14	HAKEA SUAVEOLENS	SWEET HAKEA	0	5 GAL		LOW
S15	JUNIPERUS S 'WICHITA BLUE'	ROCKY MOUNTAIN JUNIPER	8	5 GAL		LOW
S16	LANTANA 'SPREADING SUNSHINE'	N.C.N.	---	1 GAL	24" O.C.	LOW
S17	LAVANDULA S. 'OTTO QUAST'	SPANISH LAVENDER	0	5 GAL		LOW
S18	LEPTOSPERUM S. 'SILVER&ROSE'	ROSE PINK NZ TEA TREE	0	5 GAL		LOW
S19	PHORMIUM H. YELLOW WAVE'	NEW ZELAND FLAX	12	5 GAL		LOW
S20	PITTOSPORUM CRASSIFOLIUM	KARO	63	5 GAL		LOW
S21	PITTOSPORUM T. 'VARIEGATA'	MOCK ORANGE	137	5 GAL		LOW
S22	RHAPHIOLEPIS U. 'MINOR'	INDIAN HAWTHORN	316	5 GAL		LOW
S23	SALVIA C. 'AROMAS'	CALIFORNIA BLUE SAGE	0	5 GAL		LOW
S24	ROSARINUS O. 'SALEM'	ROSEMARY	48	5 GAL		LOW
S25	WESTRINGIA F. 'SMOKEY'	COAST ROSEMARY	26	5 GAL		LOW
S26	YUCCA F. 'GOLDEN SWORD'	N.C.N.	0	5 GAL		LOW
	GROUND COVERS					
G1	LIMONIUM PEREZII	SEA LAVENDER	---	1 GAL	24" O.C.	LOW
G2	ALOE SAPONARIA	SOAP ALOE	---	1 GAL	24" O.C.	LOW
G3	APTENIA C. 'RED APPLE'	ICE PLANT	---	1 GAL	24" O.C.	LOW
G4	BERGENIA CRASSIFOLIA	WINTER BLOOMING BERGENIA	---	1 GAL	24" O.C.	MEDIUM
G5	---	--	---			
G6	DELOSPERMA 'ALBA'	WHITE TRAILING ICEPLANT	---	1 GAL	24" O.C.	LOW
G7	CARISSA M. 'TUTTLE'	NATAL PLUM	---	1 GAL	24" O.C.	LOW
G8	FRAGARIA CHILDOENSIS	WILD STRAWBERRY	---	FLATS	12" O.C.	LOW
G9	LAMPRANTHUS GLAUCUS	NOON FLOWER	---	FLATS	12" O.C.	LOW
G10	--	---	---			
G11	HEUCHERA 'SANTA ANA CARINAL'	CORAL BELLS	---	1 GAL	24" O.C.	MEDIUM
G12	LIMONIUM PEREZII	SEA LAVENDER	---	1 GAL	24" O.C.	LOW
G13	--	--	---			
G14	LANTANA C. 'ROBPATRAI'	PATRIOT RAINBOW COMPACT LANTANA	---	1 GAL	24" O.C.	LOW
G15	SENECIO MANDRALISCAE	BLUE CHALKSTICKS	---	1 GAL	24" O.C.	LOW
G16	ROSMARINUS O. 'PROSTRATUS'	CREEPING ROSEMARY	---	1 GAL	24" O.C.	LOW
	GRASSES					
GR1	---	---	---			
GR2	PHORMIUM 'YELLOW WAVE'	HYRID FLAX	---	5 GAL	36" O.C.	LOW
GR3	DESCHAMPSIA C. 'BRONZESCHLEIER'	TUFTED HAIR GRASS	---	1 GAL	12" O.C.	LOW
GR4	ELYMUS A. 'GLAUCUS'	BLUE RYE	---	1 GAL	24" O.C.	LOW
GR5	FESTUCA IDAHOENSIS 'SISKIYOU BLUE'	SISKIYOU BLUE FESCUE	---	1 GAL	12" O.C.	VERY LOW
GR6	FESTUCA GLAUCA	BLUE FESCUE	---	1 GAL	18" O.C.	LOW
GR7	FESTUCA CALIFONICA	BLUE FESCUE	---	1 GAL	18" O.C.	LOW
GR8	LEYMUS C. 'CANYON PRINCE'	GIANT WILD RYE	---	1 GAL	24" O.C.	LOW
GR9	LEYMUS ARENARIUS	BLUE LYME GRASS	---	1 GAL	24" O.C.	VERY LOW
GR10	MUHLENBERGIA CAPILLARIS 'LENCA'	REGAL MIST PINK MUHLY	---	1 GAL	24" O.C.	LOW
GR11	NASSELLA TENUISSIMA	MEXICAN FEATHER GRASS	---	4" PTS	18" O.C.	VERY LOW
GR12	SPOROBOLUS AIRORIDES	ALKALAI DROPSEED	---	1 GAL	24" O.C.	LOW

PC: 05.09.12

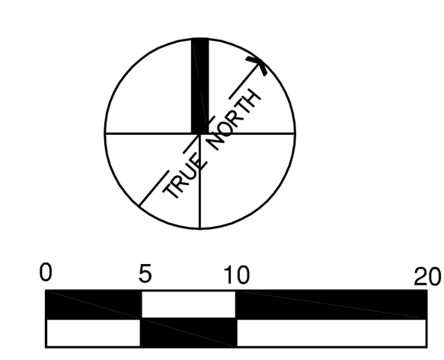
IRRIGATION NOTES

IRRIGATION REQUIREMENTS

A permanent automatic irrigation system shall be provided for all landscape areas using drip irrigation and low gallonage rotor heads.

The design will use water monitoring and water sensing devices.

The irrigation plan shall demonstrate compliance with the City of South San Francisco water use and landscape ordinances.



Scale 1" = 10 ft
sheet size = 42"x30"

REV.	DESCRIPTION	
	Planning Resubmittal	05.24.12

BIOMED REALTY TRUST

LIFE SCIENCE CAMPUS - 475 ECCLES

475 ECCLES AVENUE

South San Francisco, CA 94080

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FAX 650.967.6616
www.casarch.com

SHEET TITLE

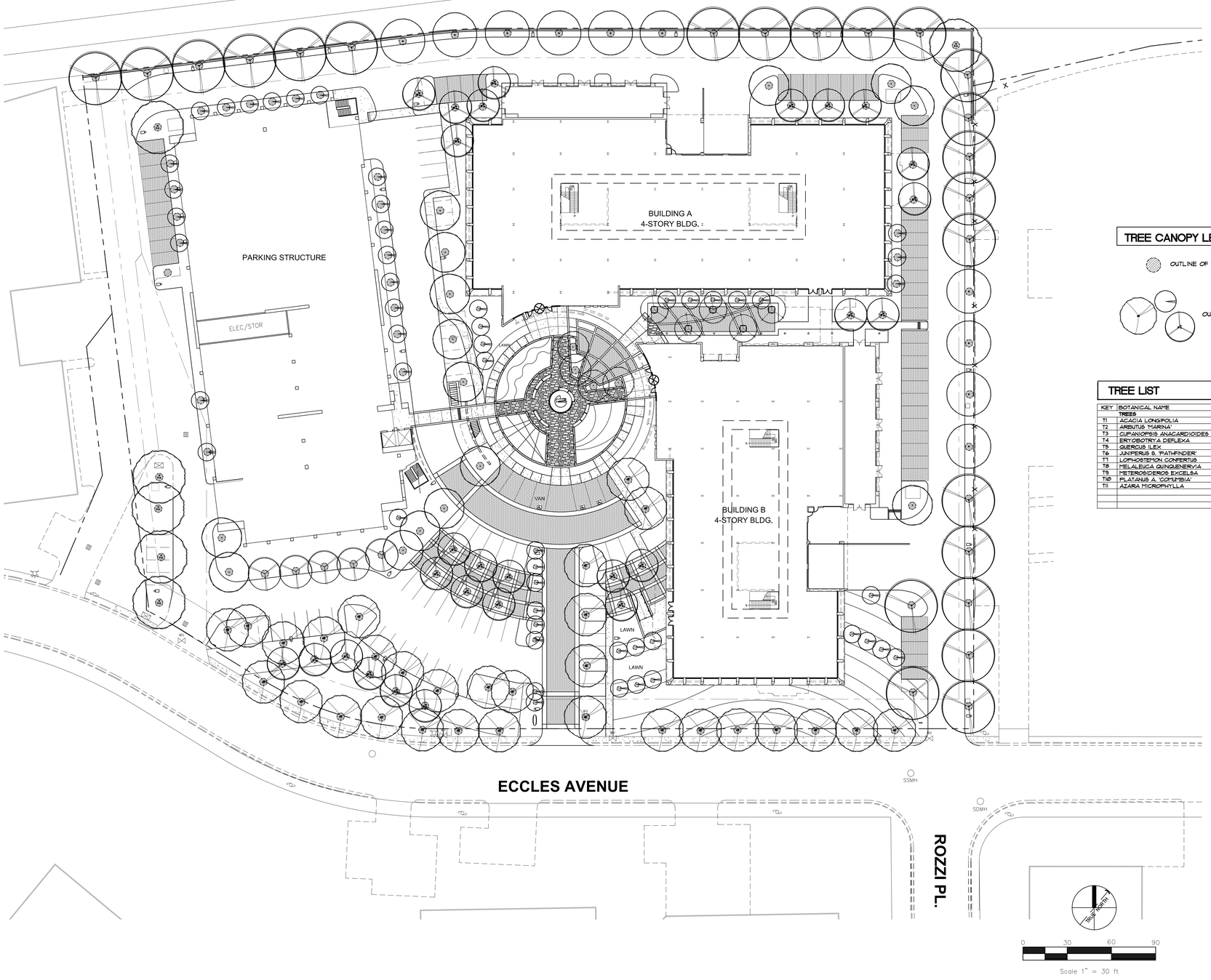
PRELIMINARY COURTYARD PLANTING PLAN

SHEET

P-L1.1

CLIENT PROJECT ID: CAS JOB NO:

DATESTAMP -- \\MASTER1\JOBS\JOBS-MASTER\BIOMED- ECCLES 2011\BIO-MED-14P.DWG 05-24-2012



TREE CANOPY LEGEND

OUTLINE OF TREES AT INSTALLATION (15 GALLON SIZE)

OUTLINE OF TREES AT FULL GROWTH

TREE LIST

KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	REMARKS	DIMENSIONS AT INSTALLATION	DIMENSIONS AT FULL GROWTH	WUCOLS
	TREES							
T1	ACACIA LONGIFOLIA	SYDNEY GOLDEN WATTLE	---	36"BOX		5' height x 6' spread	40' height x 20' spread	LOW
T2	ARBUTUS 'MARINA'	N.C.N.	---	24"BOX		6' height x 5' spread	50' height x 30' spread	LOW
T3	CUPANOPSIS ANACARDIOIDES	CARROT WOOD	---	24"BOX		5' height x 6' spread	40' height x 20' spread	MEDIUM
T4	ERYOBOTRYA DEFLEXA	BRONZE LOQUAT	---	24"BOX		5' height x 4' spread	20' height x 25' spread	MEDIUM
T5	QUERCUS ILEX	HOLLY OAK	---	24"BOX		6' height x 5' spread	20' height x 25' spread	LOW
T6	JUNIPERUS S. 'PATHFINDER'	PATHFINDER JUNIPER	---	24"BOX		5' height x 3' spread	5' height x 3' spread	LOW
T7	LOPHOSTEMON CONFERTUS	BRISBANE BOX	---	24"BOX		5' height x 4' spread	40' height x 15' spread	MEDIUM
T8	MELALEUCA QUINQUENERVIA	PAPERBARK TREE	---	24"BOX		6' height x 5' spread	20' height x 15' spread	LOW
T9	METEROSIDEROS EXCELSA	NEW ZEALAND CHRISTMAS (POHUTUKAWA)	---	24"BOX		6' height x 5' spread	25' height x 35' spread	LOW
T10	PLATANUS A. 'COLUMBIA'	LONDON PLANE TREE	---	24"BOX		6' height x 5' spread	50' height x 30' spread	MEDIUM
T11	AZARA MICROPHYLLA	BOXLEAF AZARA	---	24"BOX		5' height x 4' spread	25' height x 15' spread	LOW

REV.	DESCRIPTION	
	Planning Resubmittal	05.24.12

BIOMED REALTY TRUST

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SHEET TITLE

PROPOSED TREE DIMENSION PLAN

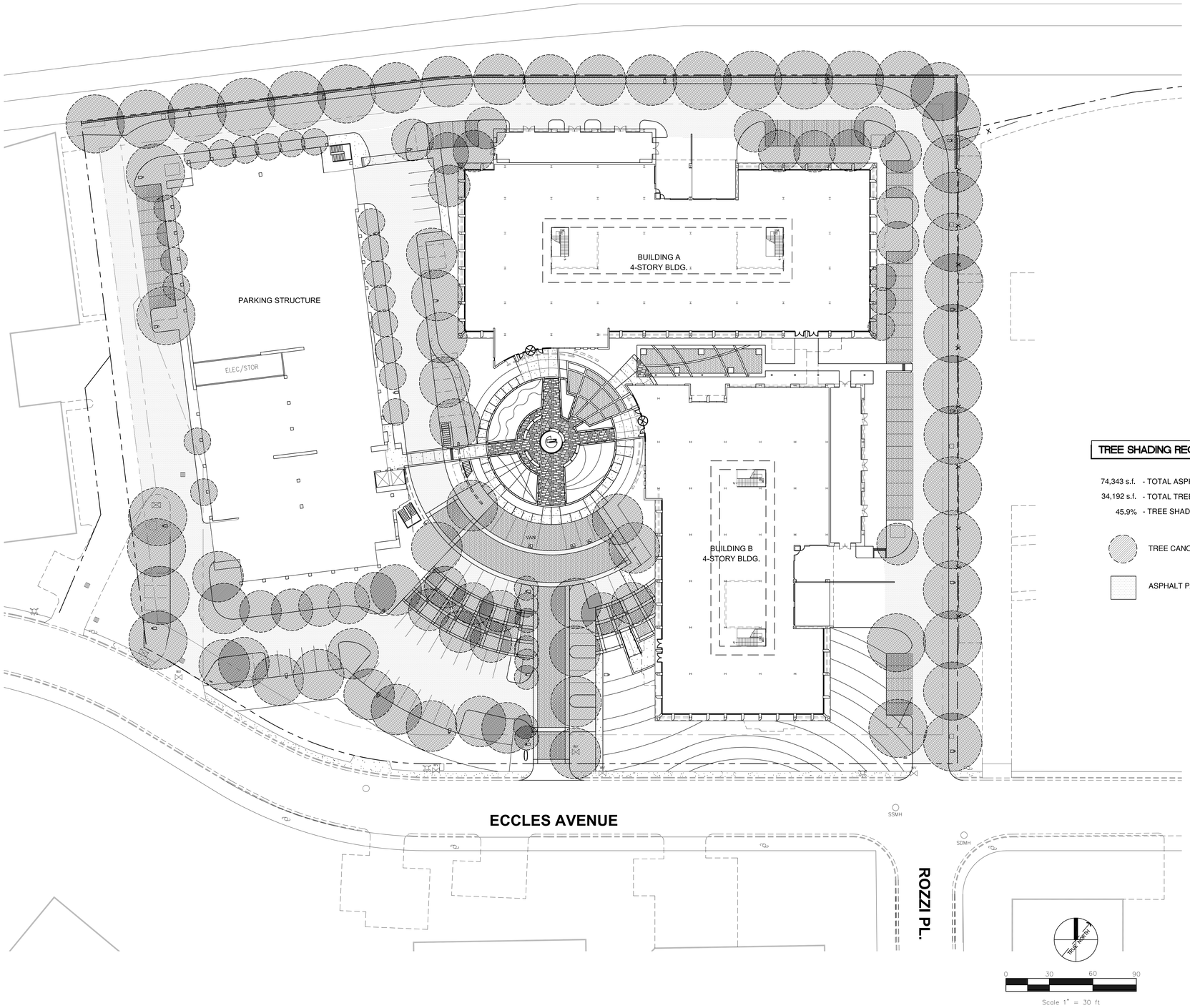
SHEET

P-L1.2

CLIENT PROJECT ID:

CAS JOB NO:

DATESTAMP – \\MASTER1\JOBS\JOBS-MASTER\BIOMED- ECCLES 2011\BIO-MED-14P.DWG 05-24-2012



TREE SHADING REQUIREMENT

74,343 s.f. - TOTAL ASPHALT PARKING PAVING AREA (WITH IN PROPERTY LINES)

34,192 s.f. - TOTAL TREE CANOPY COVERAGE AT FULL GROWTH (15 YEARS)

45.9% - TREE SHADING COVERAGE OF PARKING AREA

TREE CANOPY SHADING

ASPHALT PARKING PAVING AREA

REV.	DESCRIPTION	
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SHEET TITLE

TREE SHADING PLAN

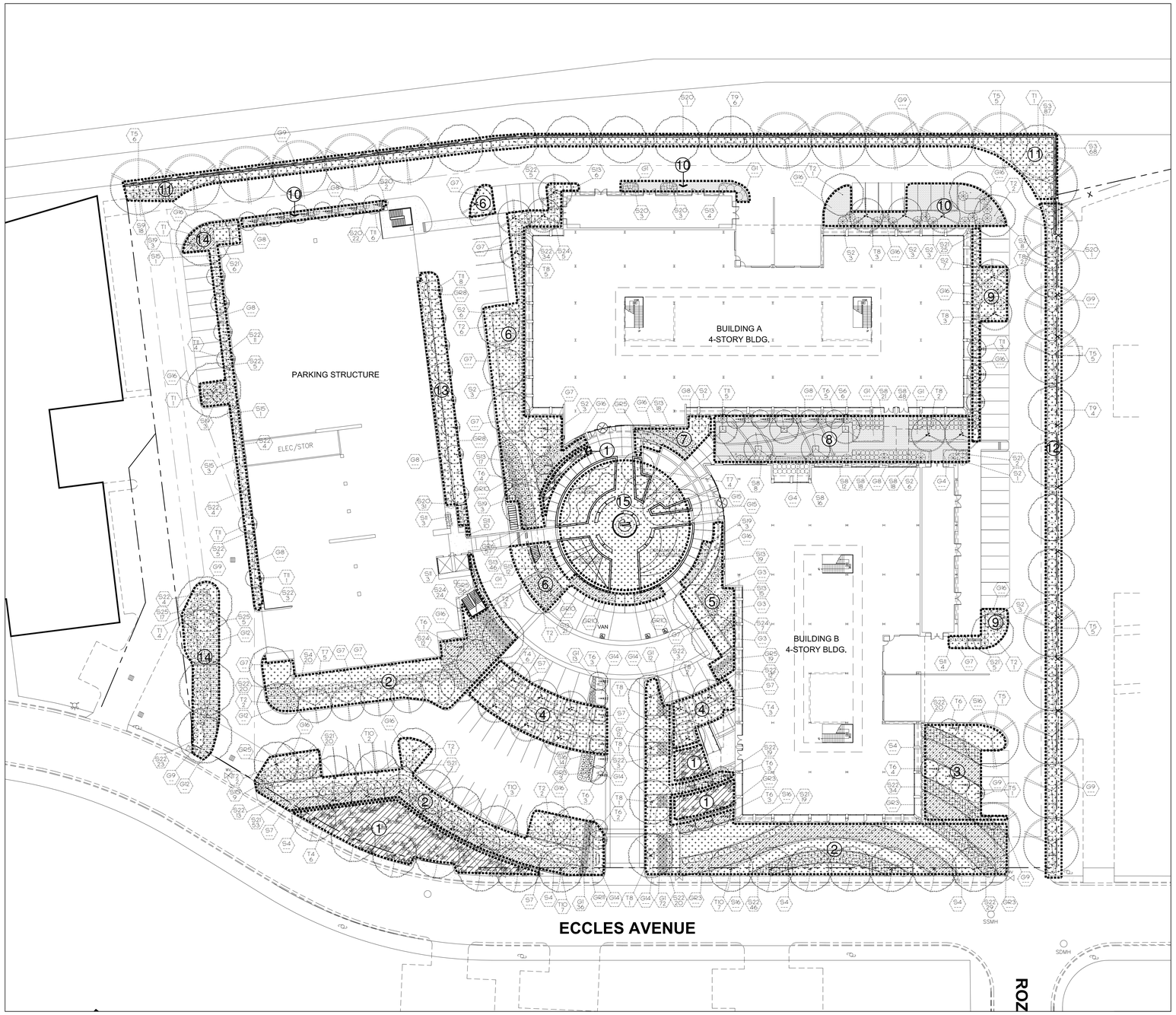
SHEET

P-L1.3

CLIENT PROJECT ID:

CAS JOB NO:

DATESTAMP – \\MASTER1\JOBS\JOBS-MASTER\BIOMED- ECCLES 2011\BIO-MED-14P.DWG 05-24-2012



MAWA

MAWA = (ETo) x (Ø.62) x ((Ø.7 x LA) + (Ø.3 x SLA))

MAWA = 998,262 gallons/year
eto = 39.0

hydro-zone	plant water use	hydro-zone area	ETWU
1	high	4,331	73,307
2	low	20,335	344,190
3	low	2,719	46,022
4	low	1,213	20,531
5	low	1,953	33,056
6	low	5,039	85,290
7	low	812	13,744
8	medium	2,775	46,970
9	low	1,953	33,056
10	medium	2,786	47,156
11	low	3,368	57,007
12	low	2,317	39,218
13	low	2,148	36,357
14	low	4,379	74,119
15	low	2,850	48,239
		58,978	998,262

ETWU

ESTIMATED WATER USE (ETWU)

$$ETWU = (ETo) \times (Ø.62) \times \left(\frac{PF \times HA}{IE} + SLA\right)$$

ETWU = 456,110 gallons/year
eto = 39.0

hydro-zone	plant water use	plant factor	hydro-zone area	PFxHA	irrigation efficiency	ETWU
1	high	0.7	4,331	3,032	0.75	97,742
2	low	0.2	20,335	4,067	0.85	115694
3	low	0.2	2,719	544	0.85	15,470
4	low	0.2	1,213	243	0.85	6,901
5	low	0.2	1,953	391	0.85	11,111
6	low	0.2	5,039	1,008	0.85	28,669
7	low	0.2	812	162	0.85	4,620
8	medium	0.5	2,775	1,388	0.85	39,470
9	low	0.2	1,953	391	0.85	11,111
10	medium	0.5	2,786	1,393	0.85	39,627
11	low	0.2	3,368	674	0.85	19,162
12	low	0.2	2,317	463	0.85	13,182
13	low	0.2	2,148	430	0.85	12,221
14	low	0.2	4,379	876	0.85	24,914
15	low	0.2	2,850	570	0.85	16,215
TOTAL			58,978	15,629		456,110

IRRIGATION HYDRO-ZONE LEGEND

PLANTS ARE GROUP TO HAVE MATCHING WATER REQUIREMENTS AND MICRO-CLIMATE CHARACTERISTICS.

HIGH WATER REQUIREMENT
TURF AREA

MEDIUM WATER REQUIREMENT
SHRUB/GROUND COVER AREA

LOW WATER REQUIREMENT (DROUGHT TOLERANT PLANTING)
SHRUB/GROUND COVER AREA

TRUE NORTH

0 30 60 90
Scale 1" = 30 ft

REV.	DESCRIPTION	
	Planning Resubmittal	05.24.12

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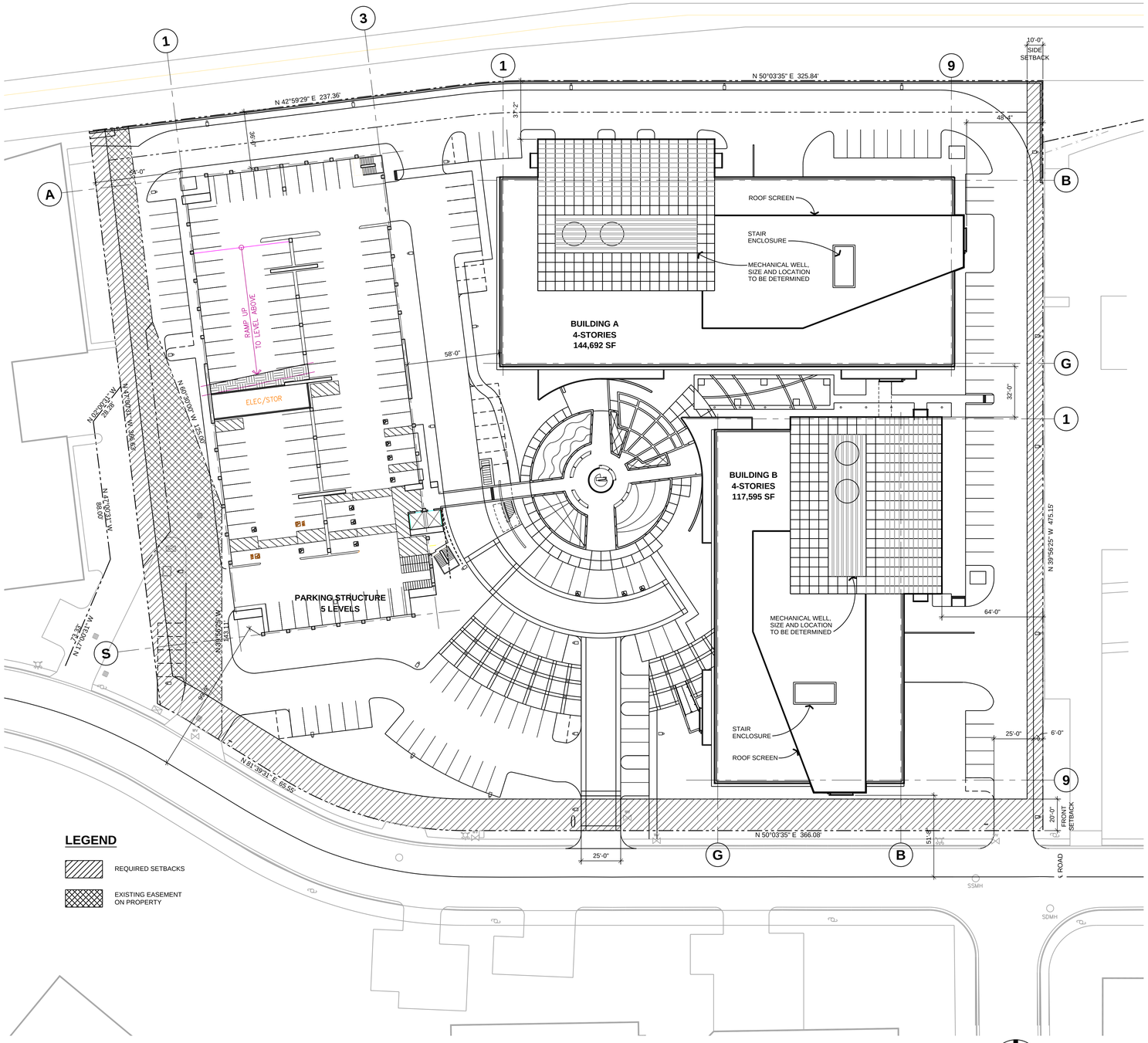
SHEET TITLE
LANDSCAPE
HYDRO-ZONE PLAN

SHEET
P-L2.0

CLIENT PROJECT ID: CAS JOB NO:

DATESTAMP – \\MASTER1\JOBS\JOBS-MASTER\BIOMED- ECCLES 2011\BIO-MED-14.DWG 05-24-2012



LEGEND

REQUIRED SETBACKS

EXISTING EASEMENT ON PROPERTY

1"=30'-0"

0 5' 10' 20' 30' 60' 120'

SITE PLAN / ROOF PLAN

DESCRIPTION

THIS PROJECT CONSISTS OF TWO FOUR-STORY STEEL-FRAMED SHELL STRUCTURES TOTALING 262,287 SF IN AREA AND A DETACHED FIVE LEVEL OPEN PARKING STRUCTURE.

THE TWO STRUCTURES SHALL BE CONSIDERED AS ONE BUILDING FOR ALLOWABLE AREA CALCULATIONS. THE BUILDING SHELL STRUCTURES SHALL BE OF TYPE I-B CONSTRUCTION AND SURROUNDED ON ALL SIDES WITH YARDS OF NOT LESS THAN 37'-0" IN WIDTH. THE BUILDING SHALL BE 90'-0" IN HEIGHT AT ITS HIGHEST POINT.

ACCESS TO THE SITE SHALL BE FROM ECCLES AVENUE. THE MAJORITY OF THE PARKING SHALL BE PROVIDED BY THE PARKING STRUCTURE WITH ADDITIONAL SURFACE PARKING LOCATED THOUROUGHOUT THE SITE. MOST ACCESSIBLE PARKING IS PROVIDED WITHIN THE PARKING STRUCTURE. PARKING IS PROVIDED FOR CARPOOL AND ELECTRIC VEHICLES.

THE EXISTING BUILDING, PAVING AND ASSOCIATED SERVICE STRUCTURES, ETC ARE PROPOSED TO BE REMOVED UNDER A SEPARATE PACKAGE.

SITE DATA

PARCEL NUMBER	051-071-330
ZONING	BTP ZONE/BUSINESS & TECHNOLOGY PARK
TOTAL LOT AREA:	265,618 S.F.
F.A.R. ALLOWED	1.0
F.A.R. CALCULATION	
GROSS FLOOR AREA - BUILDING A	144,692 S.F.
GROSS FLOOR AREA - BUILDING B	117,595 S.F.
GROSS FLOOR AREA - BRIDGE, FLOORS 2 & 3	440 S.F.
GROSS FLOOR AREA - TOTAL	262,727 S.F.
F.A.R. SHOWN	.989
FLOOR AREA BY FLOOR - BUILDING A	
GROUND FLOOR	33,510 S.F.
SECOND FLOOR	35,660 S.F.
THIRD FLOOR	38,225 S.F.
FOURTH FLOOR	37,297 S.F.
GROSS FLOOR AREA BUILDING A	144,692 S.F.
FLOOR AREA BY FLOOR - BUILDING B	
GROUND FLOOR	27,293 S.F.
SECOND FLOOR	28,747 S.F.
THIRD FLOOR	31,362 S.F.
FOURTH FLOOR	30,193 S.F.
GROSS FLOOR AREA BUILDING B	117,595 S.F.
BUILDING HEIGHT ALLOWED	
(BASED ON GENERAL PLAN - AREA EAST OF 101 SEC. 3.5-1-4)	161' ABOVE SEA LEVEL (OR +91'-6" FROM T.O.S.)
+ 20:1 SLOPE ALLOWABLE HEIGHT INCREASE NORTH OF FORBES AVE. (DIST. = 600'-0" MIN.)	+30'-0"
BUILDING HEIGHT ALLOWED (ELEVATION 69.5 GIVEN AS DATUM 0'-0")	+121'-6"
BUILDING HEIGHT - BUILDING A	
T.O. BLDG. PARAPET	+71'-6"
T.O. BLDG. PENTHOUSE	+90'-0"
BUILDING HEIGHT - BUILDING B	
T.O. BLDG. PARAPET	+71'-6"
T.O. BLDG. PENTHOUSE	+90'-0"
BUILDING HEIGHT - PARKING STRUCTURE	
T.O. FIFTH LEVEL RAIL	+45'-7"
T.O. ELEVATOR SHAFT	+60'-0"

ALLOWABLE AREAS: TYPE I-B PER CBC 2013, TABLE 503 & SECTION 508, Mixed Occ BUILDINGS A AND B ARE TO BE TREATED AS ONE BUILDING

OCCUPANCY	ALLOWABLE AREA Aa = At + [At x If] + [At x Is] If = [F/P - 0.25] W/30 OR If = [F/P - 0.25] 2 (PER UBC SECTION 506.2.1 EXECEPTION) (Example: F/P = [1224 ft./1224/ft - 0.25] 2 = 1.5) Is = 2 FOR MORE THAN ONE STORY (EXCEPT H-3)	MIXED USE ALLOWED (BASE AREA GIVEN)	ALLOWABLE HEIGHT
ALLOWABLE AREA (TOTAL BUILDING)			
B	Aa = UNLIMITED	OK	11 STORIES
F-1	Aa = UNLIMITED	OK	11 STORIES
S-1	Aa = [48,000 + (48,000 x 1.37) + (48,000 x 2)] x 3 = 628,995 SF	628,995 SF	11 STORIES
H-4 & H-5	Aa = UNLIMITED	OK	7 STORIES (H4) 4 STORIES (H5)
H-3	Aa = [60,000 + (60,000 x 1.37) + (60,000 x 1)} x 2 = 404,162 SF	404,162 SF	6 STORIES
ALLOWABLE AREA (PER FLOOR)			
B	Aa = UNLIMITED	OK	
F-1	Aa = UNLIMITED	OK	
S-1	Aa = 48,000 + (48,000 x 1.37) + (48,000 x 2) = 209,665 SF	209,665 SF	
H-4 & H-5	Aa = UNLIMITED	OK	
H-3	Aa = 60,000 + [60,000 x 1.37] + 0 = 202,081 SF	202,081 SF	

ALLOWABLE AREAS: TYPE I-B PER CBC 2013, TABLE 406.5.4 PARKING GARAGE

ALLOWABLE AREA (TOTAL BUILDING)		ALLOWABLE HEIGHT
S-2	Aa = [79,000 + (79,000 x 1.25) + (79,000 x 2)] X 3 = 1,006,809 SF	12 TIERS
ALLOWABLE AREA (PER FLOOR)		
S-2	Aa = 79,000 + (79,000 x 1.25) + (79,000 x 2) = 335,603 SF	

LOCATION ON PROPERTY REQUIREMENTS - TYPE I-B

OCCUPANCY	EXTERIOR WALL	OPENINGS
B/F-2/S-2	1-HOUR N/C < 5'-0" 1-HOUR N/C < 30'-0" NR, N/C ELSEWHERE	NOT PERMITTED < 3'-0" 15% < 5'-0" 25% < 10'-0" NO LIMIT < 20'-0"
F-1/S-1	2-HOUR N/C < 5'-0" 1-HOUR N/C < 10'-0" 1-HOUR N/C < 30'-0" NR, N/C ELSEWHERE	NOT PERMITTED < 3'-0" 15% < 5'-0" 25% < 10'-0" NO LIMIT < 20'-0"
H/L	3-HOUR N/C < 5'-0" 2-HOUR N/C < 10'-0" 1-HOUR N/C < 30'-0" NR, N/C ELSEWHERE	NOT PERMITTED < 5'-0" PROTECTED < 20'-0"

REQUIRED CONSTRUCTION - TYPE I-B

BEARING WALLS, EXTERIOR	BASED ON LOCATION ON PROPERTY
BEARING WALLS, INTERIOR	2 HOUR (1 HOUR IF BEARING ROOF ONLY)
NONBEARING WALLS, EXTERIOR	BASED ON LOCATION ON PROPERTY
STRUCTURAL FRAME	2 HOUR
SHAFT ENCLOSURES	2 HOUR
FLOORS AND FLOOR-CEILINGS	2 HOUR
EXTERIOR DOORS & WINDOWS	NOT PERMITTED < 5 FEET PROTECTED < 20 FEET
STAIRWAY CONSTRUCTION	2 HOUR NONCOMBUSTIBLE
ROOF	NONCOMBUSTIBLE
CONTROL AREA (PARTITIONS & FLOORS)	1 HOUR - 2 HOUR ABOVE 3RD FLOOR

REV.	DESCRIPTION	DATE
	PLANNING SUBMITTAL	11.15.11
	PLANNING REVIEW	04.12.12
	PLANNING RESUBMITTAL	05.24.12
	PLANNING COMMISSION	11.26.12
	PLANNING RESUBMITTAL	09.19.14

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SHEET TITLE

SITE PLAN / ROOF PLAN AND SITE CALCULATIONS

SHEET

P-A1.0

CLIENT PROJECT ID: N/A CAS JOB NO: 2011_073

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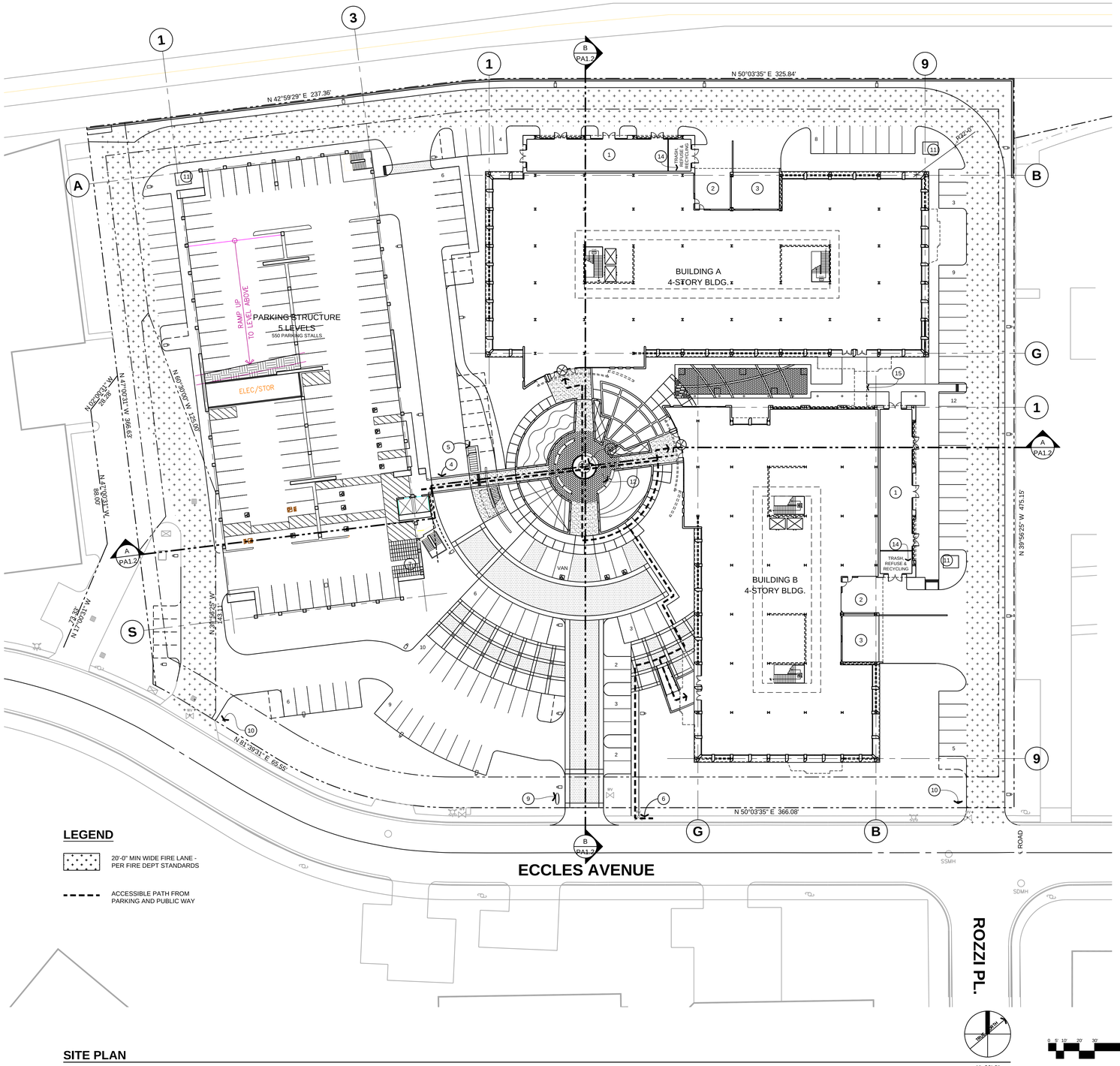

LEGEND

20'-0" MIN WIDE FIRE LANE - PER FIRE DEPT STANDARDS

ACCESSIBLE PATH FROM PARKING AND PUBLIC WAY

SITE PLAN

1"=30'-0"

PARKING DATA

PARKING PROVIDED

PARKING GARAGE PARKING:

UNISTALL (8'6 X 18')	540 STALLS
ACCESSIBLE STALLS	9 STALLS
VAN ACCESSIBLE STALLS	2 STALLS

ON-GRADE PARKING:

UNISTALL (8'6 X 18')	101 STALLS
ACCESSIBLE STALLS	2 STALLS
VAN ACCESSIBLE STALLS	1 STALL
TOTAL PARKING STALLS PROVIDED:	655 STALLS (PARKING RATION 2.5/1000SF)
TOTAL ACCESSIBLE STALLS PROVIDED	(12 STALLS)

REFER TO SHEETS P-P2.1 AND P-2.2 FOR PARKING STALL LAYOUT AT PARKING GARAGE

SITE NOTES

1. FOR GRADING INFORMATION, SEE SHEET C-2, PRELIMINARY GRADING PLAN.
2. FOR LANDSCAPING INFORMATION, SEE SHEETS P-L1.0 AND P-L1.1, CONCEPTUAL LANDSCAPE PLAN.
3. FIRE HYDRANTS SHALL BE PROVIDED AT LEAST 10' FROM ALL DRIVEWAYS. ALL STRUCTURES TO BE WHOLLY WITHIN 500' OF HYDRANT.

SITE COVERAGE DATA

TOTAL LOT AREA:	265,618 SF
TOTAL BUILDING COVERAGE:	
TOTAL BUILDING COVERAGE:	
BUILDING A	38,472 SF
BUILDING B	31,332 SF
PARKING STRUCTURE	39,636 SF
	109,440 SF
TOTAL IMPERVIOUS AREA LOT COVERAGE	191,866 SF
TOTAL IMPERVIOUS PERCENTAGE LOT COVERAGE	71%
TOTAL PERVIOUS AREA LOT COVERAGE	62,523 SF
TOTAL PERVIOUS PERCENTAGE LOT COVERAGE	24%
TOTAL BUILDING PERCENTAGE LOT COVERAGE	41.2%

SITE REMARKS

1. SERVICE YARD
2. ON-GRADE LOADING AREA
3. DEPRESSED LOADING AREA
4. OVERHEAD WALKWAY
5. BICYCLE PARKING, 20 SPACES
6. ACCESSIBLE PATH FROM PUBLIC WAY
7. COVERED BICYCLE PARKING, 42 SPACES
8. RETAINING WALL
9. DOUBLE SIDED MONUMENT SIGN, 8'-0" HIGH
10. VEHICLE WAYFINDING SIGNAGE
11. TRANSFORMER
12. COLORED CONCRETE SEATING
13. WATER FEATURE, WATER FALLING OVER STONE SLABS
14. TRASH, REFUSE & RECYCLING WITHIN COVERED YARD. CURBED AND PARTITIONED FROM SERVICE YARD.
15. PROPOSED FUTURE BRIDGE.

STAIR AND EXIT WIDTH CALCULATIONS

TOTAL AREA:

BUILDING A
FIRST FLOOR = 33,510 SF
SECOND FLOOR = 35,660 SF
THIRD FLOOR = 38,225 SF
FOURTH FLOOR = 37,297 SF
TOTAL BUILDING AREA = 144,692 SF

BUILDING B
FIRST FLOOR = 27,293 SF
SECOND FLOOR = 28,747 SF
THIRD FLOOR = 31,362 SF
FOURTH FLOOR = 30,193 SF
TOTAL BUILDING AREA = 117,595 SF

GROSS FLOOR AREA = 262,287 SF

OCCUPANT LOAD COUNT: (TABLE 1004.1.1)

BUILDING A
FIRST FLOOR = 33,510 SF/100 SF PER OCC. = 336 OCC.
SECOND FLOOR = 35,660 SF/100 SF PER OCC. = 357 OCC.
THIRD FLOOR = 38,225 SF/100 SF PER OCC. = 383 OCC.
FOURTH FLOOR = 37,297 SF/100 SF PER OCC. = 373 OCC.

BUILDING B
FIRST FLOOR = 27,293 SF/100 SF PER OCC. = 273 OCC.
SECOND FLOOR = 28,747 SF/100 SF PER OCC. = 288 OCC.
THIRD FLOOR = 31,362 SF/100 SF PER OCC. = 314 OCC.
FOURTH FLOOR = 30,193 SF/100 SF PER OCC. = 302 OCC.

EXIT WIDTH CALCULATIONS: (SECTION 1005)

BUILDING A: 383 OCC. X 0.2" FACTOR = 77" / 3 EXITS = 26" < 36" WIDE DOORS, MIN.

BUILDING B: 314 OCC. X 0.2" FACTOR = 63" / 3 EXITS = 21" < 36" WIDE DOORS, MIN.

STAIR WIDTH CALCULATIONS: (SECTION 1005)

BUILDING A (3RD FLR): 383 OCC. X 0.3" FACTOR = 114.9" / 2 STAIRS = 58" WIDE STAIRS, MIN.

BUILDING B (3RD FLR.): 314 OCC. X 0.3" FACTOR = 94.2" / 2 STAIRS = 48" WIDE STAIRS, MIN.

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SHEET TITLE
SITE PLAN AND SITE DATA

SHEET
P-A1.1

CLIENT PROJECT ID: N/A CAS JOB NO: 2011_073

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2.4 Environmental Measures Incorporated into the Project

The following measures are proposed as part of the Project and are shown on the architectural drawings (sheet P.A.1.1a) and in application materials. These measures are in addition to the City's standard requirements identified in Chapter 1 save for Air Quality items 1-3 and Site Remediation Measures that require J Permits to remove asbestos and lead based paint containing materials. The measures are designed to reduce the environmental affect of the Project.

A. Air Quality and Green House Gas Emission Reduction Measures

1) Aspects Of Project Designed To Limit Fugitive Dust Emissions. The construction contractor shall reduce construction-related air pollutant emissions by implementing BAAQMD's basic fugitive dust control measures. Therefore, the Project shall include the following requirements in construction contracts:

- All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.
- All haul trucks transporting soil, sand, or other loose material off site shall be covered.
- All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.
- All vehicle speeds on unpaved roads shall be limited to 15 miles per hour.
- All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.
- A publically visible sign shall be posted with the telephone number and person to contact at the Lead Agency regarding dust complaints. This person shall respond and take corrective action with 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations.
- All exposed surfaces shall be watered at a frequency adequate to maintain minimum soil moisture of 12 percent. Moisture content can be verified by lab samples or moisture probe. (i.e., during any phase that will expose previously covered soils, there will be soil moisture monitoring in two locations on site, twice a day (mid-morning and mid-afternoon) and additional watering, beyond the twice-a-day watering referenced above, will be applied if the monitoring reveals that soil moisture content has dropped below 12%)
- All excavation, grading, and/or demolition activities shall be suspended when average wind speeds exceed 20 mph. [Occurs less than three percent of the year.]
- Vegetative ground cover (e.g., fast-germinating native grass seed) or other plants that offer dust mitigation measures shall be planted in disturbed areas as soon as possible and watered appropriately until vegetation is established.
- The simultaneous occurrence of excavation, grading, and ground-disturbing construction activities on the same area at any one time shall be limited. To the extent feasible, activities shall be phased to reduce the amount of disturbed surfaces at any one time.
- All trucks and equipment, including their tires, shall be washed off prior to leaving the site.
- Sandbags or other erosion control measures shall be installed to prevent silt runoff to public roadways from sites with a slope greater than one (1) percent.

2) Aspects of Project Designed To Limit Exhaust Emissions. The construction contractor shall implement the following measures during construction to reduce construction-related exhaust emissions:

- Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to two (2) minutes Clear signage shall be provided for construction workers at all access points.
- All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.
- All construction equipment, diesel trucks and generators shall be equipped with Best Available Control Technology for emission reductions of NOx and PM to the maximum extent feasible. To this end, all generators and air compressors used on site shall be electric. All on road trucks used onsite shall be Year Model 2007 or better. Propane or LNG-fueled booms and scissor lifts shall be used.
- Tier 2 or better for 20 percent of horsepower-hours of off-road diesel equipment shall be used during construction and 65 percent of horsepower hours during demolition.
- All contractors shall, to the maximum extent feasible, use equipment that meets the ARB's most recent certification for off-road heavy duty diesel engines.
- No onsite grinding, crushing or shredding of asphalt or debris shall occur onsite.
- Potential future measures that achieve the same or better performance criteria shall be submitted to the City for review and approval prior to initiating any changes.
- Applicant shall provide the City and Genentech with a list of and schedule for demolition, grading and construction equipment and activities.
- A construction superintendent shall be on site during all demolition, grading and construction activities to enforce these regulations.

3) Compliance with BAAQMD Regulation 11, Rule 2 during Demolition. Demolition of existing buildings and structures would be subject to BAAQMD Regulation 11, Rule 2 (Asbestos Demolition, Renovation, and Manufacturing). BAAQMD Regulation 11, Rule 2 is intended to limit asbestos emissions from demolition or renovation of structures and the associated disturbance of asbestos-containing waste material generated or handled during these activities.

The rule requires the notification of BAAQMD of any regulated renovation or demolition activity. This notification includes a description of structures and methods utilized to determine whether asbestos-containing materials are potentially present. All asbestos-containing material found on the site must be removed prior to demolition or renovation activity in accordance with BAAQMD Regulation 11, Rule 2, including specific requirements for surveying, notification, removal, and disposal of material containing asbestos.

4) Compliance with BAAQMD Regulation 8, Rule 3 for Architectural Coatings. Emissions of volatile organic compounds (VOC) due to the use of architectural coatings are regulated by the limits contained in Regulation 8: Organic Compounds, Rule 3: Architectural Coatings (Rule 8-3). Rule 8-3 was recently revised to include more stringent VOC limit requirements. The revised VOC architectural coating limits, which became effective on January 1, 2011, are projected to result in a 32 percent reduction of VOC emissions in the Bay Area associated with architectural coating applications.

B. Transportation and Green House Gas Reduction Measures

The applicant proposes a Transportation Demand Management Program (TDM Program) (475 Eccles Avenue Transportation Demand Management Program, Fehr & Peers, October, 2011). The TDM Program is aimed at a 30 percent mode shift compared to projects that do not include a TDM, to qualify for a 1.0 FAR. The TDM Program is required by law to be reviewed by the City and modified by the Applicant as required by the City to meet the mode shift requirements. Performance audits are also required. The Applicant proposes the following measures, at a minimum, for the TDM Program:

1. Bicycle Parking (racks for visitors and sheltered bicycle parking for employees).
2. Shower and locker facilities (in lease agreement).
3. Preferential Carpool and Vanpool Parking.
4. Passenger loading zones for carpool and vanpool drop-off.
5. Pedestrian Connections.
6. TDM coordinator (in lease agreement).
7. Carpool/Vanpool Matching services (TDM coordinator responsibility).
8. Guaranteed ride home (through Traffic Congestion Relief Alliance).
9. Information Board for TDM Program (in lease agreement).
10. Promotional programs including new employee orientation and TDM Programs (TDM coordinator responsibility).
11. Shuttle bus service to Caltrain and BART and downtown Dasher, coordinated with Alliance (TDM coordinator responsibility.)
12. Membership in Peninsula Traffic Congestion Relief Alliance.

C. Construction and Operational Design Elements Addressing Environmental Sustainability

The LEED design and construction strategies that have been integrated into the planning documents include:

1. The use of a previously developed site without impacts associated with endangered species, flood plain, and adjacency to wetlands or bodies of water.
2. The Project will document and remediate asbestos previous to demolition.
3. A TDM Program that includes the use of public/privates shuttles providing access to major public transportation hubs. In addition to the requirements for bike parking the Project will include shower/changing room amenities for bike users.
4. The Project will provide adequate preferred parking for low-emitting and alternative fuel vehicles. The Project will provide fewer parking spaces than those referenced in local zoning requirements.
5. The Project provides more than 20 percent of the total site area in open space. More than 50 percent of all parking will be under cover to reduce heat island effects for site surfaces.
6. The Project has developed tenant design and construction guidelines including recommendations and requirements for tenant improvements.
7. Indoor plumbing fixtures within the core and shell design and those required by the tenant scope of work will achieve greater than a 30 percent water use reduction.
8. Site landscape and irrigation equipment will provide irrigation efficiencies greater than 50 percent reduction from a standard summer baseline.
9. The Project will provide fundamental and enhanced commissioning (Cx) of MEP energy systems, including a requirement for tenant improvement Enhanced Cx and a 10 month post-occupancy return to verify equipment warranty and operational efficiencies. Current energy model targets anticipate a greater than 15% reduction in energy compared to Title 24 and ASHRAE 90.1. Base building and tenant improvement mechanical and food service equipment will be required to comply with enhanced refrigerant management requirements. The Project will provide adequate areas for the collection and storage of recyclables, and tenants will be required to implement desk-side recycling.
10. The Project has developed a Construction Waste Management plan that targets at least 75% diversion of landfill waste, with a goal of 95% diversion. The Project has integrated requirements into planning specifications and plans to target a greater than 20% recycled and regional content (by cost) in all building materials for the project. The Project will target a greater than 50 percent FSC certified wood content (by cost) in all new wood building materials for the project.
11. The Project will require, and require tenants, all materials installed within the vapor barrier of the Project to comply with LEED/CalGreen VOC & CARB requirements, and specifically contain no-added urea-formaldehyde (NAUF) products. The Project will conduct, and require tenants to conduct, and Indoor Air Quality Management Plan for Construction Activities that requires contractors to comply with SMACNA IAQ guidelines for best practices during construction.
12.

Please see Table 2.1 for a complete list of LEED Silver measures provided by the Applicant to be incorporated into the Project, or an equivalent thereto.

TABLE 2.1
LEED SILVER MEASURES

Site Selection	Brownfield Redevelopment
Alternative Transportation, Public Transportation Access	Alternative Transportation, Bicycle Storage & Changing Rooms
Alternative Transportation, Low Emitting & Fuel Efficient Vehicles	Alternative Transportation, Parking Capacity
Site Development, Maximize Open Space	Tenant Design and Construction Guidelines
Heat Island Effect, Roof	Innovation in Design: Green Building Education Program
Water Use Reduction, 30% Reduction	Water Efficient Landscaping, Reduce by 50%
Fundamental Commissioning of the Building Energy Systems	Optimize Energy Performance - (15%)
Fundamental Refrigerant Management	Enhanced Commissioning
Storage & Collection of Recyclables	Construction Waste Management, Divert 50%
Construction Waste Management, Divert 75%	Recycled Content, 10%
Recycled Content, 20%	Regional Materials, 10%
Certified Wood	Minimum IAQ Performance
Environmental Tobacco Smoke (ETS) Control	Construction IAQ Management Plan, During Construction
Low-Emitting Materials, Adhesives & Sealants	Low-Emitting Materials, Paints & Coatings
Low-Emitting Materials, Carpet Systems	Low-Emitting Materials, Composite Wood & Agrifiber Products
Daylight & Views, Views for 90% of Spaces	Exemplary Performance: SSc4 Comprehensive Transit Plan
Exemplary Performance: EQc3 Tenant IAQ Plan, Construction	

D. Site Remediation for Asbestos, Lead Based Paints and Recognized Environmental Conditions

The Applicant will, as indicated on the plans and application materials, remove lead based paints and has already removed much of the asbestos containing materials in the building (Certificate of Job Completion, Professional Asbestos and Lead Services, Inc., March-April, 2012). During Project demolition minor amounts of asbestos will be removed as electrical equipment is removed providing access to the location of the material.

During the Phase 1 Environmental Site Assessment (URS, July 2012) one potential sump was observed on the Project site during the site reconnaissance. The potential sump is on the warehouse floor, and was obstructed with a metal cover. The cover was coated with significant oil staining. Subsequent to the site reconnaissance, facility personnel attempted to remove the cover and photograph the area below. There was an additional metal cover present below that could not be removed. This metal cover was also stained with oil, and the area below could not be assessed.

The Applicant as shown on the plans will conduct the following remediation which is largely standard procedure. The work will be done during the demolition and site preparation phase of the Project.

TABLE 2.2
REMEDIATION MEASURES

Media	Hazardous Materials	Approach
Vault/pit interior concrete Investigation	All	• Mobilize equipment to remove metal cover • Inspect interior concrete for the presence of liquid or significant staining and integrity of the concrete. • Collect sample of any liquid material present or concrete chip sample.
Soil - Investigation	All	• If staining/liquid are present and concrete is in poor condition soil sampling should be conducted. • Apply for boring permit from the San Mateo County Environmental Health Department (SMCEHD). • Advance one soil boring below the pit using a direct push drill rig to 20 feet below ground surface. • Collect soil samples at 1, 5, 10 and 20 feet bgs. • Analyze samples for VOCs, total petroleum hydrocarbons, semi volatile organic compounds (SVOCs) PCBs, and metals. • Report results to the SMCEHD and consult for remediation requirements. • Remediation of contaminated soils can be completed during the demolition stage of the Project.
Soil Remediation (ex-situ)	Fuels	• Reuse on Site (if concentration is less than 100 ppm). • Haul and Dispose at appropriate landfill. • Capping and vapor barrier. • Treat on site (see below).
Soil Remediation (ex-situ)	VOCs (gasoline fuels, solvents)	• Consult the SMCEHD for requirements. • Haul and Dispose. • Aeration – requires a notification to BAAQMD, daily volumes are limited. • Vapor Stripping – apply vacuum system to covered piles, notify BAAQMD. • Bioremediation - apply bio-treatment materials, moisture and "work" soil piles. • Thermal Desorption – various vendors provide mobile treatment units. • Capping and vapor barrier.
Media	**Hazardous Materials**	**Approach**
Soil Remediation (ex-situ)	Inorganics (metals)	• Consult BAAQMD and SMCEHD for requirements. • Haul and Dispose. • Chemical Stabilization. • Sorting – reduce waste volume by screening to target contaminant particle size.
Soil Remediation (in-situ)	VOCs	• Consult SMCEHD for requirements. • Soil Vapor Extraction – apply vacuum to vapor wells, notify BAAQMD. • In-situ chemical oxidation. • In-Situ Vitrification – use electricity to melt waste and surrounding soils.
Soil Remediation (in-situ)	SVOCs	• Consult SMCEHD for requirements. • Bioremediation – saturate soils with bio-treatment materials. • Chemical Stabilization – saturate soils with chemicals to immobilize contaminants. • In-Situ Vitrification. • Capping .
Groundwater - Investigation	All	• If contaminants are detected in the 20 foot below ground surface soil sample an additional boring should be completed to groundwater. • Analyze sample for contaminants detected in soil. • Report results to the SMCEHD and consult on remedial alternatives.
Groundwater Remediation	VOCs	• Consult BAAQMD and SMCEHD for requirements. • Pump and Treat – pump from wells, treat and discharge treated water. • Air Sparging – inject air to volatilize contaminants and create aerobic groundwater conditions suitable for natural bioremediation. Generally applied in conjunction with Soil Vapor Extraction to control released volatiles. • Bioremediation – inject bio-treatment materials into affected groundwater. • Chemical Oxidation – inject oxidation chemicals into affected groundwater.
Groundwater Remediation	SVOCs	• Consult BAAQMD for requirements. • Pump and Treat. • Bioremediation. • Chemical Oxidation.
Groundwater Remediation	Inorganics	• Consult BAAQMD for requirements. • Pump and Treat. • Chemical Immobilization – inject chemicals to precipitate or chemically fix contaminants to soil particles.

The Project submittals note that a Licensed General Contractor with Hazardous Substance Removal Certification from the State of California will inspect and remove the electrical equipment. The qualifications of the contractor will be noted on the plans submitted to the City for issuance of a demolition permit.

REV.	DESCRIPTION	DATE
	ENVIRONMENTAL MEASURES	08.21.12
	PLANNING COMMISSION	11.26.12
	ENV MEASURES REVISION	09.30.13

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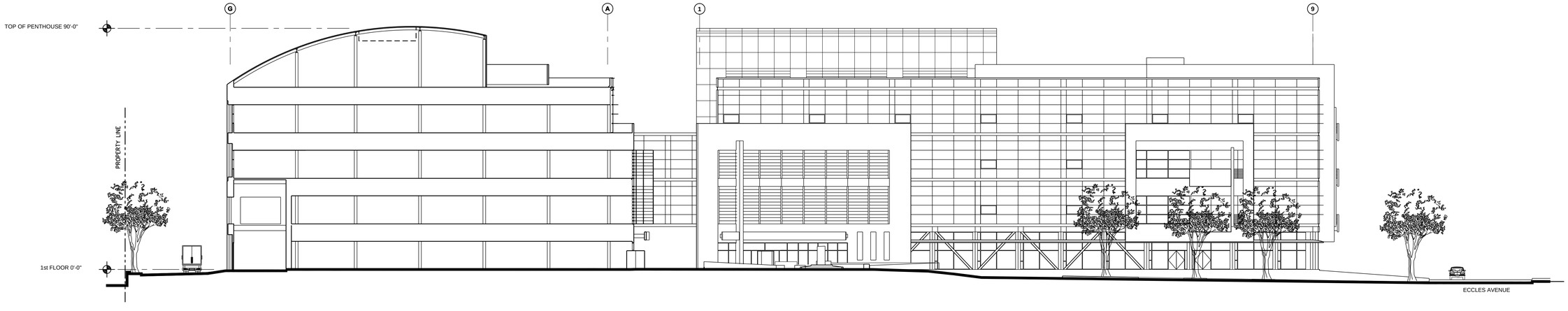
SHEET TITLE
ENVIRONMENTAL MEASURES

SHEET
P-A1.1A

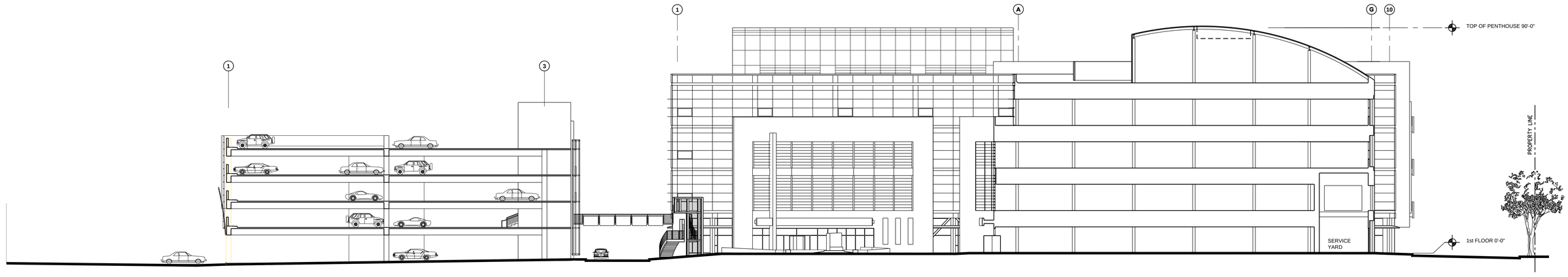
CLIENT PROJECT ID: N/A CAS JOB NO: 2011_073



SITE SECTION B

1/16" = 1'-0"

B



SITE SECTION A

1/16" = 1'-0"

A

REV.	DESCRIPTION	DATE
	PLANNING SUBMITTAL	11.15.11
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	PLANNING RESUBMITTAL	05.24.12
	PLANNING COMMISSION	11.26.12
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SHEET TITLE

SITE SECTIONS

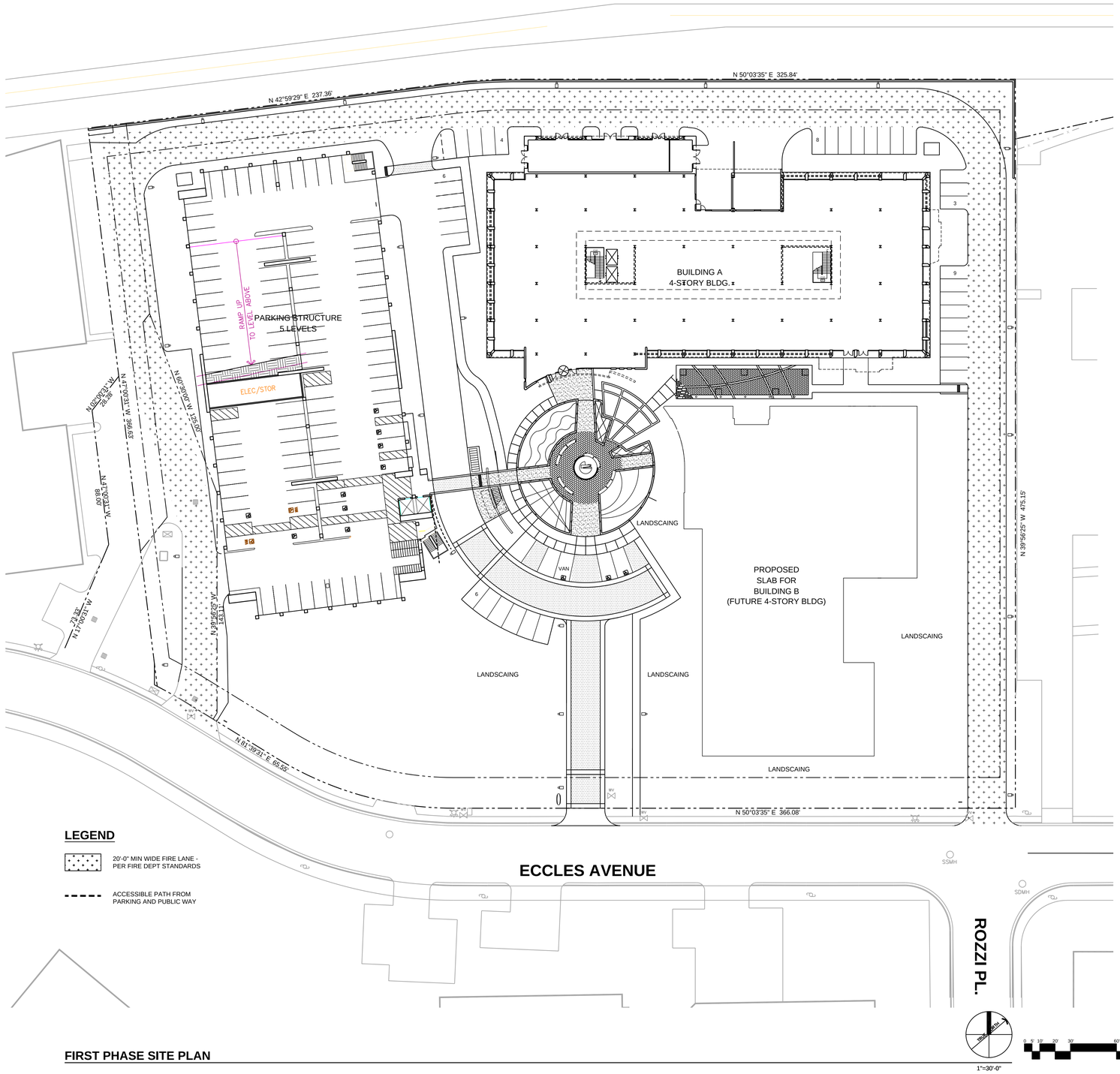
SHEET

P-A1.2

CLIENT PROJECT ID: N/A CAS JOB NO: 2011_073

PHASE 1 SITE PLAN NOTES

1. SHOULD A PHASED CONSTRUCTION BE REQUIRED, THE INTENT IS TO CONSTRUCT BUILDING A AND THE PARKING STRUCTURE WITHIN THE FIRST PHASE. THIS DRAWING SHOWS THE SITE AS IT WOULD BE FOLLOWING THE FIRST PHASE OF CONSTRUCTION.
2. TEMPORARY LANDSCAPING CONSISTENT WITH THE OVERALL LANDSCAPE DESIGN IS PROPOSED IN AREAS OF THE SITE WHICH WILL BE DEVELOPED IN THE SECOND PHASE.



LEGEND

20'-0" MIN WIDE FIRE LANE - PER FIRE DEPT STANDARDS

ACCESSIBLE PATH FROM PARKING AND PUBLIC WAY

FIRST PHASE SITE PLAN

1"=30'-0"

REV.	DESCRIPTION	DATE
	PLANNING SUBMITTAL	11.15.11
	PLANNING REVIEW	04.12.12
	PLANNING RESUBMITTAL	05.24.12
	PLANNING COMMISSION	11.26.12
	PLANNING RESUBMITTAL	09.19.14

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SHEET TITLE

SITE PLAN PHASE 1

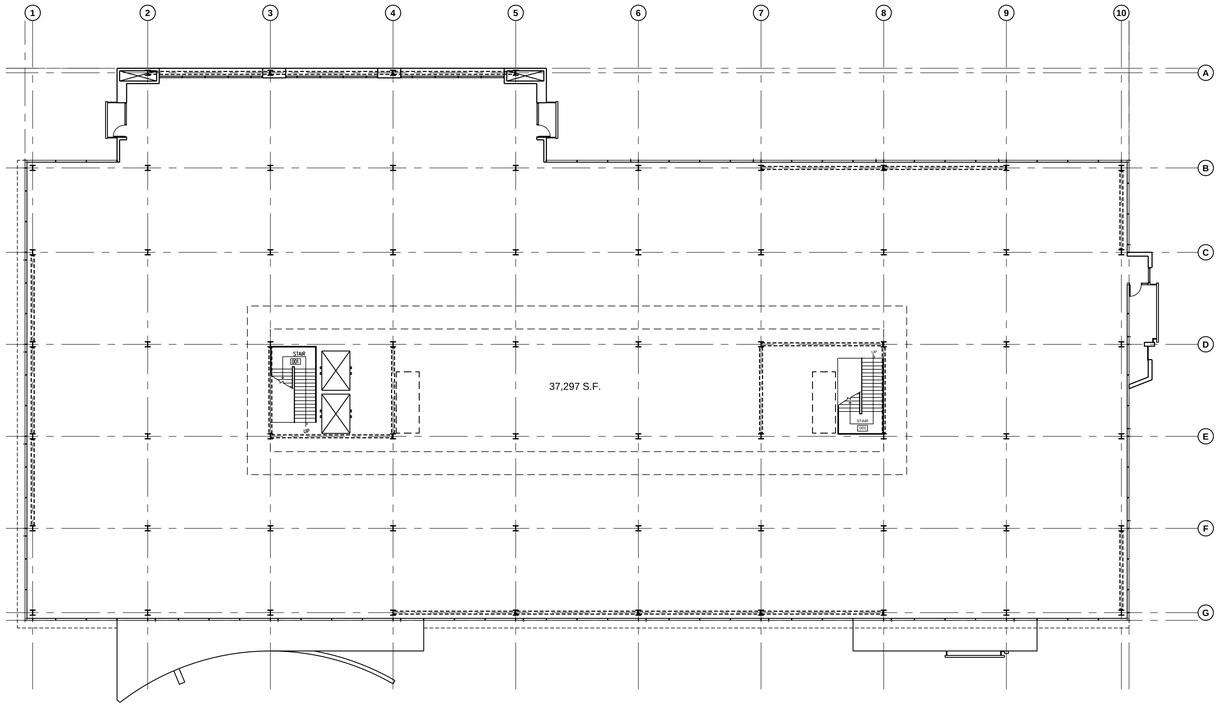
SHEET

P-A1.3

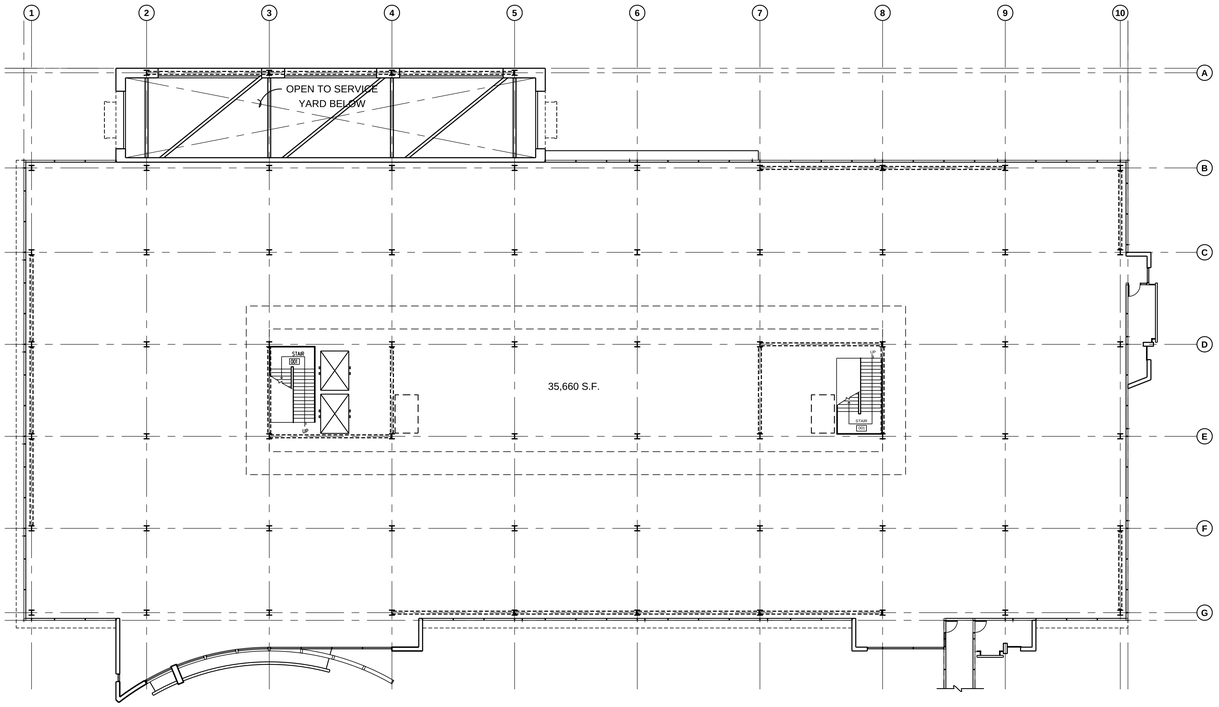
CLIENT PROJECT ID: N/A CAS JOB NO: 2011_073

DATESTAMP – I:\PROD\112011_073\DWGS\11073PA13_PHASE1.DWG 9/18/2014 15:55:38

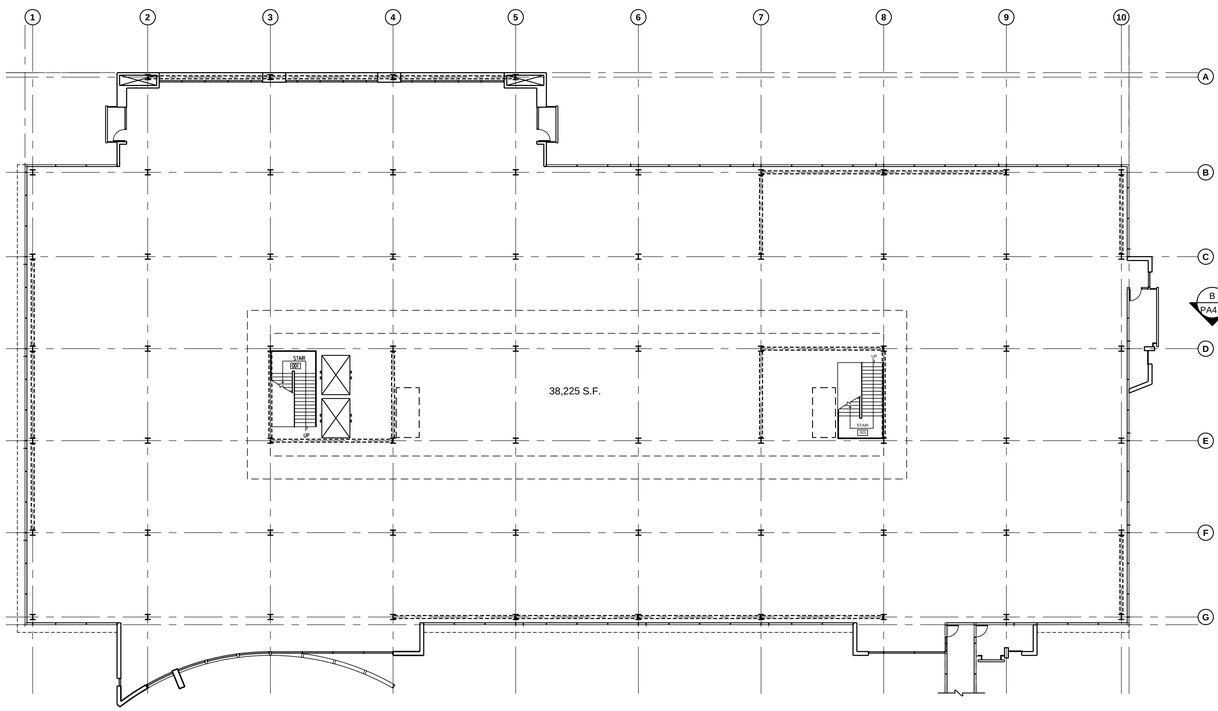
I:\11.dwg 9-24-08 9:39:26 am



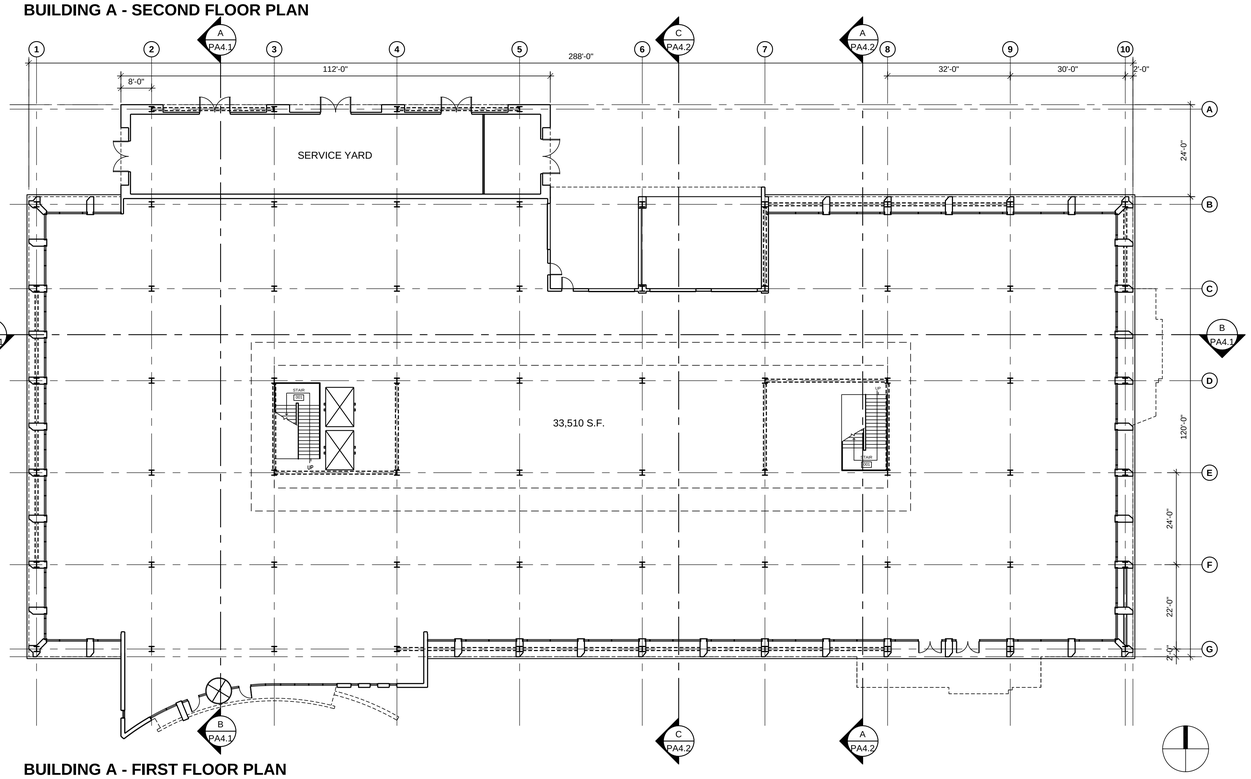
BUILDING A - FOURTH FLOOR PLAN



BUILDING A - SECOND FLOOR PLAN



BUILDING A - THIRD FLOOR PLAN



BUILDING A - FIRST FLOOR PLAN

1/16" = 1'-0"

REV.	DESCRIPTION	DATE
	PLANNING SUBMITTAL	11.15.11
	PLANNING REVIEW	04.12.12
	PLANNING RESUBMITTAL	05.24.12
	PLANNING COMMISSION	11.26.12
	PLANNING RESUBMITTAL	09.19.14

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SHEET TITLE

BUILDING A FLOOR PLANS

SHEET

P-A2.1

CLIENT PROJECT ID: N/A CAS JOB NO: 2011_073

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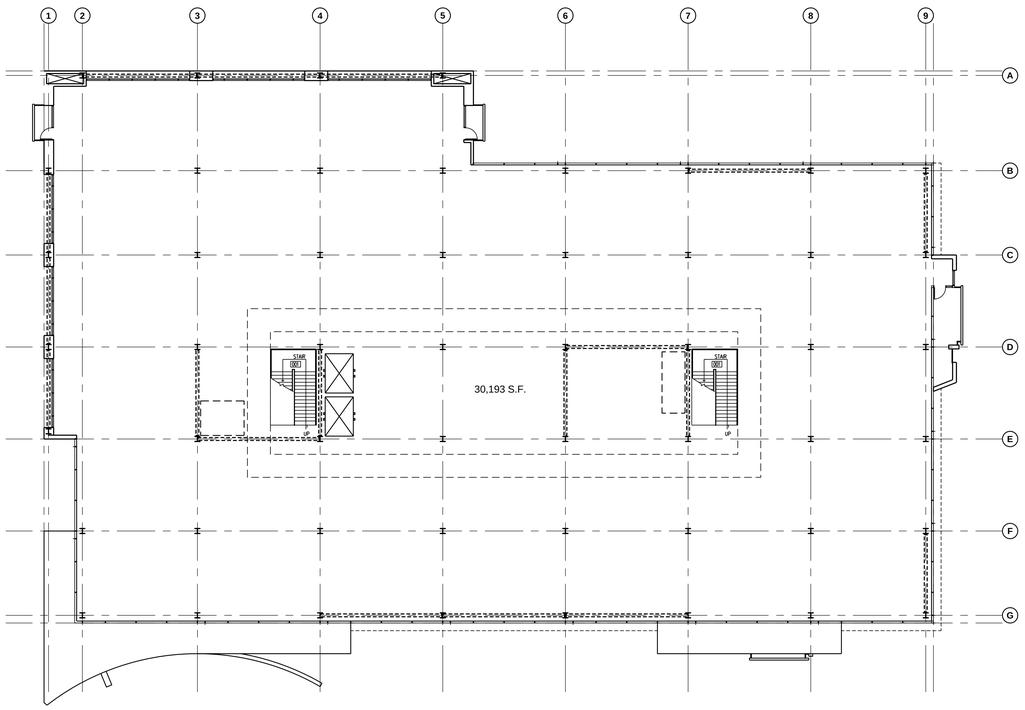
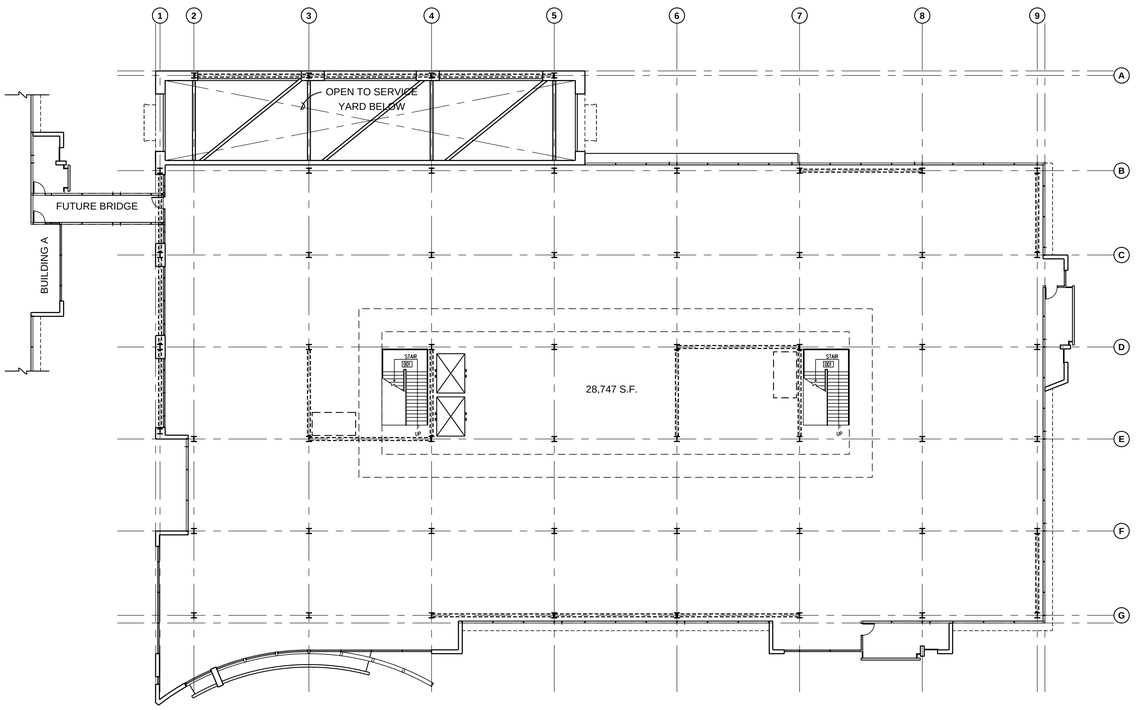
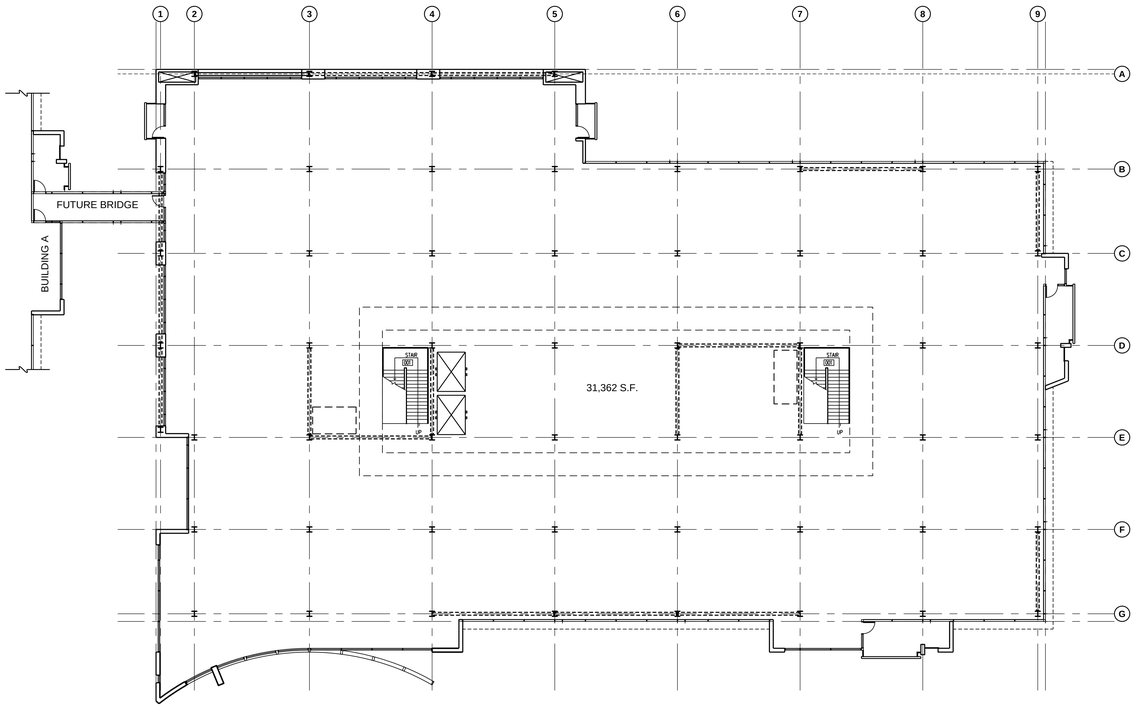


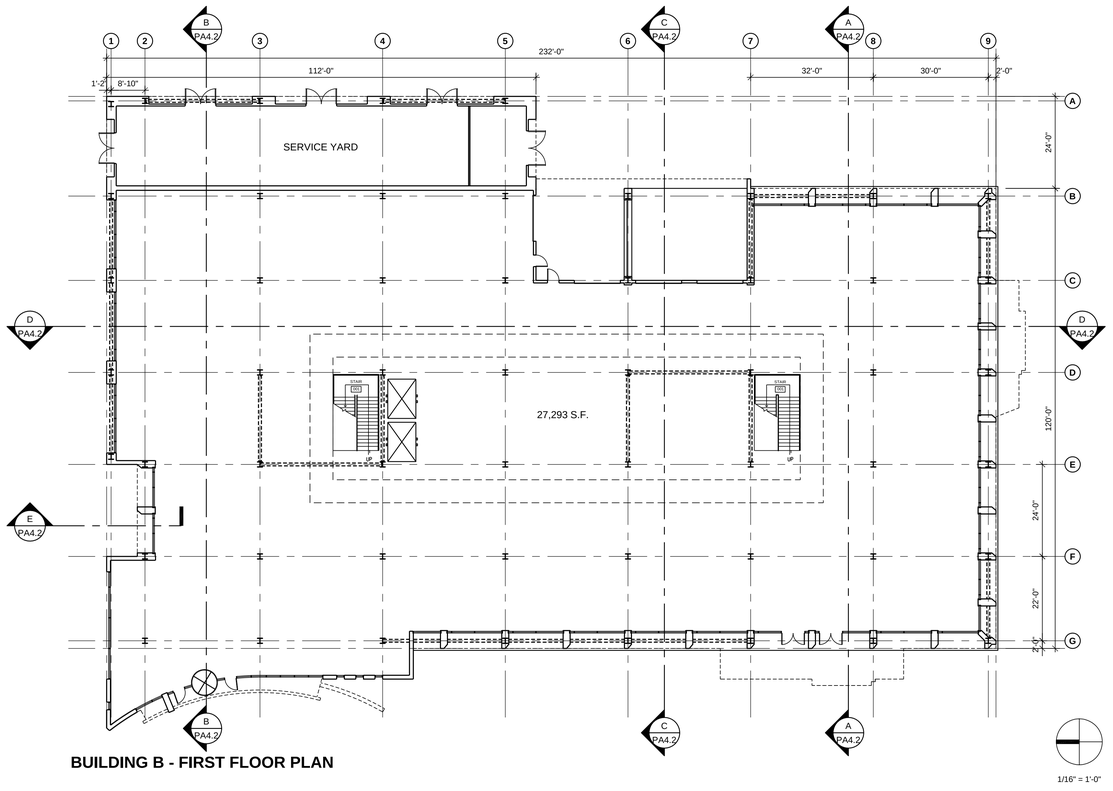
BUILDING B - FOURTH FLOOR PLAN



BUILDING B - SECOND FLOOR PLAN



BUILDING B - THIRD FLOOR PLAN



BUILDING B - FIRST FLOOR PLAN

REV.	DESCRIPTION	DATE
	PLANNING SUBMITTAL	11.15.11
	PLANNING REVIEW	04.12.12
	PLANNING RESUBMITTAL	05.24.12
	PLANNING COMMISSION	11.26.12
	PLANNING RESUBMITTAL	09.19.14

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SHEET TITLE

BUILDING B FLOOR PLANS

SHEET

P-A2.2

CLIENT PROJECT ID: N/A CAS JOB NO: 2011_073

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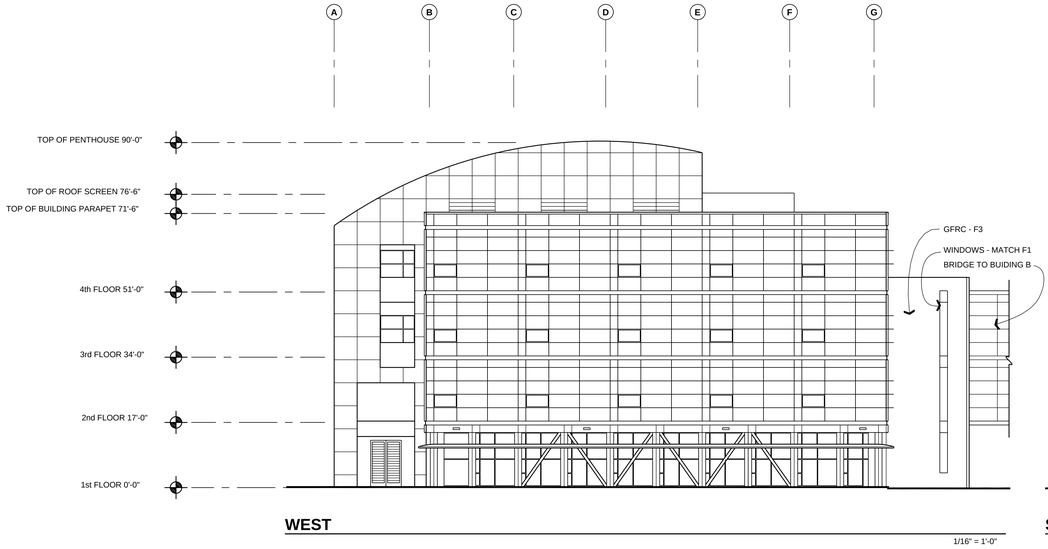
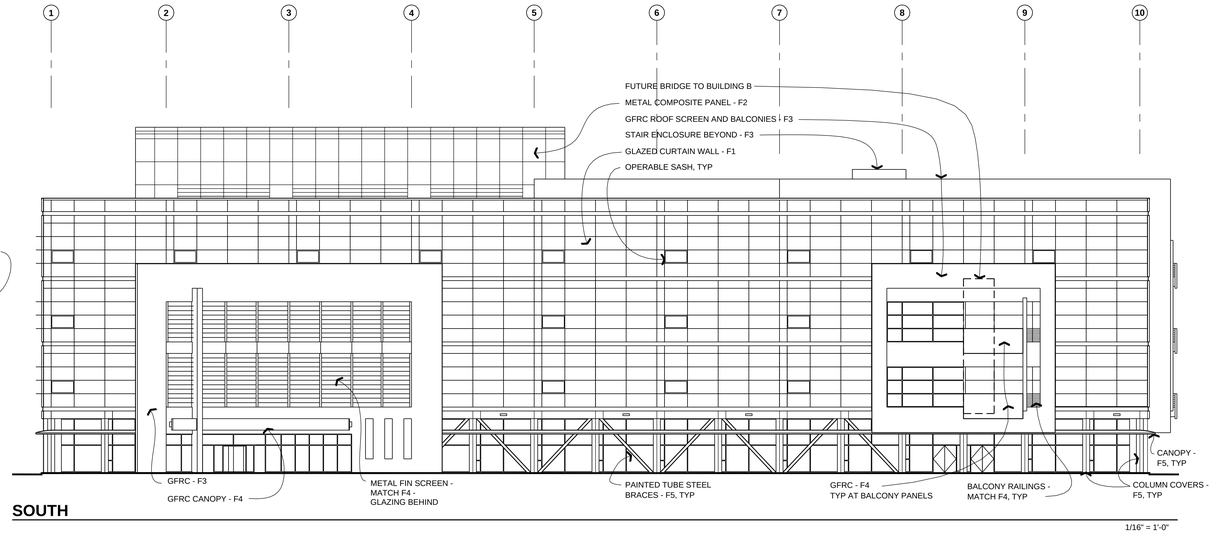


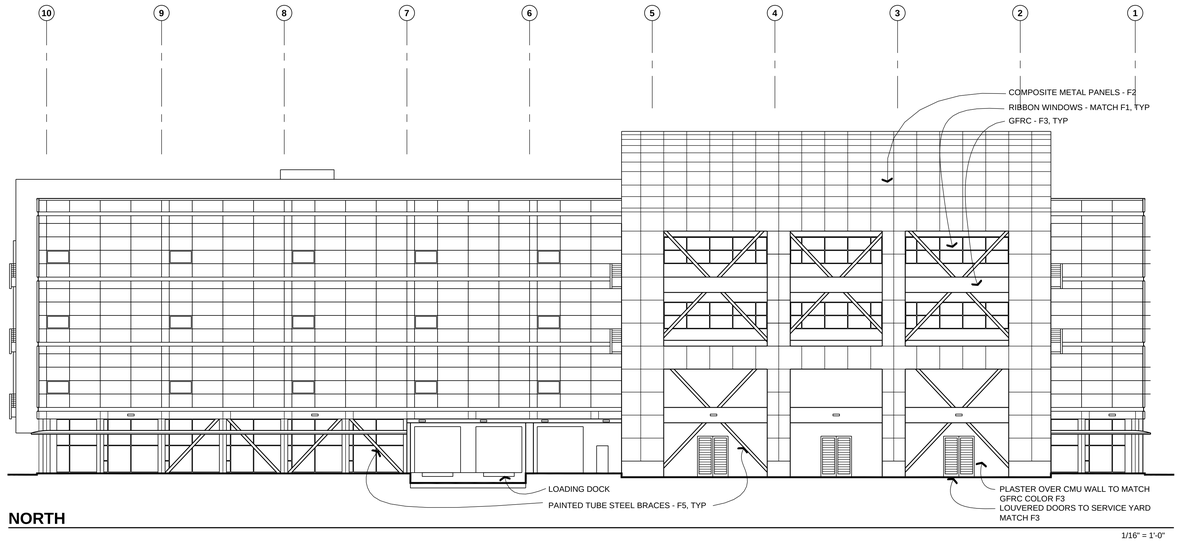
WEST

1/16" = 1'-0"



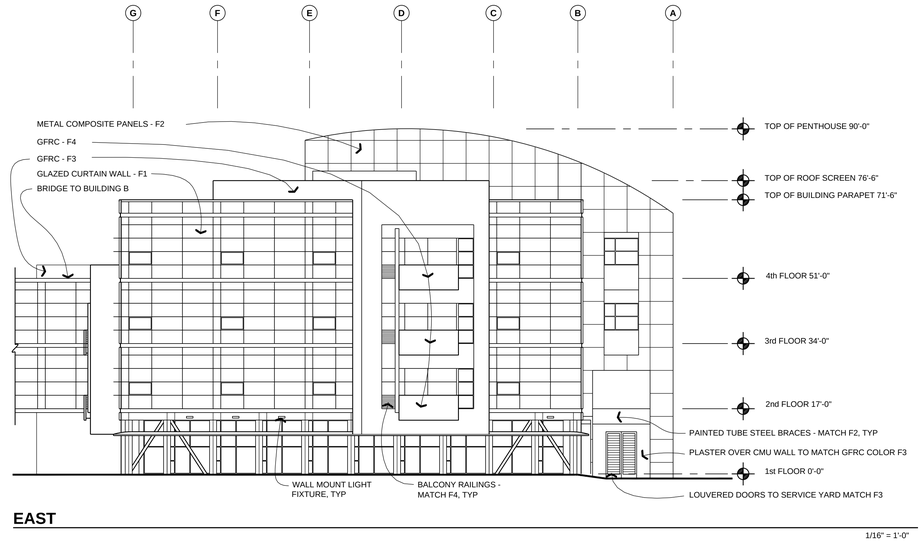
SOUTH

1/16" = 1'-0"



NORTH

1/16" = 1'-0"



EAST

1/16" = 1'-0"

FINISH SCHEDULE

F1	SOLARBAN 70XL IN ANODIZED ALUMINUM FRAME
F2	COMPOSITE PANEL, SILVER METALIC FINISH
F3	GFRC TO MATCH PAINT COLOR DEC728 MADERA
F4	GFRC TO MATCH PAINT COLOR DEW383 COOL DECEMBER
F5	BRACE PAINT AND COLUMN COVERS TO MATCH F2

REV.	DESCRIPTION	DATE
	PLANNING SUBMITTAL	11.15.11
	PLANNING REVIEW	04.12.12
	PLANNING RESUBMITTAL	05.24.12
	PLANNING COMMISSION	11.26.12
	PLANNING RESUBMITTAL	09.19.14

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SHEET TITLE

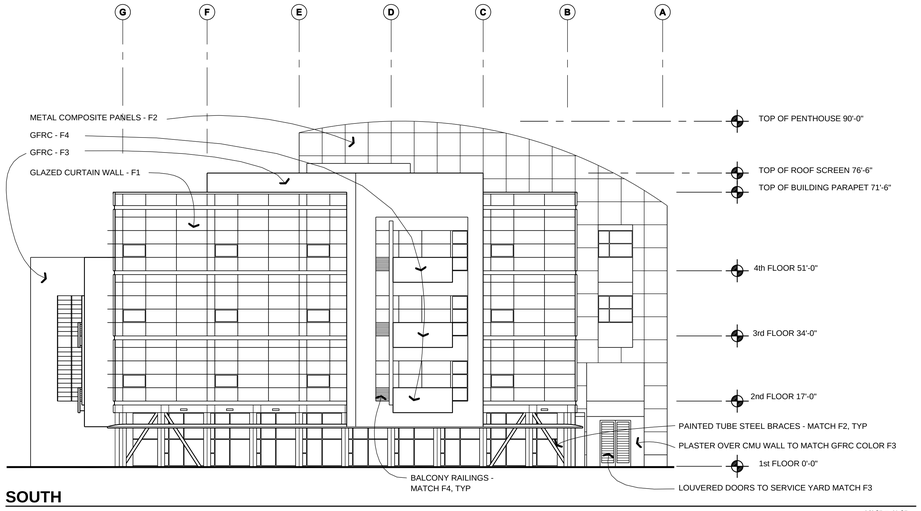
BUILDING A ELEVATIONS

SHEET

P-A3.1

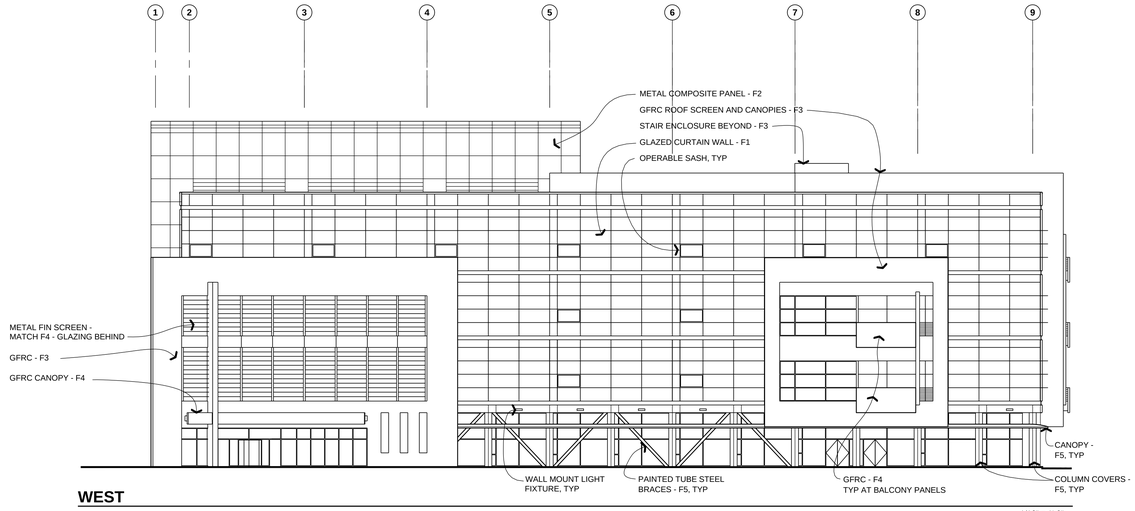
CLIENT PROJECT ID: N/A CAS JOB NO: 2011_073

DATESTAMP – I:\PROD\112011_073\DWGS\11073PA31.DWG 9/18/2014 15:53:54



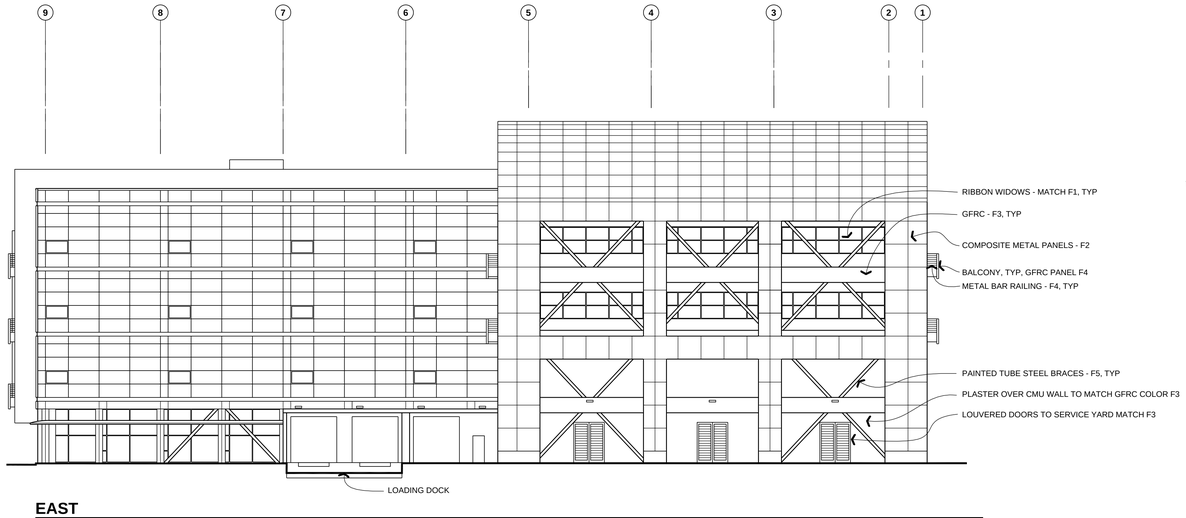
SOUTH

1/16" = 1'-0"



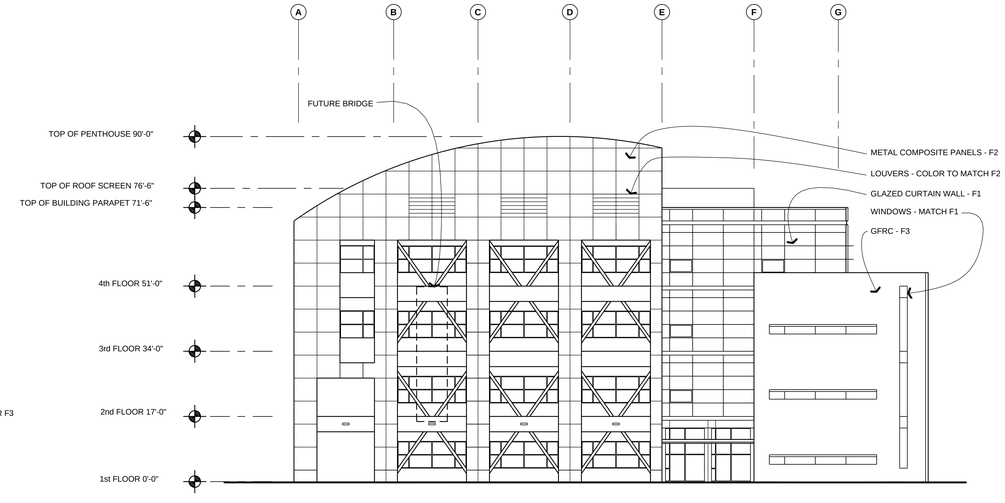
WEST

1/16" = 1'-0"



EAST

1/16" = 1'-0"



NORTH

1/16" = 1'-0"

FINISH SCHEDULE

F1	SOLARBAN 70XL IN ANODIZED ALUMINUM FRAME
F2	COMPOSITE PANEL, SILVER METALIC FINISH
F3	GFRC TO MATCH PAINT COLOR DEC728 MADERA
F4	GFRC TO MATCH PAINT COLOR DEW383 COOL DECEMBER
F5	BRACE PAINT AND COLUMN COVERS TO MATCH F2

REV.	DESCRIPTION	DATE
	PLANNING SUBMITTAL	11.15.11
	PLANNING REVIEW	04.12.12
	PLANNING RESUBMITTAL	05.24.12
	PLANNING COMMISSION	11.26.12
	PLANNING RESUBMITTAL	09.19.14

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SHEET TITLE

BUILDING B ELEVATIONS

SHEET

P-A3.2

CLIENT PROJECT ID: N/A CAS JOB NO: 2011_073

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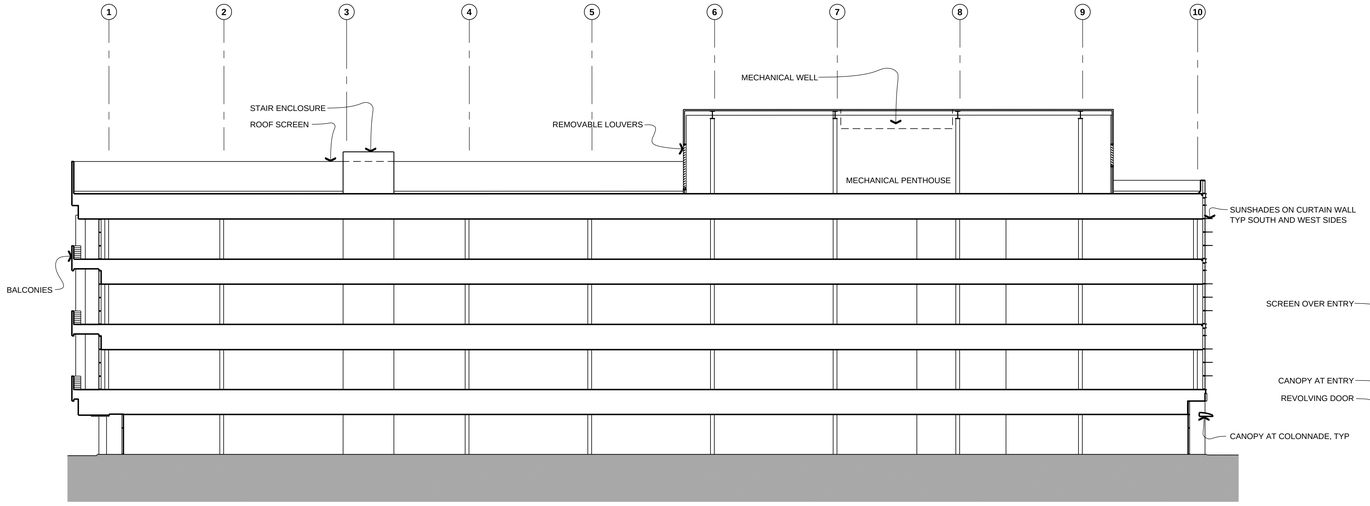
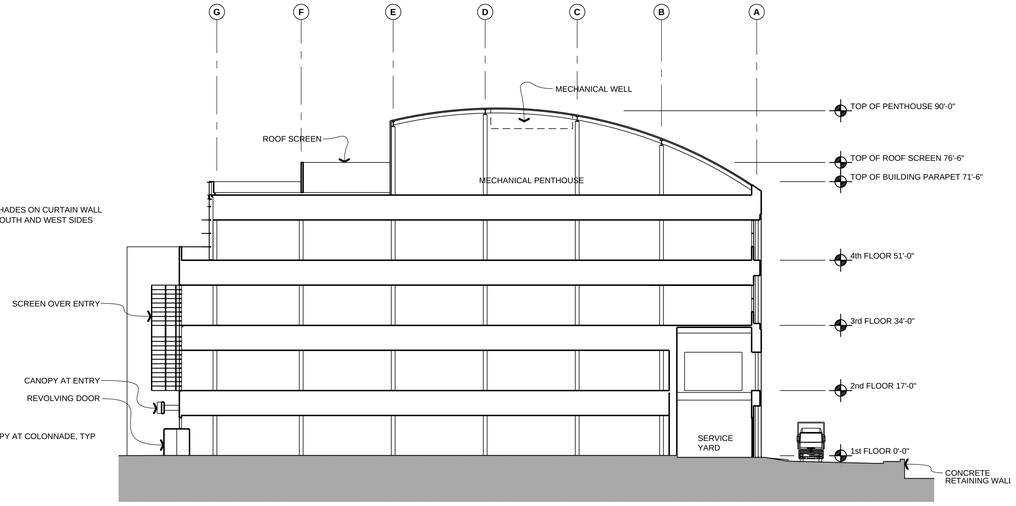


SECTION B

1/16" = 1'-0"



SECTION A

1/16" = 1'-0"

REV.	DESCRIPTION	DATE
	PLANNING SUBMITTAL	11.15.11
	PLANNING REVIEW	04.12.12
	PLANNING RESUBMITTAL	05.24.12
	PLANNING COMMISSION	11.26.12
	PLANNING RESUBMITTAL	09.19.14

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SHEET TITLE

BUILDING A LONGITUDINAL SECTION

SHEET

P-A4.1

CLIENT PROJECT ID: N/A CAS JOB NO: 2011_073

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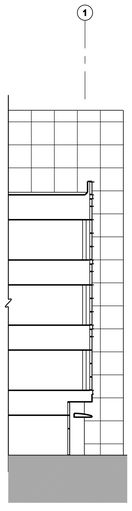
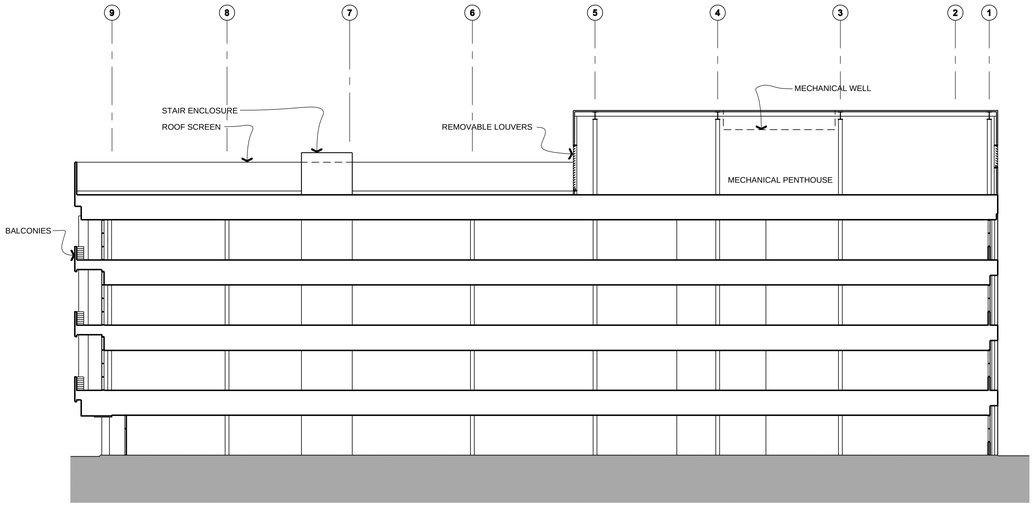


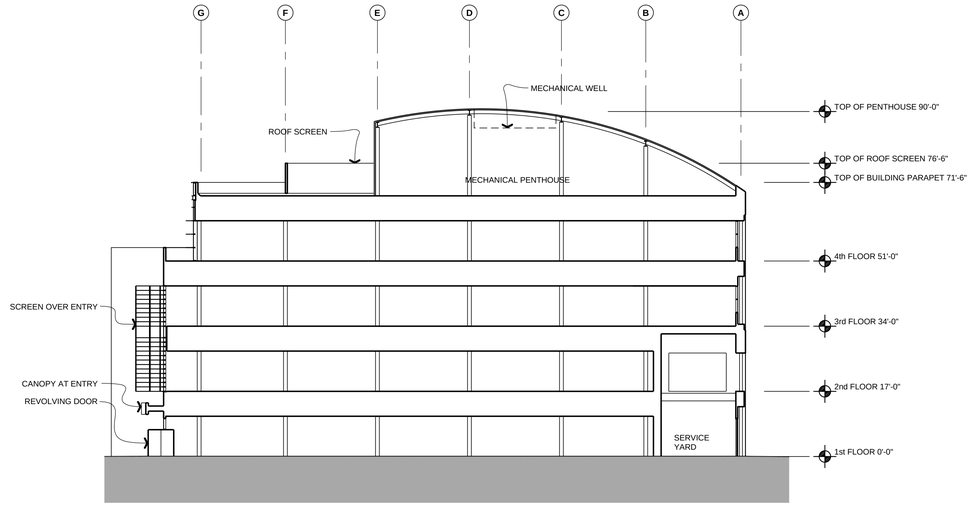
SECTION E

1/16" = 1'-0"



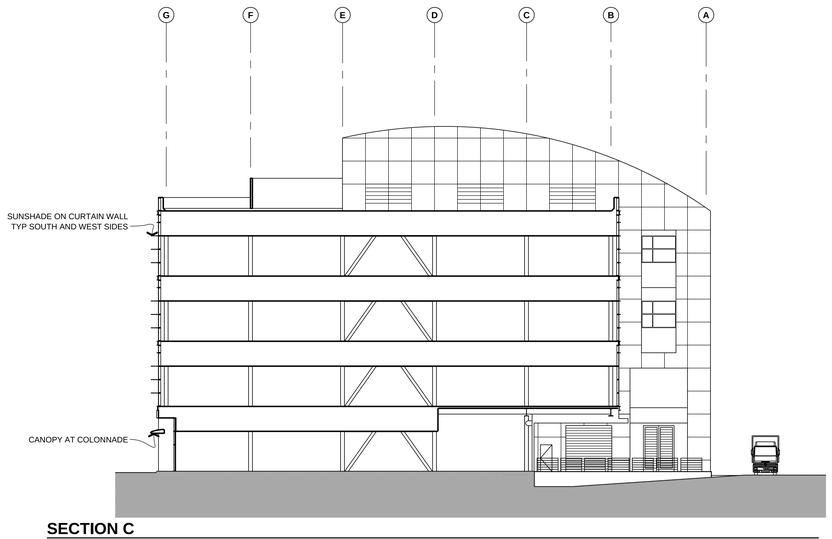
SECTION D

1/16" = 1'-0"



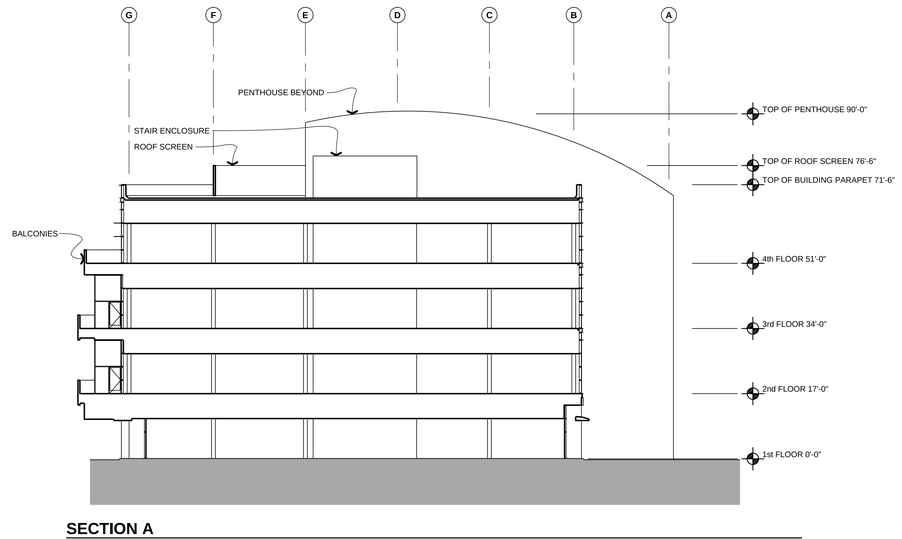
SECTION B

1/16" = 1'-0"



SECTION C

1/16" = 1'-0"



SECTION A

1/16" = 1'-0"

REV.	DESCRIPTION	DATE
	PLANNING SUBMITTAL	11.15.11
	PLANNING REVIEW	04.12.12
	PLANNING RESUBMITTAL	05.24.12
	PLANNING COMMISSION	11.26.12
	PLANNING RESUBMITTAL	09.19.14

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SHEET TITLE

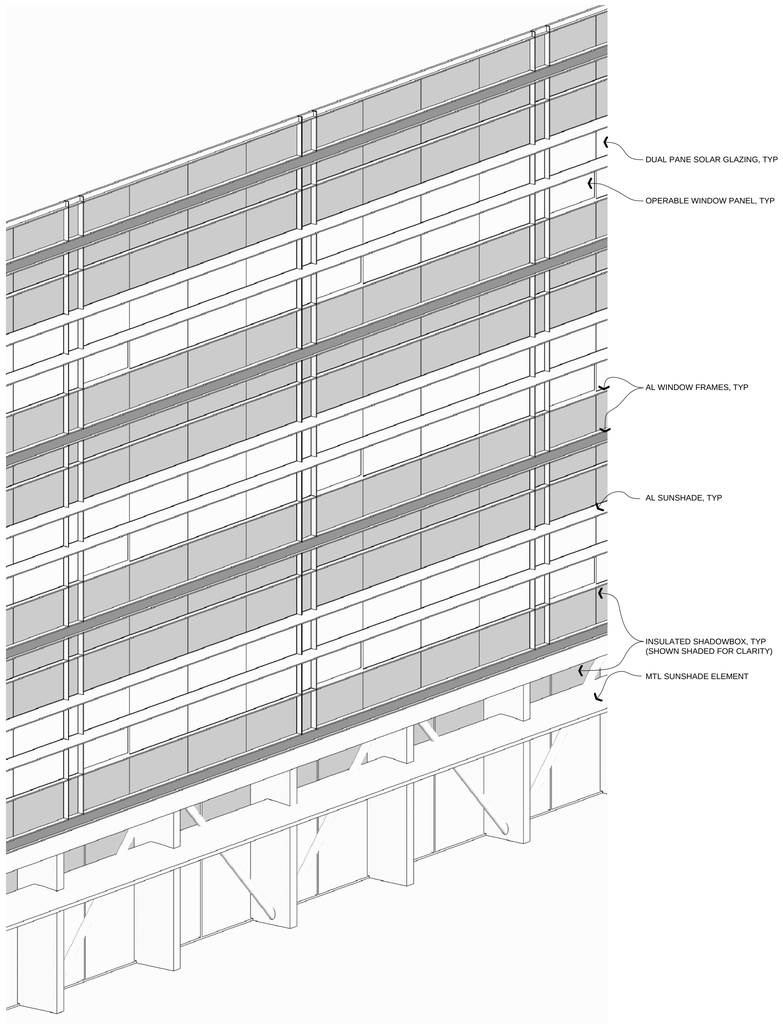
BUILDING B SECTIONS

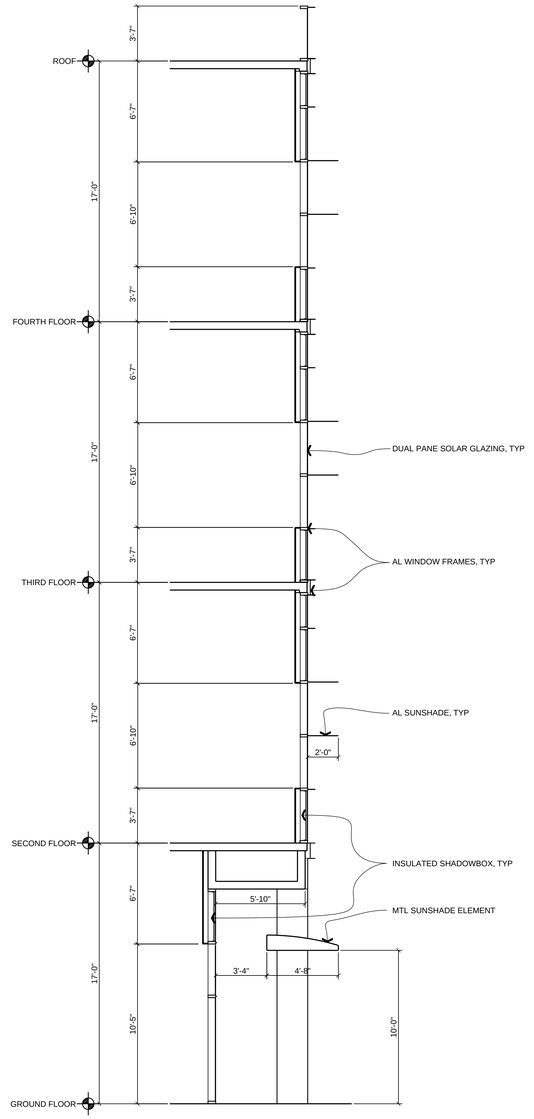
SHEET

P-A4.2

CLIENT PROJECT ID: N/A CAS JOB NO: 2011_073

DATESTAMP – I:\PROD\112011_073\DWGS\11073PA42.DWG 9/18/2014 15:57:26





CONCEPTUAL WALL SECTION — 1/4" = 1'-0" — **A**

REV.	DESCRIPTION	DATE
	PLANNING SUBMITTAL	11.15.11
	PLANNING REVIEW	04.12.12
	PLANNING RESUBMITTAL	05.24.12
	PLANNING COMMISSION	11.26.12
	PLANNING RESUBMITTAL	09.19.14

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SHEET TITLE

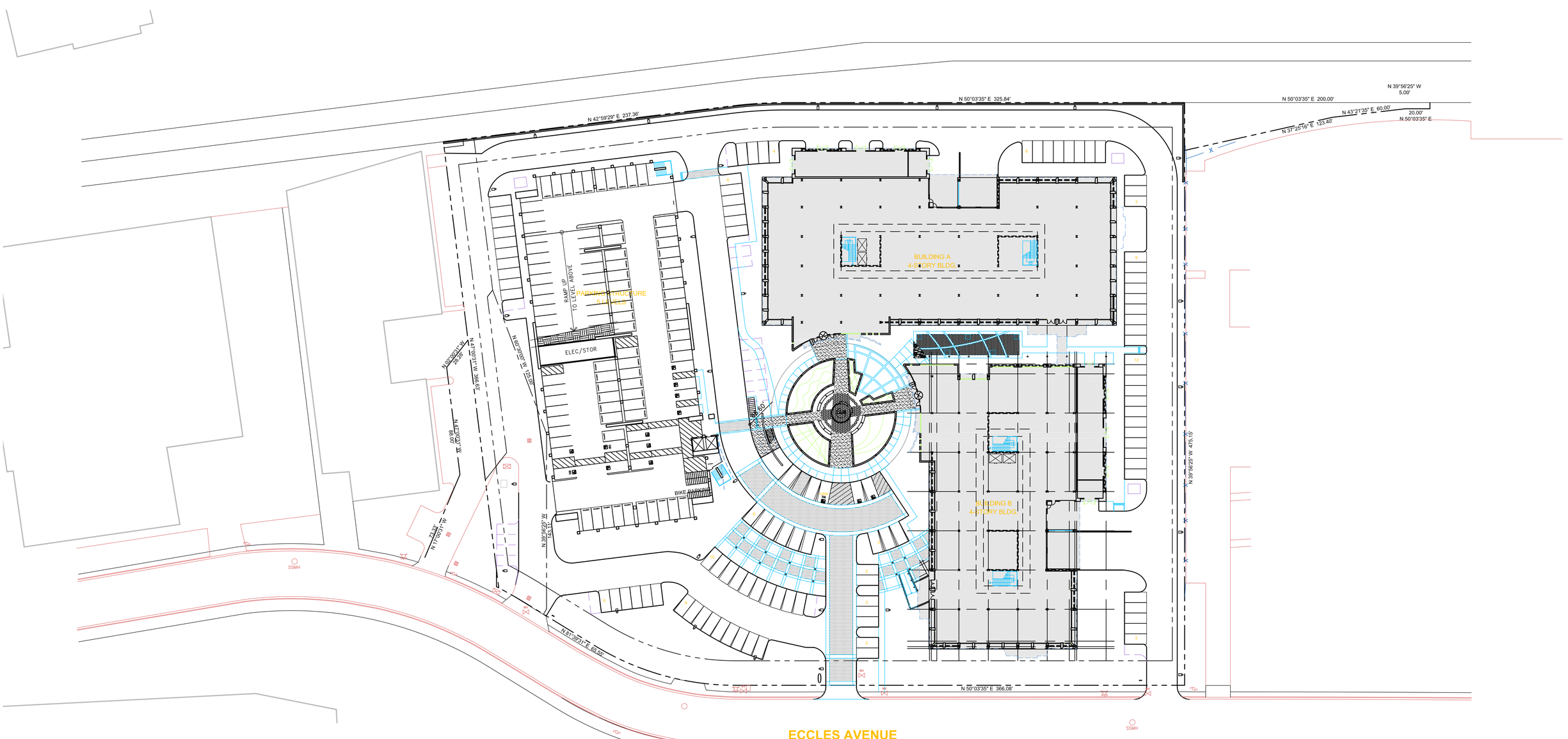
GLASS SKIN STUDY

SHEET

P-A4.3

CLIENT PROJECT ID: N/A CAS JOB NO: 2011_073

DATESTAMP – I:\PROD\112011_073\DWGS\11073PA43.DWG 9/18/2014 15:57:56



P: Date:

JC: Date:

E: Date:

A: Date:

GROUND LEVEL PARKING PLAN

SUMMATION CHART 05-15-12					
LEVEL	UNISTALL (8'-6" x 18'-0")	ACCESSIBLE (9'-0" x 18'-0")	TOTAL	SQ. FOOTAGE	SQ. FT. / STALL
FIFTH	102	0	102	33,500	328
FOURTH	117	0	117	37,500	321
THIRD	117	0	117	37,500	321
SECOND	117	0	117	37,500	321
GROUND	88	10	98	37,000	378
PS TOTAL:	540	11	551	183,000	332
ON-GRADE	101	3	104 (15.9%)	PARKING RATIO = 2.5 STALLS/1,000 SF FLOOR AREA : 262,000 SF 59 RESERVED CARPOOL STALLS AT GROUND LEVEL	
GRAND TOTAL	641	14	655		

REV.	DESCRIPTION	DATE
	PLANNING RESUBMITTAL	05.24.12

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SHEET TITLE

GROUND LEVEL
PARKING PLAN

SHEET

P-P2.1

CLIENT PROJECT ID: N/A
CAS JOB NO: 2011_073

DATESTAMP – G:\PROJECTS\2006\06026 ECCLES AVE\06026P21-OPT2.DWG 5/24/2012 4:53:49 PM

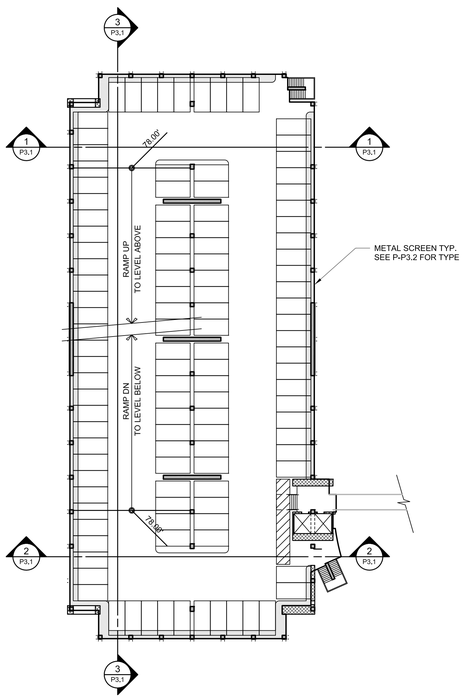
PLOTTED 03-20-12 14:12 hyong g:\projects\2006\06026 eccles ave\06026p21-opt2.dwg

P: Date:

JC: Date:

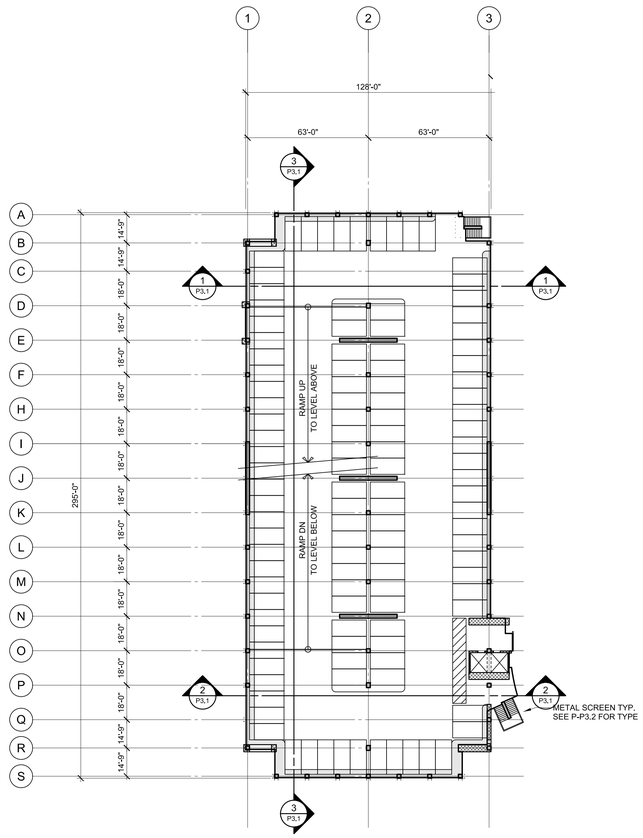
E: Date:

A: Date:



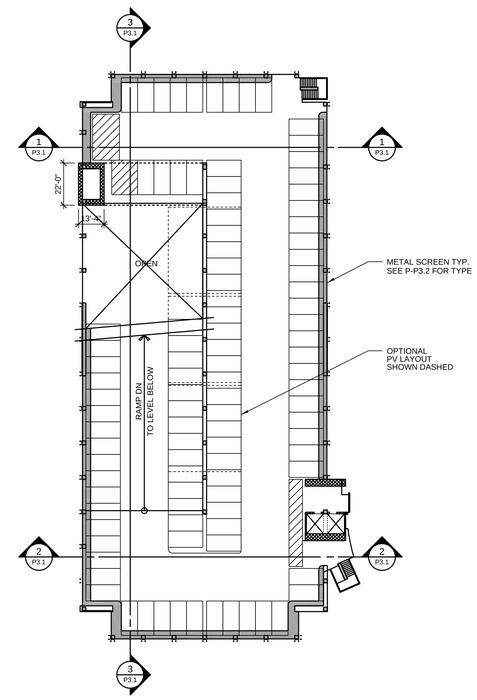
SECOND LEVEL PARKING PLAN

1/32"=1'-0"



TYPICAL LEVEL PARKING PLAN

1/32"=1'-0"



FIFTH LEVEL PARKING PLAN

1/32"=1'-0"

REV.	DESCRIPTION	DATE
	PLANNING RESUBMITTAL	05.24.12
	PLANNING RESUBMITTAL	09.19.14

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SHEET TITLE

SECOND, TYPICAL & FIFTH LEVEL PARKING PLAN

SHEET

P-P2.2

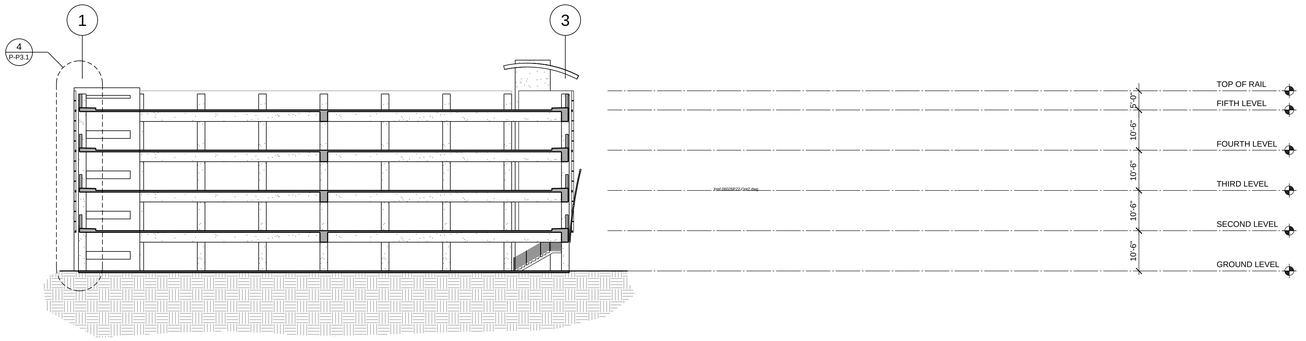
CLIENT PROJECT ID: N/A CAS JOB NO: 2011_073

P:
Date:

JC:
Date:

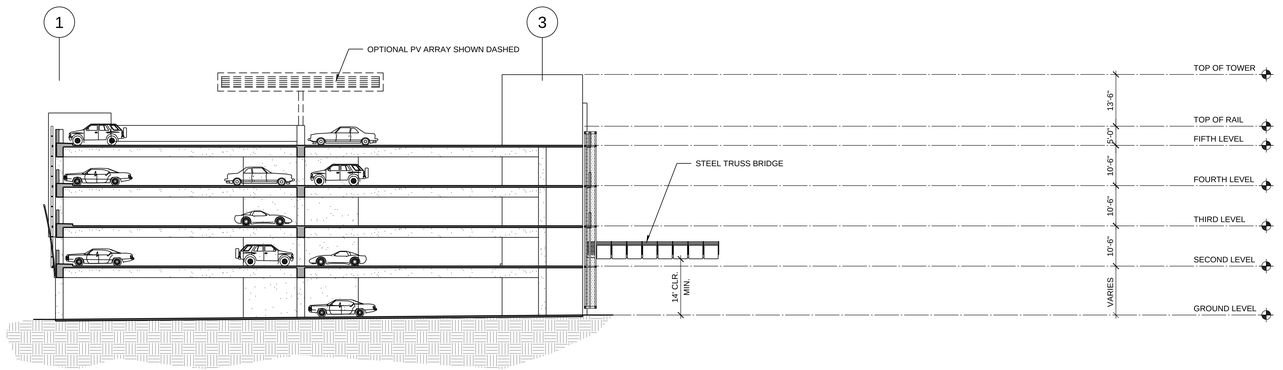
E:
Date:

A:
Date:



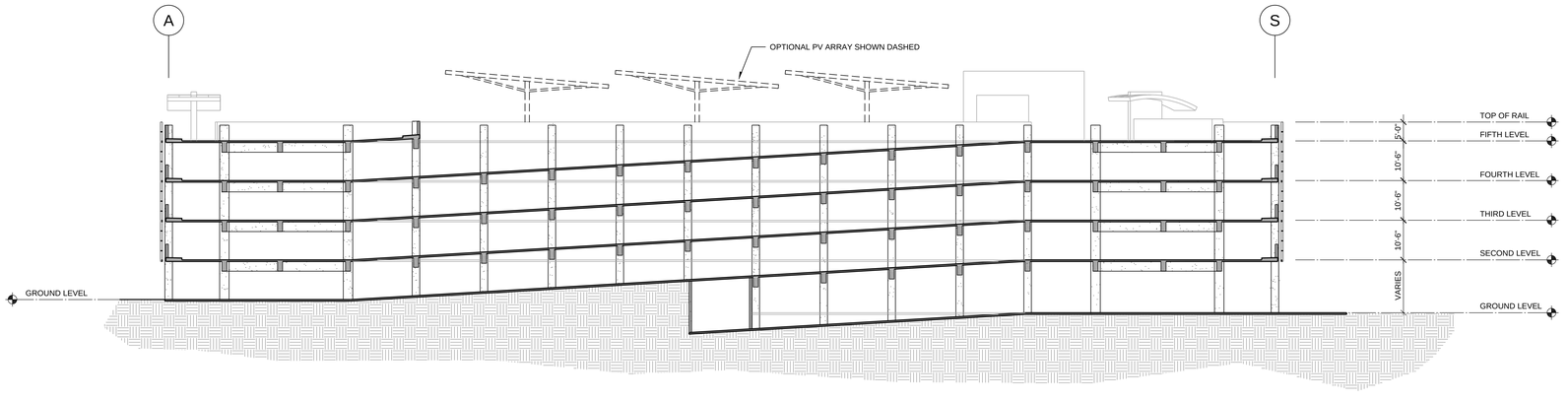
1 P-P3.1 TRANSVERSE SECTION

1/16"=1'-0"



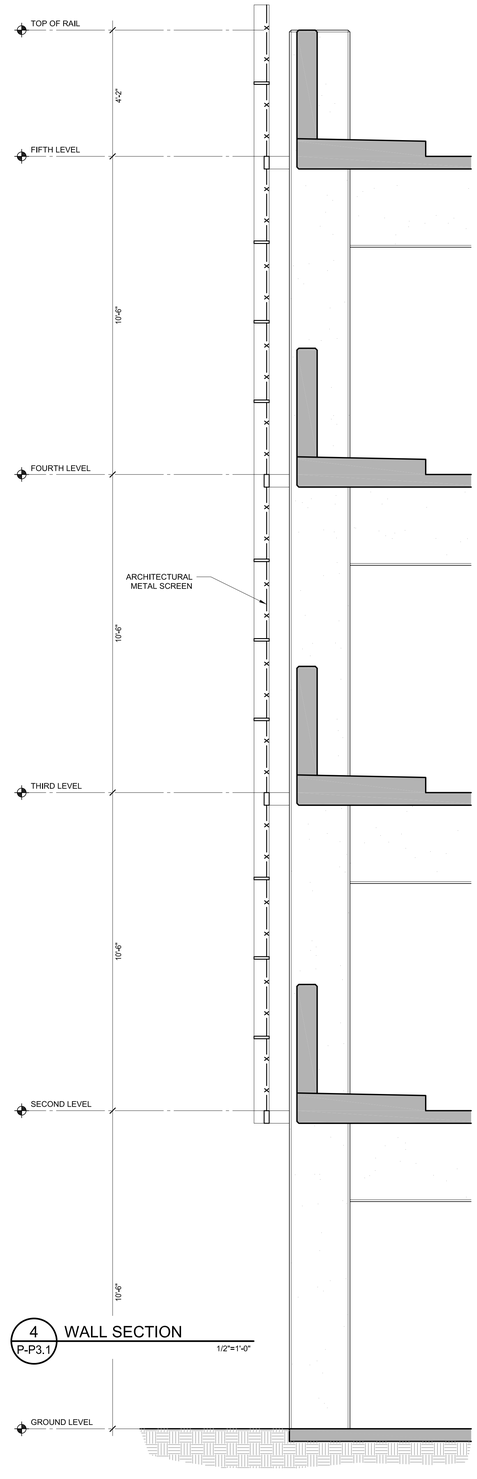
2 P-P3.1 TRANSVERSE SECTION

1/16"=1'-0"



3 P-P3.1 LONGITUDINAL SECTION

1/16"=1'-0"



4 P-P3.1 WALL SECTION

1/2"=1'-0"

REV.	DESCRIPTION	DATE
	PLANNING RESUBMITTAL	05.24.12
	PLANNING RESUBMITTAL	09.19.14

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José Cotto, A.I.A

SHEET TITLE

BUILDING SECTIONS

SHEET

P-P3.1

CLIENT PROJECT ID: N/A CAS JOB NO: 2011_073

P:
Date:
JC:
Date:
E:
Date:
A:
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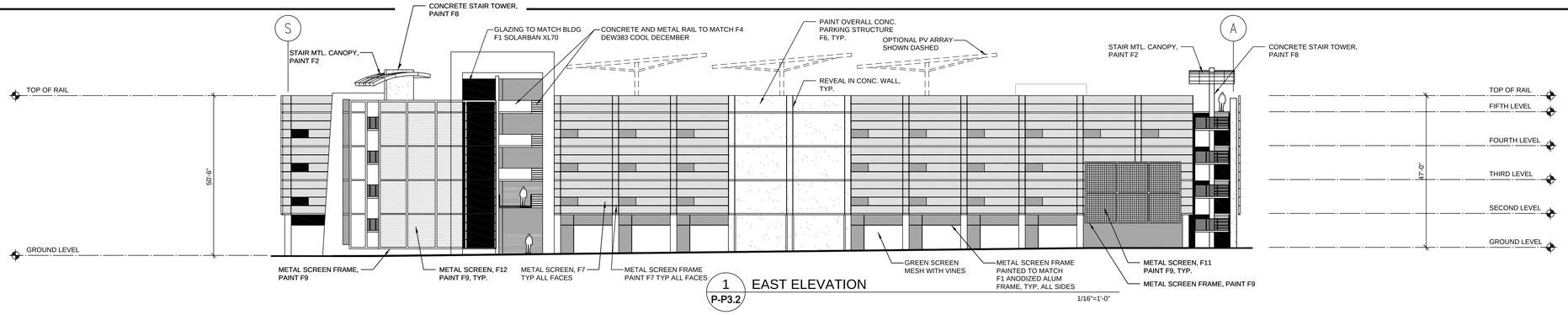
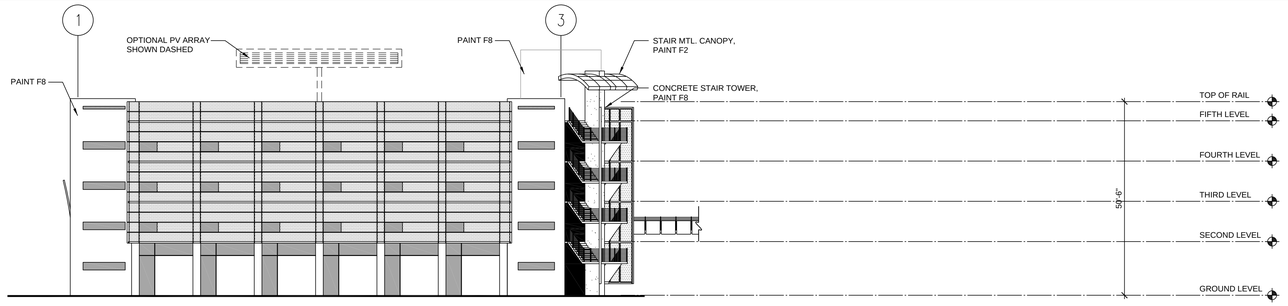


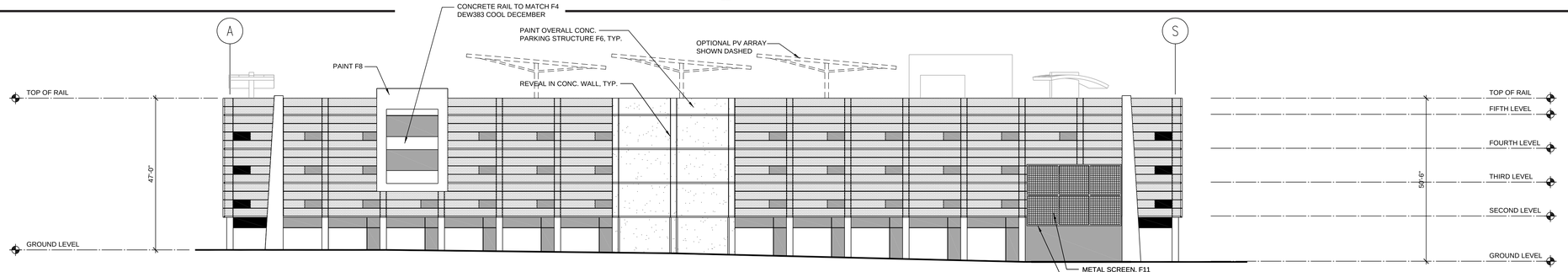
1 P-P3.2 EAST ELEVATION

1/16"=1'-0"



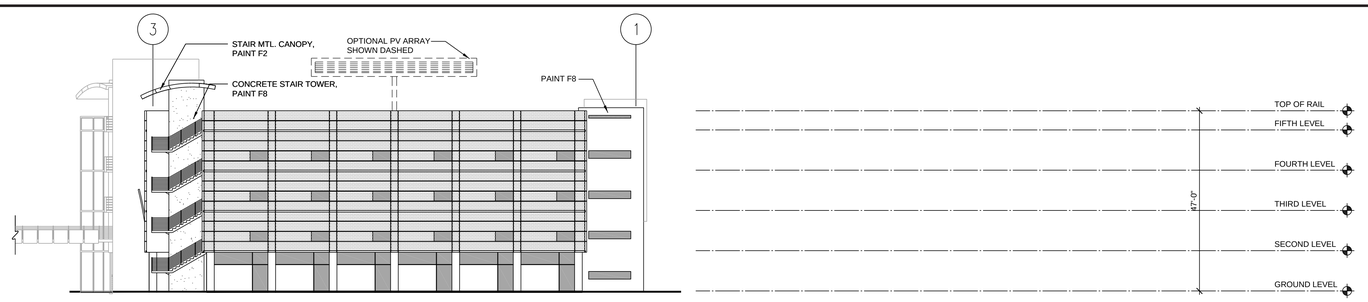
2 P-P3.2 SOUTH ELEVATION

1/16"=1'-0"



3 P-P3.2 WEST ELEVATION

1/16"=1'-0"



4 P-P3.2 NORTH ELEVATION

1/16"=1'-0"

EXTERIOR FINISHES

F2 STAIR CANOPY / BRIDGE METAL PANEL
ALPOLIC 4MM4SMX8 SILVER METALLIC

F6 PAINT - OVERALL PARKING CONCRETE STRUCTURE
DUNN-EDWARDS
COVERED IN PLATINUM
DE6367

F7 PAINT - TYP. SCREEN AND FRAME
KELLY-MOORE
PORT ALICE
KM3902-3

F8 PAINT - ELEVATOR TOWER / STAIR TOWER
DUNN-EDWARDS
MADERA
DEC728

F9 PAINT - MAIN SCREEN AND GARAGE ENTRANCE FRAMES
DUNN-EDWARDS
CHARCOAL SMUDGE
DE6370

F10 SCREEN 1 - FINE
TRIANGULAR METAL FABRIC
'SHADE' GALV. STEEL & PAINT

F11 SCREEN 2 - MEDIUM
METAL WOVEN WIRE CLOTH
'PLAIT' GALV. STEEL & PAINT

F12 SCREEN 3 - LARGE
METAL WOVEN WIRE CLOTH
'BRAID' GALV. STEEL & PAINT

REV.	DESCRIPTION	DATE
	PLANNING RESUBMITTAL	05.24.12
	PLANNING RESUBMITTAL	09.19.14

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SHEET TITLE

BUILDING ELEVATIONS

SHEET

P-P3.2

CLIENT PROJECT ID: N/A CAS JOB NO: 2011_073

FIXTURE TYPE A: WALL MOUNTED LED SMALL LUMINAIRE TYPE 4 DISTRIBUTION

FIXTURE TYPE B: WALL MOUNTED LED SMALL LUMINAIRE TYPE 3 DISTRIBUTION

FIXTURE TYPE H: POLE MOUNTED LED LARGE LUMINAIRE TYPE 2 DISTRIBUTION

FIXTURE TYPE J: POLE MOUNTED LED LARGE LUMINAIRE TYPE 3 DISTRIBUTION

FIXTURE TYPE K: POLE MOUNTED LED LARGE LUMINAIRE TYPE 5 DISTRIBUTION

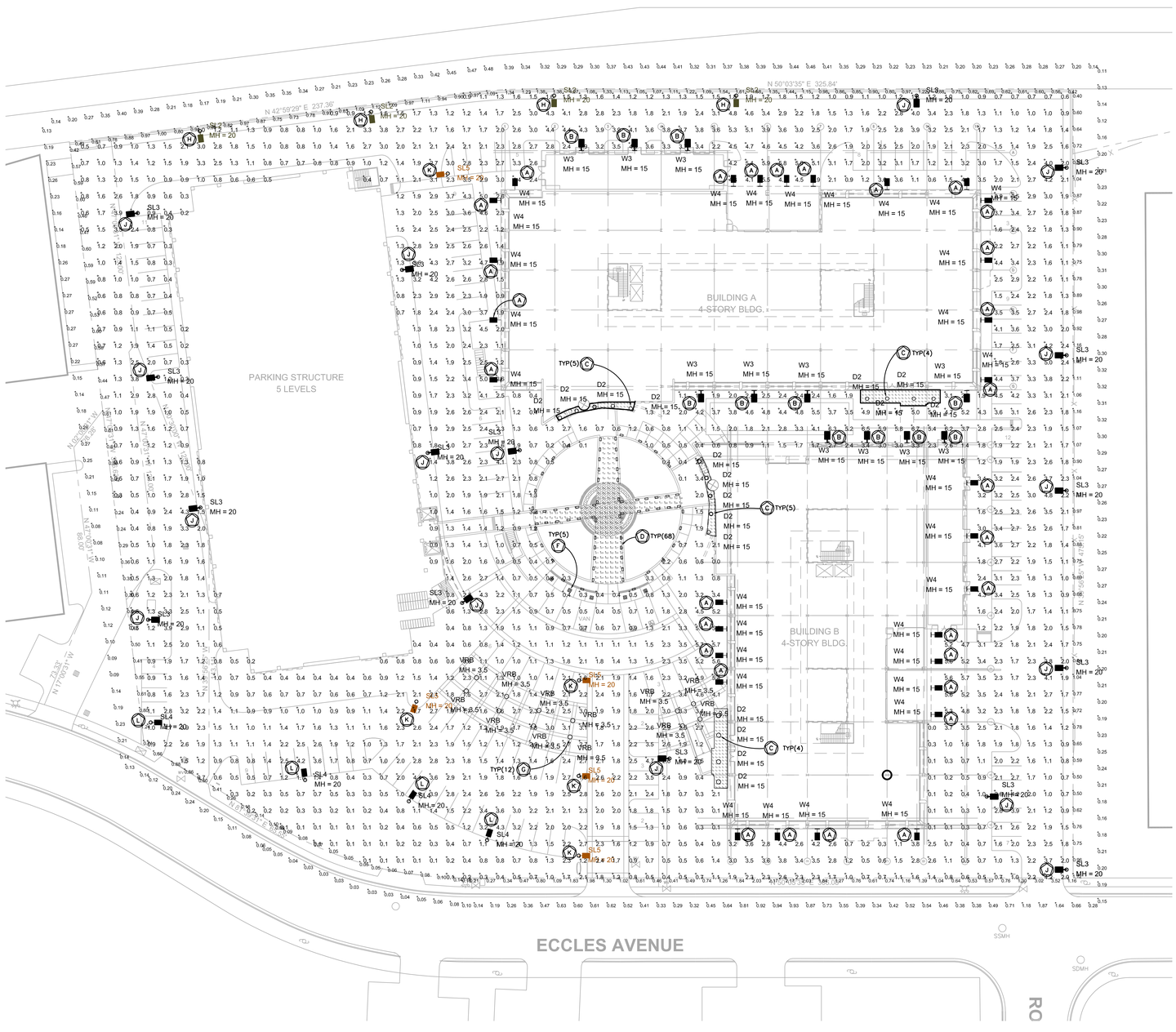
FIXTURE TYPE L: POLE MOUNTED LED LARGE LUMINAIRE TYPE 4 DISTRIBUTION

FIXTURE TYPE C: RECESSED 2 INCH LED DOWNLIGHT CANOPY LIGHT FIXTURE

FIXTURE TYPE D: RECESSED CONCRETE MOUNT LED LIGHT FIXTURE

FIXTURE TYPE F: IN-GROUND LED LIGHT FIXTURE

FIXTURE TYPE G: LED ROUND BOLLARD LIGHT FIXTURE



1 SITE PLAN PHOTOMETRIC
SCALE: 1"=30'-0"

Luminaire Schedule								
	Symbol	Label	Qty	Description	Arrangement	LLF	Filename	[TEST]	Total Watts
H		SL2	4	WP9L2/LED-5100K	SINGLE	0.903	wp9l2-45k.ies	KL02037	560
J		SL3	16	WP9L3/LED-5100K	SINGLE	0.903	wp9l3-45k.ies	kl02038a	2240
L		SL4	4	WP9L4/LED-5100K	SINGLE	0.903	wp9l4-45k.ies	kl02039	560
K		SL5	5	WP9L5/LED-5100K	SINGLE	0.903	wp9l5-45k.ies	kl02041	700
C		D2	18	D2LED 2D9LED30K8WFL45	SINGLE	0.808	D2LED 2D9LED30K8WFL45.IES	4064	315
G		VRB	12	VRB4-20LED-5100K	SINGLE	0.903	VRB1-20L5K-DB.IES	KL02390	246
B		W3	11	WP9S3/LED-5100K	SINGLE	0.903	wp9s3-45k.ies	KL02029	800.8
A		W4	30	WP9S4/LED-5100K	SINGLE	0.903	wp9s4-45k.ies	KL02030	2184
D		WF	68	WF22-32/30LED-120	SINGLE	0.903	wf2232-15led.ies	KL01616	975
F		WF	5	LTV61-L20	SINGLE				

Calculation Summary							
Label	Avg	Max	Min	Avg/Min	Max/Min	PtSpcLr	PtSpcTb
BUILDING A - EAST CANOPY	4.88	6.5	3.6	1.36	1.81	2	2
BUILDING A - WEST CANOPY	3.44	4.4	2.4	1.43	1.83	2	2
BUILDING B - NORTH CANOPY	3.43	4.4	2.3	1.49	1.91	2	2
BUILDING B - SOUTH CANOPY	3.36	5.1	2.3	1.46	2.22	2	2
CalcPts - Horizontal At PL 15-Ft Offset	0.29	1.87	0.03	9.67	62.33	10	N.A.
CalcPts - Horizontal At PL	0.82	3.52	0.05	16.40	70.40	10	N.A.
CalcPts - Out To Zero Foot-Candles	1.91	6.7	0.0	N.A.	N.A.	10	10
PARKING & DRIVE - EAST	2.35	5.0	0.7	3.36	7.14		
PARKING & DRIVE - NORTH	2.58	5.3	0.9	2.87	5.89		
PARKING & DRIVE - SOUTHWEST BLDG B	2.04	4.7	0.9	2.27	5.22		
PARKING & DRIVE - WEST	2.67	4.7	1.4	1.91	3.36		
PARKING STRUCTURE - PARKING EAST	1.89	4.4	0.5	3.78	8.80		
PARKING STRUCTURE - PARKING WEST	1.55	4.3	0.3	5.17	14.33		

LIGHTING FIXTURE SCHEDULE

3-28-97
GES011

FIXTURE			LAMPS			MOUNTING	
TYPE	DESCRIPTION	MFG. NAME & MODEL NO.	QTY.	TYPE	VOLTS	R=RECESSED W=WALL S=SURFACE C=CEILING CH=CHAIN HUNG SH=STEM HUNG P=POLE MOUNT	REMARKS
A	SINGLE WALL MOUNTED LED SMALL LUMINAIRE WITH SEALED OPTICAL CHAMMBER, IP-66 RATED.TYPE 4 DISTRIBUTION FULL-CUTOFF	KIM LIGHTING # IW-WP9SE4-60 L5K277-XX-SF	–	LED	277V	W	MTG. HT. = 15'-0" AFG
B	"SAME AS TYPE A", EXCEPT, WITH TYPE 3 DISTRIBUTION FULL-CUTOFF.	KIM LIGHTING # IW-WP9SE3-60 L5K277-XX-SF-1W	–	LED	277V	W	MTG. HT. = 15'-0" AFG
C	TWO (2) INCH DIAMETER, LED RECESSED DOWNLIGHT CANOPY LIGHT FIXTURE WITH HIGH PURITY ALUMINUM SELF-FLANGED REFLECTOR.	PRESCOLITE # D2LED-277V-2D9 LED-30K-8-WFL45 SS-XX-WT	–	LED	120/ 277V	R	MTG. HT. = 15'-0" AFG
D	10-7/8 INCH DIAMETER . CUT-OFF FACE RECESSED CONCRETE MOUNT LED LIGHT FIXTURE WITH FLAT TEMPERED GLASS.	KIM LIGHTING # WF32C-18LED-5K 277	–	LED	277V	R	MTG. HT. = 2'-0" AFG
F	6 INCH DIAMETER IN-GROUND LIGHT FIXTURE WITH HEAVY WALL DIE CAST BRASS HOUSING.	KIM LIGHTING # LTV7675P/6L5K120	1	LED	120V	IN-GROUND	–
G	8 INCH DIAMETER x 36 INCHES LED ROUND BOLLARD WITH TGIC THERMOSET POLYESTER POWDER COAT PAINT FINISHED. DUAL FUNCTION, ALUMINUM SHAFT, FLAT TOP.	KIM LIGHTING # VRB4-20LED-5100K	–	LED	120/ 277V	–	MTG. HT. = 3'-6" AFG
H	SINGLE POLE MOUNTED LED LARGE LUMINAIRE WITH SEALED OPTICAL CHAMBER, IP-66 RATED, GLARE FREE UNIFORM ILLUMINATION, TYPE 2 DISTRIBUTION-FULL CUT OFF.	KIM LIGHTING # 1SA-WP9-LE2/LED-5100K	–	LED	277V	P	MTG. HT. = 20'-0" AFG
J	"SAME AS TYPE H" EXCEPT TYPE 3 DISTRIBUTION.	KIM LIGHTING # 1SA-WP9-LE3/LED-5100K	–	LED	277V	P	MTG. HT. = 20'-0" AFG
K	"SAME AS TYPE H" EXCEPT TYPE 5 DISTRIBUTION.	KIM LIGHTING # 1SA-WP9-LE5/LED-5100K	–	LED	277V	P	MTG. HT. = 20'-0" AFG
L	"SAME AS TYPE H" EXCEPT TYPE 4 DISTRIBUTION.	KIM LIGHTING # 1SA-WP9-LE4/LED-5100K	–	LED	277V	P	MTG. HT. = 20'-0" AFG

REV.	DESCRIPTION	DATE
	CLIENT REVIEW	10.26.11

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SHEET TITLE
SITE PLAN PHOTOMETRIC

SHEET
E1.1

CLIENT PROJECT ID: N/A CAS JOB NO: 2011_073

DATESTAMP – F:\PROJECT\US351006510 BIOMED ECCLES PLANNING SUBMITTAL\DRAWINGS\US351006510_E11.DWG
11/8/2011 1:23:29 PM

Aerial View From South West

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Aerial View From South

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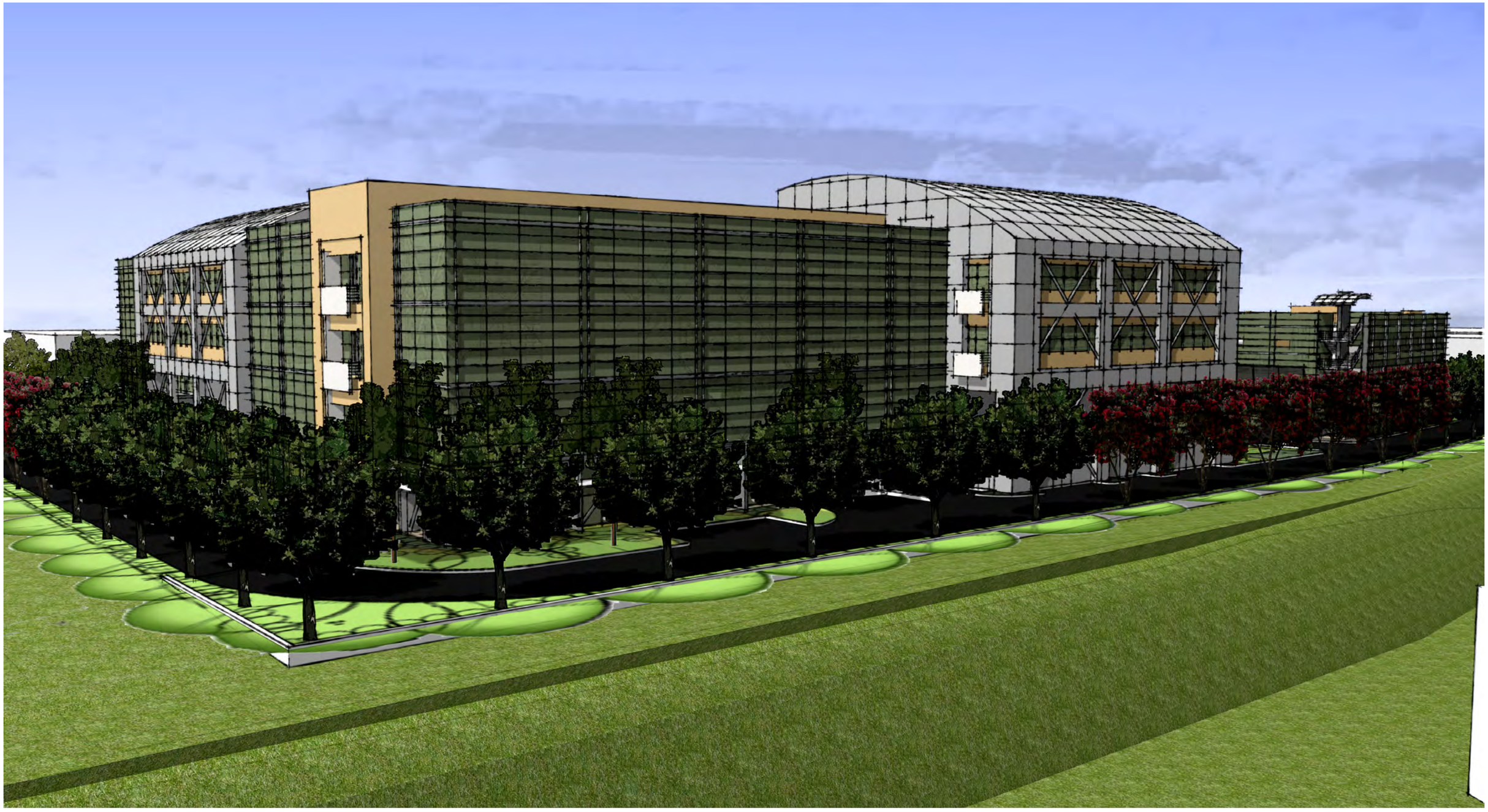
Aerial View Of Entry Plaza



Aerial View From North East

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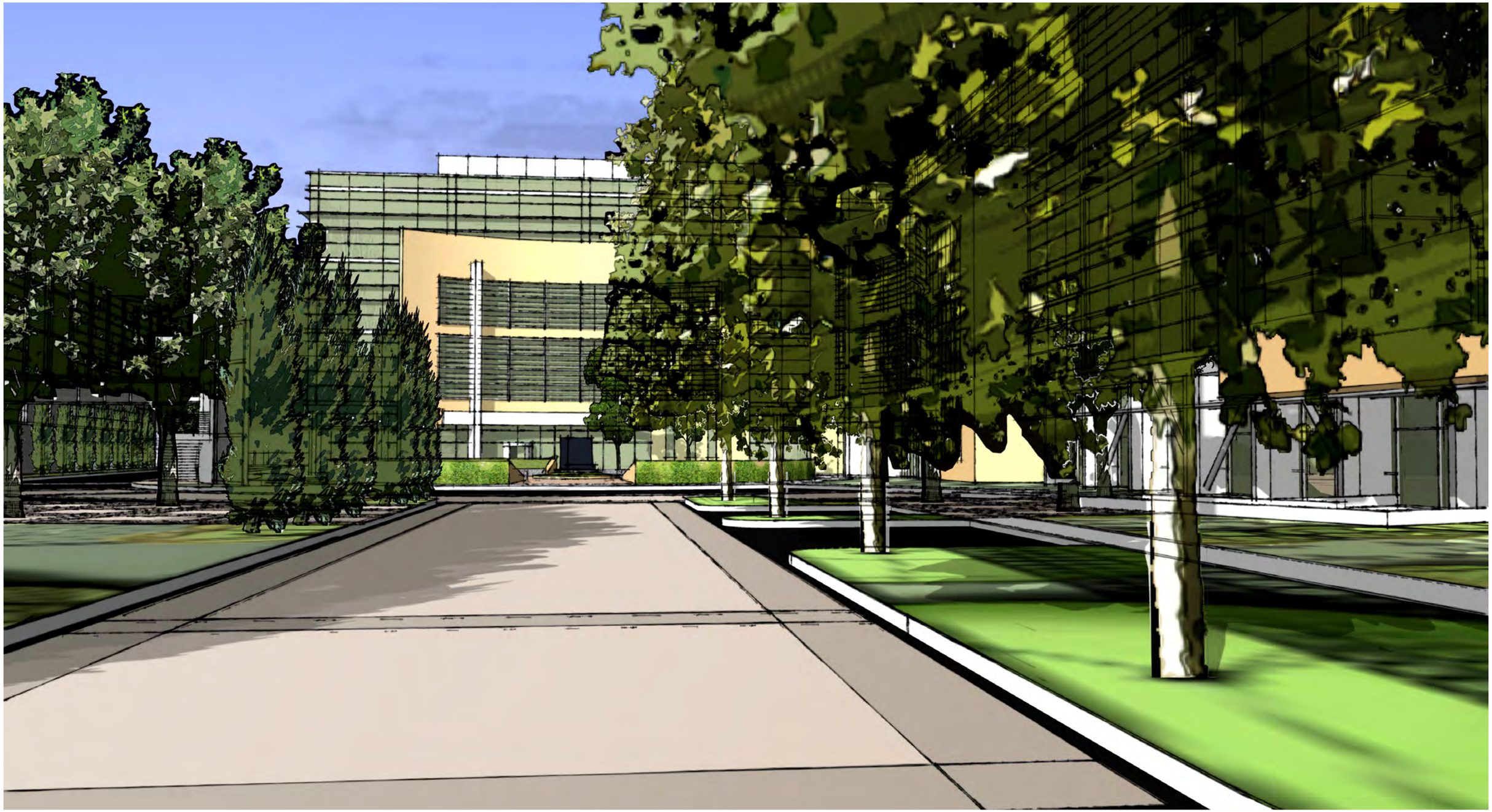

View Along Entry Drive

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View Towards Garage and Bridge

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View Towards Entry Plaza

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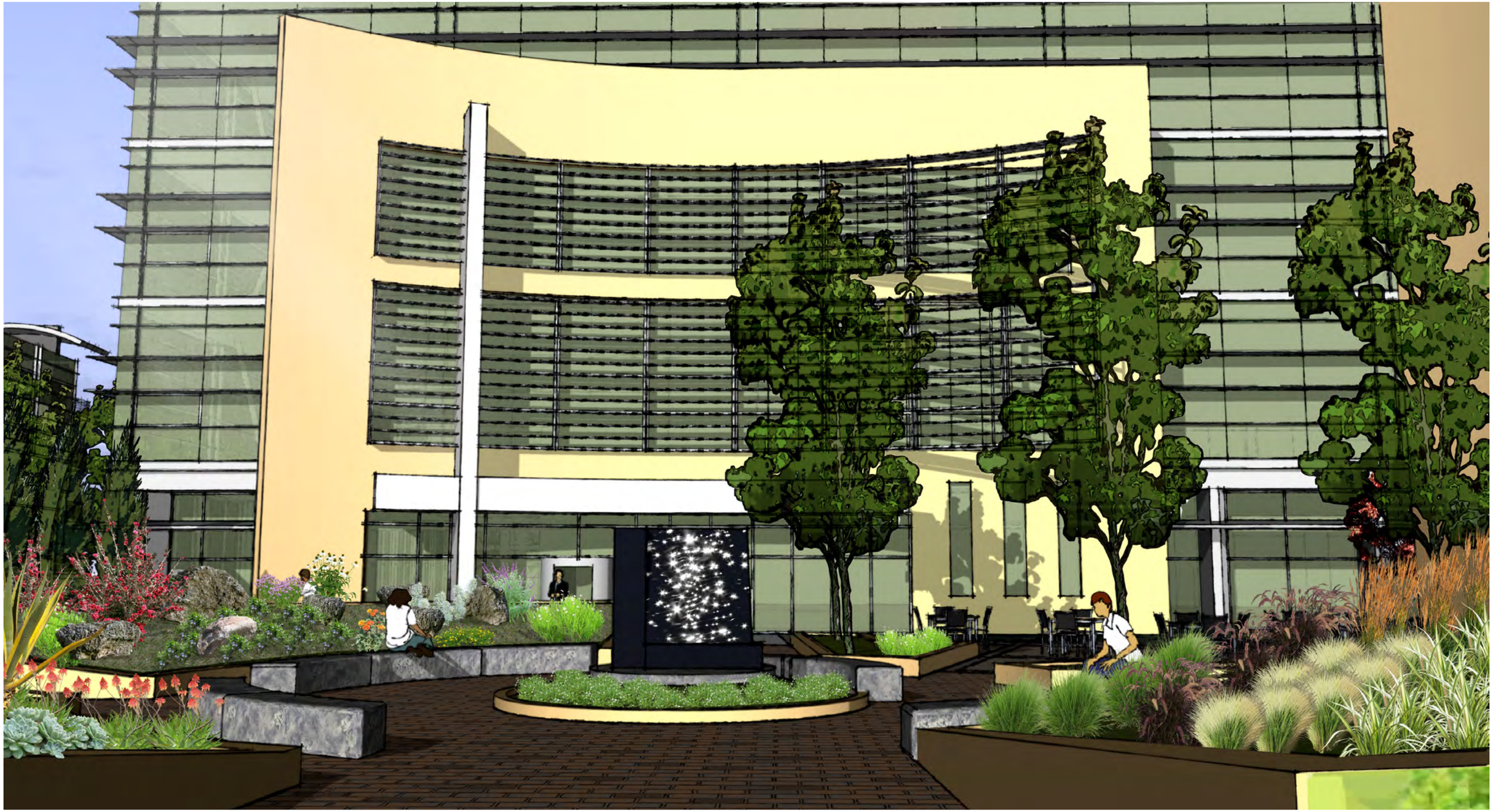
CAS



View Approaching Entry

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View Near Building Entrance

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View From Building Entrance

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View From Terrace

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View From Balcony

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