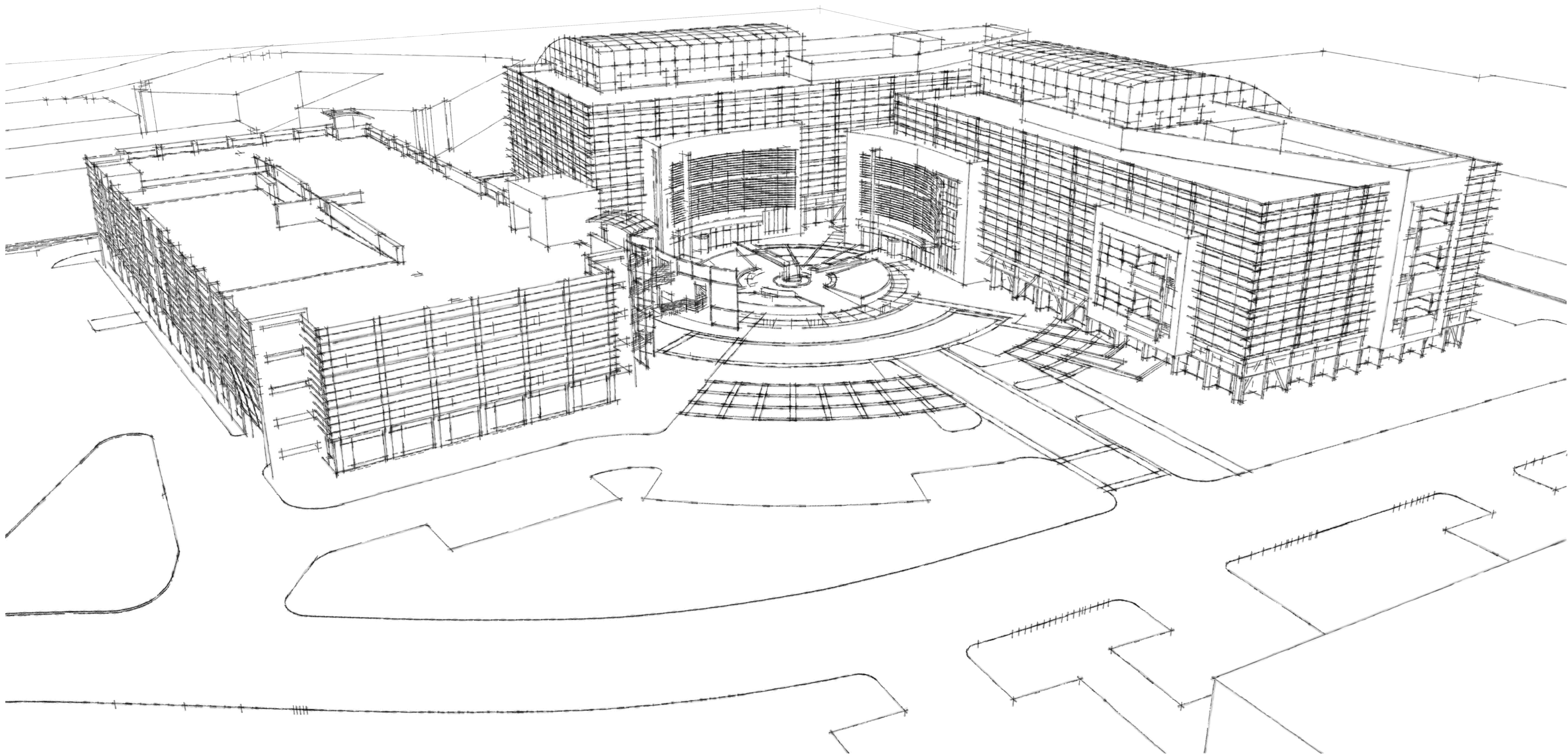




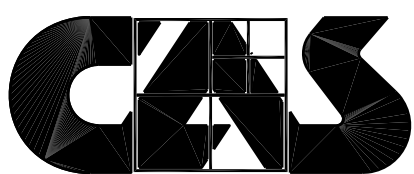
DESIGN TEAM

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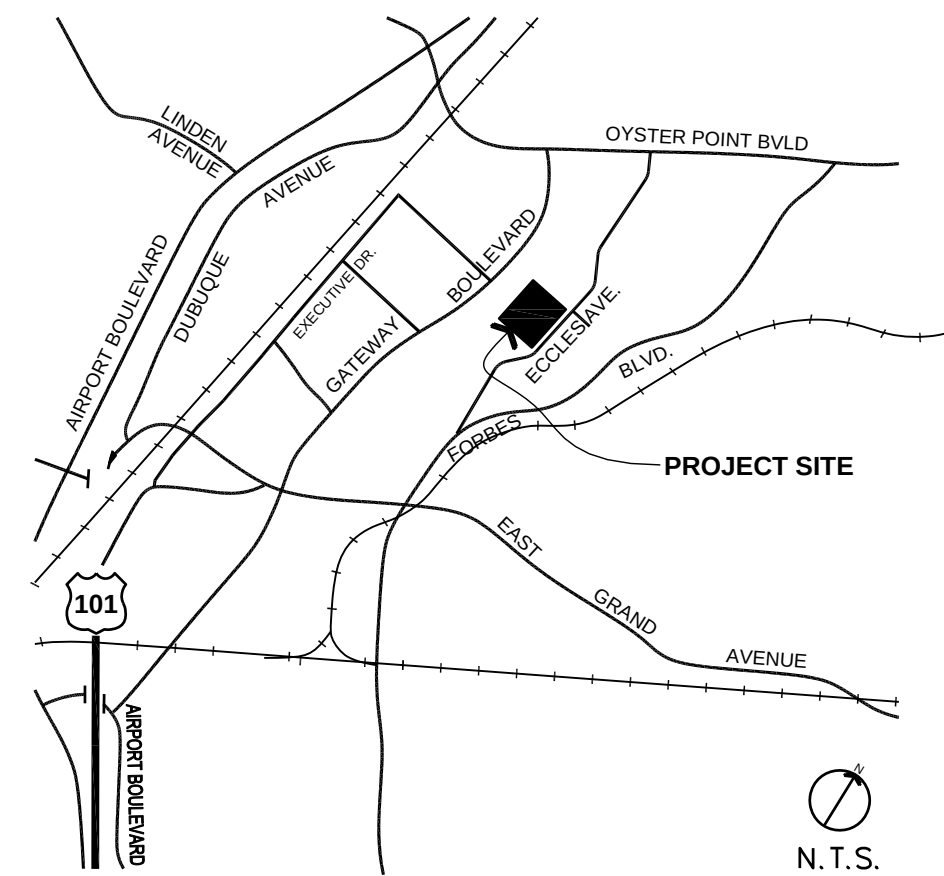
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LOCATION



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P-A0.2	EXISTING SITE PHOTOS
P-C1	EXISTING CONDITIONS
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P-C3	STORM WATER QUALITY CONTROL PLAN
P-L1.0	PRELIMINARY PLANTING PLAN
P-L1.1	PRELIMINARY COURTYARD PLANTING PLAN
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P-P3.1	BUILDING SECTIONS
P-P3.2	BUILDING ELEVATIONS
P-E1.1	SITE PLAN PHOTOMETRIC

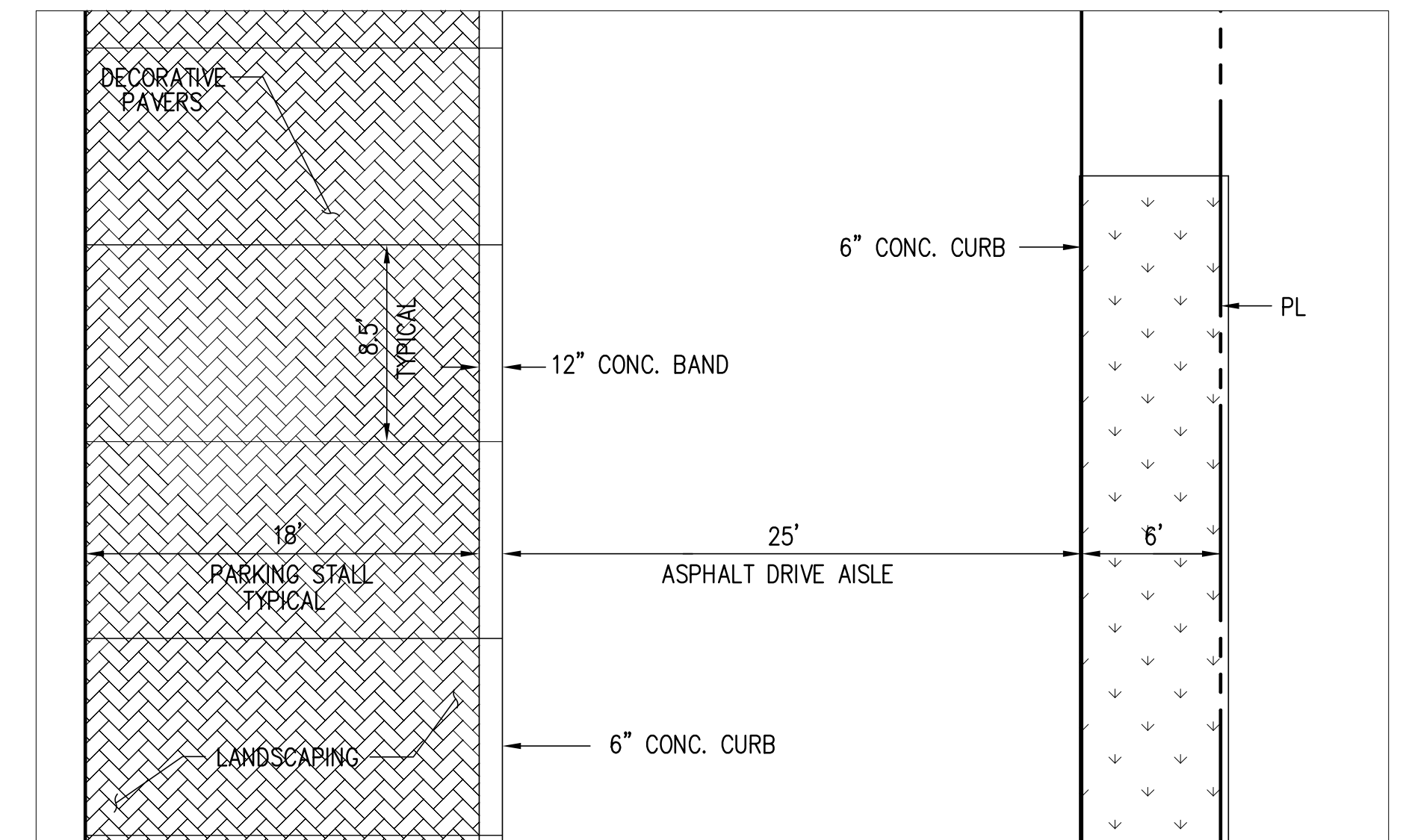
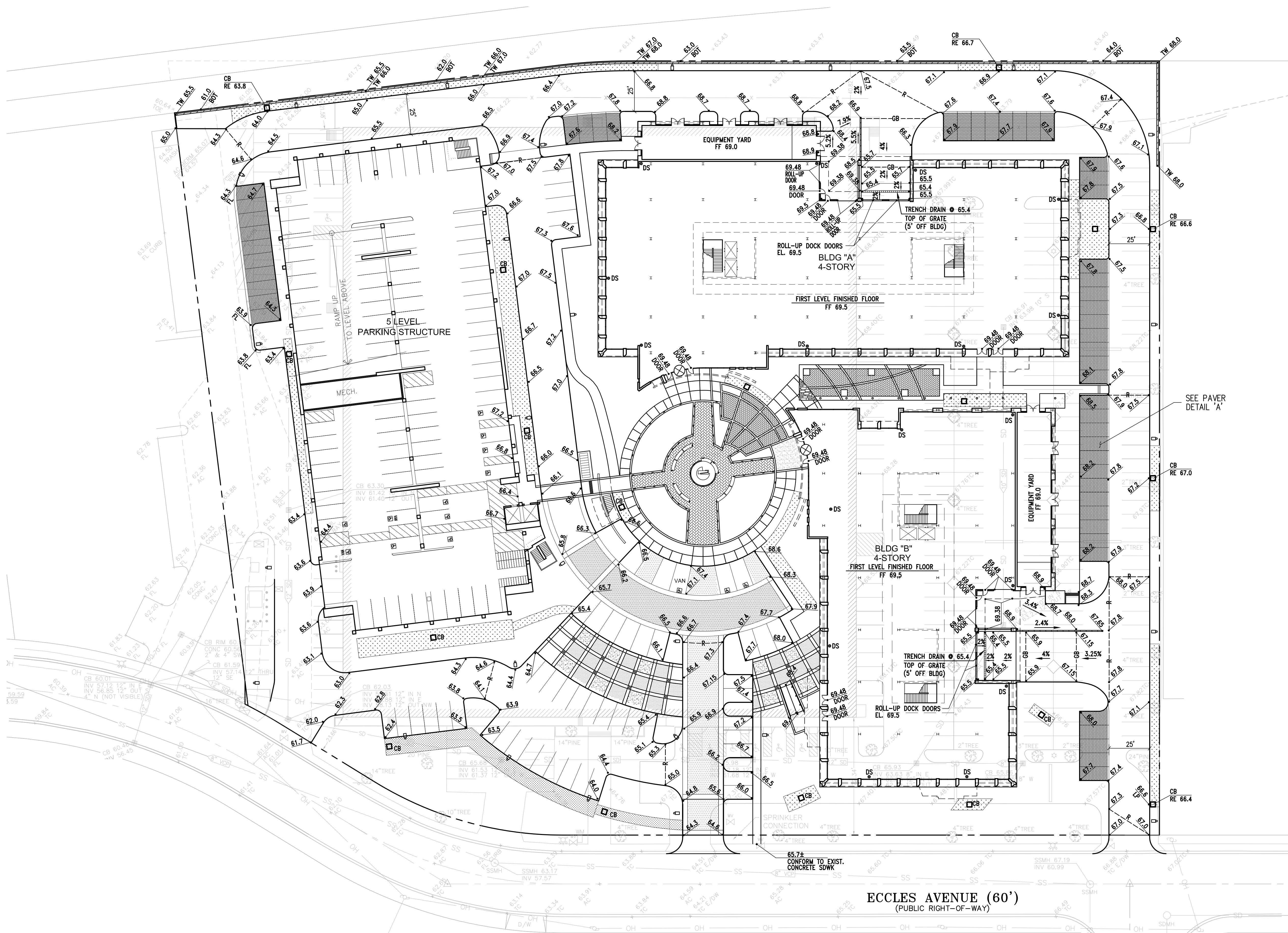
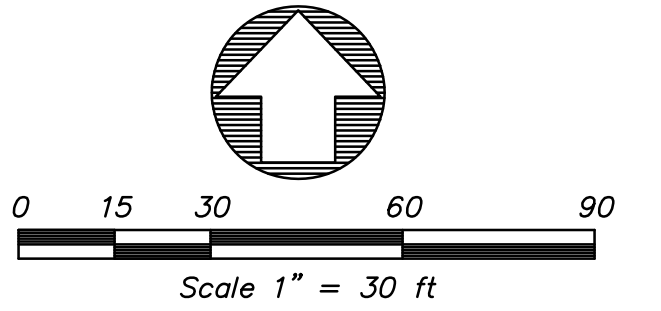


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PLANNING PACKAGE
475 Eccles Avenue
South San Francisco, CA 94080

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

ASPHALT BERM	---	HIGH PRESSURE GAS LINE	=====	BACKFLOW PREVENTION DEVICE	E	EXISTING
BUILDING LINE	---	HIGH PRESSURE OIL LINE	=====	ELECTROLEADER	EP	EDGE OF PAVEMENT
CAST IRON PIPE	---	IRRIGATION WATER LINE	=====	FIRE DEPARTMENT CONNECTION	F	FINISH FLOOR
CENTERLINE	---	LOT TRENCH	---	FIRE HYDRANT	FF	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	PS	RIM ELEVATION
CONTOUR LINE	---	OVERHEAD POWER LINE	---	TREE	SDMH	STORM DRAIN MANHOLE
DRIVEWAY	---	PROPERTY LINE	---	UTILITY BOX	SSMH	SANITARY SEWER MANHOLE
EDGE OF PAVEMENT	---	REGULATED WATER LINE & VALVE	---	ASPHALT CONCRETE	TC	TOP OF CURB
ELECTRIC LINE	---	SANITARY SEWER--MANHOLE & CLEANOUT	---	BOTTOM OF WALL	TR	TREE
FENCE LINE	---	SIDEWALK	---	CATCH BASIN	CB	TOP OF WALL
FIBER OPTICS LINE	---	STREET ELEVATION	---	CONCRETE	CM	WATER METER
FIRE SERVICE & VALVE	---	STORM DRAIN--MANHOLE & CATCH BASIN	---	CENTER LINE	CL	WATER VALVE
GAS LINE--VALVE & METER	---	TELEPHONE LINE	---	DRIVEWAY	DWY	STORM DRAIN INFILTRATION AREA
GRADE RAIL	---	WATER LINE & VALVE	---			



A

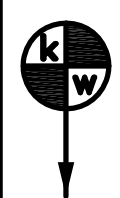
1. ALL GRADING SHALL BE DONE IN ACCORDANCE WITH RECOMMENDATIONS IN THE UPDATED GEOTECHNICAL INVESTIGATION REPORT PREPARED FOR THIS SITE BY CLARY CONSULTANTS, INC. DATED DECEMBER 23, 2011, PROJECT NO. 1327.1, SER. 3478
2. CONTRACTOR SHALL DETERMINE HIS OWN EARTH QUANTITIES AND BASE HIS BID ACCORDINGLY.
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 THESE 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

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

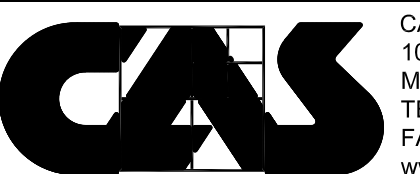
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KIER & WRIGHT
CIVIL ENGINEERS & SURVEYORS, INC.
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 Livermore, California 94551 Fax (925) 245-8796



BIOMED REALTY TRUST

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SHEET TITLE

PRELIMINARY GRADING PLAN

DATE	OCTOBER, 2011
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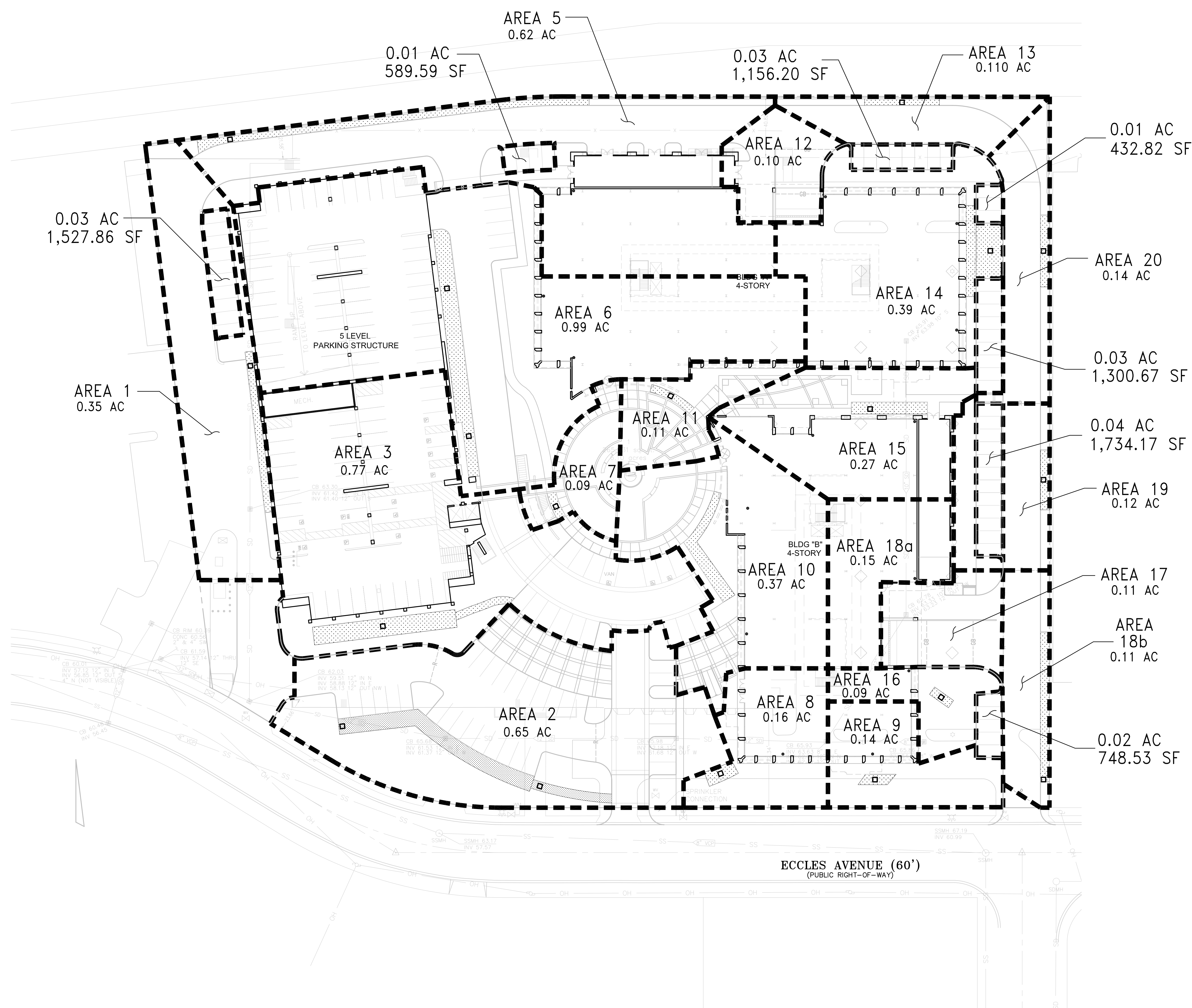
SCALE 1" = 30'

JOB NO. A11551-1

ET

C2

OF 3 SHEETS

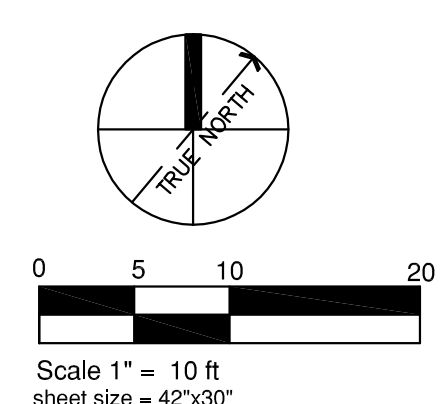


Area ID	Total Area (Ac)	Total Area (Sf)	Previous (Sf)	Imperious (Sf)	Minimum Swale ²	Number of Trees ³ (Each)	Design S40 ⁴
1	0.35	15246	3257	11989	480	0	540
2	0.65	28314	11306	16988	680	0	764
3	0.77	33541	5433	28138	1126	0	1266
4	Not Used						
5	0.62	27007	6089	20918	837	8	1101
6	0.99	43124	6990	36134	1445	8	1786
7	0.91	3020	1663	2237	89	0	103
8	0.16	6970	2920	4050	162	0	182
9	0.14	6908	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			
13	0.11	4792	1330	3462	138	2	176
14	0.29	16988	2437	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	1330	3462			
18+18a	0.26	11326	2079	9247	370	4	496
19	0.12	5227	819	4408	176	1	218
20	0.14	6968	3404	2664	108	3	181

Notes:

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

1 OF 3 SHEETS



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. INDICATES PLANT KEY
INDICATES PLANT QUANTITY

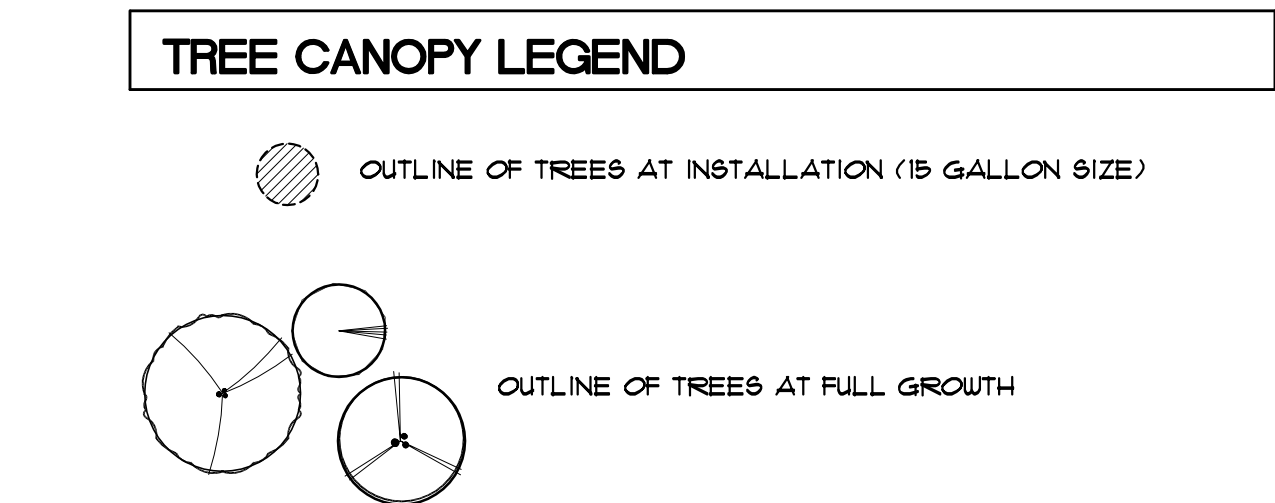
IRRIGATION NOTES

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

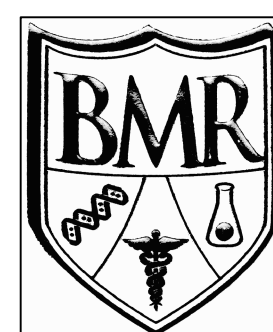
The design will use water monitoring and water sensing devices.

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

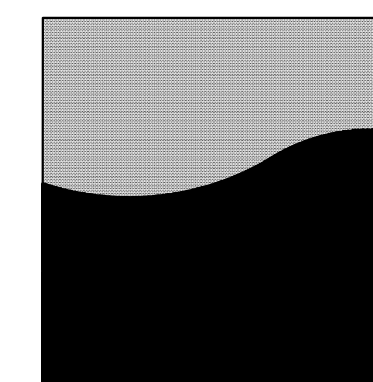
The logo for CAS Architects, Inc. features the letters 'CAS' in a large, bold, black sans-serif font. To the right of the letters is a square icon composed of four smaller squares arranged in a 2x2 grid. To the right of the logo, the company name 'CAS Architects, Inc.' is written in a smaller, black sans-serif font. Below the name, the address '1023 N Shoreline Blvd' and 'Mountain View, CA' are listed. Further down, the phone number '940 940' and 'TEL 650.947.6600' are provided, followed by the website 'www.casarch.com'.



TREE LIST								
KEY	BOTANICAL NAME TREES	COMMON NAME	QTY.	SIZE	REMARKS	DIMENSIONS AT INSTALLATION	DIMENSIONS AT FULL GROWTH	WUCOLS
T1	ACACIA LONGIFOLIA	SYDNEY GOLDEN WATTLE	...	36" BOX	5' height x 6" spread	40" height x 20" spread	LOW	
T2	ACURATUS 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	ERYTHODIA DIERKEA	BRONZE LOGAN	...	24" BOX	5' height x 4" spread	20" height x 15" spread	LOW	
T5	QUERCUS ILEX	HOLLY CAR	...	24" BOX	6" height x 5" spread	20" height x 25" spread	LOW	
T6	PLATANUS X PLATANIFOLIA	PLATANIFOLIA JUNIFER	...	24" BOX	5' height x 3" spread	3" height x 3" spread	LOW	
T7	LORHODSTERN CONFERTUS	BRISBANE BOX	...	24" BOX	5' height x 4" spread	40" height x 15" spread	MEDIUM	
T8	HEALALUGA GUNGUNERYIA	PAPEERBARK TREE	...	24" BOX	6" height x 5" spread	20" height x 15" spread	LOW	
T9	METROSTROPHIA EXCELSA	NEW ZEALAND CHRISTMAS (POHUKAWA)	...	24" BOX	5' height x 5" spread	25" height x 30" spread	MEDIUM	
T10	PLATANUS A. COLUMBIA	LONDON PLANE TREE	...	24" BOX	6" height x 5" spread	50" height x 30" spread	MEDIUM	
T11	AZARA MICROPHYLLA	BOX LEAF AZARA	...	24" BOX	5' height x 4" spread	25" height x 15" spread	LOW	

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REED ASSOCIATES
LANDSCAPE ARCHITECTURE
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SUNNYVALE, CALIFORNIA 94086
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web: www.raia.net / email: paul@raia.net

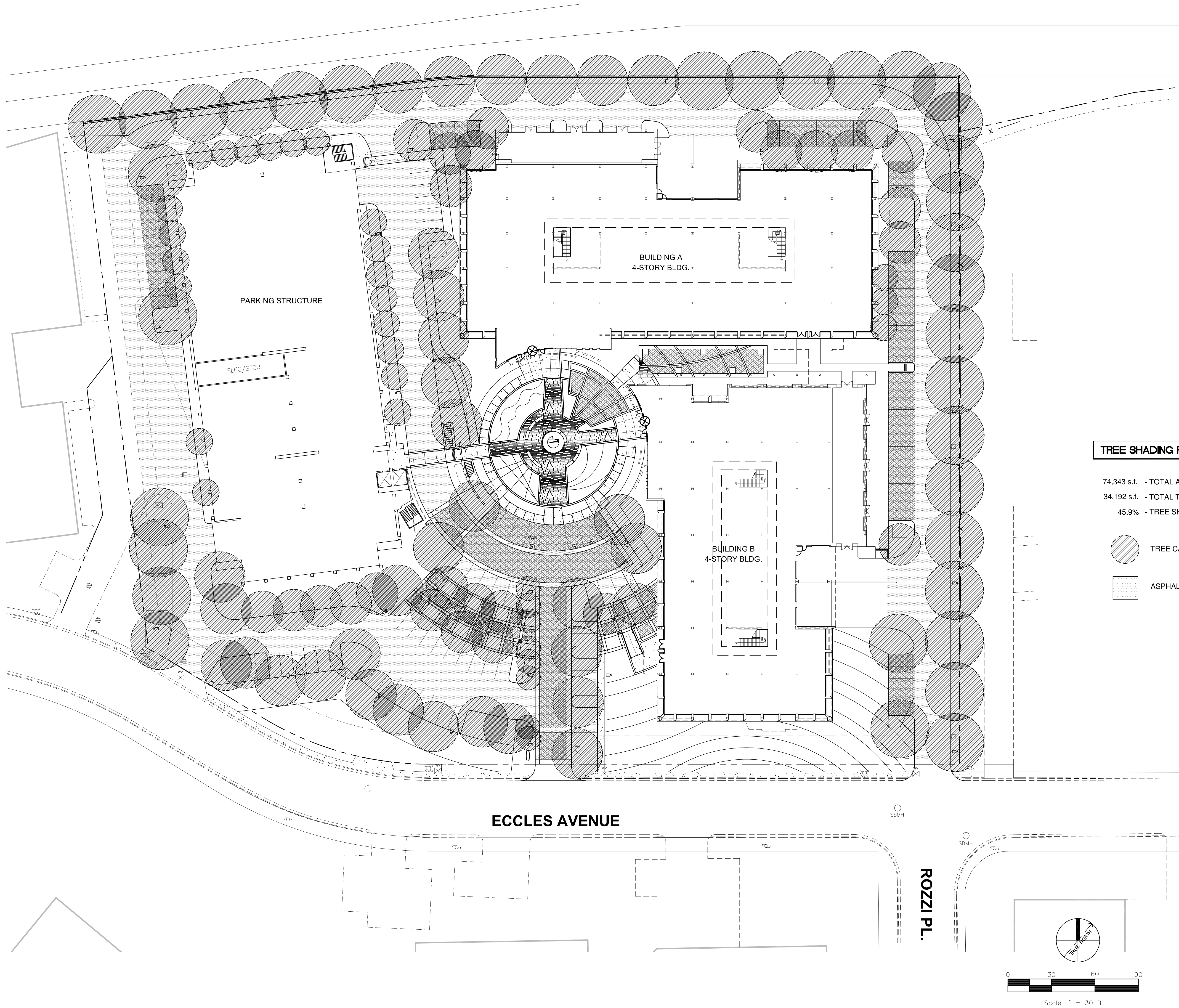


PROPOSED TREE DIMENSION PLAN

P-L1.2

CLIENT PROJECT ID:

CAS JOB NO:



TREE SHADING REQUIREMENT

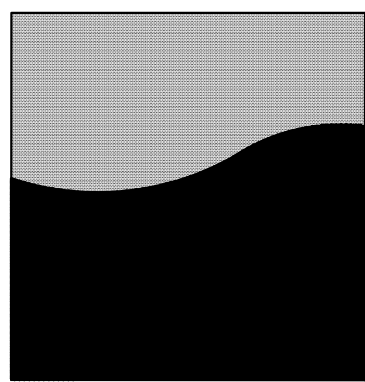
74,343 s.f. - TOTAL ASPHALT PARKING PAVING AREA (WITH IN PROPERTY LINES)
34,192 s.f. - TOTAL TREE CANOPY COVERAGE AT FULL GROWTH (15 YEARS)
45.9% - TREE SHADING COVERAGE OF PARKING AREA

- TREE CANOPY SHADING
- ASPHALT PARKING PAVING AREA

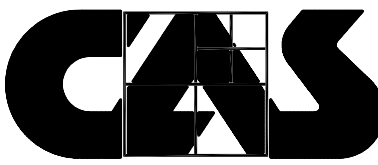
REV.	DESCRIPTION	
	Planning Resubmittal	05.24.12



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SHEET TITLE
**TREE SHADING
PLAN**

SHEET
P-L1.3

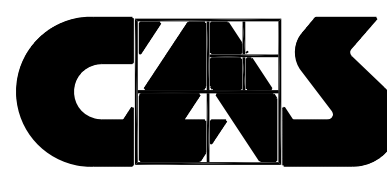
CLIENT PROJECT ID: CAS JOB NO:



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

[illegible]

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José Cotto, A.I.A.

SHEET TITLE

SITE PLAN / ROOF PLAN AND SITE CALCULATIONS

SHEET

P-A1.0

CLIENT PROJECT ID: N/A

CAS JOB NO: 2011 0

2.4 Environmental Measures Incorporated into the Project

A. Air Quality and Green House Gas Emission Reduction Measures

1) Aspects Of Project Designed To Limit Fugitive Dust Emissions. The construction

- 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. 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.

- 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.

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.

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 Program (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/private 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.

Site Selection	Brownfield Redevelopment
Alternative Transportation, Public Transportation Access	Alternative Transportation, Bicycle Storage & Changing Rooms
Alternative Transportation, Low Emission & 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: SS-4 Comprehensive Transit Plan
Exemplary Performance: ES-Q3 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.

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 below ground.
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.

[illegible]

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South San Francisco, CA 94080

The image shows the logo for CAS Architects, Inc. The logo consists of the letters 'CAS' in a bold, black, sans-serif font. To the right of the letters is a square graphic divided into four quadrants by a white cross. The top-left and bottom-right quadrants are black, while the top-right and bottom-left quadrants are white. To the right of the logo, the company name 'CAS Architects, Inc.' is written in a black, sans-serif font, followed by the address '1023 N Shoreline Blvd', 'Mountain View, CA 94043', and the phone number 'TEL. 650.967.6600'. Below the phone number is the fax number 'FAX. 650.967.6616' and the website 'www.casarch.com'. Below the logo and contact information, the name 'José Cotto, A.I.A.' is written in a black, sans-serif font. Below the name, the text 'SHEET TITLE' is written in a black, sans-serif font. Below the title, the text 'ENVIRONMENTAL MEASURES' is written in a large, bold, black, sans-serif font. Below the title, the text 'SHEET' is written in a black, sans-serif font. Below the title, the text 'P-A1.1A' is written in a large, bold, black, sans-serif font. Below the title, the text 'CLIENT PROJECT ID: N/A' is written in a black, sans-serif font. Below the title, the text 'CAS JOB NO: 2011_073' is written in a black, sans-serif font.



16" = 1'-0"

3)

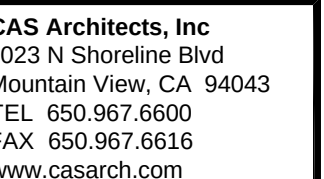

$$\frac{1}{16''} = 1$$

A)



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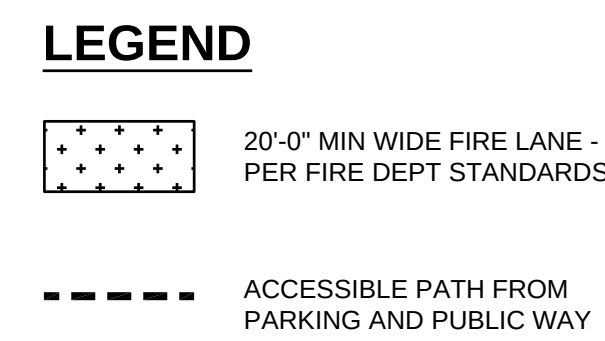
SITE SECTIONS

EET

P-A1.2

ENT PROJECT ID: N/A CAS JOB NO: 2011 073

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.



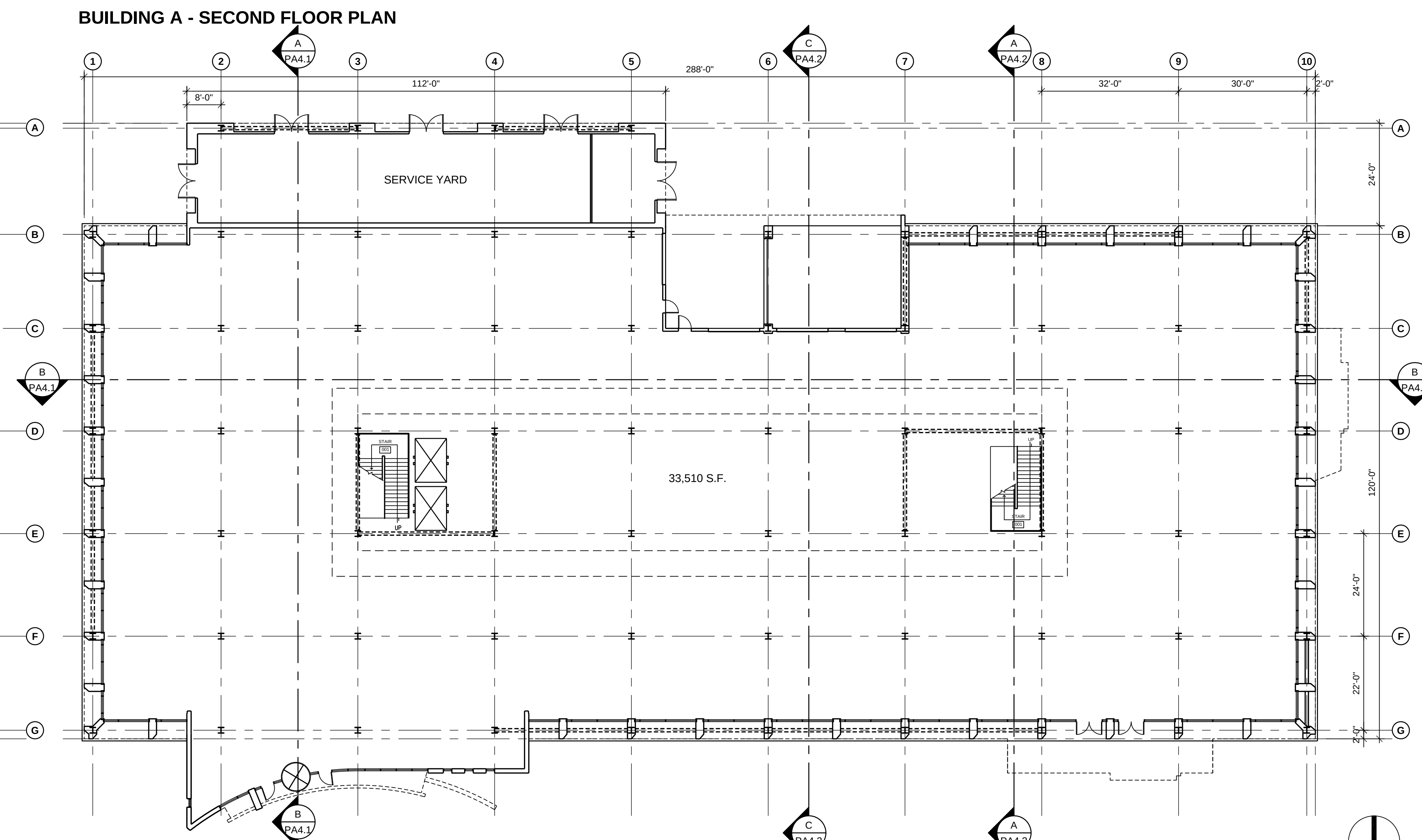
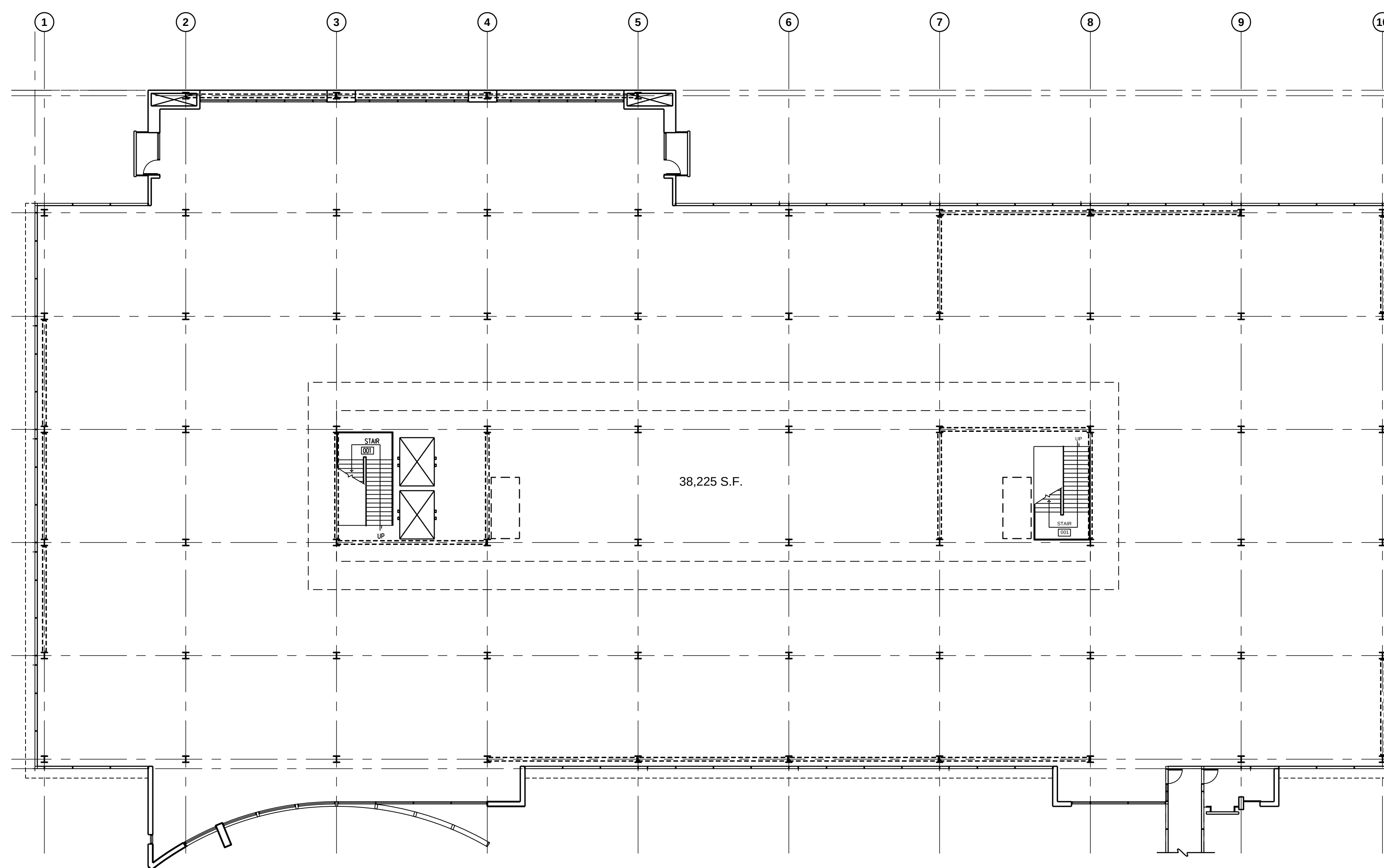
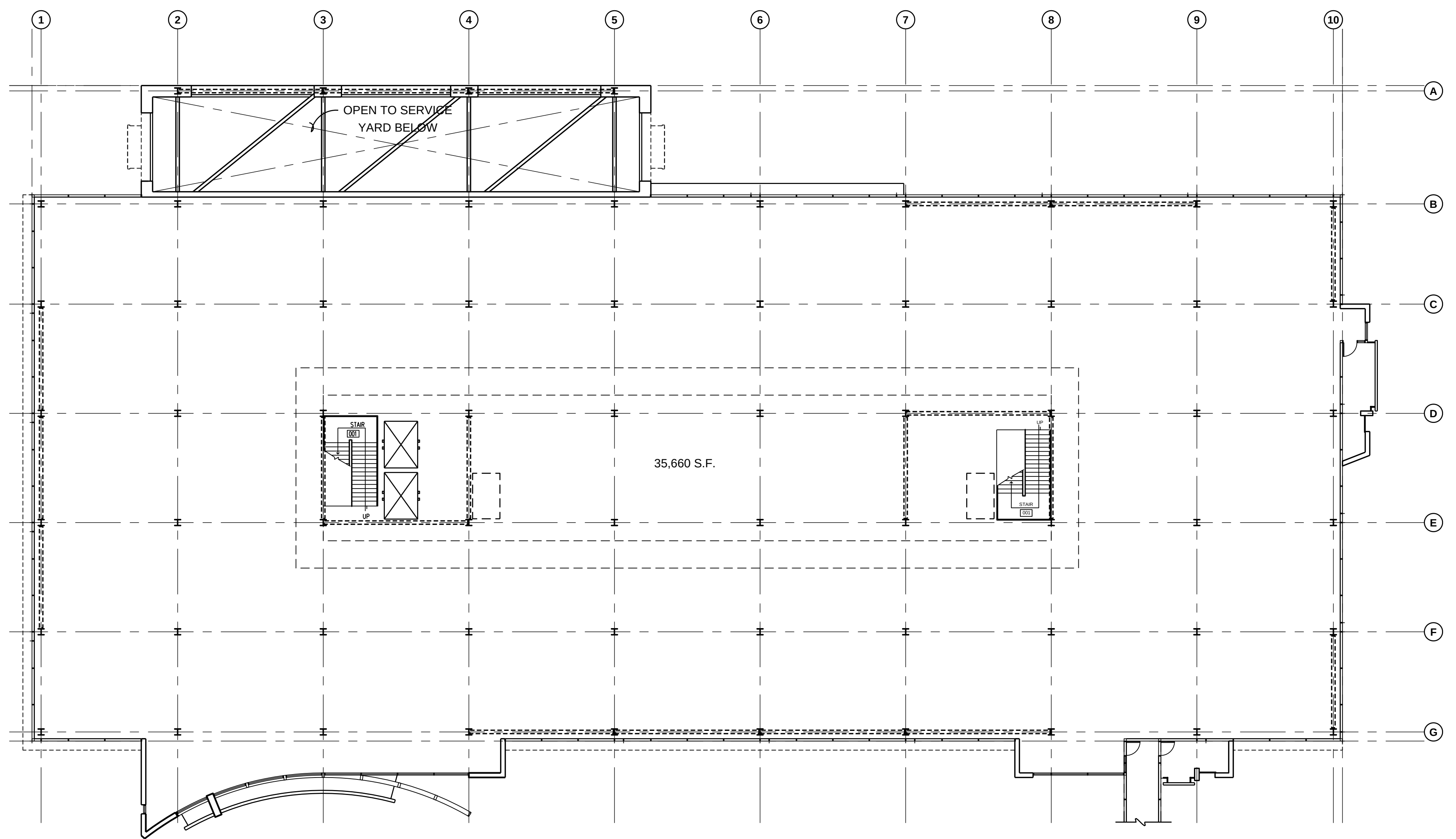
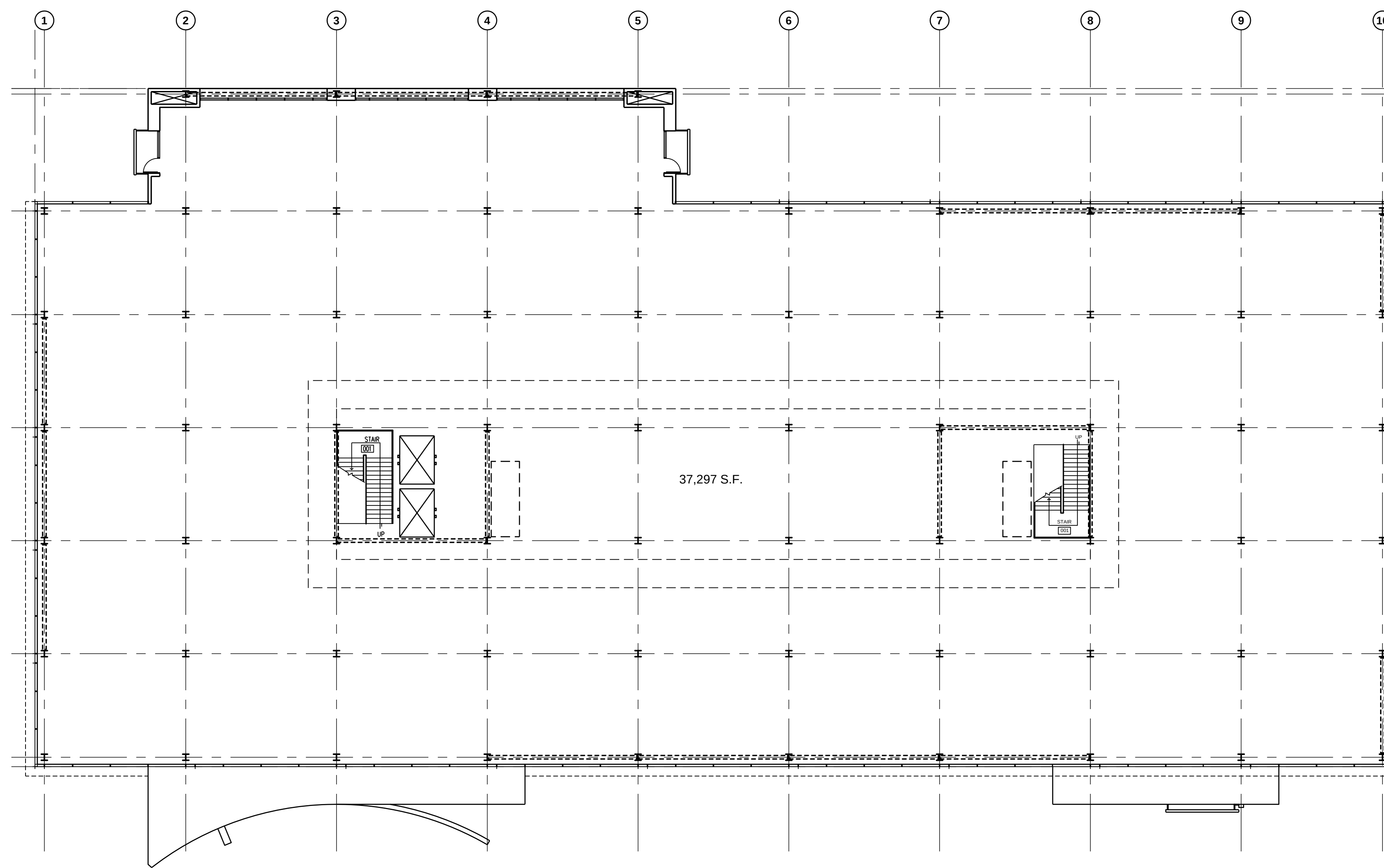
ROZZI P.L.

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SHEET

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

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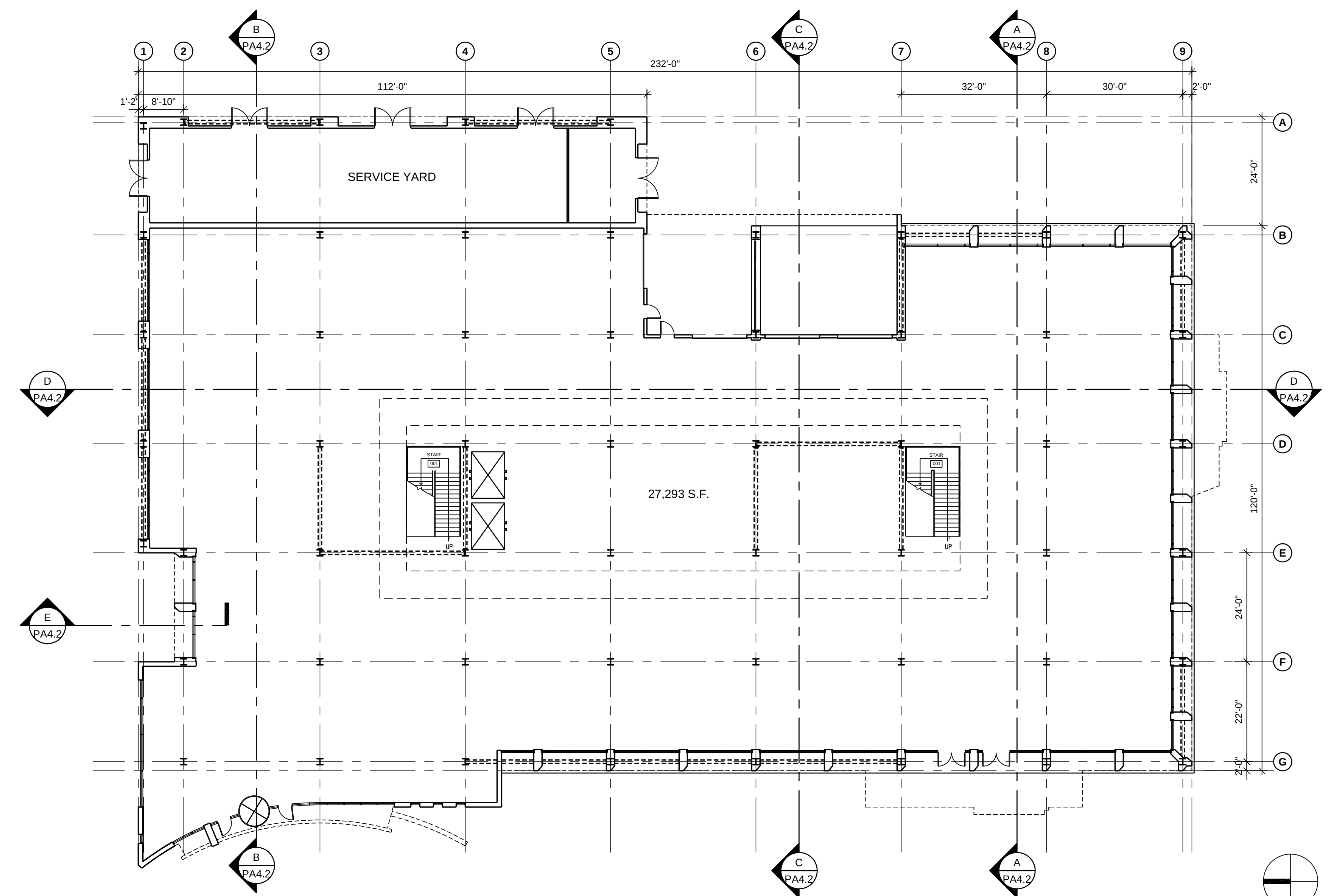
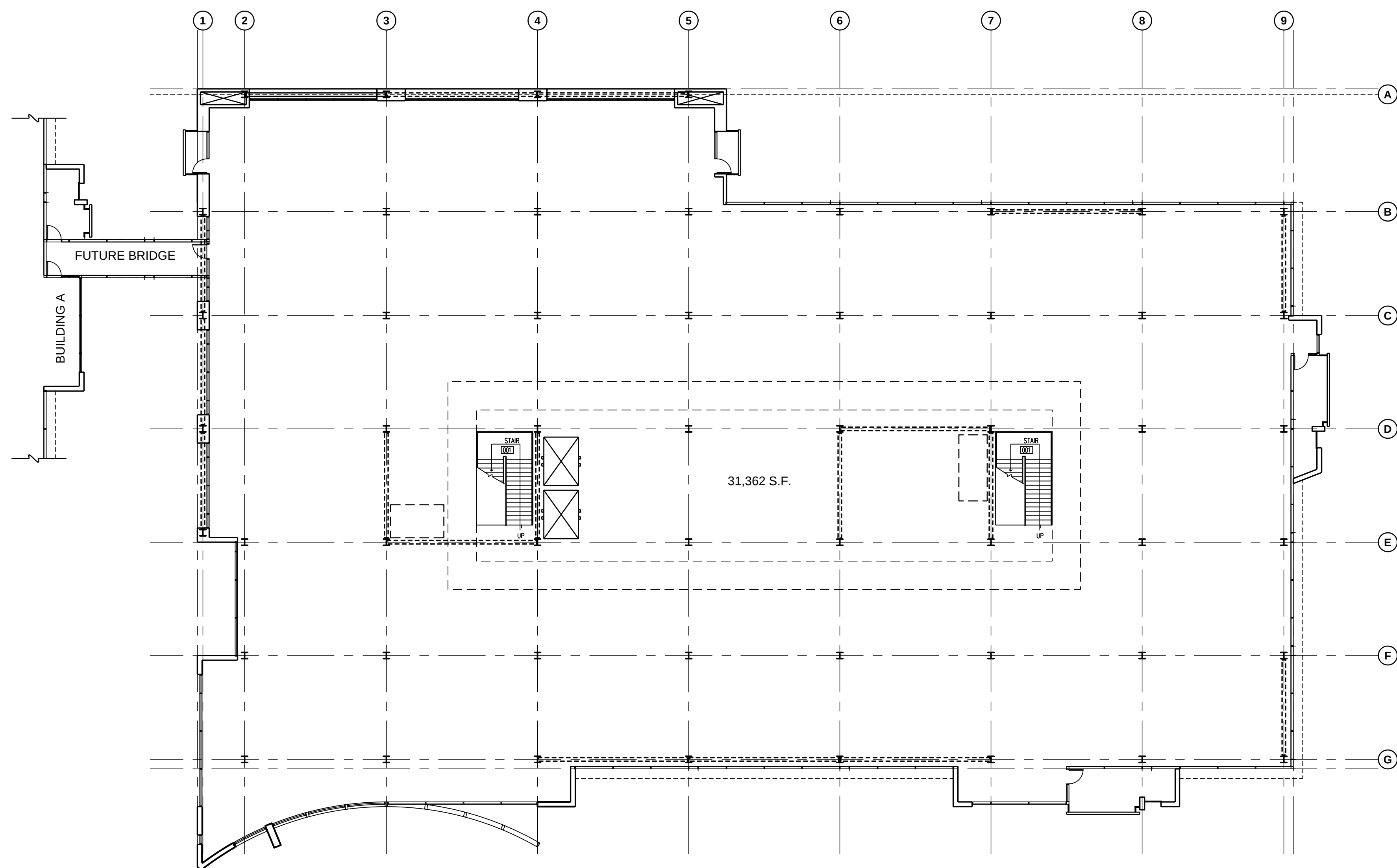
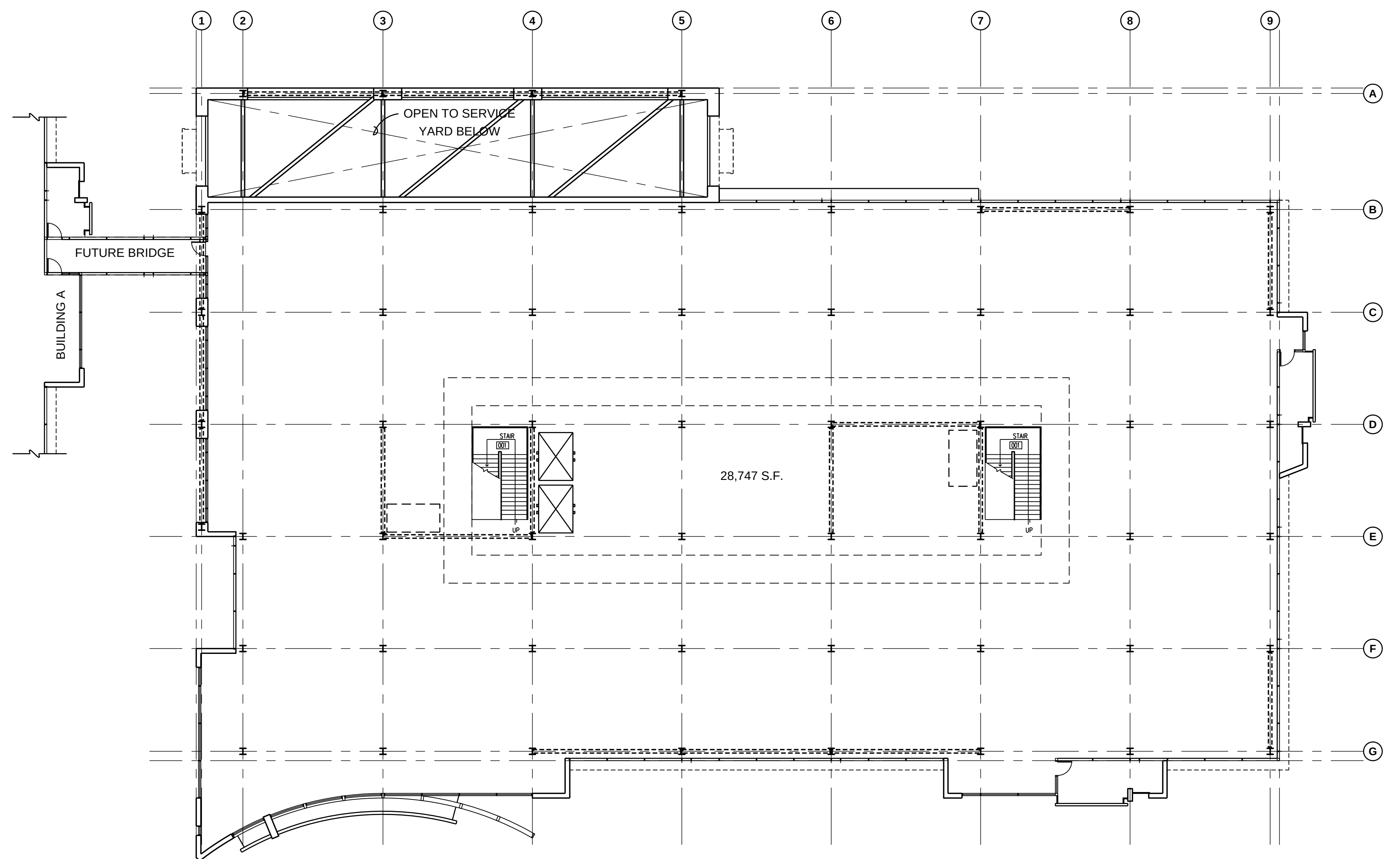
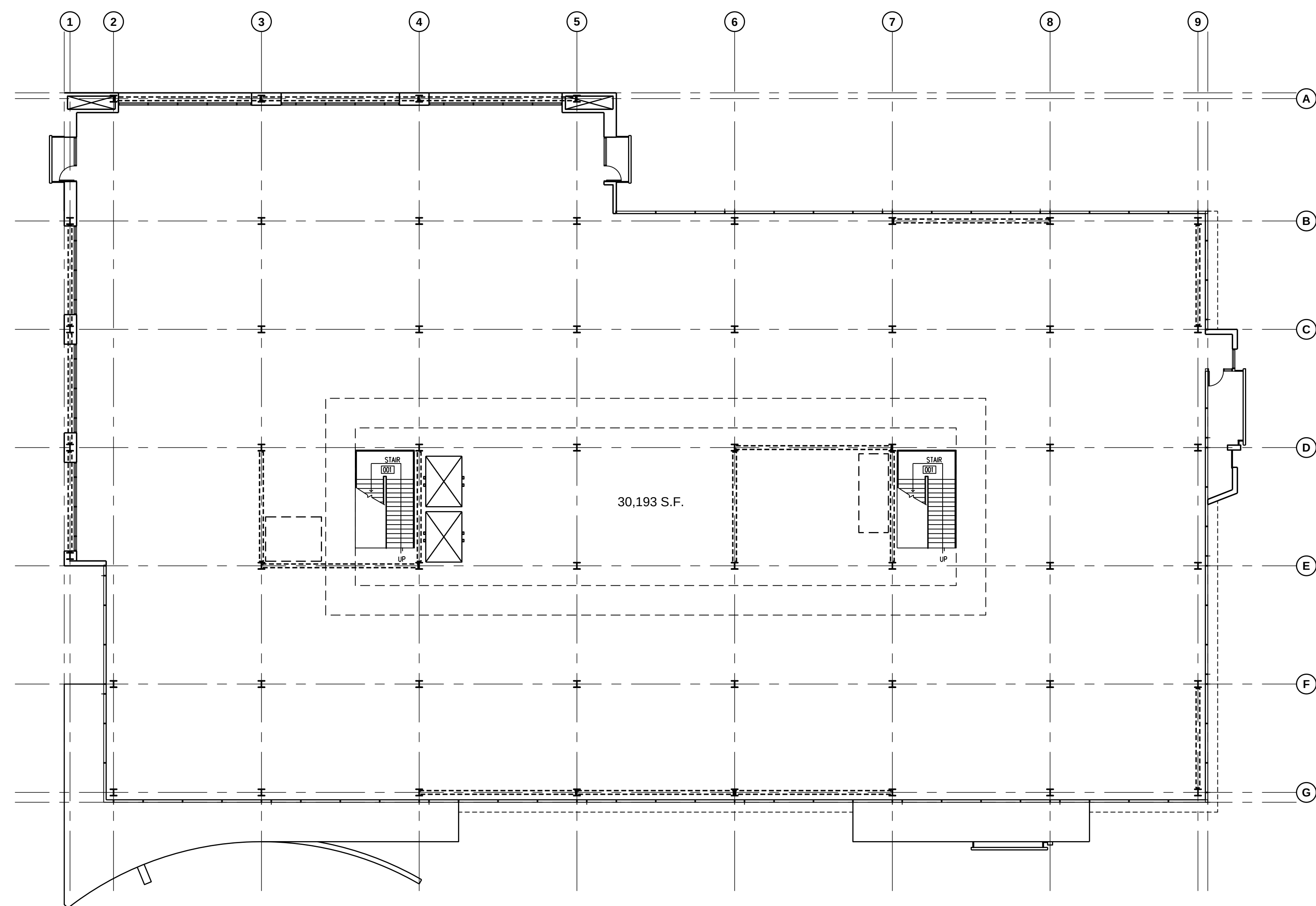
SHEET TITLE

**BUILDING A
FLOOR PLANS**

SHEET

P-A2.1

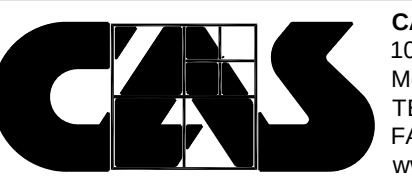
CLIENT PROJECT ID: N/A CAS JOB NO: 2011_073

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www.casarch.com

José Cotto, A.I.A

SHEET TITLE

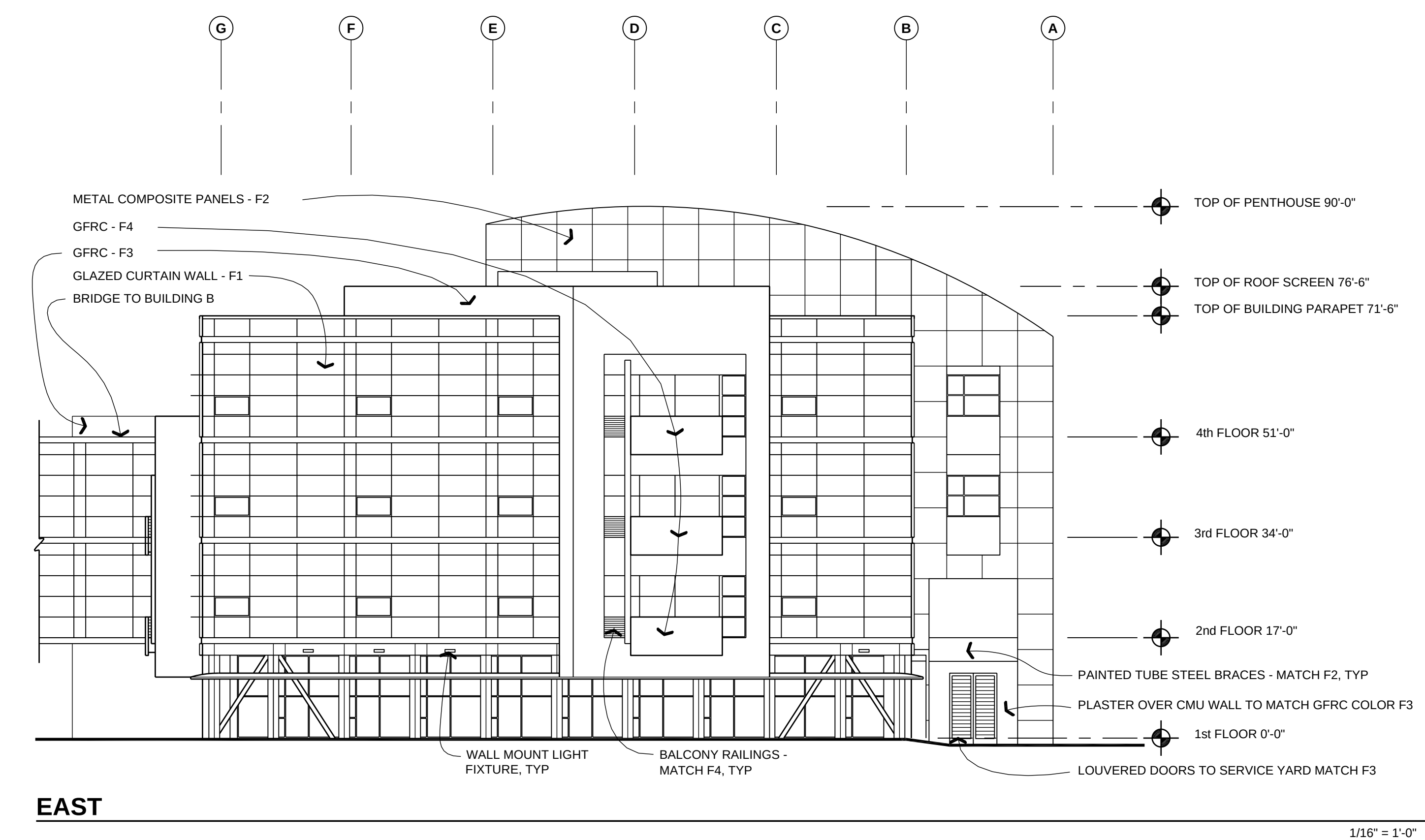
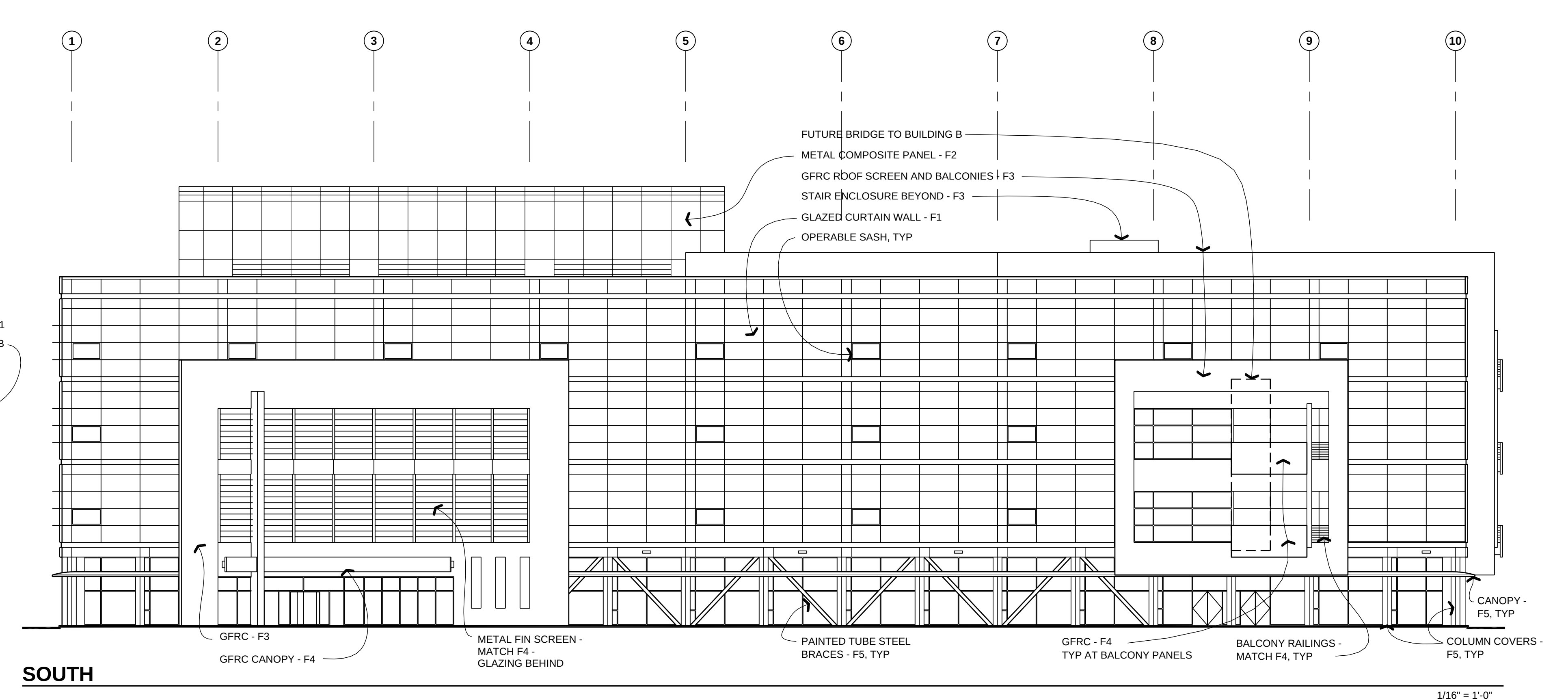
BUILDING B FLOOR PLANS

SHEET

P-A2.2

CLIENT PROJECT ID: N/A

S JOB NO: 2011_073



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

[illegible]

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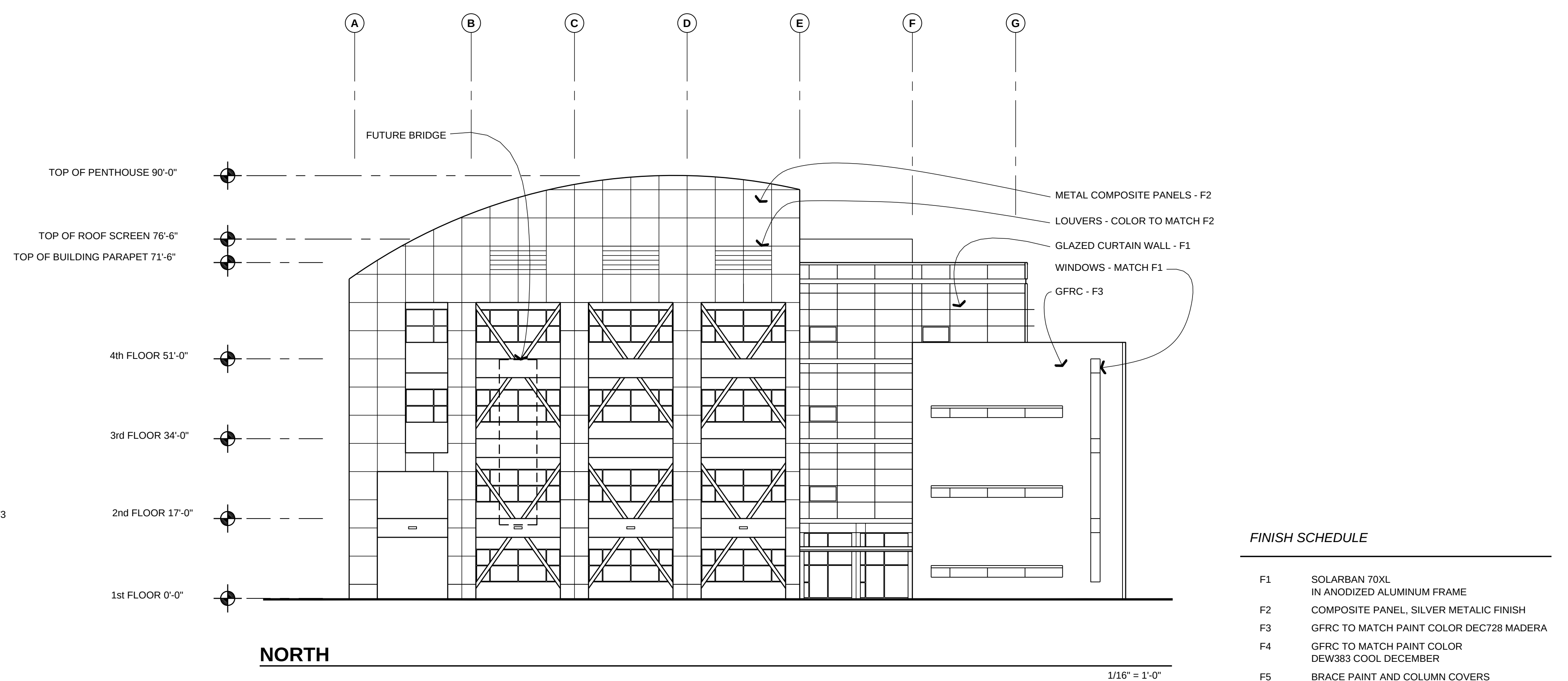
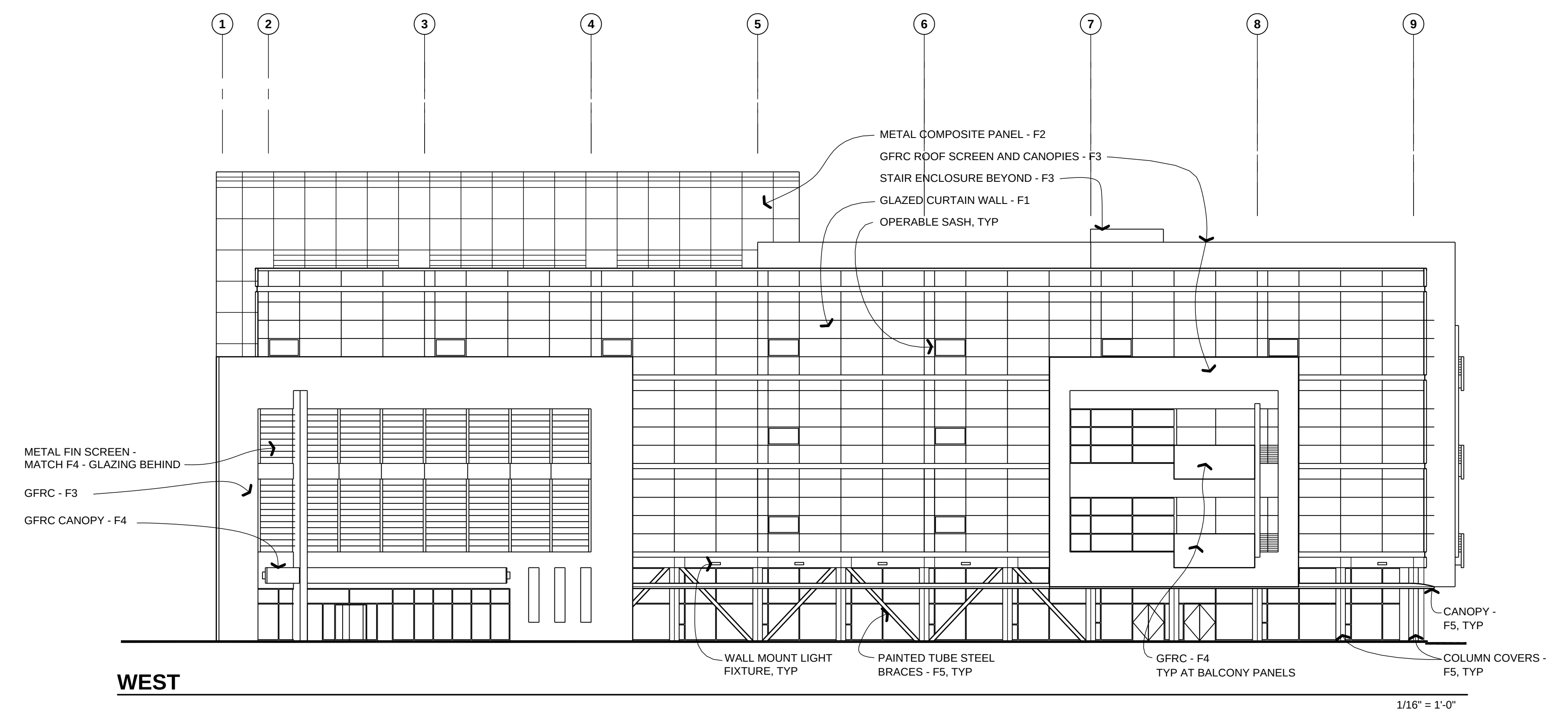
SHEET TITLE

BUILDING A ELEVATIONS

EET

P-A3.1

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



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	José Cotto, A.I.A.
SHEET TITLE	
BUILDING B ELEVATIONS	
SHEET	
P-A3.2	
CLIENT PROJECT ID: N/A	CAS JOB NO: 2011 073



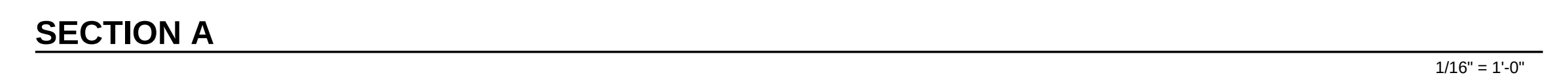
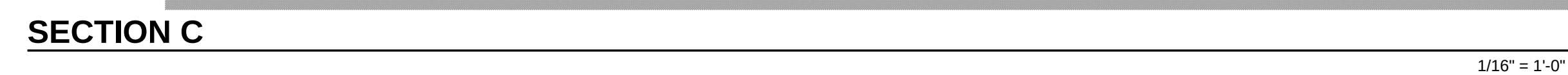
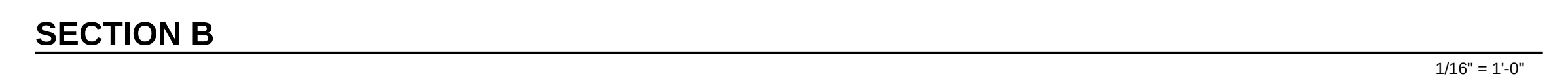
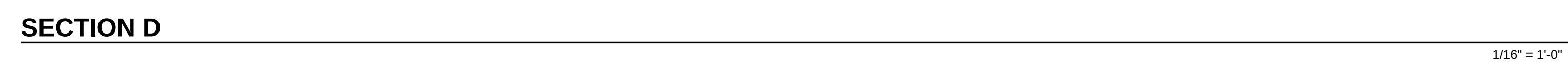
SECTION A

$$\overline{6^* = 1'-0^*}$$


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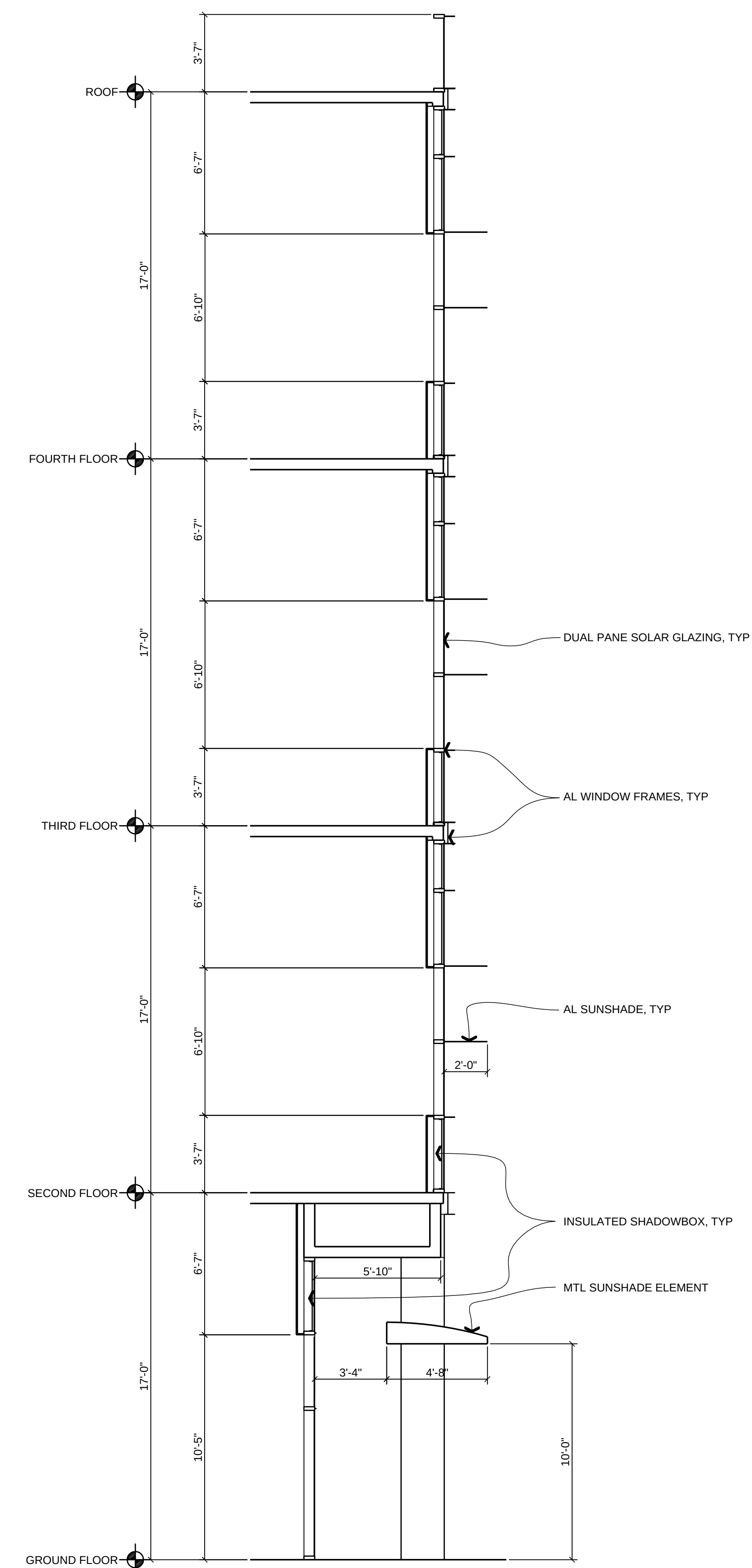
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HEET TITLE

EET

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



1/4" = 1'-0" **A**



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SHEET TITLE

GROUND LEVEL PARKING PLAN

SHEET

P-P2.1

CLIENT PROJECT ID: N/A CAS JOB NO: 2011 0



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SECOND, TYPICAL & FIFTH LEVEL PARKING PLAN

P-P2.2

CAS JOB NO: 2011 0

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José Cotto, A.I.A.

SHEET TITLE

BUILDING SECTIONS

SHEET

P-P3.1

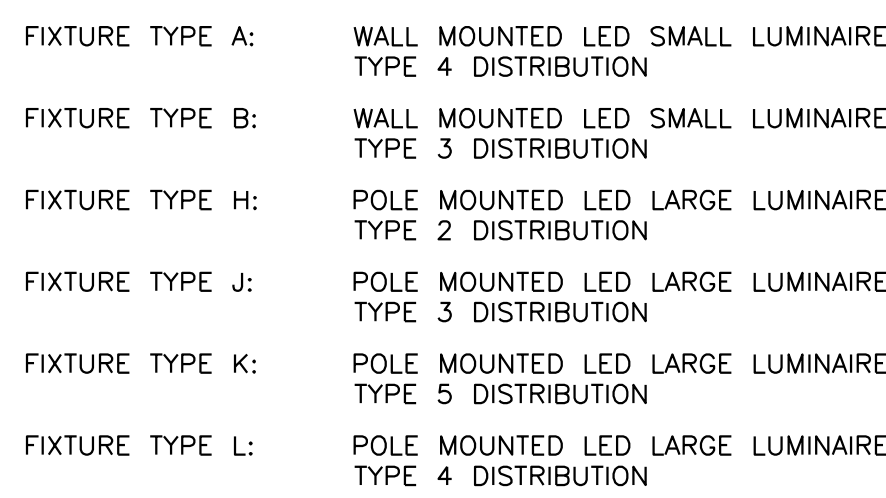
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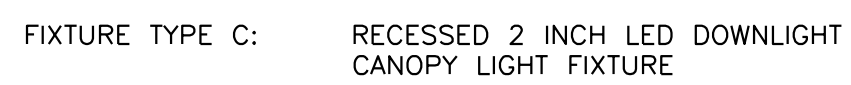


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The logo for CAS Architects, Inc. features the letters 'CAS' in a bold, black, sans-serif font. The 'A' is stylized with a red grid pattern overlaid on it. To the right of the logo, the company name 'CAS Architects, Inc.' is written in a black, sans-serif font. Below the name, the address '1023 N Shoreline Blvd' and 'Mountain View, CA 94043' are listed. Further down, the phone number 'TEL 650.967.6600' and fax number 'FAX 650.967.6616' are provided. At the bottom, the website 'www.casarch.com' is listed.



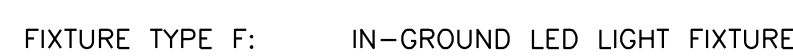
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FIXTURE TYPE B:	WALL MOUNTED LED SMALL LUMINAIRE TYPE 3 DISTRIBUTION
FIXTURE TYPE H:	POLE MOUNTED LED LARGE LUMINAIRE TYPE 2 DISTRIBUTION
FIXTURE TYPE J:	POLE MOUNTED LED LARGE LUMINAIRE TYPE 3 DISTRIBUTION
FIXTURE TYPE K:	POLE MOUNTED LED LARGE LUMINAIRE 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



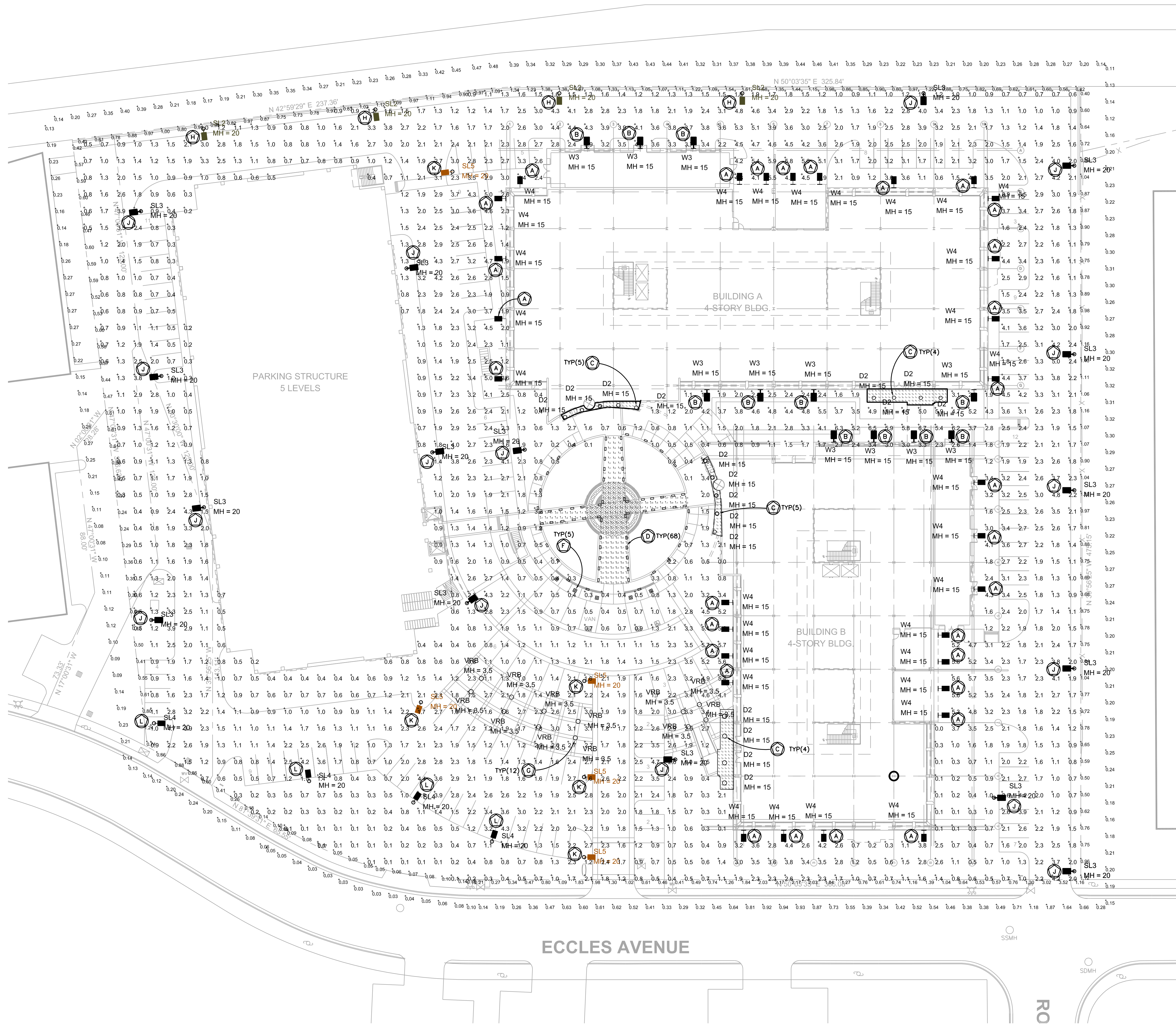
FIXTURE TYPE D: RECESSED CONCRETE MOUNT LED
LIGHT FIXTURE



FIXTURE TYPE F: IN-GROUND LED LIGHT FIXTURE



FIXTURE TYPE G: LED ROUND BOLLARD LIGHT FIXTURE



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

[illegible]

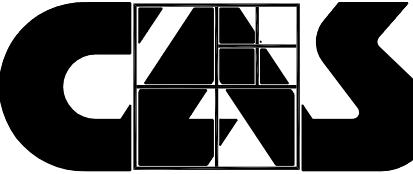
1740 Technology Drive, Suite 210 ♦ San Jose ♦ California ♦ 95110
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SITE PLAN PHOTOMETRIC

SHEET

E1.1

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



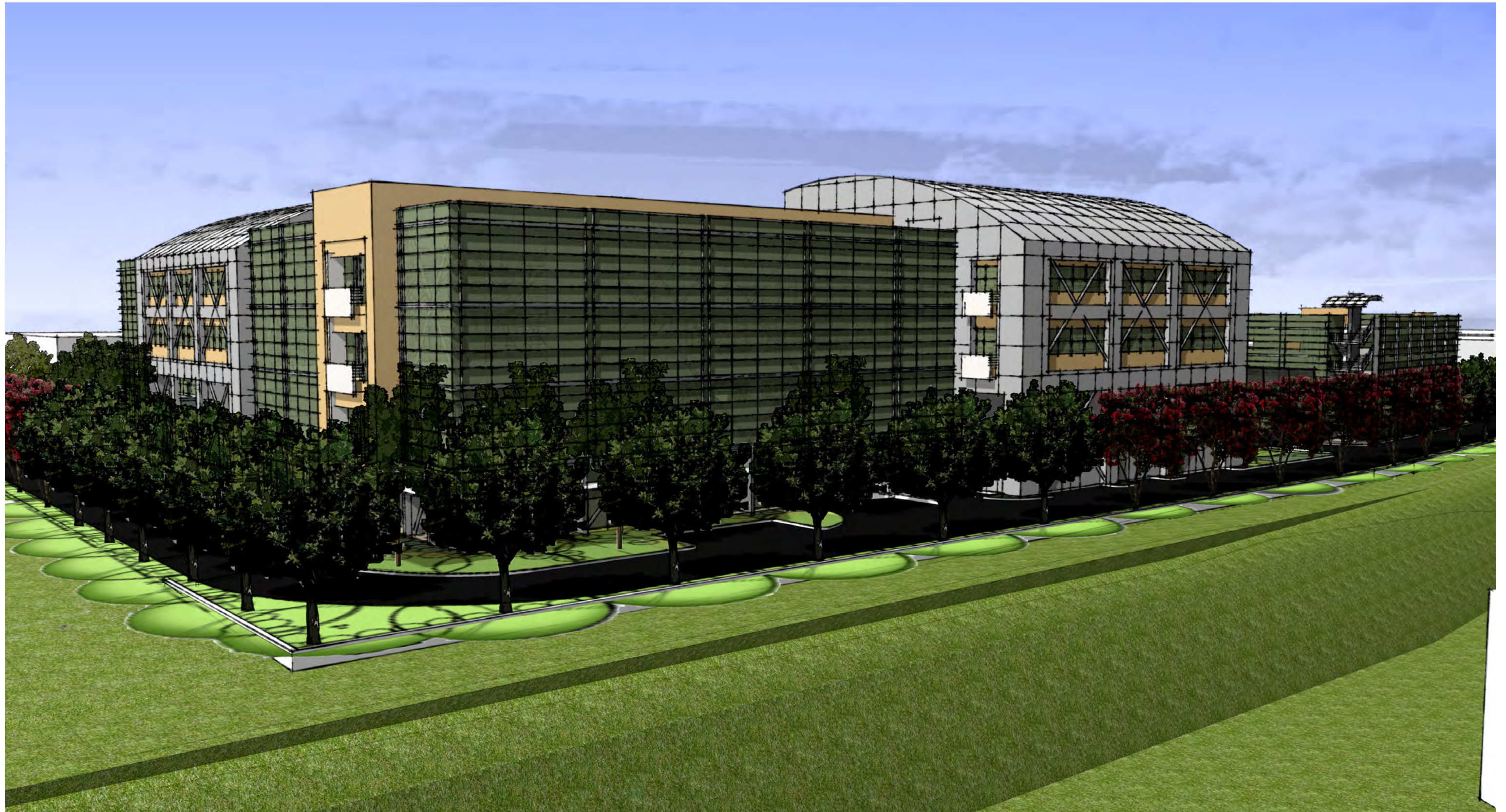
Aerial View From South West



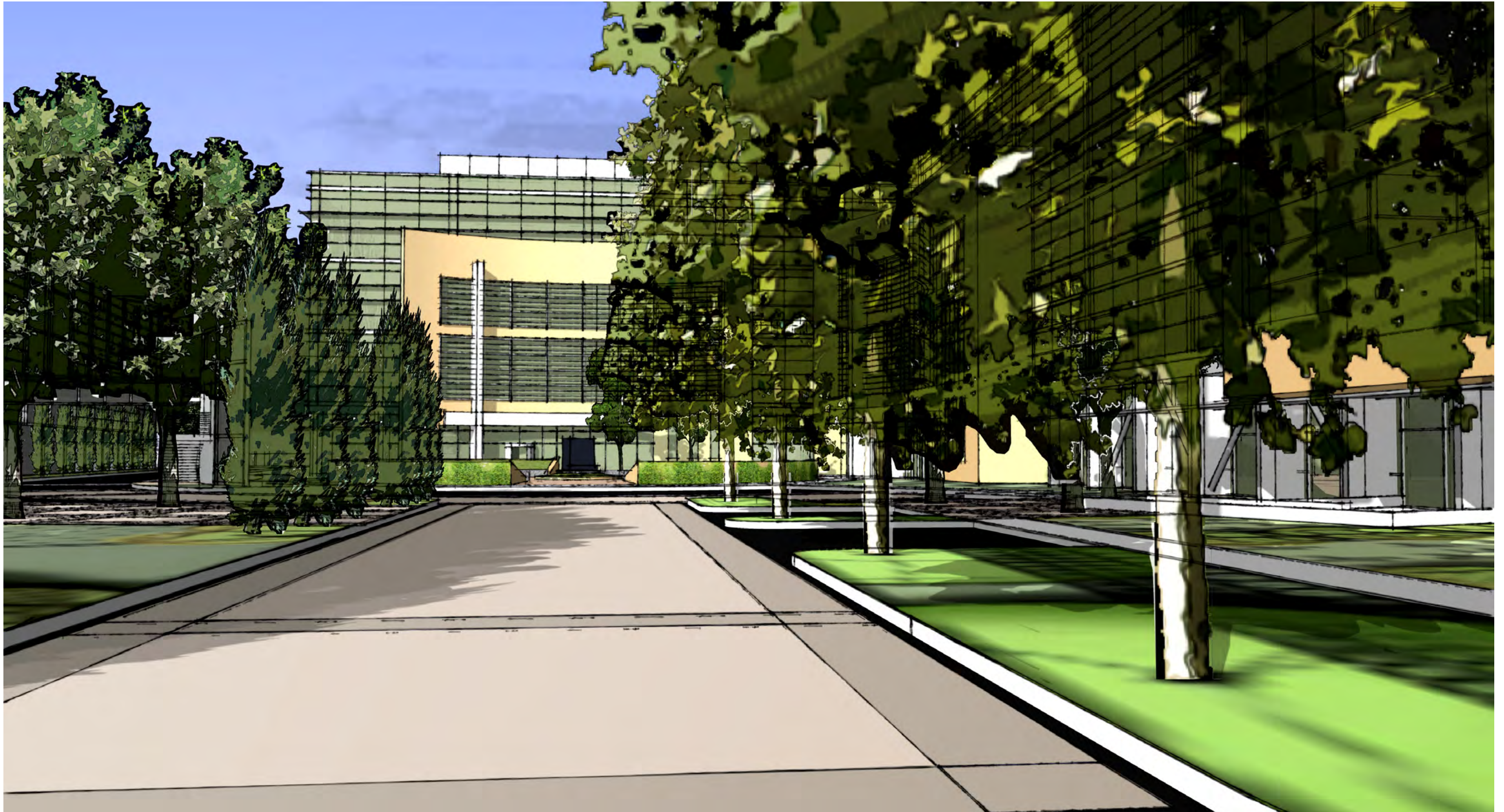
Aerial View From South



Aerial View Of Entry Plaza



Aerial View From North East



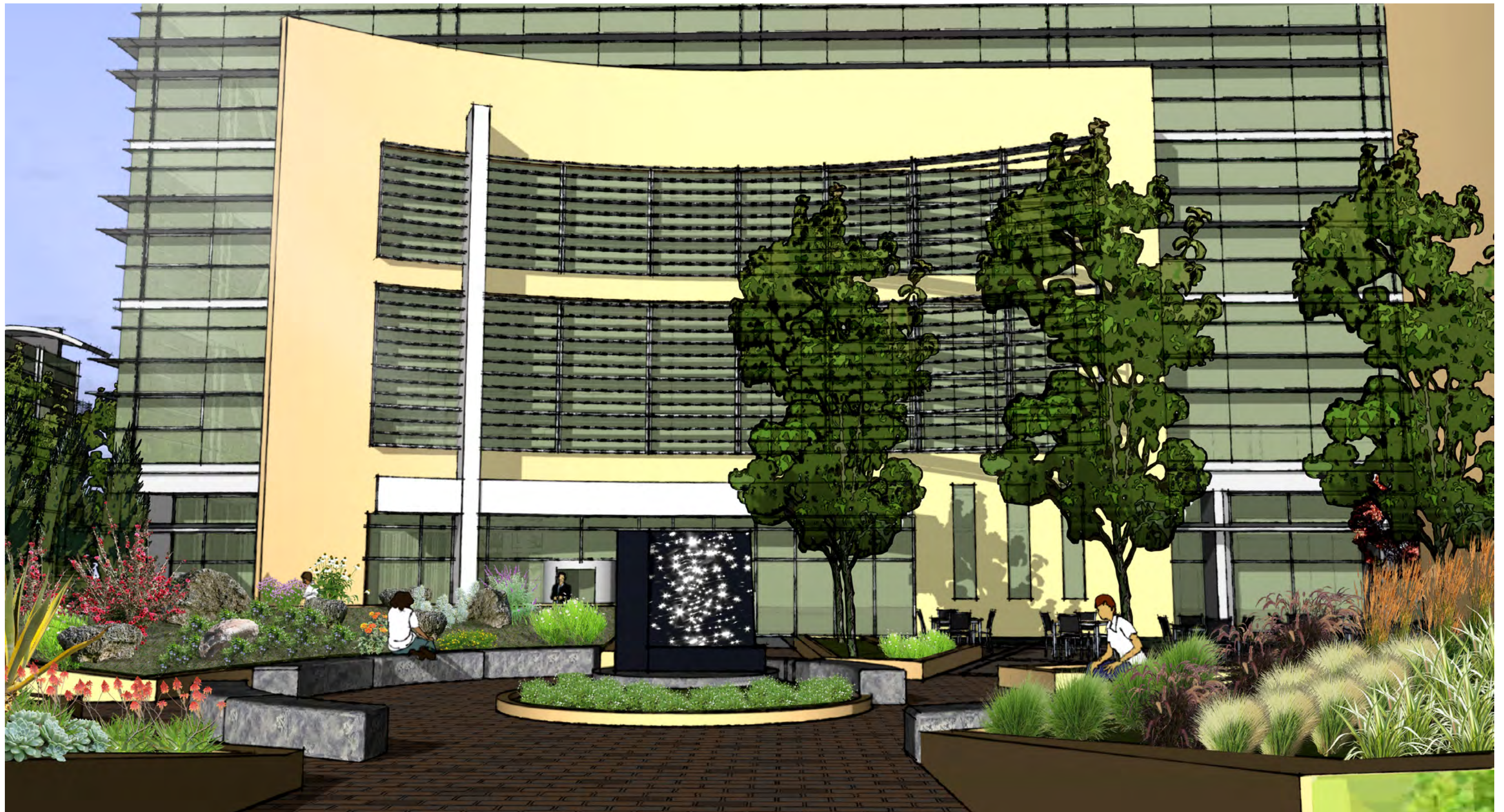
View Along Entry Drive



View Towards Garage and Bridge



View Towards Entry Plaza



View Approaching Entry



View Near Building Entrance



View From Building Entrance



View From Terrace



View From Balcony