

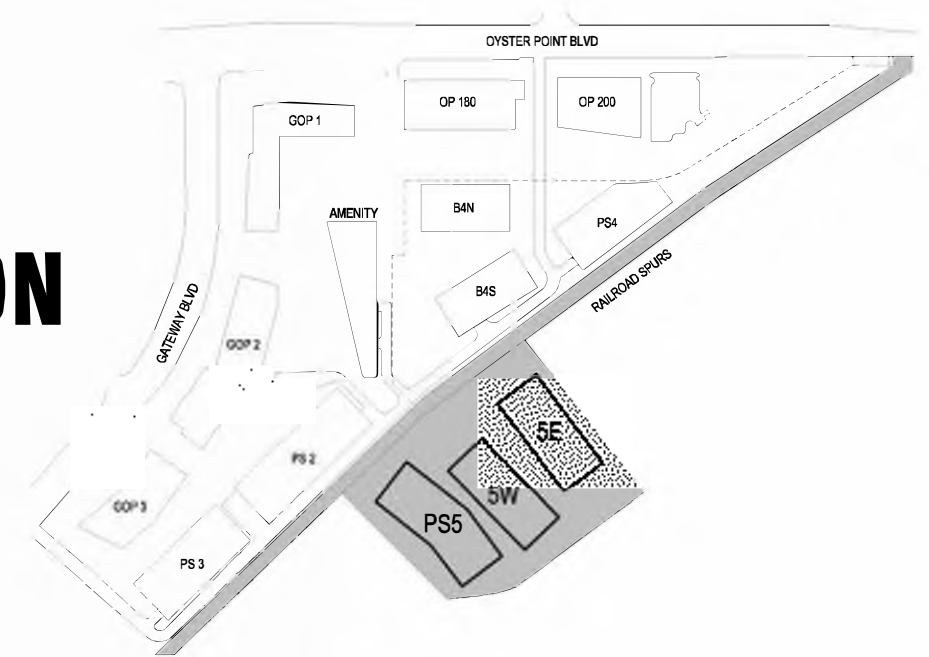
GATEWAY OF PACIFIC

GOP 5 USE PERMIT MODIFICATION

APN #015-071-330

APN #015-071-220

APN #015-071-340



Flad Architects

650 California St 17th Floor
San Francisco, CA 94108

Description of Package

USE PERMIT MODIFICATION

Site Key Plan

Date

06/08/2020



APPLICATION REQUIREMENTS CHECKLIST

		SHEET NUMBER(S)
SITE PLAN	EXISTING	C5-200 TO C5-204
	PROPOSED	G5-032
ELEVATION DRAWINGS	EXISTING	N/A
	PROPOSED	A5-310 & A5-311
FLOOR PLANS	EXISTING	N/A
	PROPOSED	A5-210 TO A5-216
LANDSCAPE PLAN	EXISTING	N/A
	PROPOSED	L5-100, L5-101.A, L5-101.B
GRADING & DRAINAGE PLAN		C5-401 TO C5-404 C5-601
SIGNAGE & LIGHTING PROGRAM		W5-100 TO W5-104 L5-501
COLOR RENDERINGS OF ALL ELEVATIONS		A5-300 TO A5-311
EXISTING PHOTOS (SITE & SURROUNDING PROPERTIES)		G5-002
ANY APPLICABLE TENTATIVE, FINAL OR PARCEL MAPS		C5-101

PROJECT DESCRIPTION

GOP5 (B5)
The project proposes modification of the Use Permit and Design Review Approvals granted in 2016 to allow 262,727 gfa of buildings, 256,032 gsf of parking structure, and 117,889 sq. ft. of landscaped site. The 2016 approvals allow site and landscape improvements and the construction of two (2) new buildings and one (1) new parking structure. The modification consists of changes to the building locations within the site, the landscape plan and architecture, all to bring the site up to current aesthetic standards and coordinate with the GOP 1, 2, 3, 4 project to the west, without increasing the square footage approved in 2016. The Use Permit and Design Review Modifications would enable all development proposed at the 475 Eccles site, though the initial construction will involve only: Shell and Core - Building B5 East (5-story) and B5 West (5-story) and a limited amount of interior improvements including Finished Lobby Interiors, (3) Passenger Elevators, (1) Service Elevator, building occupant Restrooms and bicycle Showers/Lockers; and a Parking Structure (PS5) of seven (7) stories to provide parking for the B5 occupants, including secure bicycle parking. Vehicular access to the site will remain at Eccles Ave.

RAIL SPUR
This 2.76 acre development consists of site and landscape improvements and the construction of retaining walls to facilitate pedestrian and bicycle connections and site infrastructure for adjacent parcels.

PROJECT INFORMATION

	GOP 5 (B5) B5E: 485* ECCLES AVE B5W: 475 ECCLES AVE *(PROPOSED)	PARKING STRUCTURE 5 (PS5) 465* ECCLES AVE *(PROPOSED)	GOP 5 RAILROAD SPURS
PROJECT ADDRESS:	475/ 485* ECCLES AVE SOUTH SAN FRANCISCO, CA 94080 *(PROPOSED)	465* ECCLES AVE SOUTH SAN FRANCISCO, CA 94080 (PROPOSED)	N/A
ASSESSOR PARCEL NUMBER:	APN 015-071-330 (PARCEL G)		APN 015-071-220 (PARCEL E) APN 015-071-340 (PARCEL F)
LOT SIZE:	PARCEL G - approx. 6.1 ACRES		PARCEL E - approx. 0.91 ACRES PARCEL F - approx. 1.84 ACRES
ZONING DESIGNATION	BTP - BUSINESS TECHNOLOGY PARK		
ADJACENT USES:	HOTEL, MULTI-STORY OFFICE, R&D FLEX, LIGHT MANUFACTURING, WAREHOUSE		

SHEET INDEX - USE PERMIT

G5-000	COVER SHEET
G5-001	PROJECT DATA
G5-002	GOP 1, 2, 3, 4, & 5 INTEGRATED CAMPUS
G5-003	PROPOSED USE PERMIT EXTENTS
G5-004	EXISTING SITE PHOTOS
G5-030	PREVIOUS & UPDATED SITE DIAGRAMS
G5-031	SITE PLAN (PREVIOUSLY ENTITLED)
G5-032	SITE PLAN (UPDATED)
G5-033	PREVIOUS & UPDATED RENDERINGS
G5-034	PREVIOUS & UPDATED RENDERINGS
C5-101	BOUNDARY PLAN
C5-200	OVERALL EXISTING CONDITIONS
C5-201	EXISTING CONDITIONS
C5-202	EXISTING CONDITIONS
C5-203	EXISTING CONDITIONS
C5-204	EXISTING CONDITIONS
C5-301	PROPOSED SITE PLAN
C5-401	CONCEPTUAL GRADING PLAN
C5-402	CONCEPTUAL GRADING PLAN
C5-403	CONCEPTUAL GRADING PLAN
C5-404	CONCEPTUAL GRADING PLAN
C5-501	PRELIMINARY UTILITY PLAN
C5-601	PRELIMINARY STORMWATER CONTROL PLAN
L5-100	SITE CONTEXT PLAN
L5-101	SITE PLAN
L5-102	SITE PLAN
L5-103	SITE PLAN
L5-200	VIEW OF PROMENADE
L5-201	VIEW OF FITNESS OVAL
L5-202	VIEW OF DINING TERRACE
L5-203	VIEW OF RAIL SPUR TRAIL
L5-300	PAVING PLAN
L5-301	PAVING PLAN
L5-302	PAVING PLAN
L5-303	PAVING PALETTE
L5-400	PLANTING PLAN
L5-401	PLANTING PLAN
L5-402	PLANTING PLAN
L5-403	PLANT PALETTE
L5-500	SITE FURNISHING & AMENITIES PLAN
L5-501	SITE FURNISHING & AMENITIES PLAN
L5-502	SITE FURNISHING & AMENITIES PLAN
L5-503	SITE FURNISHINGS PALETTE
L5-504	SITE FURNISHINGS PALETTE
L5-505	TRAIL SITE FURNISHING PALETTE
L5-600	SITE SECTIONS
L5-601	SITE SECTIONS
L5-602	SITE SECTIONS
L5-603	SITE SECTIONS
A5-210	B5 - LEVEL 01 FLOOR PLAN
A5-211	B5 - LEVEL 02 FLOOR PLAN
A5-212	B5 - LEVEL 03 FLOOR PLAN
A5-213	B5 - LEVEL 04 FLOOR PLAN
A5-214	B5 - LEVEL 05 FLOOR PLAN
A5-215	B5 - PENTHOUSE FLOOR PLAN
A5-216	B5 - ROOF PLAN
A5-221	PS5 - GROUND LEVEL FLOOR PLAN
A5-222	PS5 - SECOND LEVEL FLOOR PLAN
A5-223	PS5 - THIRD LEVEL FLOOR PLAN
A5-224	PS5 - FOURTH LEVEL FLOOR PLAN
A5-225	PS5 - FIFTH LEVEL FLOOR PLAN
A5-226	PS5 - SIXTH LEVEL FLOOR PLAN
A5-227	PS5 - SEVENTH LEVEL (ROOF) FLOOR PLAN
A5-300	OVERALL ELEVATION
A5-300A	GOP 4&5 RENDERING
A5-300C	GOP 5 RENDERING
A5-300D	GOP 5 RENDERING
A5-310	B5 WEST - EXTERIOR ELEVATIONS
A5-311	B5 EAST - EXTERIOR ELEVATIONS
A5-312	B5 EXTERIOR WALL SECTION
A5-313	B5 EXTERIOR WALL SECTION
A5-314	B5 EXTERIOR WALL SECTION
A5-315	B5 EXTERIOR WALL SECTION
A5-316	LOADING/SERVICE
A5-320	PS5 EXTERIOR ELEVATIONS
A5-321	PS5 EXTERIOR WALL SECTIONS
A5-400	SITE CROSS SECTIONS
W5-100	PHASE 5 SIGN LOCATION PLAN (PRELIMINARY)
W5-101	PHASE 5 SQUARE FOOTAGE (PRELIMINARY)
W5-102	PHASE 5 SIGN VISIBILITY (PRELIMINARY)
W5-103	PHASE 5 SIGN ELEVATION (PRELIMINARY)
W5-104	PHASE 5 SIGN ELEVATION (PRELIMINARY)
W5-105	PHASE 5 SIGN ELEVATION (PRELIMINARY)
W5-106	PHASE 5 SIGN ELEVATION (PRELIMINARY)

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Project Key Plan

NOT FOR CONSTRUCTION

Rev	Date	Description
Project Title		
 601 Gateway Boulevard, Suite 1145 South San Francisco, CA 94080		

GATEWAY OF PACIFIC

GOP 5 USE PERMIT

Project Phase

Use Permit

Date	06/08/20	Drawn By	FLAD
Project Number	20189-00	Checked By	FLAD

Sheet Title

PROJECT DATA

Sheet Number	G5-001	Rev. No.	
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Rev | Date | Description

Project Title



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**GATEWAY OF
PACIFIC**

GO 5 USE PERMIT

Project Phase

Use Permit

Date

06/08/20

Drawn By

FLAD

Project Number

20189-01

Checked By

FLAD

Sheet Title

**GO 1,2,3,4 & 5
INTEGRATED CAMPUS**

Sheet Number

G5-002

Rev. No.



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**GATEWAY OF
PACIFIC**

GOP 5 USE PERMIT

Project Phase
Use Permit

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Project Number 20189-01	Checked By FLAD

Sheet Title
**PROPOSED USE PERMIT
EXTENTS**

Sheet Number G5-003	Rev. No.
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VICINITY MAP



ENLARGED VICINITY MAP
WITH VIEW LOCATIONS



VIEW 1



VIEW 2



VIEW 3



VIEW 4



VIEW 5



VIEW 6



VIEW 7



VIEW 8



VIEW 9



VIEW 10



VIEW 11



VIEW 12

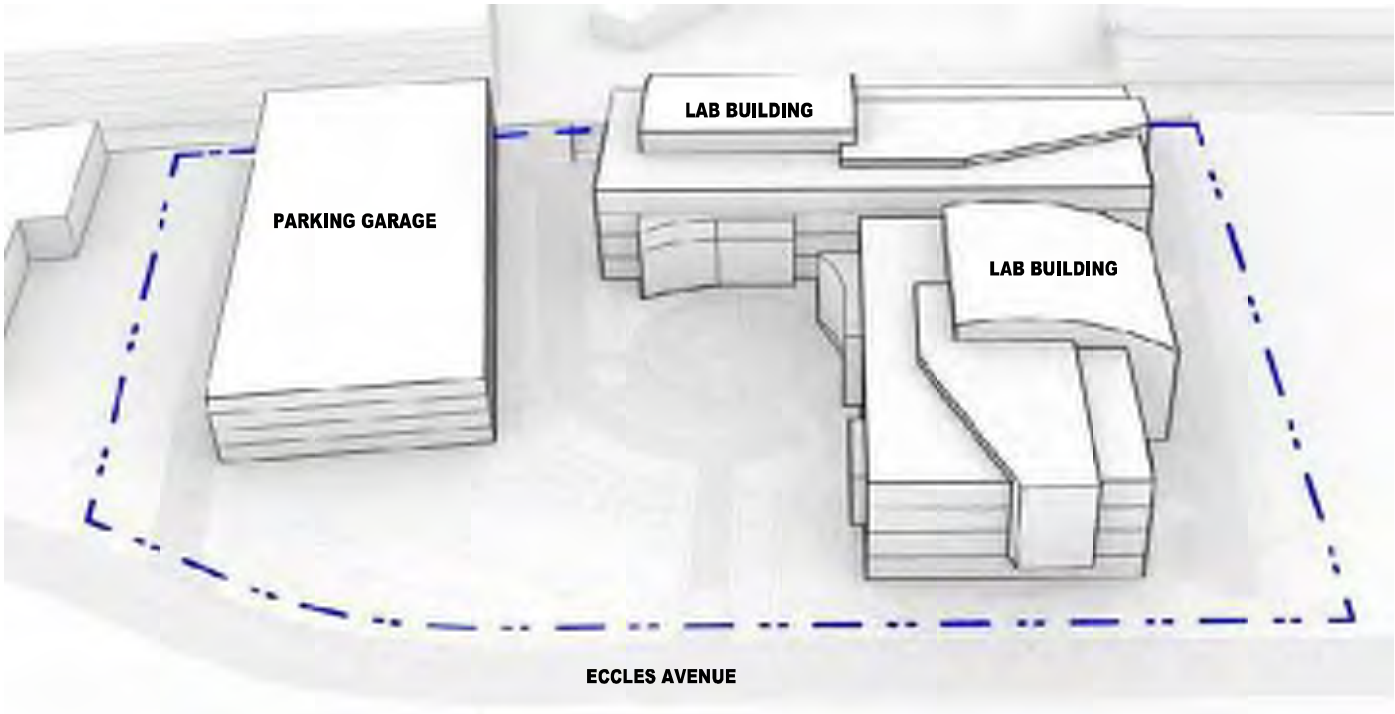
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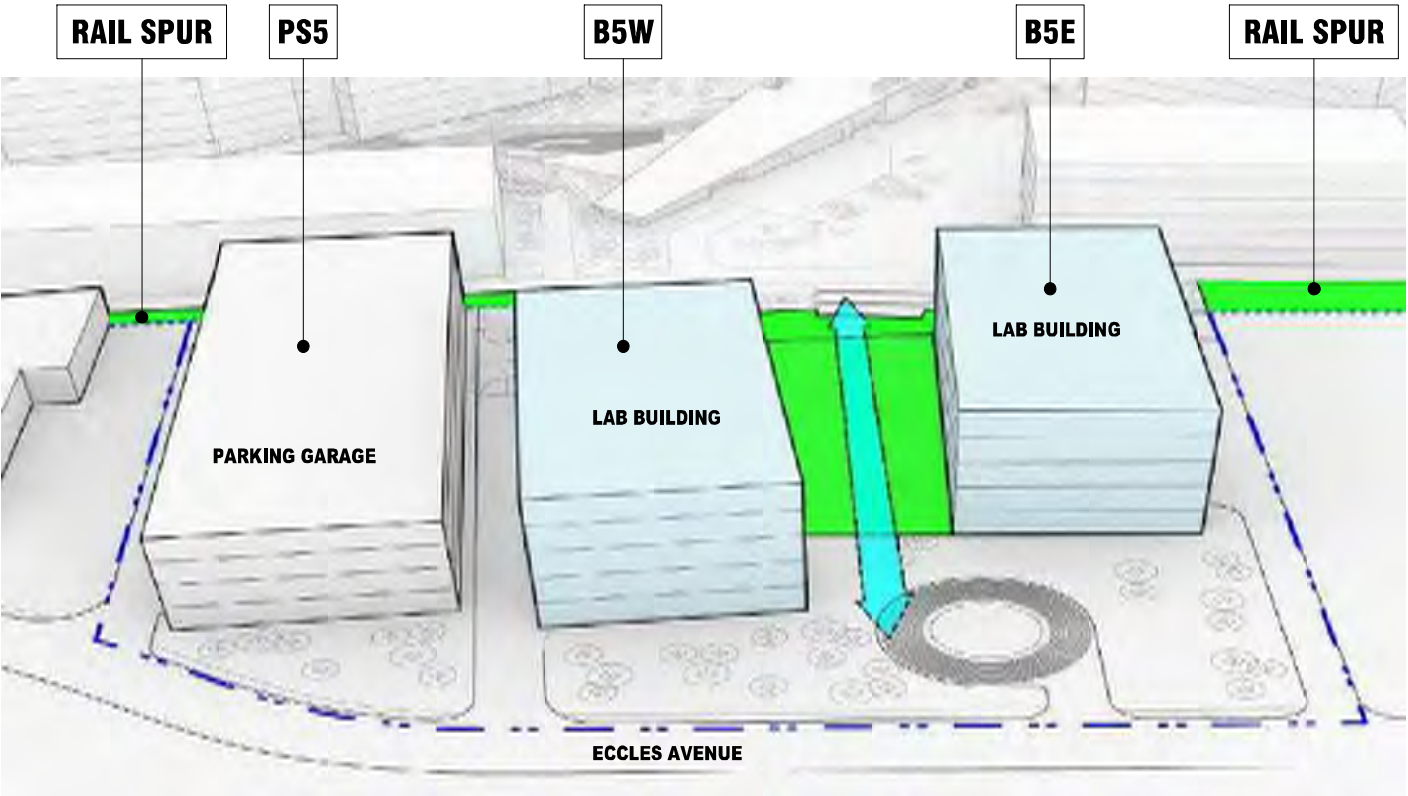
Project Key Plan

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Rev	Date	Description
Project Title		
 601 Gateway Boulevard, Suite 1145 South San Francisco, CA 94080		
GATEWAY OF PACIFIC		
GOP 5 USE PERMIT		
Project Phase		
Use Permit		
Date	Drawn By	
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Project Number	Checked By	
20189-00	FLAD	
Sheet Title		
EXISTING SITE PHOTOS		
Sheet Number	Rev. No.	
G5-004		



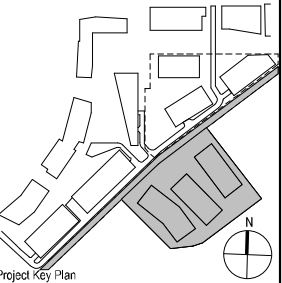
- PREVIOUSLY ENTITLED DESIGN - USE PERMIT**
- **FILE NUMBER: 16-343**
 - **ENACTMENT NUMBER: RES 94-2016**
 - **DATE: MARCH 2016**



- UPDATED DESIGN - USE PERMIT MODIFICATION**
- **REVISIONS TO SITE PLAN LAYOUT TO FACILITATE CONNECTION TO OVERALL GOP CAMPUS**
 - **FACADE DESIGN UPDATED TO ACCOMMODATE CONTEMPORARY LAB BUILDING STANDARDS**
 - **EXPAND AREA TO ENCOMPASS RAIL SPURS AND PROVIDE PEDESTRIAN AND BICYCLE CONNECTIONS.**
 - **DATE: JUNE 2020**

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GATEWAY OF PACIFIC

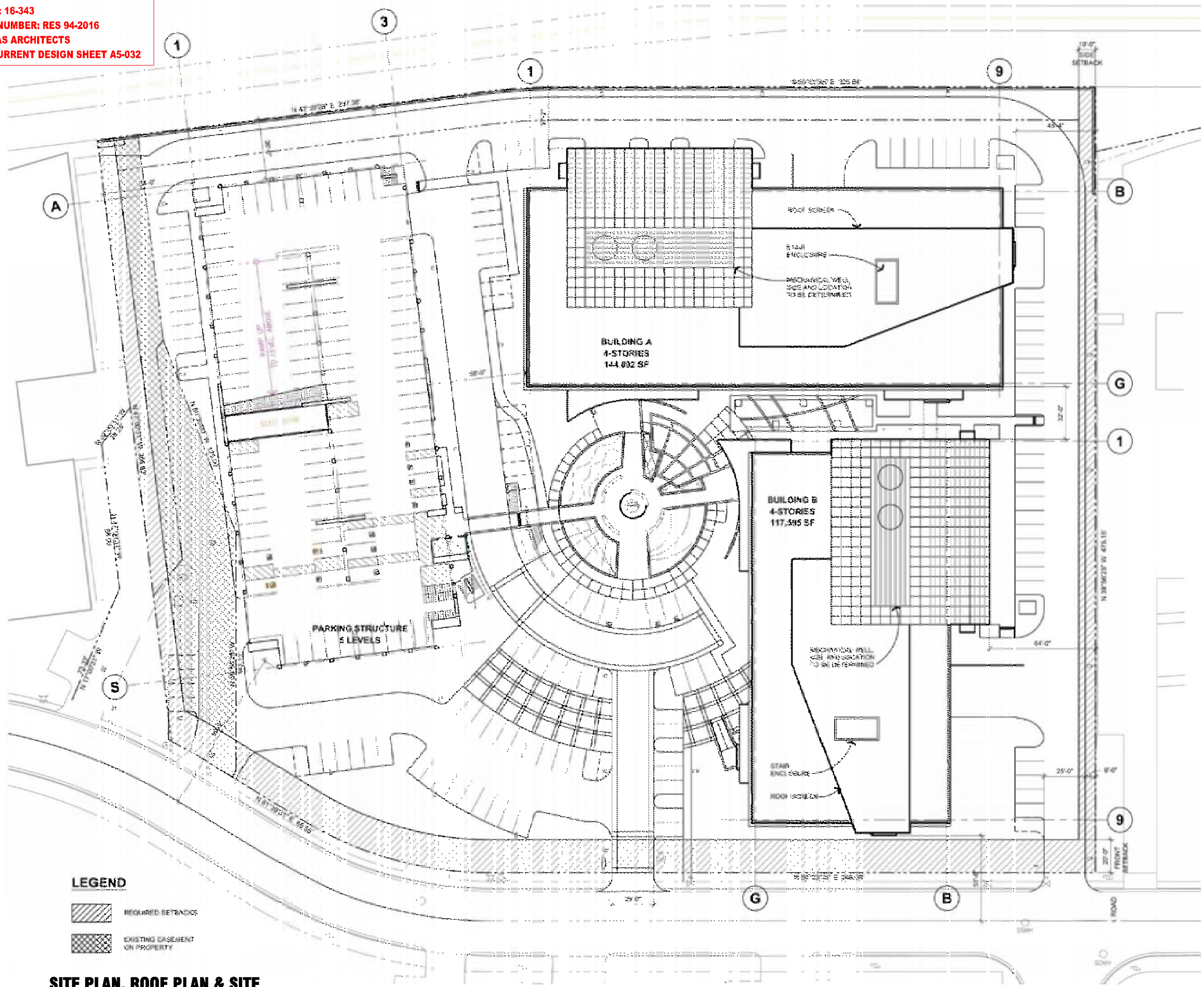
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Project Phase Use Permit	
Date 06/08/20	Drawn By FLAD
Project Number 20189-00	Checked By FLAD

Sheet Title
PREVIOUS & UPDATED SITE DIAGRAMS

Sheet Number G5-030	Rev. No.
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PREVIOUSLY ENTITLED DESIGN - USE PERMIT
- FILE NUMBER: 16-343
- ENACTMENT NUMBER: RES 94-2016
- DESIGN BY CAS ARCHITECTS
SUPERSEDED BY CURRENT DESIGN SHEET A5-032



SITE DATA	
TOTAL LOT AREA:	265,618 GFA
FAR ALLOWED:	1.0
BUILDING AREA:	
BUILDING A:	144,892 GFA
BUILDING B:	117,395 GFA
BRIDGE:	440 GFA
TOTAL:	262,727 GFA
FAR SHOWN:	0.989
PARKING:	
PARKING PROVIDED AT 2.5/1000 SF	655 CARS
GFA - GROSS FLOOR AREA	

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Project Key Plan

NOT FOR CONSTRUCTION

Rev	Date	Description
1	06/08/20	Use Permit

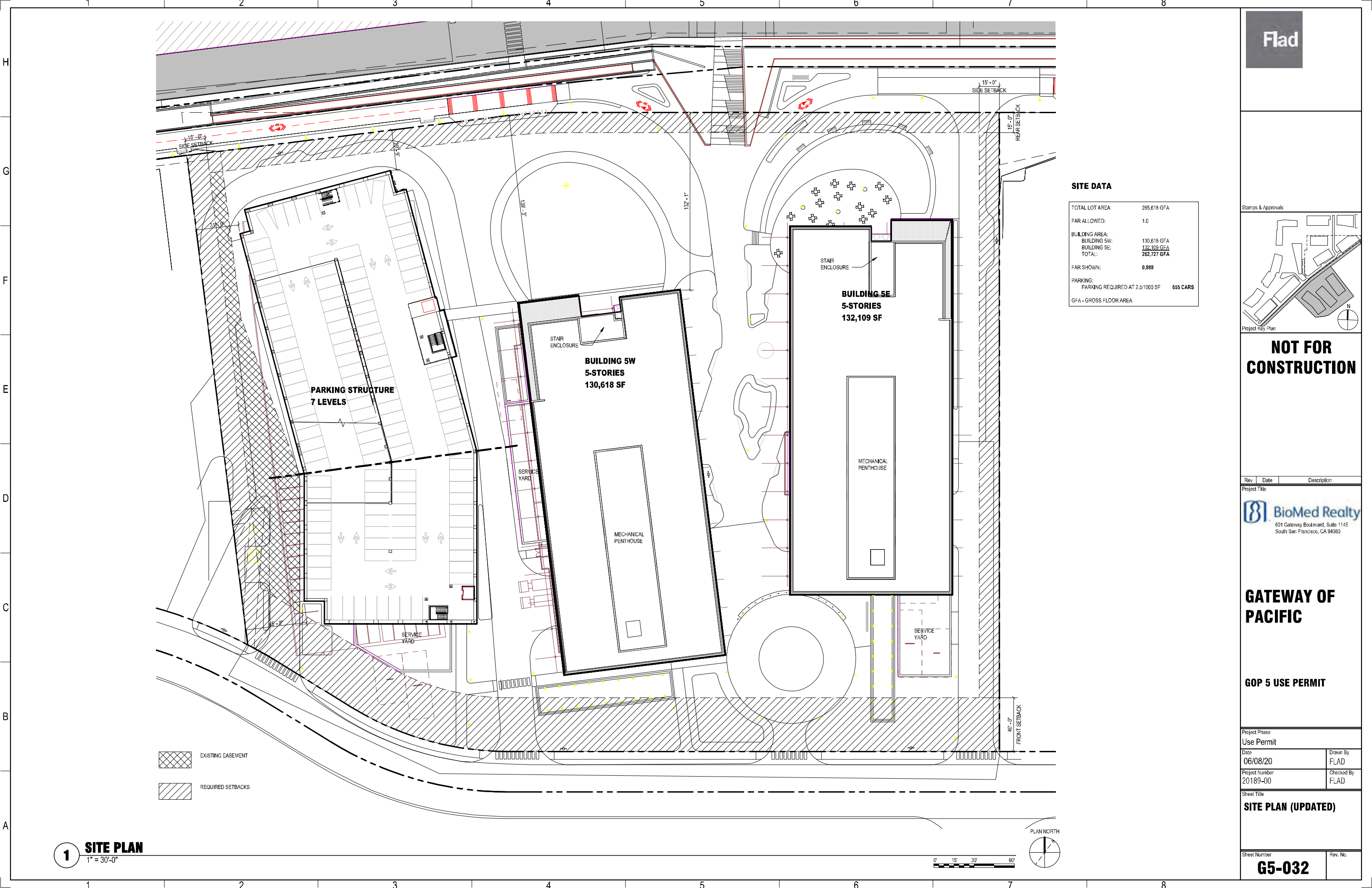
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GATEWAY OF PACIFIC

GOP 5 USE PERMIT

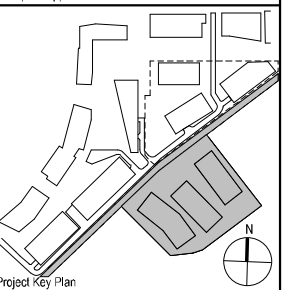
Project Phase	Use Permit
Date	06/08/20
Project Number	20189-00

Sheet Title	Sheet Number	Rev. No.
SITE PLAN (PREVIOUSLY ENTITLED)	G5-031	



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GOP 5 USE PERMIT

Project Phase	
Use Permit	
Date	Drawn By
06/08/20	FLAD
Project Number	Checked By
20189-00	FLAD

SITE PLAN (UPDATED)

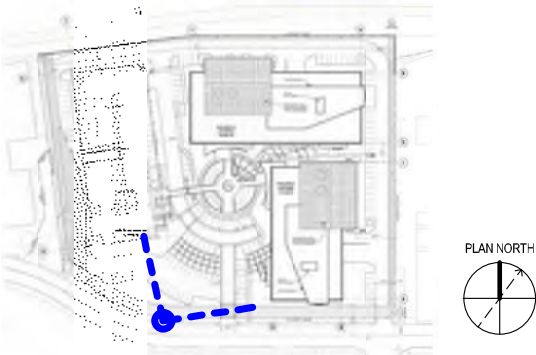
Sheet Number	Rev. No.
G5-032	

1 SITE PLAN
1" = 30'-0"



PREVIOUSLY ENTITLED DESIGN - USE PERMIT

- **FILE NUMBER: 16-343**
- **ENACTMENT NUMBER: RES 94-2016**
- **DESIGN BY CAS ARCHITECTS**

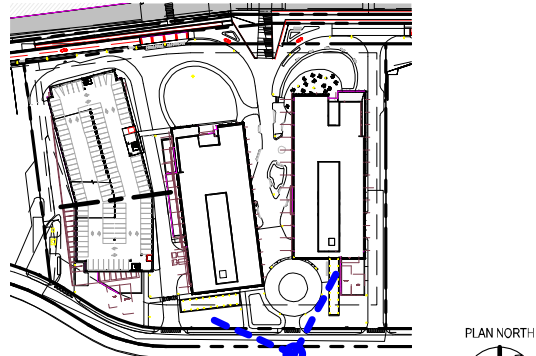


VIEW FROM ECCLES (PREVIOUSLY ENTITLED)



UPDATED DESIGN - USE PERMIT MODIFICATION

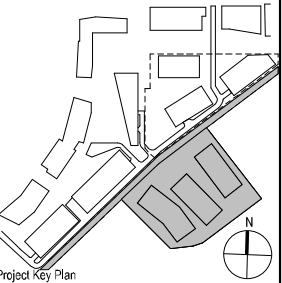
- **REVISIONS TO SITE PLAN LAYOUT TO FACILITATE CONNECTION TO OVERALL GOP CAMPUS**
- **FACADE DESIGN UPDATED TO ACCOMMODATE CONTEMPORARY LAB BUILDING STANDARDS**
- **EXPAND AREA TO ENCOMPASS RAIL SPURS AND PROVIDE PEDESTRIAN AND BICYCLE CONNECTIONS.**



VIEW FROM ECCLES (UPDATED)

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Project Title		
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GATEWAY OF PACIFIC

GOP 5 USE PERMIT

Project Phase	
Use Permit	
Date	Drawn By
06/08/20	FLAD
Project Number	Checked By
20189-00	FLAD

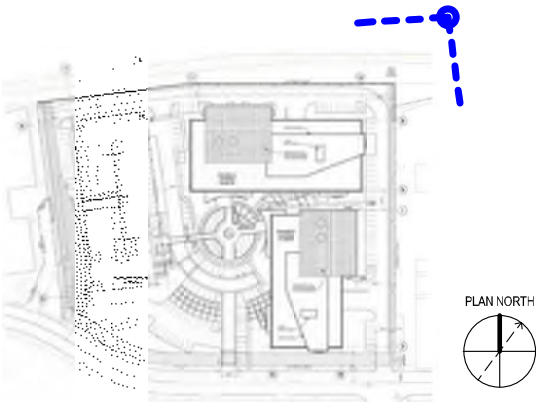
PREVIOUS & UPDATED RENDERINGS

Sheet Number	Rev. No.
G5-033	



PREVIOUSLY ENTITLED DESIGN - USE PERMIT

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- **ENACTMENT NUMBER: RES 94-2016**
- **DESIGN BY CAS ARCHITECTS**

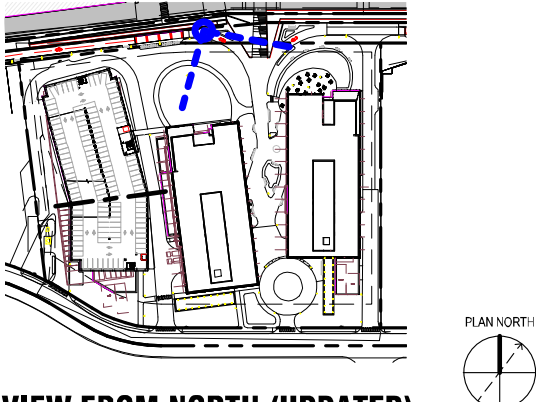


VIEW FROM NORTH (PREVIOUSLY ENTITLED)



UPDATED DESIGN - USE PERMIT MODIFICATION

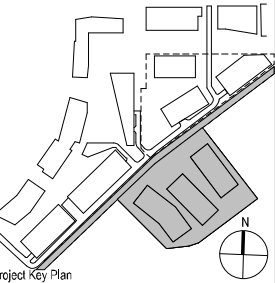
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VIEW FROM NORTH (UPDATED)

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Rev | Date | Description

Project Title

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GATEWAY OF PACIFIC

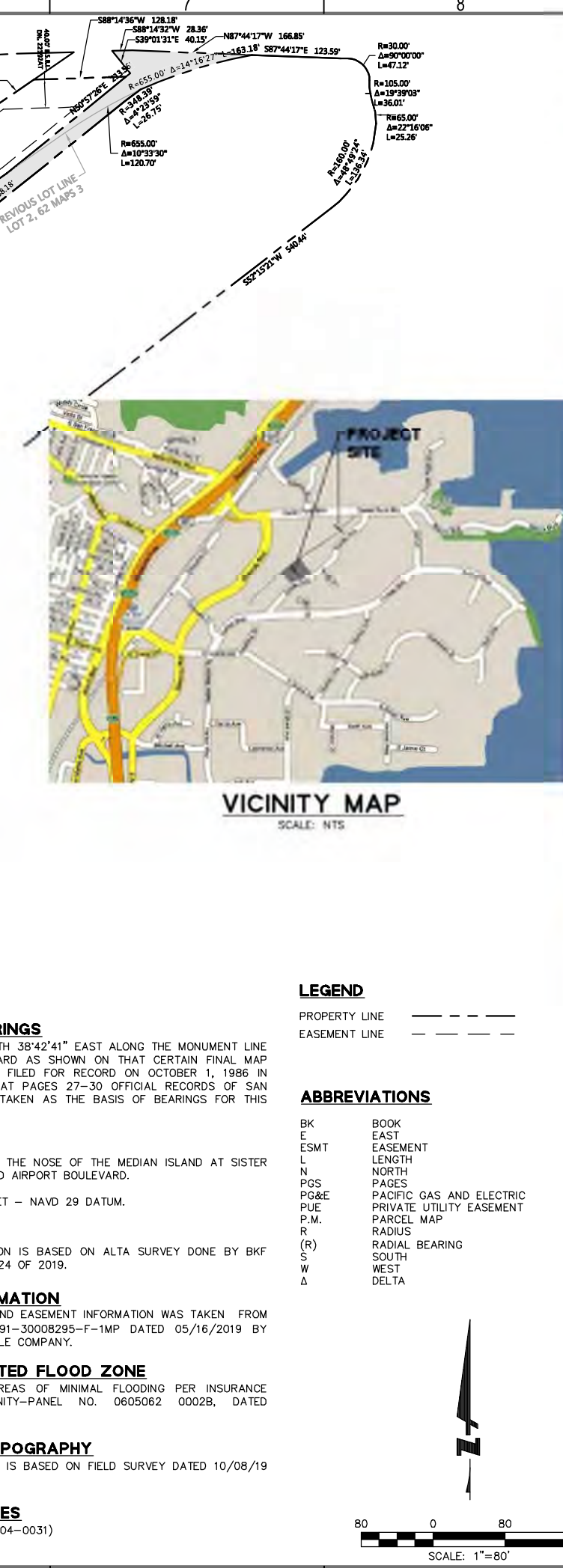
GOP 5 USE PERMIT

Project Phase
Use Permit

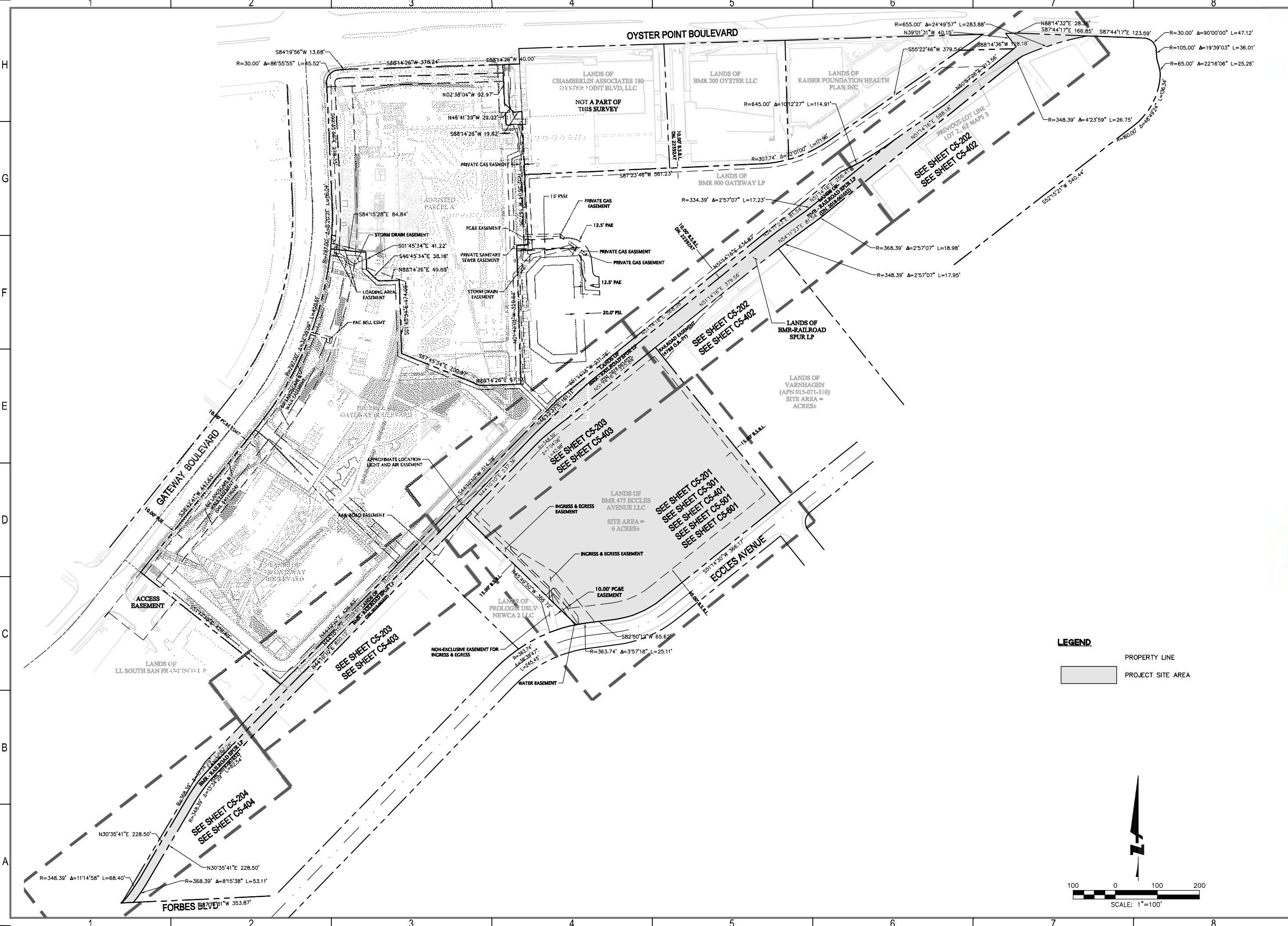
Date 06/08/20	Drawn By FLAD
Project Number 20189-00	Checked By FLAD

Sheet Title
PREVIOUS & UPDATED RENDERINGS

Sheet Number G5-034	Rev. No.
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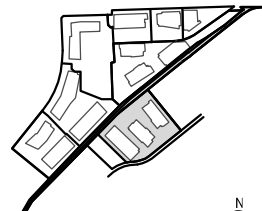
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Project Key Plan

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Rev.	Date	Description
1	06/08/2020	Initial Issue


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GATEWAY OF PACIFIC

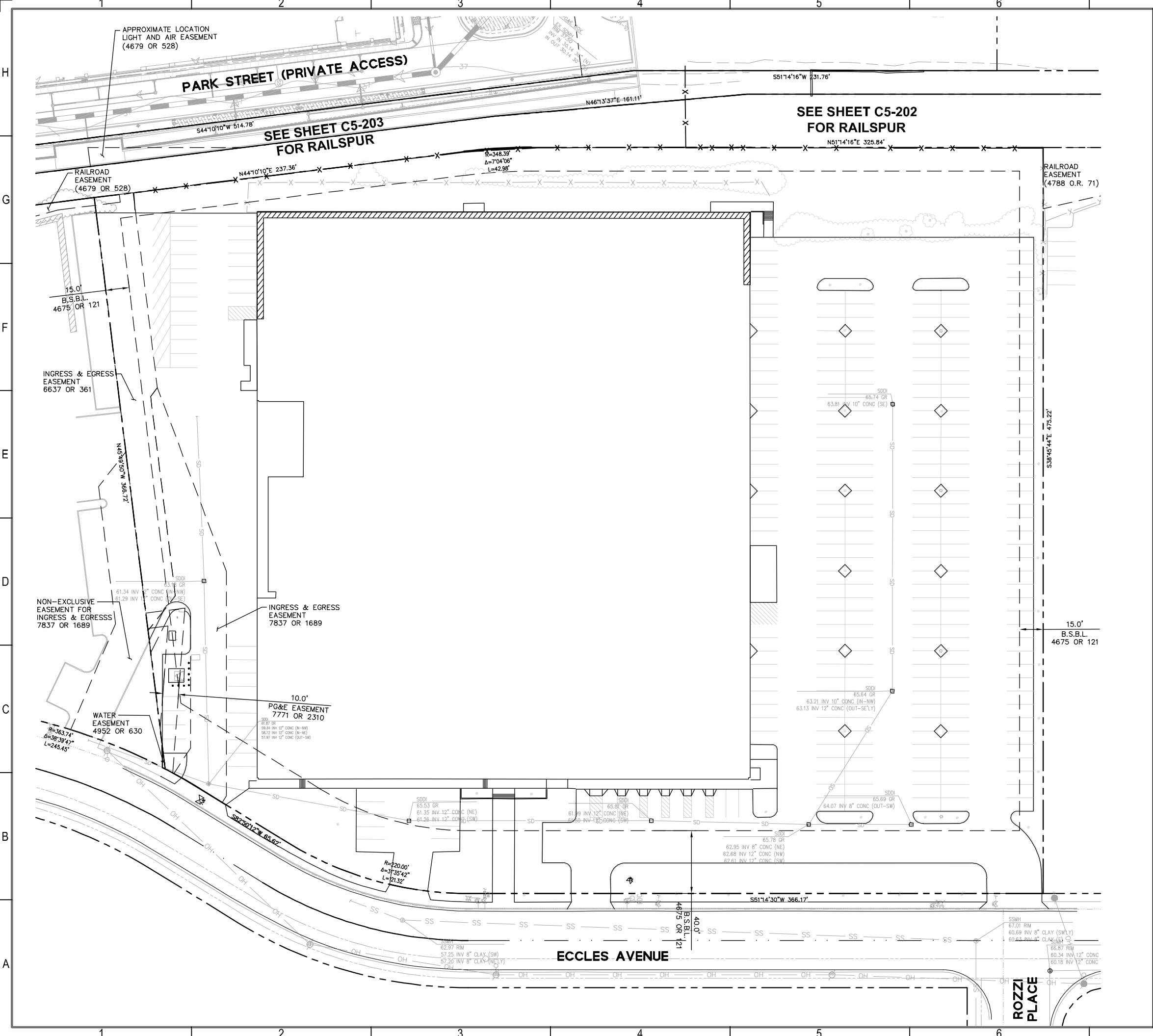
Phase 5
South San Francisco, CA 94080

GOP 5 - 475 ECCLES
USE PERMIT

Project Phase USE PERMIT	
Date 06/08/2020	Drawn By KA
Project Number C20120226	Checked By JJ
Sheet Title	

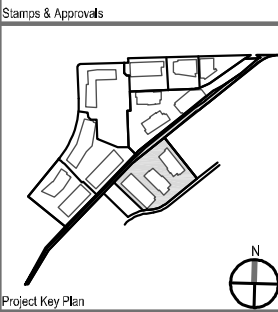
OVERALL EXISTING CONDITIONS

Sheet Number C5-200	Rev. No.
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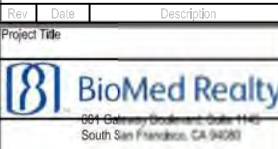
- LEGEND**
- PROPERTY LINE
 - EASEMENT LINE
 - EXISTING CONTOUR
 - STORM DRAIN LINE
 - SD STORM DRAIN LINE
 - SS SANITARY SEWER LINE
 - OH OVERHEAD LINE
 - WATER LINE
 - GAS LINE
 - ELECTRIC LINE
 - COMMUNICATION LINE
 - FIRE DEPARTMENT CONNECTION
 - FIRE HYDRANT
 - LIGHT
 - POST INDICATOR VALVE
 - POWER POLE
 - SIGN
 - STREET LIGHT
 - SANITARY SEWER MANHOLE
 - STORM DRAIN MAHOLE
 - TELEPHONE MANHOLE
 - TRAFFIC SIGNAL LIGHT
 - TRAFFIC SIGNAL LIGHT
 - WATER VALVE



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GATEWAY OF PACIFIC

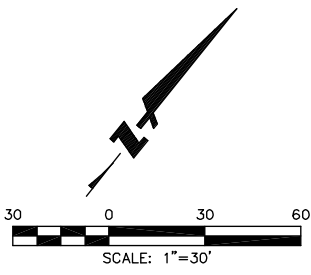
Phase 5
South San Francisco, CA 94080

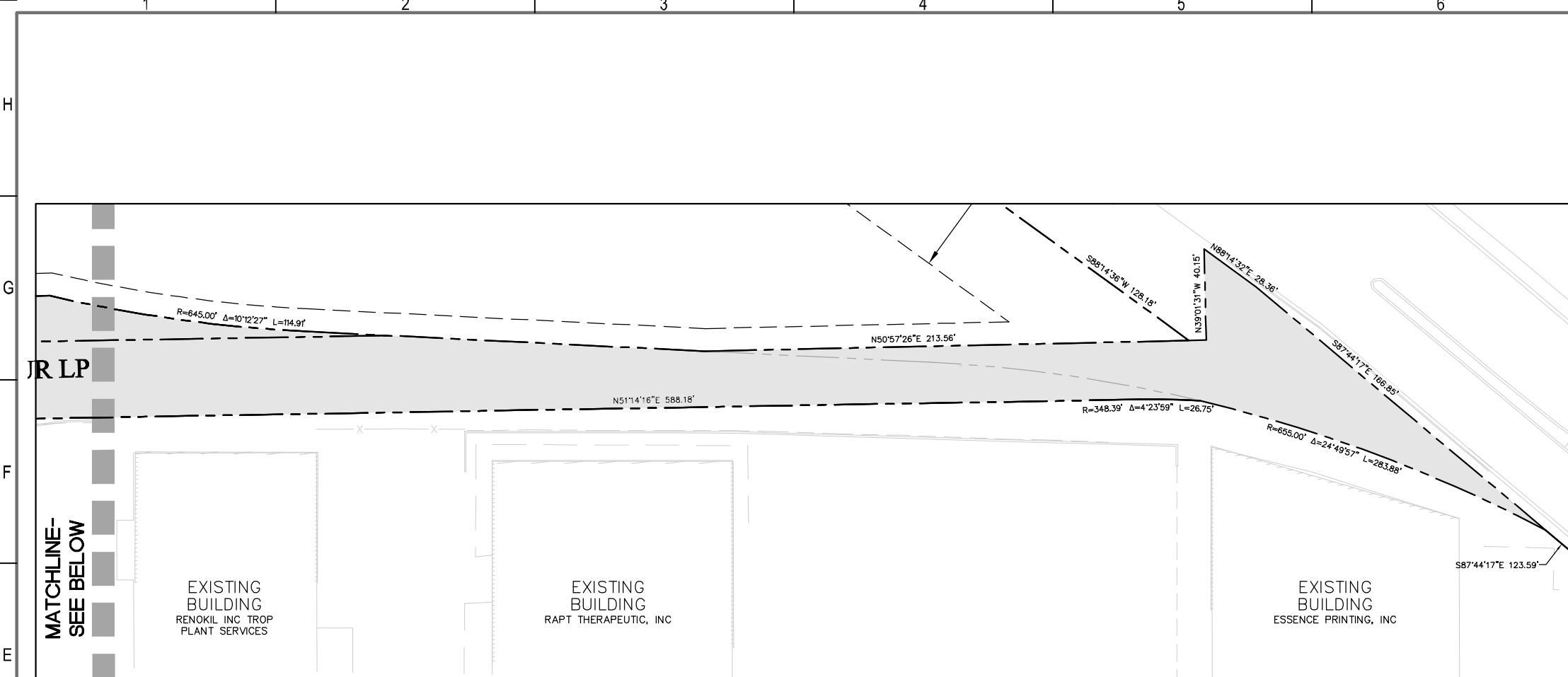
GOP 5 - 475 ECCLES USE PERMIT

Project Phase USE PERMIT	
Date 06/08/2020	Drawn By KA
Project Number C20120226	Checked By JJ
Sheet Title	

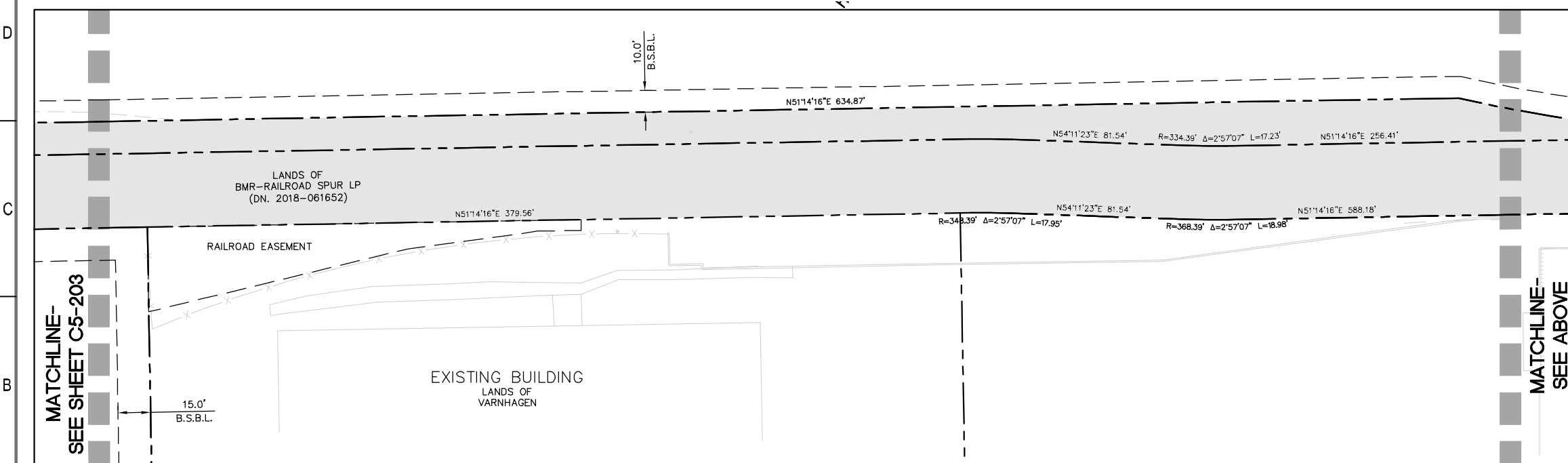
EXISTING CONDITIONS

Sheet Number C5-201	Rev. No.
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1 RAIL SPUR EXISTING CONDITION 1



2 RAIL SPUR EXISTING CONDITION 2

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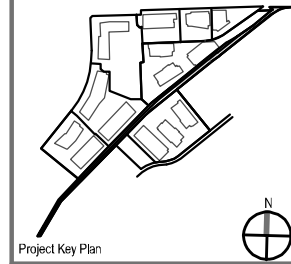
LEGEND

- | | |
|---|----------------------------|
| | PROPERTY LINE |
| | EASEMENT LINE |
| ~~~~~ | EXISTING CONTOUR |
|  | STORM DRAIN LINE |
| —SD— | STORM DRAIN LINE |
| —SS— | SANITARY SEWER LINE |
| —OH— | OVERHEAD LINE |
| | WATER LINE |
| | GAS LINE |
| | ELECTRIC LINE |
| | COMMUNICATION LINE |
|  | FIRE DEPARTMENT CONNECTION |
|  | FIRE HYDRANT |
|  | LIGHT |
|  | POST INDICATOR VALVE |
| | POWER POLE |
|  | SIGN |
|  | STREET LIGHT |
|  | SANITARY SEWER MANHOLE |
|  | STORM DRAIN MAHOLE |
|  | TELEPHONE MANHOLE |
|  | TRAFFIC SIGNAL LIGHT |
|  | TRAFFIC SIGNAL LIGHT |
|  | WATER VALVE |
|  | RAIL SPUR PARCELS |

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Project Key Plan

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Know what's **below**.
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Rev	Date	Description
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GATEWAY OF PACIFIC

Phase 5
South San Francisco, CA 94080

**GOP 5 - 475 ECCLES
USE PERMIT**

Project Phase
USE PERMIT

Date
06/08/2020

Drawn By
KA

Project Number
C20120226Checked By
JJ

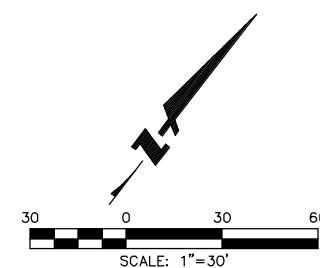
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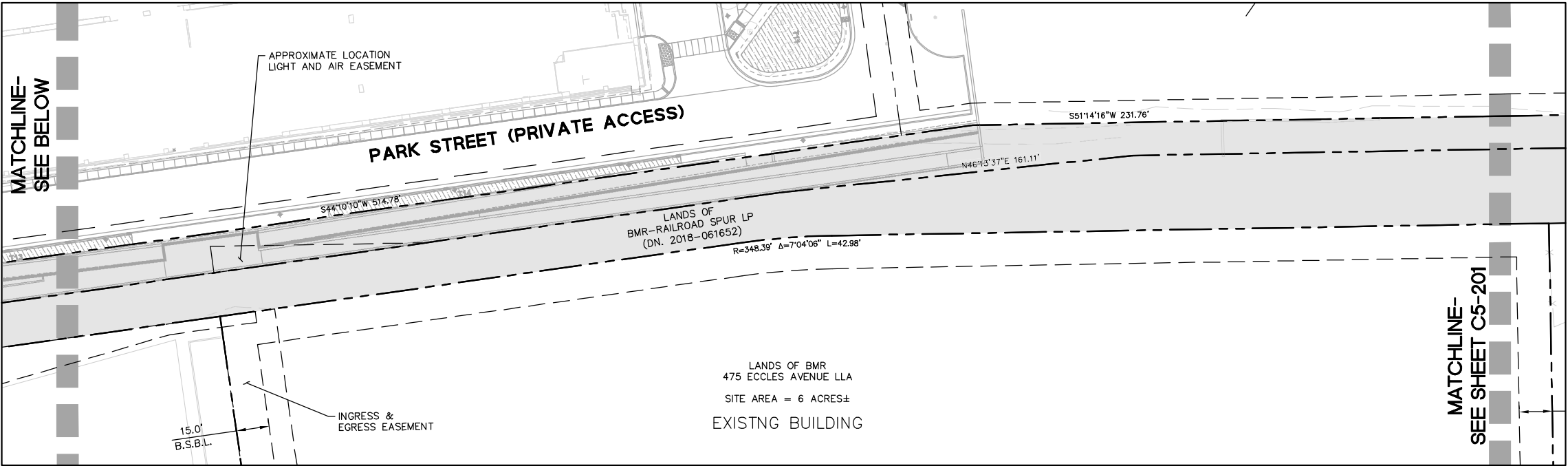
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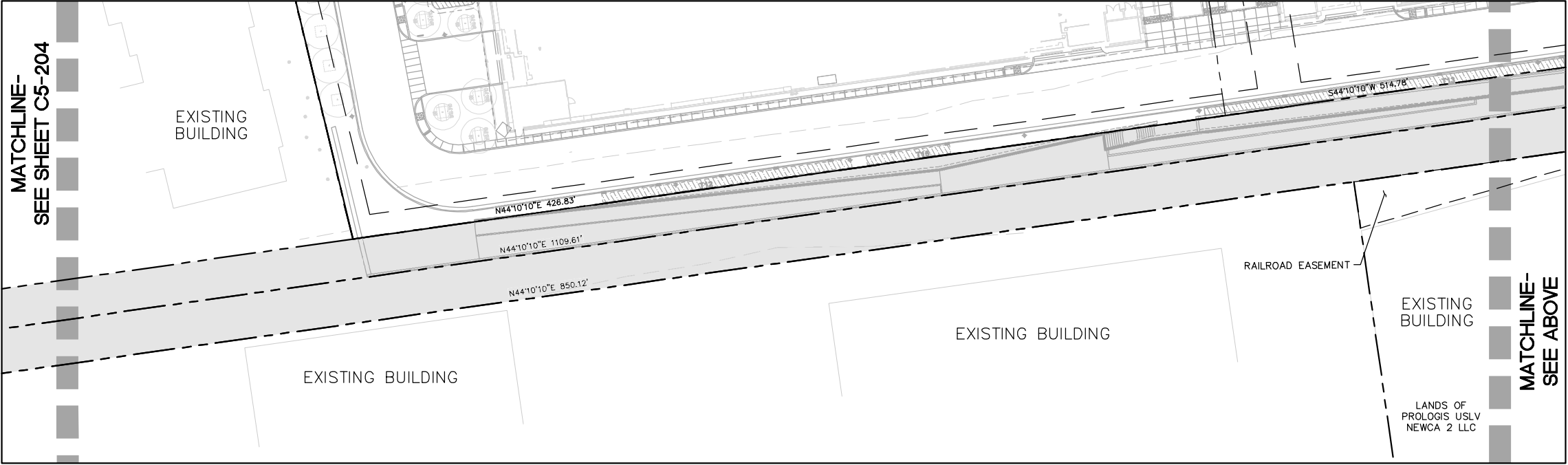
Rev. No.

C5-202





3 RAIL SPUR EXISTING CONDITION 3
SCALE: 1"=30'



4 RAIL SPUR EXISTING CONDITION 4
SCALE: 1"=30'

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- LEGEND**
- PROPERTY LINE
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 - TRAFFIC SIGNAL LIGHT
 - WATER VALVE
 - RAIL SPUR PARCELS

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Stamps & Approvals

Project Key Plan

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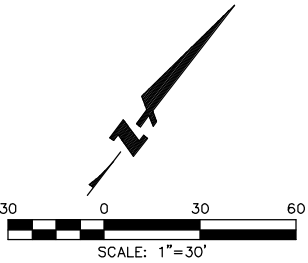
Rev.	Date	Description
BioMed Realty 601 Gateway Boulevard, Suite 1145 South San Francisco, CA 94080		

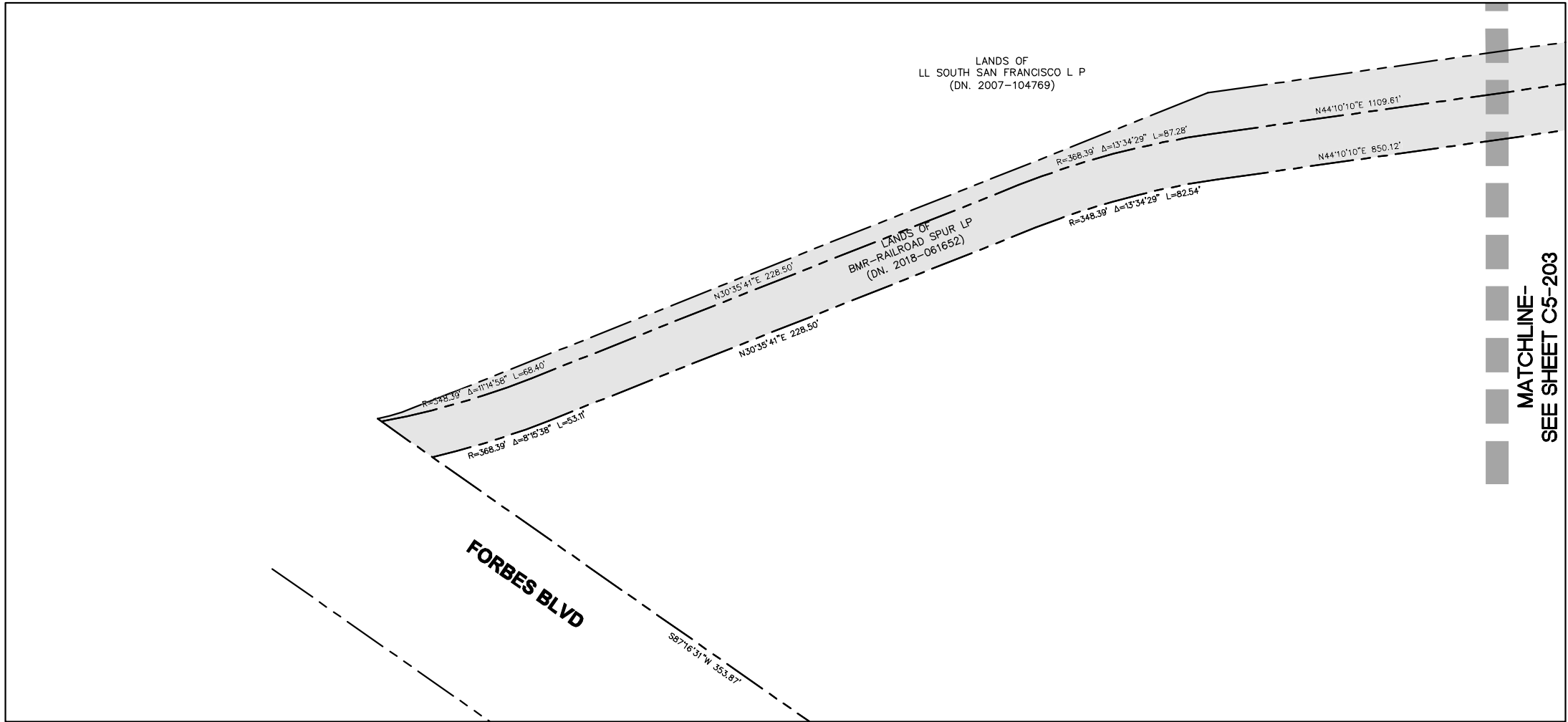
GATEWAY OF PACIFIC

Phase 5
South San Francisco, CA 94080

GOP 5 - 475 ECCLES USE PERMIT

Project Phase USE PERMIT	
Date 06/08/2020	Drawn By KA
Project Number C20120226	Checked By JJ
Sheet Title EXISTING CONDITIONS	
Sheet Number C5-203	Rev. No.

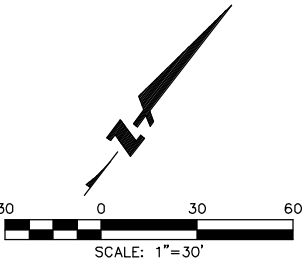




5 RAIL SPUR EXISTING CONDITION 5
SCALE: 1"=30'

UTILITY NOTES
THE UTILITY LINES SHOWN ON THIS PLAN ARE DERIVED FROM SURFACE OBSERVATIONS AND ARE APPROXIMATE ONLY. NO WARRANTY IS IMPLIED AS TO THE ACTUAL LOCATION. SIZE OR PRESENCE OF ANY LINES SHOWN HEREON OR ANY ADDITIONAL UTILITY LINES SHOWN ON THIS PLAN.

- LEGEND
- PROPERTY LINE
 - EASEMENT LINE
 - EXISTING CONTOUR
 - STORM DRAIN LINE
 - SD STORM DRAIN LINE
 - SS SANITARY SEWER LINE
 - OH OVERHEAD LINE
 - WATER LINE
 - GAS LINE
 - ELECTRIC LINE
 - COMMUNICATION LINE
 - FIRE DEPARTMENT CONNECTION
 - FIRE HYDRANT
 - LIGHT
 - POST INDICATOR VALVE
 - POWER POLE
 - SIGN
 - STREET LIGHT
 - SANITARY SEWER MANHOLE
 - STORM DRAIN MAHOLE
 - TELEPHONE MANHOLE
 - TRAFFIC SIGNAL LIGHT
 - TRAFFIC SIGNAL LIGHT
 - WATER VALVE
 - RAIL SPUR PARCELS



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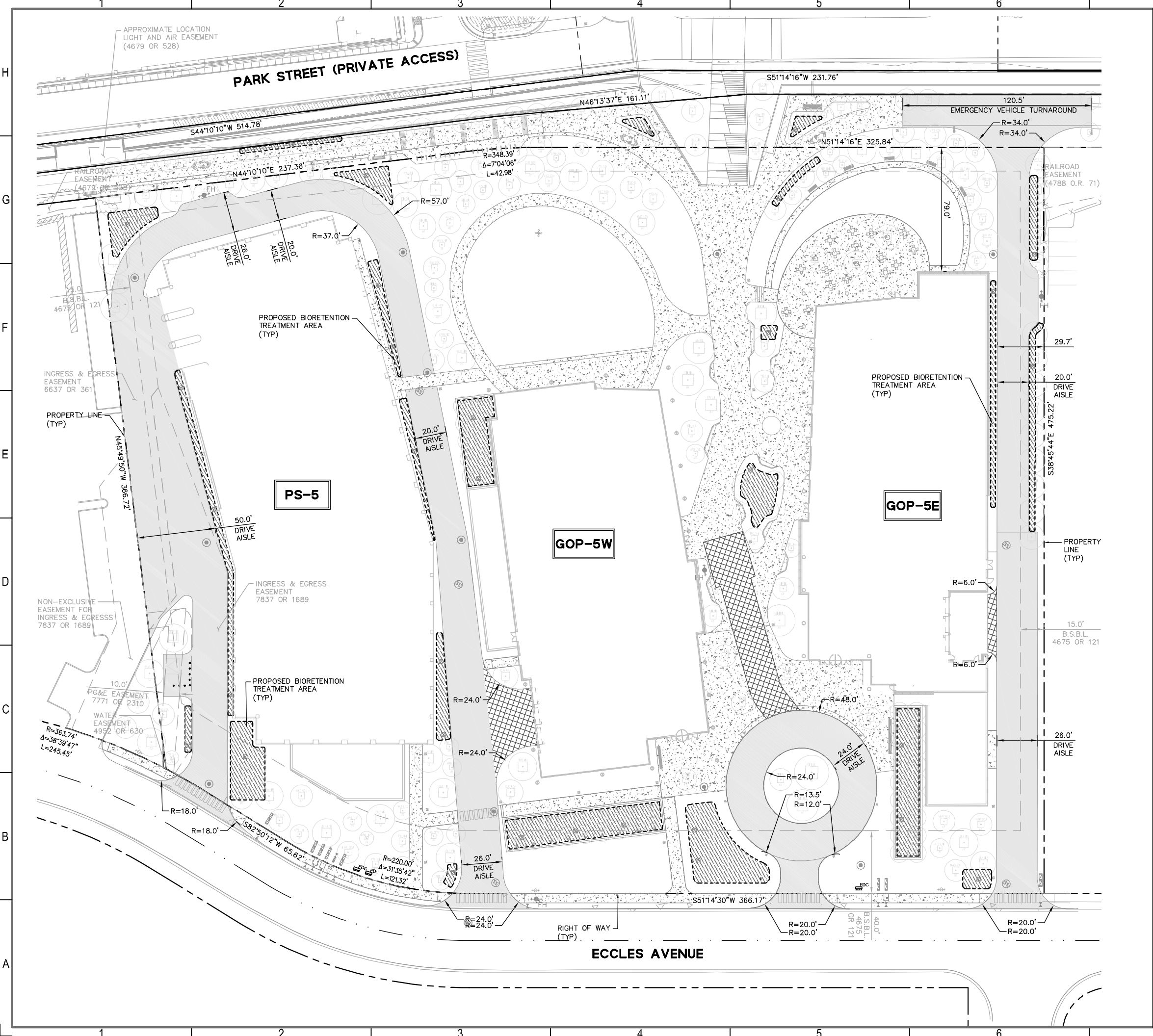
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Rev.	Date	Description
Project Title		
BioMed Realty 601 Gateway Boulevard, Suite 1145 South San Francisco, CA 94080		
GATEWAY OF PACIFIC Phase 5 South San Francisco, CA 94080 GOP 5 - 475 ECCLES USE PERMIT		
Project Phase		
USE PERMIT		
Date	06/08/2020	Drawn By
Project Number	C20120226	Checked By
Sheet Title		
EXISTING CONDITIONS		
Sheet Number	C5-204	Rev. No.



LEGEND

--- PROPERTY LINE

ASPHALT CONCRETE PAVEMENT

VEHICULAR CONCRETE

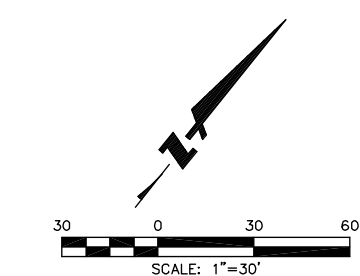
HARDSCAPE BY OTHERS

ABBREVIATIONS

EX EXISTING
BLDG BUILDING
ESMT EASEMENT
PSSE PRIVATE SANITARY SEWER EASEMENT
PAE PUBLIC ACCESS EASEMENT
B.S.B.L BUILDING SETBACK LINE
SDE STORM DRAIN EASEMENT
PSL PRIVATE SETBACK LINE
TYP TYPICAL

NOTES

1. EASEMENTS INTENDED TO BE QUITCLAIMED ARE NOT SHOWN ON THIS PLAN. REFER TO RECORD BOUNDARY AND EXISTING CONDITIONS PLANS FOR A FULL CATALOG OF EASEMENTS ENCUMBERING THE SITE.



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GATEWAY OF PACIFIC

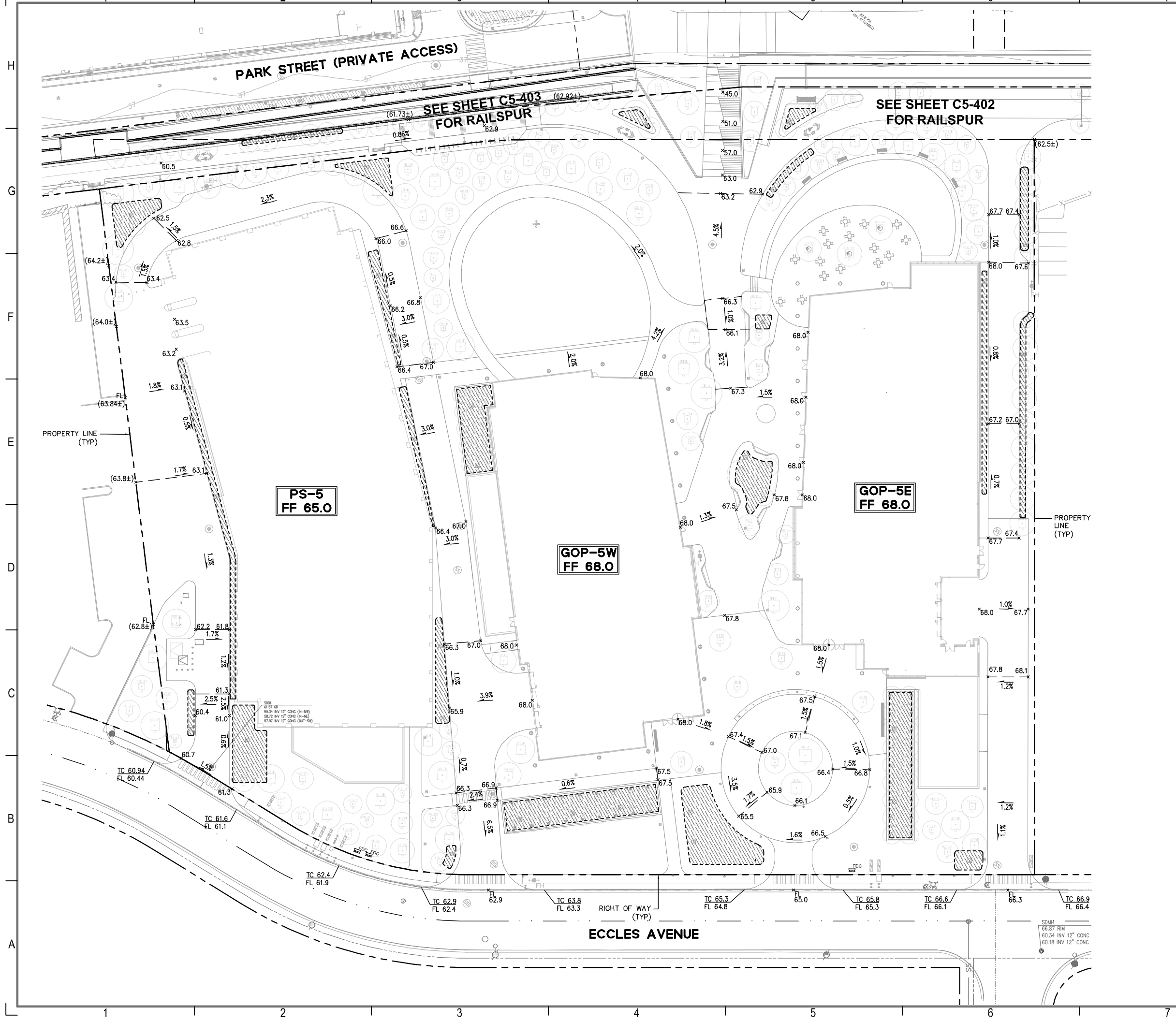
Phase 5
South San Francisco, CA 94080

**GOP 5 - 475 ECCLES
USE PERMIT**

Project Phase USE PERMIT	
Date 06/08/2020	Drawn By KA
Project Number C20120226	Checked By JJ
Sheet Title	

PROPOSED SITE PLAN

Sheet Number	Rev. No.
C5-301	



LEGEND

- PROPERTY LINE
- EX CONTOUR
- BIORETENTION AREA

NOTES
ALL GRADING WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS AND RECOMMENDATIONS CONTAINED IN THE PROJECT GEOTECHNICAL REPORT.

ABBREVIATIONS
TC TOP OF CURB
FL FLOW LINE
FG FINISHED GRADE
FF FINISHED FLOOR
EX EXISTING
GB GRADE BREAK

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Project Key Plan

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Rev Date Description

Product Title

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GATEWAY OF PACIFIC

Phase 5
South San Francisco, CA 94080

**GOP 5 - 475 ECCLES
USE PERMIT**

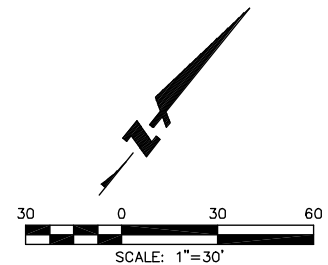
Project Phase
USE PERMIT

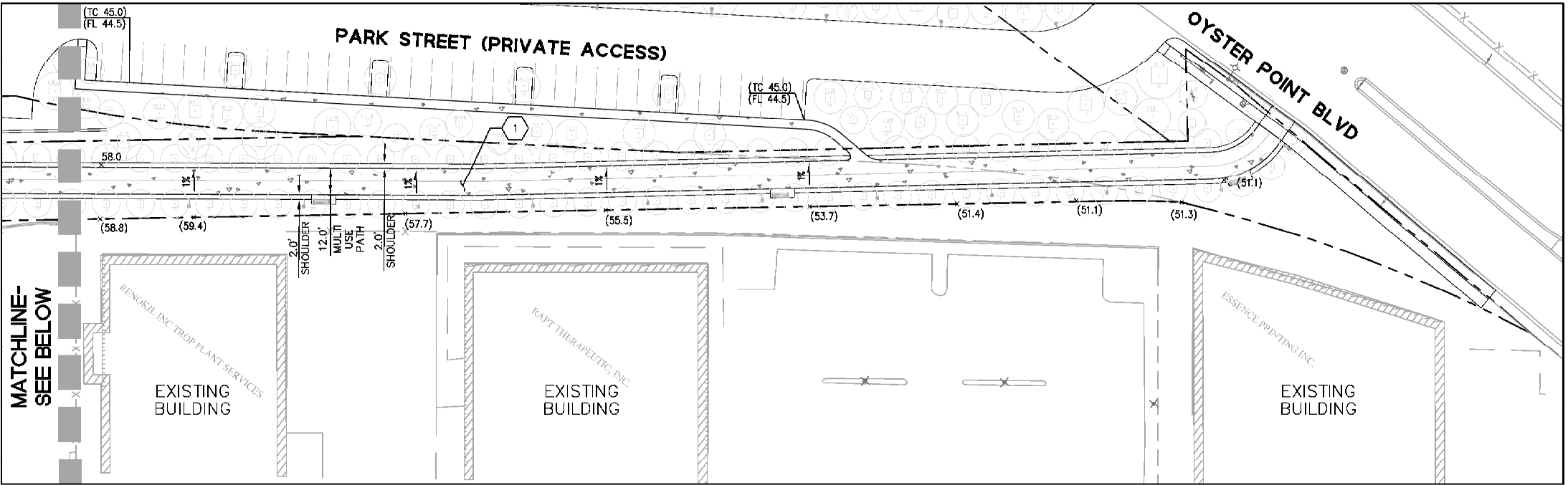
Date 06/08/2020	Drawn By KA
Project Number C20120226	Checked By JJ

Sheet Title

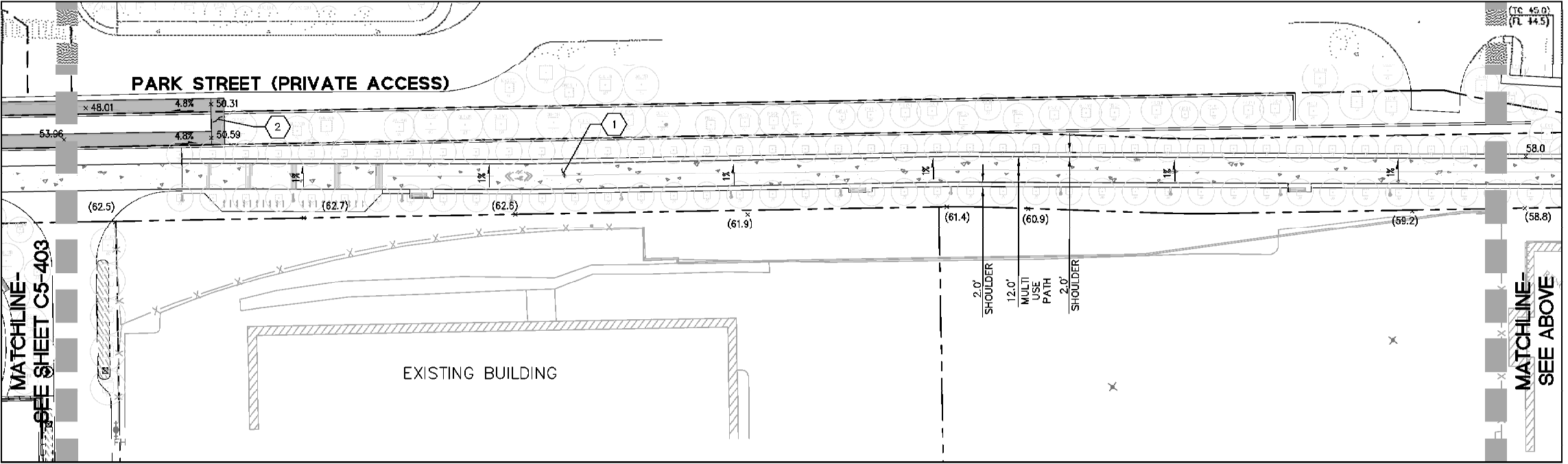
CONCEPTUAL GRADING PLAN

Sheet Number	Rev. No.
C5-401	





1 RAIL SPUR GRADING 1
SCALE: 1"=30'



2 RAIL SPUR GRADING 2
SCALE: 1"=30'

LEGEND

- PROPERTY LINE
- - - EXISTING CONTOUR
- x(100.0) EXISTING GROUND ELEVATION
- x100.0 PROPOSED FINISH GRADE
- [Pattern] HARDSCAPE BY OTHERS
- [Pattern] RAMPING SYSTEM BY OTHERS

KEY NOTES

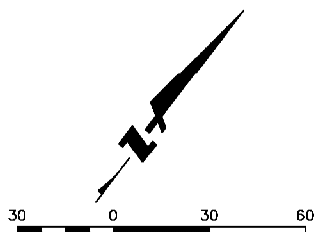
- 1 PROPOSED PATHWAY
- 2 PROPOSED PEDESTRIAN RAMP

NOTES

- EASEMENTS INTENDED TO BE OUTCLAIMED ARE NOT SHOWN ON THIS PLAN. REFER TO RECORD BOUNDARY AND EXISTING CONDITIONS PLANS FOR A FULL CATALOG OF EASEMENTS ENCUMBERING THE SITE.
- STORMWATER RUNOFF FROM THE RAIL SPUR IMPERVIOUS PATH TO BE TREATED VIA 2:1 METHOD WITH ADJACENT SELF-RETAINING LANDSCAPE AREAS.

ABBREVIATIONS

- TC TOP OF CURB
- FL FLOW LINE
- FG FINISHED GRADE
- FF FINISHED FLOOR
- EX EXISTING
- GB GRADE BREAK



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Rev	Date	Description

Project Title

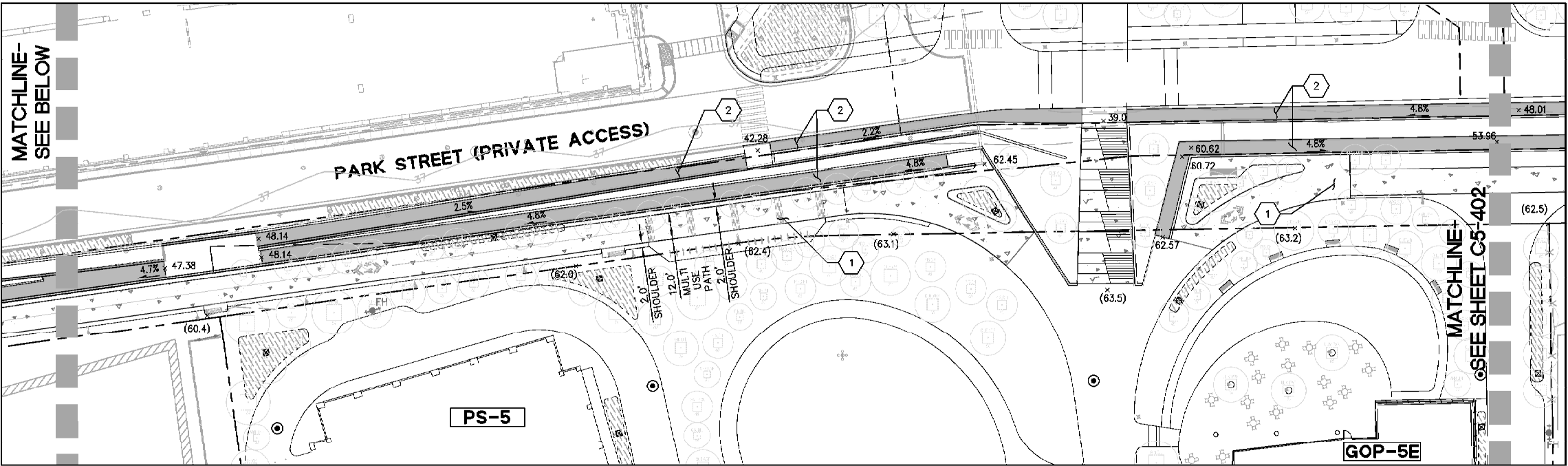
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GATEWAY OF PACIFIC

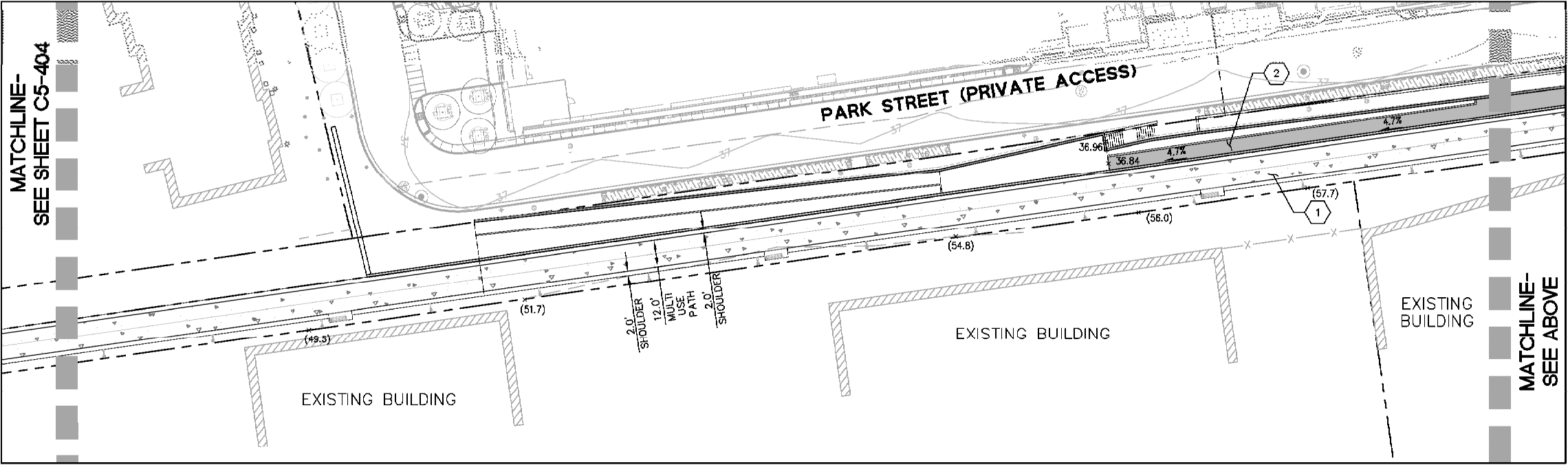
Phase 5
South San Francisco, CA 94080

GOP 5 - 475 ECCLES USE PERMIT

Project Phase	
USE PERMIT	
Date	Drawn By
06/08/2020	KA
Project Number	Checked By
C20120226	JJ
Sheet Title	
CONCEPTUAL GRADING PLAN	
Sheet Number	Rev No



3 RAIL SPUR GRADING 3
SCALE: 1"=30'



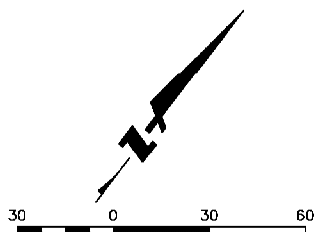
4 RAIL SPUR GRADING 4
SCALE: 1"=30'

- LEGEND**
- PROPERTY LINE
 - EXISTING CONTOUR
 - EXISTING ELEVATION
 - PROPOSED FINISH GRADE
 - HARDSCAPE BY OTHERS
 - RAMPING SYSTEM BY OTHERS

- KEY NOTES**
- 1 PROPOSED PATHWAY
 - 2 PROPOSED PEDESTRIAN RAMP

- NOTES**
- EASEMENTS INTENDED TO BE QUITCLAIMED ARE NOT SHOWN ON THIS PLAN. REFER TO RECORD BOUNDARY AND EXISTING CONDITIONS PLANS FOR A FULL CATALOG OF EASEMENTS ENCUMBERING THE SITE.
 - STORMWATER RUNOFF FROM THE RAIL SPUR IMPERVIOUS PATH TO BE TREATED VIA 2:1 METHOD WITH ADJACENT SELF-RETAINING LANDSCAPE AREAS.

- ABBREVIATIONS**
- TC TOP OF CURB
 - FL FLOW LINE
 - FG FINISHED GRADE
 - FF FINISHED FLOOR
 - EX EXISTING
 - GB GRADE BREAK



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Project Key Plan

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Rev Date Description

Project Title

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GATEWAY OF PACIFIC

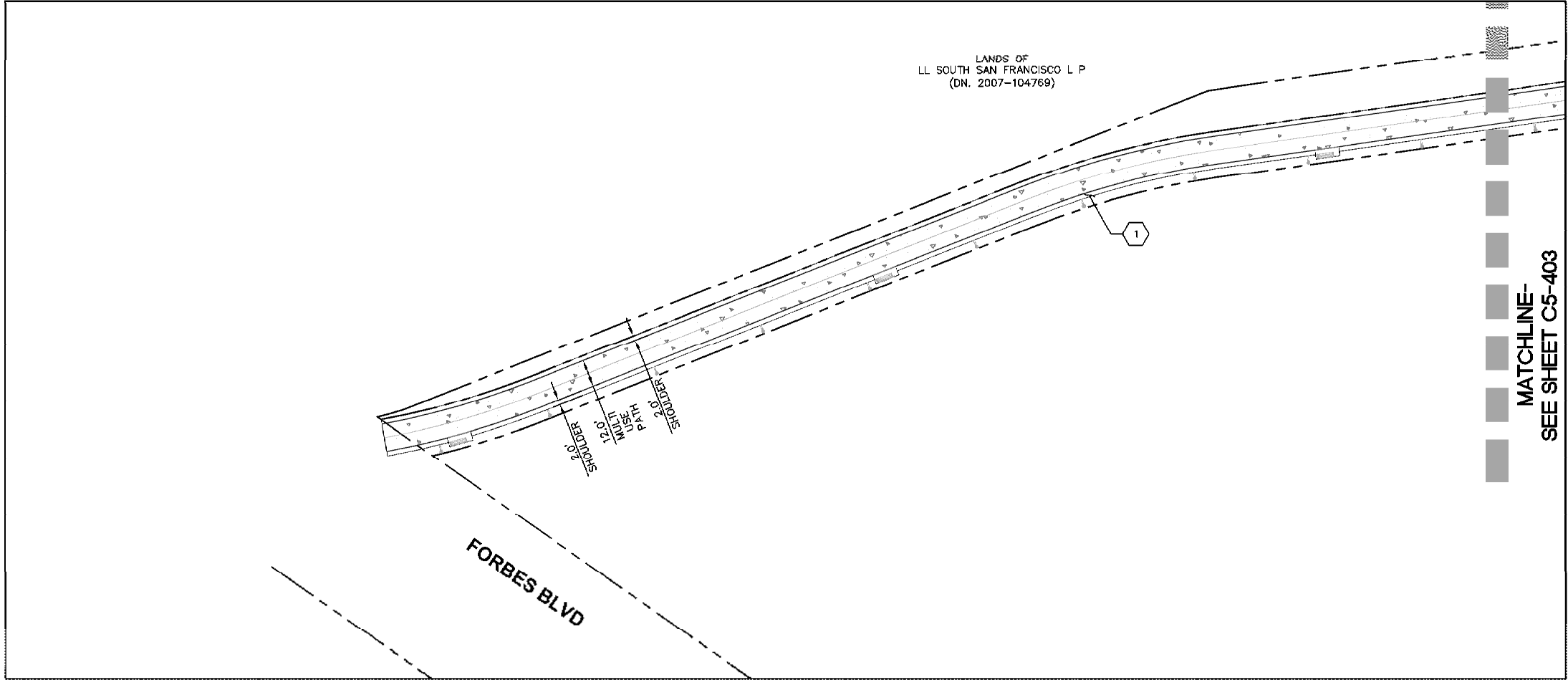
Phase 5
South San Francisco, CA 94080

GOP 5 - 475 ECCLES USE PERMIT

Project Phase USE PERMIT	
Date 06/08/2020	Drawn By KA
Project Number C20120226	Checked By JJ
Sheet Title	

CONCEPTUAL GRADING PLAN

Sheet Number	Rev. No.
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5 RAIL SPUR GRADING 5
SCALE: 1"=30'

LEGEND

	PROPERTY LINE
	EXISTING CONTOUR
	EXISTING SPOT ELEVATION x100.0
	PROPOSED FINISH GRADE x100.0
	HARDSCAPE BY OTHERS
	RAMPING SYSTEM BY OTHERS

KEY NOTES

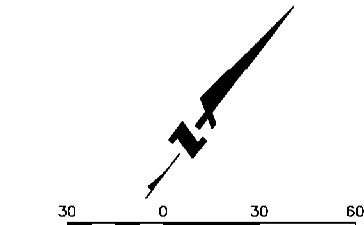
- 1 PROPOSED PATHWAY
- 2 PROPOSED PEDESTRIAN RAMP

NOTES

- EASEMENTS INTENDED TO BE OBTAINED ARE NOT SHOWN ON THIS PLAN. REFER TO RECORD BOUNDARY AND EXISTING CONDITIONS PLANS FOR A FULL CATALOG OF EASEMENTS ENCUMBERING THE SITE.
- STORMWATER RUNOFF FROM THE RAIL SPUR IMPERVIOUS PATH TO BE TREATED VIA 2:1 METHOD WITH ADJACENT SELF-RETAINING LANDSCAPE AREAS.

ABBREVIATIONS

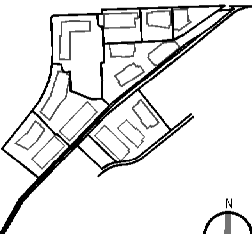
TC	TOP OF CURB
FL	FLOW LINE
FG	FINISHED GRADE
FF	FINISHED FLOOR
EX	EXISTING
GB	GRADE BREAK



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**GATEWAY OF
PACIFIC**

Phase 5
South San Francisco, CA 94080

**GOP 5 - 475 ECCLES
USE PERMIT**

Project Phase
USE PERMIT

Date
06/08/2020

Drawn By
KA

Project Number
C20120226

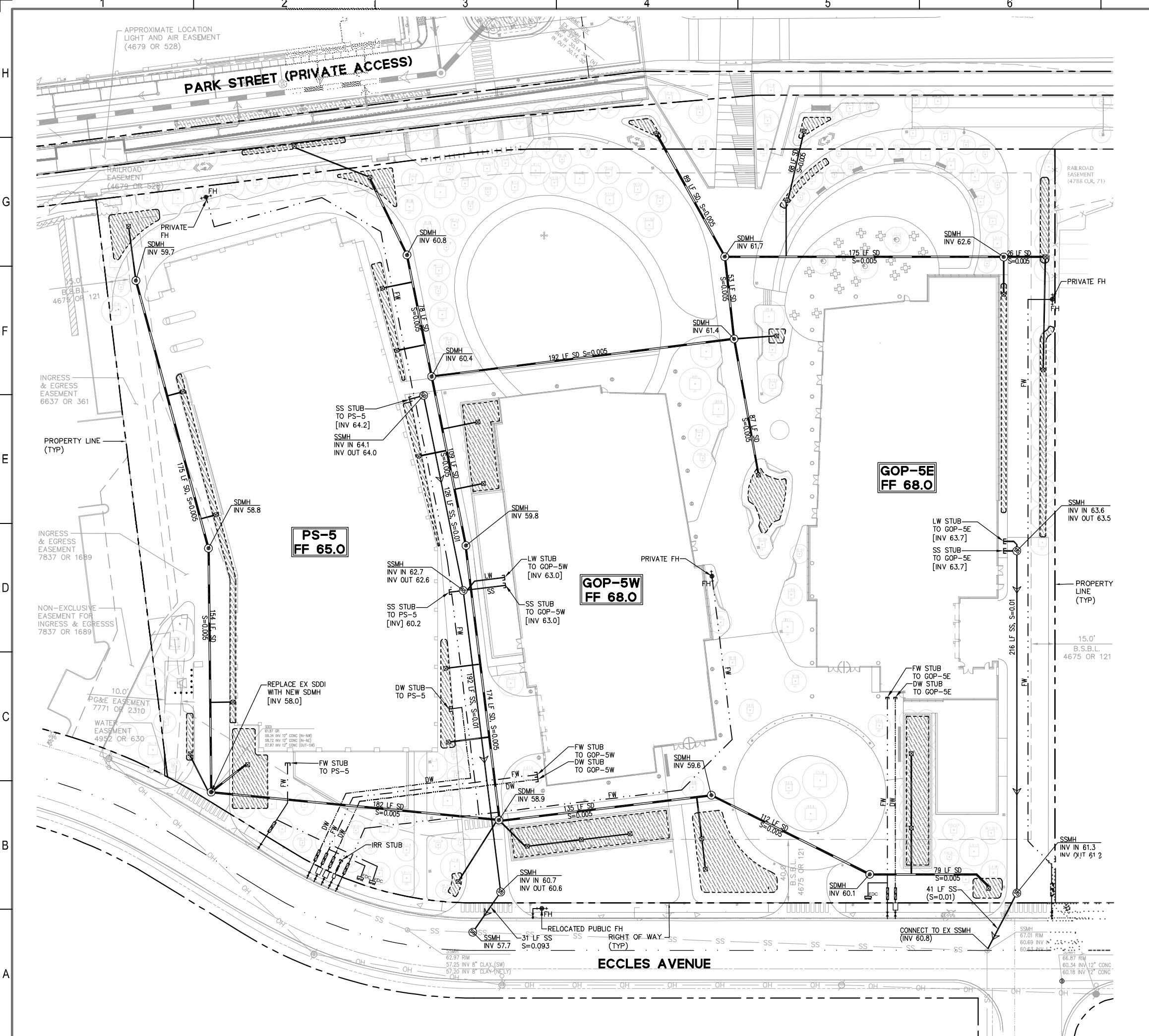
Checked By
JJ

Sheet Title

**CONCEPTUAL
GRADING PLAN**

Sheet Number

Rev. No.

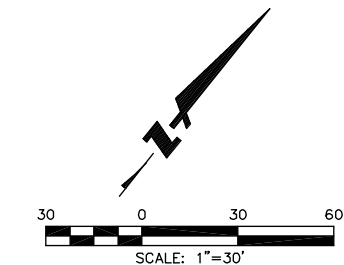


LEGEND

- PROPERTY LINE
- STORM DRAIN LINE (SD)
[MIN. SLOPE 0.5%]
- FIRE WATER LINE (FW)
- DOMESTIC WATER LINE (DW)
- SANITARY SEWER LINE (SS)
- BIORETENTION AREA
- STORM DRAIN MANHOLE (SDMH)
- SANITARY SEWER MANHOLE (SSMH)
- DRAIN INLET (SDI)
- WATER VALVE (WV)
- FIRE DEPARTMENT CONNECTION (FDC)
- FIRE HYDRANT (FH)
- BACKFLOW PREVENTER (BFP)
- WATER METER (WM)
- STORM DRAIN CLEANOUT (SDCO)

ABBREVIATIONS

- BFP BACKFLOW PREVENTOR
- DW DOMESTIC WATER
- EX EXISTING
- FDC FIRE DEPARTMENT CONNECTION
- FF FINISHED FLOOR
- FW FIRE WATER
- INV INVERT
- IRR IRRIGATION
- LF LINEAR FEET
- S SLOPE
- SD STORM DRAIN
- SDCO STORM DRAIN CLEANOUT
- SDI STORM DRAIN INLET
- SDMH STORM DRAIN MANHOLE
- SS SANITARY SEWER
- SSMH SANITARY SEWER MANHOLE
- TYP TYPICAL
- WM WATER MAIN
- WV WATER VALVE



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Rev	Date	Description
1	06/08/2020	USE PERMIT

Project Title

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GATEWAY OF PACIFIC

Phase 5
South San Francisco, CA 94080

**GOP 5 - 475 ECCLES
USE PERMIT**

Project Phase USE PERMIT	
Date 06/08/2020	Drawn By KA
Project Number C20120226	Checked By JJ
Sheet Title	

**PRELIMINARY
UTILITY PLAN**

Sheet Number	Rev. No.
C5-501	



LEGEND

- PROPERTY LINE
- BIORETENTION AREA
- IMPERVIOUS AREA DRAINING TO SELF-RETAINING AREA
- DMA-1 DRAINAGE MANAGEMENT AREA DESIGNATION
- T1 TREATMENT AREA DESIGNATION
- STORM DRAIN MANHOLE
- STORMWATER INLET
- DRAINAGE AREA BOUNDARY
- FLOW DIRECTION ARROW

- NOTES**
1. REQUIRED TREATMENT AREA FOR BIORETENTION SIZING IS CALCULATED AS 4% OF THE TOTAL DRAINAGE MANAGEMENT AREA.
 2. REQUIRED TREATMENT AREA FOR SELF-RETAINING SIZING IS CALCULATED BY A 2:1 RATION OF THE TOTAL DRAINAGE MANAGEMENT AREA
 3. EASEMENTS INTENDED TO BE QUITCLAIMED ARE NOT SHOWN ON THIS PLAN. REFER TO RECORD BOUNDARY AND EXISTING CONDITIONS PLANS FOR A FULL CATALOG OF EASEMENTS ENCUMBERING THE SITE.

STORMWATER TREATMENT TABLE							
DRAINAGE AREA DESIGNATION	TREATMENT AREA DESIGNATION	TRIBUTARY AREA (SF)	TREATMENT MEASURE (METHOD)	IMPERVIOUS AREA (SF)	SELF-RETAINING TREATMENT AREA REQUIRED (A-1) (SF)	BIORETENTION TREATMENT AREA REQUIRED (A-2) (SF)	EXCESS TREATMENT AREA (SF)
DMA-1	T1	16,615	Bioretention Area	12,573	-	503	20
DMA-2	T2	8,493	Bioretention Area	7,716	-	339	77
DMA-3	T3	26,617	Bioretention Area	24,069	-	569	21
DMA-4	T4	17,668	Bioretention Area	16,423	-	667	118
DMA-5	T5	11,215	Bioretention Area	11,213	-	620	1,181
DMA-6	T6	26,465	Bioretention Area	24,362	-	582	1,113
DMA-7	T7	7,869	Bioretention Area	7,116	-	265	75
DMA-8	T8	4,425	Bioretention Area	4,325	-	173	22
DMA-9	T9	1,712	Bioretention Area	2,468	-	99	11
DMA-10	T10	1,727	Bioretention Area	2,240	-	90	38
DMA-11	T11	1,679	Self-Retaining	-	337	240	4
DMA-12	T12	11,555	Self-Retaining	-	5,779	9,771	1,042
DMA-13	T13	18,341	Self-Retaining	-	9,171	13,479	4,907
DMA-14	T14	1,094	Bioretention Area	2,382	-	116	84
DMA-15	T15	13,910	Self-Retaining	-	6,955	8,273	1,318
DMA-16	T16	1,137	Bioretention Area	2,449	-	94	778
DMA-17	T17	11,114	Bioretention Area	10,121	-	413	782
DMA-18	T18	1,762	Bioretention Area	1,065	-	31	435
DMA-19	T19	9,214	Bioretention Area	7,491	-	360	119
DMA-20	T20	8,624	Bioretention Area	6,293	-	252	261
DMA-21	T21	903	Self-Retaining	-	-	-	-
DMA-22	T22	7,227	Bioretention Area	1,111	-	52	65
DMA-23	T23	8,734	Self-Retaining	-	4,367	7,911	1,544
DMA-24	T24	1,386	Bioretention Area	1,381	-	95	261
DMA-25	T25	7,921	Bioretention Area	3,101	-	204	241
DMA-26	T26	1,812	Bioretention Area	1,261	-	30	31
DMA-27	T27	19,132	Bioretention Area	14,373	-	574	1,065
DMA-28	T28	1,355	Self-Retaining	-	-	-	-
DMA-29	T29	1,795	Self-Retaining	-	-	-	-
DMA-30	T30	5,582	Bioretention Area	1,114	-	130	22
DMA-31	T31	1,987	Bioretention Area	1,104	-	84	95

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Project Title: **GATEWAY OF PACIFIC**

Project Phase: **Phase 5**

Project Location: **South San Francisco, CA 94080**

GOP 5 - 475 ECCLES USE PERMIT

Project Phase: **USE PERMIT**

Date: **06/08/2020**

Project Number: **C20120226**

Sheet Title: **PRELIMINARY STORMWATER CONTROL PLAN**

Sheet Number: **C5-601**

Rev. No.



(N) SIDEWALK TO BE INSTALLED
AT OYSTER POINT TRAIL
CONNECTION

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GATEWAY OF
PACIFIC

Phase 5
South San Francisco, CA 94080

GOP 5 - USE PERMIT

Project Phase

Use Permit

Date

06/08/20

Project Number

20189-01

Sheet Title

SITE CONTEXT
PLAN

Sheet Number

L5-100

Rev. No.



LEGEND

- ① **Vehicular Entry**
 - Vehicular access with drop off zone and turn around area.
 - Large focal trees with native and adapted understory plantings.
- ② **Entry Plaza**
 - Bollards delineate a curbside transition to the building entry and central promenade, plaza includes seat benches at building entries and accent trees.
- ③ **Central Promenade**
 - The pedestrian spine includes custom seat benches, stormwater gardens, art/sculpture, accent lighting, and native and adapted understory plantings.
- ④ **Dining Terrace**
 - Terrace includes a fresco dining, promotes indoor/outdoor pedestrian circulation, lawn area for picnics, stone and crushed stone paving, along with moveable seating.
 - Plantings are a mix of native and adapted plantings to provide seasonal interest and habitat for local fauna.
- ⑤ **Fitness Oval**
 - Flexible recreational lawn area to host campus exercise programs. Wood deck paving adjacent to the building encourages indoor /outdoor amenity uses.
 - Plantings are a mix of native and adapted plantings to provide seasonal interest and habitat for local fauna.
- ⑦ **Fire Hammerhead**
- ⑧ **EVA/Service Access Road**
- ⑨ **Perimeter Landscape**
 - Pedestrian paths providing access to building/garage entry and exit locations are set with in a native and adapted garden setting.
- ⑩ **Grand Stair and ADA Ramp**
 - The main pedestrian connection between phases 1-4, includes CIP concrete stairs/ADA ramp/retaining walls, along with native plantings and accent lighting.
- ⑪ **Campus Bicycle Racks**
- ⑫ **Loading Docks/Service Area**
- ⑬ **Garage Entry/Exit**
- ⑭ **Utility/Infrastructure Yard**
- ⑮ **Trail Pathway**
 - Trail experience consists of aspen paving, multiple trail directions, seating, lighting, trash receptacles, shade trees, along with native and adapted understory plantings.
- ⑯ **Custom Swing Bench**

Parcel Boundary

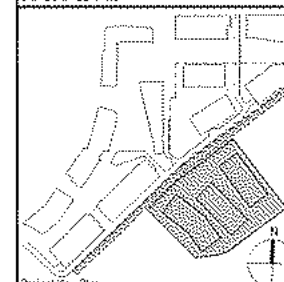
Rail Spur/GOP 4 Parcel Boundary

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Rev | Date | Description

Project Title

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**GATEWAY OF
PACIFIC**

Phase 5
South San Francisco, CA 94080

GOP 5 - USE PERMIT

Project Name

Use Permit

Date

Drawn By

Project Number

Drawn By

Scale

Sheet Number

Page No.

SITE PLAN

Sheet Number

Page No.

L5-102



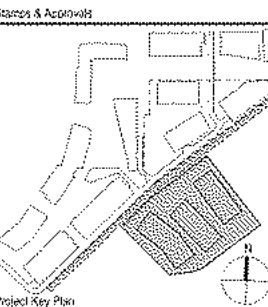
LEGEND

- 1 Vehicular Entry
 - Vehicular access with drop off zone and turn around area.
 - Large focal trees with native and adapted understory plantings.
- 2 Entry Plaza
 - Bollards delineate a curbside transition to the building entry and central promenade, plaza includes seat benches at building entries and accent trees.
- 3 Central Promenade
 - The pedestrian spine includes custom seat benches, stormwater gardens, art/sculpture, accent lighting, and native and adapted understory plantings.
- 4 Dining Terrace
 - Terrace includes a fresco dining, promotes indoor/outdoor pedestrian circulation, lawn area for picnics, stone and crushed stone paving, along with moveable seating.
 - Plantings are a mix of native and adapted plantings to provide seasonal interest and habitat for local fauna.
- 5 Fitness Oval
 - Flexible recreational lawn area to host campus exercise programs. Wood deck paving adjacent to the building encourages indoor /outdoor amenity uses.
 - Plantings are a mix of native and adapted plantings to provide seasonal interest and habitat for local fauna.
- 7 Fire Hammerhead
- 8 EVA/Service Access Road
- 9 Perimeter Landscape
 - Pedestrian paths providing access to building/garage entry and exit locations are set with in a native and adapted garden setting.
- 10 Grand Stair and ADA Ramp
 - The main pedestrian connection between phases 1-4, includes CIP concrete stairs/ADA ramp/retaining walls, along with native plantings and accent lighting.
- 11 Campus Bicycle Racks
- 12 Loading Docks/Service Area
- 13 Garage Entry/Exit
- 14 Utility/Infrastructure Yard
- 15 Trail Pathway
 - Trail experience (concrete/asphalt paving, multiple trail directions, staking, safety lighting, trash receptacles, shade trees, along with native and adapted understory plantings).
- 16 Custom Swing Bench

- Parcel Boundary
- Rail Spur Parcel Boundary

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GATEWAY OF PACIFIC

Phase 5
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SDP 1 - USE PERMIT

Project Title	
Use Permit	
Date	05/08/20
Drawn By	CNA
Project Number	20-03-07
Design By	CNA
Scale	
SITE PLAN	
Sheet Number	L5-103
Scale	1"=10'

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**GATEWAY OF
PACIFIC**

Phase 5
South San Francisco, CA 94080

GOP 5 - USE PERMIT

Project Phase

Use Permit

Date

06/08/20

Drawn By

CMG

Project Number

20189-01

Checked By

CMG

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VIEW OF
PROMENADE

Sheet Number

L5-200

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VIEW OF
DINING TERRACE

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20189-01

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VIEW OF
RAIL SPUR TRAIL

Sheet Number

L5-203

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PAVING LEGEND

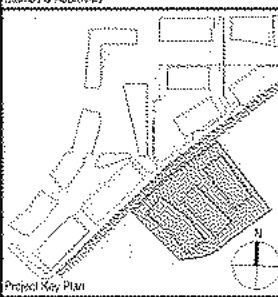
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- ② HEX CONCRETE UNIT PAVERS
- ③ STONE PAVING
- ④ WOOD DECKING
- ⑤ ASPHALT
- ⑥ STABILIZED CRUSHED STONE PAVING
- ⑦ GRASS PAVE
- ⑧ CONCRETE UNIT PAVERS

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File	05/08/20
Project Number	05-04-07
Drawn By	CMG

PAVING PLAN

Sheet Number
L5-300



PAVING LEGEND

- 1 CIP CONCRETE
- 2 HEX CONCRETE UNIT PAVERS
- 3 STONE PAVING
- 4 WOOD DECKING
- 5 ASPHALT
- 6 STABILIZED CRUSHED STONE PAVING
- 7 GRASS PAVE
- 8 CONCRETE UNIT PAVERS

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Project Key Plan

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Project Title

Use Permit

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PAVING PLAN

Sheet Number

L5-301



PAVING LEGEND

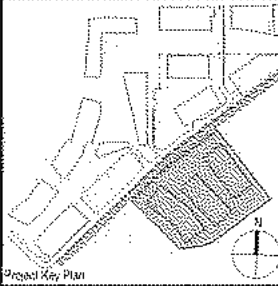
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- ④ WOOD DECKING
- ⑤ ASPHALT
- ⑥ STABILIZED CRUSHED STONE PAVING
- ⑦ GRASS PAVE
- ⑧ CONCRETE UNIT PAVERS

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CMG	CMG
CMG	CMG

PAVING PLAN

Sheet Number
L5-302





1 CIP CONCRETE



2 HEX CONCRETE UNIT PAVERS



3 STONE PAVING



4 WOOD DECKING



5 ASPHALT PAVING



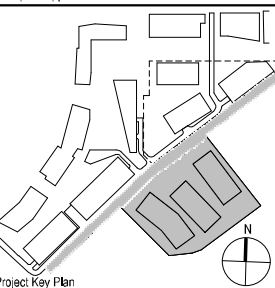
6 STABILIZED CRUSHED STONE PAVING

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Project Phase

Use Permit

Date

06/08/20

Project Number

20189-01

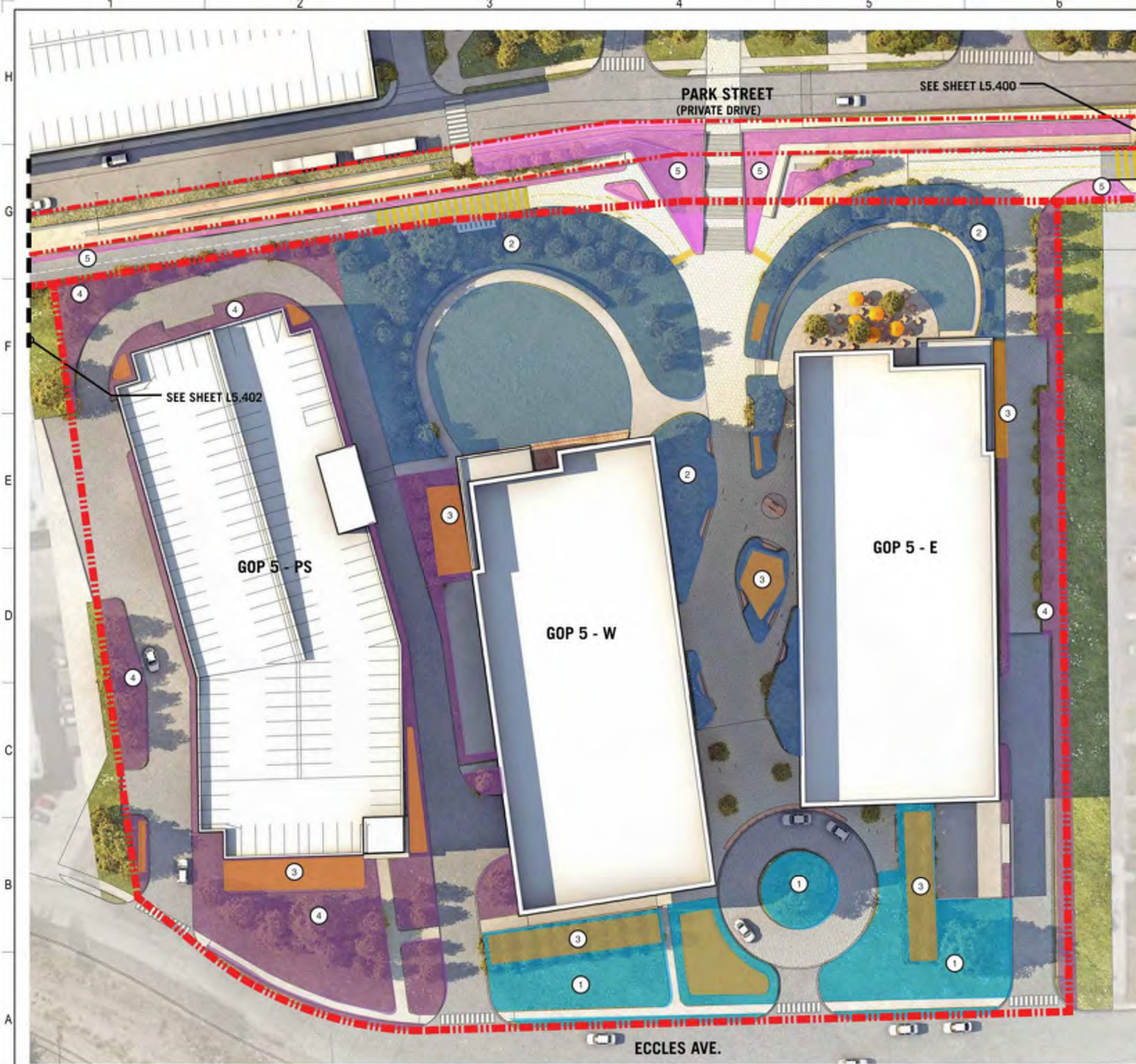
Sheet Title

PAVING PALETTE

Sheet Number

L5-303

Rev. No.



ZONE 1: ENTRY	
BOTANICAL NAME	COMMON NAME
TREES	
Liquidambar & Palo Alto	Pink Alb Sweet Gum
Medea dumpanensis	Pink Alb Sweet Gum
Old European	Pink Alb Sweet Gum
Platanus A. 'Endurance'	Pink Alb Sweet Gum
Pinus Elmeria	Pink Alb Sweet Gum
Pinus Halimifolia	Pink Alb Sweet Gum
SHRUBS	
Rhus Integrifolia	Lemonade Berry
Rhus S. 'White Ice'	White Ice Red Flowering Currant
Rhamnus Californica (Prostrata)	Shining Rosemary
Savia Chamaedryoides	Savanna Sage
PERENNIALS & GRASSES	
Eriogonum Glaucum 'Bonsai'	Scotch Daisy
Festuca Rubra	Red Fescue
Juniperus Horizontalis	Soft Rush
GROUNDCOVERS	
Archibutea U. 'Pigeon'	White Pigeon
Baccharis Pilularis Pigeon Plant	White Pigeon
ZONE 2: TERRACE & PROMENADE	
BOTANICAL NAME	COMMON NAME
TREES	
Ceanothus Californicus	Canyon Blue
Lophoceros Californicus	Canyon Blue
Magnolia G. 'Samuel Jones'	Samuel Jones Magnolia
Pinus Canariensis	Canyon Blue Pine
Pinus Halimifolia	White Pine
Quercus Agrifolia	Gold Leaf Oak
Quercus Virgata	Scotch Pine
SHRUBS	
Halepocarpus Arbutifolia	Yucca
Myrica Californica	Pacific Yucca
Rhamnus Californica (Prostrata)	Shining Rosemary
Pittosporum Tenaxifolium	Rubus
PERENNIALS & GRASSES	
Achillea Millefolium	White Flowering Yarrow
Agrostis Repens	Agrostis Repens
Carex Testacea	Orange Sedge
Eriogonum Glaucum 'Bonsai'	Scotch Daisy
Eriogonum Fasciculatum	California Buckwheat
Exochorda Californica	California Poppy
Leymus C. 'Canyon Pine'	Canyon Pine
Lupinus Albiflorus	Shine Lupine
Muhlenbergia Capitata	Pink Muhly Grass
Nerita Plicata	Purple Hebe
GROUNDCOVERS	
Baccharis Pilularis Pigeon Plant	White Pigeon
Rhus Integrifolia	Lemonade Berry
ZONE 3: BIO-RETENTION AREAS	
BOTANICAL NAME	COMMON NAME
TREES	
Alnus Rhombifolia	White Alder
Populus Fremontii	Fremont Cottonwood
PERENNIALS & GRASSES	
Achillea Millefolium	Yarrow
Carex Diandra	Santa Barbara Sedge
Carex Pterocarpa	European Gray Sedge
Isa Douglasiana 'Canyon Star'	Outland Field Sedge
Juniperus Horizontalis	Canyon Star Douglas
Leymus C. 'Canyon Pine'	Soft Rush
Lupinus Albiflorus	Canyon Star Douglas
SHRUBS	
Halepocarpus Arbutifolia	Yucca
Myrica Californica	Pacific Yucca
Rhamnus Californica (Prostrata)	Shining Rosemary
Rhus Integrifolia	Lemonade Berry
ZONE 4: PERIMETER PLANTING	
BOTANICAL NAME	COMMON NAME
TREES	
Abutilon Theophrasti	Abutilon Theophrasti
Lophoceros Californicus	Canyon Blue
Magnolia G. 'Samuel Jones'	Samuel Jones Magnolia
Pinus Elmeria	Pink Alb Sweet Gum
Platanus A. 'Endurance'	Pink Alb Sweet Gum
Quercus Agrifolia	Gold Leaf Oak
SHRUBS	
Halepocarpus Arbutifolia	Yucca
Myrica Californica	Pacific Yucca
Rhamnus Californica (Prostrata)	Shining Rosemary
Rhus Integrifolia	Lemonade Berry
ZONE 5: PARK STREET, SLOPE, & TRAIL LANDSCAPE	
BOTANICAL NAME	COMMON NAME
TREES	
Acer Rubrum Americanum	Red Maple
Abutilon Theophrasti	Abutilon Theophrasti
Cercis Californica	California Redbud
Lophoceros Californicus	Canyon Blue
Liquidambar S. Palo Alto	Pink Alb Sweet Gum
Indiana Luana	Indiana Luana
SHRUBS & GROUNDCOVERS	
Archibutea U. 'Pigeon'	White Pigeon
Archibutea U. 'Pigeon'	White Pigeon
Baccharis Pilularis Pigeon Plant	White Pigeon
Ceanothus G. 'Ancho'	Canyon Blue
Halepocarpus Arbutifolia	Yucca
Myrica Californica	Pacific Yucca
Rhus Integrifolia	Lemonade Berry
Rhamnus Californica (Prostrata)	Shining Rosemary

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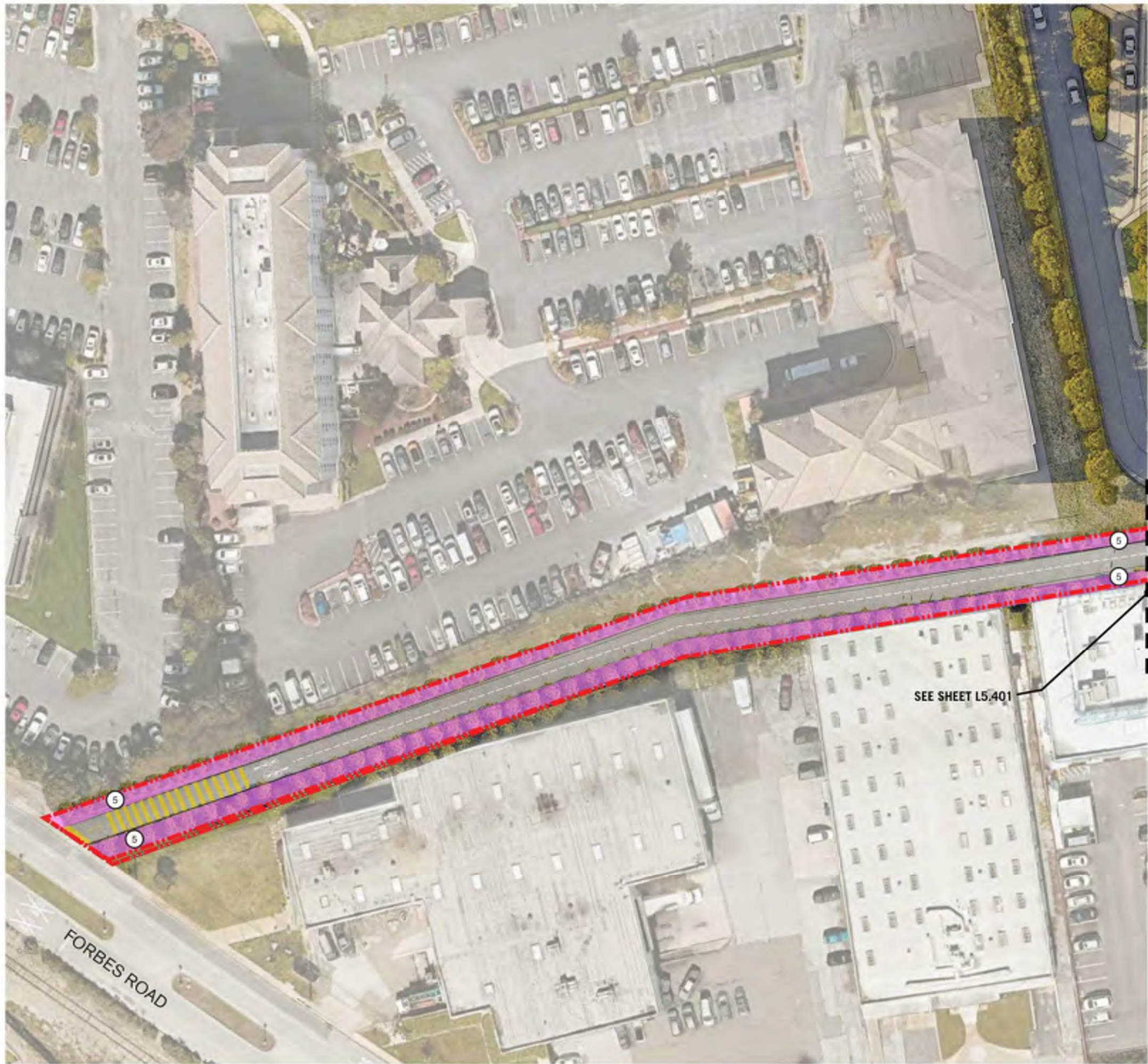
Prepared Key Plan

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Project Title
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GATEWAY OF PACIFIC
Phase 5
South San Francisco, CA 94080
GOP 5 - USE PERMIT

PLANTING PLAN
Sheet Number
L5-401



1

ZONE 1: ENTRY

BOTANICAL NAME	COMMON NAME
TREES	
Liquidambar S. 'Palm Alley'	Palm Alley Sweet Gum
Mesquite Quercus	Paper Bark Oak
Q. agrifolia	Live Oak
Platanus A. 'Excelsior'	London Plane Tree
Pinus Elastica	Muscadine Pine
Pinus Integrifolia	Alpine Pine
SHRUBS	
Rhus Integerrima	Smooth Dogwood
Ribes S. 'White Lady'	White Lady Red Flowering Currant
Rosa multiflora	Swing Rose
Salix Chamaedryfolia	Giant Willow
PERENNIALS & GRASSES	
Erigeron Glauco-Scabellus	Golden Daisy
Festuca Rubra	Red Fescue
Juncus Effusus	Soft Rush
GROUNDCOVERS	
Archibuthus U. 'Palm Alley'	Marginal Pine
Baccharis Pilularis 'Pigeon Rock'	Dwarf Coyote Bush

2

ZONE 2: TERRACE & PROMENADE

BOTANICAL NAME	COMMON NAME
TREES	
Cinnamomum Camphora	Cinnamon Tree
Lophoceros Confertus	Boxwood
Magnolia G. 'Samuel Jackson'	Samuel Jackson Southern Magnolia
Pinus Canadensis	Canadian Pine
Pinus Integrifolia	Alpine Pine
Quercus Agrifolia	Live Oak
Quercus Virginia	Shiny Oak
SHRUBS	
Heteromelia Arbutifolia	Bay
Myrica California	Myrica
Rhamnus Californica 'Eve's Leaf'	California Rhamnus
Rubus Chamaedryfolia	Swing Rose
PERENNIALS & GRASSES	
Achillea Millefolium	White Flowering Yarrow
Agrostis Nuttallii	Agrostis Nuttallii
Carex Testacea	Orange Carex
Erigeron Glauco-Scabellus	Golden Daisy
Erigeron Falcatus	California Daisy
Echinops Californica	California Echinops
Leymus C. 'Canyon Prince'	Canyon Prince Wild Rice
Lupinus Albus	White Lupine
Muhlenbergia Capillaris	Pink Muhly Grass
Nassella Pulchra	Purple Needlegrass
GROUNDCOVERS	
Baccharis Pilularis 'Pigeon Rock'	Dwarf Coyote Bush
Ribes Viburnum	Evergreen Currant

3

ZONE 3: BIO-RETENTION AREAS

BOTANICAL NAME	COMMON NAME
TREES	
Pinus Elastica	Muscadine Pine
Pinus Integrifolia	Alpine Pine
PERENNIALS & GRASSES	
Achillea Millefolium	White Flowering Yarrow
Carex Testacea	Orange Carex
Carex Douglasii	European Gray Sedge
Carex Phaceloides	Clubmound Field Sedge
Isa Douglasiana 'Canyon Prince'	Canyon Prince Douglas Iris
Juncus Effusus	Soft Rush
Leymus C. 'Canyon Prince'	Canyon Prince Wild Rice

4

ZONE 4: PERIMETER PLANTING

BOTANICAL NAME	COMMON NAME
TREES	
Pinus Elastica	Muscadine Pine
Pinus Integrifolia	Alpine Pine
SHRUBS	
Heteromelia Arbutifolia	Bay
Myrica California	Myrica
Rhamnus Californica 'Eve's Leaf'	California Rhamnus
Rhus Integerrima	Smooth Dogwood

5

ZONE 5: PARK STREET, SLOPE, & TRAIL LANDSCAPE

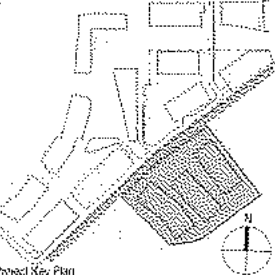
BOTANICAL NAME	COMMON NAME
TREES	
Pinus Elastica	Muscadine Pine
Pinus Integrifolia	Alpine Pine
SHRUBS & GROUNDCOVERS	
Archibuthus U. 'Palm Alley'	Marginal Pine
Baccharis Pilularis 'Pigeon Rock'	Dwarf Coyote Bush
Ceanothus G. 'Witch's Egg'	Witch's Egg
Heteromelia Arbutifolia	Bay
Myrica California	Myrica
Rhamnus Californica 'Eve's Leaf'	California Rhamnus
Rhus Integerrima	Smooth Dogwood

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Project Name

Project Number

Project Date

Project Status

Project Manager

Project Engineer

Project Designer

Project Checker

Project Approver

Project Date

Project Status

Project Manager

Project Engineer

Project Designer

Project Checker

Project Approver

Project Date

Project Status

Project Manager

Project Engineer

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Project Manager

Project

PRELIMINARY PLANT PALETTE

BOTANICAL NAME	COMMON NAME
TREES	
A — <i>Alnus Rhombifolia</i>	White Alder
B — <i>Betula Nigra</i> 'Dura Heat'	Dura Heat River Birch
C — <i>Cercis Canadensis</i>	Eastern Redbud
D — <i>Cinnamomum Camphora</i>	Camphor Tree
E — <i>Cupressus Mwaacrocarpa</i>	Monterey Cypress
F — <i>Ginkgo Biloba</i>	Maiden Hair Tree
G — <i>Liquidambar S. 'Palo Alto'</i>	Palo Alto Sweet Gum
H — <i>Melaleuca Quinquenervia</i>	Paper Bark Tea Tree
I — <i>Olea Europa</i>	Non-Fruiting European Olive
J — <i>Pinus Contorta Murrayana</i>	Lodgepole Pine
K — <i>Pinus Halepensis</i>	Aleppo Pine
L — <i>Quercus Agrifolia</i>	Coast Live Oak
M — <i>Quercus Virginiana</i>	Southern Live Oak
N — <i>Tristaniopsis Laurina</i>	Water Gum
SHRUBS	
O — <i>Arctostaphylos Densiflora</i> 'Howard McMinn'	Vine Hill Manzanita
P — <i>Arctostaphylos Uva Ursi</i> 'Point Reyes'	Manzanita 'Point Reyes'
Q — <i>Ceanothus Maritimus</i> 'Valley Violet'	'Valley Violet' Maritime Ceanothus
R — <i>Ceanothus Gloriosus</i> 'Anchor Bay'	Pt. Reyes Ceanothus
S — <i>Eriogonum Grande Var. Rubescens</i>	San Miguel Island Buckwheat
T — <i>Myrica Californica</i>	Pacific Wax Myrtle
U — <i>Polystichum Munitum</i>	Western Sword Fern
V — <i>Rhamnus Californica</i> 'Eve Case'	Coffeeberry
W — <i>Rhus Integrifolia</i>	Lemonade Berry
X — <i>Rosmarinus Officinalis</i> 'Prostratus'	Trailing Rosemary
Y — <i>Salvia Greggii</i>	Autumn Sage
Z — <i>Woodwardia Fimbriata</i>	Giant Chain Fern

PERENNIALS & GRASSES	
AA — <i>Achillea Millefolium</i>	White Flowering Yarrow
AB — <i>Agastache Rupestris</i>	Licorice Mint Hyssop
AC — <i>Calamagrostis Foliola</i>	Mendocino Reed Grass
AD — <i>Carex Barbarae</i>	Santa Barbara Sedge
AE — <i>Carex Divulsa</i>	European Grey Sedge
AF — <i>Carex Praegracilis</i>	Clustered Field Sedge
AG — <i>Carex Testacea</i>	Orange Sedge
AH — <i>Dianella 'Cassa Blue'</i>	Flax Lily
AI — <i>Eriogonum Glaucous</i> 'Bountiful'	Seaside Daisy
AJ — <i>Eriogonum Fasciculatum</i>	California Buckwheat
AK — <i>Eschscholzia Californica</i>	California Poppy
AL — <i>Festuca Rubra</i>	Red Fesque
AM — <i>Iris Douglasiana</i> 'Canyon Snow'	Canyon Snow Douglas Iris
AN — <i>Lomandra Longifolia</i> 'Breeze'	Dwarf Mat Rush
AO — <i>Lupinus Albitrions</i>	Silver Lupine
AP — <i>Muhlenbergia Capillaris</i>	Pink Muhly Grass
AQ — <i>Nassella Pulchra</i>	Purple Needlegrass
AR — <i>Teucrium Chamaedrys</i>	Wall Germander
AS — <i>Salvia Chamaedryoides</i>	Germander Sage
AT — <i>Zauschneria Californica</i> 'Bert's Bluff'	Bert's Bluff California Fuschia

GROUNDCOVERS & VINES	
BA — <i>Baccharis Pilularis</i> 'Pigeon Point'	Dwarf Coyote Bush
BB — <i>Ficus Pumila</i>	Creeping Fig
BC — <i>Rubus Pentalobus</i> 'Emerald Carpet'	Creeping Raspberry
BD — <i>Teucrium Chamaedrys</i>	Germander

STORM-WATER TREES	
BE — <i>Alnus Rubra</i>	Red Alder
BF — <i>Populus Fremontii</i>	Fremont Cottonwood

STORM-WATER SHRUBS	
CG — <i>Carex Spp.</i>	Sedge
CH — <i>Iris Douglasiana</i>	Douglas Iris
CI — <i>Juncus Effusus</i>	Soft Rush
CJ — <i>Mimulus Aurantiacus</i>	Sticky Monkey Flower
CK — <i>Leymus Condensatus</i> 'Canyon Prince'	Canyon Prince Wild Rye
CL — <i>Polystichum Munitum</i>	Western Sword Fern
CM — <i>Sarcococca Hookeriana Humilis</i>	Sweet Box

GENERAL NOTES:

LANDSCAPE AND PLANTING DESIGN NOTES:
General Design Intent: The landscape design for the Gateway of the Pacific will create a cohesive campus environment with a diversity of unique spaces and palettes that will provide seasonal variety, scale, and texture to the campus. The species above are indicative of the general design intent.

Final species selection and layout will be refined and developed based on wind and salt tolerance, sun and shade exposure, water efficient landscape (WELo) requirements, aesthetic quality, ecological and habitat value, and maintenance considerations.

TREE PLANTING BACKFILL NOTES:
The proposed tree pit soil depths will be 3'-4' deep depending on species. Tree pits are oversized (minimum 2x rootball) and connected where possible to create continuous root zones. The Landscape Architect specifies 2' of amended import soil and 2' of unamended soil for each tree. The import soil classification is Sandy Loam and comprised of the following percentages:

- 80% Sandy Loam
- 10% Peat
- 10% Compost
- Typical Nutrient Package: Per Testing recommendations

TREES



SHRUBS & GROUNDCOVERS

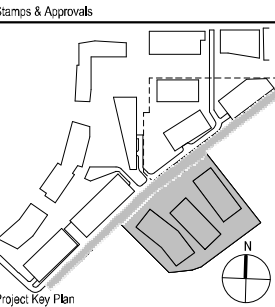


PERENNIALS & GRASSES



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GATEWAY OF PACIFIC

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GOP 5 - USE PERMIT

Project Phase Use Permit	
Date 06/08/20	Drawn By CMG
Project Number 20189-01	Checked By CMG

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PLANT PALETTE

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L5-403
Rev. No.



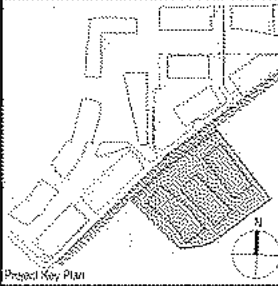
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- 2 ENTRY PLAZA BENCH
- 3 PROMENADE BENCH
- 4 DINING TERRACE & LAWN
- 5 FITNESS OVAL & LAWN
- 6 ART/SCULPTURE
- 7 BICYCLE RACKS
- 8 TERRACE BENCH
- 9 TRAIL BENCH

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GATEWAY OF PACIFIC

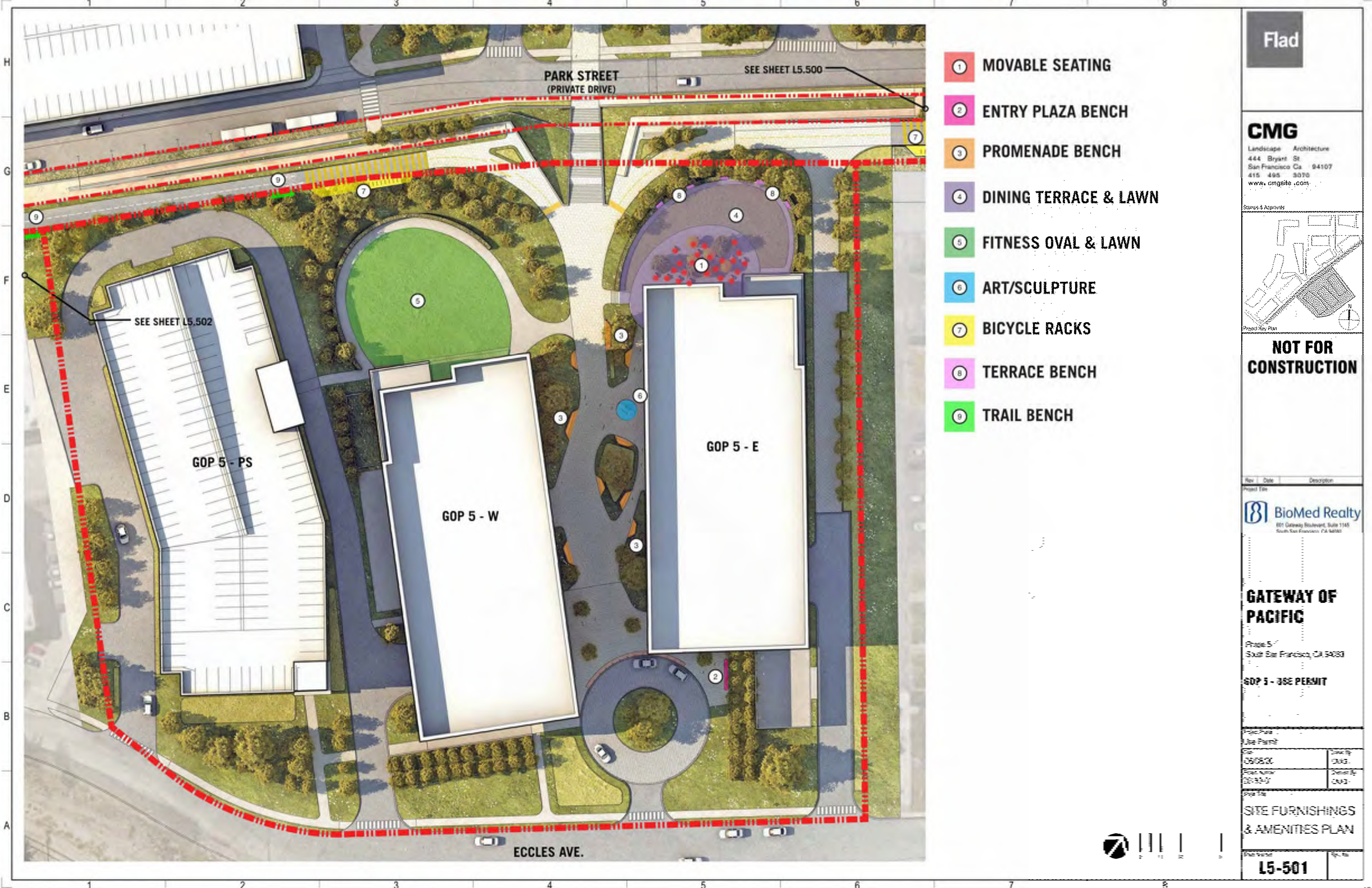
Phase 5
South San Francisco, CA 94080

SDP 5 - USE PERMIT

Project Name	Use Permit
CMG	CMG
Project Number	CMG
Page Title	

SITE FURNISHINGS
& AMENITIES PLAN

Sheet Number
L5-500



- 1 MOVABLE SEATING
- 2 ENTRY PLAZA BENCH
- 3 PROMENADE BENCH
- 4 DINING TERRACE & LAWN
- 5 FITNESS OVAL & LAWN
- 6 ART/SCULPTURE
- 7 BICYCLE RACKS
- 8 TERRACE BENCH
- 9 TRAIL BENCH

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Project Key Plan

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Rev	Date	Description
1	05/08/20	Initial Design
2	06/04/20	Final Design

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GATEWAY OF PACIFIC

Phase 5
South San Francisco, CA 94080

GOP 5 - USE PERMIT

Site	CMG	Drawn By	CMG
Project Number	CMG-24-01	Designed By	CMG

Site Furnishings & Amenities Plan

Sheet Number	Eq. No.
L5-501	





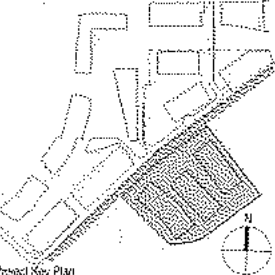
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- 6 ART/SCULPTURE
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Phase 5

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Project Name

Use Permit

Date

05/08/20

Drawn By

CMS

Project Number

20-04-07

Designed By

CMS

Project Title

SITE FURNISHINGS

& AMENITIES PLAN

Sheet Number

L5-502

Fig. No.



PROMENADE BENCH



FITNESS OVAL



DINING TERRACE



ENTRY PLAZA BENCH

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Project Key Plan

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Project Title

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Phase 5
South San Francisco, CA 94080

GOP 5 - USE PERMIT

Project Phase
Use Permit

Date
06/08/20

Project Number
20189-01

Drawn By
CMG

Checked By
CMG

Sheet Title
SITE FURNISHINGS
PALETTE

Sheet Number
L5-503

Rev. No.

Site Furnishing and Lighting

Site furnishings identified with the Precise Plan are intended to complement the architectural themes of materiality and quality, support the project's resource-conscious design approach and enhance the use and flexibility of outdoor spaces. Specific furnishings shown are to indicate general intent of materiality and form only.

Site elements and lighting that are installed as part of Building Five are proposed as examples of elements that may be incorporated into the Precise Plan area.



LANDSCAPE FORMS- HARPO LOUNGE CHAIR



LANDSCAPE FORMS-BANCAL BENCH



LANDSCAPE FORMS- PARC CENTRE TABLE & CHAIR



FORMS AND SURFACES - GENERATION 50



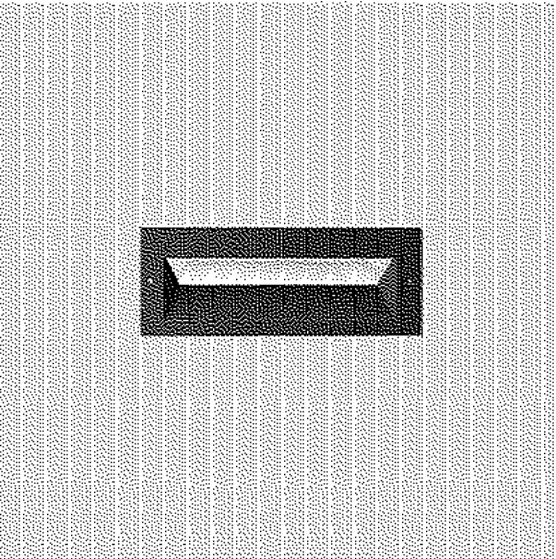
LANDSCAPE FORMS- PARALLEL 42 BENCH



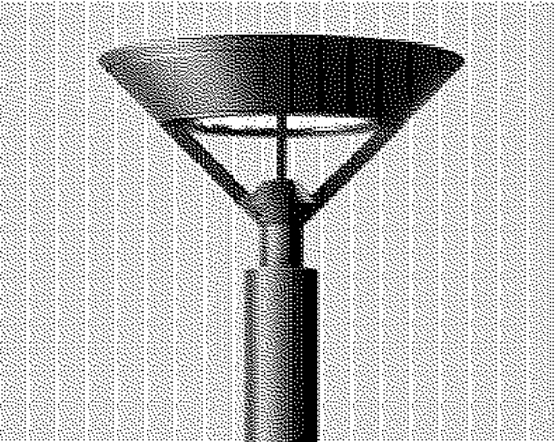
BOLLARD LIGHTING



LIGHT POLES



LED RECESSED WALL LIGHT



LED POLE LIGHT



CALPIPE EXTERNAL PADLOCKING BOLLARD



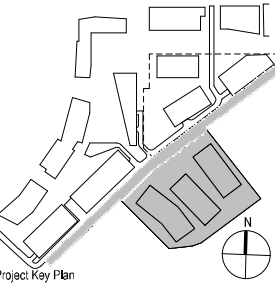
WELLE CIRCULAR SQUARE TUBE BIKE RACK

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Phase 5
South San Francisco, CA 94080

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Project Phase	
Use Permit	
Date	Drawn By
06/08/20	CMG
Project Number	Checked By
20189-01	CMG

Sheet Title

SITE FURNISHINGS
PALETTE

Sheet Number	Rev. No.
L5-504	

Site Furnishing and Lighting

Site furnishings identified with the Precise Plan are intended to complement the architectural themes of materiality and quality, support the project's resource-conscious design approach and enhance the use and flexibility of outdoor spaces. Specific furnishings shown are to indicate general intent of materiality and form only.

Site elements and lighting that are installed as part of Building Five are proposed as examples of elements that may be incorporated into the Precise Plan area.



LANDSCAPE FORMS- BANCAL BENCH



FORMS AND SURFACES - GENERATION 50



ASPHALT PAVING



TRAIL LIGHTING - KIM ARCHETYPE X



TRAIL LIGHTING - KIM ARCHETYPE X



TRAIL FENCING (AS NEEDED AT ADJACENT PROPERTIES)
1" VINYL COATED CHAINLINK MESH

Flad

CMG

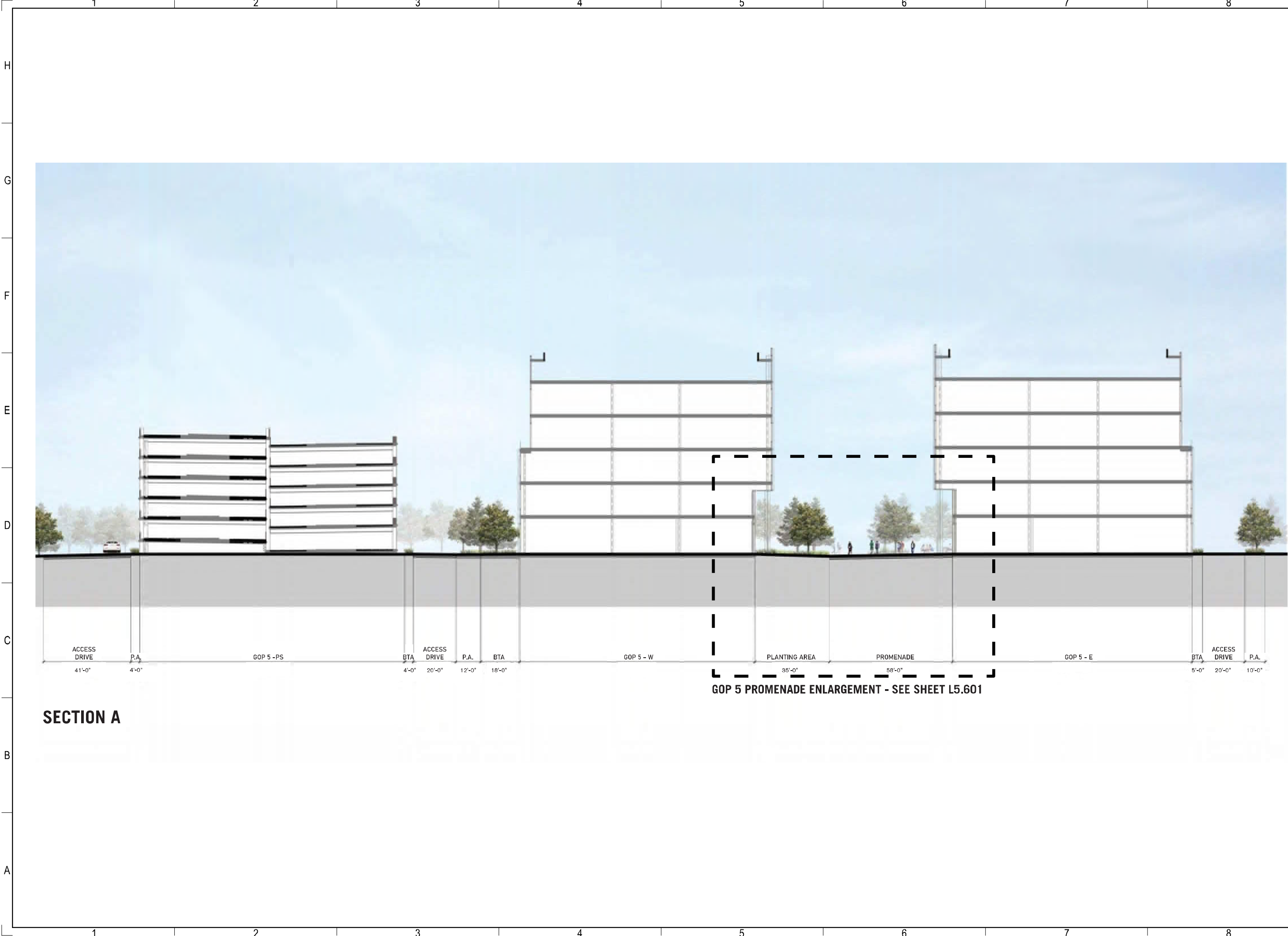
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Project Key Plan

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Rev	Date	Description
Project Title		
BioMed Realty 601 Gateway Boulevard, Suite 1145 South San Francisco, CA 94080		
Project Phase		
Use Permit		
Date	Drawn By	
06/08/20	CMG	
Project Number	Checked By	
20189-01	CMG	
Sheet Title		
TRAIL-SITE FURNISHING PALETTE		
Sheet Number	Rev. No.	
L5-505		



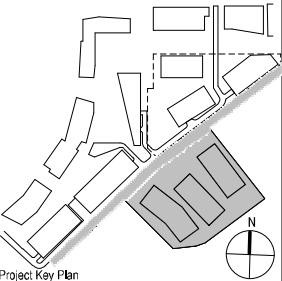
SECTION A

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GATEWAY OF
PACIFIC

Phase 5
South San Francisco, CA 94080
Scale: 1"=20'-0"

GOP 5 - USE PERMIT

Project Phase

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Date

06/08/20

Drawn By

CMG

Project Number

20189-01

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CMG

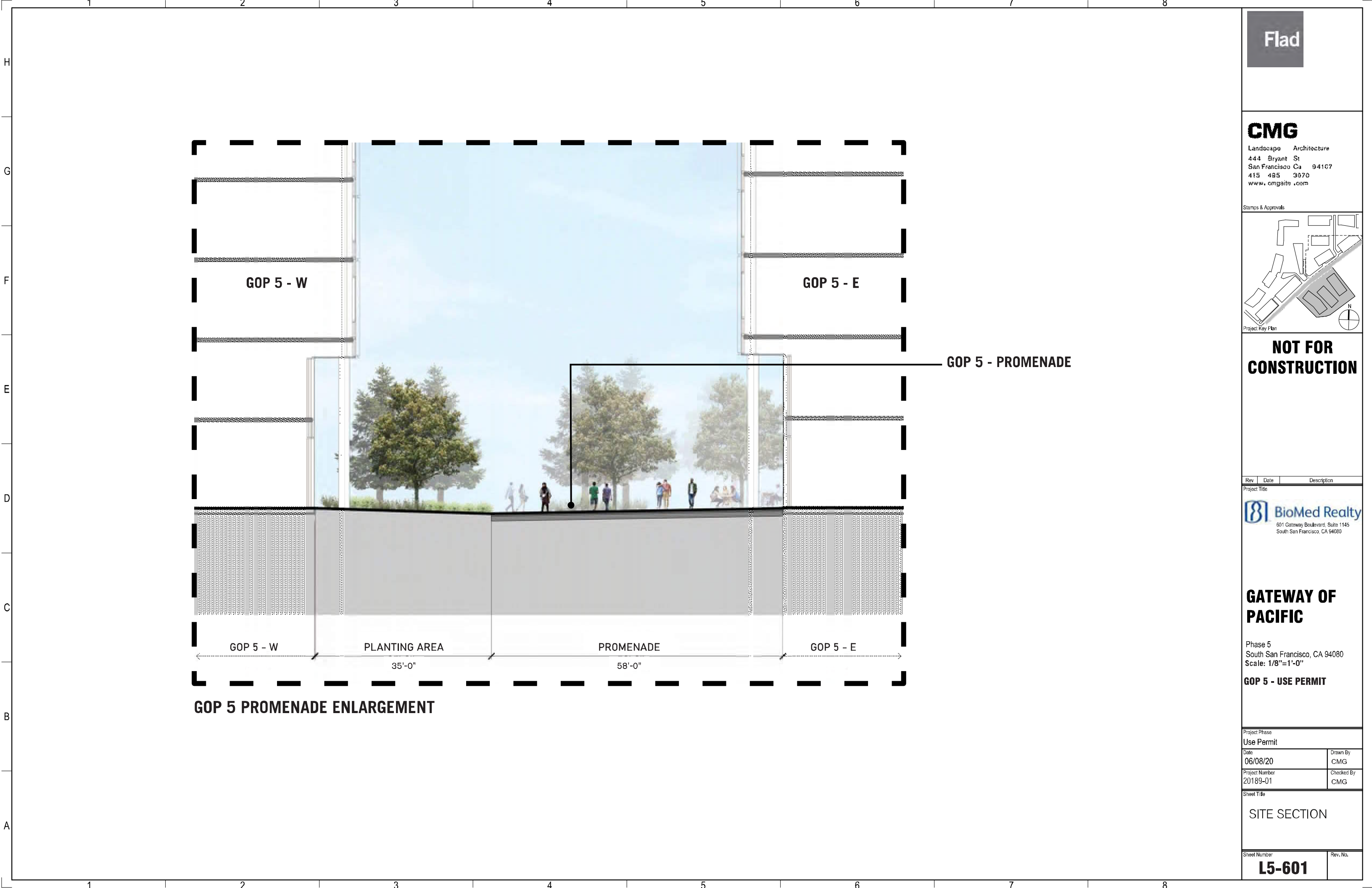
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Sheet Number

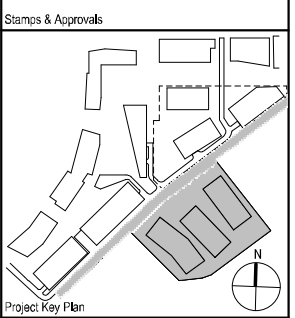
L5-600

Rev. No.



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Phase 5
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Scale: 1/8"=1'-0"

GOP 5 - USE PERMIT

Project Phase	
Use Permit	
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Project Number	Checked By
20189-01	CMG

Sheet Title

SITE SECTION

Sheet Number	Rev. No.
L5-601	

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**GATEWAY OF
PACIFIC**

Phase 5
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Project Phase

Use Permit

Date

06/08/20

Project Number

20189-01

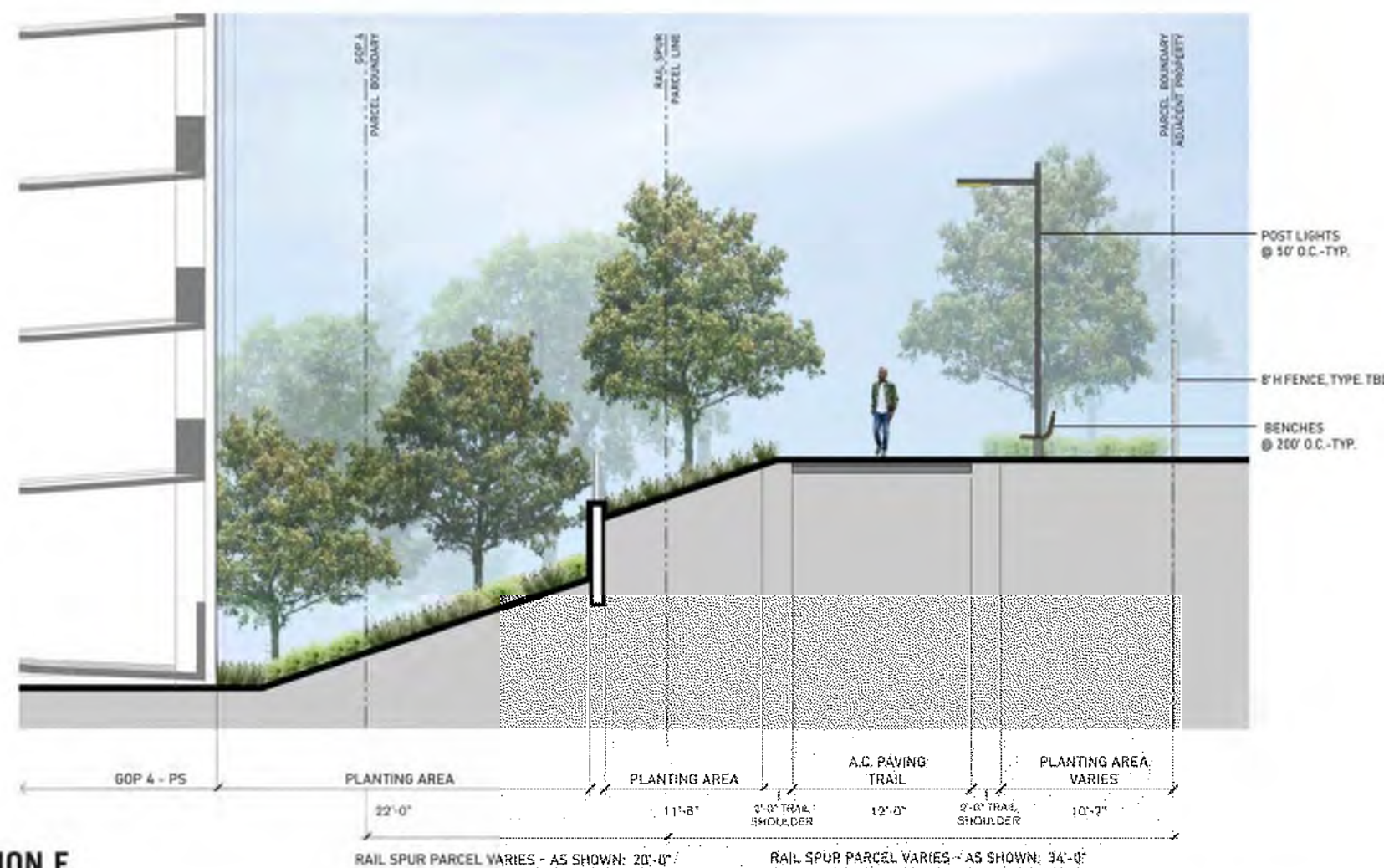
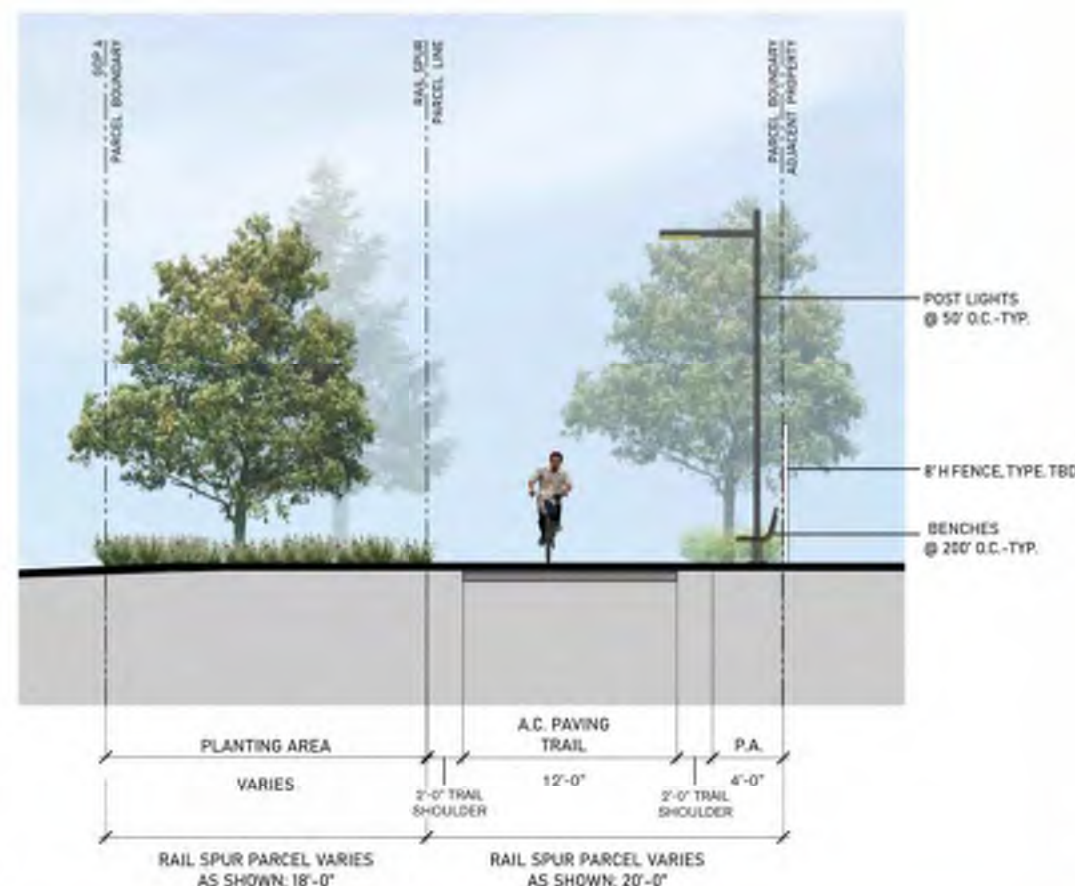
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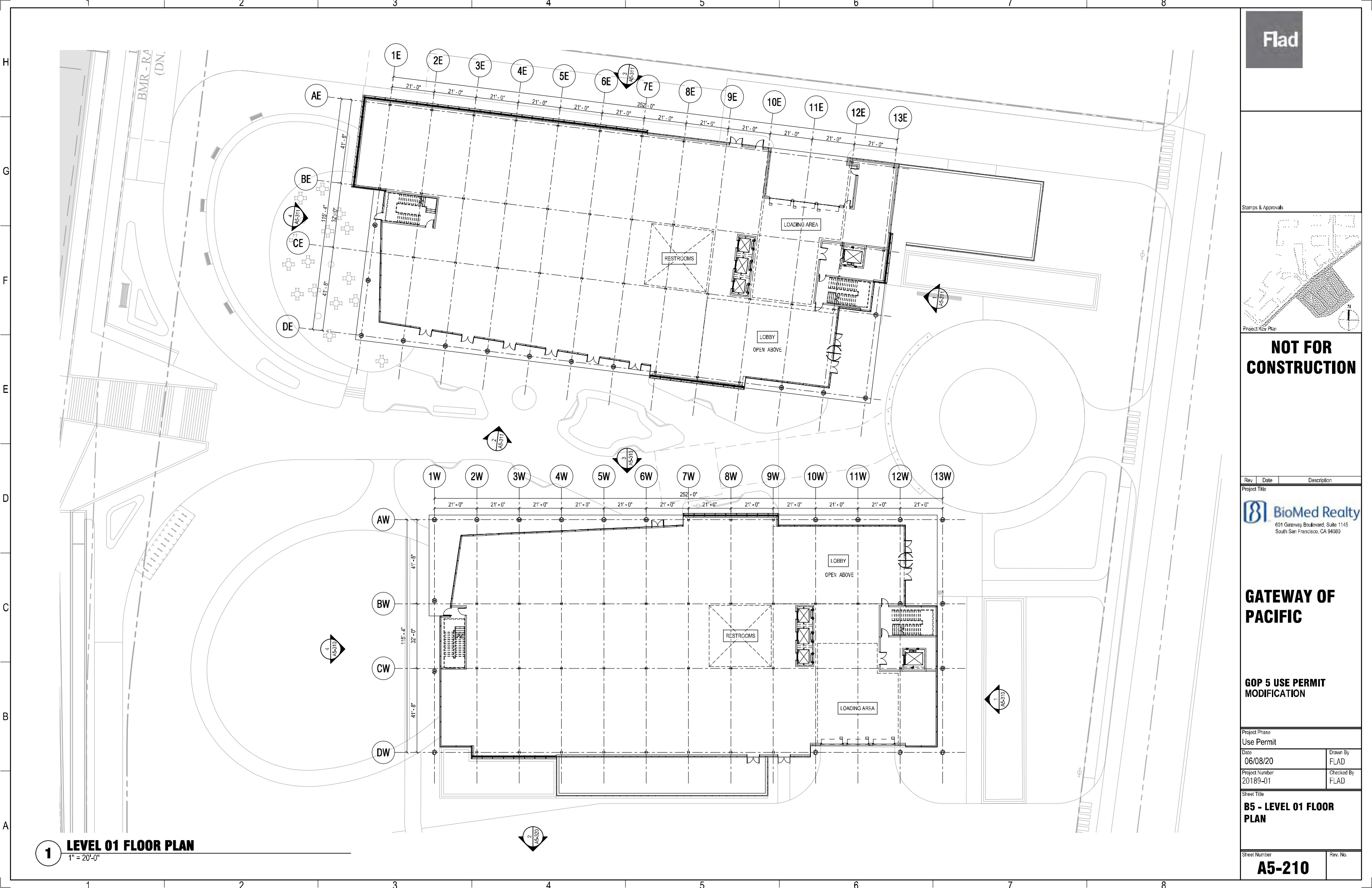
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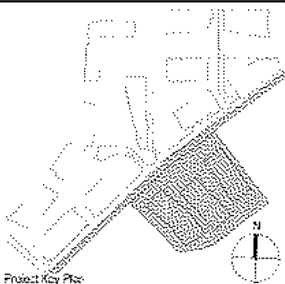
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Project Title

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MODIFICATION

Project Phase

Use Permit

Date	Drawn By
06/08/20	FLAD

Project Number	Checked By
20189-01	FLAD

Sheet Title

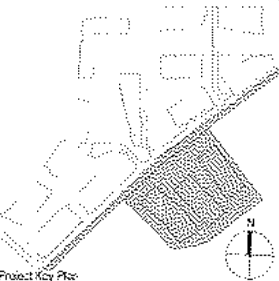
B5 - LEVEL 01 FLOOR
PLAN

Sheet Number	Rev. No.
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A5-210

1 LEVEL 01 FLOOR PLAN
1" = 20'-0"

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Project Title



GATEWAY OF PACIFIC

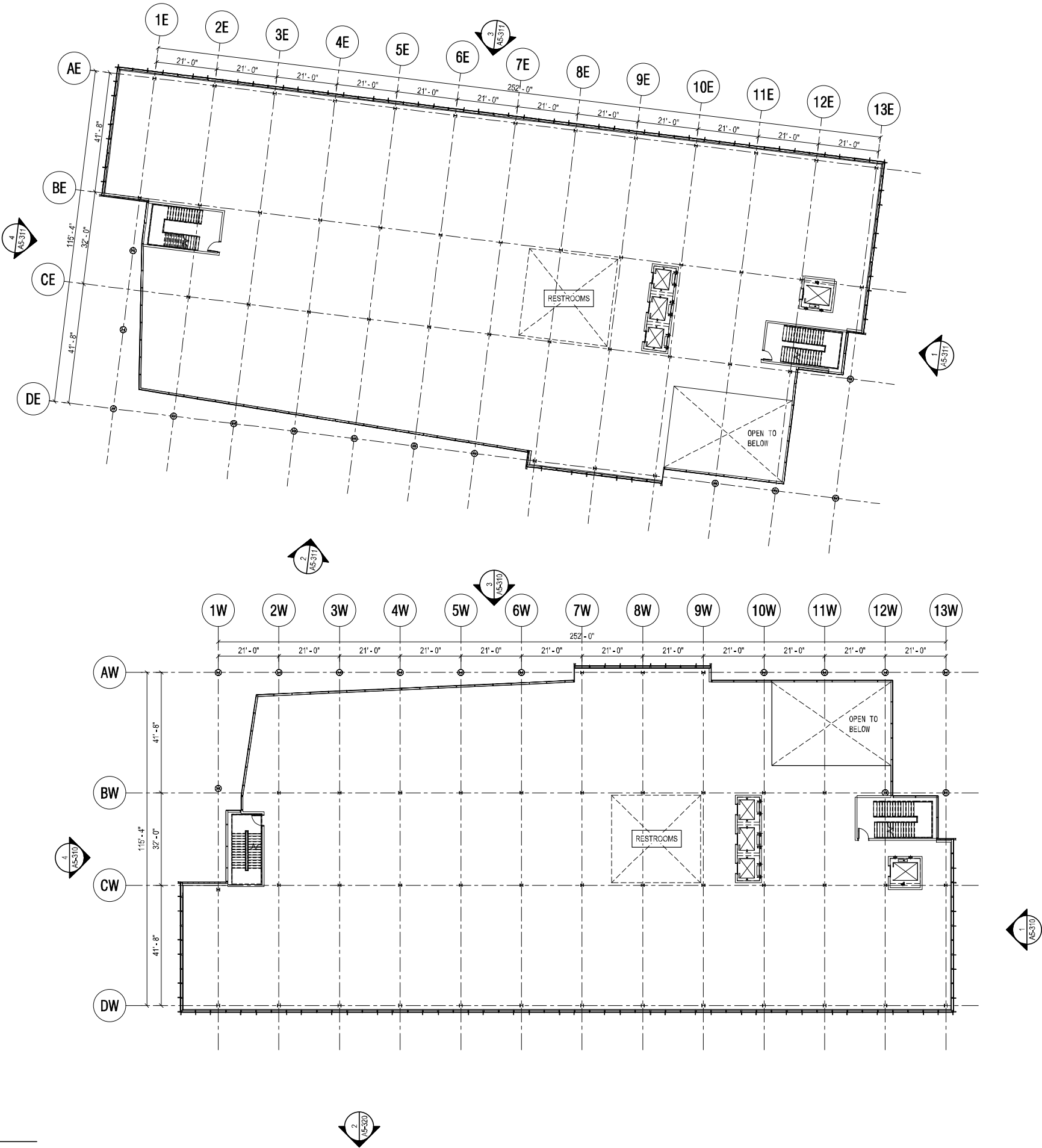
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Project Phase
Use Permit

Date 06/08/20	Drawn By FLAD
Project Number 20189-01	Checked By FLAD

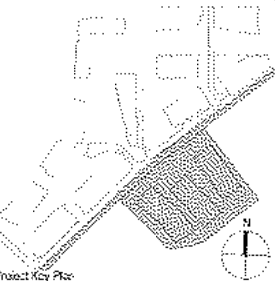
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B5 - LEVEL 02 FLOOR PLAN

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1 LEVEL 02 FLOOR PLAN
1" = 20'-0"

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Project Title



GATEWAY OF PACIFIC

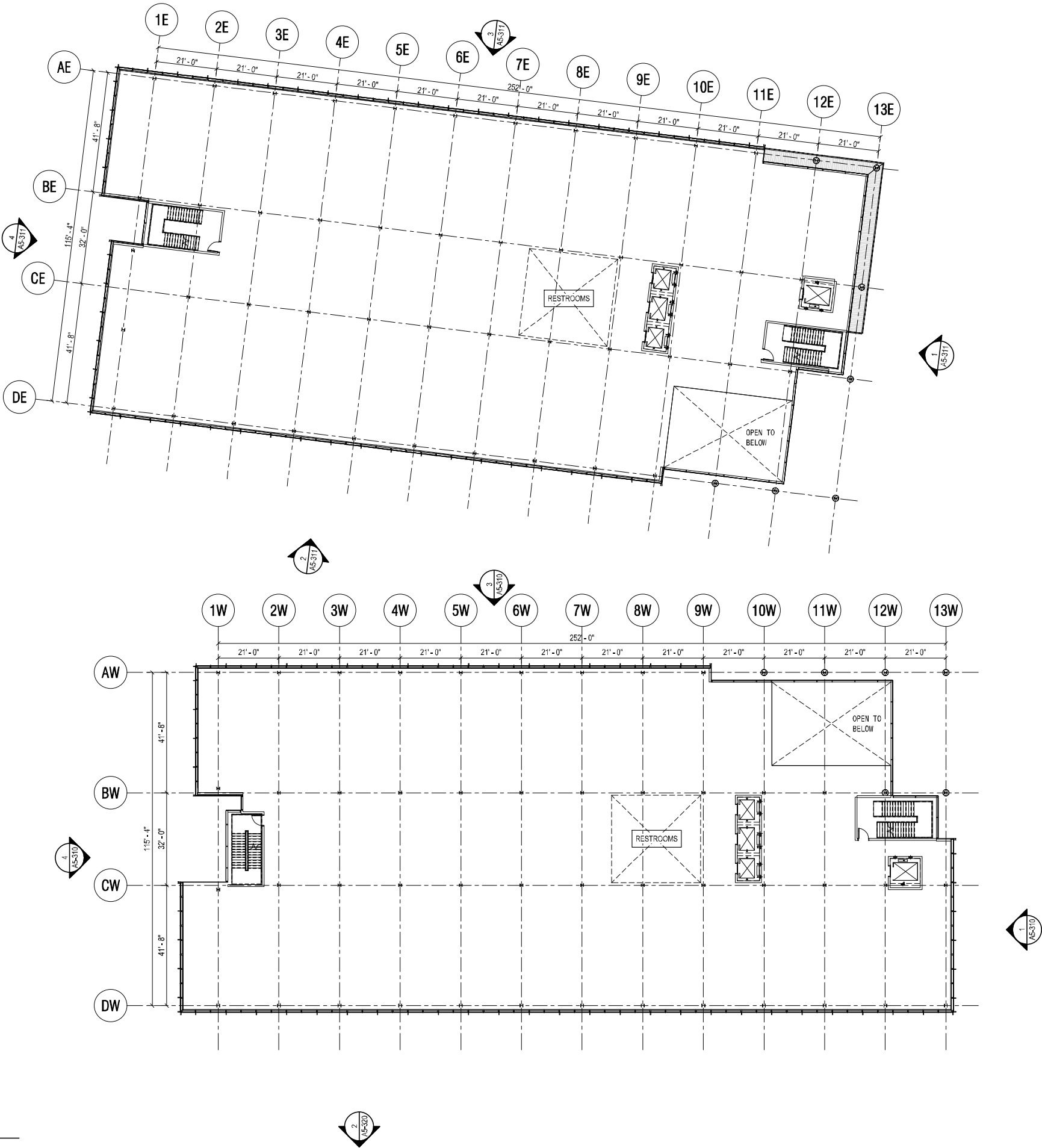
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Project Phase
Use Permit

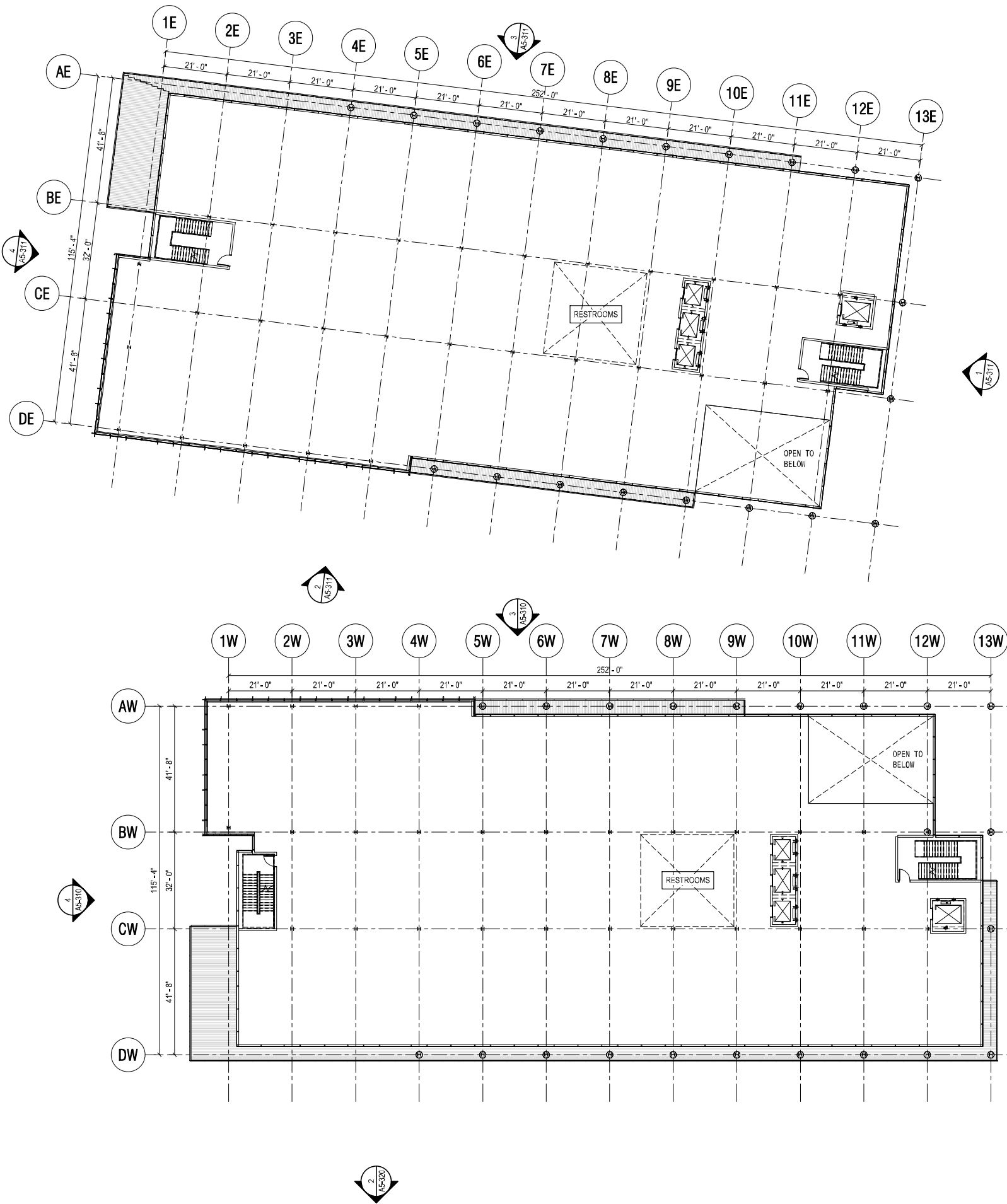
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Project Number 20189-01	Checked By FLAD

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B5 - LEVEL 03 FLOOR PLAN

Sheet Number A5-212	Rev. No.
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1 LEVEL 03 FLOOR PLAN
1" = 20'-0"



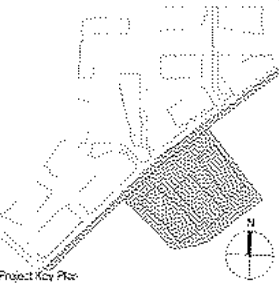
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LEVEL 04 FLOOR PLAN

1" = 20'-0"



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Rev	Date	Description
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Project Title



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PACIFIC

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MODIFICATION

Project Phase
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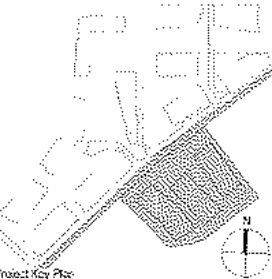
Date 06/08/20	Drawn By FLAD
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Project Number 20189-01	Checked By FLAD
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PLAN**

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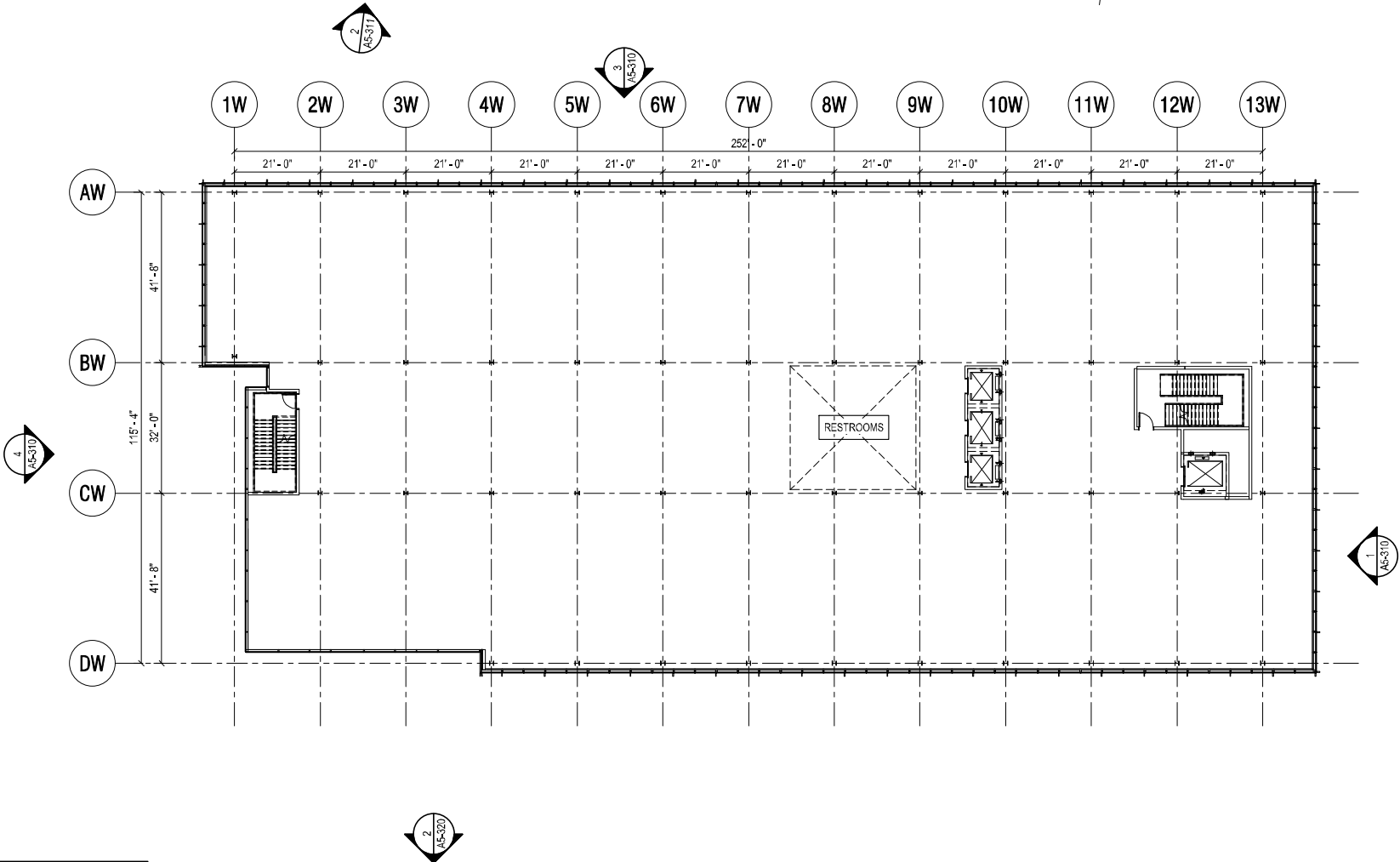
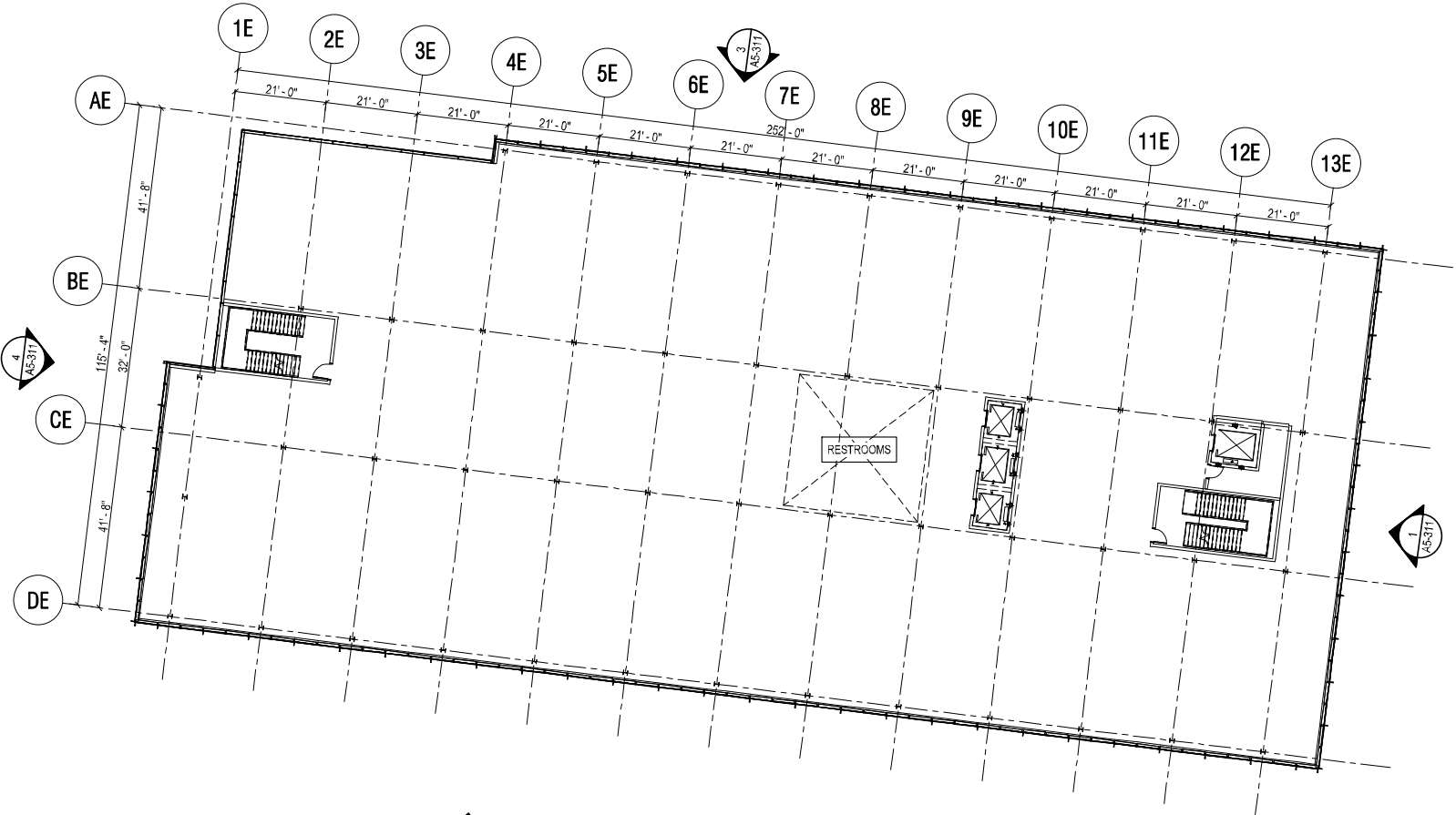
Rev	Date	Description
Project Title		
 BioMed Realty 601 Gateway Boulevard, Suite 1145 South San Francisco, CA 94080		

GATEWAY OF PACIFIC

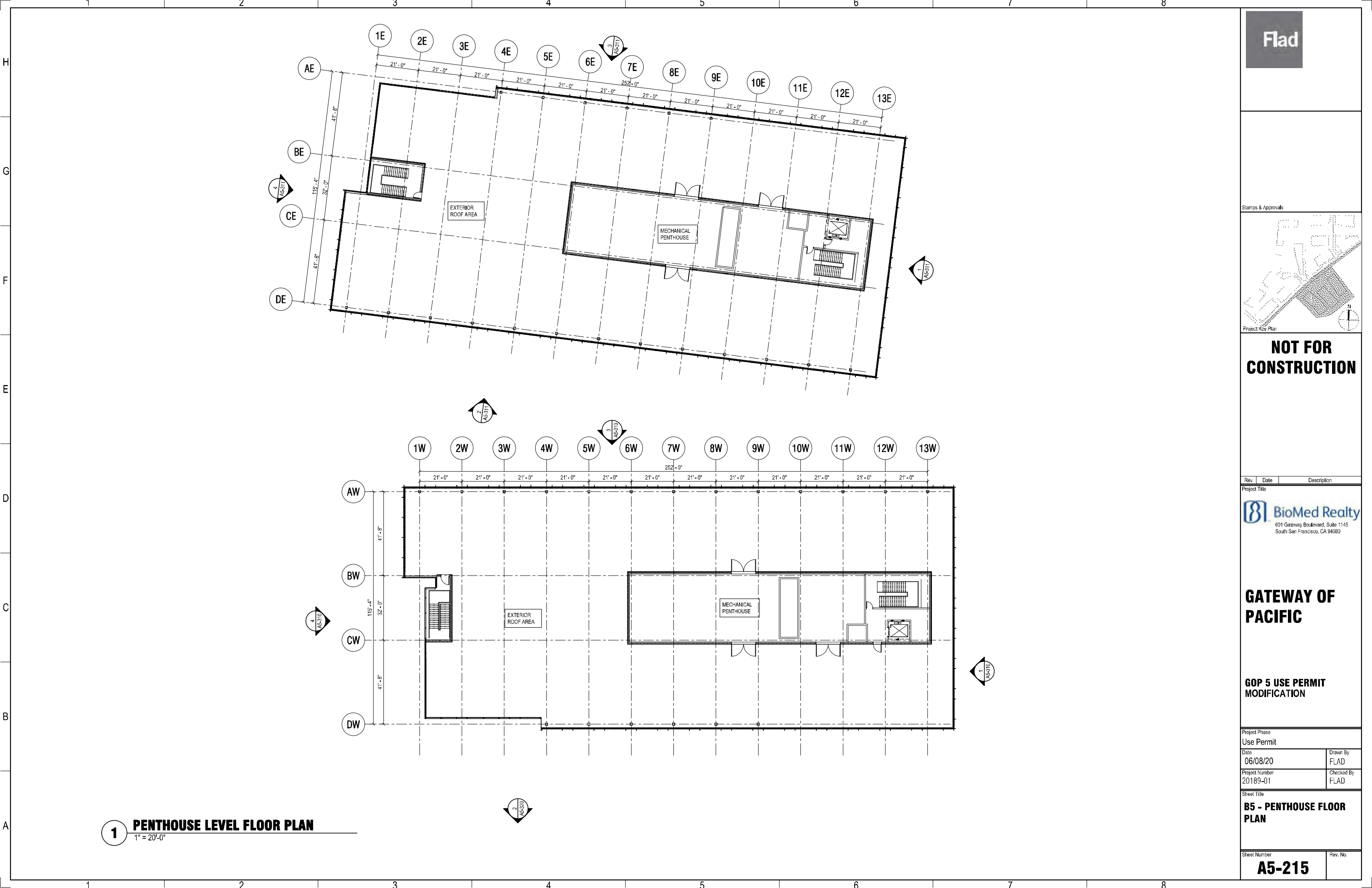
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Project Phase	
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Date	Drawn By
06/08/20	FLAD
Project Number	Checked By
20189-01	FLAD

B5 - LEVEL 05 FLOOR PLAN

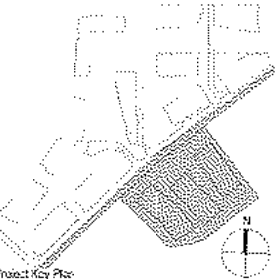


1 LEVEL 05 FLOOR PLAN
1" = 20'-0"



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MODIFICATION**

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06/08/20	FLAD
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Project Number	Checked By
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20189-01	FLAD
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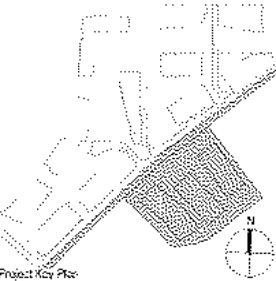
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**B5 - PENTHOUSE FLOOR
PLAN**

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A5-215	
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Project Title



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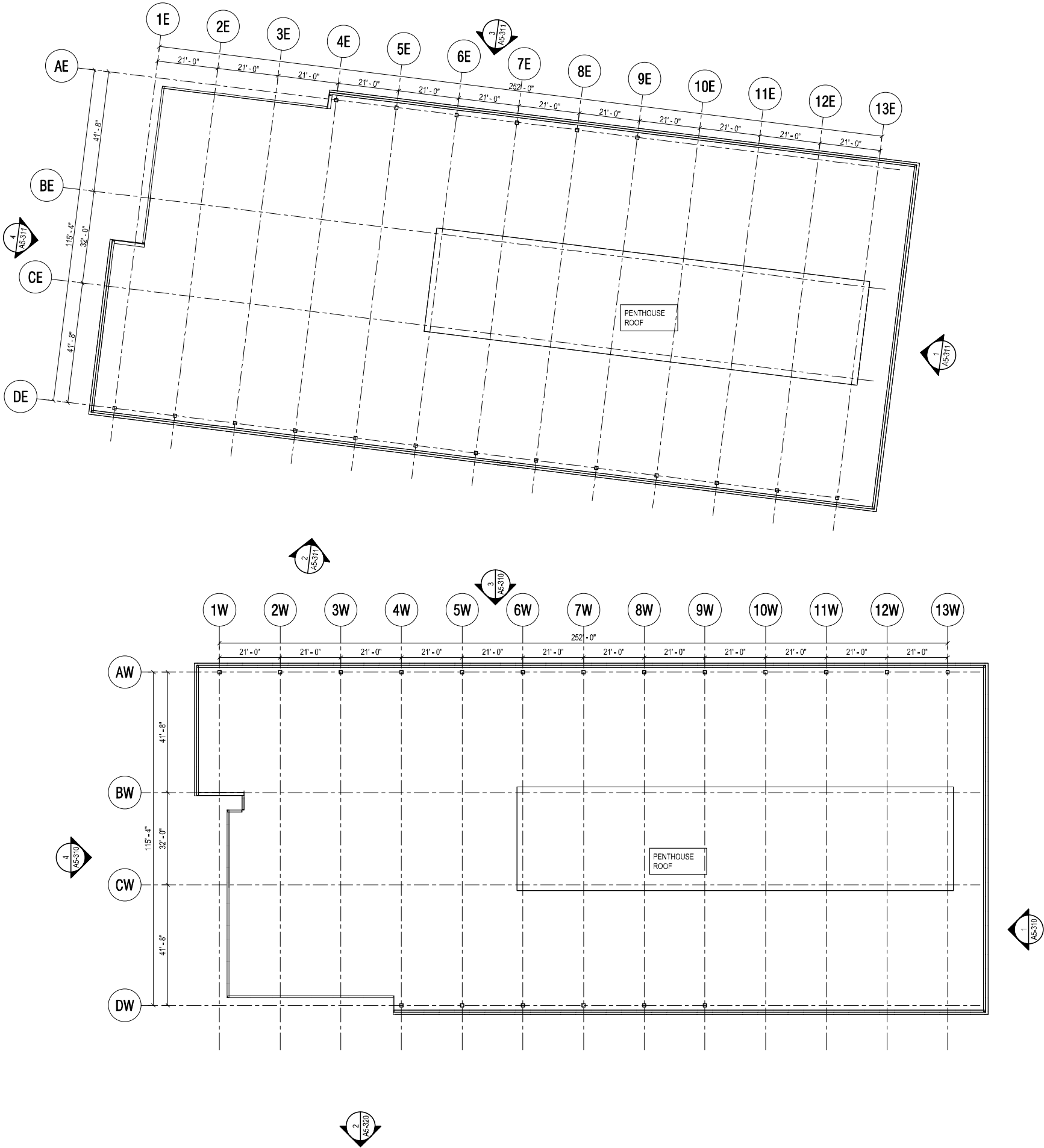
GOP 5 USE PERMIT MODIFICATION

Project Phase
Use Permit

Date 06/08/20	Drawn By FLAD
Project Number 20189-01	Checked By FLAD

Sheet Title
B5 - ROOF PLAN

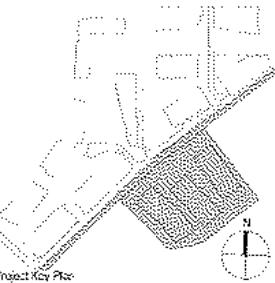
Sheet Number A5-216	Rev. No.
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1 ROOF PLAN
1" = 20'-0"



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**GATEWAY OF
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MODIFICATION**

Project Phase
Use Permit

Date 06/08/20	Drawn By LD,SG
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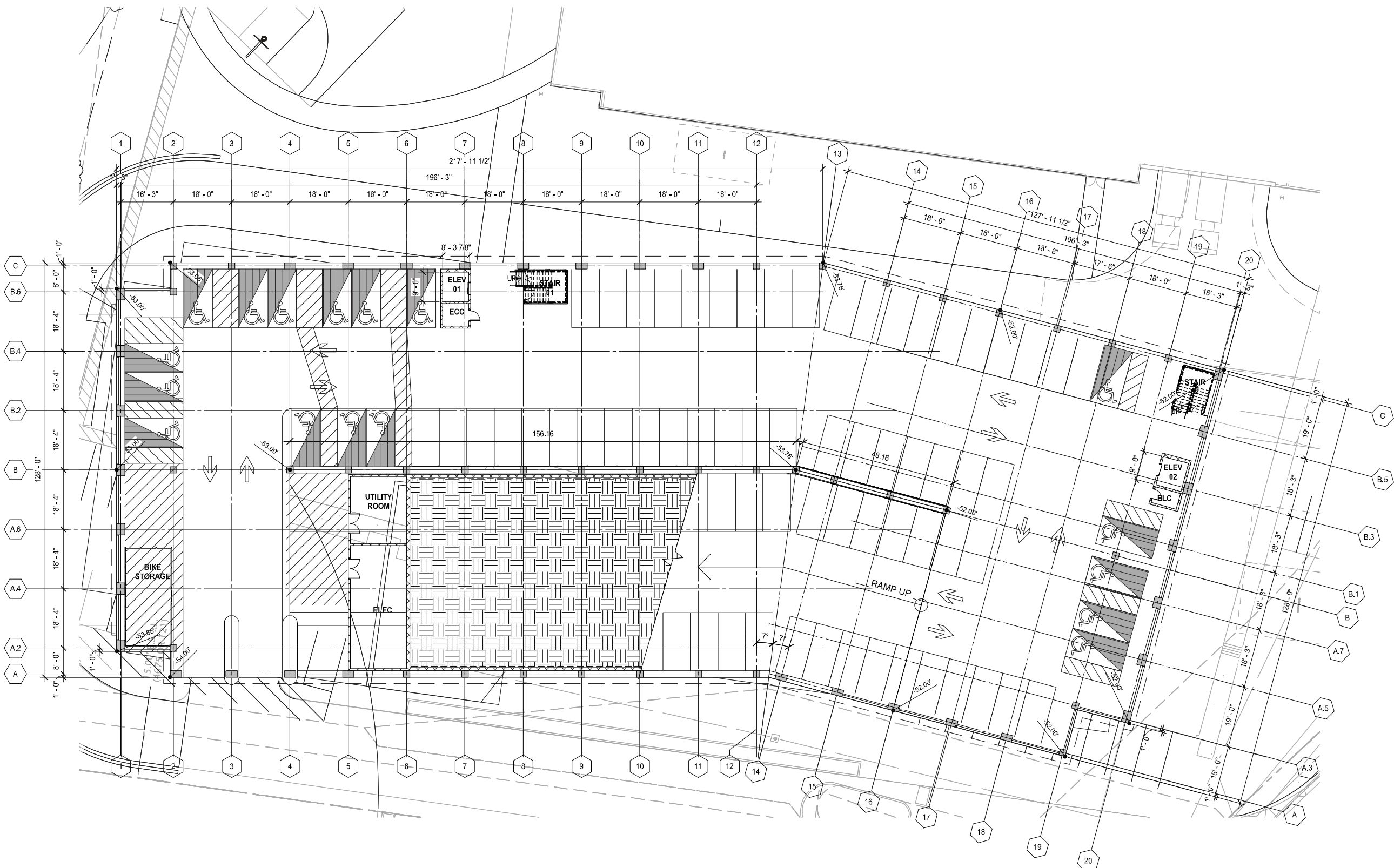
Project Number 19310	Checked By Checker
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Sheet Title

**PS5 - GROUND LEVEL
FLOOR PLAN**

Sheet Number	Rev. No.
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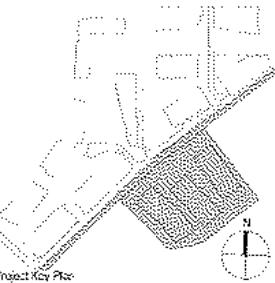
A5-221



1 GROUND LEVEL PLAN
SCALE: 1/16" = 1'-0"



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CONSTRUCTION**

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Project Title		
 BioMed Realty 601 Gateway Boulevard, Suite 1145 South San Francisco, CA 94080		

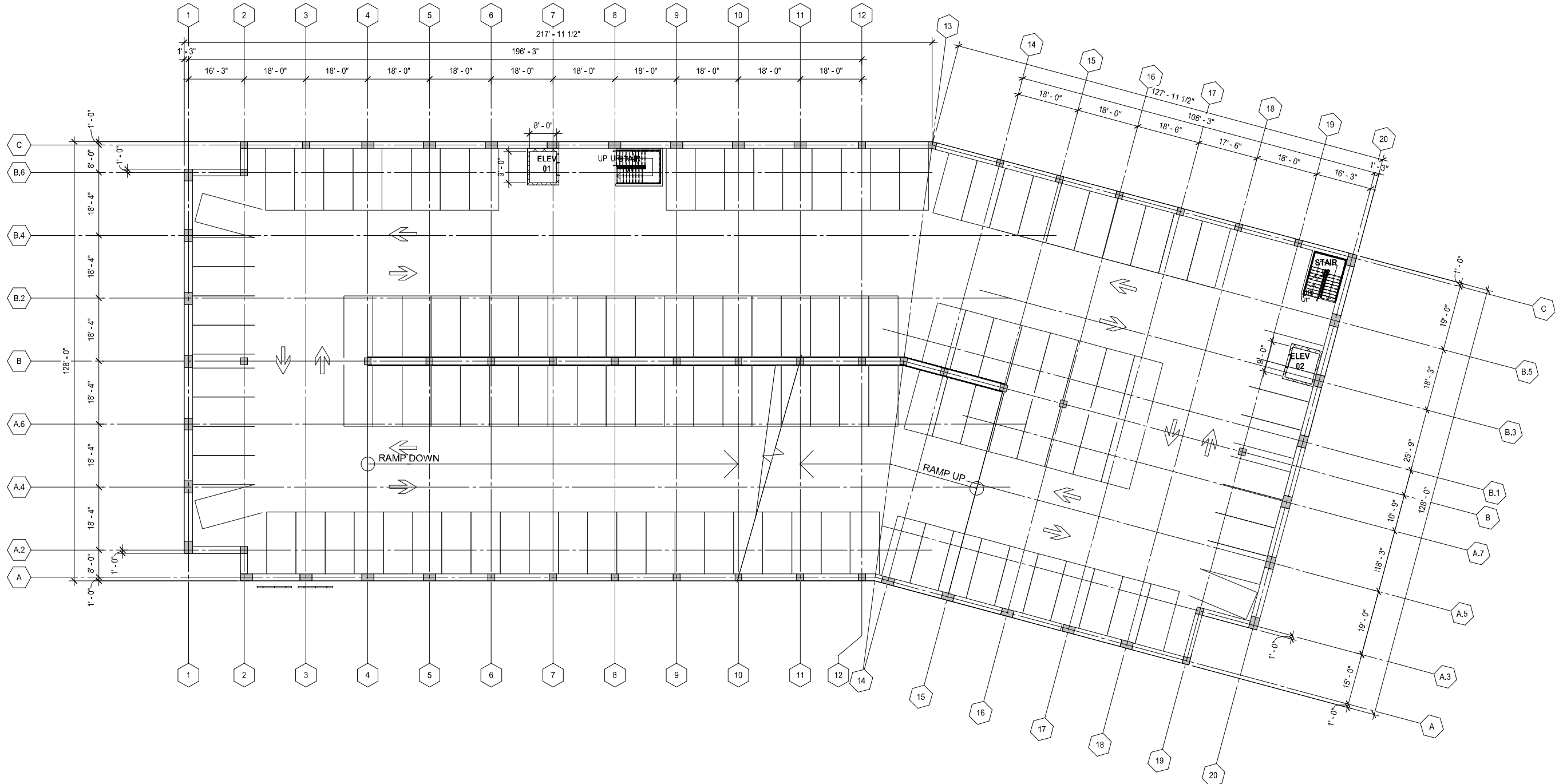
**GATEWAY OF
PACIFIC**

**GOP 5 USE PERMIT
MODIFICATION**

Project Phase Use Permit	
Date 06/08/20	Drawn By LD,SG
Project Number 19310	Checked By Checker

Sheet Title
PS5 - SECOND LEVEL PLAN

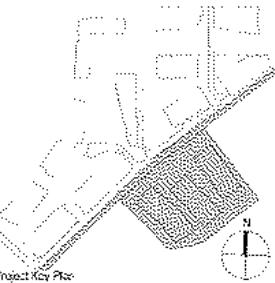
Sheet Number A5-222	Rev. No.
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1 SECOND LEVEL PLAN
SCALE: 1/16" = 1'-0"



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Project Title		
 BioMed Realty 601 Gateway Boulevard, Suite 1145 South San Francisco, CA 94080		

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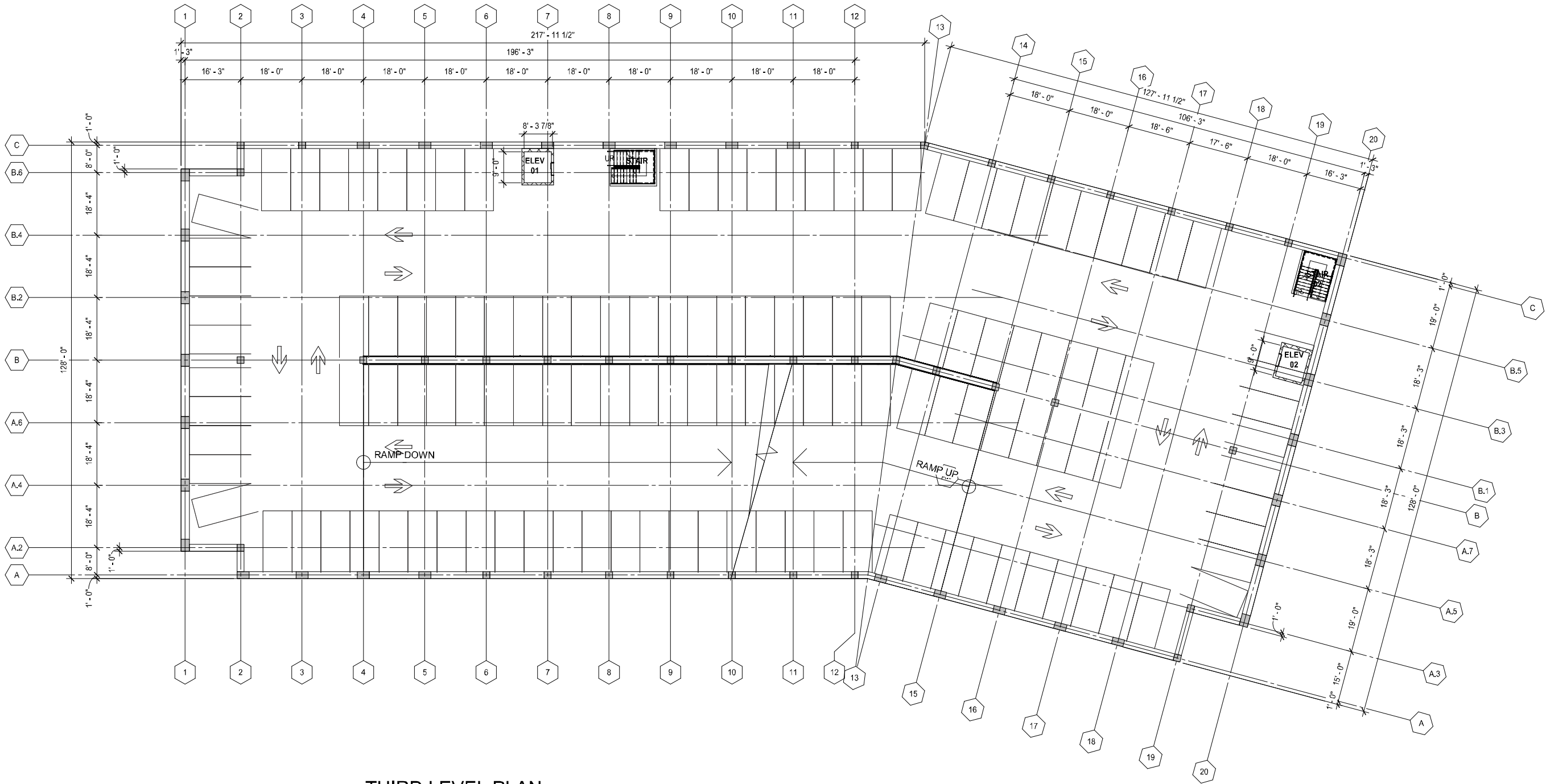
**GOP 5 USE PERMIT
MODIFICATION**

Project Phase	
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Date	Drawn By
06/08/20	LD,SG
Project Number	Checked By
19310	Checker

Sheet Title

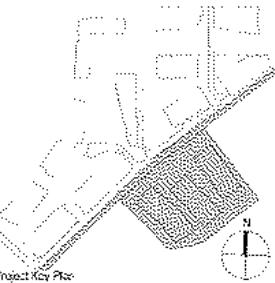
PS5 - THIRD LEVEL PLAN

Sheet Number	Rev. No.
A5-223	



1 THIRD LEVEL PLAN
SCALE: 1/16" = 1'-0"

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CONSTRUCTION**

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Project Title



**GATEWAY OF
PACIFIC**

**GOP 5 USE PERMIT
MODIFICATION**

Project Phase
Use Permit

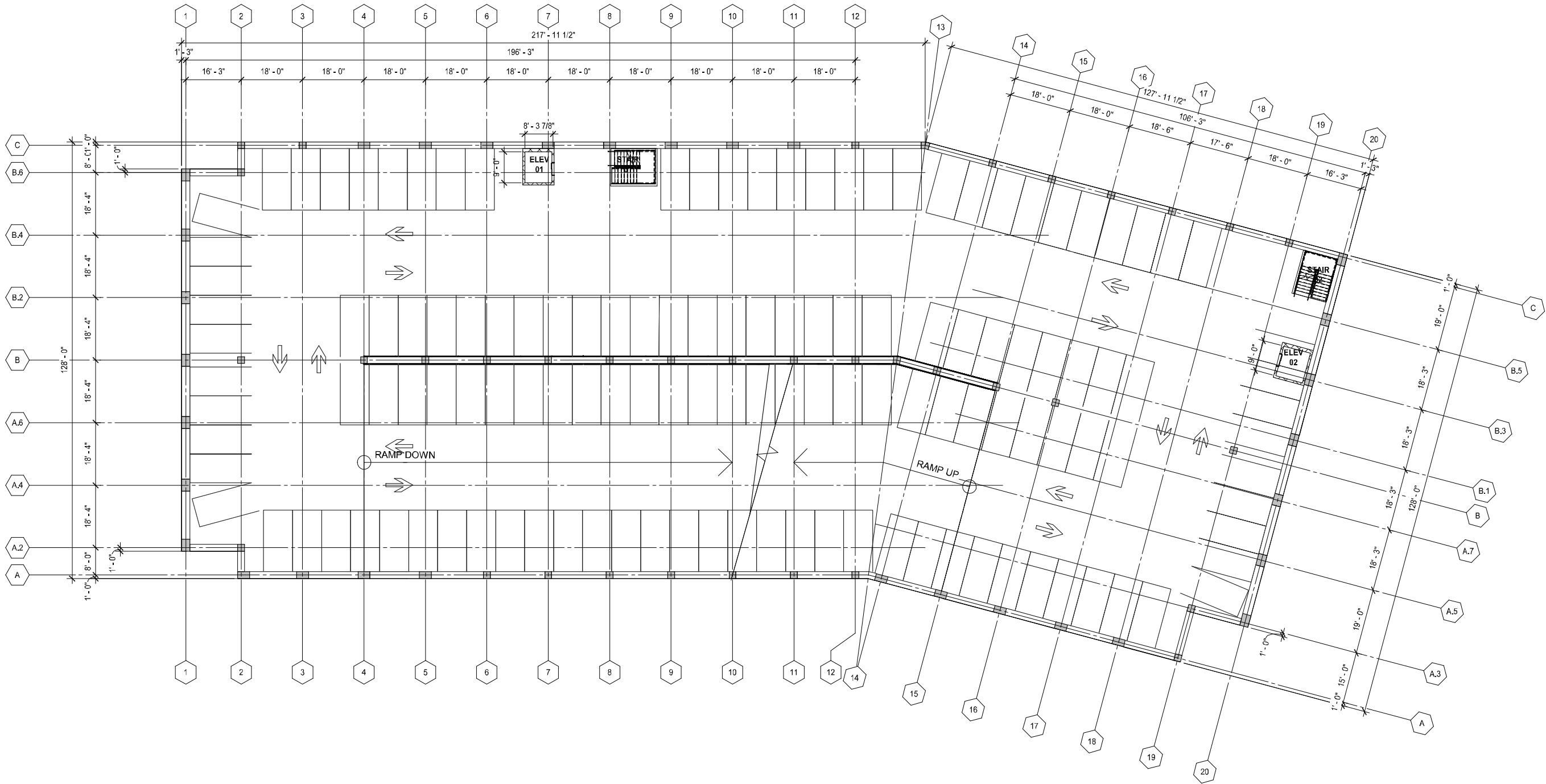
Date 06/08/20	Drawn By LD,SG
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Project Number 19310	Checked By Checker
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Sheet Title
**PS5 - FOURTH LEVEL
FLOOR PLAN**

Sheet Number	Rev. No.
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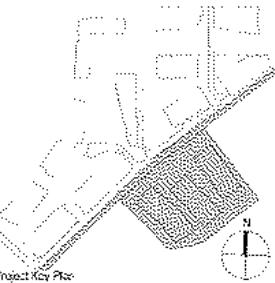
A5-224



1 FOURTH LEVEL FLOOR PLAN
SCALE: 1/16" = 1'-0"



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Project Title		
 BioMed Realty 601 Gateway Boulevard, Suite 1145 South San Francisco, CA 94080		

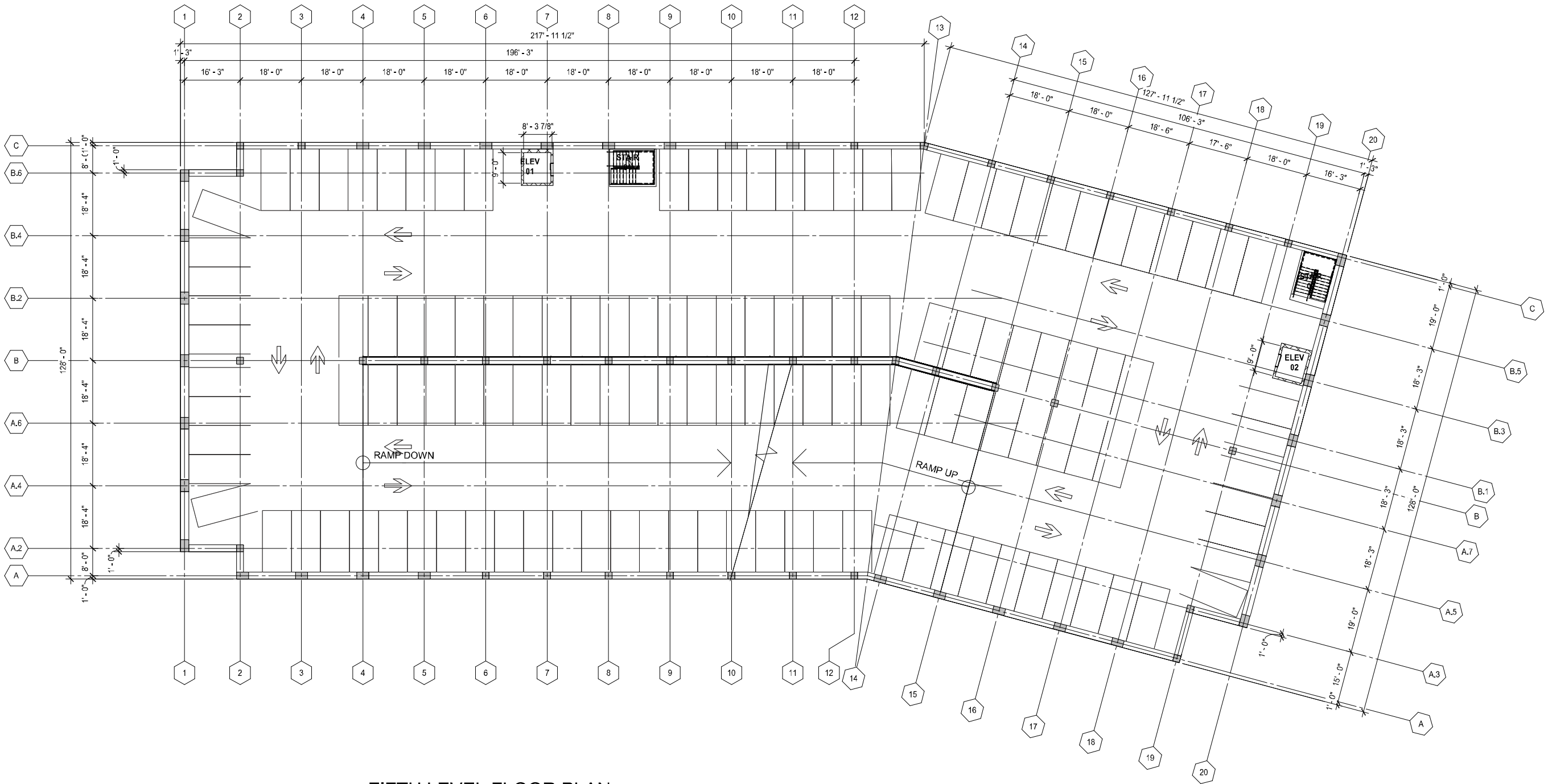
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PACIFIC**

**GOP 5 USE PERMIT
MODIFICATION**

Project Phase Use Permit	
Date 06/08/20	Drawn By LD.SG
Project Number 19310	Checked By Checker

Sheet Title
**PS5 - FIFTH LEVEL
FLOOR PLAN**

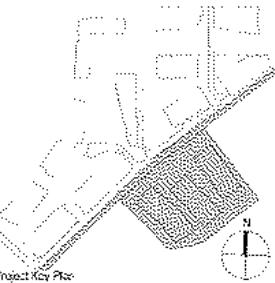
Sheet Number A5-225	Rev. No.
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1 FIFTH LEVEL FLOOR PLAN
SCALE: 1/16" = 1'-0"



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 BioMed Realty 601 Gateway Boulevard, Suite 1145 South San Francisco, CA 94080		

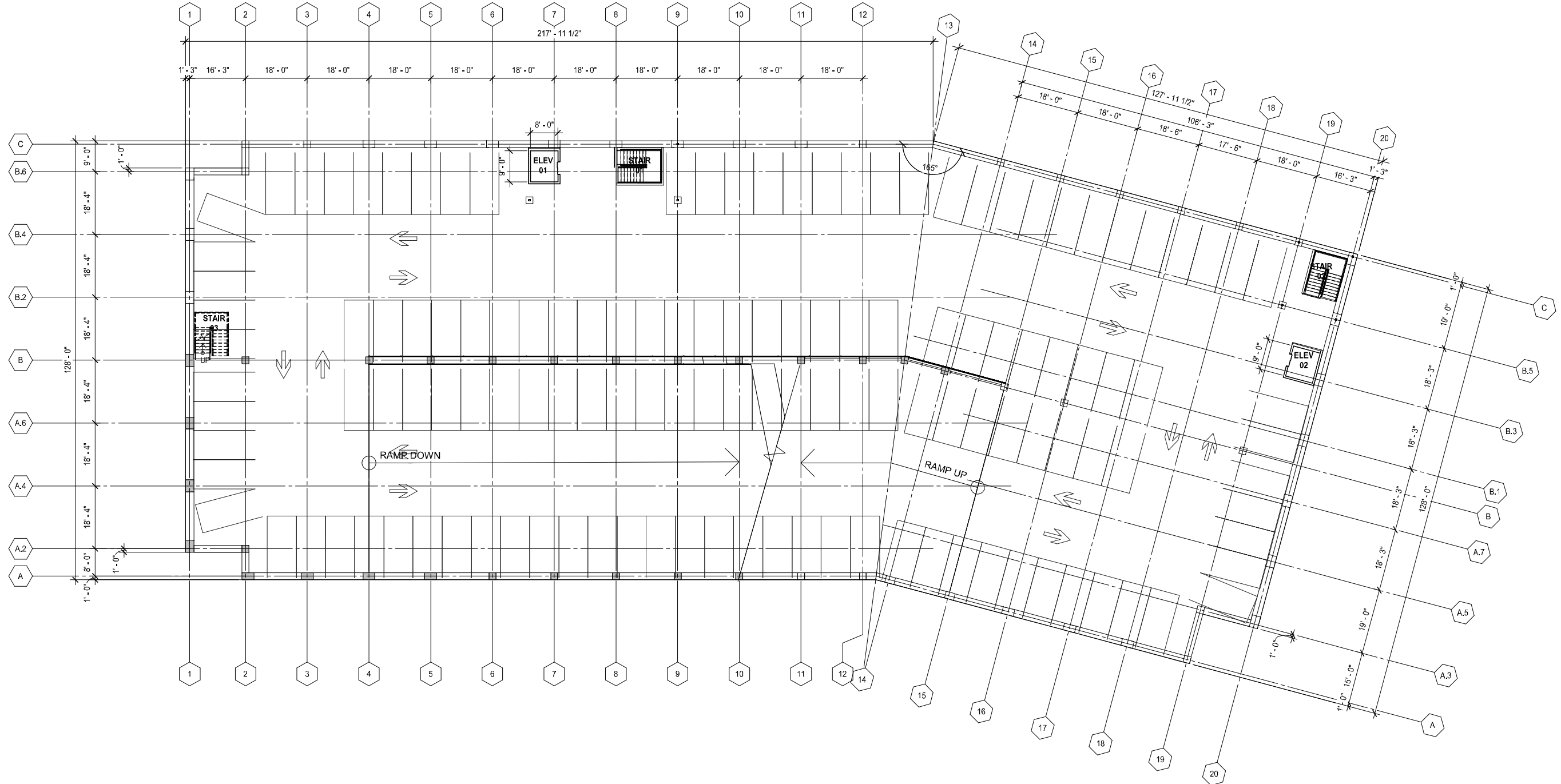
**GATEWAY OF
PACIFIC**

**GOP 5 USE PERMIT
MODIFICATION**

Project Phase Use Permit	
Date 06/08/20	Drawn By LD,SG
Project Number 19310	Checked By Checker

Sheet Title
**PS5 - SIXTH LEVEL
FLOOR PLAN**

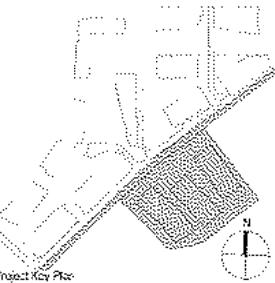
Sheet Number A5-226	Rev. No.
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1 SIXTH LEVEL FLOOR PLAN
SCALE: 1/16" = 1'-0"



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Project Title



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MODIFICATION**

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Date 06/08/20	Drawn By SG
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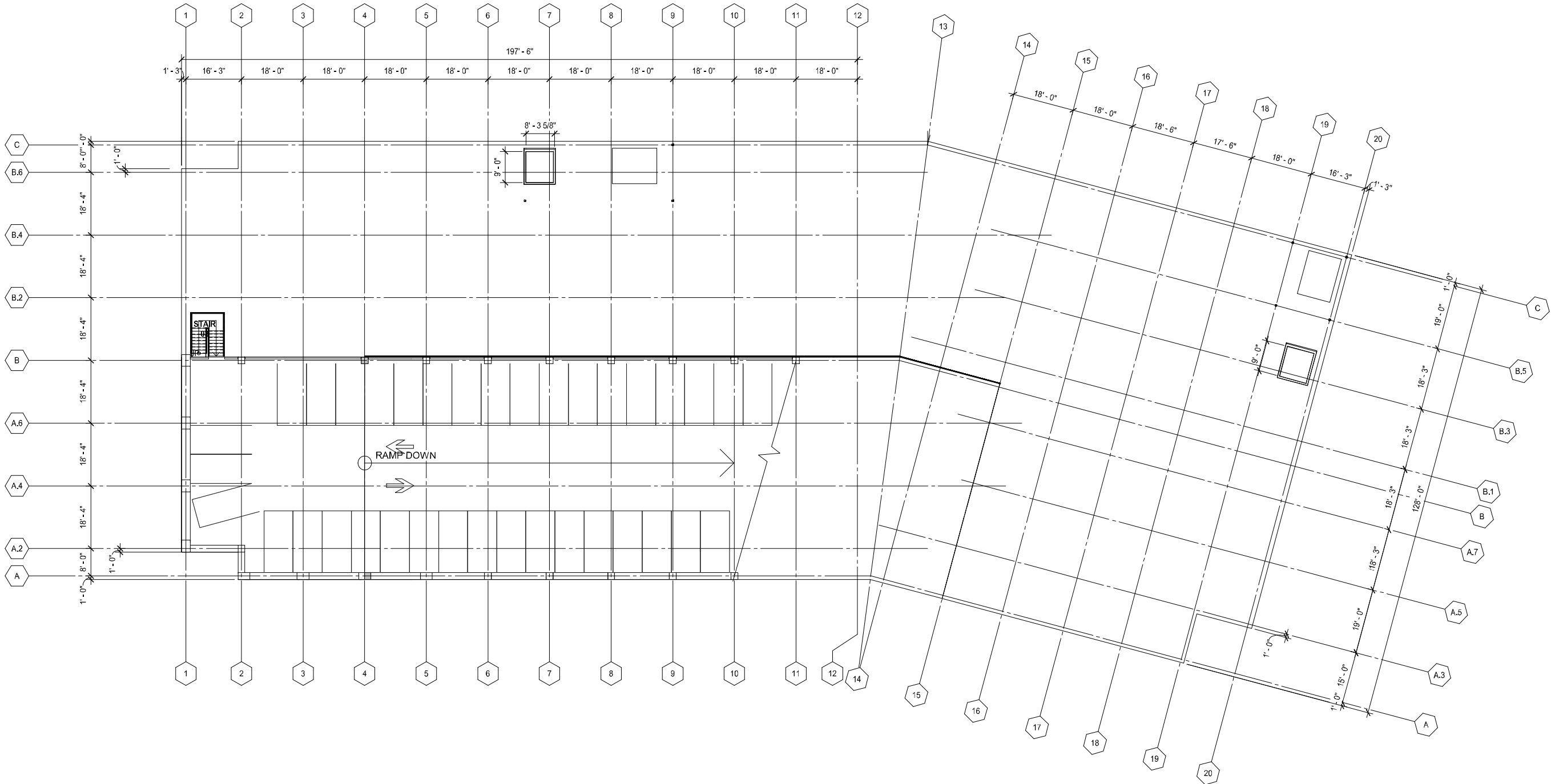
Project Number 19310	Checked By Checker
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Sheet Title

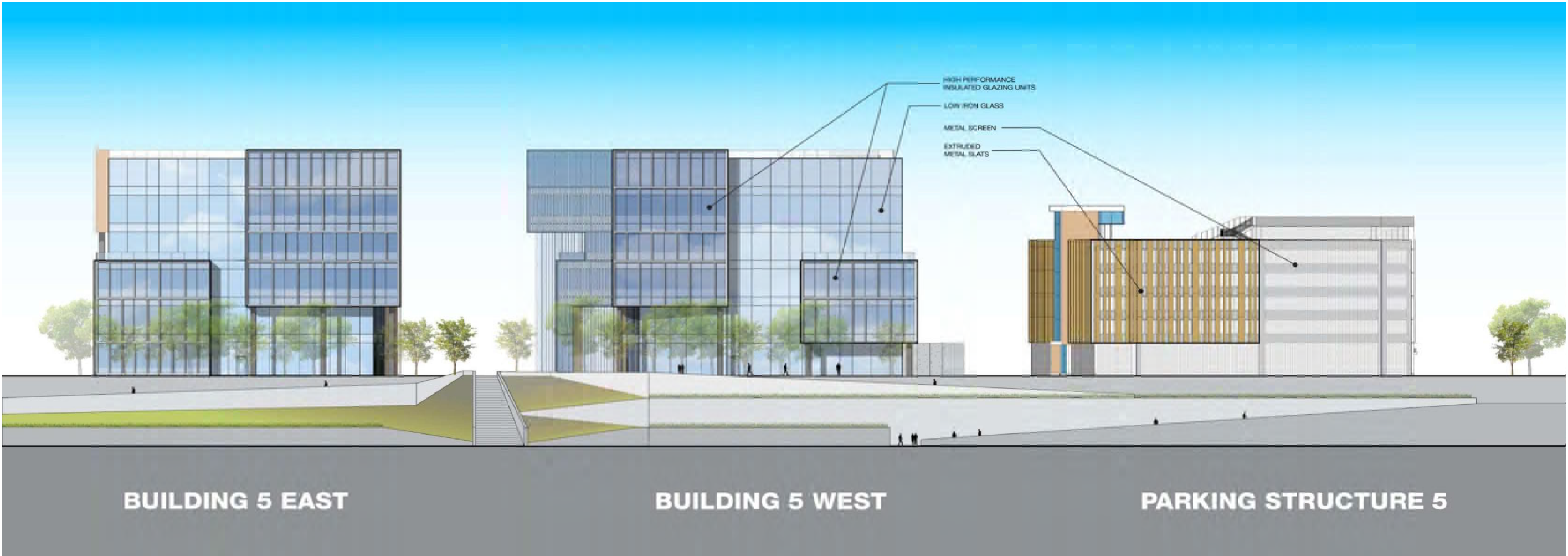
**PS5 - SEVENTH LEVEL
(ROOF) FLOOR PLAN**

Sheet Number	Rev. No.
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A5-227

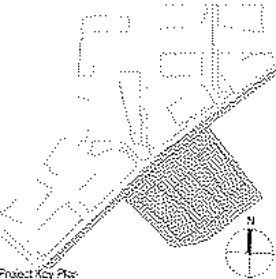


1 SEVENTH (ROOF) LEVEL
SCALE: 1/16" = 1'-0"



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NOT FOR
CONSTRUCTION

Rev	Date	Description
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Project Title



GATEWAY OF
PACIFIC

GOP 5 USE PERMIT
MODIFICATION

Project Phase
Use Permit

Date 06/08/20	Drawn By FLAD
Project Number 20189-01	Checked By FLAD

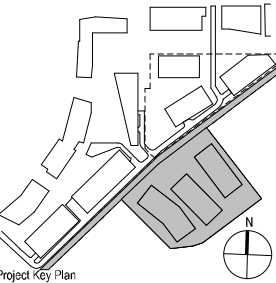
Sheet Title
OVERALL ELEVATION

Sheet Number A5-300	Rev. No.
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**NOT FOR
CONSTRUCTION**

Rev	Date	Description
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Project Title



**GATEWAY OF
PACIFIC**

**GOP 5 USE PERMIT
MODIFICATION**

Project Phase
Use Permit

Date 06/08/20	Drawn By FLAD
------------------	------------------

Project Number 20189-01	Checked By FLAD
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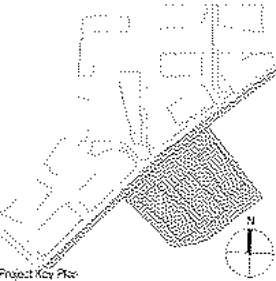
Sheet Title
GOP 4&5 RENDERING

Sheet Number A5-300A	Rev. No.
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Rev Date Description
Project Title
BioMed Realty
601 Gateway Boulevard, Suite 1145
South San Francisco, CA 94080

GATEWAY OF PACIFIC

GOP 5 USE PERMIT MODIFICATION

Project Phase
Use Permit
Date 06/08/20 Drawn By FLAD
Project Number 20189-01 Checked By FLAD

Sheet Title
GOP 5 RENDERING

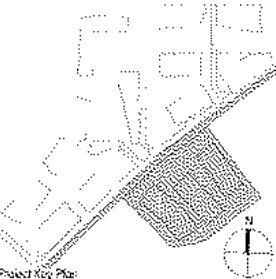
Sheet Number Rev. No.
A5-300C





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CONSTRUCTION

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Project Title

 **BioMed Realty**
601 Gateway Boulevard, Suite 1145
South San Francisco, CA 94080

**GATEWAY OF
PACIFIC**

**GOP 5 USE PERMIT
MODIFICATION**

Project Phase

Use Permit

Date	06/08/20	Drawn By	FLAD
Project Number	20189-01	Checked By	FLAD

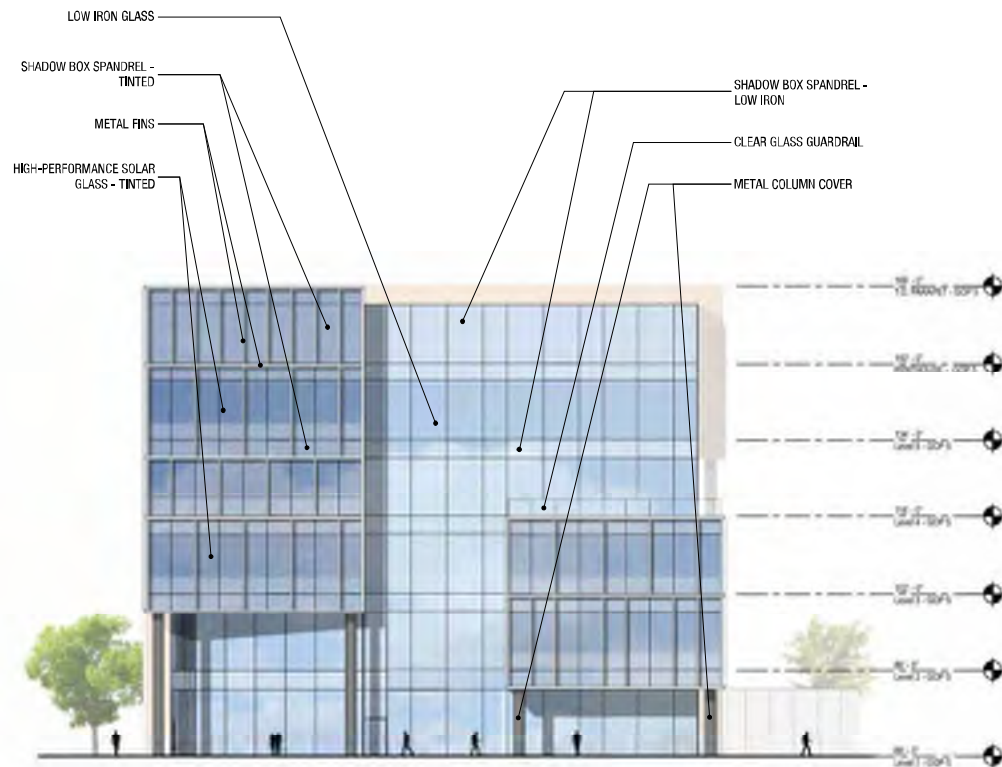
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GOP 5 RENDERING

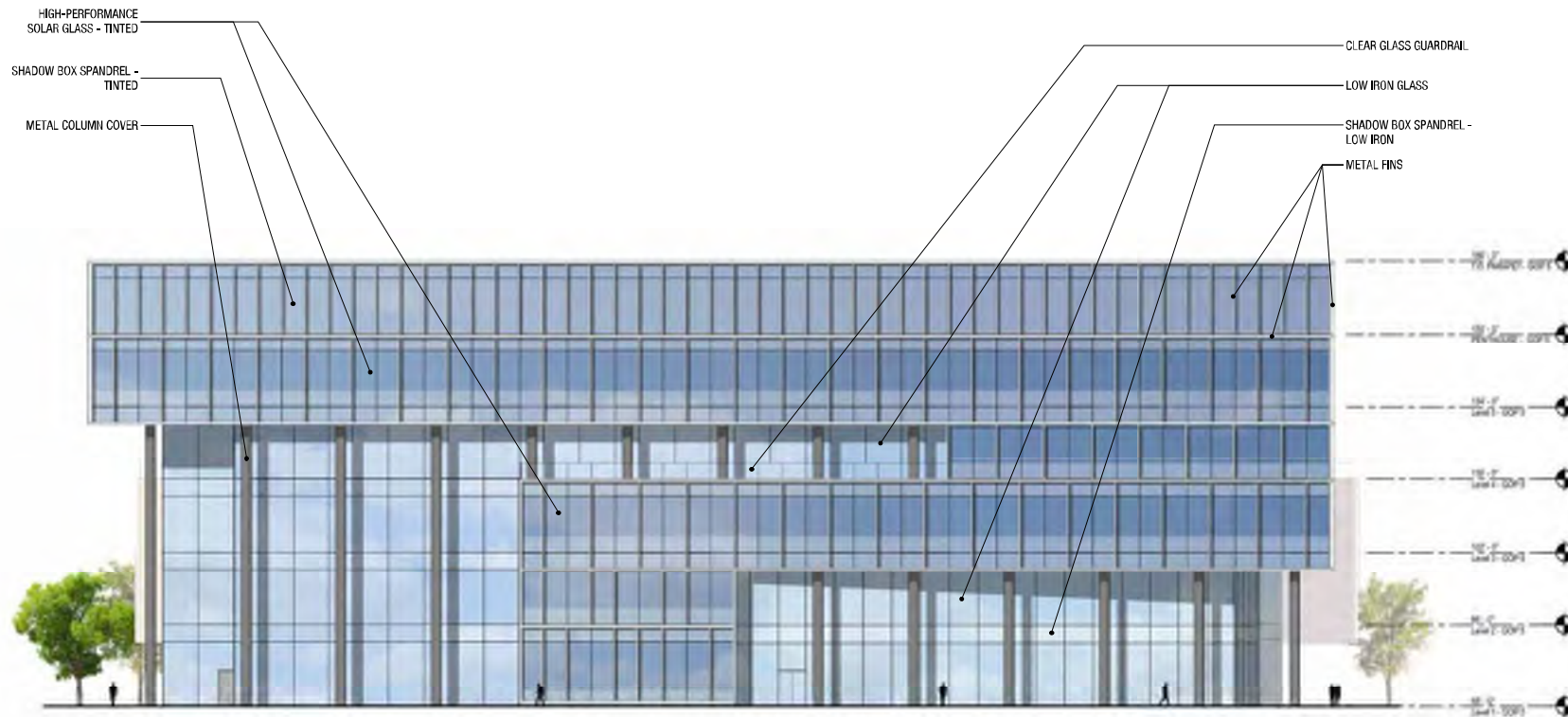
Sheet Number	Rev. No.
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A5-300D

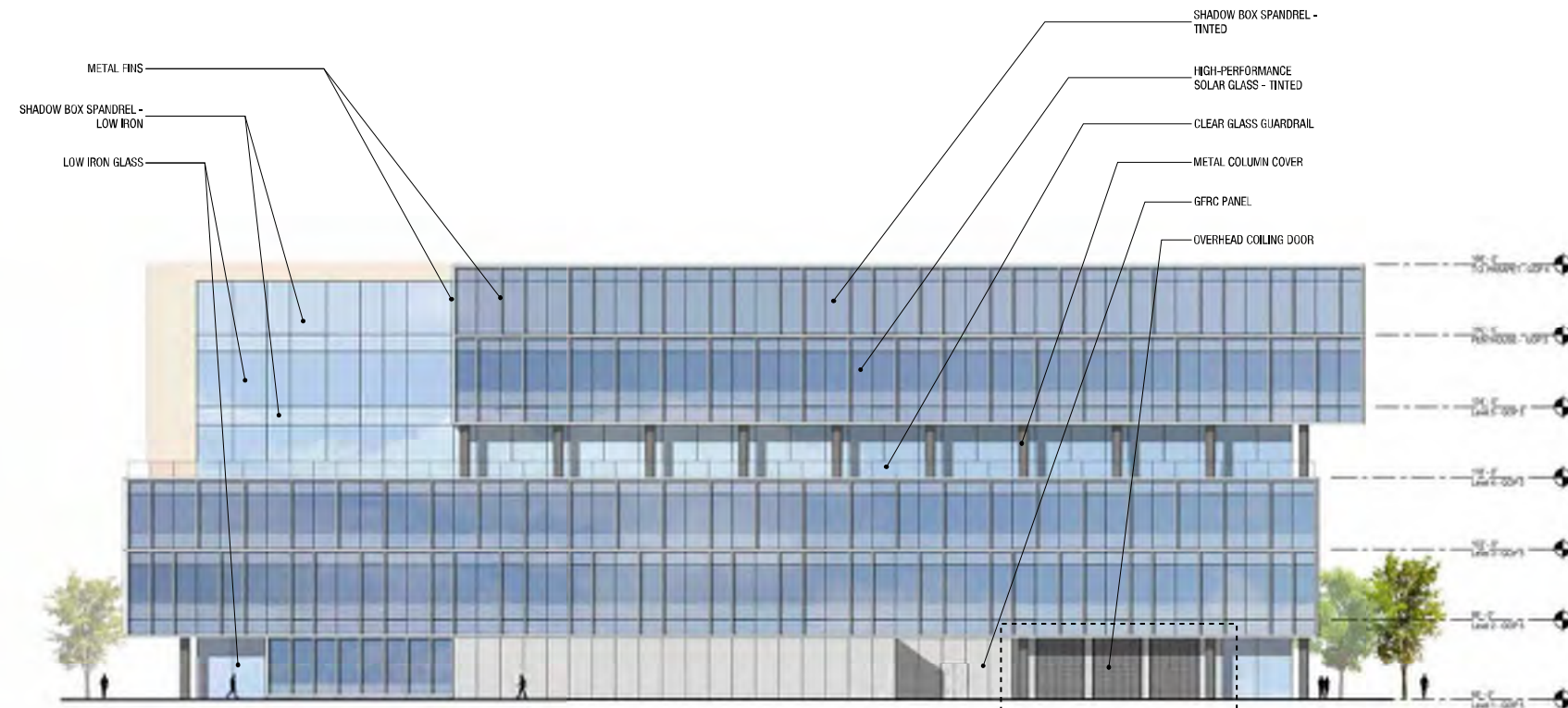




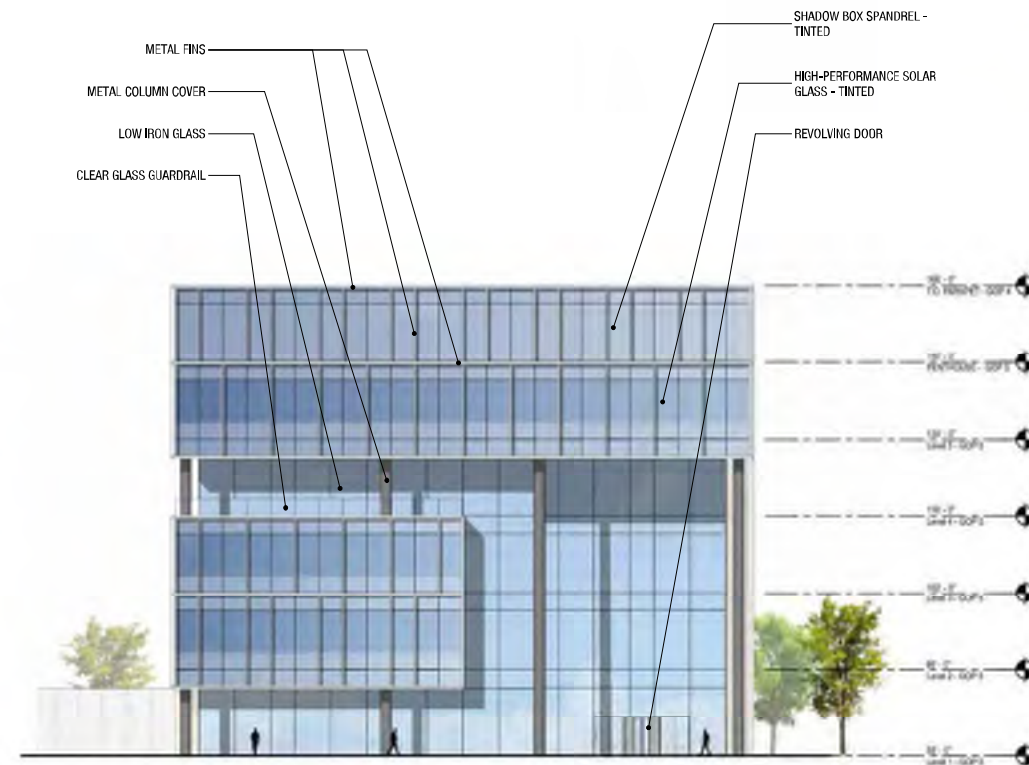
4 B5W-NORTH ELEVATION
1" = 20'-0"



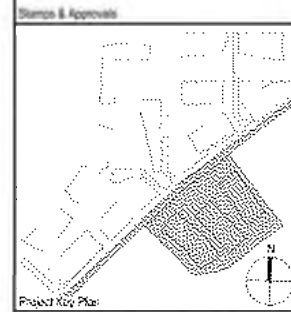
3 B5W-EAST ELEVATION
1" = 20'-0"



2 B5W-WEST ELEVATION
1" = 20'-0"



1 B5W-SOUTH ELEVATION
1" = 20'-0"



NOT FOR CONSTRUCTION

Rev	Date	Description

Project Title



GATEWAY OF PACIFIC

GOP 5 USE PERMIT MODIFICATION

Project Phase

Use Permit

Date	06/08/20	Drawn By	FLAD
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Project Number	20189-01	Checked By	FLAD
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Sheet Title

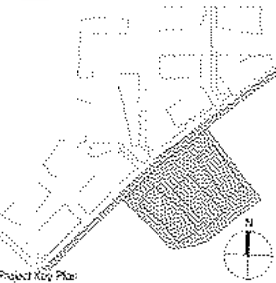
B5 WEST - EXTERIOR ELEVATIONS

Sheet Number

A5-310

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Project Title

BioMed Realty
601 Gateway Boulevard, Suite 1145
South San Francisco, CA 94080

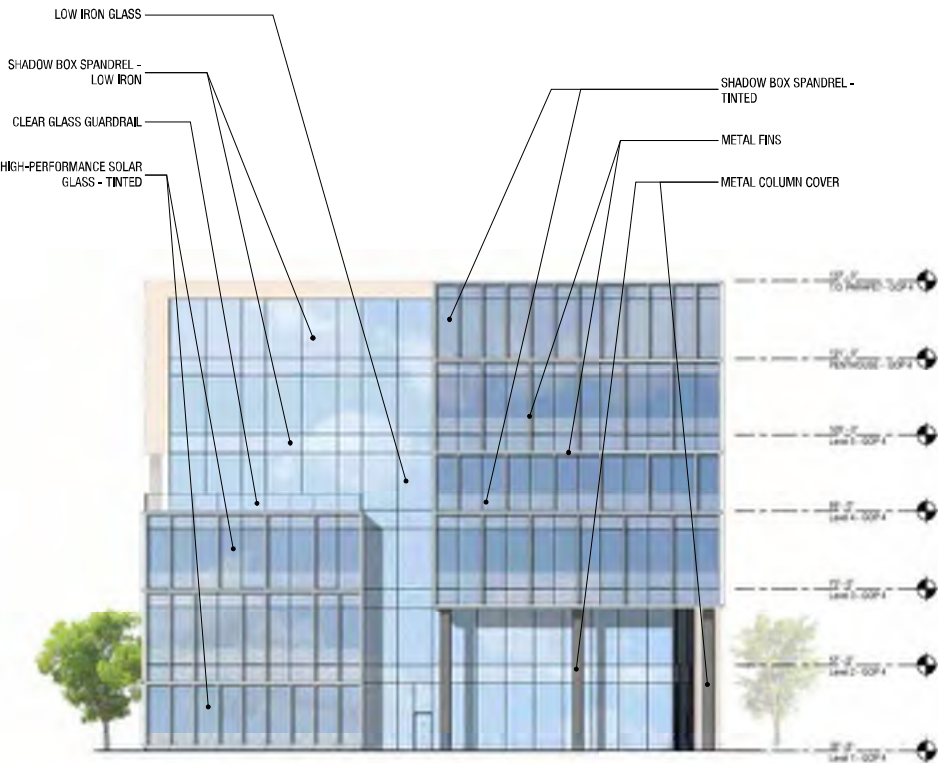
GATEWAY OF PACIFIC

GOP 5 USE PERMIT MODIFICATION

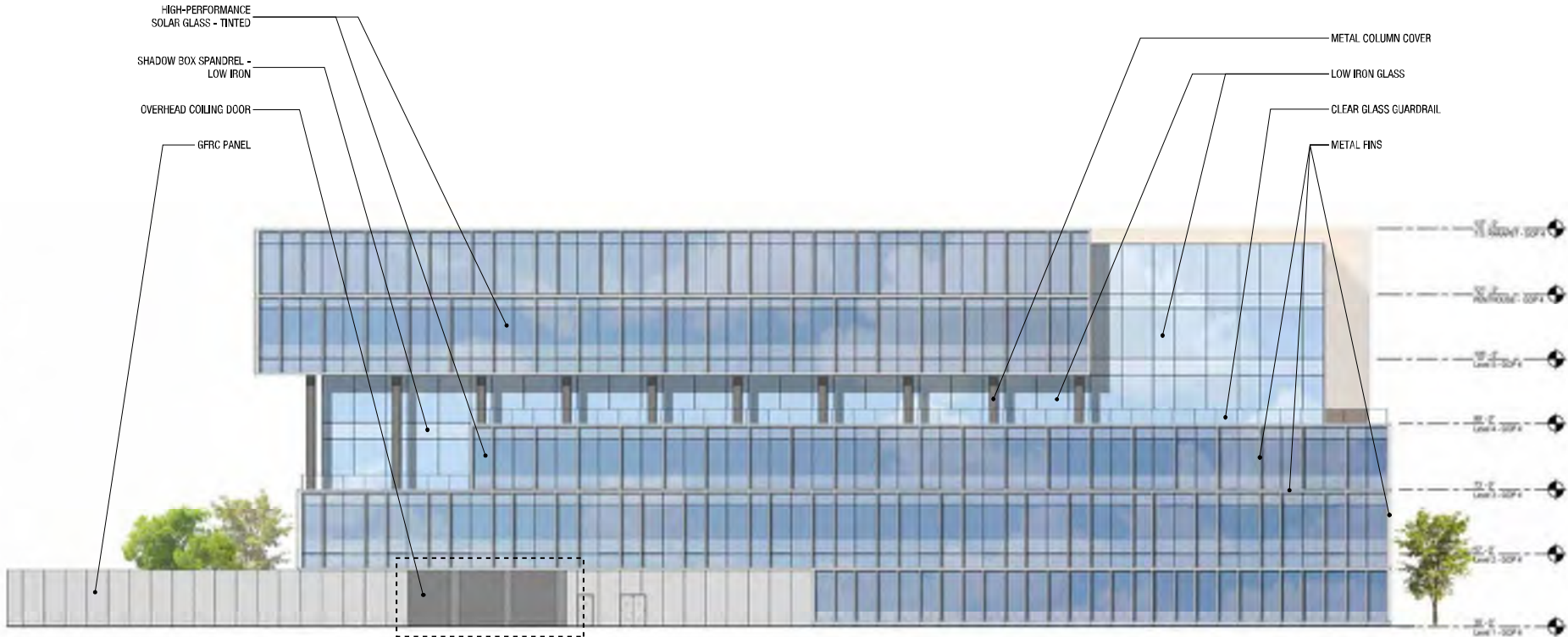
Project Phase Use Permit	
Date 06/08/20	Drawn By FLAD
Project Number 20189-01	Checked By FLAD

Sheet Title
B5 EAST - EXTERIOR ELEVATIONS

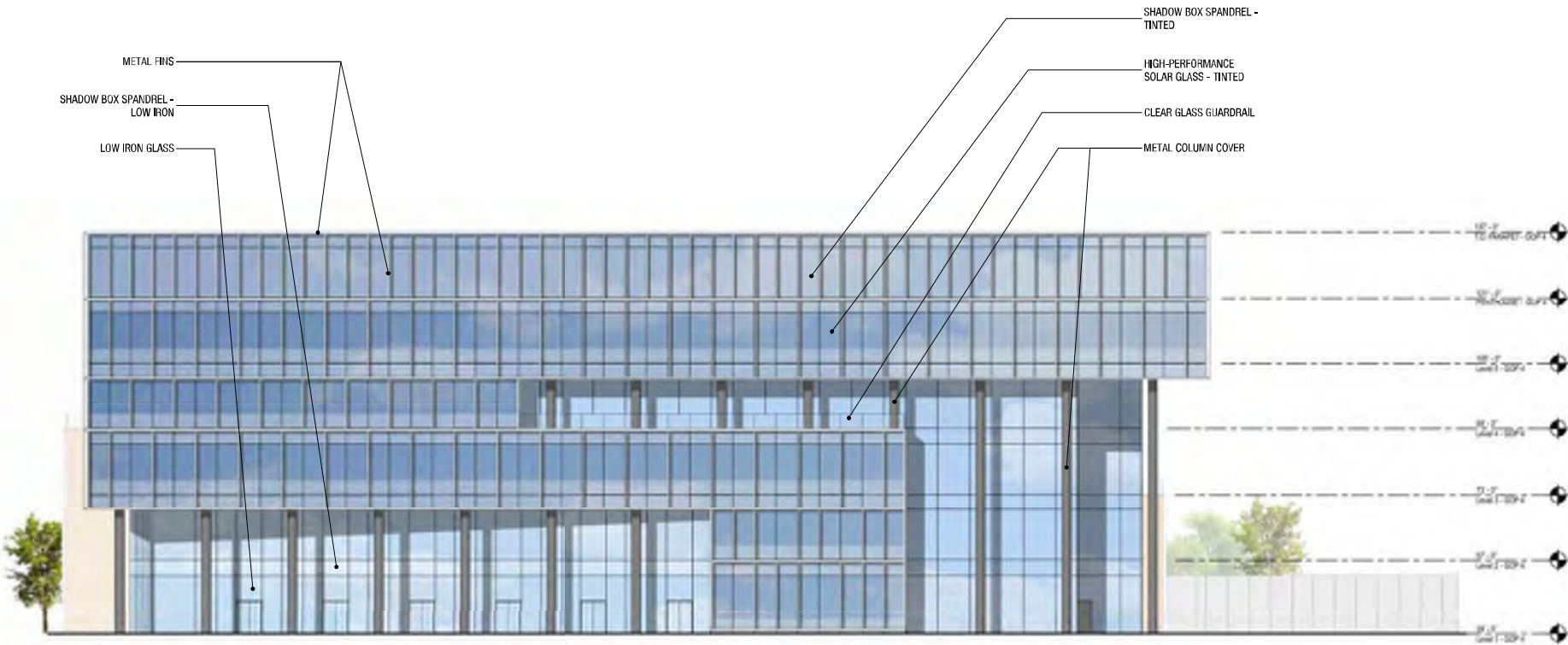
Sheet Number A5-311	Rev. No.
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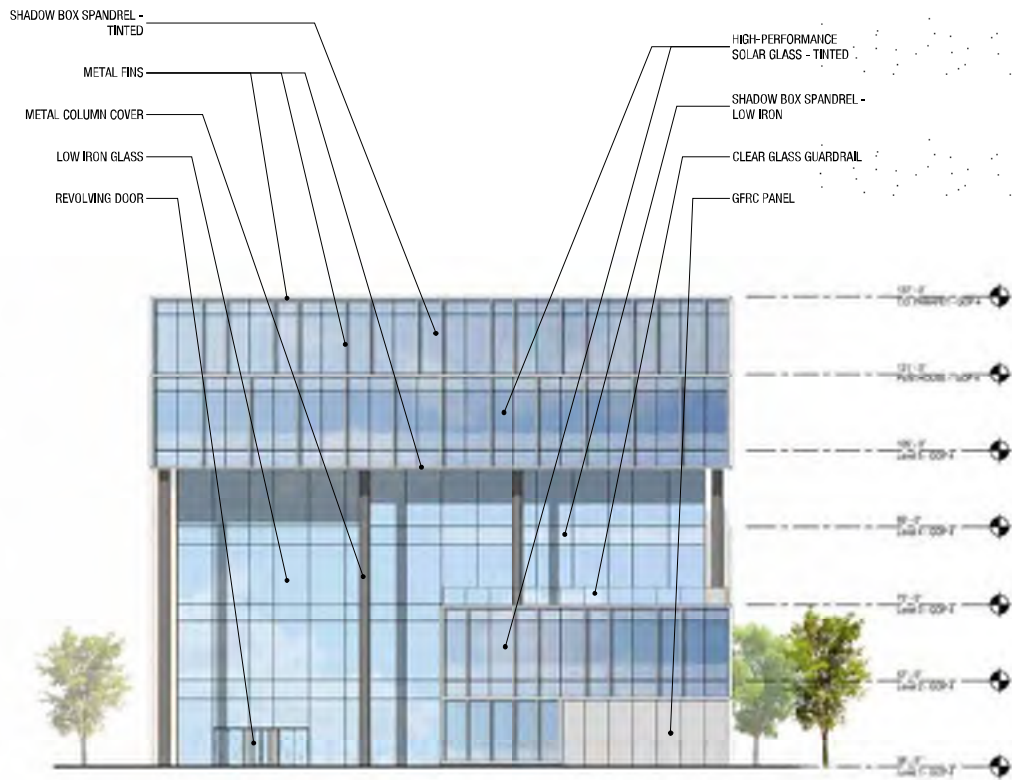
4 B5E-NORTH ELEVATION
1" = 20'-0"



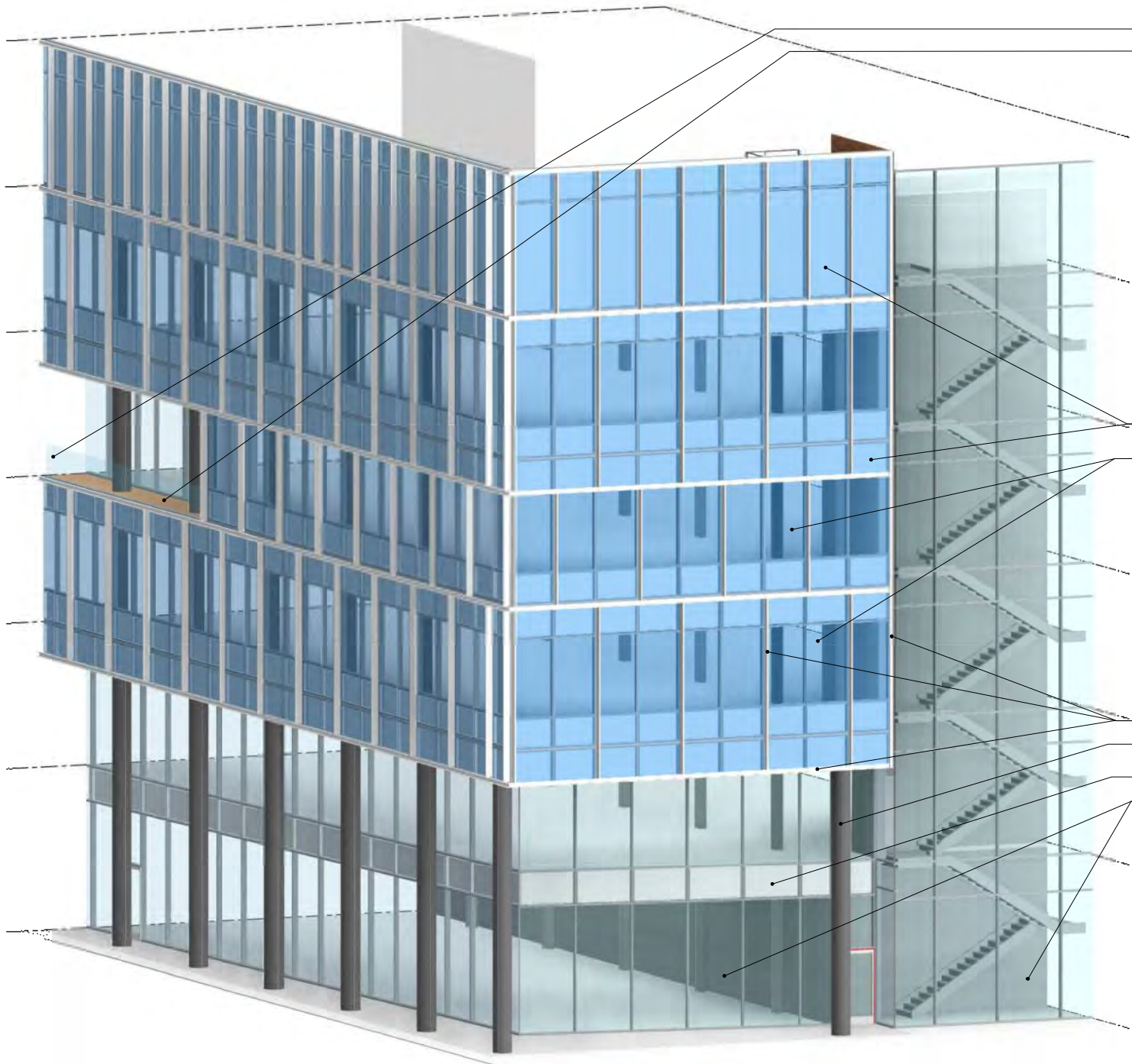
3 B5E-EAST ELEVATION
1" = 20'-0"



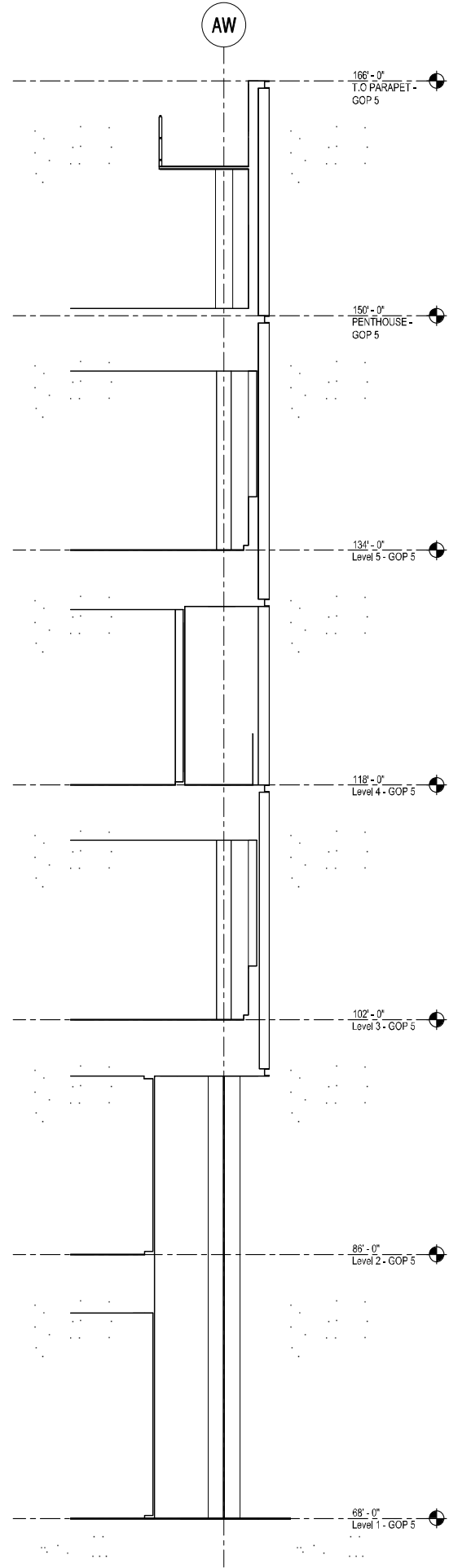
2 B5E-WEST ELEVATION
1" = 20'-0"



1 B5E-SOUTH ELEVATION
1" = 20'-0"



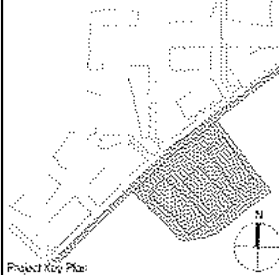
2 AXONOMETRIC - GOP5W NE CORNER



1 WALL SECTION
3/16" = 1'-0"

Flad

Stamps & Approvals



NOT FOR CONSTRUCTION

Rev	Date	Description
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Project Title

BioMed Realty
601 Gateway Boulevard, Suite 1145
South San Francisco, CA 94080

GATEWAY OF PACIFIC

GOP 5 USE PERMIT MODIFICATION

Project Phase

Use Permit

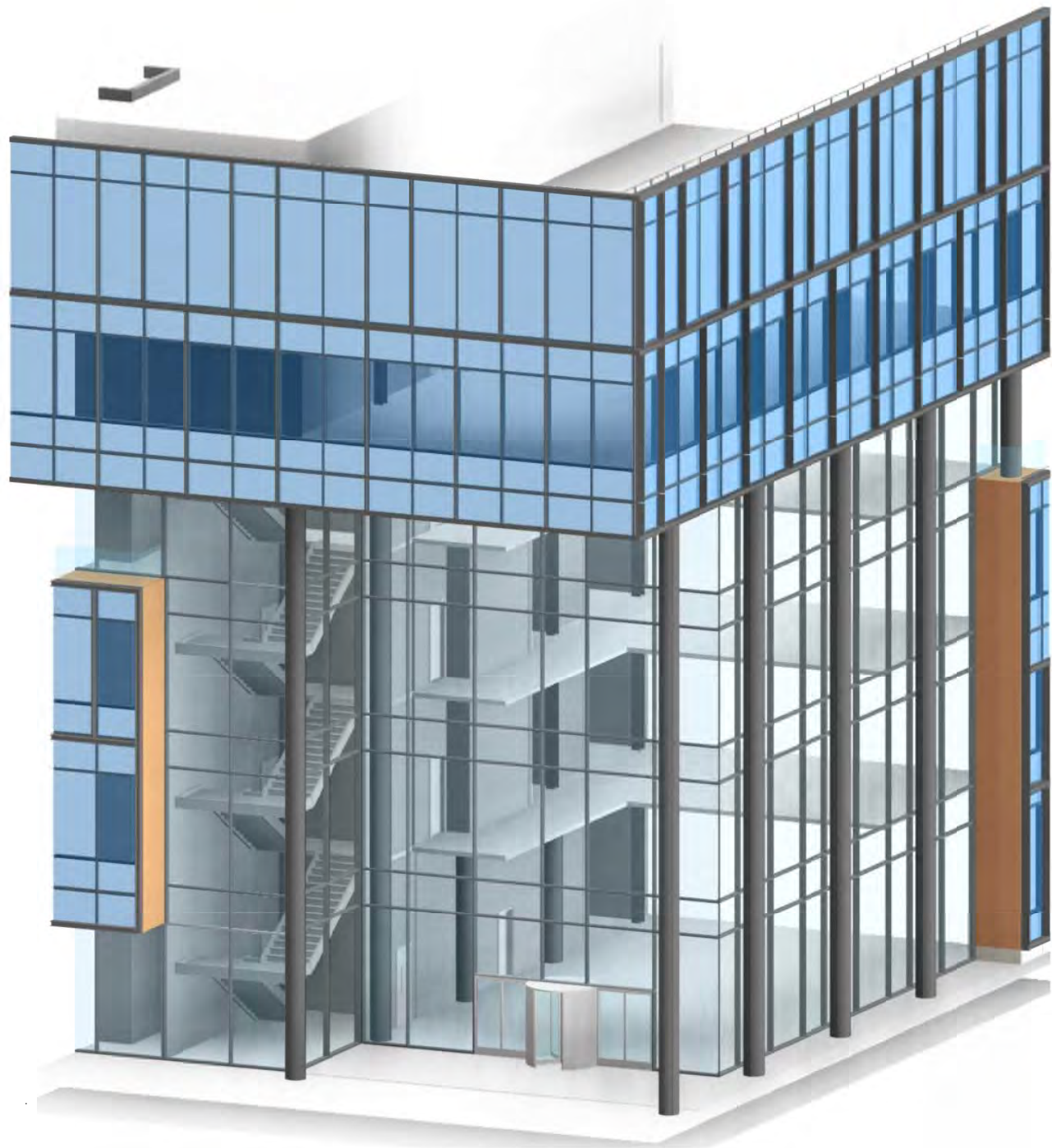
Date	06/08/20	Drawn By	FLAD
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Project Number	20189-01	Checked By	FLAD
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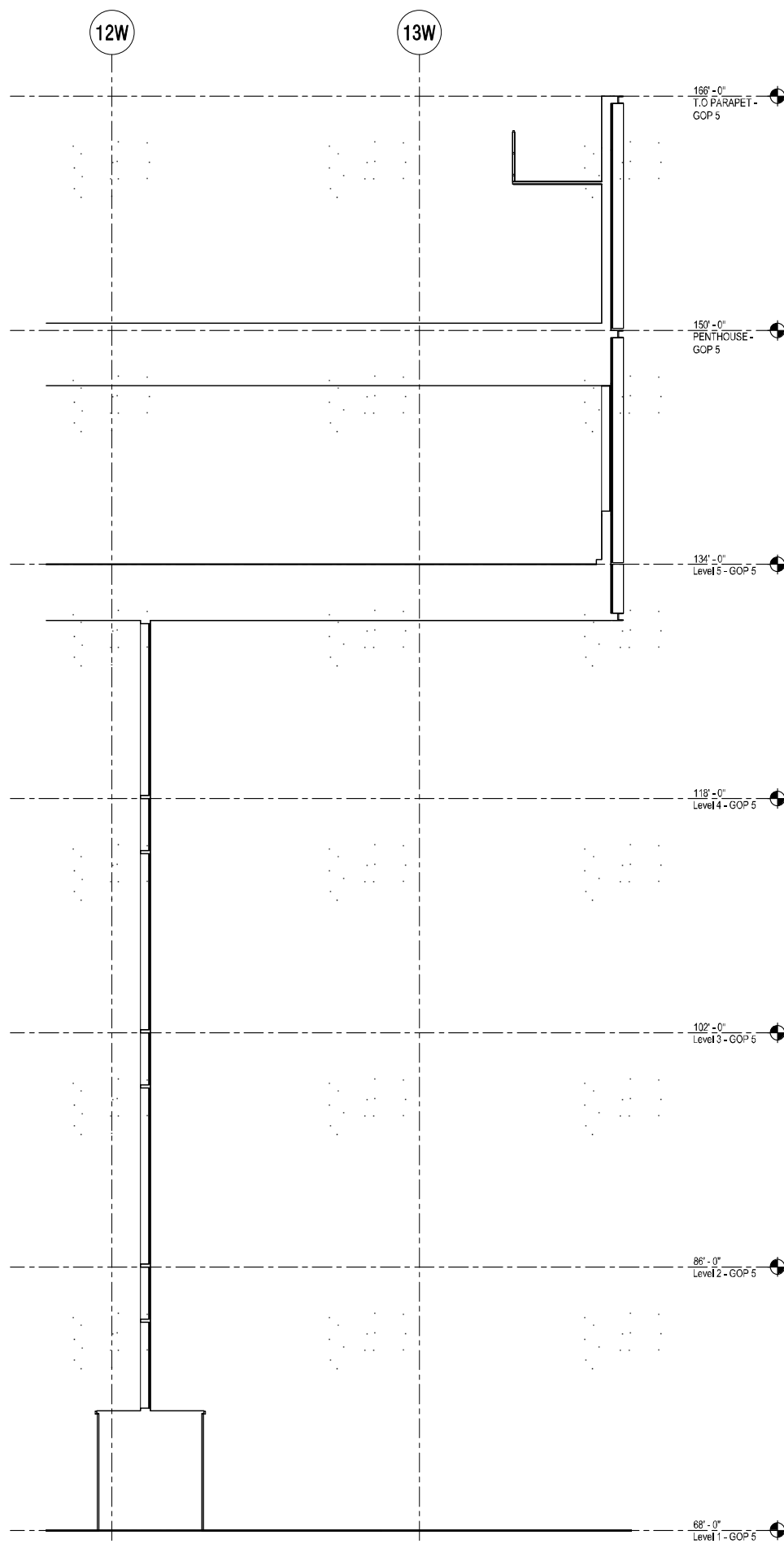
Sheet Title

B5 EXTERIOR WALL SECTION

Sheet Number	A5-312	Rev. No.	
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2 AXONOMETRIC - GOP5W ENTRY



1 WALL SECTION
3/16" = 1'-0"

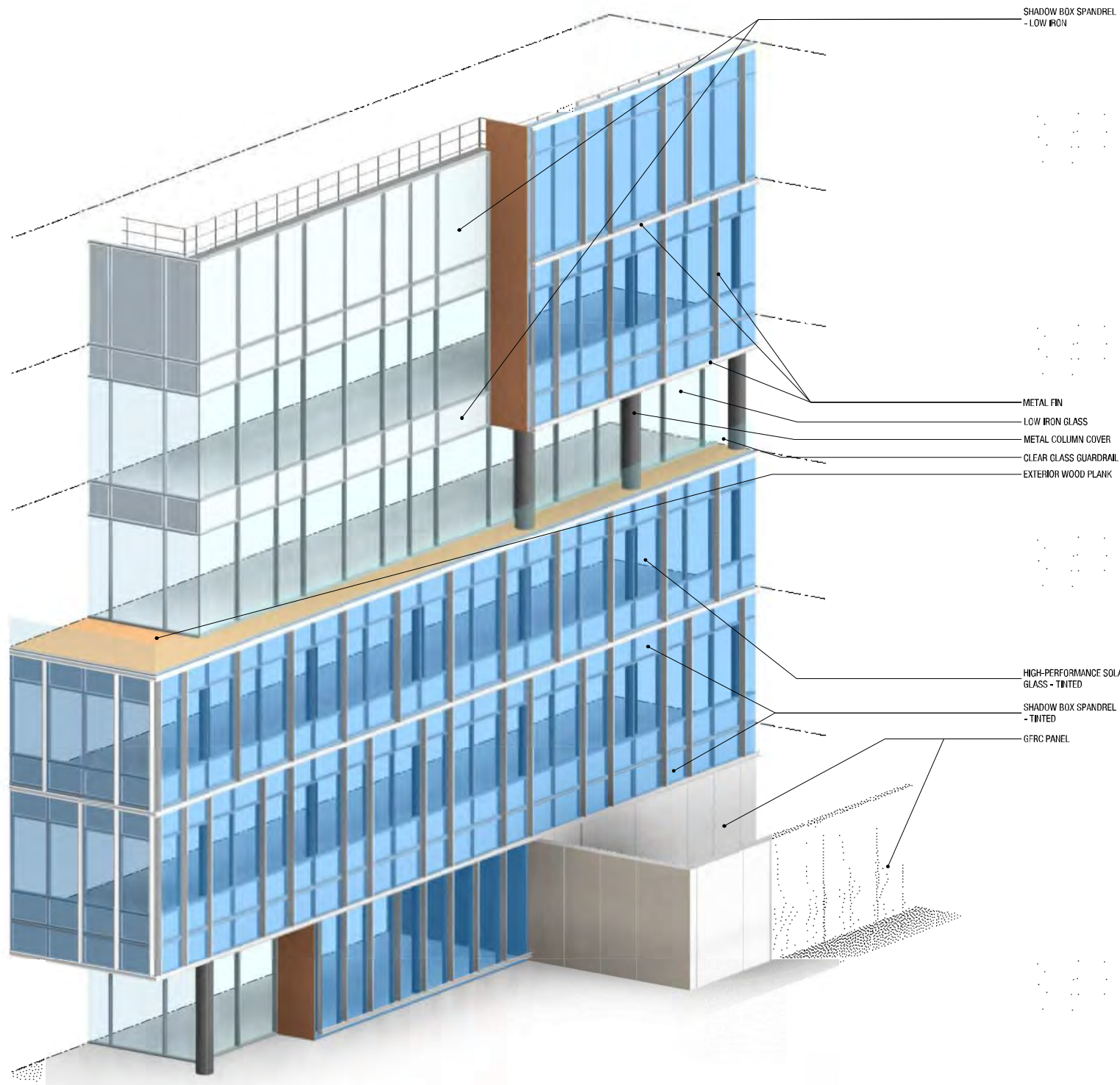
Flad

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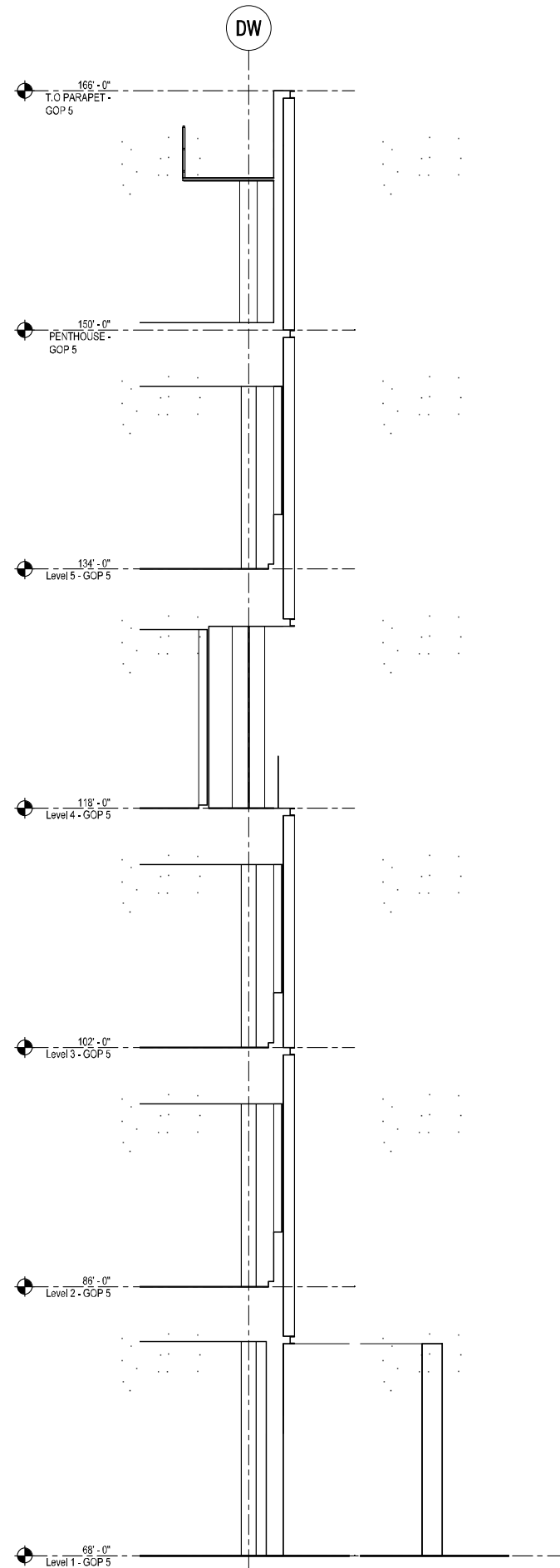
Project Key Plan

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Rev	Date	Description
Project Title		
BioMed Realty 601 Gateway Boulevard, Suite 1145 South San Francisco, CA 94080		
GATEWAY OF PACIFIC		
GOP 5 USE PERMIT MODIFICATION		
Project Phase		
Use Permit		
Date	Drawn By	
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Project Number	Checked By	
20189-01	FLAD	
Sheet Title		
B5 EXTERIOR WALL SECTION		
Sheet Number	Rev. No.	
A5-313		



**AXONOMETRIC - GOP5W NW
CORNER/SERVICE YARD**

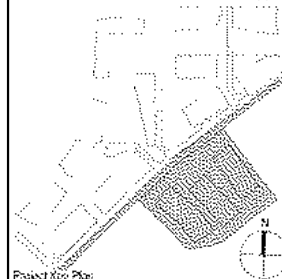


WALL SECTION

3/16" = 1'-0"

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CONSTRUCTION**

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Project Title



**GATEWAY OF
PACIFIC**

**GOP 5 USE PERMIT
MODIFICATION**

Project Phase

Use Permit

Date	06/08/20	Drawn By	FLAD
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Project Number	20189-01	Checked By	FLAD
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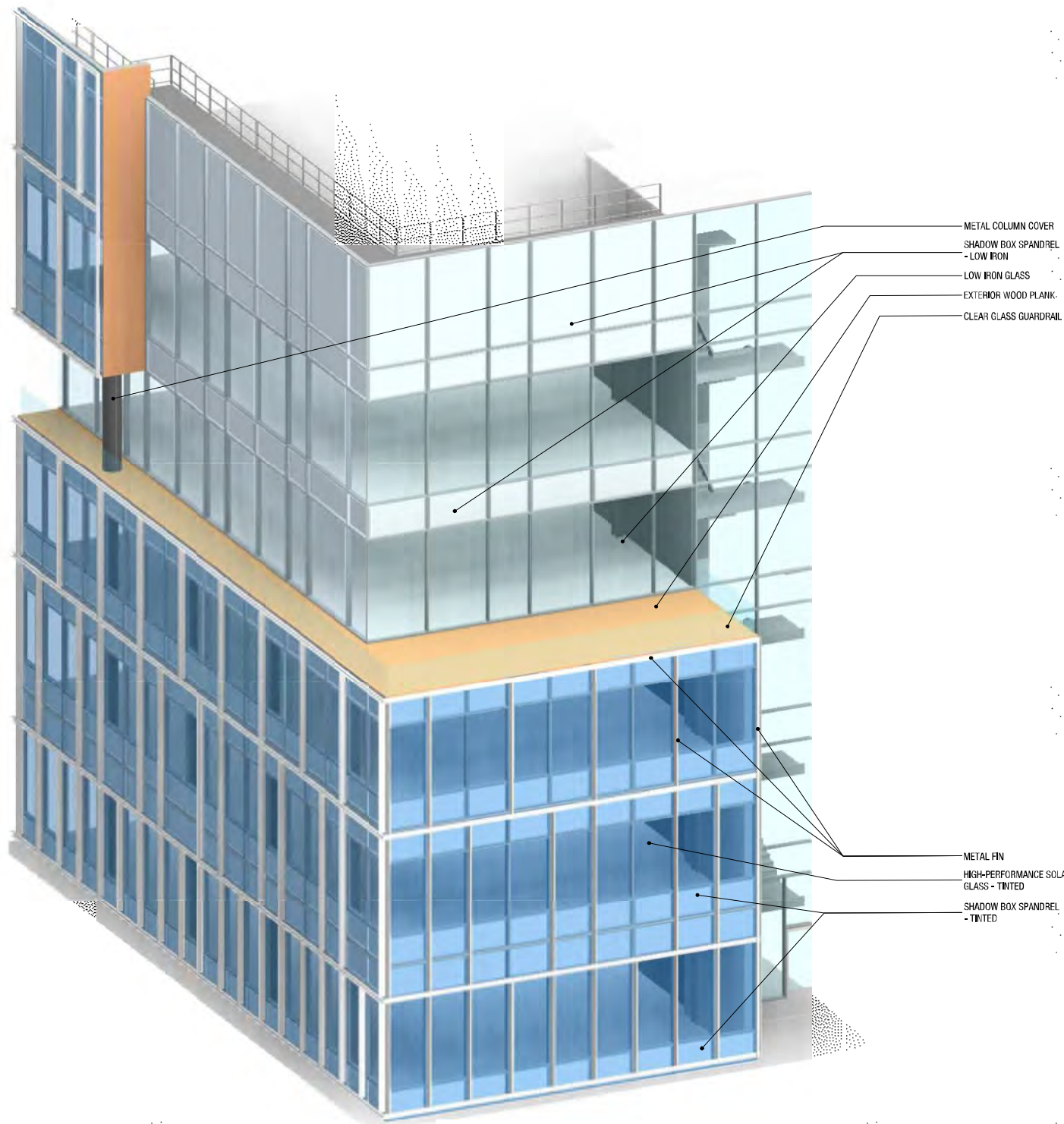
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**B5 EXTERIOR WALL
SECTION**

Sheet Number

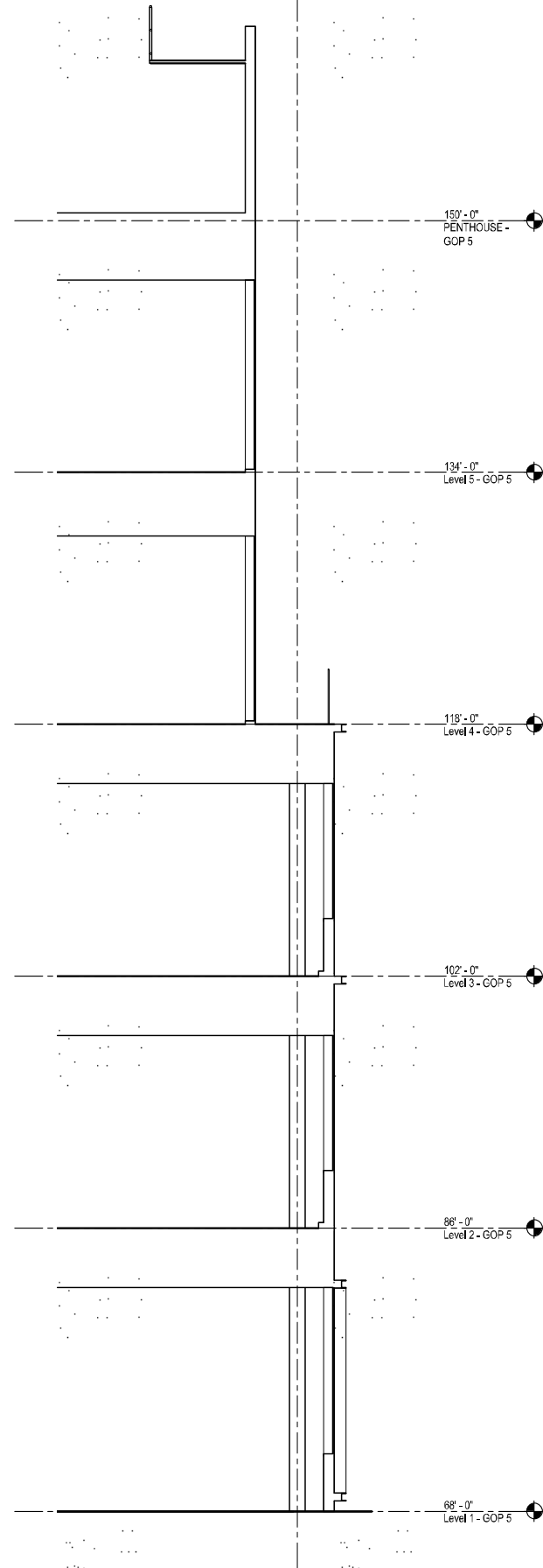
Rev. No.

A5-314



2

AXONOMETRIC - GOP5E - NE CORNER



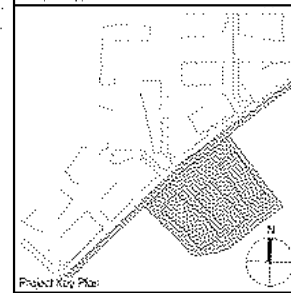
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WALL SECTION

3/16" = 1'-0"

Flad

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Rev Date Description

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601 Gateway Boulevard, Suite 1145
South San Francisco, CA 94080

GATEWAY OF PACIFIC

GOP 5 USE PERMIT MODIFICATION

Project Phase

Use Permit

Date 06/08/20 Drawn By FLAD

Project Number 20189-01 Checked By FLAD

Sheet Title

B5 EXTERIOR WALL SECTION

Sheet Number

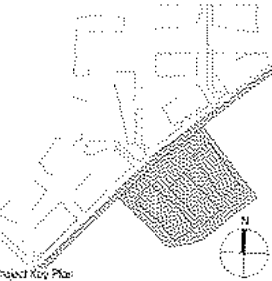
Rev. No.

A5-315



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CONSTRUCTION**

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Project Title

BioMed Realty
601 Gateway Boulevard, Suite 1145
South San Francisco, CA 94080

**GATEWAY OF
PACIFIC**

**GOP 5 USE PERMIT
MODIFICATION**

Project Phase

Use Permit

Date 06/08/20	Drawn By FLAD
Project Number 20189-01	Checked By FLAD

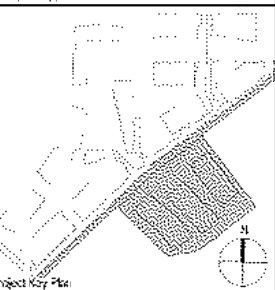
Sheet Title

LOADING/SERVICE

Sheet Number	Rev. No.
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A5-316

Stamps & Approvals



NOT FOR CONSTRUCTION

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Project Title
BioMed Realty
601 Gateway Boulevard, Suite 1145
South San Francisco, CA 94080

GATEWAY OF PACIFIC

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Project Phase
Use Permit
Date 06/08/20 Drawn By FLAD
Project Number 20189-01 Checked By FLAD

Sheet Title
PS5 EXTERIOR ELEVATIONS

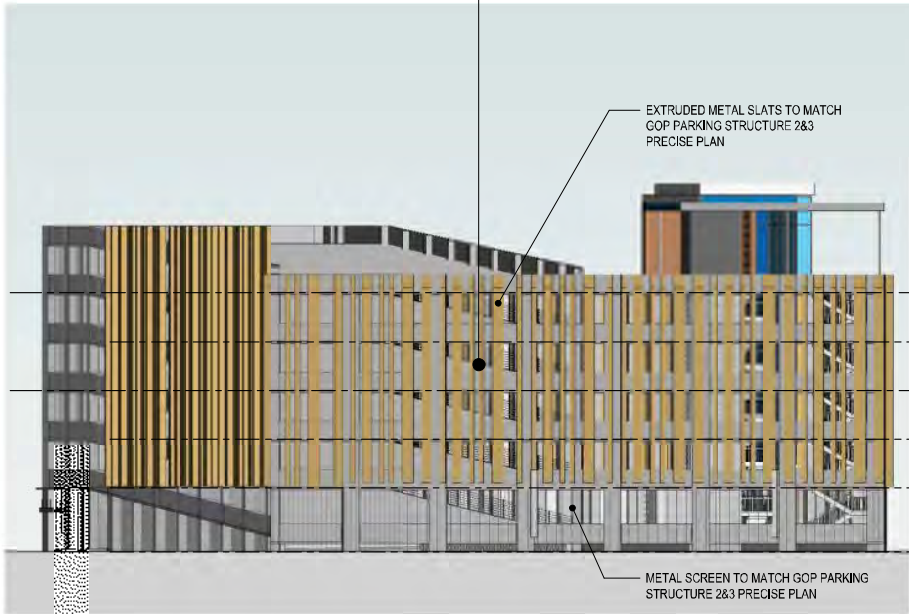
Sheet Number A5-320 Rev. No.



PARKING GARAGE FACADE TYP.



PARKING GARAGE FACADE AT ENTRANCES WITH (METALSCREEN MATERIAL)



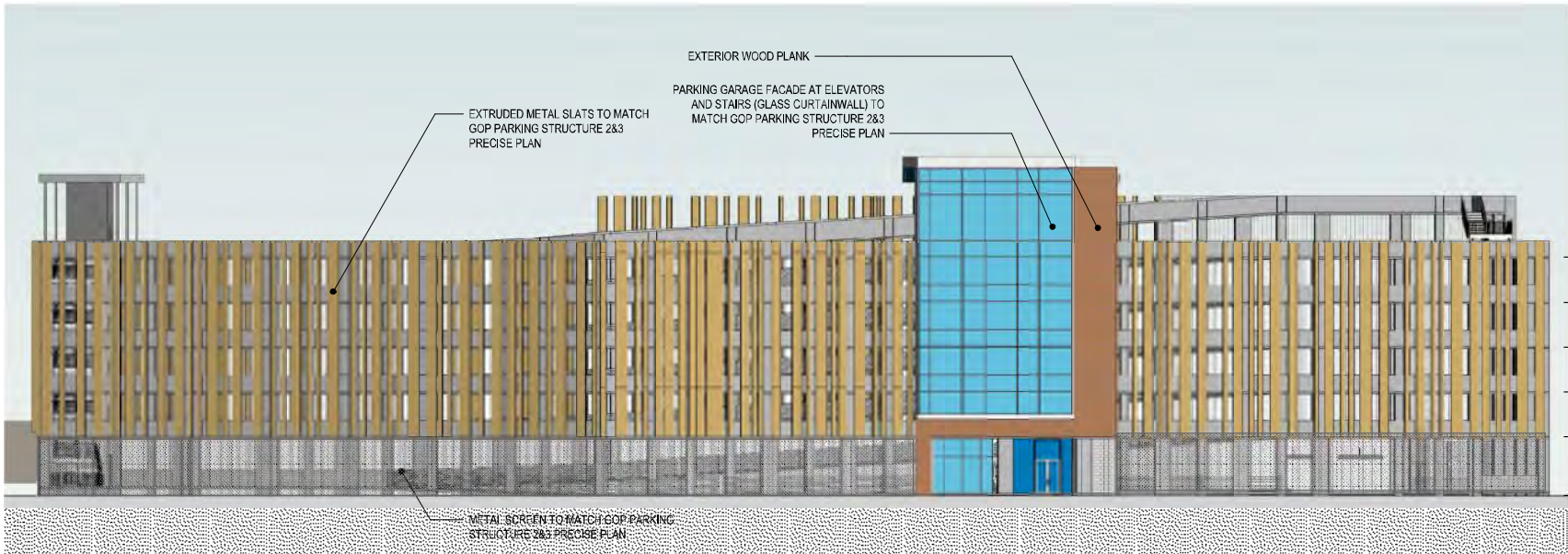
119'-0" LEVEL 6 - PS 5
108'-10" LEVEL 5 - PS 5
98'-8" LEVEL 4 - PS 5
88'-6" LEVEL 3 - PS 5
78'-4" LEVEL 2 - PS 5
65'-0" LEVEL 1 - PS 5

4 PS5 - SOUTH OVERALL
1" = 20'-0"



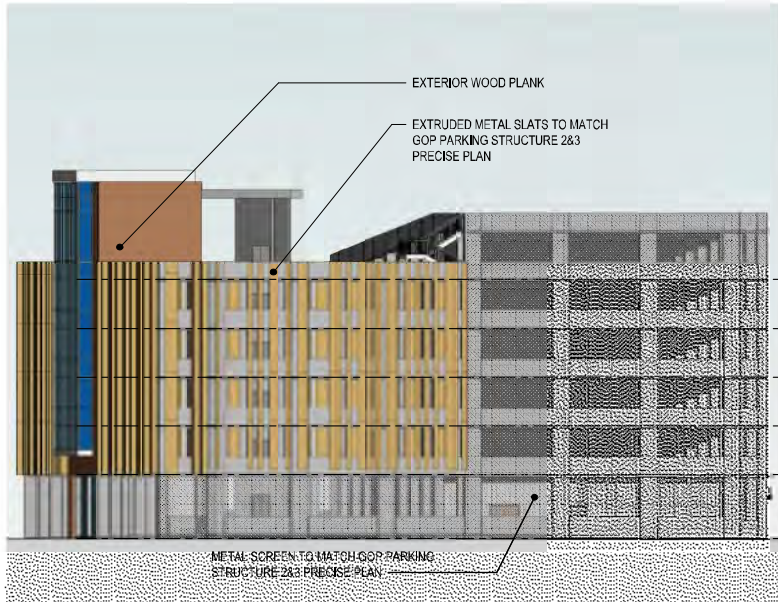
119'-0" LEVEL 6 - PS 5
108'-10" LEVEL 5 - PS 5
98'-8" LEVEL 4 - PS 5
88'-6" LEVEL 3 - PS 5
78'-4" LEVEL 2 - PS 5
65'-0" LEVEL 1 - PS 5

3 PS5 - WEST OVERALL
1" = 20'-0"



119'-0" LEVEL 6 - PS 5
108'-10" LEVEL 5 - PS 5
98'-8" LEVEL 4 - PS 5
88'-6" LEVEL 3 - PS 5
78'-4" LEVEL 2 - PS 5
65'-0" LEVEL 1 - PS 5

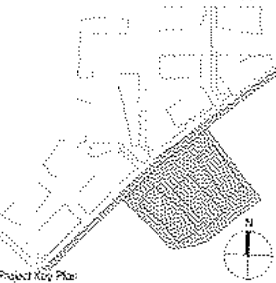
2 PS5 - EAST OVERALL
1" = 20'-0"



119'-0" LEVEL 6 - PS 5
108'-10" LEVEL 5 - PS 5
98'-8" LEVEL 4 - PS 5
88'-6" LEVEL 3 - PS 5
78'-4" LEVEL 2 - PS 5
65'-0" LEVEL 1 - PS 5

1 PS5 - NORTH OVERALL
1" = 20'-0"

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BioMed Realty
601 Gateway Boulevard, Suite 1145
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GATEWAY OF PACIFIC

GOP 5 USE PERMIT MODIFICATION

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Use Permit	
Date	Drawn By
06/08/20	FLAD
Project Number	Checked By
20189-01	FLAD

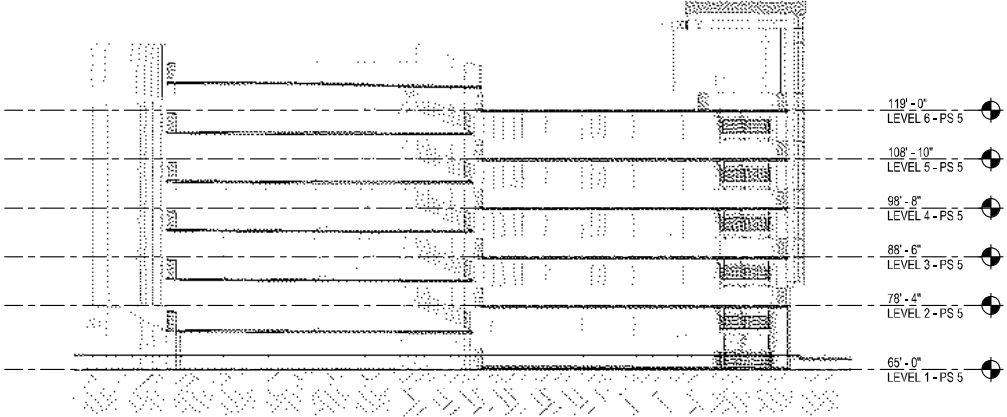
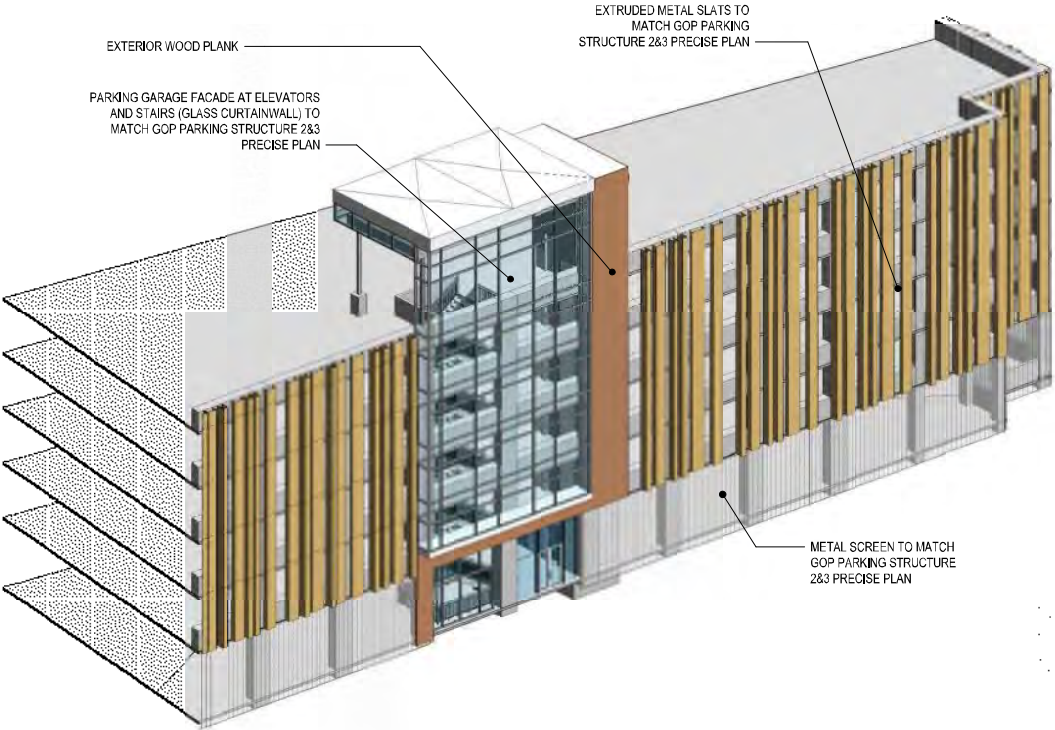
Sheet Title

PS5 EXTERIOR WALLS SECTIONS

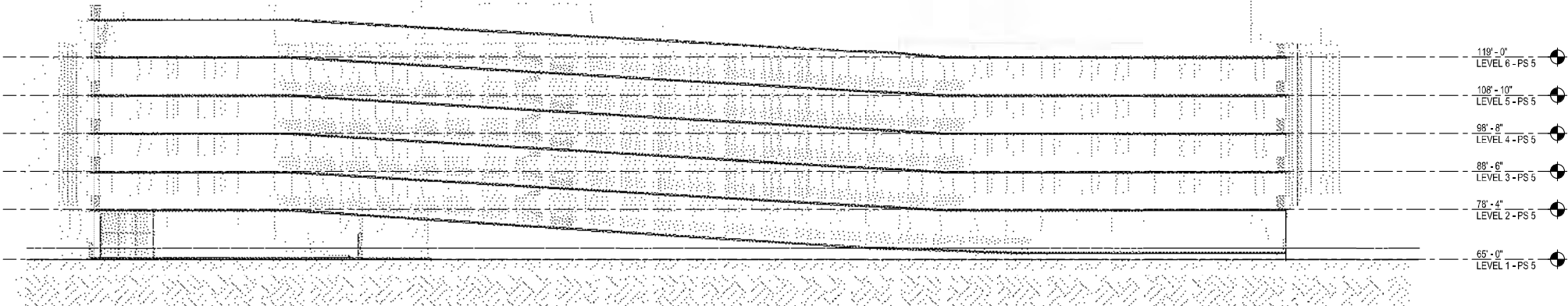
Sheet Number

A5-321

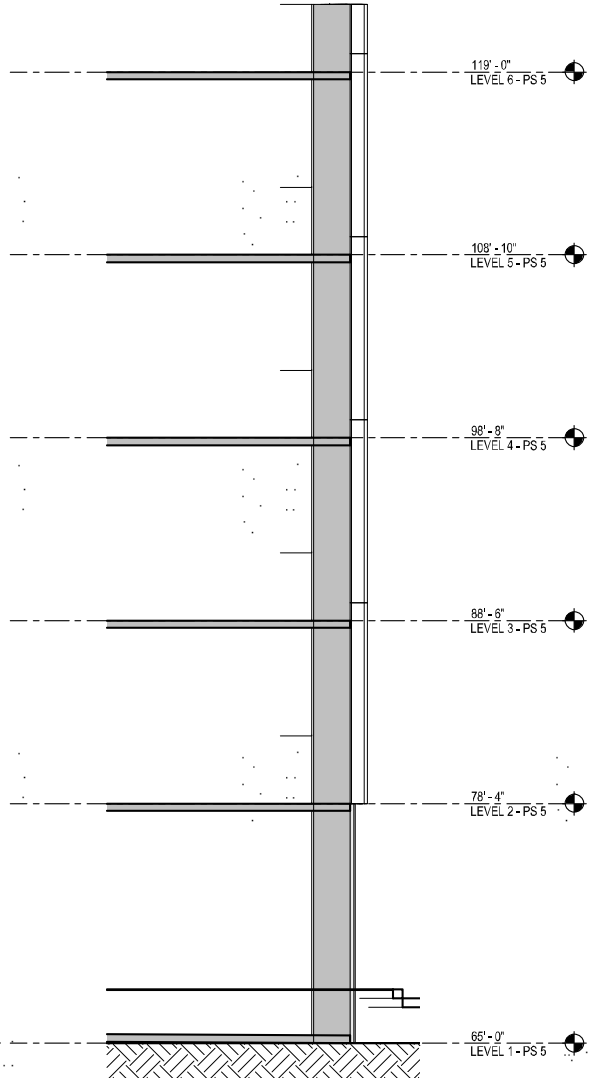
Rev. No.



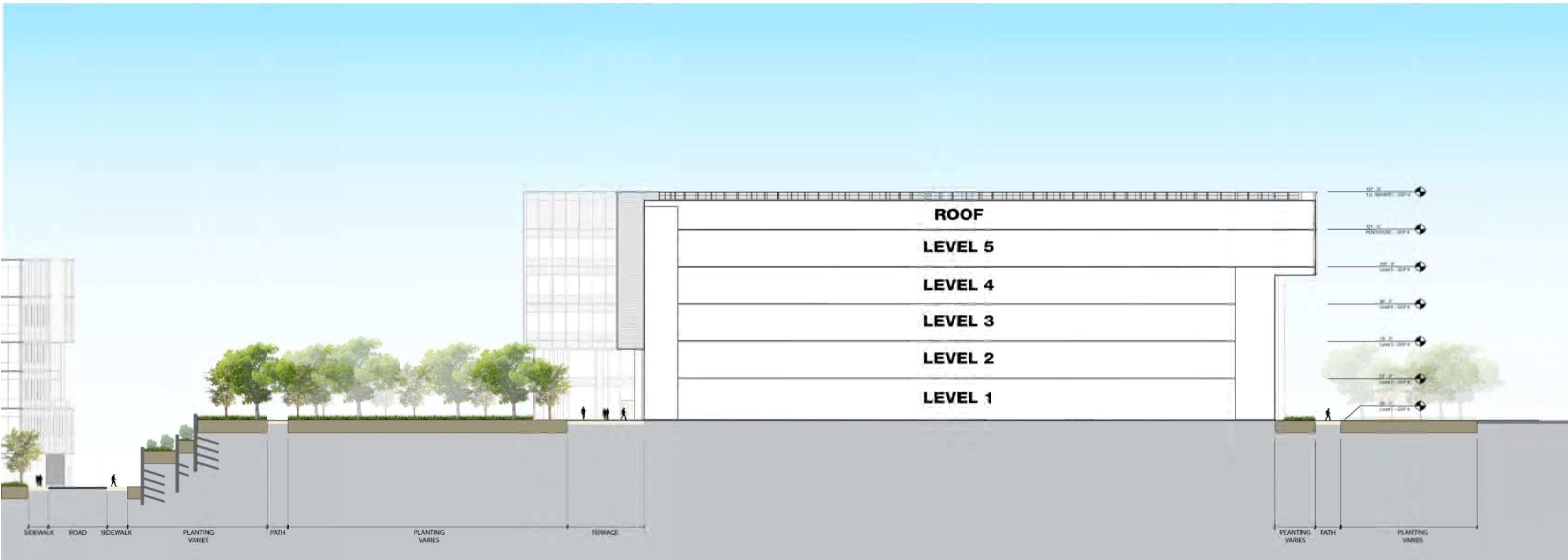
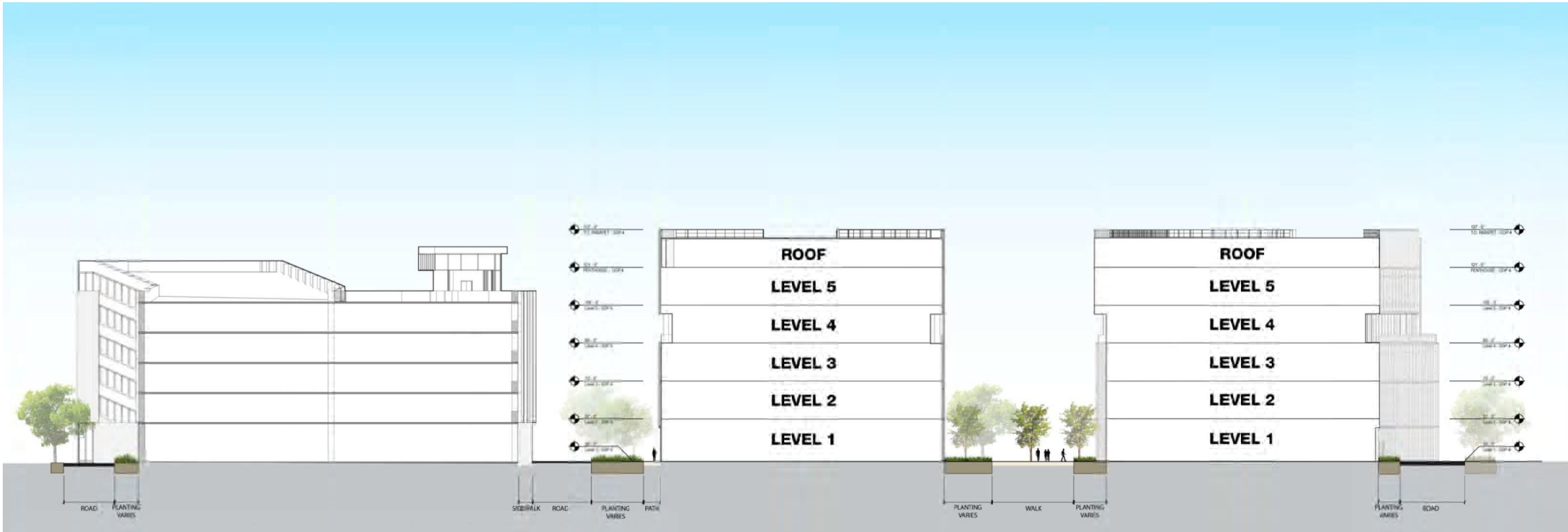
3 PS5 - TRANSVERSE SECTION
1" = 20'-0"



4 PS5 - LONGITUDINAL SECTION
1" = 20'-0"

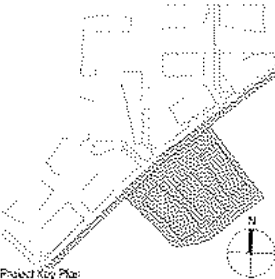


1 PS5 - WALL SECTION
3/16" = 1'-0"



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Project Title

BioMed Realty
601 Gateway Boulevard, Suite 1145
South San Francisco, CA 94080

GATEWAY OF PACIFIC

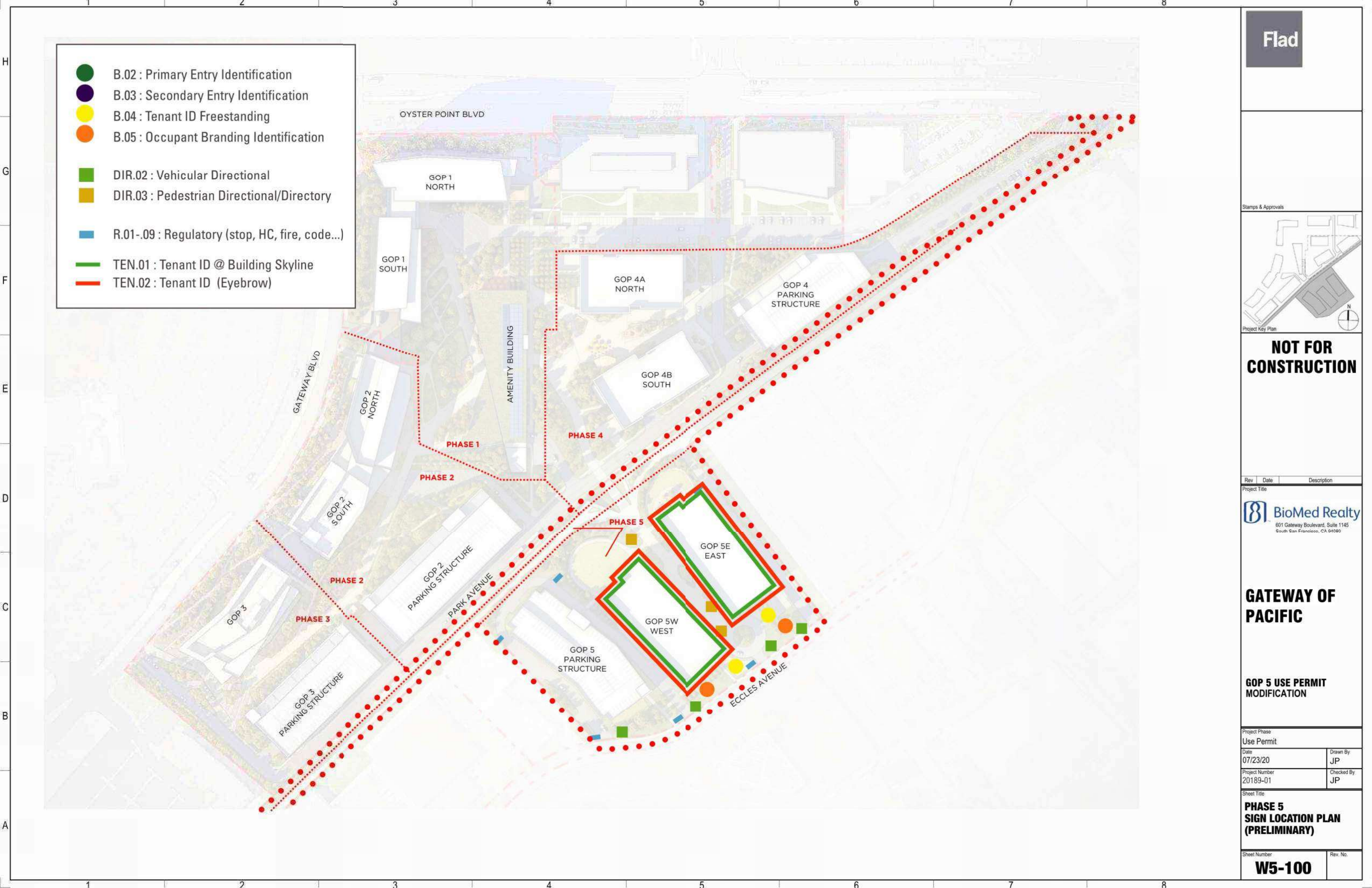
GOP 5 USE PERMIT MODIFICATION

Project Phase
Use Permit

Date 06/08/20	Drawn By FLAD
Project Number 20189-01	Checked By FLAD

Sheet Title
SITE CROSS SECTIONS

Sheet Number A5-400	Rev. No.
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BioMed Realty 601 Gateway Boulevard, Suite 1145 South San Francisco, CA 04080		

GATEWAY OF PACIFIC

GOP 5 USE PERMIT MODIFICATION

Project Phase	
Use Permit	
Date	Drawn By
07/23/20	JP
Project Number	Checked By
20189-01	JP

Sheet Title

**PHASE 5
SIGN LOCATION PLAN
(PRELIMINARY)**

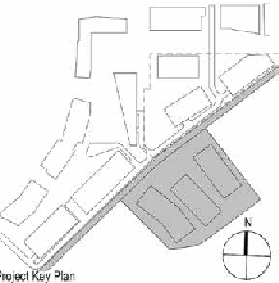
Sheet Number	Rev. No.
W5-100	

SYMBOL	SIGN TYPE	QTY	SQ FT EACH	TOTAL SQ FT
	B.02 : Primary Entry Identification	0	40	0
	B.03 : Secondary Entry Identification	0	21	0
	B.04 : Tenant ID Freestanding	2	14	28
	B.05 / Occupant Branding Identification	2	28	56
	DIR.02 : Vehicular Directional	4	21	84
	DIR.03 : Pedestrian Directional/Directory	3	15	45
	R.01-.09 : Regulatory (stop, HC, fire, code...)	6	N/A	N/A
			<i>SUB - TOTAL</i>	<i>213</i>
	TEN.01 : Tenant ID @ Building Skyline	1	225	225
	TEN.02 : Tenant ID @ Eyebrow	4	22	88
<i>(tenant occupancy is unknown at this time)</i>				
			<i>PHASE 5 TOTAL PROPOSED SIGNAGE SQUARE FOOTAGE</i>	526

PHASE 5 Tenant Buildings : GOP 5E, 5W + PS5 Eccles Boulevard

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RevDateDescription

Project Title

BioMed Realty

601 Gateway Boulevard, Suite 1115
South San Francisco, CA 94080

GATEWAY OF PACIFIC

GOP 5 USE PERMIT MODIFICATION

Project Phase Use Permit	
Date 07/23/20	Drawn By JP
Project Number 20189-01	Checked By JP

Sheet Title
**PHASE 5
SQUARE FOOTAGE
(PRELIMINARY)**

Sheet Number W5-101	Rev. No
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Letter Visibility For Building Mounted Tenant Identification

Many factors such as design composition, contrast, lighting, site lines, etc. contribute to optimal legibility for building mounted tenant identification using logos and type. The main requirement for optimal legibility is determining the correct letter/logo size that will properly communicate the identity message to the probable viewing locations.

1000 ft viewing distance = minimum required 43" letter height
500 ft viewing distance = minimum required 22" letter height

Major tenants will size and display their logo / name after considering the viewing distance, the allowable square footage, and the visual impact on the surrounding environment.

Letter Visibility For Building Mounted Tenant Identification

ABC Company

Daylight letter visibility, white on dark background

ABC Company

Daylight letter visibility, dark on light background
with day/night vinyl faces

ABC Company

Night letter visibility will show internally illuminated
White faces.

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**NOT FOR
CONSTRUCTION**

Rev Date Description

Project Title

BioMed Realty
601 Gateway Boulevard, Suite 1145
South San Francisco, CA 94080

**GATEWAY OF
PACIFIC**

**GOP 5 USE PERMIT
MODIFICATION**

Project Phase

Use Permit

Date

07/23/20

Project Number

20189-01

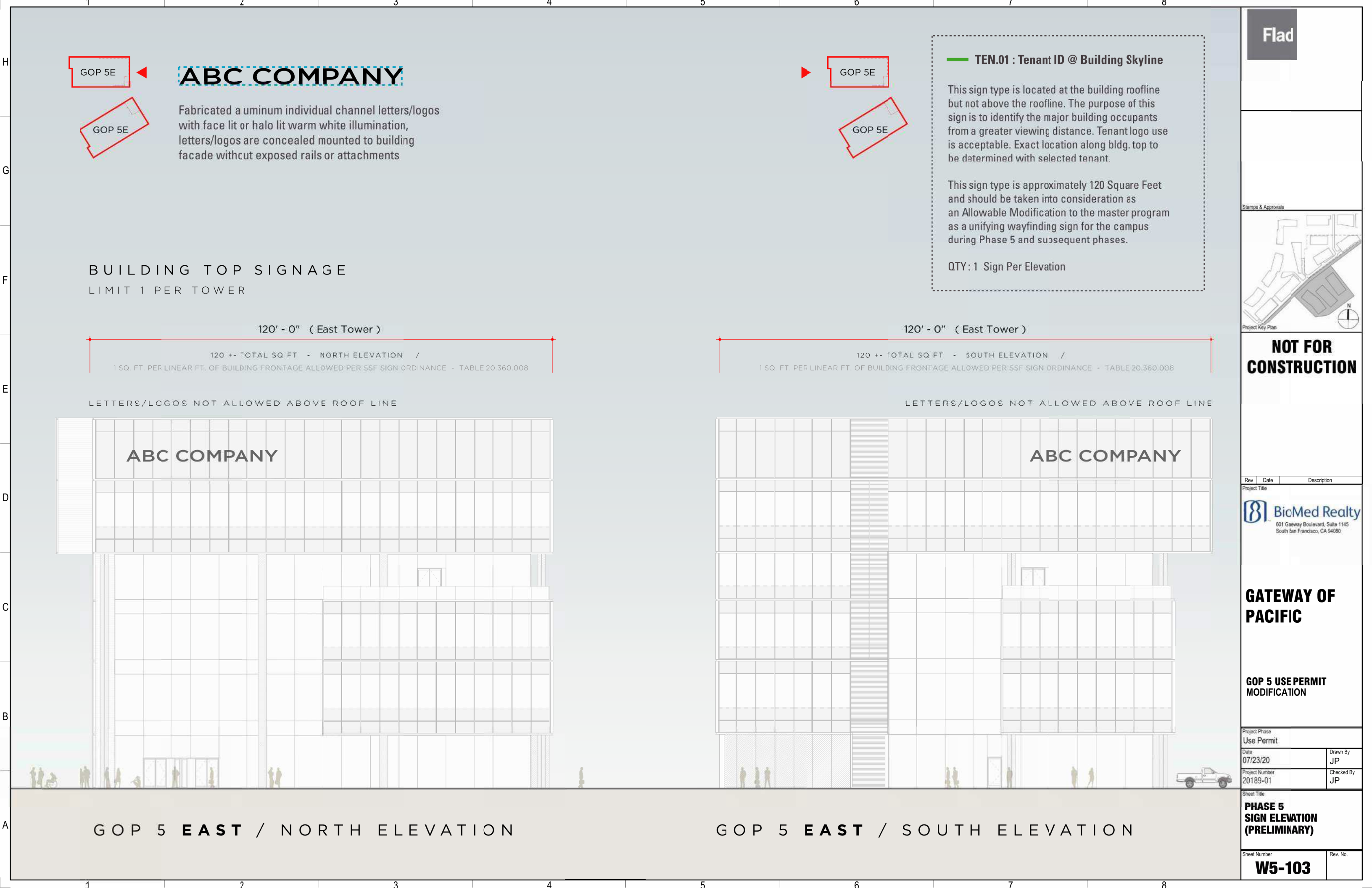
Sheet Title

**PHASE 5
SIGN VISIBILITY
(PRELIMINARY)**

Sheet Number

W5-102

Rev. No.



ABC COMPANY

Fabricated aluminum individual channel letters/logos with face lit or halo lit warm white illumination, letters/logos are concealed mounted to building facade without exposed rails or attachments

TEN.01 : Tenant ID @ Building Skyline

This sign type is located at the building roofline but not above the roofline. The purpose of this sign is to identify the major building occupants from a greater viewing distance. Tenant logo use is acceptable. Exact location along bldg. top to be determined with selected tenant.

This sign type is approximately 120 Square Feet and should be taken into consideration as an Allowable Modification to the master program as a unifying wayfinding sign for the campus during Phase 5 and subsequent phases.

QTY: 1 Sign Per Elevation

BUILDING TOP SIGNAGE
LIMIT 1 PER TOWER

120' - 0" (East Tower)

120 +/- TOTAL SQ. FT. - NORTH ELEVATION /
1 SQ. FT. PER LINEAR FT. OF BUILDING FRONTAGE ALLOWED PER SSF SIGN ORDINANCE - TABLE 20.360.008

LETTERS/LOGOS NOT ALLOWED ABOVE ROOF LINE

120' - 0" (East Tower)

120 +/- TOTAL SQ. FT. - SOUTH ELEVATION /
1 SQ. FT. PER LINEAR FT. OF BUILDING FRONTAGE ALLOWED PER SSF SIGN ORDINANCE - TABLE 20.360.008

LETTERS/LOGOS NOT ALLOWED ABOVE ROOF LINE

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601 Gateway Boulevard, Suite 1145
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GATEWAY OF PACIFIC

GOP 5 USE PERMIT MODIFICATION

Project Phase
Use Permit
Date: 07/23/20
Project Number: 20189-01
Drawn By: JP
Checked By: JP

Sheet Title
PHASE 5 SIGN ELEVATION (PRELIMINARY)

Sheet Number: W5-103
Rev. No.

ABC COMPANY

Fabricated aluminum individual channel letters/logos with face lit or halo lit warm white illumination, letters/logos are concealed mounted to building facade without exposed rails or attachments

BUILDING TOP SIGNAGE LIMIT 1 PER TOWER

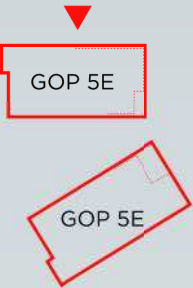
225' - 0" (East Tower)

225 +- TOTAL SQ FT - EAST ELEVATION / 1 SQ. FT. PER LINEAR FT. OF BUILDING FRONTAGE ALLOWED PER SSF SIGN ORDINANCE - TABLE 20.360.008

LETTERS/LOGOS NOT ALLOWED ABOVE ROOF LINE



GOP 5 EAST / EAST ELEVATION



TEN.01 : Tenant ID @ Building Skyline

This sign type is located at the building roofline but not above the roofline. The purpose of this sign is to identify the major building occupants from a greater viewing distance. Tenant logo use is acceptable. Exact location along bldg. top to be determined with selected tenant.

This sign type is approximately 225 Square Feet and should be taken into consideration as an Allowable Modification to the master program as a unifying wayfinding sign for the campus during Phase 5 and subsequent phases.

QTY: 1 Sign Per Elevation

Flad

Stamps & Approvals



Project Key Plan

NOT FOR CONSTRUCTION

Rev	Date	Description
Project Title		
 BioMed Realty 601 Gateway Boulevard, Suite 1145 South San Francisco, CA 94080		
GATEWAY OF PACIFIC		
GOP 5 USE PERMIT MODIFICATION		
Project Phase		
Use Permit		
Date	07/23/20	Drawn By JP
Project Number	20189-01	Checked By JP
Sheet Title		
PHASE 5 SIGN ELEVATION (PRELIMINARY)		
Sheet Number	W5-104	Rev. No.

ABC COMPANY

Fabricated aluminum individual channel letters/logos with face lit or halo lit warm white illumination, letters/logos are concealed mounted to building facade without exposed rails or attachments

BUILDING TOP SIGNAGE LIMIT 1 PER TOWER

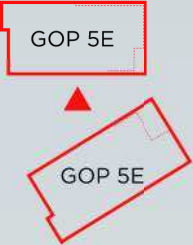
225' - 0" (East Tower)

225 +- TOTAL SQ FT - WEST ELEVATION / 1 SQ. FT. PER LINEAR FT. OF BUILDING FRONTAGE ALLOWED PER SSF SIGN ORDINANCE - TABLE 20.360.008

LETTERS/LOGOS NOT ALLOWED ABOVE ROOF LINE

ABC COMPANY

GOP 5 EAST / WEST ELEVATION



TEN.01 : Tenant ID @ Building Skyline

This sign type is located at the building roofline but not above the roofline. The purpose of this sign is to identify the major building occupants from a greater viewing distance. Tenant logo use is acceptable. Exact location along bldg. top to be determined with selected tenant.

This sign type is approximately 225 Square Feet and should be taken into consideration as an Allowable Modification to the master program as a unifying wayfinding sign for the campus during Phase 5 and subsequent phases.

QTY : 1 Sign Per Elevation

Flad

Stamps & Approvals



Project Key Plan

**NOT FOR
CONSTRUCTION**

Rev	Date	Description
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Project Title



**GATEWAY OF
PACIFIC**

**GOP 5 USE PERMIT
MODIFICATION**

Project Phase

Use Permit

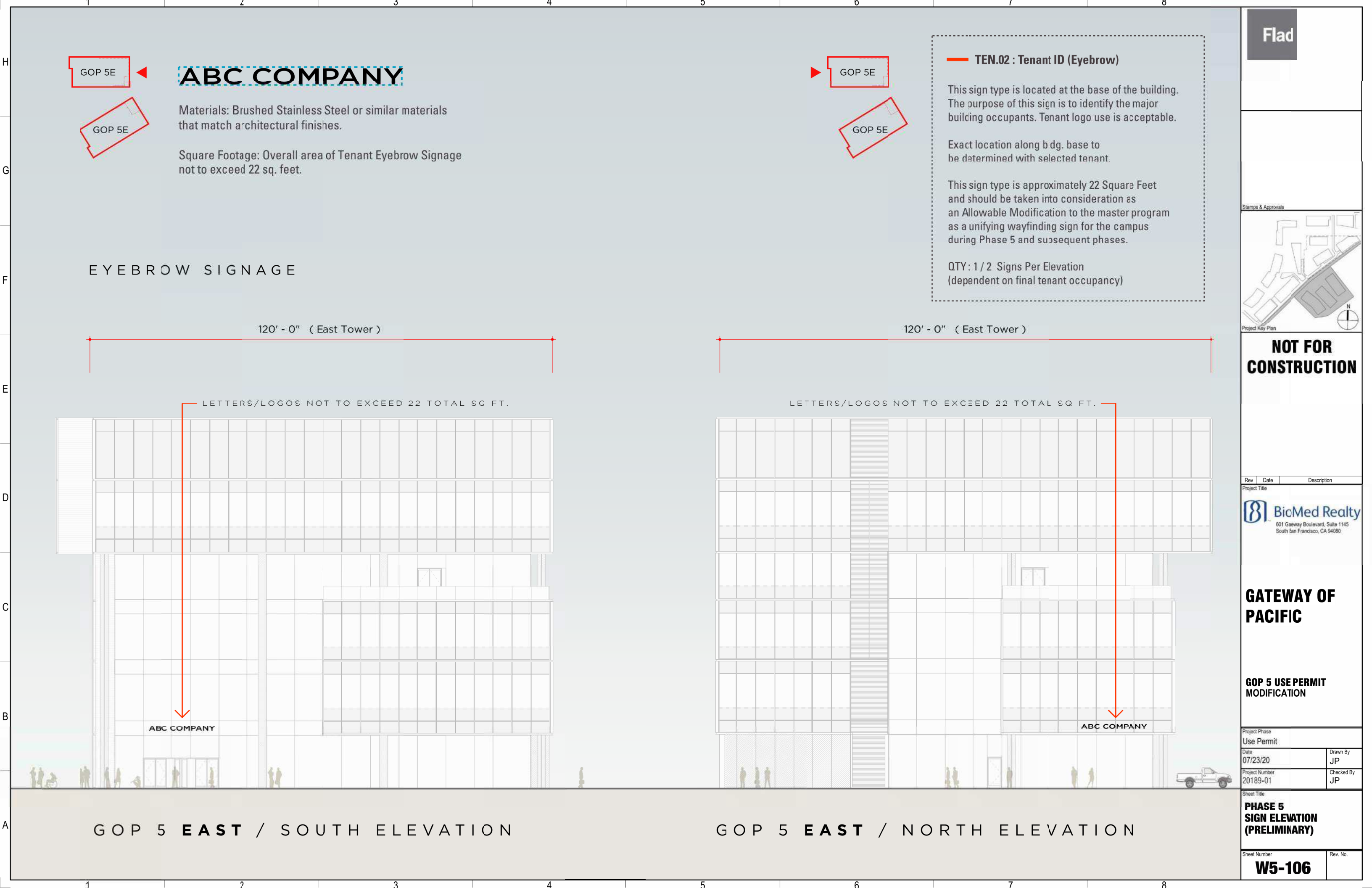
Date	07/23/20	Drawn By	JP
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Project Number	20189-01	Checked By	JP
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Sheet Title

**PHASE 5
SIGN ELEVATION
(PRELIMINARY)**

Sheet Number	W5-105	Rev. No.	
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Flad

TEN.02 : Tenant ID (Eyebrow)

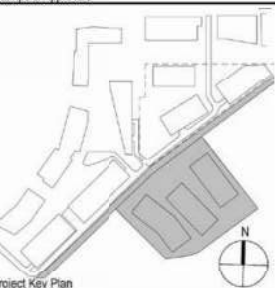
This sign type is located at the base of the building. The purpose of this sign is to identify the major building occupants. Tenant logo use is acceptable.

Exact location along bldg. base to be determined with selected tenant.

This sign type is approximately 22 Square Feet and should be taken into consideration as an Allowable Modification to the master program as a unifying wayfinding sign for the campus during Phase 5 and subsequent phases.

QTY : 1 / 2 Signs Per Elevation (dependent on final tenant occupancy)

Stamps & Approvals



Project Key Plan

NOT FOR CONSTRUCTION

Rev Date Description

Project Title

BioMed Realty
601 Gateway Boulevard, Suite 1145
South San Francisco, CA 94080

GATEWAY OF PACIFIC

GOP 5 USE PERMIT MODIFICATION

Project Phase

Use Permit

Date 07/23/20 Drawn By JP

Project Number 20189-01 Checked By JP

Sheet Title

PHASE 5 SIGN ELEVATION (PRELIMINARY)

Sheet Number Rev. No.

W5-106