

ARCHITECT, INTERIORS, STRUCTURAL ENGINEER:
SKIDMORE, OWINGS & MERRILL LLP

CLIENT:
STEELWAVE LLC

CIVIL:
WARE MALCOMB

LANDSCAPE:
CARDUCCI ASSOCIATES

LIGHTING:
FRANCIS KRAHE

INFINITE 131 REDEVELOPMENT PROJECT

131 TERMINAL COURT, SOUTH SAN FRANCISCO, 94080

131 PLANNING APPLICATION RESUBMITTAL

August 25, 2025

SOM STEELWAVE

AREA & PARKING SUMMARY

Infinite 131 - R&D AREAS					Infinite 131 - FAR
131S A	Gross Floor Area	2% MEP Excluded	Other Excluded	Floor Area (FAR)	Floor Area (FAR)
Roof	9,527	7,516	594	1,415	1,415
6	30,909	891	945	29,072	29,072
5	30,909	891	991	29,026	29,026
4	32,626	891	945	30,789	30,789
3	32,625	446	1,437	30,742	30,742
2	51,871	891	991	49,988	49,988
1	51,868	10,245	0	35,600	35,600
131S A Total	**230,808**	**21,771**	**5,902**	**206,632**	**206,632**
131S B	Gross Floor Area	2% MEP Excluded	Other Excluded	Floor Area (FAR)	
Roof	13,949	9,347	838	3,763	3,763
6	50,702	1,525	1,463	47,712	47,712
5	50,702	1,551	1,463	47,685	47,685
4	52,242	1,525	1,418	49,298	49,298
3	52,243	1,524	1,463	49,254	49,254
2	58,021	1,525	1,463	55,031	55,031
1	57,986	9,615	0	48,371	48,371
131S B Total	**321,896**	**26,612**	**8,109**	**301,114**	**301,114**
131S C	Gross Floor Area	2% MEP Excluded	Other Excluded	Floor Area (FAR)	
Roof	13,020	8,257	923	3,840	3,840
6	42,683	1,564	1,260	39,858	39,858
5	42,682	1,670	1,343	39,668	39,668
4	42,486	1,564	1,240	39,681	39,681
3	42,486	1,702	1,334	39,449	39,449
2	39,755	1,670	1,192	36,892	36,892
1	39,733	10,550	0	24,817	24,817
131S C Total	**249,825**	**26,978**	**7,291**	**224,205**	**224,205**
131S D	Gross Floor Area	2% MEP Excluded	Other Excluded	Floor Area (FAR)	
Roof					
3	414	0	0	0	
2	16,978	339	836	15,802	15,802
1	33,463	2,221	569	21,212	21,212
131S D Total	**50,441**	**2,561**	**1,405**	**37,015**	**37,015**
131S TOTAL	**852,970**				**768,965**
131N A	Gross Floor Area	2% MEP Excluded	Other Excluded	Floor Area (FAR)	Floor Area (FAR)
Roof	15,659	10,318	772	4,568	4,568
6	64,170	2,121	1,431	60,619	60,619
5	64,171	2,119	1,428	60,624	60,624
4	67,236	2,120	1,431	63,685	63,685
3	67,237	2,119	1,440	63,677	63,677
2	67,411	2,120	1,431	63,859	63,859
1	67,410	13,902	0	53,509	53,509
131N A Total	**397,635**	**34,819**	**7,933**	**370,541**	**370,541**
131N B	Gross Floor Area	2% MEP Excluded	Other Excluded	Floor Area (FAR)	Floor Area (FAR)
Roof	13,802	9,921	773	3,109	3,109
6	60,052	2,120	1,425	56,506	56,506
5	60,049	2,120	1,380	56,549	56,549
4	59,629	2,121	1,696	55,811	55,811
3	59,628	2,119	2,137	55,372	55,372
2	74,248	2,121	2,154	69,973	69,973
1	74,260	11,215	0	58,629	58,629
131N B Total	**387,866**	**31,736**	**9,564**	**355,949**	**355,949**
131N TOTAL	**785,501**				**726,490**
				TOTAL AREA	**1,607,163**
				Parcel Area	**768,447**
				FAR	**2.1**

Infinite 131 - MAXIMUM ALLOWABLE PARKING	Parking Gross Area for each Building	Program Area	R&D Car Stalls	Assembly Car Stalls	Coffee/Restaurant Car Stalls	Bar/Nightclub/Lounges	Athletic Club Car Stalls	TOTAL
			1.5 per 1000sf	1 per 50sf seating	1 per 150sf seating	1 per 100sf seating	1 per 150sf seating	
131S A	230,808							
R&D/Gross Area		230,808	346					
								346
131S B	321,896							
R&D/Gross Area		321,896	483					
								483
131S C	249,825							
R&D/Gross Area		249,825	375					
Cafe		1,600			11			
								385
131S D	50,441							
Amenity Building/Gross Area		17,978	27					
Food Hall - Indoor Seating		6,185			41			
Conference		9,160		183				
Bar - Indoor Seating		5,246				52		
Athletic Club (Public Gym)		11,872					79	
								383
131N A	397,635							
R&D/Gross Area		397,635	596					
								596
131N B	387,866							
R&D/Gross Area		372,434	559					
Conference		4,945		99				
Cafe		3,020			20			
Restaurant - Indoor Seating		7,467			50			
								727
Total Max Allowable Parking			2,386	282	122	52	79	2,921

2% MEP Exclusion Calculation	
Gross Floor Area	1,638,471
2% of GFA (Max MEP Exclusion)	32,769
Qualifying MEP Areas for Exclusion	144,477
MEP >2% added to FAR *	**111,707**

Infinite 131 N - PARKING GARAGE AREA		
Garage	Gross Area	Parking Stalls
L9/ ROOF	41,405	102
L8	47,560	153
L7	47,560	154
L6	47,560	154
L5	47,560	154
L4	47,560	154
L3	47,560	154
L2	47,560	154
L1	40,226	112
B1	51,074	154
B2	51,074	154
B3	45,445	122
Total	**516,699**	**1721**

Infinite 131 N + S - SURFACE PARKING & BASEMENT		
	Gross Area	Parking Stalls
L1	-	28
B1	226,517	586
B2	226,517	586
Total		**1200**

Total Parking	**2921**

PROJECT INFORMATION

NAME: INFINITE 131 NORTH AND SOUTH

ADDRESS: 131 TERMINAL COURT
SOUTH SAN FRANCISCO, 94080

PARCEL AREA: 768,447 SF

LOT COVERAGE: I131S: 52.46% (<60% MAXIMUM ALLOWABLE LOT COVERAGE)
I131N: 54.33% (<60% MAXIMUM ALLOWABLE LOT COVERAGE)
I131N GARAGE: 45.57% (<60% MAXIMUM ALLOWABLE LOT COVERAGE)

APPLICABLE CODES & STANDARDS

OCCUPANCIES:

BUILDING 131NA: A-2, A-3 (ASSEMBLY), B (OFFICE), S-1 (HAZMAT STORAGE), S-2 (MEP, AND GENERAL STORAGE)

BUILDING 131NB: A-2, A-3 (ASSEMBLY), B (OFFICE), S-1 (HAZMAT STORAGE), S-2 (MEP, AND GENERAL STORAGE)

BUILDING 131N GARAGE : S-2 (MEP, AND PARKING)

BUILDING 131SA: A-2, A-3 (ASSEMBLY), B (OFFICE), S-1 (HAZMAT STORAGE), S-2 (MEP, AND GENERAL STORAGE)

BULDING 131SB: A-2, A-3 (ASSEMBLY), B (OFFICE), S-1 (HAZMAT STORAGE), S-2 (MEP, AND GENERAL STORAGE)

BUILDING 131SC: A-2, A-3 (ASSEMBLY), B (OFFICE), S-1 (HAZMAT STORAGE), S-2 (MEP, AND GENERAL STORAGE)

BUILDING 131SD: A-2, A-3 (ASSEMBLY), B (OFFICE), S-2 (MEP, AND GENERAL STORAGE)

OCCUPANCY SEPARATIONS: NOT REQUIRED FOR "NON-SEPARATED" OCCUPANCIES, PER CBC 508.3 EXCEPT FOR THOSE LISTED IN CBC 508.3.3 EXCEPTION 1

APPLICABLE CODES & STANDARDS:
2022 CALIFORNIA BUILDING CODE AND APPENDICES
2022 CALIFORNIA ENERGY CODE
2022 CALIFORNIA PLUMBING CODE
2022 CALIFORNIA ELECTRICAL CODE
2022 CALIFORNIA MECHANICAL CODE
2022 CALIFORNIA FIRE CODE
2022 CALIFORNIA ENERGY CODE, CALIFORNIA CODE OF REGULATIONS (TITLE 24 ENERGY EFFICIENCY STANDARDS)
CAL OSHA -CALIFORNIA OCCUPATIONAL SAFETY HAZARD AUTHORITY
ADAAG -AMERICAN WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES

PROJECT DATUM: PROJECT DATUM IS 1ST FLOOR = 0'-00"(+14'.0" ASL). ALL FLOOR ELEVATIONS ARE REFERENCE FLOOR ELEVATIONS RFE IS TOP OF STRUCTURAL SLAB TO THE HIGH POINT AT THE PERIMETER

INFINITE 131 BUILDINGS
(I131 N A & B, I131 S A, B, & C)

CONSTRUCTION TYPE: TYPE I-A (PER CBC 603)

FIRE RESISTIVE REQUIREMENTS:

PRIMARY STRUCTURAL FRAME	3 HR
EXTERIOR BEARING WALLS	3 HR
FLOOR CONSTRUCTION	2 HR
ROOF CONSTRUCTION	1 1/2 HR
SHAFT ENCLOSURES	2 HR
STAIR ENCLOSURES	2 HR

NUMBER OF STORIES: 6

SPRINKLER SYSTEM: FULLY SPRINKLERED (PER CBC 403.3)

FIRE ALARM: YES (PER CBC 403.4.2 AND 907.2.13)

SMOKE CONTROL SYSTEM: REQUIRED (PER HIGHRISE, CBC 403.4.7)

SPECIAL CONDITIONS: HIGHRISE (HIGHEST OCCUPIED FLOOR >75' ABOVE GRADE, PER CBC 403.1)
LABORATORY (PER CBC 453)

AMENITY PAVILION
I131 S D

CONSTRUCTION TYPE: TYPE IV-HT (PER CBC 603)

FIRE RESISTIVE REQUIREMENTS:
PRIMARY STRUCTURAL FRAME HT
EXTERIOR BEARING WALLS 2 HR
INTERIOR BEARING WALLS 1HR / HT
INTERIOR NONBEARING WALLS & PARTITIONS 1HR (PER CBC 2304.11.2.2)
FLOOR CONSTRUCTION HT
ROOF CONSTRUCTION HT
SHAFT ENCLOSURES 1 HR
STAIR ENCLOSURES 1 HR

NUMBER OF STORIES: 2

SPRINKLER SYSTEM: FULLY SPRINKLERED (PER CBC 903.1)

FIRE ALARM: YES (PER CBC 404.2)

SMOKE CONTROL SYSTEM: NOT REQUIRED

SPECIAL CONDITIONS: FOR BUILDING ELEMENTS LISTED AS "HT" A ONE-HOUR FIRE RATING IS APPLIED PER CBC 2304.11.2.2

WHERE COMPONENTS ARE REQUIRED TO BE TWO-HOUR FIRE RATED, A TWO-HOUR FIRE RATED SUPPORT CONSTRUCTION IS PROVIDED PER CBC 707.5.1

PARKING GARAGE

CONSTRUCTION TYPE: TYPE I-B
(CBC TABLE 601 & SECTION 602.2)

OCCUPANCY: S-2 OPEN PARKING GARAGE PER CBC406.5

FIRE RESISTIVE REQUIREMENTS:

PRIMARY STRUCTURAL FRAME	2 HR
EXTERIOR BEARING WALLS	2 HR
FLOOR CONSTRUCTION	2 HR
ROOF CONSTRUCTION	1 HR
SHAFT ENCLOSURES	2 HR
STAIR ENCLOSURES	2 HR

NUMBER OF STORIES: 8

SPRINKLER SYSTEM: FULLY SPRINKLERED (PER CBC 903.1)

FIRE ALARM: YES (PER CBC 404.2)

SMOKE CONTROL SYSTEM: NOT REQUIRED

SPECIAL CONDITIONS: OPEN PARKING GARAGE ABOVE GRADE

SITE MAP

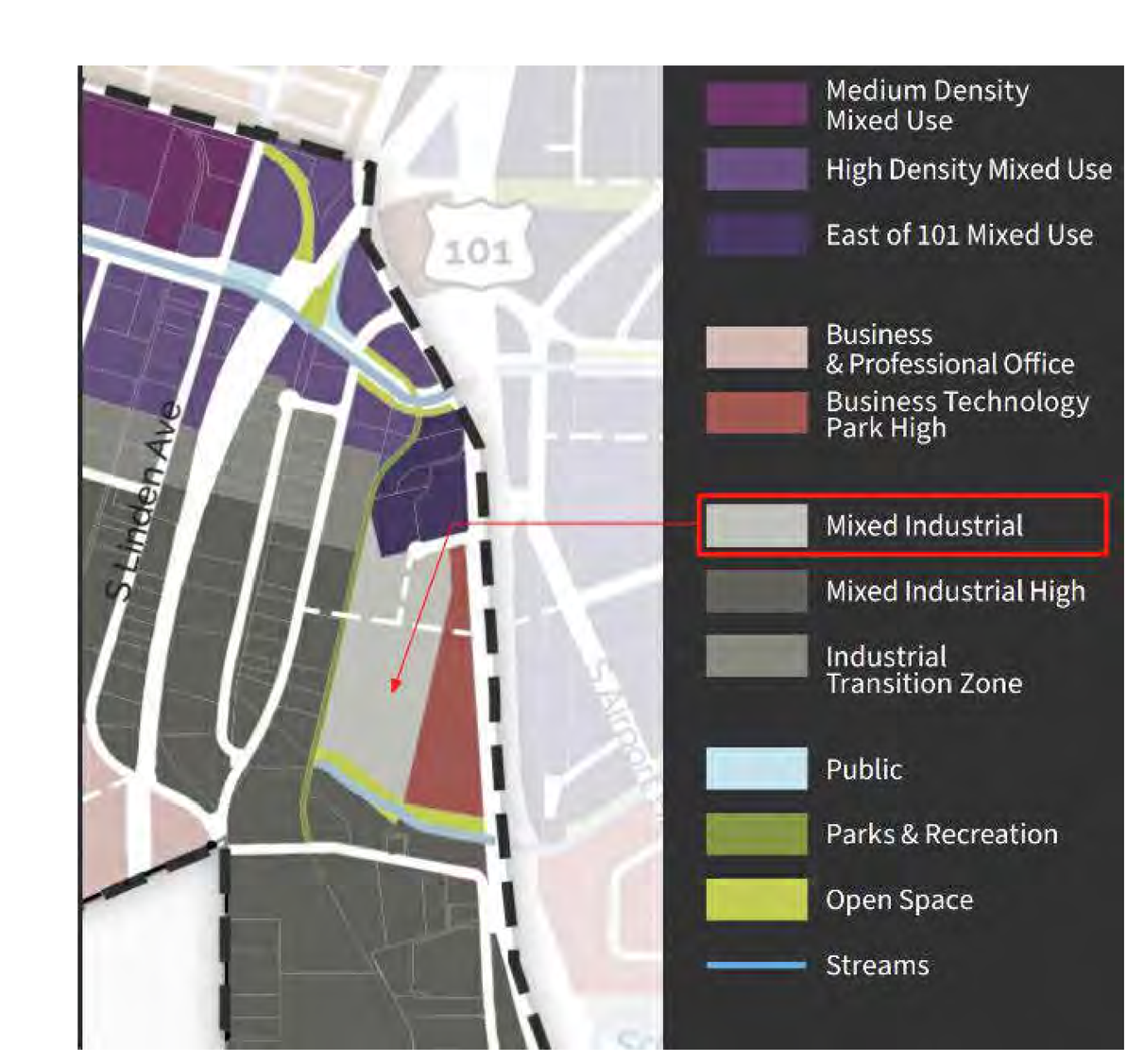


PLANNING SHEET INDEX

SHEET #	SHEET NAME	2023.01.06 - PLANNING APPLICATION	2023.05.04 - T131 REPOSITIONING / PLANNING APPLICATION PACKAGE	2025.05.23 - PLANNING APPLICATION RESUBMITTAL
GENERAL				
A0.0.0	COVER SHEET	●	●	●
A0.0.1	PROJECT INFORMATION	●	●	●
A0.0.2	EXISTING SITE PHOTOS	●	●	●
A0.0.3	I131 - SHADOW STUDY	●	●	●
A0.2.2	EXTERIOR RENDERINGS		●	●
A0.2.3	AMENITY EXTERIOR RENDERINGS		●	●
A0.3.1	ABBREVIATIONS, SYMBOLS & NOTES	●	●	●
A0.5.01	I131 - AREA PLAN - FAR	●	●	●
A0.5.02	I131 - AREA PLAN - FAR	●	●	●
A0.6.1	I131 - FIRE ACCESS & EGRESS DIAGRAM - GROUND	●	●	●
A0.6.2	I131 - FIRE ACCESS DIAGRAM - ROOF	●	●	●
A0.6.5	I131N - FIRE ACCESS DIAGRAM - SECTIONS	●	●	●
A0.6.6	I131S - FIRE ACCESS DIAGRAM - SECTIONS	●	●	●
13				
CIVIL				
C0.0	COVER SHEET			●
C1.0	EXISTING PARCEL MAP			●
C1.1	VESTING TENTATIVE MAP (SUBDIVISION MAP FOR UP TO 17 COMMERCIAL CONDOMINIUMS)			●
C2.0	TOPOGRAPHIC SURVEY		●	●
C2.1	PRELIMINARY DEMOLITION PLAN		●	●
C3.0	PRELIMINARY OVERALL GRADING PLAN		●	●
C3.1	PRELIMINARY GRADING PLAN			●
C3.2	PRELIMINARY GRADING PLAN			●
C4.0	PRELIMINARY OVERALL UTILITY PLAN		●	●
C5.0	PRELIMINARY STORMWATER CONTROL PLAN		●	●
C5.1	STORMWATER CONTROL DETAILS		●	●
C6.0	PRELIMINARY SITE FIRE APPARATUS PLAN			●
12				
LANDSCAPE				
L01.01	GROUNDREGIONAL CIRCULATION PLAN			●
L01.02	GROUNDSITE CIRCULATION PLAN			●
L01.03	SITE ANALYSIS PLAN			●
L01.04	GROUNDACTIVITY DIAGRAM PLAN			●
L02.00A	CONCEPT IMAGERY			●
L02.00B	MATERIALS IMAGERY			●
L02.01	LANDSCAPE PLAN			●
L03.01	I131S ENLARGEMENT PLAN			●
L03.02	I131S MATERIALS ENLARGEMENT PLAN			●
L03.03	I131S SECTION ELEVATION NORTH			●
L04.01	I131N ENLARGEMENT PLAN			●
L04.02	I131N MATERIALS ENLARGEMENT PLAN			●
L04.03	I131N SECTION ELEVATION SOUTH			●
L05.00	PLANTING COMMUNITY IMAGERY			●
L05.01	PLANTING COMMUNITY LEGEND			●
L05.02	PLANTING COMMUNITY TREE PLAN			●
L05.03	PLANTING COMMUNITY UNDERSTORY PLAN			●
17				
ARCHITECTURAL				
A1.1.0	OVERALL SITE PLAN - GROUND	●	●	●
A1.1.1	OVERALL SITE PLAN - ROOF	●	●	●
A2.0.0	131 - OVERALL FLOOR PLAN - TYPICAL BASEMENT LEVEL	●	●	●
A2.1.0	131 - OVERALL FLOOR PLAN - LEVEL 1	●	●	●
A2.2.0	131 - OVERALL FLOOR PLAN - LEVEL 2	●	●	●
A2.3.0	131 - OVERALL FLOOR PLAN - LEVEL 3	●	●	●
A2.4.0	131 - OVERALL FLOOR PLAN - LEVEL 4	●	●	●
A2.5.0	131 - OVERALL FLOOR PLAN - LEVEL 5	●	●	●
A2.6.0	131 - OVERALL FLOOR PLAN - LEVEL 6	●	●	●
A2.7.0	131 - OVERALL FLOOR PLAN - PH	●	●	●
A2.8.0	I131 - OVERALL FLOOR PLAN - PH ROOF	●	●	●
A5.N1.1	OVERALL EXTERIOR ELEVATIONS - I131N	●	●	●
A5.N1.2	OVERALL EXTERIOR ELEVATIONS - I131N		●	●
A5.N2.1	OVERALL BUILDING SECTIONS - I131N	●	●	●
A5.NG1.1	OVERALL EXTERIOR ELEVATIONS - I131N GARAGE		●	●
A5.S1.1	OVERALL EXTERIOR ELEVATIONS - I131S	●	●	●
A5.S1.2	OVERALL EXTERIOR ELEVATIONS - I131S		●	●
A5.S1.3	OVERALL EXTERIOR ELEVATIONS - I131S		●	●
A5.S2.1	OVERALL BUILDING SECTIONS - I131S			●
A5.SD1.1	OVERALL BUILDING ELEVATIONS - I131S AMENITY			●
20				
LIGHTING				
AL0.0.01	I131 SITE DRB BG I131 - SITE LIGHTING		●	●
AL0.0.02	I131 - LIGHTING DESIGN CRITERIA ILLUMINANCE			●
AL0.0.03	I131 - LIGHTING DESIGN CRITERIA LIGHT POLLUTION			●
AL0.0.04	I131 SITE DRB BG I131 - SITE LIGHTING PROGRAM		●	●
AL0.0.05	I131S - FACADE LIGHTING PROGRAM		●	●
AL0.0.06	I131N - FACADE LIGHTING PROGRAM		●	●
AL0.0.07	i131 PARKING FACADE LIGHTING PROGRAM			●
7				

TOTAL SHEETS: 69

ZONING MAP



ZONING MAP FROM CITY OF SOUTH SAN FRANCISCO GENERAL PLAN UPDATE 2022

INFINITE 131

131 TERMINAL CT
SOUTH SAN FRANCISCO, CA 94080

OWNER

STEELWAVE
101 CALIFORNIA STREET, SUITE 800
SAN FRANCISCO, CA 94111

ARCHITECT

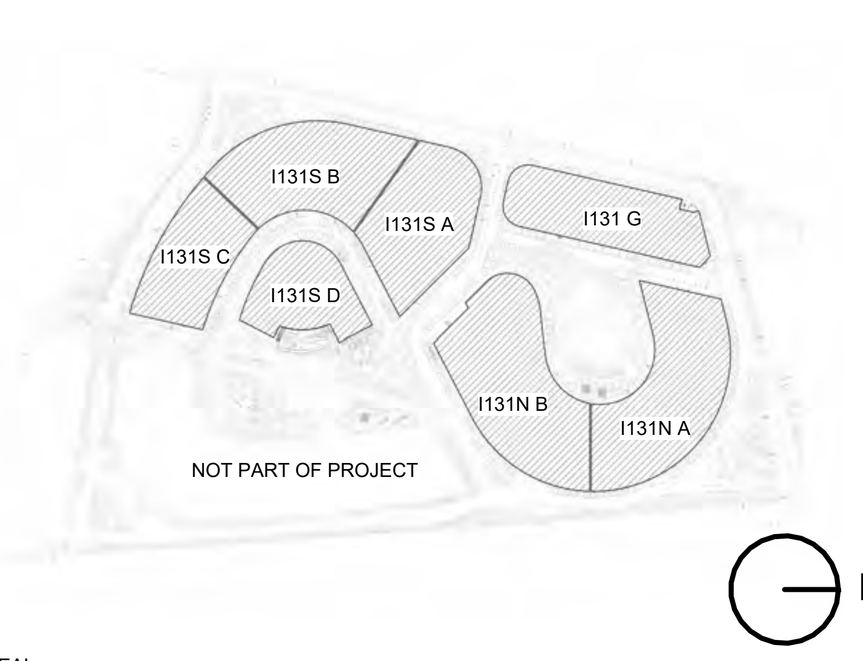
SOM

Skidmore, Owings & Merrill LLP
One Maritime Plaza, San Francisco, CA 94111

CONSULTANTS / ENGINEERS

Civil: WARE MALCOMB, 4683 Chabot Drive #300, Pleasanton, CA 94588	Landscaping: CARDUCCI ASSOCIATES, 555 Beach St floor 4, San Francisco, CA 94133
Lighting: FRANCIS KRAHE & ASSOCIATES, 304 S Broadway #300, Los Angeles, CA 90013	Parking: IPD, 560 14th St #300, Oakland, CA 94612
Trash Management: AMERICAN TRASH MANAGEMENT, 1900 Powell St #890, Emeryville, CA 94608	Traffic: chs Consulting Group, 1617 Clay Street, Oakland, CA 94612
MEP: MEYERS+ ENGINEERS, 98 Battery Street, Suite 502, San Francisco, CA 94111	Vertical Transportation: ewcG Edgett Williams Consulting Group, 102 East Blithedale Avenue, Suite 1 Mill Valley, CA 94941
Sustainability: atelier ten, 25 Kearny Street, Suite 500, San Francisco, CA 94108	Code: JENSEN HUGHES, 1220 Concord Ave., Suite 400, Concord CA 94520

KEYPLAN



SEAL

NOT FOR CONSTRUCTION

NO.	DATE	DESCRIPTION
	2025.08.25	I131 PLANNING APPLICATION RESUBMITTAL
	2023.12.21	I131 N+S 100% SCHEMATIC DESIGN
	2023.11.03	I131 N+S 50% SCHEMATIC DESIGN
	2023.05.04	I131 REPOSITIONING / PLANNING APPLICATION PACKAGE
	2023.01.06	PLANNING APPLICATION

DRAWN BY: Author
CHECKED BY: Checker

DRAWING TITLE

PROJECT INFORMATION

DRAWING NUMBER

A0.0.1

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VIEW 1 - SITE ENTRANCE



T131 - EXISTING CONDITIONS



VIEW 3 - WAREHOUSE



VIEW 4 - WAREHOUSE



VIEW 2 - SITE ENTRANCE



VIEW 7 - VIEW FROM SAN MATEO AVE



VIEW 5 - FROM FREEWAY 101



VIEW 8 - FROM SAN MATEO AVE



VIEW 6 - FROM FREEWAY 101 RAMP

INFINITE 131

131 TERMINAL CT
SOUTH SAN FRANCISCO, CA 94080

OWNER

STEELWAVE

STEELWAVE
101 CALIFORNIA STREET, SUITE 800
SAN FRANCISCO, CA 94111

ARCHITECT

SOM

Skidmore, Owings & Merrill LLP
One Maritime Plaza, San Francisco, CA 94111

CONSULTANTS / ENGINEERS

Civil:
WARE MALCOMB
4683 Chabot Drive #300,
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Landscaping:
CARDUCCI ASSOCIATES
555 Beach St floor 4,
San Francisco, CA 94133

Lighting:
FRANCIS KRAHE & ASSOCIATES
304 S Broadway #300,
Los Angeles, CA 90013

Parking:
IDEA
560 14th St #300,
Oakland, CA 94612

Trash Management:
AMERICAN TRASH MANAGEMENT
1900 Powell St #890,
Emeryville, CA 94608

Traffic:
Consulting Group
1617 Clay Street,
Oakland, CA 94612

MEP:
MEYERS+ ENGINEERS
98 Battery Street, Suite 502,
San Francisco, CA 94111

Vertical Transportation:
ewcG
102 East Blithedale Avenue, Suite 1
Mill Valley, CA 94941

Sustainability:
atelier ten
25 Kearny Street, Suite 500,
San Francisco, CA 94108

Code:
JENSEN HUGHES
1220 Concord Ave., Suite 400,
Concord CA 94520

KEYPLAN



SEAL

NOT FOR CONSTRUCTION

NO.	DATE	DESCRIPTION
	2025.09.25	131 PLANNING APPLICATION RESUBMITTAL
	2023.03.04	1131 REPOSITIONING / PLANNING APPLICATION PACKAGE
	2023.01.06	PLANNING APPLICATION

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DRAWING TITLE

EXISTING SITE PHOTOS

DRAWING NUMBER

A0.0.2

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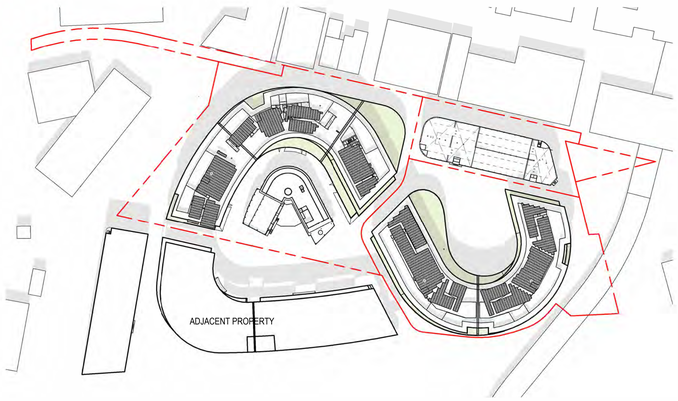
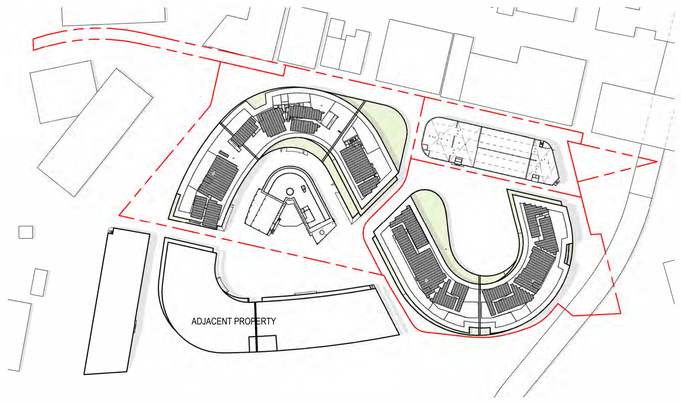
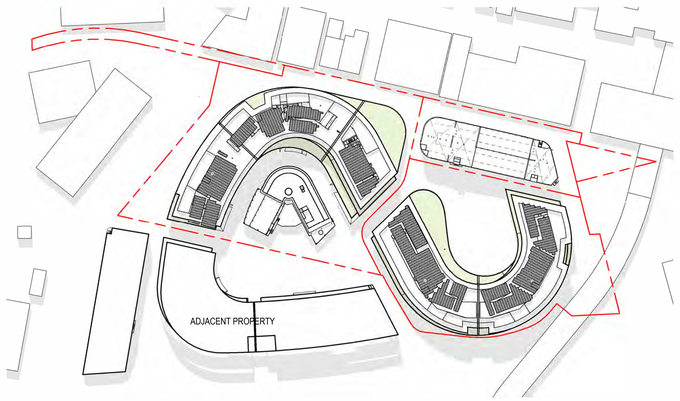


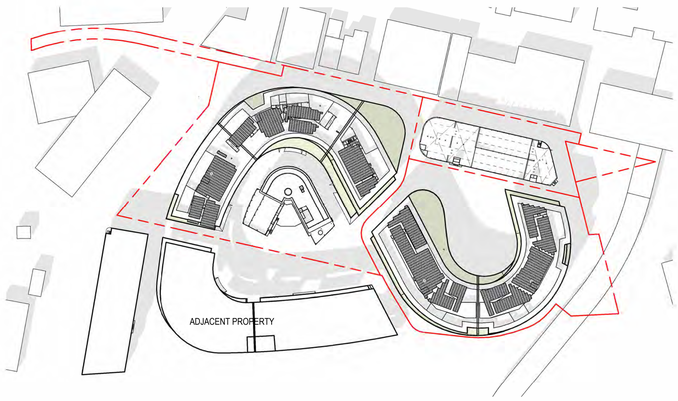
T131 - SHADOW STUDY - SUMMER SOLSTICE AT 9AM 18
SCALE: 1" = 160'-0"



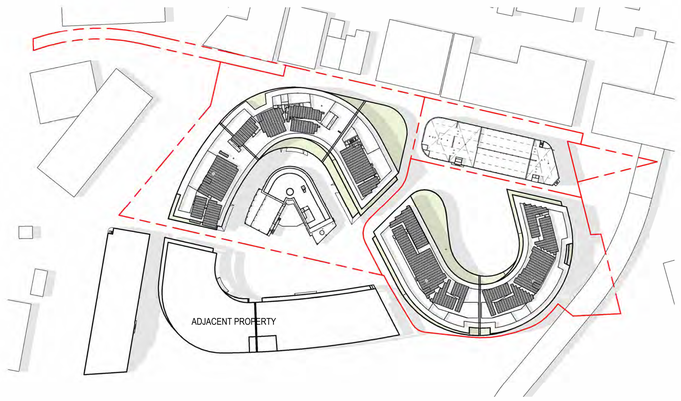
T131 - SHADOW STUDY - SUMMER SOLSTICE AT 12PM 08
SCALE: 1" = 160'-0"



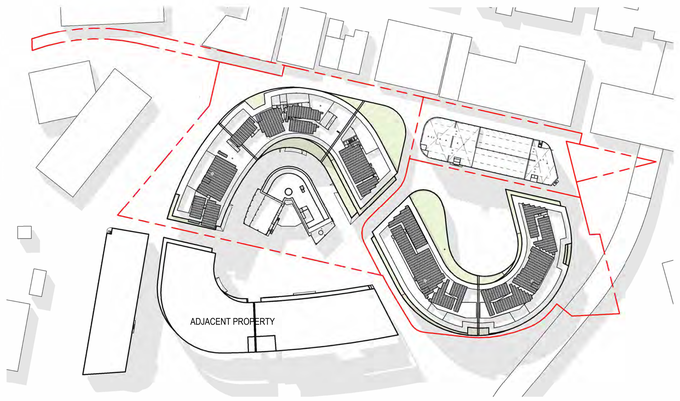
T131 - SHADOW STUDY - SUMMER SOLSTICE AT 3PM 03
SCALE: 1" = 160'-0"



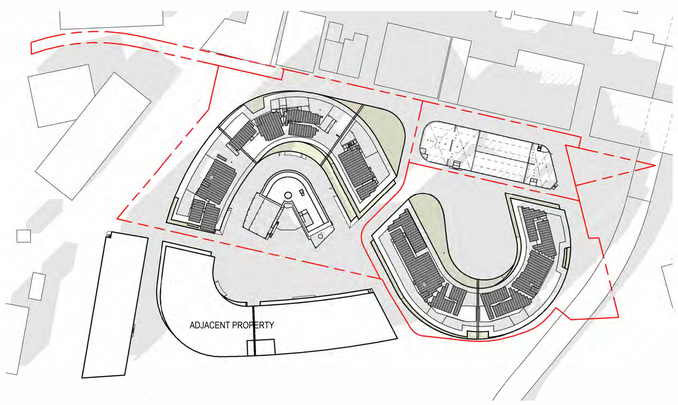
T131 - SHADOW STUDY - EQUINOX AT 9AM 17
SCALE: 1" = 160'-0"



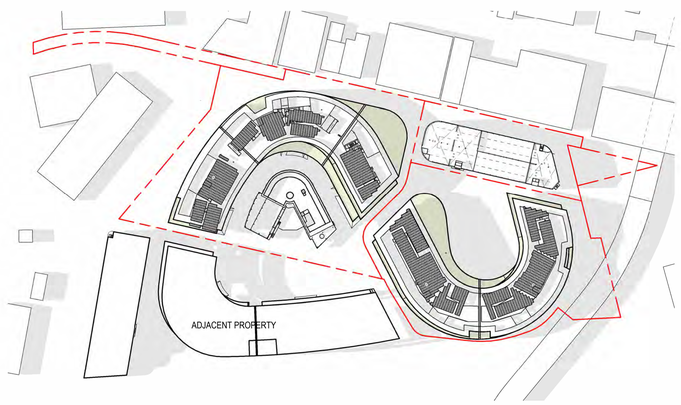
T131 - SHADOW STUDY - EQUINOX AT 12PM 07
SCALE: 1" = 160'-0"



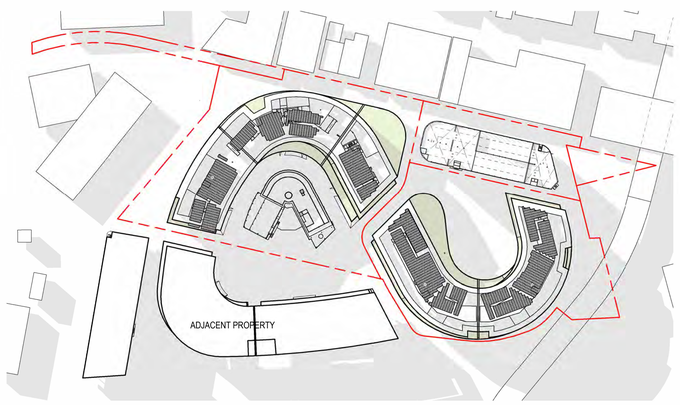
T131 - SHADOW STUDY - EQUINOX AT 3PM 02
SCALE: 1" = 160'-0"



T131 - SHADOW STUDY - WINTER SOLSTICE AT 9AM 16
SCALE: 1" = 160'-0"



T131 - SHADOW STUDY - WINTER SOLSTICE AT 12PM 06
SCALE: 1" = 160'-0"



T131 - SHADOW STUDY - WINTER SOLSTICE AT 3PM 01
SCALE: 1" = 160'-0"

INFINITE 131

131 TERMINAL CT
SOUTH SAN FRANCISCO, CA 94080

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Code:
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KEYPLAN



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NO.	DATE	DESCRIPTION
	2025.08.25	I131 PLANNING APPLICATION RESUBMITTAL
	2025.05.04	I131 REPOSITIONING / PLANNING APPLICATION PACKAGE
	2023.01.06	PLANNING APPLICATION

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DRAWING TITLE

I131 - SHADOW STUDY

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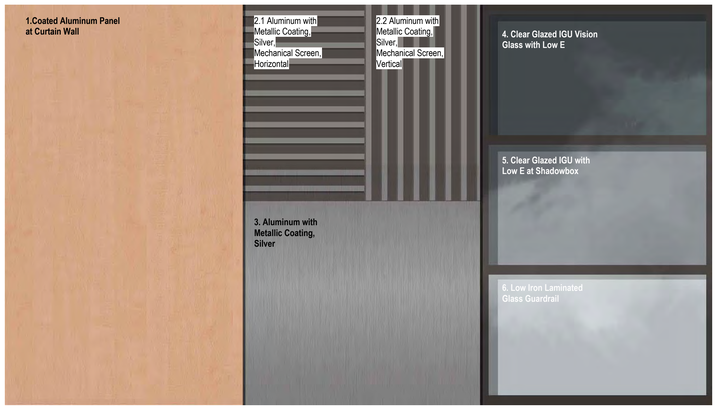
I131 GARAGE - COURTYARD VIEW



I131S A - LOBBY ENTRY



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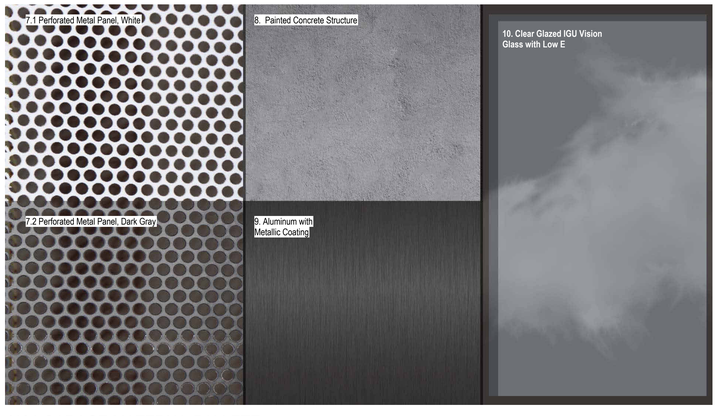

I131 GARAGE MATERIAL PALLETE



I131N B - LOBBY ENTRY



I131N - FWY VIEW

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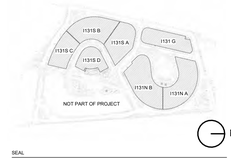

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	2023.11.03	I131 N+S 50% SCHEMATIC DESIGN
	2023.05.04	I131 REPORT/NOV17 PLANNING APPLICATION PACKAGE

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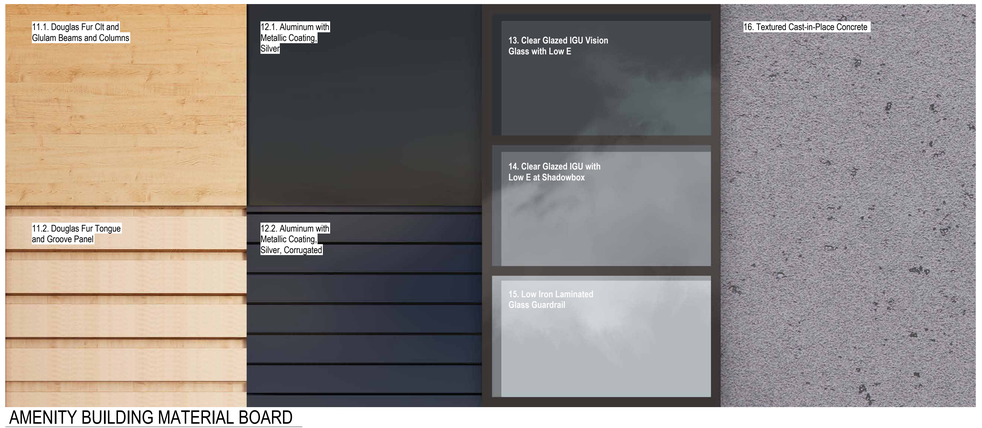
AMENITY BUILDING GATHERING STAIR



AMENITY BUILDING FOOD HALL FACADE



AMENITY BUILDING NE APPROACH



AMENITY BUILDING MATERIAL BOARD



AMENITY BUILDING W CORRIDOR

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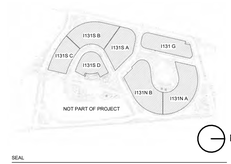

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ABBREVIATIONS

A/C	Air Conditioning
A/V	Audio Visual
ACST	Acoustical
ACT	Acoustical Ceiling Tile
AD	Area Drain
ADDL	Additional
ADJ	Adjacent
ADR	Access Door
AF	Access Floor
AFF	Above Finished Floor
AGGR	Aggregate
AHU	Air Handling Unit
ALS	Assisted Listening System
ALT	Alternate
ALUM	Aluminum
ANOD	Anodized
APPROX	Approximate(ly)
APT	Apartment
ARC	Architectural Concrete
ARCH	Architect(ural)
AUTO	Automatic
AUX	Auxiliary
AVG	Average
B/	Bottom of
BD	Board
BEV	Beveled
BG	Bumper Guard
BLDG	Building
BLKG	Block(ing)
BM	Beam
BMK	Benchmark
BOC	Bottom of Curb
BOMA	Bldg. Owners and Managers Assoc.
BR	Bedroom
BRK	Brick
BRZ	Bronze
BSMT	Basement
BS	Brass
BTU	British Thermal Unit(s)
CAP	Capacity
CB	Catch Basin
CCTV	Closed Circuit Television
CFM	Cubic Feet Per Minute
CG	Corner Guard(s)
CI	Cast Iron
CJ	Control Joint
CL	Center Line
CLG	Ceiling
CLG HT	Ceiling Height
CLO	Closet
CLR OPNG	Clear Opening
CMU	Concrete Masonry Unit(s)
CO	Cleanout
COL	Column
CONC	Concrete
CONF	Conference
CONN	Connect(ion)
CONSTR	Construction
CONT	Continuous / Continue
CONV	Convector
CORR	Corridor
CPOT	Continuous Path Of Travel
CPT	Carpet(ed)
CSK	Countersink / Countersunk
CSWK	Casework
CT	Ceramic Tile
CTR	Center(ed)
CU	Cubic
CW	Cold Water
DB	Decibel
DBL	Double
DD	Deck Drain
DEG	Degree(s)
DEPT	Department
DET	Detail(s)
DF	Drinking Fountain
DH	Double Hung
DIA	Diameter
DIAG	Diagonal
DIFF	Diffuser(s)
DIM	Dimension(s)
DISP	Dispenser
DIV	Divide / Division
DL	Dead Load
DMPF	Dampproofing
DMPR	Damper
DN	Down
DP	Drainage Panel
DR	Dining Room
DRP	Drapery
DWG	Drawing(s)
DWTR	Dumbwaiter
EA	Each
EC	Exposed Construction
EC	Elastomeric Coating
EIFS	Exterior Insulated Finish System
EJ	Expansion Joint
EL	Elevation (Grade)
ELAST	Elastomeric
ELEC	Electric(al)
ELEC CL	Electric Closet
ELEV	Elevator
ELEV	Elevation (Bldg)
EM	Entrance Mat
EMER	Emergency
ENCL	Enclosure / Enclose(d)
ENTR	Entrance
EOS	Edge of Slab
EQ	Equal
EQUIP	Equipment
ESC	Escalator
EW	Each Way
EWC	Electric Water Cooler
EXH	Exhaust
EXIST	Existing
EXP	Exposed
EXPN	Expansion
EXT	Exterior
F	Fahrenheit
FA	Fire Alarm
FAF	Fluid Applied Flooring
FAAP	Fire Alarm Annunciator Panel
FAB	Fabric
FAI	Fresh Air Intake
FD	Floor Drain
FDMPR	Fire Damper
FDTN	Foundation
FE	Fire Extinguisher
FEC	Fire Extinguisher Cabinet
FH	Fire Hydrant
FHC	Fire Hose Cabinet
FHR	Fire Hose Rack (Reel)
FIN	Finish(ed)
FIN FL	Finish Floor
FIN GR	Finish Grade
FLEX	Flexible
FLH	Flashing
FLMT	Flush Mounted
FLR	Floor(s)
FLS	Floor Sealer
FLUOR	Fluorescent
FO	Finished Opening
FP	Fireproofing
FPM	Feet per Minute
FR	Fire Retardant / Rating / Resist.
FRM	Frame
FRTW	Fire Retardant Treated Wood
FS	Full Size
FSS	Fire Stopping System
FSE	Food Service Equipment
FSP	Fire Standpipe
FT	Feet (Foot)
FTG	Footing
FWP	Fabric Wrapped Panel

G	Gas
GA	Gauge
GAL	Gallon(s)
GALV	Galvanized
GFRC	Glass Fiber Reinforced Concrete
GFRG	Glass Fiber Reinforced Gypsum
GI	Galvanized Iron
GL	Glass
GL BLK	Glass Block
GND	Ground
GPH	Gallons per Hour
GPM	Gallons per Minute
GRD	Grade
GRL	Grille
GWB	Gypsum Wallboard
HB	Hose Bib
HD	Head
HDW	Hardware
HEX	Hexagon(al)
HM	Hollow Metal
HNDRL	Handrail
HO	Hold Open
HORIZ	Horizontal
HPT	High Point
HR	Hour(s) (Fire Resistance Rating)
HT	Height
HVAC	Heating, Ventilating, Air Conditioning
HWY	Highway
ID	Inside Diameter
IDF	Intermediate Distribution Facility
INCL	Include(d) / Inclusive / Including
INFO	Information
INS	Insulation / Insulate(d)
INT	Interior
JC	Janitor Closet
JF	Joint Filler
JG	Joint Gasket
JT	Joint
KD	Knockdown
KIT	Kitchen
KO	Knockout
KPL	Kickplate
/	Angle
LAB	Laboratory
LAM	Laminate(d)
LAV	Lavatory
LBS	Pound(s)
LD	Linear Diffuser
LH	Left Hand
LIN	Linear
LONG	Longitudinal
LPT	Low Point
LR	Living Room
LTG	Lighting
LVR	Louver(ed)
MACH	Machine
MAINT	Maintain / Maintenance
MATL	Material
MAX	Maximum
MB	Metal Base
MDF	Main Distribution Facility
MECH	Mechanical
MED	Medium
MEZZ	Mezzanine
MFR	Manufacturer
MH	Manhole
MIN	Minimum
MISC	Miscellaneous
ML	Metal Lath
ML WK	Millwork
MLDG	Molding
MO	Masonry Opening
MP	Metal Panel
MTD	Mounted
MTL	Metal
MUL	Mullion
N	North
NA	Not Applicable
NC	Noise Criteria
NIC	Not in Contract
NO	Number
NOM	Nominal
NRC	Noise Reduction Coefficient
NTS	Not to Scale
OA	Outside Air
OC	On Center
OD	Outside Diameter
OF	Outside Face
OFD	Overflow Drain
OFF	Office
OH DR	Overhead Coiling Door
OPH	Opposite Hand
OPNG	Opening
OPP	Opposite
OPR	Operating / Operable
ORD	Overflow Roof Drain
OZ	Ounce
PA	Public Address
PAR	Parallel
PART	Partial
PAV	Pavers
PB	Particle Board
PCC	Precast Concrete
PERF	Perforated
PERP	Perpendicular
PL	Plastic Laminate
PLA	Plaster
PLBG	Plumbing
PLYWD	Plywood
PNEU	Pneumatic
POL	Polished
PR	Pair
PREFAB	Prefabricate(d)
PROJ	Project(s)
PROP	Property
PSF	Pounds per Square Foot
PSI	Pounds per Square Inch
PT	Paint(ed)
PTN	Partition
PVC	Polyvinyl Chloride
PVG	Paving
PWR	Power
QT	Quarry Tile
QTY	Quantity
R	Riser
RA	Return Air
RAD	Radius
RB	Resilient Base
RC	Reinforced Concrete
RD	Roof Drain
RECPT	Receptacle
RECT	Rectangle
REF	Reference
REFR	Refrigerator
REG	Register
REINF	Reinforce(d, -ing, -ment)
REQD	Required
REV	Revised / Revision
RF	Resilient Flooring
RFA	Roofing Accessories
RH	Right Hand
RM	Room
RMX	Resin Matrix
RND	Round(ed)
RO	Rough Opening
ROT	Rotated
ROW	Right of Way
RPM	Revolutions per Minute
RR	Railroad
RS	Roofing System

SA	Supply Air
SAN	Sanitary
SB	Splash Block
SCHED	Schedule(d)
SE	Sealant
SECT	Section
SHR	Shower
SHT	Sheet
SHTHG	Sheathing
SIM	Similar
SLDG	Slide / Sliding
SMR	Sheet Metal Roofing
SPC	Synthetic Polymer Countertop
SPEC	Specification(s)
SQ	Square
SQ FT	Square Foot / Feet
STL ST	Stainless Steel
ST	Stone
STC	Sound Transmission Class
STD	Standard
STL	Steel
STOR	Storage
STRUCT	Structure / Structural
SURF MTD	Surface Mounted
SUSP	Suspend(ed) / Suspension
SWBD	Switchboard
SYMM	Symmetrical
T	Tread
T&G	Tongue and Groove
T/	Top of
TA	Toilet Accessory(ies)
TC	Traffic Coating
TD	Trench Drain
TEL	Telephone
TEMP	Temperature
TER	Terrazzo
THK	Thick(ness)
THRES	Threshold
TOC	Top of Curb
TOPO	Topography Map
TRANS	Transom
TV	Television
T.W.	Tread Width
TYP	Typical
UC	Undercut
UNFIN	Unfinished
UNO	Unless Noted Otherwise
UPS	Uninterrupted Power Supply
VAC	Vacuum
VERT	Vertical
VEST	Vestibule
VIF	Verify in Field
VNR / VE	Veneer
VOL	Volume
W/	With
W/O	Without
WB	Wood Base
WC	Wheel Chair
WCV	Wall Covering
WD	Wood
WDF	Wood Door and Frame
WH	Wall Hydrant
WI	Wrought Iron
WP	Work Point
WPS	Waterproofing System
WR	Weather Resistant
WRB	Wardrobe
WS	Weatherstrip(ping)
WT	Weight
WTR	Window Treatment
WV	Wood Veneer
WWF	Welded Wire Fabric
X	
Y	
Z	

MATERIALS

- 02 - EXISTING CONCRETE
- 03 - CONCRETE
- 03 - CONCRETE (RE: STRUCTURAL)
- 03 - PRECAST CONCRETE
- 03 - LIGHTWEIGHT CONCRETE
- 03 - CONCRETE LEVELER
- 03 - CONCRETE TOPPING SLAB
- 04 - BRICK
- 04 - CONCRETE MASONRY UNIT
- 04 - STONE
- 04 - MORTAR
- 04 - SETTING BED
- 05 - ALUMINUM
- 05 - STEEL/STAINLESS STEEL
- 05 - BRONZE
- 06 - CONTINUOUS WOOD BLOCKING
- 06 - DISCONTINUOUS WOOD BLOCKING
- 06 - MEDIUM DENSITY FIBERBOARD
- 06 - PLYWOOD
- 06 - WOOD GRAIN
- 07 - BATT INSULATION
- 07 - FIREPROOFING
- 07 - RIGID INSULATION
- 07 - SEMI RIGID INSULATION
- 07 - FOAM, FILLER, GASKET
- 09 - ACOUSTICAL CEILING BOARD
- 09 - CARPET
- 09 - GYPSUM
- 09 - LATH AND PLASTER
- 09 - RESILIENT FLOORING
- 09 - TERRAZZO
- 09 - TILE
- 09 - GROUT
- 31 - EARTH
- 31 - GRAVEL
- 31 - ASPHALT

TAGS

ROOM NAME / 150 SF — ROOM TAG: ROOM NAME INDICATOR, ROOM NUMBER, AREA

ROOM NAME — ROOM TAG: ROOM NAME INDICATOR, ROOM NUMBER

AREA NAME / 150 SF — AREA TAG: AREA NAME INDICATOR, AREA

A-3 / AREA NAME / 150 SF (OLF 100) / 200 OCC — OCCUPANCY TAG: OCCUPANCY GROUP, AREA NAME INDICATOR, AREA, NUMBER OF OCCUPANTS

E12 / 1 A — WALL TAG: PARTITION TYPE, ACOUSTIC RATING (WHERE INDICATED), FIRE RATING (WHERE INDICATED)

ACT-1 / 9' - 0" — CEILING TAG: CEILING FINISH, CEILING HEIGHT (AFF)

101 — DOOR NUMBER

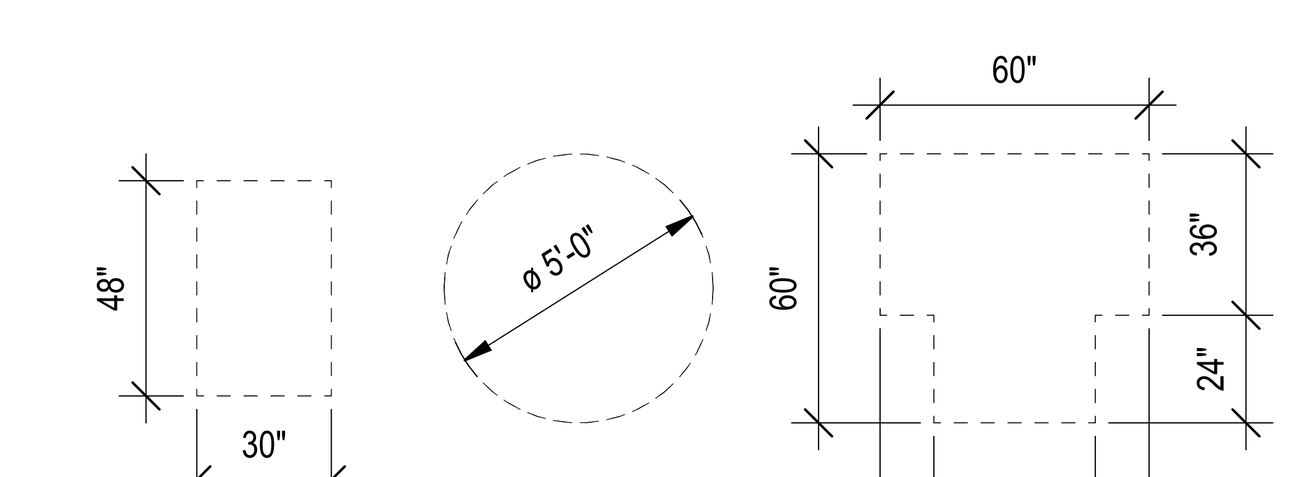
22 / RFI #44 — REVISION TAG: REVISION NUMBER, RFI

0000 — ACCESSORY NUMBER

MISC. SYMBOLS

- CENTERLINE
- ALIGN
- NORTH SYMBOL
- BREAK LINE
- GRAIN DIRECTION
- PATTERN START POINT
- CONC / AF-1 — FLOOR MATERIAL TRANSITION: MATERIAL 1, MATERIAL 2

WHEELCHAIR ACCESSIBLE SPACE



Note to specifier: These are the most common

GENERAL NOTES

1. REFER TO CIVIL FOR PROJECT DATUM.

DRAWING REFERENCE SYMBOLS

FIRST FLOOR PLAN 01, SCALE: 1/8" = 1'-0" — DRAWING TITLE: DRAWING NAME, DRAWING NUMBER, DRAWING SCALE

1 / A10.20.30 — BUILDING SECTION INDICATOR: SECTION IDENTIFIER, DRAWING NUMBER

1 / A10.20.30 — CALLOUT INDICATOR: CALLOUT IDENTIFIER, DRAWING NUMBER

1 / A10.20.30 — DETAIL INDICATOR: DETAIL IDENTIFIER, DRAWING NUMBER

1 / A10.20.30 — EXTERIOR ELEVATION INDICATOR: ELEVATION IDENTIFIER, DRAWING NUMBER

12 / 12 / 12 / 12 / A10.20.30 — INTERIOR ELEVATION INDICATOR: ELEVATION IDENTIFIER, DRAWING NUMBER

RE: 01 / A2.0 — MATCHLINE & VIEW REFERENCE: DRAWING NUMBER, DRAWING IDENTIFIER

RE: 01 / A2.0 — VIEW REFERENCE: DRAWING NUMBER, DRAWING IDENTIFIER

DATUM SYMBOLS

LEVEL 01 / +20' - 0" — LEVEL HEAD: LEVEL NAME, ELEVATION

AA — COLUMN LINE INDICATOR

AA — EXISTING COLUMN LINE INDICATOR

REFERENCE POINT; WORK POINT; DIMENSION POINT; START POINT

XX +1' - 6" — POINT ELEVATION: ELEVATION, PREFIX

XX +1' - 6" — SURFACE ELEVATION: ELEVATION, PREFIX

XX +1' - 6" — SITE ELEVATION: ELEVATION, PREFIX

HP +1' - 6" — HIGH POINT

LP +1' - 6" — LOW POINT

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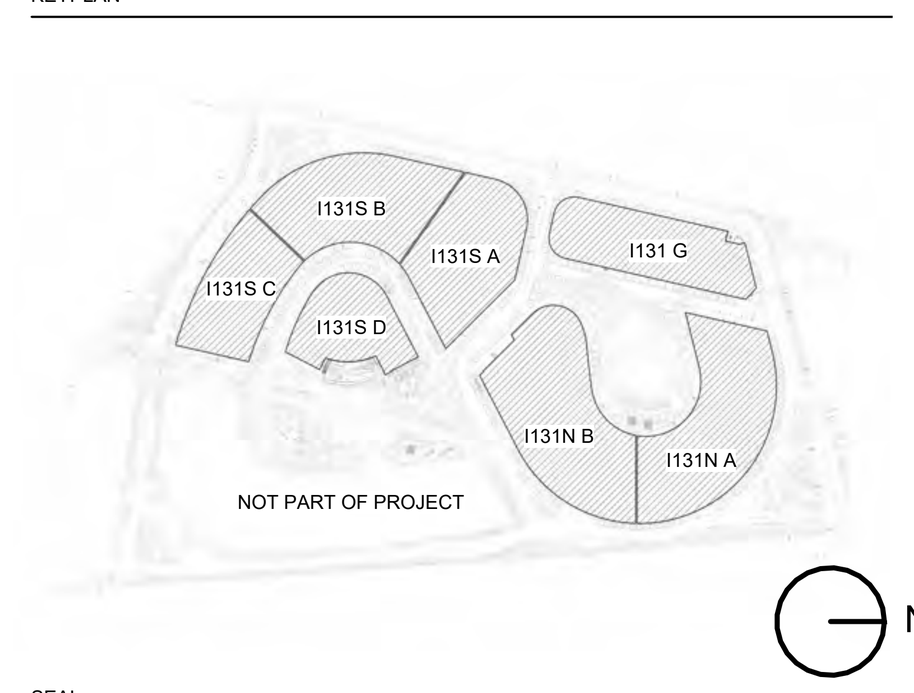

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ABBREVIATIONS, SYMBOLS & NOTES

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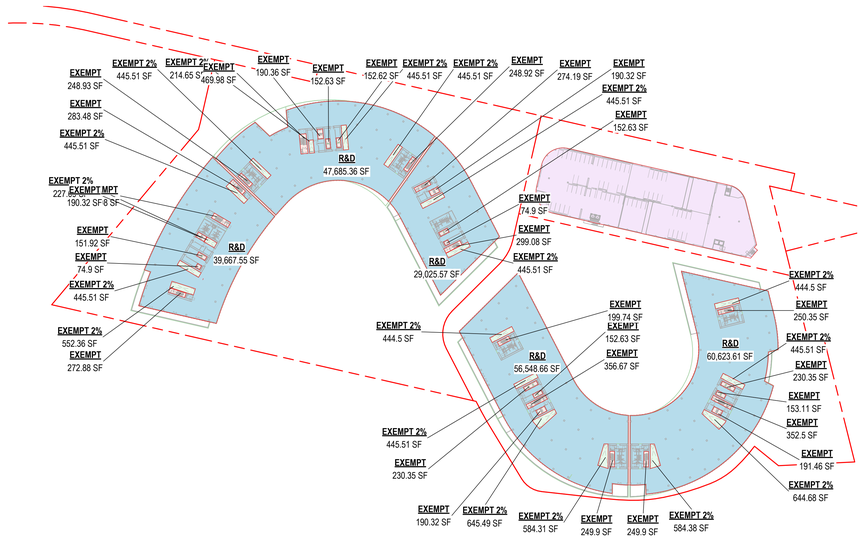

LEVEL 05 19
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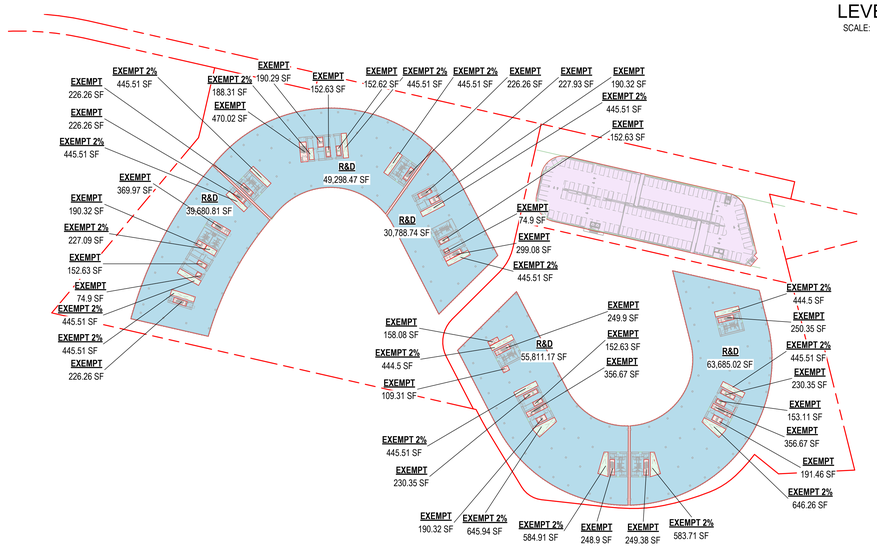

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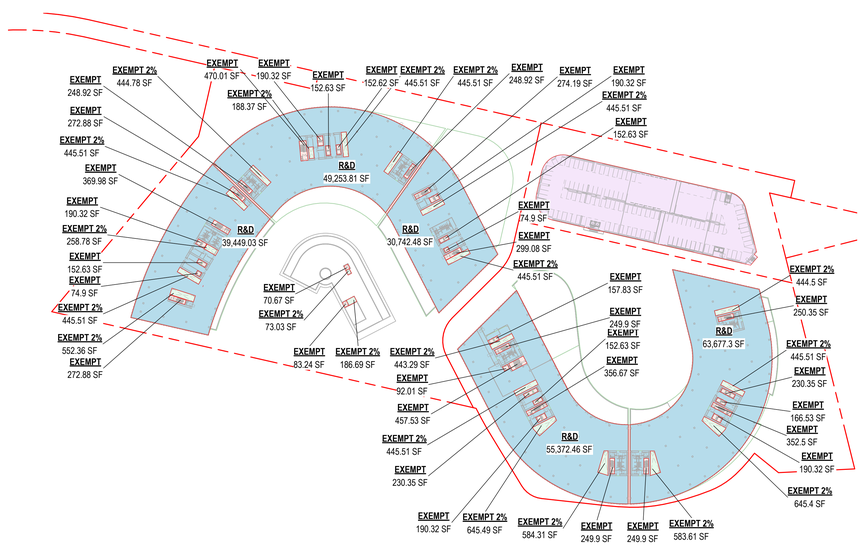
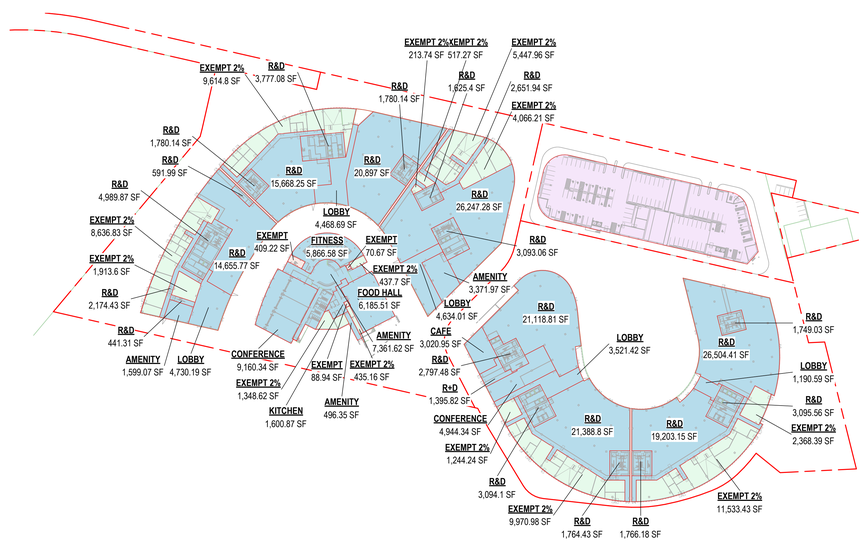


LEVEL 02 02
SCALE: 1" = 100'-0"

LEVEL 03 16
SCALE: 1" = 100'-0"



LEVEL 01 (14' ABV SEA LEVEL) 01
SCALE: 1" = 100'-0"

INFINITE 131

131 TERMINAL CT
SOUTH SAN FRANCISCO, CA 94080

OWNER

STEELWAVE

STEELWAVE
101 CALIFORNIA STREET, SUITE 800
SAN FRANCISCO, CA 94111

ARCHITECT

SOM

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Lighting:
FRANCIS KRAHE & ASSOCIATES
304 S Broadway #300,
Los Angeles, CA 90013

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Trash Management:
AMERICAN TRASH MANAGEMENT
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Traffic:
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1617 Clay Street,
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MEP:
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San Francisco, CA 94111

Vertical Transportation:
ewcG
102 East Blithedale Avenue, Suite 1
Mill Valley, CA 94941

Sustainability:
atelier ten
25 Kearny Street, Suite 500,
San Francisco, CA 94108

Code:
JENSEN HUGHES
1220 Concord Ave., Suite 400,
Concord CA 94520

KEYPLAN



SEAL

NOT FOR CONSTRUCTION

NO.	DATE	DESCRIPTION
	2025.08.25	I131 PLANNING APPLICATION RESUBMITTAL
	2023.12.21	I131 N+S 100% SCHEMATIC DESIGN
	2023.11.03	I131 N+S 50% SCHEMATIC DESIGN
	2023.05.04	I131 REPOSITIONING / PLANNING APPLICATION PACKAGE
	2023.01.06	PLANNING APPLICATION

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CHECKED BY: Checker

DRAWING TITLE

I131 - AREA PLAN - FAR

DRAWING NUMBER

A0.5.01

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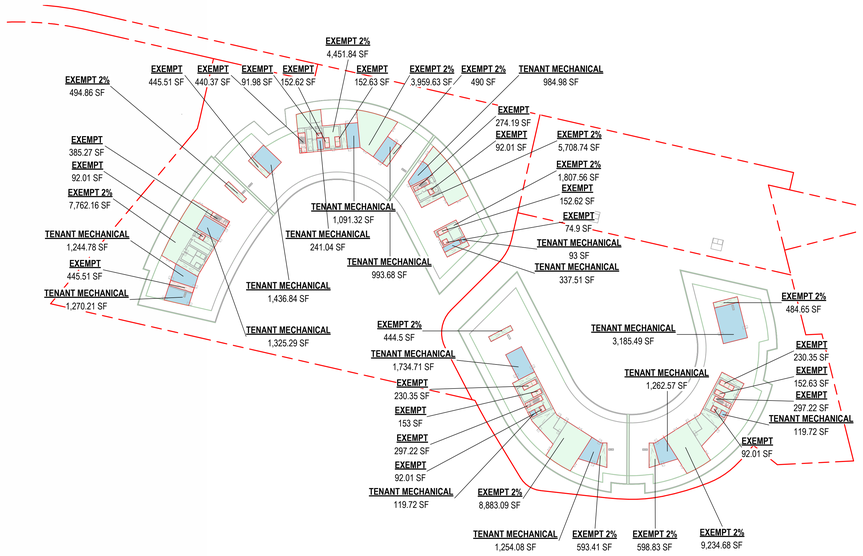
Infinite 131 - R&D AREAS					Infinite 131 - FAR
131S A	Gross Floor Area	2% MEP Excluded	Other Excluded	Floor Area (FAR)	**Floor Area (FAR)**
Roof	9,527	7,516	594	1,415	1,415
6	30,909	891	945	29,072	29,072
5	30,909	891	991	29,026	29,026
4	32,626	891	945	30,789	30,789
3	32,625	446	1,437	30,742	30,742
2	51,871	891	991	49,988	49,988
1	51,868	10,245	0	35,600	35,600
131S A Total	**230,808**	**21,771**	**5,902**	**206,632**	**206,632**
131S B	Gross Floor Area	2% MEP Excluded	Other Excluded	Floor Area (FAR)	
Roof	13,949	9,347	838	3,763	3,763
6	50,702	1,525	1,463	47,712	47,712
5	50,702	1,551	1,463	47,685	47,685
4	52,242	1,525	1,418	49,298	49,298
3	52,243	1,524	1,463	49,254	49,254
2	58,021	1,525	1,463	55,031	55,031
1	57,986	9,615	0	48,371	48,371
131S B Total	**321,896**	**26,612**	**8,109**	**301,114**	**301,114**
131S C	Gross Floor Area	2% MEP Excluded	Other Excluded	Floor Area (FAR)	
Roof	13,020	8,257	923	3,840	3,840
6	42,883	1,564	1,260	39,858	39,858
5	42,682	1,870	1,343	39,668	39,668
4	42,486	1,564	1,240	39,681	39,681
3	42,486	1,702	1,334	39,449	39,449
2	39,755	1,670	1,192	36,892	36,892
1	39,733	10,550	0	24,817	24,817
131S C Total	**249,825**	**26,978**	**7,291**	**224,205**	**224,205**
131S D	Gross Floor Area	2% MEP Excluded	Other Excluded	Floor Area (FAR)	
Roof					
3	414	0	0	0	
2	16,978	339	836	15,802	15,802
1	33,463	2,221	569	21,212	21,212
131S D Total	**50,441**	**2,561**	**1,405**	**37,015**	**37,015**
131S TOTAL	**852,970**				**768,965**
131N A	Gross Floor Area	2% MEP Excluded	Other Excluded	Floor Area (FAR)	**Floor Area (FAR)**
Roof	15,659	10,318	772	4,568	4,568
6	64,170	2,121	1,431	60,619	60,619
5	64,171	2,119	1,428	60,624	60,624
4	67,236	2,120	1,431	63,685	63,685
3	67,237	2,119	1,440	63,677	63,677
2	67,411	2,120	1,431	63,859	63,859
1	67,410	13,902	0	53,509	53,509
131N A Total	**397,635**	**34,819**	**7,933**	**370,541**	**370,541**
131N B	Gross Floor Area	2% MEP Excluded	Other Excluded	Floor Area (FAR)	**Floor Area (FAR)**
Roof	13,802	9,921	773	3,109	3,109
6	60,052	2,120	1,425	56,506	56,506
5	60,049	2,120	1,380	56,549	56,549
4	59,629	2,121	1,696	55,811	55,811
3	59,628	2,119	2,137	55,372	55,372
2	74,248	2,121	2,154	69,973	69,973
1	74,260	11,215	0	58,629	58,629
131N B Total	**387,866**	**31,736**	**9,564**	**355,949**	**355,949**
131N TOTAL	**785,501**				**726,490**

TOTAL AREA	**1,607,163**
Parcel Area	**768,447**
FAR	**2:1**



MECH PENTHOUSE 02
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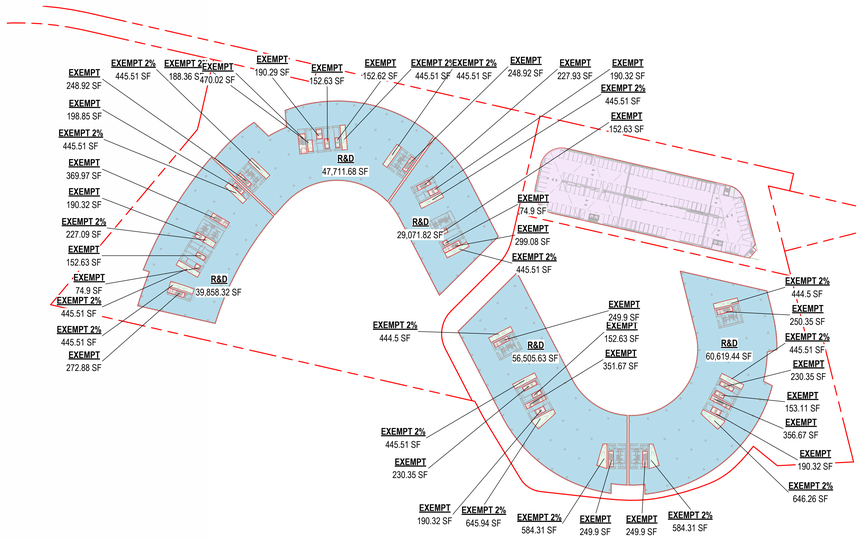

LEVEL 06 01
SCALE: 1" = 100'-0"

INFINITE 131

131 TERMINAL CT
SOUTH SAN FRANCISCO, CA
94080

OWNER

STEELWAVE

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ARCHITECT

SOM

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304 S Broadway #300,
Los Angeles, CA 90013

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Oakland, CA 94612

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AMERICAN TRASH MANAGEMENT
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Emeryville, CA 94608

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ewcG
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Mill Valley, CA 94941

Sustainability:
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25 Kearny Street, Suite 500,
San Francisco, CA 94108

Code:
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1220 Concord Ave., Suite 400,
Concord CA 94520

KEYPLAN



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	2023.11.03	I131 N+S 50% SCHEMATIC DESIGN
	2023.05.04	I131 REPOSITIONING / PLANNING APPLICATION PACKAGE
	2023.01.06	PLANNING APPLICATION

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DRAWING TITLE

I131 - AREA PLAN - FAR

DRAWING NUMBER

A0.5.02

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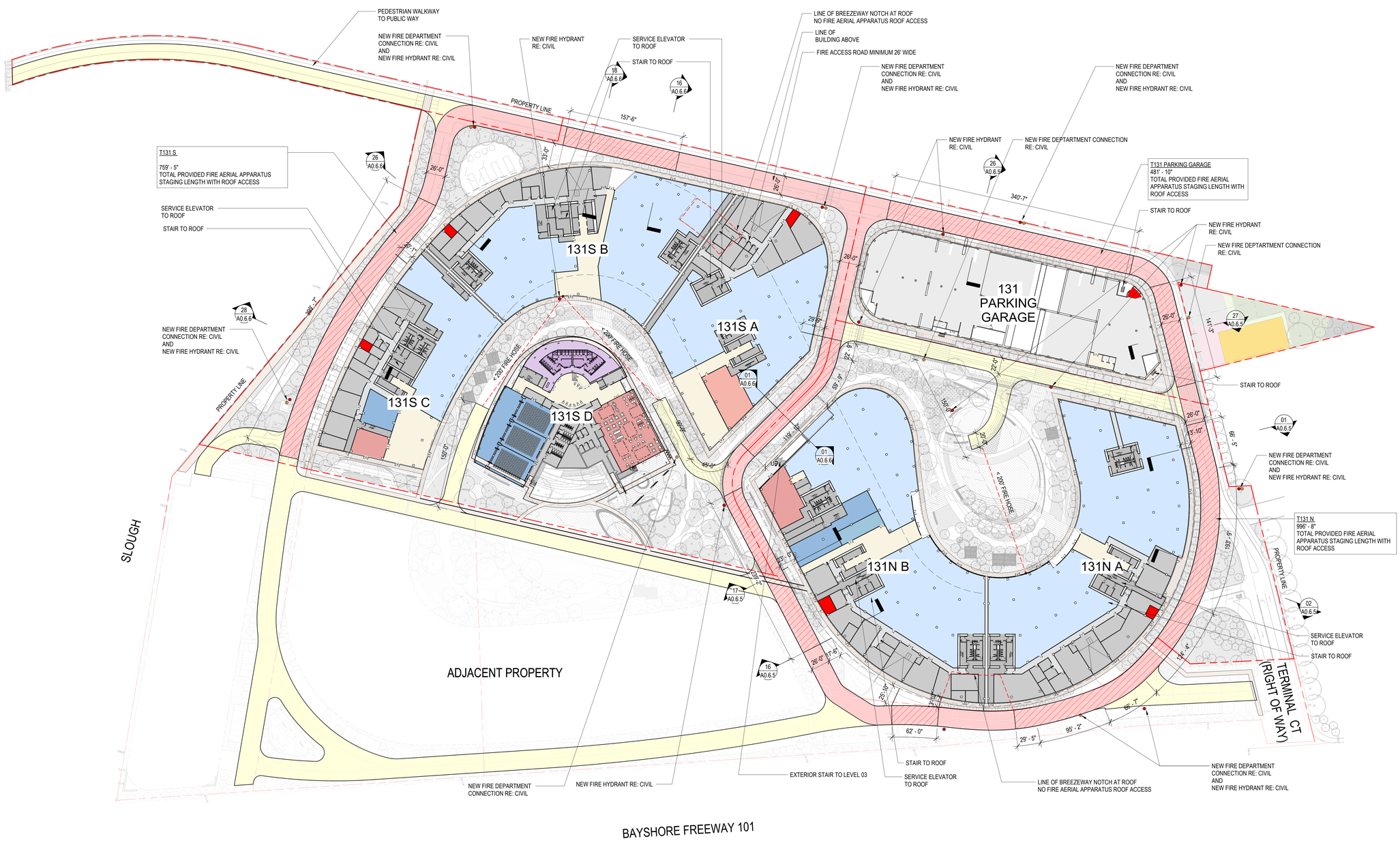
FIRE ACCESS DIAGRAM LEGEND

- FIRE HOSE LINE REACH
- PEDESTRIAN EGRESS PATH
- FIRE APPARATUS ACCESS ROAD - 20' WIDE MINIMUM
- FIRE APPARATUS ACCESS ROAD - 26' WIDE
- FIRE AERIAL APPARATUS STAGING ZONE - 15'~30' TO ROOF
- NEW FIRE HYDRANT (TBD FOR NEXT SUBMISSION)
- NEW FIRE DEPARTMNET CONNECTION
- FCC ROOM



I131 - FIRE ACCESS PLAN DIAGRAM - GROUND
SCALE: 1" = 50'-0" 01

INFINITE 131

131 TERMINAL CT
SOUTH SAN FRANCISCO, CA 94080

OWNER

STEELWAVE
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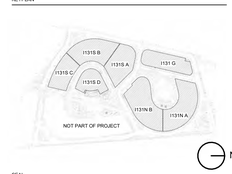
San Francisco, CA 94108

Code:
JENSEN HUGHES
1220 Concord Ave., Suite 400,
Concord CA 94520

KEYPLAN



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	2023.01.06	PLANNING APPLICATION

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I131 - FIRE ACCESS & EGRESS DIAGRAM - GROUND

DRAWING NUMBER

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FIRE ACCESS DIAGRAM LEGEND

- FIRE HOSE LINE REACH
- PEDESTRIAN EGRESS PATH
- FIRE APPARATUS ACCESS ROAD - 20' WIDE MINIMUM
- FIRE APPARATUS ACCESS ROAD - 26' WIDE
- FIRE AERIAL APPARATUS STAGING ZONE - 15'~30' TO ROOF
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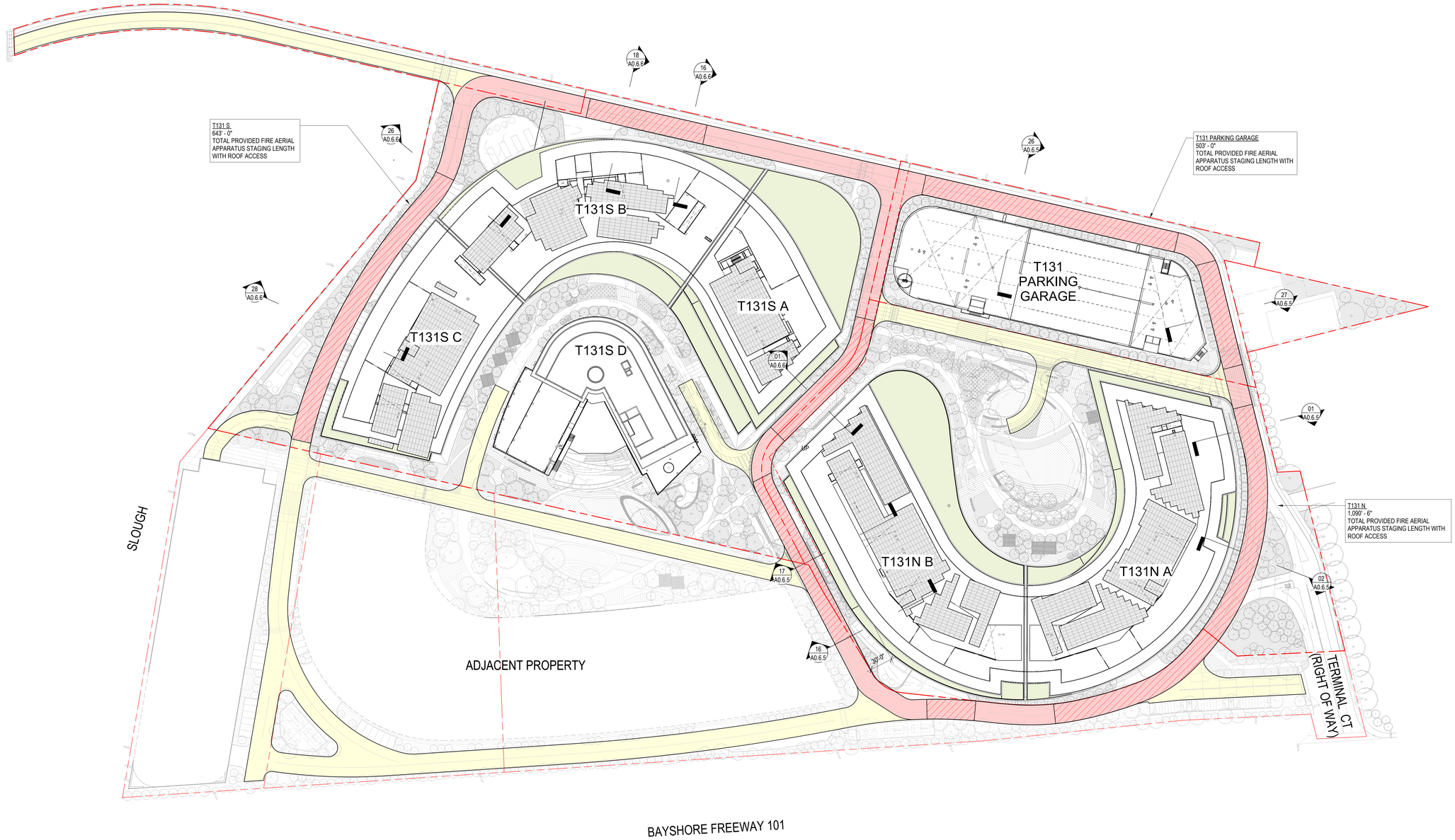

I131 - FIRE ACCESS PLAN DIAGRAM - ROOF
SCALE: 1" = 50'-0" 01

INFINITE 131

131 TERMINAL CT
SOUTH SAN FRANCISCO, CA 94080

OWNER

STEELWAVE

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San Francisco, CA 94108

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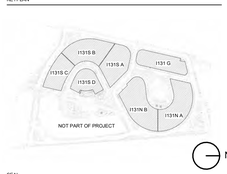
KEYPLAN



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	2023.01.06	PLANNING APPLICATION

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I131 - FIRE ACCESS DIAGRAM - ROOF

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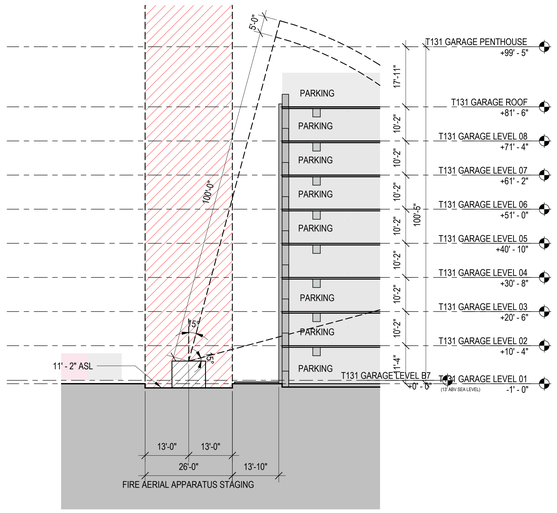

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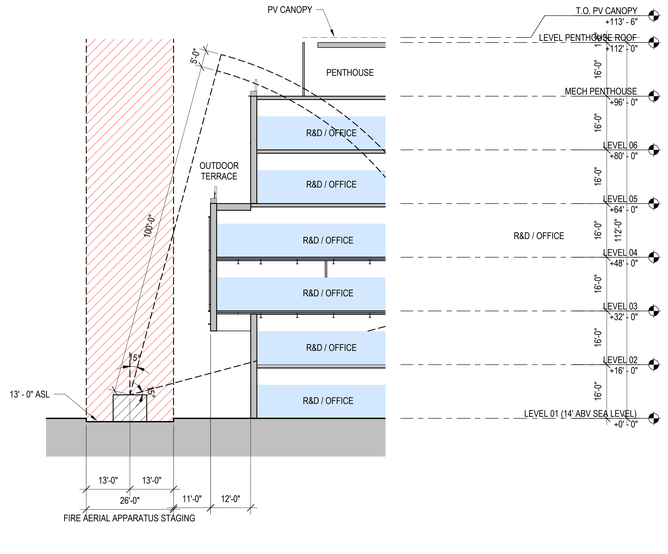

FIRE ACCESS SECTION - I131N B - 2 17
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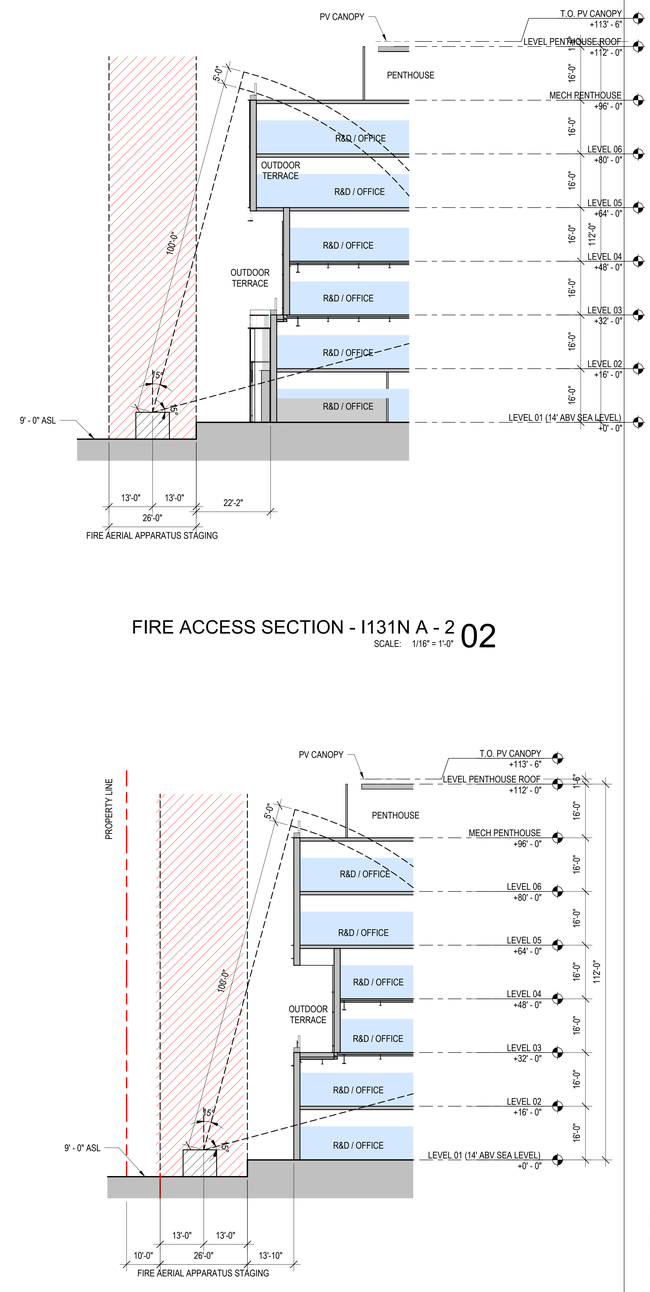

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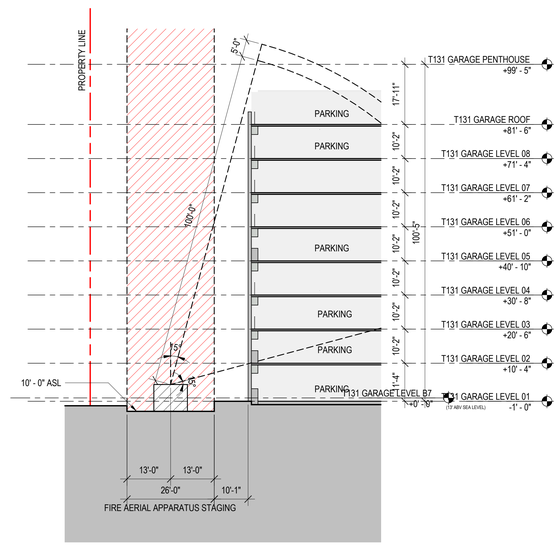

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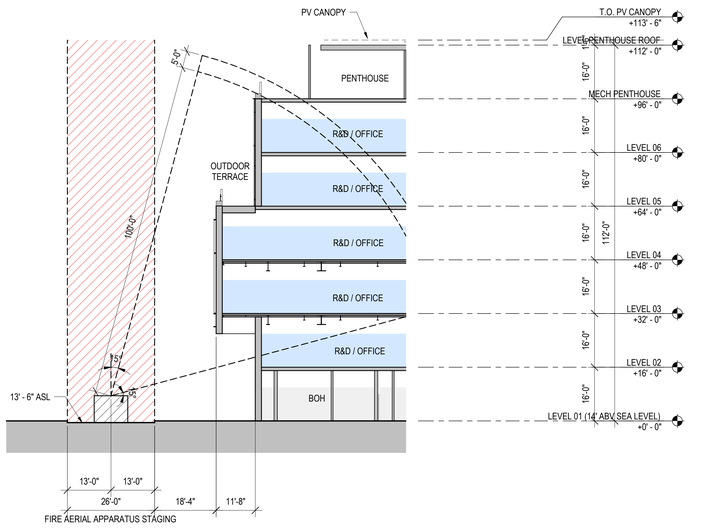

FIRE ACCESS SECTION - I131N B - 1 16
SCALE: 1/16" = 1'-0"

FIRE ACCESS SECTION - I131N A - 1 01
SCALE: 1/16" = 1'-0"

INFINITE 131

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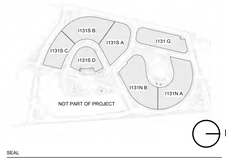
KEYPLAN



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	2023.01.06	PLANNING APPLICATION

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I131N - FIRE ACCESS DIAGRAM - SECTIONS

DRAWING NUMBER

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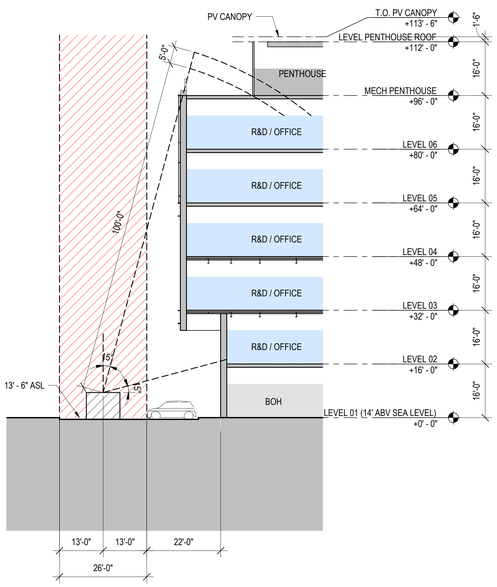

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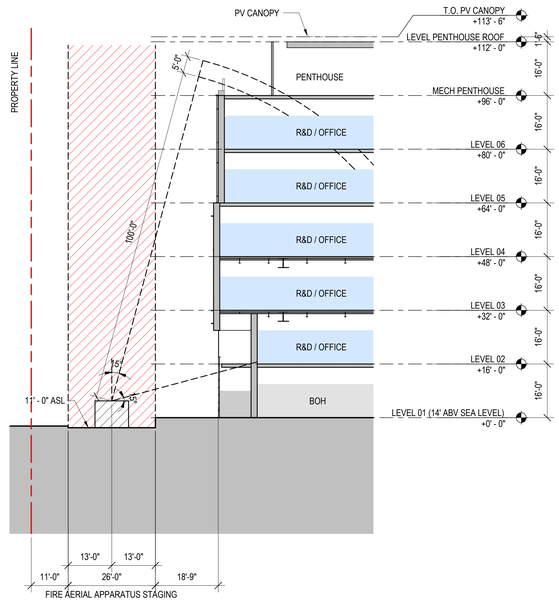

FIRE ACCESS SECTION - I131S B - 2 18
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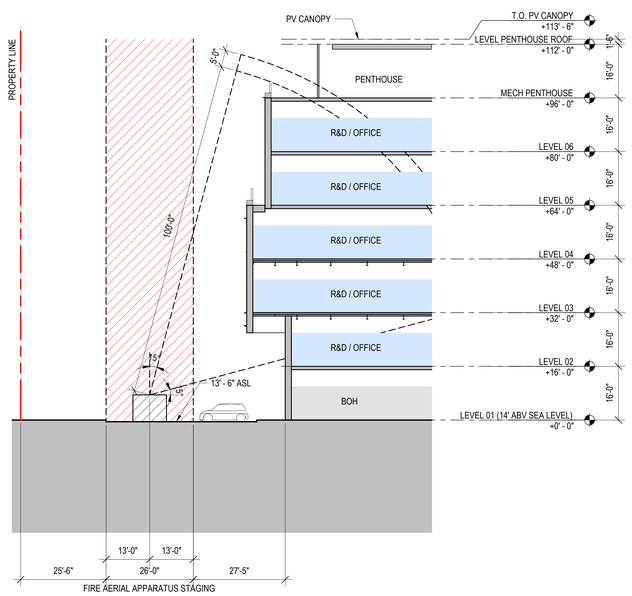

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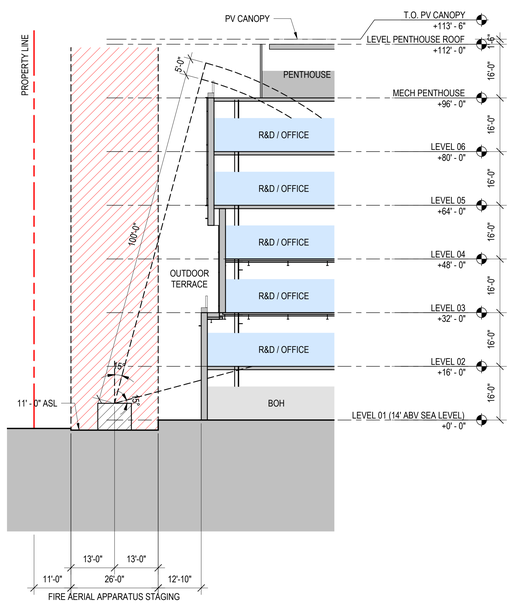
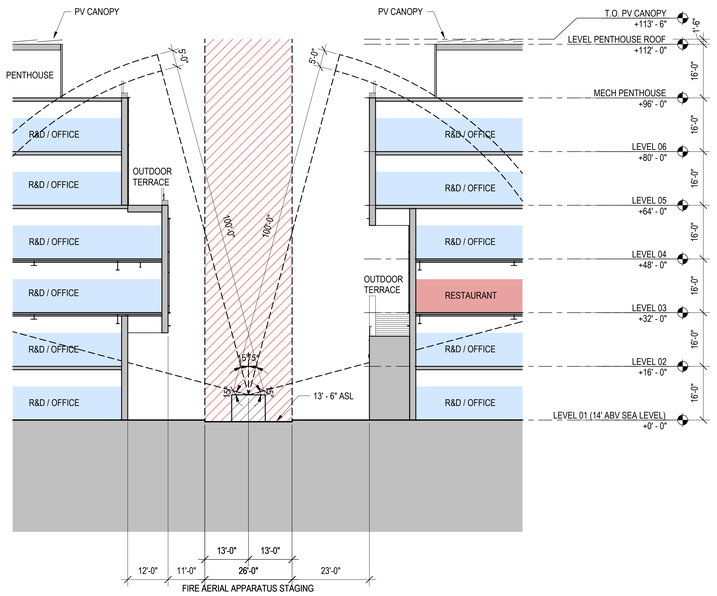


FIRE ACCESS SECTION - I131S B - 1 16
SCALE: 1/16" = 1'-0"



FIRE ACCESS SECTION - I131N B TO I131 S A 01
SCALE: 1/16" = 1'-0"

INFINITE 131

131 TERMINAL CT
SOUTH SAN FRANCISCO, CA 94080

OWNER

STEELWAVE

STEELWAVE
101 CALIFORNIA STREET, SUITE 800
SAN FRANCISCO, CA 94111

ARCHITECT

SOM

Skidmore, Owings & Merrill LLP
One Maritime Plaza, San Francisco, CA 94111

CONSULTANTS / ENGINEERS

Civil:
WARE MALCOMB
4683 Chabot Drive #300,
Pleasanton, CA 94588

Landscaping:
CARDUCCI ASSOCIATES
555 Beach St floor 4,
San Francisco, CA 94133

Lighting:
FRANCIS KRAHE & ASSOCIATES
304 S Broadway #300,
Los Angeles, CA 90013

Parking:
IDC
560 14th St #300,
Oakland, CA 94612

Trash Management:
AMERICAN TRASH MANAGEMENT
1900 Powell St #890,
Emeryville, CA 94608

Traffic:
Consulting Group
1617 Clay Street,
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MEP:
MEYERS+ ENGINEERS
98 Battery Street, Suite 502,
San Francisco, CA 94111

Vertical Transportation:
ewcg
102 East Blithedale Avenue, Suite 1
Mill Valley, CA 94941

Sustainability:
atelier ten
25 Kearny Street, Suite 500,
San Francisco, CA 94108

Code:
JENSEN HUGHES
1220 Concord Ave., Suite 400,
Concord CA 94520

KEYPLAN



SEAL

NOT FOR CONSTRUCTION

NO.	DATE	DESCRIPTION
	2023.08.25	I131 PLANNING APPLICATION RESUBMITTAL
	2023.12.21	I131 N+S 100% SCHEMATIC DESIGN
	2023.11.03	I131 N+S 50% SCHEMATIC DESIGN
	2023.05.04	I131 REPOSITIONING / PLANNING APPLICATION PACKAGE
	2023.01.06	PLANNING APPLICATION

DRAWN BY: Author
CHECKED BY: Checker

DRAWING TITLE

I131S - FIRE ACCESS DIAGRAM - SECTIONS

DRAWING NUMBER

A0.6.6

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INFINITE 131
131 TERMINAL COURT
SOUTH SAN FRANCISCO, CALIFORNIA 94080

LEGEND

LEGEND

- BUILDING FACE
- BUILDING OVERHANG
- CURB LINE
- RETAINING / SCREENING WALL, HEIGHT AS INDICATED
- C-CURBBACK-L
- C-DWY-L
- C-RAMP-L
- C-STAIR-L
- X — FENCE LINE, TYPE / HEIGHT AS INDICATED
- SD — STORM DRAIN LINE
- SS — SANITARY SEWER LINE
- W — WATER LINE
- G — NATURAL GAS LINE
- E — UNDERGROUND ELECTRIC LINE
- OHE — OVERHEAD ELECTRIC LINE
- CMN — COMMUNICATION LINE
- UNK — UNKNOWN UTILITY LINE
- STORM DRAIN MANHOLE
- DRAIN INLET
- DRAIN INLET ON CURB
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- W — WATER METER / BOX
- WV — WATER VALVE
- BACKFLOW PREVENTOR
- BACKFLOW PREVENTOR
- WATER VALVE
- FIRE HYDRANT
- PIV — POST INDICATOR VALVE
- HOSE BIBB
- IRRIGATION CONTROL / VALVE BOX
- GV — GAS VALVE
- COMMUNICATIONS MANHOLE
- C — COMMUNICATIONS VAULT / PULLBOX
- E — ELECTRIC VAULT / PULLBOX
- ELECTROLIER WITH MAST ARM
- DOUBLE ELECTROLIER WITH MAST ARMS
- PP — POWER POLE
- GUY WIRE ANCHOR
- TRAFFIC SIGNAL WITH ELECTROLIER
- STREET LIGHT PULLBOX
- MISCELLANEOUS MANHOLE
- MONITORING WELL
- MISCELLANEOUS PULLBOX
- MISCELLANEOUS CLEANOUT
- SIGN
- TRAFFIC SIGNAL ON POLE
- BOLLARD
- 197.30 STRIPE / 198.70 CONC / 198.76 BOW / 195.17 TC 194.76 FL — SPOT ELEVATION
- 12"OAK — TREE WITH DRIPLINE, SIZE AS INDICATED

SURVEY NOTES

1. ALL DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET AND DECIMALS THEREOF.
2. THIS SURVEY WAS PREPARED FROM INFORMATION FURNISHED IN A PRELIMINARY TITLE REPORT, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, DATED APRIL 22, 2022, ORDER NO. NCS-1111976-SC. NO LIABILITY IS ASSUMED FOR MATTERS OF RECORD NOT STATED IN SAID PRELIMINARY TITLE REPORT THAT MAY AFFECT THE BOUNDARY LINES, EXCEPTIONS, OR EASEMENTS AFFECTING THE PROPERTY.
3. THE TYPES, LOCATIONS, SIZES AND/OR DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS TOPOGRAPHIC SURVEY WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY. THE CONTRACTOR IS CAUTIONED THAT ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZES, LOCATIONS AND DEPTHS OF SUCH UNDERGROUND UTILITIES. (A REASONABLE EFFORT HAS BEEN MADE TO LOCATE AND DELINEATE ALL UNKNOWN UNDERGROUND UTILITIES.) HOWEVER, THE SURVEYOR CAN ASSUME NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF ITS DELINEATION OF SUCH UNDERGROUND UTILITIES WHICH MAY BE ENCOUNTERED, BUT WHICH ARE NOT SHOWN ON THESE DRAWINGS.
4. A.P.N.: 015-113-210, 015-113-240, 015-113-420, 015-113-440 AND 015-113-450
5. BASIS OF BEARINGS:
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CORS ID:	PID:	NORTHING:	EASTING:
CAPO	DP2481	2,087,091.26	6,063,572.64
P176	DN7542	1,999,593.78	6,022,762.07
TIBB	DO2389	2,152,696.66	5,999,690.58

6. BENCHMARK:
NGS MONUMENT "HPGN D CA 04 FG":
NGS BRASS DISK LOCATED ON THE WEST SHOULDER OF HIGHWAY 101.
ELEVATION: 8.0 FEET (GPS OBSERVED) (DATUM) NAVD 1988
7. FLOOD ZONE NOTE:
THE SUBJECT PROPERTY IS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 065062 0043 F, DATED APRIL 5, 2019, AS BEING LOCATED IN FLOOD ZONES "AE (EL 10)" AND "X";

ZONE "AE (EL 10)": AREAS OF THE 1% ANNUAL FLOOD (100-YEAR FLOOD), ALSO KNOW AS THE BASE FLOOD, IS THE FLOOD THAT HAS A 1% CHANCE OF BEING EQUALED OR EXCEEDED IN ANY GIVEN YEAR; BASE FLOOD ELEVATIONS DETERMINED.

ZONE "X": AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS OF PROTECTED LEVEES FROM 1% ANNUAL CHANCE FLOOD.

INFORMATION WAS OBTAINED FROM THE FEMA WEBSITE (WWW.FEMA.GOV) ON SEPTEMBER 12, 2022.

GENERAL PROJECT NOTES

SUBJECT PARCEL: 131 TERMINAL COURT APN: 015-113-210

APPLICANT: US TERMINAL COURT OWNER, LLC, a Delaware limited liability company and GOLDEN GATE PRODUCE TERMINAL, LTD., a California limited partnership

STEELWAVE, LLC
101 CALIFORNIA ST, SUITE 800
SAN FRANCISCO, CA 94111
CONTACT: BRIDGET METZ

ARCHITECT: SKIDMORE, OWINGS & MERRIL LLP (SOM)
ONE MARITIME PLAZA
SAN FRANCISCO, CA 94111

CIVIL ENGINEER: WARE MALCOMB
4683 CHABOT DR #300
PLEASANTON, CA 94588
CONTACT: JON LORENZO, P.E.
(925) 480-6083

SITE AREA:
GROSS 26.310± AC
NET 26.310± AC

NUMBER OF EXISTING PARCELS: 6 PARCEL:

PARCEL 1:	8.690 AC
TRACT A, PARCEL 1:	15.757 AC
TRACT A, PARCEL 2:	0.352 AC
TRACT A, PARCEL 3:	0.243 AC
TRACT B, PARCEL B:	0.579 AC
TRACT C, PARCEL B:	0.689 AC
TOTAL EXISTING LOT AREA:	26.310 AC

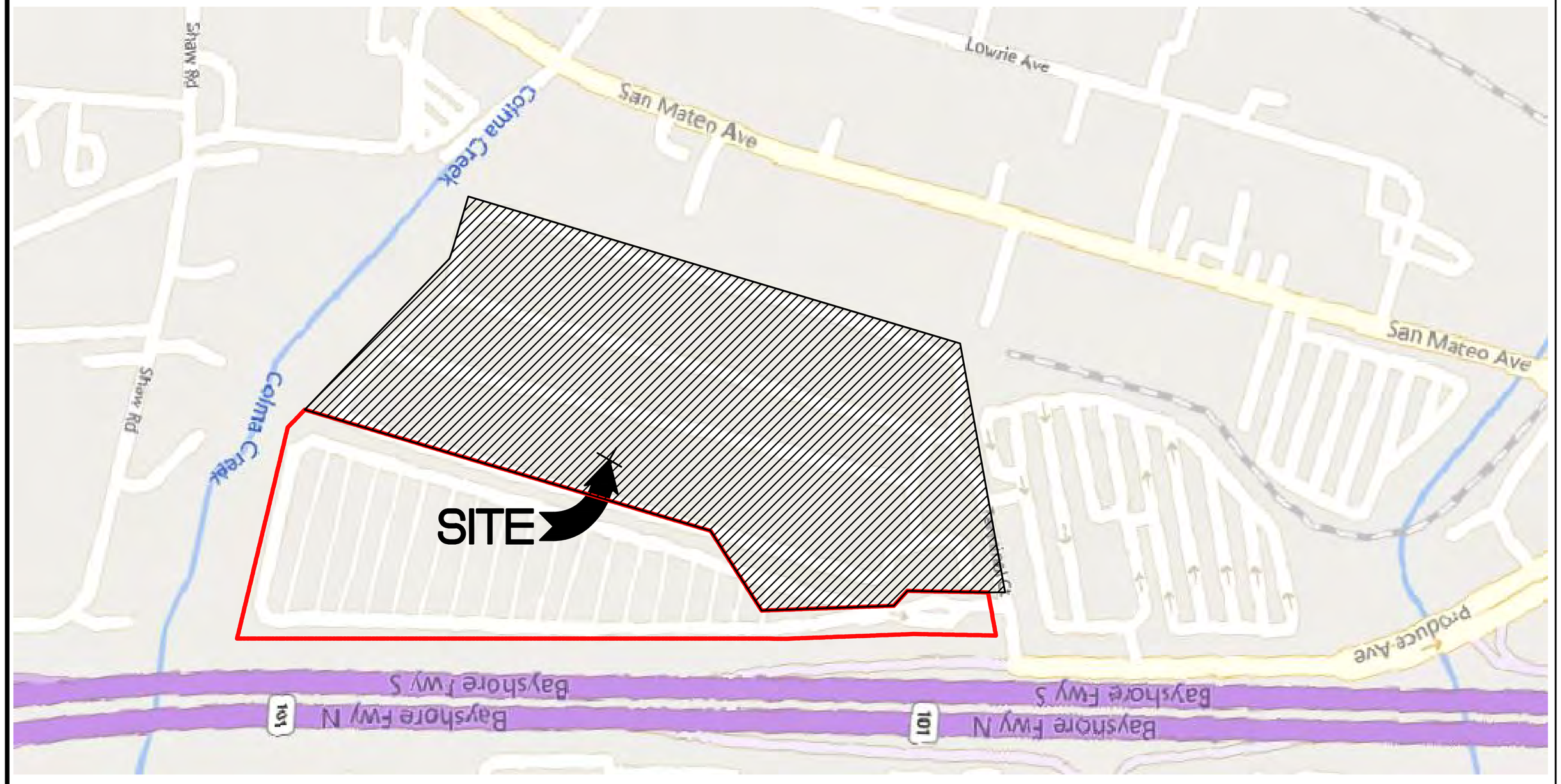
NET NUMBER OF PROPOSED PARCELS: 8 PARCEL:

PARCEL 1:	0.579 AC
PARCEL 2:	8.081 AC
PARCEL 3:	2.074 AC
PARCEL 4:	0.352 AC
PARCEL 5:	6.534 AC
PARCEL 6:	1.948 AC
PARCEL 7:	2.532 AC
PARCEL 8:	4.210 AC
TOTAL PROPOSED LOT AREA:	26.310 AC

SUBDIVISION MAP FOR UP TO 17 COMMERCIAL CONDOMINIUMS

VICINITY MAP

NOT TO SCALE



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SHEET INDEX

SHEET NUMBER	SHEET NAME
C0.0	COVER SHEET
C1.0	EXISTING PARCEL MAP
C1.1	VESTING TENTATIVE MAP
C2.0	TOPOGRAPHIC SURVEY
C2.1	DEMOLITION PLAN
C3.0	PRELIMINARY OVERALL GRADING PLAN
C3.1	PRELIMINARY GRADING PLAN
C3.2	PRELIMINARY GRADING PLAN
C4.0	PRELIMINARY OVERALL UTILITY PLAN
C5.0	PRELIMINARY STORMWATER CONTROL PLAN
C5.1	STORMWATER DETAILS
C6.0	PRELIMINARY SITE FIRE APPARATUS PLAN

SURVEY BENCHMARK

BENCHMARK:

NGS MONUMENT "HPGN D CA 04 FG":
NGS BRASS DISK LOCATED ON THE WEST SHOULDER OF HIGHWAY 101.
ELEVATION: 8.0 FEET (GPS OBSERVED) (DATUM) NAVD 1988

BACKGROUND DATA NOTE

CAUTION!! THE EXISTING UTILITIES AND SITE CONDITIONS ON THESE DRAWINGS ARE BASED ON VARYING SOURCES OF DATA. NOT ALL INFORMATION SHOWN ON THE TOPOGRAPHIC SURVEY BACKGROUNDS HAS BEEN FIELD VERIFIED. ALL CONDITIONS SHALL BE CONFIRMED IN THE FIELD PRIOR TO COMMENCEMENT OF CONSTRUCTION.

CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES PRIOR TO COMMENCING WORK. EXISTING UTILITIES EXISTING WITHIN THE PROJECT AREA MUST BE POTHOLED AND FIELD-VERIFIED PRIOR TO CONSTRUCTION.

THE ENGINEER SHALL NOT BE LIABLE FOR ANY DAMAGE OR REPAIRS TO EXISTING UTILITIES DUE TO DISCREPANCIES BETWEEN FIELD CONDITIONS AND THOSE SHOWN ON THESE DRAWINGS.

UTILITY PROVIDERS

WATER SYSTEM:	CAL WATER
STORM DRAIN SYSTEM:	CITY OF SOUTH SAN FRANCISCO
GAS & ELECTRIC:	PACIFIC GAS & ELECTRIC (P.G.&E.)
CABLE:	COMCAST
SEWER:	CITY OF SOUTH SAN FRANCISCO
GRADING:	TENTATIVE GRADES FOR THE PROPOSED SUBDIVISION IS SHOWN ON SHEETS C2.0
DIMENSIONS:	LOT DIMENSIONS AND AREAS SHOWN HEREIN ARE APPROXIMATE AND SUBJECT TO MINOR CHANGES DURING FINAL DESIGN
UTILITIES:	ALL PROPOSED UTILITIES SHALL BE PLACED UNDERGROUND. ALL STORM DRAINS, SANITARY SEWERS AND WATER MAINS SHALL ADHERE TO MINIMUM SIZES & SLOPES PER THE GOVERNING AGENCIES.

ABBREVIATIONS

GENERAL

ABBREVIATION	DESCRIPTION
ARV	AIR RELEASE VALVE
CB	CATCH BASIN
COM	COMMUNICATION BOX
CP	CONCRETE PIPE
DI	
IE	INVERT ELEVATION
EB	ELECTRIC BOX
EP	EDGE OF PAVEMENT
EV	ELECTRIC VAULT
EW	EDGE OF WALK
FL	FLOW LINE
FOB	FIBER OPTIC BOX
GV	GAS VALVE
LSCP	LANDSCAPE
LIP	LIP OF GUTTER
PED	PEDESTAL
PV	PAVEMENT
RE	RIM ELEVATION
SDCO	STORM DRAIN CLEAN OUT
SDMH	STORM DRAIN MANHOLE
SLB	STREET LIGHT BOX
SSCO	SANITARY SEWER CLEAN OUT
SSMH	SANITARY SEWER MANHOLE
TC	TOP OF CURB
TSB	TRAFFIC SIGNAL BOX
UB	UTILITY BOX
WB	WATER BOX

GRADING

ABBREVIATION	DESCRIPTION
BW	BACK OF WALK
BOW	BOTTOM OF WALK
BTM	BOTTOM
C	CONCRETE
DG	DECOMPOSED GRANITE
EC	EXISTING CONCRETE
EFL	EXISTING FLOWLINE
EG	EXISTING GROUND
EL	ELEVATION
EP	EXISTING PAVEMENT
EX	EXISTING
FF	FINISHED FLOOR ELEVATION
FG	FINISHED GROUND
FP	FINISHED PAD ELEVATION
FL	FLOWLINE
G	GROUND
GB	GRADE BREAK
MAX	MAXIMUM
ME	MATCH EXISTING
MIN	MINIMUM
P	PAVEMENT
RL	RIDGE LINE
TC	TOP OF CURB
TOW	TOP OF WALL
TYP	TYPICAL

INFINITE 131

131 TERMINAL CT
SOUTH SAN FRANCISCO, CA
94080

OWNER

STEELWAVE
STEELWAVE
101 CALIFORNIA STREET, SUITE 800
SAN FRANCISCO, CA 94111

ARCHITECT

SOM
Skidmore, Owings & Merrill LLP
One Maritime Plaza, San Francisco, CA 94111

CONSULTANTS / ENGINEERS

Civil: WARE MALCOMB, 4683 Chabot Drive #300, Pleasanton, CA 94588	Landscaping: CARDUCCI ASSOCIATES, 555 Beach St floor 4, San Francisco, CA 94133
Lighting: FRANCIS KRAHE & ASSOCIATES, 304 S Broadway #300, Los Angeles, CA 90013	Parking: IPD, 560 14th St #300, Oakland, CA 94612
Trash Management: AMERICAN TRASH MANAGEMENT, 1900 Powell St #890, Emeryville, CA 94608	Traffic: chs Consulting Group, 1617 Clay Street, Oakland, CA 94612
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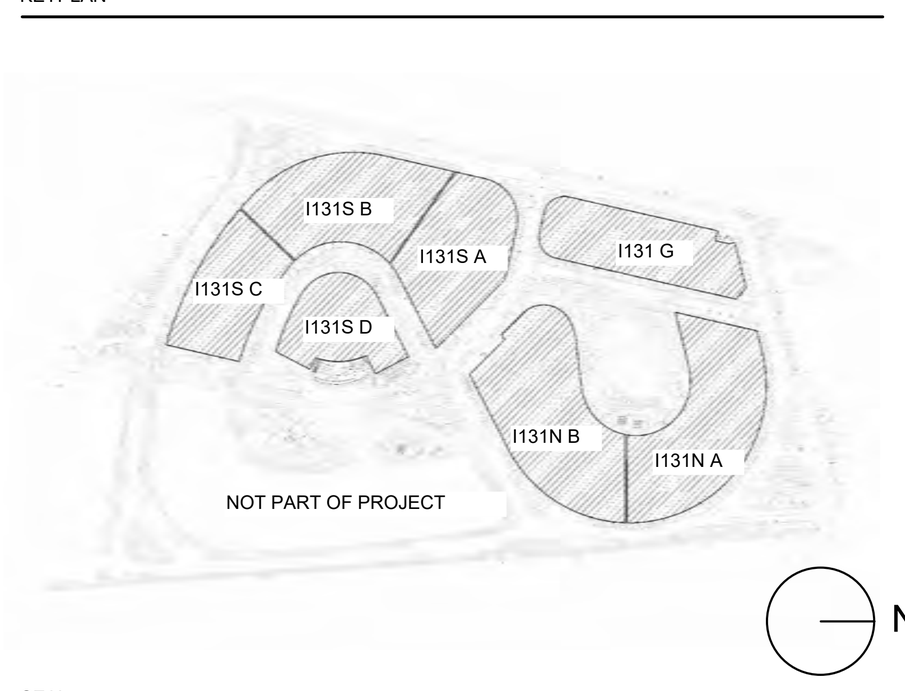
Sustainability: atelier ten, 25 Kearny Street, Suite 500, San Francisco, CA 94108	Code: JENSEN HUGHES, 1220 Concord Ave., Suite 400, Concord CA 94520

KEYPLAN



SEAL

NOT FOR CONSTRUCTION

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	2023.11.03	I131 N+S 50% SCHEMATIC DESIGN
	2023.05.04	I131 REPOSITIONING / PLANNING APPLICATION PACKAGE
	2023.01.06	PLANNING APPLICATION

DRAWN BY: RA/RM
CHECKED BY: JL

DRAWING TITLE
COVER SHEET

DRAWING NUMBER
C-0.0

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LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- CENTERLINE
- MONUMENT LINE
- EASEMENT
- NON-ACCESS
- BUILDING SETBACK LINE

OWNER INFO

US TERMINAL COURT OWNER, LLC, a Delaware limited liability company and GOLDEN GATE PRODUCE TERMINAL, LTD., a California limited partnership
NAME: BRIDGET METZ
ADDRESS: 999 BAKER WAY, SUITE 200 SAN MATEO, CA 94404
PHONE NUMBER: 925-364-0898

ENGINEER INFO

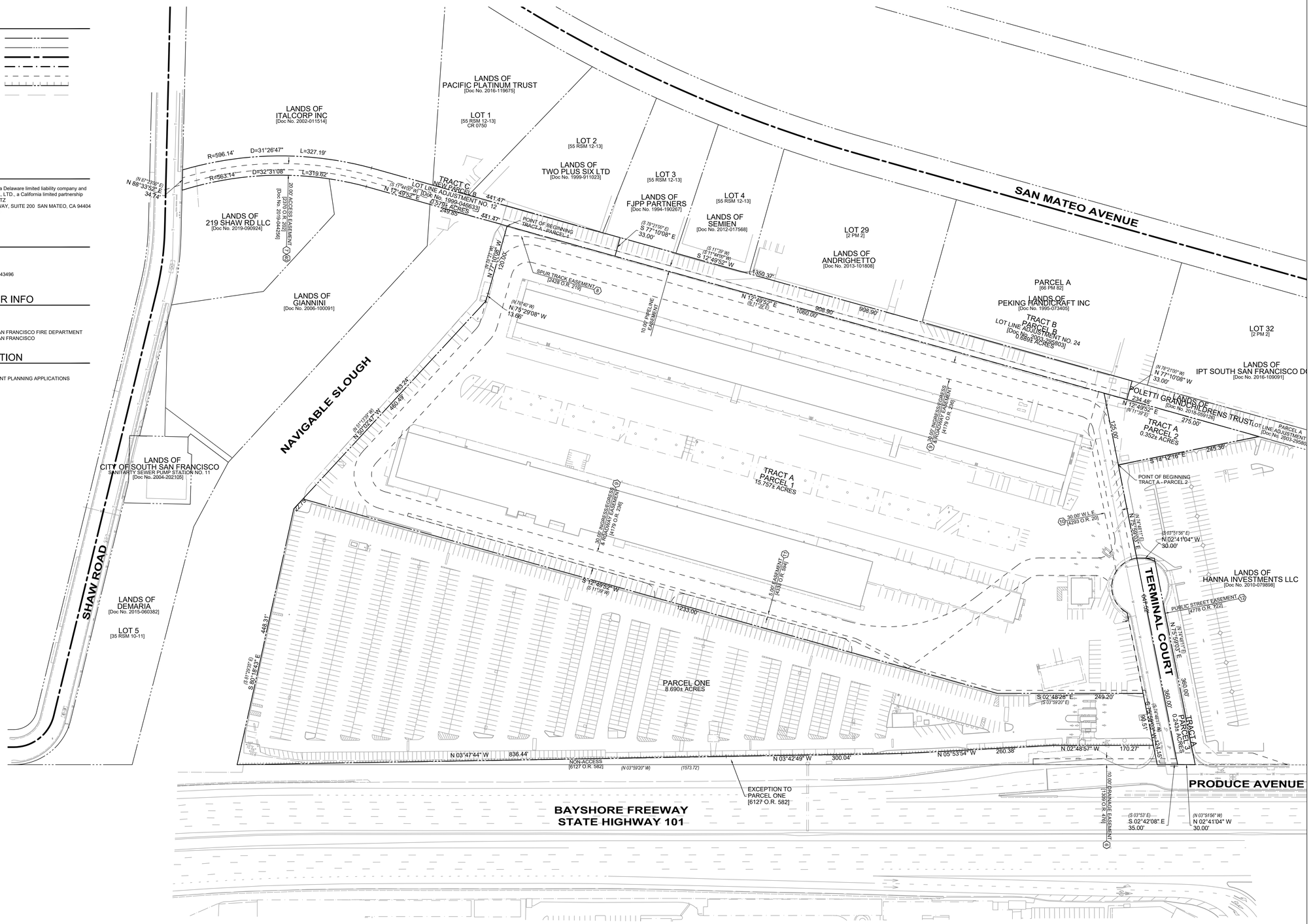
WARE MALCOMB
4683 CHABOT DR #300
PLEASANTON, CA 94588
CONTACT: MICHAEL MURPHY, P.E. #43496
(950)480-6083

UTILITY PURVEYOR INFO

WATER	CALWATER
ELECTRIC	PG&E
GAS	PG&E
FIRE	CITY OF SOUTH SAN FRANCISCO FIRE DEPARTMENT
SEWER	CITY OF SOUTH SAN FRANCISCO

ZONING INFORMATION

101 TERMINAL COURT - BTP-H
131 TERMINAL COURT - MIH (CURRENT PLANNING APPLICATIONS WOULD AMEND TO BTP-H)



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   INFORMATION WAS OBTAINED FROM THE FEMA WEBSITE (WWW.FEMA.GOV) ON SEPTEMBER 12, 2022.

0 30 60 120
SCALE: 1" = 60'

INFINITE 131

131 TERMINAL CT
SOUTH SAN FRANCISCO, CA 94080

OWNER

STEELWAVE
101 CALIFORNIA STREET, SUITE 800
SAN FRANCISCO, CA 94111

ARCHITECT

Skidmore, Owings & Merrill LLP
One Maritime Plaza, San Francisco, CA 94111

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4683 Chabot Drive #300, Pleasanton, CA 94588

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ewcg
102 East Blithedale Avenue, Suite 1 Mill Valley, CA 94941

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atelier ten
25 Kearny Street, Suite 500, San Francisco, CA 94108

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KEYPLAN:



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DRAWN BY: RA/RM CHECKED BY: JL

DRAWING TITLE

EXISTING PARCEL MAP

DRAWING NUMBER

C1.0

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INFINITE 131 | 221569-T131N-A
11/20/2023 9:02:21 AM
J:\SNR\22\400600\Civil\CAD\Sheets\Planning\Terminal 131\SNR22-400600-T131_C1.0_EPCL.dwg 8/20/2025 8:20 AM AJORDAN 1:1

LEGEND

- PROPOSED LOT LINE
- PROPOSED EASEMENT
- CENTERLINE
- PROPOSED PUBLIC PEDESTRIAN AND BICYCLE ACCESS EASEMENT
- PROPOSED EMERGENCY VEHICLE ACCESS EASEMENT
- PROPOSED PG&E EASEMENT
- PROPOSED SANITARY SEWER EASEMENT
- TEMPORARY EMERGENCY VEHICLE ACCESS EASEMENT
- PROPOSED STORM DRAINAGE EASEMENT
- PROPOSED CALWATER EASEMENT
- NO-BUILD EASEMENT

OWNER INFO

US TERMINAL COURT OWNER, LLC, a Delaware limited liability company and GOLDEN GATE PRODUCE TERMINAL, LTD., a California limited partnership
NAME: BRIDGET METZ
ADDRESS: 999 BAKER WAY, SUITE 200 SAN MATEO, CA 94404
PHONE NUMBER: 925-364-0898

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WATER	CALWATER
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GAS	PG&E
FIRE	CITY OF SOUTH SAN FRANCISCO FIRE DEPARTMENT
SEWER	CITY OF SOUTH SAN FRANCISCO

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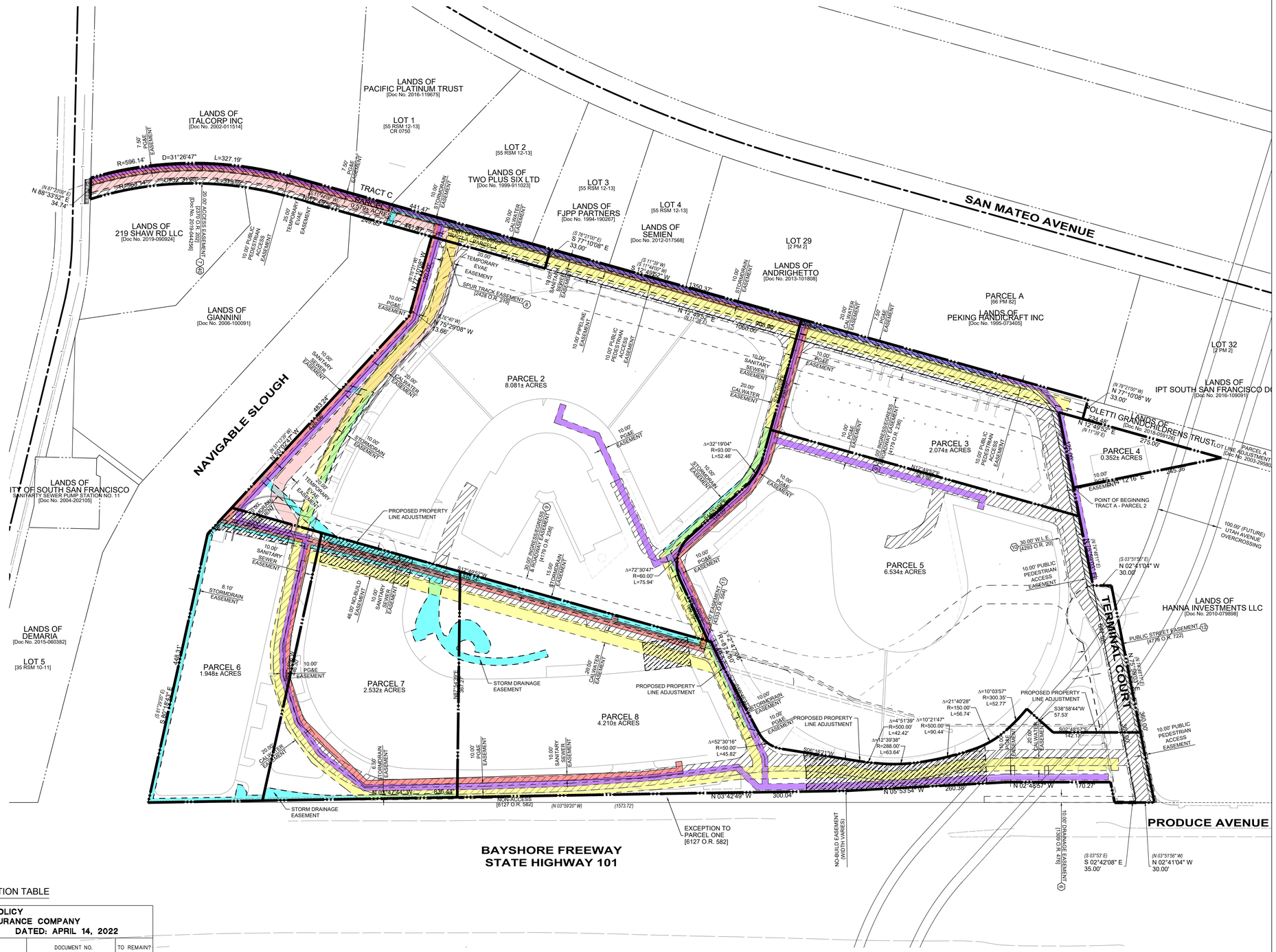
131 TERMINAL COURT - MIH (CURRENT PLANNING APPLICATIONS WOULD AMEND TO BTP-H)



EASEMENT DISPOSITION TABLE

PRO FORMA POLICY
FIRST AMERICAN TITLE INSURANCE COMPANY
ORDER NUMBER: NCS-1111976-SC DATED: APRIL 14, 2022

NUMBER	PURPOSE	DOCUMENT NO.	TO REMAIN?
(5)	RIGHT OF PUBLIC IN LAND LYING IN ROADWAY		YES
(6)	DRAINAGE EASEMENT – STATE OF CALIFORNIA	BOOK 1309, PAGE 476 O.R.	YES
(7)	TERM & PROVISIONS IN AGREEMENT DOCUMENT	BOOK 2370, PAGE 202 O.R.	YES
(8)	PRIVATE RR SPUR TRACT EASEMENT – WLCO REALTY COMPANY	BOOK 2428, PAGE 219 O.R.	YES
(9)	PRIVATE ROADWAY EASEMENT – ADJOINER LAND OWNER	BOOK 4179, PAGE 236 O.R.	YES
(10)	PRIVATE PIPELINE EASEMENT – CALIFORNIA WATER SERVICE CO.	BOOK 4293, PAGE 20 O.R.	YES
(11)	PRIVATE PIPELINE EASEMENT – PACIFIC GAS & ELECTRIC CO.	BOOK 4333, PAGE 594 O.R.	QUITCLAIMED
(12)	PUBLIC ROADWAY EASEMENT – CITY SOUTH SAN FRANSICO	BOOK 4778, PAGE 722 O.R.	YES
(22)	PRIVATE PIPELINE EASEMENT – SOUTHERN PACIFIC PIPELINES	BOOK 6519, PAGE 291 O.R.	YES
(24)	PRIVATE PIPELINE EASEMENT – SOUTHERN PACIFIC TRANSPORTATION CO.	DOC. NO. 1997–068057	YES
(25)	CC&R'S– PRIVATE PIPELINE EASEMENT – SOUTHERN TRANSPORTATION CO.	DOC. NO. 1997–068057	YES
(32)	STRUCTURE EASEMENT – CITY AND COUNTY OF SAN FRANCISCO	BOOK 4372, PAGE 60 O.R.	YES
(34)	PRIVATE PIPELINE EASEMENT – SOUTHERN PACIFIC PIPELINES	BOOK 6519, PAGE 291 O.R.	YES
(35)	PRIVATE PIPELINE EASEMENT – SOUTHERN PACIFIC TRANSPORTATION	DOC. NO. 1997–068057	YES
(36)	COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS	DOC. NO. 1997–068057	YES
(38)	PRIVATE PIPELINE EASEMENT – SOUTHERN PACIFIC TRANSPORTATION	DOC. NO. 1999–186366	YES
(39)	COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS	DOC. NO. 1999–186366	YES
(40)	ACKNOWLEDGEMENT OF NON–EXCLUSIVE EASEMENT AND HOLD–HARMLESS AGREEMENT	DOC. NO. ~~1997–068057~~ 2019–044296	YES
(43)	THE CONDITIONS, RESTRICTIONS, LIMITATIONS, POWERS, DUTIES, TRUSTS, REVERSIONARY RIGHTS, AND OTHER RIGHTS CREATED OR RESERVED IN THE LEGISLATIVE GRANT PURSUANT TO CHAPTER 345 OF THE STATUTES OF 1913, AND IN ANY SUBSEQUENT AMENDING STATUTES AFFECTING TIDE AND SUBMERGED LANDS GRANTED TO THE CITY OF SOUTH SAN FRANCISCO AND/OR COUNTY OF SAN MATEO.		YES

NOTES

1. ALL DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET AND DECIMALS THEREOF.
2. THIS SURVEY WAS PREPARED FROM INFORMATION FURNISHED IN A PRELIMINARY TITLE REPORT, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, DATED APRIL 22, 2022, ORDER NO. NCS-1111976-SC. NO LIABILITY IS ASSUMED FOR MATTERS OF RECORD NOT STATED IN SAID PRELIMINARY TITLE REPORT THAT MAY AFFECT THE BOUNDARY LINES, EXCEPTIONS, OR EASEMENTS AFFECTING THE PROPERTY.
3. THE TYPES, LOCATIONS, SIZES AND/OR DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS TOPOGRAPHIC SURVEY WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY. THE CONTRACTOR IS CAUTIONED THAT ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZES, LOCATIONS AND DEPTHS OF SUCH UNDERGROUND UTILITIES. (A REASONABLE EFFORT HAS BEEN MADE TO LOCATE AND DELINEATE ALL UNKNOWN UNDERGROUND UTILITIES.) HOWEVER, THE SURVEYOR CAN ASSUME NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF ITS DELINEATION OF SUCH UNDERGROUND UTILITIES WHICH MAY BE ENCOUNTERED, BUT WHICH ARE NOT SHOWN ON THESE DRAWINGS.
4. A.P.N.: 015-113-210, 015-113-240, 015-113-420, 015-113-440 AND 015-113-450
5. BASIS OF BEARINGS:
   THE BEARINGS SHOWN HEREON ARE BASES UPON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 3, EPOCH DATE OF 2010.00 IN ACCORDANCE WITH THE CALIFORNIA PUBLIC RESOURCES CODE SECTIONS 8801-8819; SAID BEARINGS ARE BASED LOCALLY UPON GPS FIELD-OBSERVED TIES TO TO THE FOLLOWING CALIFORNIA SPATIAL REFERENCE NETWORK, OR EQUIVALENT STATIONS:

CORS ID:	PID:	NORTHING:	EASTING:
CAPO	DP2481	2,087,091.26	6,063,572.64
P176	DN7542	1,999,593.78	6,022,762.07
TIBB	DO2389	2,152,696.66	5,999,690.58

6. BENCHMARK:
   NGS MONUMENT "HPGN D CA 04 FG":
   NGS BRASS DISK LOCATED ON THE WEST SHOULDER OF HIGHWAY 101.
   ELEVATION: 8.0 FEET (GPS OBSERVED) (DATUM) NAVD 1988
7. FLOOD ZONE NOTE:
   THE SUBJECT PROPERTY IS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 065062 0043 F, DATED APRIL 5, 2019, AS BEING LOCATED IN FLOOD ZONES "AE (EL 10)" AND "X";

   ZONE "AE (EL 10)": AREAS OF THE 1% ANNUAL FLOOD (100-YEAR FLOOD), ALSO KNOW AS THE BASE FLOOD, IS THE FLOOD THAT HAS A 1% CHANCE OF BEING EQUALED OR EXCEEDED IN ANY GIVEN YEAR; BASE FLOOD ELEVATIONS DETERMINED.

   ZONE "X": AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS OF PROTECTED LEVEES FROM 1% ANNUAL CHANCE FLOOD.

   INFORMATION WAS OBTAINED FROM THE FEMA WEBSITE (WWW.FEMA.GOV) ON SEPTEMBER 12, 2022.

0 30 60 120
SCALE: 1" = 60'

INFINITE 131

131 TERMINAL CT
SOUTH SAN FRANCISCO, CA 94080

OWNER

STEELWAVE
101 CALIFORNIA STREET, SUITE 800
SAN FRANCISCO, CA 94111

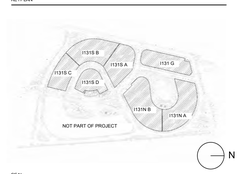
ARCHITECT

Skidmore, Owings & Merrill LLP
One Maritime Plaza, San Francisco, CA 94111

CONSULTANTS / ENGINEERS

Civil: WARE MALCOMB, 4683 Chabot Drive #300, Pleasanton, CA 94588
Landscaping: CARDUCCI ASSOCIATES, 555 Beach St floor 4, San Francisco, CA 94133
Lighting: FRANCIS KRAHE & ASSOCIATES, 304 S Broadway #300, Los Angeles, CA 90013
Parking: 560 14th St #300, Oakland, CA 94612
Trash Management: AMERICAN TRASH MANAGEMENT, 1900 Powell St #890, Emeryville, CA 94608
Traffic: Consulting Group, 1617 Clay Street, Oakland, CA 94612
MEP: MEYERS+ ENGINEERS, 98 Battery Street, Suite 502, San Francisco, CA 94111
Vertical Transportation: ewcg, 102 East Blithedale Avenue, Suite 1 Mill Valley, CA 94941
Sustainability: atelier ten, 25 Kearny Street, Suite 500, San Francisco, CA 94108
Code: JENSEN HUGHES, 1220 Concord Ave., Suite 400, Concord CA 94520

KEYPLAN:



SEAL

REGISTERED PROFESSIONAL ENGINEER
MICHAEL G MURPHY
No. 43696
STATE OF CALIFORNIA

08/20/2025

NO.	DATE	DESCRIPTION
	2025.08.25	I131 PLANNING APPLICATION RESUBMITTAL
	2023.12.21	I131 N+S 100% SCHEMATIC DESIGN
	2023.11.03	I131 N+S 50% SCHEMATIC DESIGN
	2023.05.04	I131 REPOSITIONING / PLANNING APPLICATION PACKAGE
	2020.01.06	PLANNING APPLICATION

DRAWN BY: RA/RM CHECKED BY: JL

DRAWING TITLE

VESTING TENTATIVE MAP (SUBDIVISION MAP FOR UP TO 17 COMMERCIAL CONDOMINIUMS)

DRAWING NUMBER

C-1.1

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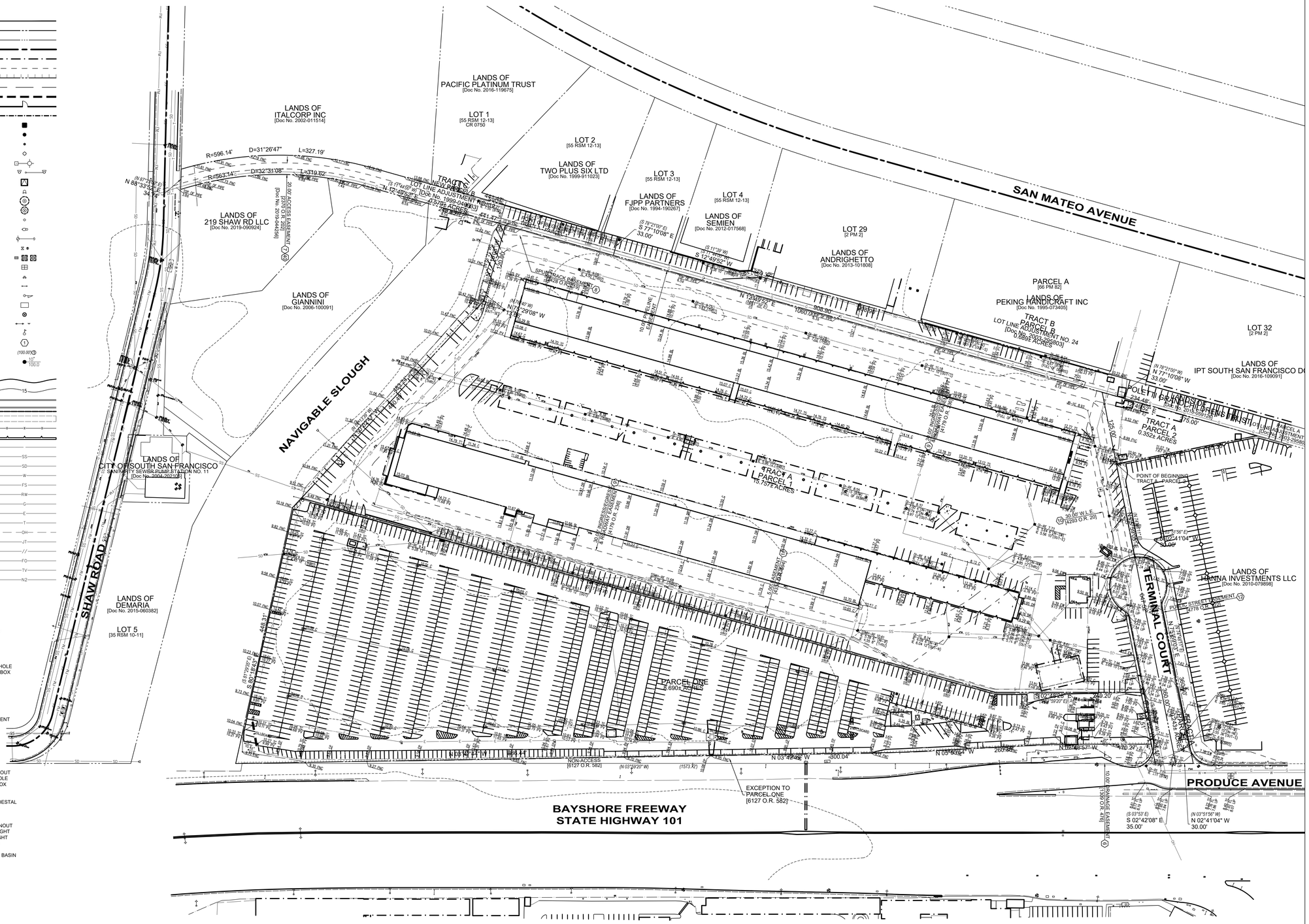
LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- CENTERLINE
- MONUMENT LINE
- EASEMENT
- NON-ACCESS
- BUILDING SETBACK LINE
- APPROX. FLOOD ZONE BOUNDARY
- BUILDING LINE W/ DOOR
- BUILDING OVERHANG
- FOUND MONUMENT AS NOTED
- FOUND IRON PIPE OR AS NOTED
- BOLLARD LIGHT
- LIGHT
- STREET LIGHT
- TRAFFIC SIGNAL POLE
- TRANSFORMER
- FIRE HYDRANT
- STORM DRAIN MANHOLE
- SANITARY SEWER MANHOLE
- CLEAN OUT
- GAS METER
- UTILITY POLE W/ GUY WIRE
- VALVE
- CATCH BASIN / DROP INLET
- WATER METER
- FIRE DEPARTMENT CONNECTION
- BACK FLOW PREVENTER
- POST INDICATOR VALVE
- UTILITY BOX (SIZE VARIES)
- MONITORING WELL
- SIGN
- FLAG POLE
- TITLE REPORT EXCEPTION NUMBER
- RECORD INFORMATION W/ REFERENCE (100.00)①
- TREE W/ SIZE AND ELEVATION 10" 100.0
- SPOT ELEVATION
- CONTOUR
- INDEX CONTOUR 15
- CURB
- CURB & GUTTER
- CONCRETE
- FENCE
- RETAINING WALL
- EDGE OF PAVEMENT
- SANITARY SEWER — SS —
- STORM DRAIN — SD —
- WATER — W —
- FIRE SERVICE — FS —
- RECLAIMED WATER — RW —
- GAS — G —
- UNDERGROUND ELECTRIC — E —
- TELEPHONE — T —
- OVERHEAD — OH —
- JOINT TRENCH — JT —
- LIGHTING CONDUIT — // —
- FIBER OPTIC CABLE — FO —
- CABLE TV — TV —
- NITROGEN PIPE LINE — N2 —

ABBREVIATIONS

BFP	- BACKFLOW PREVENTOR
BOLL	- BOLLARD
BOW	- BOTTOM OF WALL
BW	- BACK OF WALK
CLF	- CHAIN LINK FENCE
COL	- COLUMN
COM-MH	- COMMUNICATIONS MANHOLE
COM-PB	- COMMUNICATIONS PULLBOX
CONC	- CONCRETE
DI	- DRAIN INLET
DW	- DOMESTIC WATER
EP	- EDGE OF PAVEMENT
EPB	- ELECTRICAL PULLBOX
FH	- FIRE HYDRANT
FL	- FLOW LINE
FND MON	- FOUND SURVEY MONUMENT
G	- GROUND
GRATE	- DRAIN INLET GRATE
GUY	- GUY WIRE ANCHOR
GV	- GAS VALVE
HB	- HOSE BIBB
HCR	- ACCESSIBLE RAMP
IRR	- IRRIGATION BOX
LIP	- LIP OF GUTTER
MISC-CO	- MISCELLANEOUS CLEANOUT
MISC-MH	- MISCELLANEOUS MANHOLE
MISC-PB	- MISCELLANEOUS PULLBOX
OH	- BUILDING OVERHANG
P	- PAVEMENT ELEVATION
PED	- ELECTRIC / TRAFFIC PEDESTAL
PIV	- POST INDICATOR VALVE
PP	- POWER POLE
RAIL	- HANDRAIL / GUARDRAIL
SSCO	- SANITARY SEWER CLEANOUT
STL-D	- DOUBLE-ARM STREET LIGHT
STL-S	- SINGLE-ARM STREET LIGHT
STPB	- STREET LIGHT PULLBOX
TC	- TOP OF CURB
TC@CB	- TOP OF CURB AT CATCH BASIN
TOW	- TOP OF WALL
TRAF-S	- TRAFFIC SIGNAL POLE
TRANS	- TRANSFORMER
TS	- TOP OF STAIR
VGUT	- VALLEY GUTTER
VLT	- VAULT
WF	- WOOD FENCE
WM	- WATER METER
WP	- SURVEY WORK POINT
WV	- WATER VALVE



NOTES

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2. THIS SURVEY WAS PREPARED FROM INFORMATION FURNISHED IN A PRELIMINARY TITLE REPORT, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, DATED APRIL 22, 2022, ORDER NO. NCS-1111976-SC. NO LIABILITY IS ASSUMED FOR MATTERS OF RECORD NOT STATED IN SAID PRELIMINARY TITLE REPORT THAT MAY AFFECT THE BOUNDARY LINES, EXCEPTIONS, OR EASEMENTS AFFECTING THE PROPERTY.
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4. A.P.N.: 015-113-210
5. BASIS OF BEARINGS:
   THE BEARING OF _____ TAKEN ON THE CENTERLINE OF _____ AS SHOWN ON THAT CERTAIN PARCEL MAP FILED FOR RECORD ON _____, 19__ IN BOOK ___ OF MAPS AT PAGE ___, _____ COUNTY RECORDS WAS TAKEN AS THE BASIS OF ALL BEARINGS SHOWN HEREON.

   OR

   BASIS OF BEARINGS:
   THE BEARINGS SHOWN HEREON ARE BASES UPON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 3, EPOCH DATE OF 2010.00 IN ACCORDANCE WITH THE CALIFORNIA PUBLIC RESOURCES CODE SECTIONS 8801-8819; SAID BEARINGS ARE BASED LOCALLY UPON GPS FIELD-OBSERVED TIES TO TO THE FOLLOWING CALIFORNIA SPATIAL REFERENCE NETWORK, OR EQUIVALENT STATIONS:

CORS ID:	PID:	NORTHING:	EASTING:
XXXX	AF9702	1,948,853.13	6,229,522.48
XXXX	DN7479	1,978,634.36	6,066,752.57
XXXX	DE6356	2,023,749.81	6,122,196.49

6. BENCHMARK:
   CITY OF BENCHMARK " ".
   THE SOUTHEAST CORNER OF A CATCH BASIN HOOF LOCATED AT THE NORTHWEST RETURN OF HILLSDALE AVENUE AND CHARTER PARK DRIVE.
   ELEVATION: XXXX FEET (VERTCON) (DATUM) NAVD 1988
7. FLOOD ZONE NOTE:
   THE SUBJECT PROPERTY IS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 065062 0043 F, DATED APRIL 5, 2019, AS BEING LOCATED IN FLOOD ZONES "AE (EL 10)" AND "X":

   ZONE "AE (EL 10)": AREAS OF THE 1% ANNUAL FLOOD (100-YEAR FLOOD), ALSO KNOW AS THE BASE FLOOD, IS THE FLOOD THAT HAS A 1% CHANCE OF BEING EQUALED OR EXCEEDED IN ANY GIVEN YEAR; BASE FLOOD ELEVATIONS DETERMINED.

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   INFORMATION WAS OBTAINED FROM THE FEMA WEBSITE (WWW.FEMA.GOV) ON SEPTEMBER 12, 2022.

INFINITE 131

131 TERMINAL CT
SOUTH SAN FRANCISCO, CA 94080

OWNER

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ARCHITECT

Skidmore, Owings & Merrill LLP
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CONSULTANTS / ENGINEERS

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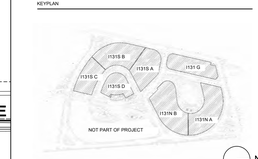
Sustainability: atelier ten, 25 Kearny Street, Suite 500, San Francisco, CA 94108
Code: JENSEN HUGHES, 1220 Concord Ave., Suite 400, Concord CA 94520

KEYPLAN



SEAL

NOT FOR CONSTRUCTION

NO.	DATE	DESCRIPTION
	2025.08.25	I131 PLANNING APPLICATION RESUBMITTAL
	2023.12.01	I131 N+S 100% SCHEMATIC DESIGN
	2023.11.03	I131 N+S 50% SCHEMATIC DESIGN
	2023.05.04	I131 REPOSITIONING / PLANNING APPLICATION PACKAGE
	2023.01.06	PLANNING APPLICATION

DRAWN BY: RA/RM
CHECKED BY: JL

DRAWING TITLE

TOPOGRAPHIC SURVEY

DRAWING NUMBER

C2.0

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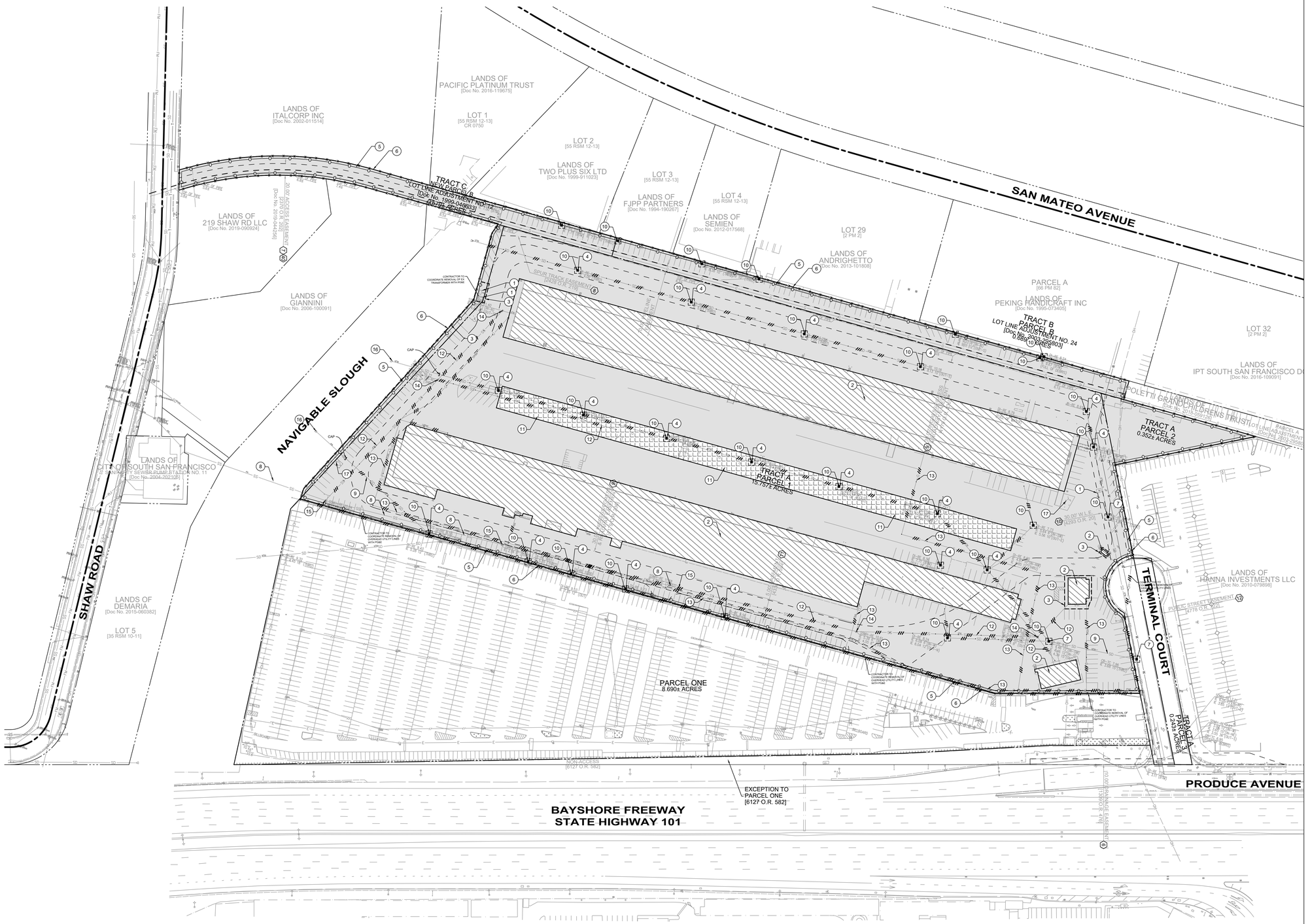
P:\SNR\221549\00\Civil\CAD\Sheets\Planning\Terminal 131\SNR22-4006-T131_C2.0_TOPO.dwg 8/20/2025 7:14 AM JLORENZO 1:1



DEMOLITION KEYNOTES

1	REMOVE EXISTING ELECTRIC
2	REMOVE EXISTING STRUCTURE
3	REMOVE EXISTING CURB AND SIDEWALK
4	REMOVE EXISTING STORM DRAIN
5	FIBER ROLLS
6	CONSTRUCTION FENCING
7	EXISTING INLET TO REMAIN
8	PROTECT EXISTING SANITARY SEWER PIPE
9	PROTECT EXISTING STORM DRAIN PIPE
10	INLET PROTECTION
11	REMOVE AND PROTECT EXISTING SOLAR PANELS TO BE RE-PURPOSED
12	REMOVE EXISTING SANITARY SEWER
13	REMOVE EXISTING GAS LINE
14	REMOVE EXISTING SANITARY SEWER MANHOLE
15	PROTECT EXISTING SANITARY SEWER MANHOLE
16	PROTECT EXISTING OUTFALL
17	REMOVE EXISTING FH, FDC AND PIV

LEGEND

- REMOVE EX CURB, WALL OR CONCRETE ETC
- EX BUILDING LINE
- EX UTILITY TO BE REMOVED
- TEMPORARY CONSTRUCTION FENCE
- REMOVE EXISTING BUILDING SLAB AND FOOTINGS AND ANY REBAR. RECYCLE CONCRETE PER GEOTECHNICAL RECOMMENDATIONS.
- REMOVE AC PAVING AND BASEROCK. STABILIZE EXISTING SUBGRADE AND RECYCLE AC PAVING AND BASEROCK PER GEOTECHNICAL RECOMMENDATIONS.
- EXISTING SOLAR PANELS TO BE REMOVED AND PROTECTED TO BE RE-PURPOSED
- INLET PROTECTION SEE DETAIL A FOR FIELD INLET AND DETAIL ON SHEET C7.1
- FIBER ROLL / SILT FENCE BARRIER SEE ON SHEET C7.1

0 30 60 120

SCALE: 1" = 60'

INFINITE 131

131 TERMINAL CT
SOUTH SAN FRANCISCO, CA
94080

OWNER

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ARCHITECT

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Los Angeles, CA 90013

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25 Kearny Street, Suite 500,
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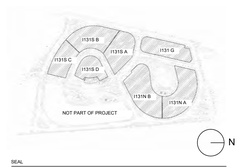
Code:
JENSEN HUGHES
1220 Concord Ave., Suite 400,
Concord CA 94520

KEYPLAN:



SEAL

NOT FOR CONSTRUCTION

NO.	DATE	DESCRIPTION
	2025.08.25	I131 PLANNING APPLICATION RESUBMITTAL
	2023.12.15	I131 NvN 100% SCHEMATIC DESIGN
	2023.11.03	I131 NvS 50% SCHEMATIC DESIGN
	2023.09.04	I131 REPOSITIONING / PLANNING APPLICATION PACKAGE
	2023.01.06	PLANNING APPLICATION

DRAWN BY: RA/RM
CHECKED BY: JL

DRAWING TITLE

PRELIMINARY DEMOLITION PLAN

DRAWING NUMBER

C2.1

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P:\SNR\22\400\600\Civil\CAD\Sheets\Planning\Terminal 131\SNR22-4006-T131_C2.1_DEMO.dwg 8/20/2025 7:14 AM JLORENZO 1:1
INFINITE 131 | 221669-T131N-A
11/20/2023 9:02:21 AM



CURVE TABLE					
CURVE #	DELTA	RADIUS	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	30°16'14"	37.00'	19.55'	S65°10'54"E	19.32'
C2	30°16'14"	15.00'	7.92'	S65°10'54"E	7.83'
C3	59°44'04"	72.00'	75.06'	S20°10'45"E	71.71'
C4	59°44'04"	50.00'	52.13'	S20°10'45"E	49.80'
C5	91°04'04"	10.00'	15.89'	S55°13'19"W	14.27'
C6	60°00'00"	10.00'	10.47'	N42°49'52"E	10.00'
C7	60°00'00"	26.00'	27.23'	S42°49'52"W	26.00'
C8	60°00'00"	26.00'	27.23'	S17°10'08"E	26.00'
C9	180°00'00"	9.75'	30.63'	N77°10'08"W	19.50'
C10	180°00'00"	9.75'	30.63'	S77°10'08"E	19.50'
C11	60°00'00"	10.00'	10.47'	N17°10'08"W	10.00'
C12	86°52'34"	15.00'	22.74'	N56°16'09"E	20.63'
C13	7°45'04"	350.00'	47.35'	S76°25'02"E	47.31'
C14	82°40'41"	10.00'	14.43'	N31°39'03"W	13.21'
C15	90°09'17"	2.00'	3.15'	S27°20'58"E	2.83'
C16	2°31'19"	727.00'	32.00'	S71°00'40"E	32.00'
C17	90°09'17"	2.00'	3.15'	N65°19'38"E	2.83'
C18	0°14'33"	743.00'	3.14'	S69°28'27"E	3.14'
C19	90°09'17"	2.00'	3.15'	S24°16'32"E	2.83'
C20	3°46'59"	727.00'	48.00'	S67°18'25"E	47.99'
C21	90°09'17"	2.00'	3.15'	N69°39'43"E	2.83'
C22	0°14'33"	743.00'	3.14'	S65°08'22"E	3.14'
C23	90°09'17"	2.00'	3.15'	S19°56'28"E	2.83'
C24	3°46'59"	727.00'	48.00'	S62°58'20"E	47.99'
C25	90°09'17"	2.00'	3.15'	N73°59'48"E	2.83'
C26	91°10'50"	15.00'	23.87'	S15°06'18"E	21.43'
C27	24°16'01"	769.00'	325.70'	S60°24'29"E	323.27'
C28	91°10'50"	15.00'	23.87'	N81°02'55"E	21.43'
C29	0°13'51"	743.00'	2.99'	S53°14'44"E	2.99'
C30	90°09'17"	2.00'	3.15'	S08°03'10"E	2.83'
C31	3°46'59"	727.00'	48.00'	S51°05'02"E	47.99'
C32	90°09'17"	2.00'	3.15'	N85°53'06"E	2.83'
C33	0°13'50"	743.00'	2.99'	S48°55'21"E	2.99'
C34	90°09'17"	2.00'	3.15'	S03°43'48"E	2.83'
C35	16°21'10"	167.00'	47.66'	N56°27'03"W	47.50'
C36	89°15'04"	2.00'	3.12'	N69°59'53"E	2.81'
C37	28°53'40"	125.00'	63.04'	N62°43'18"W	62.37'
C38	11°47'33"	151.00'	31.08'	N71°16'21"W	31.02'
C39	90°00'00"	30.00'	47.12'	S57°49'52"W	42.43'
C40	90°00'00"	30.00'	47.12'	S32°10'08"E	42.43'

CURVE TABLE					
CURVE #	DELTA	RADIUS	LENGTH	CHORD DIRECTION	CHORD LENGTH
C41	71°35'48"	15.00'	18.74'	S48°37'46"W	17.55'
C42	108°19'33"	15.00'	28.36'	S41°19'55"E	24.32'
C43	112°33'09"	10.00'	19.64'	S69°06'26"W	16.63'
C44	45°00'00"	15.00'	11.78'	S32°06'59"E	11.48'
C45	22°26'51"	50.00'	19.59'	S01°36'26"W	19.46'
C46	90°00'00"	30.00'	47.12'	S57°49'52"W	42.43'
C47	90°00'00"	30.00'	47.12'	S32°10'08"E	42.43'
C48	90°00'00"	10.00'	15.71'	S57°49'52"W	14.14'
C49	90°00'00"	2.00'	3.14'	N32°10'08"W	2.83'
C50	90°00'00"	2.00'	3.14'	N57°49'52"E	2.83'
C51	90°00'00"	10.00'	15.71'	S32°10'08"E	14.14'
C52	90°00'00"	10.00'	15.71'	S57°49'52"W	14.14'
C53	90°00'00"	2.00'	3.14'	N32°10'08"W	2.83'
C54	90°00'00"	2.00'	3.14'	N57°49'52"E	2.83'
C55	90°00'00"	10.00'	15.71'	S32°10'08"E	14.14'
C56	63°09'11"	41.00'	45.19'	S44°24'28"W	42.94'
C57	63°09'11"	67.00'	73.85'	S44°24'28"W	70.17'
C58	116°50'49"	20.00'	40.79'	N45°35'32"W	34.08'
C59	45°00'00"	10.00'	7.85'	S09°40'08"E	7.65'
C60	45°00'00"	10.00'	7.85'	S35°19'52"W	7.65'
C61	90°00'00"	20.00'	31.42'	N57°49'52"E	28.28'
C62	90°00'00"	20.00'	31.42'	S32°10'08"E	28.28'
C63	32°19'04"	106.00'	59.79'	N61°00'36"W	59.00'
C64	32°19'04"	80.00'	45.12'	N61°00'36"W	44.53'
C65	45°00'00"	10.00'	7.85'	S67°21'04"E	7.65'
C66	45°00'00"	10.00'	7.85'	S22°21'04"E	7.65'
C67	72°30'47"	73.00'	92.39'	S81°06'28"E	86.34'
C68	72°30'47"	47.00'	59.48'	S81°06'28"E	55.59'
C69	45°00'00"	10.00'	7.85'	S85°08'09"W	7.65'
C70	45°00'00"	10.00'	7.85'	N40°08'09"E	7.65'
C71	45°00'00"	10.00'	7.85'	S40°08'09"W	7.65'
C72	45°00'00"	10.00'	7.85'	N85°08'09"E	7.65'
C73	35°04'11"	50.00'	30.60'	N45°06'03"E	30.13'
C74	85°00'11"	15.00'	22.25'	N14°56'07"W	20.27'
C75	101°43'48"	10.00'	17.76'	N55°28'59"E	15.51'
C76	2°04'18"	626.00'	22.63'	S05°39'14"W	22.63'
C77	5°16'41"	500.00'	46.06'	N04°03'02"E	46.04'
C78	22°58'21"	288.00'	115.47'	N10°04'28"W	114.70'
C79	92°56'50"	10.00'	16.22'	N68°02'03"W	14.50'
C80	92°59'20"	10.00'	16.23'	N05°46'27"E	14.51'

CURVE TABLE					
CURVE #	DELTA	RADIUS	LENGTH	CHORD DIRECTION	CHORD LENGTH
C81	48°21'29"	300.00'	253.20'	N67°27'55"W	245.75'
C82	12°22'18"	250.00'	53.98'	S82°10'12"W	53.88'
C83	63°09'11"	20.00'	22.04'	S44°24'28"W	20.95'
C84	16°36'42"	60.00'	17.40'	N67°40'42"E	17.33'
C85	18°00'00"	140.00'	43.98'	S66°59'03"W	43.80'
C86	16°28'45"	100.00'	28.76'	S67°44'40"W	28.66'
C87	144°35'44"	3.00'	7.57'	S12°47'34"E	5.72'
C88	14°03'02"	326.00'	79.94'	N78°03'55"W	79.74'
C89	122°58'33"	7.00'	15.02'	N47°28'19"E	12.30'
C90	90°00'00"	10.00'	15.71'	N59°00'57"W	14.14'
C91	12°03'38"	100.00'	21.05'	S69°57'14"W	21.01'
C92	77°56'22"	35.00'	47.61'	S24°57'14"W	44.02'
C93	45°52'56"	50.00'	40.04'	S36°57'25"E	38.98'
C94	11°16'55"	326.00'	64.19'	N54°15'26"W	64.09'
C95	70°00'44"	10.00'	12.22'	S83°37'20"E	11.47'
C96	33°09'27"	30.00'	17.36'	N44°47'34"E	17.12'
C97	31°01'48"	40.00'	21.66'	N12°41'57"E	21.40'
C98	56°51'59"	23.00'	22.83'	N31°14'56"W	21.90'
C99	44°20'01"	10.00'	7.74'	N81°50'56"W	7.55'
C100	78°43'42"	40.00'	54.96'	N36°37'12"E	50.74'

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S80°19'01"E	12.07'
L2	S80°19'01"E	12.07'
L3	S50°02'47"E	12.61'
L4	S50°02'47"E	12.61'
L5	S09°41'17"W	29.72'
L6	S09°41'17"W	26.64'
L7	S80°19'01"E	38.92'
L8	S77°10'08"E	20.00'
L9	N12°49'52"E	3.63'
L10	N72°49'52"E	20.21'
L11	N12°49'52"E	45.00'
L12	N12°49'52"E	40.00'
L13	N12°49'52"E	40.00'
L14	N47°10'08"W	20.21'
L15	N12°49'52"E	11.97'
L16	S17°43'41"W	14.00'
L17	N20°15'00"E	14.00'
L18	S20°48'06"W	14.00'
L19	N24°35'05"E	14.00'
L20	S25°08'11"W	14.00'

LINE TABLE		
LINE #	BEARING	DISTANCE
L21	S28°55'09"W	14.00'
L22	S30°29'07"W	6.85'
L23	S35°27'30"W	6.85'
L24	S37°01'29"W	14.00'
L25	S40°48'27"W	14.00'
L26	N41°20'50"E	14.00'
L27	N25°22'21"E	14.01'
L28	S77°10'08"E	55.98'
L29	N77°10'08"W	60.98'
L30	S12°49'52"W	75.07'
L31	N84°25'40"E	32.43'
L32	S12°49'52"W	191.45'
L33	S12°49'52"W	1000.48'
L34	S12°49'52"W	25.27'
L35	S77°10'08"E	169.60'
L36	S77°10'08"E	100.00'
L37	S12°49'52"W	81.59'
L38	N77°10'08"W	17.06'
L39	N77°10'08"W	19.06'
L40	S12°49'52"W	130.00'

LINE TABLE		
LINE #	BEARING	DISTANCE
L41	N77°10'08"W	19.06'
L42	N77°10'08"W	19.06'
L43	S12°49'52"W	25.74'
L44	S75°59'03"W	110.38'
L45	N75°59'03"E	279.52'
L46	S12°49'52"W	211.56'
L47	N12°49'52"E	415.91'
L48	S32°10'08"E	14.24'
L49	S12°49'52"W	60.00'
L50	S57°49'52"W	14.24'
L51	N12°49'52"E	141.45'
L52	S77°10'08"E	7.60'
L53	N44°51'04"W	4.90'
L54	N89°51'04"W	14.24'
L55	S44°51'04"E	60.00'
L56	N00°08'56"E	14.24'
L57	N44°51'04"W	24.90'
L58	S44°51'04"E	124.09'
L59	N62°38'09"E	6.26'
L60	S72°21'51"E	14.24'

LINE TABLE		
LINE #	BEARING	DISTANCE
L61	N62°38'09"E	40.00'
L62	N17°38'09"E	14.24'
L63	N62°38'09"E	6.29'
L64	N17°38'09"E	14.24'
L65	N62°38'09"E	40.00'
L66	S72°21'51"E	14.24'
L67	N62°38'09"E	195.93'
L68	N62°38'09"E	202.49'
L69	S57°26'13"E	33.21'
L70	S73°39'07"E	4.40'
L71	S52°16'07"W	10.89'
L72	N75°59'03"E	50.90'
L73	N57°59'03"E	76.24'
L74	N14°29'49"W	64.06'
L75	N14°29'49"W	48.81'
L76	N75°59'03"E	18.49'
L77	N59°30'18"E	26.63'
L78	N14°00'57"W	36.40'
L79	N63°55'25"E	12.21'
L80	N02°48'57"W	83.48'

LINE TABLE		
LINE #	BEARING	DISTANCE
L81	N75°59'03"E	33.83'
L82	N75°59'03"E	198.71'
L83	N02°44'39"W	13.23'

SCALE: 1" = 60'

INFINITE 131

131 TERMINAL CT
SOUTH SAN FRANCISCO, CA
94080

OWNER

STEELWAVE
101 CALIFORNIA STREET, SUITE 800
SAN FRANCISCO, CA 94111

ARCHITECT

SOM
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One Maritime Plaza, San Francisco, CA 94111

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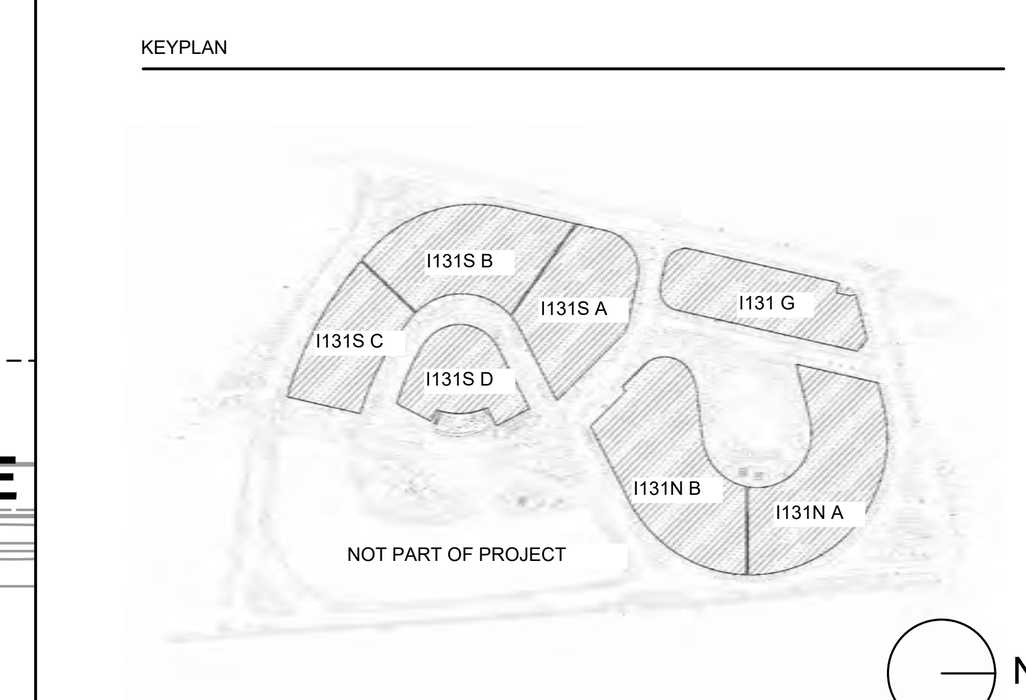
Landscaping: CARDUCCI ASSOCIATES, 555 Beach St floor 4, San Francisco, CA 94133
Lighting: FRANCIS KRAHE & ASSOCIATES, 304 S Broadway #300, Los Angeles, CA 90013
Parking: IPD, 560 14th St #300, Oakland, CA 94612
Trash Management: AMERICAN TRASH MANAGEMENT, 1900 Powell St #890, Emeryville, CA 94608
Traffic: chs Consulting Group, 1617 Clay Street, Oakland, CA 94612
MEP: MEYERS+ ENGINEERS, 98 Battery Street, Suite 502, San Francisco, CA 94111
Vertical Transportation: ewcG Edgett Williams Consulting Group, 102 East Blithedale Avenue, Suite 1 Mill Valley, CA 94941
Sustainability: atelier ten, 25 Kearny Street, Suite 500, San Francisco, CA 94108
Code: JENSEN HUGHES, 1220 Concord Ave., Suite 400, Concord CA 94520

KEYPLAN



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NO.	DATE	DESCRIPTION
	2025.08.25	I131 PLANNING APPLICATION RESUBMITTAL
	2023.12.21	I131 N+S 100% SCHEMATIC DESIGN
	2023.11.03	I131 N+S 50% SCHEMATIC DESIGN
	2023.05.04	I131 REPOSITIONING / PLANNING APPLICATION PACKAGE
	2023.01.06	PLANNING APPLICATION

DRAWN BY: RA/RM
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DRAWING TITLE

PRELIMINARY OVERALL GRADING PLAN

DRAWING NUMBER

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Parking:
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Trash Management:
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Emeryville, CA 94608

Traffic:
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Oakland, CA 94612

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San Francisco, CA 94108

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Concord CA 94520

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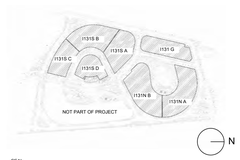

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	2025.08.25	I131 PLANNING APPLICATION RESUBMITTAL
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	2023.11.03	I131 N+S 50% SCHEMATIC DESIGN
	2023.05.04	I131 REPOSITIONING / PLANNING APPLICATION PACKAGE
	2023.01.06	PLANNING APPLICATION

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SOUTH SAN FRANCISCO, CA
94080

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Parking:
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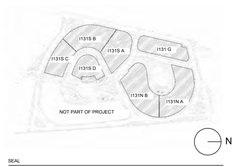

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NO.	DATE	DESCRIPTION
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	2023.12.21	I131 NxS 100% SCHEMATIC DESIGN
	2023.11.03	I131 NxS 50% SCHEMATIC DESIGN
	2023.05.04	I131 REPOSITIONING / PLANNING APPLICATION PACKAGE
	2023.01.06	PLANNING APPLICATION

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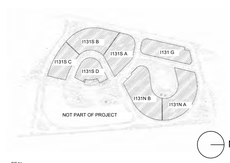
KEYPLAN



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NO.	DATE	DESCRIPTION
	2025.08.25	I131 PLANNING APPLICATION RESUBMITTAL
	2023.12.21	I131 NAS 100% SCHEMATIC DESIGN
	2023.11.14	I131 REVISED SCHEMATIC DESIGN
	2023.01.04	I131 REVISED PRELIMINARY PLANNING APPLICATION PACKAGE
	2022.01.06	PLANNING APPLICATION

DRAWN BY: RA/RM
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DRAWING TITLE

PRELIMINARY OVERALL UTILITY PLAN

DRAWING NUMBER

C4.0

SCALE: 1" = 60'

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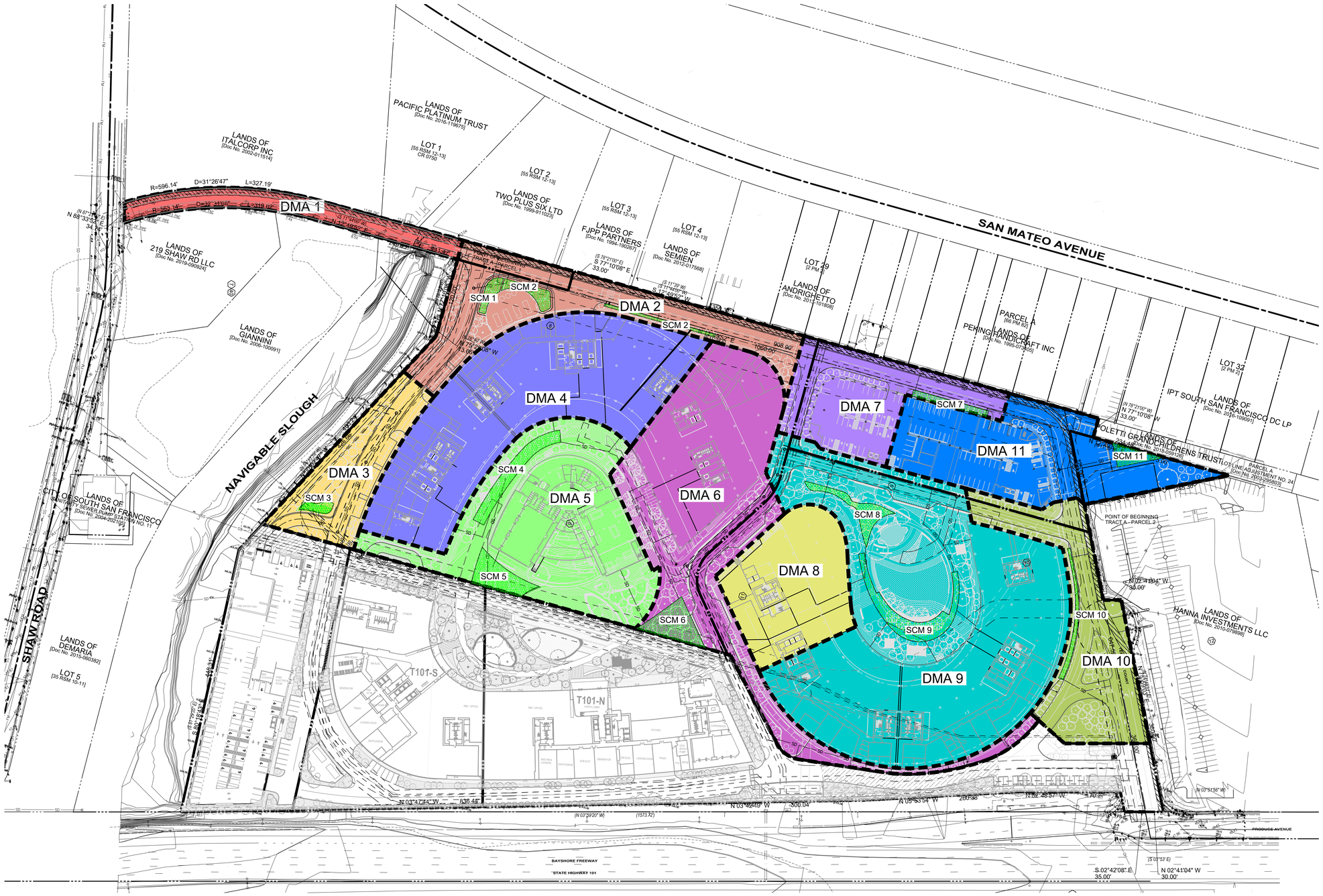

IMPERVIOUS AND PERVIOUS SURFACE TABLE

PERVIOUS AND IMPERVIOUS SURFACES COMPARISON TABLE			
Project Phase Number:			Infinite 131
Total Site (acres)	17.620	Total Area of Site Disturbed (acres):	17.620
	Existing Condition of Site Area Disturbed	Proposed Condition of Site Area Disturbed (square feet)	
Impervious Surfaces		Replaced	New
Roof Area(s)	201,842	201,842	124,225
Parking	652,183	274,520	0
Sidewalks, Patios, Paths, etc	5,546	3,500	0
Streets (Public)	21,995	21,995	0
Streets (Private)	0	0	0
Total Impervious Surfaces:	767,518	501,857	124,225
Pervious Surfaces			
Landscaped Areas	0	0	141,436
Pervious Paving	0	0	0
Other Pervious Surfaces (green roof, etc.)	0	0	0
Total Pervious Surfaces:	0	0	141,436
Total Proposed Replaced + New Impervious Surfaces:			626,082
Total Proposed Replaced + New Pervious Surfaces:			141,436

DRAINAGE MANAGEMENT AREA TABLE

TREATMENT CONTROL MEASURE SUMMARY TABLE

DRAINAGE MANAGEMENT AREAS	STORMWATER CONTROL MEASURES	SCM #	TOTAL (Sq.Ft.)	IMPERVIOUS AREA (Sq.Ft.)	PERVIOUS AREA (Sq.Ft.)	BIORETENTION AREA REQUIRED AT 4% (Sq. Ft.)	BIORETENTION AREA PROVIDED (Sq.Ft.)
DMA 1	BIO-RETENTION POND	1	18,823	12,867	5,956	515	1,050
DMA 2	BIO-RETENTION POND	2	54,000	39,900	14,100	1,596	2,384
DMA 3	BIO-RETENTION POND	3	30,807	20,807	10,000	832	798
DMA 4	SILVA CELLS	4	99,200	95,613	3,587	3,825	4,192
DMA 5	SILVA CELLS	5	86,605	70,942	15,663	2,838	3,982
DMA 6	SILVA CELLS	6	106,466	97,266	9,200	3,891	4,242
DMA 7	SILVA CELLS	7	40,373	35,173	5,200	1,407	1,374
DMA 8	BIO-RETENTION POND	8	41,926	41,926	-	1,677	2,790
DMA 9	SILVA CELLS	9	180,963	141,463	39,500	5,659	5,693
DMA 10	SILVA CELLS	10	48,288	32,638	15,650	1,306	1,300
DMA 11	BIO-RETENTION POND	11	60,067	37,487	22,580	1,499	1,590
		TOTALS	**767,518**	**626,082**	**141,436**	**25,043**	**29,395**

STORMWATER LEGEND

DMA BOUNDARY

SD STORM DRAIN

0 30 60 120

SCALE: 1" = 60'

INFINITE 131

131 TERMINAL CT
SOUTH SAN FRANCISCO, CA 94080

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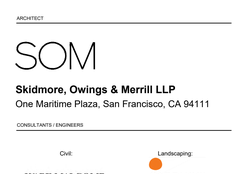
KEYPLAN:



SEAL

NOT FOR CONSTRUCTION

NO.	DATE	DESCRIPTION
	2023.08.25	I131 PLANNING APPLICATION RESUBMITTAL
	2023.12.21	I131 N+S 100% SCHEMATIC DESIGN
	2023.11.03	I131 N+S 50% SCHEMATIC DESIGN
	2023.05.04	I131 REPOSITIONING / PLANNING APPLICATION PACKAGE
	2023.01.06	PLANNING APPLICATION

DRAWN BY: RA/RM
CHECKED BY: JL

DRAWING TITLE

PRELIMINARY STORMWATER CONTROL PLAN

DRAWING NUMBER

C5.0

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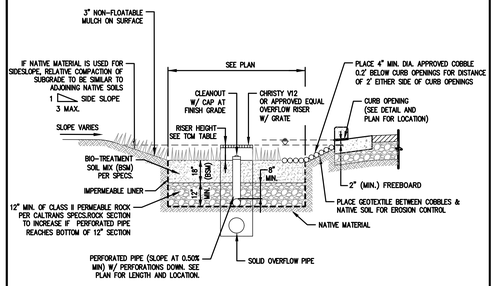
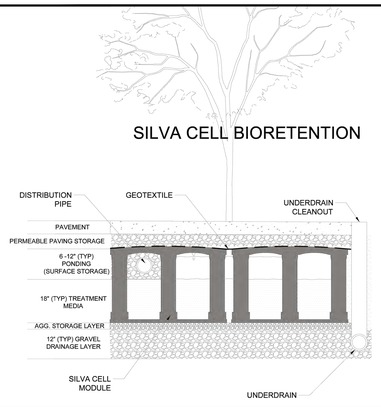
BIORETENTION BASIN W/ LINER



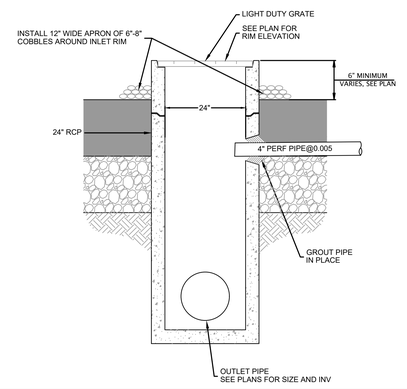
SIZING METHOD:

4%

TYPICAL SILVA CELL DETAIL



OVERFLOW INLET AT BIORETENTION AREAS



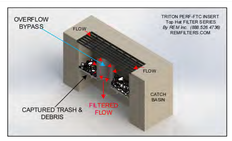
BIOTREATMENT AREA MAINTENANCE

INSPECTION ACTIVITIES	SUGGESTED FREQUENCY
• INSPECT AFTER SEEDING AND AFTER FIRST MAJOR STORMS FOR ANY DAMAGES.	POST-CONTRUCTION
• INSPECT FOR SIGNS OF EROSION, DAMAGE TO VEGETATION, CHANNELIZATION OF FLOW, DEBRIS AND LITTER, AND AREAS OF SEDIMENT ACCUMULATION. PERFORM INSPECTIONS AT THE BEGINNING AND END OF THE WET SEASON. ADDITIONAL INSPECTIONS AFTER PERIODS OF HEAVY RUNOFF ARE DESIRABLE.	SEMI-ANNUAL
• INSPECT BASIN ONCE DURING THE WET SEASON AFTER A LARGE RAIN EVENT TO CONFIRM THE FACILITY IS DRAINING WITHIN 72 HOURS. IF FACILITY FAILS TO DRAIN WITHIN TIMEFRAME, REMOVE & REPLACE TOP 2" OF FILTER MEDIA.	SEMI-ANNUAL
MAINTENANCE ACTIVITIES	**SUGGESTED FREQUENCY**
• MOW GRASS TO MAINTAIN A HEIGHT OF 3-4 INCHES, FOR SAFETY, AESTHETIC, OR OTHER PURPOSES. LITTER SHOULD ALWAYS BE REMOVED PRIOR TO MOWING. CLIPPINGS SHOULD BE COMPOSTED. • IRRIGATE DURING DRY SEASON (APRIL THROUGH OCTOBER) OR WHEN NECESSARY TO MAINTAIN THE VEGETATION. • PROVIDE WEED CONTROL, IF NECESSARY TO CONTROL INVASIVE SPECIES.	AS NEEDED (FREQUENT, SEASONALLY)
• REMOVE LITTER, BRANCHES, ROCKS BLOCKAGES AND OTHER DEBRIS AND DISPOSE OF PROPERLY. • REPAIR ANY DAMAGED AREAS IDENTIFIED DURING INSPECTIONS. EROSION RILLS OR GULLIES SHOULD BE CORRECTED AS NEEDED. BARE AREAS SHOULD BE REPLANTED AS NECESSARY.	SEMI-ANNUAL
• CORRECT EROSION PROBLEMS IN THE SAND/SOIL BED. • PLANT AN ALTERNATIVE GRASS SPECIES IF THE ORIGINAL GRASS COVER HAS NOT BEEN SUCCESSFULLY ESTABLISHED. • RESEED AND APPLY MULCH TO DAMAGED AREAS. APPLY 1" TO 2" OF MULCH PREFERABLE IN JUNE AFTER WEEDING. • REMOVE ALL ACCUMULATED SEDIMENT THAT MAY OBSTRUCT THE PROPER OPERATION OF THE BIO TREATMENT POND. SEDIMENT SHOULD BE REMOVED WHEN IT BUILDS UP TO 3" AT ANY SPOT, OR COVERS VEGETATION, OR ONCE IT HAS ACCUMULATED TO 10% OF THE ORIGINAL DESIGN VOLUME. REPLACE THE GRASS AREAS DAMAGED IN THE PROCESS. • ROTOTILL OR CULTIVATE SURFACE OF SAND/SOIL BED OF IF TREATMENT AREA DOESN'T DRAW DOWN WITHIN 48 HOURS.	AS NEEDED ANNUAL (AS NEEDED) SEMI-ANNUAL AS NEEDED (INFREQUENT) AS NEEDED

TRASH CAPTURE DEVICE

REM TRITON BFTG-FTC (FULL TRASH CAPTURE) Series

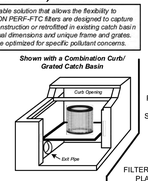
REM designed the TRITON PERF-FTC Filter Series to provide a highly adaptable solution that allows the flexibility to maximize the filter treatment flow rates and pollutant capturing capacity. TRITON PERF-FTC filters are designed to capture 100% of trash and debris 5mm or greater in size and may be utilized in new construction or retrofitted in existing catch basin structures. They are sized to spec or modified in the field for drains with unusual dimensions and unique frame and grates. Filter Cartridges may be easily removed when servicing. Media strategy may be optimized for specific pollutant concerns.

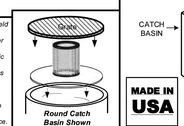


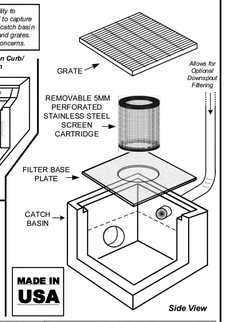
Notes:

- *The TRITON PERF-FTC Series Filters may be customized in the field to fit catch basins with irregular dimensions or unusual frame and grate types. REM also designs custom filters for unique storm water infrastructures and applications.*
- *Base plates are constructed using High Density Polyethylene Plastic (HDPE).*
- *Filter cartridge housings are constructed utilizing Type 304 Stainless Steel, with 2" welded square openings.*
- *Removable cartridge tops are constructed utilizing over 100% recycled ABS Plastic.*
- *REM TRITON PERF-FTC uses 5mm perforated screen designed to capture debris, trash and sediment. The device is approved by the State Regional Water Control Board as a "Full Trash Capture" device. (Additional media options are available including mixed blends of granulated carbon (AC) and Zeolite (ZEO) expanded perlite (FOG), and Biofiex (BFTG).*
- *REM TRITON filter cartridges are removable for ease of cleaning and maintenance.*
- *Filter designs include a high flow overflow bypass to eliminate pooling or flooding during heavy rain events.*
- *See our Specifier Sheet for sizes, models and flow rate information.*
- *Maintenance information and replacement REM Media Packs are available upon request by contacting REM at sales@remfilters.com or (888) 526-4736.*
- *Made in the USA.*

Shown with a Combination Curb/ Grated Catch Basin







Cartridge Diameter size may vary by catch basin. Taller cartridge options provide greater volume capacity and increased treatment rates.

THE DESIGN AND DETAIL OF THIS DRAWING IS THE PROPERTY OF REM INC. AND IS NOT TO BE USED EXCEPT IN CONNECTION WITH OUR WORK. DESIGN AND INVENTION RIGHTS ARE RESERVED.

U.S. Patent Number: 9,217,757

PH: (888) 526-4736

DRAWN BY: C.F.

SCALE: 1/4 : 1

DATE: 4/3/2019

SHEET: 1 OF 1

REM Inc.

TRITON PERF-FTC SERIES

(Full Trash Capture Cartridge System)

DIMENSIONS ARE IN INCHES UNLESS OTHERWISE NOTED.

STORMWATER NOTES

SOURCE CONTROL MEASURES

1. CONNECT THE FOLLOWING FEATURES TO SANITARY SEWER:
   a. COVERED TRASH/ RECYCLING ENCLOSURES.
4. BENEFICIAL LANDSCAPING.
5. USE OF WATER EFFICIENT IRRIGATION SYSTEMS.
6. MAINTENANCE (PAVEMENT SWEEPING, CATCH BASIN CLEANING, GOOD HOUSEKEPING).
7. STORM DRAIN LABELING.

STANDARD STORMWATER CONTROL NOTES:

- STANDING WATER SHALL NOT REMAIN IN THE TREATMENT MEASURES FOR MORE THAN FIVE DAYS, TO PREVENT MOSQUITO GENERATION. SHOULD ANY MOSQUITO ISSUES ARISE, CONTACT THE SANTA CLARA VALLEY VECTOR CONTROL DISTRICT (DISTRICT). MOSQUITO LARVICIDES SHALL BE APPLIED ONLY WHEN ABSOLUTELY NECESSARY, AS INDICATED BY THE DISTRICT, AND THEN ONLY BY A LICENSED PROFESSIONAL OR CONTRACTOR. CONTACT INFORMATION FOR THE DISTRICT IS PROVIDED BELOW.
- DO NOT USE PESTICIDES OR OTHER CHEMICAL APPLICATIONS TO TREAT DISEASED PLANTS, CONTROL WEEDS OR REMOVED UNWANTED GROWTH. EMPLOY NON-CHEMICAL CONTROLS (BIOLOGICAL, PHYSICAL AND CULTURAL CONTROLS) TO TREAT A PEST PROBLEM. PRUNE PLANTS PROPERLY AND AT THE APPROPRIATE TIME OF YEAR. PROVIDE ADEQUATE IRRIGATION FOR LANDSCAPE PLANTS. DO NOT OVER WATER.

SITE DESIGN MEASURES

1. PROTECT EXISTING TREES, VEGETATION, AND SOIL.
2. REDUCE EXISTING IMPERVIOUS SURFACES.
3. CREATE NEW PERVIOUS AREAS:
   a. LANDSCAPING
   b. PERVIOUS PAVERS
6. DIRECT RUNOFF FROM ROOFS, SIDEWALKS, PATIOS TO LANDSCAPED AREAS.
7. CLUSTER STRUCTURES/PAVEMENT.
8. PLANT TREES ADJACENT TO AND IN PARKING AREAS AND ADJACENT TO OTHER IMPERVIOUS AREAS.
9. PARKING:
   a. NOT PROVIDED IN EXCESS OF CODE.

BIOTREATMENT SOIL REQUIREMENTS

BIORETENTION SOIL MIX SHALL MEET THE REQUIREMENTS AS OUTLINED IN APPENDIX C OF THE C.3 STORM WATER HANDBOOK AND SHALL BE A MIXTURE OF FINE SAND AND COMPOST MEASURED ON A VOLUME BASIS OF 60-70% SAND AND 30-40% COMPOST. CONTRACTOR TO REFER TO APPENDIX C FOR SAND AND COMPOST MATERIAL SPECIFICATIONS.

- PRIOR TO ORDERING THE BIOTREATMENT SOIL MIX OR DELIVERY TO THE PROJECT SITE, CONTRACTOR SHALL PROVIDE A BIOTREATMENT SOIL MIX SPECIFICATION CHECKLIST, COMPLETED BY THE SOIL MIX SUPPLIER AND CERTIFIED TESTING LAB.

BMP NOTES

DISCHARGES FROM NEW COMMERCIAL AND INDUSTRIAL AIR CONDITIONING UNITS SHOULD BE DISCHARGED TO LANDSCAPED AREAS, IF THEY CAN ACCOMMODATE THE CONTINUOUS VOLUME, OR TO THE SANITARY SEWER, WITH THE LOCAL SANITARY SEWER AGENCY'S APPROVAL. IF NONE OF THESE OPTIONS ARE FEASIBLE, AIR CONDITIONING CONDENSATE CAN BE DIRECTLY DISCHARGED INTO THE STOW DRAIN. IF DESCALING OR ANTI-ALGAL AGENTS AIDE USED TO TREAT THE AIR CONDITIONING UNITS, RESIDUES FROM THESE AGENTS MUST BE PROPERLY DISPOSED OF

BIORETENTION & FLOW-THROUGH PLANTER NOTES

1. SEE GRADING PLAN FOR BASIN FOOTPRINT AND DESIGN ELEVATIONS.
2. PLACE 3 INCHES OF COMPOSTED, NON-FLOATABLE MULCH IN AREAS BETWEEN STORMWATER PLANTINGS.
3. SEE LANDSCAPE PLAN FOR MULCH, PLANT MATERIALS AND IRRIGATION REQUIREMENTS
4. CURB CUTS SHALL BE A MINIMUM 18" WIDE AND SPACED AT 10' O.C. INTERVALS AND SLOPED TO DIRECT STORMWATER TO DRAIN INTO THE BASIN. CURB CUTS SHALL ALSO NOT BE PLACED INLINE WITH OVERFLOW CATCH BASIN. SEE GRADING PLAN FOR MORE DETAIL ON LOCATIONS OF CURB CUTS.
5. A MINIMUM 0.2' DROP BETWEEN STORM WATER ENTRY POINT (I.E. CURB OPENING, FLUSH CURB, ETC.) AND ADJACENT LANDSCAPE FINISHED GRADE.
6. DO NOT COMPACT NATIVE SOIL / SUBGRADE AT BOTTOM OF BASIN. LOOSEN SOIL TO 12" DEPTH.

PROJECT SITE INFORMATION

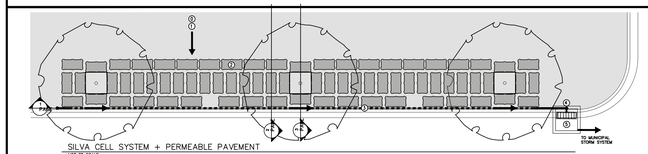
1. SOILS TYPE: TYPE D
2. GROUND WATER DEPTH: 18 BGS
3. NAME OF RECEIVING BODY: SAN BRUNO CANAL
4. FLOOD ZONE: X
5. FLOOD ELEVATION (IF APPLICABLE): N/A

OPERATION AND MAINTENANCE INFORMATION

I. PROPERTY INFORMATION:
   I.A. PROPERTY ADDRESS:
   101 TERMINAL COURT
   SOUTH SAN FRANCISCO, CA
   I.B. PROPERTY OWNER:
   TBD

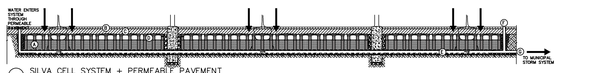
II. RESPONSIBLE PARTY FOR MAINTENANCE:
   II.A. CONTACT:
   TBD
   II.B. PHONE NUMBER OF CONTACT:
   TBD
   II.C. EMAIL:
   TBD
   II.D. ADDRESS:
   TBD

SILVA CELLS (PERMEABLE PAVEMENT CONNECTION)



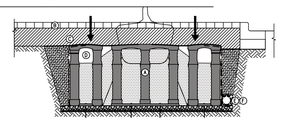
SILVA CELL SYSTEM + PERMEABLE PAVEMENT
NOT TO SCALE

KEY PLAN
0 PRETREATMENT, AS REQUIRED, BY OTHERS
1 STORMWATER ENTERS THE SILVA CELL SYSTEM THROUGH A PERMEABLE PAVEMENT SYSTEM
2 WATER MOVES THROUGH THE PLANTING SOIL HOUSED WITHIN THE SILVA CELL SYSTEM
3 EXCESS WATER IS COLLECTED IN A PERFORATED DRAIN PIPE AND IS DIRECTED TOWARD A DOWNSTREAM CATCH BASIN
4 CLEANOUT
5 WATER COLLECTED IN THE COLLECTION PIPE IS DIRECTED TO THE MUNICIPAL STORM SYSTEM



1 SILVA CELL SYSTEM + PERMEABLE PAVEMENT
NOT TO SCALE

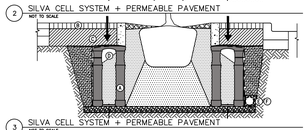
KEY PLAN
A SILVA CELL SYSTEM (DECK, BASE, AND POSTS)
B PERMEABLE PAVEMENT
C AGGREGATE STORAGE LAYER
D OPTIONAL PONDING SPACE
E COLLECTION PIPE
F CLEANOUT
G CONNECTION TO MUNICIPAL STORM SYSTEM
DIRECTION OF WATER FLOW



2 SILVA CELL SYSTEM + PERMEABLE PAVEMENT
NOT TO SCALE

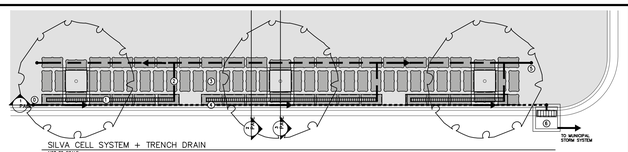
2&3 SILVA CELL SYSTEM + PERMEABLE PAVEMENT
NOT TO SCALE

KEY PLAN
A SILVA CELL SYSTEM (DECK, BASE, AND POSTS)
B PERMEABLE PAVEMENT
C AGGREGATE STORAGE LAYER
D OPTIONAL PONDING SPACE
E COLLECTION PIPE
F CONNECTION TO MUNICIPAL STORM SYSTEM
DIRECTION OF WATER FLOW



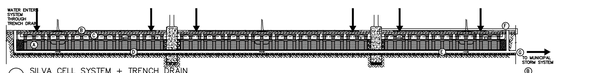
3 SILVA CELL SYSTEM + PERMEABLE PAVEMENT
NOT TO SCALE

SILVA CELLS (TRENCH DRAIN CONNECTION)



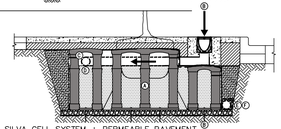
SILVA CELL SYSTEM + TRENCH DRAIN
NOT TO SCALE

KEY PLAN
0 PRETREATMENT, AS REQUIRED, BY OTHERS
1 STORMWATER ENTERS THE SILVA CELL SYSTEM THROUGH A TRENCH DRAIN SYSTEM
2 WATER IS DISTRIBUTED THROUGH THE SILVA CELL SYSTEM THROUGH PERFORATED PIPES
3 WATER MOVES THROUGH THE PLANTING SOIL HOUSED WITHIN THE SILVA CELL SYSTEM
4 EXCESS WATER IS COLLECTED IN A PERFORATED DRAIN PIPE AND IS DIRECTED TOWARD A DOWNSTREAM CATCH BASIN
5 CLEANOUT
6 WATER COLLECTED IN THE COLLECTION PIPE IS DIRECTED TO THE MUNICIPAL STORM SYSTEM



1 SILVA CELL SYSTEM + TRENCH DRAIN
NOT TO SCALE

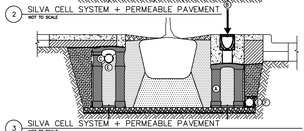
KEY PLAN
A SILVA CELL SYSTEM (DECK, BASE, AND POSTS)
B TRENCH DRAIN
C OPTIONAL PONDING SPACE
D DISTRIBUTION PIPE
E COLLECTION PIPE
F CLEANOUT
G CONNECTION TO MUNICIPAL STORM SYSTEM
DIRECTION OF WATER FLOW



2 SILVA CELL SYSTEM + PERMEABLE PAVEMENT
NOT TO SCALE

2&3 SILVA CELL SYSTEM + TRENCH DRAIN
NOT TO SCALE

KEY PLAN
A SILVA CELL SYSTEM (DECK, BASE, AND POSTS)
B TRENCH DRAIN
C OPTIONAL PONDING SPACE
D DISTRIBUTION PIPE
E COLLECTION PIPE
F CONNECTION TO MUNICIPAL STORM SYSTEM
DIRECTION OF WATER FLOW



3 SILVA CELL SYSTEM + PERMEABLE PAVEMENT
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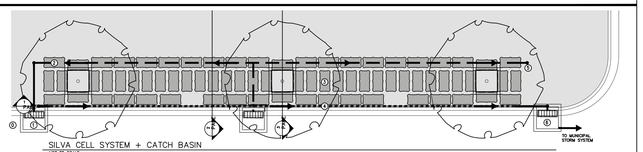
SILVA CELLS (CATCH BASIN CONNECTION)



SILVA CELL SYSTEM + CATCH BASIN
NOT TO SCALE

KEY PLAN
0 PRETREATMENT, AS REQUIRED, BY OTHERS. OUTLET OF PRETREATMENT BECOMES THE INLET TO THE SILVA CELL SYSTEM
1 STORMWATER ENTERS THE SILVA CELL SYSTEM THROUGH A CATCH BASIN
2 WATER IS DISTRIBUTED THROUGH THE SILVA CELL SYSTEM THROUGH PERFORATED PIPES
3 WATER THEN MOVES THROUGH THE PLANTING SOIL HOUSED WITHIN THE SILVA CELL SYSTEM
4 EXCESS WATER IS COLLECTED IN A PERFORATED DRAIN PIPE AND IS DIRECTED TOWARD A DOWNSTREAM CATCH BASIN
5 CLEANOUT
6 WATER COLLECTED IN THE COLLECTION PIPE IS DIRECTED TO THE MUNICIPAL STORM SYSTEM



1 SILVA CELL SYSTEM + CATCH BASIN
NOT TO SCALE

KEY PLAN
A SILVA CELL SYSTEM (DECK, BASE, AND POSTS)
B OPTIONAL PONDING SPACE
C DISTRIBUTION PIPE
D COLLECTION PIPE
E CLEANOUT
F CONNECTION TO MUNICIPAL STORM SYSTEM
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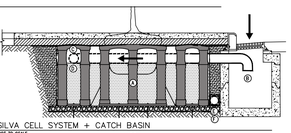

2 SILVA CELL SYSTEM + CATCH BASIN
NOT TO SCALE

2&3 SILVA CELL SYSTEM + CATCH BASIN
NOT TO SCALE

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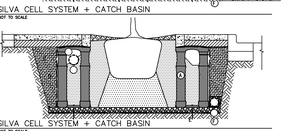

3 SILVA CELL SYSTEM + CATCH BASIN
NOT TO SCALE

INFINITE 131

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OWNER

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SAN FRANCISCO, CA 94111

ARCHITECT

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	2023.11.03	I131 N+S 50% SCHEMATIC DESIGN
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	2023.01.06	PLANNING APPLICATION

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DRAWING TITLE

STORMWATER CONTROL DETAILS

DRAWING NUMBER

C5.1

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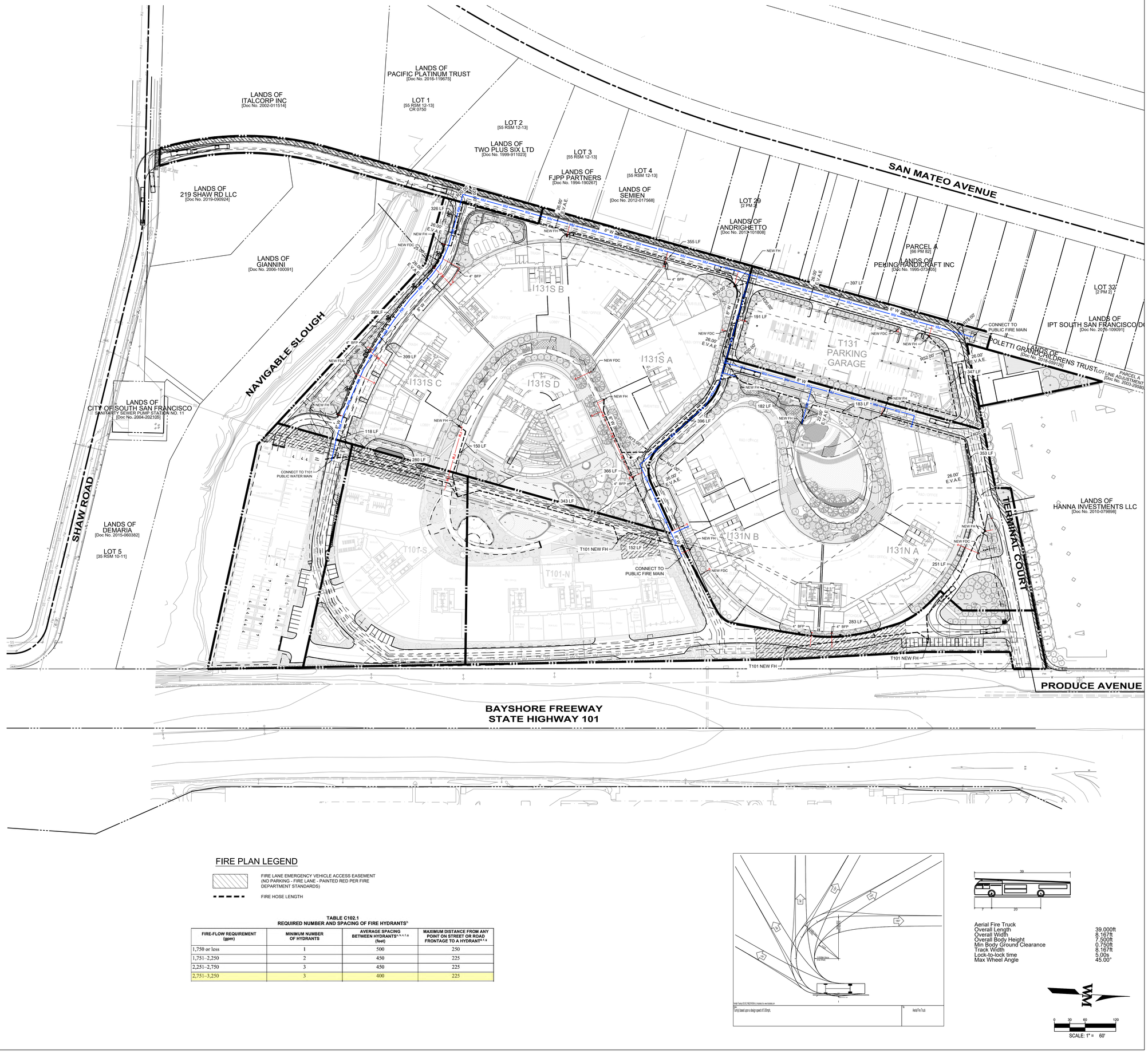

FIRE PLAN LEGEND

FIRE LANE EMERGENCY VEHICLE ACCESS EASEMENT (NO PARKING - FIRE LANE - PAINTED RED PER FIRE DEPARTMENT STANDARDS)

FIRE HOSE LENGTH

TABLE C102.1
REQUIRED NUMBER AND SPACING OF FIRE HYDRANTS[b]

FIRE-FLOW REQUIREMENT (gpm)	MINIMUM NUMBER OF HYDRANTS	AVERAGE SPACING BETWEEN HYDRANTS[a, b, e, f, g] (feet)	MAXIMUM DISTANCE FROM ANY POINT ON STREET OR ROAD FRONTAGE TO A HYDRANT[d, f, g]
1,750 or less	1	500	250
1,751–2,250	2	450	225
2,251–2,750	3	450	225
2,751–3,250	3	400	225

INFINITE 131

131 TERMINAL CT
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Parking: 560 14th St #300, Oakland, CA 94612

Trash Management: AMERICAN TRASH MANAGEMENT, 1900 Powell St #890, Emeryville, CA 94608

Traffic: Consulting Group, 1617 Clay Street, Oakland, CA 94612

MEP: MEYERS+ ENGINEERS, 98 Battery Street, Suite 502, San Francisco, CA 94111

Vertical Transportation: EWCG, 102 East Blithedale Avenue, Suite 1 Mill Valley, CA 94941

Sustainability: atelier ten, 25 Kearny Street, Suite 500, San Francisco, CA 94108

Code: JENSEN HUGHES, 1220 Concord Ave., Suite 400, Concord CA 94520

KEYPLAN



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NO.	DATE	DESCRIPTION
	2025.08.25	I131 PLANNING APPLICATION RESUBMITTAL
	2023.12.21	I131 N+S 100% SCHEMATIC DESIGN
	2023.11.03	I131 N+S 50% SCHEMATIC DESIGN
	2023.05.04	I131 RESPOSITIONING / PLANNING APPLICATION PACKAGE
	2023.01.06	PLANNING APPLICATION

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PRELIMINARY SITE FIRE APPARATUS PLAN

DRAWING NUMBER

C6.0

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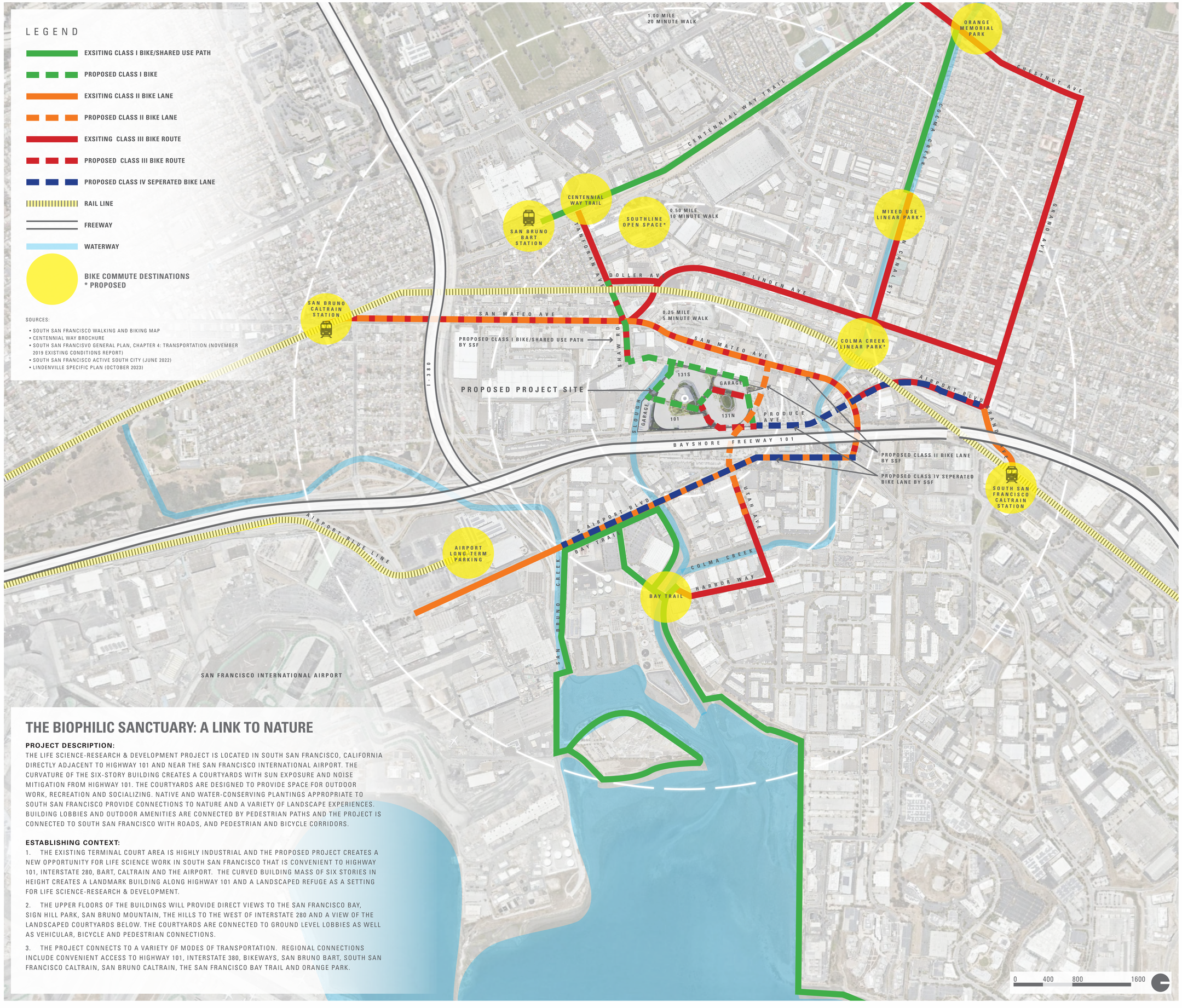

THE BIOPHILIC SANCTUARY: A LINK TO NATURE

PROJECT DESCRIPTION:

THE LIFE SCIENCE-RESEARCH & DEVELOPMENT PROJECT IS LOCATED IN SOUTH SAN FRANCISCO, CALIFORNIA DIRECTLY ADJACENT TO HIGHWAY 101 AND NEAR THE SAN FRANCISCO INTERNATIONAL AIRPORT. THE CURVATURE OF THE SIX-STORY BUILDING CREATES A COURTYARDS WITH SUN EXPOSURE AND NOISE MITIGATION FROM HIGHWAY 101. THE COURTYARDS ARE DESIGNED TO PROVIDE SPACE FOR OUTDOOR WORK, RECREATION AND SOCIALIZING. NATIVE AND WATER-CONSERVING PLANTINGS APPROPRIATE TO SOUTH SAN FRANCISCO PROVIDE CONNECTIONS TO NATURE AND A VARIETY OF LANDSCAPE EXPERIENCES. BUILDING LOBBIES AND OUTDOOR AMENITIES ARE CONNECTED BY PEDESTRIAN PATHS AND THE PROJECT IS CONNECTED TO SOUTH SAN FRANCISCO WITH ROADS, AND PEDESTRIAN AND BICYCLE CORRIDORS.

ESTABLISHING CONTEXT:

1. THE EXISTING TERMINAL COURT AREA IS HIGHLY INDUSTRIAL AND THE PROPOSED PROJECT CREATES A NEW OPPORTUNITY FOR LIFE SCIENCE WORK IN SOUTH SAN FRANCISCO THAT IS CONVENIENT TO HIGHWAY 101, INTERSTATE 280, BART, CALTRAIN AND THE AIRPORT. THE CURVED BUILDING MASS OF SIX STORIES IN HEIGHT CREATES A LANDMARK BUILDING ALONG HIGHWAY 101 AND A LANDSCAPED REFUGE AS A SETTING FOR LIFE SCIENCE-RESEARCH & DEVELOPMENT.

2. THE UPPER FLOORS OF THE BUILDINGS WILL PROVIDE DIRECT VIEWS TO THE SAN FRANCISCO BAY, SIGN HILL PARK, SAN BRUNO MOUNTAIN, THE HILLS TO THE WEST OF INTERSTATE 280 AND A VIEW OF THE LANDSCAPED COURTYARDS BELOW. THE COURTYARDS ARE CONNECTED TO GROUND LEVEL LOBBIES AS WELL AS VEHICULAR, BICYCLE AND PEDESTRIAN CONNECTIONS.

3. THE PROJECT CONNECTS TO A VARIETY OF MODES OF TRANSPORTATION. REGIONAL CONNECTIONS INCLUDE CONVENIENT ACCESS TO HIGHWAY 101, INTERSTATE 380, BIKEWAYS, SAN BRUNO BART, SOUTH SAN FRANCISCO CALTRAIN, SAN BRUNO CALTRAIN, THE SAN FRANCISCO BAY TRAIL AND ORANGE PARK.

INFINITE 131

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Parking:
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Oakland, CA 94612

Trash Management:
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Emeryville, CA 94608

Traffic:
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Oakland, CA 94612

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	2023.11.03	1131 N+S 50% SCHEMATIC DESIGN
	2023.08.04	1131 REPOSITIONING / PLANNING APPLICATION PACKAGE
	2023.01.06	PLANNING APPLICATION

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REGIONAL CIRCULATION PLAN

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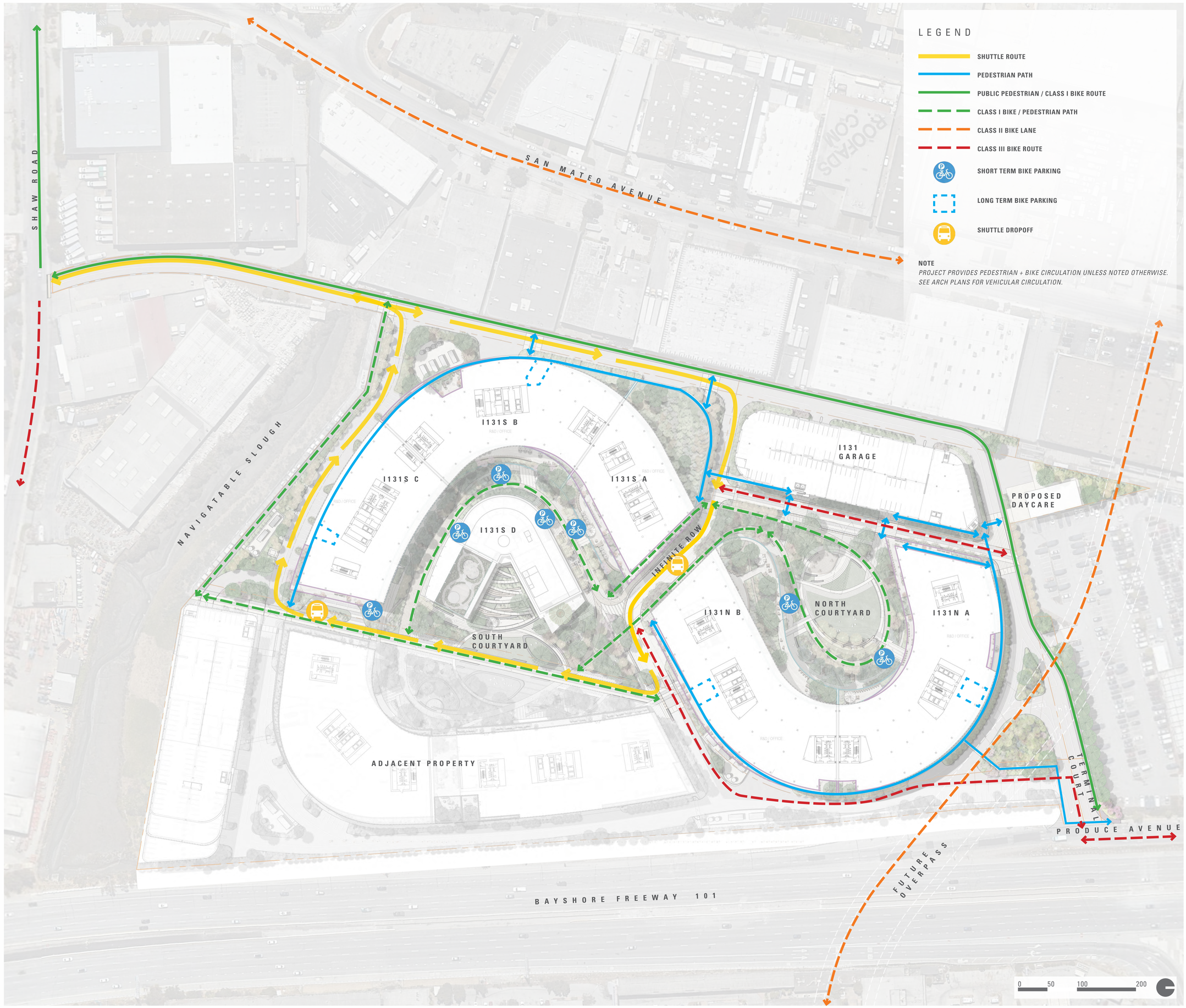

LEGEND

- SHUTTLE ROUTE
- PEDESTRIAN PATH
- PUBLIC PEDESTRIAN / CLASS I BIKE ROUTE
- CLASS I BIKE / PEDESTRIAN PATH
- CLASS II BIKE LANE
- CLASS III BIKE ROUTE
- SHORT TERM BIKE PARKING
- LONG TERM BIKE PARKING
- SHUTTLE DROPOFF

NOTE

PROJECT PROVIDES PEDESTRIAN + BIKE CIRCULATION UNLESS NOTED OTHERWISE. SEE ARCH PLANS FOR VEHICULAR CIRCULATION.

INFINITE 131

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	2023.01.06	PLANNING APPLICATION

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SITE CIRCULATION PLAN

DRAWING NUMBER

L01.02

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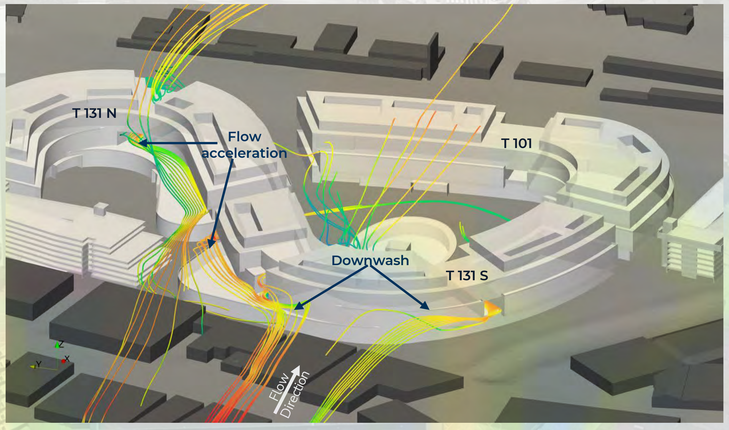

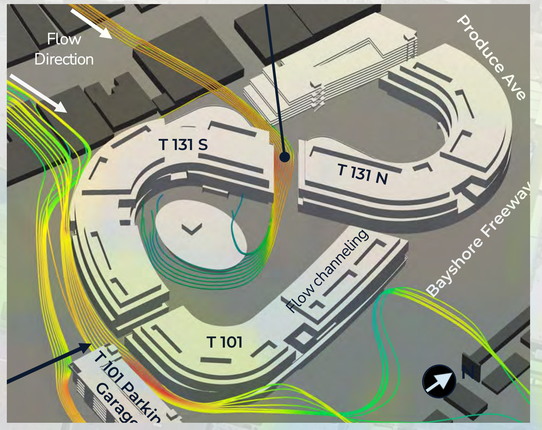

LEGEND

WIND COMFORT RATING

- UNCOMFORTABLE
- PEDESTRIAN STANDING
- BUSINESS WALKING
- PEDESTRIAN SITTING
- PEDESTRIAN WALKING
- OUTDOOR DINING

SUN PATH EAST TO WEST DIRECTION

MARCH 21:	7:10 AM - 7:22 PM	SPRING EQUINOX
JUNE 21:	5:48 AM - 8:33 PM	SUMMER SOLSTICE
SEPTEMBER 21:	6:56 AM - 7:06 PM	FALL EQUINOX
DECEMBER 21:	7:20 AM - 4:54 PM	WINTER SOLSTICE

FREEWAY NOISE

SLOUGH

WIND DIAGRAM FOR AMENITY BUILDING

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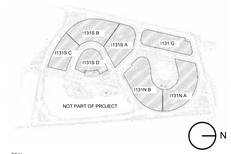

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SITE ANALYSIS PLAN

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L01.03

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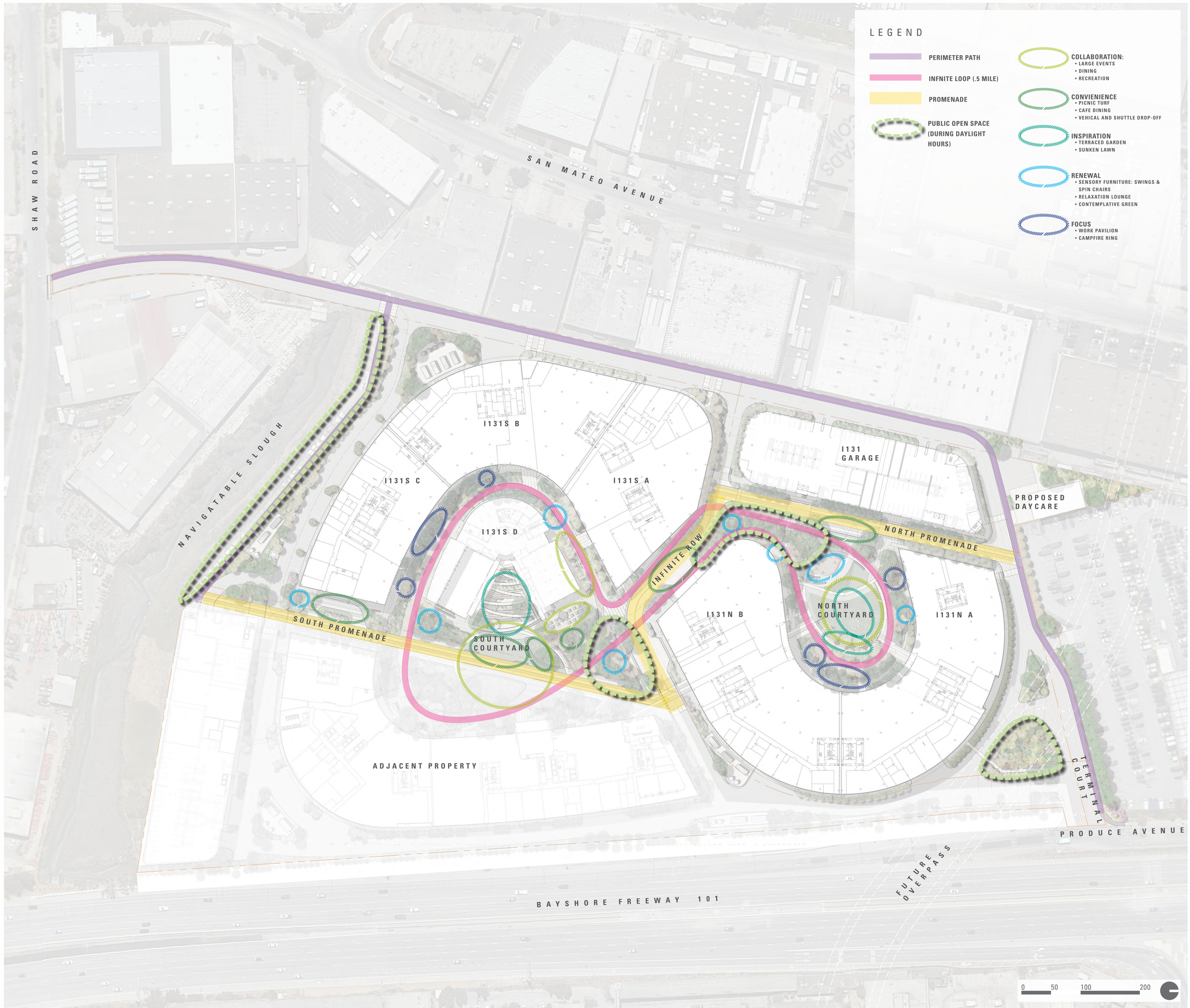

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131 TERMINAL CT
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ACTIVITY DIAGRAM PLAN

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THE BIOPHILIC SANCTUARY - A LINK TO NATURE

THE LANDSCAPE CONCEPT FOR THE TERMINAL 131 PROJECT FOCUSES ON SUSTAINABLE CONNECTIONS TO NATURE. USING A BIOPHILIC DESIGN APPROACH PROVIDES FOR THE INNATE HUMAN NEED TO BE CONNECTED TO NATURE FOR PHYSICAL, MENTAL AND SPIRITUAL HEALTH AND WELLNESS. WITH A PLETHORA OF RESEARCH REVEALING THE BENEFITS OF MAINTAINING A CONNECTION TO NATURE AND SPENDING TIME OUTDOORS FOUND TO BE DIRECTLY LINKED TO HEALTH BENEFITS, WE WANT TO SUPPORT THE HEALTH AND EXPERIENCE OF THE USERS AND THE ENVIRONMENT.

IT STARTS WITH UNDERSTANDING AND CONNECTING TO THE SITE, A COASTAL RIPARIAN ECOSYSTEM. THAT INSPIRED THE USE OF NATIVE PLANT COMMUNITIES OF THE RIPARIAN FOREST / MEADOW PLANT COMMUNITY SEEKING A CONNECTION TO THE BAY AND THE UPLAND COASTAL OAK SCRUB / PLANT COMMUNITY SEEKING A CONNECTION TO THE SKY. USING THE FOREST TO BRING THE SCALE OF THE BUILDINGS DOWN TO EARTH AND CREATING AN OPPORTUNITY TO ENVELOPE AND IMMERSE USERS IN A FOREST THAT OFFERS A STRONG CONNECTION TO NATURE. THE FOREST FOLLOWS THE PERIMETER OF THE BUILDINGS WITH SOME DECIDUOUS AND SOME EVERGREEN NATIVE TREES TO ALLOW THE LIGHT IN WINTER AND TO SHADE THE BUILDINGS IN THE SUMMER. THE NATIVE GRASSES AND MEADOWS WOULD PROVIDE A RICH GROUND LEVEL PLANTING WITH A VARIETY OF COLORS, TEXTURES AND SCENTS THAT INVITE A CONNECTION TO NATURE.

INFINITE 131

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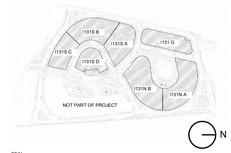
KEYPLAN



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PROMENADE:
DIRECTIONAL PERMEABLE PAVERS


INFINITE LOOP:
GRANITE CRETE


BUILDING PERIMETER:
VERTICALLY ALIGNED PERMEABLE PAVER


MEANDERING WALK:
DECOMPOSED GRANITE


LOBBIES:
PERMEABLE PAVING

PAVING/SURFACE



LAWN OR TURF



FURNITURE/STRUCTURES

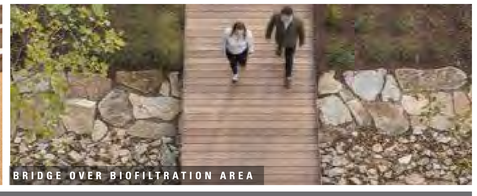

PAVILION



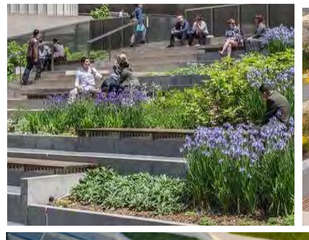



RECREATIONAL GREEN

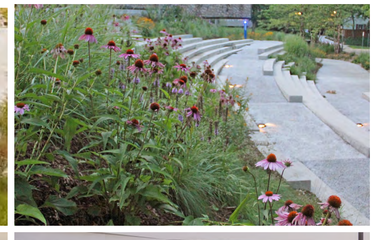

TERRACED SEATS


BRIDGE OVER BIOFILTRATION AREA

131N LANDSCAPE AMENITIES








COLLABORATION AMPLITHEATER



131S LANDSCAPE AMENITIES

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San Francisco, CA 94108

Code:
JENSEN HUGHES
1220 Concord Ave., Suite 400,
Concord CA 94520

KEYPLAN:



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NO.	DATE	DESCRIPTION
	2025.08.25	I131 PLANNING APPLICATION RESUBMITTAL
	2023.12.21	I131 N+S 100% SCHEMATIC DESIGN
	2023.11.03	I131 N+S 50% SCHEMATIC DESIGN
	2023.05.04	I131 REPOSITIONING / PLANNING APPLICATION PACKAGE
	2023.01.06	PLANNING APPLICATION

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DRAWING TITLE

LANDSCAPE PLAN

DRAWING NUMBER

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INFINITE 131

131 TERMINAL CT
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OWNER

STEELWAVE
STEELWAVE
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555 Beach St floor 4,
San Francisco, CA 94133

Lighting:
FRANCIS KRAHE & ASSOCIATES
304 S Broadway #300,
Los Angeles, CA 90013

Parking:
560 14th St #300,
Oakland, CA 94612

Trash Management:
AMERICAN TRASH MANAGEMENT
1900 Powell St #890,
Emeryville, CA 94608

Traffic:
Consulting Group
1617 Clay Street,
Oakland, CA 94612

MEP:
MEYERS+ ENGINEERS
98 Battery Street, Suite 502,
San Francisco, CA 94111

Vertical Transportation:
ewcG
102 East Blithedale Avenue, Suite 1
Mill Valley, CA 94941

Sustainability:
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I131S ENLARGEMENT PLAN

DRAWING NUMBER

L03.01

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LEGEND

1. ASPHALT AT PERIMETER PATH
2. RAISED CONCRETE CROSSWALK
3. PERMEABLE PAVER AT PROMENADE
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   SIZE: 12X24
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   SIZE: 6X24
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6. GRANITE CRETE AT INFINITE LOOP
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   COLOR: BLUE
8. CRUSHED ROCK
   COLOR: VARIES
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    MAKE: 1-800-BOLLARDS
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16. BIKE RACKS
    MAKE: LANDSCAPE FORMS
    MODEL: LOOP BIKE RACK
17. WORK PAVILION
    MAKE: LANDSCAPE FORMS
    MODEL: UPFIT
18. LARGE UMBRELLA
    MAKE: LANDSCAPE FORMS
    MODEL: TUCCI MEGA MAX

NOTE
ALL PERMEABLE PAVING AND SYNTHETIC TURF REQUIRES SUBDRAINAGE CONNECTED TO STORM DRAINAGE SYSTEM (SEE CIVIL PLANS)

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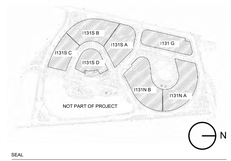

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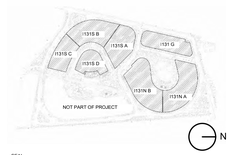

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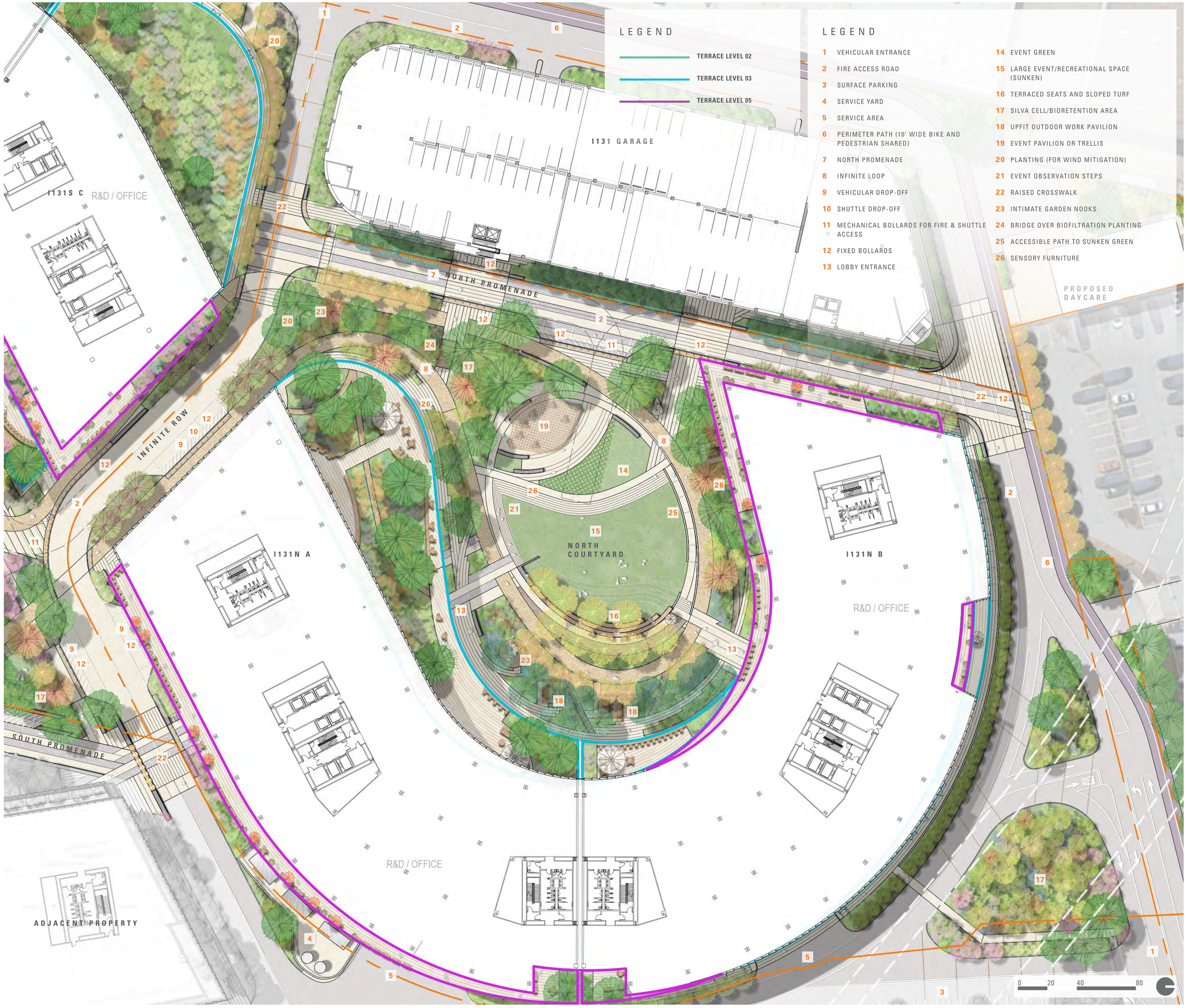

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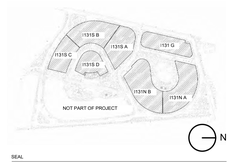

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I131N ENLARGEMENT PLAN

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LEGEND

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    MODEL: LOOP BIKE RACK
17. WORK PAVILION
    MAKE: LANDSCAPE FORMS
    MODEL: UPFIT
18. WOOD BRIDGE

NOTE
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INFINITE 131

131 TERMINAL CT
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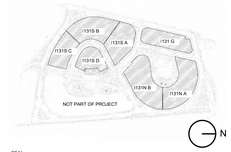

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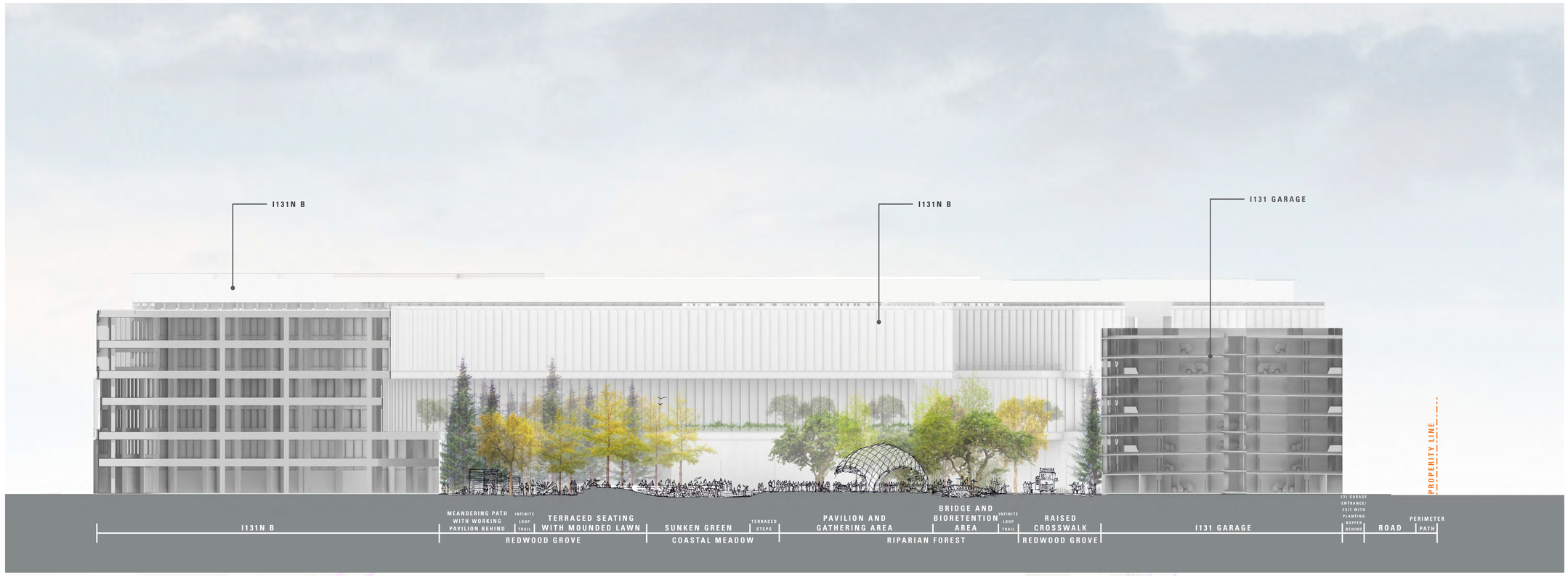

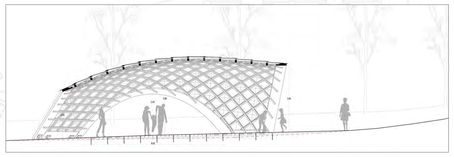

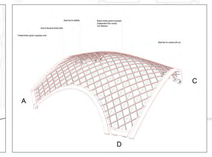







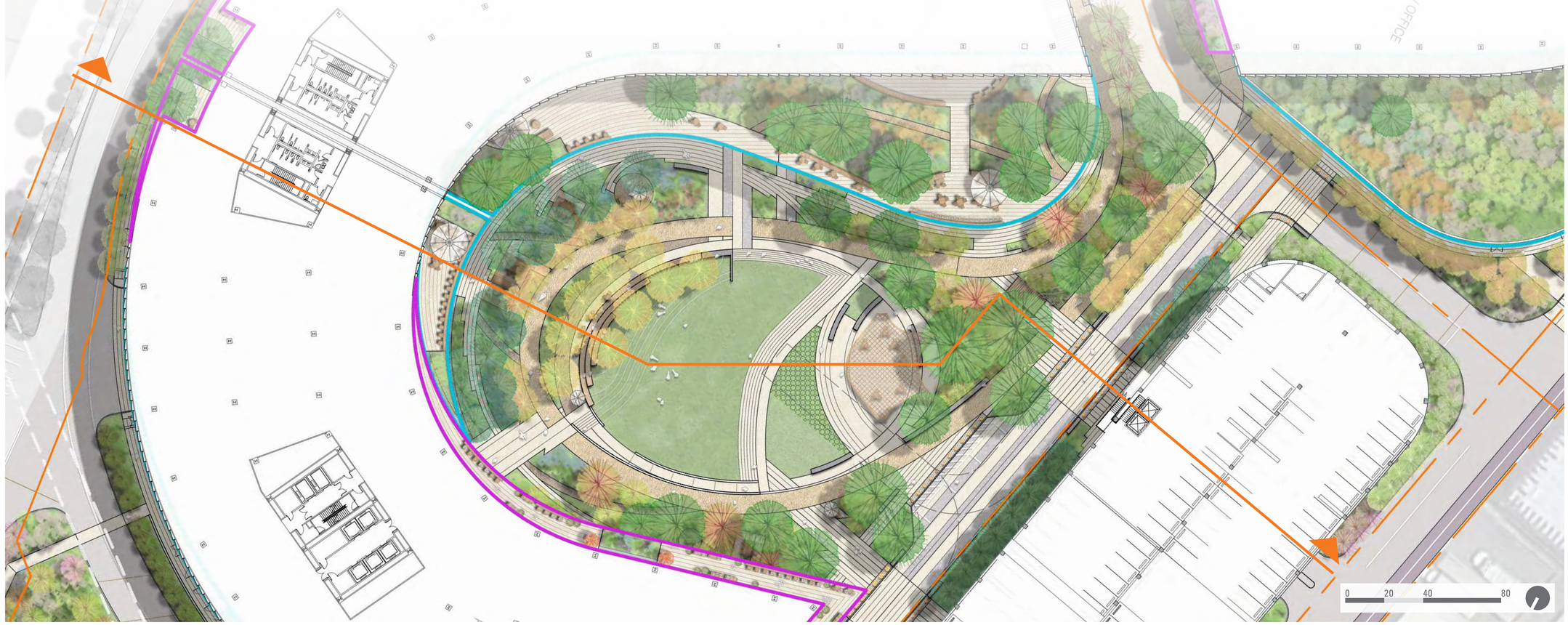

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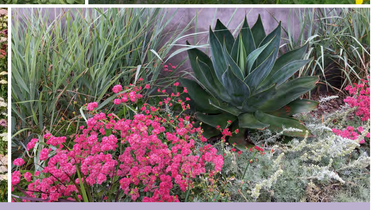
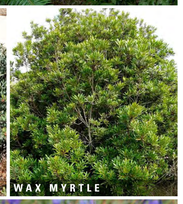

COASTAL CHAPPARAL





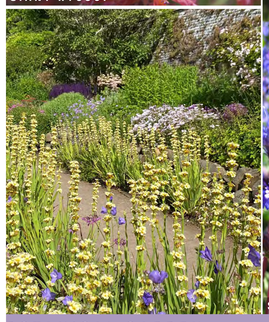


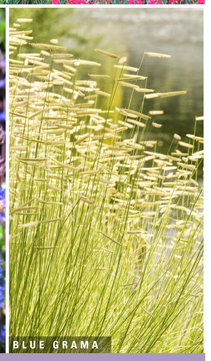




OAK WOODLAND





BOTANICAL GARDEN










COASTAL MEADOW/BIORETENTION












RIPARIAN FOREST

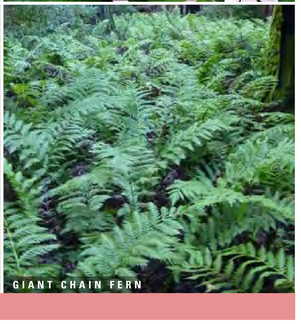










REDWOOD GROVE





SUN TERRACES

PART SHADE TERRACES

SHADE TERRACES

INFINITE 131

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PLANTING COMMUNITY IMAGERY

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TREES

KEY	BOTANICAL NAME	COMMON NAME	CONTAINER SIZE (MIN)	HEIGHT AND WIDTH	QUANTITY	WATER USE WUCOLS 1	STORMWATER TREATMENT	FIRE ACCESS TREE	DECIDUOUS	NATIVE
AC	ACER CIRCINATUM	VINE MAPLE	24" BOX	15 X 15	13	M	X		●	X
AM	ACER MACROPHYLLUM	BIGLEAF MAPLE	24" BOX	50 X 30	12	M	X		●	X
AS	ARBUTUS 'MARINA'	STRAWBERRY TREE	24" BOX	20 X 20	16	L	X	X		
AU	ARBUTUS UNEDO	STRAWBERRY TREE (MULTI-TRUNK)	24" BOX	15 X 15	34	L	X	X		
CT	CEANOTHUS 'SNOW FLURRY'	CALIFORNIA LILAC	5 GAL	10 X 12	47	L		X		X
CO	CERCIS OCCIDENTALIS	WESTERN REDBUD	48" BOX	15 X 15	67	VL	X		●	X
CC	CORYLUS CORNUTA	BEAKED HAZELNUT	24" BOX	10 X 10	11	M			●	X
G	GINKGO BILOBA 'AUTUMN GOLD'	AUTUMN GOLD GINKGO	48" BOX	45 X 45	23	M			●	
HA	HETEROMELES ARBUTIFOLIA	TOYON	24" BOX	10 X 8	40	L	X			X
LF	LYONOTHAMNUS FLORIBUNDUS	CATALINA IRONWOOD	15 GAL	25 X 15	39	L	X			X
OS	OLEA EUROPAEA 'SWAN HILL'	FRUITLESS OLIVE	24" BOX	25 X 20	9	VL				
PR	PLATANUS RACEMOSA	CALIFORNIA SYCAMORE	24" BOX	50 X 30	35	M	X		●	X
PF	POPULUS FREMONTII	WESTERN COTTONWOOD	24" BOX	50 X 30	81	M	X		●	X
QA	QUERCUS AGRIFOLIA	COAST LIVE OAK	120" BOX	40 X 40	11	VL	X			X
QA	QUERCUS AGRIFOLIA	COAST LIVE OAK	24" BOX	40 X 40	1	VL	X			X
QA	QUERCUS AGRIFOLIA	COAST LIVE OAK	72" AB	40 X 40	30	VL	X			X
QA	QUERCUS AGRIFOLIA	COAST LIVE OAK	60" AB	40 X 40	35	VL	X			X
QA	QUERCUS AGRIFOLIA	COAST LIVE OAK	48" AB	40 X 40	18	VL	X			X
QS	QUERCUS SUBER	CORK OAK	72" AB	50 X 30	1	L	X			
SL	SALIX LASIOLEPIS	ARROYO WILLOW	15 GAL	15 X 10	70	M*	X	X	●	X
SS	SEQUOIA SEMPERVIRENS 'SOQUEL'	COAST REDWOOD	24" BOX	80 X 20	66	H	X			X

*** TOTAL TREE QUANTITY: 659**

SUN TERRACE

	BOTANICAL NAME	COMMON NAME	CONTAINER SIZE (MIN)	HEIGHT X WIDTH	QUANTITY	E, D, ED	WATER USE WUCOLS 1	NATIVE
	ACACIA BOORMANII	SNOWY RIVER WATTLE	1 GAL	10 X 6	11	E	L	
	ACHILLEA PAPRIKA	YARROW	1 GAL	1 X 1	57	E	L	X
	AEONIUM CULTIVARS	AEONIUM	1 GAL	2 X 2	57	E	L	
	AGAVE SPECIES	CENTURY PLANT	1 GAL	4 X 6	29	E	L	
	ARISTIDA PURPUREA	PURPLE THREE AWN	1 GAL	2 X 2	57	E	VL	X
	ASCLEPIAS SPECIOSA	SHOWY MILKWEED	1 GAL	2 X 4	29	E	M	X
	CALAMAGROSTIS NUTKAENSIS	PACIFIC REED GRASS	5 GAL	3 X 3	29	ED	M	X
	CISTUS LADANIFER	ROCK ROSE	1 GAL	4 X 4	11	E	L	
	ERIOGONUM ARBORESCENS	SANTA CRUZ ISLAND BUCKWHEAT	1 GAL	3 X 3	17	E	L	X
	FESTUCA MAIREI	ATLAS FESCUE	1 GAL	2 X 2	86	ED	L	
	KNIFOPHIA 'CHRISTMAS CHEER'	RED HOT POKER	1 GAL	3 X 2	57	E	L	X
	MISCANTHUS 'MORNING LIGHT'	MAIDEN GRASS	1 GAL	3 X 4	29	ED	L	
	PENSTEMON SPECIES	BEARDTONGUE	1 GAL	2 X 2	23	E	VL	X
	SALVIA SPECIES	SAGE	5 GAL	4 X 4	57	E	L	X
	TAGETES LEMMONII	MOUNTAIN MARIGOLD	1 GAL	4 X 6	11	E	L	
	YUCCA ROSTRATA 'SAFFIRE SKYS'	BEAKED BLUE YUCCA	5 GAL	5 X 3	11	E	VL	

*** E = EVERGREEN, D = DECIDUOUS AND ED = EVERGREEN/DECIDUOUS**

SHADE TERRACE

	BOTANICAL NAME	COMMON NAME	CONTAINER SIZE (MIN)	HEIGHT X WIDTH	QUANTITY	E, D, ED	WATER USE WUCOLS 1	NATIVE
	ACANTHUS MOLLIS	BEARS BREACH	1 GAL	4 X 4	103	E	M	
	AGAVE BRACTEOSA	SQUID AGAVE	1 GAL	1 X 2	83	E	L	
	BULBINE FRUTESCENS	ORANGE BULBINE	1 GAL	1 X 1	103	E	M	
	CAREX TUMULICOLA	FOOTHILL SEDGE	1 GAL	1 X 1	103	E	L	X
	DICKSONIA ANTARCTICA	AUSTRALIAN TREE FERN	5 GAL	10 X 10	41	E	H	
	FRANGULA 'MOUND SAN BRUNO'	MOUND SAN BRUNO CALIFORNIA COFFEEBERRY	5 GAL	4 X 5	41	E	L	X
	GERANIUM 'BIOKOVO'	HARDY GERANIUM	1 GAL	1 X 1	206	E	M	
	HEUCHERA SPECIES	CORAL BELLS	1 GAL	1 X 1	206	E	L	X
	IRIS DOUGLASIANA 'PCH'	DOUGLAS IRIS	1 GAL	1 X 1	124	E	L	X
	LOMANDRA HYSTRIX CULTIVARS	MAT RUSH	1 GAL	3 X 4	351	E	L	
	MONARDELLA VILLOSA	COYOTE MINT	1 GAL	2 X 3	62	E	VL	X
	PLECHTRANTHUS NEOCHILUS	LOBSTER FLOWER	1 GAL	1 X 3	103	E	VL	
	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	5 GAL	3 X 3	206	E	M	X
	RUBUS PENTALOBUS	CREEPING RASBERRY	1 GAL	1 X 4	124	E	M	
	SALVIA SPATHACEA	HUMMINGBIRD SAGE	1 GAL	1 X 3	103	E	L	
	WOODWORDIA FIMBRIATA	GIANT CHAIN FERN	1 GAL	4 X 4	103	E	M	X

*** E = EVERGREEN, D = DECIDUOUS AND ED = EVERGREEN/DECIDUOUS**

PART SHADE TERRACE

	BOTANICAL NAME	COMMON NAME	CONTAINER SIZE (MIN)	HEIGHT X WIDTH	QUANTITY	E, D, ED	WATER USE WUCOLS 1	NATIVE
	ACHILLEA 'MOONSHINE'	YARROW	1 GAL	1 X 1	207	E	L	
	ANEMONE 'HONORINE JOBERT'	HONORINE JOBERT JAPANESE ANEMONE	1 GAL	2 X 2	207	E	M	
	DESCHAMPSIA CAESPITOSA	TUFTED HAIRGRASS	1 GAL	3 X 3	415	ED	L	X
	ERIOPHYLUM STAECHADIFOLIUM	SEASIDE WOOLLY SUNFLOWER	1 GAL	2 X 4	207	E		X
	IRIS 'SNOW CANYON'	CANYON SNOW IRIS	1 GAL	1 X 1	415	E	L	X
	LOMANDRA PLATINUM BEAUTY	DWARF MAT RUSH	1 GAL	3 X 3	829	E	L	
	MIMULUS 'JELLY BEAN'	MONKEYFLOWER	1 GAL	3 X 3	207	E	L	X
	MUHLENBERGIA RIGENS	DEERGRASS	1 GAL	3 X 3	622	E	L	X
	PHLOMIS RUSSELIANA	JERUSALEM SAGE	1 GAL	3 X 2	207	E	L	
	RIBES SPECIES	GOOSEBERRY	5 GAL	6 X 3	207	D	L	X
	SALVIA SPATHACEA	HUMMINGBIRD SAGE	1 GAL	1 X 3	207	E	L	X
	STACHYS BYZANTINA	LAMBS' EARS	1 GAL	1 X 1	207	E	L	
	WESTRINGIA VARIETIES	COAST ROSEMARY	1 GAL	2 X 4	207	E	L	

*** E = EVERGREEN, D = DECIDUOUS AND ED = EVERGREEN/DECIDUOUS**

OAK WOODLAND

	BOTANICAL NAME	COMMON NAME	CONTAINER SIZE (MIN)	HEIGHT X WIDTH	QUANTITY	E, D, ED	WATER USE WUCOLS 1	NATIVE
	AEONIUM CULTIVARS	AEONIUMS	1 GAL	4 X 4	18	E	M	
	ARCTOSTAPHYLOS SPECIES	MANZANITA	15 GAL	3 X 6	7	E	L	X
	CEANOTHUS SPECIES	BLUEBLOSSUM	5 GAL	3 X 6	7	E	L	X
	DESCHAMPSIA CAESPITOSA	TUFTED HAIRGRASS	1 GAL	3 X 3	39	ED	L	X
	DIPLACUS AURANTIACUS	BUSH MONKEY FLOWER	1 GAL	2 X 2	14	E	M	X
	FESTUCA RUBRA	RED FESCUE	1 GAL	1 X 1	39	E	L	X
	FRANGULA CALIFORNICA	COFFEEBERRY	15 GAL	6 X 6	7	E	L	X
	HEUCHERA MAXIMA	CORAL BELLS	1 GAL	2 X 2	35	E	M	X
	IRIS DOUGLASIANA	DOUGLAS IRIS	1 GAL	2 X 2	32	E	L	X
	LOMANDRA SPECIES	DWARF MAT RUSH	1 GAL	3 X 3	14	E	L	
	MORELLA CALIFORNICA	PACIFIC WAX MYRTLE	15 GAL	15 X 15	7	E	M	X
	MUHLENBERGIA RIGENS	DEER GRASS	5 GAL	4 X 4	39	ED	L	X
	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	5 GAL	3 X 3	43	E	M	X
	SALVIA SPECIES	SAGE	5 GAL	4 X 4	11	E	L	X
	STACHYS BULLATA	HEDGENETTLE	1 GAL	2 X 2	43	H	L	X

*** E = EVERGREEN, D = DECIDUOUS AND ED = EVERGREEN/DECIDUOUS**

RIPARIAN FOREST

	BOTANICAL NAME	COMMON NAME	CONTAINER SIZE (MIN)	HEIGHT X WIDTH	QUANTITY	E, D, ED	WATER USE WUCOLS 1	NATIVE
	AQUILEGIA FORMOSA	WESTERN COLUMBINE	1 GAL	1 X 1	88	ED	L	X
	CAREX TUMULICOLA	FOOTHILL SEDGE	1 GAL	1 X 1	881	E	L	X
	CLINOPODIUM DOUGLASII	YERBA BUENA	4" POT	3 X 3	220	E	L	X
	CORNUS SERICEA	RED TWIG DOGWOOD	5 GAL	6 X 6	88	D	H	X
	DESCHAMPSIA CAESPITOSA	TUFTED HAIRGRASS	1 GAL	3 X 3	440	ED	L	X
	FRAGERIA CHILOENSIS	BEACH STRAWBERRY	4" POT	1 X 2	220	E	M	X
	FRANGULA CALIFORNICA	COFFEEBERRY	5 GAL	5 X 5	88	E	L	X
	HEUCHERA MAXIMA	CORAL BELLS	1 GAL	2 X 2	88	E	M	X
	HOLODISCUS DISCOLOR	CREAM BUSH	5 GAL	4 X 4	88	D	L	X
	IRIS DOUGLASIANA	DOUGLAS IRIS	1 GAL	1 X 1	440	E	L	X
	JUNCUS PATENS	COMMON RUSH	1 GAL	1 X 1	440	E	L	X
	MUHLENBERGIA RIGENS	DEER GRASS	5 GAL	4 X 4	220	ED	L	X
	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	1 GAL	3 X 3	440	E	M	X
	RIBES SPECIES	GOOSEBERRY	5 GAL	6 X 3	88	D	L	X
	ROSA 'MUTABILIS'	BUTTERFLY ROSE	5 GAL	4 X 4	88	E	L	
	SALVIA SPATHACEA	HUMMINGBIRD SAGE	4" POT	2 X 2	220	E	L	X
	SYMPHORICARPOS MOLLIS	CREEPING SNOWBERRY	1 GAL	2 X 6	88	E	L	X
	WOODWORDIA FIMBRIATA	GIANT CHAIN FERN	5 GAL	4 X 4	176	E	M	X

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BOTANICAL GARDEN

	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT X WIDTH	QUANTITY	E, D, ED	WATER USE WUCOLS 1	NATIVE
	ACHILLEA 'CASSSIS'	CASSIS YARROW			27			X
	AGASTACHE 'APRICOT SUNSHINE'	HUMMINGBIRD MINT			27			
	ALLIUM SPHAEROCEPHALON	ROUND HEADED GARLIC			11			
	BOUTELOUA GRACILIS 'BLONDE AMBITION'	BLUE GRAMA GRASS			27			X
	CALAMAGROSTIS NUTKAENSIS	PACIFIC REEDGRASS			27			X
	CLARKIA AMOENA 'AURORA'	FAREWELL TO SPRING			16			X
	DESCHAMPSIA CAESPITOSA	TUFTED HAIRGRASS			53			X
	ERIOGONUM GRANDE RUBESCENS	RED BUCKWHEAT			27			X
	LEPECHINIA HASTATA	BAJA PITCHER SAGE			16			
	NEPETA TUBEROSA	CATMINT			27			
	PENSTEMON HETEROPHYLUS 'BLUE SPRINGS'	FOOTHILL PENSTEMON			27			X
	ROMNEYA COULTERI	MATILIJA POPPY			5			X
	SALVIA 'DARA'S CHOICE'	DARA'S CHOICE CREEPING SAGE			27			X
	SALVIA 'CELESTIAL BLUE'	CELESTIAL BLUE SAGE			5			X
	SESLERIA AUTUMNALIS	AUTUMN MOOR GRASS			53			
	SYSYRINCHIUM STRIATUM	PALE YELOW-EYED GRASS			27			
	STACHYS BYZANTINA	LAMB'S EAR			27			
	SYMPHYOTRICHUM OBLONGIFOLIUM 'RAYDON'S FAVORITE	AROMATIC ASTER			27			

*** E = EVERGREEN, D = DECIDUOUS AND ED = EVERGREEN/DECIDUOUS**

COASTAL CHAPARRAL

	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT X WIDTH	QUANTITY	E, D, ED	WATER USE WUCOLS 1	NATIVE
	ACHILLEA SPECIES	YARROW	1 GAL	1 X 1	102	E	L	X
	ACMISPON GLABER	DEERWEED	1 GAL	3 X 3	77	E	VL	X
	AGAVE SPECIES	AGAVE	1 GAL	4 X 4	77	E	L	
	ALOE SPECIES	ALOE	1 GAL	2 X 2	77	E	L	
	ARCTOSTAPHYLOS SPECIES	MANZANITA	15 GAL	3 X 6	128	E	L	X
	ARMERIA MARITIMA	SEA THRIFT	1 GAL	1 X 1	77	E	L	X
	ARTEMISIA SPECIES	SAGEWORT	1 GAL	2 X 3	460	E	L	X
	CALAMAGROSTIS NUTKAENSIS	PACIFIC REED GRASS	1GAL	3 X 3	128	E	M	X
	CAREX PANSA	FOOTHILL SEDGE	1 GAL	1 X 1	179	E	M	X
	CEANOTHUS SPECIES	BLUEBLOSSOM	5 GAL	5 X 5	77	E	L	X
	DUDLEYA SPECIES	LIVE FOREVER	1 GAL	2 X 2	77	E	L	X
	ERIGERON GLAUCUS	SEASIDE DAISY	1 GAL	1 X 3	77	E	L	X
	ERIOGONUM PARVIFOLIUM	SEACLIFF BUCKWHEAT	1 GAL	3 X 3	256	E	L	X
	ERIOPHYLUM STAECHADIFOLIUM	LIZARD TAIL	1 GAL	2 X 4	256	E	L	X
	FRAGARIA CHILOENSIS	BEACH STRAWBERRY	4" POT	1 X 2	128	E	M	X
	GRINDELIA CAMPORUM	GUMPLANT	1 GAL	2 X 2	77	E	L	X
	LEYMUS 'CANYON PRINCE'	CANYON PRINCE WILD RYE	1 GAL	4 X 4	128	E	L	X
	LUPINUS ARBOREUS	YELLOW BUSH LUPINE	1 GAL	3 X 3	77	D	L	X
	ROMNEYA COULTERII	MATILIJA POPPY	1 GAL	6 X 6	26	E	VL	X
	SALVIA SPECIES	SAGE	5 GAL	4 X 4	77	E	L	X

*** E = EVERGREEN, D = DECIDUOUS AND ED = EVERGREEN/DECIDUOUS**

REDWOOD GROVE

	BOTANICAL NAME	COMMON NAME	CONTAINER SIZE (MIN)	HEIGHT X WIDTH	QUANTITY	E, D, ED	WATER USE WUCOLS 1	NATIVE
	AQUILEGIA FORMOSA	WESTERN COLUMBINE	1 GAL	1 X 1	155	ED	L	X
	CALYCANTHUS OCCIDENTALIS	SPICEBUSH	15 GAL	3 X 4	52	D	M	X
	CAREX TUMULICOLA	BERKLEY SEDGE	1 GAL	1 X 1	515	E	L	X
	CEANOTHUS THYRSIFLORUS	BLUEBLOSSUM	5 GAL	3 X 6	52	E	L	X
	DICENTRA FORMOSA	BLEEDING HEART	1 GAL	1 X 1	155	E	L	X
	FRANGULA CALIFORNICA	COFFEEBERRY	5 GAL	5 X 5	52	E	L	X
	GALUTHERIA SHALLON	SALAL	5 GAL	3 X 3	129	E	M	X
	HEUCHURA MICRANTHA	CREVICE ALUMROOT	1 GAL	2 X 2	309	E	M	X
	HOLODISCUS DISCOLOR	CREAM BUSH	5 GAL	8 X 10	52	D	L	X
	MAIANTHEMUM STELLATUM	STARRY FALSE LILY OF THE VALLEY	1 GAL	1 X 1	155	E	M	X
	MONARDELLA VILLOSA	COYOTE MINT	1 GAL	2 X 3	77	ED	VL	X
	OXALIS OREGANA	REDWOOD SORREL	1 GAL	.5 X 3	386	E	M	X
	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	1 GAL	3 X 3	258	E	M	X
	VACCINIUM OVATUM	HUCKLEBERRY	5 GAL	3 X 3	77	E	M	X
	WOODWORDIA FIMBRIATA	GIANT CHAIN FERN	5 GAL	4 X 4	155	E	M	X

*** E = EVERGREEN, D = DECIDUOUS AND ED = EVERGREEN/DECIDUOUS**

COASTAL MEADOW / BIORETENTION

	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT X WIDTH	QUANTITY	WATER USE WUCOLS 1	C3	NATIVE
	ACMISPON GLABER	DEERWEED	1 GAL	3 X 3	271	VL		X
	ALLIUM UNIFOLIUM	ONE LEAF ONION	1 GAL	1 X .5	406	L		X
	AQUILEGIA FORMOSA	WESTERN COLUMBINE	1 GAL	1 X 1	271	L		X
	ARCTOSTAPHYLOS HOOKERI	HOOKERS MANZANITA	5 GAL	2 X 6	271	L	X	X
	ARTEMISIA CALIFORNICA	SAGEBRUSH	5 GAL	2 X 4	271	L		X
	ATRIPLEX LENTIFORMIS	BIG SALTBUSH	5 GAL	5 X 5	271	VL		X
	CALAMAGROSTIS NUTKAENSIS	PACIFIC REED GRASS	5 GAL	3 X 3	677	M	X	X
	CAREX TUMULICOLA	SPLIT AWN SEDGE	1 GAL	1 X 1	1624	L	X	X
	CEANOTHUS GLORIOUSUS 'ANCHOR BAY'	CEANOTHUS ANCHOR BAY	5 GAL	3 X 6	271	L		X
	DESCHAMPSIA CAESPITOSA	TUFTED HAIRGRASS	1 GAL	3 X 3	1624	L		X
	ERIGERON GLAUCUS	SEASIDE DAISY	1 GAL	1 X 2	271	L	X	X
	ERIOGONUM LATIFOLIUM	COAST BUCKWHEAT	1 GAL	3 X 3	271	L	X	X
	ERIOPHYLUM STAECHADIFOLIUM	YELLOW YARROW	1 GAL	3 X 3	271	NA		X
	ESCHSCHOLZIA CALIFORNICA SSP MARITIMA	COAST POPPY	4" POT	1 X 1	271	VL	X	X
	GRINDELIA CAMPORUM	GUMPLANT	1 GAL	2 X 2	271	NA	X	X
	IRIS DOUGLASIANA	DOUGLAS IRIS	1 GAL	1 X 1	406	L	X	X
	JUNCUS PATTENS	COMMMON RUSH	1 GAL	1 X 1	1083	L	X	X
	LEYMUS 'CANYON PRINCE'	CANYON PRINCE WILD RYE	1 GAL	4 X 4	1083	L		X
	MUHLENBERGIA RIGENS	DEER GRASS	5 GAL	4 X 4	677	L	X	X
	PLANTAGO SUBNUDA	NAKED PLANTAIN	4" POT	1 X 1	271	L		X
	SALVIA CLEVELANDII	CALIFORNIA BLUE SAGE	5 GAL	4 X 6	271	L		X
	SALVIA SPATHACEA	HUMMINGBIRD SAGE	4" POT	4 X 4	271	L		X
	SIDALCEA MALVIFLORA	CHECKERBLOOM	4" POT	2 X 2	271	M	X	X
	SOLIDAGO CALIFORNICA	CALIFORNIA GOLDENROD	1 GAL	2 X 2	271	M		X
	STAPHYS BULLATA	HEDGENETTLE	1 GAL	2 X 2	271	H		X
	STIPA LEPIDA	SMALL FLOWERED NEEDLEGRASS	1 GAL	2 X 2	1353	VL	X	X

PLANTING CONCEPT

CRITERIA

- LOW-WATER USE,
- COMPATIBLE WITH LOCAL SOIL CONDITIONS AND SOUTH SAN FRANCISCO'S DRY, WINDY AND URBAN LANDSCAPE.
- TREES ARE SELECTED FROM THE SOUTH SAN FRANCISCO CURRENT APPROVED TREE PLAN AND THE SAN MATEO COUNTY C3 REGULATED PROJECTS GUIDE.

PLANTING CONCEPT

INSPIRED BY THE ECOLOGICAL HISTORY OF THE SAN FRANCISCO BAY AREA, THE NATIVE, PLANT COMMUNITY BASED PALETTE PROPOSED FOR TERMINAL 131 IS ADAPTED TO THE CHALLENGING COASTAL CONDITIONS WHILE CREATING LUSH, DIVERSE SPACES FOR PEOPLE AND WILDLIFE ALIKE. RIPARIAN FORESTS, COASTAL CHAPARRAL, OAK WOODLAND, COASTAL MEADOWS, GREEN WALLS AND SCREENS SOFTEN THE BUILDING EDGES, ENCLOSE PATHWAYS AND GATHERING SPACES AND PROVIDE VIEWS OF NATURE THROUGHOUT. NATURALISTIC WET MEADOWS OR BIOFILTRATION AREAS CLEAN WATER FROM THE SITE.

RIPARIAN FOREST: CHOSEN FROM THE ECOTONE BETWEEN OAK WOODLAND, RIPARIAN WOODLAND AND REDWOOD FOREST, THIS DYNAMIC MIX OF EVERGREEN AND DECIDUOUS TREES COMBINES LEAFY YELLOWS AND GREENS WITH TALL REDWOODS AND DEEP GREEN OAKS OF NATIVE RIPARIAN TREES. THE SHADY, OPEN UNDERSTORY OF WOODLAND FERNS, SEDGES, GRASSES AND FLOWERING PERENNIALS PROVIDES INTEREST YEAR ROUND WITH A DIVERSE RANGE OF SPECIES.

COASTAL MEADOW: THE COASTAL MEADOW PLANTING INCLUDES A WIDE RANGE OF NATIVE GRASSES, PERENNIALS, WILDFLOWERS AND FLOWERING SHRUBS TO PROVIDE YEAR ROUND INTEREST AND HABITAT FOR BENEFICIAL INSECTS AND BIRDS. GATHERING AREAS OF PAVING, DECKING OR CRUSHED STONE ARE IMMERSED IN THIS DIVERSE SENSORY EXPERIENCE OF WAVING GRASSES, FRAGRANT FOLIAGE AND FLOWERS, AND LUSH GREENERY YEAR ROUND.

COASTAL CHAPARRAL: GRACING THE EDGES OF PATHWAYS, THIS MIX OF DIVERSE COASTAL SHRUBS AND PERENNIALS PROVIDES CONTRASTS OF COLOR AND TEXTURE. SWATHS OF NATIVE PERENNIAL WILDFLOWERS LIKE BUCKWHEATS AND SAGES PROVIDE EXCELLENT POLLINATOR HABITAT AND STRUCTURAL SUCCULENTS PUNCTUATE THE MIX.

OAK WOODLAND: THE OAK WOODLAND PLANTING INCLUDES DROUGHT-TOLERANT FERNS, GRASSES, AND PERENNIALS THAT PROVIDE HABITAT AND INTEREST. THE PLANTING IS DESIGNED TO COMPLEMENT THE CANOPY OF OAKS OVERHEAD AND THRIVE IN THE LOW WATER AND PART SHADE ENVIRONMENT UNDER OAKS.

REDWOOD GROVE THE REDWOOD GROVE PROVIDES A PROTECTED AND CONTEMPLATIVE GLEN OF DENSE REDWOODS AND LUSH REDWOOD UNDERSTORY PLANTINGS. TOWERING AGAINST THE FACADE, THESE TREES WILL HELP NESTLE THE BUILDING AND VISITORS ALIKE INTO THE LANDSCAPE.

PERIMETER HEDGEROW SCREENING: THE LIMITED PLANTING AREA ALONG THE PERMIETER OF THE SITE IS PACKED DENSELY WITH TALL NATIVE SHRUBS AND EVERGREEN TREES WHEREVER POSSIBLE. THE SHRUB UNDERSTORY INCLUDES NATIVE COASTAL MEADOW SPECIES FOR ADDED SEASONAL INTEREST AND SCREENING.

BIORETENTION: DENSE GROVES OF NATIVE WILLOWS DOTTED THROUGHOUT THE BIOFILTRATION BASIN FILTER STORMWATER BEFORE BEING DISCHARGED TO THE ADJACENT SLOUGH. NATIVE SEDGES, RUSHES, GRASSES, SHRUBS AND FLOWERING PERENNIALS ADAPTED TO WET AND DRY PERIODS CREATE A NATURALISTIC, MEADOW LIKE BIOFILTRATION AREA THAT BLENDS INTO THE ADJACENT SLOUGH LANDSCAPE

FIRE ACCESS TREES

TREES UNDER 15' IN HEIGHT ARE PLANTED ON THE SIDES OF THE BUILDINGS THAT ARE DESIGNATED FOR AERIAL FIRE APPARATUS ACCESS.

STORMWATER TREATMENT

BIORETENTION AREAS CLEAN STORMWATER WITH C3 APPROVED PLANTINGS THAT BLEND WITH THE ADJACENT PLANTING AREAS. SOME TREES ARE PLANTED IN SILVA CELLS TO TREAT STORMWATER AND SUPPORT TREE GROWTH.

IRRIGATION CONCEPT

THE IRRIGATION CONCEPT SHALL COMPLY WITH CITY OF SOUTH SAN FRANCISCO WATER EFFICIENT LANDSCAPING REGULATIONS AND THE STATE OF CALIFORNIA WATER EFFICIENT LANDSCAPE ORDINANCE REQUIREMENTS AND UTILIZE AN EFFICIENT AUTOMATED DRIP SYSTEM THAT WILL INCLUDE FLOW SENSING, MASTER VALVE CONTROL WITH AUTO SHUT-OFF AND WEATHER/CLIMATE SENSING. THIS SYSTEM(S) SHALL CONNECT TO A SINGLE DEDICATED WATER METER AND BACKFLOW PREVENTION DEVICE. THIS SITE IS NOT PART OF ANY LOCAL RECYCLED WATER SYSTEM AND IS INTENDED TO UTILIZE POTABLE WATER FOR DRIP IRRIGATION OF THE PREDOMINANTLY LOW WATER USE PLANT PALETTE.

SCHEMATIC DESIGN NARRATIVE

SEE SCHEMATIC DESIGN NARRATIVE FOR SOIL REQUIREMENTS, SUBSURFACE DRAINAGE, SILVA CELLS, BIOFILTRATION, IRRIGATION AND OTHER MATERIALS TO SUPPORT PLANTING.

INFINITE 131

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Sustainability:
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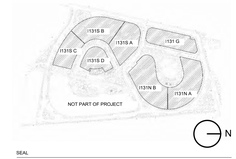
25 Kearny Street, Suite 500,
San Francisco, CA 94108

Code:
JENSEN HUGHES
1220 Concord Ave., Suite 400,
Concord CA 94520

KEYPLAN



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NO.	DATE	DESCRIPTION
	2023.08.25	131 PLANNING APPLICATION RESUBMITTAL
	2023.07.14	131 N+S NON-SCHEMATIC DESIGN
	2023.12.22	131 N+S 50% SCHEMATIC DESIGN
	2023.05.04	131 REPOSITIONING / PLANNING APPLICATION PACKAGE
	2023.01.06	PLANNING APPLICATION

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PLANTING COMMUNITY LEGEND

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L05.01

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LEGEND

KEY	BOTANICAL NAME	COMMON NAME	CONTAINER SIZE (MIN)	HEIGHT AND WIDTH	QUANTITY	WATER USE WUCOLS I	STORMWATER TREATMENT	FIRE ACCESS TREE	DECIDUOUS	NATIVE
AC	ACER CIRCINATUM	VINE MAPLE	24" BOX	15 X 15	13	M	X		●	X
AM	ACER MACROPHYLLUM	BIGLEAF MAPLE	24" BOX	50 X 30	12	M	X		●	X
AS	ARBUTUS 'MARINA'	STRAWBERRY TREE	24" BOX	20 X 20	16	L	X	X		
AU	ARBUTUS UNEDO	STRAWBERRY TREE (MULTI-TRUNK)	24" BOX	15 X 15	34	L	X	X		
CT	CEANOTHUS 'SNOW FLURRY'	CALIFORNIA LILAC	5 GAL	10 X 12	47	L		X		X
CO	CERCIS OCCIDENTALIS	WESTERN REDBUD	48" BOX	15 X 15	67	VL	X		●	X
CC	CORYLUS CORNUTA	BEAKED HAZELNUT	24" BOX	10 X 10	11	M			●	X
G	GINKGO BILOBA 'AUTUMN GOLD'	AUTUMN GOLD GINKGO	48" BOX	45 X 45	17	M			●	
HA	HETEROMELES ARBUTIFOLIA	TOYON	24" BOX	10 X 8	40	L	X			X
LF	LYONOTHAMNUS FLORIBUNDUS	CATALINA IRONWOOD	15 GAL	25 X 15	39	L	X			X
OS	OLEA EUROPAEA 'SWAN HILL'	FRUITLESS OLIVE	24" BOX	25 X 20	9	VL				
PR	PLATANUS RACEMOSA	CALIFORNIA SYCAMORE	24" BOX	50 X 30	35	M	X		●	X
PF	POPULUS FREMONTII	WESTERN COTTONWOOD	24" BOX	50 X 30	81	M	X		●	X
QA	QUERCUS AGRIFOLIA	COAST LIVE OAK	120" BOX	40 X 40	11	VL	X			X
QA	QUERCUS AGRIFOLIA	COAST LIVE OAK	24" BOX	40 X 40	1	VL	X			X
QA	QUERCUS AGRIFOLIA	COAST LIVE OAK	72" AB	40 X 40	30	VL	X			X
QA	QUERCUS AGRIFOLIA	COAST LIVE OAK	60" AB	40 X 40	35	VL	X			X
QA	QUERCUS AGRIFOLIA	COAST LIVE OAK	48" AB	40 X 40	18	VL	X			X
QS	QUERCUS SUBER	CORK OAK	72" AB	50 X 30	1	L	X			
SL	SALIX LASIOLEPIS	ARROYO WILLOW	15 GAL	15 X 10	70	M*	X	X	●	X
SS	SEQUOIA SEMPERVIRENS 'SOQUEL'	COAST REDWOOD	24" BOX	80 X 20	66	H	X			X

INFINITE 131

131 TERMINAL CT
SOUTH SAN FRANCISCO, CA
94080

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25 Kearny Street, Suite 500,
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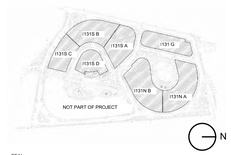
KEYPLAN



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	2023.11.03	I131 N+S 50% SCHEMATIC DESIGN
	2023.05.04	I131 REPOSITIONING / PLANNING APPLICATION PACKAGE
	2023.01.06	PLANNING APPLICATION

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PLANTING COMMUNITY TREE PLAN

DRAWING NUMBER

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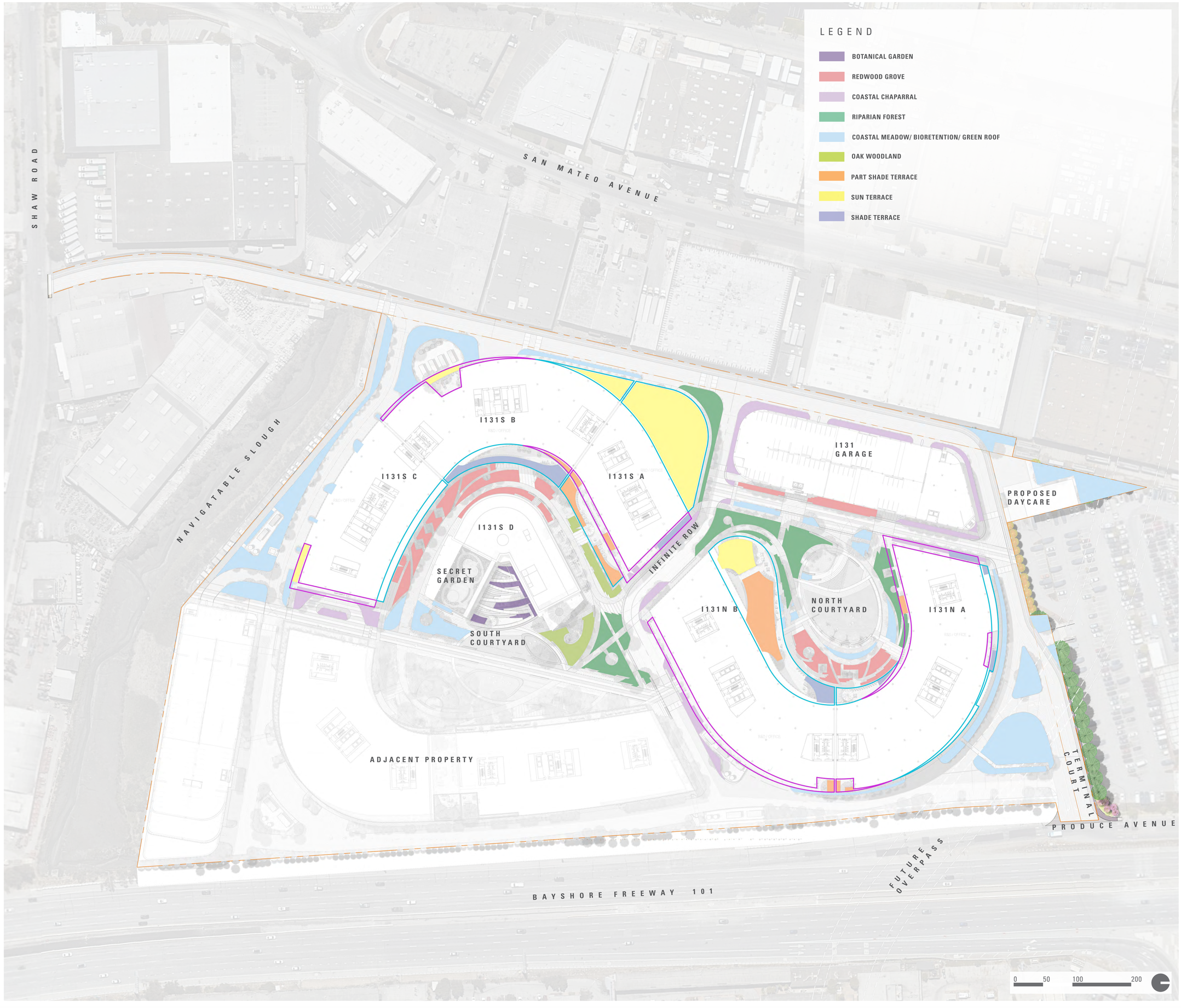

INFINITE 131

131 TERMINAL CT
SOUTH SAN FRANCISCO, CA 94080

OWNER

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STEELWAVE
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SAN FRANCISCO, CA 94111

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PLANTING COMMUNITY UNDERSTORY PLAN

DRAWING NUMBER

L05.03

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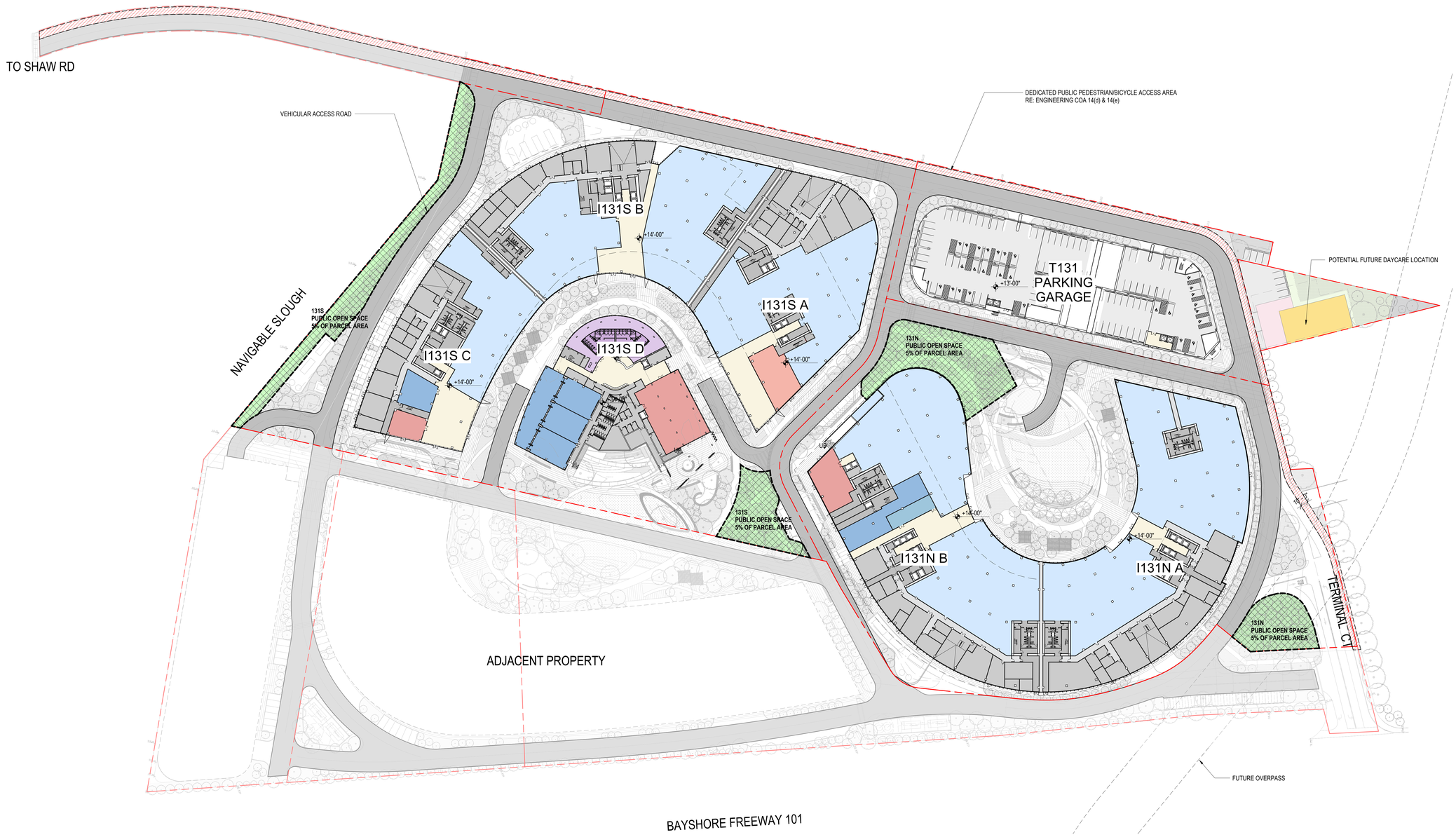
	Total Site Area	Public Open Space	Public Open Space %
Infinite 131S Total	377,507	18,876	5.00%
Infinite 131N Total	390,940	19,528	5.00%
Infinite 131 Total	768,447	38,404	5.00%



SITE PLAN - LEVEL 01
SCALE: 1" = 50'-0"

01

INFINITE 131

131 TERMINAL CT
SOUTH SAN FRANCISCO, CA 94080

OWNER

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25 Kearny Street, Suite 500,
San Francisco, CA 94108

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Concord CA 94520

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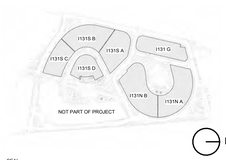

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	2020.12.01	I131 N+S 100% SCHEMATIC DESIGN
	2020.12.01	I131 N+S 100% SCHEMATIC DESIGN
	2020.03.06	I131 RESPONSE/NON-CPLANNING APPLICATION PACKAGE
	2020.01.06	PLANNING APPLICATION

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DRAWING TITLE

OVERALL SITE PLAN - GROUND

DRAWING NUMBER

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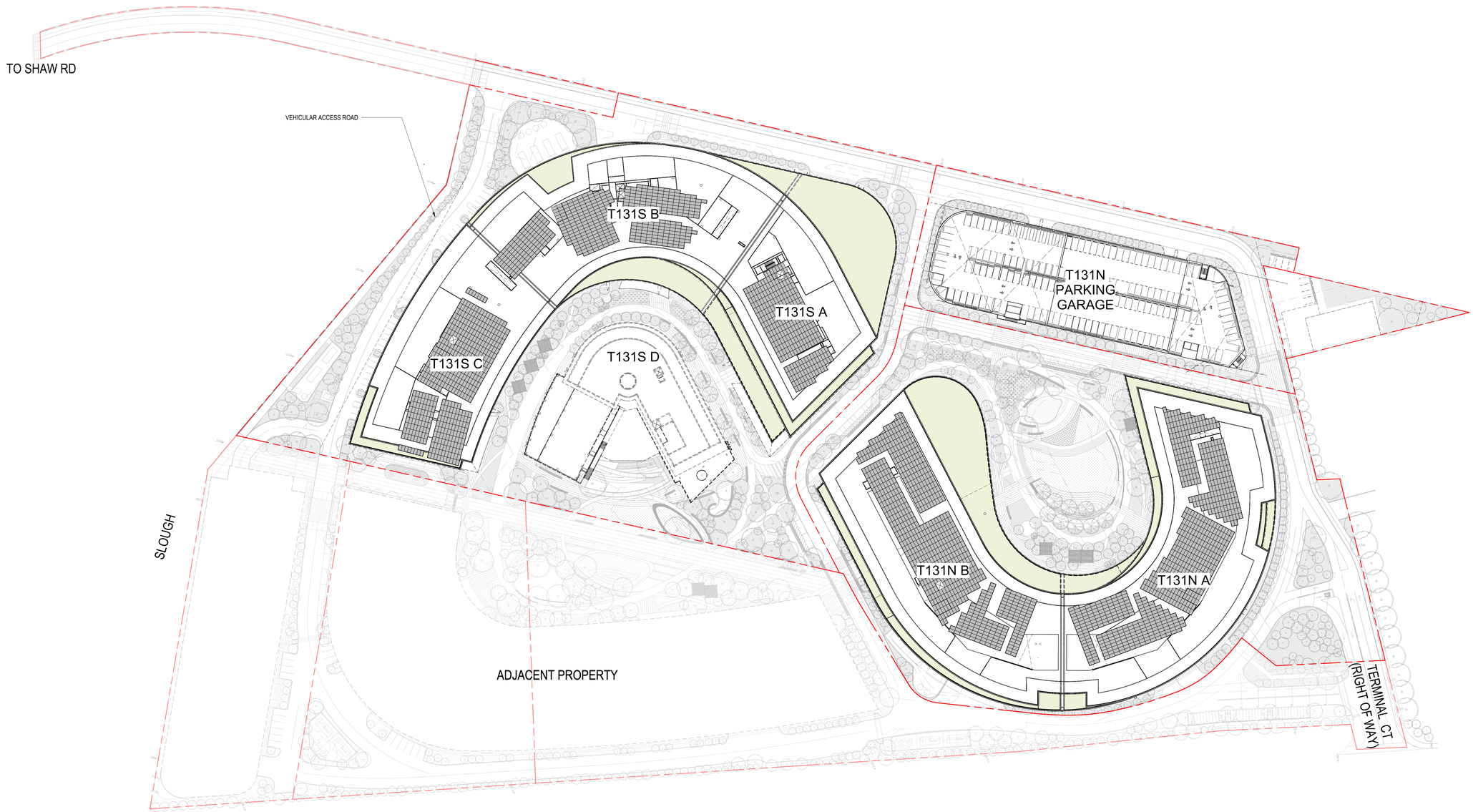

INFINITE 131

131 TERMINAL CT
SOUTH SAN FRANCISCO, CA
94080

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Trash Management:
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KEYPLAN



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	2025.09.25	I131 PLANNING APPLICATION RESUBMITTAL
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OVERALL SITE PLAN - ROOF

DRAWING NUMBER

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T131 -SITE PLAN - ROOF 01
SCALE: 1" = 50'-0"

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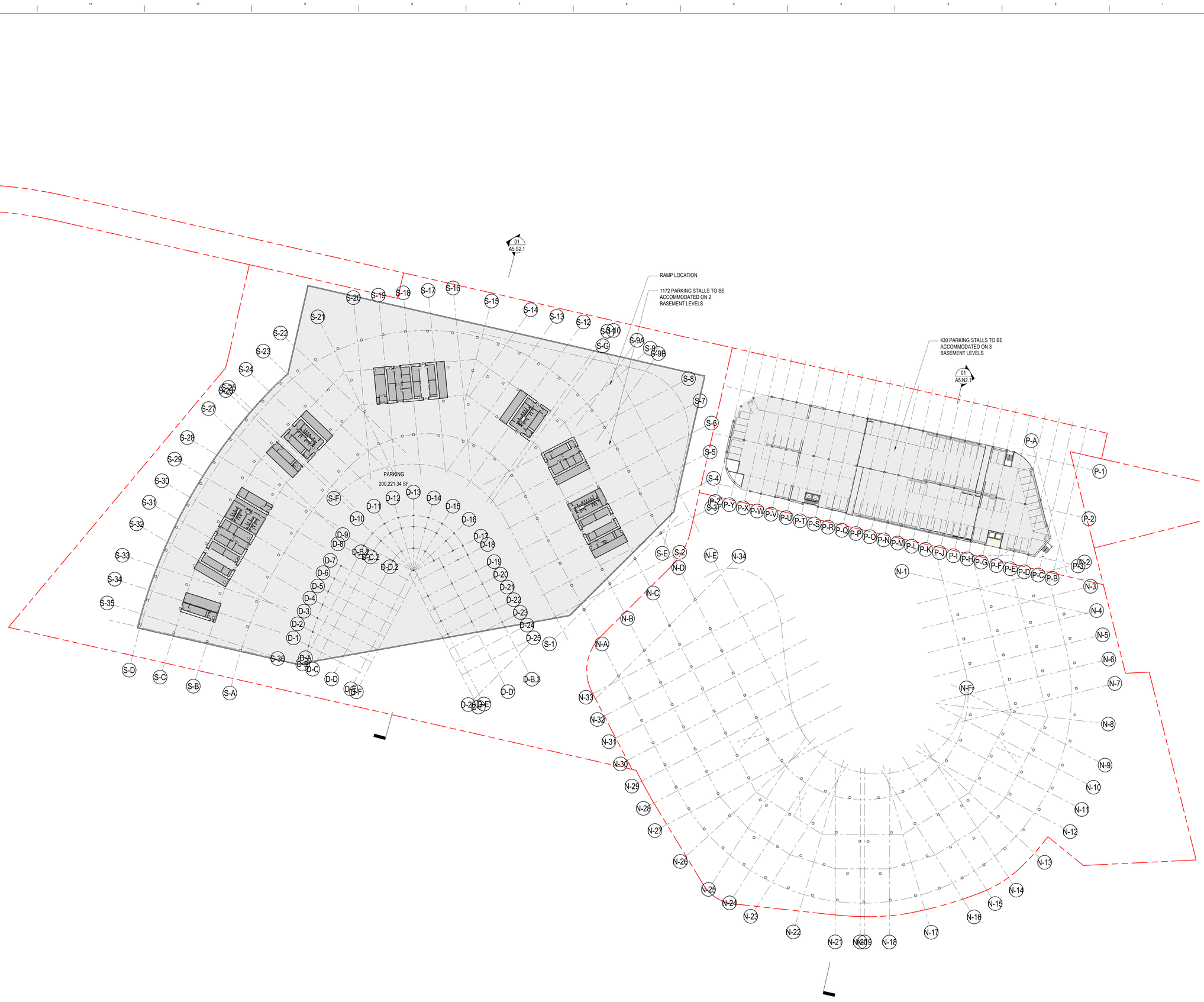

TYPICAL BASEMENT PLAN 01
SCALE: 1" = 40'-0"

INFINITE 131

131 TERMINAL CT
SOUTH SAN FRANCISCO, CA 94080

OWNER

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Parking:
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131 - OVERALL FLOOR PLAN - TYPICAL BASEMENT LEVEL

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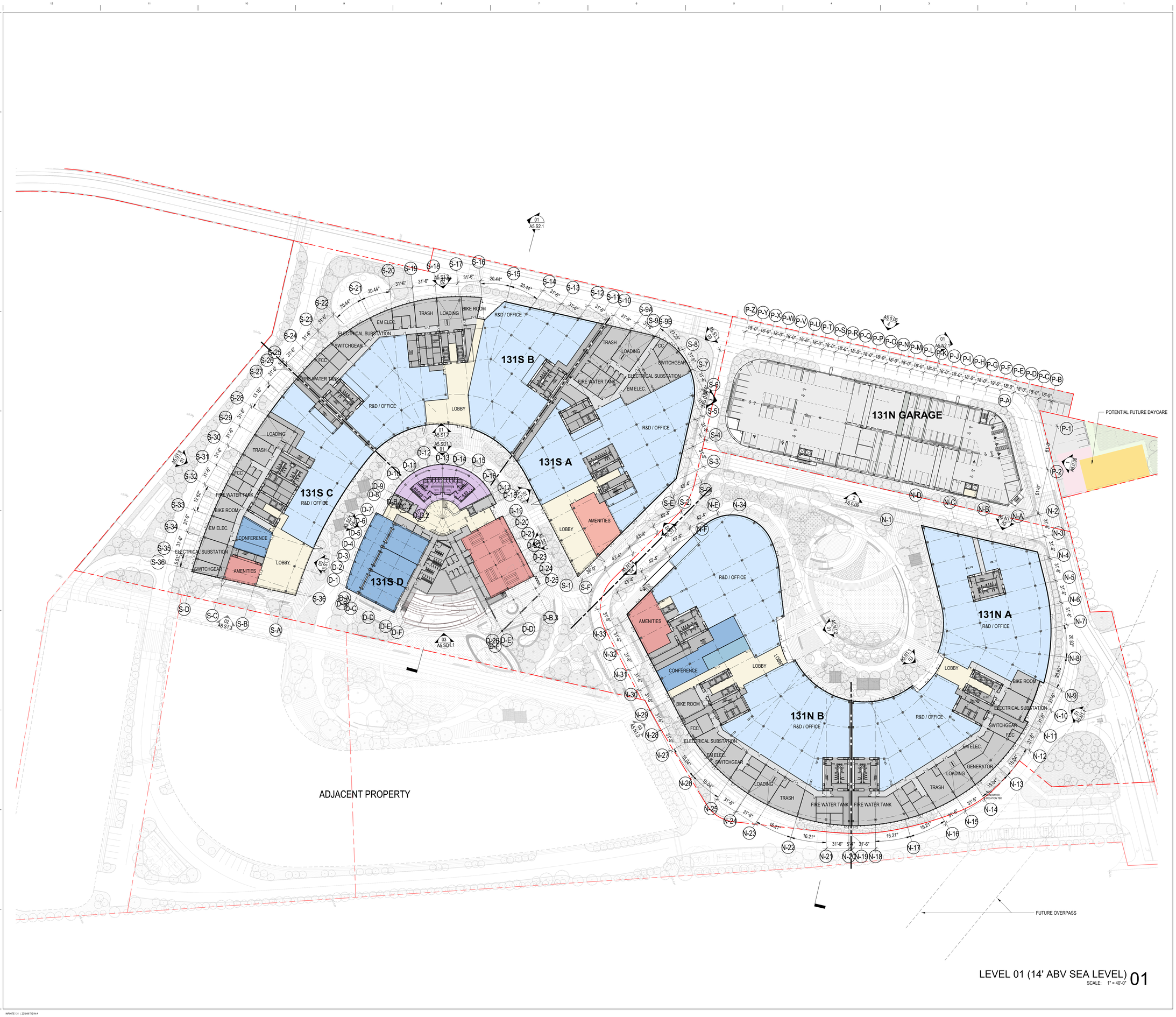

LEVEL 01 (14' ABV SEA LEVEL) 01
SCALE: 1" = 40'-0"

INFINITE 131

131 TERMINAL CT
SOUTH SAN FRANCISCO, CA
94080

OWNER

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Traffic:
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Code:
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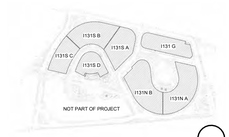
KEYPLAN



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	2023.05.04	131 REPOSITIONING / PLANNING APPLICATION PACKAGE
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131 - OVERALL FLOOR PLAN - LEVEL 1

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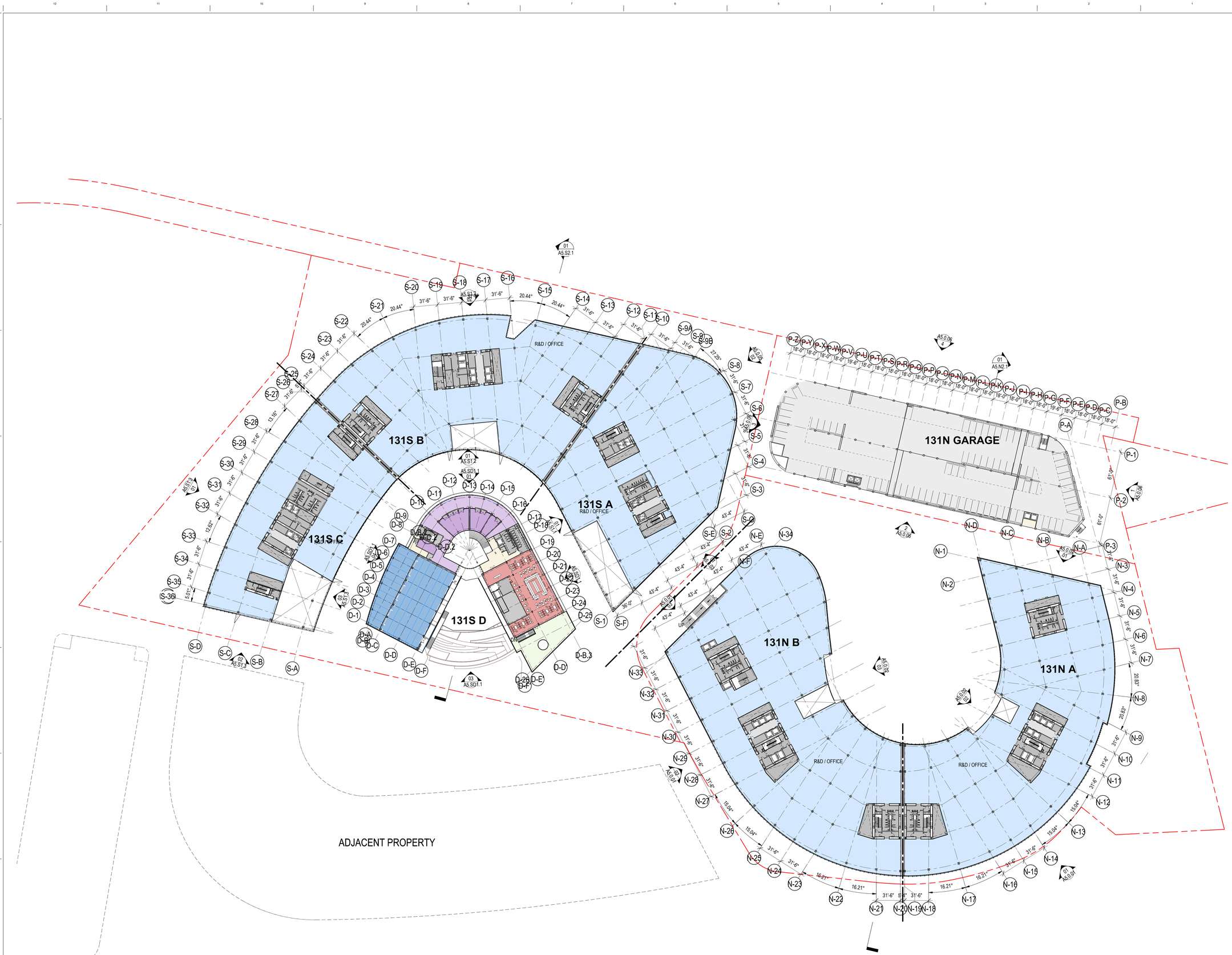

LEVEL 02
SCALE: 1" = 40'-0"

01

INFINITE 131

131 TERMINAL CT
SOUTH SAN FRANCISCO, CA 94080

OWNER

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Traffic:
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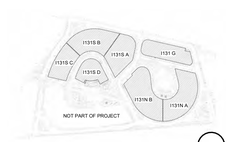

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131 - OVERALL FLOOR PLAN - LEVEL 2

DRAWING NUMBER

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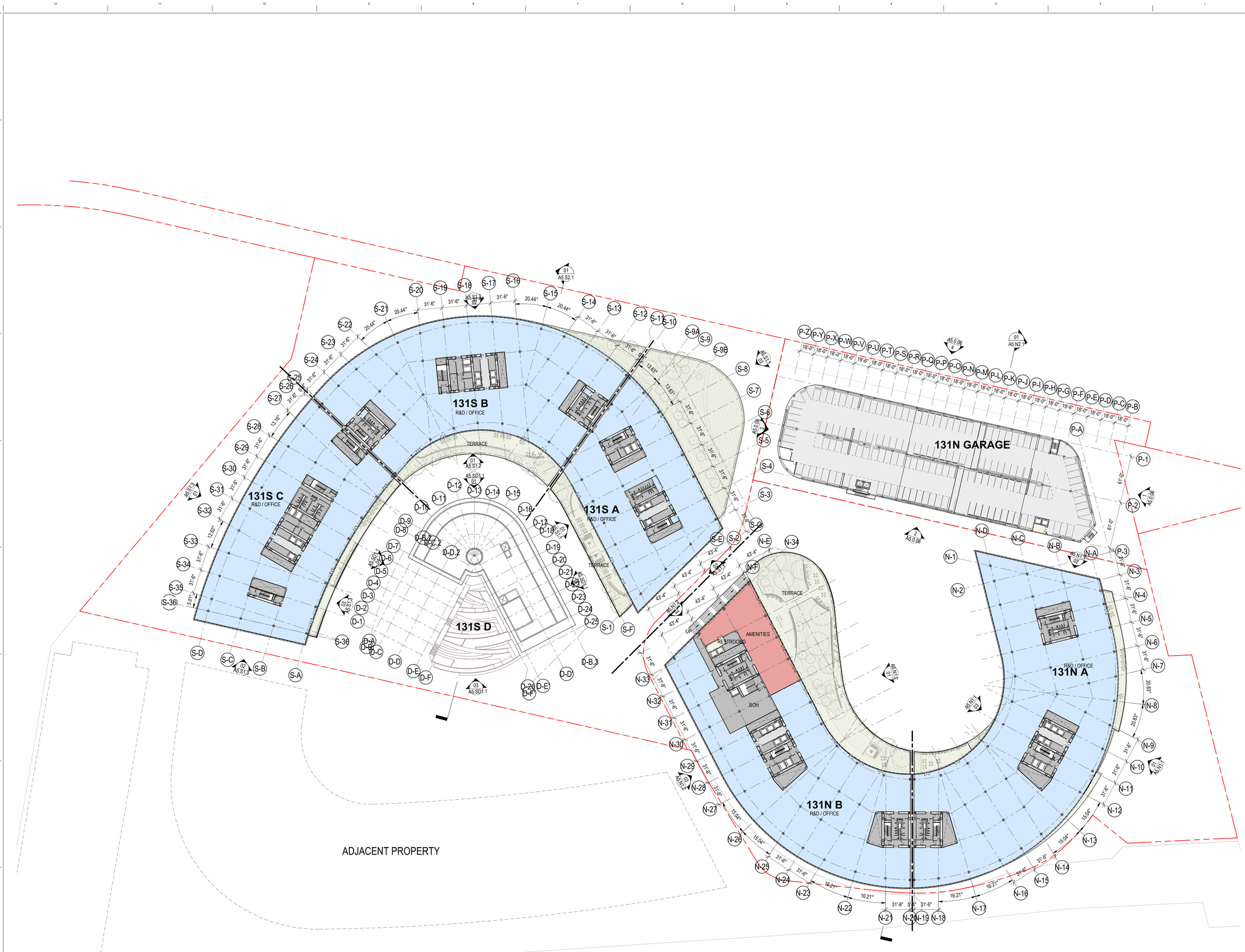

LEVEL 03
SCALE: 1" = 40'-0"

01

INFINITE 131

131 TERMINAL CT
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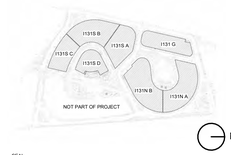

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131 - OVERALL FLOOR PLAN - LEVEL 3

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A2.3.0

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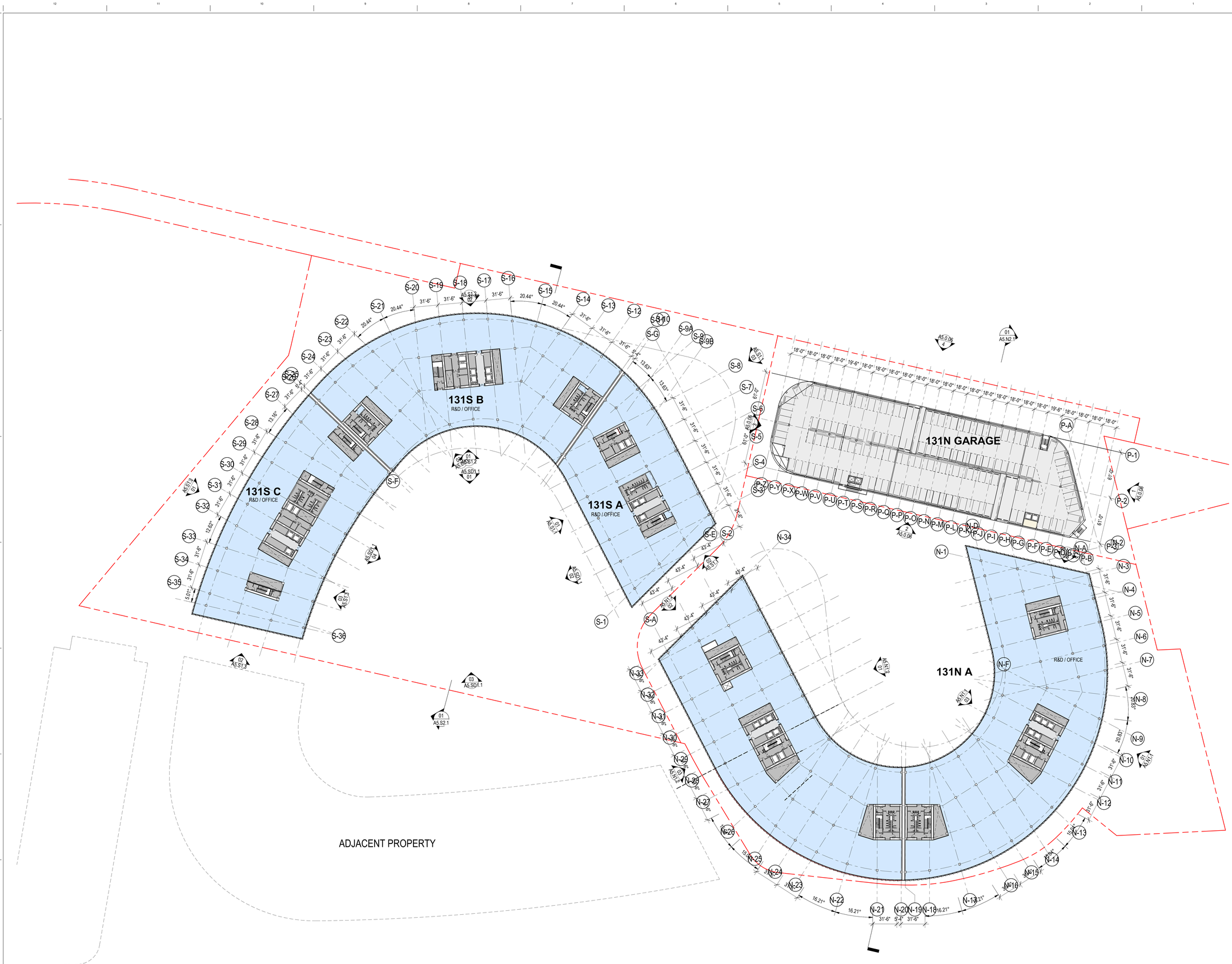

LEVEL 04
SCALE: 1" = 40'-0" 01

INFINITE 131

131 TERMINAL CT
SOUTH SAN FRANCISCO, CA 94080

OWNER

STEELWAVE

STEELWAVE
101 CALIFORNIA STREET, SUITE 800
SAN FRANCISCO, CA 94111

ARCHITECT

SOM

Skidmore, Owings & Merrill LLP
One Maritime Plaza, San Francisco, CA 94111

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Civil:
WARE MALCOMB
4683 Chabot Drive #300,
Pleasanton, CA 94588

Landscaping:
CARDUCCI ASSOCIATES
555 Beach St floor 4,
San Francisco, CA 94133

Lighting:
FRANCIS KRAHE & ASSOCIATES
304 S Broadway #300,
Los Angeles, CA 90013

Parking:
IDC
560 14th St #300,
Oakland, CA 94612

Trash Management:
AMERICAN TRASH MANAGEMENT
1900 Powell St #890,
Emeryville, CA 94608

Traffic:
Consulting Group
1617 Clay Street,
Oakland, CA 94612

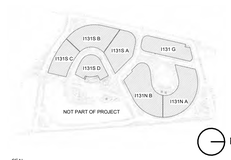
MEP:
MEYERS+ ENGINEERS
98 Battery Street, Suite 502,
San Francisco, CA 94111

Vertical Transportation:
ewcg
102 East Blithedale Avenue, Suite 1
Mill Valley, CA 94941

Sustainability:
atelier ten
25 Kearny Street, Suite 500,
San Francisco, CA 94108

Code:
JENSEN HUGHES
1220 Concord Ave., Suite 400,
Concord CA 94520

KEYPLAN



SEAL

NOT FOR CONSTRUCTION

NO.	DATE	DESCRIPTION
	2025.08.25	I131 PLANNING APPLICATION RESUBMITTAL
	2023.12.21	I131 N+S 100% SCHEMATIC DESIGN
	2023.11.03	I131 N+S 50% SCHEMATIC DESIGN
	2023.05.04	I131 REPOSITIONING / PLANNING APPLICATION PACKAGE
	2020.01.06	PLANNING APPLICATION

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DRAWING TITLE

131 - OVERALL FLOOR PLAN - LEVEL 4

DRAWING NUMBER

A2.4.0

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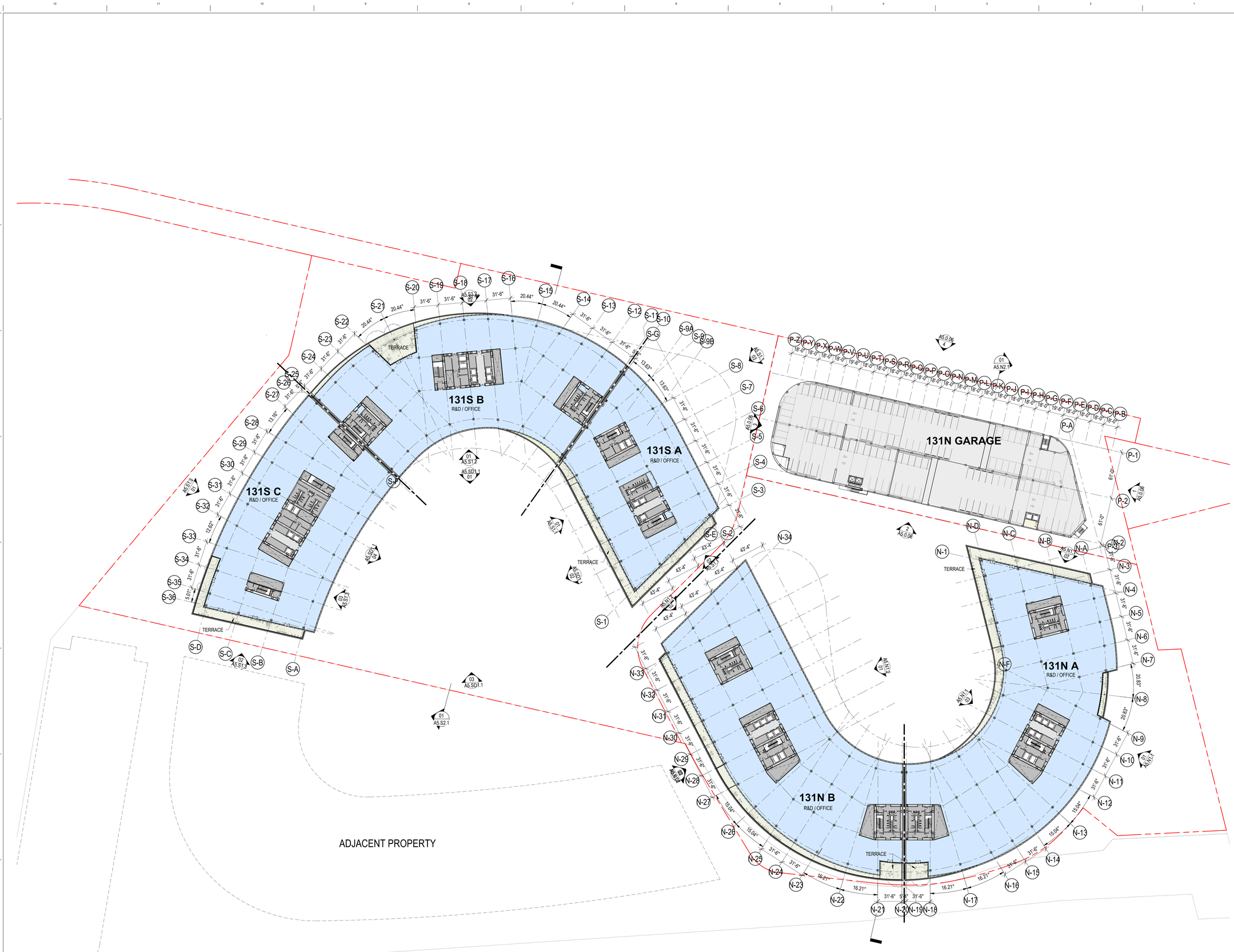

LEVEL 05
SCALE: 1" = 40'-0"

01

INFINITE 131

131 TERMINAL CT
SOUTH SAN FRANCISCO, CA 94080

OWNER

STEELWAVE

STEELWAVE
101 CALIFORNIA STREET, SUITE 800
SAN FRANCISCO, CA 94111

ARCHITECT

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Lighting:
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Los Angeles, CA 90013

Parking:
IDEA
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Oakland, CA 94612

Trash Management:
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Traffic:
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Oakland, CA 94612

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San Francisco, CA 94111

Vertical Transportation:
ewcg
102 East Blithedale Avenue, Suite 1
Mill Valley, CA 94941

Sustainability:
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25 Kearny Street, Suite 500,
San Francisco, CA 94108

Code:
JENSEN HUGHES
1220 Concord Ave., Suite 400,
Concord CA 94520

KEYPLAN



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NO.	DATE	DESCRIPTION
	2025.08.25	131 PLANNING APPLICATION RESUBMITTAL
	2023.12.21	131 N+S 100% SCHEMATIC DESIGN
	2023.11.03	131 N+S 50% SCHEMATIC DESIGN
	2023.05.04	131 REPOSITIONING / PLANNING APPLICATION PACKAGE
	2023.01.06	PLANNING APPLICATION

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DRAWING TITLE

131 - OVERALL FLOOR PLAN - LEVEL 5

DRAWING NUMBER

A2.5.0

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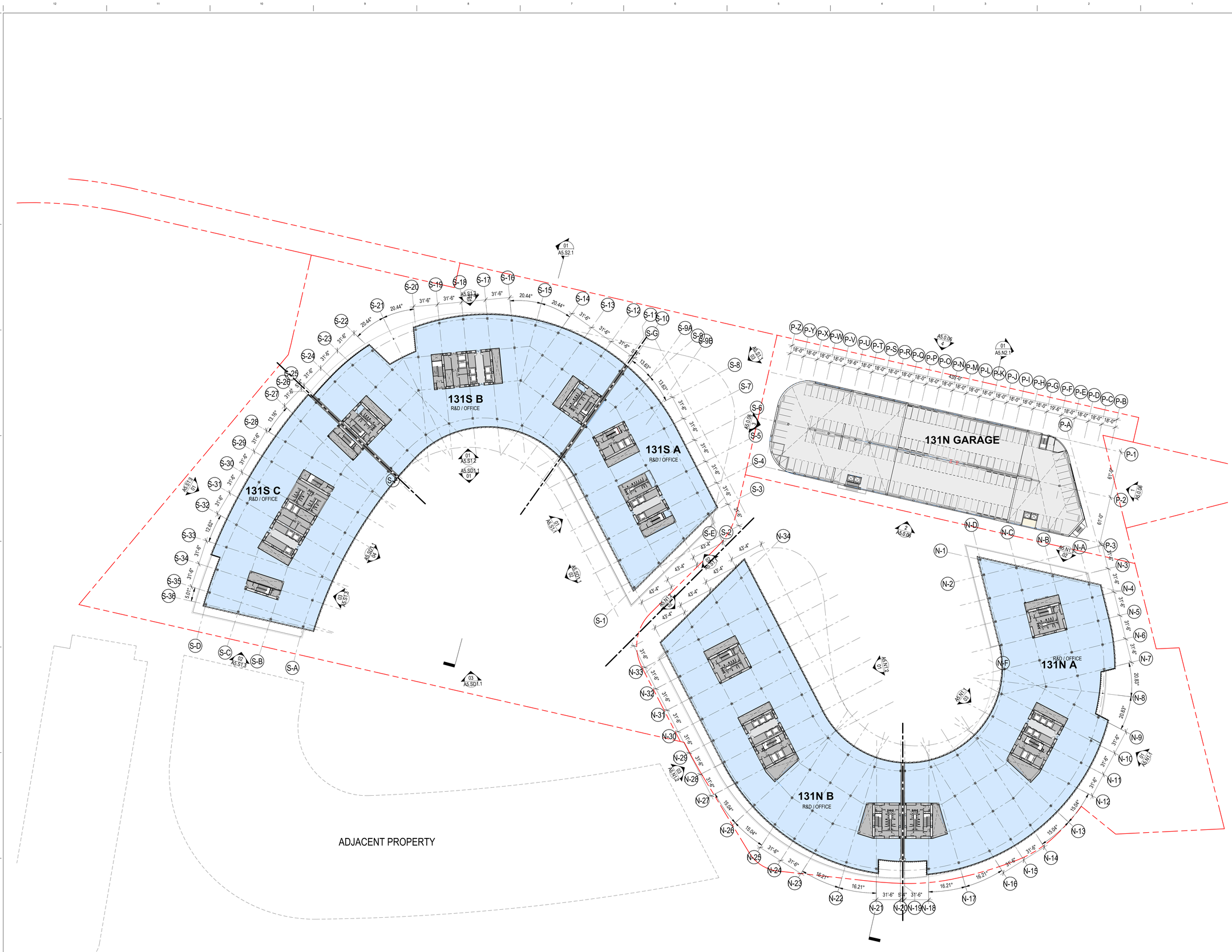

LEVEL 06
SCALE: 1" = 40'-0"

01

INFINITE 131

131 TERMINAL CT
SOUTH SAN FRANCISCO, CA 94080

OWNER

STEELWAVE
101 CALIFORNIA STREET, SUITE 800
SAN FRANCISCO, CA 94111

ARCHITECT

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San Francisco, CA 94133

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Oakland, CA 94612

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	2023.05.04	I131 REPOSITIONING / PLANNING APPLICATION PACKAGE
	2020.01.06	PLANNING APPLICATION

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131 - OVERALL FLOOR PLAN - LEVEL 6

DRAWING NUMBER

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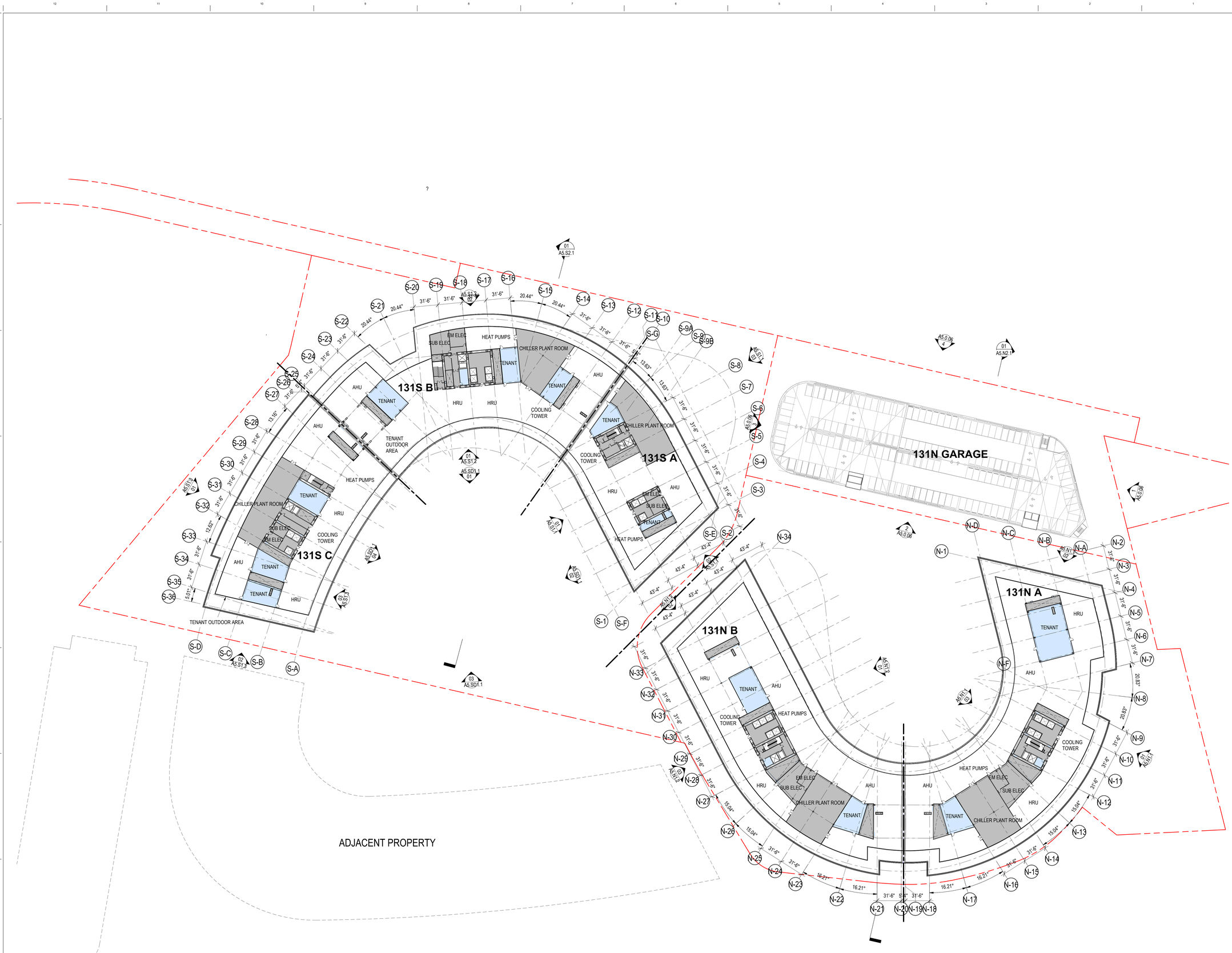

MECH PENTHOUSE 01
SCALE: 1" = 40'-0"

INFINITE 131

131 TERMINAL CT
SOUTH SAN FRANCISCO, CA 94080

OWNER

STEELWAVE
101 CALIFORNIA STREET, SUITE 800
SAN FRANCISCO, CA 94111

ARCHITECT

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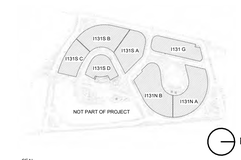
Concord CA 94520

KEYPLAN



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	2023.11.03	131 N+S 50% SCHEMATIC DESIGN
	2023.05.04	131 REPOSITIONING / PLANNING APPLICATION PACKAGE
	2020.01.06	PLANNING APPLICATION

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DRAWING TITLE

131 - OVERALL FLOOR PLAN - PH

DRAWING NUMBER

A2.7.0

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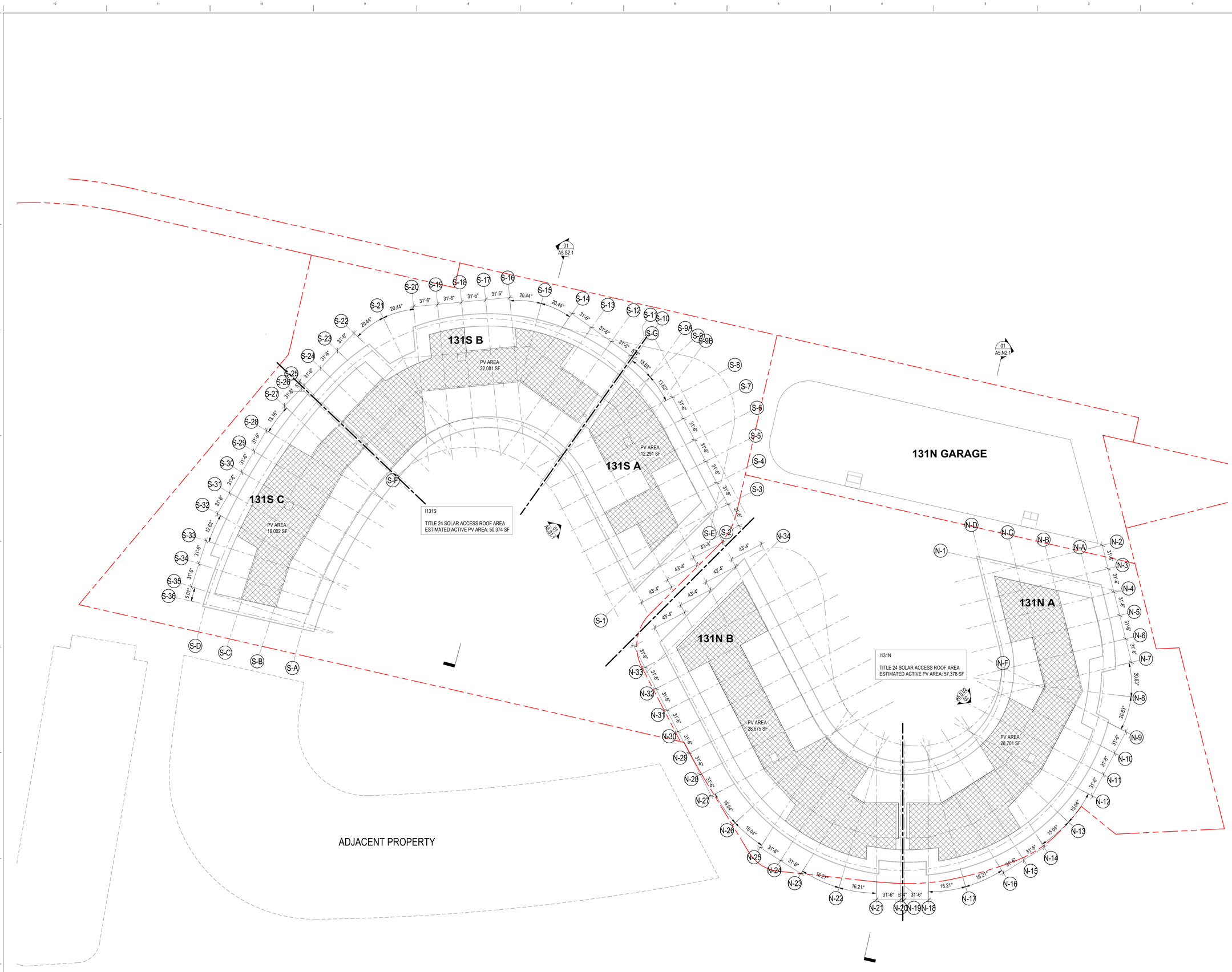

PH ROOF 01
SCALE: 1" = 40'-0"

INFINITE 131

131 TERMINAL CT
SOUTH SAN FRANCISCO, CA
94080

OWNER

STEELWAVE
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ARCHITECT

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Los Angeles, CA 90013

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Oakland, CA 94612

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Oakland, CA 94612

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Vertical Transportation:
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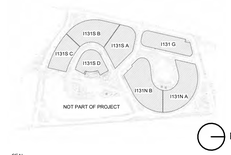
Mill Valley, CA 94941

Sustainability:
atelier ten
25 Kearny Street, Suite 500,
San Francisco, CA 94108

Code:
JENSEN HUGHES
1220 Concord Ave., Suite 400,
Concord CA 94520

KEYPLAN



SEAL

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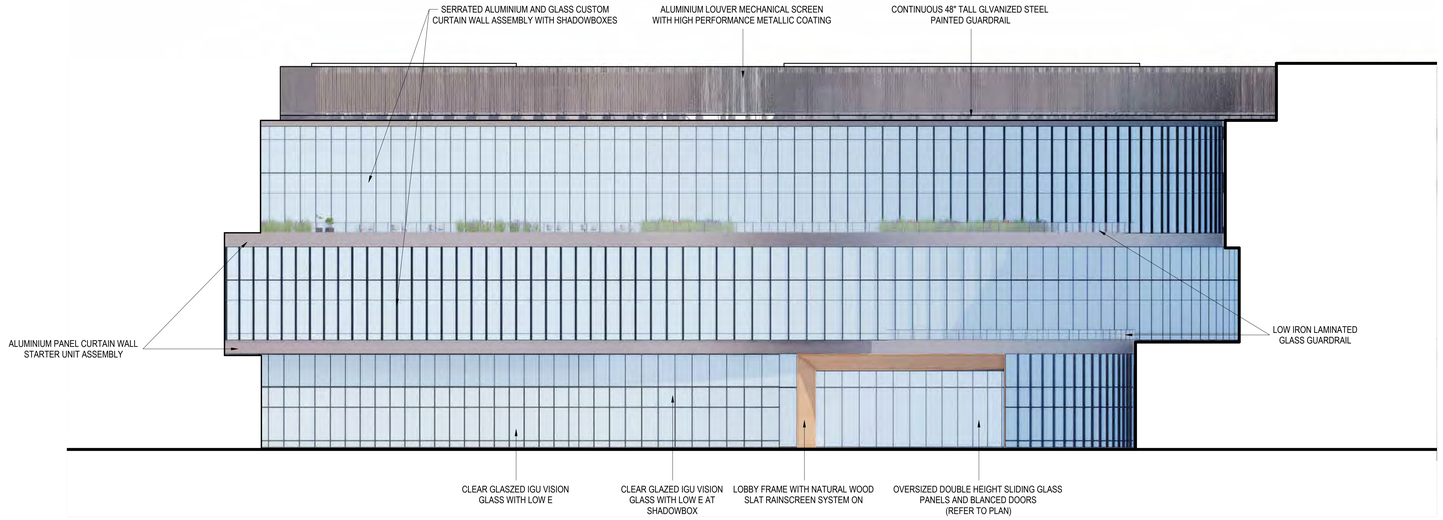
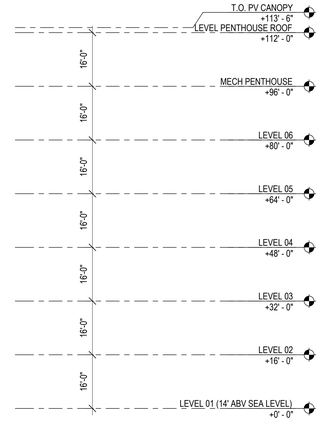
NO.	DATE	DESCRIPTION

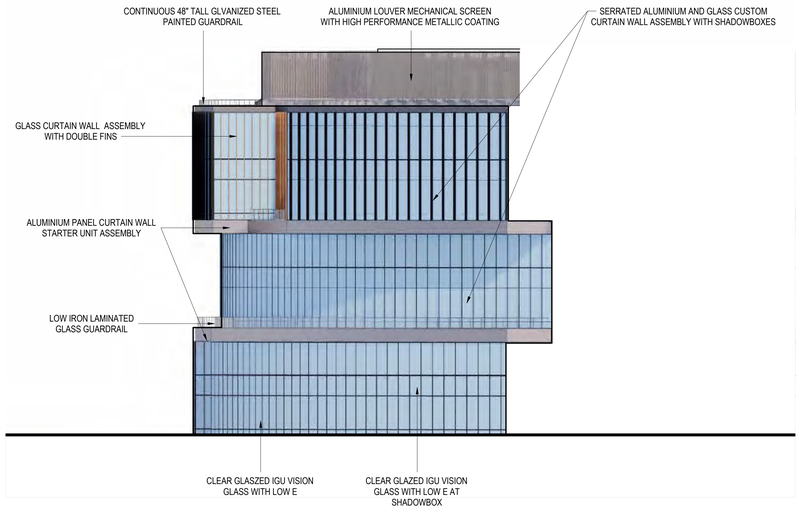
GENERAL NOTES:

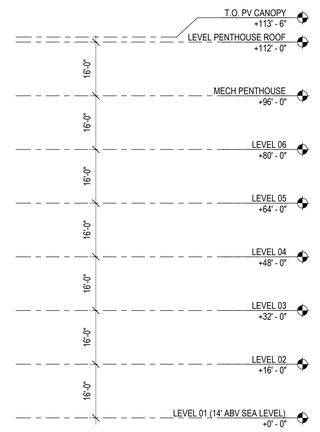
1. REFER TO SHEET A5.1.10 FOR TYPICAL MATERIAL DESCRIPTIONS
2. FINISHES AND ASSEMBLIES ARE SIMILAR TO 101.



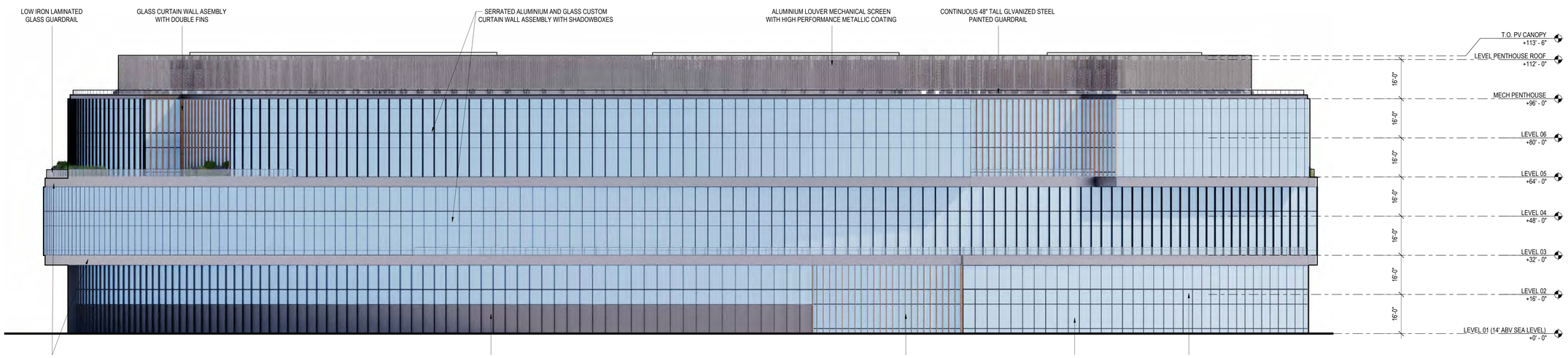


I131N A SOUTH ELEVATION 03
SCALE: 1/16" = 1'-0"





I131N A WEST ELEVATION 02
SCALE: 1/16" = 1'-0"



I131N A NORTH ELEVATION 01
SCALE: 1/16" = 1'-0"

INFINITE 131

131 TERMINAL CT
SOUTH SAN FRANCISCO, CA 94080

OWNER

STEELWAVE

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SAN FRANCISCO, CA 94111

ARCHITECT

SOM

Skidmore, Owings & Merrill LLP
One Maritime Plaza, San Francisco, CA 94111

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4683 Chabot Drive #300,
Pleasanton, CA 94588

Landscaping:
CARDUCCI ASSOCIATES
555 Beach St floor 4,
San Francisco, CA 94133

Lighting:
FRANCIS KRAHE & ASSOCIATES
304 S Broadway #300,
Los Angeles, CA 90013

Parking:
IDEA
560 14th St #300,
Oakland, CA 94612

Trash Management:
AMERICAN TRASH MANAGEMENT
1900 Powell St #890,
Emeryville, CA 94608

Traffic:
Consulting Group
1617 Clay Street,
Oakland, CA 94612

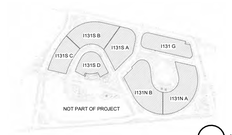
MEP:
MEYERS+ ENGINEERS
98 Battery Street, Suite 502,
San Francisco, CA 94111

Vertical Transportation:
ewcg
102 East Blithedale Avenue, Suite 1
Mill Valley, CA 94941

Sustainability:
atelier ten
25 Kearny Street, Suite 500,
San Francisco, CA 94108

Code:
JENSEN HUGHES
1220 Concord Ave., Suite 400,
Concord CA 94520

KEYPLAN



SEAL

NOT FOR CONSTRUCTION

NO.	DATE	DESCRIPTION
	2025.08.25	I131 PLANNING APPLICATION RESUBMITTAL
	2023.12.21	I131 N+S 100% SCHEMATIC DESIGN
	2023.11.03	I131 N+S 50% SCHEMATIC DESIGN
	2023.05.04	I131 REPOSITIONING / PLANNING APPLICATION PACKAGE
	2023.01.06	PLANNING APPLICATION

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DRAWING TITLE

OVERALL EXTERIOR ELEVATIONS - I131N

DRAWING NUMBER

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GENERAL NOTES:

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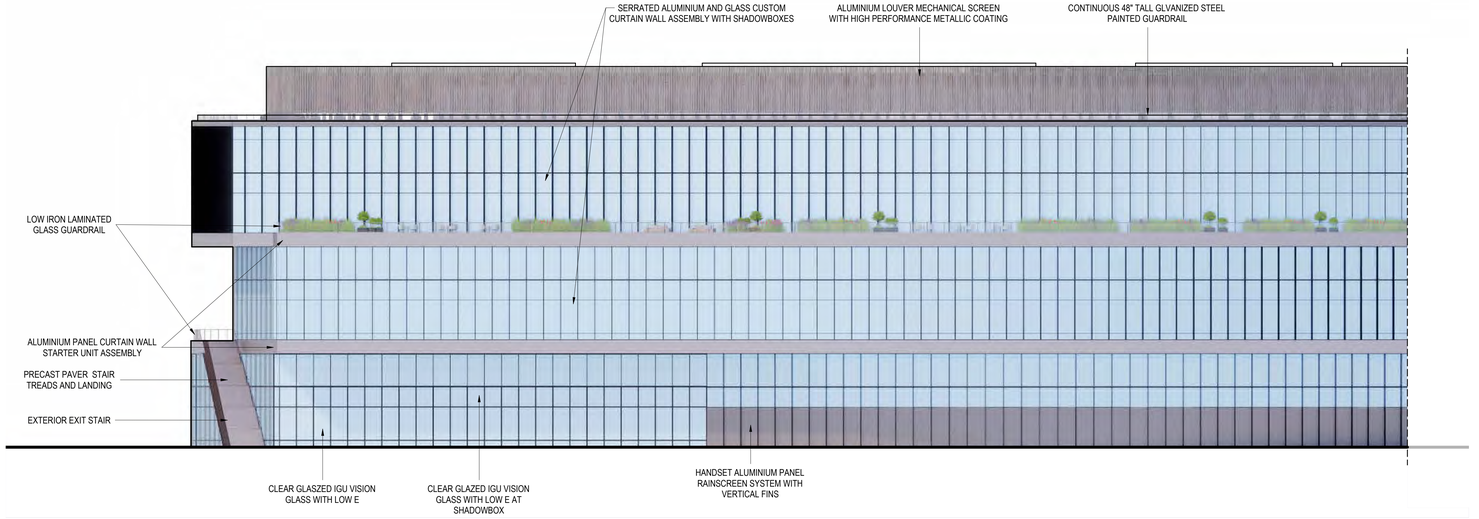
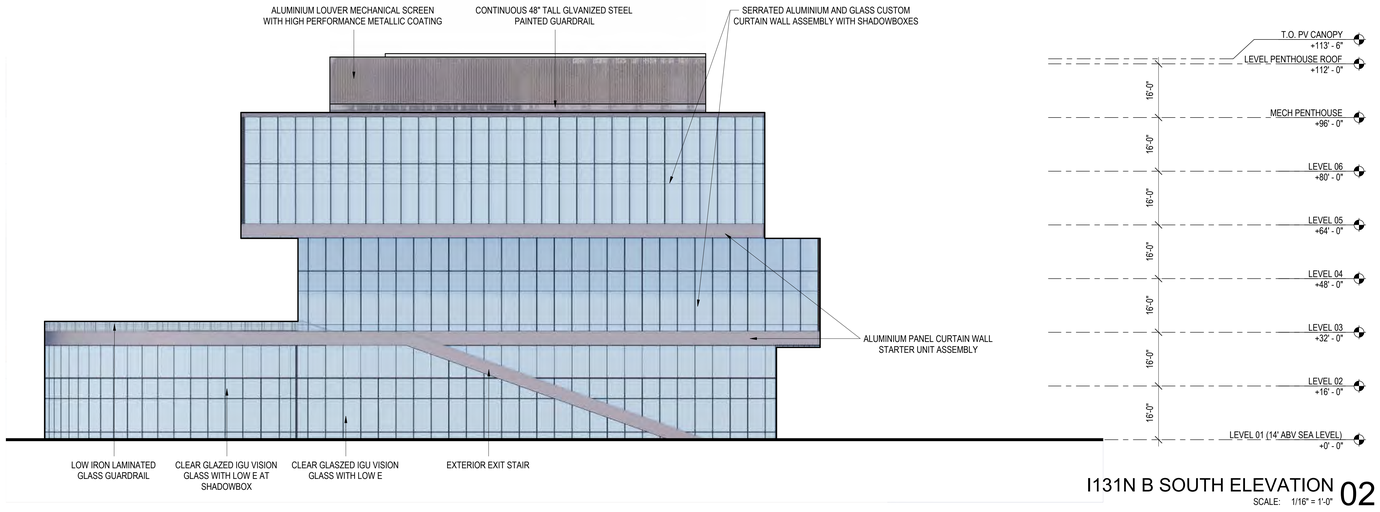


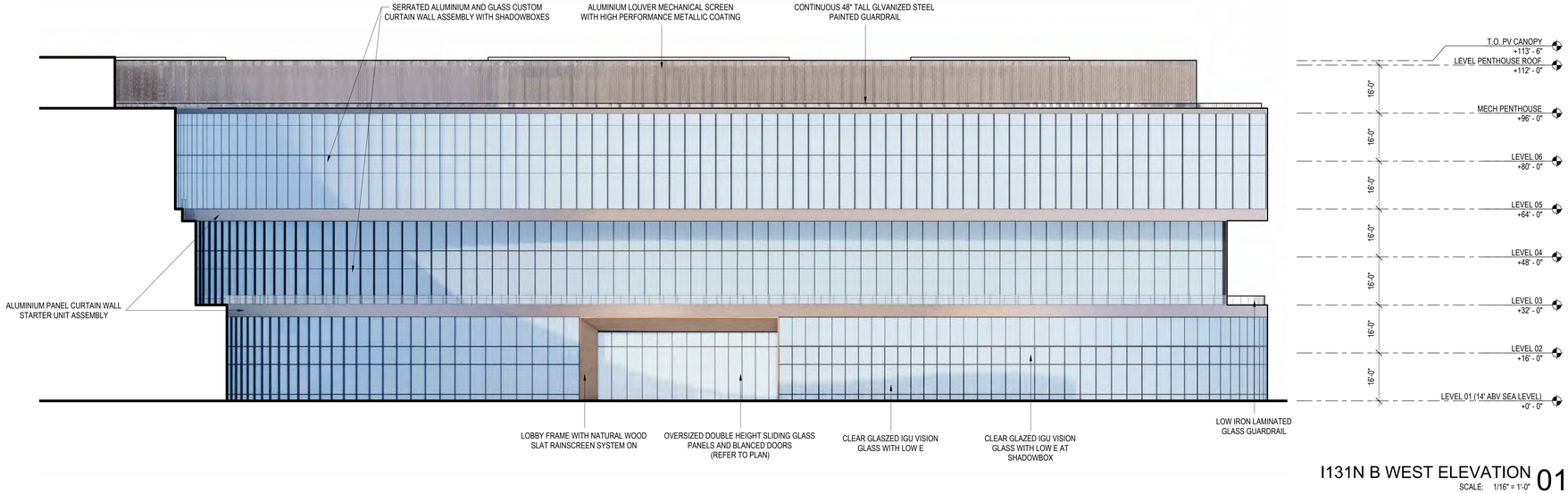
I131N B EAST ELEVATION 03

SCALE: 1/16" = 1'-0"



I131N B SOUTH ELEVATION 02

SCALE: 1/16" = 1'-0"



I131N B WEST ELEVATION 01

SCALE: 1/16" = 1'-0"

INFINITE 131

131 TERMINAL CT
SOUTH SAN FRANCISCO, CA 94080

OWNER

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ARCHITECT

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ewcG
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Concord CA 94520

KEYPLAN



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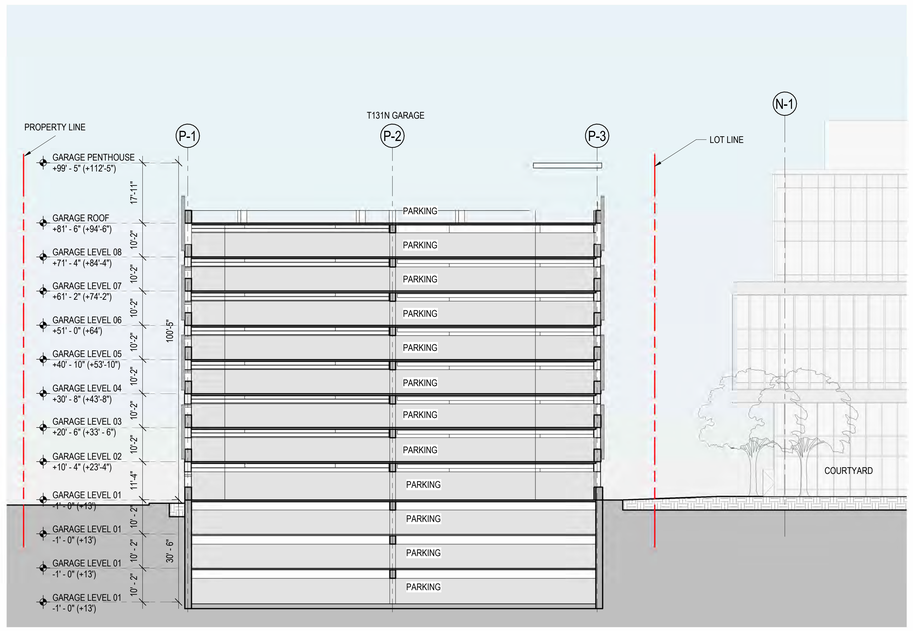

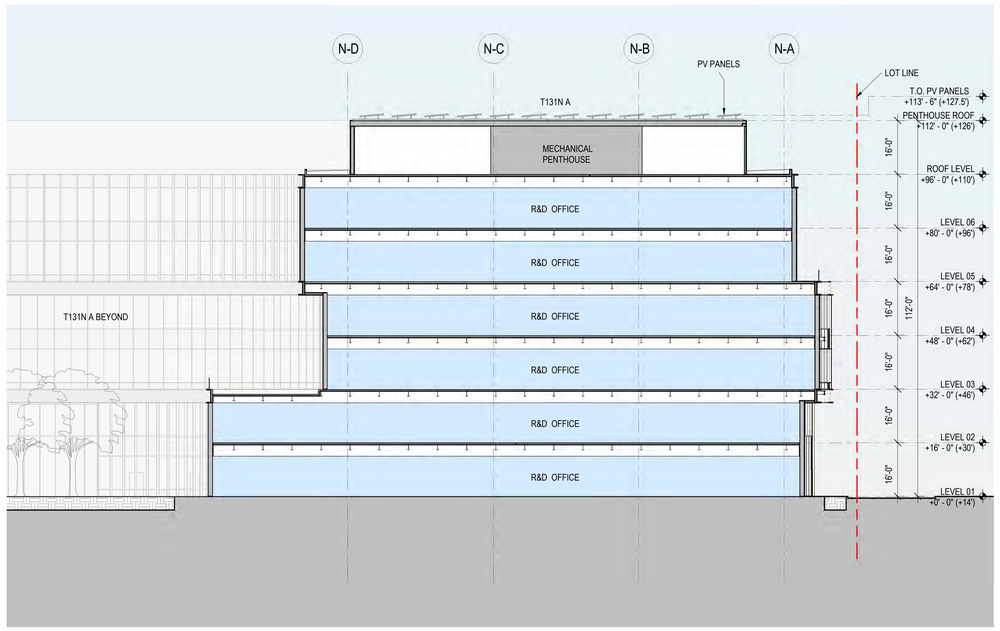

OVERALL BUILDING SECTION - T131N 01
SCALE: 1/16" = 1'-0"

KEYPLAN



SEAL

NOT FOR CONSTRUCTION

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	2023.01.06	PLANNING APPLICATION

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OVERALL BUILDING SECTIONS - I131N

DRAWING NUMBER

A5.N2.1

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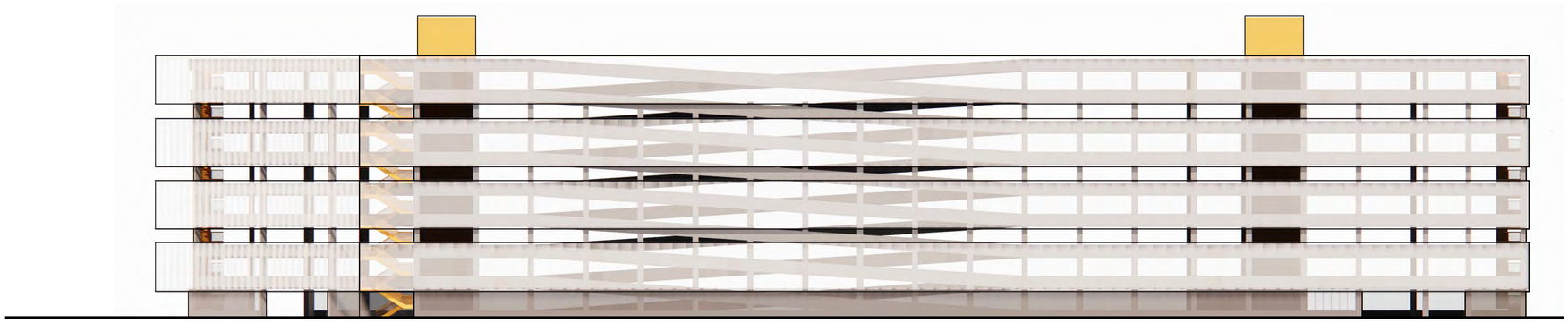
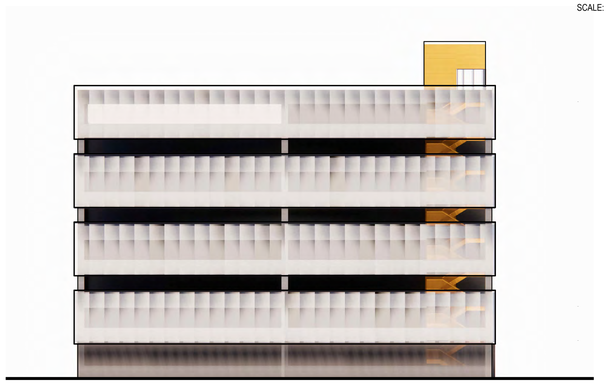
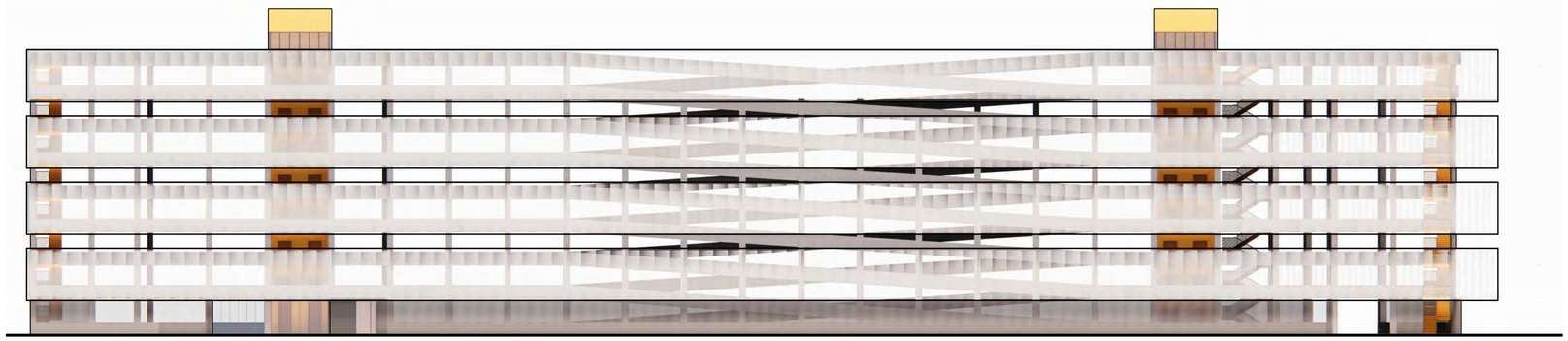


T131 PARKING GARAGE - OVERALL WEST ELEVATION 04
SCALE: 1/16" = 1'-0"



T131 PARKING GARAGE - SOUTH OVERALL ELEVATION 03
SCALE: 1/16" = 1'-0"



T131 PARKING GARAGE - OVERALL EAST ELEVATION 02
SCALE: 1/16" = 1'-0"



T131 PARKING GARAGE - OVERALL NORTH ELEVATION 01
SCALE: 1/16" = 1'-0"

INFINITE 131

131 TERMINAL CT
SOUTH SAN FRANCISCO, CA 94080

OWNER

STEELWAVE
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Trash Management:
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Emeryville, CA 94608

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Sustainability:
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25 Kearny Street, Suite 500,
San Francisco, CA 94108

Code:
JENSEN HUGHES
1220 Concord Ave., Suite 400,
Concord CA 94520

KEYPLAN



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NO.	DATE	DESCRIPTION
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	2023.12.21	I131 N+S 100% SCHEMATIC DESIGN
	2023.11.03	I131 N+S 50% SCHEMATIC DESIGN
	2023.05.04	I131 REPOSITIONING / PLANNING APPLICATION PACKAGE

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OVERALL EXTERIOR ELEVATIONS - I131N GARAGE

DRAWING NUMBER

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GENERAL NOTES:

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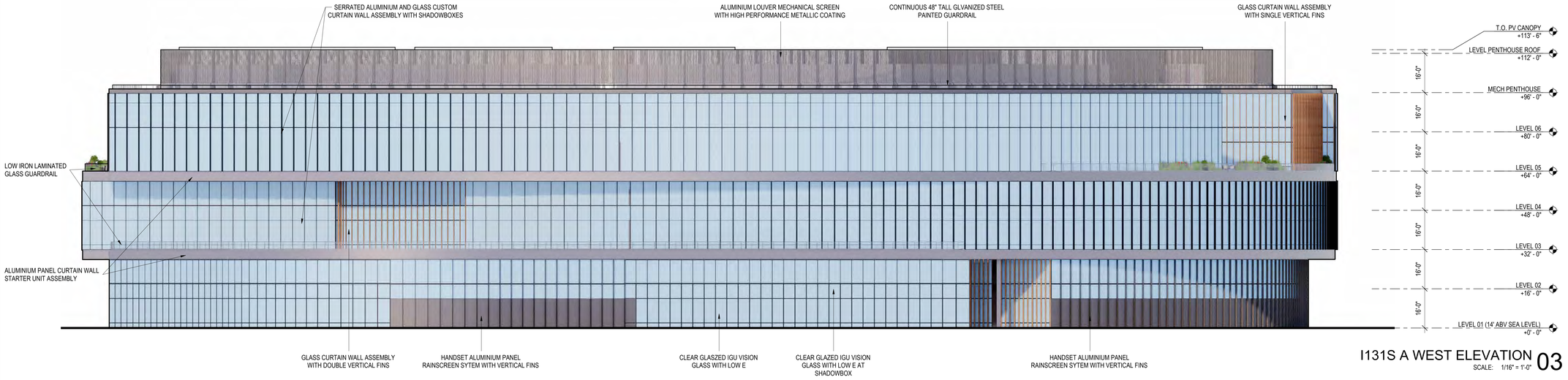

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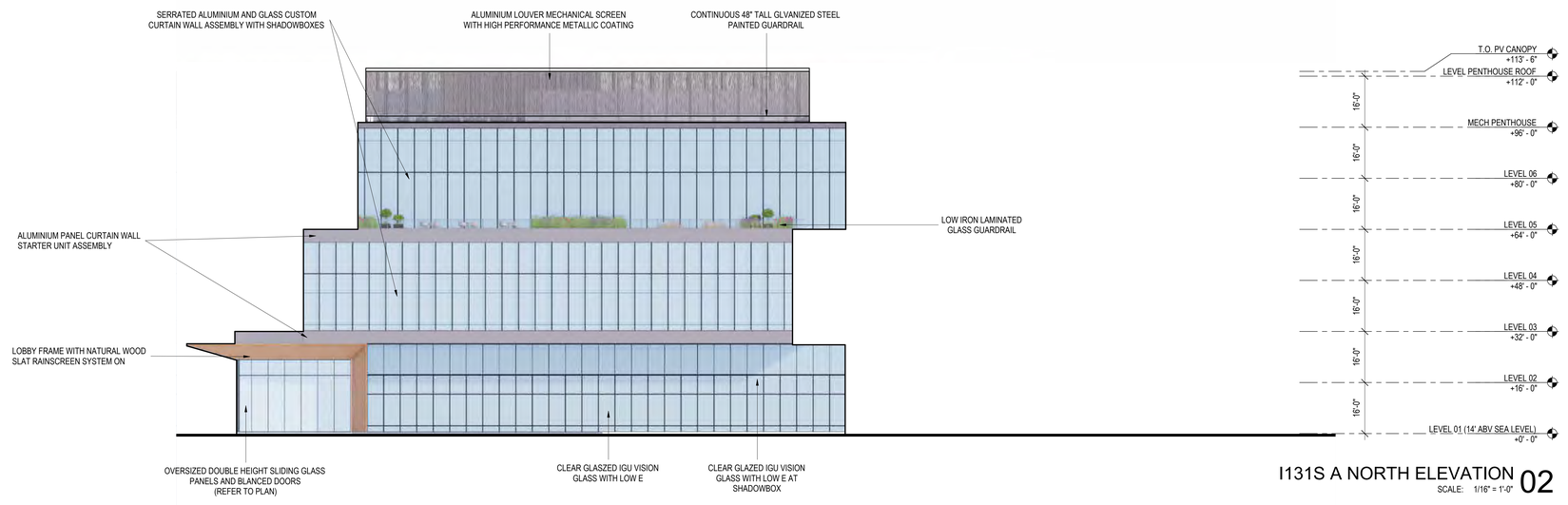

I131S A NORTH ELEVATION 02
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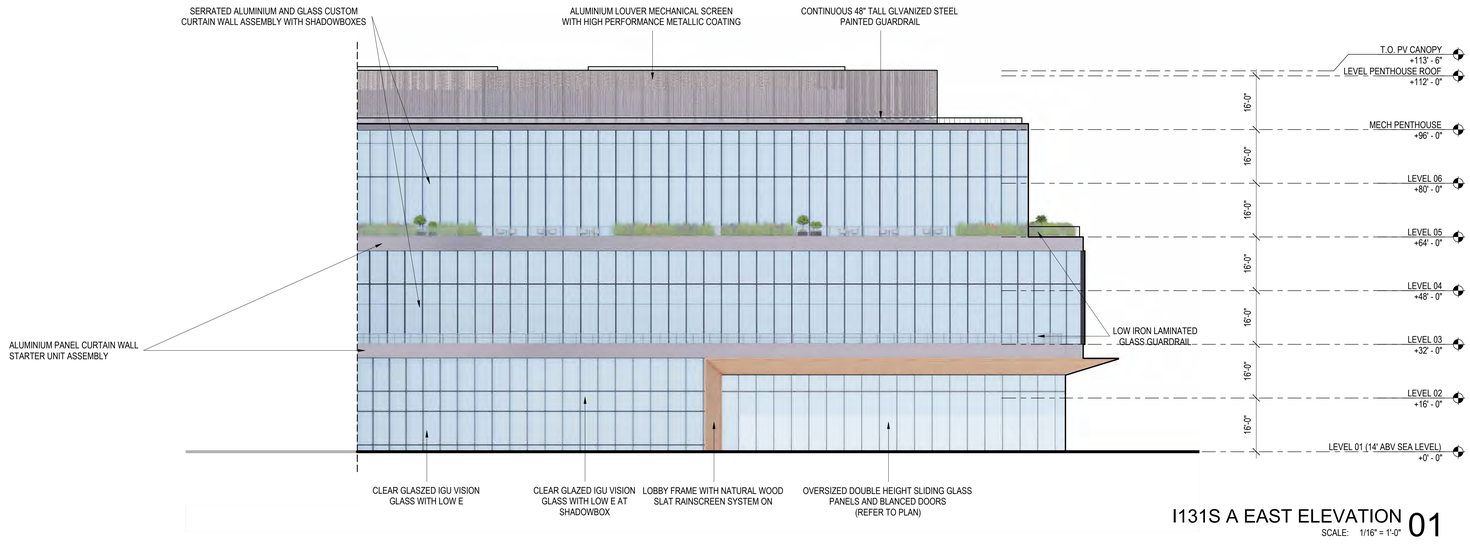

I131S A EAST ELEVATION 01
SCALE: 1/16" = 1'-0"

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OWNER

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OVERALL EXTERIOR ELEVATIONS - I131S

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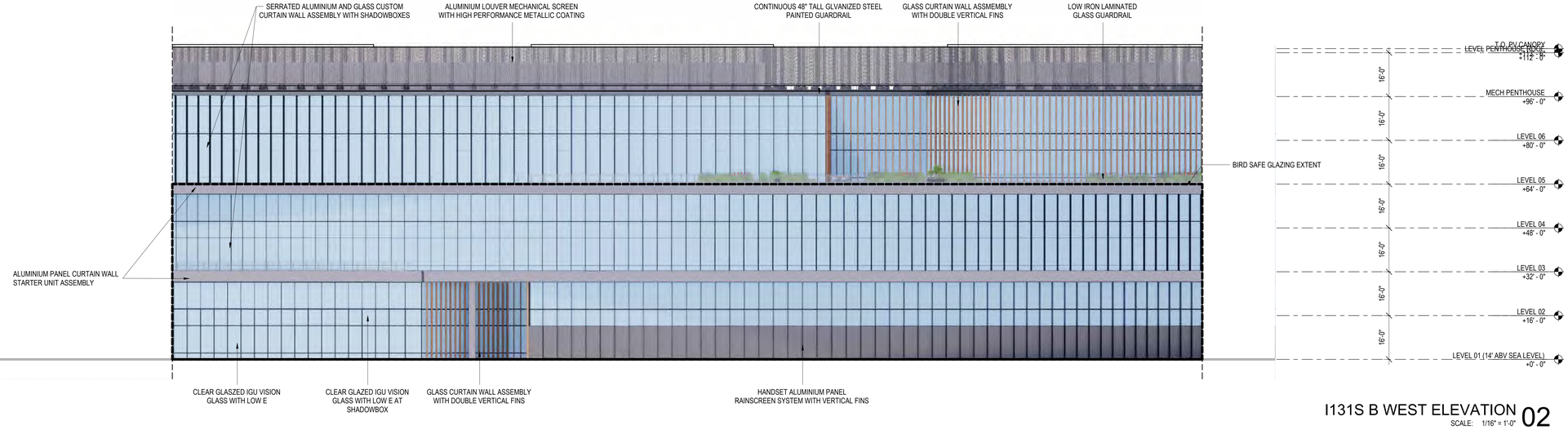
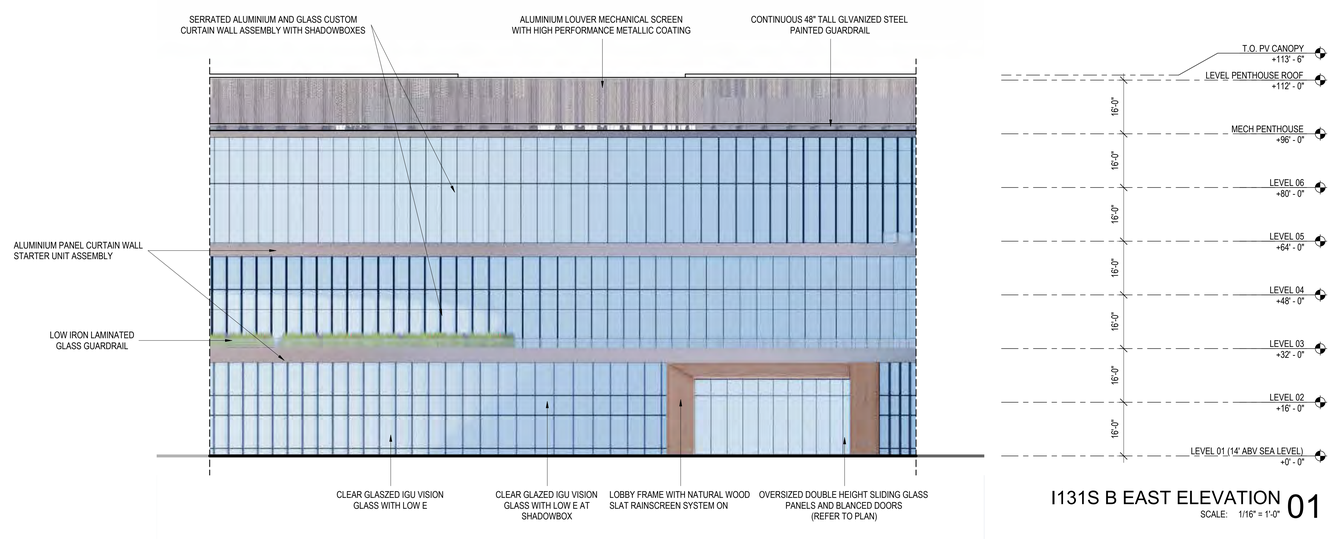


I131S B WEST ELEVATION 02

SCALE: 1/16" = 1'-0"



I131S B EAST ELEVATION 01

SCALE: 1/16" = 1'-0"

INFINITE 131

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OVERALL EXTERIOR ELEVATIONS - I131S

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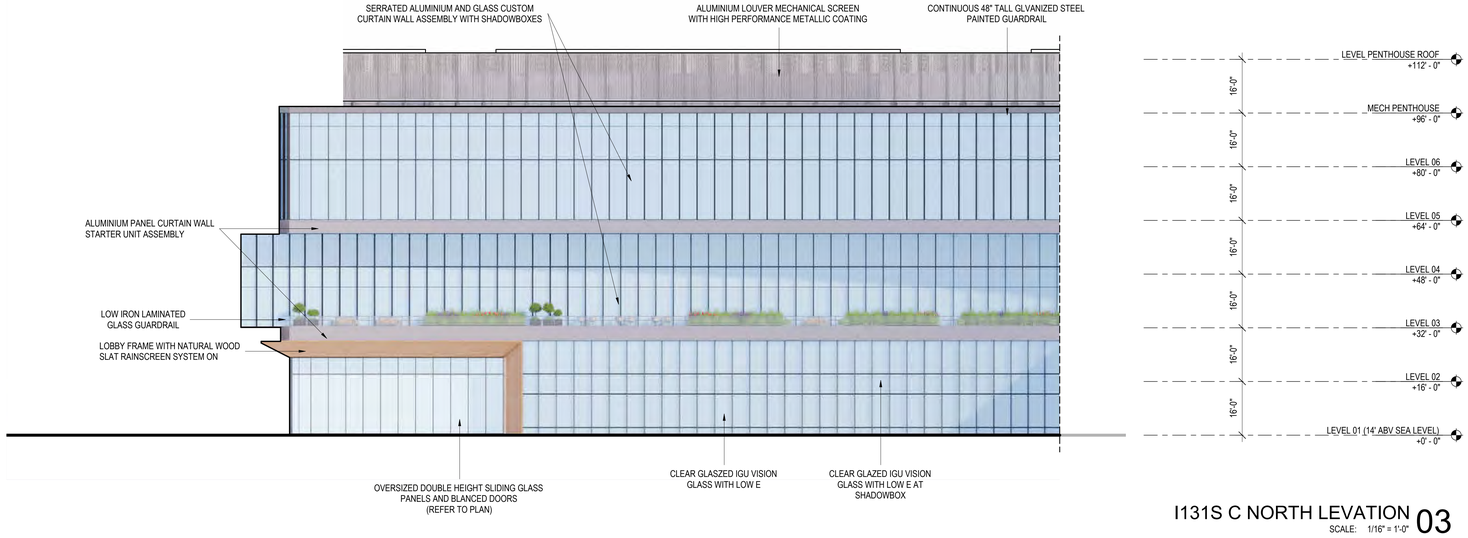
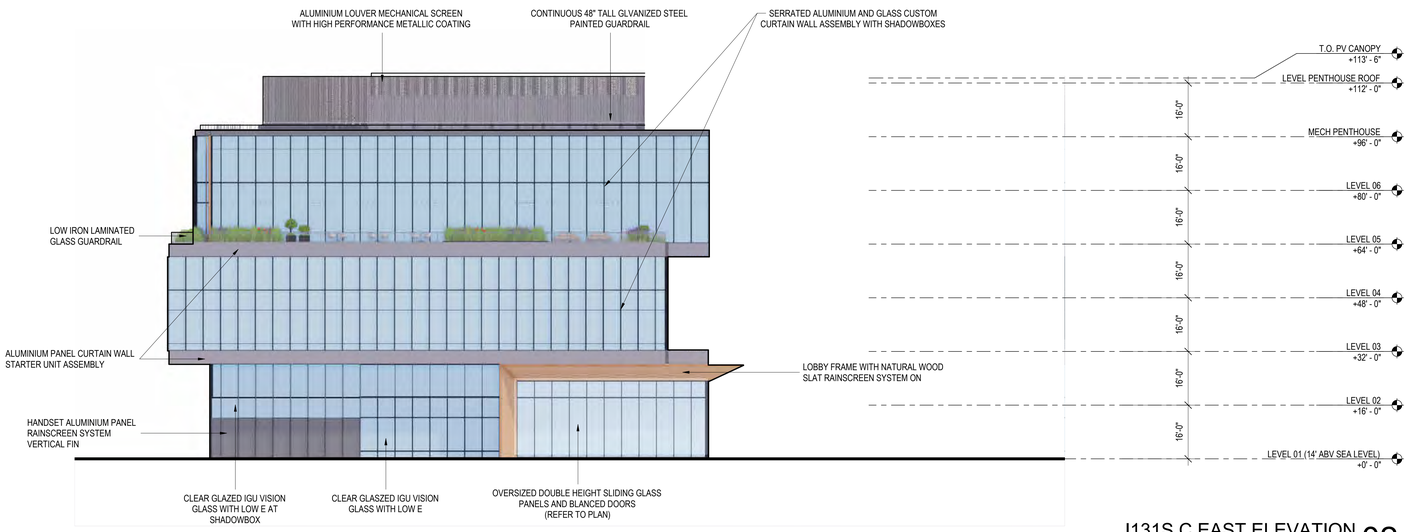


I131S C NORTH LEVATION 03

SCALE: 1/16" = 1'-0"



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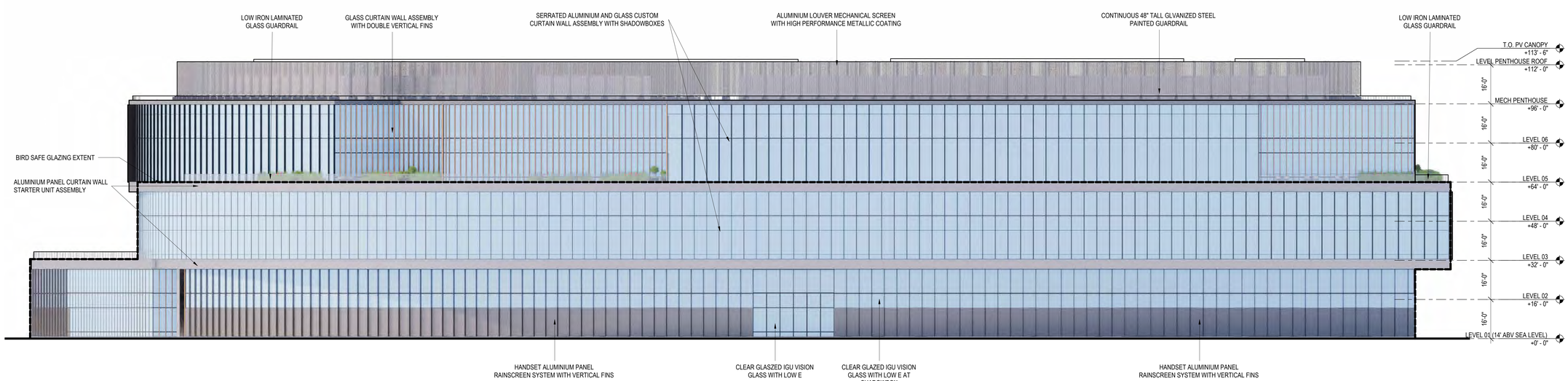

I131S C SOUTH ELEVATION 01

SCALE: 1/16" = 1'-0"

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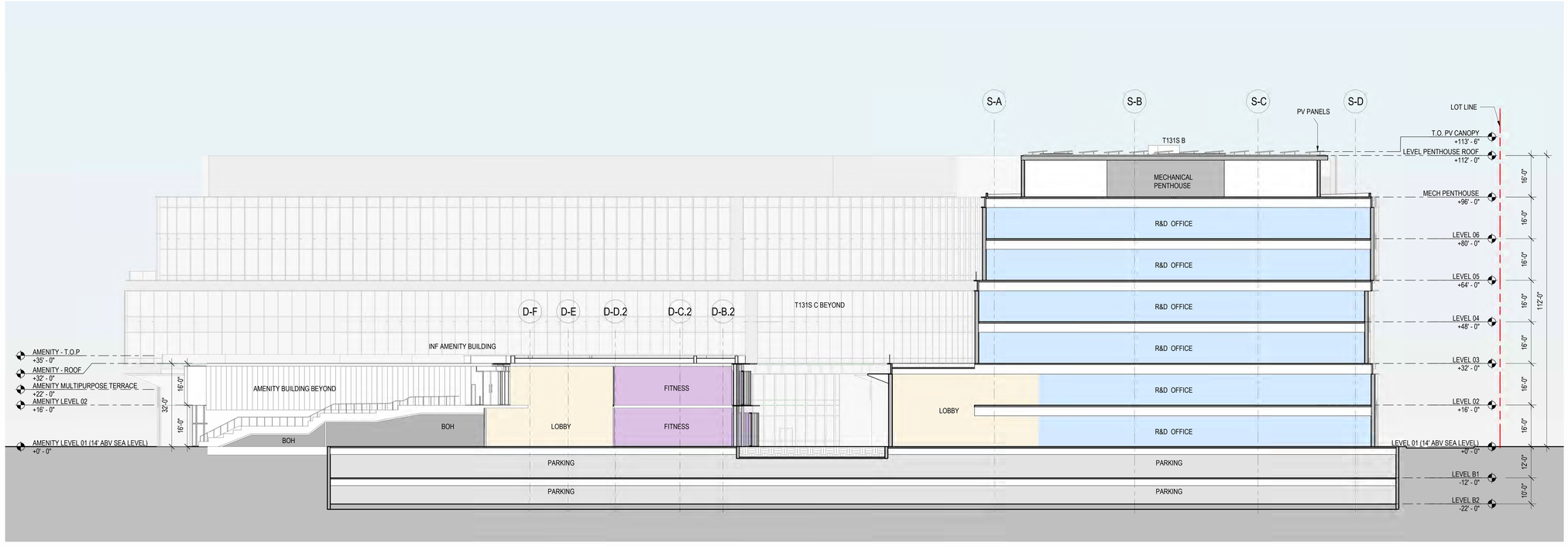
Concord CA 94520



OVERALL BUILDING SECTION - I131S 01
SCALE: 1/16" = 1'-0"

KEYPLAN



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OVERALL BUILDING SECTIONS - I131S

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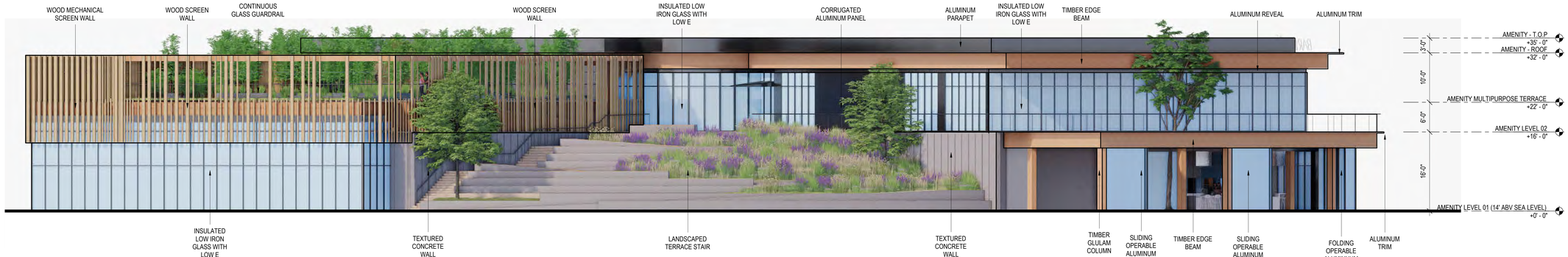
AB ELEVATION SOUTH 04

SCALE: 1/8" = 1'-0"



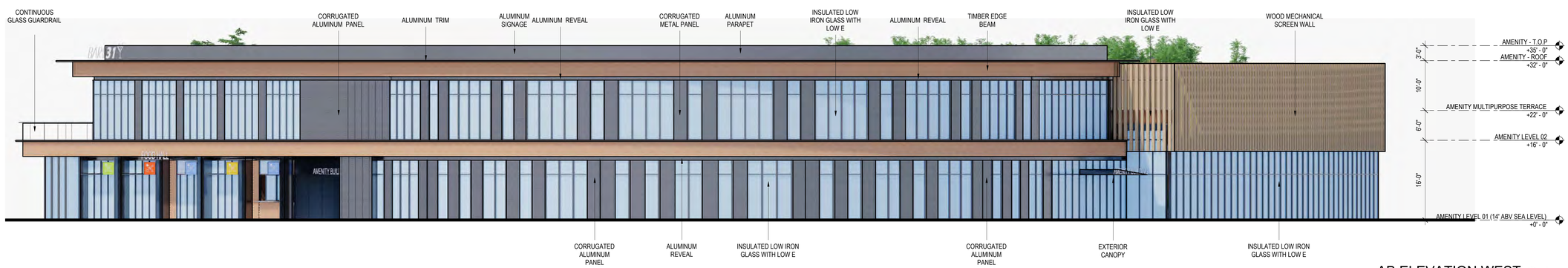
AB ELEVATION EAST 03

SCALE: 1/8" = 1'-0"



AB ELEVATION NORTH 02

SCALE: 1/8" = 1'-0"



AB ELEVATION WEST 01

SCALE: 1/8" = 1'-0"

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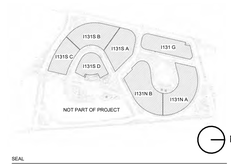
KEYPLAN



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OVERALL BUILDING ELEVATIONS - I131S AMENITY

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Easement with illumination similar to City of South San Francisco street lighting

1 ON SITE ROADWAY

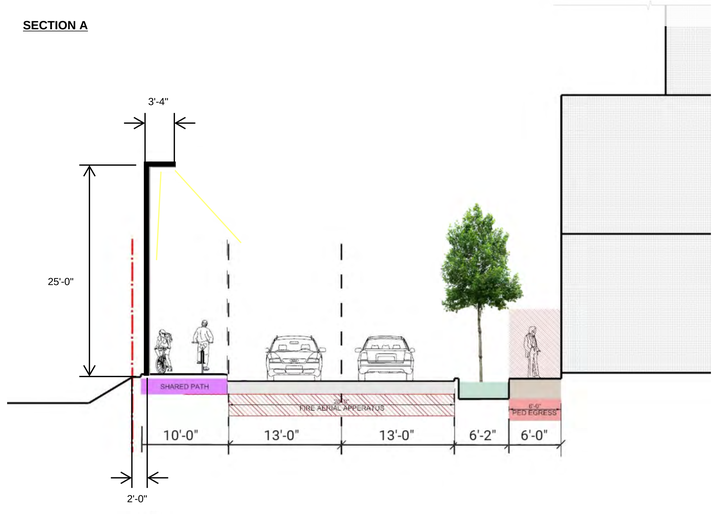
2 EGRESS PATHWAY

3 SURFACE PARKING LOT

4 BUILDING ENTRY

5 PEDESTRIAN PATH (NON EGRESS)

SECTION A



INFINITE 131

131 TERMINAL CT
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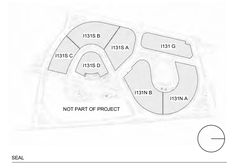
KEYPLAN



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I131 - SITE LIGHTING

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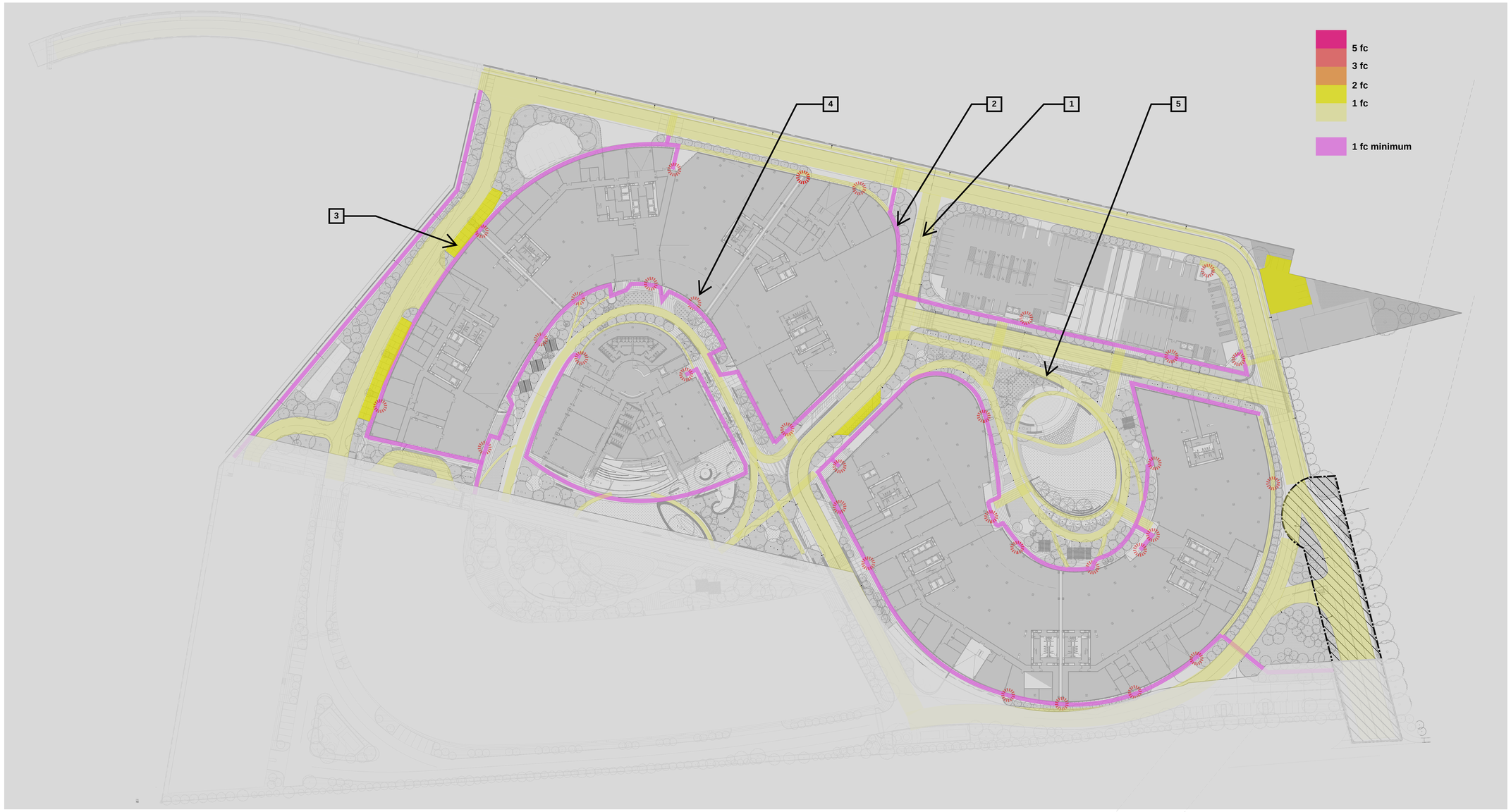

Easement with illumination similar to City of South San Francisco street lighting

SITE LIGHTING ILLUMINANCE DIAGRAM

		2022 City of South San Francisco Municipal Code Section	2022 California Building Code Section	Illuminance Criteria	Project Design Illuminance
1	On Site Roadway Bike/ Car Shared Roadway				0.5 fc
2	Open Parking Lots	20.210.008.F.1 20.330.010 K.1a		1.0 fc to 2.0 fc	1.25 fc average
3	Covered Parking	20.210.008.F.3 20.330.010 K.1c		5.0 fc	5.0 fc average
4	Exterior Doors	20.300.009.C.3		1.0 fc	3.0 fc
5	Egress Pathway		108.1.2.1	1.0 fc min.	1.0 fc min.
6	Pedestrian path/bike path	20.210.008.F.2 20.330.010 K.1b		0.5 to 1.0 fc	1.0 fc

1 ON SITE ROADWAY

2 EGRESS PATHWAY

3 SURFACE PARKING LOT

4 BUILDING ENTRY

5 PEDESTRIAN PATH (NON EGRESS)

INFINITE 131

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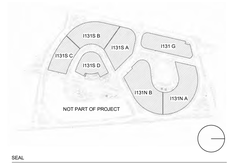

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I131 - LIGHTING DESIGN CRITERIA ILLUMINANCE

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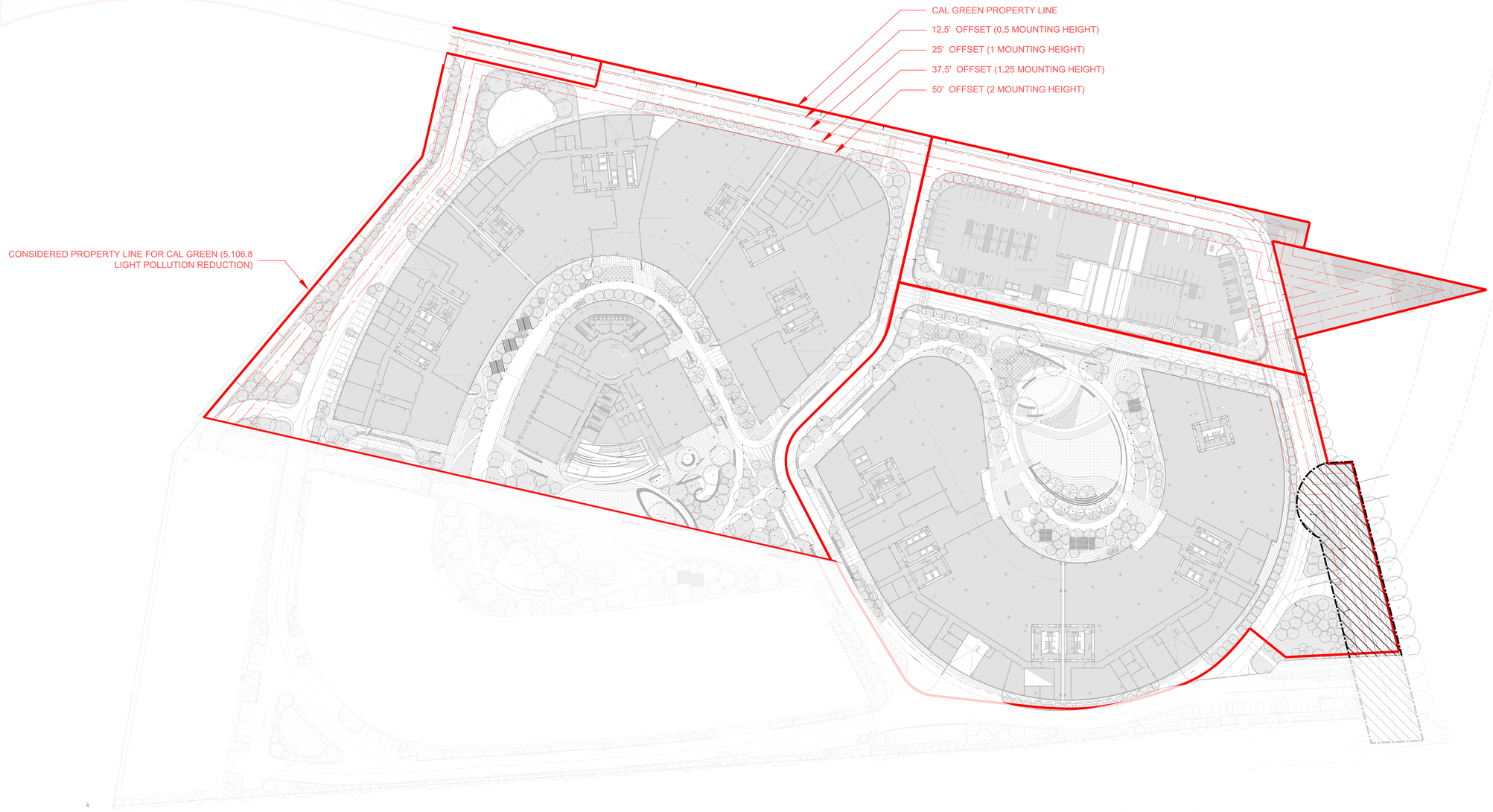

Easement with illumination similar to City of South San Francisco street lighting

LIGHT POLLUTION REDUCTION CRITERIA

	CALGreen 2022							2022 City of South San Francisco Municipal Code	Project Design Maximun Illuminance
	Table 5.106.8 [N]		Backlight Uplight Glare (BUG) *only for luminaire of 6200 lumens or greater					Section 20.300.009 C.5	
	Light Trespass Boundary	Lighting Zone 3 (LZ3) Maximum Light Trespass Illuminance (fc)	Minimum Distance From Light Pole to Light Trespass Boundary (feet)		Maximum Allowable Backlight Rating (B)	Maximum Allowable Uplight Rating (U)	Maximum Allowable Glare Rating (G)	Shielding *Exceptions apply	
Courtyard	Terminal 101 Property Line	0.74 fc	East	N.A.	No Limit	U0	G3	Fully Shielded House Side Shield	0.74 fc
Open Parking Lots / Driveway	Terminal 131 Property Line	0.74 fc	North	12.5	B3	U0	G1	Fully Shielded House Side Shield	0.74 fc
	Slough	0.74 fc	South	15	B3	U0	G1	Fully Shielded House Side Shield	0.3 fc
	Terminal 131 Property Line	0.74 fc	West	27	B4	U0	G1	Fully Shielded House Side Shield	0.74 fc

INFINITE 131

131 TERMINAL CT
SOUTH SAN FRANCISCO, CA 94080

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STEELWAVE
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Parking:
560 14th St #300, Oakland, CA 94612

Trash Management:
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Traffic:
Consulting Group
1617 Clay Street, Oakland, CA 94612

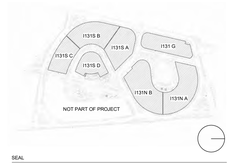
MEP:
MEYERS+ ENGINEERS
98 Battery Street, Suite 502, San Francisco, CA 94111

Vertical Transportation:
ewcG
102 East Blithedale Avenue, Suite 1 Mill Valley, CA 94941

Sustainability:
atelier ten
25 Kearny Street, Suite 500, San Francisco, CA 94108

Code:
JENSEN HUGHES
1220 Concord Ave., Suite 400, Concord CA 94520

KEYPLAN



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NO.	DATE	DESCRIPTION
	2025.08.21	I131 PLANNING APPLICATION RESUBMITTAL
	2023.05.04	I131 REPOSITIONING / PLANNING APPLICATION PACKAGE

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DRAWING TITLE

I131 - LIGHTING DESIGN CRITERIA LIGHT POLLUTION

DRAWING NUMBER

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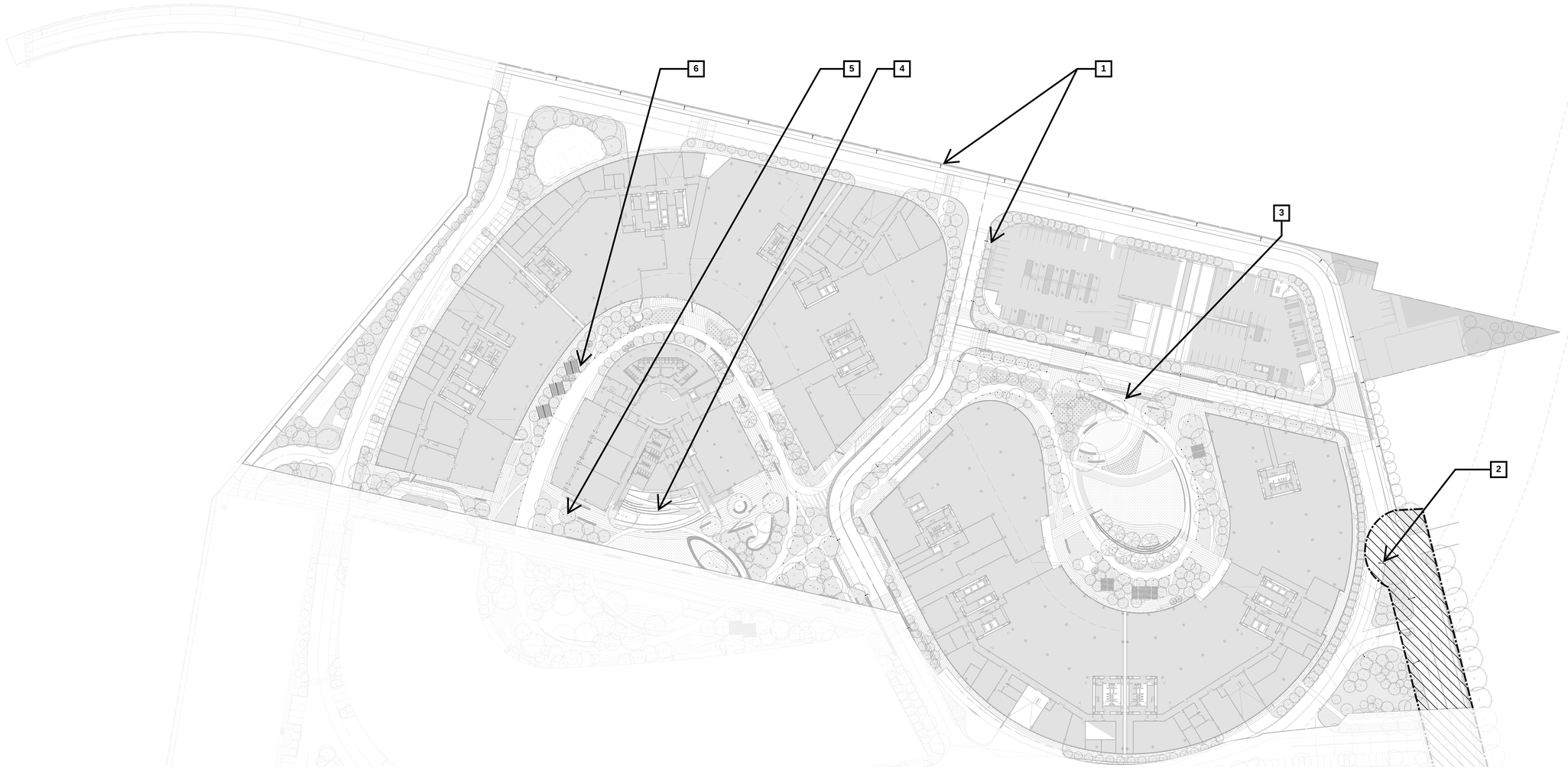


Easement with illumination similar to City of South San Francisco street lighting

REQUIRED LIGHTING FOR EGRESS AND SAFETY

1 25' POLE LIGHT
At driveway, parking space

2 30' POLE LIGHT
(City of South San Francisco street light standard
At City Street

ADDITIONAL LIGHTING FOR NON EGRESS PATH

3 PATHLIGHT
At courtyard path.

4 SEAT WALL LIGHTING
Linear LED light concealed in seat wall detail.

DECORATIVE LIGHTING

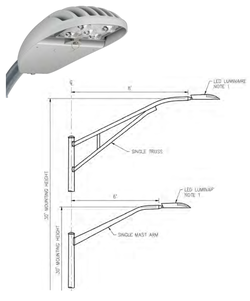
5 TREE UPLIGHT
For feature trees at courtyard. Illuminated by ground mounted uplight.

6 OUTDOOR SHELTER LIGHTING
Integrated in shelter structure.

1 TYPE SP-03



2 TYPE SP-06



3 TYPE SB-01



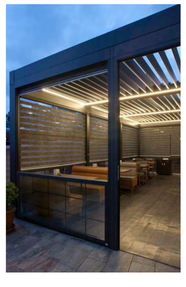
4 TYPE SI-03



5 TYPE SA-01



6 TYPE SI-07



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KEYPLAN



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DRAWING TITLE

I131 - SITE LIGHTING PROGRAM

DRAWING NUMBER

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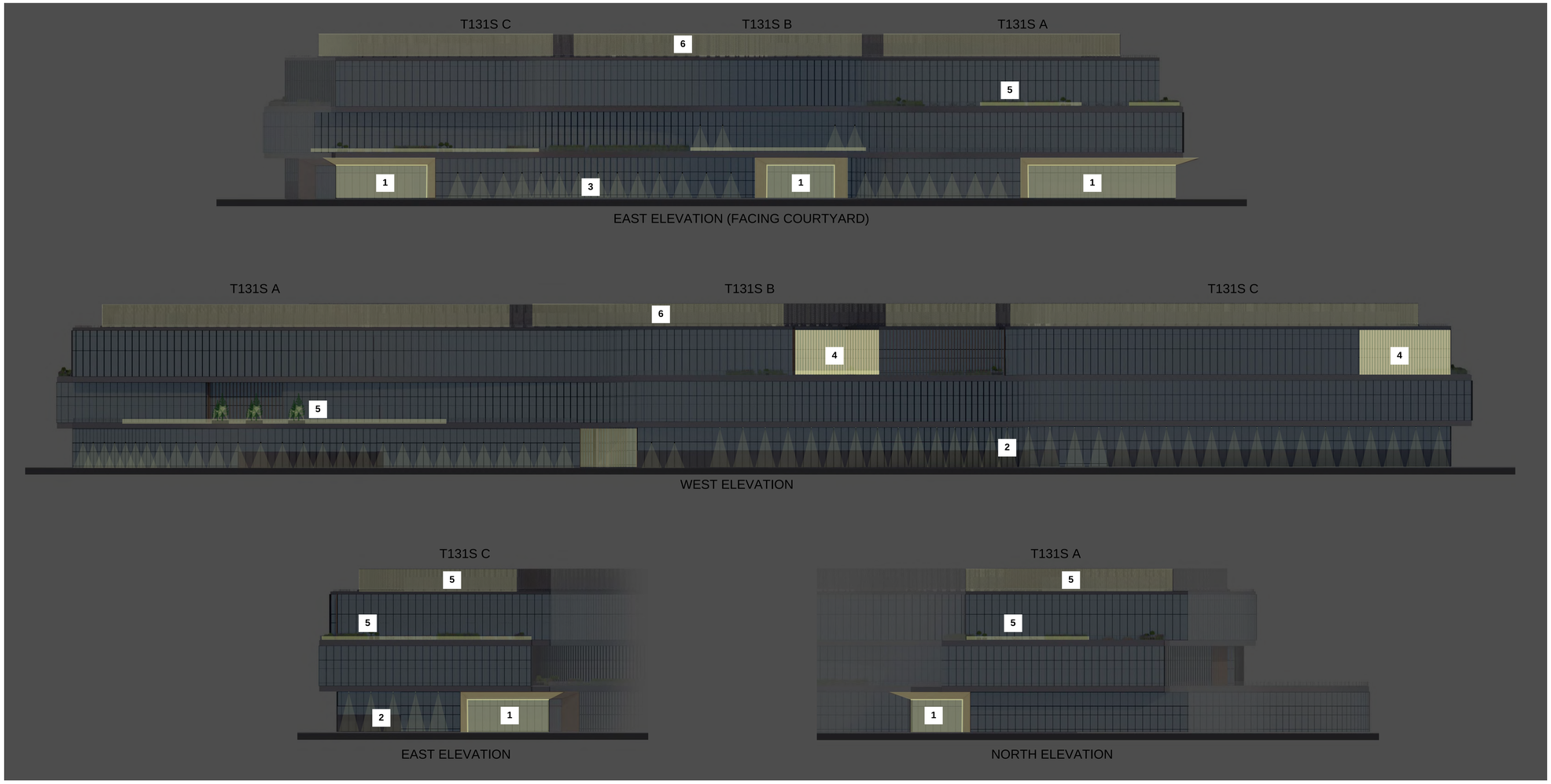


INFINITE 131S FACADE LIGHTING

1 ENTRY CANOPY LIGHTING

Concealed linear LED light outlines canopy frame and recessed downlight at entry canopy.

2 PERIMETER DOWNLIGHT

Canopy recessed downlight illuminate covered egress path around building perimeter.

3 PERIMETER DOWNLIGHT

Mullion mounted cylinder downlight illuminate non-covered egress path around building perimeter.

4 FACADE LIGHTING

Linear LED ingrade uplight and round ceiling recessed downlight illuminate vertical mullions. One uplight and one downlight at every mullion bay.

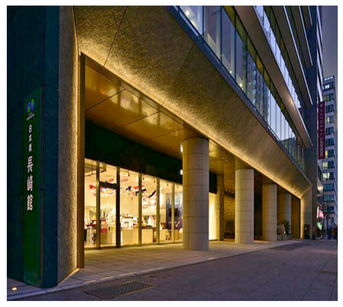
5 TERRACE LIGHTING

Linear LED light concealed in planter wall detail.
Landscape Uplighting. Mullion mounted downlight at entry.

6 ROOF LIGHTING

Linear LED light for roof parapet wall.

1



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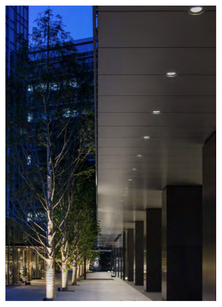

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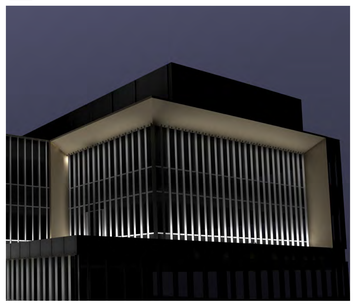

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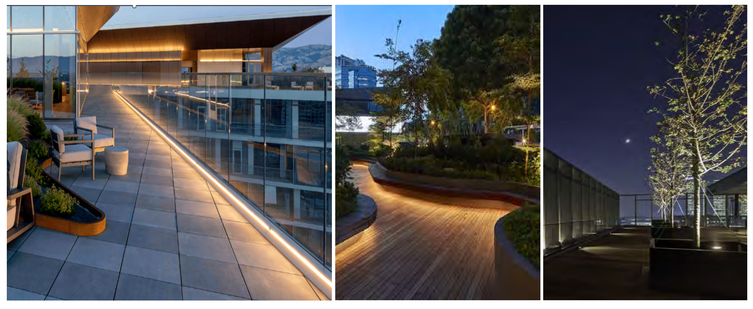

6





TERMINAL 131

131 TERMINAL CT
SOUTH SAN FRANCISCO, CA 94080

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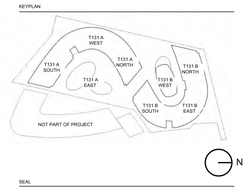

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I131S - FACADE LIGHTING PROGRAM

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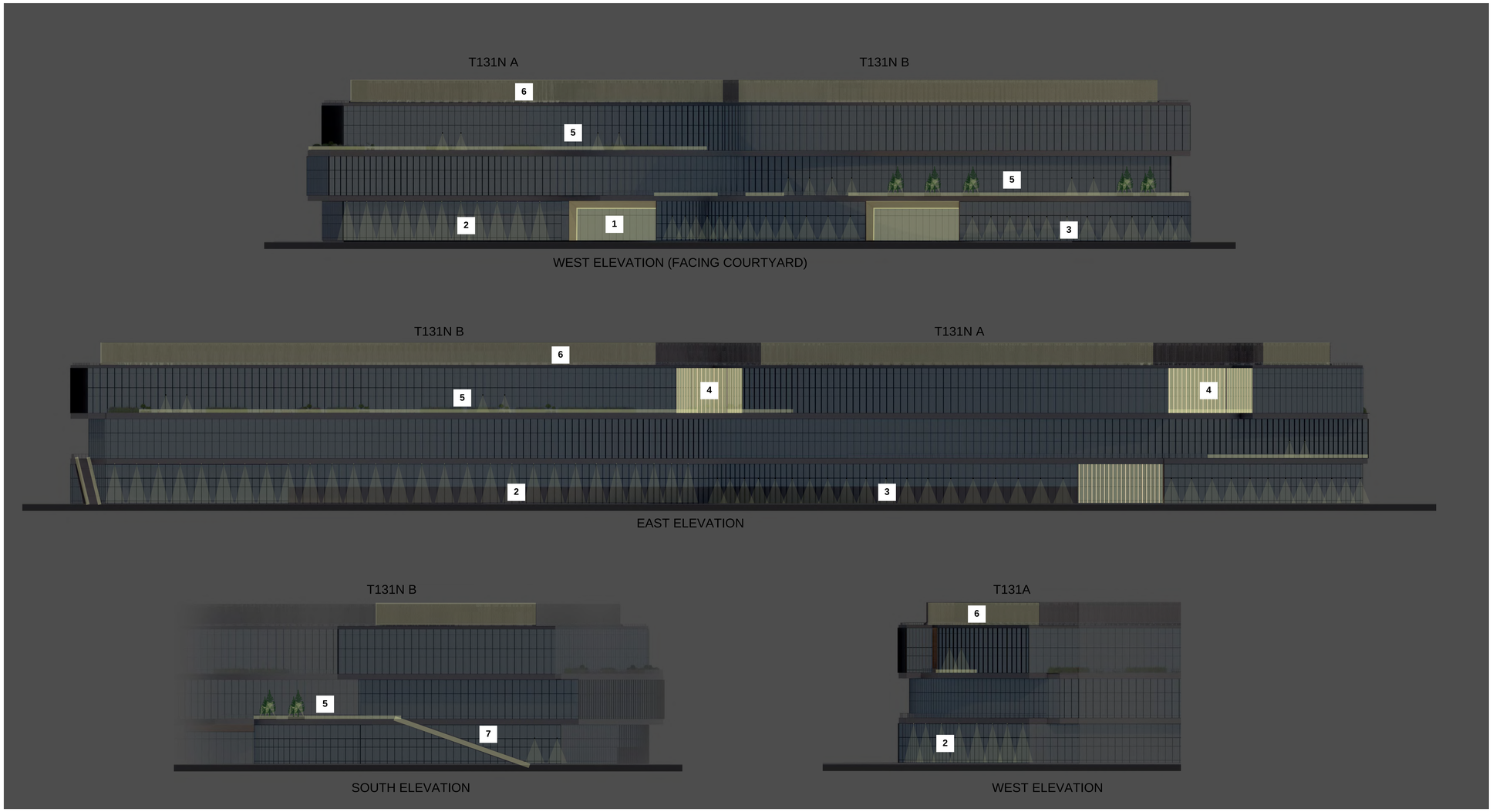


INFINITE 131N FACADE LIGHTING

1 ENTRY CANOPY LIGHTING

Concealed linear LED light outlines canopy frame and recessed downlight at entry canopy.

2 PERIMETER DOWNLIGHT

Canopy recessed downlight illuminate covered egress path around building perimeter.

3 PERIMETER DOWNLIGHT

Mullion mounted cylinder downlight illuminate non-covered egress path around building perimeter.

4 FACADE LIGHTING

Linear LED ingrade uplight and round ceiling recessed downlight illuminate vertical mullions. One uplight and one downlight at every mullion bay.

5 TERRACE LIGHTING

Linear LED light concealed in planter wall detail.
Landscape Uplighting. Mullion mounted downlight at entry.

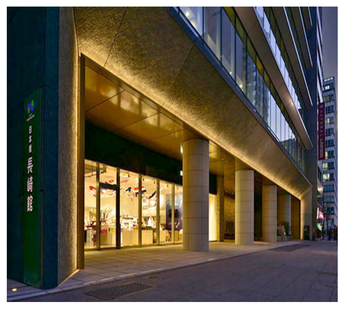
6 ROOF LIGHTING

Linear LED light for roof parapet wall.

7 STAIR LIGHTING

Linear LED light at handrail.

1



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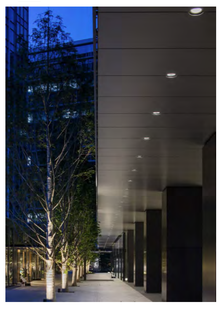

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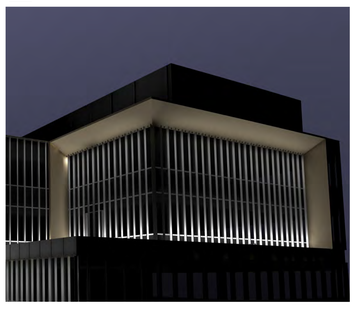

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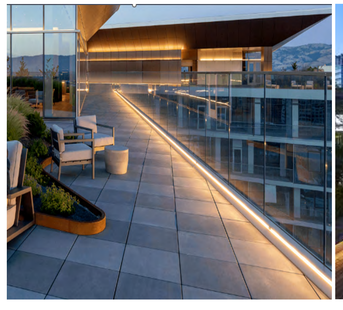



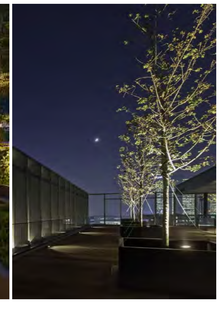

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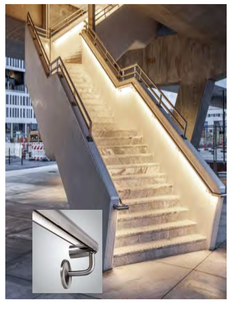

TERMINAL 131

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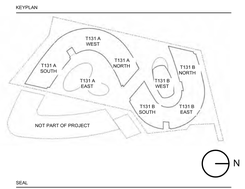

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I131N - FACADE LIGHTING PROGRAM

DRAWING NUMBER

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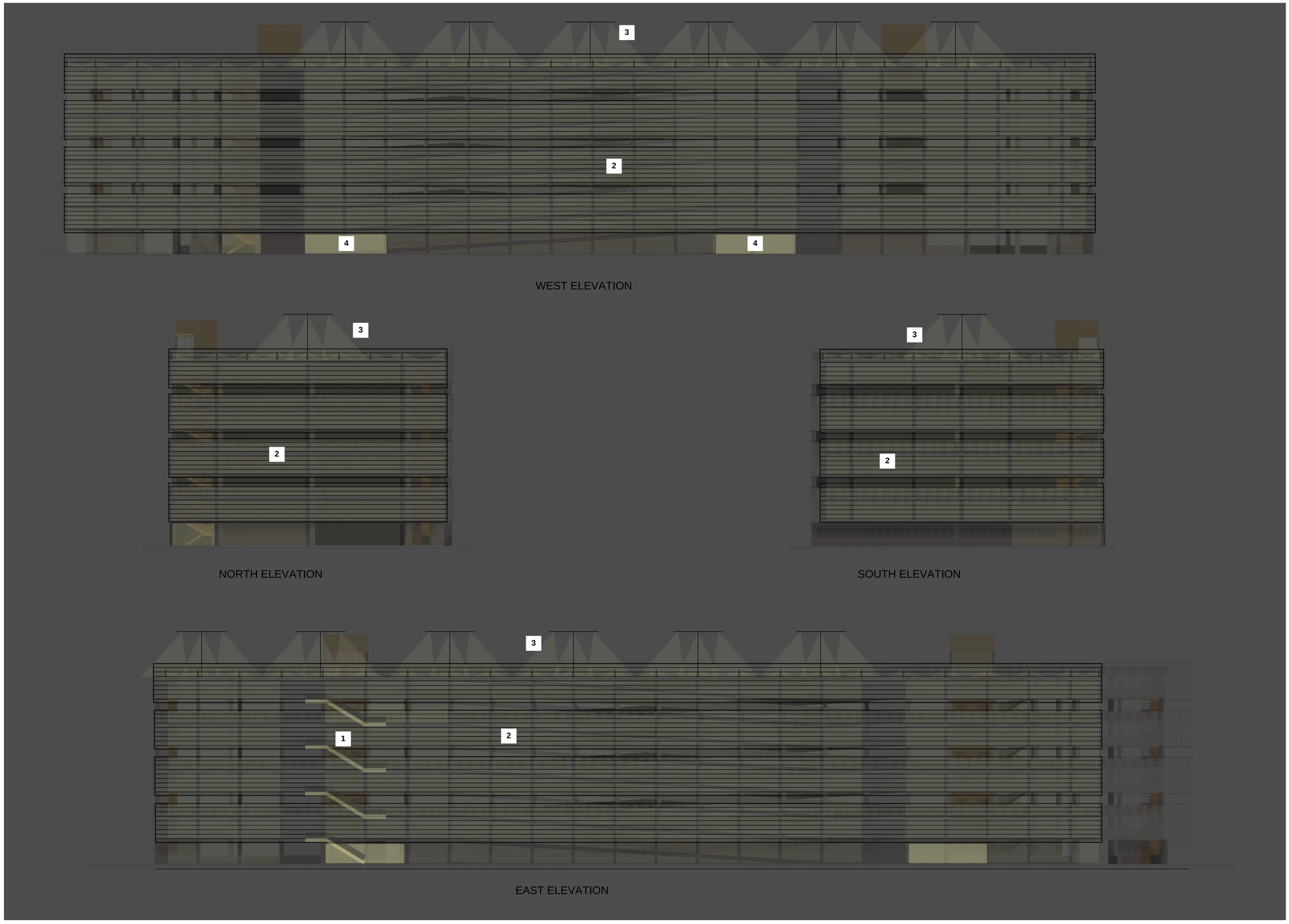


WEST ELEVATION

NORTH ELEVATION

SOUTH ELEVATION

EAST ELEVATION

INFINITE 131 PARKING GARAGE LIGHTING

1 STAIR LIGHTING

Linear LED light integrated in stair balustrade base detail.

2 COVERD PARKING LIGHTING

Surface mounted linear LED downlight for general and egress lighting.
Interior light can be seen through facade screen.

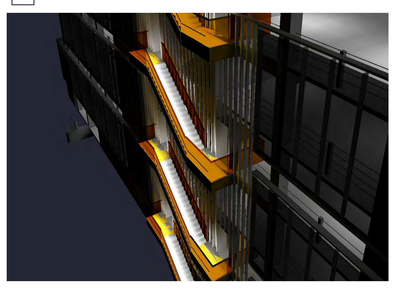
3 ROOF PARKING LIGHTING

Recessed step light at perimeter posts.
Pole mounted light at center of parking spaces.

4 PARKING ENTRY LIGHTING

Surface mounted linear LED downlight for general and egress lighting.

1



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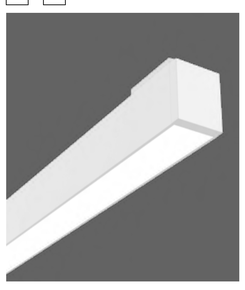

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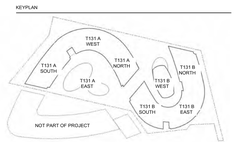

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