

BRITANNIA MODULAR LABS 3

328 ROEBLING ROAD
SOUTH SAN FRANCISCO, CALIFORNIA

PLANNING COMMISSION SUBMITTAL
APRIL 26 , 2012

PROJECT DATA

- 1 ZONING: BTP (BUSINESS, TECHNOLOGY AND OFFICE PARK)
- 2 SITE AREA
2.97 ACRES (129,919 SF)
- 3 CONSTRUCTION TYPE
TYPE II S WITH AUTOMATIC SPRINKLER SYSTEM
- 4 OCCUPANCY AND HEIGHT
OCCUPANCY GROUPS: B AND S2
HEIGHT: BUILDING A AND B - 2-STORY OFFICE/LIFE SCIENCE OVER 1 LEVEL OF PARKING

5 AREAS	(SF)			
	GARAGE FLOOR	FIRST FLOOR	SECOND FLOOR	TOTAL AREA
BUILDING A	-	26,384	26,384	52,768
BUILDING B	-	26,384	26,384	52,768
TOTAL				105,536

- 6 F.A.R.: 81.23 %

- 7 PARKING NOTES

OFFICES (CAR/SF) 2.7 CAR / 1,000 SF
COMPACT CAR PARKING: -

8 PARKING PROVIDED:	TOTAL
STANDARD	280
COMPACT	-
H.C.	8
TOTAL	288 STALLS

- 9 LANDSCAPE AREA: 25,983 SF/20%

SHEET INDEX

ARCHITECTURAL

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LANDSCAPE

- L-1 PRELIMINARY LANDSCAPE PLAN

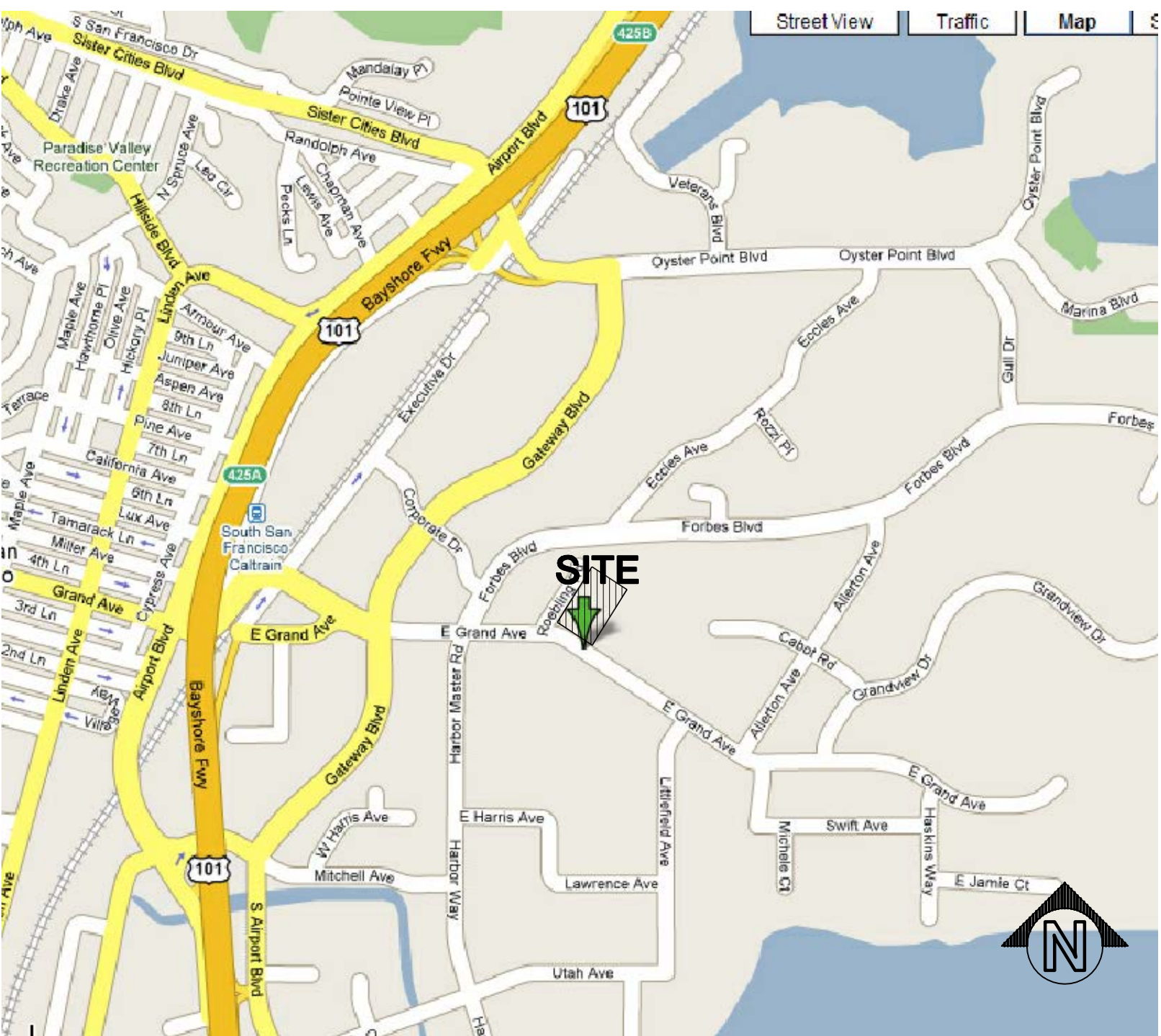
CIVIL

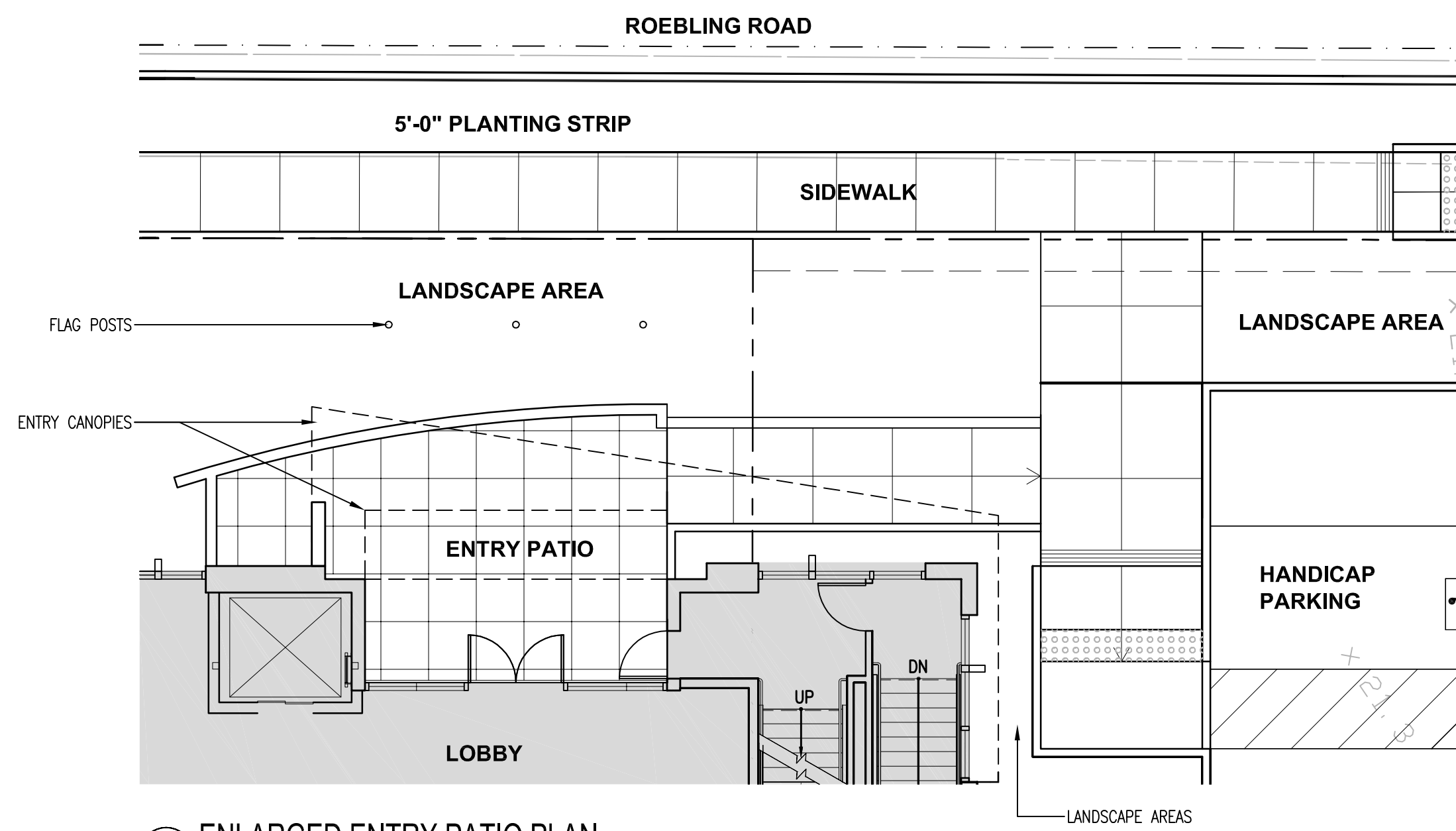
- C-1 TOPOGRAPHIC SURVEY
C-2 BOUNDARY PLAN
C-3 PRELIMINARY GRADING AND DRAINAGE PLAN
C-4 SOIL EROSION CONTROL PLAN

COLOR EXHIBITS

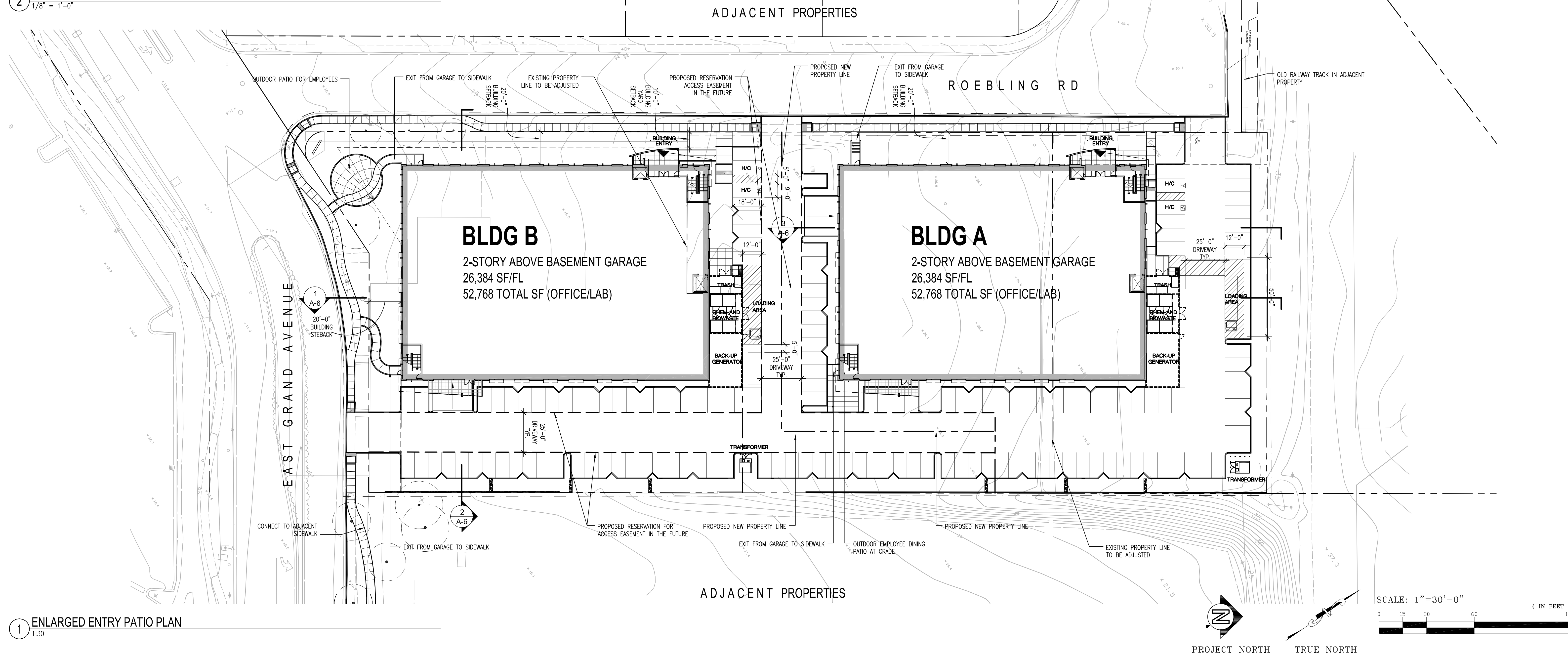
- 1 SITE AND LANDSCAPE PLAN
2 BUILDING ELEVATION - WEST/ROEBLING FACADE
3 BUILDING ELEVATION - EAST FACADE
4 BUILDING ELEVATION - SOUTH (EAST GRAND FACADE)
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13 SITE PHOTOS

VICINITY MAP





2 ENLARGED ENTRY PATIO PLAN
1/8" = 1'-0"



1 ENLARGED ENTRY PATIO PLAN
1:30

BML 3
328 ROEBLING ROAD, SOUTH SAN FRANCISCO, CA.



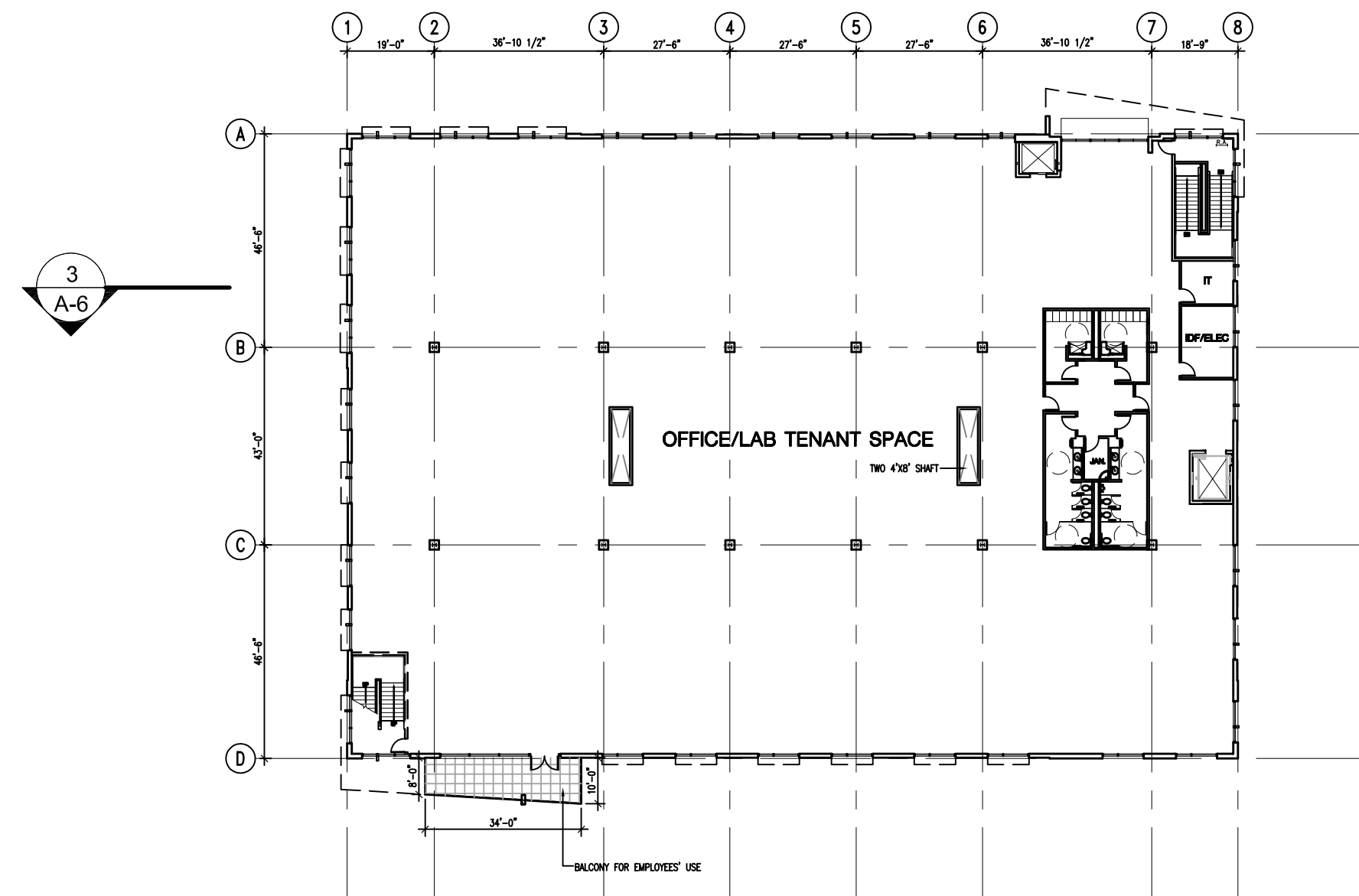
SITE PLAN

08/30/07
REVISED 10/20/09
REVISED 11/24/09
REVISED 12/17/09
REVISED 04/26/12

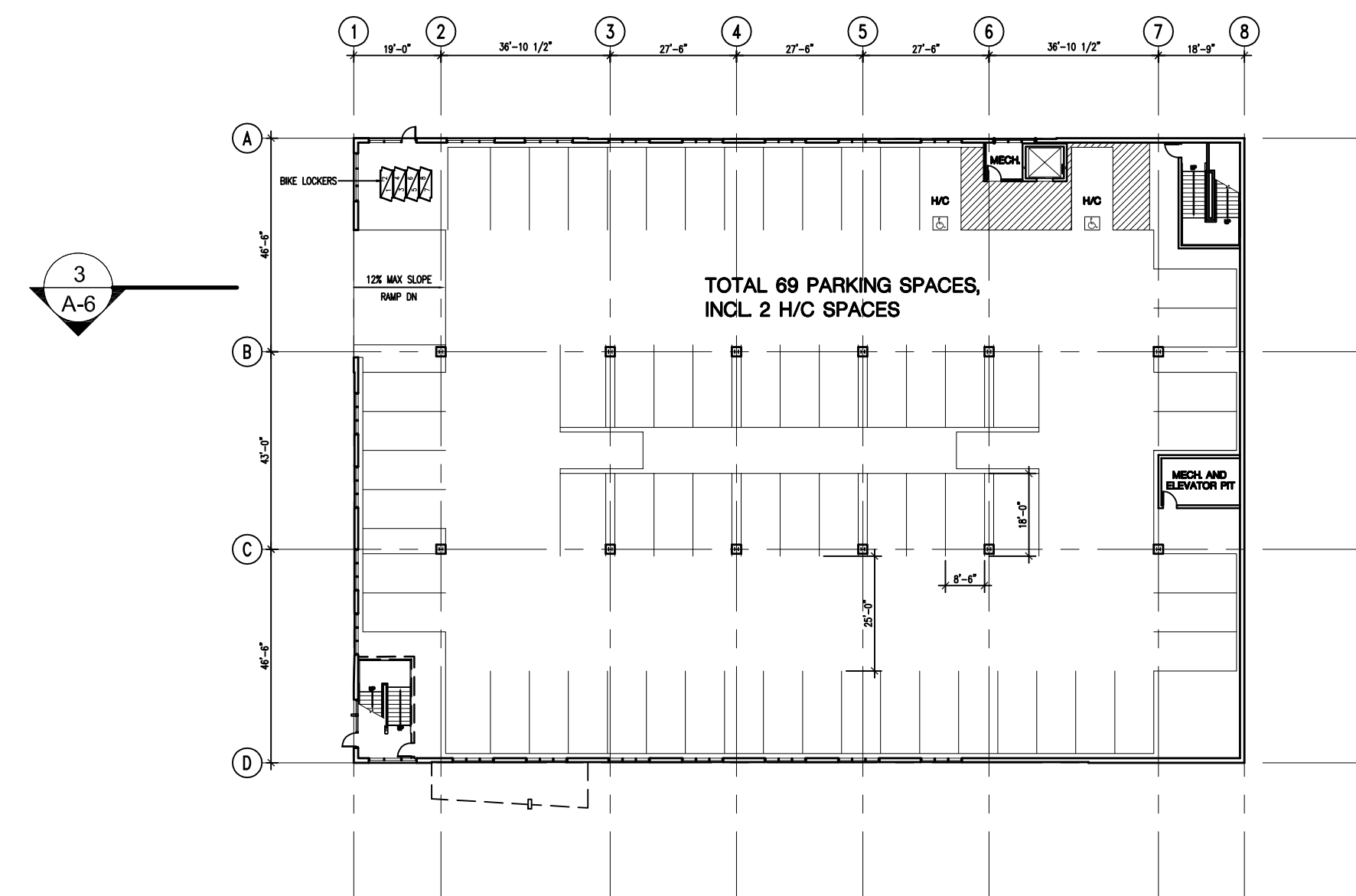
A-1

Project Number: 9684.002

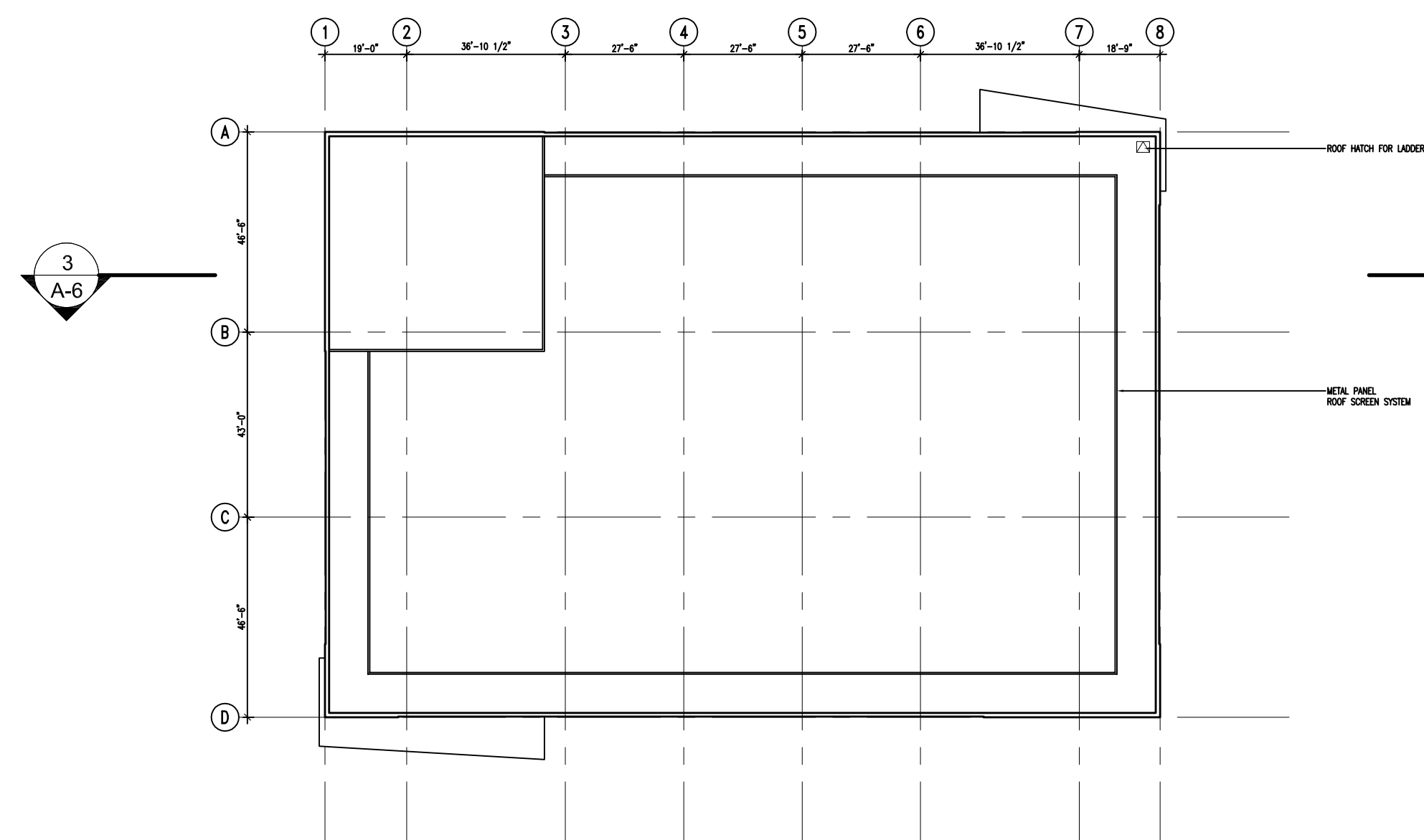




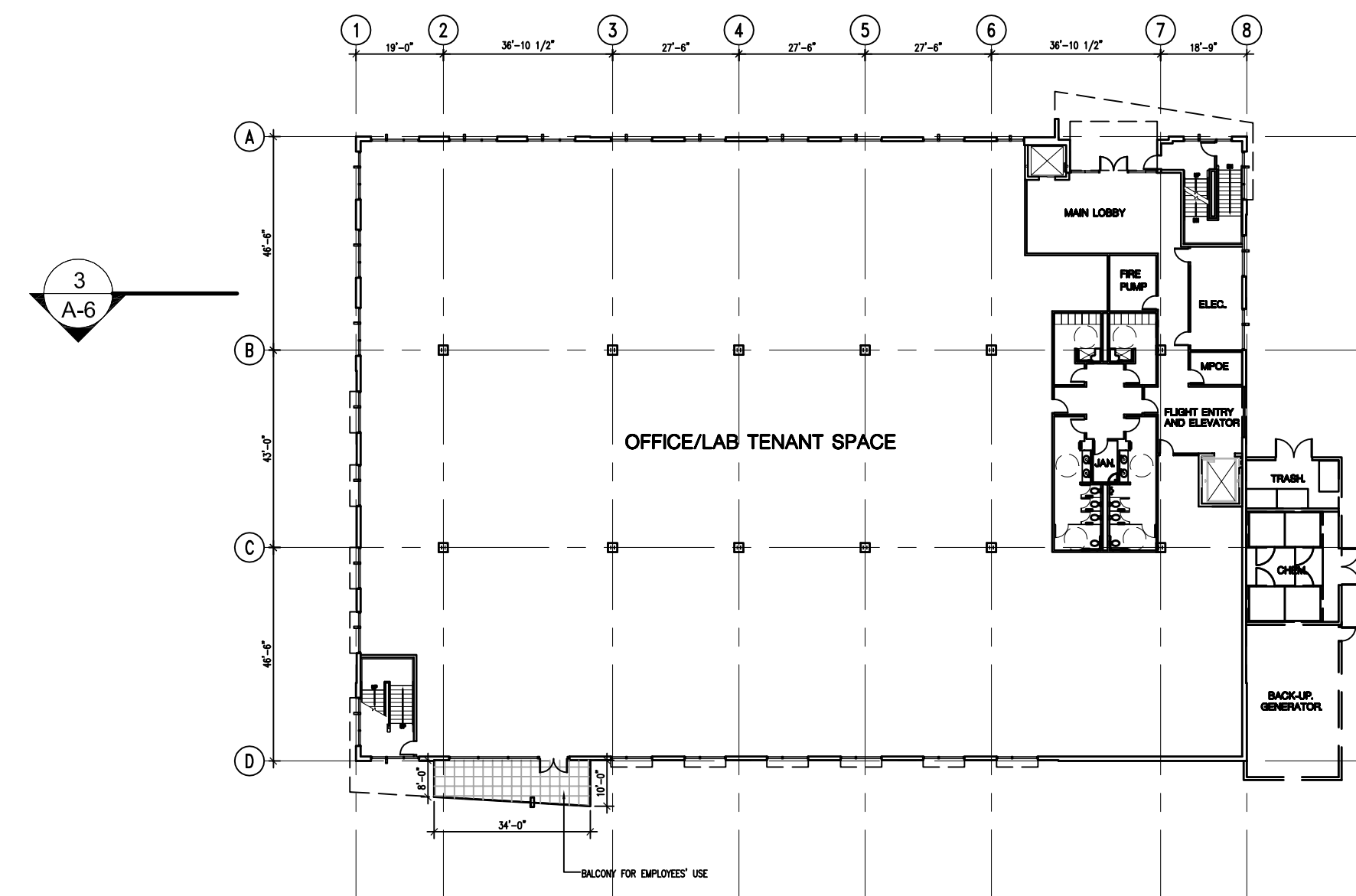
3 SECOND FLOOR PLAN



1 GARAGE PLAN



4 ROOF PLAN



2 FIRST FLOOR PLAN



SCALE: 1/32" = 1'-0"

BML 3
328 ROEBLING ROAD, SOUTH SAN FRANCISCO, CA.



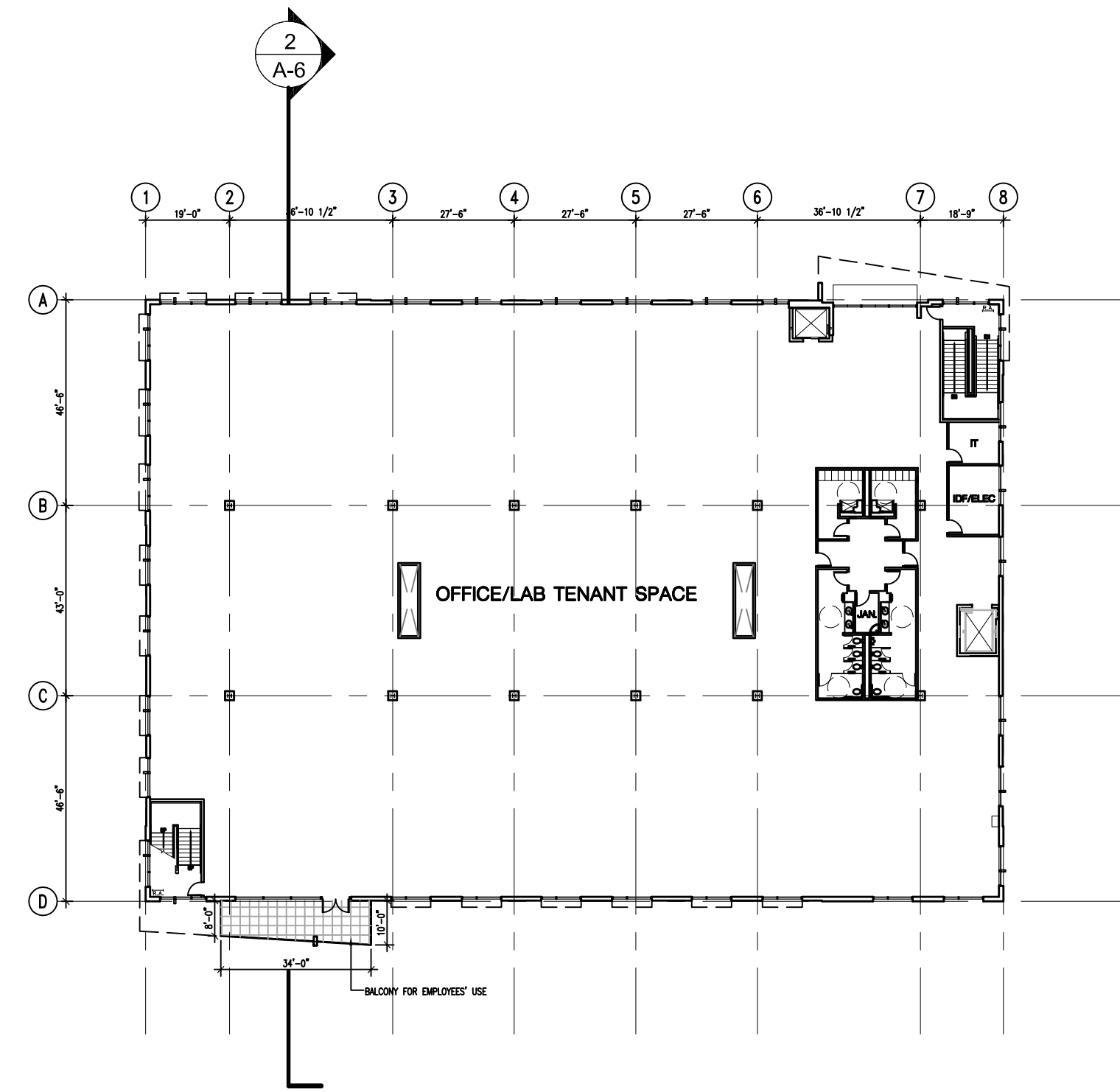
BUILDING A FLOOR PLANS

07/27/07
REVISED 11/24/09
REVISED 04/26/12

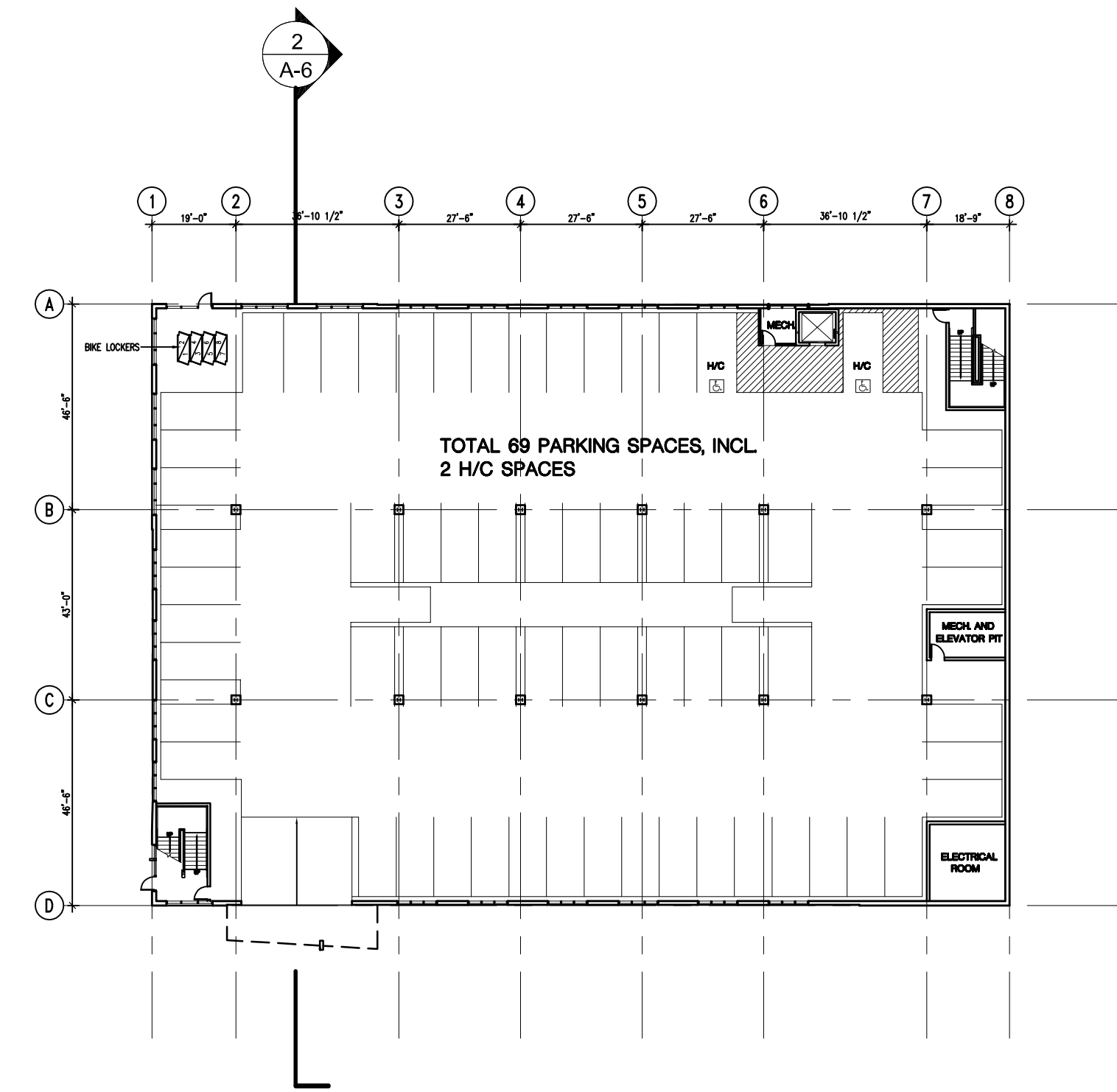
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Project Number: 9684.002

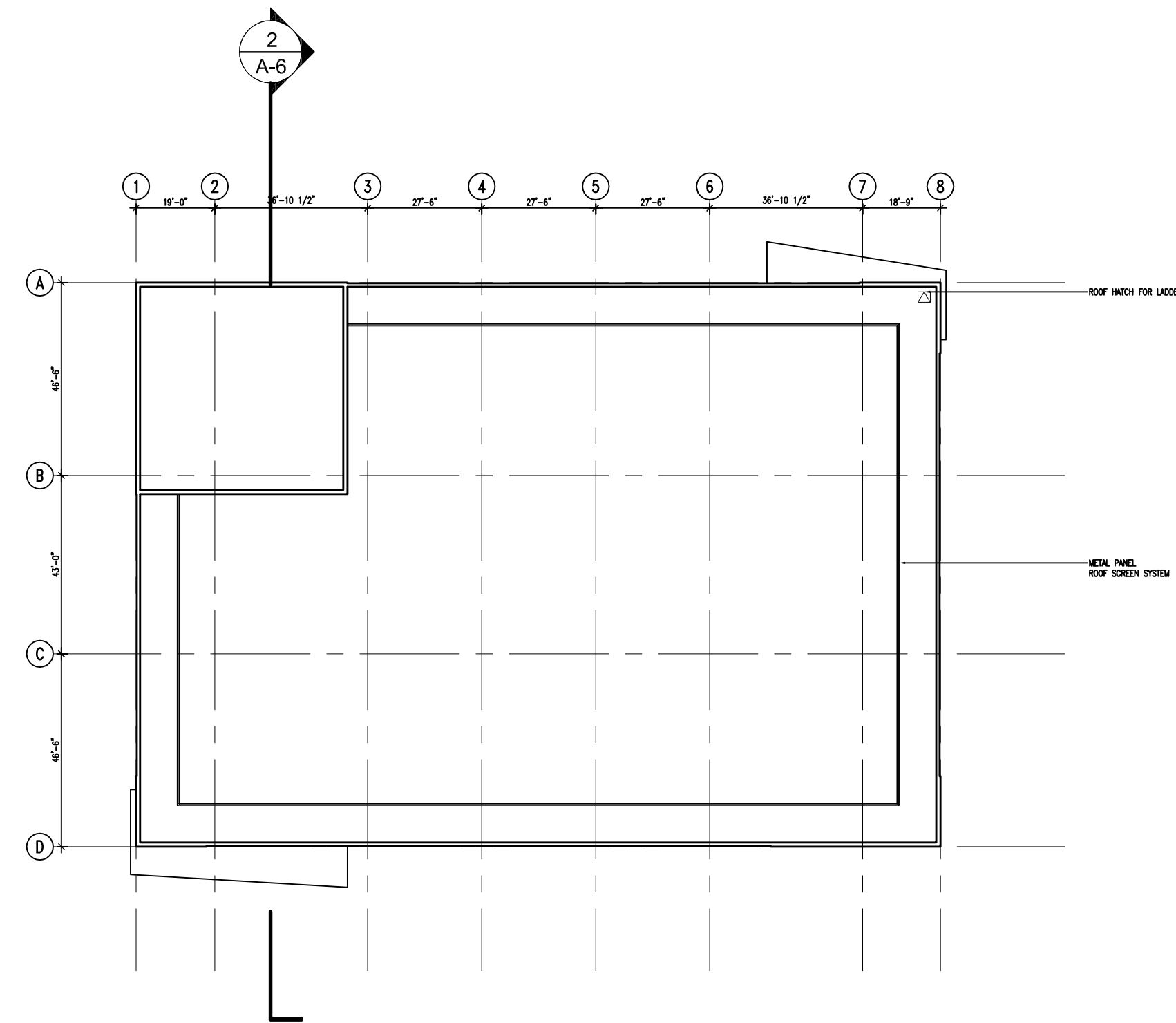
DES
ARCHITECTS
ENGINEERS



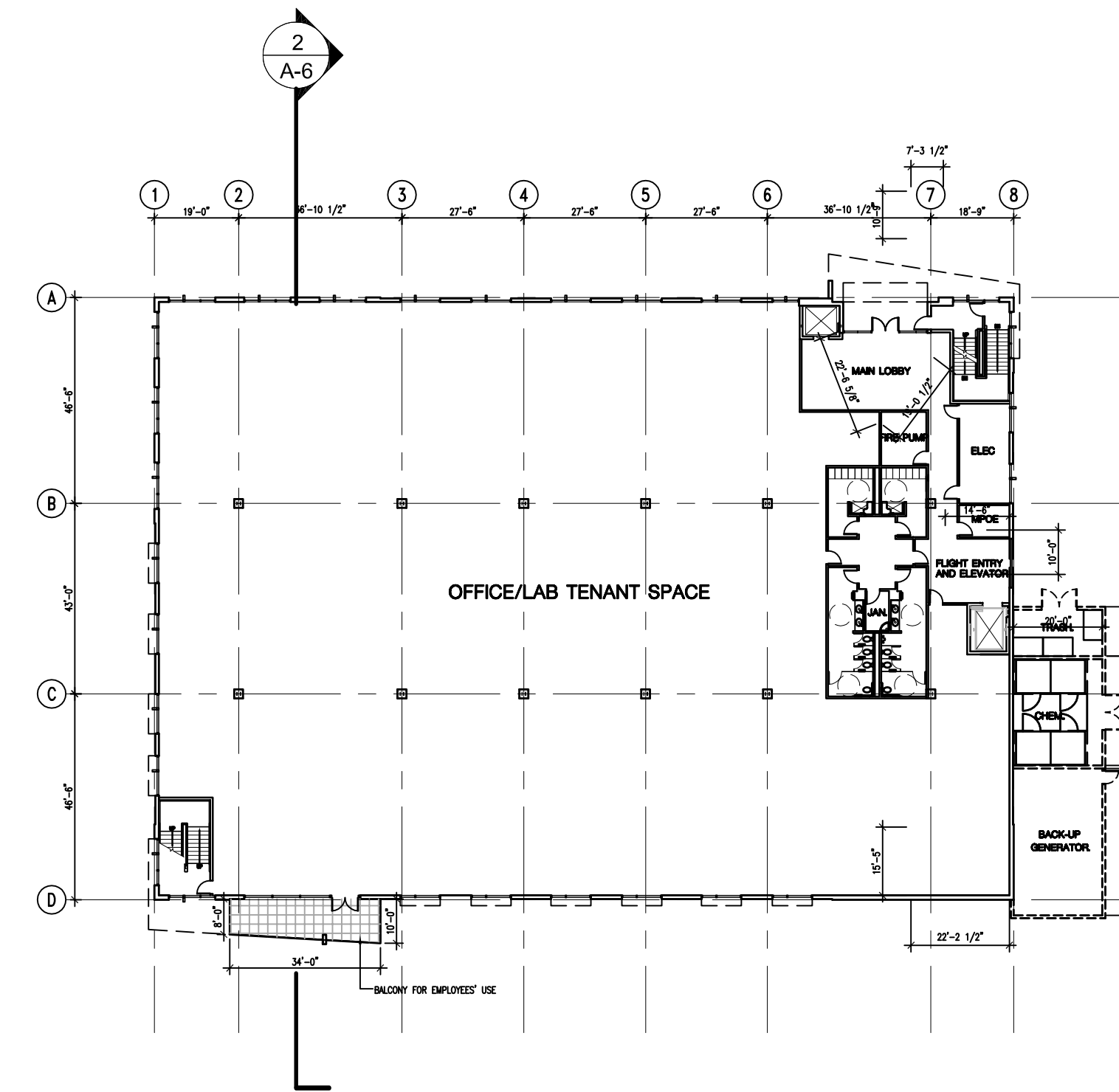
3 SECOND PLAN



1 GARAGE PLAN



4 ROOF PLAN

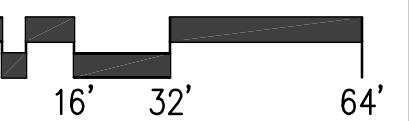


2 FIRST FLOOR PLAN



PROJECT NORTH

SCALE: 1/32" = 1'-0"



BML 3

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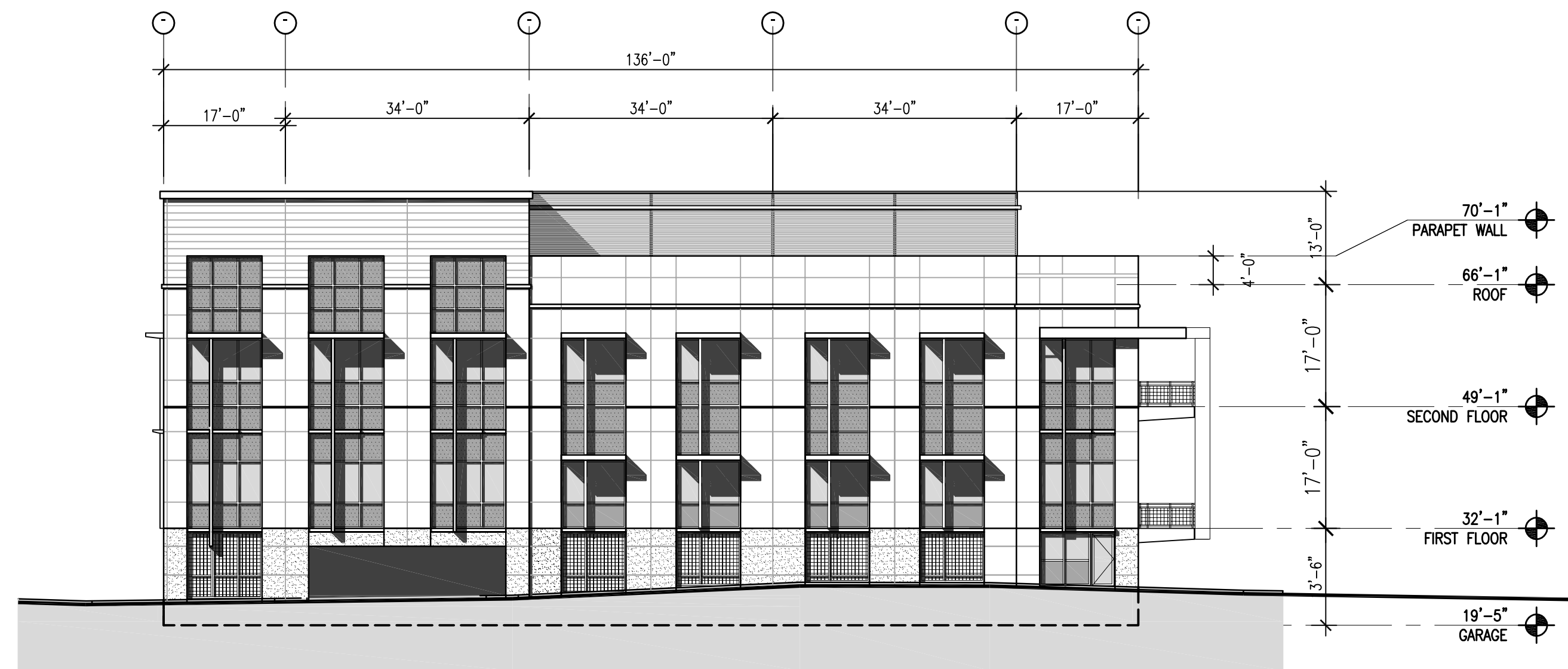
BUILDING B FLOOR PLANS

07/27/07
REVISED 10/20/09
REVISED 04/26/12

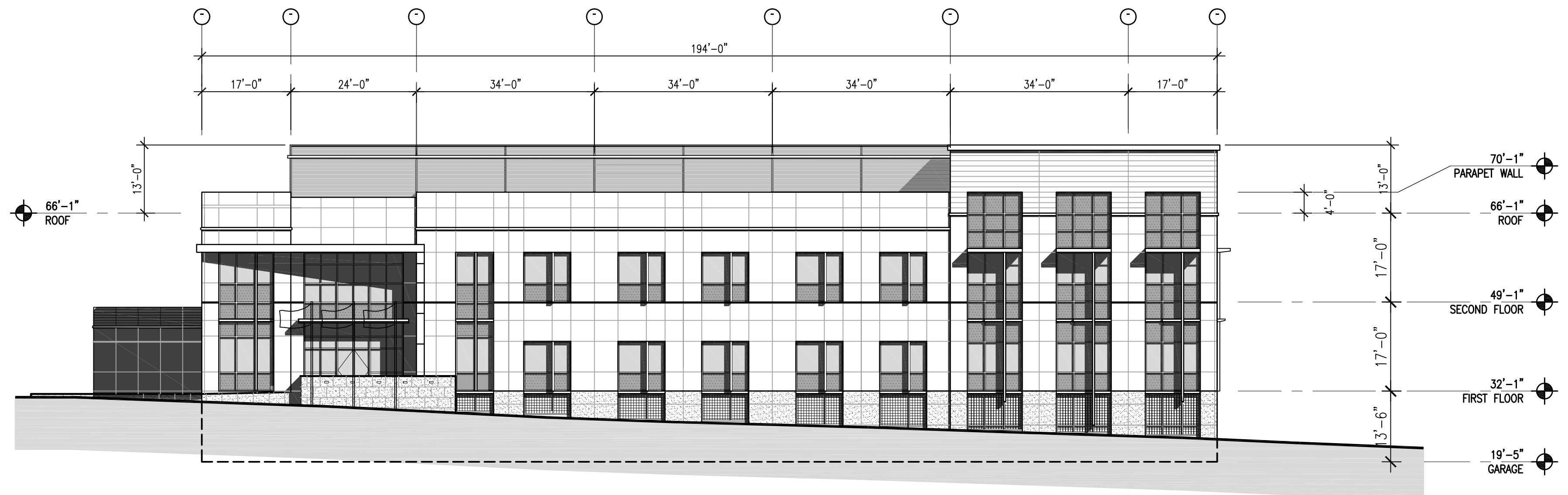
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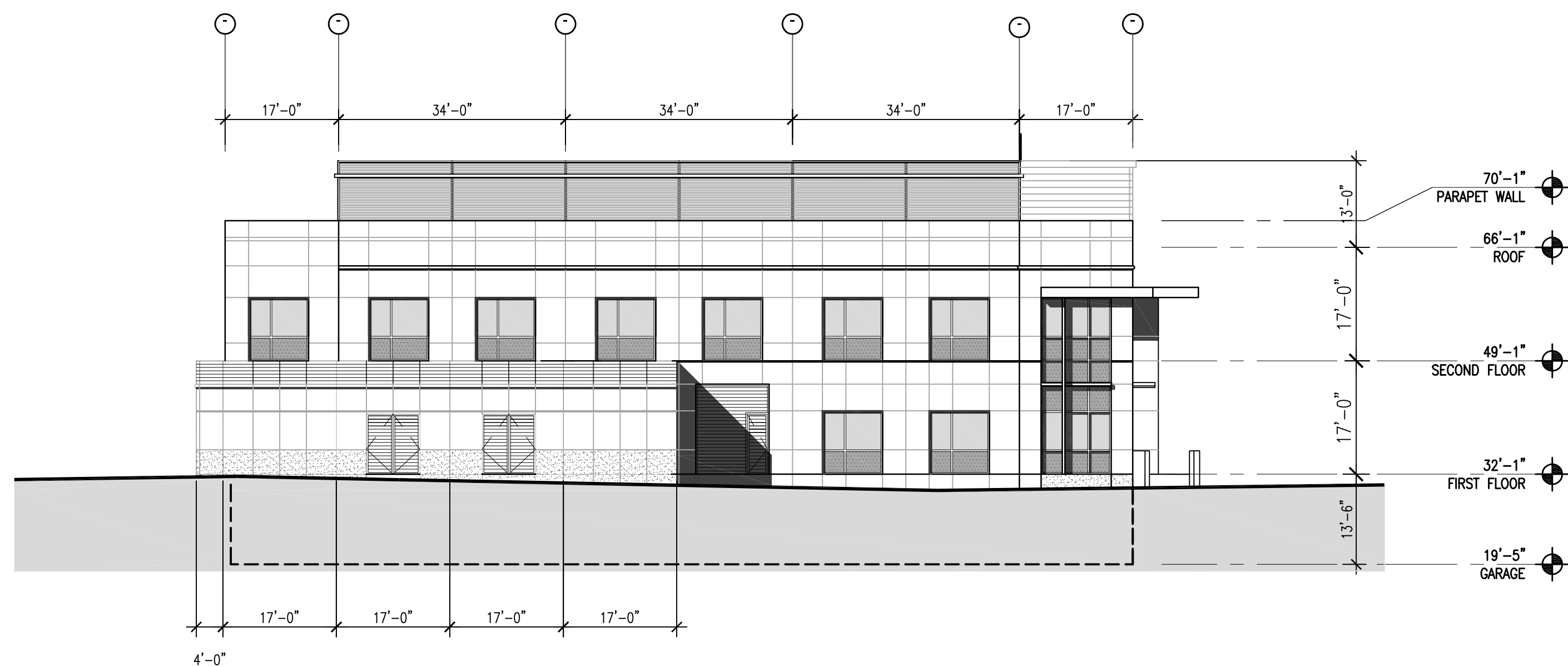
DES
ARCHITECTS
ENGINEERS



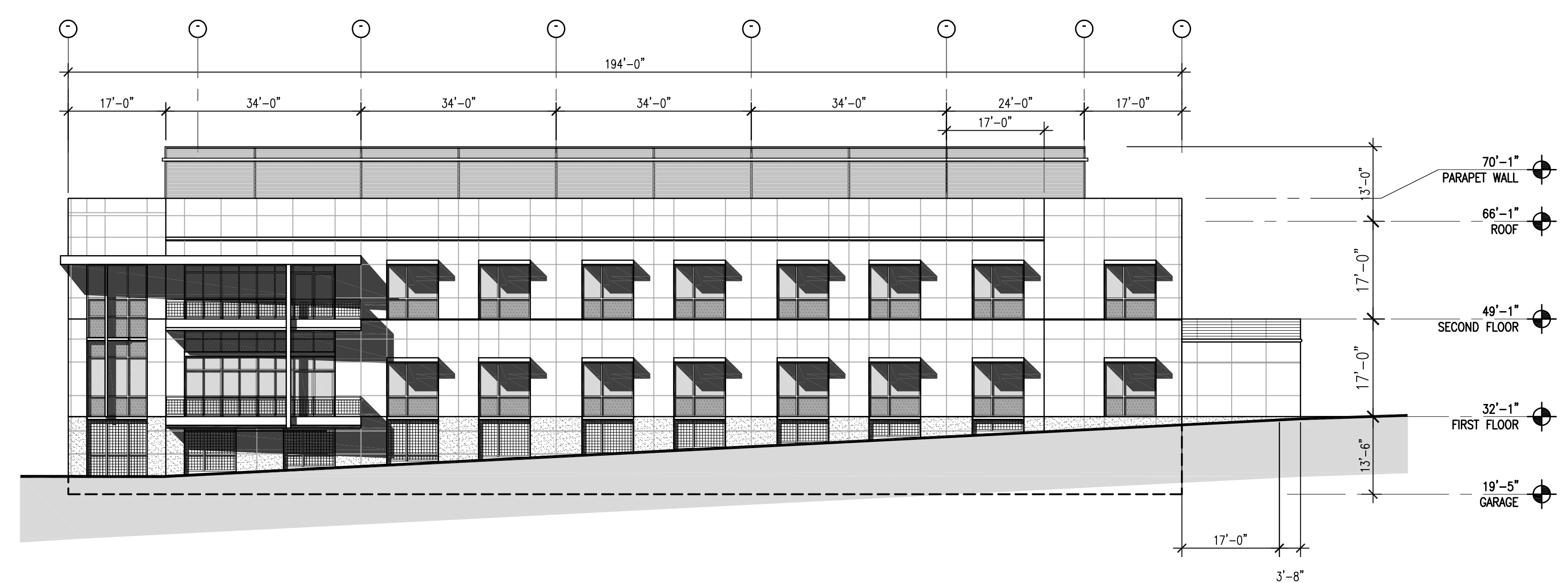
4 SOUTH ELEVATION



1 WEST ELEVATION



3 NORTH ELEVATION



2 EAST ELEVATION

SCALE: 1/16" = 1'-0"
0 8' 16' 32'

BML 3
328 ROEBLING ROAD, SOUTH SAN FRANCISCO, CA.



BUILDING A ELEVATIONS

07/27/07
REVISED 11/24/09
REVISED 04/26/12

A-4

Project Number: 9684.002

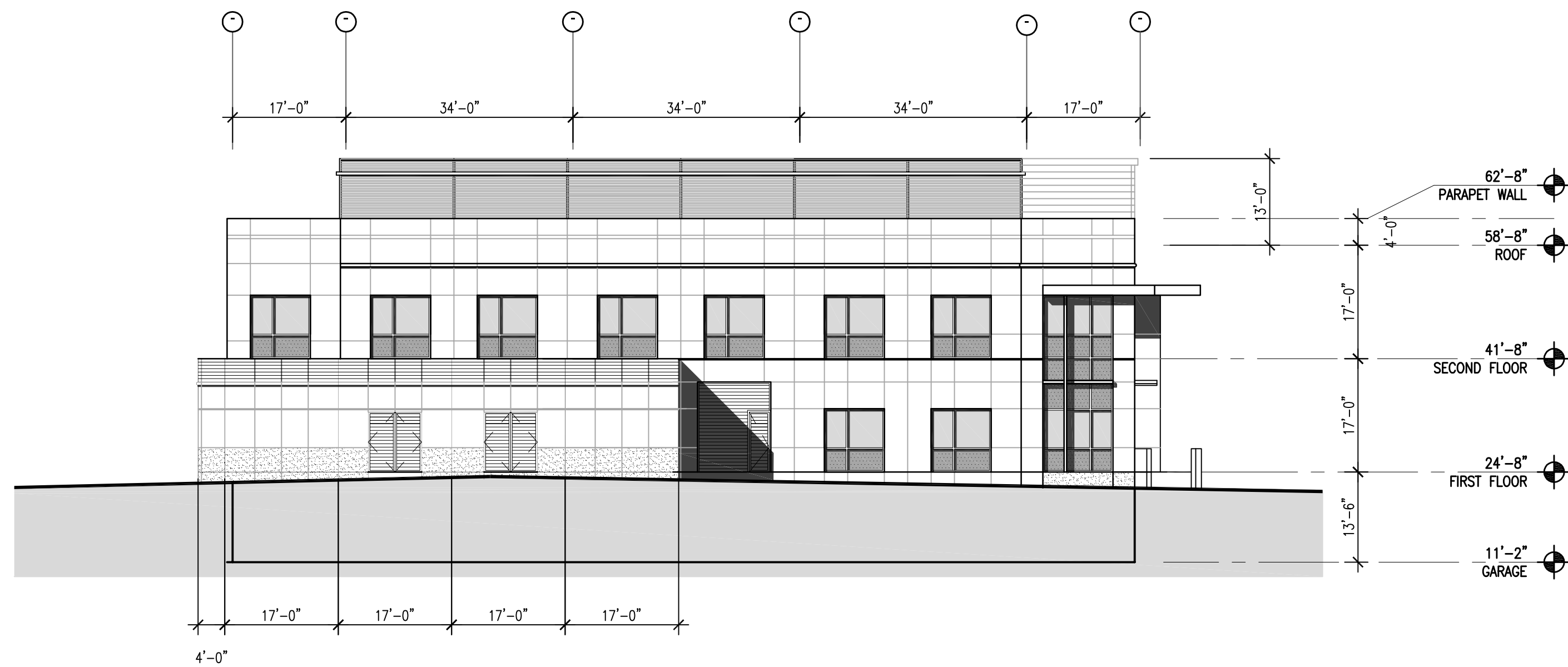
DES
ARCHITECTS
ENGINEERS



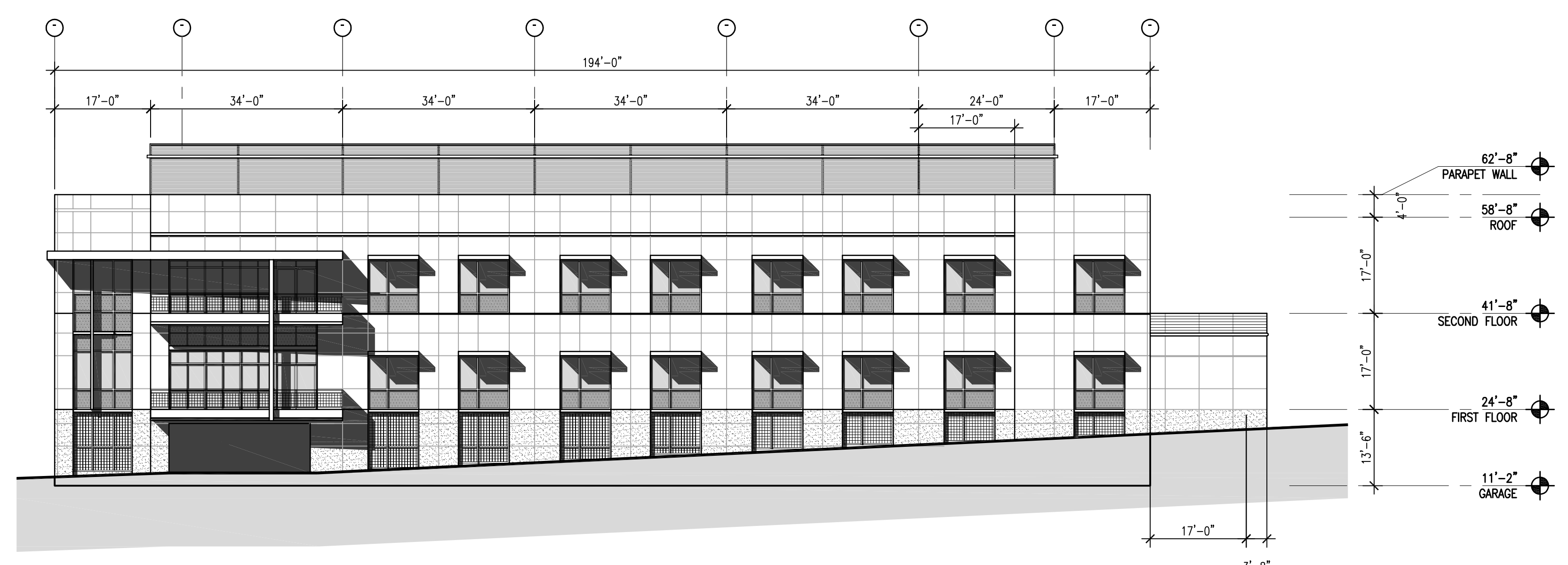
4 SOUTH ELEVATION



1 WEST ELEVATION



3 NORTH ELEVATION



2 EAST ELEVATION

SCALE: 1/16" = 1'-0"
0 8' 16' 32'

BML 3
328 ROEBLING ROAD, SOUTH SAN FRANCISCO, CA.

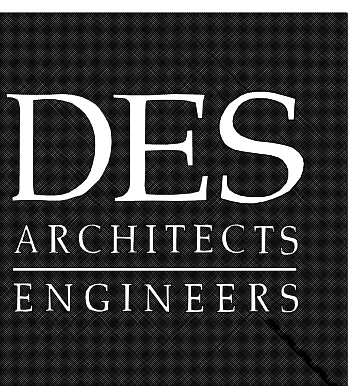


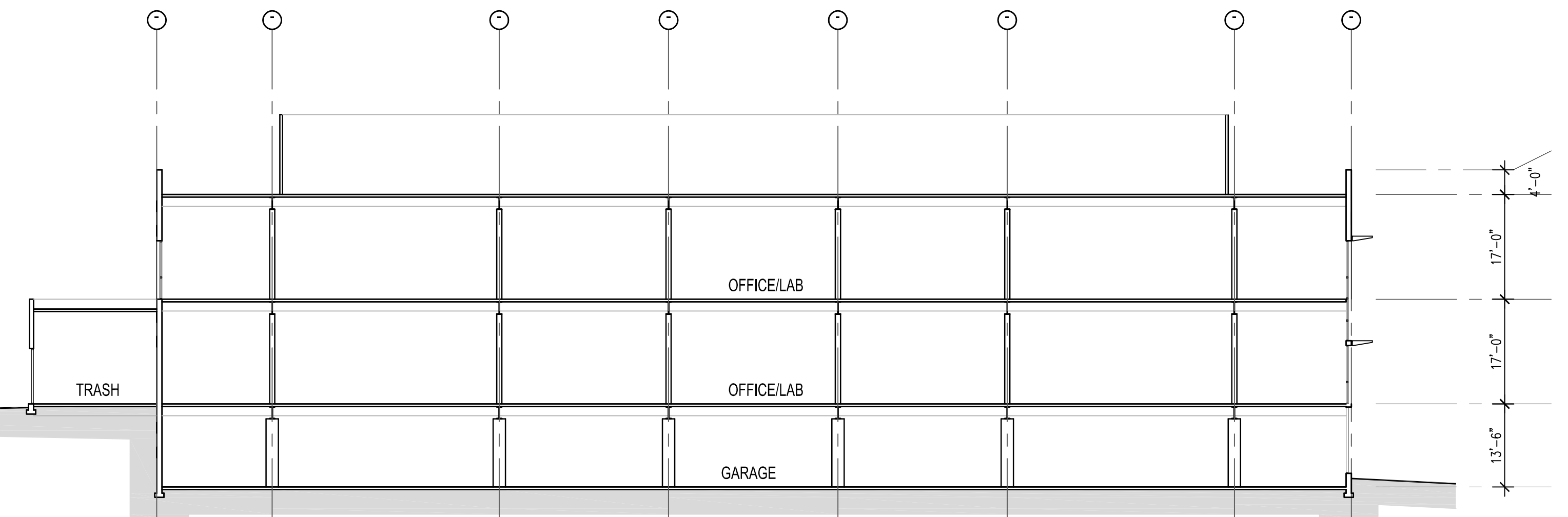
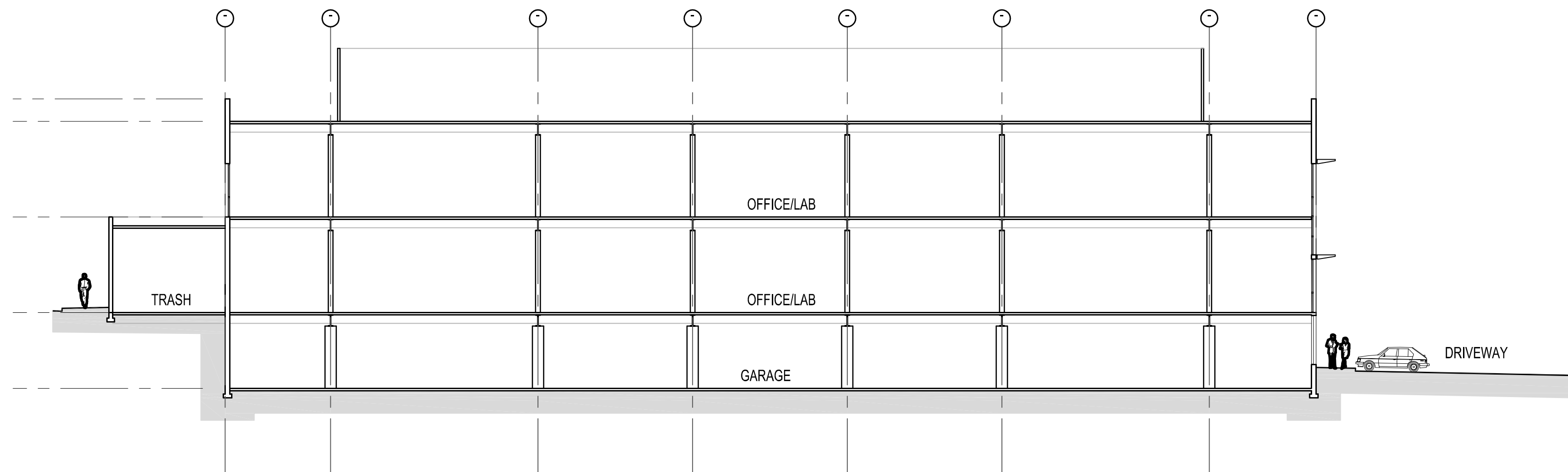
BUILDING B ELEVATIONS

07/27/07
REVISED 10/20/09
REVISED 11/24/09
REVISED 04/26/12

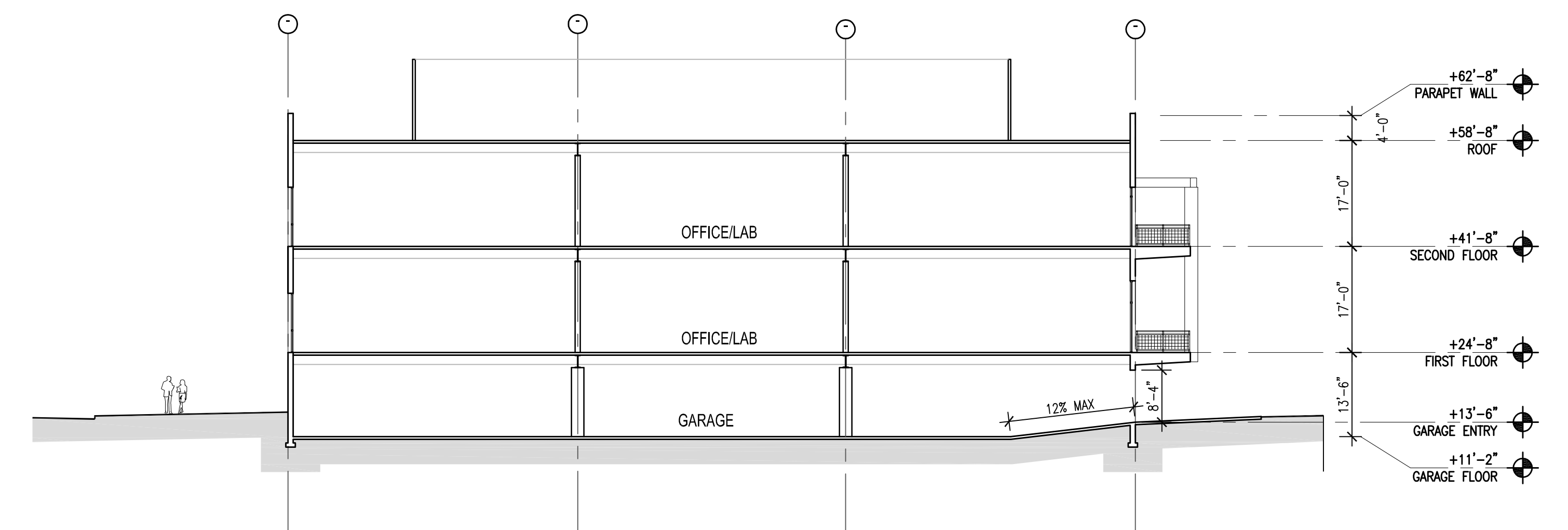
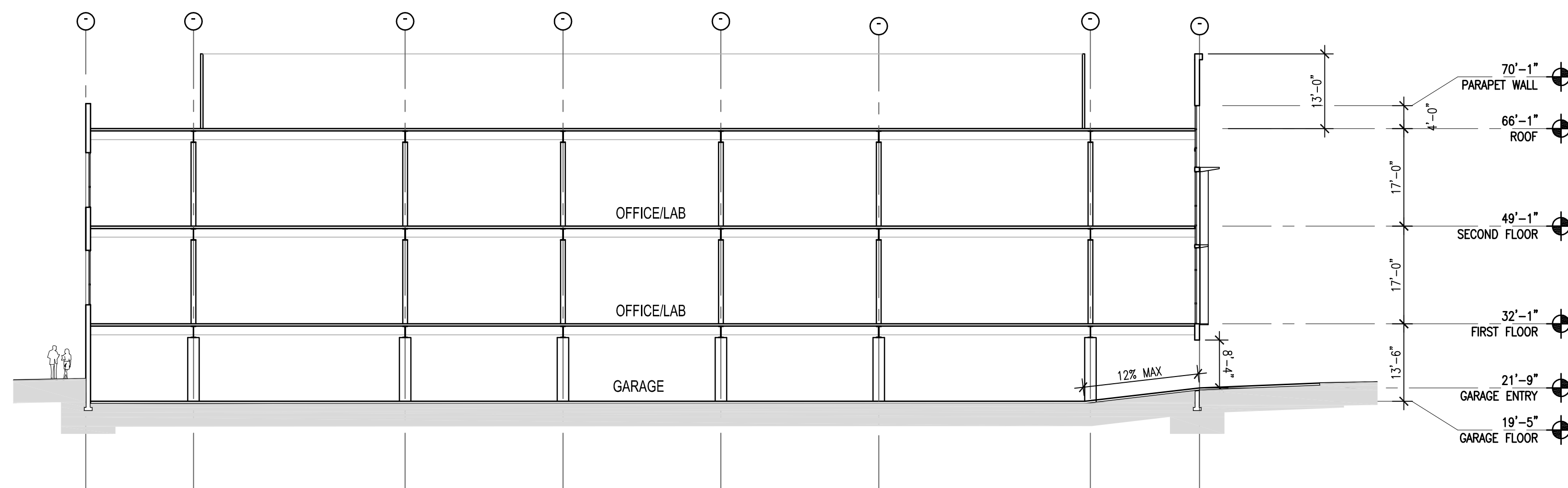
A-5

Project Number: 9684.002





1 SITE/BUILDINGS LONGITUDINAL SECTION



3 BUILDING A CROSS SECTION

2 BUILDING B CROSS SECTION

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

0 8' 16' 32'

BML 3
328 ROEBLING ROAD, SOUTH SAN FRANCISCO, CA.



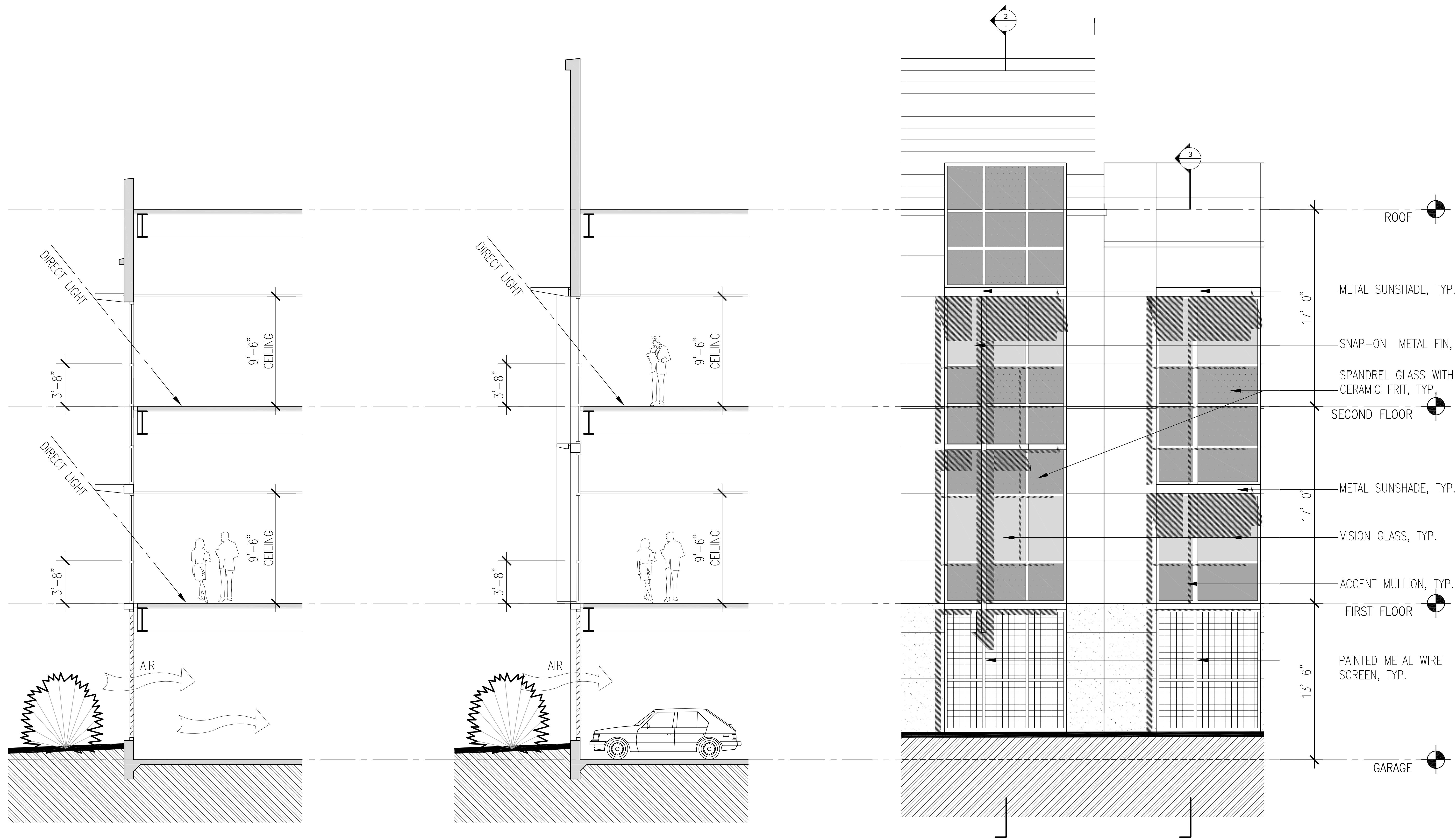
BUILDING AND SITE SECTIONS

07/27/07
REVISED 11/24/09
REVISED 04/26/12

A-6

Project Number: 9684.002

DES
ARCHITECTS
ENGINEERS



3 BUILDING SECTION

2 BUILDING SECTION

1 SOUTH FACING FACADE

SCALE: 1/4" = 1'-0"

BML 3
328 ROEBLING ROAD, SOUTH SAN FRANCISCO, CA.

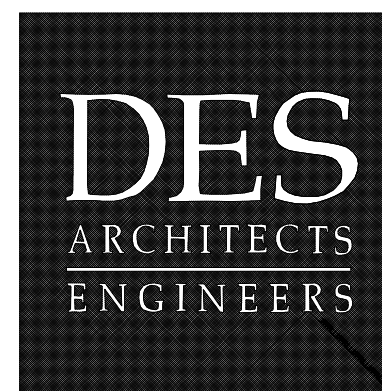


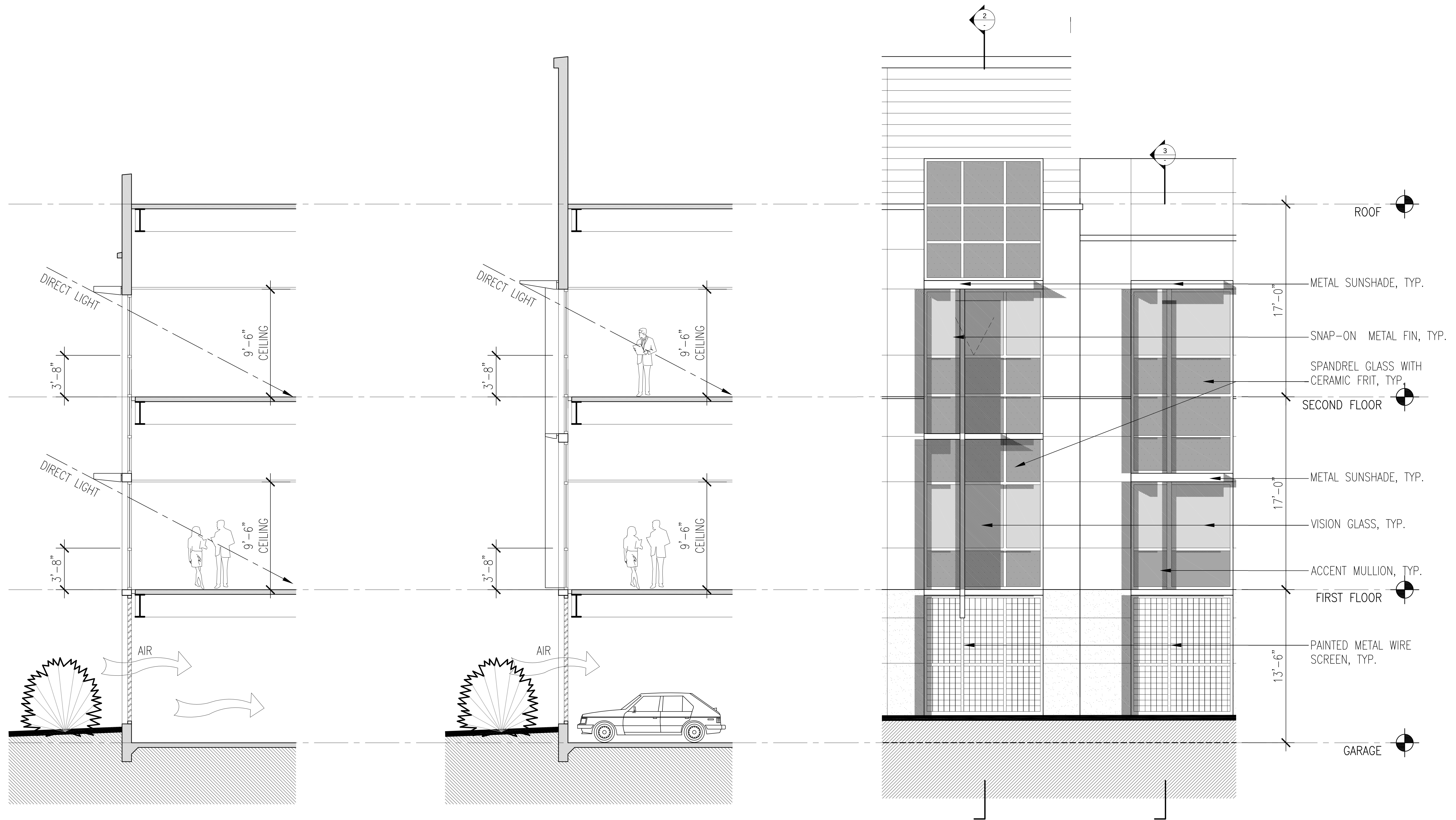
CONCEPTUAL SHADOW STUDIES - SUMMER

07/27/07
REVISED 11/24/09
REVISED 04/26/12

A-7a

Project Number: 9684.002





BML 3
328 ROEBLING ROAD, SOUTH SAN FRANCISCO, CA.

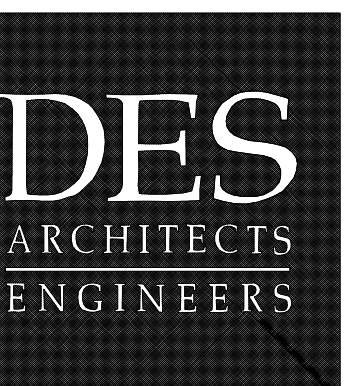


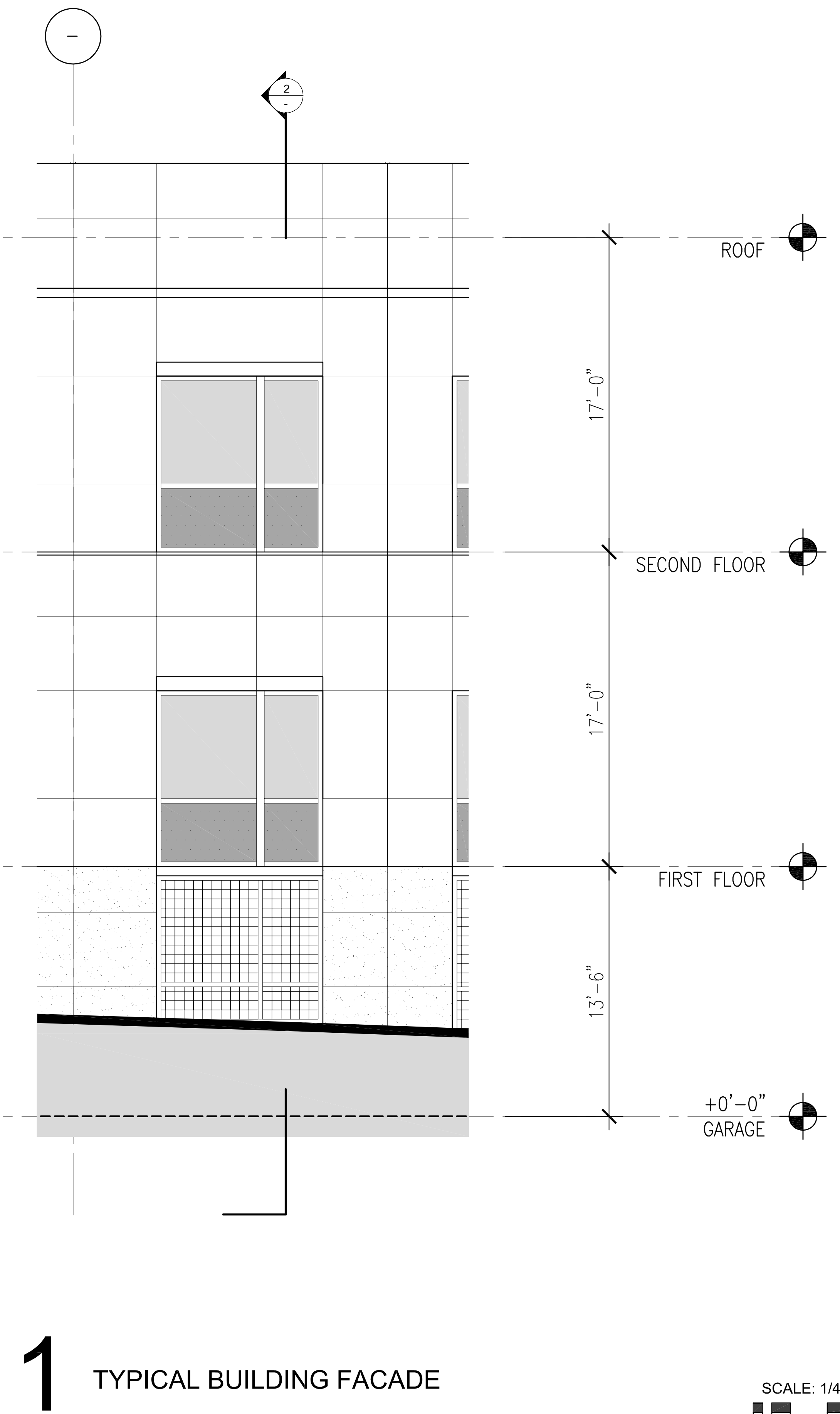
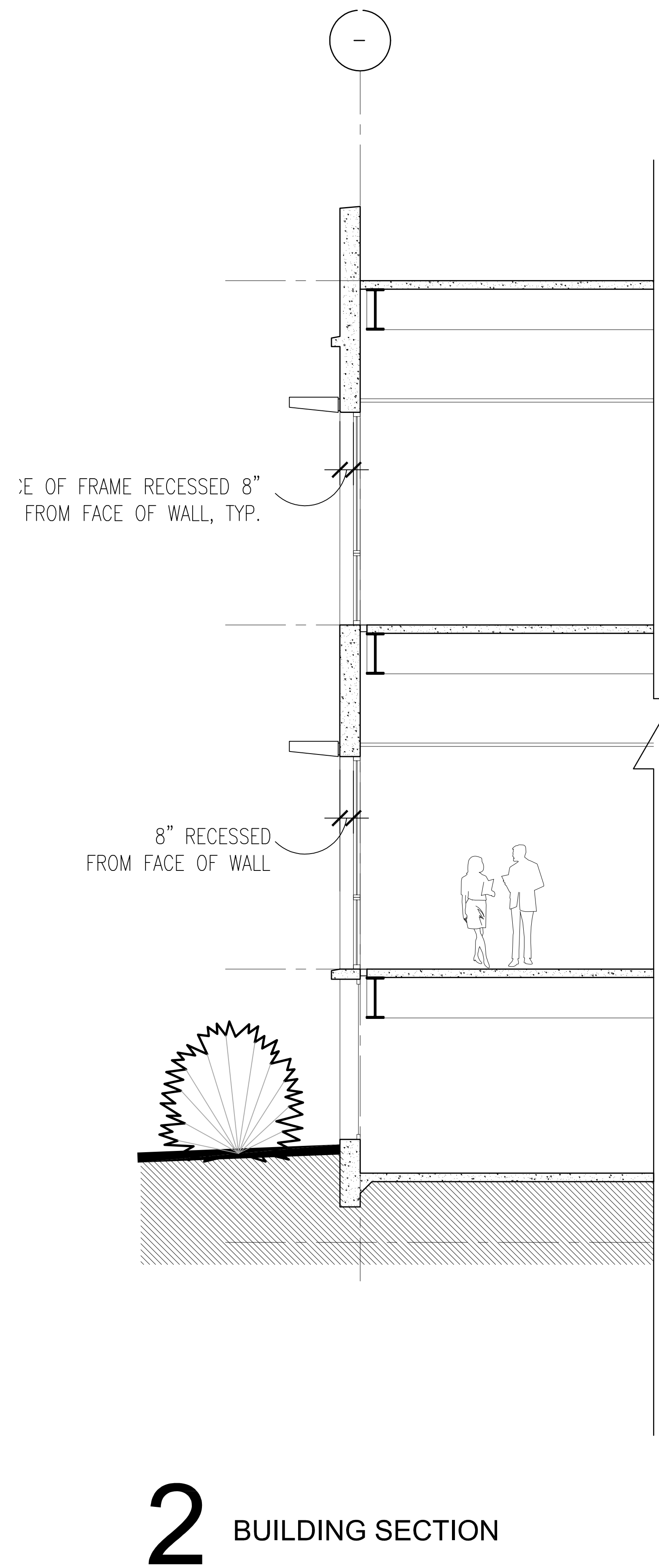
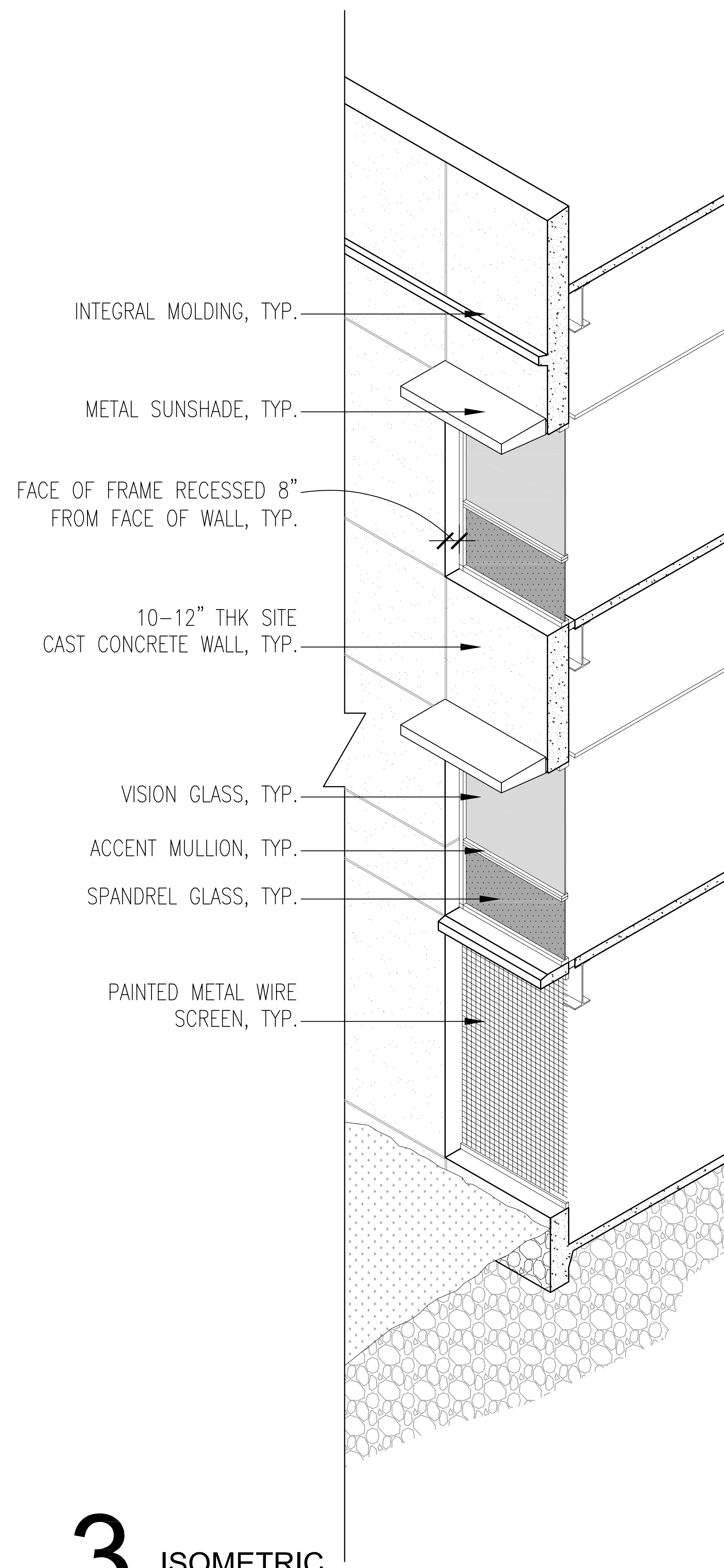
CONCEPTUAL SHADOW STUDIES - WINTER

07/27/07
REVISED 11/24/09
REVISED 04/26/12

A-7b

Project Number: 9684.002





SCALE: 1/4" = 1'-0"

0 2' 4' 8'

BML 3

328 ROEBLING ROAD, SOUTH SAN FRANCISCO, CA.

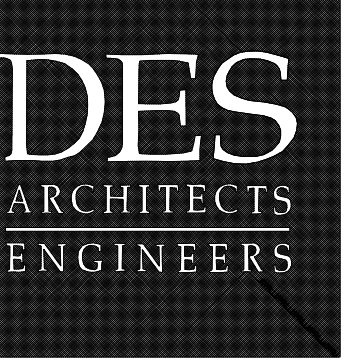


TYPICAL WALL SECTION

10/22/09
REVISED 11/24/09
REVISED 04/26/12

A-7c

Project Number: 9684.002



Apr 26, 2012 - 12:25pm
P:\Shanghai\2351\Grass\9684002\DWG\Landsc\10-concept.dwg
D:\brough
FILE NAME: DR-SWALE2 DRAWN BY: LINDSPE



PROPOSED PLANT LIST:

TREES

BOTANICAL NAME	COMMON NAME	MATURE SIZE	NOTES
Metrosideros excelsus	New Zealand Christmas Tree	30' x 30'	24-box
Platanus acerifolia 'Columbia'	London Plane Tree	45' x 30'	24-box
Tristania conferta	Brisbane Box	20' x 30'	24-box

SHRUBS

BOTANICAL NAME	COMMON NAME	MATURE SIZE	NOTES
Abelia grandiflora 'Edward Goucher'	Glossy Abelia	5' x 5'	--
Agapanthus orientalis	Lily of the Nile	2' x 3'	--
Correa 'Dusky Bells'	Australian Fuchsia	2' x 4'	--
Dietes vegata	Fortnight Lily	3' x 3'	--
Elymus magellanicus	Magellan Wheatgrass	1'-6" x 1'-6"	--
Dodonaea viscosa	Hopseed Bush	10' x 10'	--
Helictotrichon sempervirens	Blue Oat Grass	2'-6" x 2'-6"	--
Hemerocallis hyb. (yellow)	Daylily	1' x 2'	Evergreen
Miscanthus sinensis 'Morning Light'	Japanese Silver Grass	4' x 3'	--
Pennisetum s. 'Eaton Canyon'	Purple Fountain Grass	1'-6" x 1'-6"	--
Phormium 'Dusky Chief'	New Zealand Flax	4' x 4'	--
Phormium 'Sundowner'	New Zealand Flax	6' x 6'	--
Pittosporum tenuifolium	Pittosporum	8' x 6'	--
Rhamnus californica	Coffeeferry	8' x 6'	--

RETENTION GRASSES

COMMON NAME	MATURE SIZE	NOTES
Calamagrostis a. 'Stricta'	Reed Grass	2' x 2'
Calamagrostis brachytricha	Reed Grass	2' x 2'
Carex comans 'Frosty Curly'	Sedge	1'-6" x 1'-6"
Carex tumulicola	Berkeley Sedge	1'-6" x 1'-6"
Festuca rubra	Red Fescue	1' x 1'

GROUND COVER

COMMON NAME	MATURE SIZE	NOTES
Coprosma kirkii	Coprosma	2' x 4'
Osteospermum fruticosum	Trailing African Daisy	6" x 2'
Rosa (light pink)	Carpet Rose	2' x spreading

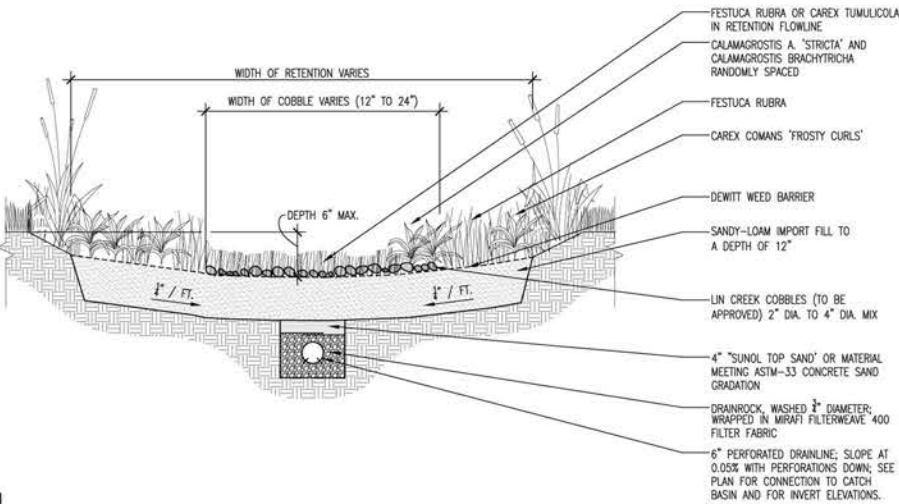
EXISTING TREES:

NO.	BOTANICAL NAME	COMMON NAME	DIA.	SIZE	STATUS	NOTES
T1	Pinus radiata	Monterey Pine	15"	45' x 30'	TR	Off site
T2	Pinus radiata	Monterey Pine	22"	45' x 30'	TR	Off site
T3	Metrosideros excelsus	New Zealand Christmas Tree	16"	30' x 30'	TR	On site
T4	Metrosideros excelsus	New Zealand Christmas Tree	12"	20' x 20'	TR	On site
T5	Metrosideros excelsus	New Zealand Christmas Tree	12"	20' x 20'	TR	On site
T6	Metrosideros excelsus	New Zealand Christmas Tree	10"	15' x 15'	TR	On site



Existing Tree (example)

01 VEGETATED BIO-RETENTION
1/2" = 1'-0" (24)



A water-conserving automatic irrigation system will be provided in accordance with the requirements of the City of South San Francisco.

SCALE: 1" = 20'-0"
0 5' 10' 20' 40'

BML 3
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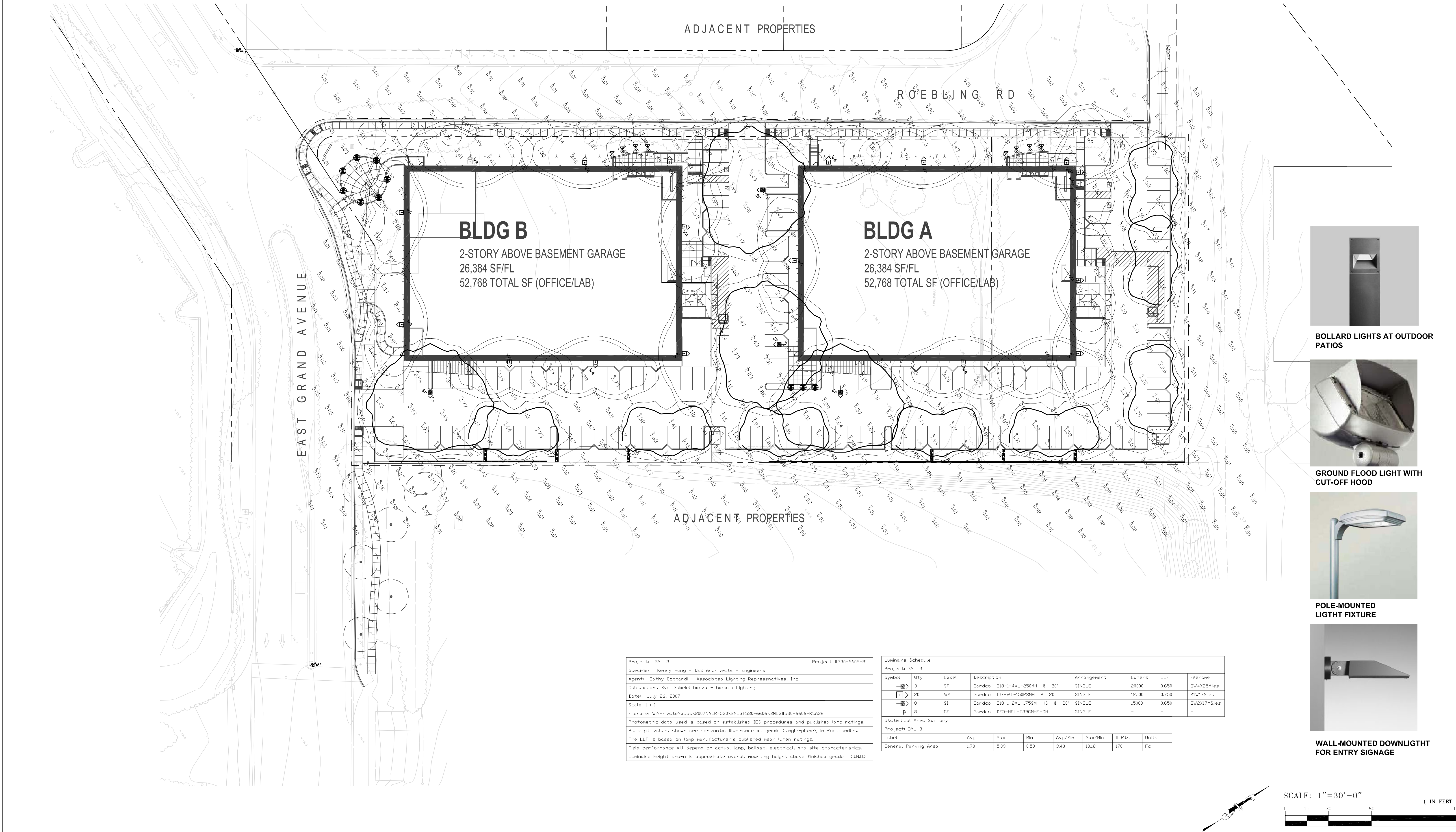
PRELIMINARY LANDSCAPE PLAN

08/21/07
REVISED 11/24/09
REVISED 12/22/09
REVISED 04/26/12

1

Project Number: 9684.002

DES
ARCHITECTS
ENGINEERS



Project: BML 3	Project #530-6606-R1
Specifiers: Kenny Hung - DES Architects + Engineers	
Agent: Cathy Gottardi - Associated Lighting Representatives, Inc.	
Calculations By: Gabriel Garza - Gordco Lighting	
Date: July 26, 2007	
Scale: 1" = 1'	
Filename: W:\Private\apps\2007\ALR\BML\BML3\530-6606\BML3\530-6606-RLA32	
Photometric data used is based on established IES procedures and published lamp ratings.	
Pt. x pt. values shown are horizontal illuminance at grade (single-plane), in footcandles.	
The LLF is based on lamp manufacturer's published mean lumen ratings.	
Field performance will depend on actual lamp, ballast, electrical, and site characteristics.	
Luminaire height shown is approximate overall mounting height above finished grade. (UNQ.)	

Luminaire Schedule							
Project: BML 3							
Symbol	Qty	Label	Description	Arrangement	Lumens	LLF	Filename
—[X]	3	SF	Gordco G18-1-4XL-250MH @ 20'	SINGLE	20000	0.650	GW4X25Mies
[X]	20	WA	Gordco 107-WT-150FSMH @ 20'	SINGLE	12500	0.750	MLW17Mies
—[X]	8	SI	Gordco G18-1-2XL-175FSMH-HS @ 20'	SINGLE	15000	0.650	GW2X17MSies
[D]	8	GF	Gordco DF5-HFL-T39CMHC-CH	SINGLE	-	-	-
Statistical Area Summary							
Project: BML 3							
Label	Avg	Max	Min	Avg/Min	Max/Min	# Pts	Units
General Parking Area	1.70	5.09	0.50	3.40	10.18	170	Fc



BOLLARD LIGHTS AT OUTDOOR PATIOS



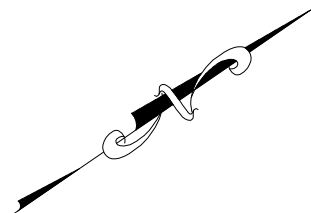
GROUND FLOOD LIGHT WITH CUT-OFF HOOD

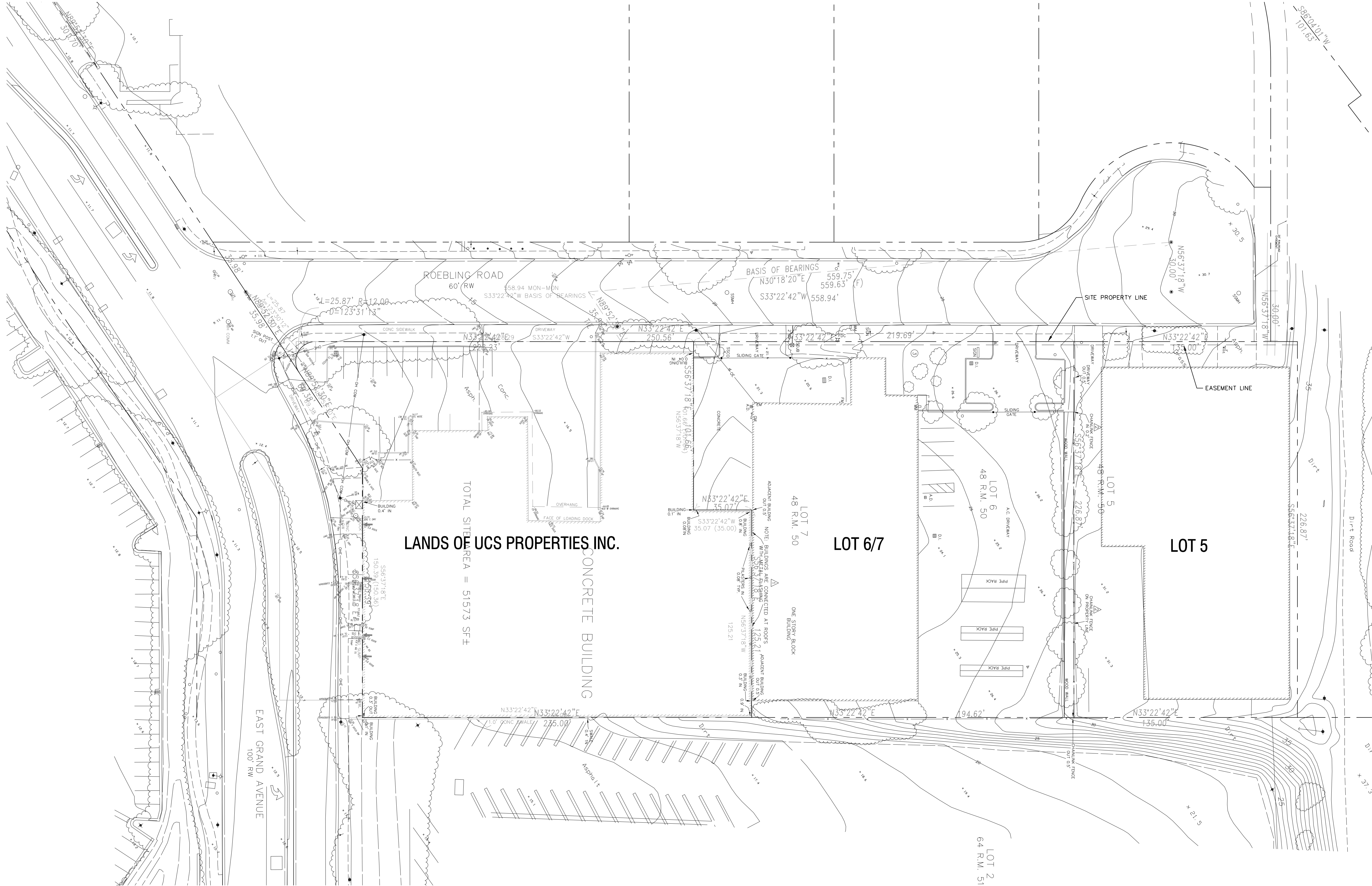


POLE-MOUNTED LIGHT FIXTURE



WALL-MOUNTED DOWNLIGHT FOR ENTRY SIGNAGE





LEGEND

- PROPERTY LINE
- EASEMENT LINE
- W.O.E. WIRE OVERHANG EASEMENT

AREAS

LANDS OF UCS = 1.18ac
LOT 6/7 = 1.09ac
LOT 5 = 0.70ac
TOTAL ACREAGE = 2.97ac

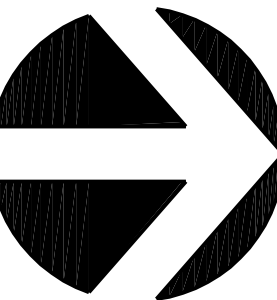
LANDS OF UCS PROPERTIES INC.

TOTAL SITE AREA = 51573 SF±

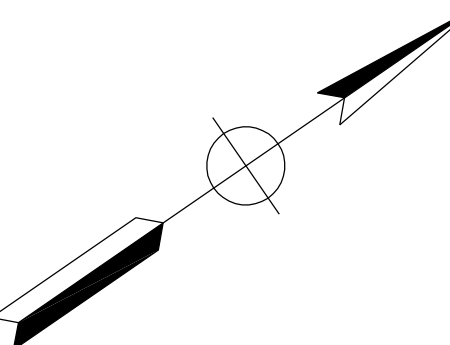
CONCRETE BUILDING

LOT 6/7

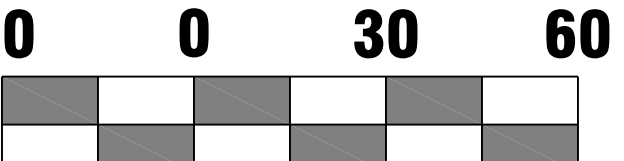
LOT 5



PROJECT NORTH



TRUE NORTH



BML 3
328 ROEBLING ROAD, SOUTH SAN FRANCISCO, CA.



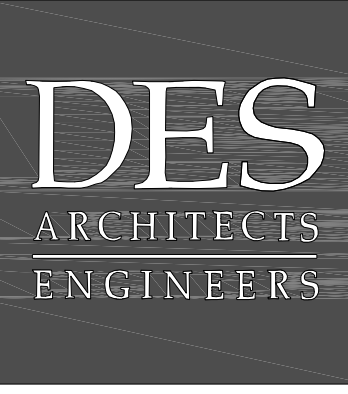
WILSEY HAM
ENGINEERING ■ PLANNING ■ SURVEYING

3130 La Selva Street, Suite 100
San Mateo, CA 94403
Fax: 650 / 345-4921

EXISTING SITE PLAN

C-1

Project Number: 9684.002



GENERAL NOTES

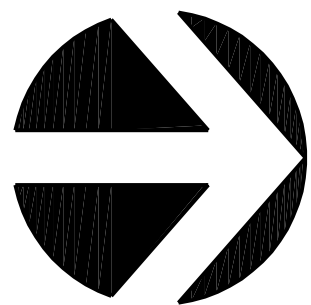
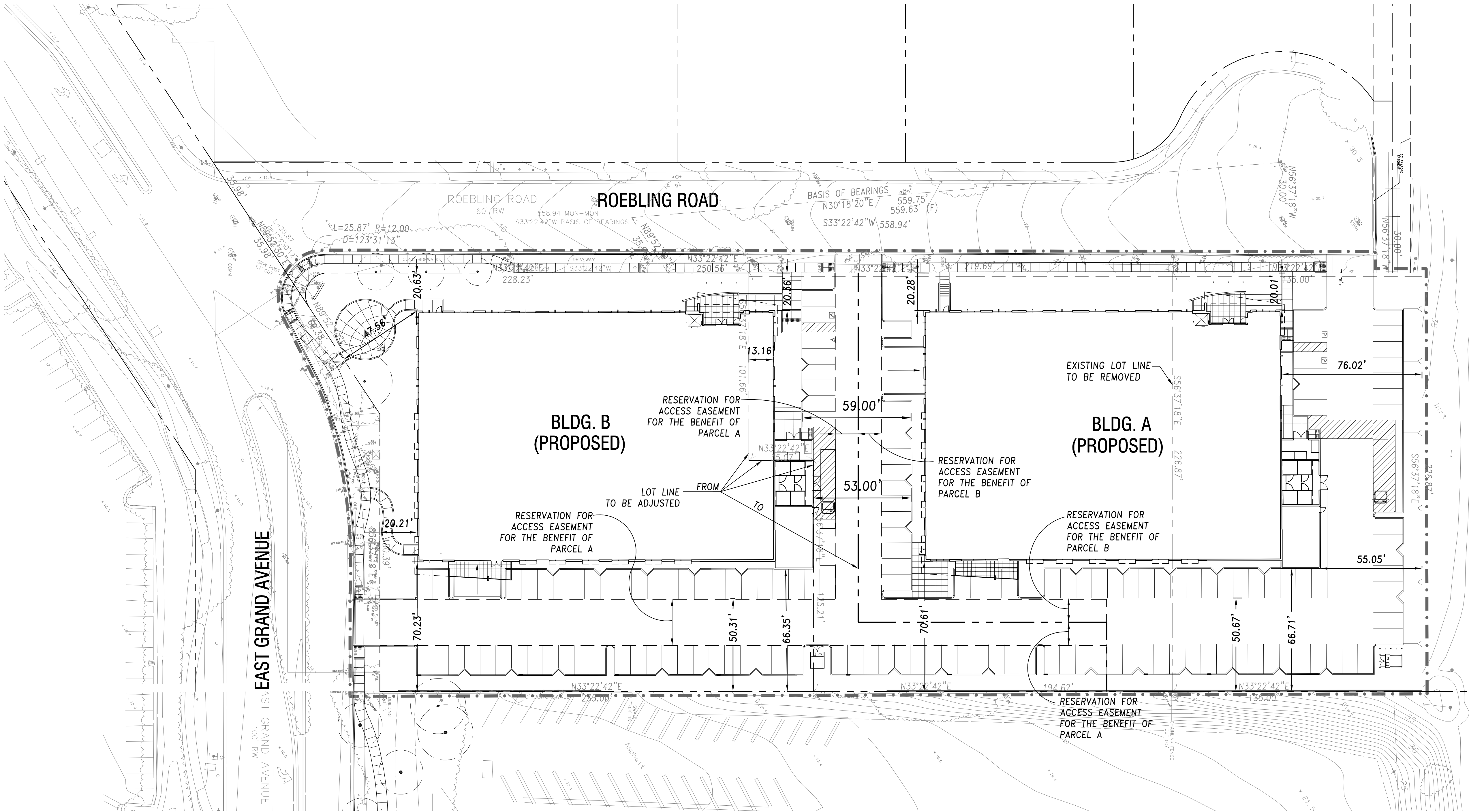
ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.

BASIS OF BEARINGS

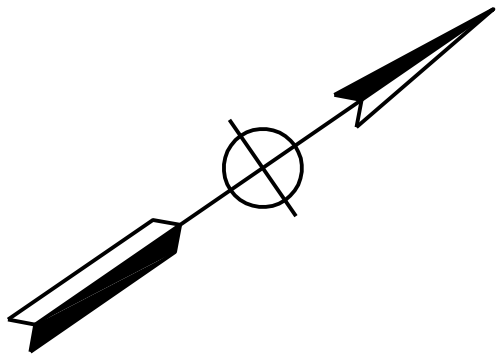
THE BASIS OF BEARINGS OF THIS SURVEY IS NORTH 30°18'20" EAST BETWEEN THE 48 R.M. 50 FOUND STREET MONUMENTS ON FORBES BLVD.

LEGEND

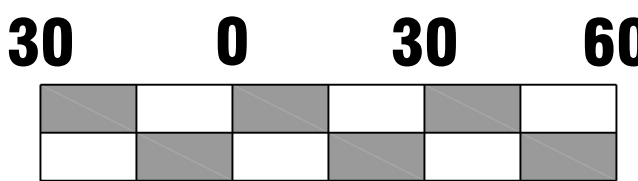
- FUTURE PROPERTY LINE
- - - EXISTING PROPERTY LINE
- LIMIT OF WORK
- MONUMENT



PROJECT NORTH

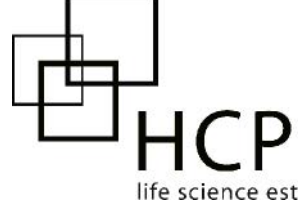


TRUE NORTH



BML 3

328 ROEBLING ROAD, SOUTH SAN FRANCISCO, CA.



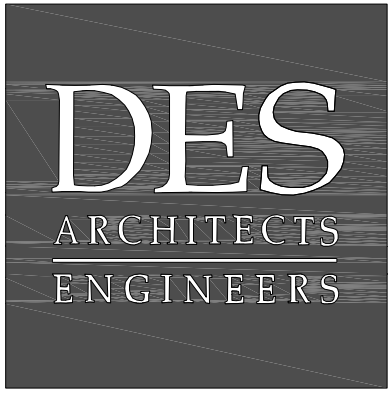
WILSEY HAM
ENGINEERING • PLANNING • SURVEYING

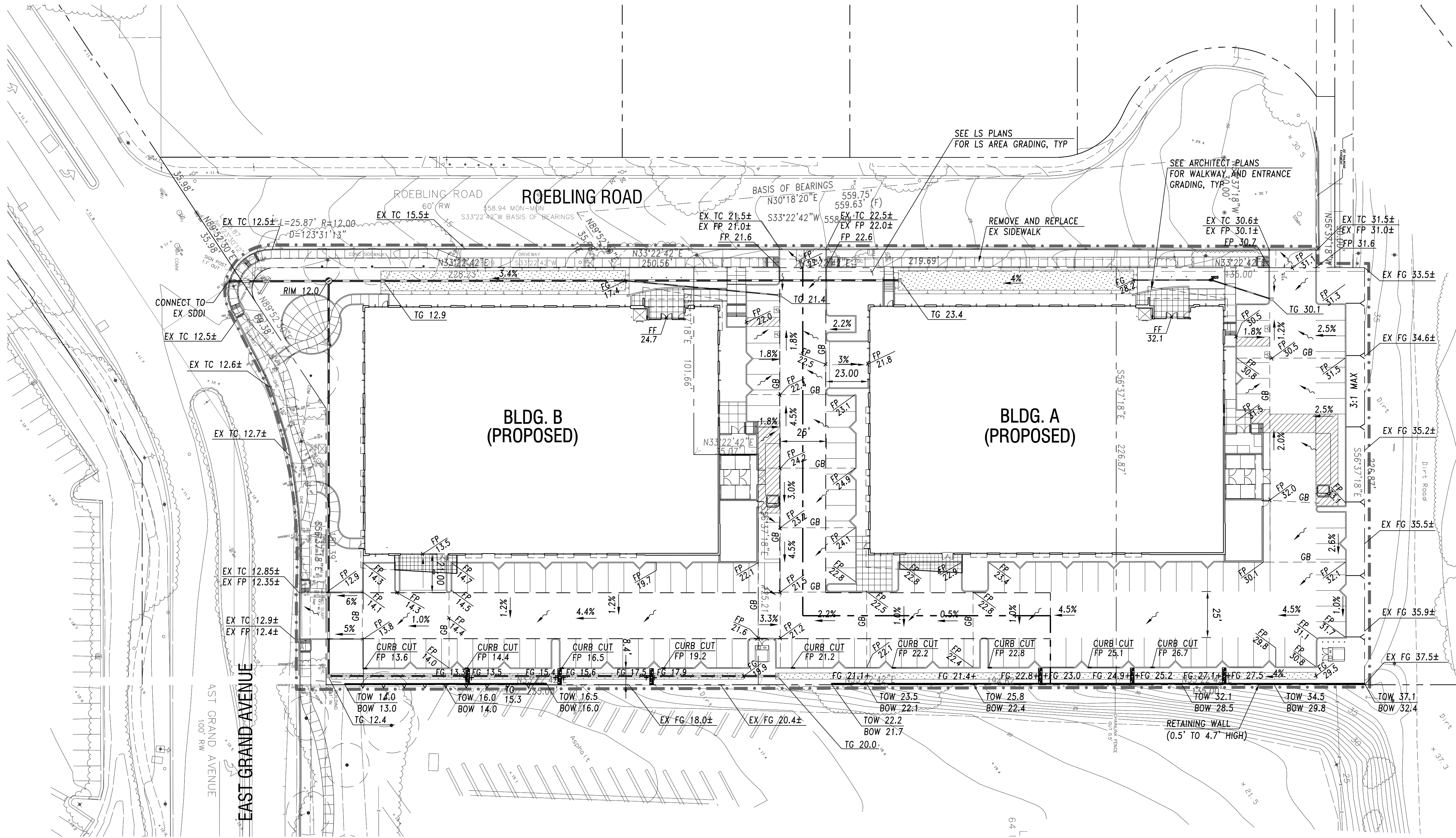
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San Mateo, CA 94403
Fax: 650 / 345-4921

SITE BOUNDARY PLAN

C-2

Project Number: 9684.002





AREAS

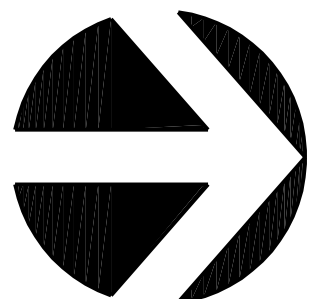
SITE DESCRIPTION	AREA (ACRES)	PERCENTAGE (%)
AREA COVERED BY STRUCTURES	1.27	43
AREA TO BE LANDSCAPED	0.53	18
AREA TO BE PAVING AND WALKWAYS	1.15	39
TOTAL	2.95	100
EXISTING IMPERVIOUS AREA	2.89	98

LEGEND

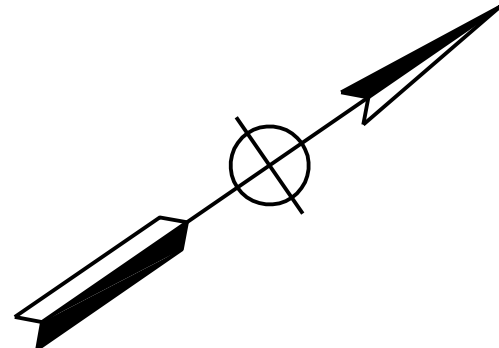
- EXISTING PROPERTY LINE
- FUTURE PROPERTY LINE
- FUTURE EASEMENT
- LIMIT OF WORK
- STORM DRAIN PIPE
- DIRECTION OF DRAINAGE
- X.X% SLOPE
- CATCH BASIN
- CHECK DAM
- BIORETENTION AREA

ABBREVIATIONS

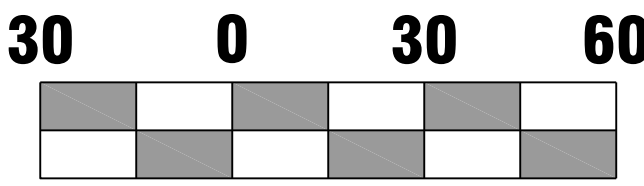
- BOW BOTTOM OF WALL
- EX EXISTING
- FF FINISHED FLOOR
- FG FINISHED GRADE
- FP FINISHED PAVEMENT
- GB GRADE BREAK
- LS LANDSCAPE
- RET. RETAINING
- TC TOP OF CURB
- TG TOP OF GRATE
- TOW TOP OF WALL
- TYP TYPICAL



PROJECT NORTH



TRUE NORTH



BML 3
328 ROEBLING ROAD, SOUTH SAN FRANCISCO, CA.



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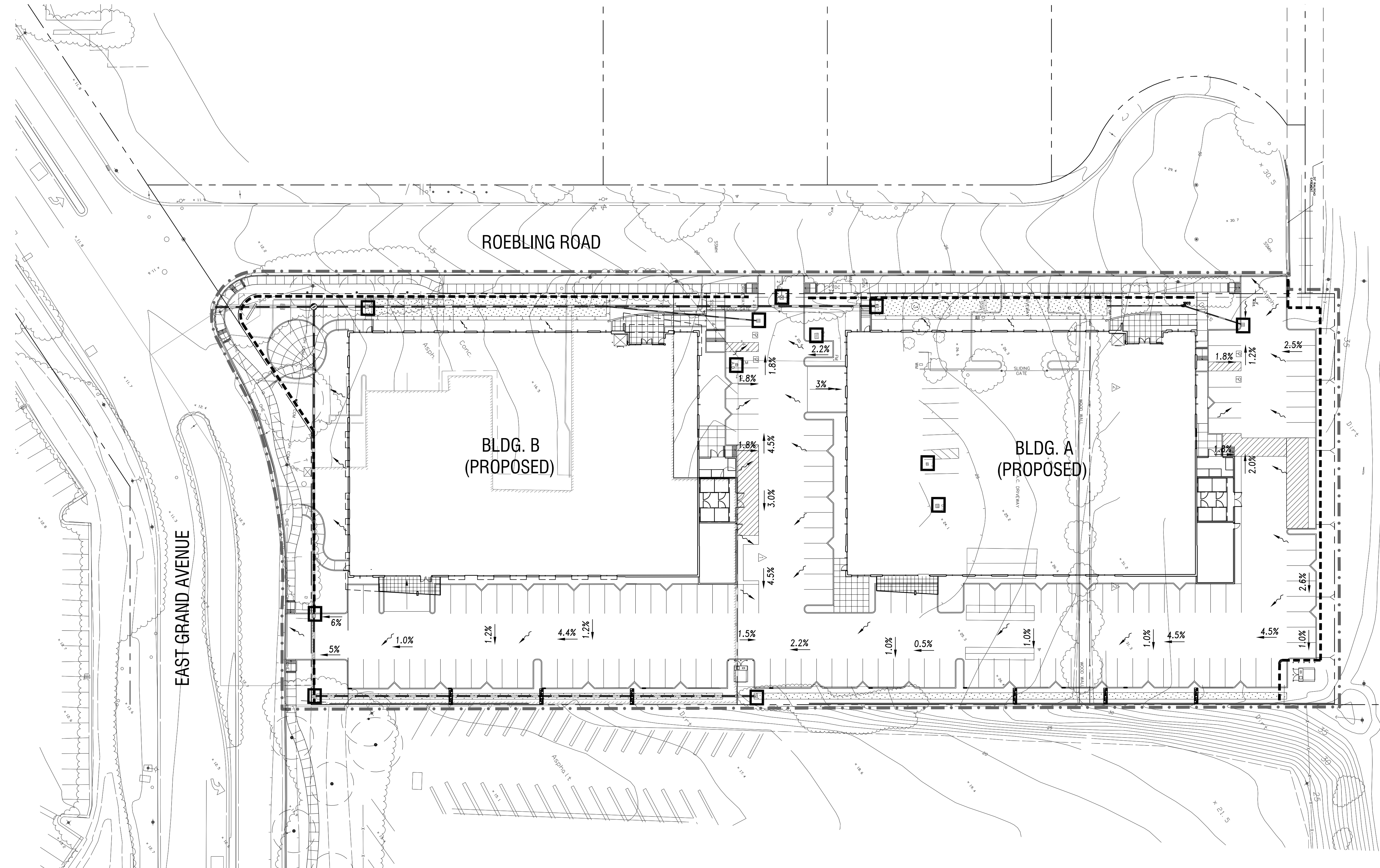
GRADING & DRAINAGE PLAN

C-3

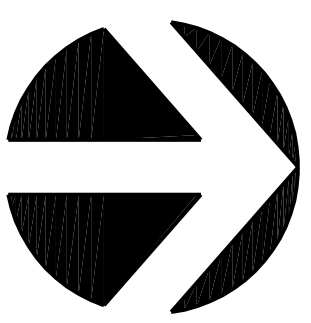
Project Number: 9684.002

DES
ARCHITECTS
ENGINEERS

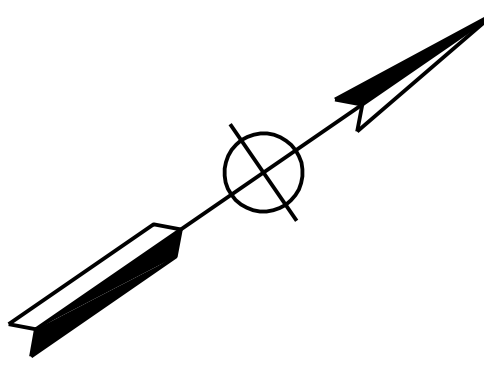
H:\768\DES\768-039 BML 3\Engineering\Construction Drawings\CA Erosion Control Plan.dwg 4/26/12 12:02:36 PM wvelley



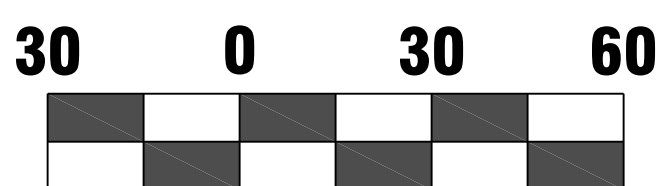
LEGEND	
	EXISTING PROPERTY LINE
	SEDIMENT CONTROL DEVICE ALL EXISTING PERIMETER CATCH BASINS
	SILT FENCE
	FIBER ROLL WATTLE
	LIMIT OF WORK
	DRAINAGE DIRECTION
	CATCH BASIN
	CHECK DAM
	BIORETENTION AREA



PROJECT NORTH



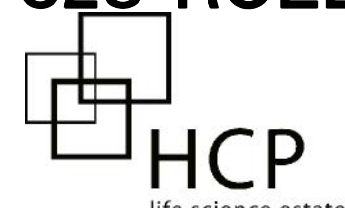
TRUE NORTH



30 0 30 60

BML 3

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HCP
life science estates

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EROSION CONTROL PLAN

C-4

Project Number: 9684.002

DES

ARCHITECTS
ENGINEERS



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

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BUILDING ELEVATION - WEST/ROEBLING FACADE

07/27/07
REVISED 11/24/09
REVISED 01/28/10
REVISED 02/19/10
REVISED 04/26/2012

2

Project Number: 9684.002





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

0 4' 8' 16'

BML 3

328 ROEBLING ROAD, SOUTH SAN FRANCISCO, CA.

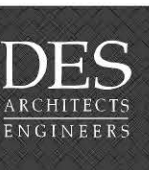


BUILDING ELEVATION - EAST FACADE

07/27/07
REVISED 11/24/09
REVISED 01/28/10
REVISED 02/19/10
REVISED 04/26/2012

3

Project Number: 9684.002





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

BML 3

328 ROEBLING ROAD, SOUTH SAN FRANCISCO, CA.

BUILDING ELEVATION - SOUTH/EAST GRAND FACADE

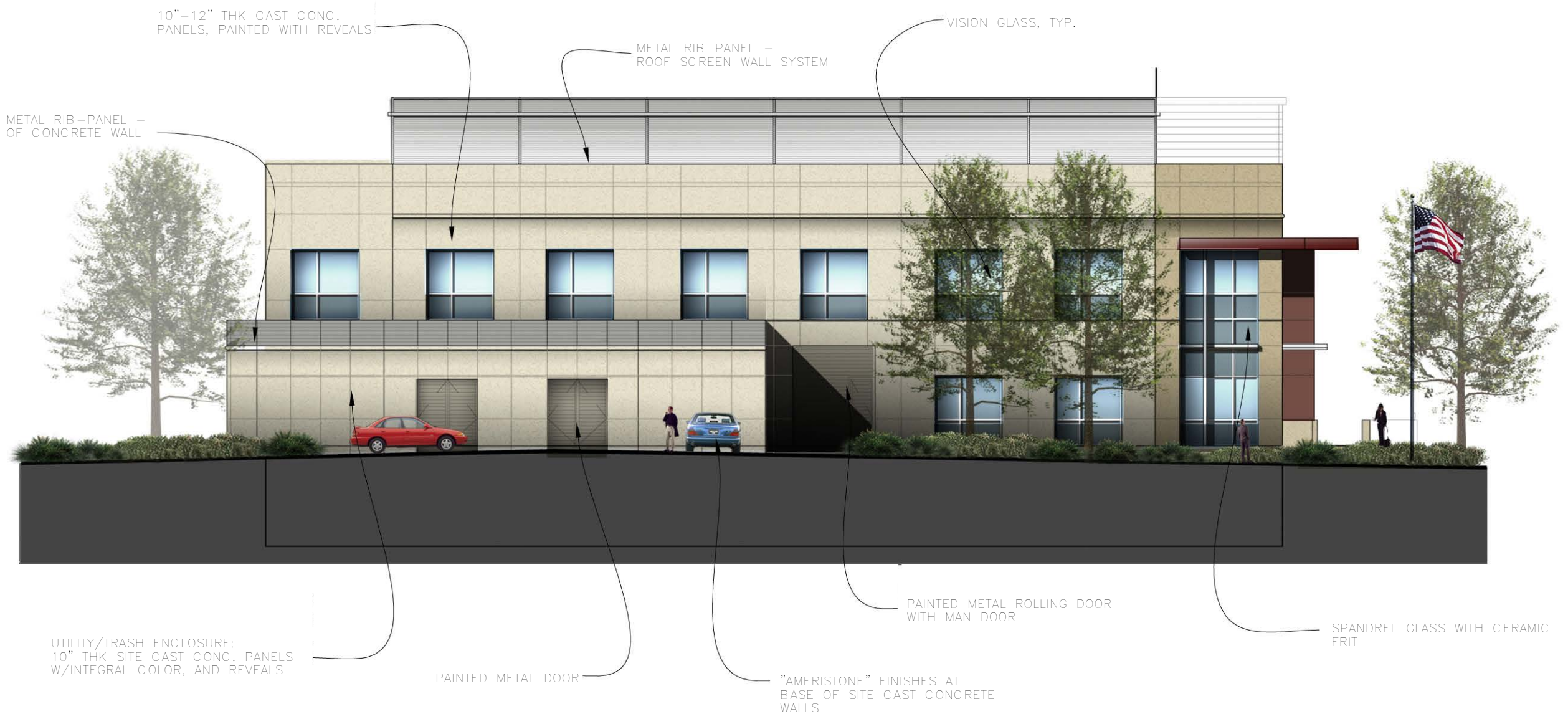


07/27/07
 REVISED 11/24/09
 REVISED 01/28/10
 REVISED 02/19/10
 REVISED 04/26/2012

Project Number: 9684.002

4

DES
 ARCHITECTS
 ENGINEERS



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

BML 3

328 ROEBLING ROAD, SOUTH SAN FRANCISCO, CA.

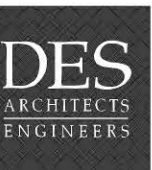


BUILDING ELEVATION - NORTH FACADE

07/27/07
REVISED 11/24/09
REVISED 01/28/10
REVISED 02/19/10
REVISED 04/26/2012

5

Project Number: 9684.002





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

BML 3

328 ROEBLING ROAD, SOUTH SAN FRANCISCO, CA.

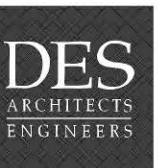


ROEBLING ROAD BUILDING ELEVATIONS

07/27/07
REVISED 11/24/09
REVISED 01/28/10
REVISED 02/19/10
REVISED 04/26/2012

6

Project Number: 9684.002





BML 3

328 ROEBLING ROAD, SOUTH SAN FRANCISCO, CA.



PERSPECTIVE - VIEW FROM EAST GRAND

07/27/07
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REVISED 01/28/10
REVISED 02/19/10
REVISED 04/26/2012

7

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BML 3

328 ROEBLING ROAD, SOUTH SAN FRANCISCO, CA.



PERSPECTIVE - VIEW OF BALCONIES

07/27/07
 REVISED 11/24/09
 REVISED 01/28/10
 REVISED 02/19/10
 REVISED 04/26/2012

8

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BML 3

328 ROEBLING ROAD, SOUTH SAN FRANCISCO, CA.



PERSPECTIVE - VIEW OF BUILDING ENTRY

10/20/09
 REVISED 11/24/09
 REVISED 01/28/10
 REVISED 02/19/10
 REVISED 04/26/2012

9

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DES
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 ENGINEERS



BML 3

328 ROEBLING ROAD, SOUTH SAN FRANCISCO, CA.



PERSPECTIVE - VIEW FROM EAST GRAND

07/27/07
REVISED 11/24/09
REVISED 01/28/10
REVISED 02/19/10
REVISED 04/26/2012

10

Project Number: 9684.002

DES
ARCHITECTS
ENGINEERS

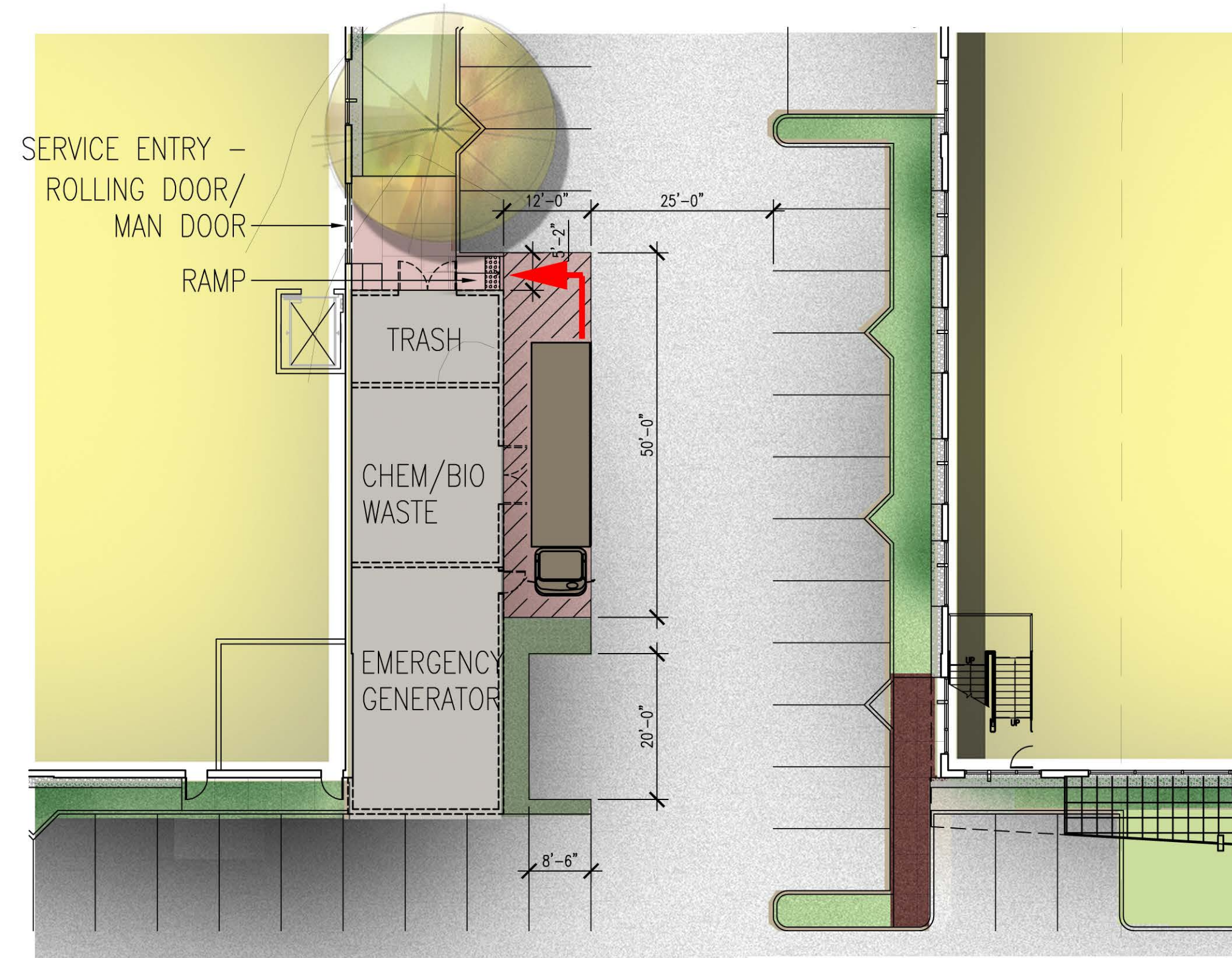


4A

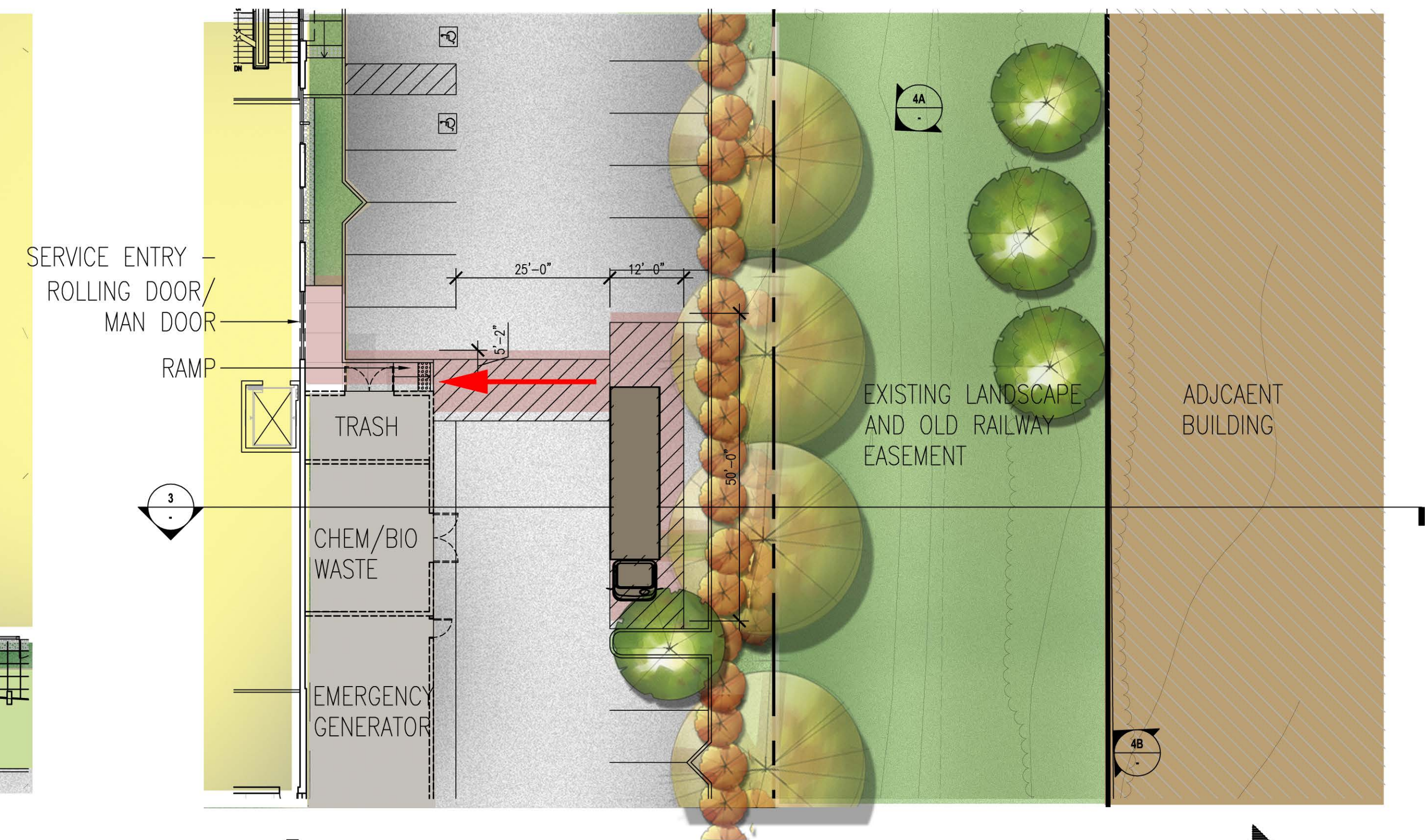


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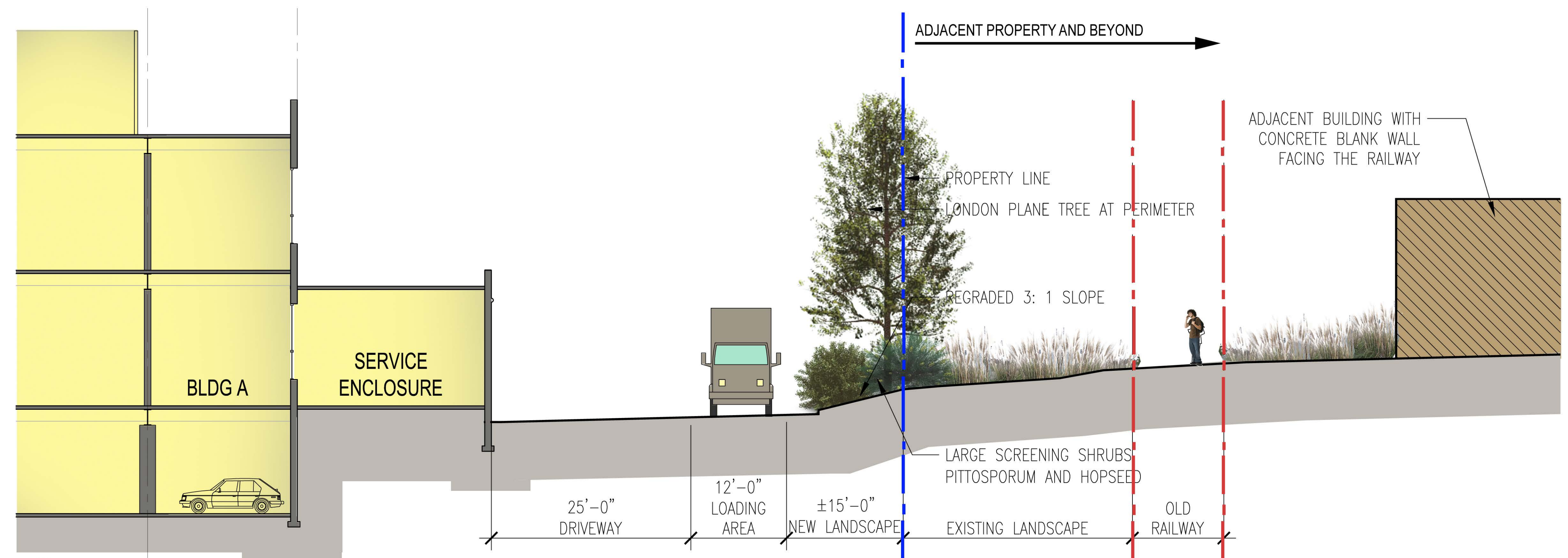
4 PHOTOS OF EXISTING RAILWAY CONDITION



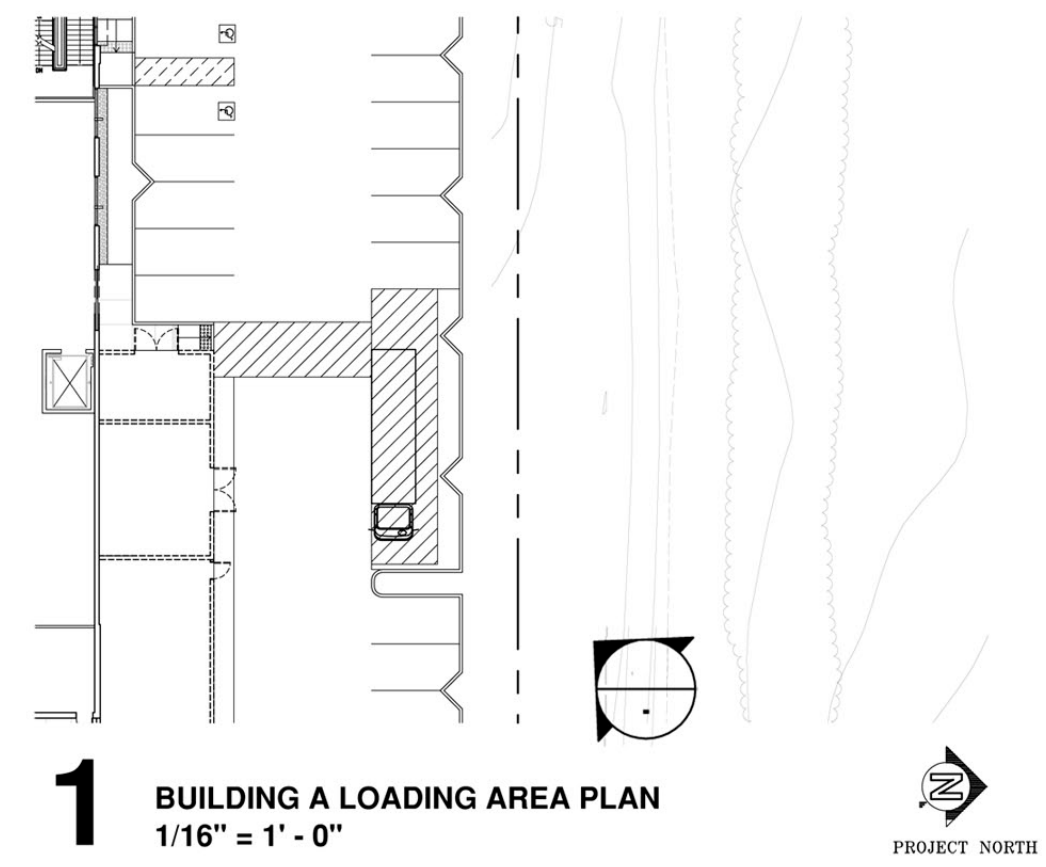
2 BUILDING B LOADING AREA PLAN
1/16" = 1' - 0"



1 BUILDING A LOADING AREA PLAN
1/16" = 1' - 0"



3 SITE SECTION AT BUILDING A LOADING AREA
1/8" = 1' - 0"



EXISTING LANDSCAPE

NEW LANDSCAPING/SCREENING:
LONDON PLAN TREE
PITTOSPORUM
HOPSEED

PROPERTY LINE

2 VIEW OF LOADING AREA FROM RAILWAY EASEMENT



A Existing Warehouses on site



B Parking Lot/Loading area on site



C Loading dock and Warehouses



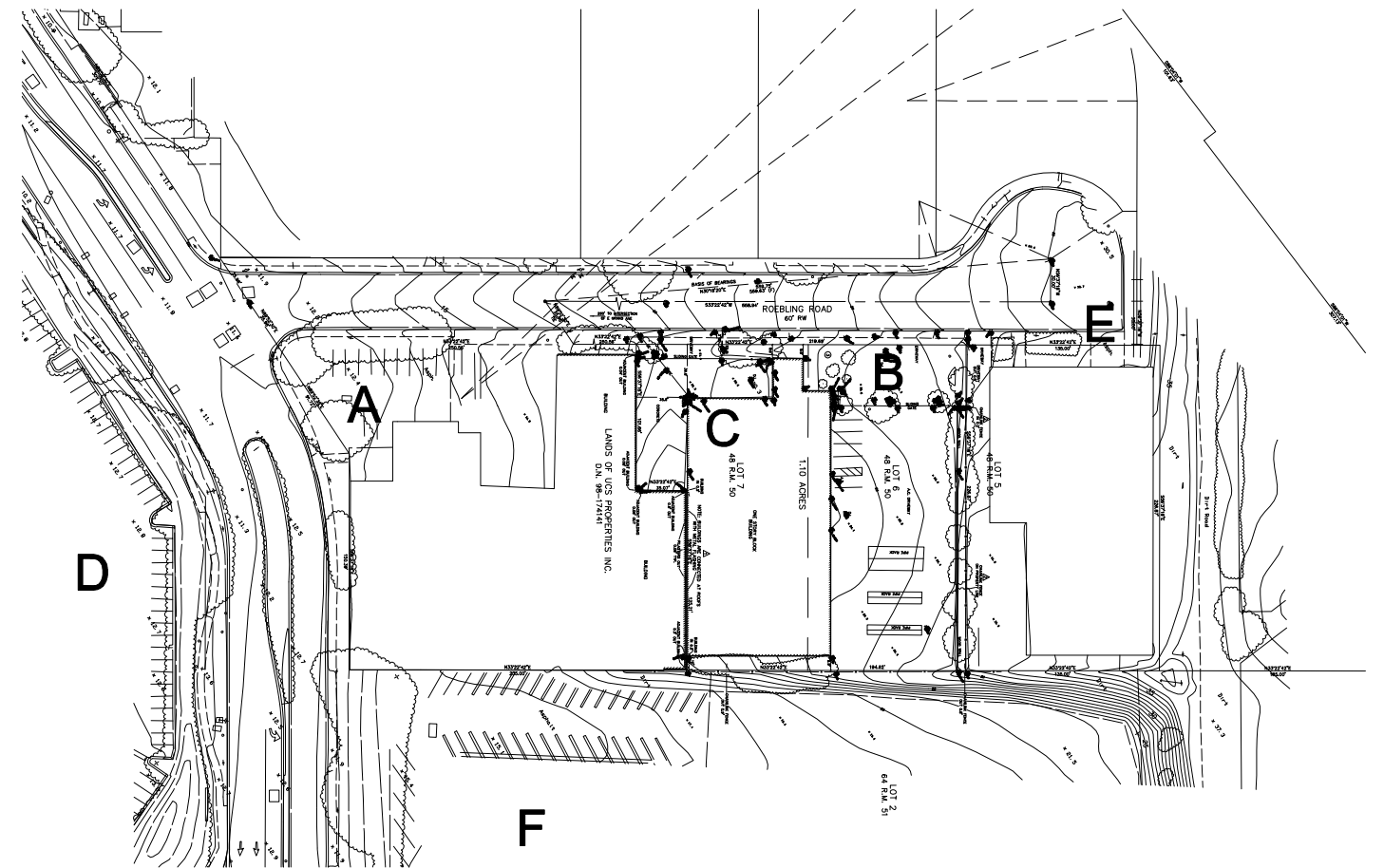
D Point Grand campus south of East Grand



E Warehouses



F New construction south of project site



SITE PHOTO
07/27/07

13

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