# VIGILANT HOLDINGS SmartLabs

# 439 ECCLES AVE. SOUTH SAN FRANCISCO, CA

PLANNING COMMISSION SUBMISSION **JANUARY 5, 2024** 





DGA planning | architecture | interiors

550 Ellis Street, Mountain View, CA 94043

755 Sansome Street, 5th Floor, San Francisco, CA 94111

CONSULTANTS

**KEY PLAN** 

08.11.2023 PLANNING SUBMISSION R PLANNING SUBMISSION

VIGILANT HOLDINGS

PROJECT NO. 22316

SCALE

**COVER SHEET** 



## 439 ECCLES AVE. SOUTH SAN FRANCISCO, CA 94080

CALIFORNIA CODE OF REGULATIONS TITLE 24, INCLUDING ALL AMENDMENTS

2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

GROUP 1: ADMINISTRATIVE REGULATIONS (SECTION 3000 - 3009)

GROUP 3: NEW ELEVATOR INSTALLATIONS (SECTION 3120.0 - 3139)

PARKING PROVIDED

448 SPACES

PART 1: 2022 CALIFORNIA ADMINISTRATIVE CODE (CAC)

2022 CALIFORNIA BUILDING CODE (CBC)

PART 12: 2022 CALIFORNIA REFERENCE STANDARDS CODE

CALIFORNIA CODE OF REGULATIONS, TITLE 8 (CAL OSHA)

DIVISION 1: DEPARTEMENT OF INDUSTRIAL RELATIONS

CHAPTER 4: DIVISION OF INDUSTRIAL SAFETY

BAY AREA AIR QUALITY MANAGEMENT DISTRICT (BAAQMD)

CITY OF XXXXX ADOPTED CODES, REGULATIONS AND ORDINANCES

CALIFORNIA CODE OF REGULATIONS, TITLE 8:

MAXIMUM PARKING ALLOWED

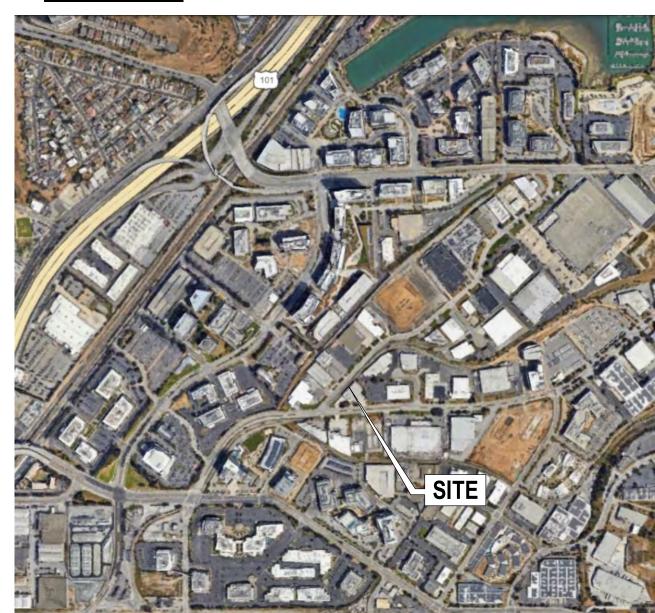
448 SPACES

23 SPACES

2022 CALIFORNIA ELECTRICAL CODE (CEC)

**GOVERNING CODES** 

#### **VICINITY MAP**



#### SITE MAP



#### PROJECT DESCRIPTION

VIGILANT HOLDINGS AND SMARTLABS ARE SEEKING ENTITLEMENTS TO REDEVELOP THE PARCEL LOCATED AT 439 ECCLES AVE., REPLACING THE EXISTING SINGLE STORY INDUSTRIAL BUIDLINGS WITH CLASS-A HIGH-RISE BUILDINGS FOR OFFICE, RESEARCH AND DEVELOPMENT OR TECHNOLOGY USE, AND A PARKING STRUCTURE.

THE BUILDING IS PROPOSED TO BE AN SEVEN-STORY BUILDING WITH A BASEMENT. TOTALING APPROXIMATELY 294,822 SF OF GROSS FLOOR AREA. THE PARKING STRUCTURE IS PROPOSED TO BE SIX AND A HALF STORIES, CONTAINING 439 PARKING STALLS, WITH A CANOPY OF PHOTOVOLTAIC PANELS OVER THE TOP LEVEL, TO CONVERT SUNLIGHT TO ELECTRICAL POWER.

THE BUILDING IS PROPOSED TO BE RECTANGULAR IN PLAN. THE FLOOR PLATES RANGE FROM ABOUT 32,500 SF ON THE GROUND LEVEL TO ABOUT 37200 SF ON THE UPPER LEVELS. EACH LEVEL ABOVE THE THIRD FLOOR HAS IT'S OWN PRIVATE OUTDOOR BALCONY TERRACE. HELPING TO BREAK UP THE MASSING OF THE STREET-FACING FACADE.

#### **Approvals Being Sought for this Project:**

- APPROVAL OF PROPOSED BUILDING AND GARAGE DESIGN, FLOOR AREA AND PARKING RATIO
- APPROVAL OF EMERGENCY VEHICLE ACESS AND SITE PLAN
- REDUCTION IN THE NUMBER OF REQUIRED LOADING SPACES

4. DEVELOPMENT AGREEMENT

#### **PROJECT DATA**

439 ECCLES BUILDING AND GARAGE 439 ECCLES AVE. PROJECT ADDRESS: SOUTH SAN FRANCISCO, CA 94080 OCCUPANCY TYPE(S): NON-SEPARATED OCCUPANCIES LLOWABLE HEIGHT: 20 STORIES, UNLIMITED HEIGHT

PARKING GARAGE NUMBER OF STORIES BUILDING

CONSTRUCTION TYPE: IRE PROTECTION SYSTEM: AUTOMATIC FIRE SPRINKLERS THROUGHOUT

PROPOSED USE: LAB/OFFICE BUILDING

ONING DESCRIPTION: **BUSINESS TECHNOLOGY PARK-HIGH** ASSESSORS PARCEL NUMBER:

114,730 SF (2.634 ACRES) LANDSCAPE AREA: 20,008 SF (17.4%) FLOOR AREA RATIO: ALLOWABLE FLOOR AREA: UNLIMITED ROPOSED BUILDING FLOOR AREA 298,470 SF 27,631 PER LEVEL PROPOSED PARKING GARAGE AREA:

#### ABLE 20.330.004 REQUIRED ON-SITE PARKING SPACES

EMPLOYMENT USE CLASSIFICATIONS RESEARCH AND DEVELOPMENT: 1.5 PER 1,000SQ. FT.

PARKING CALCULATIONS

1.5 PER 1000 SF

ALLOWABLE LOT COVERAGE:

PROPOSED LOT COVERAGE:

RESEARCH & DEVELOPMENT GROSS BUILDING AREA (INCLUDES BASEMENT)

20.330.007 BICYCLE PARKING SHORT-TERM BICYCLE PARKING. SHORT-TERM BICYCLE PARKING SHALL BE PROVIDED, ACCORDING TO THE PROVISIONS OF THIS SECTION, IN ORDER TO

298,470 SF

SERVE SHOPPERS, CUSTOMERS, MESSENGERS, GUESTS AND OTHER VISITORS TO A SITE WHO GENERALLY STAY FOR A SHORT TIME 1. PARKING SPACES REQUIRED. SHORT-TERM BICYCLE PARKING SPACES SHALL BE PROVIDED FOR THE FOLLOWING USES AT A RATE OF 5 PERCENT OF THE NUMBER OF REQUIRED AUTOMOBILE PARKING SPACES, WITH A MINIMUM OF FOUR PARKING SPACES PROVIDED PER ESTABLISHMENT.

**BUILDING AREA PROPOSED PARKING SHORT-TERM BICYCLE PARKING** 448 SPACES PROPOSED PARKING 5% OF SPACES SHORT TERM BICYCLE PARKING SHORT TERM RATIO BASED ON REQUIRED WITH NO REDUCTIONS PROJECT WILL PROVIDE 23 SPACES

<u> 20.330.007 BICYCLE PARKING</u>

L**ONG-TERM BICYCLE PARKING.** LONG-TERM BICYCLE PARKING SHALL BE PROVIDED, ACCORDING TO THE PROVISIONS OF THIS SECTION, IN ORDER TO SERVE EMPLOYEES, STUDENTS, RESIDENTS, COMMUTERS, AND OTHERS WHO GENERALLY STAY AT A SITE FOR FOUR HOURS OR LONGER.

C. PARKING STRUCTURES. LONG-TERM BICYCLE PARKING SHALL BE PROVIDED AT A RATIO OF ONE SPACE PER 50 VEHICLE SPACES.

PROJECT WILL PROVIDE

PROPOSED PARKING <u>.ONG-TERM BICYCLE PARKING</u> **BUILDING AREA** 448 SPACES ONG TERM BICYCLE PARKING 5% OF SPACES LONG TERM RATIO

<u>0.330.008 ELECTRIC VEHICLE CHARGING STATION</u>

BASED ON REQUIRED WITH NO REDUCTIONS

ELECTRIC VEHICLE (EV) CHARGING STATIONS AND EV-CAPABLE PARKING SPACES SHALL BE PROVIDED FOR ALL NEW BUILDINGS ERECTED AS REQUIRED BY THIS SECTION. ALL SUCH SPACES SHALL BE INCLUDED IN THE CALCULATION OF PARKING DEMANDS OF SECTION 20.330.004 ("REQUIRED PARKING SPACES"). REQUIRED EV CHARGING STATIONS. THE TOTAL NUMBER OF REQUIRED EV CHARGING STATIONS SPACES ARE SPECIFIED IN TABLE 20.330.008 OR IN ACCORDANCE WITH THE MOST CURRENT CALIFORNIA GREEN BUILDING STANDARDS CODE, WHICHEVER STANDARD IS GREATER. TABLE 20.330.008: REQUIRED EV CHARGING SPACES

MINIMUM EV CHARGING STATIONS: 6%

TOTAL NUMBER OF REQUIRED PARKING SPACES: 51+

BASED ON REQUIRED PARKING WITH NO REDUCTIONS

**ELECTRIC VEHICLE CHARGING STATIONS BUILDING AREA** PROPOSED PARKING PROPOSED PARKING 298,470 SF 448 SPACES **ELECTRIC VEHICLE CHARGING STATIONS 6% SPACES** MINIMUM REQUIRED 27 SPACES PROJECT WILL PROVIDE

PROPOSED PARKING **EV CAPABLE PARKING SPACES (CGBSC TABLE 5.106.5.3.1) BUILDING AREA** 448 SPACES PROPOSED PARKING 298,470 SF EV CAPABLE PARKING SPACES 20% SPACES MINIMUM REQUIRED BASED ON REQUIRED PARKING WITH NO REDUCTIONS 90 SPACES PROJECT WILL PROVIDE

LOADING SPACES REQUIRED. EVERY NEW BUILDING, AND EVERY BUILDING ENLARGED BY MORE THAN 5,000 SQUARE FEET THAT IS TO BE OCCUPIED BY A MANUFACTURING ESTABLISHMENT, STORAGE FACILITY, WAREHOUSE FACILITY, PARCEL HUB, LIVE-WORK DEVELOPMENT, RETAIL STORE, EATING AND DRINKING, WHOLESALE STORE, MARKET, HOTEL, HOSPITAL, MORTUARY, LAUNDRY, DRYCLEANING ESTABLISHMENT, OR OTHER USE SIMILARLY REQUIRING THE RECEIPT OR DISTRIBUTION BY VEHICLES OR TRUCKS OF MATERIAL OR MERCHANDISE SHALL PROVIDE OFF- STREET LOADING AND UNLOADING AREAS AS INDICATED IN TABLE 20.330.009. SUCH ON-SITE LOADING SPACE SHALL BE MAINTAINED DURING THE EXISTENCE OF THE BUILDING OR USE THAT IT IS REQUIRED TO SERVE.

**REQURED LOADING REQUIRED LOADING SPACES GROSS FLOOR AREA** OVER 230,000 SF 5 SPACES PROPOSED REDUCTION 298,470 SF 4 SPACES FOUR (4) LOADING SPACES HAVE BEEN PROVEN TO BE ADEQUATE ON OTHER R&D BUILDINGS WE HAVE DONE IN SSF. AN ANALYSIS IS BEING

PREPARED BY AMERICAN TRASH MANAGEMENT TO JUSTIFY THE PROPOSED NUMBER OF LOADING SPACES.

**PROJECT TEAM OWNER** 

VIGILANT HOLDINGS, INC. 200 VESEY ST. 24TH FLOOR NEW YORK, NY 10281 TEL: 732.977.6158 CONTACT: DAVID FOWLER EMAIL: david.fowler@vigilant-holdings.com

**GENERAL CONTRACTOR** 

HATHAWAY DINWIDDIE CONSTRUCTION COMPANY

275 BATTERY ST. SUITE 300 SAN FRANCISCO, CA 94111 CONTACT: SAM MESIKEPP mesikepps@hdcco.com

**BKF ENGINEERS** 

255 SHORELINE DRIVE, SUITE 200 REDWOOD CITY, CA 94065 TEL: 650.482.6306 CONTACT: JONATHAN TANG EMAIL: jtang@bkf.com

LANDSCAPE

STUDIO FIVE | DESIGN INC.

25 SAN ANSELMO AVENUE SAN ANSELMO, CA 94960 TEL: 415.524.8517 CONTACT: RICHARD SHARP EMAIL: sharpr@studiofivedesign.com

**ARCHITECT** 

DGA planning I architecture I interiors

550 ELLIS STREET MOUNTAIN VIEW, CA 94043 TEL: 650.943.1660 CONTACT: DAVID MCADAMS EMAIL: dmcadams@dga-sf.com

STRUCTURAL

MAGNUSSON KLEMENCIC ASSOCIATES 1301 FIFTH AVENUE, SUITE 3200

SEATTLE, WA 98101 TEL: 206.292.1200 CONTACT: GREGORY ROGERS EMAIL: grogers@mka.com

PLUMBING/ FIRE PROTECTION

AFFILIATED ENGINEERS, INC. 300 CALIFORNIA ST. 6TH FLOOR SAN FRANCISCO, CA 94104 TEL: 415.764.3700 CONTACT: MICHELLE SWAN EMAIL: mswan@aeieng.com

**MECHANICAL** 

AFFILIATED ENGINEERS, INC. 300 CALIFORNIA ST. 6TH FLOOR SAN FRANCISCO, CA 94104 TEL: 415.764.3700

CONTACT: BLAINE D. CONNER

EMAIL: bconner@aeieng.com

**ELECTRICAL** 

AFFILIATED ENGINEERS, INC. 300 CALIFORNIA ST. 6TH FLOOR SAN FRANCISCO, CA 94104 TEL: 415.764.3700 CONTACT: DENNY KENNEDY EMAIL: dkennedy@aeieng.com

PARKING GARAGE

INTERNATIONAL PARKING DESIGN 560 14TH ST. SUITE 300

OAKLAND, CA 94612 TEL: 510.473.0300 CONTACT: RAJU NANDWANA EMAIL: rnandwana@ipd-oak.com COVER SHEET

NO.

TITLE SHEET AREA SUMMARY DIAGRAMS & TABLE FAA IMAGINARY SURFACES FEMA FIRMETTE **EXISTING SITE PHOTOS** SITE PLAN SITE ACCESS PLAN - PEDESTRIAN, VEHICULAR SITE FIRE ACCESS PLAN **EXISTING CONDITIONS PLAN** GRADING PLAN C300 UTILITY PLAN

**DRAWING NAME** 

STORMWATER CONTROL PLAN FIRE TRUCK ACCESS PLAN TRUCK ACCESS PLAN SAN MATEO COUNTY BEST PRACTICES MANAGEMENT ILLUSTRATIVE PLAN MATERIAL SCHEDULE PLANTING SCHEDULE

SKETCHUP VIEWS TREE DISPOSITION PLAN TREE DISPOSITION DETAILS AND SCHEDULE

WEST ELEVATION

MATERIAL PLAN PLANTING PLAN ARCHITECTURAL - BLDG B1 FLOOR PLAN

FIRST FLOOR PLAN SECOND FLOOR PLAN THIRD FLOOR PLAN FOURTH FLOOR PLAN FIFTH FLOOR PLAN

SIXTH FLOOR PLAN SEVENTH FLOOR PLAN ROOF PLAN **EAST ELEVATION** SOUTH ELEVATION

NORTH ELEVATION BUILDING SECTION BUILDING SECTION

GARAGE GROUND LEVEL PLAN AND GENERAL INFORMATION GARAGE TYPICAL LEVEL PLAN GARAGE ROOF LEVEL PLAN GARAGE ELEVATIONS SHADOW STUDIES PERSPECTIVE VIEW

PERSPECTIVE VIEW PERSPECTIVE VIEW PERSPECTIVE VIEW PROPOSED MATERIALS

PLANNING APPLICATION CHECKLIST

# Description Location Submitted separately 2 Completed & Signed Application Submitted separately Project Description on Sheet G-01 3 Project Description 4 Plan Set Sheets G-01 thru AE-22 Sheet G-5 5 Photographs of Site Existing: Sheet TOPO 6 Site Plan Proposed: Sheet G-6 Building: Sheets AE-10 thru AE-13 7 Elevations Parking Structure: Sheets AE-17 & AE-18 Building: Sheets AE-0 thru AE-9? Floor Plans Parking Structure: Sheet AE-16 Sheets: L-001, L-100 & L-200 9 Landscape Plan 10 Colors & Materials Board Sheet AE-23 II Inclusionary Housing Proposal Description | Not Applicable 12 Historic Resource Evaluation Letter TBD 13 Zoning Conformance Checklist Sheet G-I 14 TDM Plan Pending 15 Fire Marshal Required Materials TBD

#### ADDITIONAL DOCUMENTS CHECKLIST

17 Preliminary Title Report

City Attorney Cost Recovery Agreement

(Part of the Application Form)

	#	Description	Location
	Α	ALTA Survey	Submitted separately
_	В	Geotechnical Investigation	Pending
	С	Trash Management Report	Pending
_	D	Pedestrian Level Wind Study	Deferred
	Е	FAA Form 7460-1	Deferred to Building Permit

Submitted separately

Submitted separately

**DGA** planning | architecture | interiors

550 Ellis Street, Mountain View, CA 94043 755 Sansome Street, 5th Floor, San Francisco, CA 94111 2550 Fifth Avenue, Suite 115, San Diego, CA 92103

CONSULTANTS

Civil Engineer **BKF ENGINEERS** 255 SHORELINE DR. STE. 200 REDWOOD CITY, CA 94065

25 SAN ANSELMO AVENUE

1301 FIFTH AVENUE STE 3200

SAN ANSELMO, CA 94960

1720 8th Street, Sacramento, CA 9581

SAN FRANCISCO, CA 94104 650.482.6306 415.764.3753 **Electrical Enginee** Landscape Architect STUDIO FIVE DESIGN

Plumbing Enginee

300 CALIFORNIA ST. 6TH FLR

300 CALIFORNIA ST. 6TH FLR

SAN FRANCISCO, CA 94104

415.524.8517 x101 Mechanical Engineer Structural Engineer

SEATTLE, WA 98101 SAN FRANCISCO, CA 94104 206.215.8221 415.764.3759 **Parking Garage** 

560 14TH ST. SUITE 300 OAKLAND, CA 94612 510.473.0300 STAMP

**KEY PLAN** 

PLANNING EXHIBIT B 01.05.2024 08.11.2023 PLANNING SUBMISSION R.I 06.09.2023 PLANNING SUBMISSION

VIGILANT HOLDINGS

NO. DESCRIPTION

**PROJECT VIGILANT HOLDINGS 439 ECCLES** LAB/OFFICE BUILDING

439 ECCLES AVE. SOUTH SAN FRANCISCO, CA 94080

PROJECT NO. 22316

SCALE

TITLE SHEET

As indicated

G-I



**BUILDING AREA TABLE** 

GRO	SS AREA	EXCLUDED AREA	EXCLUDED MEP AREA	PROPOSED FLOOR AREA PER FAR		
	39,265 SF	39,265 SF	0 SF	0 SF		
VEL 1	35,789 SF	2,455 SF	2,153 SF	31,182 SF		
VEL 2	36,572 SF	3,645 SF	628 SF	32,298 SF		
VEL 3	37,078 SF	3,642 SF	628 SF	32,808 SF		
VEL 4	37,564 SF	3,642 SF	628 SF	33,294 SF		
VEL 5	37,560 SF	3,642 SF	628 SF	33,289 SF		
VEL 6	37,564 SF	3,642 SF	628 SF	33,294 SF		
VEL 7	37,564 SF	3,642 SF	628 SF	33,294 SF		
	298,470 SF	63,573 SF	5,924 SF	229,459 SF		

EXTERIOR AMENITY AREA NOT INCLUDED IN GROSS AREA

0 SF
0 SF
0 SF
943 SF
943 SF
947 SF
943 SF
943 SF
943 SF

SITE AREA:
ALLOWBLE FAR (PER TABLE 20.100.003(A)):
ALLOWABLE FLOOR AREA:

PROPOSED GROSS FLOOR AREA
(PER 20.040.008 A):
PROPOSED FLOOR AREA WITH EXCLUSIONS
(PER 20.040.008 B):
PROPOSED FAR:

229,460 SF

229,460 SF

229,460 SF

229,460 SF

220,460 SF

415.524.8517 x101

Structural Engineer
MKA

1301 FIFTH AVENUE STE 3200
SEATTLE, WA 98101

Parking Garage IPD 560 14TH ST. SUITE 300 OAKLAND, CA 94612 510.473.0300 -

DGA planning | architecture | interiors

415-477-2700

619-685-3990

916-441-6800

Plumbing Engineer

**Electrical Engineer** 

Mechanical Engineer

415.764.3753

415.764.3706

415.764.3759

300 CALIFORNIA ST. 6TH FLR

SAN FRANCISCO, CA 94104

300 CALIFORNIA ST. 6TH FLR SAN FRANCISCO, CA 94104

300 CALIFORNIA ST. 6TH FLR

SAN FRANCISCO, CA 94104

550 Ellis Street, Mountain View, CA 94043

1720 8th Street, Sacramento, CA 95811

255 SHORELINE DR. STE. 200

REDWOOD CITY, CA 94065

Landscape Architect

STUDIO FIVE DESIGN

25 SAN ANSELMO AVENUE

SAN ANSELMO, CA 94960

CONSULTANTS

**BKF ENGINEERS** 

Civil Engineer

650.482.6306

206.215.8221

755 Sansome Street, 5th Floor, San Francisco, CA 94111

2550 Fifth Avenue, Suite 115, San Diego, CA 92103

STAMP

**KEY PLAN** 

PLANNING EXHIBIT B
PLANNING SUBMISSION RI
PLANNING SUBMISSION
06.09.2023

NO. DESCRIPTION
DATE

CLIENT VIGILANT HOLDINGS

PROJECT
VIGILANT HOLDINGS 439 ECCLES

ADDRESS 439 ECCLES AVE. SOUTH SAN

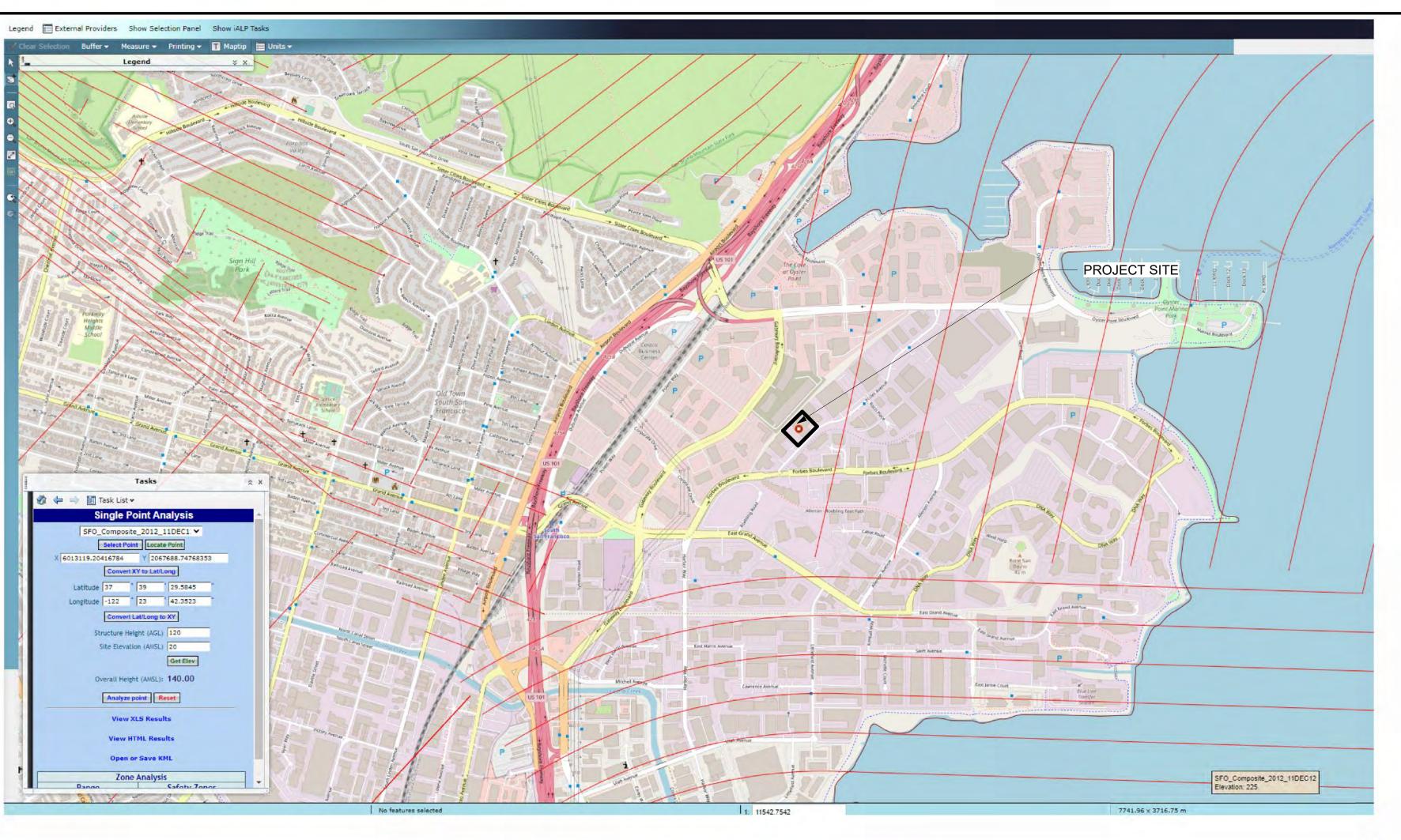
PROJECT NO. 22316

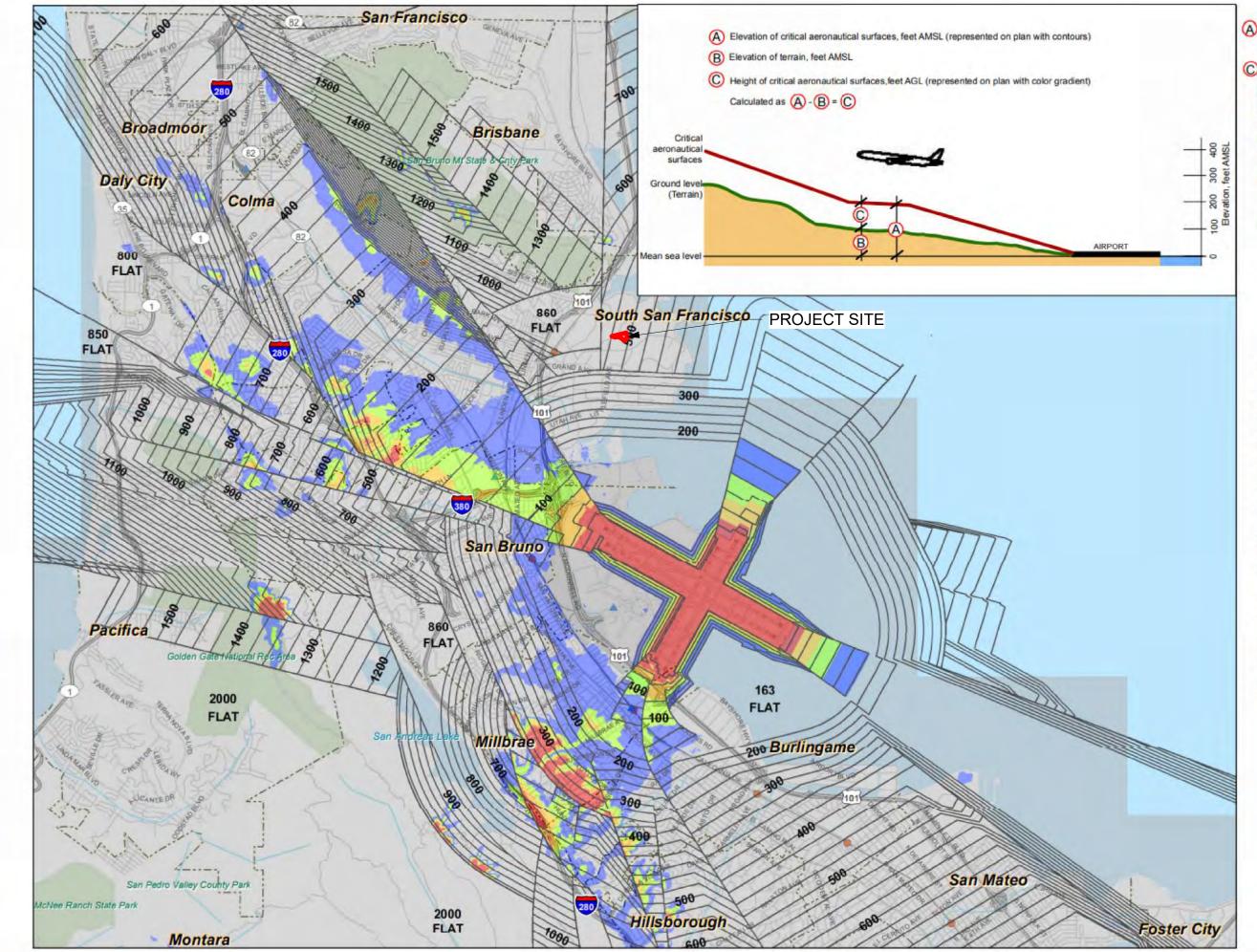
SCALE 1/32" = 1'-0"

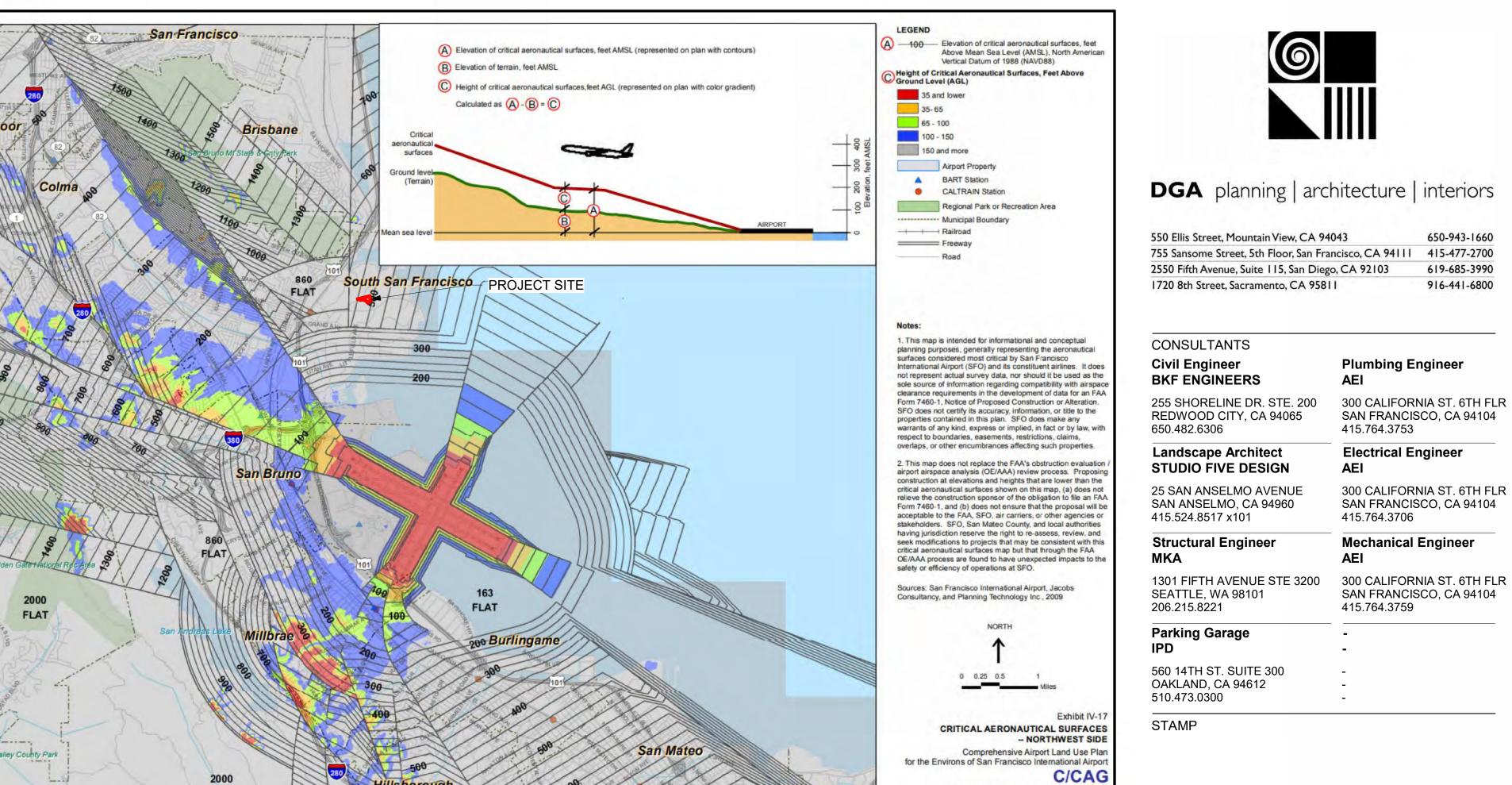
ITLE

AREA SUMMARY
DIAGRAMS & TABLE

**G-2** 



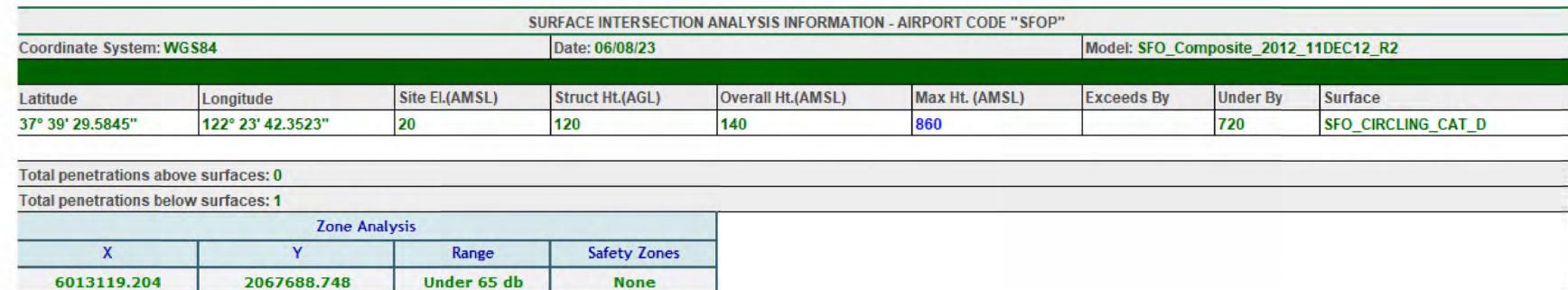


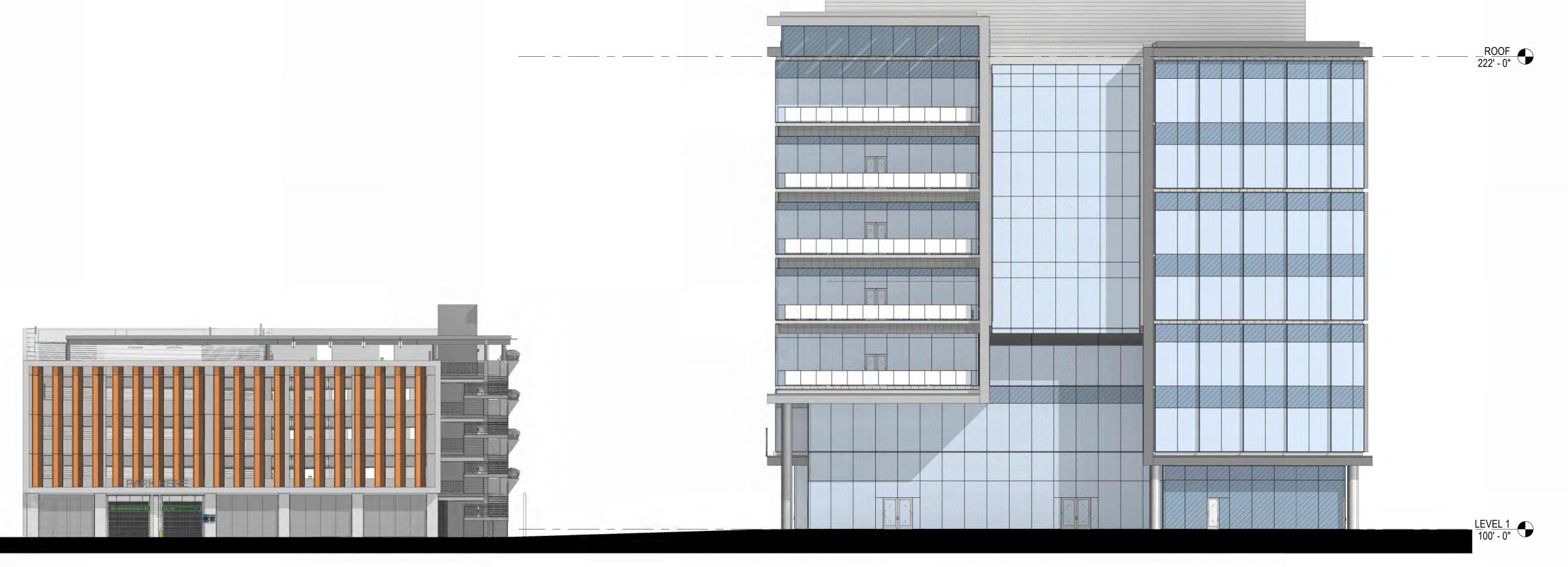


T.O. SCREEN 246' - 0"

City/County Association of Governments of San Mateo County, California

**KEY PLAN** 





SOUTH ELEVATION OVERALL
SCALE: 1/16" = 1'-0"

439 ECCLES AVE. SOUTH SAN FRANCISCO, CA 94080

LAB/OFFICE BUILDING

**VIGILANT HOLDINGS** 

**VIGILANT HOLDINGS 439 ECCLES** 

PLANNING EXHIBIT B

PLANNING SUBMISSION RI

PLANNING SUBMISSION

NO. DESCRIPTION

PROJECT NO. 22316 SCALE 1/16" = 1'-0"

TITLE

CLIENT

PROJECT

**FAA IMAGINARY SURFACES** 

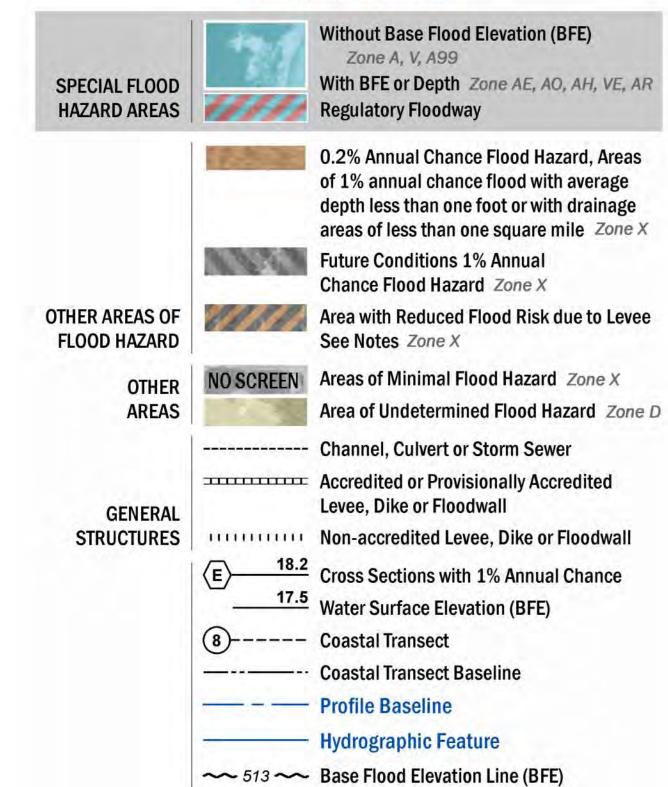
**G**-3

01.05.2024

08.11.2023

06.09.2023

DATE



Limit of Study

FEATURES

**Jurisdiction Boundary** 

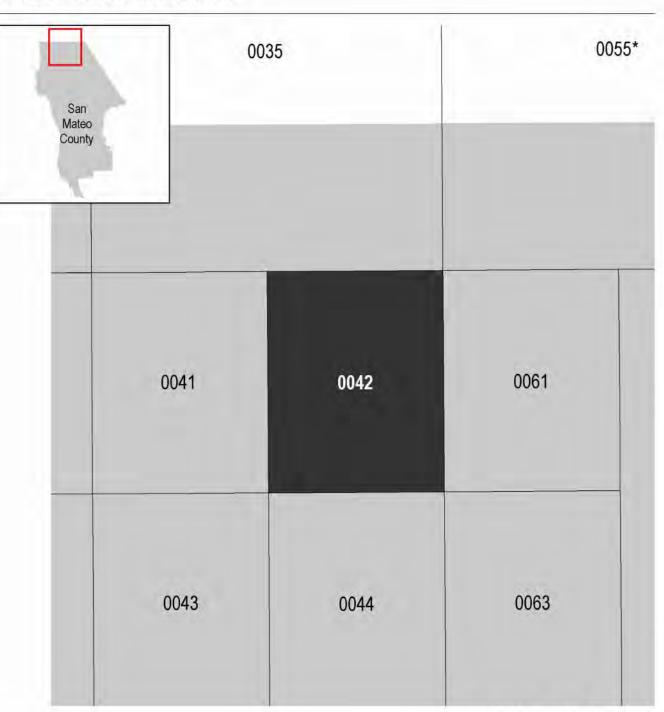
Communities annexing land on adjacent FIRM panels must obtain a current copy of the adjacent panel as well as the current FIRM Index. These may be ordered directly from the Map Service Center at the number listed

For community and countywide map dates refer to the Flood Insurance Study report for this jurisdiction. To determine if flood insurance is available in this community, contact your Insurance agent or call the National Flood Insurance Program at 1-800-638-6620.

Base map information shown on this FIRM was derived from USGS LiDAR dated 2010 and Coastal California digital imagery dated 2011. USDA NAIP imagery dated 2012 is used in areas not covered by the Coastal

Universal Transverse Mercator Zone 10N; North American Datum 1983; Western Hemisphere; Vertical Datum: NAVD 88 1 inch = 500 feet 1:6,000 250 500 750 1,000

#### PANEL LOCATOR



\*PANEL NOT PRINTED

CALIFORNIA

PANEL 42 OF 510

National

and Incorporated Areas

Panel Contains:

BRISBANE, CITY OF 060314 0042 SAN MATEO COUNTY 060311 0042 SOUTH SAN FRANCISCO, CITY OF 065062 0042

**VERSION NUMBER** 

MAP NUMBER

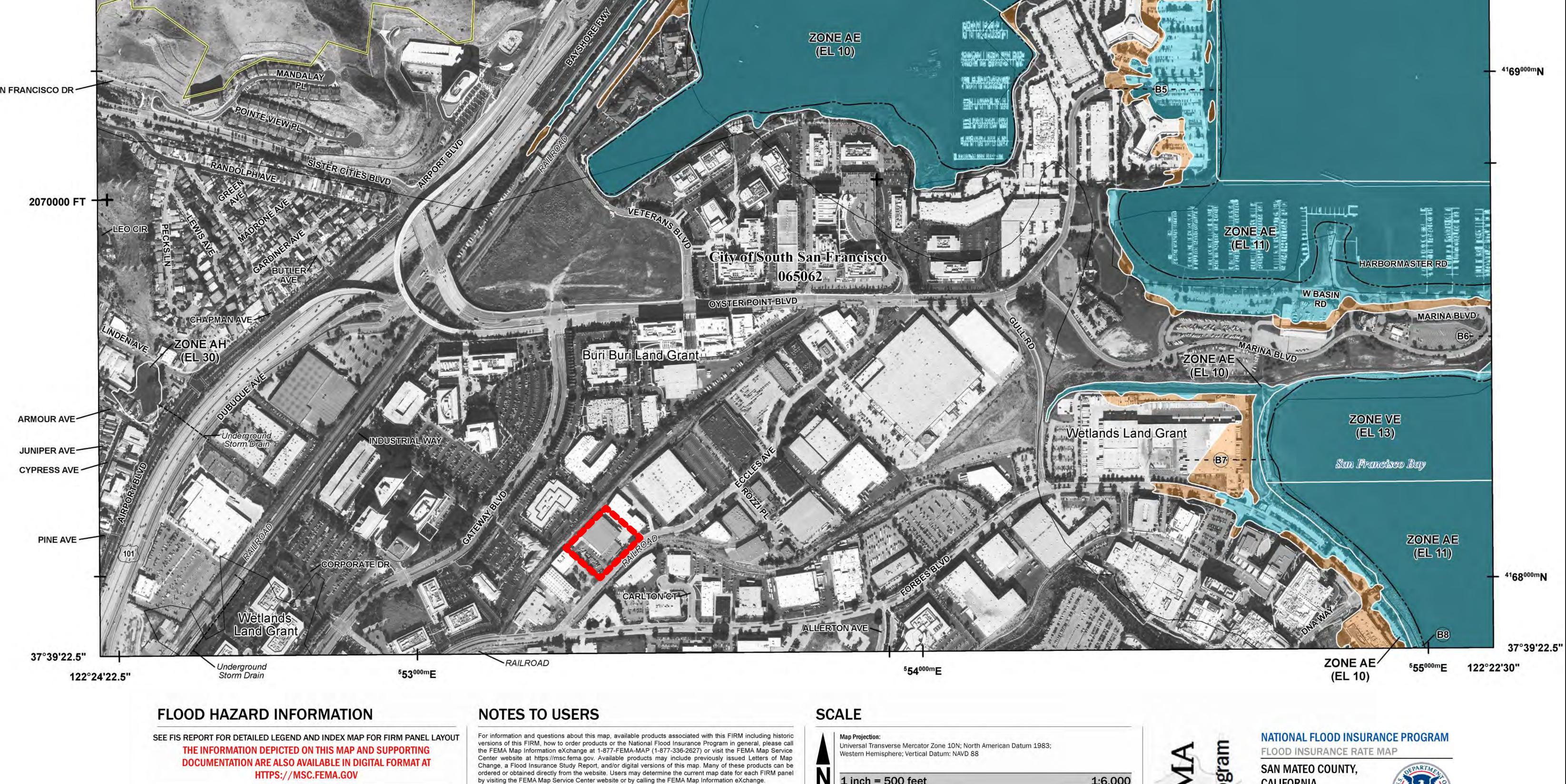
MAP REVISED

**APRIL 5, 2019** 

06081C0042F

**G-4** 

DGA planning | architecture | interiors



**DGA** planning | architecture | interiors

550 Ellis Street, Mountain View, CA 94043 755 Sansome Street, 5th Floor, San Francisco, CA 94111 2550 Fifth Avenue, Suite 115, San Diego, CA 92103 1720 8th Street, Sacramento, CA 95811

CONSULTANTS **Civil Engineer BKF ENGINEERS** 

**Landscape Architect** 

STUDIO FIVE DESIGN 300 CALIFORNIA ST. 6TH FLR SAN FRANCISCO, CA 94104 415.764.3706 25 SAN ANSELMO AVENUE SAN ANSELMO, CA 94960 415.524.8517 x101 **Mechanical Engineer** 

**Electrical Engineer** 

**Structural Engineer** 1301 FIFTH AVENUE STE 3200 SEATTLE, WA 98101 SAN FRANCISCO, CA 94104

Parking Garage 560 14TH ST. SUITE 300 OAKLAND, CA 94612

STAMP

**KEY PLAN** 

01.05.2024 PLANNING EXHIBIT B 08.11.2023 PLANNING SUBMISSION RI PLANNING SUBMISSION 06.09.2023

CLIENT

NO. DESCRIPTION

**VIGILANT HOLDINGS** PROJECT

**VIGILANT HOLDINGS 439 ECCLES** LAB/OFFICE BUILDING

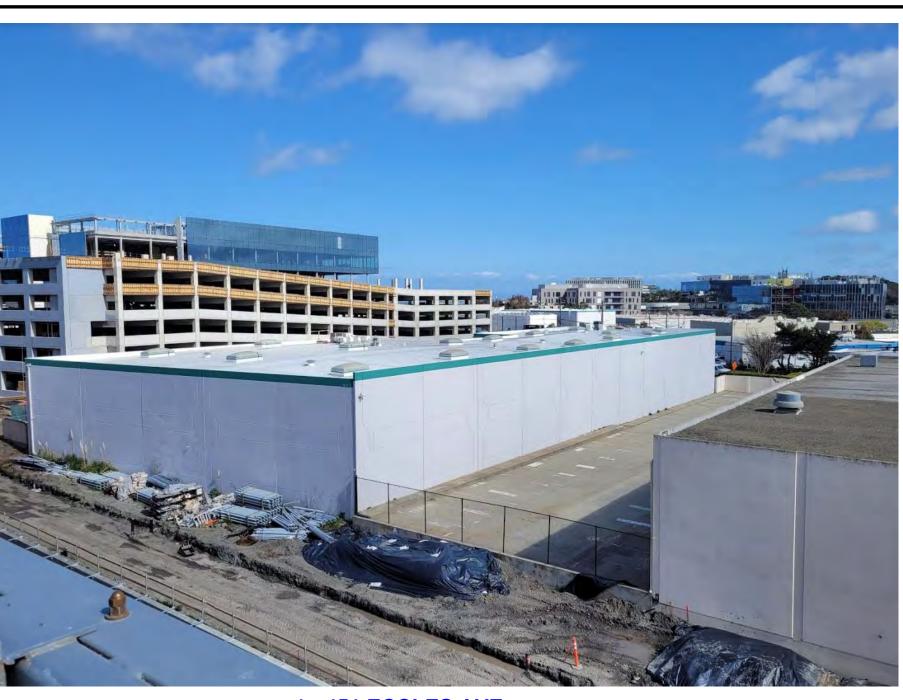
439 ECCLES AVE. SOUTH SAN FRANCISCO, CA 94080

PROJECT NO. 22316

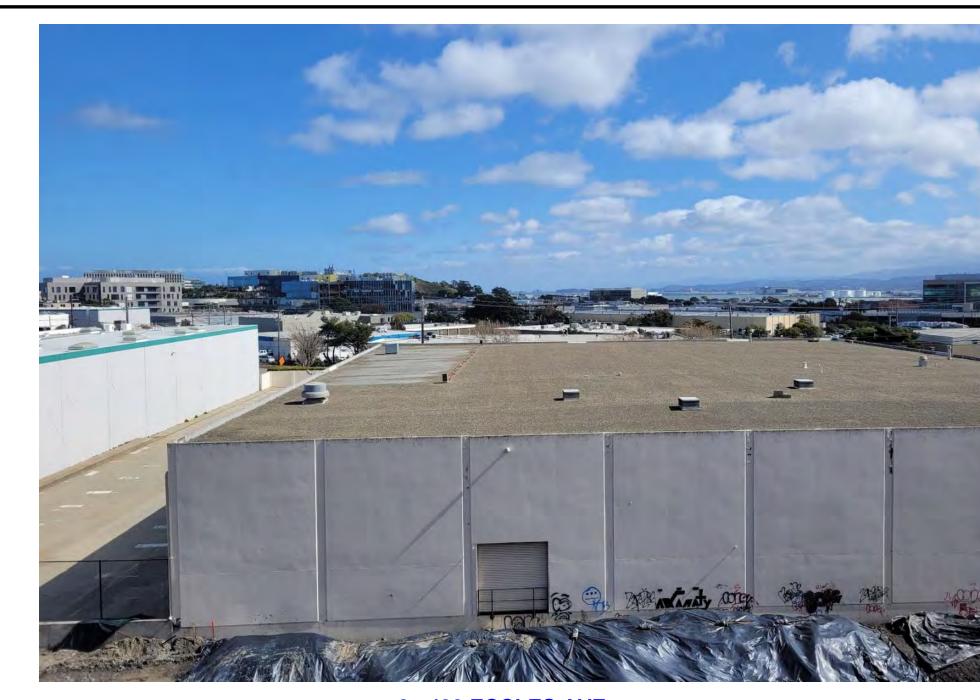
SCALE

**FEMA FIRMETTE** 

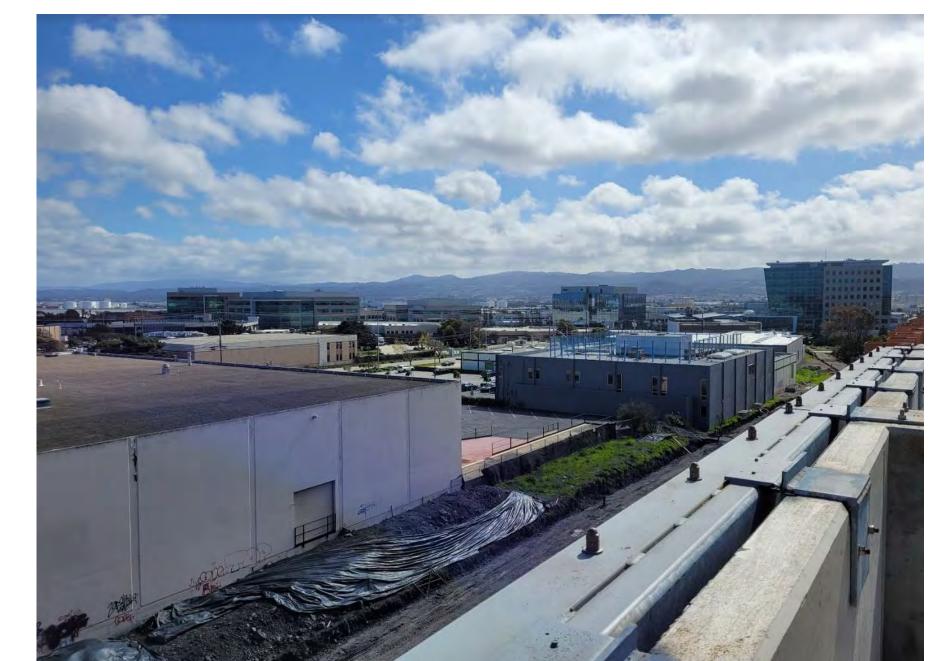
DATE



<u>1 - 451 ECCLES AVE</u> ELEVATED VIEW FROM 750 GATEWAY BLVD. PARKING GARAGE

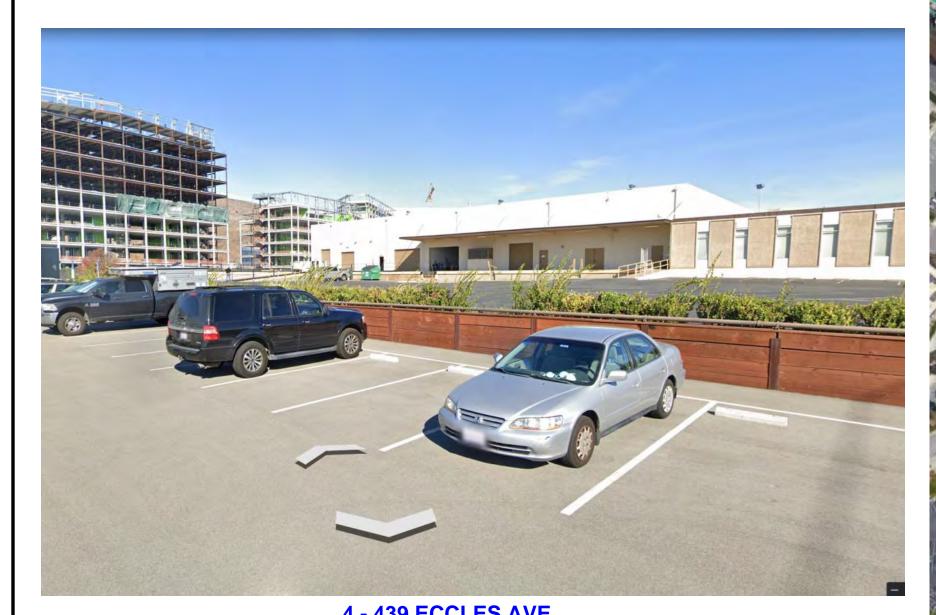


<u>2 - 439 ECCLES AVE</u> ELEVATED VIEW FROM 750 GATEWAY BLVD. PARKING GARAGE

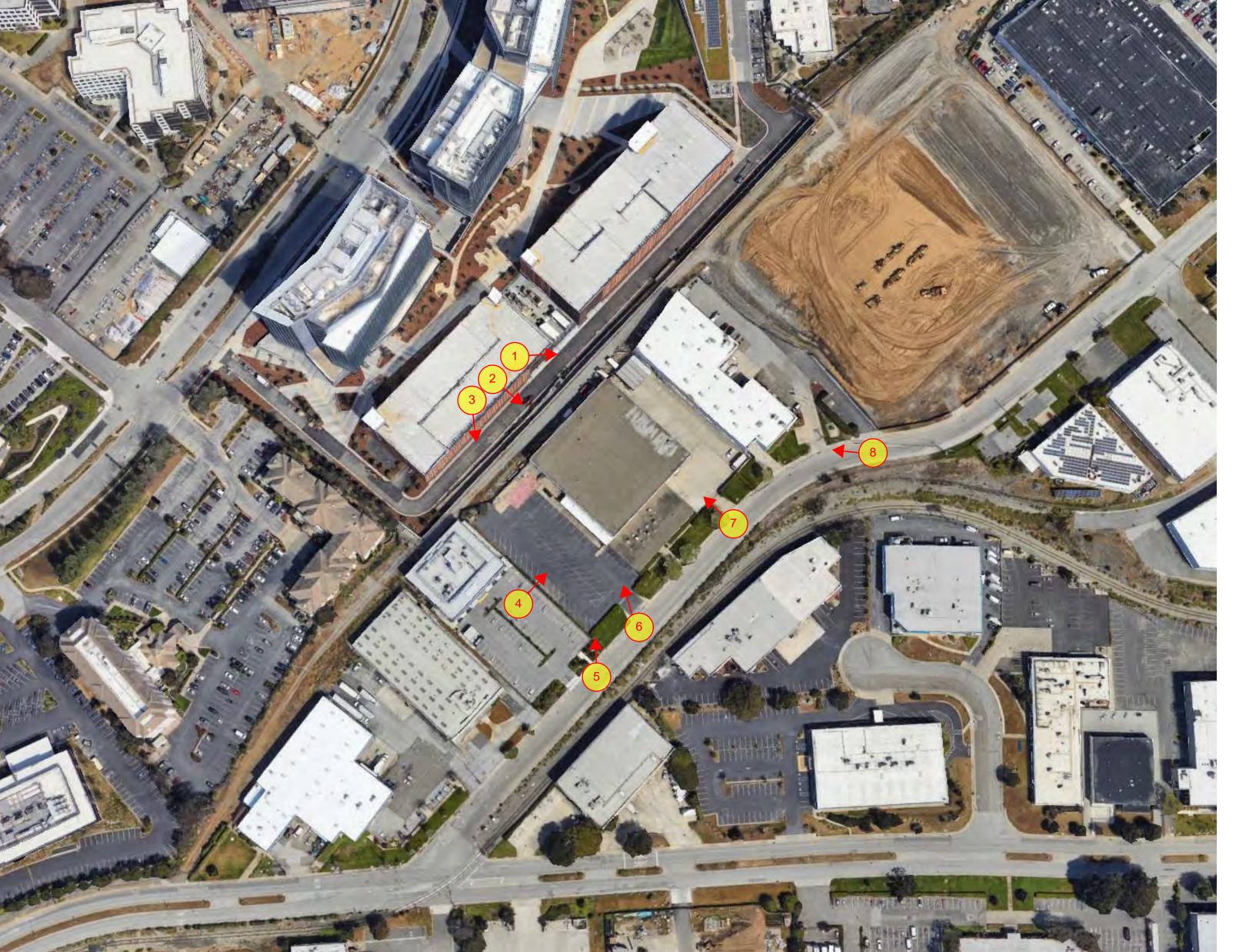


<u>3 - 425 ECCLES AVE</u> ELEVATED VIEW FROM 750 GATEWAY BLVD. PARKING GARAGE



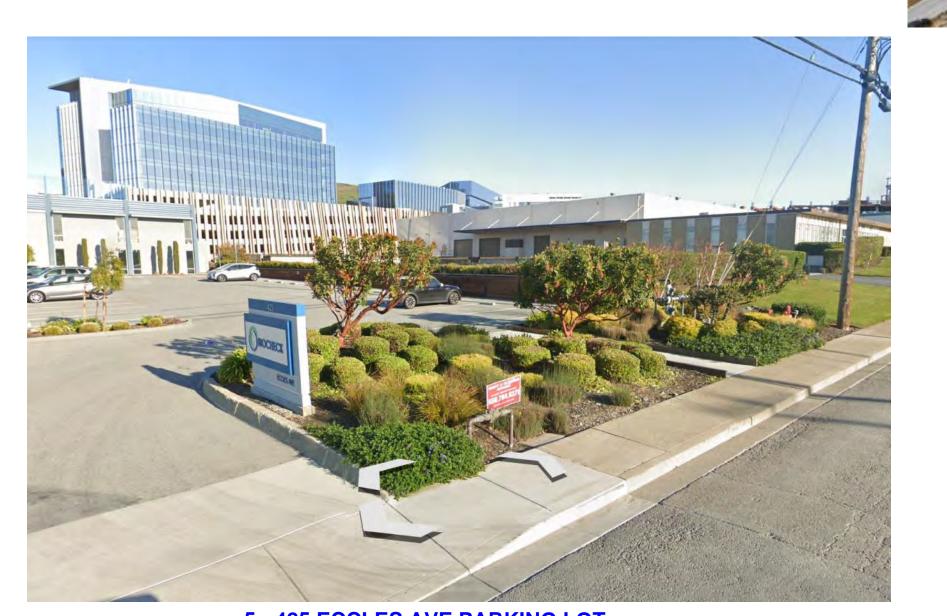


<u>4 - 439 ECCLES AVE</u> VIEW FROM 425 ECCLES AVE PARKING LOT

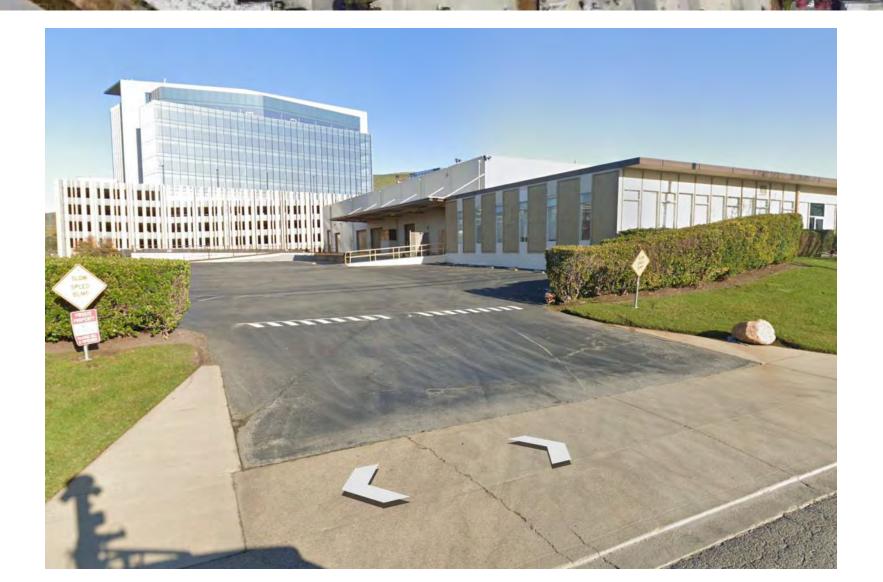




8 - 451 ECCLES AVE VIEW FROM ECCLES AVE.



5 - 425 ECCLES AVE PARKING LOT VIEW FROM ECCLES AVE.



6 - 439 ECCLES AVE VIEW FROM ECCLES AVE.



7 - 439 ECCLES AVE VIEW FROM ECCLES AVE.



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550 Ellis Street, Mountain View, CA 94043 755 Sansome Street, 5th Floor, San Francisco, CA 94111 415-477-2700 2550 Fifth Avenue, Suite 115, San Diego, CA 92103 619-685-3990 1720 8th Street, Sacramento, CA 95811 916-441-6800

STAMP

**KEY PLAN** 

PLANNING EXHIBIT B 01.05.2024 06.13.2023 PLANNING SUBMISSION RI PLANNING SUBMISSION 03.20.2023

CLIENT

**VIGILANT HOLDINGS/ SMARTLABS** 

DATE

NO. DESCRIPTION

**VIGILANT SMARTLABS 573 FORBES** BLVD. SOUTH SAN FRANCISCO, CA

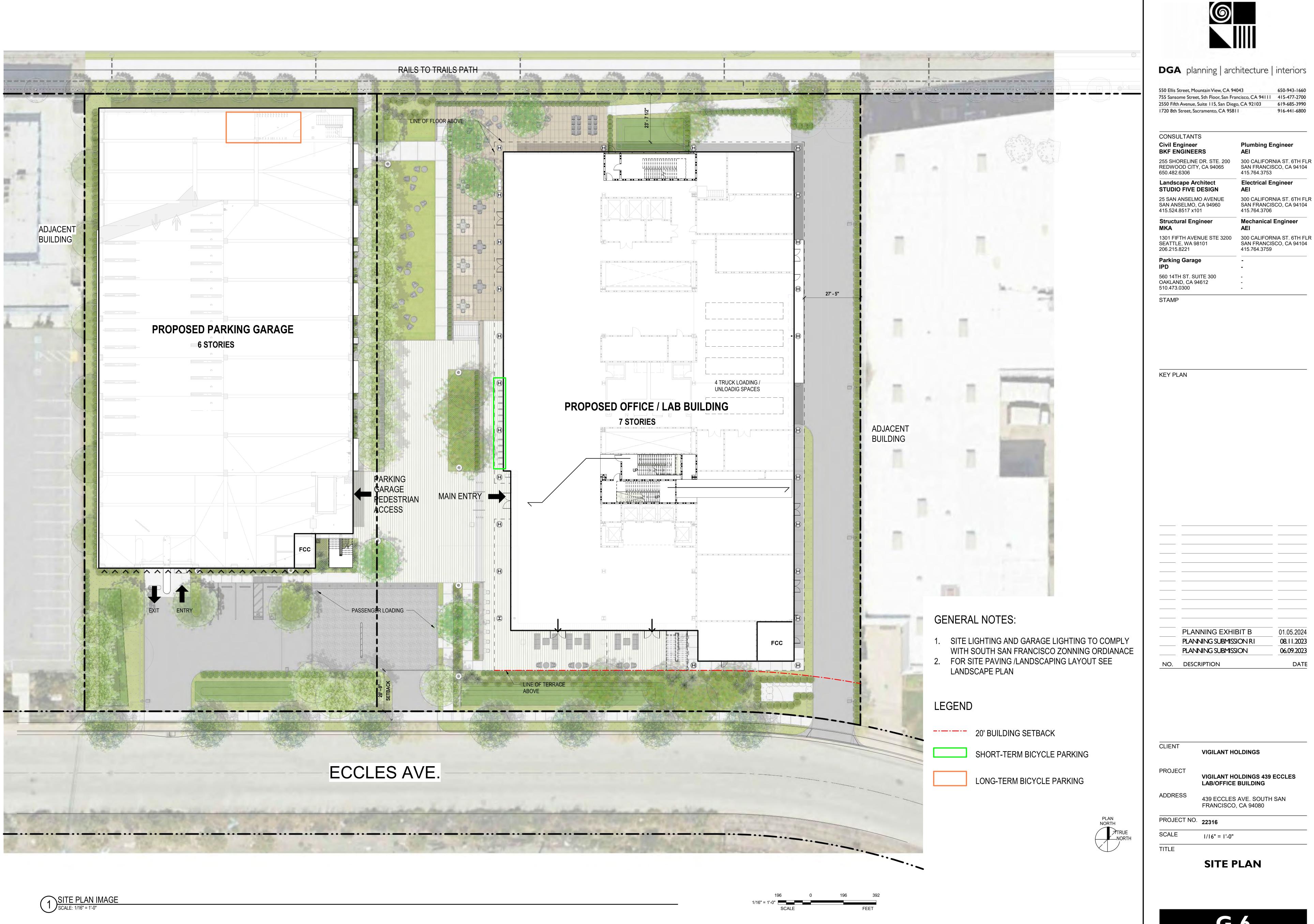
573 FORBES BLVD. SOUTH SAN FRANCISCO

PROJECT NO. 22269

SCALE

**EXISTING SITE PHOTOS** 

**G-5** 





PLANNING SUBMISSION RI PLANNING SUBMISSION

VIGILANT HOLDINGS 439 ECCLES LAB/OFFICE BUILDING

FRANCISCO, CA 94080

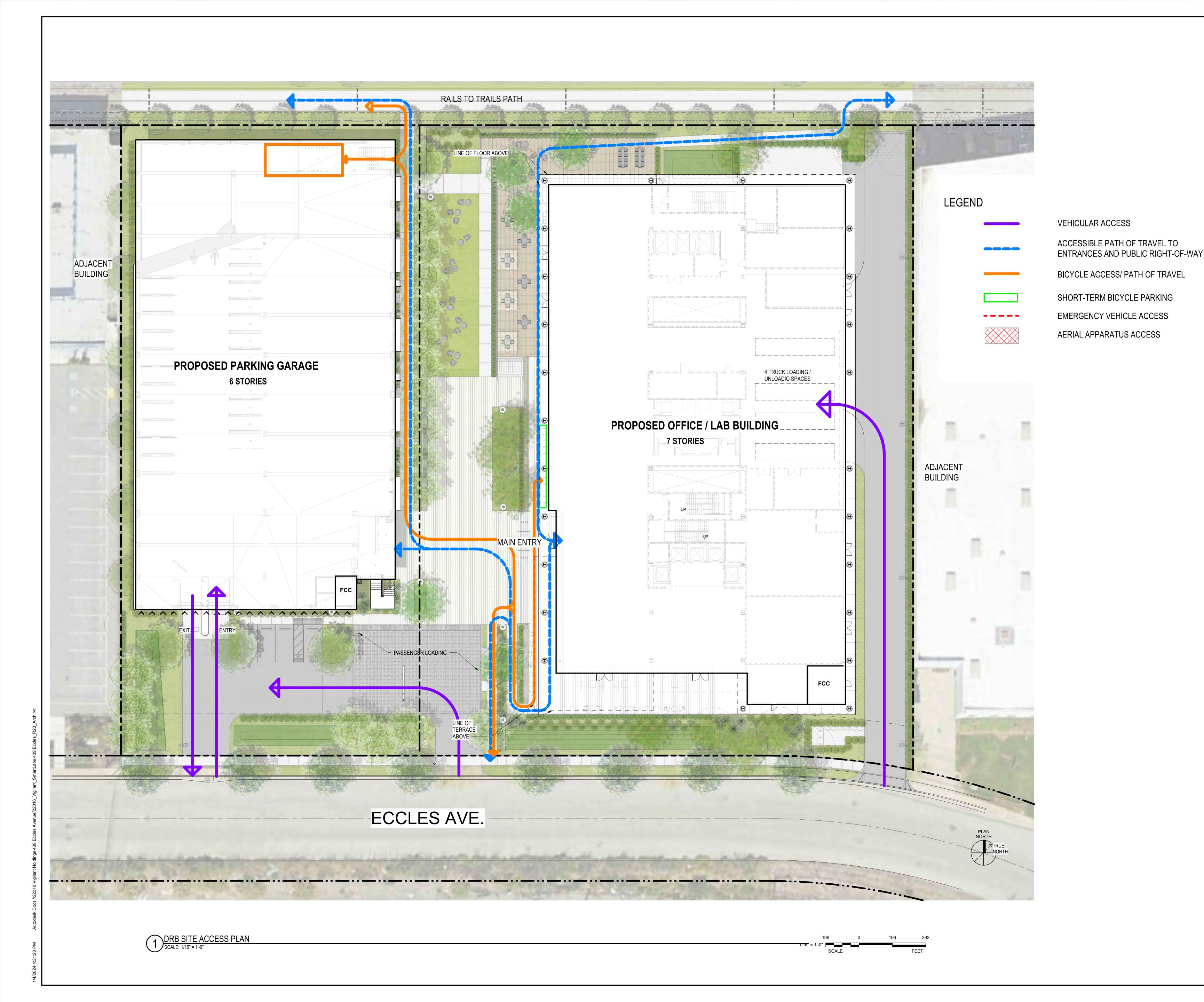
SITE PLAN

**G-6** 

DGA planning | architecture | interiors

01.05.2024

08.11.2023





Plumbing Engineer

Electrical Engineer

415.764.3753

415.764.3759

300 CALIFORNIA ST. 6TH FLR SAN FRANCISCO, CA 94104

300 CALIFORNIA ST. 6TH FLR SAN FRANCISCO, CA 94104 415.764.3706

300 CALIFORNIA ST. 6TH FLR SAN FRANCISCO, CA 94104

Mechanical Engineer

DGA planning | architecture | interiors

550 Ellis Street, Mountain View, CA 94043 755 Sansome Street, 5th Floor, San Francisco, CA 94111

2550 Fifth Avenue, Suite 115, San Diego, CA 92103 1720 8th Street, Sacramento, CA 95811

CONSULTANTS

Civil Engineer **BKF ENGINEERS** 255 SHORELINE DR. STE. 200 REDWOOD CITY, CA 94065

650.482.6306 Landscape Architect STUDIO FIVE DESIGN

25 SAN ANSELMO AVENUE SAN ANSELMO, CA 94960 415.524.8517 x101 Structural Engineer

1301 FIFTH AVENUE STE 3200 SEATTLE, WA 98101 206.215.8221 Parking Garage

560 14TH ST. SUITE 300 OAKLAND, CA 94612 510.473.0300

STAMP

**KEY PLAN** 

CLIENT **VIGILANT HOLDINGS** 

PROJECT

**VIGILANT HOLDINGS 439 ECCLES** LAB/OFFICE BUILDING

PLANNING EXHIBIT B

PLANNING SUBMISSION RI

PLANNING SUBMISSION

NO. DESCRIPTION

439 ECCLES AVE. SOUTH SAN FRANCISCO, CA 94080

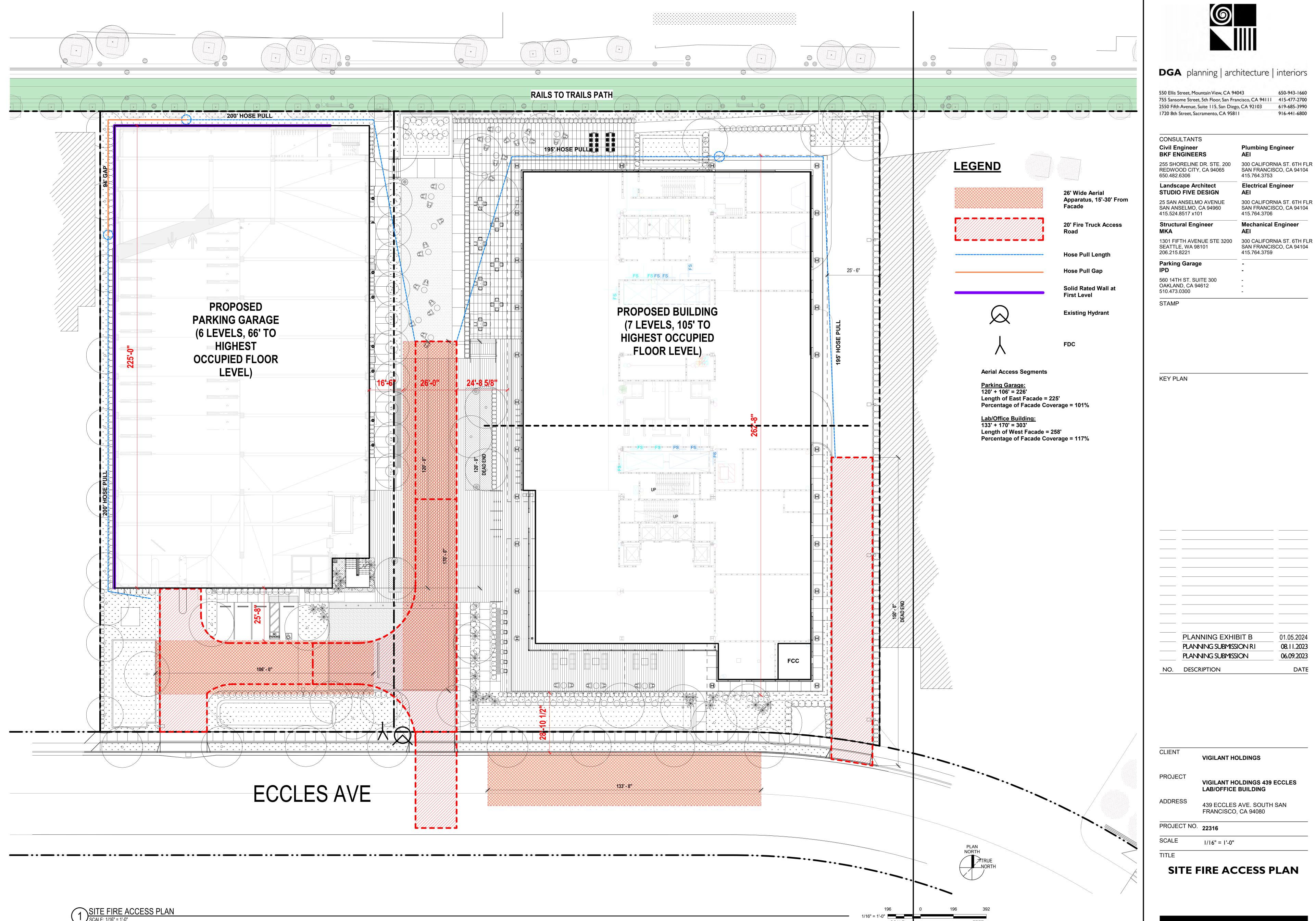
PROJECT NO. 22316

SCALE 1/16" = 1'-0"

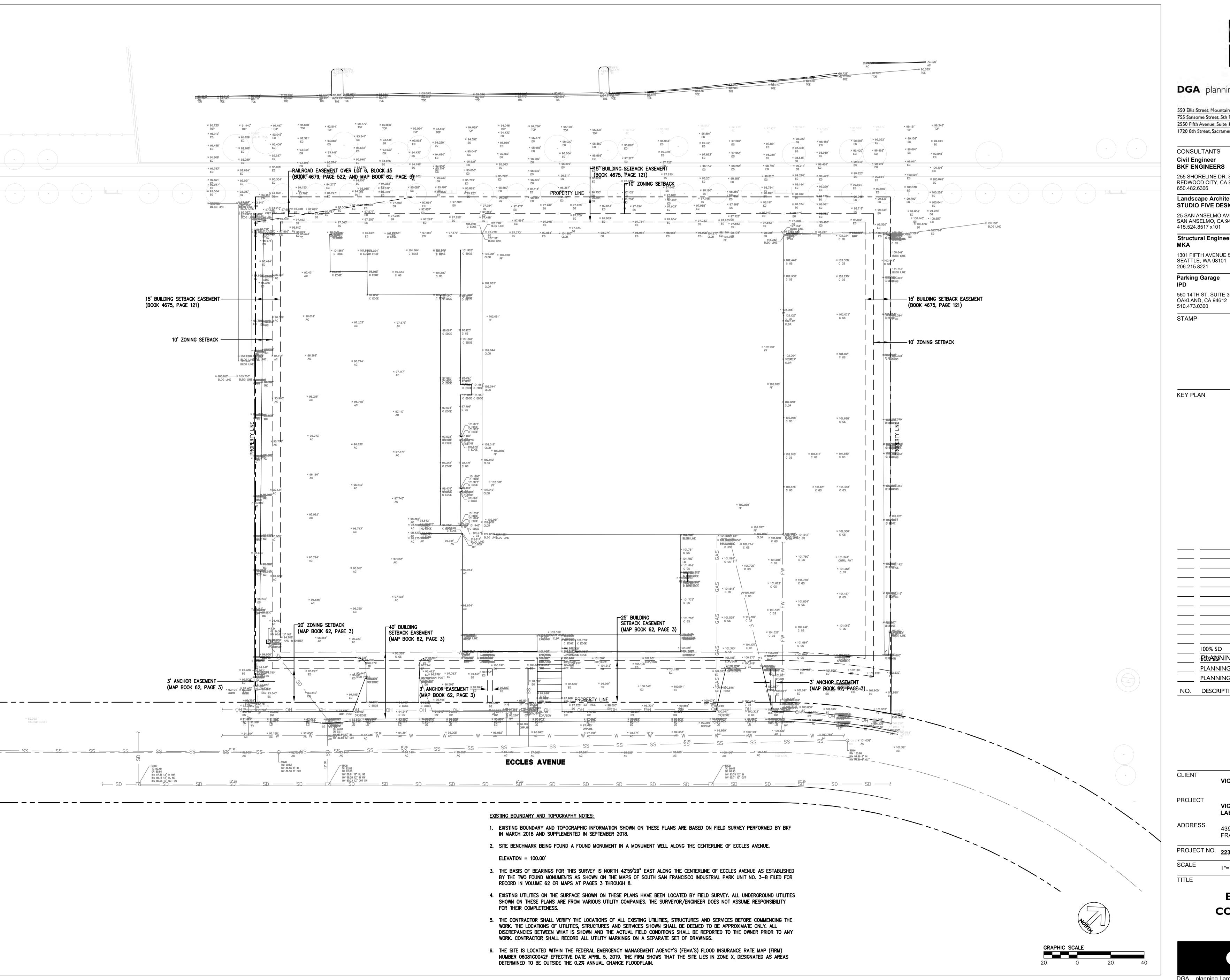
SITE ACCESS PLAN -PEDESTRIAN, VEHICULAR

**G-7** 

08.11.2023



**G-8** 

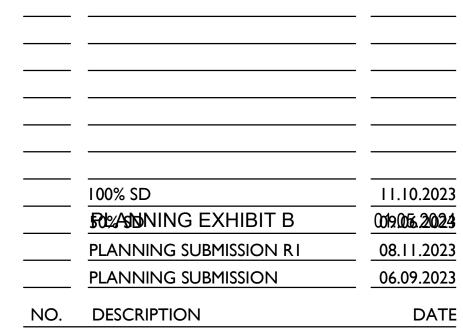




550 Ellis Street, Mountain View, CA 94043 755 Sansome Street, 5th Floor, San Francisco, CA 94111 415-477-2700 2550 Fifth Avenue, Suite 115, San Diego, CA 92103 619-685-3990 1720 8th Street, Sacramento, CA 95811 916-441-6800

Civil Engineer Plumbing Engineer **BKF ENGINEERS** 255 SHORELINE DR. STE. 200 300 CALIFORNIA ST. 6TH FLR SAN FRANCISCO, CA 94104 REDWOOD CITY, CA 94065 650.482.6306 415.764.3753 Electrical Engineer Landscape Architect STUDIO FIVE DESIGN 25 SAN ANSELMO AVENUE 300 CALIFORNIA ST. 6TH FLR SAN FRANCISCO, CA 94104 SAN ANSELMO, CA 94960 415.524.8517 x101 415.764.3706 Structural Engineer Mechanical Engineer 1301 FIFTH AVENUE STE 3200 300 CALIFORNIA ST. 6TH FLR SEATTLE, WA 98101 SAN FRANCISCO, CA 94104 206.215.8221 415.764.3759 **Parking Garage** 560 14TH ST. SUITE 300

KEY PLAN



**VIGILANT HOLDINGS** 

**VIGILANT HOLDINGS 439 ECCLES** LAB/OFFICE BUILDING

439 ECCLES AVE. SOUTH SAN

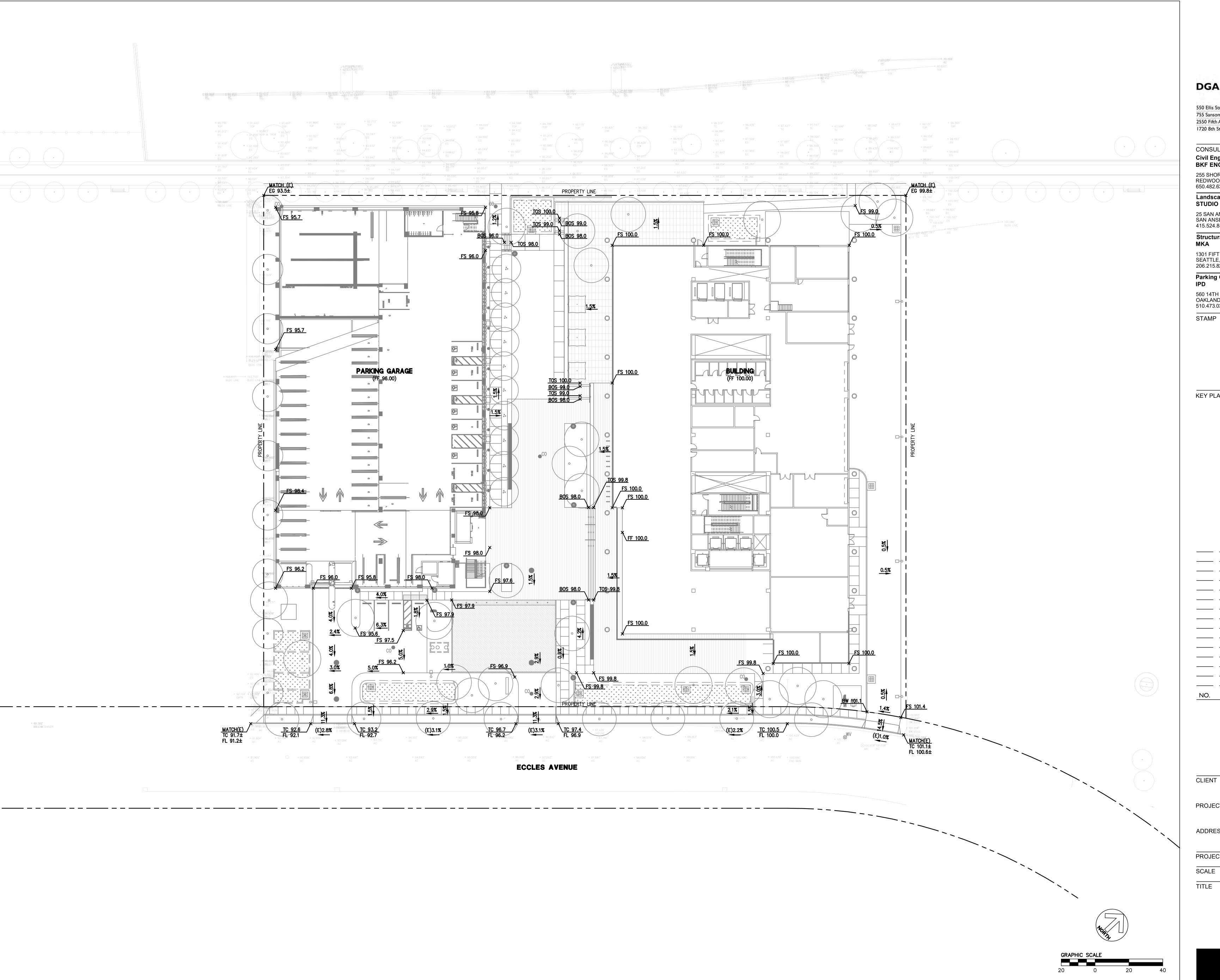
FRANCISCO, CA 94080

PROJECT NO. 22316

I"=20'

**EXISTING CONDITIONS PLAN** 

CIOO





550 Ellis Street, Mountain View, CA 94043 755 Sansome Street, 5th Floor, San Francisco, CA 94111 415-477-2700 2550 Fifth Avenue, Suite 115, San Diego, CA 92103 619-685-3990 1720 8th Street, Sacramento, CA 95811

CONSULTANTS Civil Engineer Plumbing Engineer **BKF ENGINEERS** 

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1301 FIFTH AVENUE STE 3200 300 CALIFORNIA ST. 6TH FLR SAN FRANCISCO, CA 94104 415.764.3759 206.215.8221

**Parking Garage** 560 14TH ST. SUITE 300 OAKLAND, CA 94612 510.473.0300

**KEY PLAN** 

ROWASINING EXHIBIT B 0019.005.20024 08.11.2023 PLANNING SUBMISSION RI PLANNING SUBMISSION 06.09.2023 NO. DESCRIPTION

**VIGILANT HOLDINGS** 

PROJECT

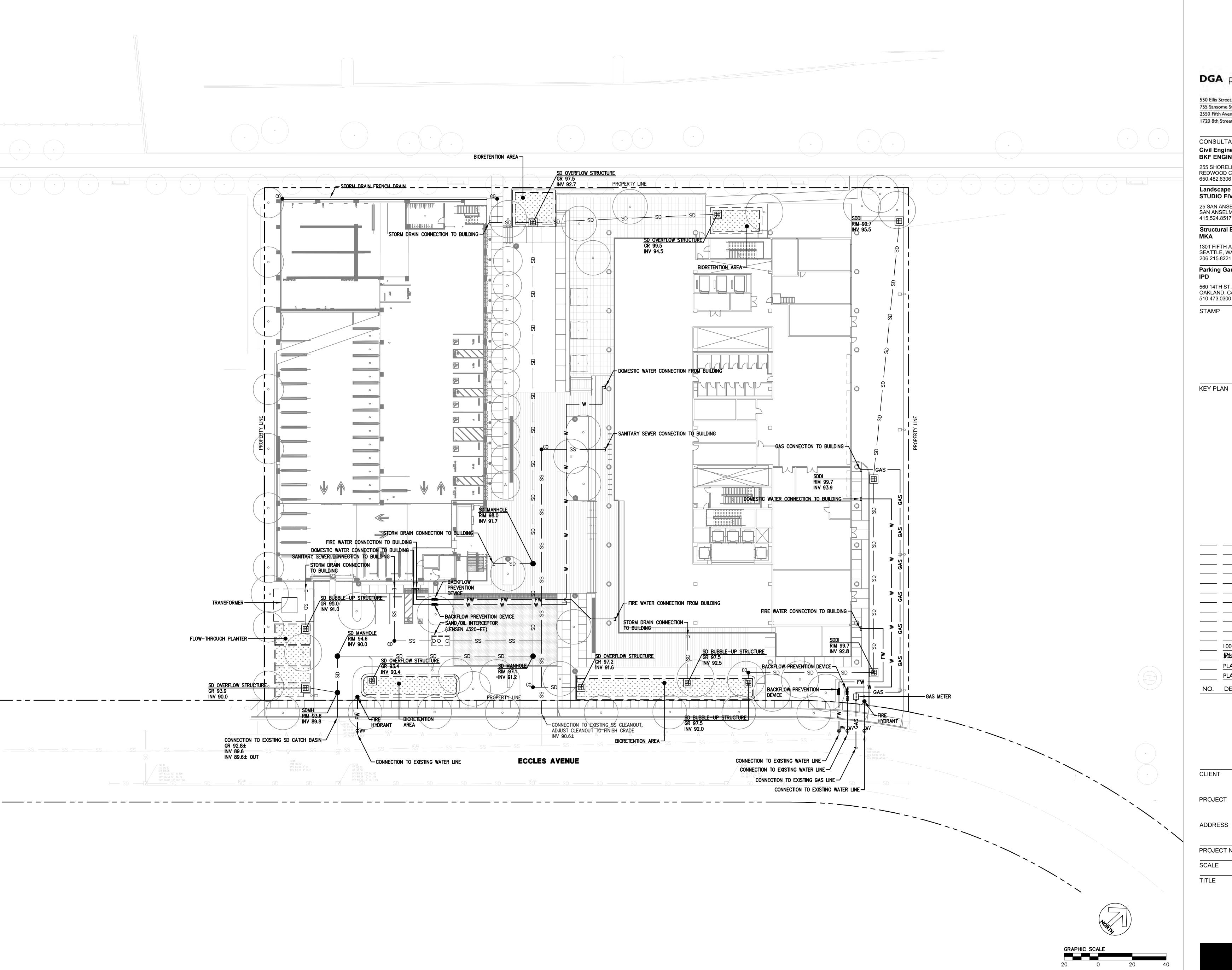
**VIGILANT HOLDINGS 439 ECCLES** LAB/OFFICE BUILDING

439 ECCLES AVE. SOUTH SAN FRANCISCO, CA 94080

PROJECT NO. 22316

**GRADING PLAN** 

**C200** 





550 Ellis Street, Mountain View, CA 94043 755 Sansome Street, 5th Floor, San Francisco, CA 94111 415-477-2700 2550 Fifth Avenue, Suite 115, San Diego, CA 92103 619-685-3990 1720 8th Street, Sacramento, CA 95811 916-441-6800

CONSULTANTS Civil Engineer Plumbing Engineer **BKF ENGINEERS** 255 SHORELINE DR. STE. 200 300 CALIFORNIA ST. 6TH FLR REDWOOD CITY, CA 94065 SAN FRANCISCO, CA 94104 650.482.6306 415.764.3753 Electrical Engineer Landscape Architect STUDIO FIVE DESIGN 300 CALIFORNIA ST. 6TH FLR SAN FRANCISCO, CA 94104 415.764.3706 25 SAN ANSELMO AVENUE SAN ANSELMO, CA 94960 415.524.8517 x101 Mechanical Engineer Structural Engineer

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100% SD 11.10.2023 ROWASINING EXHIBIT B 0019.005.20024 08.11.2023 PLANNING SUBMISSION RI PLANNING SUBMISSION 06.09.2023 NO. DESCRIPTION DATE

CLIENT **VIGILANT HOLDINGS** 

PROJECT **VIGILANT HOLDINGS 439 ECCLES** 

LAB/OFFICE BUILDING

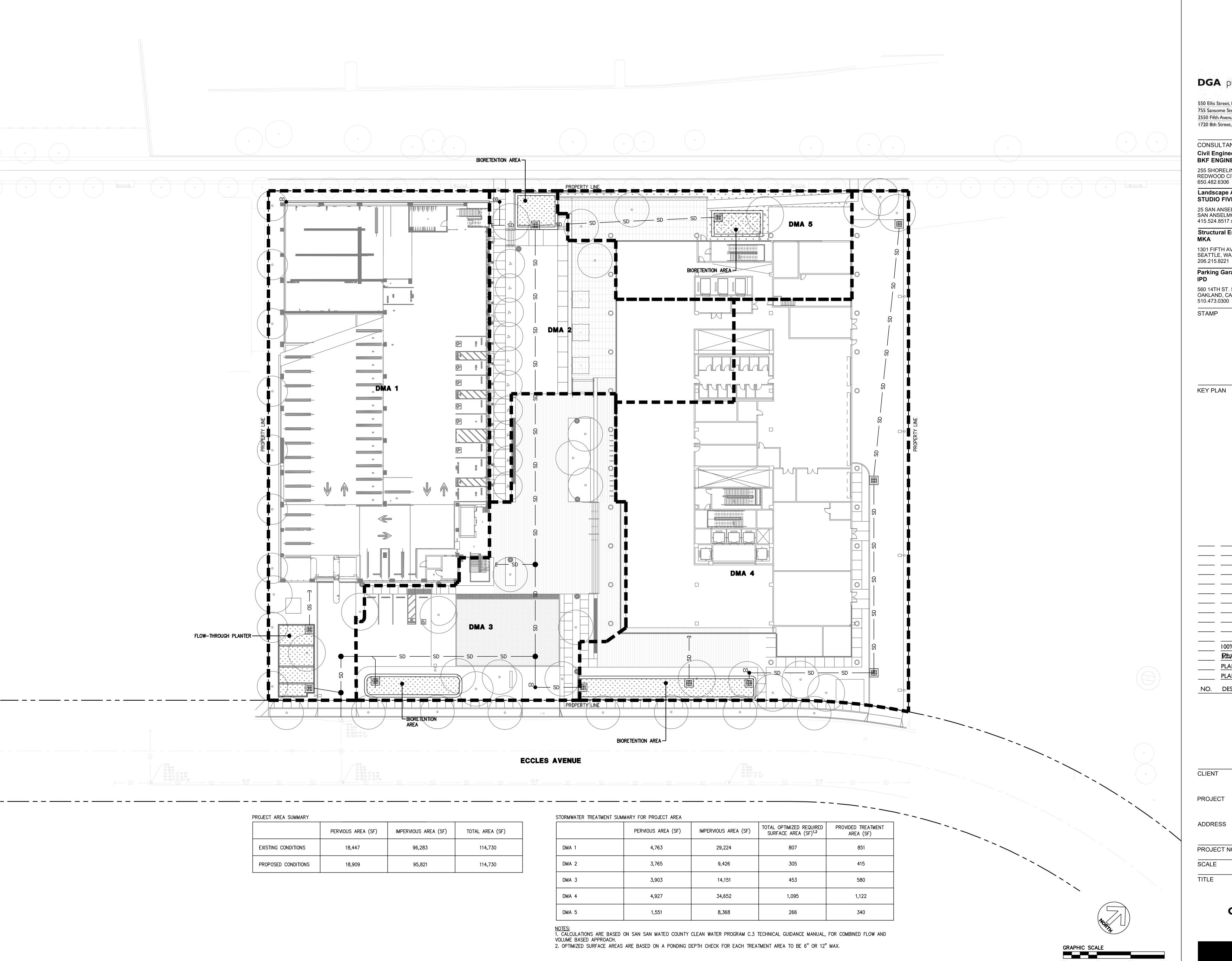
439 ECCLES AVE. SOUTH SAN FRANCISCO, CA 94080

PROJECT NO. 22316

SCALE

**UTILITY PLAN** 

**C300** 





550 Ellis Street, Mountain View, CA 94043 755 Sansome Street, 5th Floor, San Francisco, CA 94111 415-477-2700 2550 Fifth Avenue, Suite 115, San Diego, CA 92103 619-685-3990 1720 8th Street, Sacramento, CA 95811 916-441-6800

Plumbing Engineer

Electrical Engineer

300 CALIFORNIA ST. 6TH FLR SAN FRANCISCO, CA 94104 415.764.3706

Mechanical Engineer

415.764.3753

415.764.3759

CONSULTANTS

Civil Engineer **BKF ENGINEERS** 255 SHORELINE DR. STE. 200 300 CALIFORNIA ST. 6TH FLR REDWOOD CITY, CA 94065 SAN FRANCISCO, CA 94104

650.482.6306 Landscape Architect STUDIO FIVE DESIGN

25 SAN ANSELMO AVENUE SAN ANSELMO, CA 94960 415.524.8517 x101

Structural Engineer 1301 FIFTH AVENUE STE 3200 300 CALIFORNIA ST. 6TH FLR SAN FRANCISCO, CA 94104

206.215.8221 Parking Garage

560 14TH ST. SUITE 300 OAKLAND, CA 94612

STAMP

100% SD ROWASINING EXHIBIT B 0019.005.20024 08.11.2023 PLANNING SUBMISSION R I PLANNING SUBMISSION 06.09.2023 NO. DESCRIPTION DATE

CLIENT **VIGILANT HOLDINGS** 

**VIGILANT HOLDINGS 439 ECCLES** LAB/OFFICE BUILDING

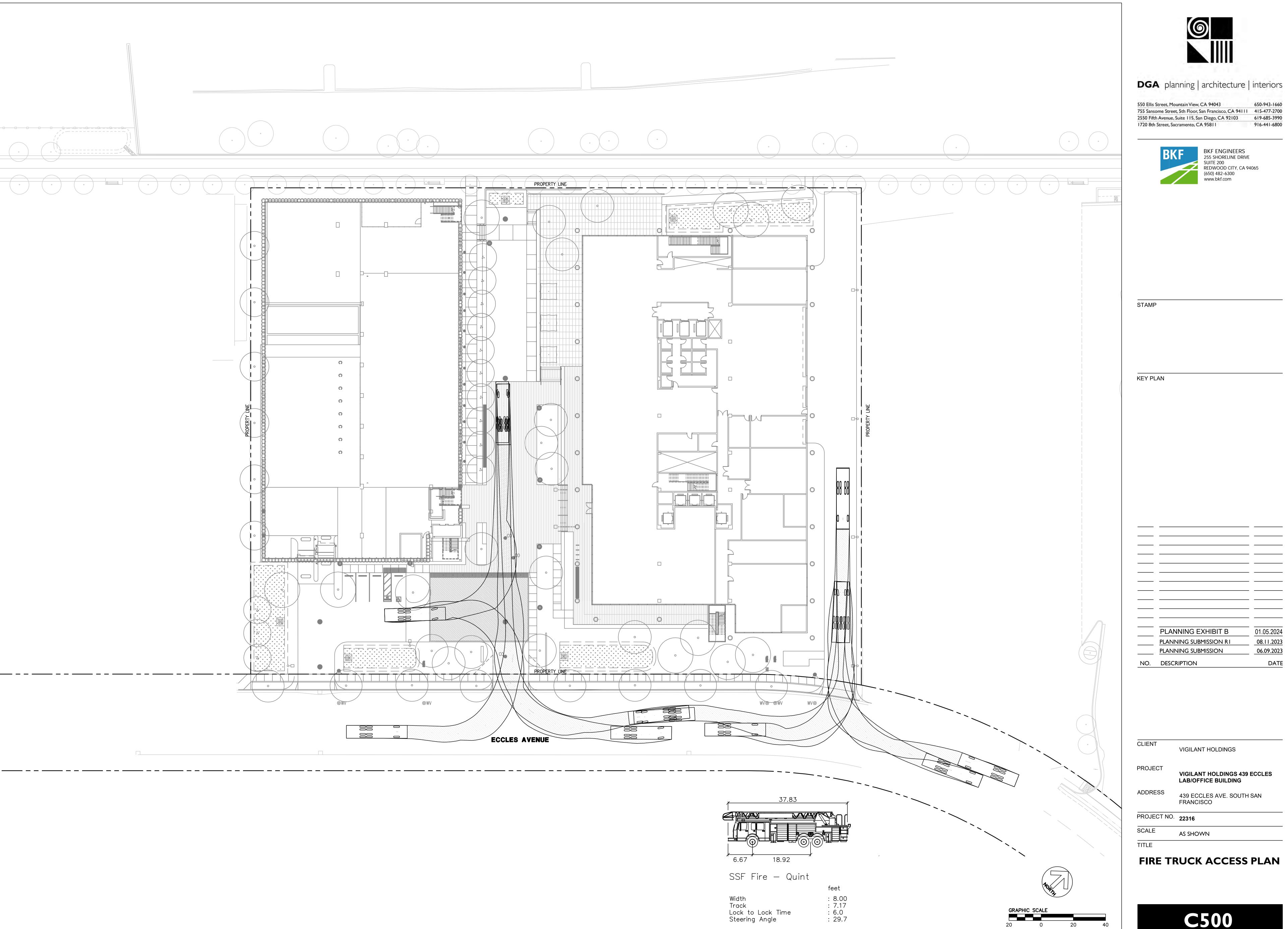
439 ECCLES AVE. SOUTH SAN FRANCISCO, CA 94080

PROJECT NO. 22316

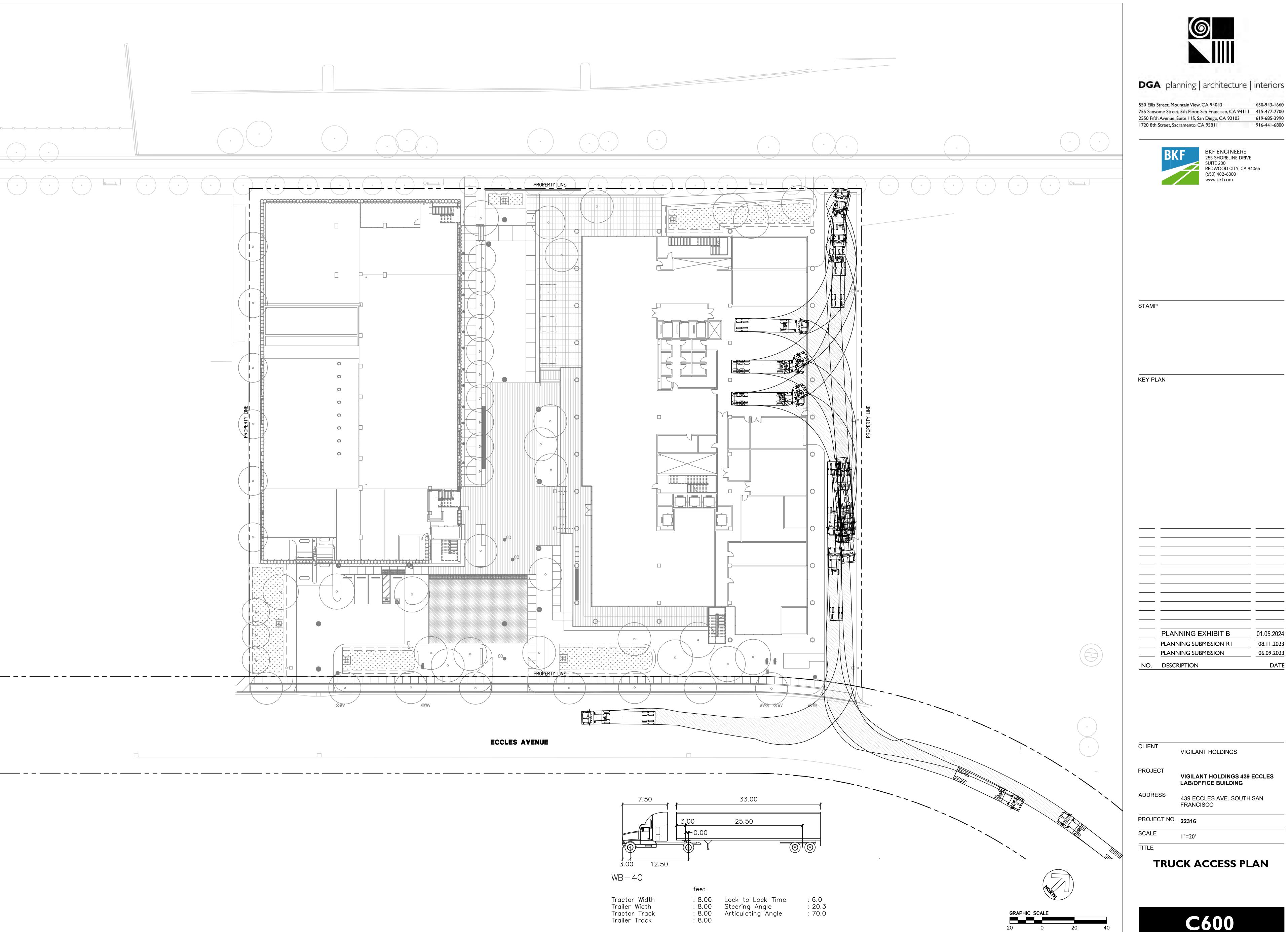
SCALE 1"=20'

**STORMWATER CONTROL PLAN** 

C400



**C**500

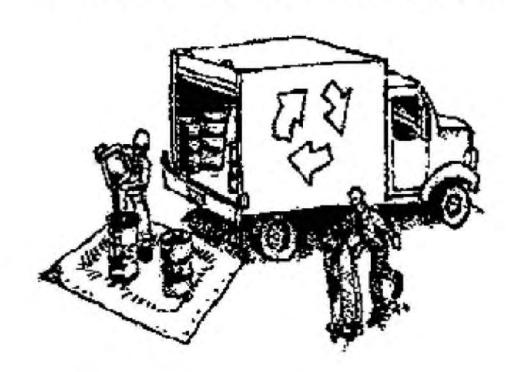


**C600** 



# Construction Best Management Practices (BMPs)

Construction projects are required to implement the stormwater best management practices (BMP) on this page, as they apply to your project, all year long.



Materials & Waste Management

#### **Non-Hazardous Materials**

- ☐ Berm and cover stockpiles of sand, dirt or other construction material with tarps when rain is forecast or if not actively being used within 14 days.
- ☐ Use (but don't overuse) reclaimed water for dust control

#### **Hazardous Materials**

- ☐ Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, county, state and federal regulations.
- ☐ Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecast.
- ☐ Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- ☐ Arrange for appropriate disposal of all hazardous wastes.

#### Waste Management

- ☐ Cover waste disposal containers securely with tarps at the end of every work day and during wet weather.
- ☐ Check waste disposal containers frequently for leaks and to make sure they are not overfilled. Never hose down a dumpster on the construction site.
- ☐ Clean or replace portable toilets, and inspect them frequently for leaks and spills.
- ☐ Dispose of all wastes and debris properly. Recycle materials and wastes that can be recycled (such as asphalt, concrete, aggregate base materials, wood, gyp board, pipe, etc.)
- ☐ Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste.

#### **Construction Entrances and Perimeter**

- ☐ Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site.
- ☐ Sweep or vacuum any street tracking immediately and secure sediment source to prevent further tracking. Never hose down streets to clean up tracking.

## Equipment Management & **Spill Control**



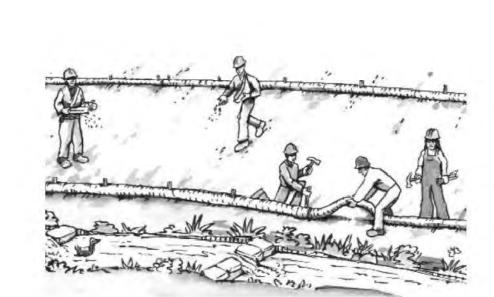
#### Maintenance and Parking

- ☐ Designate an area, fitted with appropriate BMPs, for vehicle and equipment parking and storage.
- ☐ Perform major maintenance, repair jobs, and vehicle and equipment washing off site.
- ☐ If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan or drop cloths big enough to collect fluids. Recycle or dispose of fluids as hazardous waste.
- ☐ If vehicle or equipment cleaning must be done onsite, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or surface waters.
- ☐ Do not clean vehicle or equipment onsite using soaps, solvents, degreasers, or steam cleaning equipment.

#### **Spill Prevention and Control**

- ☐ Keep spill cleanup materials (e.g., rags, absorbents and cat litter) available at the construction site at all times.
- ☐ Inspect vehicles and equipment frequently for and repair leaks promptly. Use drip pans to catch leaks until repairs are made.
- ☐ Clean up spills or leaks immediately and dispose of cleanup materials properly.
- ☐ Do not hose down surfaces where fluids have spilled. Use dry cleanup methods (absorbent materials, cat litter, and/or rags).
- ☐ Sweep up spilled dry materials immediately. Do not try to wash them away with water, or bury them.
- ☐ Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.
- ☐ Report significant spills immediately. You are required by law to report all significant releases of hazardous materials, including oil. To report a spill: 1) Dial 911 or your local emergency response number, 2) Call the Governor's Office of Emergency Services Warning Center, (800) 852-7550 (24 hours).

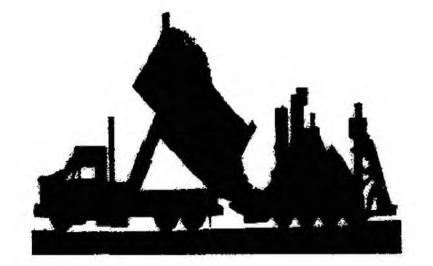
## Earthmoving



- ☐ Schedule grading and excavation work during dry weather.
- ☐ Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- ☐ Remove existing vegetation only when absolutely necessary, and seed or plant vegetation for erosion control on slopes or where construction is not immediately
- ☐ Prevent sediment from migrating offsite and protect storm drain inlets, gutters, ditches, and drainage courses by installing and maintaining appropriate BMPs, such as fiber rolls, silt fences, sediment basins, gravel bags, berms, etc.
- ☐ Keep excavated soil on site and transfer it to dump trucks on site, not in the streets.

#### **Contaminated Soils**

- ☐ If any of the following conditions are observed, test for contamination and contact the Regional Water Quality Control Board:
- Unusual soil conditions, discoloration, or odor.
- Abandoned underground tanks.
- Abandoned wells - Buried barrels, debris, or trash.

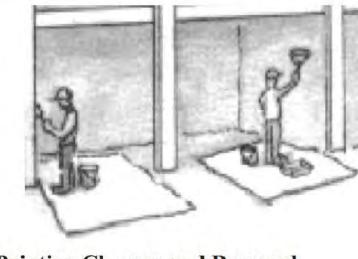


Paving/Asphalt Work

- ☐ Avoid paving and seal coating in wet prevent materials that have not cured from contacting stormwater runoff.
- ☐ Cover storm drain inlets and manholes when applying seal coat, tack coat, slurry seal, fog seal, etc.
- ☐ Collect and recycle or appropriately dispose of excess abrasive gravel or sand Do NOT sweep or wash it into gutters.
- ☐ Do not use water to wash down fresh asphalt concrete pavement.

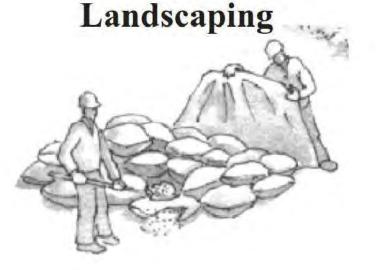
#### Sawcutting & Asphalt/Concrete Removal

- ☐ Protect nearby storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or gravel bags to keep slurry out of the storm drain system.
- ☐ Shovel, abosorb, or vacuum saw-cut slurry and dispose of all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner!).
- ☐ If sawcut slurry enters a catch basin, clean it up immediately.



#### Painting Cleanup and Removal

- ☐ Never clean brushes or rinse paint drain, or stream.
- ☐ For water-based paints, paint out brushes to the extent possible, and rinse into a drain that goes to the sanitary sewer. Never pour paint down a storm drain.
- ☐ For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of excess liquids as hazardous waste.
- dry stripping and sand blasting may be swept up or collected in plastic drop cloths and disposed of as trash
- ☐ Chemical paint stripping residue and chips and dust from marine paints or paints containing lead, mercury, or tributyltin must be disposed of as hazardous waste. Lead based paint removal requires a statecertified contractor.



Concrete, Grout & Mortar

Application

☐ Store concrete, grout, and mortar away

☐ Wash out concrete equipment/trucks

offsite or in a designated washout

that will prevent leaching into the

☐ When washing exposed aggregate,

and disposed of properly.

area, where the water will flow into a

temporary waste pit, and in a manner

Let concrete harden and dispose of as

prevent washwater from entering storm

gutters, hose washwater onto dirt areas, or

drain onto a bermed surface to be pumped

drains. Block any inlets and vacuum

underlying soil or onto surrounding areas.

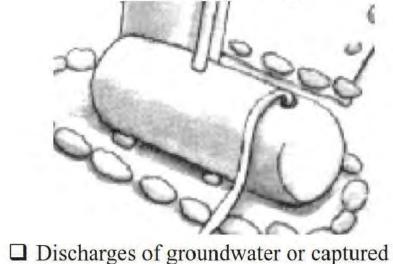
rain, runoff, and wind.

garbage.

from storm drains or waterways, and on

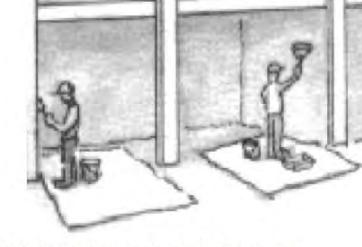
pallets under cover to protect them from

- ☐ Protect stockpiled landscaping materials from wind and rain by storing them under tarps all year-round.
- ☐ Stack bagged material on pallets and under cover.
- ☐ Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.



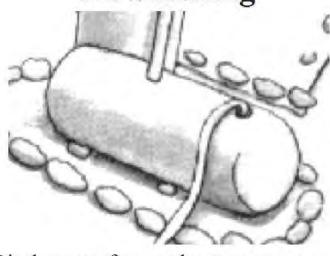
- runoff from dewatering operations must possible send dewatering discharge to landscaped area or sanitary sewer. If local wastewater treatment plant.
- from all disturbed areas.
- ☐ When dewatering, notify and obtain approval from the local municipality or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- ☐ In areas of known or suspected contamination, call your local agency to determine whether the ground water must be tested. Pumped groundwater may need to be collected and hauled off-site for treatment and proper disposal.

## **Painting & Paint Removal**



- containers into a street, gutter, storm
- ☐ Paint chips and dust from non-hazardous

#### **Dewatering**



- be properly managed and disposed. When discharging to the sanitary sewer call your
- ☐ Divert run-on water from offsite away
- before discharging water to a street gutter

Storm drain polluters may be liable for fines of up to \$10,000 per day!

DGA planning | architecture | interiors

550 Ellis Street, Mountain View, CA 94043

755 Sansome Street, 5th Floor, San Francisco, CA 94111 2550 Fifth Avenue, Suite 115, San Diego, CA 92103 1720 8th Street, Sacramento, CA 9581



STAMP

**KEY PLAN** 

PLANNING EXHIBIT B

PLANNING SUBMISSION RI

PLANNING SUBMISSION

01.05.2024

08.11.2023

06.09.2023

DATE

CLIENT

**PROJECT** 

NO. DESCRIPTION

LAB/OFFICE BUILDING 439 ECCLES AVE. SOUTH SAN

FRANCISCO

**VIGILANT HOLDINGS 439 ECCLES** 

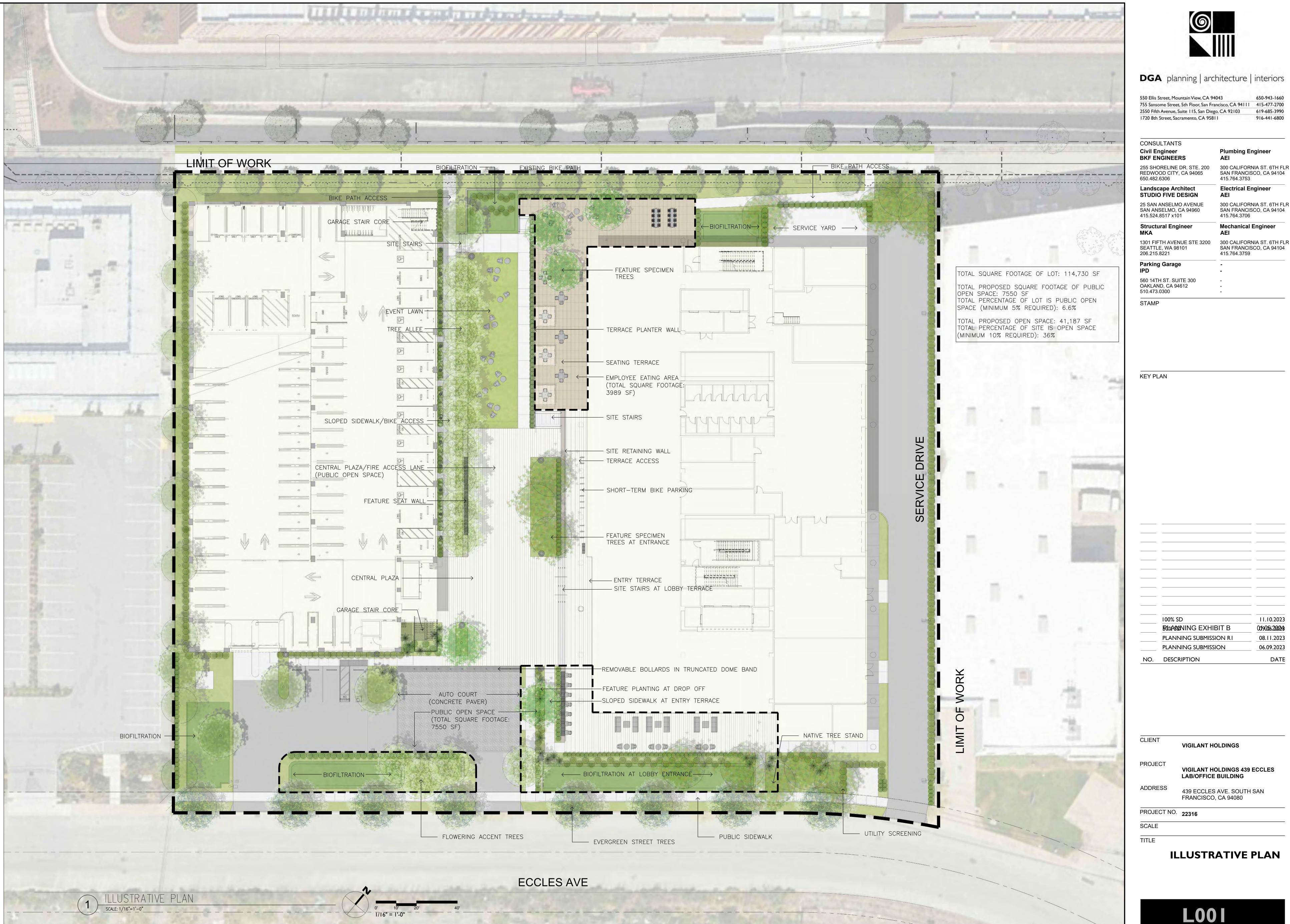
**VIGILANT HOLDINGS** 

PROJECT NO. 22316

SCALE

SAN MATEO COUNTY **BEST MANAGEMENT PRACTICES** 

**C700** 



		(100% SCHEMATIC DESIG	,	
SYMBOL	DESCRIPTION	PRODUCT/ITEM#	FINISH/COLOR	SOURCE/COMMENTS
PAVING &		12"X48"X2½",LARGE FORMAT CALARCH PAVERS, OPEN JOINT W/ PERMEABLE BASE		STEPSTONE, INC DAVID CARROLL
PV-1a	CONCRETE UNIT PAVER - TYPE 2 (PED.)	6"X12"X2½", CALARCH PAVER, OPEN JOINT W/ PERMEABLE BASE	COLOR: FRENCH GRAY OR GRANADA WHITE	STEPSTONE, INC DAVID CARROLL
PV-2	CONCRETE UNIT PAVER - TYPE 1 (VEH.)	6"X12"X4", CALARCH PAVER, OPEN JOINT W/ PERMEABLE BASE	COLOR: PORCELAIN/FRENCH GRAY	STEPSTONE, INC DAVID CARROLL
PV-2a		6"X6", 8CM VEHICLE RATED PAVER, NO CHAMFER		ACKERSTONE
PV-2b	CONCRETE UNIT PAVER - TYPE 3 (PED.)		T.B.D.	T.B.D.
PV-3		P.I.P. INTEGRATED COLOR CONCRETE. 18"MAX. FEATHER TROWEL SCORE JOINT, TYP	COLOR: PEWTER #860 FINISH: MEDIUM SAND BLAST, OPT.2: TOP CAST ACID ETCH #03	DAVIS COLOR
PV-3a	4" CONCRETE PAVING - TYPE 2 (PED.)	SEE CITY STANDARDS		SEE CITY STANDARDS
PV-3b	6" CONCRETE PAVING - TYPE 1 (VEH.)	SEE CITY STANDARDS	SEE CITY STANDARDS	SEE CITY STANDARDS
PV-4	PREFAB WOOD TILES	2"X4" WOOD TILE-IPE	FINISH: SMOOTH	BISONIP.COM JOHN BOZEMAN
PV-5	TRUNCATED DOME PAVER (VEH.)	12"x12"x2".	STACKED BOND. COLOR: FRENCH GRAY, GRANADA WHITE, OR PORCELAIN. FINISH: 1811	STEPSTONE,INC. DAVID CARROAL
PV-6	ASPHALT DRIVE (VEH.)	ASPHALT	S.C.D.	S.C.D.  PERMALOC OR APPROVED
PV-7 PV-8	PAVE EDGE RESTRAINT	3"x4" STRUCTURE EDGE  3"x4" CLEANLINE	COLOR: BROWN FINISH:MILL FINISH	EQUAL  DERMALOC OR APPROVED
	LANDSCAPE HEADER	P.I.P REINFORCED INTEGRAL	COLOR: PEWTER #860 OR	EQUAL
PV-9	12 WIDE FLUSH CONCRETE CURB	COLORED CONCRETE	PEBBLE #641	DAVIS COLOR
PV-10 PV-11		5" WIDE PARKING LOT PAINT HEAVY WEIGHT	COLOR: WHITE  COLOR: GREEN	BY OTHERS  HEAVENLY GREENS
	ALL, CURB	TILAVI WEIGITI	COLOIN. GIVELIN	
	RETAINING WALL - TYPE 1 (8" WIDE)	HEIGHT VARIES, P.I.P. REINFORCED INTEGRAL COLORED CONCRETE, 18" EASED EDGES	COLOR: SILVER SMOKE, FINISH: OPT.1: SANDBLAST, OPT. 2: TOP CAST, ACID ETCH #03 (GRACE TOP CAST)	DAVIS COLORS, 4'X4' MO UP REQ'D
W-2	RETAINING WALL - TYPE 2 (24" WIDE)	18" TALL, P.I.P. REINFORCED INTEGRAL COLORED CONCRETE, 1" EASED EDGES	OPT.1: SANDBLAST, OPT. 2: TOP CAST, ACID ETCH #03 (GRACE	DAVIS COLORS, PROVIDE MOCK UP OF BOTH FINISHES TO DETERMINE DIRECTIVE
W-2a	RETAINING WALL — TYPE 3 (24" WIDE WITH WOOD INLAY)	CONCRETE: 18" TALL, P.I.P. REINFORCED INTEGRAL COLORED CONCRETE, \( \frac{1}{8} \)" EASED EDGES. WOOD: ROUGH & READY CROSSWISE BENCH, STRAIGHT MODULE-1 UNIT=6'-7" W/ STEEL COMB ATTACHMENT, 20" DEPTH OF WOOD FLUSH TO SEAT FACE W/ 4" CONCRETE BACKING	WOOD INLAY: FSC HARDWOOD, POWDER COAT FINISH FOR	DAVIS COLORS, STREETLIF
W-3	TERRACE PLANTER WALL — TYPE 4	ALUMINUM CONTAINER W/ FACE LIGHTING	35 MP 20155 WEATHERED BRONZE METALLIC LRV 12.9, POWDER COAT FINISH BRUSHED S.S. ALT: P.I.P CONCRETE, MED. SANDBLAST/SANDSTONE #5237 (DAVIS COLOR)	ORE INC./ MATTHEWS PA COMPANY
W-4	SITE STAIRS W/ HANDRAILS	P.I.P REINFORCED CONCRETE STEPS W/ EPOXY INFILL FOR CONTRASTING STRIP.	FINISH: OPT.1: SANDBLAST FINISH, OPT.2: TOP CAST, #3 ACID ETCH (GRACE TOP CAST) COLOR: NATURAL GREY	NATURAL GREY (CITY STANDARDS)
W-5	PROJECT MONUMENT SIGNAGE	T.B.D	T.B.D	T.B.D
W-6	MONUMENT STAIRS W/ HANDRAILS	P.I.P REINFORCED CONCRETE STEPS W/ EPOXY INFILL FOR CONTRASTING STRIP.	FINISH: OPT.1: SANDBLAST FINISH, OPT.2: TOP CAST, #3 ACID ETCH (GRACE TOP CAST) COLOR: NATURAL GREY	NATURAL GREY (CITY STANDARDS)
SITE FUR	NISHINGS			
SF-1	BISTRO TABLE	CHIPMAN, 31" DIA.	COLOR OPT. 1: WHITE, OPT. 2: SILVER	LANDSCAPE FORMS, TEN TO PROVIDE
SF-1a	BISTRO CHAIR	CHIPMAN CHAIR W/ ARMS	COLOR: COLOR TO MATCH CHIPMAN TABLE	LANDSCAPE FORMS, TEN TO PROVIDE
SF-2	ADIRONDACK CHAIR	WESTPORT ADIRONDACK	COLOR: CHARCOAL GREY	LOLLDESIGNS.COM
SF-2a	COFFEE TABLE/SIDE TABLE	TBD	TBD	TBD
SF-3	BAR TABLE	GO OUTDOOR TABLE, STANDING HEIGHT W/ HW USB GFCI	COLOR: ARCH. SERIES OPT. 1: DUSK, OPT. 2: OBSIDIAN	LANDSCAPE FORMS, TEN
SF-3a	BAR STOOL	CHIPMAN STOOL	COLOR: STOOL COLOR TO MATCH GO OUTDOOR TABLE	LANDSCAPE FORMS, TEN TO PROVIDE
SF-4	BOLLARD — FIXED	4" DIA, 36" TALL, EMBEDDED 12" INTO CONCRETE, FLAT CAP, #316 STAINLESS STEEL, MODEL # SSF04080-316-36-12-F. SEE MNFR. FOR BOLLARD FOUNDATION REQUIREMENTS	COLOR: STAINLESS STEEL, FINISH #4 BRUSHED	: ATKORE.COM
SF-5	BOLLARD — INTERNAL LOCKING REMOVABLE	SSP04040-316-36-12-F. SEE MNFR. FOR BOLLARD FOUNDATION REQUIREMENTS	COLOR: STAINLESS STEEL, FINISH #4 BRUSHED	: ATKORE.COM
SF-6	LITTER, RECYCLE AND COMPOST RECEPTACLE	BLOC TRASH RECEPTACLE, MODEL #1542, FREE STANDING, HOT-DIP GALVANIZED W/ POWDER COAT FINISH. PROVIDE SERIGRAPHY	COLOR: STANDARD RAL COLOR BY MMFR. RAL COLOR: T.B.D FINISH: POWDER COAT	VESTRE.COM
SF-7	UMBRELLA	SPECTRA OFFSET UMBRELLA – SPECTRA SOLO 90° STRAIGHT	FRAME: ANODIZED ALUMINUM COLOR: NATURAL	UMBROSA
SF-8	BIKE RACK	VROOM BIKE RACK, #686A, EMBEDDED INTO CONCRETE/CONCRETE UNIT PAVERS	COLOR: GREY RAL COLORS T.B.D FINISH: POWDER COAT	VESTRE.COM, TENANT TO PROVIDE
SF-9	ART WORK	BY OTHERS	PHYSICAL COLOR CHIPS FOR FINAL APPROVAL BY LA	TENANT TO PROVIDE

SF-10	ROOFTOP PLANTER	CUSTOMIZED HIGH RECTANGLE: TWO DRAIN HOLES PER PLANTER W/IRRIGATION SLEEVE.	FINISH: POWDER COAT, COLOR: CHARCOAL GREY	ORE.DESIGN.COM			
SF-11	SECTIONAL SOFA	TBD	TBD	TBD			
SF-11a	COFFEE TABLE/SIDE TABLE	TBD	TBD	TBD			
LIGHTING	LIGHTING						
L-1	POLE LIGHT (PED)	S.E.D	S.E.D	S.E.D			
L-2	POLE LIGHT (VEH)—SINGLE HEAD	S.E.D	S.E.D	S.E.D			
L-3	RECESSED WALL LIGHT -FLEX LIGHT	S.E.D	S.E.D	S.E.D			
L-4	RECESSED STEP LIGHT	S.E.D	S.E.D	S.E.D			
L-5	UPLIGHT (FOR FEATURE TREES)	S.E.D	S.E.D	S.E.D			
L-6	FIXED BOLLARD W/ ILLUMINATION	S.E.D	S.E.D	S.E.D			
DRAINAGE							
D-1	BIOFILTRATION	S.C.D.	S.C.D.	S.C.D.			

#### PAVING, HEADERS

SITE FURNISHINGS

















**KEY PLAN** 









## LIGHTING

















619-685-3990

100% SD	11.10.2023
RU:ANDNING EXHIBIT B	0019005620024
PLANNING SUBMISSION R I	08.11.2023
PLANNING SUBMISSION	06.09.2023
DESCRIPTION	DATI

PROJECT **VIGILANT HOLDINGS 439 ECCLES** 

**VIGILANT HOLDINGS** 

CLIENT

TITLE

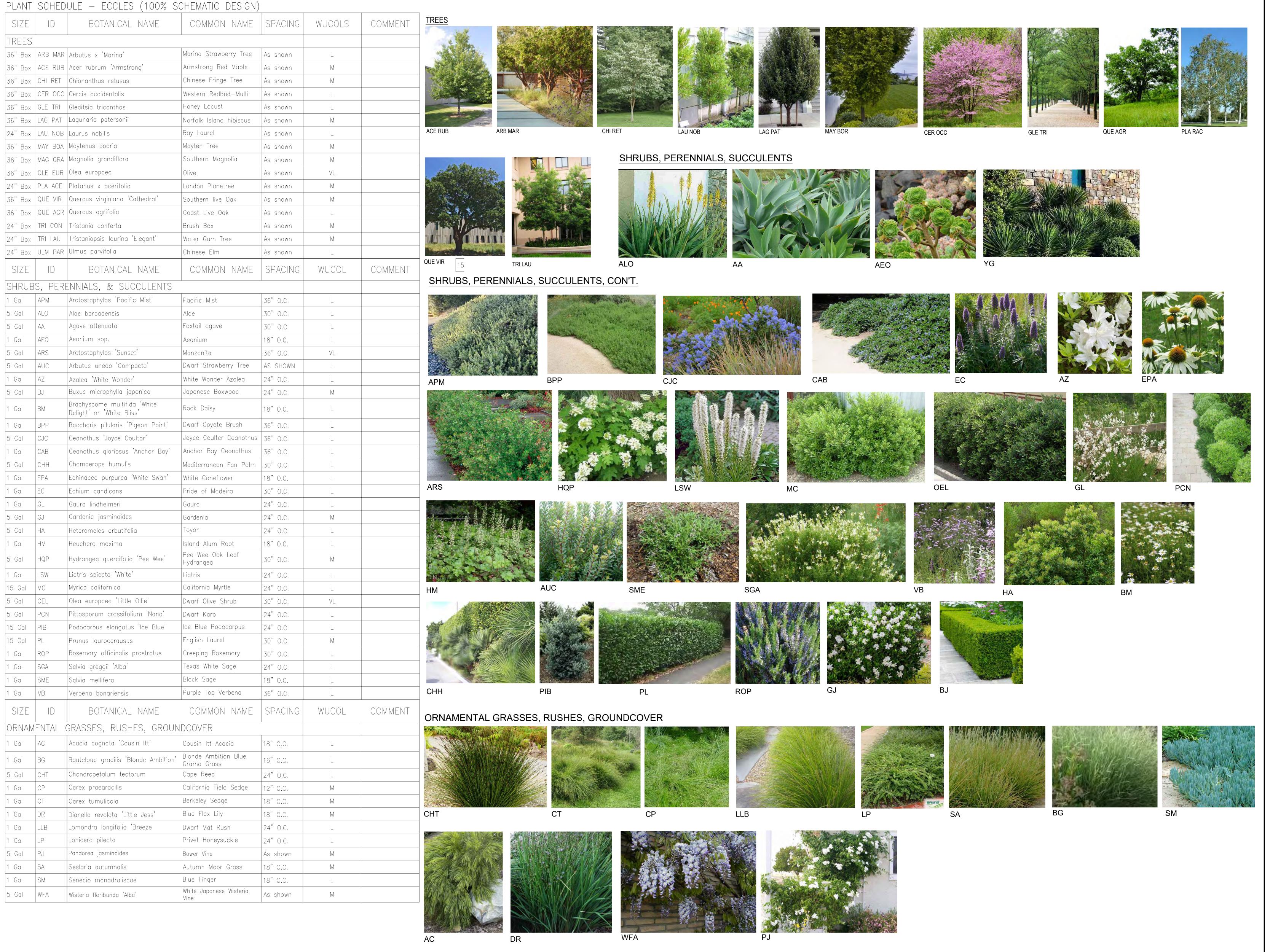
LAB/OFFICE BUILDING

439 ECCLES AVE. SOUTH SAN FRANCISCO, CA 94080 PROJECT NO. 22316

SCALE

**MATERIAL SCHEDULE** 

**L002** 





550 Ellis Street, Mountain View, CA 94043 755 Sansome Street, 5th Floor, San Francisco, CA 94111 415-477-2700 2550 Fifth Avenue, Suite 115, San Diego, CA 92103 1720 8th Street, Sacramento, CA 95811

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Structural Engineer 1301 FIFTH AVENUE STE 3200 SEATTLE, WA 98101

206.215.8221 415.764.3759 Parking Garage 560 14TH ST. SUITE 300 OAKLAND, CA 94612

STAMP

510.473.0300

**KEY PLAN** 

11.10.2023 100% SD 00190056200248 RULANDNING EXHIBIT B PLANNING SUBMISSION RI 08.11.2023 PLANNING SUBMISSION 06.09.2023 DATE NO. DESCRIPTION

CLIENT **VIGILANT HOLDINGS** 

PROJECT

**VIGILANT HOLDINGS 439 ECCLES** LAB/OFFICE BUILDING

439 ECCLES AVE. SOUTH SAN FRANCISCO, CA 94080

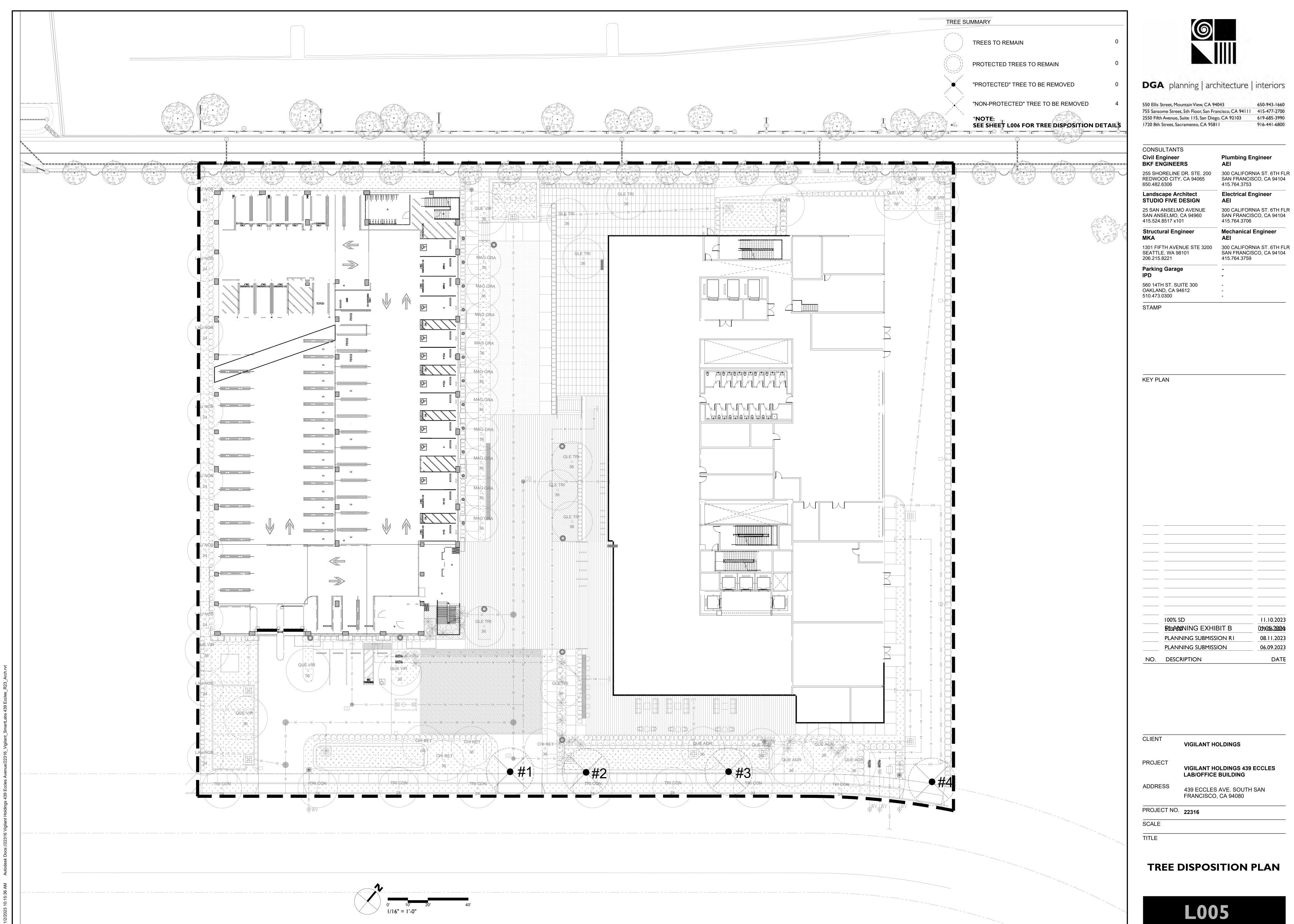
PROJECT NO. 22316

SCALE

TITLE

**PLANT SCHEDULE** 

L-003



TREE REMOVAL SUMMARY

TOTAL PROPOSED TREES: 53

TREES TO REMAIN TREES TO BE REMOVED TOTAL EX. TREES ON SITE MIN. TREE COUNT REQ'D. (24" BOX) MIN. TREE COUNT REQ'D. (36" BOX) MIN. TREE COUNT REQ'D. (48" BOX)

TREE REPLACEMENT ASSUMPTIONS

REPLACE W/ (2) 24" BOX 48" OR MORE CIRCUMFERENCE

TREE PROTECTION NOTES

1. TREE PRESERVATION AND PROTECTION: IN PROVIDING RECOMMENDATIONS FOR TREE PRESERVATION, WE RECOGNIZE THAT INJURY TO TREES AS A RESULT OF CONSTRUCTION INCLUDE MECHANICAL INJURIES TO TRUNKS, ROOTS AND BRANCHES, AND INJURY AS A RESULT OF CHANGES THAT OCCUR IN THE GROWING ENVIRONMENT. TO MINIMIZE THESE INJURIES, WE RECOMMEND GRADING OPERATIONS ENCROACH NO CLOSER THAN FIVE TIMES THE TRUNK DIAMETER, (I.E. 30" DIAMETER TREE  $\times$  5=150" DISTANCE). AT THIS DISTANCE, BUTTRESS/ANCHORING ROOTS WOULD BE PRESERVED AND MINIMAL INJURY TO THE FUNCTIONAL ROOT AREA WOULD BE ANTICIPATED. SHOULD ENCROACHMENT WITHIN THE AREA BECOME NECESSARY, HAND DIGGING IS MANDATORY.

2. BARRICADES: PRIOR TO INITIATION OF CONSTRUCTION

ACTIVITY, TEMPORARY BARRICADES SHOULD BE INSTALLED AROUND

ALL TREES IN THE CONSTRUCTION AREA. SIX-FOOT HIGH, CHAIN

LINK FENCES ARE TO BE MOUNTED ON STEEL POSTS, DRIVEN 2 FEET INTO THE GROUND, AT NO MORE THAN 10-FOOT SPACING THE FENCES SHALL ENCLOSE THE ENTIRE AREA UNDER THE DRIP LINE OF THE TREES OR AS CLOSE TO THE DRIP LINE AREA AS PRACTICAL. THESE BARRICADES WILL BE PLACED AROUND INDIVIDUAL TREES AND/OR GROUPS OF TREES AS THE EXISTING ENVIRONMENT DICTATES. THE TEMPORARY BARRICADES WILL SERVE TO PROTECT TRUNKS, ROOTS AND BRANCHES FROM MECHANICAL INJURIES, WILL INHIBIT STOCKPILING OF CONSTRUCTION MATERIALS OR DEBRIS WITHIN THE SENSITIVE 'DRIP LINE' AREAS AND WILL PREVENT SOIL COMPACTION FROM INCREASED VEHICULAR/PEDESTRIAN TRAFFIC. NO STORAGE OF MATERIAL, TOPSOIL, VEHICLES OR EQUIPMENT SHALL BE PERMITTED WITHIN THE TREE ENCLOSURE AREA. THE GROUND AROUND THE TREE CANOPY SHALL NOT BE ALTERED. THESE BARRICADES SHOULD REMAIN IN PLACE UNTIL FINAL INSPECTION OF THE BUILDING PERMIT, EXCEPT FOR WORK SPECIFICALLY REQUIRED IN THE APPROVED PLANS TO BE DONE UNDER THE TREES TO BE PROTECTED. DESIGNATED AREAS BEYOND THE DRIP LINES OF ANY TREES SHOULD BE PROVIDED FOR CONSTRUCTION MATERIALS AND

3. ROOT PRUNING (IF NECESSARY): DURING AND UPON COMPLETION OF ANY TRENCHING/GRADING OPERATION WITHIN A TREE'S DRIP LINE, SHOULD ANY ROOTS GREATER THAN ONE INCH (1") IN DIAMETER BE DAMAGED. BROKEN OR SEVERED. ROOT PRUNING TO INCLUDE FLUSH CUTTING AND SEALING OF EXPOSED ROOTS SHOULD BE ACCOMPLISHED UNDER THE SUPERVISION OF THE PROJECT ARBORIST TO MINIMIZE ROOT DETERIORATION BEYOND THE SOIL LINE WITHIN TWENTY-FOUR (24) HOURS.

ONSITE PARKING. REFER TO TREE PROTECTION DETAIL THIS

SHEET.

4. PRUNING: PRUNING OF THE FOLIAR CANOPIES TO INCLUDE REMOVAL OF DEADWOOD IS RECOMMENDED AND SHOULD BE INITIATED PRIOR TO CONSTRUCTION OPERATIONS. SUCH PRUNING WILL PROVIDE ANY NECESSARY CONSTRUCTION CLEARANCE, WILL LESSEN THE LIKELIHOOD OR POTENTIAL FOR LIMB BREAKAGE, REDUCE 'WINDSAIL' EFFECT AND PROVIDE AN ENVIRONMENT SUITABLE FOR HEALTHY AND VIGOROUS GROWTH.

5. FERTILIZATION: A PROGRAM OF FERTILIZATION BY MEANS OF DEEP ROOT SOIL INJECTION IS RECOMMENDED WITH APPLICATIONS IN SPRING AND SUMMER FOR THOSE TREES TO BE IMPACTED BY CONSTRUCTION. SUCH FERTILIZATION WILL SERVE TO STIMULATE FEEDER ROOT DEVELOPMENT, OFFSET SHOCK/STRESS AS RELATED TO CONSTRUCTION AND/OR ENVIRONMENTAL FACTORS, ENCOURAGE VIGOR, ALLEVIATE SOIL COMPACTION AND COMPENSATE FOR ANY ENCROACHMENT OF NATURAL FEEDING ROOT AREAS. INCEPTION OF THIS FERTILIZING PROGRAM IS RECOMMENDED PRIOR TO THE INITIATION OF CONSTRUCTION ACTIVITY. DOCUMENTATION REQUIRED.

6. IRRIGATION: A SUPPLEMENTAL IRRIGATION PROGRAM IS RECOMMENDED FOR THE ALL TREES (EXCLUDING OAK SPECIES) AND SHOULD BE ACCOMPLISHED AT REGULAR THREE TO FOUR WEEK INTERVALS DURING THE PERIOD OF MAY 1ST THROUGH OCTOBER 31ST. OR COMPLY WITH THE CURRENT ARBORIST REPORT, WHICHEVER IS MORE STRINGENT. IRRIGATION IS TO BE APPLIED AT OR ABOUT THE 'DRIP LINE' IN AN AMOUNT SUFFICIENT TO SUPPLY APPROXIMATELY FIFTEEN (15) GALLONS OF WATER FOR EACH INCH IN TRUNK DIAMETER. IRRIGATION CAN BE PROVIDED BY MEANS OF A SOIL NEEDLE, 'SOAKER' OR PERMEABLE HOSE. WHEN USING 'SOAKER' OR PERMEABLE HOSES, WATER IS TO BE RUN AT LOW PRESSURE, AVOIDING RUNOFF/PUDDLING, ALLOWING THE NEEDED MOISTURE TO PENETRATE THE SOIL TO FEEDER ROOT DEPTHS. DOCUMENTATION REQUIRED.

7. MULCH: MULCHING WITH WOOD CHIPS (MINIMUM DEPTH 2"-MAXIMUM DEPTH 3") WITHIN TREE ENVIRONMENTS (OUTER FOLIAR PERIMETER) WILL LESSEN MOISTURE EVAPORATION FROM SOIL, PROTECT AND ENCOURAGE ADVENTITIOUS ROOTS AND MINIMIZE POSSIBLE SOIL COMPACTION.

8. INSPECTION: CONTRACTOR SHALL OBTAIN COPY OF THE PROJECT ARBORIST REPORT AND BE FAMILIAR AND CONFORM TO ALL REQUIREMENTS THEREIN. PERIODIC INSPECTIONS BY THE PROJECT ARBORIST ARE RECOMMENDED DURING CONSTRUCTION ACTIVITIES, PARTICULARLY AS TREES ARE IMPACTED BY TRENCHING/GRADING OPERATIONS. INSPECTIONS AT APPROXIMATE FOUR (4) WEEK INTERVALS WOULD BE SUFFICIENT TO ASSESS AND MONITOR THE EFFECTIVENESS OF THE TREE PRESERVATION PLAN AND TO PROVIDE RECOMMENDATIONS FOR ANY ADDITIONAL CARE OR TREATMENT. DOCUMENTATION REQUIRED.

9. CONTRACTOR SHALL REVIEW DETAILS 1,2 AND 3 OF THIS SHEET PRIOR TO ACCOMPLISHING ANY WORK OR REMOVING ANY TREES.

10. THE MATURE TREES SHALL BE IRRIGATED WITH EXISTING TREE IRRIGATION SYSTEM ON SITE THOROUGHLY ONE TIME EVERY 5 - 6 WEEKS ONCE THE WINTER RAINS STOP. ALL PARTS OF THE TREE TRUNK SHALL STAY DRY OR AS PROJECT ARBORIST DECIDES.

11. TREES/ LARGE PLANTS TO BE REMOVED OR RELOCATED SHALL BE TAGGED IN THE FIELD BY THE LANDSCAPE ARCHITECT AND/OR THE PROJECT ARBORIST.

12. REMOVE HEAVY VEGETATIVE GROWTH PRIOR TO SOIL STRIPPING. LEAVE SOIL IN PLACE WITHIN DRIP LINES OF TREES. STOCKPILE TOPSOIL IN AREAS DIRECTED BY LANDSCAPE ARCHITECT. COVER STOCKPILES TO PREVENT CONTAMINATION, WIND AND WATER EROSION IMMEDIATELY.

TREE PROTECTION NOTES & GUIDELINES

CON'T TREE PROTECTION NOTES

13. CONTRACTOR SHALL OBTAIN COPY OF PROJECT ARBORIST REPORT, THE TREE SURVEY/TREE DISPOSITION PLAN PREPARED BY STUDIO FIVE DESIGN AND THE TREE PROTECTION/DISPOSTION DETAILS PREPARED BY STUDIO FIVE DESIGN AND BE FAMILIAR AND CONFORM TO ALL REQUIREMENTS THEREIN.

14. FOR 'TREE NUMBER' INFORMATION, SEE ARBORIST'S REPORT, AND TREE DISPOSITION PLANS BY STUDIO FIVE DESIGN.

15. DO NOT LIME WITHIN 50' OF ANY TREE. LIME IS TOXIC TO TREE ROOTS.

16. PRIOR TO GRADING, PAD PREPARATION, EXCAVATION FOR FOUNDATIONS/FOOTINGS/WALLS, TRENCHING, TREES MAY REQUIRE ROOT PRUNING OUTSIDE THE TREE PROTECTION ZONE BY CUTTING ALL ROOTS CLEANLY TO THE DEPTH OF THE EXCAVATION. ROOTS SHALL BE CUT BY MANUALLY DIGGING A TRENCH AND CUTTING EXPOSED ROOTS WITH A SAW, VIBRATING KNIFE, ROCK SAW, OR OTHER APPROVED ROOT PRUNING EQUIPMENT. THE PROJECT ARBORIST WILL IDENTIFY WHERE ROOT PRUNING IS REQUIRED AND MONITOR ALL ROOT PRUNING.

17. ALL UNDERGROUND UTILITIES, DRAIN LINES OR IRRIGATION LINES SHALL BE ROUTED OUTSIDE THE TREE PROTECTION ZONE. IF LINES MUST TRAVERSE THROUGH THE PROTECTION AREA, THEY SHALL BE TUNNELED OR BORED UNDER THE TREE AS DIRECTED BY THE PROJECT ARBORIST.

18. SOME TREE WERE NOT IDENTIFIED IN ARBORIST REPORT BECAUSE OF TREE CALIPER SIZE WAS LESS THAN 6"

19. TREE PROTECTION FENCING GRAPHIC IS DIAGRAMMATIC AND CONTRACTOR SHOULD REFER TO TREE PROTECTION DETAIL FOR SPECIFIC METHOD PER PRESERVED TREE.

20. TREES TO BE REMOVED SHALL BE CUT ONE FOOT ABOVE FINISHED GRADE AND THEN TREE STUMP SHALL BE GRIND 12" MIN. (OR DEEPER IF A PROPOSED TREE IS IN THE SAME LOCATION AND IS DEPENDENT ON PROPOSED BOX SIZE) BELOW FINISHED GRADE TO MINIMIZE IMPACT ON THE UNDER GROUND UTILITIES.

21. NEED TO RUN A CAMERA THROUGH THE SANITARY SEWER MAIN TO VERIFY INTRUSION OF TREE ROOTS. ALL DAMAGED SANITARY SEWER LINES AND WATER MAINS SHALL BE REPAIRED TO THE SATISFACTION OF THE CITY ENGINEER PRIOR TO CONSTRUCTING FINISHED GRADE.

22. NO EXISTING TREE(S) MAY BE TRIMMED OR PRUNED WITHOUT PRIOR APPROVAL BY THE PROJECT ARBORIST OR CITY ARBORIST.

23. NO EQUIPMENT MAY BE STORED WITHIN OR BENEATH THE DRIP LINES OF THE EXISTING TREES TO BE SAVED.

24. NO OIL, GASOLINE, CHEMICALS OR OTHER HARMFUL MATERIALS SHALL BE DEPOSITED OR DISPOSED WITHIN THE DRIP LINE OF THE TREES OR IN DRAINAGE CHANNELS, SWALES OR AREAS THAT MAY LEAD TO THE DRIP LINE.

25. NO STOCKPILING/STORAGE OF FILL, ETC., SHALL TAKE PLACE UNDERNEATH OR WITHIN FIVE FEET OF THE DRIP LINE OF ALL EXISTING TREES.

26. THE PROJECT DEVELOPER SHALL COMPLY WITH THE RECOMMENDATIONS OF THE TREE REPORTS PREPARED BY PROJECT ARBORISTS. A FINAL LIST OF THE TREE PRESERVATION MEASURES BY THE ARBORIST SHALL BE SUBMITTED FOR REVIEW AND APPROVAL BY THE DIRECTOR OF COMMUNITY DEVELOPMENT PRIOR TO BUILDING PERMIT ISSUANCE. NO TREE TRIMMING OR PRUNING OTHER THAN THAT SPECIFIED IN THE TREE REPORT SHALL OCCUR. THE PROJECT DEVELOPER SHALL ARRANGE FOR THE HORTICULTURAL CONSULTANT TO CONDUCT A FIELD INSPECTION PRIOR TO ISSUANCE OF CITY PERMITS TO ENSURE THAT ALL RECOMMENDATIONS HAVE BEEN PROPERLY IMPLEMENTED. THE CONSULTANT SHALL CERTIFY IN WRITING THAT SUCH RECOMMENDATIONS HAVE BEEN FOLLOWED.

27. ALL INVENTORIED EX. TREES ON THE PLAN BY THE PROJECT ARBORIST SHALL USE THE LATEST VERSION OF THE 'GUIDE FOR PLANT APPRAISAL' PUBLISHED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA)

28. IF PROJECT ARBORIST PROVIDES TREE PROTECTION FENCING DETAILS IN THEIR ARBORIIST REPORT, THEIR PROJECT ARBORIST'S DETAILS GOVERN OVER STUDIO FIVE'S TREE PROTECTION FENCING DETAILS. CONTRACTOR TO PRICE ON MORE STRINGENT MEASURES.

T-BAR STAKES ----- POLYPROPELENE FENCE ---- TREE 1. PROTECTION BARRICADE SAFETY FENCE SHALL BE MAINTAINED THROUGHOUT THE DURATION OF THE CONSTRUCTION WORK AT THE SITE 2. FENCE TO BE PLACED AT DRIPLINE OF TREES, UNLESS OTHERWISE DIRECTED BY CITY OR PROJECT ARBORIST. 3. ANY WORK THAT OCCURS WITHIN TREE PROTECTION FENCING MUST BE REVIEWED AND APPROVED BY CITY 

OR PROJECT ARBORIST

4. IF IRRIGATION HAS BEEN ABANDONED, THEN TEMPORARY, FREQUENT WATERING MUST OCCUR AND BE DETERMINED BY CITY OR PROJECT ARBORIST 5. PROJECT ARBORIST'S PROTECTIVE DETAILS GOVERN

- EXISTING TREE TO BE PROTECTED

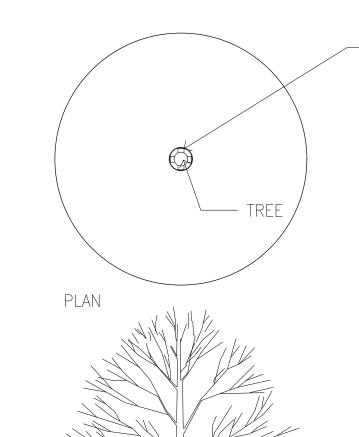
LIGHTWEIGHT ORANGE POLYPROPELENE BARRICADE SAFETY FENCE

FIRMLY DRIVEN METAL "T" BAR STAKES (1.5"x1.5"x.125"x10") OR EQUAL @ 6'-0"O.C.

EXISTING GRADE

1/3 BURIAL OF OVERALL POST 900mm (3') MIN. TAKE CARE TO AVOID TREE ROOTS IN SURROUNDING AREA

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



2" THICK WOOD SLATS W/ 3" SPACING BETWEEN SLAT. MIN. OF 4, TYP. ORANGE FENCING WRAPPED AROUND WOOD SLATS

1. PROTECTION BARRICADE SAFETY FENCE SHALL BE MAINTAINED THROUGHOUT THE DURATION OF THE CONSTRUCTION WORK AT THE SITE 2. FENCE TO BE PLACED AT DRIPLINE OF TREES, UNLESS OTHERWISE DIRECTED BY PROJECT ARBORIST OR CITY ARBORIST. 3. ANY WORK THAT OCCURS WITHIN TREE PROTECTION FENCING MUST BE REVIEWED AND APPROVED BY

PROJECT ARBORIST OR CITY ARBORIST 4. IF IRRIGATION HAS BEEN ABANDONED, THEN TEMPORARY FREQUENCT WATERING MUST OCCUR AND BE DETERMINED BY PROJECT ARBORIST OR CITY ARBORIST 5. WARNING SIGNS TO BE ATTACHED ON THE FENCING AND IN APPROPRIATE AREAS NEAR THE CONSTRUCTION

6. PROJECT ARBORIST'S PROTECTIVE DETAILS GOVERN - EXISTING TREE TO BE PROTECTED 2" THICK WOOD SLATS, MIN. OF 3" SPACING BETWEEN SLATS. MIN. OF 4 SLATS PER TREE. SLATS SECURED BY ORANGE PLASTIC CONSTRUCTION FENCING. WRAP MIN. OF 4 TIMES AND SECURE WITH DUCT TAPE IN THREE LOCATIONS ALONG TRUNK. CHECK GROWTH OF TREE TRUNK THROUGHOUT CONSTRUCTION DURATION AND ADJUST AS NECESSARY

LEAVE ROOM SO FENCING DOESN'T RUB AT BASE OF TREE ROOTS

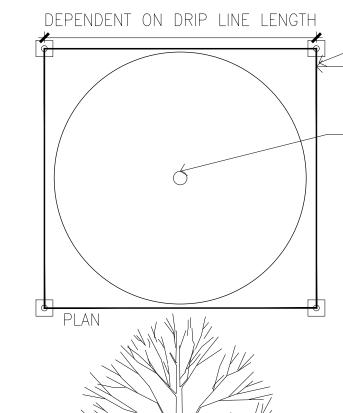
EXISTING GRADE

CONSTRUCTION ACTIVITY

CONTRACTOR TO FOLLOW PROJECT ARBORIST TREE PROTECTION DETAILS. IF NO ARBORIST REPORT AVAILABLE, USE STUDIO FIVE DESIGN TREE PROTECTION DETAILS.

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

- TEMPORARY TRUNK WRAP



POST WITH SURFACE MOUNTED BASE — CHAIN LINK FENCE. SHALL BE DURABLE AND HIGHLY VISIBLE WITH WARNING SIGN(S) VISIBLE TO SIDE OF

— TREE

1. PROTECTION BARRICADE SAFETY FENCE SHALL BE MAINTAINED THROUGHOUT THE DURATION OF THE CONSTRUCTION WORK AT THE SITE 2. FENCE TO BE PLACED AT DRIPLINE OF TREES, UNLESS OTHERWISE DIRECTED BY CITY ARBORIST. 3. ANY WORK THAT OCCURS WITHIN TREE PROTECTION FENCING MUST BE REVIEWED AND APPROVED BY CITY ARBORIST

4. IF IRRIGATION HAS BEEN ABANDONED, THEN TEMPORARY FREQUENT WATERING MUST OCCUR AND BE DETERMINED BY CITY OR PROJECT ARBORIST. 5. WARNING SIGNS TO BE ATTACHED ON THE FENCING AND IN APPROPRIATE AREAS NEAR THE CONSTRUCTION

6. PROJECT ARBORIST'S PROTECTIVE DETAILS GOVERN

- EXISTING TREE TO BE PROTECTED WARNING SIGN MADE OF WATERPROOF MATERIAL. SIGN MUST BE WHITE W/ RED LETTERS. A MINIMUM OF 1 SIGN POSTED AT EACH TREE PROTECTION AREA OR EVERY 50 FEET, WHICH EVER IS LESS. SEE SIGN

> ENLARGEMENT BELOW — CHAIN LINK FENCING. FENCING TO BE ATTACHED TO POST, TYP. — POST SURFACE MOUNTED TO BASE. POSTS TO BE IN A MINIMUM OF FOUR LOCATIONS

11"x17" MIN. TREE PROTECTION AREA-KEEP OUT SIZE OR LARGER NO STORAGE IN THIS AREA. IF ACCESS FOR SIGN. IS REQUIRED, PLEASE CONTACT:— PROJECT ARBORIST

SIGN ENLARGEMENT TREE PROTECTION - CHAIN LINK FENCING

AREA <del>m </del> Existing grade

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

(XXX) XXX-XXXX PHONE NUMBER



**DGA** planning | architecture | interiors

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206.215.8221 415.764.3759 Parking Garage 560 14TH ST. SUITE 300 OAKLAND, CA 94612 510.473.0300

STAMP

**KEY PLAN** 

11.10.2023 RHANNING EXHIBIT B 0019.005.20024 08.11.2023 PLANNING SUBMISSION RI PLANNING SUBMISSION 06.09.2023 NO. DESCRIPTION

CLIENT

**VIGILANT HOLDINGS** 

PROJECT **VIGILANT HOLDINGS 439 ECCLES** LAB/OFFICE BUILDING

439 ECCLES AVE. SOUTH SAN

FRANCISCO, CA 94080

PROJECT NO. 22316

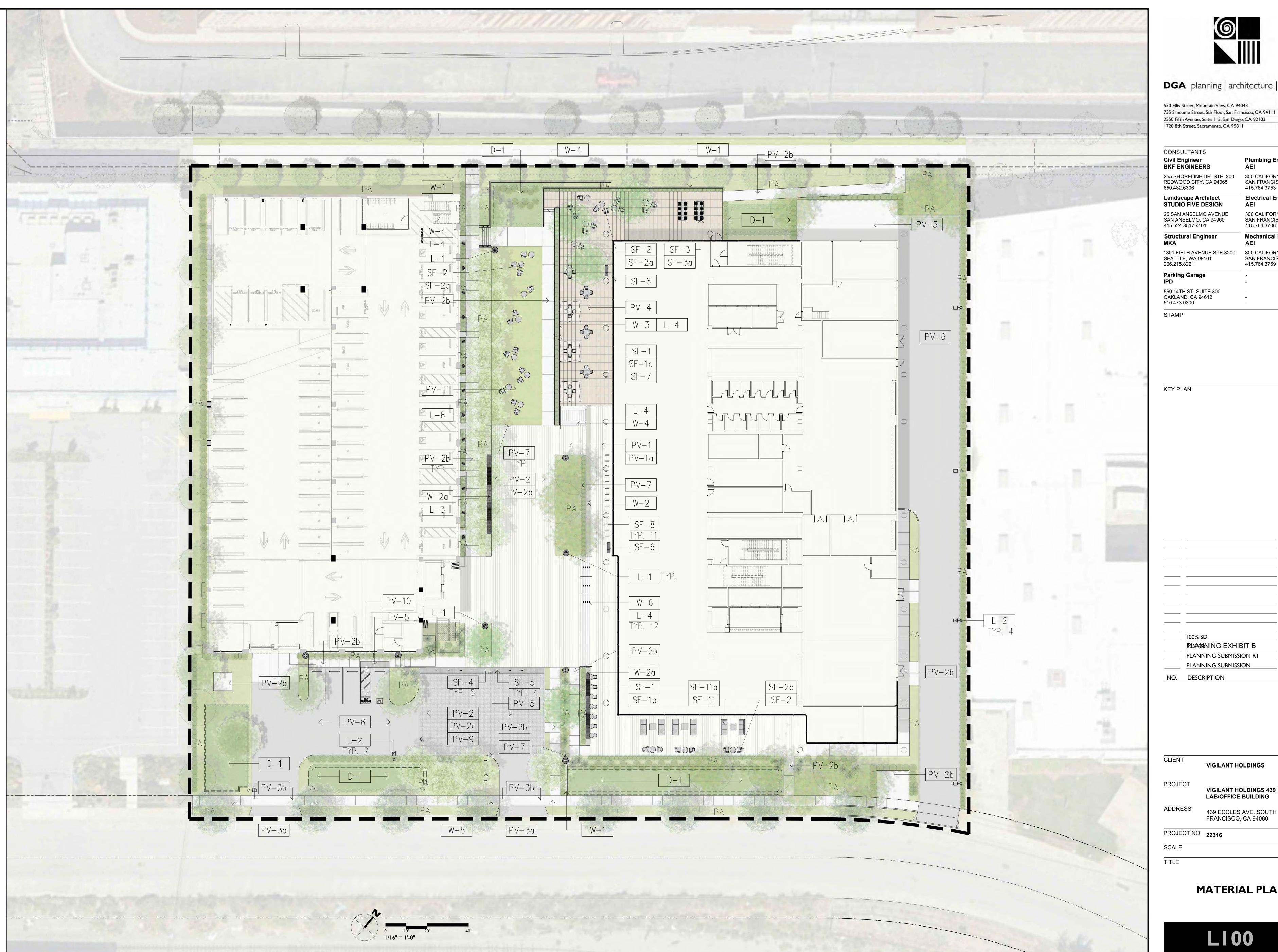
SCALE

TREE DISPOSITION **DETAILS & SCHEDULE** 

L006

DGA planning | architecture | interiors

DATE





**Plumbing Engineer** 

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300 CALIFORNIA ST. 6TH FLR SAN FRANCISCO, CA 94104 415.764.3706 Mechanical Engineer

300 CALIFORNIA ST. 6TH FLR SAN FRANCISCO, CA 94104 415.764.3759

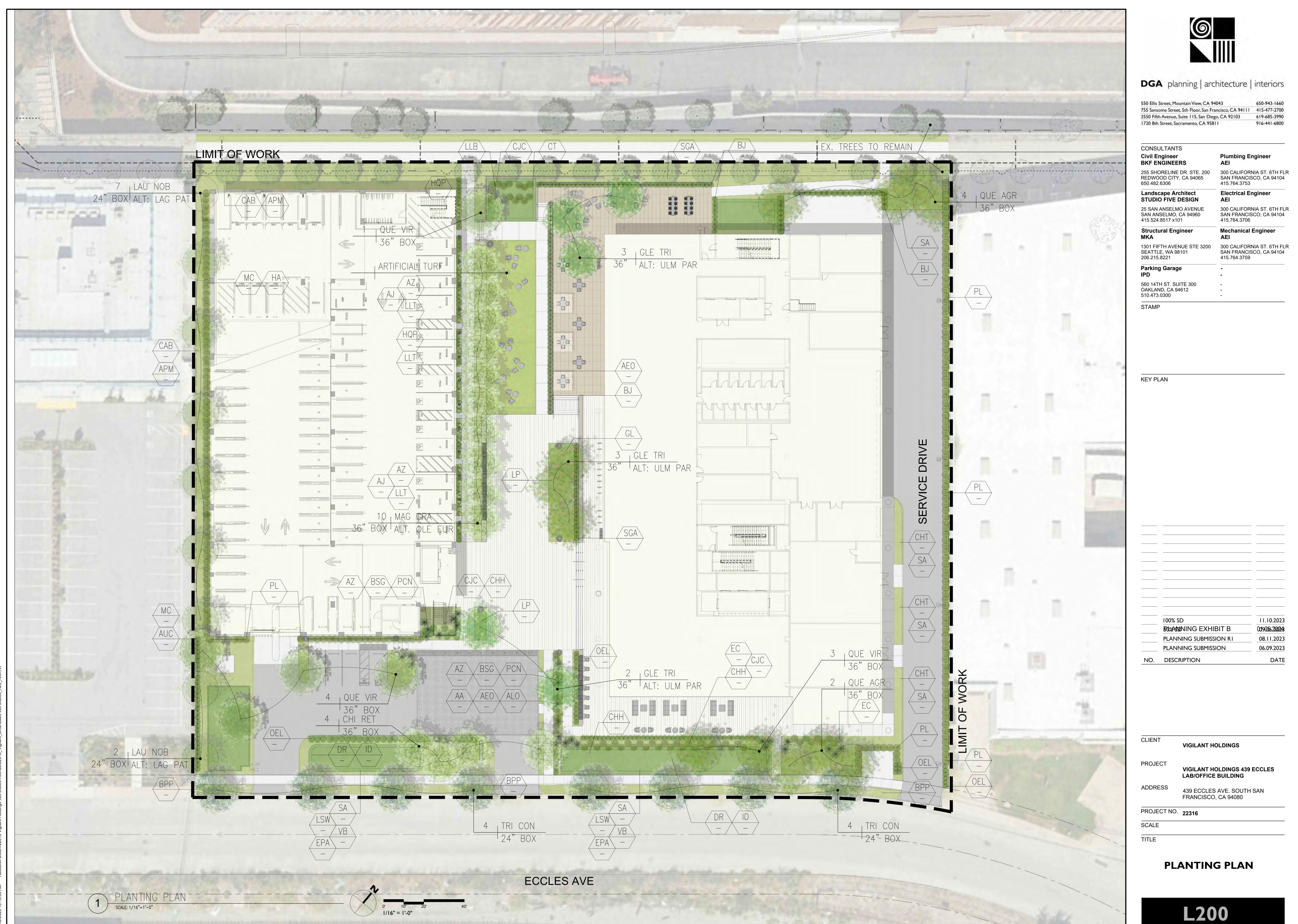
08.11.2023 06.09.2023 DATE

**VIGILANT HOLDINGS** 

**VIGILANT HOLDINGS 439 ECCLES** LAB/OFFICE BUILDING

> 439 ECCLES AVE. SOUTH SAN FRANCISCO, CA 94080

**MATERIAL PLAN** 

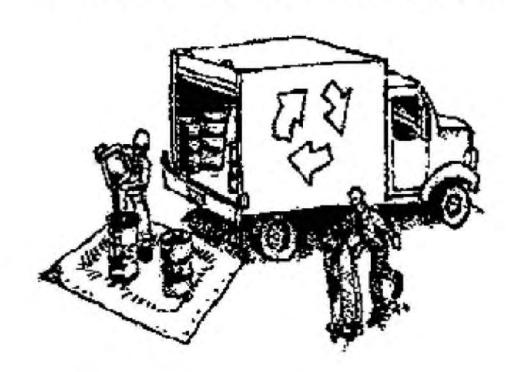


2022 (



# Construction Best Management Practices (BMPs)

Construction projects are required to implement the stormwater best management practices (BMP) on this page, as they apply to your project, all year long.



Materials & Waste Management

#### **Non-Hazardous Materials**

- ☐ Berm and cover stockpiles of sand, dirt or other construction material with tarps when rain is forecast or if not actively being used within 14 days.
- ☐ Use (but don't overuse) reclaimed water for dust control

#### **Hazardous Materials**

- ☐ Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, county, state and federal regulations.
- ☐ Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecast.
- ☐ Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- ☐ Arrange for appropriate disposal of all hazardous wastes.

#### Waste Management

- ☐ Cover waste disposal containers securely with tarps at the end of every work day and during wet weather.
- ☐ Check waste disposal containers frequently for leaks and to make sure they are not overfilled. Never hose down a dumpster on the construction site.
- ☐ Clean or replace portable toilets, and inspect them frequently for leaks and spills.
- ☐ Dispose of all wastes and debris properly. Recycle materials and wastes that can be recycled (such as asphalt, concrete, aggregate base materials, wood, gyp board, pipe, etc.)
- ☐ Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste.

#### **Construction Entrances and Perimeter**

- ☐ Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site.
- ☐ Sweep or vacuum any street tracking immediately and secure sediment source to prevent further tracking. Never hose down streets to clean up tracking.

## Equipment Management & **Spill Control**



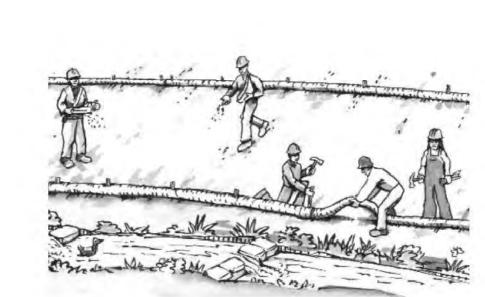
#### Maintenance and Parking

- ☐ Designate an area, fitted with appropriate BMPs, for vehicle and equipment parking and storage.
- ☐ Perform major maintenance, repair jobs, and vehicle and equipment washing off site.
- ☐ If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan or drop cloths big enough to collect fluids. Recycle or dispose of fluids as hazardous waste.
- ☐ If vehicle or equipment cleaning must be done onsite, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or surface waters.
- ☐ Do not clean vehicle or equipment onsite using soaps, solvents, degreasers, or steam cleaning equipment.

#### **Spill Prevention and Control**

- ☐ Keep spill cleanup materials (e.g., rags, absorbents and cat litter) available at the construction site at all times.
- ☐ Inspect vehicles and equipment frequently for and repair leaks promptly. Use drip pans to catch leaks until repairs are made.
- ☐ Clean up spills or leaks immediately and dispose of cleanup materials properly.
- ☐ Do not hose down surfaces where fluids have spilled. Use dry cleanup methods (absorbent materials, cat litter, and/or rags).
- ☐ Sweep up spilled dry materials immediately. Do not try to wash them away with water, or bury them.
- ☐ Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.
- ☐ Report significant spills immediately. You are required by law to report all significant releases of hazardous materials, including oil. To report a spill: 1) Dial 911 or your local emergency response number, 2) Call the Governor's Office of Emergency Services Warning Center, (800) 852-7550 (24 hours).

## Earthmoving



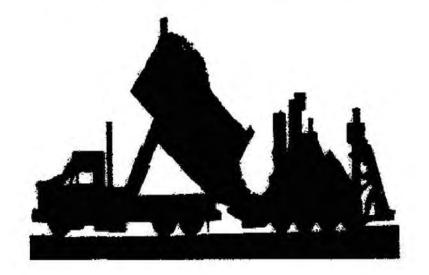
- ☐ Schedule grading and excavation work during dry weather.
- ☐ Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- ☐ Remove existing vegetation only when absolutely necessary, and seed or plant vegetation for erosion control on slopes or where construction is not immediately
- ☐ Prevent sediment from migrating offsite and protect storm drain inlets, gutters, ditches, and drainage courses by installing and maintaining appropriate BMPs, such as fiber rolls, silt fences, sediment basins, gravel bags, berms, etc.
- ☐ Keep excavated soil on site and transfer it to dump trucks on site, not in the streets.

#### **Contaminated Soils**

- ☐ If any of the following conditions are observed, test for contamination and contact the Regional Water Quality Control Board:
- Unusual soil conditions, discoloration, or odor.
- Abandoned underground tanks. - Abandoned wells
- Buried barrels, debris, or trash.

Storm drain polluters may be liable for fines of up to \$10,000 per day!

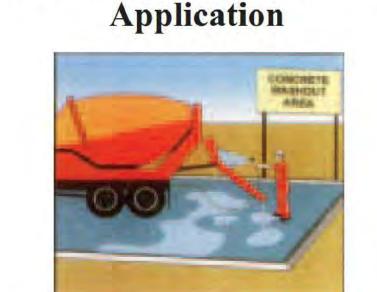
## Paving/Asphalt Work



- ☐ Avoid paving and seal coating in wet prevent materials that have not cured from contacting stormwater runoff.
- ☐ Cover storm drain inlets and manholes when applying seal coat, tack coat, slurry seal, fog seal, etc.
- ☐ Collect and recycle or appropriately dispose of excess abrasive gravel or sand Do NOT sweep or wash it into gutters.
- ☐ Do not use water to wash down fresh asphalt concrete pavement.

#### Sawcutting & Asphalt/Concrete Removal

- ☐ Protect nearby storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or gravel bags to keep slurry out of the storm drain system.
- ☐ Shovel, abosorb, or vacuum saw-cut slurry and dispose of all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner!).
- ☐ If sawcut slurry enters a catch basin, clean it up immediately.



Concrete, Grout & Mortar

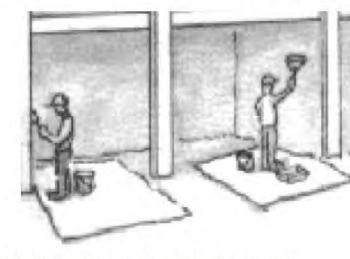
- ☐ Store concrete, grout, and mortar away from storm drains or waterways, and on pallets under cover to protect them from rain, runoff, and wind.
- ☐ Wash out concrete equipment/trucks offsite or in a designated washout area, where the water will flow into a temporary waste pit, and in a manner that will prevent leaching into the underlying soil or onto surrounding areas. Let concrete harden and dispose of as garbage.
- ☐ When washing exposed aggregate, prevent washwater from entering storm drains. Block any inlets and vacuum gutters, hose washwater onto dirt areas, or drain onto a bermed surface to be pumped and disposed of properly.

#### Landscaping



- ☐ Protect stockpiled landscaping materials from wind and rain by storing them under tarps all year-round.
- ☐ Stack bagged material on pallets and under cover.
- ☐ Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.

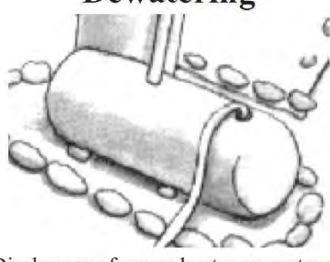
#### **Painting & Paint Removal**



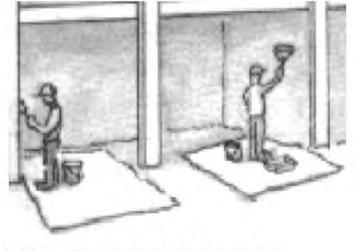
#### Painting Cleanup and Removal

- ☐ Never clean brushes or rinse paint containers into a street, gutter, storm drain, or stream.
- ☐ For water-based paints, paint out brushes to the extent possible, and rinse into a drain that goes to the sanitary sewer. Never pour paint down a storm drain.
- ☐ For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of excess liquids as hazardous waste.
- ☐ Paint chips and dust from non-hazardous dry stripping and sand blasting may be swept up or collected in plastic drop cloths and disposed of as trash
- ☐ Chemical paint stripping residue and chips and dust from marine paints or paints containing lead, mercury, or tributyltin must be disposed of as hazardous waste. Lead based paint removal requires a statecertified contractor.

## **Dewatering**



- ☐ Discharges of groundwater or captured runoff from dewatering operations must be properly managed and disposed. When possible send dewatering discharge to landscaped area or sanitary sewer. If discharging to the sanitary sewer call your local wastewater treatment plant.
- ☐ Divert run-on water from offsite away from all disturbed areas.
- ☐ When dewatering, notify and obtain approval from the local municipality before discharging water to a street gutter or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- ☐ In areas of known or suspected contamination, call your local agency to determine whether the ground water must be tested. Pumped groundwater may need to be collected and hauled off-site for treatment and proper disposal.



STAMP

**KEY PLAN** 

01.05.2024 PLANNING EXHIBIT B

PLANNING SUBMISSION RI

PLANNING SUBMISSION

08.11.2023

06.09.2023

DATE

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255 SHORELINE DRIVE

REDWOOD CITY, CA 9406

550 Ellis Street, Mountain View, CA 94043

1720 8th Street, Sacramento, CA 9581

755 Sansome Street, 5th Floor, San Francisco, CA 94111 2550 Fifth Avenue, Suite 115, San Diego, CA 92103

CLIENT

NO. DESCRIPTION

**VIGILANT HOLDINGS** 

**PROJECT VIGILANT HOLDINGS 439 ECCLES** 

LAB/OFFICE BUILDING

439 ECCLES AVE. SOUTH SAN

FRANCISCO

PROJECT NO. 22316

SCALE

SAN MATEO COUNTY **BEST MANAGEMENT PRACTICES** 

**C700** 



550 Ellis Street, Mountain View, CA 94043

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Plumbing Engineer

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415.764.3706

415.764.3759

Mechanical Engineer

SAN FRANCISCO, CA 94104

SAN FRANCISCO, CA 94104

CONSULTANTS Civil Engineer

**BKF ENGINEERS** 255 SHORELINE DR. STE. 200 300 CALIFORNIA ST. 6TH FLR REDWOOD CITY, CA 94065 650.482.6306

Landscape Architect Electrical Engineer STUDIO FIVE DESIGN 300 CALIFORNIA ST. 6TH FLR SAN FRANCISCO, CA 94104 25 SAN ANSELMO AVENUE SAN ANSELMO, CA 94960

Structural Engineer

415.524.8517 x101

1301 FIFTH AVENUE STE 3200 300 CALIFORNIA ST. 6TH FLR SEATTLE, WA 98101 206.215.8221

**Parking Garage** 560 14TH ST. SUITE 300 OAKLAND, CA 94612

STAMP

510.473.0300

**KEY PLAN** 

NO. DESCRIPTION

**VIGILANT HOLDINGS** 

**VIGILANT HOLDINGS 439 ECCLES** LAB/OFFICE BUILDING

PLANNING EXHIBIT B

PLANNING SUBMISSION RI

PLANNING SUBMISSION

439 ECCLES AVE. SOUTH SAN FRANCISCO, CA 94080

PROJECT NO. 22316

SCALE 3/32" = 1'-0"

**BI FLOOR PLAN** 

AE-0

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01.05.2024

08.11.2023



550 Ellis Street, Mountain View, CA 94043 755 Sansome Street, 5th Floor, San Francisco, CA 94111 415-477-2700 2550 Fifth Avenue, Suite 115, San Diego, CA 92103

1720 8th Street, Sacramento, CA 95811

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Parking Garage 560 14TH ST. SUITE 300 OAKLAND, CA 94612 510.473.0300

STAMP

**KEY PLAN** 

PLANNING SUBMISSION RI PLANNING SUBMISSION NO. DESCRIPTION

PLANNING EXHIBIT B

**VIGILANT HOLDINGS** 

**VIGILANT HOLDINGS 439 ECCLES** 

LAB/OFFICE BUILDING

439 ECCLES AVE. SOUTH SAN FRANCISCO, CA 94080

PROJECT NO. 22316

SCALE 3/32" = 1'-0"

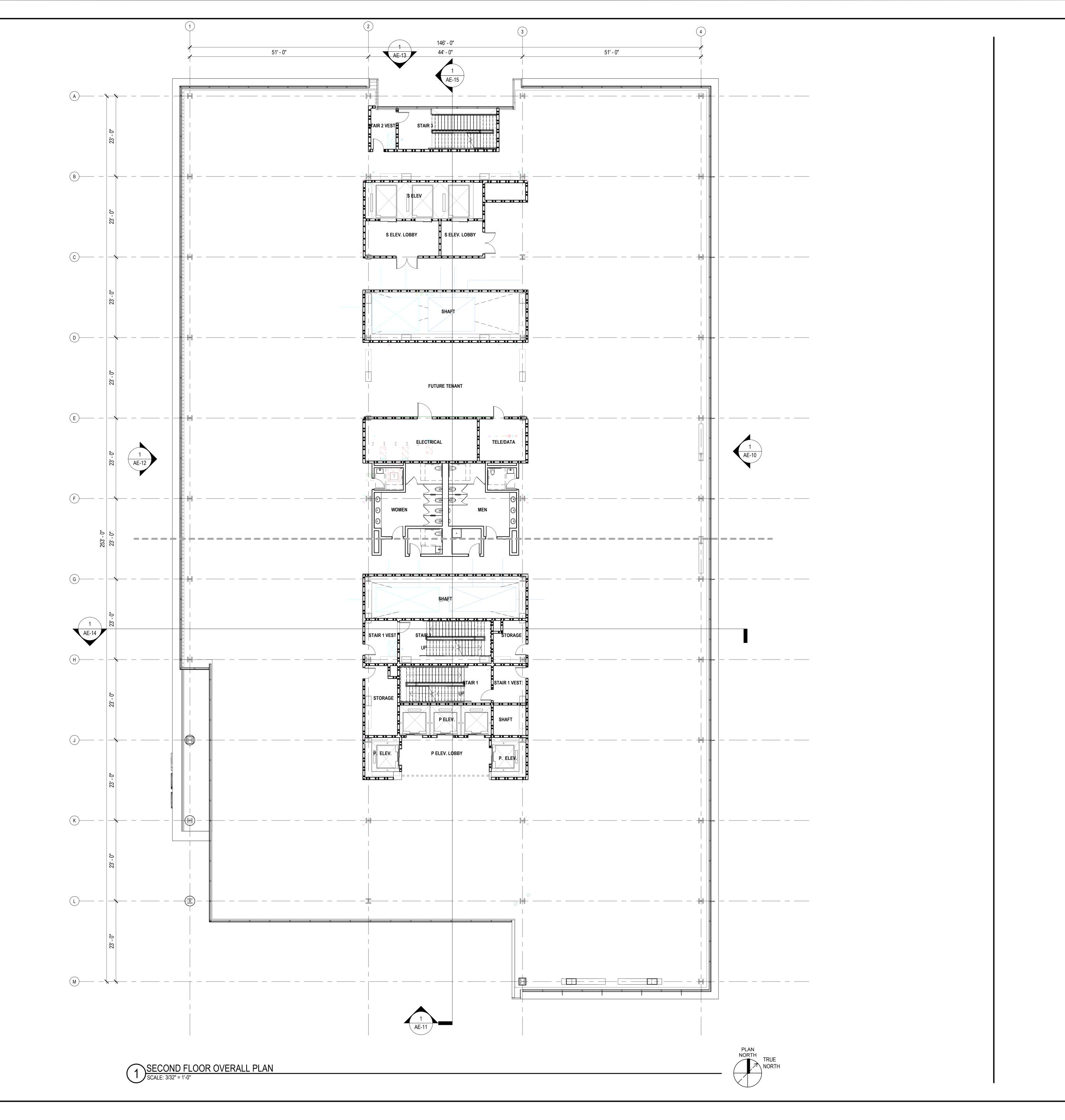
FIRST FLOOR PLAN

AE-I

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01.05.2024

08.11.2023





Plumbing Engineer

Electrical Engineer

Mechanical Engineer

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CONSULTANTS Civil Engineer

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Structural Engineer

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**Parking Garage** 560 14TH ST. SUITE 300

STAMP

510.473.0300

OAKLAND, CA 94612

**KEY PLAN** 

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PLANNING EXHIBIT B

PLANNING SUBMISSION RI

PLANNING SUBMISSION

**VIGILANT HOLDINGS** 

**VIGILANT HOLDINGS 439 ECCLES** 

LAB/OFFICE BUILDING

439 ECCLES AVE. SOUTH SAN FRANCISCO, CA 94080

3/32" = 1'-0"

PROJECT NO. 22316

SCALE

SECOND FLOOR PLAN

AE-2

08.11.2023



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415.764.3706

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Electrical Engineer

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SAN FRANCISCO, CA 94104

Mechanical Engineer

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Structural Engineer

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1301 FIFTH AVENUE STE 3200 300 CALIFORNIA ST. 6TH FLR SEATTLE, WA 98101 206.215.8221

**Parking Garage** 560 14TH ST. SUITE 300 OAKLAND, CA 94612 510.473.0300

STAMP

KEY PLAN

NO. DESCRIPTION

PLANNING EXHIBIT B

PLANNING SUBMISSION RI

PLANNING SUBMISSION

08.11.2023

06.09.2023

**VIGILANT HOLDINGS** 

439 ECCLES AVE. SOUTH SAN FRANCISCO, CA 94080

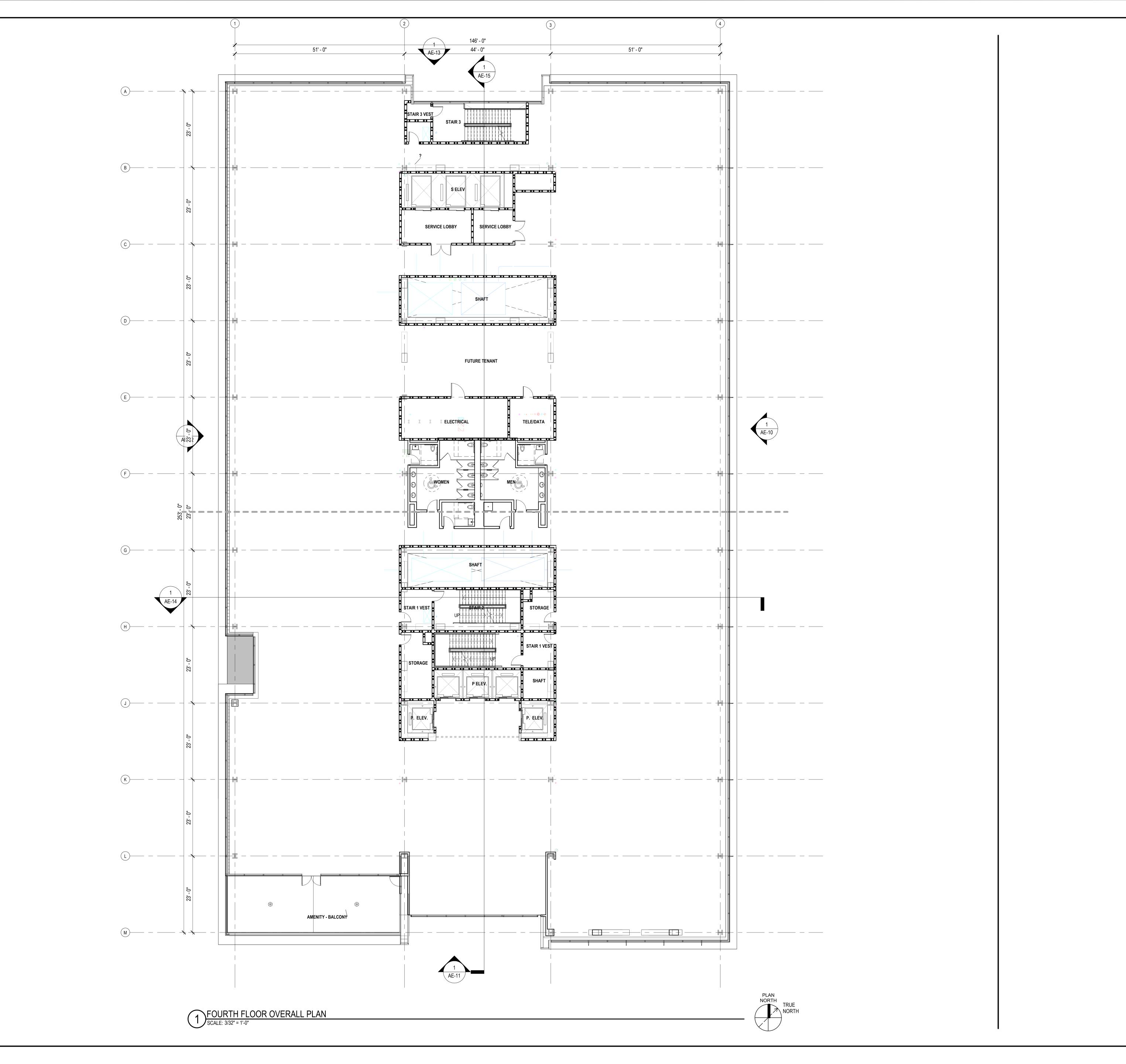
3/32" = 1'-0"

PROJECT NO. 22316

SCALE

THIRD FLOOR PLAN

AE-3





Plumbing Engineer

Electrical Engineer

Mechanical Engineer

415.764.3753

415.764.3706

415.764.3759

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650.482.6306 Landscape Architect

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Structural Engineer

1301 FIFTH AVENUE STE 3200 300 CALIFORNIA ST. 6TH FLR SEATTLE, WA 98101 SAN FRANCISCO, CA 94104 206.215.8221 Parking Garage

560 14TH ST. SUITE 300 OAKLAND, CA 94612 510.473.0300

STAMP

**KEY PLAN** 

NO. DESCRIPTION

PLANNING EXHIBIT B

PLANNING SUBMISSION RI

PLANNING SUBMISSION

**VIGILANT HOLDINGS** 

**VIGILANT HOLDINGS 439 ECCLES** 

LAB/OFFICE BUILDING

439 ECCLES AVE. SOUTH SAN FRANCISCO, CA 94080

PROJECT NO. 22316

SCALE 3/32" = 1'-0"

**FOURTH FLOOR PLAN** 

AE-4

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08.11.2023



550 Ellis Street, Mountain View, CA 94043

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415.764.3706

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Mechanical Engineer

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CONSULTANTS Civil Engineer **BKF ENGINEERS** 

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REDWOOD CITY, CA 94065 650.482.6306 Landscape Architect STUDIO FIVE DESIGN

25 SAN ANSELMO AVENUE

SAN ANSELMO, CA 94960

415.524.8517 x101 Structural Engineer

1301 FIFTH AVENUE STE 3200 300 CALIFORNIA ST. 6TH FLR SEATTLE, WA 98101 206.215.8221

SAN FRANCISCO, CA 94104 415.764.3759 Parking Garage

560 14TH ST. SUITE 300 OAKLAND, CA 94612 510.473.0300 STAMP

**KEY PLAN** 

PLANNING EXHIBIT B PLANNING SUBMISSION RI

NO. DESCRIPTION

PLANNING SUBMISSION

**VIGILANT HOLDINGS** 

**VIGILANT HOLDINGS 439 ECCLES** LAB/OFFICE BUILDING

> 439 ECCLES AVE. SOUTH SAN FRANCISCO, CA 94080

PROJECT NO. 22316

SCALE 3/32" = 1'-0"

FIFTH FLOOR PLAN

AE-5

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01.05.2024

08.11.2023





Plumbing Engineer

Electrical Engineer

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415.764.3759

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Mechanical Engineer

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CONSULTANTS Civil Engineer

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STUDIO FIVE DESIGN

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Structural Engineer

1301 FIFTH AVENUE STE 3200 300 CALIFORNIA ST. 6TH FLR SEATTLE, WA 98101 SAN FRANCISCO, CA 94104 206.215.8221

**Parking Garage** 560 14TH ST. SUITE 300

STAMP

510.473.0300

OAKLAND, CA 94612

**KEY PLAN** 

PLANNING SUBMISSION NO. DESCRIPTION

PLANNING EXHIBIT B

PLANNING SUBMISSION RI

**VIGILANT HOLDINGS** 

**VIGILANT HOLDINGS 439 ECCLES** LAB/OFFICE BUILDING

439 ECCLES AVE. SOUTH SAN FRANCISCO, CA 94080

PROJECT NO. 22316

SCALE

3/32" = 1'-0"

SIXTH FLOOR PLAN

AE-6

DGA planning | architecture | interiors

08.11.2023



Plumbing Engineer

300 CALIFORNIA ST. 6TH FLR SAN FRANCISCO, CA 94104

SAN FRANCISCO, CA 94104

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415.764.3759

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1301 FIFTH AVENUE STE 3200 300 CALIFORNIA ST. 6TH FLR SEATTLE, WA 98101 206.215.8221

OAKLAND, CA 94612

**Parking Garage** 560 14TH ST. SUITE 300

STAMP

510.473.0300

**KEY PLAN** 

NO. DESCRIPTION

PLANNING EXHIBIT B

PLANNING SUBMISSION RI

PLANNING SUBMISSION

**VIGILANT HOLDINGS** 

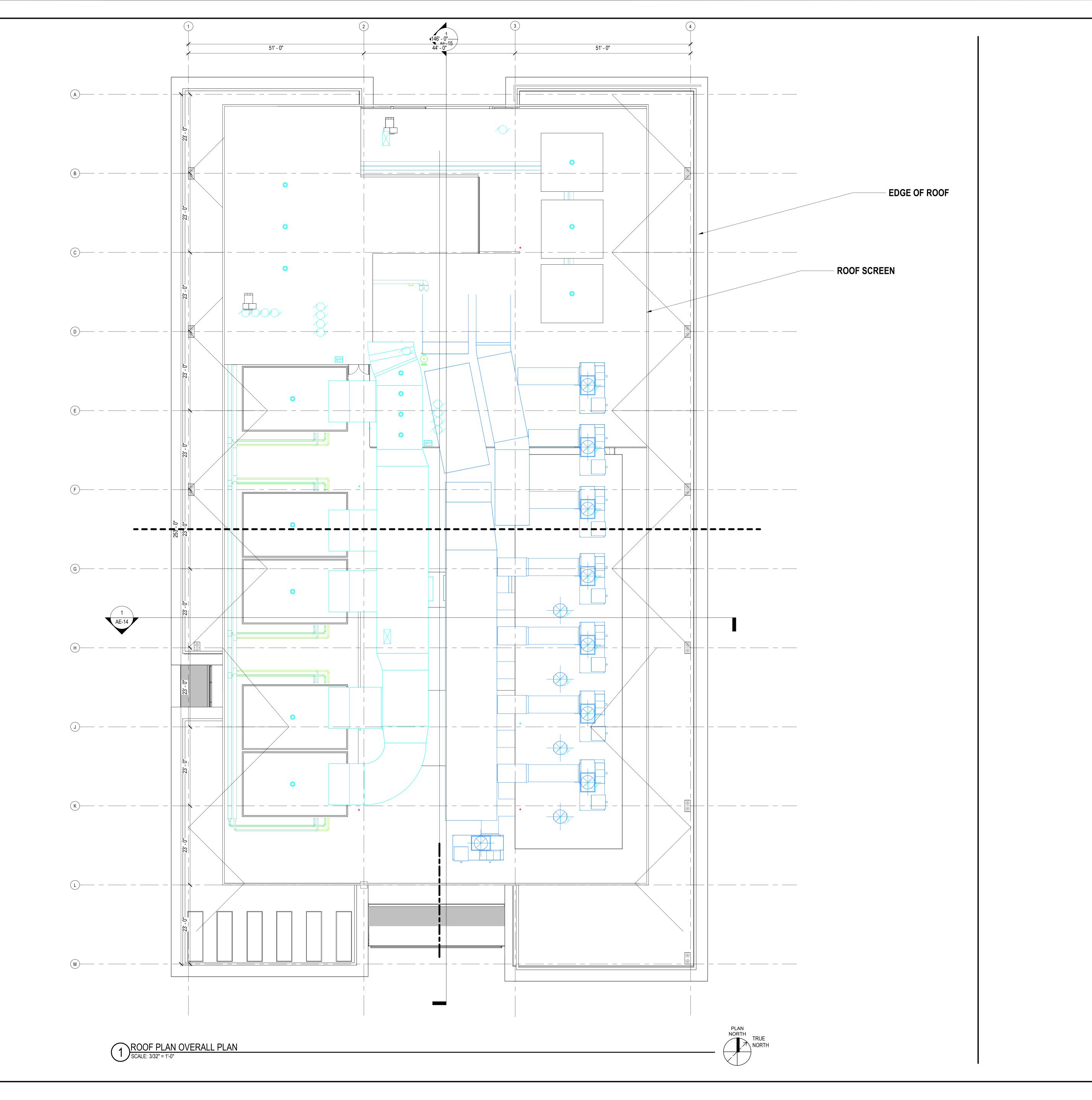
439 ECCLES AVE. SOUTH SAN FRANCISCO, CA 94080

PROJECT NO. 22316

SCALE 3/32" = 1'-0"

SEVENTH FLOOR PLAN

AE-7





550 Ellis Street, Mountain View, CA 94043 755 Sansome Street, 5th Floor, San Francisco, CA 94111 415-477-2700

2550 Fifth Avenue, Suite 115, San Diego, CA 92103 1720 8th Street, Sacramento, CA 95811

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SAN FRANCISCO, CA 94104
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Electrical Engineer

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Mechanical Engineer

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Landscape Architect STUDIO FIVE DESIGN 25 SAN ANSELMO AVENUE SAN ANSELMO, CA 94960 415.524.8517 x101

Structural Engineer

1301 FIFTH AVENUE STE 3200 300 CALIFORNIA ST. 6TH FLR SAN FRANCISCO, CA 94104 206.215.8221 **Parking Garage** 

560 14TH ST. SUITE 300 OAKLAND, CA 94612 510.473.0300 STAMP

KEY PLAN

PLANNING EXHIBIT B PLANNING SUBMISSION RI PLANNING SUBMISSION

NO. DESCRIPTION

CLIENT **VIGILANT HOLDINGS** 

**VIGILANT HOLDINGS 439 ECCLES** 

LAB/OFFICE BUILDING

439 ECCLES AVE. SOUTH SAN FRANCISCO, CA 94080

PROJECT NO. 22316

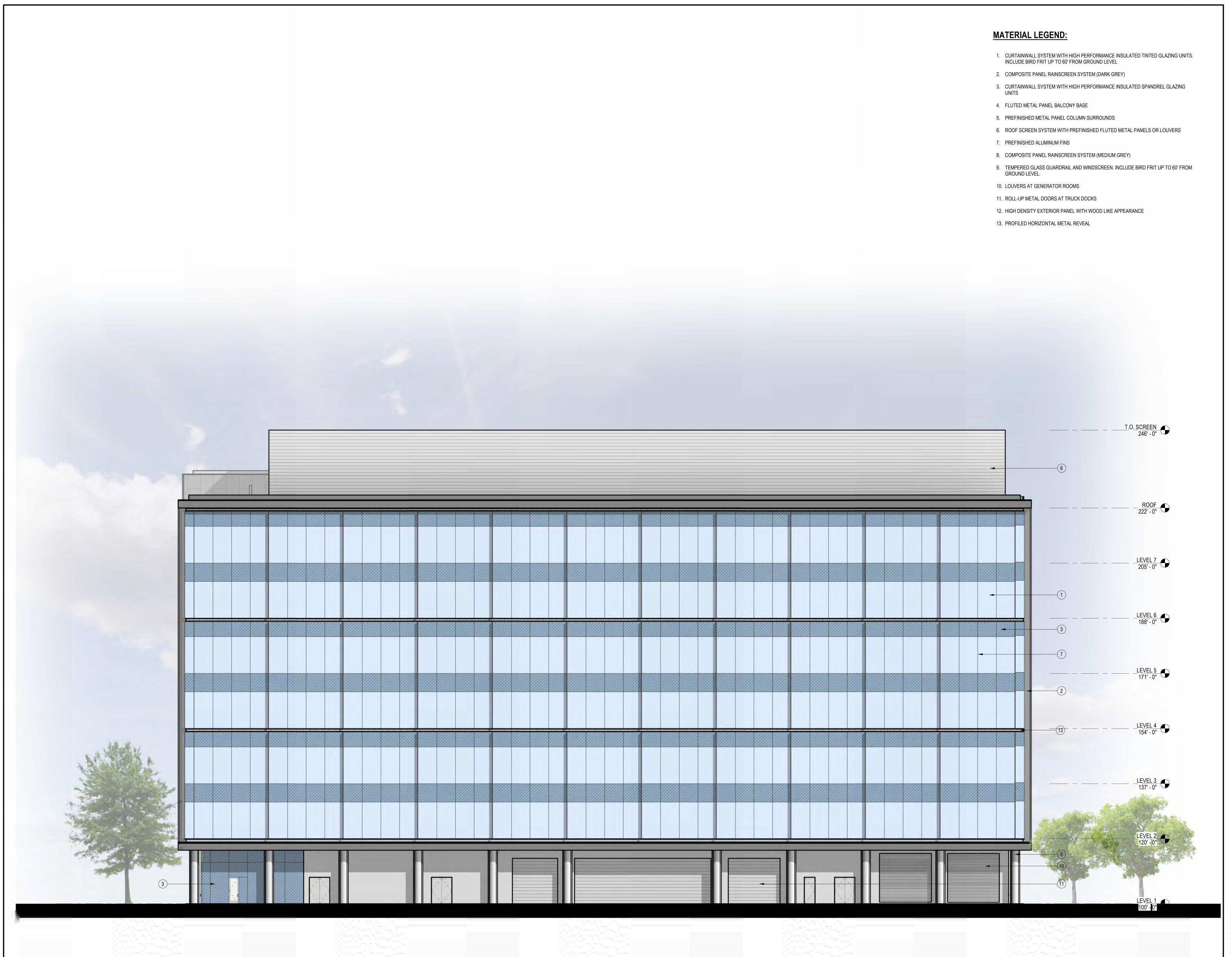
SCALE 3/32" = 1'-0"

**ROOF PLAN** 

AE-8

DGA planning | architecture | interiors

08.11.2023





550 Ellis Street, Mountain View, CA 94043

650-943-1660 755 Sansome Street, 5th Floor, San Francisco, CA 94111 415-477-2700 2550 Fifth Avenue, Suite 115, San Diego, CA 92103 619-685-3990 1720 8th Street, Sacramento, CA 95811 916-441-6800

Plumbing Engineer

**Electrical Engineer** 

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SAN FRANCISCO, CA 94104

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CONSULTANTS Civil Engineer

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1301 FIFTH AVENUE STE 3200 300 CALIFORNIA ST. 6TH FLR SEATTLE, WA 98101 206.215.8221

Parking Garage 560 14TH ST. SUITE 300 OAKLAND, CA 94612

STAMP

510.473.0300

**KEY PLAN** 

PLANNING SUBMISSION RI PLANNING SUBMISSION NO. DESCRIPTION

PLANNING EXHIBIT B

01.05.2024

08.11.2023

06.09.2023

CLIENT **VIGILANT HOLDINGS** 

PROJECT

**VIGILANT HOLDINGS 439 ECCLES** LAB/OFFICE BUILDING

439 ECCLES AVE. SOUTH SAN FRANCISCO, CA 94080

PROJECT NO. 22316 SCALE 3/32" = 1'-0"

**EAST ELEVATION** 

AE-10





550 Ellis Street, Mountain View, CA 94043

650-943-1660 755 Sansome Street, 5th Floor, San Francisco, CA 94111 415-477-2700 2550 Fifth Avenue, Suite 115, San Diego, CA 92103 619-685-3990 1720 8th Street, Sacramento, CA 95811 916-441-6800

Plumbing Engineer

**Electrical Engineer** 

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300 CALIFORNIA ST. 6TH FLR

SAN FRANCISCO, CA 94104

SAN FRANCISCO, CA 94104

Mechanical Engineer

CONSULTANTS Civil Engineer

**BKF ENGINEERS** 255 SHORELINE DR. STE. 200 300 CALIFORNIA ST. 6TH FLR REDWOOD CITY, CA 94065

650.482.6306 Landscape Architect STUDIO FIVE DESIGN 25 SAN ANSELMO AVENUE SAN ANSELMO, CA 94960

415.524.8517 x101 Structural Engineer

1301 FIFTH AVENUE STE 3200 300 CALIFORNIA ST. 6TH FLR SEATTLE, WA 98101 206.215.8221

Parking Garage 560 14TH ST. SUITE 300 OAKLAND, CA 94612 510.473.0300

STAMP

**KEY PLAN** 

PLANNING SUBMISSION RI PLANNING SUBMISSION NO. DESCRIPTION

PLANNING EXHIBIT B

**VIGILANT HOLDINGS** 

PROJECT **VIGILANT HOLDINGS 439 ECCLES** LAB/OFFICE BUILDING

439 ECCLES AVE. SOUTH SAN FRANCISCO, CA 94080

3/32" = 1'-0"

PROJECT NO. 22316

SCALE

CLIENT

TITLE

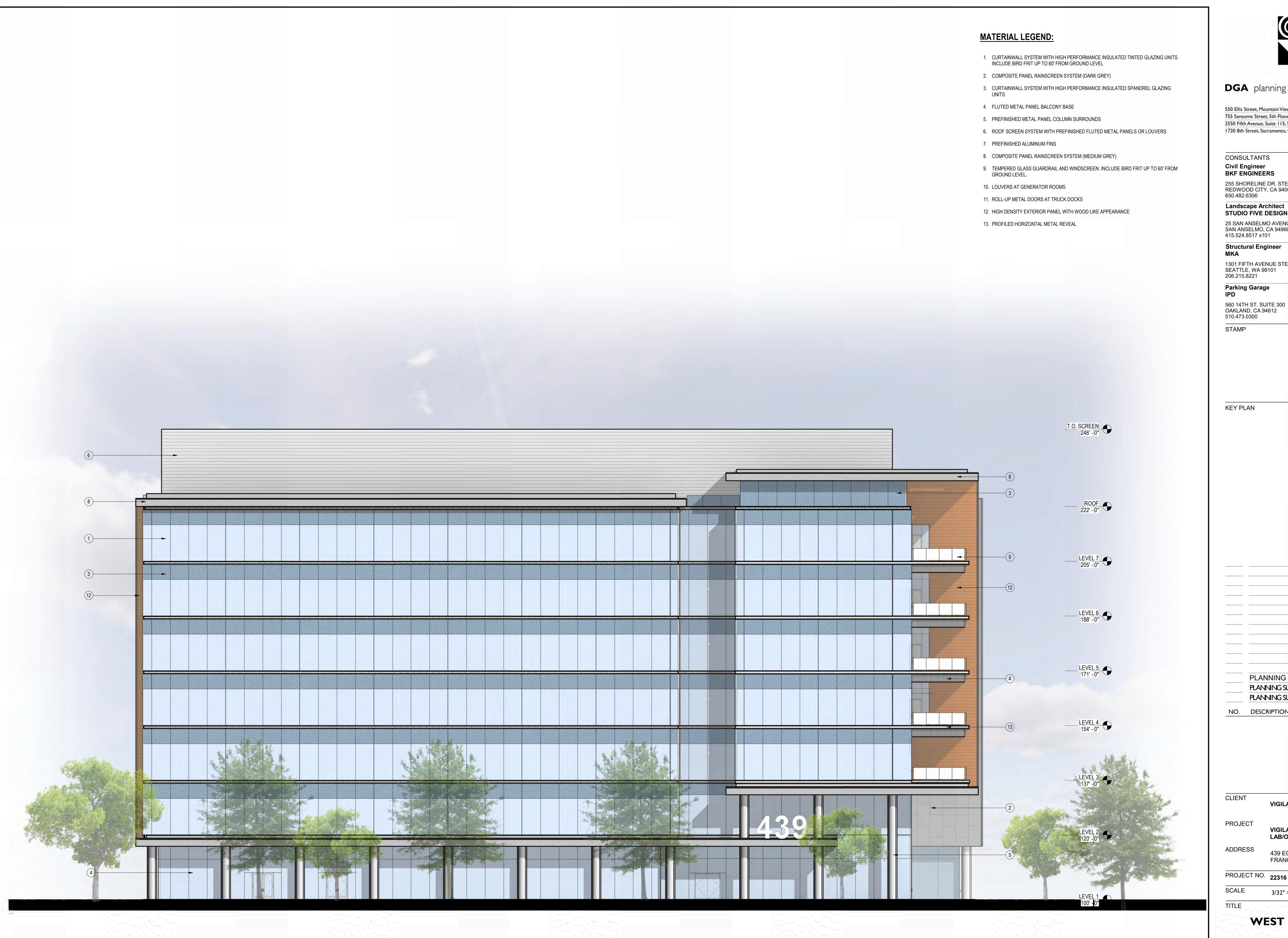
SOUTH ELEVATION

AE-II

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01.05.2024

08.11.2023





550 Ellis Street, Mountain View, CA 94043

650-943-1660 755 Sansome Street, 5th Floor, San Francisco, CA 94111 415-477-2700 2550 Fifth Avenue, Suite 115, San Diego, CA 92103 619-685-3990 1720 8th Street, Sacramento, CA 95811 916-441-6800

Plumbing Engineer

300 CALIFORNIA ST. 6TH FLR

SAN FRANCISCO, CA 94104

SAN FRANCISCO, CA 94104

Mechanical Engineer

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CONSULTANTS Civil Engineer

**BKF ENGINEERS** 

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STUDIO FIVE DESIGN 25 SAN ANSELMO AVENUE SAN ANSELMO, CA 94960 415.524.8517 x101

Structural Engineer

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Parking Garage 560 14TH ST. SUITE 300 OAKLAND, CA 94612 510.473.0300

STAMP

**KEY PLAN** 

PLANNING EXHIBIT B PLANNING SUBMISSION RI PLANNING SUBMISSION

01.05.2024

08.11.2023

06.09.2023

NO. DESCRIPTION

CLIENT **VIGILANT HOLDINGS** 

PROJECT

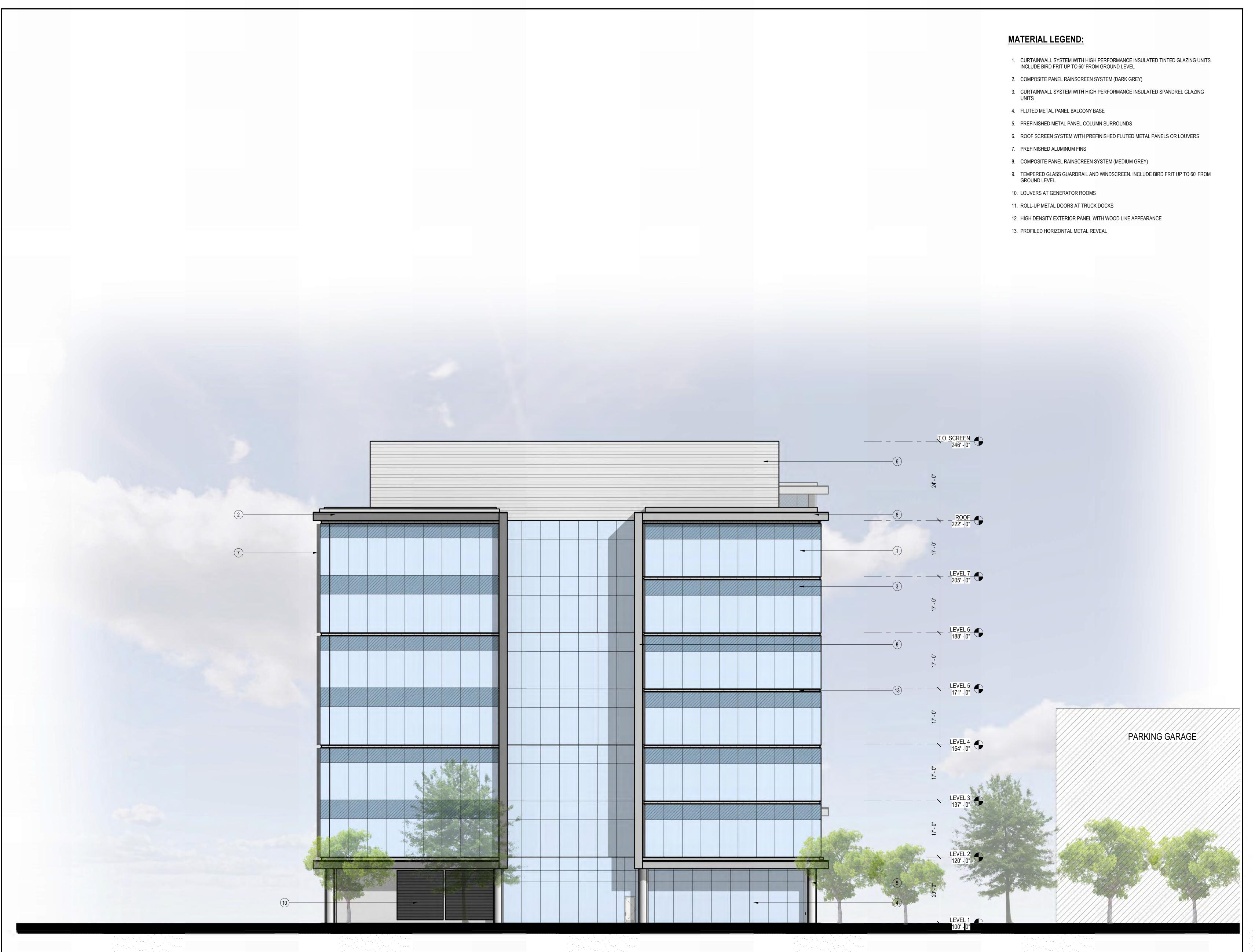
**VIGILANT HOLDINGS 439 ECCLES** LAB/OFFICE BUILDING

439 ECCLES AVE. SOUTH SAN FRANCISCO, CA 94080

PROJECT NO. 22316 SCALE 3/32" = 1'-0"

WEST ELEVATION

AE-I2





550 Ellis Street, Mountain View, CA 94043 2550 Fifth Avenue, Suite 115, San Diego, CA 92103

650-943-1660 755 Sansome Street, 5th Floor, San Francisco, CA 94111 415-477-2700 619-685-3990 916-441-6800 1720 8th Street, Sacramento, CA 95811

Plumbing Engineer

**Electrical Engineer** 

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SAN FRANCISCO, CA 94104

300 CALIFORNIA ST. 6TH FLR

SAN FRANCISCO, CA 94104

SAN FRANCISCO, CA 94104

Mechanical Engineer

CONSULTANTS Civil Engineer

**BKF ENGINEERS** 255 SHORELINE DR. STE. 200 300 CALIFORNIA ST. 6TH FLR REDWOOD CITY, CA 94065 650.482.6306

Landscape Architect STUDIO FIVE DESIGN 25 SAN ANSELMO AVENUE SAN ANSELMO, CA 94960

415.524.8517 x101 Structural Engineer

1301 FIFTH AVENUE STE 3200 300 CALIFORNIA ST. 6TH FLR SEATTLE, WA 98101 206.215.8221 Parking Garage

560 14TH ST. SUITE 300 OAKLAND, CA 94612 510.473.0300

STAMP

**KEY PLAN** 

PLANNING EXHIBIT B PLANNING SUBMISSION RI PLANNING SUBMISSION NO. DESCRIPTION

CLIENT **VIGILANT HOLDINGS** 

**VIGILANT HOLDINGS 439 ECCLES** LAB/OFFICE BUILDING

439 ECCLES AVE. SOUTH SAN

FRANCISCO, CA 94080

PROJECT NO. 22316 SCALE 3/32" = 1'-0"

NORTH ELEVATION

AE-I3

01.05.2024

08.11.2023

06.09.2023

BUILDING SECTION N/S

SCALE: 3/32" = 1'-0"

619-685-3990

916-441-6800

Electrical Engineer

Mechanical Engineer

415.764.3759

300 CALIFORNIA ST. 6TH FLR SAN FRANCISCO, CA 94104 415.764.3706

DGA planning | architecture | interiors

550 Ellis Street, Mountain View, CA 94043 755 Sansome Street, 5th Floor, San Francisco, CA 94111 415-477-2700 2550 Fifth Avenue, Suite 115, San Diego, CA 92103

1720 8th Street, Sacramento, CA 95811

CONSULTANTS Civil Engineer **BKF ENGINEERS** 

Plumbing Engineer 255 SHORELINE DR. STE. 200 300 CALIFORNIA ST. 6TH FLR REDWOOD CITY, CA 94065 SAN FRANCISCO, CA 94104 415.764.3753

650.482.6306 Landscape Architect STUDIO FIVE DESIGN 25 SAN ANSELMO AVENUE SAN ANSELMO, CA 94960

415.524.8517 x101 Structural Engineer

1301 FIFTH AVENUE STE 3200 300 CALIFORNIA ST. 6TH FLR SEATTLE, WA 98101 SAN FRANCISCO, CA 94104 206.215.8221

Parking Garage 560 14TH ST. SUITE 300 OAKLAND, CA 94612 510.473.0300

STAMP

KEY PLAN

PLANNING EXHIBIT B PLANNING SUBMISSION RI PLANNING SUBMISSION

NO. DESCRIPTION

CLIENT **VIGILANT HOLDINGS** 

PROJECT **VIGILANT HOLDINGS 439 ECCLES** 

LAB/OFFICE BUILDING

ADDRESS
439 ECCLES AVE. SOUTH SAN
FRANCISCO, CA 94080

PROJECT NO. 22316

SCALE 3/32" = 1'-0"

**BUILDING SECTION** 

AE-14

01.05.2024

08.11.2023

06.09.2023



550 Ellis Street, Mountain View, CA 94043 755 Sansome Street, 5th Floor, San Francisco, CA 94111 415-477-2700

2550 Fifth Avenue, Suite 115, San Diego, CA 92103 619-685-3990 1720 8th Street, Sacramento, CA 95811 916-441-6800

415.764.3753

415.764.3759

Electrical Engineer

CONSULTANTS Civil Engineer Plumbing Engineer **BKF ENGINEERS** 255 SHORELINE DR. STE. 200 300 CALIFORNIA ST. 6TH FLR SAN FRANCISCO, CA 94104

REDWOOD CITY, CA 94065 650.482.6306 Landscape Architect STUDIO FIVE DESIGN

300 CALIFORNIA ST. 6TH FLR SAN FRANCISCO, CA 94104 415.764.3706 25 SAN ANSELMO AVENUE SAN ANSELMO, CA 94960 415.524.8517 x101 Mechanical Engineer Structural Engineer

1301 FIFTH AVENUE STE 3200 300 CALIFORNIA ST. 6TH FLR SEATTLE, WA 98101 SAN FRANCISCO, CA 94104 206.215.8221

Parking Garage 560 14TH ST. SUITE 300 OAKLAND, CA 94612 510.473.0300

STAMP

**KEY PLAN** 

PLANNING EXHIBIT B 01.05.2024 08.11.2023 PLANNING SUBMISSION RI 06.09.2023 PLANNING SUBMISSION

CLIENT **VIGILANT HOLDINGS** 

PROJECT

NO. DESCRIPTION

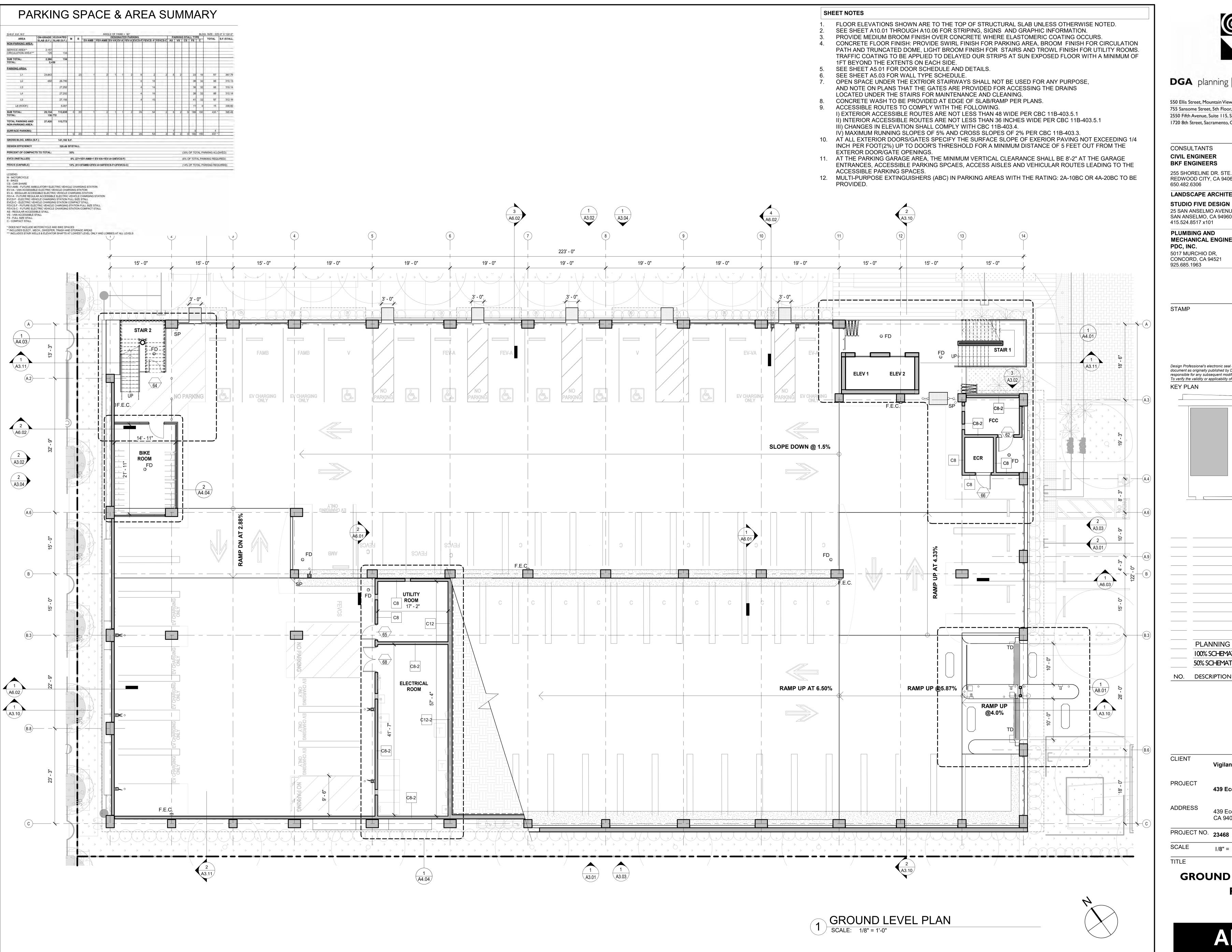
**VIGILANT HOLDINGS 439 ECCLES** LAB/OFFICE BUILDING

439 ECCLES AVE. SOUTH SAN FRANCISCO, CA 94080

PROJECT NO. 22316

SCALE 3/32" = 1'-0"

**BUILDING SECTION** 





550 Ellis Street, Mountain View, CA 94043 755 Sansome Street, 5th Floor, San Francisco, CA 94111 415-477-2700 619-685-3990 2550 Fifth Avenue, Suite 115, San Diego, CA 92103 1720 8th Street, Sacramento, CA 95811

916-441-6800

PARKING STRUCTURE

560 14TH ST. SUITE 300

OAKLAND, CA 94612

ARCHITECTURE

**CIVIL ENGINEER BKF ENGINEERS** 255 SHORELINE DR. STE. 200

REDWOOD CITY, CA 94065 LANDSCAPE ARCHITECT

510.473.0300 STRUCTURAL ENGINEER **CULP AND TANNER** STUDIO FIVE DESIGN 55 INDEPENDENCE CIRCLE, 25 SAN ANSELMO AVENUE SAN ANSELMO, CA 94960 SUITE 201 CHICO, CA 95926

415.524.8517 x101 PLUMBING AND **MECHANICAL ENGINEER** 

5017 MURCHIO DR, CONCORD, CA 94521 925.385.0649

3397 MT. DIABLO BLVD., SUITE C LAFAYETTE, CA 94549

**ELECTRICAL ENGINEER** 

530.895.3518

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100% SCHEMATIC DESIGN 50% SCHEMATIC DESIGN

**439 Eccles Parking Structure** 

439 Eccles Ave, South San Francisco, CA 94080

PROJECT NO. 23468

1/8" = 1'-0"

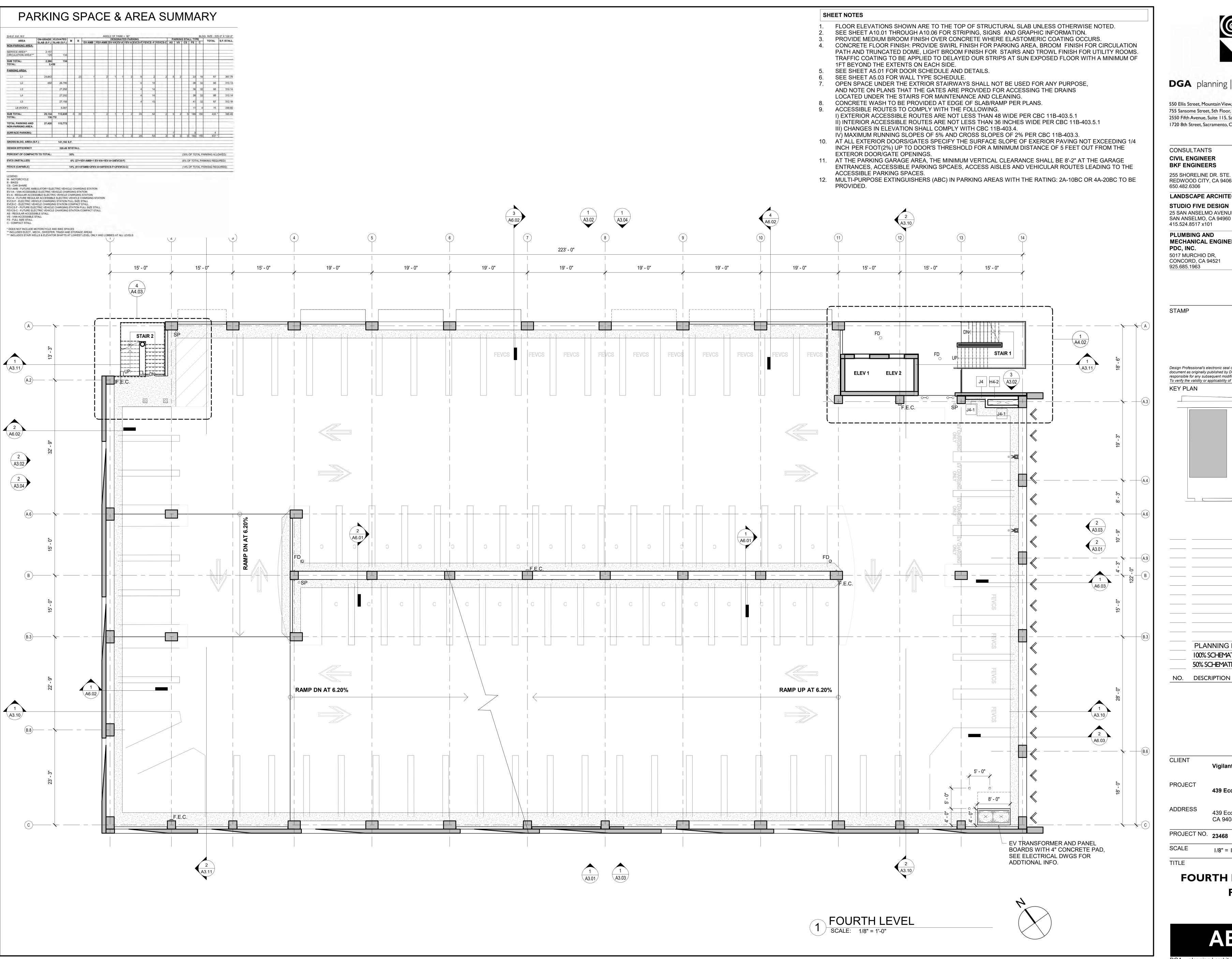
**GROUND LEVEL FLOOR** 

**AE-16** 

**PLAN** 

DGA planning | architecture | interiors

11.06.2023





550 Ellis Street, Mountain View, CA 94043 755 Sansome Street, 5th Floor, San Francisco, CA 94111 415-477-2700 619-685-3990 2550 Fifth Avenue, Suite 115, San Diego, CA 92103 1720 8th Street, Sacramento, CA 95811 916-441-6800

**CIVIL ENGINEER BKF ENGINEERS** 255 SHORELINE DR. STE. 200

REDWOOD CITY, CA 94065 650.482.6306

LANDSCAPE ARCHITECT STUDIO FIVE DESIGN 25 SAN ANSELMO AVENUE SAN ANSELMO, CA 94960 415.524.8517 x101

PLUMBING AND **MECHANICAL ENGINEER** PDC, INC. 5017 MURCHIO DR, CONCORD, CA 94521

530.895.3518

PARKING STRUCTURE

**ARCHITECTURE** 

560 14TH ST. SUITE 300

**CULP AND TANNER** 

STRUCTURAL ENGINEER

55 INDEPENDENCE CIRCLE,

SUITE 201 CHICO, CA 95926

**ELECTRICAL ENGINEER** 

OAKLAND, CA 94612

510.473.0300

3397 MT. DIABLO BLVD., SUITE C

LAFAYETTE, CA 94549 925.385.0649

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PLANNING EXHIBIT B 100% SCHEMATIC DESIGN 50% SCHEMATIC DESIGN

439 Eccles Parking Structure

439 Eccles Ave, South San Francisco, CA 94080

PROJECT NO. 23468 SCALE 1/8" = 1'-0"

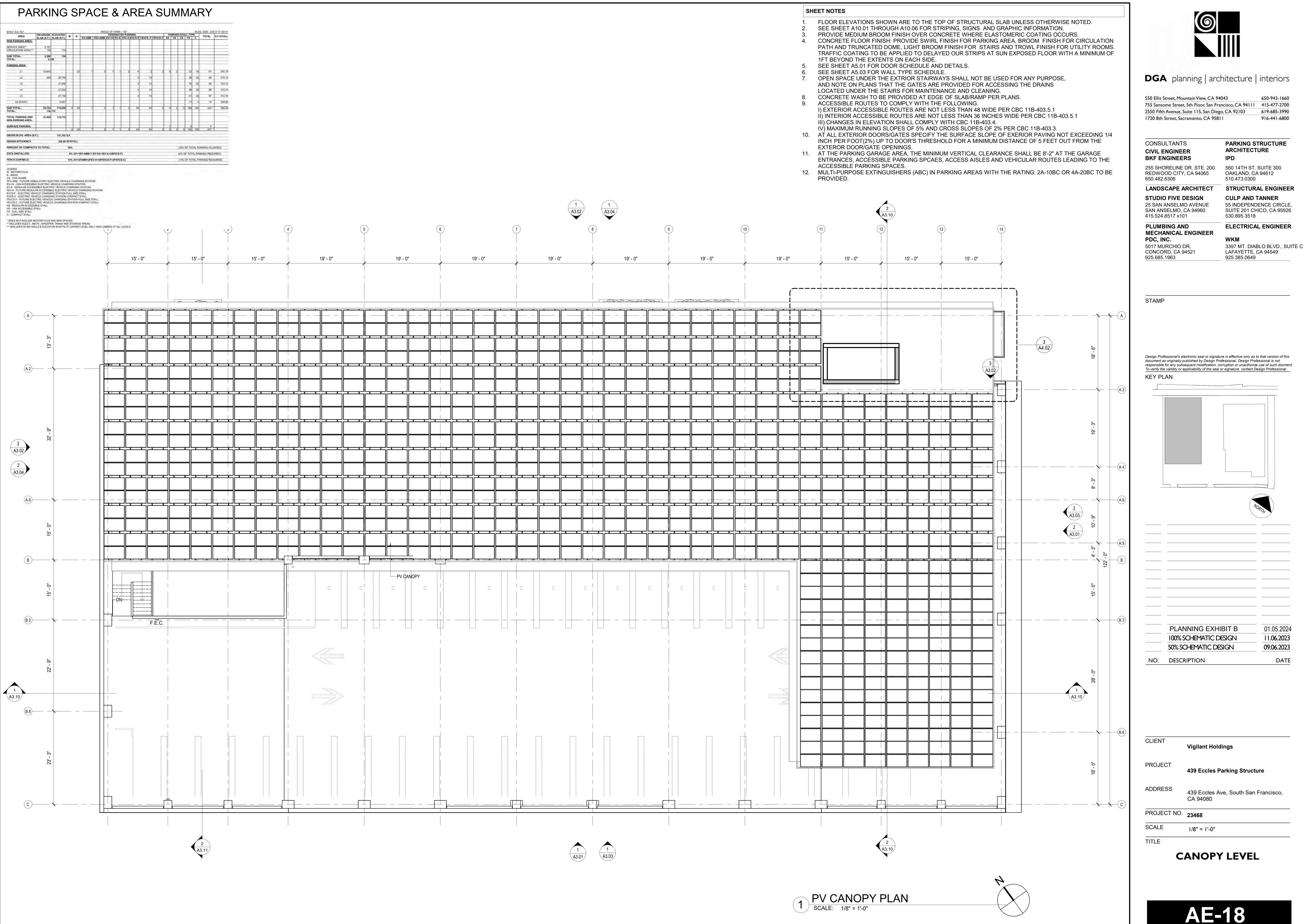
TITLE

FOURTH LEVEL FLOOR **PLAN** 

**AE-17** 

DGA planning | architecture | interiors

11.06.2023



## **KEYNOES**:

- 1 POURED IN PLACE UNPAINTED CONCRETE GARAGE STRUCTURE TYP.
- PAINTED EXTERIOR METAL STAIRS WITH WATERPROOFED STAIR RUNS AND LANDINGS. LANDINGS TO HAVE DRAINS CONNECTED TO STORM SEWER.
- CAST-IN-PLACE, FIRE RATED WALL AT FIRST LEVEL WITH NO FENESTRATION
- POURED IN PLACE UNPAINTED CONCRETE GARAGE ELEVATOR TOWER, ENCLOSED AT TOP LEVEL.
- 5 COMPLETE ACCESS CONTROL SYSTEM, INCLUDING ROLL-UP GRILLES, RAMP ARMS, CARD PEDESTALS,
- 6 SECURITY CONTROL MESH WITH CONTROLED ACCESS GATES AT ENTIRE FIRST LEVEL OF GARAGE TYP. (NOT SHOWN)
- 7 ANGLED COMPOSITE PANEL FIN SYSTEM AT ECCELS SIDE OF PARKING GARAGE. COLOR TO MATCH
- BUILDING WOOD-LIKE FINISH.

  8 PHOTOVOLTAIC ARRAY AT ROOF LEVEL OF PARKING
- 9 COMPOSITE PANEL SYSTEM AT ECCLES SIDE OF PARKING GARAGE
- (10) CAST-IN-PLACE, INTERNALLY IRRIGATED PLANTERS WITH HANGING VEGETATION AT VARIOUS INTERVALS ON PARKING GARAGE FACADE FACING PASEO.
- 11) FIRE-RATED WALL WITH CEMENT PLASTER FINISH SYSTEM WITH 20% MIN AND 25% MAX FENESTRATION





GARAGE WEST ELEVATION

SCALE: 3/32" = 1'-0"

**DGA** planning | architecture | interiors

 550 Ellis Street, Mountain View, CA 94043
 650-943-1660

 755 Sansome Street, 5th Floor, San Francisco, CA 94111
 415-477-2700

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 1720 8th Street, Sacramento, CA 95811
 916-441-6800

CONSULTANTS

Civil Engineer Plumbing Engineer

BKF ENGINEERS AEI

BKF ENGINEERS

255 SHORELINE DR. STE. 200
REDWOOD CITY, CA 94065
650.482.6306

Landscape Architect STUDIO FIVE DESIGN

25 SAN ANSELMO AVENUE SAN ANSELMO, CA 94960 415.524.8517 x101

Electrical Engineer AEI

300 CALIFORNIA ST. 6TH FLR SAN FRANCISCO, CA 94104 415.764.3706

415.764.3759

415.764.3753

300 CALIFORNIA ST. 6TH FLR

SAN FRANCISCO, CA 94104

Mechanical Engineer

300 CALIFORNIA ST. 6TH FLR

SAN FRANCISCO, CA 94104

415.524.8517 x101

Structural Engineer
MKA

1301 FIFTH AVENUE STE 3200 SEATTLE, WA 98101 206.215.8221

Parking Garage IPD 560 14TH ST. SUITE 300 OAKLAND, CA 94612 510.473.0300 -

STAMP

KEY PLAN

PLANNING SUBMISSION06.09.2023NO.DESCRIPTIONDATE

PLANNING EXHIBIT B

PLANNING SUBMISSION RI

CLIENT VIGILANT HOLDINGS

PROJECT
VIGILANT HOLDINGS 439 ECCLES

ADDRESS 439 ECCLES AVE. SOUTH SAN

FRANCISCO, CA 94080

PROJECT NO. **22316**SCALE 3/32" = 1'-0"

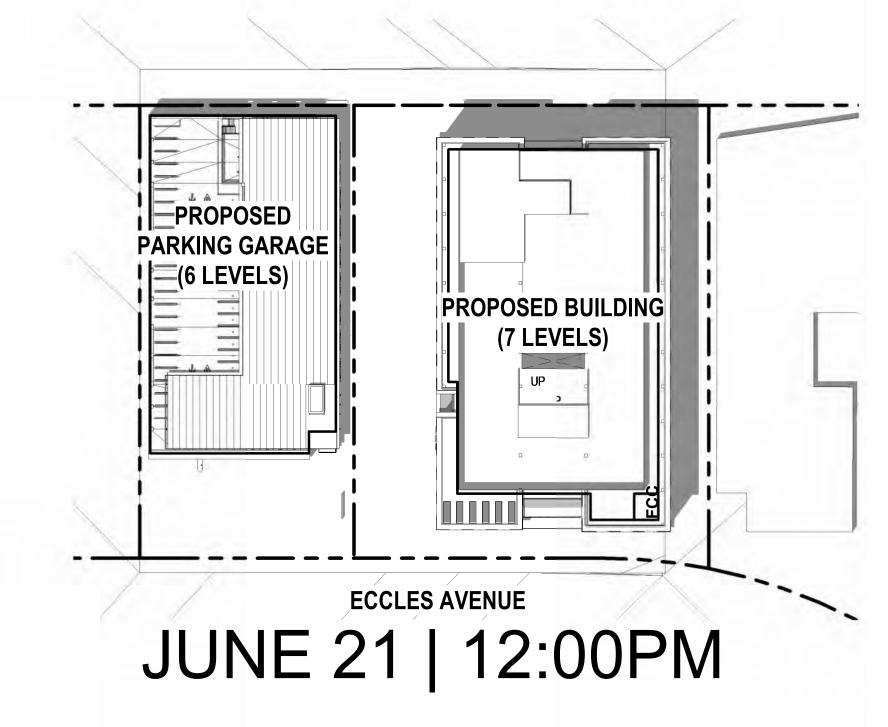
**GARAGE ELEVATIONS** 

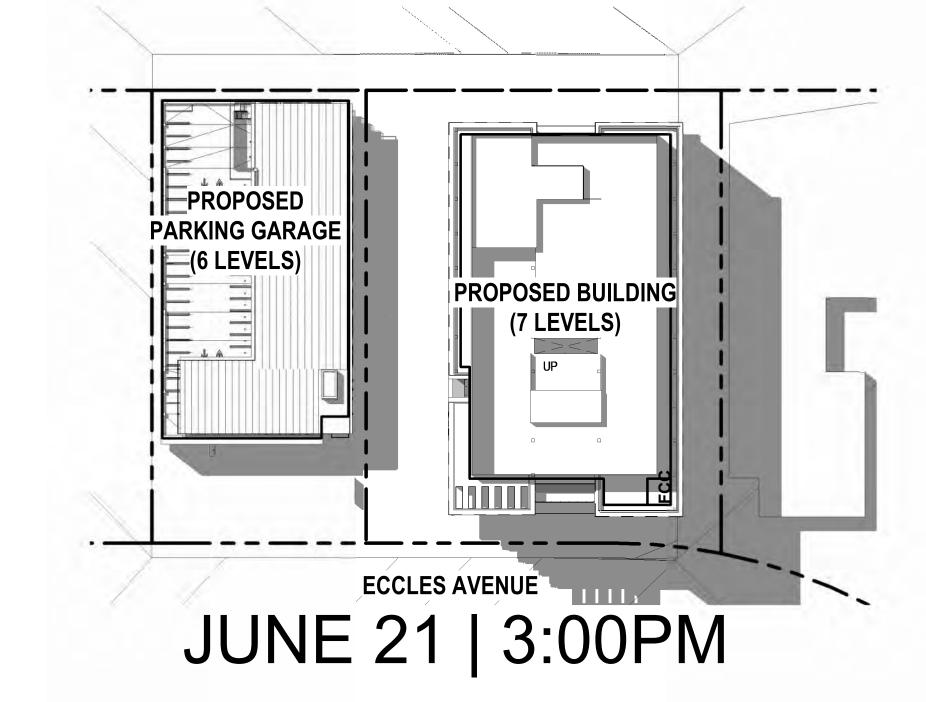
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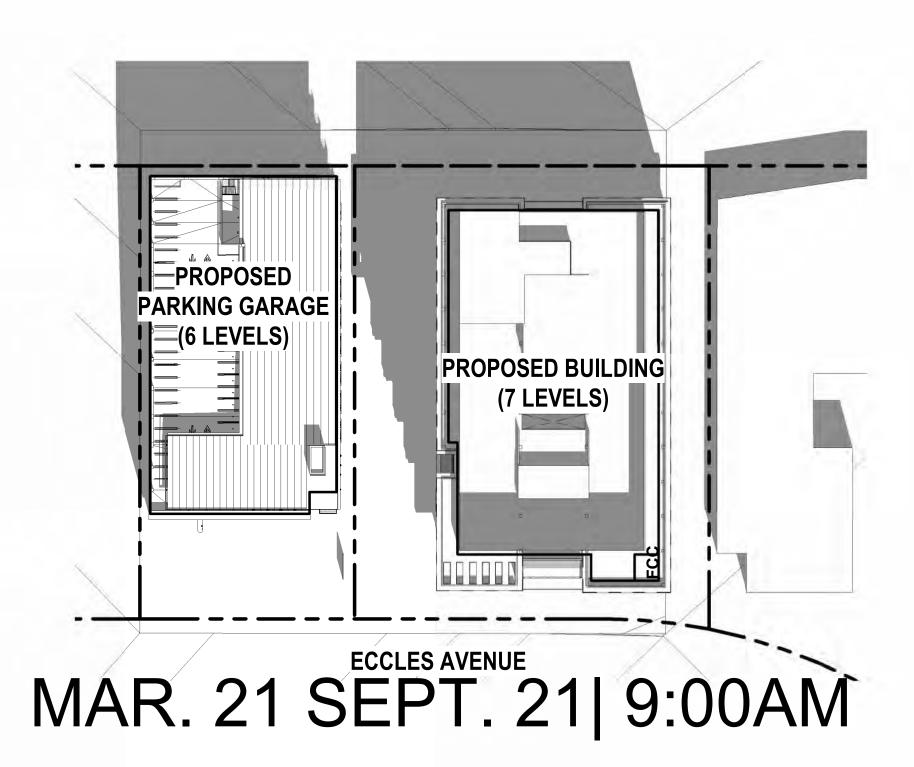
DGA planning | architecture | interiors

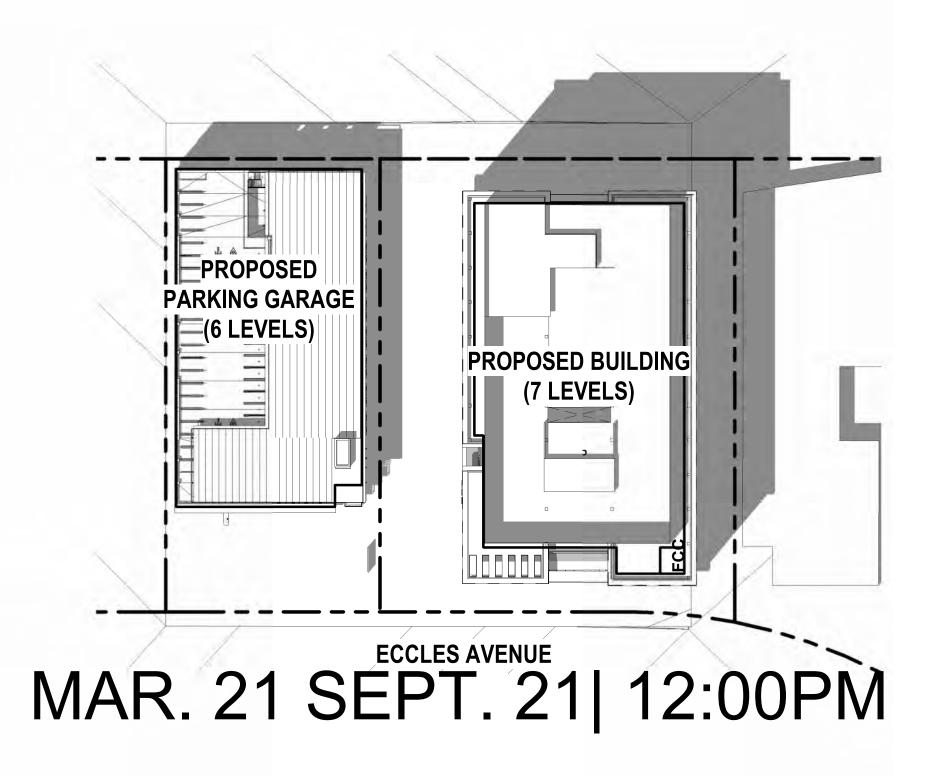
01.05.2024

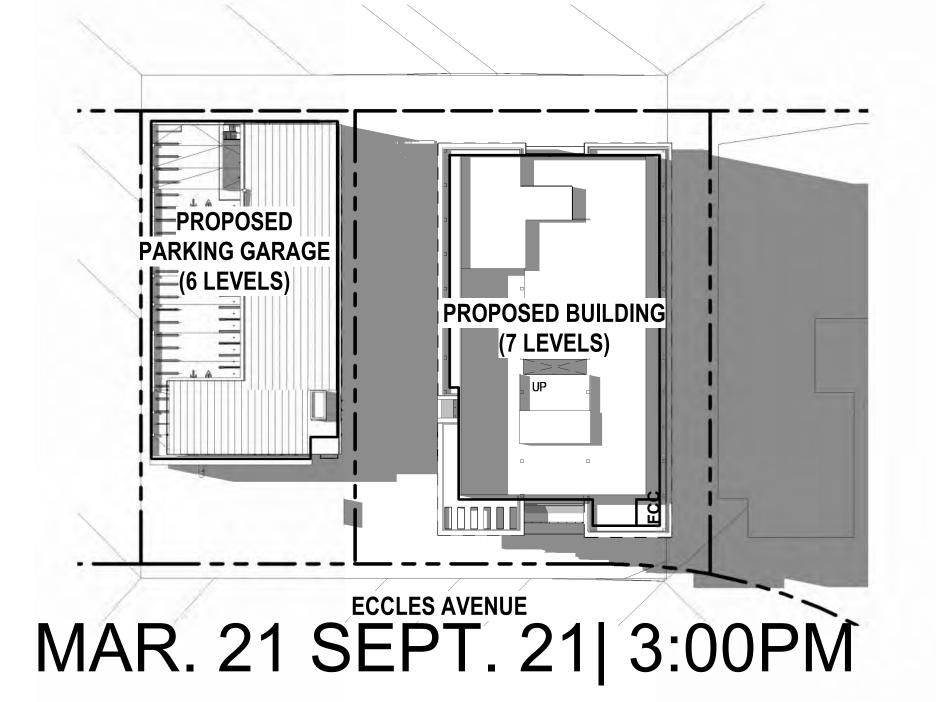
08.11.2023

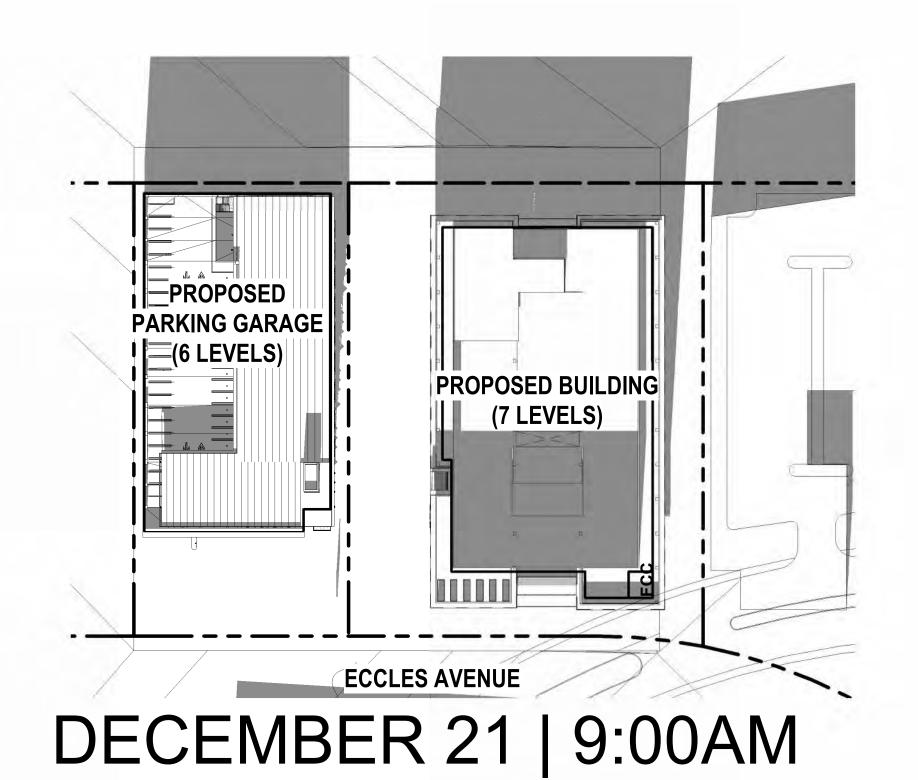


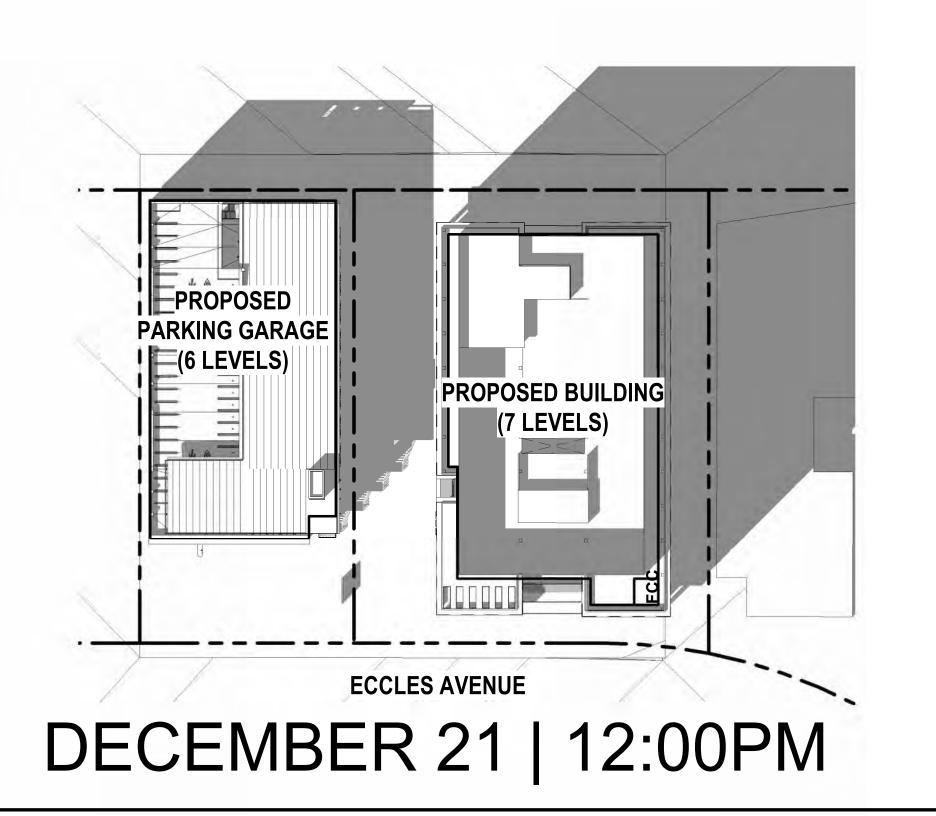


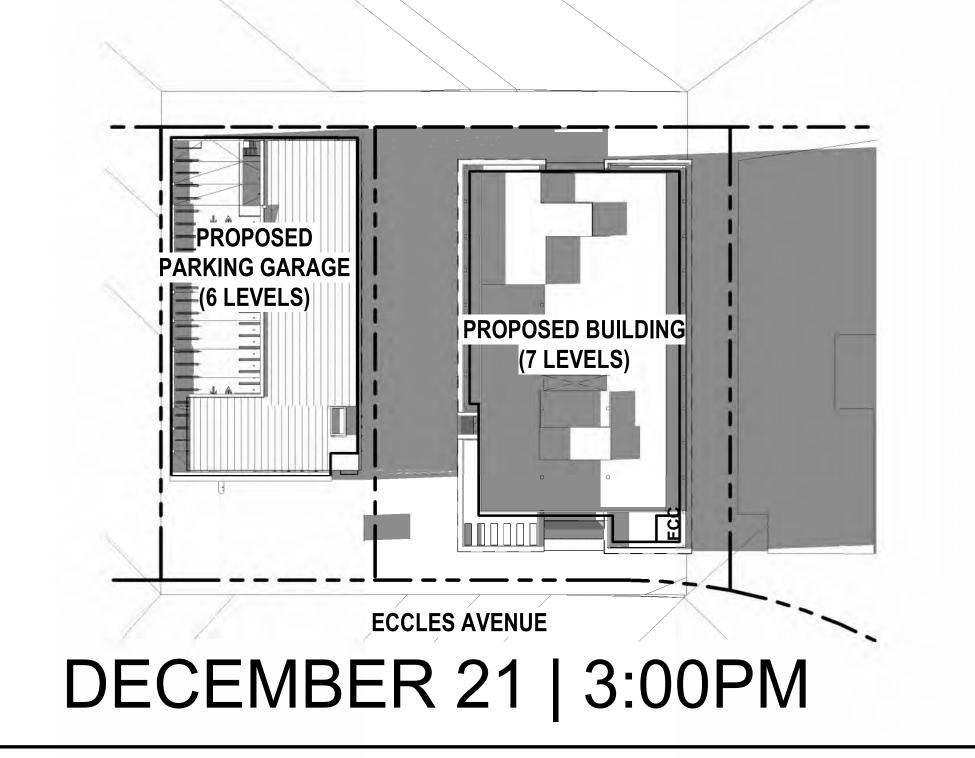














**Plumbing Engineer** 

**Electrical Engineer** 

**Mechanical Engineer** 

300 CALIFORNIA ST. 6TH FLR SAN FRANCISCO, CA 94104

415.764.3753

415.764.3759

SAN FRANCISCO, CA 94104

**DGA** planning | architecture | interiors

550 Ellis Street, Mountain View, CA 94043 755 Sansome Street, 5th Floor, San Francisco, CA 94111 2550 Fifth Avenue, Suite 115, San Diego, CA 92103

CONSULTANTS Civil Engineer

1720 8th Street, Sacramento, CA 95811

**BKF ENGINEERS** 255 SHORELINE DR. STE. 200 REDWOOD CITY, CA 94065 650.482.6306

**Landscape Architect** 

STUDIO FIVE DESIGN 300 CALIFORNIA ST. 6TH FLR SAN FRANCISCO, CA 94104 415.764.3706 25 SAN ANSELMO AVENUE SAN ANSELMO, CA 94960 415.524.8517 x101

Structural Engineer 1301 FIFTH AVENUE STE 3200 SEATTLE, WA 98101 206.215.8221

**Parking Garage** 560 14TH ST. SUITE 300 OAKLAND, CA 94612

STAMP

510.473.0300

KEY PLAN

01.05.2024 08.11.2023 PLANNING SUBMISSION R 06.09.2023 PLANNING SUBMISSION

CLIENT **VIGILANT HOLDINGS** 

NO. DESCRIPTION

**VIGILANT HOLDINGS 439 ECCLES** 

439 ECCLES AVE. SOUTH SAN FRANCISCO, CA 94080

PROJECT NO. 22316

SCALE 1/64" = 1'-0"

**SHADOW STUDIES** 

**AE-20** 

DGA planning | architecture | interiors



550 Ellis Street, Mountain View, CA 94043 755 Sansome Street, 5th Floor, San Francisco, CA 94111 415-477-2700

2550 Fifth Avenue, Suite 115, San Diego, CA 92103 1720 8th Street, Sacramento, CA 95811

300 CALIFORNIA ST. 6TH FLR SAN FRANCISCO, CA 94104 415.764.3753

Electrical Engineer

CONSULTANTS Civil Engineer BKF ENGINEERS

255 SHORELINE DR. STE. 200 REDWOOD CITY, CA 94065 650.482.6306 Landscape Architect

STUDIO FIVE DESIGN

25 SAN ANSELMO AVENUE SAN ANSELMO, CA 94960 415.524.8517 x101 300 CALIFORNIA ST. 6TH FLR SAN FRANCISCO, CA 94104 415.764.3706 Mechanical Engineer Structural Engineer

1301 FIFTH AVENUE STE 3200 300 CALIFORNIA ST. 6TH FLR SEATTLE, WA 98101 SAN FRANCISCO, CA 94104 415.764.3759 Parking Garage

560 14TH ST. SUITE 300 OAKLAND, CA 94612 510.473.0300

STAMP

**KEY PLAN** 

01.05.2024 08.11.2023 PLANNING SUBMISSION RI PLANNING SUBMISSION 06.09.2023 NO. DESCRIPTION

CLIENT

**VIGILANT HOLDINGS** 

VIGILANT HOLDINGS 439 ECCLES LAB/OFFICE BUILDING

439 ECCLES AVE. SOUTH SAN FRANCISCO, CA 94080

PROJECT NO. 22316 SCALE

PERSPECTIVE VIEW

AE-2I





550 Ellis Street, Mountain View, CA 94043 755 Sansome Street, 5th Floor, San Francisco, CA 94111 415-477-2700 2550 Fifth Avenue, Suite 115, San Diego, CA 92103 1720 8th Street, Sacramento, CA 95811

Plumbing Engineer

Electrical Engineer

Mechanical Engineer

300 CALIFORNIA ST. 6TH FLR SAN FRANCISCO, CA 94104 415.764.3706

CONSULTANTS Civil Engineer BKF ENGINEERS

255 SHORELINE DR. STE. 200
REDWOOD CITY, CA 94065
650.482.6306

300 CALIFORNIA ST. 6TH FLR
SAN FRANCISCO, CA 94104
415.764.3753 Landscape Architect STUDIO FIVE DESIGN

25 SAN ANSELMO AVENUE SAN ANSELMO, CA 94960 415.524.8517 x101 Structural Engineer

1301 FIFTH AVENUE STE 3200 300 CALIFORNIA ST. 6TH FLR SEATTLE, WA 98101 SAN FRANCISCO, CA 94104 415.764.3759 Parking Garage IPD

560 14TH ST. SUITE 300 OAKLAND, CA 94612 510.473.0300

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PLANNING SUBMISSION RI 08.11.2023 PLANNING SUBMISSION NO. DESCRIPTION

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439 ECCLES AVE. SOUTH SAN FRANCISCO, CA 94080

**VIGILANT HOLDINGS** 

PROJECT NO. 22316

SCALE

PERSPECTIVE VIEW



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Electrical Engineer

Mechanical Engineer

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CONSULTANTS Civil Engineer BKF ENGINEERS

255 SHORELINE DR. STE. 200 REDWOOD CITY, CA 94065 650.482.6306 300 CALIFORNIA ST. 6TH FLR SAN FRANCISCO, CA 94104 415.764.3753

Landscape Architect STUDIO FIVE DESIGN 25 SAN ANSELMO AVENUE SAN ANSELMO, CA 94960 415.524.8517 x101

Structural Engineer

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439 ECCLES AVE. SOUTH SAN FRANCISCO, CA 94080

PROJECT NO. 22316

SCALE

PERSPECTIVE VIEW



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Mechanical Engineer

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CONSULTANTS Civil Engineer BKF ENGINEERS

Plumbing Engineer AEI 255 SHORELINE DR. STE. 200
REDWOOD CITY, CA 94065
650.482.6306

300 CALIFORNIA ST. 6TH FLR
SAN FRANCISCO, CA 94104
415.764.3753

Landscape Architect STUDIO FIVE DESIGN 25 SAN ANSELMO AVENUE SAN ANSELMO, CA 94960 415.524.8517 x101

Structural Engineer 1301 FIFTH AVENUE STE 3200 300 CALIFORNIA ST. 6TH FLR SEATTLE, WA 98101 SAN FRANCISCO, CA 94104 415.764.3759

Parking Garage IPD 560 14TH ST. SUITE 300 OAKLAND, CA 94612 510.473.0300

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**KEY PLAN** 

PLANNING SUBMISSION RI PLANNING SUBMISSION NO. DESCRIPTION

08.11.2023

06.09.2023

**VIGILANT HOLDINGS** 

**VIGILANT HOLDINGS 439 ECCLES** 

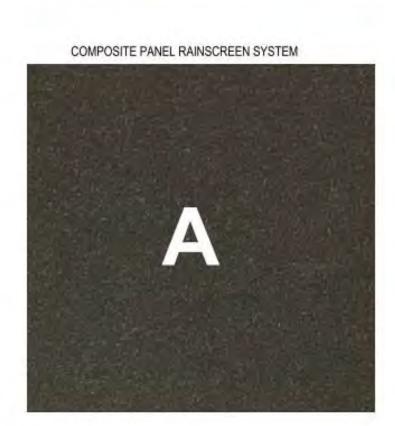
LAB/OFFICE BUILDING

439 ECCLES AVE. SOUTH SAN FRANCISCO, CA 94080

PROJECT NO. 22316

SCALE

PERSPECTIVE VIEW



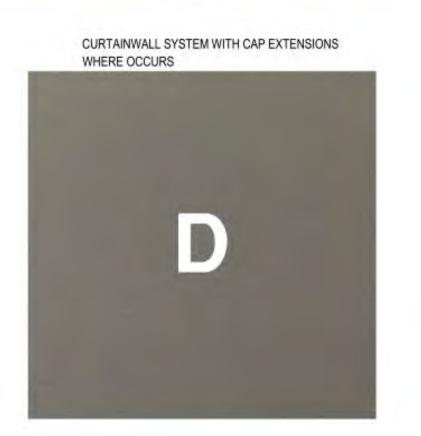


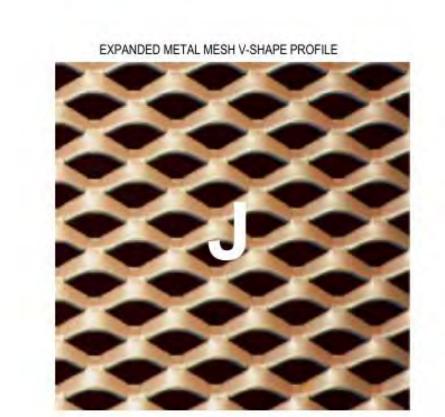


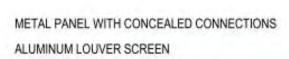


















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CONSULTANTS Civil Engineer **BKF ENGINEERS** 

255 SHORELINE DR. STE. 200
REDWOOD CITY, CA 94065
650.482.6306
300 CALIFORNIA ST. 6TH FLR
SAN FRANCISCO, CA 94104
415.764.3753 Electrical Engineer Landscape Architect STUDIO FIVE DESIGN

Plumbing Engineer

25 SAN ANSELMO AVENUE SAN ANSELMO, CA 94960 415.524.8517 x101 300 CALIFORNIA ST. 6TH FLR SAN FRANCISCO, CA 94104 415.764.3706 Mechanical Engineer Structural Engineer

1301 FIFTH AVENUE STE 3200 300 CALIFORNIA ST. 6TH FLR SEATTLE, WA 98101 SAN FRANCISCO, CA 94104 415.764.3759 Parking Garage

560 14TH ST. SUITE 300 OAKLAND, CA 94612 510.473.0300 STAMP

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01.05.2024 PLANNING EXHIBIT B 08.11.2023 PLANNING SUBMISSION RI PLANNING SUBMISSION 06.09.2023

CLIENT **VIGILANT HOLDINGS** 

NO. DESCRIPTION

PROJECT

**VIGILANT HOLDINGS 439 ECCLES** LAB/OFFICE BUILDING

439 ECCLES AVE. SOUTH SAN FRANCISCO, CA 94080

PROJECT NO. 22316 SCALE

PROPOSED MATERIALS

**AE-25** 

DATE