

CCCA, LLC

755 LINDARO ST. (OFFICE) AND 788 LINCOLN AVE. PHASE 2 (PARKING GARAGE)

PLANNING APPLICATION

APRIL 8, 2015

DGA planning | architecture | interiors

CSW | ST2

PA

KPW

Architects • Engineers • Parking Planners
WATRY DESIGN, INC.

CCCA, LLC

GENERAL

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OVERALL PROJECT DESCRIPTION

BioMarin, a global biopharmaceutical company headquartered in San Rafael, is proposing to develop a new Office building on Parcel 1 of the San Rafael Corporate Center Campus (SRCC) at 755 Lindaro St. Parcel 1, which is currently developed as surface parking, is located to the west of Lindaro Street and to the south of the existing Parking Garage at 775 Lindaro. To support the parking requirements for the proposed new office building a Phase 2 extension is proposed to the entitled Lincoln Parking Garage on Parcel 8 of the SRCC at 788 Lincoln.

The 15.54-acre SRCC campus is bounded to the north by 2nd Street; to the south and west by Andersen Drive; and to the south and east by Mahon Creek (San Rafael Creek). The overall development is divided into three main parcels (west, central, and east) by Lindaro Street to the west and Lincoln Avenue to the east. The existing campus consists of four office buildings (A, B, C and D) in the center parcel, a parking garage (Lindaro garage), surface parking on the west parcel, and surface parking on the east parcel.

In early 2014 final Design Review Approval was granted for a fifth building (Building E, also referred to as NLB1) on the center parcel and for a parking structure (Lincoln Parking Garage Phase 1 or LPG1) on the east parcel. These two projects are in progress and are anticipated to be completed late in 2015. BioMarin is the sole owner and the largest tenant of the SRCC campus where it maintains its corporate headquarters. BioMarin intends to ultimately occupy the entire campus.

This proposed new project includes a four-story 72,396 sf Office building with related support spaces on parcel 1 and a Phase 2 expansion to the Lincoln Parking Garage with approximately 271 structured stalls and approximately 41 stalls on grade on parcel 8. The proposed building & garage and associated site developments will be designed to be compatible with the architectural character of the current SRCC campus and in compliance with the established design, planning and development goals of the City of San Rafael. The project will meet CalGreen Mandatory measures plus Tier 1 Voluntary measures in accordance with San Rafael standards for sustainability and efficiency, and will be designed to minimize impact to the site and surrounding areas.

EXISTING BUILDINGS

APPROVED BUILDINGS IN PROGRESS

PROPOSED BUILDINGS AND LANDSCAPE MODIFICATIONS

CCCA, LLC

OVERALL PROJECT DATA

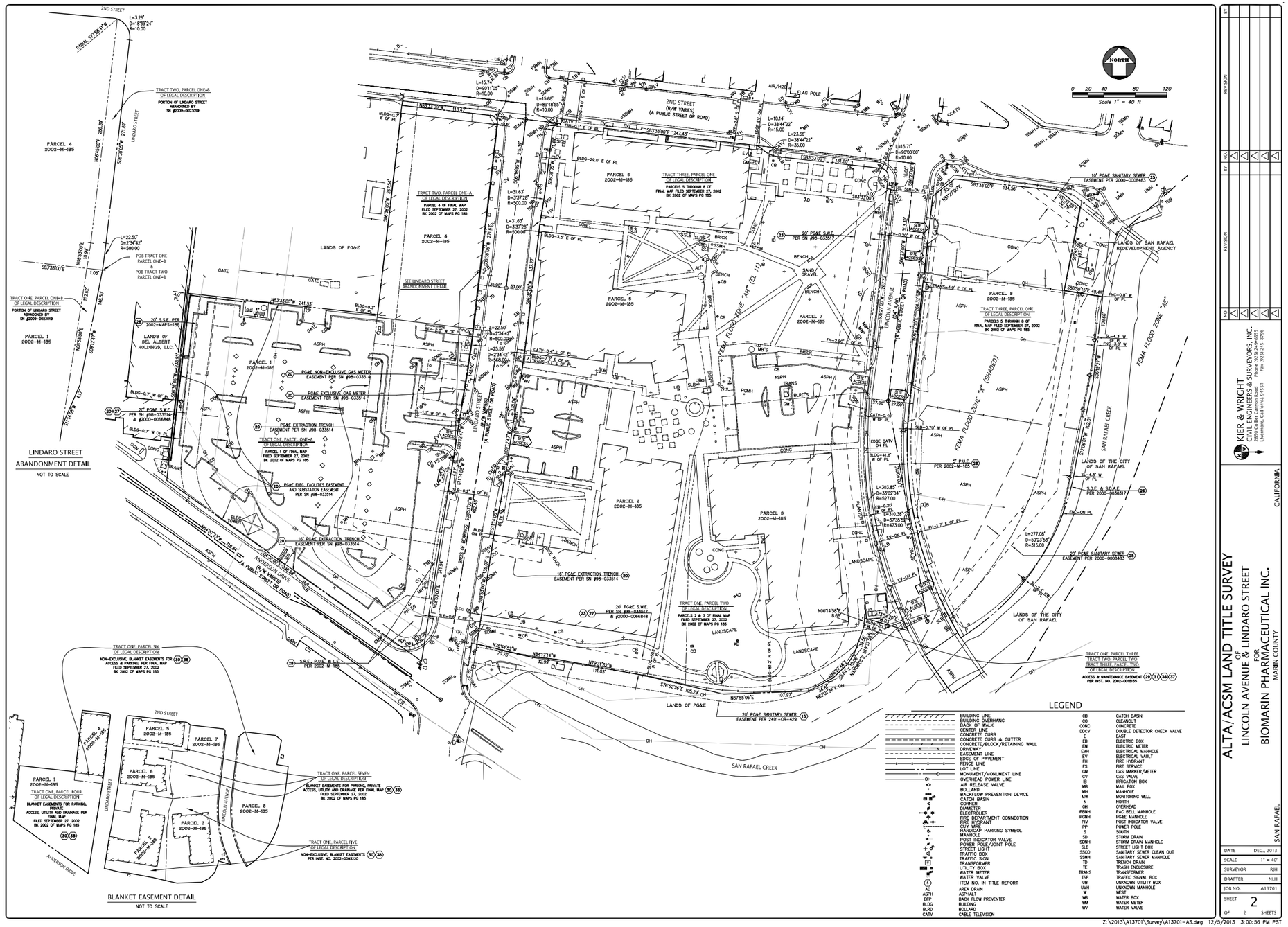
PROJECT INFORMATION

Campus Zoning	PD (ED14-015)
Overall Campus Site Area	15.54 Acre (676,923 SF)
FAR	0.75 (507,693 SF Maximum) per UP11-033 and ED-97-24.
Parking Requirement	3.3 parking spaces per 1000 square feet of building area.(UP11-033)

SUMMARY	EXISTING CONDITIONS (Includes Buildings A, B, C, D and Lindaro Garage)	ENTITLED CONDITIONS (Includes EXISTING plus In-progress Building E and Lincoln Parking Garage)	PROPOSED CONDITIONS (Includes ENTITLED plus Office at 755 Lindaro and Lincoln Parking Garage Phase 2 at 788 Lincoln)
Overall Building Area(OFFICE,LAB)	314,160	400,700	473,096
FAR (Maximum 0.75)	0.46	0.59	0.70
Required parking	1,037	1,322	1,561
Existing/Proposed parking	871	1,398	1,580
Surplus (Deficit)	-176	76	19
Actual Parking Ratio (per 1000)	2.7	3.5	3.3

PARKING SUMMARY			
750 Lindaro Visitor Lot	24	24	24
781 Lincoln Visitor Lot	27	13	13
775 Lindaro Parking	390	390	390
West Lot Surface , Parcel 1	249	249	-
755 Lindaro Parking	-	-	175
East Lot Surface Parking (Existing)	181	-	-
788 Lincoln Parking Garage Phase 1 Surface Parking (temporary)	-	56	-
788 Lincoln Parking Garage Phase 1	-	666	666
788 Lincoln Parking Garage Phase 2 Surface Parking	-	-	41
788 Lincoln Parking Garage Phase 2	-	-	271
TOTAL	871	1,398	1,580

Maximum Building Height	Both the 755 Lindaro site (parcel 1) and the 788 Lincoln Phase 2 site (parcel 8) have a 54' height limit as measured according to 1997 UBC standards. Both projects are consistent with the height limits as further elaborated in the individual project descriptions.


2ND STREET
LINDARO STREET
ABANDONMENT DETAIL
NOT TO SCALE
BLANKET EASEMENT DETAIL
NOT TO SCALE
LEGEND
NORTH
Scale 1" = 40 ft
KIER & WRIGHT
CIVIL ENGINEERS & SURVEYORS, INC.
2855 Collier Canyon Road
Livermore, California 94551
Phone (925) 245-8055
Fax (925) 245-8796
ALTA/ACSM LAND TITLE SURVEY
OF
LINCOLN AVENUE & LINDARO STREET
FOR
BIOMARIN PHARMACEUTICAL INC.
MARIN COUNTY
CALIFORNIA
SAN RAFAEL
DATE DEC., 2013
SCALE 1" = 40'
SURVEYOR RJH
DRAFTER NLH
JOB NO. A13701
SHEET 2 OF 2 SHEETS
Z:\2013\A13701\Survey\A13701-AS.dwg 12/5/2013 3:00:56 PM PST

755 LINDARO - PROJECT DESCRIPTION

DESIGN

The design of the proposed new office building (755 Lindaro) is responsive to and is shaped by its site conditions and the existing SRCC campus buildings.

Parcel 1 is overlain with a variety of easements related both to PG&E's access to the adjacent substation and to PG&Es access to extraction and monitoring facilities pertaining to the 1998 remediation of the SRCC site. The extraction trenches and monitoring facilities are required to be accessible at the ground level and thus restrict the footprint of the building. Care has also been taken to not encroach on PG&E access easement. The proposed design also maintains the existing intersection and crosswalk at the Lindaro entry to the campus as well as access to the Lindaro Parking garage via parcel 1.

The design of the building responds to the existing SRCC buildings via the use of corner and entry tower elements, mansard roof forms, and punched window openings. The design intent is to closely match the color palette and detailing of the existing buildings to create consistency on the campus.

BUILDING HEIGHT

The proposed office building is located within the Lindaro Office District and has a mandated building height limit of 54 feet for the primary structure as measured by 1997 UBC standards. Additional architectural features including the mansard roofs, mechanical enclosures and towers are permitted to extend above the 54' height limit.

The proposed design is consistent with the height limits as the main portion of the building is 54' to the roof deck. The proposed design includes mansard roofs consistent in size, shape and material with the character of the SRCC campus. The design also includes roof top mechanical equipment housed in tower structures and roof screens. The midpoint of the highest tower roof extends approximately 13 feet above the 54' height limit. Any additional rooftop equipment will be screened according to City of San Rafael requirements.

PARKING

As a part of the proposed project, additional structured parking will be created at 788 Lincoln Ave. (east parcel). BioMarin's desire is to provide parking meeting the 3.3/1000 (3.3 auto spaces to 1,000 square feet of occupied space) requirement for the campus. The proposed design includes 1,580 campus-wide stalls which would yield a parking ratio of 3.3/1000.

CIVIL

The Office building site (755 Lindaro) is currently developed as a surface parking lot. The site will be designed to manage storm water runoff consistent with CalGreen and Marin County standards. Specifically, there will be no net increase to the current run-off rates (overall hardscape is assumed not to increase), and pretreatment will be included prior to discharge to the public drainage system (e.g. bioswales). Site utilities will connect to existing mains within Lindaro Street.

LANDSCAPE

The office building (755 Lindaro) landscape design will continue the existing campus treatments utilizing site features, paving, stone mulches and plantings to provide a cohesive continuity with the previous campus development phases. The plant palette will consist of trees, shrubs, ground covers, grasses and perennials that conform to Marin Municipal Water District requirements, the California water efficient landscape ordinance (WELO) and new Marin County storm water pollution prevention practices. The plants will be selected for low water use and low maintenance and will be irrigated with an emitter type spot application system. The plantings in bio-retention areas will be selected for their ability to handle seasonal inundation and for compatibility with the fast-draining bio-retention soils. These areas will be irrigated by overhead, low precipitation stream spray rotors. The tree palette will be a continuation of street and shade trees utilized in the previous phases of the campus development with deep root watering irrigation elements.

STRUCTURAL

The proposed new office building (755 Lindaro) is anticipated to be constructed with a structural steel building frame, utilizing W section columns and beams. The primary lateral force resisting system will likely be SMRF (Steel Moment Resisting Frames) with built up steel box section columns at the common perpendicular SMRF's. The building is expected to be designed with a seismic importance factor of Ie=1.0, with no voluntary higher standard, and to the current version of the California Building Code.

The elevated floors and roof will be concrete fill over metal deck due to the seismic shear requirements associated with the location of the lateral resisting SMRF frames. Floor vibrations are expected to be held to a 16,000 MIP level over 75% of the column bay area. The roof may include concrete housekeeping pads for the rooftop HVAC units.

Due to a desired open office space layout at the upper floors and a lack of potential braced frame locations due to parking and easement issues at the ground floor, SMRF frames are anticipated to be the ideal lateral force resisting system for this building. The SMRF frame locations are expected to be strategically located for two primary reasons:
1)To limit the number of box columns required at orthogonal frames
2)To minimize the force requirements for columns and foundations near easements, thus reducing the size of foundations locally.

The ground floor is anticipated to be a +/-12" thick concrete structural slab. Interior/exterior slab transitions will be accommodated with a folded plate design. The slab will be supported on grade beams that interconnect pile caps over Auger Grouted Displacement Piles (AGDP). AGDP's will be utilized for the deep foundations to minimize the amount of soil spoils, off-hauling, noise, and vibrations during installation. Grade beams and structural slab will not be placed over the easements. Some structural columns over pile caps and deep pile foundations with interconnected grade beams are anticipated to be installed longitudinally along the western side of the primary NORTH-SOUTH extraction trench easement.

The exterior façade is anticipated to be supported by light gage metal studs.

Concrete specifications will include recycled materials (slag, flyash) and will be specified to have a strength greater than 3,000 psi to provide sustainable enhancements, reduce the total amount of concrete, and meet CALGREEN recommendations.

SOIL MANAGEMENT

On February 26, 1998, in association with City of San Rafael-entitled site redevelopment plans for the San Rafael Corporate Center, the Department of Toxic Substance Control (DTSC) approved a Soil Management Work Plan ("SWMP"), which addressed soil and groundwater management procedures associated with construction. This plan includes Parcel 1 which is the site for the proposed office building at 755 Lindaro. A Soil Management Work Plan Addendum ("SWMP Addendum"), with slightly modified procedures for construction of the 775 Lindaro Street Garage, was approved by DTSC in 2008. In 2014, DTSC confirmed its continued concurrence with the procedures established in the 2008 SWMP Addendum for construction of Building E, NLB1. Similarly, the SWMP Addendum will be implemented for managing contaminants during construction of the proposed office building at 755 Lindaro.

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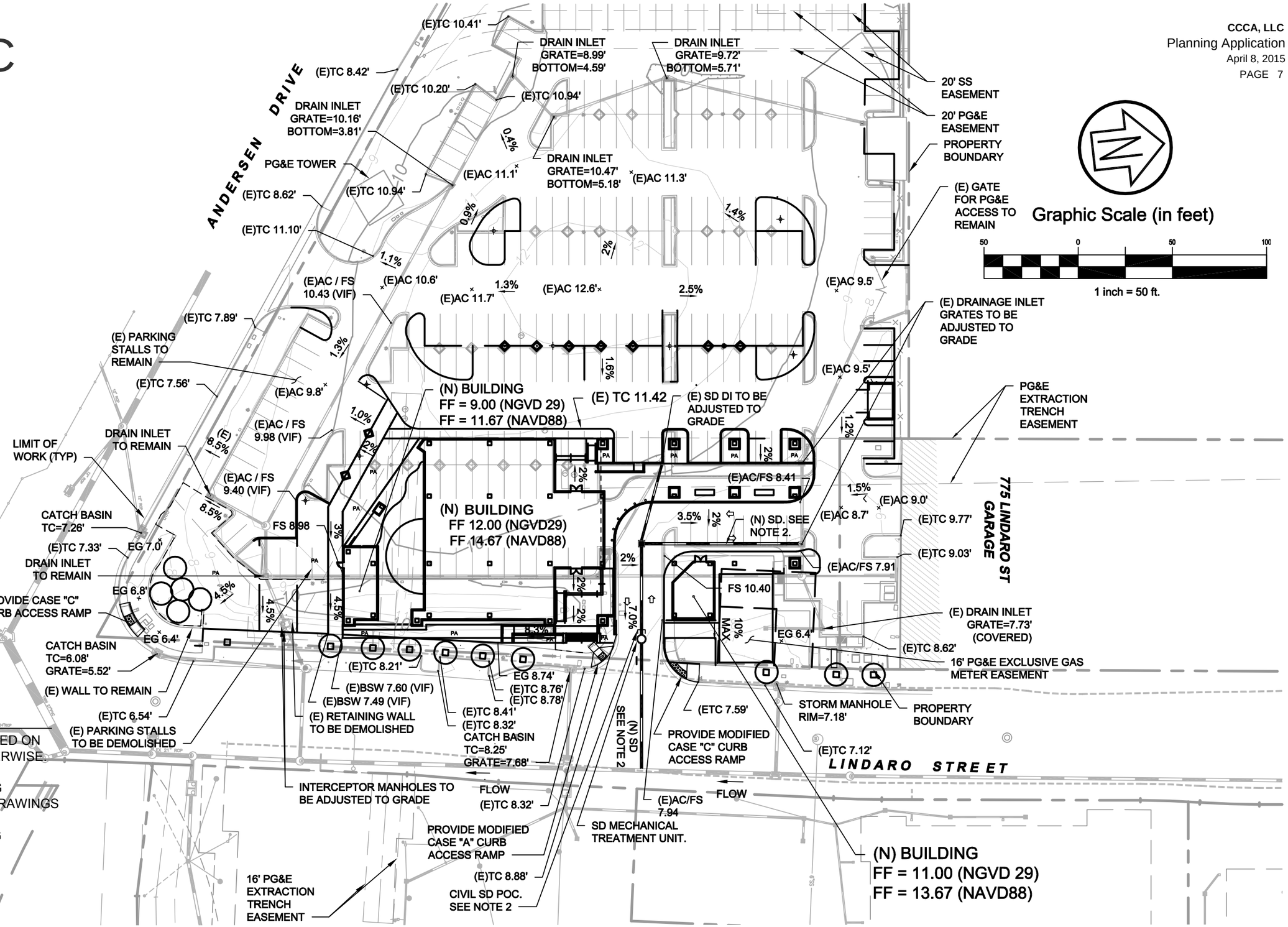

SHEET NOTES

1. ELEVATIONS SHOWN ARE BASED ON NGVD29 UNLESS NOTED OTHERWISE.
2. FOR NEW SD UNDER BUILDING OVERHANG, SEE PLUMBING DRAWINGS
3. EXISTING SD UNDER BUILDING FOOTPRINT TO BE REMOVED

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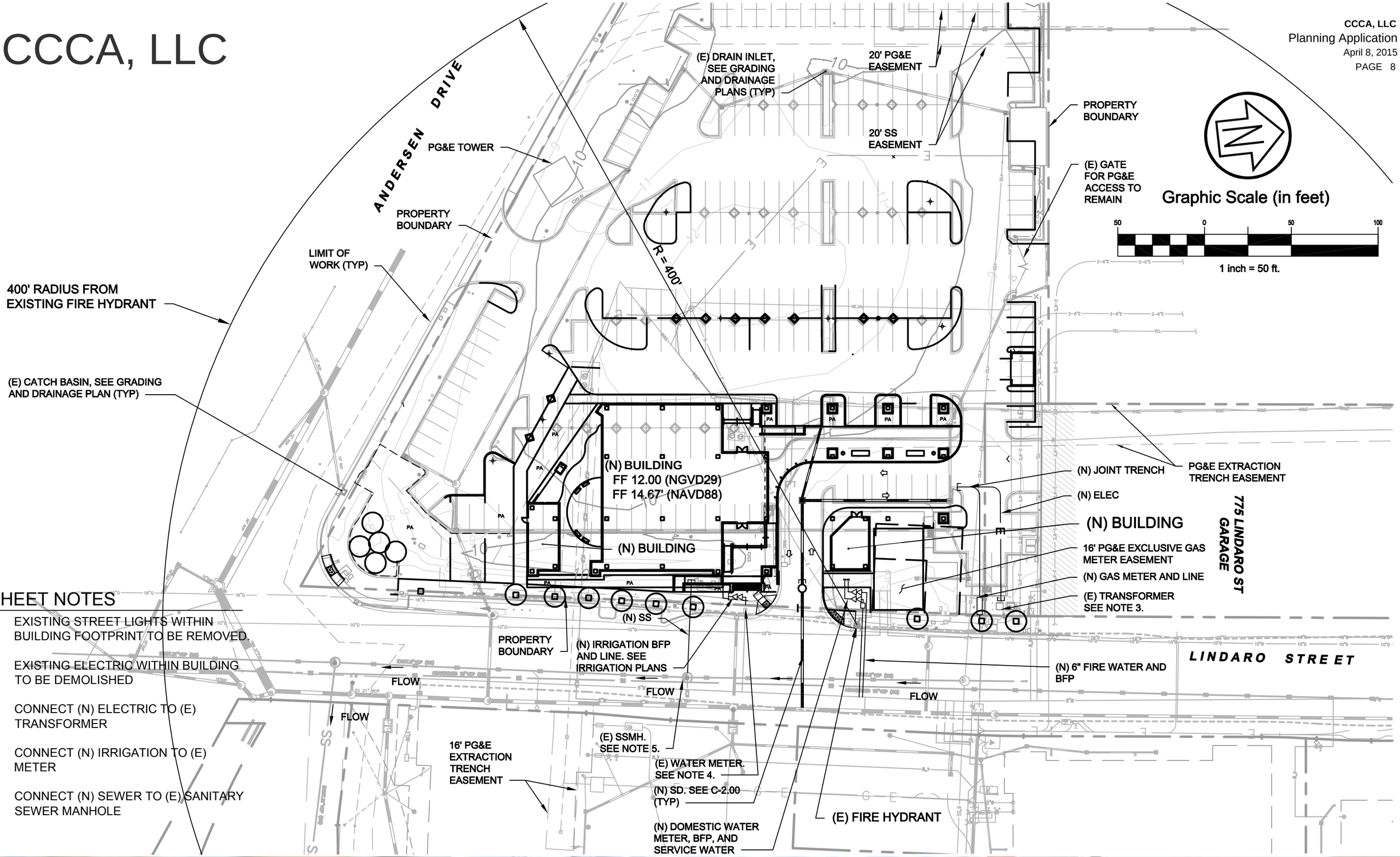

SHEET NOTES

1. EXISTING STREET LIGHTS WITHIN BUILDING FOOTPRINT TO BE REMOVED.
2. EXISTING ELECTRIC WITHIN BUILDING TO BE DEMOLISHED
3. CONNECT (N) ELECTRIC TO (E) TRANSFORMER
4. CONNECT (N) IRRIGATION TO (E) METER
5. CONNECT (N) SEWER TO (E) SANITARY SEWER MANHOLE

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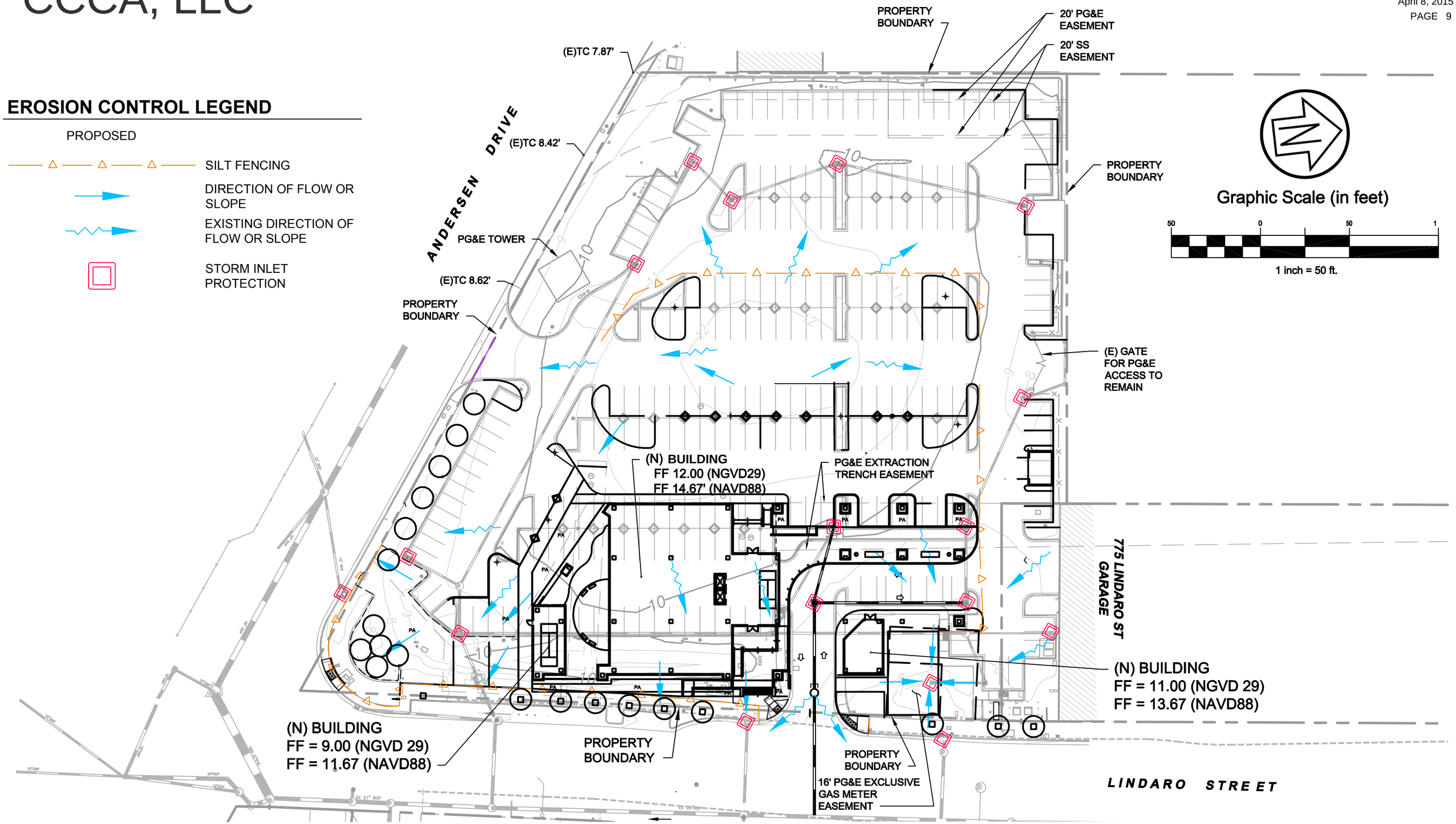
EROSION CONTROL LEGEND

PROPOSED

- SILT FENCING
- DIRECTION OF FLOW OR SLOPE
- EXISTING DIRECTION OF FLOW OR SLOPE
- STORM INLET PROTECTION



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EVA - EMERGENCY VEHICLE ACCESS - FIRE TRUCK

DRIVABLE PAVERS FOR EVA

REMOVABLE/LOCKABLE BOLLARDS WITH KNOX BOX

FIRE TRUCK ACCESS PATH

AMBULANCE ACCESS PATH

ANDERSEN DRIVE

LINDARO STREET

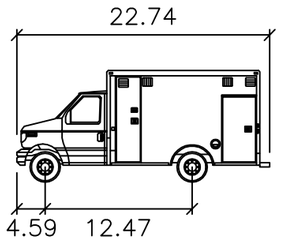
775 LINDARO ST GARAGE

R = 400'

Graphic Scale (in feet)

50 0 50 1(

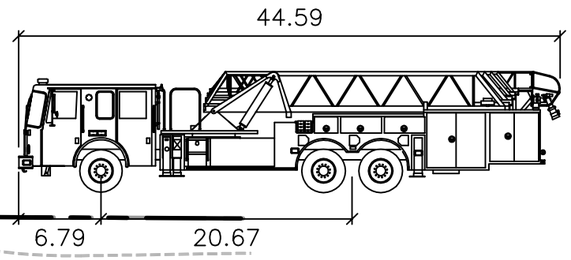
1 inch = 50 ft.



B—AUTO feet

Width	: 7.71
Track	: 7.71
Lock to Lock Time	: 6.0
Steering Angle	: 47.8

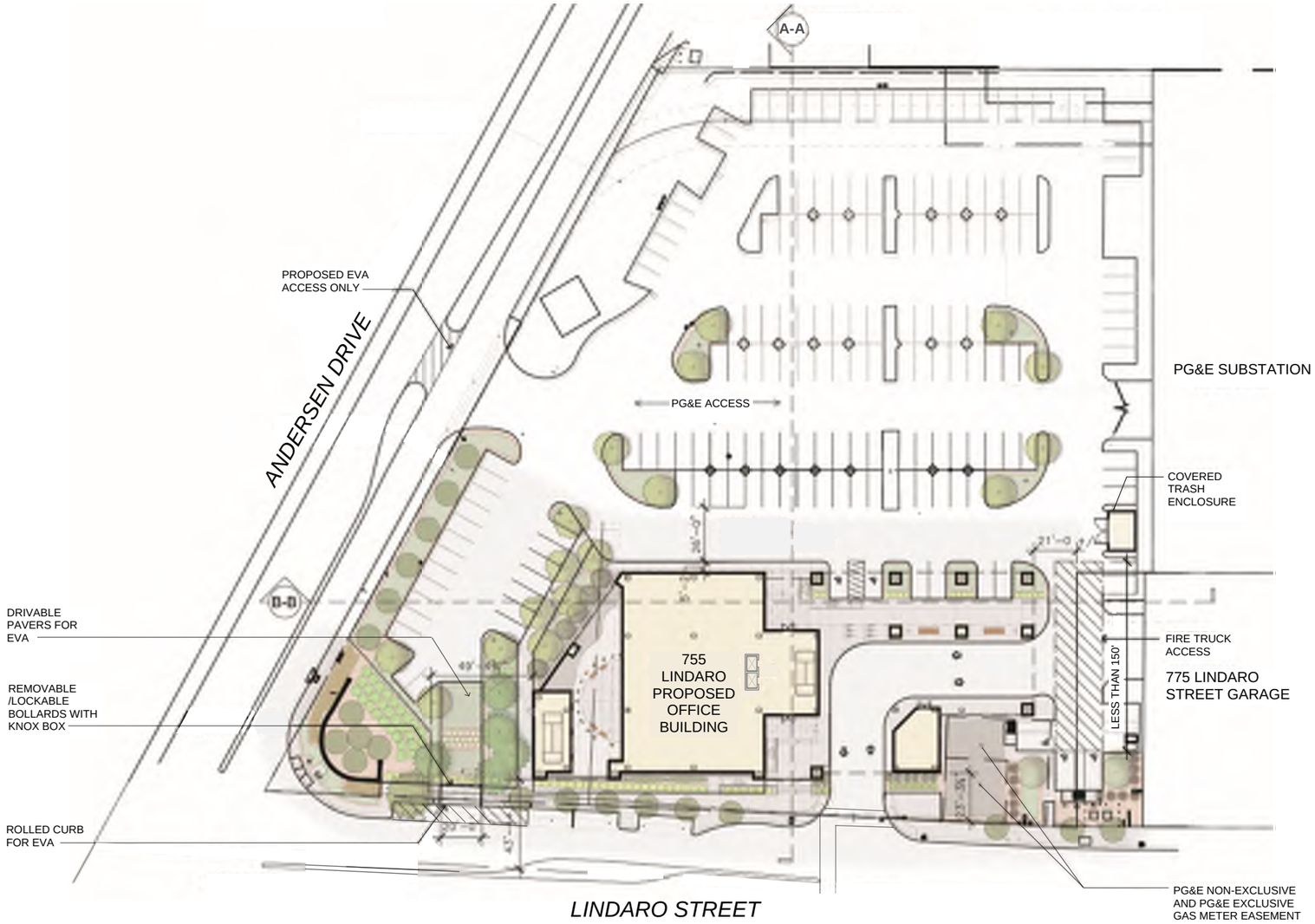
AMBULANCE TEMPLATE



Smeal Aerial MM 100ft feet

Width	: 8.17
Track	: 7.75
Lock to Lock Time	: 6.0
Steering Angle	: 45.0

FIRE TRUCK TEMPLATE


A-A
PROPOSED EVA
ACCESS ONLY
ANDERSEN DRIVE
PG&E ACCESS
PG&E SUBSTATION
COVERED
TRASH
ENCLOSURE
D-D
DRIVABLE
PAVERS FOR
EVA
REMOVABLE
/LOCKABLE
BOLLARDS WITH
KNOX BOX
ROLLED CURB
FOR EVA
755
LINDARO
PROPOSED
OFFICE
BUILDING
FIRE TRUCK
ACCESS
775 LINDARO
STREET GARAGE
LESS THAN 150'
PG&E NON-EXCLUSIVE
AND PG&E EXCLUSIVE
GAS METER EASEMENT
LINDARO STREET
0'
32'
64'
128'
PLAN
NORTH

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PGE ACCESS EASEMENT

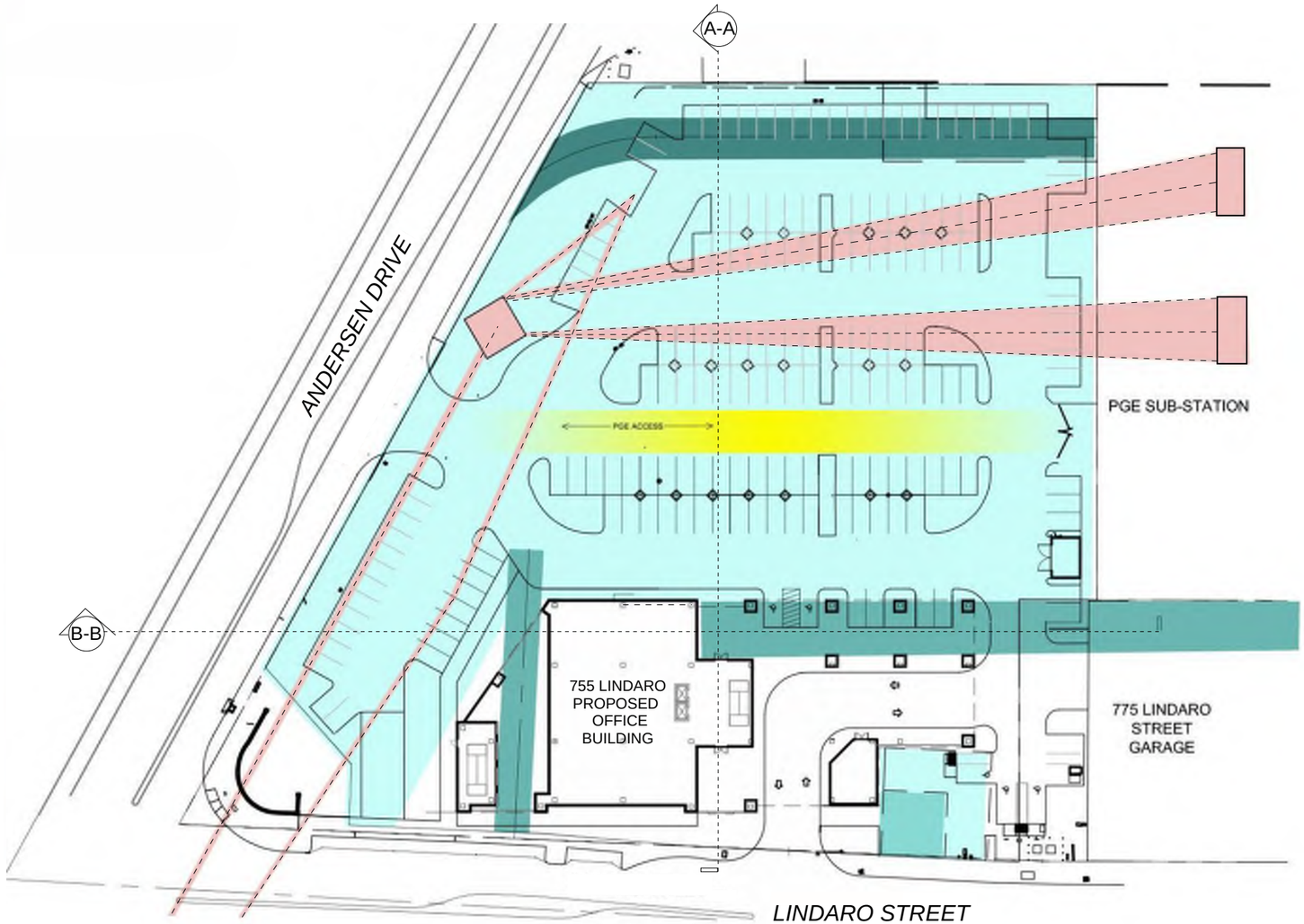
OVERHEAD POWER/TOWERS

PROPOSED PGE ACCESS

SLURRY WALL EASEMENT

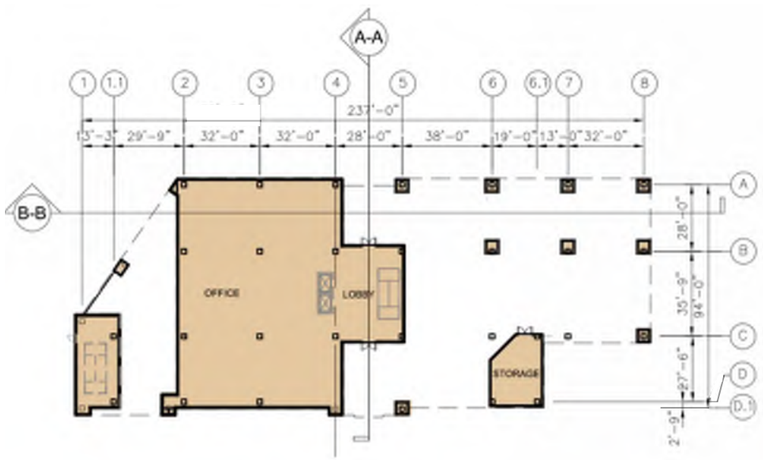
PGE EASEMENT

PGE EXTRACTION TRENCH EASEMENT

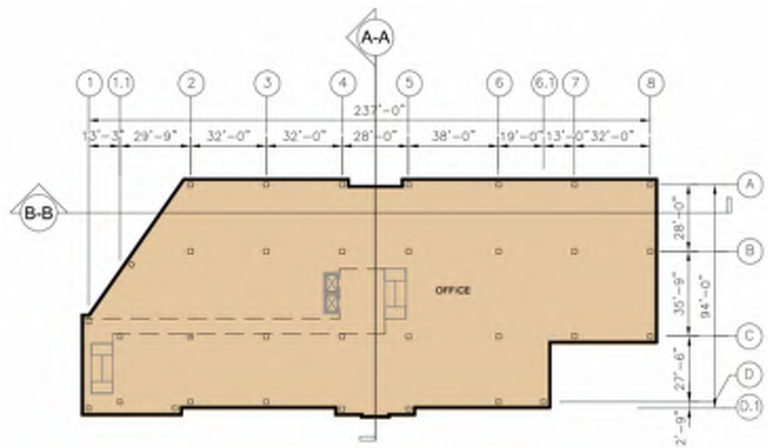


0’ 32’ 64’ 128’

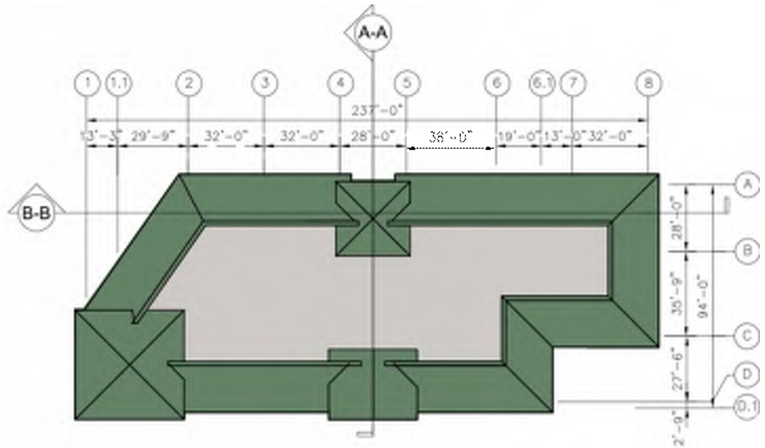
PLAN NORTH



FIRST LEVEL



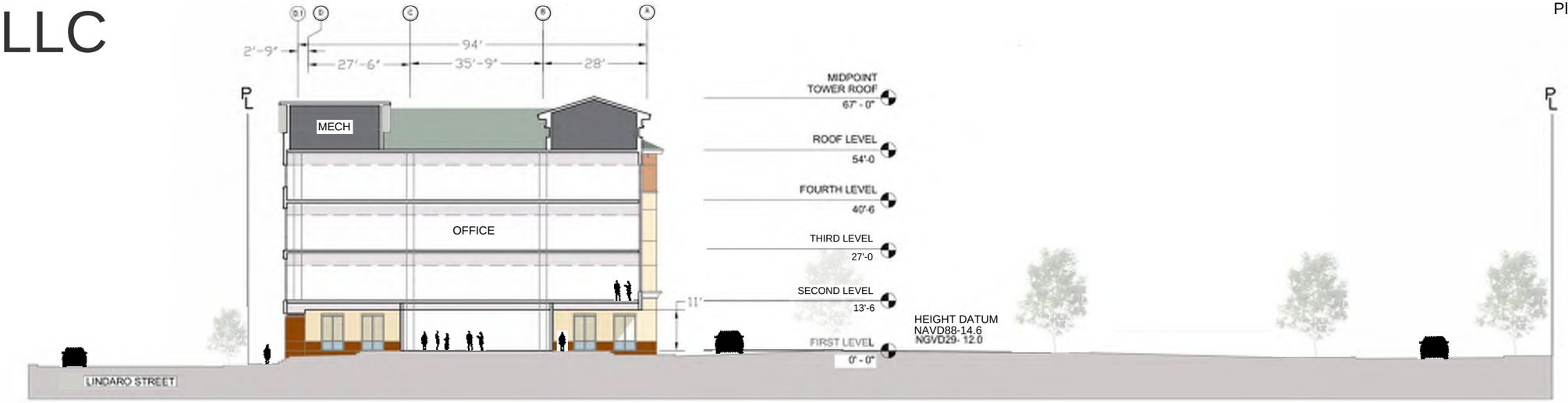
SECOND THRU FOURTH LEVELS



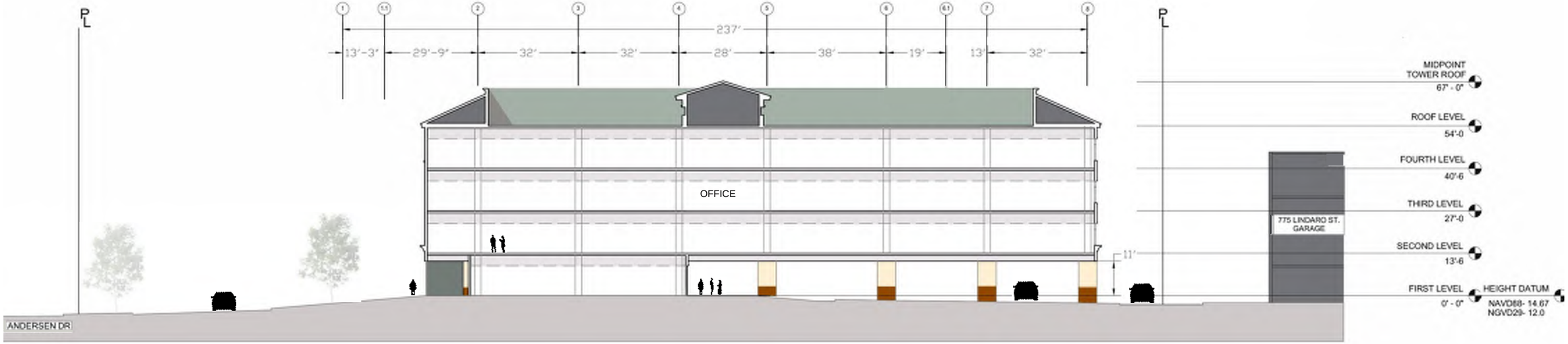
ROOF LEVEL

PLAN NORTH

0' 32' 64' 128'



SECTION A-A



SECTION B-B

0' 16' 32' 64'

SITE FURNISHINGS

PROPOSED AREA LIGHT
TO MATCH EXISTING

BIKE RACK

TRASH BIN

BOLLARD

BENCH

LEGEND

- (E) TREE
- (E) AREA LIGHT
- AREA LIGHT
- BENCH
- BIKE RACK
- BOLLARD
- (T) TRASH BIN
- SCORED & COLORED CONC.
- SCORED & COLORED CONC. OR OPTIONAL EMBELLISHED PAVING
- 'GRASSPAVE2' DRIVABLE PLANTABLE PAVING SYSTEM
- 2' AGGREGATE @ BUILDING PERIMETER

PLANT LEGEND

SCIENTIFIC NAME	COMMON NAME	SIZE	MATURE SIZE (HXW)	REMARKS CAL NATIVES (N)
TREES				
LAGERSTROEMIA 'NATCHEZ' OR	Crape Myrtle	24" BOX	20'X20'	MULTI-TRUNK
CARPINUS BETULUS 'FRANS FONTAINE'	European Hornbeam	24" BOX	35'X15'	STANDARD
OLEA EUROPEA 'WILSONII'	Olive	24" BOX	15'X15'	MATCH (E)
PLATANUS ACERIFOLIA 'BLOODGOOD'	London Plane Tree	24" BOX	40'X30'	MATCH (E)
SEQUOIA SEMPERVIRENS	Coastal Redwood	24" BOX	50'X30'	N, STANDARD
SHRUBS				
ARBUTUS U. 'ELFIN KING'	Strawberry Tree	5 GAL	5'X5'	
CORREA 'IVORY BELLS'	White Australian Fuchsia	1 GAL	4'X4'	
GREVILLEA 'NOELII'	Grevillea	5 GAL	4'X4'	
MYRTUS COMMUNIS 'COMPACTA'	Dwarf Myrtle	5 GAL	3'X3'	
ROSA CALIFORNICA	California Wild Rose	5 GAL	4'X8'	N
SOLLYA HETEROPHYLLA	Australian Bluebell Creeper	1 GAL	4'X4'	
PERENNIALS/ GRASSES				
ALOE 'BLUE ELF'	Blue Elf Aloe	1 GAL	18"X24"	
BULBINE FRUTESCENS	Bulbine	1 GAL	18"X4'	
CAREX DIVULSA	Berkeley Sedge	1 GAL	18"X18"	
CHONDROPETALUM TECTORUM	Cape Rush	1 GAL	3'X3'	
ECHEVERIA ELEGANS	Hen and Chicks	4" POTS	1'X1'	
EUPHORBIA C. 'MARTINII'	Euphorbia	5 GAL	30"X15"	
FESTUCA CALIFORNICA	California Fescue	1 GAL	2'X2'	N
HELICTOTRICHON SEMPERVIRENS	Blue Oat Grass	1 GAL	18"X18"	
JUNCUS PATENS	California Gray Rush	1 GAL	18"X18"	N
LAVANDULA ANGUSTIFOLIA 'MUNSTEAD'	Munstead Lavender	1 GAL	18"X18"	
PHORMIUM TENAX 'ATROPURPUREUM'	New Zealand Flax	5 GAL	6'X4'	
PHORMIUM 'DUET'	New Zealand Flax	5 GAL	2'X2'	
SEDUM 'AUTUMN JOY'	Stonecrop	1 GAL	18"X18"	
STIPA ICHU	Peruvian Feather Grass	1 GAL	18"X18"	
GROUNDCOVERS AND VINES				
ARCTOSTAPHYLOS SPP.	Manzanita	1 GAL	8'X4'	N
CEANOTHUS GRISEUS HORIZONTALIS	Carmel Creeper	1 GAL	2'X8'	N
CLEMATIS JACKMANII	Clematis	5 GAL	20'X	
DISTICTIS BUCCINATOR	Bloodred Trumpet Vine	5 GAL	20'X	
HARDENBERGIA 'HAPPY WONDERER'	Purple Vine Lilac	5 GAL	10'X	
RUBUS ROLFEI	Bramble	1 GAL	6'X2'	

N

0 20 40 80

FEET

CCCA, LLC

TREES

CARPINUS BETULUS 'FRANS FONTAINE'

LAGERSTROEMIA 'NATCHEZ'

OLEA EUROPEA

PLATANUS 'BLOODGOOD'

SEQUOIA SEMPERVIRENS

SHRUBS

ARBUTUS U. 'ELFIN KING'

CORREA 'IVORY BELLS'

GREVILLEA 'NOELII'

PERENNIALS/ GRASSES

MYRTLE COMMUNIS COMPACTA

ROSA CALIFORNICA

SOLLYA HETEROPHYLLA

ALOE 'BLUE ELF'

BULBINE 'TINY TANGERINE'

CAREX DIVULSA

CHONDROPETALUM TECTORUM

ECHEVERIA ELEGANS

EUPHOBIA C. 'MARTINII'

FESTUCA CALIFORNICA

HELICTOTRICHON SEMPERVIRENS

JUNCUS PATENS

LAVANDULA A. 'MUNSTEAD'

PHORMIUM 'ATROPURPUREUM'

PHORMIUM 'DUET'

SEDUM 'AUTUMN JOY'

GROUNDCOVERS

STIPA ICHU

ARCTOSTAPHYLOS SPP.

CEANOTHUS GRISEUS HORIZONTALIS

RUBUS ROLFEI

VINES

CLEMATIS JACKMANII

DISTICTIS BUCCINATORIA

HARDENBERGIA V. 'HAPPY WONDERER'

PLANTS FOR SHADE/ POTS

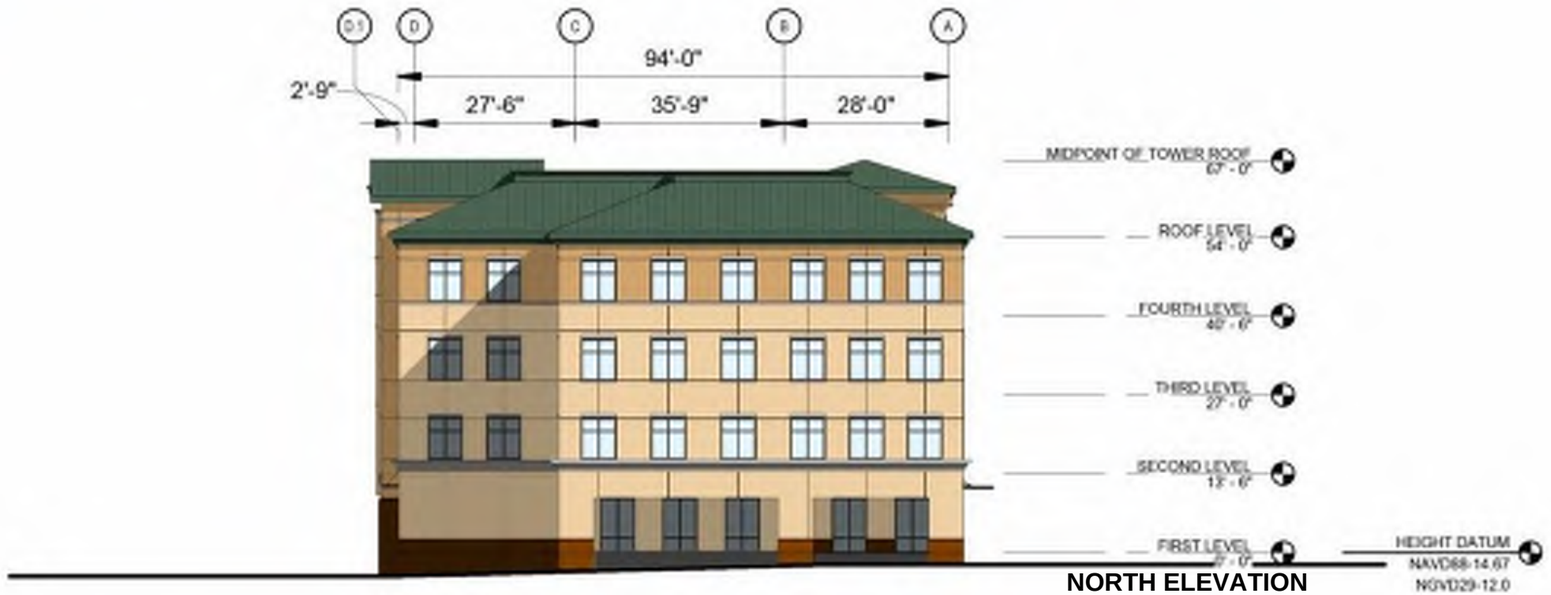
ASPIDISTRA ELATIOR

CYRTOMIUM FALCATUM 'ROCHFORDIANUM'

LIRIOPE MUSCARI 'BIG BLUE'

POLYSTICHUM MUNITUM

EAST ELEVATION



NORTH ELEVATION

0’ 16’ 32’ 64’

WEST ELEVATION

0’ 16’ 32’ 64’

SOUTH ELEVATION


BIOMARIN
PARKING

VIEW FROM ANDERSEN DR.

DGA planning | architecture | interiors CSW ST2 PA KPW Architects • Engineers • Parking Planners WATRY DESIGN, INC.

VIEW FROM WEST PARKING LOT

788 LINCOLN PHASE 2 - PROJECT DESCRIPTION

DESIGN

The architectural style of the proposed Phase 2 of the Lincoln Parking Garage (788 Lincoln Phase 2) was established to fit into the context of the existing campus and the phase 1 portion of the garage. The level parking decks will be flat and will allow the architectural features to follow the clean rectilinear shapes of the adjacent buildings. There are no new stairs, elevators, or ramps in the proposed garage; circulation will be shared with the phase 1 portion of the garage. The overall height of the building will remain below the 54' height limit by providing all required ADA stalls on the ground level, which will be set one foot below the datum elevation. The garage is proposed to be located on a pad of approximately 15,000 square feet.

CIVIL

Storm water management for the proposed Phase 2 of the Lincoln Parking Garage (788 Lincoln Phase 2) will be consistent with CalGreen and Marin County standards and there will be no net increase to the current run-off rates (overall hardscape is assumed not to increase). Storm water treatment for this portion of the project will either consist of a bioswale serving only the southern portion of the site, or the run-off will be routed to the north where it will be treated by way of a mechanical treatment vault serving the entire site. Utilities for the Phase 2 Garage will connect to existing mains within Lincoln Avenue.

LANDSCAPE

The landscape design for the proposed Phase 2 of the Lincoln Parking Garage (788 Lincoln Phase 2) will continue the existing campus treatments utilizing site features, paving, stone mulches and plantings to provide continuity with the previous campus development phases. The plant palette will consist of trees, shrubs, ground covers, grasses and perennials that conform to Marin Municipal Water District requirements, the California water efficient landscape ordinance (WELO) and new Marin County storm water pollution prevention practices.

Plants will be selected for low water use and low maintenance and will be irrigated with an emitter type spot application system. The plantings in the bio-retention areas will be selected for their ability to handle seasonal inundation and the fast-draining bio-retention soils. These areas will be irrigated by overhead, low precipitation stream spray rotors. The tree palette will be a continuation of street and shade trees utilized in the previous phases of the campus development with deep root watering irrigation elements.

STRUCTURAL

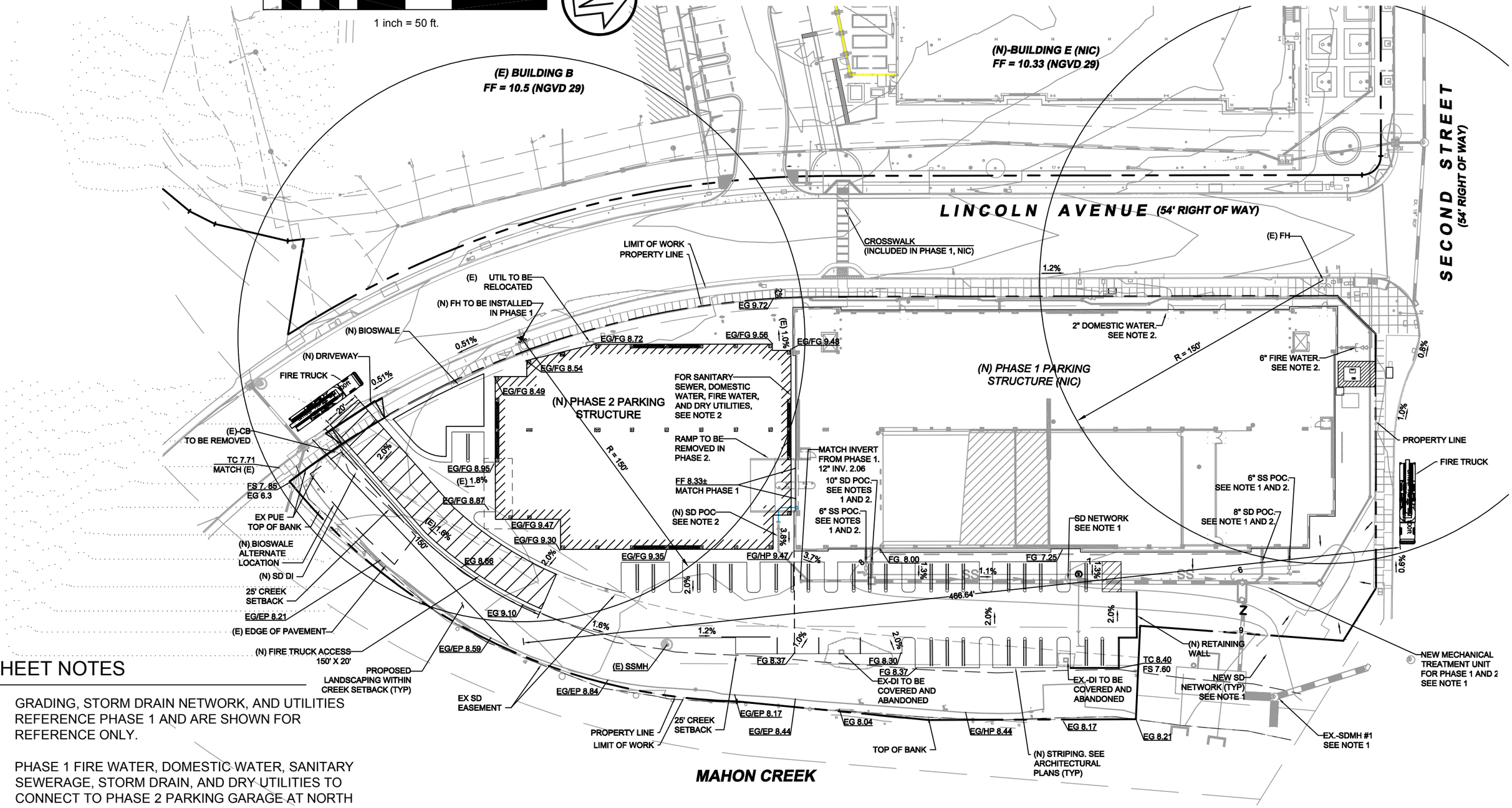
The garage is proposed to be a hybrid concrete structure with precast columns and beams, and cast in place slabs. The lateral system is cast in place shear walls with precast boundary elements. The foundations will consist of auger grouted displacement piles (AGDP's) with pile caps and tie beams to support the structure and slab on grade. AGDPs will likely be selected to mitigate soil spoils and off-haul, loud noise, and vibrations during installation. The use of cast in place concrete and precast concrete elements will provide structural strength, durability and will minimize required maintenance. The main structural elements will be finished with materials and colors to complement the main campus buildings.

SOIL MANAGEMENT

The proposed Phase 2 of the Lincoln Parking Garage (788 Lincoln Phase 2) is located on Parcel 8 and is currently surface parking. Site remedial measures were overseen and approved by the San Francisco Regional Water Quality Control Board in 2009 and 2010. Because redevelopment with a parking garage was anticipated, a Soil Management Plan ("SMP") was developed in 2009 and approved by the RWQCB in 2010. The SMP describes soil and groundwater management procedures associated with construction. This plan was developed to be consistent with procedures in the 2008 SWMP Addendum for the Central and Western Parcels. In 2014, the RWQCB confirmed its continued concurrence with the procedures established in the SMP for construction of the Parcel 8 Lincoln Parking Garage.

CCCA, LLC

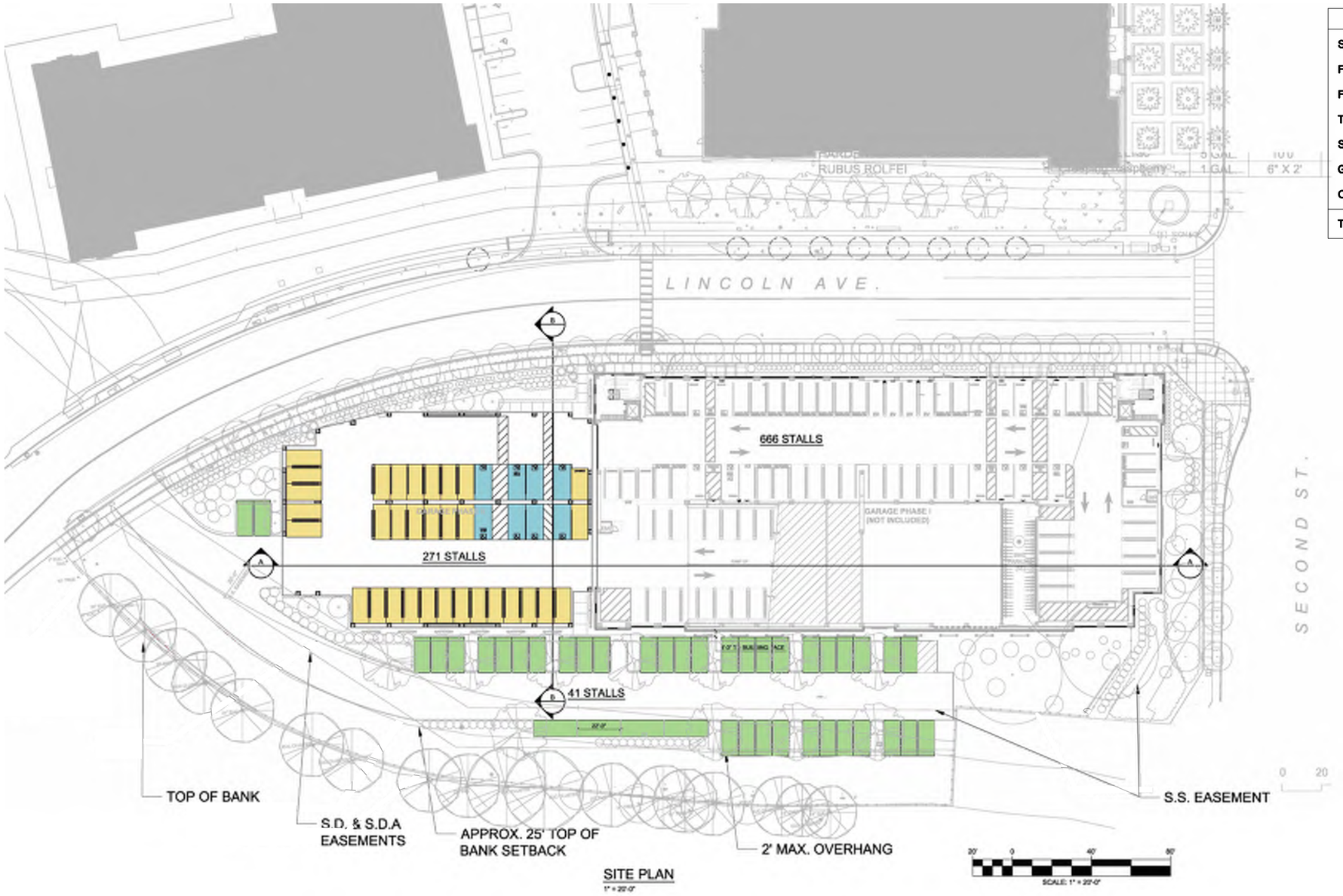
Graphic Scale (in feet)
50 0 50 100
1 inch = 50 ft.



SHEET NOTES

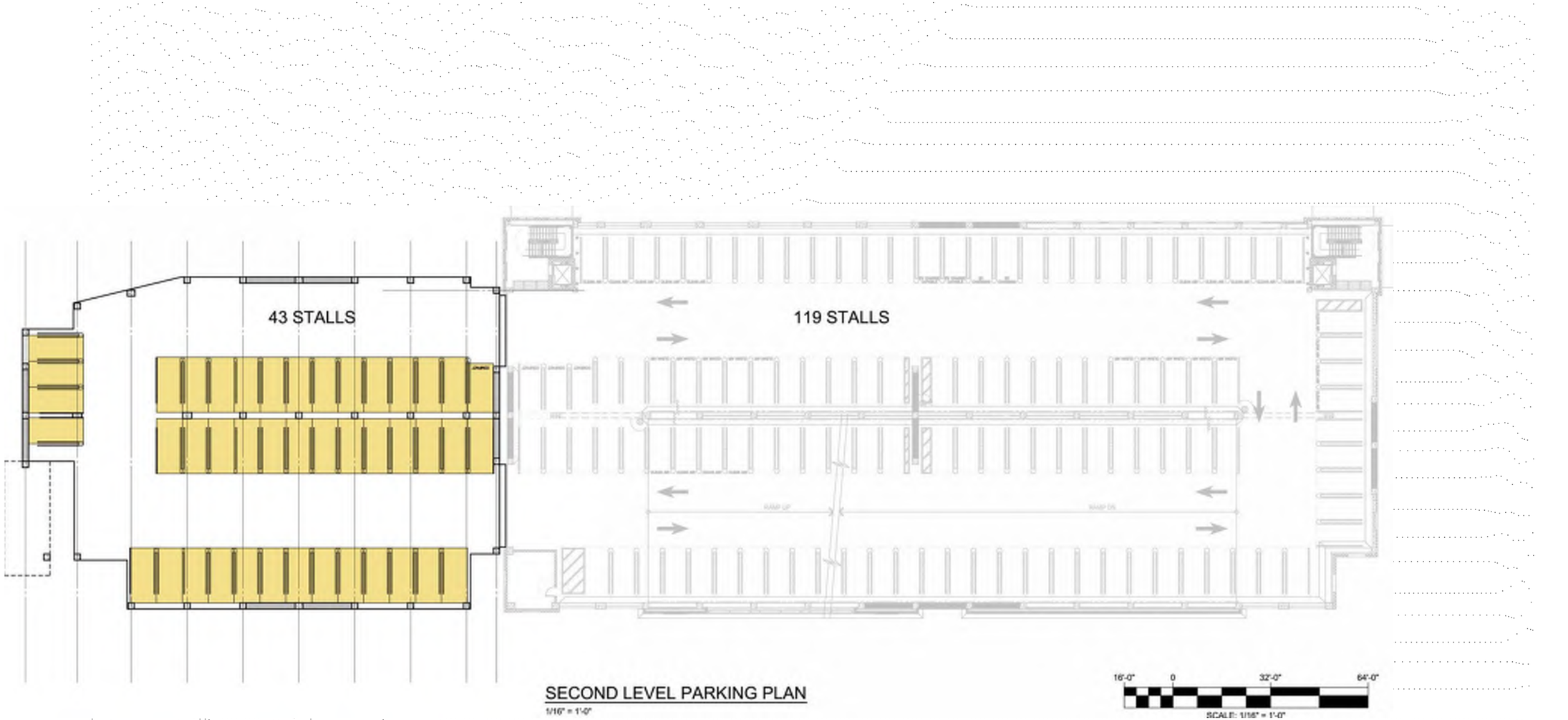
1. GRADING, STORM DRAIN NETWORK, AND UTILITIES REFERENCE PHASE 1 AND ARE SHOWN FOR REFERENCE ONLY.

2. PHASE 1 FIRE WATER, DOMESTIC WATER, SANITARY SEWERAGE, STORM DRAIN, AND DRY UTILITIES TO CONNECT TO PHASE 2 PARKING GARAGE AT NORTH SIDE OF PHASE 2 GARAGE. SEE PLUMBING AND ELECTRICAL PLANS.

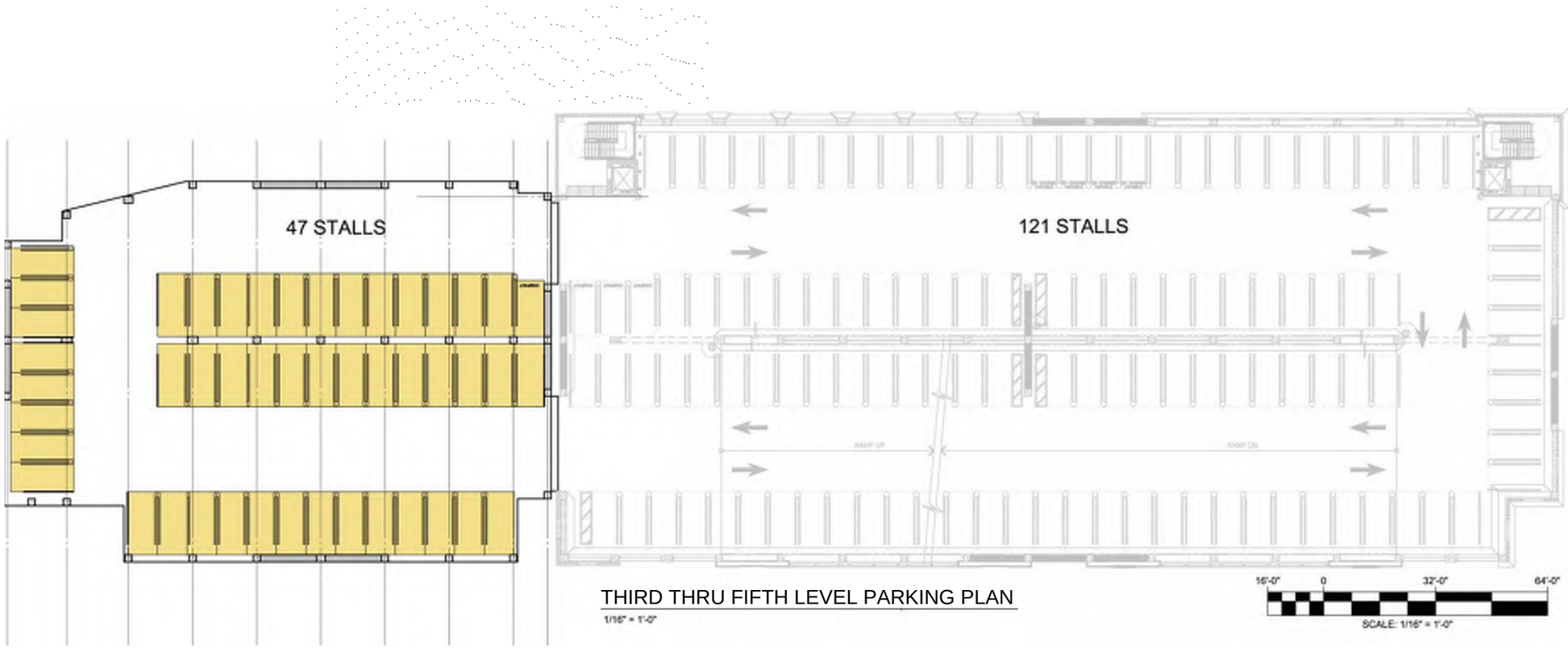


SITE PLAN
1" = 20'-0"

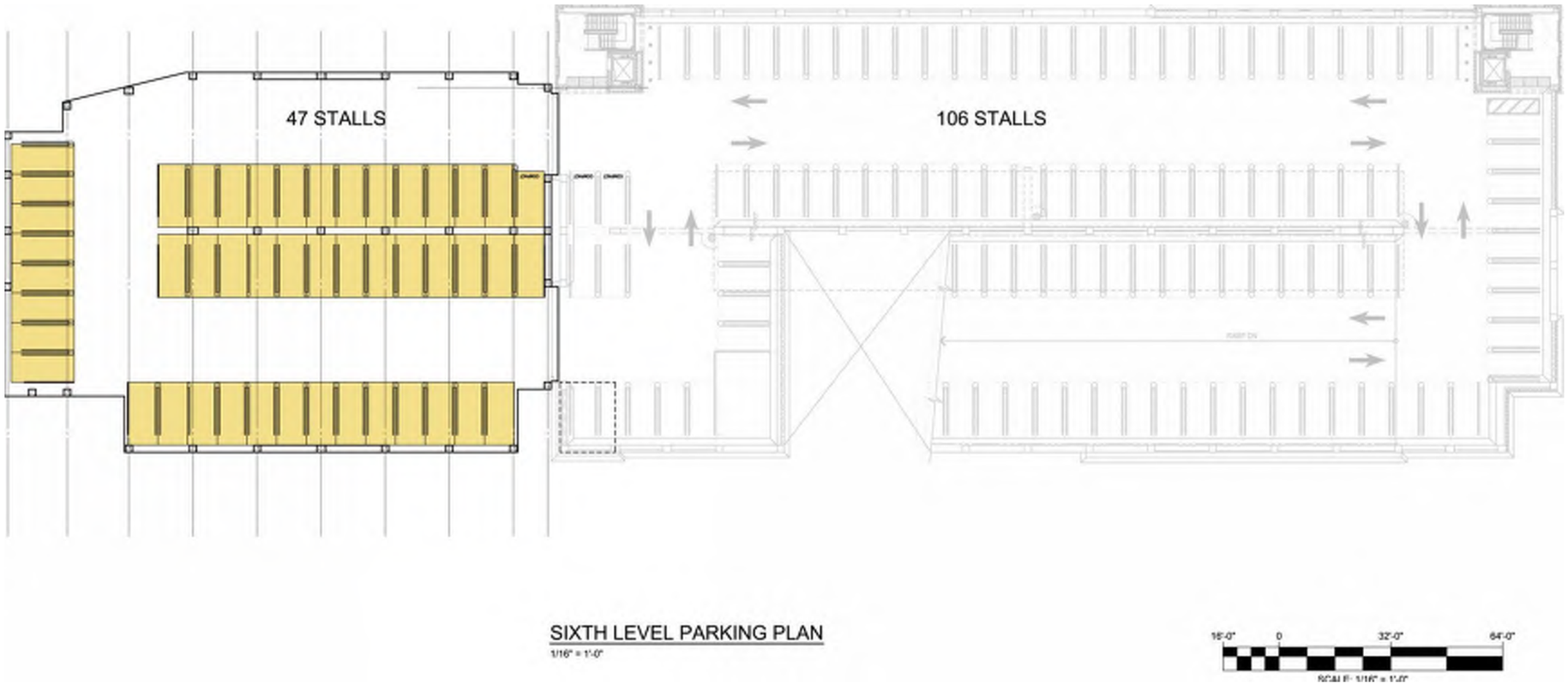
	PH 1 STALLS	PH 2 STALLS	TOTAL	FF HEIGHT	NEW AREA	ELEVATIONS
SIXTH	107	47	154	10'-2"	15,900	51.00
FIFTH	121	47	168	10'-2"	15,900	40.83
FOURTH	121	47	168	10'-2"	15,900	30.67
THIRD	121	47	168	10'-2"	15,900	20.50
SECOND	119	43	162	10'-2"	15,400	10.33
GROUND	77	40	117	11'-4"	15,900	-1.0
ON GRADE	-	41	41	-		0.0
TOTAL	666	312	978	-	94,900	

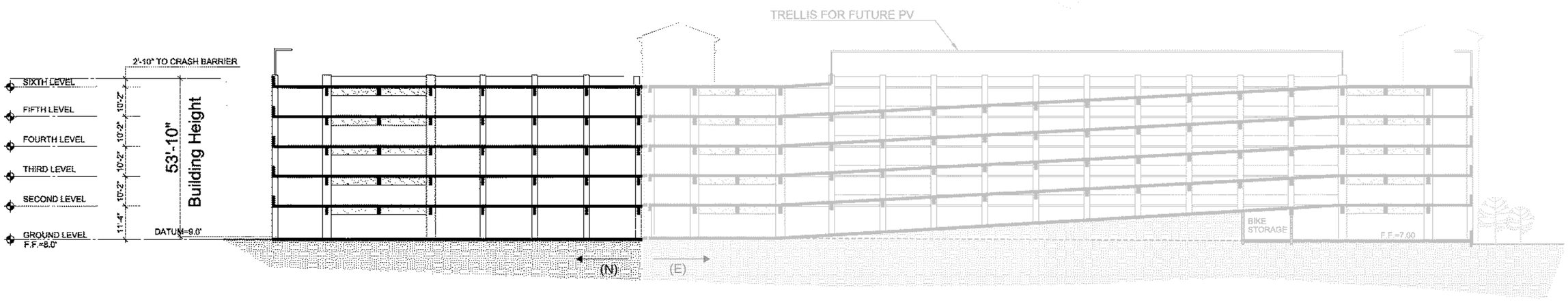


SECOND LEVEL PARKING PLAN
1/16" = 1'-0"



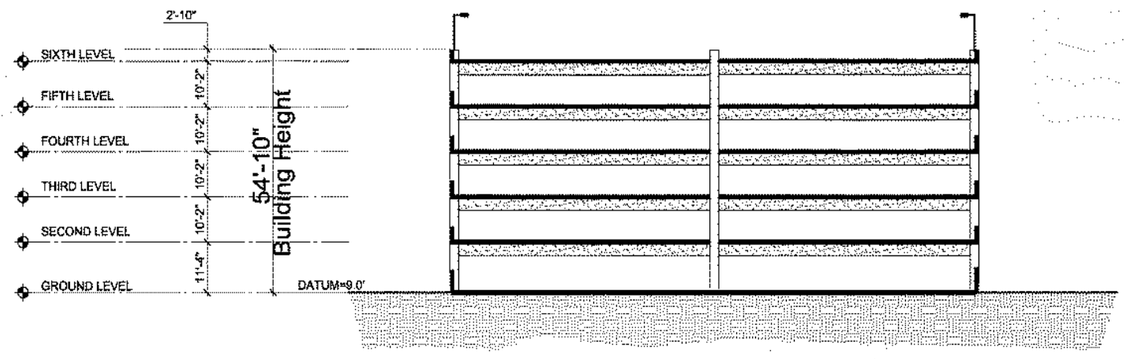
THIRD THRU FIFTH LEVEL PARKING PLAN
1/16" = 1'-0"


47 STALLS
106 STALLS
SIXTH LEVEL PARKING PLAN
1/16" = 1'-0"
16'-0"
0
32'-0"
64'-0"



A LONGITUDINAL SECTION

16 0 32 64



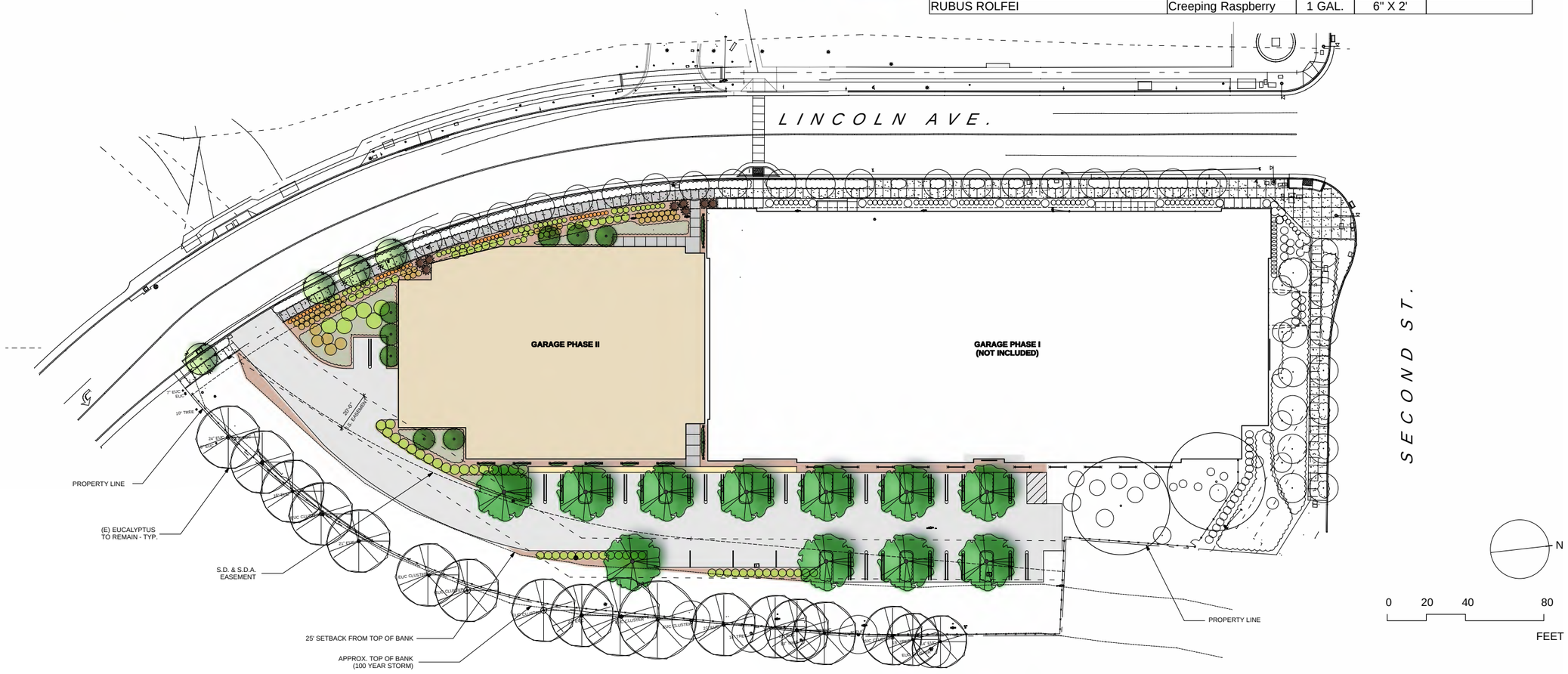
B TRANSVERSE SECTION

16 0 32 64

PLANT LEGEND

SCIENTIFIC NAME	COMMON NAME	SIZE	MATURE SIZE (HXW)	REMARKS NATIVE (N)
TREES				
CARPINUS BETULUS 'FRANS FONTAINE'	European Hornbeam	24" BOX	35' X 15'	STANDARD
PISTACIA CHINENSIS	Chinese Pistache	24" BOX	50' X 50'	STANDARD
TILIA CORDATA	Little-leaf Linden	24" BOX	35' X 25'	STANDARD
SHRUBS				
CEANOTHUS SPP.	California Lilac	15 GAL.	8'X 8'	N
CERCIS OCCIDENTALIS	Western Redbud	5 GAL.	8'X 8'	N
MYRTUS COMMUNIS COMPACTA	Dwarf Myrtle	5 GAL.	3'X3'	N
ROSA CALIFORNICA	California Wildrose	1 GAL.	4'X8'	N

SCIENTIFIC NAME	COMMON NAME	SIZE	MATURE SIZE (HXW)	REMARKS NATIVE (N)
PERENNIALS/ GRASSES				
CALAMAGROSTIS X 'KARL FOERSTER'	Feather Reed Grass	1 GAL.	3'x3'	
CAREX DIVULSA	Berkeley sedge	1 GAL.	18"X18"	N
CAREX TESTACEA	Orange Sedge	1 GAL.	18"X18"	
CHONDROPETALUM TECTORUM	Cape Reed	1 GAL.	2' x 3'	N
DESCHAMPSIA CESPITOSA	Tufted Hairgrass	1 GAL.	2' x 2'	N
JUNCUS PATENS	California Gray Rush	1 GAL.	18"X18"	N
MUHLENBERGIA RIGENS	Deer Grass	1 GAL.	3' x 3'	N
PHORMIUM 'DARK DELIGHT'	New Zealand Flax	5 GAL.	3' X 4'	
STIPA ICHU	Peruvian Feather Grass	1 GAL.	18"X18"	
GROUNDCOVERS/VINES				
ARCTOSTAPHYLOS SPP.	Bearberry	1 GAL.	8" X 5'	N
CLEMATIS JACKMANII	Clematis	5 GAL.	25' +	
DISTICTIS BUCCINATOR	Bloodred Trumpet Vine	5 GAL.	20'0"	
HARDENBERGIA 'HAPPY WONDERER'	Purple Vine Lilac	5 GAL.	10'0"	
RUBUS ROLFEI	Creeping Raspberry	1 GAL.	6" X 2'	



TREES


CARPINUS BETULUS
'FRANS FONTAINE'


PISTACIA CHINENSIS


TILIA CORDATA

SHRUBS


CEANOTHUS SPP.


CERCIS
OCCIDENTALIS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COMPACTA


ROSA CALIFORNICA

PERENNIALS/GRASSES


CALAMAGROSTIS X
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CAREX DIVULSA


CAREX TESTACEA


CHONDROPETALUM
TECTORUM


DESCHAMPSIA
CEPITOSA


JUNCUS PATENS


MUHLENBERGIA
RIGENS

GROUNDCOVERS


PHORMIUM
'DARK DELIGHT'


STIPA ICHU


ARCTOSTAPHYLOS SPP.


RUBUS ROLFEI

VINES


CLEMATIS JACKMANII


DISTICTIS
BUCCINATORIA

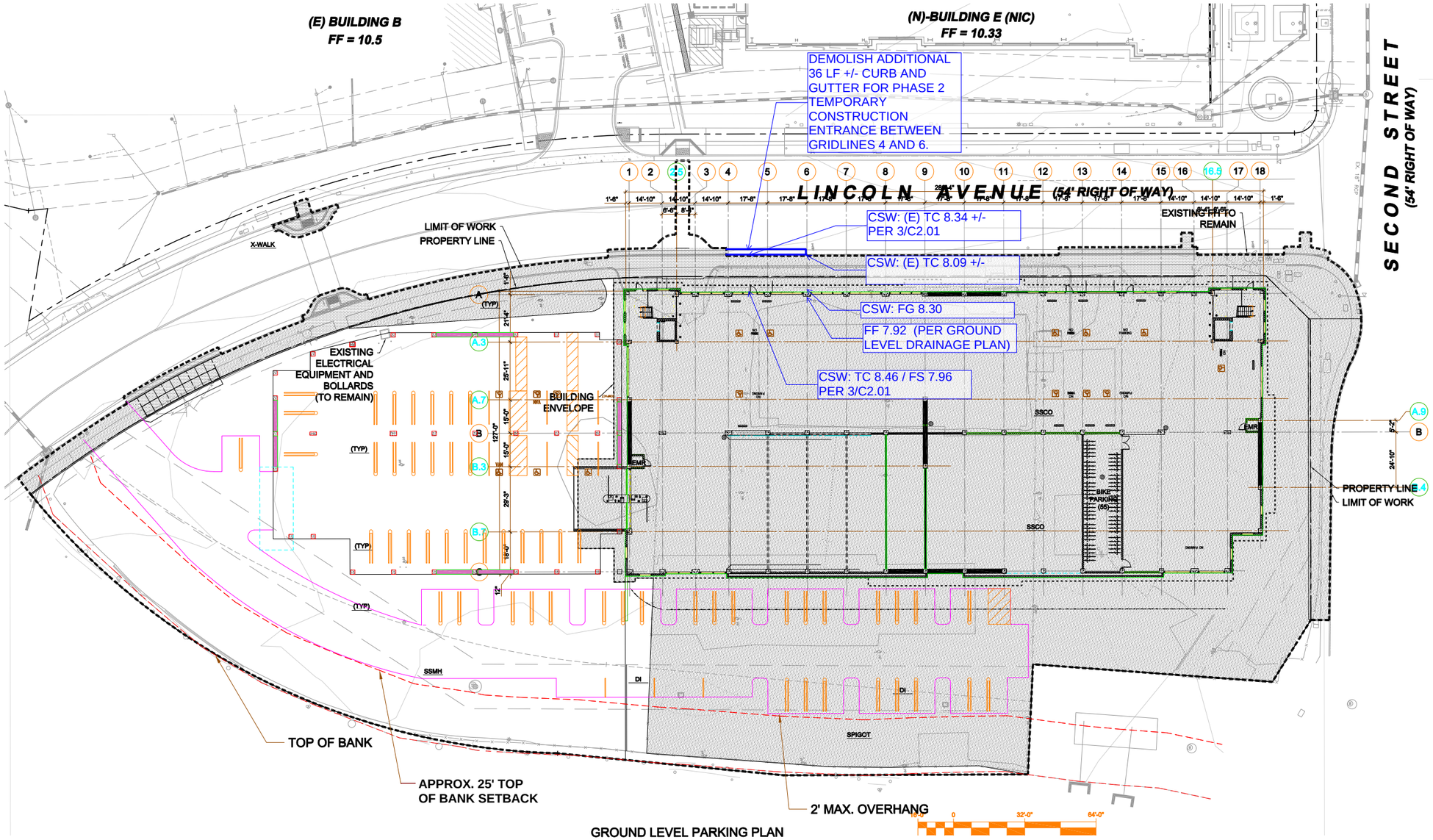

HARDENBERGIA V.
'HAPPY WONDERER'

VIEW FROM LINCOLN AVE

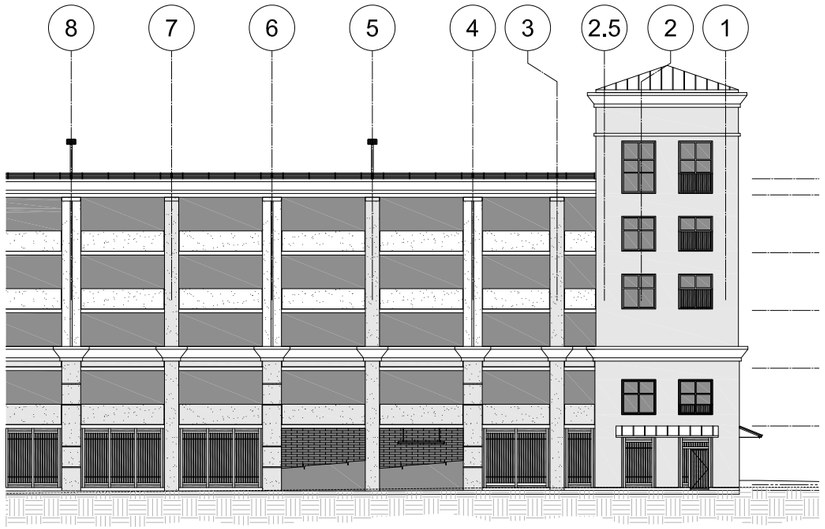
VIEW FROM SAN RAFAEL CREEK

VIEW FROM SECOND ST.

VIEW FROM LINCOLN AVE.



GROUND LEVEL PARKING PLAN



TEMP ENTRY/EXIT
WEST ELEVATION
1/4" = 1'-0"