1 **PROPOSED AREA PLAN**

SCALE: 1"=50'

NORTH

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ARCHITECTURAL TECHNOLOGIES
www.arctecinc.com
Arizona
2960 East Northern Avenue, Building C
Phoenix, Arizona 85028
P 602.953.2355 F 602.953.2988
California
99 Almaden Boulevard, Suite 840
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in Association with:

A Planning Department Submittal for
COMMONWEALTH CORPORATE CENTER
151 Commonwealth Drive and 164 Jefferson Drive
Menlo Park, California 94025

The **SOBRATO** Organization

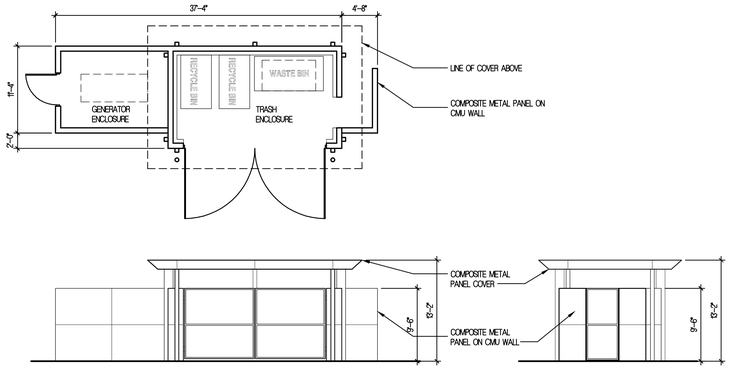
DATE	DESCRIPTION
07.17.12	PLANNING DEPARTMENT SUBMITTAL
04.19.13	PLANNING DEPARTMENT SUBMITTAL
06.26.13	FIRE COMMENTS
08.26.13	FIRE COMMENTS
09.09.13	PLANNING DEPARTMENT SUBMITTAL
01.13.14	PLANNING DEPARTMENT SUBMITTAL

LICENSED ARCHITECT
CRAIG JAMES ALMELEN
EXP. 10-31-13
C-21289
STATE OF CALIFORNIA

PROPOSED AREA PLAN

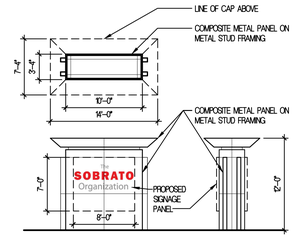
A1.00

PROJECT NO: 112943



3 TRASH / GENERATOR ENCLOSURE PLAN & ELEVATION

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



4 MONUMENT SIGN

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

GENERATOR	KOHLER 100REOZJF (9) EACH FOR BUILDINGS 1 & 2 100 KW
STACK HEIGHT	3"
FUEL CAPACITY	215 GAL
STACK DIAMETER	4"
EXIT GAS VOLUMETRIC	805 CFM
EXIT GAS TEMP	1076 DEG F.
HORSE POWER	158 BHP
ENGINE MAKE MODEL	KOHLER 100REOZJF
HOURS OF OPERATION	26 HOURS PER YEAR
EMISSION TEST (GRAMS PER HP–HOUR)	HC .02 NOX 3.4 CO .13 PM 0.17
ANY EXHAUST MODIFCATIONS	NO

KEY NOTES

1. PROPERTY LINE
2. DRIVEWAY ENTRANCE
3. DECORATIVE PAVING AT DRIVEWAY
4. ASPHALT PAVING
5. 6" HIGH CONCRETE CURB
6. MONUMENT SIGN – UNDER SEPARATE PERMIT SEE DETAIL 4/–
7. DECORATIVE PAVING AT PLAZA
8. LANDSCAPING – REFER TO SHEET L–1 FOR MORE INFORMATION
9. REFER TO SHEETS A2 & A3 FOR MORE INFORMATION
10. PROPOSED ACCESS DRIVE
11. PEDESTRIAN WALKWAY
12. DEPRESSED TRUCK DOCK
13. BIKE LOCKERS
14. COVERED TRASH/GENERATOR ENCLOSURE, SEE 3/A–
15. CAR POOL PARKING SPACE
16. EXISTING SIDEWALK AND FUTURE SIDEWALK CONNECTION TO THIS DEVELOPMENT
17. ADJACENT PROPERTY
18. POTENTIAL TRANSFORMER LOCATION
19. POTENTIAL GAS METER LOCATION

164 JEFFERSON DR PROJECT DATA

ASSESSORS PARCEL NO:	055–243–050
ZONING:	M–2 GENERAL INDUSTRIAL
SITE AREA:	51,183 SF / 1.17 ACRES
ALLOWABLE FAR:	51,183 SF. x .45 = 23,032 SF.
BUILDING FLOOR AREA:	20,400 SF.
EXISTING PARKING:	(1 / 435 SF) 47 SPACES

151 COMMONWEALTH DR PROJECT DATA

ASSESSORS PARCEL NO:	055–243–240
ZONING:	M–2 GENERAL INDUSTRIAL
SITE AREA:	527,269 SF / 12.1 ACRES
(INCLUDES 13,154 SF. UNION PACIFIC EASEMENT)	
ALLOWABLE FAR:	527,269 SF. x .45 = 237,261 SF.

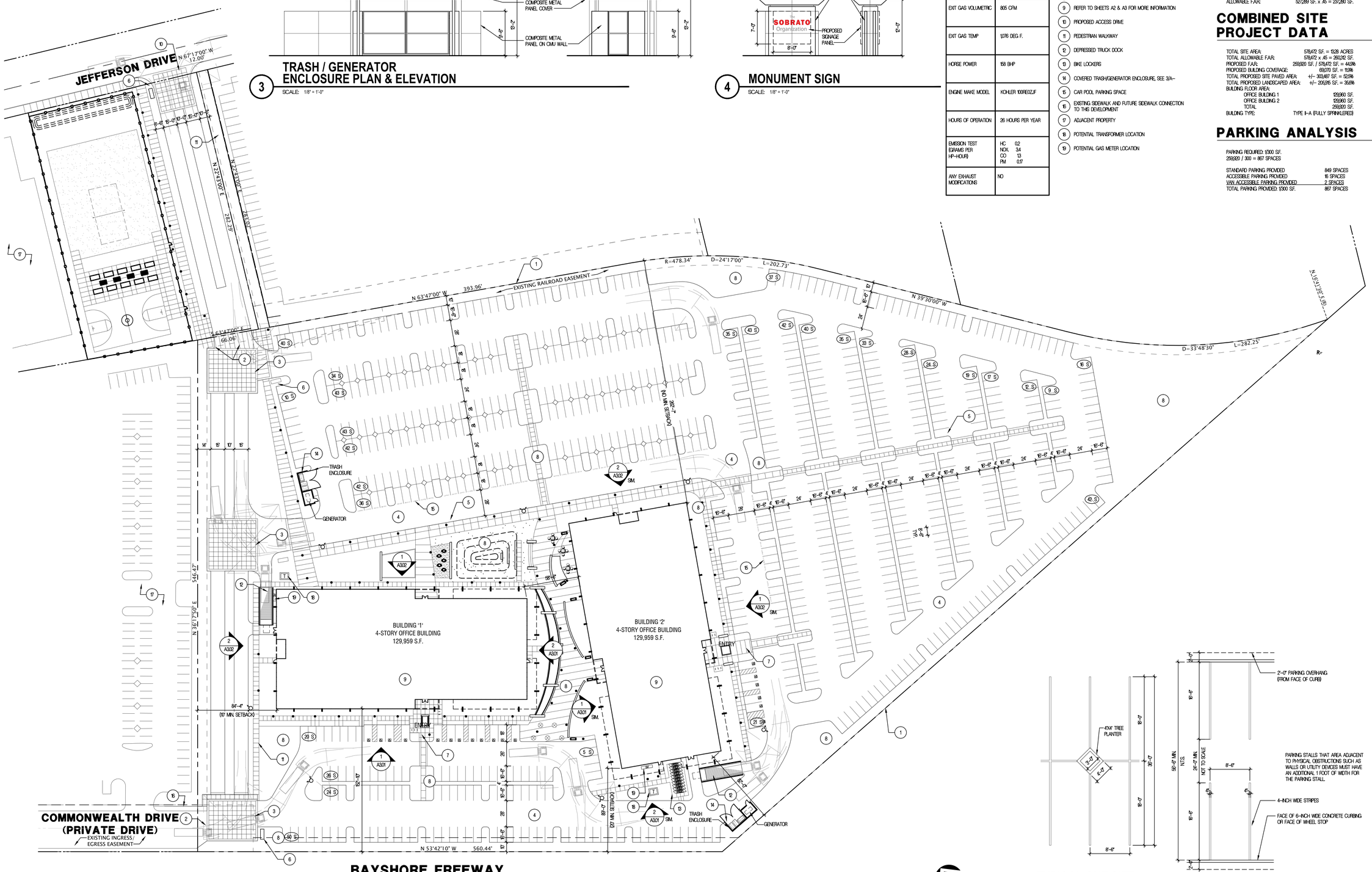
COMBINED SITE PROJECT DATA

TOTAL SITE AREA:	578,472 SF. = 13.28 ACRES
TOTAL ALLOWABLE FAR:	578,472 x .45 = 260,312 SF.
PROPOSED FAR:	259,920 SF. / 578,472 SF. = .44596
PROPOSED BUILDING COVERAGE:	69,070 SF. = 11.9%
TOTAL PROPOSED SITE PAVED AREA:	+/– 303,487 SF. = 52.5%
TOTAL PROPOSED LANDSCAPED AREA:	+/– 205,915 SF. = 35.6%
BUILDING FLOOR AREA:	
OFFICE BUILDING 1	129,960 SF.
OFFICE BUILDING 2	129,960 SF.
TOTAL	259,920 SF.
BUILDING TYPE:	TYPE II–A (FULLY SPRINKLERED)

PARKING ANALYSIS

PARKING REQUIRED: 1/300 SF.
259,920 / 300 = 867 SPACES

STANDARD PARKING PROVIDED	849 SPACES
ACCESSIBLE PARKING PROVIDED	16 SPACES
VAN ACCESSIBLE PARKING PROVIDED	2 SPACES
TOTAL PARKING PROVIDED: 1/300 SF.	867 SPACES



1 SITE PLAN

SCALE: 1"=40'

2 TYPICAL ONE SIZE FITS ALL PARKING STALL

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

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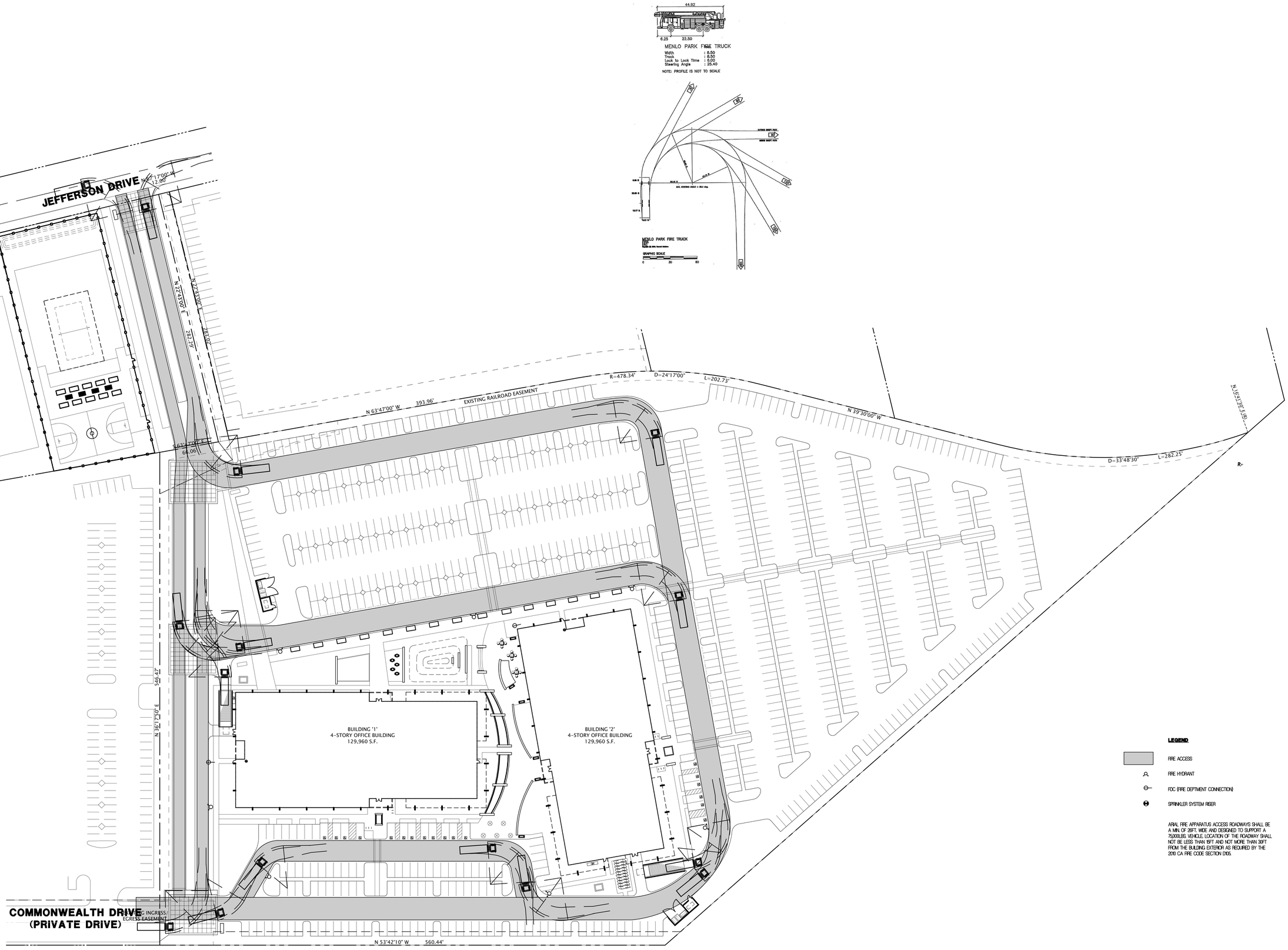
LICENSED ARCHITECT
CRAIG JAMES ALMGREN
EXP. 10–31–13
C–21289
STATE OF CALIFORNIA

SITE PLAN

A1.01

PROJECT NO: 112943



LEGEND

FIRE ACCESS

FIRE HYDRANT

FDC (FIRE DEPTMENT CONNECTION)

SPRINKLER SYSTEM RISER

ARIAL FIRE APPARATUS ACCESS ROADWAYS SHALL BE A MIN. OF 26FT. WIDE AND DESIGNED TO SUPPORT A 75,000LBS. VEHICLE. LOCATION OF THE ROADWAY SHALL NOT BE LESS THAN 15FT AND NOT MORE THAN 30FT FROM THE BUILDING EXTERIOR AS REQUIRED BY THE 2010 CA FIRE CODE SECTION D105.

1 EMERGENCY VEHICLE ACCESS SITE PLAN

SCALE: 1"=40'

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ARCHITECTURAL TECHNOLOGIES
www.arctecinc.com
Arizona
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Phoenix, Artzona 85028
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01.13.14	PLANNING DEPARTMENT SUBMITTAL

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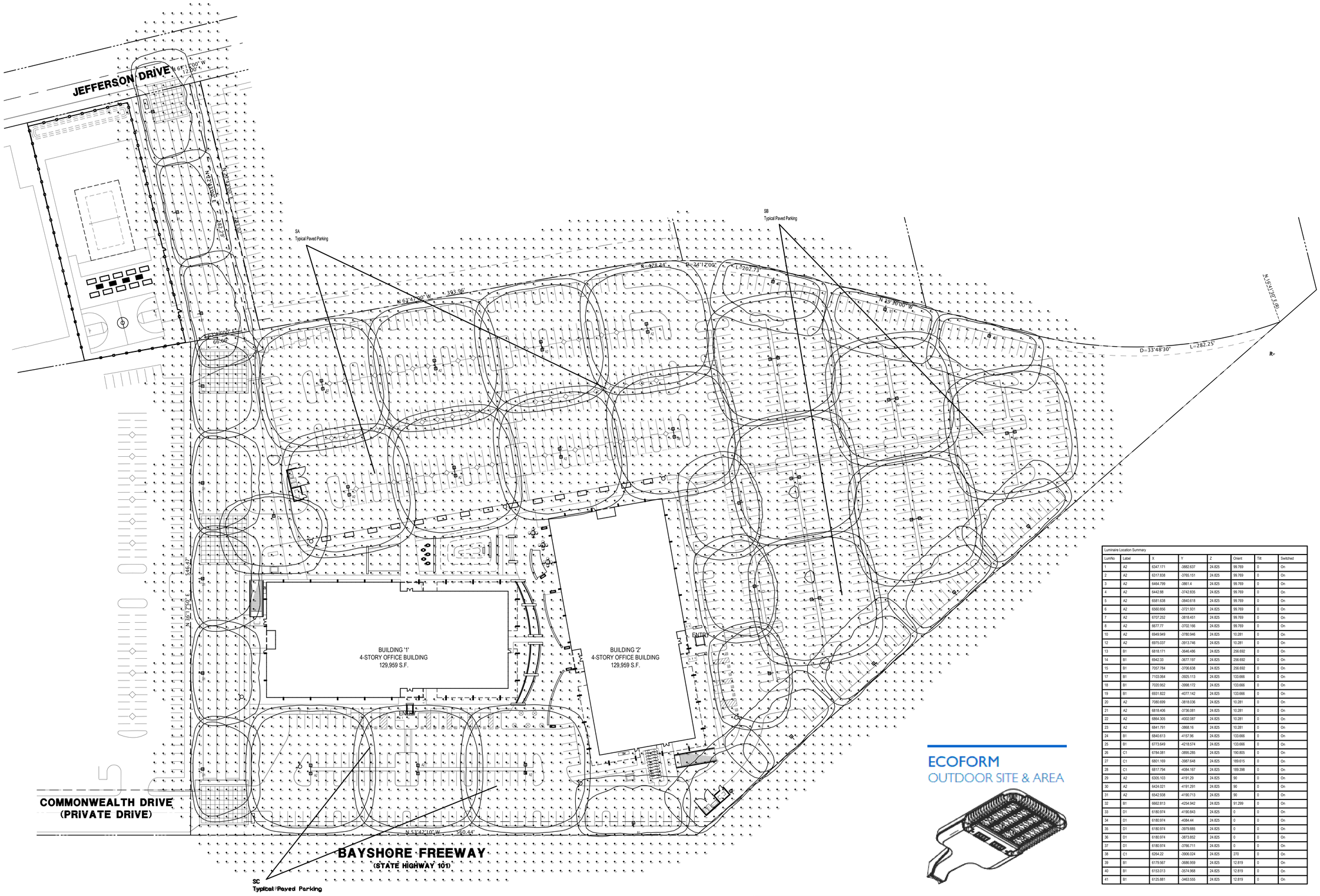
CRAIG JAMES ALMELEN
EXP. 10-31-13
C-21289
STATE OF CALIFORNIA

EMERGENCY VEHICAL ACCESS PLAN

A1.02

PROJECT NO: 112943



ECOFORM
OUTDOOR SITE & AREA

Luminaire Location Summary							
LumNo	Label	X	Y	Z	Orient	Tilt	Switched
1	A2	6347.171	-3882.637	24.825	99.769	0	On
2	A2	6317.838	-3765.151	24.825	99.769	0	On
3	A2	6464.799	-3861.4	24.825	99.769	0	On
4	A2	6442.88	-3742.835	24.825	99.769	0	On
5	A2	6581.638	-3840.618	24.825	99.769	0	On
6	A2	6560.856	-3721.931	24.825	99.769	0	On
7	A2	6707.252	-3818.451	24.825	99.769	0	On
8	A2	6677.77	-3702.166	24.825	99.769	0	On
10	A2	6949.949	-3780.946	24.825	10.281	0	On
12	A2	6975.037	-3913.746	24.825	10.281	0	On
13	B1	6818.171	-3646.486	24.825	256.692	0	On
14	B1	6842.33	-3677.197	24.825	256.692	0	On
15	B1	7057.784	-3706.638	24.825	256.692	0	On
17	B1	7103.064	-3925.113	24.825	133.666	0	On
18	B1	7020.952	-3998.172	24.825	133.666	0	On
19	B1	6931.822	-4077.142	24.825	133.666	0	On
20	A2	7080.699	-3818.036	24.825	10.281	0	On
21	A2	6818.406	-3736.081	24.825	10.281	0	On
22	A2	6864.305	-4002.087	24.825	10.281	0	On
23	A2	6841.791	-3868.16	24.825	10.281	0	On
24	B1	6840.613	-4157.96	24.825	133.666	0	On
25	B1	6773.649	-4218.574	24.825	133.666	0	On
26	C1	6784.081	-3895.285	24.825	190.805	0	On
27	C1	6801.169	-3987.648	24.825	189.615	0	On
28	C1	6817.794	-4084.167	24.825	189.398	0	On
29	A2	6305.103	-4191.29	24.825	90	0	On
30	A2	6424.021	-4191.291	24.825	90	0	On
31	A2	6542.938	-4190.713	24.825	90	0	On
32	B1	6662.813	-4254.942	24.825	91.299	0	On
33	D1	6180.974	-4190.843	24.825	0	0	On
34	D1	6180.974	-4084.44	24.825	0	0	On
35	D1	6180.974	-3979.885	24.825	0	0	On
36	D1	6180.974	-3873.852	24.825	0	0	On
37	D1	6180.974	-3766.711	24.825	0	0	On
38	C1	6264.22	-3906.024	24.825	270	0	On
39	B1	6179.567	-3686.959	24.825	12.819	0	On
40	B1	6153.013	-3574.968	24.825	12.819	0	On
41	B1	6125.881	-3463.555	24.825	12.819	0	On

Luminaire Schedule											
Symbol	Qty	Label	Arrangement	Lum. Lumens	Arr. Lum. Lumens	LLF	LLD	LDD	BF	Description	Filename
	17	A2	BACK-BACK	19880	39760	0.850	0.850	1.000	1.000	Gardco ECF-2-5-215LA-641A-NW - 25' Overall	ECF-5-215LA-641A-NW.IES
	12	B1	SINGLE	15269	15269	0.850	0.850	1.000	1.000	Gardco ECF-1-3-215LA-641A-NW-IS - 25' Overall	ECF-3-215LA-641A-NW-IS.IES
	4	C1	SINGLE	19991	19991	0.850	0.850	1.000	1.000	Gardco ECF-1-4-215LA-641A-NW - 25' Overall	ECF-4-215LA-641A-NW.IES
	5	D1	SINGLE	15195	15195	0.850	0.850	1.000	1.000	Gardco ECF-1-4-215LA-641A-NW-IS - 25' Overall	ECF-4-215LA-641A-NW-IS.IES

Calculation Summary									
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	# Pts	Description
SA	Illuminance	Fc	2.28	3.35	1.02	2.24	3.28	957	Typical Paved Parking
SB	Illuminance	Fc	2.23	5.45	1.00	2.23	5.45	1429	Typical Paved Parking
SC	Illuminance	Fc	2.17	3.20	1.07	2.03	2.99	377	Typical Paved Parking

PHILIPS
GARDCO

ARC TEC
ARCHITECTURAL TECHNOLOGIES
www.arctecinc.com
Arizona
2960 East Northern Avenue, Building C
Phoenix, Artzona 85028
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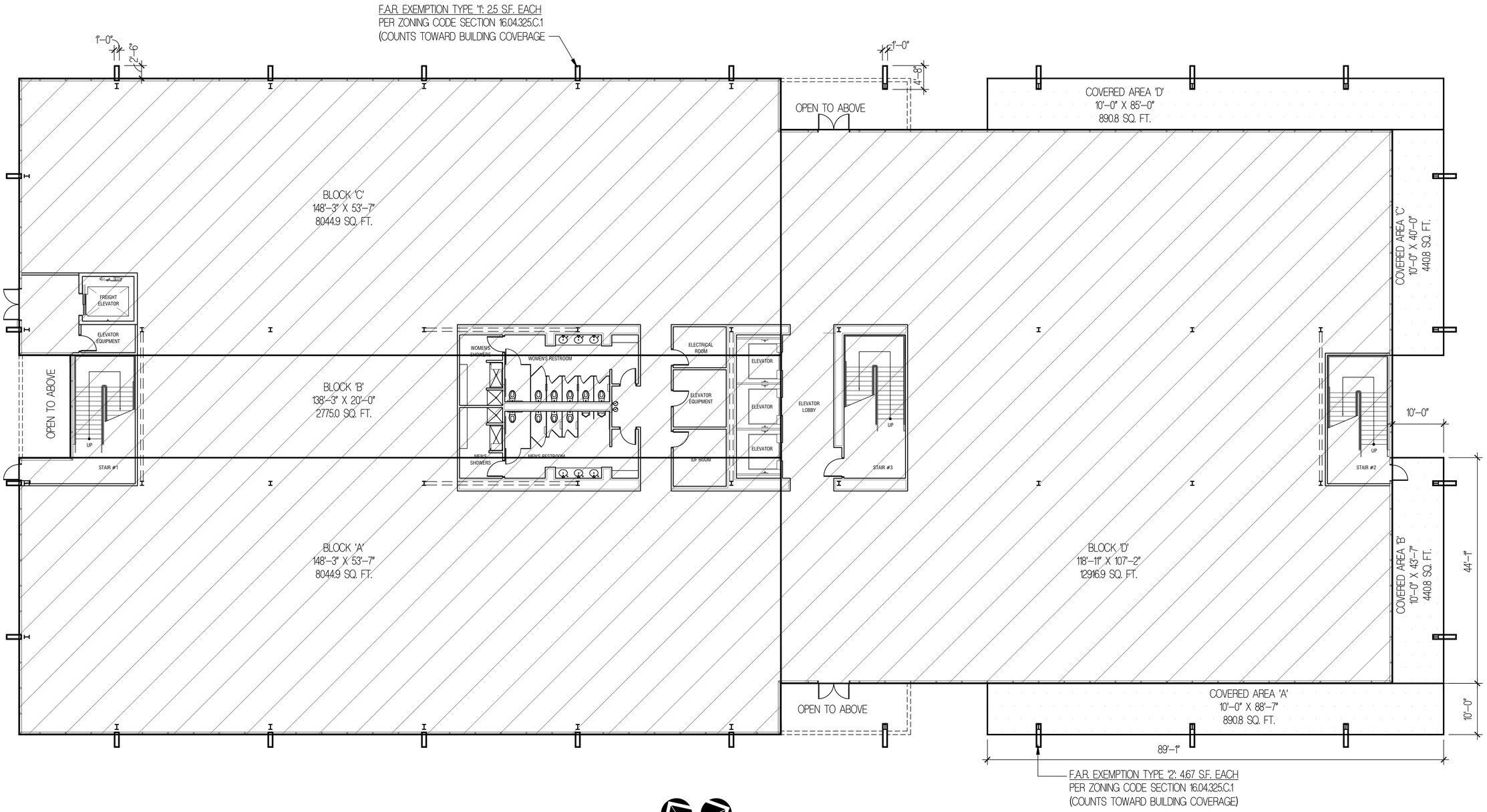
LICENSED ARCHITECT
CRAIG JAMES ALMEREN
EXP. 10-31-13
C-21289
STATE OF CALIFORNIA

LIGHTING LAYOUT
RECOMMENDATION

A1.03

PROJECT NO: 112943



1 1ST FLOOR AREA PLAN

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

NORTH BUILDING 1 NORTH BUILDING 2

NOTE: ALL CALCULATIONS ARE TAKEN X2 TO ACCOUNT FOR BOTH BUILDINGS. BUILDING '1' IS IDENTICAL TO BUILDING '2'.

BUILDING AREA	F.A.R.
SITE AREA: 578472 SF.	
FIRST FLOOR AREA: 32787 SF.	5.6%
BLOCK A = 8,0449 SF. BLOCK B = 2,775 SF. BLOCK C = 8,0449 SF. BLOCK D = 12,916.9 SF.	
SECOND FLOOR AREA: 34,015 SF.	5.9%
BLOCK E = 4,227.5 SF. BLOCK F = 1,363.3 SF. BLOCK G = 4,227.5 SF. BLOCK H = 3,006 SF. BLOCK J = 3,912 SF. BLOCK K = 8,920 SF. BLOCK L = 2,932.1 SF. BLOCK M = 2,539 SF. BLOCK N = 2,505 SF. BLOCK P = 4,114 SF. BLOCK Q = 4,114 SF. BLOCK R = 4,897.9 SF. BLOCK S = 1,798.3 SF. BLOCK T = 4,897.9 SF.	
THIRD FLOOR AREA: 34,015 SF.	5.9%
EXACTLY AS SECOND FLOOR CALCULATIONS ABOVE	
FOURTH FLOOR AREA: 30,548 SF.	5.2%
BLOCK U = 7,373.4 SF. BLOCK V = 2,539 SF. BLOCK W = 2,505 SF. BLOCK X = 9,545.7 SF. BLOCK Y = 2,539 SF. BLOCK Z = 2,505 SF. BLOCK AA = 4,114 SF. BLOCK BB = 4,114 SF. BLOCK CC = 4,897.9 SF. BLOCK DD = 1,798.3 SF. BLOCK EE = 4,897.9 SF.	
TOTAL BUILDING AREA = 129,960 SF. X 2 = 259,920 SF.	22.45% X 2 = 44.9%

BUILDING COVERAGE	
FIRST FLOOR AREA: 35,538 SF. X 2 = 69,070 SF.	11.94%
BLOCK A = 8,0449 SF. BLOCK B = 2,775 SF. BLOCK C = 8,0449 SF. BLOCK D = 12,916.9 SF. COVERED AREA A = 890.8 SF. COVERED AREA B = 440.8 SF. COVERED AREA C = 440.8 SF. COVERED AREA D = 890.8 SF. FIRST FLOOR F.A.R. EXEMPT AREA = 9,104 SF.	
NO PORTIONS OF FLOORS 2-4 APPLY TOWARDS BUILDING COVERAGE	

TOTAL EXEMPTION TABLE
FIRST FLOOR EXEMPTION TYPE 1 (2.5 SF. X 14) = 35 SF. EXEMPTION TYPE 2 (4.67 SF. X 12) = 56.04 SF.
SECOND FLOOR EXEMPTION TYPE 1 (2.5 SF. X 24) = 60 SF. EXEMPTION TYPE 2 (4.67 SF. X 2) = 9.34 SF. EXEMPTION TYPE 3 (8" WIDE X 87'-4" LINEAR FEET) = 58.29 SF. EXEMPTION TYPE 4 (2.41 SF. X 2) = 4.82 SF.
THIRD FLOOR EXEMPTION TYPE 1 (2.5 SF. X 24) = 60 SF. EXEMPTION TYPE 2 (4.67 SF. X 2) = 9.34 SF. EXEMPTION TYPE 3 (8" WIDE X 87'-4" LINEAR FEET) = 58.29 SF. EXEMPTION TYPE 4 (2.41 SF. X 2) = 4.82 SF.
FOURTH FLOOR EXEMPTION TYPE 1 (2.5 SF. X 10) = 25 SF. EXEMPTION TYPE 2 (4.67 SF. X 16) = 75 SF. EXEMPTION TYPE 3 (8" WIDE X 87'-4" LINEAR FEET) = 58.29 SF. EXEMPTION TYPE 4 (2.41 SF. X 2) = 4.82 SF.
TOTAL EXEMPTION AREA = 1,930.59 SF. X 2 = 3,861.18 SF. 3,861.18 SF. / 260,232 SF. = 1.4% < 3% ALLOWED

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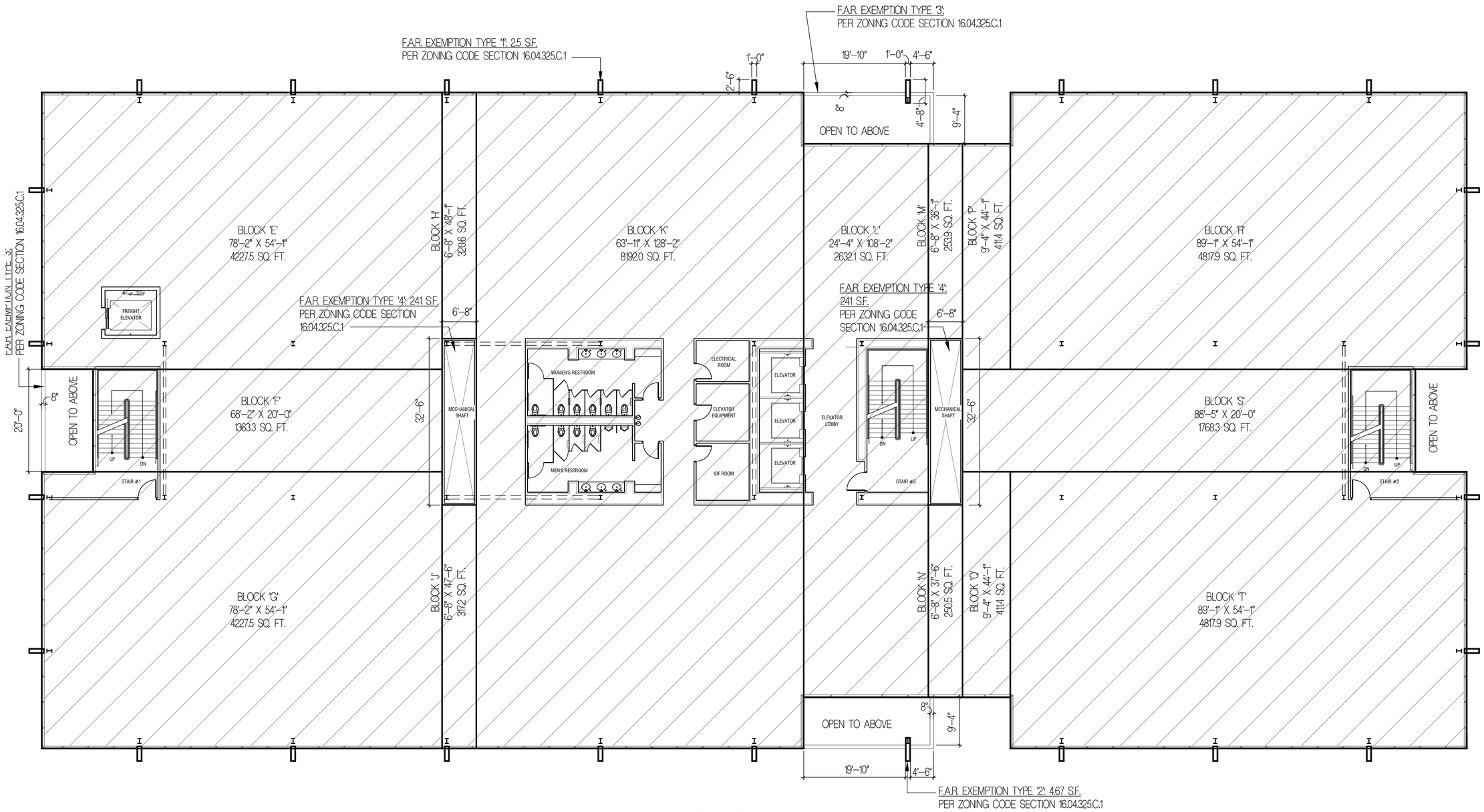
LICENSED ARCHITECT
CRAIG JAMES ALMADEN
EXP. 10-31-13
C-21289
STATE OF CALIFORNIA

FIRST FLOOR
AREA CALCULATIONS

A2.01

PROJECT NO: 112943



1 2ND & 3RD FLOOR AREA PLAN

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

NOTE: ALL CALCULATIONS ARE TAKEN X2 TO ACCOUNT FOR BOTH BUILDINGS. BUILDING '1' IS IDENTICAL TO BUILDING '2'.

BUILDING AREA	F.A.R.
SITE AREA: 578,472 SF.	
FIRST FLOOR AREA: 30,817 SF.	5.9%
BLOCK A = 8,044.9 SF. BLOCK B = 2,775 SF. BLOCK C = 8,044.9 SF. BLOCK D = 12,952.9 SF.	
SECOND FLOOR AREA: 34,015 SF.	5.9%
BLOCK E = 4,227.5 SF. BLOCK F = 1,363.3 SF. BLOCK G = 4,227.5 SF. BLOCK H = 320.6 SF. BLOCK J = 317.2 SF. BLOCK K = 8,192.0 SF. BLOCK L = 2,632.1 SF. BLOCK M = 253.9 SF. BLOCK N = 250.5 SF. BLOCK P = 411.4 SF. BLOCK Q = 411.4 SF. BLOCK R = 4,817.9 SF. BLOCK S = 1,768.3 SF. BLOCK T = 4,817.9 SF.	
THIRD FLOOR AREA: 34,015 SF.	5.9%
EXACTLY AS SECOND FLOOR CALCULATIONS ABOVE	
FOURTH FLOOR AREA: 30,548 SF.	5.2%
BLOCK U = 7,373.4 SF. BLOCK V = 253.9 SF. BLOCK W = 250.5 SF. BLOCK X = 9,545.7 SF. BLOCK Y = 253.9 SF. BLOCK Z = 250.5 SF. BLOCK AA = 411.4 SF. BLOCK BB = 411.4 SF. BLOCK CC = 4,817.9 SF. BLOCK DD = 1,768.3 SF. BLOCK EE = 4,817.9 SF.	
TOTAL BUILDING AREA = 128,960 SF. X 2 = 257,920 SF.	22.45% X 2 = 44.5%

BUILDING COVERAGE	
FIRST FLOOR AREA: 35,535 SF. X 2 = 69,070 SF.	11.94%
BLOCK A = 8,044.9 SF. BLOCK B = 2,775 SF. BLOCK C = 8,044.9 SF. BLOCK D = 12,952.9 SF. COVERED AREA A = 880.8 SF. COVERED AREA B = 440.8 SF. COVERED AREA C = 440.8 SF. COVERED AREA D = 880.8 SF. FIRST FLOOR F.A.R. EXEMPT AREA = 910.4 SF.	
NO PORTIONS OF FLOORS 2–4 APPLY TOWARDS BUILDING COVERAGE	

TOTAL EXEMPTION TABLE
FIRST FLOOR EXEMPTION TYPE 1 (2.5 SF. X 14) = 35 SF. EXEMPTION TYPE 2 (4.67 SF. X 12) = 56.04 SF.
SECOND FLOOR EXEMPTION TYPE 1 (2.5 SF. X 24) = 60 SF. EXEMPTION TYPE 2 (4.67 SF. X 2) = 9.34 SF. EXEMPTION TYPE 3 (8" WIDE X 87'-4" LINEAR FEET) = 58.29 SF. EXEMPTION TYPE 4 (241 SF. X 2) = 442 SF.
THIRD FLOOR EXEMPTION TYPE 1 (2.5 SF. X 24) = 60 SF. EXEMPTION TYPE 2 (4.67 SF. X 2) = 9.34 SF. EXEMPTION TYPE 3 (8" WIDE X 87'-4" LINEAR FEET) = 58.29 SF. EXEMPTION TYPE 4 (241 SF. X 2) = 442 SF.
FOURTH FLOOR EXEMPTION TYPE 1 (2.5 SF. X 10) = 25 SF. EXEMPTION TYPE 2 (4.67 SF. X 16) = 75 SF. EXEMPTION TYPE 3 (8" WIDE X 87'-4" LINEAR FEET) = 58.29 SF. EXEMPTION TYPE 4 (241 SF. X 2) = 442 SF.
TOTAL EXEMPTION AREA = 1,830.59 SF. X 2 = 3,661.18 SF. 3,661.18 SF. / 260,312 SF. = 1.4% < 3% ALLOWED

ARC TEC
ARCHITECTURAL TECHNOLOGIES
www.arctecinc.com
Arizona
2960 East Northern Avenue, Building C
Phoenix, Arizona 85028
P 602.953.2355 F 602.953.2988
California
99 Almaden Boulevard, Suite 840
San Jose, California 95113
P 408.496.0676 F 408.496.1121

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151 Commonwealth Drive and 164 Jefferson Drive
Menlo Park, California 94025

The **SOBRATO** Organization

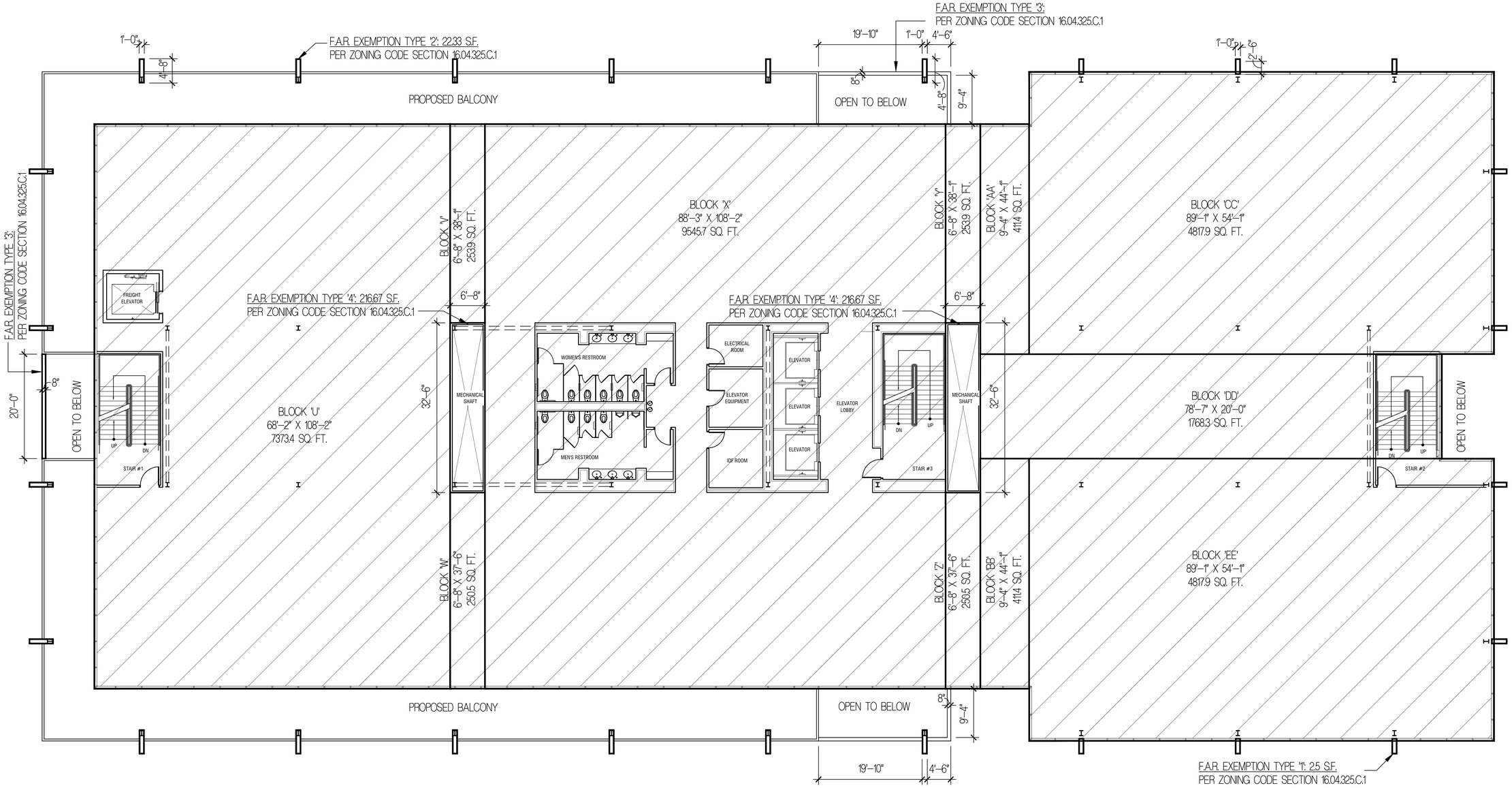
DATE	DESCRIPTION
07.17.12	PLANNING DEPARTMENT SUBMITTAL
04.19.13	PLANNING DEPARTMENT SUBMITTAL
06.26.13	FIRE COMMENTS
08.26.13	FIRE COMMENTS
09.09.13	PLANNING DEPARTMENT SUBMITTAL
01.13.14	PLANNING DEPARTMENT SUBMITTAL

LICENSED ARCHITECT
CHARD JAMES ALMICH
EXP. 10-31-13
C-21289
STATE OF CALIFORNIA

SECOND AND THIRD FLOOR AREA CALCULATIONS

A2.02

PROJECT NO: 112943



1 4TH FLOOR AREA PLAN

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

NORTH BUILDING 1 NORTH BUILDING 2

NOTE: ALL CALCULATIONS ARE TAKEN X2 TO ACCOUNT FOR BOTH BUILDINGS. BUILDING '1' IS IDENTICAL TO BUILDING '2'.

BUILDING AREA	F.A.R.
SITE AREA: 578472 SF.	
FIRST FLOOR AREA: 30817 SF.	5.9%
BLOCK A = 8,0449 SF. BLOCK B = 2,775 SF. BLOCK C = 8,0449 SF. BLOCK D = 12,9169 SF.	
SECOND FLOOR AREA: 34,0115 SF.	5.9%
BLOCK E = 4,2275 SF. BLOCK F = 1,3933 SF. BLOCK G = 4,2275 SF. BLOCK H = 3,208 SF. BLOCK J = 3,172 SF. BLOCK K = 8,520 SF. BLOCK L = 2,8321 SF. BLOCK M = 2,539 SF. BLOCK N = 2,505 SF. BLOCK P = 4,114 SF. BLOCK Q = 4,114 SF. BLOCK R = 4,8,173 SF. BLOCK S = 1,7,863 SF. BLOCK T = 4,8,173 SF.	
THIRD FLOOR AREA: 34,0115 SF.	5.9%
EXACTLY AS SECOND FLOOR CALCULATIONS ABOVE	
FOURTH FLOOR AREA: 30,1548 SF.	5.2%
BLOCK U = 7,3734 SF. BLOCK V = 2,539 SF. BLOCK W = 2,505 SF. BLOCK X = 9,5457 SF. BLOCK Y = 2,539 SF. BLOCK Z = 2,505 SF. BLOCK AA = 4,114 SF. BLOCK BB = 4,114 SF. BLOCK CC = 4,8,173 SF. BLOCK DD = 1,7,863 SF. BLOCK EE = 4,8,173 SF.	
TOTAL BUILDING AREA = 128,960 SF. X 2 = 258,920 SF.	22.45% X 2 = 44.5%

BUILDING COVERAGE	
FIRST FLOOR AREA: 35,535 SF. X 2 = 69,070 SF.	11.94%
BLOCK A = 8,0449 SF. BLOCK B = 2,775 SF. BLOCK C = 8,0449 SF. BLOCK D = 12,9169 SF. COVERED AREA A = 8,00.8 SF. COVERED AREA B = 4,40.8 SF. COVERED AREA C = 4,40.8 SF. COVERED AREA D = 8,00.8 SF. FIRST FLOOR F.A.R. EXEMPT AREA = 9,10.4 SF.	
NO PORTIONS OF FLOORS 2–4 APPLY TOWARDS BUILDING COVERAGE	

TOTAL EXEMPTION TABLE
FIRST FLOOR EXEMPTION TYPE 1 (2.5 SF. X 14) = 35 SF. EXEMPTION TYPE 2 (4,67 SF. X 12) = 56.04 SF.
SECOND FLOOR EXEMPTION TYPE 1 (2.5 SF. X 24) = 60 SF. EXEMPTION TYPE 2 (4,67 SF. X 2) = 9.34 SF. EXEMPTION TYPE 3 (8" WIDE X 87'-4" LINEAR FEET) = 58.29 SF. EXEMPTION TYPE 4 (2.41 SF. X 2) = 4.42 SF.
THIRD FLOOR EXEMPTION TYPE 1 (2.5 SF. X 24) = 60 SF. EXEMPTION TYPE 2 (4,67 SF. X 2) = 9.34 SF. EXEMPTION TYPE 3 (8" WIDE X 87'-4" LINEAR FEET) = 58.29 SF. EXEMPTION TYPE 4 (2.41 SF. X 2) = 4.42 SF.
FOURTH FLOOR EXEMPTION TYPE 1 (2.5 SF. X 10) = 25 SF. EXEMPTION TYPE 2 (4,67 SF. X 16) = 75 SF. EXEMPTION TYPE 3 (8" WIDE X 87'-4" LINEAR FEET) = 58.29 SF. EXEMPTION TYPE 4 (2.41 SF. X 2) = 4.42 SF.
TOTAL EXEMPTION AREA = 1,30,1.59 SF. X 2 = 3,66,31.8 SF. 3,66,31.8 SF. / 2,60,3.2 SF. = 14% < 3% ALLOWED

ARC TEC
ARCHITECTURAL TECHNOLOGIES
www.arctecinc.com
Arizona
2960 East Northern Avenue, Building C
Phoenix, Arizona 85028
P 602.953.2355 F 602.953.2988
California
99 Almaden Boulevard, Suite 840
San Jose, California 95113
P 408.496.0676 F 408.496.1121

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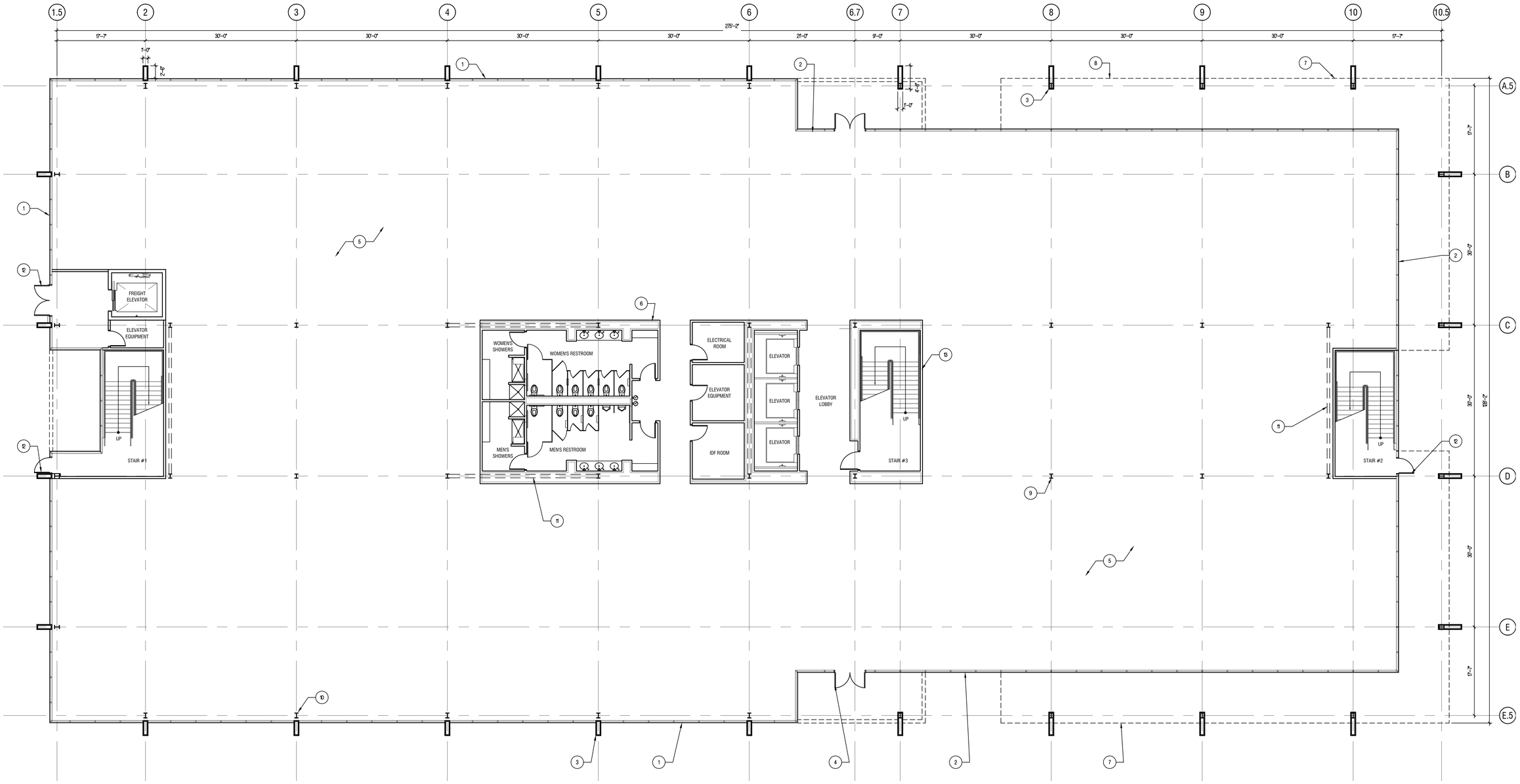
LICENSED ARCHITECT
CHARD JAMES ALMICH
EXP. 10-31-13
C-21289
STATE OF CALIFORNIA

FOURTH FLOOR
AREA CALCULATIONS

A2.03

PROJECT NO: 112943



1 OFFICE BUILDING FIRST LEVEL FLOOR PLAN

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

NORTH BUILDING 1 | NORTH BUILDING 2

KEY NOTES

1. 1" INSULATED LOW E GLAZING SYSTEM W/ BLUE TINT GLASS IN ALUMINUM FRAMES WITH BUTT GLAZED JOINTS
2. 1" INSULATED LOW E GLAZING SYSTEM W/ CLEAR GLASS IN ALUMINUM FRAMES WITH BUTT GLAZED JOINTS
3. ALUMINUM CLAD FIN COLUMNS
4. ENTRY DOORS
5. 5" CONCRETE SLAB ON GRADE, TYP.
6. INTERIOR PARTITIONS
7. LINE OF SECOND FLOOR ABOVE
8. ~~EXTERIOR OVERHEAD CORNICE ABOVE (SHOWN DASHED)~~ (NOT USED)
9. W10 COLUMNS AT INTERIOR, TYP.
10. W8X67 OR HSS COLUMNS AT EXTERIOR, TYP.
11. BRB BRACED FRAME, TYP.
12. STOREFRONT DOOR
13. 3RD STAIR IF REQUIRED

ARC TEC
ARCHITECTURAL TECHNOLOGIES
www.arctecinc.com
Arizona
2960 East Northern Avenue, Building C
Phoenix, Artzona 85028
P 602.953.2355 F 602.953.2988
California
99 Almaden Boulevard, Suite 840
San Jose, California 95113
P 408.496.0676 F 408.496.1121

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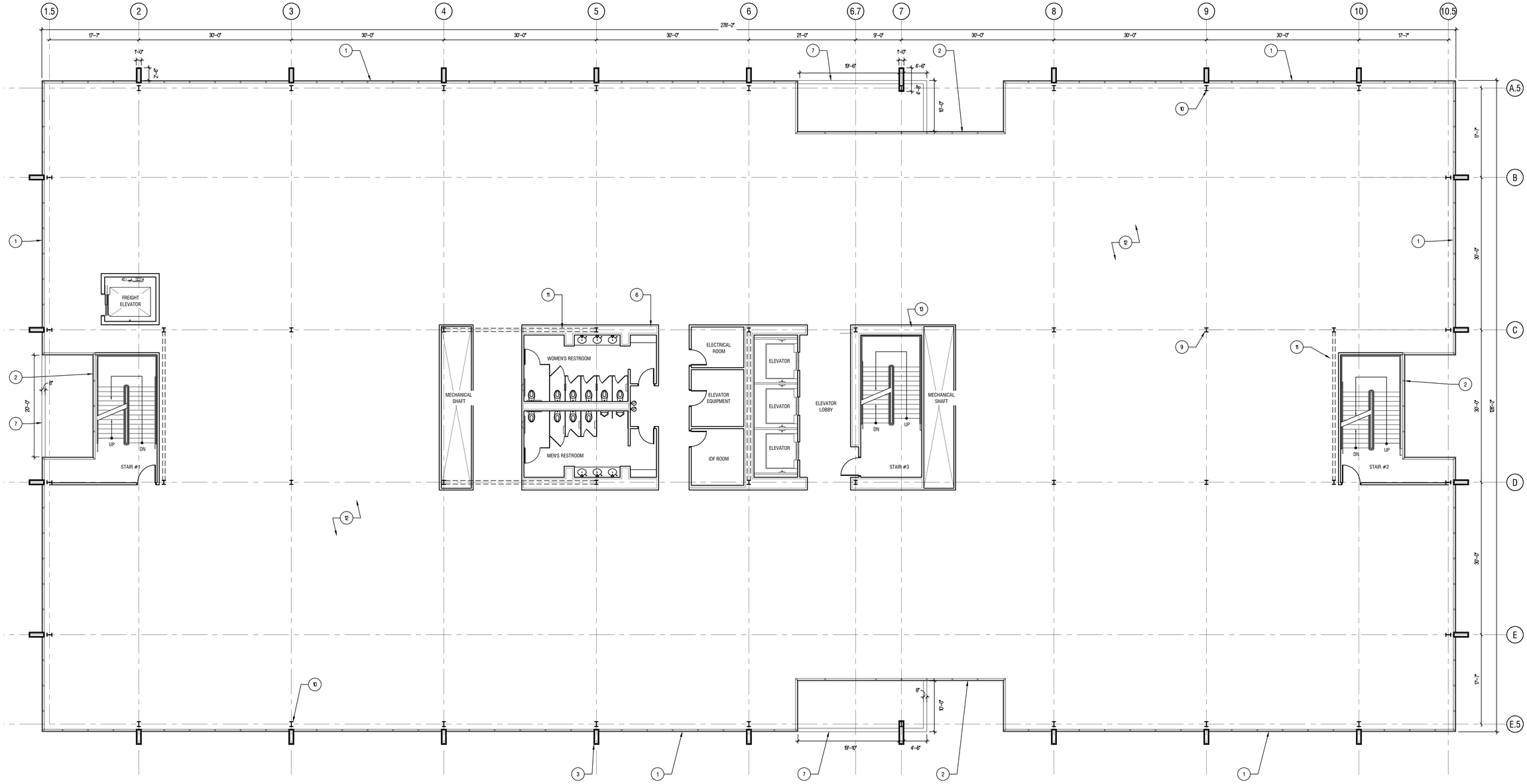
01.13.14	PLANNING DEPARTMENT SUBMITTAL

LICENSED ARCHITECT
CRAIG JAMES ALMGREN
EXP. 10-31-13
C-21289
STATE OF CALIFORNIA

OFFICE BUILDING
FIRST LEVEL FLOOR PLAN

A2.11

PROJECT NO: 112943



1 OFFICE BUILDING - TYPICAL UPPER FLOOR PLAN

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

KEY NOTES

1. 1" INSULATED LOW E GLAZING SYSTEM W/ BLUE TINT GLASS IN ALUMINUM FRAMES WITH BUTT GLAZED JOINTS
2. 1" INSULATED LOW E GLAZING SYSTEM W/ CLEAR GLASS IN ALUMINUM FRAMES WITH BUTT GLAZED JOINTS
3. ALUMINUM CLAD FIN COLUMNS
4. ~~ENTRY DOORS~~ (NOT USED)
5. ~~5" CONCRETE SLAB ON GRADE, TYP.~~ (NOT USED)
6. INTERIOR PARTITIONS
7. 8"W X 2'-6"H ALUMINUM HORIZONTAL BAND
8. ~~EXTERIOR OVERHEAD CORNICE ABOVE (SHOWN DASHED)~~ (NOT USED)
9. W10 COLUMNS AT INTERIOR, TYP.
10. W8X67 OR HSS COLUMNS AT EXTERIOR, TYP.
11. BRB BRACED FRAME, TYP.
12. TYPICAL FLOOR FRAMING - 2 1/2" CONCRETE FILL OVER 2" 18 GA. METAL DECK OVER 24" OPEN WEB STEEL JOISTS (FOR ESTIMATING QUANTITIES ASSUME STRUCTURAL STEEL IS 110 POUNDS PER SQUARE FOOT OF GROSS FLOOR AREA)
13. 3RD STAIR IF REQUIRED

ARC TEC
ARCHITECTURAL TECHNOLOGIES
www.arctecinc.com
Arizona
2960 East Northern Avenue, Building C
Phoenix, Arizona 85028
P 602.953.2355 F 602.953.2988
California
99 Almaden Boulevard, Suite 840
San Jose, California 95113
P 408.496.0676 F 408.496.1121

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01.13.14	PLANNING DEPARTMENT SUBMITTAL

LICENSED ARCHITECT
CHAD JAMES ALMGREN
EXP. 10-31-13
C-21289
STATE OF CALIFORNIA

OFFICE BUILDING
TYPICAL UPPER FLOOR PLAN

A2.12

PROJECT NO: 112943