



**1 PROPOSED AREA PLAN**

SCALE: 1"=50'



**ARC TEC**  
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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

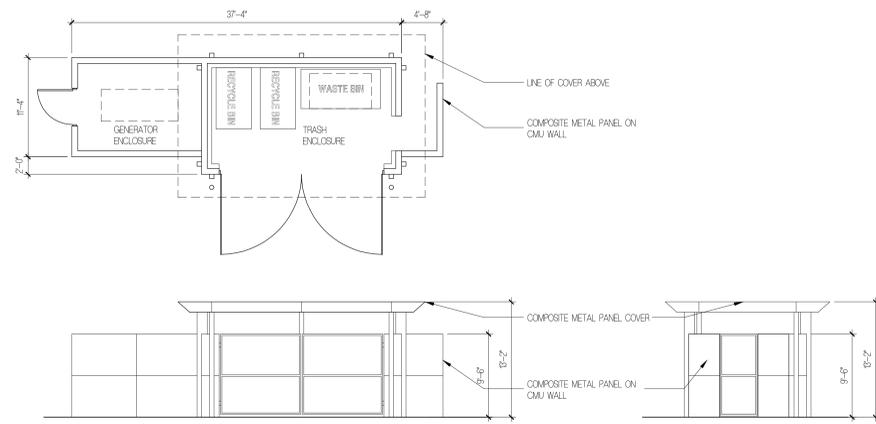


PROPOSED AREA PLAN

**A1.00**

PROJECT NO: 112943

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**3 TRASH/GENERATOR ENCLOSURE PLAN AND ELEVATION**

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

GENERATOR	KOHLER 100PEZLF (1 EACH FOR BUILDINGS 1 & 2 100 KW)
STACK HEIGHT	3'
FUEL CAPACITY	25 GAL
STACK DIAMETER	4"
EXIT GAS VOLUMETRIC	885 CFM
EXIT GAS TEMP	1076 DEG F.
HORSE POWER	158 BHP
ENGINE MAKE MODEL	KOHLER 100PEZLF
HOURS OF OPERATION	26 HOURS PER YEAR
EMISSION TEST (GRAMS PER HP-HOUR)	HC 02 NOX 34 CO 13 PM 0.17
ANY EXHAUST MODIFICATIONS	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
- 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

**164 JEFFERSON DR PROJECT DATA**

ASSESSORS PARCEL NO: 055-043-050  
 ZONING: M-2 GENERAL INDUSTRIAL  
 SITE AREA: 5183 SF / 117 ACRES  
 ALLOWABLE FAR: 5183 SF x .45 = 2332 SF  
 BUILDING FLOOR AREA: 20,400 SF  
 EXISTING PARKING: (1 / 435 SF) 47 SPACES

**151 COMMONWEALTH DR PROJECT DATA**

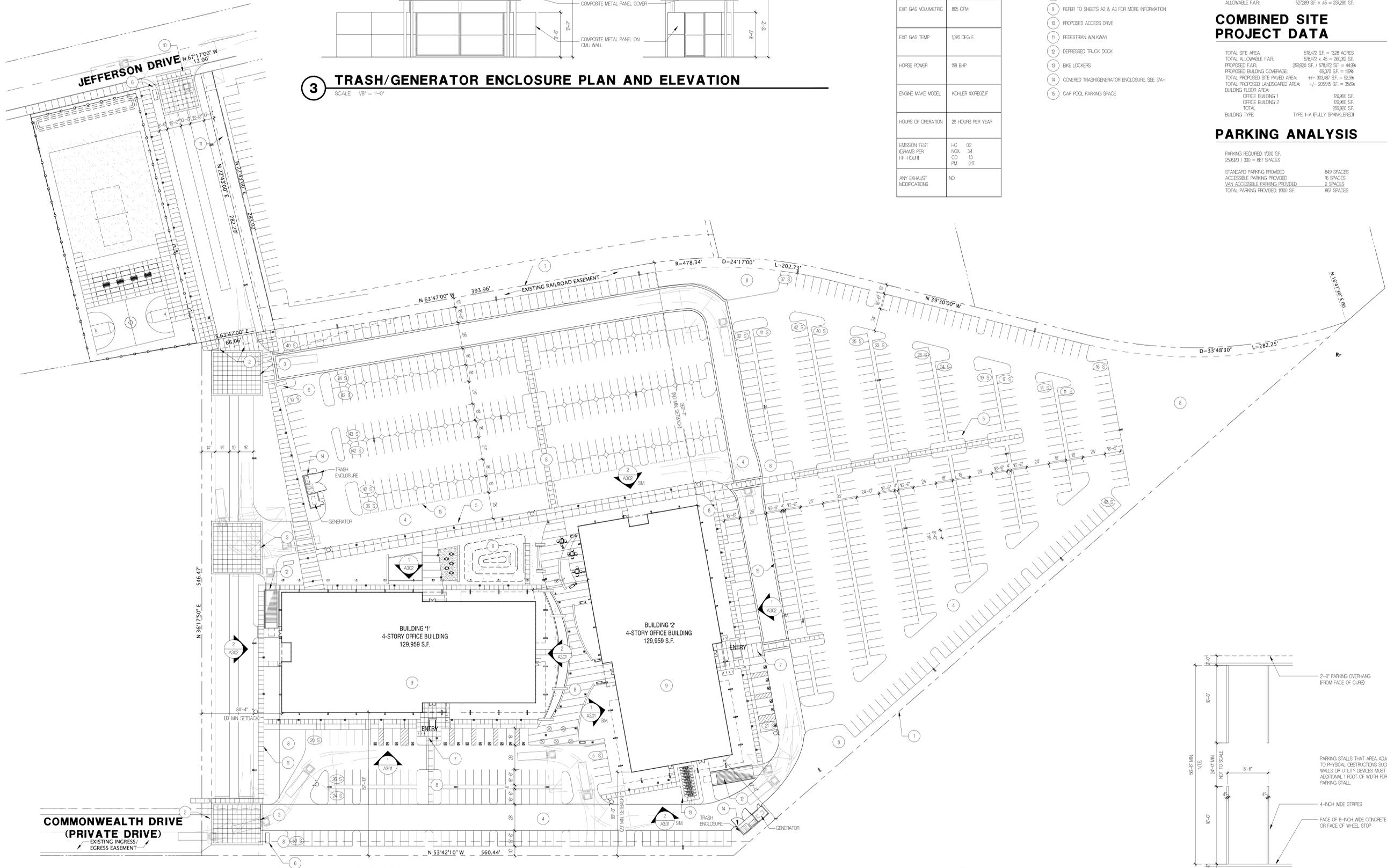
ASSESSORS PARCEL NO: 055-043-040  
 ZONING: M-2 GENERAL INDUSTRIAL  
 SITE AREA: 52789 SF / 121 ACRES  
 (INCLUDES 0.54 SF UNION PACIFIC EASEMENT)  
 ALLOWABLE FAR: 52789 SF x .45 = 23755 SF

**COMBINED SITE PROJECT DATA**

TOTAL SITE AREA: 57842 SF = 1328 ACRES  
 TOTAL ALLOWABLE FAR: 57842 x .45 = 26023 SF  
 PROPOSED BUILDING COVERAGE: 49070 SF = 109%  
 TOTAL PROPOSED SITE PAVED AREA: +/- 33387 SF = 525%  
 TOTAL PROPOSED LANDSCAPED AREA: +/- 20595 SF = 358%  
 BUILDING FLOOR AREA:  
 OFFICE BUILDING 1: 23900 SF  
 OFFICE BUILDING 2: 23900 SF  
 TOTAL: 47800 SF  
 BUILDING TYPE: TYPE I-A (FULLY SPRINKLERED)

**PARKING ANALYSIS**

PARKING REQUIRED: 1000 SF  
 28800 / 300 = 867 SPACES  
 STANDARD PARKING PROVIDED: 849 SPACES  
 ACCESSIBLE PARKING PROVIDED: 16 SPACES  
 VAN ACCESSIBLE PARKING PROVIDED: 2 SPACES  
 TOTAL PARKING PROVIDED: 1000 SF  
 867 SPACES



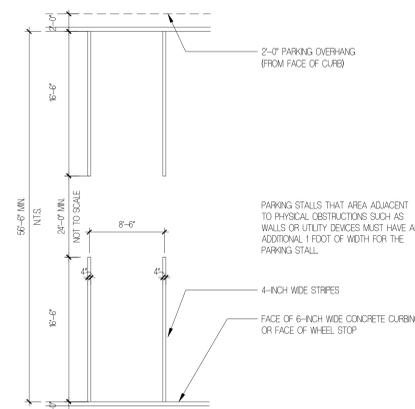
**1 SITE PLAN**

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

**BAYSHORE FREEWAY (STATE HIGHWAY 101)**

**2 TYPICAL ONE SIZE FITS ALL PARKING STALL**

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



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04.19.13	PLANNING DEPARTMENT SUBMITTAL
06.26.13	FIRE COMMENTS
08.26.13	FIRE COMMENTS
09.09.13	PLANNING DEPARTMENT SUBMITTAL



SITE PLAN

**A1.01**

PROJECT NO: 112943





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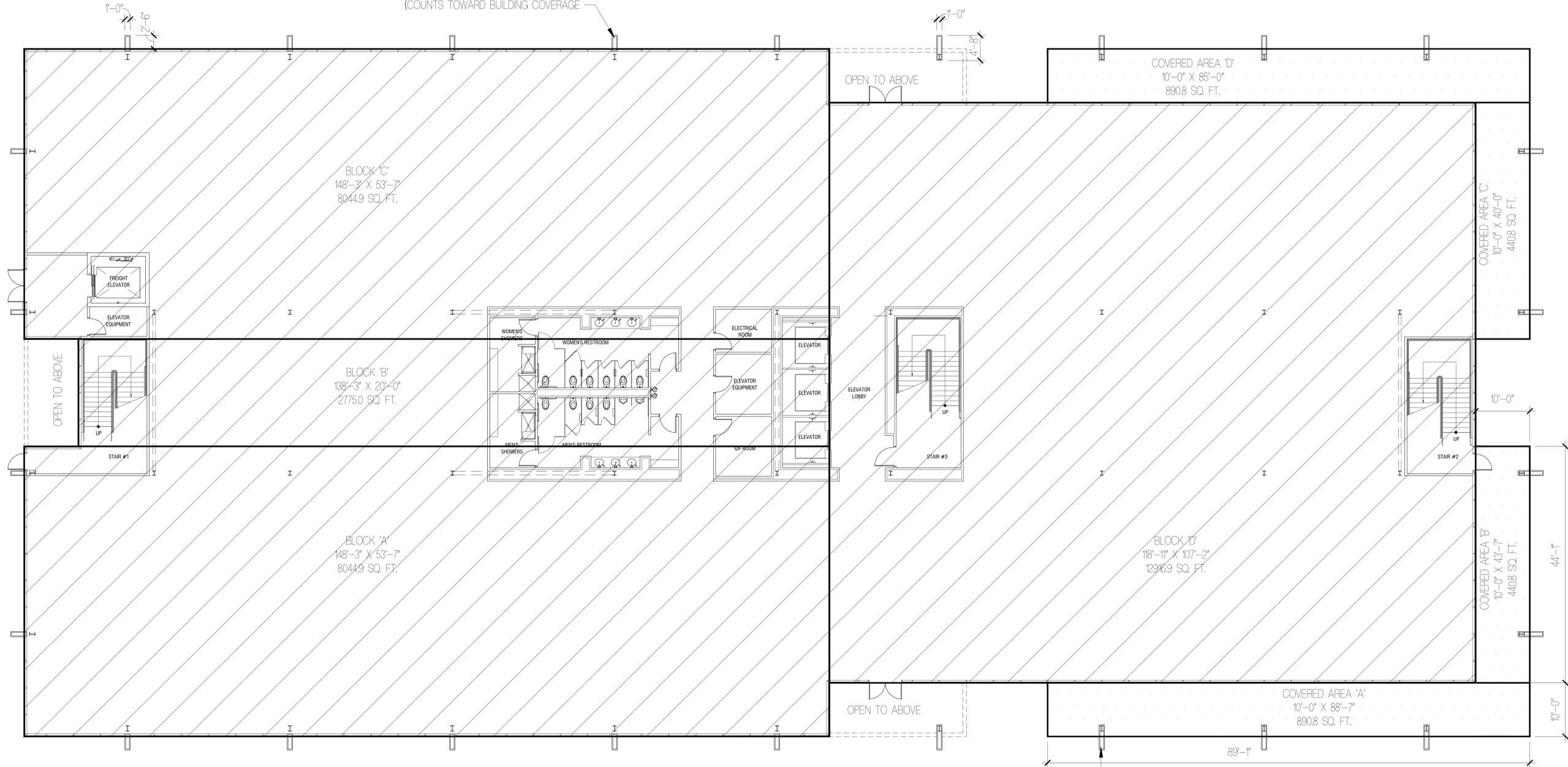


FIRST FLOOR  
AREA CALCULATIONS

**A2.01**

PROJECT NO: 112943

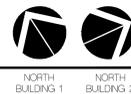
F.A.R. EXEMPTION TYPE '1': 2.5 SF. EACH  
PER ZONING CODE SECTION 16.04.325.C.1  
(COUNTS TOWARD BUILDING COVERAGE)



F.A.R. EXEMPTION TYPE '2': 4.67 SF. EACH  
PER ZONING CODE SECTION 16.04.325.C.1  
(COUNTS TOWARD BUILDING COVERAGE)

**1 1ST FLOOR AREA PLAN**

SCALE: 1/8" = 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 52647 SF	
FIRST FLOOR AREA 31281 SF	5.96
BLOCK A = 8044.9 SF	
BLOCK B = 2775 SF	
BLOCK C = 8044.9 SF	
BLOCK D = 12916.9 SF	
SECOND FLOOR AREA 34015 SF	5.96
BLOCK E = 4227.5 SF	
BLOCK F = 1033 SF	
BLOCK G = 4227.5 SF	
BLOCK H = 3216 SF	
BLOCK J = 372 SF	
BLOCK K = 4320 SF	
BLOCK L = 2521 SF	
BLOCK M = 2539 SF	
BLOCK N = 2539 SF	
BLOCK P = 414 SF	
BLOCK Q = 414 SF	
BLOCK R = 4879 SF	
BLOCK S = 1783 SF	
BLOCK T = 4879 SF	
THIRD FLOOR AREA 34015 SF	5.96
EXACTLY AS SECOND FLOOR CALCULATIONS ABOVE	
FOURTH FLOOR AREA 30548 SF	5.26
BLOCK U = 7234 SF	
BLOCK V = 2539 SF	
BLOCK W = 2539 SF	
BLOCK X = 9545 SF	
BLOCK Y = 2539 SF	
BLOCK Z = 2539 SF	
BLOCK AA = 414 SF	
BLOCK BB = 414 SF	
BLOCK CC = 4879 SF	
BLOCK DD = 1783 SF	
BLOCK EE = 4879 SF	
TOTAL BUILDING AREA = 128900 SF. X 2 = 257800 SF.	22.496 X 2 = 44.992

BUILDING COVERAGE	F.A.R.
FIRST FLOOR AREA 36286 SF. X 2 = 72572 SF.	10.948
BLOCK A = 8044.9 SF	
BLOCK B = 2775 SF	
BLOCK C = 8044.9 SF	
BLOCK D = 12916.9 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 = 9104 SF.	
NO PORTIONS OF FLOORS 2-4 APPLY TOWARDS BUILDING COVERAGE	
<b>TOTAL EXEMPTION TABLE</b>	
FIRST FLOOR:	
EXEMPTION TYPE 1 (25 SF. X 10) = 35 SF.	
EXEMPTION TYPE 2 (467 SF. X 12) = 5604 SF.	
SECOND FLOOR:	
EXEMPTION TYPE 1 (25 SF. X 24) = 60 SF.	
EXEMPTION TYPE 2 (467 SF. X 3) = 1401 SF.	
EXEMPTION TYPE 3 (8' WIDE X 87'-4" LINEAR FEET) = 5829 SF.	
EXEMPTION TYPE 4 (241 SF. X 2) = 482 SF.	
THIRD FLOOR:	
EXEMPTION TYPE 1 (25 SF. X 24) = 60 SF.	
EXEMPTION TYPE 2 (467 SF. X 3) = 1401 SF.	
EXEMPTION TYPE 3 (8' WIDE X 87'-4" LINEAR FEET) = 5829 SF.	
EXEMPTION TYPE 4 (241 SF. X 2) = 482 SF.	
FOURTH FLOOR:	
EXEMPTION TYPE 1 (25 SF. X 10) = 25 SF.	
EXEMPTION TYPE 2 (467 SF. X 10) = 4670 SF.	
EXEMPTION TYPE 3 (8' WIDE X 87'-4" LINEAR FEET) = 5829 SF.	
EXEMPTION TYPE 4 (241 SF. X 2) = 482 SF.	
TOTAL EXEMPTION AREA = 18319 SF. X 2 = 36638 SF.	
36618 SF. / 20232 SF. = 14% < 3% ALLOWED	





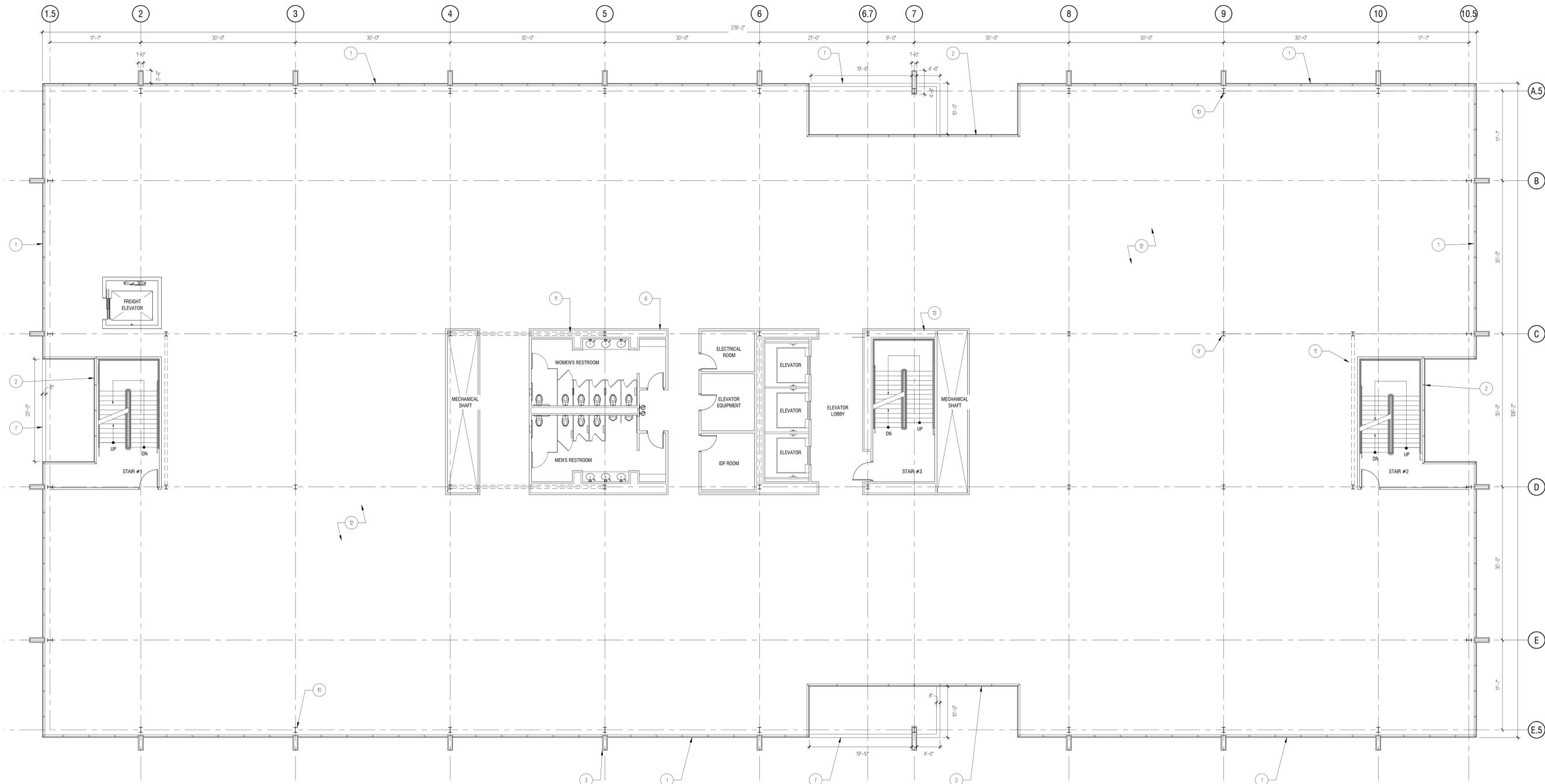




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**1 OFFICE BUILDING - TYPICAL UPPER FLOOR PLAN**  
 SCALE: 1/8" = 1'-0"



**KEY NOTES**

- 1 INSULATED LOW E GLAZING SYSTEM W/ BLUE TINT GLASS IN ALUMINUM FRAMES WITH BUTT GLAZED JOINTS
- 2 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 CONCRETE SLAB ON GRADE, TYP. (NOT USED)
- 6 INTERIOR PARTITIONS
- 7 8W X 2'-6" ALUMINUM HORIZONTAL BAND
- 8 EXTERIOR OVERHEAD CONDUIT ABOVE (IS DOWN CASTING) (NOT USED)
- 9 W/D COLUMNS AT INTERIOR, TYP.
- 10 W8X17 OR HSS COLUMNS AT EXTERIOR, TYP.
- 11 BRB BRACED FRAME, TYP.
- 12 TYPICAL FLOOR FRAMING - 2 1/2" CONCRETE FILL OVER 2" 8' 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

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OFFICE BUILDING  
 TYPICAL UPPER FLOOR PLAN

**A2.12**  
 PROJECT NO: 112943

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