

EXISTING AREA

21.99 ACRES

AREA TO BE ACQUIRED BY LOT LINE ADJUSTMENT

0.13 ACRES

TOTAL AREA AFTER LOT LINE ADJUSTMENT

963,682 SF (AREA INCLUDES ACCOUNTING FOR NET EFFECT OF CALTRANS ASSUMING NET AREA WILL BE RELOCATED WITH NEW PROJECT ENTRANCE. TO BE CONFIRMED DURING CALTRANS APPLICATION PROCESS)

EXISTING PARKING COUNT

STANDARD STALLS - 340
HANDICAP STALLS - 7
MOTORCYCLE - 8 (4 STANDARD)

FLOOD_ZONE

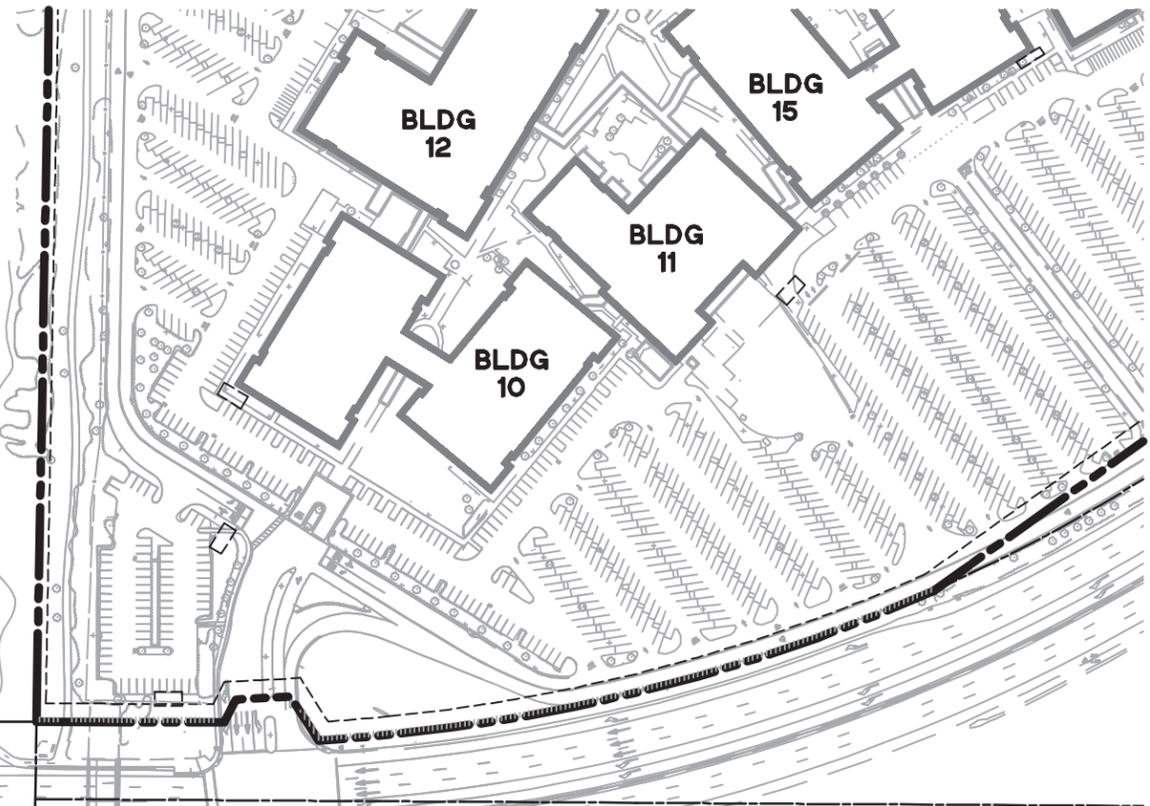
FEMA_ZONE: AE7 (PER FLOOD INSURANCE RATE MAP DATED 4/21/99, COMMUNITY PANEL NUMBER 060321 0005 D)
BASE FLOOD ELEVATION IS 7.5 FEET*
*PER FLOOD INSURANCE STUDY BY FEMA, APRIL 21, 1999 (NGVD29)

LEGEND

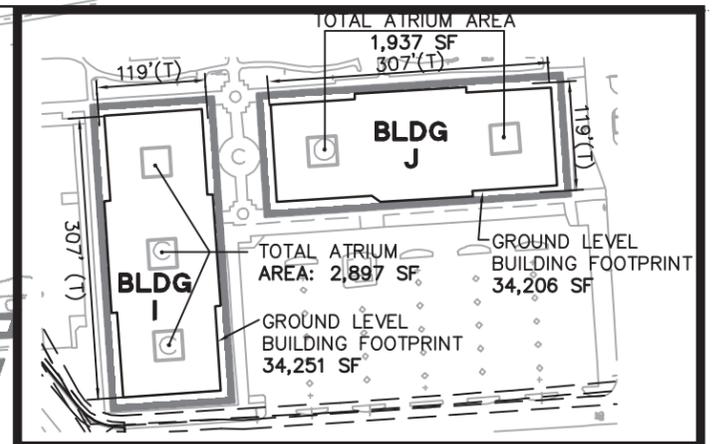
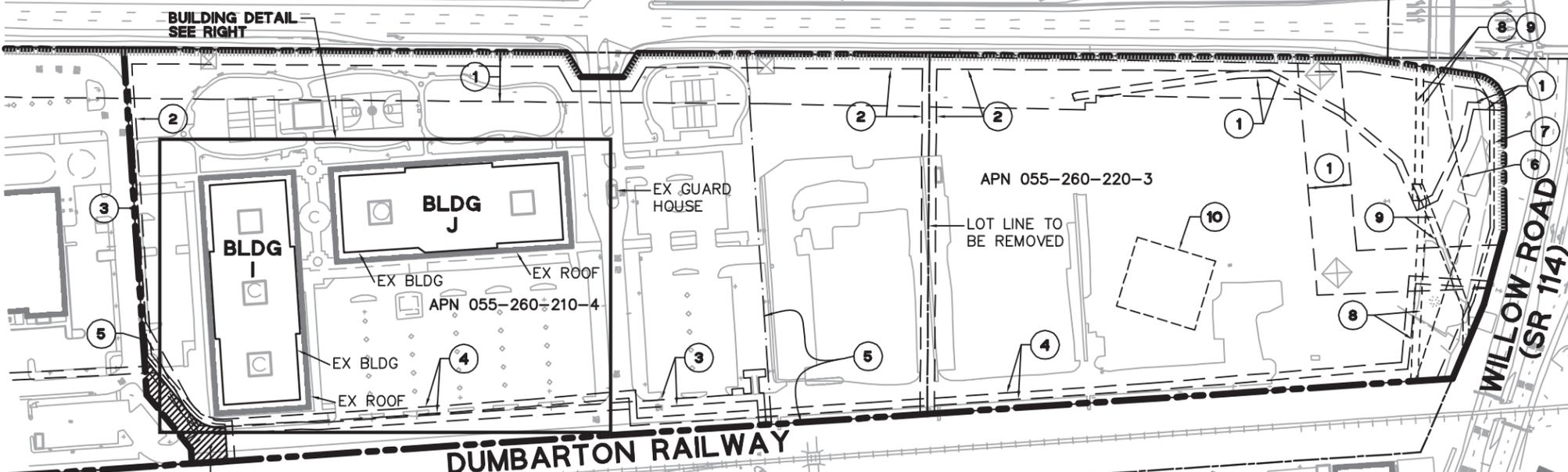
- PROPERTY LINE
- PUBLIC RIGHT-OF-WAY
- NON-ACCESS AREA (CALTRANS)
- (T) TOTAL

EASEMENT INFORMATION

- 1 PG&E EASEMENT
- 2 SETBACK LINE
- 3 GAS EASEMENT (PRIVATE)
- 4 STORM DRAIN EASEMENT (PRIVATE)
- 5 SEWER EASEMENT (PRIVATE)
- 6 NON-EXCLUSIVE EASEMENT IS FOR STREET LIGHTS, TREES, & IRRIGATION SYSTEM ADJACENT TO WILLOW ROAD.
- 7 NON-EXCLUSIVE EASEMENT TO THE CITY FOR WATER & PG&E FACILITIES.
- 8 NON-EXCLUSIVE EASEMENT FOR FIRE PROTECTION WATER
- 9 NON-EXCLUSIVE EASEMENT FOR PG&E & CABLE
- 10 RESTRICTED USE EASEMENT TO BE VOLUNTARILY REMEDIATED PENDING DTSC AND TE CONNECTIVITY AGREEMENT AND APPROVAL.



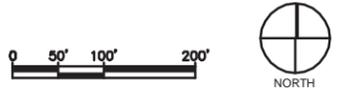
BAYFRONT EXPRESSWAY (SR 84)

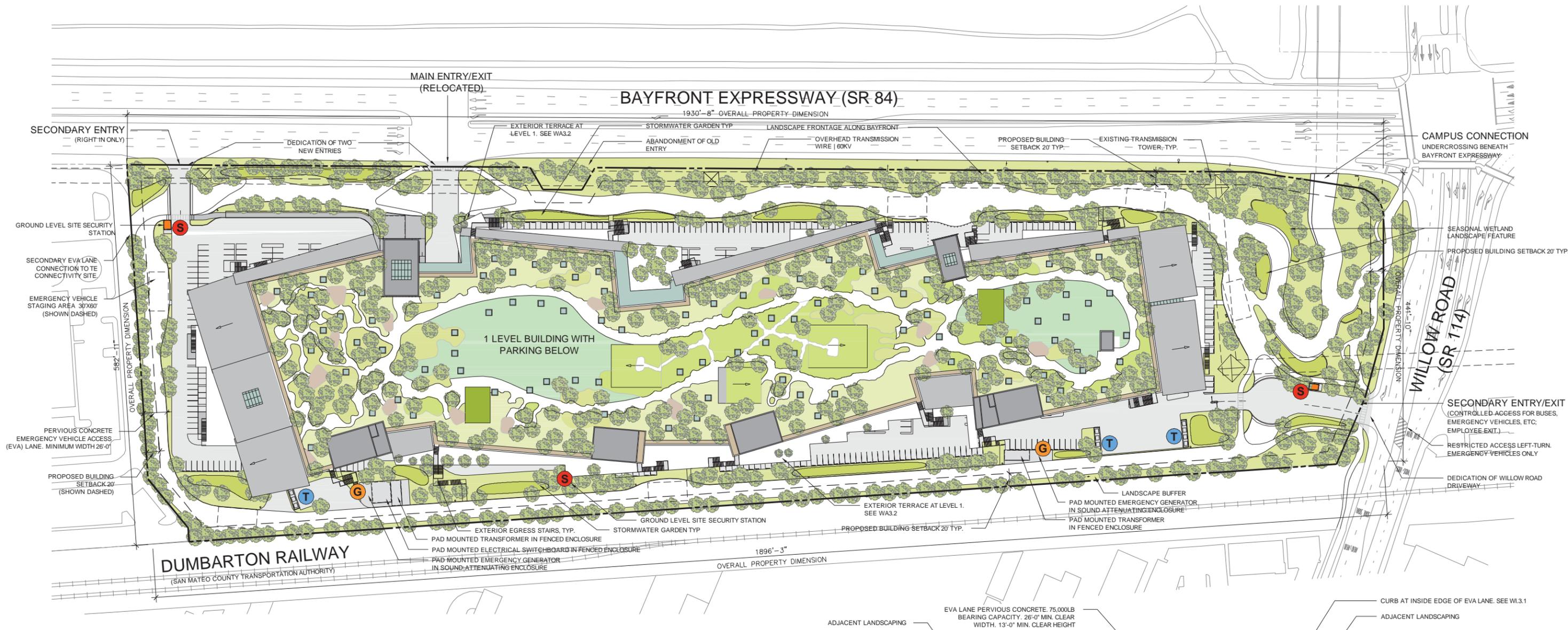


AREA TO BE ACQUIRED = 5,605 SF (0.13 ACRES)

EXISTING WEST CAMPUS BUILDING INFORMATION
BUILDING I - 312 CONSTITUTION DRIVE
BUILDING J - 313 CONSTITUTION DRIVE

BUILDING #	BLDG FOOTPRINT	ATRIUM	GFA/FLOOR	# OF FLOORS	TOTAL GSF
BUILDING I	34,251 SF	2,897 SF	31,354 SF	2	62,708 SF
BUILDING J	34,206 SF	1,937 SF	32,269 SF	2	64,538 SF
TOTAL GSF					127,246 SF





MINIMUM LIGHTING STANDARD

The lighting standards for the West Campus shall comply with LEED & CALGreen performance standards designed to minimize light trespass from the buildings and site. The standard set by LEED, below, reflects the intent of the minimum lighting standard for the West campus site lighting.

"Light areas only as required for safety and comfort. Lighting power densities must not exceed ANSI/ASHRAE/IESNA Standard 90.1-2007 (with errata but without addenda) for classified zone.

Design exterior lighting so that all site and building-mounted luminaires produce a maximum initial illuminance value no greater than 0.20 horizontal and vertical footcandles at the site boundary and no greater than 0.01 horizontal footcandles 15 feet beyond the site.

Document that no more than 5% of the total initial designed fixture lumens (sum total of all fixtures on site) are emitted at an angle of 90 degrees or higher from nadir (straight down)."

The design will also comply with CalGreen Light Pollution Reduction Standards noted below.

Outdoor lighting systems shall be designed and installed to comply with the following:

1. The minimum requirements in the California Energy Code for Lighting Zones 1-4 as defined in Chapter 10 of the California Administrative Code; and
2. Backlight, Uplight and Glare (BUG) ratings as defined in IESNA TM-15-11; and
3. Allowable BUG ratings not exceeding those shown in Table A5.106.8, or
4. Comply with a local ordinance lawfully enacted pursuant to Section 101.7, whichever is more stringent.

Exceptions:

1. Luminaires that qualify as exceptions in Section 147 of the California Energy Code
2. Emergency lighting

The design will also comply with the San Francisco Planning Department Standards for Bird-Safe Buildings.

1. Interior lighting will be on motion sensors as much as possible.
2. Perimeter interior lighting to be minimized.
3. Rooms used regularly at night to have window coverings.
4. Exterior light fixtures to be designed to minimize light escaping upwards.

CONCEPTUAL EVA LANE CROSS SECTION

EMERGENCY GENERATOR

TYPE: DIESEL
CAPACITY: 500 KW
QUANTITY: 2
RUN TIME: 4 HOURS
TEST DURATION: 30 MIN. PER MONTH (6 HOURS PER YEAR)

REFER TO ALTA SURVEY FOR PROPERTY DIMENSIONS

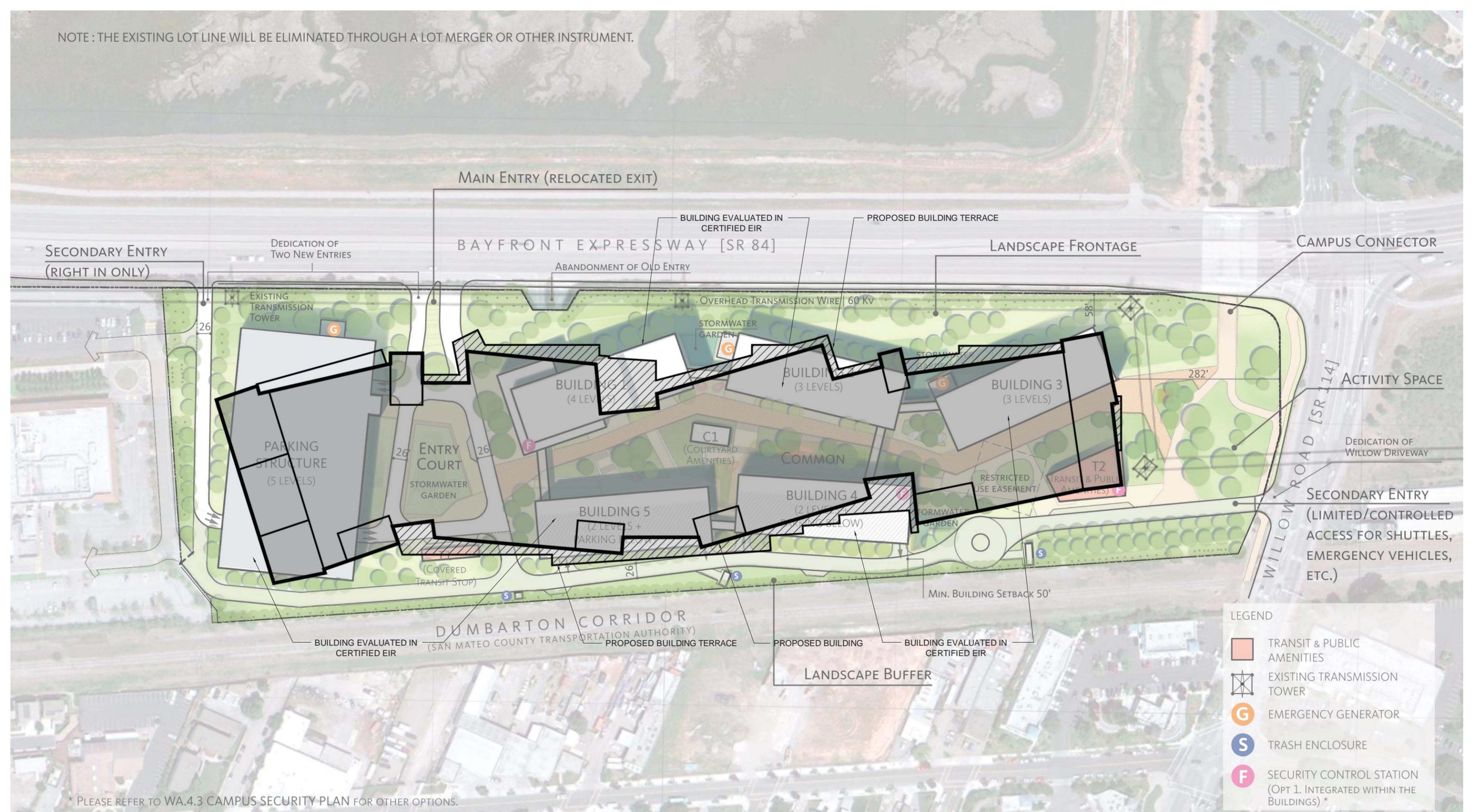
REFER TO SHEET WL.2.3 FOR SIGNAGE & FENCING

LEGEND

- EMERGENCY GENERATOR
- SITE SECURITY CONTROL STATION (ALSO SEE WA.3.1)
- TRASH ENCLOSURE (SEE WA.3.1)
- ⊠ EXISTING TRANSMISSION TOWER



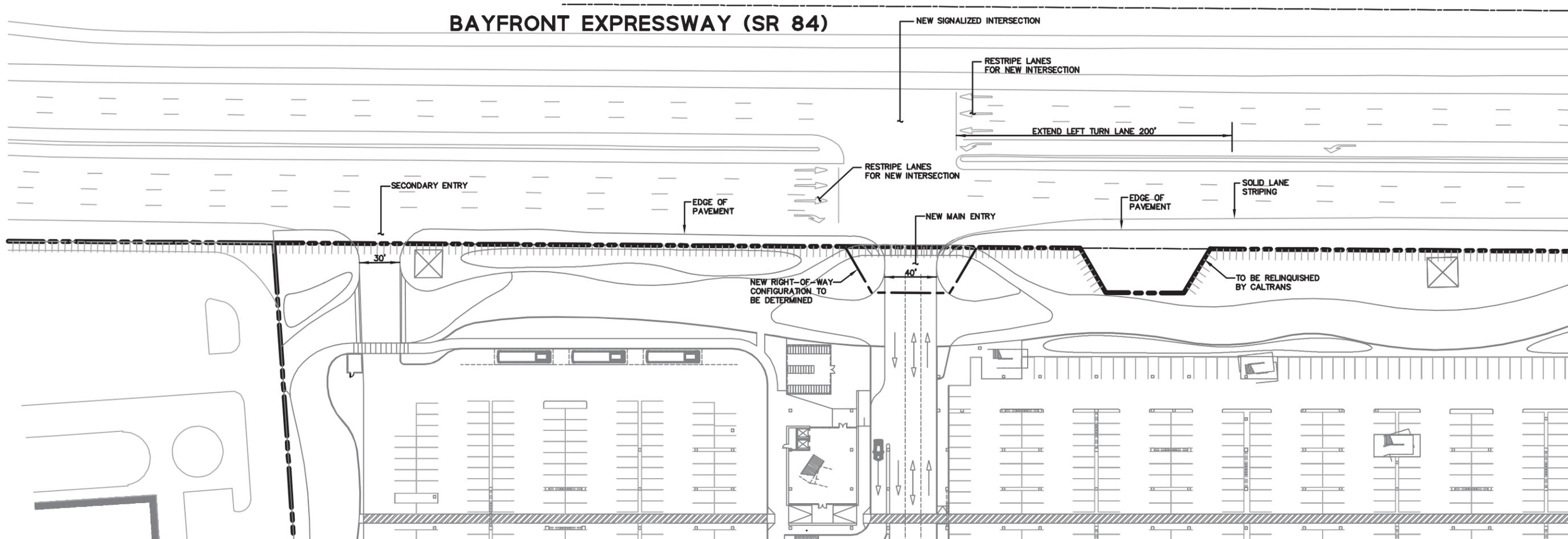
NOTE : THE EXISTING LOT LINE WILL BE ELIMINATED THROUGH A LOT MERGER OR OTHER INSTRUMENT.



* PLEASE REFER TO WA.4.3 CAMPUS SECURITY PLAN FOR OTHER OPTIONS.

LEGEND

- TRANSIT & PUBLIC AMENITIES
- EXISTING TRANSMISSION TOWER
- EMERGENCY GENERATOR
- TRASH ENCLOSURE
- SECURITY CONTROL STATION (OPT 1. INTEGRATED WITHIN THE BUILDINGS) *



NOTES

1. BAYFRONT IMPROVEMENT LAYOUT ARE CONCEPTUAL AND INFORMATIVE. FINAL LAYOUT ENGINEERING DESIGN WILL BE PERFORMED AT THE TIME OF PROJECT PLAN CONSTRUCTION.
2. REFER TO PROJECT TRAFFIC ENGINEER REPORT FOR ADDITIONAL INFORMATION AND DETAIL.

LEGEND

-  PROPERTY LINE
-  EASEMENT
-  BAYFRONT EXPRESSWAY (SR 84) RIGHT-OF-WAY
-  NON-ACCESS AREA (CALTRANS)

