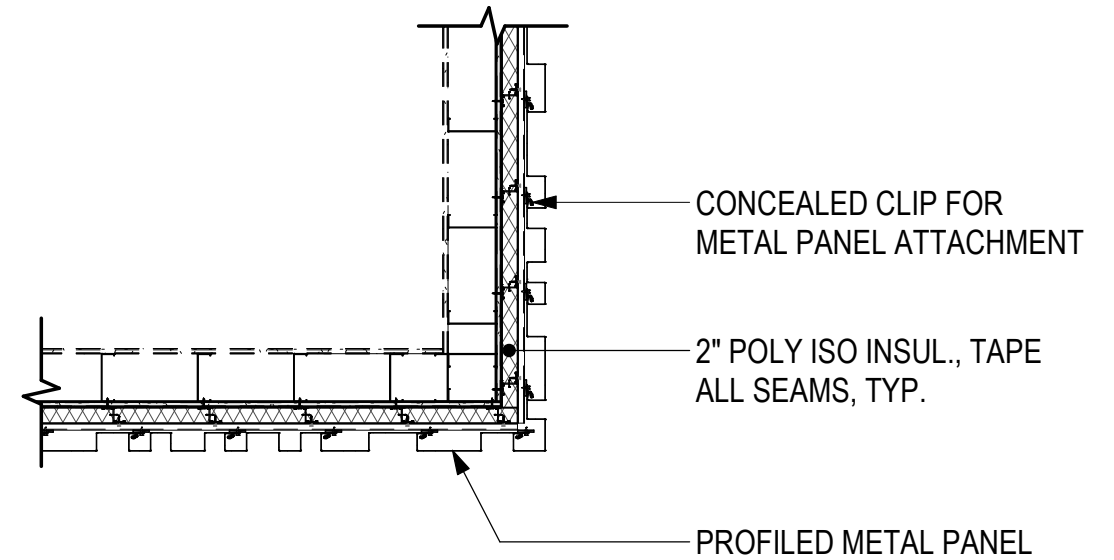
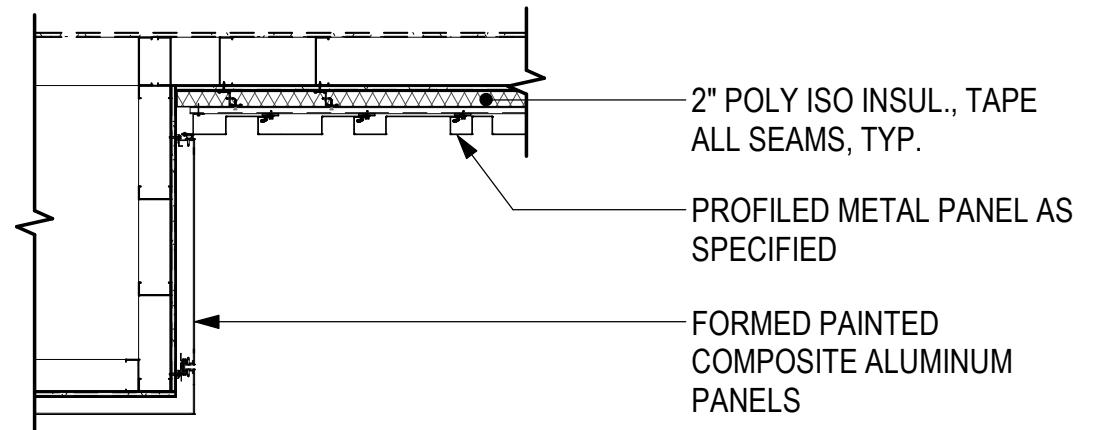


**3** SUNSHADE SECTION DTL. @ CURTAIN WALL  
SCALE:



**2** EWA-1 OUTSIDE CORNER  
SCALE:



**1** EWA-1 INSIDE CORNER @ BALCONY  
SCALE:





SILVER METAL PANEL



PAVERS AT BALCONY



WOOD SLAT SOFFIT



GLASS



PEDESTRIAN TILE

SEE SHEET L1.2

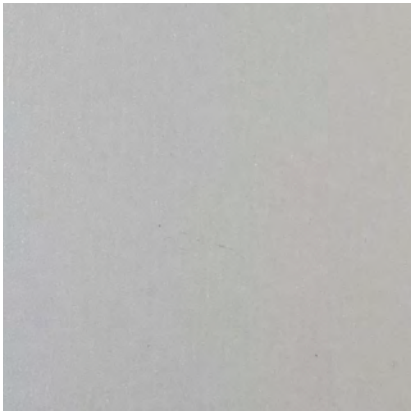


VEHICULAR ACCENT PAVING  
PEDESTRIAN ACCENT PAVING

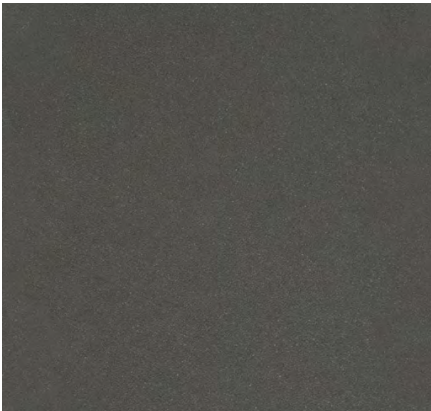
SEE SHEET L1.2



P1  
WHITE STRUCTURAL  
& ACCENT METAL



P2  
SILVER METAL  
ACCENT & MULLION



P3  
GREY METAL ACCENT



LED recessed ceiling downlights - wide beam

BEGA

Application

LED recessed ceiling luminaire with wide beam light distribution designed for downlighting atriums, canopies, passages and other interior and exterior locations.

Materials

Luminaire housing and faceplate constructed of die-cast marine grade, copper free (≤0.3% copper content) A360.0 aluminum alloy  
Clear safety glass  
Silicone optical collimating lens  
Reflector surface made of pure anodized aluminum  
High temperature silicone gasket  
Stainless steel screw clamps  
Galvanized steep rough in ceiling pan with through wiring box

**NRTL** listed to North American Standards, suitable for wet locations  
Protection class IP65  
Weight: 2.2 lbs

Electrical

Operating voltage 120-277VAC  
Minimum start temperature -20° C  
LED module wattage 8.3 W  
System wattage 9.7 W  
Controlability 0-10V dimming down to 0.1%  
Color rendering index Ra > 80  
Luminaire lumens 1,181 lumens (3000K)  
Lifetime at Ta=15°C > 500,000 h (L70)  
Lifetime at Ta=45°C 270,000 h (L70)

LED color temperature

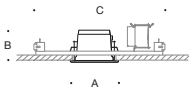
- ☐ 4000K - Product number + **K4**
- ☐ 3500K - Product number + **K35**
- ☐ 3000K - Product number + **K3**
- ☐ 2700K - Product number + **K27**

**BEGA** can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details

Finish

All BEGA standard finishes are matte, textured polyester powder coat with minimum 3 mil thickness.

Available colors ☐ Black (BLK) ☐ White (WHT) ☐ RAL:  
☐ Bronze (BRZ) ☐ Silver (SLV) ☐ CUS:



LED recessed ceiling downlights - wide beam					
	LED	β	A	B	C
24 823	8.3 W	38 °	5 5/8	5	18

β = Beam angle

**BEGA** 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0533 info@bega-us.com

Due to the dynamic nature of lighting products and the associated technologies, luminaire data on this sheet is subject to change at the discretion of BEGA North America. For the most current technical data, please refer to bega-us.com  
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3215 PORTER DRIVE

STANFORD REAL ESTATE  
ARB RESUBMITTAL, MAJOR - REVISION 3

03/02/2020

PORTER HUB		PLANNING/ZONING ANALYSIS	
SITE SUMMARY		PALO ALTO MUNICIPAL CODE (PAMC)	
Site Area	1.671	72790 SF	

Zone	RP - Research Park District	PAMC, Chapter 18.20.030, Table 1; Zone Map/Page 11; Chapter 18.82
Planning District:	LM Limited Industrial/Research Park District	PAMC – Chapter 18.20.030, Table 1; Zone Map/ Page 11; Chapter 18.82

Minimum Site Area	1 Acre	PAMC, Chapter 18.20.040, Table 2
Minimum Site Width	100 Feet	PAMC, Chapter 18.20.040, Table 3
Minimum Site Depth	150 Feet	PAMC, Chapter 18.20.040, Table 4
Minimum Front Yard Setback	50 Feet	Porter Drive Special Setback
Minimum Rear Yard Setback	20 Feet	PAMC, Chapter 18.20.040, Table 2
Minimum Side Yard Setback	20 Feet	PAMC, Chapter 18.20.040, Table 2

ALLOWABLE AREA + HEIGHT			
Maximum Site Coverage	30%	21837 SF	PAMC, Chapter 18.20.040, Table 2
Maximum Floor Area Ratio (FAR)	0.4 : 1	29116 SF	PAMC, Chapter 18.20.040, Table 2
Maximum Height	35 Feet		PAMC, Chapter 18.20.040, Table 2

PARKING REQUIREMENTS			
1 Space for each 300 gross square feet	20,833		
Parking Spaces Required	70 Cars		PAMC, Chapter 18.52.040, Table 1
Accessible Parking Stalls			PAMC, Chapter 18.83.070
No paved areas within 5 feet of property lines			
Min 1 Carpool / Vanpool space			
Bike Parking (10%) 1 per 3000 sf	7 Spaces		
EV Charging (5% min; 25% future)	4 Spaces		

Service Areas	Screened from view	PAMC, Chapter 18.52.040, Table 1; SRPH Site Planning Table
Surface Drainage	Must be contained on site	SRPH
Utilities	Lines Underground; equipment screened from view	SRPH
Rooftop Equipment	Screened, with screen appearing as an integral part of the building design	SRPH
	Maximum 15 feet above roof, min 20 feet from building edge closest to residential site or min 100 feet from residential property line	PAMC, Chapter 18.20.040, Table 2 € (3)

Bicycle Circulation and Parking:	Must be incorporated into site design	SRPH
	7 Spaces (Min 10% of Auto Parking)	
	80% Class I Parking (long term parking)	
	20% Class II Parking (short term parking)	

Pedestrian Circulation	5 foot wide; required at street frontage and from street to buildings	SRPH PAMC, Chapter 18.83.050@ - Table 1
Fences	None permitted in street-side setback; 8 feet maximum other places; 6 feet maximum at refuse areas	SRPH

3215 PORTER DRIVE		BUILDING CODE ANALYSIS		CBC 2016
BUILDING CLASSIFICATIONS		SECTION 302.1		
Occupancy Group	A / S2		1-hour separation betw. Garage and office building	
A (office with assembly)	A / B	Section 303.4	Mixed Use / Non-Separated Occupancies ( Section 508.3.3	
S-2 (Basement parking garage, enclosed)		Section 311.3		
Construction Type	II-B	Section 603.1		
Non High Rise	< 75 feet to top occupied Floor	Section 202 Definitions		
Fully Sprinklered				
ALLOWABLE AREA		CHAPTER 5		
Max # Stories	3	Table 504.4	2 stories over 1 level basement garage proposed	
Max Height	55	Table 504.3	34'-6: proposed	
ACTUAL AREA				
Level 1	10,721			
Level 2	11,212			
Basement Garage	0			
	21,933			
REQUIRED SEPARATION / OCC GROUPS		TABLE 508.4		
A / S2	1 Hr - S	Table 508.4	A separation from S-2 parking, fully sprinklered	
FIRE RESISTIVE REQUIREMENTS		TABLE 601		
Structural Frame	NR	Rating required at supporting structure of shaft walls, etc.		
Exterior and Interior Bearing Walls	NR			
Nonbearing Interior Partitions	NR			
Shaft Enclosures	1 Hr	Section 713.4		
Floor Construction	NR	Rating required at supporting structure of shaft walls, etc.		
Roof Construction	NR			
Stairway Construction	NC			
EXTERIOR WALL FIRE RESISTANCE RATING		TABLE 602		
Less than 5 feet	1 Hr	A-2	Proposed face of building is greater than 30' all sides.	
Between 5 and 10 feet	1 Hr	A-2		
Between 10 and 30 feet	NR	A-2		
Greater than 30 feet	NR	A-2		
EXITS AND TRAVEL DISTANCE				
Enclosed Parking Garage	Two exits required below 500 occupants. S-2 = 200sf/occ. = approx. 200 occupants.	Section 406.5 Section 406.6 Table 1004.1.2		
Travel Distance	A3 with sprinkler: 250' S2 with sprinkler: 400'	Table 1017.2		
Exit Separation	1/3 maximum diagonal distance	Section 1007.1.1		

PLUMBING FIXTURE SUMMARY (PER CPC TABLE 422.1)														
Total Building		18686 SF	Occupants per CPC chapter 4 Table A		Men	Women	M-WC	W-WC	M-U	M-L	W-L	Drink Fountain	Service Sink	Showers
A-3 OCC - TERRACES	20%	3737.2 SF	1:30	125	100	100	3	8		2	3			
B OCC	80%	14948.8 SF	1:200	75			11		2	5		2	1	2
		Total Occupants	200											
												To be provided in future interior improvements		To be provided in future interior improvements.
													2	
		13*		4						13*				
		2.0		2.0						8.0			1.0	
*Restrooms will be considered gender-neutral														

3215 PORTER DRIVE

STANFORD REAL ESTATE  
ARB RESUBMITTAL, MAJOR - REVISION 3

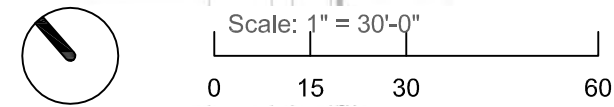
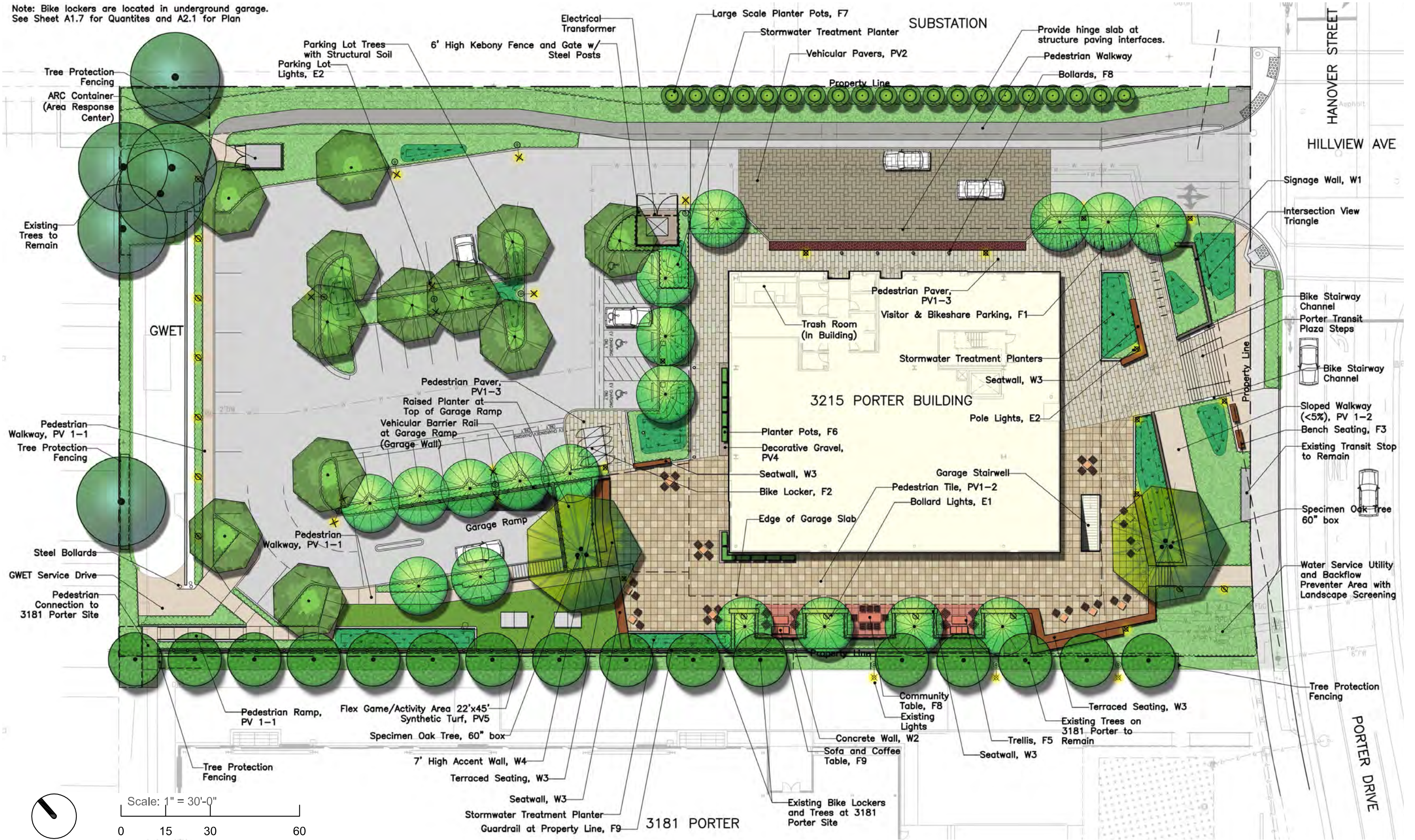
03/02/2020

5.1 Planning and Design	Code Section	Y	Plan Sheet, Spec or Attachment Reference	Compliance Path Verification							
				Plan Check		Rough GB Inspection I/R # 152		Final Inspection I/R # 153			
				CORR	INITIAL	CORR	INITIAL	CORR	INITIAL	CORR	INITIAL
Mandatory	Mandatory		Storm water pollution prevention	5.106.1.1	X	BKF					
	Mandatory		Local storm water pollution prevention	PAMC 16.14.290/5.106.1.1	X	BKF					
	Mandatory		Best management practices	5.106.1.2	X	BKF					
	Mandatory		Bicycle parking	PAMC 18.54.060/5.106.4	X	Studies					
	Mandatory		Short term bicycle parking	5.106.4.1.1	X	Studies					
	Mandatory		Long term bicycle parking	5.106.4.1.2	X	Studies					
	Mandatory		(Bicycle) Parking stall markings	5.106.5.2.1	X	Studies					
	Tier 2 Mand.		Designated parking - 12% of Parking Capacity	AS.106.5.1.2	X	Studies					
	Tier 2 Mand.		Electric Vehicle (EV) Charging for Non-Residential Structures (EVSE) [N]- New Construction. Shall provide Conduit Only, EVSE-Ready Outlet, or EVSE Installed for at least 25% of parking spaces, among which at least 5% (and no fewer than one) shall be EVSE Installed.	PAMC 16.14.430/ AS.106.5.3.3	X	Mazetti					
	Tier 2 Mand.		Light pollution reduction	PAMC 16.14.295/ 5.106.8	X	Mazetti					
Elective (choose 3)	Mandatory		Grading and paving (exception for additions and alterations not altering the drainage path)	5.106.10	X	BKF					
	Tier 2 Mand.		Cool roof for reduction of heat island effect: SRI of 82 > 2.12 and SRI of 27 > 2.12	AS.106.11.2	X	Studies					
	Electives		Community connectivity	AS.103.1	X	Studies/Mazetti					
	Electives		Brownfield or greyfield site redevelopment or infill area development	AS.103.2	X	Studies/Mazetti					
	Electives		Reduce development footprint and optimize open space	AS.104.1	X	Studies/Mazetti					
	Electives		Existing building structure (75%)	AS.105.1.1	X						
	Electives		Existing non-structure elements (50%)	AS.105.1.2	X						
	Electives		Seepage	AS.105.1.3	X						
	Electives		Storm water runoff rate and quantity	AS.106.2.1	X	BKF					
	Electives		Storm water runoff quality	AS.106.2.2	X	BKF					
Elective (choose 3)	Electives		Low impact development (LID)	AS.106.3	X	BKF/Guzzardo					
	Electives		Greyfield or infill site	AS.106.3.2	X						
	Electives		Changing rooms	AS.106.4.3	X						
	Electives		Parking capacity	AS.106.6	X	Studies					
	Electives		Reduce parking capacity	AS.106.6.1	X						
	Electives		Exterior wall shading: Fenestration- East and west walls	AS.108.7.1.1	X						
	Electives		Exterior wall shading: Fenestration- South walls	AS.108.7.1.2	X						
	Electives		Exterior wall shading: Opaque wall areas	AS.106.7.2	X						
	Electives		Heat island effect: Hardscape alternatives and cool roof reduction	AS.106.11	X						
	Electives		Heat island effect: Cool roof for reduction of heat island	AS.106.11.2	X						
PAMC 16.17 Energy Reach Code	Mandatory or		Option 1: Performance approach specified within the 2016 California Energy Code shall be used to demonstrate that the TDV Energy of proposed non-residential construction is at least: Ten percent less than TDV energy of the Standard Design if the proposed building does not include a photovoltaic system or includes a photovoltaic system smaller than 6kW	PAMC 16.17.050/ Title 24, Part 6	X	Palo Alto Building Inspector will verify Title 24 Energy Compliance in the Field.					
	Mandatory		Option 2: Performance approach specified within the 2016 California Energy Code shall be used to demonstrate that the TDV Energy of proposed non-residential construction is at least: Equal to the TDV Energy of the Standard Design if the proposed building includes a 6kW or greater photovoltaic system.	PAMC 16.17.050/ Title 24, Part 6	X	Palo Alto Building Inspector will verify Title 24 Energy Compliance in the Field.					
	Mandatory		All Electric Exemption: Non-residential construction designed to be all-electric shall be exempt from the Local Energy Efficiency Reach Code. Electricity shall be the only permanent source of energy for water-heating, space-heating, cooking and clothes drying. Compliance to all other requirements of the 2016 California Energy Code shall not be relieved.	PAMC 16.17.060/ Section 100.4 / Title 24, Part 6	X	Palo Alto Building Inspector will verify Title 24 Energy Compliance in the Field.					
	Mandatory		Energy Star portfolio manager- All new construction or renovation projects greater than \$100,000 in value	PAMC 16.14.380/ 5.410.4.8	X	Stanford					
	Mandatory		Performance Review- For projects over 10,000 SF	PAMC 16.14.390/ 5.410.4.7	X	Beyond Efficiency/Mazetti					
	Mandatory		Water Efficiency and Conservation	5.303.1	X						
	Mandatory		Meters	5.303.1.1	X	Steve Reade					
	Mandatory		New buildings or additions in excess of 50,000 square feet	5.303.1.2	X	Steve Reade					
	Mandatory		Excess consumption (Submeters for additions that consume over 1,000 gal/ day)	5.303.1.2	X	Steve Reade					
	Tier 2 Mand.		Water Reduction- 20% savings over the "water use baseline" Table AS.303.2.3.1	AS.303.2.3	X	Steve Reade					
Mandatory	Mandatory		Indoor Water Use: Water closets (shall not exceed 1.28 gallons per flush)	5.303.3.1	X	Steve Reade					
	Mandatory		Indoor Water Use: Wall-mounted urinals (0.125gpf)	5.303.3.2.1	X	Steve Reade					
	Mandatory		Indoor Water Use: Floor-mounted urinals ( 0.5 gpf)	5.303.3.2	X	Steve Reade					
	Mandatory		Indoor Water Use: Single showerhead ( 1.8 gpm at 80 psi)	5.303.3.3.1	X	Steve Reade					
	Mandatory		Indoor Water Use: Multiple showerheads serving one shower ( flow rate of 1.8 gpm at 80 psi)	5.303.3.3.2	X	Steve Reade					
	Mandatory		Indoor Water Use: Nonresidential lavatory faucets (0.5 gpm at 60 psi)	5.303.3.4.1	X	Steve Reade					
	Mandatory		Indoor Water Use: Kitchen faucets (1.8 gpm at 60 psi)	5.303.3.4.2	X	Steve Reade					
	Mandatory		Indoor Water Use: Wash fountains (1.8 gpm at 60 psi)	5.303.3.4.3	X	Steve Reade					
	Mandatory		Indoor Water Use: Metering faucets (0.2 gallons/ cycle)	5.303.3.4.4	X	Steve Reade					
	Mandatory		Indoor Water Use: Metering faucets for wash fountains (0.2 gallons/ cycle)	5.303.3.4.5	X	Steve Reade					
Elective (3)	Mandatory		Commercial kitchen equipment	5.303.4	X	Steve Reade					
	Mandatory		Food waste disposers	5.303.4.1	X	Steve Reade					
	Mandatory		Indoor water use: Areas of addition or alteration	5.303.5	X	Steve Reade					
	Mandatory		Dual plumbing	PAMC 16.14.300/ 5.303.5	X	Steve Reade					
	Mandatory		Indoor Water Use: Standards for plumbing fixtures and fittings (2016 Cal Plumbing Code)	5.303.6	X	Steve Reade					
	Mandatory		Outdoor Water Use : Landscape areas > 500 SF	Title 23, Chapter 2.7/ 5.304.1	X	Guzzardo					
	Mandatory		Outdoor Water Use : Rehabilitated landscape projects > 2,500 SF	Title 23, Chapter 2.7/ 5.304.3	X	Guzzardo					
	Mandatory		Outdoor Water Use: Landscape areas of < 2,500 SF	5.304.4	X	Landscape					
	Mandatory		Outdoor Water Use: Graywater or Rainwater Use: Landscape areas < 2,500 SF	5.304.5	X	Steve Reade/Guzzardo					
	Mandatory		Potable water elimination	PAMC 16.14.350/ 5.304.5	X	Steve Reade/Guzzardo					
Mandatory	Mandatory		New construction; recycled water use for irrigation (See recycled water ordinance # 5002, of PAMC 16.12)	PAMC 16.12.030	X	Steve Reade/Guzzardo					
	Mandatory		Invasive species prohibited	PAMC 16.14.360/ 5.304.6	X	Landscape					
	Mandatory		Non-residential enhanced water budget	AS.306.1	X	Landscape					
	Electives		Indoor water use: 25% reduction	AS.303.2.3.3	X	Steve Reade					
	Electives		Nonpotable water systems for indoor water use	AS.303.2.3.4	X						
	Electives		Appliances and fixtures for commercial application	AS.303.3	X	Studies					
	Electives		Nonwater supplied urinals	AS.303.4.1	X						
	Electives		Outdoor Water Use: Restoration of areas disturbed by construction	AS.304.6	X	Landscape					
	Electives		Outdoor Water Use: Previously developed sites: restore or protect 50 % of site area	AS.304.7	X	Landscape					
	Electives		Outdoor Water Use: Graywater irrigation system	AS.304.8	X	BKF/Devcon					
Mandatory	Electives		Nonpotable water systems	AS.305.1	X	Devcon					
	Electives		Irrigation system	AS.305.2	X	Landscape					
	Tier 2 Mand.		Recycled content. Use materials with a total recycled content of 15%	AS.405.4	X	Devcon/Studies					
	Mandatory		Weather protection	5.407.1	X	Studies					
	Mandatory		Moisture control: Sprinklers	5.407.2.1	X	Landscape					
	Mandatory		Moisture control: Entries + Openings	5.407.2.2	X	Studies					
	Mandatory		Moisture control: Exterior door protection	5.407.2.2.1	X	Studies					
	Mandatory		Moisture control: Flashing	5.407.2.2.2	X	Studies					
	Mandatory		Construction waste management	5.408.1	X	Devcon					
	Mandatory		Construction waste management plan	5.408.1.1	X	Devcon					
Mandatory	Mandatory		Waste management company	5.408.1.2	X	Devcon					
	Mandatory		Waste stream reduction alternative	5.408.1.3	X	Devcon					
	Mandatory		Documentation: Construction waste management plan, waste management company, waste stream reduction alternative	5.408.1.4	X	Devcon					
	Mandatory		Excavated soil and land clearing debris (100% reuse or recycle)	5.408.3	X	BKF/Devcon					
	Tier 2 Mand.		Enhanced construction waste reduction (80% diversion rate for projects exceeding \$25,000 in value; 65% diversion rate for projects less than \$25,000)	PAMC 16.14.370/ AS.408.3.1.1	X	Devcon					
	Mandatory		Recycling by occupants	5.410.1	X	Devcon					
	Mandatory		Commissioning plan [N]	5.410.2	X	Devcon					
	Mandatory		Commissioning plan [N]	5.410.2.3	X	CuA					
	Mandatory		Functional performance testing [N]	5.410.2.4	X	CuA					
	Mandatory		Documentation and Training: Systems manual	5.410.2.5	X	CuA					
Mandatory	Mandatory		Documentation and Training: Systems operations training [N]	5.410.2.5.2	X	CuA					
	Mandatory		Commissioning report [N]	5.410.2.6	X	CuA					
	Mandatory		Testing and adjusting for [N] buildings < 10,000 SF or new systems that serve additions or alterations [AA]	5.410.4	X	CuA					
	Mandatory		Testing and adjusting for systems: HVAC, lighting, water heating, renewable energy, landscape irrigation, and water	5.410.4.2	X	CuA					
	Mandatory		Testing and adjusting: Procedures	5.410.4.3	X	CuA					
	Mandatory		Testing and adjusting: HVAC balancing	5.410.4.3.1	X	CuA					
	Mandatory		Testing, adjusting and balancing: Reporting for HVAC balancing	5.410.4.4	X	CuA					
	Mandatory		Operation and maintenance (O&M) manual	5.410.4.5	X	CuA					
	Mandatory		Performance reviews- Water (sites > 1 acre)	PAMC 16.14.400/ 5.410.4.5	X	Guzzardo					
	Mandatory		Inspection and reports [AA] + [N] < 10,000 SF	5.410.4.5.1	X	CuA					

					Compliance Path Verification								
					Plan Check		Rough GB Inspection I/R # 152		Final Inspection I/R # 153				
					CORR	INITIAL	CORR	INITIAL	Part 1	Part 1	Part 2	Part 2	
					CORR	INITIAL	CORR	INITIAL	CORR	INITIAL	CORR	INITIAL	
Electives (Choose 3)	5.4 Material Conservation and Resource Efficiency, continued				Section Y		N		Plan Sheet, Spec or Attachment Reference				
	Electives	Wood Framing: Structural or fire-resistance integrity	AS.404.1.1										
	Electives	Wood Framing: Framing specifications	AS.404.1.2										
	Electives	Regional materials	AS.405.1	X	Devcon								
	Electives	Bio-based materials: Certified wood	AS.405.2.1	X	Studies/Devcon								
	Electives	Bio-based materials: Rapidly renewable materials	AS.405.2.2										
	Electives	Reused materials	AS.405.3										
	Electives	Alternate method for concrete	AS.405.4.8										
	Electives	Cement and concrete: Cement	AS.405.5.1										
	Electives	Cement and concrete: Concrete	AS.405.5.2										
	Electives	Additional means of compliance- Cement: Alternative fuels	AS.405.5.3.1.1										
	Electives	Additional means of compliance- Cement: Alternative power	AS.405.5.3.1.2										
	Electives	Additional means of compliance- Concrete: Alternative energy	AS.405.5.3.2.1										
	Electives	Additional means of compliance- Concrete: Recycled aggregate	AS.405.5.3.2.2	X	Devcon								
	Electives	Additional means of compliance- Concrete: Mixing water	AS.405.5.3.2.3										
	Electives	Additional means of compliance- Concrete: High strength concrete	AS.405.5.3.2.4										
	Electives	Choice of materials: Service life	AS.406.1.1	X	Studies								
	Electives	Choice of materials: Reduced maintenance	AS.406.1.2	X	Studies								
	Electives	Choice of materials: Recyclability	AS.406.1.3										
	Electives	Life Cycle Assessment shall be ISO 14044 compliant	AS.409.1										
	Electives	Whole building life cycle assessment	AS.409.2										
	Electives	Materials and system assemblies	AS.409.3										
	Electives	Substitution of prescriptive standards	AS.409.4										
	Electives	Verification of compliance	AS.409.5										
	5.5 Environmental Quality	Mandatory				Quality	5.503.1		n/a				
Mandatory		Fireplaces	5.503.1										
Mandatory		Temporary ventilation (MERV 8)	5.504.1.3	X	Steve Reade								
Mandatory		Covering of duct openings and protection of mechanical equipment during construction	5.504.3	X	Devcon								
Mandatory		Adhesives, sealants and caulks: Comply with VOC limits (Table 5.504.4.1 and 5.504.4.2)	5.504.4.1	X	Specifications/Devcon								
Mandatory		Paints and Coatings: Comply with VOC Limits (Table 5.504.4.3)	5.504.4.3	X	Specifications/Devcon								
Mandatory		Aerosol paints and coatings	5.504.4.3.1	X	Specifications/Devcon								
Mandatory		Verification, for paints and coatings	5.504.4.3.2										
Mandatory		Carpet systems: Carpet cushion	5.504.4.4.1	X	Studies								
Mandatory		Carpet systems: Carpet adhesive	5.504.4.4.2	X	Studies								
Mandatory		Composite wood products: Formaldehyde limits (Table 5.504.4.5)	5.504.4.5	X	All team for applicable materials								
Mandatory		Composite wood products: Documentation	5.504.4.5.3	X	All team for applicable materials								
Tier 2 Mand.		Resilient Flooring system, 100%	AS.504.4.7.1	X	Studies								
Tier 2 Mand.		No added formaldehyde- Tier 2 level	AS.504.4.8.1	X	Studies								
Tier 2 Mand.		Thermal insulation	AS.504.4.8.1	X	Studies								
Tier 2 Mand.		Filters (MERV 13)	AS.504.5.3.1.1	X	Steve Reade								
Mandatory		Environmental tobacco smoke (ETS) control	5.504.7	X	Steve Reade								
Mandatory		Odors at delivery (For Indoor Air Quality)	5.508.1	X	Steve Reade								
Mandatory		Carbon dioxide (CO2) monitoring (For Indoor Air Quality)	5.508.2	X	Steve Reade								
Mandatory		Acoustical control (STC Values per ASTM E90 and ASTM E413)	5.507.4	X	Acoustics								
Mandatory		Exterior noise transmission, prescriptive method	5.507.4.1	X	Acoustics								
Mandatory		Exterior noise transmission, performance method	5.507.4.2	X	Acoustics								
Mandatory		Interior sound transmission	5.507.4.3	X	Acoustics								
Mandatory		Ozone depletion and greenhouse gas reductions	5.508.1	X	Steve Reade								
Mandatory		Chlorofluorocarbons	5.508.1.1	X	Steve Reade								
Mandatory	Halons	5.508.1.2	X	Steve Reade									
Mandatory	Supermarket refrigerant leak reduction	5.508.2		n/a									
Mandatory	Refrigerant piping	5.508.2.1	X	Steve Reade									
Mandatory	Refrigerant piping valves	5.508.2.2	X	Steve Reade									
Mandatory	Refrigerant piping access valves	5.508.2.2.2	X	Steve Reade									
Mandatory	Refrigerated service case	5.508.2.3	X	Steve Reade									
Mandatory	Refrigerant receivers	5.508.2.4	X	Steve Reade									
Mandatory	Pressure testing	5.508.2.5	X	Steve Reade									
Mandatory	Evacuation (after pressure testing)	5.508.2.6	X	Steve Reade									
Electives	Indoor air quality (IAQ) during constructions: Temporary ventilation	AS.504.1.1	X	Steve Reade/Devcon									
Electives	Indoor air quality (IAQ) during constructions: Additional IAQ measures	AS.504.1.2	X	Steve Reade/Devcon									
Electives	IAQ postconstruction	AS.504.2											
Electives	IAQ testing	AS.504.2.1											
Electives	Maximum levels of contaminants	AS.504.2.1.1											
Electives	Test protocols	AS.504.2.1.2											
Electives	Noncomplying building areas	AS.504.2.1.3											
Electives	No added formaldehyde- Tier 2 requirement	AS.504.4.5.1	X	Studies									
Electives	Acoustical ceiling and wall panels	AS.504.4.9											
Electives	Hazardous particulates and chemical pollutants	AS.504.4.8											
Electives	Entryway systems (to control pollutants)	AS.504.5.1											
Electives	Isolation of pollutant sources (to control pollutants)	AS.504.5.2	X	Mechanical/Contractor									
Electives	Lighting and thermal comfort controls: Single occupant spaces- Lighting and Thermal	AS.507.1.1.1											
Electives		AS.507.1.1.2											
Electives	Lighting and thermal comfort controls: Multi-occupant spaces	AS.507.1.2											
Electives	Daylight: Toplighting and sidelighting	AS.507.2											
Electives	Views: Direct line of sight to outdoors	AS.507.3.1											
Electives	Views- Multi-occupant spaces	AS.507.3.2											
Electives	Hydro-fluorocarbons (HFCs) (for HVAC and refrigeration equipment)	AS.508.1.3	X	Steve Reade									
Electives	Hydro-fluorocarbons (HFCs) (for HVAC, refrigeration and fire suppression equipment)	AS.508.1.4											
Required Additional Electives (Choose 3 additional Electives from any category)					AS.601.3.1								
Mand.	Tier 2 Mand.		AS.601.3.1		Team to Select								
	Tier 2 Mand.		AS.601.3.1		Team to Select								
	Tier 2 Mand.		AS.601.3.1		Team to Select								



Note: Bike lockers are located in underground garage.  
See Sheet A1.7 for Quantities and A2.1 for Plan



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LANDSCAPE PLAN

L1.1



LANDSCAPE COLOR AND FINISH SCHEDULE

KEY	DESCRIPTION	SIZE/COLOR/FINISH	MANUFACTURER
PAVING			
PV 1-1	PEDESTRIAN CONCRETE	Natural Gray w/ Broom Finish	
PV 1-2	PEDESTRIAN TILE	24"x24" Porcelain paver, Mortar on concrete subslab, Color Jura Beige	Belgard
PV 1-3	PEDESTRIAN PAVER	6"x12", 8cm thick pavers, Agave GSB and Lt. Gray SB, running bond pattern	Ackerstone
PV 2	VEHICULAR PAVER	6"x12", 8cm thick pavers, Agave GSB and Lt. Gray SB, running bond pattern	Ackerstone
PV 3	PEDESTRIAN STAIR AND RAMP	Cast in place concrete, w/ integral color Pebble	Davis Color
PV 4	DECORATIVE GRAVEL	2"x3", Black La Paz Pebble	Lyngso Garden Materials
PV 5	SYNTHETIC TURF	Nutmeg Lush	Heavenly Greens
WALLS			
W 1	SIGNAGE WALL	Cast in place concrete, w/ integral color Pebble	Davis Color, Kebony(or equivalent)
W 2	CONCRETE WALL	Cast in place concrete, w/ integral color Pebble	Davis Color, Kebony(or equivalent)
W 3	SEAT WALL	Cast in place concrete, w/ integral color Pebble, w/ Kebony (or equivalent) wood top	Davis Color, Kebony(or equivalent)
W 4	ACCENT WALL	With Kebony (or equivalent) wood cladding	Kebony (or equivalent)
FIXTURES			
F 1	BIKE RACK	Ring Rack, Stainless Steel	Landscape Forms
F 2	BIKE LOCKER	Model: BTWL02M. Color/Finish: stainless steel.	Palmer Group
F 3	BENCH	Nu Bench 102" with arm, color Mercury w/ Ash wood	Landscape Forms
F 5	TRELLIS	Upfit trellis w/ aluminum louvered top and mesh back panel, Trellis color Mercury, Mesh panel Match architectural paint P3	Landscape Forms
F 6	PLANTER POT - SMALL	Rectangular planter 18" High custom size, See detail for sizes, Color Charcoal Gray	Yard Art
F 7	PLANTER POT - LARGE	60" Dia x 42" high, w/ forklift lift points, Color Bronze	Yard Art
F 8	BOLLARDS	6" Dia x 36" high, Baseplate Mounted Stainless Steel	1-800-BOLLARDS
F 9	GUARDRAIL	42" Minimum, Paint to Match Architectural Pain P2. See Detail	
LIGHTS			
E 1	BOLLARD LIGHT	Hess Linea S LED, Color Silver Gray	Hess
E 2	PARKING LOT LIGHT	Gullwing LED, 16' high pole, black	Gardco
E 3	POLE LIGHT	Bega 88 164, 12' High, Color: Silver	Bega



Integral Color Concrete Paving



Vehicular Accent Paving - Herringbone Pattern  
Pedestrian Accent Paving - Running Bond Pattern



Pedestrian Tile



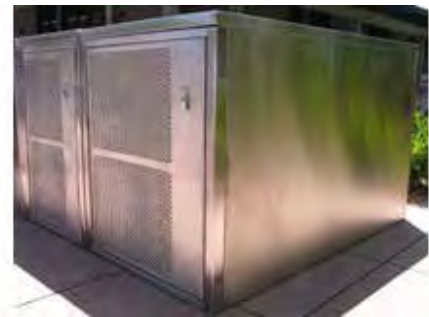
Flex Game Area



Concrete Retaining Wall & Guardrail



Flush Curb/ Truncated Domes



Bike Locker



Planter Pot - Small



Planter Pot  
Large



Bollards



Bike Rack



Bench Seating



Stormwater Treatment Area

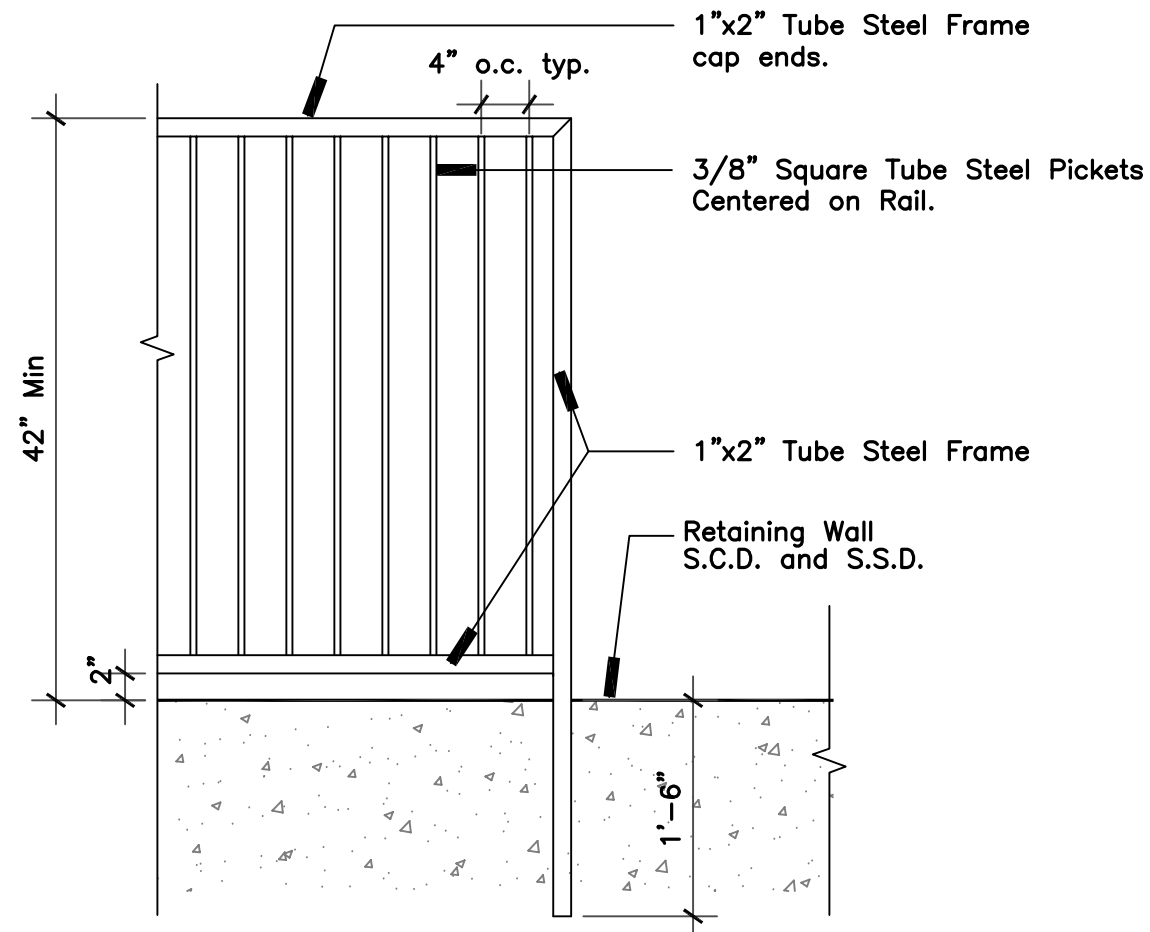


Trellis

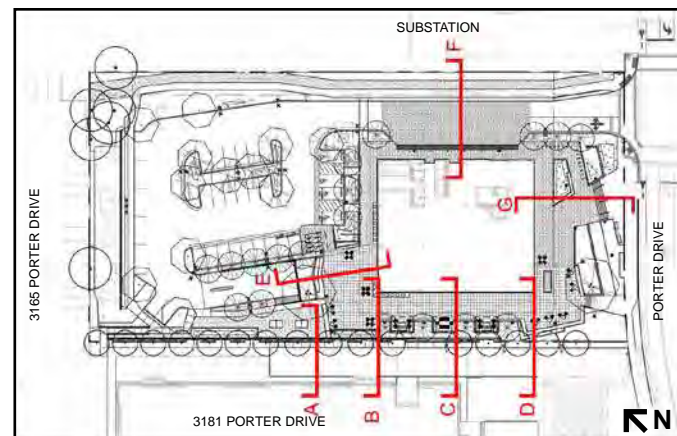


Terraced Seat Wall

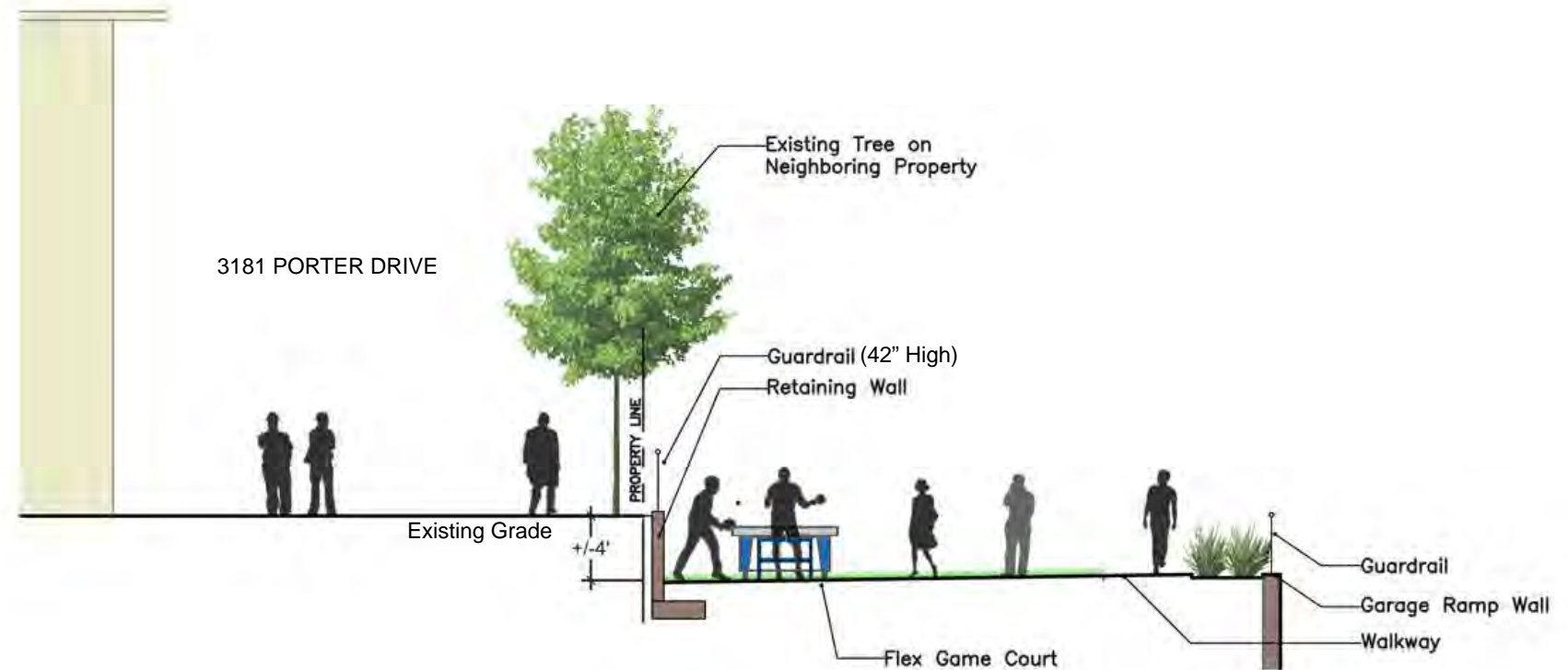




**PROPERTY LINE GUARDRAIL**  
SCALE: 3/4" = 1'-0"



**KEY PLAN**  
Not To Scale



**SECTION A - SOUTH PROPERTY LINE SECTION**  
SCALE: 1" = 10'



**SECTION B - SOUTH PROPERTY LINE SECTION**  
SCALE: 1" = 10'

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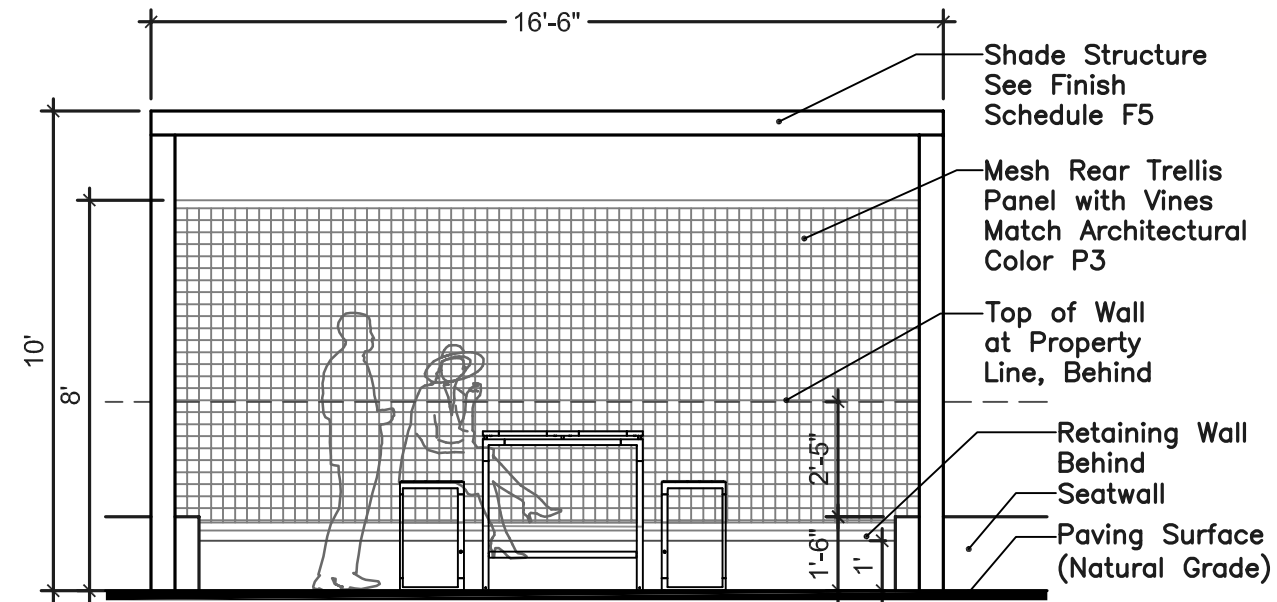
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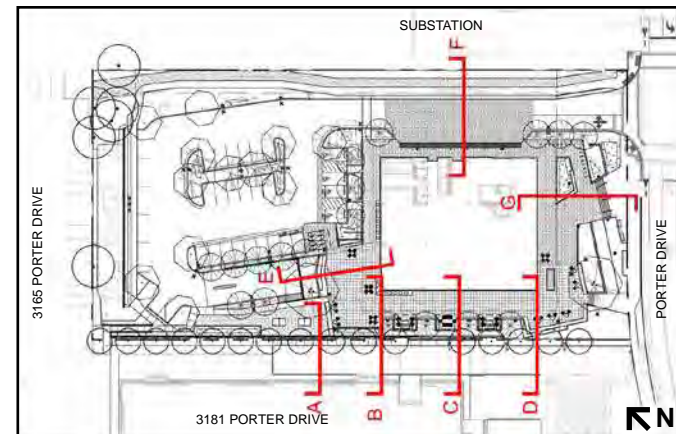
LANDSCAPE SECTIONS

L1.4

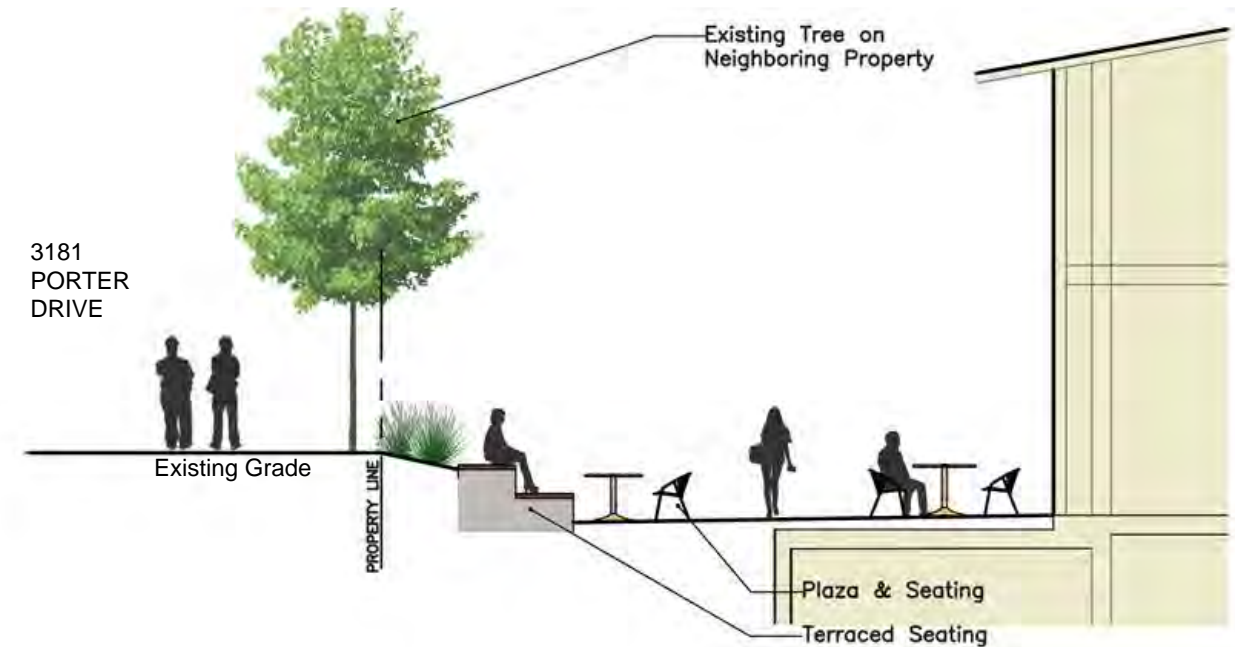




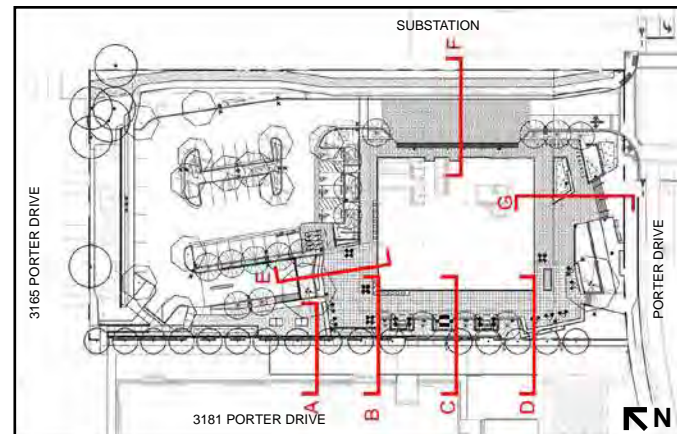
**TRELLIS ELEVATION**  
SCALE: 1/4" = 1'-0"



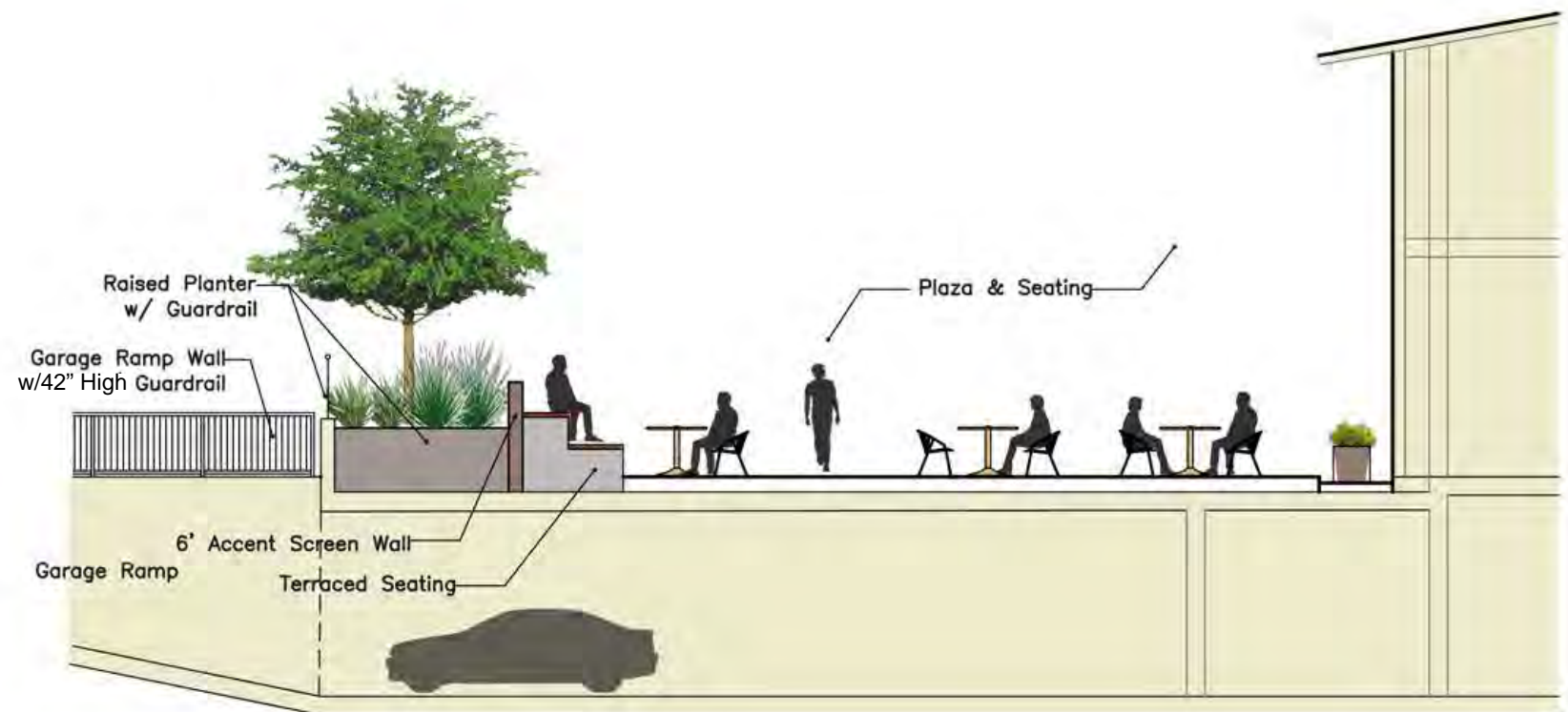
**KEY PLAN**  
Not To Scale



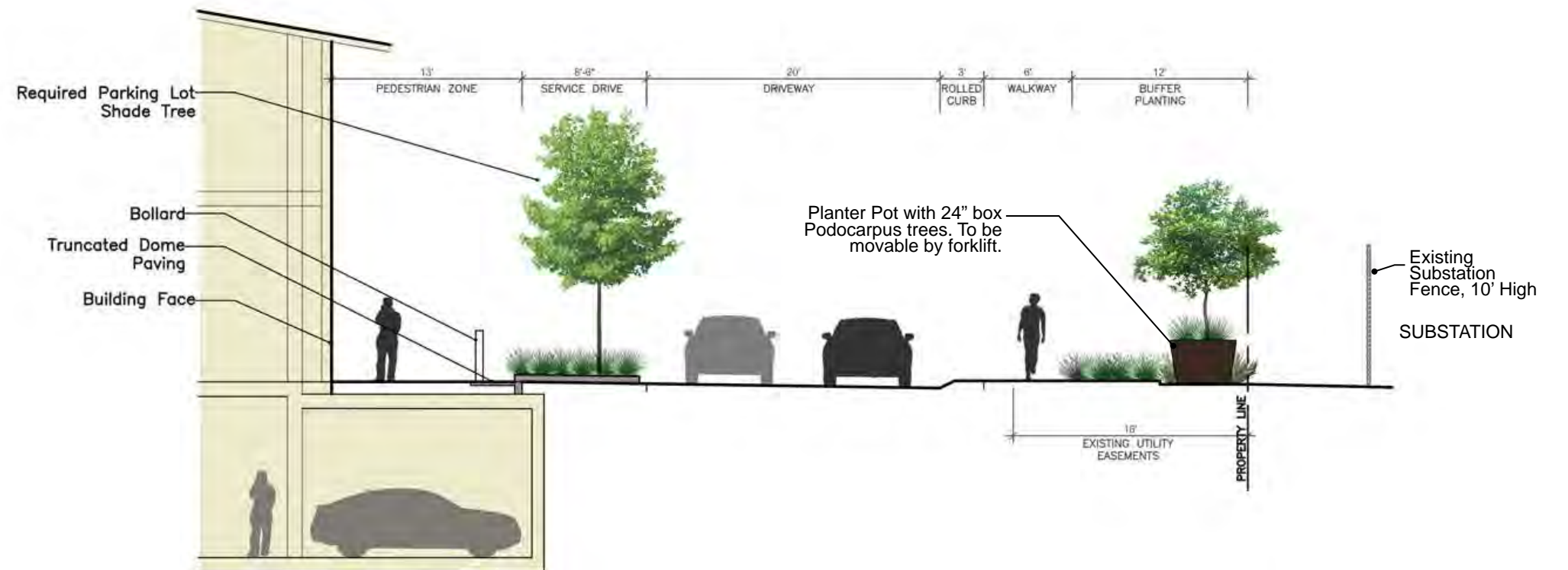




**KEY PLAN**  
Not To Scale



**SECTION E - WEST PLAZA SECTION**  
SCALE: 1" = 10'



**SECTION F - ENTRY DRIVE AND NORTH PROPERTY LINE SECTION**  
SCALE: 1" = 10'

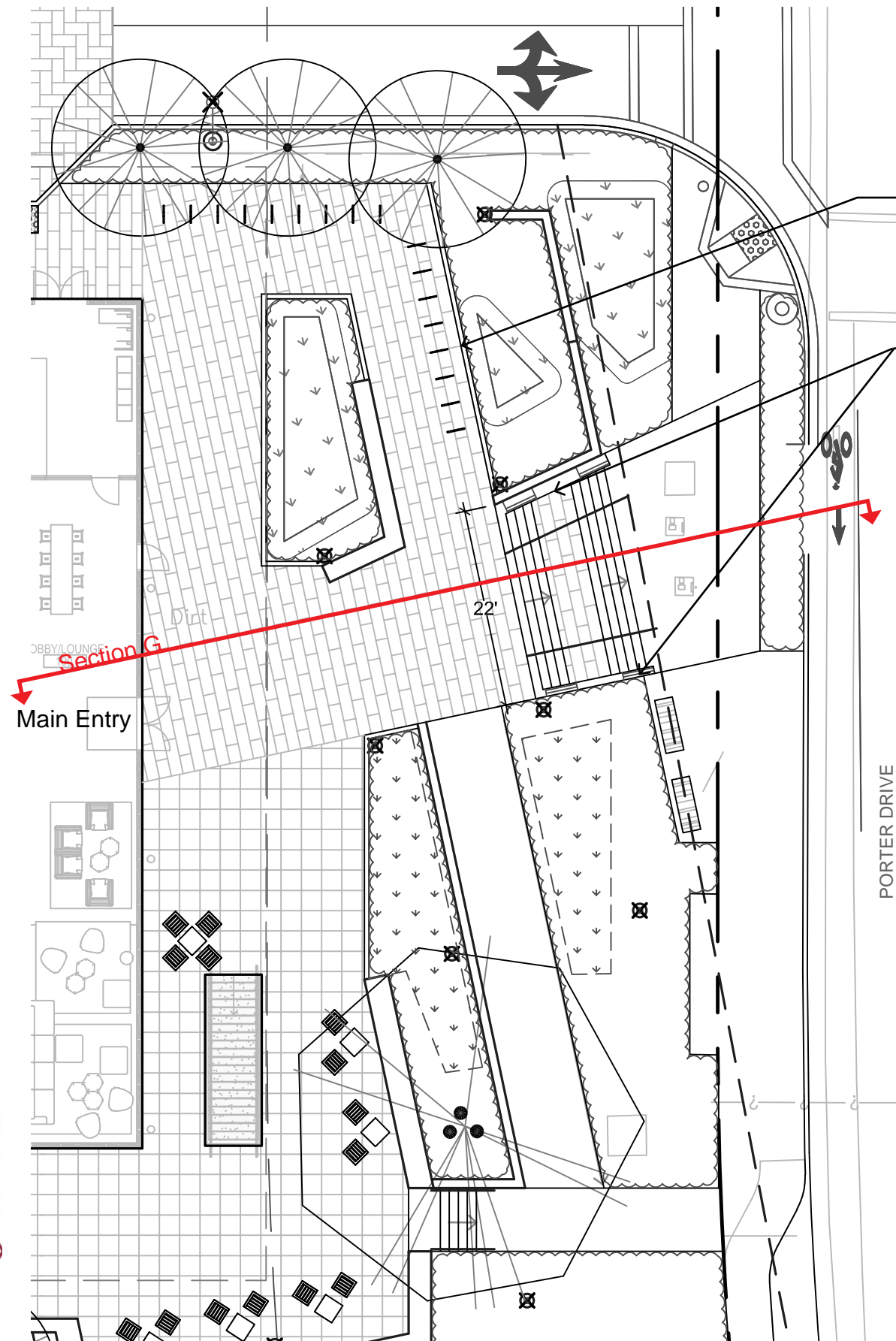
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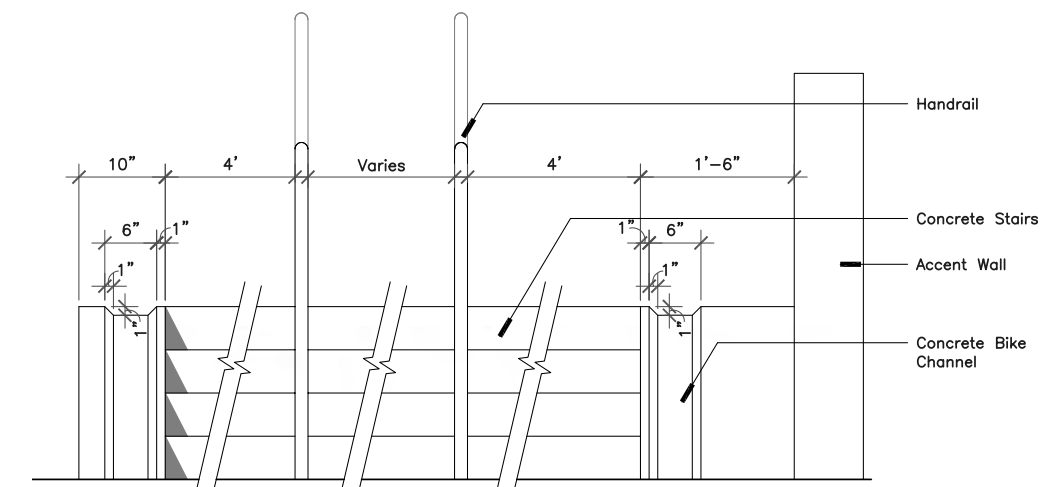
# LANDSCAPE SECTIONS L1.6





Bike Parking

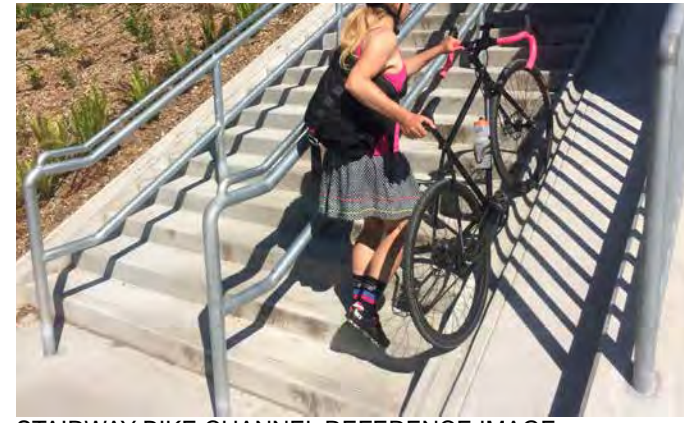
Bike Channels



ELEVATION

Bike Channel

Scale: 1" = 1'-0"



SECTION G - ENTRY PLAZA AND EAST PROPERTY LINE SECTION  
SCALE: 1" = 10'

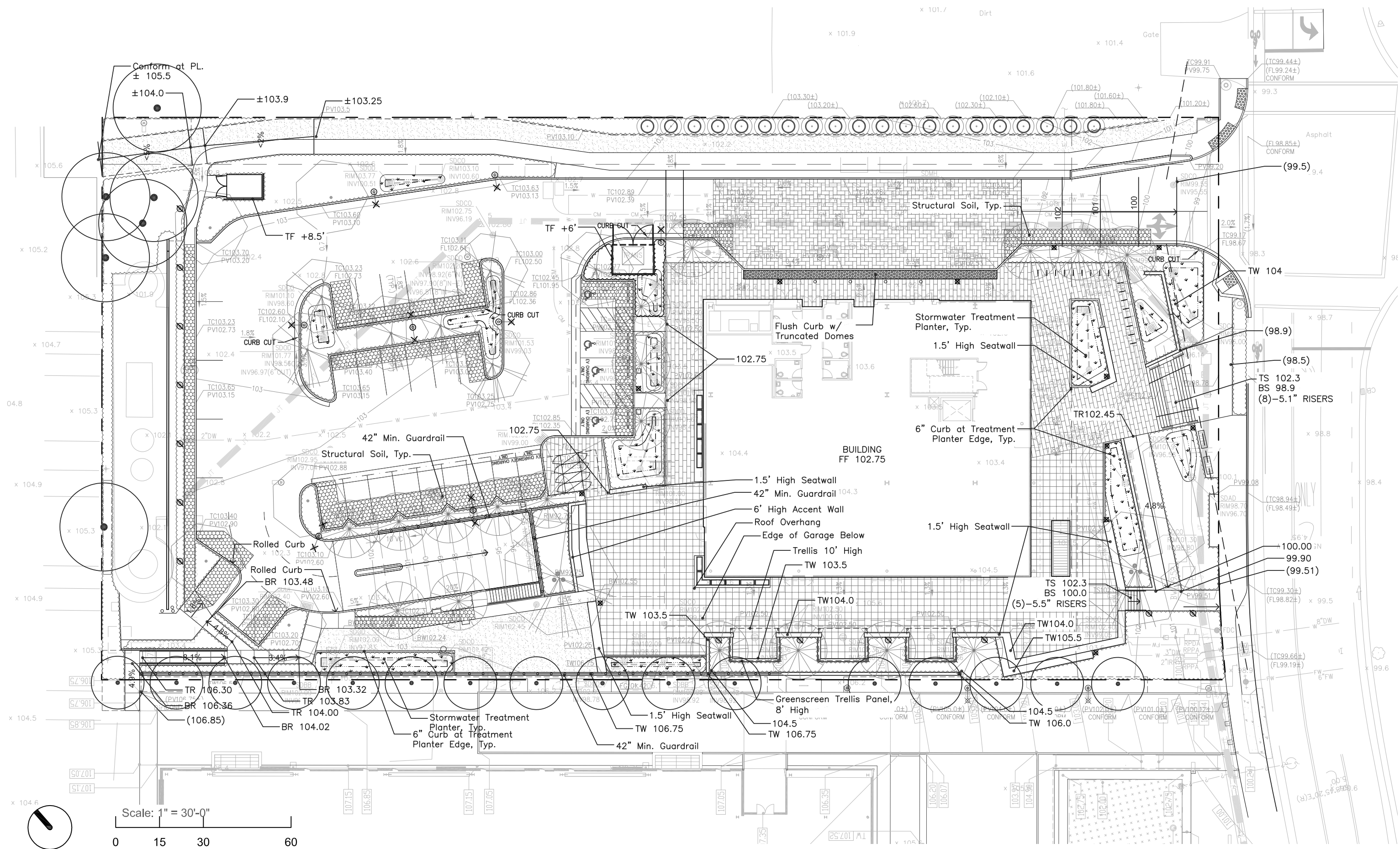
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# LANDSCAPE SECTIONS L1.7





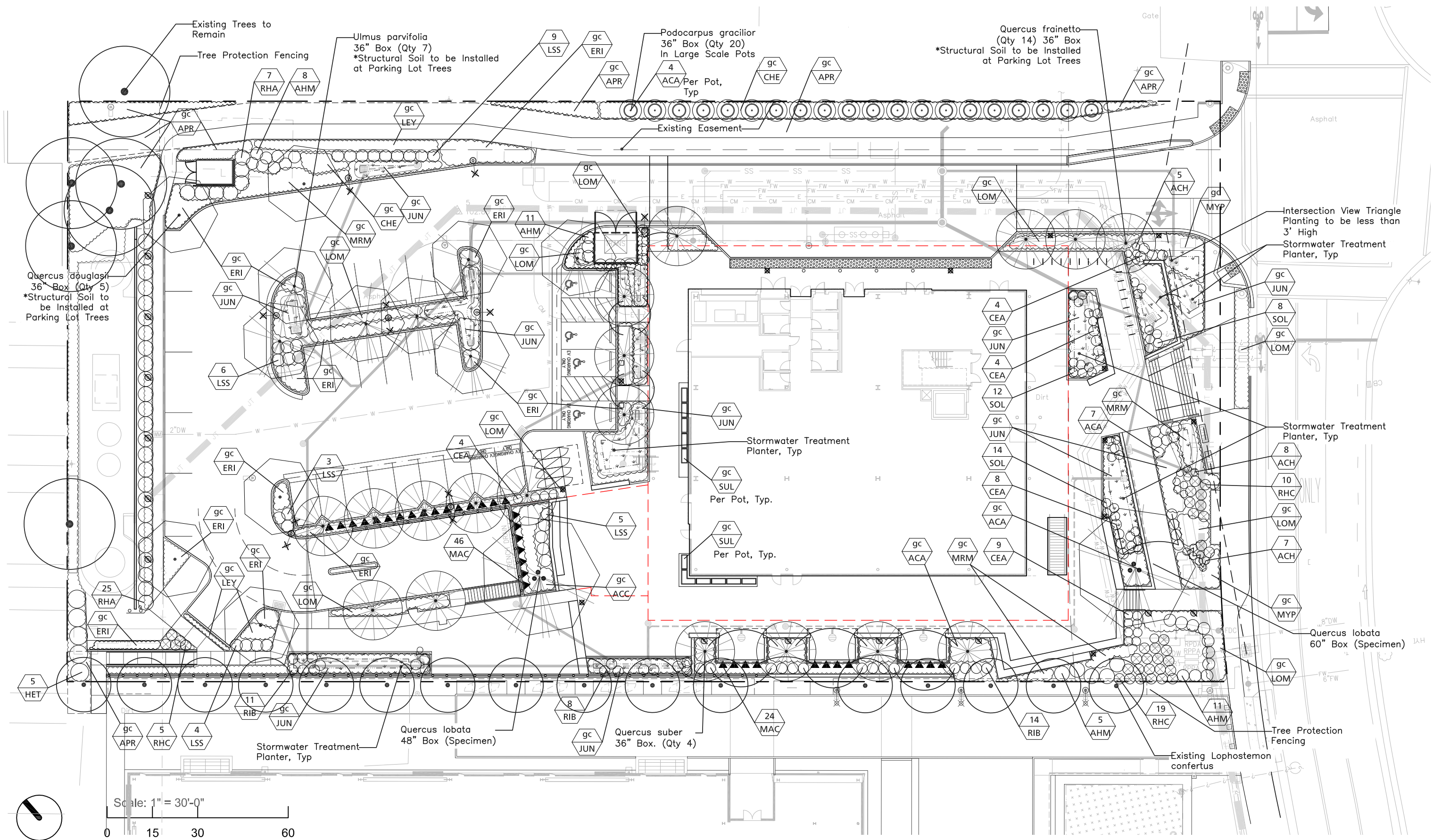
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# GRADING PLAN L1.8





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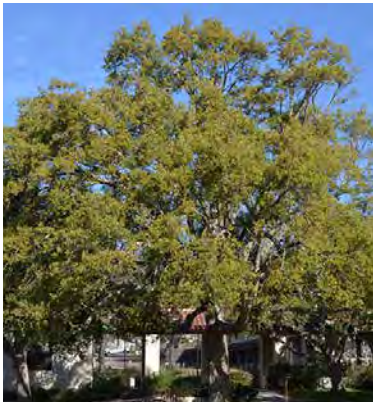
PLANTING PLAN

L1.9





Ulmus parvifolia



Quercus suber



Podocarpus gracilior



Quercus frainetto



Quercus douglasii



Quercus lobata



Arctostaphylos 'Howard McMinn'



Heteromeles arbutifolia



Muhlenbergia 'Regal Mist'



Leucadendron 'Safari Goldstrike'



Asparagus densiflorus 'Meyersii'



Acacia c. 'Cousin Itt'



Ceanothus 'Yankee Point'



Ribes s. 'Claremont'



Juncus patens



Rhamnus alaternus 'John Edwards'



Nephrolepis cordifolia



Myoporum parvifolium



Rhamnus californica



Achillea millefolium californica



Solidago californica



Erigeron karvinskianus



Macfadyena unguis-cati



Mixed Succulents

PLANT PALETTE

KEY	BOTANICAL NAME	COMMON NAME		SIZE	QTY	WUCOLS
TREES						
PG	Podocarpus gracilior	Fern Pine		36" Box	Per Plan	M
QF	Quercus frainetto	Hungarian Oak		24" Box	Per Plan	M
QK	Quercus douglasii	Blue Oak	Native	36" Box	Per Plan	VL
QL	Quercus lobata	Valley Oak	Native	60" Box	Per Plan	L
QS	Quercus suber	Cork Oak		36" Box	Per Plan	L
UP	Ulmus parvifolia	Chinese Elm		36" Box	Per Plan	L
SHRUBS						
ACA	Acacia c. 'Cousin Itt'	Cousin Itt Plant		5 Gal	30" o.c.	L
AHM	Arctostaphylos 'Howard McMinn'	Manzanita	Native	5 Gal	60" o.c.	L
ASP	Asparagus densiflorus 'Meyersii'	Foxtail Fern		1 Gal	24" o.c.	M
CEA	Ceanothus 'Yankee Point'	Yankee Point Ceanothus	Native	5 Gal	36" o.c.	L
HET	Heteromeles arbutifolia	Toyon	Native	5 Gal	72" o.c.	L
LSS	Leucadendron 'Safari Goldstrike'	Yellow Conebush		5 Gal	48" o.c.	L
NEP	Nephrolepis cordifolia	Sword Fern		5 Gal	30" o.c.	M
RHA	Rhamnus alaternus 'John Edwards'	Italian Buckthorn		5 Gal	72" o.c.	L
RHC	Rhamnus cal. 'Mound San Bruno'	Coffeeberry	Native	5 Gal	42" o.c.	L
RIB	Ribes s. 'Claremont'	Pink Flowering Currant	Native	5 Gal	42" o.c.	L
PERENNIALS						
ACH	Achillea millefolium californica	Yarrow	Native	1 Gal	30" o.c.	L
SOL	Solidago californica	California Goldenrod	Native	1 Gal	24" o.c.	L
GRASSES						
CHE	Chondropetalum elephantinum	Cape Rush		5 Gal	30" o.c.	L
JUN	Juncus patens	California Gray Rush	Native**	1 Gal	18" o.c.	L
LEY	Leymus c. 'Canyon Prince'	Canyon Prince Wild Rye	Native	1 Gal	30" o.c.	L
LOM	Lomandra 'Lime Tuff'	Dwarf Mat Rush		1 Gal	30" o.c.	L
MRM	Muhlenbergia 'Regal Mist'	Pink Muhly Grass	Native	5 Gal	30" o.c.	L
SUL	Mixed Succulents					
GROUNDCOVERS						
APR	Arctostaphylos uu. 'Point Reyes'	Manzanita	Native	5 Gal	36" o.c.	L
ERI	Erigeron karvinskianus	Santa Barbara Daisy	Native	1 Gal	24" o.c.	L
MYP	Myoporum parvifolium	Creeping Myoporum		1 Gal	48" o.c.	L
				1 Gal		
VINES						
MAC	Macfadyena unguis-cati	Cat's Claw Creeper		15 Gal	48" o.c.	L

\*\*To be sourced from local native seed stock

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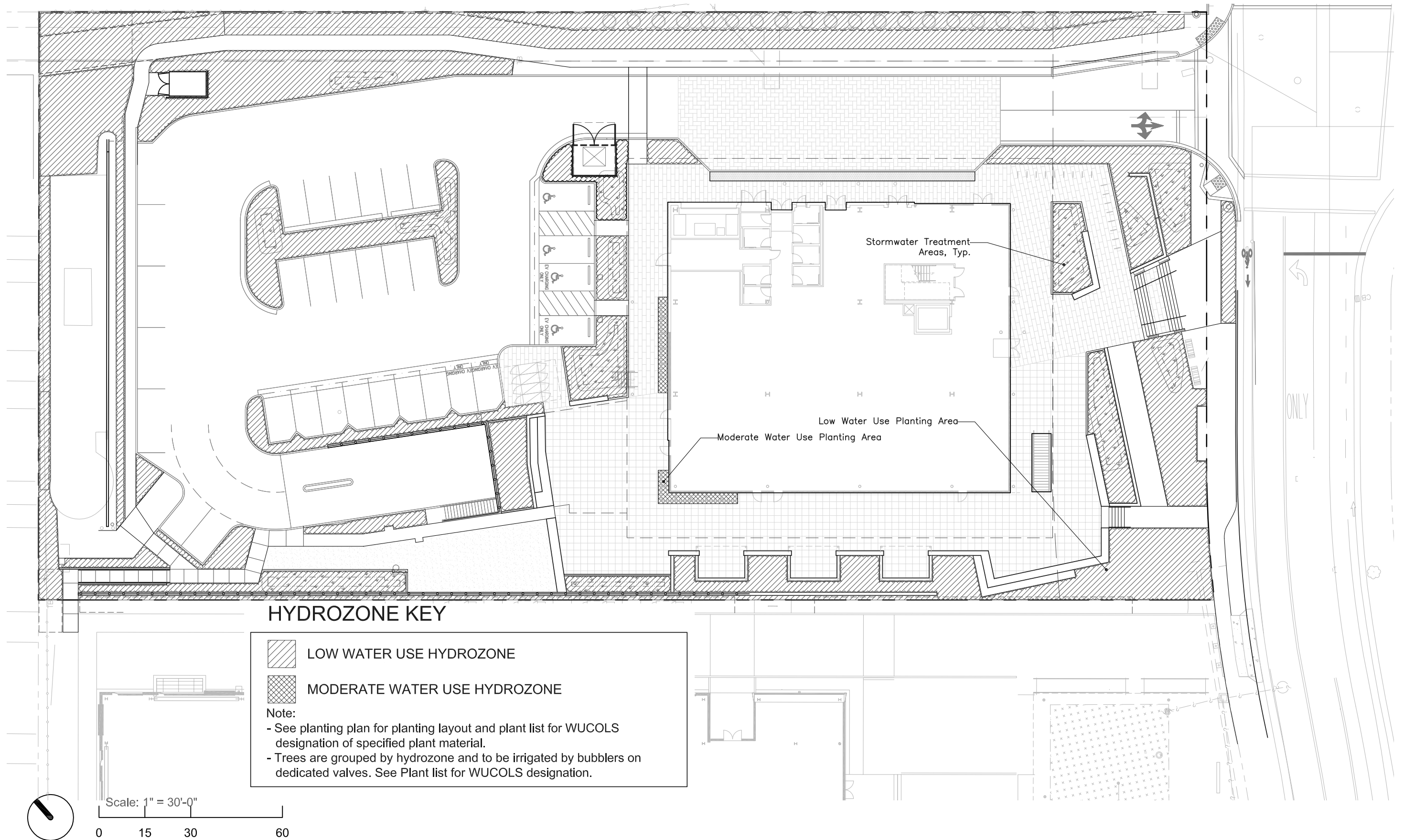
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PLANT LIST & IMAGERY

L1.10





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# LANDSCAPE WATER USE L1.11



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IRRIGATION WATER USE

Maximum Applied Water Allowance (MAWA)

The maximum allowed water to be used on a site is calculated based on the formula below.

43	0.62	0.70	16,796	0.00						
ETO	Conversion from inches to gallons.	ETAF	Landscaped Area	Special Landscape	=	313,447	Gallons			

Estimated Total Water Use Savings

215,428.13

Irrigation System Design Factors

Hydrozone Category (WUCOLS)	Plant Material (from landscape plan)	Species Factor (Ks)	Density Factor (Kd - See Table 2)	Microclimate Factor (Kmc - See Table 2)	Average Landscape Coefficient (KI)	Area (Sqft)	Plant Water Requirement (Gallons)	System Type	Estimated Design Efficiency (from Table 1)	Hydrozone water Requirement (Gallons)
Medium	MIXED	0.5	1	1	0.5	211	2,812.63	DRIP	0.80	3,515.79
Low Water Use	MIXED	0.2	1.1	1	0.22	14,179	83,162.67	DRIP	0.80	94,503.04
Low Water Use	MIXED (Stormwater Treatment Areas)	0.2	1.1	1	0.22	2,406	14,111.67	MICRO SPRAY	0.70	18,326.85
TOTALS						16796	100,086.97			98,018.82

Option 1			The information included on this sheet and associated landscape and irrigation plans represent the landscape water allowance and estimated water requirements of this project.
Average Irrigation Design Efficiency		1.02	
Total Estimated Irrigation Requirement		98,018.82	
Estimated Non-irrigation Landscape Water Required (Water Features) in Gallons		0	

TABLE 1 ESTIMATE VALUES USED TO DETERMINING KI for SELECTED VEGETATION TYPES

N.B.	Application Device	Range Percent	Average Percent	Notes
A	Multiple Stream & Impact Rotors	60-80	70	Symmetrical patterns, head-to-head spacing, matched precipitation, wind < 5mph
A	Single Stream Rotors	60-80	70	
A	Spray Heads in Turf	40-60	50	
A & B	Spray Heads in Ground Covers and	60-80	70	No plan deflection, win < 5mph
B	Micro Spray - 6 ft Radius or Less	60-80	70	
B	Micros Spray - 6ft Radius or More	40-60	50	
C	Bubblers	60-90	85	Bubblers placed in watering basins to prevent runoff
D	Drip Emitters	50-90	80	Efficiency drops with age (ie clogging, no provisions for expanding root zone)
F	Multi-port Emitters	50-90	80	Efficiency is highly variable

TABLE 2 ESTIMATE VALUES USED TO DETERMINING Ks Kd and Kmc

Vegetation	Species Factor (Ks)			Density Factor (Kd)			Microclimate Factor (Kmc)		
	High	Average	Low	High	Average	Low	High	Average	Low
Trees	0.9	0.5	0.2	1.3	1	0.5	1.4	1	0.5
Shrubs	0.7	0.5	0.2	1.1	1	0.5	1.3	1	0.5
Groundcover	0.7	0.5	0.2	1.1	1	0.5	1.2	1	0.5
Mixed:	0.9	0.5	0.2	1.3	1.1	0.06	1.4	1	0.5
Turf grass	0.8	0.7	na	1	1	0.6	1.2	1	0.8

\* Species factor values are from WUCOLS list

\*NOTE: It is assumed that there is no bare soil surface within the landscape planting. Otherwise, Kd should be increased 10-20%, especially for trees and shrubs, due to soil surface evapotranspiration.

\*NOTE: These numbers assume infiltration uniformity equals distribution uniformity, optimum and consistent operating pressure, and irrigation zone pressure differential maximum.



TREE CANOPY SIZE SUMMARY

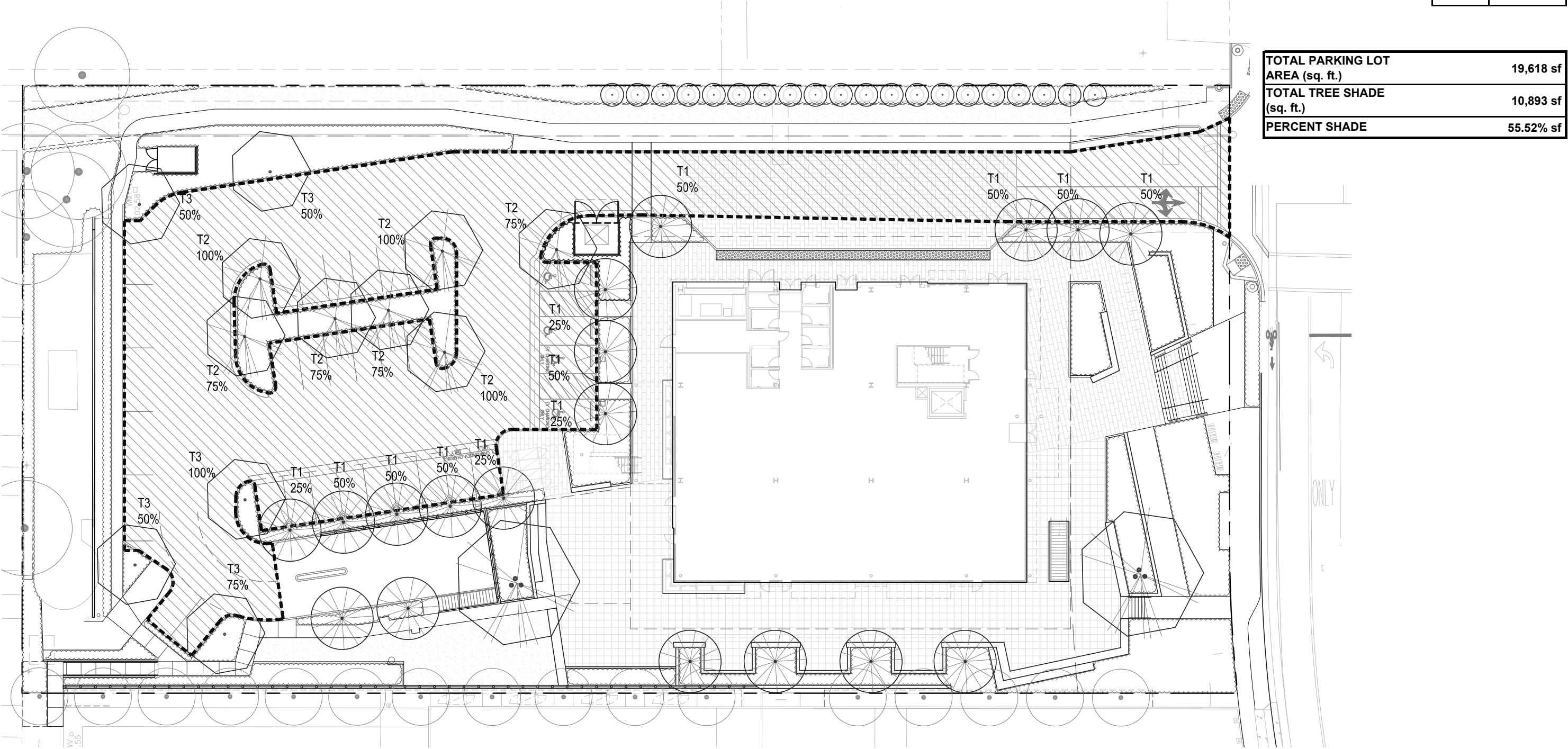
\* Tree sizes Based on City of Sunnyvale Parking Lot Shade Requirements

TREE CANOPY SIZE	FULL CANOPY(SF)	3/4 CANOPY(SF)	1/2 CANOPY(SF)	1/4 CANOPY(SF)
35' Dia	962 sf	722 sf	481 sf	241 sf
30' Dia	706 sf	530 sf	353 sf	177 sf
25' Dia	491 sf	368 sf	246 sf	123 sf
20' Dia	236 sf	177 sf	118 sf	59 sf
15' Dia	177 sf	133 sf	89 sf	44 sf
12' Dia	113 sf	85 sf	57 sf	28 sf

PARKING LOT SHADE CALCULATION TABLE

\* Tree sizes Based on City of Sunnyvale Parking Lot Shade Requirements

KEY	Species	Canopy Size @ 15yrs	Full Canopy @ 15yrs		75% Canopy @ 15yrs		50% Canopy @ 15yrs		25% Canopy @ 15yrs		TOTAL TREES	TOTAL SHADE (SF)
			QTY	SIZE(SF)	QTY	SIZE(SF)	QTY	SIZE(SF)	QTY	SIZE(SF)		
T1	Quercus frainetto	30' Dia	0	@ 706 sf	0	@ 530 sf	8	@ 353 sf	4	@ 177 sf	12	3,530 sf
T2	Ulmus parvifolia	30' Dia	3	@ 706 sf	4	@ 530 sf	0	@ 353 sf	0	@ 177 sf	7	4,236 sf
T3	Quercus douglasii	35' Dia	1	@ 962 sf	1	@ 722 sf	3	@ 481 sf	0	@ 241 sf	5	3,127 sf
											24	10,893 sf

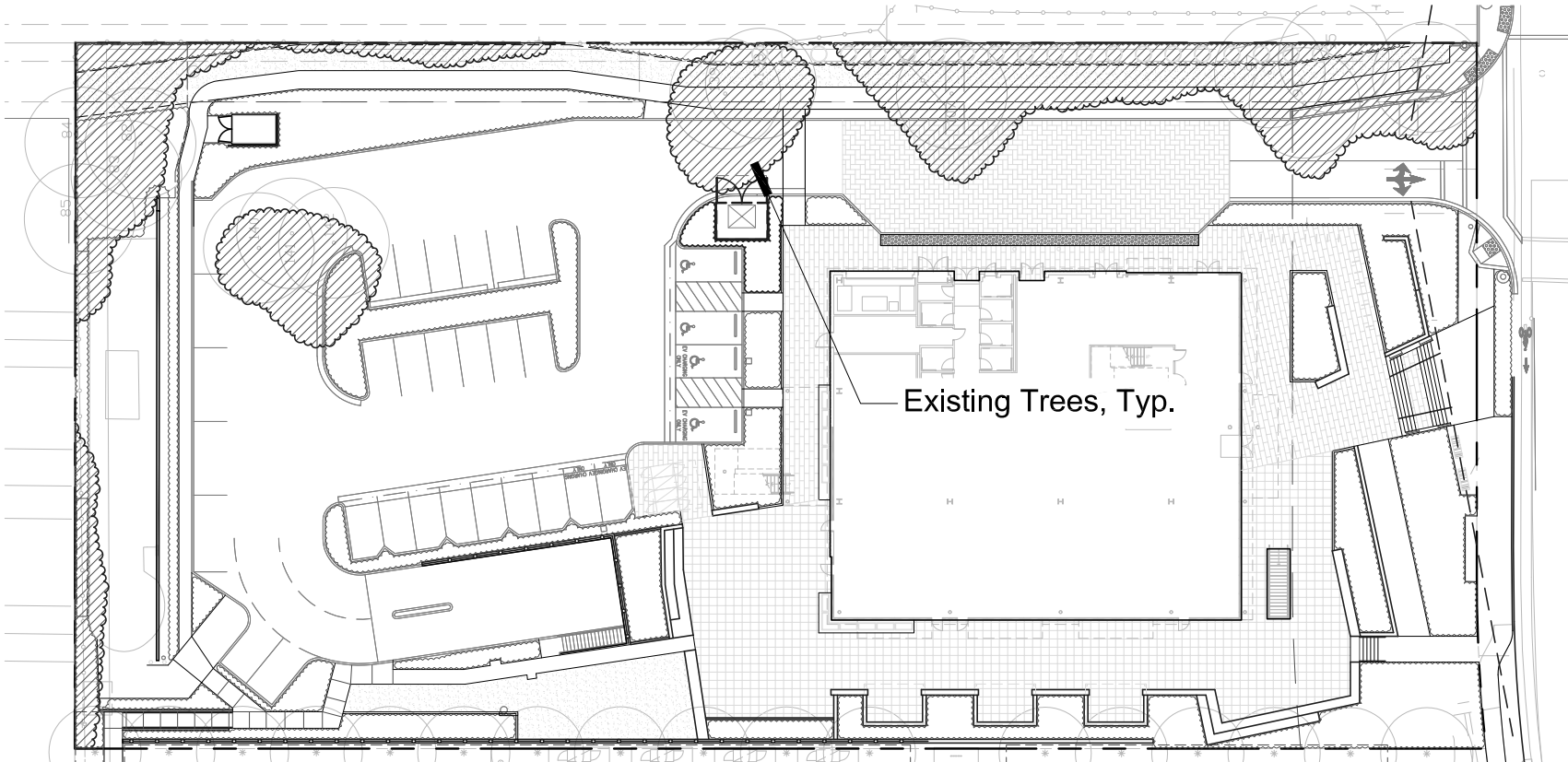


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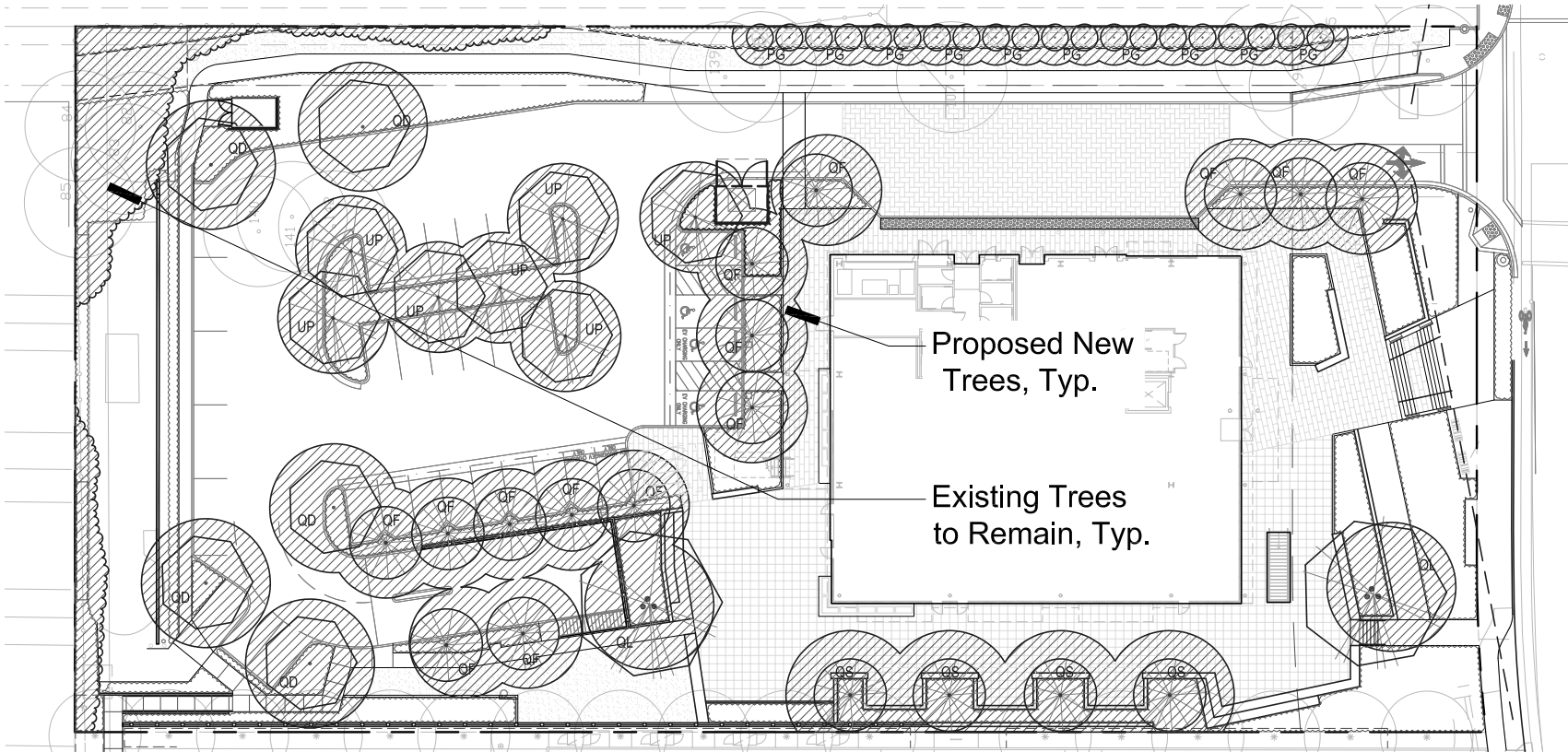
# EXISTING TREE CANOPY: 8,946 sf

See Canopy Spread Analysis from Arborist Report for more information on existing tree sizes.

## PARKING LOT SHADING LEGEND

TREE KEY	BOTANICAL NAME	COMMON NAME	SIZE	15 Year Canopy
PG	Podocarpus gracilior	Fern Pine	36" Box	15' **
QF	Quercus frainetto	Hungarian Oak	24" Box	30' *
QD	Quercus douglasii	Blue Oak	24" Box	35' **
QL	Quercus lobata	Valley Oak	60" Box	35' *
QS	Quercus suber	Cork Oak	36" Box	35' *
UP	Ulmus parvifolia	Chinese Elm	36" Box	30' *

Note:  
 \* Shade Diameter from City of Sacramento Parking Lot Tree Shading Design and Maintenance Guidelines, June 17, 2003.  
 \*\* Shade Diameter from typical tree size.



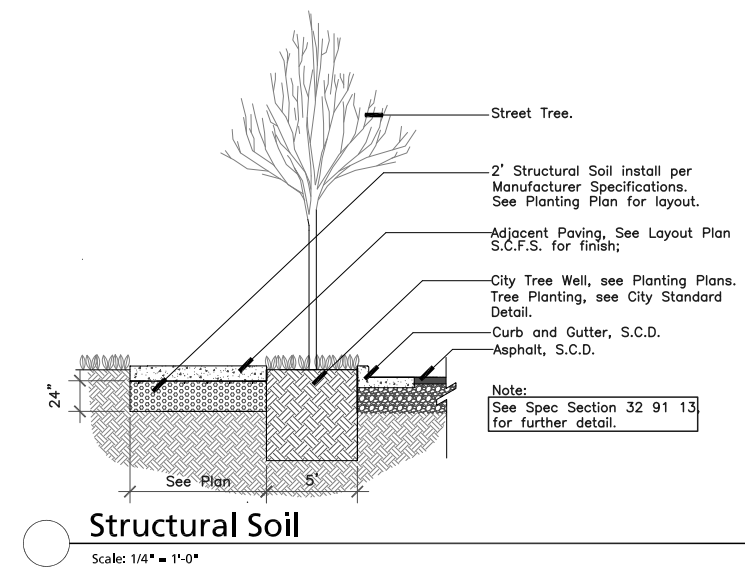
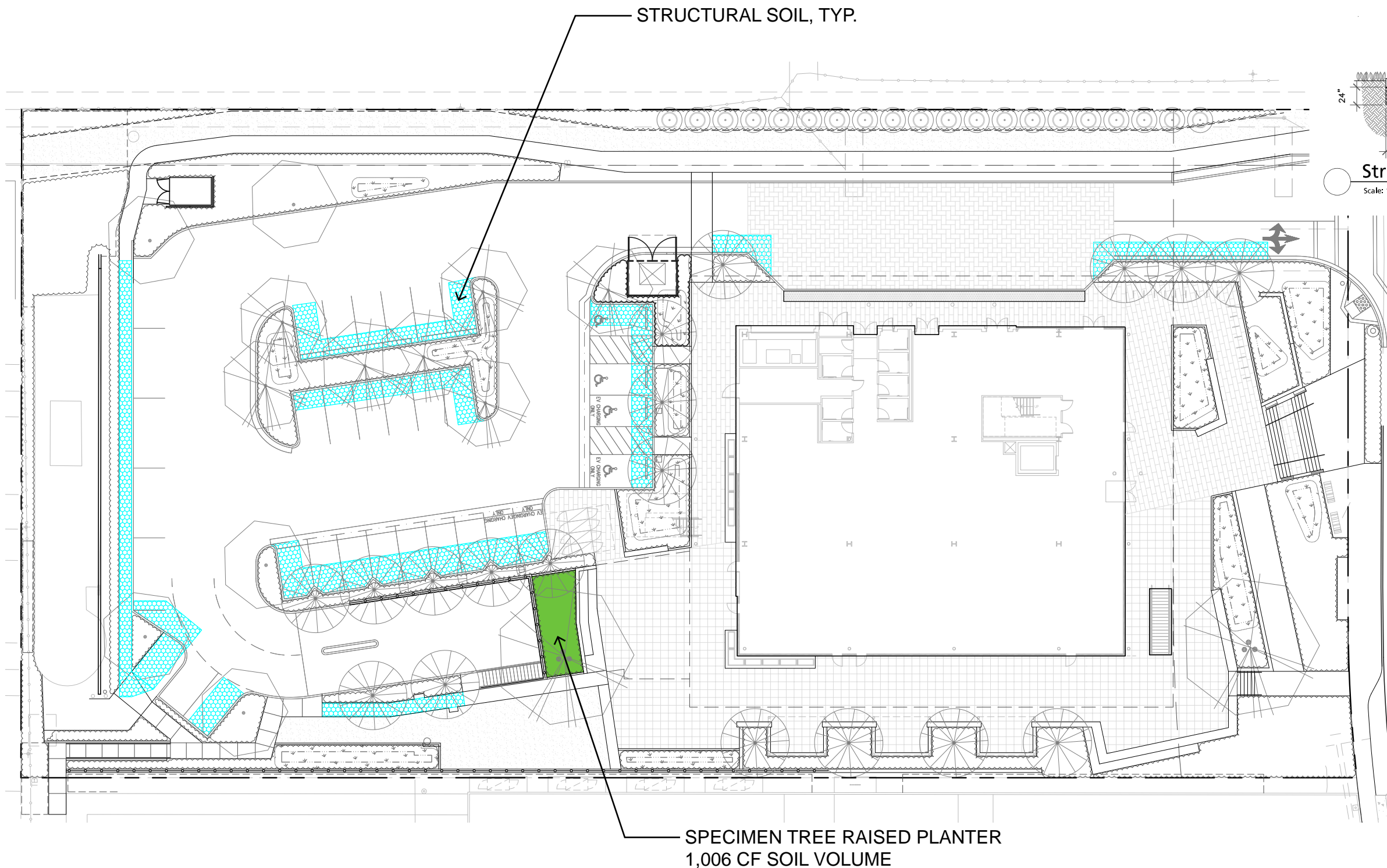
# PROPOSED TREE CANOPY AT 15 YEARS: 25,347 sf

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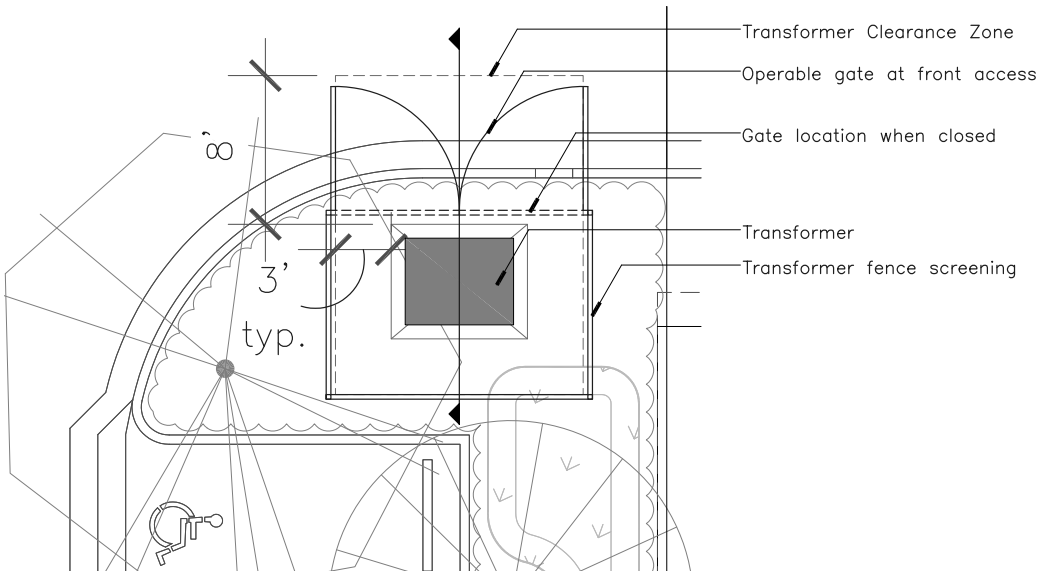
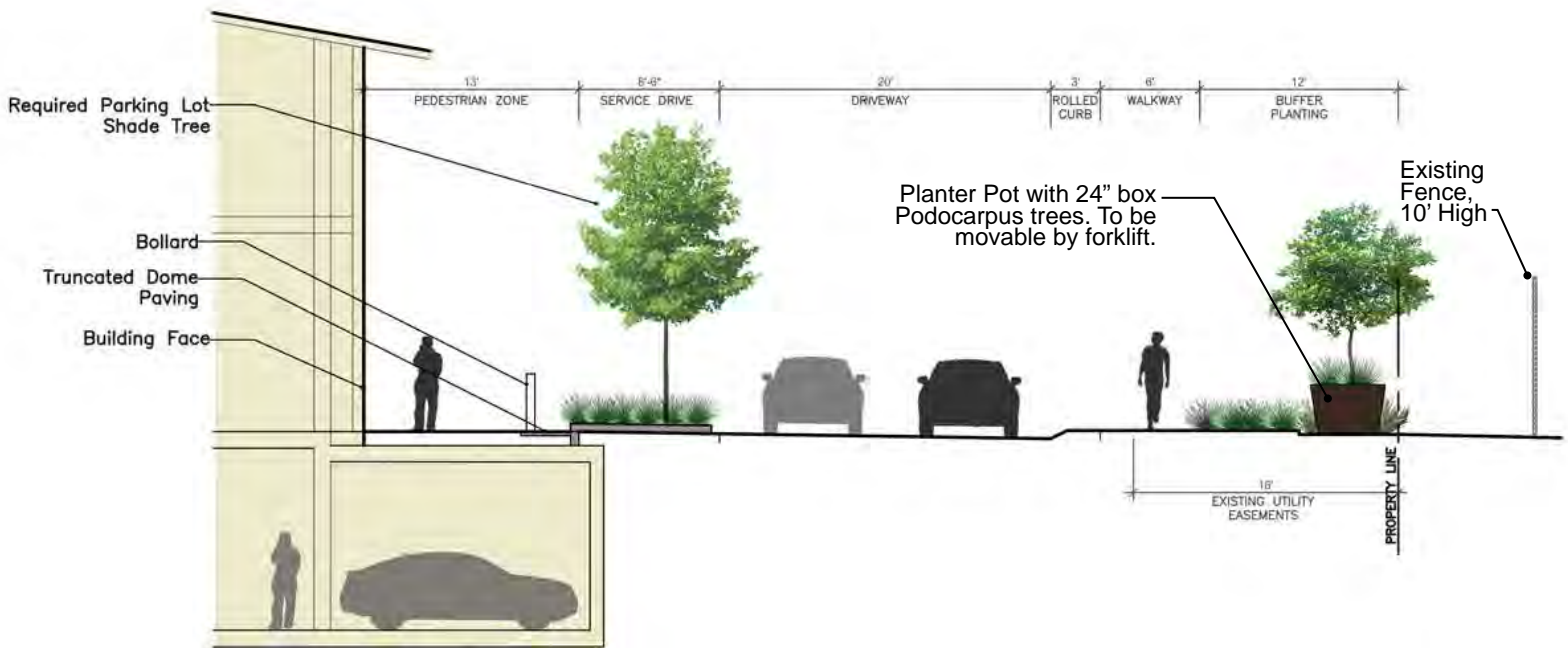
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TREE SOIL DIAGRAM L1.15

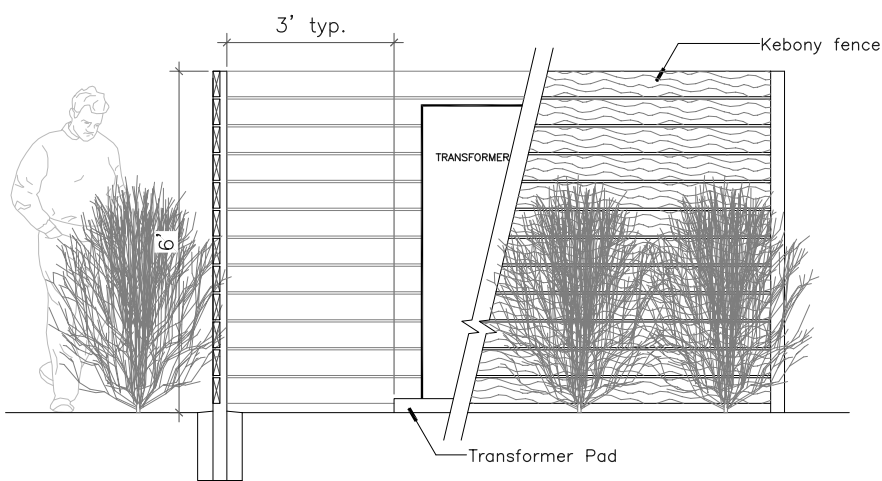




*Hedge Screening: Rhamnus alaternus 'John Edwards'*



**TRANSFORMER SCREENING PLAN**



**TRANSFORMER SCREENING SECTION/ELEVATION**

