



PRELIMINARY PLANNING REVIEW

DES
ARCHITECTS
ENGINEERS



PROJECT DESCRIPTION

**Roche Molecular Devices
Building 730 – New Office Building**

July 16, 2015

Narrative



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Project Information

Project Name: New Office Building: Roche Building 730
Project Address: 4300 Hacienda Drive, Pleasanton, CA 94588
Property Owner: Roche Molecular Devices
Owner Contact: Greg Canfield

Project Team

Architect: DES Architects + Engineers
 Contact: Craig Ivancovich, AIA
Structural Engineer: DES Architects + Engineers
 Contact: Tom Parrish, SE
Civil Engineer: DES Architects + Engineers
 Contact: Chris Boyle, PE
Landscape Architect: DES Architects + Engineers
 Contact: Naomi Nishimoto, Landscape Architect

MEP Engineer: AEI
 Contact: Bill Brown, PE

Project Data – Site Coverage

Description	<u>Current Site Coverage SF</u>	<u>Proposed Site Coverage SF</u>	<u>Proposed Percent Site Coverage</u>	<u>Proposed Percentage Site Coverage</u>
Landscape Area	413,442	408,554	41.2%	Varies from 20-25% required
Paving / Parking Lot	317,212	376,000	38%	
Building Footprint Area	182,364	206,164	20.8%	
Total Building Area	355,361	386,929	39.1% Actual FAR	41.5% FAR
Total Developed	913,018	990,718		

Parcel Area				
Total developed in Acres	20.96 Acres	22.90 Acres		

Project Data – Parking

Description	Current Total	Proposed Total	Percent	Required
Standard Stalls	487	608	62%	Over 60%
Compact Stalls	308	298	30%	Less than 40%
Accessible Stalls	17	20	2%	2%
Vanpool Stalls	35	48	5%	5%
Visitor Stalls	12	12	1%	NA
Total Stalls	859	986		*

* See Appendix – Parking Requirements Justification Letter

Project Summary

In order to support projected growth on the Roche Campus through 2019, a new 70,700 square foot Office Building is proposed to accommodate the expanded campus population.

The new Office Building will be positioned on site to effectively assist in creation of an internal campus courtyard by anchoring the corner of the Roche campus. As part of the project, a re-designed colonnade will connect the new Office Building to the adjacent Administration Building. To the north, there will be a 'gateway' providing a secured point of entry to the campus. On the western edge, the metal screen wall will be re-used and positioned to be a security screen closing off the remainder of the courtyard from outside entry.

Civil engineering and landscape improvements will augment the new building with outdoor courtyard space linked to the adjacent courtyard area. A new parking lot to the northeast corner of the site will be added to help accommodate the additional occupant load serving the campus from the new building.

Architectural Scope of Work Description

The new Administration building will fit contextually - both in terms of materials, forms and colors - with the existing campus. Building materials will consist of white GFRC panels, high performance glazing panels with increased light transmission. We also are adding exterior shading devices for improved energy efficiency.

In addition, a new CMU trash enclosure will be provided to match the existing trash enclosures on site. It will be located behind the service yard.

The existing canopy connecting the service yard to the existing administration building will be removed and rebuilt with a higher roof to allow more visibility from the courtyard into the new building. The colonnade will be a sleek, modern cantilevered structure to provide a clean look for this new canopy that double functions to support the chilled water lines on the top of the roof of the colonnade which services other buildings on campus. It will consist of metal panels that cover the columns and curving roof structure elements.

The security screen walls will be reused and relocated to provide a security enclosure for the existing internal courtyard.

Landscape Scope of Work Description

The new landscape around the proposed building will incorporate water-wise plant material, and similar plants from the existing campus plant pallet, to blend seamlessly with the current campus. The selected plant material is suited for storm water treatment basins as well.

The new outdoor dining area will be paved with concrete, similar to the current outdoor spaces, and enhanced with score patterns. Incorporating a circular raised planter with seat wall adds additional outdoor seating and keeps with the campus design concept.

Civil Scope of Work Description

The site's grading, drainage and utilities for the proposed new building and parking lot will be consistent with adjacent existing improvements.

We are proposing the use of vegetated bio-retention basins adjacent to the new building and parking lot to satisfy the C.3 requirements for treating the storm water runoff from the building roof and new impervious surfaces. Proposed grading and drainage schemes are indicated in the Preliminary Grading and Drainage Plan.

Storm drain, sanitary sewer domestic water, chilled water, and fire water services for the new building and parking lot are anticipated to connect to the existing utilities already on site, as indicated in the Preliminary Utility Plan. The points of connection for power and communication services have not yet been established.

Storm Water Runoff Treatment Strategy

The proposed new building and its adjacent perimeter parking is being constructed in an existing campus setting, next to an existing parking lot designed and constructed in the initial campus phase. At that time, (1996) the C.3 regulations allowed the use of catch basin fossil filter inserts as an acceptable storm water treatment measure for treating parking lot surface runoff. These inserts are still in place, and maintained at the present time.

Proposed Conditions

The current C.3 regulations require collection and an up scaled treatment of the impervious surface runoff via the use of an acceptable BMP (best management practice) treatment measure, which is currently an engineered bio-retention basin, or flow-through planter. A proposed bio-retention/detention facility is indicated in the exhibit, and is intended to treat the new building's roof and flatwork runoff.

Per the Stormwater Management Plan exhibit which follows in the Appendix, the new building's site improvements include the replacement and removal of some of the

existing perimeter parking adjacent to the building (8,981 sf. hi-lighted in orange). Collecting the storm water runoff from this new pavement and attempting to treat it as described above, is not practical due to the existing pavement slope's direction, comingling with runoff from outside the project site and the site's hydraulics.

Concept

Therefore, we are proposing to “swap” an equivalent untreated impervious area from the roof of the adjacent administration building, and treat it, in lieu of the new parking lot pavement adjacent to new building 730. This would be accomplished by disconnecting the existing administration building's roof/storm drain connections which are currently hard-plumbed into the existing storm drain system, and diverting the flow into the proposed bio-retention basin.

The main objective of this document is to ensure this strategy is acceptable to the City, prior to DES proceeding with design and construction documents. Please confirm.

Appendix

- Stormwater Management Exhibit
- Tree Survey Report
- Hacienda Owners Association Modification Design Review
- Parking Requirements Justification Letter to Hacienda Business Park
- Hacienda Business Park Letter of Preliminary Design Review Approval

June 10, 2015

James Paxon
Hacienda Owner's Association
4473 Willow Rd.
Pleasanton, CA 94588-8570



Project: Roche Molecular Diagnostics
Building 730
4300 Hacienda Drive, Pleasanton
DES Project No. 7964.80

Re: Parking Requirements

Dear James:

The parking requirements outlined in the Hacienda Design Guidelines exceeds the demand that will be generated by Roche Molecular Diagnostics (RMD) after the completion of the new Office Building. The existing building square footage totals 316,229. The new three-story Building expansion adds 70,700 SF, for a total area of 386,929 SF. The gross building square footage for the campus with Building 730 is broken down as follows:

Existing Administration Offices (B727)	31,233 SF
Existing Development Labs (B726)	60,606 SF
Existing Research Labs & Operations Offices (B728)	67,870 SF
Existing Warehouse (B728)	18,360 SF
Existing Research Building (B729)	135,238 SF
Existing Pedestrian Connectors A & B	2,922 SF
<u>New Office Building 730</u>	<u>70,700 SF</u>
Total Campus (gross area)	386,929 SF

The campus is sited on Lot MOIPD 6. Per the Hacienda Design Guidelines, the parking requirements for the RMD Campus 1 stall per 300 SF. The building area we have used to determine the required parking is the net occupied area. This would exclude building area used for stairs, elevators, mechanical shafts, restrooms, permanent mechanical rooms, warehouse space, pedestrian building connectors and accessory use spaces such as cafeterias, fitness centers and permanent training rooms. The net building square footage is broken down as follows:

Existing Administration Offices (B727)	21,895 SF
Existing Development Labs (B726)	53,935 SF
Existing Research Labs & Operations Offices (B728)	60,240 SF
Existing Warehouse (B728)	0 SF
Existing Research Building (B729)	120,750 SF
Existing Pedestrian Connectors A & B	0 SF

<u>New Office Building (B730)</u>	<u>57,980 SF</u>
Total Campus (net area)	314,800 SF

Our required parking based in the net building area at 1 stall per 300 SF plus two stalls for the warehouse staff totals 1050 stalls.

Roche currently has 812 employees. Their designed maximum building capacity for the project including the new Office Building is projected at 1112 employees. For this submittal, we have designed for 985 total surface parking spaces. This is broken down as follows:

Car Pool	48 spaces (5%)
Visitor	12 spaces
Accessible	20 spaces (2%)
Compact	298 spaces (less than 40% of total)
<u>Standard</u>	<u>605 spaces</u> (greater than 60% of total)
Total	983 spaces

Roche did field surveys and determined by conducting studies at different times during the day that of the existing 830 stalls (which is the total parking stalls less visitor and accessible stalls) the average usage was 606 stalls (not counting visitor and accessible stalls). This is an average employee usage rate of 74.6% (606 stalls divided by 812 employees). The reduced use of the parking can be attributed to:

- Employees traveling to other Roche facilities in the US and abroad
- People working from home
- Carpooling
- People using public transportation to get to work
- People who bicycle to work
- People using PTO or sick time

We developed the following calculation for parking stalls required as follows:

$$1112 \text{ (projected campus population)} \times .75 \text{ (Roche usage rate for parking)} = 834 \text{ Stalls.}$$

Parking needed for campus population:	834 Stalls
Existing Visitor Stalls:	12 Stalls
Suggested additional parking margin:	100 Stalls
<u>Accessible Stalls (2% of site total)</u>	<u>20 Stalls</u>
Sub-Total for recommended stalls	966 Stalls

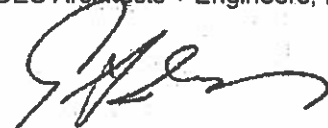
Current Stalls on site: 846 Stalls
Total stalls removed for project: -43 Stalls
Sub-Total for existing stalls 803 Stalls

Recommended Stalls: 966 – 803 = 163 Stalls

Net Stalls added 180 Stalls
at new Parking Lot area:

In the unlikely event that the employee usage were to exceed the number of parking spaces provided, we would propose building additional parking area in the vacant parcel north of the campus, however with a total margin of 117 stalls over the anticipated need, we feel that this will more than adequately meet the on-site parking requirements.

Sincerely,
DES Architects + Engineers, Inc.



Craig L. Ivancovich, AIA
Principal

xc: Greg Canfield, Roche Molecular Diagnostics



PUD-81-31-64D-04M
RECEIVED SEPTEMBER 2, 2015
EXHIBIT B

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Roche
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4300 HACIENDA DRIVE
 Pleasanton, California


NEW OFFICE
BUILDING 730

SHELL

TITLE SHEET

ISSUE DATE	DESCRIPTION
6/19/15	HACIENDA SUBMITTAL
7/16/15	HACIENDA/PLANNING SUBMITTAL
9/02/15	PLANNING DEPARTMENT RESPONSE

AERIAL VIEW

Roche Diagnostics  **Roche**

WEST COAST HEADQUARTERS

PLEASANTON CALIFORNIA

NEW OFFICE BUILDING 730

SHEET INDEX

- A0.1 TITLE SHEET
- A0.2 VIEW OF BUILDING ENTRY
- A0.3 NORTHWEST VIEW
- A0.4 VIEW OF BUILDING 730 & BUILDING 727
- A1.1 SITE PLAN
- A2.1 FIRST FLOOR PLAN
- A2.2 SECOND FLOOR PLAN
- A2.3 THIRD FLOOR PLAN
- A2.4 ROOF PLAN
- A3.1 EXTERIOR ELEVATIONS
- A3.2 EXTERIOR ELEVATIONS
- A4.05 ENLARGED PLAN - SECURITY SCREEN
- A4.06 ENLARGED PLAN - TRASH ENCLOSURE
- C6.01 PRELIMINARY UTILITY PLAN for B730
- C6.02 PRELIMINARY UTILITY PLAN for NEW PARKING LOT
- C7.01 PRELIMINARY GRADING AND DRAINAGE PLAN for B730
- C7.02 PRELIMINARY GRADING AND DRAINAGE PLAN for NEW PARKING LOT
- L4.01 PRELIMINARY LANDSCAPE PLAN
- L8.01 PRELIMINARY LANDSCAPE DETAILS
- LT 1 PRELIMINARY SITE LIGHTING PLAN
- LT 2 PRELIMINARY SITE LIGHTING PLAN
- LT 3 PRELIMINARY SITE LIGHTING PLAN

DRAWN BY	LP
REVIEWED BY	LE
APPROVED BY	CI
DES PROJECT NO	7964.80

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A0.1

SHEET NO

KEY MAP



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**VIEW OF
BUILDING ENTRY**

ISSUE	DATE	DESCRIPTION
	6/10/15	HACIENDA SUBMITTAL
	7/16/15	HACIENDA/PLANNING SUBM
	9/02/15	HACIENDA PLANNING RESP

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KEY MAP



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NORTHWEST VIEW

ISSUE	DATE	DESCRIPTION
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	7/16/15	HACIENDA/PLANNING SUBM
	9/02/15	PLANNING DEPARTMENT RE

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**NEW OFFICE
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SHELL

**VIEW OF BUILDING 730
& BUILDING 727**

ISSUE	DATE	DESCRIPTION
	6/10/15	HACIENDA SUBMITTAL
	7/16/15	HACIENDA/PLANNING SUBM
	9/02/15	PLANNING DEPARTMENT REC

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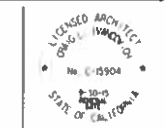
NEW OFFICE
BUILDING 730

SHELL

SITE PLAN

ISSUE DATE	DESCRIPTION
6/10/15	PRELIMINARY SUBMITTAL
7/16/15	HACIENDA/PLEASANTON SUBMITTAL
8/6/15	SKIN & STEEL DD PACKAGE
9/02/15	PLANNING DEPARTMENT RESPONSE

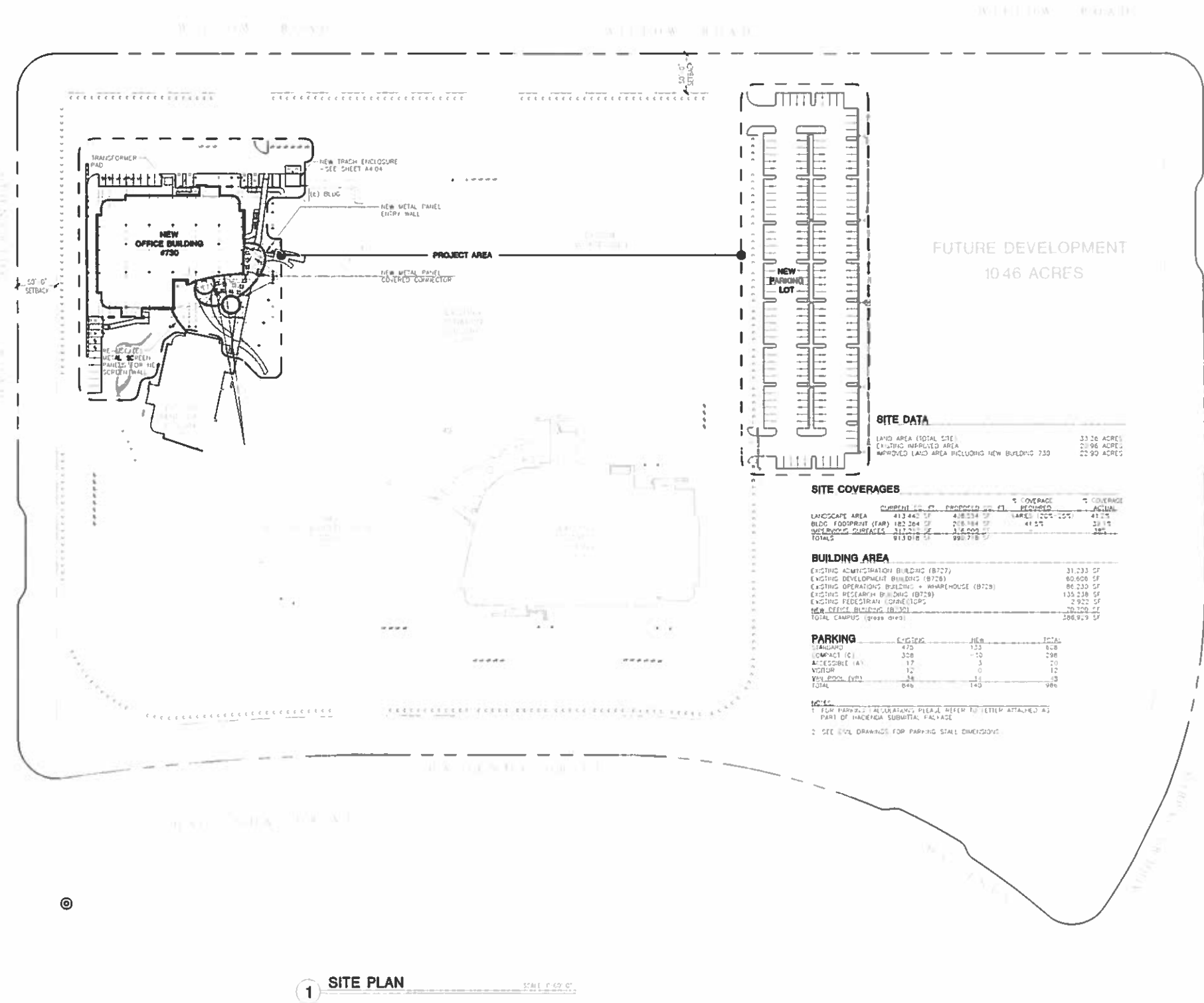
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APPROVED BY	CE
DES PROJECT NO	7964.80



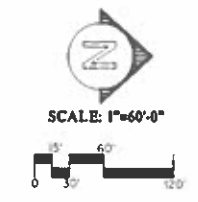
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A1.1

SHEET NO



1 SITE PLAN SCALE: 1"=60'-0"





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NEW OFFICE
BUILDING 730

SHELL

FIRST FLOOR PLAN

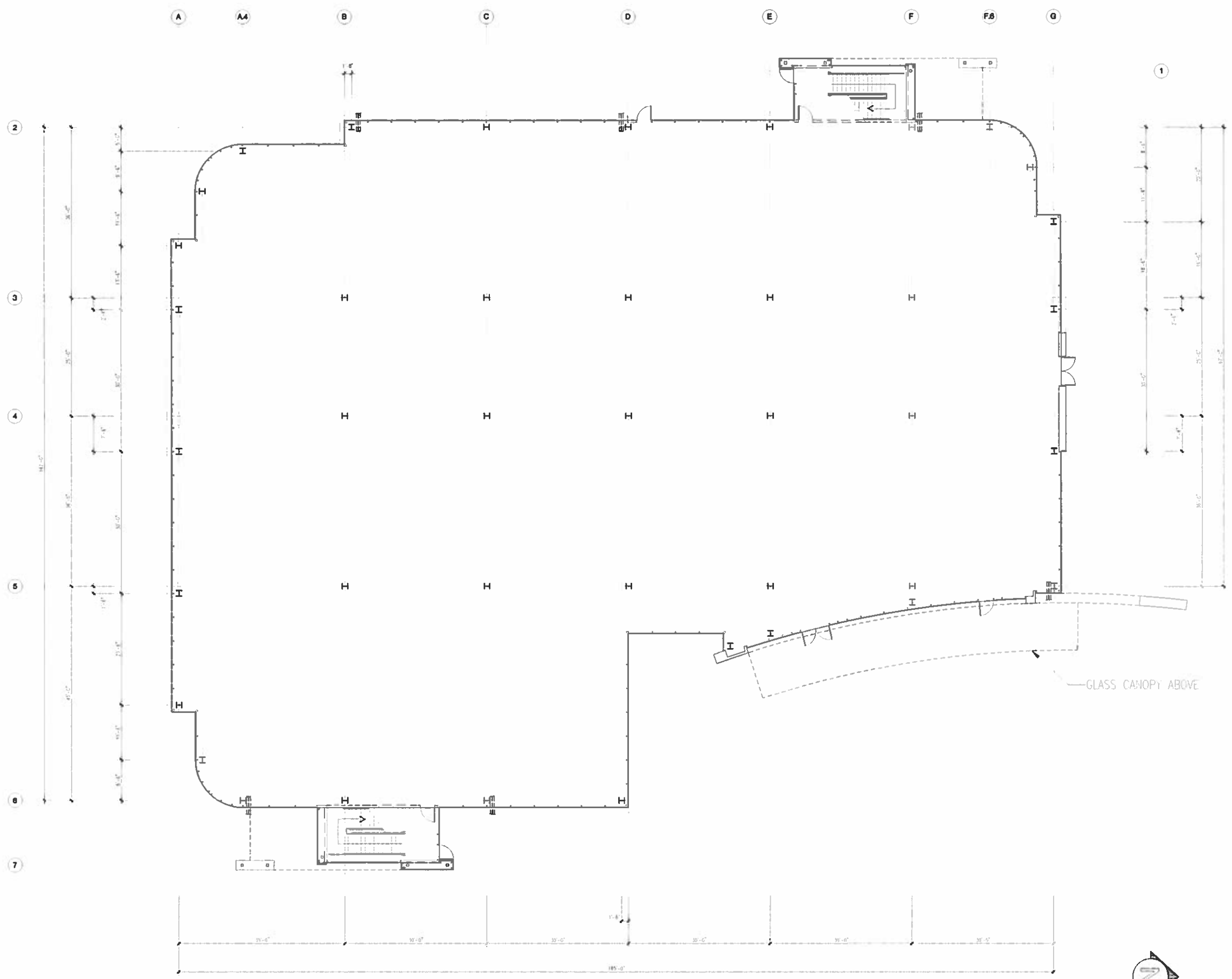
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1	6/19/15	HACIENDA SUBMITAL
2	7/16/15	HACIENDA PLANNING DEPARTMENT
3	9/02/15	PLANNING DEPARTMENT RESPONSE

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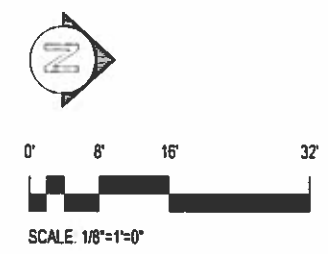
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A2.1

SHEET NO



1 FIRST FLOOR PLAN
SCALE: 1/8"=1'-0"





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NEW OFFICE
BUILDING 730

SHELL

SECOND FLOOR PLAN

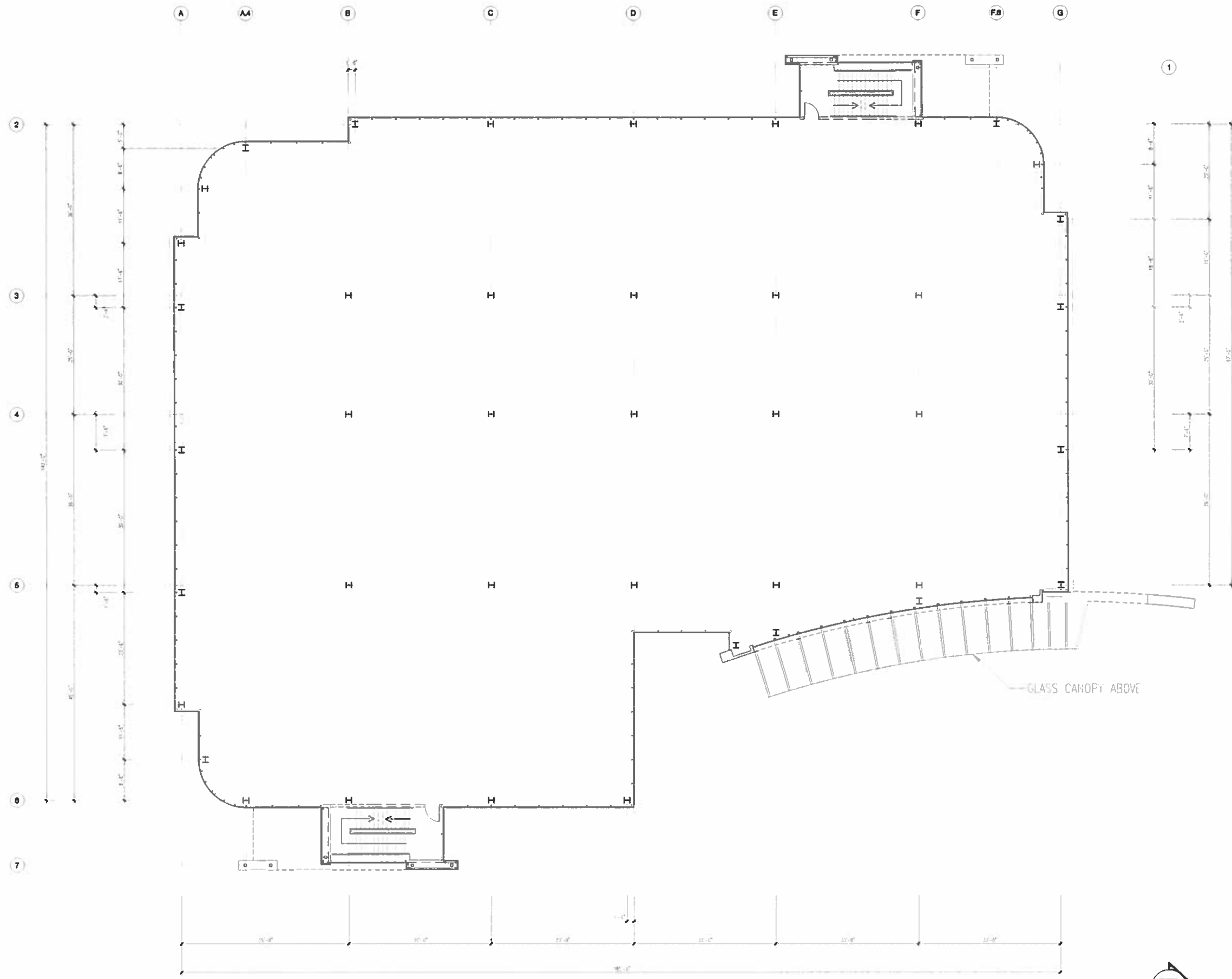
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6/10/15	HACIENDA SUBMITAL
7/16/15	HACIENDA/PLANNING SUBMITAL
9/02/15	PLANNING DEPARTMENT RESPONSE

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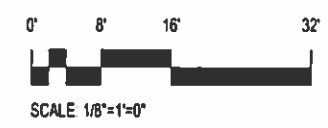
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SHEET NO



1 SECOND FLOOR PLAN





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SHELL

THIRD FLOOR PLAN

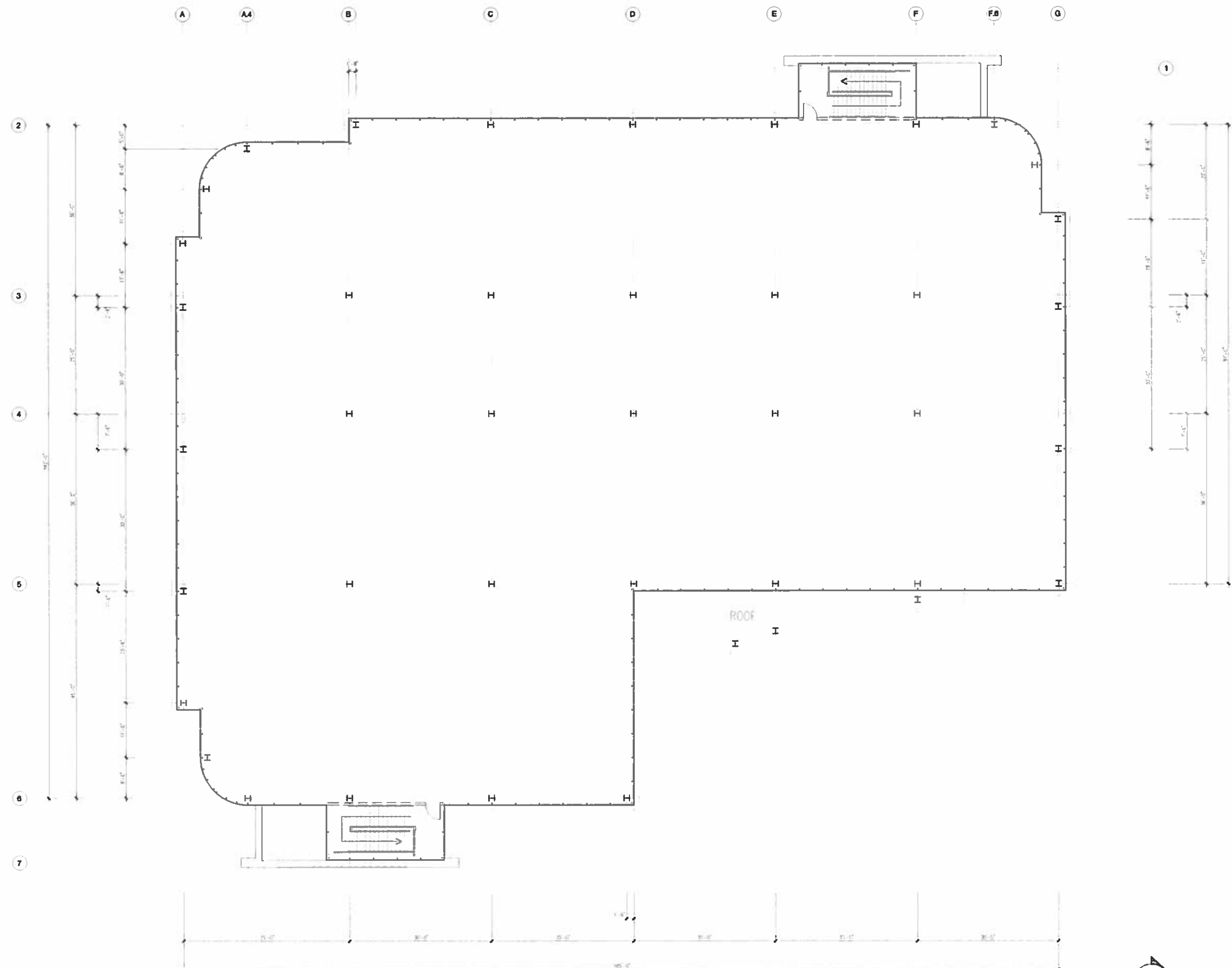
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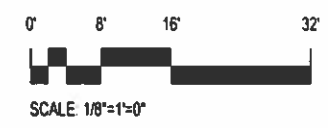
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A2.3

SHEET NO



1 THIRD FLOOR PLAN





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ROOF PLAN

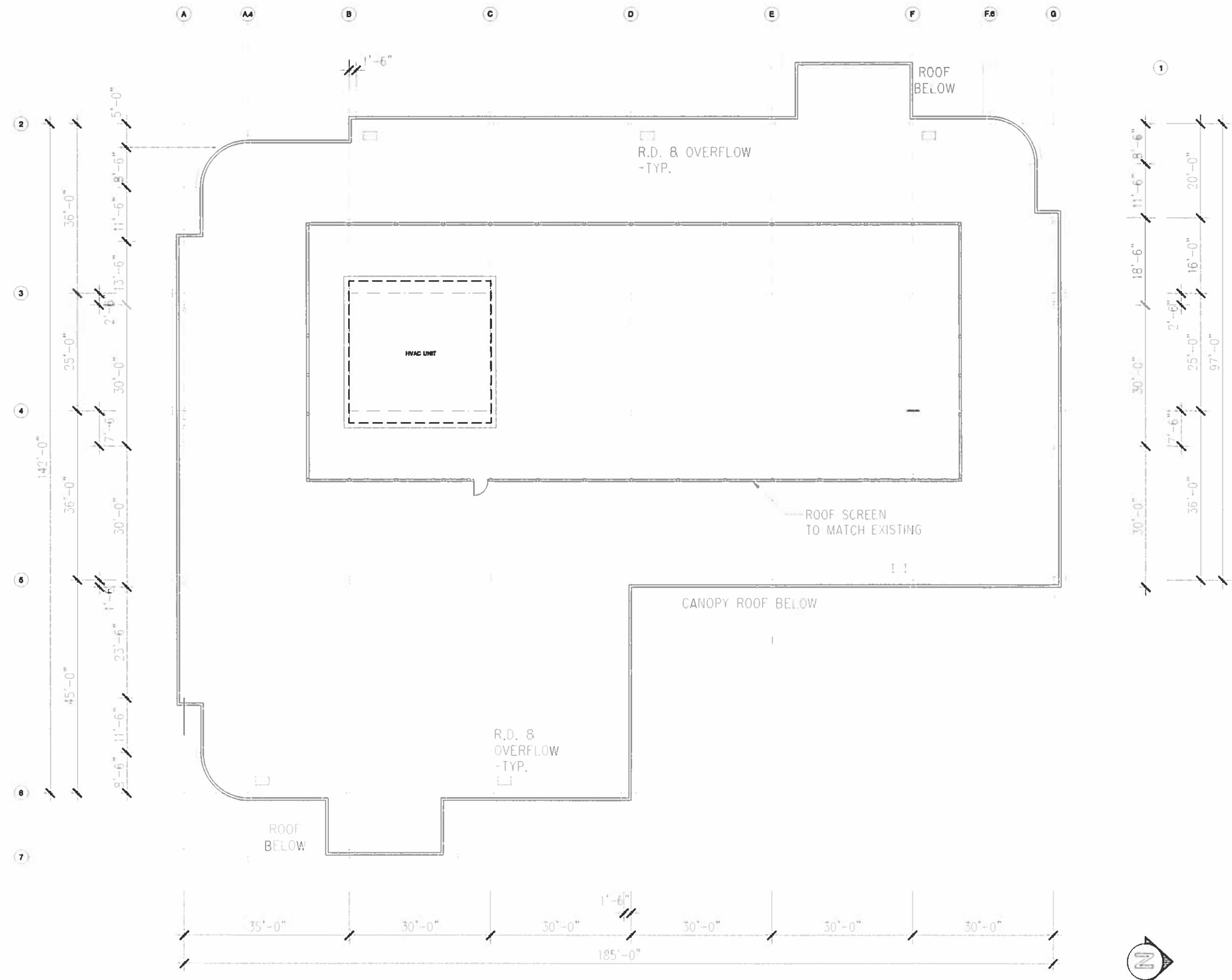
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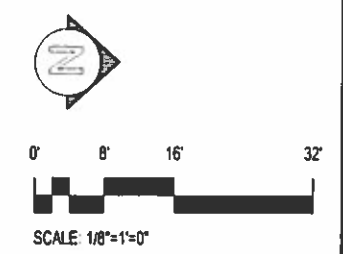
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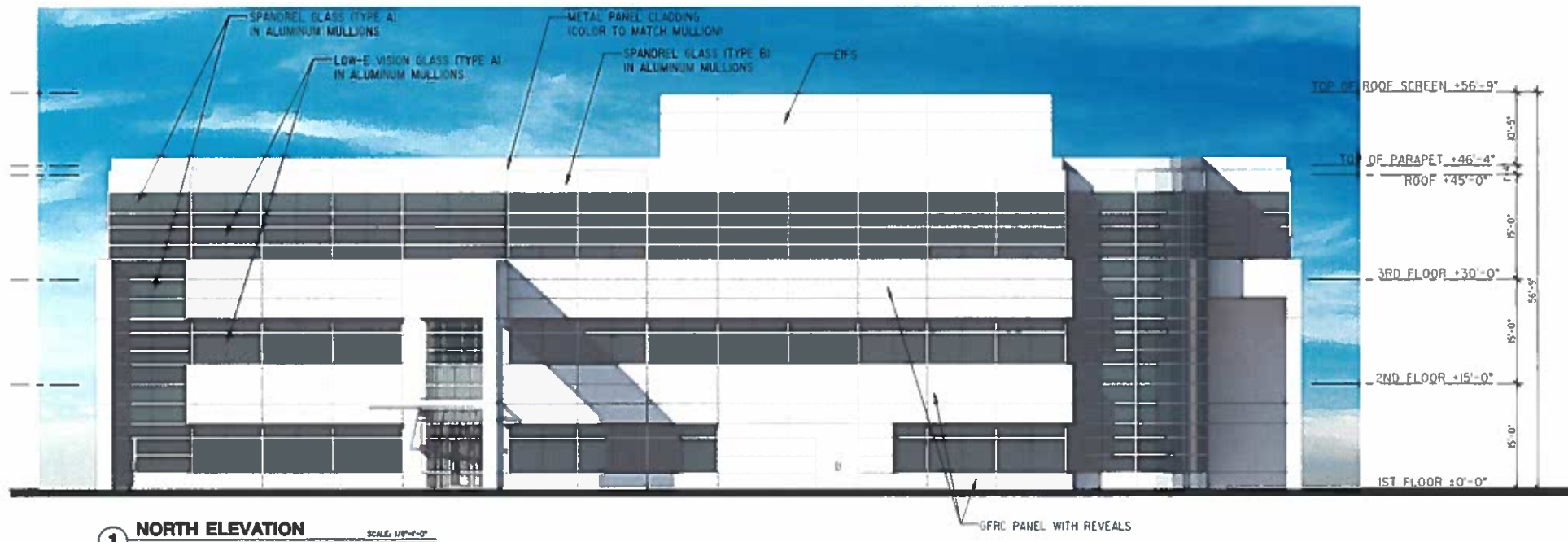
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SHEET NO

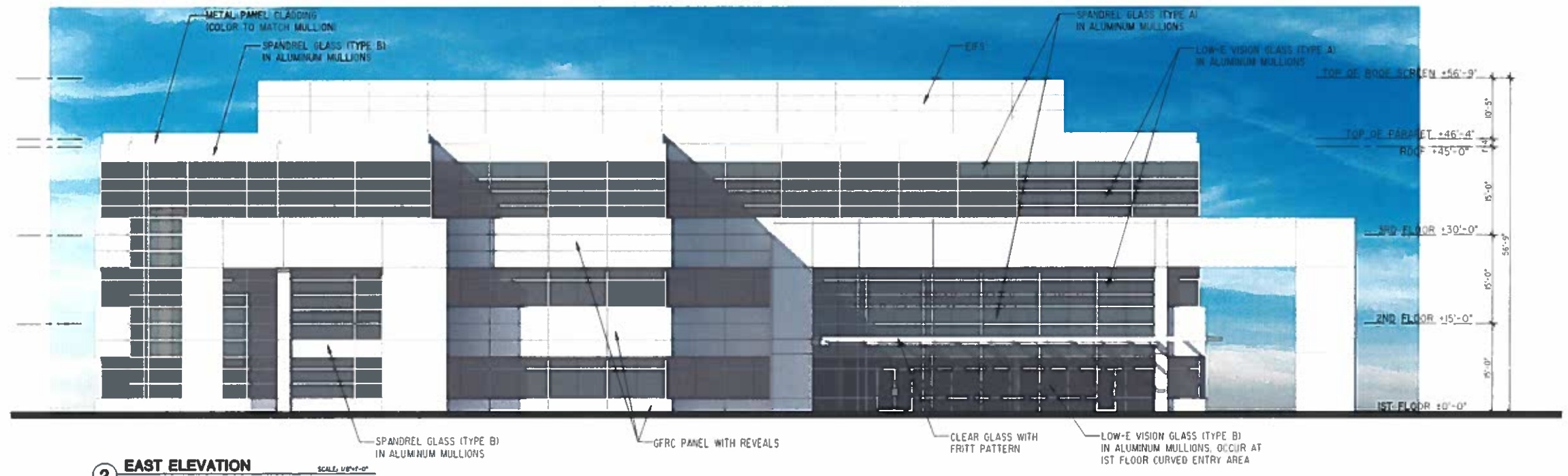


1 ROOF FLOOR PLAN SCALE: 1/8"=1'-0"



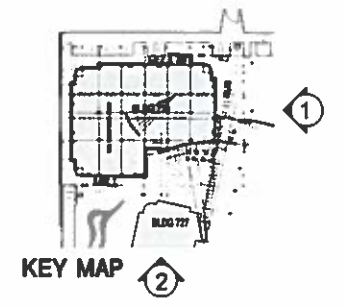


1 NORTH ELEVATION SCALE: 1/8"=1'-0"



2 EAST ELEVATION SCALE: 1/8"=1'-0"

NOTE: NEW MATERIALS AND FINISHES SHALL MATCH EXISTING BUILDINGS.



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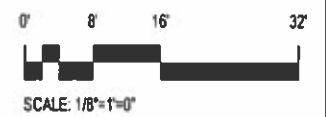
**NEW OFFICE
BUILDING 730**

SHELL

**EXTERIOR
ELEVATIONS**

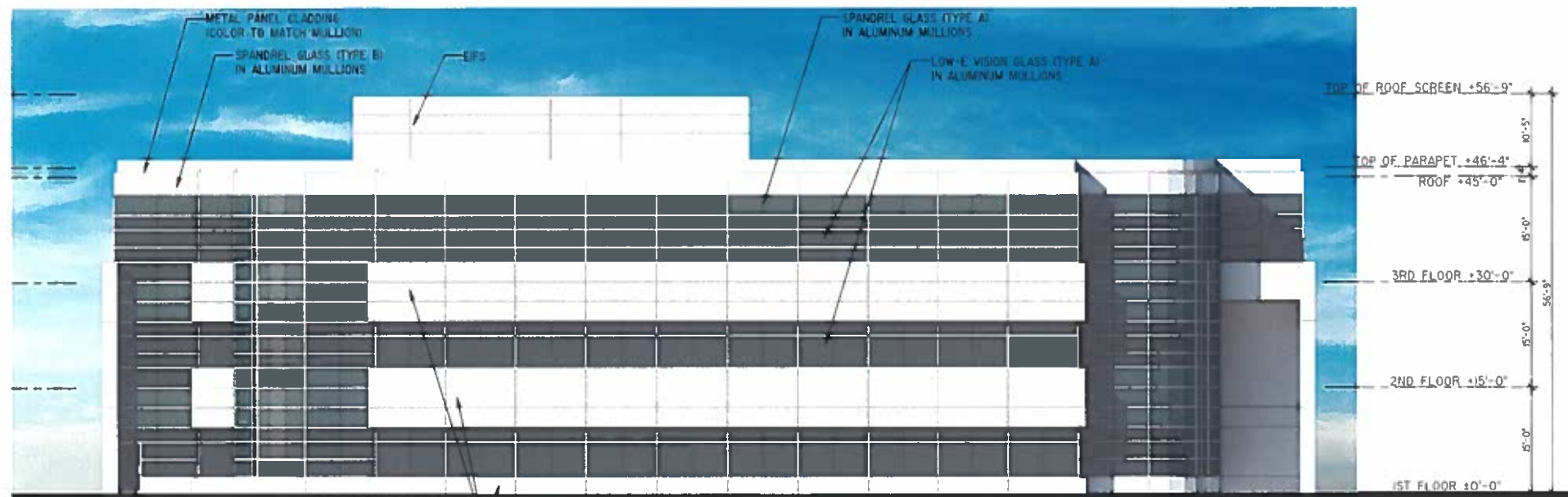
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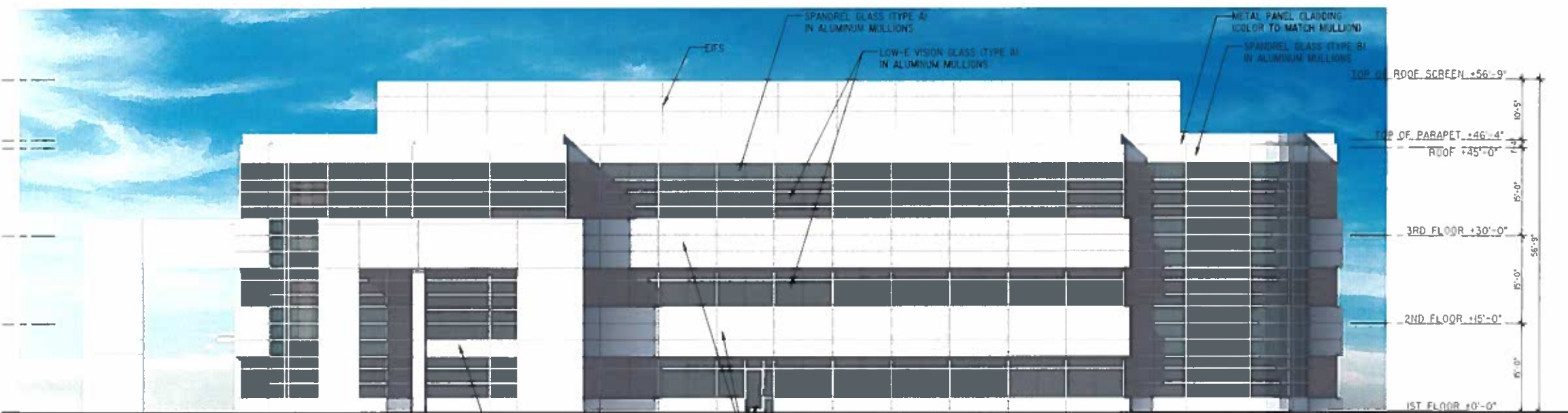


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A3.1



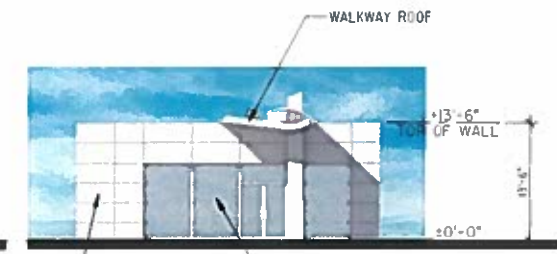
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2 WEST ELEVATION SCALE: 1/8"=1'-0"

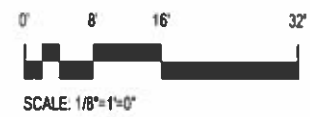


3 COVERED WALKWAY SCALE: 1/8"=1'-0"



4 SECURITY GATE SCALE: 1/8"=1'-0"

NOTE: NEW MATERIALS AND FINISHES SHALL MATCH EXISTING BUILDINGS.



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**NEW OFFICE
BUILDING 730**

SHELL

**EXTERIOR
ELEVATIONS**

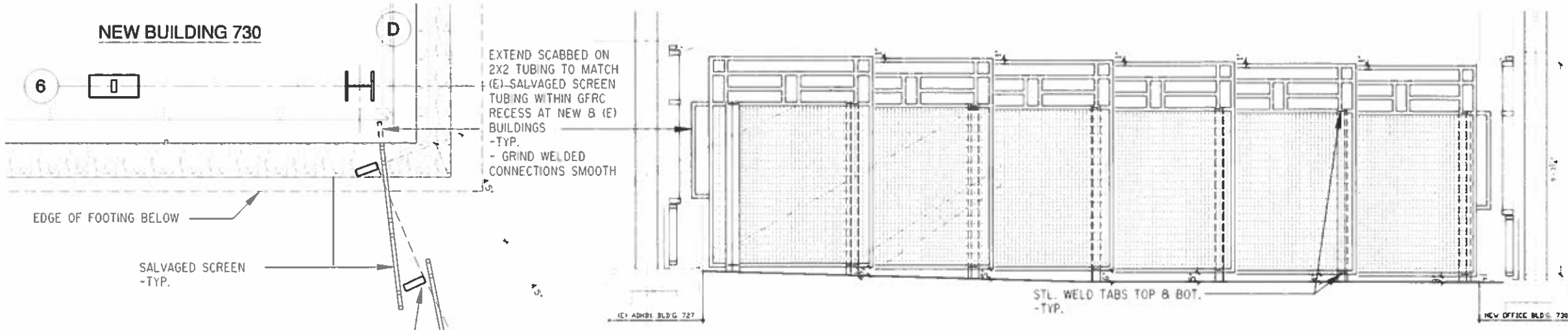
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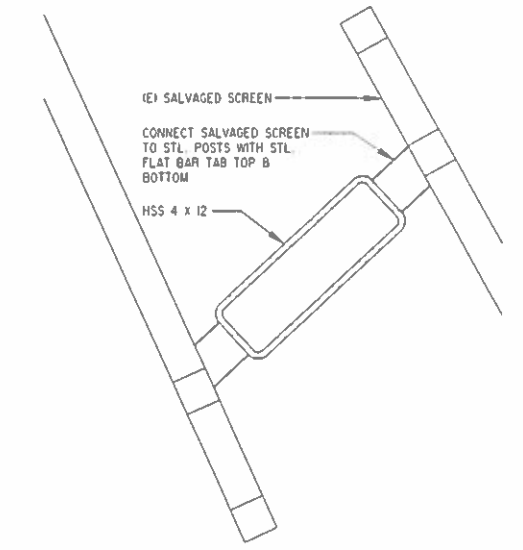
A3.2

NEW BUILDING 730



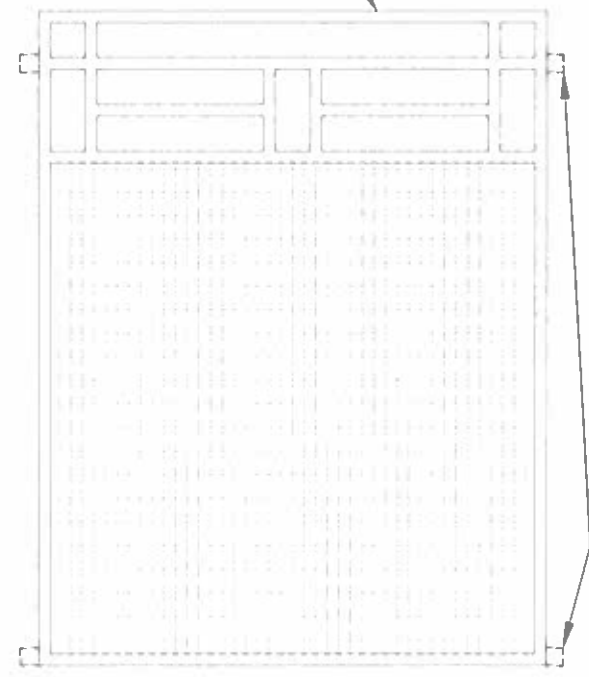
2 SECURITY SCREEN ELEVATION SCALE: 1/4"=1'-0"

NOTE:
SEE SHEET A1.02 FOR
STARTING POINT OF RADIALS



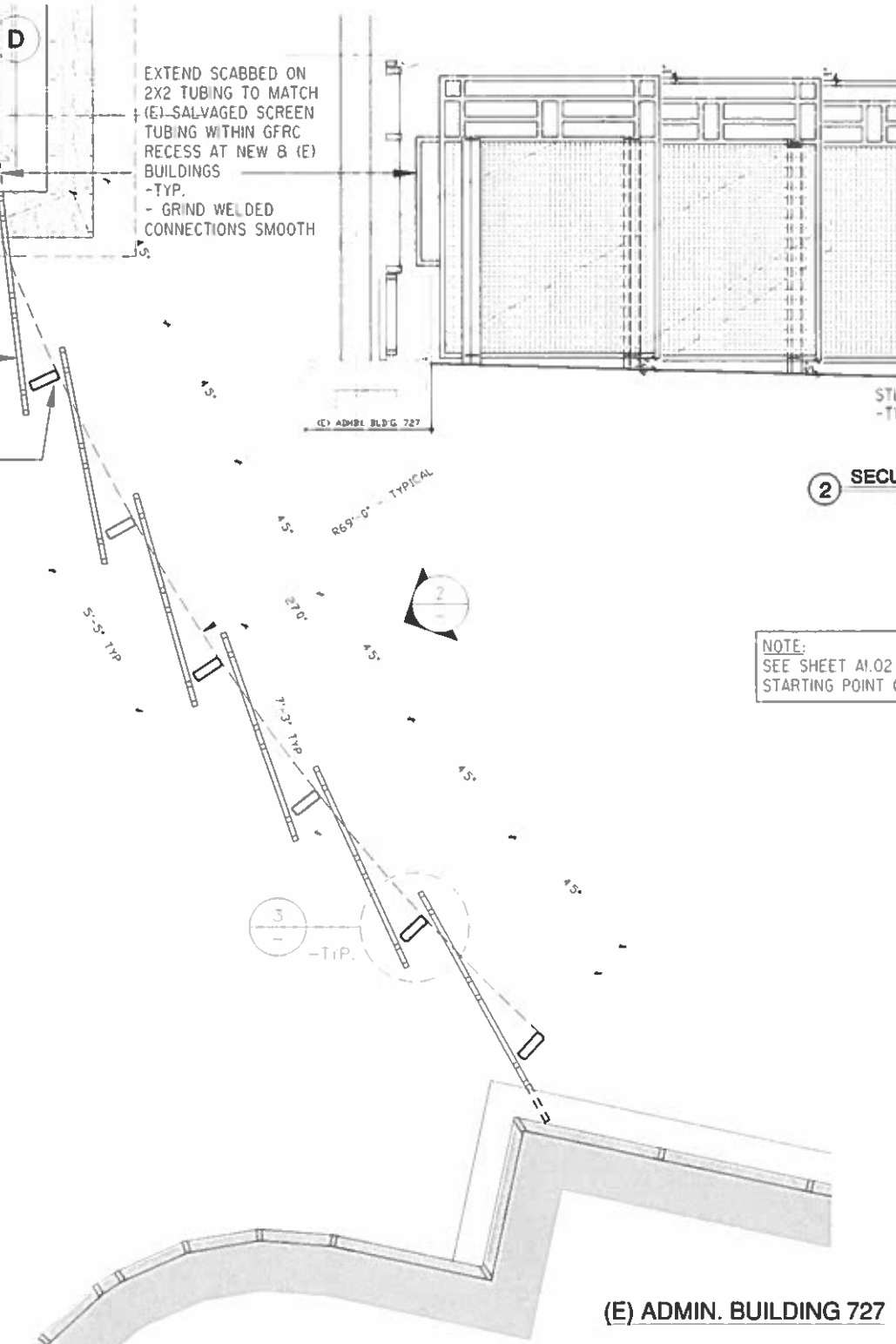
3 SECURITY SCREEN DETAIL SCALE: 1/4"=1'-0"

CLEAN SALVAGED SCREEN
AND PREP FOR TNEMIC PAINT

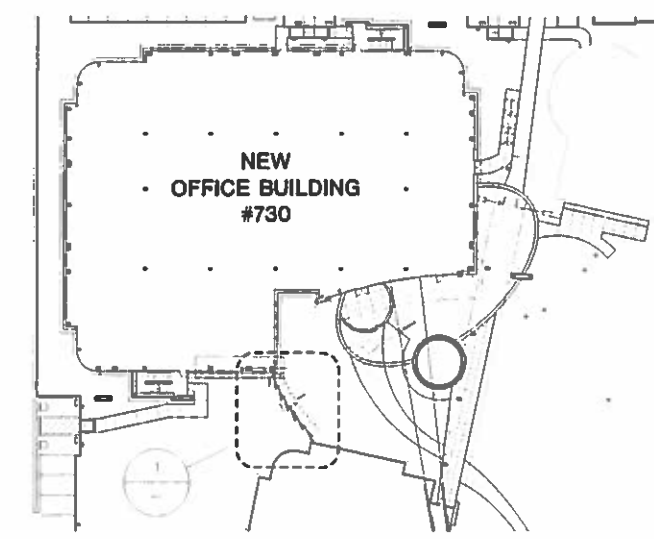


4 SALVAGED SCREEN PREPARATION SCALE: 1/4"=1'-0"

1 SECURITY SCREEN PLAN SCALE: 1/4"=1'-0"



KEY PLAN



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Molecular Diagnostics

4300 HACIENDA DRIVE
Pleasanton, California

**NEW OFFICE
BUILDING 730**

SHELL

**ENLARGED PLAN
SECURITY SCREEN**

ISSUE DATE	DESCRIPTION
9/17/15	SITE & SHELL SUBMITTAL
9/22/15	PLANNING DEPARTMENT RESPONSE

DRAWN BY	F LAST
REVIEWED BY	F LAST
APPROVED BY	F LAST
DES PROJECT NO	7964.80



C 2015

A4.05

SHEET NO



Roche
Molecular Diagnostics

4300 HACIENDA DRIVE
Pleasanton, California

NEW OFFICE
BUILDING 730

SHELL

ENLARGED PLAN
ELEVATIONS, AND DETAILS
TRASH ENCLOSURE

ISSUE DATE	DESCRIPTION
7/16/15	FINAL/REVISED SUBMITTAL
8/17/15	STEEL & SHY BD PACKAGE
8/21/15	PROGRESS DESIGN PACKAGE
9/02/15	PLANNING DEPARTMENT RESPONSE

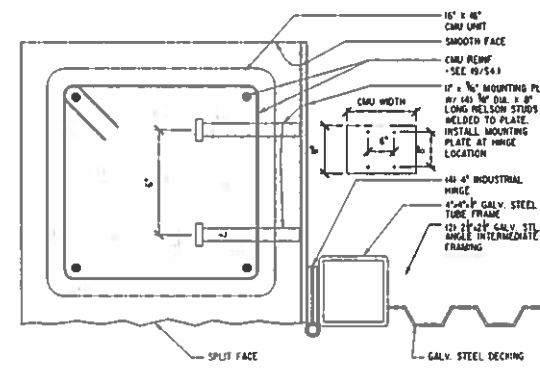
DRAWN BY	F. LAST
REVIEWED BY	F. LAST
APPROVED BY	F. LAST
DES PROJECT NO	7964.80



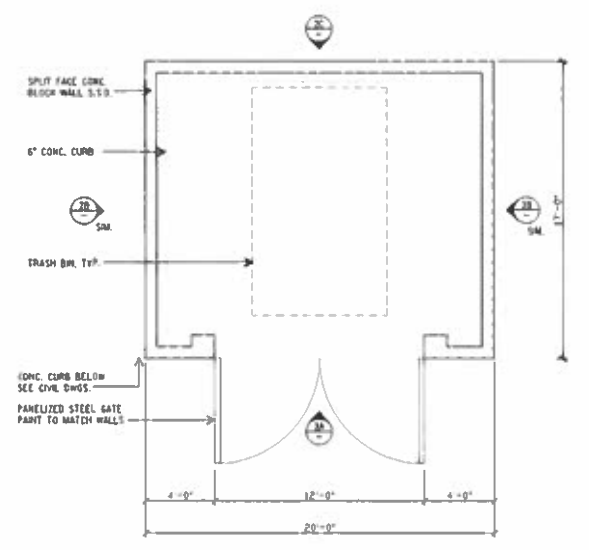
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A4.06

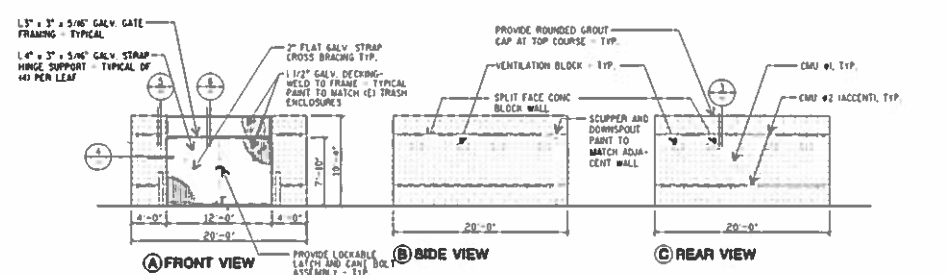
SHEET NO



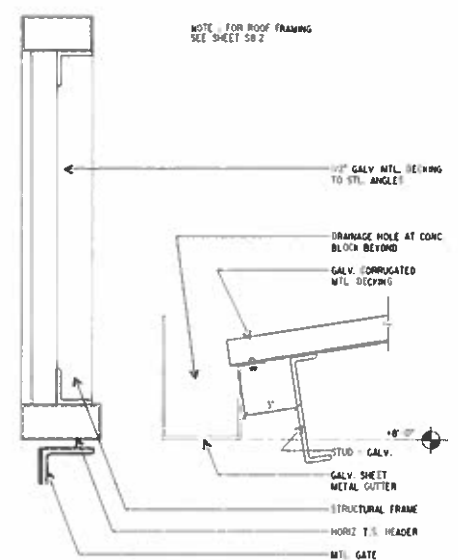
4 TRASH ENCLOSURE HINGE DETAIL SCALE: 3/4"=1'-0"



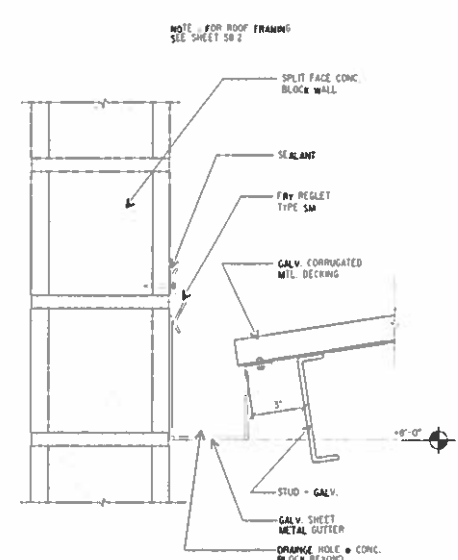
1 TRASH ENCLOSURE SCALE: 1/4"=1'-0"



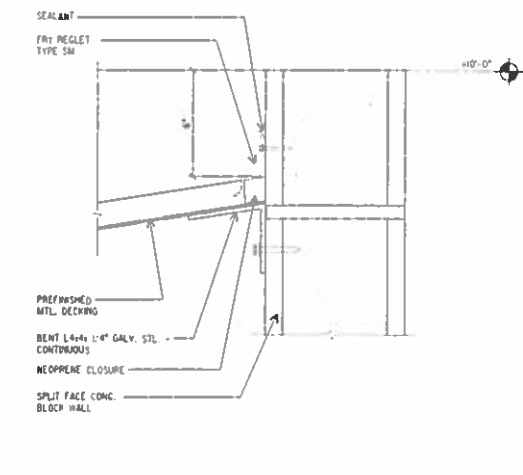
2 TRASH ENCLOSURE ELEVATIONS SCALE: 1/8"=1'-0" ELEV. TR



6 HEAD / TRANSOM AT TRASH ENCLOSURE SCALE: 3/4"=1'-0"



5 ROOF DETAIL AT TRASH ENCLOSURE SCALE: 3/4"=1'-0"



3 ROOF DETAIL AT TRASH ENCLOSURE SCALE: 3/4"=1'-0"



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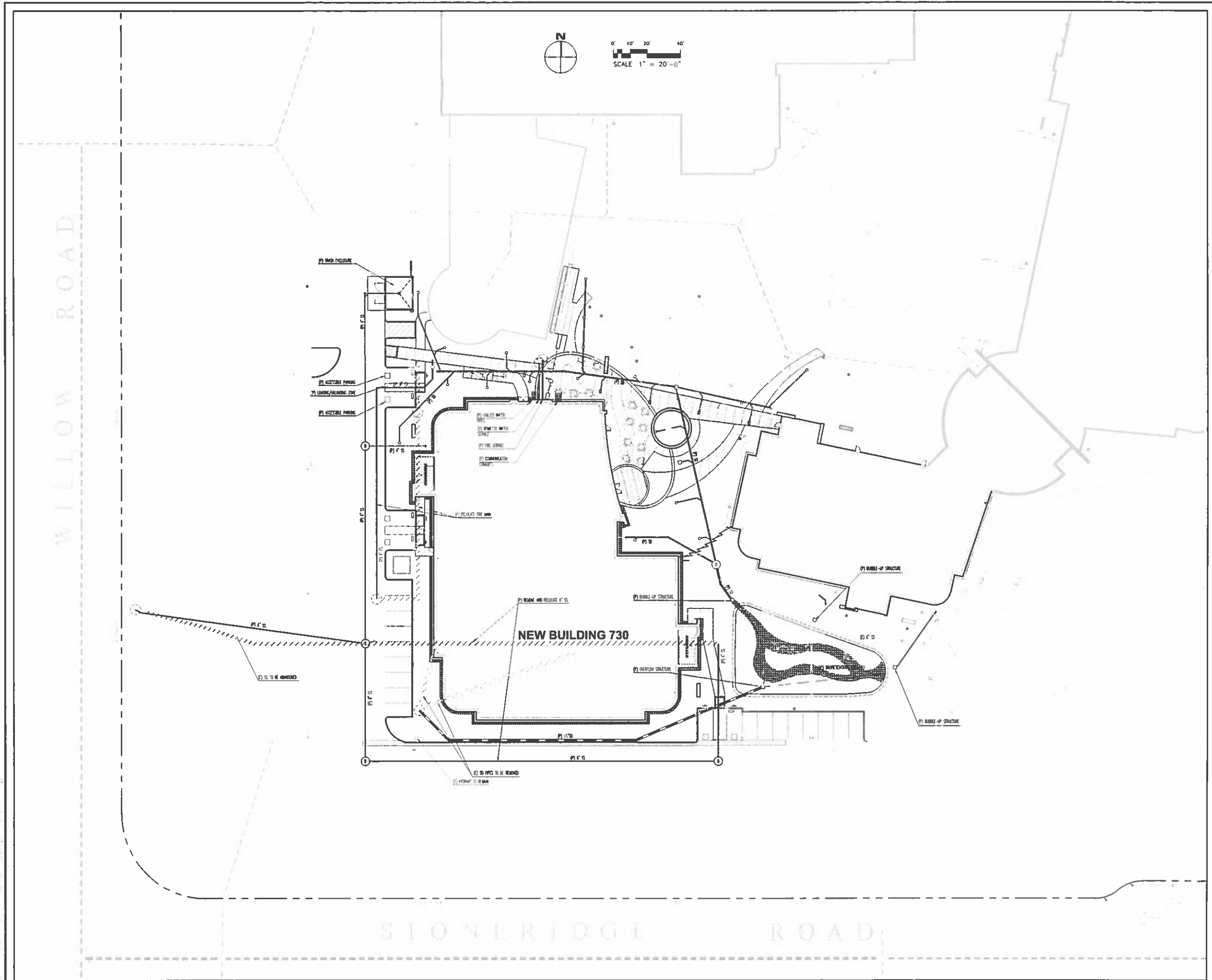
4300 HACIENDA DRIVE
Pleasanton, California

**NEW OFFICE
BUILDING 730**

**SHELL
PRELIMINARY UTILITY PLAN**

ISSUE	DATE	DESCRIPTION
C5	10/15	HACIENDA - PRELIMINARY
07	16/15	HACIENDA/ PLANNING SUBMITTAL
08	21/15	PROGRESS DESIGN PACKAGE
09	10/15	PLANNING DEPARTMENT RESPONSE

DRAWN BY	E CHAN
REVIEWED BY	C BOYLE
APPROVED BY	
DES PROJECT NO.	7964.80





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 Molecular Diagnostics**

4300 HACIENDA DRIVE
 Pleasanton, California

**NEW OFFICE
 BUILDING 730
 PROPOSED NEW PARKING
 LOT**

SHELL

PRELIMINARY UTILITY PLAN

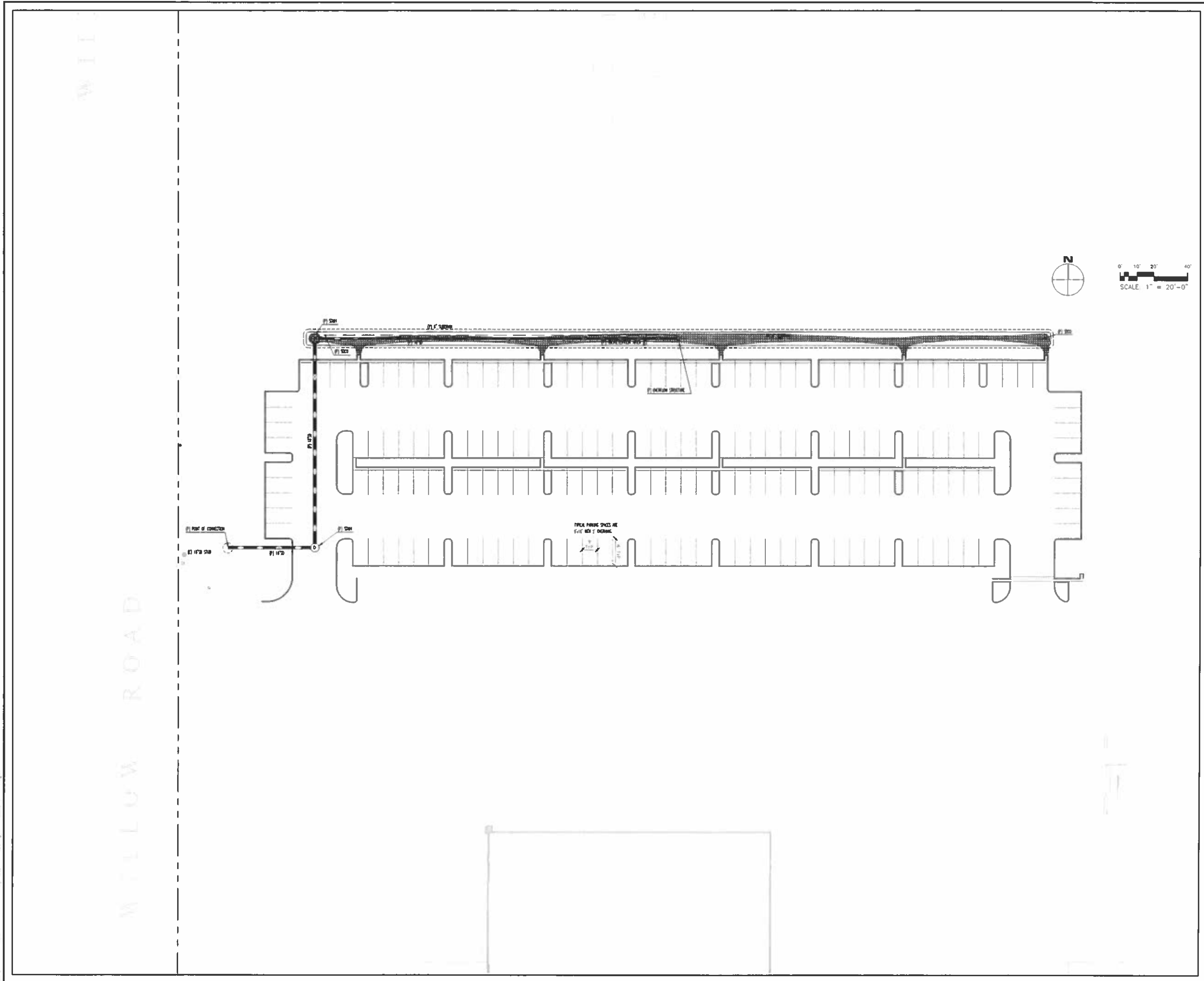
ISSUE	DATE	DESCRIPTION
	07/10/15	HACIENDA SUBMITTAL
	07/16/15	HACIENDA/PLANNING SUBMITTAL
	08/21/15	PROGRESS DESIGN PACKAGE
	09/02/15	PLANNING DEPARTMENT RESPONSE

DRAWN BY	E O'JAN
REVIEWED BY	C BOYLE
APPROVED BY	
DES PROJECT NO	7964.80

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C6.02

SHEET NO





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4300 HACIENDA DRIVE
Pleasanton, California

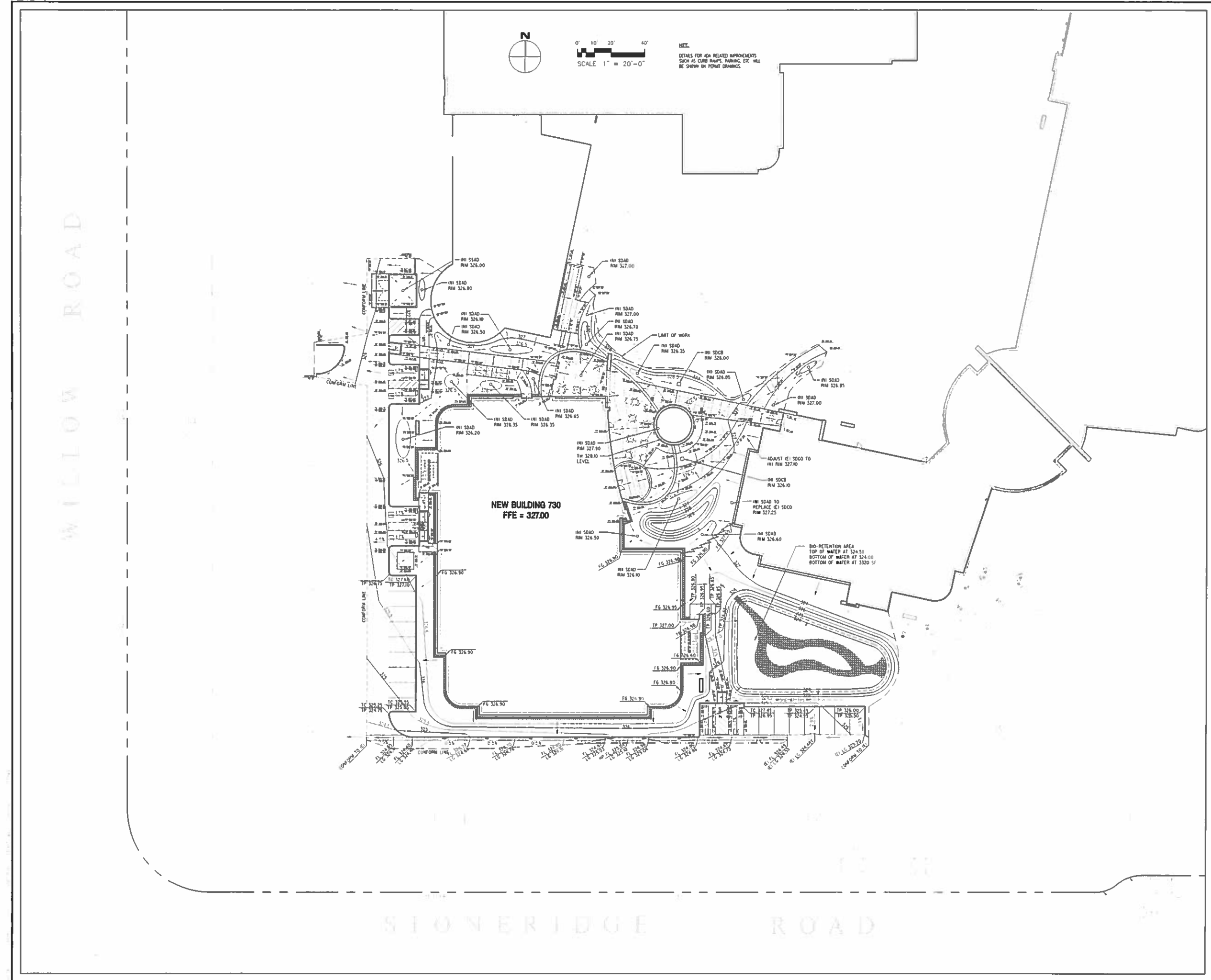
NEW OFFICE
BUILDING 730

SHELL

PRELIMINARY
GRADING PLAN

ISSUE	DATE	DESCRIPTION
05/10/15	HACIENDA SUBMITTAL	
07/16/15	HACIENDA / PLANNING SUBMITTAL	
08/27/15	PROGRESS DESIGN PACKAGE	
09/03/15	PLANNING DEPARTMENT RESPONSE	

DRAWN BY	W WORRISROE
REVIEWED BY	C BOYLE
APPROVED BY	
DES PROJECT NO.	7964.80





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Molecular Diagnostics**

4300 HACIENDA DRIVE
Pleasanton, California

**PROPOSED NEW PARKING
BUILDING 730**

**SHELL
PRELIMINARY
GRADING PLAN**

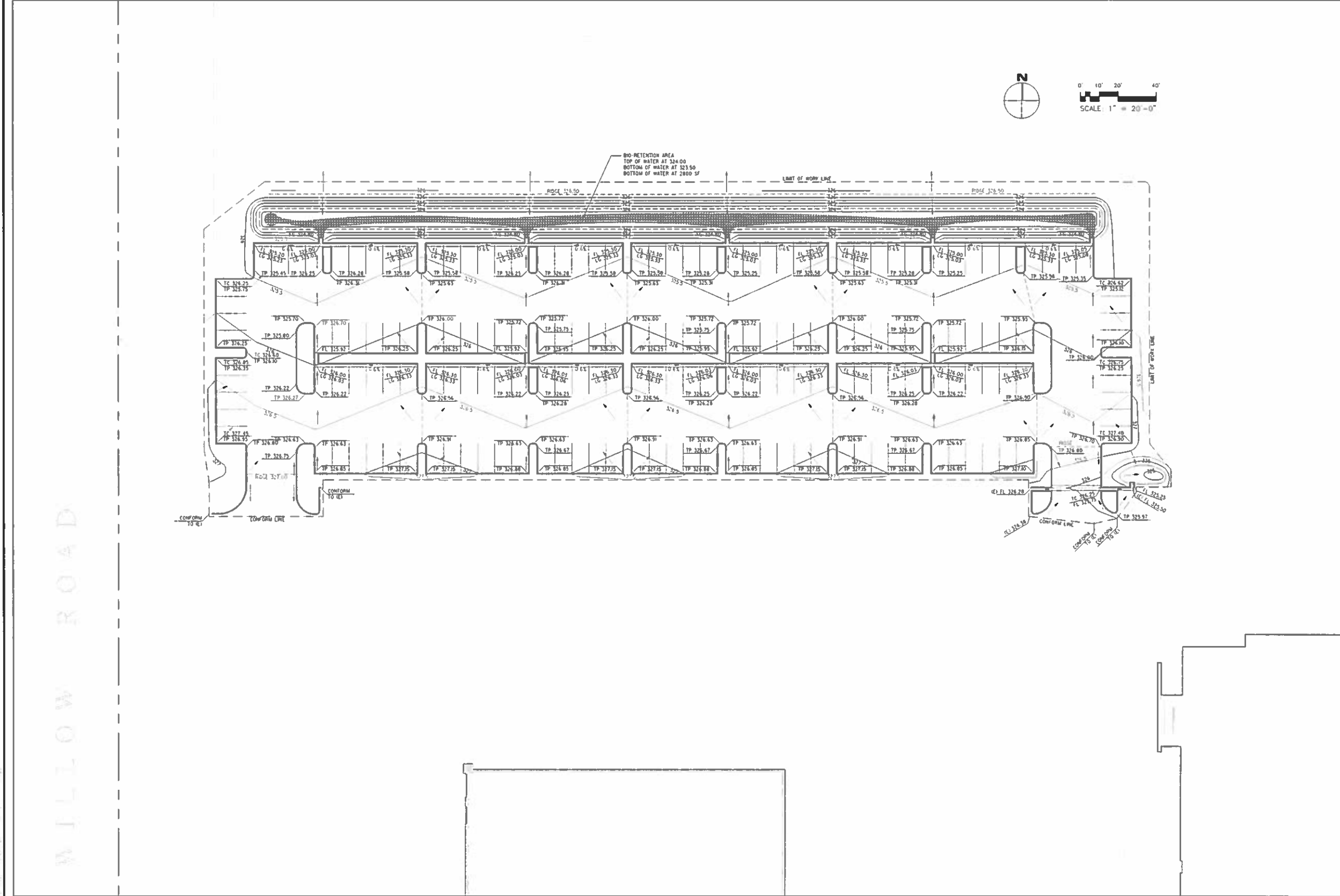
ISSUE	DATE	DESCRIPTION
05/10/15		HACIENDA SUBMITAL
07/16/15		HACIENDA / GRADING SUBMITAL
08/21/15		PROGRESS DESIGN PACKAGE
09/22/15		PLANNING DEPARTMENT RESPONSE

DRAWN BY	W WORRISROE
REVIEWED BY	C BOYLE
APPROVED BY	
DES PROJECT NO.	7964.80

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C7.02

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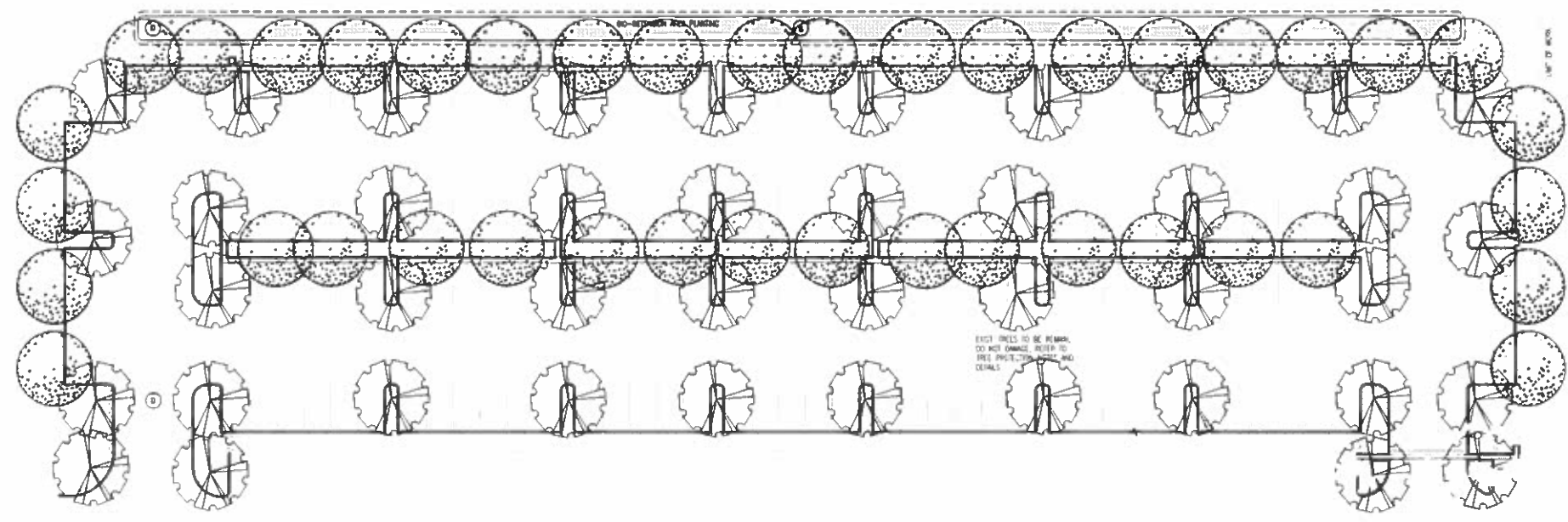
NEW OFFICE BUILDING 730

SHELL PRELIMINARY LANDSCAPE PLAN

ISSUE	DATE	DESCRIPTION
06/09/15		HACIENDA SUBMITTAL
07/16/15		HACIENDA/PLANNING SUBMITTAL
08/21/15		PROGRESS DESIGN PACKAGE
09/02/15		PLANNING DEPARTMENT RESPONSE

DRAWN BY:	N. NISHIMOTO
REVIEWED BY:	
APPROVED BY:	
DES PROJECT NO:	7964.80

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PLANT LIST:

TREES	Scientific Name	Common Name	NUCLEI	SIZE	BUM
Existing Tree					
	<i>Cedrus atlantica</i> 'Glauca fastigata	Atlas Cedar	Mid	45' box	
	<i>Lagerstroemia indica</i> 'Tangerina	Orange Myrtle	Low	45' box	
	<i>Platanus x acerifolia</i> 'Columbus	London Plane Tree	Mid	24' box	
	<i>Pyrus</i> 'Chantrelle'	Chantrelle Flowering Pear	Mid	24' box	
	<i>Quercus agrifolia</i>	Southern Live Oak	Mid	60' box	
	<i>Robinia x</i> 'Purple Ribbon'	Purple Robe Locust	Low	45' box	
	<i>Ulmus parviflora</i>	Chinese Elm	Low	24' box	

SHRUBS & GROUNDCOVER PLANTING

Scientific Name	Common Name	NUCLEI	SIZE	BUM
<i>Gaultheria</i> 'Little John'	Dwarf Butterbush	Low	5 gal	
<i>Carex</i> 'Swiss'	Bentley Sedge	Low	8 gal	X
<i>Chamaecyparis</i> 'testatum'	Cape Rush	Low	5 gal	X
<i>Carex</i> 'Dusty Blue'	Red Australian Fuchsia	Low	8 gal	
<i>Cedrus</i> 'coccinea 'Purplea'	Purple Snake Bush	Low	15 gal	
<i>Festuca</i> 'collortica'	California Fescue	Low	1 gal	X
<i>Juncus</i> 'patens 'Til Blue'	California Grey Rush	Low	1 gal	X
<i>Lobelia</i> 'perennans'	Orange Lobelia	Low	1 gal	
<i>Mimulus</i> 'Jack'	Red Hybrid Monkeyflower	Low	5 gal	X
<i>Pennisetum</i> 'Tary To a'	Fairy Tale Fountain Grass	Low	1 gal	
<i>Pitcairium</i> 'Wayne 'Lithuan'	Variiegated Pitcairnia	Mid	15 gal	
<i>Polystichum</i> 'munitum'	Western Sword Fern	Mid	5 gal	X

GROUNDCOVER

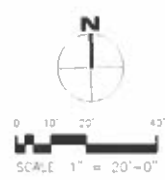
Scientific Name	Common Name	NUCLEI	SIZE	BUM
<i>Baccharis</i> 'Purpurea 'Frost'	Dwarf Elyde Bush	Low	1 gal	
<i>Festuca</i> 'occidentalis and 'rubra 'mix'	Native Blue Fescue	Low	100	

VINES

Scientific Name	Common Name	NUCLEI	SIZE	BUM
<i>Trochodendron</i> 'gambelii'	Star Jasmine	Mid	15 gal	

* NUCLEI - WATER USE CLASSIFICATION OF LANDSCAPE SPECIES
 ** BIO-BIO RETENTION COMPATIBLE PLANTINGS FOR FLOW THROUGH AND/OR BIORETENTION

- NOTES:**
- A WATER COVERING AUTOMATIC IRRIGATION SYSTEM WILL BE PROVIDED IN PROPOSED LANDSCAPE AREAS IN ACCORDANCE WITH THE CITY OF PLEASANTON HACIENDA BUSINESS PARK AND MODEL WATER EFFICIENT LANDSCAPE ORDINANCE.
 - ALL NEW IRRIGATION COMPONENTS WILL CONFORM WITH ALL RELEVANT WATER USE REQUIREMENTS AS SPECIFIED IN HACIENDA DESIGN GUIDELINES.
 - WATER CALCULATIONS WILL BE PROVIDED WITH BUILDING PERMITS SUBMITTAL.
 - SHRUBS AND ORNAMENTAL GRASSES WILL BE LAYERED BY HEIGHT AND TEXTURE TO BE ARCHITECTURALLY PLEASING. SHRUBS WILL BE PLANTED IN A MANNER TO SCREEN UTILITIES FINAL PLACEMENT OF ALL PLANTINGS WILL BE PROVIDED WITH BUILDING PERMITS SUBMITTAL.
 - ALL PROPOSED PLANTS ARE SUITABLE FOR CITY OF PLEASANTON PER SUCOET WESTERN GARDEN ZONE 14 AND (EMJ) WATER COVERING PLANTS AND LANDSCAPE FOR BAY AREA.



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4300 HACIENDA DRIVE
 Pleasanton, California

NEW OFFICE BUILDING 730

SHELL LANDSCAPE DETAILS

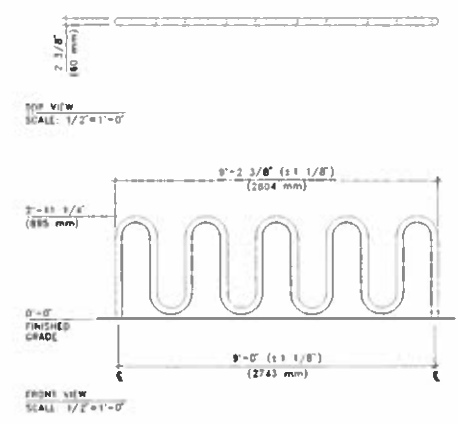
ISSUE DATE	DESCRIPTION
06/03/15	HACIENDA SUBMITAL
07/16/15	HACIENDA/PLANNING SUBMITAL
08/21/15	PROGRESS DESIGN PACKAGE
09/02/15	PLANNING DEPARTMENT RESPONSE

DRAWN BY: N NISHIMOTO
 REVIEWED BY:
 APPROVED BY:
 DES PROJECT NO: 7964.80

C 2015

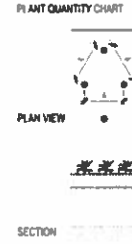
730 L8.01

SHEET NO

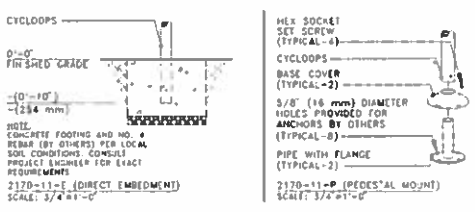


05 VINE PLANTING DETAIL

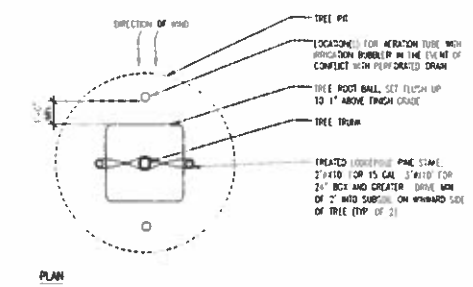
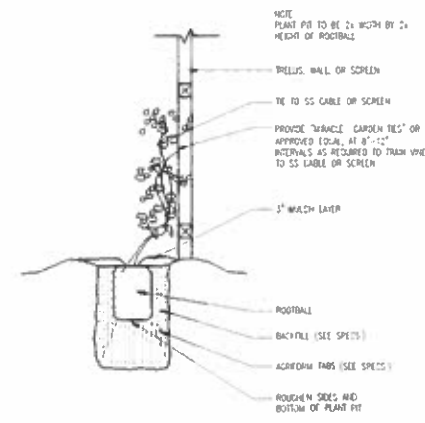
SPACING X	SPACING Y	NO. OF PLANTS / SF
0' o.c.	5' 0"	4.00
0' o.c.	6' 0"	2.80
0' o.c.	7' 0"	1.78
0' o.c.	8' 0"	1.56
0' o.c.	10' 0"	1.00
0' o.c.	12' 0"	0.74
0' o.c.	15' 0"	0.50
0' o.c.	20' 0"	0.25
0' o.c.	24' 0"	0.19
0' o.c.	30' 0"	0.12



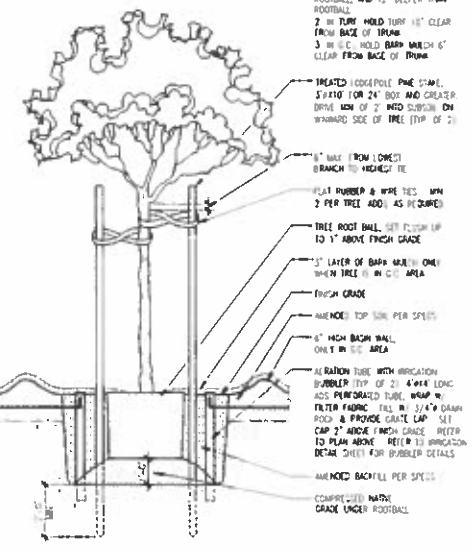
06 GROUND COVER AND SHRUB MASS PLANTING



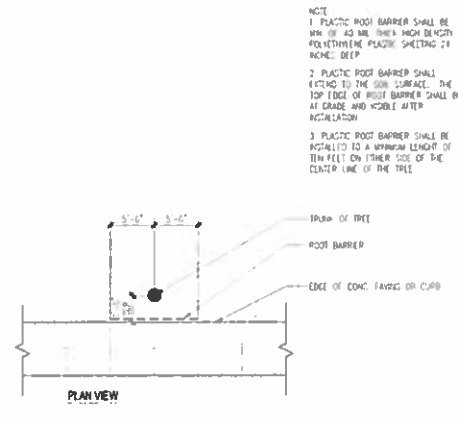
10 BIKE RACK



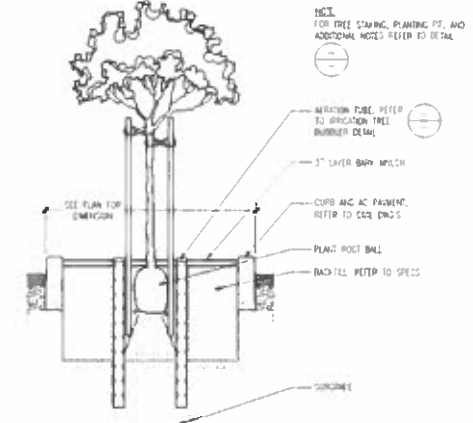
02 TREE PLANTING PIT & STAKING



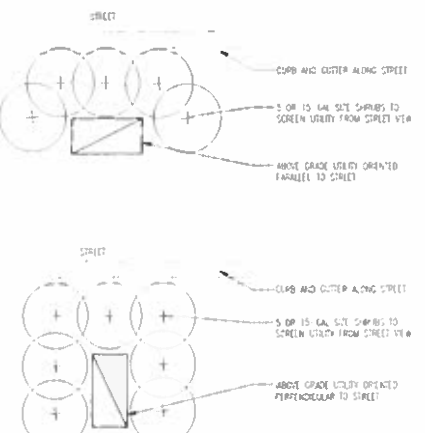
03 TREE PLANTING PIT & STAKING



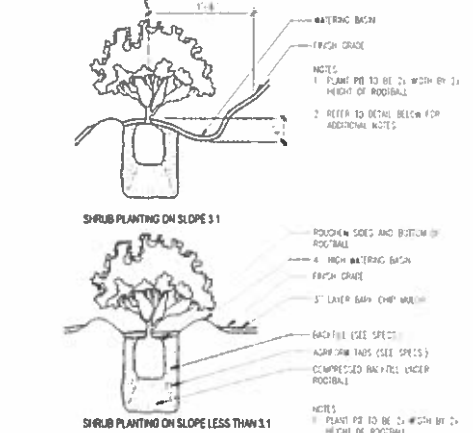
07 LINEAR ROOT BARRIER ADJACENT TO PAVING



04 SHRUB PIT AND PLANTING



08 LANDSCAPE UTILITY SCREENING



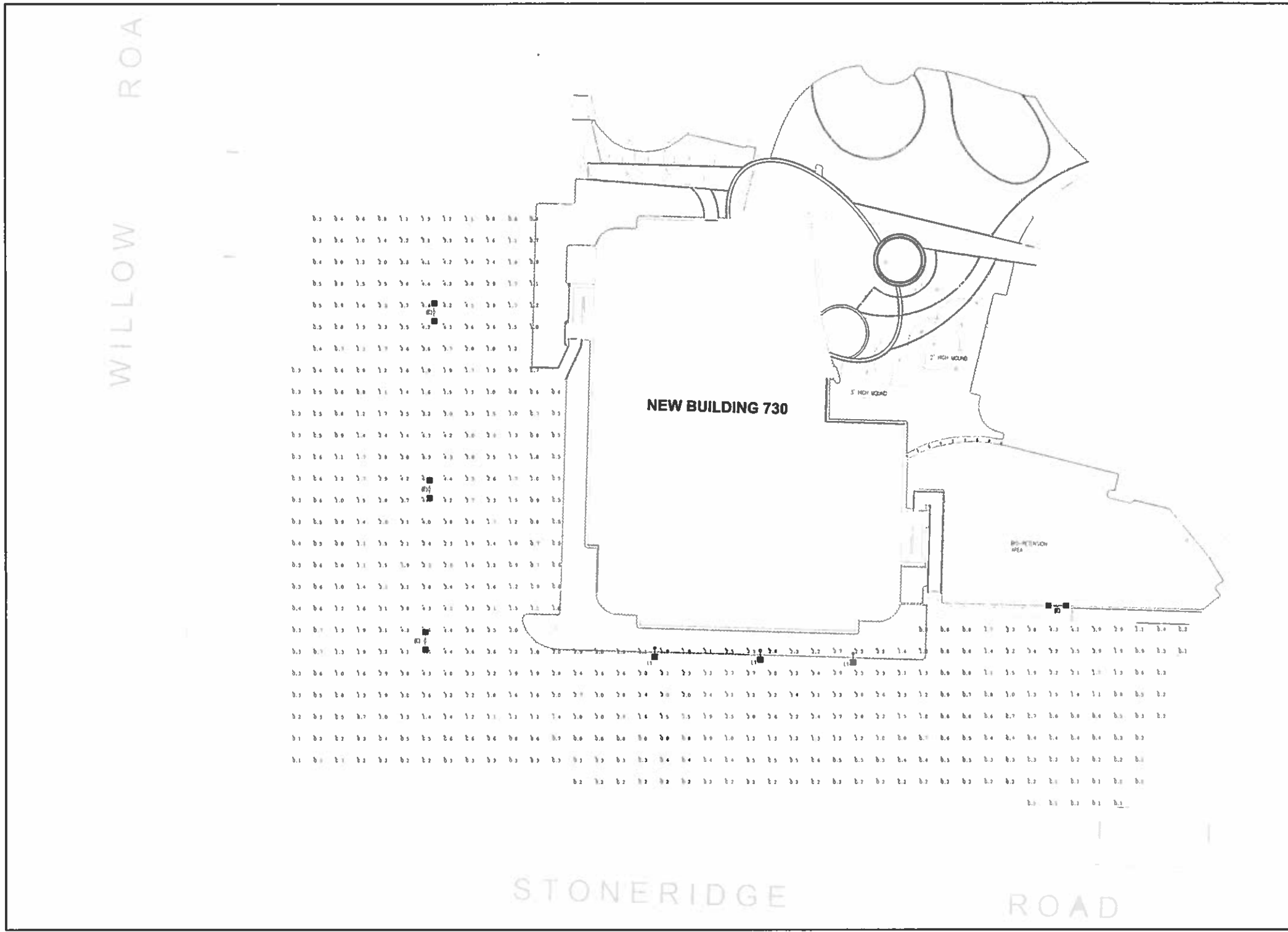
04 SHRUB PIT AND PLANTING



NEW BUILDING 730

ISSUE	DATE	DESCRIPTION
5/10/15		HACIENDA SUBMITTAL
7/16/15		HACIENDA PLANNING SUBMITTAL
8/12/15		PLANNING DEPARTMENT RESPONSE

DRAWN BY:	AEI
REVIEWED BY:	AEI
APPROVED BY:	-
DES PROJECT NO.:	7964.80



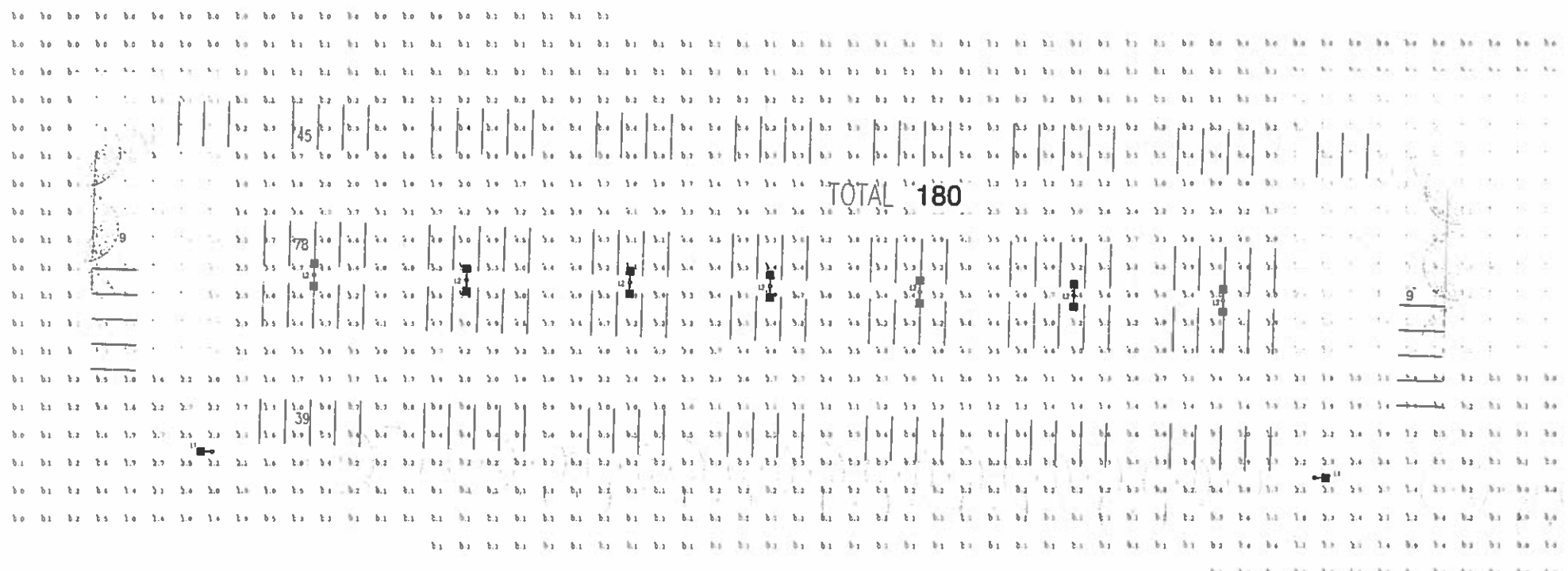
1 PRELIMINARY SITE LIGHTING PLAN
SCALE: 1" = 20'

FIXTURE TYPE	DESCRIPTION	MANUFACTURER CATALOG NUMBER	QUANTITY	INPUT LAMP TYPE WATTAGE	VOLTAGE	MOUNTING	COMMENTS
L1	20' SINGLE HEAD PARKING LOT BU-LEVEL AREA LUMINAIRE 4000 DEGREES CREE KELVIN FIXTURE INTEGRATED OCCUPANCY SENSOR FOR BI-LEVEL CONTROL ARE EDG-3M-DA-08-D-UL-WH-FIXTURE INTEGRATED PHOTOCELL FOR ON/OFF CONTROL TYPE # DISTRIBUTION 350-40K P.MI-SERIES			LED 221	277	POLE MOUNTED	FIXTURE TO MATCH FINISH OF EXISTING LUMINAIRES VERIFY PRIOR TO ORDERING PROVIDE 20' SQUARE POLE TO MATCH EXISTING
L2	20' DUAL HEAD PARKING LOT BU-LEVEL AREA LUMINAIRE 4000 DEGREES CREE KELVIN FIXTURE INTEGRATED OCCUPANCY SENSOR FOR BI-LEVEL CONTROL ARE EDG-3M-DA-08-D-UL-FIXTURE INTEGRATED PHOTOCELL FOR ON/OFF CONTROL TYPE # DISTRIBUTION 350-40K P.MI-SERIES			LED 442	277	POLE MOUNTED	FIXTURE TO MATCH FINISH OF EXISTING LUMINAIRES VERIFY PRIOR TO ORDERING PROVIDE 20' SQUARE POLE TO MATCH EXISTING
L3	12' POST TOP LED PEDESTRIAN SCALE LUMINAIRE 5100 DEGREES KELVIN RAB LIGHTING-ALED5152 SERIES			LED 61	277	POLE MOUNTED	FIXTURE TO MATCH FINISH OF EXISTING LUMINAIRES VERIFY PRIOR TO ORDERING PROVIDE 12' POLE TO MATCH EXISTING
L4	8' x 8' NOMINAL LED CANOPY POST MOUNTED WALL PACK LUMINAIRE AT 30° PRISMATIC TYPE # DISTRIBUTION FIXTURE TO MATCH CANOPY 4000 DEGREES KELVIN 071168 SERIES			LED 26	277	CANOPY MOUNTED	
L5	4' LINEAR LED LIGHT STRIP TO BE EMBEDDED IN METAL WRAPPED STEEL COLUMN PULSE-OUTRIGGER AT 10° O.C. 4000 DEGREES KELVIN FROSTED LENS LCN RO-277-48-40K-FR-WH-DM-SERIES			LED 12	277	CANOPY MOUNTED	
L6	VIAL MOUNTED LED BUILDING SECURITY LUMINAIRE (LUMINAIRE TO BE USED ABOVE NON-MAN ENTRY EXTERIOR EGRESS DOORS TO PROVIDE EGRESS ILLUMINATION TO RIGHT OF WAY FINISH TO MATCH TYPE L1 L2 TYPE # DIST 140K DM SEC-EDG-4M-VM-E-UL-WH-F-35			LED 25	277	BUILDING MOUNTED	

AREA	AVG.	MAX.	MIN.	AVG./MIN.	MAX./MIN.	UNITS
(New) North Parking Lot	1.38	6.1	0.0	N/A	N/A	FC
(Existing) Building Parking Area	1.55	4.4	0.1	15.5	44	FC



WILLOW ROAD



1 PRELIMINARY SITE LIGHTING PLAN
SCALE: 1/4" = 30'

DES

ARCHITECTS
ENGINEERS

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Roche Molecular Diagnostics

4320 HACIENDA DRIVE
Pleasanton, California



NEW
BUILDING 730

ISSUE	DATE	DESCRIPTION
5/18/15		HACIENDA SUBMITTAL
7/18/15		HACIENDA PLANNING SUBMITTAL
8/27/15		PLANNING DEPARTMENT RESPONSE

DRAWN BY: AEI
REVIEWED BY: AEI
APPROVED BY: -
DES PROJECT NO: 7964.80



C 2015
PRELIMINARY SITE LIGHTING PLAN
 730 LT-2 SHEET NO

\\des-ae.com\projects\7964\7964.80\15 Drawings\Lighting\Site Lighting Plan - LT-2.dwg



PRELIMINARY LEED Scorecard
Project name: Roche B730
Project address:
DES project number: 764.80

LEED-NC v3.0
NEW CONSTRUCTION



Points Achieved	Total Points Achieved and Targeted: 67	4/30/16	Total Rating System Possible Points: 110
67 Points Targeted	Rating Level Pre-Certification Estimate: Gold		Total Points Available to this project:
32 Points Questionable			
11 Points Not Possible			

Certified 40-49 points Silver 50-59 points Gold 60-79 points Platinum 80-110 points

21 3 2 Sustainable Sites 26 Points				6 1 7 Materials & Resources 14 Points			
Yes	T	? No		Yes	T	? No	
Y			Prereq 1 Construction Activity Pollution Prevention P	Y			Prereq 1 Storage & Collection of Recyclables P
	1		Credit 1 Site Selection 1			1	Credit 1.1 Building Reuse, Maintain 55% of Existing Walls, Floors & Roof 1
	6		Credit 2 Development Density & Community Connectivity 5			1	Building Reuse, Maintain 75% of Existing Walls, Floors & Roof 1
		1	Credit 3 Brownfield Redevelopment 1			1	Building Reuse, Maintain 95% of Existing Walls, Floors & Roof 1
	6		Credit 4.1 Alternative Transportation, Public Transportation Access 6			1	Credit 1.2 Building Reuse, Maintain 50% of Interior Nonstructural Elements 1
	1		Credit 4.2 Alternative Transportation, Bicycle Storage & Changing Rooms 3			1	Credit 2 Construction Waste Management, Divert 50% 1
	2		Credit 4.3 Alternative Transportation, Alternative Fuel Vehicles 1			1	Construction Waste Management, Divert 75% 1
	1		Credit 4.4 Alternative Transportation, Parking Capacity 2			1	Credit 3 Materials Reuse, 5% 1
	1		Credit 5.1 Site Development, Protect or Restore Habitat 1			1	Materials Reuse, 10% 1
	1		Credit 5.2 Site Development, Maximize Open Space 1			1	Credit 4 Recycled Content, 10% (post-consumer + 1/2 pre-consumer) 1
	1		Credit 6.1 Stormwater Design, Quantity Control 1			1	Recycled Content, 20% (post-consumer + 1/2 pre-consumer) 1
	1		Credit 6.2 Stormwater Design, Quality Control 1			1	Credit 5 Regional Materials, 10% Extracted, Processed & Manufactured 1
	1		Credit 7.1 Heat Island Effect, Non-Roof 1			1	Regional Materials, 20% Extracted, Processed & Manufactured 1
	1		Credit 7.2 Heat Island Effect, Roof 1			1	Credit 6 Rapidly Renewable Materials 1
	1		Credit 8 Light Pollution Reduction 1			1	Credit 7 Certified Wood 1

8 2 Water Efficiency 10 Points				10 5 Indoor Environmental Quality 15 Points			
Yes	T	? No		Yes	T	? No	
Y			Prereq 1 Water Use Reduction P	Y			Prereq 1 Minimum IAQ Performance P
	2		Credit 1 Water Efficient Landscaping, Reduce by 50% 2			1	Prereq 2 Environmental Tobacco Smoke (ETS) Control P
	2		Water Efficient Landscaping, Reduce by 50% and No Potable 2			1	Credit 1 Outdoor Air Delivery Monitoring 1
	2		Credit 2 Innovative Wastewater Technologies 2			1	Credit 2 Increased Ventilation 1
	1		Credit 3 Water Use Reduction, 30% 2			1	Credit 3.1 Construction IAQ Management Plan, During Construction 1
	1		Water Use Reduction, 35% 1			1	Credit 3.2 Construction IAQ Management Plan, Before Occupancy 1
	1		Water Use Reduction, 40% 1			1	Credit 4.1 Low-Emitting Materials, Adhesives & Sealants 1
						1	Credit 4.2 Low-Emitting Materials, Paints & Coatings 1
						1	Credit 4.3 Low-Emitting Materials, Flooring Systems 1
						1	Credit 4.4 Low-Emitting Materials, Composite Wood & Agrifiber Products 1
						1	Credit 5 Indoor Chemical & Pollutant Source Control 1
						1	Credit 6.1 Controllability of Systems, Lighting 1
						1	Credit 6.2 Controllability of Systems, Thermal Comfort 1
						1	Credit 7.1 Thermal Comfort, Design 1
						1	Credit 7.2 Thermal Comfort, Verification 1
						1	Credit 8.1 Daylight & Views, Daylight 75% of Spaces 1
						1	Credit 8.2 Daylight & Views, Views for 90% of Spaces 1

17 10 2 Energy & Atmosphere 38 Points				3 3 Innovation in Design Process 6 Points			
Yes	T	? No		Yes	T	? No	
Y			Prereq 1 Fundamental Commissioning of Building Energy Systems P				Credit 1 Exemplary Performance: MRc2 (95%) 1
Y			Prereq 2 Minimum Energy Performance P				Exemplary Performance: MRc4 (30%) 1
Y			Prereq 3 Fundamental Refrigerant Management P				Exemplary Performance: MRc7 (95%) 1
	1		Credit 1 Optimize Energy Performance, 12% 1			1	Innovation in Design, Green Cleaning 1
	1		Optimize Energy Performance, 14% 1			1	Innovation in Design, Ergonomics Policy 1
	1		Optimize Energy Performance, 16% 1			1	Credit 2 LEED™ Accredited Professional 1
	1		Optimize Energy Performance, 18% 1			1	
	1		Optimize Energy Performance, 20% 1			1	
	1		Optimize Energy Performance, 22% 1			1	
	1		Optimize Energy Performance, 24% 1			1	
	1		Optimize Energy Performance, 26% 1			1	
	1		Optimize Energy Performance, 28% 1			1	
	1		Optimize Energy Performance, 30% 1			1	
	1		Optimize Energy Performance, 32% 1			1	
	1		Optimize Energy Performance, 34% 1			1	
	1		Optimize Energy Performance, 36% 1			1	
	1		Optimize Energy Performance, 38% 1			1	
	1		Optimize Energy Performance, 40% 1			1	
	1		Optimize Energy Performance, 42% 1			1	
	1		Optimize Energy Performance, 44% 1			1	
	1		Optimize Energy Performance, 46% 1			1	
	1		Optimize Energy Performance, 48% 1			1	
	1		Credit 2 Onsite Renewable Energy, 1% 1			1	
	1		Onsite Renewable Energy, 3% 1			1	
	1		Onsite Renewable Energy, 5% 1			1	
	1		Onsite Renewable Energy, 7% 1			1	
	1		Onsite Renewable Energy, 9% 1			1	
	1		Onsite Renewable Energy, 11% 1			1	
	1		Onsite Renewable Energy, 13% 1			1	
	2		Credit 3 Enhanced Commissioning 2			1	
	2		Credit 4 Enhanced Refrigerant Management 2			1	
	3		Credit 5 Measurement & Verification 3			1	
	2		Credit 6 Green Power 2			1	

2 2 Regional Priority: 94888 4 Points			
Yes	T	? No	
	1		Credit 1 Regional Priority SSc4.1 1
	1		Regional Priority SSc7.1 1
	1		Regional Priority WEC2, WEC3 (40%) 1
	1		Regional Priority EAc2, IEQc.1 1