

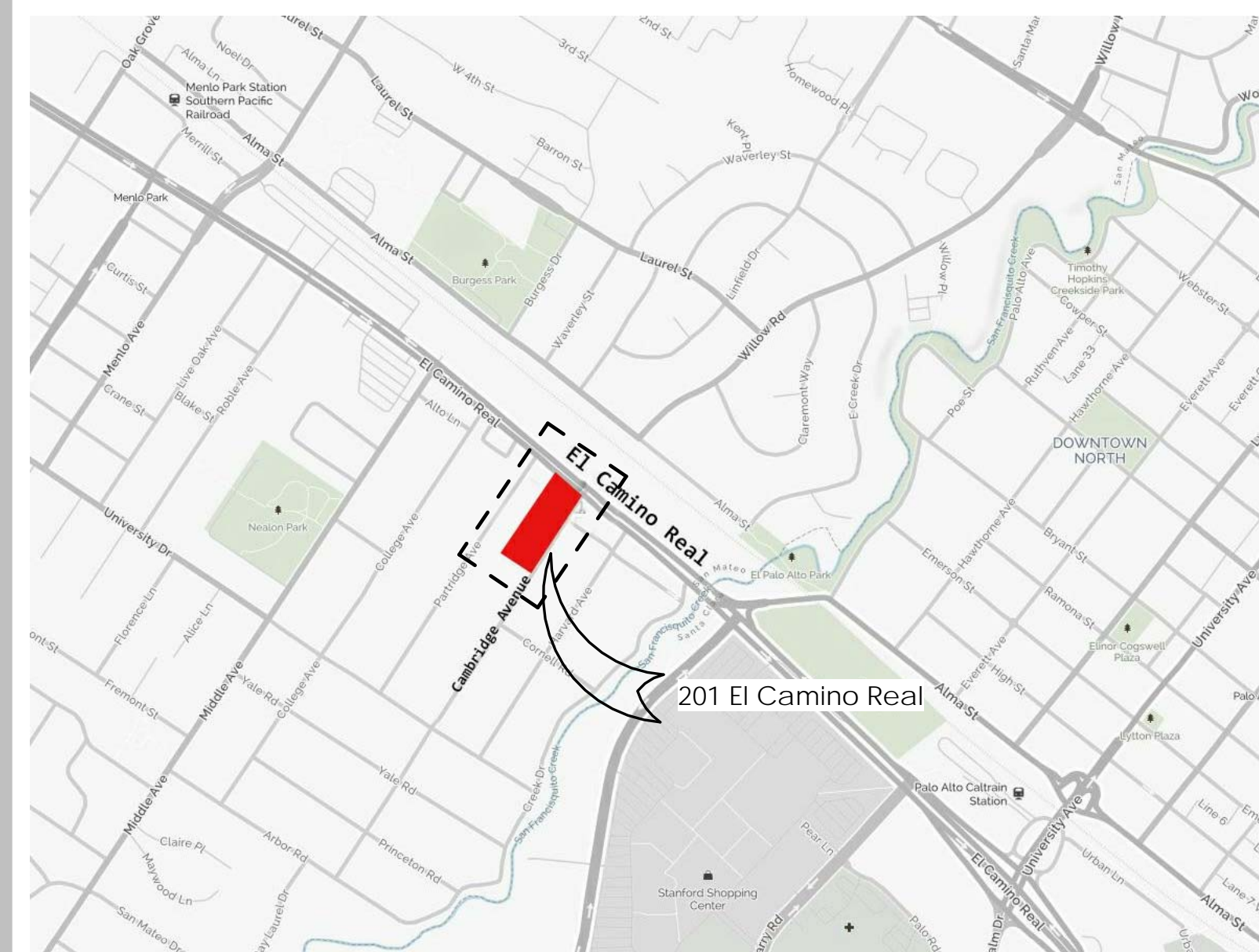
201 EL CAMINO REAL & 612 CAMBRIDGE AVENUE

MENLO PARK, CA 94025



VICINITY MAP

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Chapter 5 Area and Construction Type Analysis:
Mixed use, Separated Occupancy Building per CBC 508.4
Occupancies: B, M, R-2, S-2
Construction Type: VA
Permitted Height, Stories & Area by Occupancy Type for Buildings with 5 Increase for Area (SM):
Height: B,M,S: 50'
R-2 50'
Stories: B 3
M 3
R-2 3
S 4
Area: B 54,000
M 42,000
R-2 36,000
S-2 63,000
Proposed Building Height: 38'
Proposed Stories:
B 1
M 1
R-2 3
Proposed Area, First Floor:
B 3,000
M 4,484
R-2 1,215
Total: 9,025
Proposed Area, Second Floor:
R-2 9,138
Proposed Area, Third Floor:
R-2 7,741
For each story area,
Aggregated sum of the Ratios:
1st. $\frac{3,000 + 4,484 + 1,215}{54,000 + 42,000 + 36,000} = 0.196 > 1.0$
2nd. $\frac{9,138}{36,000} = 0.253 > 1.0$
3rd. $\frac{7,741}{36,000} = 0.215 > 1.0$
For Total Building Area,
Aggregated sum of the Ratios: 0.664 > 2.0
Per Section 506.1.3, Basements need not be included in the total allowable floor area of a building provided the total area of such basements does not exceed the area permitted for a one-story above grade plan building.
Proposed Area, Basement Level 1:
S-2 13,944
Proposed Area, Basement Level 2:
S-2 13,944
Total Basement Area: 27,888 > 63,000
Planning Permit #: PLN2018-00061
APN/Parcel ID: 071-413-200, 370, 380

201 El Camino Real, Menlo Park, CA Zoning Analysis

Zoning: 201 El Camino Real ECR SW Proposed Used: Retail, Medical Offices, Residential
Site Area: 17,250 sf*

PERMITTED DEVELOPMENT INTENSITY	PERMITTED WITH PUBLIC BENEFIT	PROPOSED INTENSITY	
		PROPOSED CONSTRUCTION:	
BASE ZONING			
Max FAR for all Uses:	1.1	1.5	Proposed FAR: 1.48
Permitted Floor Area:	18,975 s.f.	25,875 s.f.	Proposed Floor Area: 25,563 s.f.
			Medical Floor Area: 3,001 s.f.
Max Medical FAR:	33%	33%	Proposed Medical FAR: 12%
Max. Medical Floor Area:	6,319 s.f.	8,616 s.f.	Retail Floor Area: 4,302 s.f.
			Baement Exit Stair # 3: 177
Permitted Density:	25 Units/acre	40 Units/acre	Proposed Density: 31 Units/acre
# Res. Units:	9 Units	15 Units	Proposed Res. Units: 12 Units
			Residential Floor Area: 18,083 s.f.
BMR Housing:			BMR Units Required: 1.4 Units
BMR requirement @ 10%:	0.9	1.5	BMR Units Proposed: 2 Units
BMR Units Proposed:			
BMR FAR:			

Open Space Minimum: 30% Private Open Space: 1,736 s.f.
Common Open Space: 6,656 s.f.
Minimum Required: 5175 s.f. Total Provided: 8,392 s.f.

Required Vehicle Parking:

Retail Parking @ 4.0 per 1,000 sf	18 cars
Med. Parking @ 4.5 per 1,000 sf	14 cars
Res. Parking @ 1.85 per Unit	23 cars
612 Cambridge, 2 units:	4 cars
Total on-site Parking required:	59 cars

Proposed Vehicle Parking:

Level 1:	21 cars, standard stalls
Level 2:	10 cars, standard stalls
Level 2:	28 cars, stacker units
Total:	59

Required Bike Parking:

Medical	Long Term; 1 per 10,000 sf: 2 (2 Min.) Short Term; 1 per 20,000 sf: 2 (2 Min.)
Retail	Long Term; 1 per 12,000 sf: 2 (2 Min.) Short Term; 1 per 5,000 sf: 2 (2 Min.)
Residential, Multi Family:	Long Term; 1 per unit: 14 Short Term; 1 per 10 units: 2

612 Cambridge Ave, Menlo Park, CA Zoning Analysis

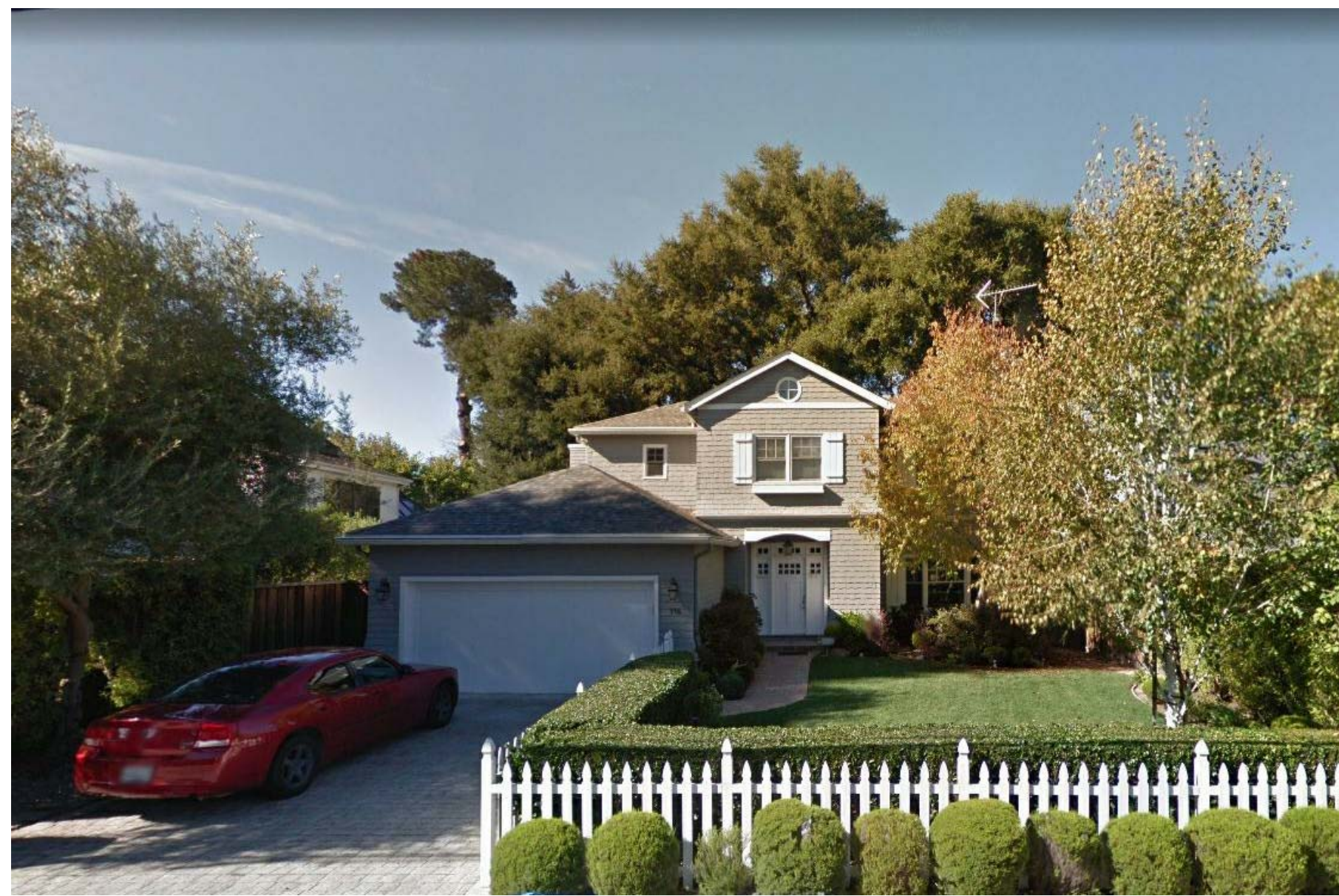
Zoning: 612 Cambridge R-3 Proposed Used: 2 Residential Townhomes
Site Area: 7925.1 sf

PERMITTED DEVELOPMENT INTENSITY	PROPOSED INTENSITY
Max Density:	2 units
Maximum FAR:	0.45
Maximum Floor Area:	3,566 sf
Min. Required Open Space:	3,963 sf
Maximum Height:	35 ft
Parking requirement:	2 Per Unit
Total Parking Required:	4
	Parking provided: 4 **

**Provided in parking garage at 210 El Camino Real

PROJECT TEAM

HISTORICAL STUDY: Urban Programmers 10710 Ridgeview Ave. San Jose, CA 95127 Phone: (408) 254-7171 Mobil: Email: bbamburg@usa.net	TRAFFIC ENGINEER: CHS Consulting Traffic Eng 220 Montgomery St., Ste. 346 San Francisco, CA 94104 Phone: (415) 392-9688 Mobil: Email: chshao@chsconsulting.net	GEOTECHNICAL: Earth Systems Pacific 48511 Warm Springs Rd., Ste. 210 Fremont, CA 94539 Phone: (408) 934-9302 Mobil: (510) 353-3833 Email: xmeja@earthsystems.com	SURVEYOR/ CIVIL ENG.: Sherwood Design Civil Engineers 2548 Mission Street San Francisco, CA 94110 Phone: (415) 677-7300 Mobil: (415) 509-0707 Email: jjeys@sherwoodengineers.com	STRUCTURAL ENGINEER: T.B.D. , CA 94 Phone: () - Mobil: Email:	ARCHITECT: EID Architects Environmental Innovations in Design 412 Olive Avenue Palo Alto, CA 94306-2225 Phone: (650) 226-8770 Mobil: (650) 793-2856 Email: stuart@EIDarchitects.com
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EXISTING NEIGHBORHOOD HOUSE - 776 CAMBRIDGE 9.



EXISTING NEIGHBORHOOD HOUSE - 730/ 724 CAMBRIDGE 6.



EXISTING NEIGHBORHOOD HOUSE - 680 CAMBRIDGE 3.



EXISTING NEIGHBORHOOD HOUSE - 649/ 665 CAMBRIDGE 8.



EXISTING NEIGHBORHOOD HOUSE - 715 CAMBRIDGE 5.



EXISTING NEIGHBORHOOD HOUSE - 739 CAMBRIDGE 2.



EXISTING NEIGHBORHOOD HOUSE - 628/ 626/ 612 CAMBRIDGE 7.

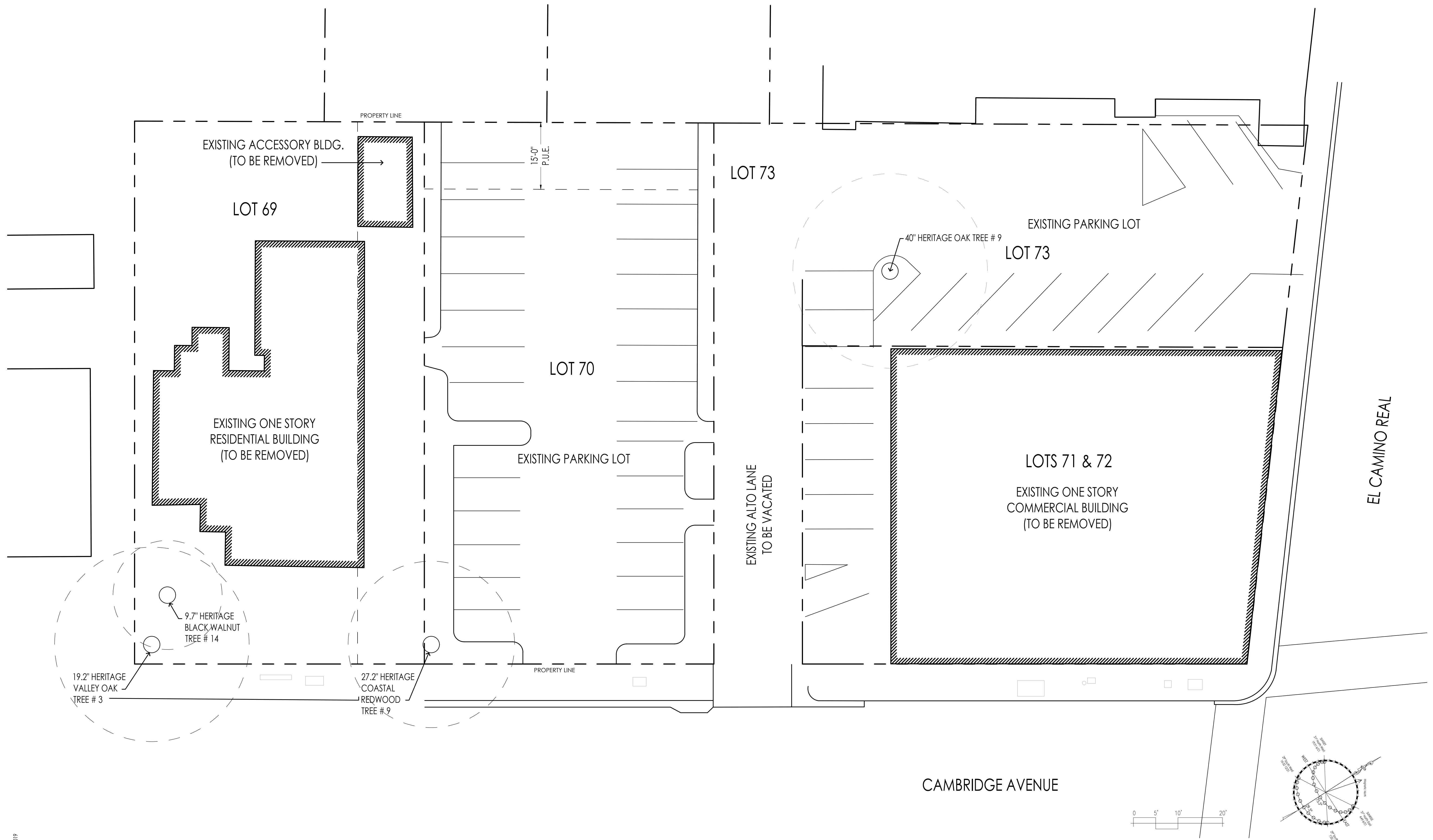


EXISTING NEIGHBORHOOD COMMERCIAL - 145 EL CAMINO 4.



EXISTING NEIGHBORHOOD - 605 CAMBRIDGE 1.

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PRINT DATE: 1/31/2019

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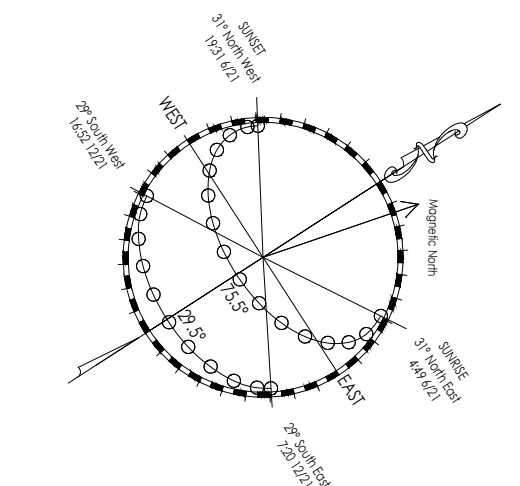
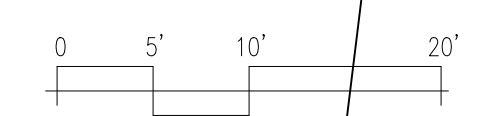
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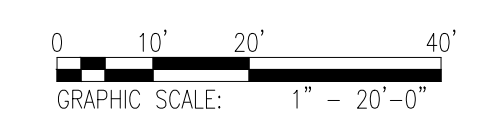
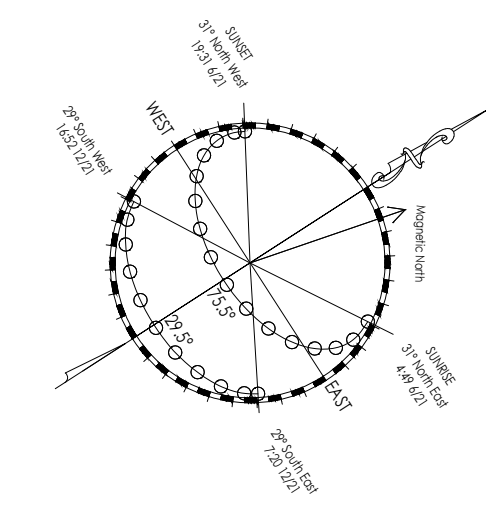
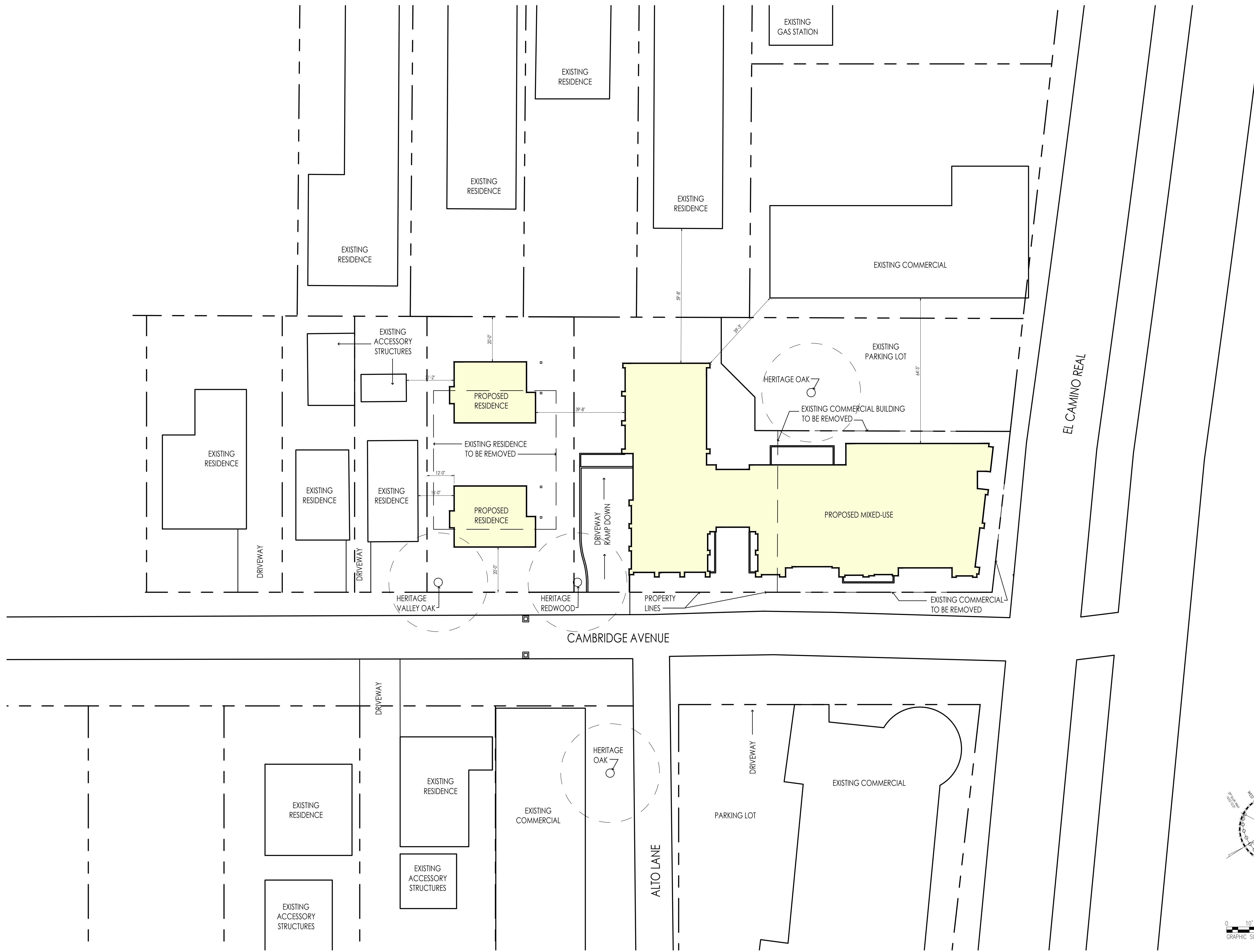
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MENLO PARK, CALIFORNIA 94025

SHEET TITLE
EXISTING/DEMO
SITE PLAN

SHEET NUMBER
A-0.2

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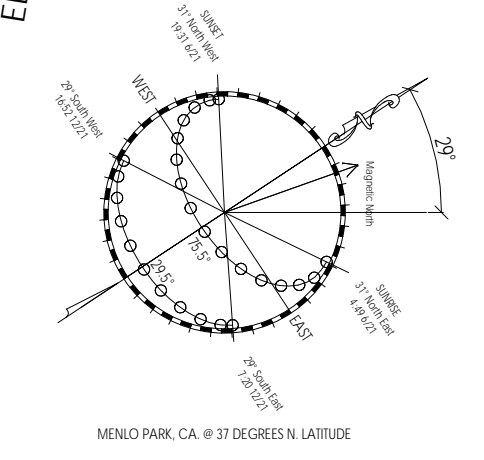
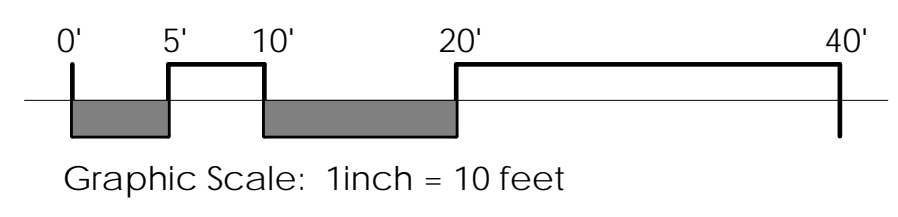
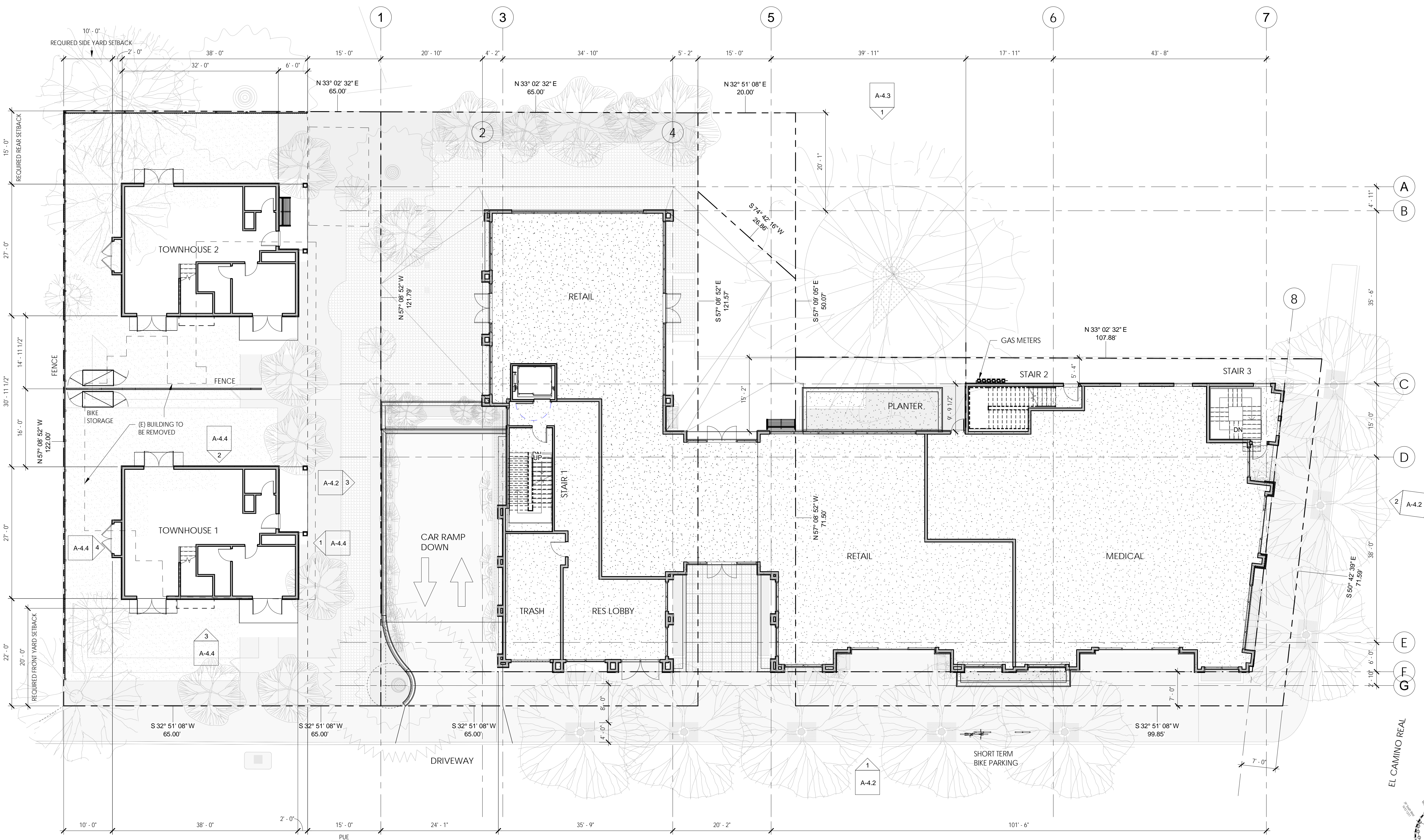
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SHEET TITLE
AREA PLAN

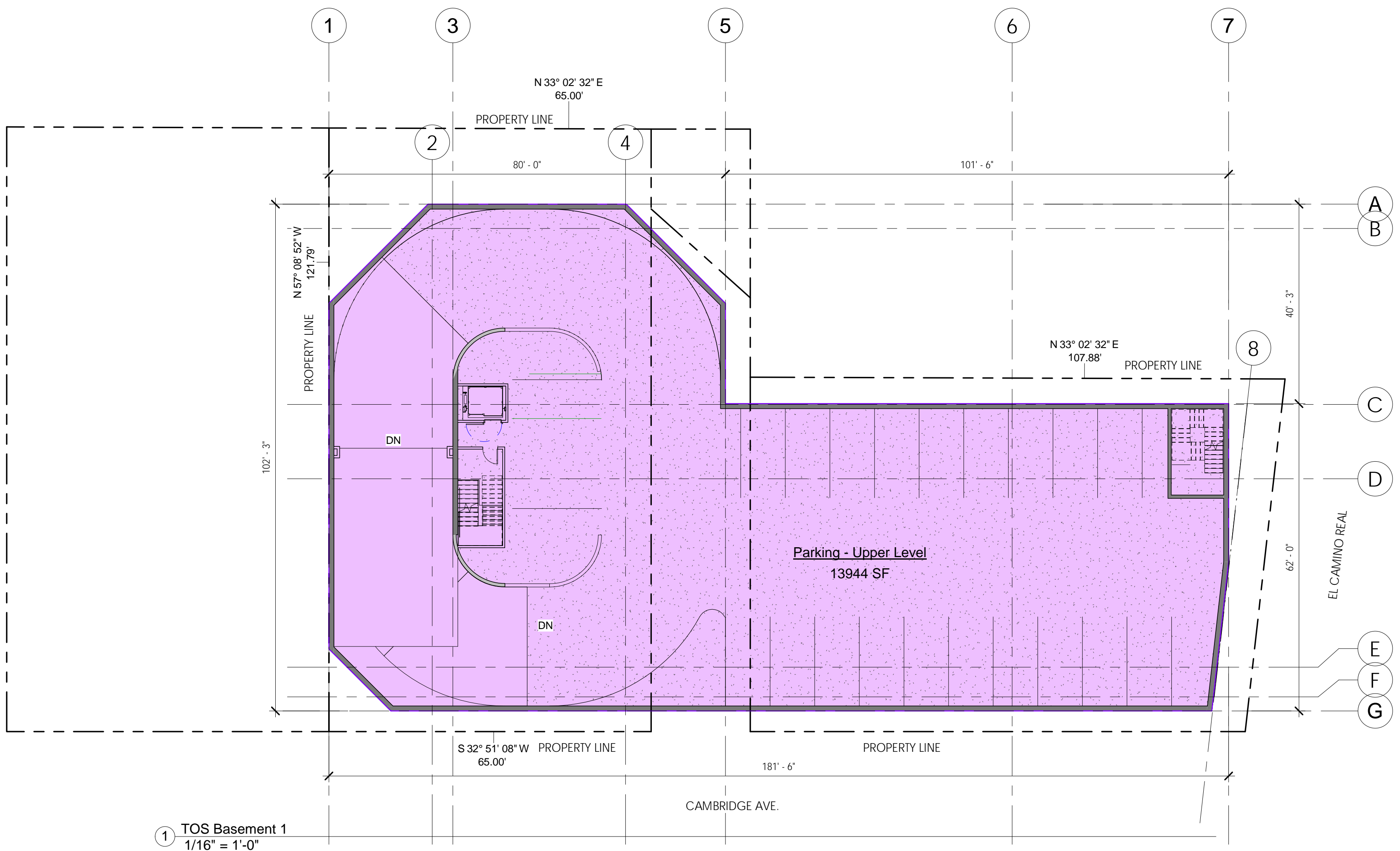
SHEET NUMBER
A-1.0

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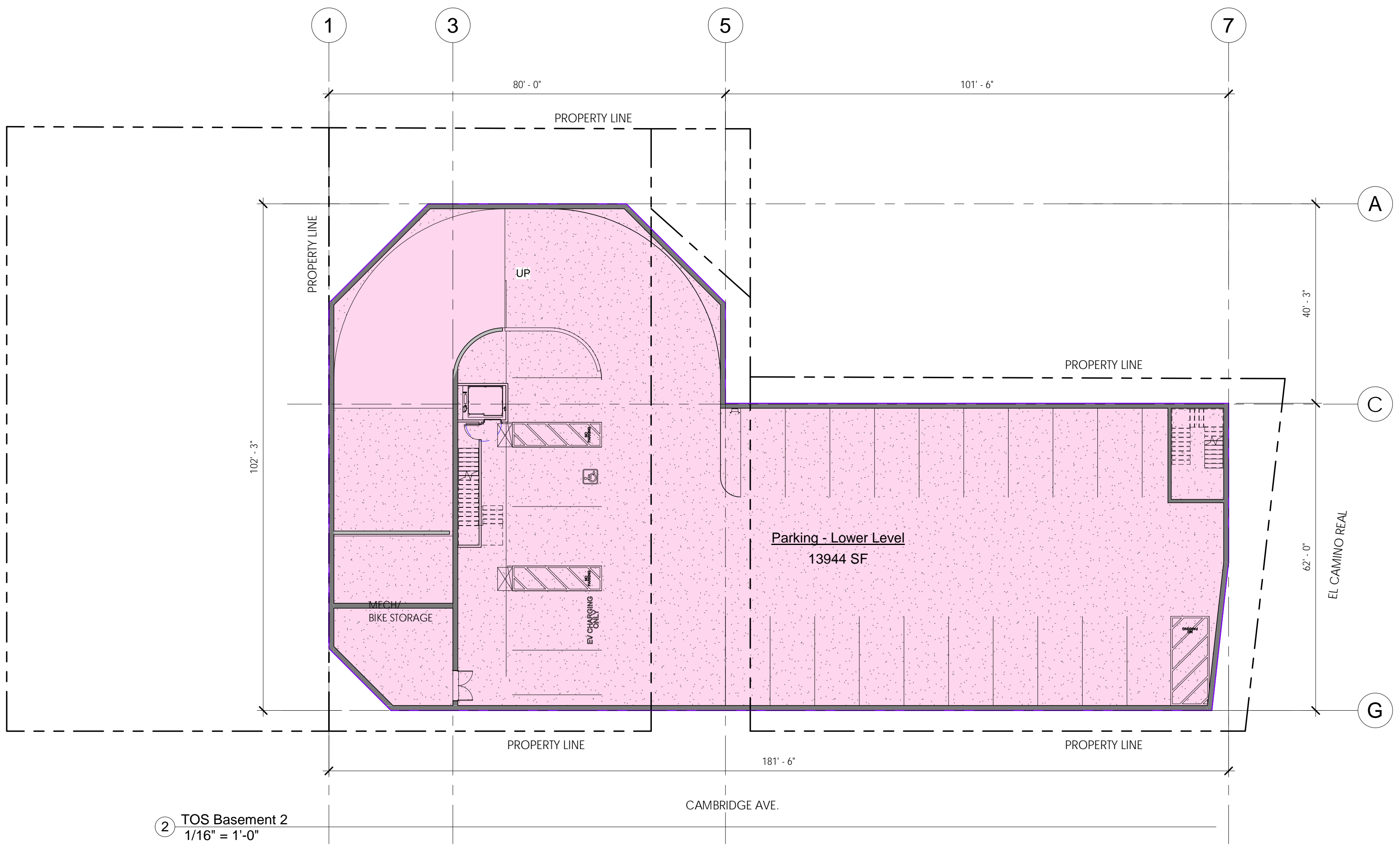




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1 TOS Basement 1
1/16" = 1'-0"



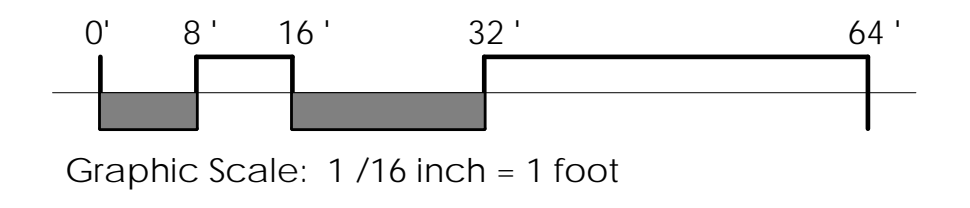
2 TOS Basement 2
1/16" = 1'-0"

Building Area Legend
 Parking - Upper Level
 Calculating...

Building Area Legend
 Parking - Lower Level
 Calculating...

201 El Camino Real
Floor Area Calculation:

Parking	
TOS Basement 2	
Parking - Lower Level	13,944 SF
TOS Basement 1	
Parking - Upper Level	13,944 SF
Floor Area Total	27,888 SF



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Building Area Legend

-  Common Open Space
-  Elev.
-  Medical
-  Res Lobby
-  Retail
-  Stair 1
-  Stair 2
-  Stair 3
-  Trash
-  Calculating...

**201 El Camino Real
Open Space Calculation**

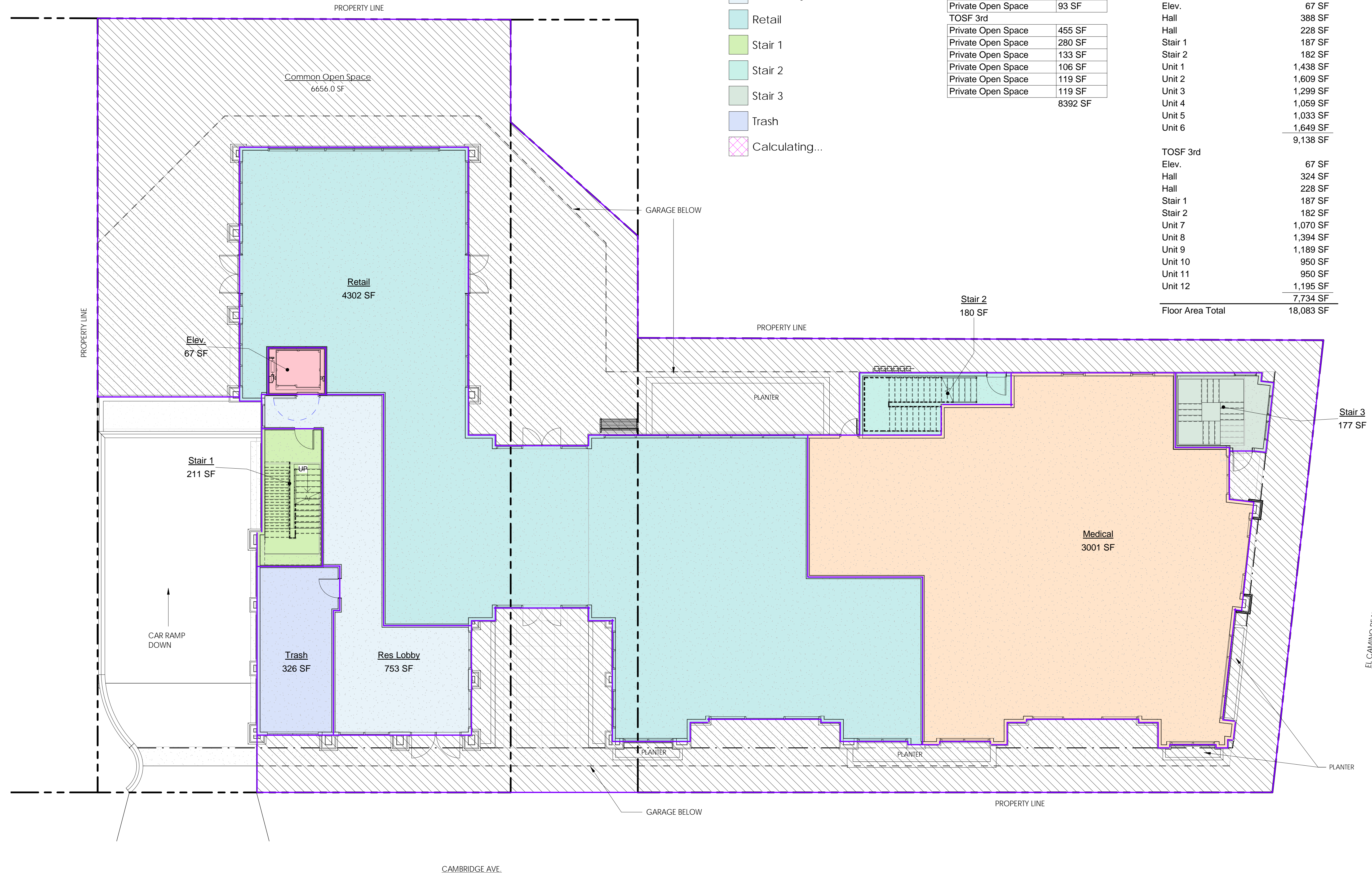
TOSF 1st	
Common Open Space	6656 SF
TOSF 2nd	
Private Open Space	80 SF
Private Open Space	80 SF
Private Open Space	80 SF
Private Open Space	111 SF
Private Open Space	93 SF
TOSF 3rd	
Private Open Space	455 SF
Private Open Space	280 SF
Private Open Space	133 SF
Private Open Space	106 SF
Private Open Space	119 SF
Private Open Space	119 SF
Total	8392 SF

**201 El Camino Real
Floor Area Calculation:**

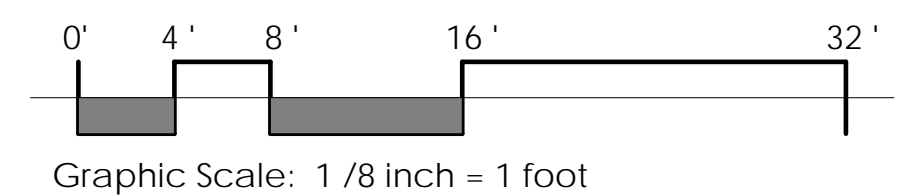
Residential	
TOSF 1st	
Elev.	67 SF
Res Lobby	753 SF
Stair 1	211 SF
Stair 2	180 SF
Total	1,210 SF
TOSF 2nd	
Elev.	67 SF
Hall	388 SF
Hall	228 SF
Stair 1	187 SF
Stair 2	182 SF
Unit 1	1,438 SF
Unit 2	1,609 SF
Unit 3	1,299 SF
Unit 4	1,059 SF
Unit 5	1,033 SF
Unit 6	1,649 SF
Total	9,138 SF
TOSF 3rd	
Elev.	67 SF
Hall	324 SF
Hall	228 SF
Stair 1	187 SF
Stair 2	182 SF
Unit 7	1,070 SF
Unit 8	1,394 SF
Unit 9	1,189 SF
Unit 10	950 SF
Unit 11	950 SF
Unit 12	1,195 SF
Total	7,734 SF
Floor Area Total	18,083 SF

**201 El Camino Real
Floor Area Calculation:**

Commercial	
TOSF 1st	
Medical	3,001 SF
Stair 3	177 SF
Retail	4,302 SF
Total	7,480 SF
Exempt from FAR	
TOSF 1st	
Trash	326 SF
Total	326 SF
Parking	
TOS Basement 2	
Parking - Lower Level	13,944 SF
TOS Basement 1	
Parking - Upper Level	13,944 SF
Total	27,888 SF
Floor Area Total	35,695 SF



1 TOSF 1st
1/8" = 1'-0"



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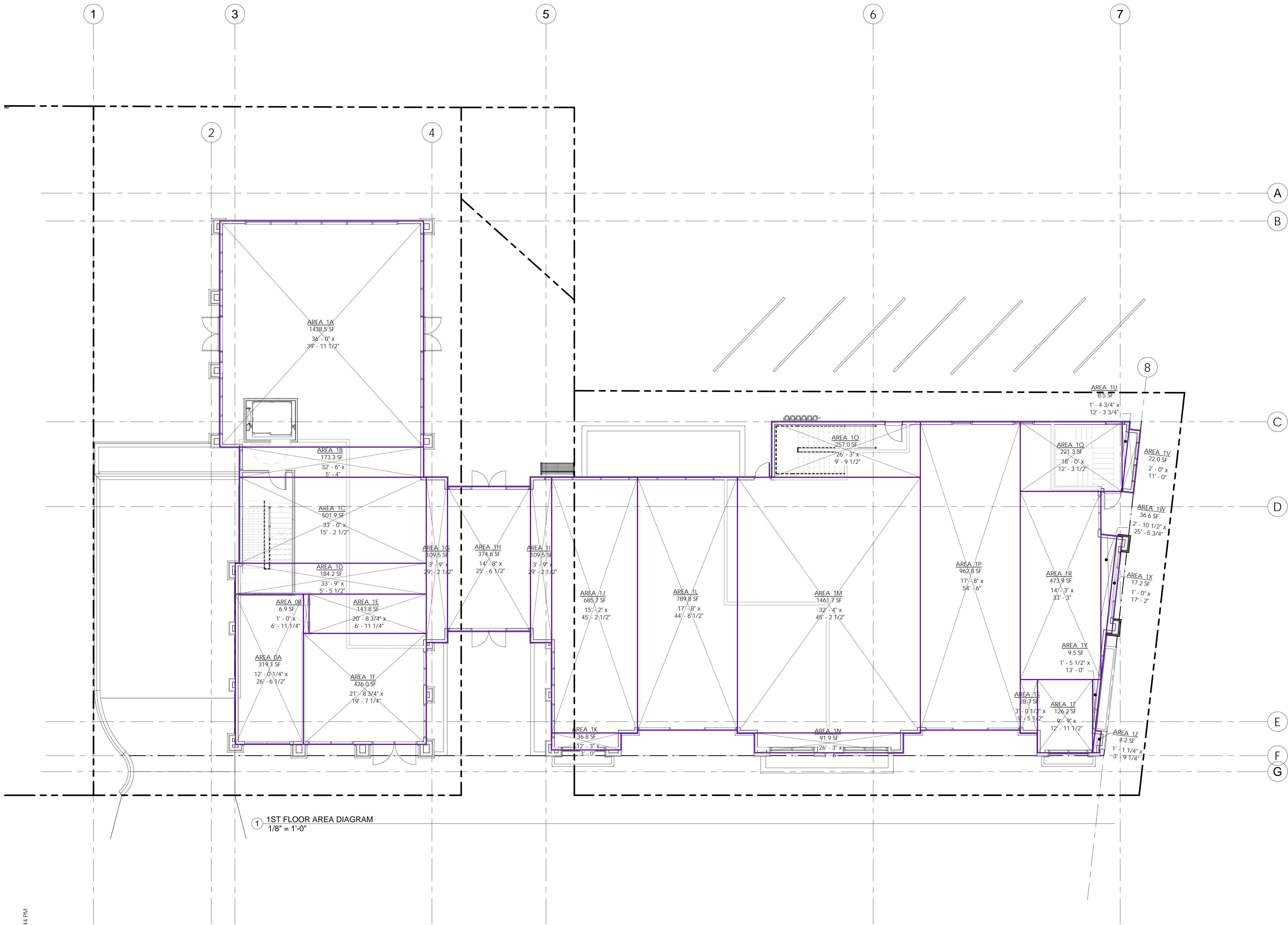
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MENLO PARK, CALIFORNIA 94025

SHEET TITLE
AREA PLAN - 1ST FLOOR

SHEET NUMBER
A-1.3

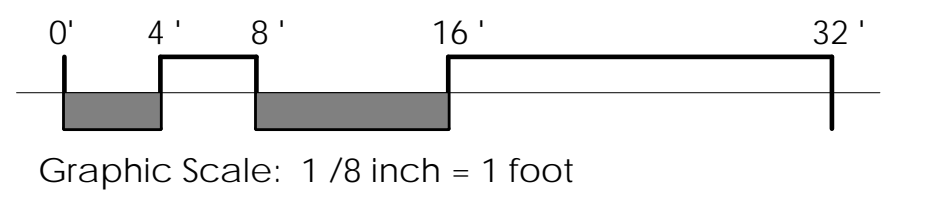
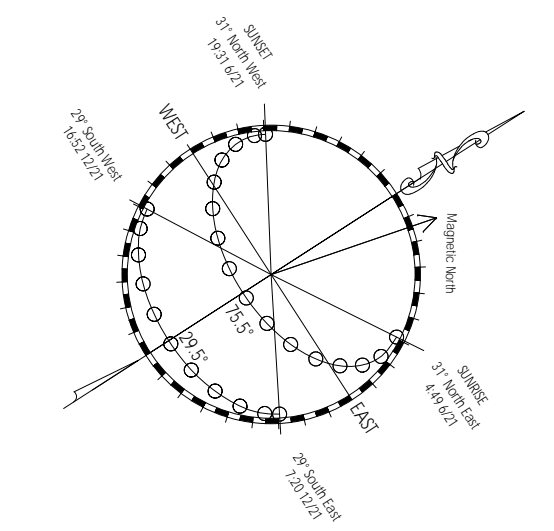
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1 1ST FLOOR AREA DIAGRAM
1/8" = 1'-0"

Schedule 1ST Floor			
Area mark	Width	Height	Area
1A	36' - 0"	39' - 11 1/2"	1,438.5 SF
1B	32' - 6"	5' - 4"	173.3 SF
1C	33' - 0"	15' - 2 1/2"	501.9 SF
1D	33' - 9"	5' - 5 1/2"	184.2 SF
1E	20' - 8 3/4"	6' - 11 1/4"	143.8 SF
1F	21' - 8 3/4"	19' - 7 1/4"	426.0 SF
1G	3' - 9"	29' - 2 1/2"	109.5 SF
1H	14' - 8"	25' - 6 1/2"	374.6 SF
1I	3' - 9"	29' - 2 1/2"	109.5 SF
1J	15' - 2"	45' - 2 1/2"	685.7 SF
1K	12' - 3"	3' - 0"	36.8 SF
1L	17' - 8"	44' - 8 1/2"	789.8 SF
1M	32' - 4"	45' - 2 1/2"	1,461.7 SF
1N	26' - 3"	3' - 6"	91.9 SF
1O	26' - 3"	9' - 9 1/2"	257.0 SF
1P	17' - 8"	54' - 6"	962.8 SF
1Q	18' - 0"	12' - 3 1/2"	221.3 SF
1R	14' - 3"	33' - 3"	473.9 SF
1S	3' - 0 1/2"	9' - 5 3/8"	28.7 SF
1T	9' - 9"	12' - 11 3/8"	126.2 SF
1U	1' - 4 5/8"	12' - 3 5/8"	8.5 SF
1V	2' - 0"	11' - 0"	22.0 SF
1W	2' - 10 1/2"	25' - 5 3/4"	36.6 SF
1X	1' - 0"	17' - 2"	17.2 SF
1Y	1' - 5 1/2"	12' - 11 7/8"	9.5 SF
1Z	1' - 1 3/8"	3' - 9 1/4"	4.2 SF
FAR-Mixed Use			8,695.3 SF
0A	12' - 0 1/4"	26' - 6 1/2"	319.1 SF
0B	1' - 0"	6' - 11 1/4"	6.9 SF
TRASH-Mixed Use			326.0 SF
Grand total			9,021.3 SF



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Building Area Legend

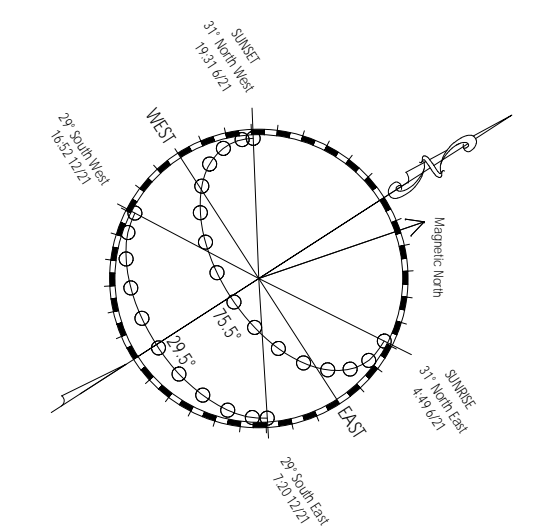
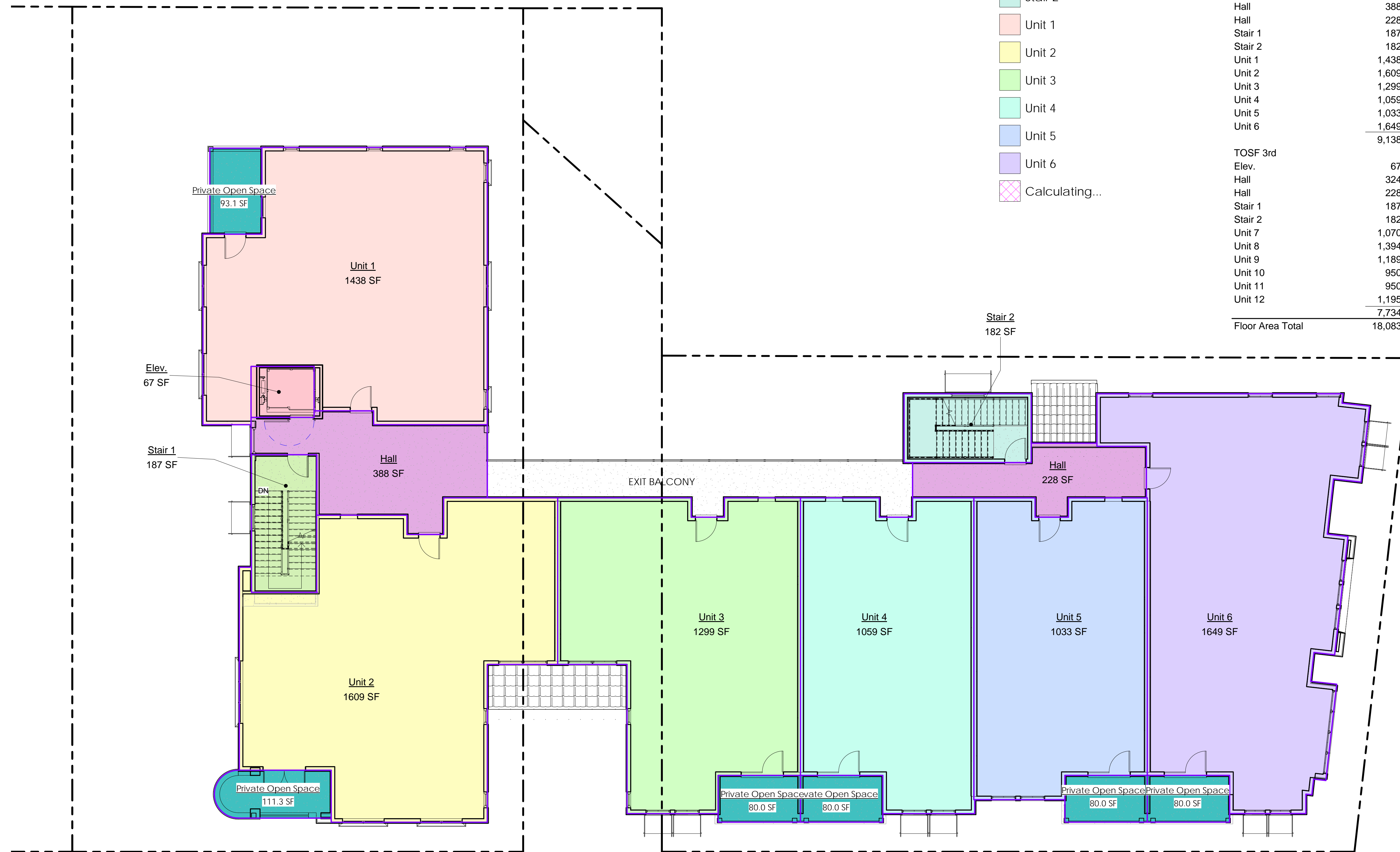
- Elev.
- Hall
- Private Open Space
- Stair 1
- Stair 2
- Unit 1
- Unit 2
- Unit 3
- Unit 4
- Unit 5
- Unit 6
- Calculating...

201 El Camino Real
Floor Area Calculation:

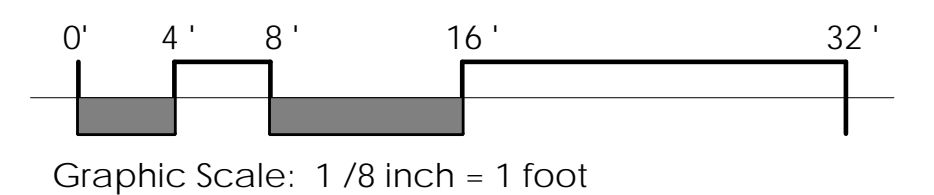
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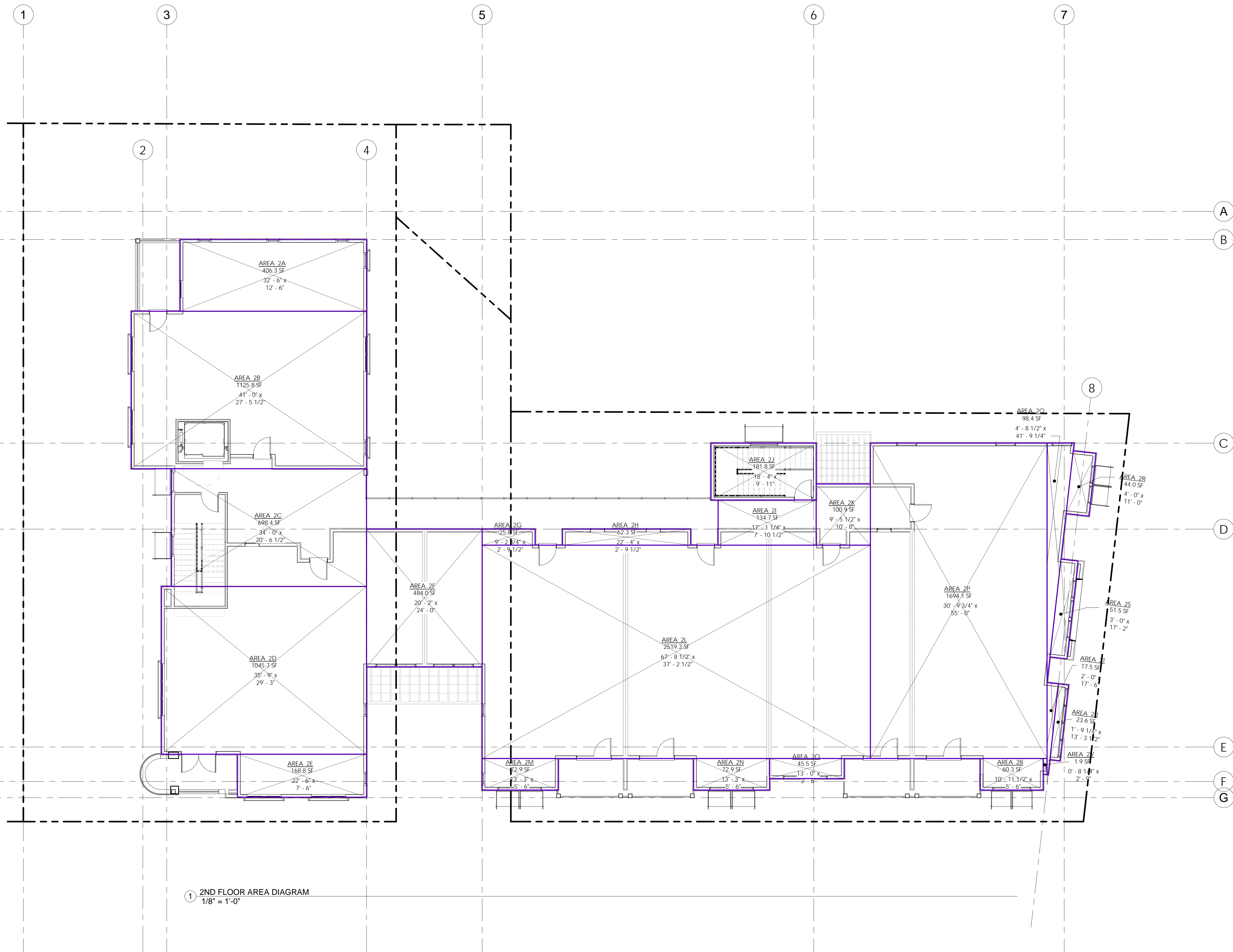
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TOSF 1st	
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	326 SF
Parking	
TOS Basement 2	
Parking - Lower Level	13,944 SF
TOS Basement 1	
Parking - Upper Level	13,944 SF
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Floor Area Total	35,695 SF



① TOSF 2nd
1/8" = 1'-0"



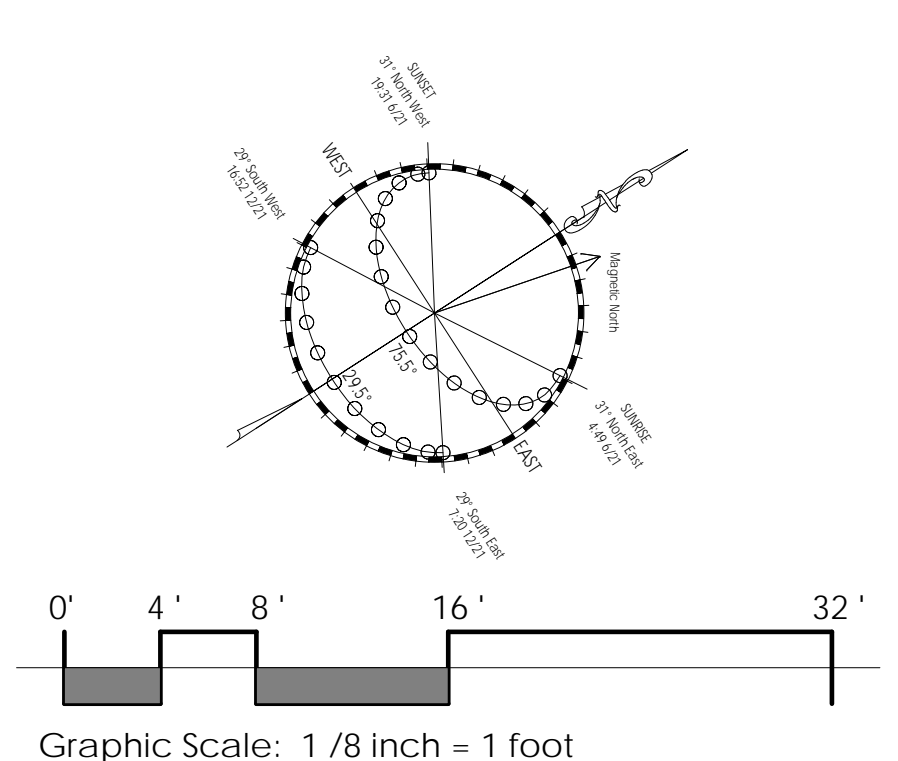
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Schedule 2ND Floor

Area mark	Width	Height	Area
2A	32' - 6"	12' - 6"	406.3 SF
2B	41' - 0"	27' - 5 1/2"	1,125.8 SF
2B	10' - 11 1/2"	5' - 6"	60.3 SF
2C	34' - 0"	20' - 6 1/2"	698.4 SF
2D	35' - 9"	29' - 3"	1,045.7 SF
2E	22' - 6"	7' - 6"	168.8 SF
2F	20' - 2"	24' - 0"	484.0 SF
2G	9' - 2 3/4"	2' - 9 1/2"	25.8 SF
2H	22' - 4"	2' - 9 1/2"	62.3 SF
2I	17' - 1 1/4"	7' - 10 1/2"	134.7 SF
2J	18' - 4"	9' - 11"	181.8 SF
2K	9' - 5 1/2"	10' - 8"	100.9 SF
2L	67' - 8 1/2"	37' - 2 1/2"	2,519.3 SF
2M	13' - 3"	5' - 6"	72.9 SF
2N	13' - 3"	5' - 6"	72.9 SF
2O	13' - 0"	3' - 6"	45.5 SF
2P	30' - 9 5/8"	55' - 0"	1,694.1 SF
2Q	4' - 8 1/2"	41' - 9 1/8"	98.4 SF
2R	4' - 0"	11' - 0"	44.0 SF
2S	3' - 0"	17' - 2"	51.5 SF
2T	2' - 0"	17' - 6"	17.5 SF
2U	1' - 9 1/4"	13' - 3 1/2"	23.6 SF
2V	8 1/8"	2' - 9"	1.9 SF
FAR-Mixed Use			9,136.2 SF

1 2ND FLOOR AREA DIAGRAM
1/8" = 1'-0"



2/18/2019 07:37:54 PM

Building Area Legend

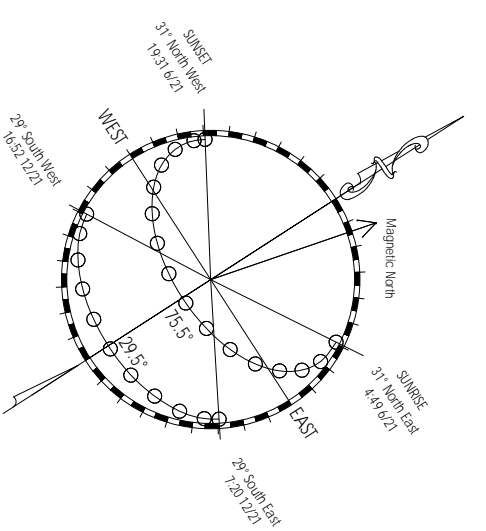
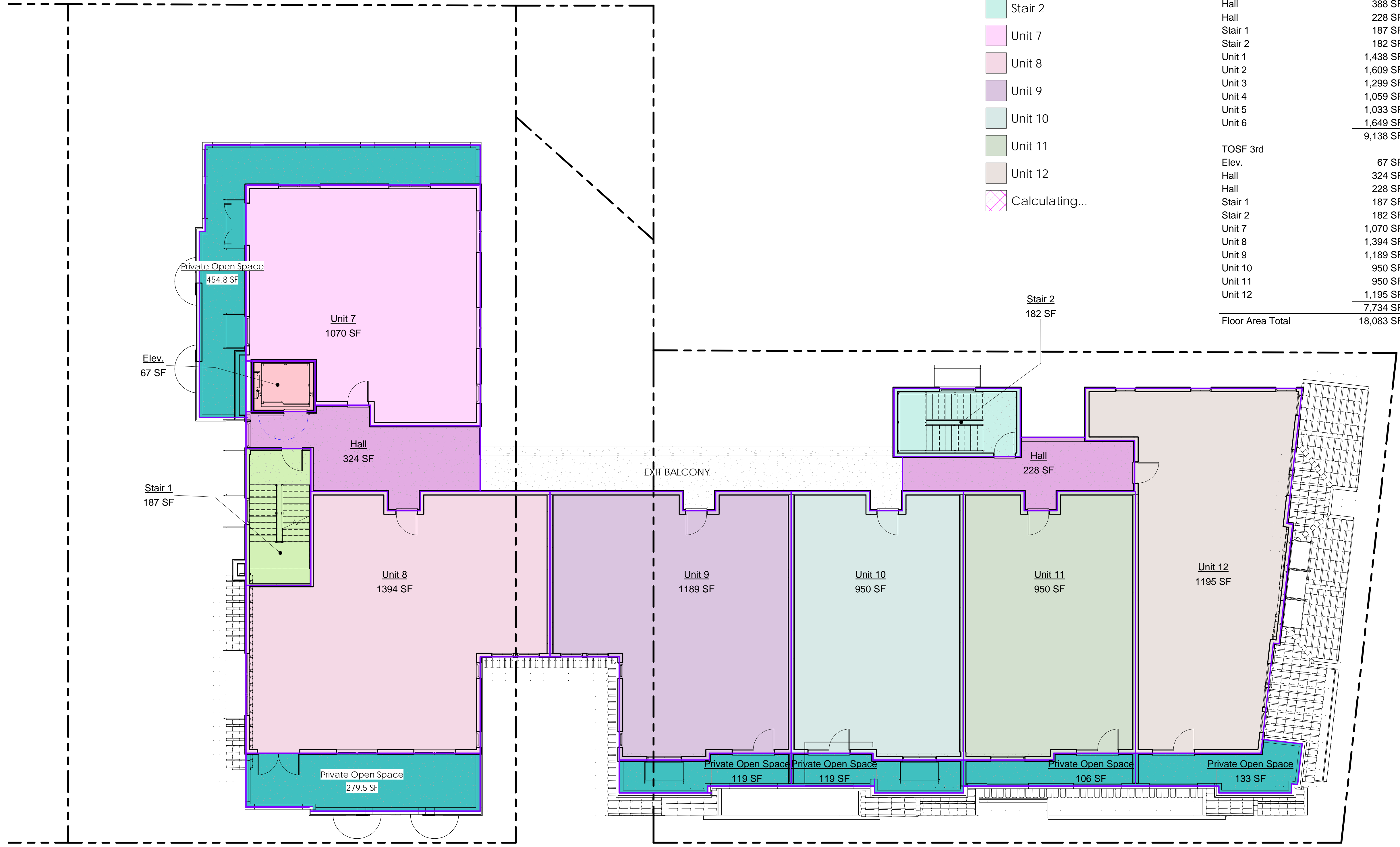
- Elev.
- Hall
- Private Open Space
- Stair 1
- Stair 2
- Unit 7
- Unit 8
- Unit 9
- Unit 10
- Unit 11
- Unit 12
- Calculating...

**201 El Camino Real
Floor Area Calculation:**

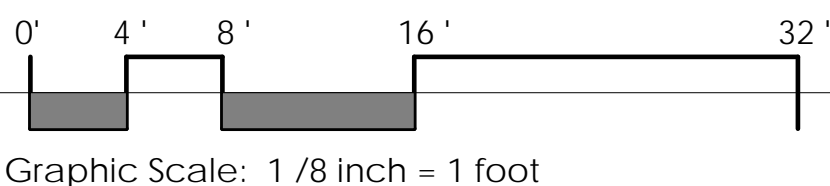
Residential	
TOSF 1st	
Elev.	67 SF
Res Lobby	753 SF
Stair 1	211 SF
Stair 2	180 SF
	<u>1,210 SF</u>
TOSF 2nd	
Elev.	67 SF
Hall	388 SF
Hall	228 SF
Stair 1	187 SF
Stair 2	182 SF
Unit 1	1,438 SF
Unit 2	1,609 SF
Unit 3	1,299 SF
Unit 4	1,059 SF
Unit 5	1,033 SF
Unit 6	1,649 SF
	<u>9,138 SF</u>
TOSF 3rd	
Elev.	67 SF
Hall	324 SF
Hall	228 SF
Stair 1	187 SF
Stair 2	182 SF
Unit 7	1,070 SF
Unit 8	1,394 SF
Unit 9	1,189 SF
Unit 10	950 SF
Unit 11	950 SF
Unit 12	1,195 SF
	<u>7,734 SF</u>
Floor Area Total	18,083 SF

**201 El Camino Real
Floor Area Calculation:**

Commercial	
TOSF 1st	
Medical	3,001 SF
Stair 3	177 SF
Retail	4,302 SF
	<u>7,480 SF</u>
Exempt from FAR	
TOSF 1st	
Trash	326 SF
	<u>326 SF</u>
Parking	
TOS Basement 2	
Parking - Lower Level	13,944 SF
TOS Basement 1	
Parking - Upper Level	13,944 SF
	<u>27,888 SF</u>
Floor Area Total	35,695 SF



① TOSF 3rd
1/8" = 1'-0"



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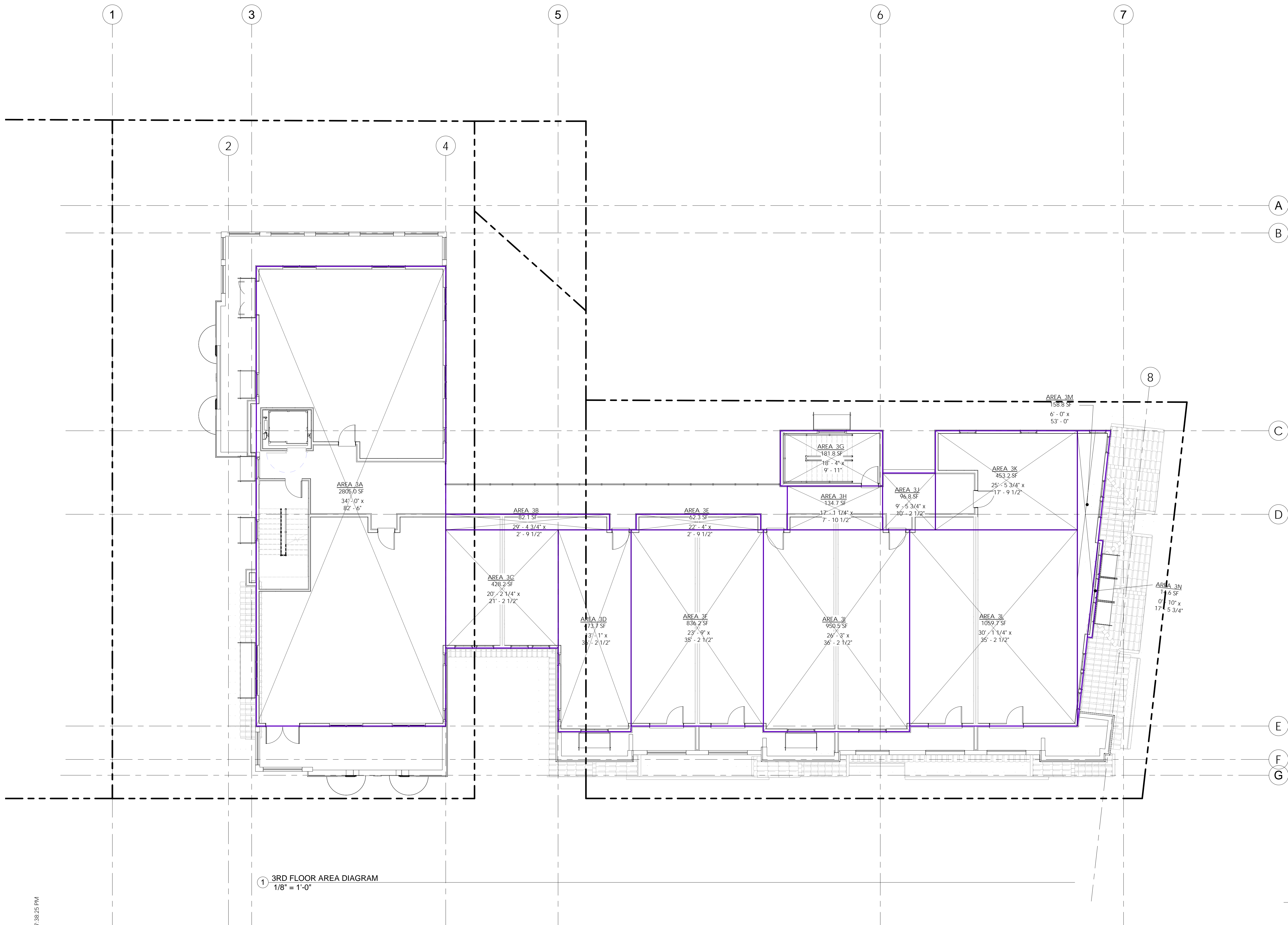
201 EL CAMINO REAL - 612 CAMBRIDGE AVE
MENLO PARK, CALIFORNIA 94025

SHEET TITLE
AREA PLAN - 3RD FLOOR

SHEET NUMBER
A-1.5

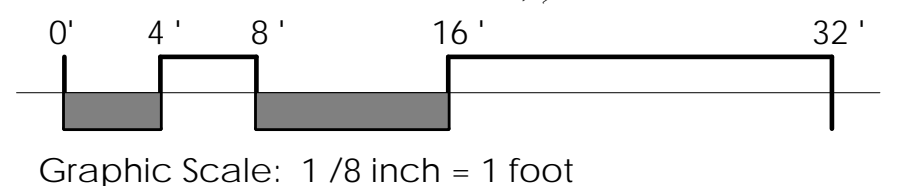
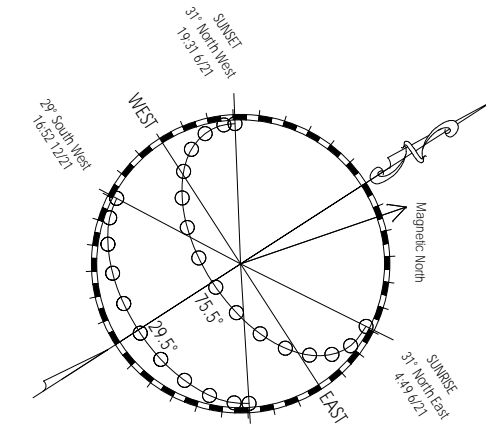
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PHONE: 650-226-8770 WWW.EIDARCHITECTS.COM





Schedule 3RD Floor			
Area mark	Width	Height	Area
3A	34' - 0"	82' - 6"	2,805.0 SF
3B	29' - 4 3/4"	2' - 9 1/2"	82.1 SF
3C	20' - 2 1/4"	21' - 2 1/2"	428.2 SF
3D	13' - 1"	36' - 2 1/2"	473.7 SF
3E	22' - 4"	2' - 9 1/2"	62.3 SF
3F	23' - 9"	35' - 2 1/2"	836.2 SF
3G	18' - 4"	9' - 11"	181.8 SF
3H	17' - 1 1/4"	7' - 10 1/2"	134.7 SF
3I	26' - 3"	36' - 2 1/2"	950.5 SF
3J	9' - 5 3/4"	10' - 2 1/2"	96.8 SF
3K	25' - 5 5/8"	17' - 9 1/2"	453.2 SF
3L	30' - 1 1/8"	35' - 2 1/2"	1,059.7 SF
3M	5' - 11 7/8"	53' - 0"	158.8 SF
3N	10"	17' - 5 3/4"	14.6 SF
FAR-Mixed Use			7,737.4 SF

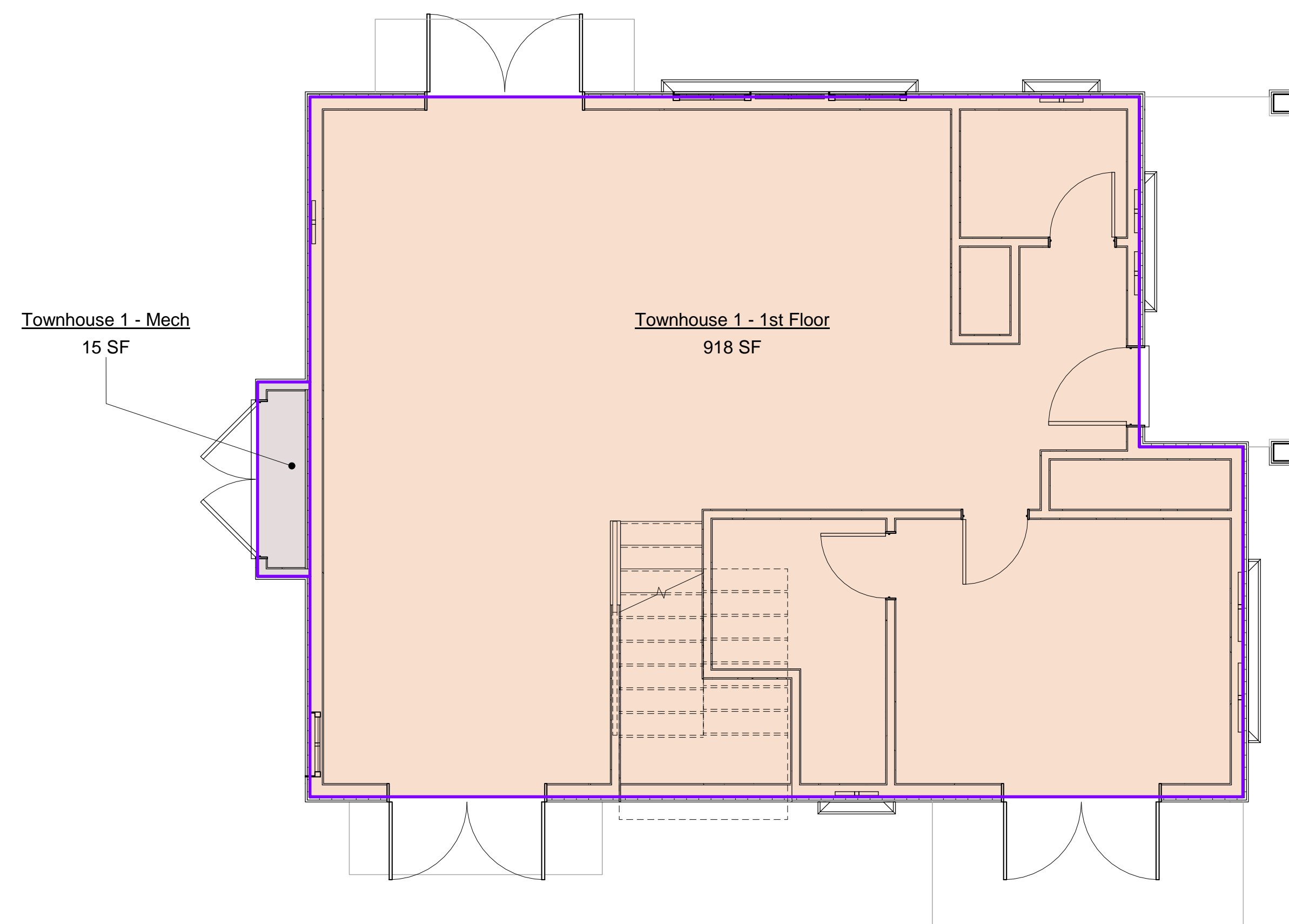
1 3RD FLOOR AREA DIAGRAM
1/8" = 1'-0"



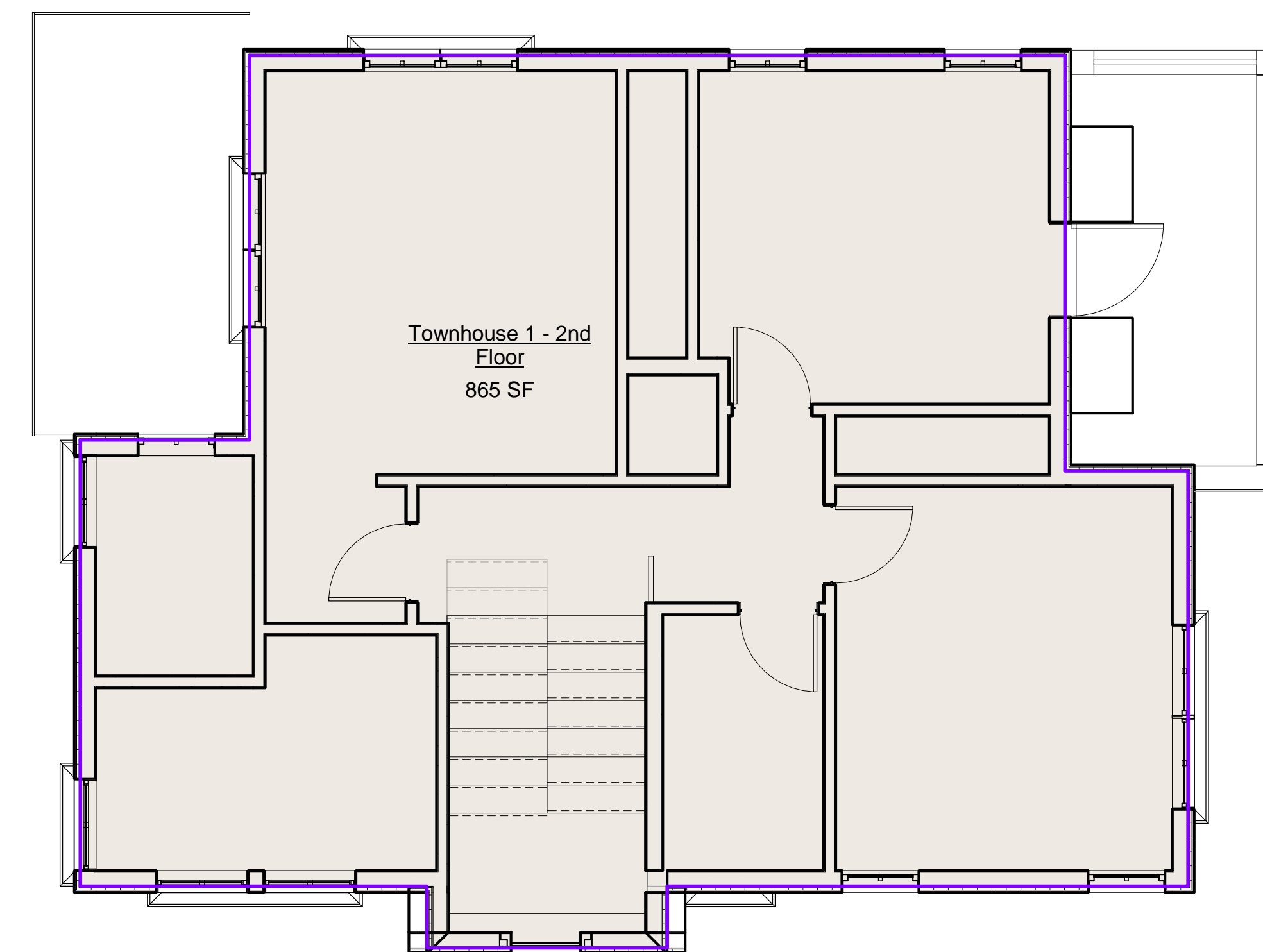
2/18/2019 07:38:25 PM

612 Cambridge
Floor Area Calculation:

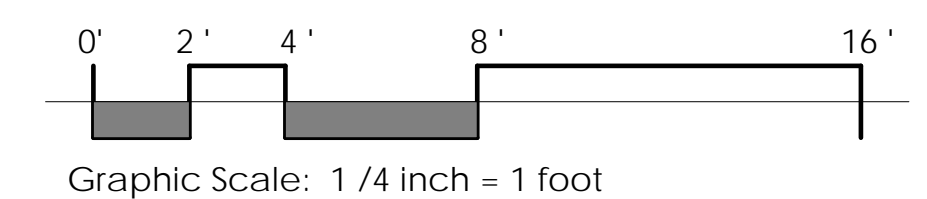
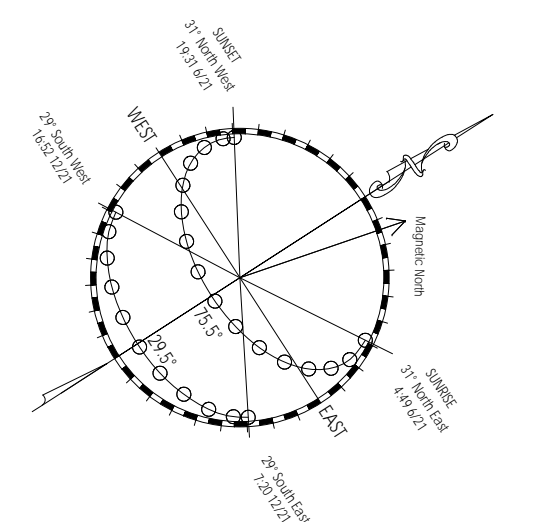
Townhouse 1	
TOSF 1st	918 SF Townhouse 1
TOSF 2nd	865 SF Townhouse 1
	1,783 SF
Townhouse 2	
TOSF 1st	918 SF Townhouse 2
TOSF 2nd	865 SF Townhouse 2
	1,783 SF
Floor Area Total	3,565 SF



① TOWNHOUSE 1ST FLOOR
1/4" = 1'-0"

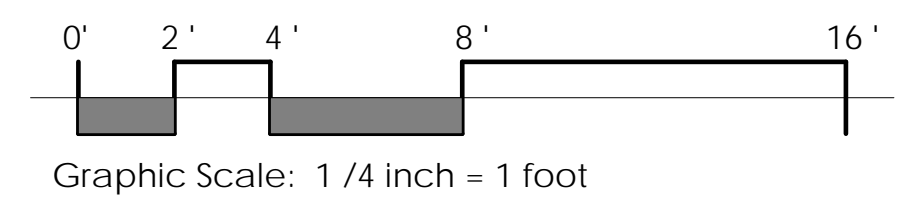
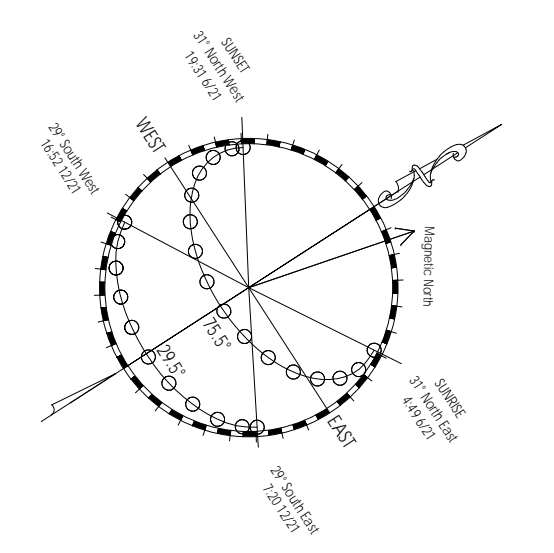
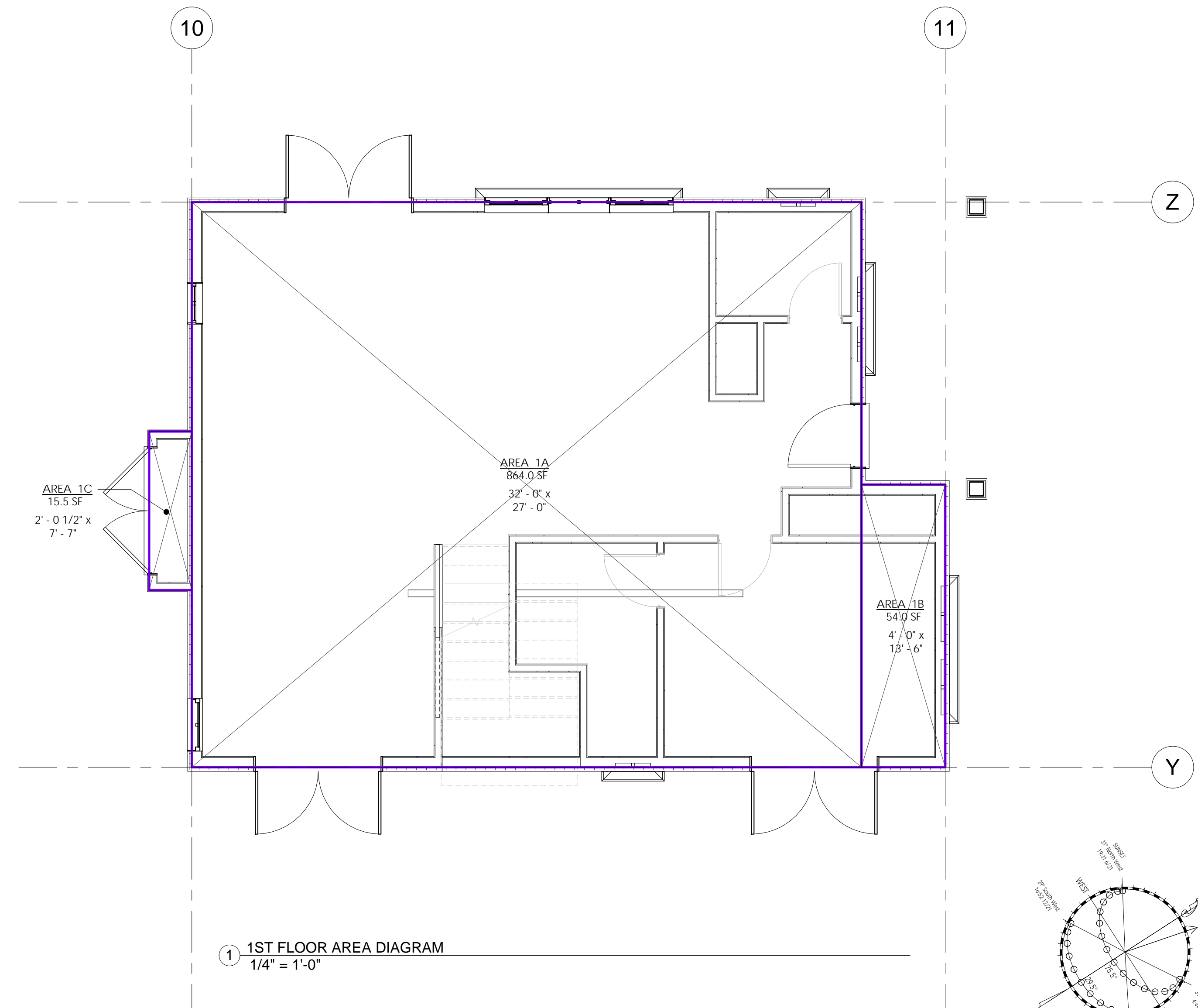
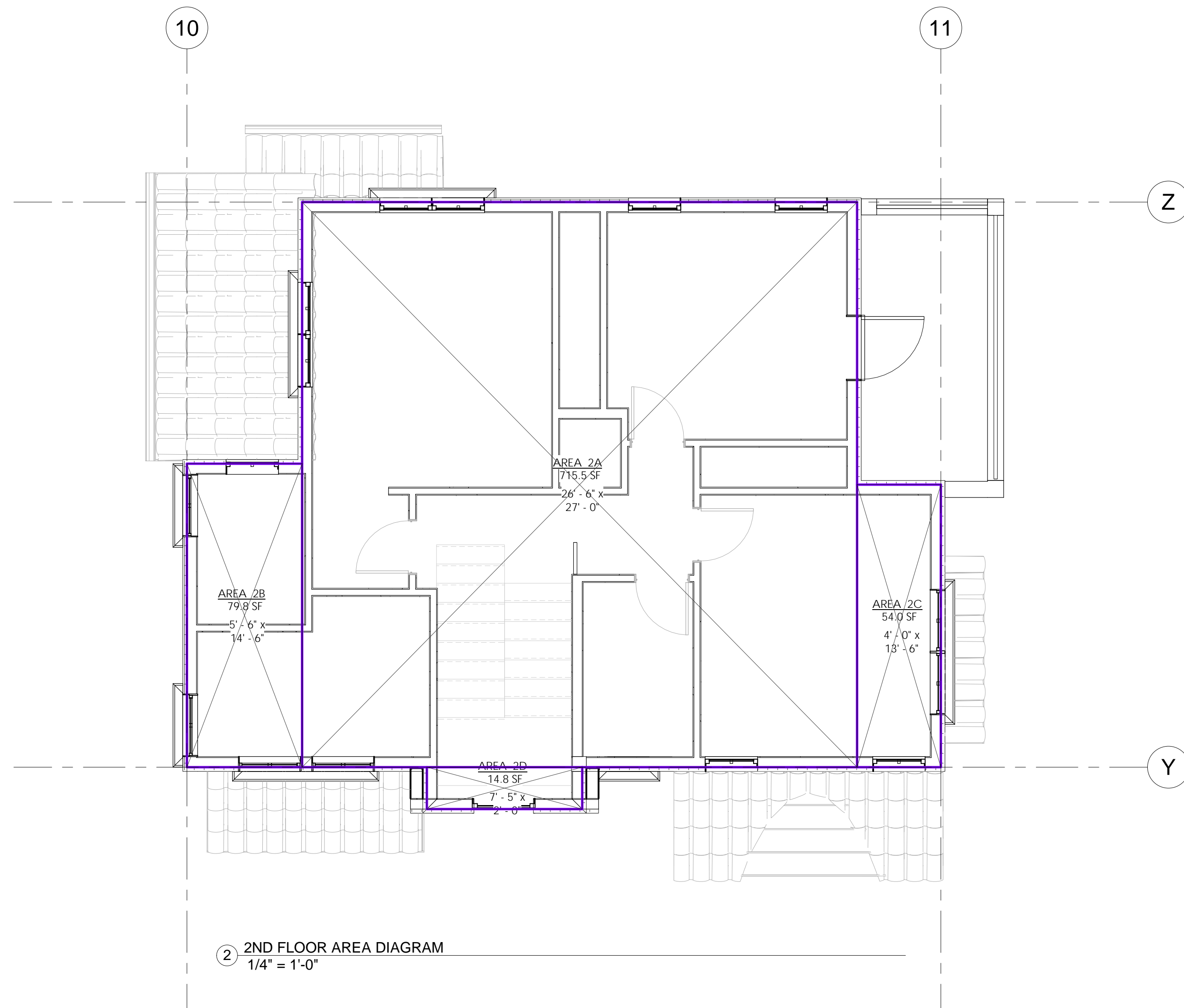


② TOWNHOUSE 2ND FLOOR
1/4" = 1'-0"

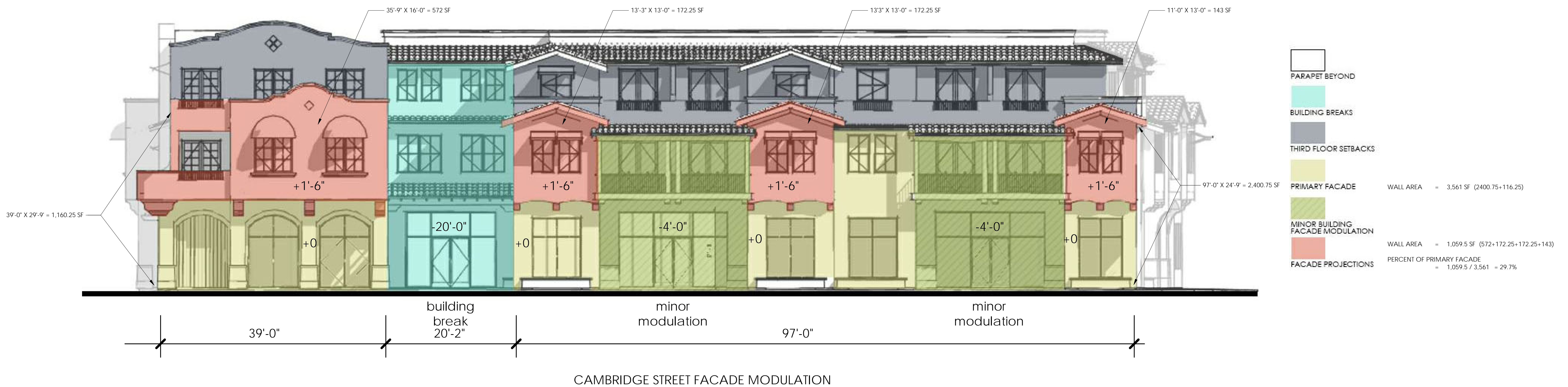


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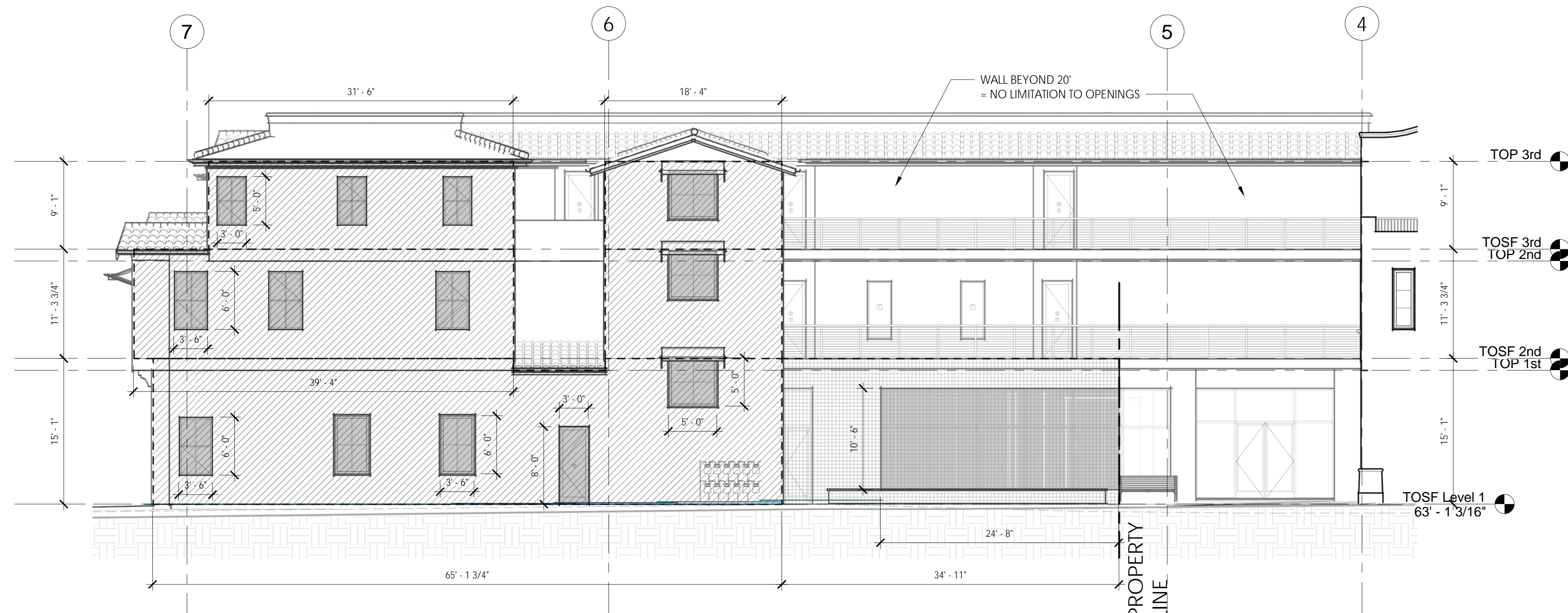
Schedule Townhouse			
Area mark	Width	Height	Area
1A	32' - 0"	27' - 0"	864.0 SF
1B	4' - 0"	13' - 6"	54.0 SF
1C	2' - 0 1/2"	7' - 7"	15.5 SF
FAR-Townhouse 1st Fl.			933.5 SF
2A	26' - 6"	27' - 0"	715.5 SF
2B	5' - 6"	14' - 6"	79.8 SF
2C	4' - 0"	13' - 6"	54.0 SF
2D	7' - 5"	2' - 0"	14.8 SF
FAR-Townhouse 2nd Fl.			864.1 SF
Grand total			1,797.6 SF



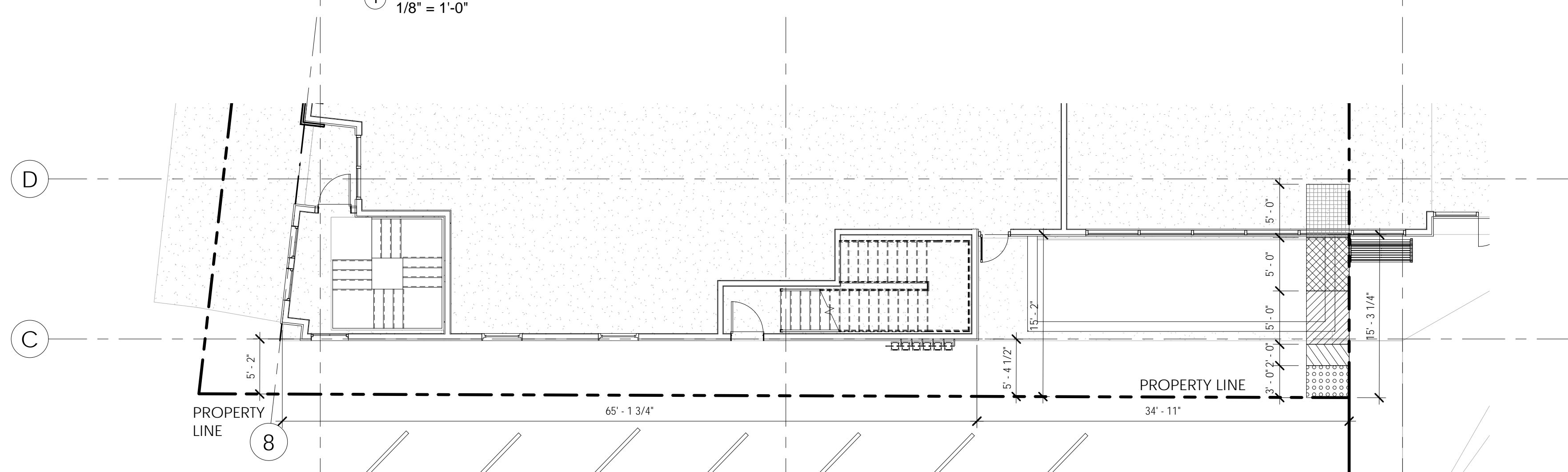
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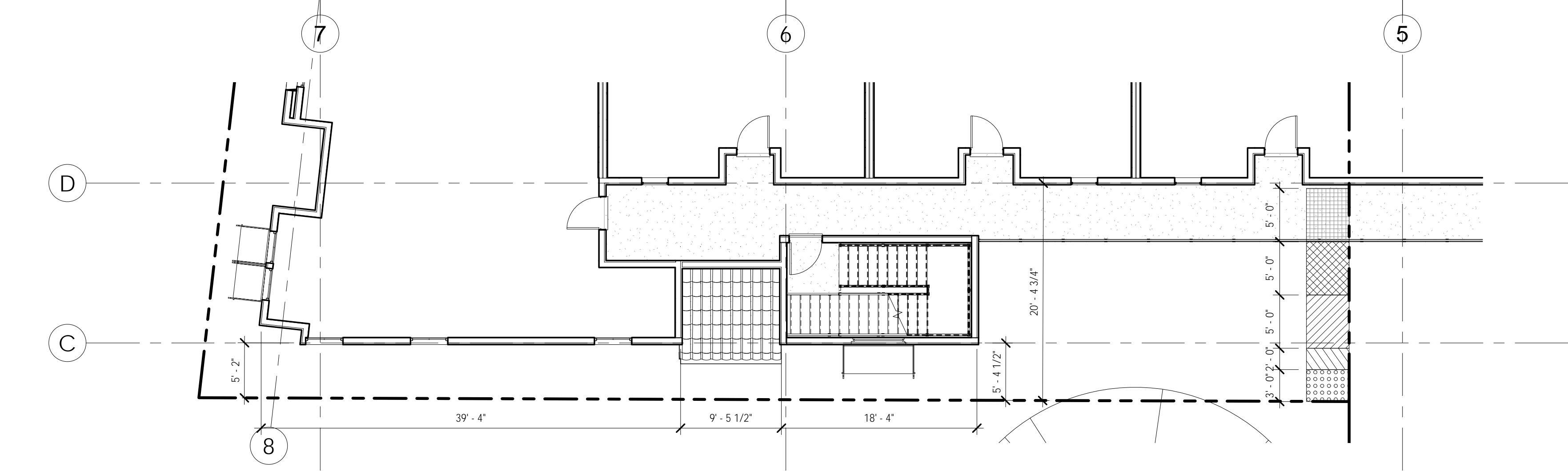
2/19/2019 10:44:13 AM



1 MIXED USE - North Elevation - Wall Openings
1/8" = 1'-0"



2 TOSF 1st - Wall Openings
1/8" = 1'-0"



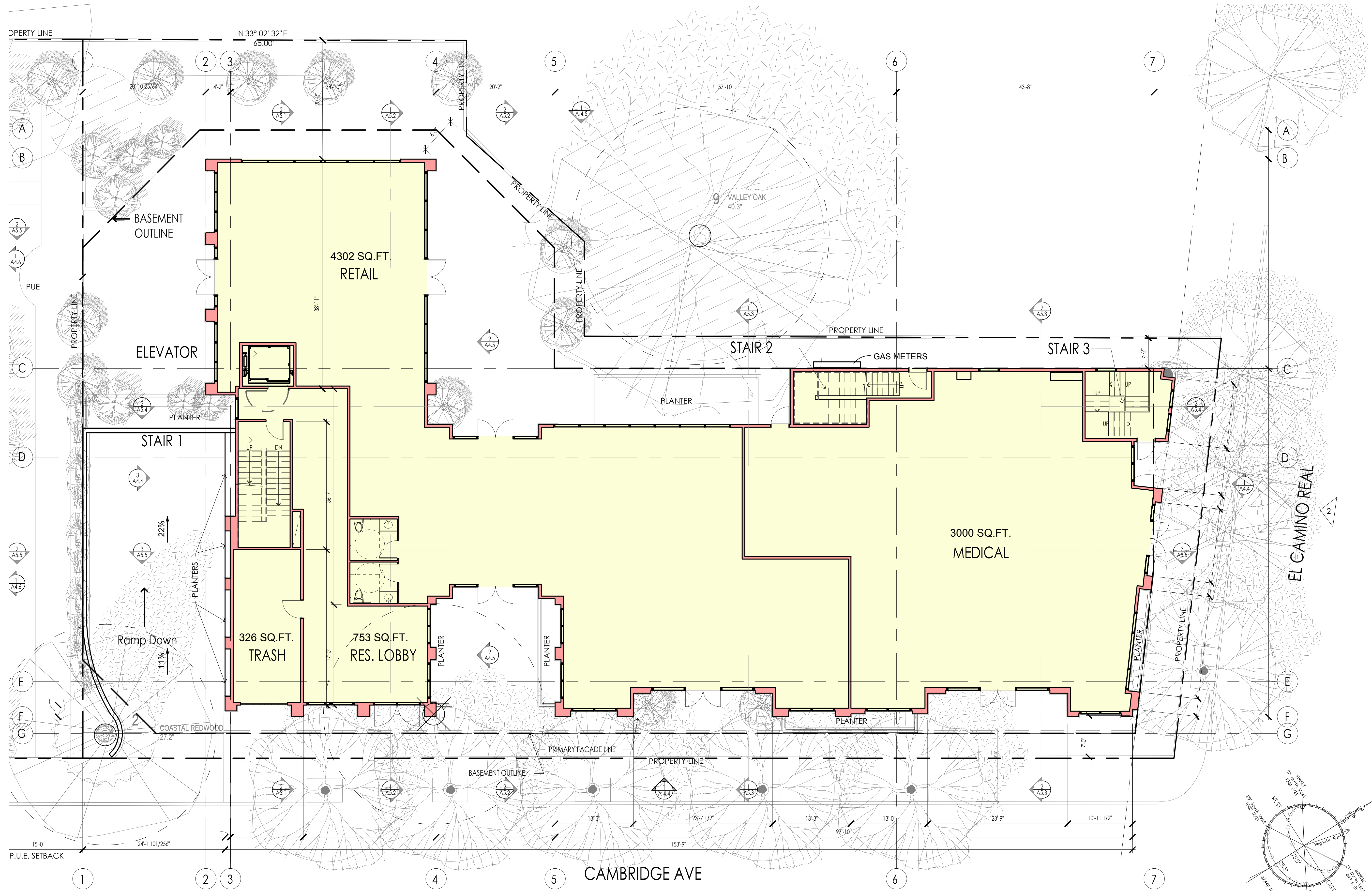
4 TOSF 2nd - Wall Openings
1/8" = 1'-0"

AREA OF EXTERIOR WALL OPENINGS:

UNPROTECTED SPRINKLERED OPEN AREAS, PER TABLE 705.8

NORTH ELEVATION	FIRST FLOOR			SECOND FLOOR			THIRD FLOOR		
	WALL AREA	OPENING AREA	PERCENT	WALL AREA	OPENING AREA	PERCENT	WALL AREA	OPENING AREA	PERCENT
WALLS BETWEEN 0' - 3' FROM PROPERTY LINE = NO OPENINGS PERMITTED	0 SF	0 SF	0%	0 SF	0 SF	0%	0 SF	0 SF	0%
WALLS BETWEEN 3' - 5' FROM PROPERTY LINE = 15% OPENINGS PERMITTED	0 SF	0 SF	0%	0 SF	0 SF	0%	0 SF	0 SF	0%
WALLS BETWEEN 5' - 10' FROM PROPERTY LINE = 25% OPENINGS PERMITTED	971 SF	112 SF	11.5%	652 SF	88 SF	13.5%	453 SF	70 SF	15.5%
WALLS BETWEEN 10' - 15' FROM PROPERTY LINE = 45% OPENINGS PERMITTED	0 SF	0 SF	0%	0 SF	0 SF	0%	0 SF	0 SF	0%
WALLS BETWEEN 15' - 20' FROM PROPERTY LINE = 75% OPENINGS PERMITTED	526 SF	259 SF	49.2%	0 SF	0 SF	0%	0 SF	0 SF	0%
WALLS GREATER THAN 20' = NO LIMIT OF OPENINGS									

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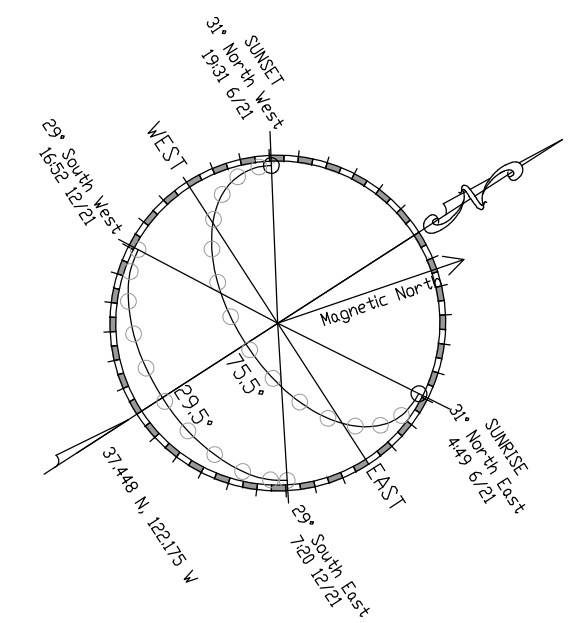
201 EL CAMINO REAL - 612 CAMBRIDGE AVE
MENLO PARK, CALIFORNIA 94025

SHEET TITLE
FIRST FLOOR PLAN - MIXED-USE

SHEET NUMBER
A-3.1

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0' 2' 4' 6' 16'
 GRAPHIC SCALE: 1/8" = 1'-0"

PRINT DATE: 1/31/2019

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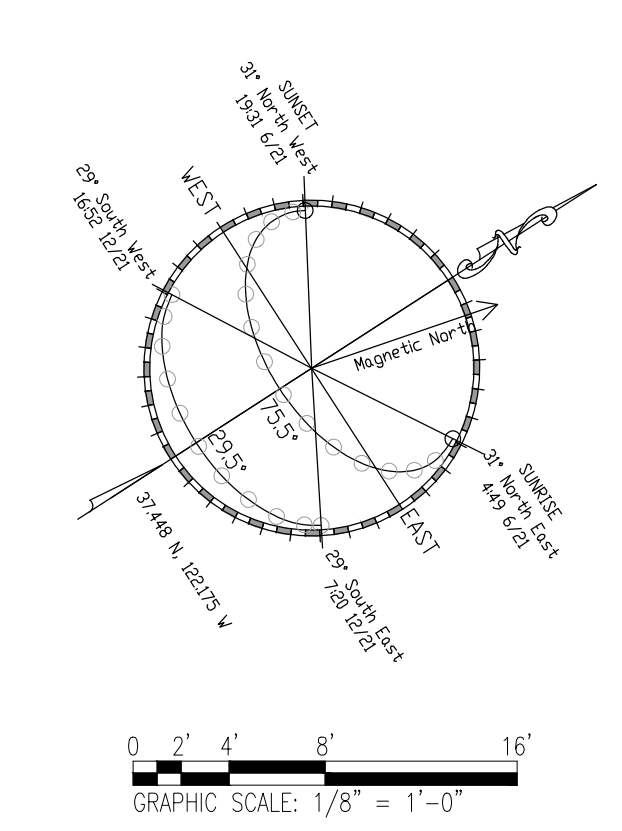
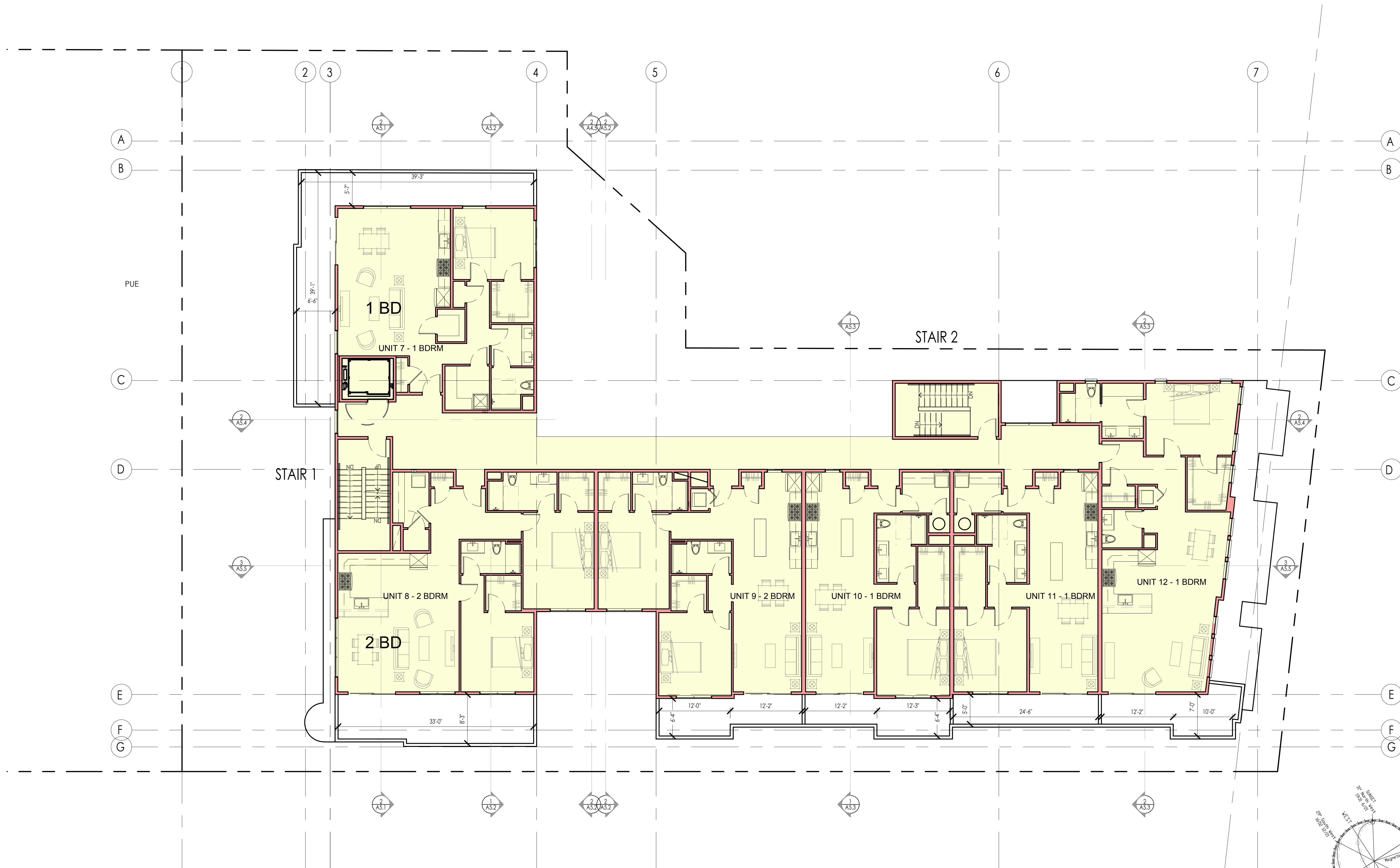
201 EL CAMINO REAL - 612 CAMBRIDGE AVE
 MENLO PARK, CALIFORNIA 94025

SHEET TITLE
 SECOND FLOOR PLAN -
 MIXED-USE

SHEET NUMBER
 A-3.2

ENVIRONMENTAL INNOVATIONS IN DESIGN
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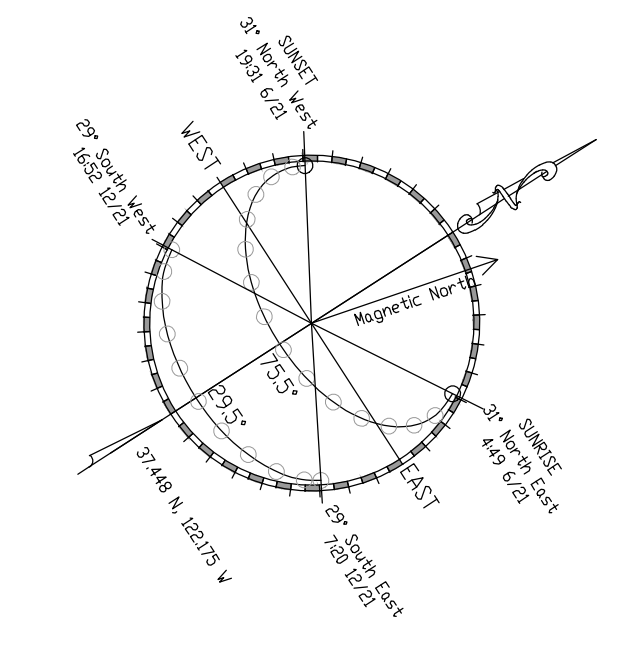
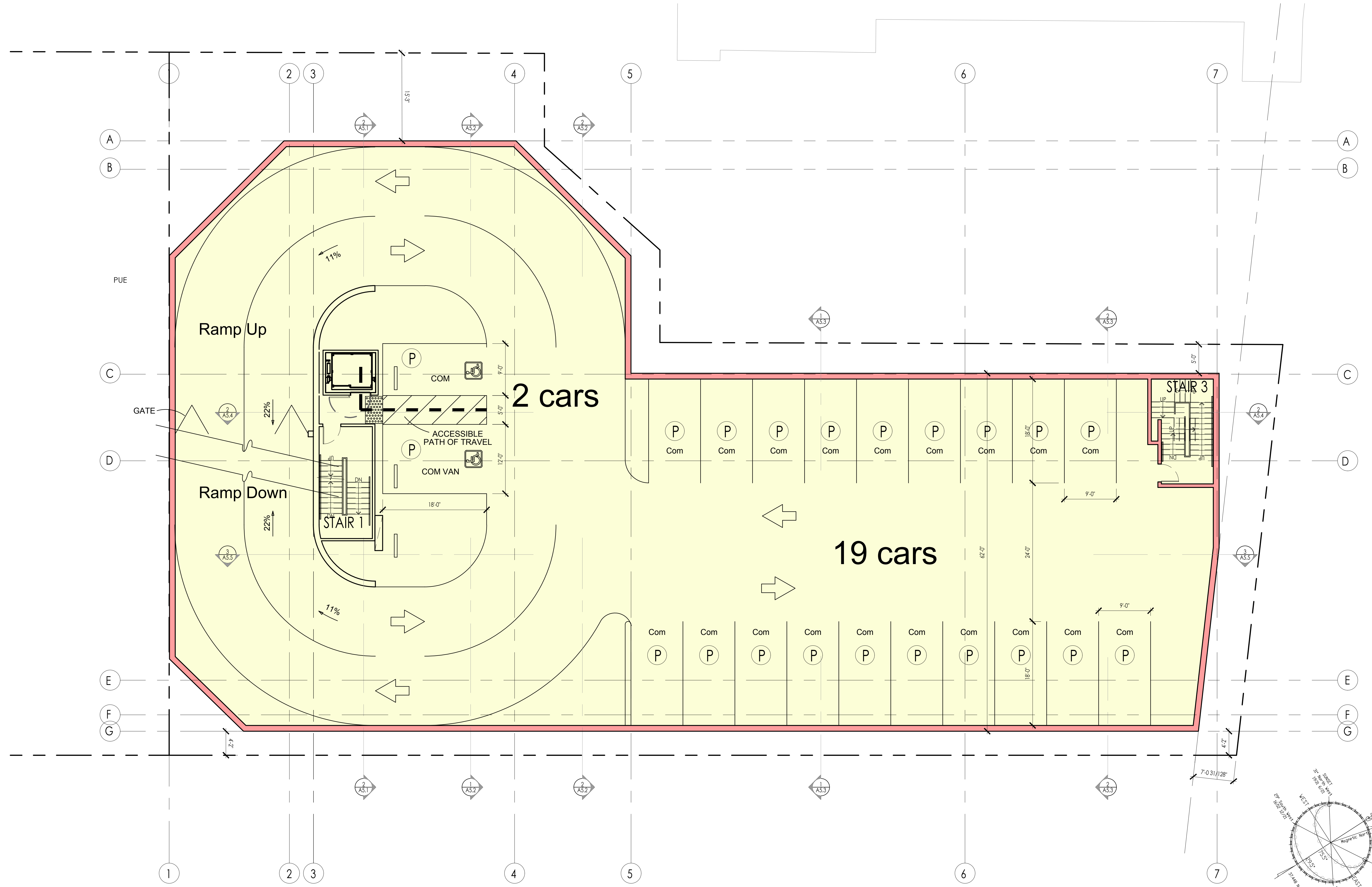
201 EL CAMINO REAL - 612 CAMBRIDGE AVE
MENLO PARK, CALIFORNIA 94025

SHEET TITLE
THIRD FLOOR PLAN-
MIXED-USE

SHEET NUMBER
A-3.3

ENVIRONMENTAL INNOVATIONS IN DESIGN
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0' 2' 4' 6' 16'
 GRAPHIC SCALE: 1/8" = 1'-0"

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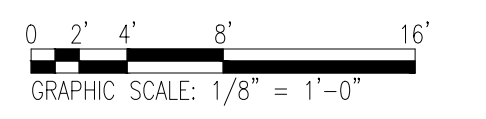
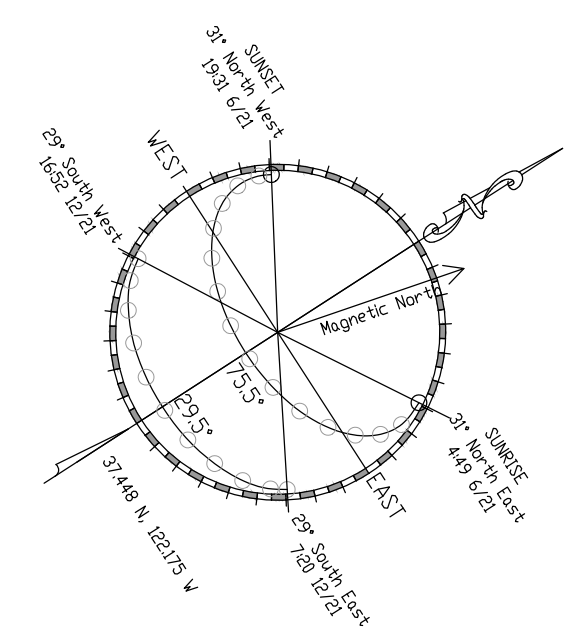
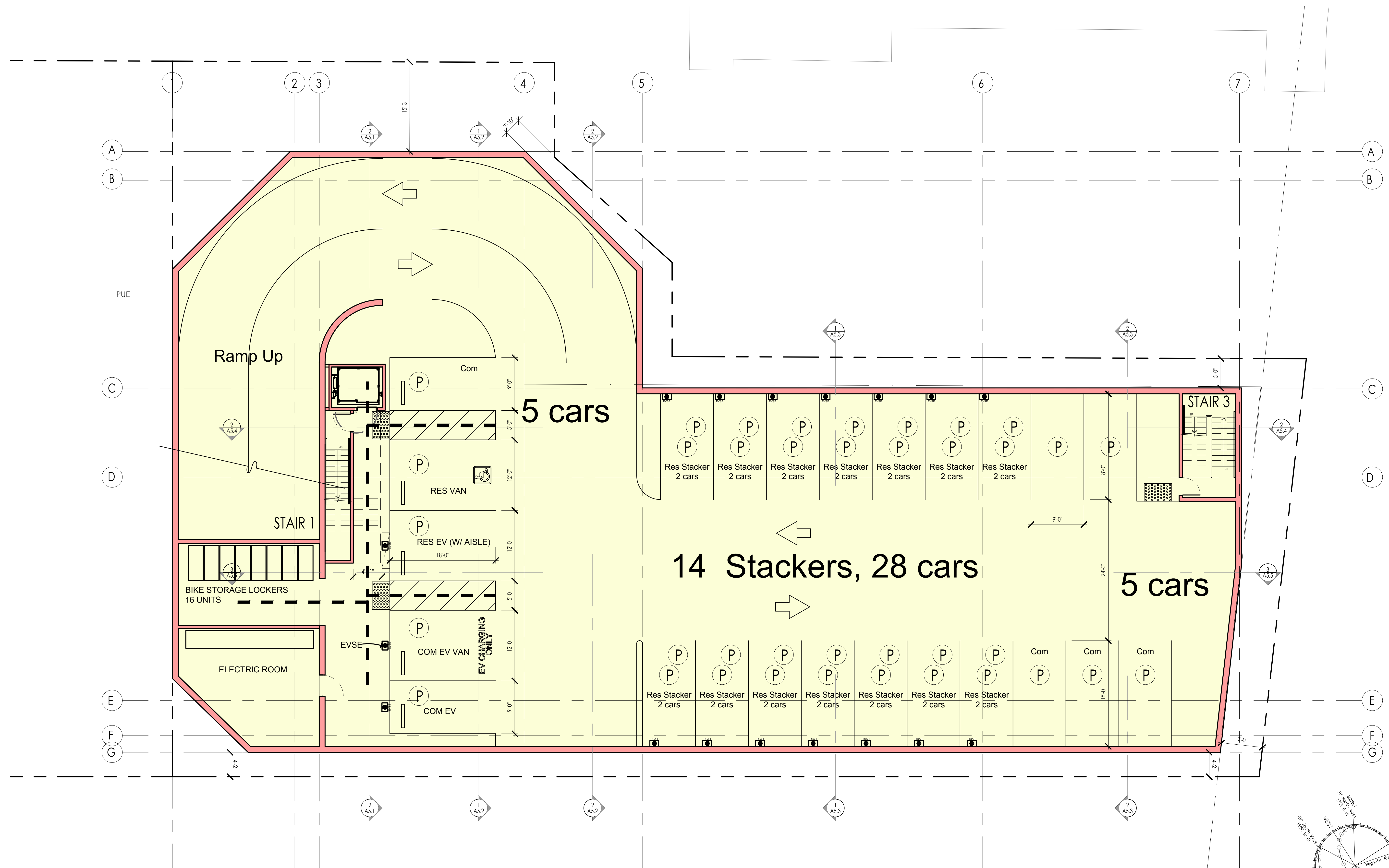
201 EL CAMINO REAL - 612 CAMBRIDGE AVE
 MENLO PARK, CALIFORNIA 94025

SHEET TITLE
 GARAGE LEVEL 1

SHEET NUMBER
 A-3.4

ENVIRONMENTAL INNOVATIONS IN DESIGN
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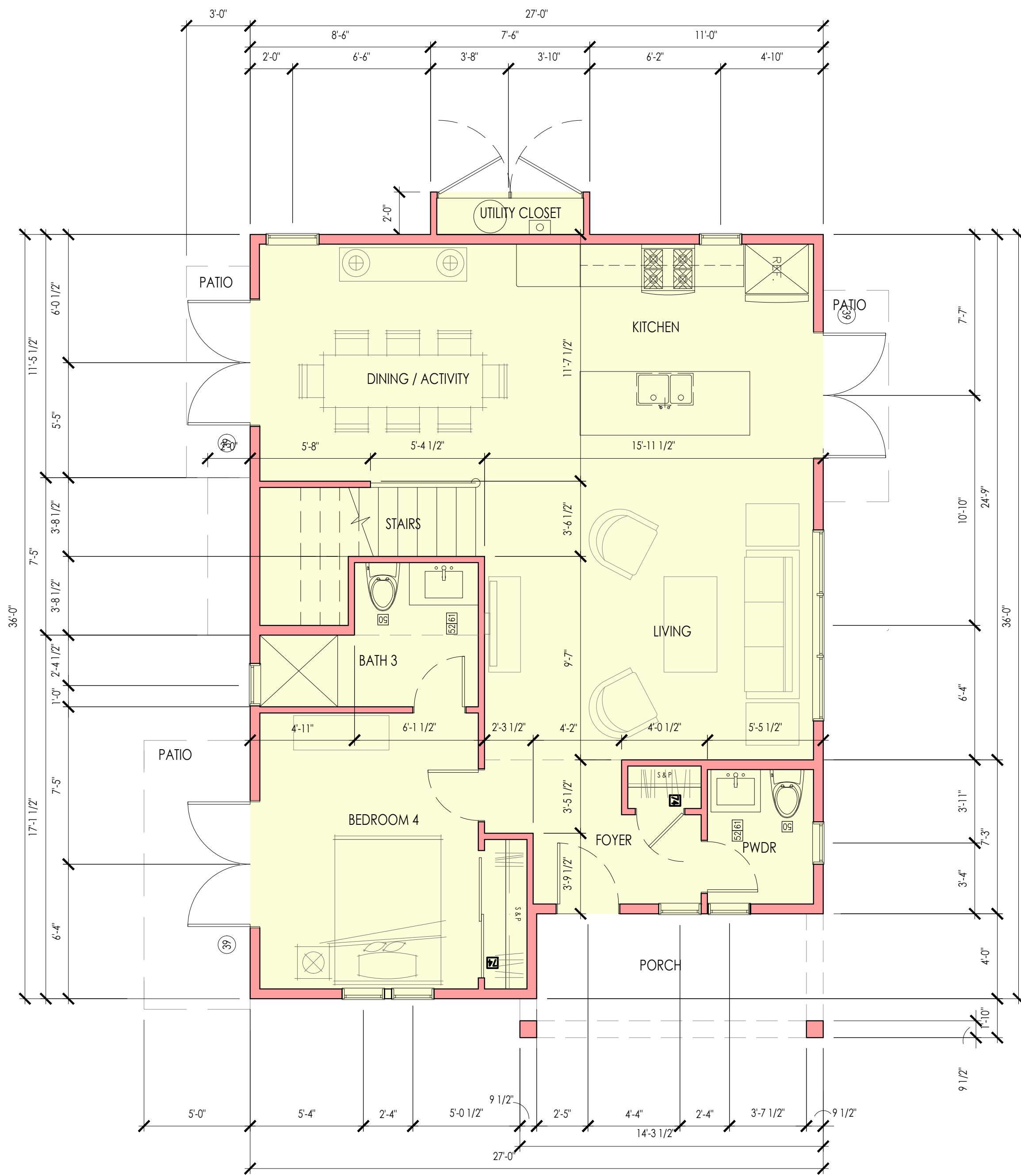
201 EL CAMINO REAL - 612 CAMBRIDGE AVE
MENLO PARK, CALIFORNIA 94025

SHEET TITLE
GARAGE LEVEL 2

SHEET NUMBER
A-3.5

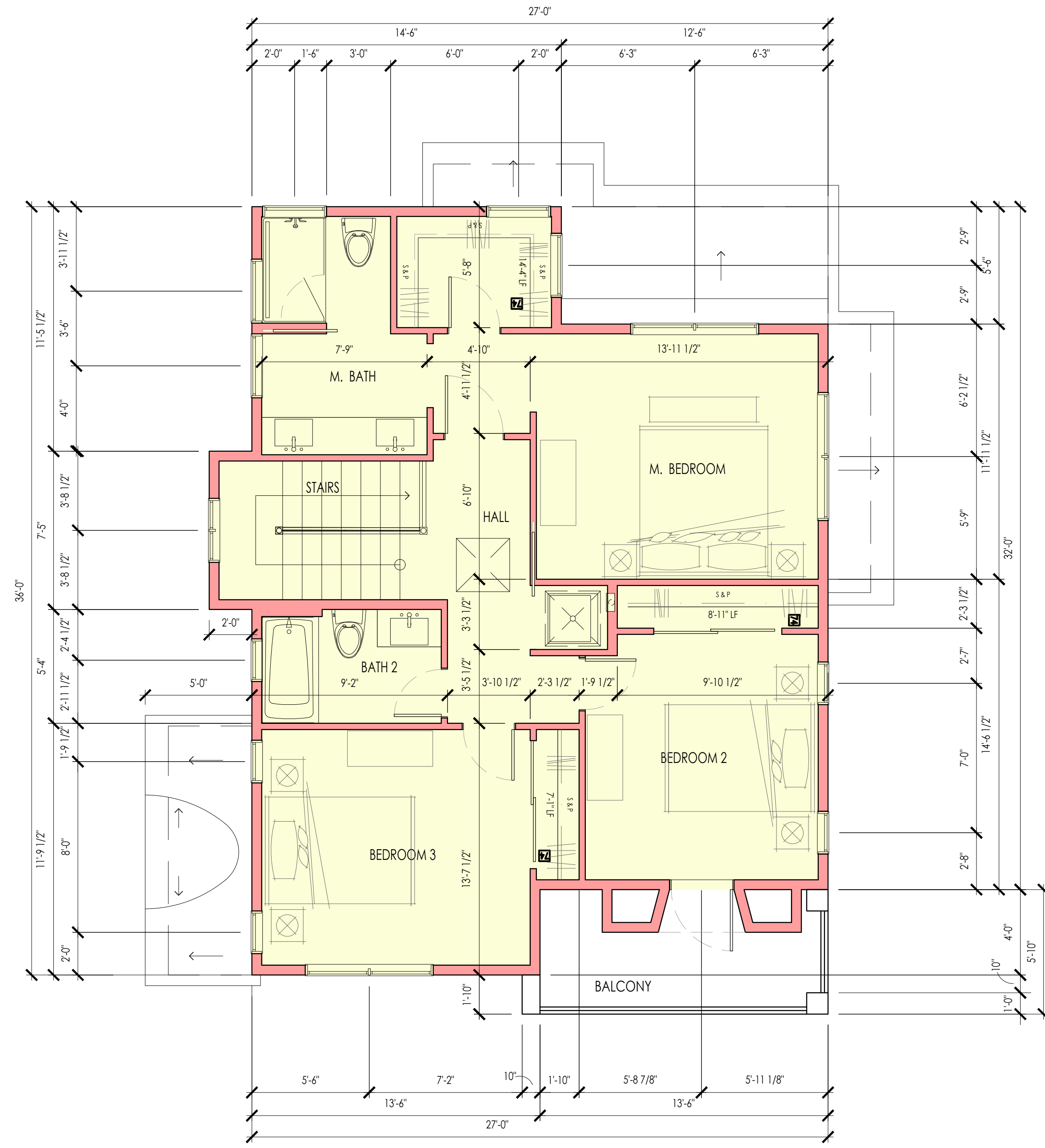
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PHONE: 650-226-8770 WWW.EIDARCHITECTS.COM





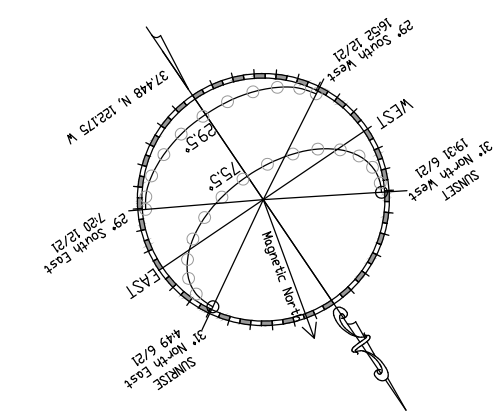
918 SQ FT

FIRST FLOOR PLAN



864.5 SQ FT

SECOND FLOOR PLAN



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MENLO PARK, CALIFORNIA 94025

SHEET TITLE
TOWNHOUSE FLOOR PLANS

SHEET NUMBER
A-3.6

ENVIRONMENTAL INNOVATIONS IN DESIGN
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Submital Data Sheet
3 Ton VRV IV In-Roof Pump Unit
RKT020FAUJ

- FEATURES**
- Variable Refrigerant Technology (VRT) technology allows VRV IV to serve a building perimeter with less than 100 ft. of pipe and with a single outdoor unit.
 - Designed with highly reliable Daikin Scroll compressors.
 - All outdoor compressors to increase efficiency and avoid starting current surge.
 - Low profile heating coils up to 4" for easy installation.
 - Model easily retrofitted with inverter for variable speed fan.
 - Lighter weight with less than 50% weight reduction compared to VRV III.

- BENEFITS**
- Single outdoor technology enables installation in tight commercial and residential applications.
 - Variable fan speeds up to 10 indoor units connectivity.
 - Space saving compact design.
 - Simple flexibility with easy piping lengths up to 500 feet and 600 vertical feet between outdoor units.
 - Designed with robust ROP to withstand outdoor conditions.
 - Standard 2-ton coils (12 coils/24 coils/36 coils) and 18 coils.
 - Superior Copper Control Technology.



Submital Data Sheet
3 Ton VRV IV In-Roof Pump Unit
RKT020FAUJ

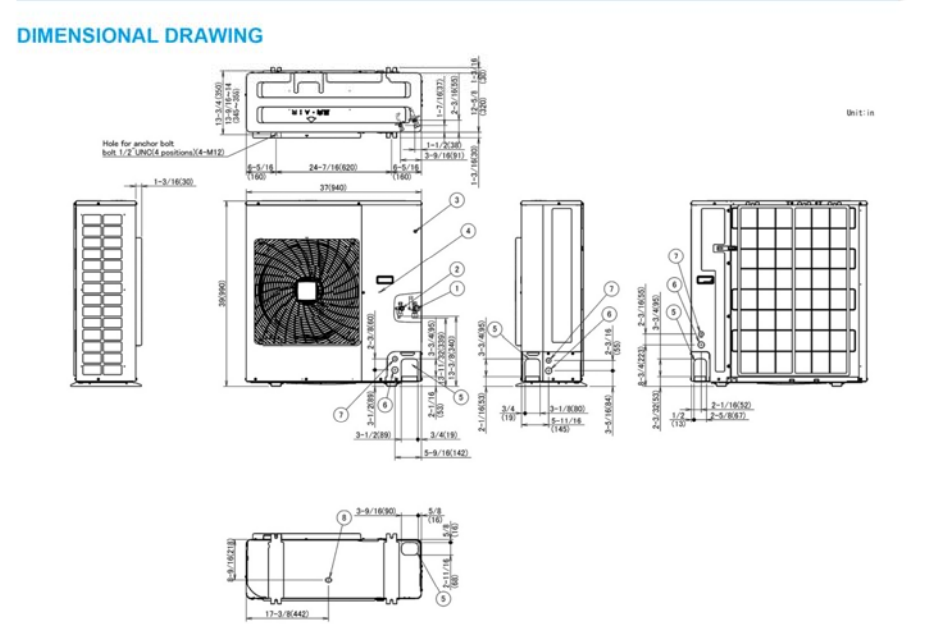
Outdoor Unit Nameplate		Outdoor Unit Name	3 Ton VRV IV In-Roof Pump Unit
Type	Heat Pump		
Rated Cooling Conditions	Indoor CF (DB/DB): 80/67 Outdoor CF (WB/DB): 65/75	Rated Heating Conditions	Indoor CF (DB/DB): 70/68 Outdoor CF (WB/DB): 47/43
Rated Piping Length (ft)	20		
Rated Height (Difference (ft))		Rated Heating Capacity (Btu/h)	57,000
Rated Cooling Capacity (Btu/h)	24,200	Rated Heating Capacity (Btu/h)	57,000
Rated Input Power (kW)	3.13	Rated Heating Power (kW)	3.13
SEER (See Data Sheet)	12.00 (9.70)	Heating COP (See Data Sheet)	7
SEER (See Data Sheet)	18.00 (15.50)	HSPF (See Data Sheet)	10.3 (8.5)
Max. Rated Cooling Capacity (Btu/h)	7	Max. Rated Heating Capacity (Btu/h)	

Indoor Unit Details	
Power Supply (V/Hz)	208/220/1/60/1
Power Supply Connections	Capacity Control Range (%)
Max. Circuit Amps (MCA) (A)	16.00
Max. Overcurrent Protection (MOP) (A)	20.00
Max. Starting Current (MCA) (A)	19.3
Dimensions (HxWxD) (in)	20.00 x 17.00 x 10.50
Net Weight (lb)	112



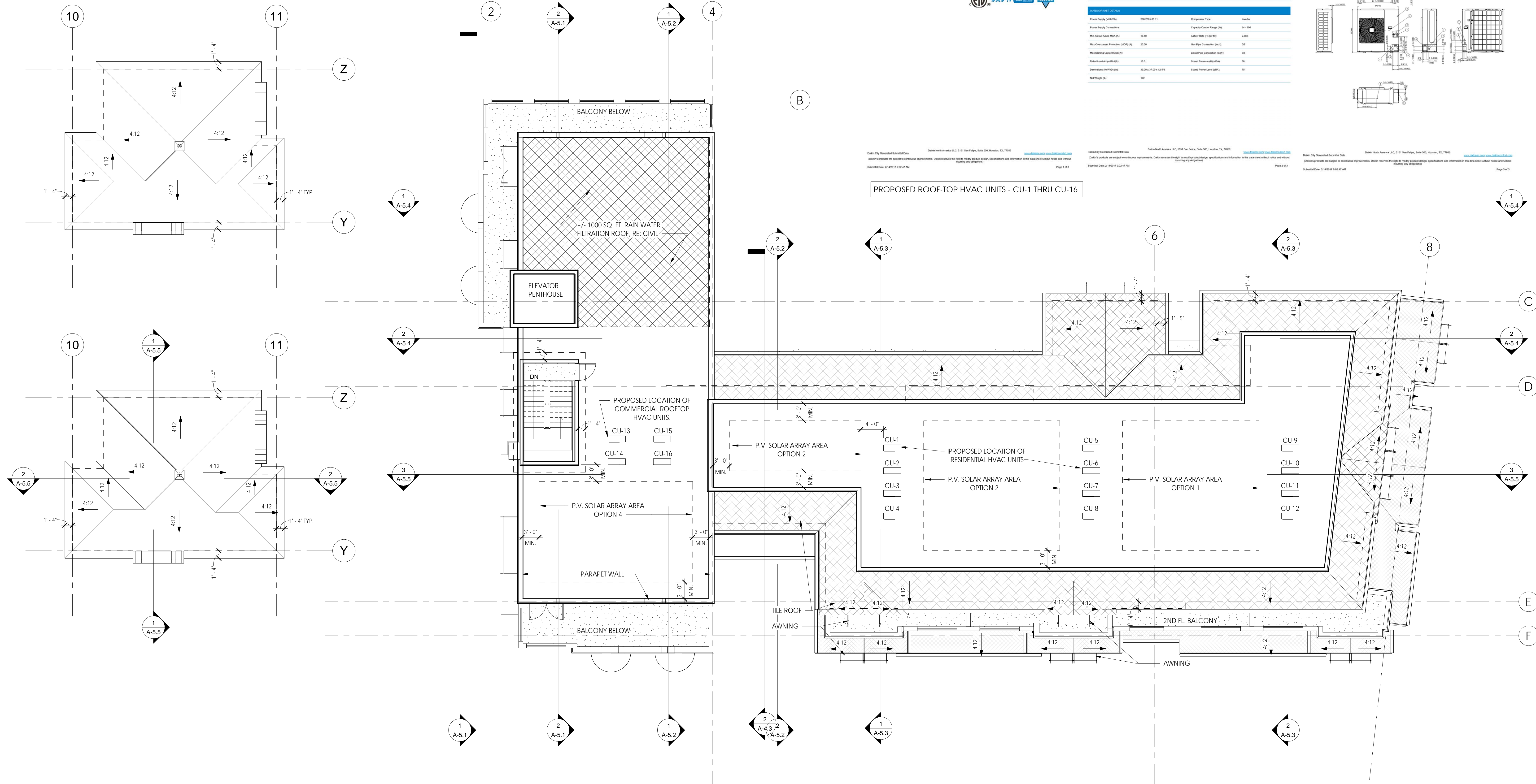
Submital Data Sheet
3 Ton VRV IV In-Roof Pump Unit
RKT020FAUJ

Outdoor Unit Nameplate		Outdoor Unit Name	3 Ton VRV IV In-Roof Pump Unit
Refrigerant Type	R410A	Cooling Operation Range (°F DB)	23 - 102
Heating Refrigerant Charge (lb)	6.4	Heating Operation Range (°F WB)	-4 - 60
Additional Charge (lb)		Max. Pipe Length (Feet) (ft)	88
Pipe Charge Piping Length (ft)		Cooling Range (Inlet) (°F DB)	-
Max. Pipe Length (Inlet) (ft)	800	Heating Range (Inlet) (°F WB)	-
Max. Height Separation (Inlet to Inlet) (ft)			



Daikin City Generated Submittal Data. Daikin North America LLC, 5151 San Felipe, Suite 500, Houston, TX, 77056. (800) 368-8888. www.daikin-usa.com
Daikin's products are subject to continuous improvements. Daikin reserves the right to modify product design, specifications and information in the data sheet without notice and without warning any obligations.
Submital Date: 2/14/2019 9:02:47 AM Page 1 of 3

PROPOSED ROOF-TOP HVAC UNITS - CU-1 THRU CU-16



1 Roof
1/8" = 1'-0"

2/19/2019 10:35:37 AM

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02/19/2019

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SHEET TITLE
ROOF PLAN

SHEET NUMBER
A-3.7

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412 OLIVE AVE. PALO ALTO, CA 94306
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② CAMBRIDGE STREETSCAPE
12" = 1'-0"

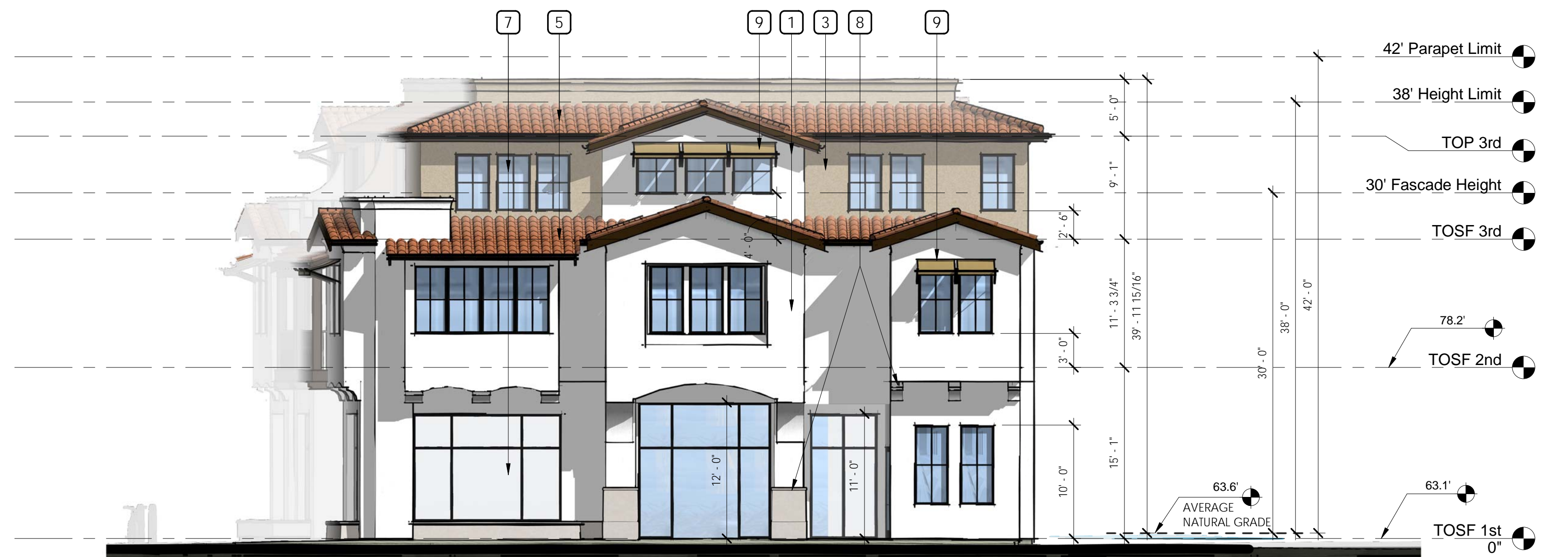


① EL CAMINO STREETSCAPE
12" = 1'-0"

2/18/2019 07:38:49 PM



3 MIXED USE - SouthWest Elevation
1/8" = 1'-0"



2 MIXED USE - NorthEast Elevation (El Camino Real)
1/8" = 1'-0"

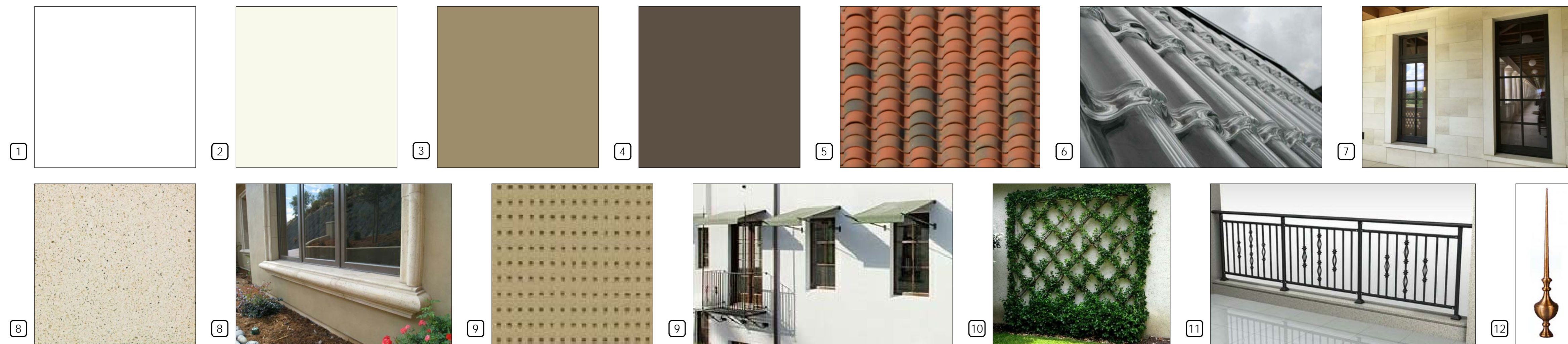


SEE A-4.4 FOR TOWNHOUSE ELEVATIONS



1 MIXED USE - SouthEast Elevation (Cambridge Ave)
1/8" = 1'-0"

3 A-4.4



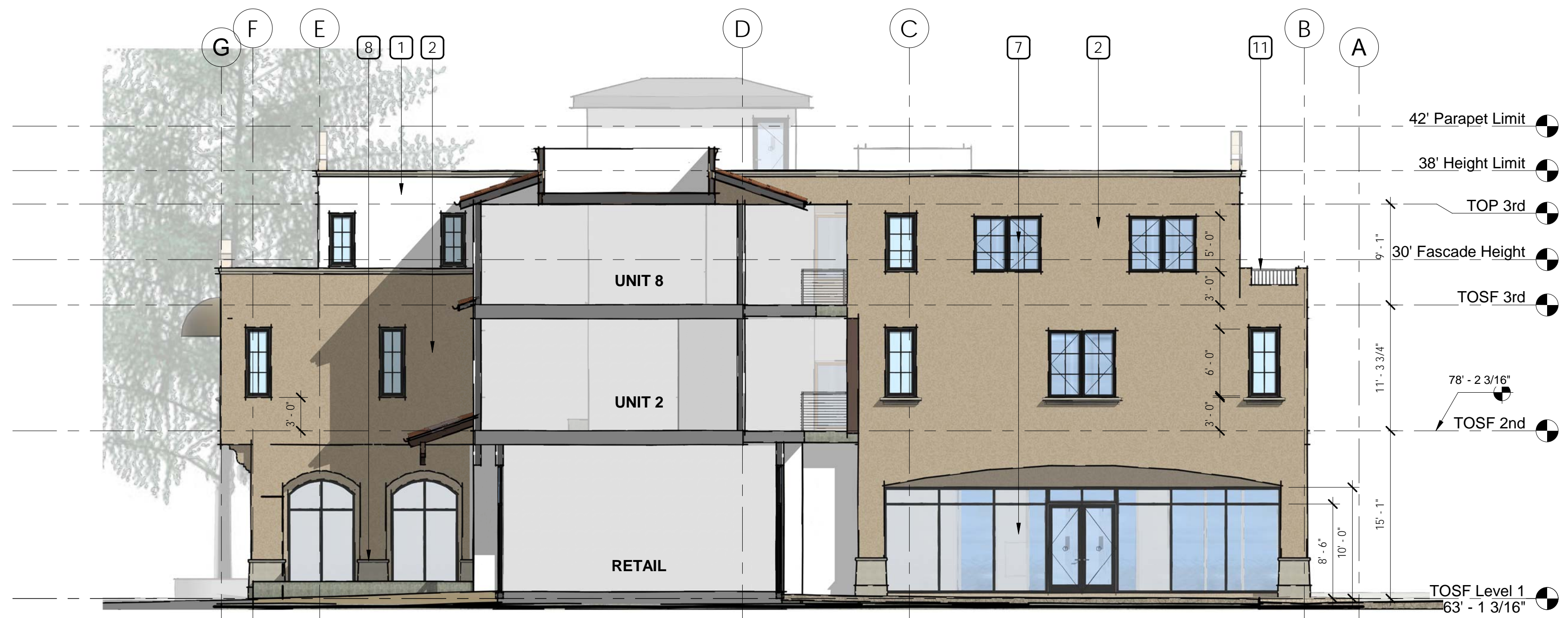
KEY NOTES

- 1 SMOOTH TROWELLED PLASTER FINISH - COLOR: KELLY MOORE KMW4 - PEARLY WHITE
- 2 SMOOTH TROWELLED PLASTER FINISH - COLOR: KELLY MOORE KMS220-1 - FLICKERING FIREFLY
- 3 SMOOTH TROWELLED PLASTER FINISH - COLOR: KELLY MOORE KM5716-3 - RODEO ROUNDUP
- 4 ROUGH SAWN TIMBER, PAINTED - COLOR: KELLY MOORE KM4925 - WILD TRUFFLE
- 5 BARREL TILE ROOF - CLAY: REDLAND CLAY TILE OR EQ.
- 6 BARREL TILE ROOF - GLASS: TEJAS BORJA OR EQ.
- 7 HIGH PERFORMANCE GLAZING WITH WOOD & ALUMINUM MULLIONS - COLOR: BRONZE
- 8 TRIMS, MEDALLIONS, & CORBELS - CAST STONE: RED LEAF STONE OR EQ. - PACIFIC BEACH ACID ETCH
- 9 AWNING - FABRIC W/ WROUGHT IRON & ANODIZED ALUMINUM FRAMES - SERGE FERRARI, SOLTIS MESH FABRIC OR EQ. - COLOR: PEPPER
- 10 PLANTED WALL: TRELLIS OR 'GREENSCREEN' OR EQ.
- 11 RAILING - WROUGHT IRON
- 12 LIGHTNING ROD - ROOF RIDGE CAP, COPPER: CLASSIC LIGHTNING PROTECTION INC., OR EQ.

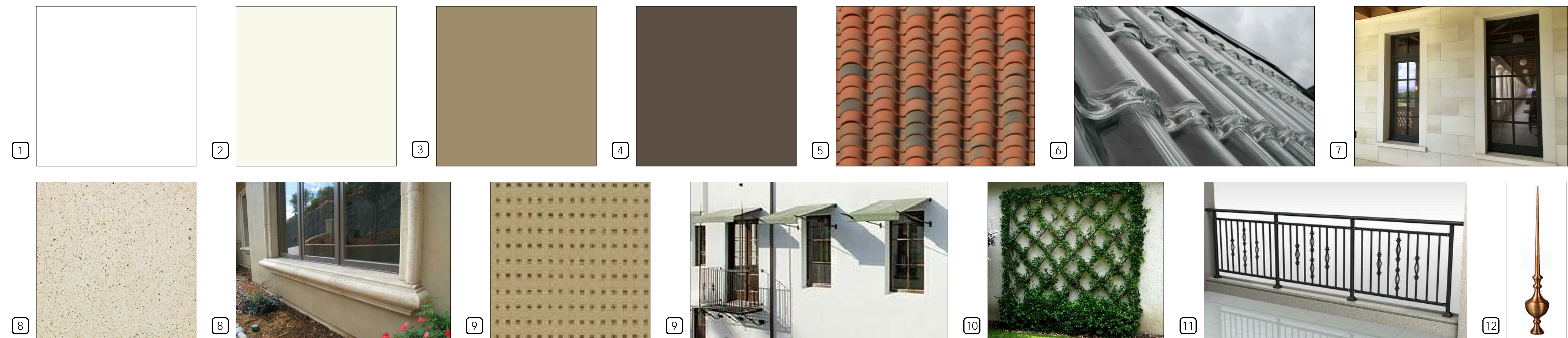
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1 MIXED USE - North Elevation
1/8" = 1'-0"



2 MIXED USE - Elevation/ Section
1/8" = 1'-0"



KEY NOTES

- 1 SMOOTH TROWELLED PLASTER FINISH - COLOR: KELLY MOORE KMW44 - PEARLY WHITE
- 2 SMOOTH TROWELLED PLASTER FINISH - COLOR: KELLY MOORE KM5220-1 - FLICKERING FIREFLY
- 3 SMOOTH TROWELLED PLASTER FINISH - COLOR: KELLY MOORE KM5716-3 - RODEO ROUNDUP
- 4 ROUGH SAWN TIMBER, PAINTED - COLOR: KELLY MOORE KM4925 - WILD TRUFFLE
- 5 BARREL TILE ROOF - CLAY: REDLAND CLAY TILE OR EQ.
- 6 BARREL TILE ROOF - GLASS: TEJAS BORJA OR EQ.
- 7 HIGH PERFORMANCE GLAZING WITH WOOD & ALUMINUM MULLIONS - COLOR: BRONZE
- 8 TRIMS, MEDALLIONS, & CORBELS - CAST STONE: RED LEAF STONE OR EQ. - PACIFIC BEACH ACID ETCH
- 9 AWNING - FABRIC W/ WROUGHT IRON & ANODIZED ALUMINUM FRAMES - SERGE FERRARI, SOLTIS MESH FABRIC OR EQ. - COLOR: PEPPER
- 10 PLANTED WALL: TRELLIS OR 'GREENSCREEN' OR EQ.
- 11 RAILING - WROUGHT IRON
- 12 LIGHTNING ROD - ROOF RIDGE CAP, COPPER: CLASSIC LIGHTNING PROTECTION INC., OR EQ.

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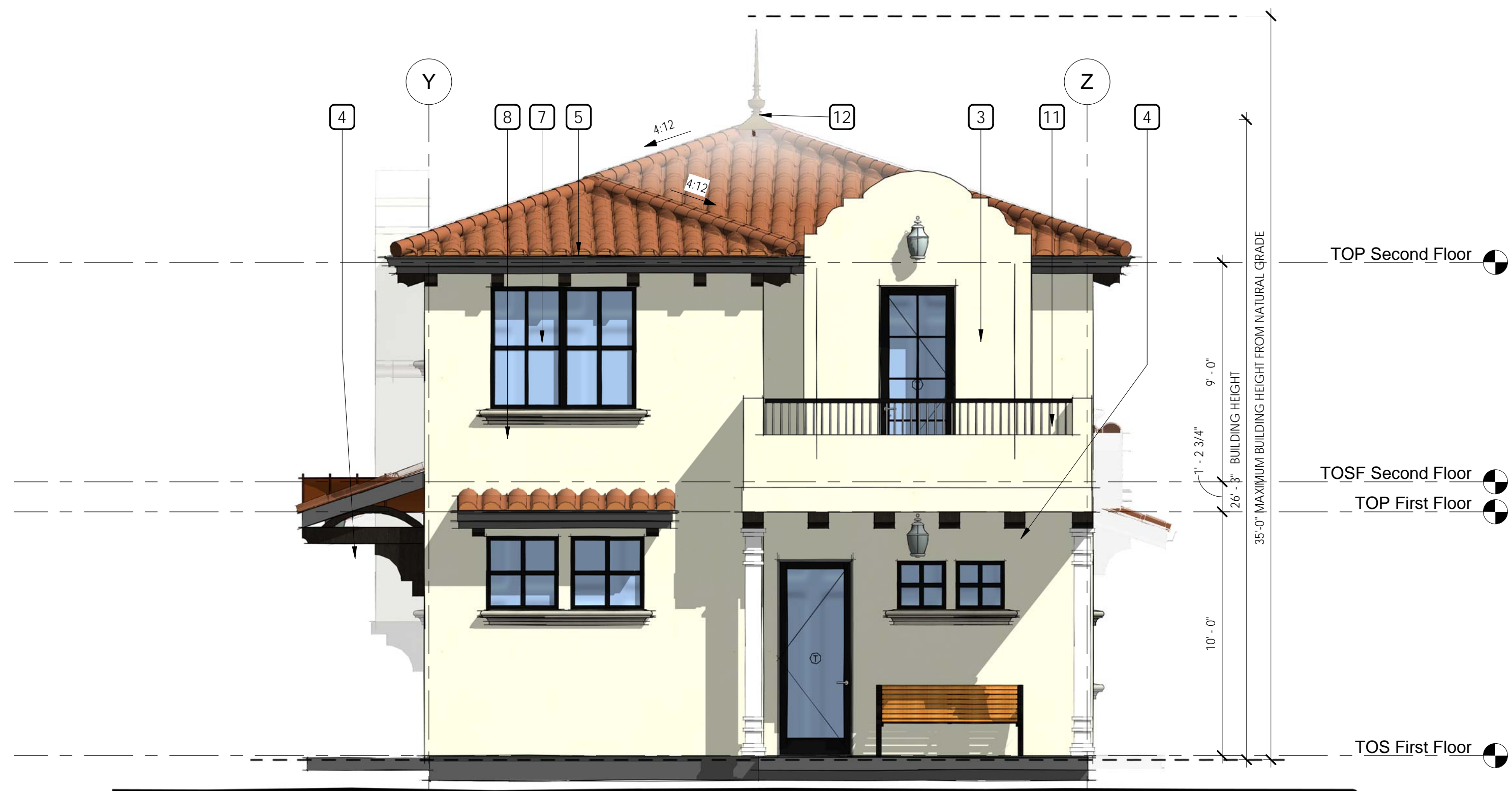
201 EL CAMINO REAL - 612 CAMBRIDGE AVE
MENLO PARK, CALIFORNIA 94025

SHEET TITLE
ELEVATIONS - MIXED-USE

SHEET NUMBER
A-4.3

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1 TOWNHOUSE - NorthEast Elevation
1/4" = 1'-0"



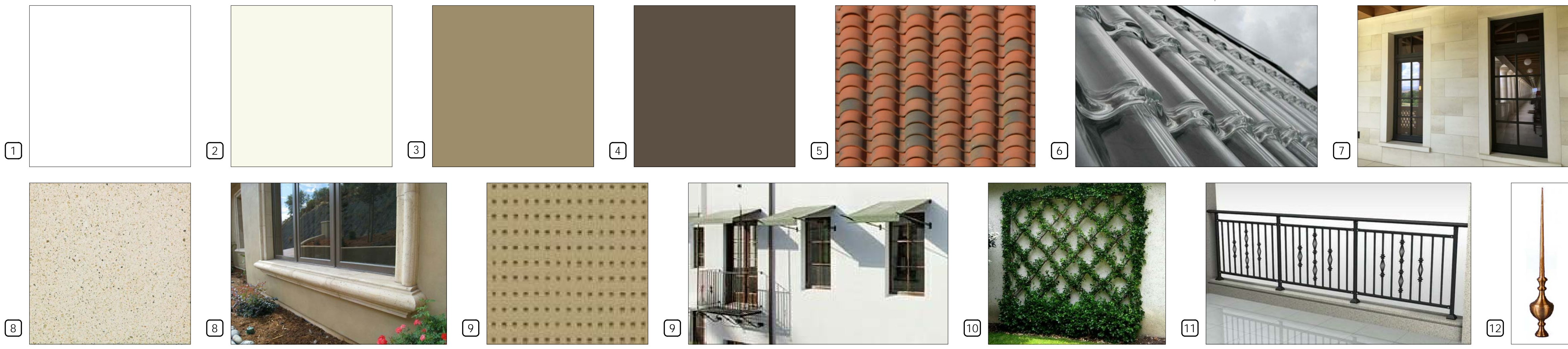
2 TOWNHOUSE - NorthWest Elevation
1/4" = 1'-0"



4 TOWNHOUSE - SouthWest Elevation
1/4" = 1'-0"



3 TOWNHOUSE - SouthEast Elevation
1/4" = 1'-0"



KEY NOTES

- 1 SMOOTH TROWELLED PLASTER FINISH - COLOR: KELLY MOORE KMW44 - PEARLY WHITE
- 2 SMOOTH TROWELLED PLASTER FINISH - COLOR: KELLY MOORE KM5220-1 - FLICKERING FIREFLY
- 3 SMOOTH TROWELLED PLASTER FINISH - COLOR: KELLY MOORE KM5716-3 - RODEO ROUNDUP
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- 10 PLANTED WALL: TRELLIS OR 'GREENSCREEN' OR EQ.
- 11 RAILING - WROUGHT IRON
- 12 LIGHTNING ROD - ROOF RIDGE CAP, COPPER: CLASSIC LIGHTNING PROTECTION INC., OR EQ.

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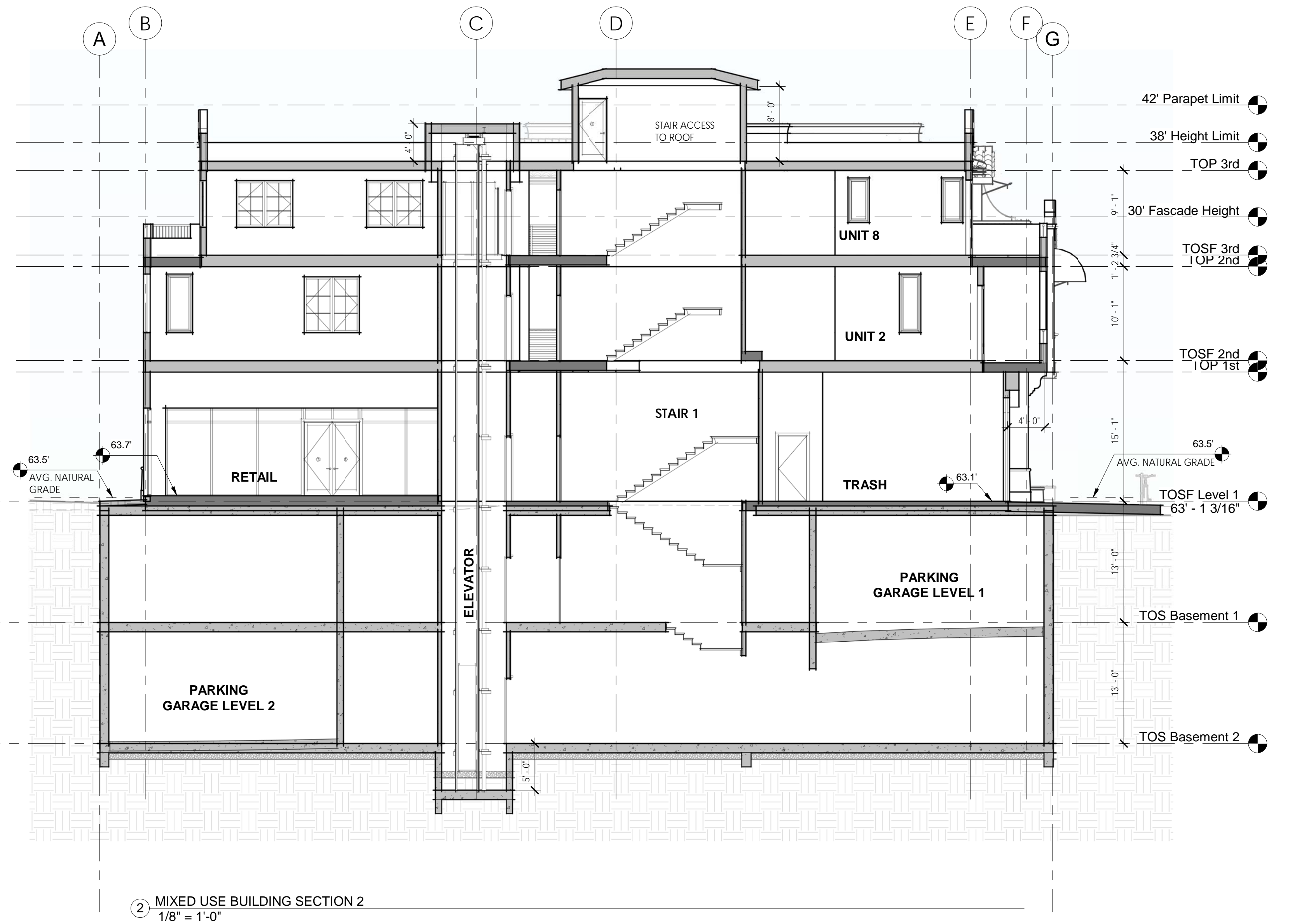
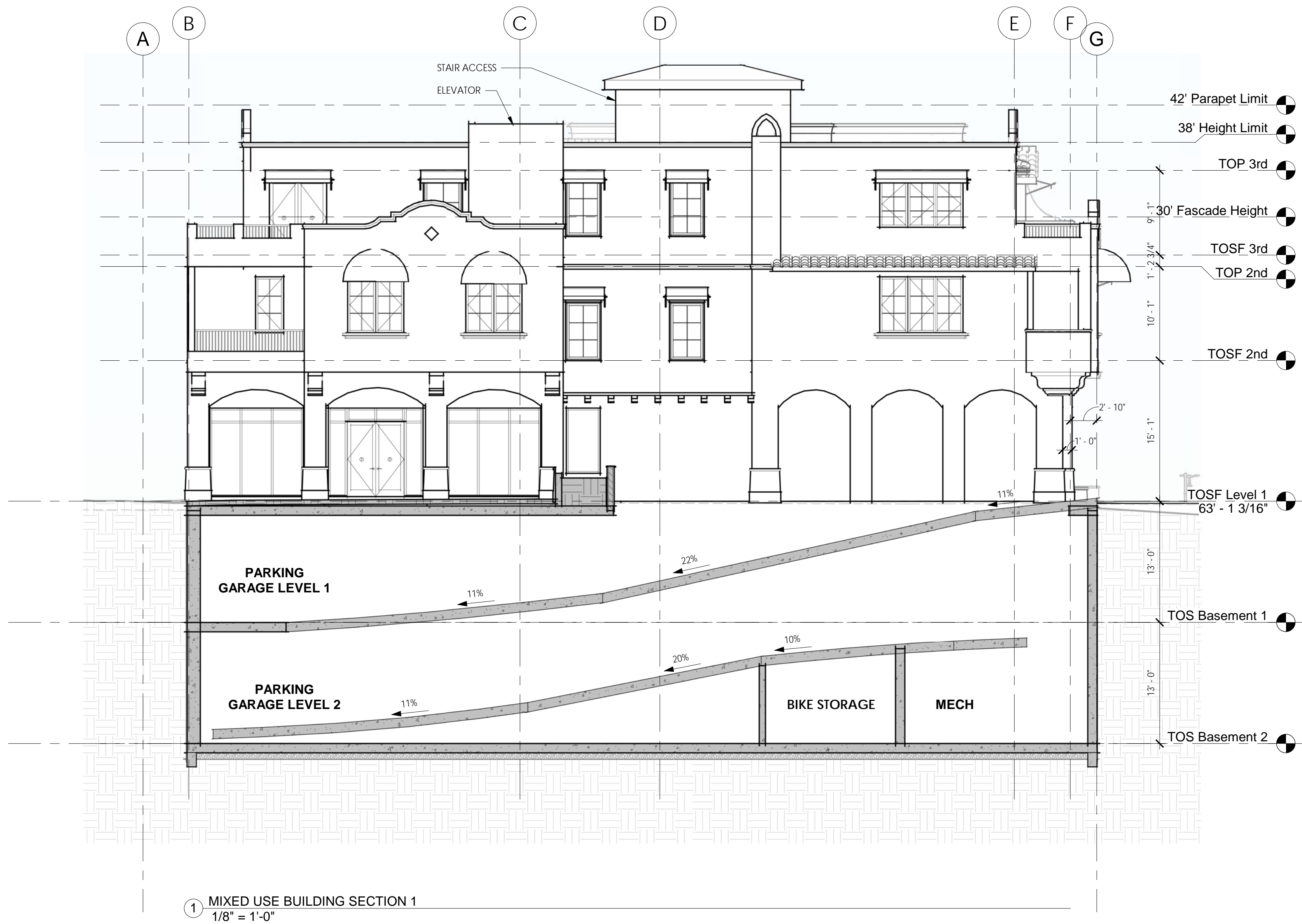
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MENLO PARK, CALIFORNIA 94025

SHEET TITLE
ELEVATIONS - TOWNHOUSE

SHEET NUMBER
A-4.4

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1 MIXED USE BUILDING SECTION 1
1/8" = 1'-0"

2 MIXED USE BUILDING SECTION 2
1/8" = 1'-0"

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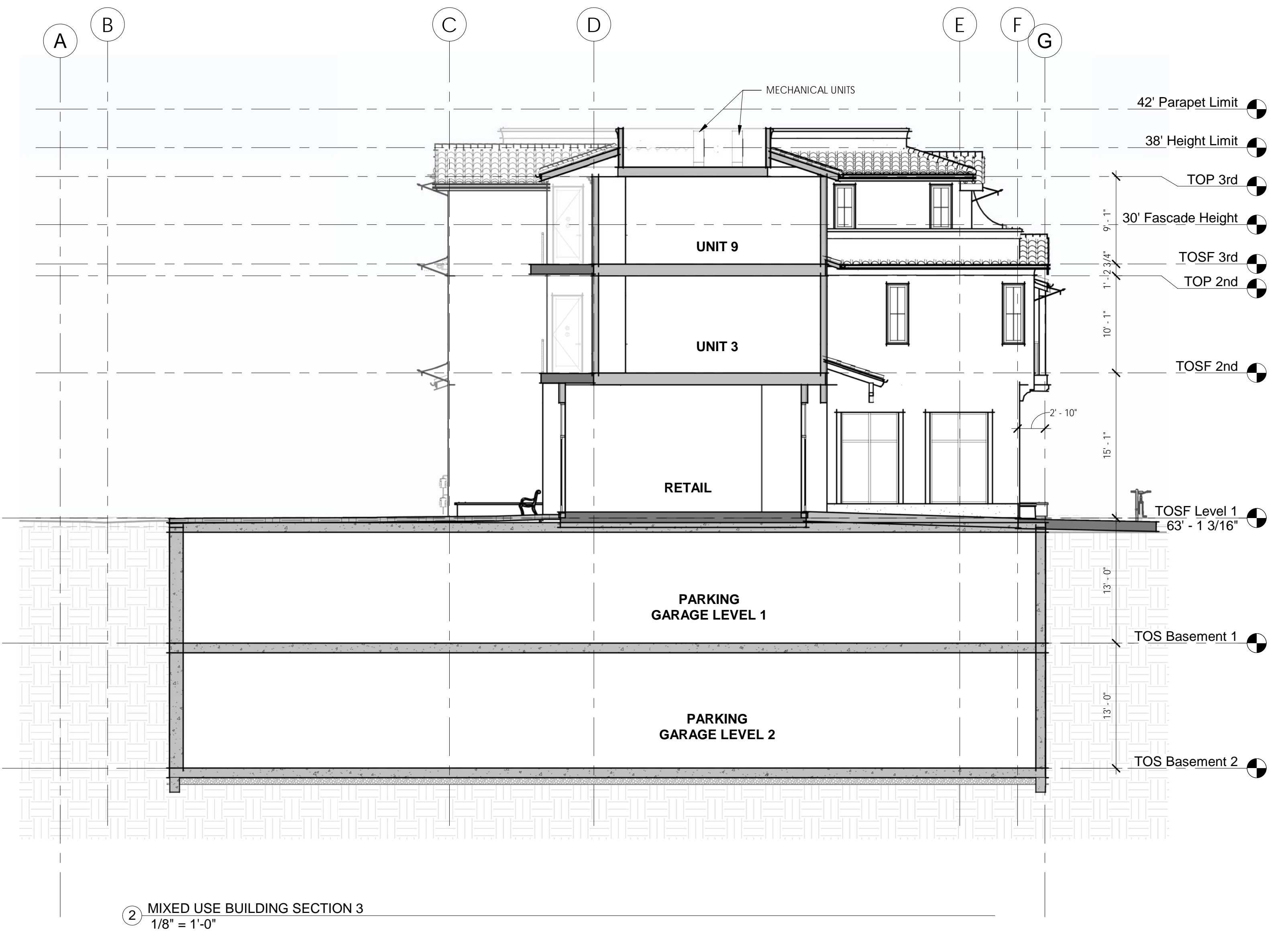
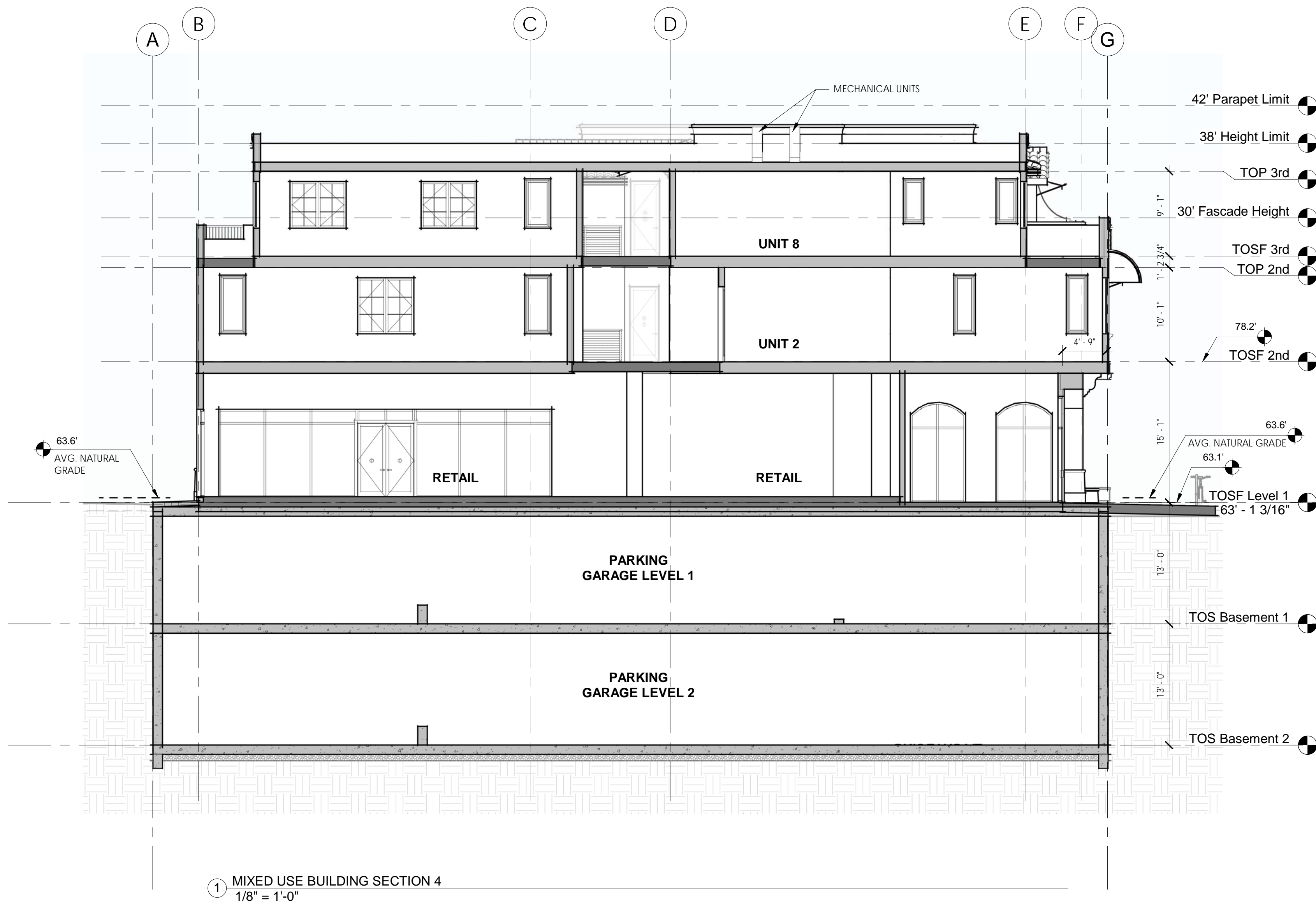
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MENLO PARK, CALIFORNIA 94025

SHEET TITLE
SECTIONS 1

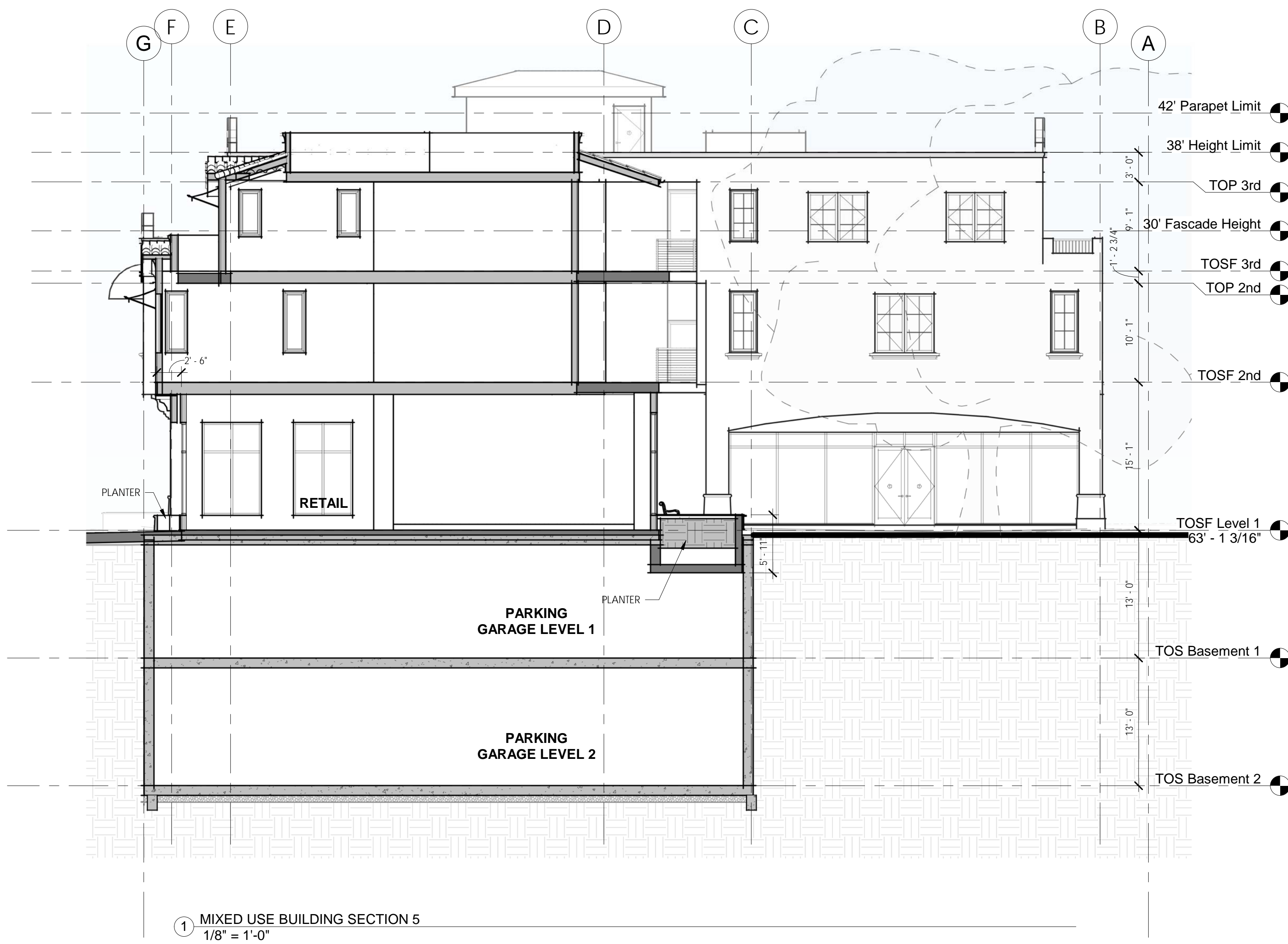
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PHONE: 650-226-8770 WWW.EIDARCHITECTS.COM

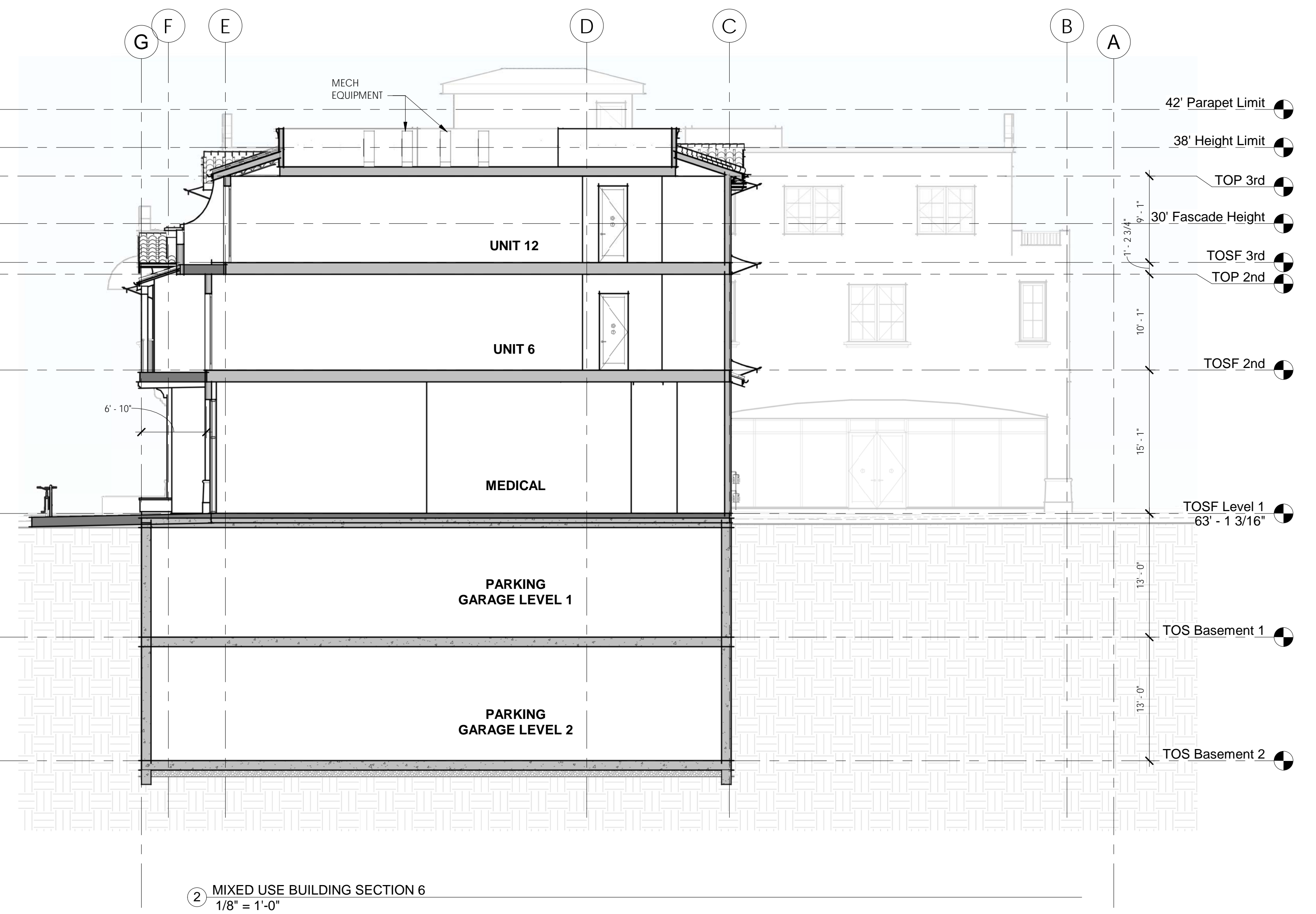




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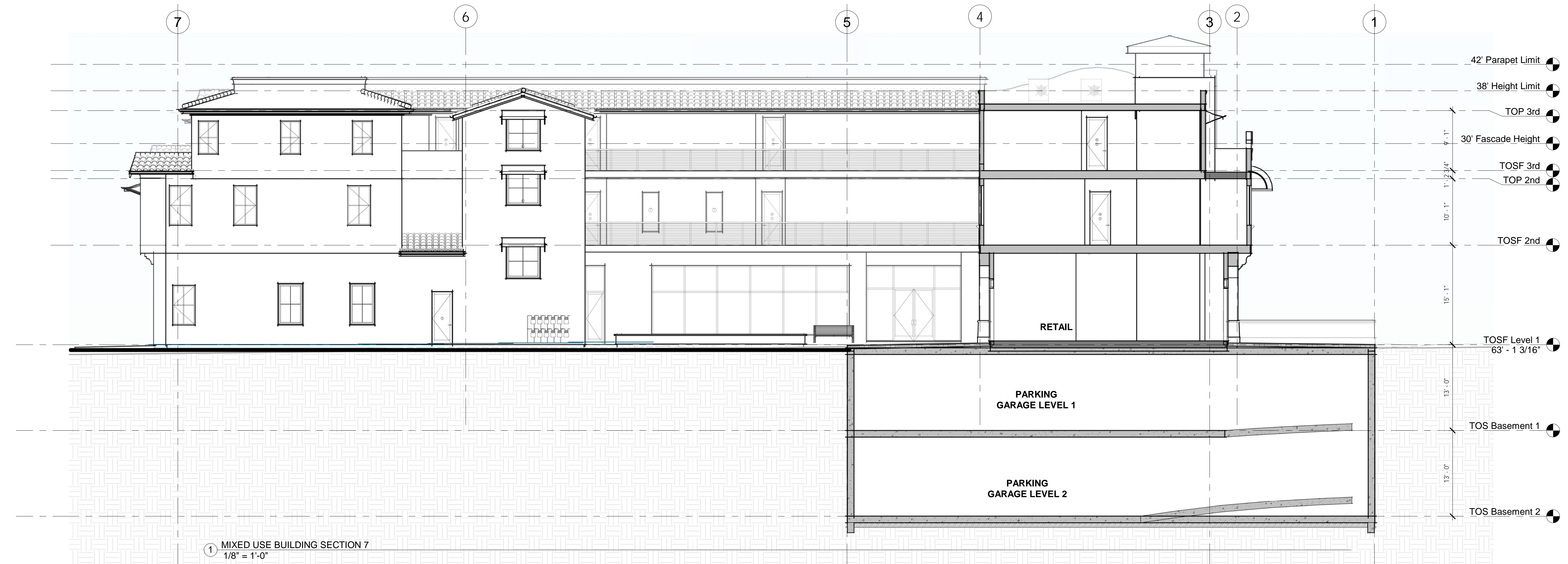
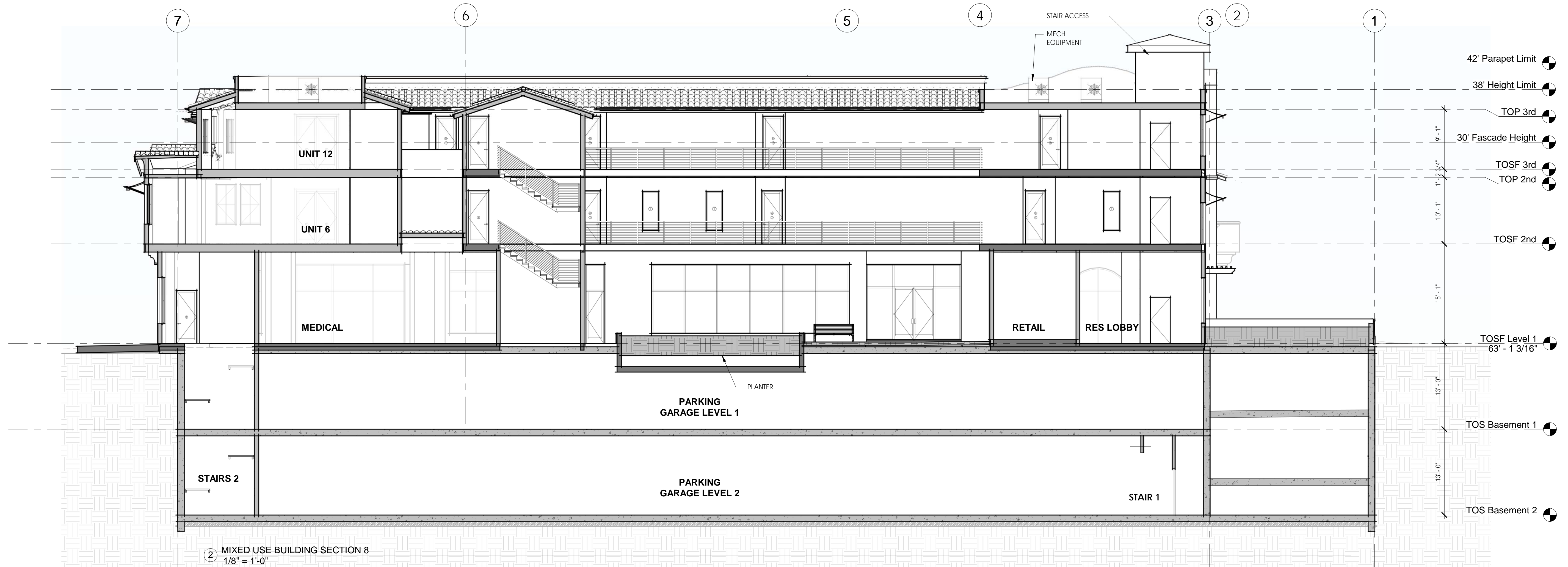


① MIXED USE BUILDING SECTION 5
1/8" = 1'-0"



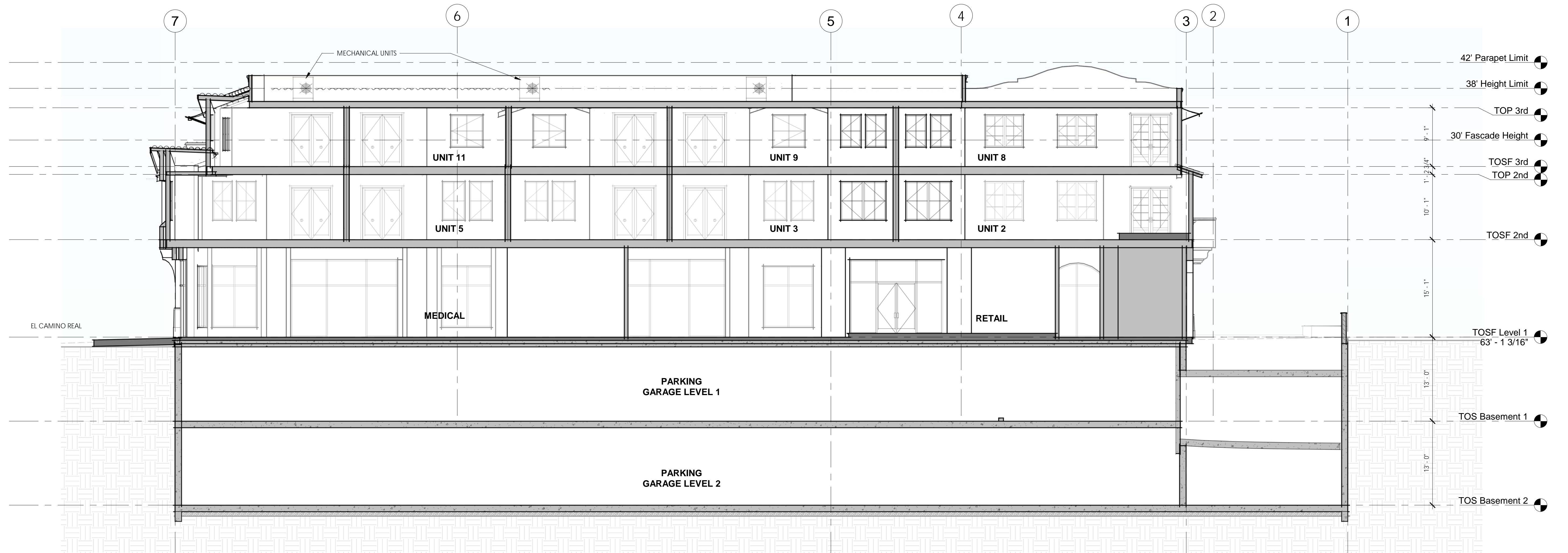
② MIXED USE BUILDING SECTION 6
1/8" = 1'-0"

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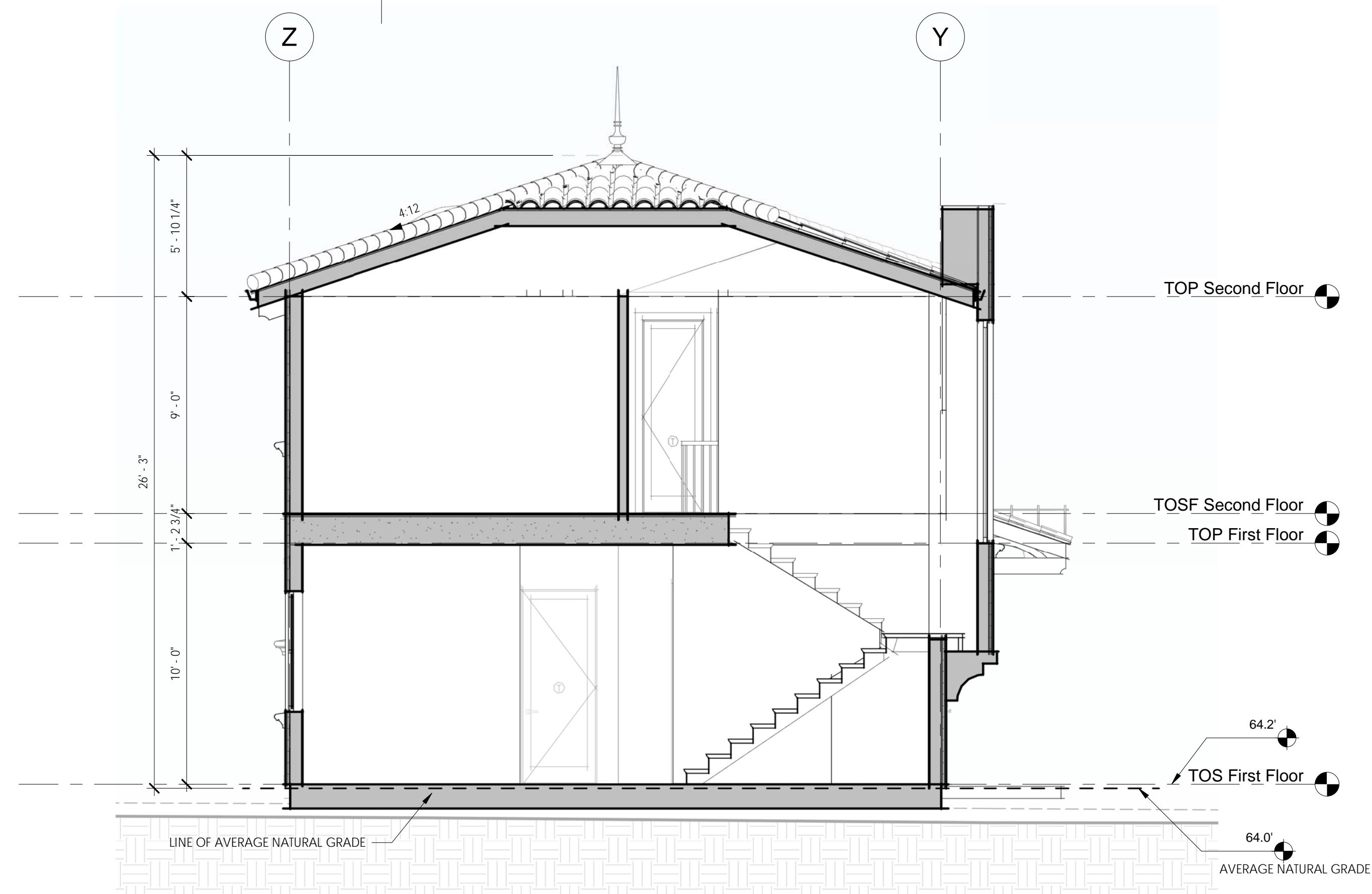


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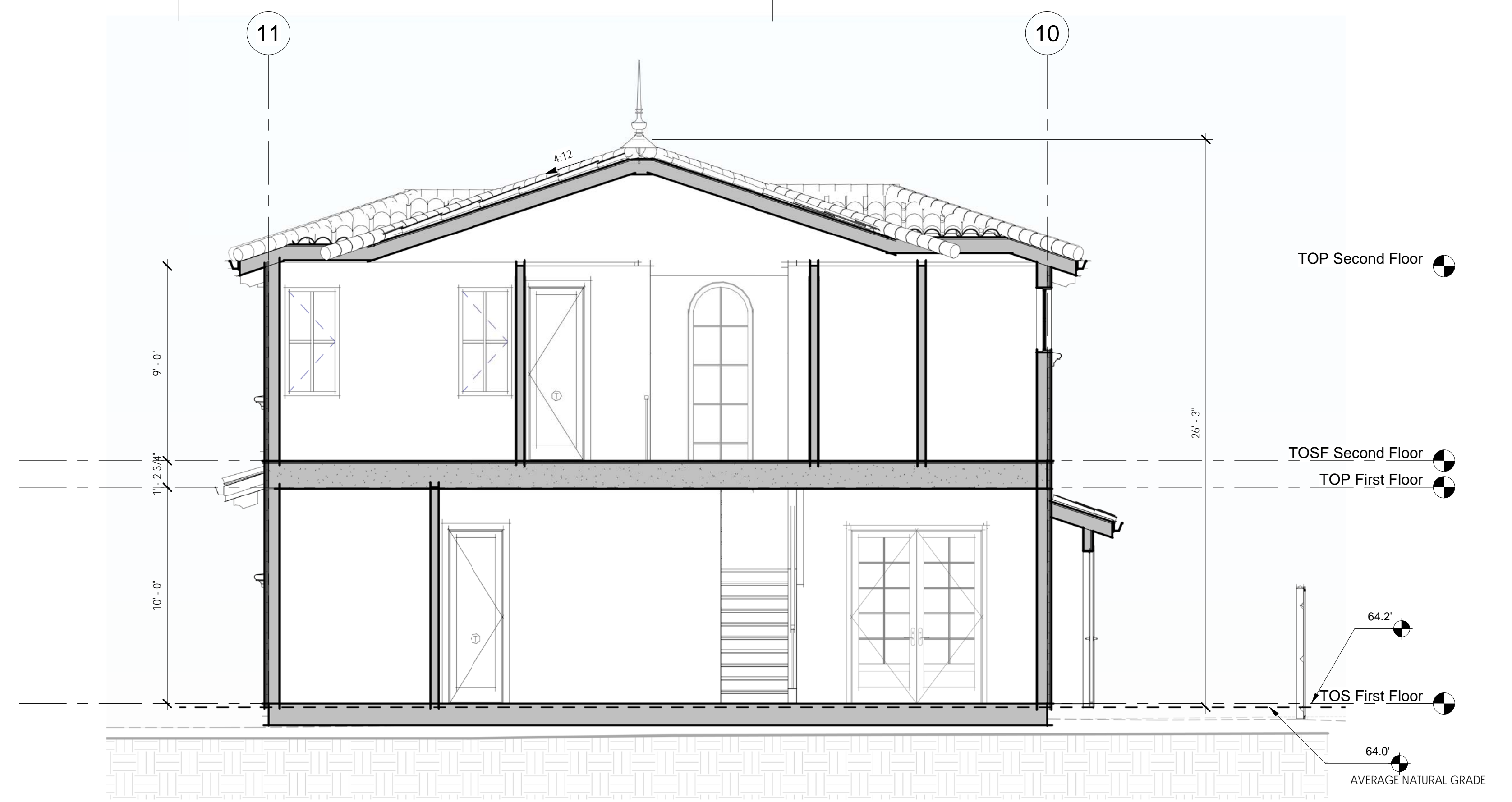




③ MIXED USE BUILDING SECTION 9
1/8" = 1'-0"



① TOWNHOUSE BUILDING SECTION 1
1/4" = 1'-0"



② TOWNHOUSE BUILDING SECTION 2
1/4" = 1'-0"

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③ 3D View - Townhouse Front



① 3D View - Cambridge Ave. 1



② 3D View - Cambridge Ave. 2

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3 3D View - Mixed Use Side View



1 3D View - Mixed Use on El Camino 2



4 3D View - Mixed Use Rear View



2 3D View - Mixed Use on El Camino 1

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SHEET TITLE
3D VIEWS 2

SHEET NUMBER
A-6.1

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① EL CAMINO & CAMBRIDGE STREET VIEW
12" = 1'-0"

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SHEET TITLE
RENDERED STREET VIEW OF
PROPOSED EL CAMINO

SHEET NUMBER
A-6.2

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EID
ARCHITECTS
ECO-FUNCTIONAL ARCHITECTURE



② CAMBRIDGE STREET VIEW
12" = 1'-0"

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SHEET TITLE
RENDERED STREET VIEW OF
PROPOSED CAMBRIDGE AVE

SHEET NUMBER
A-6.3

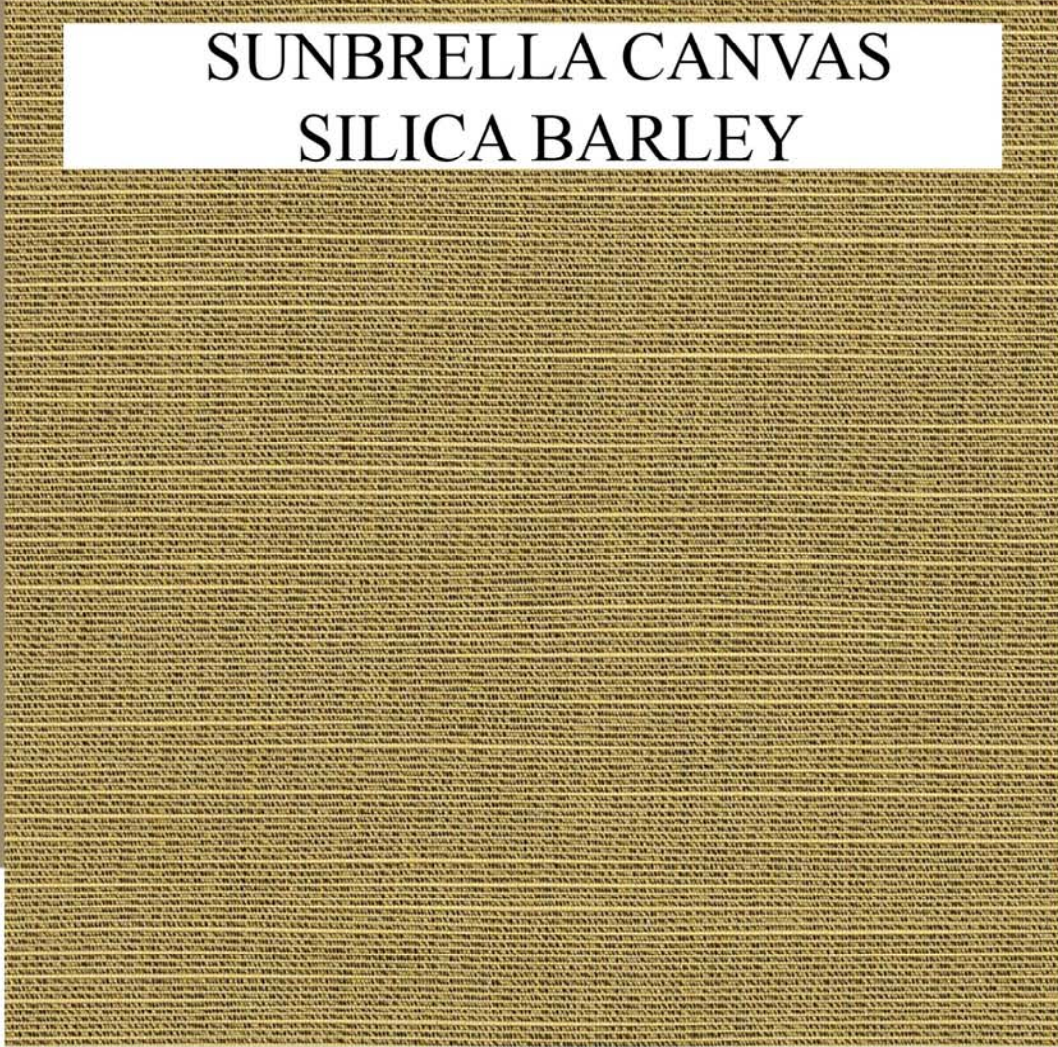
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ARCHITECTS
ECO-FUNCTIONAL ARCHITECTURE

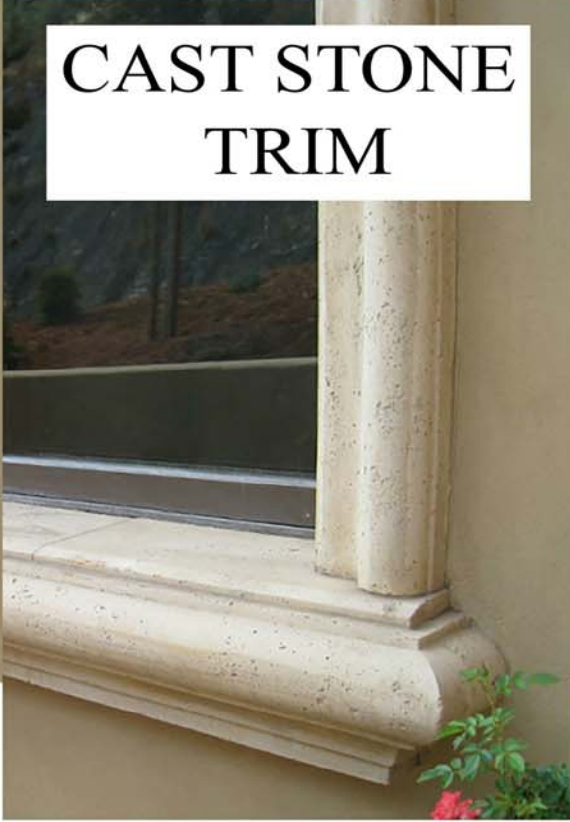
KM "RODEO ROUNDUP"



CLAY TILE ROOF



SUNBRELLA CANVAS SILICA BARLEY



CAST STONE TRIM



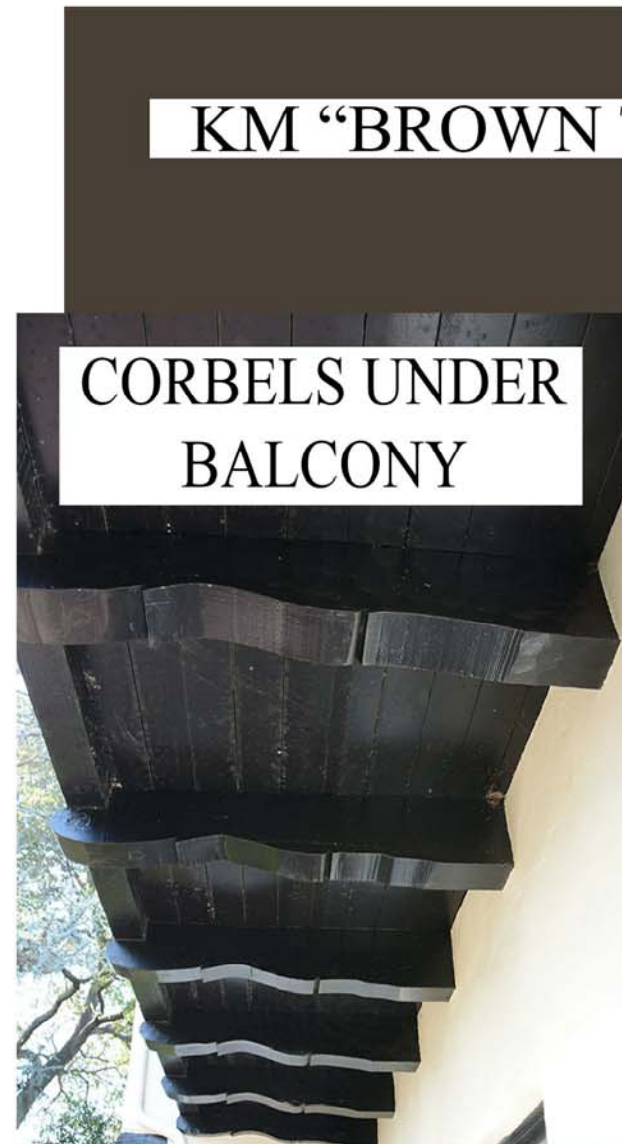
SMOOTH STUCCO KM "PEARLY WHITE"



VENT PIPES



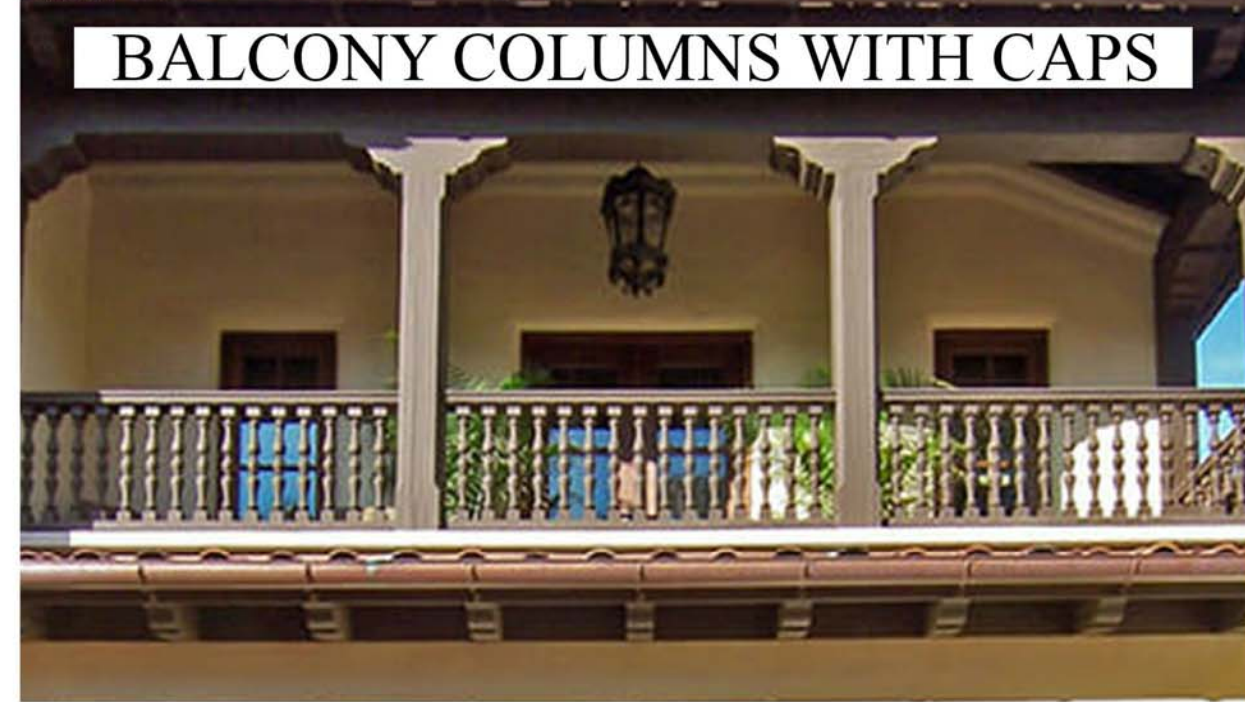
CHIMNEY



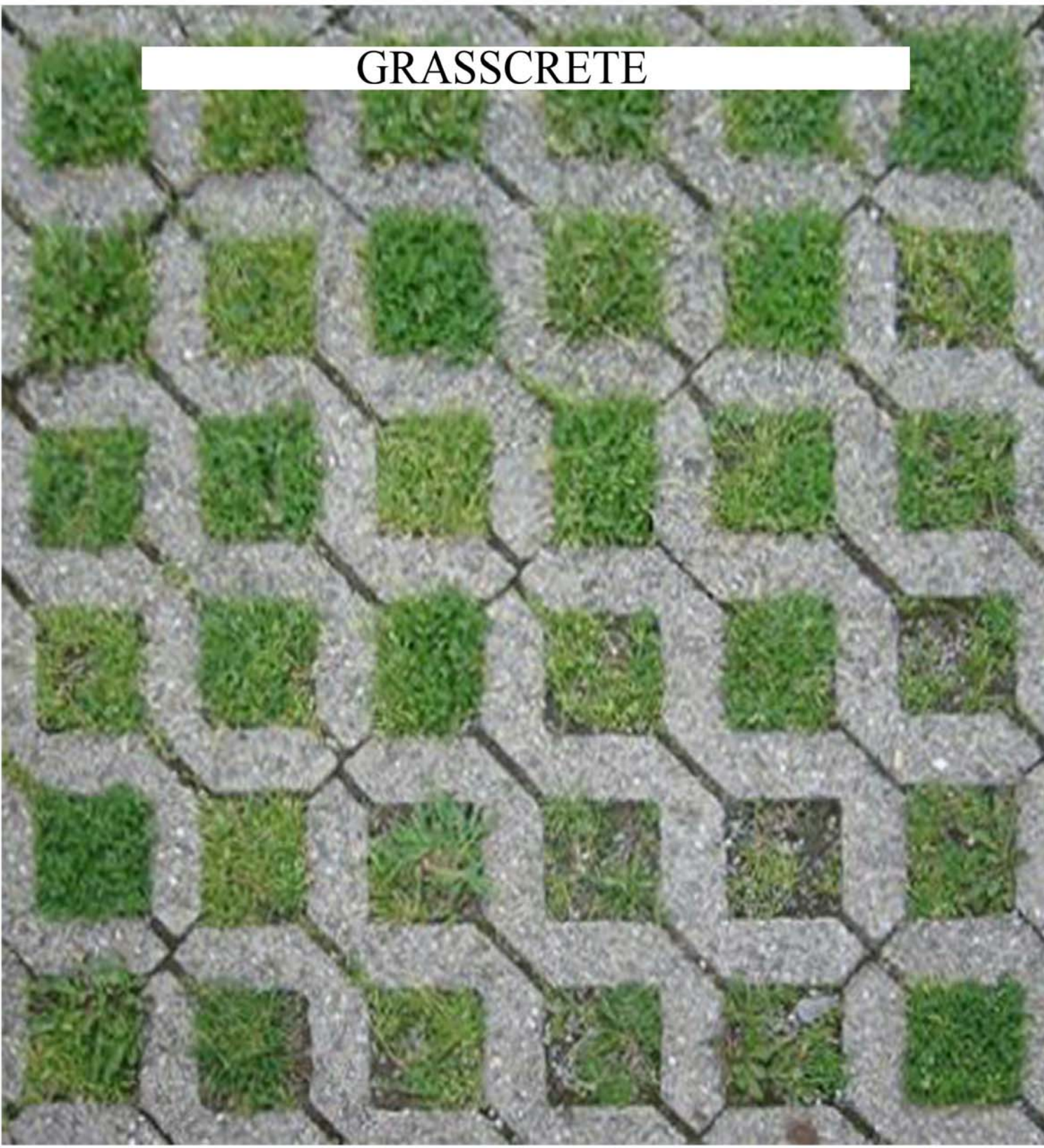
CORBELS UNDER BALCONY



BALCONY TILE



BALCONY COLUMNS WITH CAPS



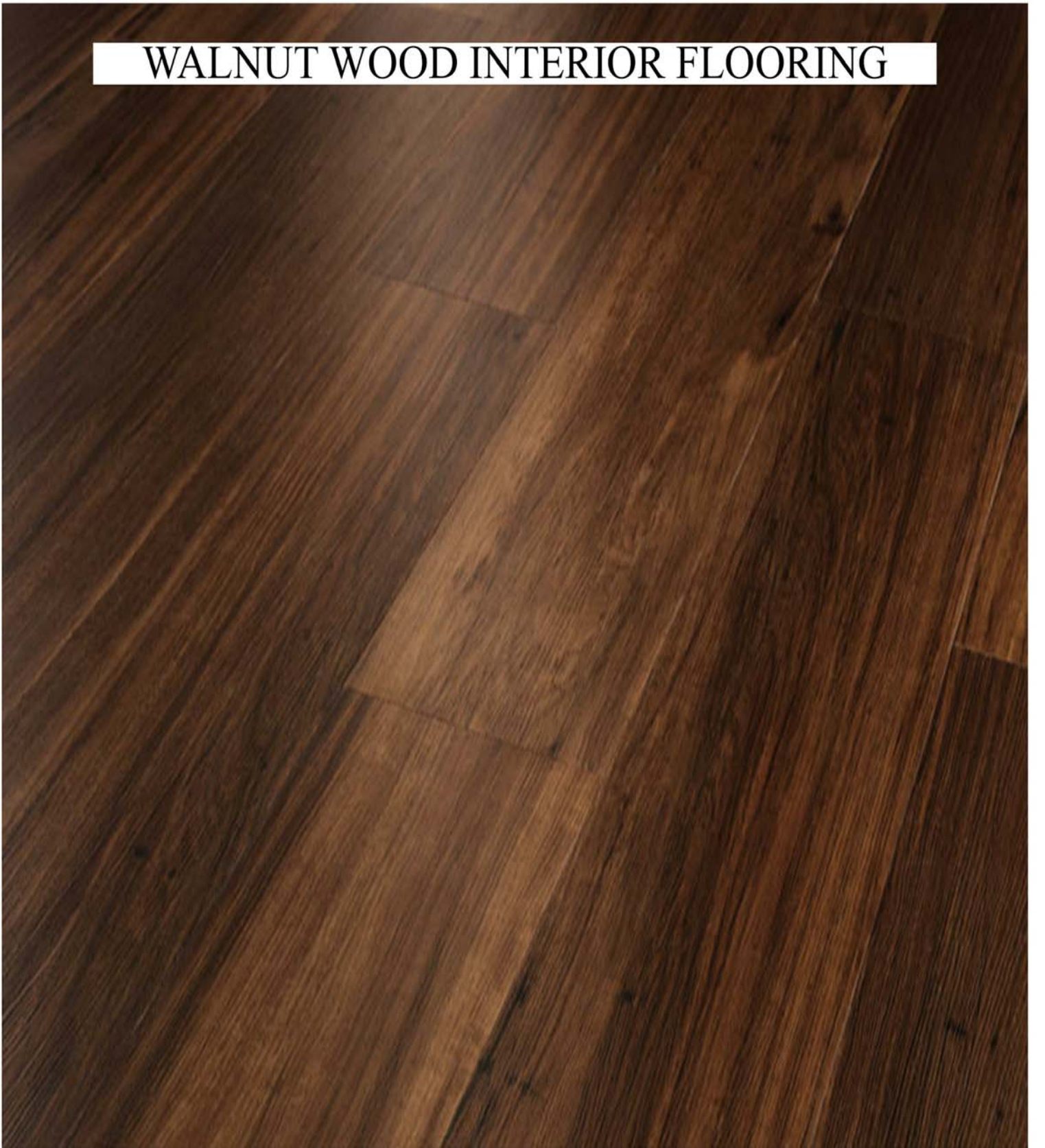
GRASSCRETE



WALL CAP



PATIO FLOOR TILES



WALNUT WOOD INTERIOR FLOORING

2/18/2019 07:51:12 PM



GLASS ROOF TILES



DOUBLE CASEMENT WITH MULION GRIDS



ROUND TOP WINDOW



SIGNAGE



WROUGHT IRON PENDANT LAMP



ROOF DECK EDGE CORNICE



DIVIDED LIGHT DOUBLE CASEMENT



RAIN WATER SCUPPER AND LEADER



WALL-MOUNTED CORBEL TRELLIS



FABRIC WINDOW AWNINGS



LIVING WALL PLANT SCREEN



STOREFRONT FRENCH DOOR



ARCHED STOREFRONT DOOR



WROUGHT IRON BALCONY RAILING



PLANTER BOX

2/18/2019 07:51:26 PM

Reverse Cycle Heat Pump

STANDARD FEATURES

- Dual System Programmable Compressor (Two Separate Refrigerant Circuits)
- Simple Piping & Plumbing
- Easily Zoned
- 30% Larger Condenser Coil than Traditional Units
- Self Diagnostic Control – Carel Factory Programmed – Field Adjustable
- Low Current (AMP) Requirements
- Simplified Installation & Ease of Service
- Quiet Operation – “Soft Start” Package
- Highest R-410A COP and EER
- No Refrigerant Handling
- Refrigerant Stays Outside the Building
- Low Ambient Antifreeze Protection
- 30% Less Refrigerant than Conventional Split System
- Durable Baked Enamel Finish
- Low Ambient Cooling Enabled
- Automatic Lead/Lag between Compressors
- Easy Service Access



<p>□ MODEL: SCM036A4 Qty. ____</p> <p>HEATING CAPACITY: KW – 10.4 BTUh – 35,500</p> <p>COP: 2.70</p> <p>COOLING CAPACITY: KW – 11.3 BTUh – 38,500</p> <p>EER: 9.2</p> <p>VOLTAGE: 230V/1/60Hz</p> <p>COMPRESSOR: Rotary x 2</p>	<p>□ MODEL: SCM060A4 Qty. ____</p> <p>HEATING CAPACITY: KW – 17.6 BTUh – 60,250</p> <p>COP: 2.55</p> <p>COOLING CAPACITY: KW – 18.0 BTUh – 61,500</p> <p>EER: 8.7</p> <p>VOLTAGE: 230V/1/60Hz</p> <p>COMPRESSOR: Rotary x 2</p>
---	---



260 North Elm St., Westfield, MA 01085
(800) 465-8558 Fax: (413) 564-5815

7555 Tranmere Drive, Mississauga, ONT. L5S 1L4 Canada
(905) 670-5888 Fax: (905) 670-5782
www.spacepak.com

PROJECT: _____ DATE: _____

LOCATION: _____

CUSTOMER: _____

ENGINEER: _____

SUBMITTED BY: _____

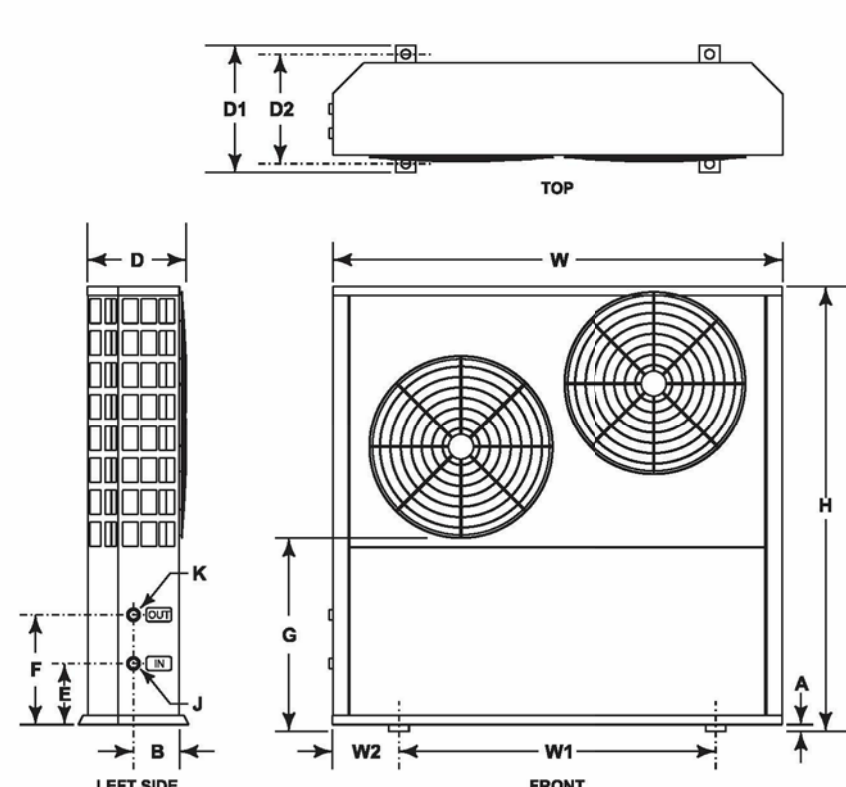
FOR: Reference Approval Construction

UNIT DESIGNATION: _____

SCHEDULE NUMBER: _____

SUBMITTAL DATA: CHILLER SERIES SCM036/060

DIMENSIONS



Model	A	B	D	D1	D2	E	F	G	H	J	K	W	W1	W2
SCM-036	1	10	17 3/4	17 3/4	15 1/2	5 1/2	15 1/4	25	53	1" NPT	1" NPT	43 3/4	27 1/2	7 1/8
SCM-060	1	10	17 3/4	17 3/4	15 1/2	5 1/2	15 1/4	25	53	1" NPT	1" NPT	43 3/4	27 1/2	7 1/8

PERFORMANCE

Cooling Operation – 47°F water					Heating Operation				
Ambient Temp °F	Capacity BTU/hr	Chiller Power Watts	Chiller COP	Chiller EER	Ambient Temp °F	Capacity BTU/hr	Chiller Power Watts	Chiller COP	Water Supply Temp.
3 Ton SpacePak Chiller					3 Ton SpacePak Chiller				
82	38,553	2,523	4.47	15.28	45	35,536	3,855	2.70	115
95	29,694	3,873	2.25	7.67	32	26,295	3,472	2.22	110
105	22,830	4,912	1.36	4.66	20	20,245	3,103	1.91	105
5 Ton SpacePak Chiller					5 Ton SpacePak Chiller				
82	61,626	5,150	3.50	11.95	45	60,256	6,919	2.55	115
95	54,621	5,881	2.72	9.29	32	42,770	5,927	2.11	110
105	45,688	6,643	2.01	6.87	20	24,769	4,125	1.76	105

Section 2: Specifications and ratings

Figure 1 Model SCM rating data

Item	Units	SCM-036	SCM-060	Item	Units	SCM-036	SCM-060
Cooling capacity (Note 2)	Bluh / KW	34,000 / 10.0	46,000 / 13.5	Supply voltage	VAC	230/1/60	230/1/60
Heating capacity (Note 3)	Bluh / KW	44,000 / 13.0	60,000 / 17.0	Running current, cooling (Note 1)	Amps	17.6	26.4
Fan speed	RPM	850	850	Running current, heating (Note 1)	Amps	15.1	21.3
Noise level	dB(A)	56	56	MCA (Note 1)	Amps	15.7	30.3
Water volume	Gallons	2	2.5				
Supply connection	Inches NPT	1	1	Return connection	Inches NPT		1
Minimum supply temperature	+F	36	36	Maximum supply temperature	+F	125	125
Minimum flow	GPM	7	10	Maximum flow	GPM	12	15
Pressure drop at minimum flow	Feet WC	8	17	Pressure drop at maximum flow	Feet WC	21	28
Net weight	Lbs	337	386	Operating weight	Lbs	354	407
Shipping weight	Lbs	346	395	Shipping dimensions	Inches	47 x 18 x 60	47 x 18 x 60

Note 1: Electrical ratings DO NOT include water pump amp draw. This pump is supplied by the installer. Add the current draw of the pump to the values listed above. Adjust the MCA accordingly.
 Note 2: Performance at 95° ambient temperature, 47° water
 Note 3: Performance at 45° ambient temperature, 115° water

Figure 2 Model SCM coding

Typical model	S	C	M	O	6	O	A	4
Position	1	2	3	4	5	6	7	8
Designation	Unit Type			Capacity			Series	Refrigerant type
Values	SCM = SpacePak Heat Pump/Chiller Module			036 = 3 ton nominal 060 = 5 ton nominal			A = Series "A"	4 = R410A
Examples	SCM-036-A-4 = 3 ton nominal, series A, using R410A refrigerant, SpacePak Heat Pump/Chiller Module SCM-060-A-4 = 5 ton nominal, series A, using R410A refrigerant, SpacePak Heat Pump/Chiller Module							

Standard equipment

- Heat pump/chiller, including two refrigeration systems, factory-programmed controller, fans and all required internal components
- Powder-coated enclosure
- Auxiliary electric immersion heater (3 KW, 230V/1/60) — requires separate electrical power circuit, 15-amp minimum breaker

Additional components required

- Pump and piping by others
- Expansion tank, properly sized for system volume
- SpacePak Chiller Interface Module

Section 4: LOCATION & MOUNTING

WARNING Failure to comply with all of the guidelines IN THE FOLLOWING could result in death, serious injury or substantial property damage.

NOTICE The installation must comply with all applicable local codes.

Prepare the unit

- Inspect the unit for shipping damage. DO NOT use if there is a risk that the damage could affect unit operation.
- Make sure all required components are available.
- Install optional immersion heater, if used. See instructions provided with the heater.

Location

- DO NOT locate where the unit could be sprayed by sprinklers.
- DO NOT locate near swimming pools, spas or any location that could cause chlorine or other contaminant to enter the unit.
- DO NOT locate where water run-off from adjacent structures could impinge on the unit.
- Maintain the clearances shown in Figure 5.
- LOW AMBIENT conditions — Contact SpacePak Technical Support to obtain low ambient adjustment instructions if cooling operation below 55°F is required.
- CORROSIVE ENVIRONMENTS — Do not install the unit in an area subject to sea air or other potential corrosive contaminants.
- INDOOR INSTALLATION — If the unit is installed inside a building, the building must be equipped with an opening sufficient to ensure free discharge of heated (or cooled) air generated by the heat pump/chiller. All clearances must be maintained to ensure free air flow into and out of the enclosure. Make sure no other equipment located in the space will be affected by the unit's air flow.

Handling

- See Figure 4.
- Place padding at pressure points to prevent damage to the enclosure.
- Use caution when handling. The unit is heavy and could cause severe injury or damage if dropped or handled incorrectly.

Figure 4 Handling with cables

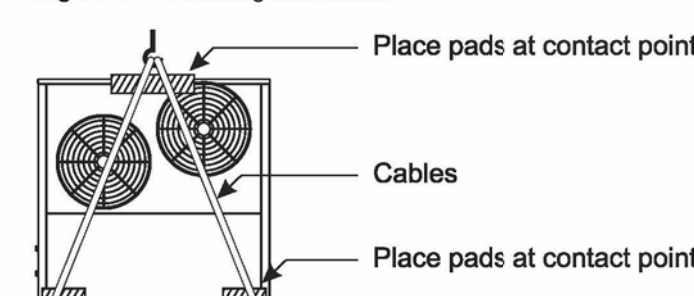
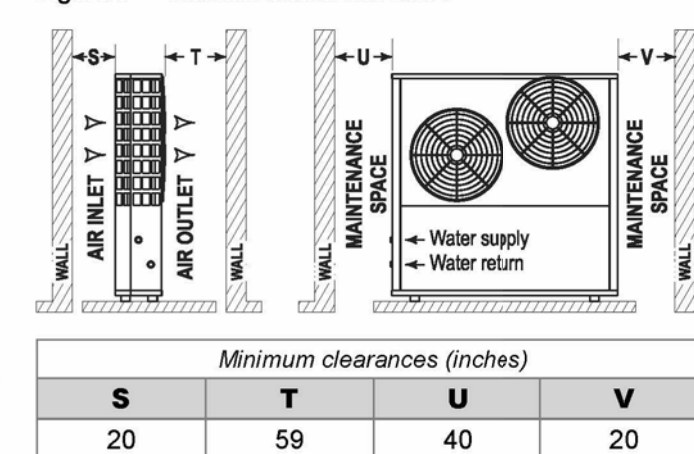


Figure 5 Maintain clearances below



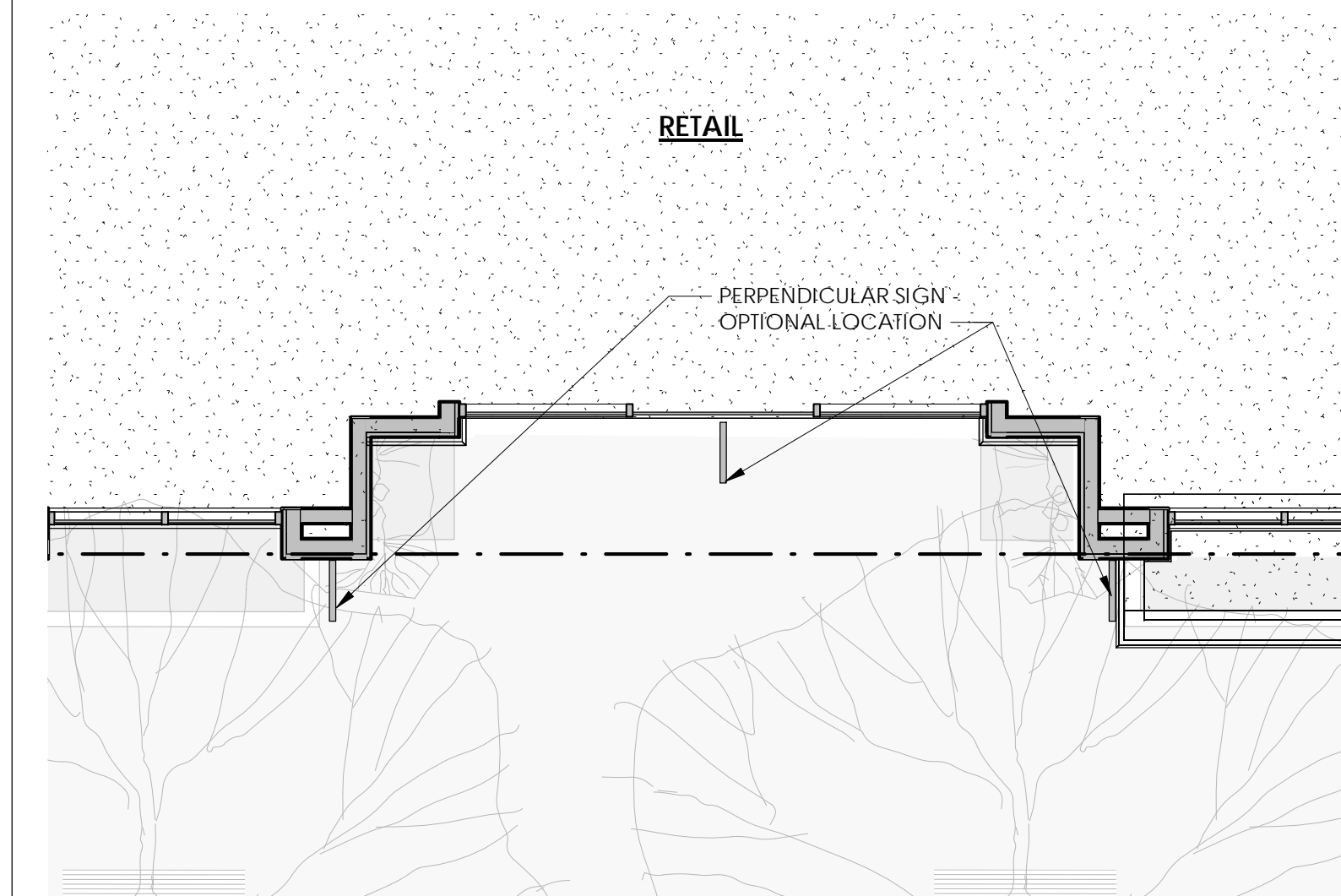
6. AC CHILLER SPECS AND NOISE LEVELS



4. GLASS TILE ROOF



5. TOWNHOUSE PATIO DORMER



A TYP. ENTRY SIGNAGE PLAN



B TYP. ENTRY SIGNAGE ELEVATION

3. MASTER SIGN PLAN



2. PERPENDICULAR SIGN - OPT. A



2. PERPENDICULAR SIGN - OPT. B



1. LED ADDRESS/ COMMERCIAL SIGNAGE



INTERIOR VIEW OF FRENCH DOOR



EXTERIOR FRENCH DOOR



DARK DIVIDED WINDOW



WOOD WINDOW



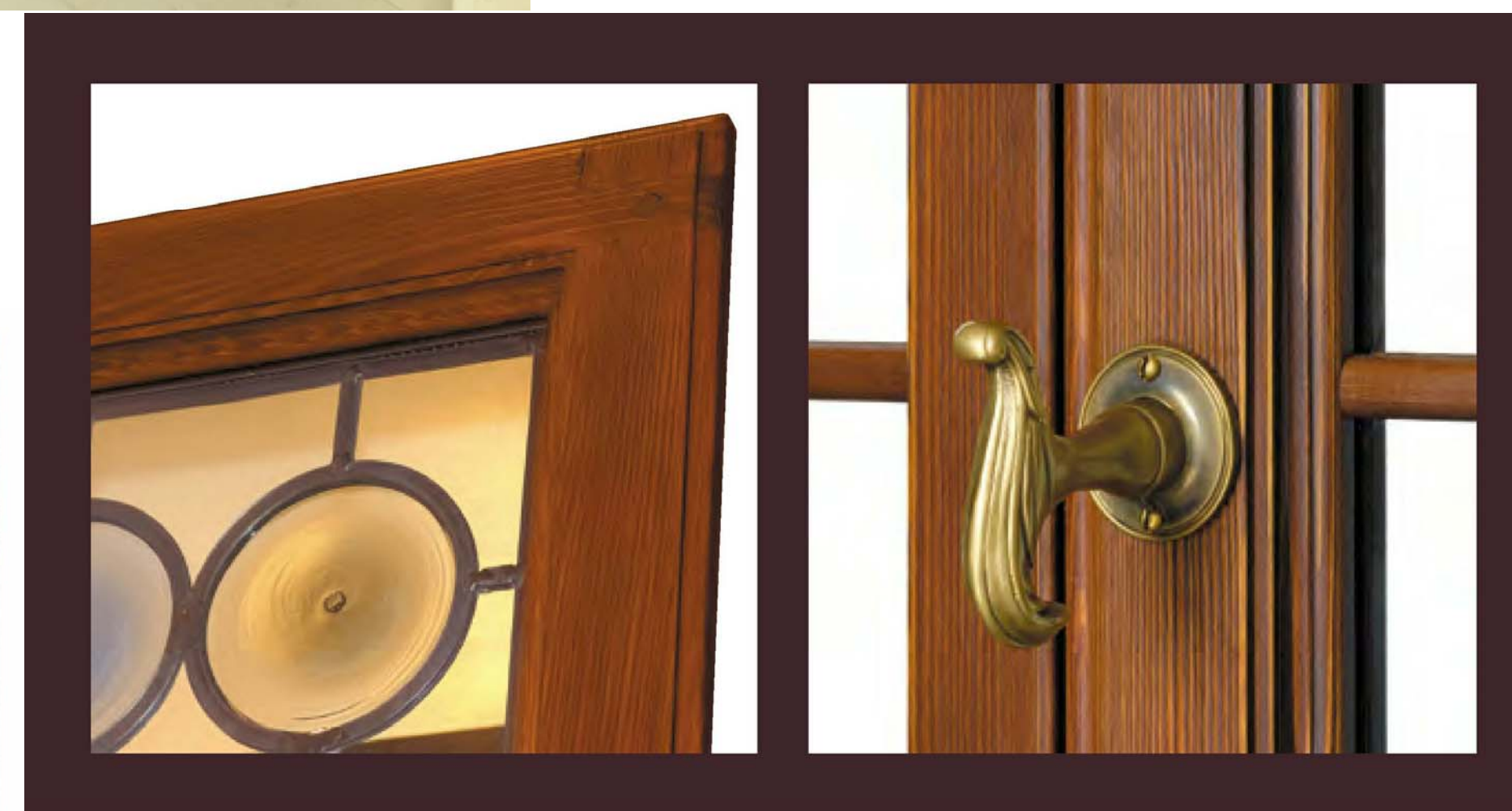
INTERIOR SIDE SHOWING HARDWARE



IN SWING CASEMENT



EXTERIOR SIDE



CLOSE UP OF HANDLE AND OBSCURE WINDOW



TOP VIEW OF CASEMENT COMING TOGETHER



Falegnameria Fabbio was founded in San Biagio di Callalta (TV) in 1957 by Gino Fabbio as an artisan wood shop with focus on manufacturing high quality windows and doors. The business has been run since then with creativity and passion; in 1980 Luigino Fabbio enters the family business and starts developing an old world window model that is the perfect replacement in the many renovations of historical buildings in the Veneto area. The historical line is still built today as it was once by using old dove tail techniques, original architectural design, antiquing processes and natural oils and wax. Thank to Luigino's knowledge and passion for history and details over the years Fabbio has developed various lines of product that are used in restoration of buildings from the XVII-XVIII-XIX century.

In 2005 the new Fabbio Design is born with the intent of completing the historical line with a contemporary line more suitable for today's modern architecture. The new innovative Extrema has a frameless design with a "clean" look and is a perfect match for modern design. Fabbio Design has grown over the years adding new lines like the "Fly" that maintains all the quality details of a Fabbio Design product in today's competitive market or the "Museo" which has been developed for a custom project and with its unique bronze exterior clad represent a top of the line product. To manufacture a great window you must start with high quality wood; Fabbio Design uses only the best woods sourced from Forest Stewardship Council (FSC) sources, as well as being FSC certified themselves. The finishing oils, stains, waxes are chosen for both their high quality and eco-friendly characteristics.

In pursuing the philosophy of innovation and on-going commitment to provide a better service to the customer in 2013 Fabbio Design inaugurated the new headquarters in San Biagio di Callalta near Venice - Italy, with over 32,000 sf of manufacturing capabilities, including state of the art CNC machines, and the new Fabbio USA LLC with headquarters in San Francisco, CA

Flexibility is the essence of Fabbio Design. No project is too big or too small, weather our customers want something simple or something highly customized, something antique or something modern we are here to help and we can do it with a quality of craftsmanship that is second to none.

HISTORY OF FABBIO DESIGN

DOUBLE CASEMENT WOOD WINDOW BY COORITALIA

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MENLO PARK, CALIFORNIA 94025

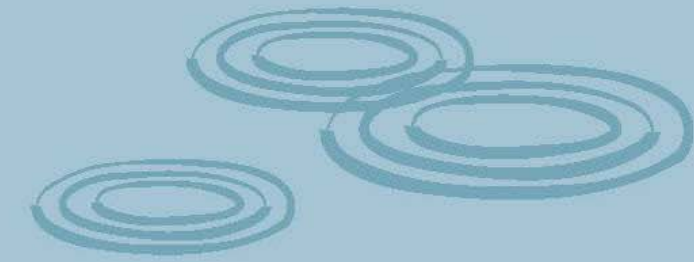
SHEET TITLE
WINDOW & DOOR IMAGES

SHEET NUMBER
A-6.8

ENVIRONMENTAL INNOVATIONS IN DESIGN
412 OLIVE AVE. PALO ALTO, CA 94306
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Stormwater and the Construction Industry



Protect Natural Features



Bad



Good

Minimize clearing.
 Minimize the amount of exposed soil.
 Identify and protect areas where existing vegetation, such as trees, will not be disturbed by construction activity.
 Protect streams, stream buffers, wild woodlands, wetlands, or other sensitive areas from any disturbance or construction activity by fencing or otherwise clearly marking these areas.

Construction Phasing



Bad



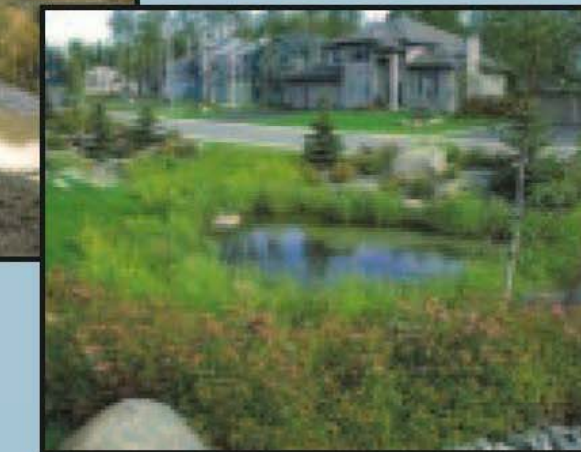
Good

Sequence construction activities so that the soil is not exposed for long periods of time.
 Schedule or limit grading to small areas.
 Install key sediment control practices before site grading begins.
 Schedule site stabilization activities, such as landscaping, to be completed immediately after the land has been graded to its final contour.

Vegetative Buffers

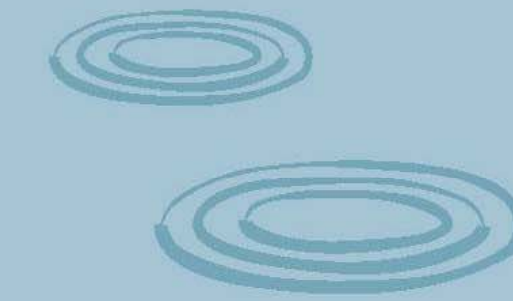


Bad



Good

Protect and install vegetative buffers along waterbodies to slow and filter stormwater runoff.
 Maintain buffers by mowing or replanting periodically to ensure their effectiveness.



Silt Fencing



Bad



Good

Inspect and maintain silt fences after each rainstorm.
 Make sure the bottom of the silt fence is buried in the ground.
 Securely attach the material to the stakes.
 Don't place silt fences in the middle of a waterway or use them as a check dam.
 Make sure stormwater is not flowing around the silt fence.

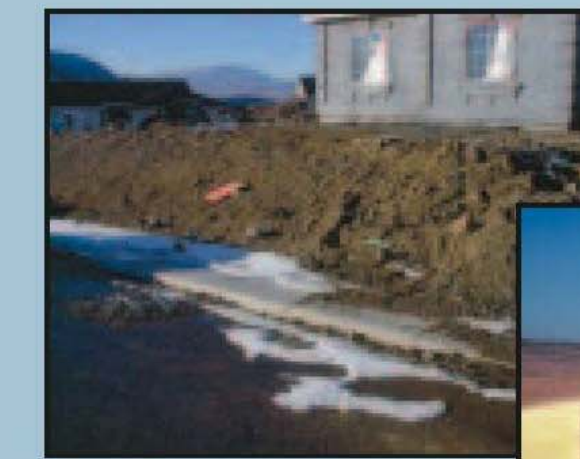


Maintain your BMPs!



SAN MATEO COUNTYWIDE
 STORMWATER POLLUTION
 PREVENTION PROGRAM
 (STOPPP)
 A program of C/CAG
 www.flowstobay.org

Site Stabilization



Bad



Good

Vegetate, mulch, or otherwise stabilize all exposed areas as soon as land alterations have been completed.

Construction Entrances



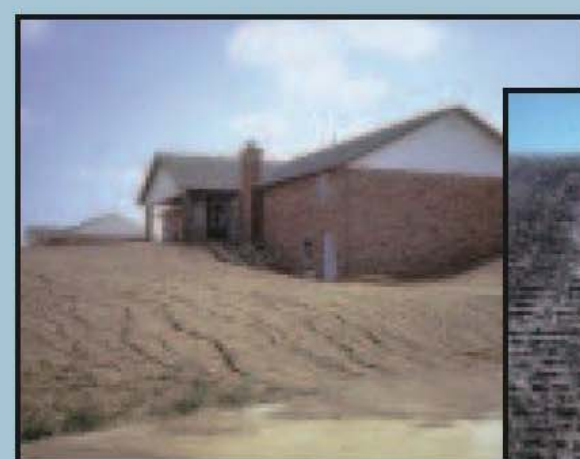
Bad



Good

Remove mud and dirt from the tires of construction vehicles before they enter a paved roadway.
 Properly size entrance BMPs for all anticipated vehicles.
 Make sure that the construction entrance does not become buried in soil.

Slopes



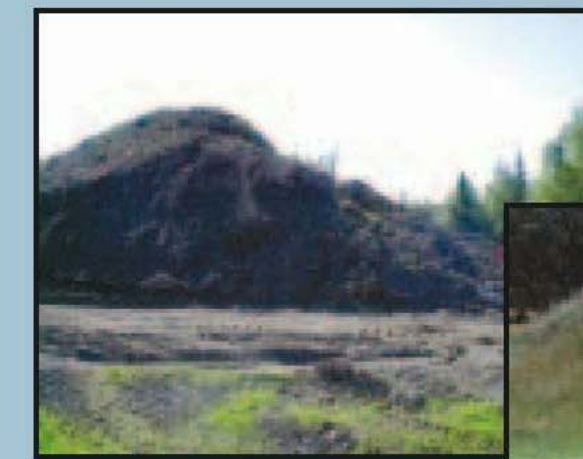
Bad



Good

Rough grade or terrace slopes.
 Break up long slopes with sediment barriers, or under drain, or divert stormwater away from slopes.

Dirt Stockpiles



Bad



Good

Cover or seed all dirt stockpiles.

Storm Drain Inlet Protection



Bad



Good

Use rock or other appropriate material to cover the storm drain inlet to filter out trash and debris.
 Make sure the rock size is appropriate (usually 1 to 2 inches in diameter).
 If you use inlet filters, maintain them regularly.

Source: www.epa.gov/npdcs/menuofbmps

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PROJECT NARRATIVE: Enduring Human-Centered Building

This project is intended to 1) enhance occupants' well-being and quality of life, 2) minimize long-term operations and maintenance costs, and 3) support a healthy natural environment. This narrative outlines overarching goals for the project and is intended to provide high-level guidance to the ownership, design and construction team on best practices and performance goals. Specific methods, systems, materials, and products will be specified in design development and construction documents.

Integrated Design Approach

The team will invest in an integrated design process throughout the entire project lifecycle to facilitate communication and collaborative problem solving. This approach requires the project team to consider the whole building as an integrated collection of its systems, considering how each decision impacts other disciplines and overall project goals. To support this approach, we will schedule a design charrette during the conceptual design phase. A charrette is an interdisciplinary session involving all key disciplines and can help facilitate efficient, common-sense, achievable strategies for optimizing a project's environmental performance.

Site integration and community activation

Native drought-tolerant landscaping that integrates rain gardens and bioswales create an attractive, environmentally responsible, integrated storm water management system for the site. Attractive streetscapes, seating, pedestrian-scale landscaping, decorative light fixtures, awnings and trellises, public art, and other features create an inviting, lively sidewalk experience. Convenient and plentiful short-term and long-term bicycle parking, gear storage areas, strong connections to sidewalks and bike lanes, and other design features encourage biking, walking and other outdoor activities.

Space and material efficiency

A compact, efficient building layout maximizes residential density while providing inviting homes and community gathering spaces. Prefabricated building components, resource-efficient design approaches, careful material takeoffs, and reuse of waste materials where appropriate minimize on site construction waste. Prefabricated components could also significantly reduce construction time, reducing carrying costs and allowing residents to move into their homes months earlier.

Energy efficiency

Passive design strategies including above-code levels of insulation, highly airtight enclosures verified with blower door testing, heat-recovery ventilation, and high-performance windows are prioritized. Optimizing efficiency of the building envelope minimizes heat loss in winter and heat gains in summer and maximizes comfort while

significantly reducing peak heating and cooling loads. This allows the mechanical system to be downsized greatly reducing energy use for the lifetime of the building.

Windows are optimized for daylight penetration deep into spaces, and external window shading provides effective sun control on south and west façades to minimize overheating and the need for active cooling. Ceiling fans in common rooms, living areas and bedrooms provide low-tech comfort. 100% LED lighting, occupancy sensors, and ENERGY STAR appliances round out the energy efficiency strategy.

Whole-building energy modeling will be performed to assess proper levels of investment in the building envelope and equipment efficiency. Analyses will reveal projected performance of various options with regard to heating and cooling loads, energy usage, and utility costs.

Electricity monitoring systems will be integrated to allow for troubleshooting of problem equipment, controls or management practices; and supports ongoing understanding of energy usage for continuous feedback and improvement.

Renewables and zero energy

With a passive design approach, a zero energy goal may be within reach. We are interested in exploring opportunities to design the project to be "zero energy ready," or integrate solar photovoltaic (PV) panels or solar thermal water heating to achieve zero energy.

Water quality and conservation

Native drought-tolerant landscaping that integrates rain gardens and bioswales create an attractive, environmentally responsible, integrated storm water management system for the site. High-efficiency toilets, low-flow showerheads, on-demand hot water circulation, and drip irrigation with weather-based controllers will conserve water and save money for owners.

Certification Programs

Certification Programs are a tool to help a project team create a building that has a positive impact on the users and the environment. Rather than focus on achieving a certain level or number of points the project aims to use the program to support the holistic building goals. Programs that may be a good fit for the project include:

- LEED – Healthy, highly efficiency and cost savings green buildings
- Living Building Challenge – Rigorous proven performance standard based on regenerative design framework
- WELL – Advancing health and well-being
- Fitwel – Optimizes buildings to support health
- GPR – Healthy, comfortable, durable and resource efficient homes

LEED BD+C: Homes and Multifamily Lowrise v4 - LEED v4
201 El Camino Real & 612 Cambridge Avenue Scorecard (ID: TEST ID)

Project Address: 201 El Camino Real, Menlo Park, CA 94025, San Mateo

Note: The information on this LEED-Online scorecard is for informational purposes only. To view the information, use the Credit Category tabs.

Category	Subcategory	Preliminary	Y	M	U	Verified	0
Integrative Process	IPc	2 of 2					
	IPe	2 of 2					
Location and Transportation	LTP	13.5 of 15					
	Performance Path	Required					Not Verified
Sustainable Sites	SSp	6 of 7				2.5	
	SSc	2 of 2					
Water Efficiency	WEc	6 of 12					
	WEe	3 of 4					
Energy and Atmosphere	EAp	17.5 of 38				2.5	
	EAc	2 of 6					2
Materials and Resources	MRp	7.5 of 10					
	MRc	2 of 3					

Category	Subcategory	Preliminary	Y	M	U	Verified	0
Indoor Environmental Quality	EQc	13.5 of 16					
	EQe	2 of 3					
	EQf	1 of 1					
	EQg	2 of 2					
	EQh	2 of 3					
	EQi	1 of 2					
	EQj	3 of 3					
	EQk	1 of 1					
	EQl	2 of 2					
	EQm	2 of 3					
Innovation	INp	3 of 6					
	INc	2 of 5					
	INe	1 of 1					
Regional Priority	RPc	2 of 4					2

Point Floors	Yes	No
The project earned at least 8 points total in Location and Transportation and Energy and Atmosphere	<input type="checkbox"/>	<input type="checkbox"/>
The project earned at least 3 points in Water Efficiency	<input type="checkbox"/>	<input type="checkbox"/>
The project earned at least 3 points in Indoor Environmental Quality	<input type="checkbox"/>	<input type="checkbox"/>

Total	Preliminary	Y	M	U	Verified	0
Certification Thresholds	Certified: 40-49, Silver: 50-59, Gold: 60-79, Platinum: 80-110	71	110		14	

McGraw-Edison

The TopTier™ parking garage canopy and low-bay luminaire is an innovative addition that delivers an unparalleled combination of performance and value. The patented McGraw-Edison™ optical performance and clear lens. The patented LED light source is an advanced, ultra-efficient light source that provides a high level of performance and operational life. The approach results in a high level of performance and operational life. The TopTier luminaire is available for use in parking garages, ramps and other areas.

Specifications

Construction: One-piece, low-profile die-cast aluminum housing provides a clean and aerodynamic housing. Translucent acrylic lens is mounted in front of the LED light source for easy cleaning and maintenance. The acrylic lens is available for use in parking garages, ramps and other areas.

Optics: Uniform optical distribution and high beam spread. The acrylic lens is available for use in parking garages, ramps and other areas.

Mounting: Standard fixture is available in a square or rectangular design. The fixture is available for use in parking garages, ramps and other areas.

Dimensions: 18.5" (468mm) x 12.5" (318mm) x 4.5" (114mm)

Additional Information: See McGraw-Edison website for more information.

TT TOPIER LED

Additional Mounting Options: TRIMMOUNT, WALL MOUNT, RECURVING PENDANT MOUNT.

Optical Distributions: OS (Overhead), MO (Mid), MS (Mid), DL (Down), DL (Down), DL (Down).

Lumen Maintenance: Table showing lumen maintenance over time for various temperatures and beam spreads.

Emergency Data: Table showing emergency data for various temperatures and beam spreads.

Shipping Data: Table showing shipping data for various temperatures and beam spreads.

TT TOPIER LED

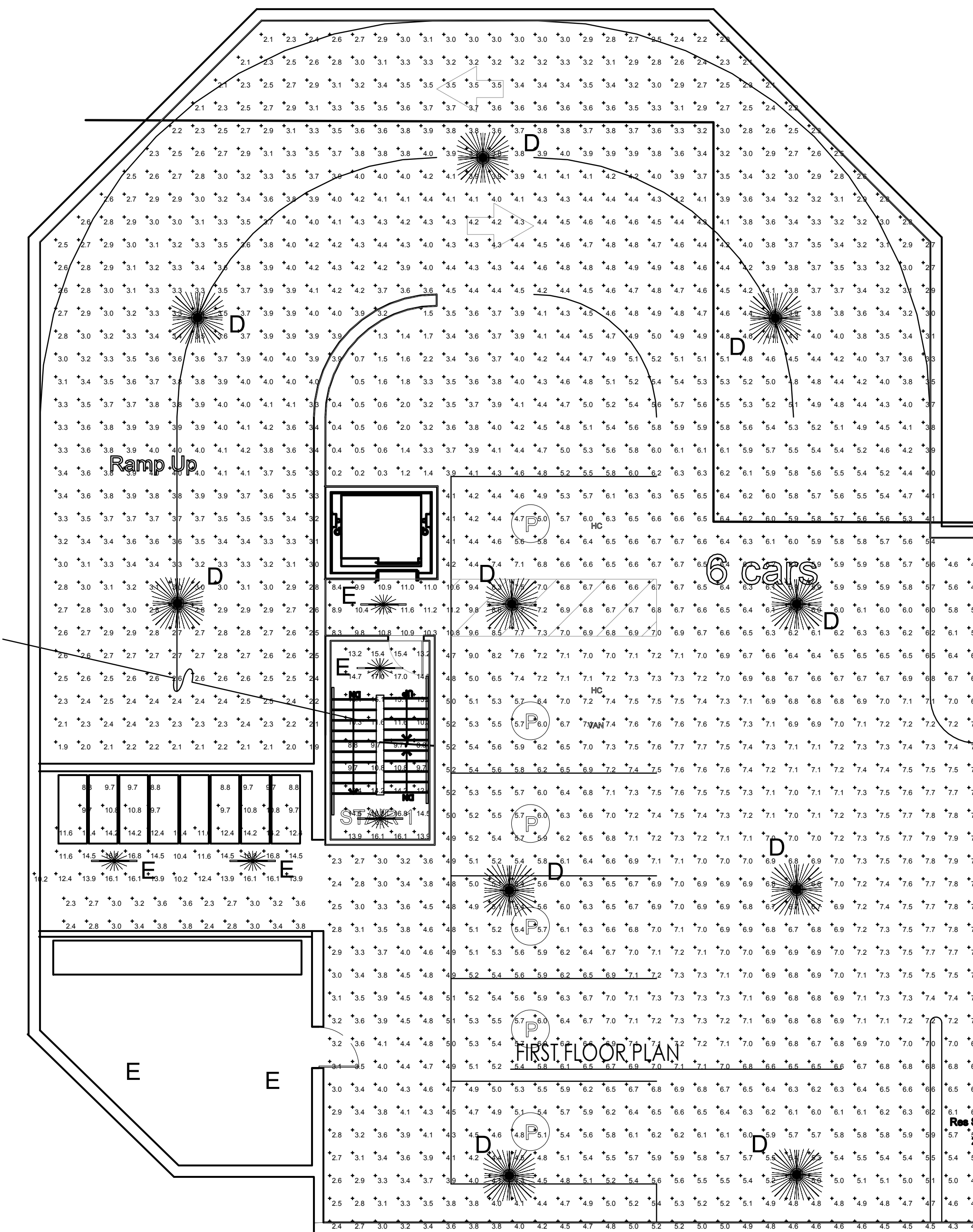
Control Options: 0-10V, DALI, etc.

Photometric Data: Beam spread diagrams showing light distribution at various heights.

Luminaire Maintenance: Table showing luminaire maintenance over time for various temperatures and beam spreads.

Emergency Data: Table showing emergency data for various temperatures and beam spreads.

Shipping Data: Table showing shipping data for various temperatures and beam spreads.



Schedule

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps
○	D	18	Performance IN Lighting USA	070016	MIMIK 30 M TYPE III 36W 4000K 0-10V AN-96	303807 MCU0992LUXMNW0 700mA	1
—	E	9	Performance IN Lighting USA	074684	ALU TECH RO 11W 3000K GR-EV1	303220 LWT256930SL30R2V3P3	1

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	3.5 fc	21.8 fc	0.0 fc	N/A	N/A

PARKING GARAGE LEVEL 2

NULITE

SA LED Series

Specifications: Construction, Lens, Reflector/Driver, LED Module, Mounting Surface.

Ordering Information: Table with columns for Series, Length, Lumen Package/LED Color, Voltage, Driver, Options.

Notes: 1. Standard driver, don't connect low-voltage wires for non-dimming applications. 2. Consult factory for specifications and manufacturer. 3. Emergency battery pack not available for 2' and 3' units.

NULITE

SA LED Series

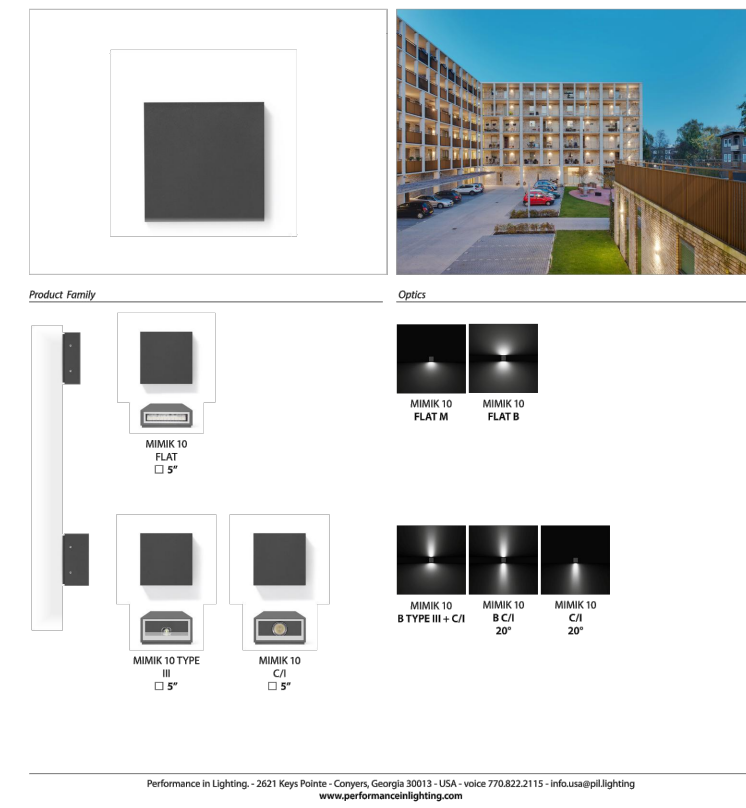
Lutron Driver Ordering Codes: Table with columns for Lutron Code, Lutron Series, Dimm Level, Control Type, Eco-Resistor.

Plan view of 78" KO on back of channel: Diagram showing the physical dimensions and mounting options for the luminaire.

NOTE: RE: ELECTRICAL DRAWINGS FOR CEC REQUIREMENTS, LIGHTING CONTROLS, ELECTRICAL LOAD CALCULATIONS, TITLE-24 ENERGY COMPLIANCE, ETC.

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

MIMIK series MIMIK 10



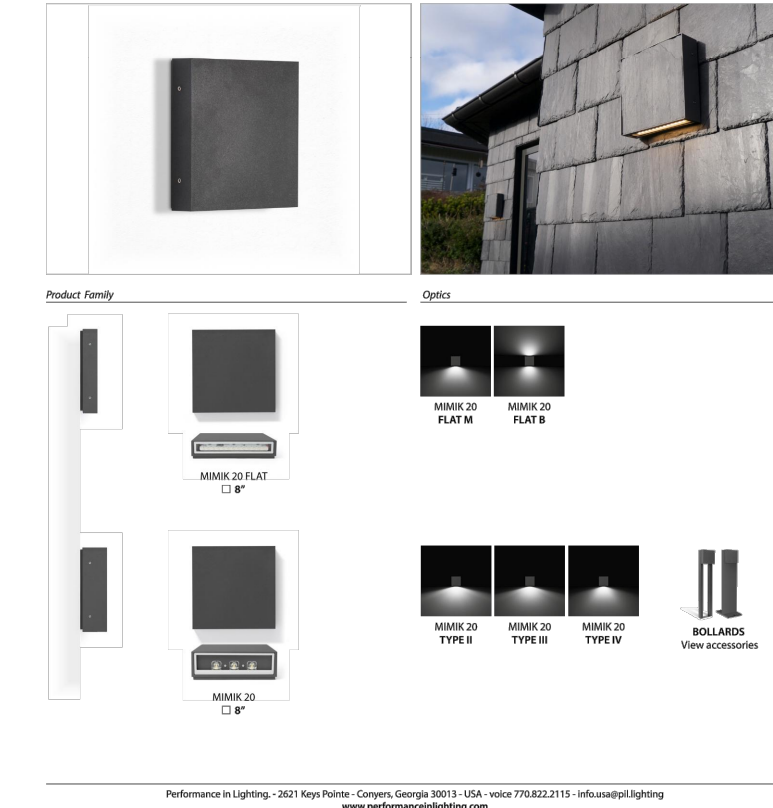
MIMIK 10

MIMIK 10 FLAT M

MIMIK 10 FLAT B

Model	Power	Beam Angle	Beam Diameter @ 10'	Beam Diameter @ 20'	Beam Diameter @ 30'	Beam Diameter @ 40'	Beam Diameter @ 50'	Beam Diameter @ 60'	Beam Diameter @ 70'	Beam Diameter @ 80'	Beam Diameter @ 90'	Beam Diameter @ 100'
MIMIK 10 M TYPE III 10W 3000K AN-96	10W	36°	3.5	7.0	10.5	14.0	17.5	21.0	24.5	28.0	31.5	35.0
MIMIK 10 M TYPE III 36W 4000K 0-10V AN-96	36W	36°	3.5	7.0	10.5	14.0	17.5	21.0	24.5	28.0	31.5	35.0

MIMIK series MIMIK 20



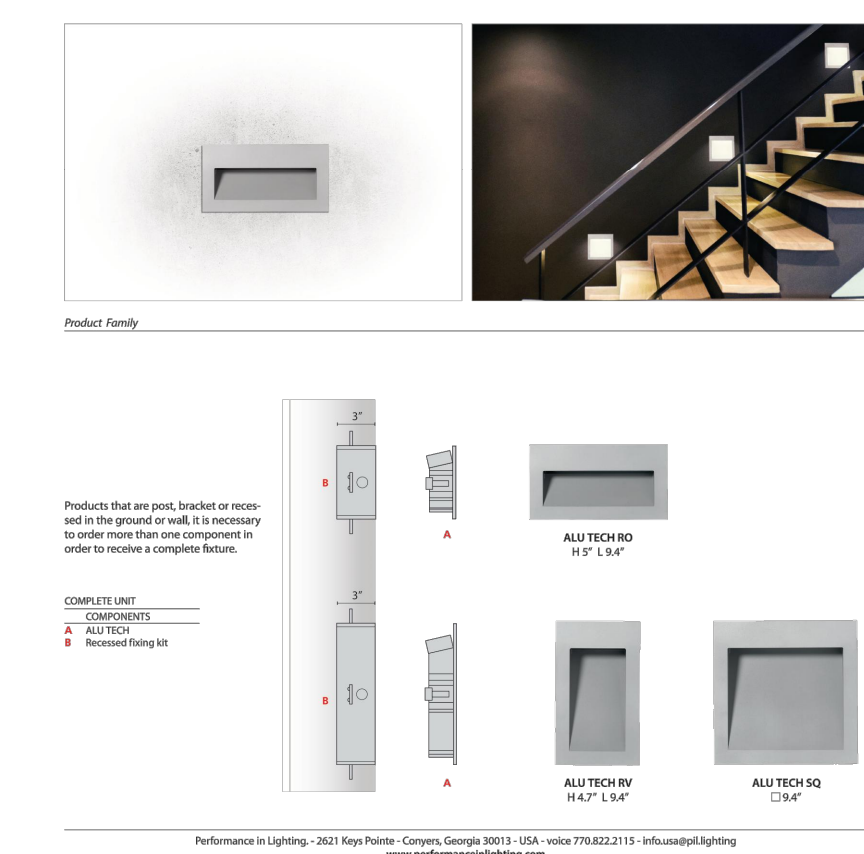
MIMIK 20

MIMIK 20 FLAT M

MIMIK 20 FLAT B

Model	Power	Beam Angle	Beam Diameter @ 10'	Beam Diameter @ 20'	Beam Diameter @ 30'	Beam Diameter @ 40'	Beam Diameter @ 50'	Beam Diameter @ 60'	Beam Diameter @ 70'	Beam Diameter @ 80'	Beam Diameter @ 90'	Beam Diameter @ 100'
MIMIK 20 M TYPE III 10W 3000K AN-96	10W	36°	3.5	7.0	10.5	14.0	17.5	21.0	24.5	28.0	31.5	35.0
MIMIK 20 M TYPE III 36W 4000K 0-10V AN-96	36W	36°	3.5	7.0	10.5	14.0	17.5	21.0	24.5	28.0	31.5	35.0

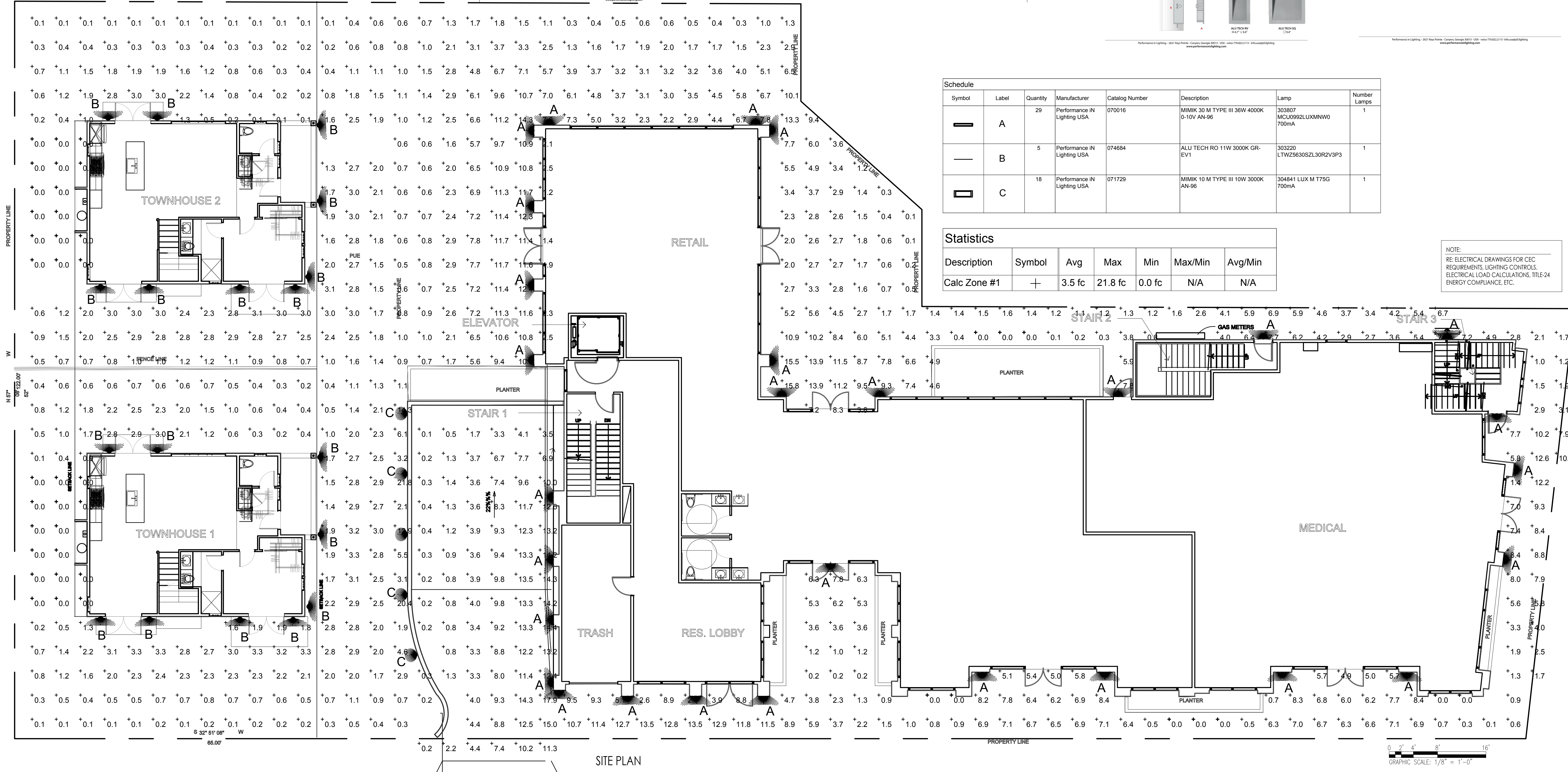
ALU TECH series ALU TECH



ALU TECH RO

ALU TECH RO

Model	Power	Beam Angle	Beam Diameter @ 10'	Beam Diameter @ 20'	Beam Diameter @ 30'	Beam Diameter @ 40'	Beam Diameter @ 50'	Beam Diameter @ 60'	Beam Diameter @ 70'	Beam Diameter @ 80'	Beam Diameter @ 90'	Beam Diameter @ 100'
ALU TECH RO 11W 3000K GR-EV1	11W	36°	3.5	7.0	10.5	14.0	17.5	21.0	24.5	28.0	31.5	35.0



Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps
⬤	A	29	Performance IN Lighting USA	070016	MIMIK 30 M TYPE III 36W 4000K 0-10V AN-96	303807 MCU0992LUXMNW0 700mA	1
—	B	5	Performance IN Lighting USA	074684	ALU TECH RO 11W 3000K GR-EV1	303220 LTWZ5630SL30R2V3P3	1
⬢	C	18	Performance IN Lighting USA	071729	MIMIK 10 M TYPE III 10W 3000K AN-96	304841 LUX M T75G 700mA	1

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	3.5 fc	21.8 fc	0.0 fc	N/A	N/A

NOTE:
RE-ELECTRICAL DRAWINGS FOR CEC REQUIREMENTS, LIGHTING CONTROLS, ELECTRICAL LOAD CALCULATIONS, TITLE-24 ENERGY COMPLIANCE, ETC.

PRINT DATE: 1/31/2019

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DATE
02/19/2019

201 EL CAMINO REAL - 612 CAMBRIDGE AVE
MENLO PARK, CALIFORNIA 94025

SHEET TITLE
SITE PLAN
LIGHTING PHOTOMETRIC

SHEET NUMBER
RCP-1.1

ENVIRONMENTAL INNOVATIONS IN DESIGN
412 OLIVE AVE. PALO ALTO, CA 94306
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