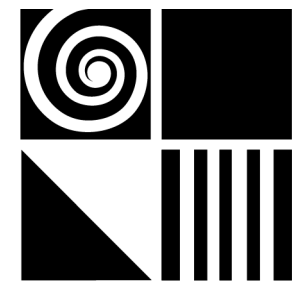




TENANT IMPROVEMENTS PLANNING PACKAGE

1851 HARBOR BAY PARKWAY ALAMEDA, CA 94502

ISSUED 08.28.2017



DGA planning | architecture | interiors

550 Ellis Street, Mountain View, CA 94043 650-943-1660
201 Filbert Street, 3rd Floor, San Francisco, CA 94133 415-477-2700
445 West Ash Street, San Diego, CA 92101 619-685-3990
400 Capitol Mall, Suite 1540, Sacramento, CA 95814 916-441-6800

CONSULTANTS

Landscape Architect
Creo Landscape Architecture
466 Geary Street, Suite 300
San Francisco, CA 94102
415.688.2506

Civil Engineer
Kier & Wright Civil Engineers & Surveyors, Inc.
3350 Scott Blvd. Bldg #22
Santa Clara, CA. 95054
408.727.6665

SYMBOLS

1

A

GRID LINE NUMBER OR LETTER

1

A-501

DETAIL NUMBER
SHEET WHERE DETAIL IS DRAWN.
SAME DISCIPLINE

1

A-301

SECTION NUMBER
SHEET WHERE SECTION IS DRAWN.
SAME DISCIPLINE

DELTA

SEE DESCRIPTION BLOCK
ON SAME SHEET FOR DATE
& DESCRIPTION

KEYED NOTES SEE DESCRIPTION
LIST ON SAME SHEET

KEYNOTE

FILLED LINE INDICATES
PLAN NORTH
DASHED ARROW INDICATES
TRUE NORTH

NORTH
ARROW

PROJECT DATA

PROJECT NAME:	TENANT IMPROVEMENTS, DEMOLITION
PROJECT ADDRESS:	1851 HARBOR BAY PARKWAY ALAMEDA, CA 94502
CONSTRUCTION TYPE	V A
OCCUPANCY:	GROUP B
EXISTING USE:	OFFICE
PROPOSED USE:	LAB / OFFICE
AUTOMATIC FIRE SPRINKLER SYSTEM:	BUILDING FULLY EQUIPPED (EXISTING)
TOTAL EXISTING SQUARE FOOTAGE:	60,544 SF
GROSS FLOOR AREA:	
FIRST FLOOR:	31,823 SF
SECOND FLOOR:	31,823 SF
TOTAL AREA:	63,646 SF

SCOPE OF WORK

THE SCOPE OF WORK SHOWN IN THIS PACKAGE INVOLVES THE TENANT IMPROVEMENT OF AN EXISTING TWO-STORY COMMERCIAL BUILDING. ZONING: C-M, GENERAL PLAN: BUSINESS PARK. EXTERIOR WORK TO INCLUDE NEW LANDSCAPING, DROP-OFF AREA, PARKING RESTRIPIING, SEATING/GATHERING AREAS, SCREEN WALLS, A RAISED PLATFORM STAGE, NEW EXTERIOR DOUBLE DOORS AT WEST AND NORTH OF BUILDING.

GOVERNING CODES

PART 2: 2016 CALIFORNIA BUILDING CODE (CBC)
PART 3: 2016 CALIFORNIA ELECTRICAL CODE (CEC)
PART 4: 2016 CALIFORNIA MECHANICAL CODE (CMC)
PART 5: 2016 CALIFORNIA PLUMBING CODE (CPC)
PART 6: 2016 CALIFORNIA ENERGY CODE
PART 9: 2016 CALIFORNIA FIRE CODE (CFC)
PART 11: 2016 CALIFORNIA GREEN BUILDING STANDARDS
CODE (CALGREEN)
PART 12: 2016 CALIFORNIA REFERENCE STANDARDS
CODE
CALIFORNIA CODE OF REGULATIONS, TITLE 8 (CAL OSHA)

OTHER REGULATIONS:
NFPA (CURRENT EDITION)
CAL-OSHA - CALIFORNIA CODE OF REGULATIONS, TITLE 8
CITY OF ALAMEDA MUNICIPAL CODE ORDINANCES CURRENT
EDITION AT TIME OF PERMIT

ACCESSIBILITY STANDARDS - FEDERAL REGULATIONS AND
AMERICAN DISABILITIES ACT (ADA)

DRAWING INDEX

ARCHITECTURAL

Sheet Number	Sheet Name	PLANNING DEPT. REVIEW - 08.28.2017
GENERAL GP001	COVER SHEET	■
CIVIL		
C1.0	PARTIAL TOPOGRAPHIC SURVEY	■
C2.0	PRELIMINARY GRADING AND DRAINAGE	■
C2.1	PRELIMINARY GRADING AND DRAINAGE	■
C3.0	PARKING STRIPING PLAN	■
LANDSCAPE		
L1.00	BUILDING 1851 - NOTES AND LEGENDS	■
L2.00	BUILDING 1851 - OVERALL SITE PLAN	■
L3.00	BUILDING 1851 - LANDSCAPE DETAIL PLAN	■
L4.00	BUILDING 1851 - FENCE SECTIONS AND ELEVATIONS	■
L5.00	BUILDING 1851 - VIEWS	■
L6.00	BUILDING 1851 - PRECEDENT IMAGERY	■
ARCHITECTURAL DEMOLITION		
AD101C	DEMOLITION PLAN - LEVEL 1, OVERALL	■
AD102C	DEMOLITION PLAN - LEVEL 2, OVERALL	■
ARCHITECTURAL		
AE101C	FLOOR PLAN - LEVEL 1, OVERALL	■
AE102C	FLOOR PLAN - LEVEL 2, OVERALL	■
AE103	ROOF PLAN	■
AR101C	REFLECTED CEILING PLAN - LEVEL 1	■
AR102C	REFLECTED CEILING PLAN - LEVEL 2	■
AE201	EXTERIOR ELEVATIONS	■
AP001	REFERENCE EXISTING SITE PHOTOS	■
AP002	REFERENCE EXISTING CAMPUS PARCEL MAP	■

LOCATION PLAN



SITE MAP



NORTH

PROJECT TEAM

TENANT

EXELIXIS

1851 HARBOR BAY PARKWAY
ALAMEDA, CA 94502
CONTACT: Dana Aftab
email: dafab@exelixis.com



PROJECT MANAGER

NOVA PARTNERS, INC.

855 EL CAMINO REAL, SUITE 307
PALO ALTO, CA 94301
TEL: 650.324.5324
FAX: 650.324.5327
CONTACT: Kelly Pratt
email: kelly@novapartners.com



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FAX: 650.943.1670
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email: mlau@dga-mv.com



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XL Construction

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SAN FRANCISCO, CA 94104
TEL: 415.358.6200
CONTACT: John Bonoso
email: jbonoso@xlconstruction.com



LANDSCAPE ARCHITECT

Creo Landscape Architecture

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email: mike@creolandarch.com



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Kier and Wright Civil Engineers & Surveyors, Inc.

3350 Scott Blvd. Bldg #22
Santa Clara, CA. 95054
TEL: 408.727.6665
CONTACT: Mohammad Mostaghim
email: mmostaghim@kierwright.com



STAMP

KEY PLAN

PLANNING DEPT. SUBMITTAL 08.28.17

NO. DESCRIPTION DATE



CLIENT EXELIXIS

PROJECT TENANT IMPROVEMENTS

ADDRESS 1851 HARBOR BAY PARKWAY
ALAMEDA, CA 94502

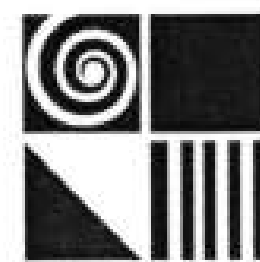
PROJECT NO. 17019

SCALE AS SHOWN

TITLE

COVER SHEET

GP001



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400 Capitol Mall, Suite 1540, Sacramento, CA 95814 916-441-6800

CONSULTANTS

KIER & WRIGHT
CIVIL ENGINEERS & SURVEYORS, INC.
3350 Scott Boulevard, Building 22 (408) 727-6665
Santa Clara, California 95054 fax (408) 727-5641

STAMP

KEY PLAN

RESPONSE TO COMMENTS 09.14.17

NO. DESCRIPTION DATE



CLIENT EXELIXIS

PROJECT TENANT IMPROVEMENTS

ADDRESS 1851 HARBOR BAY PARKWAY
ALAMEDA, CA 94502

PROJECT NO. 17121

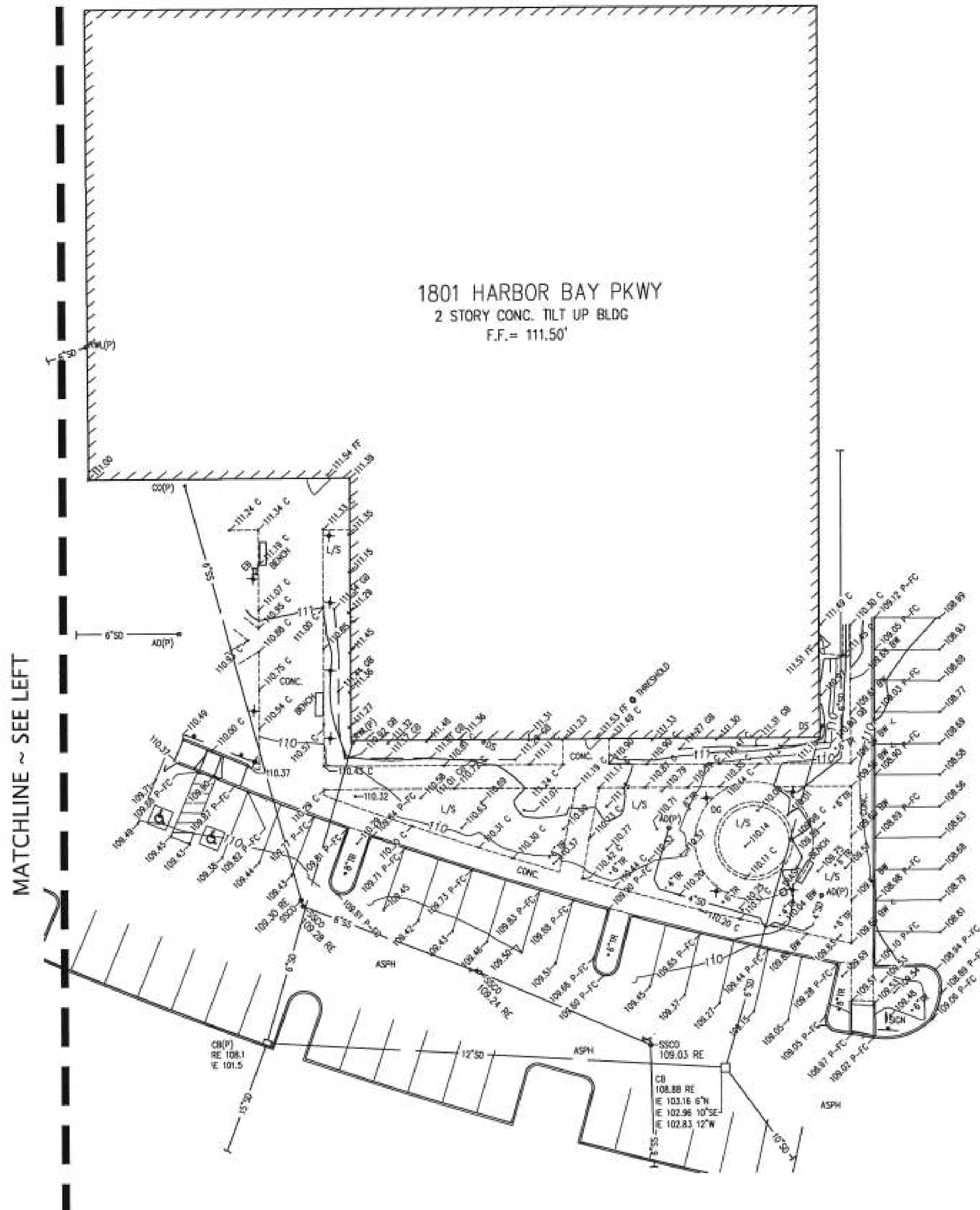
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PARTIAL TOPOGRAPHIC
SURVEY

CI.0

AREA 2



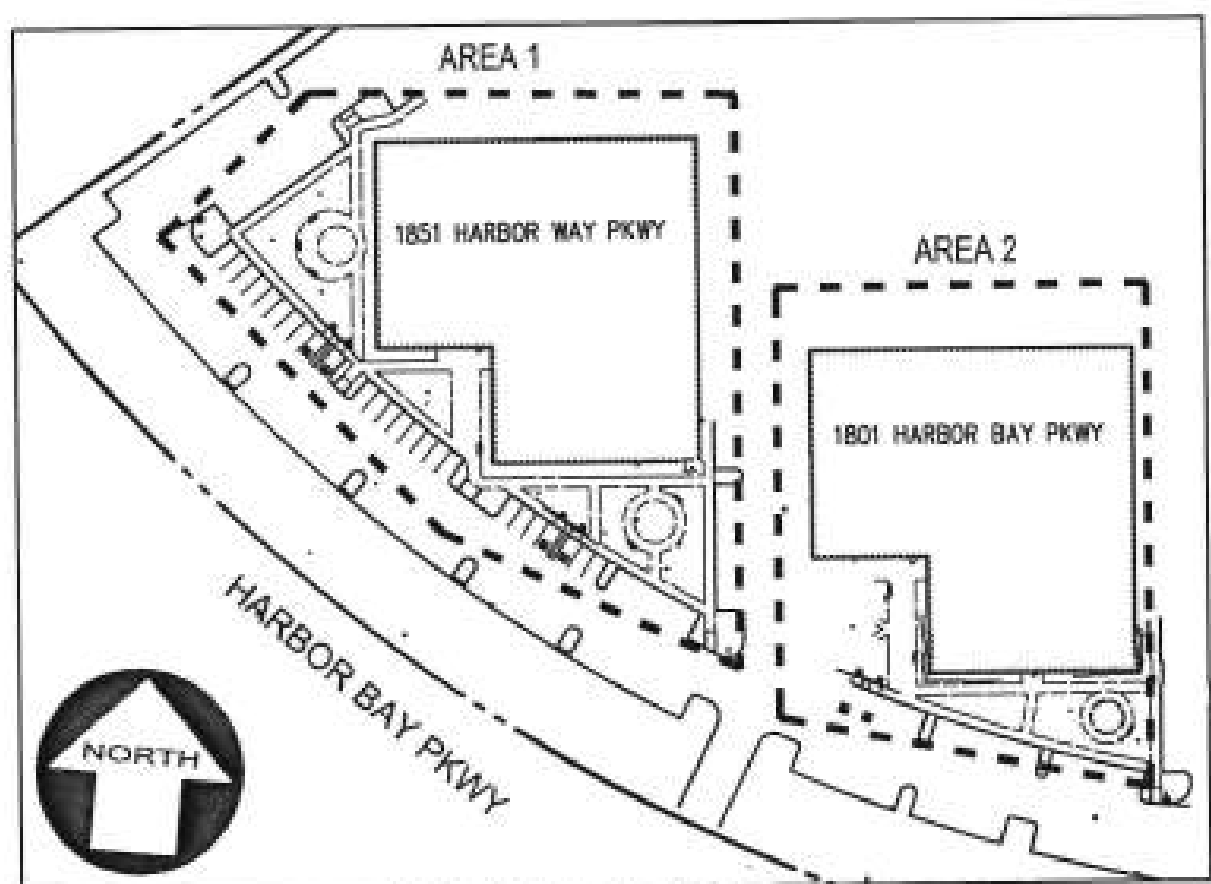
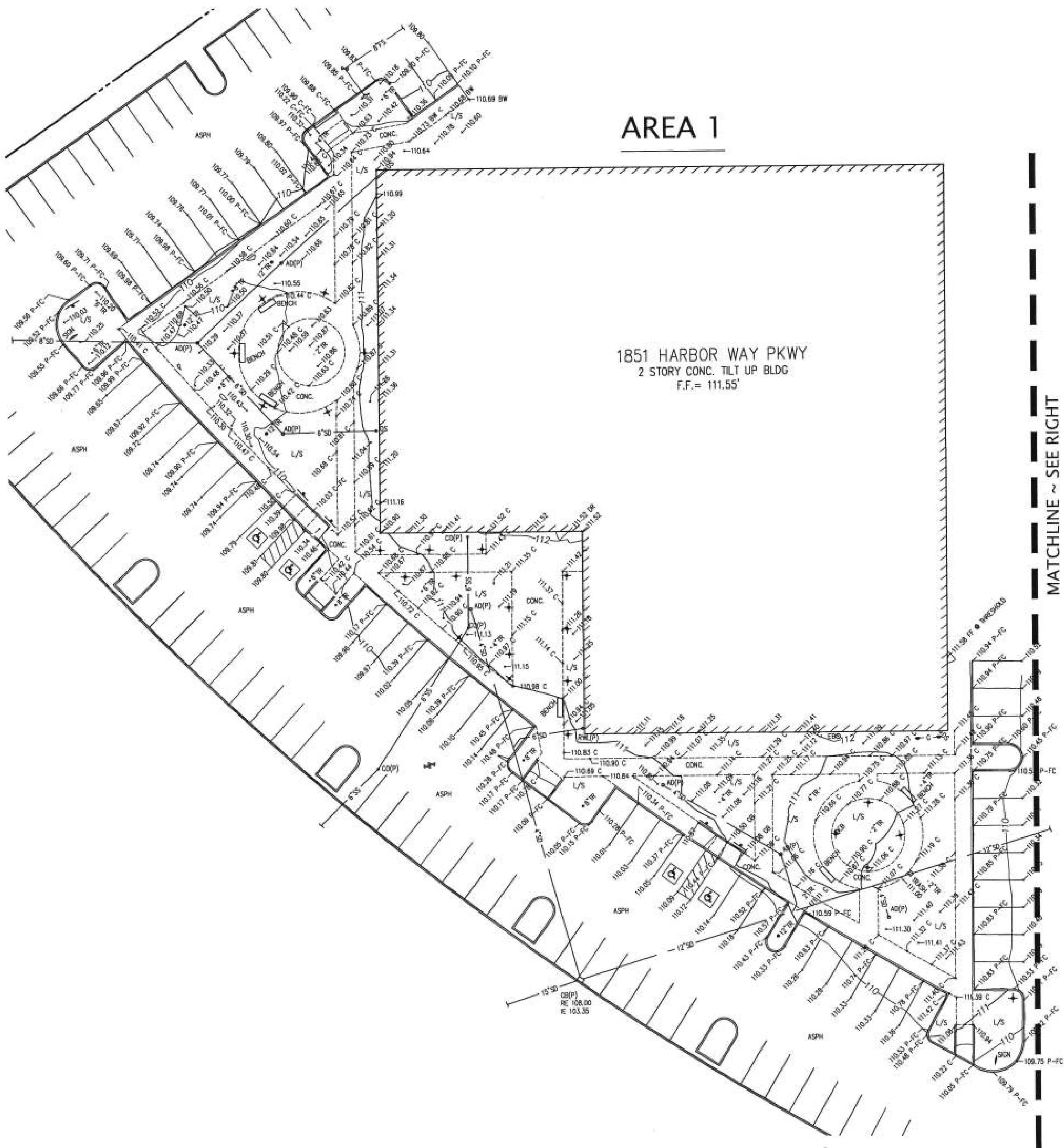
NOTES

- THIS IS NOT A BOUNDARY SURVEY. NO LIABILITY IS ASSUMED, BY KIER & WRIGHT, FOR THE EXISTENCE OF ANY EASEMENTS, ENCUMBRANCES, DISCREPANCIES IN BOUNDARY, OR TITLE DEFECTS NOT MENTIONED IN SAID DOCUMENTS AND THEREFORE NOT SHOWN ON THIS DRAWING. PROPERTY LINE, LOT ONLY (NO EASEMENTS SHOWN).
- ALL DISTANCES AND ELEVATIONS SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.
- THE TYPES, LOCATIONS, SIZES AND/OR DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS TOPOGRAPHIC SURVEY WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY. THE CONTRACTOR IS CAUTIONED THAT ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZES, LOCATIONS AND DEPTHS OF SUCH UNDERGROUND UTILITIES. (A REASONABLE EFFORT HAS BEEN MADE TO LOCATE AND DELINEATE ALL KNOWN UNDERGROUND UTILITIES). HOWEVER, THE ENGINEER CAN ASSUME NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF ITS DELINEATION OF SUCH UNDERGROUND UTILITIES WHICH MAY BE ENCOUNTERED, BUT WHICH ARE NOT SHOWN ON THESE DRAWINGS.
- BENCHMARK: CUT SQUARE AT TOP OF THE CURB AT THE EAST RETURN AT THE NORTHEAST CORNER OF HARBOR BAY PARKWAY AND "A" ROAD. ELEVATION = 105.70 (CITY OF ALAMEDA DATUM)
TBM: FF AT THE SOUTHERLY DOOR TO 1801 HARBOR BAY PARKWAY. ELEVATION = 111.50'
- BASIS OF BEARINGS:
THE BEARING OF SOUTH 33° 11' 05" EAST TAKEN ON THE MONUMENT LINE BETWEEN U.S.C. & G.S. MONUMENTS "MAY-MEL" AND "MAY-FIT" AS SAID MONUMENTS ARE SHOWN ON THAT CERTAIN TRACT MAP NUMBER 2532 FILED FOR RECORD ON APRIL 17, 1964, IN BOOK 48 OF MAPS AT PAGE 58, OFFICIAL RECORDS OF ALAMEDA COUNTY WAS TAKEN AS THE BASIS FOR ALL BEARINGS SHOWN HEREON.

LEGEND

	BUILDING LINE
	CONCRETE CURB
	CONCRETE CURB & GUTTER
	CONTOUR LINE
	OBSOLETE CONTOUR LINE
	PROPERTY LINE
	SANITARY SEWER-MANHOLE & CLEANOUT
	STORM DRAIN-MANHOLE & CATCH BASIN
	SPOT ELEVATION
	ANGLE POINT
	LANDSCAPE LIGHT
	FIRE HYDRANT
	GAS METER
	TRAFFIC SIGN
	TREE
	UTILITY BOX
	WATER VALVE
	AREA DRAIN
	ASPHALT
	BUILDING
	BACK OF WALK
	CONCRETE
	CATCH BASIN
	CLEANOUT
	CONCRETE
	DECOMPOSED GRANITE
	DOWNSPOUT
	ELECTRIC BOX
	FACE OF CURB
	FINISH FLOOR
	GRADE BREAK
	INVERT ELEVATION
	LANDSCAPE
	PAVEMENT
	PARKWAY
	PER PLAN
	RIM ELEVATION
	SANITARY SEWER CLEANOUT
	TEMPORARY BENCHMARK
	TREE

AREA 1



KEY MAP
N.T.S.



550 Ellis Street, Mountain View, CA 94043	650-943-1660
201 Filbert Street, 3rd Floor, San Francisco, CA 94133	415-477-2700
445 West Ash Street, San Diego, CA 92101	619-685-3990
400 Capitol Mall, Suite 1540, Sacramento, CA 95814	916-441-6800

CONSULTANTS



KIER & WRIGHT
CIVIL ENGINEERS & SURVEYORS, INC.
3350 Scott Boulevard, Building 22 (408) 727 6665
Santa Clara, California 95054 fax (408) 727 5641

STAMP

KEY PLAN

[illegible]

RESPONSE TO COMMENTS 09.14.17

NO.	DESCRIPTION	DATE
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EXELIXIS®

CLIENT **EXELIXIS**

PROJECT	TENANT IMPROVEMENTS
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ADDRESS 1851 HARBOR BAY PARKWAY
ALAMEDA, CA 94502

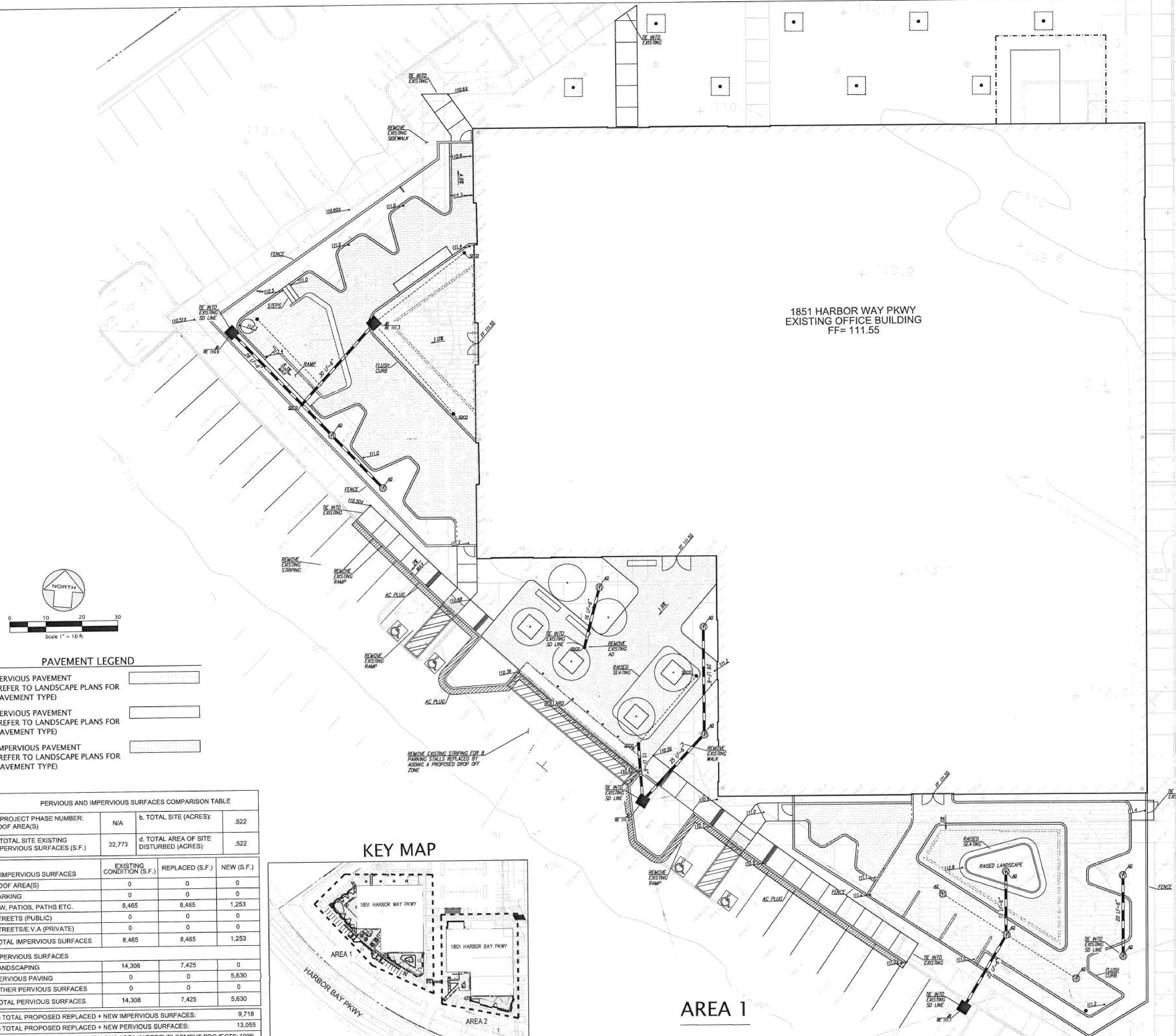
PROJECT NO. 17121

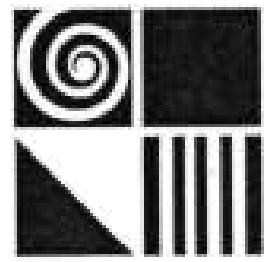
SCALE AS SHOWN

TITLE

PRELIMINARY GRADING AND DRAINAGE

C2.0





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Santa Clara, California 95054 fax (408) 727-5641

STAMP

KEY PLAN

RESPONSE TO COMMENTS		09.14.17
NO.	DESCRIPTION	DATE



CLIENT	EXELIXIS
PROJECT	TENANT IMPROVEMENTS
ADDRESS	1851 HARBOR BAY PARKWAY ALAMEDA, CA 94502
PROJECT NO.	17121
SCALE	AS SHOWN
TITLE	

**PRELIMINARY GRADING
AND DRAINAGE**

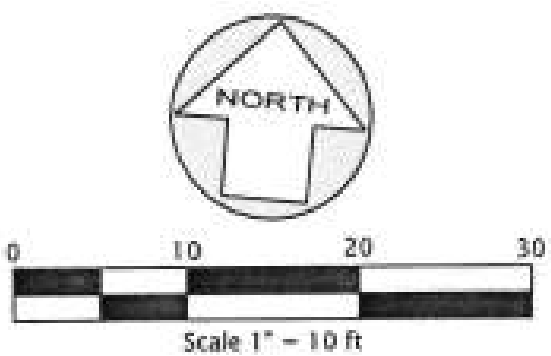
C2.1

1801 HARBOR WAY PKWY
EXISTING OFFICE BUILDING
FF= 111.55

MATCHLINE ~ SEE SHEET 2.0

AREA 2

KEY MAP



PAVEMENT LEGEND

PERVIOUS PAVEMENT (REFER TO LANDSCAPE PLANS FOR PAVEMENT TYPE)	
PERVIOUS PAVEMENT (REFER TO LANDSCAPE PLANS FOR PAVEMENT TYPE)	
IMPERVIOUS PAVEMENT (REFER TO LANDSCAPE PLANS FOR PAVEMENT TYPE)	

CONSULTANTS



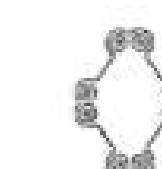
KIER & WRIGHT
CIVIL ENGINEERS & SURVEYORS, INC.
3350 Scott Boulevard, Building 22 (408) 727 6661
Santa Clara, California 95054 fax (408) 727 5544

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KEY PLAN

RESPONSE TO COMMENTS 09.14.1

NO.	DESCRIPTION	DATE
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ADDRESS 1851 HARBOR BAY PARKWAY
ALAMEDA, CA 94502

PROJECT NO. 17121

SCALE AS SHOWN

TITLE

PARKING STRIPING PLAN

C3.0



550 Ellis Street, Mountain View, CA 94043	650-943-1660
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445 West Ash Street, San Diego, CA 92101	619-685-3990
400 Capitol Mall, Suite 1540, Sacramento, CA 95814	916-441-6800

CONSULTANTS

Creo : 465 Geary Street, Suite 300
: San Francisco CA 94102
: 415.684.2606
landscape architecture : www.creolandscape.com

STAMP

KEY PLAN

LANDSCAPE MATERIAL LEGEND		
KEY	DESCRIPTION	DETAIL# / SHEET #
	CONCRETE PAVING: TYPE 1	N/A
	PAVER: TYPE 1	N/A
	PAVER: TYPE 2	N/A
	WOOD DECKING	N/A
	TACTILE WARNING DOMES	N/A

LANDSCAPE DESIGN CRITERIA

1. PLANTING WILL BE PROVIDED ALONG WALLS, FENCES, AND AT BUILDING FOUNDATIONS AND WILL BE MAINTAINED AT AN APPROPRIATE HEIGHT FOR CLEAR VISIBILITY.
2. FINISH GRADING, SHALL BE POSITIVE SURFACE DRAINAGE ACROSS PLANTED AREAS AND AWAY FROM BUILDING FOUNDATIONS. REFER TO LANDSCAPE GRADING PLAN FOR ALL EXISTING AND PROPOSED GRADE INFORMATION.
3. ALL AREAS ON GRADE SHALL RECEIVE 6" OF TOP SOIL AND 3" OF BARK MULCH. SOIL AMENDMENTS WILL BE ADDED BASED ON SOIL LAB RECOMMENDATIONS.
4. LANDSCAPE FEATURES EMPLOYED TO MINIMIZE RUNOFF AND PROMOTE SURFACE FILTRATION INCLUDE:
 - a) PROVIDING GENTLE SLOPES NOT TO EXCEED 10 PERCENT IN LANDSCAPE AREAS.
 - b) INSTALLING PLANTS WITH LOW WATER REQUIREMENTS.
 - c) INSTALLING PLANTS APPROPRIATE FOR THE LOCATION AND MICRO-CLIMATE.
 - d) INSTALLING COBBLE SPLASH PADS WHERE RUNOFF IS DISCHARGED INTO BIOSWALS OR INFILTRATION PLANTERS TO AVOID EROSION.
5. ON SITE LANDSCAPE LIGHTING TO BE PROVIDED BY POLES AND BOLLARDS.
6. ALL PLANTING GROUPS ARE DESIGNED FOR WATER USE AND ARRANGED BY WATER HYDROZONES BASED ON WATER NEEDS.
8. *WATER USE RATING IS BASED ON WATER USE CLASSIFICATION OF LANDSCAPE SPECIES (WUCOLS), UNIVERSITY OF CALIFORNIA COOPERATIVE EXTENSION. LV=VERY LOW, L=LOW, M=MEDIUM, H-HIGH

IRRIGATION DESIGN CRITERIA

1. IRRIGATION DESIGN TO COMPLY WITH ASA 1881 REQUIREMENTS, FOLLOW THE STATEWIDE MODEL ORDINANCE DESIGN GUIDELINES AND CITY REQUIREMENTS WITH USE OF WATER EFFICIENT LANDSCAPING AND LOW WATER-WISE PLANTS. ALL PLANTED AREAS SHOWN WILL BE IRRIGATED BY AN AUTOMATIC IRRIGATION SYSTEM.
2. THE IRRIGATED SYSTEMS WILL BE A PERMANENT BELOW GROUND AUTOMATED SYSTEMS ADEQUATE FOR THE ESTABLISHMENT AND MAINTENANCE OF ALL PLANT MATERIAL.
3. ALL TREES, SHRUB AND GROUND COVER AREAS WILL BE IRRIGATED BY A PERMANENT, AUTOMATIC, UNDERGROUND DRIP OR LOW FLOW IRRIGATION SYSTEM. TREE, SHRUB, AND GROUND COVER AREAS SHALL BE ON SEPARATE VALVES.
4. ALL IRRIGATION SYSTEMS SHALL BE DESIGNED, MAINTAINED AND MANAGED TO MEET OR EXCEED MINIMUM EFFICIENCY.
5. ALL IRRIGATION EQUIPMENT SHALL BE SCREENED APPROPRIATELY FROM VIEW IN PUBLIC AREAS.
6. THE FINAL IRRIGATION PLAN SHALL ACCURATELY AND CLEARLY IDENTIFY:
 - A) LOCATION AND SIZE OF WATER METERS FOR THE LANDSCAPE.
 - B) LOCATION, TYPE AND SIZE OF ALL COMPONENTS OF THE IRRIGATION SYSTEM, INCLUDING AUTOMATIC CONTROLLERS, MAIN AND LATERAL LINES, VALVES, SPRINKLER HEADS, RAIN SWITCHES, QUICK COUPLERS, AND BACKFLOW PREVENTION DEVICES.
 - C) STATIC WATER PRESSURE AT THE POINT OF CONNECTION TO THE PUBLIC WATER SUPPLY.
 - D) FLOW RATE (GALLONS PER MINUTE), AND REMOTE CONTROL VALVE SIZE.
7. QUICK COUPLERS WILL BE LOCATED AT EVERY 80 TO 100 FEET ALONG THE IRRIGATION MAIN LINE.
8. IRRIGATION SYSTEM AND FINAL DESIGN SHALL BE PROVIDED AT A LATER DATE.
9. IRRIGATION SYSTEM FEATURES EMPLOYED TO ACHIEVE WATER CONSERVATION GOALS INCLUDE:
 - A) SMART IRRIGATION CONTROLLERS CAPABLE OF RESPONDING TO ON-SITE WEATHER CONDITIONS.
 - B) CONTROLLERS WITH MULTIPLE PROGRAMS.
 - C) WATERING SCHEDULES EMPLOYING SHORT CYCLES.
 - D) SHUT-OFF DEVICES TO PREVENT IRRIGATION AFTER SIGNIFICANT PRECIPITATION.
 - E) DRIP AND/OR BUBBLER IRRIGATION FOR SHRUBS AND TREES IN PLANTER AREAS WHICH HAVE A SHRUB DENSITY THAT WILL CAUSE EXCESSIVE SPRAY INTERFERENCE OF AN OVERHEAD SYSTEM.
 - F) USE OF FLOW REDUCERS TO MITIGATE SPRAY OF BROKEN HEADS NEXT TO SIDEWALK, STREETS, AND DRIVEWAYS.

POTENTIAL TREE SCHEDULE

SYMBOL	KEY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WATER USE
SEE PLAN	LAG SPP	<i>Lagerstromia spp.</i>	GRAPE MYRTLE	24" BOX	SEE PLAN	L
SEE PLAN	PLA COL	<i>Carpinus Betulus 'fastigiata'</i>		24" BOX	SEE PLAN	M
POTENTIAL SHRUB, GRASSES, PERENNIALS + GROUNDCOVER PLANTING SCHEDULE						
SYMBOL	KEY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WATER USE
ACH MOO		<i>Achillea 'moonshine'</i>	YARROW	1 GAL	2'-3'	LVL
ARC SUN		<i>Arctostaphylos 'sunset'</i>	MANZANITA	5 GAL	4'	LVL
AGA ATT		<i>Agave attenuata</i>	FOX TAIL AGAVE	5 GAL	5'	LVL
AGA BLU		<i>Agave 'blue glow'</i>	BLUE GLOW AGAVE	5 GAL	2'	LVL
ALO SPP		<i>Aloe spp</i>	ALOE	1 GAL	4'	L
ANI SPP		<i>Anigozanthos spp</i>	KANGAROO PAW	5 GAL	3'	L
ART MON		<i>Artemisia californica 'montara'</i>	CALIFORNIA SAGEBRUSH	1 GAL	3'	LVL
BOU BLO		<i>Bouteloua gracilis 'blond ambition'</i>	BLUE GRAMA GRASS	1 GAL	2.5'	LVL
BUL FUR		<i>Bulbine frutescens</i>	ORANGE STALKED BULBINE	1 GAL	2'	LVL
CHA NOB		<i>Chamaemelum nobile</i>	CHAMOMILE	1 GAL	1'	LVL
COT SIL		<i>Cotula 'silver mound'</i>	COTULA	1 GAL	2'	LVL
ECH SPP		<i>Echeveria spp</i>	HENS & CHICKS	1 GAL	1'	LVL
ERI KAR		<i>Eriogon karwinskianus</i>	FLEABANE	1 GAL	2'	LVL
FES SIS		<i>Festuca 'siskiyou blue'</i>	BLUE FESCUE	1 GAL	18"	L
HEL SEM		<i>Helictotrichon sempervirens</i>	BLUE OAT GRASS	1 GAL	18"	L
LAV PRO		<i>Lavandula x intermedia 'provence'</i>	LAVENDAR	1 GAL	18"	LVL
LEY CON		<i>Leymus condensatus 'canyon prince'</i>	CANYON PRINCE WILD RYE	1 GAL	2'-6"	LVL
NAS TEN		<i>Nassella tenuissima</i>	MEXICAN FEATHER GRASS	1 GAL	18"	L
RHA EVE		<i>Rhamnus californica 'eve case'</i>	COFFEEBERRY	5 GAL	6'	LVL
RHU ADI		<i>Rhumorpha adanifloris</i>	LEATHERLEAF FERN	5 GAL	3'-0"	ML
SAN ROS		<i>Santolina rosmarinifolia</i>	GREEN SANTOLIA	5 GAL	2'	L
SED ANG		<i>Sedum angelina</i>	ANGELIA STONECROP	1 GAL	12"	LVL
WES MOR		<i>Westringia fruticosa 'morning light'</i>	COAST ROSEMARY	5 GAL	3'	LVL
RHA ALT		<i>Rhamnus Alternus</i>	ITALIAN BUCKTHORN-HEDGE	15 GAL	3'-0"	LVL

CITY OF ALAMEDA LANDSCAPE REQUIREMENTS

- * THIS PROJECT SHALL COMPLY WITH THE CITY OF ALAMEDA LANDSCAPE DOCUMENT PACKAGE REQUIREMENTS FOR PROJECTS 2,500 SF OR GREATER
- a. LANDSCAPE DOCUMENT PACKAGE CHECKLIST COMPLIANCE
b. WATER EFFICIENT LANDSCAPE ORDINANCE COMPLIANCE
c. SOIL MANAGEMENT REPORT COMPLIANCE
d. LANDSCAPE DESIGN PLAN COMPLIANCE
e. IRRIGATION DESIGN PLAN COMPLIANCE

LANDSCAPE SQUARE FOOTAGE AREAS

EXISTING LANDSCAPE SQUARE FOOTAGE AREAS	16,216 SF
PROPOSED LANDSCAPE SQUARE FOOTAGE AREAS	10,454 SF
NET LANDSCAPE AREA	-5,762 SF



CLIENT **EXELIXIS**

PROJECT TENANT IMPROVEMENTS

ADDRESS 1851 HARBOR BAY PARKWAY
ALAMEDA, CA 94502

PROJECT NO. 17019

SCALE	N/A
-------	-----

TITLE

BUILDING 1851 - NOTES AND LEGENDS

LI.00

CONSULTANTS

Creo :: 455 Geary Street, Suite 300
San Francisco, CA 94102
landscape architecture :: 415.684.2500
www.creolandscape.com

STAMP

KEY PLAN

NO.	DESCRIPTION	DATE
	RESPONSE TO COMMENTS	09/14/17
	PLANNING APPLICATION	09/28/17



CLIENT **EXELIXIS**

PROJECT	TENANT IMPROVEMENTS
---------	---------------------

ADDRESS 1851 HARBOR BAY PARKWAY
ALAMEDA, CA 94502

PROJECT NO. 17019

SCALE 1"=20'-0"

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**BUILDING 1851 - OVERALL
SITE PLAN**

L2.00



CONSULTANTS

Creo
landscape architecture

456 Geary Street, Suite 300
San Francisco, CA 94102
415.682.2506
www.creolandscape.com

STAMP

KEY PLAN

[illegible]

RESPONSE TO COMMENTS	09.14.17
PLANNING APPLICATION	02.25.17

NO.	DESCRIPTION	DATE
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CLIENT	EXELUXIS
PROJECT	TENANT IMPROVEMENTS
ADDRESS	1851 HARBOR BAY PARKWAY ALAMEDA, CA 94502
PROJECT NO.	17019
SCALE	1"=10'-0"
TITLE	

**BUILDING 1851 -
LANDSCAPE DETAIL PLAN**

L3.00

CONSULTANTS

Creo :: 466 Gentry Street, Suite 300
San Francisco, CA 94102
415.646.2600
www.creolindarch.com

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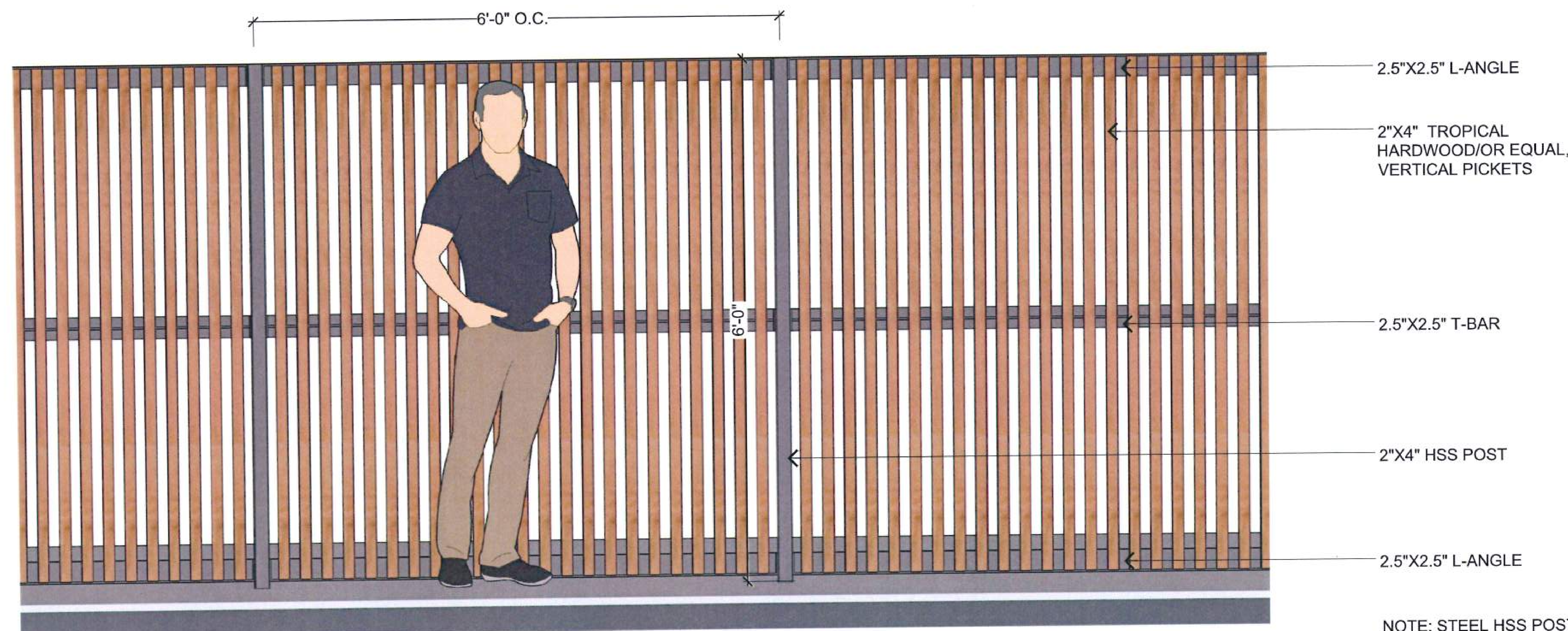
KEY PLAN

[illegible]

CLIENT	EXELIXIS
PROJECT	TENANT IMPROVEMENTS
ADDRESS	1851 HARBOR BAY PARKWAY ALAMEDA, CA 94502
PROJECT NO.	17019
SCALE	N/A
TITLE	

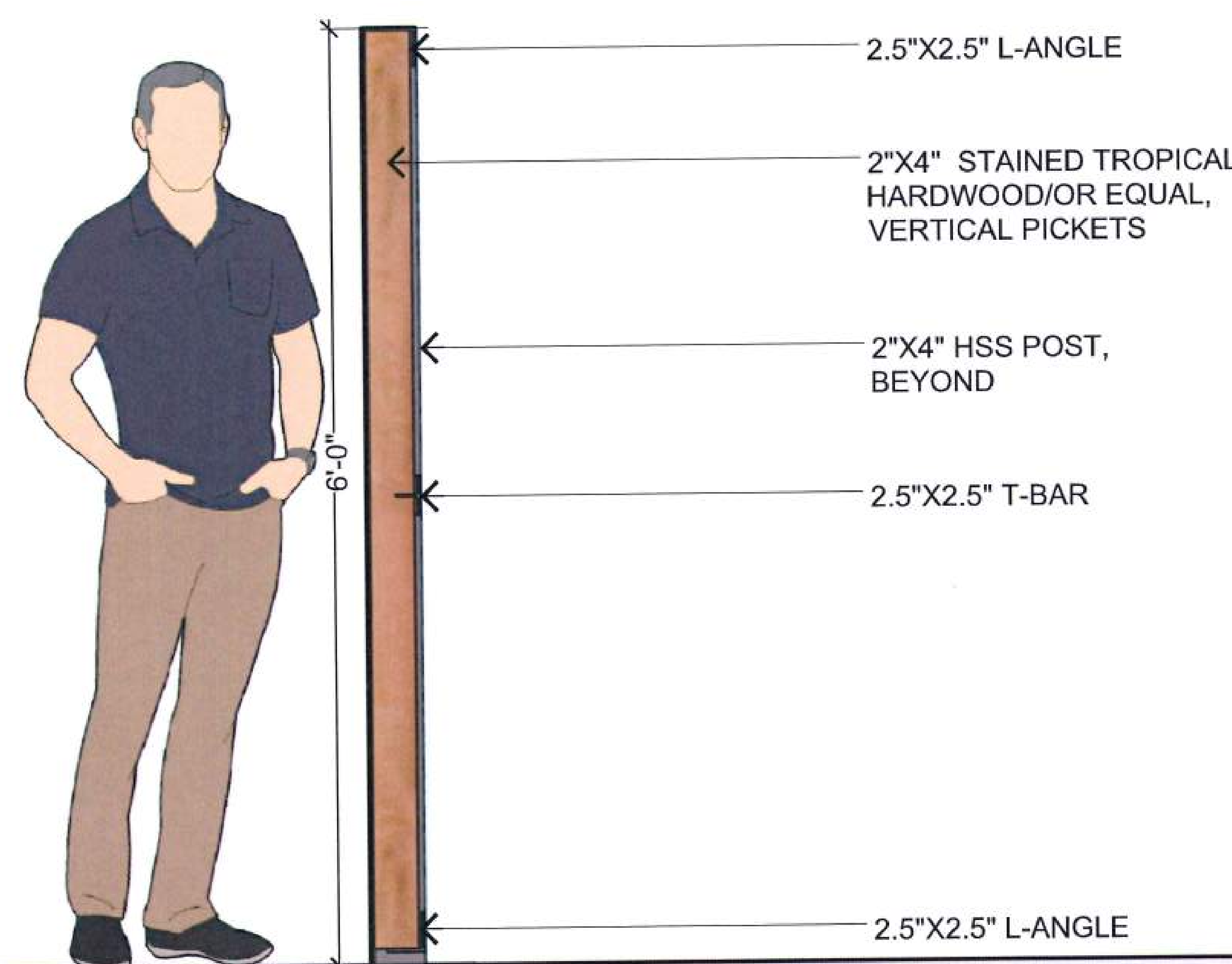
**BUILDING 1851 - FENCE
SECTIONS AND
ELEVATIONS**

L4.00

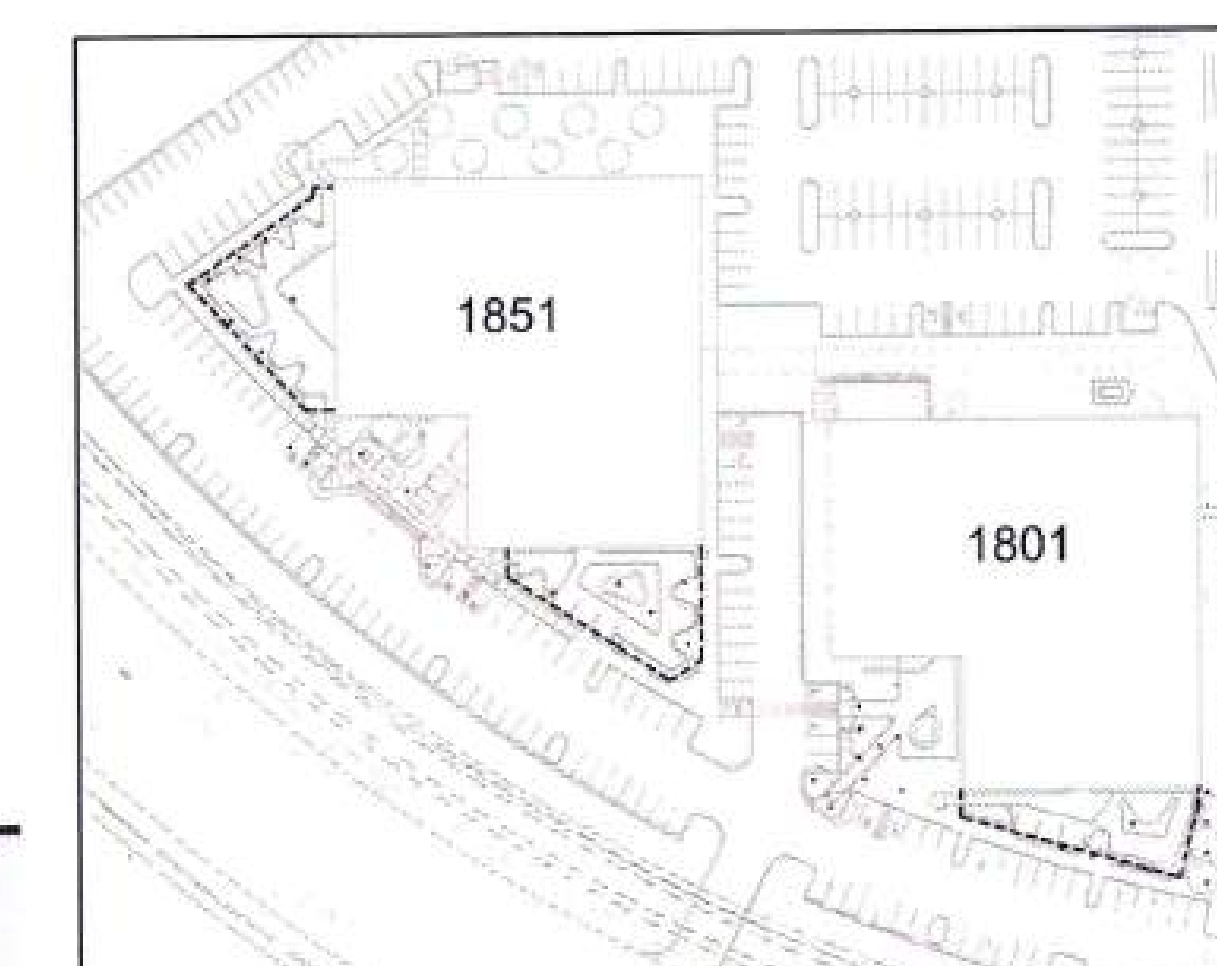


① TYPICAL FENCE ELEVATION - (HEDGE PLANTING NOT SHOWN FOR CLARITY)

NOTE: STEEL HSS POSTS,
ANGLES, BARS & ALL GATE
HARDWARE SHALL BE HOT
DIPPED GALVANIZED &
FIELD PAINTED W/ DARK
GREY TERNIC PAINT.



(2) TYPICAL FENCE SECTION-6' TALL AT COURTYARDS



KEYPLAN



CONSULTANTS

PLAN - OVERVIEW



① 1851 GATHERING SPACE



② 1851 ENTRY PLAZA



② 1851 COURTYARD

NO.	DESCRIPTION	DATE
	RESPONSE TO COMMENTS	08/11/17
	PLANNING APPLICATION	08/23/17



CLIENT	EXELIXIS
PROJECT	TENANT IMPROVEMENTS
ADDRESS	1851 HARBOR BAY PARKWAY ALAMEDA, CA 94502
PROJECT NO.	17019
SCALE	N/A
TITLE	BUILDING 1851 - VIEWS

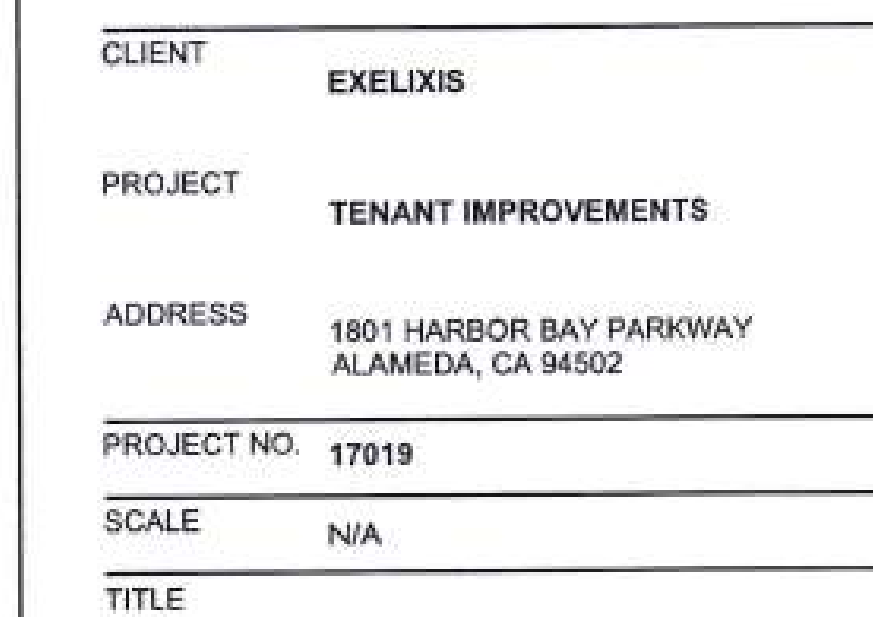
L5.00



CONSULTANTS

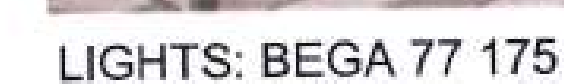
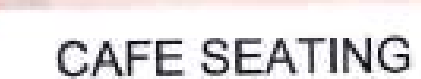
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KEY PLAN

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**BUILDING 1851 -
PRECEDENT IMAGERY**

L6.00



6' TALL PRIVACY FENCE (AT COURTYARDS)
10' TALL SCREEN FENCE (AT CHEMICAL SHED)



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400 Capitol Mall, Suite 1540, Sacramento, CA 95814 916-441-8800

CONSULTANTS

Landscape Architect
Creo Landscape Architecture
466 Geary Street, Suite 300
San Francisco, CA 94102
415.688.2506

Civil Engineer
Kier & Wright Civil Engineers & Surveyors, Inc.
3350 Scott Blvd, Bldg #22
Santa Clara, CA 95054
408.727.8665

(E) CONDITIONS AND DEMO GENERAL NOTES:

1. CONTRACTOR IS TO REVIEW WITH THE OWNER THE STATUS OF ANY EXISTING MATERIALS TO BE DEMOLISHED AND REMOVED OR MODIFIED TO CONFIRM THAT ALL HAVE BEEN TESTED OR CONFIRMED THAT THEY DO NOT CONTAIN ANY HAZARDOUS MATERIALS. DISCOVERY OF ANY EXISTING HAZARDOUS MATERIALS WITHIN ITEMS DESIGNATED TO BE REMOVED OR DISTURBED BY THE PROPOSED CONSTRUCTION SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER'S PROJECT REPRESENTATIVE.
2. CONTRACTOR TO FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO BEGINNING WORK. DRAWINGS ARE NOT TO BE SCALED. NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES BETWEEN EXISTING CONDITIONS AND THOSE SHOWN ON THE DRAWINGS. "AS-BUILT" OR "RECORD" DRAWING DATA ON THESE DRAWINGS ARE AS PRECISE AS COULD BE OBTAINED DURING ROUTINE FIELD VERIFICATIONS, BUT THEIR ACCURACY CANNOT BE GUARANTEED. EXACT LOCATIONS, DISTANCES, ELEVATIONS AND SIMILAR DATA SHALL BE GOVERNED BY ACTUAL FIELD CONDITIONS AND BY THE OWNER'S INSTRUCTIONS.
3. CONTRACTOR TO VERIFY THAT ALL EXISTING RATED WALLS, INCLUDING ALL PENETRATIONS, WERE CONSTRUCTED TO MEET CURRENT REQUIREMENTS FOR A RATED WALL ASSEMBLY. CONTRACTOR TO NOTIFY ARCHITECT OF ANY DISCREPANCIES AND UPGRADE ANY WALLS AND PENETRATIONS THAT DO NOT COMPLY. REFER TO DRAWINGS TO IDENTIFY ACTUAL REQUIRED RATING OF WALLS.
4. DO NOT REMOVE ANY MECHANICAL, PLUMBING, ELECTRICAL, FIRE SUPPRESSION, PHONE, DATA, COMMUNICATIONS, INTERCOM, SECURITY COMPONENTS, OR OTHER SYSTEMS WITHOUT THE WRITTEN AUTHORIZATION OF THE OWNER, CLIENT, ARCHITECT OR ENGINEER AS REQUIRED FOR PROPER DOCUMENTATION.
5. MINIMIZE INTERFERENCE WITH ADJACENT ROOMS, FURNISHINGS AND STRUCTURE. MAINTAIN EGRESS AND ACCESS TO BUILDING.
6. ALL EXISTING FLOORING AND BASE TO BE REMOVED, U.O.N.
7. CLEAN AND PREPARE SUBFLOORS FOR INSTALLATION OF NEW FLOORING AND BASE.
8. STUB DEMOLISHED UTILITIES AS REQUIRED.

DEMOLITION PLAN LEGEND

- AREA NOT IN SCOPE OF WORK (BY OTHERS)
- EXISTING DOOR TO BE DEMOLISHED
- EXISTING DOOR TO REMAIN
- EXISTING WALL NON-RATED
- EXISTING WALL TO BE DEMOLISHED

DEMOLITION PLAN KEY NOTES:

STAMP

KEY PLAN

RESPONSE TO COMMENTS 09.14.17

NO. DESCRIPTION DATE

EXELIXIS®

CLIENT EXELIXIS

PROJECT TENANT IMPROVEMENTS

ADDRESS 1851 HARBOR BAY PARKWAY
ALAMEDA, CA 94502

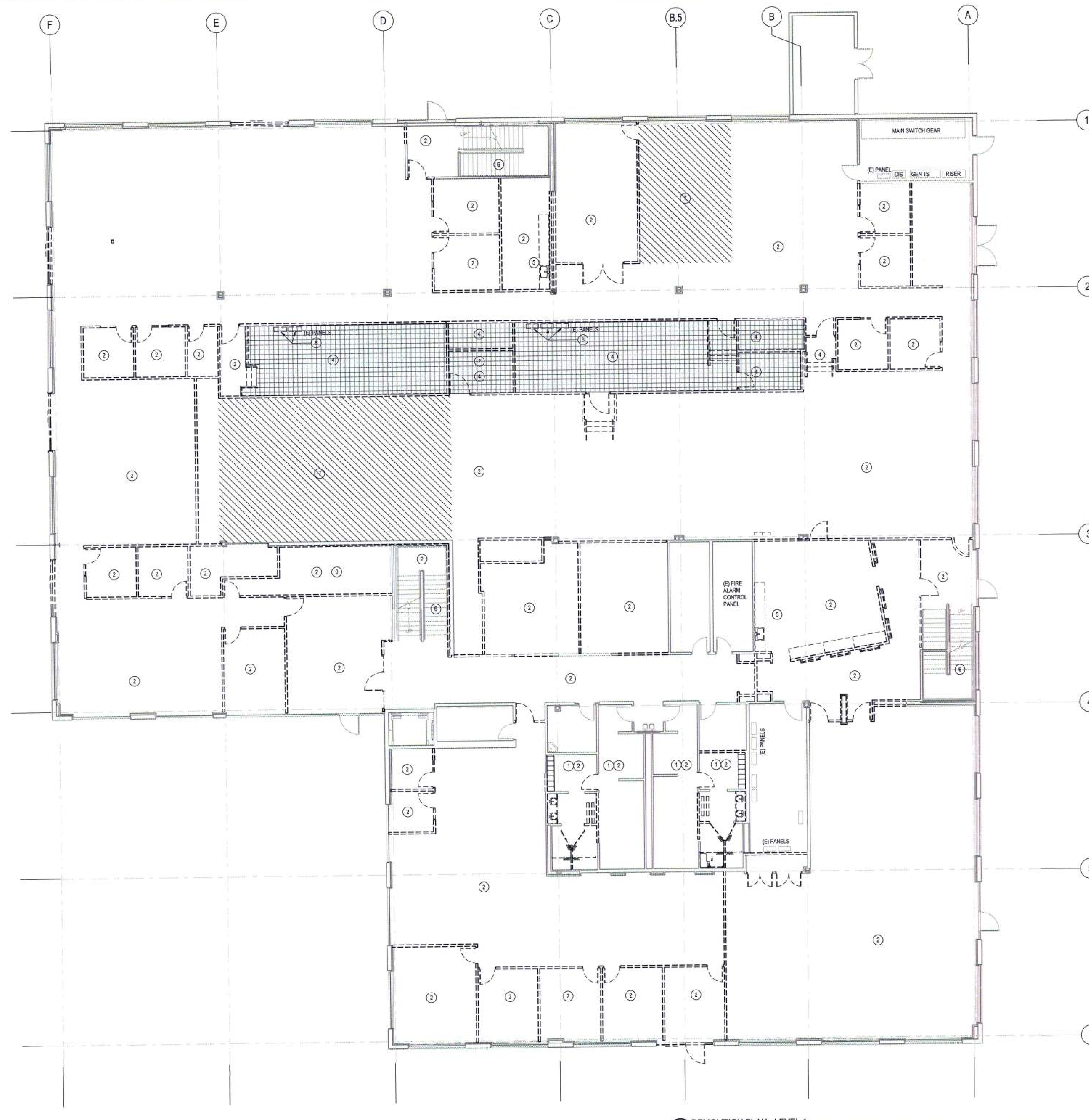
PROJECT NO. 17019

SCALE 1/8" = 1'-0"

TITLE

DEMOLITION PLAN -
LEVEL 1, OVERALL

ADI01C



1 DEMOLITION PLAN - LEVEL 1
SCALE: 1/8" = 1'-0"

CONSULTANTS

Landscaper Architect
Creo Landscape Architecture
466 Geary Street, Suite 300
San Francisco, CA 94102
415.688.2506

Civil Engineer
Kier & Wright Civil Engineers & Surveyors, Inc.
3350 Scott Blvd, Bldg #22
Santa Clara, CA 95054
408.727.6665

STAMP

KEY PLAN

RESPONSE TO COMMENTS 09.14.17

NO.	DESCRIPTION	DATE
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CLIENT **EXELIXIS**

PROJECT	TENANT IMPROVEMENTS
---------	---------------------

ADDRESS 1851 HARBOR BAY PARKWAY
ALAMEDA, CA 94502

PROJECT NO. 17019

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

TITLE

**DEMOLITION PLAN -
LEVEL 2, OVERALL**

AD102C

(E) CONDITIONS AND DEMO GENERAL NOTES:

1. REFER TO DRAWING NO. AD101 FOR EXISTING CONDITIONS AND DEMO GENERAL NOTES.

DEMOLITION PLAN LEGEND

AREA NOT IN SCOPE OF WORK
(BY OTHERS)

— 7 EXISTING DOOR TO BE DEMOLISHED

EXISTING DOOR TO REMAIN

	EXISTING WALL
	NON-RATED

EXISTING WALL TO BE DEMOLISHED

DEMOLITION PLAN KEY NOTES:

1 EXPOSE (E) STRUCTURAL CONCRETE WALLS TO BE POLISHED & FINISHED (FULL HEIGHT)

2. EXPOSE (E) STRUCTURAL CONCRETE WALLS TO BE POLISHED & FINISHED (PARTIAL HEIGHT - SEE ELEVATIONS FOR DETAILS)

3 DEMOLISH RAISED FLOOR SYSTEM.

4 DEMOLISH FOLDING PARTITION SYSTEM

10

2

7 DEMOLISH ACOUSTICAL WALL PADDING

9 DEMOLISH (E) PANEL AND ASSOCIATED CONDUIT.



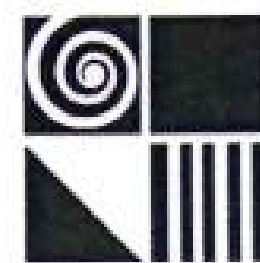
- 1 EXPOSE (E) STRUCTURAL CONCRETE WALLS TO BE POLISHED & FINISHED (FULL HEIGHT)
- 2 EXPOSE (E) STRUCTURAL CONCRETE WALLS TO BE POLISHED & FINISHED (PARTIAL
HEIGHT - SEE ELEVATIONS FOR DETAILS)
- 3 NEW GARAGE DOOR SYSTEM WITH GLAZING PANELS
- 4 NEW GYP BD FURRING AT EXTERIOR WALLS TO UNDERSIDE OF SLAB AT EXPOSED
CEILINGS. COMPLETE THROUGHOUT.

[illegible]

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AEIOIC





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San Francisco, CA 94102
415.688.2506
Civil Engineer
Kier & Wright Civil Engineers & Surveyors, Inc.
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KEY PLAN

RESPONSE TO COMMENTS 09.14.17
PLANNING DEPT. SUBMITTAL 08.28.17
NO. DESCRIPTION DATE

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PROJECT TENANT IMPROVEMENTS
ADDRESS 1851 HARBOR BAY PARKWAY
ALAMEDA, CA 94502
PROJECT NO. 17019
SCALE 1/8" = 1'-0"
TITLE

FLOOR PLAN - LEVEL 2,
OVERALL

AE102C

FLOOR PLAN GENERAL NOTES:

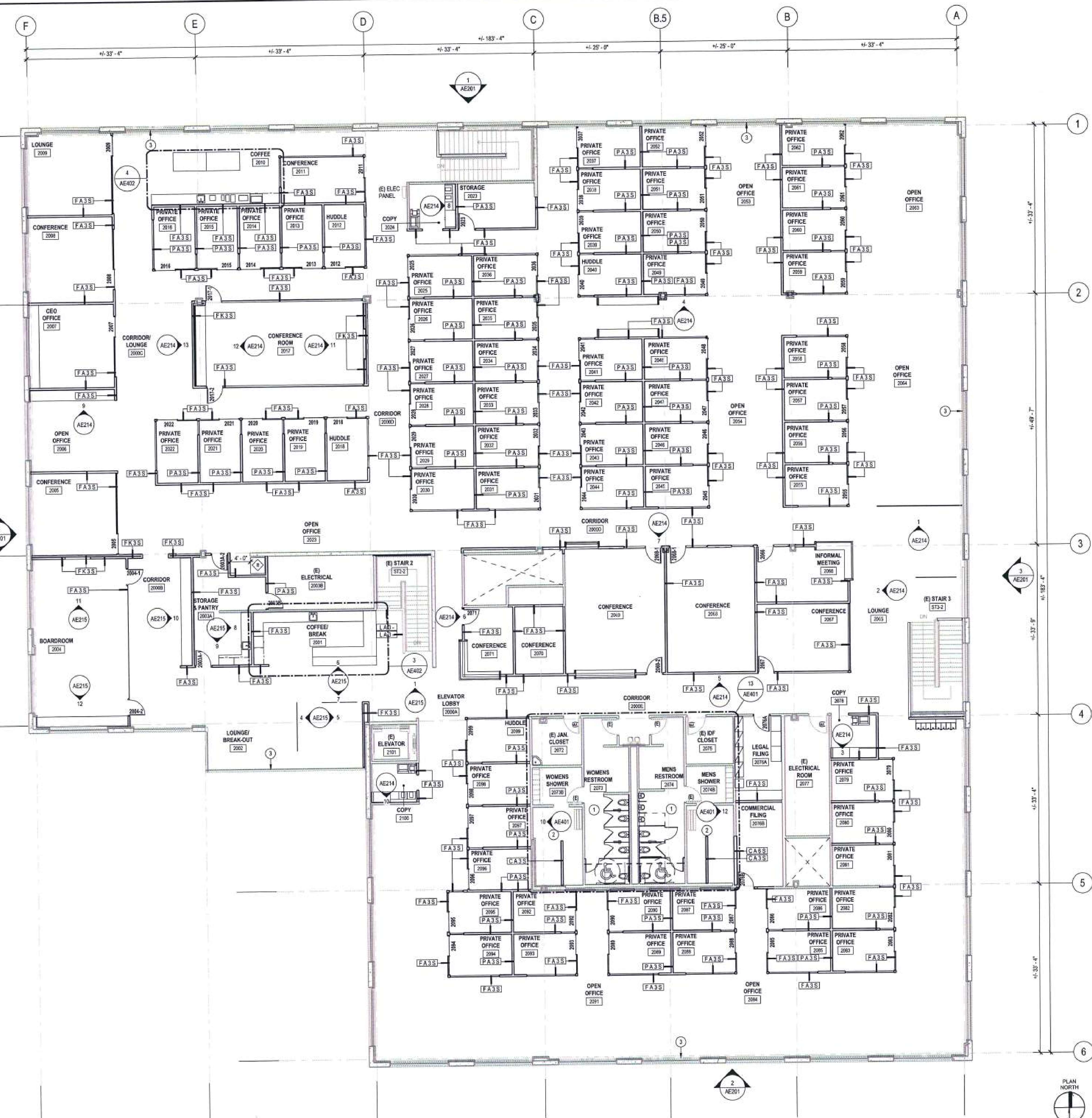
1. REFER TO DRAWING NO. AE101C FOR GENERAL FLOOR PLAN NOTES.

FLOOR PLAN KEY NOTES:

- DOOR NUMBER (SEE SCHEDULE ON DWG. NO. AE602 AND AE603)
WINDOW TYPE (SEE SCHEDULE ON DWG. NO. AE605)
WALL TYPE DESIGNATION (SEE SCHEDULE ON DWG. NO. AE601)
AUTOMATED EXTERNAL DEFIBRILLATOR IN FULLY RECESSED CABINET (SEE DETAILS 2, 3, 4 AND 5 ON DWG. NO. AE513)
FIRST AID KIT IN FULLY RECESSED CABINET (SEE DETAILS 2, 3, 4 AND 5 ON DWG. NO. AE513)
FIRE EXTINGUISHER CABINET FULLY RECESSED (SEE DETAILS 2, 3, 4 AND 5 ON DWG. NO. AE513)
SPILL CONTROL KIT IN FULLY RECESSED CABINET (SEE DETAILS 2, 3, 4, AND 5 ON DWG. NO. AE513)
FIRE EXTINGUISHER WALL MOUNTED ON BRACKET
CARD READER
POWER OPERATOR
CARD READER ACTIVATED POWER OPERATOR
SOFT INTERLOCK
INTERCOM (TWO-WAY COMMUNICATION SYSTEM)
CODE SIGNAGE (REFER TO DWG. NO. AE512)
ALIGN (FACE OF FINISH TO FACE OF FINISH)
- CHAIN LINK FENCE
EXISTING WALL NON-RATED
EXISTING WALL 1HR FIRE RATED
EXISTING WALL 2HR FIRE RATED
NEW WALL NON-RATED - REFER TO WALL TYPES ON DRAWING NO. AE601
NEW WALL 1HR FIRE RATED, FULL-HEIGHT - REFER TO WALL TYPES ON DRAWING NO. AE601
NEW WALL 2HR FIRE RATED, FULL-HEIGHT - REFER TO WALL TYPES ON DRAWING NO. AE601

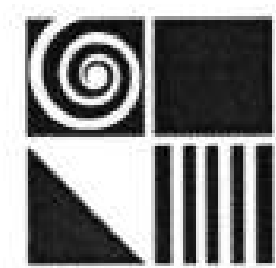
FLOOR PLAN KEY NOTES:

- 1 EXPOSE (E) STRUCTURAL CONCRETE WALLS TO BE POLISHED & FINISHED (FULL HEIGHT)
2 EXPOSE (E) STRUCTURAL CONCRETE WALLS TO BE POLISHED & FINISHED (PARTIAL HEIGHT - SEE ELEVATIONS FOR DETAILS)
3 NEW GYP RD FURRING AT EXTERIOR WALLS TO UNDERSIDE OF SLAB AT EXPOSED CEILING, TYPICAL THROUGHOUT.



1 FLOOR PLAN - LEVEL 2, OVERALL
SCALE: 1/8" = 1'-0"





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CONSULTANTS
Landscape Architect
Creo Landscape Architecture
466 Geary Street, Suite 300
San Francisco, CA 94102
415.698.2595
Civil Engineer
Kier & Wright Civil Engineers & Surveyors, Inc.
3350 Scott Blvd, Bldg #22
Santa Clara, CA 95054
408.727.6665

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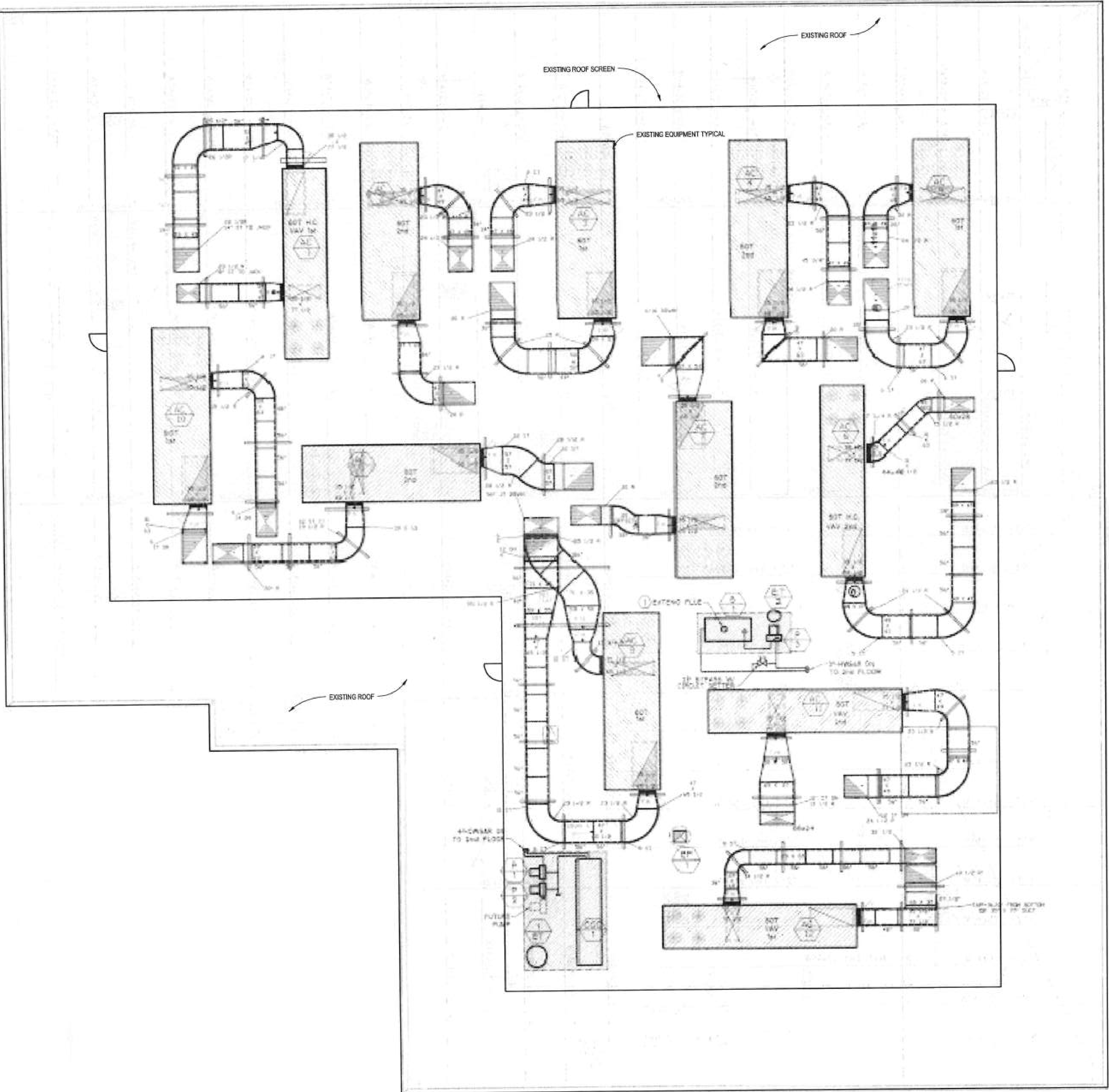
KEY PLAN

	RESPONSE TO COMMENTS	09.14.17
	PLANNING DEPT. SUBMITTAL	08.28.17
NO.	DESCRIPTION	DATE



CLIENT EXELIXIS
PROJECT TENANT IMPROVEMENTS
ADDRESS 1851 HARBOR BAY PARKWAY
ALAMEDA, CA 94502
PROJECT NO. 17019
SCALE 1/8" = 1'-0"
TITLE ROOF PLAN

AE103



NOTE: ALL ROOF MOUNTED EQUIPMENT IS CONCEALED BEHIND ROOF SCREEN AND PARAPET AREAS





100 90 80 70 60 50 40 30 20 10 0



RCP GENERAL NOTES:
1. REFER TO DRAWING NO. AR101C FOR REFLECTED CEILING PLAN GENERAL NOTES.

- RCP LEGEND:**
- ACT-1 12'-0" CEILING TYPE
CEILING HEIGHT
 - GYP-1 GYPSUM BOARD CEILING
 - ACT-1 2X2 GRID ACOUSTICAL CEILING TILE IN GRID
 - MTL-2 STANDING SEAMED METAL ROOF
 - FELT METAL STRUCTURE WITH ACOUSTICAL PANEL INFILL
 - NC NO CEILING, EXPOSED DECK, CLEANED & PAINTED
 - (E) EXISTING CEILING TO REMAIN

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301 Filbert Street, 3rd Floor, San Francisco, CA 94133 415-477-2700
445 West Ash Street, San Diego, CA 92101 619-685-3990
400 Capitol Mall, Suite 1540, Sacramento, CA 95814 916-441-6800

CONSULTANTS

STRUCTURAL ENGINEER
SEI
2901 Tasman Dr #100
Santa Clara, CA 95054
650.938.2200

MECHANICAL
Western Allied
1180 Oyster Avenue
Menlo Park, CA 94025
650.328.0750

LANDSCAPE ARCHITECT
Creo Landscape Architecture
466 Geary Street, Suite 300
San Francisco, CA 94102
415.688.2506

PLUMBING
THERMA
1601 Las Plumas Ave.
San Jose, CA 95133-1613
408.347.3400

CIVIL ENGINEER
Kier and Wright
3350 Scott Blvd. Bldg #22
Santa Clara, CA 95054
408.727.6655

ELECTRICAL
ROSENDIN ELECTRIC
880 Mabury Road
San Jose, CA 95133
TEL: 408.321.2200

HAZMAT
Integrated Engineering Services
70 Saratoga Avenue, Suite 200
Santa Clara, CA 95051
408.261.3500

LIGHTING
Electrolight
1700 Montgomery Street, 134
San Francisco, CA 94111
415.954.7150



KEY PLAN

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ADDRESS 1851 HARBOR BAY PARKWAY
ALAMEDA, CA 94502

PROJECT NO. 17019

SCALE 1/8" = 1'-0"

TITLE

REFLECTED CEILING PLAN
- LEVEL 2

1 REFLECTED CEILING PLAN - LEVEL 2
SCALE: 1/8" = 1'-0"



DGA planning | architecture | interiors

550 Ellis Street, Mountain View, CA 94043 650-943-1660
201 Filbert Street, 3rd Floor, San Francisco, CA 94133 415-477-2100
445 West Ash Street, San Diego, CA 92101 619-485-3990
400 Capitol Mall, Suite 1540, Sacramento, CA 95814 916-441-6800

CONSULTANTS
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Creo Landscape Architecture
466 Geary Street, Suite 300
San Francisco, CA 94102
415.688.2506
Civil Engineer
Kier & Wright Civil Engineers & Surveyors, Inc.
3300 Scott Blvd. Bldg #22
Santa Clara, CA 95064
408.727.6665

STAMP

KEY PLAN

RESPONSE TO COMMENTS 09.14.17
PLANNING DEPT. SUBMITTAL 08.28.17

NO. DESCRIPTION DATE

EXELIXIS[®]

CLIENT EXELIXIS

PROJECT TENANT IMPROVEMENTS

ADDRESS 1851 HARBOR BAY PARKWAY
ALAMEDA, CA 94502

PROJECT NO. 17019

SCALE 1/8" = 1'-0"

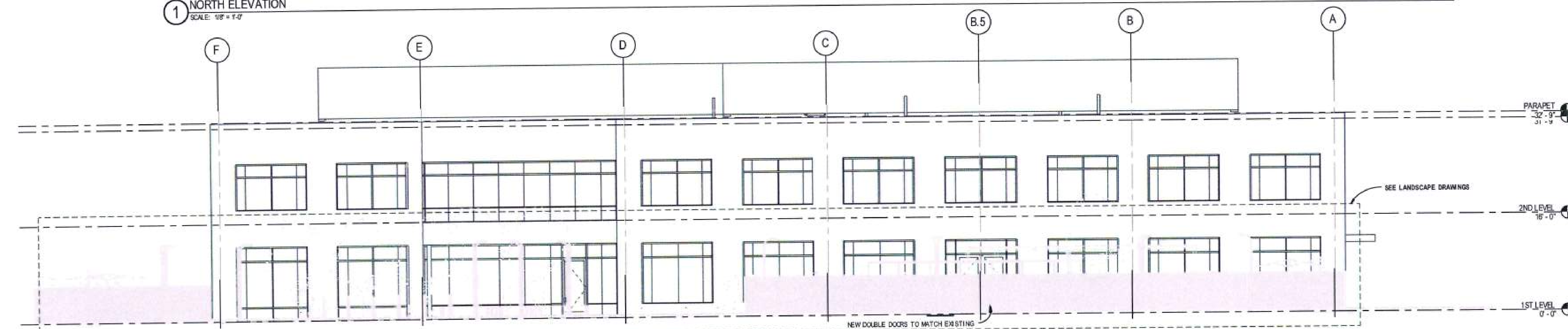
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EXTERIOR ELEVATIONS

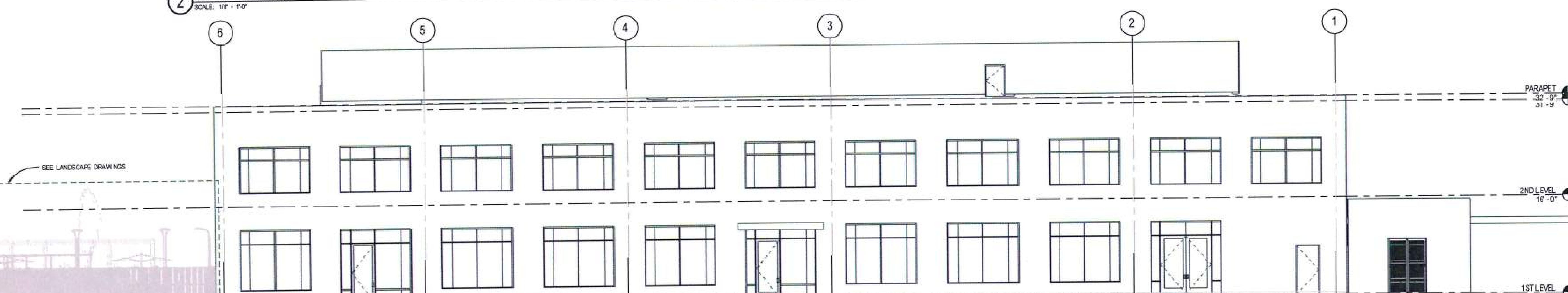
AE201



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



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



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



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

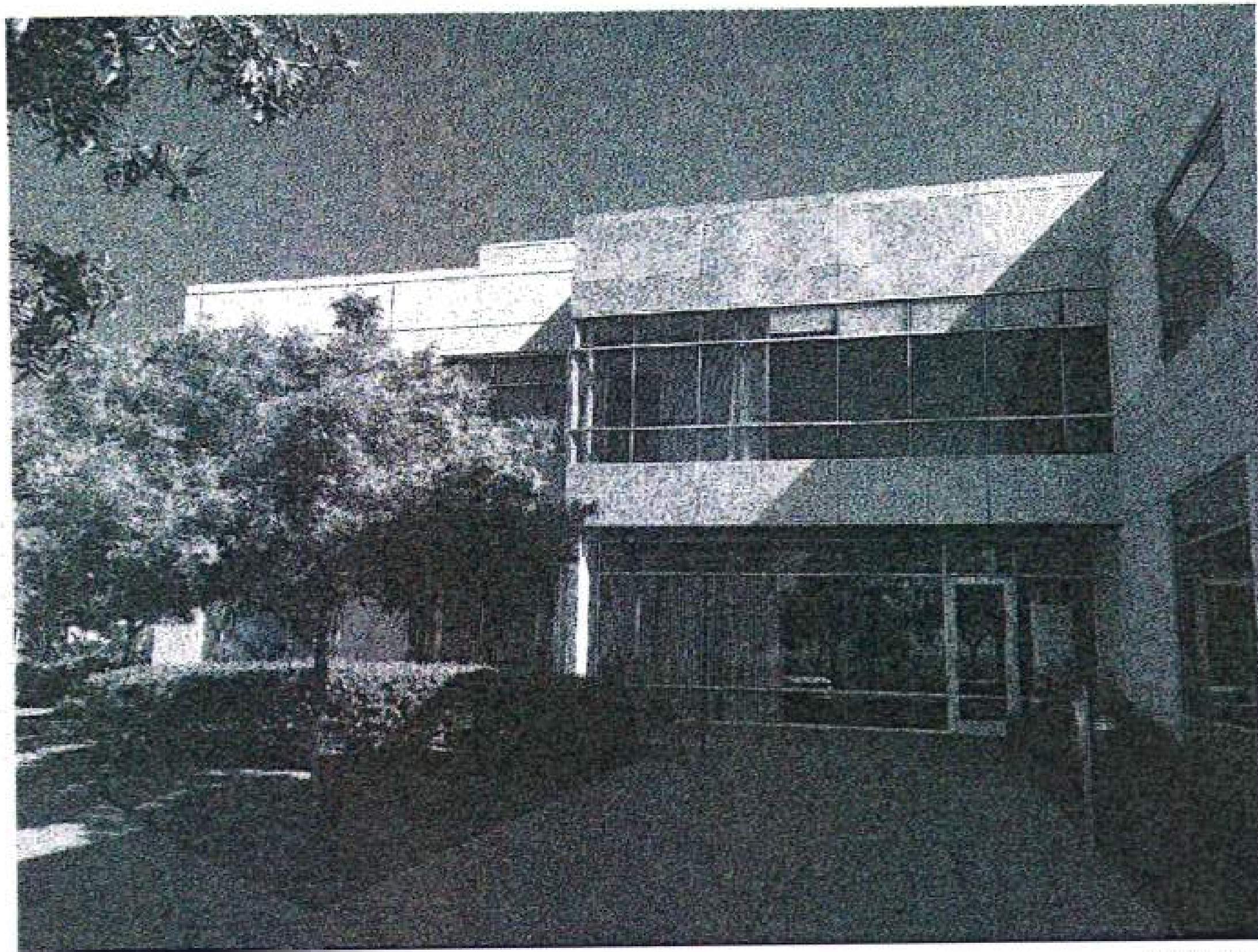
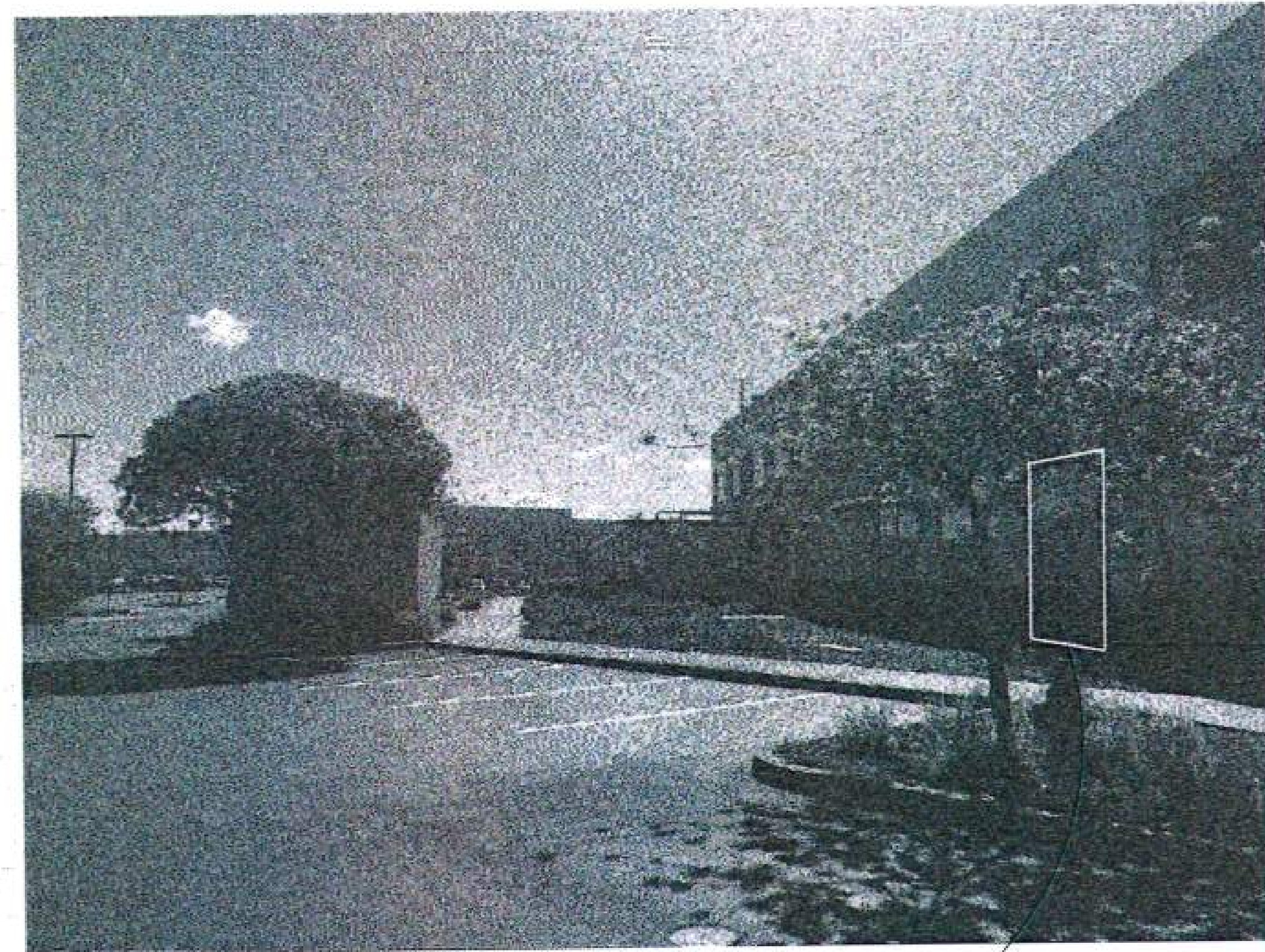


PHOTO 1



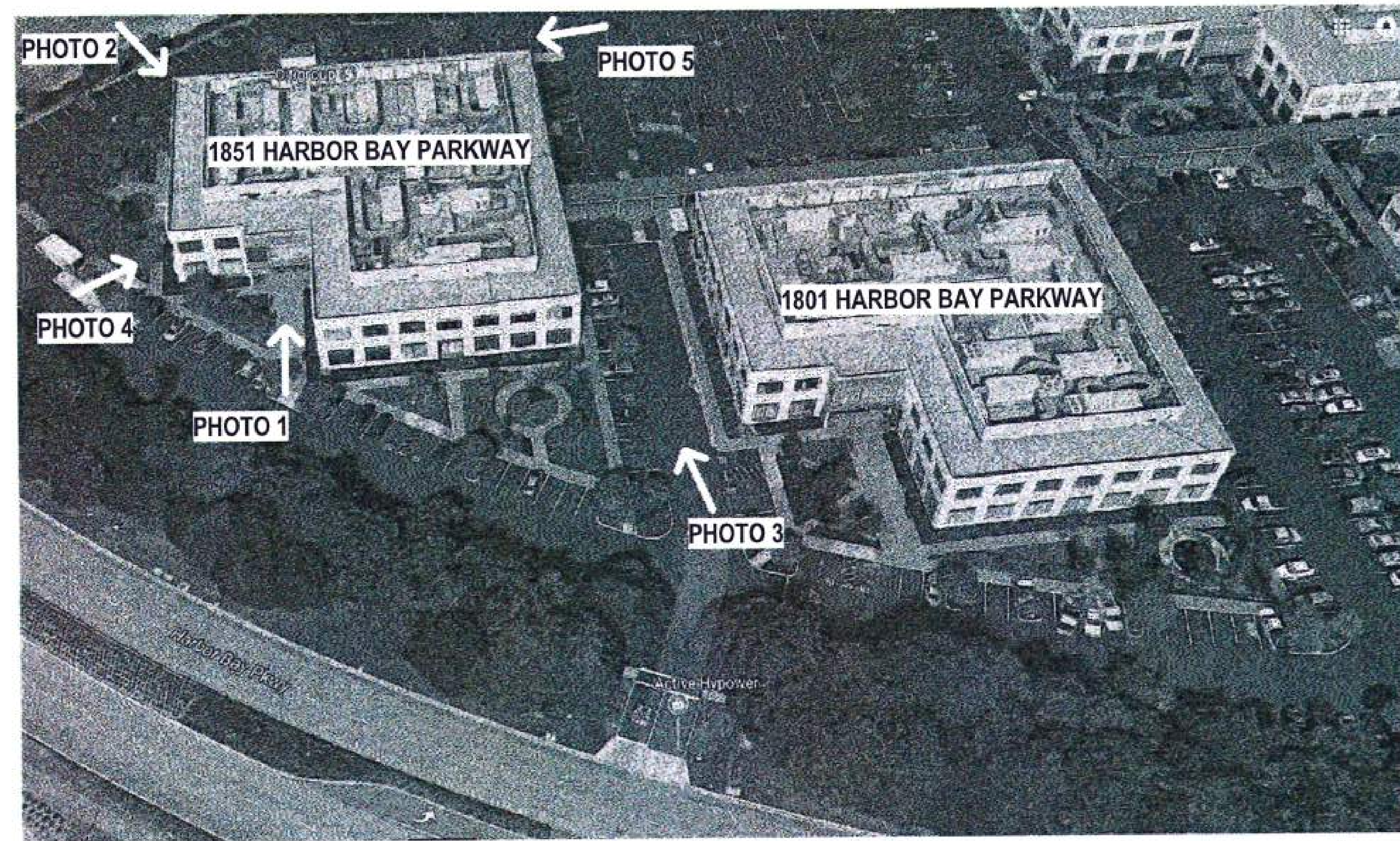
AREA OF NEW STOREFRONT
WITH DOUBLE DOORS TO
MATCH EXISTING

PHOTO 2



AREA OF NEW STOREFRONT
WITH DOUBLE DOORS TO
MATCH EXISTING

PHOTO 3



SITE AERIAL

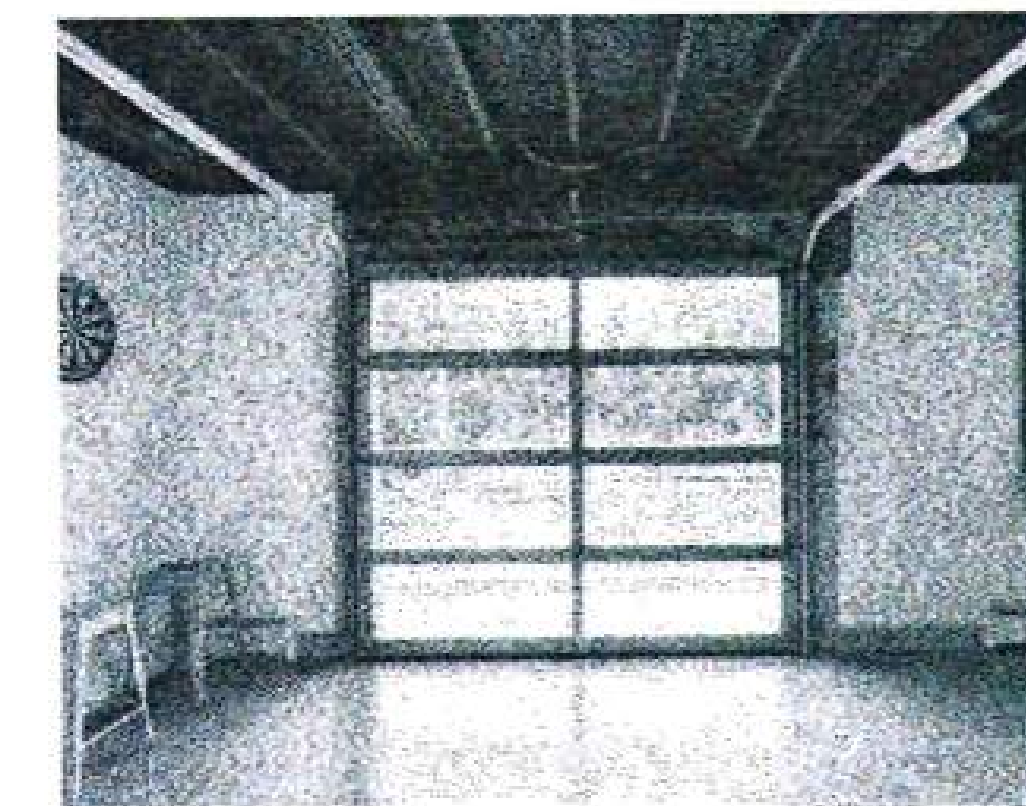


AREA OF NEW STOREFRONT
WITH DOUBLE DOORS TO
MATCH EXISTING

AREA OF NEW PANELED ROLL-
UP DOOR WITH GLAZING PANELS

AREA OF NEW STOREFRONT
WITH DOUBLE DOORS TO
MATCH EXISTING

PHOTO 4



BASIS OF DESIGN: NEW PANELED ROLL-
UP DOOR WITH GLAZING PANELS



PHOTO 5



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201 Filbert Street, 3rd Floor, San Francisco, CA 94133 415-477-3700
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Civil Engineer
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408.727.6665

STAMP

KEY PLAN

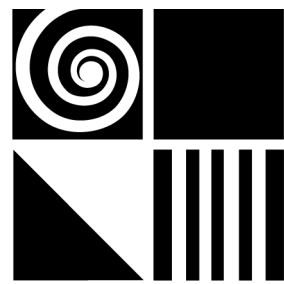
RESPONSE TO COMMENTS	09.14.17	
PLANNING DEPT. SUBMITTAL	08.28.17	
NO.	DESCRIPTION	DATE



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PROJECT TENANT IMPROVEMENTS
ADDRESS 1851 HARBOR BAY PARKWAY
ALAMEDA, CA 94502
PROJECT NO. 17019
SCALE 1/2" = 1'-0"

TITLE
REFERENCE EXISTING SITE
PHOTOS

AP001



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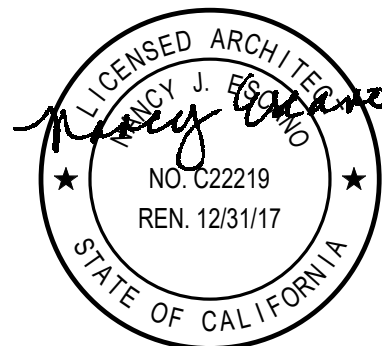
550 Ellis Street, Mountain View, CA 94043 650-943-1660
201 Filbert Street, 3rd Floor, San Francisco, CA 94133 415-477-2700
445 West Ash Street, San Diego, CA 92101 619-685-3990
400 Capitol Mall, Suite 1540, Sacramento, CA 95814 916-441-6800

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Civil Engineer
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Santa Clara, CA. 95054
408.727.6665

STAMP



KEY PLAN

LUCENT CAMPUS
SUBDIVISION

HARBOR BAY PARKWAY
& NORTH LOOP ROAD
ALAMEDA, CALIFORNIA

F M E

FEE MUNSON EBERT | ARCHITECTURE + DESIGN
100 MONTGOMERY STREET SAN FRANCISCO CA 94111
415.474.0330 FX 415.474.3469 WWW.FME-ARCH.COM

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Issues	Date
ISSUED FOR REVIEW	21 JUL 03
ISSUED FOR LOT LINE ADJUSTMENT	31 JUL 03
REVISED FOR PARKING SPACE COUNTS	6 OCT 15

Sheet Title

Produced on Acad2000

Project No/Path P:\A_MILUCENT\SUBDIVISION\subdiv-schemeA

Scale 1"=80'-0"

Drawn TE

Checked

Sheet No.

PLANNING DEPT. SUBMITTAL 08.28.17

NO. DESCRIPTION DATE

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PROJECT TENANT IMPROVEMENTS

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ALAMEDA, CA 94502

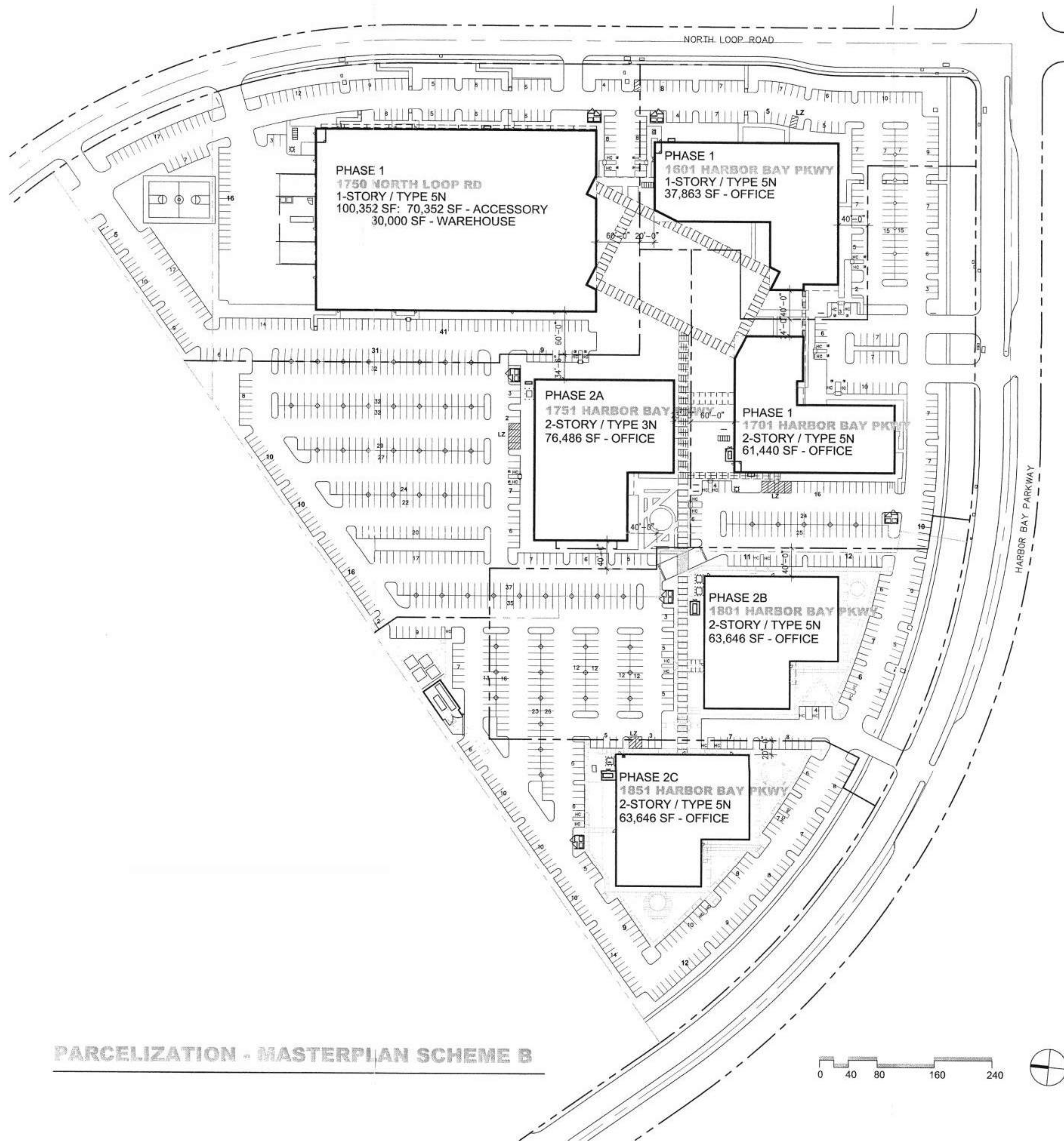
PROJECT NO. 17019

SCALE

TITLE

REFERENCE EXISTING
CAMPUS PARCEL MAP

AP002



PARCELIZATION - MASTERPLAN SCHEME B

1750 NORTH LOOP ROAD

SITE AREA	291,850 SF / 6.70 AC
BUILDING COVERAGE	100,352 SF / 34.3%
LANDSCAPE COVERAGE	XX,XXX SF / XX.X%
FAR	.343
BUILDING AREA	100,352 SF
ALLOWABLE FLOOR AREA	8,000 SF
AREA INCREASES	NONE
ADDITIONAL STORY	UNLIMITED AREA
SEPARATION 3 SIDES	
FIRE SPRINKLERS	
PARKING REQUIRED	70,352 SF @ 1/ 800 = 88 30,000 SF @ 1/1500 = 20 108
PARKING PROVIDED	249

1751 HARBOR BAY PARKWAY

SITE AREA	201,967 SF / 4.64 AC
BUILDING COVERAGE	38,121 SF / 18.9%
LANDSCAPE COVERAGE	XX,XXX SF / XX.X%
FAR	.379
BUILDING AREA	76,486 SF
ALLOWABLE FLOOR AREA	12,000 SF
AREA INCREASES	24,000 SF
ADDITIONAL STORY	32,700 SF
SEPARATION 3 SIDES	65,400 SF
FIRE SPRINKLERS	
PARKING REQUIRED	38,121 SF @ 1/200 = 191 38,365 SF @ 1/400 = 96 287
PARKING PROVIDED	355

1801 HARBOR BAY PARKWAY

SITE AREA	170,278 SF / 3.91 AC
BUILDING COVERAGE	30,271 SF / 17.8%
LANDSCAPE COVERAGE	52,399 SF / 30.8%
FAR	.377
BUILDING AREA	63,646 SF
ALLOWABLE FLOOR AREA	8,000 SF
AREA INCREASES	16,000 SF
ADDITIONAL STORY	32,000 SF
SEPARATION ALL SIDES	64,000 SF
FIRE SPRINKLERS	
PARKING REQUIRED	30,271 SF @ 1/200 = 151 33,375 SF @ 1/400 = 83 234
PARKING PROVIDED	235

MASTER PLAN COMPOSITE

SITE AREA	1,106,967 SF / 25.41 AC
BUILDING COVERAGE	267,407 SF / 24.2%
LANDSCAPE COVERAGE	386,072 SF / 34.8%
FAR	.364
BUILDING AREA	403,433 SF
ALLOWABLE FLOOR AREA	167,055 SF @ 1/ 200 = 835 136,026 SF @ 1/ 400 = 340 70,352 SF @ 1/ 800 = 88 30,000 SF @ 1/1500 = 20 1,283
PARKING PROVIDED	1,328

1601 HARBOR BAR PARKWAY

SITE AREA	116,569 SF / 2.68 AC
BUILDING COVERAGE	37,863 SF / 32.5%
LANDSCAPE COVERAGE	XX,XXX SF / XX.X%
FAR	.325
BUILDING AREA	37,863 SF
ALLOWABLE FLOOR AREA	8,000 SF
AREA INCREASES	NONE
ADDITIONAL STORY	SEPARATION 3 SIDES
FIRE SPRINKLERS	16,000 SF 48,000 SF
PARKING REQUIRED	37,863 SF @ 1/200 = 189
PARKING PROVIDED	111

1701 HARBOR BAY PARKWAY

SITE AREA	163,269 SF / 3.75 AC
BUILDING COVERAGE	30,517 SF / 18.7%
LANDSCAPE COVERAGE	XX,XXX SF / XX.X%
FAR	.375
BUILDING AREA	61,440 SF
ALLOWABLE FLOOR AREA	8,000 SF
AREA INCREASES	16,000 SF
ADDITIONAL STORY	32,000 SF
SEPARATION 3 SIDES	64,000 SF
FIRE SPRINKLERS	
PARKING REQUIRED	30,517 SF @ 1/200 = 153 30,923 SF @ 1/400 = 77 230
PARKING PROVIDED	171

1851 HARBOR BAY PARKWAY

SITE AREA	163,353 SF / 3.75 AC
BUILDING COVERAGE	30,283 SF / 18.5%
LANDSCAPE COVERAGE	XX,XXX SF / XX.X%
FAR	.390
BUILDING AREA	63,646 SF
ALLOWABLE FLOOR AREA	8,000 SF
AREA INCREASES	16,000 SF
ADDITIONAL STORY	32,000 SF
SEPARATION 3 SIDES	64,000 SF
FIRE SPRINKLERS	
PARKING REQUIRED	30,283 SF @ 1/200 = 151 33,363 SF @ 1/400 = 83 234
PARKING PROVIDED	207

MASTER PLAN LESS 1801

SITE AREA	936,689 SF / 21.50 AC
BUILDING COVERAGE	237,136 SF / 25.3%
LANDSCAPE COVERAGE	333,673 SF / 35.6%
FAR	.363
BUILDING AREA	339,787 SF
ALLOWABLE FLOOR AREA	136,784 SF @ 1/ 200 = 684 102,651 SF @ 1/ 400 = 257 70,352 SF @ 1/ 800 = 88 30,000 SF @ 1/1500 = 20 1,049
PARKING PROVIDED	1,093

FOR REFERENCE ONLY