

PACELINE INVESTORS HARBOR BAY PARKWAY LLC

GENERATOR

1600 HARBOR BAY PARKWAY, ALAMEDA, CA94502

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IECT DESCRIPTION	PROJECT	DIRECTORY	DRAV
DF THE INSTALLATION OF A NEW STANDBY TOR AN EXISTING BUILDING AT 1600 HARBOR BAY 22. 201NANCES: BUILDING CODE (CBC) MECHANICAL CODE (CMC) PLUMBING CODE (CPC) ELECTRICAL CODE (CEC) ENERGY CODE FIRE CODE GREEN BUILDING STANDARDS CODE PAL CODE (INCLUDING LOCAL AMENDMENTS TO DES AND LOCAL GREEN BUILDING REQUIREMENTS) FORNIA ENERGY CODE (LATEST EDITION) CCESSIBILITY REGULATIONS (LATEST EDITION)	CLIENT PACELINE INVESTORS 595 MARKET STREET, SUITE 2525, SAN FRANCISCO, CA 94105 JAY ATKINSON 415.350.9976 atkinson@pacelineinvestors.com PROJECT MANAGER SPECTRUM PMG 2659 SPRING STREET REDWOOD CITY, CA 94063 ARTHUR SALMON 510.507.2717 arthur@bayareabiolabs.com	ARCHITECT FOLIO ARCHITECTS 4633 OLD IRONSIDES DRIVE, SUITE 360 SANTA CLARA, CA 95054 DEEPA DHAR 408.980.8955 deepa@folioarchitects.com	ARCHITECTURAL T-001 TITLE SHEET, PRO A-101 SITE PLAN A-102 SITE PLAN DETAILS
ROJECT DATA	BLUELINE ASSOCIATES, INC. 2134 RHEEM DRIVE SUITE 100 DI FASANTONI CARAFER		
ATION: B TYPE III-B <u>30,778 SF</u> <u>30,951 SF</u> 61,729 SE 2-STORIES AUTOMATIC FIRE SPRINKLERS THROUGHOUT	TALMAGE SCOFFIELD 925.462.2200 talmage@bluelinecompany.com		
413 SF			
			and the second sec
1 SITE PLAN			LEGEND

		GENERAL NOTES
		CODE COMPLIANCE: 1. ALL WORK AND MATERIALS SHALL CONFORM TO THE REQUIREMENTS OF THE
		CALIFORNIA BUILDING CODE LATEST EDITION AND THE LATEST EDITIONS OF ALL OTHER APPLICABLE FEDERAL, STATE AND LOCAL CODES AND ORDINANCES. ALL WORK TO COMPLY WITH THE STATE OF CALIFORNIA TITLE 24 ACCESSIBILITY REQUIREMENTS
		OWNER & ARCHITECT INFORMATION:
		2. THE TERM 'OWNER', AS NOTED ON DRAWINGS AND AS SPECIFIED HEREIN, REFERS TO PACELINE INVESTORS, 595 MARKET STREET, SUITE 2525, SAN FRANCISCO CA 94105.
		3. THE TERM 'ARCHITECT', AS NOTED ON DRAWINGS, REFERS TO FOLIO ARCHITECTS, 4633 OLD IRONSIDES DRIVE, SUITE 360, SANTA CLARA, CA 95054.
		SITE VISIT & SITE CONDITION:
		4. THE GENERAL CONTRACTOR SHALL EXAMINE AND VERIFY EXISTING CONDITIONS AND DIMENSIONS. NO ADDITIONAL EXPENSE SHALL BE ALLOWED WHICH RESULTS FROM A FAILURE TO PERFORM THIS EXAMINATION.
		5. THE GENERAL CONTRACTOR SHALL PROMPTLY REPORT ALL DISCREPANCIES, ERRORS AND OMISSIONS TO THE ARCHITECT, PRIOR TO STARTING THE AFFECTED WORK.
		6. THE GENERAL CONTRACTOR SHALL SUBMIT TO THE OWNER, FOR APPROVAL, A DETAILED CONSTRUCTION SCHEDULE SHOWING PHASING OF WORK AND ANY
		MECHANICAL OR ELECTRICAL DISRUPTIONS TO BUILDING SERVICES.
		AND FINISHES FROM DAMAGE, WHICH MAY OCCUR FROM CONSTRUCTION, DEMOLITION, DUST, WATER, ETC. AND SHALL PROVIDE AND MAINTAIN TEMPORARY PARTITIONS, CLOSURE WALLS FTC AS REQUIRED TO REOTECT THE DURING THE REPIOD
		OF CONSTRUCTION. DAMAGE TO NEW AND EXISTING MATERIALS, STRUCTURE AND EQUIPMENT SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER
	X	8. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR LEAVING ALL AREAS IN A
		9. THE GENERAL CONTRACTOR SHALL MAINTAIN A CURRENT AND COMPLETE SET OF
ROJECT DATA & GENE	RAL NOTES	FOR USE OF ALL TRADES AND SHALL PROVIDE ALL SUBCONTRACTORS WITH CURRENT CONSTRUCTION DOCUMENTS, AS REQUIRED.
ILS		MATERIALS:
		10. THE GENERAL CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR FABRICATED ITEMS, CUT SHEETS OF ALL FIXTURES AND EQUIPMENT AND SAMPLES OF ALL FINISHES CALLED FOR TO ARCHITECT FOR APPROVAL PRIOR TO FABRICATION OR INSTALLATION.
		11. ALL MATERIALS, FIXTURES AND EQUIPMENT INDICATED IN THE CONSTRUCTION DOCUMENTS SHALL BE NEW AND AS SPECIFIED, U.N.O.
		12. MATERIALS ARE SPECIFIED BY THEIR BRAND NAMES TO ESTABLISH STANDARDS OF QUALITY AND PERFORMANCE ANY REQUEST FOR SUBSTITUTION SHALL BE SUBMITTED
		TO ARCHITECT FOR REVIEW FOR EQUAL QUALITY AND PERFORMANCE AND SHALL NOT BE PURCHASED OR INSTALLED WITHOUT THEIR WRITTEN APPROVAL.
		13. ALL NEW FINISHED AND PATCHED SURFACES SHALL BE SMOOTH AND FREE OF ANY IMPERFECTIONS AND IN A PROPER CONDITION TO RECEIVE THE SPECIFIED FINISH.
		14. PROVIDE ALL REQUIRED BLOCKING, FURRING AND BACKING FOR ANY WALL MOUNTED
		FIXTURES, SHELVING AND ACCESSORIES. 15. ALL JOINTS AND PENETRATION AT EXTERIOR WALLS, CEILINGS AND ROOF ASSEMBLIES
		SHALL BE FULLY CAULKED AND SEALED. DRAWING DIMENSIONS:
		16. <u>DO NOT SCALE FROM THE DRAWINGS.</u> WRITTEN DIMENSIONS SHALL ALWAYS TAKE PRECEDENCE. THE ARCHITECT MUST BE NOTIFIED OF ANY CONFLICTS IN
		DIMENSIONING. 17. DIMENSIONS INDICATED ON THE FLOOR PLANS ARE TO FACE OF STUD OR EDGE OF
		COUNTERTOP, U.N.O. DIMENSIONS FROM EXISTING WALLS AND BUILDING SHELL ARE FROM FACE OF CONCRETE OR FACE OF (E) WALL.
		18. FINISH FLOOR LEVEL OF SUB-FLOOR IS THE DATUM POINT $(\pm 0'-0'')$ FROM WHICH ALL OTHER DIMENSIONS ARE TAKEN.
		19. DOOR OPENINGS NOT LOCATED BY DIMENSION SHALL BE LOCATED 3" FROM THE FACE OF FINISHED WALL TO FACE OF DOOR FRAME JAMB.
		ARCHITECT'S & ENGINEER'S APPROVAL:
		20. THE GENERAL CONTRACTOR SHALL MARK ALL LOCATIONS OF WALL AND DOORS FOR REVIEW BY ARCHITECT, PRIOR TO INSTALLATION.
		21. FINAL LOCATIONS OF ALL VISIBLE EQUIPMENT, MEP COMPONENTS, FIXTURES. ETC. SHALL BE APPROVED BY THE ARCHITECT PRIOR TO INSTALLATION.
		22. ALL PENETRATIONS THROUGH STRUCTURAL MEMBERS, CEILING ROOF AND FLOOR SLAB SHALL REQUIRE APPROVAL BY THE ARCHITECT & STRUCTURAL ENGINEER PRIOR TO DEREORMING THE WORK
		23. NO NEW EQUIPMENT, PIPING, CONDUITS OR OTHER ITEMS SHALL BE SUSPENDED
		FRE PROTECTION:
		24. ADDITIONS, CORRECTIONS AND MODIFICATIONS TO AUTOMATIC FIRE SPRINKLER SYSTEM WILL COMPLY WITH NFPA#13, LATEST EDITION.
		25. PROVIDE NEW AND MODIFY EXISTING FIRE SPRINKLER SYSTEMS AS REQUIRED PER SPECIFICATIONS OF LOCAL GOVERNING AGENCIES. FIRE SPRINKLER SUBCONTRACTOR
		SHALL SUBMIT DESIGN BUILD DRAWINGS TO LOCAL GOVERNING AGENCIES FOR APPROVAL.
		26. PROVIDE A MINIMUM OF 2A-10BC CLASSIFICATION FIRE EXTINGUISHER WITHIN 75' TRAVEL DISTANCE FOR EACH 6,000 SF OR PORTION THEREOF ON EACH FLOOR.
.		27. THE MAXIMUM FLAMESPREAD CLASSIFICATION OF FINISH MATERIALS USED ON INTERIOR
		803.9
		ACCESSIBILITY COMPLIANCE: 28. ALL WORK TO COMPLY WITH THE STATE OF CALIFORNIA TITLE 24 ACCESSIBILITY AND
		AMERICANS WITH DISABILITIES ACT. 29. ALL EXIT DOORS MUST BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY
an an Ardan An Araba		OR ANY SPECIAL KNOWLEDGE OR EFFORT. CONTRACT CLOSE OUT:
		30. CONTRACT CLOSE OUT: • EXECUTE FINAL CLEANING PRIOR TO FINAL INSPECTION.
		 MAINTAIN ONE SET OF RECORD DOCUMENTS WITH ACTUAL REVISIONS TO THE WORK. RECORD DOCUMENTS TO INCLUDE CONSTRUCTION DRAWINGS, SPECIFICATIONS. ADDENDA AND CHANGE ORDERS. SUBMIT DOCUMENTS TO
na serie da Talina. A talina serie da		ARCHITECT WITH FINAL APPLICATION FOR PAYMENT.
		Fyhihit 1
		Itom 3-R November 15 2021
		Zoning Administrator Uppring
	Rue	
D		
AREA OF WORK		



SHEET NUMBER

TITLE SHEET PROJECT DATA & GENERAL NOTES

Revisions	
10/01/2021	ISSUED FOR PLANNING SUBMITTAL
SHEET TITLE	

Proj. Manager Deepa Dhar Scale AS NOTED	
Scale AS NOTED	
Date Oct 12, 2020	

architects 4633 old ironsides drive, suite 360 santa clara, california 95054 tel. 408-980-8955 fax. 408-980-9437





STAMP

KEYPLAN



1600 HARBOR BAY PKWY

GENERATOR

ALAMEDA, CA 94502

PARKING CALC

1600 HARBOR BAY PKWY, ALAMEDA CA TOTAL BUILDING AREA = 61,729 SF BUILDING OCCUPANCY

LAB AND LAB SUPPORT

OFFICE AND OFFICE SUPPORT

TOTAL PARKING REQUIRED PARKING SPACE PROVIDED

ACCESSIBLE PARKING SPACES REQUIRED = 6PER CBC 11B-208.2 ACCESSIBLE PARKING SPACES PROVIDED = 6VAN ACCESSIBLE PARKING SPACE REQUIRED PER CBC 11B-208.2.4

1650 HARBOR BAY PKWY, ALAMEDA CA TOTAL BUILDING AREA = 61,729 SF BUILDING OCCUPANCY

LAB AND LAB SUPPORT

OFFICE AND OFFICE SUPPORT

TOTAL PARKING REQUIRED PARKING SPACE PROVIDED ACCESSIBLE PARKING SPACES REQUIRED = 7 PER CBC 11B-208.2 ACCESSIBLE PARKING SPACES PROVIDED = 7

VAN ACCESSIBLE PARKING SPACE REQUIRED PER CBC 11B-208.2.4 = 2 VAN ACCESSIBLE PARKING PROVIDED = 2

TOTAL REQ. PARKING SPACES FOR 1600 & 1650 = 145 + 145 = 290 SPACES TOTAL PARKING SPACES PROVIDED = 127 + 242 = 369 SPACES (SEE 1600-1650 TITLE REPORT P.7, EXCEPTIONS# 19 FOR RECIPROCAL PARKING AGREEMENT.)

= 60% LAB AND LAB SUPPORT + 40% OFFICE AND OFFICE SUPPORT

- = 61,729 X 60/100 = 37,037 SF 1.25 SPACES FOR EVERY 1000 SF
- (37,037/1000) X 1.25 = 46 SPACES $= 61,729 \times 40/100 = 24,692 \text{ SF}$
- 4 SPACES FOR EVERY 1000 SF = (24,692 / 1000) X 4 = 99 SPACES
- = 46 + 99 = 145 SPACES
- = 127 SPACES

- = 1
- VAN ACCESSIBLE PARKING PROVIDED = 1

= 60% LAB AND LAB SUPPORT + 40% OFFICE AND OFFICE SUPPORT = 61,848 X 60/100 = 37,109 SF 1.25 SPACES FOR EVERY 1000 SF

- $(37,109/1000) \times 1.25 = 46 \text{ SPACES}$ $= 61,848 \times 40/100 = 24,739 \text{ SF}$ 4 SPACES FOR EVERY 1000 SF
- = (24,739 / 1000) X 4 = 99 SPACES
- = 46 + 99 = 145 SPACES
- = 242 SPACES





SHEET NUMBER

SITE PLAN

SHEET TITLE

Revisions

10/01/2021	ISSUED FOR PLANNING SUBMITTAL

2022
Deepa Dhar
AS NOTED
Oct 12, 2020

santa clara, california 95054		
tel. 408-980-8955 fax. 408-980-9437		
Project No.	2022	
Proj. Manager	Deepa Dhar	

4633 old ironsides drive, suite 360









PACELINE

INVESTORS







GENERATOR ENCLOSURE - FRONT ELEVATION 1/4"= 1'- 0"



(N) CONCRETE FILLED 6"ø, 36"H BOLLARDS, TYP.



SHEET NUMBER

SITE PLAN DETAILS

Revisions		_
10/01/2021	ISSUED FOR PLANNING SUBMITTAL	
SHEET TITLE		

Project No.	2022
Proj. Manager	Deepa Dhar
Scale	AS NOTED
Date	Oct 12, 2020



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