

An aerial photograph of a coastal city, likely San Francisco, showing a large body of water (the bay) with a bridge in the distance. The foreground features a dense urban area with a mix of residential and commercial buildings, a large green park area, and a body of water. The city extends into the background, with hills visible in the distance.

[illegible]



1 TYPICAL ENTRY
1/2" = 1'-0"



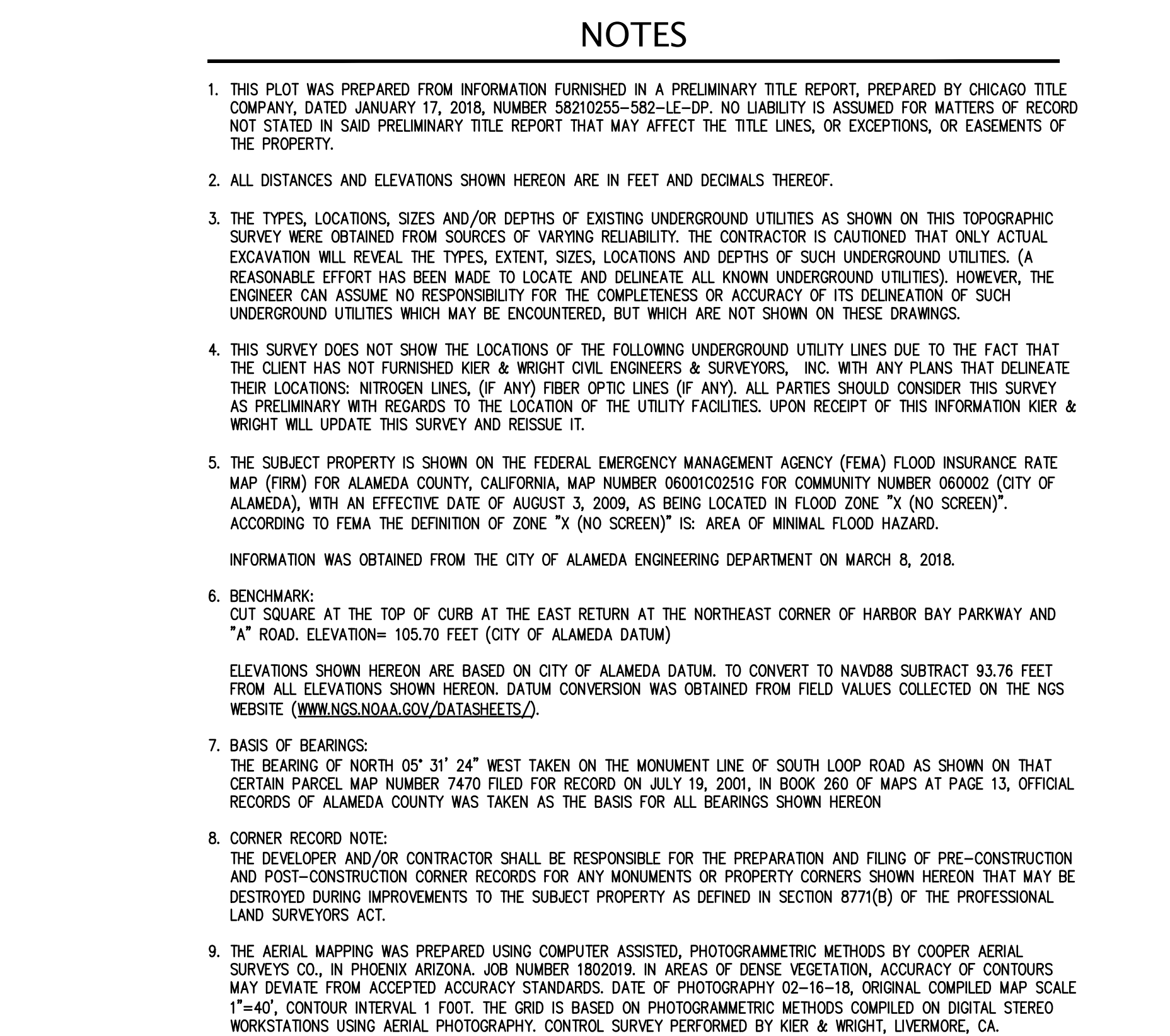
2 BUILDING B - TYPICAL MASSING
1/2" = 1'-0"



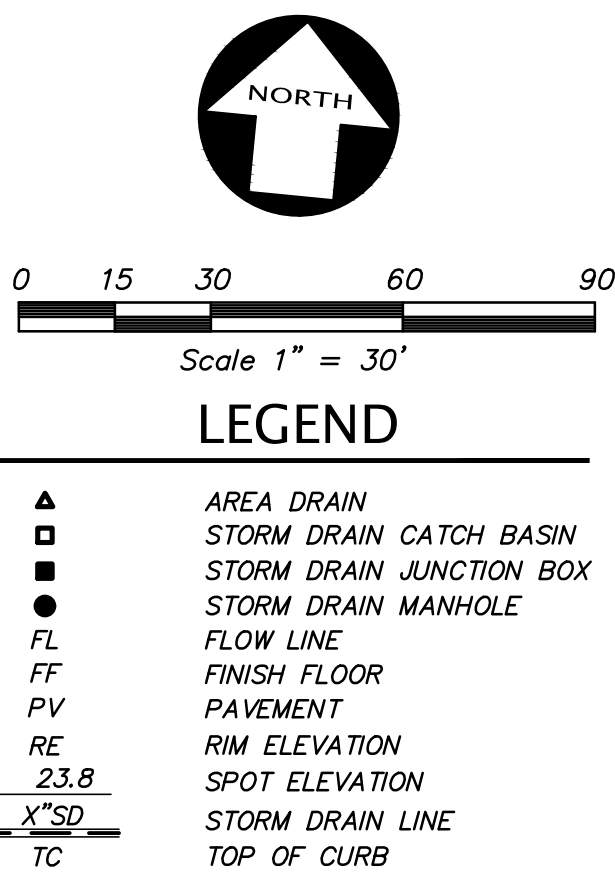
3 TYPICAL PATIO
1/2" = 1'-0"



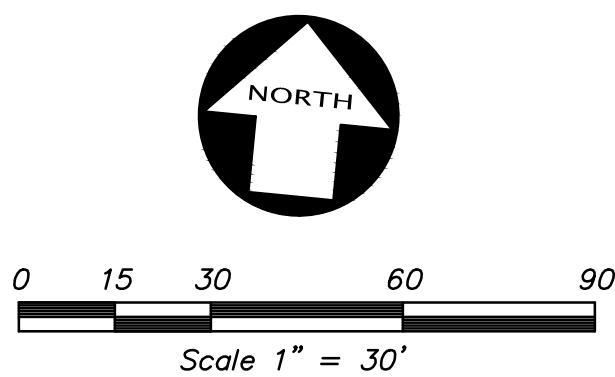
4 TYPICAL LOADING DOCKS
1/2" = 1'-0"



TOPOGRAPHIC SURVEY OF SOUTH LOOP ROAD – BUILDING 'A' FOR SRMERNST ALAMEDA, CALIFORNIA		 KIER & WRIGHT CIVIL ENGINEERS & SURVEYORS, INC. 2450 Collier Center Road Phoenix, Arizona 85016 Phone (602) 245-8788 Fax (602) 245-8796 www.kierwright.com		NO.	REVISION	BY	NO.	REVISION	BY
DATE	APRIL, 2019								
SCALE	AS SHOWN								
DESIGNER	AEV								
DRAFTER	TAB								
JOB NO.	A18510-2								
SHEET	C1.0								
OF	5								
SHEETS									



DATE APRIL, 2019		SCALE AS SHOWN		DESIGNER AEV		DRAFTER TAB		JOB NO. A18510-2		SHEET C2.0		OF 5 SHEETS																					
PRELIMINARY GRADING & DRAINAGE PLAN				OF				SOUTH LOOP ROAD – BUILDING 'A'				FOR				SRMERNST				ALAMEDA, CALIFORNIA													
												KIER & WRIGHT CIVIL ENGINEERS & SURVEYORS, INC. 2850 Collier Canyon Road Livermore, California 94551 Phone (925) 245-8788 Fax (925) 245-8796 www.kierwright.com												NO.		REVISION		BY		NO.		REVISION	
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AS	AUTOMATIC SPRINKLER RISER
RE	RIM ELEVATION
TC	TOP OF CURB
WS	WATER SERVICE
*F	EXISTING UTILITY TO BE ABANDONED BY REMOVAL
FS	FIRE SERVICE
SS	SANITARY SEWER
COTG	CLEANOUT TO GRADE
▲	STORM DRAIN LINE
■	AREA DRAIN
□	STORM DRAIN CATCH BASIN
□	STORM DRAIN JUNCTION BOX
□	STORM DRAIN MANHOLE
□	BACK FLOW PREVENTION DEVICE
+	FIRE DEPARTMENT CONNECTION
+	FIRE HYDRANT & VALVE
+	POST INDICATOR VALVE
SMH	SANITARY SEWER MANHOLE
SMH	SINGLE CHECK VALVE
SDMH	STORM DRAIN MANHOLE
●	WATER METER

[illegible]

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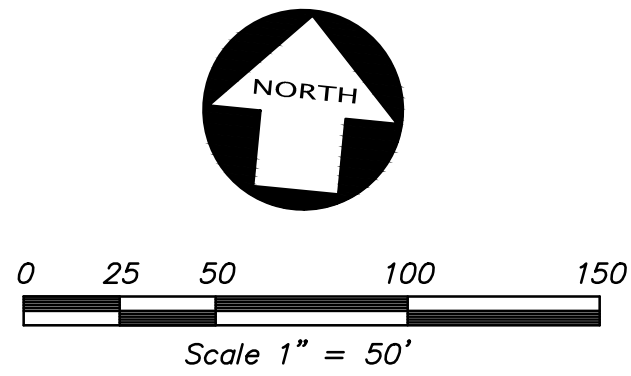
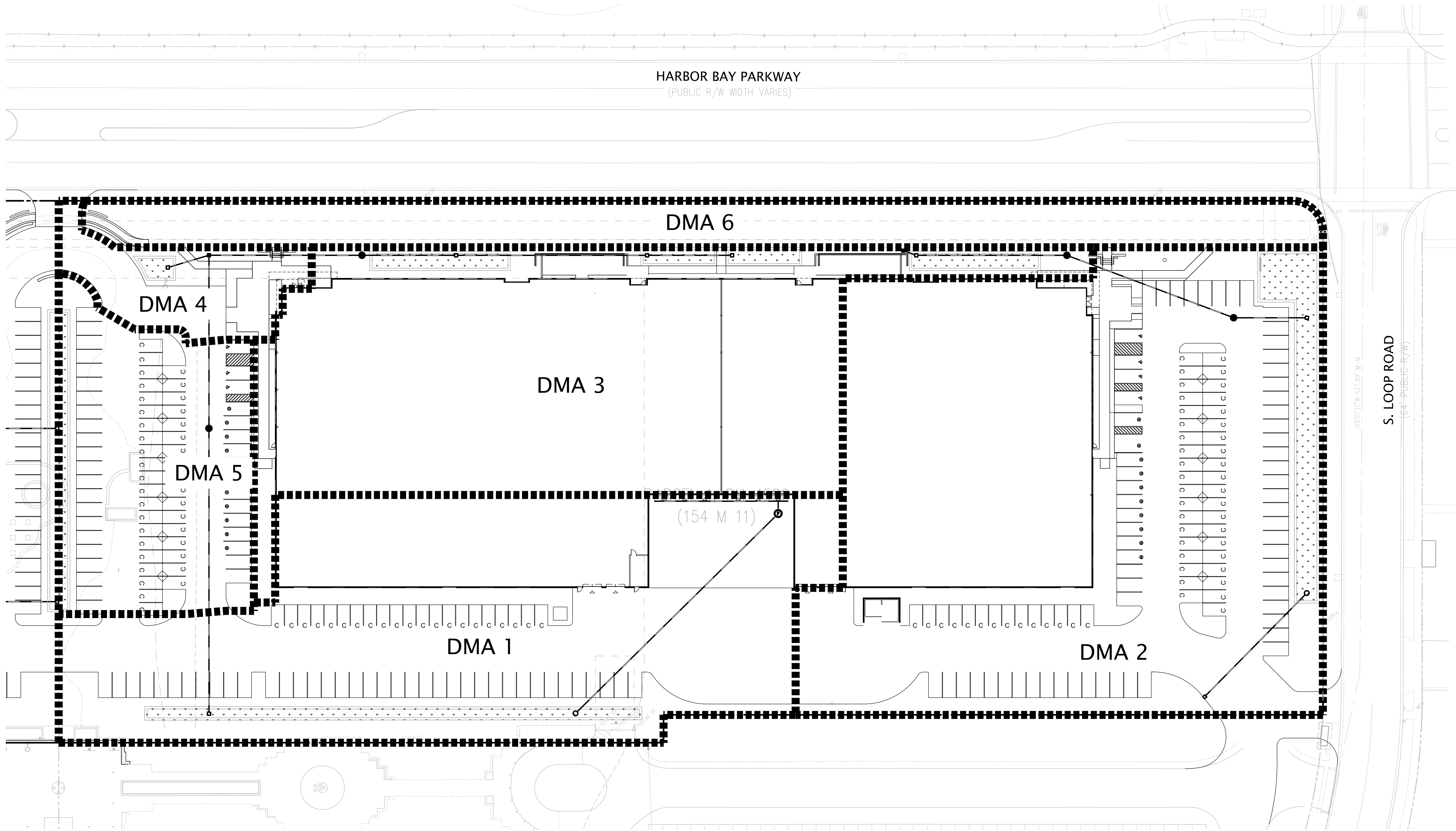
CALIFORNIA

PRELIMINARY UTILITY PLAN
OF
SOUTH LOOP ROAD – BUILDING 'A'
FOR
SRMERNST

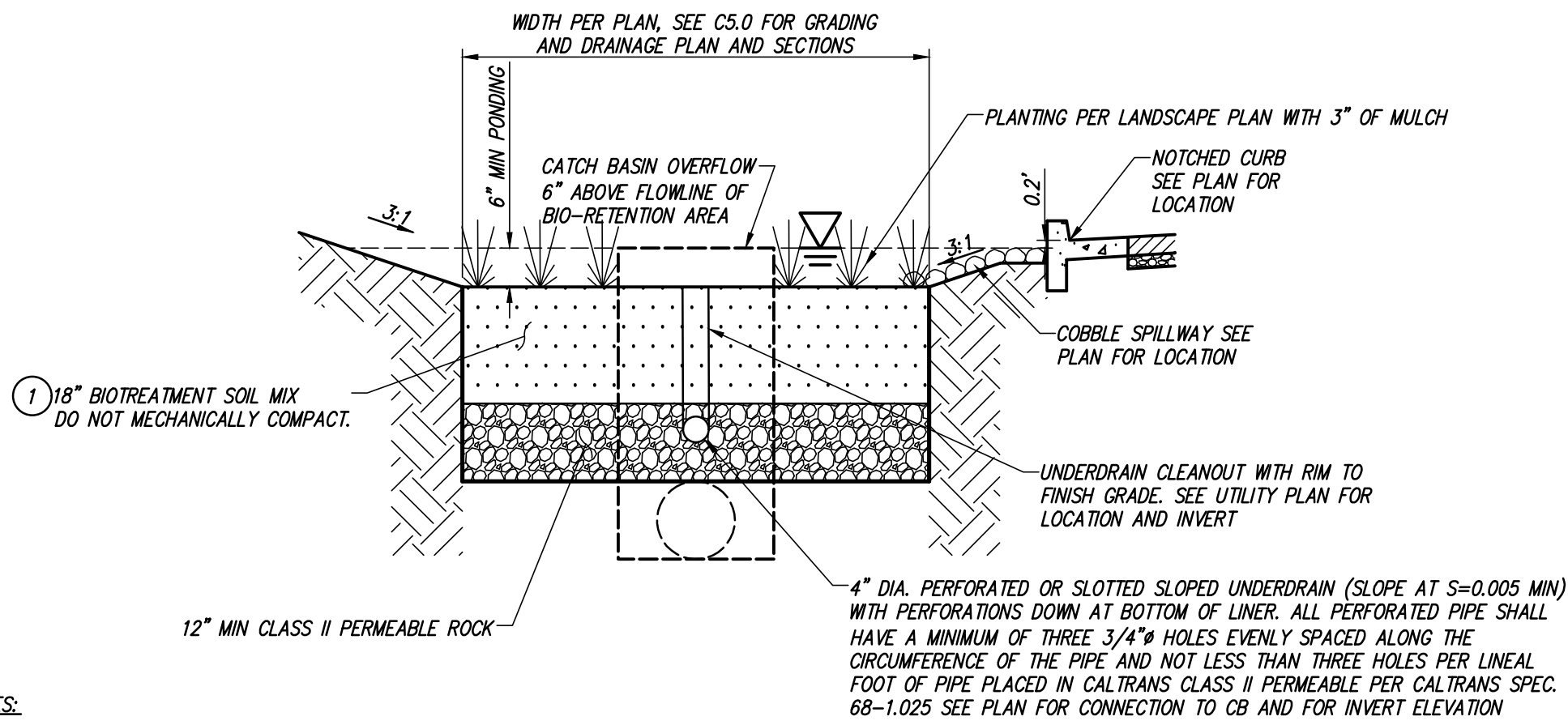
ALAMEDA,

DATE	APRIL, 2019
SCALE	AS SHOWN
DESIGNER	AEV
DRAFTER	TAB
JOB NO.	A18510-2
SHEET	C3.0
OF	5 SHEETS

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LEGEND	
	TRIBUTARY AREA LIMITS
	BIO-RETENTION TREATMENT AREA



NOTES:

1. THE BIOTREATMENT SOIL MIX, AND/OR AMENDED NATIVE SOIL, USED IN ALL OF THE BIOTREATMENT/FLOW THROUGH PLANTER AREAS WILL BE IN CONFORMANCE WITH THE REGIONALLY-APPROVED BIOTREATMENT SOIL MIX SPECIFICATIONS OF THE CITY'S MUNICIPAL IMPDES STORM WATER PERMIT AS REFERENCED IN THE ALAMEDA COUNTYWIDE CLEAN WATER PROGRAM C3 TECHNICAL GUIDANCE MANUAL, APPENDIX K, VERSION MAY 2016 OR LATER.

TYPICAL BIO-RETENTION SECTION

PRELIMINARY STORM WATER QUALITY CONTROL PLAN
OF
SOUTH LOOP ROAD - BUILDING 'A'
FOR
SRMERNST

ALAMEDA, CALIFORNIA

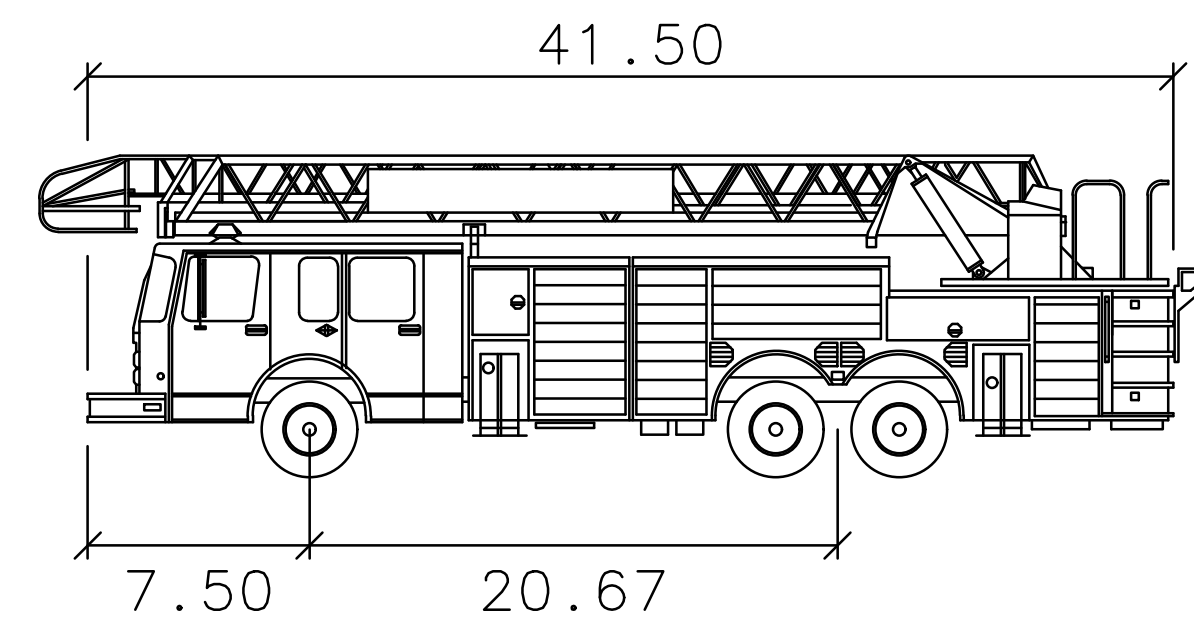
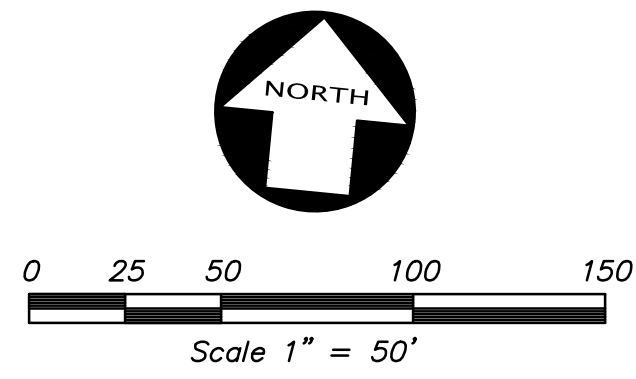
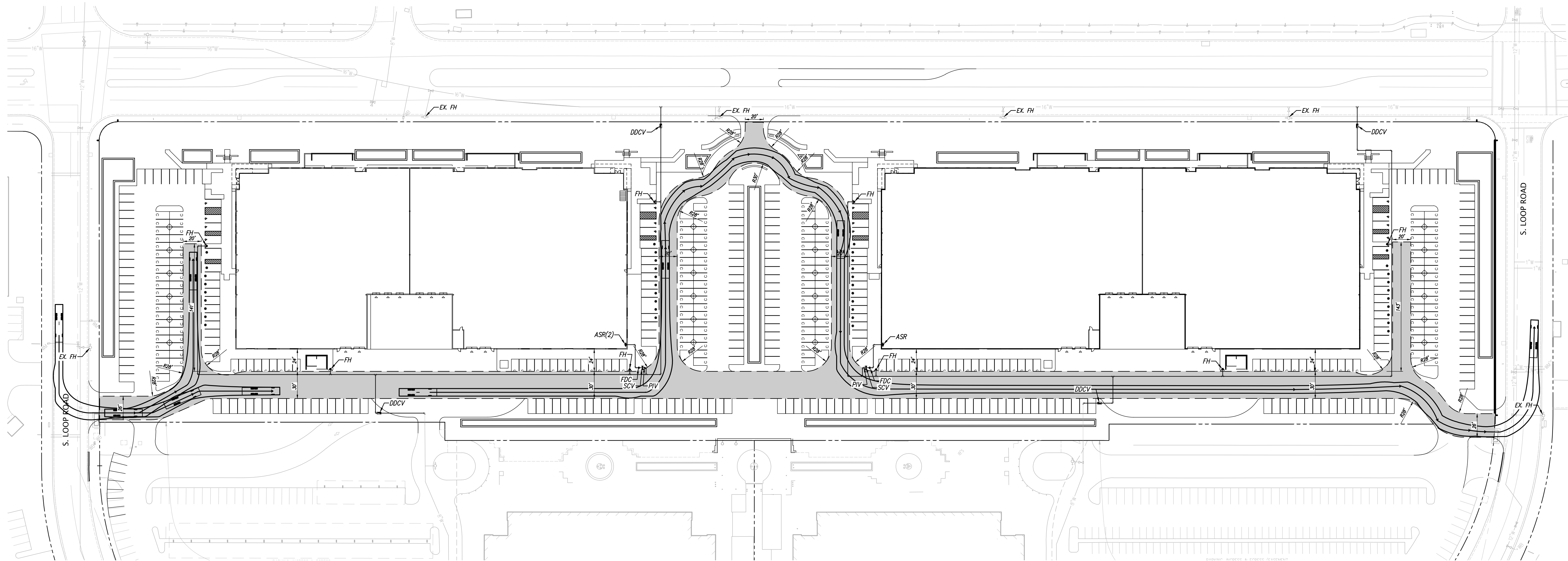
DATE	APRIL, 2019
SCALE	AS SHOWN
DESIGNER	AEV
DRAFTER	TAB
JOB NO.	A18510-2
SHEET	C4.0
OF	5 SHEETS

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REVISION	
NO.	BY

REVISION	
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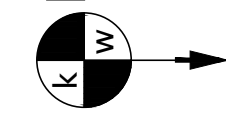


STANDARD FIRE TRUCK

	feet
Width	: 8.33
Track	: 8.33
Lock to Lock Time	: 7.0
Steering Angle	: 30.8

FIRE ACCESS PLAN
OF
SOUTH LOOP ROAD
FOR
SRMERNST

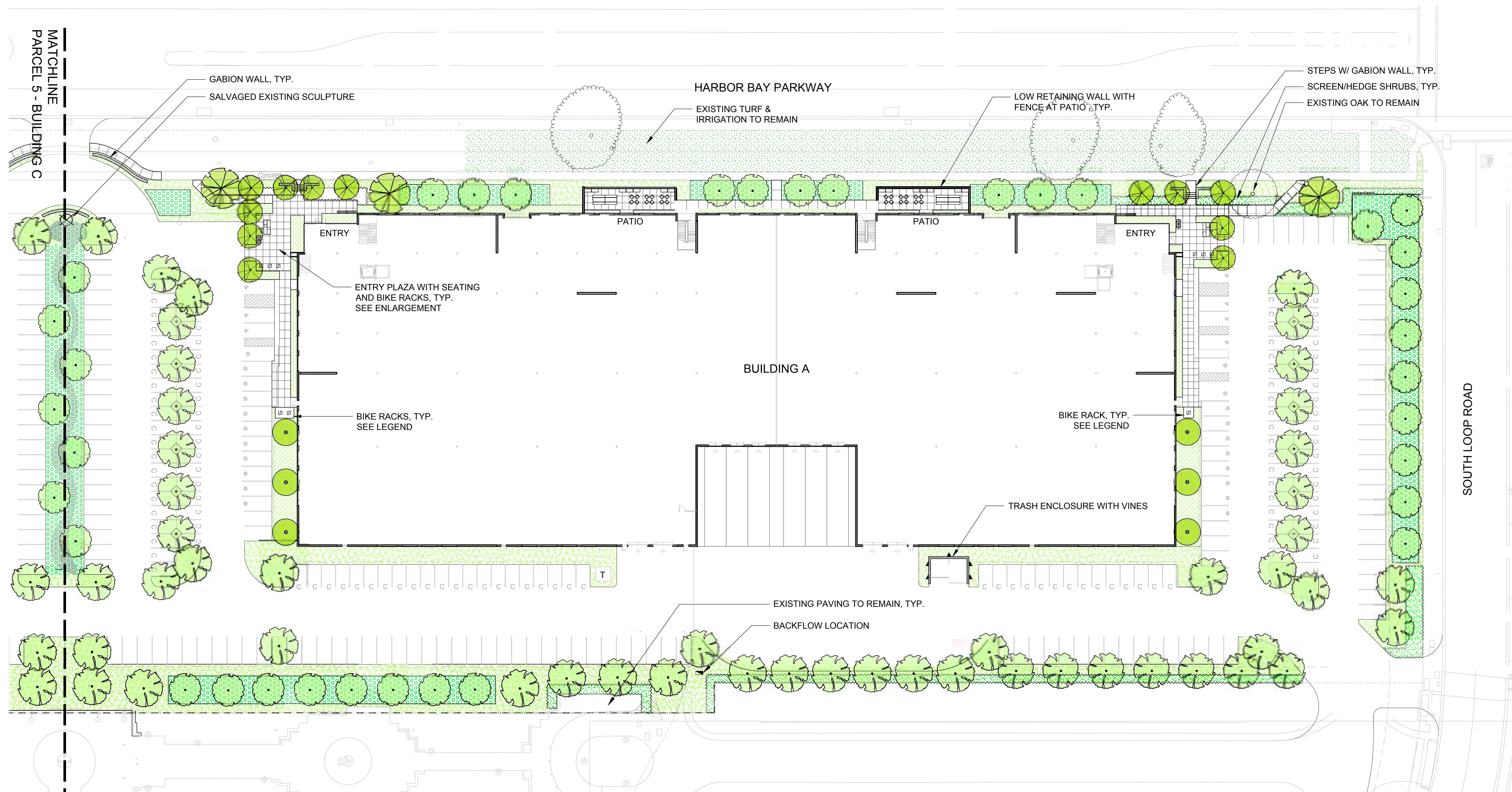
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DRAFTER	TAB
JOB NO.	A18510-2
SHEET	C5.0
OF	SHEETS



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ALAMEDA, CALIFORNIA

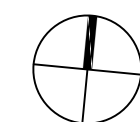


PLANT LEGEND			
PLANTING AREA	SYMBOL	BOTANICAL NAME	COMMON NAME
STORMWATER TREE		MELALUCA QUINQUENARIA ARBUS UNEDO	CAJUPUT TREE STRAWBERRY TREE
PARKING LOT TREE		ROBINIA PSEUDOACACIA TRISTANIA CONFERTA	BLACK LOCUST BRISBANE BOX
ACCENT TREE		ALBIZIA JULIBRISSIN	SILK TREE
LARGE TREE		QUERCUS AGRIFOLIA	COAST LIVE OAK
SMALL TREE		ARBUS UNEDO	STRAWBERRY TREE
EXISTING TREES		VARIES	
MEADOW		LOMANDRA LONGIFOLIA 'BREEZE' MUHLENBERGIA RIGENS CORNEOPUS LANCEOLATA FESTUCA SPP.	DWARF MAT RUSH DEER GRASS TICKSEED FESCUE
SCREEN HEDGE		DODONAEA VISCOSA 'PURPUREA' MYRTICA CALIFORNICA	PURPLE HOPSEED BUSH PACIFIC WAX MYRTLE
STORMWATER PLANTING		CHONDROPETALUM TECTORUM JUNCUS PATENS	THATCHING REED CALIFORNIA GRAY RUSH
ACCENT PLANTING		ANKOZANTHUS 'BIG RED' EPILORUM CANUM PHORMIUM HYBRIDS WESTRINGIA FRUTICOSA	RED KANGAROO PAW CALIFORNIA FUCHSIA NEW ZEALAND FLAX COAST ROSEMARY
TURF TO REMAIN		EXISTING TURF TO REMAIN	

MATERIALS LEGEND	
SYMBOL	DESCRIPTION
	CONCRETE PAVING
	TRUNCATED DOMES
	COBBLE/PEBBLES
	LOW WALL & FENCE
	GABION WALL
	BENCHES & MODULAR SEATING
	TABLE & CHAIRS
	LITTER BINS
	BIKE RACKS

SCALE: 1" = 30'-0"

0 15' 30' 60'



PLANT LEGEND									
PLANTING AREA	SYMBOL	BOTANICAL NAME	COMMON NAME	WUCOLS	SIZE	O.C.	QTY.	IRRIGATION TYPE	NOTES
STORMWATER TREE		MELALUCA QUINQUEVERVIA ARBUSUS UNEDO	CAJUPUT TREE STRAWBERRY TREE	L	36" BOX	SEE PLAN	32	BUBBLER	MATCH SIZE AND CANOPY; MULTI-TRUNK
PARKING LOT TREE		ROBINIA PSEUDOCACIA TRISTANIA CONFERTA	BLACK LOCUST BRISBANE BOX	VL M	36" BOX	SEE PLAN	48	BUBBLER	FULL MATCH
ACCENT TREE		ALBIZIA JULIBRISSEN	SILK TREE	L	24" BOX	SEE PLAN	12	BUBBLER	FULL MATCH
LARGE TREE		QUERCUS AGRIFOLIA	COAST LIVE OAK	VL	36" BOX	SEE PLAN	3	BUBBLER	FULL MATCH
SMALL TREE		ARBUSUS UNEDO	STRAWBERRY TREE	L	24" BOX	SEE PLAN	6	BUBBLER	FULL MATCH
EXISTING TREES		VARIES	-	-	-	-	-	-	-
MEADOW		LOMANDRA LONGIFOLIA 'BREEZE' MULLENBERGIA RIGENS COREOPSIS LANCEOLATA FESTUCA SPP.	DWARF MAT RUSH DEER GRASS TICKSEED FESCUE	L	1 GAL	SEE PLAN	14,122 SF	DRIP	MASS MEADOW PLANTING
SCREEN HEDGE		DODONAEA VISCOSA 'PURPUREA' MYRTICA CALIFORNICA	PURPLE HORSEDEE BUSH PACIFIC WAX MYRTLE	L	5 GAL 5 GAL	SEE PLAN	4,614 SF	BUBBLER	MAINTAIN AT 3'-4" HT
STORMWATER PLANTING		CHONDROPETALUM TECTORUM JUNCUS PATENS	THATCHING REED CALIFORNIA GRAY RUSH	L	5 GAL 1 GAL	SEE PLAN	13,634 SF	DRIP	3' HT
ACCENT PLANTING		ANIGOSANTHUS 'BIG RED' EPILOBUM CALYX PHORMIUM HYBRIDUS WESTINGIA FRUTICOSA	RED KANGAROO PAW CALIFORNIA FUCHSIA NEW ZEALAND FLAX COAST ROSEMARY	L	1 GAL	SEE PLAN	5,635 SF	DRIP	AT BUILDING FACADE
TURF TO REMAIN		EXISTING TURF TO REMAIN	-	-	-	-	-	-	EX. TURF IRRIGATION TO REMAIN AND MAINTAINED BY HARBOR BAY ASSOC.

WATER-USE RATING NOTE:	
WUCOLS IV CATEGORIES OF WATER NEEDS:	
WATER USE CLASSIFICATION OF LANDSCAPE SPECIES BY UNIVERSITY OF CALIFORNIA COOPERATIVE EXTENSION, CALIFORNIA DEPARTMENT OF RESOURCES, US BUREAU OF RECLAMATION, JANUARY 2014.	

WATER USE EVALUATION:	SUMMARY:	LANDSCAPE PERCENTAGE:
MAXIMUM APPLIED WATER ALLOWANCE (MAWA): MAWA = (ET ₀) (0.62) (ETAF X TLA) + ((1-ETAF) X SLA) = (41.5)(0.62)((0.45 X ---) + ((0.55 X 0) ---)) = (---)(---) --- = --- gallons/year	MAXIMUM APPLIED WATER ALLOWANCE (MAWA): --- gallons/year ESTIMATED TOTAL WATER USE (ETWU): --- gallons/year	TOTAL SITE AREA: --- SQ FT TOTAL LANDSCAPE AREA: --- SQ FT TOTAL LANDSCAPE PERCENTAGE: --%
ESTIMATED TOTAL WATER USE (ETWU): ETWU HYDROZONE 1 = (ET ₀)(0.62)(ETAF)(AREA) = (41.5)(0.62)(---)(---) = --- gallons/year ETWU HYDROZONE 2 = (41.5)(0.62)(---)(---) = --- gallons/year TOTAL = --- gallons/year		

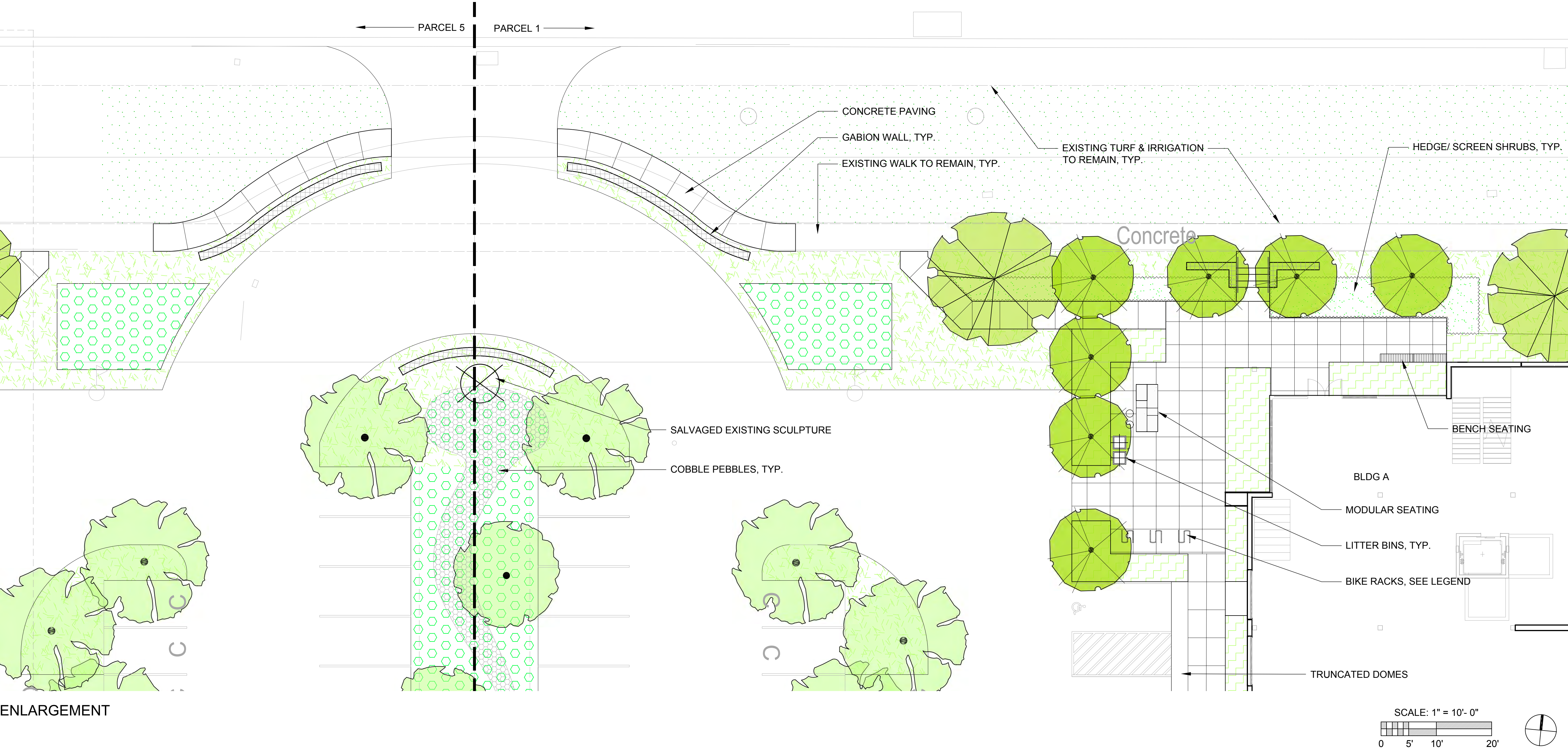
MATERIALS LEGEND				
SYMBOL	DESCRIPTION	AREA	QUANTITY	NOTES
	CONCRETE PAVING	6,754 SF		SCORED COLORED CONCRETE
	TRUNCATED DOMES	466 SF		-
	COBBLE/PEBBLES	733 SF		SALVAGED FROM EXISTING POND
	LOW WALL & FENCE	1,240 LF		AT PATIOS
	GABION WALL	131 LF		METAL WIRE CAGE WITH URBANITE
	BENCHES & MODULAR SEATING		6	MODULAR SYSTEM
	TABLE & CHAIRS		10	FOR TENANTS
	LITTER BINS		4	
	BIKE RACKS		9	ACCOMMODATES 27 SPACES (25 SPACES MIN REQUIRED)

GENERAL NOTES:

- DESIGN SHALL MEET ALL APPLICABLE STATE AND LOCAL CODES.
- THIS PROJECT WILL BE REQUIRED TO COMPLY WITH THE STANDARDS DESCRIBED IN 'ALAMEDA WATER CONSERVATION IN LANDSCAPING REGULATIONS'.
- THIS PROJECT WILL FOLLOW BAY FRIENDLY GUIDELINES. SEE CHECKLIST ON SHEET L3-A
- SEE CIVIL PLANS FOR GRADES, STORMWATER MANAGEMENT, AND PRELIMINARY GRADING.
- LIGHTING TO BE LOW LEVEL AND DARK SKY COMPLIANT.
- VERIFY EXISTING SITE INFORMATION, INCLUDING GRADES, UTILITIES, PROPERTY LINES, SETBACKS, EASEMENTS, LIMITS OF ROADWAYS, CURBS AND GUTTERS.
- MAINTENANCE SPECIFICATION WILL BE PROVIDED AT PERMIT DOCUMENTATION TIME.
- PER CITY OF ALAMEDA, A "CERTIFICATION OF INSTALLATION" FORM WILL BE SUBMITTED TO THE PLANNING DIVISION WITHIN 60 DAYS OF LANDSCAPE INSTALLATION. ONGOING IRRIGATION AUDITS MAY BE REQUIRED BY CITY OF ALAMEDA AFTER PROJECT COMPLETION.

PLANTING & WATER USE NOTES:

- ALL PLANT GROUPS ARE LAID OUT BY WATER ZONES DEPENDING ON WATER NEEDS. ALL PLANTING IS WATERED BY DRIP, BUBBLERS OR SUB-SURFACE IRRIGATION.
- CONNECT TO WEATHER BASED CONTROLLER AND BACKFLOW PREVENTOR. COORDINATE WITH CLIENT REPRESENTATIVE.
- ALLOW ONE VALVE MINIMUM PER HYDRO ZONE IN EACH PLANTER.
- ALL GROUNDCOVER PLANTING AREAS ARE EXPECTED TO UNIFORMLY COVER THE PLANTING AREA IN TWO (2) YEARS. ALL SHRUB PLANTING AREAS ARE EXPECTED TO UNIFORMLY COVER THE PLANTING AREA IN FIVE (5) YEARS.
- ALL NEW PLANTING AREA SHALL HAVE A MINIMUM OF 3" DEPTH LAYER OF ORGANIC MULCH APPLIED. STABILIZING MULCH PRODUCTS SHALL BE APPLIED TO SLOPES OF 3 TO 1 OR GREATER.



ENLARGEMENT



PLANTING CONCEPT IMAGERY



MEADOW AND STORMWATER PLANTING



GABION WALL



RETAINING WALL WITH FENCE



BENCHES AND MODULAR SEATING IMAGERY



BIKE RACKS

Bay-Friendly Basics Landscape Checklist			
No. 10. 10.1	Minimum & Requirements	Documentation	Notes
10.1.1	Plant Selection Plant selection is a critical component of landscape design. The Bay-Friendly Basics Checklist provides a list of recommended plants for the Bay Area. The checklist is organized by plant type (trees, shrubs, groundcover, and vines) and includes a list of recommended plants for each type. The checklist also includes a list of plants to avoid, as these plants are not recommended for the Bay Area. Plant Selection - Trees Plant selection for trees should consider the following factors: - Size: The size of the tree should be appropriate for the site and the surrounding landscape. - Species: The species of the tree should be native to the Bay Area or a species that is well-adapted to the Bay Area climate. - Root system: The root system of the tree should be non-invasive and should not pose a risk to the building or other structures. - Water requirements: The water requirements of the tree should be appropriate for the site and the surrounding landscape. - Soil requirements: The soil requirements of the tree should be appropriate for the site and the surrounding landscape. Plant Selection - Shrubs Plant selection for shrubs should consider the following factors: - Size: The size of the shrub should be appropriate for the site and the surrounding landscape. - Species: The species of the shrub should be native to the Bay Area or a species that is well-adapted to the Bay Area climate. - Root system: The root system of the shrub should be non-invasive and should not pose a risk to the building or other structures. - Water requirements: The water requirements of the shrub should be appropriate for the site and the surrounding landscape. - Soil requirements: The soil requirements of the shrub should be appropriate for the site and the surrounding landscape. Plant Selection - Groundcover Plant selection for groundcover should consider the following factors: - Size: The size of the groundcover should be appropriate for the site and the surrounding landscape. - Species: The species of the groundcover should be native to the Bay Area or a species that is well-adapted to the Bay Area climate. - Root system: The root system of the groundcover should be non-invasive and should not pose a risk to the building or other structures. - Water requirements: The water requirements of the groundcover should be appropriate for the site and the surrounding landscape. - Soil requirements: The soil requirements of the groundcover should be appropriate for the site and the surrounding landscape. Plant Selection - Vines Plant selection for vines should consider the following factors: - Size: The size of the vine should be appropriate for the site and the surrounding landscape. - Species: The species of the vine should be native to the Bay Area or a species that is well-adapted to the Bay Area climate. - Root system: The root system of the vine should be non-invasive and should not pose a risk to the building or other structures. - Water requirements: The water requirements of the vine should be appropriate for the site and the surrounding landscape. - Soil requirements: The soil requirements of the vine should be appropriate for the site and the surrounding landscape. Plant Selection - Plants to Avoid The following plants are not recommended for the Bay Area: - Acacia - Eucalyptus - Ginkgo - Juniper - Lotus - Manzanita - Myrica - Opuntia - Quercus - Sarcocolla - Sedum - Stipa - Taxus - Thuja - Yucca		
10.1.2	Plant Selection - Plants to Avoid The following plants are not recommended for the Bay Area: - Acacia - Eucalyptus - Ginkgo - Juniper - Lotus - Manzanita - Myrica - Opuntia - Quercus - Sarcocolla - Sedum - Stipa - Taxus - Thuja - Yucca		
10.1.3	Plant Selection - Plants to Avoid The following plants are not recommended for the Bay Area: - Acacia - Eucalyptus - Ginkgo - Juniper - Lotus - Manzanita - Myrica - Opuntia - Quercus - Sarcocolla - Sedum - Stipa - Taxus - Thuja - Yucca		
10.1.4	Plant Selection - Plants to Avoid The following plants are not recommended for the Bay Area: - Acacia - Eucalyptus - Ginkgo - Juniper - Lotus - Manzanita - Myrica - Opuntia - Quercus - Sarcocolla - Sedum - Stipa - Taxus - Thuja - Yucca		
10.1.5	Plant Selection - Plants to Avoid The following plants are not recommended for the Bay Area: - Acacia - Eucalyptus - Ginkgo - Juniper - Lotus - Manzanita - Myrica - Opuntia - Quercus - Sarcocolla - Sedum - Stipa - Taxus - Thuja - Yucca		
10.1.6	Plant Selection - Plants to Avoid The following plants are not recommended for the Bay Area: - Acacia - Eucalyptus - Ginkgo - Juniper - Lotus - Manzanita - Myrica - Opuntia - Quercus - Sarcocolla - Sedum - Stipa - Taxus - Thuja - Yucca		
10.1.7	Plant Selection - Plants to Avoid The following plants are not recommended for the Bay Area: - Acacia - Eucalyptus - Ginkgo - Juniper - Lotus - Manzanita - Myrica - Opuntia - Quercus - Sarcocolla - Sedum - Stipa - Taxus - Thuja - Yucca		
10.1.8	Plant Selection - Plants to Avoid The following plants are not recommended for the Bay Area: - Acacia - Eucalyptus - Ginkgo - Juniper - Lotus - Manzanita - Myrica - Opuntia - Quercus - Sarcocolla - Sedum - Stipa - Taxus - Thuja - Yucca		
10.1.9	Plant Selection - Plants to Avoid The following plants are not recommended for the Bay Area: - Acacia - Eucalyptus - Ginkgo - Juniper - Lotus - Manzanita - Myrica - Opuntia - Quercus - Sarcocolla - Sedum - Stipa - Taxus - Thuja - Yucca		
10.1.10	Plant Selection - Plants to Avoid The following plants are not recommended for the Bay Area: - Acacia - Eucalyptus - Ginkgo - Juniper - Lotus - Manzanita - Myrica - Opuntia - Quercus - Sarcocolla - Sedum - Stipa - Taxus - Thuja - Yucca		



TRISTANIA CONFERTA



ALBIZIA JULIBRISSIN



MELALUCA QUINQUENERVIA

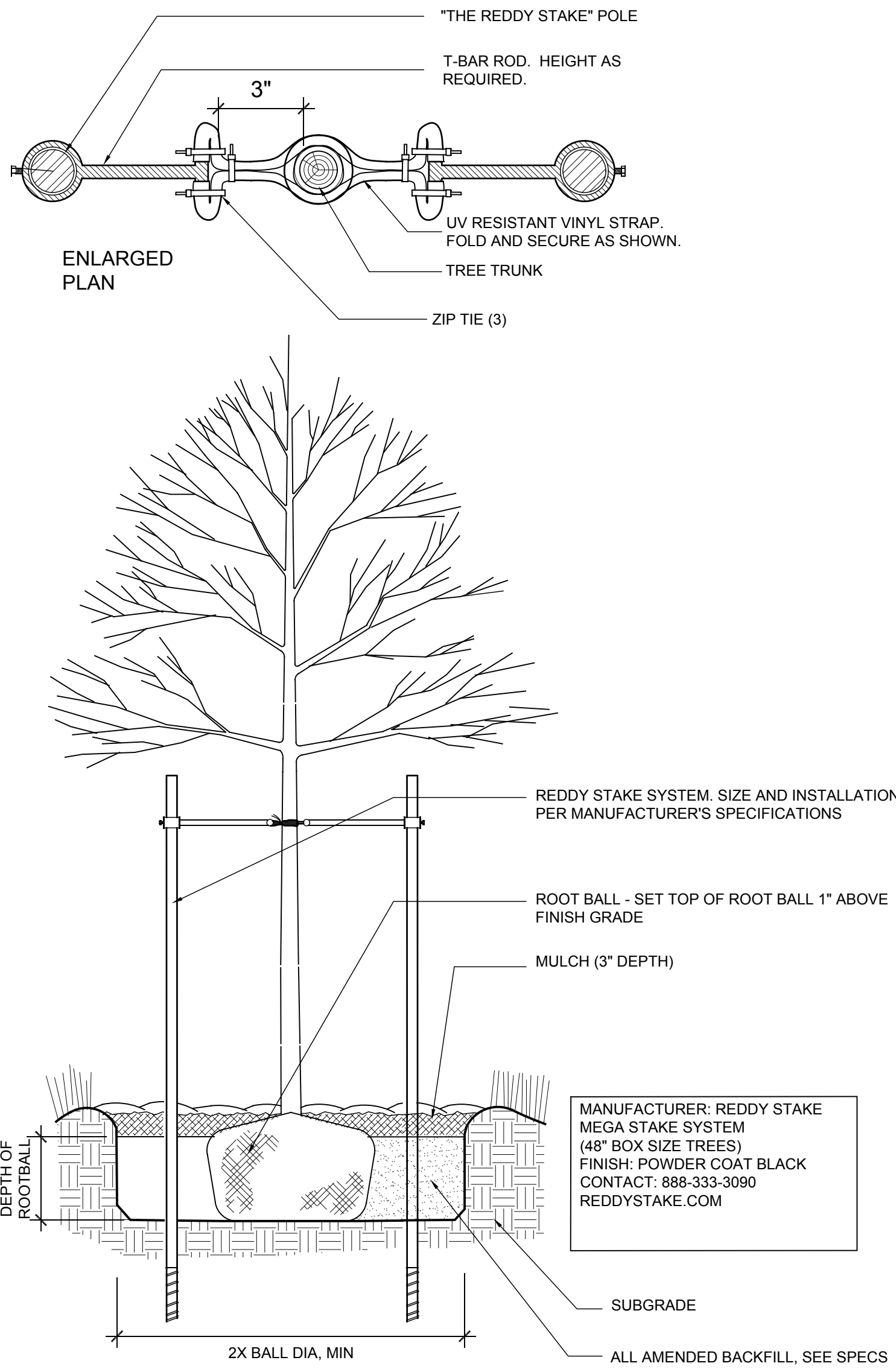


ARBUTUS UNEDO

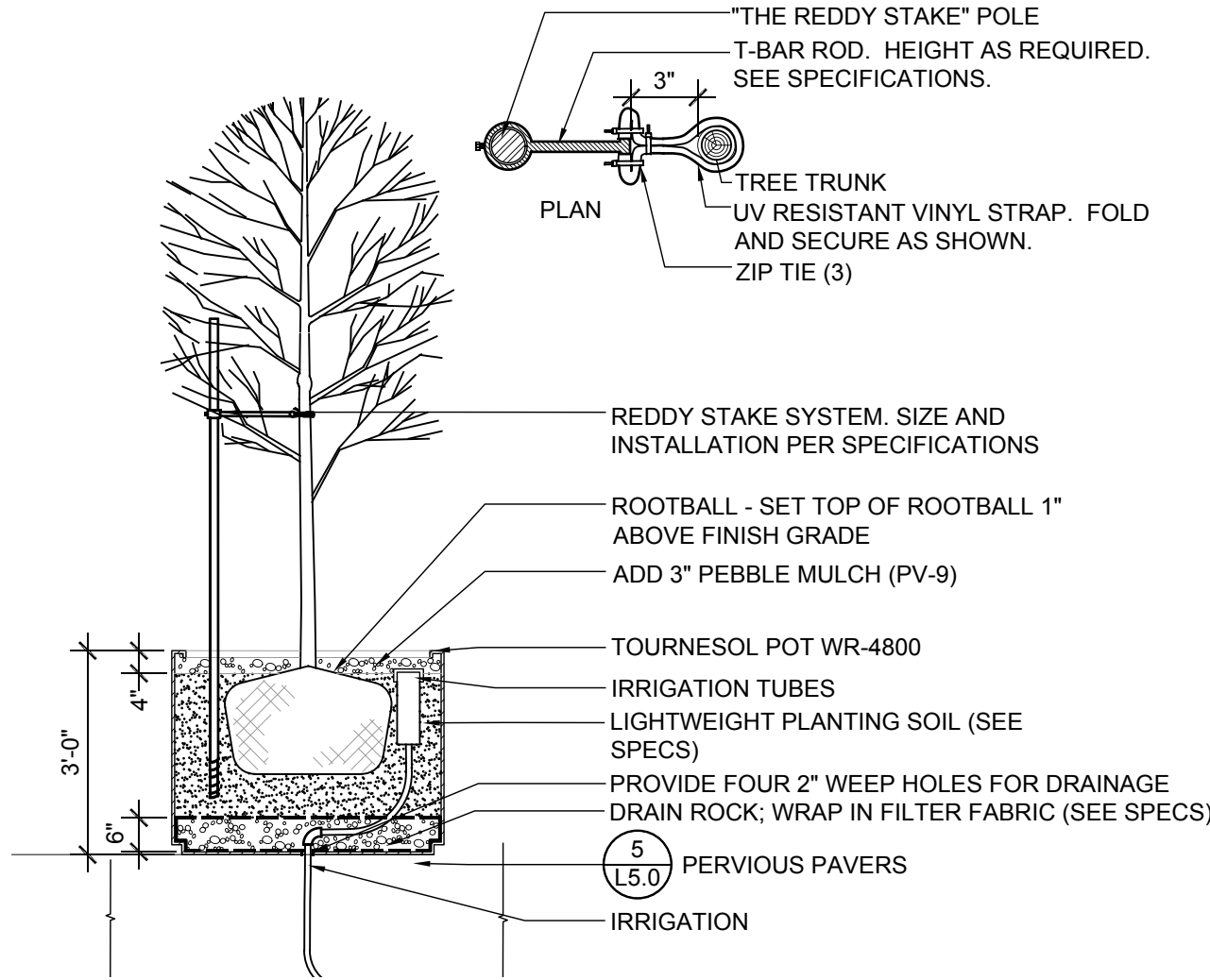


ROBINIA AMBIGUA

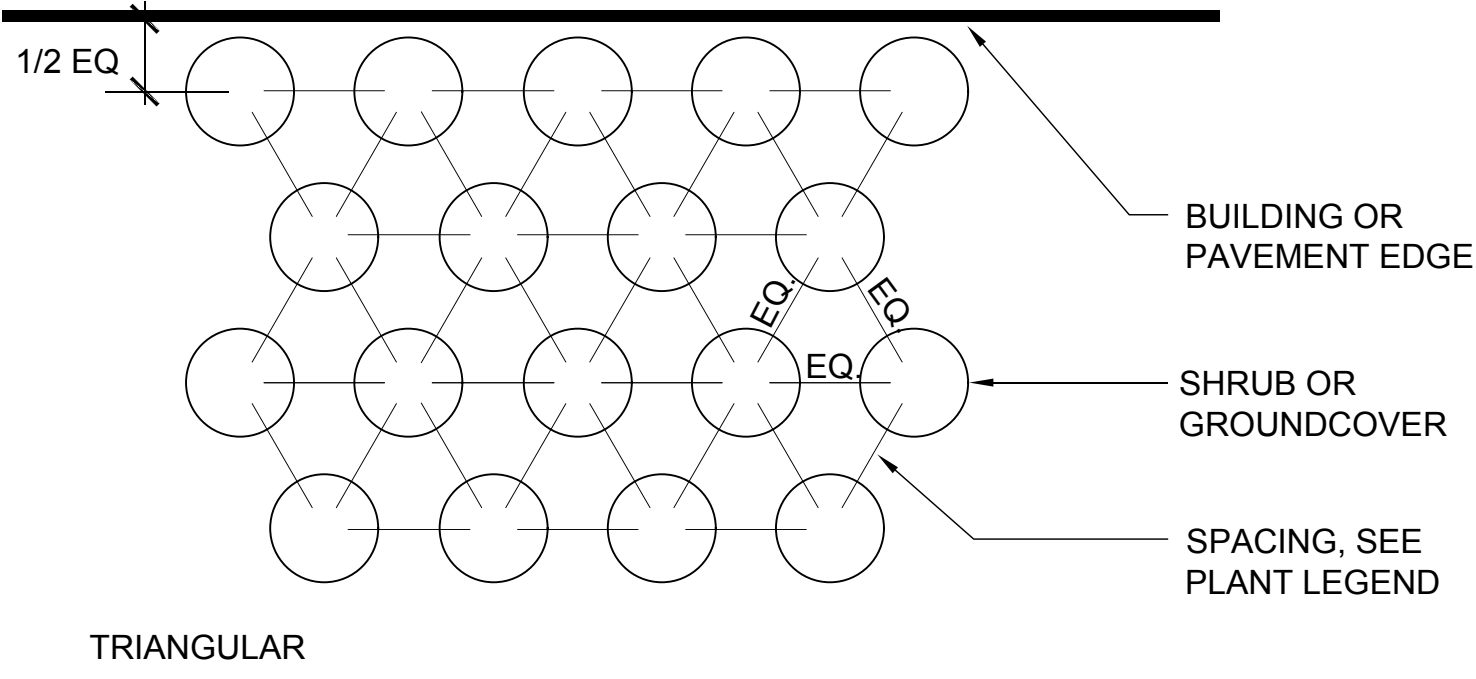
7 TREE IMAGERY N.T.S.



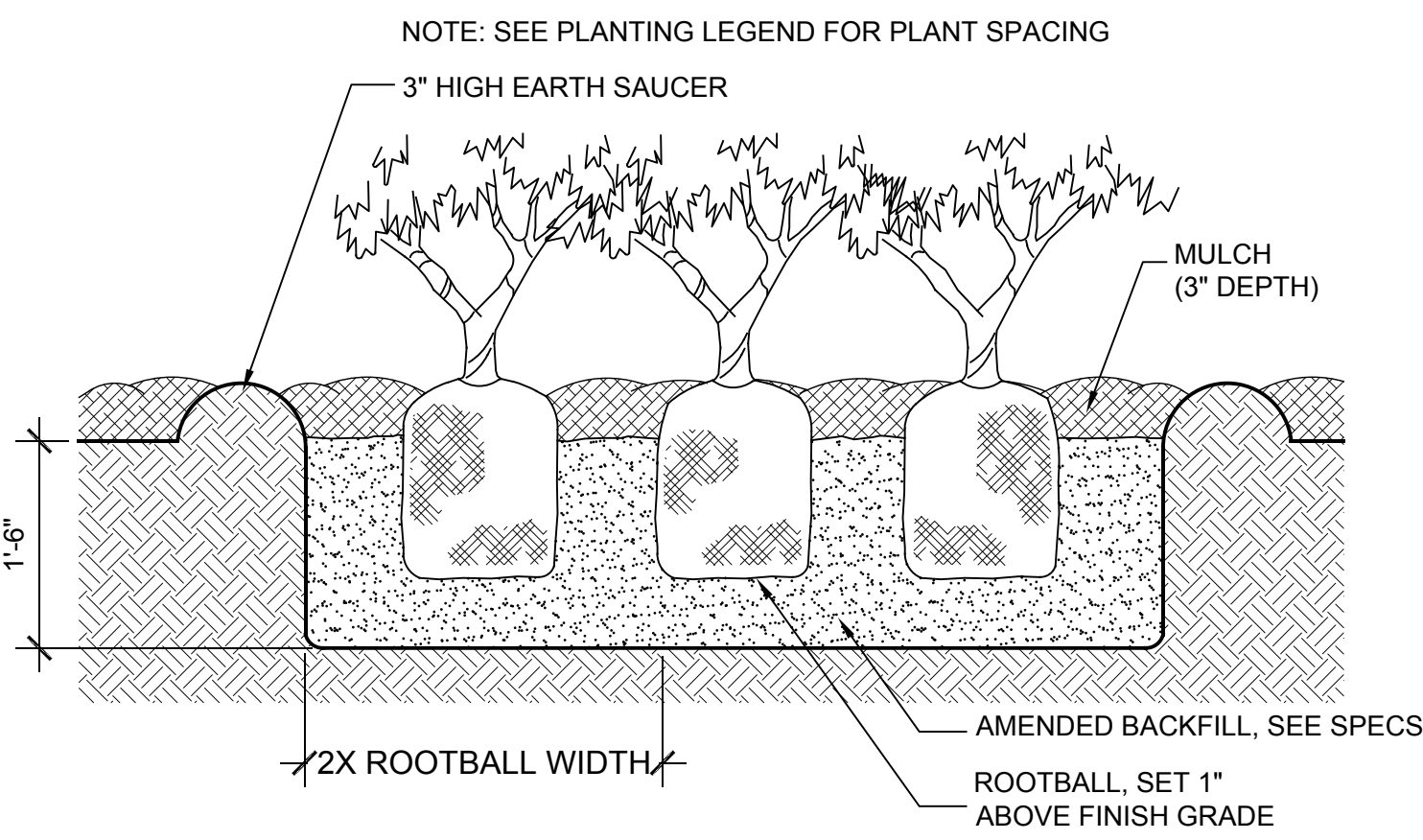
6 TREE PLANTING AND STAKING 3/4\" = 1'-0"



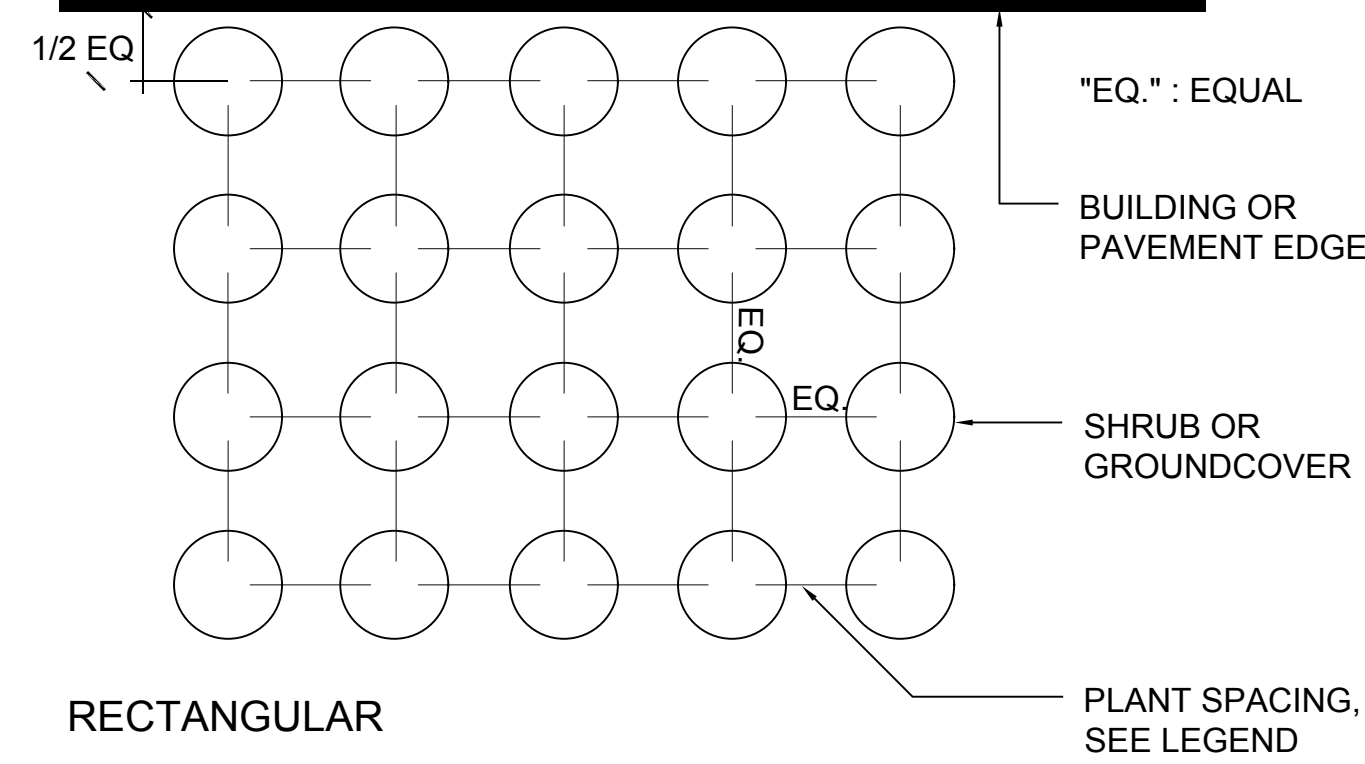
4 PLANTER POT 3/8\" - 1'-0"



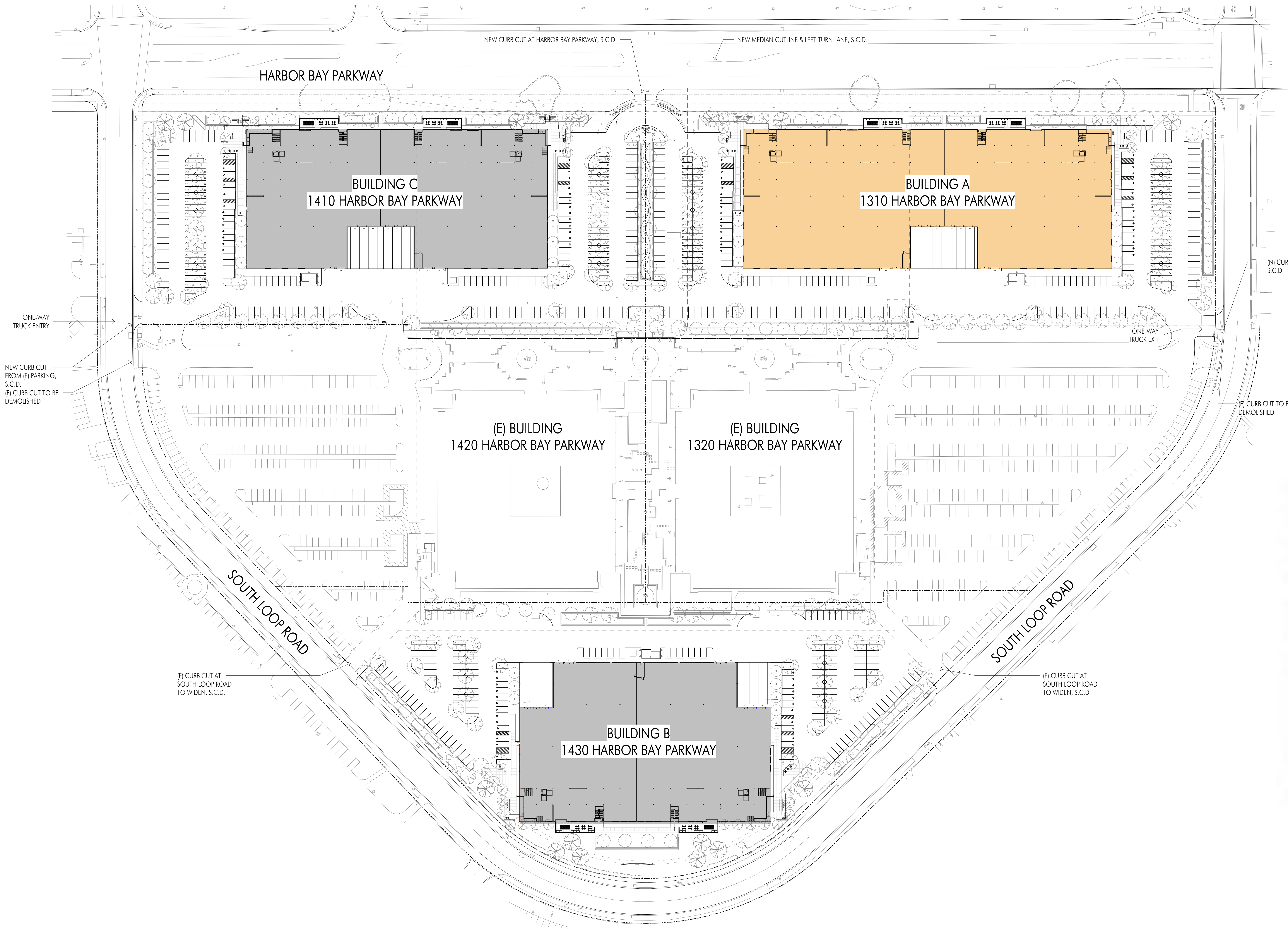
2 TRIANGULAR SHRUB + GROUNDCOVER SPACING 1/2\" = 1'-0"



3 SHRUB + GROUNDCOVER PLANTING 3/4\" - 1'-0"



1 RECTANGULAR SHRUB + GROUNDCOVER SPACING 1/2\" = 1'-0"



	PARCEL 1 BUILDING A	PARCEL 3 BUILDING B	PARCEL 5 BUILDING C	TOTAL
SITE AREA				
SQUARE FOOTAGE	277,933	261,358	244,786	784,077
ACRE	6.38	6.00	5.62	18.00
BUILDING GROSS AREA	125,853	93,450	101,957	321,260
FIRST FLOOR	99,890	75,990	80,690	256,570
MEZZANINE	25,963	17,460	21,267	64,690
SITE COVERAGE	35.94%	29.08%	32.96%	32.72%
F.A.R.	0.453	0.358	0.417	0.410
VEHICLE PARKING REQUIRED	158	117	128	403
ACCESSIBLE REQUIRED	7	7	7	21
VEHICLE PARKING PROVIDED	254	223	234	711
STANDARD NEW	114	107	104	325
STANDARD EXISTING	27	27	27	81
ACCESSIBLE	7	7	7	21
FUTURE EV	16	13	15	44
CLEAN AIR / CARPOOL	5	4	4	13
COMPACT NEW	112	32	104	248
COMPACT EXISTING	—	33	—	33
% COMPACT	44.09%	29.15%	44.44%	39.52%
STALLS PROVIDED PER 1,000 S.F.	2.0	2.4	2.3	2.2
BICYCLE PARKING REQUIRED	20	16	17	53
SHORT TERM	4	4	4	12
LONG TERM	16	12	13	41
BICYCLE PARKING PROVIDED	25	19	21	65
SHORT TERM	9	7	8	24
LONG TERM	16	12	13	41

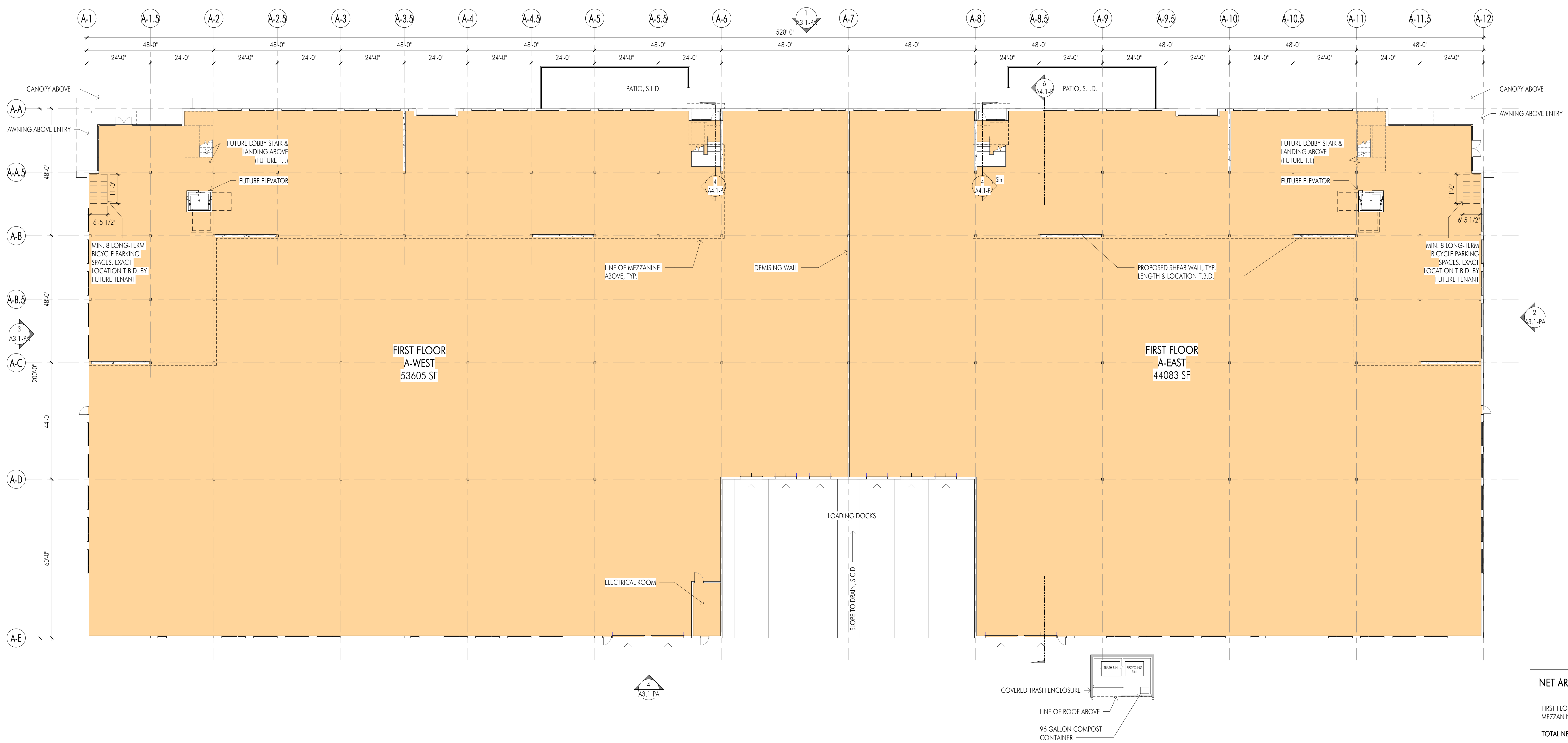
VEHICLE PARKING NOTES
PER ALAMEDA MUNI CODE 30-7.2 AND 30-7.6 SCHEDULE OF REQUIRED MINIMUM & MAXIMUM OFF STREET PARKING SPACE, USE MANUFACTURING MAJOR, MIN. 1/25 PER 1000 SF.

TYPICAL PARKING DIMENSIONS
DRIVE AISLES: 24' / 26' / 30' - REF. PLAN
STANDARD SPACES: 9'-0"W x 18'-0"D
COMPACT SPACES: 8'-6"W x 15'-0"D

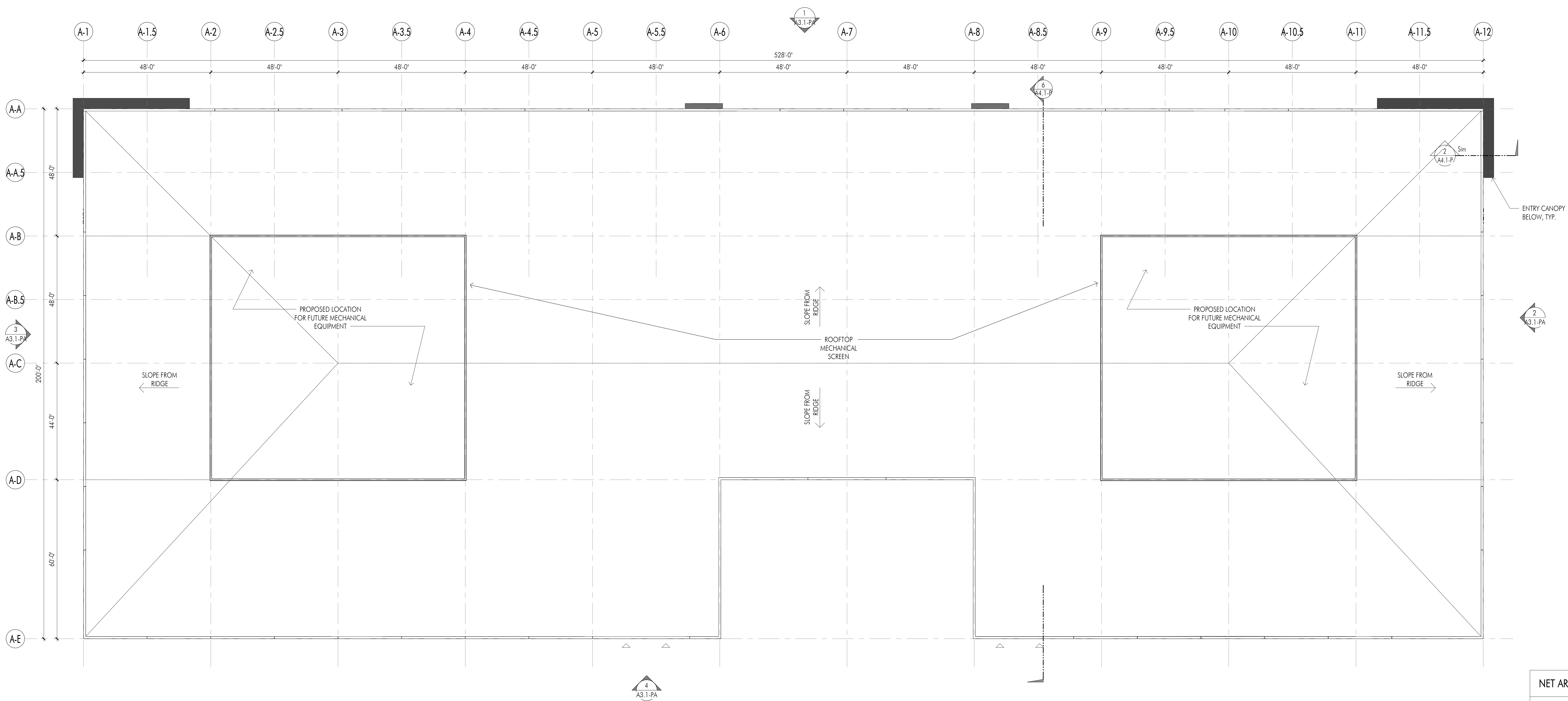
PER 30-7.9 MINIMUM STANDARD SPACE 8'-6" X 18'-0", COMPACT SPACE 7'-6" X 15'-0"

BICYCLE PARKING NOTES
PER ALAMEDA MUNI CODE 30-7.15, APPENDIX B: SPECIFIC USE MANUFACTURING MAJOR, LONG TERM (1) PER 8,000 SF FLOOR AREA LOCATED IN THE INTERIOR, SEE FLOOR PLANS, SHORT TERM (2) AT EACH PUBLIC ENTRANCE, SEE LANDSCAPE PLANS

KEY BOX
A KEY BOX (KNOX BOX) SHALL BE INSTALLED AT A LOCATION APPROVED BY THE FIRE CODE OFFICIAL. KEY BOX TO CONTAIN KEYS TO ENTER THE BUILDING FOR IMMEDIATE ACCESS FOR LIFE-SAVING OR FIRE-FIGHTING PURPOSES. KEYS TO BE PLACED WITHIN THE BOX ARE TO INCLUDE THE EXTERIOR DOOR KEYS, ELECTRICAL ROOM KEY, ELEVATOR EQUIPMENT ROOM KEY, ELEVATOR OPERATIONS KEY, FIRE ALARM CONTROL PANEL ROOM KEY, FIRE ALARM CONTROL PANEL KEY, AND THE FIRE SPRINKLER RISER ROOM KEY.



1 BUILDING A - FIRST FLOOR PLAN
1/16" = 1'-0"

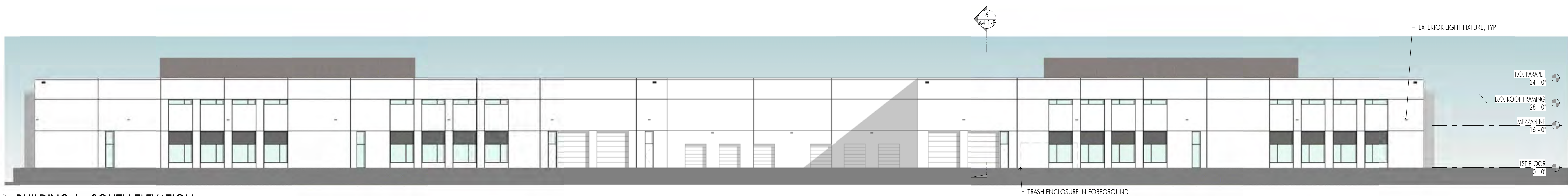


NET AREAS - BUILDING A	
FIRST FLOOR NET AREA:	97,688 SF
MEZZANINE NET AREA:	22,764 SF
TOTAL NET AREA:	120,434 SF

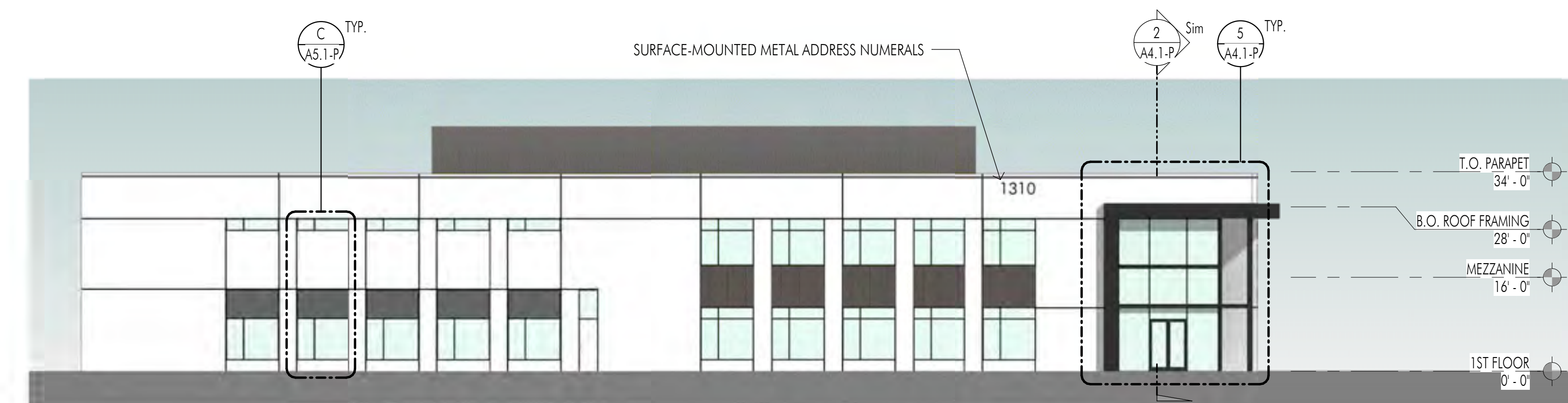
1 BUILDING A - ROOF PLAN
1/16" = 1'-0"

GRAPHIC LEGEND

	PAINTED CONCRETE PANEL		CANOPY
	SWISSPEARL RAINSCREEN, OR SIM.		GRADE DOOR TO MATCH PAINTED CONCRETE PANEL
	HIGH PERFORMANCE DUAL PANE GLAZING WITH DARK ANODIZED ALUMINUM FRAME		CORRUGATED METAL PANEL
	ROOF STRUCTURE DEPTH, T.B.D.		PARKLEX/PRODEMA, OR SIM.
	INSULATED METAL PANEL		



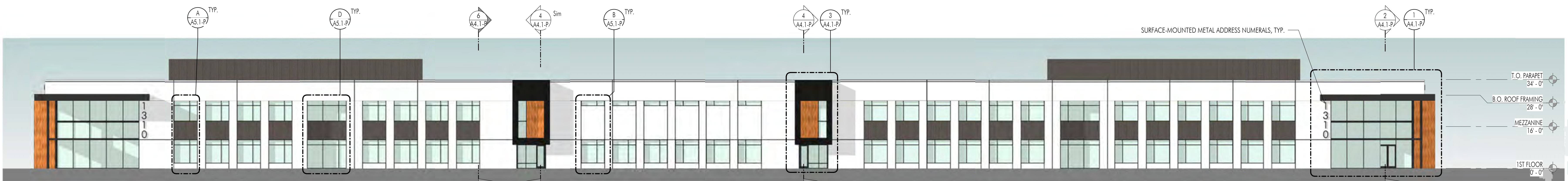
4 BUILDING A - SOUTH ELEVATION
1/16" = 1'-0"



2 BUILDING A - EAST ELEVATION
1/16" = 1'-0"

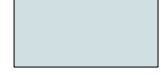


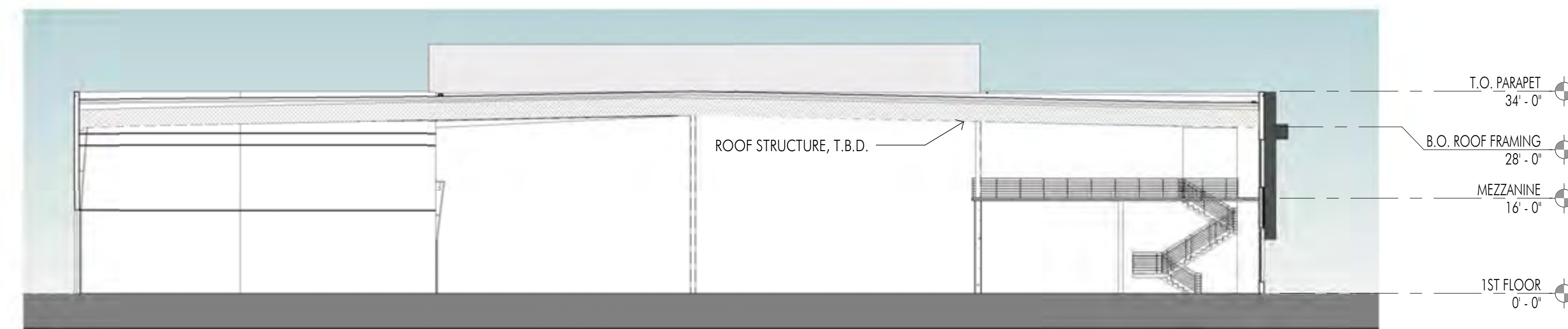
3 BUILDING A - WEST ELEVATION
1/16" = 1'-0"



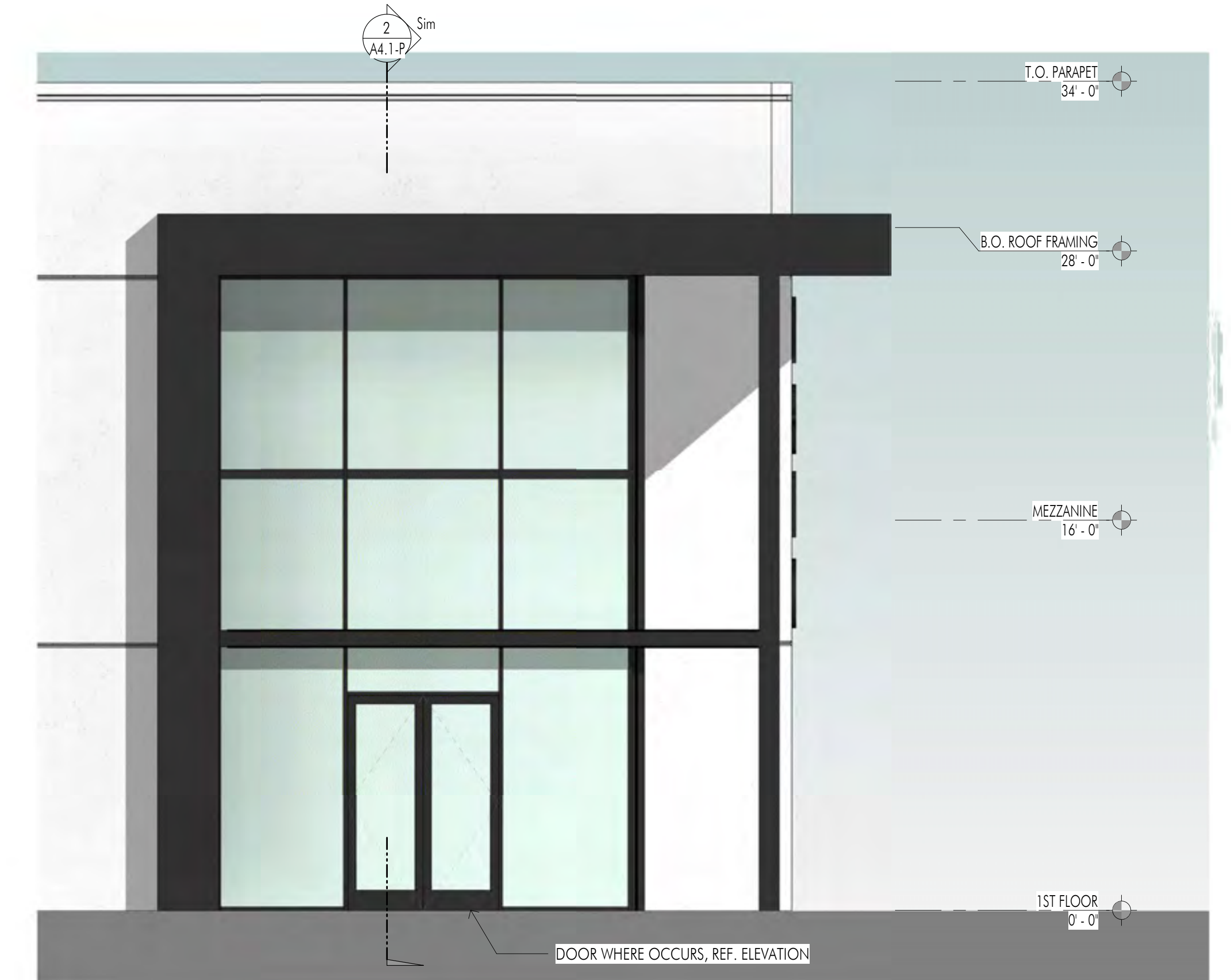
1 BUILDING A - NORTH ELEVATION
1/16" = 1'-0"

GRAPHIC LEGEND

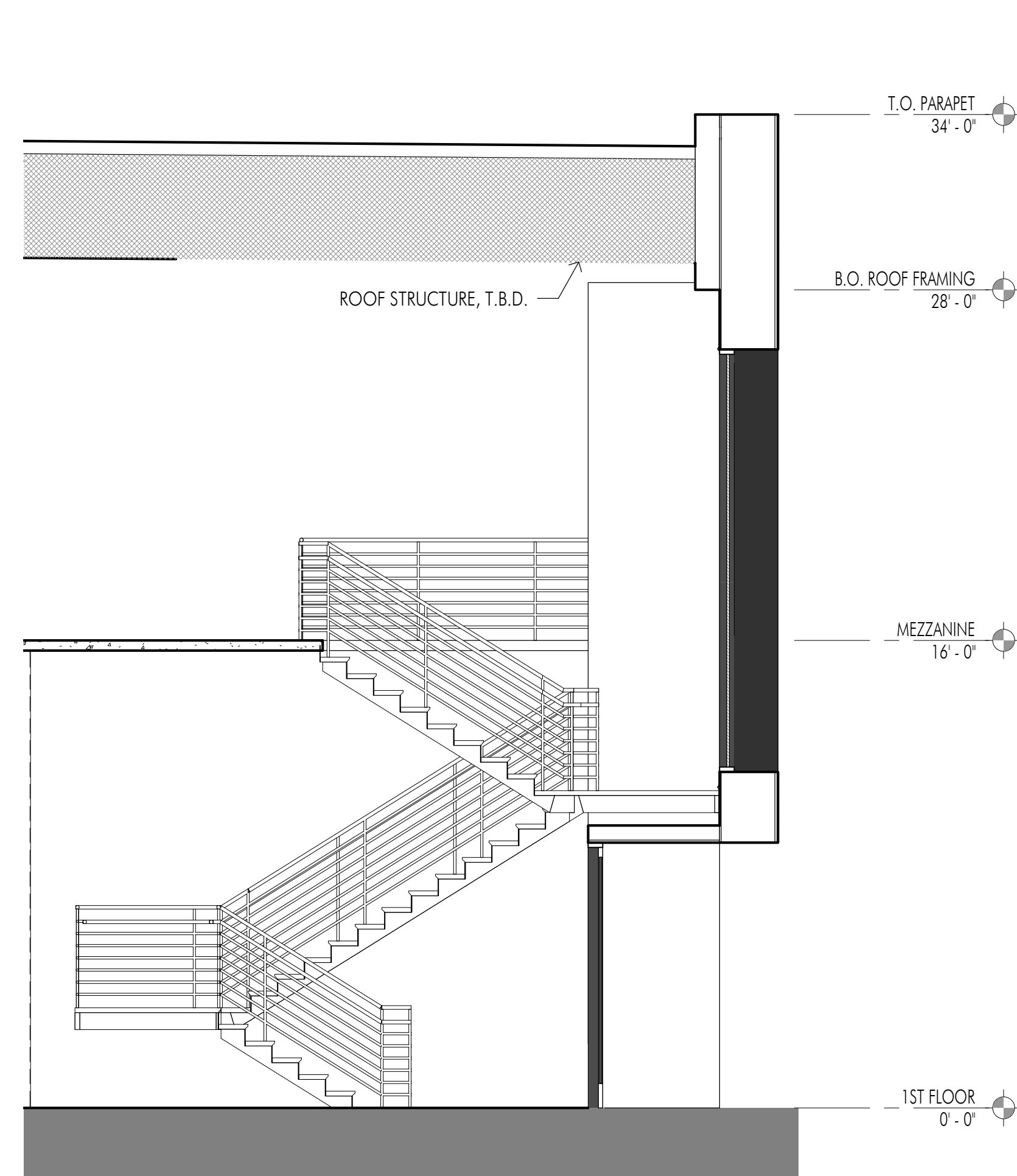
	PAINTED CONCRETE PANEL		CANOPY
	SWISSPEARL RAINSCREEN, OR SIM.		GRADE DOOR TO MATCH PAINTED CONCRETE PANEL
	HIGH PERFORMANCE DUAL PANE GLAZING WITH DARK ANODIZED ALUMINUM FRAME		CORRUGATED METAL PANEL
	ROOF STRUCTURE DEPTH, T.B.D.		PARKLEX/PRODEMA, OR SIM.
	INSULATED METAL PANEL		



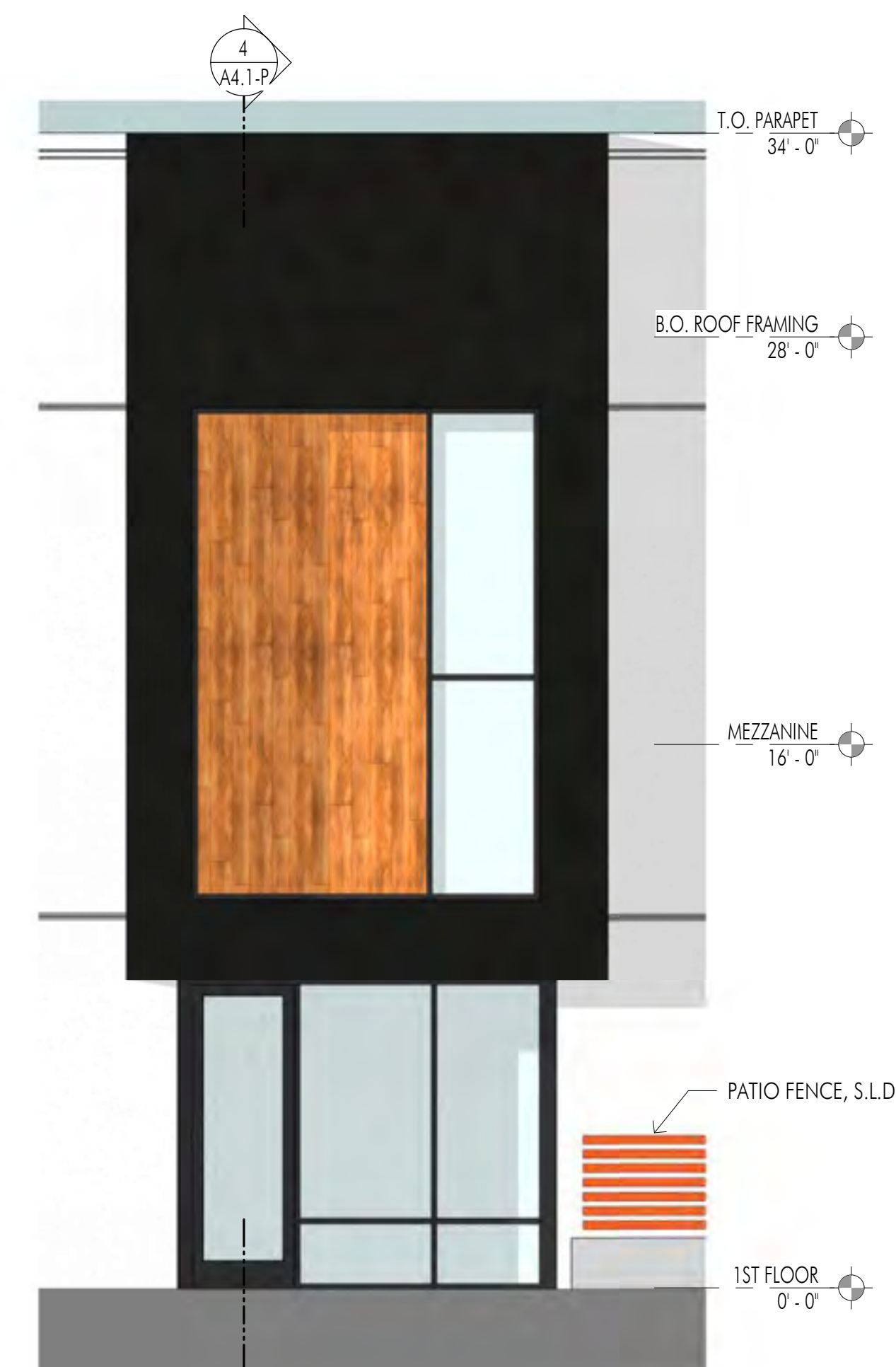
6 TYP. TRANSVERSE SECTION
1/16" = 1'-0"



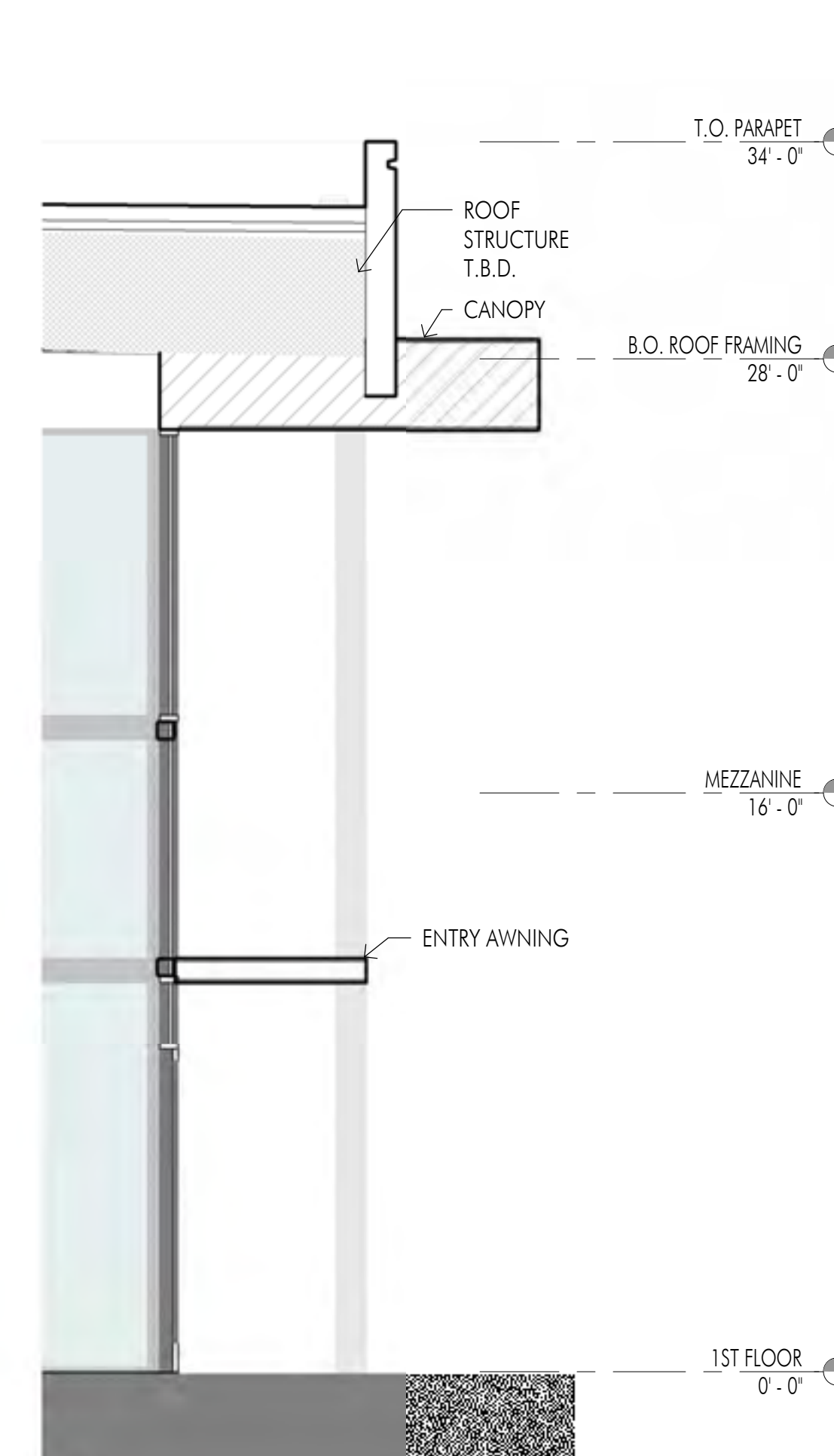
5 TYP. ENLARGED EAST OR WEST-FACING ENTRY ELEVATION
1/4" = 1'-0"



4 TYP. WALL SECTION AT EXIT STAIR
1/4" = 1'-0"



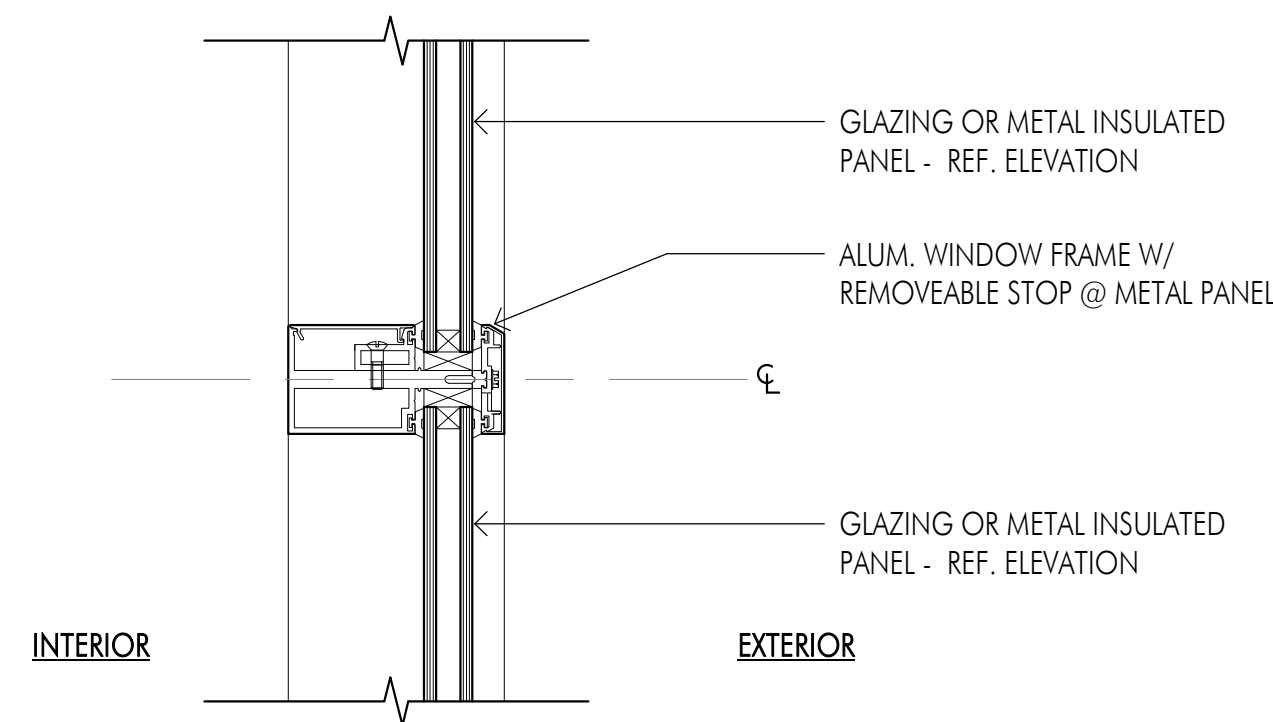
3 TYP. ENLARGED EXIT STAIR ELEVATION
1/4" = 1'-0"



2 TYP. WALL SECTION AT ENTRY
1/4" = 1'-0"

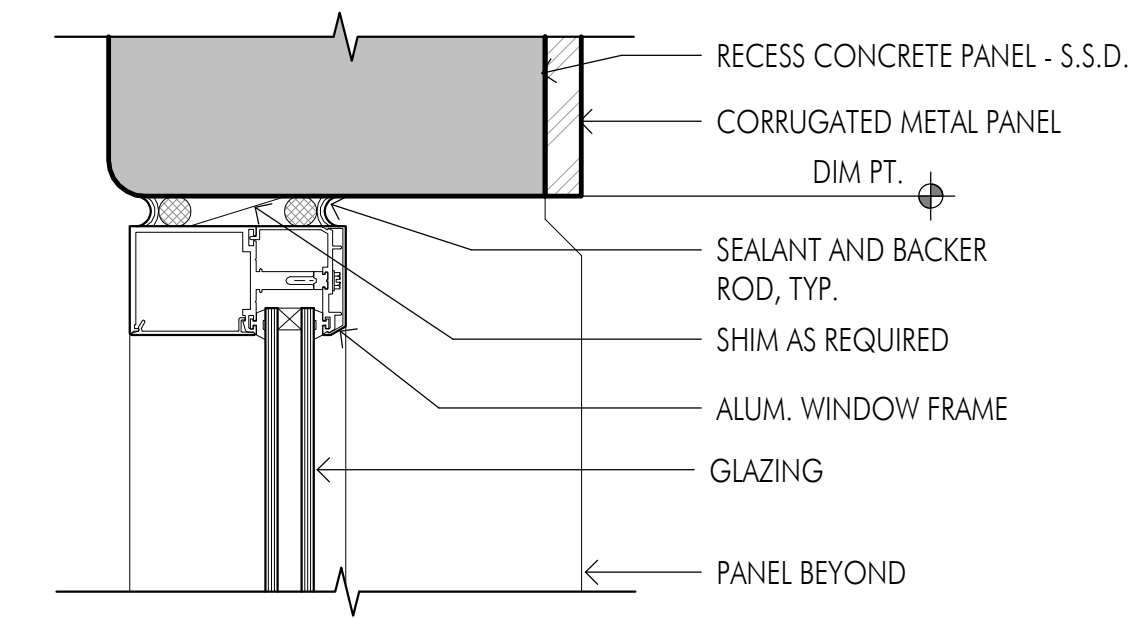


1 TYP. ENLARGED NORTH-FACING ENTRY ELEVATION
1/4" = 1'-0"



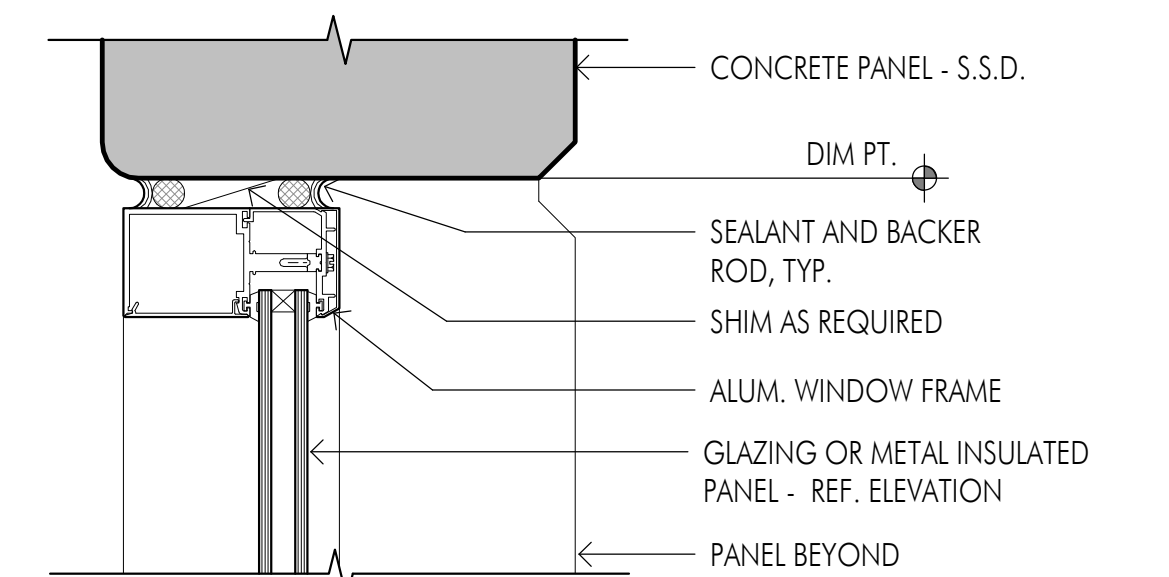
6 INTERMEDIATE MULLION, TYP.

3" = 1'-0"



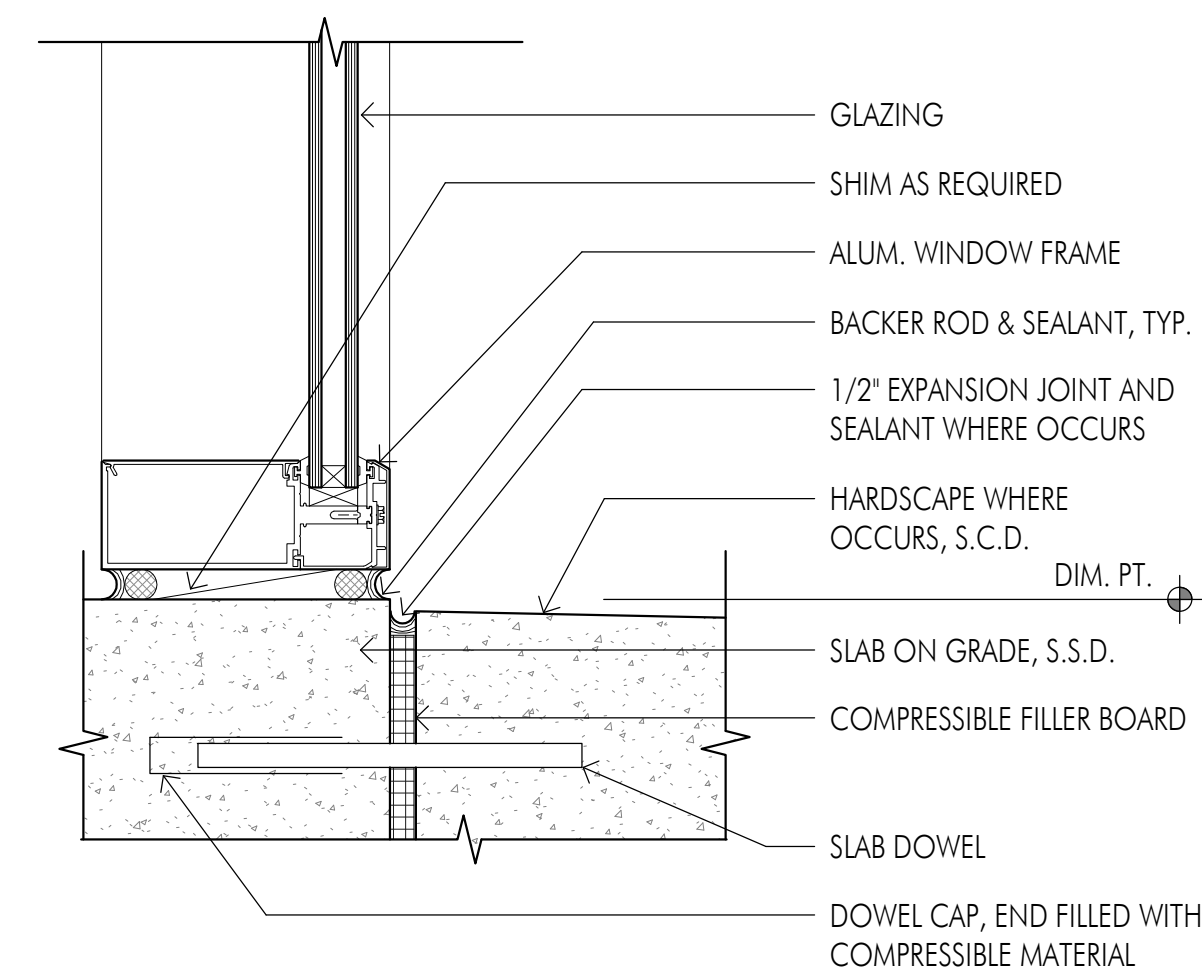
4 WINDOW HEAD AT CORRUGATED METAL PANEL, TYP.

3" = 1'-0"



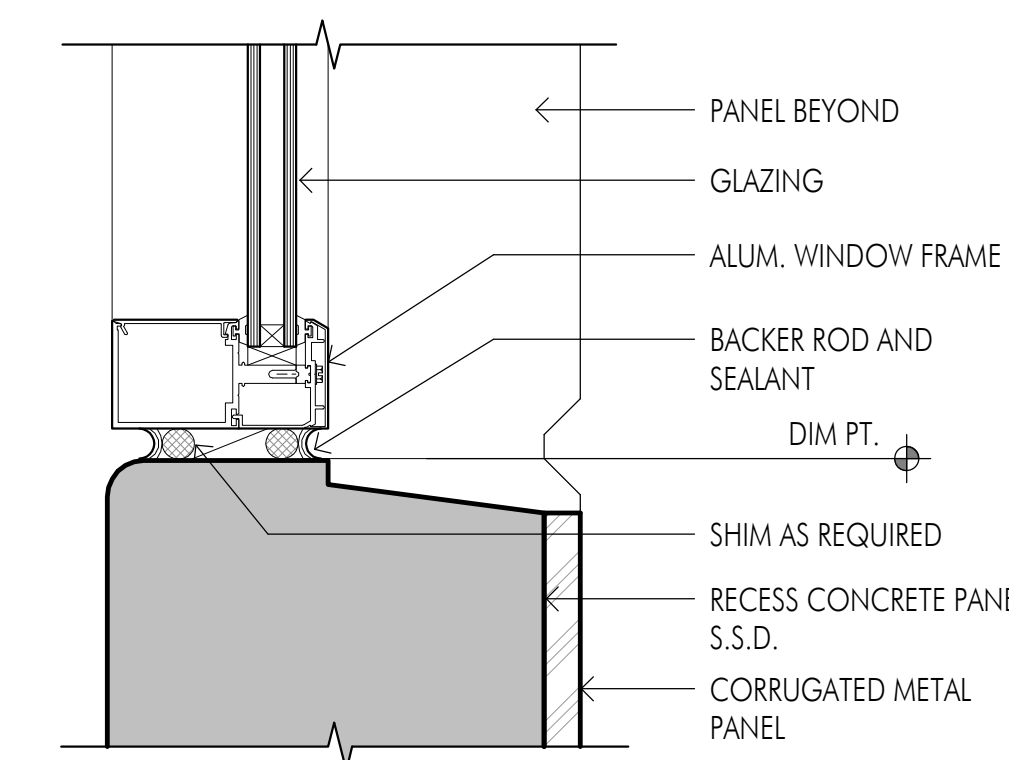
TYP. WINDOW HEAD AT CONCRETE PANEL (JAMB SIM.)

3" = 1'-0"



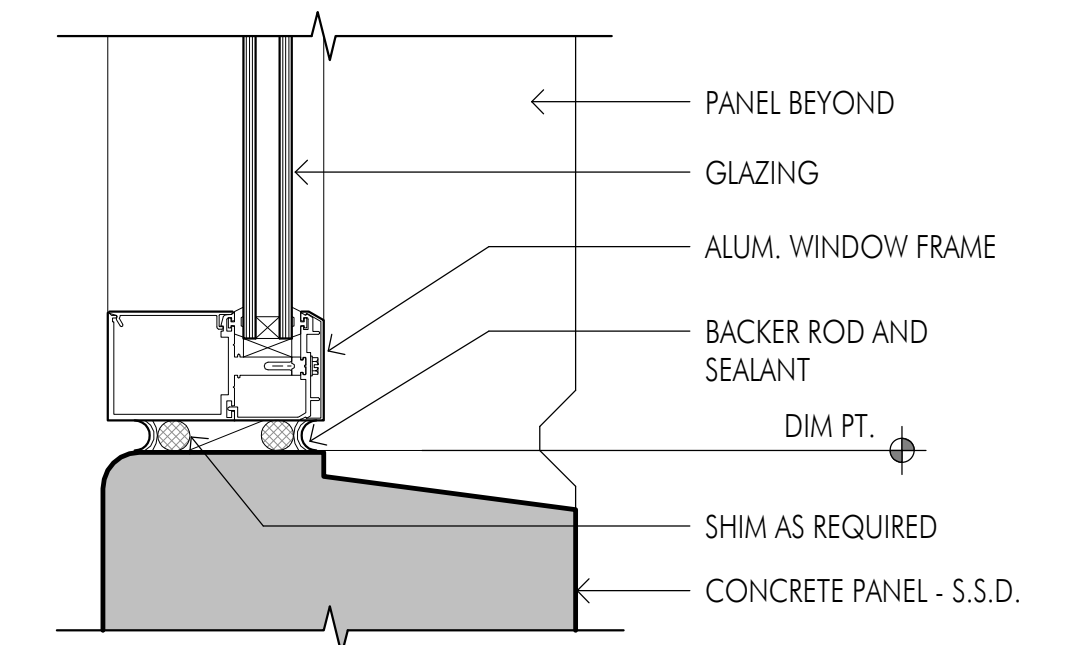
5 STOREFRONT SILL AT PAVING

3" = 1'-0"



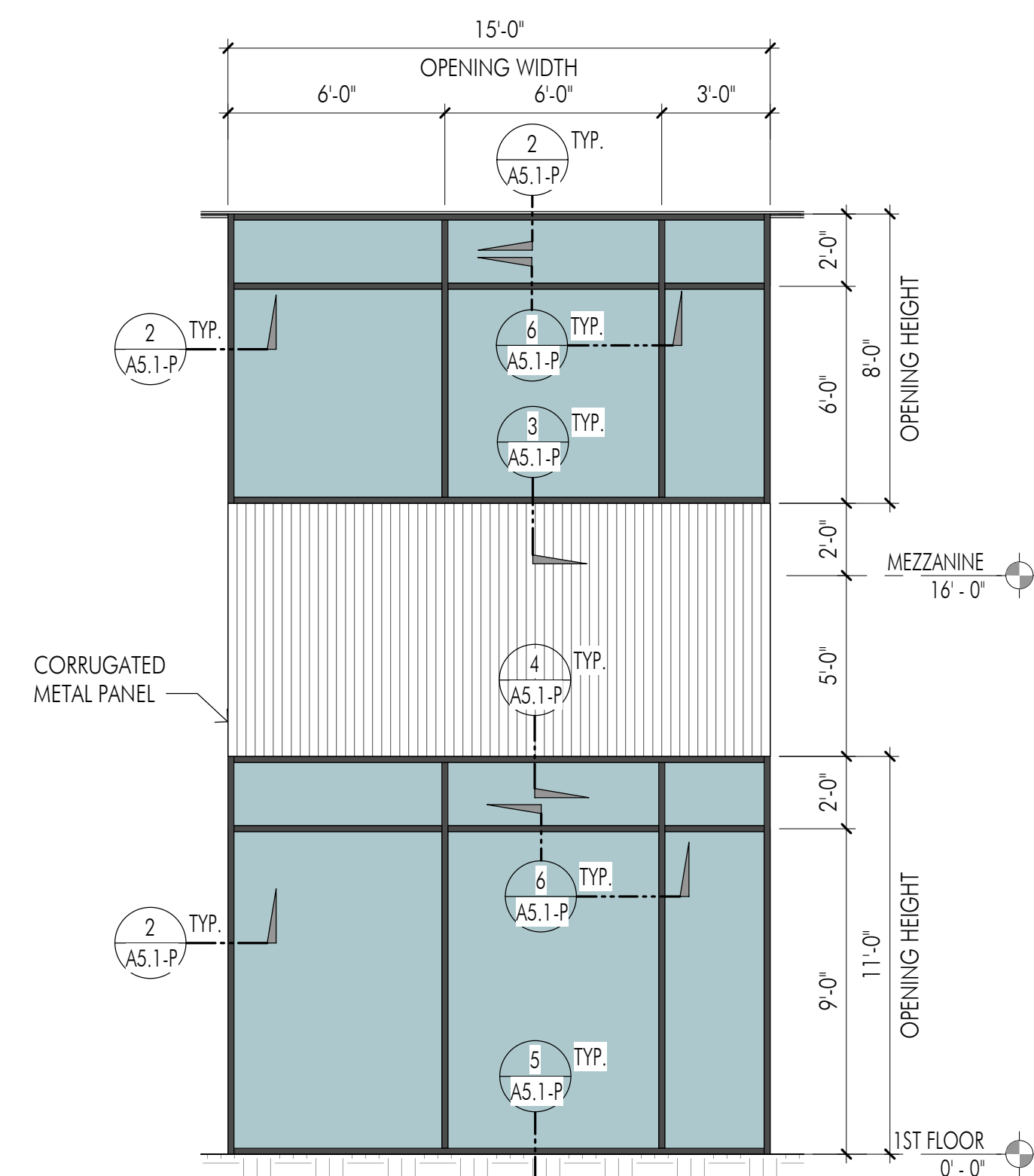
3 WINDOW SILL AT CORRUGATED METAL PANEL, TYP.

3" = 1'-0"



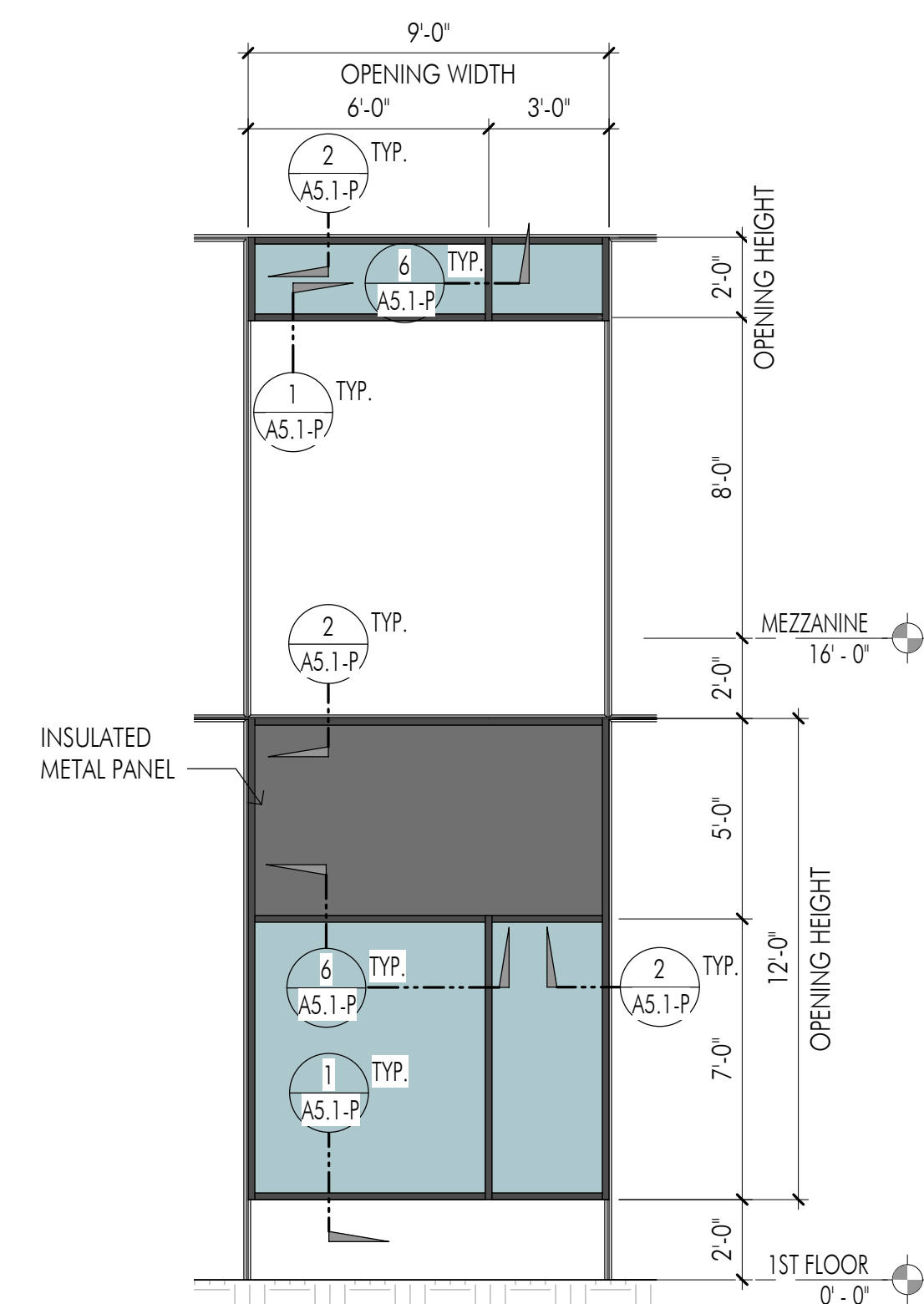
1 WINDOW SILL AT CONC. PANEL, TYP.

3" = 1'-0"



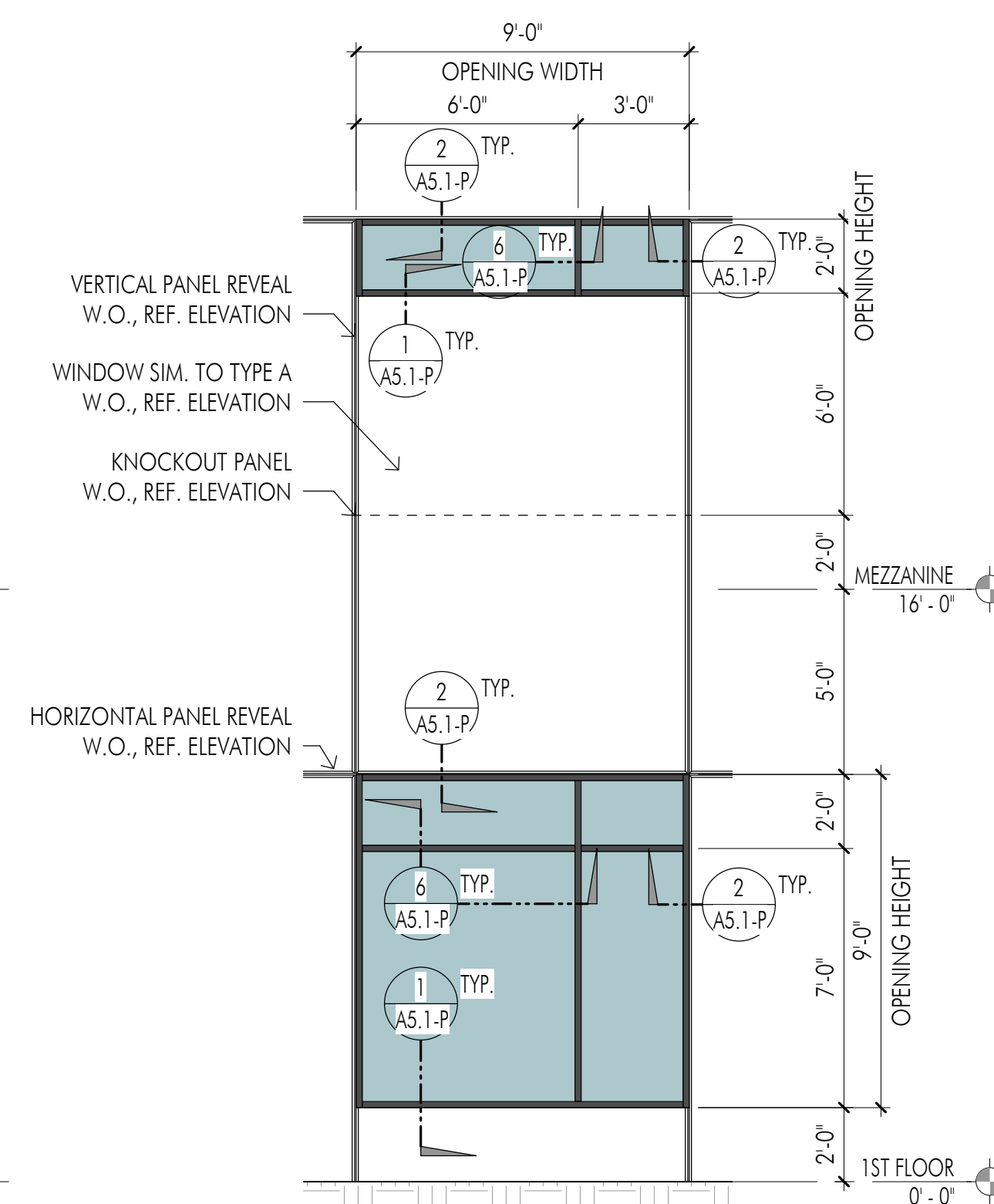
D WINDOW TYPE - D

1/4" = 1'-0"



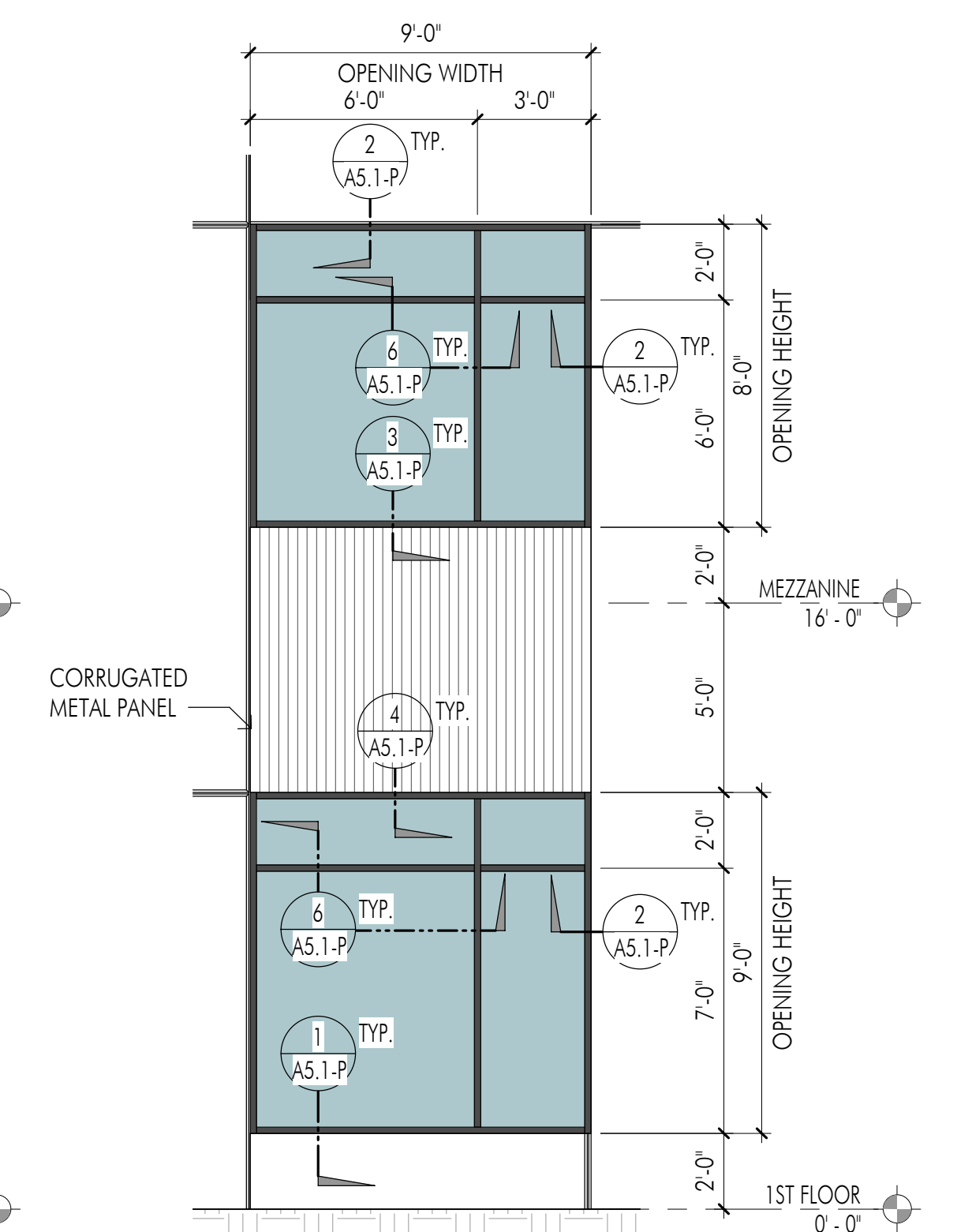
C WINDOW TYPE - C

1/4" = 1'-0"



B WINDOW TYPE - B

1/4" = 1'-0"



A WINDOW TYPE - A

1/4" = 1'-0"

An aerial photograph of a coastal city, likely San Francisco, showing a large body of water (the bay) with a bridge in the distance. The foreground features a dense urban area with a mix of residential and commercial buildings, a large green park area, and a body of water. The city extends into the background, with hills visible in the distance.

PROJECT SITE

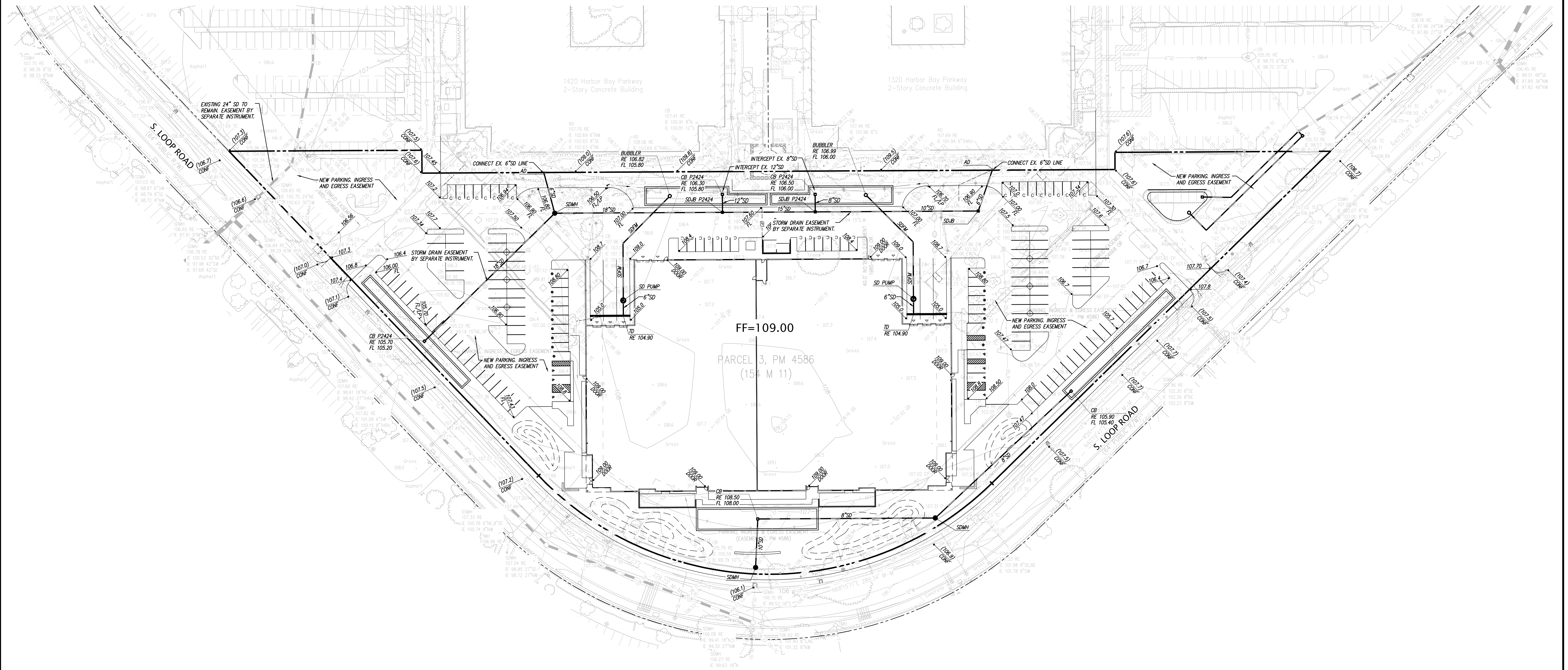
04/01/2019
G0.0-PB



Scale 1" = 40'

LEGEND

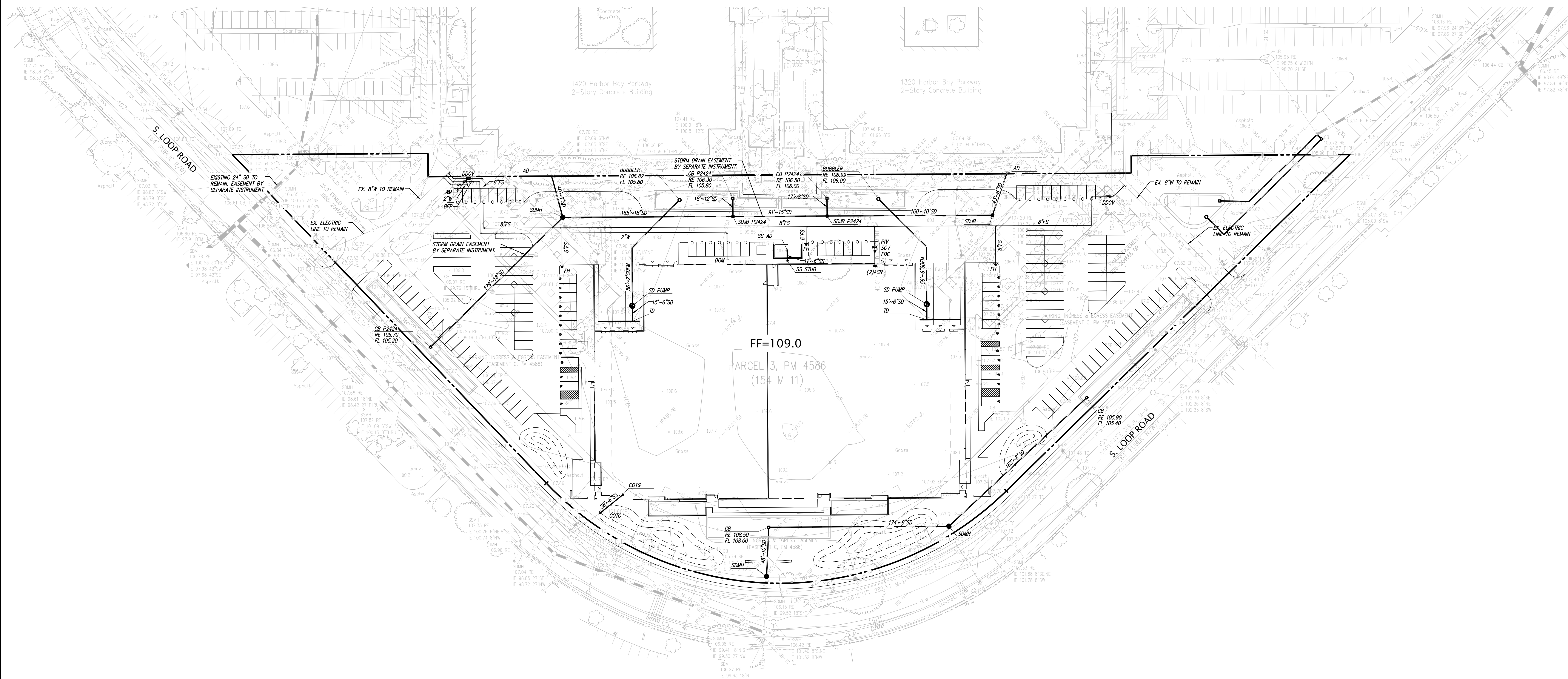
- | | |
|------|--------------------------|
| ▲ | AREA DRAIN |
| □ | STORM DRAIN CATCH BASIN |
| ■ | STORM DRAIN JUNCTION BOX |
| ● | STORM DRAIN MANHOLE |
| FL | FLOW LINE |
| FF | FINISH FLOOR |
| PV | PAVEMENT |
| RE | RIM ELEVATION |
| 23.8 | SPOT ELEVATION |
| X"SD | STORM DRAIN LINE |
| TC | TOP OF CURB |



PRELIMINARY GRADING & DRAINAGE PLAN OF SOUTH LOOP ROAD – BUILDING 'B' FOR SRMRNST		CALIFORNIA		CITY NAME,	
DATE	MARCH, 2019	NO.	BY	REVISION	BY
SCALE	AS SHOWN	△	△	△	△
DESIGNER	DGR	△	△	△	△
DRAFTER	MRF	△	△	△	△
JOB NO.	A18510-3	△	△	△	△
SHEET C2.0		KIER & WRIGHT CIVIL ENGINEERS & SURVEYORS, INC. Phone (925) 245-8788 2850 Collier Canyon Road Livermore, California 94551 Fax (925) 245-8796 www.kierwright.com			
OF	5	SHEETS			



ASR	AUTOMATIC SPRINKLER RISER
RE	REM ELEVATION
TC	TOP OF CURB
WS	WATER SERVICE
	EXISTING UTILITY TO BE ABANDONED BY REMOVAL
FS	FIRE SERVICE
SS	SANITARY SEWER
COTG	CLEANOUT TO GRADE
	STORM DRAIN LINE
	STORM DRAIN CATCH BASIN
	STORM DRAIN JUNCTION BOX
	STORM DRAIN MANHOLE
	BACK FLOW PREVENTION DEVICE
	FIRE DEPARTMENT CONNECTION
	FIRE HYDRANT & VALVE
	POST INDICATOR VALVE
	SANITARY SEWER MANHOLE
	DOUBLE DETECTOR CHECK VALVE
	STORM DRAIN MANHOLE
	WATER METER

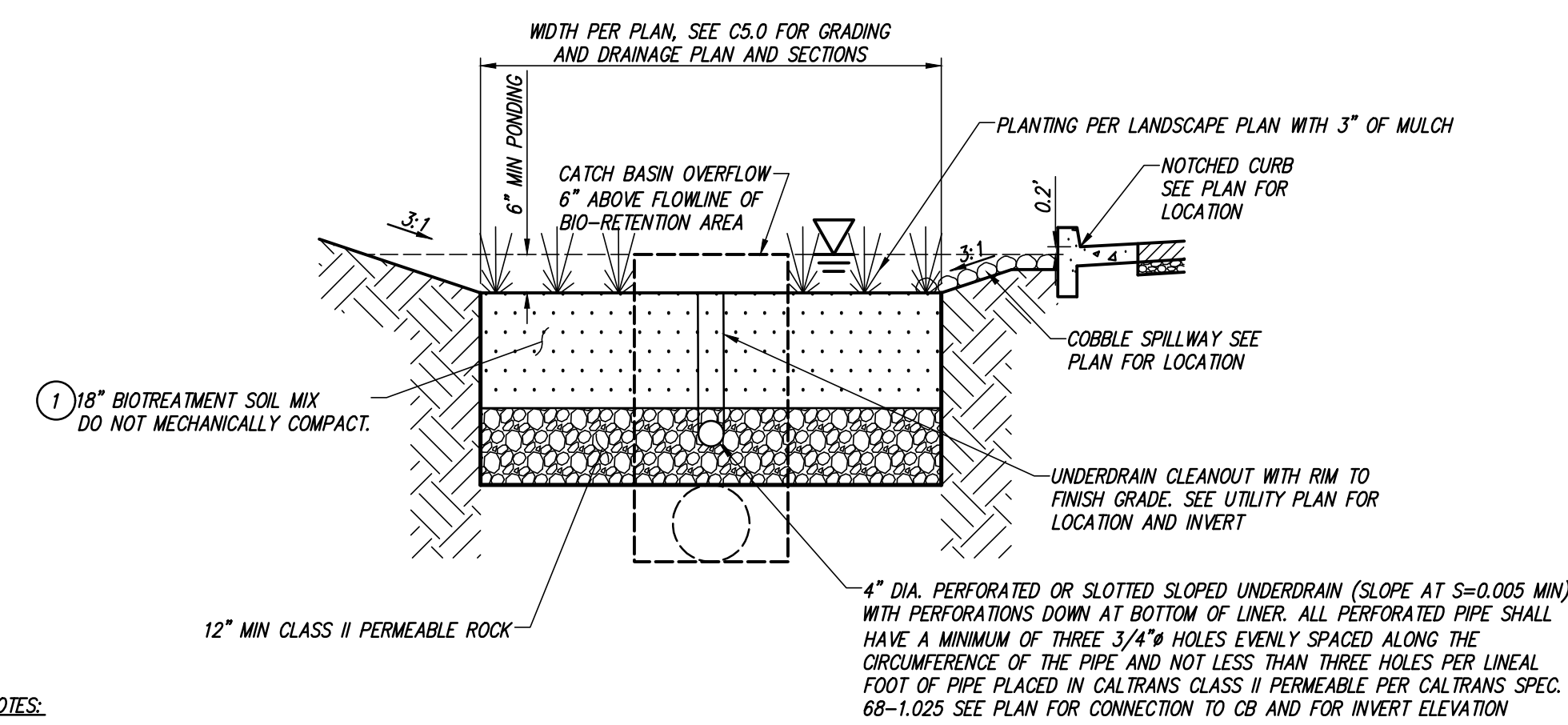


PRELIMINARY UTILITY PLAN
OF
SOUTH LOOP ROAD – BUILDING 'B'
FOR
SRMERNST

CITY NAME,

DATE	MARCH, 2019
SCALE	AS SHOWN
DESIGNER	DGR
DRAFTER	MRF
JOB NO.	A18510-3
SHEET	C3.0
OF	5 SHEETS

 **KIER & WRIGHT**
CIVIL ENGINEERS & SURVEYORS, INC.
2850 Collier Canyon Road
Livermore, California 94551
Phone (925) 245-8788
Fax (925) 245-8796
www.kierwright.com



1. THE BIOTREATMENT SOIL MIX, AND/OR AMENDED NATIVE SOIL, USED IN ALL OF THE BIOTREATMENT/FLOW THROUGH PLANTER AREAS WILL BE IN CONFORMANCE WITH THE REGIONALLY-APPROVED BIOTREATMENT SOIL MIX SPECIFICATIONS OF THE CITY'S MUNICIPAL MPDES STORM WATER PERMIT AS REFERENCED IN THE ALAMEDA COUNTYWIDE CLEAN WATER PROGRAM C3 TECHNICAL GUIDANCE MANUAL, APPENDIX K, VERSION MAY 2016 OR LATER.

LEGEND



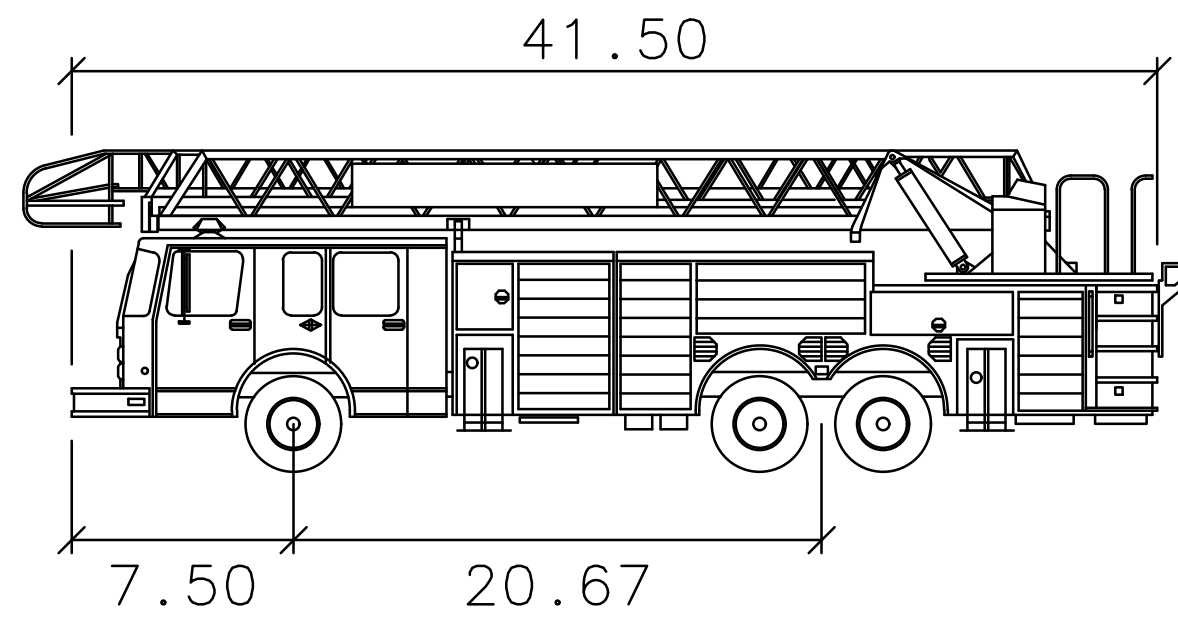
PRELIMINARY STORM WATER QUALITY CONTROL PLAN OF SOUTH LOOP ROAD – BUILDING 'B' FOR SRMERNST

CITY NAME,

DATE	MARCH, 2019
SCALE	AS SHOWN
DESIGNER	DGR
DRAFTER	MRF
JOB NO.	A18510-3

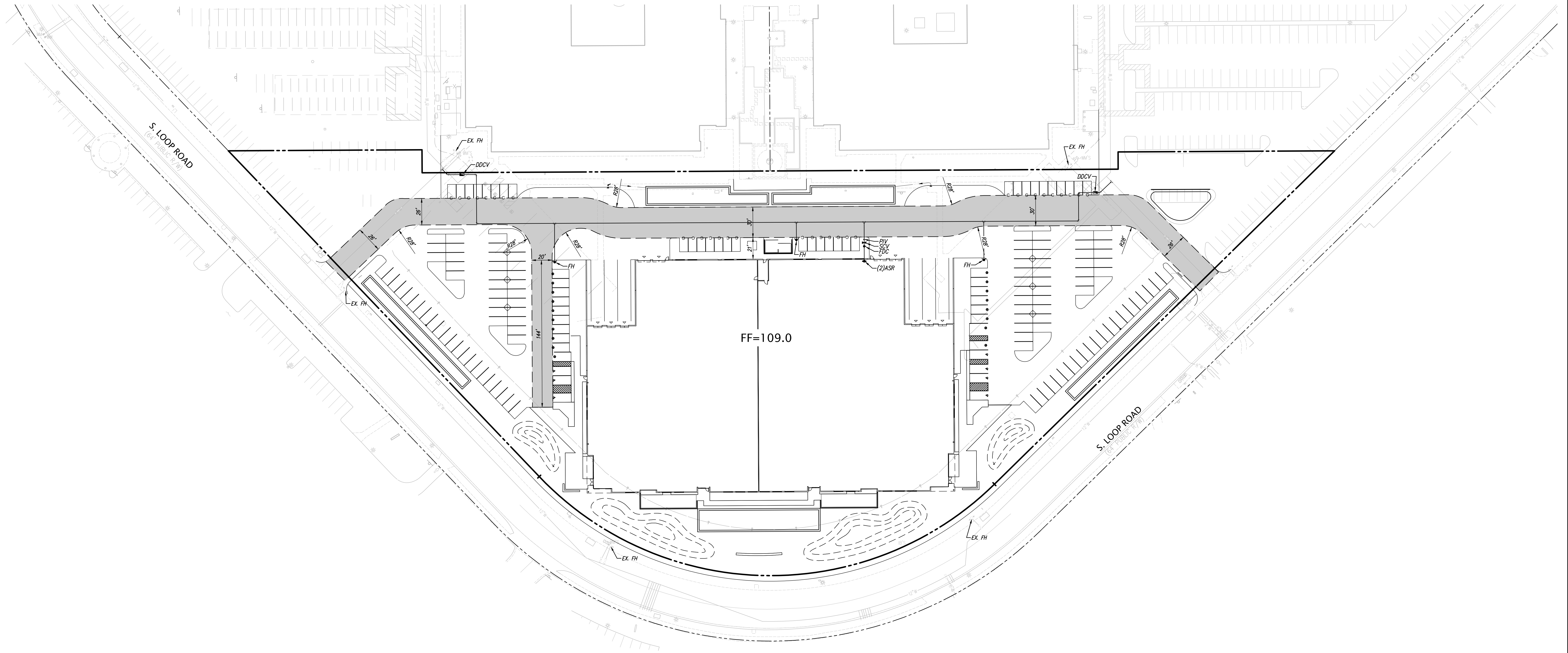
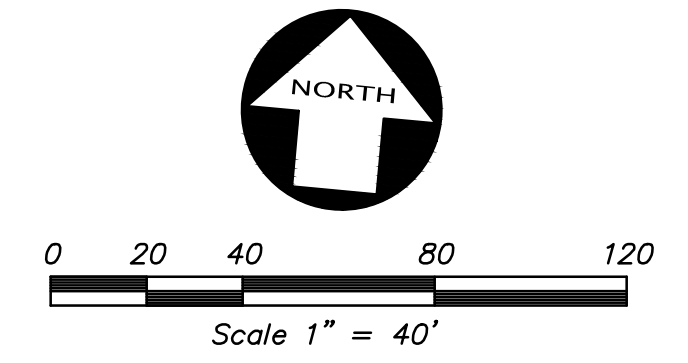
SHEET **C4.0**
OF 5 SHEET

Z:\2018\A18510-3\DWG\ENTITLEMENTS\PD PERMIT\A18510-3-PD-FIRE ACCESS.dwg 4/30/19 03:23:03 PM awg



STANDARD FIRE TRUCK

	feet
Width	: 8.33
Track	: 8.33
Lock to Lock Time	: 7.0
Steering Angle	: 30.8



FIRE ACCESS PLAN
OF
SOUTH LOOP ROAD – BUILDING 'B'
FOR
SRMERNST

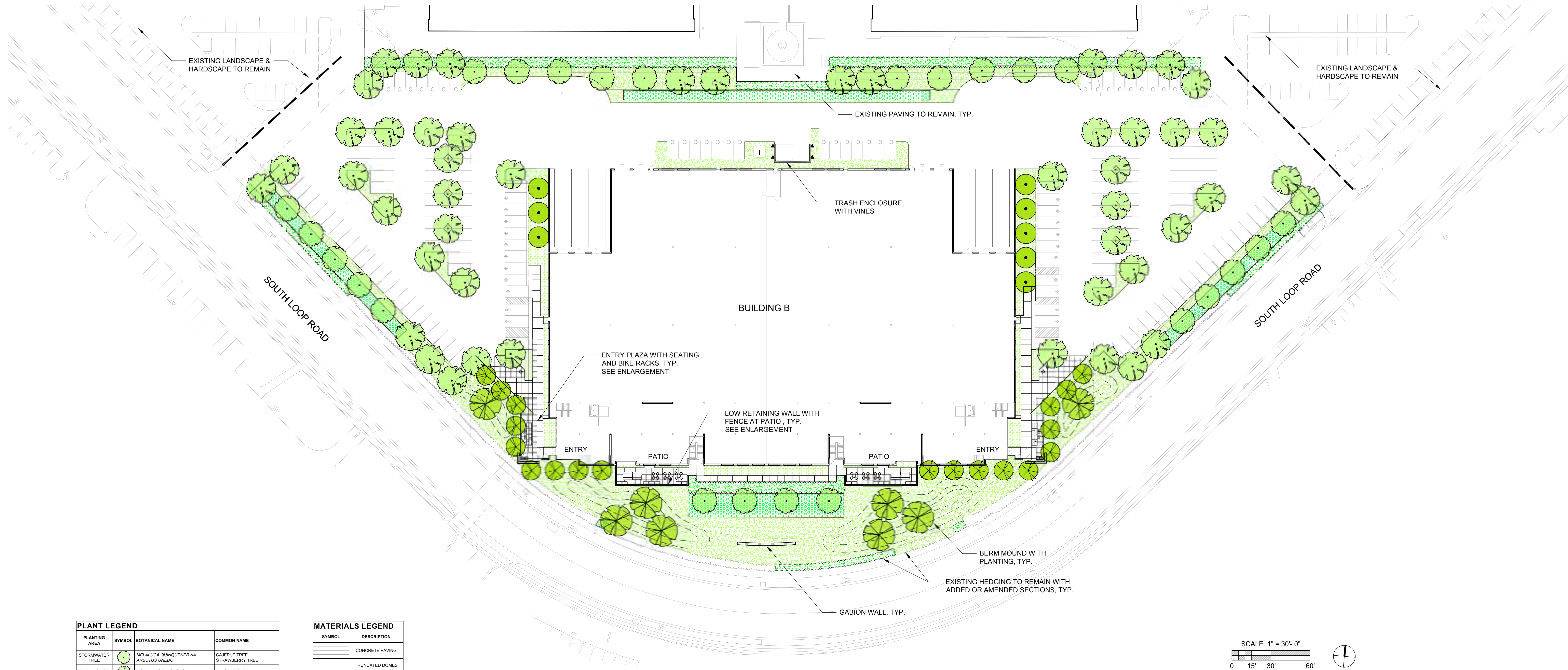
CITY NAME.

CALIFORNIA

KIER & WRIGHT
CIVIL ENGINEERS & SURVEYORS, INC.
28550 Collier Canyon Road
Livermore, California 94551
Phone (925) 245-8788
Fax (925) 245-8796
www.kierwright.com

DATE	MARCH, 2019
SCALE	AS SHOWN
DESIGNER	DGR
DRAFTER	MRF
JOB NO.	A18510-3
SHEET	C5.0
OF	5 SHEETS

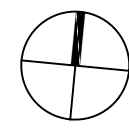
NO.	BY	NO.	REVISION
1		1	
2		2	
3		3	
4		4	
5		5	
6		6	
7		7	
8		8	
9		9	
10		10	



PLANT LEGEND			
PLANTING AREA	SYMBOL	BOTANICAL NAME	COMMON NAME
STORMWATER TREE		MELALUCA QUINQUENARIA ARBUTUS UNEDO	CAJUPUT TREE STRAWBERRY TREE
PARKING LOT TREE		ROBINIA PSEUDOCACIA TRISTANIA CONFERTA	BLACK LOCUST BRISBANE BOX
ACCENT TREE		ALBIZIA JULIBRISIN	SILK TREE
LARGE TREE		QUERCUS AGRIFFOLIA	COAST LIVE OAK
SMALL TREE		ARBUTUS UNEDO	STRAWBERRY TREE
EXISTING TREES		VARIES	
MEADOW		LOMANDBA LONGIFOLIA 'BREEZE' MAHONIA RIGIDA COREOPSIS LANCEOLATA FESTUCA SPP.	DWARF MAT RUSH DEER GRASS TICKSEED FESCUE
SCREEN HEDGE		DODONAEA VISCOSA 'PURPUREA' MYRTICA CALIFORNICA	PURPLE HOPSEED BUSH PACIFIC WAX MYRTLE
STORMWATER PLANTING		CHONDRPETALUM TECTORUM JUNCUS PATENS	THATCHING REED CALIFORNIA GRAY RUSH
ACCENT PLANTING		ANIGLOZANTHUS 'BIG RED' EPICOBIA CANUM PHORADENDRON HYBRIDUS WESTRINGIA FRUTICOSA	RED KANGAROO PAW CALIFORNIA FUCHSIA NEW ZEALAND FLAX COAST ROSEMARY
TURF TO REMAIN		EXISTING TURF TO REMAIN	

MATERIALS LEGEND	
SYMBOL	DESCRIPTION
	CONCRETE PAVING
	TRUNCATED DOMES
	LOW WALL & FENCE
	GABION WALL
	BENCHES & MODULAR SEATING
	TABLES & CHAIRS
	LITTER BINS
	BIKE RACKS

SCALE: 1" = 30'- 0"



PLANTING LEGEND									
PLANTING AREA	SYMBOL	BOTANICAL NAME	COMMON NAME	WUCOLS	SIZE	O.C.	QTY.	IRRIGATION TYPE	NOTES
STORMWATER TREE		MELALUCA QUINQUEMNERVIA ARBUTUS UNEDO	CAJUPUT TREE STRAWBERRY TREE	L	36" BOX	SEE PLAN	24	BUBBLER	MATCH SIZE AND CANOPY; MULTI-TRUNK
PARKING LOT TREE		ROBINIA PSEUDODACALIA TRISTANIA CONFERTA	BLACK LOCUST BRISBANE BOX	VL M	36" BOX	SEE PLAN	49	BUBBLER	FULL, MATCH
ACCENT TREE		ALBIZIA JULIBRISSIN	SILK TREE	L	24" BOX	SEE PLAN	19	BUBBLER	FULL, MATCH
LARGE TREE		QUERCUS AGRIFFOLIA	COAST LIVE OAK	VL	36" BOX	SEE PLAN	8	BUBBLER	FULL, MATCH
SMALL TREE		ARBUTUS UNEDO	STRAWBERRY TREE	L	24" BOX	SEE PLAN	8	BUBBLER	FULL, MATCH
EXISTING TREES		VARIES	-	-	-	-	-	-	-
MEADOW		LOMANDRA LONGIFOLIA 'BREEZE' MUHLENBERGIA RIGENS COREOPSIS LANCEOLATA FESTUCA SPO	DWARF MAT RUSH DEER GRASS TICKSEED FESTUE	L	1 GAL	SEE PLAN	30,925 SF	DRIP	MASS MEADOW PLANTING
SCREEN HEDGE		DODONAEA VISCOSA 'PURPUREA' MYRTICA CALIFORNICA	PURPLE HOPSEED BUSH PACIFIC WAX MYRTLE	L	5 GAL 5 GAL	SEE PLAN	7,748 SF	BUBBLER	MAINTAIN AT 3'-4' HT
STORMWATER PLANTING		CHONDROPTALUM TECTORUM JUNCUS PATENS	THATCHING REED CALIFORNIA GRAY RUSH	L	5 GAL 1 GAL	SEE PLAN	6,850 SF	DRIP	3' HT
ACCENT PLANTING		ANIGOSANTHUS 'BIG RED' EPILOBUM CANUM PHORMIUM HYBRIDS WESTRINGIA FRUTICOSA	RED KANGAROO PAW CALIFORNIA FUCHSIA NEW ZEALAND FLAX COAST ROSEMARY	L	1 GAL	SEE PLAN	5,375 SF	DRIP	AT BUILDING FACADE
TURF TO REMAIN		EXISTING TURF TO REMAIN	-	-	-	-	-	-	EX. TURF& IRRIGATION TO REMAIN AND MAINTAINED BY HARBOR BAY ASSOC.

WATER-USE RATING NOTE:
WUCOLS IV CATEGORIES OF WATER NEEDS:
WATER USE CLASSIFICATION OF LANDSCAPE SPECIES BY UNIVERSITY OF CALIFORNIA COOPERATIVE EXTENSION, CALIFORNIA DEPARTMENT OF RESOURCES, US BUREAU OF RECLAMATION, JANUARY 2014.

WATER USE EVALUATION:	SUMMARY:	LANDSCAPE PERCENTAGE:
MAXIMUM APPLIED WATER ALLOWANCE (MAWA): MAWA = (ET0) (0.62) [(ETAF X T LA) + ((1-ETAF) X SLA)] = (41.8)(0.62)(0.45 X --- + 0.55 X 0.45) = (---) (---) (---) = --- gallons/year	MAXIMUM APPLIED WATER ALLOWANCE (MAWA): ESTIMATED TOTAL WATER USE (ETWU): --- gallons/year	TOTAL SITE AREA: --- SQ FT TOTAL LANDSCAPE AREA: --- SQ FT TOTAL LANDSCAPE PERCENTAGE: ---%
ESTIMATED TOTAL WATER USE (ETWU): ETWU HYDROZONE 1 = (ET0)(0.62)(ETAF)(AREA) = (41.8)(0.62)(.45)(---) = --- gallons/year ETWU HYDROZONE 2 = (41.8)(0.62)(.62)(---) = --- gallons/year TOTAL = --- gallons/year		

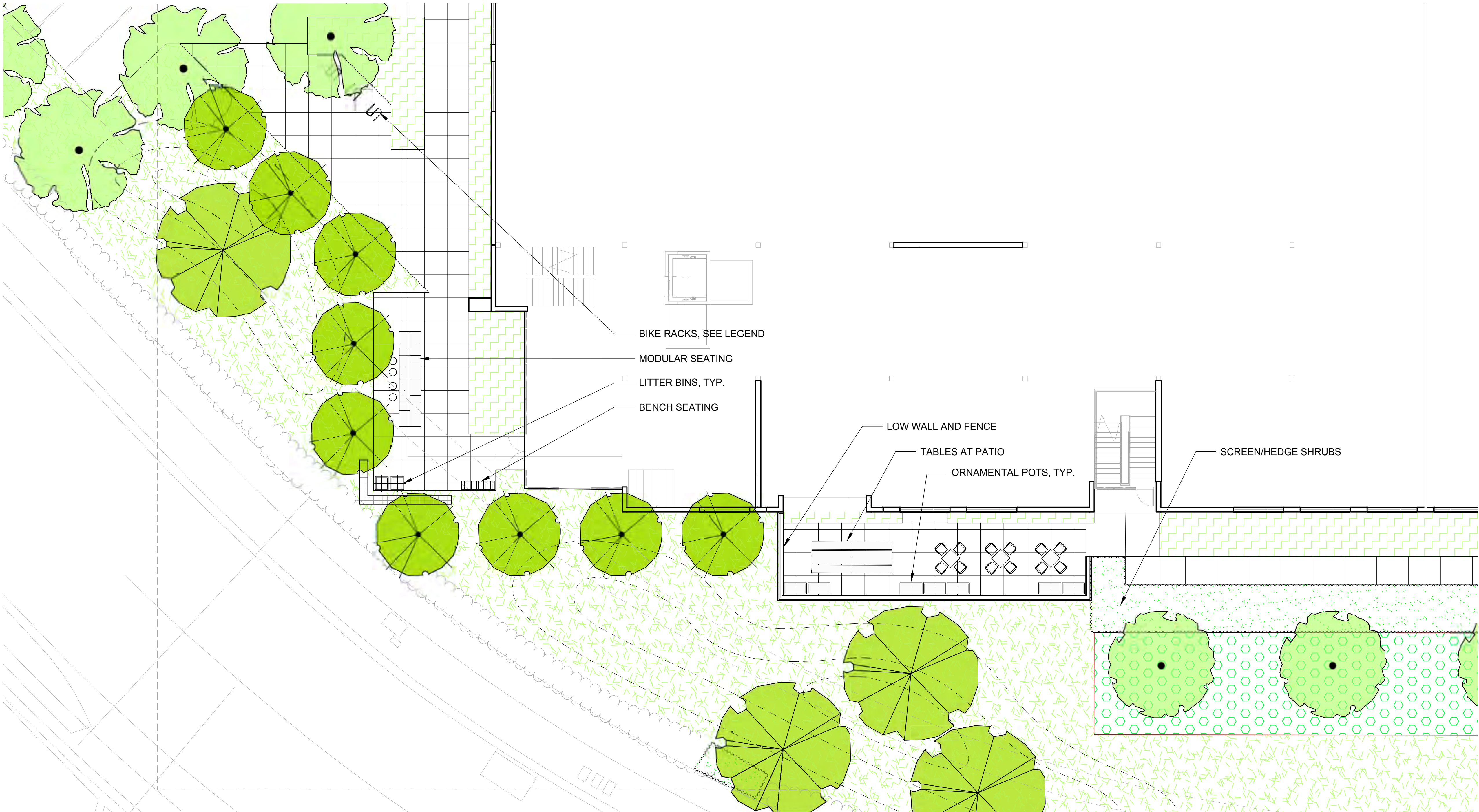
MATERIALS LEGEND				
SYMBOL	DESCRIPTION	AREA	QUANTITY	NOTES
	CONCRETE PAVING	5,831 SF		SCORED COLORED CONCRETE
	TRUNCATED DOMES	370 SF		-
	LOW WALL & FENCE	1,240 LF		AT PATIOS
	GABION WALL	157 LF		METAL WIRE CAGE WITH URBANITE
	BENCHES & MODULAR SEATING		2	AT ENTRY PLAZAS
	TABLES & CHAIRS		10	FOR TENANTS
	LITTER BINS		4	
	BIKE RACKS		6	ACCOMMODATES 18 SPACES (17 SPACES MIN. REQUIRED)

GENERAL NOTES:

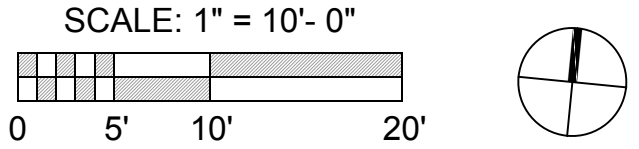
- DESIGN SHALL MEET ALL APPLICABLE STATE AND LOCAL CODES.
- THIS PROJECT WILL BE REQUIRED TO COMPLY WITH THE STANDARDS DESCRIBED IN 'ALAMEDA WATER CONSERVATION IN LANDSCAPING REGULATIONS'.
- THIS PROJECT WILL FOLLOW BAY FRIENDLY GUIDELINES. SEE CHECKLIST ON SHEET L3-B
- SEE CIVIL PLANS FOR GRADES, STORMWATER MANAGEMENT, AND PRELIMINARY GRADING.
- LIGHTING TO BE LOW LEVEL AND DARK SKY COMPLIANT.
- VERIFY EXISTING SITE INFORMATION, INCLUDING GRADES, UTILITIES, PROPERTY LINES, SETBACKS, EASEMENTS, LIMITS OF ROADWAYS, CURBS AND GUTTERS.
- MAINTENANCE SPECIFICATION WILL BE PROVIDED AT PERMIT DOCUMENTATION TIME.
- PER CITY OF ALAMEDA, A "CERTIFICATION OF INSTALLATION" FORM WILL BE SUBMITTED TO THE PLANNING DIVISION WITHIN 60 DAYS OF LANDSCAPE INSTALLATION. ONGOING IRRIGATION AUDITS MAY BE REQUIRED BY CITY OF ALAMEDA AFTER PROJECT COMPLETION.

PLANTING & WATER USE NOTES:

- ALL PLANT GROUPS ARE LAID OUT BY WATER ZONES DEPENDING ON WATER NEEDS. ALL PLANTING IS WATERED BY DRIP, BUBBLERS OR SUB-SURFACE IRRIGATION.
- CONNECT TO WEATHER BASED CONTROLLER AND BACKFLOW PREVENTOR. COORDINATE WITH CLIENT REPRESENTATIVE.
- ALLOW ONE VALVE MINIMUM PER HYDRO ZONE IN EACH PLANTER.
- ALL GROUNDCOVER PLANTING AREAS ARE EXPECTED TO UNIFORMLY COVER THE PLANTING AREA IN TWO (2) YEARS. ALL SHRUB PLANTING AREAS ARE EXPECTED TO UNIFORMLY COVER THE PLANTING AREA IN FIVE (5) YEARS.
- ALL NEW PLANTING AREA SHALL HAVE A MINIMUM OF 3" DEPTH LAYER OF ORGANIC MULCH APPLIED. STABILIZING MULCH PRODUCTS SHALL BE APPLIED TO SLOPES OF 3 TO 1 OR GREATER.



ENLARGEMENT



PLANTING CONCEPT IMAGERY



MEADOW AND STORMWATER PLANTING



GABION WALL



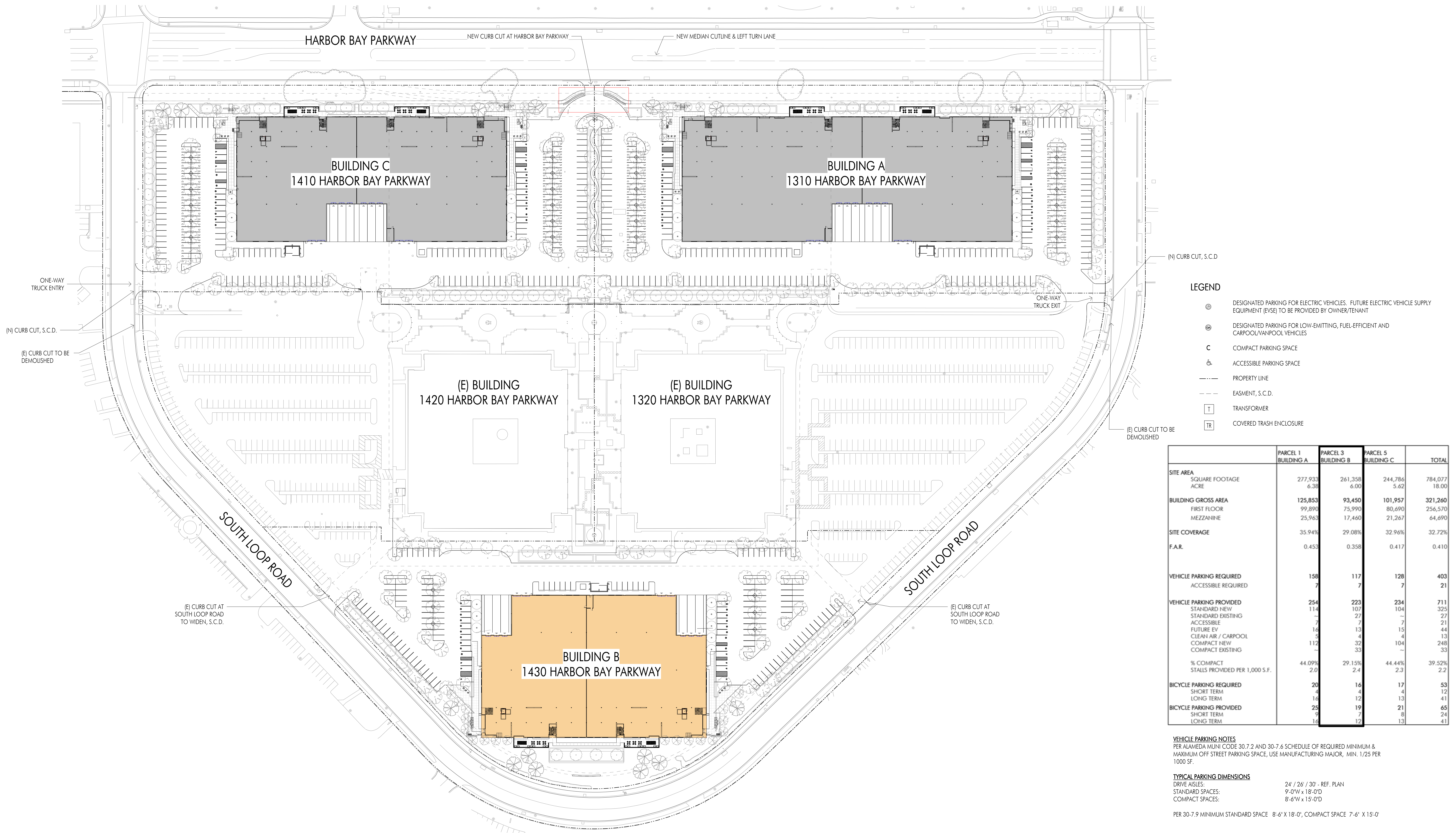
RETAINING WALL WITH FENCE



BENCHES AND MODULAR SEATING IMAGERY



BIKE RACKS



- LEGEND**
- ⊙ DESIGNATED PARKING FOR ELECTRIC VEHICLES. FUTURE ELECTRIC VEHICLE SUPPLY EQUIPMENT (EVSE) TO BE PROVIDED BY OWNER/TENANT
 - ⊙ DESIGNATED PARKING FOR LOW-EMITTING, FUEL-EFFICIENT AND CARPOOL/VANPOOL VEHICLES
 - C COMPACT PARKING SPACE
 - ♿ ACCESSIBLE PARKING SPACE
 - PROPERTY LINE
 - - - EASEMENT, S.C.D.
 - T TRANSFORMER
 - TR COVERED TRASH ENCLOSURE

	PARCEL 1 BUILDING A	PARCEL 3 BUILDING B	PARCEL 5 BUILDING C	TOTAL
SITE AREA				
SQUARE FOOTAGE	277,933	261,358	244,786	784,077
ACRE	6.36	6.00	5.62	18.00
BUILDING GROSS AREA	125,853	93,450	101,957	321,260
FIRST FLOOR	99,890	75,990	80,690	256,570
MEZZANINE	25,963	17,460	21,267	64,690
SITE COVERAGE	35.94%	29.08%	32.96%	32.72%
F.A.R.	0.453	0.358	0.417	0.410
VEHICLE PARKING REQUIRED	158	117	128	403
ACCESSIBLE REQUIRED	7	7	7	21
VEHICLE PARKING PROVIDED	254	223	234	711
STANDARD NEW	114	107	104	325
STANDARD EXISTING	-	27	-	27
ACCESSIBLE	7	7	7	21
FUTURE EV	14	13	15	44
CLEAN AIR / CARPOOL	5	4	4	13
COMPACT NEW	112	32	104	248
COMPACT EXISTING	-	33	-	33
% COMPACT	44.09%	29.15%	44.44%	39.52%
STALLS PROVIDED PER 1,000 S.F.	2.0	2.4	2.3	2.2
BICYCLE PARKING REQUIRED	20	16	17	53
SHORT TERM	4	4	4	12
LONG TERM	14	12	13	41
BICYCLE PARKING PROVIDED	25	19	21	65
SHORT TERM	9	7	8	24
LONG TERM	14	12	13	41

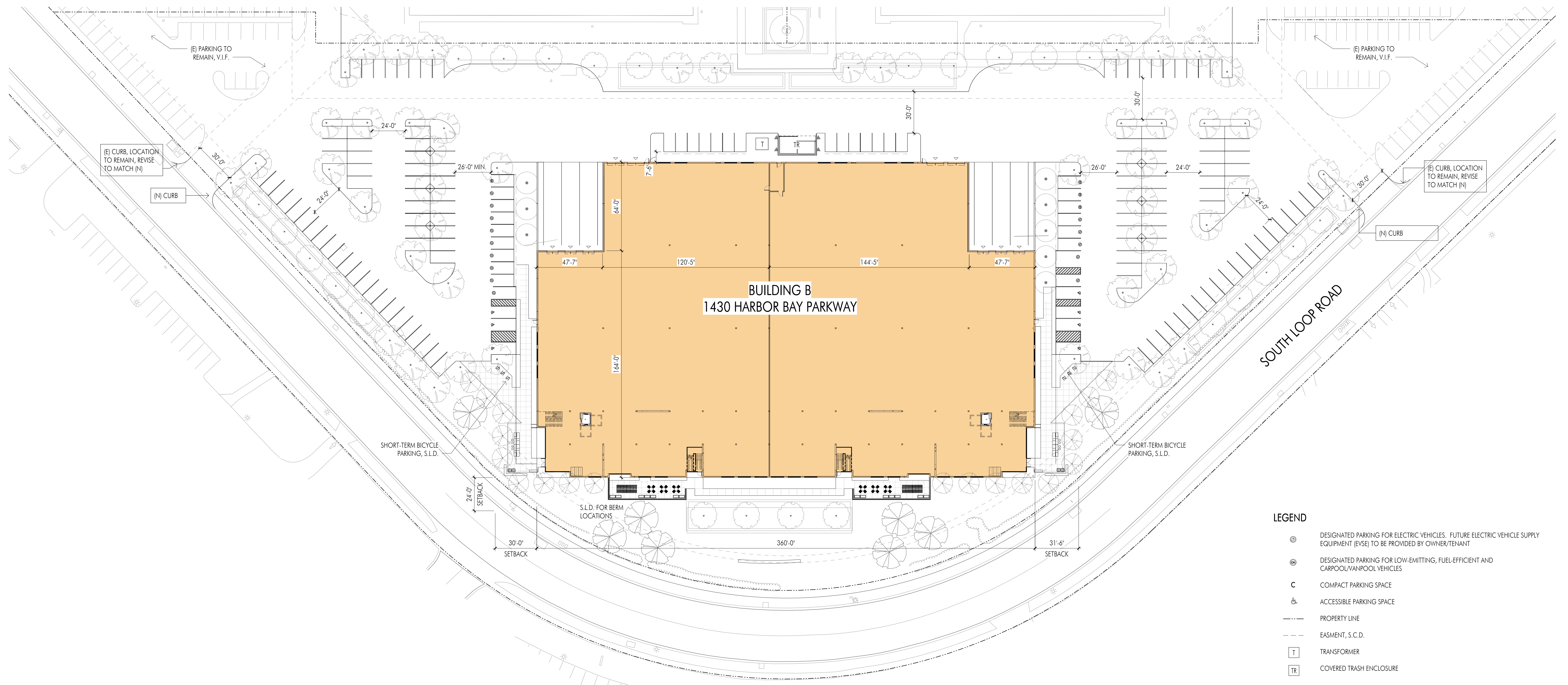
VEHICLE PARKING NOTES
PER ALAMEDA MUNI CODE 30-7.2 AND 30-7.6 SCHEDULE OF REQUIRED MINIMUM & MAXIMUM OFF STREET PARKING SPACE, USE MANUFACTURING MAJOR, MIN. 1/25 PER 1000 SF.

TYPICAL PARKING DIMENSIONS
DRIVE AISLES: 24' / 26' / 30' - REF. PLAN
STANDARD SPACES: 9'-0"W x 18'-0"D
COMPACT SPACES: 8'-6"W x 15'-0"D

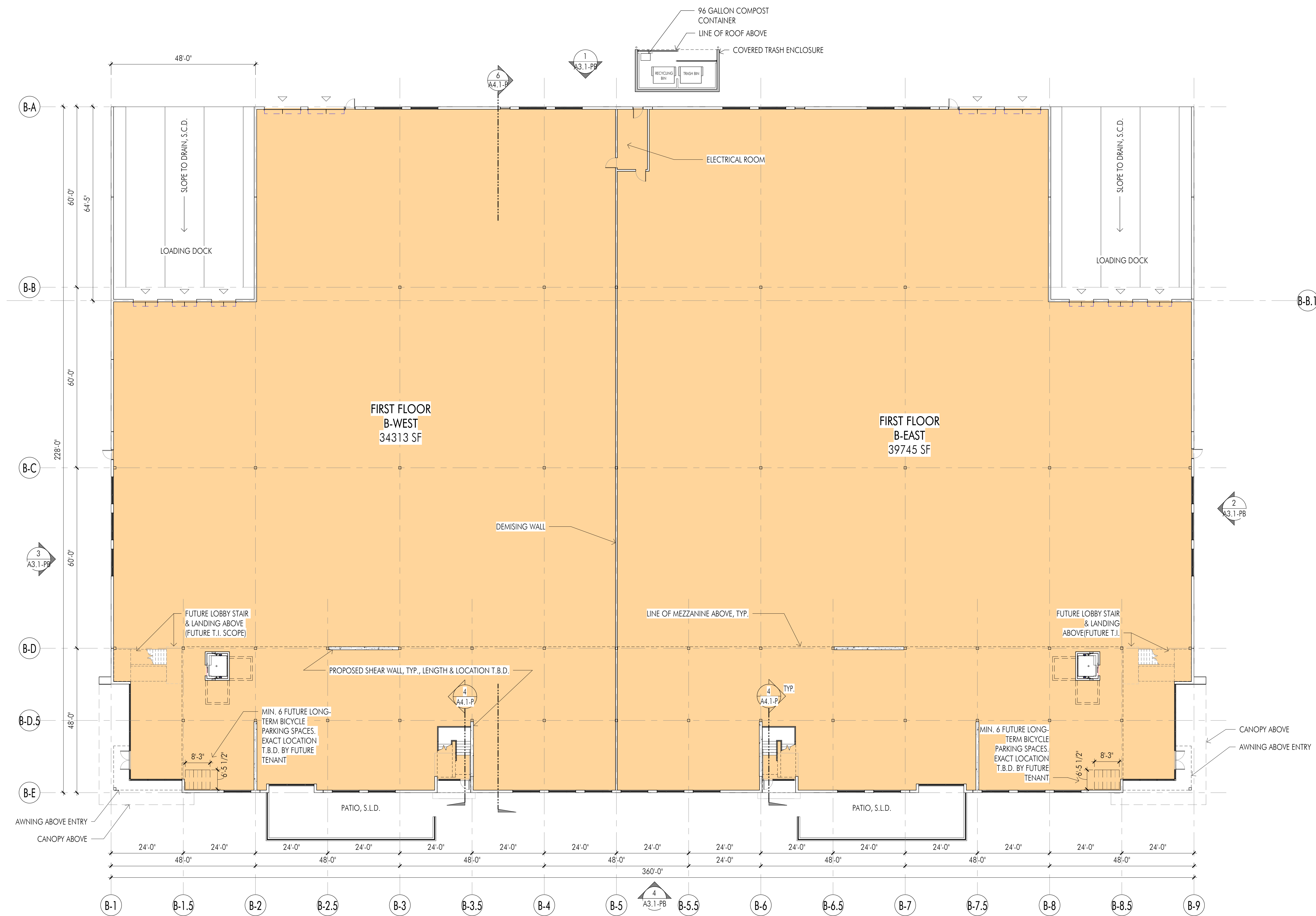
PER 30-7.9 MINIMUM STANDARD SPACE: 8'-6" X 18'-0", COMPACT SPACE: 7'-6" X 15'-0"

BICYCLE PARKING NOTES
PER ALAMEDA MUNI CODE 30-7.15, APPENDIX B: SPECIFIC USE MANUFACTURING MAJOR, LONG TERM (1) PER 8,000 SF FLOOR AREA LOCATED IN THE INTERIOR, SEE FLOOR PLANS. SHORT TERM (2) AT EACH PUBLIC ENTRANCE, SEE LANDSCAPE PLANS

KEY BOX
A KEY BOX (KNOX BOX) SHALL BE INSTALLED AT A LOCATION APPROVED BY THE FIRE CODE OFFICIAL. KEY BOX TO CONTAIN KEYS TO ENTER THE BUILDING FOR IMMEDIATE ACCESS FOR LIFE-SAVING OR FIRE-FIGHTING PURPOSES. KEYS TO BE PLACED WITHIN THE BOX ARE TO INCLUDE THE EXTERIOR DOOR KEY(S), ELECTRICAL ROOM KEY, ELEVATOR EQUIPMENT ROOM KEY, ELEVATOR OPERATIONS KEY, FIRE ALARM CONTROL PANEL ROOM KEY, FIRE ALARM CONTROL PANEL KEY, AND THE FIRE SPRINKLER RISER ROOM KEY.

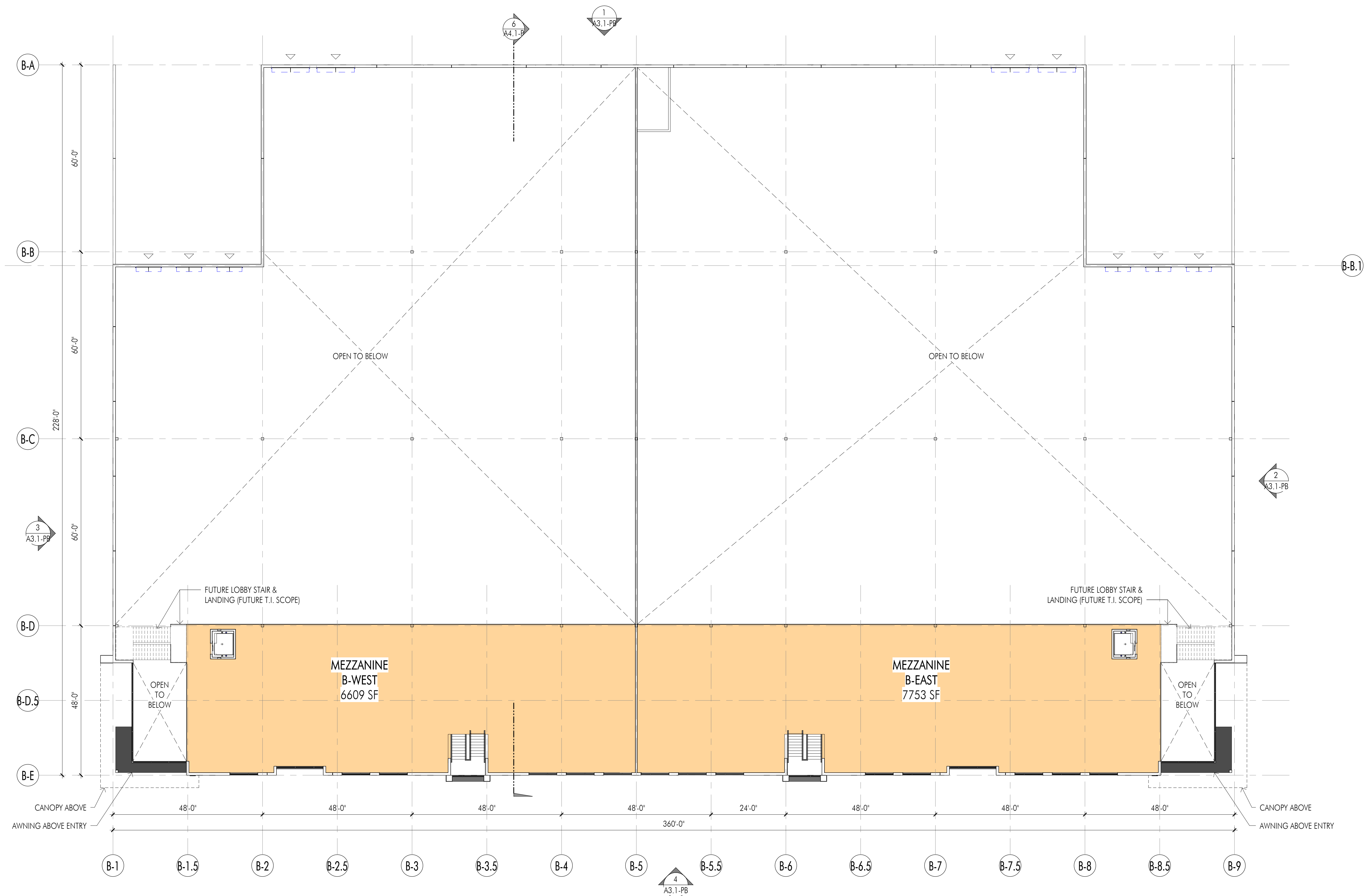


1 SITE PLAN - BUILDING B
1" = 30'-0"



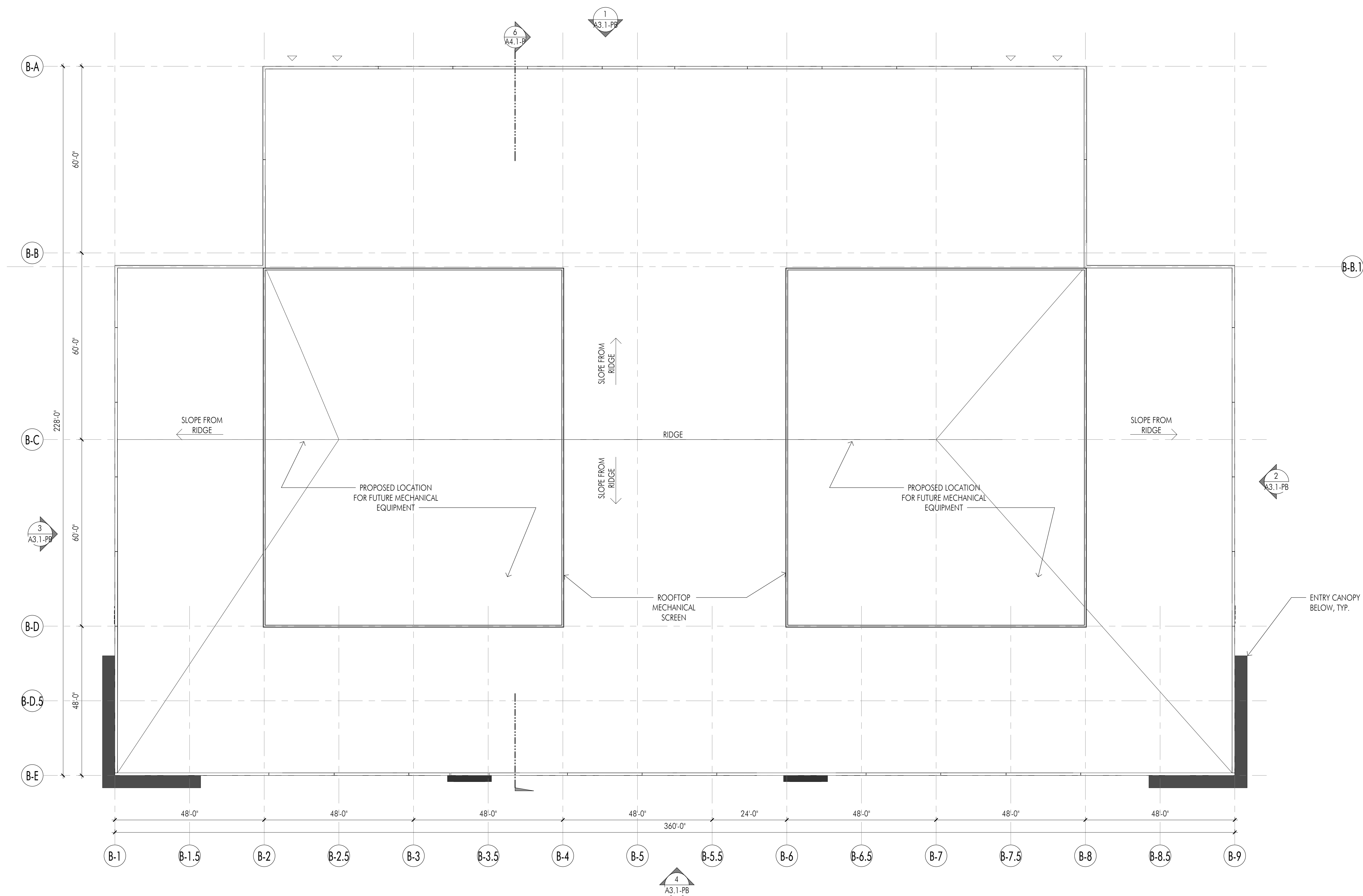
NET AREAS - BUILDING B	
FIRST FLOOR NET AREA:	74,058 SF
MEZZANINE NET AREA:	14,362 SF
TOTAL NET AREA:	88,420 SF

1 BUILDING B - FIRST FLOOR PLAN
1/16" = 1'-0"



NET AREAS - BUILDING B	
FIRST FLOOR NET AREA:	74,058 SF
MEZZANINE NET AREA:	14,362 SF
TOTAL NET AREA:	88,420 SF

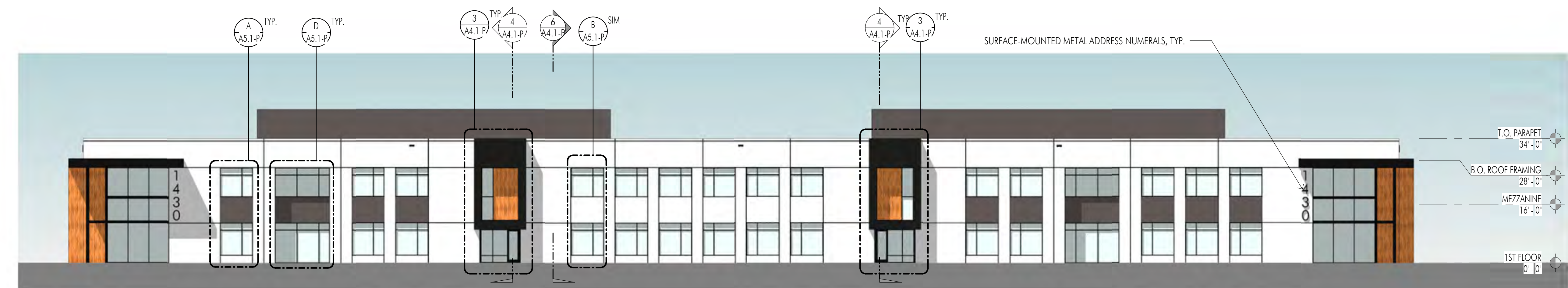
1 BUILDING B - MEZZANINE PLAN
1/16" = 1'-0"



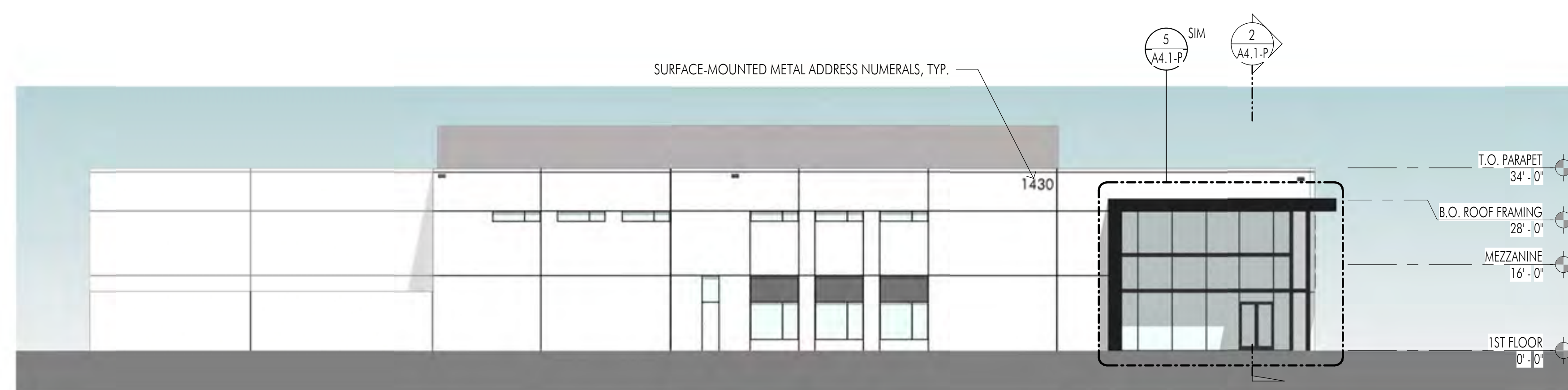
NET AREAS - BUILDING B	
FIRST FLOOR NET AREA:	74,058 SF
MEZZANINE NET AREA:	14,362 SF
TOTAL NET AREA:	88,420 SF

1 BUILDING B - ROOF PLAN
1/16" = 1'-0"

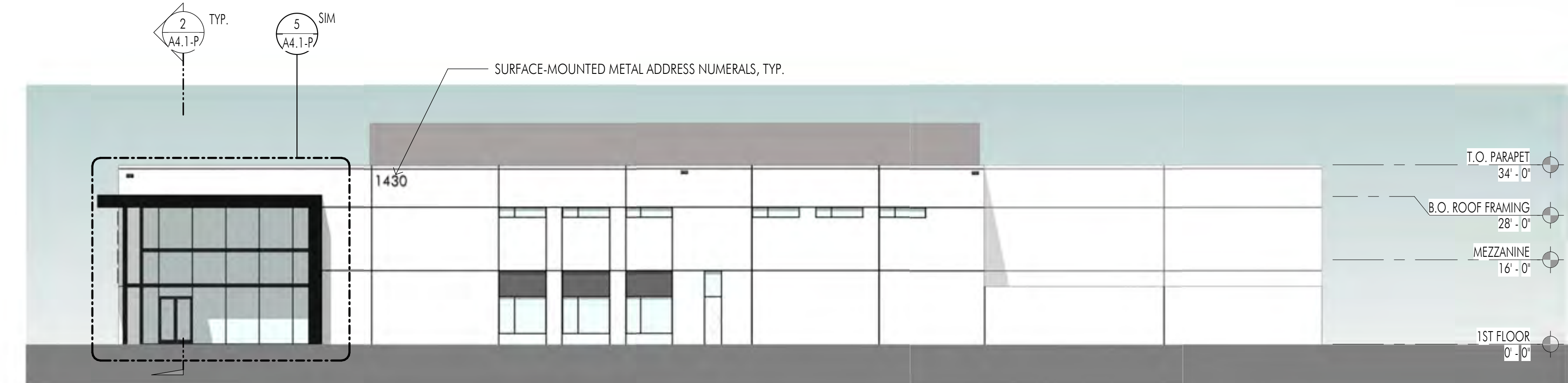
GRAPHIC LEGEND	
	PAINTED CONCRETE PANEL
	SWISSPEARL RAINSCREEN, OR SIM.
	HIGH PERFORMANCE DUAL PANE GLAZING WITH DARK ANODIZED ALUMINUM FRAME
	ROOF STRUCTURE DEPTH, T.B.D.
	INSULATED METAL PANEL
	CANOPY
	GRADE DOOR TO MATCH PAINTED CONCRETE PANEL
	CORRUGATED METAL PANEL
	PARKLEX/PRODEMA, OR SIM.



4 BUILDING B - SOUTH ELEVATION
1/16" = 1'-0"



3 BUILDING B - WEST ELEVATION
1/16" = 1'-0"



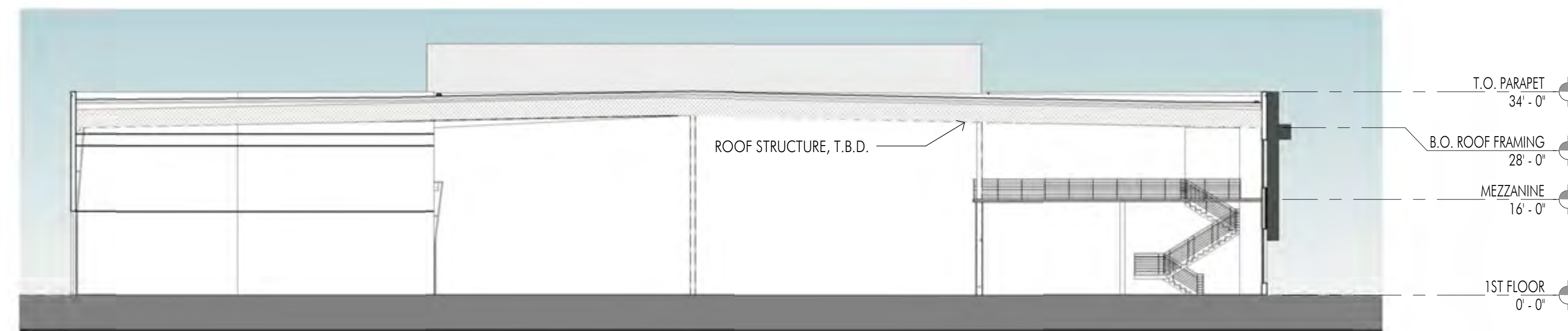
2 BUILDING B - EAST ELEVATION
1/16" = 1'-0"



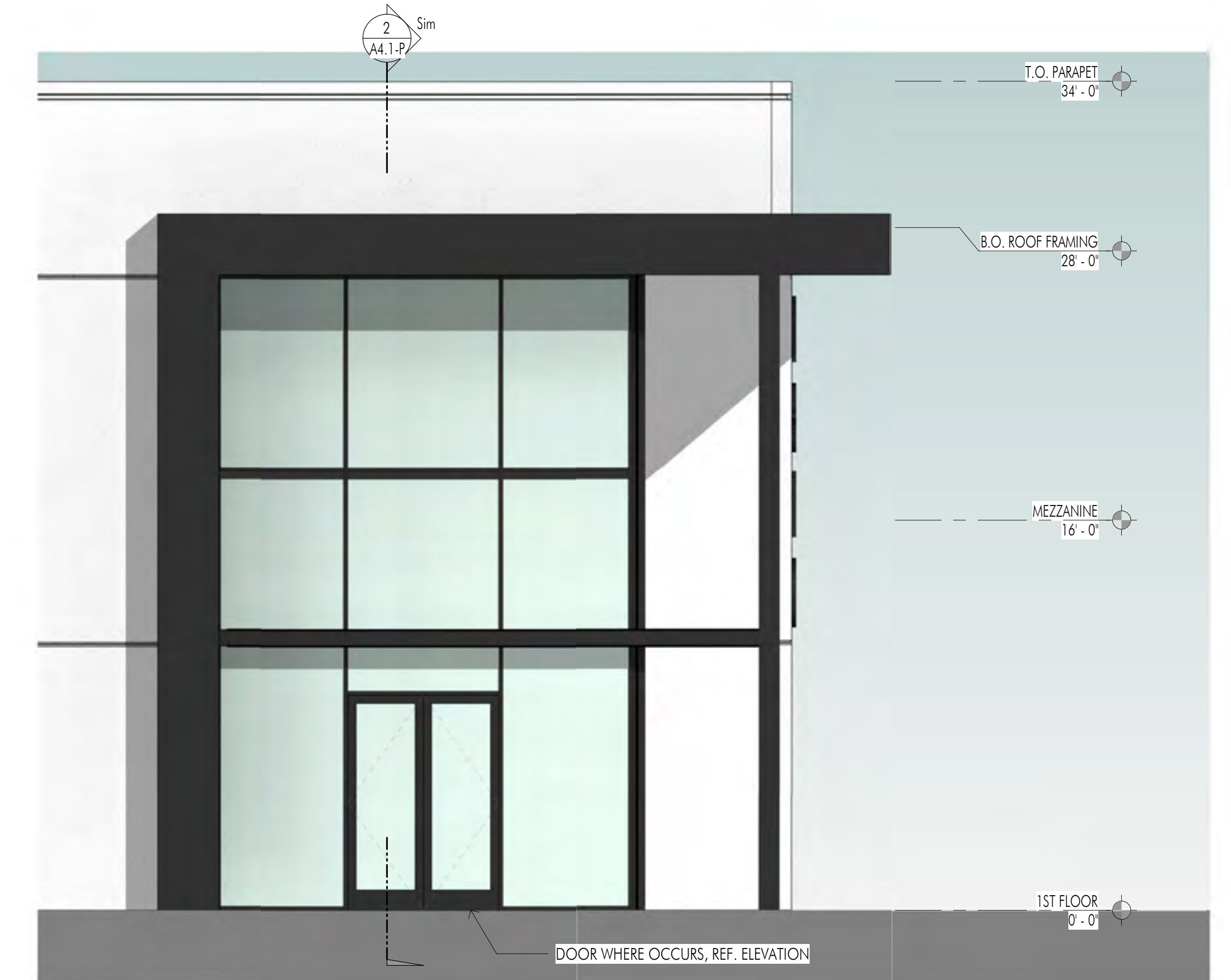
1 BUILDING B - NORTH ELEVATION
1/16" = 1'-0"

GRAPHIC LEGEND

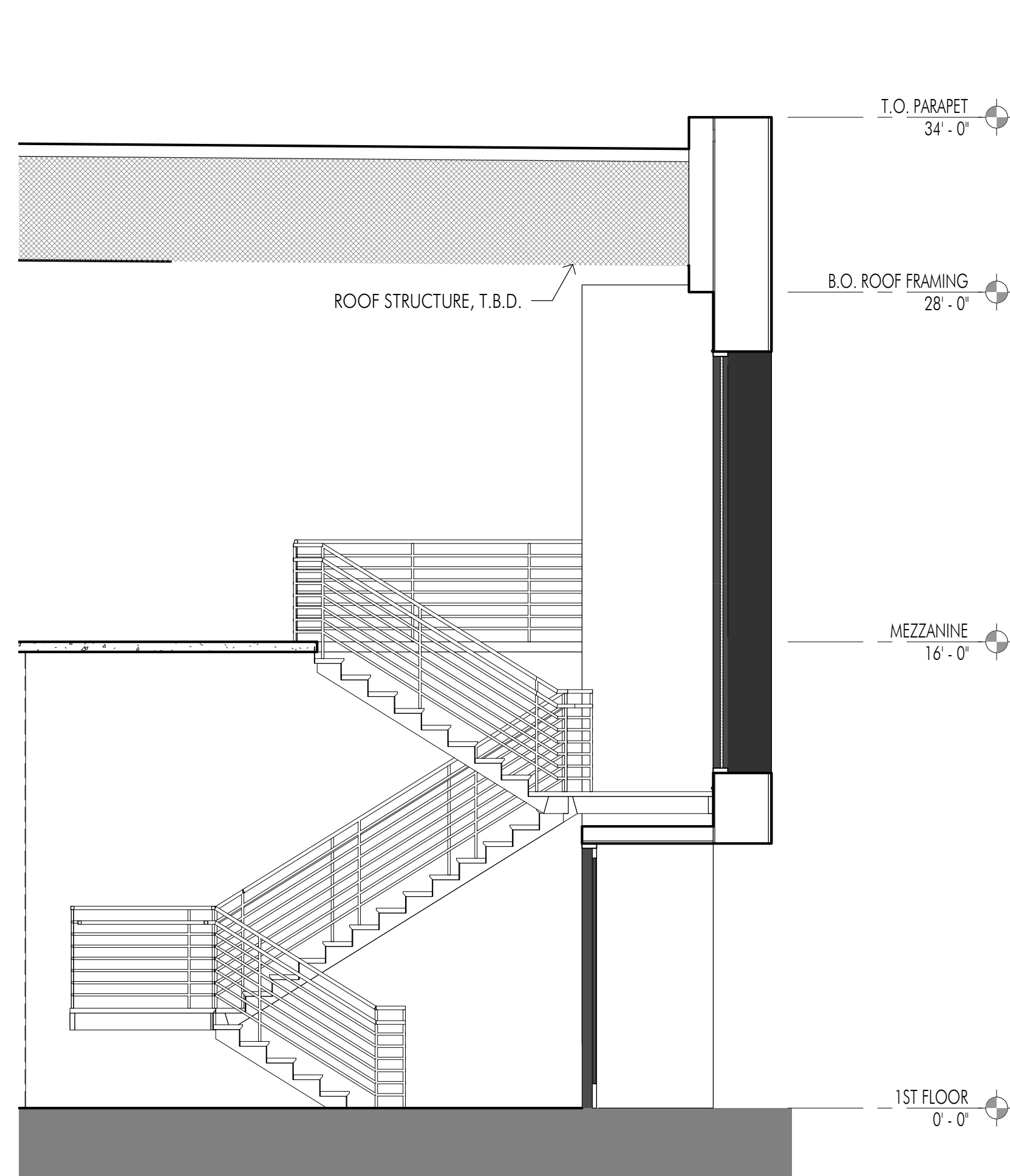
	PAINTED CONCRETE PANEL		CANOPY
	SWISSPEARL RAINSCREEN, OR SIM.		GRADE DOOR TO MATCH PAINTED CONCRETE PANEL
	HIGH PERFORMANCE DUAL PANE GLAZING WITH DARK ANODIZED ALUMINUM FRAME		CORRUGATED METAL PANEL
	ROOF STRUCTURE DEPTH, T.B.D.		PARKLEX/PRODEMA, OR SIM.
	INSULATED METAL PANEL		



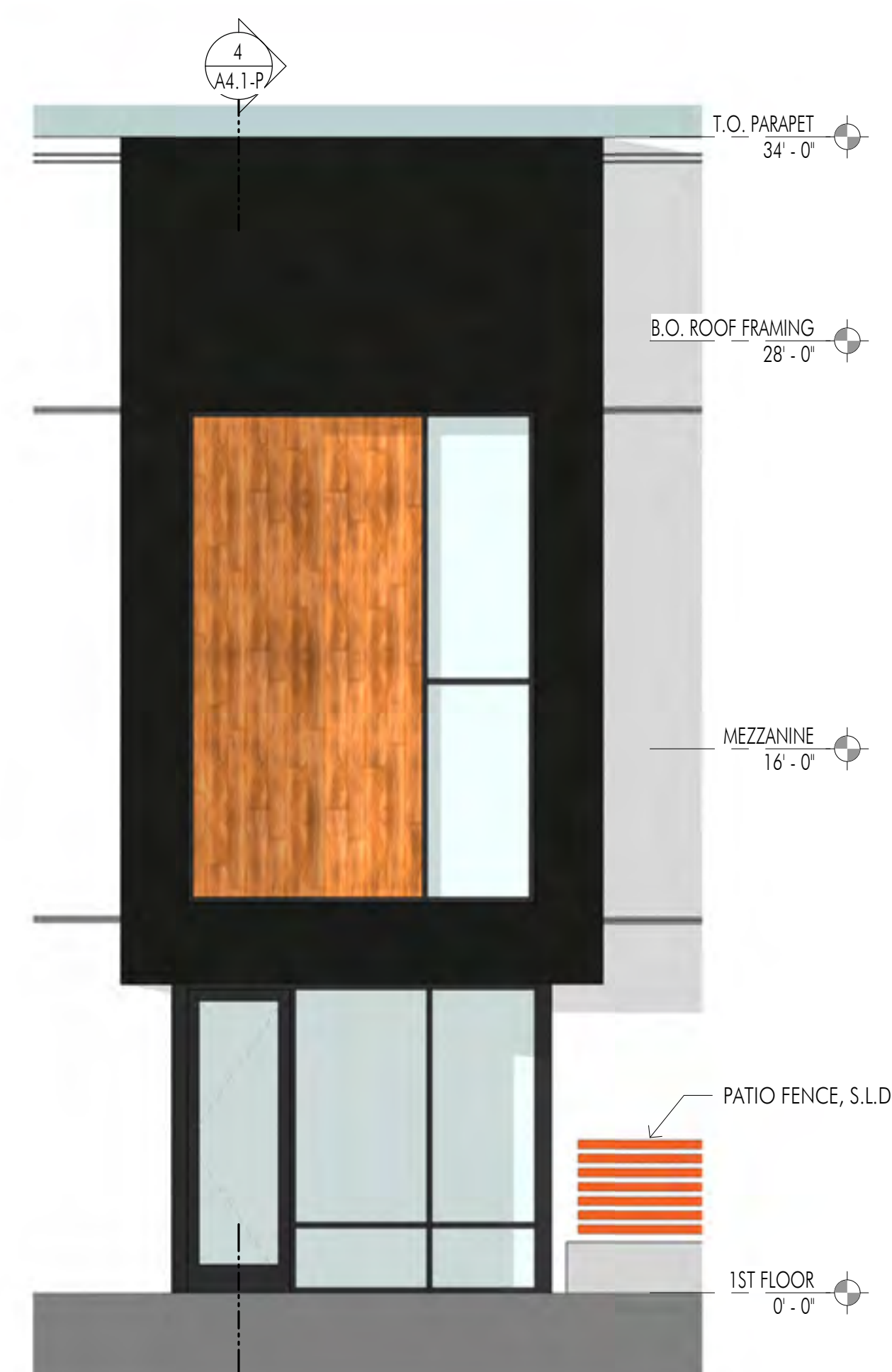
6 TYP. TRANSVERSE SECTION
1/16" = 1'-0"



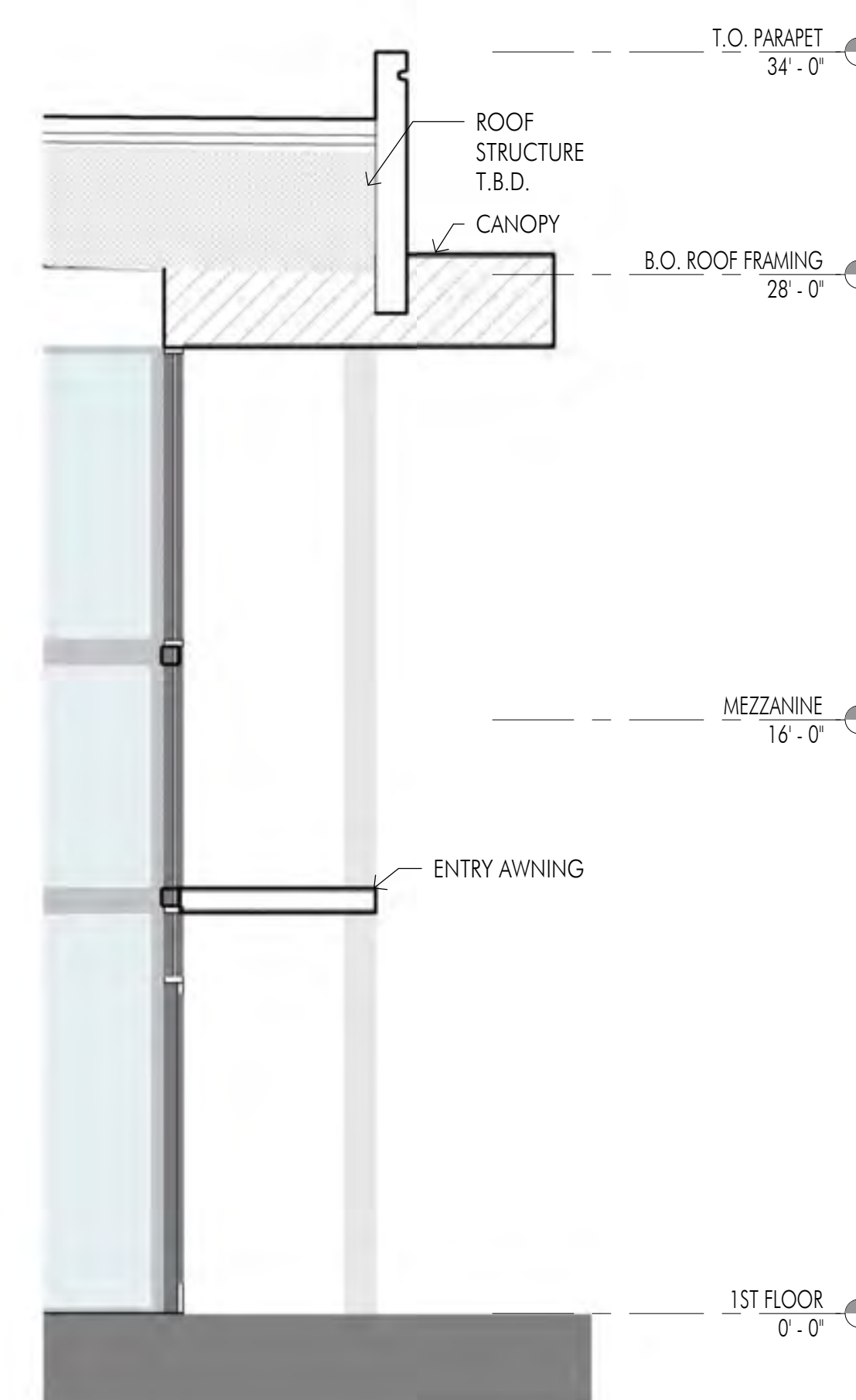
5 TYP. ENLARGED EAST OR WEST-FACING ENTRY ELEVATION
1/4" = 1'-0"



4 TYP. WALL SECTION AT EXIT STAIR
1/4" = 1'-0"



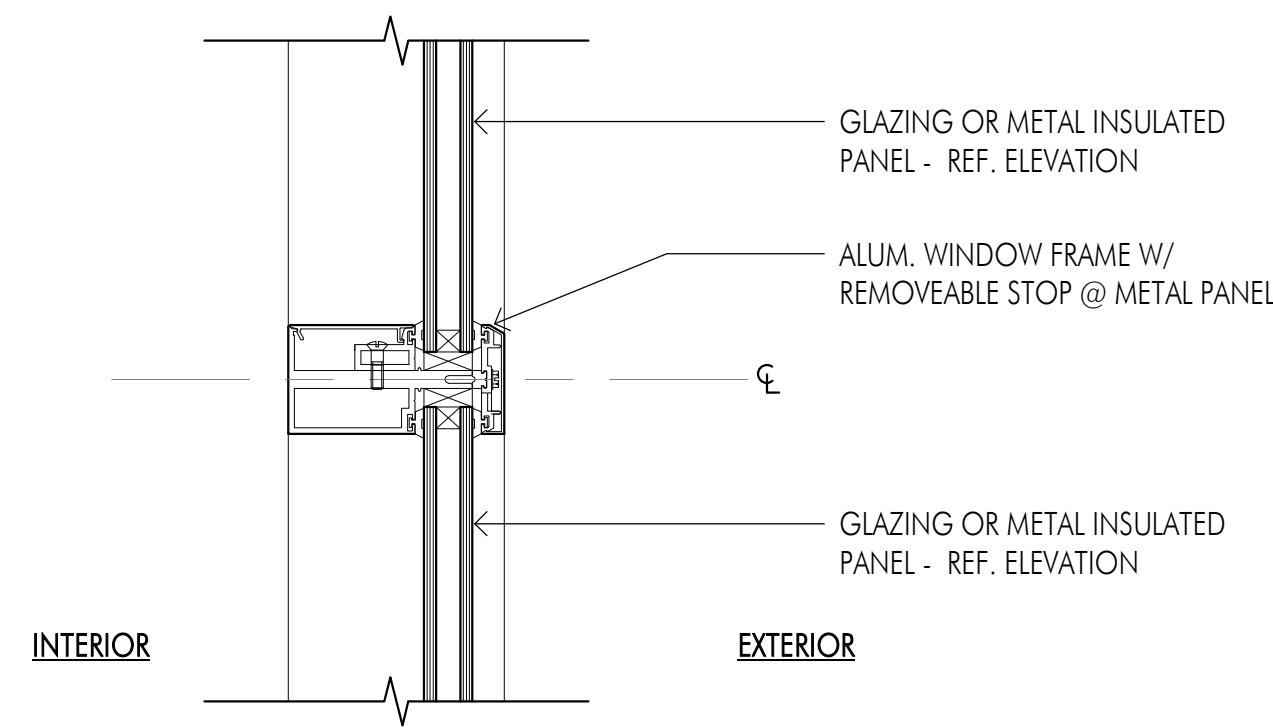
3 TYP. ENLARGED EXIT STAIR ELEVATION
1/4" = 1'-0"



2 TYP. WALL SECTION AT ENTRY
1/4" = 1'-0"

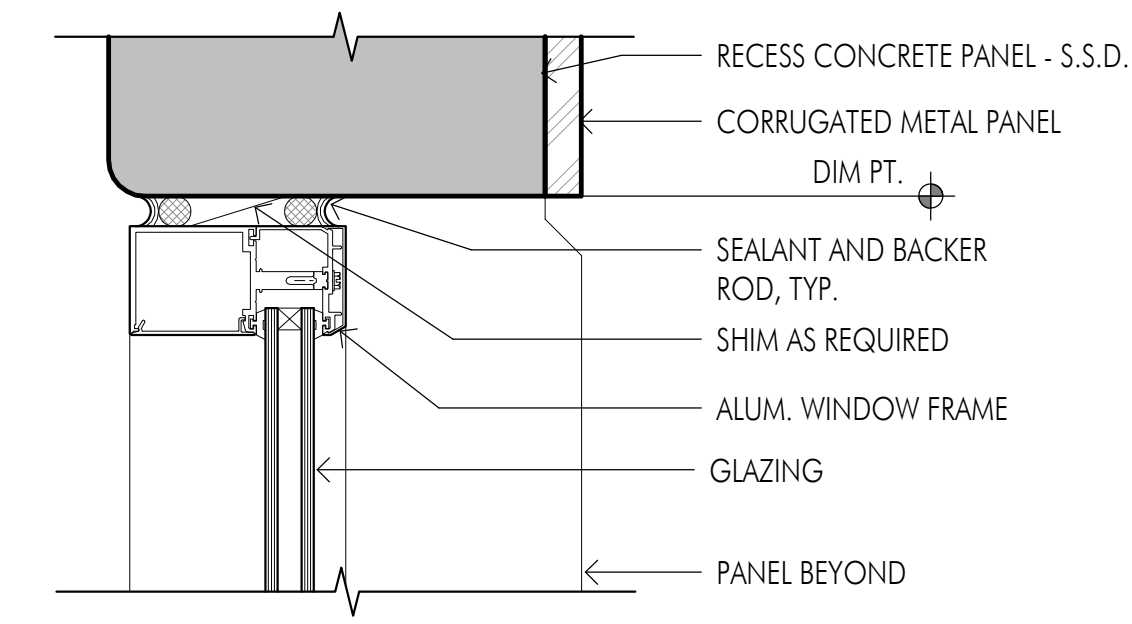


1 TYP. ENLARGED NORTH-FACING ENTRY ELEVATION
1/4" = 1'-0"



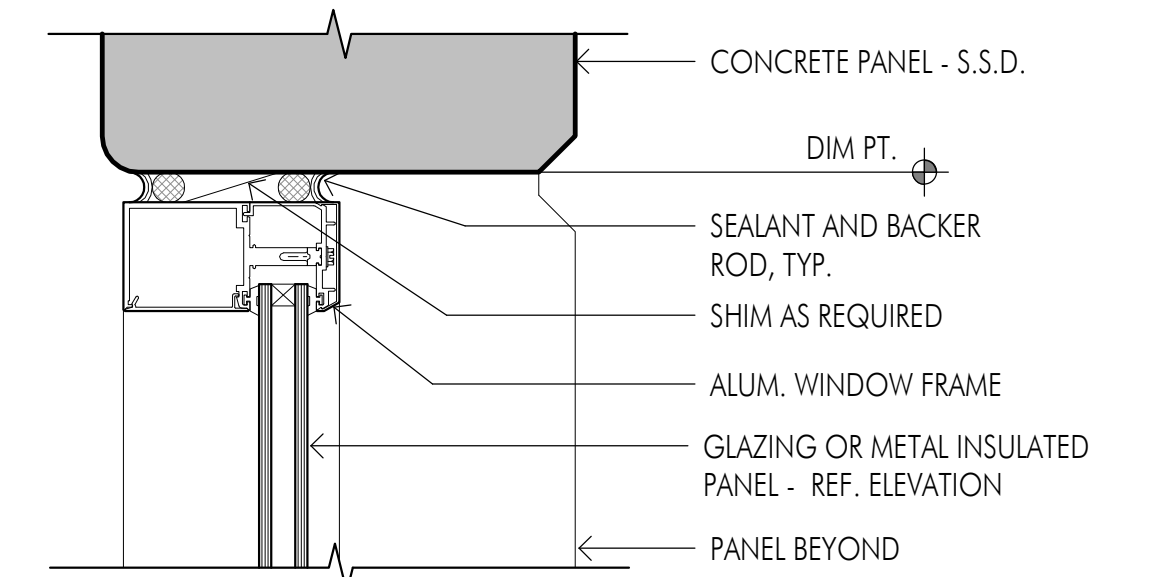
6 INTERMEDIATE MULLION, TYP.

3" = 1'-0"



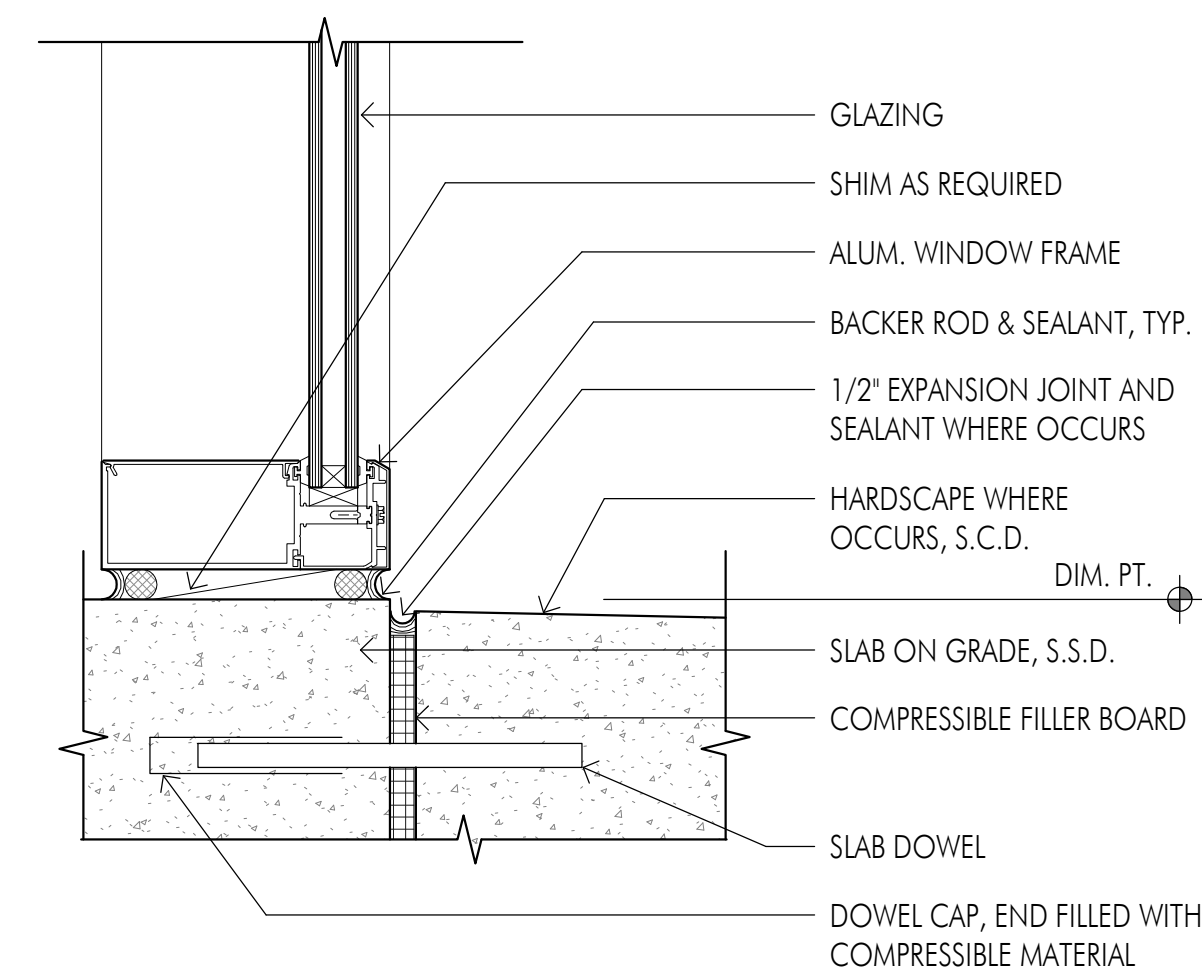
4 WINDOW HEAD AT CORRUGATED METAL PANEL, TYP.

3" = 1'-0"



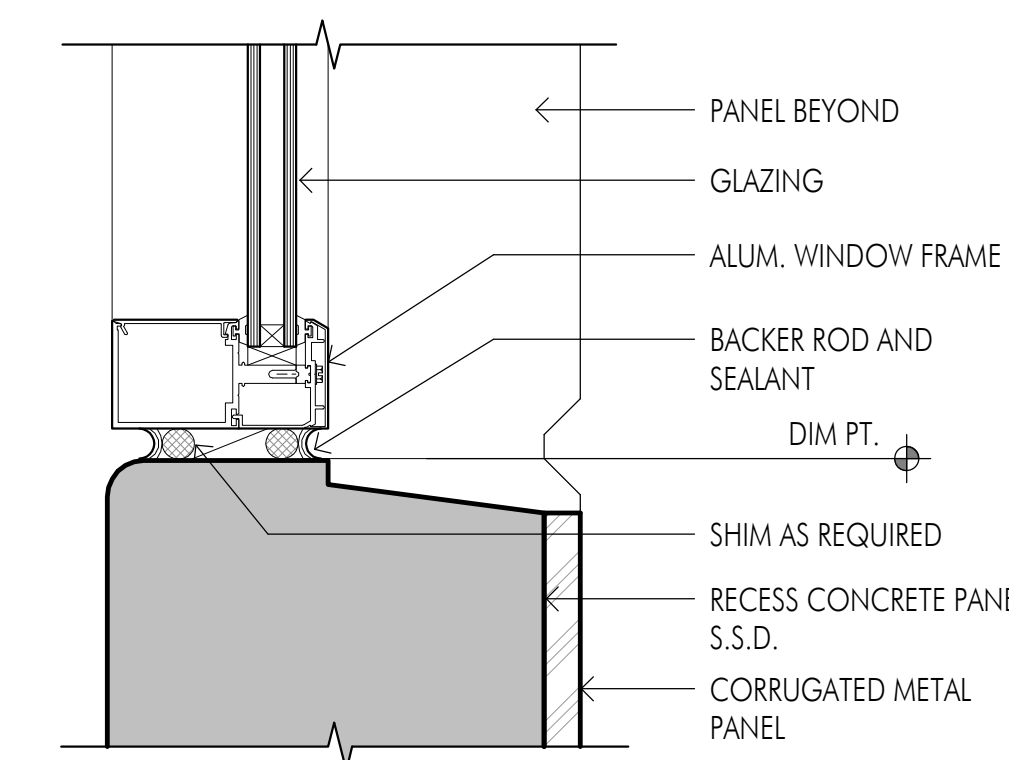
TYP. WINDOW HEAD AT CONCRETE PANEL (JAMB SIM.)

3" = 1'-0"



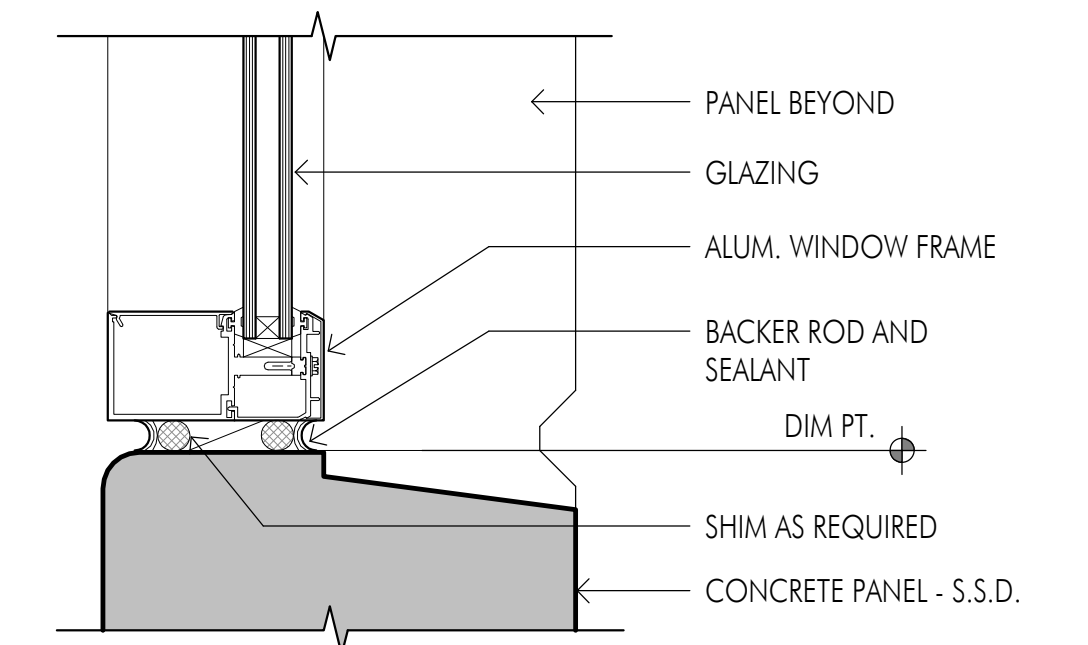
5 STOREFRONT SILL AT PAVING

3" = 1'-0"



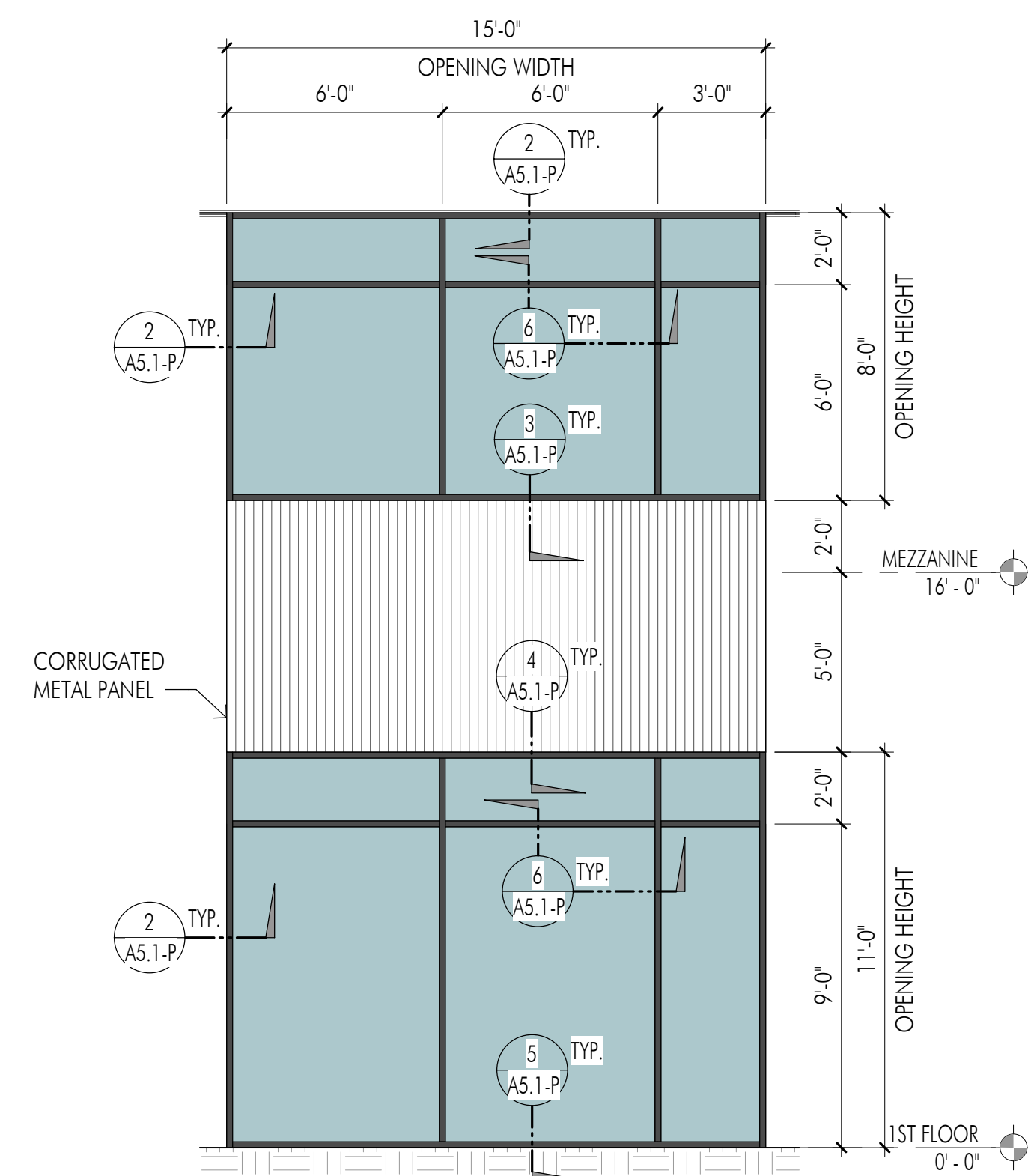
3 WINDOW SILL AT CORRUGATED METAL PANEL, TYP.

3" = 1'-0"



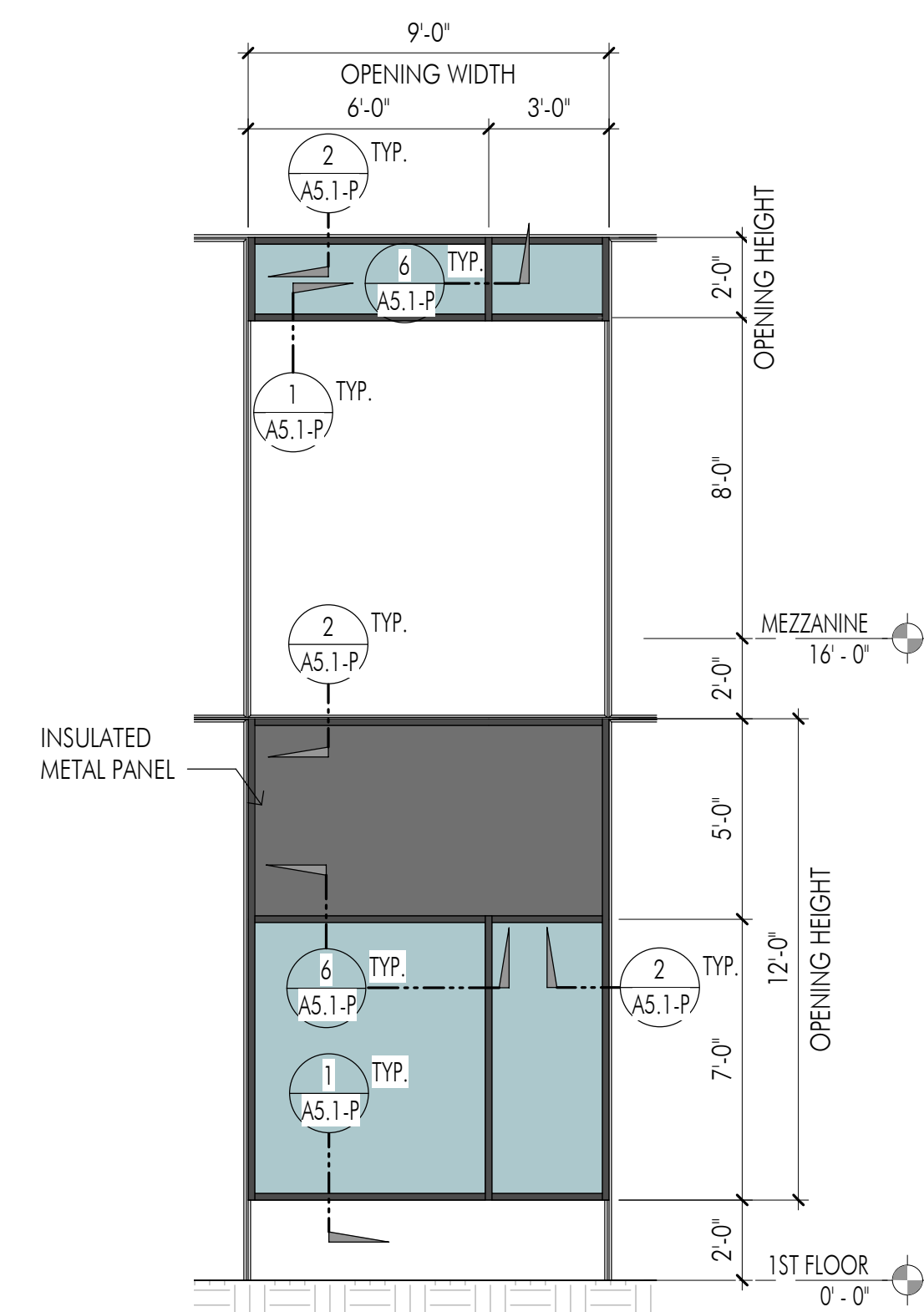
1 WINDOW SILL AT CONC. PANEL, TYP.

3" = 1'-0"



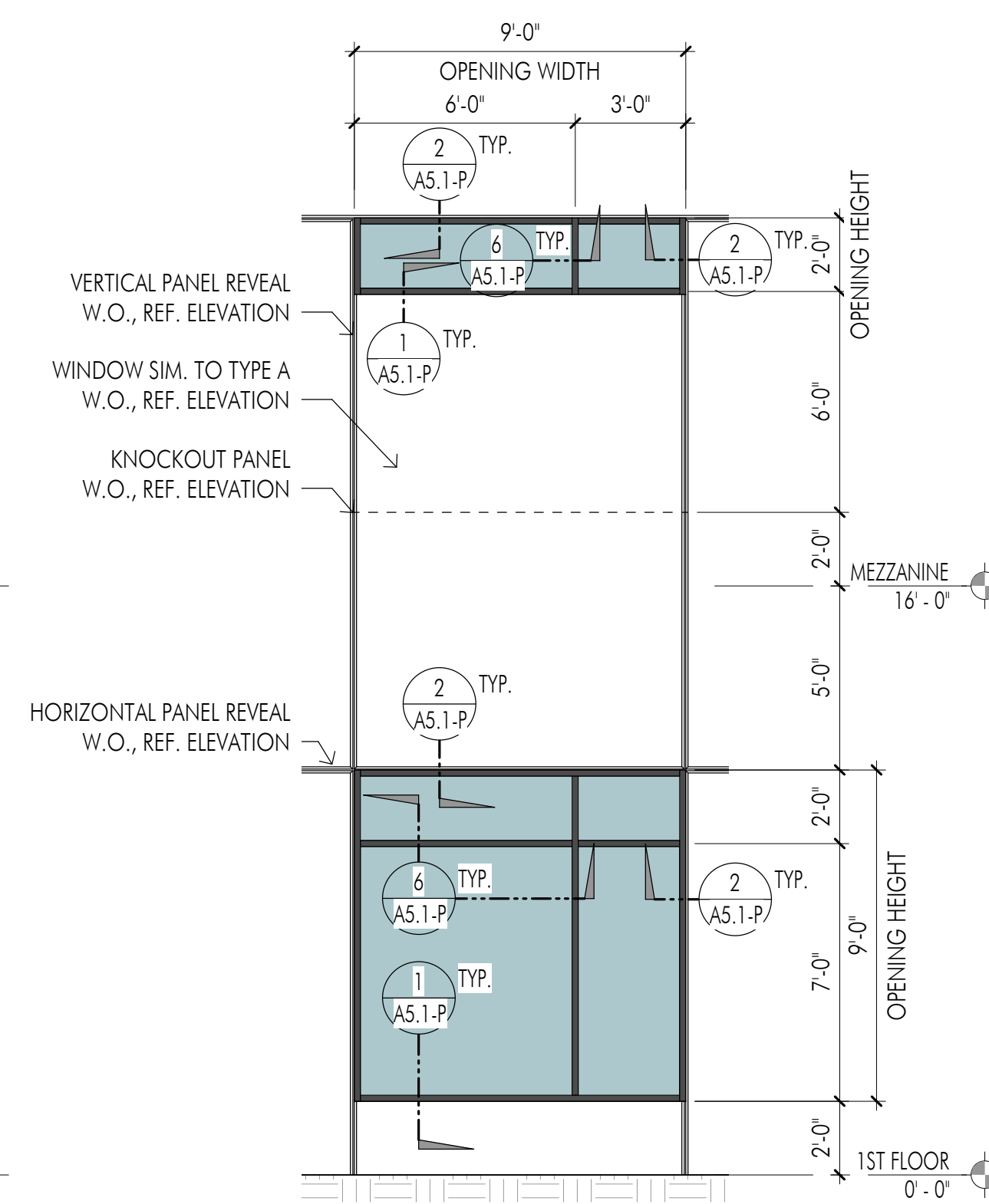
D WINDOW TYPE - D

1/4" = 1'-0"



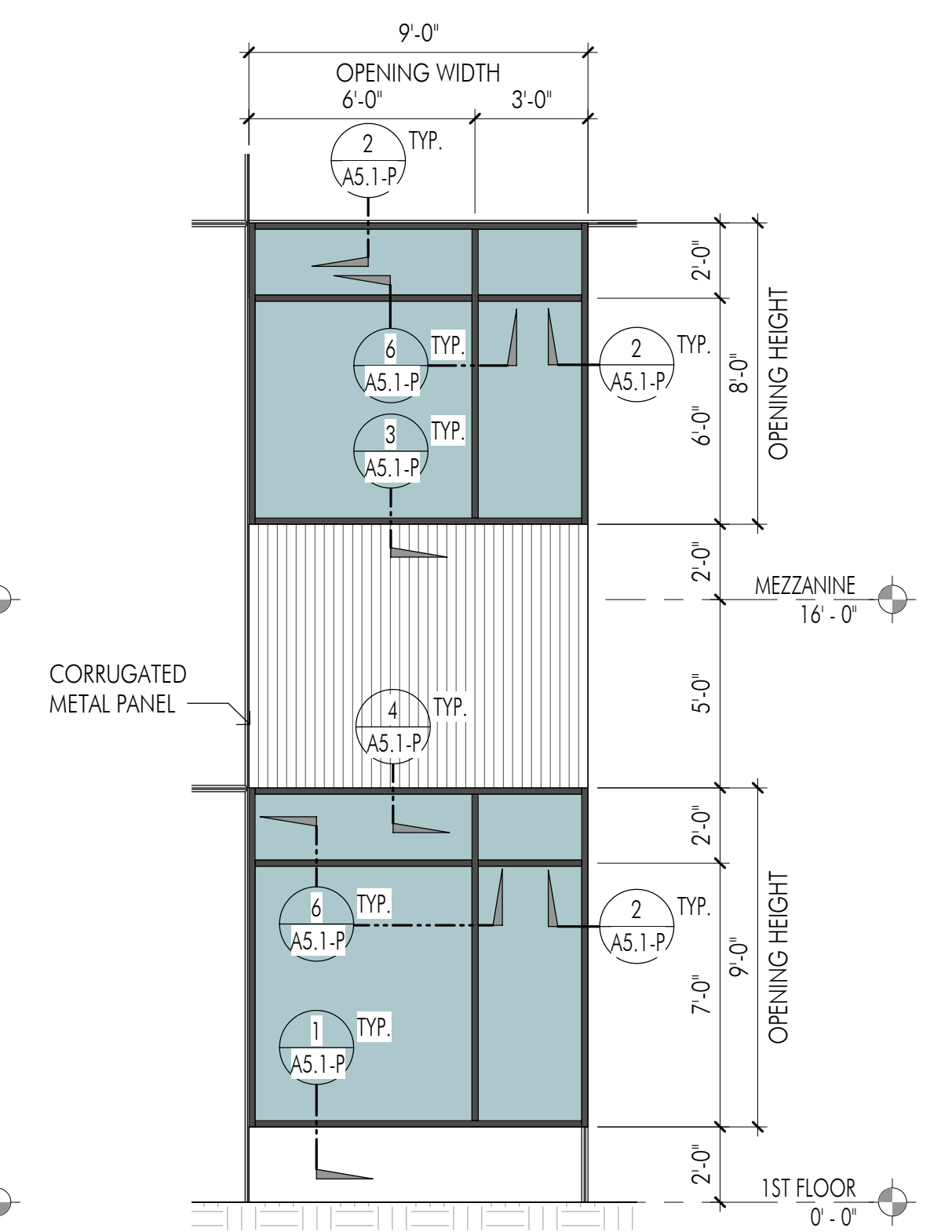
C WINDOW TYPE - C

1/4" = 1'-0"



B WINDOW TYPE - B

1/4" = 1'-0"



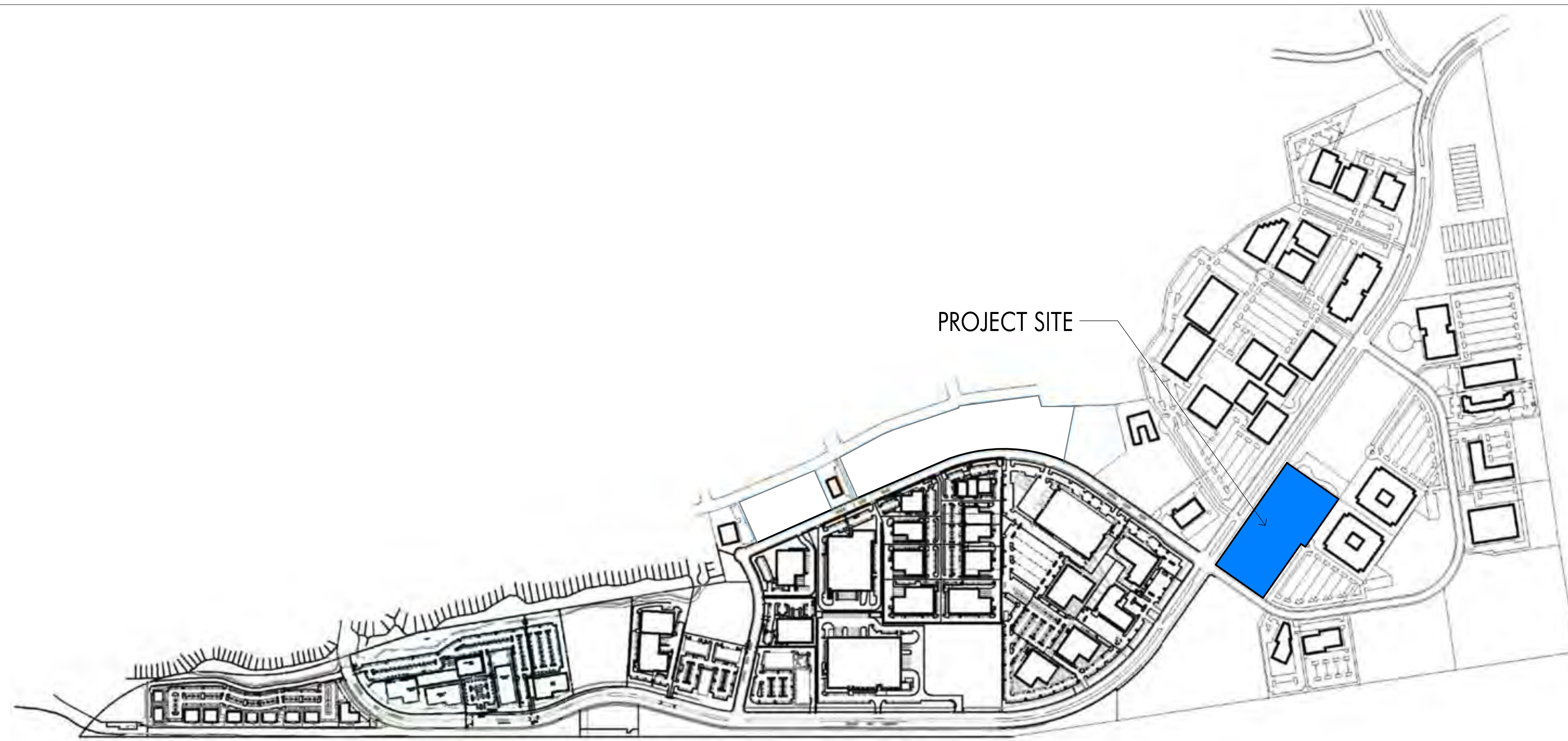
A WINDOW TYPE - A

1/4" = 1'-0"

SOUTH LOOP ROAD - DEVELOPMENT PLAN - BUILDING C



VICINITY MAP

DEVELOPER

SRM Ernst
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Oakland, CA 94606
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510-380-7056 fax
jernst@srmernst.com

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SRMERNST
development partners

FORGE

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San Rafael, CA 94903
April Phillips
415-331-2784
415-331-2013 fax
aphillips@apdw.com



KIER & WRIGHT
CIVIL ENGINEERS & SURVEYORS, INC.



APRIL PHILIPS
DESIGN WORKS

SCOPE OF WORK

CONSTRUCTION OF A NEW ONE-STORY + MEZZANINE INDUSTRIAL BUILDING TOTALING ±98,403 GROSS S.F. ON VACANT LAND. PROJECT ALSO INCLUDES ASSOCIATED PARKING AND UTILITIES.

DRAWING INDEX

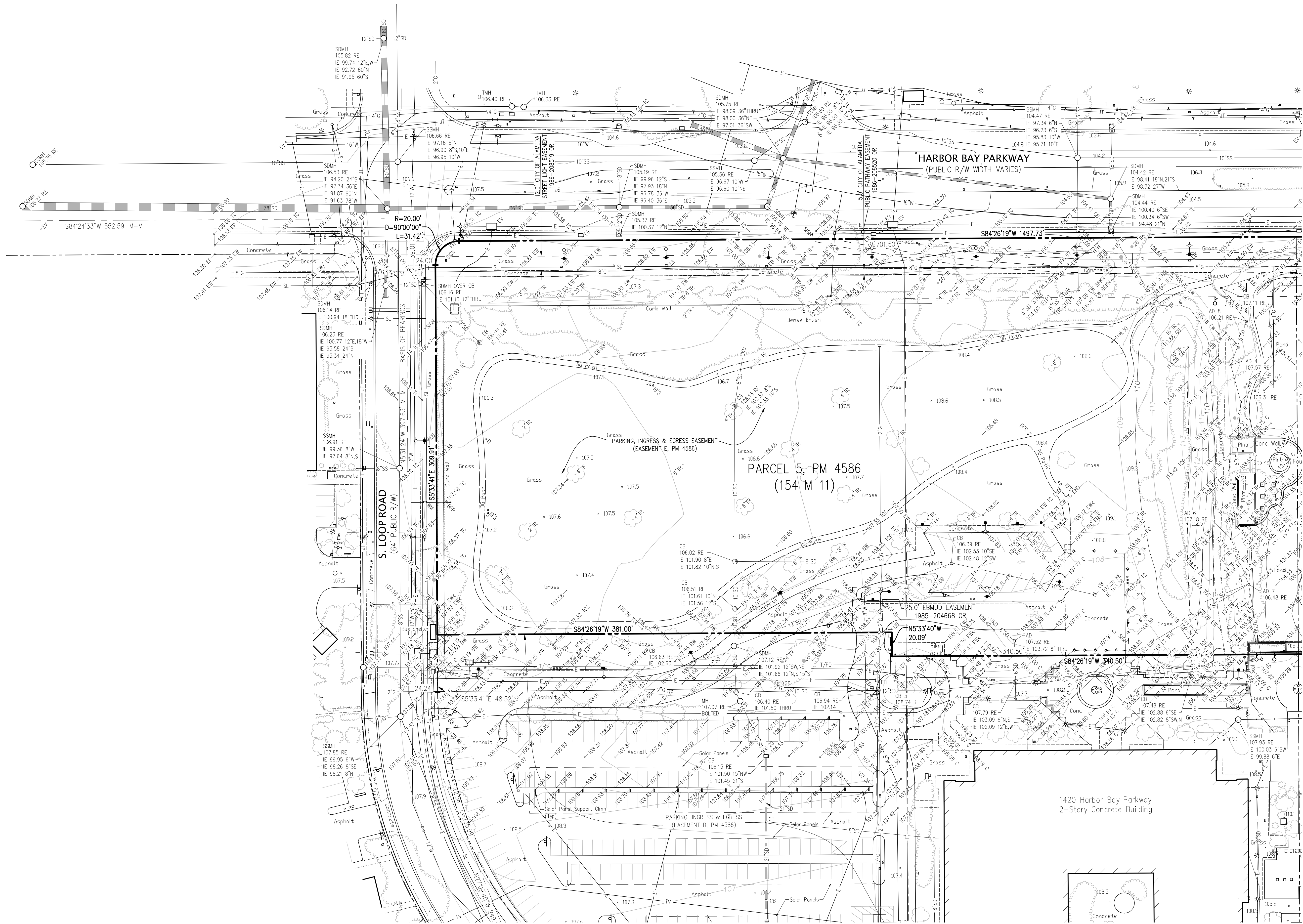
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FORGE

SRMERNST
development partners

COVER SHEET
SOUTH LOOP CENTER | ALAMEDA, CA

04/01/2019
G0.0-PC



LEGEND

- BUILDING LINE
- CONTOUR LINE
- CONCRETE/BLK/RETAINING WALL
- CONCRETE CURB
- CONCRETE CURB & GUTTER
- CONTOUR LINE
- DISCOURSED CONTOUR LINE
- DRIVEWAY
- EASEMENT LINE
- EDGE OF PAVEMENT
- ELECTRIC LINE
- FENCE LINE
- FIRE SERVICE & VALVE
- IRIGATION WATER LINE
- JOINT TRENCH
- LOT LINE
- MONUMENT/MONUMENT LINE
- PROPERTY LINE
- STREET LIGHT CONDUIT LINE
- SANITARY SEWER-MANHOLE & CLEANOUT
- SANITARY SEWER OVER 24" DIAMETER
- SANITARY SEWER FORCE MAIN
- SIDEWALK
- SPOT ELEVATION
- STORM DRAIN-MANHOLE & CATCH BASIN
- STORM DRAIN OVER 24" DIAMETER
- TELEPHONE LINE
- TELEPHONE-FIBER OPTIC LINE
- WATER LINE & VALVE
- WATERFLOW PREVENTION DEVICE
- BENCHMARK/TEMPORARY BENCHMARK
- ELECTRIC METER
- GROUND
- FIRE HYDRANT
- FLAG POLE
- POST INDICATOR VALVE
- TRANSFORMER
- TRAFFIC SIGNAL POLE
- UTILITY BOX
- UTILITY LINE MARKER
- WALK-BOLLARD LIGHT
- WATER VALVE

ABBREVIATIONS

AD	AREA DRAIN	ICB	IRRIGATION CONTROL BOX
BC	BACK OF CURB	IE	INVERT ELEVATION
BFP	BACK FLOW PREVENTER	LP	LIP OF GUTTER
BOL	BOLLARD	LP	LOW POINT
BRN	BROKEN	MON	MONUMENT
BTM	BOTTOM	N	NORTH
BW	BACK OF WALK	NE	NORTH EAST
C	CONCRETE	P-FC	PAVEMENT
C-FC	CONCRETE AT FACE OF CURB	P	PACIFIC GAS & ELECTRIC
CAB	CABINET	PW	POST INDICATOR VALVE
CB	CATCH BASIN	PL	PROPERTY LINE
C	CENTER LINE	PLNTR	PLANTER
COMM	COMMUNICATION	PM	PARCEL MAP
COMM	CONCRETE	RE	RAW ELEVATION
CONC	CONCRETE	S	SOUTH
CONC	CONCRETE	SOC	STORM DRAIN CLEANOUT
CTV	CABLE TELEVISION	SMH	STORM DRAIN MANHOLE
CTVB	CABLE TV BOX	SE	SOUTH EAST
DG PATH	DECOMPOSED GRANITE PATH	SE	SANITARY SEWER MANHOLE
E	EAST	SMH	SANITARY SEWER MANHOLE
EB	ELECTRIC BOX	TC	TELEPHONE BOX
EL	ELECTRIC	TMH	TELEPHONE MANHOLE
EM	ELECTRIC METER	TOE	GRADE BREAK LINE TOE
EV	EDGE OF PAVEMENT	TOP	GRADE BREAK LINE TOP
EW	EDGE OF WALK	TRN	TRANSFORMER
FC	FACE OF CURB	TSB	TRAFFIC SIGNAL BOX
FD	FOUND	TW	TOP OF WALL
FE	FIRE HYDRANT	UB	UNKNOWN UTILITY BOX
FL	FLOW LINE	UNO	UNKNOWN DESTINATION
FW	FACE OF WALL	W	WALK
GB	GRADE BREAK	WB	WATER BOX
GRN	GROUND	WL	WALK LIGHT
GV	GAS VALVE	WM	WATER METER
HP	HIGH POINT	WV	WATER VALVE

NOTES

- THIS PLOT WAS PREPARED FROM INFORMATION FURNISHED IN A PRELIMINARY TITLE REPORT, PREPARED BY CHICAGO TITLE COMPANY, DATED JANUARY 17, 2018, NUMBER 58210255-582-LE-DR. NO LIABILITY IS ASSUMED FOR MATTERS OF RECORD NOT STATED IN SAID PRELIMINARY TITLE REPORT THAT MAY AFFECT THE TITLE LINES, OR EXCEPTIONS, OR EASEMENTS OF THE PROPERTY.
 - 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.
 - THIS SURVEY DOES NOT SHOW THE LOCATIONS OF THE FOLLOWING UNDERGROUND UTILITY LINES DUE TO THE FACT THAT THE CLIENT HAS NOT FURNISHED KIER & WRIGHT CIVIL ENGINEERS & SURVEYORS, INC. WITH ANY PLANS THAT DELINEATE THEIR LOCATIONS. NITROGEN LINES (IF ANY) FIBER OPTIC LINES (IF ANY). ALL PARTIES SHOULD CONSIDER THIS SURVEY AS PRELIMINARY WITH REGARDS TO THE LOCATION OF THE UTILITY FACILITIES. UPON RECEIPT OF THIS INFORMATION KIER & WRIGHT WILL UPDATE THIS SURVEY AND REISSUE IT.
 - THE SUBJECT PROPERTY IS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) FOR ALAMEDA COUNTY, CALIFORNIA, MAP NUMBER 0600100251G FOR COMMUNITY NUMBER 060002 (CITY OF ALAMEDA), WITH AN EFFECTIVE DATE OF AUGUST 3, 2005, AS BEING LOCATED IN FLOOD ZONE "X" (NO SCREEN)". ACCORDING TO FEMA, THE DEFINITION OF ZONE "X" (NO SCREEN) IS: AREA OF MINIMAL FLOOD HAZARD.
- INFORMATION WAS OBTAINED FROM THE CITY OF ALAMEDA ENGINEERING DEPARTMENT ON MARCH 8, 2018.
6. BENCHMARK:
OUT SQUARE AT THE TOP OF CURB AT THE EAST RETURN AT THE NORTHEAST CORNER OF HARBOR BAY PARKWAY AND "A" ROAD. ELEVATION= 106.70 FEET (CITY OF ALAMEDA DATUM)
- ELEVATIONS SHOWN HEREON ARE BASED ON CITY OF ALAMEDA DATUM. TO CONVERT TO NAVD83 SUBTRACT 93.78 FEET FROM ALL ELEVATIONS SHOWN HEREON. DATUM CONVERSION WAS OBTAINED FROM FIELD VALUES COLLECTED ON THE NGS WEBSITE (WWW.NGS.NOAA.GOV/DATASHEETS/).
7. BASIS OF BEARINGS:
THE BEARING OF NORTH 05° 31' 24" WEST TAKEN ON THE MONUMENT LINE OF SOUTH LOOP ROAD AS SHOWN ON THAT CERTAIN PARCEL MAP NUMBER 7470 FILED FOR RECORD ON JULY 19, 2001, IN BOOK 260 OF MAPS AT PAGE 13, OFFICIAL RECORDS OF ALAMEDA COUNTY WAS TAKEN AS THE BASIS FOR ALL BEARINGS SHOWN HEREON
8. CORNER RECORD NOTE:
THE DEVELOPER AND/OR CONTRACTOR SHALL BE RESPONSIBLE FOR THE PREPARATION AND FILING OF PRE-CONSTRUCTION AND POST-CONSTRUCTION CORNER RECORDS FOR ANY MONUMENTS OR PROPERTY CORNERS SHOWN HEREON THAT MAY BE DESTROYED DURING IMPROVEMENTS TO THE SUBJECT PROPERTY AS DEFINED IN SECTION 8771(B) OF THE PROFESSIONAL LAND SURVEYORS ACT.
9. THE AERIAL MAPPING WAS PREPARED USING COMPUTER ASSISTED, PHOTOGRAMMETRIC METHODS BY COOPER AERIAL SURVEYS CO., IN PHOENIX ARIZONA. IN AREAS OF DENSE VEGETATION, ACCURACY OF CONTOURS MAY DEVIATE FROM ACCEPTED ACCURACY STANDARDS. DATE OF PHOTOGRAPHY 02-16-18, ORIGINAL COMPILED MAP SCALE 1"=40', CONTOUR INTERVAL 1 FOOT. THE GRID IS BASED ON PHOTOGRAMMETRIC METHODS COMPILED ON DIGITAL STEREO WORKSTATIONS USING AERIAL PHOTOGRAPHY. CONTROL SURVEY PERFORMED BY KIER & WRIGHT, LIVERMORE, CA.

TOPOGRAPHIC SURVEY
OF
SOUTH LOOP ROAD - BUILDING 'C'
FOR
SRMERNST

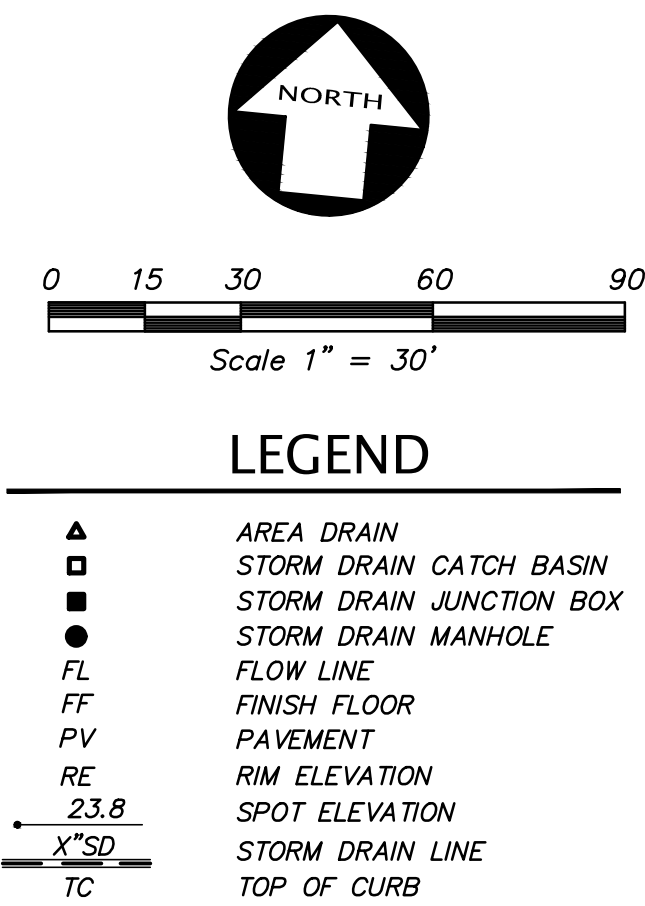
DATE	APRIL, 2019
SCALE	AS SHOWN
DESIGNER	DCR
DRAFTER	TAB
JOB NO.	A18510-2
SHEET	C1.0
OF	5 SHEETS

PREPARED BY OR UNDER THE SUPERVISION OF
ROONEY A. STEWART II P.L.S. 9225
LICENSE EXPIRES: 9-30-19

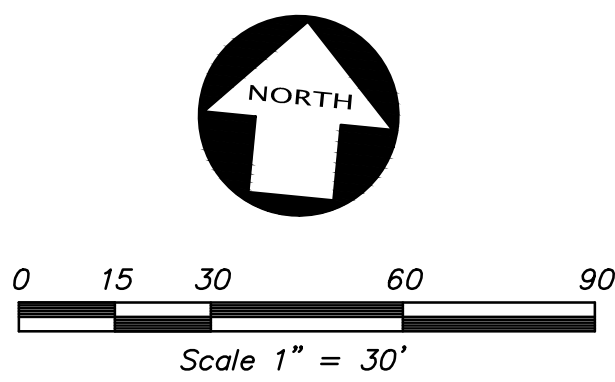


KIER & WRIGHT
CIVIL ENGINEERS & SURVEYORS, INC.
2850 Collier Canyon Road
Livermore, California 94551
Phone (925) 245-8788
Fax (925) 245-8796
www.kierwright.com

CALIFORNIA



PRELIMINARY GRADING & DRAINAGE PLAN OF SOUTH LOOP ROAD – BUILDING 'C' FOR SRMERNST		ALAMFEDA CALIFORNIA	
DATE	APRIL, 2019	NO.	
SCALE	AS SHOWN	BY	
DESIGNER	DGR	REVISION	
DRAFTER	TAB	NO.	
SHEET	A18510-2	BY	
JOB NO. C2.0 OF 5 SHEETS		 KIER & WRIGHT CIVIL ENGINEERS & SURVEYORS, INC. 2850 Collier Canyon Road Phone (925) 245-8788 Livermore, California 94551 Fax (925) 245-8796 www.kierwright.com	



ASR	AUTOMATIC SPRINKLER RISER
RE	RIM ELEVATION
TC	TOP OF CURB
WS	WATER SERVICE
* FS	EXISTING UTILITY TO BE ABANDONED BY REMOVAL
SS	FIRE SERVICE
SS	SANITARY SEWER
COTG	CLEANOUT TO GRADE
—	STORM DRAIN LINE
■	AREA DRAIN
■	STORM DRAIN CATCH BASIN
■	STORM DRAIN JUNCTION BOX
■	STORM DRAIN MANHOLE
■	BACK FLOW PREVENTION DEVICE
■	FIRE DEPARTMENT CONNECTION
■	FIRE HYDRANT & VALVE
■	POST INDICATOR VALVE
SSMH	SANITARY SEWER MANHOLE
■	SINGLE CHECK VALVE
SMH	STORM DRAIN MANHOLE
■	WATER METER

NO.		REVISION		BY		REVISION		BY	
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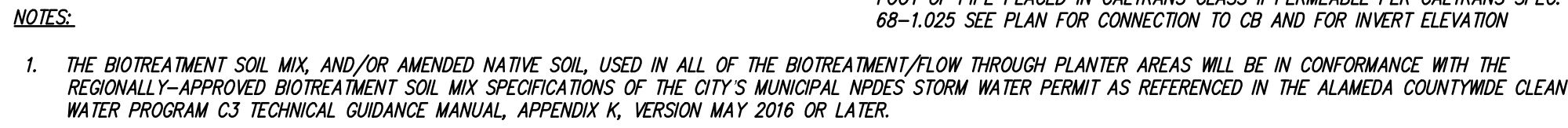
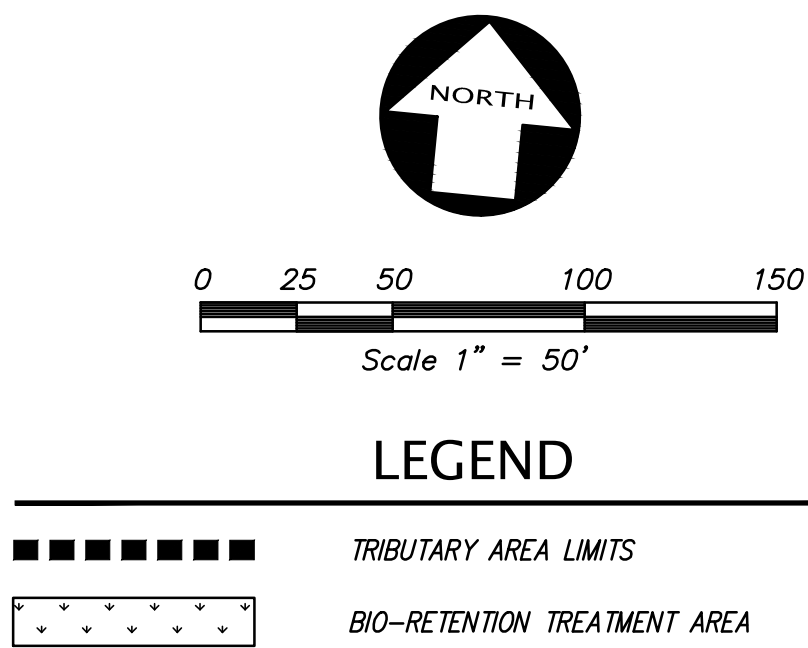
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CALIFORNIA

PRELIMINARY UTILITY PLAN **OF** **SOUTH LOOP ROAD – BUILDING 'C'** **FOR** **SRMERNST**

ALAMEDA,

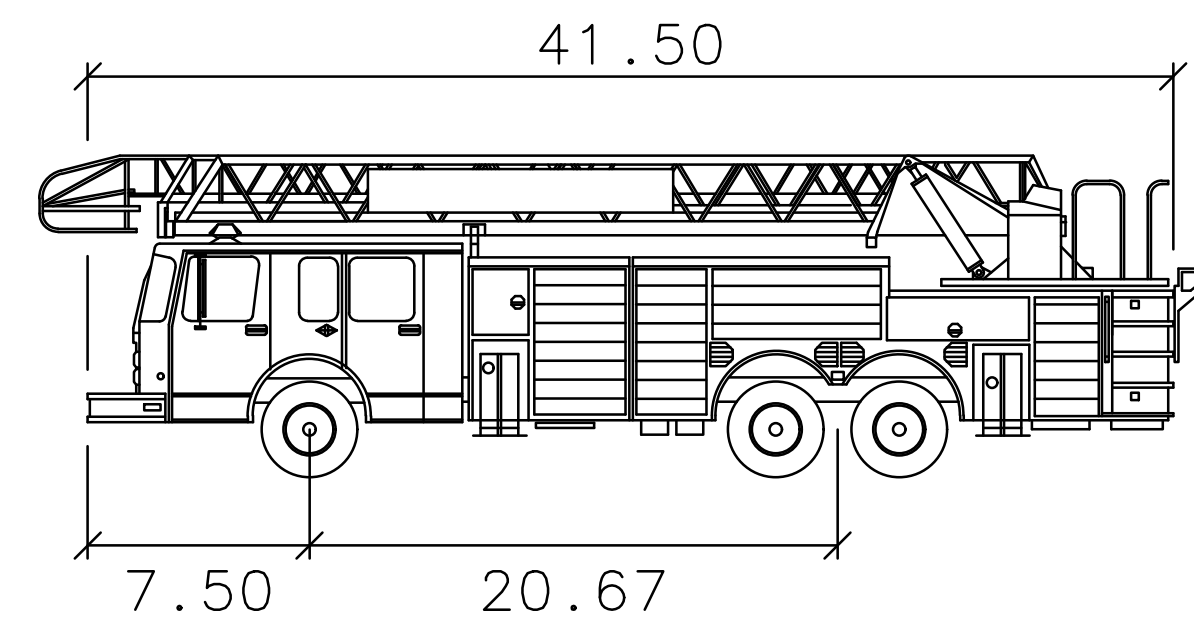
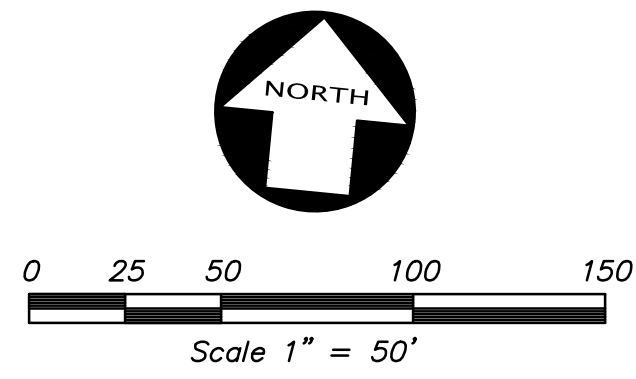
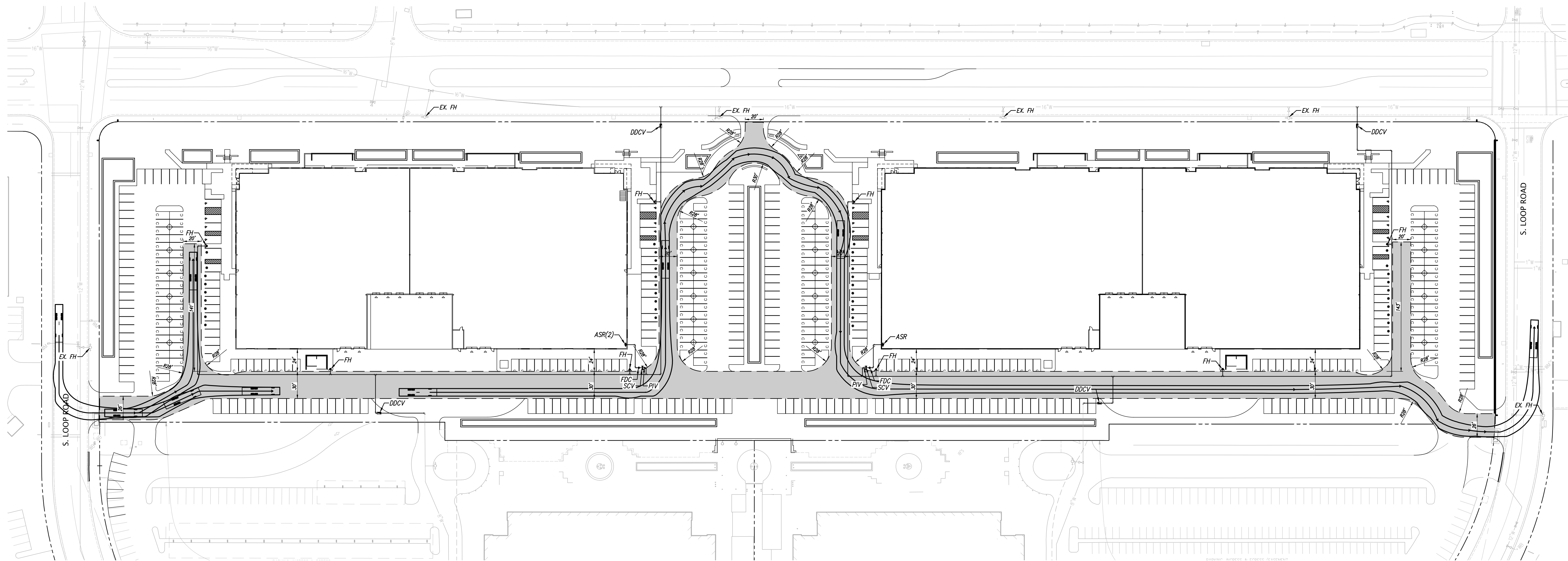
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DESIGNER	DGR
DRAFTER	TAB
JOB NO.	A18510-2
SHEET	C3.0
OF	5 SHEETS



TYPICAL BIO-RETENTION SECTION

PRELIMINARY STORM WATER QUALITY CONTROL PLAN OF SOUTH LOOP ROAD – BUILDING 'C' FOR SRMRNST		 KIER & WRIGHT CIVIL ENGINEERS & SURVEYORS, INC. 2850 Collier Canyon Road Livermore, California 94551 Phone (925) 245-8788 Fax (925) 245-8796 www.kierwright.com		ALAMEDA, CALIFORNIA	
DATE	APRIL, 2019	NO.	BY	REVISION	BY
SCALE	AS SHOWN	△	△	△	△
DESIGNER	DGR	△	△	△	△
DRAFTER	TAB	△	△	△	△
JOB NO.	A18510-2	△	△	△	△
C4.0		△	△	△	△
SHEET	OF 5 SHEETS	△	△	△	△

Z:\2018\A18510-2\DWG\ENTITLEMENTS\PD PERMIT\A18510-2-PS-FIRE ACCESS.dwg 4-30-19 01:32:29 PM gwerd

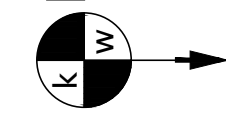


STANDARD FIRE TRUCK

	feet
Width	: 8.33
Track	: 8.33
Lock to Lock Time	: 7.0
Steering Angle	: 30.8

FIRE ACCESS PLAN
OF
SOUTH LOOP ROAD
FOR
SRMERNST

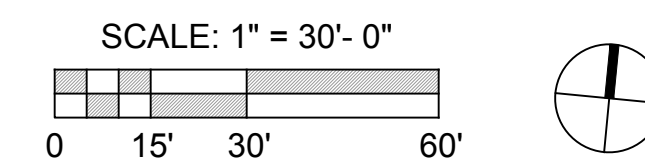
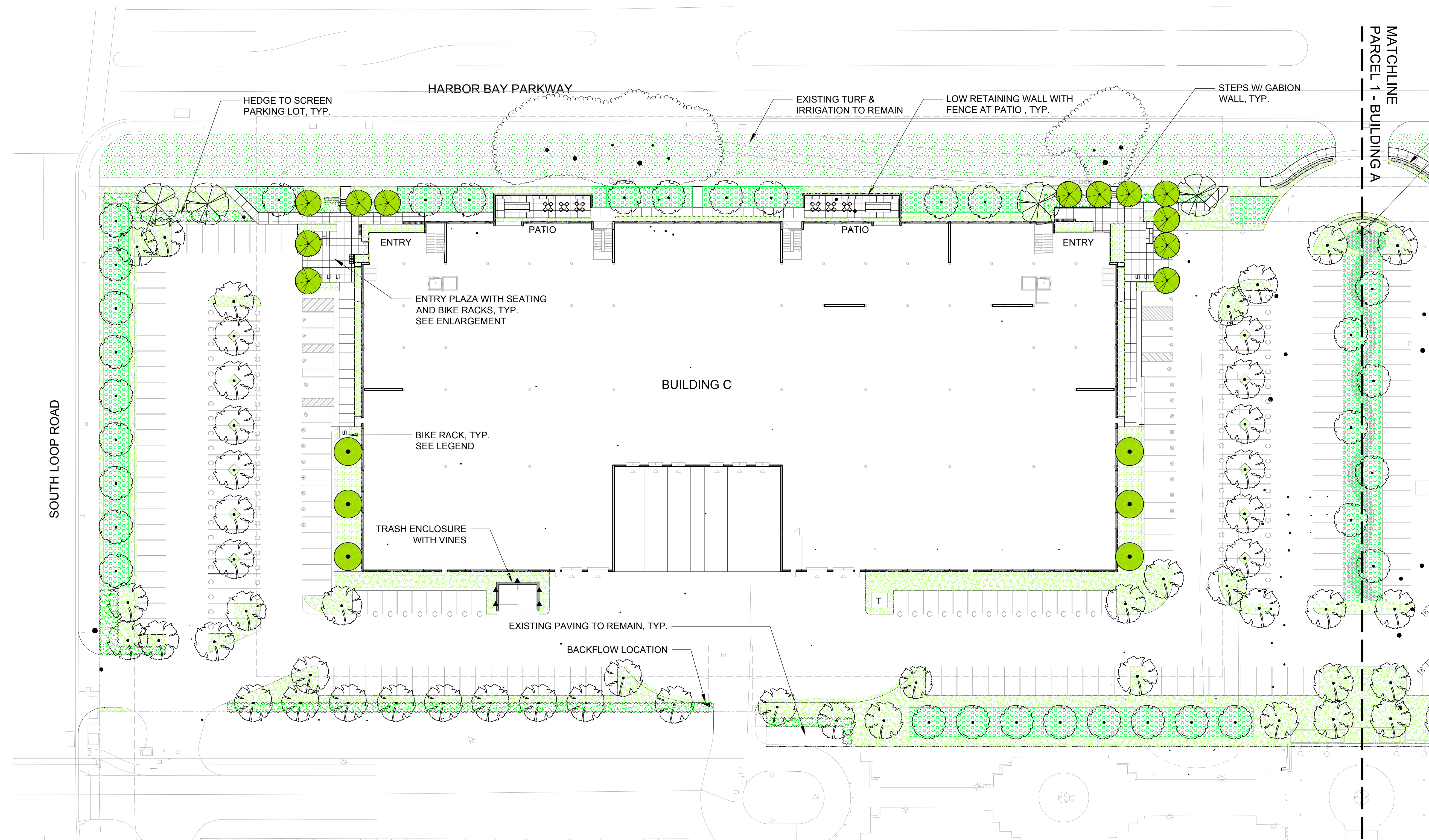
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SCALE	AS SHOWN
DESIGNER	AV
DRAFTER	TAB
JOB NO.	A18510-2
SHEET	C5.0
OF	SHEETS



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NO.	BY	NO.	REVISION
1		1	
2		2	
3		3	
4		4	
5		5	

ALAMEDA, CALIFORNIA



PLANT LEGEND			
PLANTING AREA	SYMBOL	BOTANICAL NAME	COMMON NAME
STORMWATER TREE		MELALUCA QUINQUENARIA ARBUTUS UNEDO	CAJUPUT TREE STRAWBERRY TREE
PARKING LOT TREE		ROBINIA PSEUDACACIA TRISTANIA CONFERTA	BLACK LOCUST BRISBANE BOX
ACCENT TREE		ALBIZIA JULIBRISIN	SILK TREE
LARGE TREE		QUERCUS AGRIFOLIA	COAST LIVE OAK
SMALL TREE		ARBUTUS UNEDO	STRAWBERRY TREE
EXISTING TREES		VARIES	
MEADOW		LOMANDRA LONGIFOLIA 'BREEZE' MULLEBERGIA RIGENS COREOPSIS LANCEOLATA FESTUCA SPP.	DWARF MAT RUSH DEER GRASS TICKSEED FESCUE
SCREEN HEDGE		DODONAEA VISCOSA 'PURPUREA' MYRTICA CALIFORNICA	PURPLE HORSEBUSH PACIFIC WAX MYRTLE
STORMWATER PLANTING		CHONDRLOPETALUM TECTORUM JUNCUS PATENS	THATCHING REED CALIFORNIA GRAY RUSH
ACCENT PLANTING		ANIGOSANTHUS 'BIG RED' EPILOBIUM CANUM PHORNIUM HYBRIDUS WESTRINGIA FRUTICOSA	RED KANGAROO PAW CALIFORNIA FUCHSIA NEW ZEALAND FLAX COAST ROSEMARY
TURF TO REMAIN		EXISTING TURF TO REMAIN	

MATERIALS LEGEND	
SYMBOL	DESCRIPTION
	CONCRETE PAVING
	TRUNCATED DOMES
	COBBLE/PEBBLES
	LOW WALL & FENCE
	GABION WALL
	BENCHES & MODULAR SEATING
	TABLE & CHAIRS
	LITTER BINS
	BIKE RACKS

PLANT LEGEND									
PLANTING AREA	SYMBOL	BOTANICAL NAME	COMMON NAME	WUCOLS	SIZE	O.C.	QTY.	IRRIGATION TYPE	NOTES
STORMWATER TREE		MELALUCA QUINQUENARIA ARBUTUS UNEDO	CAJUPUT TREE STRAWBERRY TREE	L	36" BOX	SEE PLAN	29	BUBBLER	MATCH SIZE AND CANOPY; MULTI-TRUNK
PARKING LOT TREE		ROBINIA PSEUDOCACACIA TRISTANIA CONFERTA	BLACK LOCUST BRISBANE BOX	VL M	36" BOX	SEE PLAN	48	BUBBLER	FULL MATCH
ACCENT TREE		ALBIZIA JULIBRISSIN	SILK TREE	L	24" BOX	SEE PLAN	12	BUBBLER	FULL MATCH
LARGE TREE		QUERCUS AGRIFOLIA	COAST LIVE OAK	VL	36" BOX	SEE PLAN	3	BUBBLER	FULL MATCH
SMALL TREE		ARBUTUS UNEDO	STRAWBERRY TREE	L	24" BOX	SEE PLAN	4	BUBBLER	FULL MATCH
EXISTING TREES		VARIES	-	-	-	-	-	-	-
MEADOW		LOMANDRA LONGIFOLIA 'BREEZE' MAHLENBERGIA RIGENS COREOPSIS LANCEOLATA FESTUCA SPP.	DWARF MAT RUSH DEER GRASS TICKSEED FESCUE	L	1 GAL	SEE PLAN	18,301SF	DRIP	MASS MEADOW PLANTING
SCREEN HEDGE		DODONAEA VISCOSA 'PURPUREA' MYRTICA CALIFORNICA	PURPLE HORSEDEE BUSH PACIFIC WAX MYRTLE	L	5 GAL 5 GAL	SEE PLAN	3,759 SF	BUBBLER	MAINTAIN AT 3'-4' HT
STORMWATER PLANTING		CHONDROPETALUM TECTORUM JUNCUS PATENS	THATCHING REED CALIFORNIA GRAY RUSH	L	5 GAL 1 GAL	SEE PLAN	12,498 SF	DRIP	3' HT
ACCENT PLANTING		AMIGDANUS 'BIG RED' EPILOBIA CANUM PHORMIUM HYBRIDUS WESTRINGIA FRUTICOSA	RED KANGAROO PAW CALIFORNIA FUCHSIA NEW ZEALAND FLAX COAST ROSEMARY	L	1 GAL	SEE PLAN	5,752 SF	DRIP	AT BUILDING FACADE
TURF TO REMAIN		EXISTING TURF TO REMAIN	-	-	-	-	-	-	EX. TURF& IRRIGATION TO REMAIN AND MAINTAINED BY HARBOR BAY ASSOC.

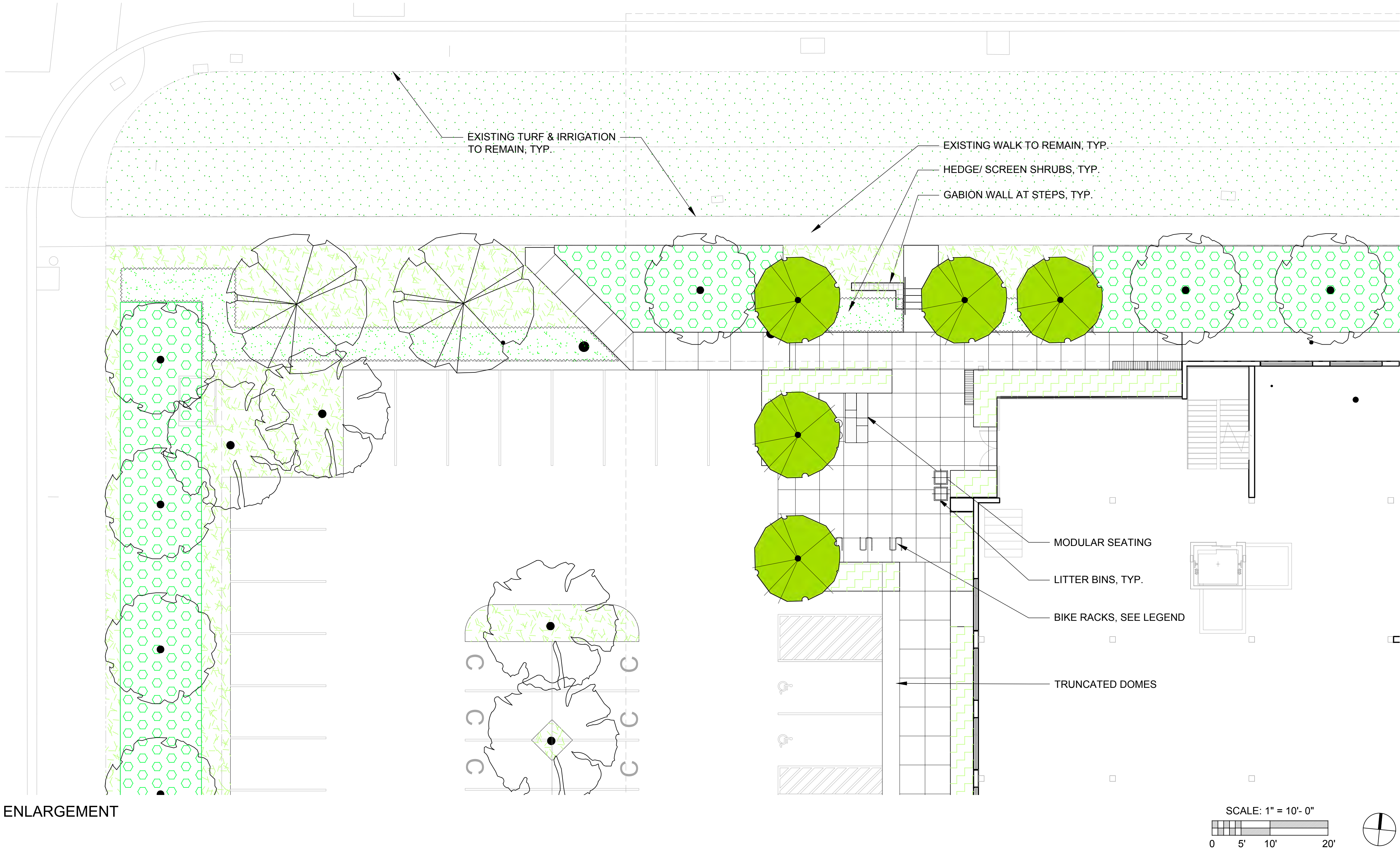
WATER-USE RATING NOTE:
WUCOLS IV CATEGORIES OF WATER NEEDS:
WATER USE CLASSIFICATION OF LANDSCAPE SPECIES BY UNIVERSITY OF CALIFORNIA COOPERATIVE EXTENSION, CALIFORNIA DEPARTMENT OF RESOURCES, US BUREAU OF RECLAMATION, JANUARY 2014.

MAXIMUM APPLIED WATER ALLOWANCE (MAWA): MAWA = (ET ₀ (0.62) (ETAF X TLA) + (1-ETAF) X SLA) / (1-0.95) (0.45 X TLA + (0.55 X 0.87)) = 1.0 gallons/year	MAXIMUM APPLIED WATER ALLOWANCE (MAWA): ESTIMATED TOTAL WATER USE (ETWU): = 1.0 gallons/year	TOTAL SITE AREA: = 50 FT TOTAL LANDSCAPE AREA: = 50 FT TOTAL LANDSCAPE PERCENTAGE: = 100%
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MATERIALS LEGEND				
SYMBOL	DESCRIPTION	AREA	QUANTITY	NOTES
	CONCRETE PAVING	7,033 SF		SCORED COLORED CONCRETE
	TRUNCATED DOMES	466 SF		-
	COBBLE/PEBBLES	733 SF		SALVAGED FROM EXISTING POND
	LOW WALL & FENCE	1,240 LF		AT PATIOS
	GABION WALL	114 LF		METAL WIRE CAGE WITH URBANITE
	BENCHES & MODULAR SEATING		7	MODULAR SYSTEM
	TABLE & CHAIRS		10	FOR TENANTS
	LITTER BINS		4	
	BIKE RACKS		7	ACCOMMODATES 21 SPACES (21 SPACES MIN. REQUIRED)

- GENERAL NOTES:
- DESIGN SHALL MEET ALL APPLICABLE STATE AND LOCAL CODES.
 - THIS PROJECT WILL BE REQUIRED TO COMPLY WITH THE STANDARDS DESCRIBED IN 'ALAMEDA WATER CONSERVATION IN LANDSCAPING REGULATIONS'.
 - THIS PROJECT WILL FOLLOW BAY FRIENDLY GUIDELINES. SEE CHECKLIST ON SHEET L3-C
 - SEE CIVIL PLANS FOR GRADES, STORMWATER MANAGEMENT, AND PRELIMINARY GRADING.
 - LIGHTING TO BE LOW LEVEL AND DARK SKY COMPLIANT.
 - VERIFY EXISTING SITE INFORMATION, INCLUDING GRADES, UTILITIES, PROPERTY LINES, SETBACKS, EASEMENTS, LIMITS OF ROADWAYS, CURBS AND GUTTERS.
 - MAINTENANCE SPECIFICATION WILL BE PROVIDED AT PERMIT DOCUMENTATION TIME.
 - PER CITY OF ALAMEDA, A "CERTIFICATION OF INSTALLATION" FORM WILL BE SUBMITTED TO THE PLANNING DIVISION WITHIN 60 DAYS OF LANDSCAPE INSTALLATION. ONGOING IRRIGATION AUDITS MAY BE REQUIRED BY CITY OF ALAMEDA AFTER PROJECT COMPLETION.

- PLANTING & WATER USE NOTES:
- ALL PLANT GROUPS ARE LAID OUT BY WATER ZONES DEPENDING ON WATER NEEDS. ALL PLANTING IS WATERED BY DRIP, BUBBLERS OR SUB-SURFACE IRRIGATION.
 - CONNECT TO WEATHER BASED CONTROLLER AND BACKFLOW PREVENTOR. COORDINATE WITH CLIENT REPRESENTATIVE.
 - ALLOW ONE VALVE MINIMUM PER HYDRO ZONE IN EACH PLANTER.
 - ALL GROUNDCOVER PLANTING AREAS ARE EXPECTED TO UNIFORMLY COVER THE PLANTING AREA IN TWO (2) YEARS. ALL SHRUB PLANTING AREAS ARE EXPECTED TO UNIFORMLY COVER THE PLANTING AREA IN FIVE (5) YEARS.
 - ALL NEW PLANTING AREA SHALL HAVE A MINIMUM OF 3" DEPTH LAYER OF ORGANIC MULCH APPLIED. STABILIZING MULCH PRODUCTS SHALL BE APPLIED TO SLOPES OF 3 TO 1 OR GREATER.



ENLARGEMENT



PLANTING CONCEPT IMAGERY



MEADOW AND STORMWATER PLANTING



GABION WALL



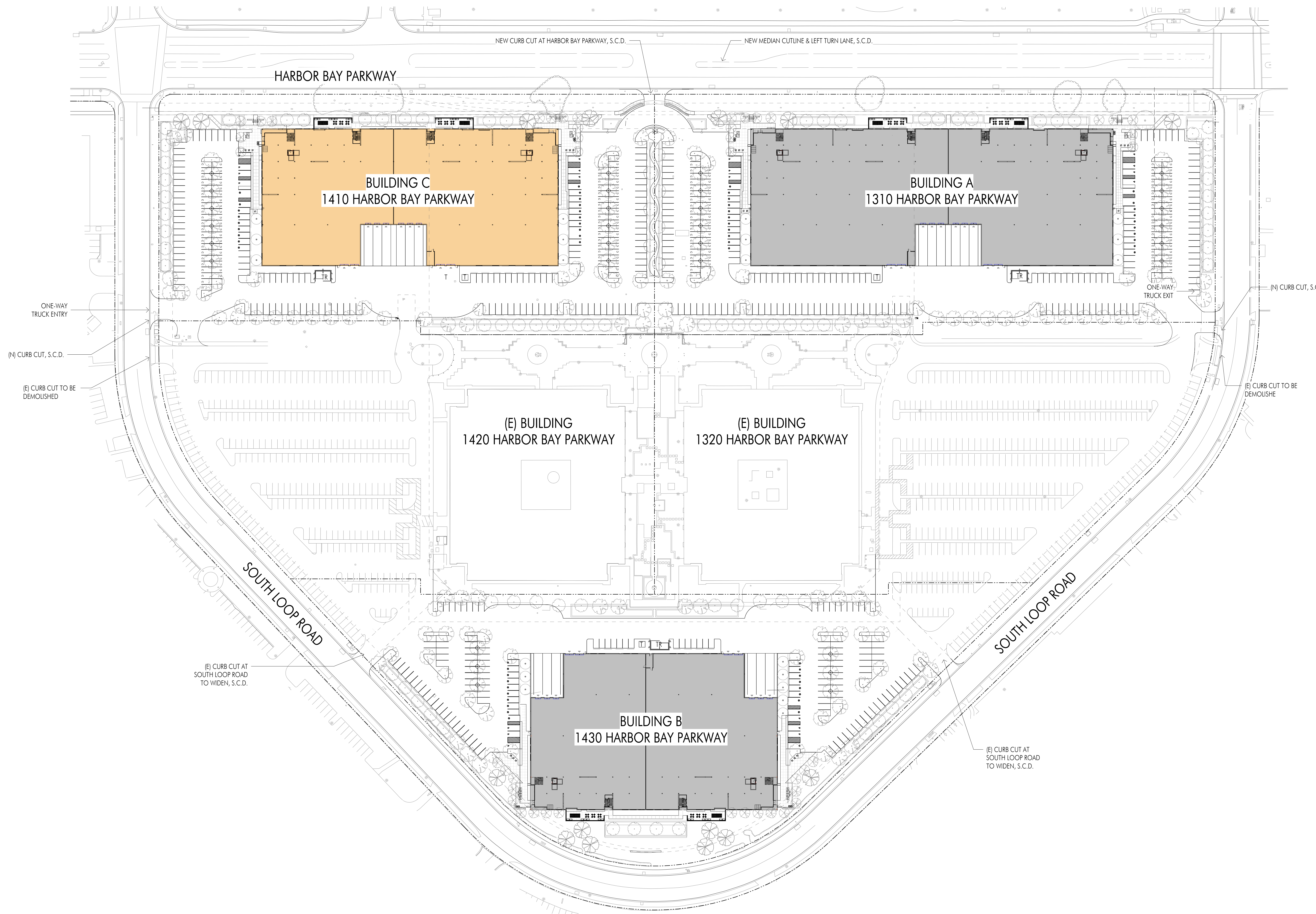
RETAINING WALL WITH FENCE



BENCHES AND MODULAR SEATING IMAGERY



BIKE RACKS



- LEGEND**
- ⊙ DESIGNATED PARKING FOR ELECTRIC VEHICLES. FUTURE ELECTRIC VEHICLE SUPPLY EQUIPMENT (EVSE) TO BE PROVIDED BY OWNER/TENANT
 - ⊕ DESIGNATED PARKING FOR LOW-EMITTING, FUEL-EFFICIENT AND CARPOOL/VANPOOL VEHICLES
 - C COMPACT PARKING SPACE
 - ♿ ACCESSIBLE PARKING SPACE
 - — — — — PROPERTY LINE
 - - - - - EASEMENT, S.C.D.
 - T TRANSFORMER
 - TR COVERED TRASH ENCLOSURE

	PARCEL 1 BUILDING A	PARCEL 3 BUILDING B	PARCEL 5 BUILDING C	TOTAL
SITE AREA				
SQUARE FOOTAGE	277,933	261,358	244,786	784,077
ACRE	6.38	6.00	5.62	18.00
BUILDING GROSS AREA	125,853	93,450	101,957	321,260
FIRST FLOOR	99,890	75,990	80,690	256,570
MEZZANINE	25,963	17,460	21,267	64,690
SITE COVERAGE	35.94%	29.08%	32.96%	32.72%
F.A.R.	0.453	0.358	0.417	0.410
VEHICLE PARKING REQUIRED	158	117	128	403
ACCESSIBLE REQUIRED	7	7	7	21
VEHICLE PARKING PROVIDED	254	223	234	711
STANDARD NEW	114	107	104	325
STANDARD EXISTING	~	27	~	27
ACCESSIBLE	7	7	7	21
FUTURE EV	16	13	15	44
CLEAN AIR / CARPOOL	5	4	4	13
COMPACT NEW	112	32	104	248
COMPACT EXISTING	~	33	~	33
% COMPACT	44.09%	29.15%	44.44%	39.52%
STALLS PROVIDED PER 1,000 S.F.	2.0	2.4	2.3	2.2
BICYCLE PARKING REQUIRED	20	16	17	53
SHORT TERM	4	4	4	12
LONG TERM	16	12	13	41
BICYCLE PARKING PROVIDED	25	19	21	65
SHORT TERM	9	7	8	24
LONG TERM	16	12	13	41

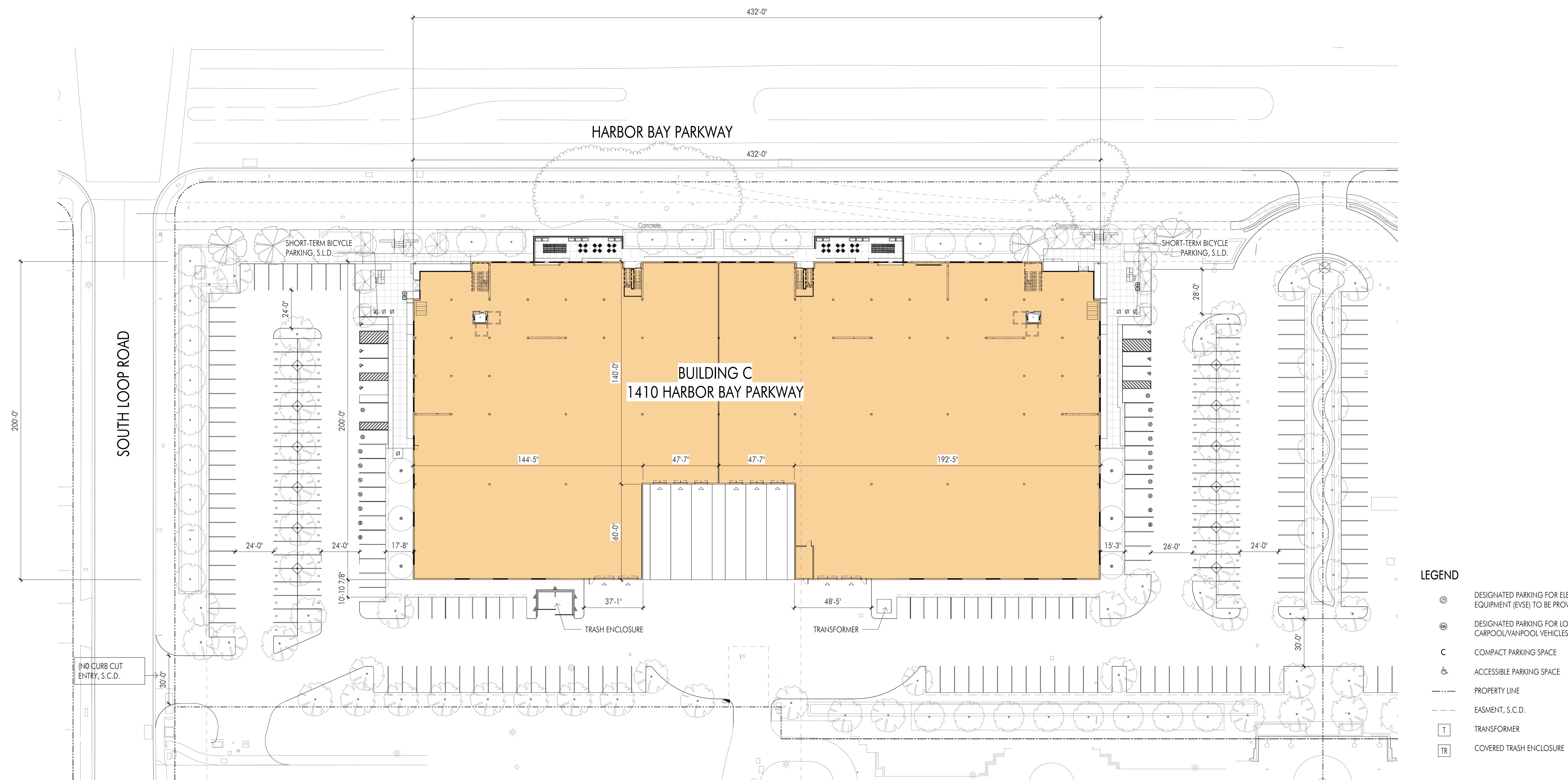
VEHICLE PARKING NOTES
PER ALAMEDA MUNI CODE 30-7.2 AND 30-7.6 SCHEDULE OF REQUIRED MINIMUM & MAXIMUM OFF STREET PARKING SPACE, USE MANUFACTURING MAJOR, MIN. 1/25 PER 1000 SF.

TYPICAL PARKING DIMENSIONS
DRIVE AISLES: 24' / 26' / 30' - REF. PLAN
STANDARD SPACES: 9'-0"W x 18'-0"D
COMPACT SPACES: 8'-6"W x 15'-0"D

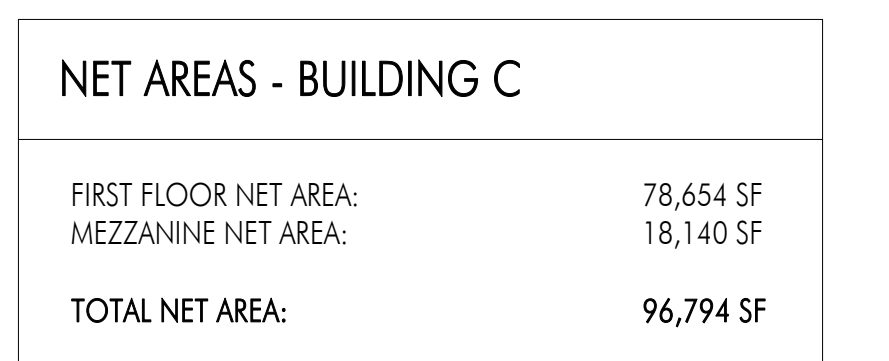
PER 30-7.9 MINIMUM STANDARD SPACE 8'-6" X 18'-0", COMPACT SPACE 7'-6" X 15'-0"

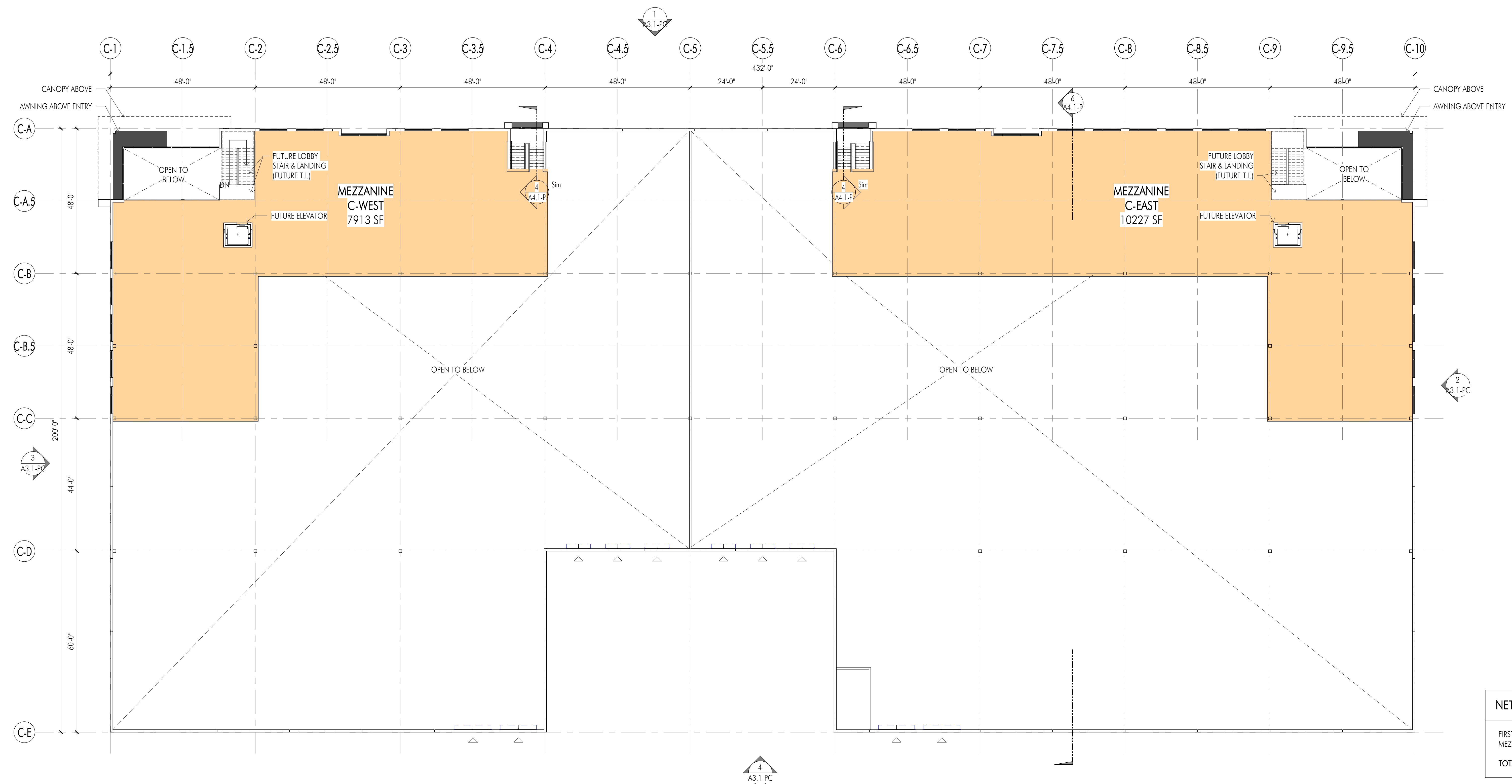
BICYCLE PARKING NOTES
PER ALAMEDA MUNI CODE 30-7.15, APPENDIX B: SPECIFIC USE MANUFACTURING MAJOR, LONG TERM (1) PER 8,000 SF FLOOR AREA LOCATED IN THE INTERIOR, SEE FLOOR PLANS. SHORT TERM (2) AT EACH PUBLIC ENTRANCE, SEE LANDSCAPE PLANS

KEY BOX
A KEY BOX (KNOX BOX) SHALL BE INSTALLED AT A LOCATION APPROVED BY THE FIRE CODE OFFICIAL. KEY BOX TO CONTAIN KEYS TO ENTER THE BUILDING FOR IMMEDIATE ACCESS FOR LIFE-SAVING OR FIRE-FIGHTING PURPOSES. KEYS TO BE PLACED WITHIN THE BOX ARE TO INCLUDE THE EXTERIOR DOOR KEY(S), ELECTRICAL ROOM KEY, ELEVATOR EQUIPMENT ROOM KEY, ELEVATOR OPERATIONS KEY, FIRE ALARM CONTROL PANEL ROOM KEY, FIRE ALARM CONTROL PANEL KEY, AND THE FIRE SPRINKLER RISER ROOM KEY.



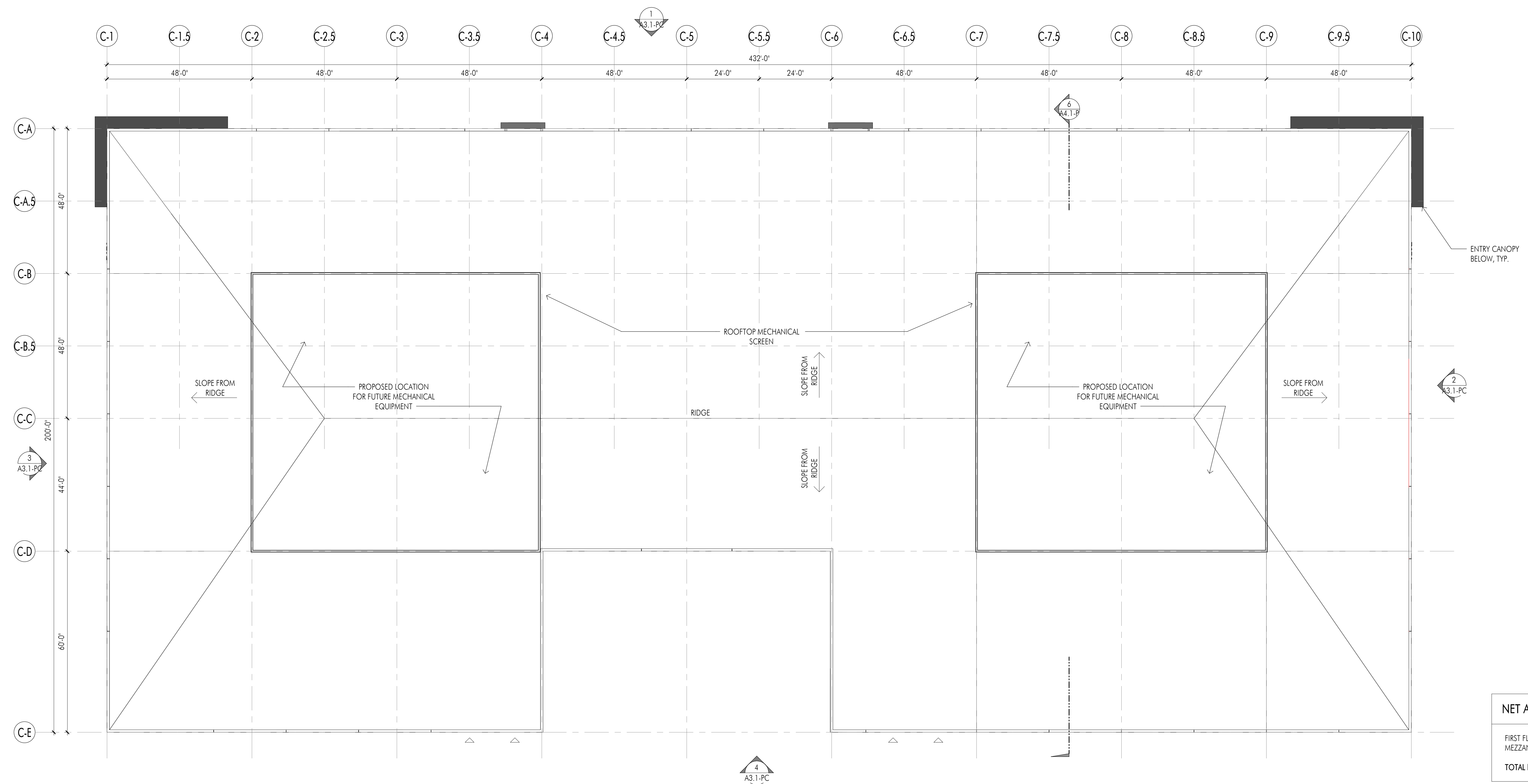
1 SITE PLAN - BUILDING C
1" = 30'-0"





NET AREAS - BUILDING C	
FIRST FLOOR NET AREA:	78,654 SF
MEZZANINE NET AREA:	18,140 SF
TOTAL NET AREA:	96,794 SF

1 BUILDING C - MEZZANINE PLAN
1/16" = 1'-0"



NET AREAS - BUILDING C	
FIRST FLOOR NET AREA:	78,654 SF
MEZZANINE NET AREA:	18,140 SF
TOTAL NET AREA:	96,794 SF

1 BUILDING C - ROOF PLAN
1/16" = 1'-0"

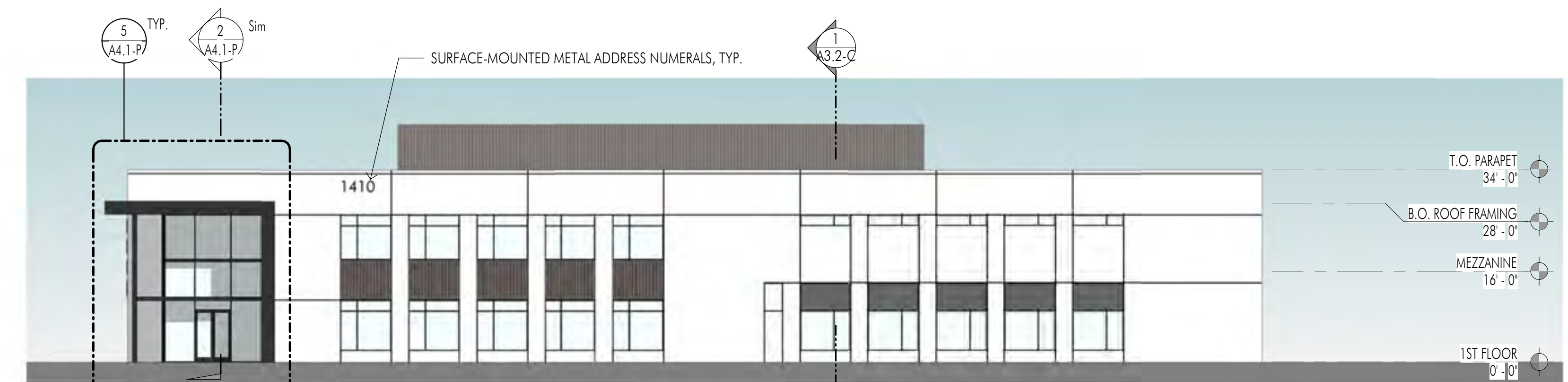
GRAPHIC LEGEND	
	PAINTED CONCRETE PANEL
	SWISSPEARL RAINSCREEN, OR SIM.
	HIGH PERFORMANCE DUAL PANE GLAZING WITH DARK ANODIZED ALUMINUM FRAME
	ROOF STRUCTURE DEPTH, T.B.D.
	INSULATED METAL PANEL
	CANOPY
	GRADE DOOR TO MATCH PAINTED CONCRETE PANEL
	CORRUGATED METAL PANEL
	PARKLEX/PRODEMA, OR SIM.



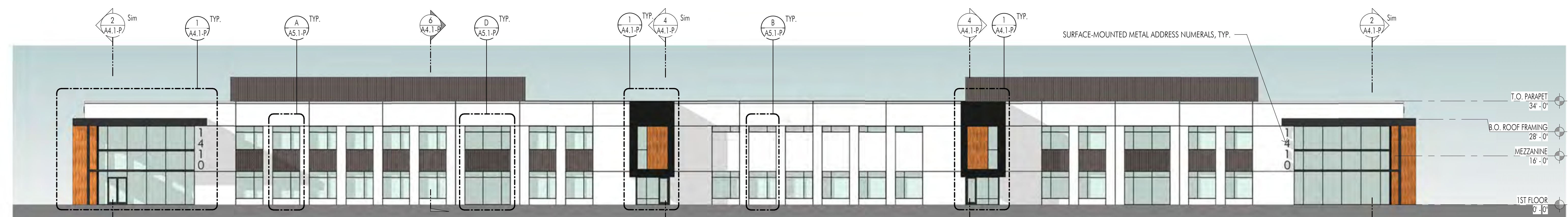
4 BUILDING C - SOUTH ELEVATION
1/16" = 1'-0"



2 BUILDING C - EAST ELEVATION
1/16" = 1'-0"



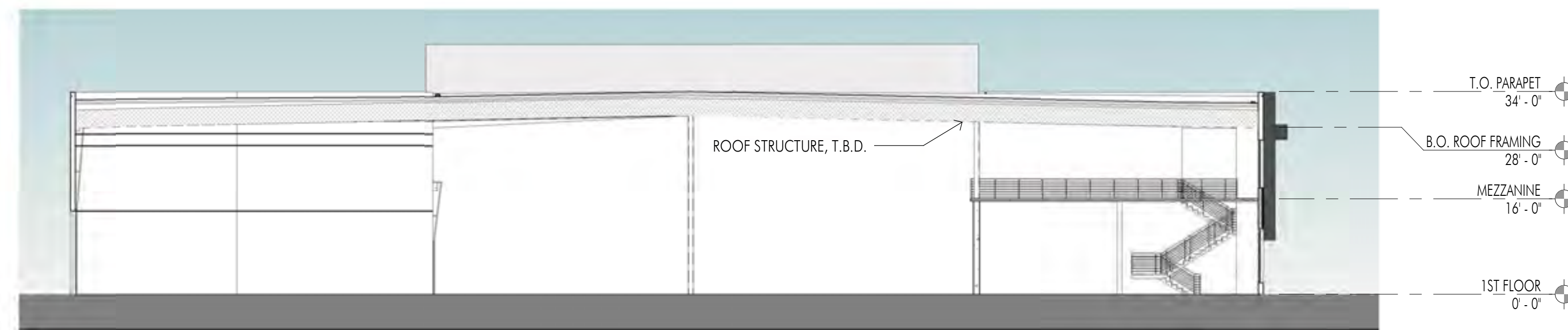
3 BUILDING C - WEST ELEVATION
1/16" = 1'-0"



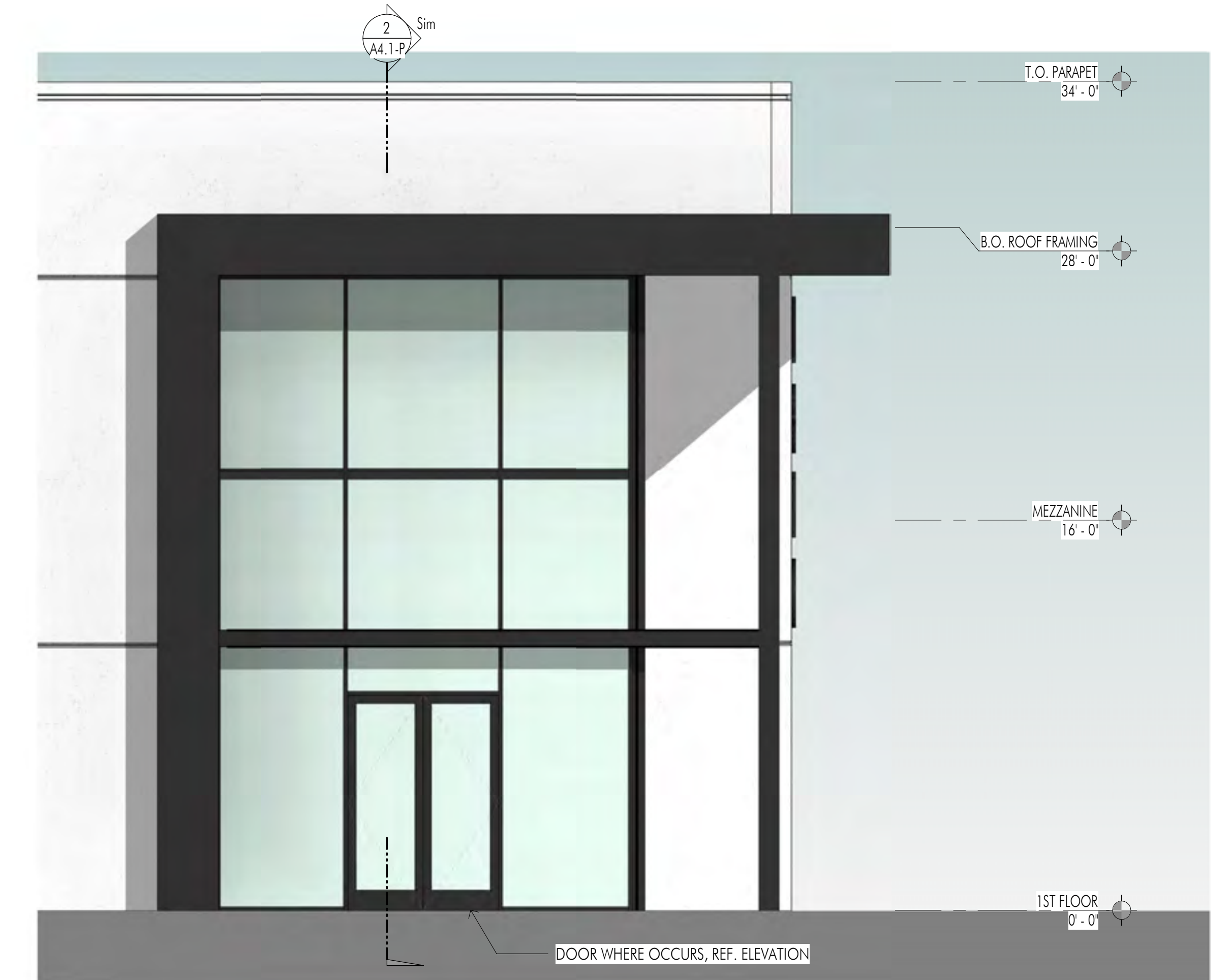
1 BUILDING C - NORTH ELEVATION
1/16" = 1'-0"

GRAPHIC LEGEND

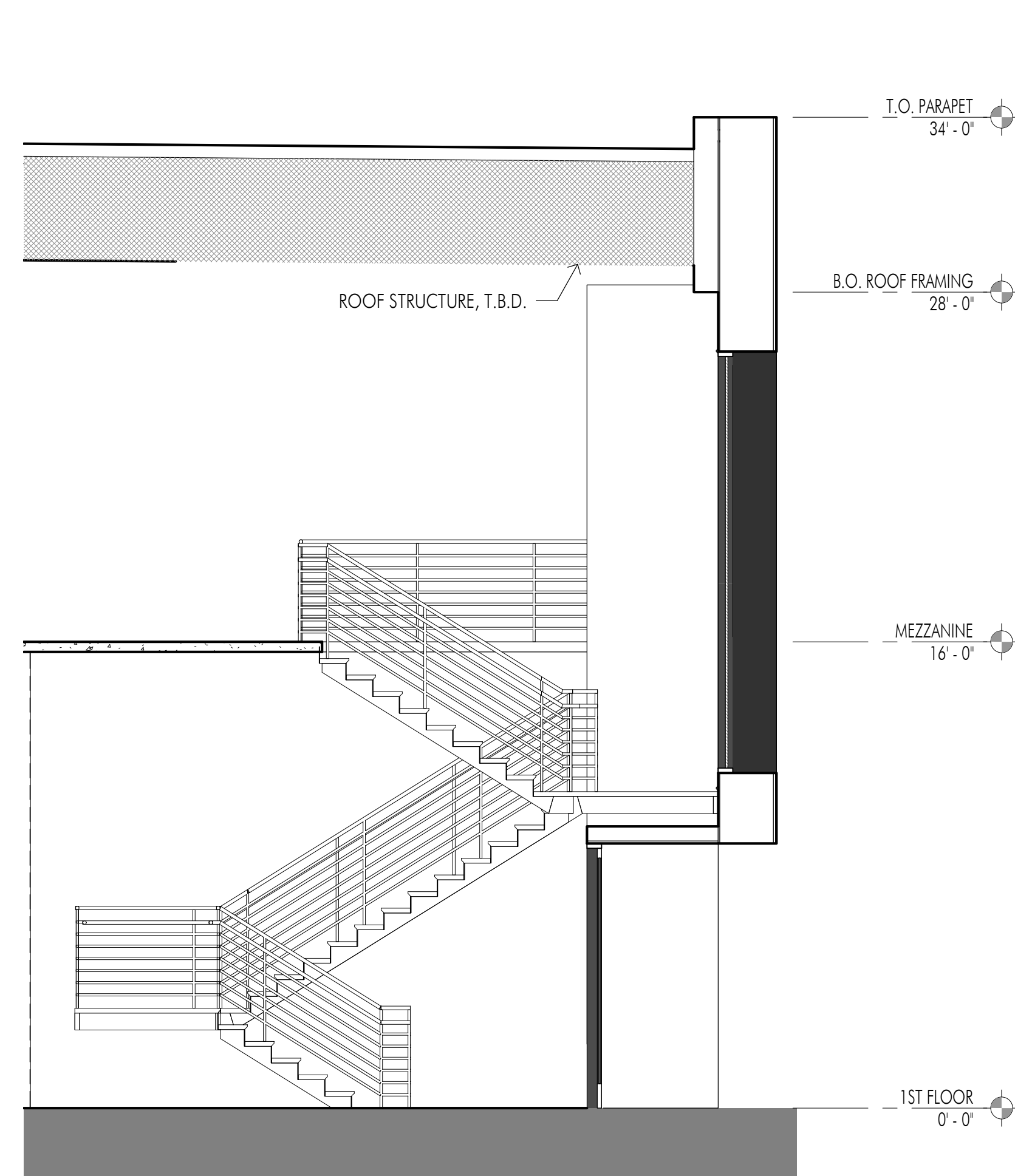
	PAINTED CONCRETE PANEL		CANOPY
	SWISSPEARL RAINSCREEN, OR SIM.		GRADE DOOR TO MATCH PAINTED CONCRETE PANEL
	HIGH PERFORMANCE DUAL PANE GLAZING WITH DARK ANODIZED ALUMINUM FRAME		CORRUGATED METAL PANEL
	ROOF STRUCTURE DEPTH, T.B.D.		PARKLEX/PRODEMA, OR SIM.
	INSULATED METAL PANEL		



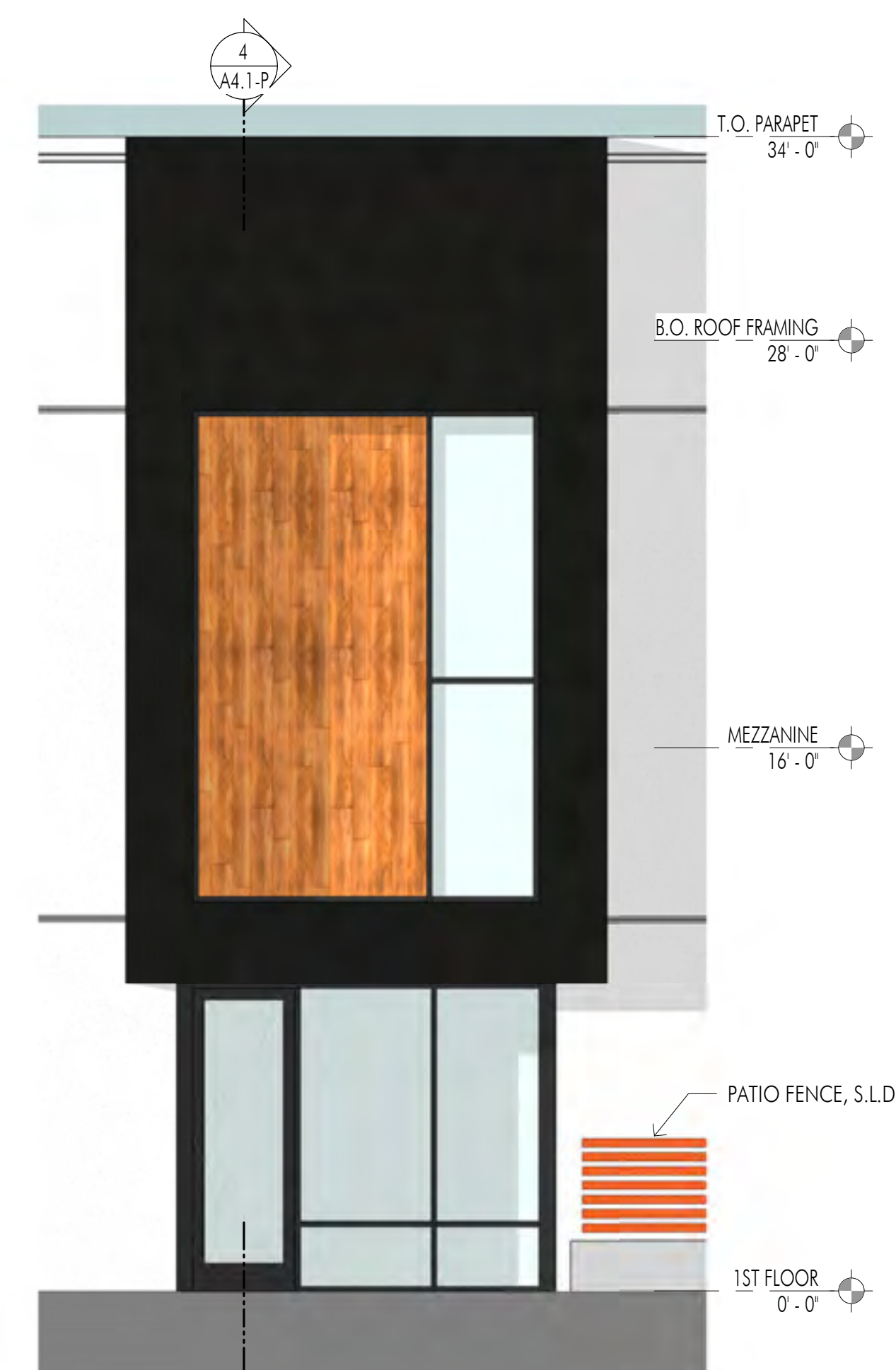
6 TYP. TRANSVERSE SECTION
1/16" = 1'-0"



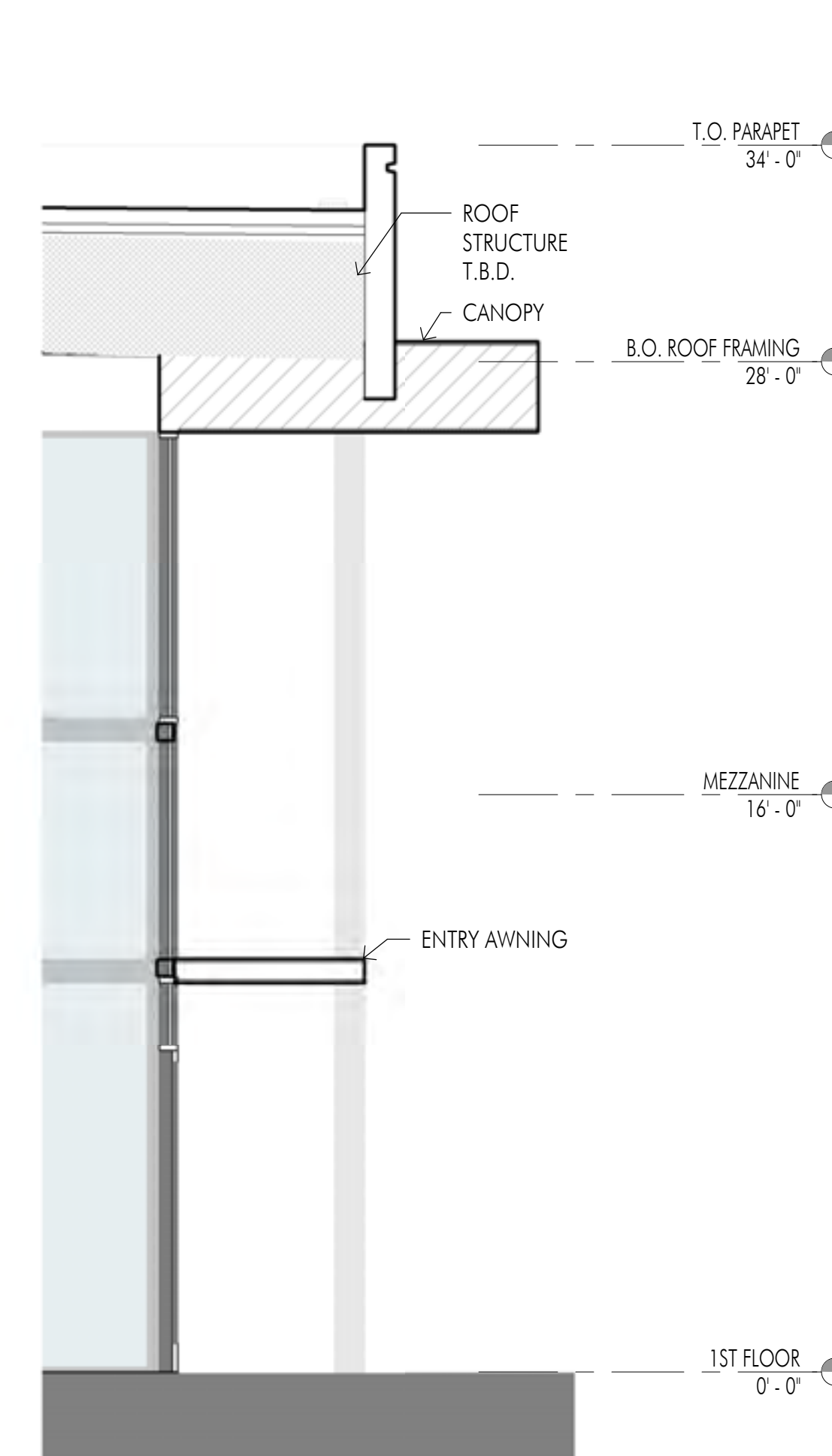
5 TYP. ENLARGED EAST OR WEST-FACING ENTRY ELEVATION
1/4" = 1'-0"



4 TYP. WALL SECTION AT EXIT STAIR
1/4" = 1'-0"



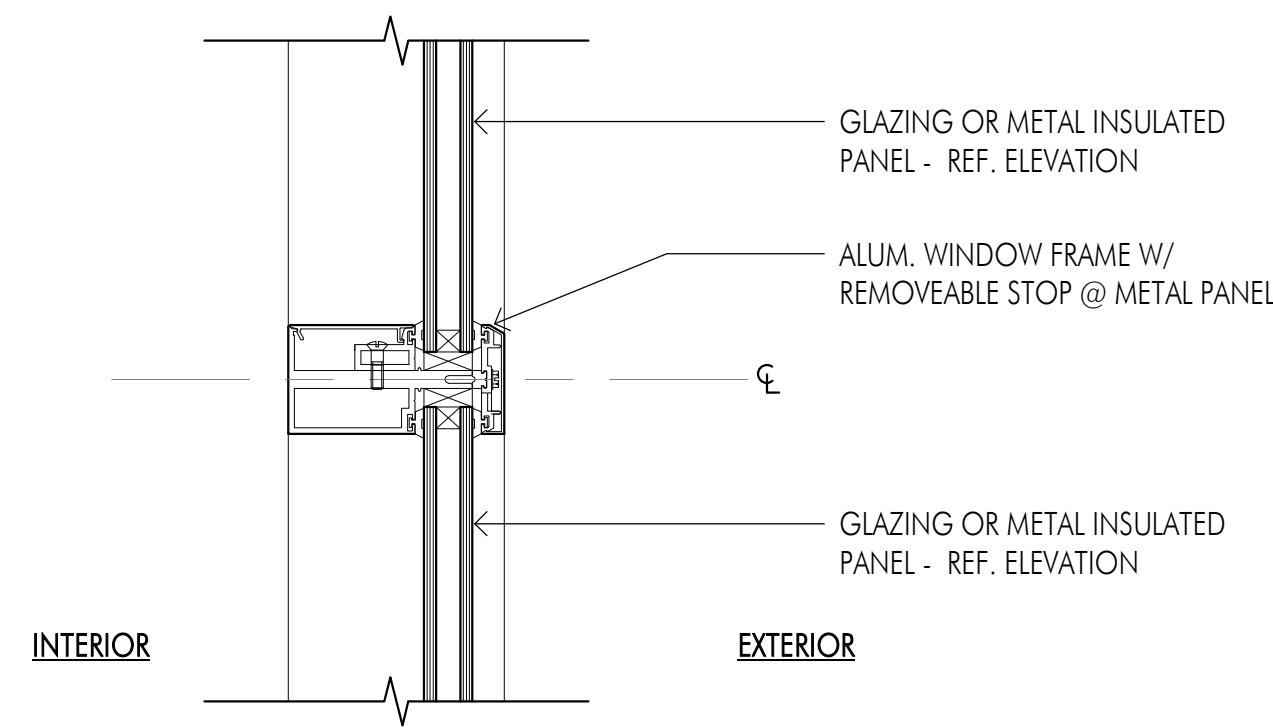
3 TYP. ENLARGED EXIT STAIR ELEVATION
1/4" = 1'-0"



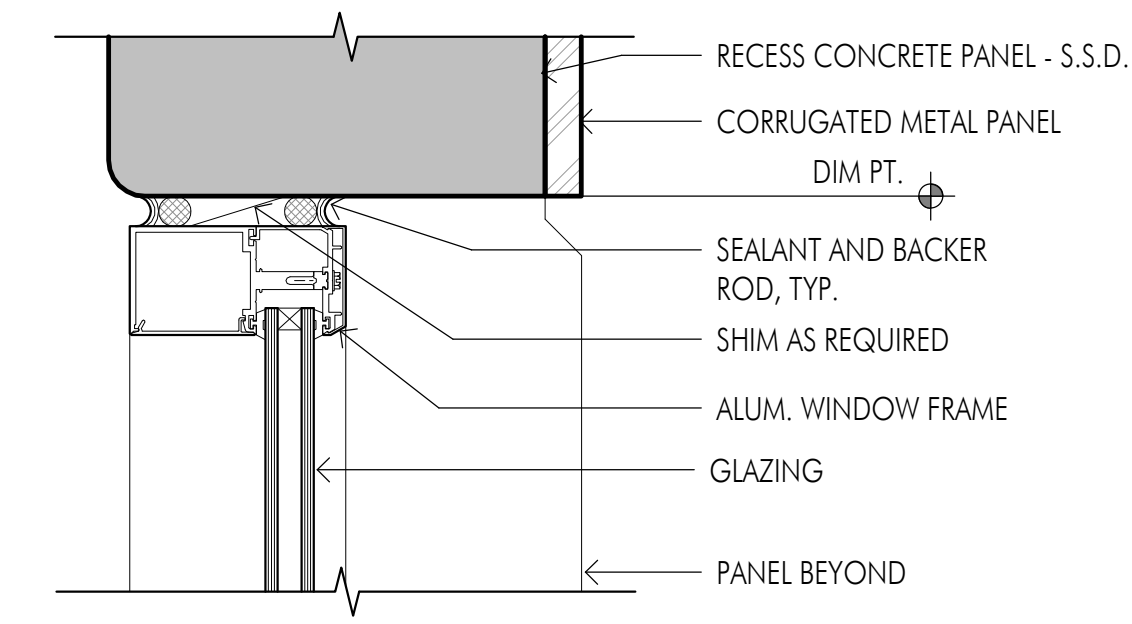
2 TYP. WALL SECTION AT ENTRY
1/4" = 1'-0"



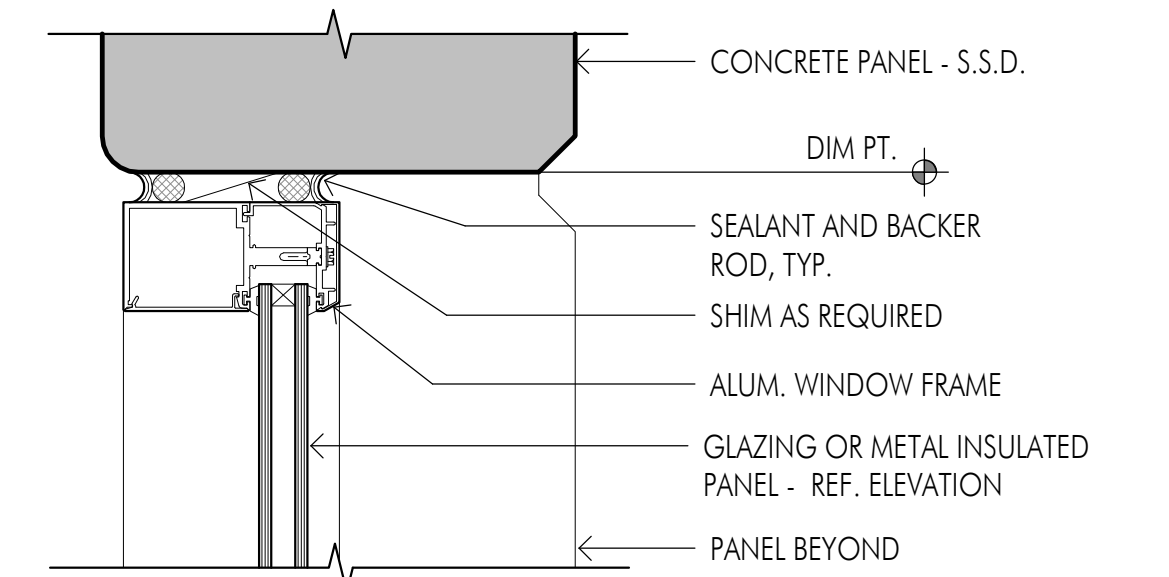
1 TYP. ENLARGED NORTH-FACING ENTRY ELEVATION
1/4" = 1'-0"



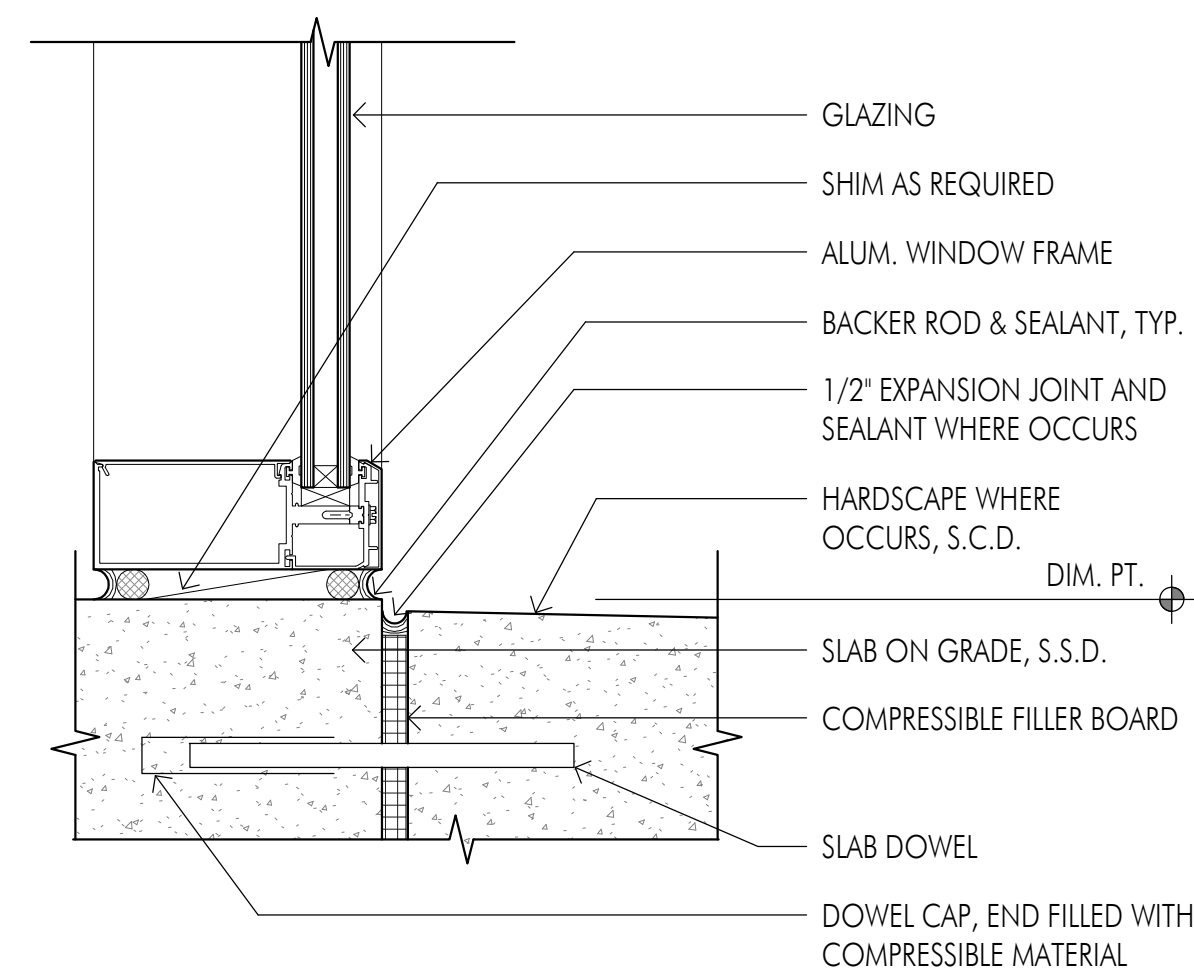
6 INTERMEDIATE MULLION, TYP.



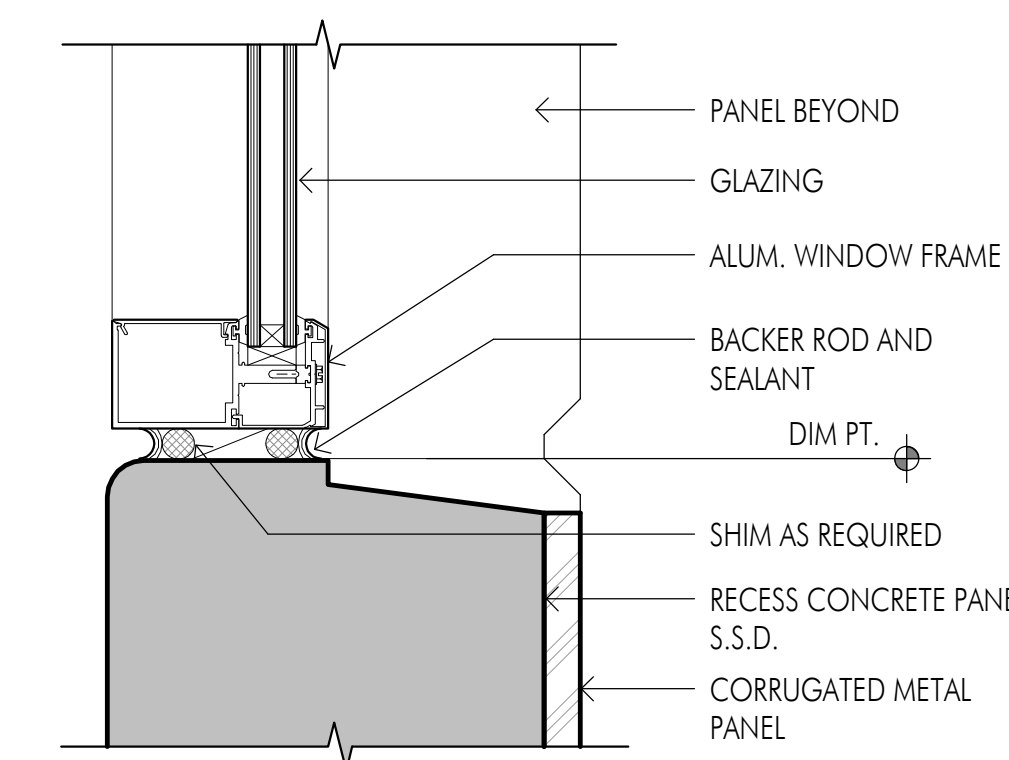
4 WINDOW HEAD AT CORRUGATED METAL PANEL, TYP.



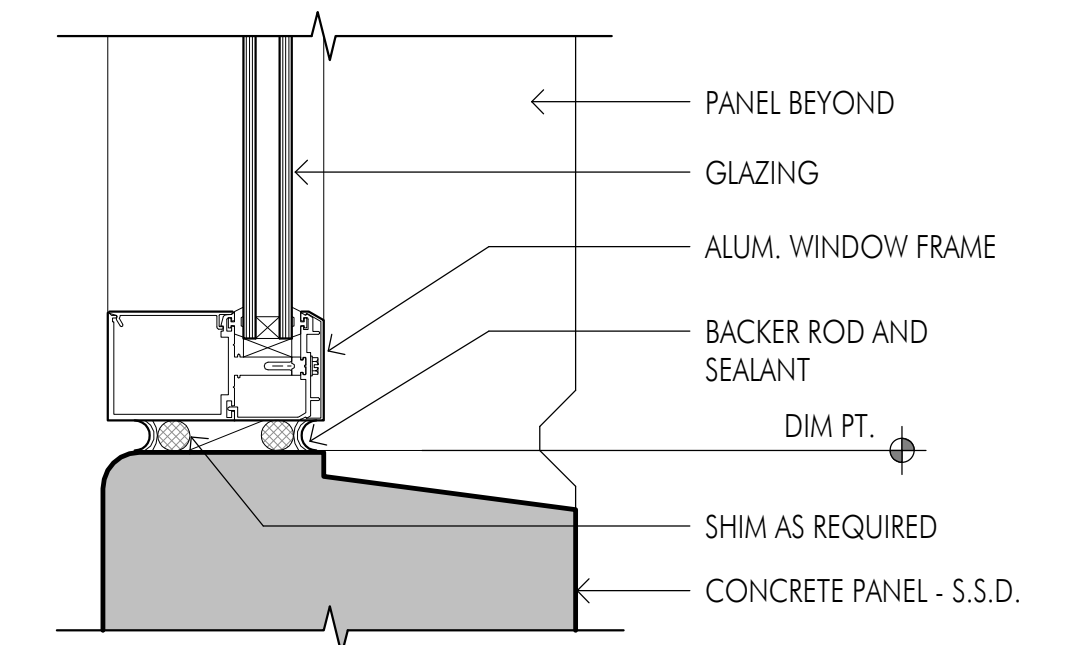
2 TYP. WINDOW HEAD AT CONCRETE PANEL (JAMB SIM.)



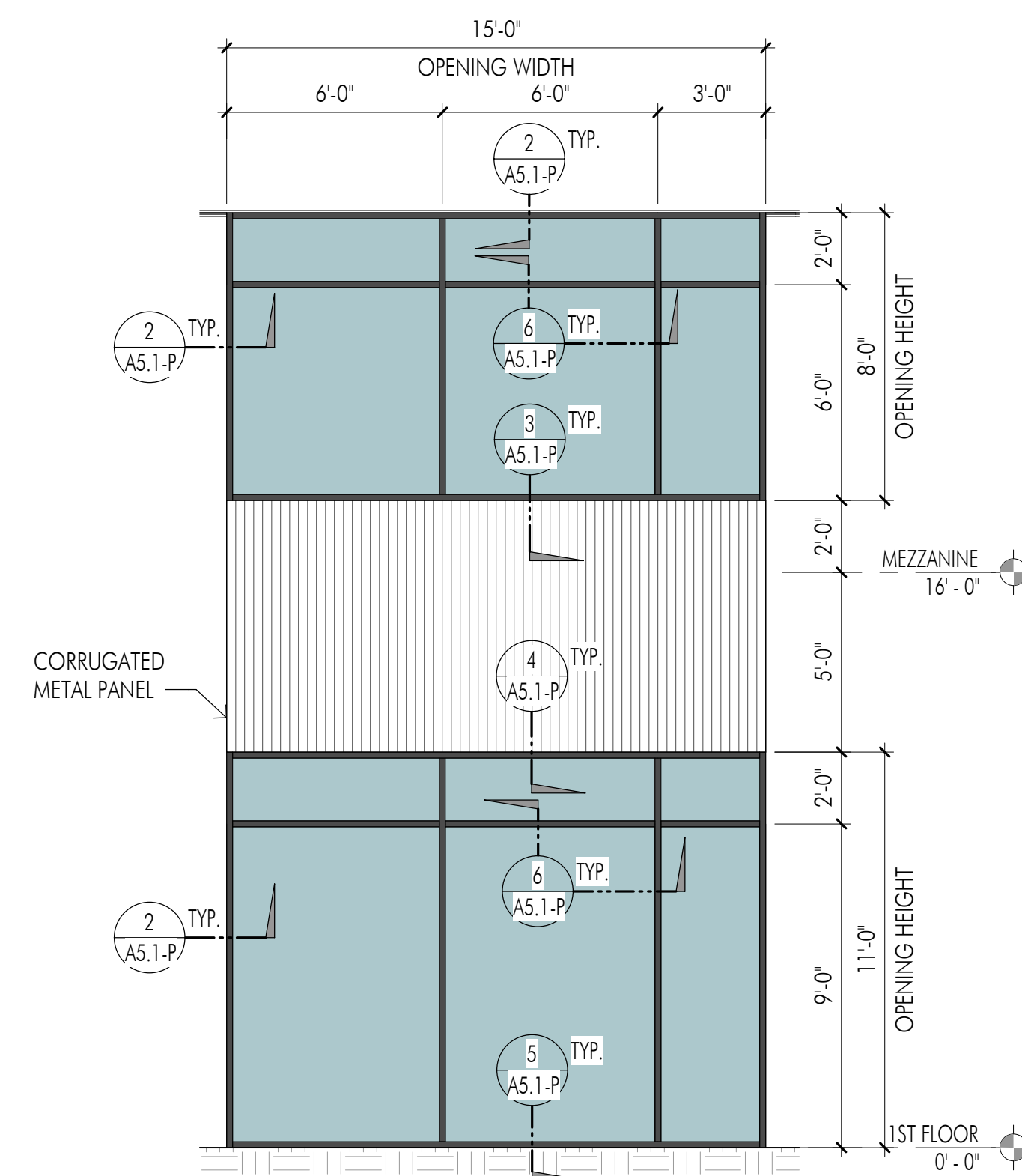
5 STOREFRONT SILL AT PAVING



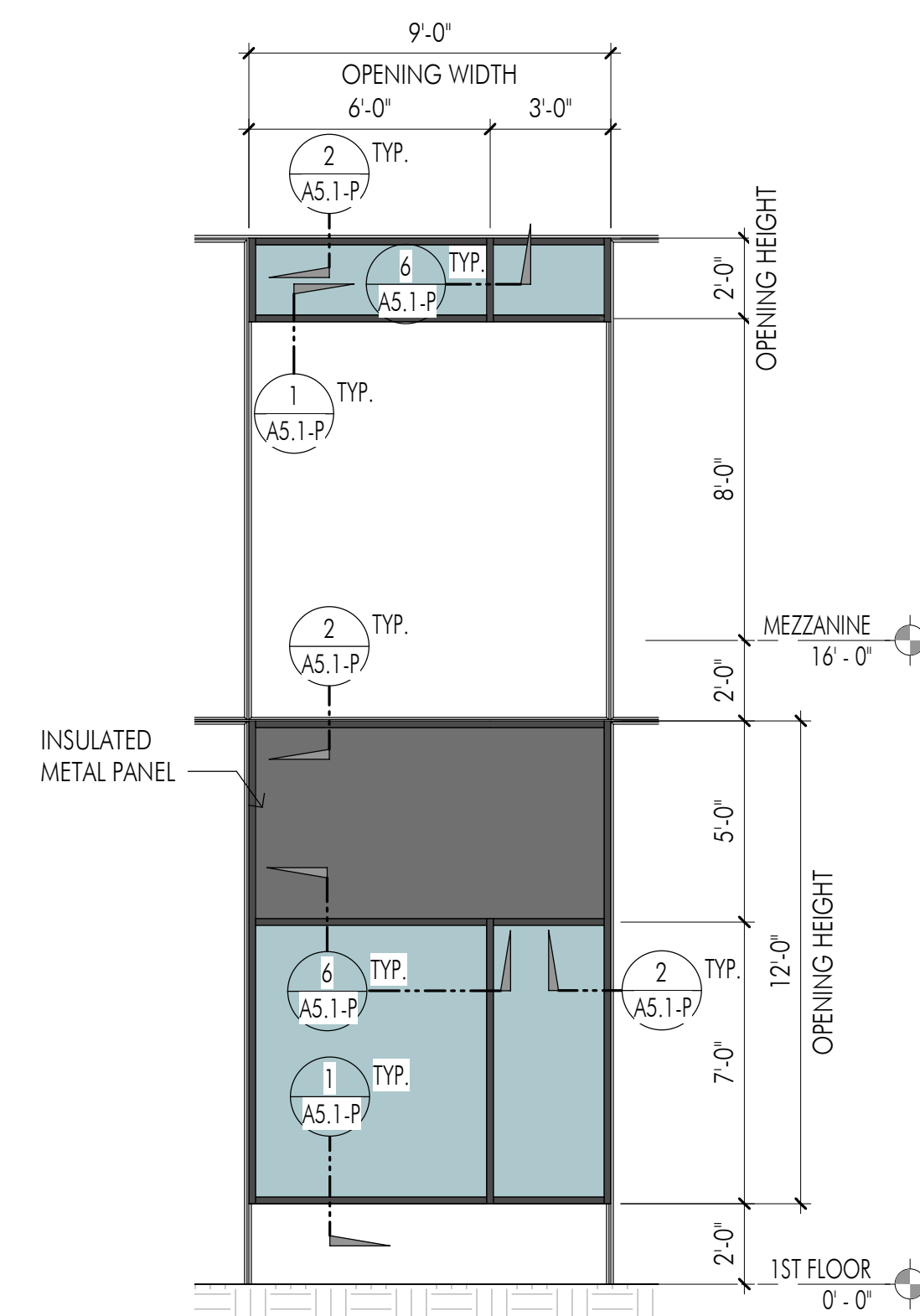
3 WINDOW SILL AT CORRUGATED METAL PANEL, TYP.



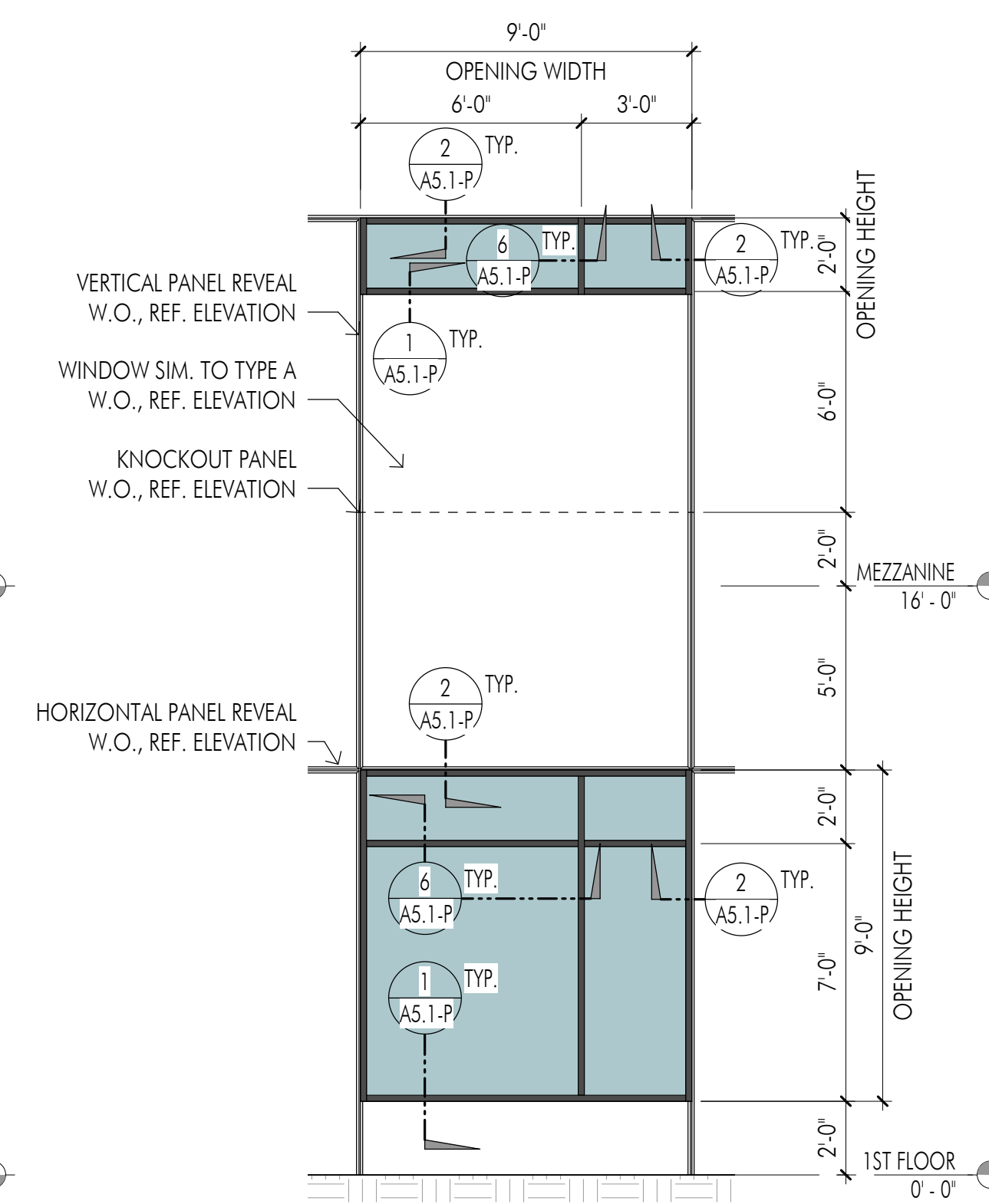
1 WINDOW SILL AT CONC. PANEL, TYP.



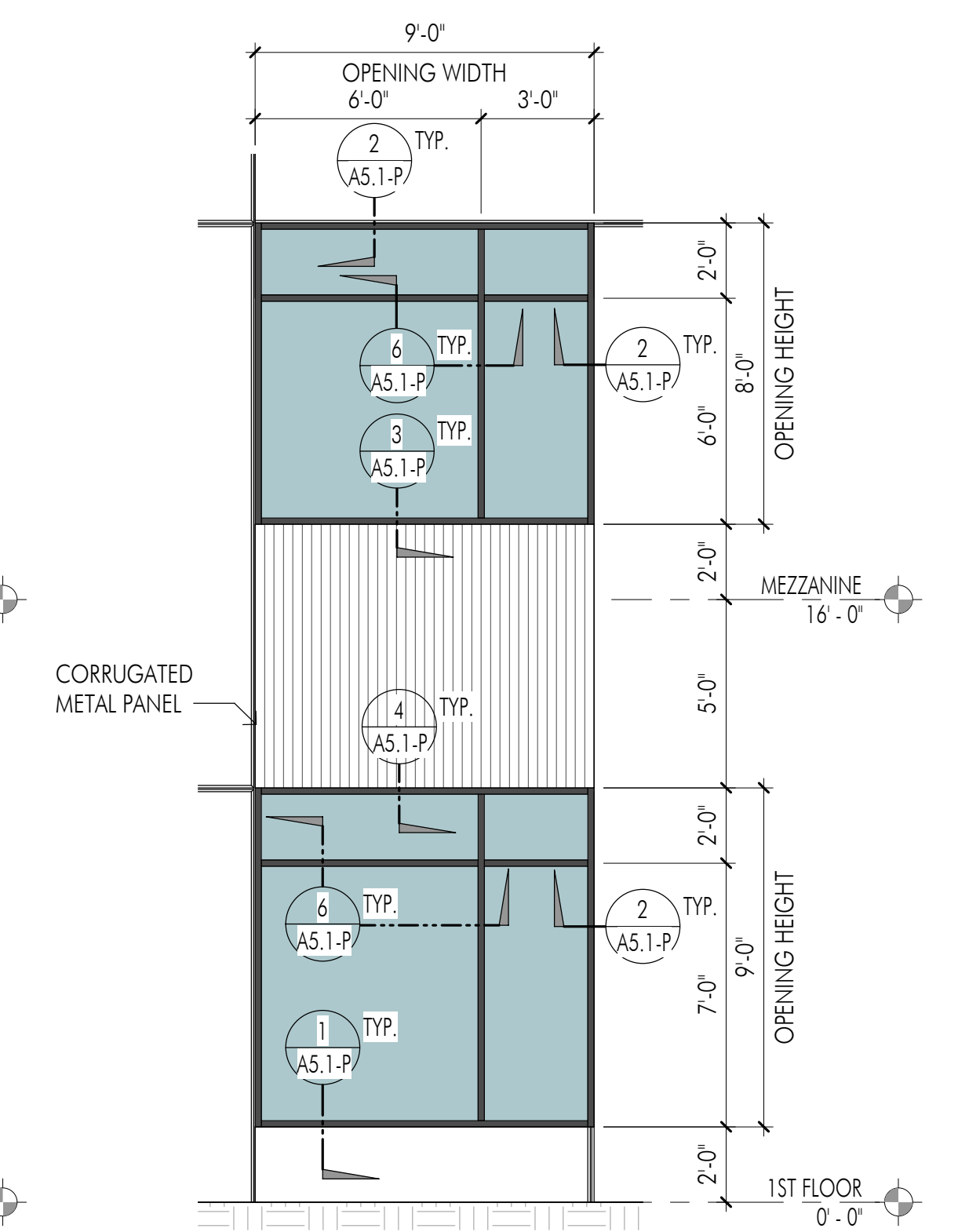
D WINDOW TYPE - D



C WINDOW TYPE - C



B WINDOW TYPE - B



A WINDOW TYPE - A