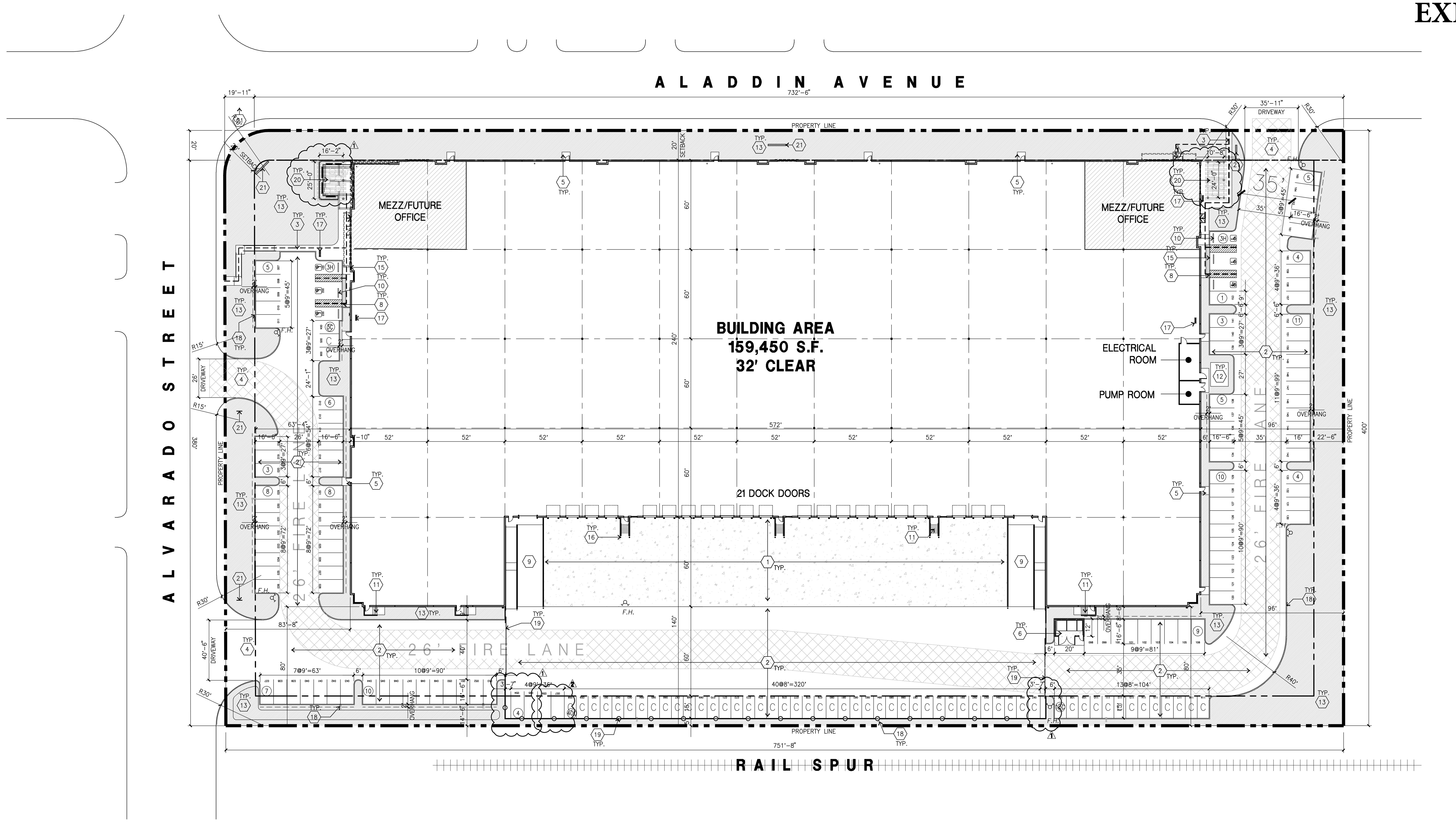
EXHIBIT A



OVERALL SITE PLAN (A)
scale: 1"=30'-0"

SCALE: 1"=30'-0" — 0, 30', 60', 90'
PLAN NORTH — TRUE NORTH

PROJECT INFORMATION

Owner/Applicant
IPT ACQUISITIONS LLC
4675 MACARTHUR COURT, SUITE 625
NEWPORT BEACH, CA 92660
PHONE 949-892-4915

Applicant's Representative
HPA, INC.
383 4TH STREE - STE. 101
OAKLAND, CA 94607
PHONE: (949) 862-2113
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CONTACT: JUN LEE

Project Address
2756 ALVARADO STREET
SAN LEANDRO ,CA

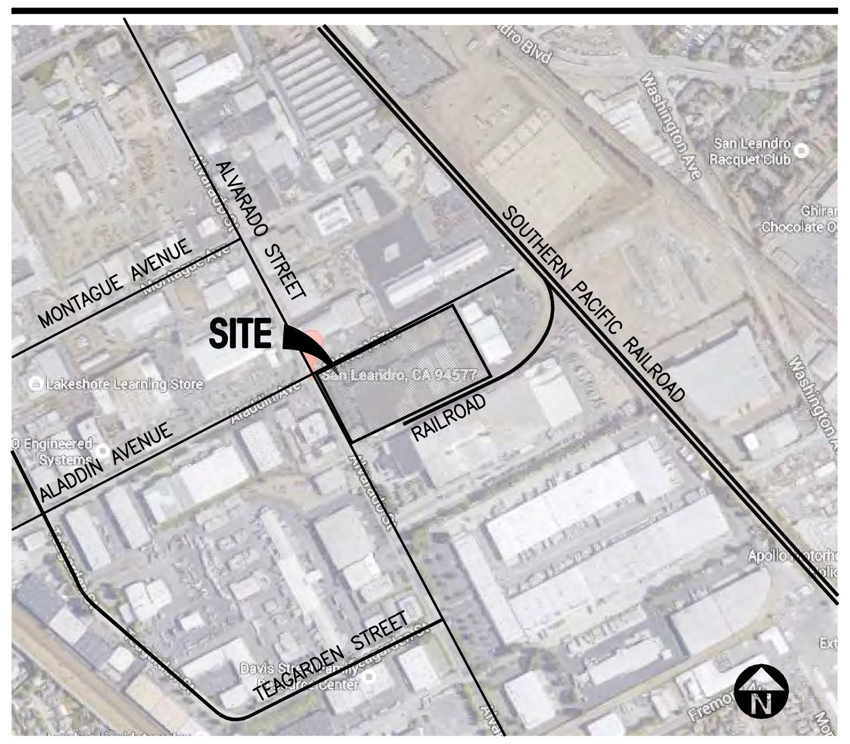
Zoning
ZONING INDUSTRIAL DISTRICT

Assessors Parcel Number
778-880-14

Construction Type
CONCRETE TILT-UP BUILDING
BUILDING OCCUPANCY: S-1/B OFFICE & WAREHOUSE
CONSTRUCTION TYPE: III-B

Code Analysis
2013 CALIFORNIA BUILDING CODE
2013 CALIFORNIA PLUMBING CODE
2013 CALIFORNIA MECHANICAL CODE
2013 CALIFORNIA ELECTRICAL CODE
2013 CALIFORNIA FIRE CODE
2013 CALIFORNIA GREEN BUILDING STANDARDS CODE

VICINITY MAP



PROJECT DATA

BUILDING AREA	
Office	10,000 s.f.
Mezzanine	10,000 s.f.
Warehouse	139,450 s.f.
TOTAL	159,450 s.f.
COVERAGE	53%
MAXIMUM LOT COVERAGE ALLOWED	75%
AUTO PARKING REQUIRED	
1/300 for office	67 stalls
1/1,500 for warehouse	93 stalls
TOTAL	160 stalls
AUTO PARKING PROVIDED	
Standard (9' x 18.5')	103 stalls
Compact (8' x 15') max 35%	56 stalls
Accessible stalls inlcld. 2 van	6 stalls
TOTAL	165 stalls
TRAILER PARKING/DOCK DOOR	21 spaces
BIKE PARKING PROVIDED	17 spaces
MAXIMUM BUILDING HEIGHT ALLOWED	
Height - 35' (Basic)	
A maximum building height of fifty feet may be approved by the Zoning Enforcement Official	
MAXIMUM FLOOR AREA RATIO	
FAR - 1	
ZONING ORDINANCE FOR CITY	
Zoning Designation - IG (Industrial General)	
SETBACK REQUIREMENT	
(see site plan for provided setback)	
Front / corner - 10' Min. for 20 ft, high bldg.	
Add 1 ft. for every additional 2 ft. in height	
10' min plus 10 ft. for add.20 ft. in height = 20'	
side - 0'	
rear - 0'	

SITE PLAN KEYNOTES

1. HEAVY BROOM FINISH CONC. PAVEMENT,
2. ASPHALT CONCRETE (AC) PAVING
3. CONCRETE WALKWAY
4. DRIVEWAY APRONS TO BE CONSTRUCTED PER "L" & "C" DRAWINGS.
5. 5'-6"X5'-6"X4" MIN. THICK CONCRETE EXTERIOR LANDING PAD TYP. AT ALL EXTERIOR MAN DOORS TO LANDSCAPED AREAS. FINISH TO BE MEDIUM BROOM FINISH. SLOPE TO BE 1/4" : 12" MAX. PROVIDE WALK TO PUBLIC WAY OR DRIVE WAY W/ 1:20 MAX. AS REQ. BY CITY INSPECTOR.
6. PROPOSED LOCATION OF TRASH ENCLOSURE PER CITY STANDARD
7. NOT USED
8. TRUNCATED DOME.
9. CONCRETE RAMP TO THE BUILDING.
10. PRE-CAST CONCRETE WHEEL STOP
11. EXTERIOR METAL STAIR
12. APPROXIMATE LOCATION OF TRANSFORMER.
13. LANDSCAPE. LANDSCAPE AREAS INDICATED BY SHADED PATTERN.
14. HANDICAPPED ENTRY SIGN
15. HANDICAPPED PARKING STALL SIGN
16. CONC. FILLED GUARD POST 6" DIA. U.N.O. 42" H
17. BIKE RACK
18. EXTERIOR PARKING LIGHT POLE.
19. 8' HIGH BLACK VINYL COATED CHAIN LINK FENCE & GATE
20. OUTDOOR BREAK AREA
21. PROPOSED LOCATION OF SIGNAGE

SITE PLAN GENERAL NOTES

1. THE SOILS REPORT PREPARED BY ______________.
2. IF SOILS ARE EXPANSIVE IN NATURE, USE STEEL REINFORCING FOR ALL SITE CONCRETE.
3. ALL DIMENSIONS ARE TO THE FACE OF CONCRETE WALL, FACE OF CONCRETE CURB OR GRID LINE U.N.O.
4. SEE "C" PLANS FOR ALL CONCRETE CURBS, GUTTERS AND SWALES. DETAILS ON SHEET AD.1 ARE MINIMUM STANDARDS.
5. THE ENTIRE PROJECT SHALL BE PERMANENTLY MAINTAINED WITH AN AUTOMATIC IRRIGATION SYSTEM, PRIOR TO INSTALLATION & AT LEAST 60 DAYS BEFORE BLDG. COMPLETION AS REQUIRED.
6. SEE "C" DRAWINGS FOR POINT OF CONNECTIONS TO OFF-SITE UTILITIES. CONTRACTOR SHALL VERIFY ACTUAL UTILITY CONTRACTOR SHALL VERIFY ACTUAL UTILITY LOCATIONS.
7. PROVIDE POSITIVE DRAINAGE AWAY FROM BLDG. SEE "C" DRAWINGS.
8. CONTRACTOR TO REFER TO "C" DRAWINGS FOR ALL HORIZONTAL CONTROL DIMENSIONS. SITE PLANS ARE FOR GUIDANCE AND STARTING LAYOUT POINTS.
9. SEE "C"DRAWINGS FOR FINISH GRADE ELEVATIONS.
10. CONCRETE SIDEWALKS TO BE A MINIMUM OF 4" THICK W/ TOOLED JOINTS AT 6' O.C. EXPANSION/CONSTRUCTION JOINTS SHALL BE A MAXIMUM 12' EA. WAY W/ 1:20 MAX. SLOPE. EXPANSION JOINTS TO HAVE COMPRESSIVE EXPANSION FILLER MATERIAL OF 1/4". SEE "L" DRAWINGS FOR FINISH.
11. PAINT CURBS AND PROVIDE SIGNS TO INFORM OF FIRE LANES AS REQUIRED BY FIRE DEPARTMENT.
12. LANDSCAPED AREAS SHALL BE DELINEATED WITH A MINIMUM SIX INCHES (6") HIGH CURB
13. APPROVED CONCEPTUAL LANDSCAPE PLAN PRIOR TO GRADING PERMIT

SITE LEGEND

- COMPACT PARKING STALL 8'-0" X 15'
- AC. PAVING - SEE "C" DRWGS. FOR THICKNESS
- CONCRETE PAVING
- LIGHT POLE SEE PHOTOMETRIC PLAN FOR ADD. INFO.
- PRIVATE FIRE HYDRANT- APPROXIMATE LOCATION SEE CIVL PLAN FOR ADD. INFO
- 26' WIDE FIRE LANE
- STANDARD PARKING STALL (9' X 18.5')
- ACCESSIBLE PARKING STALL (9' X 18)
- VAN ACCESSIBLE PARKING STALL, 12' X 18' + 5' W ACCESSIBLE AISLE
- PARKING STALL W/O.H
- ACCESSIBLE PATH OF TRAVEL

OFFICIAL USE ONLY

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Commerce Center

2756 Alvarado Street
San Leandro, CA

Consultants:

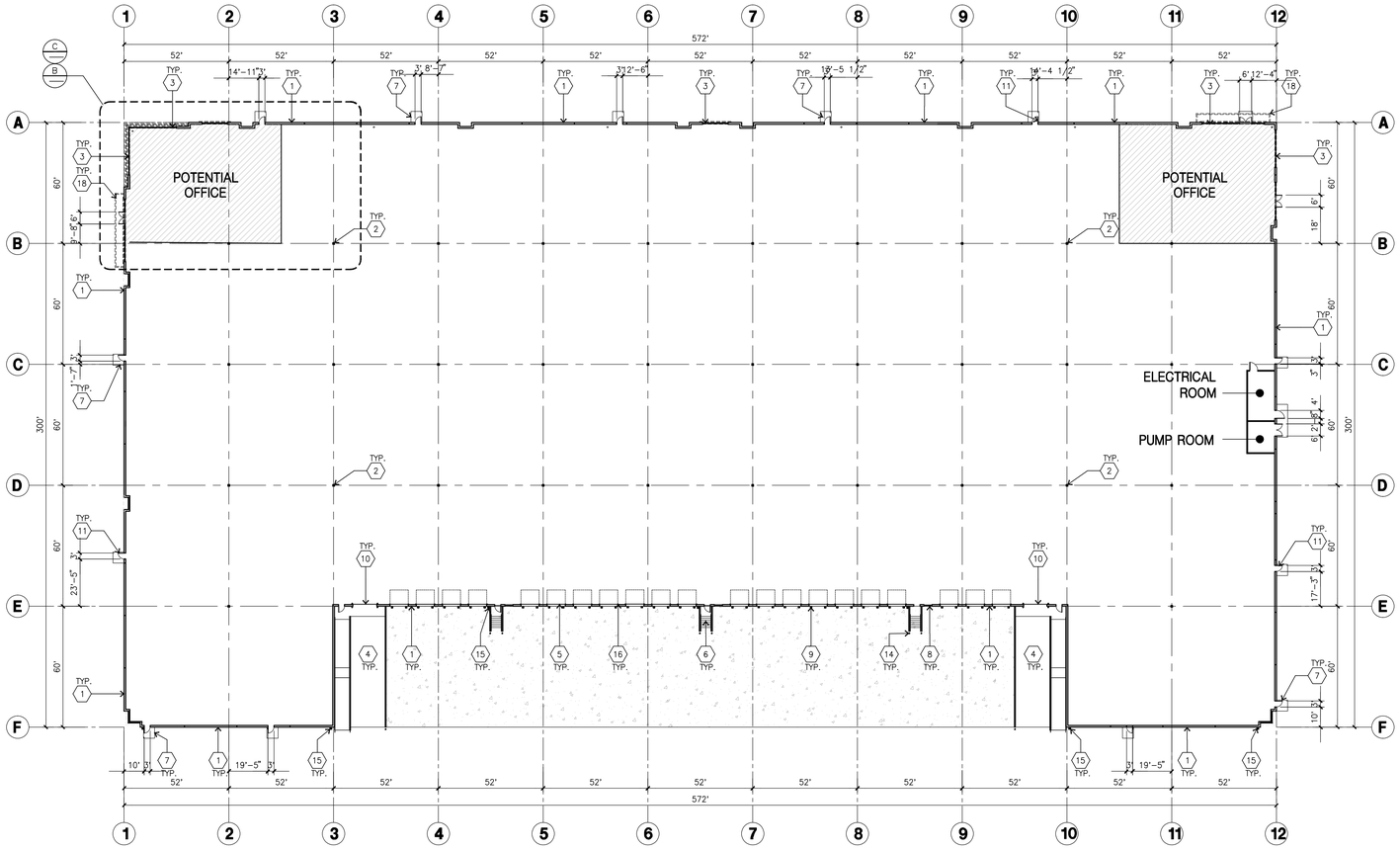
CIVIL -
STRUCTURAL -
MECHANICAL -
PLUMBING -
ELECTRICAL -
LANDSCAPE -
FIRE PROTECTION -
SOILS ENGINEER -

Title: Overall Site Plan

Project Number: 16151
Drawn by: J.L
Date: 11/1/2017
Revision:
1 — 08/07/2017
2 — 08/30/2017

Sheet:
DAB-A1.1

EXHIBIT B



OVERALL FLOOR PLAN (A)

scale: 1"=20'-0"

SCALE: 1"=20'-0"

0 20' 40' 60'

TRUE NORTH

KEYNOTES - FLOOR PLAN

1. CONCRETE TILT-UP PANEL.
2. STRUCTURAL STEEL COLUMN.
3. TYPICAL STOREFRONT SYSTEM WITH GLAZING. SEE OFFICE BLOW-UP AND ELEVATIONS FOR SIZE, COLOR AND LOCATIONS.
4. CONCRETE RAMP W/ 42"HIGH CONC TILT-UP GUARD WALL OR BUILDING WALL ON BOTH SIDE OF RAMP.
5. 9'-0" X 10' TRUCK DOOR, SECTIONAL O'H., STANDARD GRADE. DESIGNED TO RESIST WIND 90 MPH., EXPOSURE "C".
6. EXTERIOR CONCRETE STAIR
7. 5'-6"X5'-6"X4" THICK CONCRETE EXTERIOR LANDING PAD TYPICAL AT ALL EXTERIOR MAN DOORS TO LANDSCAPED AREA. FINISH TO BE MEDIUM BLOOM FINISH. SLOPE TO BE 1/4" : 12" MAX. PROVIDE WALK TO HARD SURFACE PER CITY REQUIREMENTS.
8. LOUVERED OPENING FOR VENTILATION.
9. DOCK DOOR BUMPER
10. 12' X 14' DRIVE THRU. SECTIONAL OH., STANDARD GRADE. DESIGNED TO RESIST WIND 90 MPH., EXPOSURE "C".
11. 3'X7' HOLLOW METAL EXTERIOR MAN DOOR. DESIGNED TO RESIST WIN 90 MPH., EXPOSURE "C".
12. SOFFIT LINE ABOVE
13. NOT USED
14. CONC. FILLED GUARD POST. 6" DIA. U.N.O.. 42"H.
15. EXTERIOR DOWNSPOUT WITH OVERFLOW SCUPPER,
16. Z GUARD
17. APPROXIMATE LOCATION OF ELECTRICAL ROOM
18. METAL CANOPY

GENERAL NOTES - FLOOR PLAN

A. THIS BUILDING IS DESIGNED FOR HIGH PILE STORAGE WITH FIRE ACCESS MAN DOORS AT 100' MAXIMUM. A SEPARATE PERMIT WILL BE REQUIRED FOR ANY RACKING/CONVEYER SYSTEMS.

B. FIRE HOSE LOCATIONS SHALL BE APPROVED PER FIRE DEPARTMENT.

C. SEE "C" DRAWINGS FOR FINISH SURFACE ELEVATIONS.

D. WAREHOUSE INTERIOR CONCRETE WALLS ARE PAINTED WHITE. COLUMNS ARE TO RECEIVE PRIMER ONLY. ALL GYP. BD. WALLS IN WAREHOUSE TO RECEIVE 1 COAT OF WHITE TO COVER.

E. SLOPE POUR STRIP 1/2" TO EXTERIOR AT ALL MANDOOR EXITS.

F. ALL DIMENSIONS ARE TO THE FACE OF CONCRETE PANEL WALL, GRIDLINE, OR FACE OF STUD U.N.O.

G. SEE CIVIL DRAWINGS FOR POINT OF CONNECTIONS TO OFF-SITE UTILITIES. CONTRACTOR TO VERIFY ACTUAL UTILITY LOCATIONS. PLUMBING/ELECTRICAL COORDINATION.

H. FOR DOOR TYPES AND SIZES.

I. CONTRACTOR TO PROTECT AND KEEP THE FLOOR SLAB CLEAN. ALL EQUIPMENT TO BE DIAPERED INCLUDING CARS AND TRUCKS.

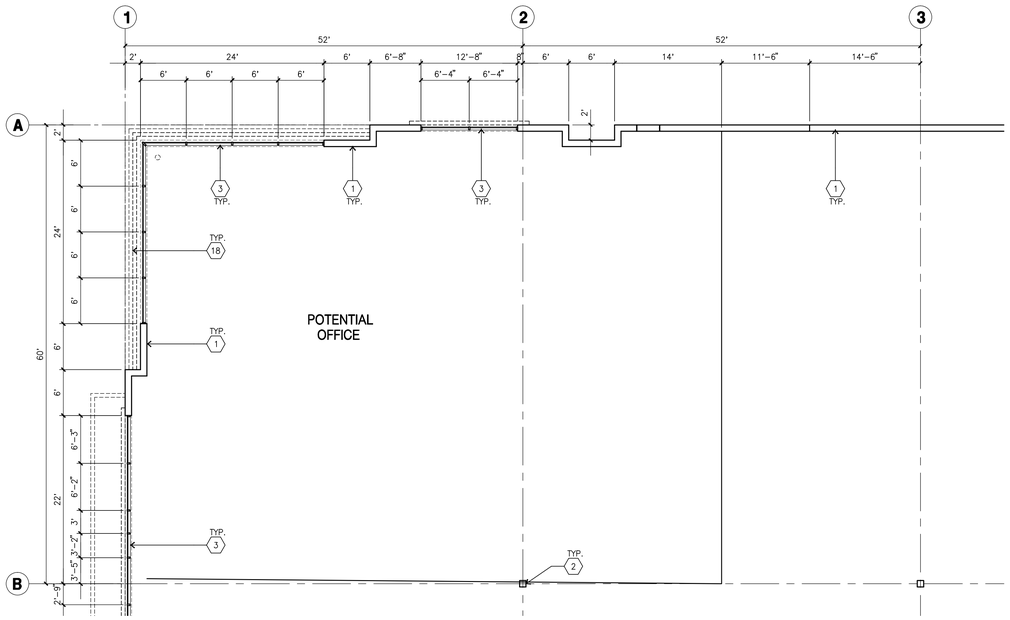
J. ALL EXIT MAN DOORS IN WAREHOUSE TO HAVE ILLUMINATED EXIT SIGN. HARDWARE.

K. HIGHLY FLAMMABLE AND COMBUSTIBLE MATERIAL SHALL NOT BE USED OR STORED IN THIS BUILDING.

L. EACH EXTERIOR EXIT DOOR SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN WITH THE WORDS "EXIT". THE MOUNTING HEIGHT FOR SUCH SIGNAGE SHALL BE 60" FROM FINISH FLOOR LEVEL TO THE CENTER OF THE SIGN.

M. NON-ACCESSIBLE DOOR. PROVIDE WARNING SIGN LOCATED IN THE INTERIOR SIDE PER CBC 11B-703.1

N. ALL ROOF MOUNTED MATERIALS SHALL BE FULLY SCREENED FROM PUBLIC VIEW, SEE A4.1 OFFICE SECTION.



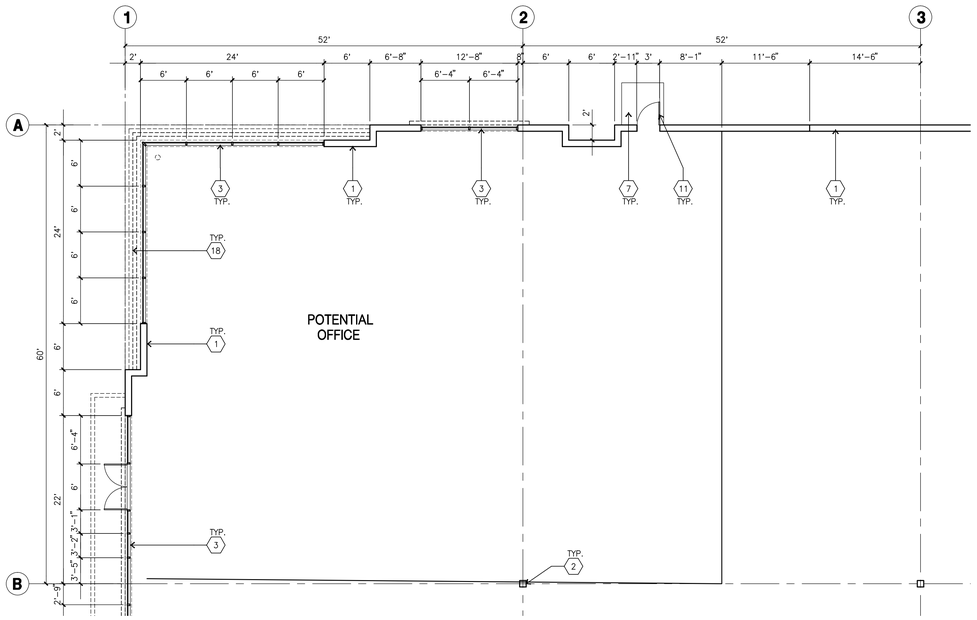
ENLARGED FLOOR PLAN @ MEZZANINE (B)

scale: 1/8"=1'-0"

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

0 8' 16' 24'

TRUE NORTH



ENLARGED FLOOR PLAN @ GROUND FLOOR (B)

scale: 1/8"=1'-0"

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

0 8' 16' 24'

TRUE NORTH

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FIRE PROTECTION -
SOILS ENGINEER -

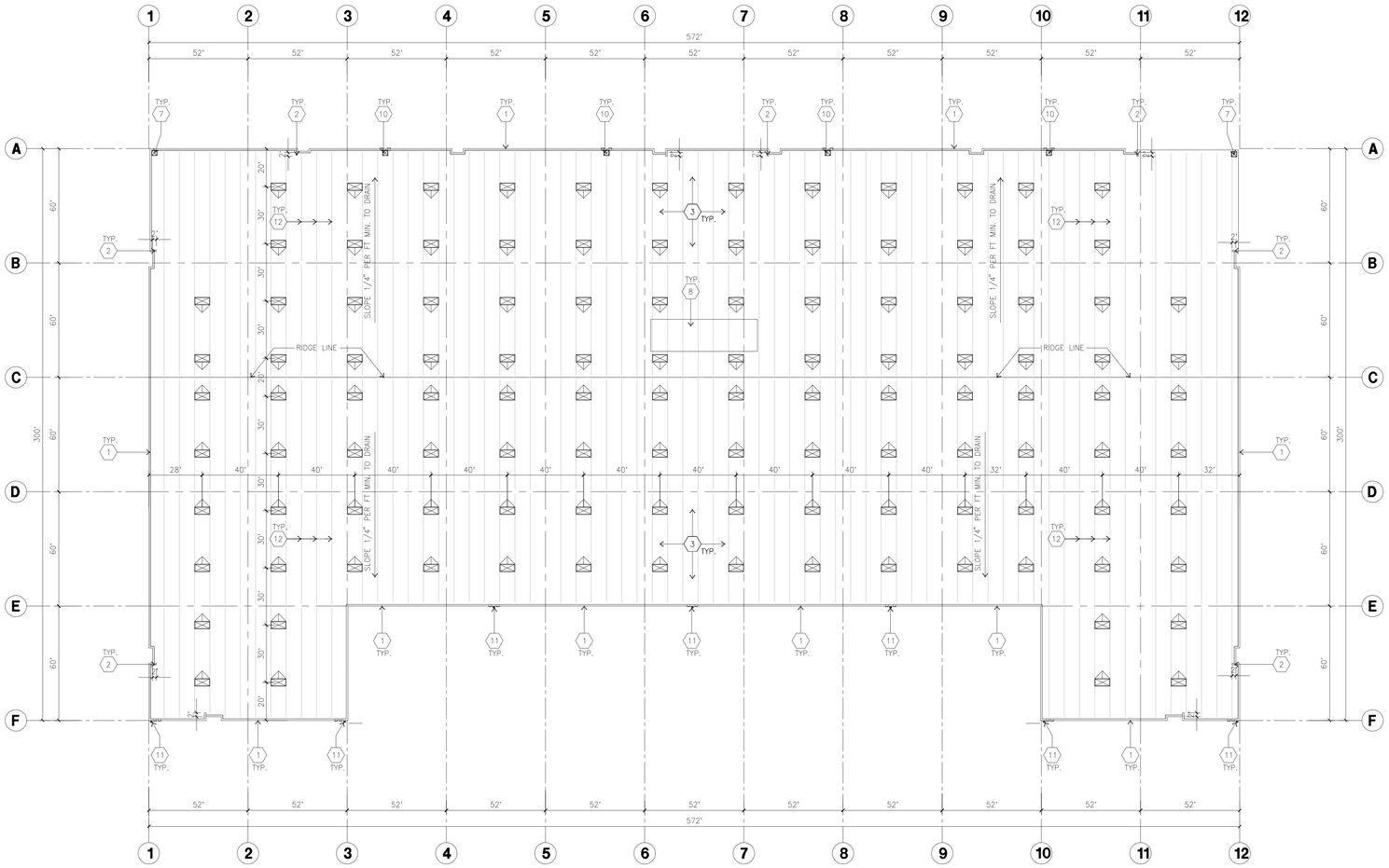
Title: Overall Floor Plan

Project Number: 16151
Drawn by: J.L
Date: 11/1/2017
Revision:

Sheet:

DAB-A2.1

EXHIBIT C



OVERALL ROOF PLAN A
scale: 1"=20'-0"

SCALE: 1"=20'-0"
0 20' 40' 60'
TRUE NORTH

ROOF PLAN KEYNOTES

1. CONCRETE PARAPET, SEE "S" DRAWINGS FOR THICKNESS.
2. PARAPET RETURN. FINALIZED DURING CONSTRUCTION PER CITY.
3. 60 MIL TPO ROOFING OVER DENSE DECK OVER ROOF SHEATING.
4. 4' X 8' SKYLIGHT, SEE SHEET AD.3
5. EXHAUST FAN, SEE "M" DWGS
6. ROOF HATCH. SEE DETAIL 20/AD.2.
7. INTERIOR ROOF DRAIN WITH OVERFLOW DRAINS. SEE DETAIL 17/AD.3.
8. ROOF ADDRESS PAINTED BLACK 4' HIGH W/ 1' WIDE STROKE PER LETTER. ADDRESSING WILL BE PROVIDED PER JURISDICTION'S REQUIREMENTS PAINT SHALL BE LATEX.
9. A/C UNIT, SEE "M" DRAWINGS. PROVIDE SUPPORT @ ROOF AS REQUIRED
10. INTERIOR ROOF DRAIN WITH 2 OVERFLOW SCUPPERS. SEE DETAIL 17/AD.3.
11. EXTERIOR DOWNSPOUT / SCUPPERS. SEE DETAILS 13, 14, 15, 16 /AD.3.
12. STRUCTURAL JOIST.

ROOF PLAN GENERAL NOTES

A. ALL DIMENSIONS ARE TO FACE OF CONCRETE WALL, GRIDLINE, OR FACE OF STUD. (U.N.O.)

B. VERIFY THAT ALL ROOF AREAS HAVE POSITIVE DRAINAGE(1/4" FT.).

C. REFER TO "S" DRAWINGS FOR ROOF HEIGHT ELEVATIONS IN REGARDS TO ROOF DRAINAGE.

D. CONTRACTOR TO VERIFY AND COORDINATE WITH ALL SUBCONTRACTORS, ALL LOCATIONS AND SIZES OF ROOF OPENINGS.

E. FOR TYP. ROOF PENETRATIONS, SEE DETAIL 6, 7, 8/AD.3 CONTRACTOR TO VERIFY ALL LOCATIONS WITH MECHANICAL AND PLUMBING DRAWINGS

F. CONTRACTOR TO VERIFY ALL ROOF DRAIN DEPRESSIONS W/ "S" DRAWINGS.

G. NOT USED.

H. ALL SKYLIGHTS TO BE DESIGNED PER REQUIRED WINDLOAD RESISTANCE, EXPOSURE "C" W/ STRONGER FRAMES, SUPPORTS AND DOMES. MANUFACTURER TO CONFIRM IN WRITING.

I. ROOF DRAINS AND OVERFLOW DRAINS TO BE A MIN. 8" DIA., SEE "P" DRAWINGS FOR EXACT SIZE.

J. NOT USED

K. PROVIDE SHAPED CRICKETS AS REQUIRED FOR PROPER ROOF DRAINAGE OF 1/2" PER FOOT (MIN.).

L. TPO 60MIL REINFORCED MECHANICALLY FASTENED ROOFING. DESIGNED PER WINDLOAD AND TO BE U.L. CLASS A ROOF. I-90 UPLIFT RATING. ROOFING WRAPS WALL SEALED UNDER COPING.

M. ALL ROOFING FASTENERS SHALL MEET ALL CODE AND REGULATION REQUIREMENTS. PROPER REQUIREMENTS ARE IN PROJECTS JURISDICTION AND ALSO, FACTORY MUTUAL (FM) WIND UPLIFT PRESSURE REQUIREMENTS.

N. ALL SKYLIGHTS TO BE PLACED A MIN. OF 18"-0" FROM INSIDE FACE OF PARAPET

O. BASE FLASHING SHALL BE TWO PLIES AND CAP WITH 18" SBS AT PANEL JOINTS.

P. NOT USED.

Q. NOT USED.

R. NOT USED.

S. ROOF DRAINS, OVERFLOW DRAINS AND RAINWATER PIPING WITHIN THE INTERIOR OF THE BUILDING SHALL BE TESTED IN ACCORDANCE WITH THE PROVISIONS OF THE PLUMBING CODE FOR TESTING DRAIN, WASTE AND VENT SYSTEMS

T. ROOF DRAINS, OVERFLOW PIPING WITHIN THE BUILDING SHALL UTILIZE APPROVED DRAINAGE FITTINGS.

U. MANUFACTURED ROOF DRAINS AND OVERFLOWS(FIXTURES) SHALL BE IAPMO LISTED

V. PROVIDE WHITE SCRIM FOIL INSULATION IN THE WAREHOUSE. FOIL INSULATION SHALL BE CUT BACK TO EXPOSE HANGER AND ALLOW VENTING TO OCCUR.

ROOF LEGEND

4' X 8' DOUBLE DOME CURB MOUNTED FIXED SKYLIGHTS
SEE DETAIL 5/AD.3
SUNOPTICS SIG 4080 W52.250 L100.250 DGZ
CC1 LENSCLWH 800MD MI FMRTG
ICC-ESR-2415

BUILDING PARAPET LINE
SEE DETAIL 1 & 2 /AD.3

EXTERIOR METAL DOWNSPOUT
W/ OVERFLOW SCUPPER
SEE DETAIL 13,14,15,16/AD.3

INTERIOR ROOF DRAIN
W/ OVERFLOW SCUPPER
SEE DETAIL 17/AD.3

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Title: Overall Roof Plan

Project Number: 16151
Drawn by: J.L
Date: 8/7/2017
Revision:

Sheet:

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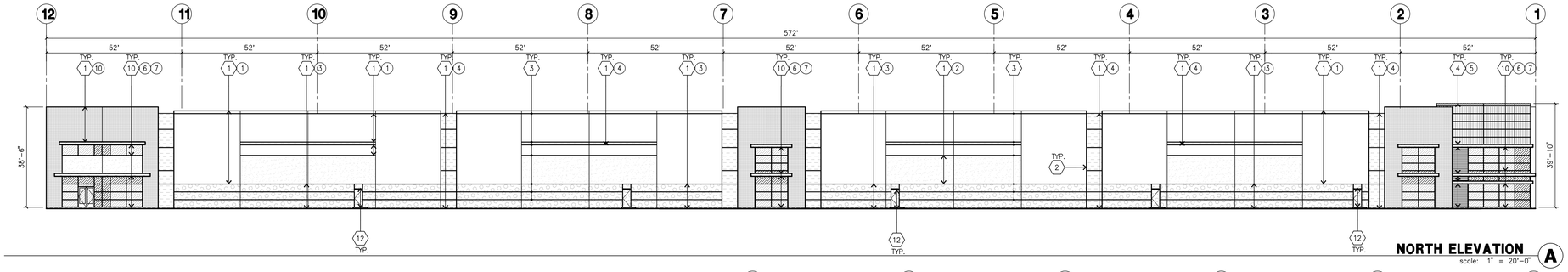
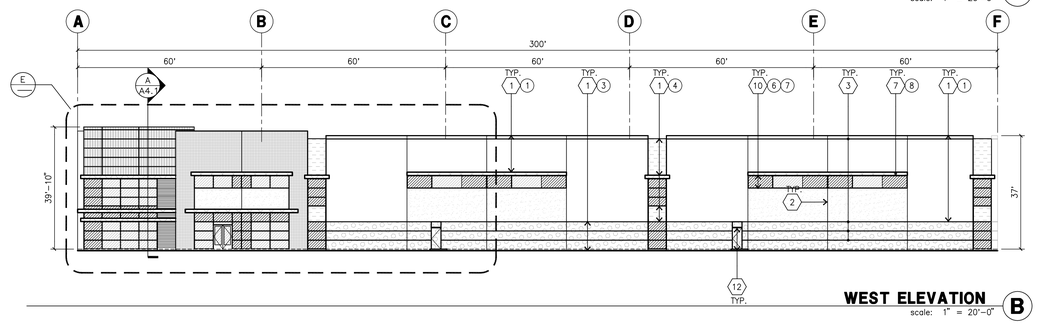
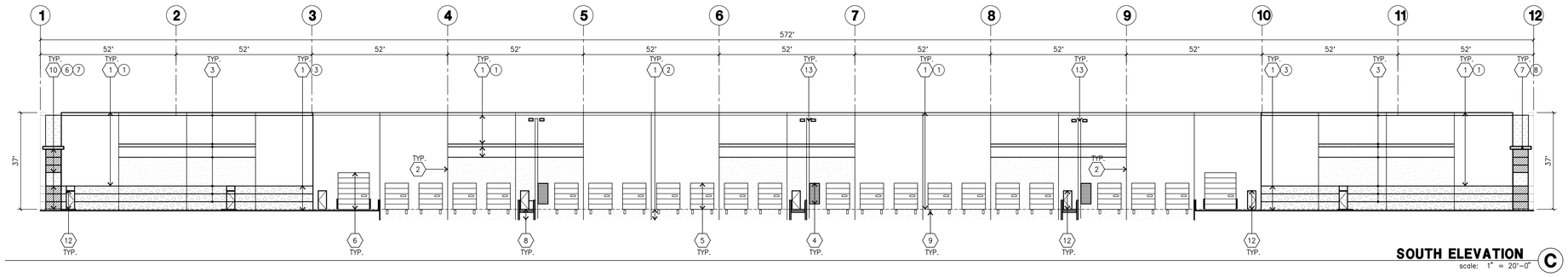
EXHIBIT D



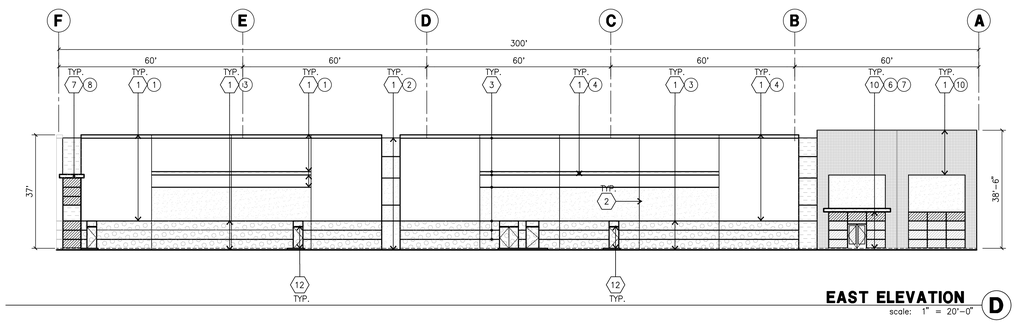
NORTH ELEVATION (A)
scale: 1" = 20'-0"



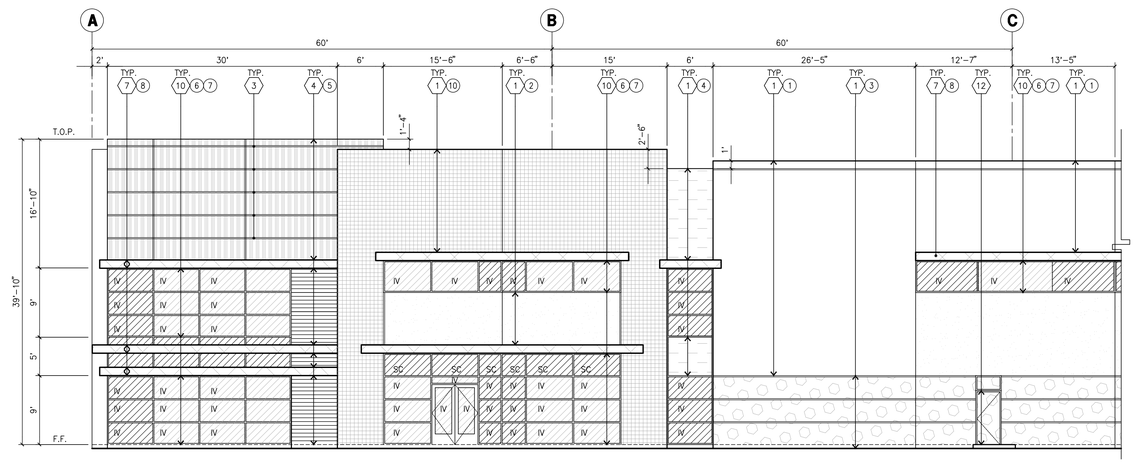
WEST ELEVATION (B)
scale: 1" = 20'-0"



SOUTH ELEVATION (C)
scale: 1" = 20'-0"



EAST ELEVATION (D)
scale: 1" = 20'-0"



ENLARGED WEST ELEVATION (E)
scale: 1/8" = 1'-0"

ELEVATION KEYNOTES

1. CONCRETE TILT-UP PANEL (PAINTED)
2. PANEL JOINT
3. PANEL REVEAL
4. METAL PANEL
5. 9'-0"W X 10'H OVERHEAD DOOR @ DOCK HIGH
6. 12'W X 16'H OVERHEAD DOOR @ DRIVE THRU
7. TUBE STEEL PAINTED
8. CONCRETE STAIR, LANDING AND CONC. GUARDRAIL
9. DOCK BUMPER
10. ALUMINUM STOREFRONT FRAMING W/ TEMPERED GLAZING AT ALL DOORS, SIDELITES ADJACENT TO DOORS AND GLAZING W/ BOTTOMS LESS THAN 18" ABOVE F.F. ELEVATION.
11. THICKEN MULLION
12. HOLLOW METAL DOOR
13. EXTERIOR DOWNSPOUT AND 2 OVERFLOW SCUPPERS
14. INTERIOR DOWNSPOUT AND 2 OVERFLOW SCUPPERS

GLAZING LEGEND

NOTE: ALL EXTERIOR AND INTERIOR GLAZING SHALL BE TEMPERED.

- IV — INSULATED VISION GLASS
- SPANDREL GLASS WITH CONCRETE BEHIND
- V — SINGLE LITE VISION GLASS
- SPANDREL GLASS

IV : INSULATED VISION GLASS
1/4" **VISTACOOL PACIFICA** + 1/4" **SOLARBAN 60** CLEAR
1" INSULATED GLASS UNIT WITH 1/2" AIRSPACE AND 1/4" LITES
U: **0.27** SHGC: **0.21** VLT: **26%**
MINIMUM VT TO BE 0.42 PER 2016 CEC TABLE 140.3-B

SC : SPANDREL WITH CONCRETE BEHIND
1/4" **VISTACOOL PACIFICA** WITH **WARM GRAY** OPACICOAT PAINTED ON REFLECTIVE. INSTALLED ON CONCRETE.

V : VISION GLASS
1/4" **VISTACOOL PACIFICA**

S : SPANDREL
1/4" **VISTACOOL PACIFICA** WITH **WARM GRAY** OPACICOAT PAINTED ON REFLECTIVE. INSTALLED ON OPENINGS.

MULLIONS : **ANODIZED CLEAR.**

ELEVATION GENERAL NOTES

A. ALL PAINT COLOR CHANGES TO OCCUR AT INSIDE CORNERS UNLESS NOTED OTHERWISE.

B. ALL PAINT FINISHES ARE TO BE FLAT UNLESS NOTED OTHERWISE.

C. T.O.P. = TOP OF PARAPET – ELEVATION.

D. F.F. = FINISH FLOOR ELEVATION.

E. STOREFRONT CONSTRUCTION: GLASS, METAL ATTACHMENTS AND LINTELS TO BE DESIGNED TO RESIST 90 MPH EXPOSURE "C" WINDS. CONTRACTOR TO SUBMIT SHOP DRAWINGS PRIOR TO INSTALLATION.

F. CONTRACTOR SHALL FULLY PAINT ONE CONCRETE PANEL W/ SELECTED COLORS. ARCHITECT AND OWNER SHALL APPROVE PRIOR TO PAINTING REMAINDER OF BUILDING.

ELEVATION COLOR SCHEDULE

1	CONC. TILT-UP PANEL	PAINT	SILVERPOINTE SW7658
2	CONC. TILT-UP PANEL	PAINT	MAGNETIC GRAY SW7058
3	CONC. TILT-UP PANEL	PAINT	EARL GREY SW7660
4	CONC. TILT-UP PANEL	PAINT	CITY SCAPE SW7067
5	METAL PANEL	PAINT	CENTRIA SLATE BLUE
6	MULLIONS	COLOR	CLEAR ANODIZED
7	GLAZING	COLOR	BLUE REFLECTIVE
8	METAL CANOPY	COLOR	MAGNETIC GRAY SW7058
9	DOORS	COLOR	MATCH ADJACENT BUILDING COLOR OR FACTORY FINISH WHITE FOR DOCK DOOR, TYP
10	CONC. TILT-UP PANEL	PAINT	WEB GRAY SW7075

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NEWPORT BEACH, CA 92660

TEL: (303) 869-4600
FAX: (303) 339-3651

Project:

ALVARADO
Commerce Center

2756 Alvarado Street
San Leandro, CA

Consultants:

CIVIL -
STRUCTURAL -
MECHANICAL -
PLUMBING -
ELECTRICAL -
LANDSCAPE -
FIRE PROTECTION -
SOILS ENGINEER -

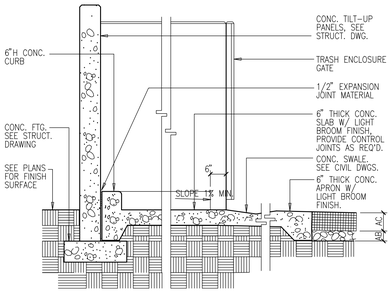
Title: elevation

Project Number: 16151
Drawn by: J.L
Date: 11/1/2017
Revision:
1 08/07/2017

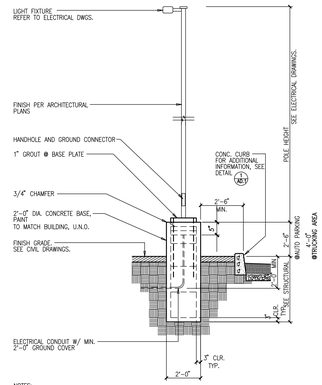
Sheet:

DAB-A3.1

EXHIBIT E

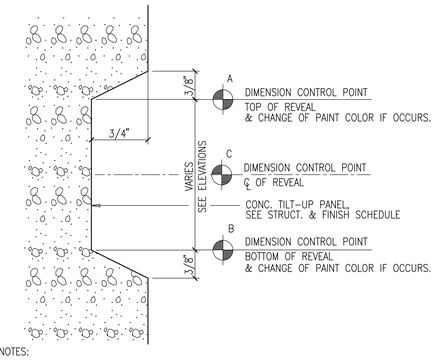


TRASH ENCLOSURE SECTION (E)
scale: N.T.S.



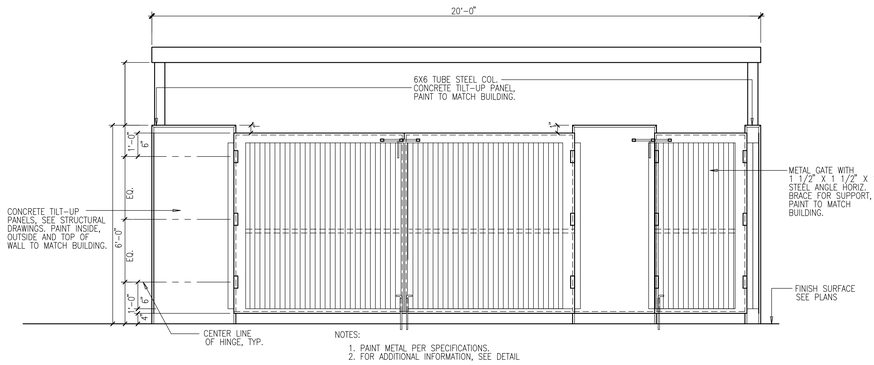
NOTES:
1. REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
2. SEE SITE PLAN FOR LIGHT POLE LOCATIONS.

LIGHT POLE AND BASE (C)
scale: N.T.S.



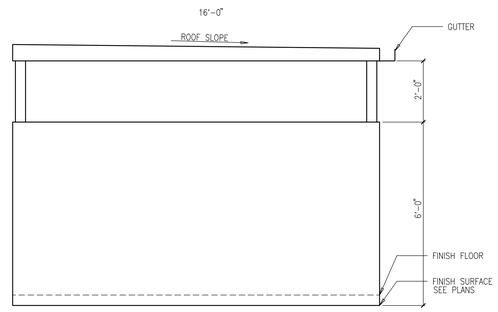
NOTES:
1. DIMENSION CONTROL POINTS AT REVEALS AND EDGE OF CONCRETE OPENINGS WHERE OCCUR, SEE WALL SECTIONS.
2. PAINT COLOR CHANGES TO ALWAYS OCCUR AT CONTROL POINT "A" OR "B"

TYP. CONCRETE REVEAL (B)
scale: N.T.S.

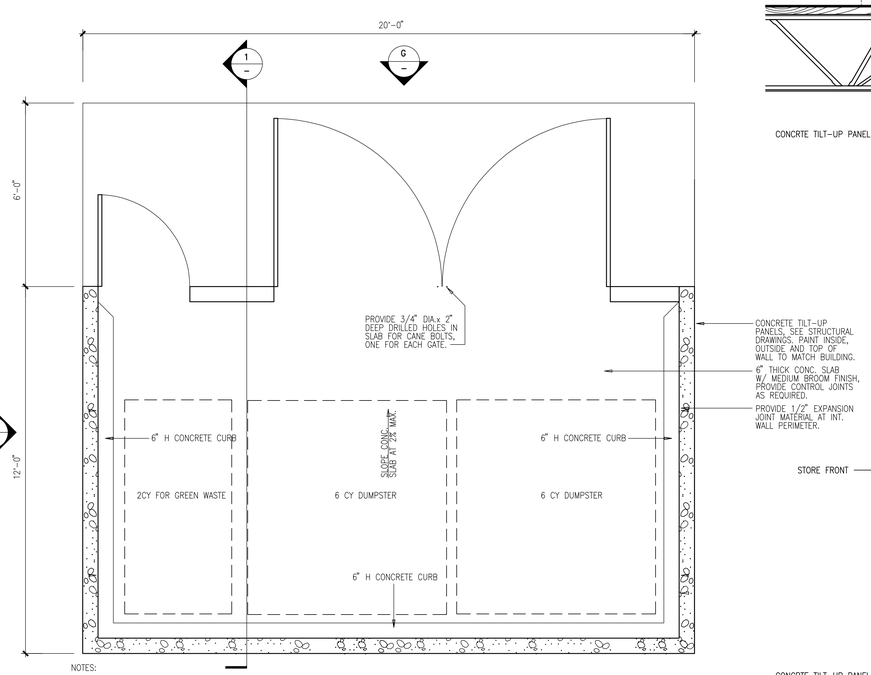


NOTES:
1. PAINT METAL PER SPECIFICATIONS.
2. FOR ADDITIONAL INFORMATION, SEE DETAIL

TRASH ENCLOSURE GATE ELEVATION (G)
scale: 1/2" = 1'-0"

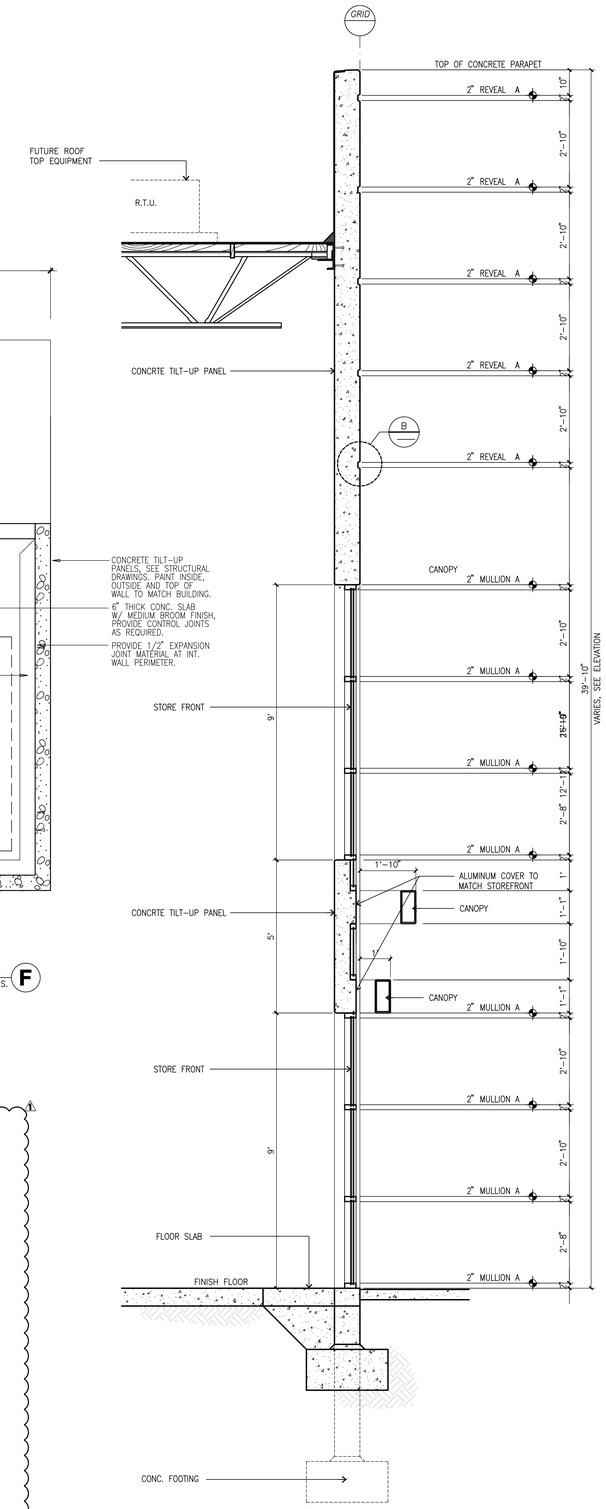


TRASH ENCLOSURE GATE ELEVATION (H)
scale: 1/2" = 1'-0"

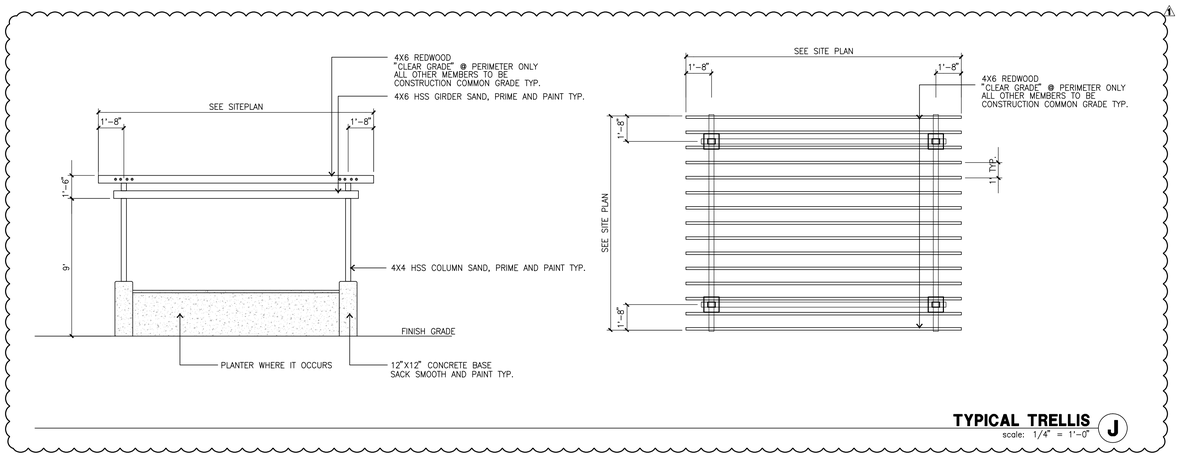


NOTES:
1. SEE SITE PLAN FOR LOCATIONS.
3. SACK AND PATCH ALL PANEL LIFT POINTS ON OF WALL AND PAINT TO MATCH.

TRASH ENCLOSURE PLAN (F)
scale: N.T.S.



WALL SECTION @ WINDOWS (A)
scale: 1/2" = 1'-0"



TYPICAL TRELLIS (J)
scale: 1/4" = 1'-0"

HPA architecture

hpa, inc.
383 4th ave, ste. 101
oakland, ca
94607
tel: 949-862-2113
fax: 949-863-0851
email: hpa@hparchs.com

INDUSTRIAL PROPERTY TRUST

IPT ACQUISITIONS LLC
4675 MACARTHUR COURT, STE. 625
NEWPORT BEACH, CA 92660

TEL: (303) 869-4600
FAX: (303) 339-3651

Project:

ALVARADO Commerce Center

2756 Alvarado Street
San Leandro, CA

Consultants:

CIVIL	-
STRUCTURAL	-
MECHANICAL	-
PLUMBING	-
ELECTRICAL	-
LANDSCAPE	-
FIRE PROTECTION	-
SOILS ENGINEER	-

Title: section/details

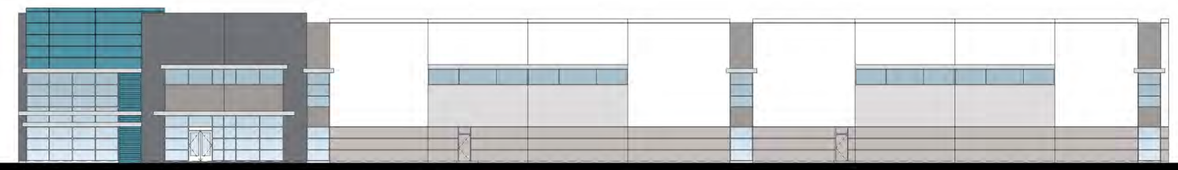
Project Number:	16151
Drawn by:	J.L
Date:	11/1/2017
Revision:	
1	08/07/2017

Sheet:

DAB-A4.1

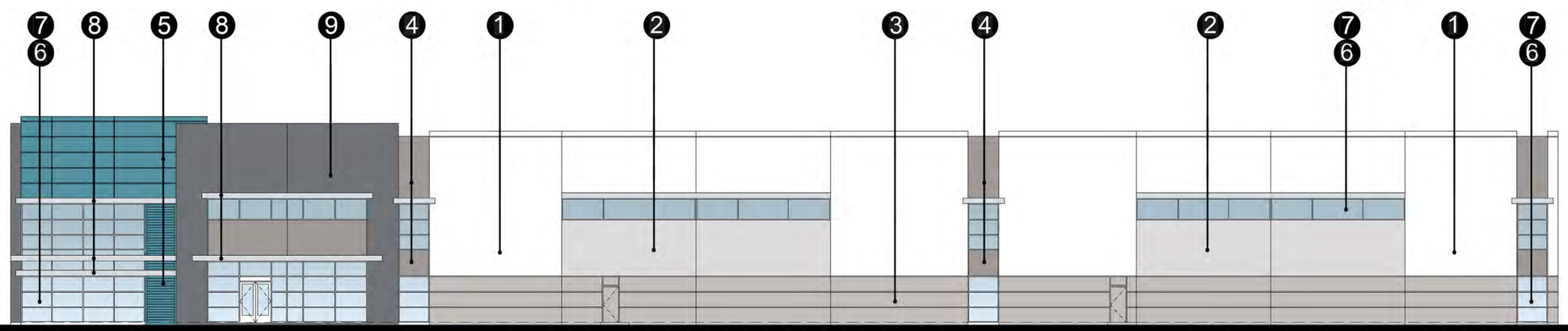
EXHIBIT F

North Elevation



West Elevation

1	2	3	4	5	6	7	8	9
Concrete tilt-up panel Sherwin Williams SW 7658 Silverpointe	Concrete tilt-up panel Sherwin Williams SW 7058 Magnetic Gray	Concrete tilt-up panel Sherwin Williams SW 7660 Earl Gray	Concrete tilt-up panel Sherwin Williams SW 7067 City Scape	Metal Panel Centria Slate Blue	Clear Anodized MULLIONS	Blue Reflective GLAZING	Metal Canopy Sherwin Williams SW 7058 Magnetic Gray Metallic Paint	Concrete tilt-up panel Sherwin Williams SW 7075 WEB Gray



Enlarged West Elevation

HPA architecture

ALVARADO - Commerce Center

SAN LEANDRO, CA

INDUSTRIAL PROPERTY TRUST

Job No 16151.00 | COLORED ELEVATIONS & MATERIAL BOARD | 11.08.2017

EXHIBIT G

HPA architecture

ALVARADO - Commerce Center

SAN LEANDRO, CA

INDUSTRIAL PROPERTY TRUST

Job No 16151.00 | PERSPECTIVE - 1 | 11.08.2017

EXHIBIT H

HPA architecture

ALVARADO - Commerce Center

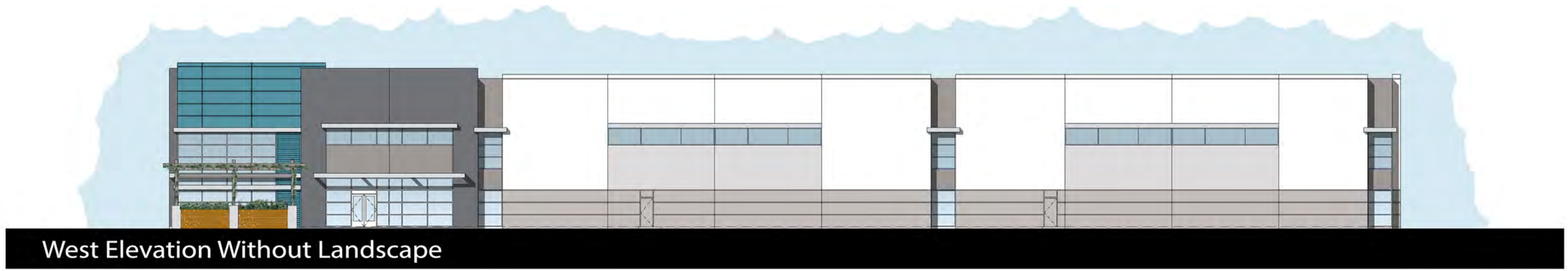
SAN LEANDRO, CA

INDUSTRIAL PROPERTY TRUST

Job No 16151.00 | PERSPECTIVE - 2 | 11.08.2017

EXHIBIT I

West Elevation With Landscape



West Elevation Without Landscape

HPA architecture

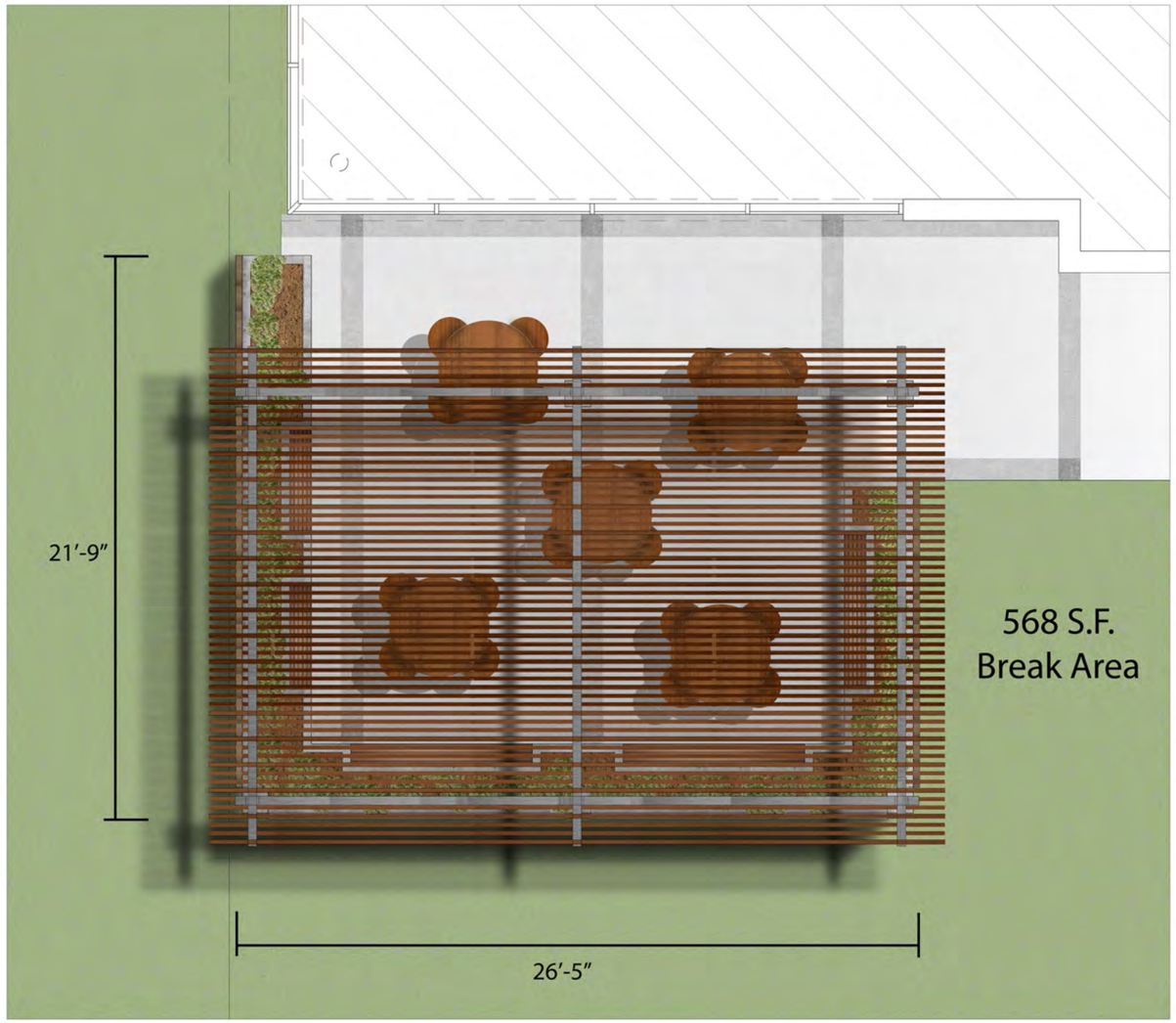
ALVARADO - Commerce Center

SAN LEANDRO, CA

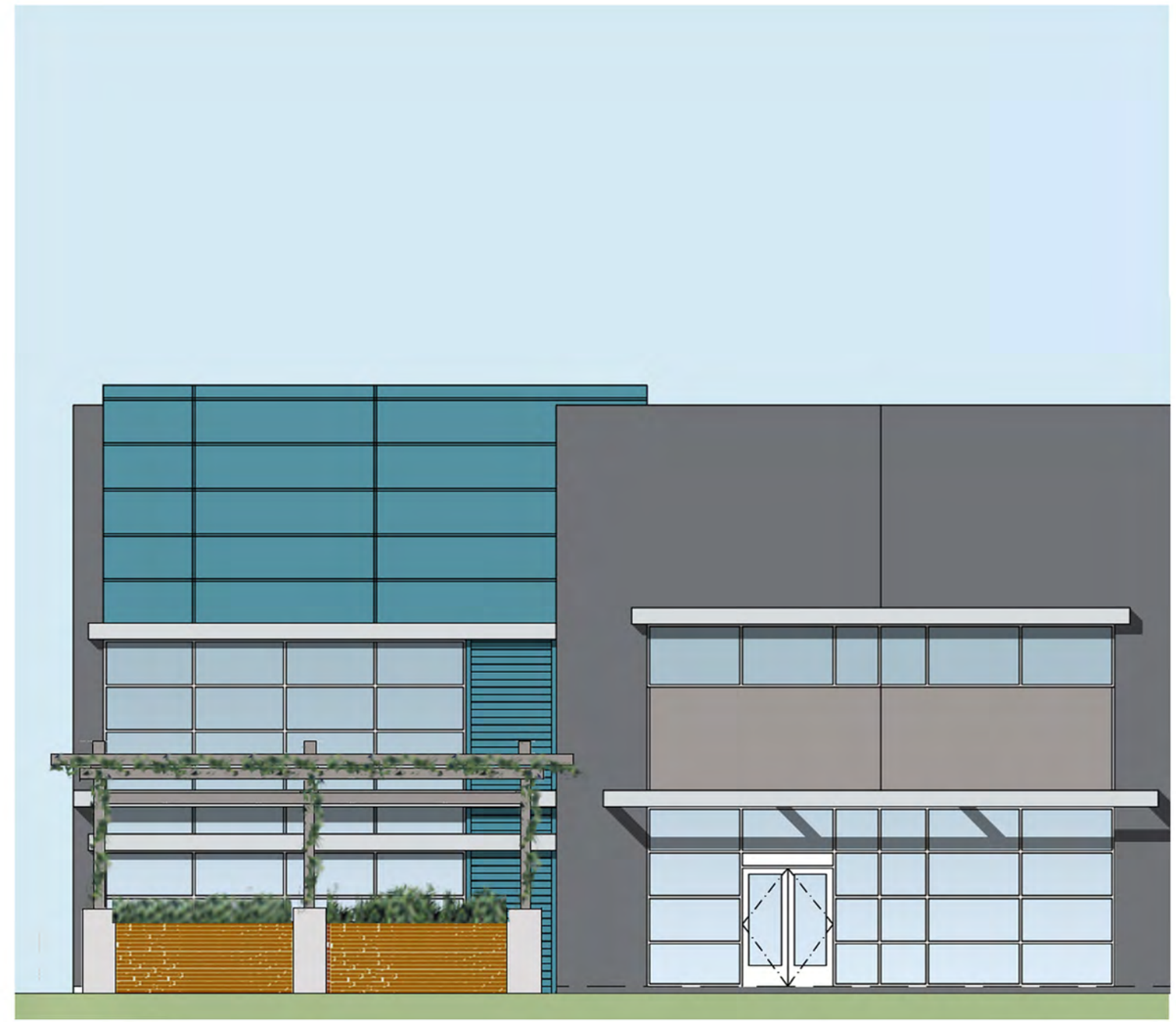
INDUSTRIAL PROPERTY TRUST

Job No 16151.00 | WEST ELEVATION | 11.08.17

EXHIBIT J



PLAN



ELEVATION

HPA architecture

ALVARADO - Commerce Center

SAN LEANDRO, CA

INDUSTRIAL PROPERTY TRUST

Job No 16151.00 | **BREAK AREA DESIGN** | 11.08.2017

EXHIBIT K

North Elevation

East Elevation

South Elevation

HPA architecture

ALVARADO - Commerce Center

SAN LEANDRO, CA

INDUSTRIAL PROPERTY TRUST

Job No 16151.00 | NORTH&EAST&SOUTH ELEVATIONS-WITH LANDSCAPE | 11.08.2017

EXHIBIT L

North Elevation

East Elevation

South Elevation

HPA architecture

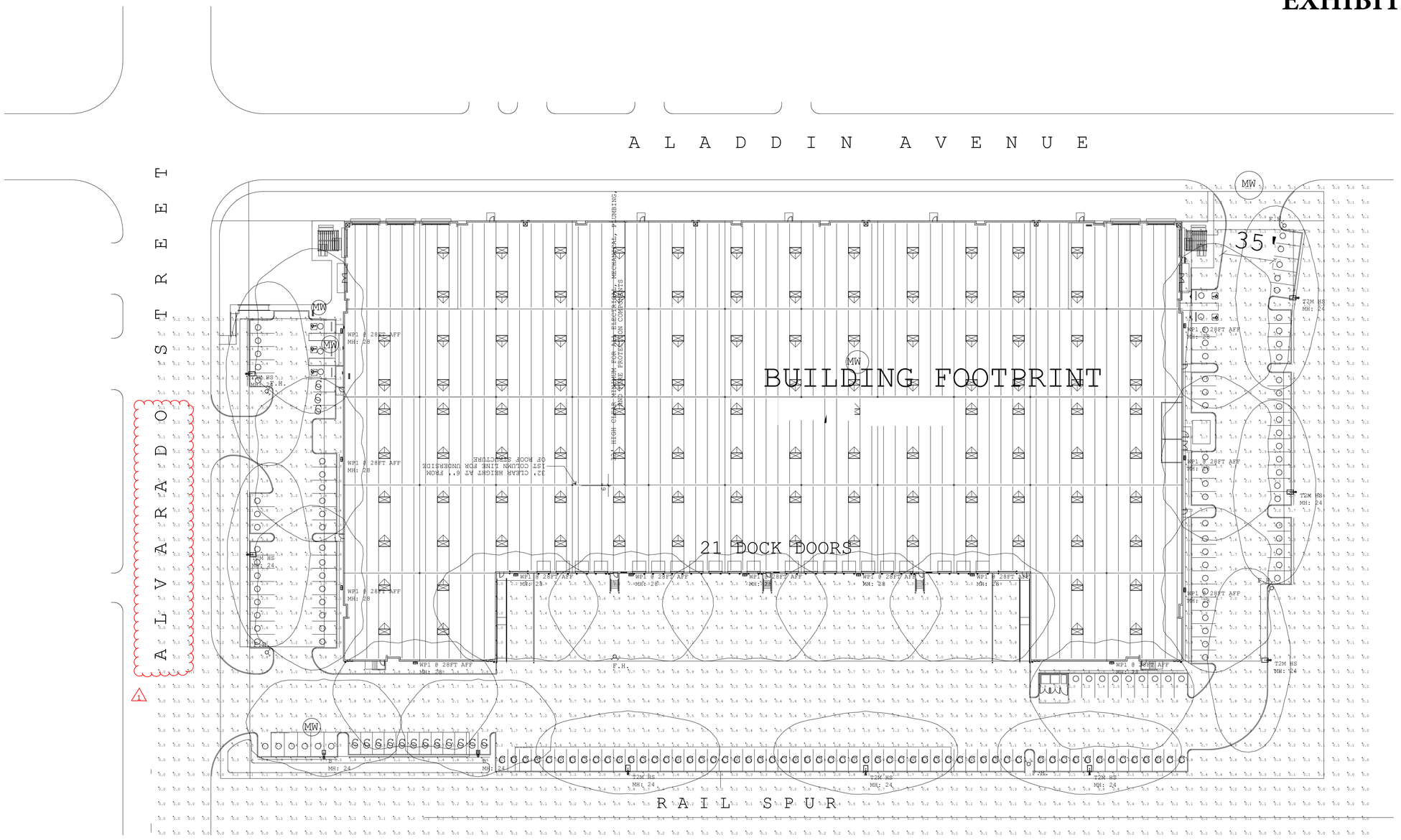
ALVARADO - Commerce Center

SAN LEANDRO, CA

INDUSTRIAL PROPERTY TRUST

Job No 16151.00 | NORTH&EAST&SOUTH ELEVATIONS-WITHOUT LANDSCAPE | 11.08.2017

EXHIBIT M

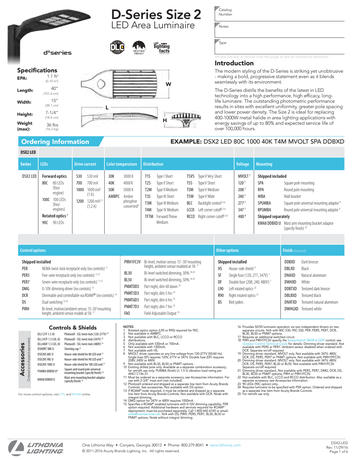


1 Photometric Plan

SCALE: 1" = 30'

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
CALC AREA_EXTERIOR	Illuminance	Fc	0.98	3.4	0.0	N.A.	N.A.
LEFT PARKING STALLS	Illuminance	Fc	2.12	3.4	0.8	2.65	4.25
RIGHT PARKING STALLS	Illuminance	Fc	1.80	3.2	0.5	3.60	6.40
SOUTH CAR PARKING STALLS	Illuminance	Fc	1.61	2.6	0.4	4.03	6.50
SOUTHWEST PARKING STALLS	Illuminance	Fc	1.86	2.7	1.1	1.69	2.45

Luminaire Schedule									
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description	Total Watts	BUG Rating	Lum. Watts
	13	WP1 @ 28FT AFF	SINGLE	N.A.	0.950	DSXW2 LED 30C 1000 40K T4M MVOLT @ 28' MTG.HT.	1417	B2-U0-G2	109
	2	B	SINGLE	N.A.	0.950	DSX1 LED 30C 1000 40K T4M MVOLT HS @ 24' MTG.HT.	210	B1-U0-G2	105
	8	T2M HS	SINGLE	N.A.	0.950	DSX1 LED 40C 700 40K T2M MVOLT	712	B2-U0-G2	89



NOTE 1 - (NATIONAL ACCOUNT) FIXTURE PACKAGE PRICING PROVIDED BY TURTLE AND HUGHES.
PLEASE CONTACT (909) 218-8644 OR EMAIL JESSICA.FISHEL@TURTLE.COM FOR FIXTURE AND CONTROLS PRICING

TURTLE & HUGHES, INC. FIRST IN THE LONG RUN
ELECTRICAL & INDUSTRIAL DISTRIBUTOR
1550 S. MILLIKEN AVE., SUITE F, ONTARIO, CA 91761
P: 909.218.8644 F: 909.218.8637

Print Record

-	-	-

Revision Record

1	3/8/17	revised background
2	6/7/17	revised background
3	-	-
4	-	-

IPT

[redacted]

Turtle & Hughes
1551 S. Milliken Ste. F
Ontario, CA 91761

Project Address:

-
San Leandro, -

[redacted]

Date	Project No.
6/16/2017	-

Sheet Title
PHOTOMETRIC PLAN

Sheet No.
P-SL-1

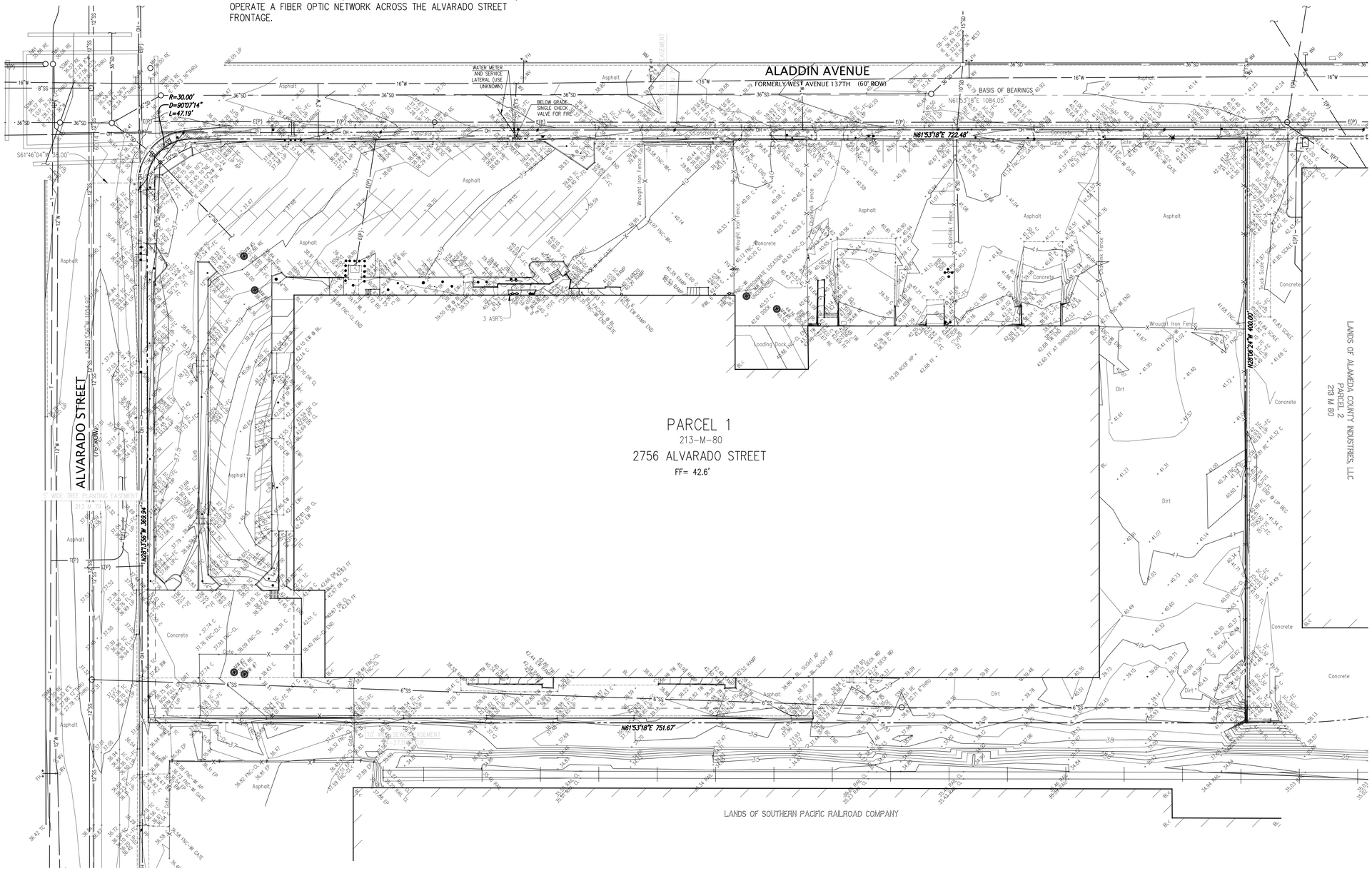
☐ *Released for Construction*
☐ *Not Released for Construction*

[redacted]

EXHIBIT N

NOTES

1. THE CITY OF SAN LEANDRO, IN PARTNERSHIP WITH LIT SAN LEANDRO, OPERATE A FIBER OPTIC NETWORK ACROSS THE ALVARADO STREET FRONTAGE.



0 15 30 60 90

Scale 1" = 30'

LEGEND

	ASPHALT BERM
	BUILDING LINE
	CENTERLINE
	CONCRETE/BLOCK/RETAINING WALL
	CONCRETE CURB
	CONCRETE CURB & GUTTER
300	CONTOUR LINE
300	OBSCURED CONTOUR LINE
	DRIVEWAY
	EASEMENT LINE
	EDGE OF PAVEMENT
E	ELECTRIC LINE
T	TELEPHONE LINE
	FENCE LINE
G GM	GAS LINE-VALVE & METER
	LOT LINE
	MONUMENT/MONUMENT LINE
OH	OVERHEAD POWER LINE
	PROPERTY LINE
	RAILROAD TRACKS
SS	SANITARY SEWER-MANHOLE & CLEANOUT
	SIDEWALK
×300.00	SPOT ELEVATION
SD	STORM DRAIN-MANHOLE & CATCH BASIN
W	WATER LINE & VALVE
	AUTOMATIC SPRINKLER RISER
	BACKFLOW PREVENTION DEVICE
	BLOWOFF VALVE
	ELECTROLIER
	FIRE DEPARTMENT CONNECTION
	FIRE HYDRANT
	FLAG POLE
	GUY ANCHOR
	GAS METER
	HOSEBIBB
	UTILITY LINE MARKER
	POST INDICATOR VALVE
	POWER POLE/JOINT POLE
	RAILROAD CROSSING
	TRANSFORMER
	TRAFFIC SIGNAL POLE
	TRAFFIC SIGN
•12"TR	TREE
	UTILITY BOX
	WATER VALVE
	MONITORING WELL
<	ANGLE POINT
AD	AREA DRAIN
AP	ANGLE POINT
ASR	AUTO SPRINKLER RISER
BB	BACK OF ASPHALT BERM
BC	BACK OF CURB
BEG	BEGIN
BL	BUILDING LINE
BL.	BUILDING LINE
BLRD	BOLLARD
BOL	BOLLARD
BS	BOTTOM OF STAIR
BTM	BOTTOM
BW	BACK OF WALK
C.	CONCRETE
CB	CATCH BASIN
CL	CENTER LINE
DOCK	DOCK
DR	DOOR
DWY	DRIVEWAY
EB	ELECTRIC BOX
ELEC	ELECTRICAL LINE
EMH	ELECTRICAL MANHOLE
EP	EDGE OF PAVEMENT
EW	EDGE OF WALK
FD	FOUND
FDC	FIRE DEPARTMENT CONNECTION
FF	FINISH FLOOR
FH	FIRE HYDRANT
FNC	FENCE
FW	FACE OF WALL
GA	GUY ANCHOR
GAS	GAS LINE
GB	GRADE BREAK
GLM	GAS LINE MARKER
GM	GAS MARKER/METER
GRN	GROUND
GV	GAS VALVE
HP	HIGH POINT
IE	INVERT ELEVATION
JP	JOINT POWER POLE
LIP	LIP OF GUTTER
MH	MANHOLE
MON	MONUMENT
MW	MONITORING WELL
OH	OVERHEAD
P.	PAVEMENT
PIV	POST INDICATOR VALVE
POC	POINT OF CONNECTION
PP	POWER POLE
RE	RIM ELEVATION
ROOF	ROOF LINE
RWL	RAIN WATER LEADER
SDJB	STORM DRAIN JUNCTION BOX
SDMH	STORM DRAIN MANHOLE
SL	STREET LIGHT
SSCO	SANITARY SEWER CLEAN OUT
SSMH	SANITARY SEWER MANHOLE
TC	TOP OF CURB
TMH	TELEPHONE MANHOLE
TOP	GRADE BREAK LINE TOP
TRN	TRANSFORMER
TS	TOP OF STAIR
TSB	TRAFFIC SIGNAL BOX
TSP	TRAFFIC SIGNAL POLE
TW	TOP OF WALL
UB	UNKNOWN UTILITY BOX
USAY	GAS-OIL-STREAM CHEMICAL
VG	VALLEY GUTTER
WB	WATER BOX
WD	WOOD
WL	WALK LIGHT
WM	WATER METER
WV	WATER VALVE
(P)	PER PLAN

NOTES

1. THIS PLOT WAS PREPARED FROM INFORMATION FURNISHED IN A PRELIMINARY TITLE REPORT, PREPARED BY CHICAGO TITLE INSURANCE COMPANY, DATED AUGUST 16, 2016, NUMBER 36300081-363-LB-KD. 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.
2. ALL DISTANCES AND ELEVATIONS SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.
3. 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.
4. BENCHMARK: CINCH NAIL AT TOP OF CATCH BASIN IN THE SOUTHEAST CORNER OF WEST AVENUE 137th AND ALVARADO STREET.

   ELEVATION = 36.173' (NGVD 29)
5. BASIS OF BEARINGS:
   THE BEARING OF NORTH 61° 53' 18" EAST TAKEN ON THE MONUMENT LINE OF ALADDIN AVENUE AS SHOWN ON THAT CERTAIN PARCEL MAP, NUMBER 6631 FILED FOR RECORD ON MAY 25, 1994, IN BOOK 213 OF MAPS AT PAGES 79-80, OFFICIAL RECORDS OF ALAMEDA COUNTY WAS TAKEN AS THE BASIS FOR ALL BEARINGS SHOWN HEREON.

PREPARED BY OR UNDER THE SUPERVISION OF
RICHARD JAMES HICKENBOTTOM, P.L.S. 8654
LICENSE EXPIRES: 12-31-17

11/8/2016
DATE

LICENSED LAND SURVEYOR
RICHARD JAMES HICKENBOTTOM
No. 8654
12/31/17
STATE OF CALIFORNIA

NO.	REVISION	BY

NO.	REVISION	BY

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

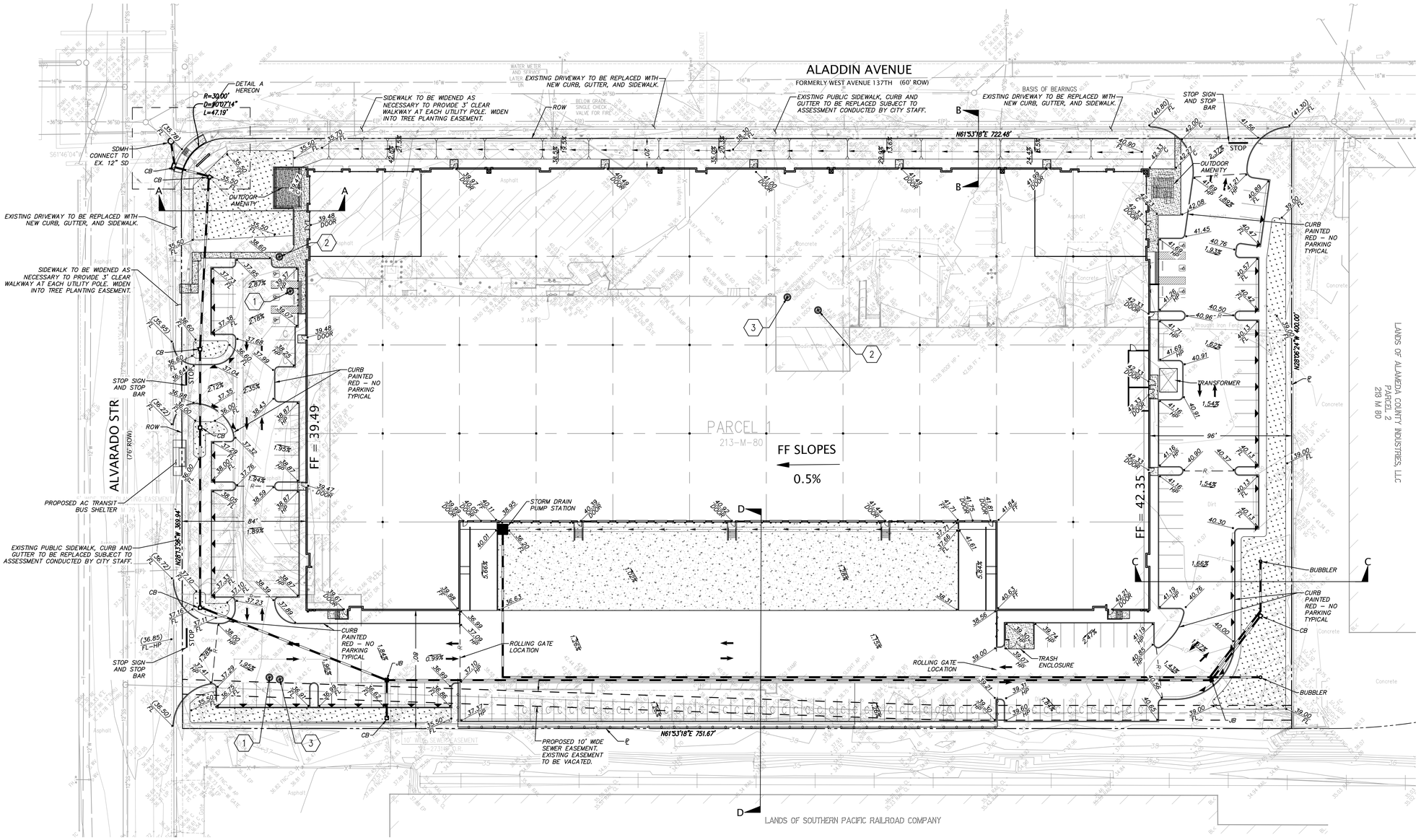
TOPOGRAPHIC SURVEY
OF
ALVARADO COMMERCE CENTER – 2765 ALVARADO STREET
FOR
INDUSTRIAL PROPERTY TRUST

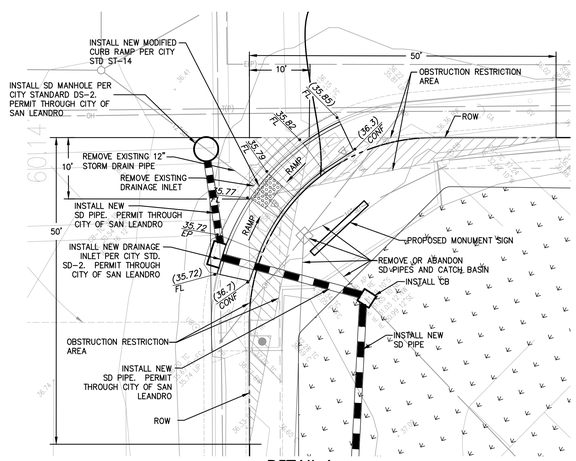
SAN LEANDRO, CALIFORNIA

DATE	11/10/2016
SCALE	1" = 30'
SURVEYOR	KJK
DRAFTER	KJK
JOB NO.	A16657
SHEET	C1
OF	4 SHEETS

V:\2016\A16657\A16657-PG.dwg 9-01-17 01:31:00 PM salvarez

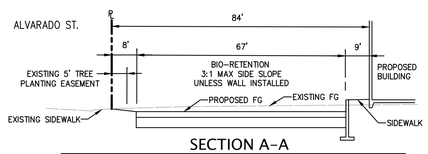
EXHIBIT O





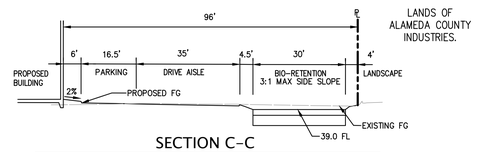
DETAIL A

SCALE: 1"=10'



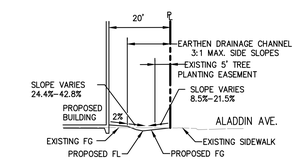
SECTION A-A

SCALE: NONE



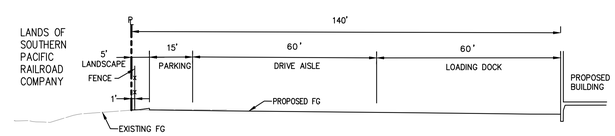
SECTION C-C

SCALE: NONE



SECTION B-B

SCALE: NONE



SECTION D-D

SCALE: NONE

NORTH

0 15 30 60 90

Scale 1" = 30'

LEGEND

ASR	AUTOMATIC SPRINKLER RISER
BFP	BACKFLOW PROTECTION DEVICE
CB	STORM DRAIN CATCH BASIN
DDCV	DOUBLE DETECTOR CHECK VALVE
DOM	DOMESTIC WATER
EX.	EXISTING
FDC	FIRE DEPARTMENT CONNECTION
FF	FINISH FLOOR
FH	FIRE HYDRANT
FL	FLOW LINE
FS	FIRE SERVICE
FSFM	FIRE SERVICE FORCE MAIN
HP	HIGH POINT
IRR	IRRIGATION
JB	STORM DRAIN JUNCTION BOX
PIV	POST INDICATOR VALVE
P	PROPERTY LINE
POC	POINT OF CONNECTION
PV	PAVEMENT
RE	RIM ELEVATION
ROW	RIGHT-OF-WAY
SD	STORM DRAIN
SDFM	STORM DRAIN FORCE MAIN
SDMH	STORM DRAIN MANHOLE
SS	SANITARY SEWER
SSMH	SANITARY SEWER MANHOLE
TC	TOP OF CURB
WM	WATER METER
WS	WATER SERVICE
WV	WATER VALVE
	FLOWLINE
FS	FIRE SERVICE
SS	SANITARY SEWER
	PAVEMENT RIDGE
COTG	CLEANOUT TO GRADE
	STORM DRAIN LINE
	AREA DRAIN
	STORM DRAIN BUBBLER
	STORM DRAIN CATCH BASIN
	STORM DRAIN JUNCTION BOX
	STORM DRAIN MANHOLE
	BACK FLOW PREVENTION DEVICE
	FIRE DEPARTMENT CONNECTION
	FIRE HYDRANT & VALVE
	POST INDICATOR VALVE
	SINGLE CHECK VALVE
	WATER METER
23.8	SPOT ELEVATION
(23.8)	CONFORM SPOT ELEVATION
SD	STORM DRAIN LINE
	BIO-RETENTION TREATMENT AREA
	CURB CUT

KEY NOTES:

1. CONTRACTOR TO PROTECT IN PLACE AND ADJUST TO FINISHED GRADE EXISTING MONITORING WELL. COORDINATE WITH DEPARTMENT OF TOXIC SUBSTANCES AND ALAMEDA COUNTY PUBLIC WORKS DEPARTMENT.
2. CONTRACTOR TO ABANDON EXISTING MONITORING WELL. COORDINATE WITH DEPARTMENT OF TOXIC SUBSTANCES AND ALAMEDA COUNTY PUBLIC WORKS DEPARTMENT.
3. APPROXIMATE LOCATION OF UNCONFIRMED MONITORING WELL. CONTRACTOR TO ABANDON EXISTING MONITORING WELL. COORDINATE WITH DEPARTMENT OF TOXIC SUBSTANCES AND ALAMEDA COUNTY PUBLIC WORKS DEPARTMENT.

NO.	REVISION	BY

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

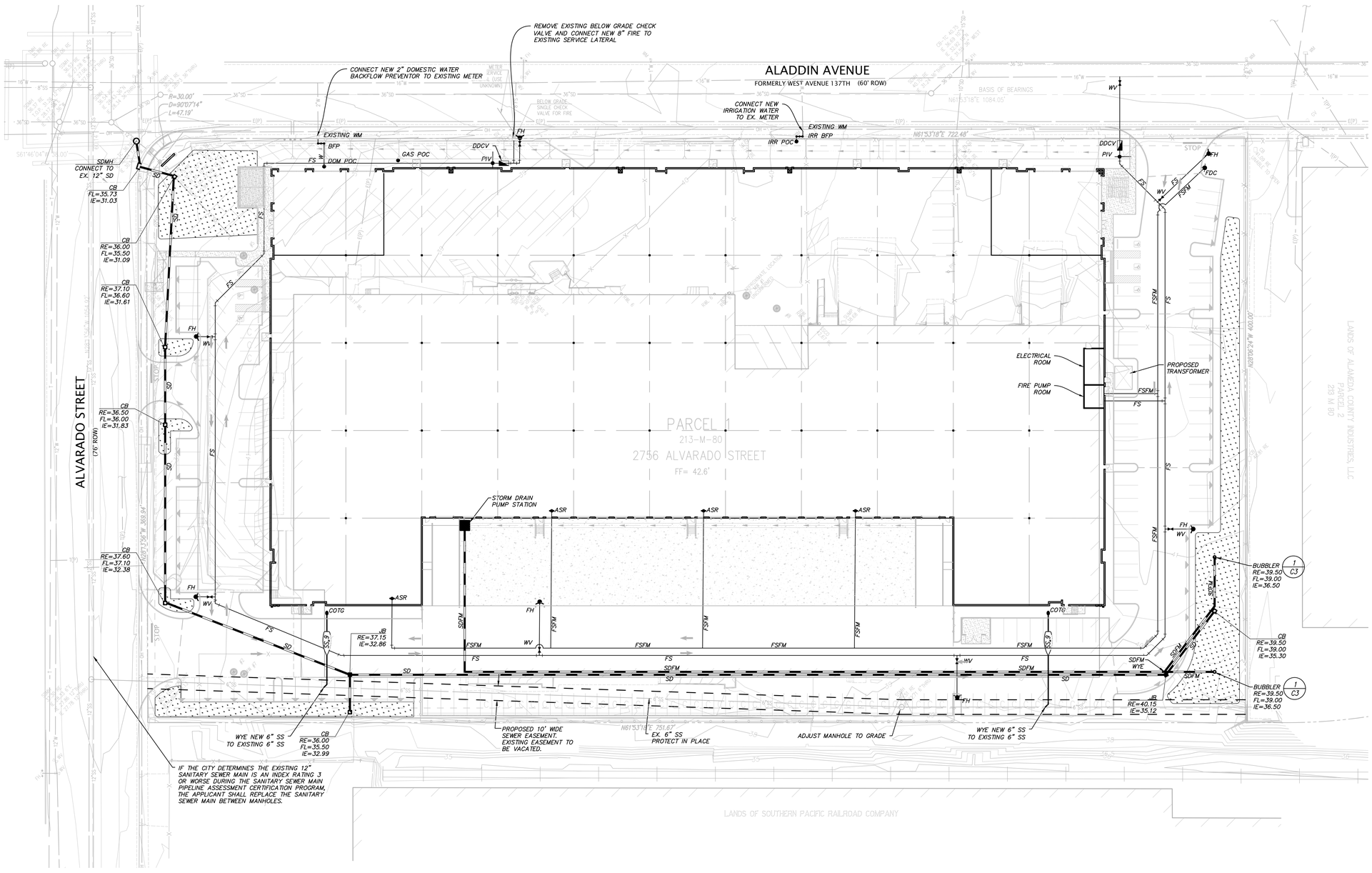
PRELIMINARY GRADING AND DRAINAGE PLAN
OF
ALVARADO COMMERCE CENTER – 2756 ALVARADO STREET
FOR
INDUSTRIAL PROPERTY TRUST

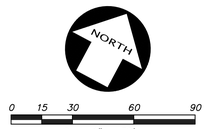
SAN LEANDRO, CALIFORNIA

DATE	03/03/2017
SCALE	1" = 30'
DESIGNER	AC
JOB NO.	A16657
SHEET	C2
OF	4 SHEETS

\\A1 2016\A16657\A16657-PC.dwg 9-01-17 01:31:09 PM sdorenz

EXHIBIT P



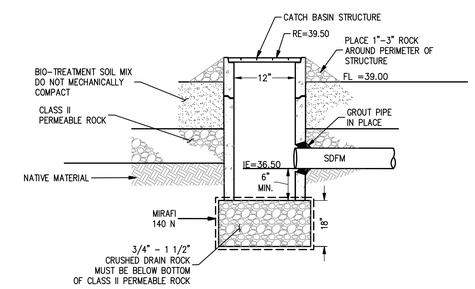


LEGEND

ASR	AUTOMATIC SPRINKLER RISER
BFP	BACKFLOW PROTECTION DEVICE
CB	STORM DRAIN CATCH BASIN
DDCV	DOUBLE DETECTOR CHECK VALVE
DOM	DOMESTIC WATER
EX.	EXISTING
FDC	FIRE DEPARTMENT CONNECTION
FF	FINISH FLOOR
FH	FIRE HYDRANT
FL	FLOW LINE
FS	FIRE SERVICE
FSFM	FIRE SERVICE FORCE MAIN
HP	HIGH POINT
IRR	IRRIGATION
JB	STORM DRAIN JUNCTION BOX
PIV	POST INDICATOR VALVE
P	PROPERTY LINE
POC	POINT OF CONNECTION
PV	PAVEMENT
RE	RIM ELEVATION
ROW	RIGHT-OF-WAY
SD	STORM DRAIN
SDFM	STORM DRAIN FORCE MAIN
SDMH	STORM DRAIN MANHOLE
SS	SANITARY SEWER
SSMH	SANITARY SEWER MANHOLE
TC	TOP OF CURB
WM	WATER METER
WS	WATER SERVICE
WV	WATER VALVE
	FLOWLINE
FS	FIRE SERVICE
SS	SANITARY SEWER
COTG	CLEANOUT TO GRADE
	STORM DRAIN LINE
	AREA DRAIN
	STORM DRAIN BUBBLER
	STORM DRAIN CATCH BASIN
	STORM DRAIN JUNCTION BOX
	STORM DRAIN MANHOLE
	BACK FLOW PREVENTION DEVICE
	FIRE DEPARTMENT CONNECTION
	FIRE HYDRANT & VALVE
	POST INDICATOR VALVE
	SINGLE CHECK VALVE
	WATER METER
23.8	SPOT ELEVATION
(23.8)	CONFORM SPOT ELEVATION
SD	STORM DRAIN LINE
	BIO-RETENTION TREATMENT AREA
	CURB CUT

NOTES

1. ALL WORK COMPLETED ON THE WATER SYSTEM SHALL BE COORDINATED WITH AND APPROVED BY EBMUD.
2. ALL WORK COMPLETED ON THE SANITARY SEWER OR STORM DRAIN SYSTEMS SHALL BE COORDINATED WITH AND APPROVED BY THE CITY OF SAN LEANDRO.



1 BUBBLER DETAIL
NOT TO SCALE

NO.	REVISION	BY

NO.	REVISION	BY

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Livermore, California 94551
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Fax (925) 245-8796

PRELIMINARY UTILITY PLAN
OF
ALVARADO COMMERCE CENTER - 2756 ALVARADO STREET
FOR
INDUSTRIAL PROPERTY TRUST
SAN LEANDRO, CALIFORNIA

DATE	03/03/2017
SCALE	1" = 30'
DESIGNER	AC
JOB NO.	A16657
SHEET	C3
OF	4 SHEETS

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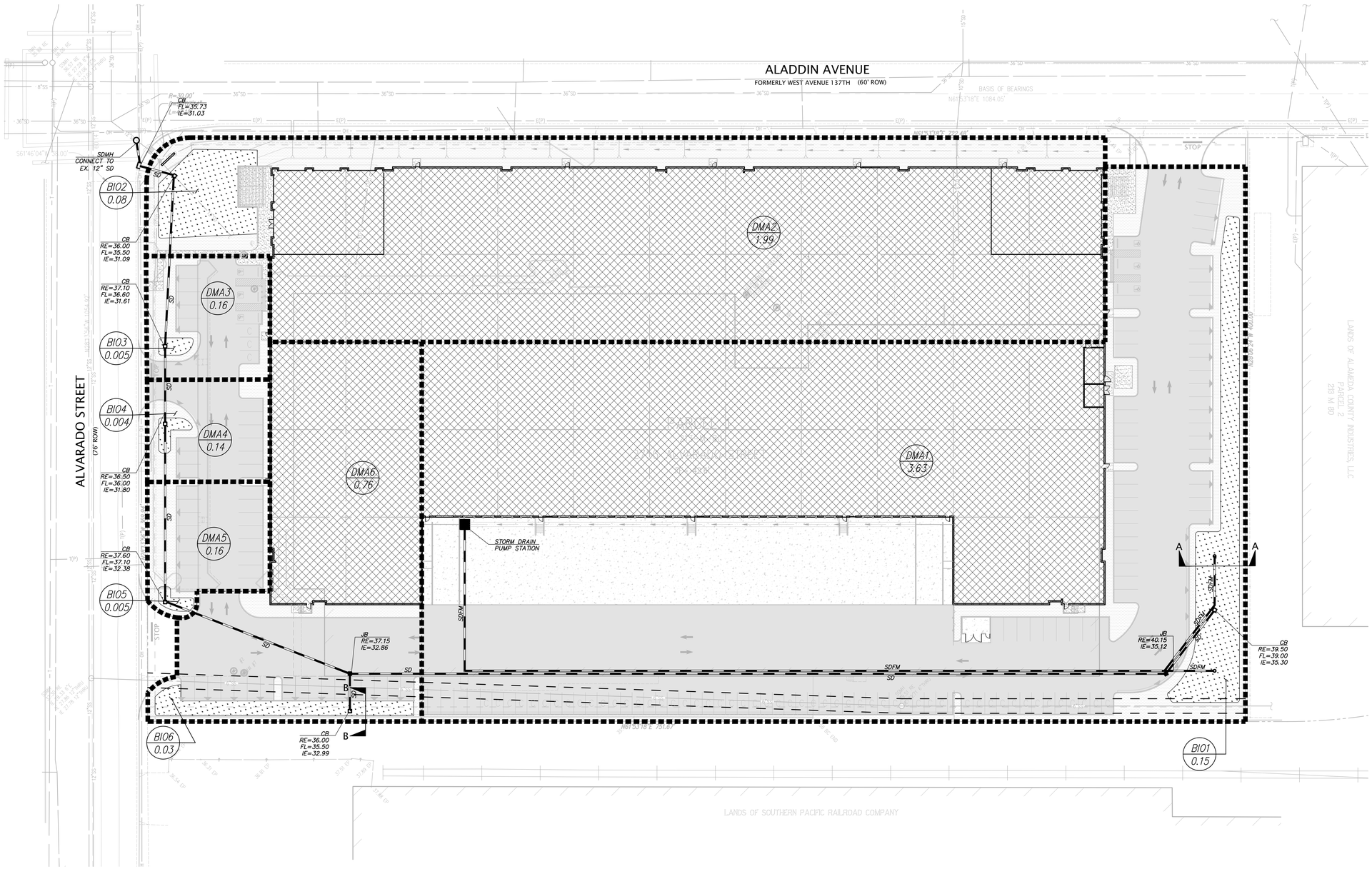
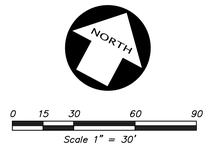
EXHIBIT Q



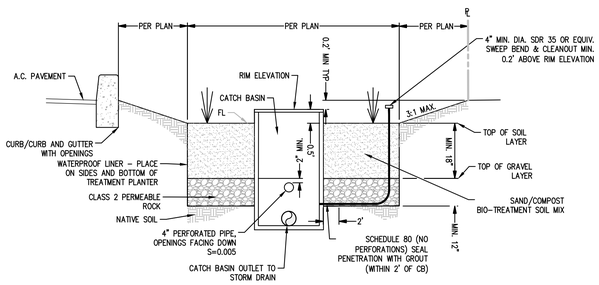


LEGEND

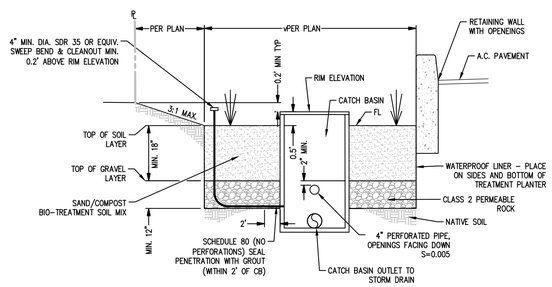
- TRIBUTARY AREA LIMITS
- IMPERVIOUS SIDEWALK AREA
- IMPERVIOUS HEAVY CONC. AREA
- IMPERVIOUS ROOFTOP AREA
- IMPERVIOUS PAVEMENT AREA
- BIO-RETENTION TREATMENT AREA
- LANDSCAPE AREA
- DMA5 / 1.2 — TRIBUTARY AREA # / TRIBUTARY AREA (ACRES)
- BIO5 / 1.2 — BIORETENTION AREA # / BIORETENTION AREA (ACRES)

NOTES

1. ALL INLETS SHALL BE MARKED "NO DUMPING, DRAINS TO BAY" AS PER THE CITY OF SAN LEANDRO STANDARD PLAN DWG. NO. 204.
2. APPROXIMATE DEPTH TO GROUNDWATER IS 14 FEET BELOW EXISTING SURFACE.
3. HYDROLOGIC SOIL GROUP D.



SECTION A-A
BIO-RETENTION PLANTER WITHOUT RETAINING WALL
NOT TO SCALE



SECTION B-B
BIO-RETENTION PLANTER W/RETAINING WALL
NOT TO SCALE

AREA NO.	TOTAL AREA (SF)	TOTAL IMPERVIOUS AREA (SF)	TOTAL PERVIOUS AREA (SF) *	SIZING METHOD	BIORETENTION TREATMENT AREA REQUIRED (SF)	BIORETENTION TREATMENT AREA PROVIDED (SF)	TREATMENT AREA (%)
1	157,683	140,711	16,972	FLOW BASED	5,696	6,623	4.7%
2	86,750	69,607	17,143	FLOW BASED	2,853	3,350	4.7%
3	7,156	5,136	2,020	FLOW BASED	214	254	4.8%
4	5,883	3,975	1,908	FLOW BASED	167	298	7.2%
5	6,829	4,441	2,388	FLOW BASED	187	244	5.2%
6	33,005	29,459	3,546	FLOW BASED	1,193	1,920	6.4%
TOTAL	297,306	253,329	43,977		10,309	12,689	4.9%

* LANDSCAPE AND BIO-RETENTION AREAS

NO.	REVISION	BY

NO.	REVISION	BY

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STORM WATER QUALITY CONTROL PLAN
OF
ALVARADO COMMERCE CENTER – 2756 ALVARADO STREET
FOR
INDUSTRIAL PROPERTY TRUST
SAN LEANDRO, CALIFORNIA

DATE	03/03/2017
SCALE	1" = 30'
DESIGNER	AC
JOB NO.	A16657
SHEET	C4
OF	4 SHEETS

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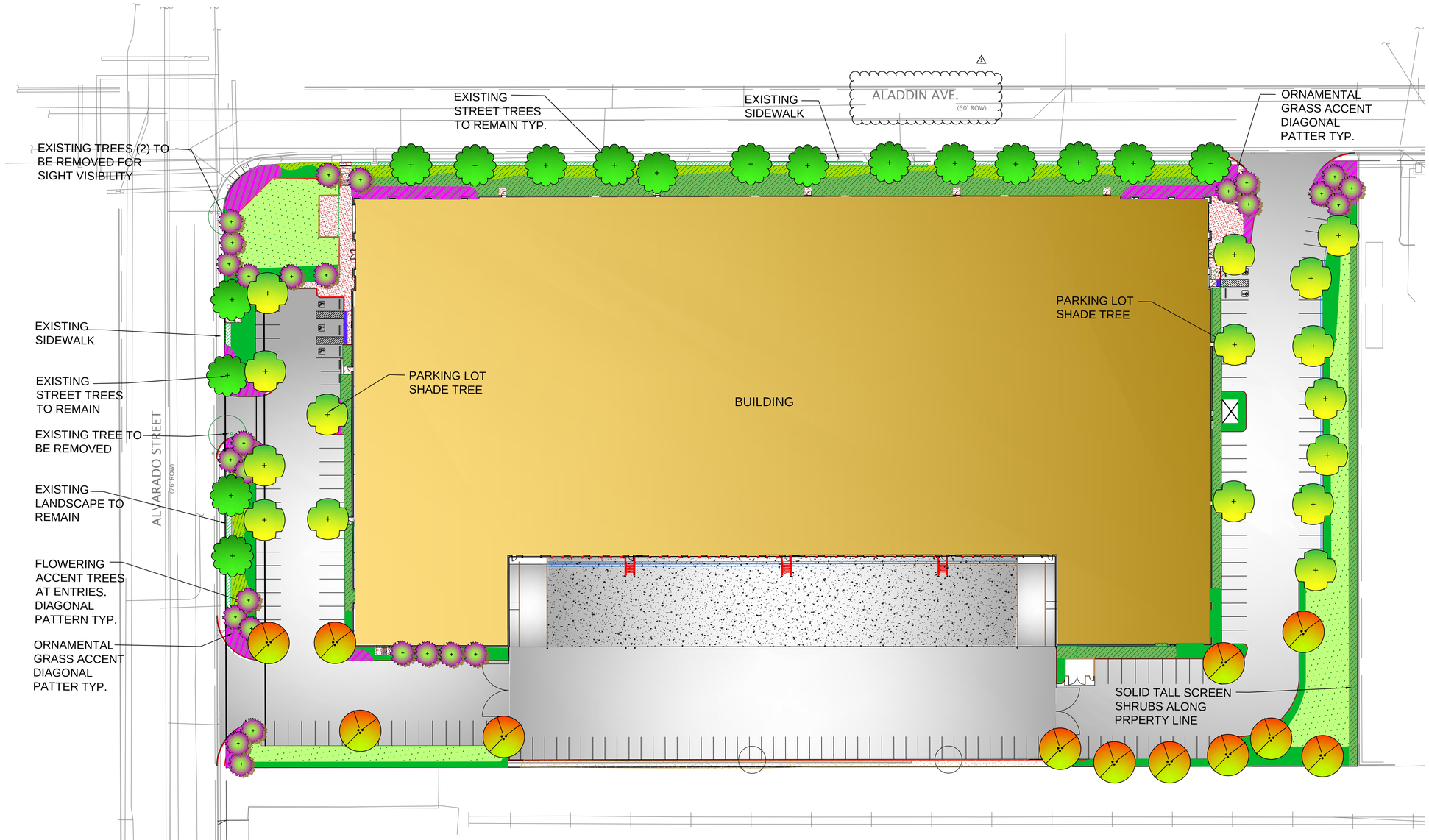
EXHIBIT R



LANDSCAPE LEGEND

- SMALL FLW. ACCENT TREE STANDARD TRUNK
- EXISTING STREET TREE
- LARGE DECIDUOUS SHADE TREE
- LARGE EVERGREEN TREE
- PARKING LOT PLANTING: LOW TO MEDIUM SHRUBS, PERENNIAL ACCENTS
- STREETSCAPE PLANTING: EXTENSION OF EXISTING LANDSCAPE SHRUBS TO FORM PLANT MASSES. MEDIUM DENSITY PLANTING
- PROJECT ACCENT PLANTING: DIAGONAL PATTERN ORNAMENTAL GRASSES. HIGH DENSITY PLANTING
- FOUNDATION /SCREEN PLANTING: MEDIUM TO TALL SHRUBS, MEDIUM SPACING. SOLID SPACING WHERE PLANTED AS A SCREEN
- ROCK MULCH
- BIO-SWALE - NATIVE SEEDED GRASSES NON-IRRIGATED

LANDSCAPE CALCULATIONS

TOTAL SITE AREA : 300,642 S.F. (6.9 ACRES)
LANDSCAPE AREA REQUIRED (5% OF SITE): 15,032 S.F.
LANDSCAPE AREA PROVIDED (6%): 33,019 S.F.
TOTAL PARKING SPACES PROVIDED: 165
PARKING AREA TREES REQUIRED 1/6 SPACES: 27
PARKING AREA TREES PROVIDED: 27
EXISTING STREET TREES TO REMAIN.
EXISTING TREE CALCULATIONS FOR REMOVAL TO BE PROVIDED IN FINAL PLAN UPON FIELD SURVEY OF EXISTING TREES ON SITE. APPROX.
EXISTING LOCATIONS OF STREET TREES SHOWN.

WATER EFFICIENT LANDSCAPE REQUIREMENTS

ALL IRRIGATION EITHER PERMANENT OR TEMPORARY
SHALL BE AUTOMATIC TIMER CONTROLLED. PERMANENTLY
IRRIGATED SHRUBS AND TREES SHALL BE DRIP IRRIGATED.
AUTOMATIC CONTROLLER w/ ET DATA, REPEAT CYCLING
IRRIGATION ZONES PER PLANT WATER REQUIREMENTS
RAIN SENSOR SENSOR TO BE SPECIFIED
SLOPES LESS THAN 5' IN HEIGHT
SOIL AMENDMENTS TO BE INCORPORATED
PLANTER SURFACE AREAS TO BE MULCHED
WATER USAGE TO MEET STATE WATER EFFICIENT LANDSCAPE STANDARD

I HAVE COMPLIED WITH THE CRITERIA OF THE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE AND IRRIGATION DESIGN PLANS.

BARBARA M. HATCH RLA ASLA

LANDS OF SOUTHERN PACIFIC RAILROAD COMPANY

IRRIGATION

ALL IRRIGATION IS TO BE POINT SOURCE DRIP OR DEEP ROOT BUBBLER IRRIGATION PROVIDED PER PANT. IRRIGATION WILL MEET THE MWELO AND ARTICLE 19 OF THE ZONING CODE. IRRIGATION PLANS AND DETAILS TO BE SUBMITTED WITH PERMIT DRAWINGS.

ALVARADO COMMERCE CENTER
WATER EFFICIENT LANDSCAPE CALCULATIONS/HYDROZONE INFORMATION

PRELIMINARY LANDSCAPE AREA PER HYDROZONE

1 TREES (64)	2,560 S.F.	L	DEEP ROOT BUBBLERS
2 FOUNDATION PLANTING LOW DENSITY	6,848 S.F.	L	DRIP IRRIGATION
3 STREETSCAPE SHRUB HIGH DENSITY	5,208 S.F.	L	DRIP IRRIGATION
4 PARKING LOT SHRUB AREA MED. DENSITY	15,179 S.F.	L	DRIP IRRIGATION
5 PROJECT ACCENT SHRUB AREA MED. DENSITY	5,098 S.F.	L	DRIP IRRIGATION
TOTAL IRRIGATED AREA:	34,893 S.F		
NATIVE GRASS BIOSWALE AREA	12,353 S.F.	VL	NO IRRIGATION.
TOTAL LANDSCAPE AREA	**47,246 S.F.**		

Preliminary Water Use:
Maximum Applied Water Allowance (MAWA) = 386,485 Gallons
Estimated Total Water Use (ETWU) = 251,160 Gallons
ETWU complies with MAWA
Refer to attached water calculation sheets

PLANT LIST

"N" CA NATIVE	BOTANICAL NAME	COMMON NAME	SIZE	WATER REGIME /ZONE	MATURE HABIT H X W
	LARGE TREES				
	ULMUS P. 'TRUE GREEN'	EVERGREEN ELM	15 GAL. or B&B	L	40' X 40'
	PISTACHIA CHINENSIS	CHINESE PISTACHE	15 GA. or B&B	L	50' X 40'
	LAGERSTROEMIA I. 'BILOXI'	CRAPE MYRTLE	15 GA. or B&B	L	20' X 12' STANDARD TRUNK
N	PLATANUS A. 'COLUMBIA'	SYCAMORE	15 GA. or B&B	L	50' X 40'
	TALL SCREENING/FOUNDATION SHRUBS				
	DODOAEA VISCOSA	HOPSEED	5 GAL.	L	10' X 10'
N	ARCTOSTAPHYLOS D. 'HARMONY'	HARMONY MANZANITA	5 GAL.	L	7' X 5'
N	RHAMNUS C. EVE CASE'	COFFEEBERRY	5 GAL.	L	5' X 6'
N	SALVIA APIANA	WHITE SAGE	5GAL	L	3' X 5'
	LOW SHRUBS AND GROUNDCOVER				
	CISTUS SALVIFOLIUS	ROCK ROSE	5 GAL.	L	2' X 4'
N	ARCTOSTAPHYLOS U. 'GREEN SUPREME'	MANZANITA	5 GAL.	L	1' X 3'
	RHAPIOLEPSIS INDICA	INDIA HAWTHORNE	5 GAL.	L	3' X 4'
	PHORMIUM SPP	NEW ZEALAND FLAX	5 GAL.	L	VARIES
N	CEANOTHUS T. 'REPENS'	CEANOTHUS	5 GAL.	L	1.5' X 5'
N	SALVIA MICROPHYLLA 'BEZERKLEY'	'BEZERKLEY' SALVIA	5 GAL.	L	2' X 3'
N	RHAMNUS C. 'SEAVIEW'	COFFEEBERRY	5 GAL.	L	2' X 4'
	LAGERSTREOMIA 'DAZZLE ME PINK'	DW. INDIA HAWTHORNE	5GAL.	L	3' X 3'
	GRASS OR GRASS LIKE				
N	MUHLENBERGIA RIGENS	DEER GRASS	1 GAL.	L	4' X 4'
N	FESTUCA CALIFORNICA	CALIFORNIA FESCUE	1 GAL.	L	1' X 2
N	CALAMAGROSTIS X ACUTIFLORA	FEATHEREED GRASS	1 GAL.	L	2' X 3'
	LOMANDRA L. 'BREEZE'	BREEZE MAT RUSH	1 GAL	L	3' X 3'
	PERENNIALS				
N	ACHILLEA 'MOONSHINE'	YARROW	1 GAL.	L	1' X 3'
N	NEPATA 'WALKERS LOW'	CATMINT	1 GAL.	L	1' X 2'
N	EPILOBIUM CALIFORNICUM	CALIFORNIA FUSCHIA	1 GAL	L	1' X 3'

BIO SWALE GRASSES

BIO-SWALE NATIVE GRASS TO BE "NATIVE PRESERVATION SEED MIX" AS AVAILABLE FROM DELTA BLUEGRASS CO. OR EQUAL. TEMPORARY IRRIGATION TO BE PROVIDED FOR ESTABLISHMENT IF REQUIRED BY TIME OF YEAR TO BE PLANTED.

north

1" = 30'
0 30 60 90

Conceptual Landscape Plan

CONCEPTUAL LANDSCAPE PLAN LC1.1

383 4th ave. suite 101
oakland, ca 94607
949-862-2113
www.hparchs.com

Alvarado Commerce Center

GreenDesign Landscape Architects, Inc.
1464 Popinjay Drive
Reno, Nevada
89509
phone 775.829.1364
fax 775.829.1364
Bhatch00@charter.net

Sept. 22, 2016 Job #16172
Revised 4–12–17
Revised 6–15–17

EXHIBIT S
Pages 1-10

corporate™
SIGN SYSTEMS

PROJECT:

Paceline Investors
San Leandro Alvarado
San Leandro, CA

07/21/17

Design + Build.

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corporate™
SIGN SYSTEMS

TENANT

A tenant monument id
scale: 1/4" = 1'-0"

B directional
scale: 1/4" = 1'-0"

C tenant id
scale: 1/4" = 1'-0"

D building address
scale: 1/4" = 1'-0"

CLIENT
Paceline Investors

PROJECT
San Leandro Alavardo
2756 Alavardo Street
San Leandro, CA 94577

DRAWING / REVISION DATE
04/07/17 - AN
04/13/17 - AN
06/08/17 - AN
07/21/17 - AN

order # 26471

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corporate™
SIGN SYSTEMS

material schedule

M2 aluminum

color schedule

C1 dark grey

C2 very dark grey

C3 white

C4 metallic silver

fonts

Museo Sans 300
abcdefghijklmnopqrstuvwxyz
ABCDEFGHIJKLMNOPQRSTUVWXYZ
1234567890

Museo Sans 300
abcdefghijklmnopqrstuvwxyz
ABCDEFGHIJKLMNOPQRSTUVWXYZ
1234567890

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07/21/17 - AN

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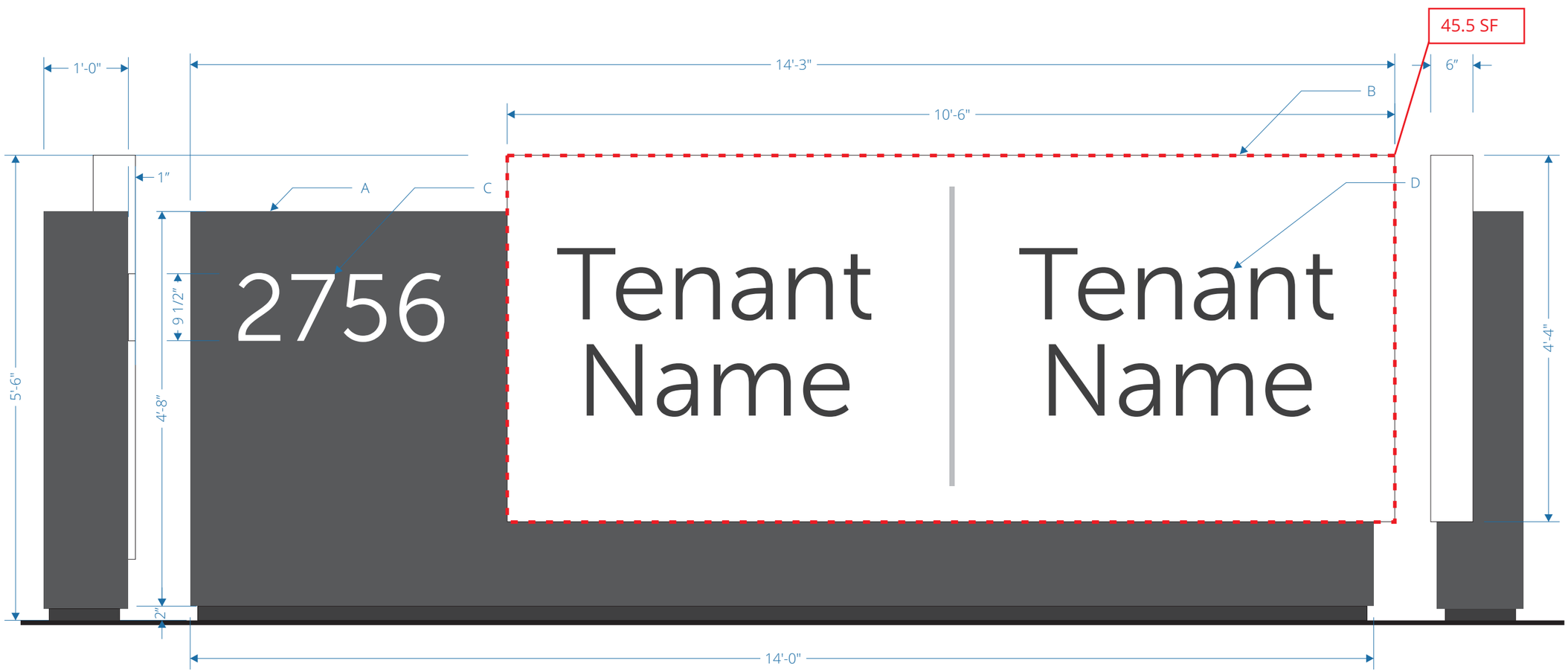
91 TOTAL SQUARE FEET
TOTAL SIGN AREA



2 left side view
scale: 3/4" = 1'-0"

1 front view
scale: 3/4" = 1'-0"

3 right side view
scale: 3/4" = 1'-0"

corporate™ SIGN SYSTEMS

SIGN TYPE **A**

Tenant Monument ID

DESCRIPTION

A. Fabricated aluminum sign cabinet ground mounted. C1

B. 1/8" thick aluminum tenant panel with returns attached to sign cabinet. C3

C. 1/2" thick painted acrylic address numbers attached to sign cabinet. C3

D. First surface applied vinyl graphics onto tenant panel. C2

QTY: 2 ☒ SF ☐ DF

CLIENT

Paceline Investors

PROJECT

San Leandro Alavardo
2756 Alavardo Street
San Leandro, CA 94577

DRAWING / REVISION DATE

04/07/17 - AN
04/13/17 - AN
06/08/17 - AN
07/21/17 - AN

FILE NAME / LOCATION

new aJOB\Paceline Investors\San Leandro Alvarado\Drawings\26471 San Leandro Alvarado.CDR

order # 26471

408.292.1600
2464 De La Cruz Blvd., Santa Clara, CA 95050
www.corporatesigns.com

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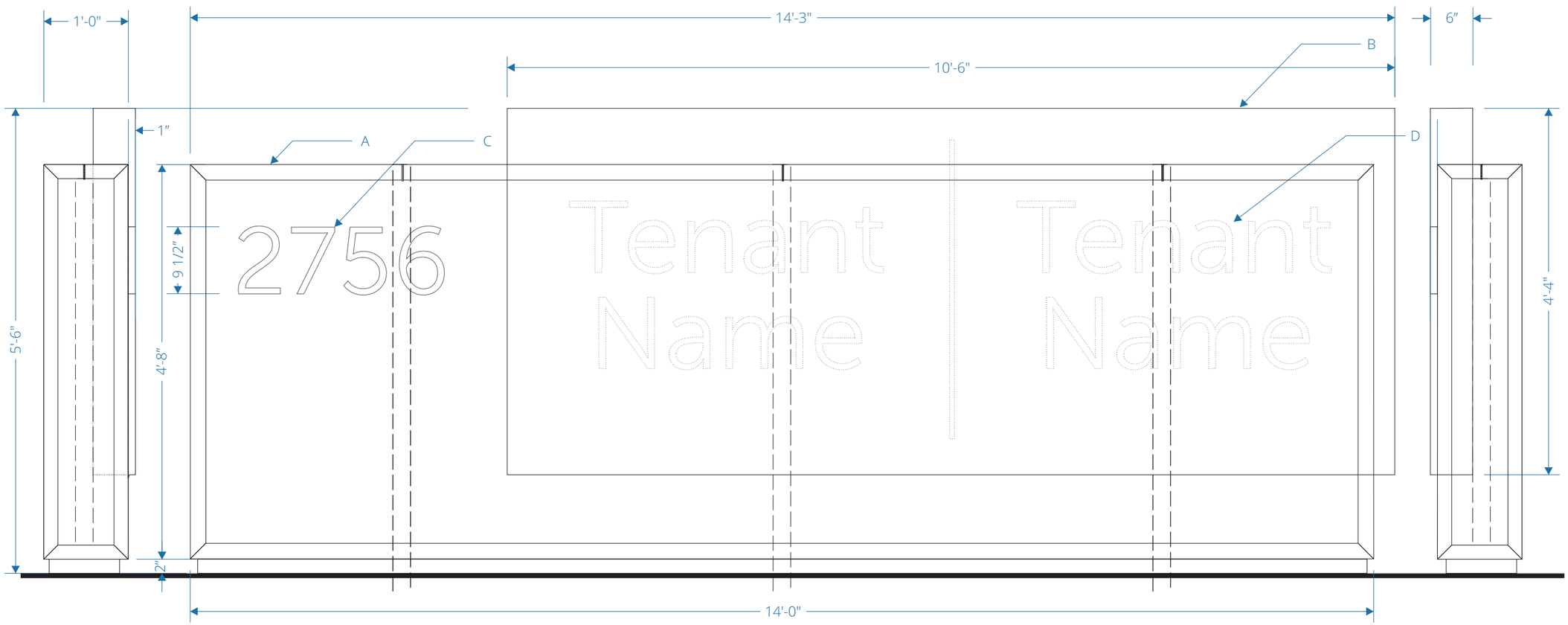

left side view
scale: 3/4" = 1'-0"

1 front view
scale: 3/4" = 1'-0"

3 right side view
scale: 3/4" = 1'-0"

corporate™ SIGN SYSTEMS

SIGN TYPE **A**

Tenant Monument ID

DESCRIPTION

A. fabricated aluminum sign cabinet, 12"x2"x1/8" wall c-channel frame, 1/8" wall aluminum faces, painted M2, C1

B. Tenant panel attached to sign cabinet with concealed standoffs

C. 1/2" thick acrylic address flush mounted to sign cabinet

D. First surface applied vinyl graphics

QTY: 2 ☒ SF ☐ DF

CLIENT

Paceline Investors

PROJECT

San Leandro Alavardo
2756 Alavardo Street
San Leandro, CA 94577

DRAWING / REVISION DATE

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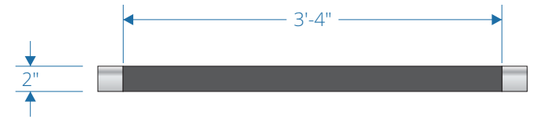
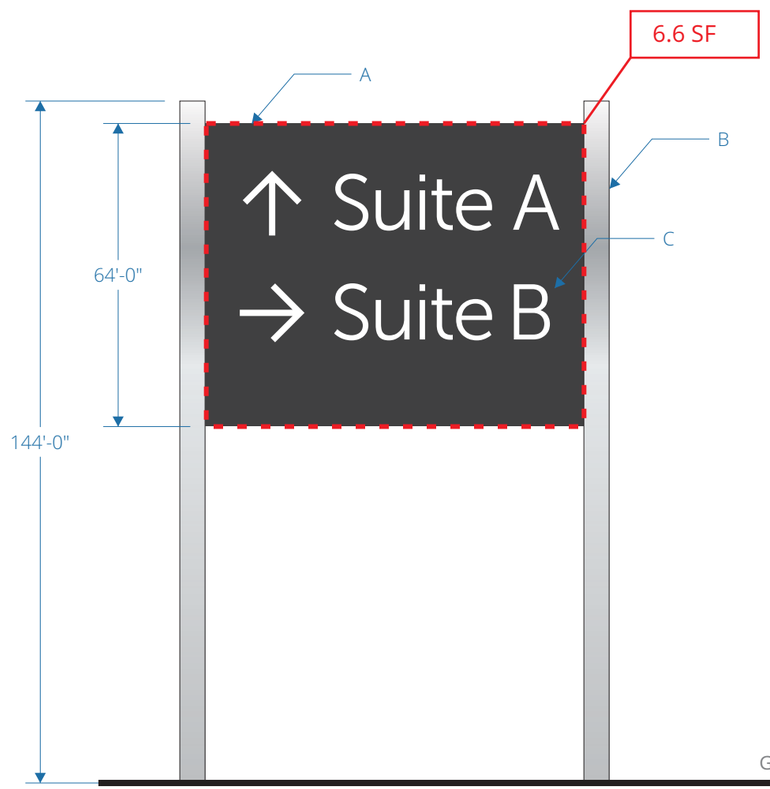
19.8 TOTAL SQUARE FEET
TOTAL SIGN AREA



2 plan view
scale: 1" = 1'-0"



1 front view
scale: 1" = 1'-0"

corporate™ SIGN SYSTEMS

SIGN TYPE **B**

Directional

DESCRIPTION

A. 2" deep painted aluminum sign cabinet mounted to posts. C2

B. 2" painted square posts ground mounted as required. C4

C. First surface applied vinyl graphics. C3

QTY: 3 ☒ SF ☐ DF

CLIENT

Paceline Investors

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San Leandro, CA 94577

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04/07/17 - AN
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new aJOB\Paceline Investors\San Leandro Alvarado\Drawings\26471 San Leandro Alvarado.CDR

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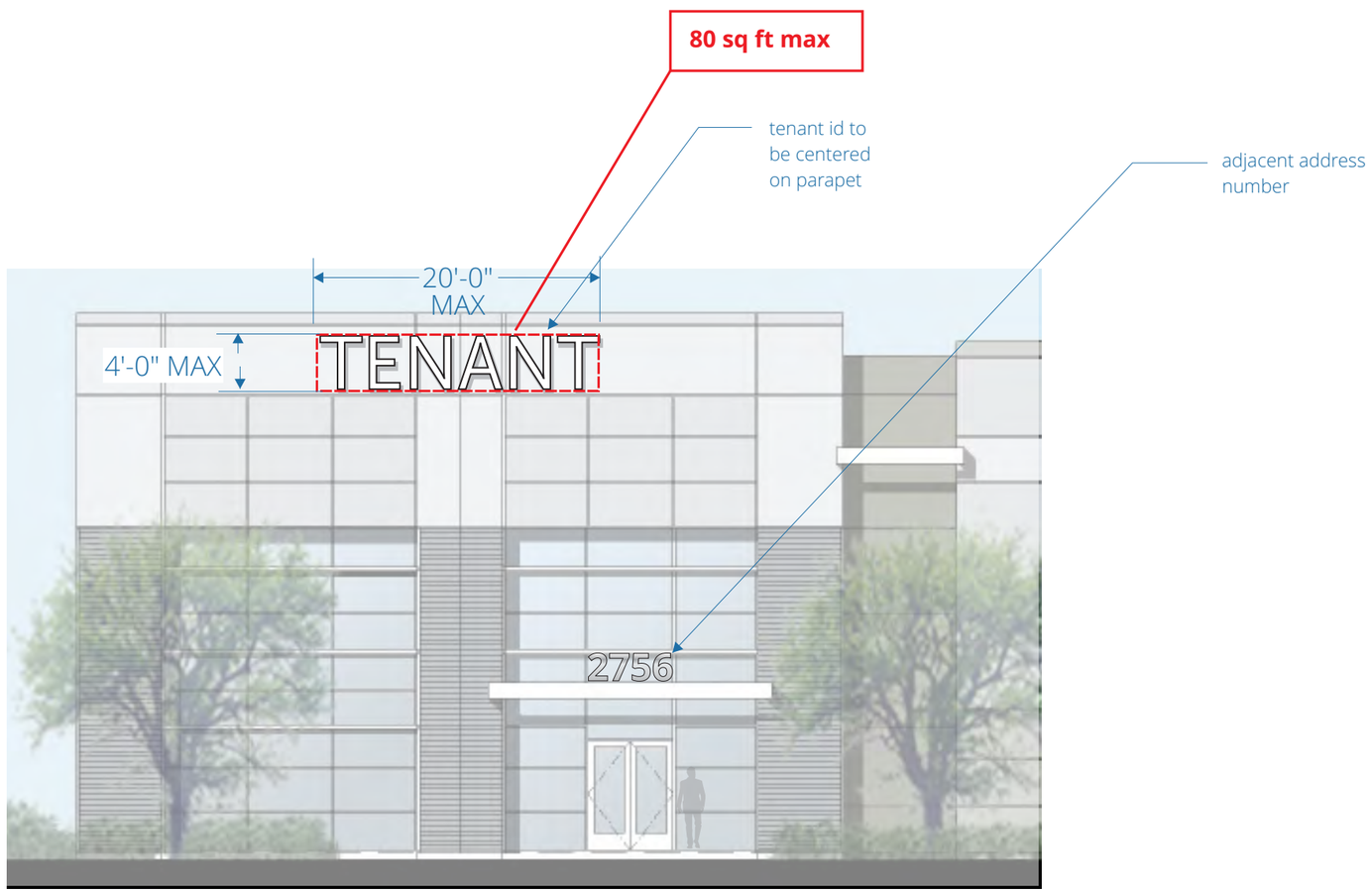
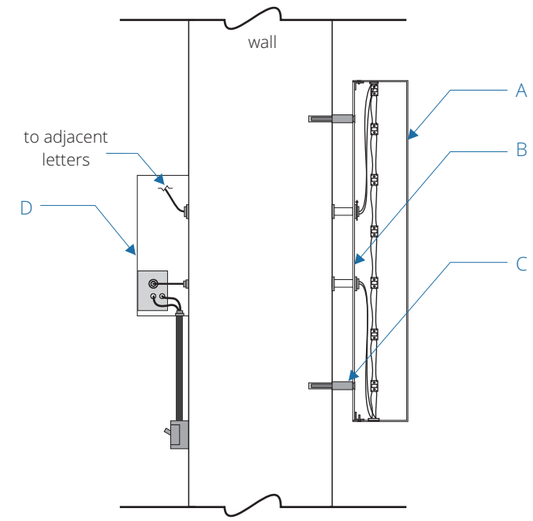
320 TOTAL SQUARE FEET
TOTAL SIGN AREA



1 alvarado street - west elevation
scale: 3/32" = 1'-0"



2 side view - detail
scale: 3/4"=1'-0"

corporate™ SIGN SYSTEMS

SIGN TYPE **C**

Tenant ID

DESCRIPTION

A. reverse channel logo/letters, halo LED illumination. To be corporate logo per company branding standards

B. translucent back panel

C. standoffs

D. raceway for electrical components, located behind parapit

QTY: 4 ☒ SF ☐ DF

CLIENT

Paceline Investors

PROJECT

San Leandro Alavardo
2756 Alavardo Street
San Leandro, CA 94577

DRAWING / REVISION DATE

04/07/17 - AN
04/13/17 - AN
06/08/17 - AN
07/21/17 - AN

FILE NAME / LOCATION

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order # 26471

408.292.1600
2464 De La Cruz Blvd., Santa Clara, CA 95050
www.corporatesigns.com

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24 TOTAL SQUARE FEET
TOTAL SIGN AREA

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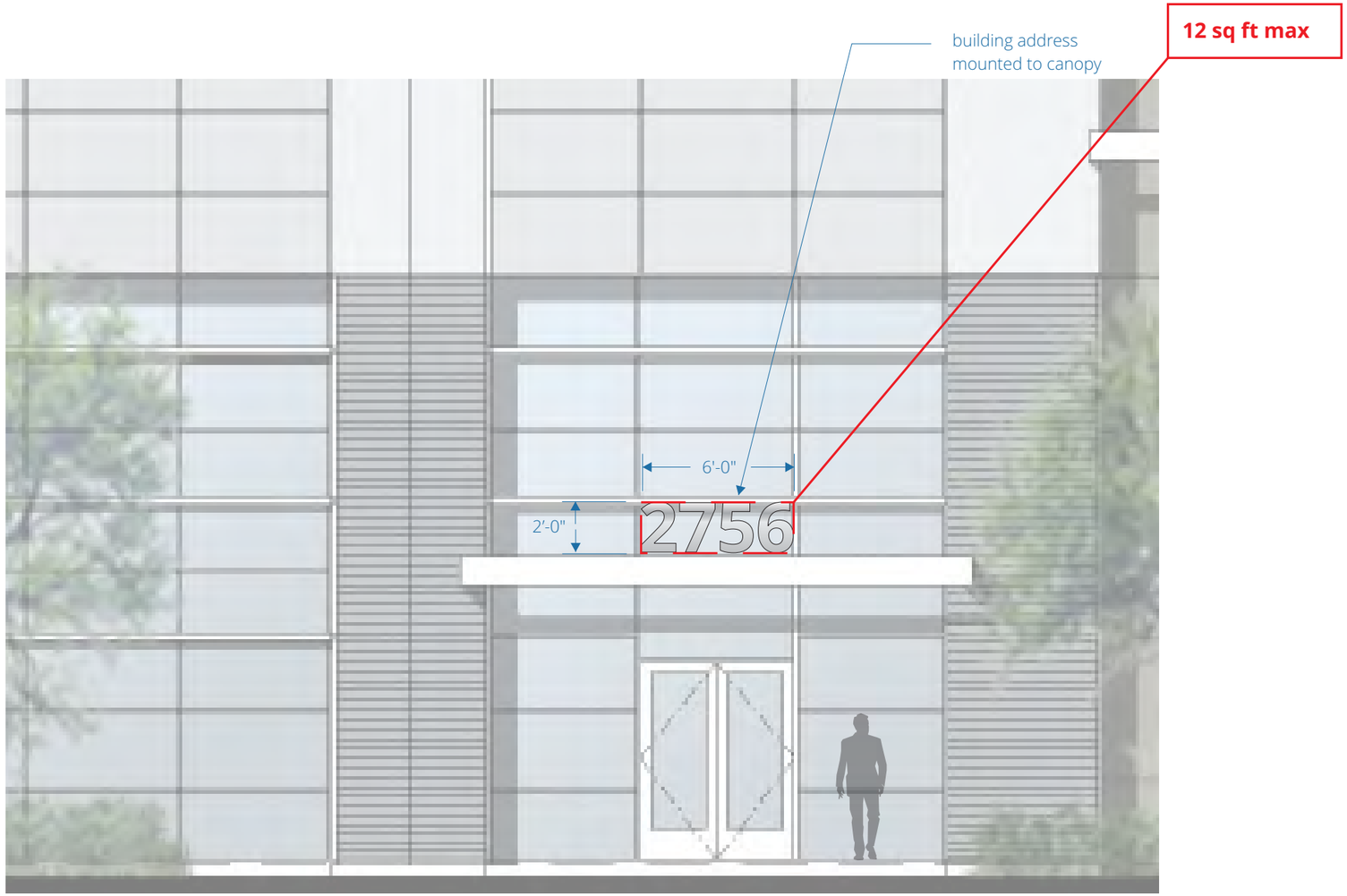
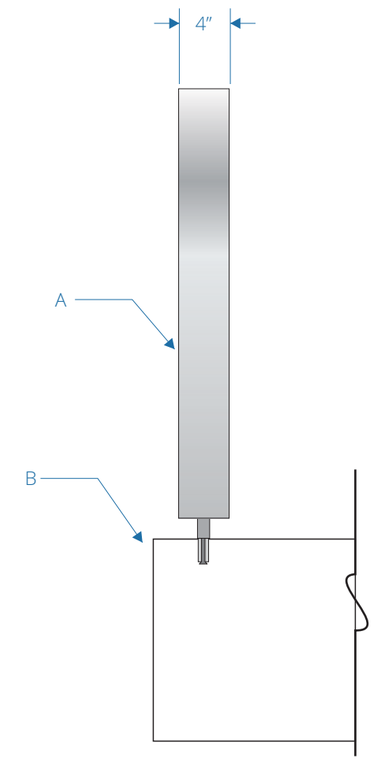
SIGN SYSTEMS



1 alvarado street - west elevation
scale: 3/16" = 1'-0"



2 side view - detail
scale: 1"=1'-0"

SIGN TYPE **D**

Building Address

DESCRIPTION

A. 4" deep fabricated aluminum letters. Painted face & returns mounted to building canopy with studs. C4

B. Building Canopy

QTY: 2 ☒ SF ☐ DF

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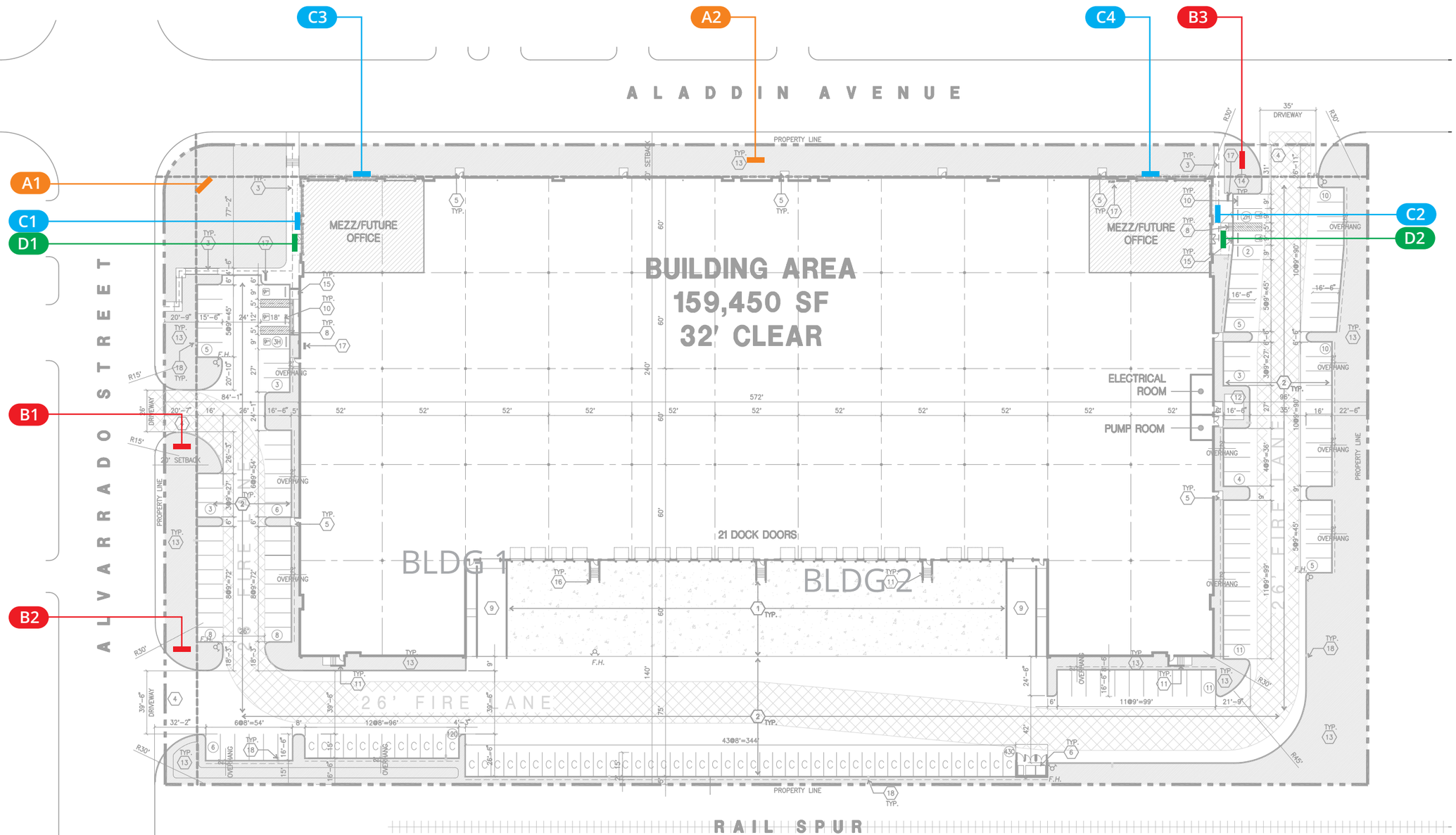
506 sq ft max signage area allowed per city code
455 sq ft signage area used for this project



1 location plan
scale: nts

corporate SIGN SYSTEMS

- A tenant monument id qty 2
- B directional qty 3
- C tenant id qty 4
- D building address qty 2

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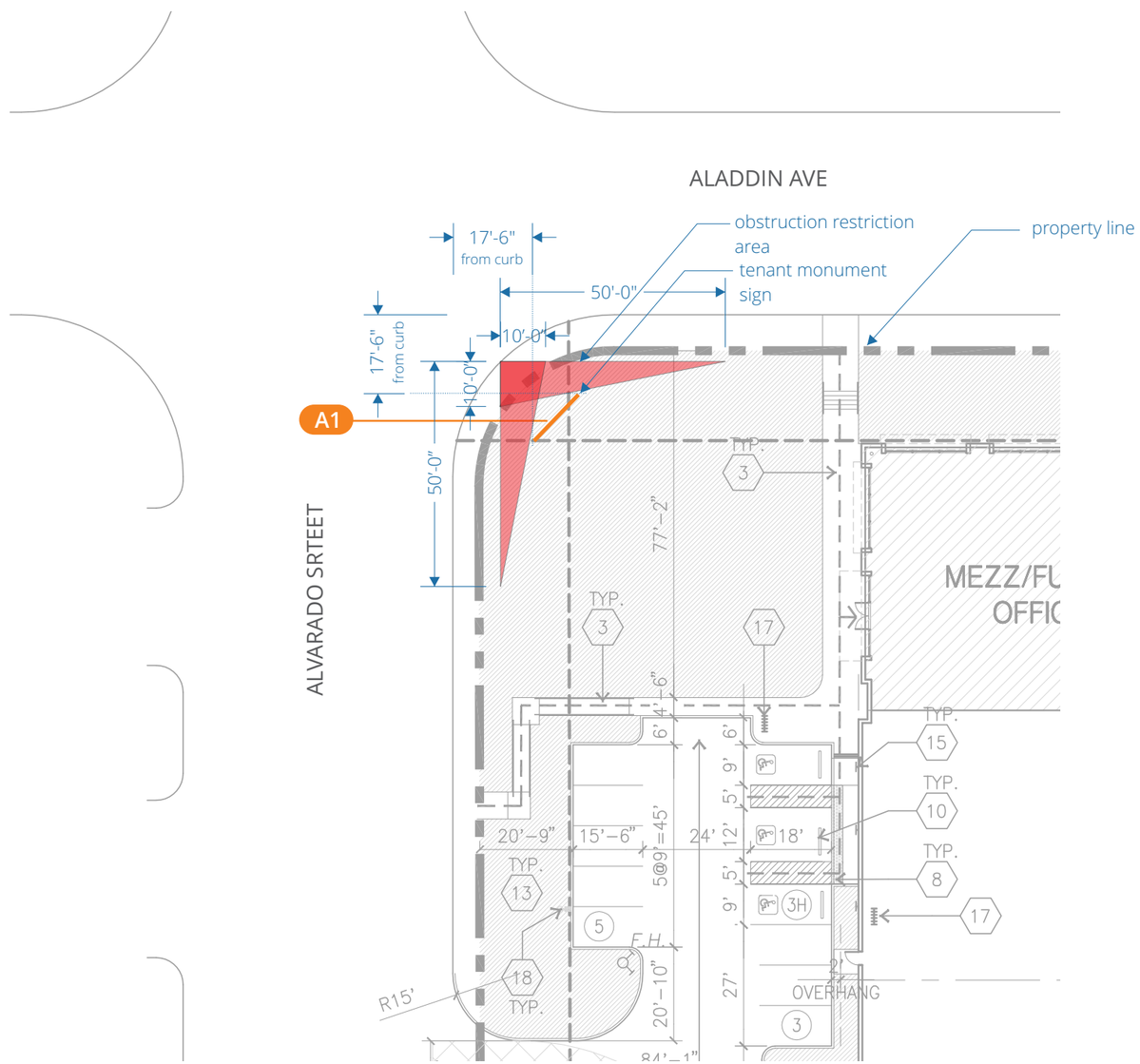
SIGN SYSTEMS

A tenant monument id



1 location plan
scale: 1/32"=1'-0"

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