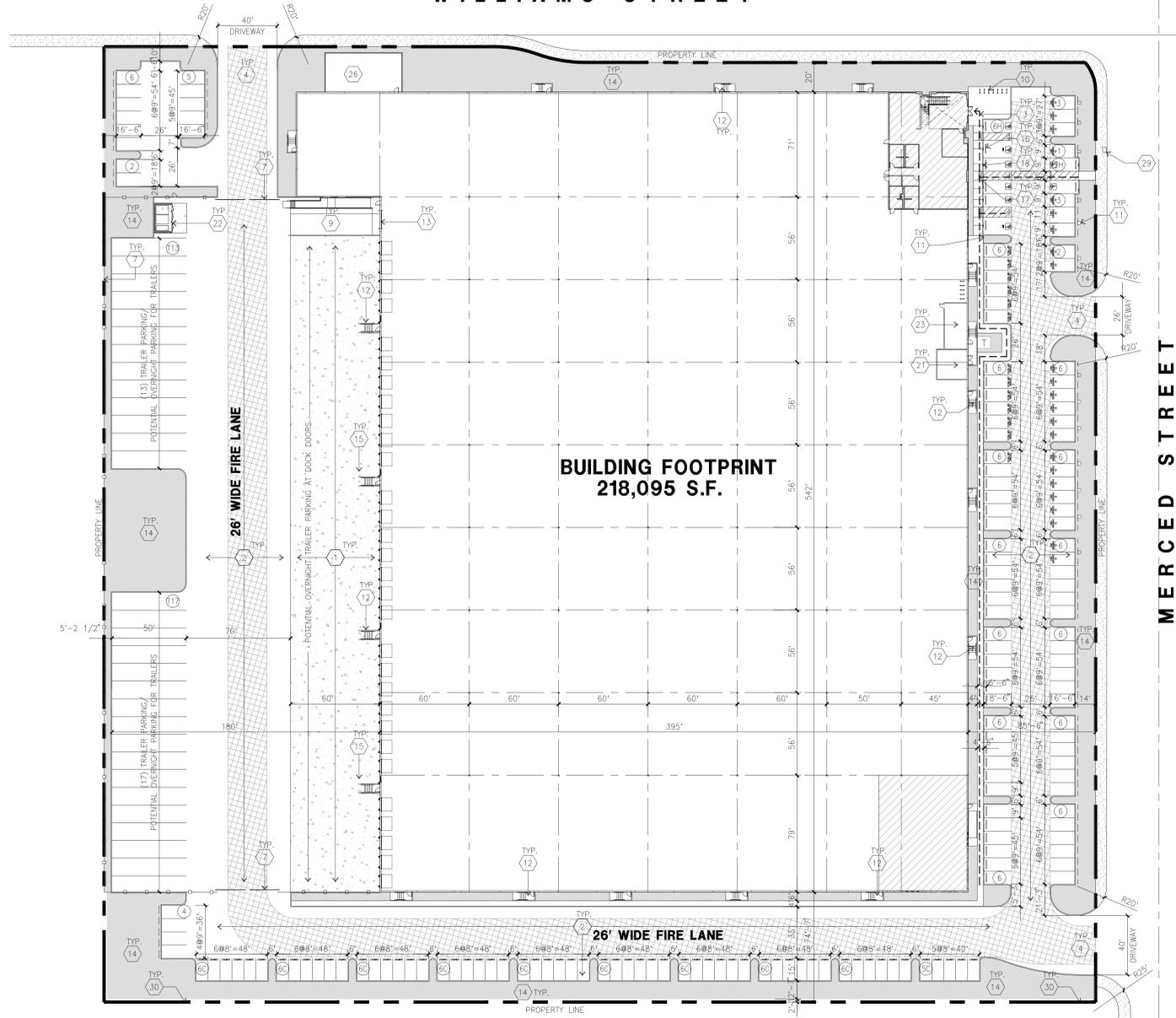


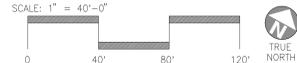
WILLIAMS STREET



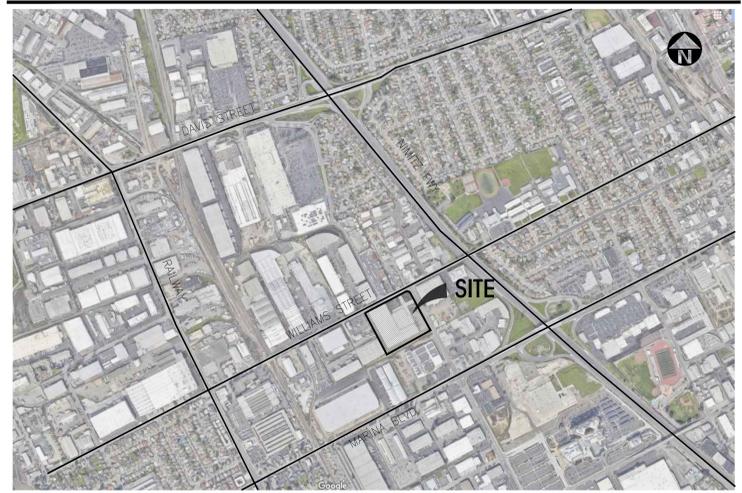
**BUILDING FOOTPRINT
218,095 S.F.**

MERCED STREET

OVERALL SITE PLAN
Scale: 1" = 40'-0"



VICINITY MAP



PROJECT DATA

SITE AREA	426,747 s.f.
In acres	9.80 ac
BUILDING AREA	
Office - 1st Floor	4,200 s.f.
Office - mezzanine	3,400 s.f.
Warehouse	213,895 s.f.
TOTAL	221,495 s.f.
Footprint	218,095 s.f.
COVERAGE	51.9%
AUTO PARKING REQUIRED	
Office: 1/2000 s.f.	26 stalls
Warehouse: 1/1500 s.f.	143 stalls
TOTAL	169 stalls
AUTO PARKING PROVIDED	
Uniform (9' x 18.5')	74 stalls
Compact (8' x 15')	59 stalls
EVCS (9' x 18.5') (10% - Reach code)	16 stalls
Accessible Standard Auto (8' x 19')	4 stalls
Accessible Van (12' x 19')	2 stalls
Standard Accessible EV Charging (9' x 18.5')	1 stalls
Accessible Van EV Charging (12' x 17')	1 stalls
Clean Air / Vanpool (9' x 18.5') (8% of total)	14 stalls
TOTAL	171 stalls
TRAILER PARKING PROVIDED	
Standard (12' x 55')	30 stalls
ZONING ORDINANCE FOR CITY	
Zoning Designation - K(Industrial General)	
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	
LANDSCAPE REQUIREMENT	
Percentage - 5%	
SETBACK REQUIREMENT	
BUILDING	
Front / corner - 20' min for building over 40' in height	
Side - 0'	
Rear - 0'	
LANDSCAPE	
Side - 5'	
Rear - 5'	
Front / Corner - 10'	

CODE ANALYSIS:

BUILDING OCCUPANCY:	B & S-1
CONSTRUCTION TYPE:	III - B

SHEET INDEX:

DAB-A1.1	OVERALL SITE PLAN
DAB-A1.1 ALT	OVERALL ALTERNATE SITE PLAN
DAB-A2.0	OVERALL EXISTING FLOOR PLAN
DAB-A2.1	OVERALL FLOOR PLAN
DAB-A3.0	EXISTING ELEVATIONS
DAB-A3.1	ELEVATIONS
DAB-A4.1	DETAILS
CV	COVER SHEET
C1	TOPOGRAPHIC SURVEY
C2	TYPICAL SECTIONS
C3	DEMOLITION PLAN
C4	PRELIMINARY SIGNING AND STRIPING PLAN
C5	PRELIMINARY GRADING AND DRAINAGE PLAN
C6	PRELIMINARY UTILITY PLAN
C7	STORM WATER QUALITY CONTROL PLAN
C8	DELIVERY TRUCK-WB50-ENTRY
C9	DELIVERY TRUCK-WB50-EXIT
C10	DELIVERY TRUCK-WB67-ENTRY
C11	DELIVERY TRUCK-WB67-EXIT
LC1.1	PRELIMINARY LANDSCAPE PLAN
LC1.2	PRELIMINARY LANDSCAPE PLAN
EO.1	PHOTOMETRICS

PROPERTY OWNER/ APPLICANT
MICHAEL WEBER
DUKE REALTY
200 SPECTRUM CENTER DRIVE, SUITE 1600 IRVINE, CA 92618
MICHAEL.WEBER@DUKEREALTY.COM
804-691-7793

ADDRESS OF THE PROPERTY
1919 WILLIAMS STREET

ASSESSOR'S PARCEL NUMBER
77A-700-9-6 and 79A-332-2-9

ZONING
IC (INDUSTRIAL GENERAL)

ARCHITECT
HPA, INC
TYNEISE BEYER, PROJECT MANAGER
600 GRAND AVE., SUITE 302, OAKLAND CA
TYNEISE.BEYER@HPARCHS.COM
949.862.2175 direct

- SITE PLAN KEYNOTES**
- 1 HEAVY BROOM FINISH CONCRETE PAVEMENT.
 - 2 ASPHALT CONCRETE (AC) PAVING
 - 3 ACCESSIBLE PATH OF TRAVEL
 - 4 DRIVEWAY APRONS
 - 5 5'-6"X5'-6"X4" 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.
 - 6 APPROXIMATE LOCATION OF TRANSFORMER. CONTRACTOR TO VERIFY
 - 7 8" TALL MONTAGE COMMERCIAL, INVINCIBLE STYLE, THREE RAIL BLACK TUBE STEEL FENCE AND GATE. SEE SHEET DAB-A4.1 DETAIL 6 AND 11.
 - 8 CONCRETE WALKWAY, MEDIUM BROOM FINISH.
 - 9 CONCRETE RAMP WITH CONCRETE GUARD WALL.
 - 10 BIKE RACK.
 - 11 FUTURE ELECTRIC VEHICLE CHARGER.
 - 12 EXTERIOR STEEL STAIR.
 - 13 12' x 14' DRIVE-IN DOOR
 - 14 LANDSCAPE.
 - 15 CONC. FILLED GUARD POST 6" DIA. U.N.O. 48" H.
 - 16 PRE-CAST CONC. WHEEL STOP.
 - 17 TRUNCATED DOMES.
 - 18 ACCESSIBLE PARKING STALL SIGN.
 - 19 HARDSCAPE AT ENTRANCE.
 - 20 ACCESSIBLE ENTRY SIGN.
 - 21 PUMP ROOM.
 - 22 TRASH ENCLOSURE.
 - 23 ELECTRICAL ROOM.
 - 24 CONCRETE DOLLY PAD.
 - 25 SMOKING AREA.
 - 26 EXTERIOR AMENITY AREA
 - 27 EXTERIOR PARKING LIGHT POLE.
 - 28 STORM TREATMENT
 - 29 LINKS SHUTTLE BUS STOP MERCED MARINA
 - 30 APPROXIMATELY 2' CONCRETE WALL FOR OVERLAND RELEASE REQUIREMENTS. SEE CIVL

- SITE PLAN GENERAL NOTES**
- THE SITE PLAN BASED ON THE SOILS REPORT PREPARED BY GEOTECHNICAL ENGINEER, DATE, PROJECT NUMBER #
 - IF SOILS ARE EXPANSIVE IN NATURE, USE STEEL REINFORCING FOR ALL SITE CONCRETE
 - ALL DIMENSIONS ARE TO THE FACE OF CONCRETE WALL, FACE OF CONCRETE CURB OR GRID LINE U.N.O.
 - SEE "C" PLANS FOR ALL CONCRETE CURBS, GUTTERS AND SWALES
 - PROVIDE STRUCTURAL CALCULATION AND CONSTRUCTION ANCHORAGE DETAIL FOR TRANSFORMER PRIOR TO INSTALLATION.
 - SEE "C" DRAWINGS FOR POINT OF CONNECTIONS TO OFF-SITE UTILITIES. CONTRACTOR SHALL VERIFY ACTUAL UTILITY LOCATIONS.
 - PROVIDE POSITIVE DRAINAGE AWAY FROM BLDG. SEE "C" DRAWINGS.
 - CONTRACTOR TO REFER TO "C" DRAWINGS FOR ALL HORIZONTAL CONTROL DIMENSIONS. SITE PLANS ARE FOR GUIDANCE AND STARTING LAYOUT POINTS.
 - SEE "C" DRAWINGS FOR FINISH GRADE ELEVATIONS.
 - CONCRETE SIDEWALKS TO BE A MINIMUM OF 4" THICK W/ TOOLED JOINTS AT 8' 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", FINISH TO BE A MEDIUM BROOM FINISH U.N.O. PROVIDE KNOX BOXES AT ALL OFFICE ENTRANCES.
 - PAINT CURBS AND PROVIDE SIGNS TO INFORM OF FIRE LANES AS REQUIRED BY FIRE DEPARTMENT.
 - ON-SITE FIRE MAIN, FIRE SPRINKLER, AND SPRINKLER MONITORING SYSTEM SHALL BE SUBMITTED SEPARATELY TO THE FIRE DEPARTMENT FOR REVIEW AND PERMITTING.
 - ALL VERTICAL MOUNTING POLES OF FENCING SHALL BE CAPPED.
 - LANDSCAPED AREAS SHALL BE DELINEATED WITH A MINIMUM SIX INCHES (6") HIGH CURB
 - ALL INTERIOR AND EXTERIOR WALK SURFACES TO BE NON-SLIP TYPE

- SITE PLAN GENERAL NOTES**
- CONCRETE PAVING. SEE "C" DRWS. FOR THICKNESS
 - STANDARD PARKING STALL (9' x 19' OR 17' x 2' OVERHANG)
 - CLEAN AIR/VANPOOL/EV CONDUIT STUB FOR FUTURE EV
 - CLEAN AIR/VANPOOL/EV WITHOUT CONDUIT STUB FOR FUTURE EV
 - LANDSCAPED AREA
 - NON-ACCESSIBLE PATH
 - COMPACT PARKING STALL (8' x 16' (14' WITH 2' OVERHANG))
 - ACCESSIBLE PARKING STALL (9' x 19') + 5' W/ ACCESSIBLE AISLE SEE DETAIL 11/AD.1
 - ACCESSIBLE PARKING (VAN) STALL (12' x 19') + 5' W/ ACCESSIBLE AISLE
 - PATH OF TRAVEL. MINIMUM WIDTH TO BE 4'. SLOPE NOT TO EXCEED 5% IN THE DIRECTION OF TRAVEL AND CROSS SLOPE NOT TO EXCEED 2%. SEE CIVIL FOR GRADING PLAN.



hpa, inc.
600 grand ave, suite 302
oakland, ca
94610
tel: 949-862-2113
email: hpa@hparchs.com

Owner:



200 SPECTRUM CENTER DRIVE
SUITE 1600
IRVINE, CA 92618
TEL: (914) 525-6970

Project:

1919 WILLIAMS ST

SAN LEANDRO, CA

Consultants:

CIVIL	K&W
STRUCTURAL	-
MECHANICAL	-
PLUMBING	-
ELECTRICAL	-
LANDSCAPE	GREEN DESIGN
FIRE PROTECTION	-
SOILS ENGINEER	-

Title: OVERALL SITE PLAN

Project Number: 19571
Drawn by: M.D.
Date: 03/12/2021
Revision:

Sheet:

DAB-A1.1

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ALTERNATIVE SITE AND FLOOR PLAN AS REQUESTED BY ECONOMIC DEVELOPMENT



hpa, inc.
600 grand ave, suite 302
oakland, ca
94610
tel: 949-862-2113
email: hpa@hparchs.com

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Consultants:

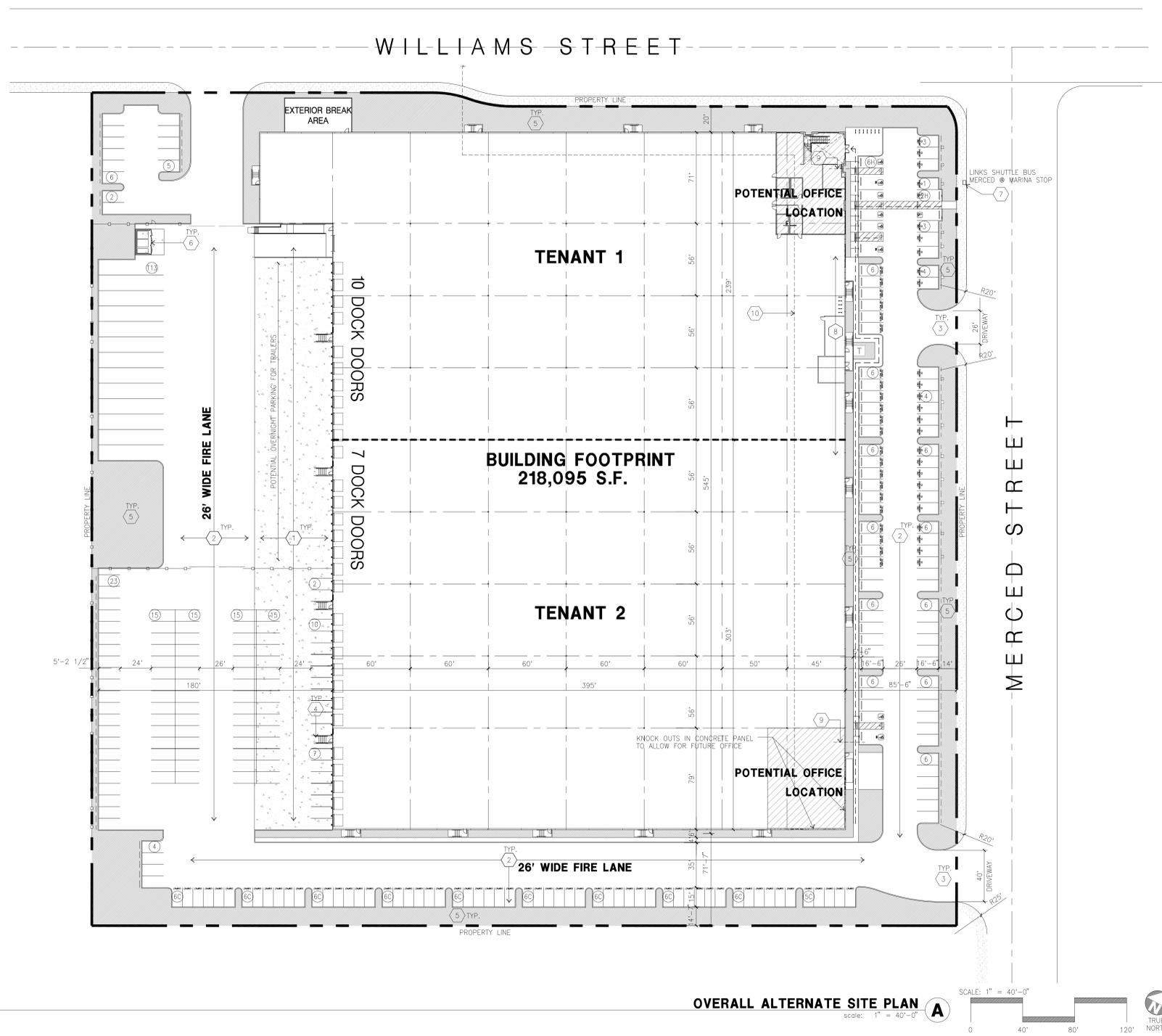
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- STRUCTURAL
- MECHANICAL
- PLUMBING
- ELECTRICAL
- LANDSCAPE
- FIRE PROTECTION
- SOILS ENGINEER

Title: OVERALL ALTERNATE SITE PLAN

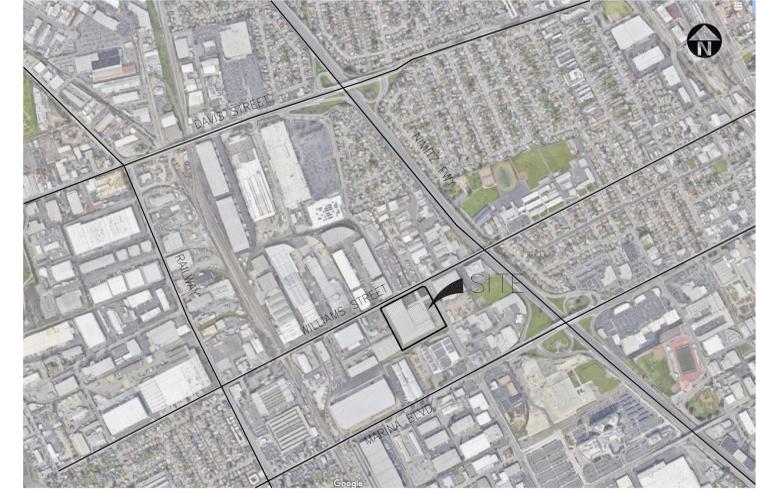
Project Number: 19571
Drawn by: M.D
Date: 03/12/2021
Revision:

Sheet:

DAB-A1.1 ALT



VICINITY MAP



PROJECT DATA

SITE AREA	426,747 s.f.
In acres	9.80 ac
BUILDING AREA	9,200 s.f.
Office - 1st floor	3,400 s.f.
Warehouse	208,800 s.f.
TOTAL	221,400 s.f.
Footprint	218,095 s.f.
COVERAGE	51.9%
AUTO PARKING REQUIRED	
Office: 1/300 s.f.	42 stalls
Warehouse: 1/1500 s.f.	143 stalls
TOTAL	185 stalls
AUTO PARKING PROVIDED	
Uniform (9' x 18.5')	150 stalls
Compact (8' x 15')	59 stalls
EVCS (9' x 18.5) (10% - Reach code)	25 stalls
Accessible Standard Auto (9' x 19')	6 stalls
Accessible Van (12' x 19')	2 stalls
Standard Accessible EV Charging (9' x 18.5')	1 stalls
Accessible Van EV Charging (12' x 17')	1 stalls
Clean Air / Vanpool (9' x 18.5) (8% of total)	22 stalls
TOTAL	266 stalls
TRAILER PARKING PROVIDED	
Standard (12' x 55')	13 stalls

CODE ANALYSIS:

BUILDING OCCUPANCY: B & S-1
CONSTRUCTION TYPE: III - B

OVERALL ALTERNATE SITE PLAN

PROPERTY OWNER/ APPLICANT

MICHAEL WEBER
DUKE REALTY
200 SPECTRUM CENTER DRIVE, SUITE 1600 IRVINE, CA 92618
MICHAEL.WEBER@DUKEREALTY.COM
804-691-7793

ADDRESS OF THE PROPERTY

1919 WILLIAMS STREET

ASSESSOR'S PARCEL NUMBER

77A-700-9-6 and 79A-332-2-9

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SITE PLAN KEY NOTES

- 1 HEAVY BROOM FINISH CONCRETE PAVEMENT.
- 2 ASPHALT CONCRETE (AC) PAVING.
- 3 DRIVEWAY APRONS
- 4 CONC. FILLED GUARD POST 6" DIA. U.N.O. 48" H.
- 5 LANDSCAPE.
- 6 TRASH ENCLOSURE.
- 7 LINKS SHUTTLE BUS STOP MERCED @ MARINA.
- 8 POWER CAN BE PROVIDED TO TWO TENANT SPACES.
- 9 STUB DOMESTIC WATER OVERHEAD TO ACCOMMODATE TWO TENANT OPTIONS.
- 10 PROVIDE SANITARY SEWER TO SERVE ENTIRE BUILDING.

SITE PLAN GENERAL NOTES

1. THE SITE PLAN BASED ON THE SOILS REPORT PREPARED BY GEOTECHNICAL ENGINEER, DATE, PROJECT NUMBER #
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
5. PROVIDE STRUCTURAL CALCULATION AND CONSTRUCTION ANCHORAGE DETAIL FOR TRANSFORMER PRIOR TO INSTALLATION.
6. SEE "C" DRAWINGS FOR POINT OF CONNECTIONS TO OFF-SITE UTILITIES. 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". FINISH TO BE A MEDIUM BROOM FINISH U.N.O. PROVIDE KNOX BOXES AT ALL OFFICE ENTRANCES.
11. PAINT CURBS AND PROVIDE SIGNS TO INFORM OF FIRE LANES AS REQUIRED BY FIRE DEPARTMENT.
12. ON-SITE FIRE MAIN, FIRE SPRINKLER, AND SPRINKLER MONITORING SYSTEM SHALL BE SUBMITTED SEPARATELY TO THE FIRE DEPARTMENT FOR REVIEW AND PERMITTING.
14. ALL VERTICAL MOUNTING POLES OF FENCING SHALL BE CAPPED.
15. LANDSCAPED AREAS SHALL BE DELINEATED WITH A MINIMUM SIX INCHES (6") HIGH CURB
16. ALL INTERIOR AND EXTERIOR WALK SURFACES TO BE NON-SLIP TYPE

SITE PLAN GENERAL NOTES

- CONCRETE PAVING, SEE "C" DRWS. FOR THICKNESS
- STANDARD PARKING STALL (9' X 19' OR 17' + 2' OVERHANG)
- CLEAN AIR/VANPOOL/EV CONDUIT STUB FOR FUTURE EV
- CLEAN AIR/ VANPOOL/EV WITHOUT CONDUIT STUB FOR FUTURE EV
- LANDSCAPED AREA
- NON-ACCESSIBLE PATH
- COMPACT PARKING STALL 8' X 16' (14' WITH 2' OVERHANG)
- ACCESSIBLE PARKING STALL (12' X 19') + 5' W/ ACCESSIBLE AISLE SEE DETAIL 11/AD.1
- ACCESSIBLE PARKING (VAN) STALL (12' X 19') + 5' W/ ACCESSIBLE AISLE
- PATH OF TRAVEL MINIMUM WIDTH TO BE 4'. SLOPE NOT TO EXCEED 5% IN THE DIRECTION OF TRAVEL AND CROSS SLOPE NOT TO EXCEED 2%. SEE CIVIL FOR GRADING PLAN

OFFICIAL USE ONLY

Owner:



200 SPECTRUM CENTER DRIVE
SUITE 1600
IRVINE, CA 92618
TEL: (914) 525-6970

Project:

1919 WILLIAMS ST

SAN LEANDRO, CA

Consultants:

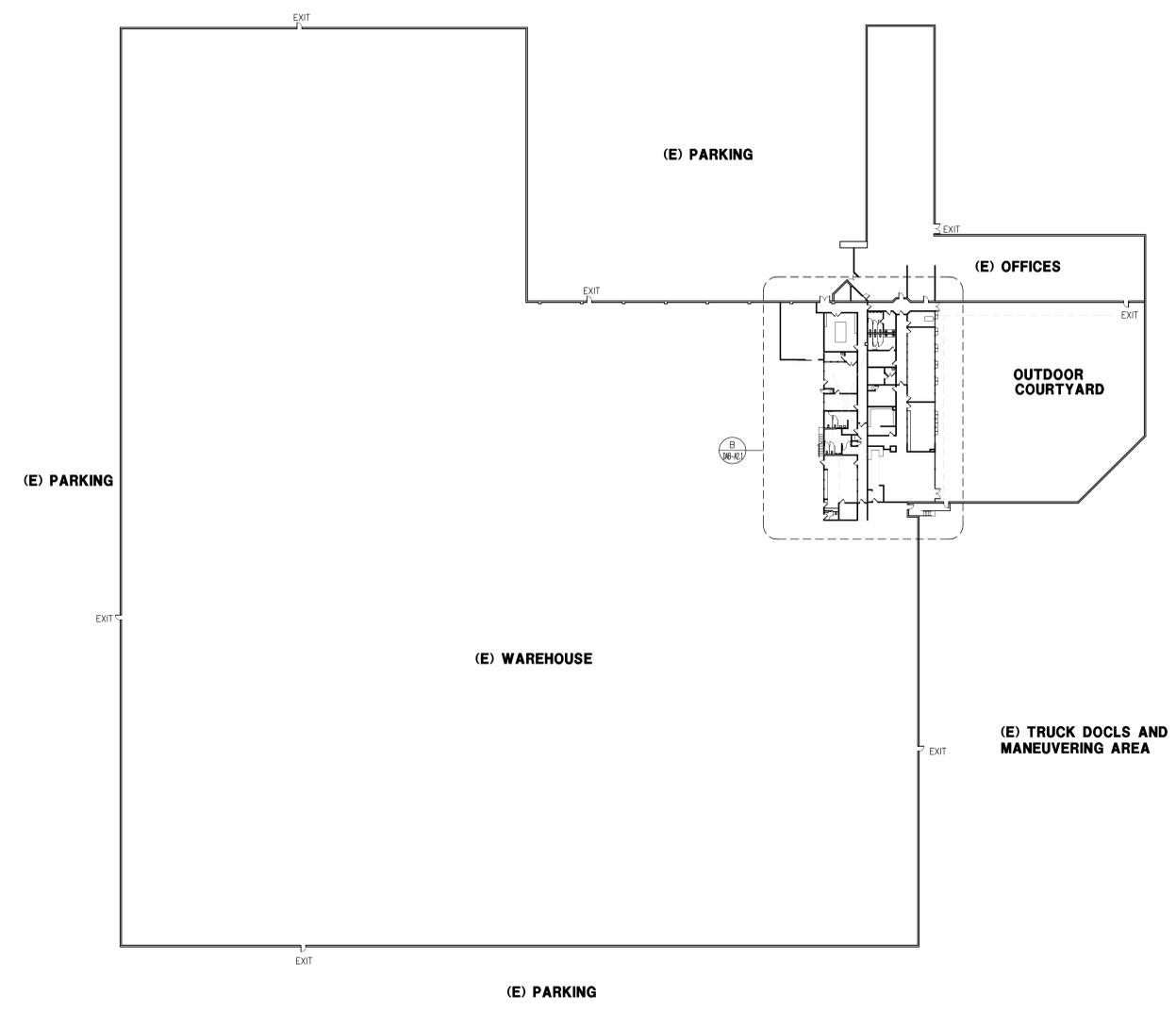
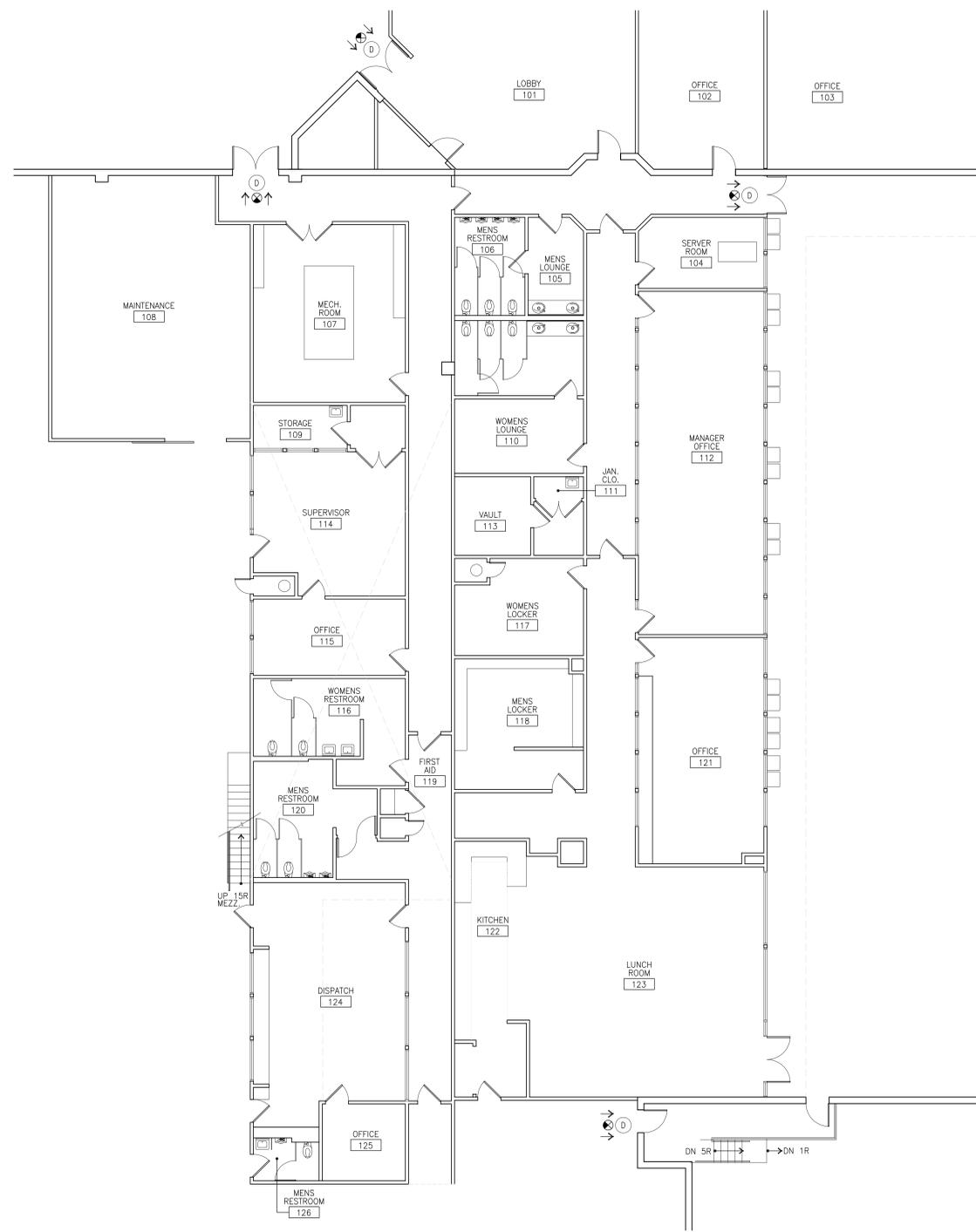
CIVIL	K&W
STRUCTURAL	-
MECHANICAL	-
PLUMBING	-
ELECTRICAL	-
LANDSCAPE	GREEN DESIGN
FIRE PROTECTION	-
SOILS ENGINEER	-

Title:
EXISTING OVERALL FLOOR PLAN

Project Number: 19571
Drawn by: M.D.
Date: 03/12/2021
Revision:

Sheet:

DAB-A2.0



Owner:



200 SPECTRUM CENTER DRIVE
SUITE 1600
IRVINE, CA 92618
TEL: (914) 525-6970

Project:

1919 WILLIAMS ST

SAN LEANDRO, CA

Consultants:

CIVIL	K&W
STRUCTURAL	
MECHANICAL	
PLUMBING	
ELECTRICAL	
LANDSCAPE	GREEN DESIGN
FIRE PROTECTION	
SOILS ENGINEER	

Title: OVERALL FLOOR PLAN

Project Number: 19571

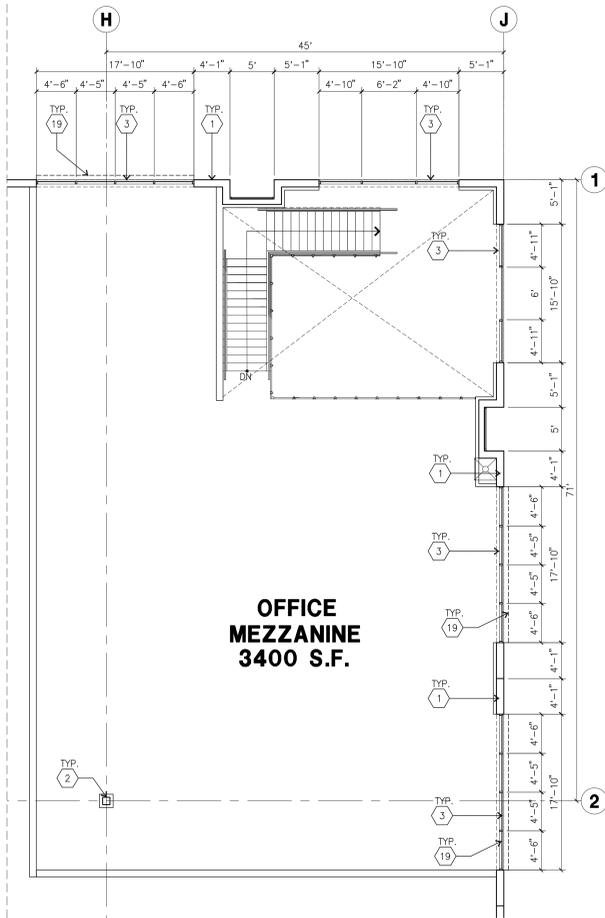
Drawn by: M.D

Date: 03/12/2021

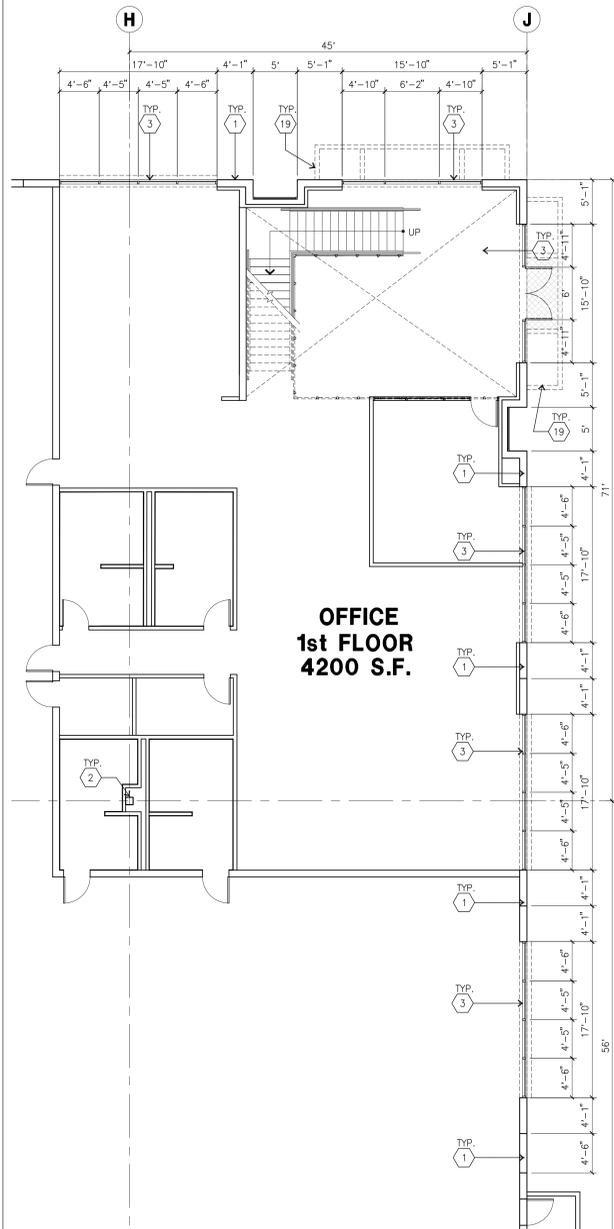
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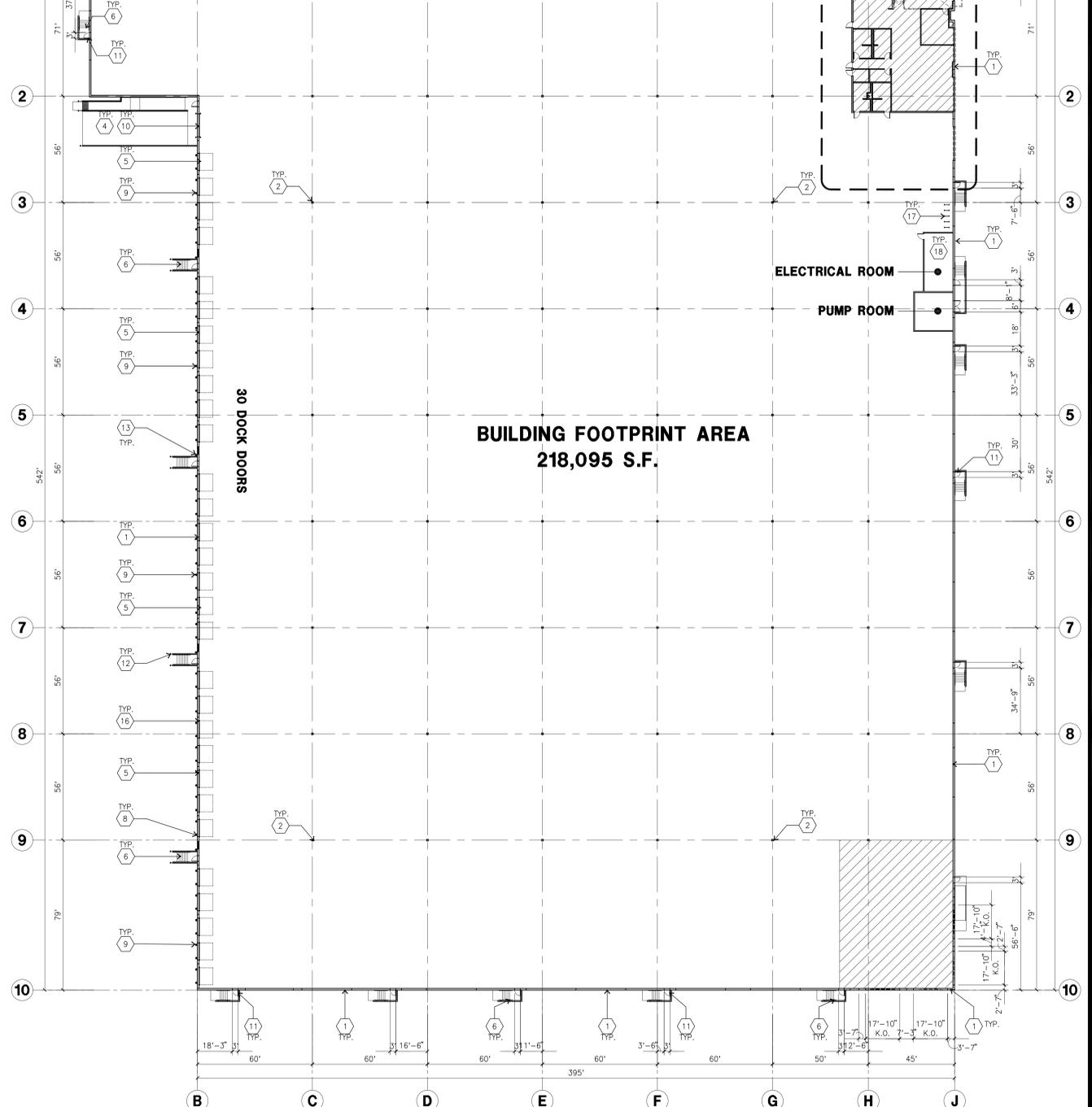
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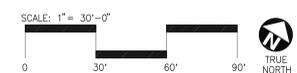
ENLARGED MEZZANINE FLOOR PLAN
scale: 1/8"=1'-0"



ENLARGED GROUND FLOOR PLAN
scale: 1/8"=1'-0"



OVERALL FLOOR PLAN
scale: 1"=30'-0"



KEYNOTES - FLOOR PLAN

- 1 CONCRETE TILT-UP PANEL.
- 2 STRUCTURAL STEEL COLUMN.
- 3 TYPICAL STOREFRONT SYSTEM WITH GLAZING. SEE ENLARGED PLANS AND ELEVATIONS FOR SIZE, COLOR AND LOCATIONS.
- 4 CONCRETE RAMP W/ 42" HIGH CONC. TILT-UP GUARD WALL OR BUILDING WALL ON BOTH SIDES OF RAMP.
- 5 9' X 10' DOCK DOOR, SECTIONAL O.H., STANDARD GRADE. DESIGNED TO RESIST CITY REQUIRED WIND SPEED.
- 6 EXTERIOR METAL STEEL 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.
- 8 4'X8' METAL LOUVER.
- 9 DOCK DOOR BUMPER.
- 10 12" X 14" DRIVE THRU SECTIONAL O.H., STANDARD GRADE. DESIGNED TO RESIST CITY REQUIRED WIND SPEED.
- 11 3' X 7' HOLLOW METAL EXTERIOR MAN DOOR. DESIGNED TO RESIST CITY REQUIRED WIND SPEED.
- 12 CONC. FILLED GUARD POST. 6" DIA. U.N.O.. 48"H.
- 13 EXTERIOR DOWNSPOUT WITH OVERFLOW SCUPPER.
- 14 INTERIOR ROOF DRAIN & OVERFLOW SCUPPERS.
- 15 INTERIOR ROOF DRAIN WITH PIPED OVERFLOW.
- 16 Z GUARD.
- 17 INTERIOR BIKE RACK.
- 18 ELECTRICAL ROOM.
- 19 METAL CANOPY ABOVE.

WALL LEGEND - ALL FLOOR PLANS

- | | |
|----|---|
| 1 | CONCRETE TILT-UP WALL. SEE "S" DRAWINGS FOR PANEL THICKNESS. |
| 3 | STOREFRONT SYSTEM. SEE DETAIL 16/AD.4 |
| 4A | 3 5/8" 20GA. METAL STUDS, U.N.O. @ 16" O.C. W/ 5/8" TYPE "X" GYP. BD. TO EXTEND TO 14' A.F.F. SEE DETAILS 16/AD.5 AND STUD SCHEDULE FOR SIZES PER HEIGHT. |
| | PROVIDE BATT INSULATION AT PUMP ROOM FOR NOISE |

FLOOR SLAB AND POUR STRIPS REQ.

- THESE NOTES ARE VERY MIN. REQUIREMENT. SEE "S" DWGS FOR ADDITIONAL REQUIREMENTS
1. FLOOR COMPACTION - 90%
 2. TRENCH COMPACTION - 90%
 3. BUILDING FLOOR SLAB: SEE STRUCTURAL DRAWINGS FOR DETAILS.
 4. CONTRACTOR TO BUILD FOR CLASS 'V' FLOOR PER A.C.I. 302-8R-96
 5. CONCRETE SLAB TO HAVE STEEL FLOAT HARD TROWEL BURNISHED FINISH.
 6. CONTRACTOR TO CURE SLAB TO BE WET CURING USING BURLINE FOR 7 DAYS MIN.
 7. ALL EQUIPMENT & MOVING VEHICLES SHALL BE DIAPHERED.
 8. NO CRANES, CONCRETE TRUCKS, OR ANYTHING HEAVIER WILL BE PLACED ON THE SLAB.
 9. SLAB TO BE F50 FL35 MEASURED WITHIN 24 HOURS.
 10. NO FLY ASH IN THE CONCRETE
 11. WHERE INDICATED, PROVIDE VAPOR BARRIER (15 MIL STEGO OR EQUAL) CONFORMING TO ASTM E 1745 UNDER THE CONCRETE SLAB. PROVIDE SAND PER SOILS ENGINEER OR MANUFACTURER'S RECOMMENDATION. CONCRETE SLAB IN OFFICE AREAS, WHERE SAND OVER VISUREEN ARE REQUIRED, SHALL BE NATURALLY HYDRATED WITHOUT USE OF BURLINE, CURING COMPOUND, OR RELEASE AGENTS.
 12. SEAL CONCRETE SLAB W/ "LAPDOLITH" SEALER
 13. SHURSEAL/LAPDOLITH OR APPROVED EQUAL FLOOR SEALER APPLIED ONE COAT AT END OF JOB IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATION.
 14. NO PERMANENT GREASE PEN PANEL MARKS ON FLOOR SLAB.
 15. NO RED CHALK MARKS. ALL CONSTRUCTION MARKS TO BE REMOVED BEFORE SEALING.
 16. 10' POUR STRIP AT TRUCK DOOR. 4FT. MAX. ELSEWHERE.
 17. ALL FLOOR SLAB HALL OR BRACE FRAME HOLES FILLED WITH APPROVED 2 PART EPOXY COMPOUND TO MATCH CONCRETE COLOR. FGA BOND U 2000/BURKE EPOXY INJECTION RESIN OR EQUAL.
 18. PROVIDE FIRE EXTINGUISHERS PER FIRE DEPARTMENT REQUIREMENT.
 19. MM-80 AT SPEED BAY ONLY. PRICE AS ADDITIONAL ALTERNATE

GENERAL NOTES - FLOOR PLAN

1. THIS BUILDING IS DESIGNED FOR HIGH PILE STORAGE WITH FIRE ACCESS MAN DOORS AT 125' +/- . A SEPARATE PERMIT WILL BE REQUIRED FOR ANY RACKING/CONVEYER SYSTEMS. INSURE HEAT AND SMOKE VENTS AS REQ'D COMPLY WITH TABLE 910.3 CBC.
2. FIRE HOSE LOCATIONS SHALL BE APPROVED PER FIRE DEPARTMENT.
3. SEE "C" DRAWINGS FOR FINISH SURFACE ELEVATIONS.
4. 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.
5. THE BUILDING FLOOR SLAB IS FLAT/SLOPED. SEE CIVIL.
6. SLOPE POUR STRIP 1/2" TO EXTERIOR AT ALL MANDOOR EXITS. SEE "S" DRAWINGS FOR POUR STRIP LOCATION.
7. PROVIDE 6" DIA. CONCRETE BOLLARD AT ALL FIRE RISER AND UNPROTECTED INTERIOR ROOF DRAIN.
8. ALL DIMENSIONS ARE TO THE FACE OF CONCRETE PANEL WALL, GRIDLINE, OR FACE OF STUD U.N.O.
9. SEE CIVIL DRAWINGS FOR POINT OF CONNECTIONS TO OFF-SITE UTILITIES. CONTRACTOR TO VERIFY ACTUAL UTILITY LOCATIONS. PLUMBING/ELECTRICAL COORDINATION.
10. FOR DOOR TYPES AND SIZES, SEE DETAIL SHEET A5.1. NOTE: ALL DOORS PER DOOR SCHEDULE ARE FINISH OPENINGS.
11. CONTRACTOR TO PROTECT AND KEEP THE FLOOR SLAB CLEAN. ALL EQUIPMENT TO BE DIAPHERED INCLUDING CARS AND TRUCKS.
12. ALL EXIT MAN DOORS IN WAREHOUSE TO HAVE ILLUMINATED EXIT SIGN HARDWARE.
13. HIGHLY FLAMMABLE AND COMBUSTIBLE MATERIAL SHALL NOT BE USED OR STORED IN THIS BUILDING.
14. PROVIDE FIRE EXTINGUISHERS AT LOCATIONS DETERMINED BY FIRE DEPARTMENT.

PAINT NOTES

- INTERIOR GYP. BD. WALLS : SINGLE COAT OF ACRYLIC PAINT FRAZEE "WHITE" ON INTERIOR WALLS.
- ALL STRUCTURAL STEEL MEMBER INC. COLUMNS, LEDGERS, JOISTS, & GIRDERS SHALL HAVE LIGHT GRAY SHOP PRIMER.
- INTERIOR STEEL COLUMNS : PAINT OSHA YELLOW 10' A.F.F. ABOVE 12' APPLY ONE COAT OF WHITE PAINT
- PIPE BOLLARDS SHALL HAVE TWO COATS OF ENAMEL "OSHA YELLOW".
- EXTERIOR CONCRETE WALLS WILL HAVE ONE COAT OF PRIMER AND ONE FINISH COAT OF PAINT.
- ALL EXTERIOR HOLLOW METAL DOORS AND DOCK DOORS TO HAVE ONE COAT OF EXTERIOR PRIMER AND TWO COATS OF ACRYLIC PAINT TO MATCH ADJACENT SURFACE COLORS. PIPE STEEL HANDRAILS SHALL HAVE TWO COATS OF LATEX PAINT.



NORTH ELEVATION A
scale:



EAST ELEVATION B
scale:

AERIAL MAP



SOUTH ELEVATION C
scale:



WEST ELEVATION D
scale:



hpa, inc.
600 grand ave, suite 302
oakland, ca
94610
tel: 949-862-2113
email: hpa@hparchs.com

Owner:



200 SPECTRUM CENTER DRIVE
SUITE 1600
IRVINE, CA 92618
TEL: (914) 525-6970

Project:

1919 WILLIAMS ST

SAN LEANDRO, CA

Consultants:

CIVIL	K&W
STRUCTURAL	-
MECHANICAL	-
PLUMBING	-
ELECTRICAL	-
LANDSCAPE	GREEN DESIGN
FIRE PROTECTION	-
SOILS ENGINEER	-

EXISTING ELEVATIONS

Project Number: 19571
Drawn by: M.D.
Date: 03/12/2021
Revision:

Sheet:

DAB-A3.0

Owner:

Duke
REALTY

200 SPECTRUM CENTER DRIVE
SUITE 1600
IRVINE, CA 92618
TEL: (914) 525-6970

Project:

1919 WILLIAMS ST

SAN LEANDRO, CA

Consultants:

CIVIL	K&W
STRUCTURAL	-
MECHANICAL	-
PLUMBING	-
ELECTRICAL	-
LANDSCAPE	GREEN DESIGN
FIRE PROTECTION	-
SOILS ENGINEER	-

Title: ELEVATIONS

Project Number: 19571

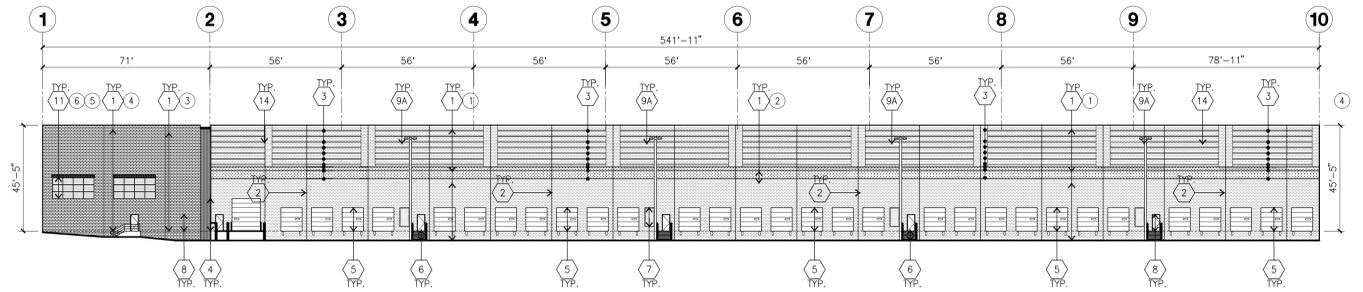
Drawn by: M.D.

Date: 03/12/2021

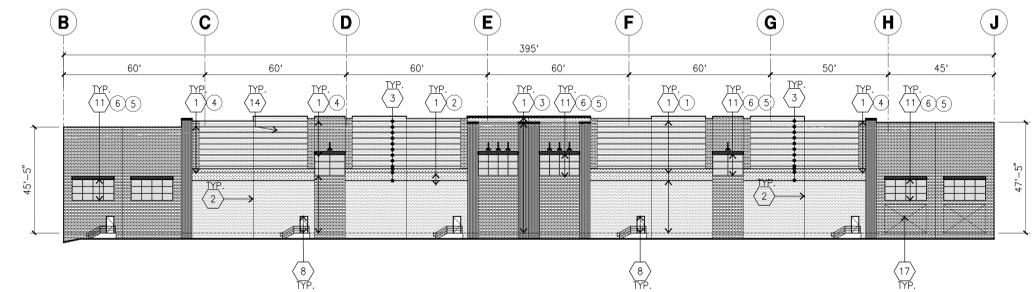
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Sheet:

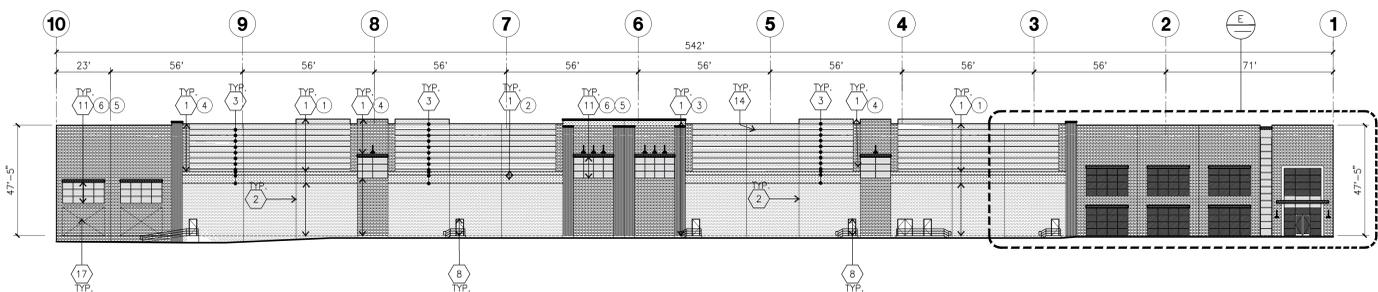
DAB-A3.1



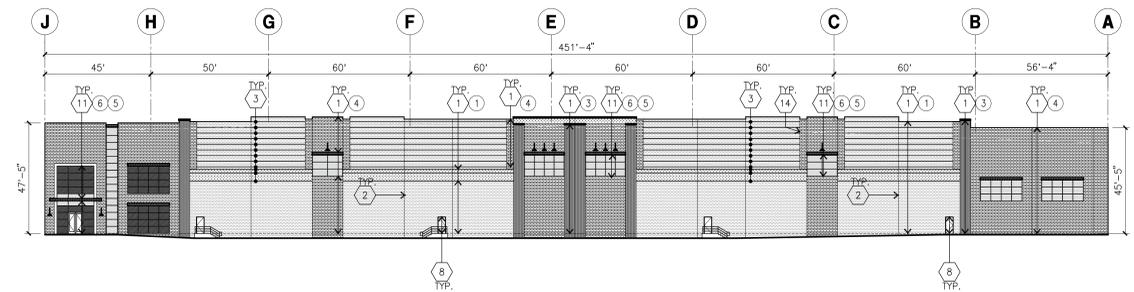
WEST ELEVATION
scale: 1"=30'-0"



SOUTH ELEVATION
scale: 1"=30'-0"



EAST ELEVATION
scale: 1"=30'-0"



NORTH ELEVATION
scale: 1"=30'-0"

KEYNOTES - ELEVATIONS

- 1 CONCRETE TILT-UP PANEL (PAINTED). FINISH GRADE VARIES - SEE "C" DRAWINGS. WATERPROOF ALL WALLS WHERE EXTERIOR GRADE IS HIGHER THAN FINISH FLOOR AND EXPOSED TO THE WEATHER. WATERPROOFING TO BE PROTECTED WITH PROTECTION BOARD AND A MIN. OF 1" OF GRAVEL. PROVIDE TRENCH DRAIN AT BOTTOM AND DAYLIGHT TO CURB OR TAKE TO STORM DRAIN. NOT REQUIRED AT DOCK HIGH CONDITION OR AT RAMP WALLS.
- 2 PANEL JOINT.
- 3 PANEL REVEAL. ALL REVEALS TO HAVE A MAX. OF 3/8" CHAMFER. REVEAL COLOR TO MATCH ADJACENT BUILDING FIELD COLOR. U.N.D.
- 4 OVERHEAD DOOR @ DRIVE THRU. PROVIDE COMPLETE WEATHER-STRIPPING PROTECTION ALL AROUND.
- 5 OVERHEAD DOOR @ DOCK HIGH. PROVIDE COMPLETE WEATHER-STRIPPING PROTECTION ALL AROUND.
- 6 EXTERIOR METAL STAIR.
- 7 METAL LOUVER. PAINT TO MATCH BUILDING COLOR.
- 8 HOLLOW METAL DOORS. PROVIDE COMPLETE WEATHER STRIPING ALL AROUND DOOR. PROVIDE FOR RAIN DIVERTER ABOVE DOOR.
- 9A EXTERIOR DOWNSPOUT WITH OVERFLOW SCUPPERS.
- 9B INTERIOR ROOF DRAIN AND OVERFLOW SCUPPER.
- 10 DOCK BUMPER.
- 11 ALUMINUM STOREFRONT FRAMING WITH TEMPERED GLAZING.
- 12 METAL TUBE STEEL CANOPY
- 13 WALL MOUNTED LIGHTING FIXTURES.
- 14 ROOF LINE BEYOND
- 15 APPROXIMATE LOCATION OF KNOX-BOX.
- 16 APPROXIMATE LOCATION OF ADDRESS ON WALL PER CODE SECTION 9-1.3.260 SIGNS TO BE 1' IN HEIGHT W/ BLACK REFLECTIVE MATERIAL USED. SAMPLES OF THE MATERIALS SHALL BE SUBMITTED TO AND APPROVED BY THE BUILDING OFFICIAL.

GENERAL NOTES - ELEVATIONS

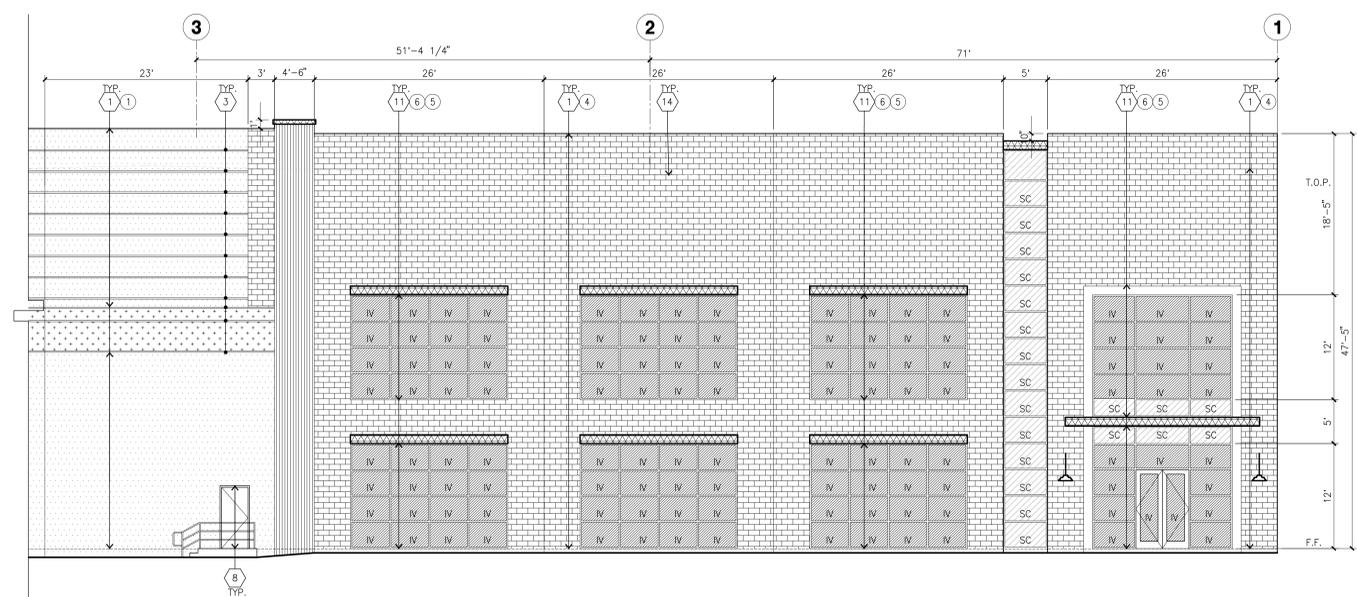
- A. ALL PAINT COLOR CHANGES TO OCCUR AT INSIDE CORNERS UNLESS NOTED OTHERWISE.
- B. ALL PAINT FINISHES ARE TO BE FLAT UNLESS NOTED OTHERWISE.
- C. T.O.P. EL. = TOP OF PARAPET ELEVATION.
- D. F.F. = FINISH FLOOR ELEVATION.
- E. STOREFRONT CONSTRUCTION GLASS, METAL ATTACHMENTS AND LINTELS SHALL BE DESIGNED TO RESIST CITY REQUIRED WIND SPEED. EXPOSURE WINDS. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS PRIOR TO INSTALLATION.
- F. CONTRACTOR SHALL FULLY PAINT SEVERAL CONCRETE PANEL W/ SELECTED COLORS. LOCATION TO BE SELECTED BY ARCHITECT, ARCHITECT AND OWNER SHALL APPROVE PRIOR TO PAINTING REMAINDER OF BUILDING.
- G. BACK SIDE OF PARAPETS TO HAVE SMOOTH FINISH AND BE PAINTED WITH ELASTOMERIC PAINT.
- H. FOR SPANDREL GLAZING, ALLOW SPACE BEHIND SPANDREL TO BREATHE.
- J. USE ADHESIVE BACK WOOD STRIPS FOR ALL REVEAL FORMS.
- K. THE FIRST COAT OF PAINT TO BE ROLLED-ON AND THE SECOND COAT TO BE SPRAYED-ON.
- L. EXTERIOR STAIRS AND RAMP TO MATCH BUILDING COLOR.
- M. ALL DOORS TO BE PAINTED THE SAME COLOR AS THE ADJACENT WALL.

ELEVATION COLOR LEGEND/SCHED.

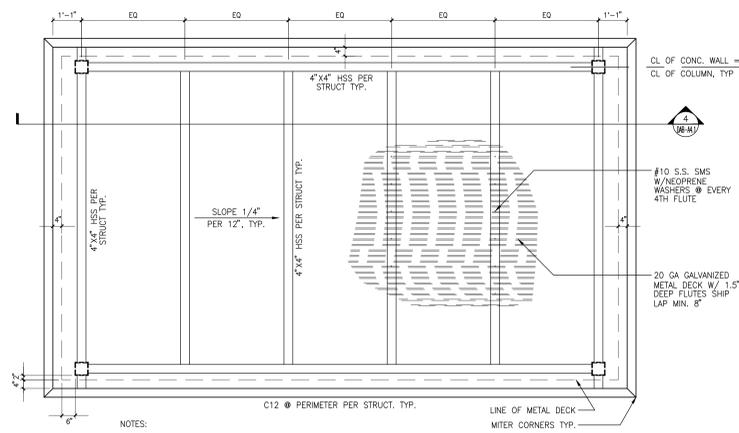
- 1 CONCRETE TILT-UP PANEL. COLOR : SW 7072 ONLINE
- 2 CONCRETE TILT-UP PANEL. COLOR : SW 7074 SOFTWARE
- 3 METAL-PLATE-SIDING GALVANIZED STEEL SEAMLESS SURFACE
- 4 GLEN-GERY ST. THOMAS THIN BRICK 3/4" TAN, EXTRUDED, MARSEILES
MORTAR COLOR - C302
- 5 CANOPY MATERIAL - SHERWIN-WILLIAMS PRO-INDUSTRIAL, WATERBASED BS3-1150 SEMI-GLOSS - SW 7069 IRON ORE
@ 1-BEAM METAL CANOPY
- 6 MULLIONS COLOR : BLACK ANODIZED ALUMINUM
- 7 GLAZING COLOR : BLUE GLAZING
- 8 DOOR COLORS : FACTORY FINISHED WHITE

GLAZING LEGEND

- NOTE: ALL EXTERIOR AND INTERIOR GLAZING SHALL BE TEMPERED.
- 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
 - IG UNIT SIGC: 0.21 - VST: 20% 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 OPACICAT PAINTED ON REFLECTIVE. INSTALLED ON CONCRETE.
 - V : VISION GLASS
 - 1/4" VISTACOOL PACIFICA
 - MULLIONS : ANODIZED CLEAR.

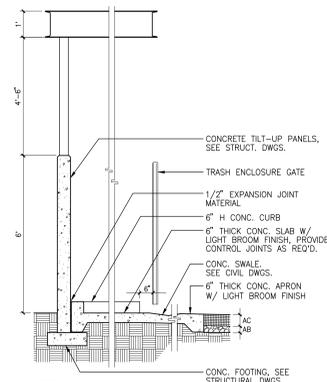


ENLARGED EAST ELEVATION
scale: 1/8" = 1'-0"



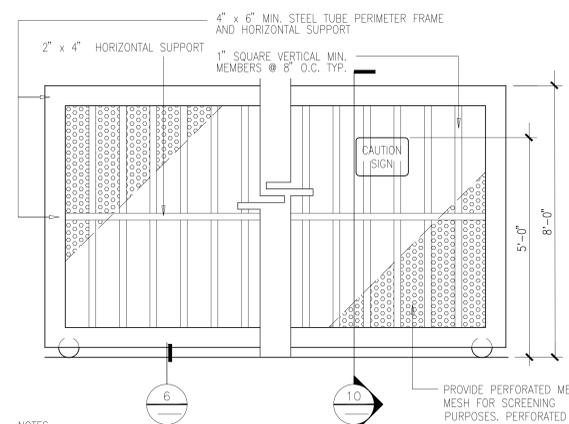
TRASH ENCLOSURE ROOF PLAN
SCALE: 1/2" = 1'-0"

5



TRASH ENCLOSURE SECTION
SCALE: 1/2" = 1'-0"

3

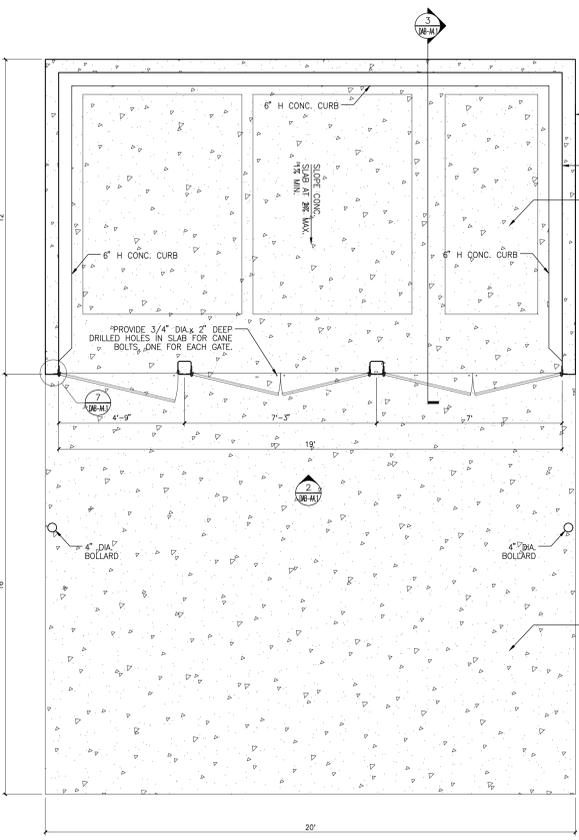


METAL GATE
SCALE: N.T.S.

6

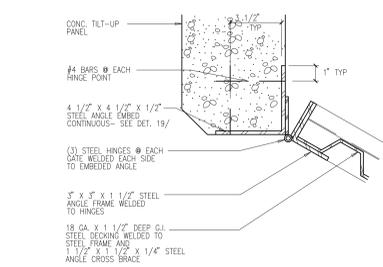
TYP. ENLARGED LONG-TERM BIKE PARKING
SCALE: 1/4" = 1'-0"

13



TRASH ENCLOSURE GATE ELEVATION
SCALE: 1/2" = 1'-0"

1

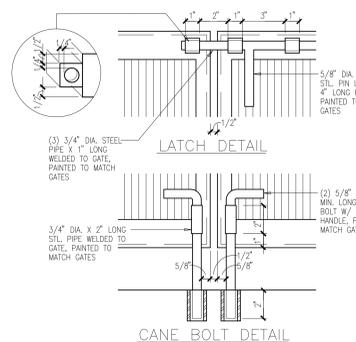


TRASH ENCLOSURE GATE & HINGE
SCALE: 3/8" = 1'-0"

7

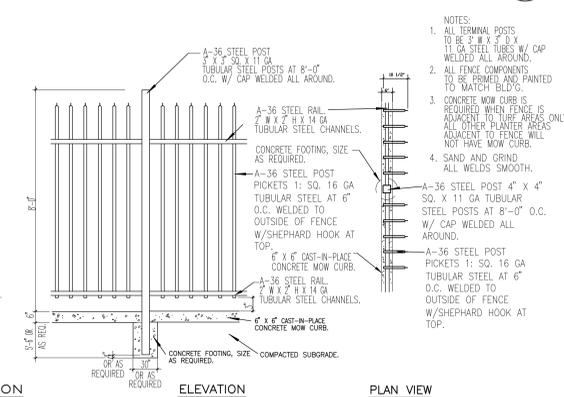
TYPICAL CONCRETE REVEAL
SCALE: N.T.S.

10



TRASH ENCLOSURE GATE LATCHES
SCALE: 3/8" = 1'-0"

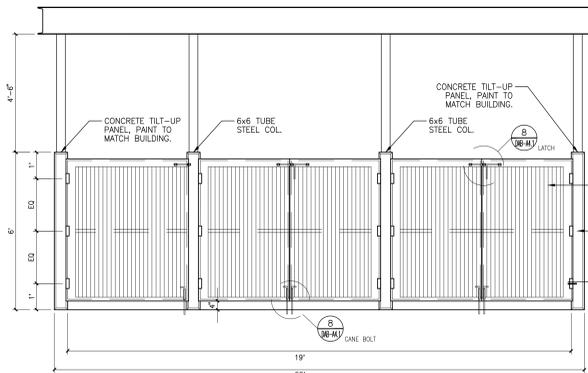
8



METAL FENCE
SCALE: N.T.S.

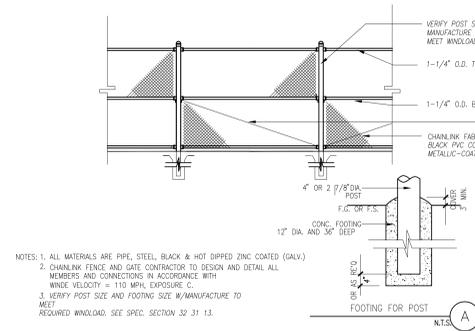
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TRASH ENCLOSURE GATE ELEVATION
SCALE: 1/2" = 1'-0"



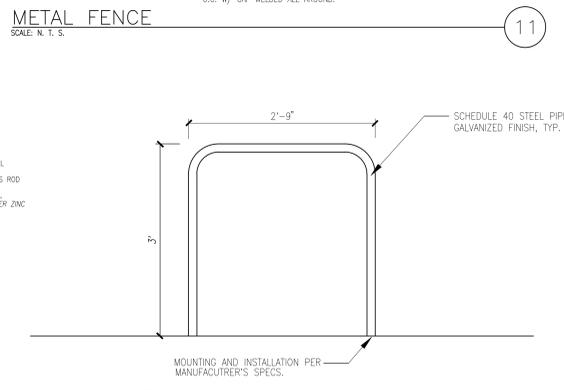
TRASH ENCLOSURE GATE ELEVATION
SCALE: 1/2" = 1'-0"

2



TYPICAL CHAIN-LINK FENCE
SCALE: N.T.S.

9



BIKE RACK DETAIL
SCALE: N.T.S.

12

Owner:

Project:

1919 WILLIAMS ST

SAN LEANDRO, CA

Consultants:

CIVIL	K&W
STRUCTURAL	-
MECHANICAL	-
PLUMBING	-
ELECTRICAL	-
LANDSCAPE	GREEN DESIGN
FIRE PROTECTION	-
SOILS ENGINEER	-

Title:

Project Number: 19571

Drawn by: M.D

Date: 03/12/2021

Revision:

Sheet: DETAILS

PRELIMINARY SITE IMPROVEMENT PLANS

OF 1919 WILLIAMS STREET FOR DUKE REALTY

SAN LEANDRO,

CALIFORNIA

ABBREVIATIONS

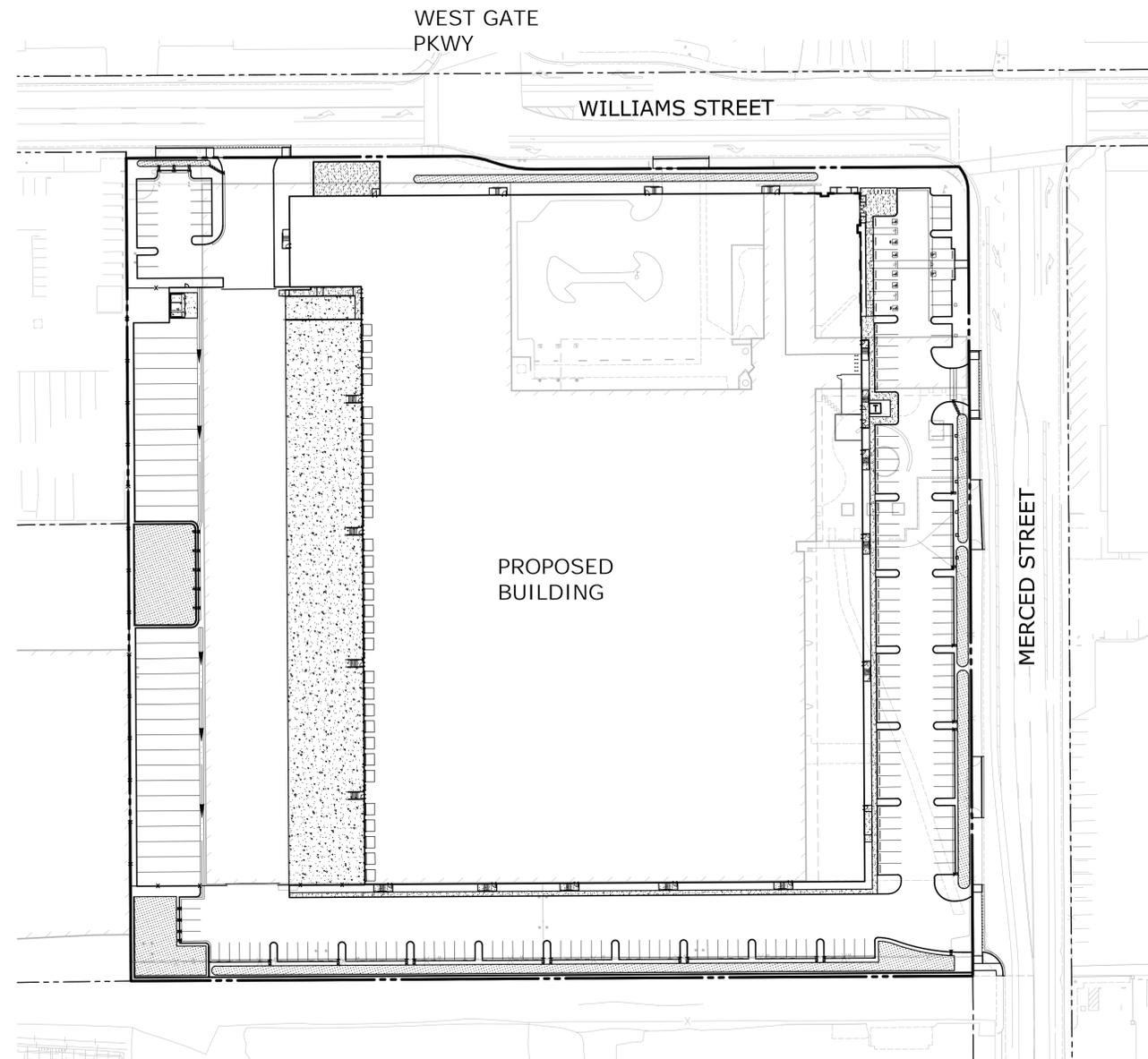
(MT)	MULTI TRUNK	I.P.	IRON PIPE
AC	ASPHALTIC CONCRETE	INV	INVERT ELEVATION
ADL	ADJUST	JT	JOINT TRENCH
AN	ANODE	LIP	LIP OF GUTTER
BC	BEGINNING OF CURVE	MON	MONUMENT
BFP	BACK FLOW PREVENTER	PED	PEDESTAL
BL	BUILDING	PV	PAVEMENT
BW	BACK OF WALK	RCP	REINFORCED CONCRETE PIPE
CB	CATCH BASIN	RIM	RIM ELEVATION
CP	CAST IRON PIPE	RPBP	REDUCE PRESSURE BACKFLOW PREVENTER
CL	CENTERLINE	RPDA	REDUCE PRESSURE DETECTOR ASSEMBLY
COMM	COMMUNICATION	SD	STORM DRAIN
CONST.	CONSTRUCT	SDMH	STORM DRAIN MANHOLE
CTV	CABLE TELEVISION	SL	STREET LIGHT
DET	DETECTOR	SLB	STREET LIGHT BOX
DIP	DUCTILE IRON PIPE	SS	SANITARY SEWER
DTL	DETAIL	SSMH	SANITARY SEWER MANHOLE
DWY	DRIVEWAY	STD.	STANDARD
EB	ELECTRIC BOX	TB	TELEPHONE BOX
EC	END OF CURVE	TC	TOP OF CURB
EM	ELECTRIC METER	TELE	TELEPHONE
EV	ELECTRIC VAULT	TMH	TELEPHONE MANHOLE
EX	EXISTING	TOP	TOP OF SLOPE
FH	FIRE HYDRANT	TR	TOP OF RAMP
FL	FLOW LINE	TSB	TRAFFIC SIGNAL BOX
FNC	FENCE	UB	UTILITY BOX
FND	FOUND	VCP	VITRIFIED CLAY PIPE
FOMH	FIBER OPTIC MANHOLE	WB	WATER BOX
FS	FIRE SERVICE or FINISH SURFACE	WM	WATER METER
GB	GRADE BREAK	UNK	UNKNOWN
HP	HIGH POINT		
N.A.P.	NOT A PART		

BENCHMARK:

CHINCH NAIL TOP OF CATCH BASIN AT SOUTHEAST CORNER OF WILLIAMS STREET AND DOOLITTLE DRIVE. ELEVATION= 19.198 (NGVD 29)

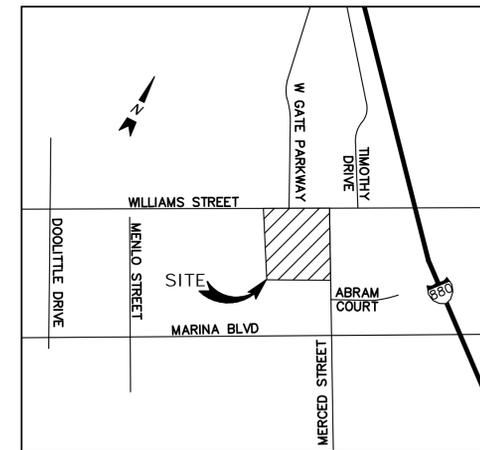
BASIS OF BEARINGS:

THE BEARING OF NORTH 27° 30' 00" WEST TAKEN ON THE MONUMENT LINE OF MERCED STREET AS SHOWN ON THAT CERTAIN PARCEL MAP NUMBER 2276 FILED FOR RECORD ON DECEMBER 21, 1977, IN BOOK 98 OF MAPS AT PAGES 86-87, OFFICIAL RECORDS OF ALAMEDA COUNTY WAS TAKEN AS THE BASIS FOR ALL BEARINGS SHOWN HEREON



LOCATION MAP

1" = 60'



VICINITY MAP
NOT TO SCALE

SHEET INDEX

SHEET	DESCRIPTION
CIVIL	
C1	COVER SHEET
C2	TOPOGRAPHIC SURVEY
C3	TYPICAL SECTIONS
C4	DEMOLITION PLAN
C5	PRELIMINARY SIGNING AND STRIPING PLAN
C6	PRELIMINARY GRADING & DRAINAGE PLAN
C7	PRELIMINARY UTILITY PLAN
C8	STORM WATER QUALITY CONTROL PLAN
C9	DELIVERY TRUCK-WB50-ENTRY
C10	DELIVERY TRUCK-WB50-EXIT
C11	DELIVERY TRUCK-WB67-ENTRY
	DELIVERY TRUCK-WB67-EXIT

NOTE:
THE PRELIMINARY PLANS PROVIDE DESIGN INTENT. ALL PROPOSED CIVIL IMPROVEMENTS HEREIN WILL REQUIRE ADDITIONAL DETAILS, DURING THE DETAILED PHASE, I.E. CONSTRUCTION DOCUMENTS. IT'S EXPECTED AND UNDERSTOOD THAT DURING THE CONSTRUCTION DOCUMENT PHASE THE CIVIL ENGINEER WILL REVISE THE PLANS TO MEET AND SATISFY THE CITY'S COMMENTS/CONDITIONS OF APPROVALS.

NO.	REVISION	BY
1	PLANNING RE-SUBMITTAL 12/11/2020	
2	PLANNING RE-SUBMITTAL 3/23/2021	
3	PLANNING RE-SUBMITTAL 9/15/2021	
4	PLANNING RE-SUBMITTAL 11/15/2021	

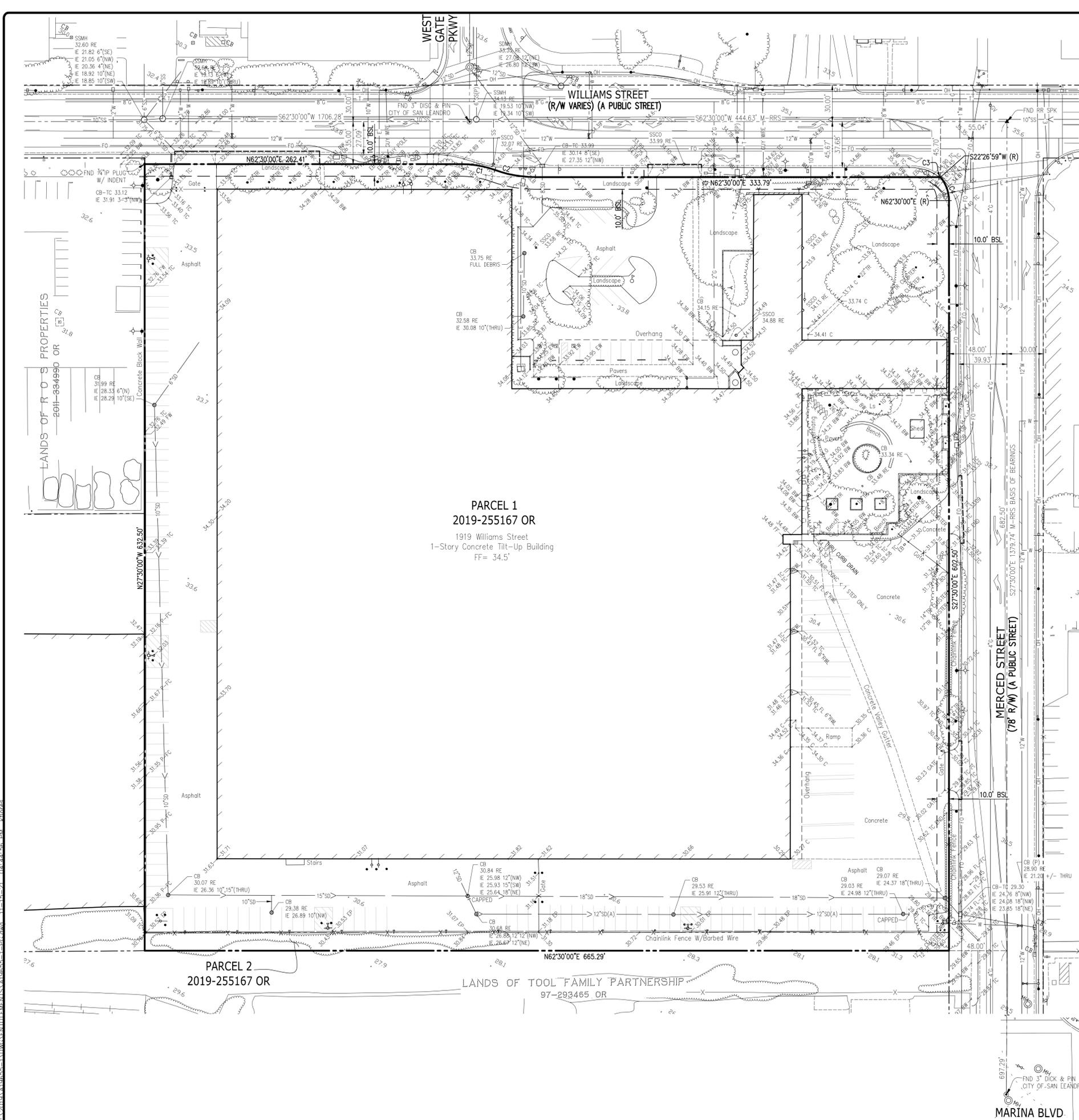


KIER+WRIGHT
 2850 Collier Canyon Road
 Livermore, CA 94551
 Phone: (925) 245-9788
 www.kierwright.com

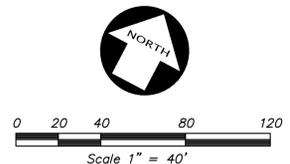
COVER SHEET
OF
1919 WILLIAMS STREET
FOR
DUKE REALTY
SAN LEANDRO, CALIFORNIA

DATE	9/15/2021
SCALE	AS SHOWN
DESIGNER	ZS
DRAWN	AA
JOB NO.	A19655-1
SHEET	CV
OF	12 SHEETS



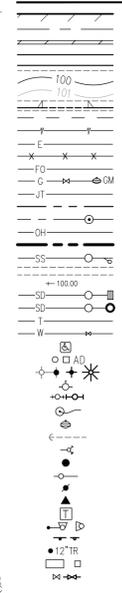


CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C1	80.00'	19°55'59"	27.83'
C2	98.00'	19°56'11"	34.10'
C3	32.00'	2°26'44"	1.37'
C4	30.00'	40°03'01"	20.97'



NOTE: THIS SITE HAS FIBER OPTIC LINES LOCATED ON OR ADJACENT TO IT.

LEGEND



ABBREVIATIONS

AC	AIR CONDITIONER	MH	MANHOLE
BEG	BEGIN	MON	MONUMENT
BL	BUILDING LINE	N	NORTH
BOL	BOLLARD	NE	NORTH EAST
BSL	BUILDING SETBACK LINE	NO.	NUMBER
BW	BACK OF WALK	NW	NORTH WEST
CB	CATCH BASIN	P-FC	PAVEMENT AT FACE OF CURB
COM	COMMUNICATION BOX	PIV	POST INDICATOR VALVE
DI	DRAIN INLET	RE	RIM ELEVATION
DOC.	DOCUMENT	RR	RAILROAD RAIL
E	EAST	RWL	RAIN WATER LEADER
EB	ELECTRIC BOX	S	SOUTH
EP	EDGE OF PAVEMENT	SD	STORM DRAIN
EV	ELECTRICAL VAULT	SDCO	STORM DRAIN CLEAN OUT
EW	EDGE OF WALK	SDMH	STORM DRAIN MANHOLE
FD	FOUND	SE	SOUTH EAST
FDC	FIRE DEPARTMENT CONNECTION	SL	STREET LIGHT
FF	FINISH FLOOR	SLB	STREET LIGHT BOX
FH	FIRE HYDRANT	SPK	RAILROAD SPIKE
FL	FLOW LINE	SSCO	SANITARY SEWER CLEAN OUT
FNC	FENCE	SSMH	SANITARY SEWER MANHOLE
FND	FOUND	SW	SOUTH WEST
FOB	FIBER OPTICS BOX	TB	TELEPHONE BOX
FW	FACE OF WALL	TC	TOP OF CURB
GA	GUY ANCHOR	TRN	TRANSFORMER
GKP	GATE KEY PAD	TSB	TRAFFIC SIGNAL BOX
GM	GAS MARKER/METER	TSP	TRAFFIC SIGNAL POLE
GRN	GROUND	U	UNKNOWN DESTINATION
GUY	GUY ANCHOR	W	WEST
GV	GAS VALVE	W/	WITH
H	INVERT ELEVATION	WB	WATER BOX
IP	IRON PIPE	WM	WATER METER
LIP	LIP OF GUTTER	WV	WATER VALVE
LS	LANDSCAPE		

NOTES

- THIS SURVEY WAS PREPARED FROM INFORMATION FURNISHED IN A COMMITMENT FOR TITLE INSURANCE, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY DATED AS OF NOVEMBER 12, 2019, ORDER NUMBER NCS-986050-CHI2, REVISED DECEMBER 3, 2019, FURNISHED TO KIER & WRIGHT CIVIL ENGINEERS & SURVEYORS, INC BY DUKE REALTY ON DECEMBER 3, 2019. NO LIABILITY IS ASSUMED FOR MATTERS OF RECORD NOT STATED IN SAID 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.
- PHYSICAL ITEMS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE ITEMS VISIBLE AS OF THE DATE OF THIS SURVEY. SUBSURFACE STRUCTURES, IF ANY, ARE NOT SHOWN. SAID SUBSURFACE OBJECTS MAY INCLUDE, BUT ARE NOT LIMITED TO, CONCRETE FOOTINGS, SLABS, SHORING, STRUCTURAL PILES, UTILITY VAULTS, PIPING, UNDERGROUND TANKS, AND ANY OTHER SUBSURFACE STRUCTURES NOT REVEALED BY A SURFACE INSPECTION.
- 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). 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.
- A REQUEST WAS MADE TO PACIFIC BELL TELEPHONE COMPANY AND PG & E FOR INFORMATION REGARDING THE LOCATION OF THEIR FACILITIES NEAR THIS SITE, AS OF 11-25-2020, THEY HAD NOT RESPONDED WITH THIS INFORMATION. UNTIL WE RECEIVE THIS INFORMATION AND ARE ABLE TO DELINEATE THESE FACILITIES, 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 06001C0258H FOR COMMUNITY NUMBER 060013 (CITY OF SAN LEANDRO), WITH AN EFFECTIVE DATE OF DECEMBER 21, 2018, 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 SAN LEANDRO, PUBLIC WORKS DEPARTMENT ON OCTOBER 21, 2019.
- BENCHMARK: CHINCH NAIL TOP OF CATCH BASIN AT SOUTHEAST CORNER OF WILLIAMS STREET AND DOOLITTLE DRIVE. ELEVATION= 19.198 (NGVD 29)
- BASES OF BEARINGS: THE BEARING OF NORTH 27° 30' 00" WEST TAKEN ON THE MONUMENT LINE OF MERCED STREET AS SHOWN ON THAT CERTAIN PARCEL MAP NUMBER 2276 FILED FOR RECORD ON DECEMBER 21, 1977, IN BOOK 98 OF MAPS AT PAGES 86-87, OFFICIAL RECORDS OF ALAMEDA COUNTY WAS TAKEN AS THE BASIS FOR ALL BEARINGS SHOWN HEREON
- 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.
- THE AERIAL MAPPING WAS PREPARED USING COMPUTER ASSISTED, PHOTOGAMMETRIC METHODS BY COOPER AERIAL SURVEYS CO., IN PHOENIX ARIZONA. JOB NUMBER 1910043. IN AREAS OF DENSAE VEGETATION, ACCURACY OF CONTOURS MAY DEVIATE FROM ACCEPTED ACCURACY STANDARDS. DATE OF PHOTOGRAPHY 11-01-2019, 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.

NO.	REVISION	BY	DATE
1	PLANNING RE-SUBMITTAL		12/17/2020
2	PLANNING RE-SUBMITTAL		3/23/2021
3	PLANNING RE-SUBMITTAL		9/15/2021
4	PLANNING RE-SUBMITTAL		11/15/2021

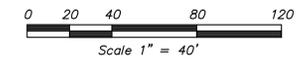
KIER+WRIGHT

2850 Collier Canyon Road
Livermore, CA 94551
Phone: (925) 445-8788
www.kierwright.com

TOPOGRAPHIC SURVEY
OF
1919 WILLIAMS STREET
FOR
DUKE REALTY
CALIFORNIA
SAN LEANDRO.

DATE	9/15/2021
SCALE	AS SHOWN
DESIGNER	ZS
DRAWN	AA
JOB NO.	A19655-1
SHEET	C1
OF	12 SHEETS

PREPARED BY OR UNDER THE SUPERVISION OF
JOSEPH D. THOMPSON, L.S. 8121



LEGEND

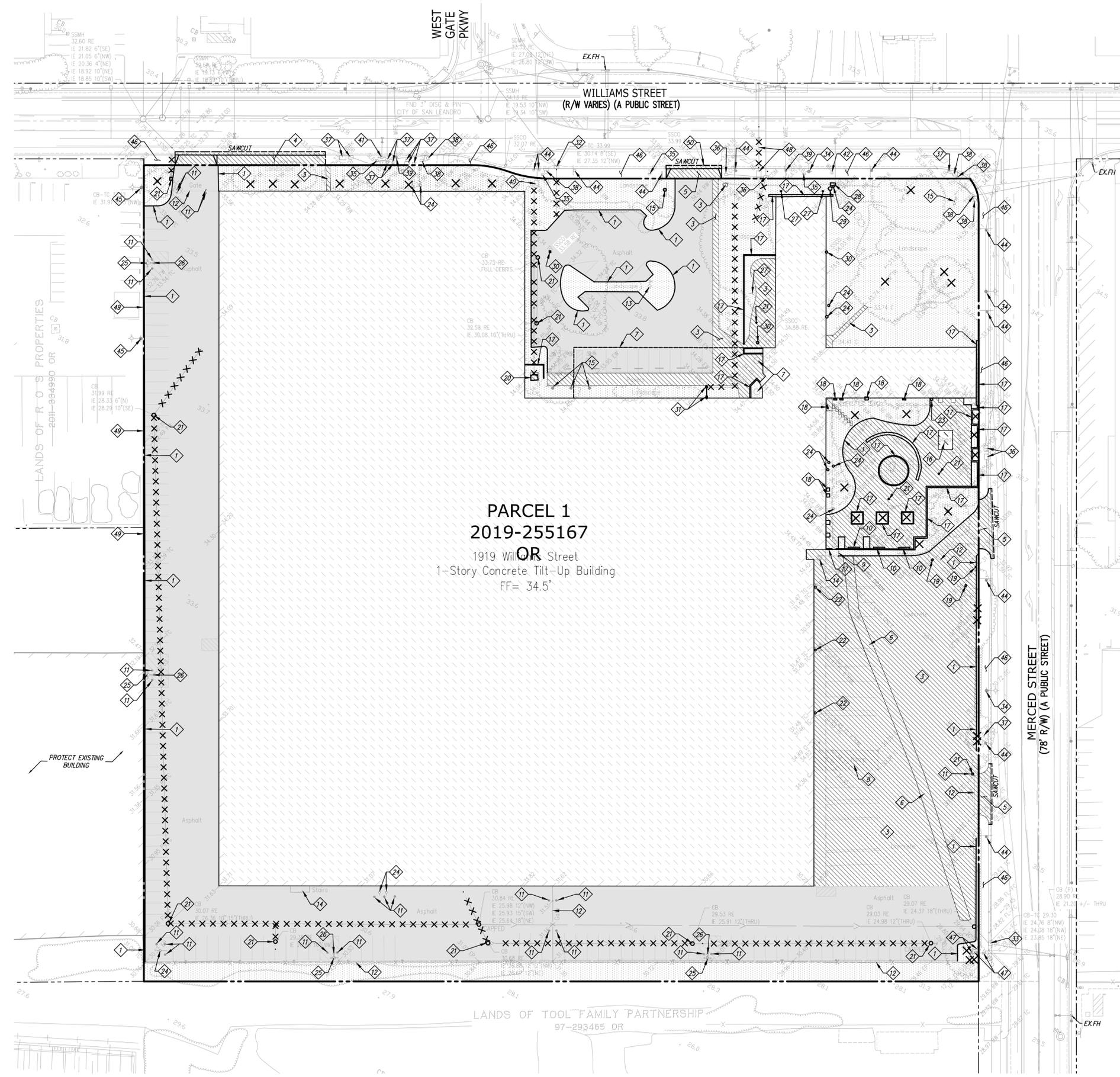
- EXISTING BUILDING TO BE DEMOLISHED
- EXISTING AC PAVEMENT TO BE REMOVED
- EXISTING CONCRETE TO BE REMOVED
- EXISTING LANDSCAPING TO BE REMOVED
- SAWCUT LINE
- EXISTING TREE TO BE REMOVED
- REMOVE EXISTING UNDERGROUND UTILITIES
- PLUG & CAP END OF EXISTING UTILITY IF NECESSARY
- REMOVE EXISTING CONCRETE CURB
- REMOVE EXISTING ASPHALT CONCRETE PAVEMENT
- REMOVE EXISTING CONCRETE PAVEMENT AND/OR WALK
- REMOVE EXISTING CONCRETE CURB, GUTTER & SIDEWALK
- REMOVE EXISTING CONCRETE DRIVEWAY
- REMOVE EXISTING CONCRETE VALLEY GUTTER
- REMOVE EXISTING STEEL OVERHANG STRUCTURE
- REMOVE EXISTING CONCRETE LOADING RAMP & DOCK
- REMOVE EXISTING THRU CURB DRAIN
- REMOVE EXISTING CONCRETE BENCH
- REMOVE EXISTING BOLLARD
- REMOVE EXISTING GATE AND/OR FENCE
- REMOVE EXISTING FLAG POLE
- REMOVE EXISTING BUILDING STAIRS
- REMOVE EXISTING SIGN
- REMOVE/DEMOLISH EXISTING STORAGE SHED
- REMOVE EXISTING CONCRETE WALL
- REMOVE EXISTING AC UNIT
- REMOVE EXISTING ELECTRICAL BOX
- REMOVE EXISTING ELECTRICAL TRANSFORMER & CONC. PAD
- REMOVE EXISTING STORM DRAIN INLET
- REMOVE EXISTING RAIN WATER LEADER
- REMOVE EXISTING STORM DRAIN CLEAN-OUT (SDCO)
- REMOVE EXISTING POST INDICATOR VALVE (PIV)
- REMOVE EXISTING FIRE HYDRANT (FH)
- REMOVE EXISTING WATER VALVE (WV)
- REMOVE EXISTING HOSE BIB
- REMOVE EXISTING WATER BOX AND/OR METER
- REMOVE EXISTING FIRE DEPARTMENT CONNECTION (FDC)
- REMOVE EXISTING SANITARY SEWER CLEAN-OUT (SSCO)
- REMOVE EXISTING GAS METER (GM)
- PROTECT IN PLACE EXISTING CURB INLET
- PROTECT IN PLACE EXISTING CURB INLET AND CONVERT TO MANHOLE LID
- PROTECT IN PLACE EXISTING STREET LIGHT (SL)
- PROTECT IN PLACE EXISTING STREET LIGHT BOX (SLB)
- PROTECT IN PLACE EXISTING FIBER OPTIC BOX (FOB)
- PROTECT IN PLACE EXISTING ELECTRICAL BOX (EB)
- PROTECT IN PLACE EXISTING TURN SIGNAL POLE (TSP) OR BOX (TSB)
- PROTECT IN PLACE EXISTING STUB POLE & GUY WIRES
- PROTECT IN PLACE EXISTING ELECTRICAL VAULT (EV)
- PROTECT IN PLACE EXISTING FIRE HYDRANT (FH)
- PROTECT IN PLACE EXISTING WATER METER AND BOX
- PROTECT IN PLACE EXISTING WATER BOX AND/OR METER
- PROTECT IN PLACE EXISTING SIGN
- PROTECT IN PLACE EXISTING OFF-SITE LIGHT
- PROTECT IN PLACE EXISTING CONCRETE SIDEWALK
- EXISTING FIRE DEPARTMENT CONNECTION, POST INDICATOR VALVE, WATER BOX, AND WATER METER, TO BE REMOVED BY E.B.M.U.D.
- EXISTING WATER METER AND STREET LATERAL TO BE REMOVED BY E.B.M.U.D.
- PROTECT IN PLACE EXISTING OFF-SITE CONCRETE WALL
- PROTECT IN PLACE EXISTING SANITARY SEWER CLEAN-OUT (SSCO)

CAUTION CONTRACTOR ALERT

CONTRACTOR SHALL VERIFY ACTUAL DEPTH AND LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. CALL "UNDERGROUND SERVICE ALERT" (USA), CALL 811, 24 HOURS PRIOR TO DEMOLITION, TRENCHING, GRADING, EXCAVATION, DRILLING, PIPE PUSHING, PLANTING TREES, DIGGING POST HOLES FOR FENCES, ETC. USA WILL SUPPLY INFORMATION OR LOCATE AND MARK ANY UNDERGROUND FACILITIES. UNDERGROUND FACILITIES SHOWN WERE LOCATED BASED ON INFORMATION PROVIDED BY UTILITY COMPANIES AND BY MEASURING SURFACE FEATURES. NO ATTEMPT WAS MADE TO LOCATED OTHER UNDERGROUND FACILITIES THAT WERE NOT READILY APPARENT FROM A VISUAL INSPECTION OF SURFACE FEATURES.



Know what's below.
Call before you dig.



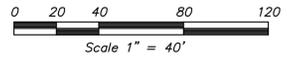
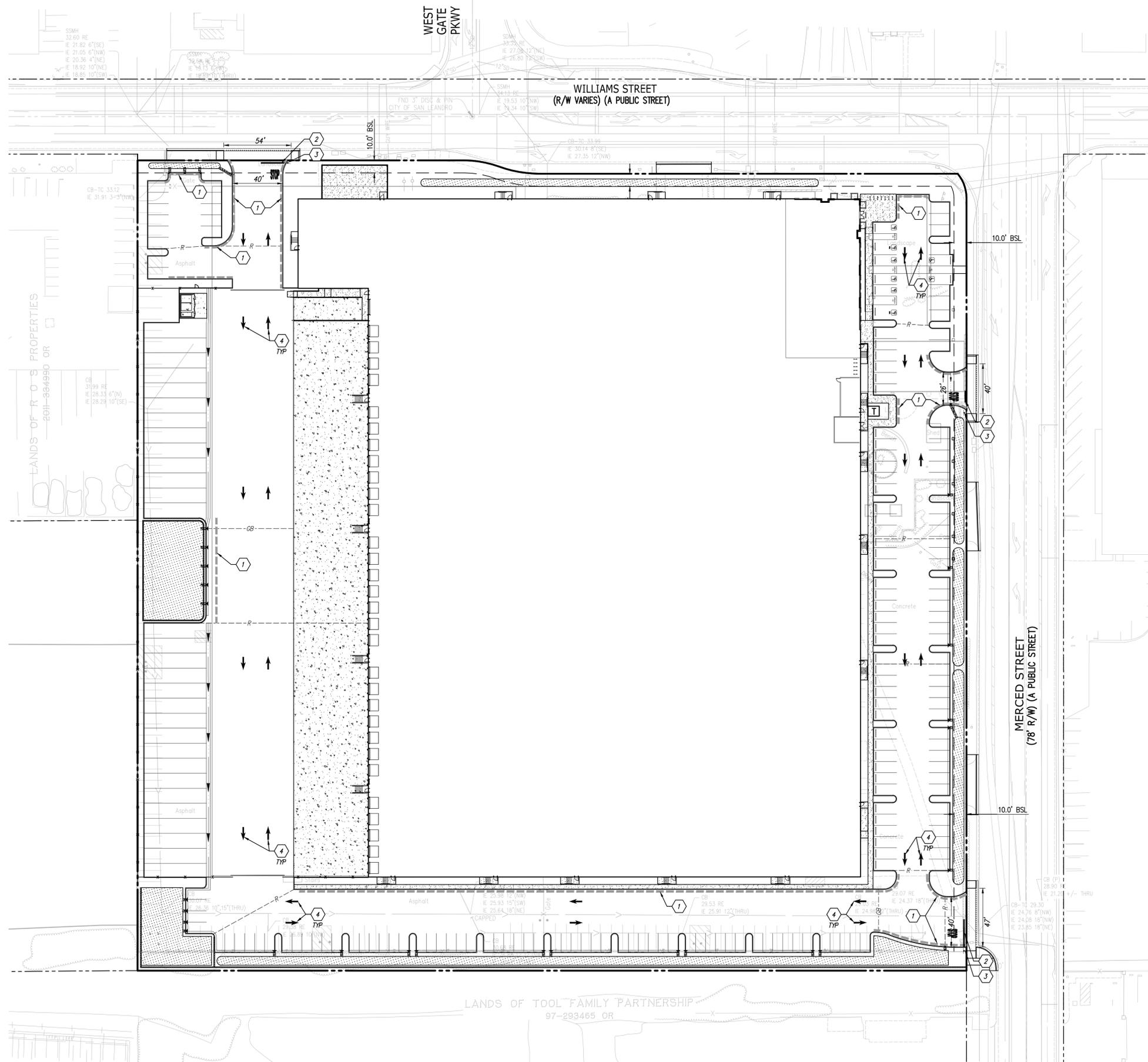
PARCEL 1
2019-255167
1919 Williams Street
1-Story Concrete Tilt-Up Building
FF= 34.5'

NO.	REVISION	BY	DATE
1	PLANNING RE-SUBMITTAL	AS	12/11/2020
2	PLANNING RE-SUBMITTAL	ZS	3/23/2021
3	PLANNING RE-SUBMITTAL	AA	9/15/2021
4	PLANNING RE-SUBMITTAL	AA	11/15/2021

KIER+WRIGHT
REGISTERED PROFESSIONAL ENGINEER
LINAK SARTEDREN
No. 455838
CIVIL
STATE OF CALIFORNIA

2850 Collier Canyon Road
Livermore, CA 94551
Phone: (925) 245-9788
www.kierwright.com

DEMOLITION PLAN	CALIFORNIA
OF	
1919 WILLIAMS STREET	
FOR	
DUKE REALTY	
SAN LEANDRO,	
DATE	9/15/2021
SCALE	AS SHOWN
DESIGNER	ZS
DRAWN	AA
JOB NO.	A19655-1
SHEET	C3
OF	12 SHEETS



LEGEND

--- RED CURB PER KEYNOTE 1

KEYNOTES

- 1 PAINT CURB RED AND LABEL IN WHITE "NO PARKING FIRE LANE" PER SAN LEANDRO FIRE DEPARTMENT STANDARDS
- 2 PAINT "STOP" & BAR
- 3 INSTALL STOP SIGN
- 4 PAINT DIRECTIONAL ARROW

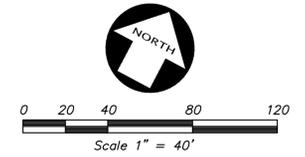
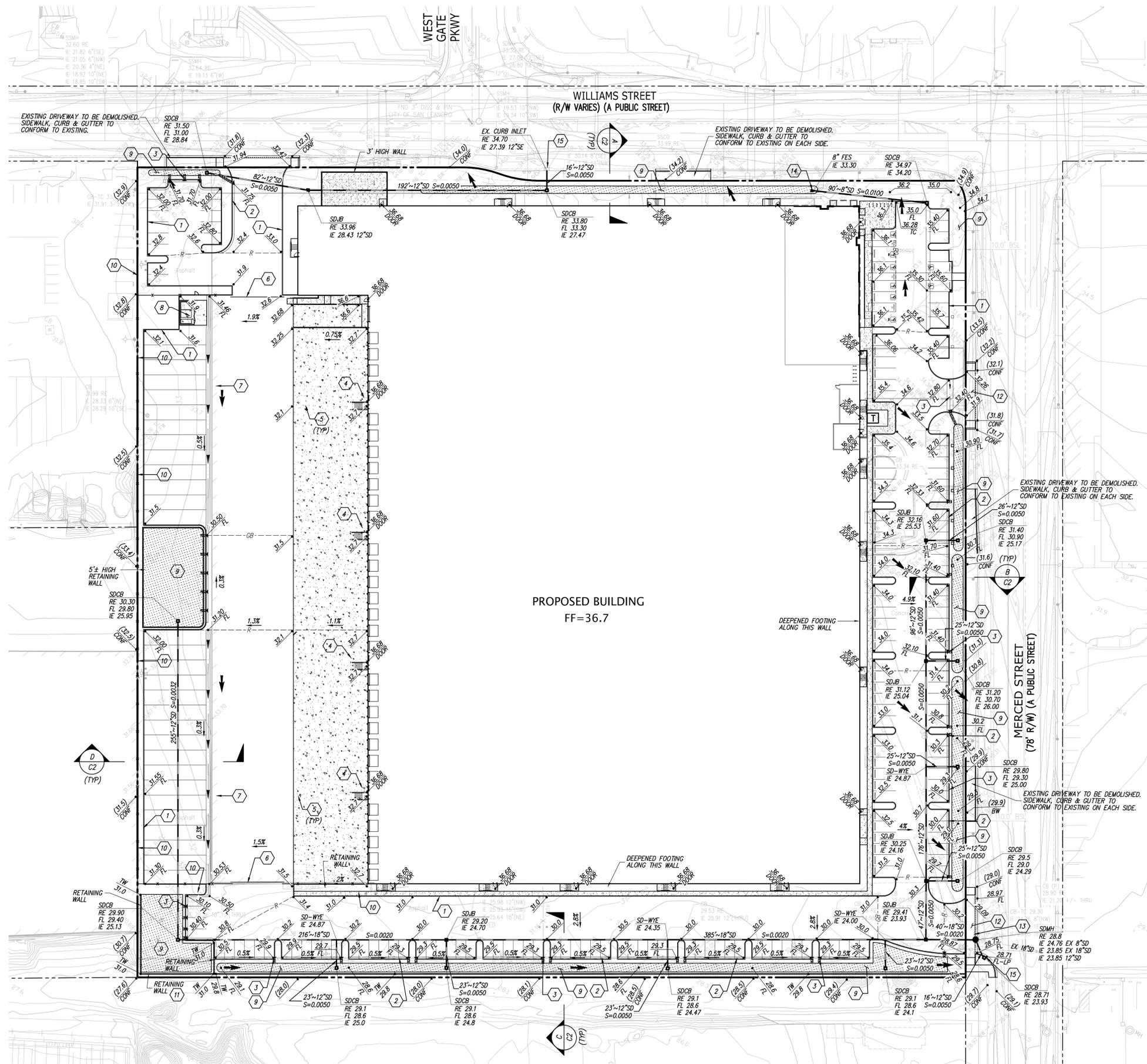
NO.	REVISION	BY
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4	PLANNING RE-SUBMITTAL 11/15/2021	



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PRELIMINARY SIGNING AND STRIPING PLAN
 OF
1919 WILLIAMS STREET
 FOR
DUKE REALTY
 SAN LEANDRO, CALIFORNIA

DATE	9/15/2021
SCALE	AS SHOWN
DESIGNER	ZS
DRAWN	AA
JOB NO.	A19655-1
SHEET	C4
OF	12 SHEETS



NOTES

1. ALL PROPOSED STORM DRAIN INLETS THAT ARE NOT WITHIN BIO-RETENTION AREAS SHALL HAVE A TRASH CAPTURE DEVICE INSTALLED.
2. ALL PROPOSED ON-SITE AND OFF-SITE INLETS SHALL BE MARKED "NO DUMPING, DRAINS TO BAY"
3. ALL ELECTRICAL AND COMMUNICATION UTILITIES SERVING THE SITE SHALL BE UNDERGROUND

LEGEND

- STORM DRAIN CATCH BASIN
- STORM DRAIN JUNCTION BOX
- FL FLOW LINE
- FF FINISH FLOOR
- GB GRADE BREAK IN PAVEMENT
- PV PAVEMENT
- R RIDGE IN PAVEMENT
- RE RIM ELEVATION
- 30.1 PROPOSED PAVEMENT ELEVATION
- X"SD STORM DRAIN LINE
- TC TOP OF CURB
- TYP TYPICAL
- ▨ BIO-RETENTION PLANTER
- ← OVERLAND RELEASE

KEYNOTES

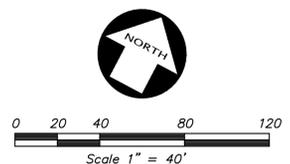
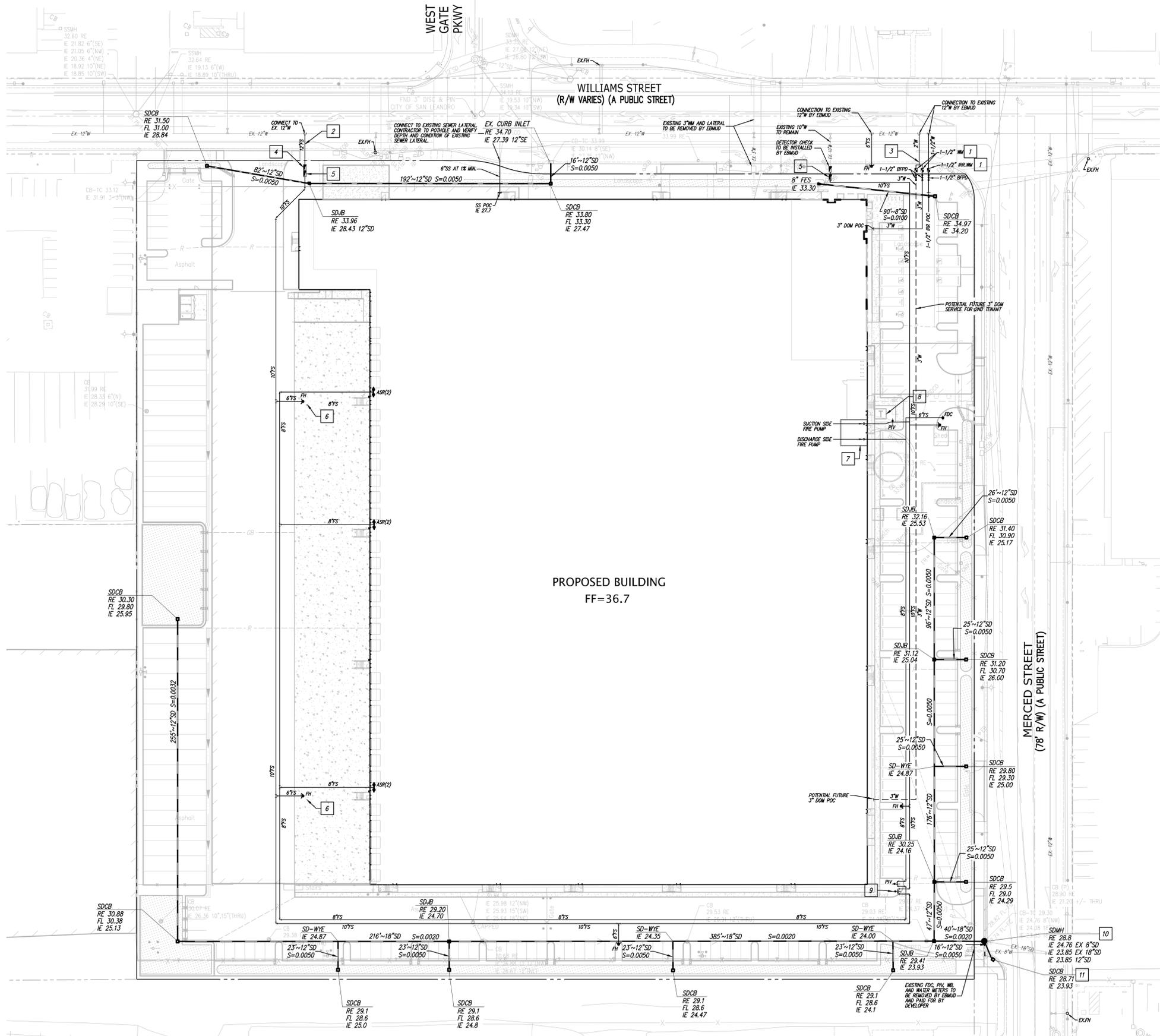
- 1 CONCRETE CURB
- 2 CONCRETE CURB & GUTTER
- 3 PROVIDE 1' OPENING THROUGH CURB (TYP)
- 4 STAIRS AT LOADING DOCK
- 5 4" DIAMETER STEEL BOLLARD
- 6 GATE PER ARCHITECTURAL PLANS
- 7 3' WIDE CONCRETE VALLEY GUTTER
- 8 TRASH ENCLOSURES SEE ARCHITECTURAL PLANS
- 9 BIO-RETENTION PLANTER
- 10 FENCE PER ARCHITECTURAL PLANS
- 11 RETAINING WALL
- 12 NEW DRIVEWAY
- 13 CONVERT EXISTING INLET TO MANHOLE LID PER CITY STANDARD DETAIL 208.
- 14 CONCRETE FLARED END SECTION AT END OF PIPE
- 15 NEW CURB INLET PER CITY STANDARD DETAIL 204.

BY		REVISION							
NO.	BY	NO.	DATE	NO.	DATE	NO.	DATE	NO.	DATE
1		1	PLANNING RE-SUBMITTAL 12/11/2020	2	PLANNING RE-SUBMITTAL 3/23/2021	3	PLANNING RE-SUBMITTAL 9/15/2021	4	PLANNING RE-SUBMITTAL 11/15/2021

KIER+WRIGHT
 REGISTERED PROFESSIONAL ENGINEER
 CIVIL
 STATE OF CALIFORNIA
 License No. 455838

PRELIMINARY GRADING & DRAINAGE PLAN
 OF
1919 WILLIAMS STREET
 FOR
DUKE REALTY
 SAN LEANDRO, CALIFORNIA

DATE	9/15/2021
SCALE	AS SHOWN
DESIGNER	ZS
DRAWN	AA
JOB NO.	A19655-1
SHEET	C5
OF	12 SHEETS



LEGEND

ASR	AUTOMATIC SPRINKLER RISER
RE	RIM ELEVATION
TC	TOP OF CURB
WS	WATER SERVICE
---	EXISTING UTILITY TO BE ABANDONED BY REMOVAL
FS	FIRE SERVICE
SS	SANITARY SEWER
---	CLEANOUT TO GRADE
COTG	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
●	SANITARY SEWER MANHOLE
○	SINGLE CHECK VALVE
○	STORM DRAIN MANHOLE
○	WATER METER

- NOTES**
- 1 WATER METER TO BE INSTALLED BY EBMUD AND SHALL BE PAID BY DEVELOPER
 - 2 12" FIRE SERVICE OFF EXISTING 12" WATER LINE TO BE INSTALLED BY EBMUD AND PAID FOR BY DEVELOPER
 - 3 2" DOMESTIC WATER SERVICE OFF EXISTING 12" WATERLINE TO BE INSTALLED BY EBMUD AND PAID FOR BY DEVELOPER
 - 4 UNDERGROUND DETECTOR CHECK VALVE WITH BYPASS METER TO BE INSTALLED BY EBMUD AND PAID BY DEVELOPER
 - 5 AMES MAXIM 200 DOUBLE CHECK VALVE ASSEMBLY WITH (2) O'S AND Y'S, TAMPER SWITCHES AND CONDUIT TO BE INSTALLED BY DEVELOPER
 - 6 NEW 4-4" CONCRETE BOLLARDS (TYP)
 - 7 FIRE PUMP ROOM
 - 8 TRANSFORMER SET ON CONCRETE PAD
 - 9 SECTIONAL CONTROL VALVE
 - 10 CONVERT EXISTING INLET TO STORM DRAIN MANHOLE LID PER CITY STANDARD DET. 208
 - 11 NEW CURB INLET PER CITY STANDARD DET. 204

Handwritten signature: M. A. S. ...

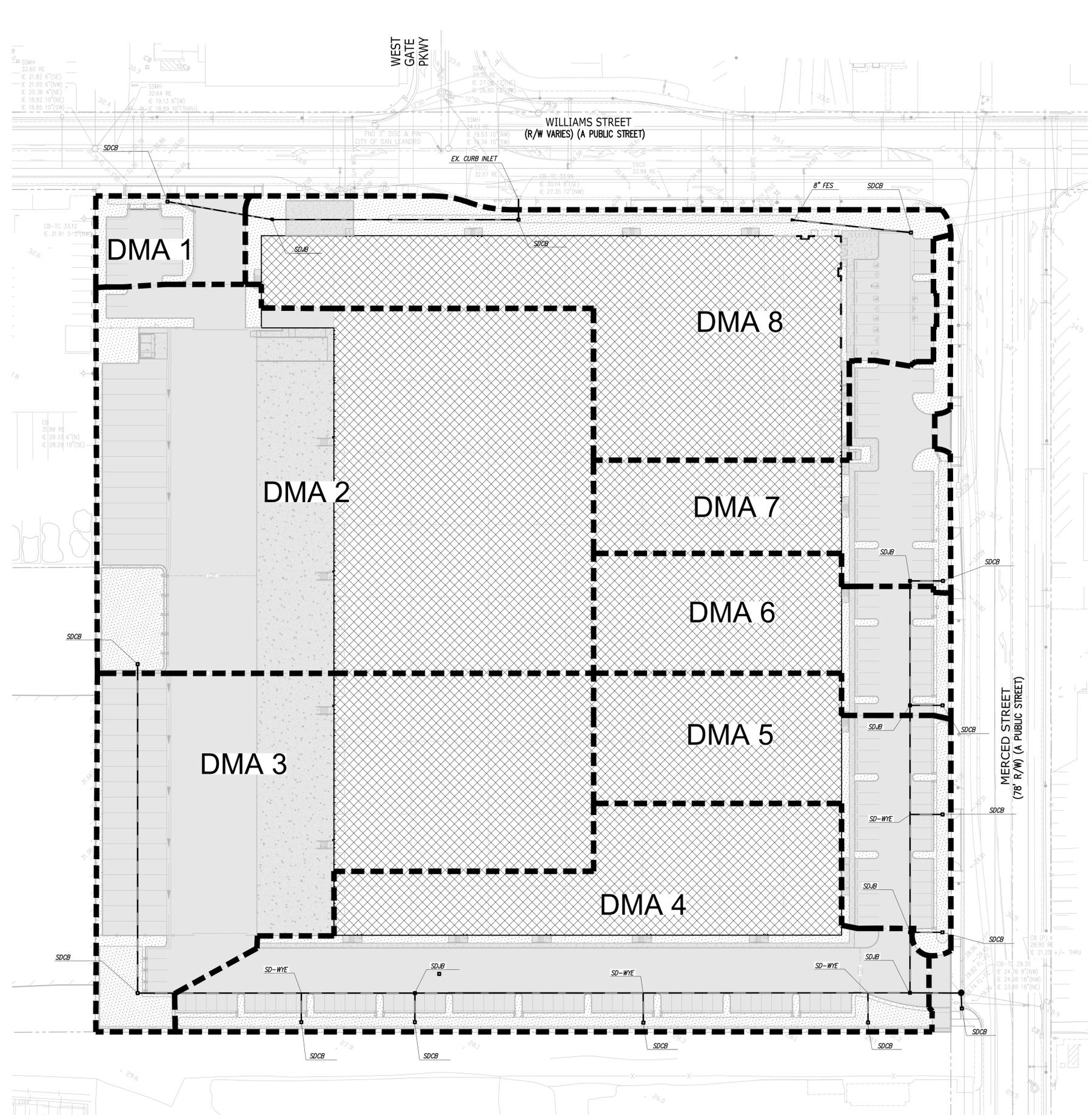
KIER+WRIGHT
 REGISTERED PROFESSIONAL ENGINEER
 CIVIL
 No. 45538
 STATE OF CALIFORNIA

2850 Collier Canyon Road
 Livermore, CA 94551
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PRELIMINARY UTILITY PLAN
 OF
1919 WILLIAMS STREET
 FOR
DUKE REALTY
 SAN LEANDRO, CALIFORNIA

DATE	9/15/2021
SCALE	AS SHOWN
DESIGNER	ZS
DRAWN	AA
JOB NO.	A19655-1
SHEET	C6
OF	12 SHEETS

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0 20 40 80 120
Scale 1" = 40'

LEGEND

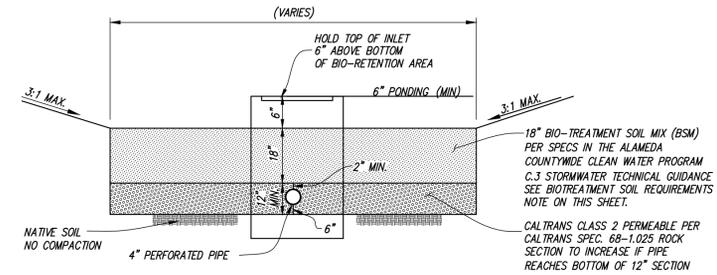
- TRIBUTARY AREA LIMITS
- LANDSCAPE AREA
- IMPERVIOUS ROOF AREA
- IMPERVIOUS SITE AREA
- BIO-RETENTION TREATMENT AREA

BIO-RETENTION SIZING CALCULATIONS

Area No.	Area (SF)	Area (AC)	Landscape (SF)	Landscape (AC)	Imperv. (SF)	Imperv. (AC)	Treatment Area* (SF)	Treatment Provided (SF)	Sizing Ratio** (%)	Type of Planter
1	8,059	0.19	1,654	0.04	6,150	0.14	6,316	254	4.0%	Bio-Retention Planter
2	111,607	2.56	3,383	0.08	104,438	2.40	104,777	3,786	3.6%	Combined Method
3	74,823	1.72	1,853	0.04	70,371	1.62	70,556	2,599	3.7%	Combined Method
4	71,992	1.65	7,305	0.17	60,005	1.38	60,736	4,682	7.7%	Bio-Retention Planter
5	34,025	0.78	2,159	0.05	30,338	0.70	30,554	1,528	5.0%	Bio-Retention Planter
6	26,368	0.61	1,269	0.03	24,266	0.56	24,393	833	3.4%	Combined Method
7	29,135	0.67	3,673	0.08	24,709	0.57	25,076	753	3.0%	Combined Method
8	68,975	1.58	9,910	0.23	57,158	1.31	58,149	1,907	3.3%	Combined Method
Totals	424,984	9.8	31,206	0.72	377,436	8.66	380,556	16,342		

*: Total Treatment Area is equal to Impervious Area + 0.10 * Landscape Area.
 **: Sizing Ratios under 4% are sized using the Combination Flow and Volume Method. Separate worksheets for Combination Flow and Volume Method are included with City Submittal.

BIOTREATMENT SOIL REQUIREMENTS
 PRIOR TO ORDERING THE BIOTREATMENT SOIL MIX OR DELIVERY TO THE PROJECT SITE, CONTRACTOR SHALL PROVIDE A BIOTREATMENT SOIL MIX SPECIFICATION CHECKLIST, COMPLETED BY THE SOIL MIX SUPPLIER AND CERTIFIED TESTING LAB.



- NOTES:
- PLANTERS SHALL BE GRADED TO DRAIN TOWARD OUTLET AT A MINIMUM SLOPE OF 0.3%
 - BIO-RETENTION PLANTERS SHALL CONFORM TO THE GUIDELINES SET FORTH IN THE ALAMEDA COUNTYWIDE CLEAN WATER PROGRAM C.3 STORMWATER TECHNICAL GUIDANCE, DATED MAY 2, 2016, VERSION 5.1.

BIO-RETENTION TREATMENT PLANTER ①
NOT TO SCALE

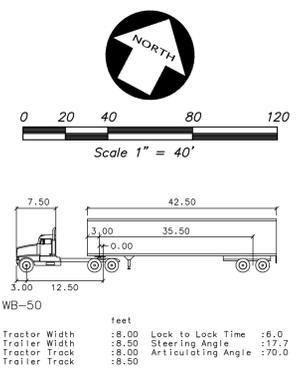
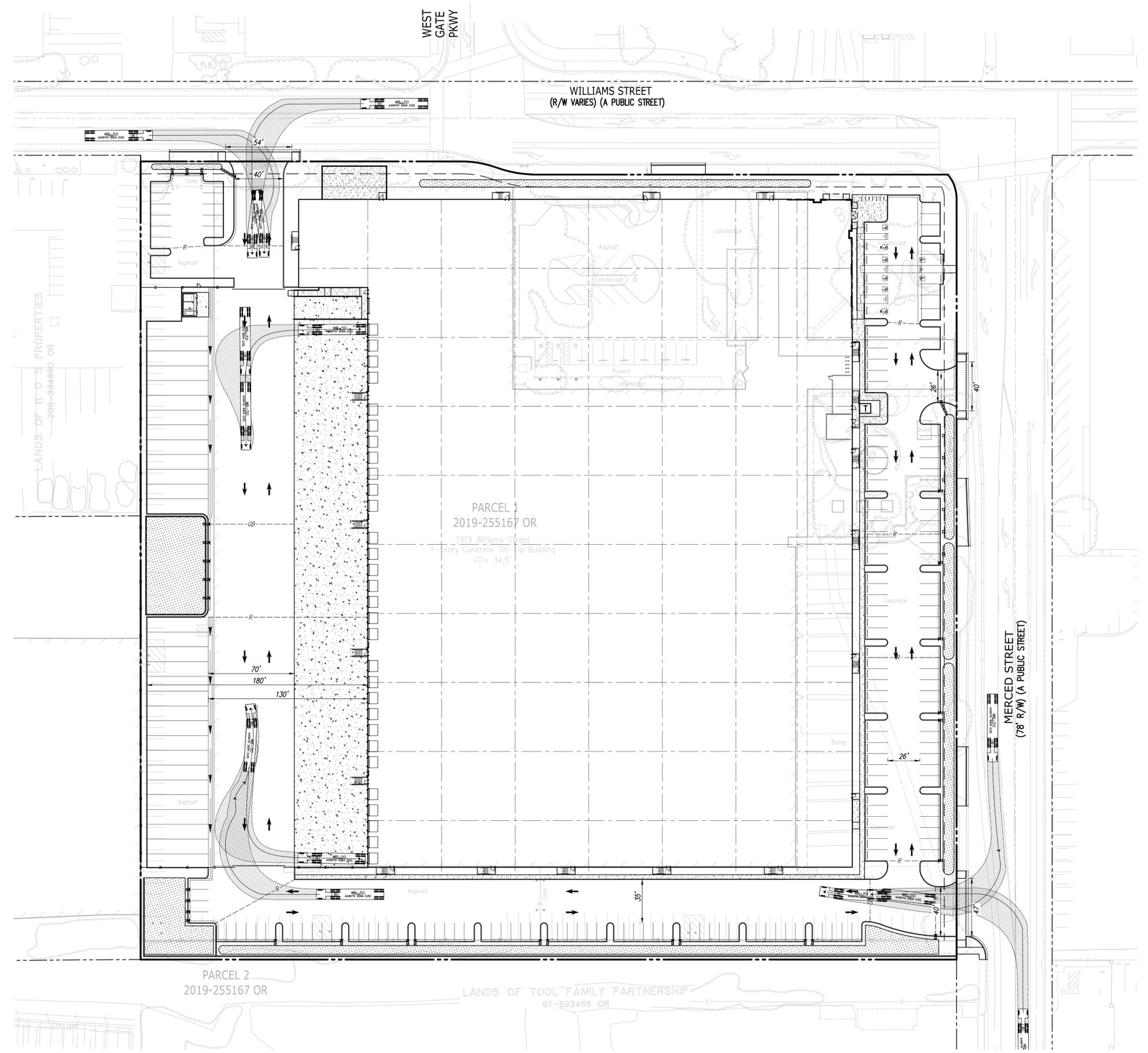
NO.	BY	REVISION							
1	KFB	PLANNING RE-SUBMITTAL 12/11/2020	1	1	1	1	1	1	1
2	KFB	PLANNING RE-SUBMITTAL 3/23/2021	1	1	1	1	1	1	1
3	KFB	PLANNING RE-SUBMITTAL 9/15/2021	1	1	1	1	1	1	1
4	KFB	PLANNING RE-SUBMITTAL 11/15/2021	1	1	1	1	1	1	1

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STORM WATER QUALITY CONTROL PLAN
 OF
 1919 WILLIAMS STREET
 FOR
 DUKE REALTY
 SAN LEANDRO, CALIFORNIA

DATE	9/15/2021
SCALE	AS SHOWN
DESIGNER	ZS
DRAWN	AA
JOB NO.	A19655-1
SHEET	C7
OF 12 SHEETS	

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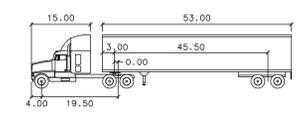
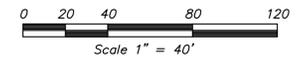
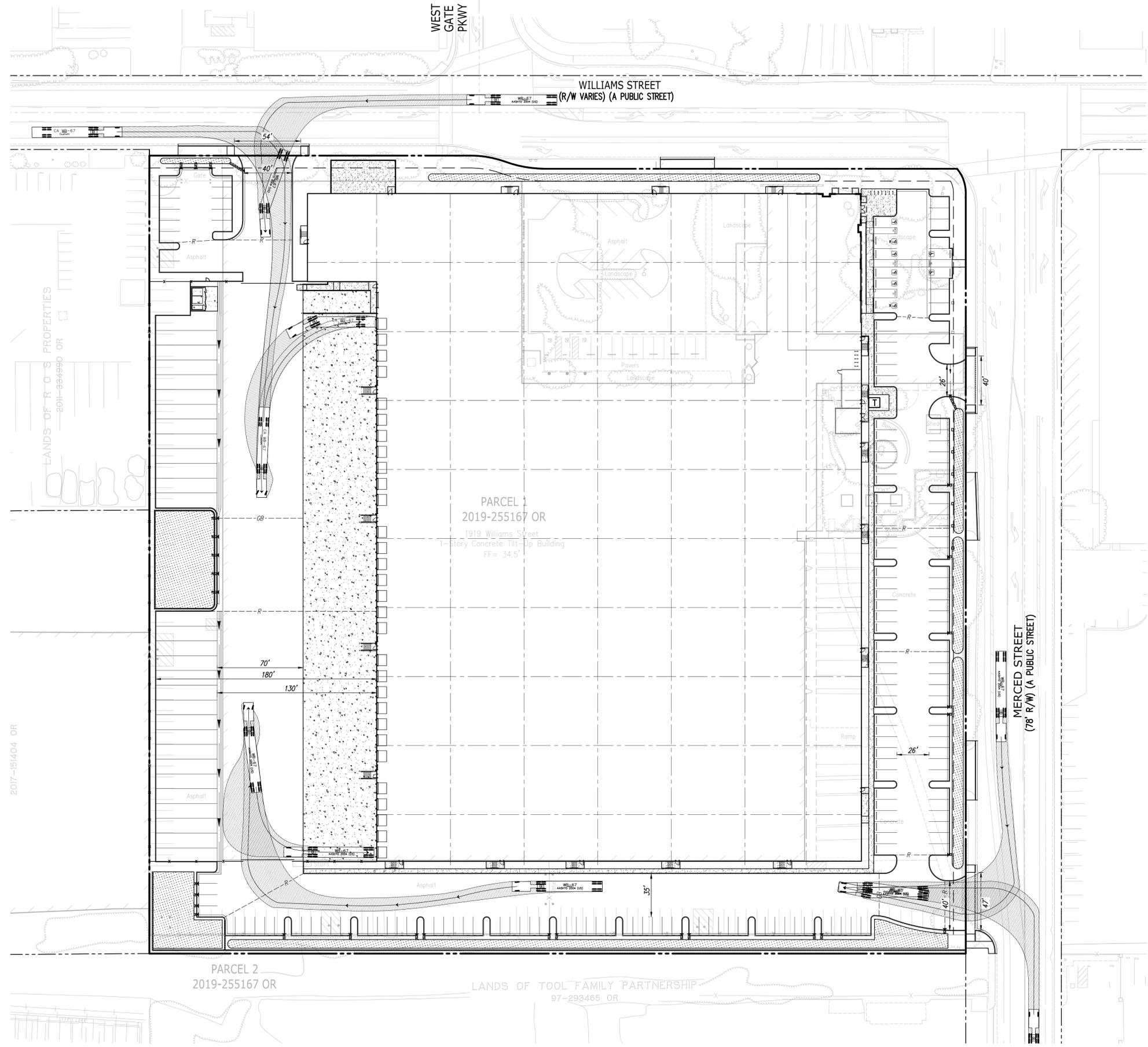


NO.	REVISION	BY
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2	PLANNING RE-SUBMITTAL 3/23/2021	
3	PLANNING RE-SUBMITTAL 9/15/2021	
4	PLANNING RE-SUBMITTAL 11/15/2021	

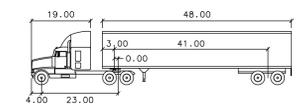
DATE	9/15/2021
SCALE	AS SHOWN
DESIGNER	ZS
DRAWN	AA
JOB NO.	A19655-1
SHEET	C8
OF	12 SHEETS

<p>DELIVERY TRUCK - WB50-ENTRY OF 1919 WILLIAMS STREET FOR DUKE REALTY</p> <p>SAN LEANDRO, CALIFORNIA</p>	<p>KIER+WRIGHT</p> <p>2850 Collier Canyon Road Livermore, CA 94551</p> <p>Phone: (925) 245-9788 www.kierwright.com</p>
--	---

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WB-67
feet
Tractor Width :8.00 Lock to Lock Time :6.0
Trailer Width :8.50 Steering Angle :28.4
Tractor Track :8.00 Articulating Angle :35.0
Trailer Track :8.50



STAA - STANDARD
feet
Tractor Width :8.50 Lock to Lock Time :6.0
Trailer Width :8.50 Steering Angle :28.3
Tractor Track :8.50 Articulating Angle :70.0
Trailer Track :8.50

NO.	REVISION	BY
1	PLANNING SUBMITTAL 12/11/2020	
2	PLANNING RE-SUBMITTAL 3/23/2021	
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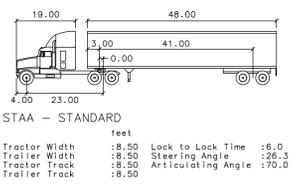
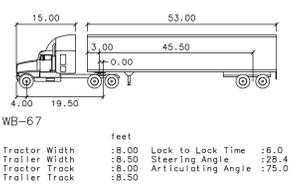
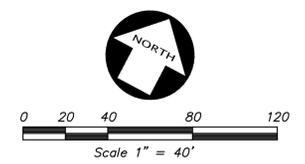
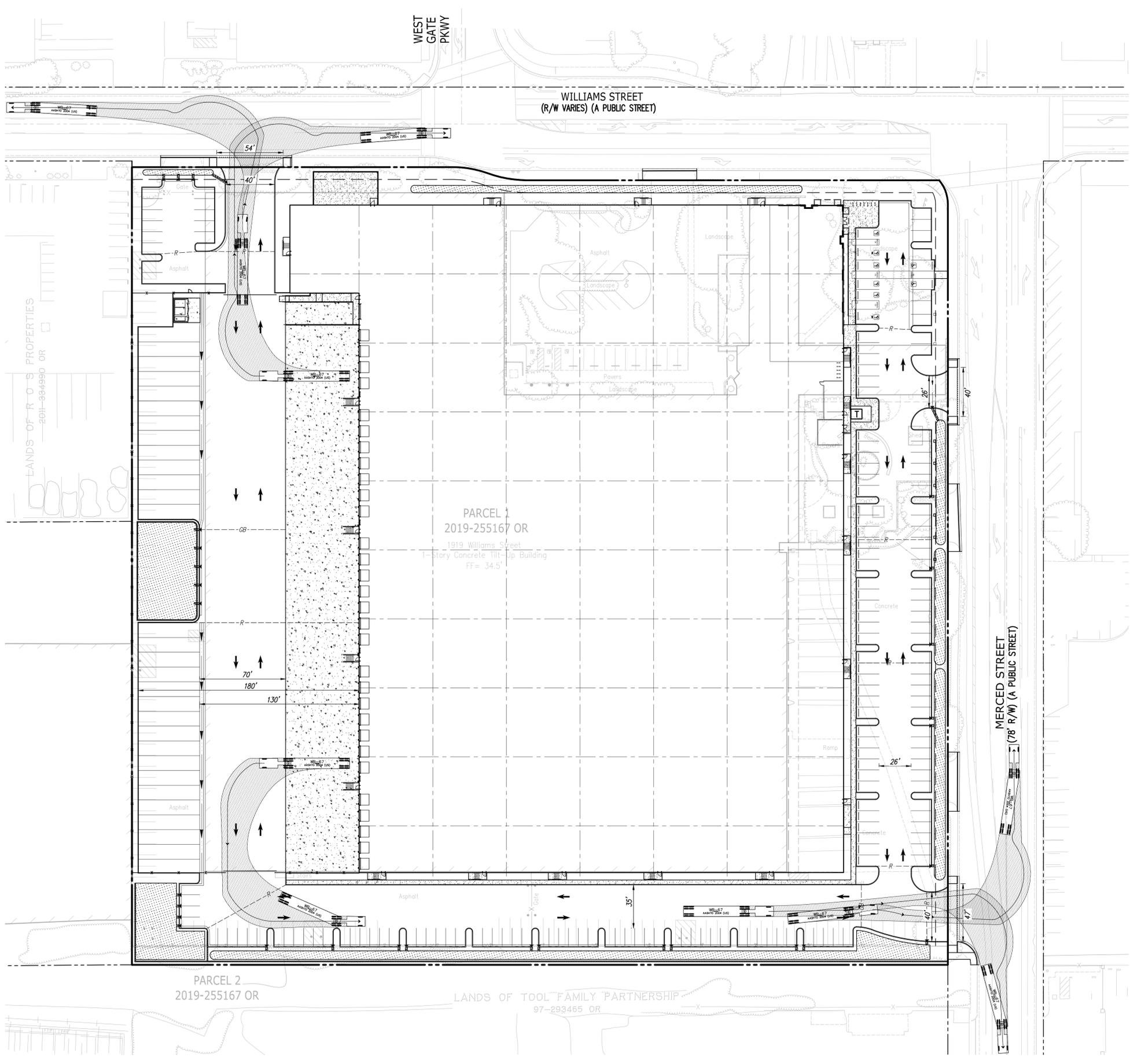
DELIVERY TRUCK -WB67 -ENTRY
OF
1919 WILLIAMS STREET
FOR
DUKE REALTY

SAN LEANDRO, CALIFORNIA

2850 Collier Canyon Road
Livermore, CA 94551
Phone: (925) 245-9788
www.kierwright.com

DATE	9/15/2021
SCALE	AS SHOWN
DESIGNER	ZS
DRAWN	AA
JOB NO.	A19655-1
SHEET	C10
OF	12 SHEETS

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NO.	REVISION	BY
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DATE	9/15/2021
SCALE	AS SHOWN
DESIGNER	ZS
DRAWN	AA
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SHEET	C11
OF	12 SHEETS

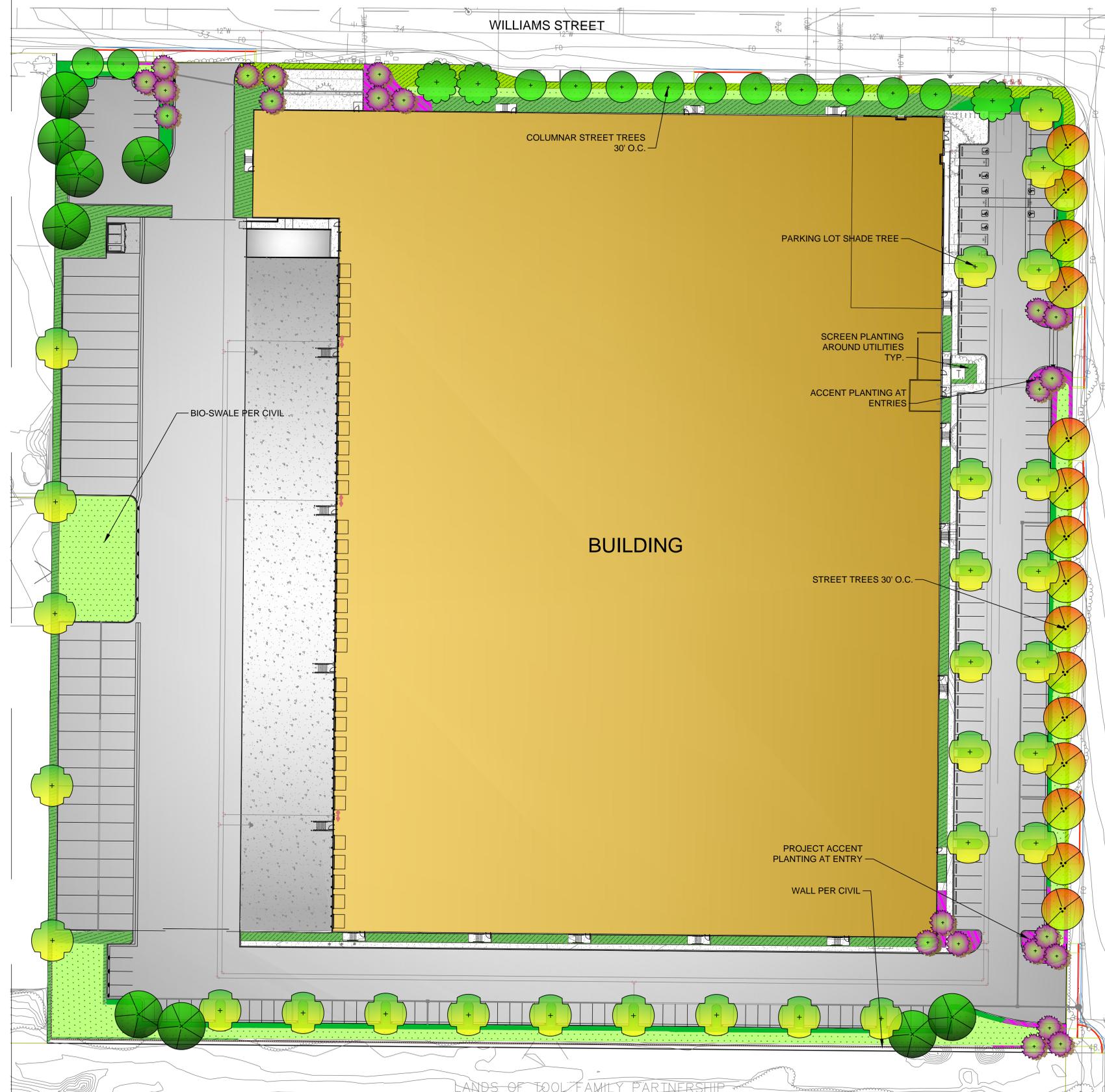
DELIVERY TRUCK-WB67-EXIT
OF
1919 WILLIAMS STREET
FOR
DUKE REALTY

SAN LEANDRO, CALIFORNIA

KIER+WRIGHT

2850 Collier Canyon Road
Livermore, CA 94551

Phone: (925) 245-9788
www.kierwright.com



LANDSCAPE LEGEND

- SMALL FLW. ACCENT TREE STANDARD TRUNK
- EXISTING STREET TREE
- MEDIUM DECIDUOUS SHADE TREE
- MEDIUM EVERGREEN TREE
- DECIDUOUS STREET TREE
- COLUMNAR DECIDUOUS STREET TREE
- PARKING LOT PLANTING: LOW TO MEDIUM SHRUBS, PERENNIAL ACCENTS
- STREETScape PLANTING: 30" MIN. HEIGHT FLOWERING SCREEN SHRUBS SOME PERENNIALS WITH SUCCULENT ACCENTS. MEDIUM DENSITY PLANTING
- PROJECT ACCENT PLANTING: ORNAMENTAL GRASSES AND PERENNIALS AND OR SUCCULENTS. HIGH DENSITY PLANTING
- FOUNDATION /SCREEN PLANTING: MEDIUM TO TALL SHRUBS, LOW DENSITY SPACING. SOLID SPACING WHERE PLANTED AS A SCREEN
- BIO-SWALE - NATIVE SEEDED GRASSES NON-IRRIGATED

PLANT LIST

"N" CA NATIVE	BOTANICAL NAME	COMMON NAME	SIZE	WATER REGIME /ZONE	MATURE HABIT H X W
	TREES				
	LAURUS N. 'SARATOGA'	BAY LAUREL	15 GAL.	L	20' X 20'
	ACER BUERGERIANUM	TRIDENT MAPLE	15 GA.	L	20' X 20'
	LAGERSTROEMIA I. 'BILOXI'	CRAPE MYRTLE	15 GA.	L	20' X 12' STANDARD
	PRUNUS C. 'KRAUTER VESUVIUS'	FLW. PLUM	15 GA.	L	20' X 15'
N	CERCIS OCCIDENTALIS	REDBUD	15 GAL.	L	15' X 12'
	MALUS SPP.	CRABAPPLE	15 GAL.	L	15' X 10'
	LARGE SHRUBS				
	ACACIA CULTRIFORMIS	KNIFE ACACIA	5 GAL.	L	10' X 10' (PLANT 12' O.C.)
	XYLOSMA SENTICOSA	SHINY XLOSMA	5 GAL.	L	8' X 8' (PLANT 9' O.C.)
N	CEANOTHUS 'RAY HARTMAN'	CEANOTHUS	5 GAL.	L	15' X 15' (PLANT 16' O.C.)
	CHILOPSIS LINEARIS	DESERT WILLOW	5 GAL.	L	10' X 10' (PLANT 11' O.C.)
	DROUGHT TOLERANT SHRUBS				
N	CALOCEPHALUS BROWNII	CUSHION BUSH	5 GAL.	L	3' X 3' (PLANT 4' O.C.)
N	LEUCOPHYLLUM FRUTESCENS	TEXAS RANGER	5 GAL.	L	6' X 6' (PLANT 6' O.C.)
N	RHAMNUS C. 'MOUND SAN BRUNO'	COFFEEBERRY	5 GAL.	L	5' X 6' (PLANT 7' O.C.)
N	AGAVE SPECIES	AGAVE	5 GAL.	L	VARIABLE (PLANT 4' O.C.)
N	PEROVSKIA A. 'BLUE SPIRE'	RUSSIAN SAGE	5 GAL.	L	3' X 3' (PLANT 5' O.C.)
N	BACCHARIS 'CENTENNIAL'	COYOTE BRUSH	5 GAL.	L	2' X 6' (PLANT 7' O.C.)
	SANTOLINA CHAMAECYPARRISUS	LAVENDER COTTON	5 GAL.	L	2' X 3' (PLANT 4' O.C.)
	HESPERALOE PARVIFLORA	RED YUCCA	5 GAL.	L	3' X 3' (PLANT 4' O.C.)
N	SALVIA CLEVELANDII	CLEVELAND SAGE	5 GAL.	L	3' X 4' (PLANT 5' O.C.)
N	ACACIA REDOLENS	PROSTRATE ACACIA	5 GAL.	L	6' X 5' (PLANT 6' O.C.)
	OLEA 'LITTLE OLLIE'	DW FRUITLESS OLIVE	5 GAL.	L	6' X 6' (PLANT 7' O.C.)
	GRASS OR GRASS LIKE ACCENTS				
N	FESTUCA CALIFORNICA	CALIFORNIA FESCUE	1 GAL.	L	2' X 2' (PLANT 3' O.C.)
	PENNISETUM S. 'KARLEY ROSE'	FOUNTAIN GRASS	1 GAL.	L	3' X 3' (PLANT 4' O.C.)
N	MUHLENBERGIA RIGENS	DEER GRASS	1 GAL.	L	4' X 4' (PLANT 5' O.C.)
N	CALAMAGROSTIS A. 'KARL FOESTER'	FEATHERREED	1 GAL.	L	2' X 3' (PLANT 4' O.C.)
	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'
N	SEDUM SPECIES	SEDUM	1 GAL.	L	VARIABLE
N	ERIGONUM G. RUBESCENS	BUCKWHEAT	1 GAL.	L	2' X 2'
	AGAVE D. 'VARIEGATA'	AGAVE	1 GAL.	L	2' 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.				

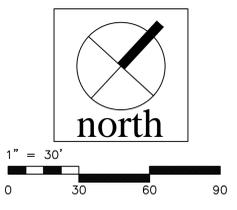
LANDSCAPE CALCULATIONS
 TOTAL SITE AREA : 426,747 S.F. (9.8 ACRES)
 LANDSCAPE AREA REQUIRED (5% OF SITE): 21,337 S.F.
 LANDSCAPE AREA PROVIDED (8%): 34,283 S.F. (including bio-swales)
 TOTAL AUTO PARKING SPACES PROVIDED: 171
 TOTAL TRUCK TRAILER PARKING SPACES PROVIDED: 30
 PARKING AREA TREES REQUIRED 1/6 SPACES: 34
 PARKING AREA TREES PROVIDED: 37
 EXISTING TREES TO BE REMOVED: 21
 TREES TO BE ADDED TO MITIGATE EX. TREE REMOVAL: 25
 STREET TREES 1/30 L.F. (27 PROVIDED)

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 SOIL AMENDMENTS TO BE INCORPORATED PLANTER SURFACE AREAS TO BE MULCHED WATER USAGE TO MEET STATE WATER EFFICIENT LANDSCAPE STANDARD

IRRIGATION
 ALL IRRIGATION IS TO BE POINT SOURCE DRIP OR DEEP ROOT BUBBLER IRRIGATION PROVIDED PER PANT. IRRIGATION WILL MEET THE MWEL0 AND ARTICLE 19 OF THE ZONING CODE. IRRIGATION PLANS AND DETAILS TO BE SUBMITTED WITH PERMIT DRAWINGS.

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.

Blair



hpa, inc.
 600 grand ave, suite 302
 oakland, ca
 94610
 tel: 949-862-2113
 email: hpa@hparchs.com

GreenDesign
 Landscape Architects, Inc.
 1464 Popinjay Drive
 Reno, NV.
 p: 775 829 1364
 email: bhatch00@charter.net

Owner:

 200 SPECTRUM CENTER DRIVE
 SUITE 1600
 IRVINE, CA 92618
 TEL: (914) 525-6970

Project:
 1919 WILLIAMS ST
 SAN LEANDRO, CA

Consultants:
 CIVIL K&W
 STRUCTURAL
 MECHANICAL
 PLUMBING
 ELECTRICAL
 LANDSCAPE GreenDesign
 FIRE PROTECTION
 SOILS ENGINEER

Title:
PRELIMINARY LANDSCAPE PLAN
 Project Number: 19571
 Drawn by: M.D
 Date: 12/11/2020
 Revision:
 REVISED 3-16-21
 REVISED 8-24-21
 REVISED 9-13-21
 REVISED 11-15-21
 REVISED 12-27-21

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