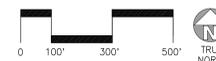
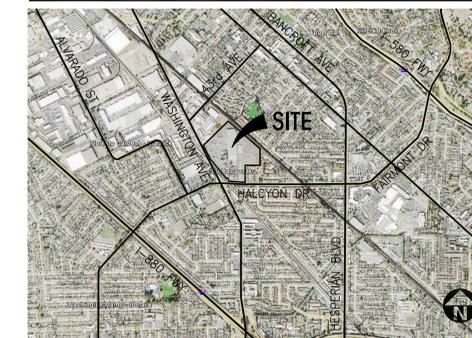




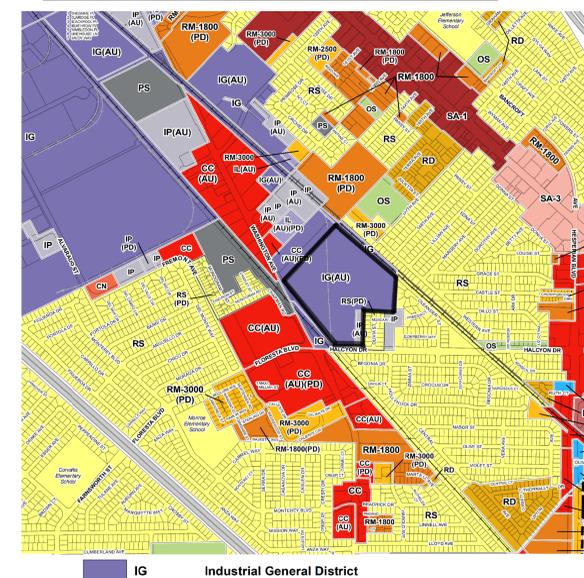
SITE PLAN
 scale: 1" = 50'-0"
 A



VICINITY MAP



CITY ZONING MAP



PLN17-0003
 Exhibit A
 August 3, 2017



Trammell Crow Company

Development Management Company
 101 California Street, 22nd floor
 San Francisco, CA

Project:
 San Leandro Business Center

100 Halcyon Dr
 San Leandro, CA

Consultants:

- Civil: K & W
- Structural: -
- Mechanical: -
- Plumbing: -
- Electrical: -
- Landscape: GREEN DESIGN
- Fire Protection: -
- Soils Engineer: -

Title: MAP

Project Number: 16025
 Drawn by: JL
 Date: 3/3/2017

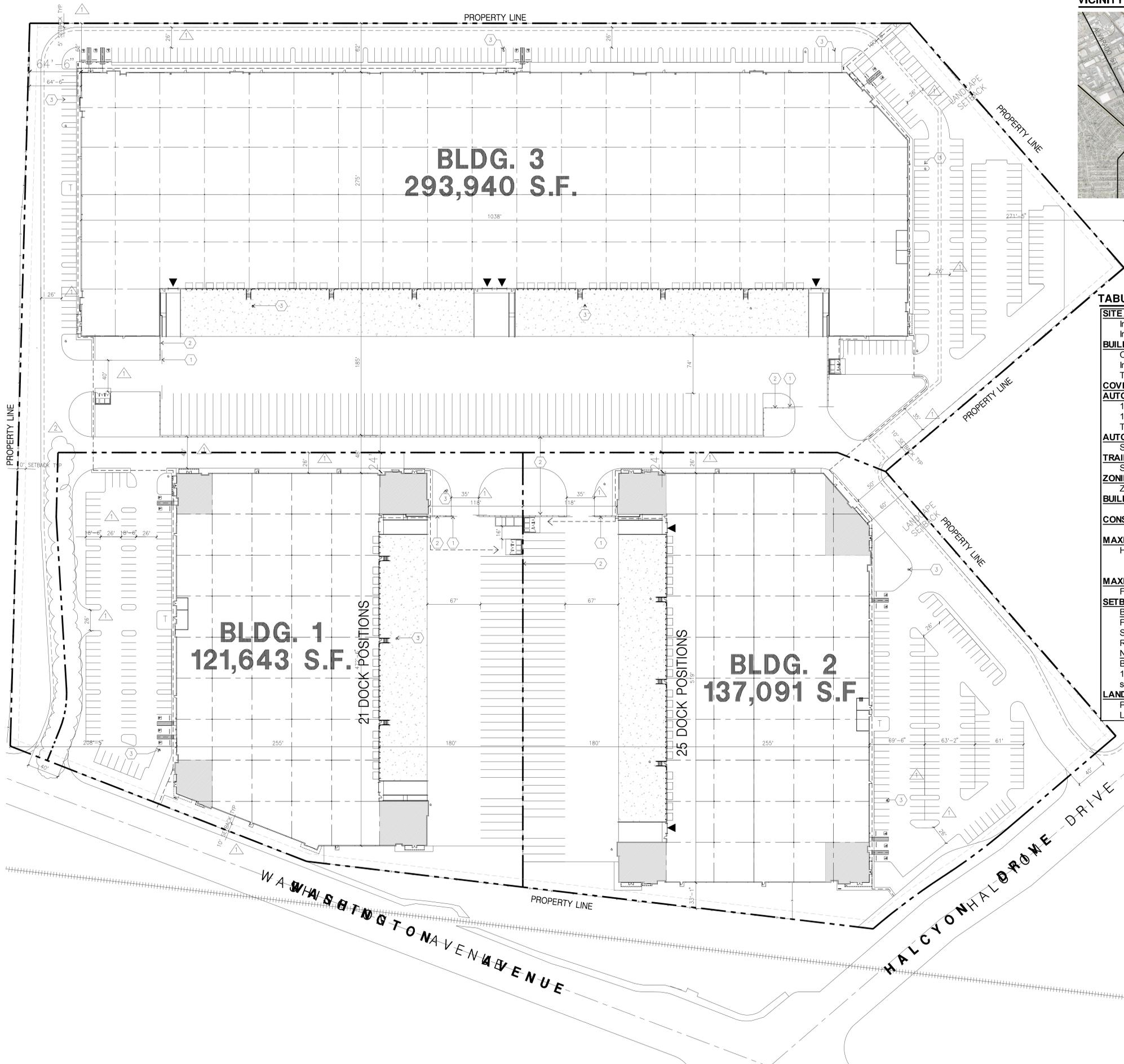
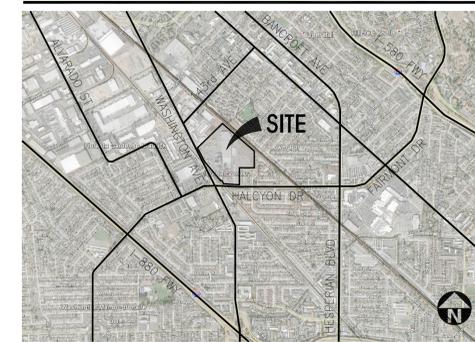
Revision:
 △ CITY COMMENTS

Sheet:

A0.0

Civil:	K & W
Structural:	-
Mechanical:	-
Plumbing:	-
Electrical:	-
Landscape:	GREEN DESIGN
Fire Protection:	-
Soils Engineer:	-

VICINITY MAP



TABULATION

	BLDG. 1	BLDG. 2	BLDG. 3	TOTAL
SITE AREA				
In s.f.	264,553	328,876	739,854	1,333,282 sf
In acres	6.07	7.55	16.98	30.61 ac
BUILDING AREA				
Office	8,000	10,000	20,000	38,000 sf
Industrial	113,643	127,091	273,940	514,674 sf
TOTAL	121,643	137,091	293,940	552,674 sf
COVERAGE	46.0%	41.7%	39.7%	41.5%
AUTO PARKING REQUIRED				
1 per 300 sf for office	27	34	67	128 stalls
1 per 1,000 s.f.	114	128	274	516 stalls
Total	141	162	341	644 stalls
AUTO PARKING PROVIDED				
Standard (9'x18.5' & 8.5'x18.5')	99	138	282	519 stalls
TRAILER PARKING PROVIDED				
Standard (10' x 53')	34	39	75	148 stalls
ZONING ORDINANCE FOR CITY				
Zoning Designation - Industrial General District IG (AU)				
BUILDING OCCUPANCY			B/S1	
CONSTRUCTION TYPE			III-B	
MAXIMUM BUILDING HEIGHT ALLOWED				
Height: 35'				
25' - w within 100' of an R District				
50' max. (35' w within 100' of IP) - may be approve by zoning enforcement official				
MAXIMUM FLOOR AREA RATIO				
FAR - 100 %				
SETBACKS				
Building			Landscape	
Front - 10'			Front - 10'	
Side - 10' (Corner)			Side - 10'	
Rear - 0'			Rear - 5'	
Note:				
Buildings over 40' tall, minimum required yard is 20'.				
10' may be approved w ith site plan approval and substantial landscaping.				
LANDSCAPE REQUIREMENT				
Percentage - 4% (minimum)				
Landscape Island - 6'				

SITE PLAN KEYNOTES

- ① GATE
 - ② FENCE
 - ③ FIRE HYDRANT
- SEE 1-A1.1, 2-A1.1, & 3-A1.1 FOR ADD. INFO

SITE PLAN GENERAL NOTES

1. LIST OF DEFERRED SUBMITTALS:
- A. HIGH-PILED COMBUSTIBLE STORAGE
 - B. FIRE PUMPS
 - C. FIRE SPRINKLER SYSTEMS
 - D. FIRE SERVICE UNDERGROUND
 - E. FIRE ALARM

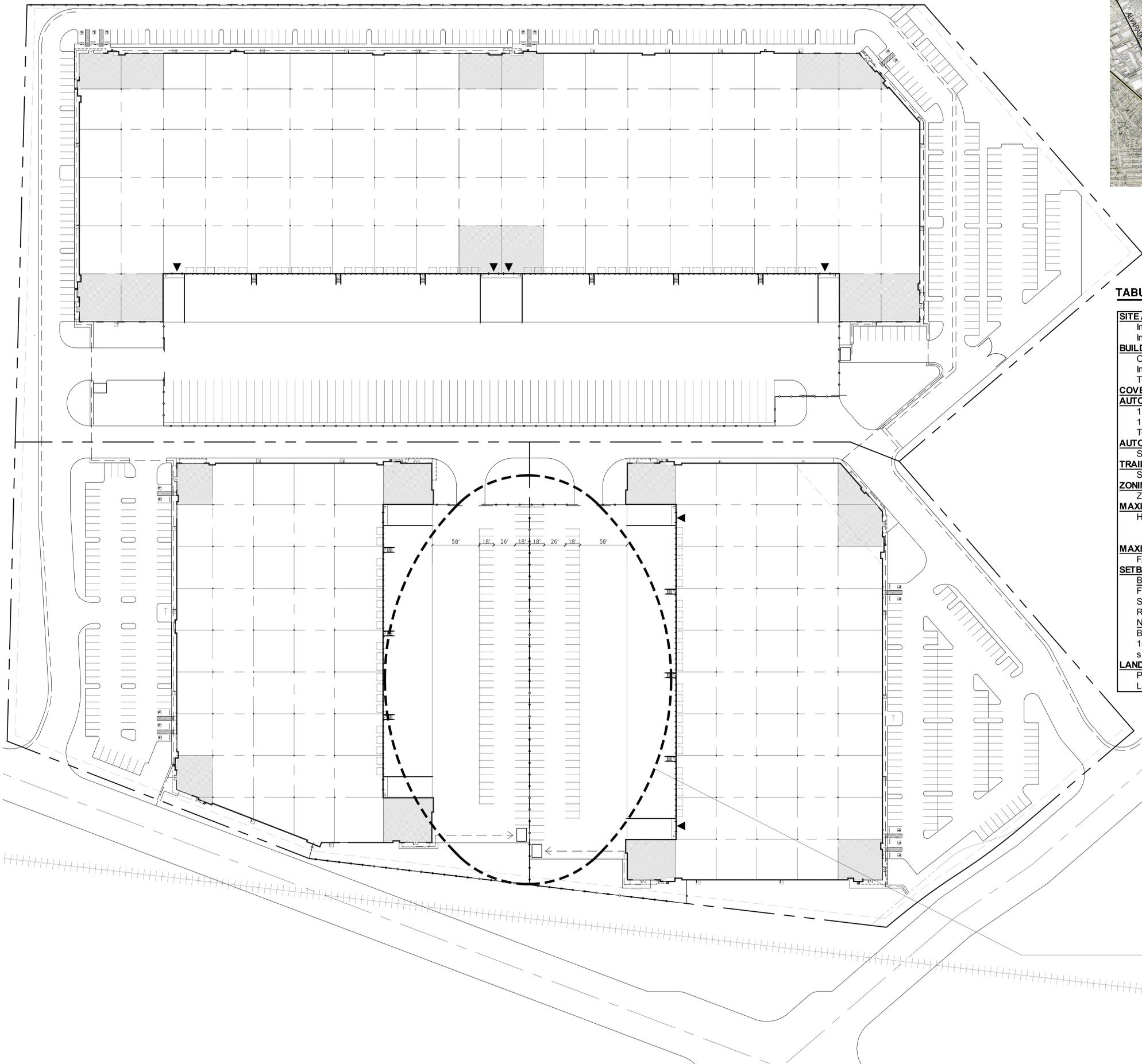
MASTER SITE PLAN

scale: 1" = 50'-0"

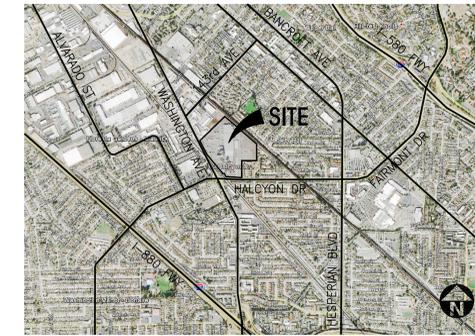
SCALE: 1" = 50'-0"



PLN17-0003
Exhibit B
August 3, 2017



VICINITY MAP



TABULATION

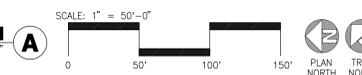
SITE AREA	BLDG. 1	BLDG. 2	BLDG. 3	TOTAL
In s.f.	286,696	328,876	717,711	1,333,282 sf
In acres	6.58	7.55	16.48	30.61 ac
BUILDING AREA				
Office	8,000	10,000	20,000	38,000 sf
Industrial	113,300	126,900	275,000	515,200 sf
TOTAL	121,300	136,900	295,000	553,200 sf
COVERAGE				
	42.3%	41.6%	41.1%	41.5%
AUTO PARKING REQUIRED				
1 per 300 sf for office	27	34	67	128 stalls
1 per 1,000 s.f.	114	127	275	516 stalls
Total	141	161	342	644 stalls
AUTO PARKING PROVIDED				
Standard (9'x18.5')	181	226	282	689 stalls
TRAILER PARKING PROVIDED				
Standard (10' x 53')			75	75 stalls
ZONING ORDINANCE FOR CITY				
Zoning Designation - Industrial General District IG (AU)				
MAXIMUM BUILDING HEIGHT ALLOWED				
Height: 35'				
25' - within 100' of an R District				
50' max. (35' w/in 100' of IP) - may be approve by zoning enforcement official				
MAXIMUM FLOOR AREA RATIO				
FAR - 100 %				
SETBACKS				
Building	Landscape			
Front - 10'	Front - 10'			
Side - 10' (Corner)	Side - 10'			
Rear - 0'	Rear - 5'			
Note:				
Buildings over 40' tall, minimum required yard is 20'.				
10' may be approved w/ith site plan approval and substantial landscaping.				
LANDSCAPE REQUIREMENT				
Percentage - 4% (minimum)				
Landscape Island - 6'				

PLN17-0003
Exhibit C
August 3, 2017

MODIFIED AREA FOR HIGH DENSITY STANDARD PARKING LAYOUT

MASTER SITE PLAN

scale: 1" = 50'-0"



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92612
tel: 949-863-1770
fax: 949-863-0851
email: hpa@hparchs.com



Trammell Crow Company

Development Management Company

101 California Street, 22nd floor
San Francisco, CA

Project:
100 Halcyon Dr
Industrial

100 Halcyon Dr
San Leandro, CA

Consultants:

Civil:	K & W
Structural:	-
Mechanical:	-
Plumbing:	-
Electrical:	-
Landscape:	GREEN DESIGN
Fire Protection:	-
Soils Engineer:	-

Title: Overall Site Plan

Project Number: 16025

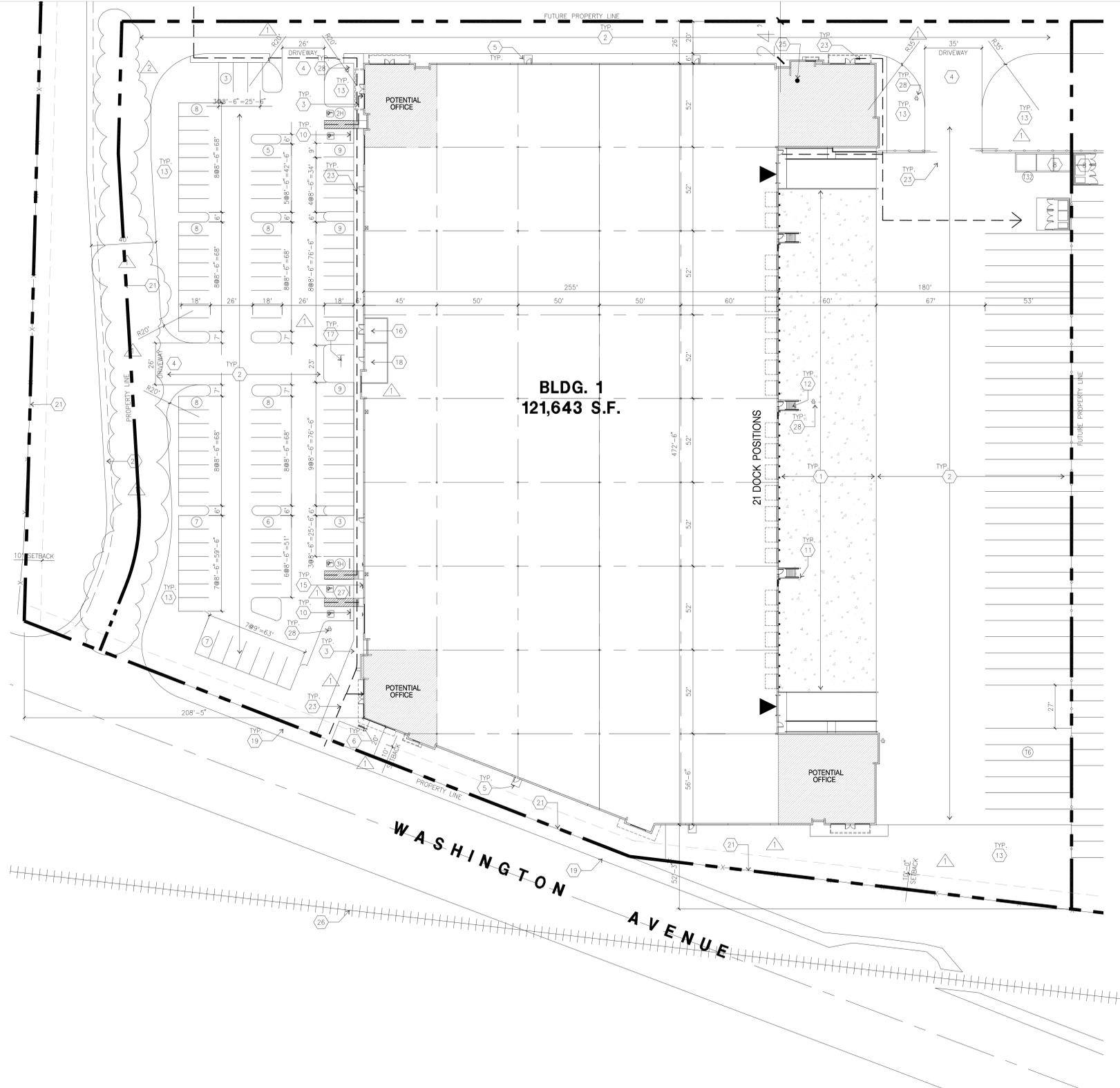
Drawn by: JL

Date: 1/12/2017

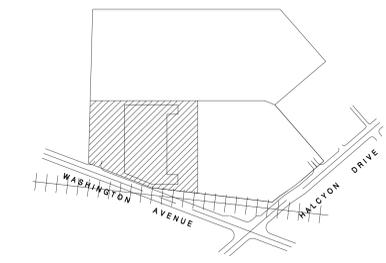
Revision:

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SITE LOCATION

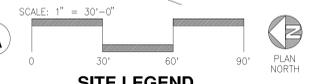


**BLDG. 1
121,643 S.F.**

21 DOCK POSITIONS

WASHINGTON AVENUE

OVERALL SITE PLAN
SCALE: 1" = 30'-0"



SITE LEGEND

	CONCRETE PAVING - SEE "C" DRWS. FOR THICKNESS		LIGHT STANDARD
	STANDARD PARKING STALL 9'-0" X 18"		EXISTING PUBLIC FIRE HYDRANT
	COMPACT PARKING STALL 8'-0" X 15"		PRIVATE FIRE HYDRANT - APPROXIMATE LOCATION
	HANDICAP PARKING STALL 9' X 18' + 5' W ACCESSIBLE AISLE		CATCH BASIN APPROX. LOCATION
	HANDICAP PARKING STALL 12' X 18' + 5' W ACCESSIBLE AISLE		WATER LINE - SEE CIVIL
			GAS LINE - SEE CIVIL
			SEWER LATERAL SEE CIVIL

SITE PLAN KEYNOTES

- 1 HEAVY BROOM FINISH CONC. PAVEMENT.
- 2 ASPHALT CONCRETE (AC) PAVING
- 3 CONCRETE WALKWAY
- 4 DRIVEWAY APRONS
- 5 5'-6" X 5'-6" X 4" 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" - 1/2" MAX. PROVIDE WALK TO PUBLIC WAY OR DRIVE WAY W/ 1:20 MAX. AS REQ. BY CITY INSPECTOR.
- 6 BIKE RACK
- 7 PROVIDE METAL, MANUAL OPERATED GATES W/ KNOX-PAD LOCK PER FIRE DEPARTMENT STANDARDS PER DRIVEWAY.
- 8 TRASH ENCLOSURE W/ROOF
- 9 EXTERIOR PARKING LIGHT POLE.
- 10 PRE-CAST CONC. WHEEL STOP
- 11 CONC. FILLED GUARD POST "6 DIA. U.N.O. 42" H.
- 12 EXTERIOR CONC. STAIR.
- 13 LANDSCAPE, LANDSCAPE AREAS INDICATED BY SHADED PATTERN.
- 14 HANDICAPPED ENTRY SIGN
- 15 HANDICAPPED PARKING STALL SIGN
- 16 PUMP ROOM
- 17 APPROXIMATE LOCATION OF THE TRANSFORMER AND GENERATOR
- 18 ELECTRICAL ROOM
- 19 (E)CONCRETE SIDEWALK. SEE CIVIL PLAN.
- 20 BIKE LANE
- 21 (E)CHAINLINK FENCE
- 22 8" H WROUGHT IRON FENCE
- 23 ACCESSIBLE ROUTE
- 24 ACCESS TO FUTURE GATE
- 25 PROPOSED CELL TOWER LOCATION ON ROOF
- 26 SOUTHERN PACIFIC RAILROAD
- 27 VAN ACCESSIBLE STALL
- 28 FIRE HYDRANT LOCATION. SEE CIVIL PLAN

SITE PLAN GENERAL NOTES

1. THE SOILS REPORT PREPARED BY SOCAL GEOTECHNICAL DATED APRIL 29, 2013 PROJECT NUMBER 13G125-1 SHOULD BE A PART OF THESE CONTRACT DOCUMENTS.
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. THE ENTIRE PROJECT SHALL BE PERMANENTLY MAINTAINED WITH AN AUTOMATIC IRRIGATION SYSTEM, PRIOR TO INSTALLATION & AT LEAST 60 DAYS BEFORE BLDG. COMPLETION.
5. SEE "C" DRAWINGS FOR POINT OF CONNECTIONS TO OFF-SITE UTILITIES. CONTRACTOR SHALL VERIFY ACTUAL UTILITY CONTRACTOR SHALL VERIFY ACTUAL UTILITY LOCATIONS.
6. PROVIDE POSITIVE DRAINAGE AWAY FROM BLDG. SEE "C" DRAWINGS.
7. CONTRACTOR TO REFER TO "C" DRAWINGS FOR ALL HORIZONTAL CONTROL DIMENSIONS. SITE PLANS ARE FOR GUIDANCE AND STARTING LAYOUT POINTS.
8. SEE "C" DRAWINGS FOR FINISH GRADE ELEVATIONS.
9. 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.
10. NOT USED
11. NOT USED
12. PAINT CURBS AND PROVIDE SIGNS TO INFORM OF FIRE LANES AS REQUIRED BY FIRE DEPARTMENT.
13. CONSTRUCTION DOCUMENTS PERTAINING TO THE LANDSCAPE AND IRRIGATION OF THE ENTIRE PROJECT SITE SHALL BE SUBMITTED TO THE BUILDING DEPARTMENT AND APPROVED BY PUBLIC FACILITIES DEVELOPMENT PRIOR TO ISSUANCE OF BUILDING PERMITS.
14. PRIOR TO FINAL CITY INSPECTION, THE LANDSCAPE ARCHITECT SHALL SUBMIT A CERTIFICATE OF COMPLETION TO PUBLIC FACILITIES DEVELOPMENT.
15. NOT USED
16. ALL LANDSCAPE AND IRRIGATION DESIGNS SHALL MEET CURRENT CITY STANDARDS AS LISTED IN GUIDELINES OR AS OBTAINED FROM PUBLIC FACILITIES DEVELOPMENT.
17. NOT USED.
18. LANDSCAPED AREAS SHALL BE DELINEATED WITH A MINIMUM SIX INCHES (6") HIGH CURB
19. APPROVED CONCEPTUAL LANDSCAPE PLAN PRIOR TO GRADING PERMIT

**PLN17-0003
Exhibit D
August 3, 2017**



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18831 bardeen avenue - ste.
#100 Irvine, ca
92612
tel: 949-863-1770
fax: 949-863-0851
email: hpa@hparchs.com



Trammell Crow Company

Development Management Company
101 California Street, 22nd floor
San Francisco, CA

Project:
San Leandro Business Center

100 Halcyon Dr
San Leandro, CA

Consultants:

Civil:	K & W
Structural:	-
Mechanical:	-
Plumbing:	-
Electrical:	-
Landscape:	GREEN DESIGN
Fire Protection:	-
Soils Engineer:	-

Title: Bldg 1 Site Plan

Project Number: 16025

Drawn by: JL

Date: 5/16/2017

Revision:

CITY COMMENTS

PROPERTY LINE ADJUSTMENT

Sheet:

1-A1.1

KETNOTES - FLOOR PLAN

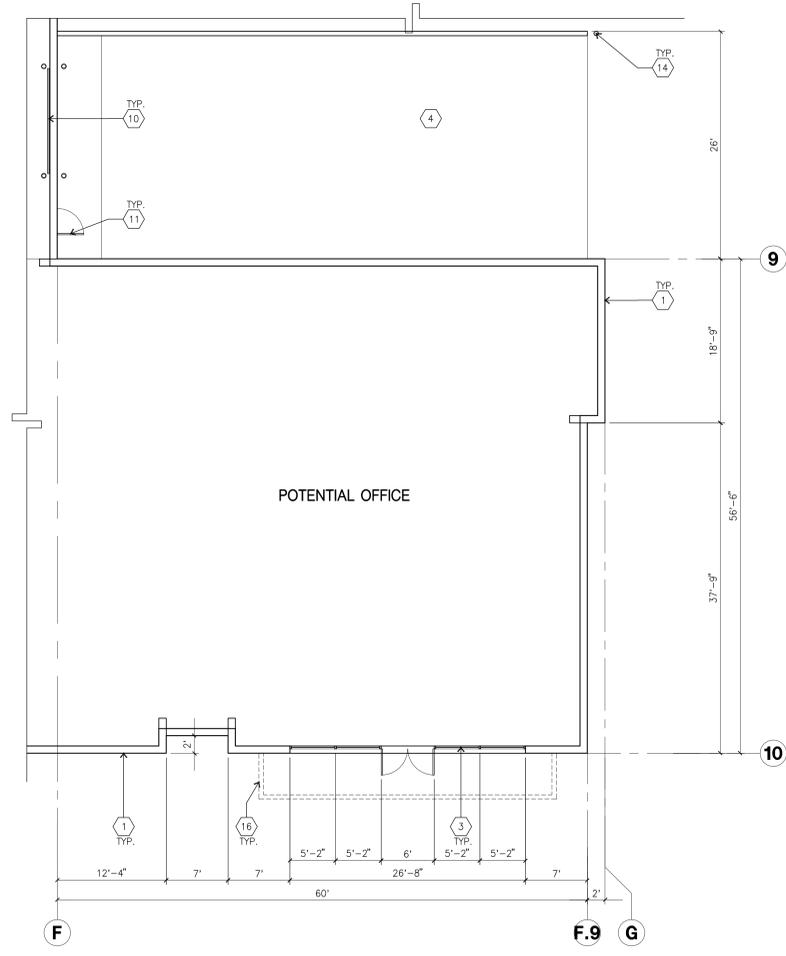
- 1 CONCRETE TILT-UP PANEL. SEE "S" DWGS. FOR THICKNESS AND STEEL REQUIREMENTS.
- 2 STRUCTURAL STEEL COLUMN. SEE "S" DRAWINGS FOR SIZE.
- 3 TYPICAL STOREFRONT SYSTEM WITH GLAZING. SEE OFFICE BLOW-UP AND ELEVATIONS FOR SIZE, COLOR AND LOCATIONS.
- 4 CONCRETE RAMP W/ 42" HIGH CONC TILT-UP GUARD WALL BLOW-UP AND WALL ON BOTH SIDE OF RAMP. SEE "S" DWG FOR DETAIL.
- 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 O.H., STANDARD GRADE. DESIGNED TO RESIST WIND 90 MPH., EXPOSURE "C".
- 11 3'X7' HOLLOW METAL EXTERIOR MAN DOOR. DESIGNED TO RESIST WIND 90 MPH., EXPOSURE "C".
- 12 SOFFIT LINE ABOVE
- 13 BRACE FRAME. SEE "S" DWGS.
- 14 CONC. FILLED GUARD POST. 6" DIA. U.N.O.. 42"H.
- 15 Z GUARD
- 16 CANOPY LINE ABOVE.
- 17 PROPOSED LOCATION OF CELL TOWER ON ROOF
- 18 ELECTRICAL ROOM
- 19 PUMP ROOM

GENERAL NOTES-FLOOR PLAN

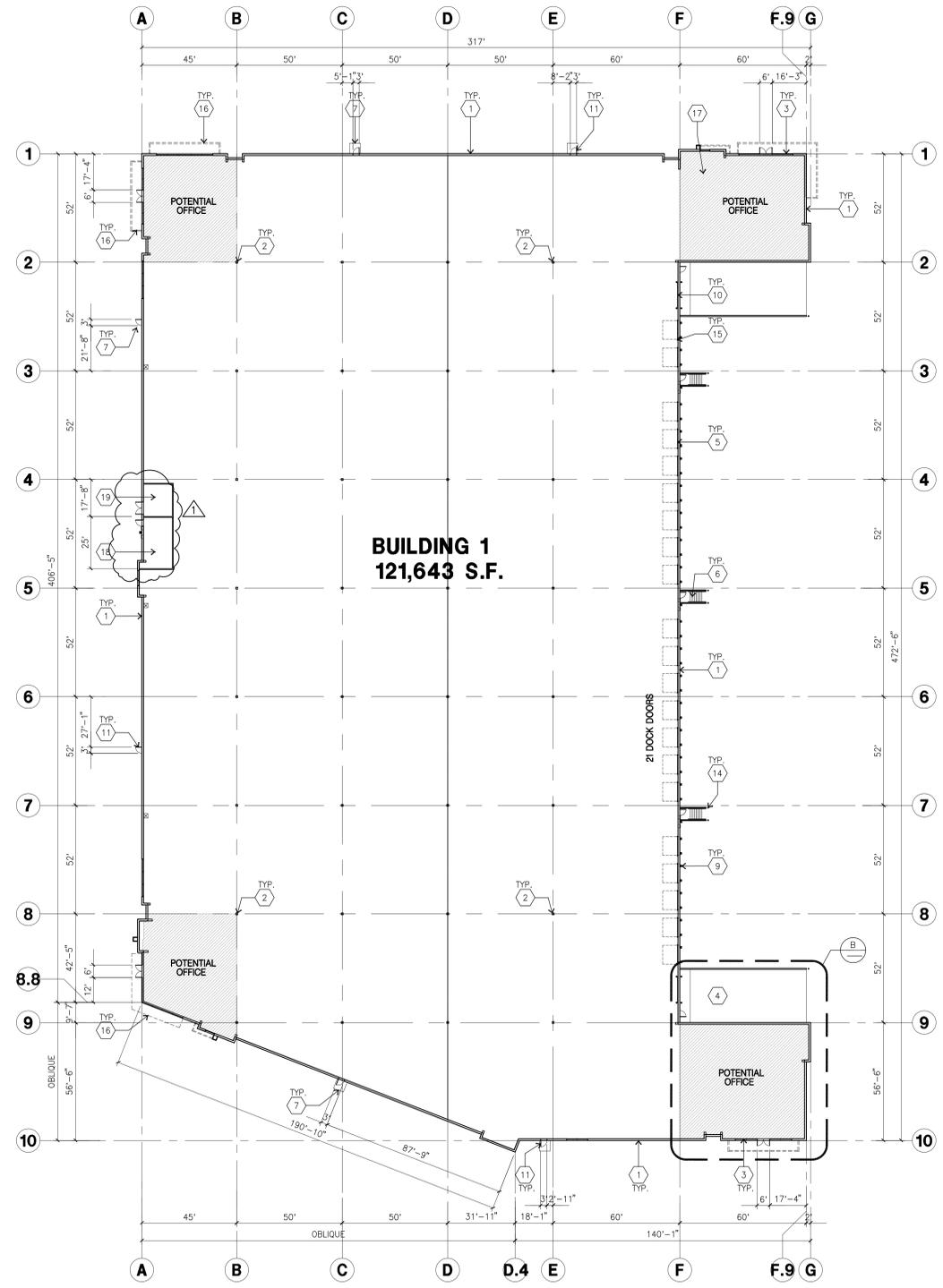
- A. THIS BUILDING IS DESIGNED FOR HIGH PILE STORAGE WITH FIRE ACCESS MAN DOORS AT 100' MAXIMUM O.C. A SEPARATE PERMIT WILL BE REQUIRED FOR ANY RACKING/CONVEYER SYSTEMS.
- B. FIRE HOSE LOCATIONS SHALL BE APPROVED PER FIRE DEPARTMENT.
- C. THE BUILDING FLOOR SLAB IS SLOPED, SEE "C" DRAWINGS FOR FINISH SURFACE ELEVATIONS.
- D. NOT USED
- E. 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.
- F. SLOPE POUR STRIP 1/2" TO EXTERIOR AT ALL MANDOOOR EXITS. SEE "S" DRAWINGS FOR POUR STRIP LOCATION.
- G. ALL DIMENSIONS ARE TO THE FACE OF CONCRETE PANEL WALL, GRIDLINE, OR FACE OF STUD U.N.O.
- H. SEE CIVIL DRAWINGS FOR POINT OF CONNECTIONS TO OFF-SITE UTILITIES. CONTRACTOR TO VERIFY ACTUAL UTILITY LOCATIONS. PLUMBING/ELECTRICAL COORDINATION.
- I. FOR DOOR TYPES AND SIZES, SEE DETAIL SHEET AD.4. NOTE: ALL DOORS PER DOOR SCHEDULE ARE FINISH OPENINGS.
- J. CONTRACTOR TO PROTECT AND KEEP THE FLOOR SLAB CLEAN. ALL EQUIPMENT TO BE DIAPERED INCLUDING CARS AND TRUCKS.
- K. ALL EXIT MAN DOORS IN WAREHOUSE TO HAVE ILLUMINATED EXIT SIGN. HARDWARE.
- L. HIGHLY FLAMMABLE AND COMBUSTIBLE MATERIAL SHALL NOT BE USED OR STORED IN THIS BUILDING.
- M. 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.
- N. NON-ACCESSIBLE DOOR. PROVIDE WARNING SIGN LOCATED IN THE INTERIOR SIDE PER CBC 11338.1.1.1
- O. ALL ROOF MOUNTED MATERIALS SHALL BE FULLY SCREENED FROM PUBLIC VIEW, SEE A/A4.1 OFFICE SECTION.

FLOOR SLAB AND POUR STRIPS REQ.

- THESE NOTES ARE VERY MIN. REQUIREMENT. SEE "S" DWGS FOR ADDITIONAL REQUIREMENTS
1. FLOOR COMPACTION - 95%
 2. TRENCH COMPACTION - 90%
 3. BUILDING FLOOR SLAB:
 - A. 6" THICK MIN. UNREINFORCED CONCRETE OVER COMPACTED SOILS
 - B. 3/4" - 16" LONG @ 12" O.C. DOWELS AT ALL CONSTRUCTION JOINTS 3/4" - 16" LONG @ 24" O.C. DOWELS IN DOWEL BASKET AT ALL CONTROL JOINTS.
 - C. 4,000 P.S.I. REQUIREMENT.
 - D. SLUMP TO BE 4" +/- 1"
 - E. JOINT SPACING PER A.C.I. 302-IR-96
 - F. SAW-CUT DEPTH 1/4 T; SOFT SAW-CUTTING WITHIN 2 HRS OF FINISHING
 4. CONTRACTOR TO BUILD FOR CLASS V FLOOR PER A.C.I. 302-IR-96
 5. NOT USED
 6. CONCRETE SLAB TO HAVE STEEL FLOAT HARD TROWEL BURNISHED FINISH.
 7. CONTRACTOR TO CURE SLAB TO BE WET CURING USING BURLINE FOR 7 DAYS MIN.
 8. ALL EQUIPMENT & MOVING VEHICLES SHALL BE DIAPERED.
 9. NO CRANES, CONCRETE TRUCKS, OR ANYTHING HEAVIER WILL BE PLACED ON THE SLAB.
 10. SLAB TO BE FF35 FL24 MEASURED WITHIN 24 HOURS.
 11. NO FLY ASH IN THE CONCRETE
 12. WHERE  INDICATED, PROVIDE VAPOR BARRIER (15MIL STEGO OR EQUAL) UNDER THE CONCRETE SLAB. PROVIDE SAND PER SOILS ENGINEER OR MANUFACTURER'S RECOMMENDATION. CONCRETE SLAB IN FUTURE OFFICE AREAS, WHERE SAND OVER VIQUEEN ARE REQUIRED, SHALL BE NATURALLY HYDRATED WITHOUT USE OF BURLINE, CURING COMPOUND, OR RELEASE AGENTS. CONTROL/CONSTRUCTION JOINTS SHALL NOT BE FILLED WITH MM-80 JOINT FILLER IN FUTURE OFFICE AREAS.
 13. SEAL CONCRETE SLAB W/ "LIPIDOLITH" SEALER



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



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

PLN17-0003
Exhibit E
August 3, 2017



Civil:	K & W
Structural:	-
Mechanical:	-
Plumbing:	-
Electrical:	-
Landscape:	GREEN DESIGN
Fire Protection:	-
Soils Engineer:	-

ROOF PLAN KEYNOTES

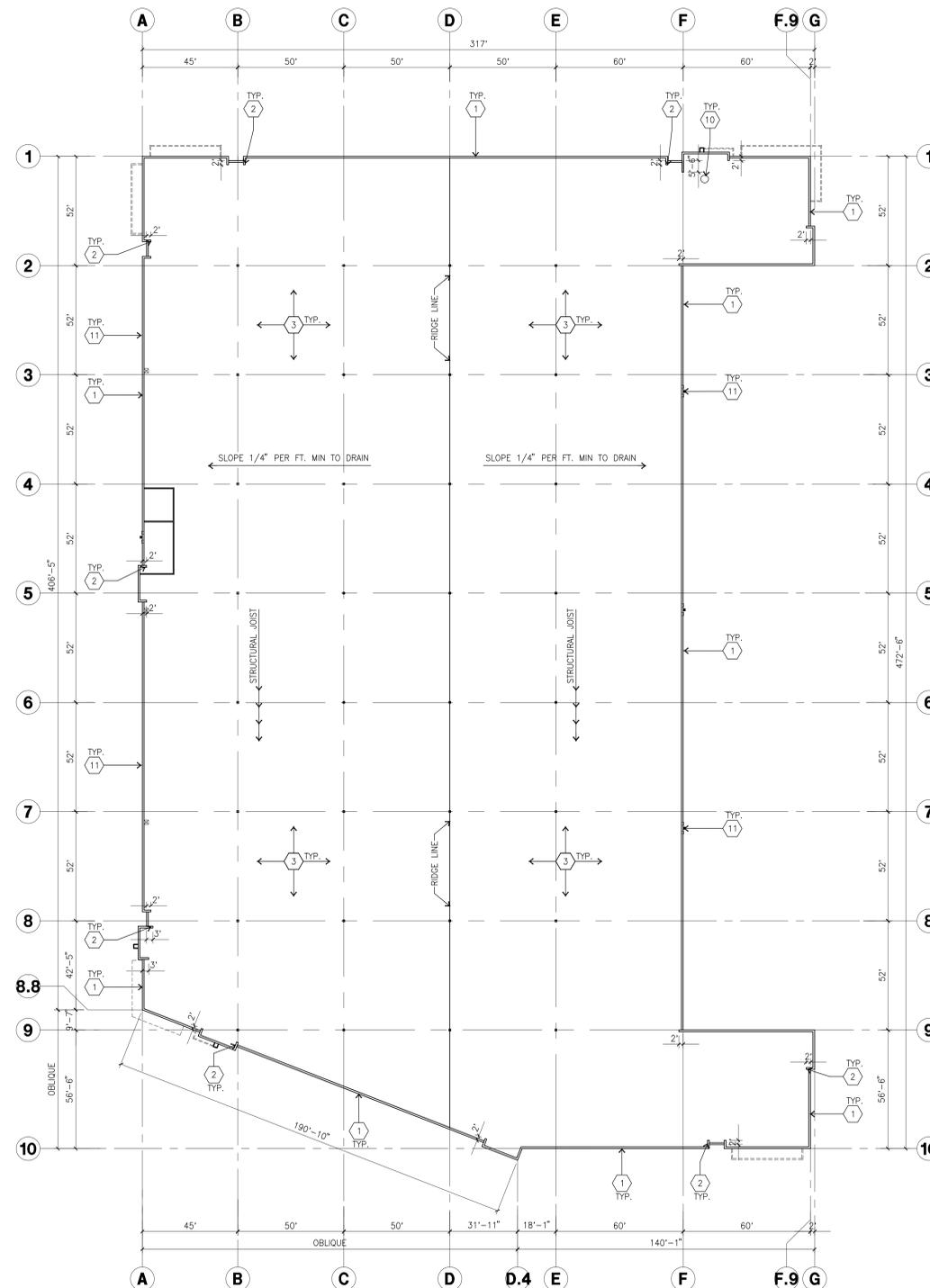
- 1 CONCRETE PARAPET, SEE "S" DRAWINGS FOR THICKNESS.
- 2 PARAPET RETURN, FINALIZED DURING CONSTRUCTION PER CITY.
- 3 60 MIL TPO ROOFING OVER DENSE DECK OVER ROOF SHEATHING.
- 4 NOT USED
- 5 EXHAUST FAN, SEE "M" DWGS
- 6 ROOF HATCH, SEE DETAIL 20/AD.2.
- 7 INTERIOR ROOF DRAIN WITH 2 OVERFLOW SCUPPERS, 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 NOT USED
- 10 PROPOSED LOCATION OF CELL TOWER
- 11 EXTERIOR DOWNSPOUT / SCUPPERS, SEE DETAILS 13, 14, 15, 16 /AD.3.

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/ STROKER FRAMES, SUPPORTS AND CONES. 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 60ML 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 PLYS AND CAP WITH 18" SBS AT PANEL JOINTS.
- P. NOT USED.
- Q. NOT USED.
- R. NOT USED.
- S. ROOF DRAINS, OVERFLOW DRAINS AND RANWATER 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

- 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



ROOF PLAN

scale: 1" = 30'-0"

SCALE: 1" = 30'-0"



PLN17-0003
Exhibit F
August 3, 2017

Title: Bldg 1 Roof Plan

Project Number: 16025

Drawn by: JL

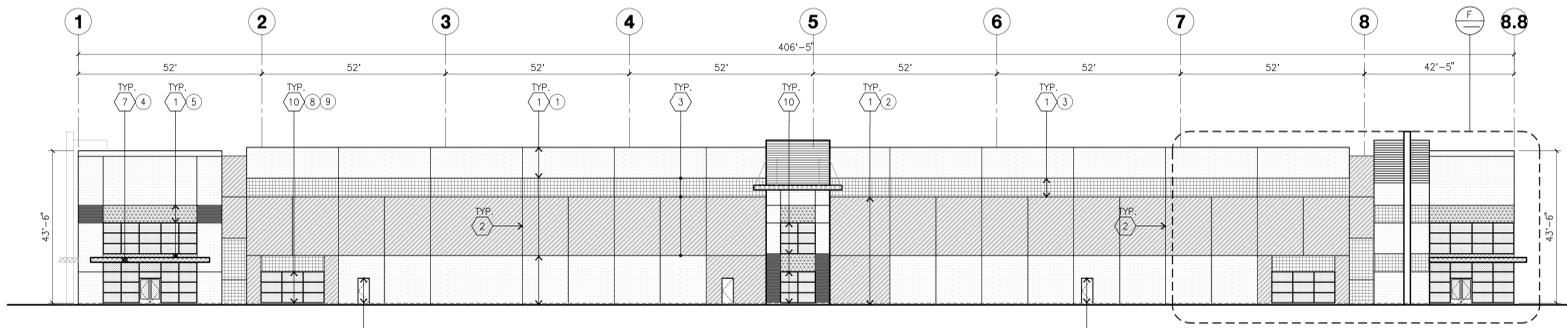
Date: 3/3/2017

Revision:

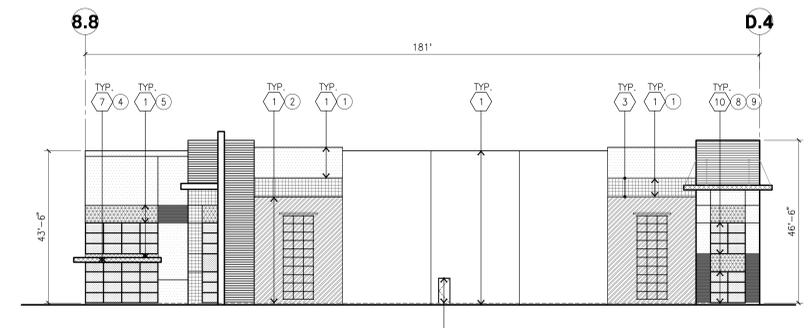
△ CITY COMMENTS

Sheet:

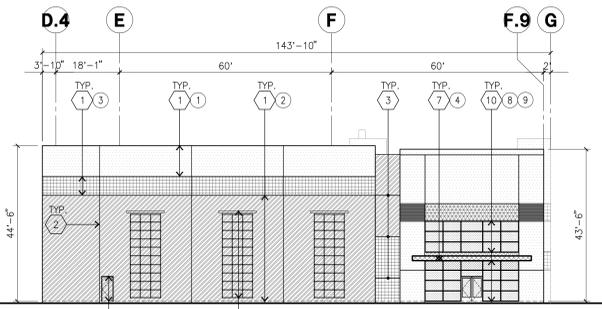
1-A2.10



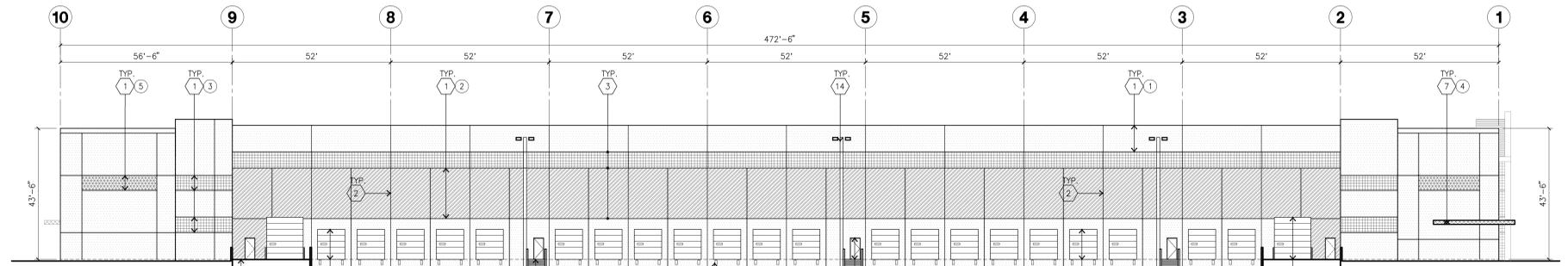
NORTH ELEVATION A
scale: 1" = 20'-0"



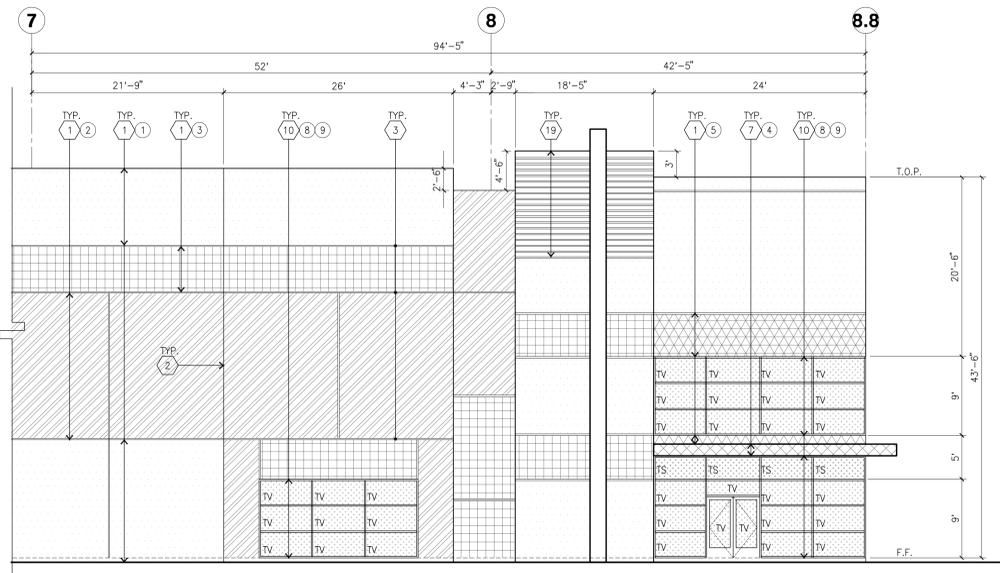
NORTHWEST ELEVATION B
scale: 1" = 20'-0"



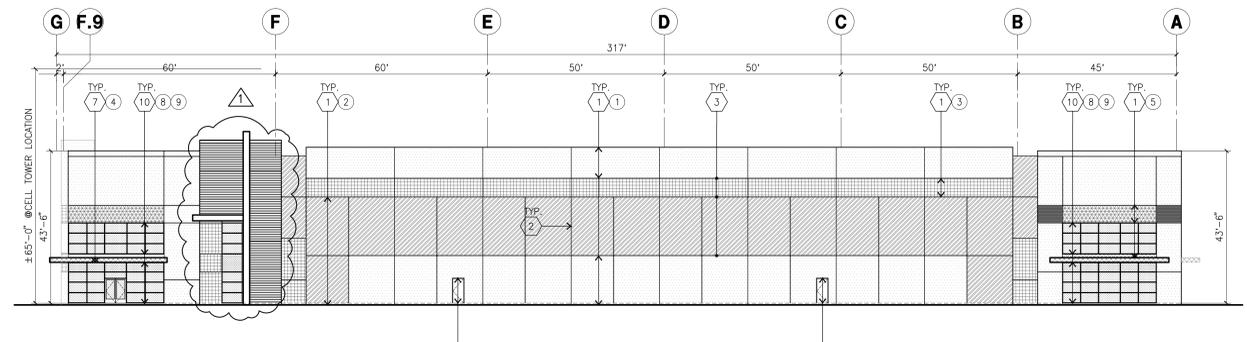
WEST ELEVATION C
scale: 1" = 20'-0"



SOUTH ELEVATION D
scale: 1" = 20'-0"



ENLARGE NORTH ELEVATION F
scale: 1/8" = 1'-0"



EAST ELEVATION E
scale: 1" = 20'-0"

KEYNOTES - ELEVATIONS

- 1 CONCRETE TILT-UP PANEL (PAINTED).
- 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.O.
- 4 OVERHEAD DOOR @ DRIVE THRU. SEE DOOR SCHEDULE. PROVIDE COMPLETE WEATHER-STRIPPING PROTECTION ALL AROUND. DESIGN TO RESIST 85 MPH WIND EXPOSURE "C".
- 5 OVERHEAD DOOR @ DOCK HIGH. SEE DOOR SCHEDULE. PROVIDE COMPLETE WEATHER-STRIPPING PROTECTION ALL AROUND.
- 6 CONCRETE STAR, LANDING AND GUARDRAIL W/ METAL PIPE HANDRAIL. PROVIDE NON SKID NOSING TO MEET ADA REQUIREMENTS. PROVIDE CONTRASTING COLORED 3" WIDE WARNING STRIPE INTEGRAL TO CONCRETE AT TOP LANDING AND BOTTOM TREAD PER ADA REQUIREMENTS.
- 7 METAL CANOPY.
- 8 HOLLOW METAL DOORS. SEE DOOR SCHEDULE. PROVIDE COMPLETE WEATHER STRIPPING ALL AROUND DOOR. PROVIDE FOR RAIN DIVERTER ABOVE DOOR.
- 9 DOCK BUMPER.
- 10 ALUMINUM STOREFRONT FRAMING WITH TEMPERED GLAZING AT ALL DOORS. SIDELITES ADJACENT TO DOORS AND GLAZING WITH BOTTOMS LESS THAN 18" ABOVE FINISH FLOOR ELEVATION.
- 11 KNOCK-OUT PANEL.
- 12 EXTERIOR GUTTER AND DOWNSPOUT.
- 13 CONCRETE TILT-UP SCREEN WALL.
- 14 EXTERIOR DOWNSPOUT AND 2 OVERFLOW SCUPPERS.
- 15 INTERIOR DOWNSPOUT WITH OVERFLOW SCUPPER.
- 16 BUILDING ADDRESS PER FIRE DEPT. REQUIREMENTS. 24" H. X 2" THICK HIGH DENSITY FOM "HELVATIC BOLD" LETTER W/ 1/16" PVC FACES EPOXY TO WALL. COLOR TO BE SELECTED BY ARCHITECT.
- 17 CONCRETE RAMP AND GUARDRAIL W/ METAL HANDRAIL.
- 18 EXTERIOR LIGHTING FIXTURE. CENTER BETWEEN PANEL OR ON JOINT U.N.O.
- 19 PROPOSED LOCATION OF CELL TOWER.
- 20 GREEN TRELLIS.

SAFETY NOTES - GLAZING

- NOTE: EACH LIGHT OF SAFETY GLAZING MATERIAL INSTALLED IN HAZARDOUS LOCATIONS SHALL BE IDENTIFIED BY PERMANENT LABEL THAT SPECIFIES THE LABELER, AND STATES THAT SAFETY GLAZING MATERIAL HAS BEEN UTILIZED IN SUCH INSTALLATIONS.
- A. GLAZING IN INGRESS AND EGRESS DOORS EXCEPT JALOUSIES.
 - B. GLAZING IN FIXED AND SLIDING PANELS OF SLIDING DOOR ASSEMBLIES AND PANELS IN SWING DOORS OTHER THAN WARDROBE DOORS.
 - C. GLAZING IN STORM DOORS.
 - D. GLAZING IN ALL UNFRAMED SWINGING DOORS.
 - E. GLAZING IN DOORS AND ENCLOSURES FOR HOT TUBS, WHIRLPools, SAUNAS, STEAM ROOMS, BATHTUBS, AND SHOWERS.
 - F. GLAZING IN FIXED OR OPENABLE PANELS ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN 24 INCHES ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE WALKING SURFACE.
 - G. GLAZING IN AN INDIVIDUAL FIXED OR OPENABLE PANEL, OTHER THAN DESCRIBED IN ITEMS E AND F, THAT MEET ALL OF THE FOLLOWING ARE PRESENT:
 1. EXPOSED ARE OF AN INDIVIDUAL PANE GREATER THAN 9 SQUARE FEET.
 2. EXPOSED BOTTOM EDGE LESS THAN 18 INCHES ABOVE THE FLOOR.
 3. EXPOSED TOP EDGE GREATER THAN 36 INCHES ABOVE THE FLOOR.
 4. ONE OR MORE WALKING SURFACES WITHIN 36 INCHES HORIZONTALLY OF THE PLANE OF THE GLAZING.
 - H. GLAZING IN RAILINGS REGARDLESS OF HEIGHT ABOVE A WALKING SURFACE, INCLUDING ARE, STRUCTURAL BALUSTER PANELS AND NONSTRUCTURAL IN-FILL PANELS.
 - I. GLAZING IN WALLS AND FENCES USED AS THE BARRIER FOR INDOOR AND OUTDOOR SWIMMING POOLS AND SPAS WHEN ALL OF THE FOLLOWING CONDITIONS ARE PRESENT:
 1. THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE POOL SIDE OF THE GLAZING.
 2. NOT USED.
 - J. GLAZING IN WALLS ENCLOSING STAIRWAY LANDINGS OR WITHIN 5 FEET OF THE BOTTOM AND TOP OF STAIRWAYS WHERE THE BOTTOM EDGE OF THE GLASS IS LESS THAN 60 INCHES ABOVE A WALKING SURFACE.

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 85 MPH EXPOSURE "C" WINDS. CONTRACTOR SHALL 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.
- 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.

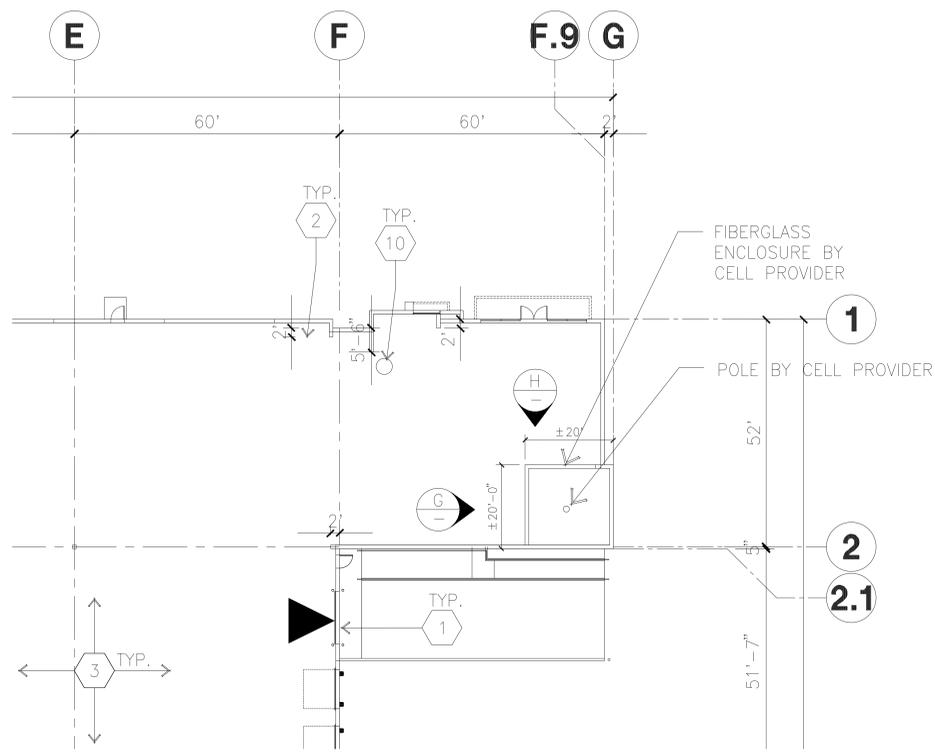
GLAZING LEGEND

- ALL GLAZING TO BE TEMPERED
- GLAZING: PPG VISTACOL (2) PACIFICA + SOLARBAN 60 (3) CLEAR
U: 0.27, SHGC: 0.21, VLT: 26%
- 1" INSULATED GLASS UNIT WITH 1/2" AIRSPACE AND (2) 1/4" LITES
- MULLIONS: ANODIZED CLEAR

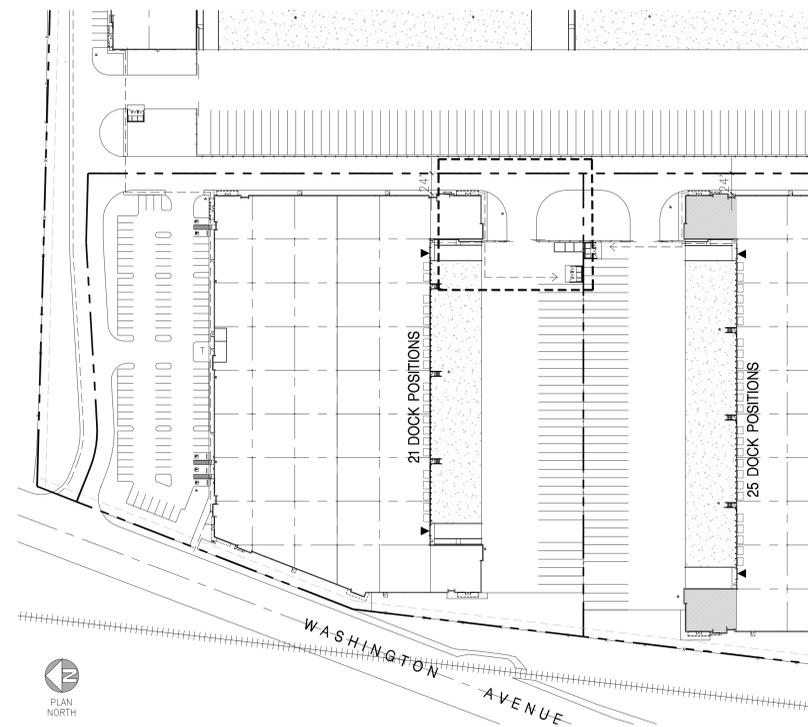
COLOR LEGEND

- | | |
|----|---|
| 1 | CONCRETE TILT-UP PANEL PAINT BRAND_FRAZEE CL 3211W WASH BASIN |
| 2 | CONCRETE TILT-UP PANEL PAINT BRAND_FRAZEE CL 3213W SEATTLE |
| 3 | CONCRETE TILT-UP PANEL PAINT BRAND_FRAZEE CL 3215D ELF |
| 4 | CANOPY PAINT BRAND_FRAZEE WHITE_001 @ METAL |
| 5 | CONCRETE TILT-UP PANEL PAINT BRAND_FRAZEE CL 2126N MINSTER |
| 6 | CONCRETE TILT-UP PANEL PAINT BRAND_FRAZEE CL 1927N FETES |
| 7 | CONCRETE TILT-UP PANEL PAINT BRAND_FRAZEE CL 2656 N BITTERSWEET |
| 8 | MULLIONS PAINT BRAND_CLEAR ANODIZED MULLIONS |
| 9 | GLAZING COLOR_BLUE REFLECTIVE GLAZING |
| 10 | DOORS PAINT BRAND_MATCH BLDG COLOR |

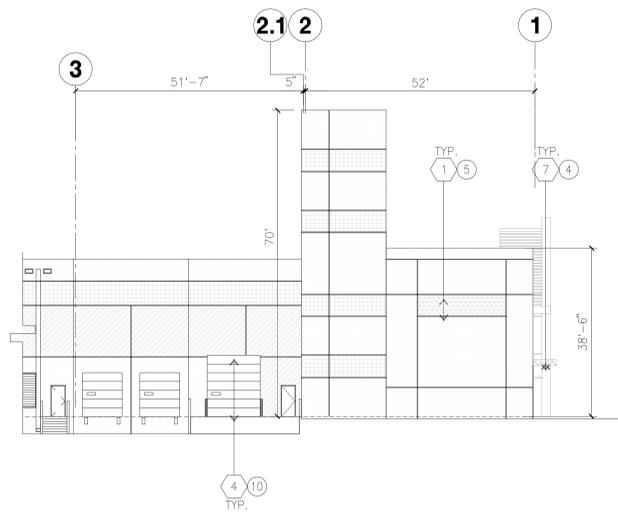
PLN17-0003
Exhibit G
August 3, 2017



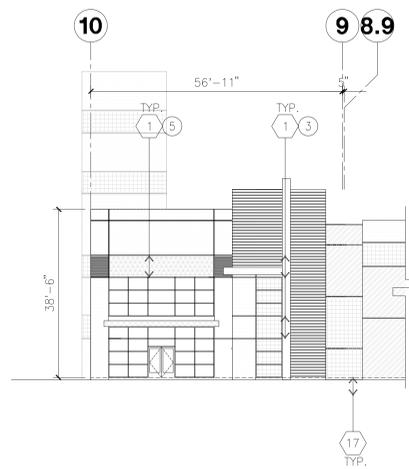
PARTIAL ROOF PLAN C
scale: 1/16"=1'-0"



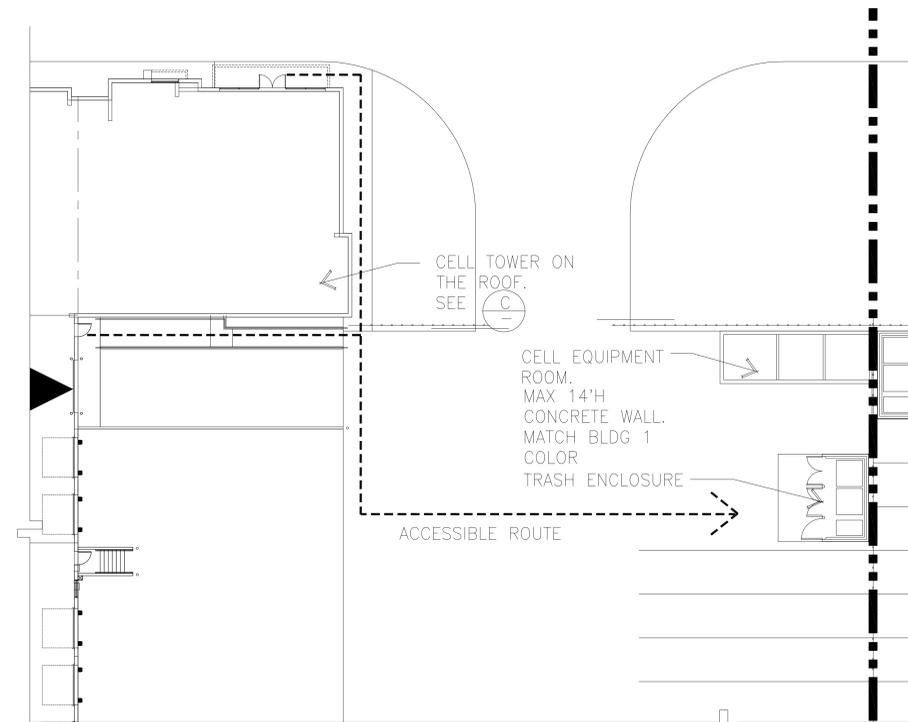
BUILDING 1 PLAN/SITE PLAN A
scale: NO SCALE



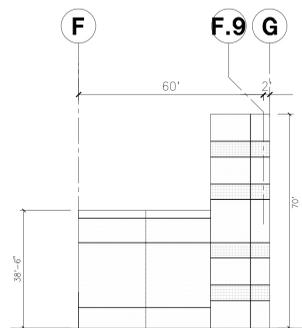
PARTIAL SOUTH ELEVATION D
SEE 1-A3.1 FOR PAINT COLOR INFORMATION
scale: 1/16"=1'-0"



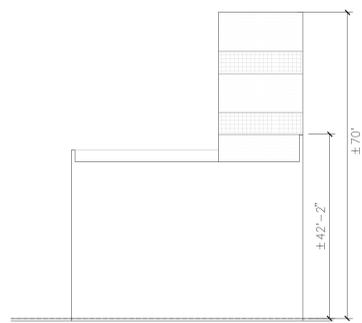
PARTIAL EAST ELEVATION E
SEE 1-A3.1 FOR PAINT COLOR INFORMATION
scale: 1/16"=1'-0"



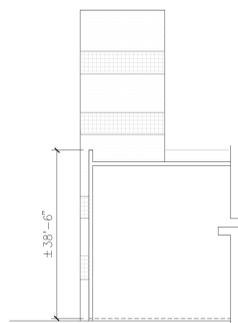
PARTIAL SITE PLAN B
scale: 1/16"=1'-0"
PLAN NORTH



PARTIAL WEST ELEVATION F
SEE 1-A3.1 FOR PAINT COLOR INFORMATION
scale: 1/16"=1'-0"



PARTIAL ELEVATION G
SEE 1-A3.1 FOR PAINT COLOR INFORMATION
scale: 1/16"=1'-0"



PARTIAL ELEVATION H
SEE 1-A3.1 FOR PAINT COLOR INFORMATION
scale: 1/16"=1'-0"

PLN17-0003
Exhibit H
August 3, 2017



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Trammell Crow Company
Development Management Company
101 California Street, 22nd floor
San Francisco, CA

Project:
San Leandro
Business Center
100 Halcyon Dr.
San Leandro, CA

Consultants:

Civil:	K & W
Structural:	-
Mechanical:	-
Plumbing:	-
Electrical:	-
Landscape:	GREEN DESIGN
Fire Protection:	-
Soils Engineer:	-

Title: Bldg 1 ALT for cell tower

Project Number: 16025
Drawn by: JL
Date: 5/16/2017

Revision:

1	CELL TOWER

Sheet:

1-A3.2