



- 1 HEAVY BROOM FINISH CONC. PAVEMENT.
- 2 AC PAVING.
- 3 CONCRETE WALKWAY.
- 4 DRIVEWAY APRONS TO BE CONSTRUCTED PER CITY STANDARDS.
- 5 5'-6"X5'-6"X4" MIN. THICK CONCRETE EXTERIOR LANDING PAVEMENT. ALL EXTERIOR MAIN DOORS TO LANDSCAPED AREAS. FINISH TO BE MEDIUM BROOM FINISH. SLOPE TO BE 1/4" : 12" MAX. PROVIDE WALK TO PAVED WAY OR DRIVE WAY W/ 120 MAX. AS REQ. BY CITY INSPECTOR.
- 6 EXISTING 8" HIGH CHANLINK FENCE.
- 7 WROUGHT IRON SWING GATE & FENCE.
- 8 TRASH ENCLOSURES PER CITY STANDARDS.
- 9 LANDSCAPE
- 10 EXTERIOR CONC. STAIR
- 11 NO STEEL PILE GALVANIZED FINISH EXTERIOR BIKE RACK BY TIMBERFORM CYCLOPS MODEL NUMBER: 2170-7
- 12 EMPLOYEE PATIO.
- 13 EXTERIOR MAN GATE
- 14 WROUGHT IRON EXTERIOR FENCE
- 15 NOT USED
- 16 PUMP ROOM
- 17 ELECTRICAL ROOM
- 18 TRANSFORMER
- 19 BIOSWALE
- 20 CONC. DRIVE UP RAMP
- 21 CONC. DRIVE UP RAMP W/ ACCESSIBLE RAMP
- 22 ROLL UP DOOR

1. NOT USED	11. NOT USED
2. IF SOILS ARE EXPANSIVE IN NATURE, USE STEEL REINFORCING FOR ALL CONC. CONCRETE.	12. PAINT CURBS AND PROVIDE SIGNS TO INFORM OF FIRE LANES AS REQUIRED BY FIRE DEPARTMENT.
3. ALL DIMENSIONS ARE TO THE FACE OF CONCRETE WALL, FACE OF CONCRETE CURB OR GRID LINE U.N.O.	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.
4. SEE "C" PLANS FOR ALL CONCRETE CURBS, GUTTERS AND SWALES. DETAILS ON SHEET AD.1 ARE MINIMUM STANDARDS.	14. PRIOR TO FINAL CITY INSPECTION, THE LANDSCAPE ARCHITECT SHALL SUBMIT A CERTIFICATE OF COMPLETION TO PUBLIC FACILITIES DEVELOPMENT.
5. THE ENTIRE PROJECT SHALL BE PERMANENTLY MAINTAINED WITH AN AUTOMATIC IRRIGATION SYSTEM, PRIOR TO INSTALLATION & AT LEAST 60 DAYS BEFORE BLDG. COMPLETION.	15. NOT USED
6. SEE "C" DRAWINGS FOR POINT OF CONNECTIONS TO OFF-SITE UTILITIES; CONTRACTOR SHALL VERIFY ALL UTILITY CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS.	16. ALL LANDSCAPE AND IRRIGATION DESIGNS SHALL MEET CURRENT CITY STANDARDS AS LISTED IN GUIDELINES OR AS OBTAINED FROM PUBLIC UTILITIES DEVELOPMENT.
7. PROVIDE POSITIVE DRAINAGE AWAY FROM BLDG. SEE "C" DRAWINGS.	17. NOT USED.
8. CONTRACTOR TO REFER TO "C" DRAWINGS FOR ALL HORIZONTAL CONTROL DIMENSIONS. SITE PLANS ARE FOR GUIDANCE AND STARTING LAYOUT POINTS.	18. LANDSCAPED AREAS SHALL BE DELINEATED WITH A MINIMUM SIX INCHES (6") HIGH CURB
9. SEE "C" DRAWINGS FOR FINISH GRADE ELEVATIONS.	19. APPROVED CONCEPTUAL LANDSCAPE PLAN PRIOR TO GRADING PERMIT
10. CONCRETE SIDEWALKS TO BE A MINIMUM OF 4" THICK W/ TOOLED JOINTS AT 6' O.C. EXPANSION JOINTS TO BE A MAXIMUM 12' E.C. WAY W/ 1:20 MAX. SLOPE. EXPANSION JOINTS TO HAVE COMPRESSIVE EXPANSION TILLER MATERIAL OF 1/4" SEE "C" DRAWINGS FOR FINISH	

LANDSCAPED AREA

AC. PAVING

CONCRETE PAVING

HANDICAP PARKING STALL (9' X 18'-6")

STANDARD PARKING STALL (8'-6" X 18')

COMPACT PARKING

PATH OF TRAVEL

Owner
2000 MARINA, LLC
19350 HAMILTON AVE, SUITE 200
GARDEN CITY, CA 90248
TEL: (310) 354-2460
CONTACT: TIMUR TACIMER

Assessors Parcel Number
77A-700-3

Zoning
INDUSTRIAL TRANSITION - IT

Applicant
HPA
383 4TH STREET, SUITE 101
OAKLAND, CA 94607
TEL: (925) 413-6886
CONTACT: TERESA GOODWIN

SITE AREA	
In s.t.	563,796 sf
In access	12,84 ac
BUILDING AREA (footprint)	292,698 sf
Office	15,000 sf
Mechanize	4,000 sf
Warehouse	273,698 sf
TOTAL	296,698 sf
COVERAGE	52.6%
AUTOPARKING REQUIRED	
Total	64 stalls
Where 1/1,500 S.F.	18 stalls
TRAILER PARKING PROVIDED	
Standard (8' x 18')	135 stalls
Accesses (8'x18')	8 stalls
Compact (6' x 10')	13 stalls
Total auto parking provided	234 stalls
TRAILER PARKING PROVIDED	
8' x 16' BP Ramps (10' x 16')	62 stalls
BICYCLE PARKING PROVIDED	
Standard (5' x 10')	13 stalls
USE OF SPACE	
Zoning Designation - Industrial Transition II	
Height - 35'	
20' - within 100 feet light allowed	
20' - within 100 ft from E or District	
20' - within 25' where 100' x 80' #B	
may approve by zoning enforcement officer	
MAXIMUM LOT AREA RATIO	
FAR - 1.0	
MAXIMUM LOT COVERAGE	
Coverage - 75%	
SETBACKS	
Building	Landscape
Front	10'
Rear / corner side - 10'	10'
Rear - 0'	0'
Side	10'
Yard	10'
Notes:	
100' may approved if min 5' plan required and	
100' lot dimensions.	

PLN17-0005
Exhibit B
April 6, 2017