REDWOODTECH@101

MORGAN HILL, CA

ARCHITECTURAL

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A-A2.1 BUILDING A FLOOR PLAN
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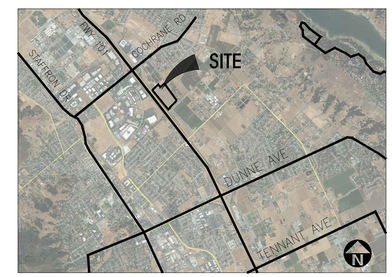

VICINITY MAP

ARCHITECT:

HPA, INC.
600 GRAND AVE. STE # 302
OAKLAND, CA 94610
PHONE: 510.390.2126
CONTACT: JUN LEE

LANDSCAPE

GREEN DESIGN LANDSCAPE ARCHITECTS, INC.
1464 POPINJAY DR.
RENO, NV 89509
TEL : (775) 829-1364
CONTACT: BARBARA HATCH

CIVIL ENGINEER:

KIER WRIGHT
2850 COLLIER CANYON ROAD
LIVERMORE CA 94551
PHONE: 925.245.8777 - 2047
CONTACT: STEVE HUNN

PROJECT REPRESENTATIVES

Property Owner

TC MORGAN HILL VENTURE, LLC.
415 MISSION STREET, 45TH FLOOR
SAN FRANCISCO, CA 94105
PHONE: 650-224-8707
ATTN: WILL PARKER / TOM JODRY
EMAIL ADDRESS: TJODRY@TRAMMELLCROW.COM

Address of the Property

1840 COCHRANE ROAD
MORGAN HILL, CALIFORNIA

Assessor's Parcel Number

728-30-006, 728-30-009

Legal Description

SEE CIVIL.

Applicant's Respresentative

HPA, INC.
600 GRAND AVE. STE # 302
OAKLAND, CA 94610
PHONE: 510.390.2126
ATTN: JUN LEE

PROJECT DATA

	BLDG.A SITE	BLDG.B SITE	BLDG.C SITE	BLDG.D & E SITE			
	BLDG.A	BLDG.B	BLDG.C	BLDG.D	BLDG.E	TOTAL OF BLDG.D & E	TOTAL
SITE AREA							
In s.f.	299,382	180,639	392,817			400,411	1,273,249 s.f.
In acres	6.87	4.15	9.02			9.19	29.23 acre
BUILDING AREA							
Office	8,000	5,500	30,000	10,000	10,000		63,500 s.f.
Warehouse	100,000	80,000	0	0	52,000		232,000 sf
Manufacturing	30,698	7,341	92,101	63,668	12,006		205,814 sf
TOTAL	**138,698**	**92,841**	**122,101**	**73,668**	**74,006**		**501,314 s.f.**
COVERAGE	**46.3%**	**51.4%**	**31.1%**			**36.9%**	**39.4%**
AUTO PARKING REQUIRED							
Office: 1/300 s.f.	27	18	100	33	33		212 stalls
Warehouse: 1/1,000 s.f.	100	80	0	0	52		232 stalls
Manufacturing: 1/500 s.f.	61	15	184	127	24		412 stalls
TOTAL	**188**	**113**	**284**	**161**	**109**		**855** stalls
AUTO PARKING PROVIDED							
Standard (9' x 18')	101	53	279	112	55		600 stalls
Compact (8' x 16')	65	45	66	39	40		255 stalls
Accessible parking (9' x 18')	2	2	4	2	2		12 stalls
Accessible Van (12' x 18')	4	3	5	4	3		19 stalls
EV/Clean Air/Vanpool	4	3	8	4	3		22 stalls
Future EV Charging Station (6% Req'd)	10	5	22	8	4		49 stalls
Future EVCS (Standard Accessible)	1	1	1	1	1		5 stalls
Future EVCS (Van)	1	1	1	1	1		5 stalls
TOTAL	**188**	**113**	**386**	**171**	**109**		**947 stalls**
Provided Parking Ratio	1 / 734	1 / 822	1 / 307	1 / 422	1 / 713		1 / 513
Actual EV Charging Station (*)	6	4	12	6	4		**32** stalls
*Note: Actual EV charging station per MHMC 18.72.040 C will be provided Under Separate Application for Future Tenant Improvement.							
BIKE RACKS REQUIRED							
Long term(1 per 20 required automobile sp	10	6	15	9	6		***46***
Short term(10% of required automobile spa	19	12	29	17	11		***88***
BIKE RACKS PROVIDED							
Long term	10	6	15	9	6		***46***
Short term	19	12	29	17	11		***88***
ZONING ORDINANCE FOR CITY							
Zoning Destination - PUD (IL)							
General Plan Designation - Industrial							

IL (LIGHT INDUSTRIAL) ZONING REQUIREMENTS

Area : 54.9 - 29.6 acres
Maximum Building Coverage - 60%
Maximum Height Allowed - 50'

Building Setback	**Landscape Setback**
Front - 30'	101 Freeway - 30'
Rear - 20'	Depaul Drive - 25'
Street Side - 15'	Half Road - 20'
Side - 10'	
Abuts R Zone - 30'	

*Note: 3' - 6' high berms, fence or combination to avoid car headlight. (per Design Guideline)

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LICENSED ARCHITECT
YONG NAM
C-29451
3-31-21
RENEWAL DATE
STATE OF CALIFORNIA

TrammellCrowCompany

Development Management Company
415 Mission Street, 45th Floor,
San Francisco, CA 94105

Tel. No.: (650) 224-8707

Project:

REDWOODTECH@101

1840 Cochrane Rd.
Morgan Hill, CA

Consultants:

Civil:	Kier&Wright
Structural:	
Mechanical:	
Plumbing:	
Electrical:	
Landscape:	Green Design
Fire Protection:	
Soils Engineer:	

Title: TITLE SHEET

Project Number: 18181
Drawn by: TSP
Date: 12/11/2020
Revision:

Sheet:

0-A0.1

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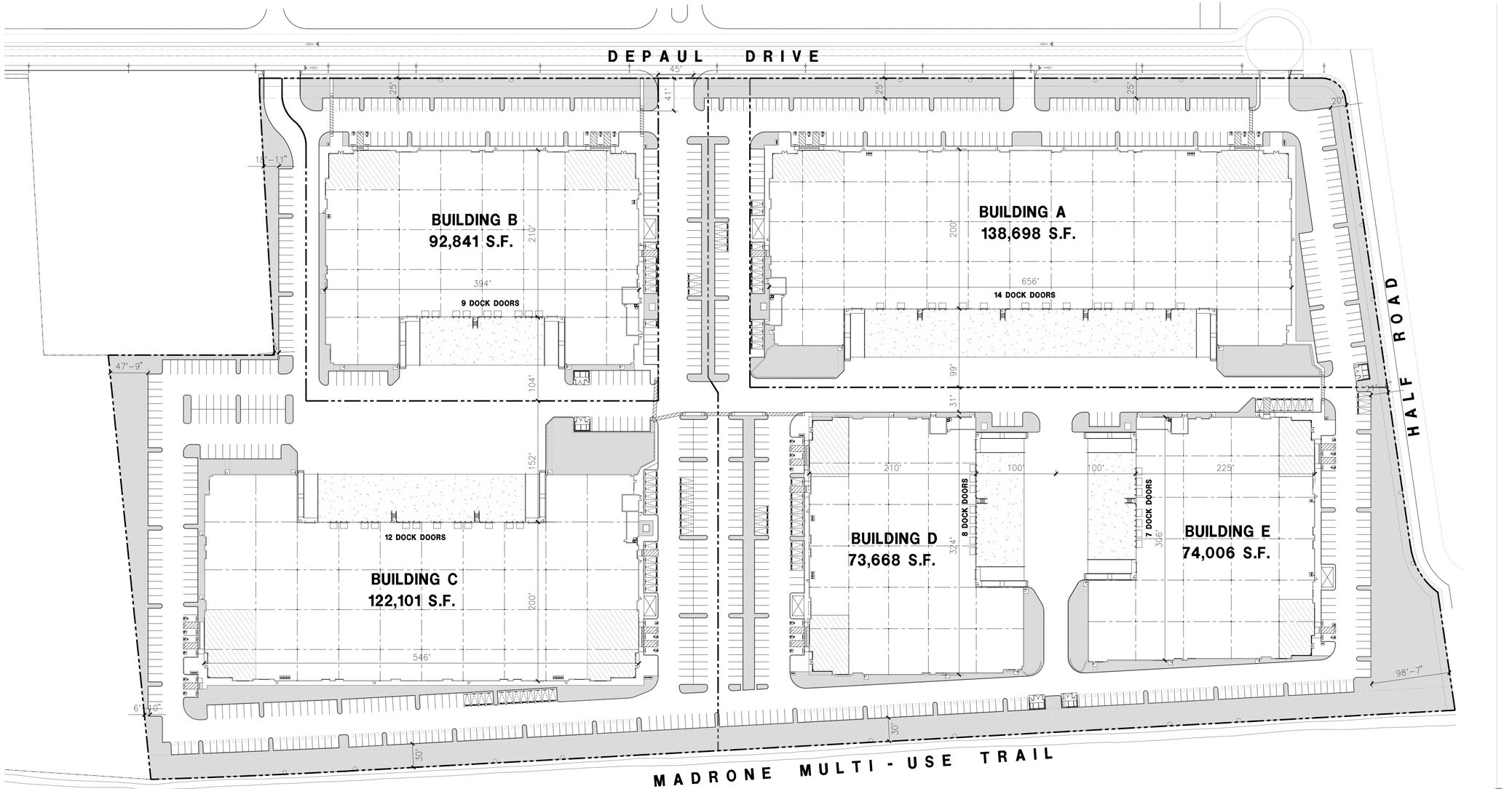

MASTER SITE PLAN (A)
scale: 1" = 65'-0"

SCALE: 1" = 65'-0"
0 65' 130' 195'
PLAN NORTH

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 DETAILS 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.
11. PROVIDE KNOX BOXES AT ALL OFFICE ENTRANCES.
12. PAINT CURBS AND PROVIDE SIGNS TO INFORM OF FIRE LANES AS REQUIRED BY FIRE DEPARTMENT.
13. 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" DRWGS. FOR THICKNESS
- STANDARD PARKING STALL (9' X 18')
- COMPACT PARKING STALL (8' X 16')
- CLEAN AIR/VANPOOL/EV STALL WITH CONDUIT FOR EV CHARGER
- CLEAN AIR/VANPOOL/EV STALL WITH NO EV CONDUIT
- LANDSCAPED AREA
- NON-ACCESSIBLE PATH
- ACCESSIBLE PARKING STALL (9' X 18') SEE DETAIL 11/AD.1
- ACCESSIBLE PARKING (VAN) STALL (9' X 18')+ 8' 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

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Consultants:

Civil:	Kier&Wright
Structural:	
Mechanical:	
Plumbing:	
Electrical:	
Landscape:	Green Design
Fire Protection:	
Soils Engineer:	

Title: Master site plan

Project Number:	18181
Drawn by:	TSP
Date:	12/11/2020
Revision:	

Sheet:

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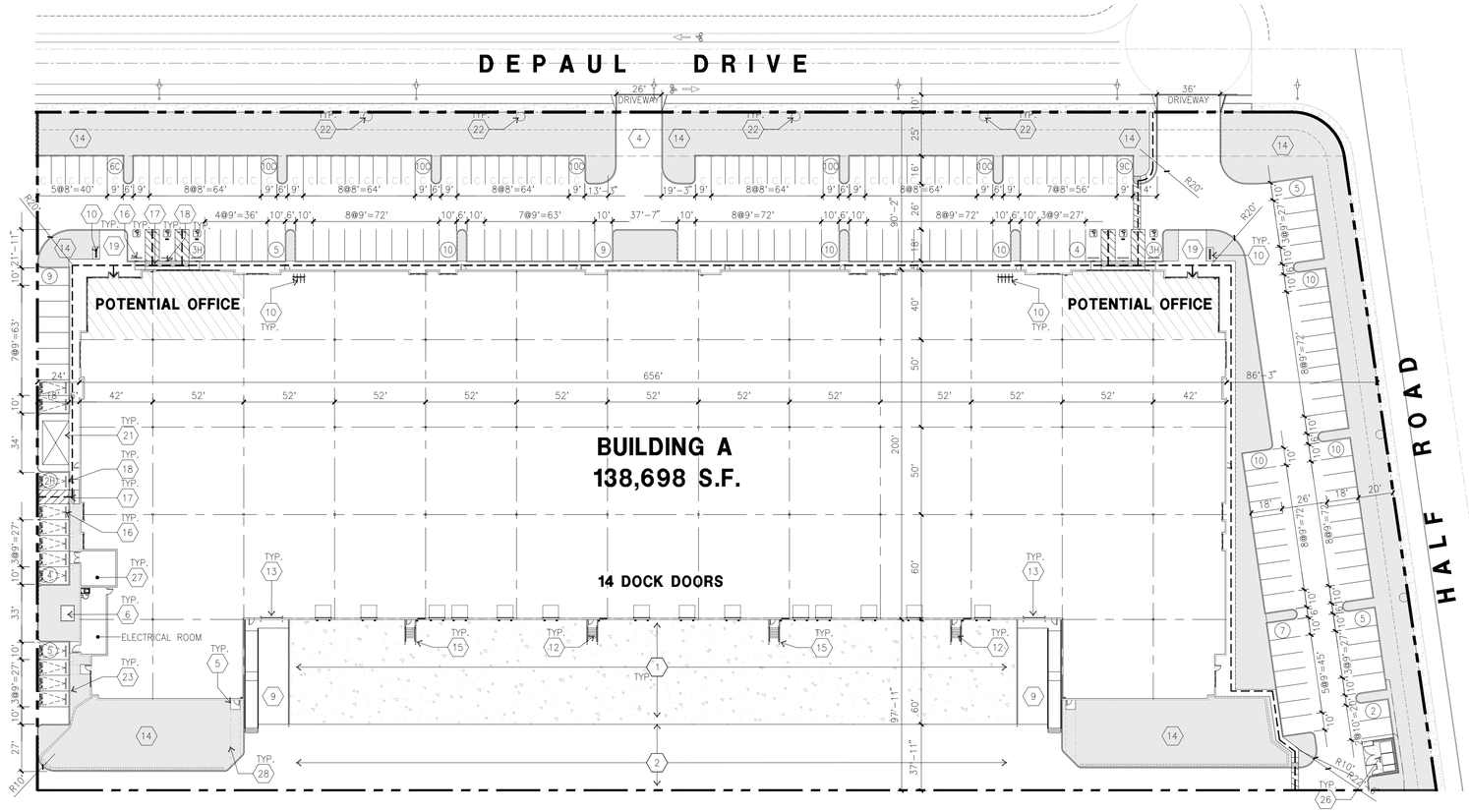

OVERALL SITE PLAN (A)

scale: 1" = 40'-0"

SCALE: 1" = 40'-0"

0 40' 80' 120'

PLAN NORTH

SITE PLAN KEYNOTES

1. HEAVY BROOM FINISH CONCRETE PAVEMENT. SEE "C" DRAWINGS.
2. ASPHALT CONCRETE (AC) PAVING
3. ACCESSIBLE PATH OF TRAVEL
4. DRIVEWAY APRONS TO BE CONSTRUCTED PER "C" AND "L" DRAWINGS.
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 WITH UTILITY COMPANY
7. NOT USED
8. CONCRETE WALKWAY. MEDIUM BROOM FINISH.
9. CONCRETE RAMP WITH CONCRETE GUARD WALL.
10. BIKE RACK.
11. NOT USED.
12. EXTERIOR METAL STEEL STAIR.
13. 12' x 14' DRIVE-IN DOOR
14. LANDSCAPE. ALL LANDSCAPE AREAS INDICATED BY SHADING
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. OUTDOOR BREAK AREA WITH TRELLIS AND BENCH. SEE 4/X-A4.1 AND LANDSCAPE DWGS.
22. PROPOSED MATURE REDWOOD TREES
23. FUTURE ELECTRIC VEHICLE CHARGER.
24. STORM TREATMENT AREA. SEE CIVIL DRAWINGS.
25. MADRONE MULTI-USE TRAIL. SEE CIVIL DRAWINGS.
26. TRASH ENCLOSURE. SEE 1,2/X-A4.1 FOR DETAILS.
27. PUMP ROOM
28. SEE LANDSCAPE FOR DG. SLOPE SHALL BE LESS THAN 5% IN THE DIRECTION OF TRAVEL.

SITE PLAN GENERAL NOTES

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- ACCESSIBLE PARKING (VAN) STALL (9' X 18')+ 8' 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

TABULATION

	BLDG A SITE	BLDG B SITE	BLDG C SITE	BLDG D & E SITE				
	BLDG A	BLDG B	BLDG C	BLDG D	BLDG E	TOTAL OF BLDG D & E		TOTAL
SITE AREA								
In s.f.	299,382	180,639	392,817				400,411	1,273,249 s.f
In acres	6.87	4.15	9.02				9.19	29.23 acre
BUILDING AREA								
Office	8,000	5,600	30,000	10,000	10,000			63,600 s.f
Warehouse	100,000	80,000	0	0	52,000			232,000 sf
Manufacturing	30,698	7,341	92,101	63,668	12,006			205,814 sf
TOTAL	**138,698**	**92,941**	**122,101**	**73,668**	**74,006**			**501,314 s.f.**
COVERAGE	**46.3%**	**51.4%**	**31.1%**				**36.9%**	**39.4%**
AUTO PARKING REQUIRED								
Office: 1/300 s.f.	27	18	100	33	33			212 stalls
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Manufacturing: 1/500 s.f.	61	15	184	127	24			412 stalls
TOTAL	**188**	**113**	**284**	**161**	**109**			856 stalls
AUTO PARKING PROVIDED								
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Accessible parking (9' x 18')	2	2	4	2	2			12 stalls
Accessible Van (12' x 18')	4	3	5	4	3			19 stalls
EV/Clean Air/Vanpool	4	3	8	4	3			22 stalls
Future EV Charging Station (6% Req'd)	10	5	22	8	4			49 stalls
Future EVCS (Standard Accessible)	1	1	1	1	1			5 stalls
Future EVCS (Van)	1	1	1	1	1			5 stalls
TOTAL	**188**	**113**	**386**	**171**	**109**			**967 stalls**
Provided Parking Ratio	1 / 734	1 / 822	1 / 307	1 / 422	1 / 713			1 / 513
Actual EV Charging Station (*)	6	4	12	6	4			**32 stalls**
*Note: Actual EV charging station per MHMC 18.72.040 C will be provided Under Separate Application for Future Tenant Improvement								
BIKE RACKS REQUIRED								
Long term(1 per 20 required automobile sp.	10	6	15	9	6			**46**
Short term(10% of required automobile spa	19	12	29	17	11			**88**
BIKE RACKS PROVIDED								
Long term	10	8	15	9	8			**46**
Short term	19	12	29	17	11			**88**

ZONING ORDINANCE FOR CITY

Zoning Destination - PUD (IL)

General Plan Designation - Industrial

IL (LIGHT INDUSTRIAL) ZONING REQUIREMENTS

Area: 54.9 - 29.6 acres

Maxmum Building Coverage - 60%

Maximum Height Allowed - 50'

Building Setback	**Landscape Setback**
Front - 30'	101 Freeway - 30'
Rear - 20'	Depaul Drive - 25'
Street Side - 15'	Half Road - 20'
Side - 10'	
Abuts R Zone - 30'	

*Note: 3' - 6' high berms, fence or combination to avoid car headlight. (per Design Guideline)

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Fire Protection:	
Soils Engineer:	

Title: OVERALL SITE PLAN

Project Number:	18181
Drawn by:	TSP
Date:	12/11/2020
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Sheet:

A-A1.1

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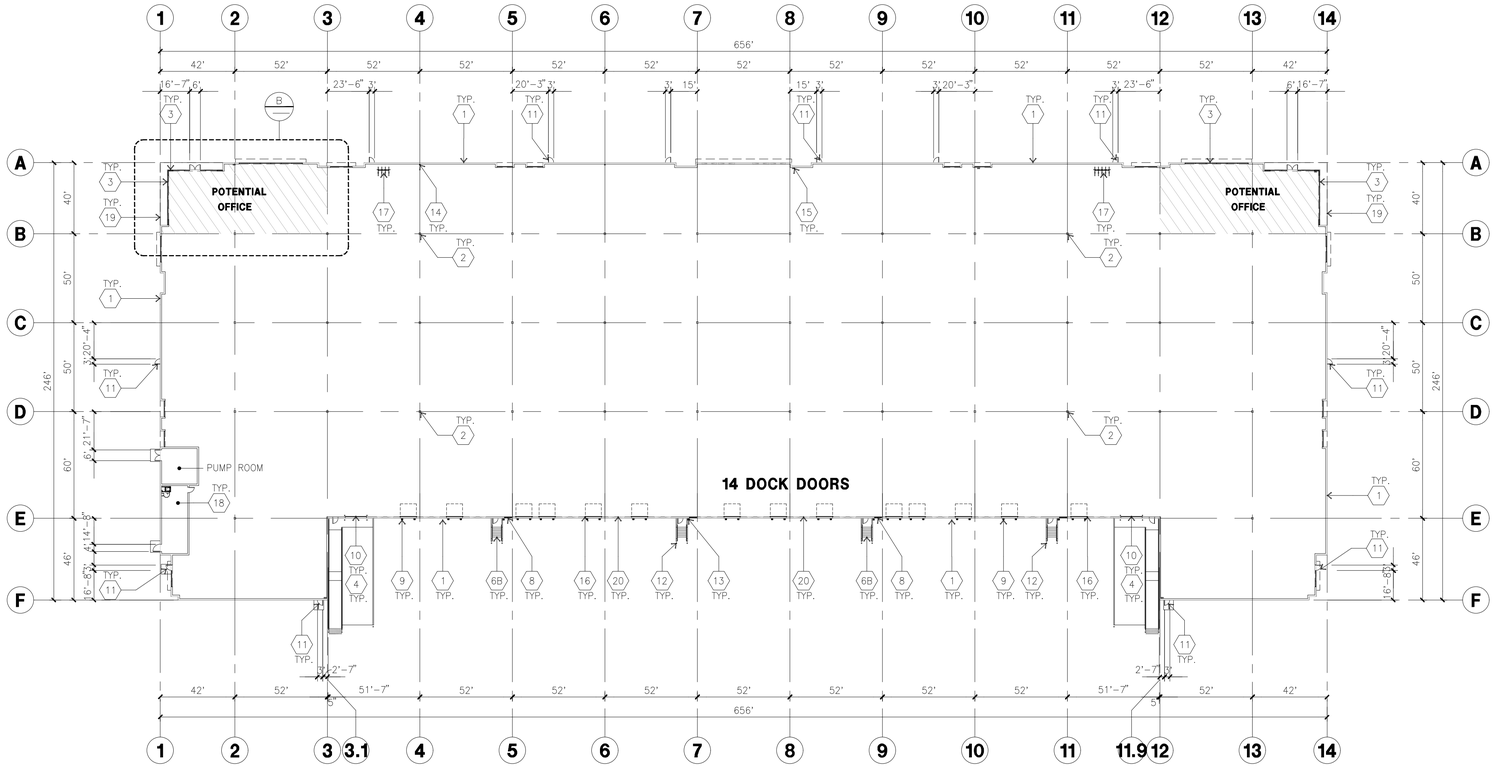


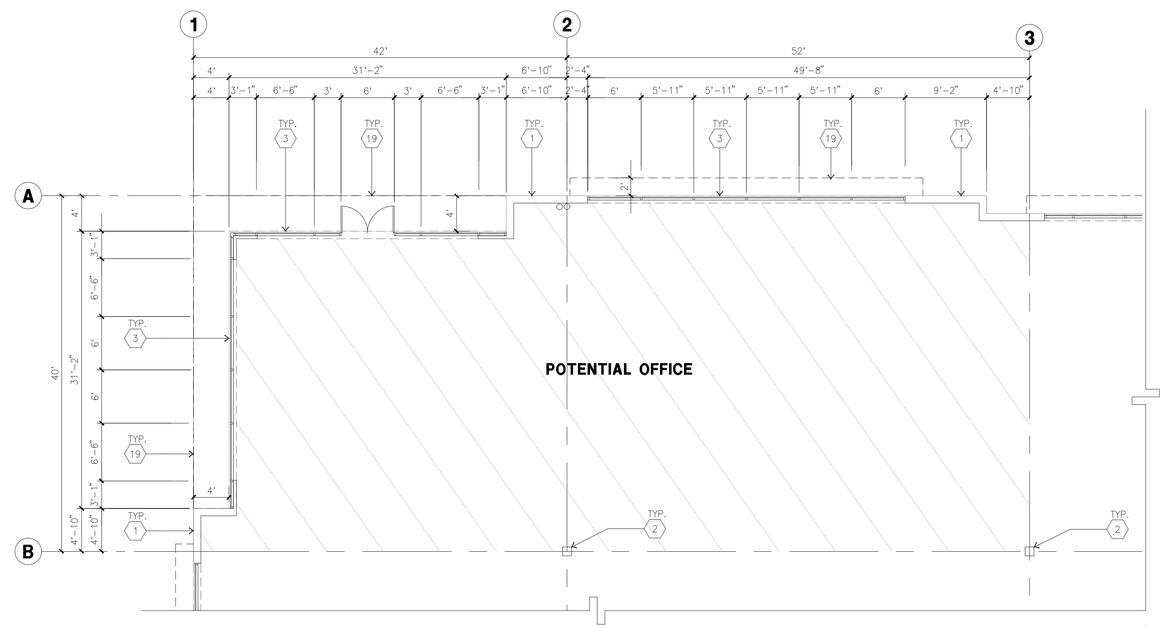
OVERALL FLOOR PLAN (A)

scale: 1" = 40'-0"

SCALE: 1" = 40'-0"

0 40' 80' 120'

PLAN NORTH



ENLARGED FLOOR PLAN (B)

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

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

0 8' 16' 24'

PLAN NORTH

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.

6A. EXTERIOR METAL STEEL STAIR.

6B. 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.
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.
20. KNOCK OUT PANELS.

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 DIAPERED 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.
15. 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.
16. AFFIX AN INTERNATIONAL ACCESSIBILITY SYMBOL ON ALL ACCESSIBLE ENTRANCES PER CBC 11B-216.6
17. ALL INTERIOR AND EXTERIOR WALKING SURFACES TO BE NON-SLIP TYPE

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LICENSED ARCHITECT
YONG NAM
C-29451
3-31-21
RENEWAL DATE
STATE OF CALIFORNIA

TrammellCrowCompany

Development Management Company
415 Mission Street, 45th Floor,
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Tel. No.: (650) 224-8707

Project:

REDWOODTECH@101

1840 Cochrane Rd.
Morgan Hill, CA

Consultants:

Civil:	Kier&Wright
Structural:	
Mechanical:	
Plumbing:	
Electrical:	
Landscape:	Green Design
Fire Protection:	
Soils Engineer:	

Title: OVERALL FLOOR PLAN

Project Number:	18181
Drawn by:	TSP
Date:	12/11/2020
Revision:	

Sheet:

A-A2.1

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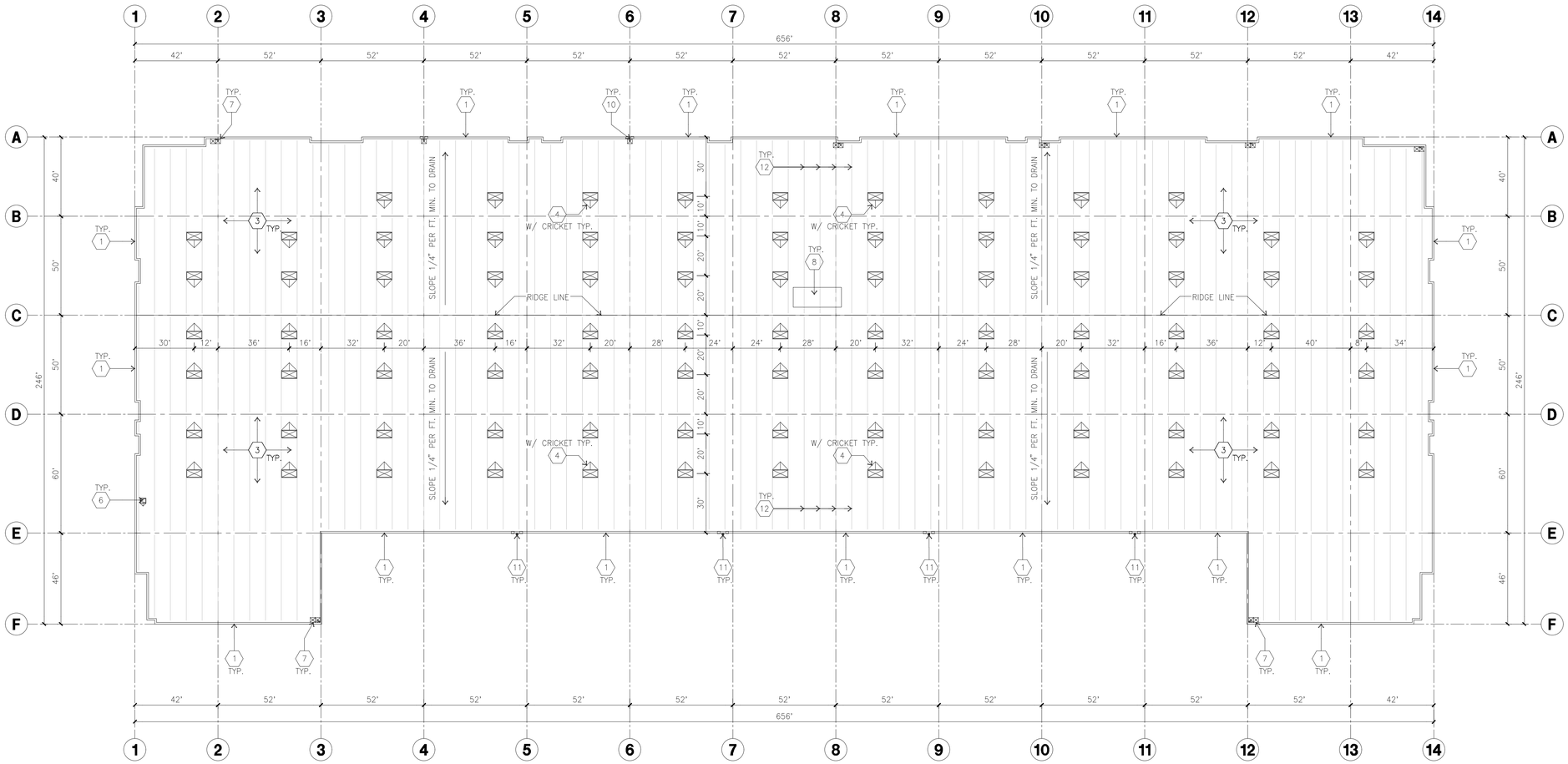

OVERALL ROOF PLAN A

scale: 1" = 30'-0"

SCALE: 1" = 30'-0"

0 30' 60' 90'

PLAN NORTH

ROOF PLAN KEYNOTES

1. CONCRETE PARAPET
2. PARAPET RETURN.
3. TPO 60 MIL SINGLE PLY ROOFING (MECHANICALLY FASTENED) OVER 1/4" SECUROCK (MECHANICALLY FASTENED) OVER ROOF SHEATHING OVER ROOF FRAMING. INTERMEDIATE MECHANICAL FASTENERS ARE REQUIRED CONTRACTOR TO VERIFY WITH OWNER ON WARRANTY REQUIREMENTS.
4. 4' X 8' SKYLIGHT
5. NOT USED.
6. ROOF HATCH.
7. INTERIOR ROOF DRAIN WITH OVERFLOW DRAINS.
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. INTERIOR ROOF DRAIN WITH 2 OVERFLOW SCUPPERS.
11. EXTERIOR DOWNSPOUT / SCUPPERS.
12. STRUCTURAL JOIST.

ROOF PLAN GENERAL NOTES

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

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

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

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

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

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

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

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

I. NOT USED

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

K. ALL SKYLIGHTS ON THE ROOF OF ANY BUILDING OR PREMISES USED FOR BUSINESS PURPOSES SHALL BE PROVIDED WITH:

1. STEEL BARS OF AT LEAST ONE-HALF INCH ROUND OR ONE BY ONE-FOURTH IN FLAT, SPACED NOT MORE THAN FIVE INCHES APART, ACROSS BRACED TO PREVENT SPREADING, MOUNTED INSIDE THE SKYLIGHT, AND SECURED BY NIN-REMOVABLE BOLTS; OR
2. A STELL GRILLE OF ATLEAST ONE-EIGHT INCH METAL WITH A MAXIMUM TWO-INCH MESH MOUNTED INSIDE THE SKYLIGHT AND SECURED BY NO-REMOVABLE BOLTS; OR
3. SKYLIGHTS WHICH ARE INTEGRALLY CONSTRUCTED IN SUCH A MANNER AS TO PROVIDE EQUIVALENT SECURITY PROTECTION TO THAT PROVIDED BY THE OPENING PROTECTION INDICATED IN ITEMS 1 OR 2 ABOVE SHALL NOT BE REQUIRED TO PROVIDE ADDITIONAL BARS OR GRILLES, PROVIDED THAT SUCH ITEGRALLY CONSTRUCTED SKYLIGHT, OR ANY COMPONENT OF IT, SHALL NOT BE OPENABLE FROM THE EXTERIOR.

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

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

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

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

P. PROVIDE SECURITY BARS ON ALL SKYLIGHTS PER LIVERMORE COMMERCIAL SECURITY ORDINANCE- SEE A0.8.3.

Q. ROOFTOP MECHANICAL AND HVAC EQUIPMENT SHALL BE SCREENED FROM VIEW. EQUIPMENT ABOVE THE OFFICE AREAS OF THE BUILDING SHALL NOT EXCEED THE HEIGHT OF THE BUILDING PARAPET.

R. NOT USED.

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

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

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

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

ROOF LEGEND

4' X 8' DOUBLE DOME CURB MOUNTED FIXED SKYLIGHTS SUNOPTICS SIG 4080 W52.250 L100.250 DGZ CC1 LENSCLWH 80OMD MI FMRTG ICC-ESR-2415

BUILDING PARAPET LINE

EXTERIOR METAL DOWNSPOUT W/ OVERFLOW SCUPPER

INTERIOR ROOF DRAIN W/ OVERFLOW SCUPPER

SKYLIGHT CALCULATION

PROJECT:
CLEAR HEIGHT IN WAREHOUSE AREA = 32 FT. FROM GRID A TO D

GENERAL:
BURGLAR BARS: YES

SKYLIGHTS:
SKYLIGHT REQUIRED 2.0 % 2,784 S.F. (87 EA.)
SKYLIGHT PROVIDED 87

BUILDING AREA (FOOT PRINT) = 138,698 S.F.

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LICENSED ARCHITECT YONG NAM C-29451 3-31-21 RENEWAL DATE STATE OF CALIFORNIA

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Plumbing:	
Electrical:	
Landscape:	Green Design
Fire Protection:	
Soils Engineer:	

Title: OVERALL ROOF PLAN

Project Number:	18181
Drawn by:	TSP
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Revision:	

Sheet:

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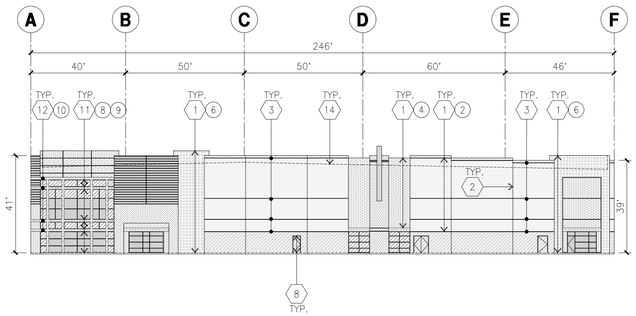
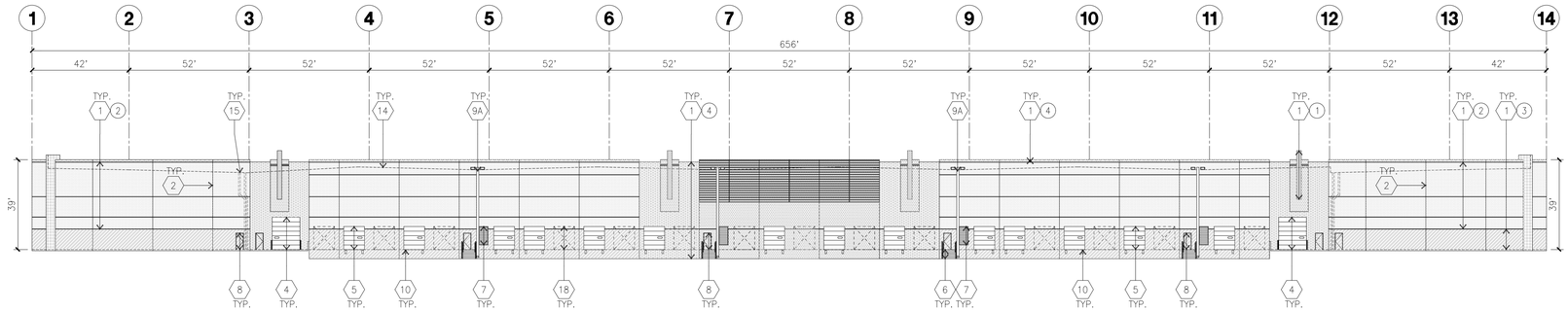
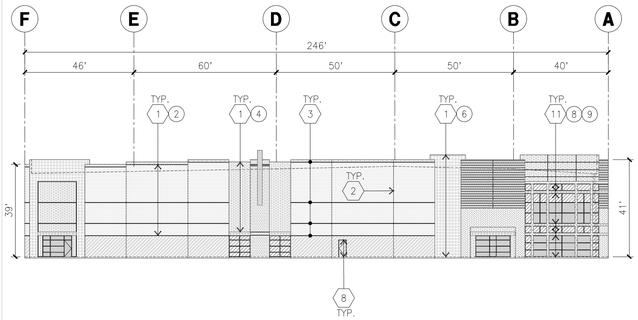


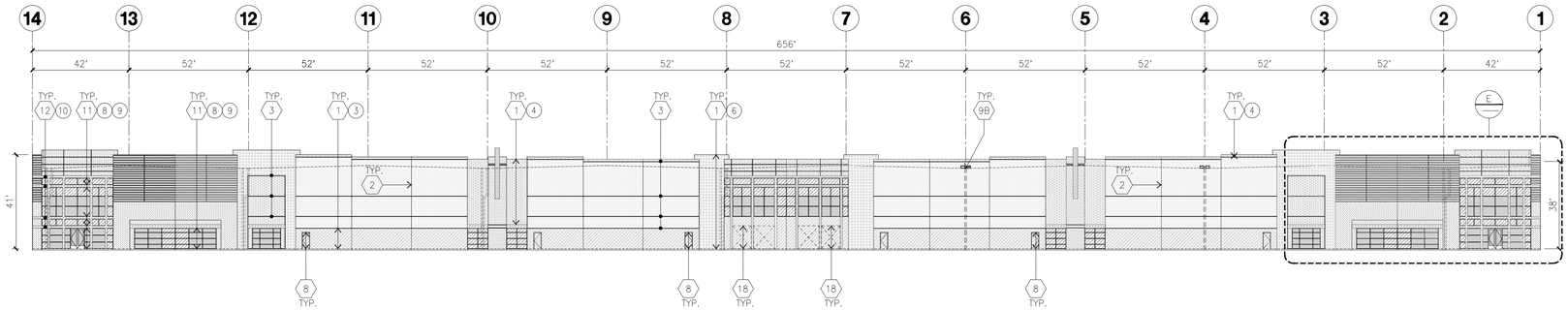
NORTH ELEVATION (A)
scale: 1" = 30'-0"



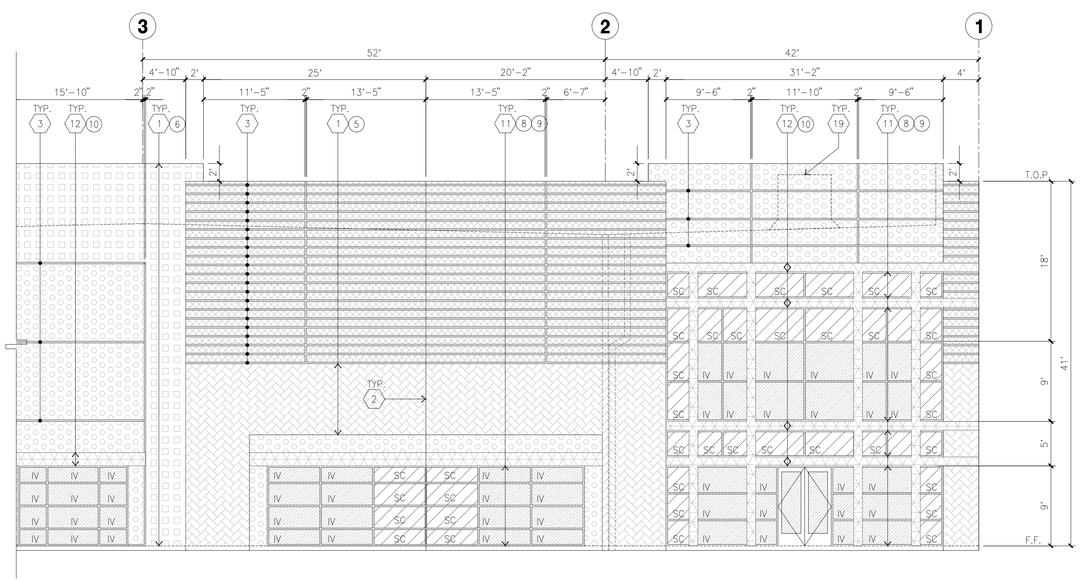
WEST ELEVATION (B)
scale: 1" = 30'-0"



SOUTH ELEVATION (C)
scale: 1" = 30'-0"



EAST ELEVATION (D)
scale: 1" = 30'-0"



ENLARGED EAST ELEVATION (E)
scale: 1/8" = 1'-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 TH WEATHER. WATERPROOFING TO BE PROTECTED WITH PROTECTION BOARD AND A MIN. OF 6" OF GRAVEL. PROVIDE TRENCH DRAIN AT BOTTOM AND DAYLIGHT TO CURB OR TAKE TO STORM DRAIN.
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. PROVIDE COMPLETE WEATHER-STRIPPING PROTECTION ALL AROUND.
5. OVERHEAD DOOR @ DOCK HIGH. PROVIDE COMPLETE WEATHER-STRIPPING PROTECTION ALL AROUND.
6. EXTERIOR METAL STEEL 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. NOT USED.
14. ROOF LINE BEYOND
15. INTERIOR ROOF DRAIN WITH PIPED OVERFLOW.
16. APPROXIMATE LOCATION OF ADDRESS ON WALL PER CODE SECTION 9-1.3280 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.
17. CONCRETE WING WALL.
18. KNOCK OUT PANELS.
19. PROPOSED LOCATION OF ROOF TOP UNIT. SEE 3/X-A4.1 IF NECESSARY.

GLAZING LEGEND

NOTE: ALL EXTERIOR AND INTERIOR GLAZING SHALL BE TEMPERED.

IV — INSULATED VISION GLASS

SC — SPANDREL GLASS WITH CONCRETE BEHIND

V — SINGLE LITE VISION GLASS

IV : INSULATED VISION GLASS
1/4" VISTACOOL PACIFICA + 1/4" SOLARBAN 60 CLEAR
1" INSULATED GLASS UNIT WITH 1/2" AIRSPACE AND 1/4" LITES
U: 0.27 SHGC: 0.21 VLT: 26%
MINIMUM VT TO BE 0.42 PER 2019 CEC TABLE 140.3-B

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

V : VISION GLASS
1/4" VISTACOOL PACIFICA

MULLIONS : ANODIZED CLEAR.

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 "C" 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 BREATH.
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 RAMPS TO MATCH BUILDING COLOR. RAILINGS 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 7006 EXTRA WHITE
2. CONCRETE TILT-UP PANEL. COLOR : SW 9166 DRIFT OF MIST
3. CONCRETE TILT-UP PANEL. COLOR : SW 7667 ZIRCON
4. CONCRETE TILT-UP PANEL. COLOR : SW 7604 SUMMIT GRAY
5. CONCRETE TILT-UP PANEL. COLOR : ARIZONA TILE SAVANNAH HONEY 8" X 40"
6. CONCRETE TILT-UP PANEL. COLOR : SW 6440 COURTYARD
7. CONCRETE TILT-UP PANEL. COLOR : SW 6152 SUPERIOR BRONZE
8. MULLIONS COLOR : CLEAR ANODIZED ALUMINUM
9. GLAZING COLOR : BLUE GLAZING
10. METALLIC PAINT : SW 7006 EXTRA WHITE @ CANOPY STEEL TUBE

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Soils Engineer:	

Title: ELEVATION

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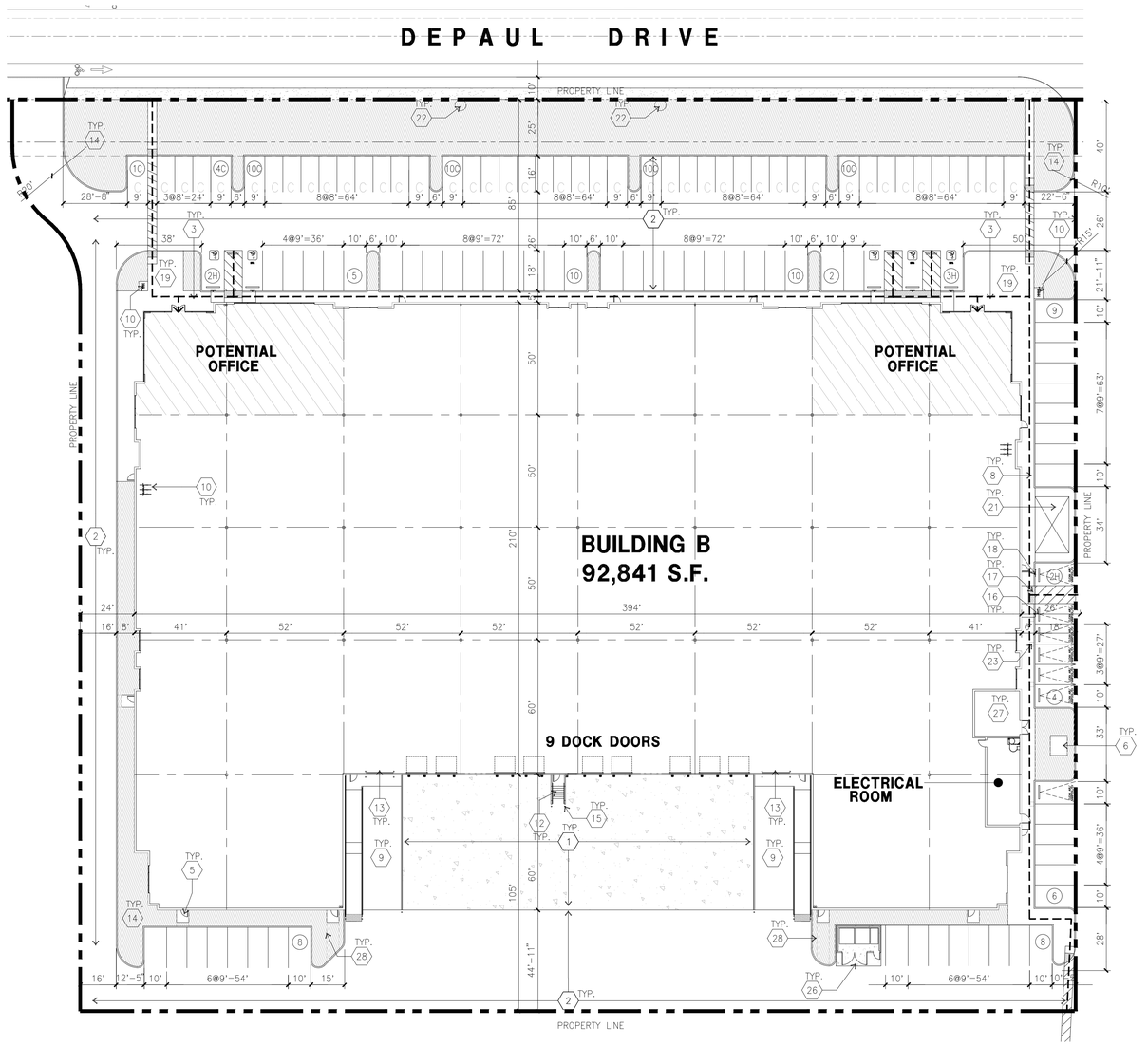

OVERALL SITE PLAN (A)

scale: 1" = 30'-0"

SCALE: 1" = 30'-0"

0 30' 60' 90'

PLAN NORTH

TABULATION

	BLDG A SITE BLDG A	BLDG B SITE BLDG B	BLDG C SITE BLDG C	BLDG D A E SITE BLDG D	BLDG E	TOTAL OF BLDG D A E	TOTAL
SITE AREA							
In s.f.	299,382	180,639	392,817			400,411	1,273,249 s.f.
In acres	6.87	4.15	9.02			9.19	29.23 acre
BUILDING AREA							
Office	8,000	5,500	30,000	10,000	10,000		63,500 s.f.
Warehouse	100,000	80,000	0	0	52,000		232,000 sf
Manufacturing	30,698	7,341	92,101	63,668	12,006		205,814 sf
TOTAL	**138,698**	**92,841**	**122,101**	**73,668**	**74,006**		**501,314 s.f.**
COVERAGE	**46.3%**	**51.4%**	**31.1%**			**36.9%**	**39.4%**
AUTO PARKING REQUIRED							
Office: 1/300 s.f.	27	18	100	33	33		212 stalls
Warehouse: 1/1,000 s.f.	100	80	0	0	52		232 stalls
Manufacturing: 1/500 s.f.	61	15	184	127	24		412 stalls
TOTAL	**188**	**113**	**284**	**161**	**109**		856 stalls
AUTO PARKING PROVIDED							
Standard (9' x 18')	101	53	279	112	55		600 stalls
Compact (8' x 16')	65	45	66	39	40		255 stalls
Accessible parking (9' x 18')	2	2	4	2	2		12 stalls
Accessible Van (12' x 18')	4	3	5	4	3		19 stalls
EV/Clean Air/Vanpool	4	3	8	4	3		22 stalls
Future EV Charging Station (6% Req'd)	10	5	22	8	4		49 stalls
Future EVCS (Standard Accessible)	1	1	1	1	1		5 stalls
Future EVCS (Van)	1	1	1	1	1		5 stalls
TOTAL	**188**	**113**	**386**	**171**	**109**		**967 stalls**
Provided Parking Ratio	1 / 734	1 / 822	1 / 307	1 / 422	1 / 713		1 / 513
Actual EV Charging Station (*)	8	4	12	6	4		**32** stalls
*Note: Actual EV charging station per MHMC 18.72.040 C will be provided Under Separate Application for Future Tenant Improvement.							
BIKE RACKS REQUIRED							
Long term(1 per 20 required automobile sp	10	6	15	9	6		**46**
Short term(10% of required automobile spa	19	12	29	17	11		**88**
BIKE RACKS PROVIDED							
Long term	10	6	15	9	6		**46**
Short term	19	12	29	17	11		**88**

ZONING ORDINANCE FOR CITY

Zoning Destination - PUD (IL)

General Plan Designation - Industrial

IL (LIGHT INDUSTRIAL) ZONING REQUIREMENTS

Area: 54.9 - 29.6 acres

Maxmum Building Coverage - 60%

Maximum Height Allowed - 50'

Building Setback	**Landscape Setback**
Front - 30'	101 Freeway - 30'
Rear - 20'	Depaul Drive - 25'
Street Side - 15'	Half Road - 20'
Side - 10'	
Abuts R Zone - 30'	

*Note: 3' - 6' high berms, fence or combination to avoid car headlight (per Design Guideline)

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 DETAILS 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.
11. PROVIDE KNOX BOXES AT ALL OFFICE ENTRANCES.
12. PAINT CURBS AND PROVIDE SIGNS TO INFORM OF FIRE LANES AS REQUIRED BY FIRE DEPARTMENT.
13. 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 KEYNOTES

1. HEAVY BROOM FINISH CONCRETE PAVEMENT. SEE "C" DRAWINGS.
2. ASPHALT CONCRETE (AC) PAVING
3. ACCESSIBLE PATH OF TRAVEL
4. DRIVEWAY APRONS TO BE CONSTRUCTED PER "C" AND "L" DRAWINGS.
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 WITH UTILITY COMPAMY
7. NOT USED
8. CONCRETE WALKWAY. MEDIUM BROOM FINISH.
9. CONCRETE RAMP WITH CONCRETE GUARD WALL.
10. BIKE RACK.
11. NOT USED.
12. EXTERIOR METAL STEEL STAIR.
13. 12' x 14' DRIVE-IN DOOR
14. LANDSCAPE. ALL LANDSCAPE AREAS INDICATED BY SHADING
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. OUTDOOR BREAK AREA WITH TRELLIS AND BENCH. SEE 4/X-A4.1 AND LANDSCAPE DWGS.
22. PROPOSED MATURE REDWOOD TREES
23. FUTURE ELECTRIC VEHICLE CHARGER.
24. STORM TREATMENT AREA. SEE CIVIL DRAWINGS.
25. MADRONE MULTI-USE TRAIL. SEE CIVIL DRAWINGS.
26. TRASH ENCLOSURE. SEE 1,2/X-A4.1 FOR DETAILS.
27. PUMP ROOM
28. SEE LANDSCAPE FOR DG. SLOPE SHALL BE LESS THAN 5% IN THE DIRECTION OF TRAVEL.

SITE PLAN GENERAL NOTES

- CONCRETE PAVING SEE "C" DRWGS. FOR THICKNESS
- STANDARD PARKING STALL (9' X 18')
- COMPACT PARKING STALL (8' X 16')
- CLEAN AIR/VANPOOL/EV STALL WITH CONDUIT FOR EV CHARGER
- CLEAN AIR/VANPOOL/EV STALL WITH NO EV CONDUIT
- LANDSCAPED AREA
- NON-ACCESSIBLE PATH
- ACCESSIBLE PARKING STALL (9' X 18') SEE DETAIL 11/AD.1
- ACCESSIBLE PARKING (VAN) STALL (9' X 18')+ 8' 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

CAUTION : IF THIS SHEET IS NOT A 24" X 36" IT IS A REDUCED PRINT

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LICENSED ARCHITECT YONG NAM C-29451 3-31-21 RENEWAL DATE STATE OF CALIFORNIA

Trammell Crow Company

Development Management Company
415 Mission Street, 45th Floor,
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Project:

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Morgan Hill, CA

Consultants:

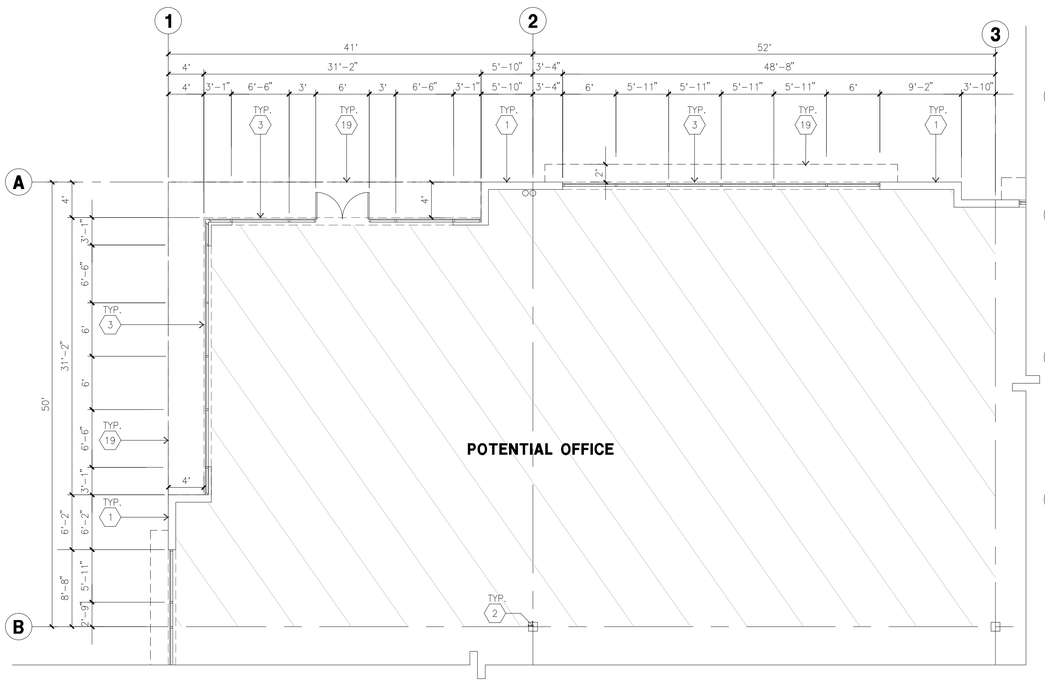
Civil:	Kier&Wright
Structural:	
Mechanical:	
Plumbing:	
Electrical:	
Landscape:	Green Design
Fire Protection:	
Soils Engineer:	

Title: OVERALL SITE PLAN

Project Number:	18181
Drawn by:	TSP
Date:	12/11/2020
Revision:	

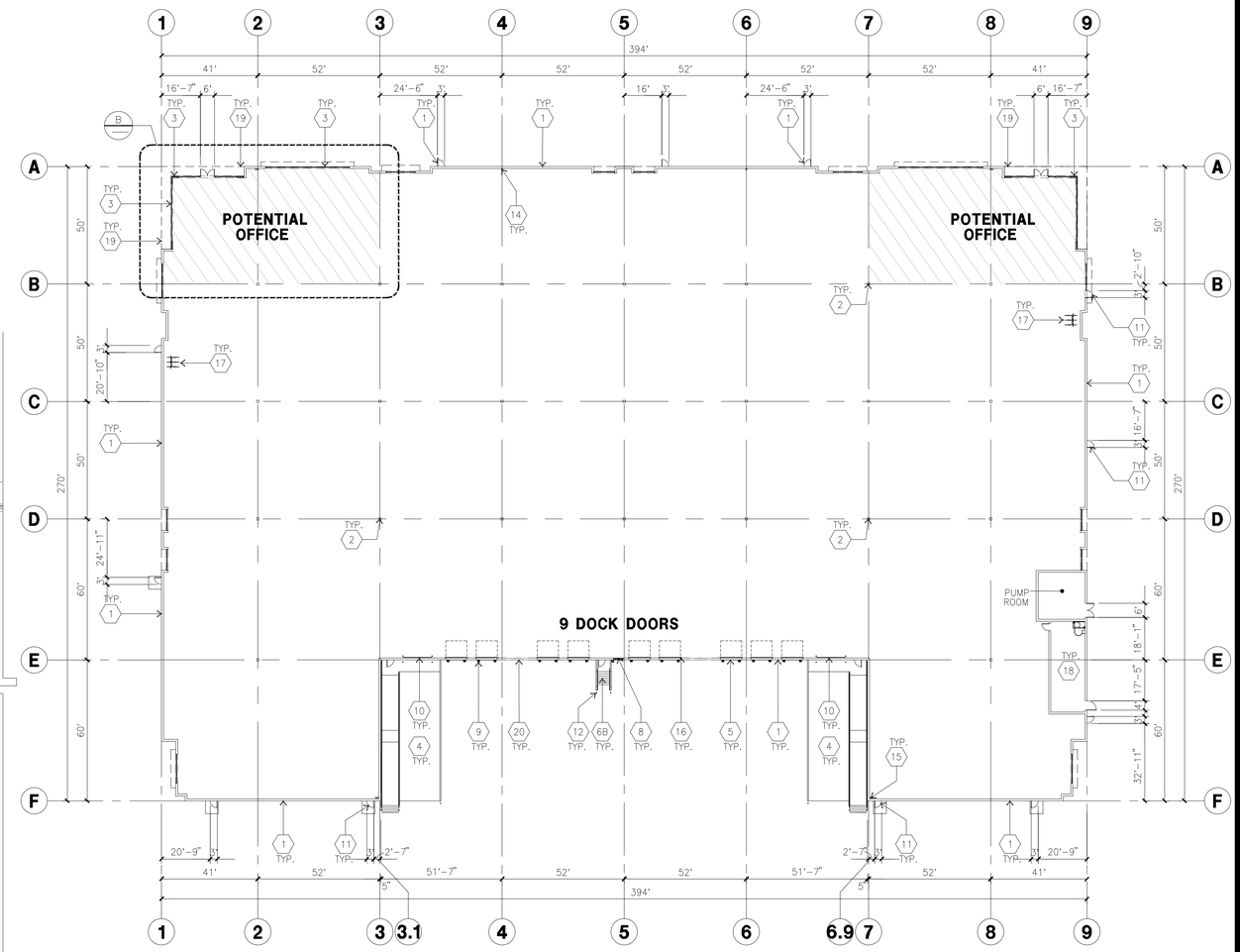
Sheet:

B-A1.1



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

SCALE: 1/8" = 1'-0"
0 8' 16' 24'
PLAN NORTH



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

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

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.
6A. EXTERIOR METAL STEEL STAIR.
6B. 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.
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.
20. KNOCK OUT PANELS.

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 DIAPERED 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.
15. 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.
16. AFFIX AN INTERNATIONAL ACCESSIBILITY SYMBOL ON ALL ACCESSIBLE ENTRANCES PER CBC 11B-216.6
17. ALL INTERIOR AND EXTERIOR WALKING SURFACES TO BE NON-SLIP TYPE

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Title: OVERALL FLOOR PLAN

Project Number:	18181
Drawn by:	TSP
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B-A2.1

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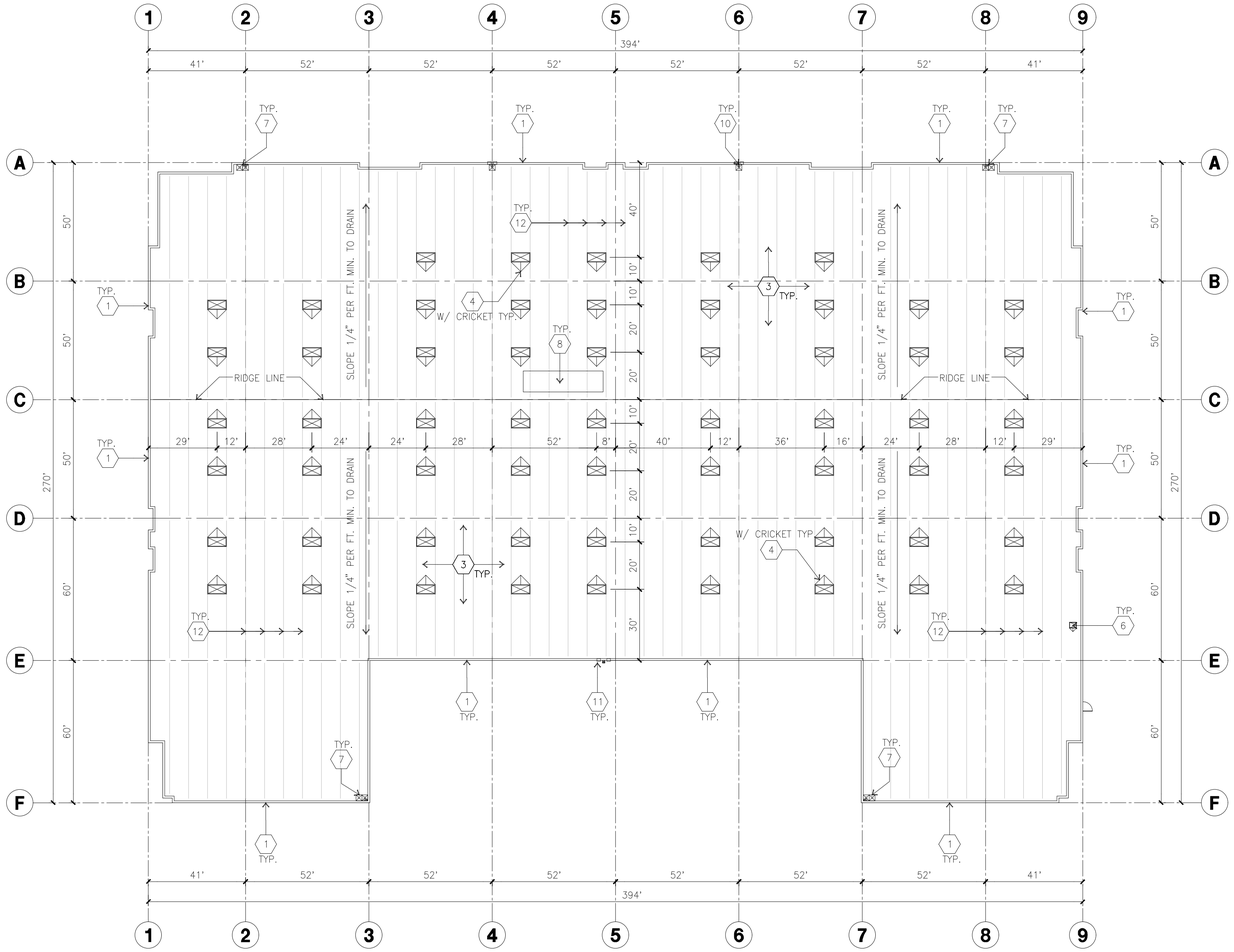

OVERALL FLOOR PLAN A

scale: 1" = 30'-0"

SCALE: 1" = 30'-0"

0 30' 60' 90'

PLAN NORTH

ROOF PLAN KEYNOTES

1. CONCRETE PARAPET
2. PARAPET RETURN.
3. TPO 60 MIL SINGLE PLY ROOFING (MECHANICALLY FASTENED) OVER 1/4" SECUROCK (MECHANICALLY FASTENED) OVER ROOF SHEATHING OVER ROOF FRAMING. INTERMEDIATE MECHANICAL FASTENERS ARE REQUIRED CONTRACTOR TO VERIFY WITH OWNER ON WARRANTY REQUIREMENTS.
4. 4' X 8' SKYLIGHT
5. NOT USED.
6. ROOF HATCH.
7. INTERIOR ROOF DRAIN WITH OVERFLOW DRAINS.
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. INTERIOR ROOF DRAIN WITH 2 OVERFLOW SCUPPERS.
11. EXTERIOR DOWNSPOUT / SCUPPERS.
12. STRUCTURAL JOIST.

ROOF PLAN GENERAL NOTES

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

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

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

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

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

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

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

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

I. NOT USED

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

K. ALL SKYLIGHTS ON THE ROOF OF ANY BUILDING OR PREMISES USED FOR BUSINESS PURPOSES SHALL BE PROVIDED WITH:

1. STEEL BARS OF AT LEAST ONE-HALF INCH ROUND OR ONE BY ONE-FOURTH IN FLAT, SPACED NOT MORE THAN FIVE INCHES APART, ACROSS BRACED TO PREVENT SPREADING, MOUNTED INSIDE THE SKYLIGHT, AND SECURED BY NIN-REMOVABLE BOLTS; OR
2. A STELL GRILLE OF ATLEAST ONE-EIGHT INCH METAL WITH A MAXIMUM TWO-INCH MESH MOUNTED INSIDE THE SKYLIGHT AND SECURED BY NO-REMOVABLE BOLTS; OR
3. SKYLIGHTS WHICH ARE INTEGRALLY CONSTRUCTED IN SUCH A MANNER AS TO PROVIDE EQUIVALENT SECURITY PROTECTION TO THAT PROVIDED BY THE OPENING PROTECTION INDICATED IN ITEMS 1 OR 2 ABOVE SHALL NOT BE REQUIRED TO PROVIDE ADDITIONAL BARS OR GRILLES, PROVIDED THAT SUCH ITEGRALLY CONSTRUCTED SKYLIGHT, OR ANY COMPONENT OF IT, SHALL NOT BE OPENABLE FROM THE EXTERIOR.

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

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

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

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

P. PROVIDE SECURITY BARS ON ALL SKYLIGHTS PER LIVERMORE COMMERCIAL SECURITY ORDINANCE- SEE A0.8.3.

Q. ROOFTOP MECHANICAL AND HVAC EQUIPMENT SHALL BE SCREENED FROM VIEW. EQUIPMENT ABOVE THE OFFICE AREAS OF THE BUILDING SHALL NOT EXCEED THE HEIGHT OF THE BUILDING PARAPET.

R. NOT USED.

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

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

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

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

ROOF LEGEND

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

BUILDING PARAPET LINE

EXTERIOR METAL DOWNSPOUT W/ OVERFLOW SCUPPER

INTERIOR ROOF DRAIN W/ OVERFLOW SCUPPER

SKYLIGHT CALCULATION

PROJECT:

CLEAR HEIGHT IN WAREHOUSE AREA = 32 FT. FROM GRID A TO D

GENERAL:

BURGLAR BARS: YES

SKYLIGHTS:

SKYLIGHT REQUIRED 2.0 % 1,888 S.F. (59 EA.)

SKYLIGHT PROVIDED 59

BUILDING AREA (FOOT PRINT) = 92,841 S.F.

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Soils Engineer:	

Title:OVERALL ROOF PLAN

Project Number:	18181
Drawn by:	TSP
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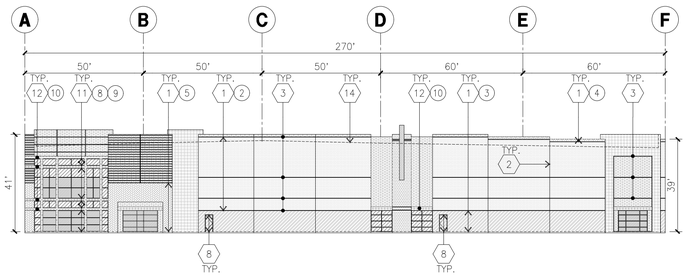
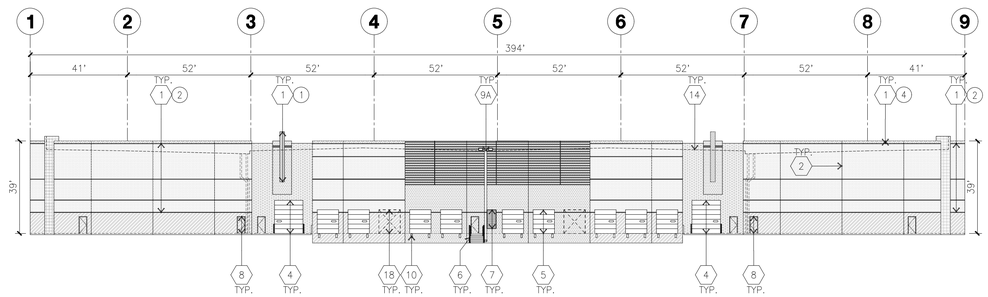
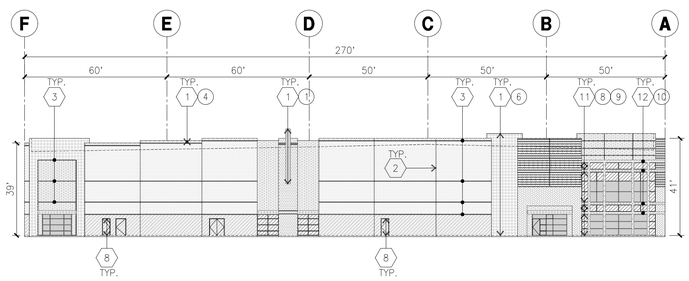


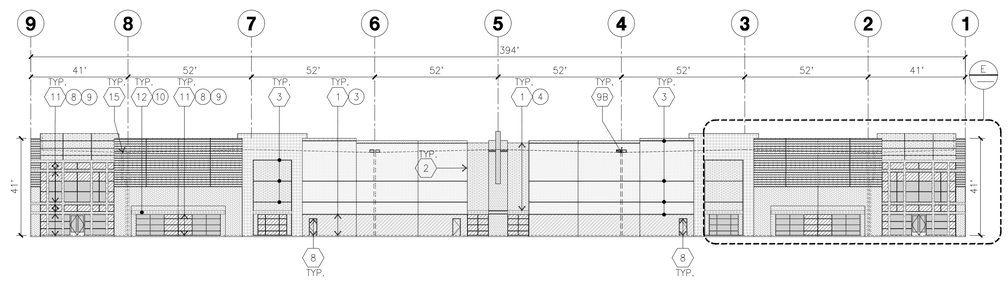
NORTH ELEVATION (A)
scale: 1" = 30'-0"



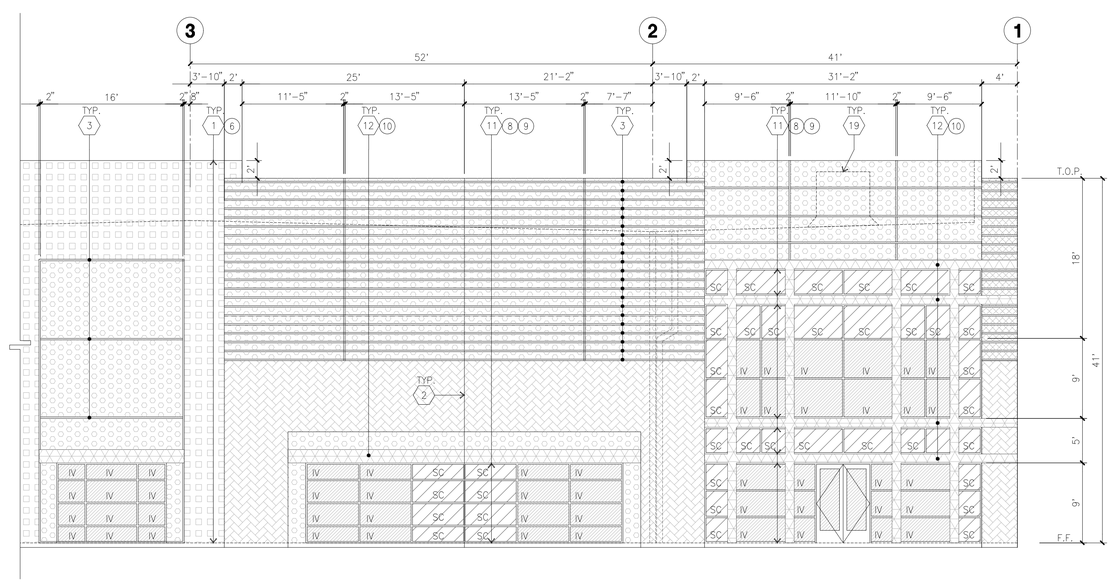
WEST ELEVATION (B)
scale: 1" = 30'-0"



SOUTH ELEVATION (C)
scale: 1" = 30'-0"



EAST ELEVATION (D)
scale: 1" = 30'-0"



ENLARGED EAST ELEVATION (E)
scale: 1/8" = 1'-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 TH WEATHER. WATERPROOFING TO BE PROTECTED WITH PROTECTION BOARD AND A MIN. OF 6" OF GRAVEL. PROVIDE TRENCH DRAIN AT BOTTOM AND DAYLIGHT TO CURB OR TAKE TO STORM DRAIN.
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. PROVIDE COMPLETE WEATHER-STRIPPING PROTECTION ALL AROUND.
5. OVERHEAD DOOR @ DOCK HIGH. PROVIDE COMPLETE WEATHER-STRIPPING PROTECTION ALL AROUND.
6. EXTERIOR METAL STEEL 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. NOT USED.
14. ROOF LINE BEYOND
15. INTERIOR ROOF DRAIN WITH PIPED OVERFLOW.
16. APPROXIMATE LOCATION OF ADDRESS ON WALL PER CODE SECTION 9-1.3280 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.
17. CONCRETE WING WALL.
18. KNOCK OUT PANELS.
19. PROPOSED LOCATION OF ROOF TOP UNIT. SEE 3/X-A4.1 IF NECESSARY.

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 "C" 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 BREATH.
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 RAMPS TO MATCH BUILDING COLOR. RAILINGS 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 7006 EXTRA WHITE
2. CONCRETE TILT-UP PANEL. COLOR : SW 9166 DRIFT OF MIST
3. CONCRETE TILT-UP PANEL. COLOR : SW 7667 ZIRCON
4. CONCRETE TILT-UP PANEL. COLOR : SW 7604 SUMMIT GRAY
5. CONCRETE TILT-UP PANEL. COLOR : ARIZONA TILE SAVANNAH HONEY 8" X 40"
6. CONCRETE TILT-UP PANEL. COLOR : SW 6440 COURTYARD
7. CONCRETE TILT-UP PANEL. COLOR : SW 6152 SUPERIOR BRONZE
8. MULLIONS COLOR : CLEAR ANODIZED ALUMINUM
9. GLAZING COLOR : BLUE GLAZING
10. METALLIC PAINT : SW 7006 EXTRA WHITE @ CANOPY STEEL TUBE

GLAZING LEGEND

NOTE: ALL EXTERIOR AND INTERIOR GLAZING SHALL BE TEMPERED.

IV INSULATED VISION GLASS

SC SPANDREL GLASS WITH CONCRETE BEHIND

V SINGLE LITE VISION GLASS

IV : INSULATED VISION GLASS
1/4" VISTACOOL PACIFICA + 1/4" SOLARBAN 60 CLEAR
1" INSULATED GLASS UNIT WITH 1/2" AIRSPACE AND 1/4" LITES
U: 0.27 SHGC: 0.21 VLT: 26%
MINIMUM VT TO BE 0.42 PER 2019 CEC TABLE 140.3-B

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

V : VISION GLASS
1/4" VISTACOOL PACIFICA

MULLIONS : ANODIZED CLEAR.

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Soils Engineer:	

Title: ELEVATION

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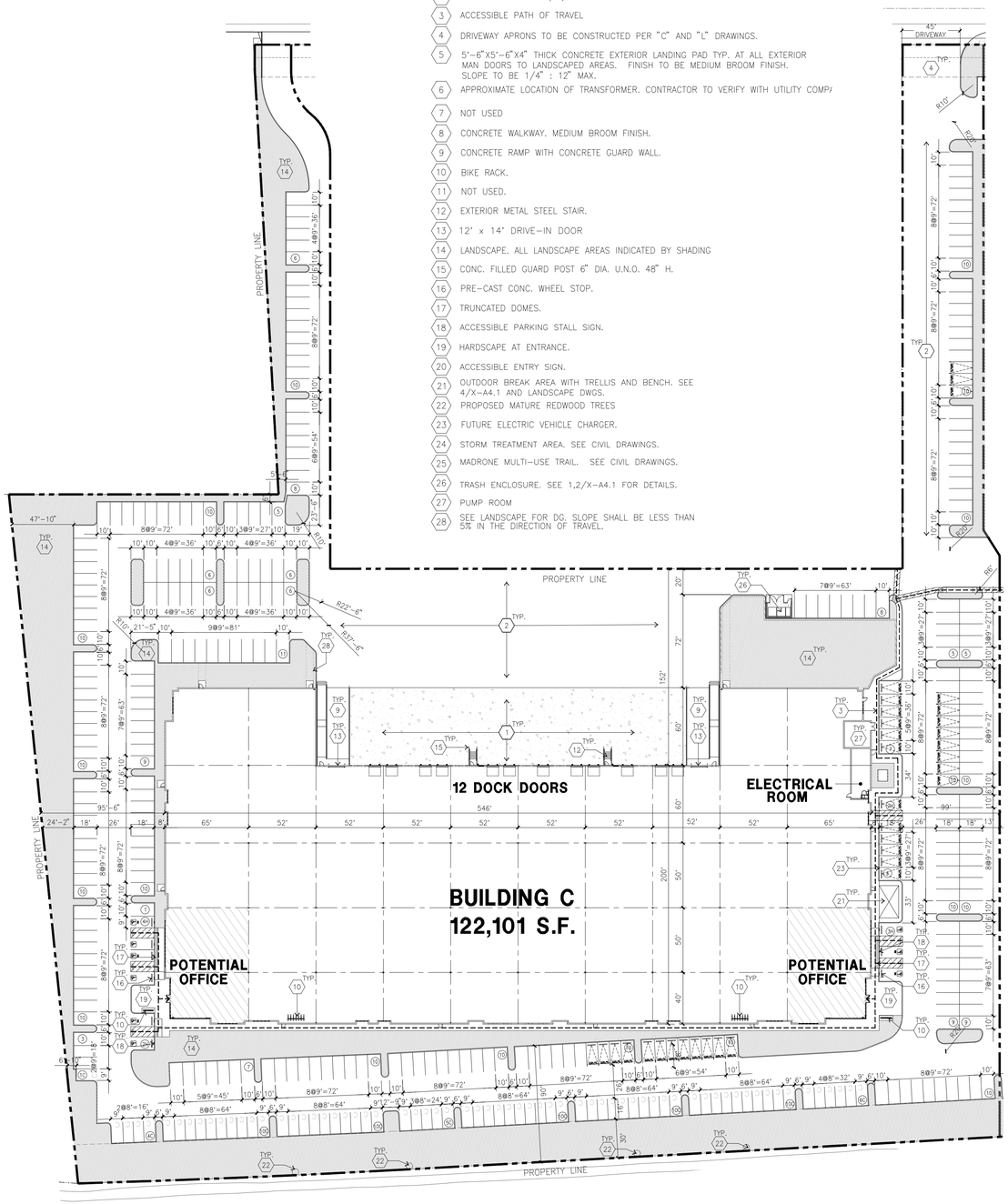
SITE PLAN KEYNOTES

1. HEAVY BROOM FINISH CONCRETE PAVEMENT. SEE "C" DRAWINGS.
2. ASPHALT CONCRETE (AC) PAVING
3. ACCESSIBLE PATH OF TRAVEL
4. DRIVEWAY APRONS TO BE CONSTRUCTED PER "C" AND "L" DRAWINGS.
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 WITH UTILITY COMPA
7. NOT USED
8. CONCRETE WALKWAY. MEDIUM BROOM FINISH.
9. CONCRETE RAMP WITH CONCRETE GUARD WALL.
10. BIKE RACK.
11. NOT USED.
12. EXTERIOR METAL STEEL STAIR.
13. 12' x 14' DRIVE-IN DOOR
14. LANDSCAPE. ALL LANDSCAPE AREAS INDICATED BY SHADING
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. OUTDOOR BREAK AREA WITH TRELLIS AND BENCH. SEE 4/X-A4.1 AND LANDSCAPE DWGS.
22. PROPOSED MATURE REDWOOD TREES
23. FUTURE ELECTRIC VEHICLE CHARGER.
24. STORM TREATMENT AREA. SEE CIVIL DRAWINGS.
25. MADRONE MULTI-USE TRAIL. SEE CIVIL DRAWINGS.
26. TRASH ENCLOSURE. SEE 1,2/X-A4.1 FOR DETAILS.
27. PUMP ROOM
28. SEE LANDSCAPE FOR DG. SLOPE SHALL BE LESS THAN 5% IN THE DIRECTION OF TRAVEL.



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

SCALE: 1" = 50'-0"
0 50' 100' 150'
PLAN NORTH

TABULATION

	BLDG.A SITE	BLDG.B SITE	BLDG.C SITE	BLDG.D & E SITE			
	BLDG.A	BLDG.B	BLDG.C	BLDG.D	BLDG.E	TOTAL OF BLDG.D & E	TOTAL
SITE AREA							
In s.f.	299,382	180,639	392,817			400,411	1,273,249 s.f.
In acres	6.87	4.15	9.02			9.19	29.23 acre
BUILDING AREA							
Office	8,000	5,500	30,000	10,000	10,000		63,500 s.f.
Warehouse	100,000	80,000	0	0	52,000		232,000 sf
Manufacturing	30,698	7,341	92,101	63,668	12,006		205,814 sf
TOTAL	**138,696**	**92,841**	**122,101**	**73,668**	**74,006**		**501,314 s.f.**
COVERAGE	**46.3%**	**51.4%**	**31.1%**			**36.9%**	**39.4%**
AUTO PARKING REQUIRED							
Office: 1/300 s.f.	27	18	100	33	33		212 stalls
Warehouse: 1/1,000 s.f.	100	80	0	0	52		232 stalls
Manufacturing: 1/500 s.f.	61	15	184	127	24		412 stalls
TOTAL	**188**	**113**	**284**	**161**	**109**		856 stalls
AUTO PARKING PROVIDED							
Standard (9' x 18')	101	53	279	112	55		600 stalls
Compact (8' x 16')	65	45	66	39	40		255 stalls
Accessible parking (9' x 18')	2	2	4	2	2		12 stalls
Accessible Van (12' x 18')	4	3	5	4	3		19 stalls
EV/Clean Air/Vanpool	4	3	8	4	3		22 stalls
Future EV Charging Station (6% Req'd)	10	5	22	6	4		49 stalls
Future EVCS (Standard Accessible)	1	1	1	1	1		5 stalls
Future EVCS (Van)	1	1	1	1	1		5 stalls
TOTAL	**188**	**113**	**386**	**171**	**109**		**967 stalls**
Provided Parking Ratio	1 / 734	1 / 822	1 / 307	1 / 422	1 / 713		1 / 513
Actual EV Charging Station (*)	6	4	12	6	4		32 stalls
*Note: Actual EV charging station per MHMC 18.72.040 C will be provided Under Separate Application for Future Tenant Improvement.							
BIKE RACKS REQUIRED							
Long term(1 per 20 required automobile sp	10	6	15	9	6		46
Short term(10% of required automobile spa	19	12	29	17	11		88
BIKE RACKS PROVIDED							
Long term	10	6	15	9	6		46
Short term	19	12	29	17	11		88

ZONING ORDINANCE FOR CITY
Zoning Destination - PUD (IL)
General Plan Designation - Industrial

IL (LIGHT INDUSTRIAL) ZONING REQUIREMENTS
Area: 54.9 - 29.6 acres
Maxmum Building Coverage - 60%
Maximum Height Allowed - 50'

Building Setback	Landscape Setback
Front - 30'	101 Freeway - 30'
Rear - 20'	Depaul Drive - 25'
Street Side - 15'	Half Road - 20'
Side - 10'	
Abuts R Zone - 30'	

*Note: 3' - 6' high berms, fence or combination to avoid car headlight. (per Design Guideline)

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 DETAILS 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.
11. PROVIDE KNOX BOXES AT ALL OFFICE ENTRANCES.
12. PAINT CURBS AND PROVIDE SIGNS TO INFORM OF FIRE LANES AS REQUIRED BY FIRE DEPARTMENT.
13. 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" DRWGS. FOR THICKNESS
- STANDARD PARKING STALL (9' X 18')
- COMPACT PARKING STALL (8' X 16')
- CLEAN AIR/VANPOOL/EV STALL WITH CONDUIT FOR EV CHARGER
- CLEAN AIR/VANPOOL/EV STALL WITH NO EV CONDUIT
- LANDSCAPED AREA
- NON-ACCESSIBLE PATH
- ACCESSIBLE PARKING STALL (9' X 18') SEE DETAIL 11/AD.1
- ACCESSIBLE PARKING (VAN) STALL (9' X 18')+ 8' 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

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LICENSED ARCHITECT YONG NAM C-29451 3-31-21 RENEWAL DATE STATE OF CALIFORNIA

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Morgan Hill, CA

Consultants:

Civil:	Kier&Wright
Structural:	
Mechanical:	
Plumbing:	
Electrical:	
Landscape:	Green Design
Fire Protection:	
Soils Engineer:	

Title: OVERALL SITE PLAN

Project Number:	18181
Drawn by:	TSP
Date:	12/11/2020
Revision:	

Sheet:
C-A1.1

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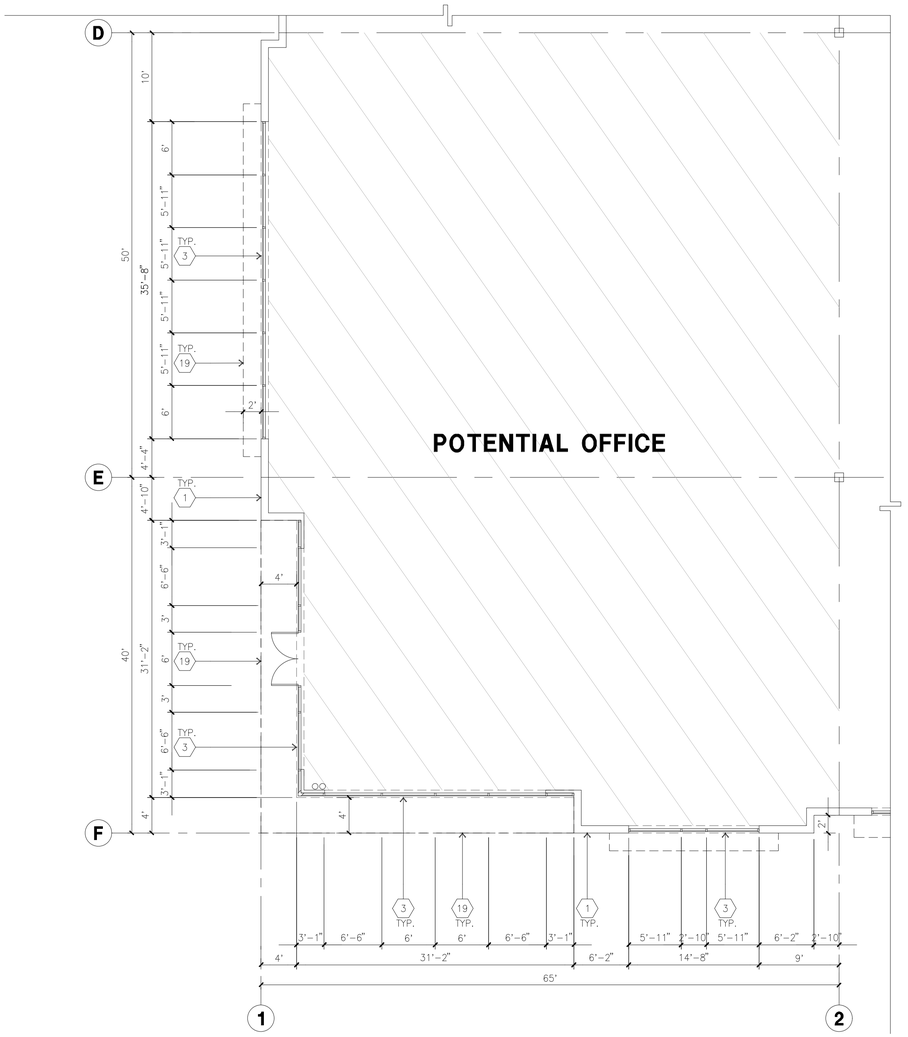


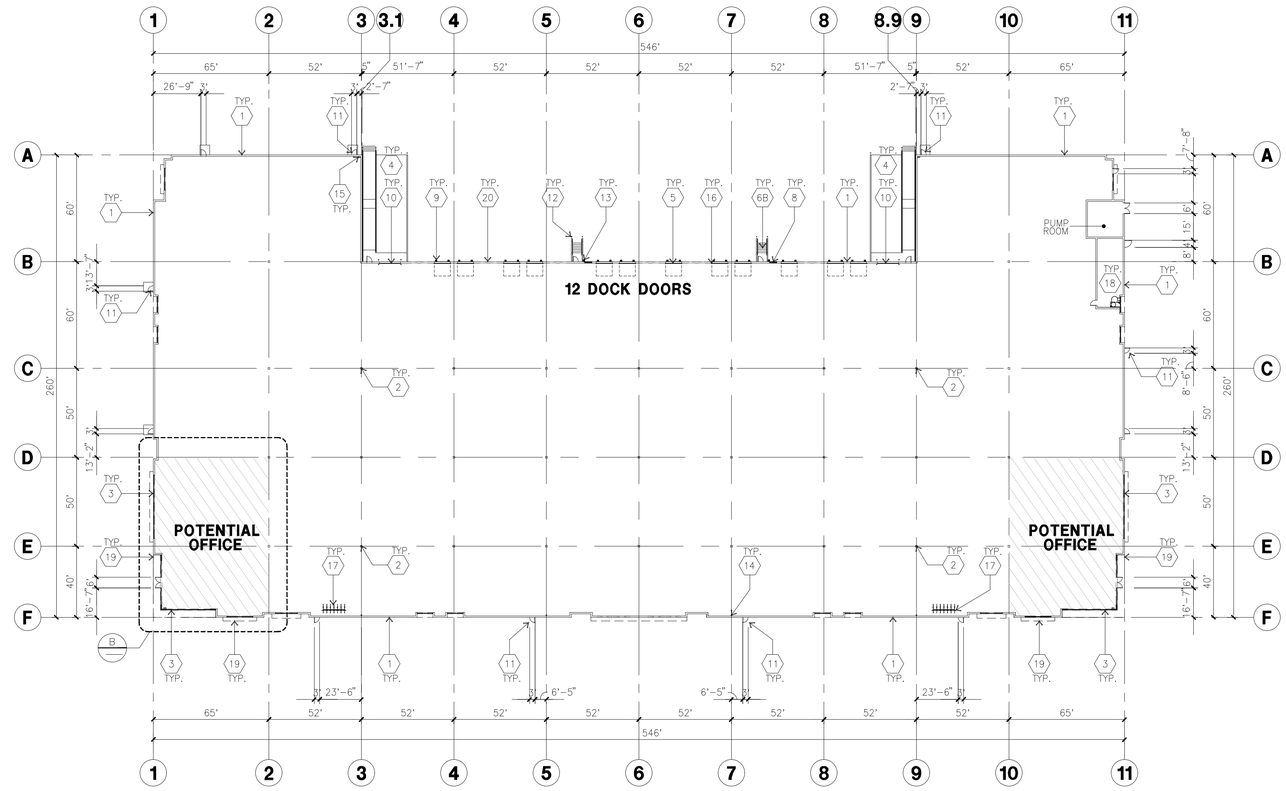
ENLARGED FLOOR PLAN B

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

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

0 8' 16' 24'

PLAN NORTH



OVERALL FLOOR PLAN A

scale: 1" =40'-0"

SCALE: 1" = 40'-0"

0 40' 80' 120'

PLAN NORTH

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.
6A. EXTERIOR METAL STEEL STAIR.
6B. 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.
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.
20. KNOCK OUT PANELS.

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 DIAPERED 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.
15. 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.
16. AFFIX AN INTERNATIONAL ACCESSIBILITY SYMBOL ON ALL ACCESSIBLE ENTRANCES PER CBC 11B-216.6
17. ALL INTERIOR AND EXTERIOR WALKING SURFACES TO BE NON-SLIP TYPE

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Plumbing:	
Electrical:	
Landscape:	Green Design
Fire Protection:	
Soils Engineer:	

Title: OVERALL FLOOR PLAN

Project Number:	18181
Drawn by:	TSP
Date:	12/11/2020
Revision:	

Sheet:

C-A2.1

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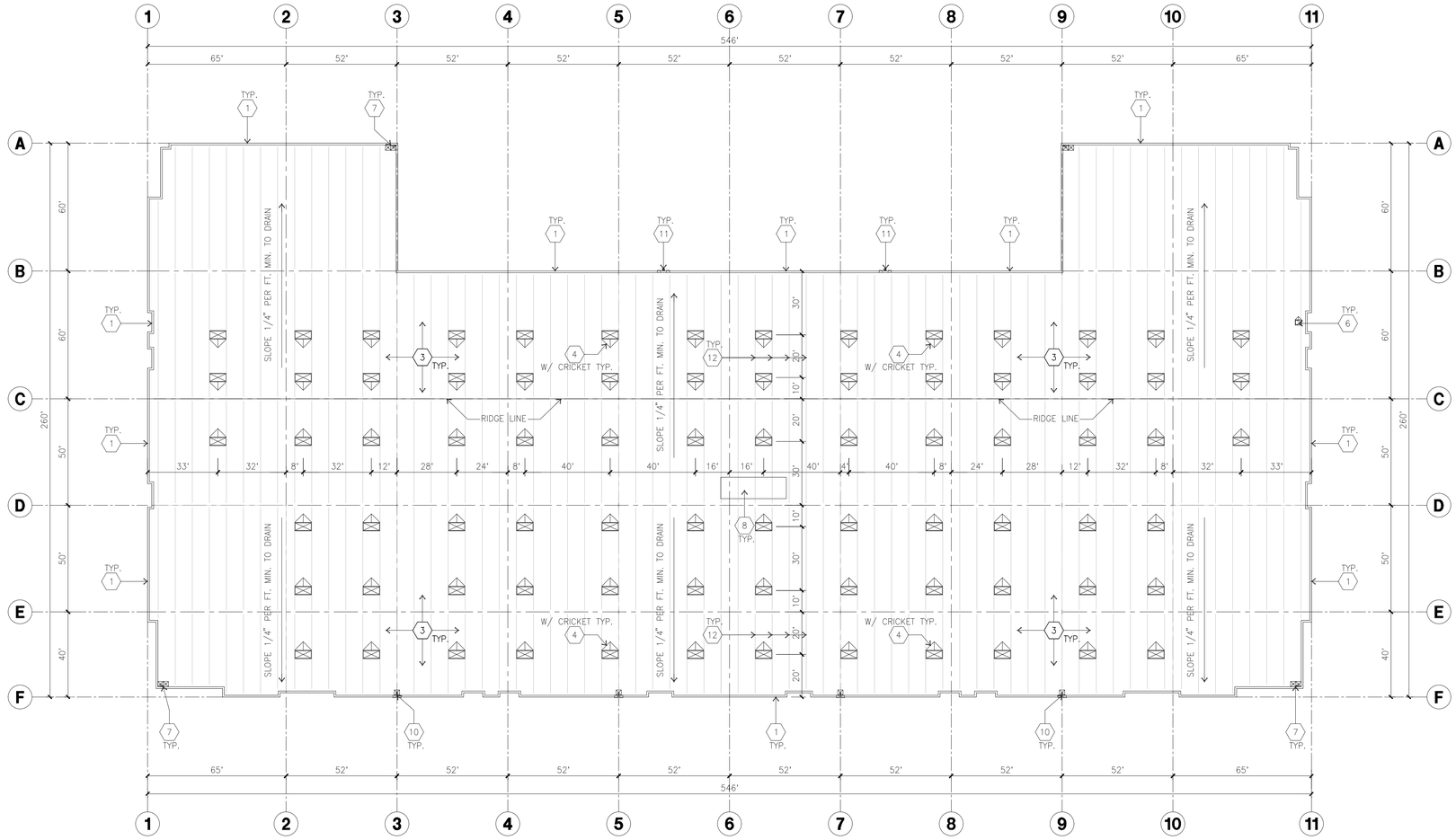

OVERALL FLOOR PLAN (A)

scale: 1" = 30'-0"

SCALE: 1" = 30'-0"

0 30' 60' 90'

PLAN NORTH

ROOF PLAN KEYNOTES

1. CONCRETE PARAPET
2. PARAPET RETURN.
3. TPO 60 MIL SINGLE PLY ROOFING (MECHANICALLY FASTENED) OVER 1/4" SECUROCK (MECHANICALLY FASTENED) OVER ROOF SHEATHING OVER ROOF FRAMING. INTERMEDIATE MECHANICAL FASTENERS ARE REQUIRED CONTRACTOR TO VERIFY WITH OWNER ON WARRANTY REQUIREMENTS.
4. 4' X 8' SKYLIGHT
5. NOT USED.
6. ROOF HATCH.
7. INTERIOR ROOF DRAIN WITH OVERFLOW DRAINS.
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. INTERIOR ROOF DRAIN WITH 2 OVERFLOW SCUPPERS.
11. EXTERIOR DOWNSPOUT / SCUPPERS.
12. STRUCTURAL JOIST.

ROOF PLAN GENERAL NOTES

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

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

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

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

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

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

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

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

I. NOT USED

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

K. ALL SKYLIGHTS ON THE ROOF OF ANY BUILDING OR PREMISES USED FOR BUSINESS PURPOSES SHALL BE PROVIDED WITH:

1. STEEL BARS OF AT LEAST ONE-HALF INCH ROUND OR ONE BY ONE-FOURTH IN FLAT, SPACED NOT MORE THAN FIVE INCHES APART, ACROSS BRACED TO PREVENT SPREADING, MOUNTED INSIDE THE SKYLIGHT, AND SECURED BY NIN-REMOVABLE BOLTS; OR
2. A STELL GRILLE OF ATLEAST ONE-EIGHT INCH METAL WITH A MAXIMUM TWO-INCH MESH MOUNTED INSIDE THE SKYLIGHT AND SECURED BY NO-REMOVABLE BOLTS; OR
3. SKYLIGHTS WHICH ARE INTEGRALLY CONSTRUCTED IN SUCH A MANNER AS TO PROVIDE EQUIVALENT SECURITY PROTECTION TO THAT PROVIDED BY THE OPENING PROTECTION INDICATED IN ITEMS 1 OR 2 ABOVE SHALL NOT BE REQUIRED TO PROVIDE ADDITIONAL BARS OR GRILLES, PROVIDED THAT SUCH ITEGRALLY CONSTRUCTED SKYLIGHT, OR ANY COMPONENT OF IT, SHALL NOT BE OPENABLE FROM THE EXTERIOR.

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

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

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

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

P. PROVIDE SECURITY BARS ON ALL SKYLIGHTS PER LIVERMORE COMMERCIAL SECURITY ORDINANCE- SEE A0.8.3.

Q. ROOFTOP MECHANICAL AND HVAC EQUIPMENT SHALL BE SCREENED FROM VIEW. EQUIPMENT ABOVE THE OFFICE AREAS OF THE BUILDING SHALL NOT EXCEED THE HEIGHT OF THE BUILDING PARAPET.

R. NOT USED.

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

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

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

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

ROOF LEGEND

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

BUILDING PARAPET LINE

EXTERIOR METAL DOWNSPOUT W/ OVERFLOW SCUPPER

INTERIOR ROOF DRAIN W/ OVERFLOW SCUPPER

SKYLIGHT CALCULATION

PROJECT:

CLEAR HEIGHT IN WAREHOUSE AREA =	32 FT. FROM GRID C TO F

GENERAL:

BURGLAR BARS:	YES
SKYLIGHTS:	
SKYLIGHT REQUIRED	2.0 % 2,496 S.F. (78 EA.)
SKYLIGHT PROVIDED	78
BUILDING AREA (FOOT PRINT) =	122,102 S.F.

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LICENSED ARCHITECT YONG NAM C-29451 3-31-21 RENEWAL DATE STATE OF CALIFORNIA

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Soils Engineer:	

Title: OVERALL ROOF PLAN

Project Number:	18181
Drawn by:	TSP
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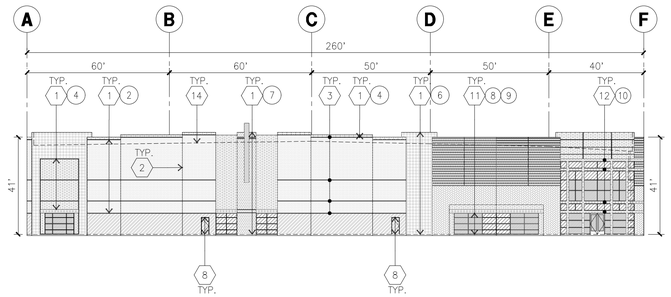
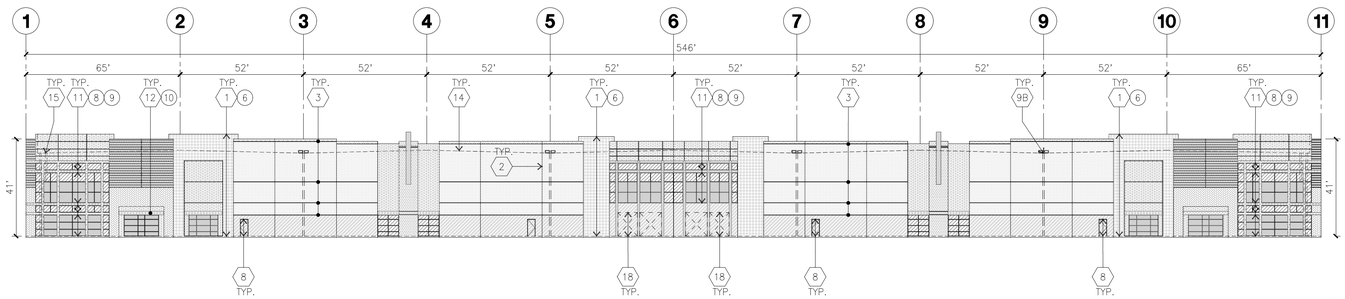
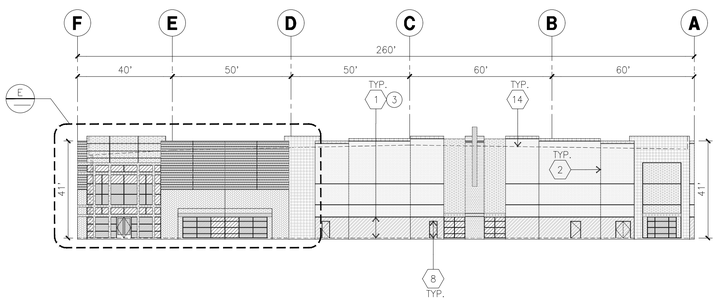


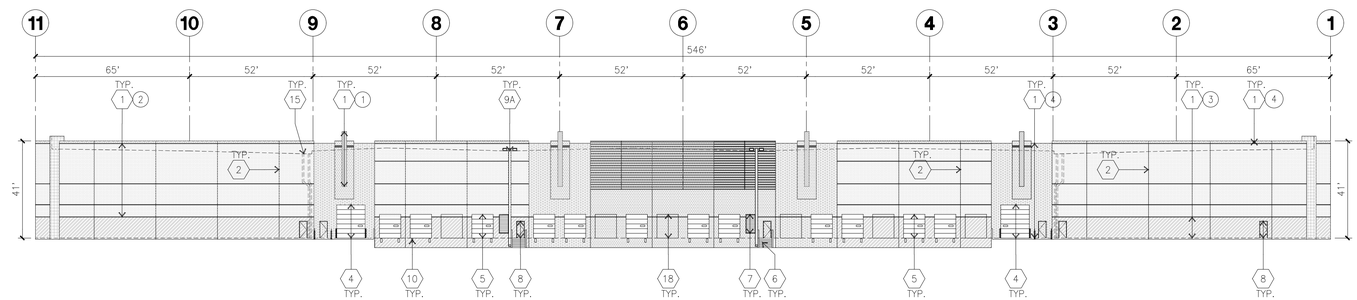
NORTH ELEVATION (A)
scale: 1" = 30'-0"



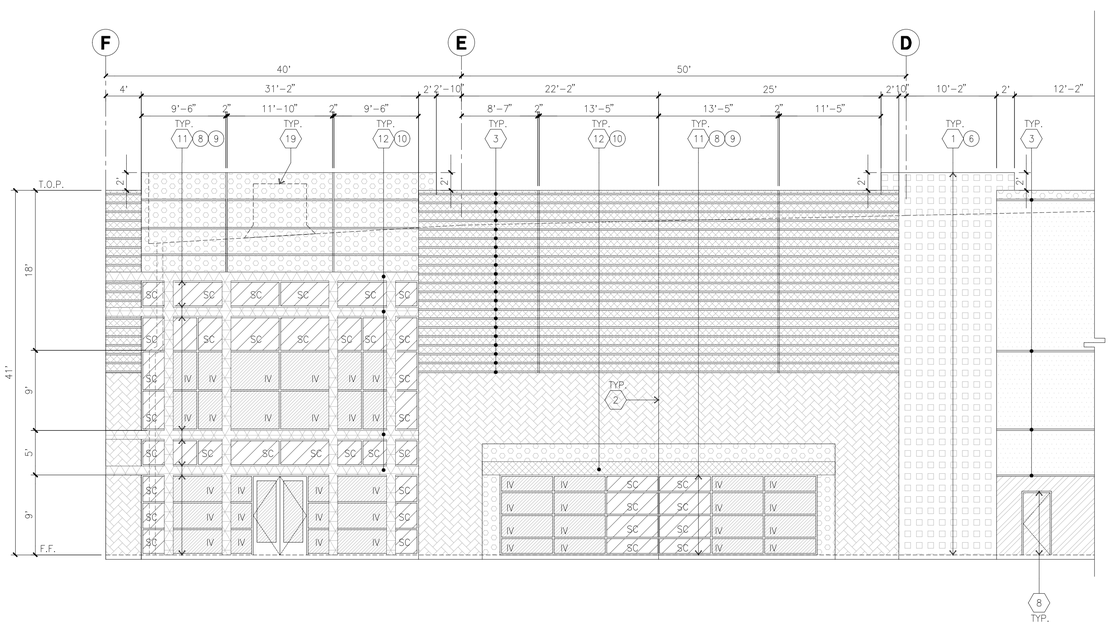
WEST ELEVATION (B)
scale: 1" = 30'-0"



SOUTH ELEVATION (C)
scale: 1" = 30'-0"



EAST ELEVATION (D)
scale: 1" = 30'-0"



ENLARGED SOUTH ELEVATION (E)
scale: 1/8" = 1'-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 TH WEATHER. WATERPROOFING TO BE PROTECTED WITH PROTECTION BOARD AND A MIN. OF 6" OF GRAVEL. PROVIDE TRENCH DRAIN AT BOTTOM AND DAYLIGHT TO CURB OR TAKE TO STORM DRAIN.
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. PROVIDE COMPLETE WEATHER-STRIPPING PROTECTION ALL AROUND.
5. OVERHEAD DOOR @ DOCK HIGH. PROVIDE COMPLETE WEATHER-STRIPPING PROTECTION ALL AROUND.
6. EXTERIOR METAL STEEL 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. NOT USED.
14. ROOF LINE BEYOND
15. INTERIOR ROOF DRAIN WITH PIPED OVERFLOW.
16. APPROXIMATE LOCATION OF ADDRESS ON WALL PER CODE SECTION 9-1.3280 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.
17. CONCRETE WING WALL.
18. KNOCK OUT PANELS.
19. PROPOSED LOCATION OF ROOF TOP UNIT. SEE 3/X-A4.1 IF NECESSARY.

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 "C" 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 BREATH.
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 RAMPS TO MATCH BUILDING COLOR. RAILINGS 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 7006 EXTRA WHITE
2. CONCRETE TILT-UP PANEL. COLOR : SW 9166 DRIFT OF MIST
3. CONCRETE TILT-UP PANEL. COLOR : SW 7667 ZIRCON
4. CONCRETE TILT-UP PANEL. COLOR : SW 7604 SUMMIT GRAY
5. CONCRETE TILT-UP PANEL. COLOR : ARIZONA TILE SAVANNAH HONEY 8" X 40"
6. CONCRETE TILT-UP PANEL. COLOR : SW 6440 COURTYARD
7. CONCRETE TILT-UP PANEL. COLOR : SW 6152 SUPERIOR BRONZE
8. MULLIONS COLOR : CLEAR ANODIZED ALUMINUM
9. GLAZING COLOR : BLUE GLAZING
10. METALLIC PAINT : SW 7006 EXTRA WHITE @ CANOPY STEEL TUBE

GLAZING LEGEND

NOTE: ALL EXTERIOR AND INTERIOR GLAZING SHALL BE TEMPERED.

IV — INSULATED VISION GLASS

SC — SPANDREL GLASS WITH CONCRETE BEHIND

V — SINGLE LITE VISION GLASS

IV : INSULATED VISION GLASS
1/4" VISTACOOL PACIFICA + 1/4" SOLARBAN 60 CLEAR
1" INSULATED GLASS UNIT WITH 1/2" AIRSPACE AND 1/4" LITES
U: 0.27 SHGC: 0.21 VLT: 26%
MINIMUM VT TO BE 0.42 PER 2019 CEC TABLE 140.3-B

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

V : VISION GLASS
1/4" VISTACOOL PACIFICA

MULLIONS : ANODIZED CLEAR.

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LICENSED ARCHITECT
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3-31-21
RENEWAL DATE
STATE OF CALIFORNIA

Trammell Crow Company

Development Management Company
415 Mission Street, 45th Floor,
San Francisco, CA 94105

Tel. No.: (650) 224-8707

Project:

REDWOODTECH@101

1840 Cochrane Rd.
Morgan Hill, CA

Consultants:

Civil:	Kier&Wright
Structural:	
Mechanical:	
Plumbing:	
Electrical:	
Landscape:	Green Design
Fire Protection:	
Soils Engineer:	

Title:	ELEVATION
Project Number:	18181
Drawn by:	TSP
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C-A3.1

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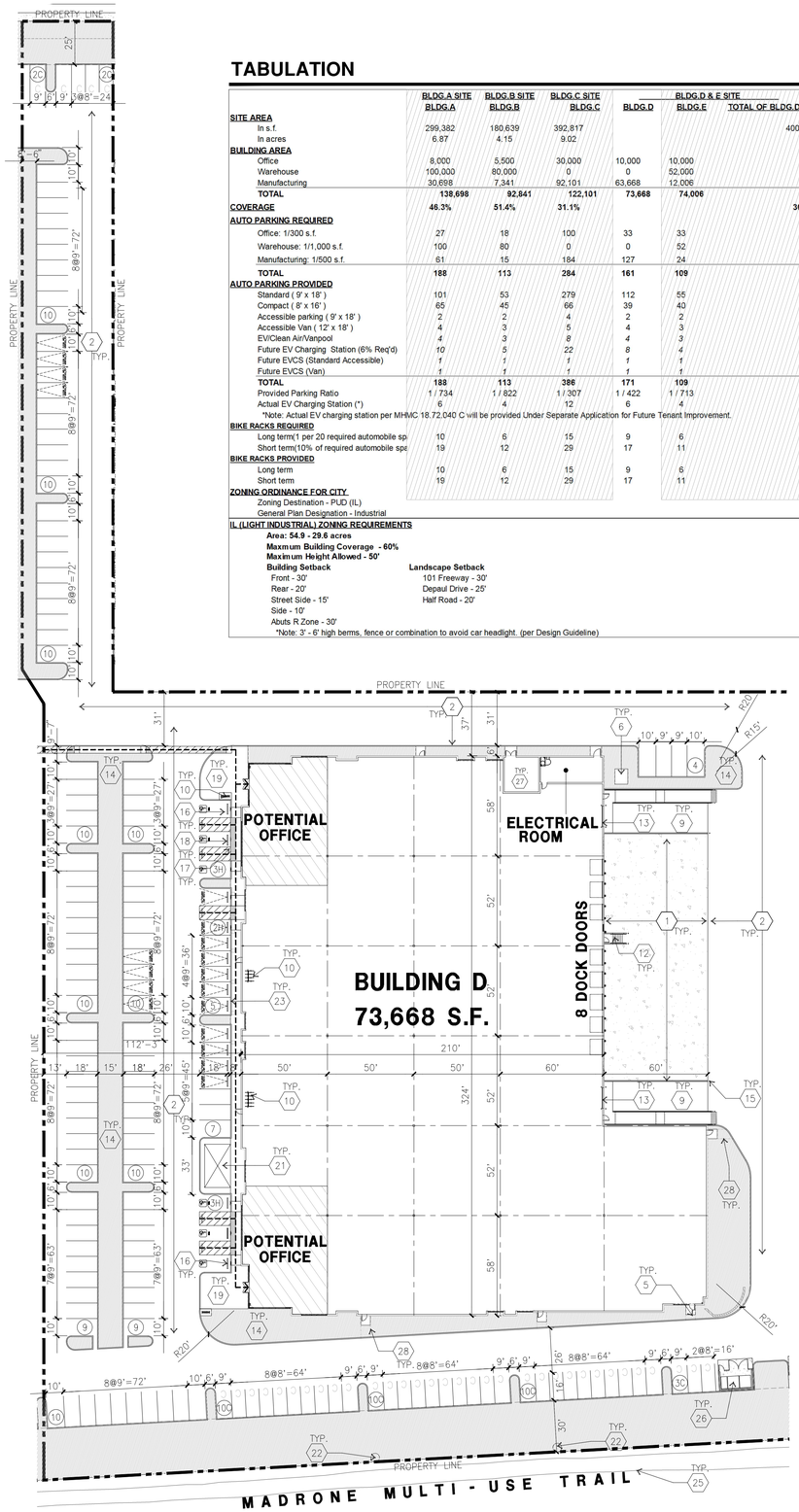

OVERALL SITE PLAN (A)

scale: 1" = 40'-0"

SCALE: 1" = 40'-0"

0 40' 80' 120'

PLAN NORTH

TABULATION

	BLDG.A SITE	BLDG.B SITE	BLDG.C SITE	BLDG.D & E SITE			
	BLDG.A	BLDG.B	BLDG.C	BLDG.D	BLDG.E	TOTAL OF BLDG.D & E	TOTAL
SITE AREA							
In s.f.	299,382	180,639	392,817			400,411	1,273,249 s.f.
In acres	6.87	4.15	9.02			9.19	29.23 acre
BUILDING AREA							
Office	8,000	5,500	30,000	10,000	10,000		63,500 s.f.
Warehouse	100,000	80,000	0	0	52,000		232,000 sf
Manufacturing	30,698	7,341	92,101	63,668	12,006		205,814 sf
TOTAL	**138,698**	**92,841**	**122,101**	**73,668**	**74,006**		**501,314 s.f.**
COVERAGE	**46.3%**	**51.4%**	**31.1%**			**36.9%**	**39.4%**
AUTO PARKING REQUIRED							
Office: 1/300 s.f.	27	18	100	33	33		212 stalls
Warehouse: 1/1,000 s.f.	100	80	0	0	52		232 stalls
Manufacturing: 1/500 s.f.	61	15	184	127	24		412 stalls
TOTAL	**188**	**113**	**284**	**161**	**109**		856 stalls
AUTO PARKING PROVIDED							
Standard (9' x 18')	101	53	279	112	55		600 stalls
Compact (8' x 16')	65	45	66	39	40		255 stalls
Accessible parking (9' x 18')	2	2	4	2	2		12 stalls
Accessible Van (12' x 18')	4	3	5	4	3		19 stalls
EV/Clean Air/Vanpool	*4*	*3*	*8*	*4*	*3*		*22* stalls
Future EV Charging Station (6% Req'd)	*10*	*5*	*22*	*8*	*4*		*49* stalls
Future EVCS (Standard Accessible)	*1*	*1*	*1*	*1*	*1*		*5* stalls
Future EVCS (Van)	*1*	*1*	*1*	*1*	*1*		*5* stalls
TOTAL	**188**	**113**	**386**	**171**	**109**		**967 stalls**
Provided Parking Ratio	1 / 734	1 / 822	1 / 307	1 / 422	1 / 713		1 / 513
Actual EV Charging Station (*)	6	4	12	6	4		**32** stalls
*Note: Actual EV charging station per MHMC 18.72.040 C will be provided Under Separate Application for Future Tenant Improvement.							
BIKE RACKS REQUIRED							
Long term(1 per 20 required automobile sp	10	6	15	9	6		***46***
Short term(10% of required automobile spa	19	12	29	17	11		***88***
BIKE RACKS PROVIDED							
Long term	10	6	15	9	6		***46***
Short term	19	12	29	17	11		***88***
ZONING ORDINANCE FOR CITY							
Zoning Destination - PUD (IL)							
General Plan Designation - Industrial							

IL (LIGHT INDUSTRIAL) ZONING REQUIREMENTS

Area: 54.9 - 29.6 acres
Maxmum Building Coverage - 60%
Maximum Height Allowed - 50'

Building Setback	**Landscape Setback**
Front - 30'	101 Freeway - 30'
Rear - 20'	Depaul Drive - 25'
Street Side - 15'	Half Road - 20'
Side - 10'	
Abuts R Zone - 30'	

*Note: 3' - 6' high berms, fence or combination to avoid car headlight. (per Design Guideline)

SITE PLAN KEYNOTES

1. HEAVY BROOM FINISH CONCRETE PAVEMENT. SEE "C" DRAWINGS.
2. ASPHALT CONCRETE (AC) PAVING
3. ACCESSIBLE PATH OF TRAVEL
4. DRIVEWAY APRONS TO BE CONSTRUCTED PER "C" AND "L" DRAWINGS.
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 WITH UTILITY COMPA
7. NOT USED
8. CONCRETE WALKWAY. MEDIUM BROOM FINISH.
9. CONCRETE RAMP WITH CONCRETE GUARD WALL.
10. BIKE RACK.
11. NOT USED.
12. EXTERIOR METAL STEEL STAIR.
13. 12' x 14' DRIVE-IN DOOR
14. LANDSCAPE. ALL LANDSCAPE AREAS INDICATED BY SHADING
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. OUTDOOR BREAK AREA WITH TRELLIS AND BENCH. SEE 4/X-A4.1 AND LANDSCAPE DWGS.
22. PROPOSED MATURE REDWOOD TREES
23. FUTURE ELECTRIC VEHICLE CHARGER.
24. STORM TREATMENT AREA. SEE CIVIL DRAWINGS.
25. MADRONE MULTI-USE TRAIL. SEE CIVIL DRAWINGS.
26. TRASH ENCLOSURE. SEE 1,2/X-A4.1 FOR DETAILS.
27. PUMP ROOM
28. SEE LANDSCAPE FOR DG. SLOPE SHALL BE LESS THAN 5% IN THE DIRECTION OF TRAVEL.

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 DETAILS 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.
11. PROVIDE KNOX BOXES AT ALL OFFICE ENTRANCES.
12. PAINT CURBS AND PROVIDE SIGNS TO INFORM OF FIRE LANES AS REQUIRED BY FIRE DEPARTMENT.
13. 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" DRWGS. FOR THICKNESS
- STANDARD PARKING STALL (9' X 18')
- COMPACT PARKING STALL (8' X 16')
- CLEAN AIR/VANPOOL/EV STALL WITH CONDUIT FOR EV CHARGER
- CLEAN AIR/VANPOOL/EV STALL WITH NO EV CONDUIT
- LANDSCAPED AREA
- NON-ACCESSIBLE PATH
- ACCESSIBLE PARKING STALL (9' X 18') SEE DETAIL 11/AD.1
- ACCESSIBLE PARKING (VAN) STALL (9' X 18')+ 8' 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

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Title: OVERALL SITE PLAN

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Drawn by:	TSP
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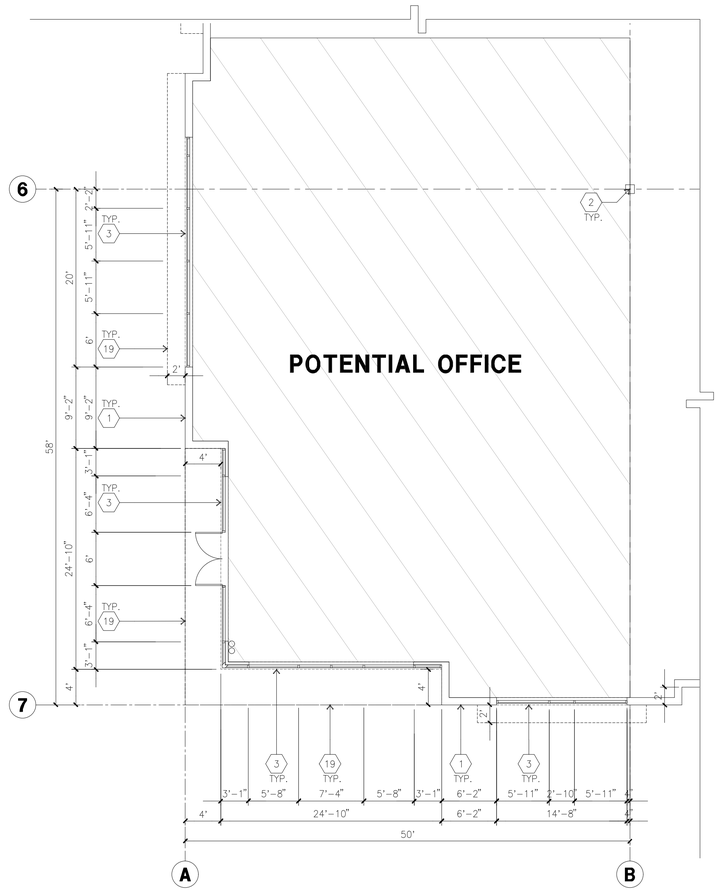
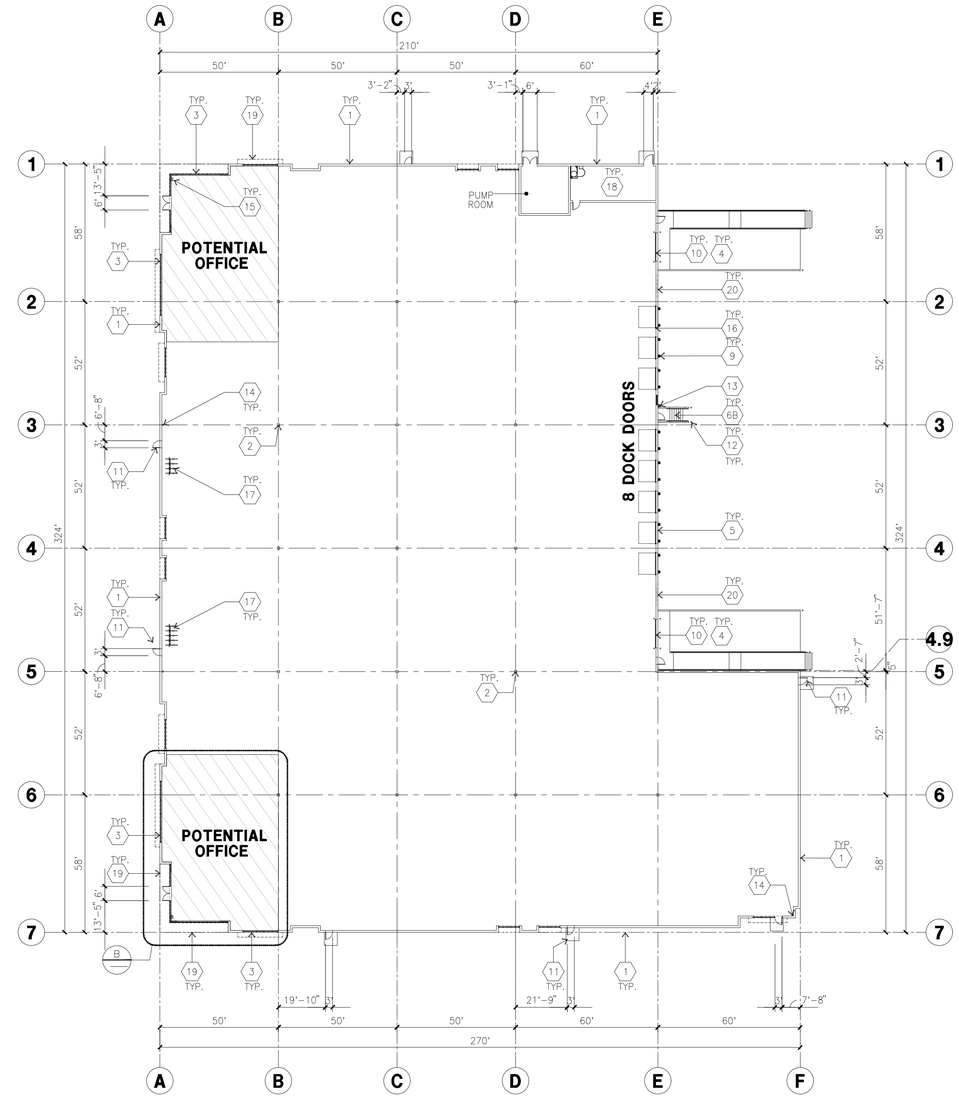


ENLARGED FLOOR PLAN B
scale: 1/8" = 1'-0"



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

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

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.
6A. EXTERIOR METAL STEEL STAIR.
6B. 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.
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.
20. KNOCK OUT PANELS.

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 OYP. 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 DIAPERED 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.
15. 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.
16. AFFIX AN INTERNATIONAL ACCESSIBILITY SYMBOL ON ALL ACCESSIBLE ENTRANCES PER CBC 11B-216.6
17. ALL INTERIOR AND EXTERIOR WALKING SURFACES TO BE NON-SLIP TYPE

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Title: OVERALL FLOOR PLAN

Project Number:	18181
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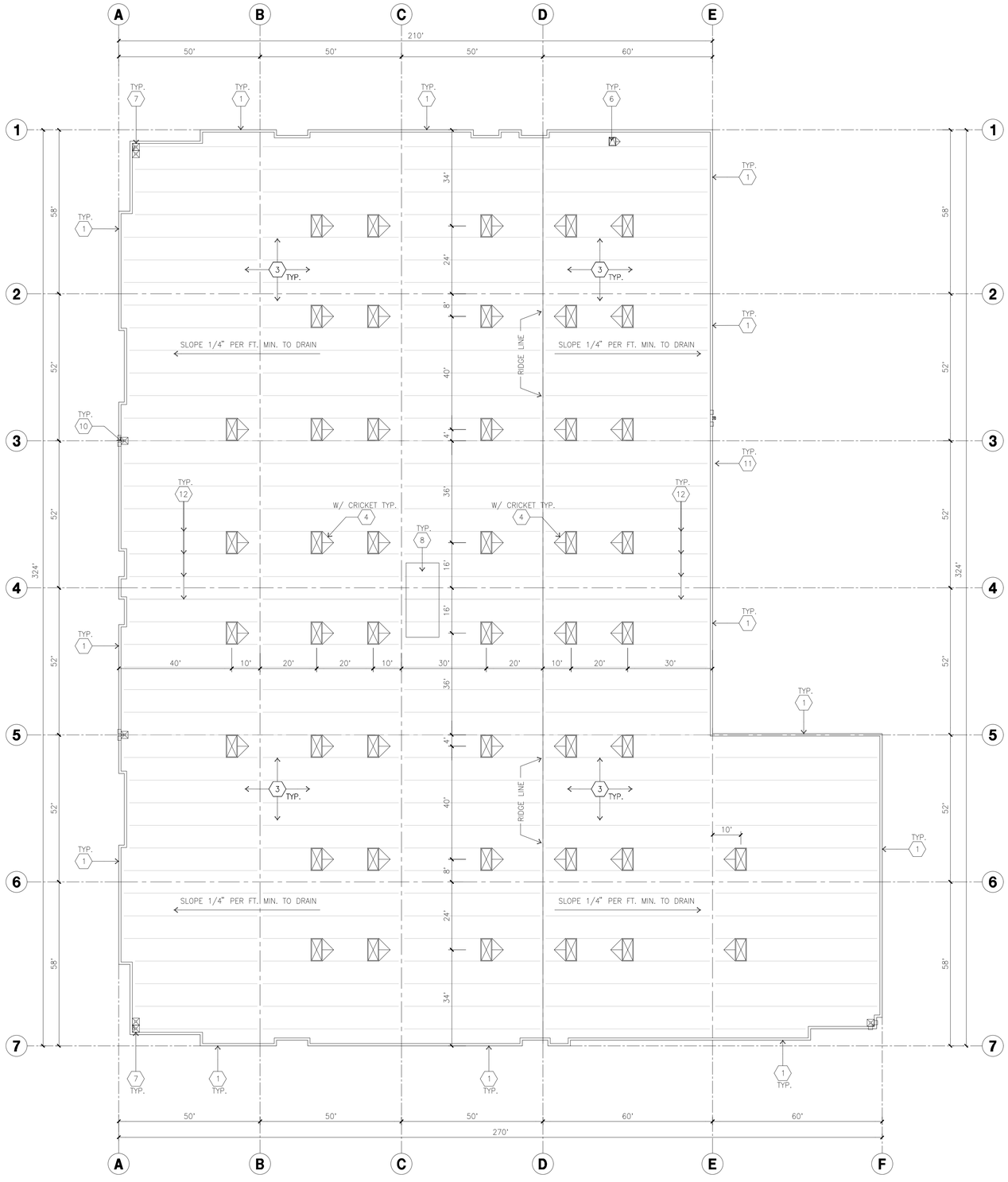

OVERALL ROOF PLAN (A)

scale: 1" = 20'-0"

SCALE: 1" = 20'-0"

0 20' 40' 60'

PLAN NORTH

ROOF PLAN KEYNOTES

1. CONCRETE PARAPET
2. PARAPET RETURN.
3. TPO 60 MIL SINGLE PLY ROOFING (MECHANICALLY FASTENED) OVER 1/4" SECUROCK (MECHANICALLY FASTENED) OVER ROOF SHEATHING OVER ROOF FRAMING. INTERMEDIATE MECHANICAL FASTENERS ARE REQUIRED CONTRACTOR TO VERIFY WITH OWNER ON WARRANTY REQUIREMENTS.
4. 4' X 8' SKYLIGHT
5. NOT USED.
6. ROOF HATCH.
7. INTERIOR ROOF DRAIN WITH OVERFLOW DRAINS.
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. INTERIOR ROOF DRAIN WITH 2 OVERFLOW SCUPPERS.
11. EXTERIOR DOWNSPOUT / SCUPPERS.
12. STRUCTURAL JOIST.

ROOF LEGEND

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

BUILDING PARAPET LINE

EXTERIOR METAL DOWNSPOUT W/ OVERFLOW SCUPPER

INTERIOR ROOF DRAIN W/ OVERFLOW SCUPPER

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

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

I. NOT USED

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

K. ALL SKYLIGHTS ON THE ROOF OF ANY BUILDING OR PREMISES USED FOR BUSINESS PURPOSES SHALL BE PROVIDED WITH:

1. STEEL BARS OF AT LEAST ONE-HALF INCH ROUND OR ONE BY ONE-FOURTH IN FLAT, SPACED NOT MORE THAN FIVE INCHES APART, ACROSS BRACED TO PREVENT SPREADING, MOUNTED INSIDE THE SKYLIGHT, AND SECURED BY NIN-REMOVABLE BOLTS; OR
2. A STELL GRILLE OF ATLEAST ONE-EIGHT INCH METAL WITH A MAXIMUM TWO-INCH MESH MOUNTED INSIDE THE SKYLIGHT AND SECURED BY NO-REMOVABLE BOLTS; OR
3. SKYLIGHTS WHICH ARE INTEGRALLY CONSTRUCTED IN SUCH A MANNER AS TO PROVIDE EQUIVALENT SECURITY PROTECTION TO THAT PROVIDED BY THE OPENING PROTECTION INDICATED IN ITEMS 1 OR 2 ABOVE SHALL NOT BE REQUIRED TO PROVIDE ADDITIONAL BARS OR GRILLES, PROVIDED THAT SUCH TEGRALLY CONSTRUCTED SKYLIGHT, OR ANY COMPONENT OF IT, SHALL NOT BE OPENABLE FROM THE EXTERIOR.

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

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

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

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

P. PROVIDE SECURITY BARS ON ALL SKYLIGHTS PER LIVERMORE COMMERCIAL SECURITY ORDINANCE- SEE A0.8.3.

Q. ROOFTOP MECHANICAL AND HVAC EQUIPMENT SHALL BE SCREENED FROM VIEW. EQUIPMENT ABOVE THE OFFICE AREAS OF THE BUILDING SHALL NOT EXCEED THE HEIGHT OF THE BUILDING PARAPET.

R. NOT USED.

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

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

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

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

SKYLIGHT CALCULATION

PROJECT:
CLEAR HEIGHT IN WAREHOUSE AREA = 32 FT. FROM GRID A TO D

GENERAL:
BURGLAR BARS: YES

SKYLIGHTS:
SKYLIGHT REQUIRED 2.0 % 1,472 S.F. (46 EA.)
SKYLIGHT PROVIDED 46

BUILDING AREA (FOOT PRINT) = 73,668 S.F.

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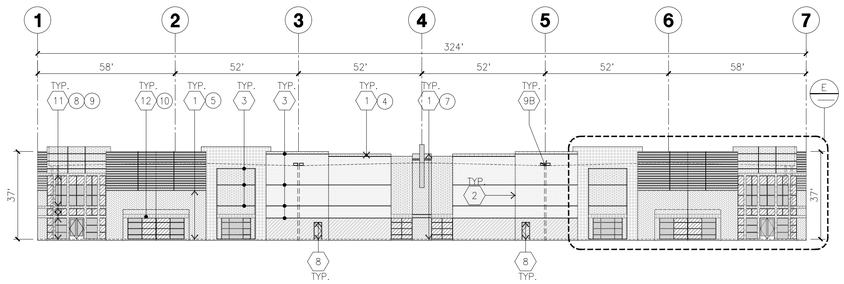

NORTH ELEVATION (A)
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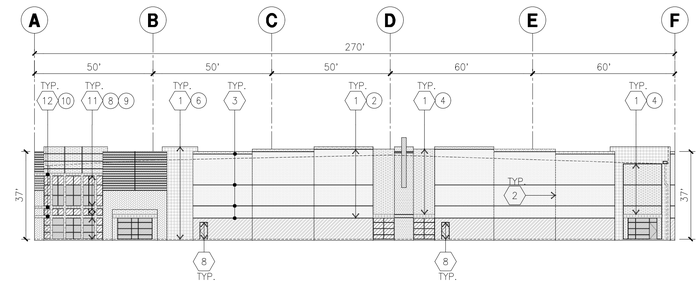
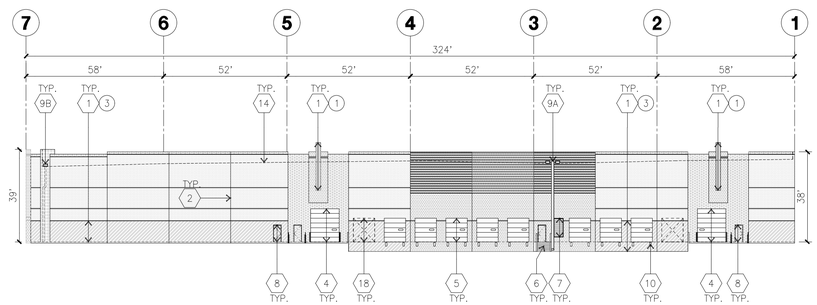
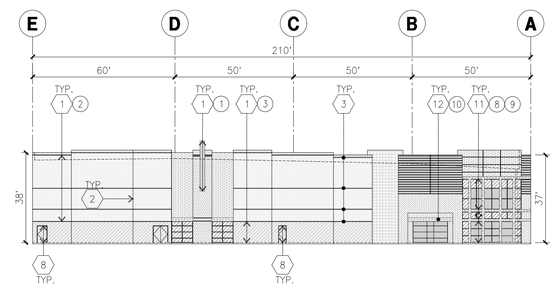


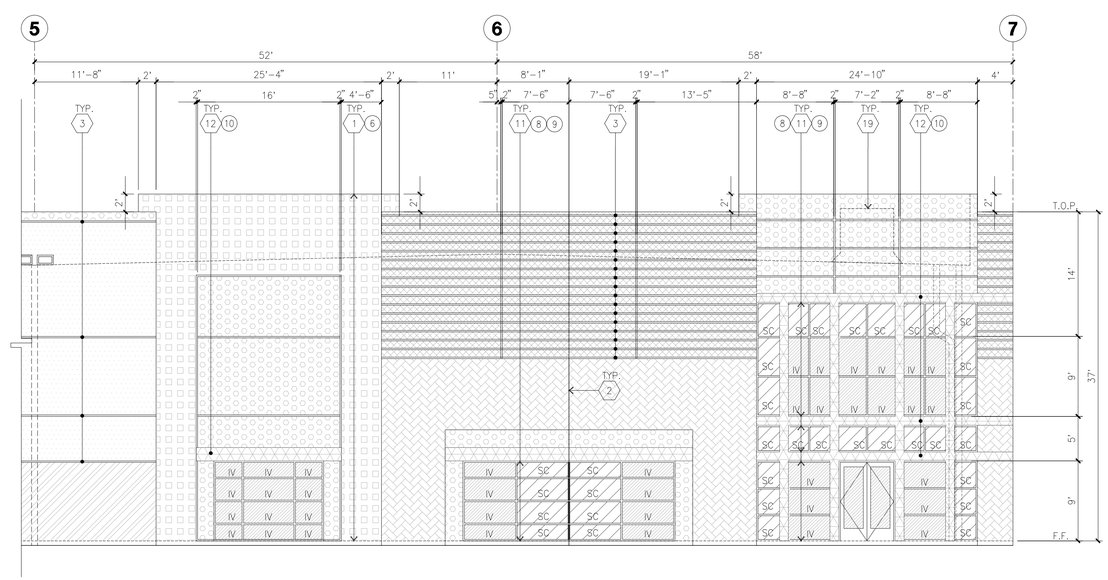
WEST ELEVATION (B)
scale: 1" = 30'-0"



SOUTH ELEVATION (C)
scale: 1" = 30'-0"



EAST ELEVATION (D)
scale: 1" = 30'-0"



ENLARGED NORTH ELEVATION (E)
scale: 1/8" = 1'-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 TH WEATHER. WATERPROOFING TO BE PROTECTED WITH PROTECTION BOARD AND A MIN. OF 6" OF GRAVEL. PROVIDE TRENCH DRAIN AT BOTTOM AND DAYLIGHT TO CURB OR TAKE TO STORM DRAIN.
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. PROVIDE COMPLETE WEATHER-STRIPPING PROTECTION ALL AROUND.
5. OVERHEAD DOOR @ DOCK HIGH. PROVIDE COMPLETE WEATHER-STRIPPING PROTECTION ALL AROUND.
6. EXTERIOR METAL STEEL 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. NOT USED.
14. ROOF LINE BEYOND
15. INTERIOR ROOF DRAIN WITH PIPED OVERFLOW.
16. APPROXIMATE LOCATION OF ADDRESS ON WALL PER CODE SECTION 9-1.3280 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.
17. CONCRETE WING WALL.
18. KNOCK OUT PANELS.
19. PROPOSED LOCATION OF ROOF TOP UNIT. SEE 3/X-A4.1 IF NECESSARY.

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 "C" 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 BREATH.
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 RAMPS TO MATCH BUILDING COLOR. RAILINGS 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 7006 EXTRA WHITE
2. CONCRETE TILT-UP PANEL. COLOR : SW 9166 DRIFT OF MIST
3. CONCRETE TILT-UP PANEL. COLOR : SW 7667 ZIRCON
4. CONCRETE TILT-UP PANEL. COLOR : SW 7604 SUMMIT GRAY
5. CONCRETE TILT-UP PANEL. COLOR : ARIZONA TILE SAVANNAH HONEY 8" X 40"
6. CONCRETE TILT-UP PANEL. COLOR : SW 6440 COURTYARD
7. CONCRETE TILT-UP PANEL. COLOR : SW 6152 SUPERIOR BRONZE
8. MULLIONS COLOR : CLEAR ANODIZED ALUMINUM
9. GLAZING COLOR : BLUE GLAZING
10. METALLIC PAINT : SW 7006 EXTRA WHITE @ CANOPY STEEL TUBE

GLAZING LEGEND

NOTE: ALL EXTERIOR AND INTERIOR GLAZING SHALL BE TEMPERED.

IV INSULATED VISION GLASS

SC SPANDREL GLASS WITH CONCRETE BEHIND

V SINGLE LITE VISION GLASS

IV : INSULATED VISION GLASS
1/4" VISTACOOL PACIFICA + 1/4" SOLARBAN 60 CLEAR
1" INSULATED GLASS UNIT WITH 1/2" AIRSPACE AND 1/4" LITES
U: 0.27 SHGC: 0.21 VLT: 26%
MINIMUM VT TO BE 0.42 PER 2019 CEC TABLE 140.3-B

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

V : VISION GLASS
1/4" VISTACOOL PACIFICA

MULLIONS : ANODIZED CLEAR.

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LICENSED ARCHITECT YONG NAM C-29451 3-31-21 RENEWAL DATE STATE OF CALIFORNIA

Trammell Crow Company

Development Management Company
415 Mission Street, 45th Floor,
San Francisco, CA 94105

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Project:

REDWOODTECH@101

1840 Cochrane Rd.
Morgan Hill, CA

Consultants:

Civil:	Kier&Wright
Structural:	
Mechanical:	
Plumbing:	
Electrical:	
Landscape:	Green Design
Fire Protection:	
Soils Engineer:	

Title: ELEVATION

Project Number:	18181
Drawn by:	TSP
Date:	12/11/2020
Revision:	

Sheet:

D-A3.1

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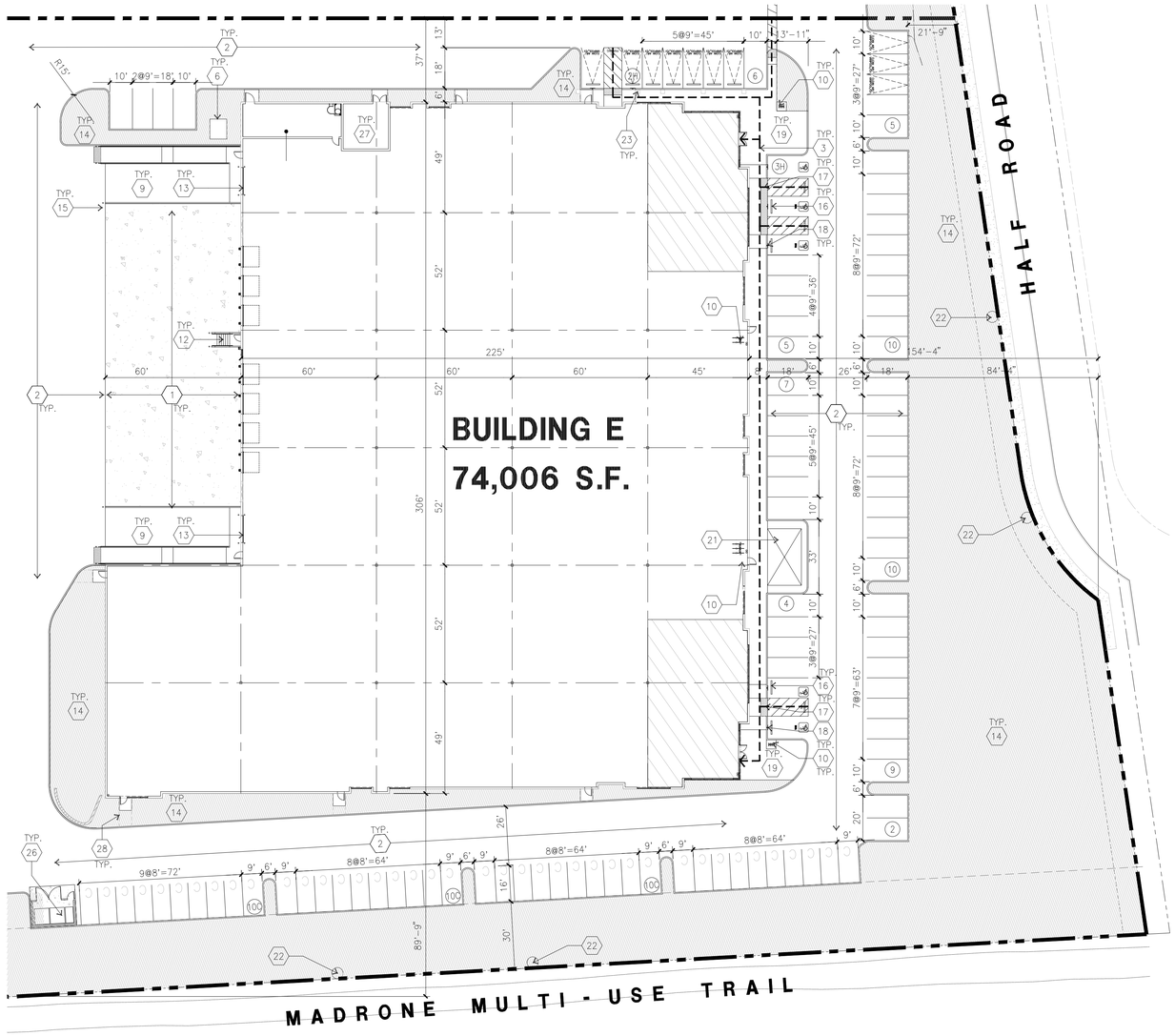

OVERALL SITE PLAN (A)

scale: 1" = 30'-0"

SCALE: 1" = 30'-0"

0 30' 60' 90'

PLAN NORTH

SITE PLAN KEYNOTES

1. HEAVY BROOM FINISH CONCRETE PAVEMENT. SEE "C" DRAWINGS.
2. ASPHALT CONCRETE (AC) PAVING
3. ACCESSIBLE PATH OF TRAVEL
4. DRIVEWAY APRONS TO BE CONSTRUCTED PER "C" AND "L" DRAWINGS.
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 WITH UTILITY COMPA
7. NOT USED
8. CONCRETE WALKWAY. MEDIUM BROOM FINISH.
9. CONCRETE RAMP WITH CONCRETE GUARD WALL.
10. BIKE RACK.
11. NOT USED.
12. EXTERIOR METAL STEEL STAIR.
13. 12' x 14' DRIVE-IN DOOR
14. LANDSCAPE. ALL LANDSCAPE AREAS INDICATED BY SHADING
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. OUTDOOR BREAK AREA WITH TRELLIS AND BENCH. SEE 4/X-A4.1 AND LANDSCAPE DWGS.
22. PROPOSED MATURE REDWOOD TREES
23. FUTURE ELECTRIC VEHICLE CHARGER.
24. STORM TREATMENT AREA. SEE CIVIL DRAWINGS.
25. MADRONE MULTI-USE TRAIL. SEE CIVIL DRAWINGS.
26. TRASH ENCLOSURE. SEE 1,2/X-A4.1 FOR DETAILS.
27. PUMP ROOM
28. SEE LANDSCAPE FOR DG. SLOPE SHALL BE LESS THAN 5% IN THE DIRECTION OF TRAVEL.

TABULATION

	BLDG A SITE	BLDG B SITE	BLDG C SITE	BLDG D & E SITE			
	BLDG A	BLDG B	BLDG C	BLDG D	BLDG E	TOTAL OF BLDG D & E	TOTAL
SITE AREA							
In s.f.	299,582	180,839	392,817			400,411	1,273,249 s.f.
In acres	6.87	4.15	9.02			9.19	29.23 acre
BUILDING AREA							
Office	8,000	5,500	30,000	10,000	10,000		63,500 s.f.
Warehouse	100,000	80,000	0	0	52,000		232,000 sf
Manufacturing	30,698	7,341	92,101	63,668	12,006		205,814 sf
TOTAL	**138,698**	**92,841**	**122,101**	**73,668**	**74,006**		**501,314 s.f.**
COVERAGE	**46.3%**	**51.4%**	**31.1%**			**36.9%**	**39.4%**
AUTO PARKING REQUIRED							
Office: 1/300 s.f.	27	18	100	33	33		212 stalls
Warehouse: 1/1,000 s.f.	100	80	0	0	52		232 stalls
Manufacturing: 1/500 s.f.	61	15	184	127	24		412 stalls
TOTAL	**188**	**113**	**284**	**161**	**109**		856 stalls
AUTO PARKING PROVIDED							
Standard (9' x 18')	101	53	279	112	55		600 stalls
Compact (8' x 16')	65	45	66	39	40		255 stalls
Accessible parking (9' x 18')	2	2	4	2	2		12 stalls
Accessible Van (12' x 18')	4	3	5	4	3		19 stalls
EVClean AirVanpool	4	3	8	4	3		22 stalls
Future EV Charging Station (6% Req'd)	10	5	22	8	4		49 stalls
Future EVCS (Standard Accessible)	1	1	1	1	1		5 stalls
Future EVCS (Van)	1	1	1	1	1		5 stalls
TOTAL	**188**	**113**	**386**	**171**	**109**		**967 stalls**
Provided Parking Ratio	1 / 734	1 / 822	1 / 307	1 / 422	1 / 713		1 / 513
Actual EV Charging Station (*)	6	4	12	8	4		32 stalls
*Note: Actual EV charging station per MHMC 18.72.040 C will be provided Under Separate Application for Future Tenant Improvement.							
BIKE RACKS REQUIRED							
Long term(1 per 20 required automobile sp	10	6	15	9	6		**46**
Short term(10% of required automobile spa	19	12	29	17	11		**88**
BIKE RACKS PROVIDED							
Long term	10	6	15	9	6		**46**
Short term	19	12	29	17	11		**88**

ZONING ORDINANCE FOR CITY

Zoning Destination - PUD (IL)

General Plan Designation - Industrial

IL (LIGHT INDUSTRIAL) ZONING REQUIREMENTS

Area: 54.9 - 29.6 acres

Maxmum Building Coverage - 60%

Maximum Height Allowed - 50'

Building Setback	**Landscape Setback**
Front - 30'	101 Freeway - 30'
Rear - 20'	Depaul Drive - 25'
Street Side - 15'	Half Road - 20'
Side - 10'	
Abuts R Zone - 30'	

*Note: 3' - 6' high berms, fence or combination to avoid car headlight. (per Design Guideline)

SITE PLAN GENERAL NOTES

- CONCRETE PAVING SEE "C" DRWGS. FOR THICKNESS
- STANDARD PARKING STALL (9' X 18')
- COMPACT PARKING STALL (8' X 16')
- CLEAN AIR/VANPOOL/EV STALL WITH CONDUIT FOR EV CHARGER
- CLEAN AIR/VANPOOL/EV STALL WITH NO EV CONDUIT
- LANDSCAPED AREA
- NON-ACCESSIBLE PATH
- ACCESSIBLE PARKING STALL (9' X 18') SEE DETAIL 11/AD.1
- ACCESSIBLE PARKING (VAN) STALL (9' X 18')+ 8' 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

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 DETAILS 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.
11. PROVIDE KNOX BOXES AT ALL OFFICE ENTRANCES.
12. PAINT CURBS AND PROVIDE SIGNS TO INFORM OF FIRE LANES AS REQUIRED BY FIRE DEPARTMENT.
13. 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

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LICENSED ARCHITECT
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Project:

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Structural:	
Mechanical:	
Plumbing:	
Electrical:	
Landscape:	Green Design
Fire Protection:	
Soils Engineer:	

Title: OVERALL SITE PLAN

Project Number:	18181
Drawn by:	TSP
Date:	12/11/2020
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E-A1.1

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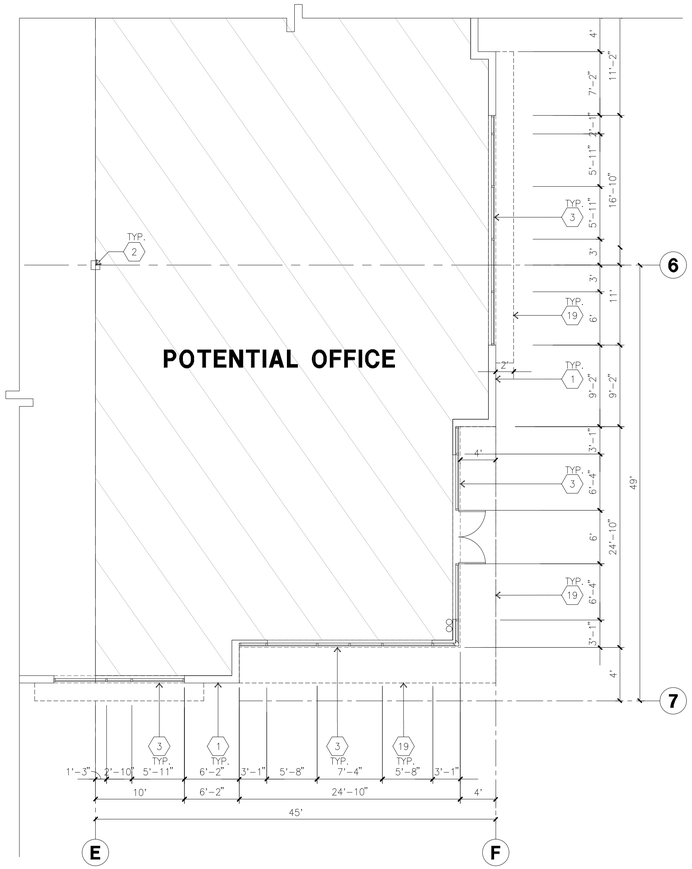
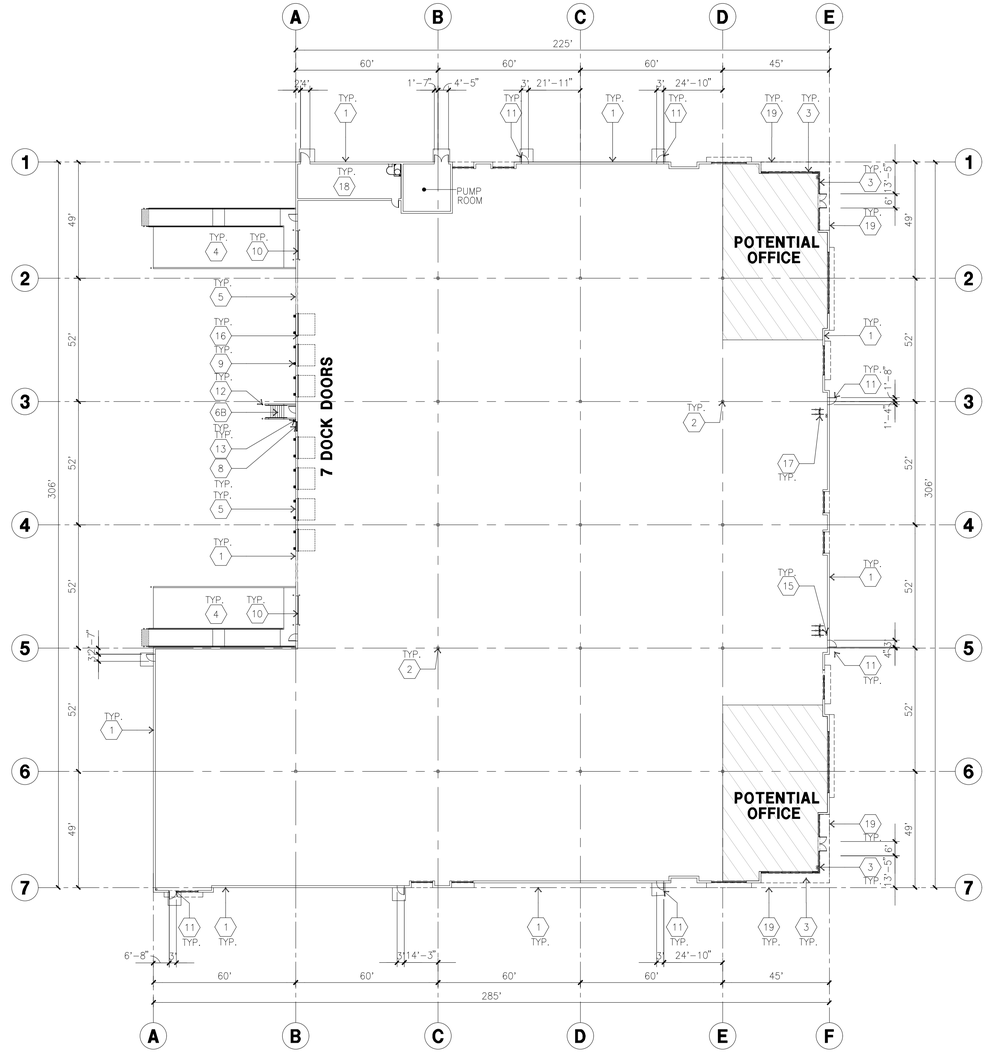


ENLARGED FLOOR PLAN B
scale: 1/8" = 1'-0"

SCALE: 1/8" = 1'-0"
0 8' 16' 24'
PLAN NORTH



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

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

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.
6A. EXTERIOR METAL STEEL STAIR.
6B. 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.
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.
20. KNOCK OUT PANELS.

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 DIAPERED 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.
15. 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.
16. AFFIX AN INTERNATIONAL ACCESSIBILITY SYMBOL ON ALL ACCESSIBLE ENTRANCES PER CBC 11B-216.6
17. ALL INTERIOR AND EXTERIOR WALKING SURFACES TO BE NON-SLIP TYPE

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Soils Engineer:	

Title: OVERALL FLOOR PLAN

Project Number:	18181
Drawn by:	TSP
Date:	12/11/2020
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E-A2.1

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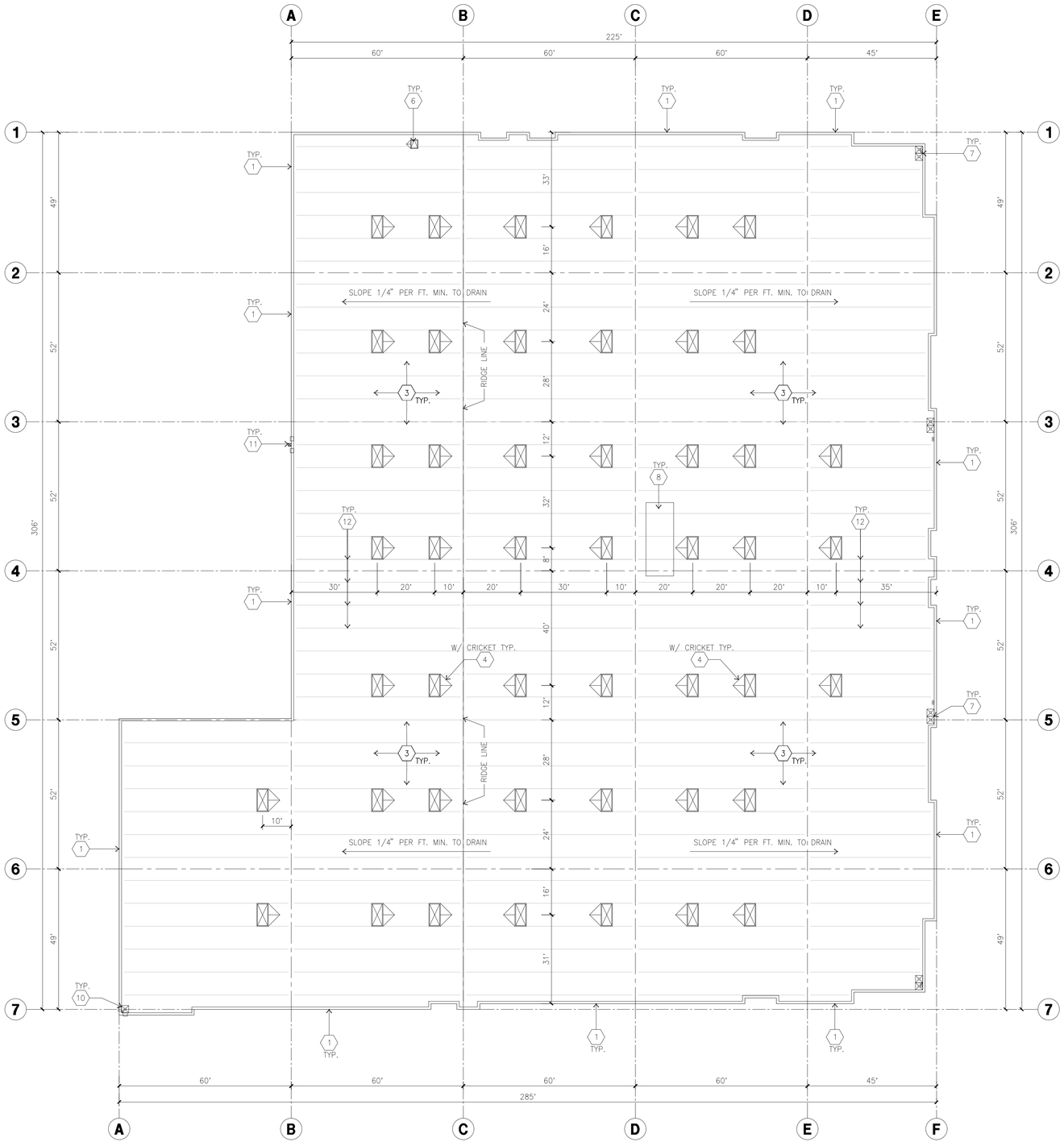
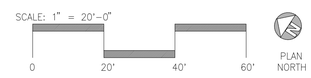


OVERALL ROOF PLAN (A)

scale: 1" = 20'-0"



ROOF PLAN KEYNOTES

1. CONCRETE PARAPET
2. PARAPET RETURN.
3. TPO 60 MIL SINGLE PLY ROOFING (MECHANICALLY FASTENED) OVER 1/4" SECUROCK (MECHANICALLY FASTENED) OVER ROOF SHEATHING OVER ROOF FRAMING. INTERMEDIATE MECHANICAL FASTENERS ARE REQUIRED CONTRACTOR TO VERIFY WITH OWNER ON WARRANTY REQUIREMENTS.
4. 4' X 8' SKYLIGHT
5. NOT USED.
6. ROOF HATCH.
7. INTERIOR ROOF DRAIN WITH OVERFLOW DRAINS.
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. INTERIOR ROOF DRAIN WITH 2 OVERFLOW SCUPPERS.
11. EXTERIOR DOWNSPOUT / SCUPPERS.
12. STRUCTURAL JOIST.

ROOF LEGEND

4' X 8' DOUBLE DOME CURB MOUNTED FIXED SKYLIGHTS SUNOPTICS SIG 4080 WS2.250 L100.250 DGZ CC1 LENSCLWH 800MD MI FMRTG ICC-ESR-2415

BUILDING PARAPET LINE

EXTERIOR METAL DOWNSPOUT W/ OVERFLOW SCUPPER

INTERIOR ROOF DRAIN W/ OVERFLOW SCUPPER

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

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

I. NOT USED

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

K. ALL SKYLIGHTS ON THE ROOF OF ANY BUILDING OR PREMISES USED FOR BUSINESS PURPOSES SHALL BE PROVIDED WITH:

1. STEEL BARS OF AT LEAST ONE-HALF INCH ROUND OR ONE BY ONE-FOURTH IN FLAT, SPACED NOT MORE THAN FIVE INCHES APART, ACROSS BRACED TO PREVENT SPREADING, MOUNTED INSIDE THE SKYLIGHT, AND SECURED BY NIN-REMOVABLE BOLTS; OR
2. A STELL GRILLE OF ATLEAST ONE-EIGHT INCH METAL WITH A MAXIMUM TWO-INCH MESH MOUNTED INSIDE THE SKYLIGHT AND SECURED BY NO-REMOVABLE BOLTS; OR
3. SKYLIGHTS WHICH ARE INTEGRALLY CONSTRUCTED IN SUCH A MANNER AS TO PROVIDE EQUIVALENT SECURITY PROTECTION TO THAT PROVIDED BY THE OPENING PROTECTION INDICATED IN ITEMS 1 OR 2 ABOVE SHALL NOT BE REQUIRED TO PROVIDE ADDITIONAL BARS OR GRILLES, PROVIDED THAT SUCH ITEGRALLY CONSTRUCTED SKYLIGHT, OR ANY COMPONENT OF IT, SHALL NOT BE OPENABLE FROM THE EXTERIOR.

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

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

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

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

P. PROVIDE SECURITY BARS ON ALL SKYLIGHTS PER LIVERMORE COMMERCIAL SECURITY ORDINANCE- SEE A0.8.3.

Q. ROOFTOP MECHANICAL AND HVAC EQUIPMENT SHALL BE SCREENED FROM VIEW. EQUIPMENT ABOVE THE OFFICE AREAS OF THE BUILDING SHALL NOT EXCEED THE HEIGHT OF THE BUILDING PARAPET.

R. NOT USED.

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

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

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

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

SKYLIGHT CALCULATION

PROJECT:
CLEAR HEIGHT IN WAREHOUSE AREA = 32 FT. FROM GRID A TO D

GENERAL:
BURGLAR BARS: YES

SKYLIGHTS:
SKYLIGHT REQUIRED 2.0 % 1,504 S.F. (47 EA.)
SKYLIGHT PROVIDED 47

BUILDING AREA (FOOT PRINT) = 72,993 S.F.

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LICENSED ARCHITECT YONG NAM C-29451 3-31-21 RENEWAL DATE STATE OF CALIFORNIA

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Development Management Company
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Project:
REDWOODTECH@101
1840 Cochrane Rd.
Morgan Hill, CA

Consultants:

Civil:	Kier&Wright
Structural:	
Mechanical:	
Plumbing:	
Electrical:	
Landscape:	Green Design
Fire Protection:	
Soils Engineer:	

Title: OVERALL ROOF PLAN

Project Number:	18181
Drawn by:	TSP
Date:	12/11/2020
Revision:	

Sheet:
E-A2.10

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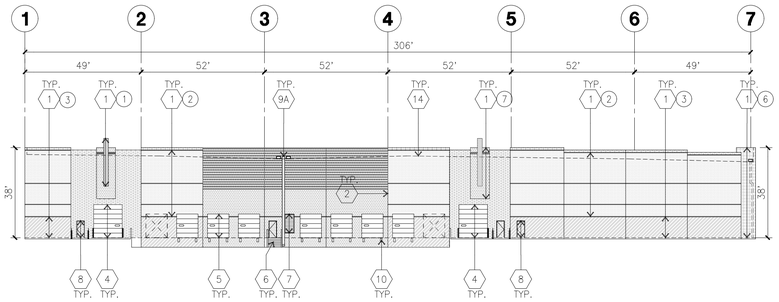
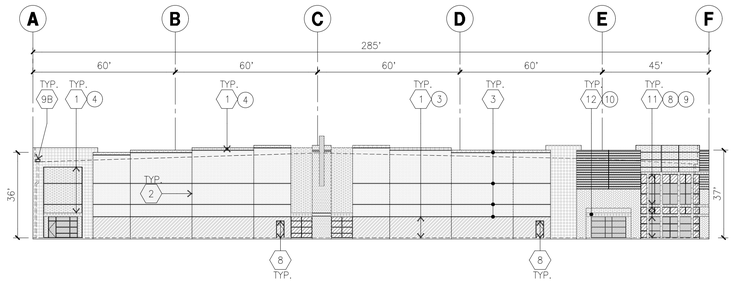
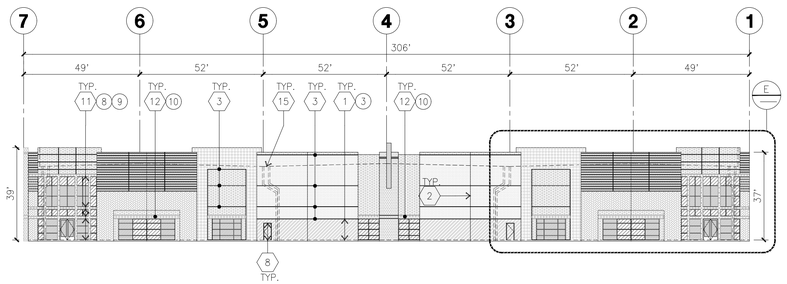


NORTH ELEVATION (A)
scale: 1" = 30'-0"



WEST ELEVATION (B)
scale: 1" = 30'-0"



SOUTH ELEVATION (C)
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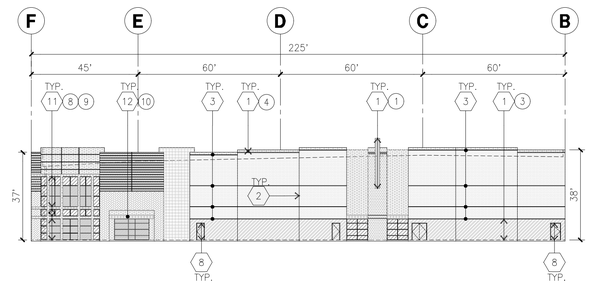

EAST ELEVATION (D)
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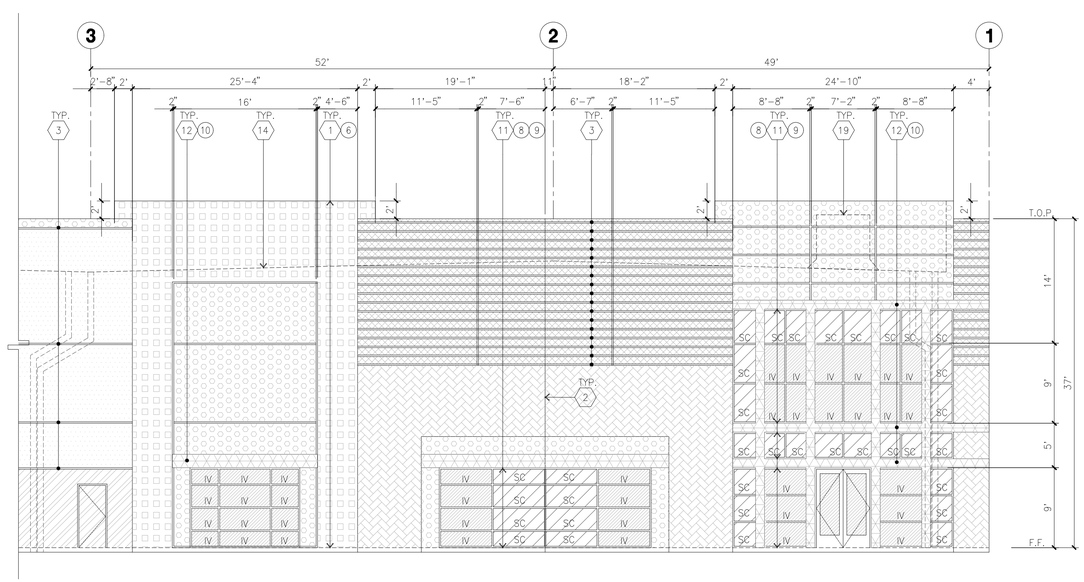

ENLARGED SOUTH ELEVATION (E)
scale: 1/8" = 1'-0"

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 TH WEATHER. WATERPROOFING TO BE PROTECTED WITH PROTECTION BOARD AND A MIN. OF 6" OF GRAVEL. PROVIDE TRENCH DRAIN AT BOTTOM AND DAYLIGHT TO CURB OR TAKE TO STORM DRAIN.
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. PROVIDE COMPLETE WEATHER-STRIPPING PROTECTION ALL AROUND.
5. OVERHEAD DOOR @ DOCK HIGH. PROVIDE COMPLETE WEATHER-STRIPPING PROTECTION ALL AROUND.
6. EXTERIOR METAL STEEL 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. NOT USED.
14. ROOF LINE BEYOND
15. INTERIOR ROOF DRAIN WITH PIPED OVERFLOW.
16. APPROXIMATE LOCATION OF ADDRESS ON WALL PER CODE SECTION 9-1.3280 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.
17. CONCRETE WING WALL.
18. KNOCK OUT PANELS.
19. PROPOSED LOCATION OF ROOF TOP UNIT. SEE 3/X-A4.1 IF NECESSARY.

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 "C" 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 BREATH.
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 RAMPS TO MATCH BUILDING COLOR. RAILINGS 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 7006 EXTRA WHITE
2. CONCRETE TILT-UP PANEL. COLOR : SW 9166 DRIFT OF MIST
3. CONCRETE TILT-UP PANEL. COLOR : SW 7667 ZIRCON
4. CONCRETE TILT-UP PANEL. COLOR : SW 7604 SUMMIT GRAY
5. CONCRETE TILT-UP PANEL. COLOR : ARIZONA TILE SAVANNAH HONEY 8" X 40"
6. CONCRETE TILT-UP PANEL. COLOR : SW 6440 COURTYARD
7. CONCRETE TILT-UP PANEL. COLOR : SW 6152 SUPERIOR BRONZE
8. MULLIONS COLOR : CLEAR ANODIZED ALUMINUM
9. GLAZING COLOR : BLUE GLAZING
10. METALLIC PAINT : SW 7006 EXTRA WHITE @ CANOPY STEEL TUBE

GLAZING LEGEND

NOTE: ALL EXTERIOR AND INTERIOR GLAZING SHALL BE TEMPERED.

IV INSULATED VISION GLASS

SPANDREL GLASS WITH CONCRETE BEHIND

V SINGLE LITE VISION GLASS

IV : INSULATED VISION GLASS
1/4" VISTACOOL PACIFICA + 1/4" SOLARBAN 60 CLEAR
1" INSULATED GLASS UNIT WITH 1/2" AIRSPACE AND 1/4" LITES
U: 0.27 SHGC: 0.21 VLT: 26%
MINIMUM VT TO BE 0.42 PER 2019 CEC TABLE 140.3-B

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

V : VISION GLASS
1/4" VISTACOOL PACIFICA

MULLIONS : ANODIZED CLEAR.

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LICENSED ARCHITECT YONG NAM C-29451 3-31-21 RENEWAL DATE STATE OF CALIFORNIA

Trammell Crow Company

Development Management Company
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Tel. No.: (650) 224-8707

Project:

REDWOODTECH@101

1840 Cochrane Rd.
Morgan Hill, CA

Consultants:

Civil:	Kier&Wright
Structural:	
Mechanical:	
Plumbing:	
Electrical:	
Landscape:	Green Design
Fire Protection:	
Soils Engineer:	

Title:	ELEVATION
Project Number:	18181
Drawn by:	TSP
Date:	12/11/2020
Revision:	

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E-A3.1

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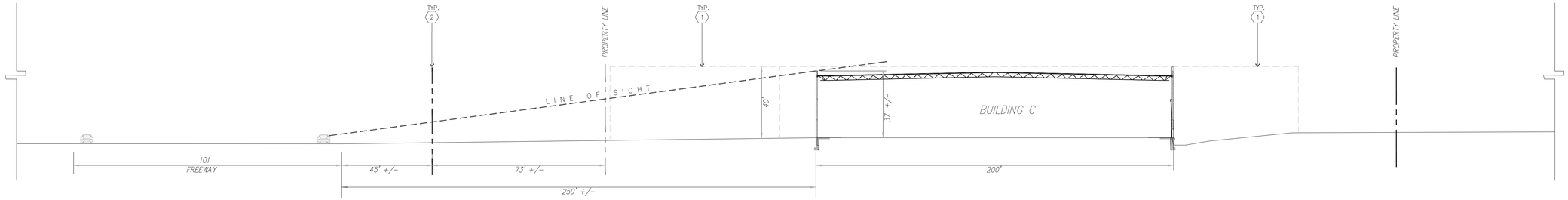
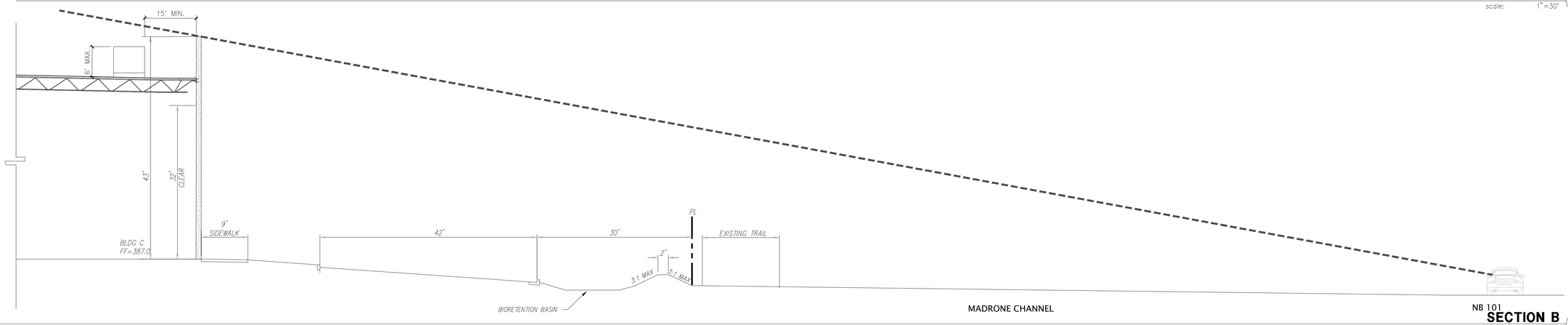


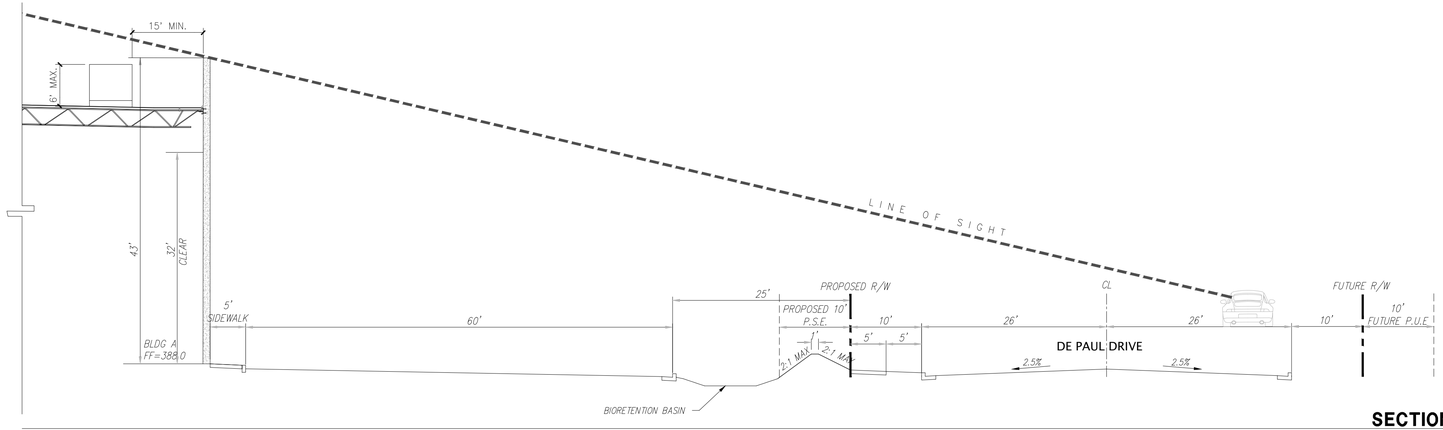
SECTION A

scale: 1"=30'



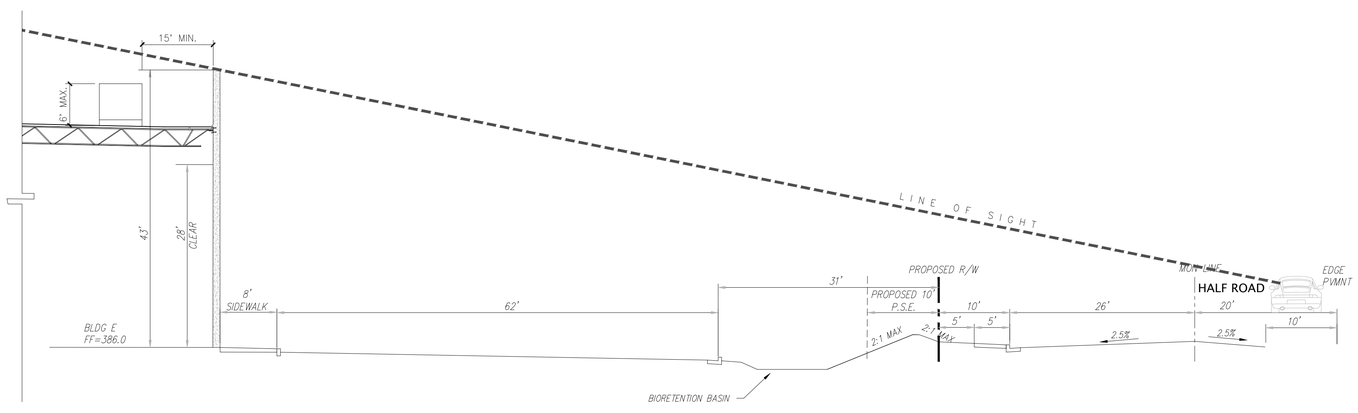
SECTION B

scale: 1"=10'



SECTION C

scale: 1"=10'

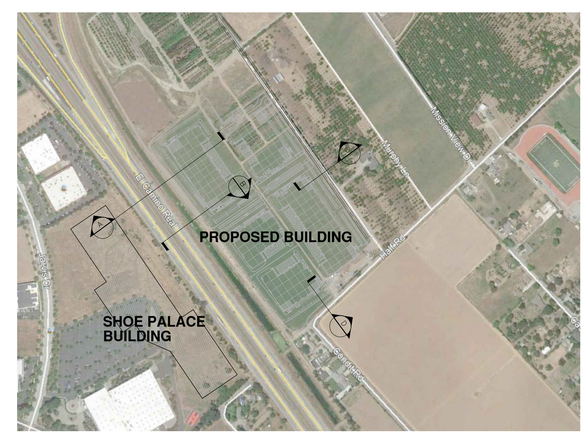


SECTION D

scale: 1"=10'

SECTION KEYNOTES

1. SHOE PALACE BUILDING IS ON THE OPPOSITE SIDE OF FREEWAY. IT IS SHOWN ON THE SAME SIDE AS THE NEW PROPOSED BUILDING FOR CONTEXT.
2. SHOE PALACE PROPERTY LINE. IT IS SHOWN ON THE SAME SIDE AS THE NEW PROPOSED BUILDING FOR CONTEXT.



KEYMAP

scale: N.T.S

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Morgan Hill, CA

Consultants:

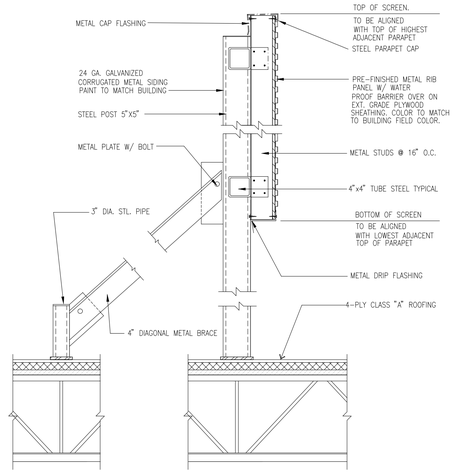
Civil:	Kier&Wright
Structural:	
Mechanical:	
Plumbing:	
Electrical:	
Landscape:	Green Design
Fire Protection:	
Soils Engineer:	

Title: SECTION

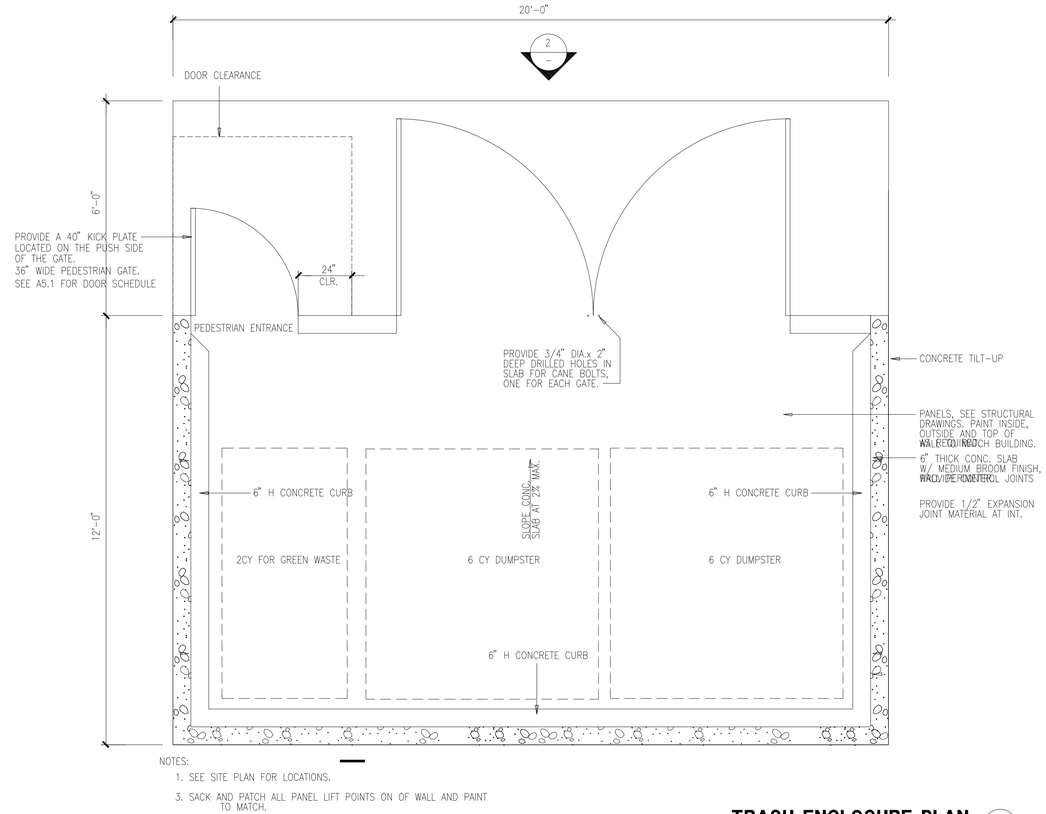
Project Number:	18181
Drawn by:	TSP
Date:	12/11/2020
Revision:	

Sheet:

X-A4.1

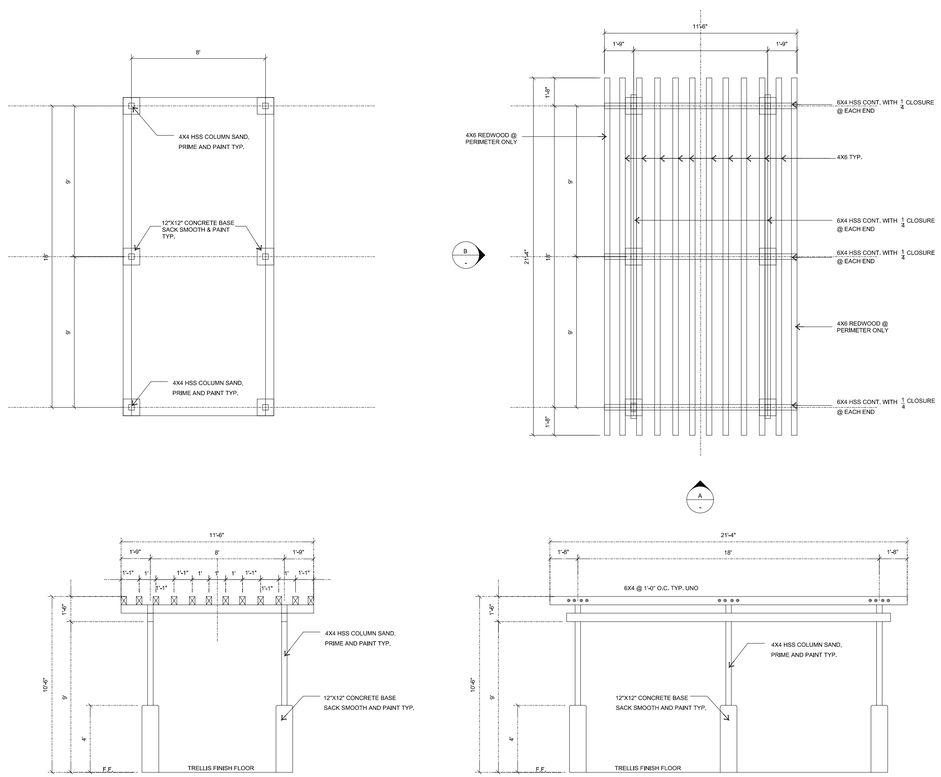


EQUIPMENT SCREEN 3
scale: N.T.S.

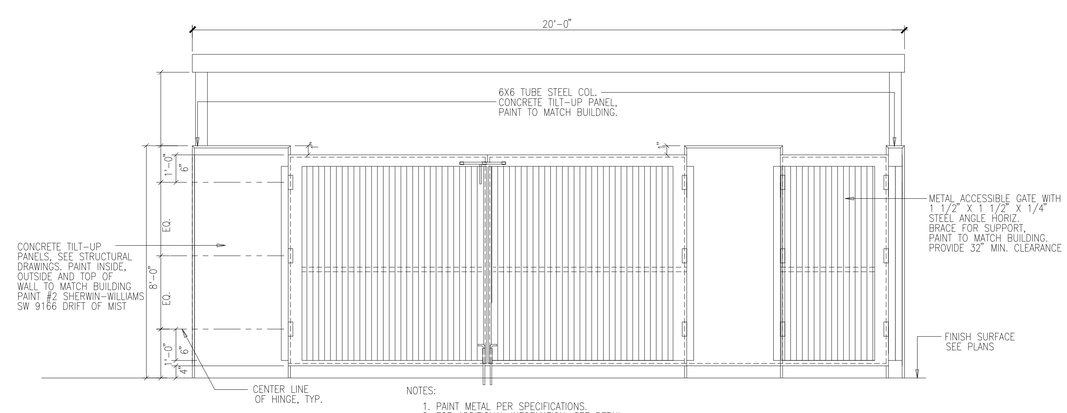


NOTES:
1. SEE SITE PLAN FOR LOCATIONS.
3. SACK AND PATCH ALL PANEL LIFT POINTS ON OF WALL AND PAINT TO MATCH.

TRASH ENCLOSURE PLAN 1
scale: N.T.S.



TYPICAL OUTDOOR BREAK AREA TRELLIS 4
scale: nts



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

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

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Soils Engineer:	

Title: DETAILS

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