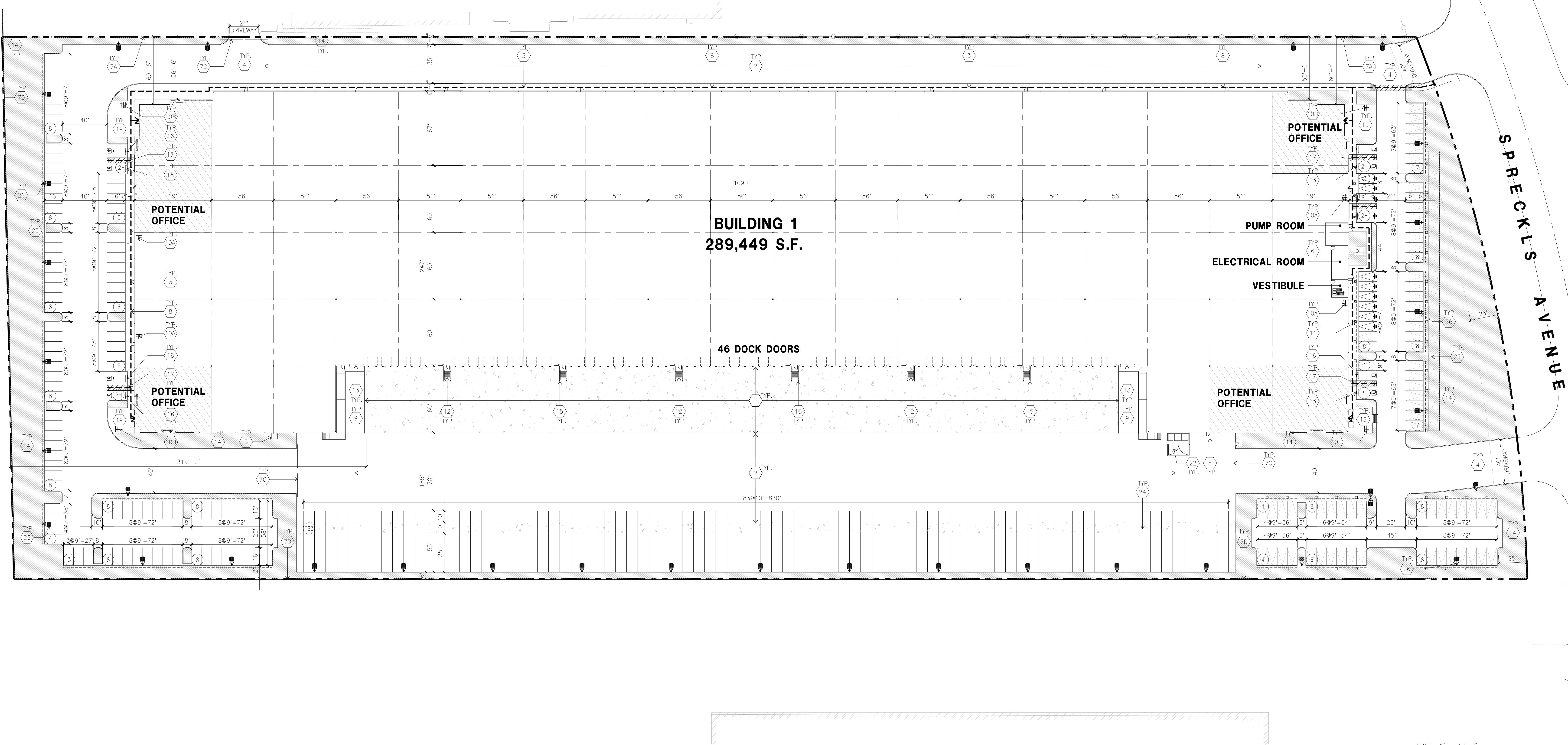


EXHIBIT 'B-1'



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

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 COORDINATE WITH UTILITY COMPANY
- 7A (N) 8" HIGH WROUGHT IRON FENCE AND GATE
- 7B NOT USED.
- 7C (N) 8" HIGH METAL GATES W/ KNOX-BOX PER FIRE DEPARTMENT .
- 7D (E) 8" HIGH CONCRETE WALL.
- 8 CONCRETE WALKWAY, MEDIUM BROOM FINISH.
- 9 CONCRETE RAMP WITH CONCRETE GUARD WALL.
- 10A LONG TERM BIKE RACK. SEE 16/DAB-AD.1
- 10B SHORT TERM BIKE RACK, SEE DETAIL 16/DAB-AD.1
- 11 ELECTRIC VEHICLE CHARGER.
- 12 EXTERIOR CONCRETE STAIR.
- 13 12' x 16' 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 DOWNS.
- 18 ACCESSIBLE PARKING STALL SIGN.
- 19 HARDSCAPE AT ENTRANCE. SEE "L" DRAWINGS.
- 20 ACCESSIBLE ENTRY SIGN.
- 21 PUMP ROOM.
- 22 TRASH ENCLOSURE. SEE DETAIL SHEET DAB-AD.1
- 23 ELECTRICAL ROOM.
- 24 CONCRETE DOLLY PAD. SEE SITE PLAN FOR WIDTH AND "C" DRAWINGS.
- 25 STORM TREATMENT. SEE "C" DRAWINGS
- 26 EXTERIOR PARKING LIGHT POLE. SEE "E" DRAWINGS
- 27 EASEMENT TO BE VACATED
- 28 PROPOSED DEMISING WALL

SITE PLAN GENERAL NOTES

- THE SITE PLAN BASED ON THE SOILS REPORT PREPARED BY SALEM ENGINEERING, PROJECT #1-217-0699, DATE 9/18/2020
- IF SOILS ARE EXPANSIVE IN NATURE, USE STEEL REINFORCING FOR ALL SITE CONCRETE
- ALL DIMENSIONS ARE TO THE FACE OF CONCRETE WALL, FACE OF CONCRETE CURB OR GRID LINE U.N.O.
- SEE "C" PLANS FOR ALL CONCRETE CURBS, GUTTERS AND SWALES
- PROVIDE STRUCTURAL CALCULATION AND CONSTRUCTION ANCHORAGE DETAIL FOR TRANSFORMER PRIOR TO INSTALLATION.
- SEE "C" DRAWINGS FOR POINT OF CONNECTIONS TO OFF-SITE UTILITIES. CONTRACTOR SHALL VERIFY ACTUAL UTILITY LOCATIONS.
- PROVIDE POSITIVE DRAINAGE AWAY FROM BLDG. SEE "C" DRAWINGS.
- CONTRACTOR TO REFER TO "C" DRAWINGS FOR ALL HORIZONTAL CONTROL DIMENSIONS. SITE PLANS ARE FOR GUIDANCE AND STARTING LAYOUT POINTS.
- SEE "C" DRAWINGS FOR FINISH GRADE ELEVATIONS.
- CONCRETE SIDEWALKS TO BE A MINIMUM OF 4" THICK W/ TOOLED JOINTS AT 6' O.C. EXPANSION/CONSTRUCTION JOINTS SHALL BE A MAXIMUM 12' EA. WAY W/ 1:20 MAX. SLOPE. EXPANSION JOINTS TO HAVE COMPRESSIVE EXPANSION FILLER MATERIAL OF 1/4". FINISH TO BE A MEDIUM BROOM FINISH
- U.N.O. PROVIDE KNOX BOXES AT ALL OFFICE ENTRANCES.
- PAINT CURBS AND PROVIDE SIGNS TO INFORM OF FIRE LINES AS REQUIRED BY FIRE DEPARTMENT.
- ON-SITE FIRE MAIN, FIRE SPRINKLER, AND SPRINKLER MONITORING SYSTEM SHALL BE SUBMITTED SEPARATELY TO THE FIRE DEPARTMENT FOR REVIEW AND PERMITTING.
- ALL VERTICAL MOUNTING POLES OF FENCING SHALL BE CAPPED.
- LANDSCAPED AREAS SHALL BE DELINEATED WITH A MINIMUM SIX INCHES (6") HIGH CURB
- ALL INTERIOR AND EXTERIOR WALK SURFACES TO BE NON-SLIP TYPE
- PROVIDE BOLLARDS AROUND THE HYDRANTS AND RISERS FOR PROTECTION.
- ONLY LIGHT LOAD CONCRETE TRUCKS (8 CUBIC YARDS MAX.) ARE ALLOWED ON THE WAREHOUSE SLABS.
- CONCRETE POUR STRIP AT DOCK DOORS TO BE FREE AND CLEAR OF ALL UNDERGROUND PIPING, CONDUITS, ETC. TO ALLOW FOR FUTURE RECESSED DOCK LEVELERS (MINIMUM 10" WIDE). CONDUIT TO BE PLACED IN THE POUR STRIP WITH THE LOADING DOCKS SHALL BE A MINIMUM OF 42" BELOW FINISH FLOOR.

SITE LEGEND

- STANDARD PARKING STALL 9'X18'
- ACCESSIBLE PARKING STALL 9'X18'+5' W/ ACCESSIBLE AISLE
- VAN ACCESSIBLE PARKING STALL 12'X18'+5' W/ ACCESSIBLE AISLE
- STANDARD ACCESSIBLE EVCS WITH ISA SIGN AND MARKING "EV CHARGING ONLY", 12'X18'+5' W/ ACCESSIBLE AISLE
- VAN ACCESSIBLE EVCS WITH ISA SIGN AND MARKING "EV CHARGING ONLY", 12'X18'+5' W/ ACCESSIBLE AISLE
- STANDARD EVCS SIZE, 9'X18'
- EV CAPABLE SPACE WITHOUT EVSE SIZE 9'X18'
- LANDSCAPED AREA
- AC. PAVING - SEE "C" DRAWINGS. FOR THICKNESS
- CONCRETE PAVING SEE "C" DRAWINGS. FOR THICKNESS
- LANDSCAPE FINGER PER LOCAL JURISDICTION STANDARD
- PROPERTY LINE
- ACCESSIBILITY PATH OF TRAVEL 48" MIN WIDE, 5% MAX SLOPE, 2% MAX CROSS SLOPE
- EV CHARGER
- EV CHARGER FOR FUTURE

TABULATION

SITE AREA		645,971	sf
In s.f.			
BUILDING AREA		14,933	ac
Office		10,000	sf
Warehouse		279,449	sf
TOTAL		289,449	sf
FLOOR AREA RATIO		1.00	
Maximum Allowed			
Actual		0.448	
LOT COVERAGE		44.8%	
AUTO PARKING REQUIRED			
Office - 41,000 s.f.		40	stalls
Warehouse - 0.5/1,000 s.f.		140	stalls
TOTAL		180	stalls
EV/AUTO REQUIRED			
EV Capable		92	stalls
~EV capable without EVSE	(82)		stalls
~EV capable with EVSE	(8)		stalls
~Accessible EV Parking (9' x 18'-6" + 5' Aisle)	(1)		stalls
~Accessible EV Van Parking (12' x 18'-6" + 5' Aisle)	(1)		stalls
AUTO PARKING PROVIDED			
standard (9'x18')		97	stalls
Accessible Parking (9' x 18' + 5' Aisle)		4	stalls
Accessible Van Parking (12' x 18' + 5' Aisle)		4	stalls
EV Capable		79	stalls
~EV capable without EVSE	(69)		stalls
~EV capable with EVSE	(8)		stalls
~Accessible EV parking (9' x 18' + 5' Aisle)	(1)		stalls
~Accessible EV Van Parking (12' x 18' + 5' Aisle)	(1)		stalls
TOTAL		154	stalls
TRAILER PARKING PROVIDED			
Trailer (10' x 50')		83	stalls
BICYCLE RACK REQUIRED			
Short term (5% of total stalls)		9	stalls
Long term (5% of total stalls)		9	stalls
BICYCLE RACK PROVIDED			
Short term (5% of total stalls)		12	stalls
Long term (5% of total stalls)		12	stalls
ZONING ORDINANCE (CURRENT AND PROPOSED)			
Zoning - Business Industrial Park (BIP)			
MAXIMUM BUILDING HEIGHT ALLOWED			
Height - 45'			
SETBACKS			
Building			
Front - 25'			
Side - 0'			
Street Side - 25'			
Rear - 0' adj to industrial or commercial zone			
40' adj to R-zone			



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STRUCTURAL
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PLUMBING
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FIRE PROTECTION
SOILS ENGINEER

Title: OVERALL SITE PLAN

Project Number: 23303

Drawn by: ST

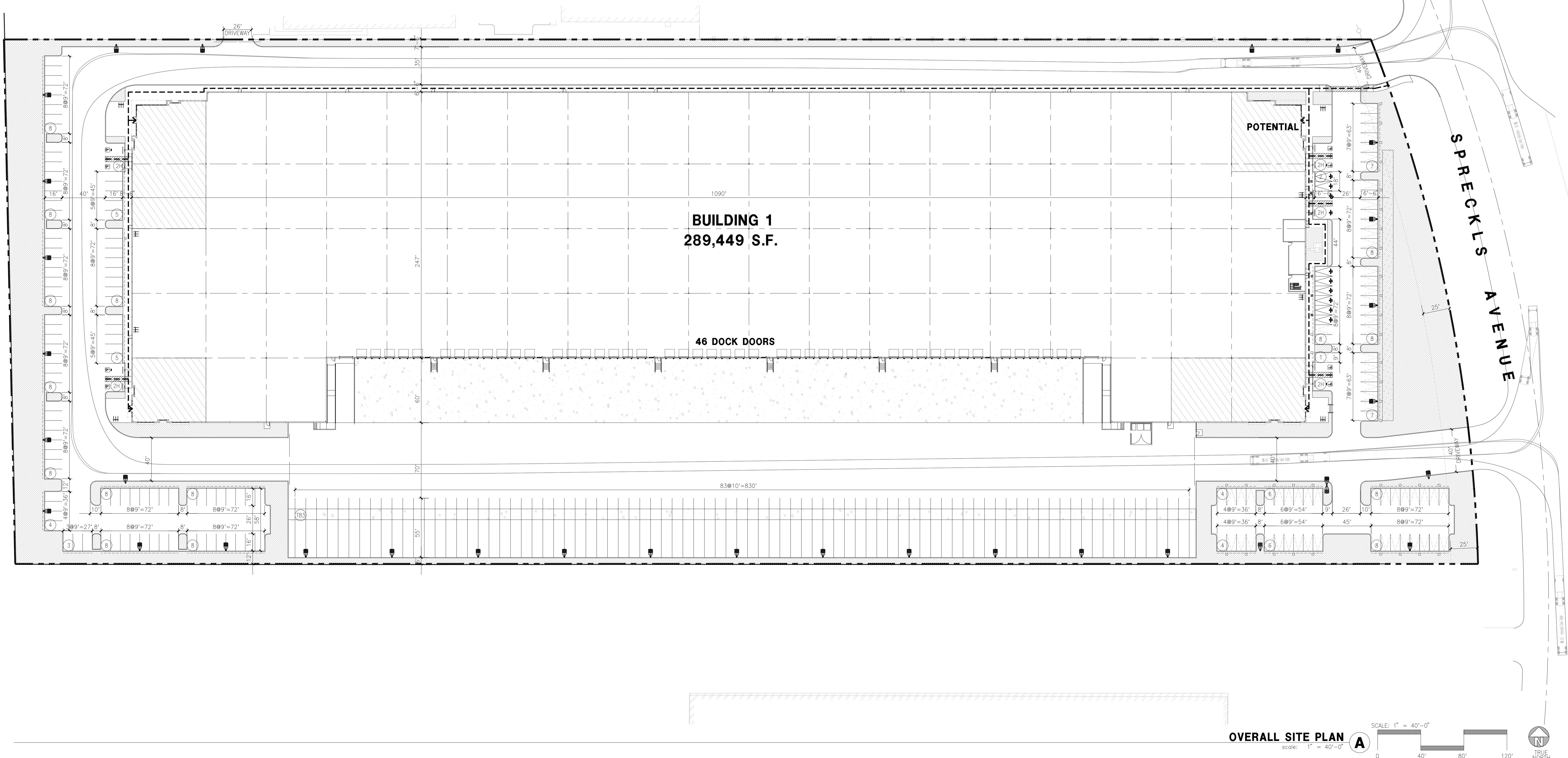
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ATTACHMENT 6



SITE PLAN KEYNOTES

- HEAVY BROOM FINISH CONCRETE PAVEMENT. SEE "C" DRAWINGS.
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TABULATION

SITE AREA	
In s.f.	645,971 sf
In acres	14.93 ac
BUILDING AREA	
Office	10,000 sf
Warehouse	270,449 sf
TOTAL	280,449 sf
FLOOR AREA RATIO	
Maximum Allowed	1.00
Actual	0.448
LOT COVERAGE	44.8%
AUTO PARKING REQUIRED	
Office - 41,000 s.f.	40 stalls
Warehouse - 0.511,000 s.f.	140 stalls
TOTAL	180 stalls
EV AUTO REQUIRED	
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ZONING ORDINANCE (CURRENT AND PROPOSED)	
Zoning - Business Industrial Park (BIP)	
MAXIMUM BUILDING HEIGHT ALLOWED	
Height - 45'	
SETBACKS	
Building	
Front - 25'	
Side - 0'	
Street Side - 25'	
Rear - 0' adj to industrial or commercial zone	
40' adj to R-zone	



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Title: OVERALL SITE PLAN

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FIRE PROTECTION
SOILS ENGINEER

Title: OVERALL FLOOR PLAN

Project Number: 23303

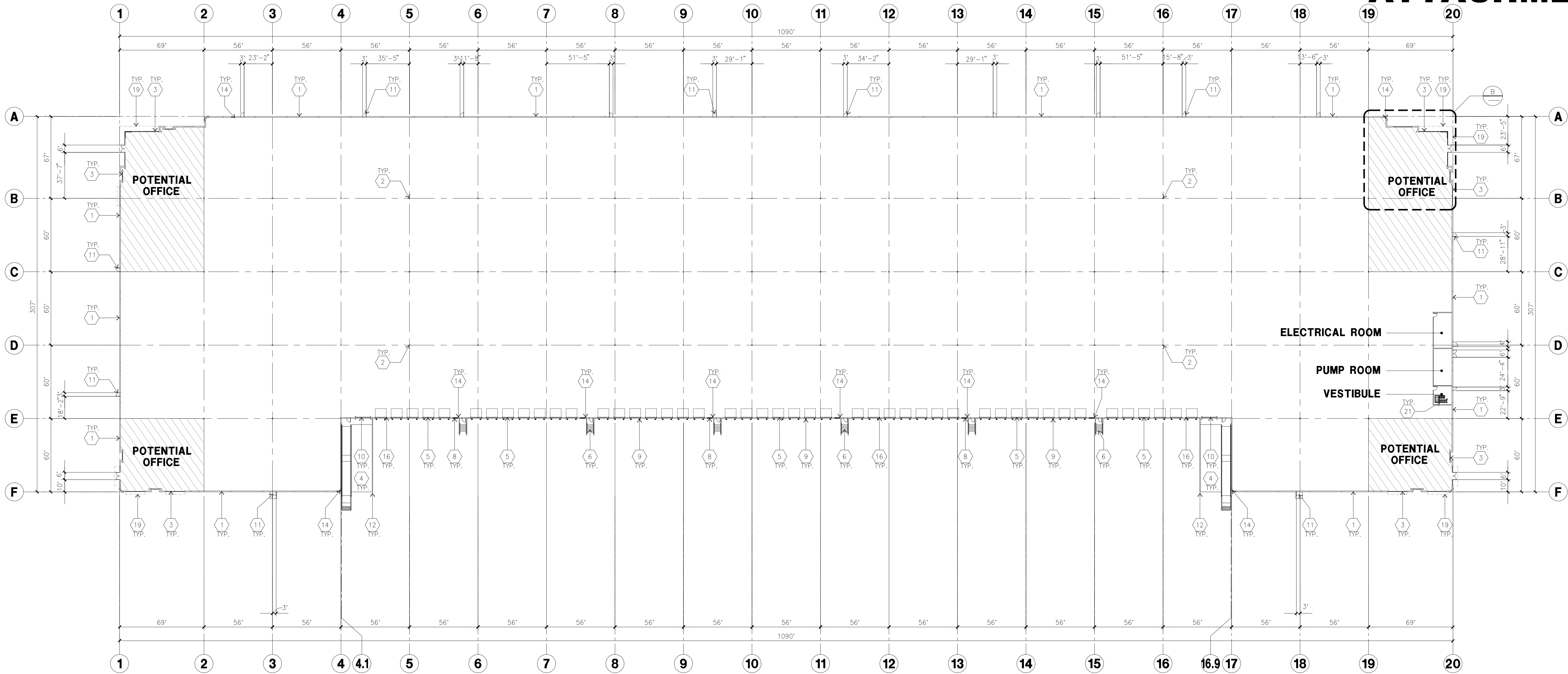
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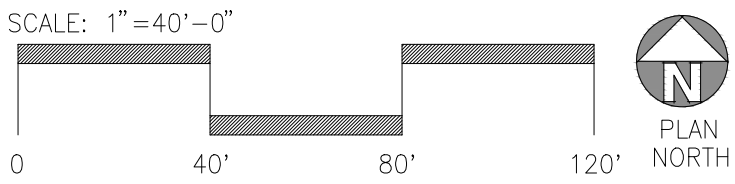
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OVERALL FLOOR PLAN
scale: 1" = 40'-0"

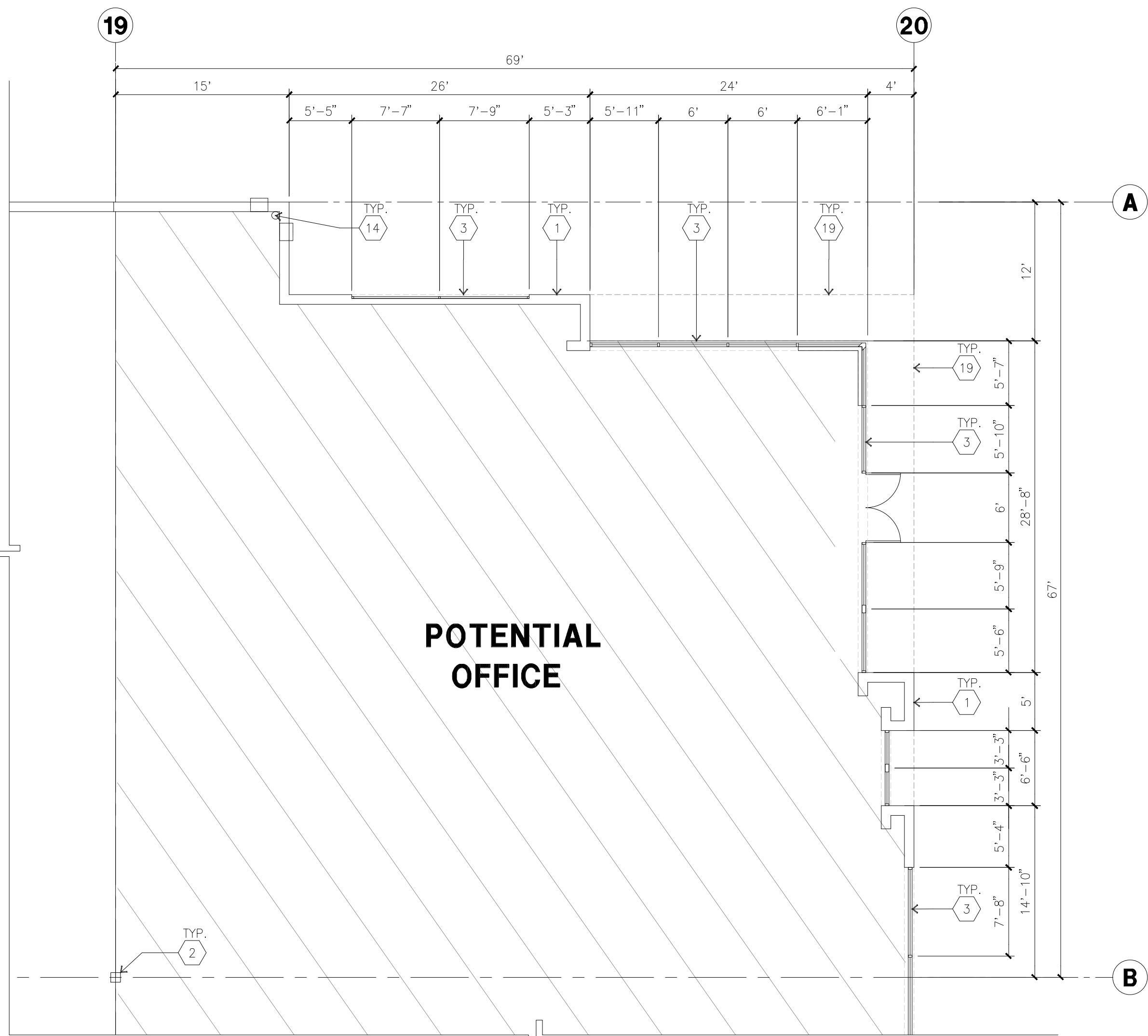


KEYNOTES - FLOOR PLAN

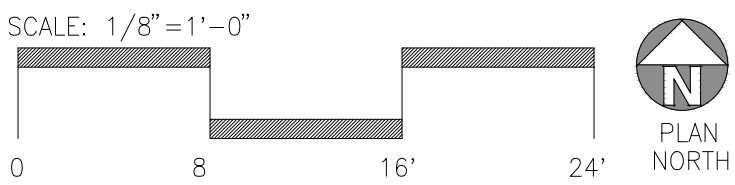
- CONCRETE TILT-UP PANEL.
- STRUCTURAL STEEL COLUMN.
- TYPICAL STOREFRONT SYSTEM WITH GLAZING. SEE ENLARGED PLANS AND ELEVATIONS FOR SIZE, COLOR AND LOCATIONS.
- CONCRETE RAMP W/ 42" HIGH CONC TILT-UP GUARD WALL OR BUILDING WALL ON BOTH SIDES OF RAMP.
- 8' X 10' DOCK DOOR, SECTIONAL O.H., STANDARD GRADE. DESIGNED TO RESIST CITY REQUIRED WIND SPEED.
- EXTERIOR METAL STEEL STAIR.
- 5'-6" X 5'-6" X 4" 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.
- 4' X 8' METAL LOUVER.
- DOCK DOOR BUMPER.
- 12' X 14' DRIVE THRU, SECTIONAL O.H., STANDARD GRADE. DESIGNED TO RESIST CITY REQUIRED WIND SPEED.
- 3' X 7' HOLLOW METAL EXTERIOR MAN DOOR. DESIGNED TO RESIST CITY REQUIRED WIND SPEED.
- CONC. FILLED GUARD POST. 6" DIA. U.N.O.. 48" H.
- EXTERIOR DOWNSPOUT WITH OVERFLOW SCUPPER.
- INTERIOR ROOF DRAIN & OVERFLOW SCUPPERS.
- INTERIOR ROOF DRAIN WITH PIPED OVERFLOW.
- Z GUARD.
- INTERIOR BIKE RACK.
- ELECTRICAL ROOM.
- METAL CANOPY ABOVE.
- NOT USED.
- ROOF ACCESS LADDER.

GENERAL NOTES - FLOOR PLAN

- 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.
- FIRE HOSE LOCATIONS SHALL BE APPROVED PER FIRE DEPARTMENT.
- SEE "C" DRAWINGS FOR FINISH SURFACE ELEVATIONS.
- 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.
- THE BUILDING FLOOR SLAB IS FLAT/SLOPED. SEE CIVIL.
- SLOPE POUR STRIP 1/2" TO EXTERIOR AT ALL MANDOOR EXITS. SEE "S" DRAWINGS FOR POUR STRIP LOCATION.
- PROVIDE 6" DIA. CONCRETE BOLLARD AT ALL FIRE RISER AND UNPROTECTED INTERIOR ROOF DRAIN.
- ALL DIMENSIONS ARE TO THE FACE OF CONCRETE PANEL WALL, GRIDLINE, OR FACE OF STUD U.N.O.
- SEE CIVIL DRAWINGS FOR POINT OF CONNECTIONS TO OFF-SITE UTILITIES. CONTRACTOR TO VERIFY ACTUAL UTILITY LOCATIONS. PLUMBING/ELECTRICAL COORDINATION.
- FOR DOOR TYPES AND SIZES, SEE DETAIL SHEET A5.1. NOTE: ALL DOORS PER DOOR SCHEDULE ARE FINISH OPENINGS.
- CONTRACTOR TO PROTECT AND KEEP THE FLOOR SLAB CLEAN. ALL EQUIPMENT TO BE DIAPERED INCLUDING CARS AND TRUCKS.
- ALL EXIT MAN DOORS IN WAREHOUSE TO HAVE ILLUMINATED EXIT SIGN HARDWARE.
- HIGHLY FLAMMABLE AND COMBUSTIBLE MATERIAL SHALL NOT BE USED OR STORED IN THIS BUILDING.
- PROVIDE FIRE EXTINGUISHERS AT LOCATIONS DETERMINED BY FIRE DEPARTMENT.
- 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.
- AFFIX AN INTERNATIONAL ACCESSIBILITY SYMBOL ON ALL ACCESSIBLE ENTRANCES PER CBC 11B-216.6
- ALL INTERIOR AND EXTERIOR WALKING SURFACES TO BE NON-SLIP TYPE.



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





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DAB-A3.1

GLAZING LEGEND

NOTE: ALL EXTERIOR AND INTERIOR GLAZING SHALL BE TEMPERED.



IV : INSULATED VISION GLASS
1/4" ATLANTICA + 1/4" SUNGLATE 400 CLEAR
1" INSULATED GLASS UNIT WITH 1/2" AIRSPACE AND 1/4" LITES
U: 0.27 SHGC: 0.35 VLT: 58%
MINIMUM VLT TO BE 0.42 PER 2015 CEC TABLE 140.3-B

V : VISION GLASS
1/4" ATLANTICA

S : SPANDREL
1/4" CLEAR WITH ATLANTIC WATERS OPACICDART

MULLIONS : CLEAR ANODIZED MULLIONS.

KEYNOTES - ELEVATIONS

- CONCRETE TILT-UP PANEL (PAINTED). FINISH GRADE VARIES. SEE C. DRAWINGS. WATERPROOF ALL WALLS WHERE EXTERIOR GRADE IS HIGHER THAN FINISH FLOOR AND EXPOSED TO THE WEATHER. WATERPROOFING TO BE PROTECTED WITH PROTECTION BOARD AND A MIN. OF 6" OF GRAVEL. PROVIDE TRENCH DRAIN AT BOTTOM AND DAYLIGHT TO CURB OR TAKE TO STORM DRAIN.
- PANEL JOINT.
- PANEL REVEAL. ALL REVEALS TO HAVE A MAX. OF 3/8" CHAMFER. REVEAL COLOR TO MATCH ADJACENT BUILDING FIELD COLOR. U.N.C.O.
- OVERHEAD DOOR @ DRIVE THRU. PROVIDE COMPLETE WEATHER-STRIPPING PROTECTION ALL AROUND.
- OVERHEAD DOOR @ DOCK HIGH. PROVIDE COMPLETE WEATHER-STRIPPING PROTECTION ALL AROUND.
- EXTERIOR METAL STEEL STAIR.
- METAL LOUVER. PAINT TO MATCH BUILDING COLOR.
- HOLLOW METAL DOORS. PROVIDE COMPLETE WEATHER STRIPING ALL AROUND DOOR. PROVIDE FOR RAIN DIVERTER ABOVE DOOR. EXTERIOR DOWNSPOUT WITH OVERFLOW SCUPPERS.
- INTERIOR ROOF DRAIN & OVERFLOW SCUPPERS.
- DOCK BUMPER.
- ALUMINUM STOREFRONT FRAMING WITH TEMPERED GLAZING.
- METAL TUBE STEEL CANOPY
- ROOF LINE BEYOND

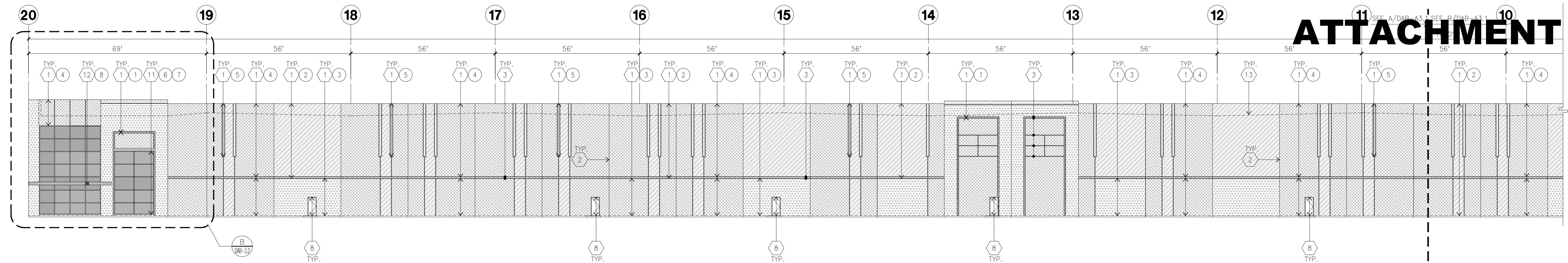
GENERAL NOTES - ELEVATIONS

- ALL PAINT COLOR CHANGES TO OCCUR AT INSIDE CORNERS UNLESS NOTED OTHERWISE.
- ALL PAINT FINISHES ARE TO BE FLAT UNLESS NOTED OTHERWISE.
- T.O.P. EL. = TOP OF PARAPET ELEVATION.
- F.F. = FINISH FLOOR ELEVATION.
- STOREFRONT CONSTRUCTION: GLASS, METAL ATTACHMENTS AND UNITS SHALL BE DESIGNED TO RESIST CITY REQUIRED WIND SPEED. EXPOSURE "C" WINDS. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS PRIOR TO INSTALLATION.
- 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.
- BACK SIDE OF PARAPETS TO HAVE SMOOTH FINISH AND BE PAINTED WITH ELASTOMERIC PAINT.
- FOR SPANDREL GLAZING, ALLOW SPACE BEHIND SPANDREL TO BREATHE.
- USE ADHESIVE BACK WOOD STRIPS FOR ALL REVEAL FORMS.
- THE FIRST COAT OF PAINT TO BE ROLLED-ON AND THE SECOND COAT TO BE SPRAYED-ON.
- EXTERIOR STAIRS AND RAMPS TO MATCH BUILDING COLOR.
- ALL DOORS TO BE PAINTED THE SAME COLOR AS THE ADJACENT WALL.
- WHERE GLAZING CROSSES THE PANEL JOINT AND A SINGLE MULLION SHALL BE PROVIDED, DOUBLE MULLIONS ARE NOT AN ACCEPTABLE ALTERNATE.

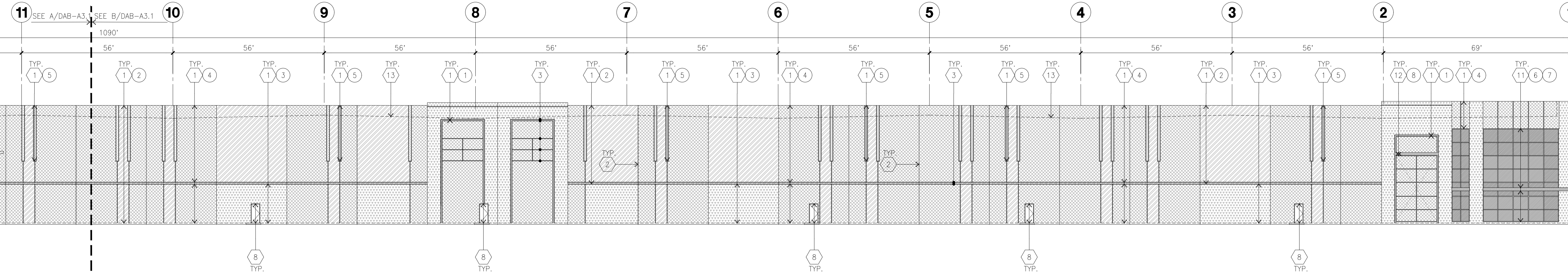
ELEVATION COLOR LEGEND/SCHED.

1	CONCRETE TILT-UP PANEL PAINT BRAND_PLD-9 PURE WHITE
2	CONCRETE TILT-UP PANEL PAINT BRAND_PLD-10 FIRST STAR
3	CONCRETE TILT-UP PANEL PAINT BRAND_PLD-6 SABLE
4	CONCRETE TILT-UP PANEL PAINT BRAND_PLD-7 LIQUORICE TINT
5	CONCRETE TILT-UP PANEL PAINT BRAND_PLD-5 NEW DARK GREEN
6	MULLIONS
7	GLAZING
8	METAL CANOPY

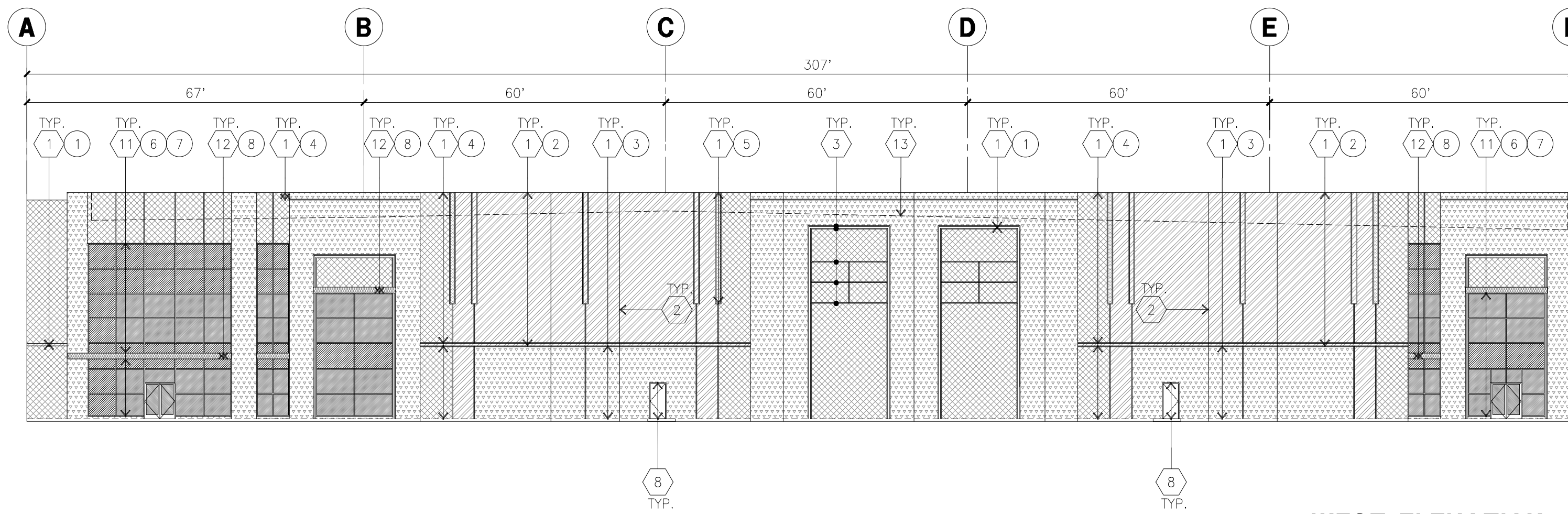
PANT BRAND_CLEAR ANODIZED ALUMINUM
COLOR: GREEN GLAZING
PANT BRAND_PLD-9 PURE WHITE



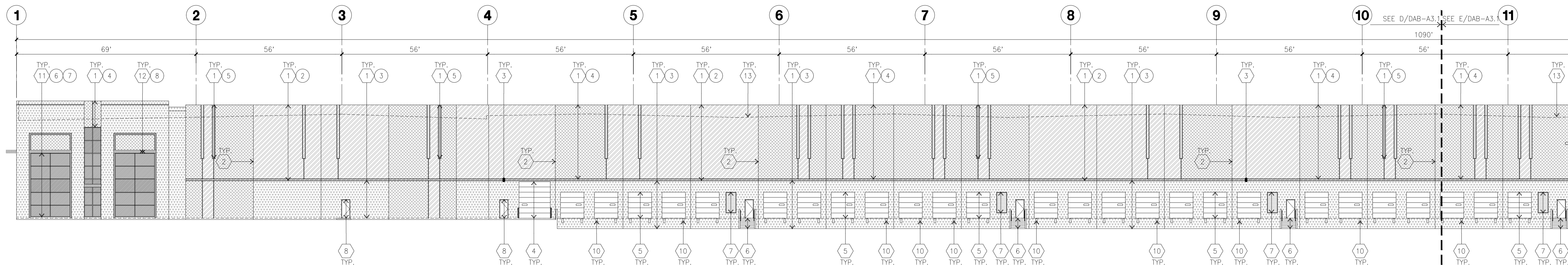
NORTH ELEVATION
scale: 1" = 20'-0"



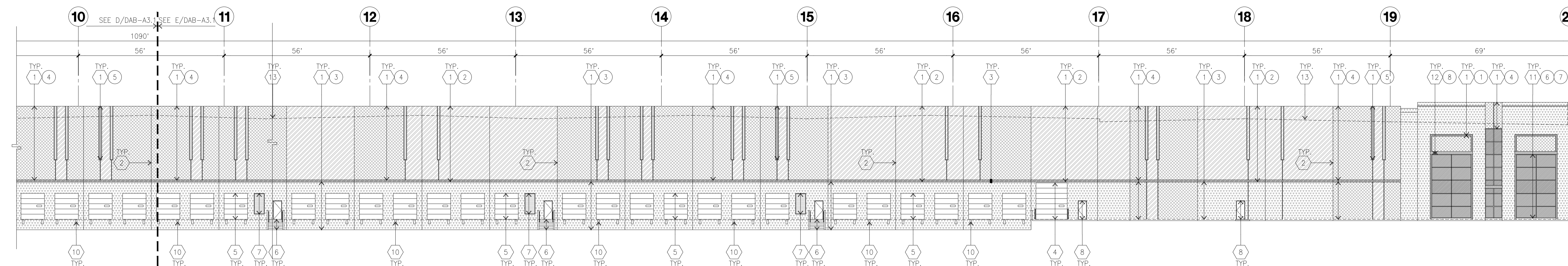
NORTH ELEVATION (CONT.)
scale: 1" = 20'-0"



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



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



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



HPA, Inc.
600 Grand Ave, Suite 302
Oakland, CA
94610
tel: 949-863-1770
email: hpa@hparchs.com



Owner:



101 California St, Suite 1000
San Francisco, CA 94104
tel: (415) 788-5333



Project:

407 SPRECKELS

MANTECA, CA



Consultants:

C I V I L KIER & WRIGHT
STRUCTURAL
MECHANICAL
PLUMBING
ELECTRICAL
LANDSCAPE T&B PLANNING
FIRE PROTECTION
SOILS ENGINEER

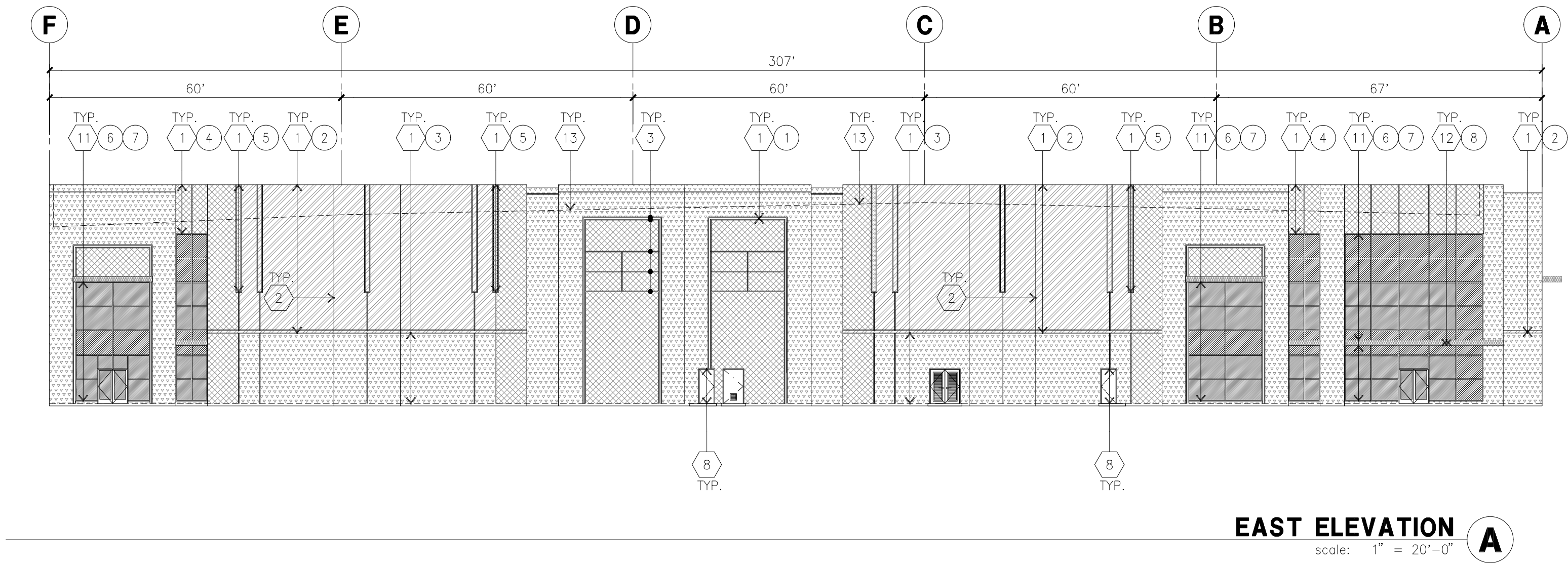


Title: ELEVATIONS

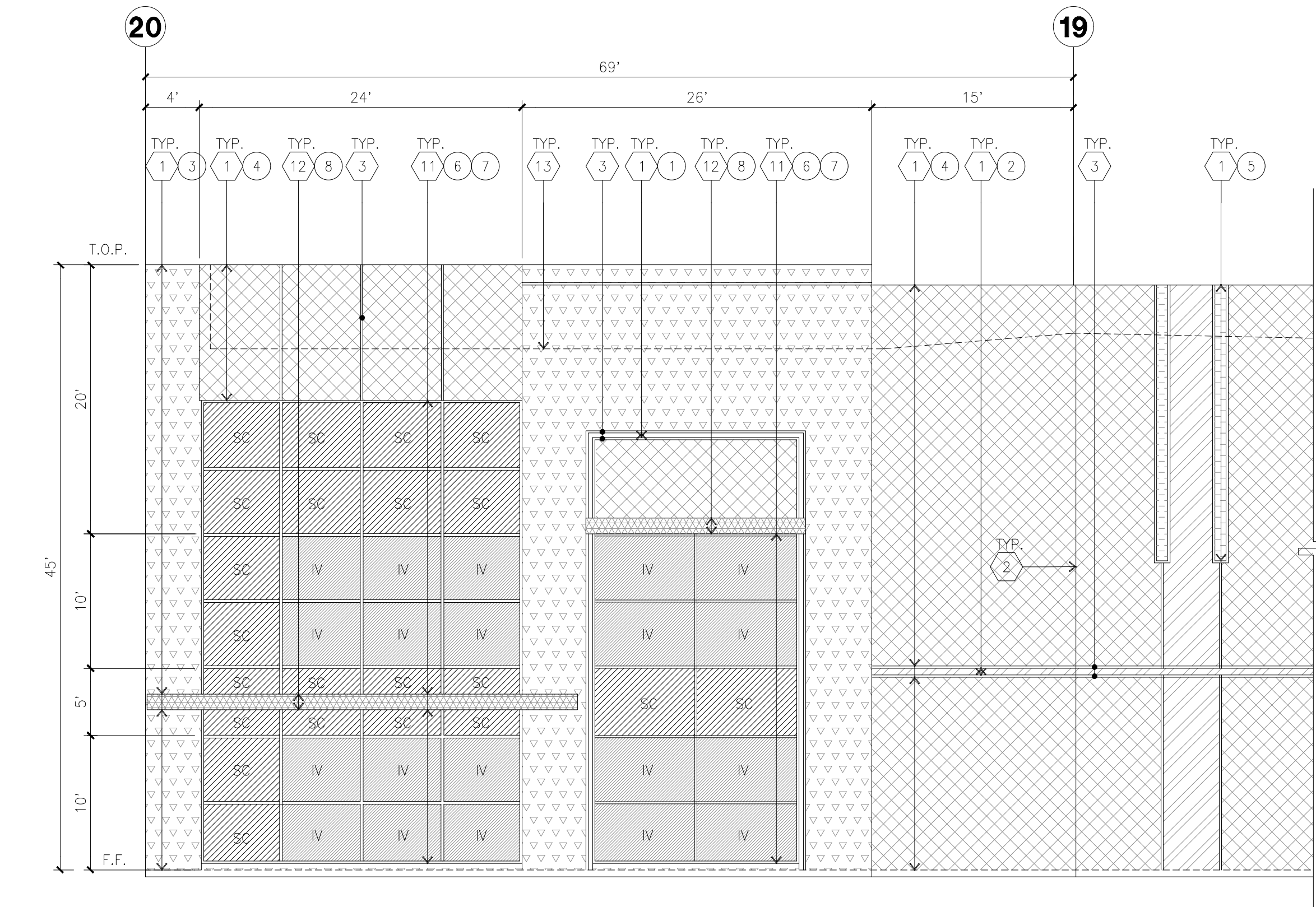
Project Number: 23303
Drawn by: ST
Date: 04/08/24
Revision:

Sheet:

DAB-A3.2



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



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

KEYNOTES - ELEVATIONS

- CONCRETE TILT-UP PANEL (PAINTED). FINISH GRADE VARIES. SEE DRAWINGS. WATERPROOF ALL WALLS WHERE EXTERIOR GRADE IS HIGHER THAN FINISH FLOOR AND EXPOSED TO THE WEATHER. WATERPROOFING TO BE PROTECTED WITH PROTECTION BOARD AND A MIN. OF 6" OF GRAVEL. PROVIDE TRENCH DRAIN AT BOTTOM AND DAYLIGHT TO CURB OR TAKE TO STORM DRAIN.
- PANEL JOINT.
- PANEL REVEAL. ALL REVEALS TO HAVE A MAX. OF 3/8" CHAMFER. REVEAL COLOR TO MATCH ADJACENT BUILDING FIELD COLOR. U.N.O.
- OVERHEAD DOOR @ DRIVE THRU. PROVIDE COMPLETE WEATHER-STRIPPING PROTECTION ALL AROUND.
- OVERHEAD DOOR @ DOCK HIGH. PROVIDE COMPLETE WEATHER-STRIPPING PROTECTION ALL AROUND.
- EXTERIOR METAL STEEL STAIR.
- METAL LOUVER. PAINT TO MATCH BUILDING COLOR.
- HOLLOW METAL DOORS. PROVIDE COMPLETE WEATHER STRIPPING ALL AROUND DOOR. PROVIDE FOR RAIN DIVERTER ABOVE DOOR.
- EXTERIOR DOWNSPOUT WITH OVERFLOW SCUPPERS.
- INTERIOR ROOF DRAIN & OVERFLOW SCUPPERS.
- DOCK BUMPER.
- ALUMINUM STOREFRONT FRAMING WITH TEMPERED GLAZING.
- METAL TUBE STEEL CANOPY
- ROOF LINE BEYOND

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 BREATHE.
I. USE ADHESIVE BACK WOOD STRIPS FOR ALL ROOFING 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.
N. WHERE GLAZING CROSSES THE PANEL JOINT AND A SINGLE MULLION SHALL BE PROVIDED, DOUBLE MULLIONS ARE NOT AN ACCEPTABLE ALTERNATE.

ELEVATION COLOR LEGEND/SCHED.

	1 CONCRETE TILT-UP PANEL PAINT BRAND_PLD-9 PURE WHITE
	2 CONCRETE TILT-UP PANEL PAINT BRAND_PLD-10 FIRST STAR
	3 CONCRETE TILT-UP PANEL PAINT BRAND_PLD-6 SABLE
	4 CONCRETE TILT-UP PANEL PAINT BRAND_PLD-7 LIQUORICE TINT
	5 CONCRETE TILT-UP PANEL PAINT BRAND_PLD-5 NEW DARK GREEN
	6 MULLIONS
	7 GLAZING
	8 METAL CANOPY
	PAINT BRAND_PLD-9 PURE WHITE

GLAZING LEGEND

NOTE: ALL EXTERIOR AND INTERIOR GLAZING SHALL BE TEMPERED.

ATTACHMENT 6



HPA, Inc.
600 Grand Ave, Suite 302
Oakland, CA 94610
tel: 949-863-1770
email: hpa@hparchs.com



Owner:



101 California St, Suite 1000
San Francisco, CA 94104
tel: (415) 788-5333



Project:

407 SPRECKELS

MANTECA, CA



Consultants:

C I V I L KIER & WRIGHT
STRUCTURAL
MECHANICAL
PLUMBING
ELECTRICAL
LANDSCAPE T&B PLANNING
FIRE PROTECTION
SOILS ENGINEER



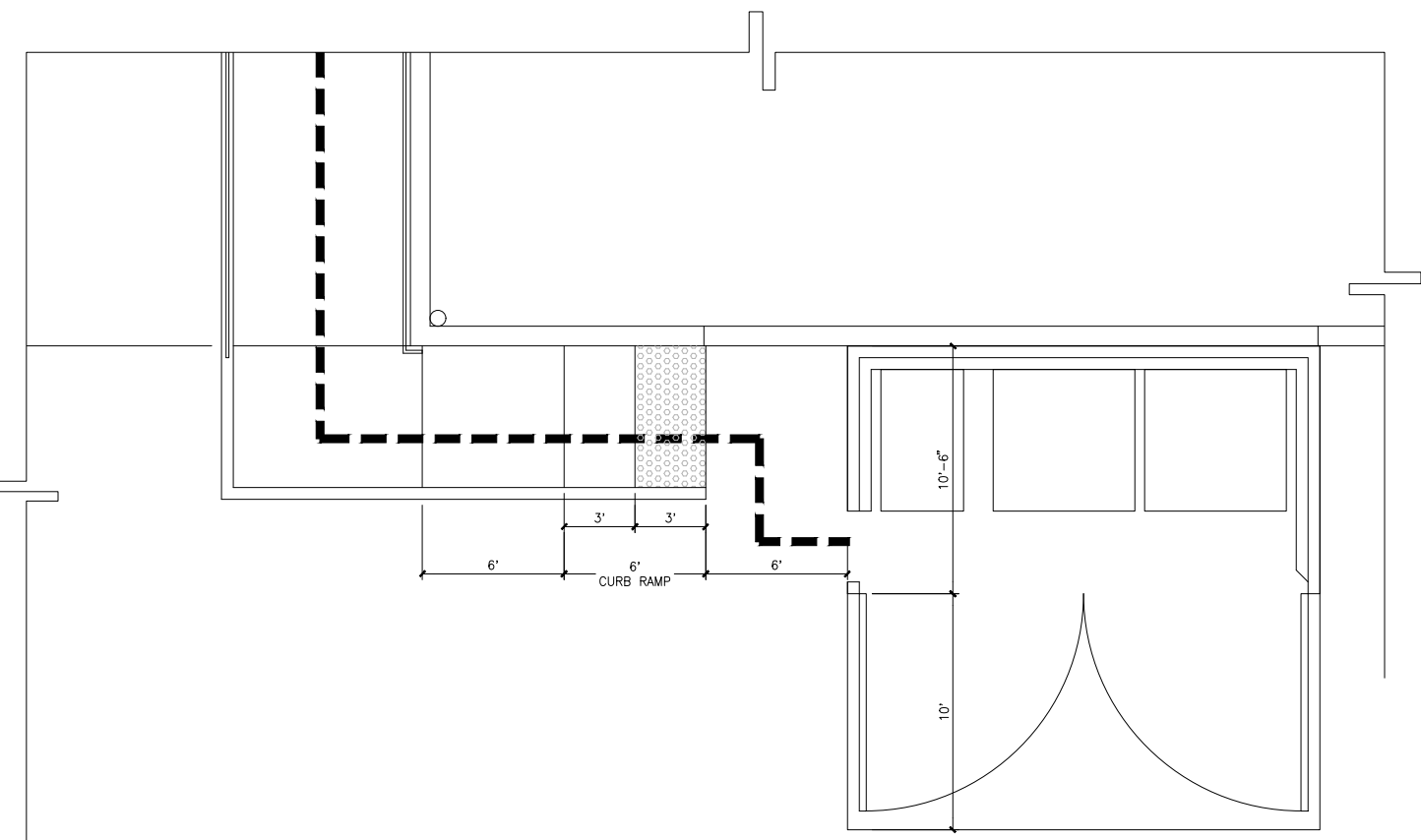
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Project Number: 23303
Drawn by: ST
Date: 04/08/24

Revision:

Sheet:

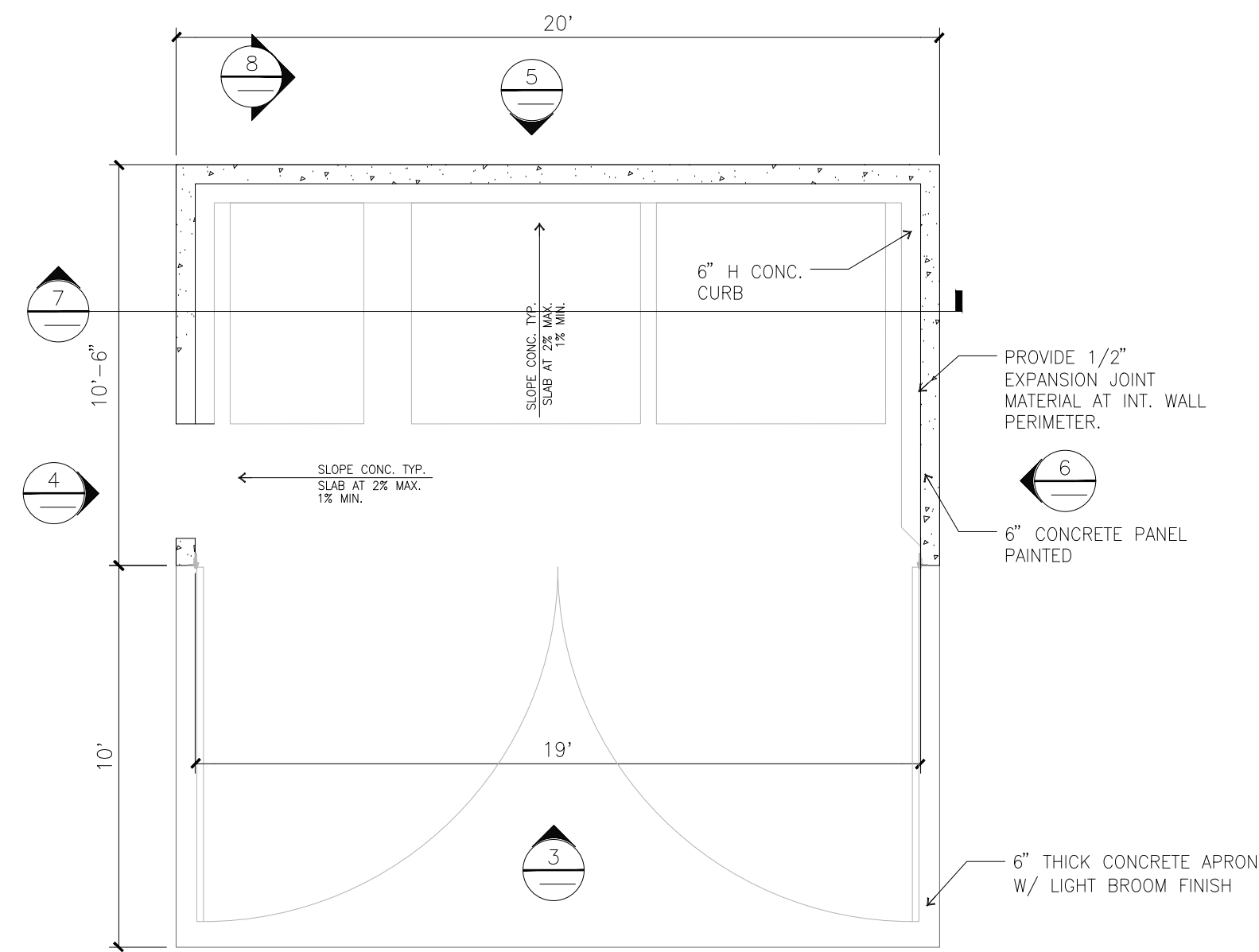
DAB-AD.1



ENLARGED SITE PLAN

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

1

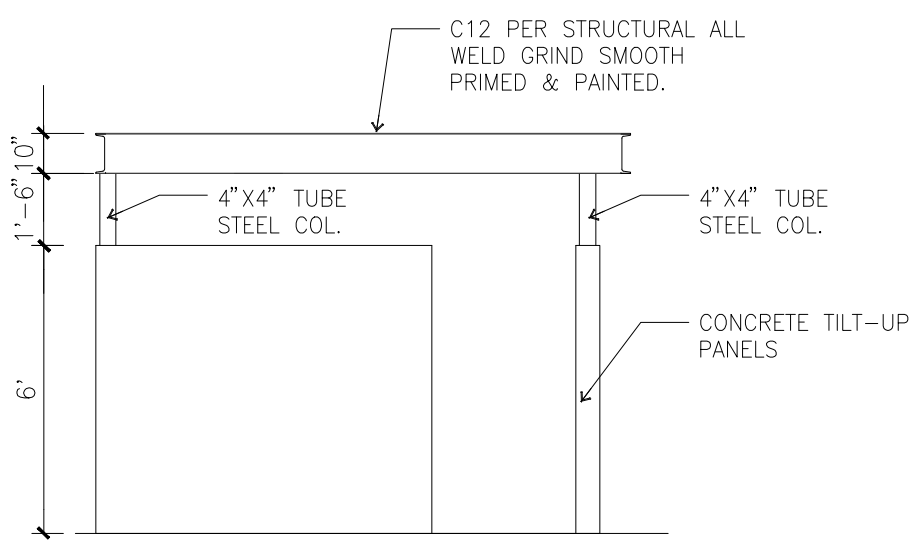


TRASH ENCLOSURE PLAN

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

2

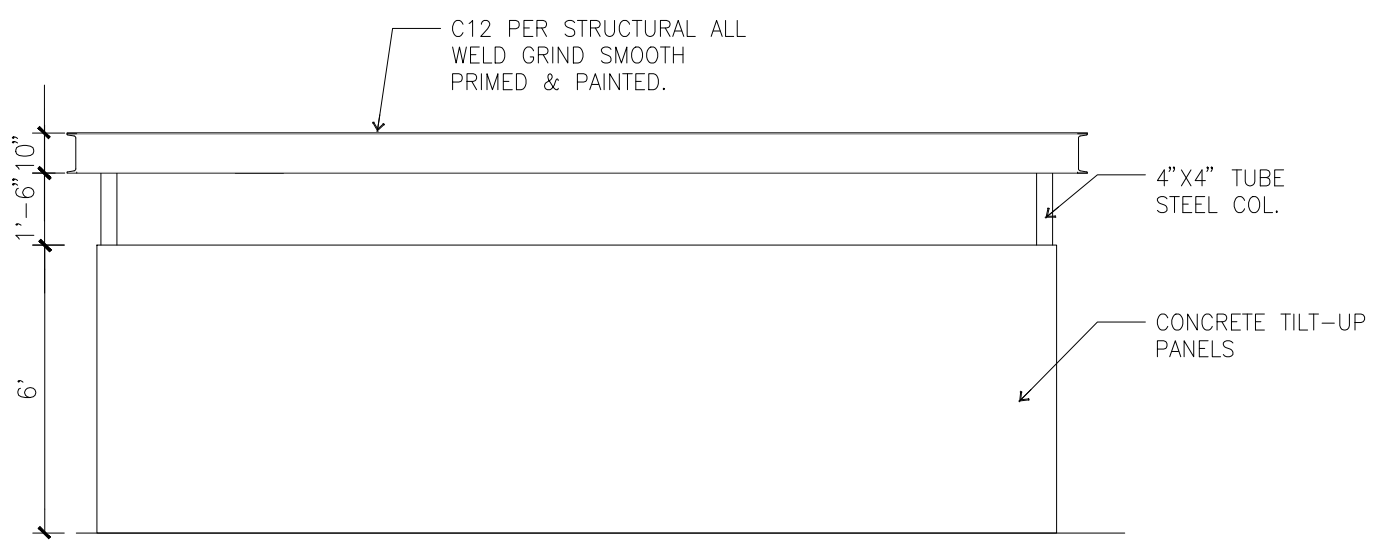
- NOTES:
- SEE SITE PLAN FOR LOCATIONS.
 - SACK AND PATCH ALL PANEL LIFT POINTS ON OF WALL AND PAINT TO MATCH.
 - 5' GATE REQUIRES ONLY 5 POUNDS OF FORCE TO OPEN PER CBC 11B-404.2.9#4 AND FEATURES OPERABLE HARDWARE PER CBC 11B-309 BETWEEN 34" & 44" ABOVE GRADE PER CBC 11B-404.2.7.
 - PAINT THE TRASH ENCLOSURE WITH GRAFFITI RESISTANT PAINT PER THE FREMONT WASTE HANDLING GUIDELINES.
 - PAINT CONCRETE WALL TO MATCH ADJACENT BUILDING COLOR.
 - PAINT TUBE STEEL AND CHANNEL TO MATCH SW 6002 ESSENTIAL GREY.



TRASH ENCLOSURE ELEVATION

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

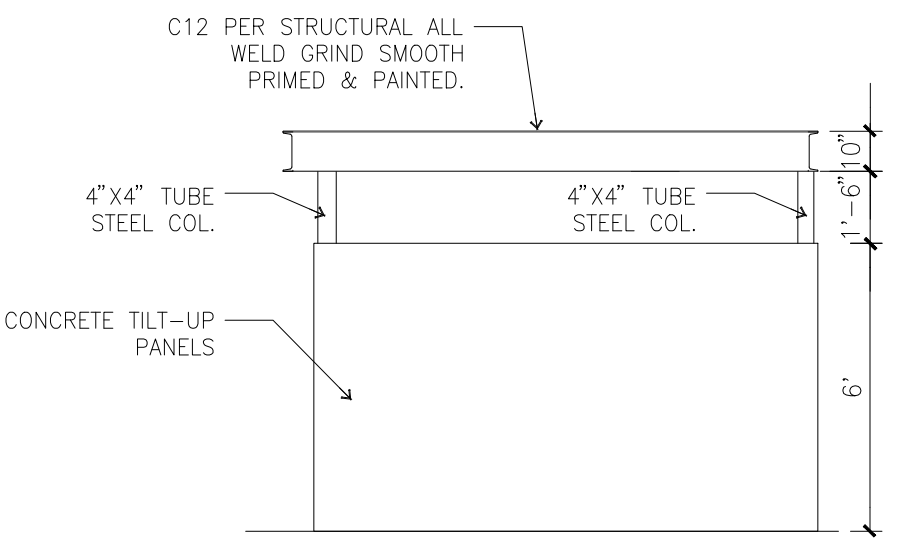
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TRASH ENCLOSURE ELEVATION

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

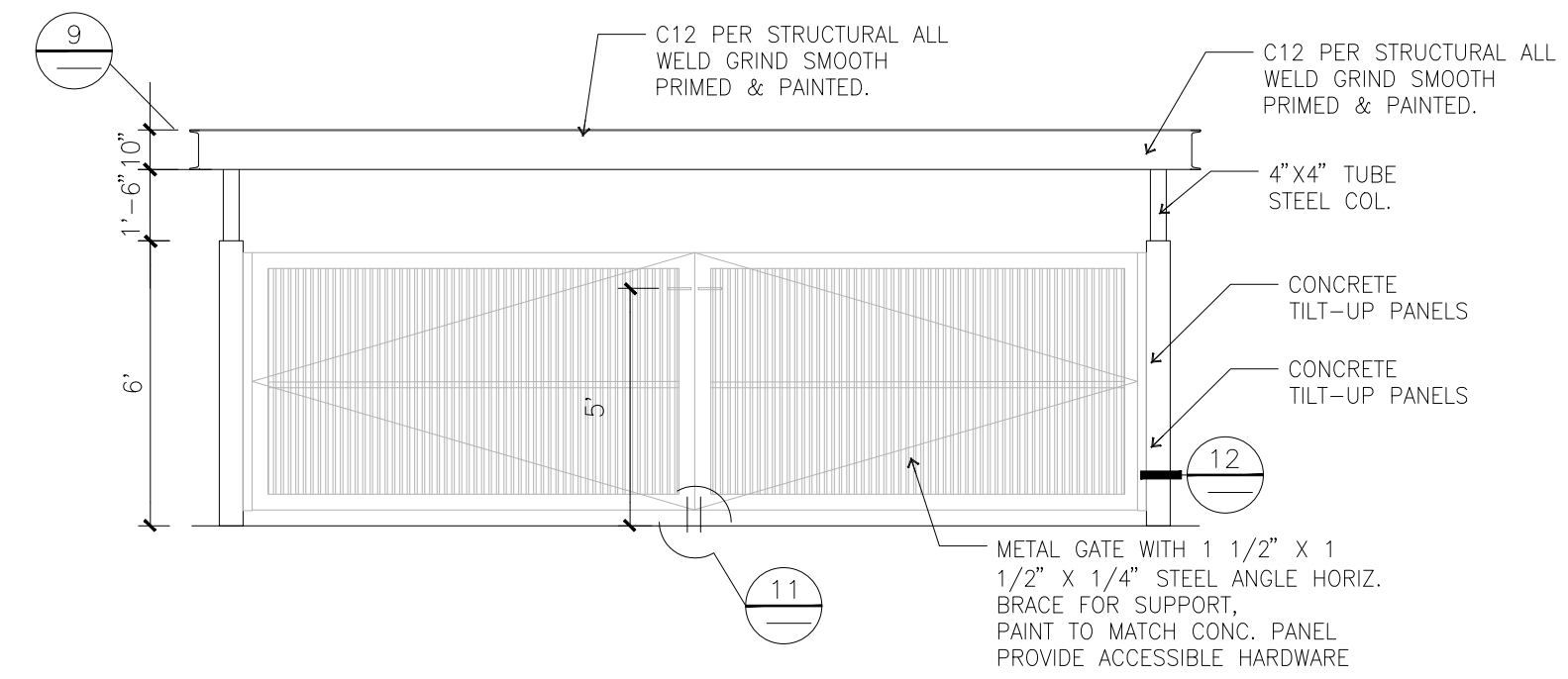
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TRASH ENCLOSURE ELEVATION

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

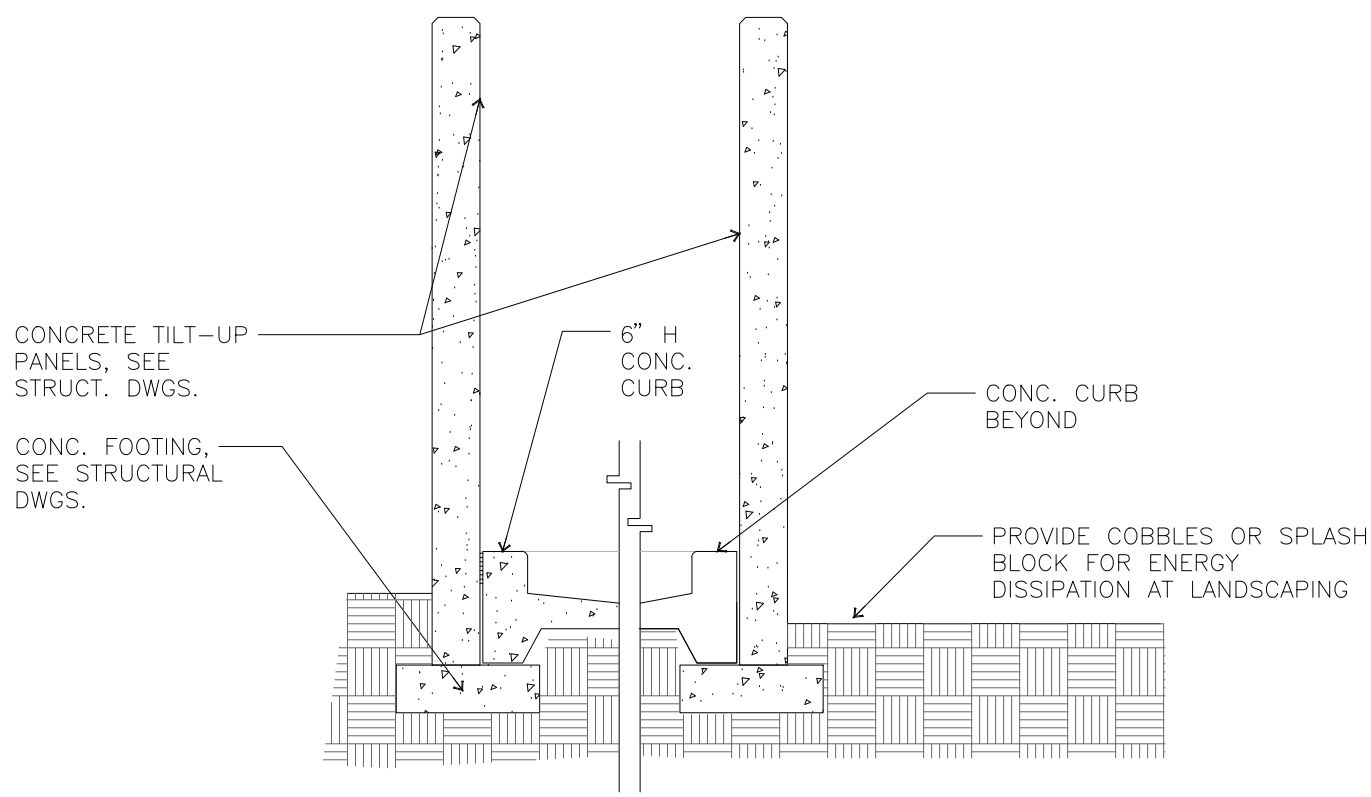
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TRASH ENCLOSURE GATE ELEVATION

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

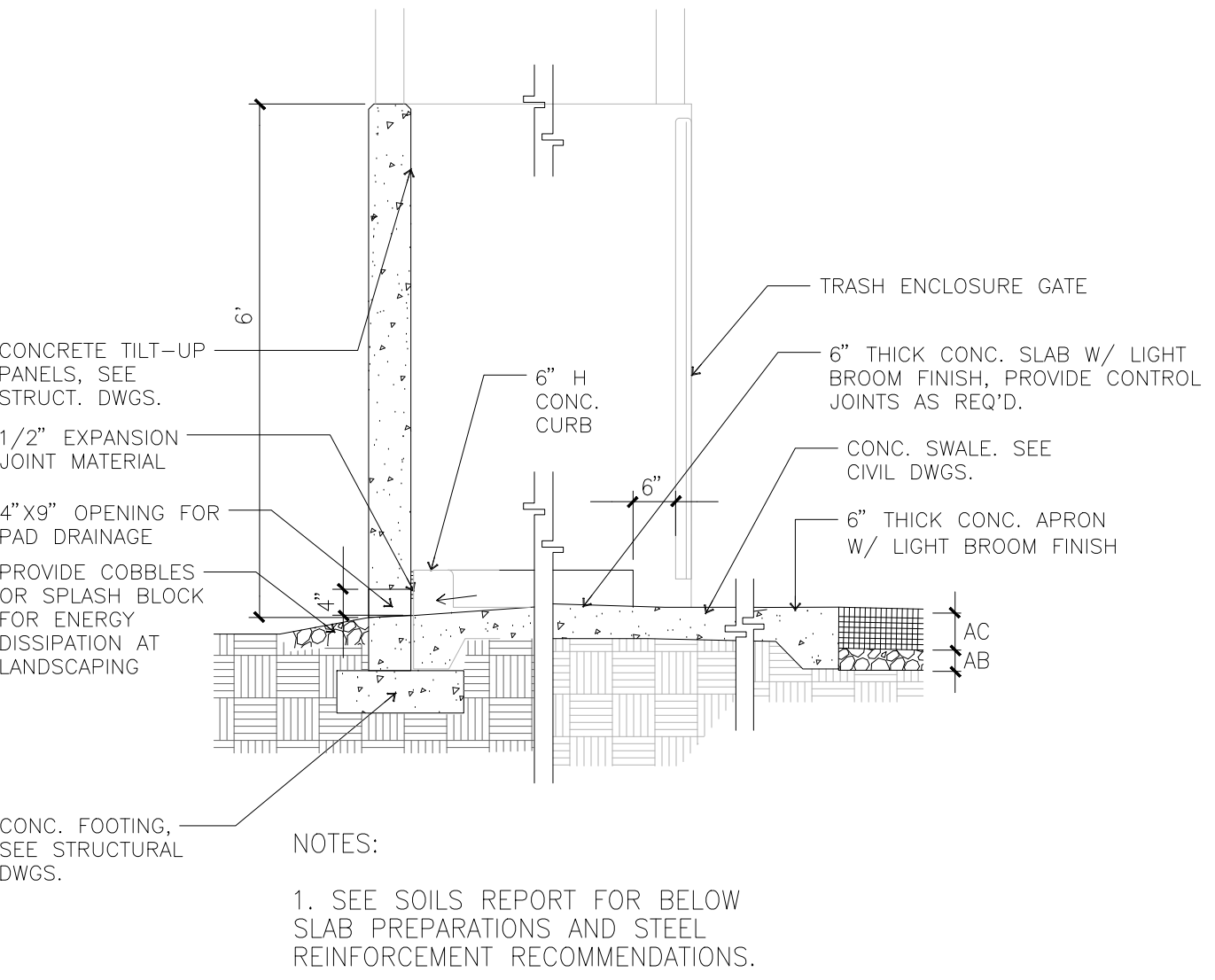
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TRASH ENCLOSURE SECTION

scale: 1/2" = 1'-0"

7

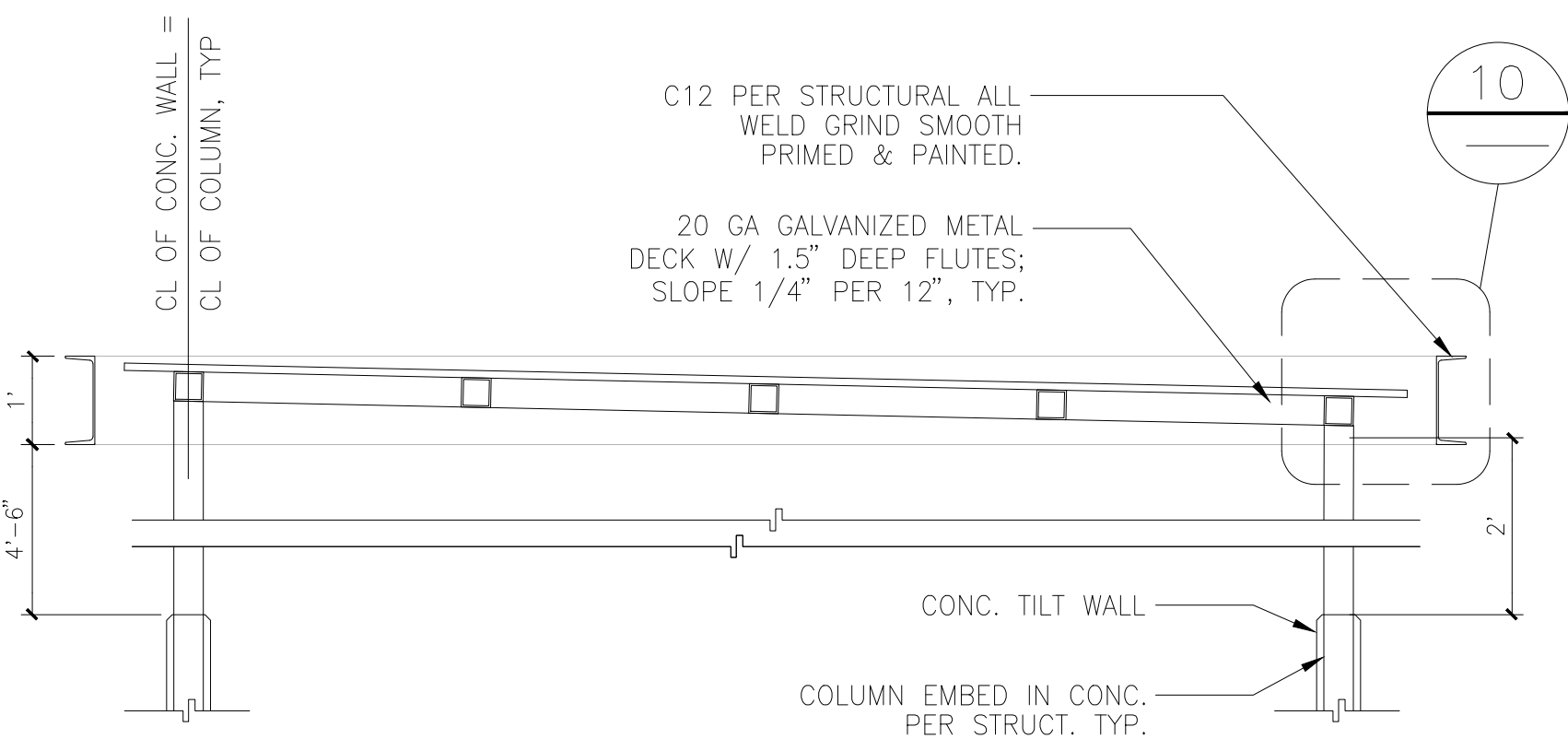


TRASH ENCLOSURE SECTION

scale: 1/2" = 1'-0"

8

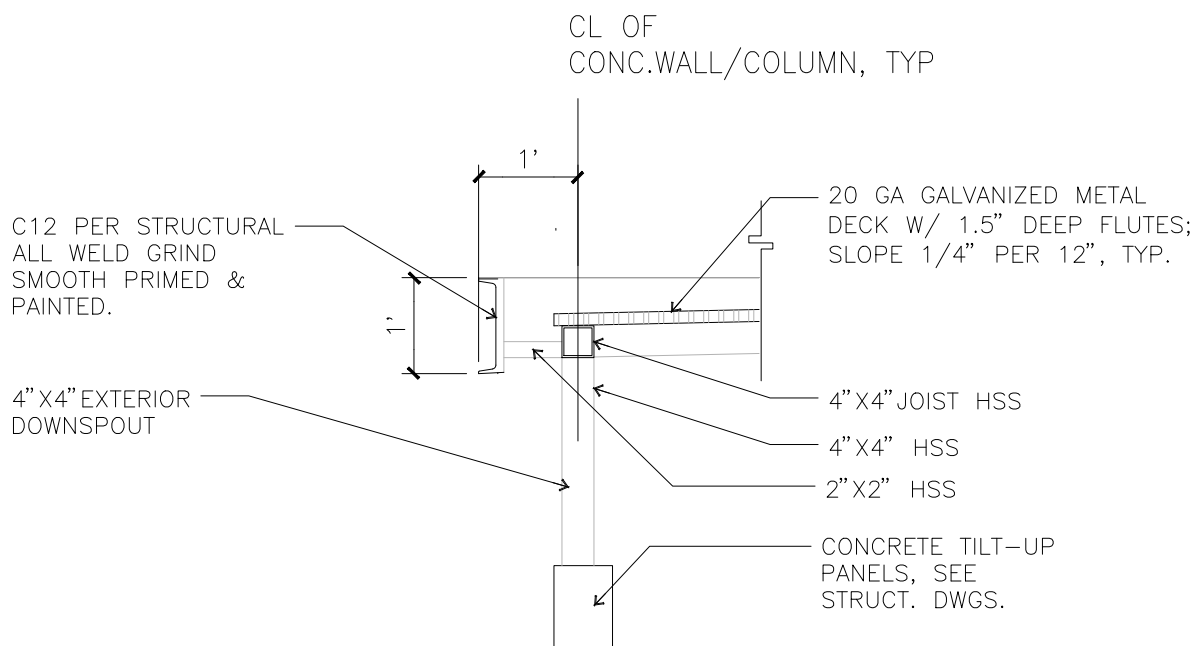
- NOTES:
- SEE SOILS REPORT FOR BELOW SLAB PREPARATIONS AND STEEL REINFORCEMENT RECOMMENDATIONS.



TRASH ENCLOSURE ROOF SECTION

scale: 1/2" = 1'-0"

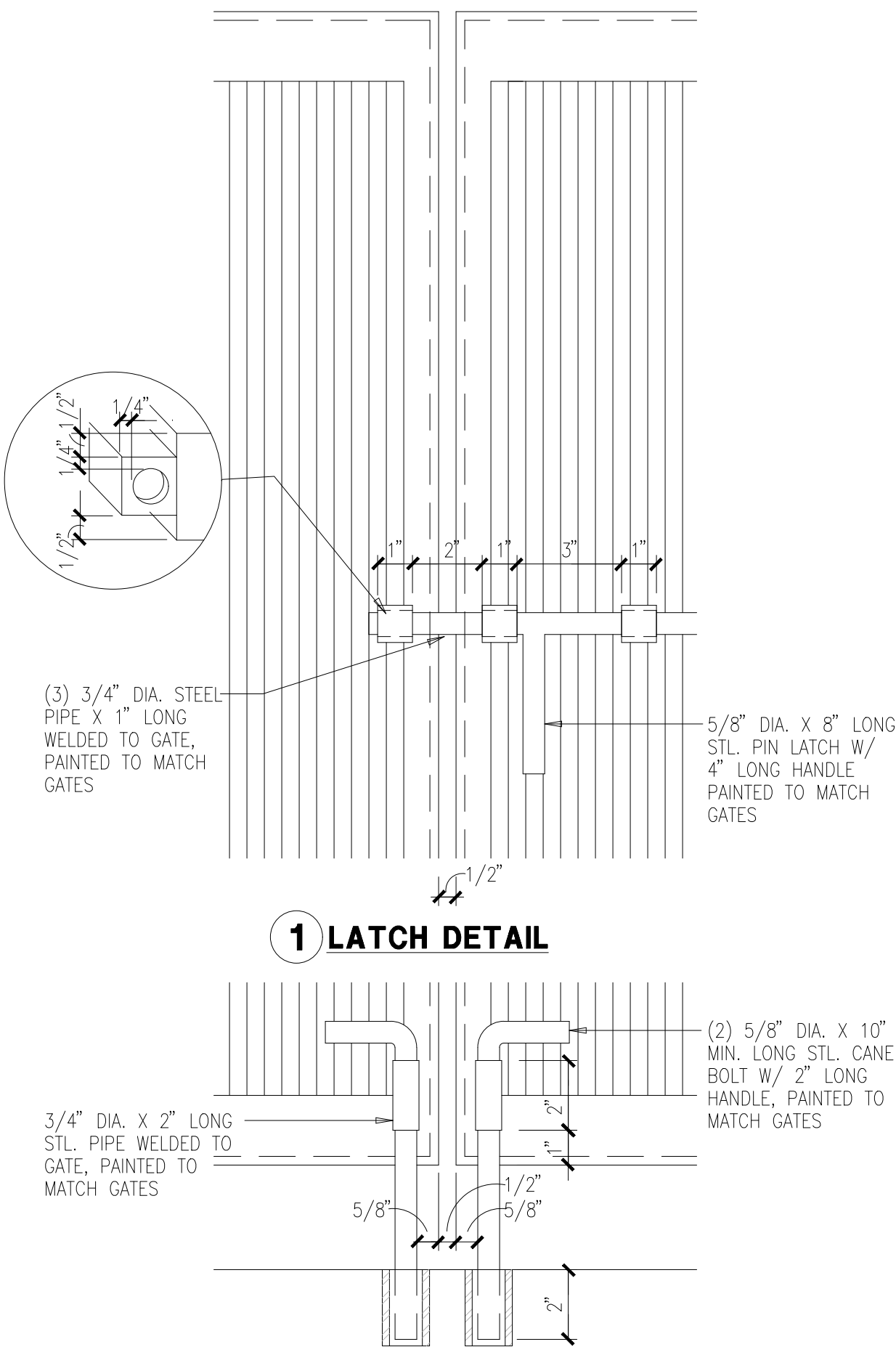
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TRASH ENCLOSURE SECTION

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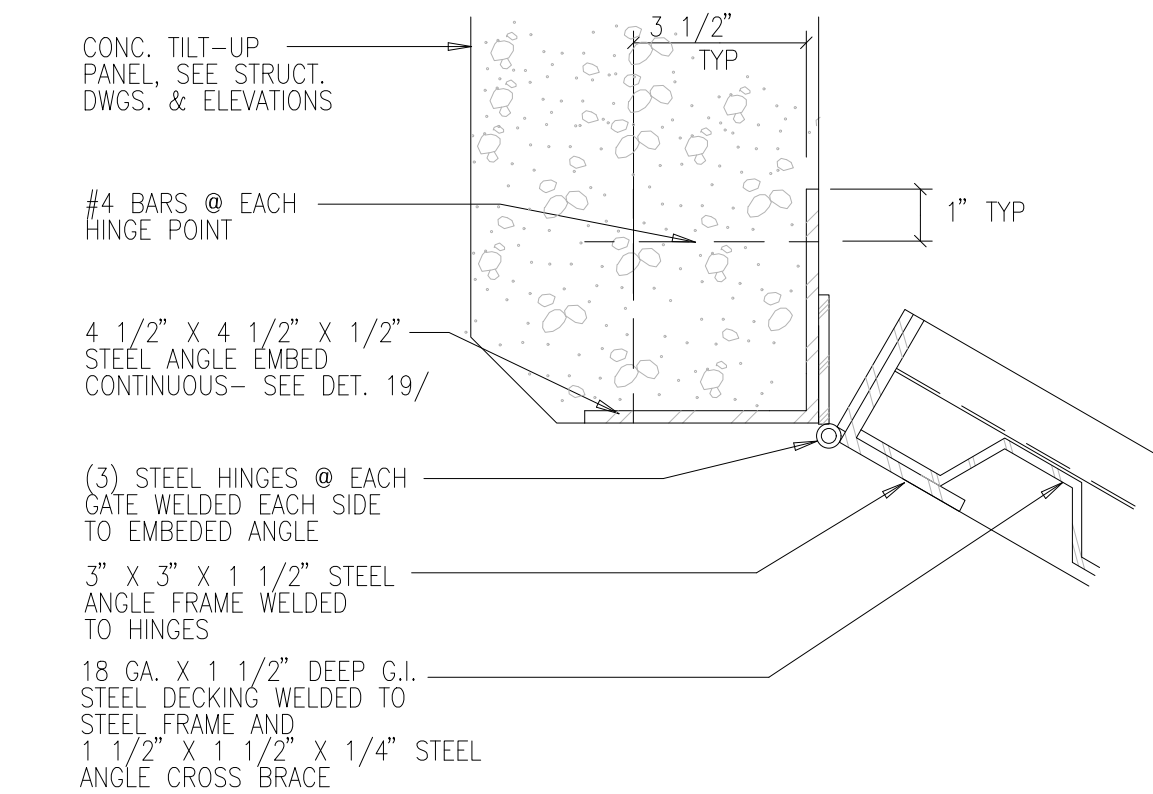
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LATCH AND CANE BOLT DETAIL

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

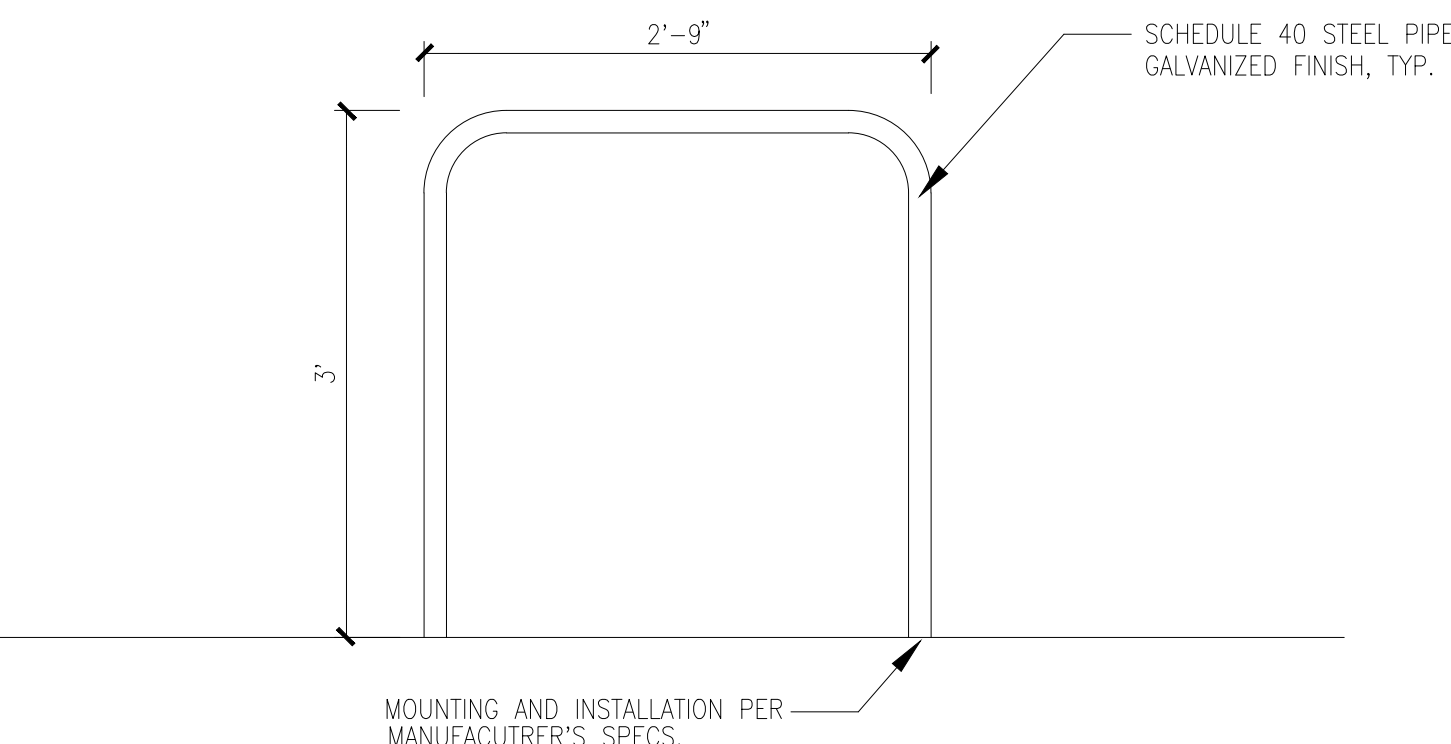
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HINGES DETAIL

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

12



BIKE RACK

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

13

NOTE: TIMBERFORM CYCLOOPS MANUFACTURED BY COLUMBIA CASCADE CO., PORTLAND, OREGON.
(800) 547-1940, (503) 223-1157
MODEL NUMBER: 2170-3-02

ATTACHMENT 6



NOT TO SCALE

ABBREVIATIONS



SCALE: 1" = 100'

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

SHEET INDEX

<u>SHEET</u>	<u>DESCRIPTION</u>
<u>CIVIL</u>	
C1.0	TITLE SHEET
C2.0	TOPOGRAPHIC SURVEY
C3.0	PRELIMINARY GRADING & DRAINAGE PLAN
C4.0	PRELIMINARY UTILITY PLAN
C5.0	EROSION CONTROL PLAN
C6.0	STORM WATER QUALITY CONTROL PLAN
C7.0	SECTIONS
C8.0	CONTECH DETENTION SYSTEM DETAIL

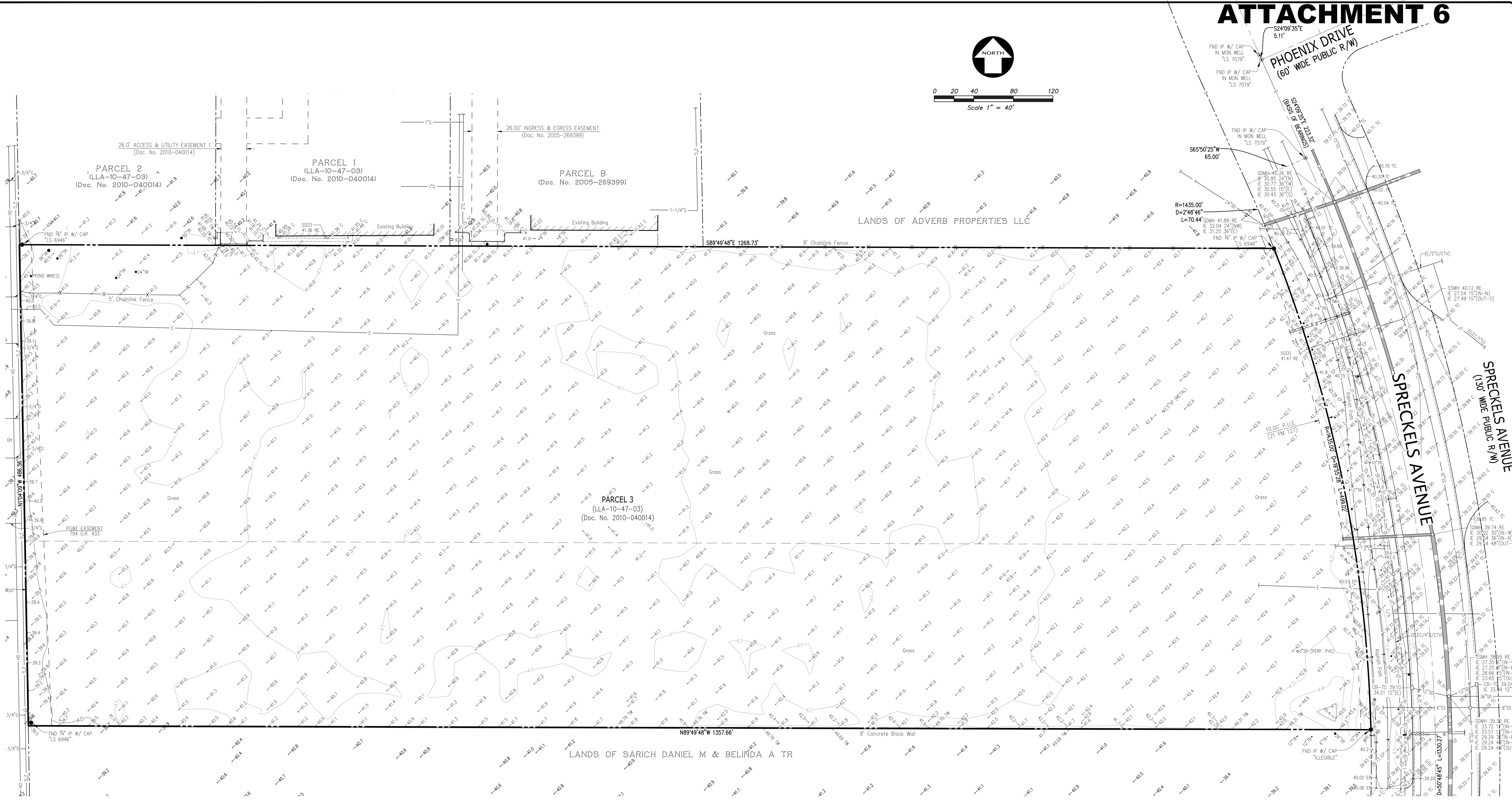
NO.	REVISION	BY	NO.
△		△	
△		△	
△		△	
△		△	
△		△	



TITLE SHEET
OF
407 SPRECKLES AVENUE
FOR
PROLOGIS
CALIFORNIA

DATE	APRIL, 2024
SCALE	AS SHOWN
DESIGNER	AJC
DRAWN BY	AJA
JOB NO.	A24057
SHEET	C1.0
OF	8 SHEETS

Z:\0204\A24057\DWG\ELEMENTS\A24057-EG.dwg, 7-08-24, 10:03:42 AM, _archtch



LEGEND	
	BUILDING LINE
	CENTER LINE
	CONCRETE/BLOCK WALL
	CONCRETE CURB
	CONCRETE CURB & GUTTER
	MAJOR CONTOUR LINE
	MINOR CONTOUR LINE
	DRIVEWAY
	EASEMENT LINE
	EDGE OF PAVEMENT
	ELECTRIC LINE
	FENCE LINE
	GAS LINE-VALVE & METER
	JOINT TRENCH LINE
	LOT LINE
	MONUMENT/MONUMENT LINE
	OVERHEAD POWER LINE
	PROPERTY LINE
	SANITARY SEWER LINE-MANHOLE & CLEANOUT
	SIDEWALK
	SPOT ELEVATION
	STORM DRAIN LINE-MANHOLE & CATCH BASIN
	STORM DRAIN LINE OVER 24\"/>
	TELEPHONE LINE
	CABLE TELEVISION LINE
	WATER LINE & VALVE
	WATER LINE OVER 24\"/>
	BACKFLOW PREVENTION DEVICE
	ELECTROLUX
	FIRE HYDRANT
	GAS METER
	GUY ANCHOR
	IRON PIPE FOUND
	POWER POLE/JOINT POLE
	TRANSFORMER
	TRAFFIC SIGN
	TREE
	UTILITY BOX
	WATER VALVE
	WELL

ABBREVIATIONS	
BFP	BACK FLOW PREVENTER
BL	BUILDING
C	CONCRETE
CB	CATCH BASIN
COM BOX	COMMUNICATION BOX
E	EAST
EP	EDGE OF PAVEMENT
FC	FACE OF CURB
FH	FIRE HYDRANT
FL	FLOW LINE
FNC	FENCE
FND	FOUND
GRN	GROUND
IE	INVERT ELEVATION
IP	IRON PIPE
L/S	LANDSCAPE
MON	MONUMENT
NE	NORTHEAST
NO	NUMBER
NW	NORTHWEST
O.R.	OFFICIAL RECORD
P.G.&E.	PACIFIC GAS AND ELECTRIC
PP	POWER POLE
P.U.E.	PUBLIC UTILITY EASEMENT
RE	RM ELEVATION
S	SOUTH
SDMH	STORM DRAIN MANHOLE
SE	SOUTHEAST
SLB	STREET LIGHT BOX
SSCO	SANITARY SEWER CLEAN OUT
SDMH	SANITARY SEWER MANHOLE
SW	SOUTHWEST
TC	TOP OF CURB
TMH	TELEPHONE MANHOLE
TRN	TRANSFORMER
TW	TOP OF WALL
W	WEST
W/	WITH
WB	WATER BOX
WV	WATER VALVE

- ### NOTES
- THIS PLOT WAS PREPARED FROM INFORMATION FURNISHED IN A PRELIMINARY TITLE REPORT, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, DATED DECEMBER 18, 2023, ORDER NUMBER NCS-1204133-0NT1. NO LIABILITY IS ASSUMED FOR MATTERS OF RECORD NOT STATED IN SAID PRELIMINARY TITLE REPORT THAT MAY AFFECT THE TITLE LINES, OR EXCEPTIONS, OR EASEMENTS OF THE PROPERTY.
 - ALL DISTANCES AND ELEVATIONS SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.
 - UTILITY INFORMATION HEREON IS PROGRESS AT THIS TIME, A REQUEST WAS MADE TO THE RESPECTIVE AGENCIES FOR INFORMATION REGARDING THE LOCATION OF THEIR FACILITIES ON THIS SITE. AS OF FEBRUARY 28, 2024, THEY HAD NOT RESPONDED WITH THIS INFORMATION. UNTIL WE RECEIVE THIS INFORMATION AND ARE ABLE TO DELINEATE THESE FACILITIES, ALL PARTIES SHOULD CONSIDER THIS SURVEY AS PRELIMINARY WITH REGARDS TO THE LOCATION OF UTILITY FACILITIES. UPON RECEIPT OF THIS INFORMATION KIER & WRIGHT WILL UPDATE THIS SURVEY AND REISSUE IT.
 - THE SUBJECT PROPERTY IS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) FOR SAN JOAQUIN COUNTY, CALIFORNIA, MAP NUMBER 0607709040 FOR COMMUNITY NUMBER 060706 (CITY OF MANTECA), WITH AN EFFECTIVE DATE OF OCTOBER 16, 2009, AS BEING LOCATED IN FLOOD ZONE "X-UNSHADED". ACCORDING TO FEMA THE DEFINITION OF ZONE "X-UNSHADED" IS: AREA OF MINIMAL FLOOD HAZARD. INFORMATION WAS OBTAINED FROM THE FEMA WEBSITE ON FEBRUARY 26, 2024.
 - BENCHMARK: CITY OF MANTECA BENCHMARK NO. 68: BRASS DISC SET IN TOP OF CURB AT THE WEST RETURN OF THE NORTHWEST CORNER OF THE INTERSECTION OF S. POWERS AVE. AND MARIN ST. ELEVATION= 37.849 FEET (NGVD 29)
 - BASIS OF BEARINGS: THE BEARING OF SOUTH 24° 09' 35" EAST TAKEN ON THE CENTER LINE OF SPRECKELS AVENUE AS SHOWN ON THAT CERTAIN PARCEL MAP FILED FOR RECORD ON DECEMBER 23, 1999, IN BOOK 21 OF PARCEL MAPS AT PAGE 127, OFFICIAL RECORDS OF SAN JOAQUIN COUNTY WAS TAKEN AS THE BASIS FOR ALL BEARINGS SHOWN HEREON.
 - CORNER RECORD NOTE: THE DEVELOPER AND/OR CONTRACTOR SHALL BE RESPONSIBLE FOR THE PREPARATION AND FILING OF PRE-CONSTRUCTION AND POST-CONSTRUCTION CORNER RECORDS FOR ANY MONUMENTS OR PROPERTY CORNERS SHOWN HEREON THAT MAY BE DESTROYED DURING IMPROVEMENTS TO THE SUBJECT PROPERTY AS DEFINED IN SECTION 8771(B) OF THE PROFESSIONAL LAND SURVEYORS ACT.

PREPARED BY OR UNDER THE SUPERVISION OF
DEAN A. JURADO, L.S. 6532
DURADO@KIERWRIGHT.COM

2-29-2024
DATE



ATTACHMENT 6

PHOENIX DRIVE
(60' WIDE PUBLIC R/W)

SPRECKELS AVENUE
(130' WIDE PUBLIC R/W)

BY		REVISION	
NO.			
BY		REVISION	
NO.			

REGISTERED PROFESSIONAL ENGINEER
No. 71814
PRELIMINARY
CIVIL
STATE OF CALIFORNIA

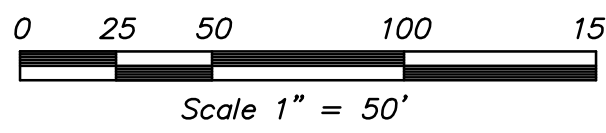
KIER+WRIGHT
2850 Collier Canyon Road
Livermore, CA 94551
Phone: (925) 245-8788
www.kierwright.com

CALIFORNIA

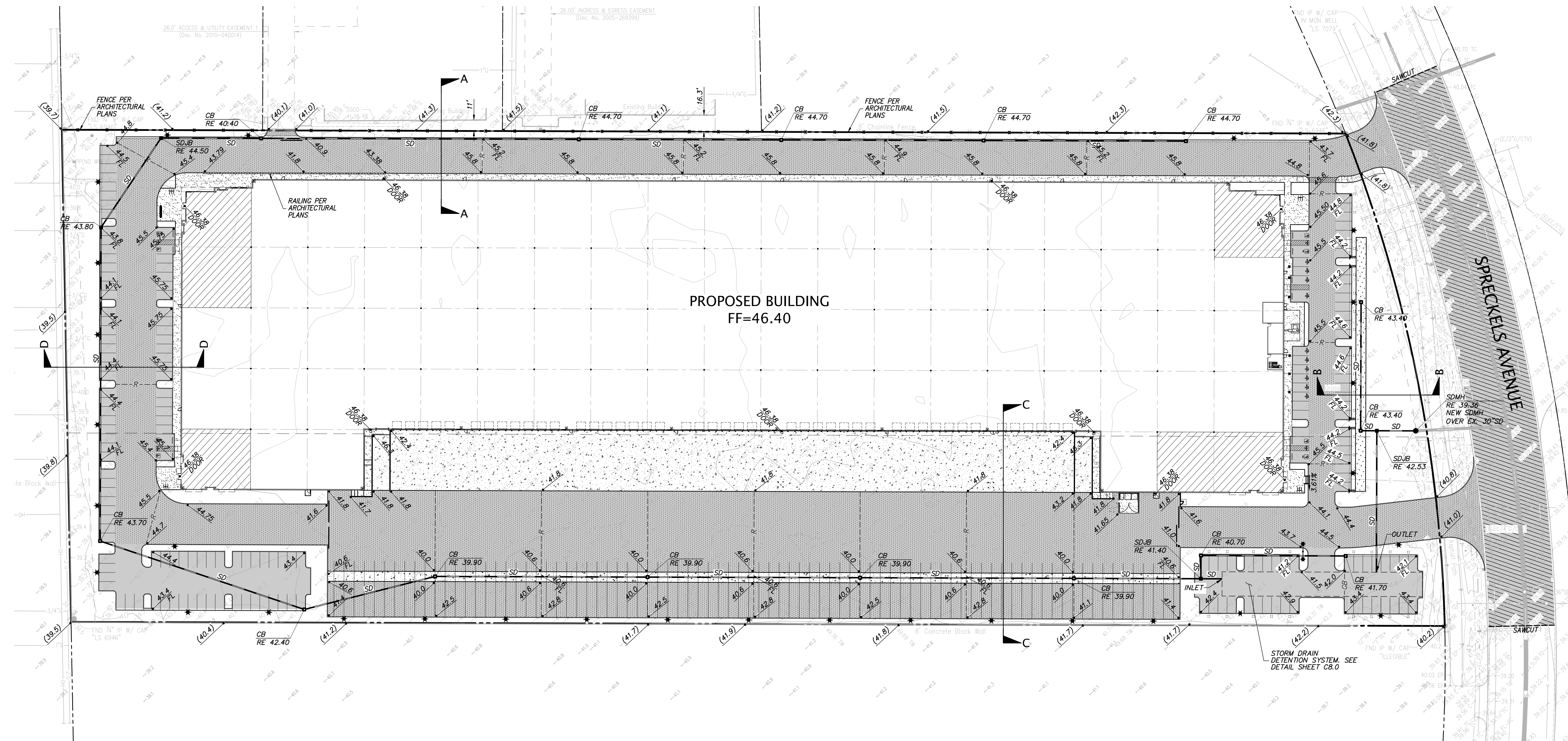
TOPOGRAPHIC SURVEY
OF
407 SPRECKELS AVENUE
FOR
PROLOGIS

MANTECA

DATE	APRIL, 2024
SCALE	AS SHOWN
DESIGNER	AJC
DRAWN BY	AJA
JOB NO.	A24057
SHEET	C2.0
OF	8 SHEETS



▲	AREA DRAIN	
□	STORM DRAIN CATCH BASIN	
■	STORM DRAIN JUNCTION BOX	
●	STORM DRAIN MANHOLE	
▼	CURB AND GUTTER OPENING	
FL	FLOW LINE	
FF	FINISH FLOOR	
PV	PAVEMENT	
	RIM ELEVATION	
10.8	PROPOSED SPOT ELEVATION	
(10.6)	EXISTING SPOT ELEVATION	
8"±	STORM DRAIN LINE	
TC	TOP OF CURB	
←	OVERLAND RELEASE	
-----	SAWCUT LINE	
	AUTO PARKING:	3"AC ON CLASS II AB
	DRIVE AISLE:	5"AC ON 14" CLASS II AB
	SPRECKELS AVE:	REMOVE AND REPLACE EXISTING PAVEMENT. SECTION TO BE PAVEMENT BY CITY ENGINEER
	TRUCK DOCK CONCRETE:	6" PCC ON 7" CLASS II AB
	CONCRETE SIDEWALK:	4" PCC ON 4" CLASS II AB
	BIO-RETENTION PLANTER	

[illegible]

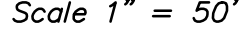
PRELIMINARY GRADING AND DRAINAGE PLAN

OF
407 SPRECKLES AVENUE
FOR
PROLOGIS

TECA, CALI

DATE	APRIL, 2024
SCALE	AS SHOWN
DESIGNER	AJC
DRAWN BY	AJA
JOB NO.	A24057
SHEET	C3.0
OF	8 SHEETS

\\2024\424057\DWG\ENTITLEMENTS\A24057-PG-GP.dwg 7-09-24 08:08:01 AM carcher



ASR	AUTOMATIC SPRINKLER RISER
RE	RM ELEVATION
TC	TOP OF CURB
WS	WATER SERVICE
	EXISTING UTILITY TO BE ABANDONED BY REMOVAL
FS	FIRE SERVICE
	SANITARY SEWER
COTG	CLEANOUT TO GRADE
	STORM DRAIN LINE
	STORM DRAIN CATCH BASIN
	STORM DRAIN JUNCTION BOX
	STORM DRAIN MANHOLE
	BACK FLOW PREVENTION DEVICE
	FIRE DEPARTMENT CONNECTION
	RISE, VENT, OR CLEANOUT
	POST INDICATOR VALVE
SSMH	STORM SEWER MANHOLE
	SINGLE CHECK VALVE
SDMH	STORM DRAIN MANHOLE
	WATER METER



2850 Collier Canyon Road
Livermore, CA 94551

FOR
PROLOGIS

DATE	APRIL, 2024
SCALE	AS SHOWN
DESIGNER	AJC
DRAWN BY	AJA
JOB NO.	A24057
SHEET	C4.0
OF	8 SHEETS

DATE	APRIL, 2024
SCALE	AS SHOWN
DESIGNER	AJC
DRAWN BY	AJA
JOB NO.	A24057
SHEET	C4.0
OF	8 SHEETS

EROSION & SEDIMENT CONTROL MEASURES

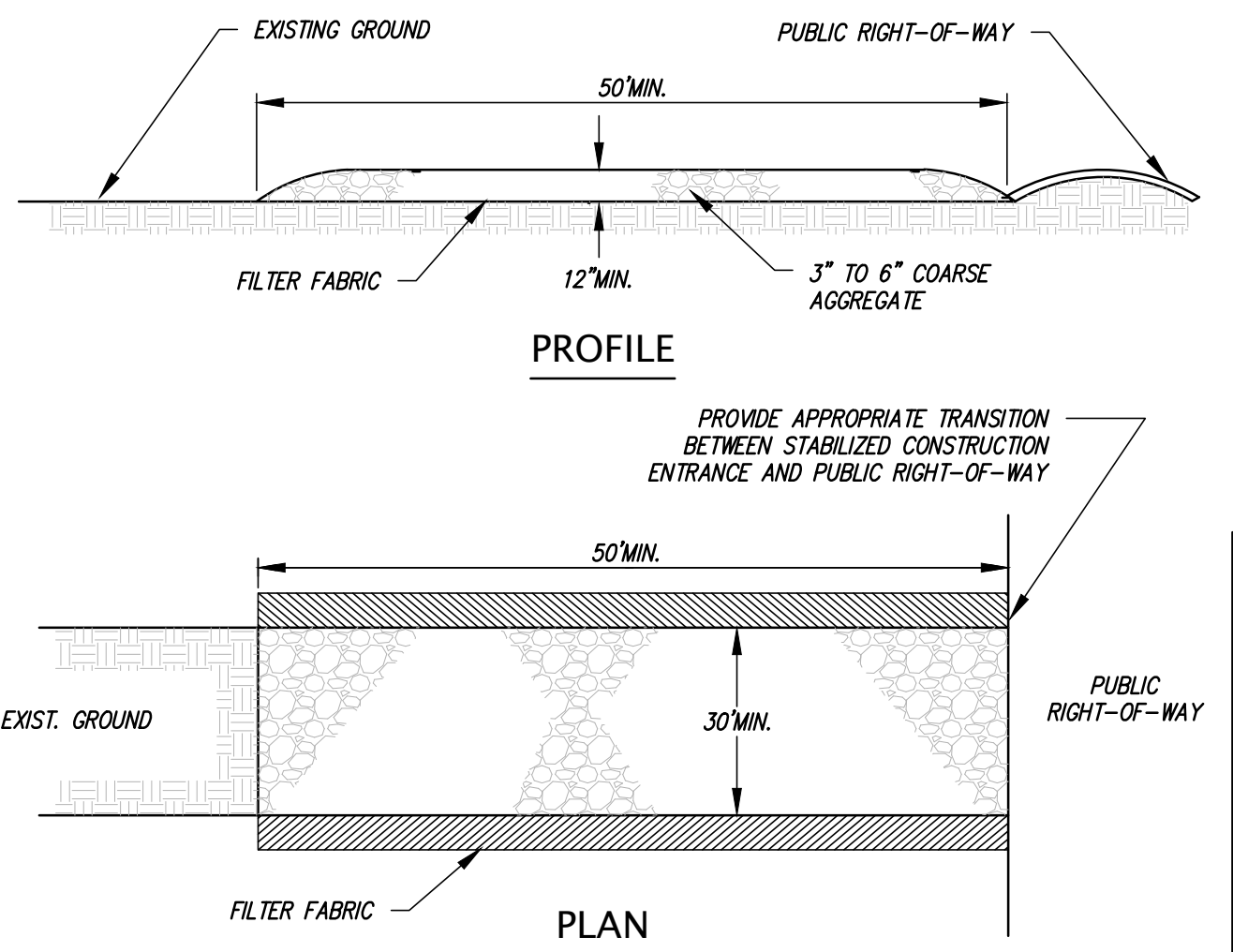
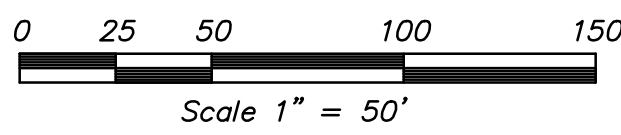
1. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE EFFECTIVE FOR THE DURATION OF CONSTRUCTION.
2. AFTER THE UNDERGROUND STORM DRAIN SYSTEM IS INSTALLED, THE CATCH BASINS WILL BE INSTALLED (AS SOON AS PRACTICAL) AND ROCK BARRIER BAGS WILL BE PLACED AROUND THOSE CATCH BASINS AS SHOWN ON THE EROSION CONTROL (THE PLAN) UNTIL THE SITE IS PAVED.
3. SHOULD THE ON-SITE STORM DRAINS NOT BE INSTALLED COMPLETELY BY OCTOBER 15, THE CONTRACTOR SHALL CONSTRUCT TEMPORARY SEDIMENT BASINS AT THE EXISTING STORM PIPES STUBBED TO THE SITE.
4. PERSON RESPONSIBLE FOR IMPLEMENTATION OF EROSION AND SEDIMENTATION PLAN.

NAME: T.B.D.
ADDRESS: T.B.D.
TELEPHONE: T.B.D.
5. THE CONTRACTOR SHALL PLACE 3"-6" COARSE AGGREGATE AS A GRAVEL ROADWAY (12" MIN. THICK FOR THE FULL WIDTH AND 50 FEET LONG) AT EACH D/W ENTRANCE TO SITE. ANY MUD THAT IS TRACKED ONTO PUBLIC STREETS SHALL BE REMOVED THAT SAME DAY AND AS REQUIRED BY THE CITY OF HAYWARD.
6. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL DISTURBED AREAS ARE STABILIZED AND CHANGES TO THE EROSION AND SEDIMENT CONTROL PLAN SHALL BE MADE TO MEET FIELD CONDITIONS ONLY WITH THE APPROVAL OF OR AT THE DIRECTION OF THE CITY ENGINEER.
7. ALL PAVED AREAS SHALL BE KEPT CLEAR OF EARTH MATERIAL AND DEBRIS. THE SITE SHALL BE MAINTAINED SO AS TO MINIMIZE SEDIMENT-LADEN RUN-OFF TO ANY STORM DRAINAGE SYSTEM.
8. THE PLAN COVERS ONLY THE FIRST WINTER FOLLOWING GRADING. PLANS ARE TO BE RESUBMITTED FOR CITY APPROVAL PRIOR TO THE SEPTEMBER FIRST OF EACH SUBSEQUENT YEAR UNTIL THE SITE IMPROVEMENTS ARE ACCEPTED BY THE CITY.
9. ALL EROSION CONTROL FACILITIES MUST BE INSPECTED AND REPAIRED AT THE END OF EACH WORKING DAY.
10. SEDIMENT BASINS SHALL BE CLEANED OUT WHENEVER SEDIMENT REACHES THE SEDIMENT CLEANOUT LEVEL INDICATED ON THE PLANS.
11. BORROW AREAS AND TEMPORARY STOCKPILES SHALL BE PROTECTED WITH APPROPRIATE EROSION CONTROL MEASURES TO THE SATISFACTION OF THE CITY ENGINEER.
12. ALL CUT AND FILL SLOPES ARE TO BE PROTECTED TO PREVENT OVBANK FLOW.
13. INLETS WHICH ARE NOT USED IN CONJUNCTION WITH ROCK BARRIER BAGS OR SEDIMENT BASINS SHOULD BE COVERED, OR OTHERWISE ADJUSTED TO PREVENT INFLOW, UNLESS THE AREA DRAINED IS UNDISTURBED OR STABILIZED.
14. THE PLAN MAY NOT COVER ALL THE SITUATIONS THAT ARISE DURING CONSTRUCTION DUE TO ANTICIPATED FIELD CONDITIONS. VARIATIONS MAY BE MADE TO THE PLAN IN THE FIELD SUBJECT TO THE APPROVAL OF THE ENGINEER.
15. DETAILS FOR THE CONSTRUCTION OF FACILITIES ARE SHOWN ON THE PLANS.
16. THE PLAN IS INTENDED TO BE USED FOR EROSION CONTROL ONLY. OTHER INFORMATION SHOWN HEREIN MAY NOT BE THE MOST CURRENT.

LEGEND

- 1 STABILIZED CONSTRUCTION ENTRANCE
2 STRAW WATTLE SEDIMENT FILTER
3 DROP INLET SEDIMENT FILTER
4 EXISTING CURB INLET FILTER

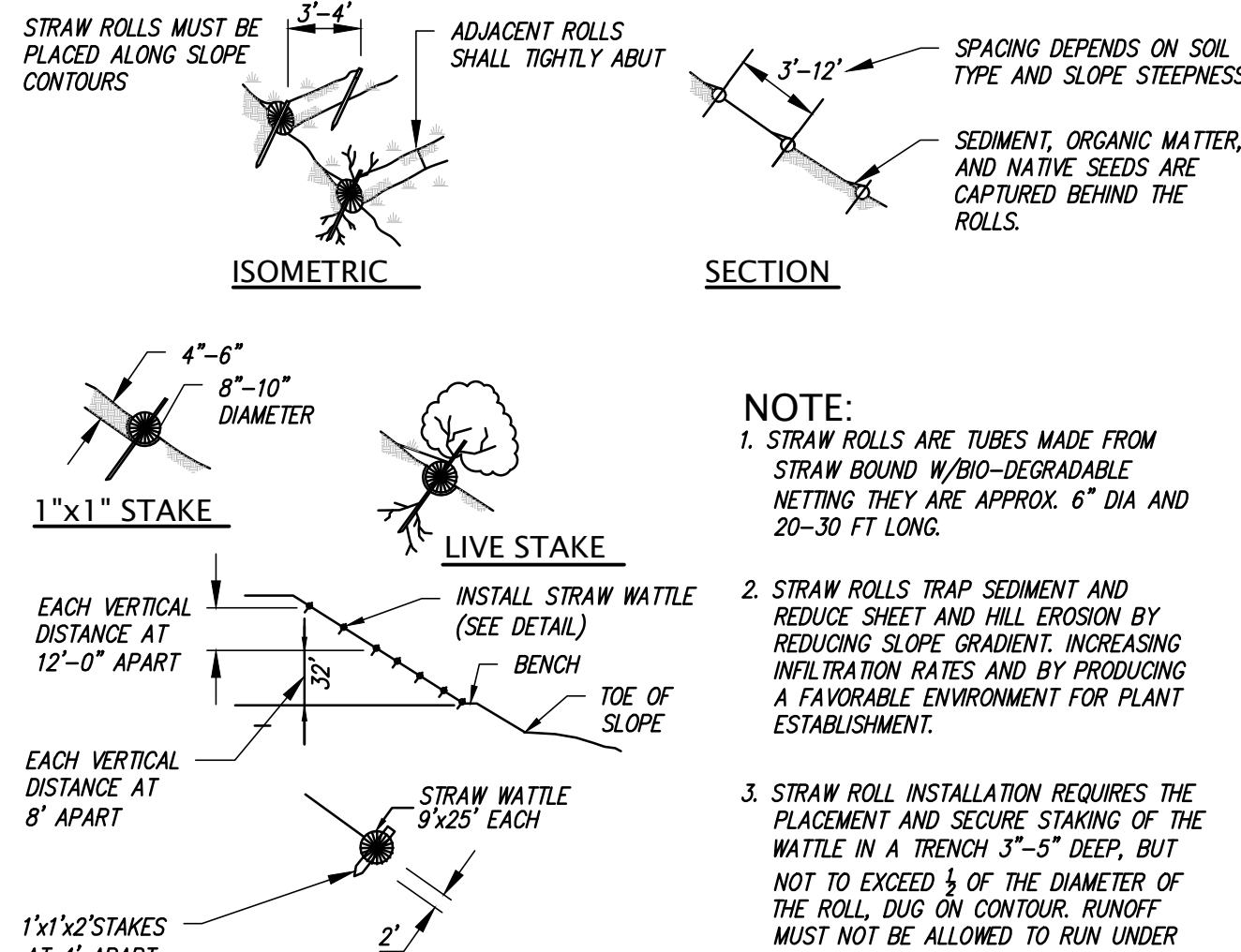
ATTACHMENT 6



STABILIZED CONSTRUCTION ENTRANCE

NOT TO SCALE

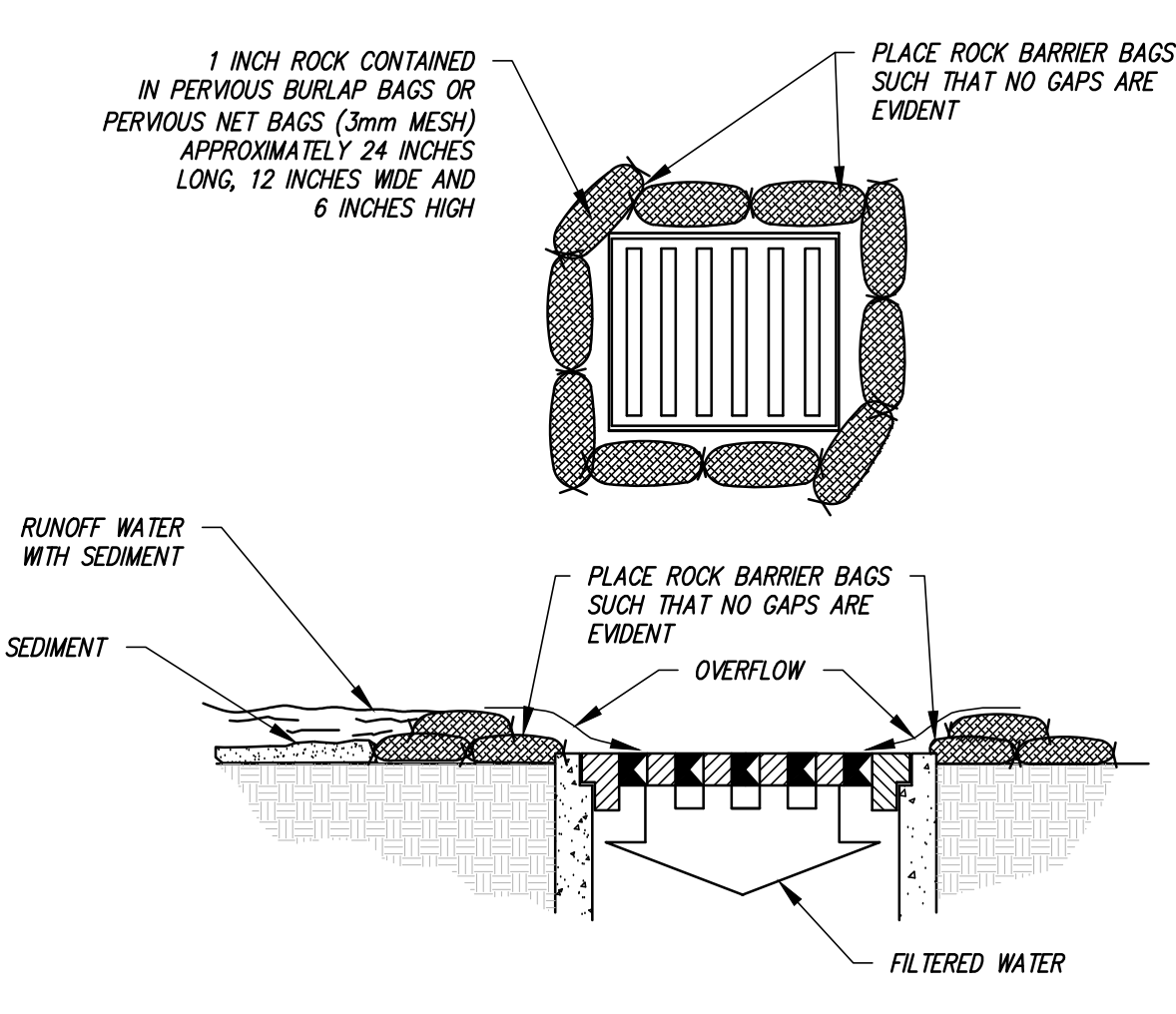
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STRAW WATTLE

NOT TO SCALE

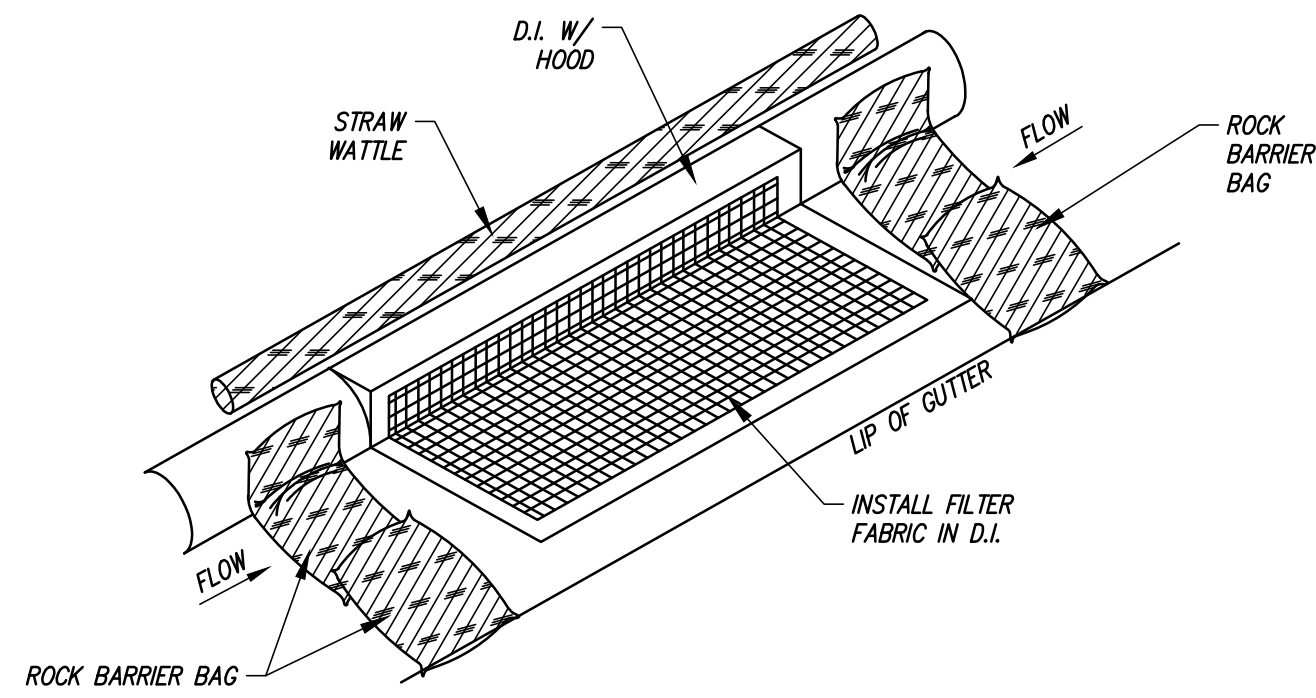
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DROP INLET SEDIMENT FILTER UTILIZING ROCK BARRIER BAGS

NOT TO SCALE

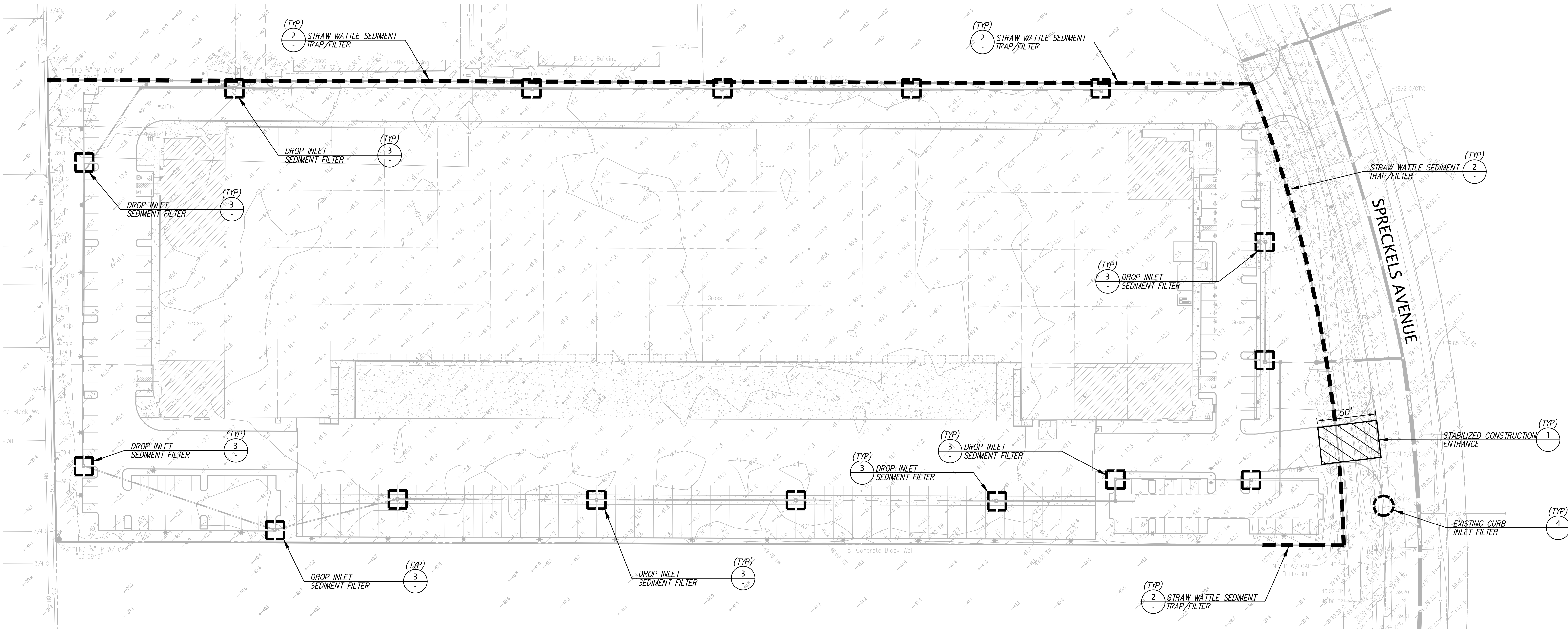
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EXISTING CURB INLET FILTER

NOT TO SCALE

4



EROSION CONTROL PLAN

OF
407 SPECKLES AVENUE
FOR
PROLOGIS

DATE: APRIL, 2024
SCALE: AS SHOWN
DESIGNER: AJC
DRAWN BY: AJA
JOB NO.: A24057
SHEET: C5.0
OF 8 SHEETS

KIER+WRIGHT



REVISION

NO.

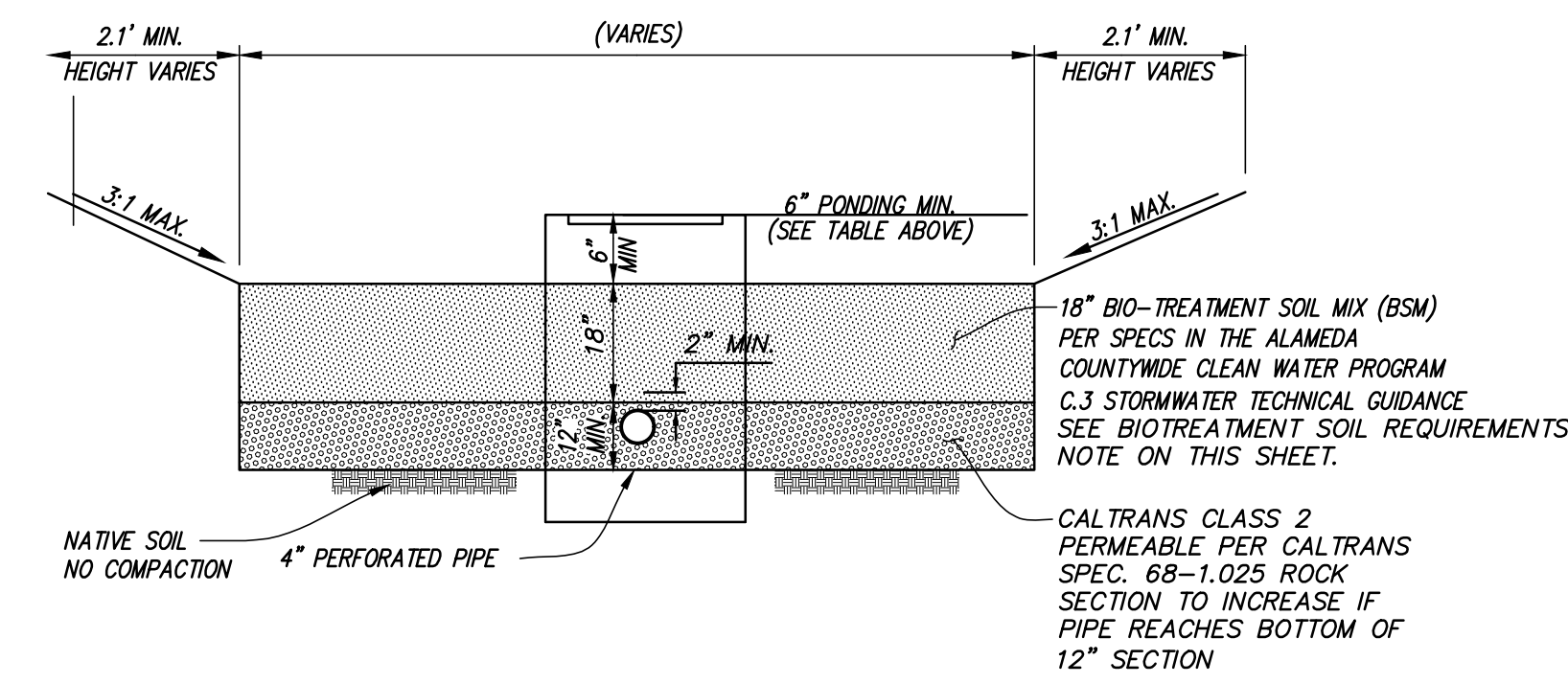
BY

BY



TRIBUTARY AREA LIMITS
LANDSCAPE AREA
IMPERVIOUS ROOFTOP DRAINING TO BIO-SWALE
IMPERVIOUS PAVEMENT DRAINING TO BIO-SWALE
BIO-RETENTION TREATMENT AREA
UNDERGROUND STORM DRAIN STORAGE SYSTEM
DRAINAGE MANAGEMENT AREA #
DRAINAGE MANAGEMENT AREA (ACRES)

1. THE STORM DRAIN FACILITIES SHALL COMPLY WITH THE 2015 MUNICIPAL REGIONAL PERMIT (MRP) OF THE SAN FRANCISCO REGIONAL WATER QUALITY CONTROL BOARD (RWQCB) AND THE ALAMEDA COUNTYWIDE CLEAN WATER PROGRAM C.3 GUIDELINES.
2. THE DEVELOPMENT PROJECT SHALL PROVIDE LOW IMPACT DEVELOPMENT (LID) SOURCE CONTROL MEASURES AS PER MRP PROVISION C.3.c FOR REGULATED PROJECTS (C.3.b) AND HYDROMODIFICATION MANAGEMENT AS PER MRP PROVISION C.3.g.
3. A NOTICE OF INTENT (NOI) AND STORM WATER POLLUTION PREVENTION PLAN (SWPPP) SHALL BE PREPARED AND SUBMITTED TO RWQCB FOR REVIEW AND APPROVAL.
4. THE PROJECT PLANS SHALL IDENTIFY BEST MANAGEMENT PRACTICES (BMPs) APPROPRIATE TO THE USES CONDUCTED ON-SITE TO LIMIT THE "POINT" POLLUTANTS INTO STORM WATER RUNOFF TO THE MAXIMUM EXTENT PRACTICABLE.
5. DESIGNS SHALL COMPLY WITH THE LATEST ALAMEDA COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICTS HYDROLOGY AND HYDRAULICS CRITERIA SUMMARY.
6. THE ON-SITE STORM DRAIN AND STORM WATER TREATMENT SYSTEMS SHALL BE OWNED-AND-MAINTAINED BY THE PROPERTY OWNER.
7. ALL STORM DRAIN INLETS MUST BE LABELED "NO DUMPING – DRAINS TO BAY" USING THE CITY APPROVED SPECIFICATIONS.
8. THE PROJECT SHALL NOT BLOCK RUNOFF FROM, OR AUGMENT RUNOFF TO, ADJACENT PROPERTIES.



1. BIO-RETENTION PLANTERS SHALL CONFORM TO THE GUIDELINES SET FORTH IN THE ALAMEDA COUNTY WIDE CLEAN WATER PROGRAM C.3 STORMWATER TECHNICAL GUIDANCE, DATED MAY 2, 2016. VERSION 5.1.

NOT TO SCALE

(1



BTA 2
DMA 2
0.92 AC

SPRECKELS AVENUE

OF
407 SPRECKLES AVENUE
FOR

MANTECA,

CALIFORNIA

 KIER+WRIGHT

NO.					
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REVISION

BY

1

REVISION

BY

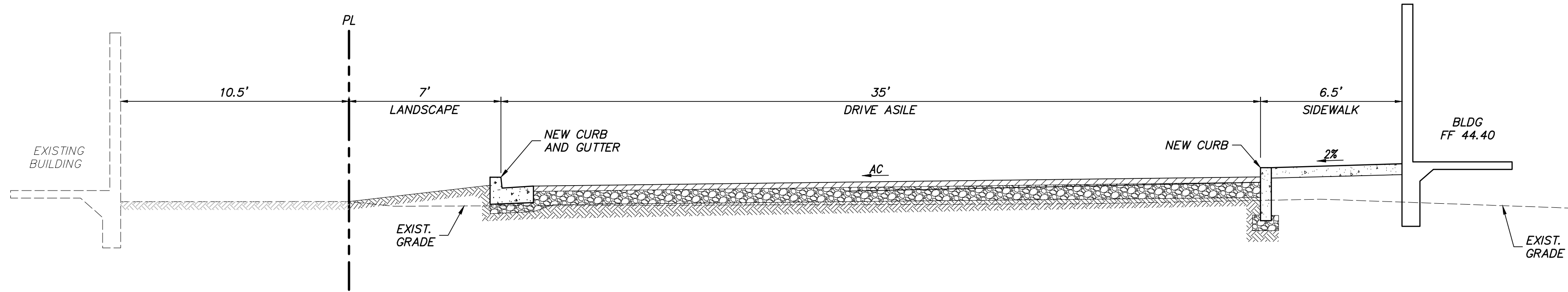
DATE	APRIL, 2024
SCALE	AS SHOWN
DESIGNER	AJC
DRAWN BY	AJA
JOB NO.	A24057
SHEET	C6.0
OF	8 SHEETS

SHEET C6.0

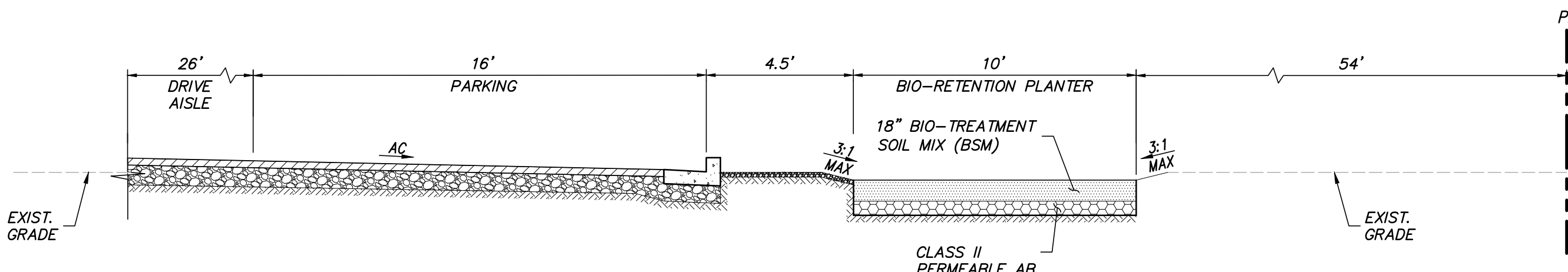
DRAWN BY AJA

SCALE AS SHOWN

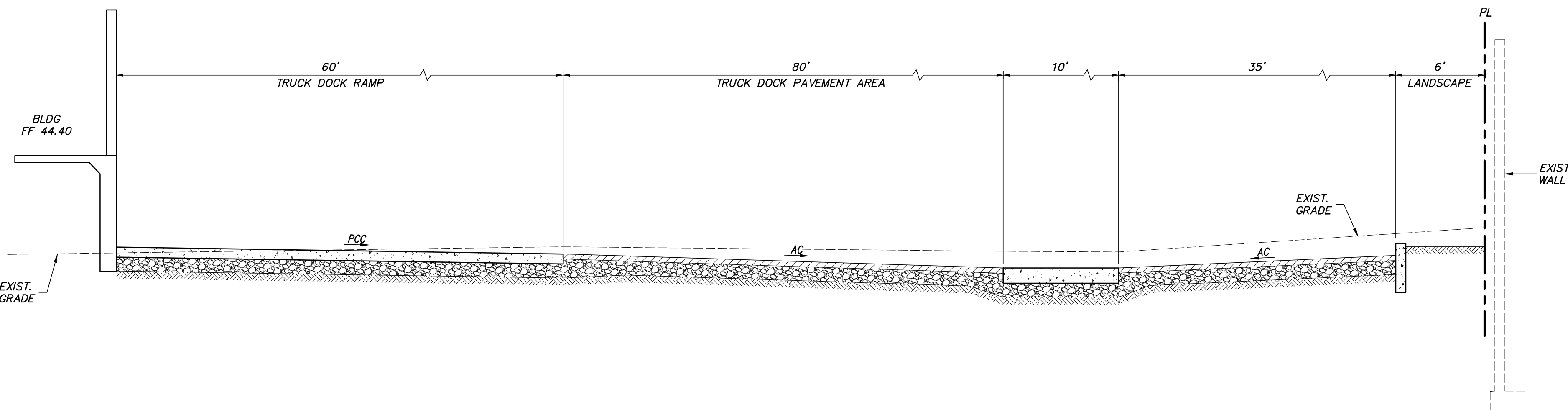
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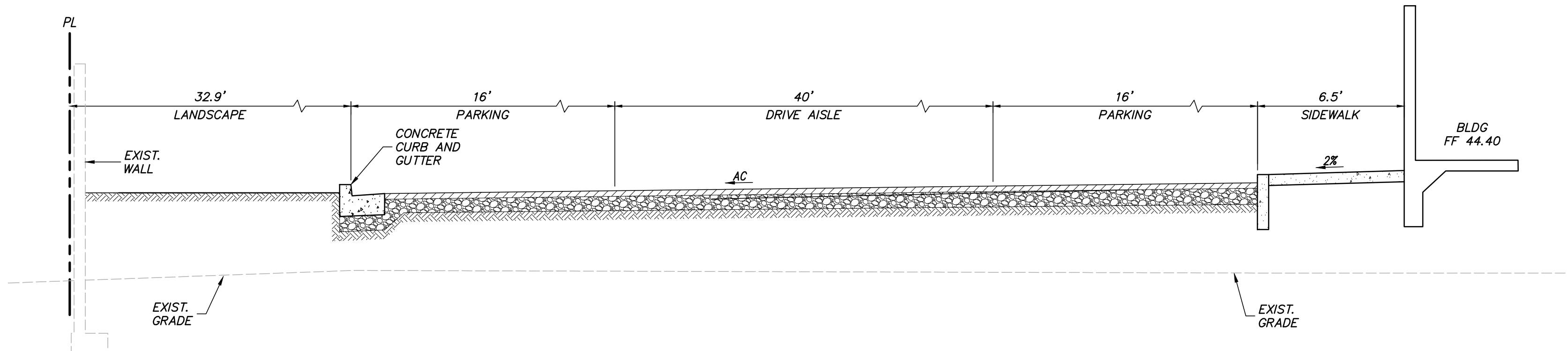
SECTION A
NO SCALE



SECTION B
NO SCALE



SECTION C
NO SCALE



SECTION D
NO SCALE

REVISION	BY	NO.	DATE

REGISTERED PROFESSIONAL ENGINEER
MICHAEL F. BAXTER
No. 71814
PRELIMINARY
CIVIL
STATE OF CALIFORNIA

KIER+WRIGHT
2350 Collier Canyon Road
Livermore, CA 94551
Phone: (925) 245-9788
www.kierwright.com

SECTIONS OF 407 SPECKLES AVENUE FOR PROLOGIS

CALIFORNIA

MANTECA

DATE	APRIL, 2024
SCALE	AS SHOWN
DESIGNER	AJC
DRAWN BY	AJA
JOB NO.	A24057
SHEET	C7.0
OF	8 SHEETS

DIAMETER, D	MIN. COVER	CORR. PROFILE
6"-10"	12"	1 1/2" x 1/4"
12"-48"	12"	2 2/3" x 1/2"
>48"-96"	12"	3" x 1", 5" x 1"
>96"	D/8	3" x 1", 5" x 1"

-
- COVER DEPTH (FOR MIN. COVER, SEE TABLE 1)
- 7
- 6
- A
- B
- 5
- 4 CMP
- HAUNCH ZONE
- DIAMETER, D
- 3
- 2
- 1 FILL ENVELOPE
- TRENCH
- EMBANKMENT
- MINIMUM WIDTH DEPENDS ON SITE CONDITIONS AND ENGINEERING JUDGEMENT
- SEE INSTALLATION NOTE 3
- IN SITU
- ABOVE DETAIL IS A RECOMMENDATION. CONSULT GEOTECHNICAL EOR FOR PROJECT SPECIFIC BACKFILL REQUIREMENTS.

1. WHEN PLACING THE FIRST LIFTS OF BACKFILL IT IS IMPORTANT TO MAKE SURE THAT THE BACKFILL IS PROPERLY COMPACTED UNDER AND AROUND THE PIPE HAUNCHES.
2. OTHER ALTERNATE BACKFILL MATERIAL MAY BE ALLOWED DEPENDING ON SITE SPECIFIC CONDITIONS, AS APPROVED BY SITE ENGINEER.
3. AN HDPE MEMBRANE LINER WILL BE PLACED ON THE CROWN OF EACH PIPE TO PROVIDE AN IMPERMEABLE BARRIER AGAINST ENVIRONMENTAL CHANGES THAT MAY ADVERSELY AFFECT THE SYSTEM OVER TIME. PLEASE REFER TO THE CORRUGATED METAL PIPE DETENTION DESIGN GUIDE FOR ADDITIONAL TECHNICAL DETAILS.

CMP RETENTION STANDARD BACKFILL SPECIFICATIONS			
	MATERIAL LOCATION	MATERIAL SPECIFICATION	DESCRIPTION
1	FILL ENVELOPE WIDTH	PER ENGINEER OF RECORD	MINIMUM TRENCH WIDTH MUST ALLOW ROOM FOR PROPER COMPACTION OF HAUNCH MATERIALS UNDER THE PIPE. THE SUGGESTED MINIMUM TRENCH WIDTH, OR EOR RECOMMENDATION: PIPE ≤ 12": D + 16" PIPE > 12": 1.5D + 12" MINIMUM EMBANKMENT WIDTH (IN FEET) FOR INITIAL FILL ENVELOPE: PIPE < 24": 3.0D PIPE 24" - 144": D + 4'0" PIPE > 144": D + 10'0"
2	FOUNDATION	AASHTO 26.5.2 - PER ENGINEER OF RECORD	PRIOR TO PLACING THE BEDDING, THE FOUNDATION MUST BE CONSTRUCTED TO A UNIFORM AND STABLE GRADE. IN THE EVENT THAT UNSUITABLE FOUNDATION MATERIALS ARE ENCOUNTERED DURING EXCAVATION, THEY SHALL BE REMOVED AND FOUNDATION BROUGHT BACK TO GRADE WITH A FILL MATERIAL APPROVED BY THE ENGINEER OF RECORD.
3	BEDDING	AASHTO M 43: 3, 357, 4, 467, 5, 56, 57	ENGINEER OF RECORD TO DETERMINE IF BEDDING IS REQUIRED. PIPE MAY BE PLACED ON THE TRENCH BOTTOM OF A RELATIVELY LOOSE, NATIVE SUITABLE WELL GRADED GRANULAR MATERIAL THAT IS ROUGHLY SHAPED TO FIT THE BOTTOM OF THE PIPE, 2" MIN DEPTH. THE BEDDING MATERIAL MAY BE SUITABLE OPEN GRADED GRANULAR BEDDING CONFORMING TO AASHTO SOIL CLASSIFICATIONS A1, A2, OR A3 WITH MAXIMUM PARTICLE SIZE OF 3" PER AASHTO 26.3.8.1
4	CORRUGATED METAL PIPE		
5	BACKFILL	FREE-DRAINING, ANGULAR, WASHED-STONE PER AASHTO M 43: 3, 357, 4, 467, 5, 56, 57 OR APPROVED EQUAL *	HAUNCH ZONE MATERIAL SHALL BE HAND SHOVELED OR SHOVEL SLICED INTO PLACE TO ALLOW FOR PROPER COMPACTION WITHOUT SOFT SPOTS. BACKFILL SHALL BE PLACED IN 8" +/- LOOSE LIFTS AND COMPACTED TO 90% STANDARD PROCTOR PER AASHTO T 99. BACKFILL SHALL BE PLACED SUCH THAT THERE IS NO MORE THAN A TWO LIFT (16") DIFFERENTIAL BETWEEN ANY OF THE PIPES AT ANY TIME DURING THE BACKFILL PROCESS. THE BACKFILL SHOULD BE ADVANCED ALONG THE LENGTH OF THE SYSTEM TO AVOID DIFFERENTIAL LOADING. WHERE CONVENTIONAL COMPACTION TESTING IS NOT PRACTICAL, THE MATERIAL SHALL BE MECHANICALLY COMPACTED UNTIL NO FURTHER YIELDING OF MATERIAL IS OBSERVED UNDER THE COMPACTOR. **IN AREAS WITH HIGH WATER TABLE FLUCTUATIONS THAT INTERACT WITH THE PIPE ZONE, CONSIDER INSTALLING A GEOTEXTILE SEPARATION LAYER TO PREVENT SOIL MIGRATION.
6	COVER MATERIAL	UP TO MIN. COVER - AASHTO M 145: A-1, A-2, A-3 ABOVE MIN. COVER - PER ENGINEER OF RECORD	COVER MATERIAL MAY INCLUDE NON-BITUMINOUS, GRANULAR ROADBASE MATERIAL WITHIN MIN COVER LIMITS
7	RIGID OR FLEXIBLE PAVEMENT (IF APPLICABLE)	PER ENGINEER OF RECORD	FLEXIBLE PAVEMENT SHOULD NOT BE COUNTED AS PART OF THE FILL HEIGHT OVER THE CMP. FINAL BACKFILL MATERIAL SELECTION AND COMPACTION REQUIREMENTS SHALL FOLLOW THE PROJECT PLANS AND SPECIFICATIONS PER THE ENGINEER OF RECORD.
A	OPTIONAL SIDE GEOTEXTILE	NONE	GEOTEXTILE LAYER IS RECOMMENDED ON SIDES OF EXCAVATION TO PREVENT SOIL MIGRATION.
B	GEOTEXTILE BETWEEN LAYERS	NONE	IF SOIL TYPES DIFFER AT ANY POINT ABOVE PIPE INVERT, A GEOTEXTILE LAYER IS RECOMMENDED TO BE PLACED BETWEEN THE LAYERS TO PREVENT SOIL MIGRATION.

MANUFACTURER RECOMMENDED BACKFILL

DYO49058 Prologis - 407 Spreckles Ave
CMP Retention
Manteca, CA
DETENTION SYSTEM

PROJECT No.:	SEQ. No.:	DATE:
33994	49058	4/2/2024
DESIGNED:	DRAWN:	
DYO	DYO	
CHECKED:	APPROVED:	
DYO	DYO	
SHEET NO.:		
1		

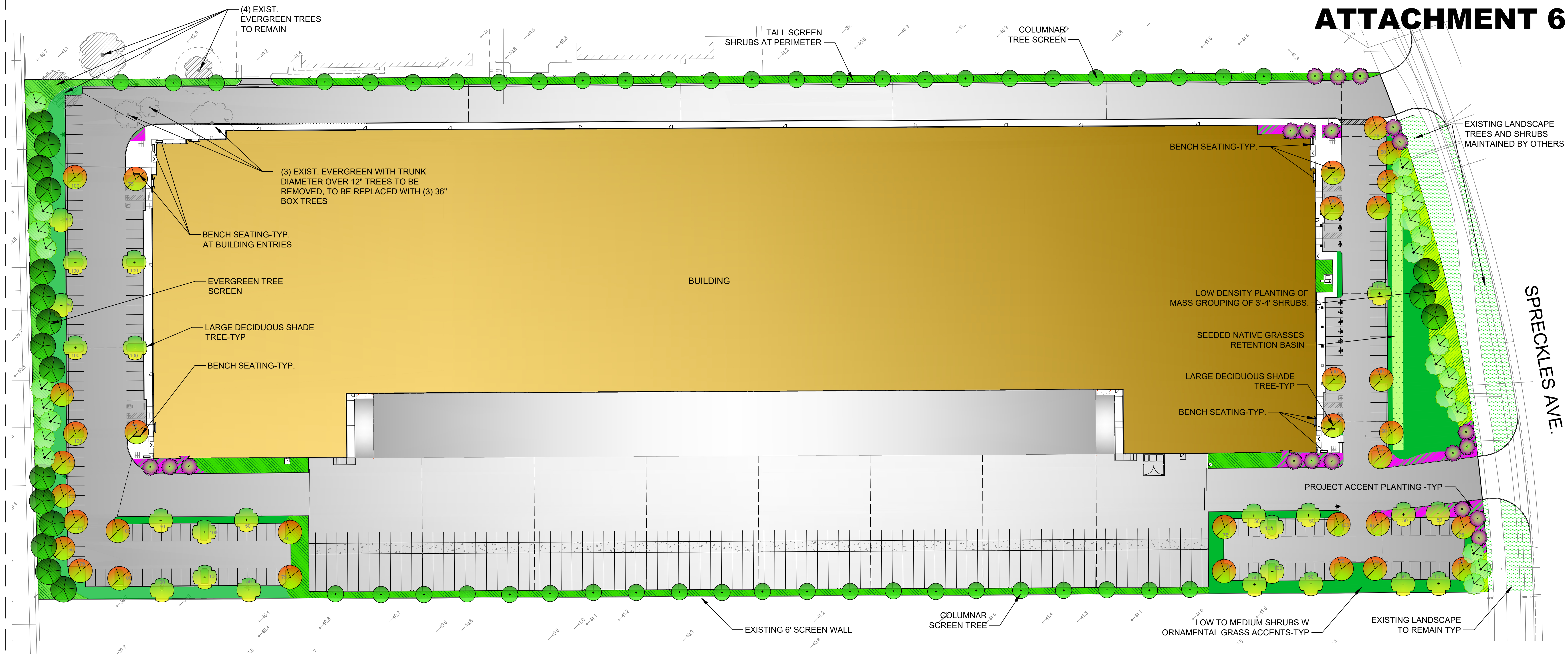
If discrepancies between the supplied information upon which the drawing is based and actual field conditions are encountered as site work progresses, these discrepancies must be reported to Contech immediately for re-evaluation of the design. Contech accepts no liability for designs based on missing, incomplete or inaccurate information supplied by others.

DATE	REVISION DESCRIPTION	BY

9025 Centre Pointe Dr., Suite 400, West Chester, OH 45069
800-338-1122 513-645-7000 513-645-7993 FAX

CONTECH
DYODS
DRAWING

ATTACHMENT 6



LANDSCAPE LEGEND

- LARGE EVERGREEN TREE
- LARGE DECIDUOUS SHADE TREE
- MEDIUM BROADLEAF EVERGREEN TREE
- COLUMNAR DECIDUOUS ACCENT TREE
- FLOWERING ACCENT TREE
- 3'-4' SCREEN PLANTING 3" MINUS DECORATIVE ROCK MULCH
- LOW TO MEDIUM FLW. ACCENT SHRUBS W/ ORNAMENTAL GRASS ACCENTS MEDIUM DENSITY DEC. BARK MULCH
- PROJECT ACCENT PLANTING LOW FLOWERING ACCENT SHRUBS AND PERENNIALS HIGH DENSITY W/ 3/4" DECORATIVE ACCENT ROCK MULCH
- SCREEN / FOUNDATION PLANTING TALL LOW DENSITY WITH 6" MINUS ROCK MULCH
- BIO-SWALE SEEDED PER NATIVE GRASS HYDROSEED MIX

LEGEND

NOT SHOWN

COMBINATION OF MULCHES TO BE UTILIZED IN FINAL DESIGN SEE LEGEND

WATER EFFICIENT LANDSCAPE REQUIREMENTS

AUTOMATIC CONTROLLER W/ ET DATA, REPEAT CYCLING IRRIGATION ZONES PER PLANT WATER REQUIREMENTS RAIN SENSOR TO BE SPECIFIED SOIL AMENDMENTS TO BE INCORPORATED PLANTER SURFACE AREAS TO BE MULCHED WATER USAGE TO MEET STATE WATER EFFICIENT LANDSCAPE STANDARD

LANDSCAPE CALCULATIONS:

NET SITE AREA = 14.93 AC.
SITE AREA LANDSCAPE REQUIRED ALL SETBACKS STREET FRONTAGE MINIMUM 25'
PARKING AREA: 72,264 S.F.
PARKING AREA LANDSCAPE REQUIRED (12%): 8,671 S.F.
PARKING AREA LANDSCAPE PROVIDED (18%): 13,259 S.F.
PARKING AREA SHADE REQUIRED (50%) = 36,132 S.F.
SEE SHADE CALCULATIONS BELOW
TOTAL SHADE PROVIDED= (57%) 41,357 S.F.
PERIMETER LANDSCAPE SCREEN PROVIDED
25% OF TREES TO BE 24" BOX TREES AT INSTALLATION PER FINAL PLANS
30% OF TREES TO BE EVERGREEN SPECIES

NOTE:

PROJECT SHALL COMPLY WITH THE OUTDOOR POTABLE WATER REDUCTION REQUIREMENTS OF THE CALIFORNIA GREEN BUILDING STANDARDS CODE 4.304 AND THE MANTECA WATER EFFICIENT LANDSCAPE ORDINANCE

Shade Tree Calculations

tree canopy - 35'-0"		tree canopy - 30'-0"		tree canopy - 25'-0"		tree canopy - 20'-0"	
100% = 962 s.f.	100% = 706 s.f.	100% = 491 s.f.	100% = 314 s.f.				
75% = 721 s.f.	75% = 529 s.f.	75% = 368 s.f.	75% = 235 s.f.				
50% = 481 s.f.	50% = 353 s.f.	50% = 249 s.f.	50% = 157 s.f.				
25% = 240 s.f.	25% = 176 s.f.	25% = 122 s.f.	25% = 78 s.f.				
Tree Species	Tree Type	100% coverage	75% coverage	50% coverage	25% coverage	Totals - sq. ft.	
	35'-0" dia. @ 15yr.	19	18	21	0	41,357	
	30'-0" dia. @ 15yr.	0	0	0	0	0	
	25'-0" dia. @ 15yr.	0	0	0	0	0	
	20'-0" dia. @ 15yr.	0	0	0	0	0	
total						41,357	

PRELIMINARY PLANT LIST: NATIVE AND DROUGHT TOLERANT PLANT MATERIAL

"N" CA NATIVE	BOTANICAL NAME	COMMON NAME	SIZE	WATER REGIME /ZONE	MATURE HABIT
LARGE DECIDUOUS PARKING LOT TREE					
N	ULMUS 'FRONTIER'	FRONTIER ELM	24" BOX or B&B	L	50' X 60'
	QUERCUS SHUMARD	SHUMARD OAK	24" BOX or B&B	L	70' X 50'
	PLATANUS X ACERIFOLIA	LONDON PLANE TREE	24" BOX or B&B	L	60' X 30'
	PISTACHIA C. 'KEITH DAVEY'	CHINESE PISTACHE	24" BOX or B&B	L	50' X 40'
COLUMNAR DECIDUOUS TREE (ACCENTS)					
	CELTIS OCCIDENTALIS 'SENTINEL'	SENTINEL HACKBERRY	24" BOX or B&B	L	40' X 15'
MEDIUM EVERGREEN TREE					
	OLEA 'SWAN HILL'	FRUITLESS OLIVE	24" BOX or B&B	L	20' X 20'
	LAURUS N. 'SARATOGA'	SWEET BAY	24" BOX or B&B	L	25' X 20' MULTI
LARGE EVERGREEN TREE					
N	CEDRUS DEODARA	DEODAR CEDAR	36" BOX or B&B	L	40' X 40'
FLOWERING TREE					
	PRUNUS SERRULATA	BLACK CHERRY	15 GAL. or B&B	L	20' X 20'
EVERGREEN SCREENING SHRUBS					
	DODOAEA VISCOSA	HOPSEED	5 GAL.	L	10' X 10'
	CISTUS PURPUREUS	ROCK ROSE	5 GAL.	L	4' X 4'
N	ESCALLONIA TRADESS'	ESCALLONIA	5 GAL.	L	4' X 4'
	CEANOTHUS SPP.	CEANOTHUS	5 GAL.	L	VARIES
SHRUBS					
	LANTANA M. 'GOLD RUSH'	GOLD RUSH LANTANA	5 GAL.	L	2' X 4'
N	RHAMNUS CALIFORNICA	COFFEE BERRY	5 GAL.	L	1.5' X 3'
	NERIUM OLEANDER 'PETITE PINK'	PETITE PINK OLEANDER	5 GAL.	L	5' X 5'
	PHOTINUM SPP.	NEW ZEALAND FLAX	5 GAL.	L	VARIES
N	PEROVSKIA	RUSSIAN SAGE	1 GAL.	L	3' X 3'
	ESCALLONIA 'NEWPORT'	ESCALLONIA	5 GAL.	L	3' X 3'
	ROSA MEIGALOPHO	RED DRIFT ROSE ROSE	2 GAL.	L	3' X 3'
N	ARBUTUS U 'ELFIN KING'	DW. STRAWBERRY TREE	5 GAL.	L	5' X 5'
N	SALVIA GREGGII 'FURMAN'S RED'	SALVIA	1 GAL.	L	4' X 4'
	RHAPHIOLEPIS INDICA 'CLARA'	INDIAN HAWTHORNE	5 GAL.	L	4' X 4'
	OLEA 'LITTLE OLLIE'	DW. OLIVE	5 GAL.	L	7' X 5'
GROUND COVER					
	LANTANA	LANTANA	1 GAL.	L	2' X 4'
	ROSMARINUS OFFICINALIS	HUNTINGTON BLUE ROSEMARY	1 GAL.	L	1.5' X 3'
N	LAVERDULA SPP.	LAVERDULA	1 GAL.	L	6' X 8'
	CEANOTHUS SPP.	HORZ. CARMEL CEANOTHUS	1 GAL.	L	3' X 10'
	COTONEASTER D. 'LOWFAST'	BEARBERRY COTONEASTER	1 GAL.	L	1' X 6'
PERENNIALS					
	DIETES 'ORANGE DROP'	FORT NIGHT LILY	1 GAL.	L	3' X 3'
	TULBAGHIA V. SILVERLACE'	SOCIETY GARLIC	1 GAL.	L	1' X 1'
GRASSES					
N	MUHLENBERGIA RIGENS	DEER GRASS	1 GAL.	L	4' X 4'
N	MUHLENBERGIA LINDHEIMER	LINDHEIMER'S MUHLY GRASS	1 GAL.	L	2' X 2'
	PENNISETUM SETACEUM 'RUBRUM'	PINK FOUNTAIN GRASS	5 GAL.	L	3' X 2'
N	CALAMAGROSTIS ACUTIFLORA	FEATHER REED	1 GAL.	L	2' X 2'

PRELIMINARY LANDSCAPE PLAN

SCALE: 1" = 40'-0"



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Oakland, CA
94610
tel: 949-863-1770
email: hpa@hparchs.com



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

Owner:



101 California St, Suite 1000
San Francisco, CA 94104
tel: (415) 788-5333

Project:

407 SPRECKELS

MANTECA, CA

Consultants:

CIVIL KIER & WRIGHT
STRUCTURAL
MECHANICAL
PLUMBING
ELECTRICAL
LANDSCAPE T&B PLANNING
FIRE PROTECTION
SOILS ENGINEER

Title:

PRELIMINARY LANDSCAPE PLAN

Project Number: 23303

Drawn by: BH

Date: 04/08/24

Revision:

Sheet:

LC1.1

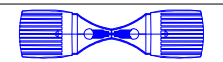
ATTACHMENT 6

BUILDING AREA 289,449 S.F

46 DOCK DOORS

Item	Description	Quantity	Unit	Notes
1	LED P5 40K 80CRI TFTM HS	138	138	
2	WP1	30	30	
3	P1	31	31	
4	MD	26	26	
5	WP1	30	30	
6	P1	31	31	
7	MD	26	26	
8	WP1	30	30	
9	P1	31	31	
10	MD	26	26	
11	WP1	30	30	
12	P1	31	31	
13	MD	26	26	
14	WP1	30	30	
15	P1	31	31	
16	MD	26	26	
17	WP1	30	30	
18	P1	31	31	
19	MD	26	26	
20	WP1	30	30	
21	P1	31	31	
22	MD	26	26	
23	WP1	30	30	
24	P1	31	31	
25	MD	26	26	
26	WP1	30	30	
27	P1	31	31	
28	MD	26	26	
29	WP1	30	30	
30	P1	31	31	
31	MD	26	26	
32	WP1	30	30	
33	P1	31	31	
34	MD	26	26	
35	WP1	30	30	
36	P1	31	31	
37	MD	26	26	
38	WP1	30	30	
39	P1	31	31	
40	MD	26	26	
41	WP1	30	30	
42	P1	31	31	
43	MD	26	26	
44	WP1	30	30	
45	P1	31	31	
46	MD	26	26	
47	WP1	30	30	
48	P1	31	31	
49	MD	26	26	
50	WP1	30	30	
51	P1	31	31	
52	MD	26	26	
53	WP1	30	30	
54	P1	31	31	
55	MD	26	26	
56	WP1	30	30	
57	P1	31	31	
58	MD	26	26	
59	WP1	30	30	
60	P1	31	31	
61	MD	26	26	
62	WP1	30	30	
63	P1	31	31	
64	MD	26	26	
65	WP1	30	30	
66	P1	31	31	
67	MD	26	26	
68	WP1	30	30	
69	P1	31	31	
70	MD	26	26	
71	WP1	30	30	
72	P1	31	31	
73	MD	26	26	
74	WP1	30	30	
75	P1	31	31	
76	MD	26	26	
77	WP1	30	30	
78	P1	31	31	
79	MD	26	26	
80	WP1	30	30	
81	P1	31	31	
82	MD	26	26	
83	WP1	30	30	
84	P1	31	31	
85	MD	26	26	
86	WP1	30	30	
87	P1	31	31	
88	MD	26	26	
89	WP1	30	30	
90	P1	31	31	
91	MD	26	26	
92	WP1	30	30	
93	P1	31	31	
94	MD	26	26	
95	WP1	30	30	
96	P1	31	31	
97	MD	26	26	
98	WP1	30	30	
99	P1	31	31	
100	MD	26	26	

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
CALC AREA	Illuminance	Fc	1.58	15.5	0.0	N.A.	N.A.
CAR PARKING	Illuminance	Fc	2.68	4.5	1.4	1.91	3.21
DRIVEWAY	Illuminance	Fc	2.67	10.4	1.4	1.91	7.43
LOADING AREA	Illuminance	Fc	2.45	12.7	1.0	2.45	12.70
TRUCK PARKING	Illuminance	Fc	2.11	3.9	1.1	1.92	3.55

Luminaire Schedule								
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description	BUG Rating	Lum. Watts
	1	P2	2 @ 180 DEGREES	N.A.	0.900	DSX1 LED P5 40K 80CRI TFTM HS	B2-U0-G3	138.1649
	26	MD	Single	N.A.	0.900	WDGE2 LED P3 40K 80CRI VF	B1-U0-G0	22.55
	30	WP1	Single	N.A.	0.900	DSX1 LED P5 40K 80CRI TFTM HS	B2-U0-G3	138.1649
	31	P1	Single	N.A.	0.900	DSX1 LED P5 40K 80CRI TFTM HS	B2-U0-G3	138.1649

DISCLAIMER
BASED ON THE INFORMATION PROVIDED, ALL DIMENSIONS AND LUMINAIRE LOCATIONS SHOWN REPRESENT RECOMMENDED POSITIONS. THE PROJECT ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO EXISTING OR FUTURE FIELD CONDITIONS. THE LIGHTING DATA REPRESENTS ILLUMINATION LEVELS TAKEN FROM A LABORATORY SETTING UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH THE ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICA (IESNA) APPROVED METHODS. ACTUAL PERFORMANCE MAY VARY DUE TO VARIATIONS IN ELECTRICAL VOLTAGE, INSTALLATION, TOLERANCE LEVELS, BUILDINGS, OTHER LIGHTING, AND OTHER VARIABLES THAT WERE NOT CONSIDERED WHEN THIS PHOTOMETRIC REPORT WAS CREATED. IT IS THE RESPONSIBILITY OF THE OWNER OR PROJECT ENGINEER TO ENSURE COMPLIANCE OF ALL STANDARDS IN EFFECT. THIS PHOTOMETRIC LAYOUT IS THE PROPERTY OF PERFORMANCE LIGHTING AND IT CANNOT BE USED FOR INSTALLATION OF PRODUCTS OTHER THAN SPECIFIED.
***ALL PHOTOMETRIC LAYOUTS, SUBMITTALS, AND QUOTES BY PERFORMANCE LIGHTING SYSTEMS AND OTHERS MUST BE PROVIDED AT THE TIME OF PURCHASE ORDER ENTRY. PERFORMANCE LIGHTING SYSTEM IS NOT RESPONSIBLE FOR ANY DISCREPANCIES IN PROVIDED PRODUCT DOCUMENTS.

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REVISION DATE :	04/10/2024
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POINT-BY-POINT CALCULATION
Illuminance at Grade (Footcandles), unless otherwise specified.

performance

lighting systems