

CONTEXT LAND USE MAP  
SCALE: NTS

**PROJECT DATA:**

SITE AREA:	5.86 AC
	255,068 SF
BUILDING:	
GROUND FLOOR	
LIGHT INDUSTRIAL	
<b>TOTAL</b>	<b>93,345 SF</b>
TOTAL GROUND FLOOR AREA:	93,345 SF
TOTAL BUILDING AREA:	93,345 SF
F.A.R.	0.37
COVERAGE	36.6%
LANDSCAPE AREA:	67,517 SF
LANDSCAPE PERCENTAGE:	26.5%
PARKING	REQUIRED PROVIDED
FULL SIZE STALLS (9'X19')	31 STALLS 108 STALLS
COMPACT STALLS (8'X17')	@ 29.8% 14 STALLS 49 STALLS
ACCESSIBLE STALLS	2 STALLS 7 STALLS
TOTAL	47 STALLS 164 STALLS
BICYCLE PARKING	@ 6.0% 3 STALLS 20 STALLS



**SITE LEGEND**

- |   |   |  |
|---|---|--|
| <ul style="list-style-type: none"> <li>□ POLE MOUNTED LIGHT FIXTURE.</li> <li>○ WALLPACK LIGHT FIXTURE. SEE ELECTRICAL DRAWINGS</li> <li>--- BICYCLE RACK PER CITY STANDARDS</li> <li>▲ DOCK HIGH TRUCK DOOR</li> <li>○ GRADE LEVEL TRUCK DOOR</li> </ul> | <ul style="list-style-type: none"> <li>● FIRE HYDRANT (VERIFY LOCATION WITH CIVIL DRAWINGS)</li> <li>● P.I.V. WITH TAMPER, SEE FIRE PROTECTION DRAWINGS</li> <li>□ COMPACT PARKING STALL PER CITY STANDARDS</li> <li>□ ACCESSIBLE PARKING STALL WITH SIGNAGE.</li> <li>--- 2'-6" PARKING OVERHANG.</li> <li>--- PAINTED PARKING STRIPING PER CITY STANDARDS.</li> </ul> | <ul style="list-style-type: none"> <li>▨ EXISTING LANDSCAPE AREA</li> <li>▨ NEW LANDSCAPE AND IRRIGATION AREA (SEE LANDSCAPE DRAWINGS)</li> <li>--- PROPERTY LINE (SEE CIVIL)</li> <li>--- ACCESSIBLE PATH OF TRAVEL 1:20 MAX. SLOPE, 2% MAX. CROSS SLOPE. (SEE CIVIL DRAWINGS)</li> </ul> |
|---|---|--|

**SITE PLAN NOTES**

- 1 EXISTING PROPERTY LINE, TYP.
- 2 EXISTING PROPERTY LINE TO BE REMOVED DURING LOT MERGER.
- 3 NOT USED.
- 4 PROPOSED SHORT TERM BIKE PARKING. LONG TERM BIKE PARKING TO BE PROVIDED ON THE INTERIOR OF THE BUILDING.

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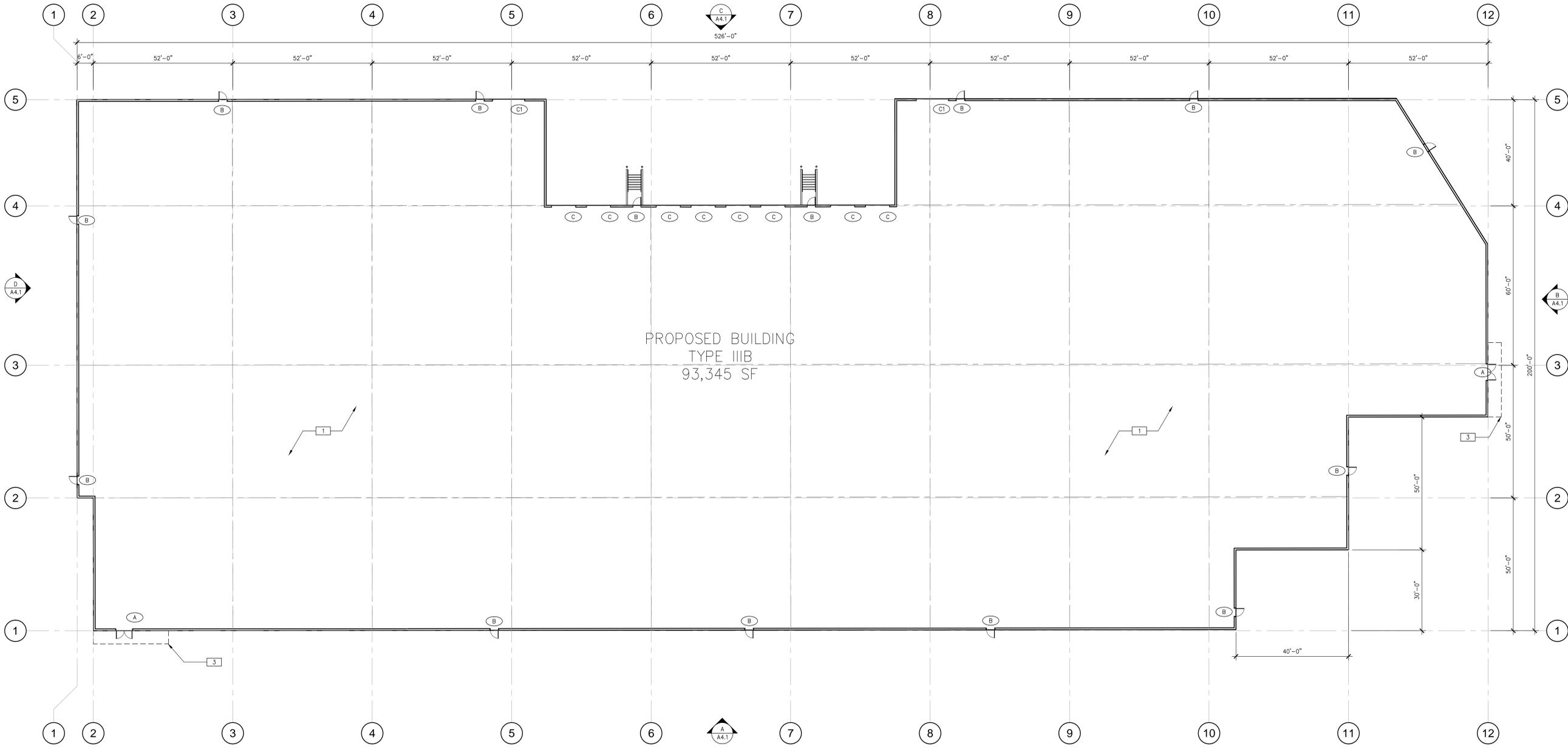
**STEELWAVE INDUSTRIAL PARK**  
INDUSTRIAL BLVD. & MARINA DRIVE  
HAYWARD, CALIFORNIA

SITE PLAN		REMARKS	DATE	REVISIONS
DATE	10/08/2016	PLANNING SUBMITTALS		
DATE	10/08/2016	PLANNING COMMENTS		
DATE	12/22/2016	LOT MERGER REVISIONS		

PA / PM:	RF
DRAWN BY:	LDB
JOB NO.:	SNR16-0049-00

SHEET  
**A1.0**

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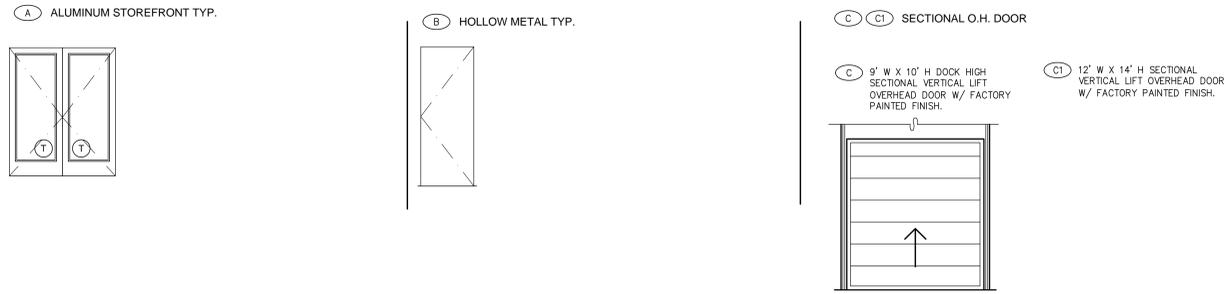


PROPOSED BUILDING  
TYPE IIIB  
93,345 SF



FLOOR PLAN - TENANT 1  
SCALE: 1/16"=1'-0"

**DOOR TYPES**



**FLOOR PLAN NOTES**

- SEE SHEET A0.2 FOR GENERAL NOTES
- 1 CONCRETE SLAB, SEE STRUCTURAL DRAWINGS. PROVIDE VAPOR RETARDER OVER SAND BASE AT OFFICE AREA PER SOILS REPORT. PROVIDE SEALER FOR CONCRETE FLOOR AREA IN WAREHOUSE.
  - 2 ELECTRICAL SWITCHGEAR/EQUIPMENT, SEE ELECTRICAL DRAWINGS.
  - 3 CANOPY LINE ABOVE.

**KEY PLAN**

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**STEELWAVE INDUSTRIAL PARK**  
INDUSTRIAL BLVD. & MARINA DRIVE  
HAYWARD, CALIFORNIA

REVISIONS		REVISIONS	
DATE	BY	DATE	BY
09/22/2016	PLANNING		
10/08/2016	PLANNING COMMENTS		
12/22/2016	LOT MERGER REVISIONS		

PA / PM:	RFY
DRAWN BY:	LDB
JOB NO.:	SNR16-0049-00

SHEET  
**A2.1**

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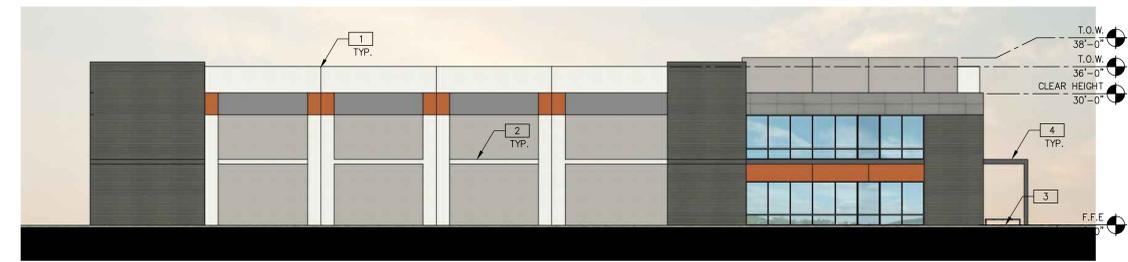
**WEST EXTERIOR ELEVATION**  
SCALE: 1/16"=1'-0" **A**



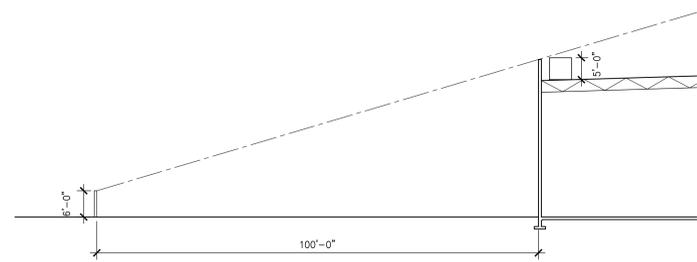
**SOUTH EXTERIOR ELEVATION**  
SCALE: 1/16"=1'-0" **B**



**EAST EXTERIOR ELEVATION**  
SCALE: 1/16"=1'-0" **C**



**NORTH EXTERIOR ELEVATION**  
SCALE: 1/16"=1'-0" **D**



**LINE OF SIGHT SECTION**  
SCALE: 1/16"=1'-0" **1**

**LEGEND**

- VISION GLASS W/ALUMINUM STOREFRONT SYSTEM
- SPANDREL GLASS W/ALUMINUM STOREFRONT SYSTEM
- TEMPERED GLASS W/ALUMINUM STOREFRONT SYSTEM
- KNOCKOUT PANEL FOR FUTURE CLERESTORIES, TYP.

**COLOR LEGEND**

- A** BASE COLOR: PAINTED CONCRETE WALL SW7006 EXTRA WHITE
- B** SECONDARY COLOR: PAINTED CONCRETE WALL SW7016 MINDFUL GRAY
- C** ACCENT COLOR: PAINTED CONCRETE WALL SW7019 GAUNTLET GRAY
- D** ACCENT COLOR: PAINTED CONCRETE WALL SW7048 URBANE BRONZE
- E** ACCENT COLOR: PAINTED CONCRETE WALL SW6643 YAM

**ELEVATION NOTES**

- 1** CONCRETE WALL JOINT.
- 2** 3/4" DEEP REVEAL.
- 3** FINISH GRADE VARIES, SEE CIVIL DRAWINGS.
- 4** METAL CANOPY, TYP.
- 5** WALL MOUNTED LIGHT FIXTURE.

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**STEELWAVE INDUSTRIAL PARK**  
INDUSTRIAL BLVD. & MARINA DRIVE  
HAYWARD, CALIFORNIA

EXTERIOR ELEVATIONS		REMARKS	DATE	REVISIONS
DATE	09/08/2016	PLANNING SUBMITTAL		
DATE	10/08/2016	PLANNING COMMENTS		

PA / PM:	RFT
DRAWN BY:	LDB
JOB NO.:	SNR16-0049-00

SHEET  
**A4.1**

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NORTH ENTRANCE PERSPECTIVE  
SCALE: NTS (C)



SOUTH ENTRANCE PERSPECTIVE  
SCALE: NTS (A)



AERIAL CONTEXT VIEW (10 YEAR OUTLOOK)  
SCALE: NTS (D)



ENTRANCE CLOSE-UP  
SCALE: NTS (B)

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**STEELWAVE INDUSTRIAL PARK**  
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HAYWARD, CALIFORNIA

EXTERIOR VIEWS		REMARKS	DATE	REVISIONS
DATE	09/28/2016	PLANNING SUBMITTALS		
DATE	10/08/2016	PLANNING COMMENTS		

PA / PM:	RFI
DRAWN BY:	LDB
JOB NO.:	SNR16-0049-00

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**A5.1**

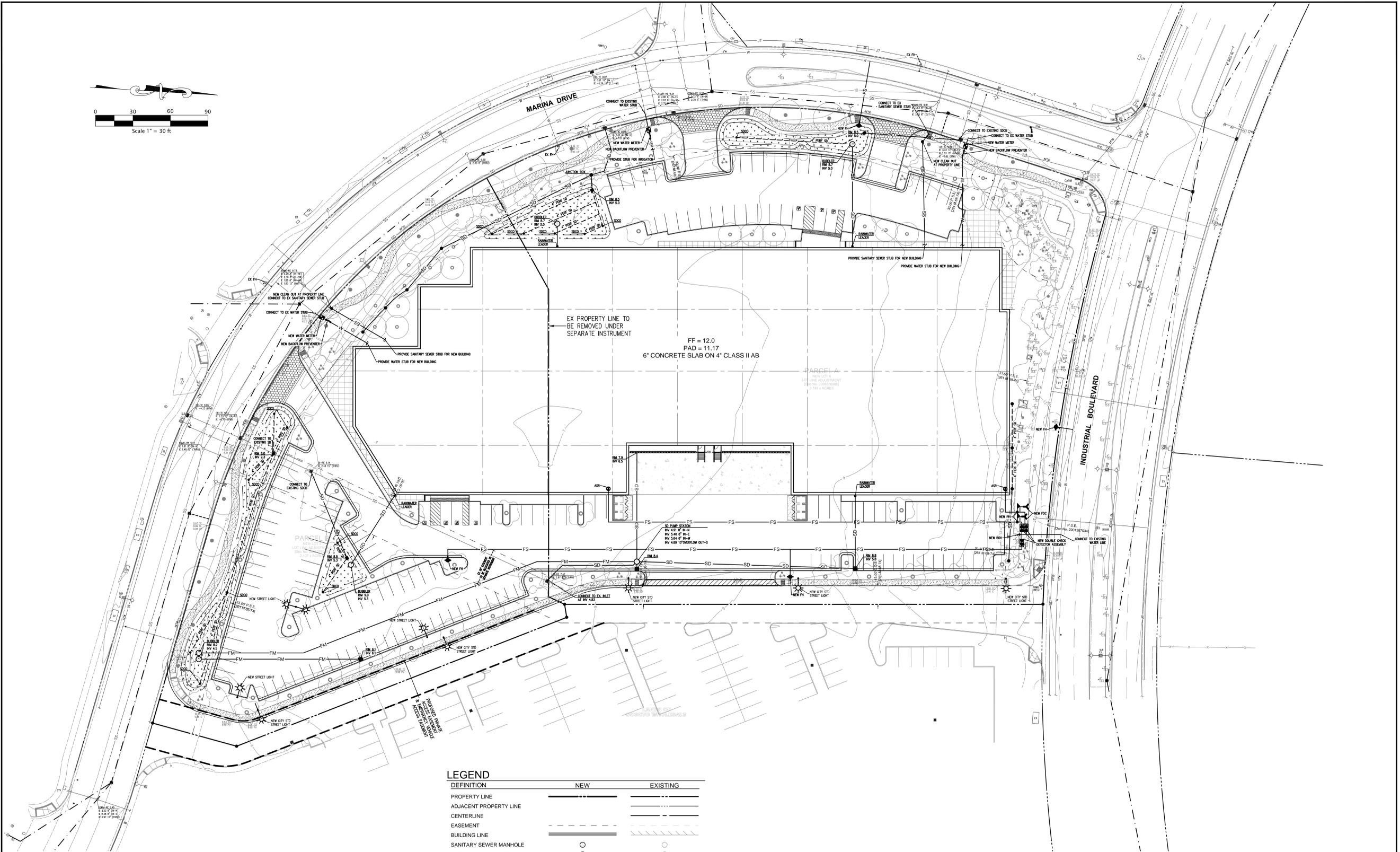
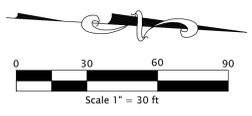
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**LEGEND**

DEFINITION	NEW	EXISTING
PROPERTY LINE	—	—
ADJACENT PROPERTY LINE	---	---
CENTERLINE	- - - -	- - - -
EASEMENT	- - - -	- - - -
BUILDING LINE	==	==
SANITARY SEWER MANHOLE	○	○
STORM DRAIN MANHOLE	○	○
PUMP STATION	○	○
BUBBLE UP	○	○
CATCH BASIN	■	■
CLEAN OUT	+	+
FIRE HYDRANT	+	+
WATER METER	+	+
BACKFLOW PREVENTER	+	+
FIRE DEPARTMENT CONNECTION	+	+
DOUBLE CHECK DETECTOR ASSEMBLY	+	+
POST INDICATOR VALVE	+	+
BLOW-OFF VALVE	+	+
AUTOMATIC SPRINKLER RISER	+	+
STREET LIGHT	☀	☀
INDEX CONTOUR	- - - -	- - - -
CURB	==	==
CURB & GUTTER	==	==
SANITARY SEWER	SS	SS
STORM DRAIN	SD	SD
PERFORATED PIPE	- - - -	- - - -
WATER	W	W
FIRE SERVICE	FS	FS

**NOTE:**  
ALL STORM DRAIN INLETS SHALL BE LABELED "NO DUMPING - DRAINS TO BAY" USING CITY APPROVED METHODS.

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**STEELWAVE INDUSTRIAL PARK**  
INDUSTRIAL BLVD.  
HAYWARD, CALIFORNIA

**PRELIMINARY UTILITY PLAN**

DATE	REVISIONS	DATE	REMARKS
08/23/2016	PLANNING SUBMITTAL		

PA / PM:	MM
DRAWN BY:	BN
JOB NO.:	SNR15-0076-00

SHEET  
**C3.0**

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**BIO-TREATMENT BASIN MAINTENANCE PLAN**

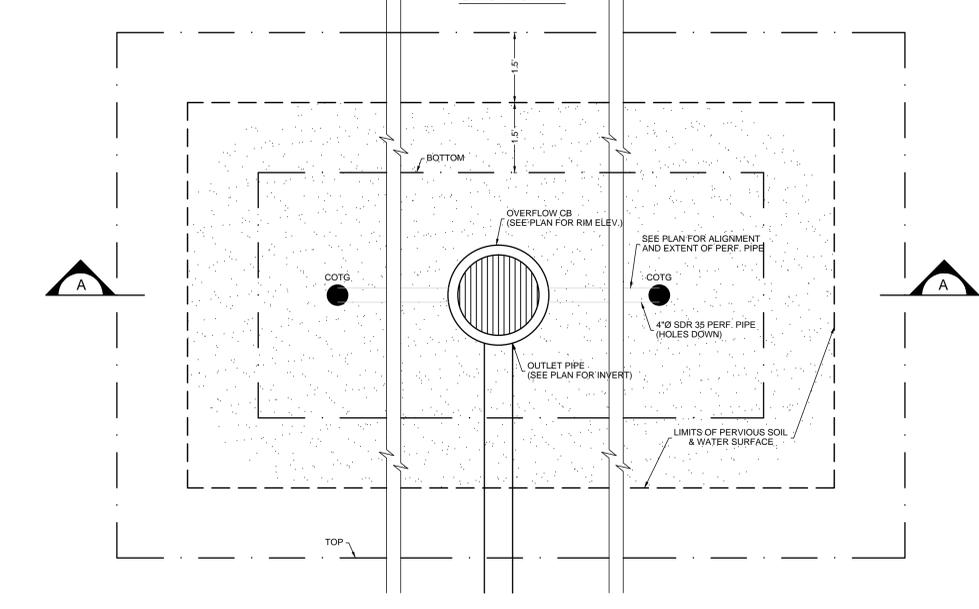
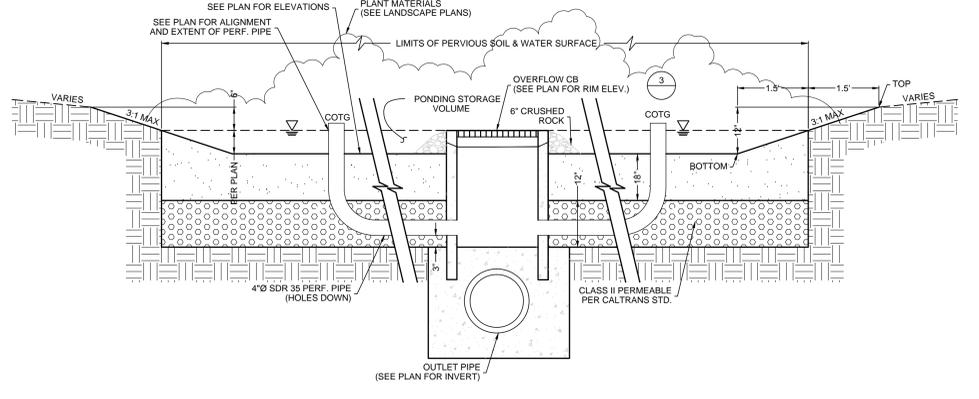
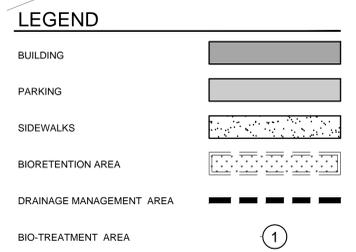
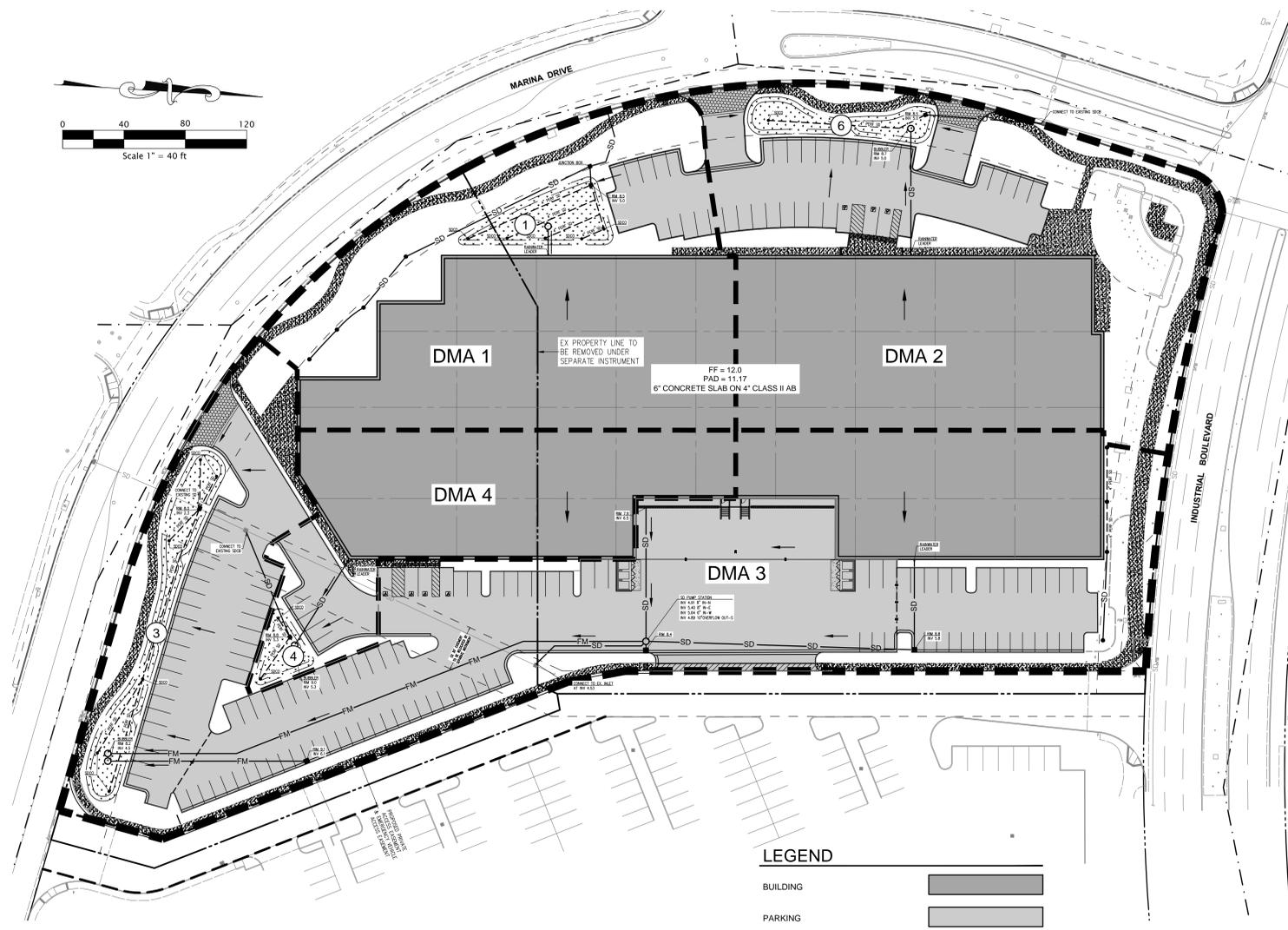
- OBJECTIVES: THE MAINTENANCE OBJECTIVES FOR BIO-TREATMENT BASIN SYSTEMS INCLUDE KEEPING UP THE HYDRAULIC AND REMOVAL EFFICIENCY OF THE BASIN AND MAINTAINING A DENSE, HEALTHY GRASS (OR PLANT) COVER.
- INSPECTION SCHEDULE
  - VISUAL INSPECTIONS SHALL BE CONDUCTED MONTHLY, PARTICULARLY AFTER HEAVY RUNOFF, TO ENSURE NORMAL FUNCTIONING OF BIO-TREATMENT BASIN.
  - DETAILED INSPECTIONS SHALL BE CONDUCTED AT LEAST TWICE ANNUALLY WITH INSPECTIONS OCCURRING (1) AT THE END OF THE WET SEASON TO SCHEDULE SUMMER MAINTENANCE, (2) BEFORE MAJOR RAIN EVENT IN PREPARATION FOR WINTER, AND (3) AFTER PERIODS OF HEAVY RUNOFF. THE OBJECTIVE OF DETAILED INSPECTIONS IS TO IDENTIFY EROSION, DAMAGE TO VEGETATION, GRASS OR PLANT HEIGHT, DEBRIS, LITTER, AREAS OF SEDIMENT ACCUMULATION, AND POOLS/STANDING WATER. IF ANY ISSUES EXIST, ACTIVITIES AS OUTLINED IN SECTION 3, MAINTENANCE, ACTIVITIES WILL BE CONDUCTED.
- MAINTENANCE ACTIVITIES
  - ROUTINE OR PREVENTATIVE MAINTENANCE REFERS TO PROCEDURES THAT ARE PERFORMED ON A REGULAR BASIS TO KEEP THE BIO-TREATMENT BASIN FUNCTIONING AND IN PROPER WORKING ORDER. ROUTINE MAINTENANCE INCLUDES DEBRIS REMOVAL, SILT AND SEDIMENT REMOVAL, AND CLEARING OF VEGETATION AROUND FLOW CONTROL DEVICES TO PREVENT CLOGGING. ROUTINE MAINTENANCE ALSO INCLUDES THE MAINTENANCE OF A HEALTHY VEGETATIVE COVER. DEAD TURF OR OTHER UNHEALTHY VEGETATIVE AREAS WILL NEED TO BE REPLACED AFTER BEING REMOVED.
    - EROSION: AREAS OF EROSION AND SLOPE FAILURE SHALL BE REPAIRED AND REPLANTED AS SOON AS POSSIBLE. ERODED AREAS NEAR THE INLET OR OUTLET MAY ALSO NEED TO BE LINED WITH RIPRAP, WHICH WILL BE DETERMINED ON A CASE BY CASE BASIS.
    - DAMAGE TO VEGETATION: IF THE BASIN DEVELOPS RUTS OR HOLES, IT SHALL BE REPAIRED UTILIZING A SUITABLE SOIL THAT IS PROPERLY TAMPED AND SEEDER. THE GRASS OR PLANT COVER SHOULD BE THICK; IF IT IS NOT, IT SHALL BE REPLANTED WITH IN-KIND PLANTS, AS NECESSARY. IF POSSIBLE, FLOW WILL BE REDUCED UNTIL NEW PLANTINGS ARE FIRMLY ESTABLISHED TO AVOID DEGRADATION. IF INVASIVE SPECIES AND/OR WEEDS DEVELOP, PROMPTLY REMOVE TO AVOID DISPLANT TO ORIGINAL VEGETATION.
    - GRASS OR PLANT HEIGHT: MOW OR PRUNE AS REQUIRED BY PLANT VARIETY TO MAINTAIN AT LEAST A 4-6" GRASS HEIGHT. DENSE PLANT GROWTH AND/OR TO SUPPRESS WEEDS AND WOODY VEGETATION. LITTER MUST BE REMOVED PRIOR TO MOWING. MAINTAIN AS INDICATED BY SPECIES TO PROMOTE GROWTH AND POLLUTANT UPTAKE. REMOVE CUTTINGS AND DISPOSE /COMPOST.
    - DEBRIS / LITTER: REMOVE ALL LITTER OR DEBRIS WITHIN BIO-TREATMENT BASIN AND PRIOR TO MOWING AND AS INSPECTIONS WARRANT. KEEP BIO-TREATMENT BASIN FREE OF DEBRIS.
    - AREAS OF SEDIMENT ACCUMULATION: REMOVE SEDIMENT BY HAND WITH A FLAT-BOTTOMED SHOVEL. WHENEVER SEDIMENT ACCUMULATION VEGETATION OR DEBRIS TO REDUCE BIO-TREATMENT BASIN CAPACITY. IF APPLICABLE MAINTAIN CLEAN CURB CUTS TO AVOID SOIL AND VEGETATION BUILDUP. SEDIMENT ACCUMULATING NEAR CURBS AND IN BASINS SHOULD BE REMOVED WHEN IT BUILDS UP TO 75 MM (3 IN.) AT ANY SPOT, OR COVERS VEGETATION. REMOVE ANY DEBRIS IN UNDER DRAINS THAT COULD CAUSE CLOGGING.
    - POOLS AND STANDING WATER: OBSERVE SOIL AT THE BOTTOM OF THE BIO-TREATMENT BASIN FOR UNIFORM PERCOLATION THROUGHOUT. IF PORTIONS OF THE BIO-TREATMENT BASIN DO NOT DRAIN WITHIN 5 DAYS AFTER THE END OF A STORM, THE SOIL SHALL BE TILLED AND REPLANTED WITH PLANTS SIMILAR TO THOSE ORIGINALLY PLANTED IN THE BIO-TREATMENT BASIN. REMOVE ANY DEBRIS OR ACCUMULATION OF SEDIMENT.
    - IRRIGATION: WATER PLANTS IN BIO-TREATMENT BASINS DURING DRY CONDITIONS. CONFIRM THAT IRRIGATION IS ADEQUATE AND NOT EXCESSIVE.
    - PESTICIDES AND FERTILIZERS: APPLICATION OF PESTICIDES AND FERTILIZERS SHALL BE MINIMAL. BIOLOGICAL, PHYSICAL, AND CULTURAL CONTROLS SHALL BE USED PRIOR TO PESTICIDE AND FERTILIZER USE.
    - ROUTINE OR CORRECTIVE MAINTENANCE REFERS TO ANY REHABILITATIVE ACTIVITY THAT IS NOT PERFORMED ON A REGULAR BASIS. THIS INCLUDES FLOW CONTROL STRUCTURE REPLACEMENT OR THE MAJOR REPAIR AND CLEANING OF AQUATIC VEGETATION. NON-ROUTINE MAINTENANCE WILL BE COMPLETED AS NEEDED.
  - VECTOR CONTROL
    - OBJECTIVES: TO PREVENT CONDITIONS WITHIN BIO-TREATMENT BASINS THAT ATTRACT AND/OR PROMOTE THE GROWTH OF DISEASE VECTORS, INCLUDING BUT NOT LIMITED TO MOSQUITOES, RODENTS, AND FLIES.
    - MAINTENANCE ACTIVITIES FOR VECTOR CONTROL
      - INSPECTIONS: REGULAR INSPECTIONS WILL DETERMINE IF BIO-TREATMENT BASINS HAVE POOLS OF STANDING WATER OR DEBRIS ACCUMULATION. INSPECTIONS WILL BE CONDUCTED PRIOR TO THE RAINY SEASON, AFTER MAJOR STORM EVENTS, AND AT LEAST ONCE DURING THE DRY SEASON TO ASCERTAIN THAT STANDING WATER DRAINS FROM THE BIO-TREATMENT BASIN WITHIN 5 DAYS.
      - HOLES IN GROUND: ABATE POTENTIAL VECTORS BY FILLING HOLES IN THE GROUND IN AND AROUND THE BIO-TREATMENT BASIN AND BY INSURING THAT THERE ARE NO AREAS WHERE WATER STANDS LONGER THAN 3 DAYS FOLLOWING A STORM.
      - OTHER MAINTENANCE ACTIVITIES: IF ANY OBSTRUCTIONS DEVELOP (E.G. DEBRIS ACCUMULATION, INVASIVE VEGETATION, CLOGGING OF OUTLETS AND/OR UNDER DRAINS) WITHIN THE BIO-TREATMENT BASIN, APPROPRIATE MAINTENANCE ACTIVITIES SHALL BE IMPLEMENTED TO CORRECT THE OBSTRUCTION.

**PERVIOUS AND IMPERVIOUS SURFACES COMPARISON TABLE**

Project Phase Number:			N/A	
	Total Site (acres):	5.856	Total Area of Site Disturbed (acres):	5.597
<b>Impervious Surfaces</b>	Existing Condition of Site Area Disturbed		Proposed Condition of Site Area Disturbed (square feet)	
			Replaced	New
	Roof Areas(s)	0	0	93,350
	Parking	0	0	76,650
	Sidewalks, Patios, Paths, etc	4,000	4,000	12,800
	Streets (Public)	0	0	0
Streets (Private)	0	0	0	
<b>Total Impervious Surfaces</b>	<b>4,000</b>	<b>4,000</b>	<b>182,800</b>	
<b>Pervious Surfaces</b>	Landscaped Areas	239,800	57,000	0
	Pervious Paving	0	0	0
	Other Pervious Surfaces (green roof, etc.)	0	0	0
	<b>Total Pervious Surfaces:</b>	<b>239,800</b>	<b>57,000</b>	<b>0</b>
	<b>Total Proposed Replaced + New Impervious Surfaces:</b>	<b>186,800</b>		
<b>Total Proposed Replaced + New Pervious Surfaces:</b>	<b>57,000</b>			

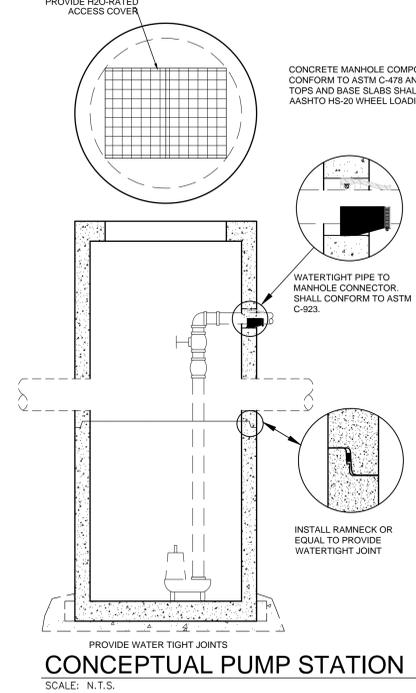
**STORMWATER TREATMENT MEASURES SUMMARY**

DRAINAGE MANAGEMENT AREAS	PERVIOUS AREA (Sq. Ft.)	IMPERVIOUS AREA (Sq. Ft.)	TOTAL (Sq. Ft.)	REQUIRED BIO TREATMENT (Sq. Ft.)	PROVIDED BIO TREATMENT (Sq. Ft.)
1	17,000	32,800	49,800	1,312	2,400
2	18,080	47,420	65,500	1,897	1,900
3	18,400	82,200	100,600	3,288	3,341
4	3,520	24,380	27,900	975	975
<b>Total</b>	<b>57,000</b>	<b>186,800</b>	<b>243,800</b>	<b>7,472</b>	<b>8,616</b>

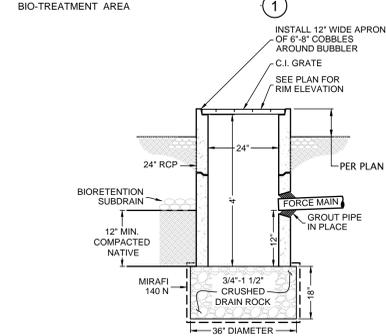


- BIORETENTION BASINS SHALL BE CONSTRUCTED UNDER THE OBSERVATION OF THE SOILS ENGINEER.
- BIO-TREATMENT SOIL MIX (BSM) PER ATTACHMENT L OF THE C3 STORMWATER TECHNICAL GUIDELINE DATED APRIL 11TH 2016. WITH A MINIMUM INFILTRATION RATE OF 5" PER HOUR.
- NO MULCH CAPABLE OF FLOATING SHALL BE PLACED IN THE BIORETENTION AREA.
- SEE "PLAN" FOR LAYOUT OF BIORETENTION BASIN AND PERF PIPE(S) ALIGNMENT.

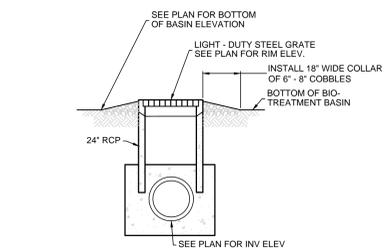
**BIORETENTION AREA**  
SCALE: N.T.S.



- PUMP NOTES:**
- PUMP, FORCE MAINS, VAULT, LID, BASE, ACCESS OPENING, CONTROLS, ELECTRICAL SUPPLY, AND FLOAT SWITCHES, SHALL BE A CONTRACTOR DESIGN/BUILD ITEM.
  - THE CONTRACTOR IS RESPONSIBLE FOR PERMIT PROCESSING AS REQUIRED FOR INSTALLATION OF THE PUMP STATION.
  - THE CONTRACTOR, AS REQUIRED BY THE REVIEWING AGENCY, SHALL SUPPLY DRAWINGS, DOCUMENTATION, AND CUT SHEETS.
  - PUMP SHALL BE A SUBMERSIBLE TYPE CAPABLE OF PASSING 2" SOLIDS.
  - PUMP SHALL BE SIZED TO DELIVER XXX GPM TO THE STRUCTURE SHOWN ON THE PLAN.
  - PUMP SHALL BE MOUNTED ON STAINLESS STEEL RAILS WITH ATTACHED CHAIN FOR DISCONNECTION AND RECOVERY OF THE PUMP ASSEMBLY WITHOUT ENTERING THE VAULT.
  - PUMP STATION SHALL BE DESIGNED AS A SIMPLEX INSTALLATION (ONE PUMP) FOR A NON-EXPLOSIVE ENVIRONMENT.
  - SEE PLAN FOR INVERT AND RIM ELEVATIONS.



**BUBBLER**  
SCALE: N.T.S.



**OVERFLOW INLET**  
SCALE: N.T.S.

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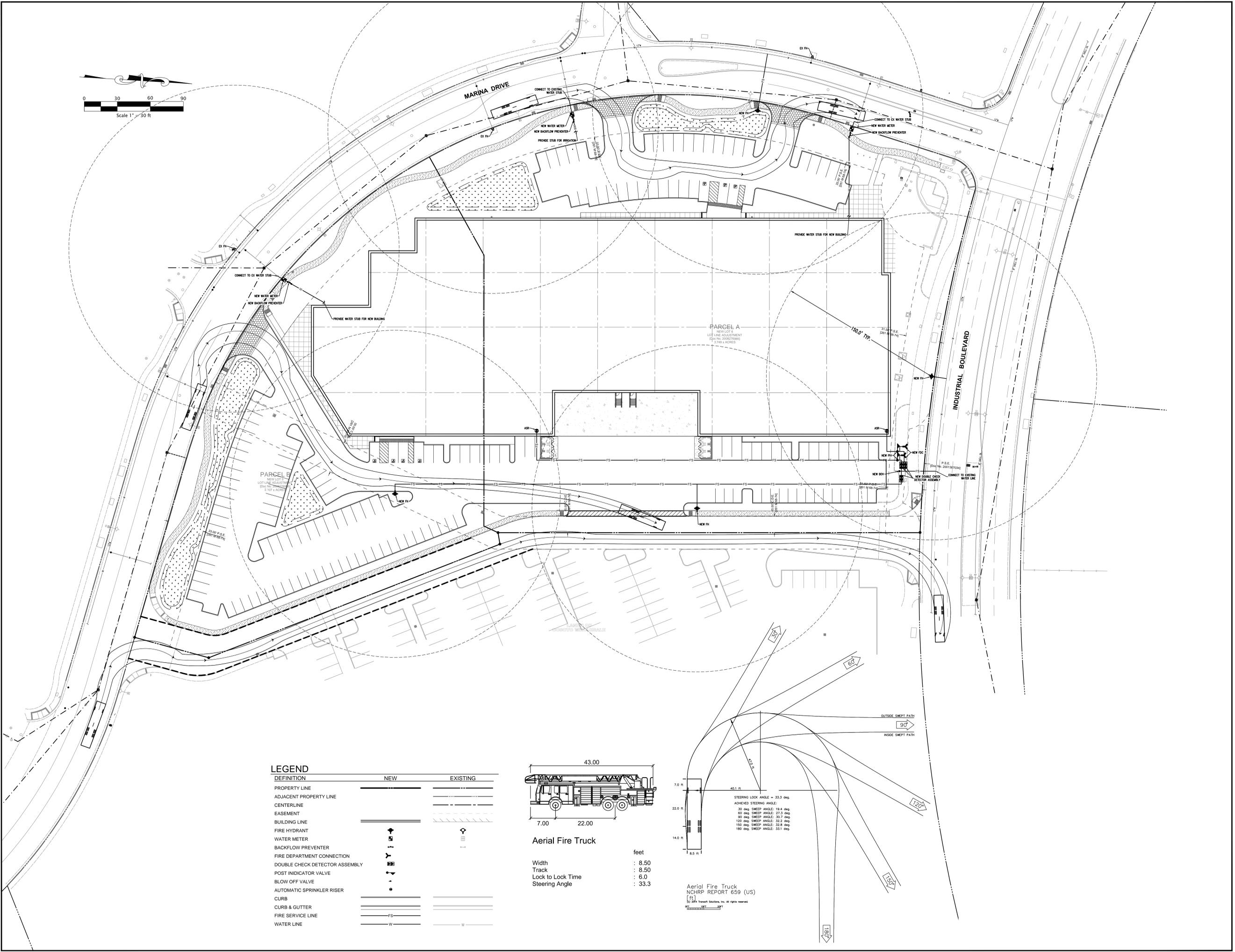
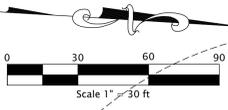
**PRELIMINARY STORMWATER MANAGEMENT PLAN**

DATE	REVISIONS	DATE	REVISIONS
08/23/2016	PLANNING SUBMITTAL		

PA / PM: MM  
DRAWN BY: BN  
JOB NO.: SNR15-0076-00

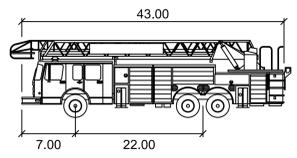
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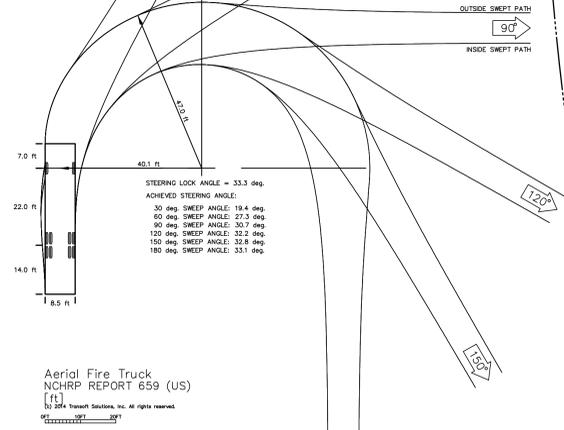
**LEGEND**

DEFINITION	NEW	EXISTING
PROPERTY LINE	---	---
ADJACENT PROPERTY LINE	---	---
CENTERLINE	---	---
EASEMENT	---	---
BUILDING LINE	---	---
FIRE HYDRANT	+	+
WATER METER	+	+
BACKFLOW PREVENTER	+	+
FIRE DEPARTMENT CONNECTION	+	+
DOUBLE CHECK DETECTOR ASSEMBLY	+	+
POST INDICATOR VALVE	+	+
BLOW OFF VALVE	+	+
AUTOMATIC SPRINKLER RISER	+	+
CURB	---	---
CURB & GUTTER	---	---
FIRE SERVICE LINE	FS	FS
WATER LINE	W	W



**Aerial Fire Truck**

Width : 8.50  
 Track : 8.50  
 Lock to Lock Time : 6.0  
 Steering Angle : 33.3



Aerial Fire Truck  
 NCHRP REPORT 659 (US)  
 (ft)  
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\\wms-arch.com\WMS\16\0049\00\Civil\00\0076\_CS\_0\_FIRE.dwg

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**STEELWAVE INDUSTRIAL PARK**  
 INDUSTRIAL BLVD.  
 HAYWARD, CALIFORNIA

**FIRE SUPPRESSION EXHIBIT**

DATE	REVISIONS	DATE	REVISIONS
08/23/2016	PLANNING SUBMITTAL		

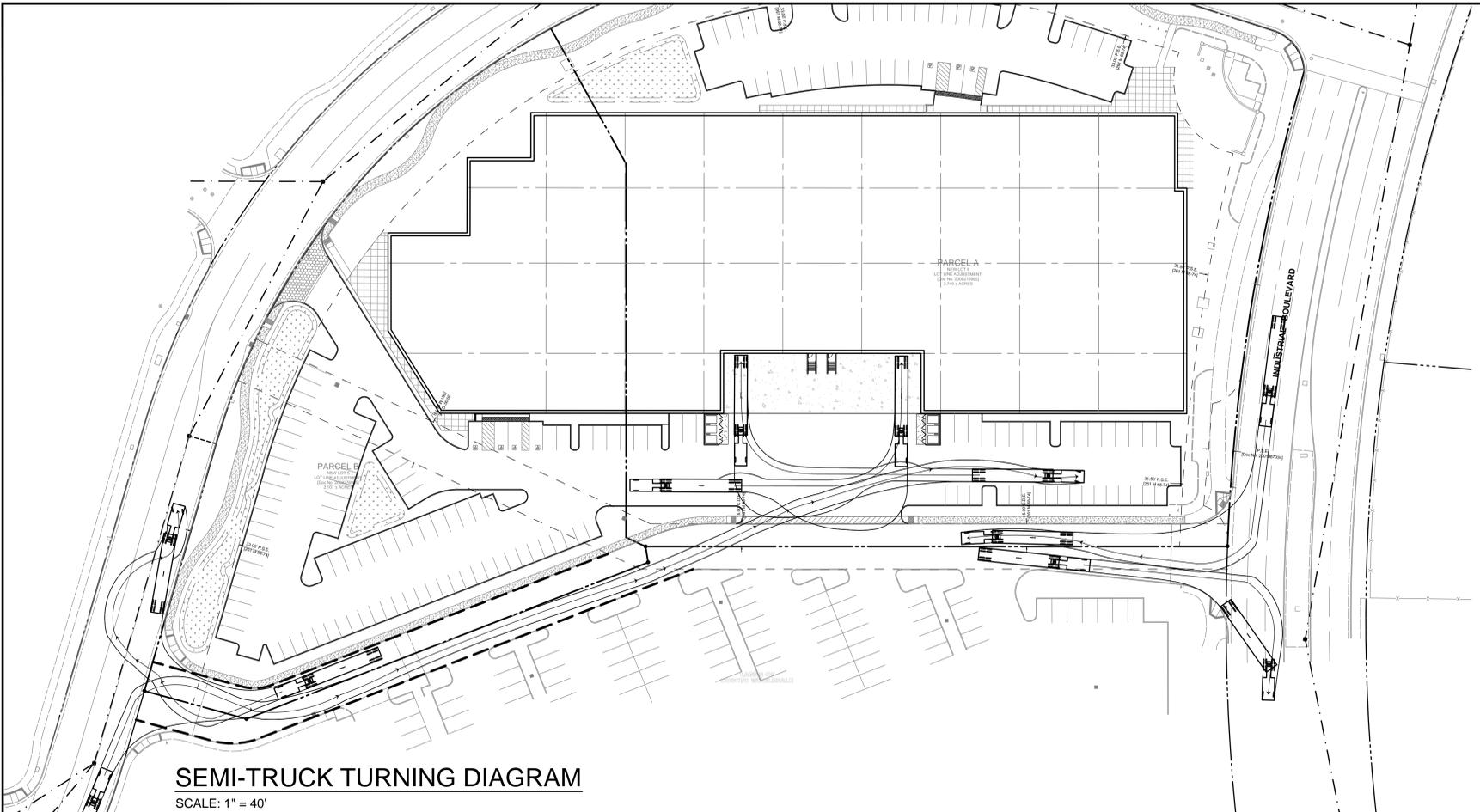
PA / PM: MM  
 DRAWN BY: BN  
 JOB NO: SNR15-0076-00

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**C5.0**

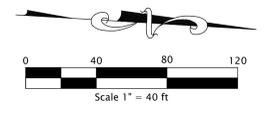
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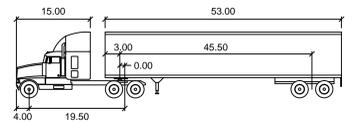
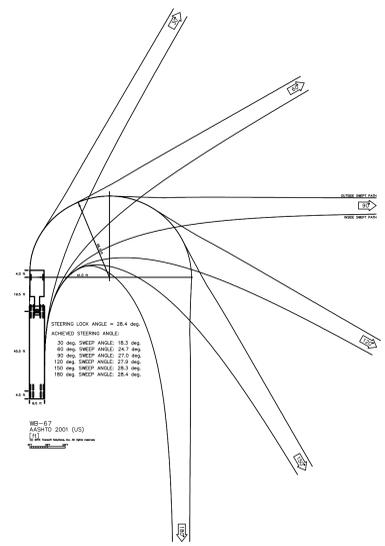


**SEMI-TRUCK TURNING DIAGRAM**  
SCALE: 1" = 40'



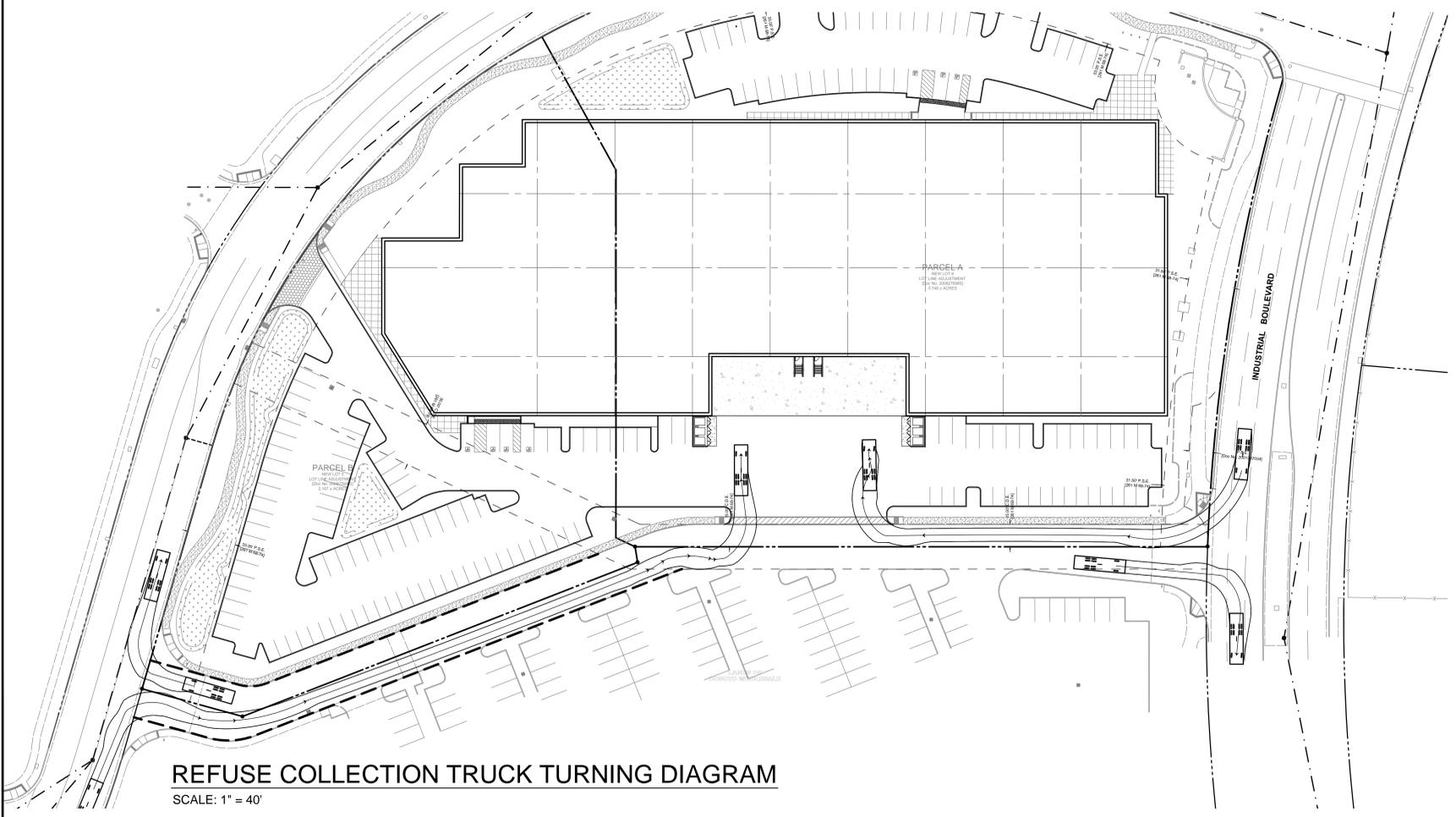
**LEGEND**

DEFINITION	NEW	EXISTING
PROPERTY LINE	—	---
ADJACENT PROPERTY LINE	---	---
CENTERLINE	---	---
EASEMENT	---	---
BUILDING LINE	---	---
CURB	---	---
CURB & GUTTER	---	---

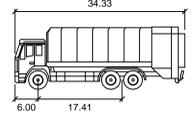
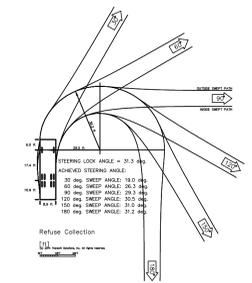


**WB-67**

	feet		
Tractor Width	: 4.00	Lock to Lock Time	: 6.0
Trailer Width	: 3.00	Steering Angle	: 28.4
Tractor Track	: 19.50	Articulating Angle	: 75.0
Trailer Track	: 45.50		



**REFUSE COLLECTION TRUCK TURNING DIAGRAM**  
SCALE: 1" = 40'



**Refuse Collection**

	feet
Width	: 6.00
Track	: 17.41
Lock to Lock Time	: 6.0
Steering Angle	: 21.3

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**STEELWAVE INDUSTRIAL PARK**  
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**SEMI-TRUCK AND REFUSE COLLECTION TRUCK TURNING EXHIBIT**

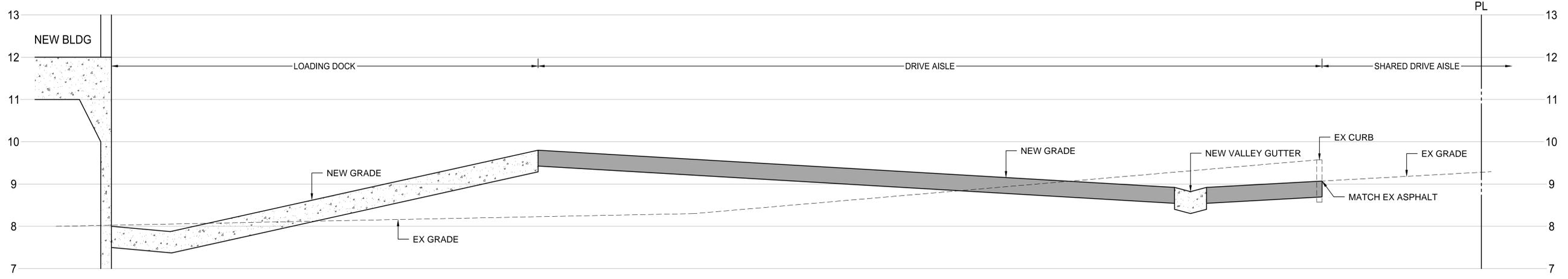
DATE	REVISIONS	DATE	REVISIONS
08/15/2016	PLANNING SUBMITTAL		

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JOB NO.: SNR15-0076-00

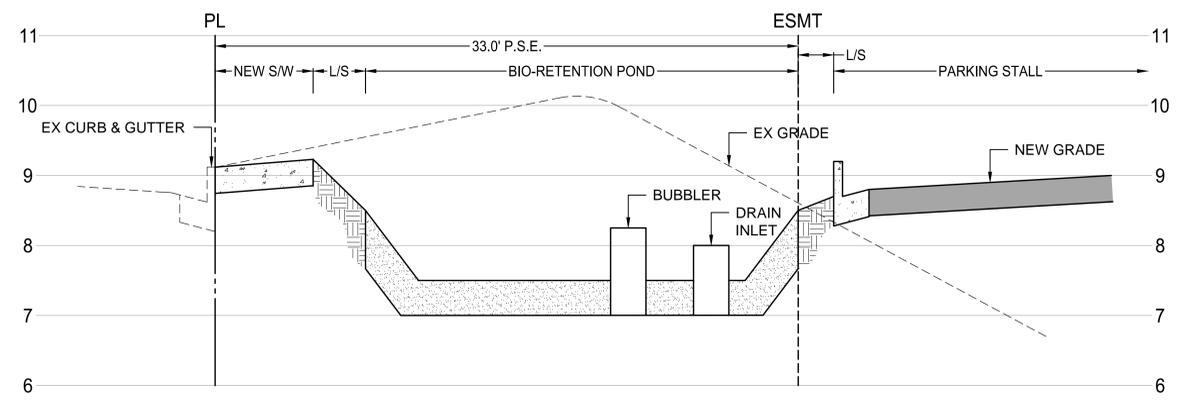
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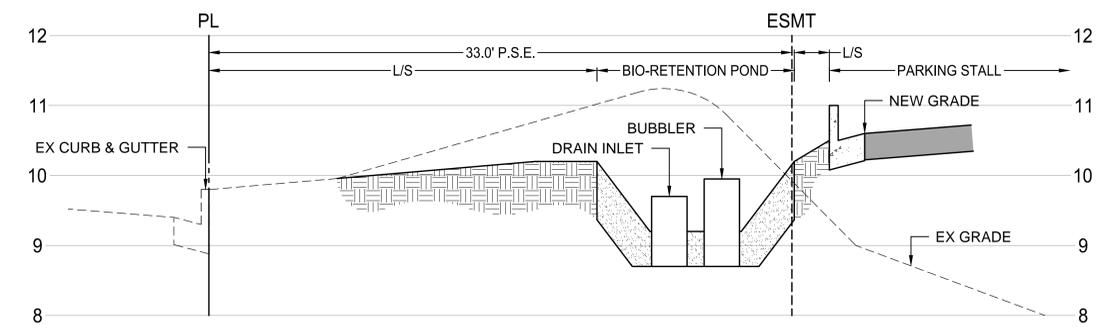
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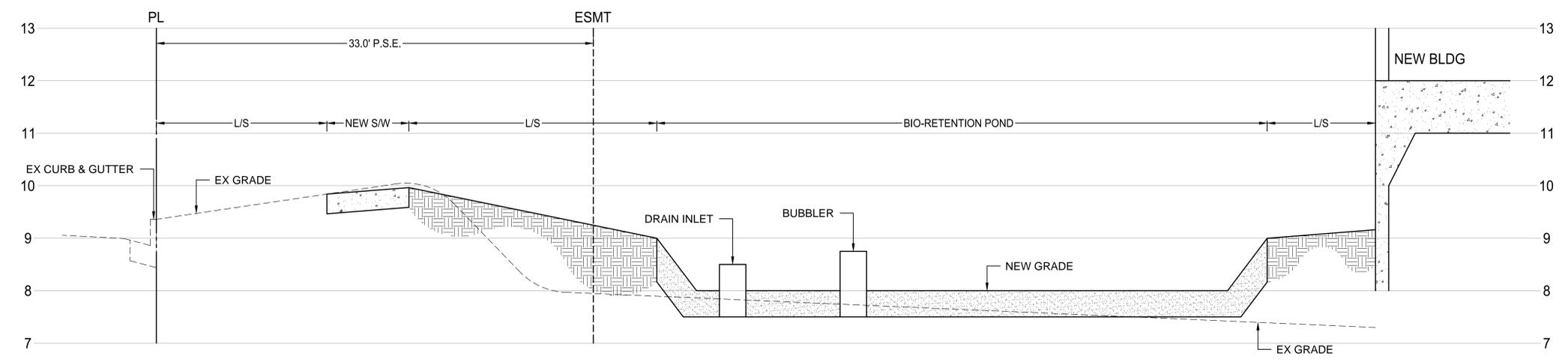
**SECTION A**  
SCALE: H - 1" = 4'  
V - 1" = 1'



**SECTION B**  
SCALE: H - 1" = 4'  
V - 1" = 1'



**SECTION D**  
SCALE: H - 1" = 4'  
V - 1" = 1'



**SECTION C**  
SCALE: H - 1" = 4'  
V - 1" = 1'

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**STEELWAVE INDUSTRIAL PARK**  
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HAYWARD, CALIFORNIA

CROSS SECTIONS		DATE	REMARKS
DATE	PLANNING SUBMITTAL		
08/23/2016			

PA / PM:	MM
DRAWN BY:	BN
JOB NO.:	SNR15-0076-00

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**C8.0**

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**SUMMARY DATA**

LANDSCAPE AREA: 58,310 sq. ft.

PROJECT TYPE: PRIVATE

WATER SOURCE: POTABLE

NOTE:  
1. FOR EXISTING TREES ON SITE SEE CIVIL PLANS.

2. CONTRACTOR TO OBTAIN TREE REMOVAL PERMIT PRIOR TO REMOVAL OF ANY TREE.

3. INSTALL ROOT BARRIERS LINEARLY AGAINST THE PAVING EDGE WHERE TREES ARE WITHIN 7'-0" OF PAVEMENT OR BUILDING.

4. PROVIDE 9 CUBIC YARDS OF CERTIFIED ORGANIC AMENDMENT PER 1000 SQ. FT. FOR ALL PLANTING AREAS AT A RATIO OF 1:4 TO THE DEPTH OF NINE INCHES OF SOIL BEING THOROUGHLY INCORPORATED. ADDITIONAL OR AMENDED SOIL AMENDMENT MIX SHALL BE RECOMMENDED BY A SOIL LABORATORY UPON A SOIL TEST.

5. MULCH SHALL BE ORGANIC RECYCLED CHIPPED WOOD, DARK BROWN COLOR AT 3 INCH DEPTH.

**BIO-RETENTION BASINS LEGEND - Sunset Zone 17**

SYMBOLS	BOTANIC NAME COMMON NAME	SIZE	SPACING	QTY.	WATER USE	MATURE SIZE
A	Arctostaphylos 'Emerald Carpet' Emerald Carpet Manzanita	1 Gal	48" o.c.	-	L	5' w x 1' h
B	Arctostaphylos densiflora 'McMinn' McMinn Manzanita	5 Gal	48" o.c.	-	L	6' w x 6' h
C	Baccharis pilularis Coyote Bush	1 Gal	48" o.c.	-	L	6' w x 2' h
D	Juncus patens California Gray Rush	1 Gal	18" o.c.	-	L	2' w x 2' h

**TREE LEGEND - Sunset Zone 17**

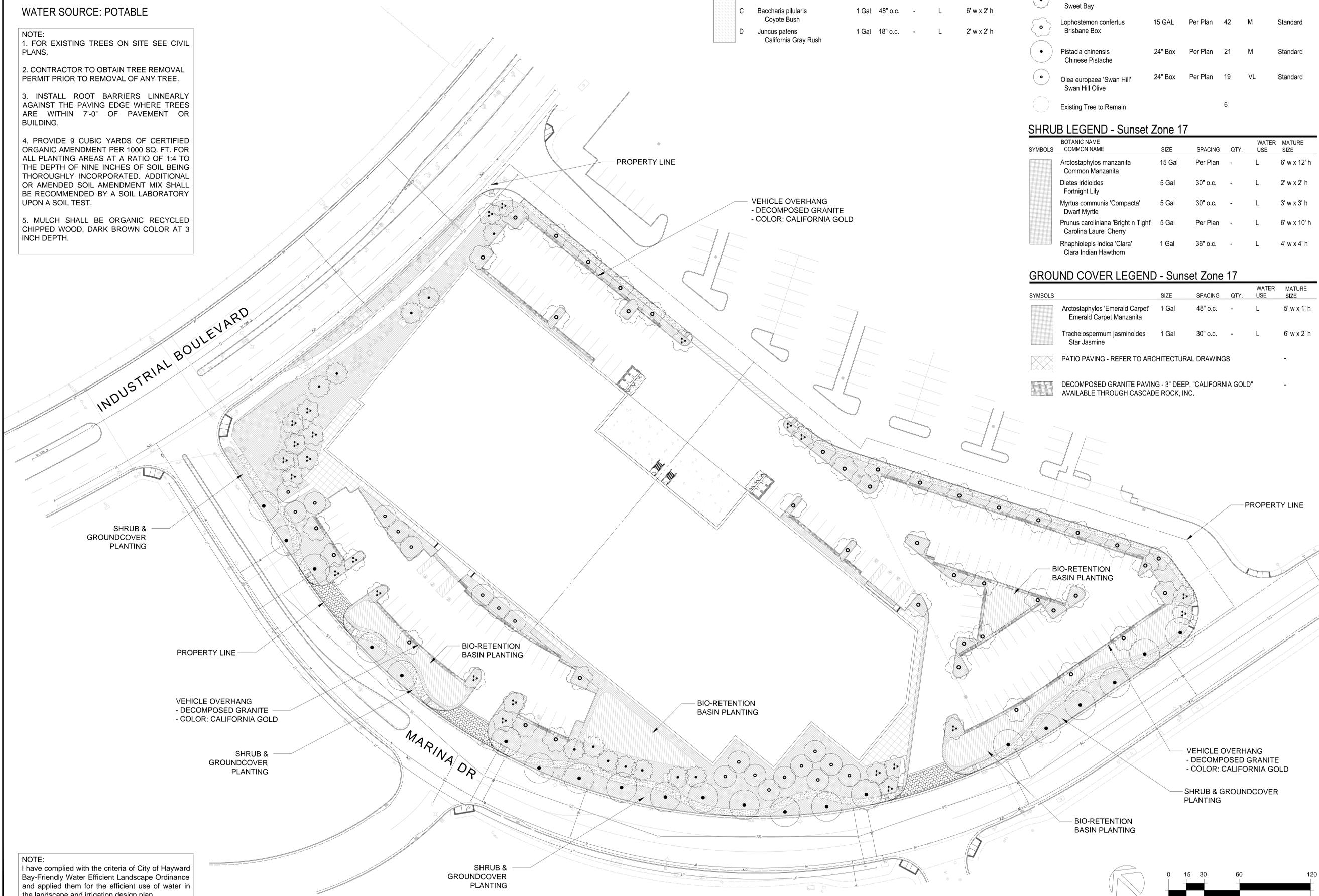
SYMBOLS	BOTANIC NAME COMMON NAME	SIZE	SPACING	QTY.	WATER NEEDS	FORM
⊙	Lagerstroemia indica 'Natchez' Natchez Crape Myrtle	24" Box	Per Plan	24	L	Multi
⊙	Laurus nobilis Sweet Bay	15 GAL	Per Plan	6	L	Multi
⊙	Lophostemon confertus Brisbane Box	15 GAL	Per Plan	42	M	Standard
⊙	Pistacia chinensis Chinese Pistache	24" Box	Per Plan	21	M	Standard
⊙	Olea europaea 'Swan Hill' Swan Hill Olive	24" Box	Per Plan	19	VL	Standard
○	Existing Tree to Remain			6		

**SHRUB LEGEND - Sunset Zone 17**

SYMBOLS	BOTANIC NAME COMMON NAME	SIZE	SPACING	QTY.	WATER USE	MATURE SIZE
⊙	Arctostaphylos manzanita Common Manzanita	15 Gal	Per Plan	-	L	6' w x 12' h
⊙	Dielsia iridioides Fortnight Lily	5 Gal	30" o.c.	-	L	2' w x 2' h
⊙	Myrtus communis 'Compacta' Dwarf Myrtle	5 Gal	30" o.c.	-	L	3' w x 3' h
⊙	Prunus caroliniana 'Bright n Tight' Carolina Laurel Cherry	5 Gal	Per Plan	-	L	6' w x 10' h
⊙	Rhaphiolepis indica 'Clara' Clara Indian Hawthorn	1 Gal	36" o.c.	-	L	4' w x 4' h

**GROUND COVER LEGEND - Sunset Zone 17**

SYMBOLS	BOTANIC NAME COMMON NAME	SIZE	SPACING	QTY.	WATER USE	MATURE SIZE
⊙	Arctostaphylos 'Emerald Carpet' Emerald Carpet Manzanita	1 Gal	48" o.c.	-	L	5' w x 1' h
⊙	Trachelospermum jasminoides Star Jasmine	1 Gal	30" o.c.	-	L	6' w x 2' h
▨	PATIO PAVING - REFER TO ARCHITECTURAL DRAWINGS					
▨	DECOMPOSED GRANITE PAVING - 3" DEEP, "CALIFORNIA GOLD" AVAILABLE THROUGH CASCADE ROCK, INC.					



NOTE:  
I have complied with the criteria of City of Hayward Bay-Friendly Water Efficient Landscape Ordinance and applied them for the efficient use of water in the landscape and irrigation design plan.

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**STEELWAVE INDUSTRIAL PARK**  
INDUSTRIAL BLVD.  
HAYWARD, CALIFORNIA

DATE	REVISIONS	DATE	REVISIONS
11-10-16	PLANNING COMMENT REVISIONS		

PA / PM: -  
DRAWN BY: -  
JOB NO.: -

SHEET  
**L-1**

**Irrigation System Overview**

**Design Intent**

Consuming water for irrigation in excessive amounts has become more expensive. The proposed project's irrigation system will be designed to comply with the County's water efficiency ordinance adopted in 2010 as well as the Bay Friendly Landscape Design Guidelines, adopted April 9, 2014.

**Irrigation System Overview**

The irrigation system will be supplied with EBMUD domestic water from a new irrigation-use water meter at an existing point of connection. The water meter will operate a dedicated, reduced-pressure type backflow preventer assembly to protect the domestic water system.

The irrigation system will utilize a high efficiency irrigation system to include a smart controller, drip irrigation and Pop-up Low Flow sprinklers. Trees will be irrigated on a bubbler system for deep root watering.

All irrigation systems on the site shall be designed to prevent runoff, over-spray, low-head drainage and other similar conditions where water flows out of the designated landscape area.

**IRRIGATION LEGEND**

SYMBOL	DESCRIPTION
---	MAINLINE
□	IRRIGATION CONTROLLER
⊗	POINT OF CONNECTION. SEE CIVIL DRAWINGS FOR METER SIZING
⊞	IRRIGATION WATER METER. SEE CIVIL DRAWINGS
⊞	IRRIGATION BACK FLOW PREVENTER. SEE CIVIL DRAWINGS

**NOTE:**  
 1. ALL TREES ON SEPARATE BUBBLERS - ZONE 29  
 2. TREES WITH DIFFERENT WATERING NEEDS TO BE ON SEPARATE VALVES.

**City of HAYWARD**  
 Water Efficient Landscape Worksheet

Project Name: STEELWAVE INDUSTRIAL PARK  
 Project Applicant: SHEA PROPERTIES  
 Project Address: INDUSTRIAL BLVD, HAYWARD, CA  
 Prepared by:  
 ima  
 Name: #2955 License or Cert. No. (if applicable)  
 2201 Broadway suite 404, Oakland, CA 94612 510.353.3950  
 Address / Telephone Number / E-Mail  
 November 09, 2016  
 Document Preparation Date

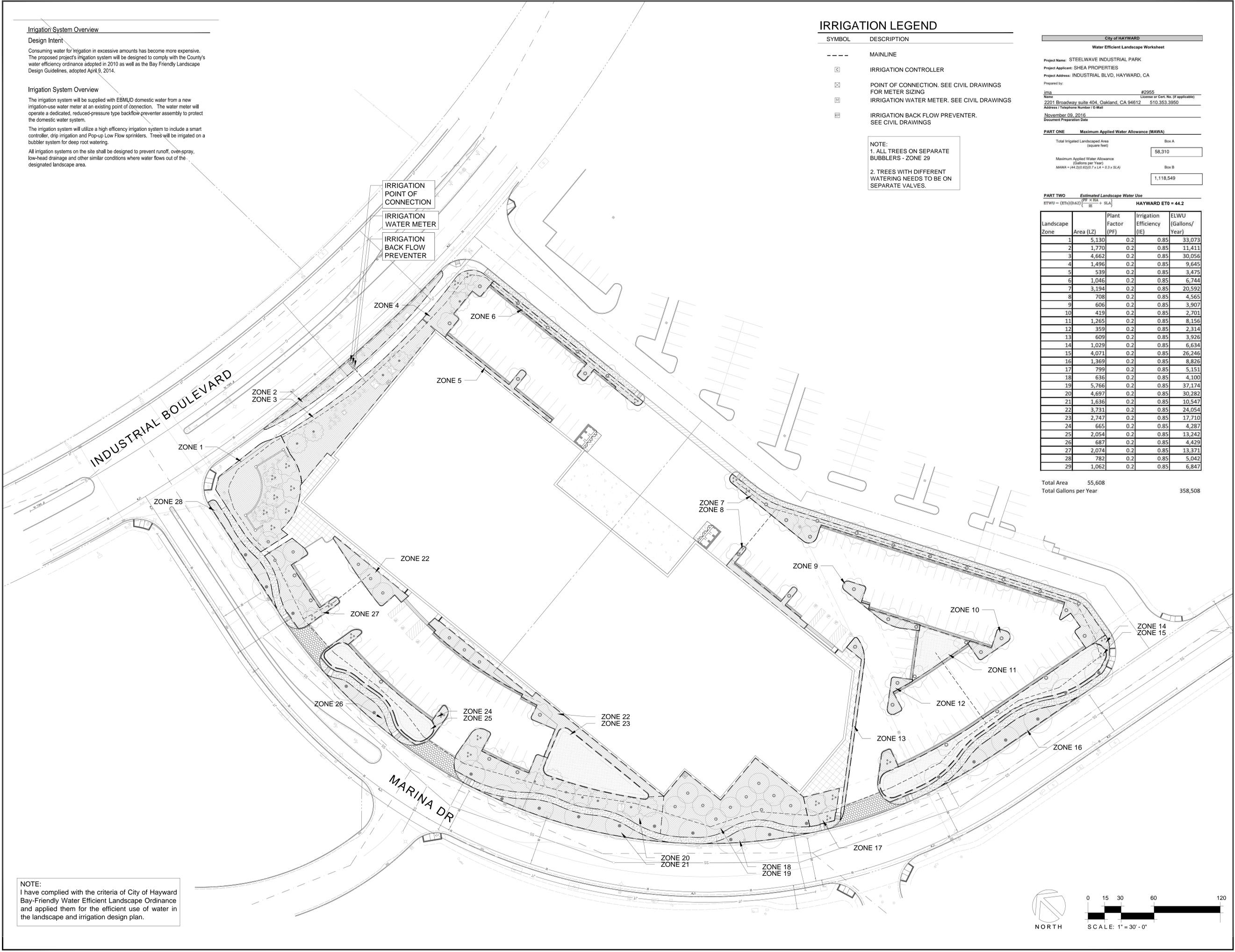
**PART ONE Maximum Applied Water Allowance (MAWA)**

Total Irrigated Landscaped Area (square feet)	Box A	58,310
Maximum Applied Water Allowance (Gallons per Year)	Box B	1,118,549
MAWA = (44.2)(0.62)(0.7 x LA + 0.3 x SLA)		

**PART TWO Estimated Landscape Water Use**  
 ETWU = (ETe)(0.62)  $\left( \frac{PF \times LA}{IE} + SLA \right)$  HAYWARD ETe = 44.2

Landscape Zone	Area (LZ)	Plant Factor (PF)	Irrigation Efficiency (IE)	ELWU (Gallons/Year)
1	5,130	0.2	0.85	33,073
2	1,770	0.2	0.85	11,411
3	4,662	0.2	0.85	30,056
4	1,496	0.2	0.85	9,645
5	539	0.2	0.85	3,475
6	1,046	0.2	0.85	6,744
7	3,194	0.2	0.85	20,592
8	708	0.2	0.85	4,565
9	606	0.2	0.85	3,907
10	419	0.2	0.85	2,701
11	1,265	0.2	0.85	8,156
12	359	0.2	0.85	2,314
13	609	0.2	0.85	3,926
14	1,029	0.2	0.85	6,634
15	4,071	0.2	0.85	26,246
16	1,369	0.2	0.85	8,826
17	799	0.2	0.85	5,151
18	636	0.2	0.85	4,100
19	5,766	0.2	0.85	37,174
20	4,697	0.2	0.85	30,282
21	1,636	0.2	0.85	10,547
22	3,731	0.2	0.85	24,054
23	2,747	0.2	0.85	17,710
24	665	0.2	0.85	4,287
25	2,054	0.2	0.85	13,242
26	687	0.2	0.85	4,429
27	2,074	0.2	0.85	13,371
28	782	0.2	0.85	5,042
29	1,062	0.2	0.85	6,847

Total Area 55,608  
 Total Gallons per Year 358,508



**NOTE:**  
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