

OVERALL SITE PLAN
 scale: 1"=50'-0"
 SCALE: 1"=50'-0"
 0 50' 100' 150'
 TRUE NORTH

VICINITY MAP



TABULATION

BUILDING	
In s.f.	1,019,248 s.f.
In acres	23.4 ac
BUILDING AREA	
Office	10,000 s.f.
Mezzanine	6,500 s.f.
Warehouse	491,000 s.f.
TOTAL	507,500 s.f.
COVERAGE	49.8%
AUTO PARKING REQUIRED	
Office: 1/250 s.f.	66 stalls
Whse: 1/2,000 s.f.	246 stalls
TOTAL	312 stalls
PARKING PROVIDED	
Standard (9' x 19')	138 stalls
Compact (9' x 15')	50 stalls
Trailer (10' x 53')	140 stalls
Trailer (15' x 38')	4 stalls
TOTAL	332 stalls
ZONING ORDINANCE FOR CITY	
Zoning Designation - Industrial	B/S1
BUILDING OCCUPANCY	
CONSTRUCTION TYPE	I-B
MAXIMUM BUILDING HEIGHT ALLOWED	
Height - no limit	
MAXIMUM FLOOR AREA RATIO	
FAR - no limit	
SETBACKS	
Building	
Rear - none, 20' abutting an A, OS, R, M1-C & R zone	
Landscape street side - 10'	

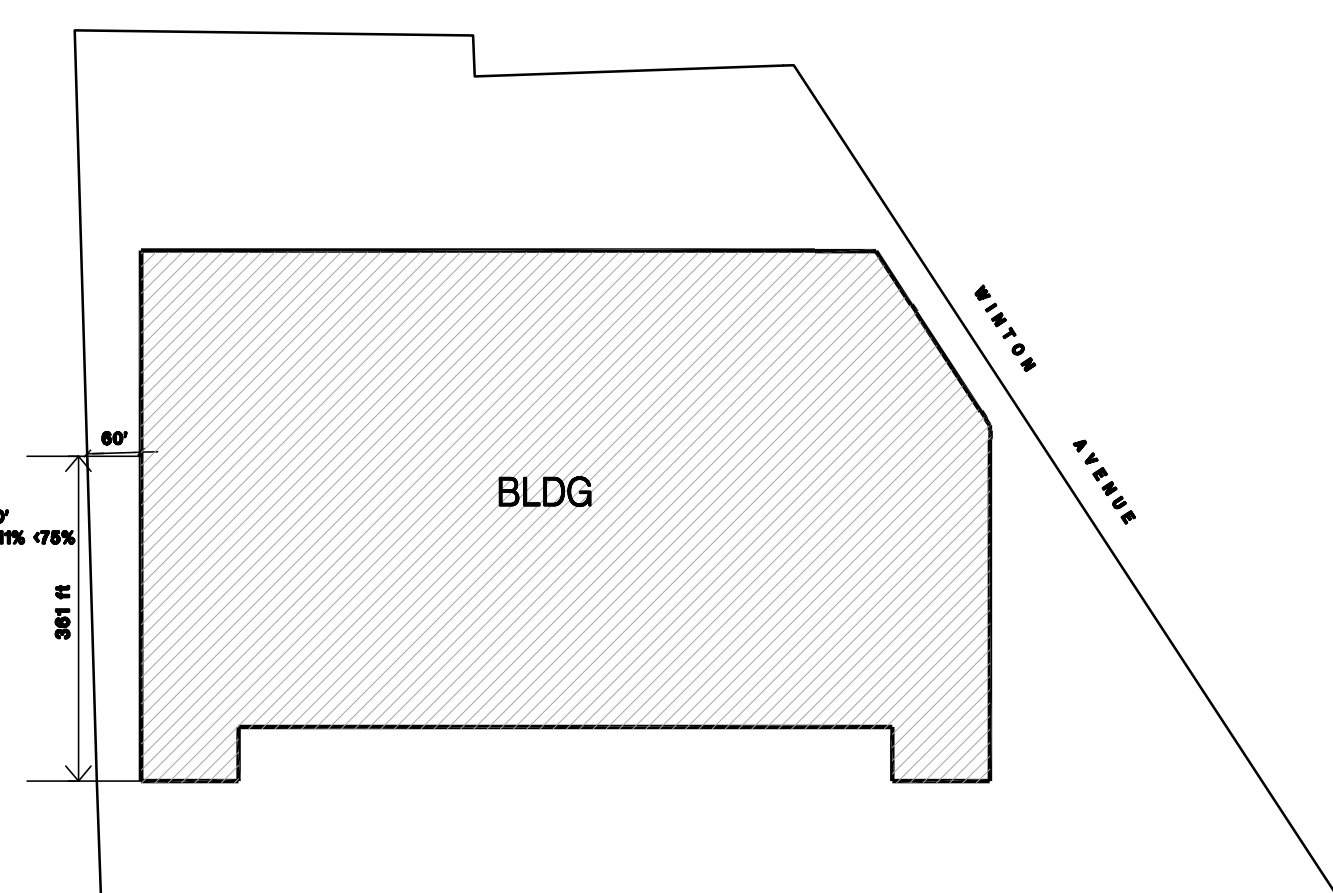
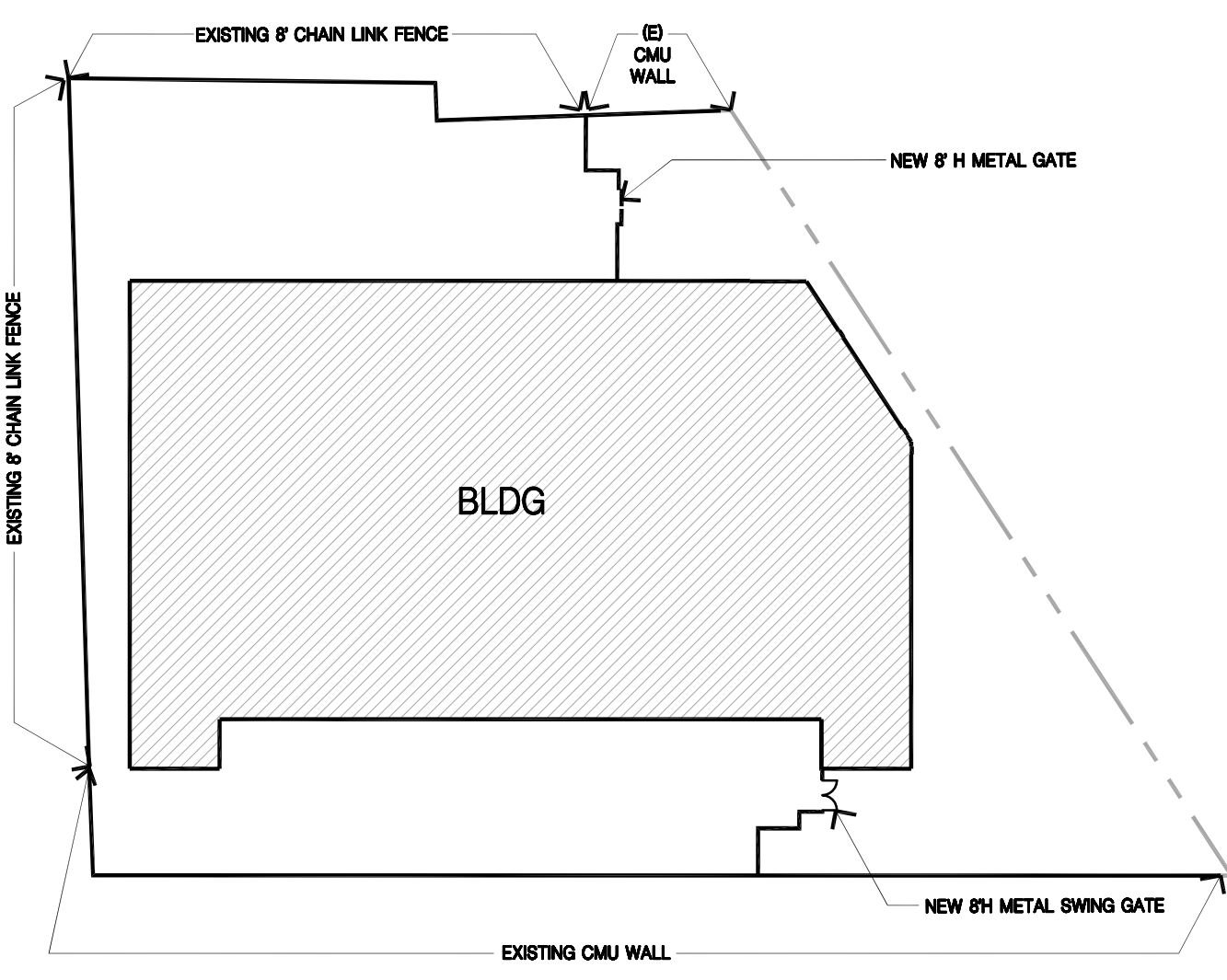


EXHIBIT FOR UNLIMITED AREA BUILDING



FENCE EXHIBIT

SITE PLAN KEYNOTES

- 1 HEAVY BROOM FINISH CONCRETE PAVEMENT.
- 2 ASPHALT PAVING.
- 3 CONCRETE WALKWAY, MEDIUM BROOM FINISH
- 4 DRIVEWAY APRONS
- 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
- 6 APPROXIMATE LOCATION OF TRANSFORMER.
- 7 PROVIDE METAL GATES W/ KNOX-BOX PER FIRE DEPARTMENT STANDARDS PER DRIVEWAY. CONTRACTOR TO DESIGN & DETAIL GATES. DRAWINGS AND CALCULATIONS PRIOR TO FABRICATION. PROVIDE CONDUIT FOR FUTURE.
- 8 CONCRETE RAMP
- 9 BIKE RACK TYPICAL.
- 10 TRASH ENCLOSURE, SEE A4.1
- 11 EXTERIOR STAIR
- 12 12' X 14' DRIVE-IN DOOR
- 13 LANDSCAPE. ALL LANDSCAPE AREAS INDICATED BY SHADING
- 14 NEW 8" HIGH TUBULAR STEEL FENCE
- 15 CONCRETE DOLLY PAD
- 17 NOT USED
- 18 PRE-CAST CONC. WHEEL STOP.
- 19 CONC. FILLED GUARD POST "6" DIA. U.N.O. 48" H.
- 20 EXTERIOR LIGHT POLE. SEE PHOTOMETRIC PLAN
- 21 EXISTING 8" CHAIN LINK FENCE.
- 22 EMPLOYEE BREAK AREA
- 23 NOT USED
- 24 EXISTING CMU WALL
- 25 NOT USED
- 26 PROPOSED LOCATION OF MONUMENT SIGN
- 27 EV CHARGING STATION
- 28 HANDICAP ENTRY SIGN.
- 29 HANDICAP PARKING STALL SIGN
- 30 METAL SWING GATE
- 31 DIRECTIONAL SIGN TO BAY TRAIL & HAYWARD SHORELINE

SITE PLAN GENERAL NOTES

1. THE SITE PLAN BASED ON THE SOILS REPORT PREPARED BY PROJECT NO. DATED
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. THE ENTIRE PROJECT SHALL BE PERMANENTLY MAINTAINED WITH AN AUTOMATIC IRRIGATION SYSTEM AS REQUIRED.
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. EXPANSION JOINTS TO HAVE COMPRESSIVE EXPANSION FILLER MATERIAL OF 1/4". FINISH TO BE A MEDIUM BROOM FINISH U.N.O.
11. NOT USED.
12. PAINT CURBS AND PROVIDE SIGNS TO INFORM OF FIRE LANES AS REQUIRED BY FIRE DEPARTMENT.
13. CONSTRUCTION DOCUMENTS PERTAINING TO THE LANDSCAPE AND IRRIGATION OF THE ENTIRE PROJECT SITE SHALL BE SUBMITTED TO THE BUILDING DEPARTMENT AND APPROVED BY PUBLIC FACILITIES DEVELOPMENT PRIOR TO ISSUANCE OF BUILDING PERMITS.
14. PRIOR TO FINAL CITY INSPECTION, THE LANDSCAPE ARCHITECT SHALL SUBMIT A CERTIFICATE OF COMPLETION TO PUBLIC FACILITIES DEVELOPMENT.
15. NOT USED.
16. ALL LANDSCAPE AND IRRIGATION DESIGNS SHALL MEET CURRENT CITY STANDARDS AS LISTED IN GUIDELINES OR AS OBTAINED FROM PUBLIC FACILITIES DEVELOPMENT.
17. NOT USED.
18. ALL VERTICAL MOUNTING POLES OF CHAIN LINK FENCING SHALL BE CAPPED.
19. LANDSCAPED AREAS SHALL BE DELINEATED WITH A MINIMUM SIX INCHES (6") HIGH CURB
20. NOT USED.

SITE PLAN GENERAL NOTES

- CONCRETE PAVING - SEE "C" DRWS. FOR THICKNESS
- ASPHALT PAVING - SEE CIVIL
- STANDARD PARKING STALL 9'-0" X 19'
- HANDICAP PARKING STALL 9' X 19' + 5' W/ ACCESSIBLE AISLE
- VAN ACCESSIBLE HANDICAP STALL, 12' X 19' + 5' W/ ACCESSIBLE AISLE
- ACCESSIBLE ROUTE
- LANDSCAPE AREAS
- LIGHT STANDARD
- EXISTING PUBLIC FIRE HYDRANT
- PRIVATE FIRE HYDRANT - APPROXIMATE LOCATION
- APPROX. LOCATION
- WATER LINE - SEE CIVIL
- GAS LINE - SEE CIVIL
- SEWER LATERAL SEE CIVIL

PROJECT INFORMATION

Owner/Applicant
 IPT
 4675 MACARTHUR COURT, SUITE 625
 NEWPORT BEACH, CA 92660
 TEL 949-892-4911
 FAX 949-892-4901
 CONTACT CHRISTOPHER SANFORD

Code Analysis

Applicant's Representative
 HPA, INC.
 383 4TH STREET - STE. 101
 OAKLAND, CA 94607
 PHONE: (949) 862-2111
 FAX: (949) 863-0851
 CONTACT: TERESA GOODWIN

Project Address
 W WINTON AVE
 HAYWARD, CA 94545

Zoning
 ZONING - INDUSTRIAL DISTRICT

Assessors Parcel Number
 APN: 438-0101-020-01 (PARCEL 20-1)
 APN: 438-0030-001-06 (PARCEL 1-6)
 APN: 438-0030-001-04 (PARCEL 1-4)
 APN: 438-0030-001-08 (PARCEL 1-8)
 APN: 438-0030-006 (PARCEL 6)
 APN: 438-0030-009-02 (PARCEL 9-2)
 APN: 438-0030-008-02 (PARCEL 8-2)
 APN: 438-0030-013-01 (PARCEL 13-1)
 APN: 438-0030-013-02 (PARCEL 13-2)
 APN: 438-0030-014 (PARCEL 14)
 APN: 438-0030-015 (PARCEL 15)



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 irvine, ca
 92612
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Project:
**West Winton
 Commerce Center**

Hayward, CA

Consultants:
 K & W
 -
 -
 -
 -
 Green Design
 -
 -
 -
 -
 SOILS ENGINEER

Title: **OVERALL SITE PLAN**

Project Number: 16162
 Drawn by: SS
 Date: 12/19/2017
 Revision:

Sheet:
DAB-A1.1



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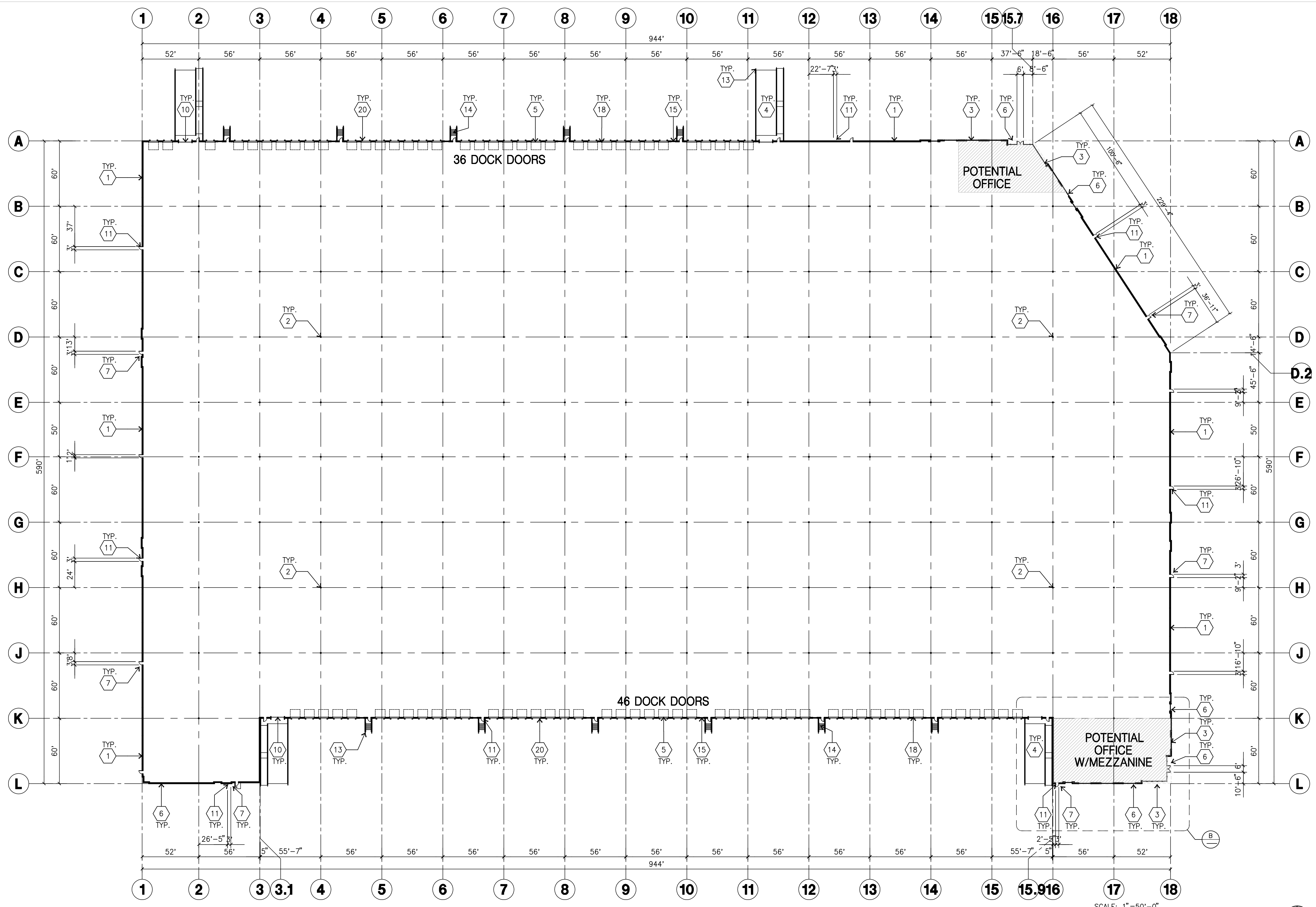
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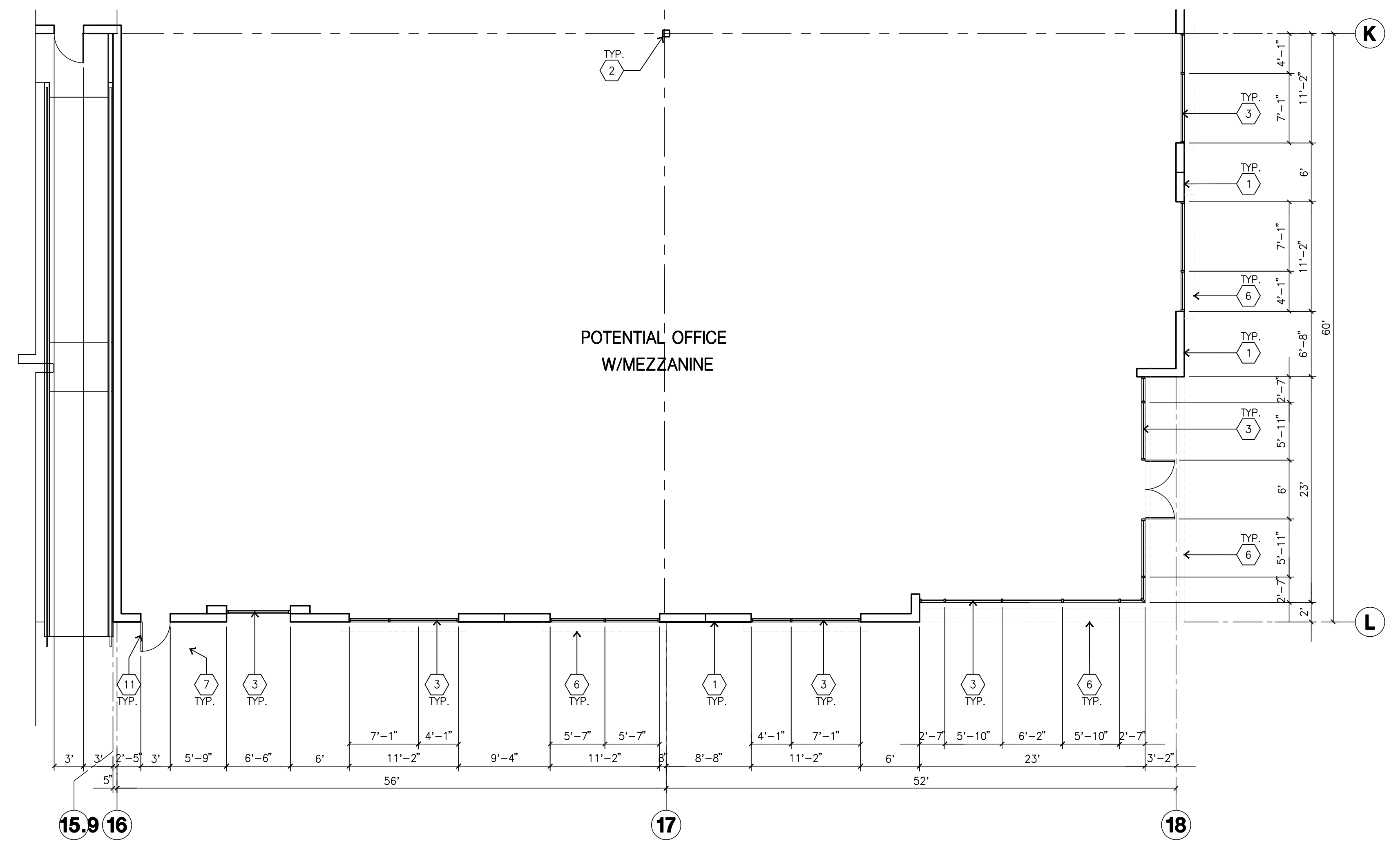
Consultants:
CIVIL K & W
STRUCTURAL -
MECHANICAL -
PLUMBING -
ELECTRICAL -
LANDSCAPE Green Design
FIRE PROTECTION -
SOILS ENGINEER -

Title: **OVERALL FLOOR PLAN**
Project Number: 16162
Drawn by: SS
Date: 12/19/2017
Revision:

Sheet:
DAB-A2.1



OVERALL FLOOR PLAN
scale: 1"=50'-0"
A



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

KEYNOTES-FLOOR PLAN

- 1 CONCRETE TILT-UP PANEL.
- 2 STRUCTURAL STEEL COLUMN.
- 3 TYPICAL STOREFRONT SYSTEM WITH GLAZING. SEE OFFICE BLOW-UP AND ELEVATIONS FOR SIZE, COLOR AND LOCATIONS.
- 4 CONCRETE RAMP.
- 5 9'X10' TRUCK DOOR. SECTIONAL O.H., STANDARD GRADE.
- 6 METAL CANOPY.
- 7 5'-6"x5'-6"x4" THICK CONCRETE EXTERIOR LANDING PAD TYPICAL AT ALL EXTERIOR MAN DOORS TO LANDSCAPED AREA. FINISH TO BE MEDIUM BROOM FINISH.
- 8 DOCK LEVELER
- 9 NOT USED.
- 10 12'X14' GRADE LEVEL DOOR, SECTIONAL O.H., STANDARD GRADE.
- 11 3'X7' HOLLOW METAL EXTERIOR MAN DOOR.
- 12 SOFFIT LINE ABOVE
- 13 CONCRETE FILLED GUARD POST. 6" DIA. U.N.O. 42"H.
- 14 STAIRS AND LANDING.
- 15 4'X8' METAL LOUVER
- 16 INTERIOR ROOF DRAIN AND OVERFLOW DRAIN.
- 17 EXTERIOR METAL DOWNSPOUT WITH OVERFLOW SCUPPER.
- 18 Z-GUARD DOCK DOOR PROTECTION
- 19 INTERIOR BIKE RACK
- 20 DOCK DOOR BUMPER

GENERAL NOTES-FLOOR PLAN

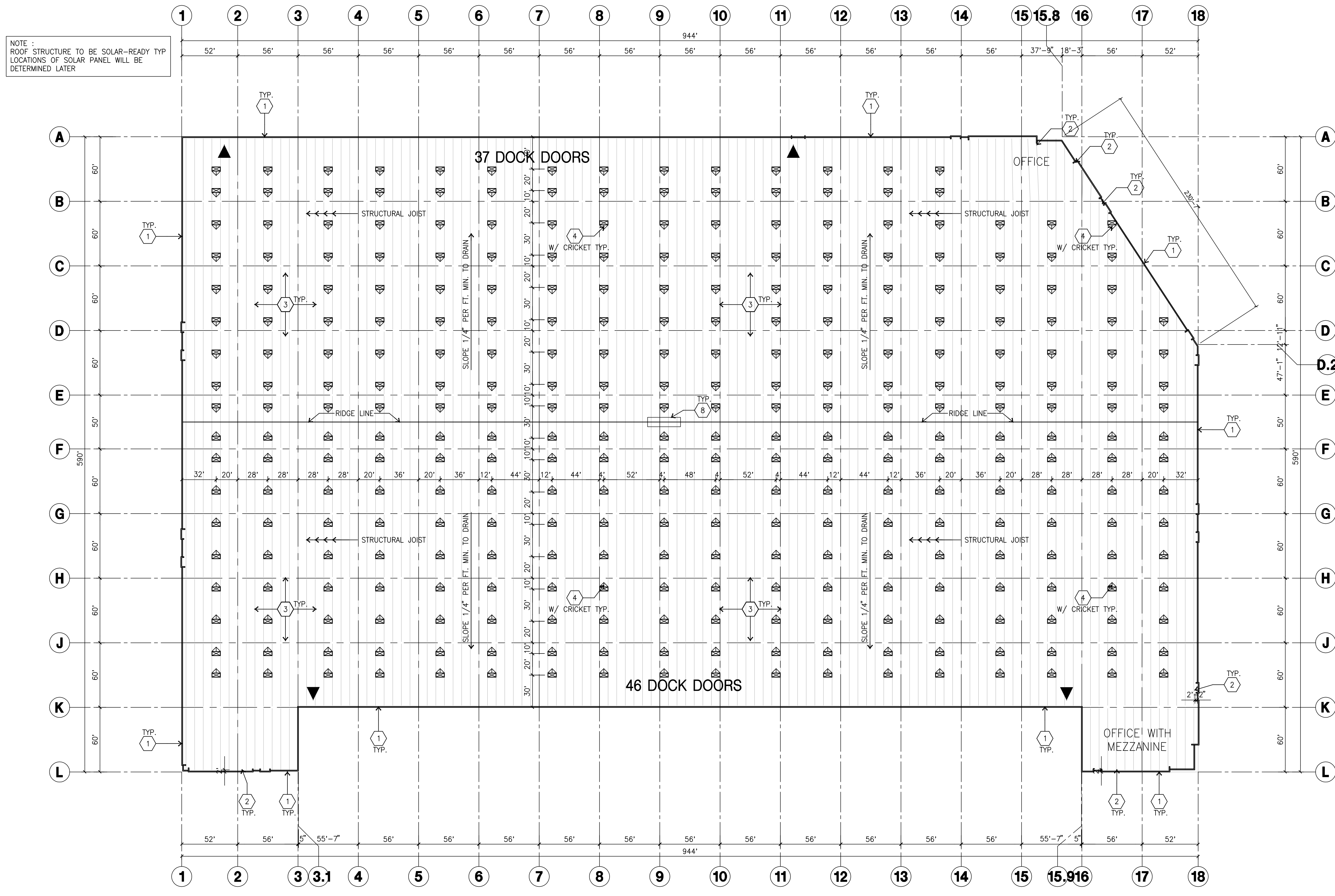
- A. THIS BUILDING IS DESIGNED FOR HIGH PILE STORAGE WITH FIRE ACCESS MAN DOORS AT APPROXIMATELY 100' A SEPARATE PERMIT WILL BE REQUIRED FOR ANY RACKING/CONVEYER SYSTEMS.
- B. FIRE HOSE LOCATIONS SHALL BE APPROVED PER FIRE DEPARTMENT.
- C. NOT USED.
- D. PROVIDE 6" DIA. CONCRETE BOLLARD AT ALL FIRE RISER AND UNPROTECTED INTERIOR ROOF DRAIN.
- E. NOT USED
- F. ALL DIMENSIONS ARE TO THE FACE OF CONCRETE PANEL WALL, GRIDLINE, OR FACE OF STUD. U.N.O.
- G. SEE CIVIL DRAWINGS FOR POINT OF CONNECTIONS TO OFF-SITE UTILITIES. CONTRACTOR TO VERIFY ACTUAL UTILITY LOCATIONS.
- H. FOR DOOR TYPES AND SIZES, SEE DETAIL SHEET A5.1. NOTE: ALL DOORS PER DOOR SCHEDULE ARE FINISH OPENINGS.
- I. CONTRACTOR TO PROTECT AND KEEP THE FLOOR SLAB CLEAN. ALL EQUIPMENT TO BE DIAPERED INCLUDING CARS AND TRUCKS.
- J. ALL MAN DOORS IN WAREHOUSE TO HAVE ILLUMINATED EXIT SIGN. EXITS MARKED WITH AN X SHALL ALSO BE PROVIDED WITH A SIGN ON THE INTERIOR SIDE OF THE DOOR STATING "NOT A WHEELCHAIR ACCESSIBLE EXIT." REMOVE ALL ACCESS HARDWARE ON EXTERIOR SIDE OF THE DOOR.
- K. HIGHLY FLAMMABLE AND COMBUSTIBLE MATERIAL SHALL NOT BE USED OR STORED IN THIS BUILDING.

PLUMBING CALCULATION

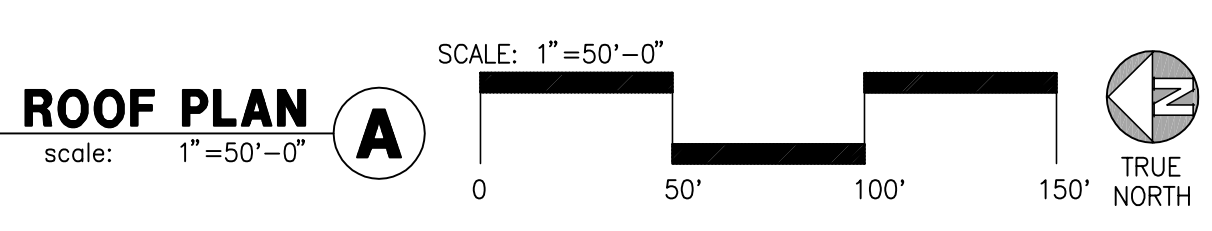
NOTE: CPC 422 WAS USED TO CALCULATE THE REQUIRED NUMBER OF FIXTURES.

OFFICE	16,500 SF	/ 200 =	83	42 MEN	42 WOMEN
WAREHOUSE	491,000 SF	/ 5,000 =	98	49 MEN	49 WOMEN

	WC-MEN	WC-WOMEN	URINALS	LAV-MEN	LAV-WOMEN
OFFICE	1:1-50	2:16-30	1:1-100	1:1-75	1:1-50
WAREHOUSE	1:1-100	1:1-100	-	1:1-200	1:1-200
REQ'D.	2	3	1	2	2



NOTE :
ROOF STRUCTURE TO BE SOLAR-READY TYP
LOCATIONS OF SOLAR PANEL WILL BE
DETERMINED LATER



ROOF PLAN KEYNOTES

- 1 CONCRETE PARAPET. SEE "S" DRAWINGS FOR THICKNESS.
- 2 PARAPET RETURN. FINALIZED DURING CONSTRUCTION.
- 3 ROOFING
- 4 4' X 8' SKYLIGHT/SMOKE VENT
- 5 EXHAUST FAN. SEE "M" DWGS
- 6 ROOF HATCH. SEE DETAIL 20/AD.2.
- 7 INTERIOR ROOF DRAIN WITH 2 OVERFLOW SCUPPERS. SEE DETAIL 17/AD.3.
- 8 ROOF ADDRESS PAINTED BLACK 4" HIGH W/ 1" WIDE STROKE PER LETTER. ADDRESSING WILL BE PROVIDED PER JURISDICTION'S REQUIREMENTS. PAINT SHALL BE LATEX.
- 9 A/C UNIT. SEE "M" DRAWINGS. PROVIDE SUPPORT @ ROOF AS REQUIRED
- 10 NOT USED.
- 11 EXTERIOR DOWNSPOUT / SCUPPERS. SEE DETAILS 13, 14, 15, 16 /AD.3.

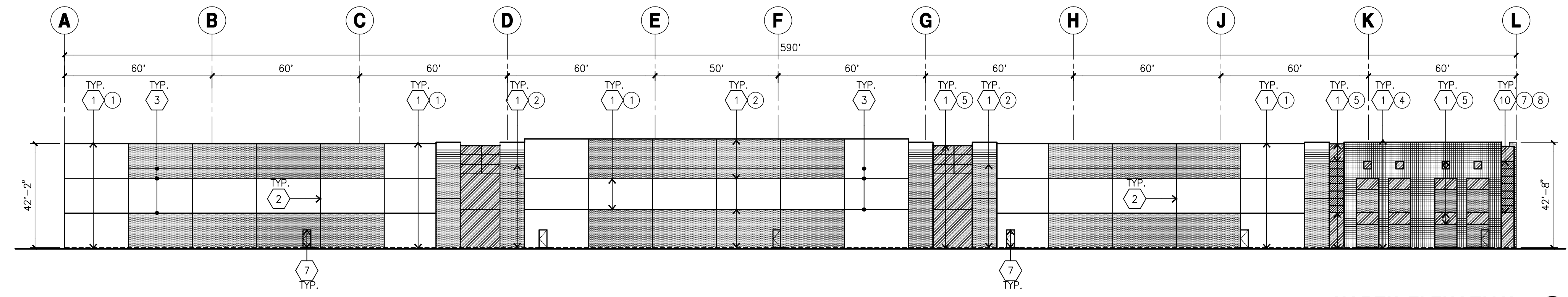
ROOF PLAN GENERAL NOTES

- A. ALL DIMENSIONS ARE TO FACE OF CONCRETE WALL, GRIDLINE, OR FACE OF STUD. (U.N.C.O.)
- B. VERIFY THAT ALL ROOF AREAS HAVE POSITIVE DRAINAGE(1/4" FT.).
- C. REFER TO "S" DRAWINGS FOR ROOF HEIGHT ELEVATIONS IN REGARDS TO ROOF DRAINAGE.
- D. CONTRACTOR TO VERIFY AND COORDINATE WITH ALL SUBCONTRACTORS, ALL LOCATIONS AND SIZES OF ROOF OPENINGS.
- E. FOR TYP. ROOF PENETRATIONS, SEE DETAIL 6, 7, 8/AD.3 CONTRACTOR TO VERIFY ALL LOCATIONS WITH MECHANICAL AND PLUMBING DRAWINGS
- F. CONTRACTOR TO VERIFY ALL ROOF DRAIN DEPRESSIONS W/ "S" DRAWINGS.
- G. NOT USED.
- H. ALL SKYLIGHTS TO BE DESIGNED PER REQUIRED WINDLOAD RESISTANCE. EXPOSURE "C" W/ STRONGER FRAMES, SUPPORTS AND DOMES. MANUFACTURER TO CONFIRM IN WRITING.
- I. ROOF DRAINS AND OVERFLOW DRAINS TO BE A MIN. 8" DIA. SEE "P" DRAWINGS FOR EXACT SIZE.
- J. NOT USED
- K. PROVIDE SHAPED CRICKETS AS REQUIRED FOR PROPER ROOF DRAINAGE OF 1/2" PER FOOT (MIN.).

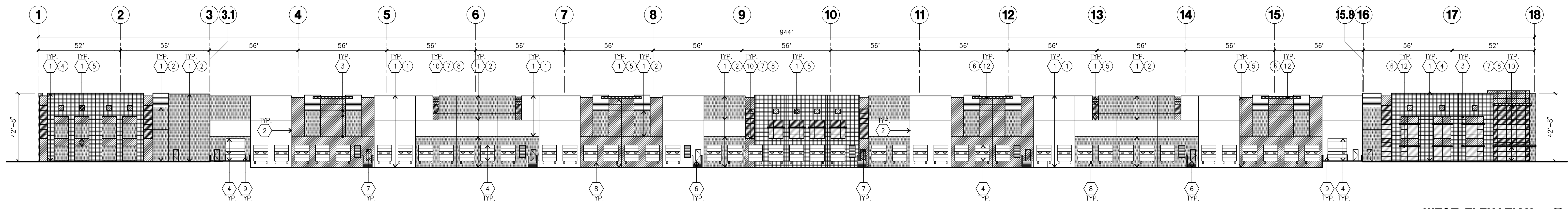
- L. NOT USED.
- M. NOT USED.
- N. ALL SKYLIGHTS TO BE PLACED A MIN. OF 18'-0" FROM INSIDE FACE OF PARAPET
- O. NOT USED.
- P. NOT USED.
- Q. NOT USED.
- R. NOT USED.
- S. ROOF DRAINS, OVERFLOW DRAINS AND RAINWATER PIPING WITHIN THE INTERIOR OF THE BUILDING SHALL BE TESTED IN ACCORDANCE WITH THE PROVISIONS 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 5/8" PLYWOOD AND 2X6 AT FUTURE 6 PSF SOLAR PANEL LOATION

ROOF LEGEND

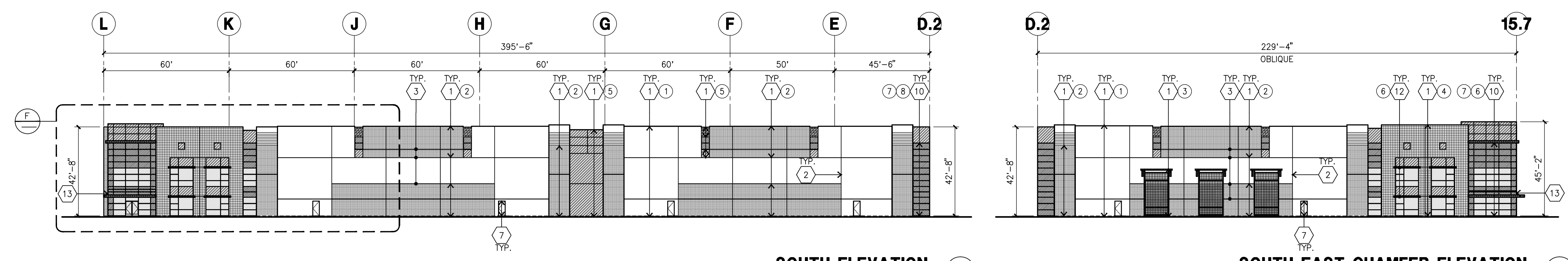
- SKYLIGHT/SMOKE VENT
- BUILDING PARAPET LINE
SEE DETAIL 1 & 2 /AD.3
- EXTERIOR METAL DOWNSPOUT
W/ OVERFLOW SCUPPER
SEE DETAIL 13,14,15,16/AD.3
- INTERIOR ROOF DRAIN
W/ OVERFLOW SCUPPER
SEE DETAIL 17/AD.3



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

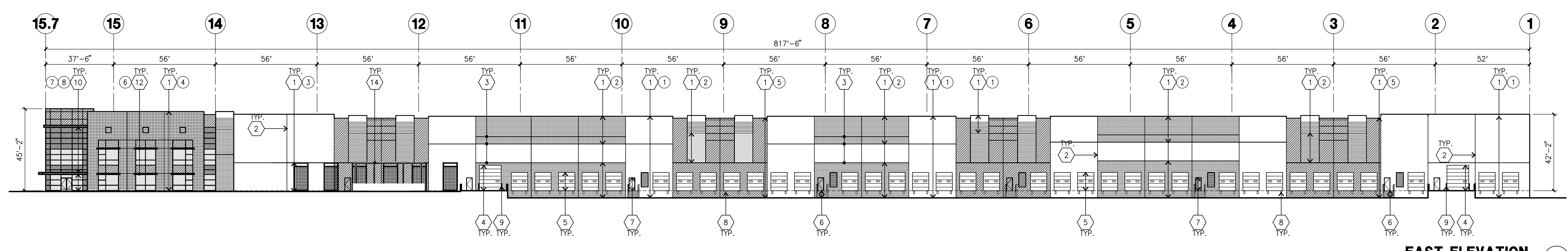


WEST ELEVATION
scale: 1"=30'-0" **B**

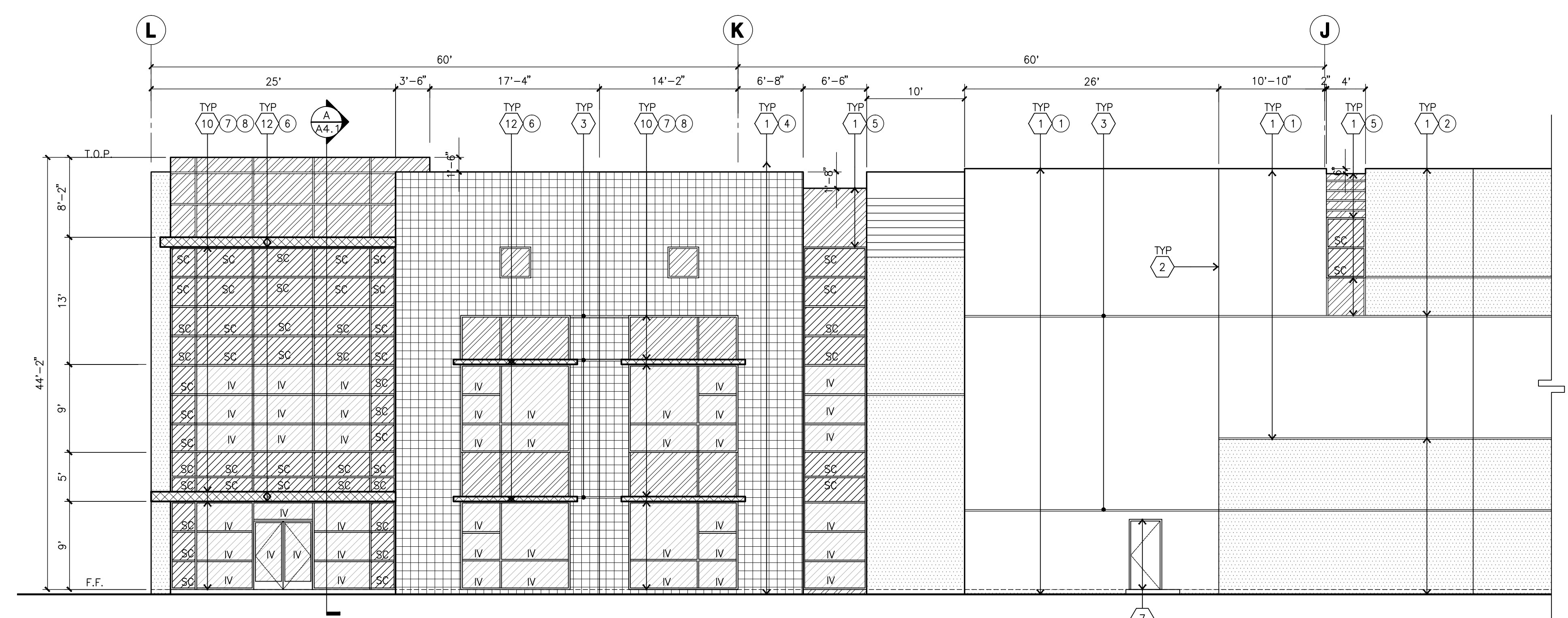


SOUTH ELEVATION
scale: 1"=30'-0" **C**

SOUTH EAST CHAMFER ELEVATION
scale: 1"=30'-0" **D**



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



ENLARGED SOUTH ELEVATION
scale: 1/8"=1'-0" **F**

KEYNOTES - ELEVATIONS

- 1 CONCRETE TILT-UP PANEL (PAINTED).
- 2 PANEL JOINT.
- 3 PANEL REVEAL.
- 4 12'W X 14'H OVERHEAD DOOR @ DRIVE THRU.
- 5 9'W X 10'H OVERHEAD DOOR @ DOCK HIGH.
- 6 CONCRETE STAIR W/ METAL PIPE HANDRAIL.
- 7 HOLLOW METAL DOORS.
- 8 DOCK BUMPER
- 9 CONC. FILLED STEEL BOLLARDS, SEE FLR. PLAN.
- 10 ALUMINUM STOREFRONT FRAMING WITH TEMPERED GLAZING
- 11 EXTERIOR DOWNSPOUT AND 2 OVERFLOW SCUPPERS
- 12 METALIC PAINTED STEEL TUBE CANOPY
- 13 PROPOSED LOCATION OF SIGNAGE
- 14 PAINTED STEEL TRELLIS

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 "C" WIND EXPOSURE. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS PRIOR TO INSTALLATION.
- F. CONTRACTOR SHALL FULLY PAINT ONE CONCRETE PANEL W/ SELECTED COLORS. ARCHITECT AND OWNER SHALL APPROVE PRIOR TO PAINTING REMAINDER OF BUILDING.
- G. BACK SIDE OF PARAPETS TO HAVE SMOOTH FINISH AND BE PAINTED WITH ELASTOMERIC PAINT.
- H. FOR SPANDREL GLAZING, ALLOW SPACE BEHIND SPANDREL TO BREATHE.
- J. USE ADHESIVE BACK WOOD STRIPS FOR ALL REVEAL FORMS.
- K. THE FIRST COAT OF PAINT TO BE ROLLED-ON AND THE SECOND COAT TO BE SPRAYED-ON

COLOR SCHED. - ELEVATIONS

- 1 CONCRETE TILT-UP PANEL SHERWIN WILLIAMS SW_6385 DOVER WHITE
- 2 CONCRETE TILT-UP PANEL SHERWIN WILLIAMS SW_7653 SILVERPOINTE
- 3 CONCRETE TILT-UP PANEL SHERWIN WILLIAMS SW_7660 EARL GREY
- 4 CONCRETE TILT-UP PANEL SHERWIN WILLIAMS SW_7733 BAMBOO SHOOT
- 5 CONCRETE TILT-UP PANEL SHERWIN WILLIAMS SW_7734 OLIVE GROVE
- 6 METAL CANOPY SHERWIN WILLIAMS SW_7006 METALIC EXTRA WHITE
- 7 MULLIONS CLEAR ANODIZED
- 8 GLAZING MED. PERFORMANCE BLUE

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
 - S SPANDREL GLASS
 - IV : INSULATED VISION GLASS
1/4" ATLANTICA + 1/4" SUNGATE 400 CLEAR
1" INSULATED GLASS UNIT WITH 1/2" AIRSPACE AND 1/4" LITES
U: 0.27 SHGC: 0.35 VLT: 58%
MINIMUM VT TO BE 0.42 PER 2016 CEC TABLE 140.3-B
 - SC : SPANDREL WITH CONCRETE BEHIND
1/4" CLEAR WITH ATLANTIC WATERS OPACICOAT PAINTED ON REFLECTIVE,
INSTALLED ON CONCRETE.
 - V : VISION GLASS
1/4" ATLANTICA
 - S : SPANDREL
1/4" CLEAR WITH ATLANTIC WATERS OPACICOAT PAINTED ON REFLECTIVE,
INSTALLED ON OPENINGS.



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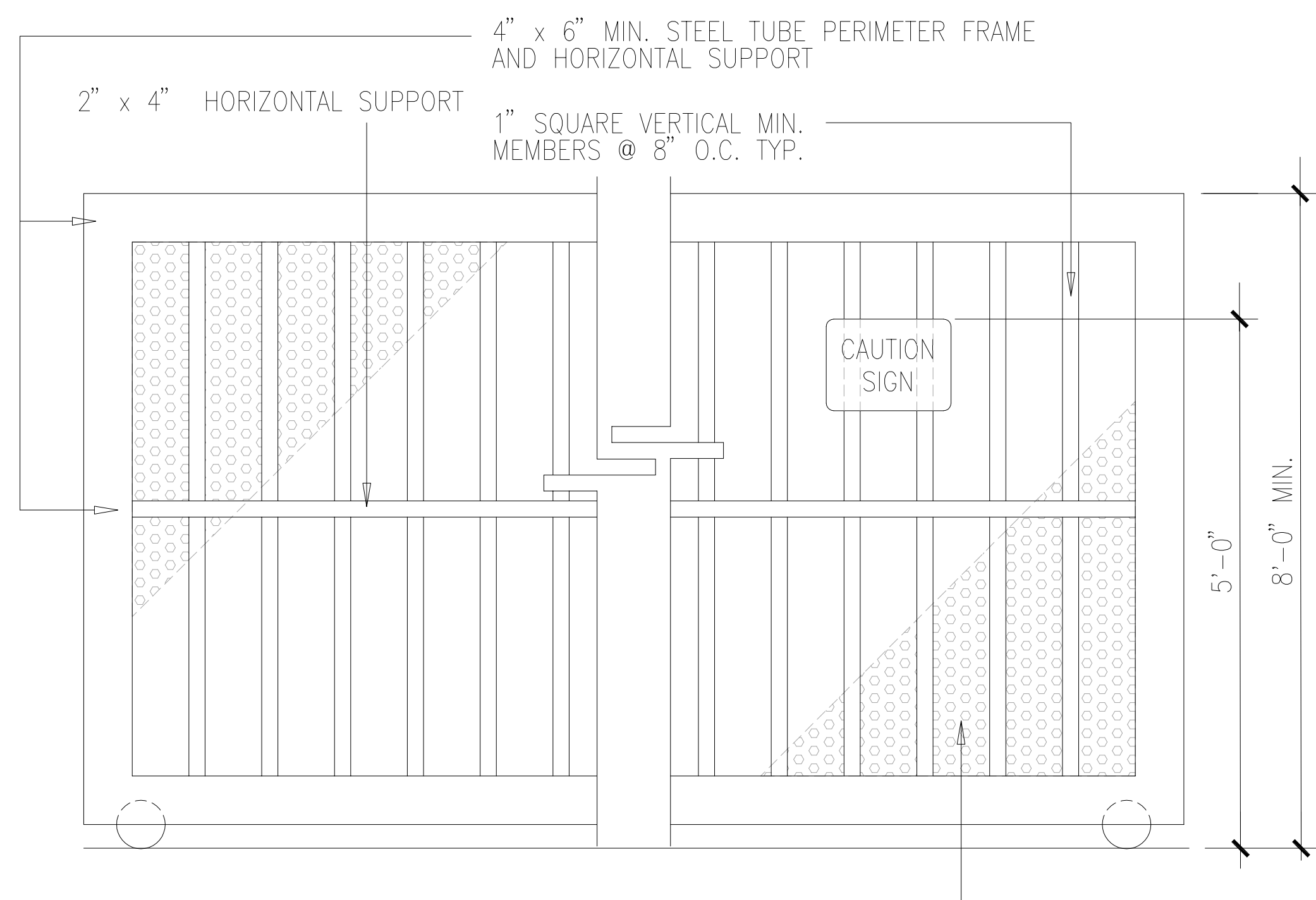
Consultants:
CIVIL
STRUCTURAL
MECHANICAL
PLUMBING
ELECTRICAL
LANDSCAPE
FIRE PROTECTION
SOILS ENGINEER

K & W
Green Design

Title: **ELEVATIONS**

Project Number: 16162
Drawn by: SS
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Revision:

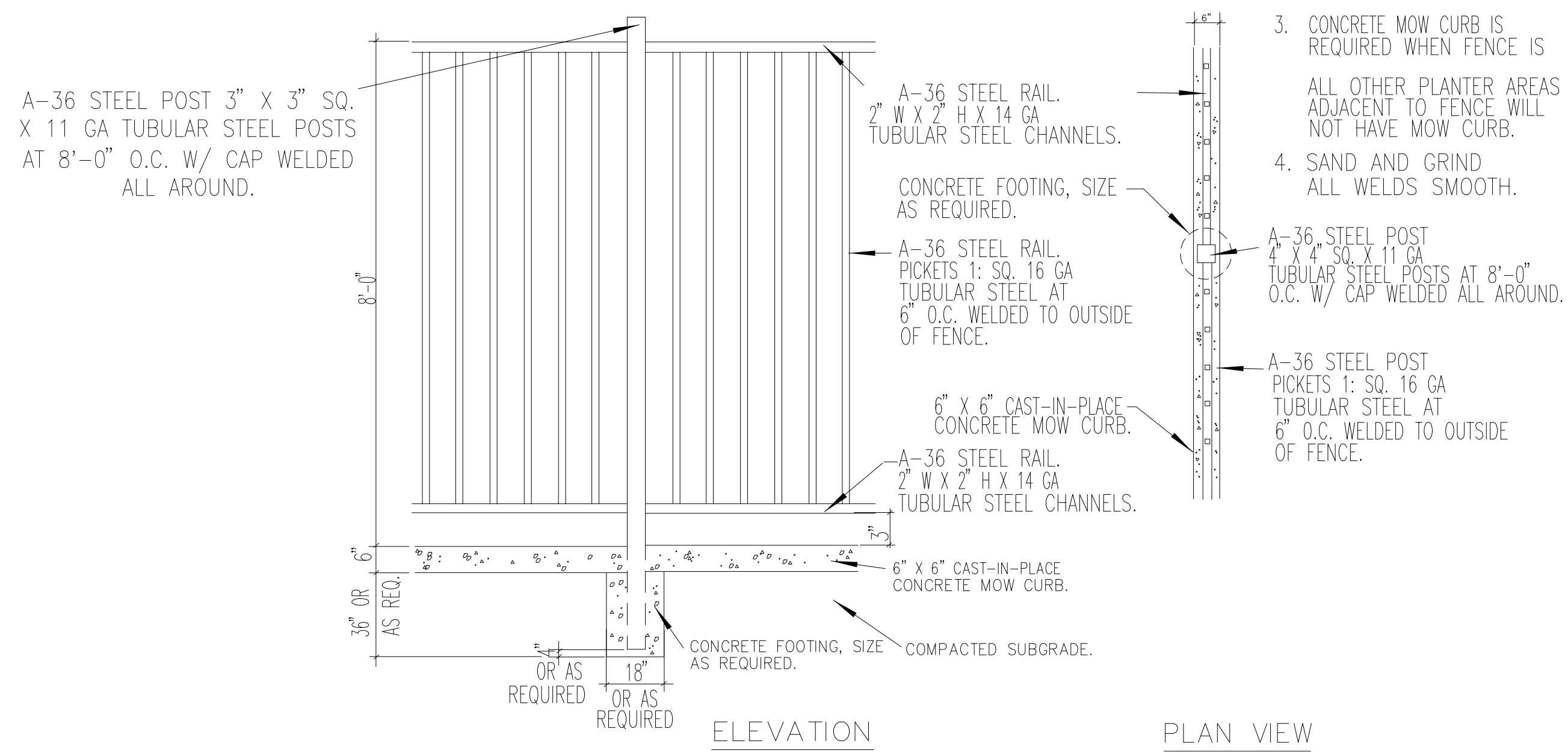
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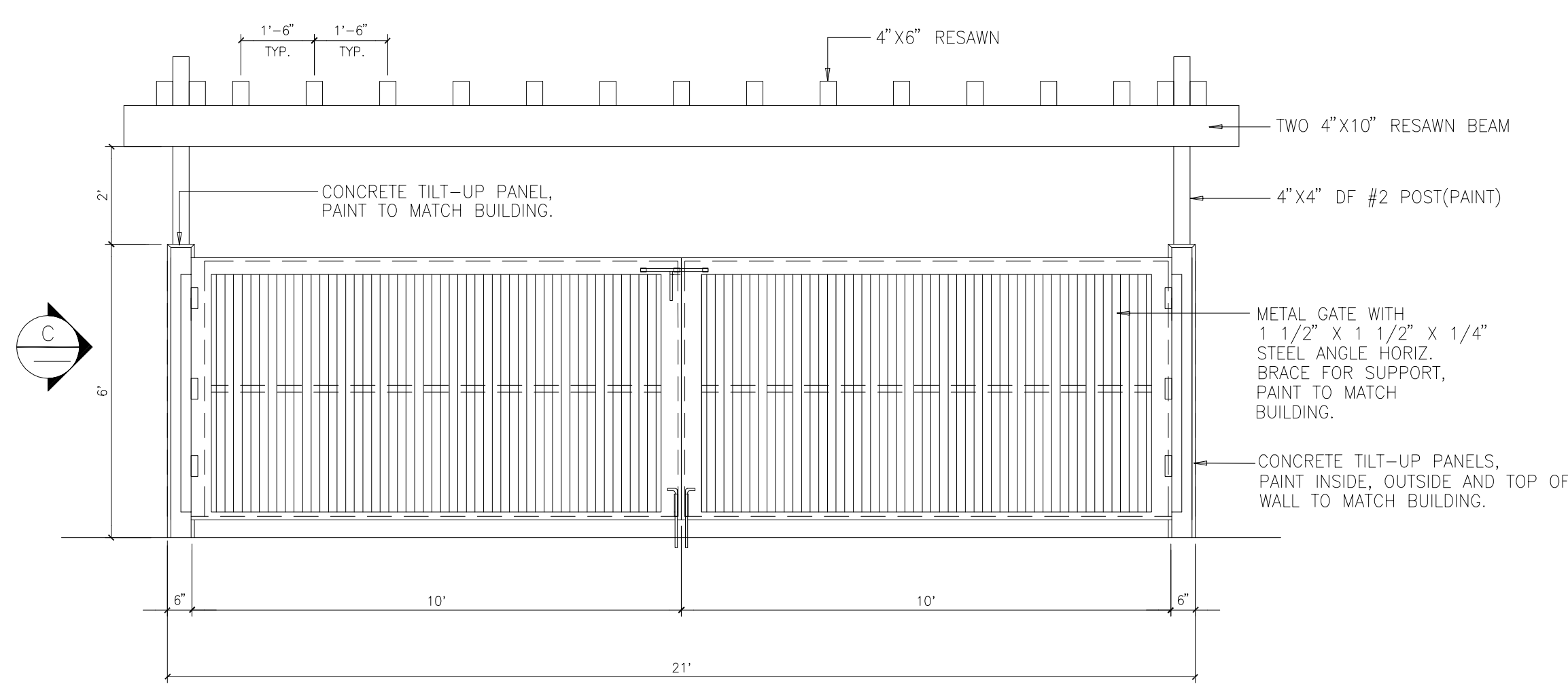
- NOTES:
- SAND AND GRIND ALL WELDS SMOOTH. PRIME AND PAINT BLACK.
 - SEE SCREEN WALL ELEVATION FOR HEIGHT.
 - FOR CAUTION SIGN, SEE DETAIL 12 AND 17.

PROVIDE PERFORATED METAL MESH FOR SCREENING PURPOSES. PERFORATED MESH TO BE 1/16" DIAMETER @ 1/8" STAGGERED.

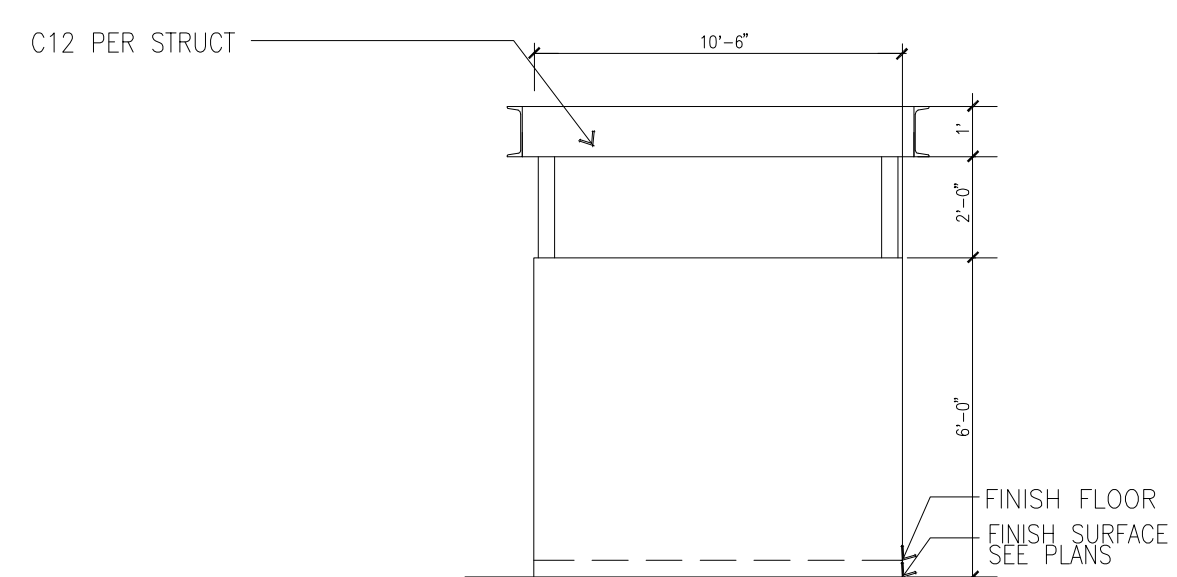
METAL GATE G
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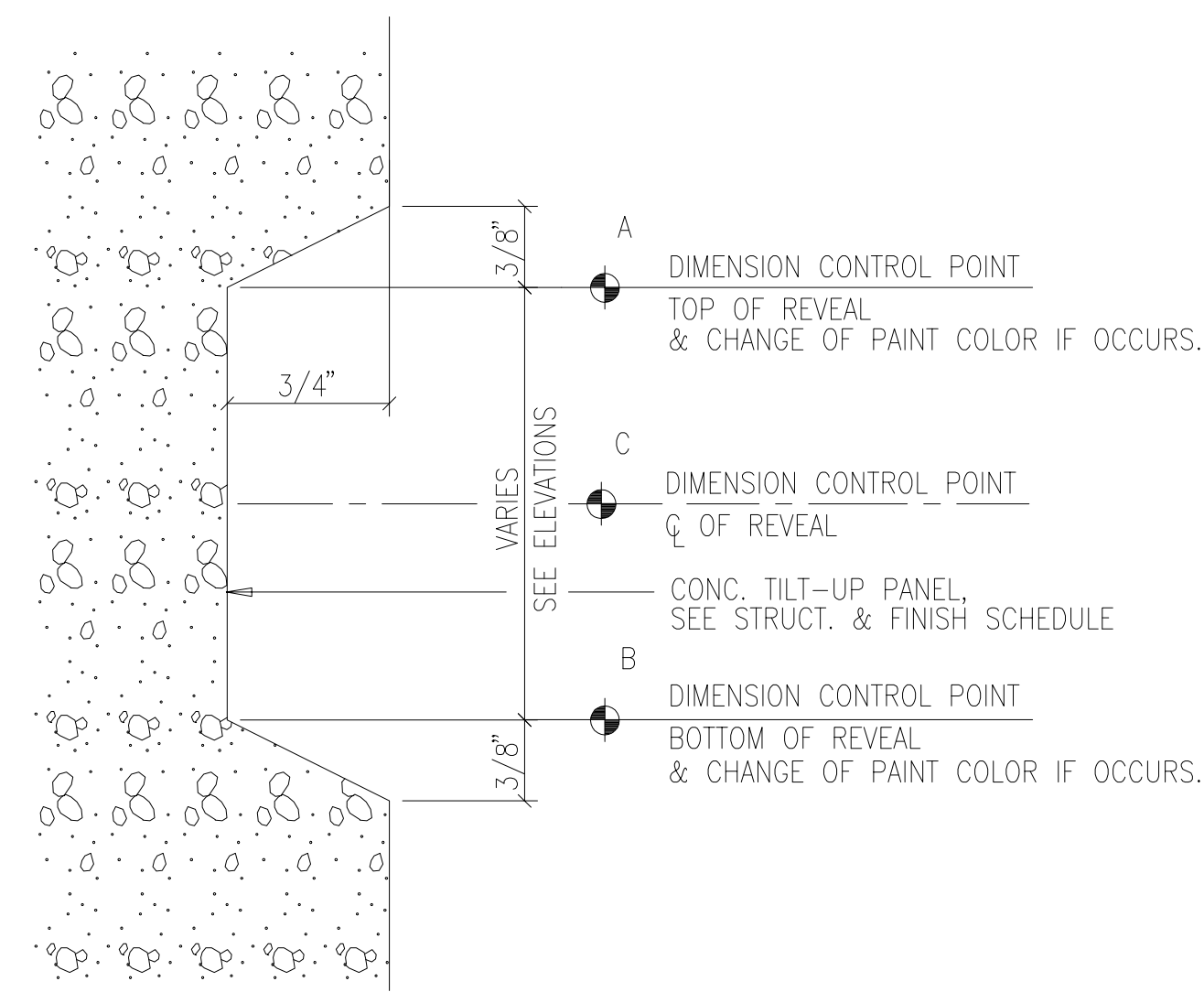
METAL FENCE F
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TRASH ENCLOSURE GATE ELEVATION D
scale: N.T.S.

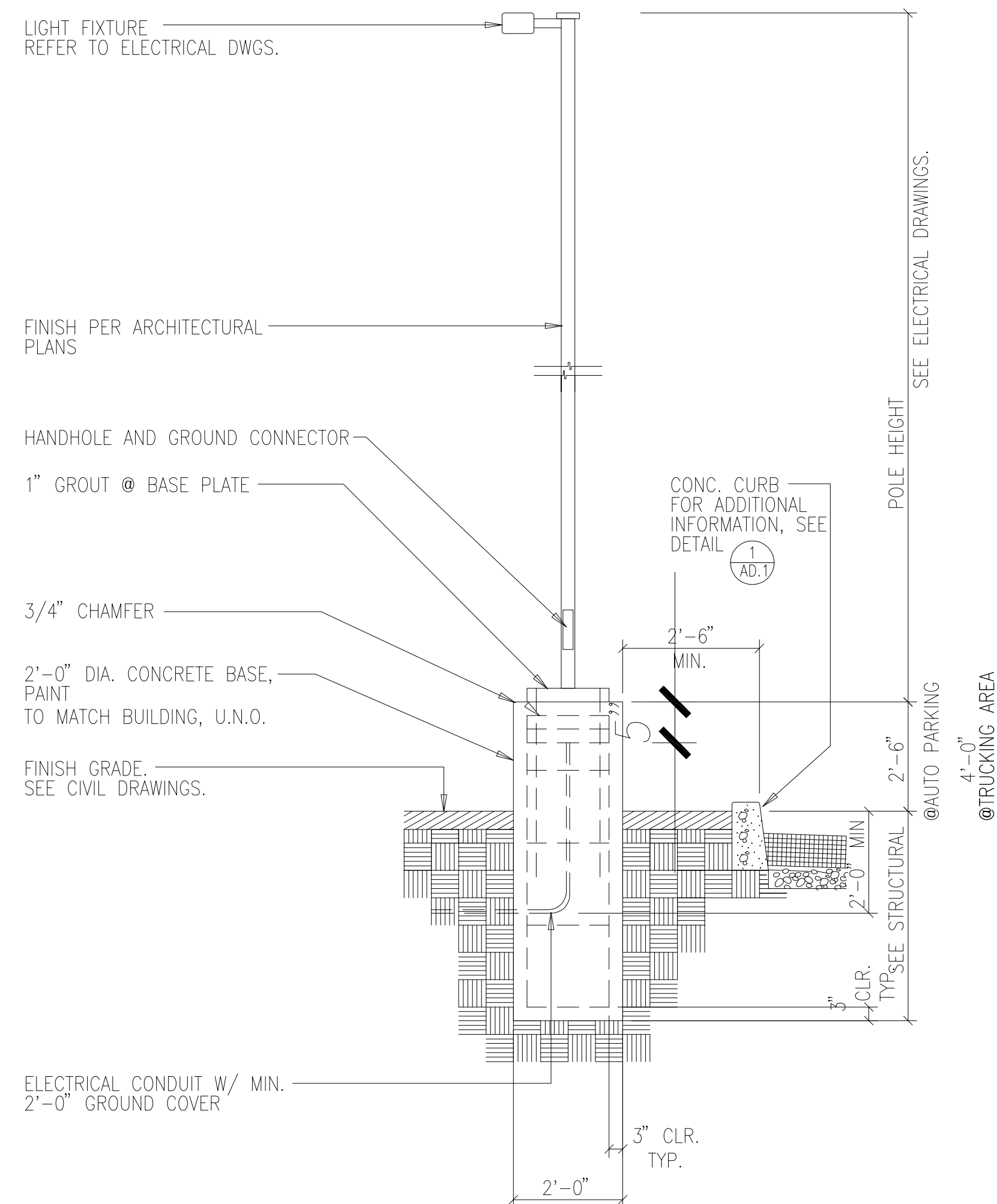


TRASH ENCLOSURE GATE ELEVATION C
scale: N.T.S.

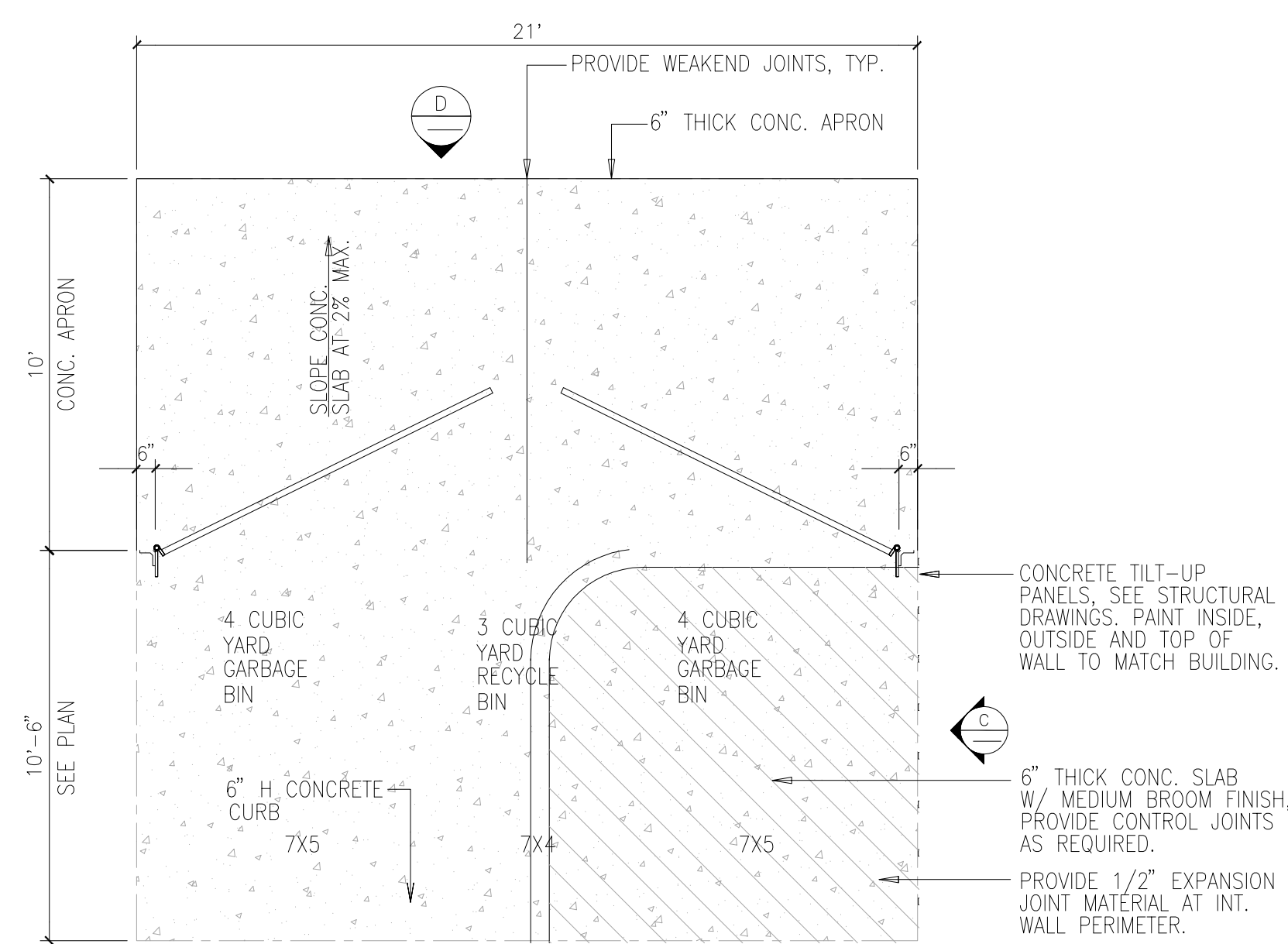


- NOTES:
- DIMENSION CONTROL POINTS AT REVEALS AND EDGE OF CONCRETE OPENINGS WHERE OCCUR, SEE WALL SECTIONS.
 - PAINT COLOR CHANGES TO ALWAYS OCCUR AT CONTROL POINT "A" OR "B"

TYP. CONCRETE REVEAL H
scale: N.T.S.

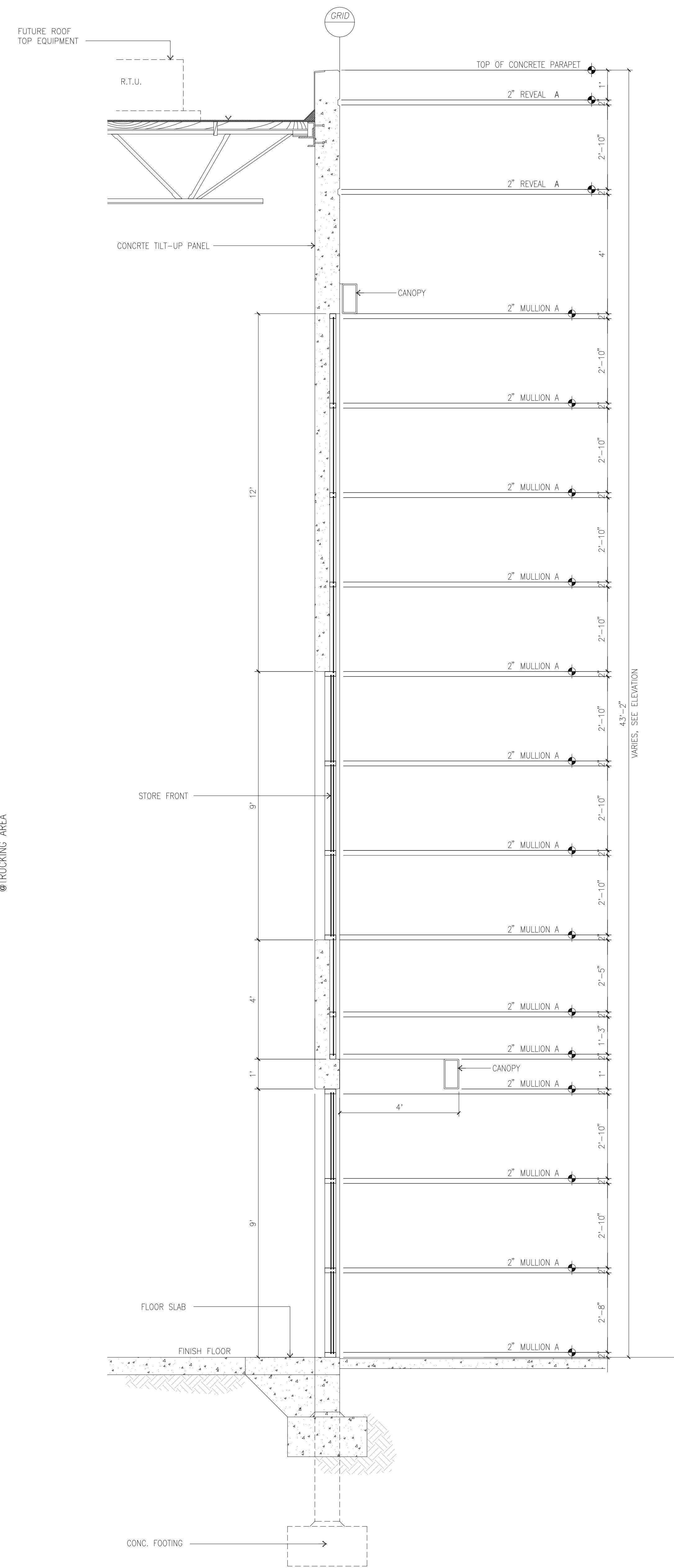


TRASH ENCLOSURE PLAN E
scale: N.T.S.



- NOTES:
- SEE SITE PLAN FOR LOCATIONS.
 - SEE STRUCTURAL DRAWINGS FOR STEEL REINFORCING.
 - SACK AND PATCH ALL PANEL LIFT POINTS ON OF WALL AND PAINT TO MATCH.

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



WALL SECTION @ WINDOWS A
scale: 1/2" = 1'-0"



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

Owner:



IPT
4675 MACARTHUR COURT, STE. 625
NEWPORT BEACH, CA 92660

TEL: (303) 869-4600
FAX: (303) 339-3651

Project:

West Winton
Commerce Center

Hayward, CA

Consultants:

CIVIL	K & W
STRUCTURAL	-
MECHANICAL	-
PLUMBING	-
ELECTRICAL	-
LANDSCAPE	Green Design
FIRE PROTECTION	-
SOILS ENGINEER	-

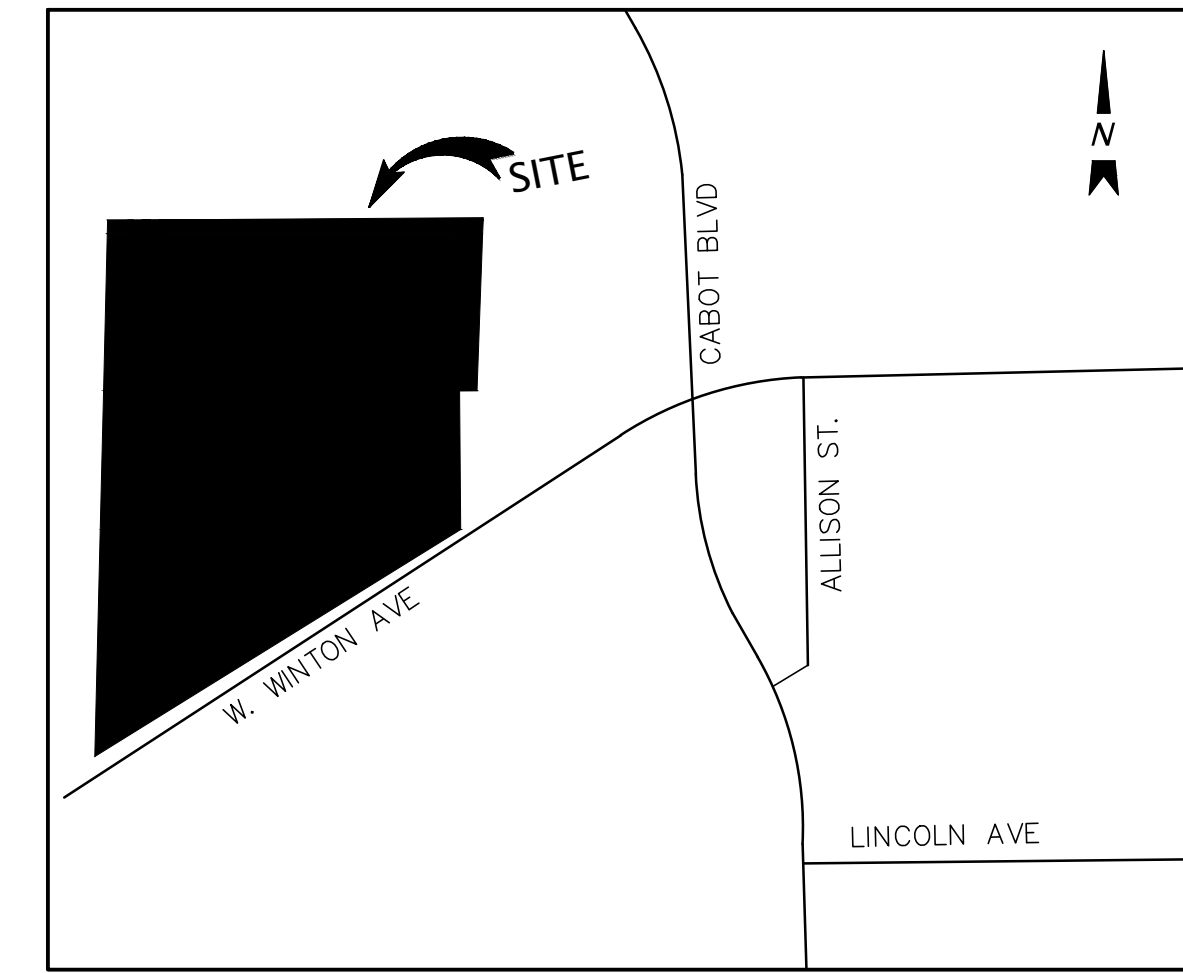
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Project Number: 16162
Drawn by: SS
Date: 08/17/2017
Revision:

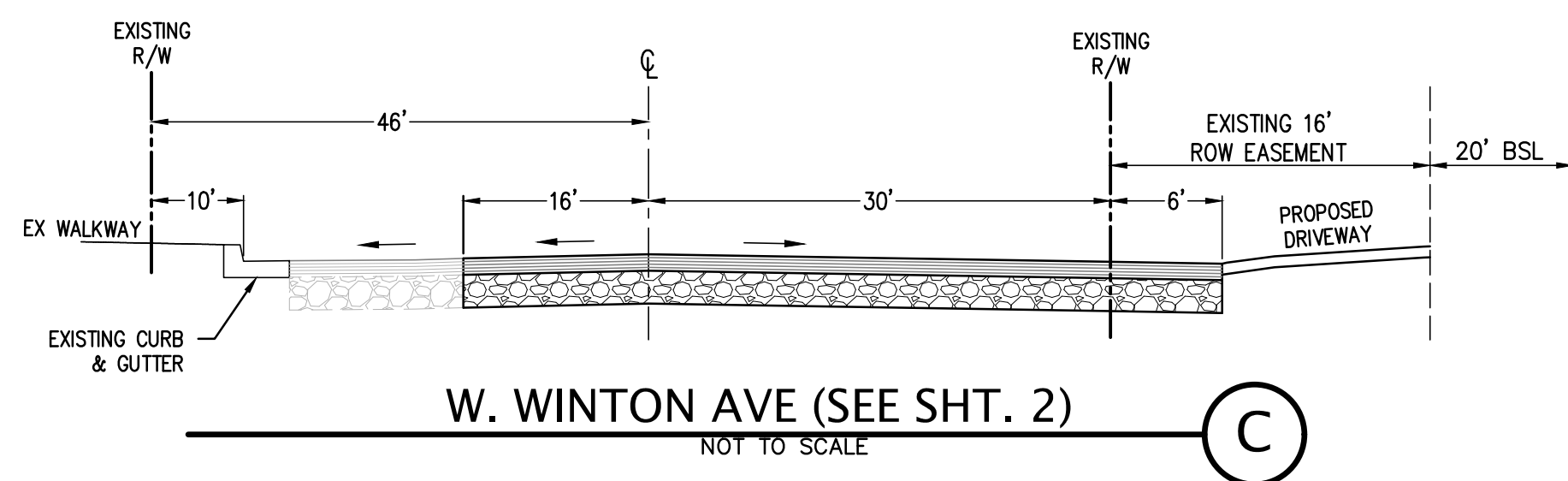
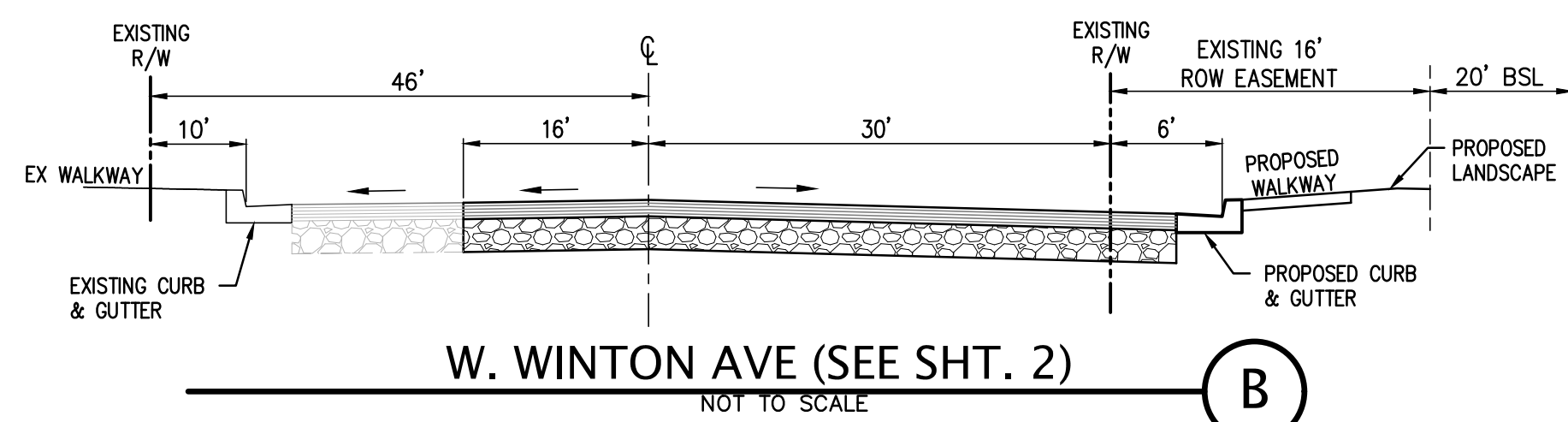
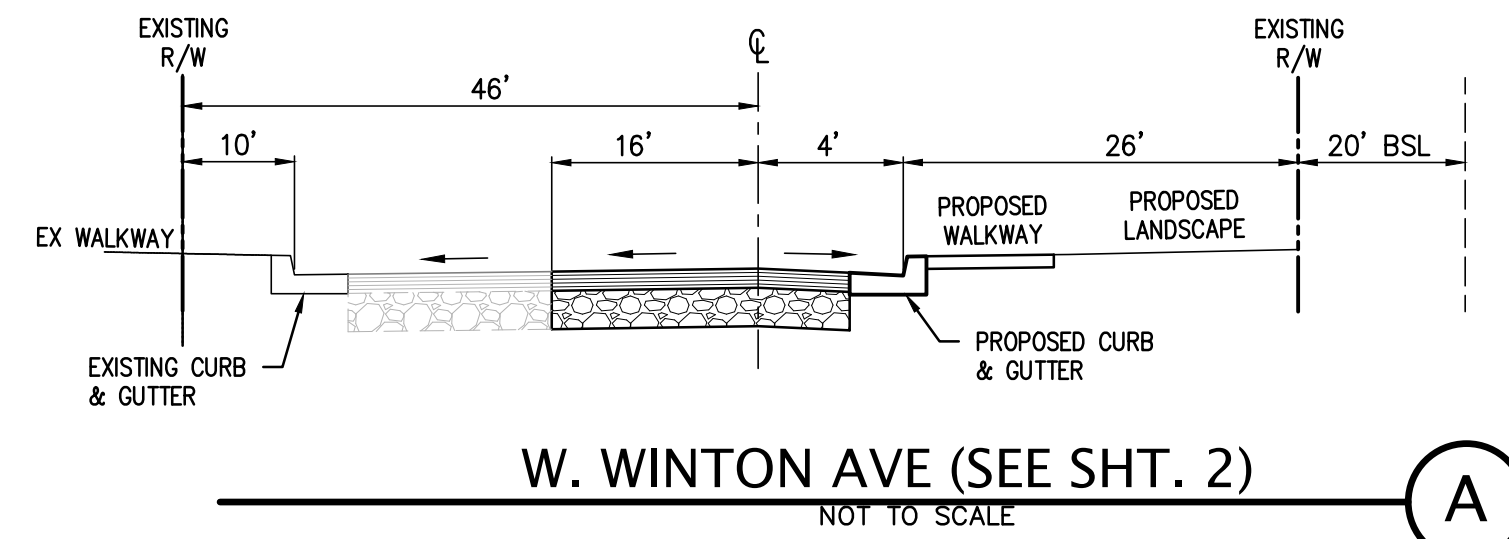
Sheet:

DAB-A4.1

TENTATIVE PARCEL MAP PARCEL MAP NO. 10733 WEST WINTON COMMERCE CENTER



VICINITY MAP
NOT TO SCALE



NOTES

1. THIS SURVEY WAS PREPARED FROM INFORMATION FURNISHED IN A PRELIMINARY TITLE REPORT, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY DATED AS OF JANUARY 20, 2017 AS TO TRACTS 1 & 2 AND JANUARY 27, 2017 AS TO TRACT 3, ORDER NUMBER NS-832477-CH2, FURNISHED TO KIER & WRIGHT CIVIL ENGINEERS & SURVEYORS, INC BY INDUSTRIAL PROPERTY TRUST ON FEBRUARY 27, 2017. NO LIABILITY IS ASSUMED FOR MATTERS OF RECORD NOT STATED IN SAID REPORT THAT MAY AFFECT THE TITLE LINES, OR EXCEPTIONS, OR EASEMENTS OF THE PROPERTY.
2. PURSUANT TO SECTION 66424.5 OF THE SUBDIVISION MAP ACT, THIS MAP NEED NOT BE BASED ON AN ACCURATE OR DETAILED FINAL SURVEY OF THE PROPERTY.
3. BENCHMARK: CITY OF HAYWARD MONUMENT LOCATED AT THE INTERSECTION OF WINTON AVENUE AND ALLISON STREET. ELEVATION= 10.939 (NGVD 29)
4. BASIS OF BEARINGS: THE BEARING OF SOUTH 58° 10' 42" WEST TAKEN ON THE MONUMENT LINE OF WEST WINTON AVENUE AS SHOWN ON THAT CERTAIN PARCEL MAP, NUMBER 2486 FILED FOR RECORD ON MAY 17, 1978, IN BOOK 102 OF MAPS AT PAGES 18-19, OFFICIAL RECORDS OF ALAMEDA COUNTY WAS TAKEN AS THE BASIS FOR ALL BEARINGS SHOWN HEREON.

LEGEND

PROPOSED	EXISTING	
		ASPHALT BERM
		BLOCK/RETAINING WALL
		BUILDING LINE
		CONCRETE CURB
		CONCRETE CURB & GUTTER
		CONTOUR LINE
		DRIVEWAY
		EDGE OF PAVEMENT
		FENCE LINE
		FEMA FLOOD ZONE LIMIT
		LOT LINE
		MONUMENT/MONUMENT LINE
		PROPERTY LINE
		RAINWATER LEADER
		SIDEWALK
		STORM DRAIN-MANHOLE & CATCH BASIN
		ELECTROLINER
		POWER POLE/JOINT POLE
		SPOT ELEVATION
		TRAFFIC SIGN
		TREE
		UTILITY BOX
		AREA DRAIN
		BACK OF WALK
		BEGIN ASPHALT SWALE
		BOTTOM OF WALL
		BUILDING LINE
		CATCH BASIN
		CLEANOUT TO GRADE
		CONCRETE
		CONCRETE HEADWALL
		DOWN SPOUT
		END ASPHALT SWALE
		EXISTING
		FACE OF BERM
		FACE OF CURB
		FACE OF WALK
		FLOW LINE
		GRADE BREAK
		GROUND
		INVERT ELEVATION
		OVERFLOW
		PAVEMENT
		RIGHT OF WAY
		RAINWATER LEADER
		RLM ELEVATION
		ROOF DRAIN
		STORM DRAIN MANHOLE
		SWALE
		TOP OF BERM
		TOP OF CURB
		TOP OF WALL
		TRANSFORMER
		TRASH ENCLOSURE
		WALK LIGHT
		WATER LINE EASEMENT
		CONCRETE

PROJECT DATA

OWNER/SUBDIVIDER:
IPT HAYWARD LOGISTICS CENTER LLC
ATTN: CHRISTOPHER SANFORD
4675 MACARTHUR COURT, SUITE 625
NEWPORT BEACH, CALIFORNIA, 92660
(949) 892-4911

APPLICANT'S REPRESENTATIVE:
HPA INC.
ATTN: TERESA GOODWIN
383 4TH STREET, SUITE 101
OAKLAND, CALIFORNIA, 94607
(949) 862-2111

SURVEYOR:
RICHARD J. HICKENBOTTOM, P.L.S. 8654
KIER & WRIGHT CIVIL ENGINEERS & SURVEYORS, INC.
2850 COLLIER CANYON RD
LIVERMORE, CALIFORNIA 94551
PH: (925) 245-8788
FAX: (925) 245-8796
EMAIL: JHICKENBOTTOM@KIERWRIGHT.COM

ASSESSOR'S PARCEL NUMBERS:
438-0030-001-04 THROUGH 438-0030-001-08, 438-0030-006,
438-0030-008-02, 438-0030-009-02, 438-0030-013-01,
438-0030-013-02, 438-0030-014, 438-0030-015 AND
438-0101-020-01.

GROSS LAND AREA: 1,019,523± S.F. OR 23.4050± ACRES
TOTAL NUMBER OF LOTS: 1

EXISTING ZONING:
ZONED: 1 (INDUSTRIAL)

PROPOSED ZONING:
NO CHANGE

DESIGNATED LAND USE:
INDUSTRIAL

WATER SOURCE:
CITY OF HAYWARD

GAS AND ELECTRICITY:
PACIFIC GAS AND ELECTRIC CO.

SANITARY SEWER:
CITY OF HAYWARD

STORM SEWERS:
CITY OF HAYWARD

TELEPHONE SERVICE:
AT&T

FLOOD HAZARD ZONE:
THE SUBJECT PROPERTY IS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) FOR ALAMEDA COUNTY, CALIFORNIA, MAP NUMBER 06001C0269G FOR COMMUNITY NUMBER 065033 (CITY OF HAYWARD), WITH AN EFFECTIVE DATE OF AUGUST 3, 2009, AS BEING LOCATED IN FLOOD ZONE "AE(EL 10)" & ZONE "X (UN-SHADED)". ACCORDING TO FEMA THE DEFINITION OF ZONE "AE" IS: AREAS WHERE BASE FLOOD ELEVATIONS HAVE BEEN DETERMINED AND THE DEFINITION OF ZONE "X (UN-SHADED)" IS: AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

INFORMATION WAS OBTAINED FROM THE CITY OF HAYWARD, ENGINEERING DEPARTMENT ON JANUARY 16, 2017.
SOURCE OF TOPOGRAPHIC INFORMATION:
TOPO SHOWN ON THIS MAP IS PER FIELD WORK PERFORMED BY KIER AND WRIGHT.

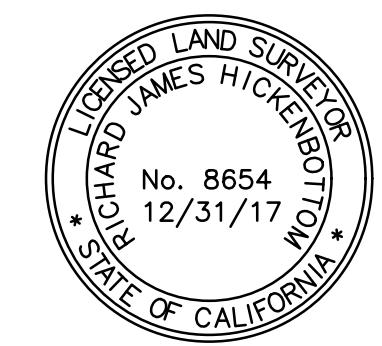
TABULATION

SITE AREA	BUILDING
In s.f.	1,019,248 s.f.
In acres	23.4 ac
BUILDING AREA	
Office	10,000 s.f.
Mezzanine	6,500 s.f.
Warehouse	491,000 s.f.
TOTAL	507,500 s.f.
COVERAGE	
	49.8%
AUTO PARKING REQUIRED	
Office: 1/250 s.f.	66 stalls
Warehouse: 1/2,000 s.f.	246 stalls
TOTAL:	312 stalls
PARKING PROVIDED	
Standard (9' x 19')	138 stalls
Compact (9' x 15')	50 stalls
Trailer (10' x 55')	146 stalls
TOTAL	334 stalls
ZONING ORDINANCE FOR CITY	
Zoning Designation - Industrial	
BUILDING OCCUPANCY	
	B/S1
CONSTRUCTION TYPE	
	II-B
MAXIMUM BUILDING HEIGHT ALLOWED	
Height - no limit	
MAXIMUM FLOOR AREA RATIO	
FAR - no limit	
SETBACKS	
Building	
Front Set - 10', 20' abutting an A, OS, R, MH, C & R zone	
Side - none, 20' abutting an A, OS, R, MH, C & R zone	
Rear - none, 20' abutting an A, OS, R, MH, C & R zone	
Landscape street side - 10'	

R. Jim Hickenbottom

PREPARED BY OR UNDER THE SUPERVISION OF
RICHARD JAMES HICKENBOTTOM, P.L.S. 8654
LICENSE EXPIRES: 12-31-17

8/3/2017 DATE



TENTATIVE PARCEL MAP NO. 10733
OF 2663, 2695 & 2893 W. WINTON AVE
COVER SHEET

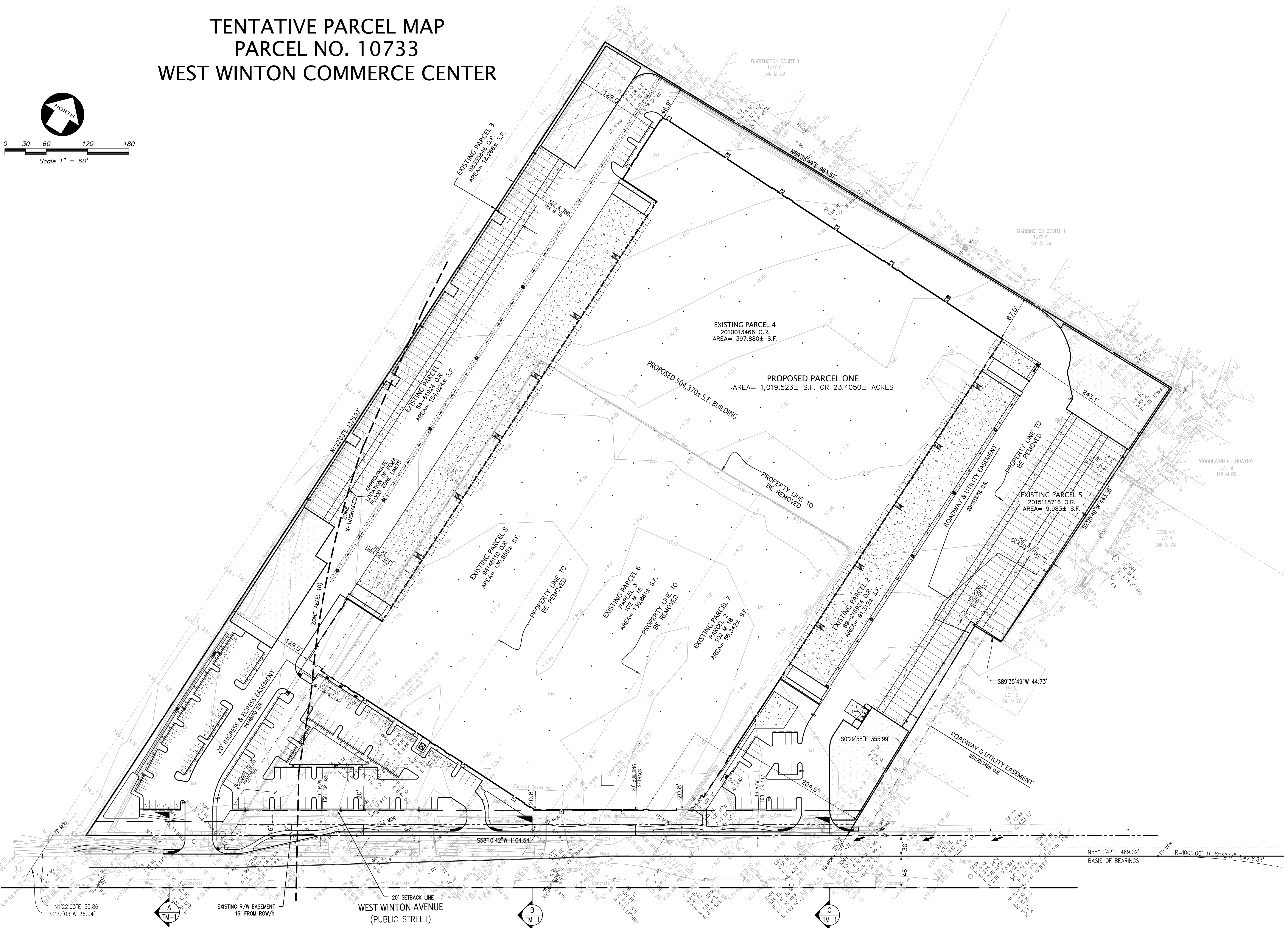
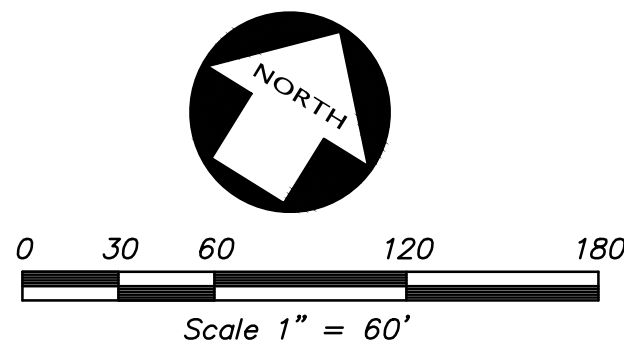
NO.	BY	REVISION

KIER & WRIGHT
CIVIL ENGINEERS & SURVEYORS, INC.
2850 Collier Canyon Road
Livermore, California 94551
Phone (925) 245-8788
Fax (925) 245-8796

DATE	SCALE	DESIGNER	JOB NO.	SHEET	OF
08-18-2017		KJK	A16669-1	TM-1	10 SHEETS

I, RICHARD J. HICKENBOTTOM, A LICENSED LAND SURVEYOR IN THE STATE OF CALIFORNIA, HEREBY STATE THAT THIS TENTATIVE MAP IS BASED UPON A SURVEY UNDER MY DIRECT SUPERVISION AND THAT IT COMPLIES WITH CITY OF HAYWARD SUBDIVISION ORDINANCE AND STATE MAP ACT.

TENTATIVE PARCEL MAP PARCEL NO. 10733 WEST WINTON COMMERCE CENTER



NO.	BY	NO.	REVISION

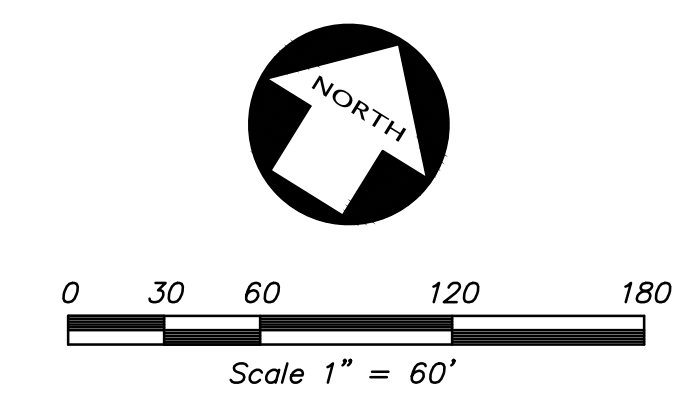
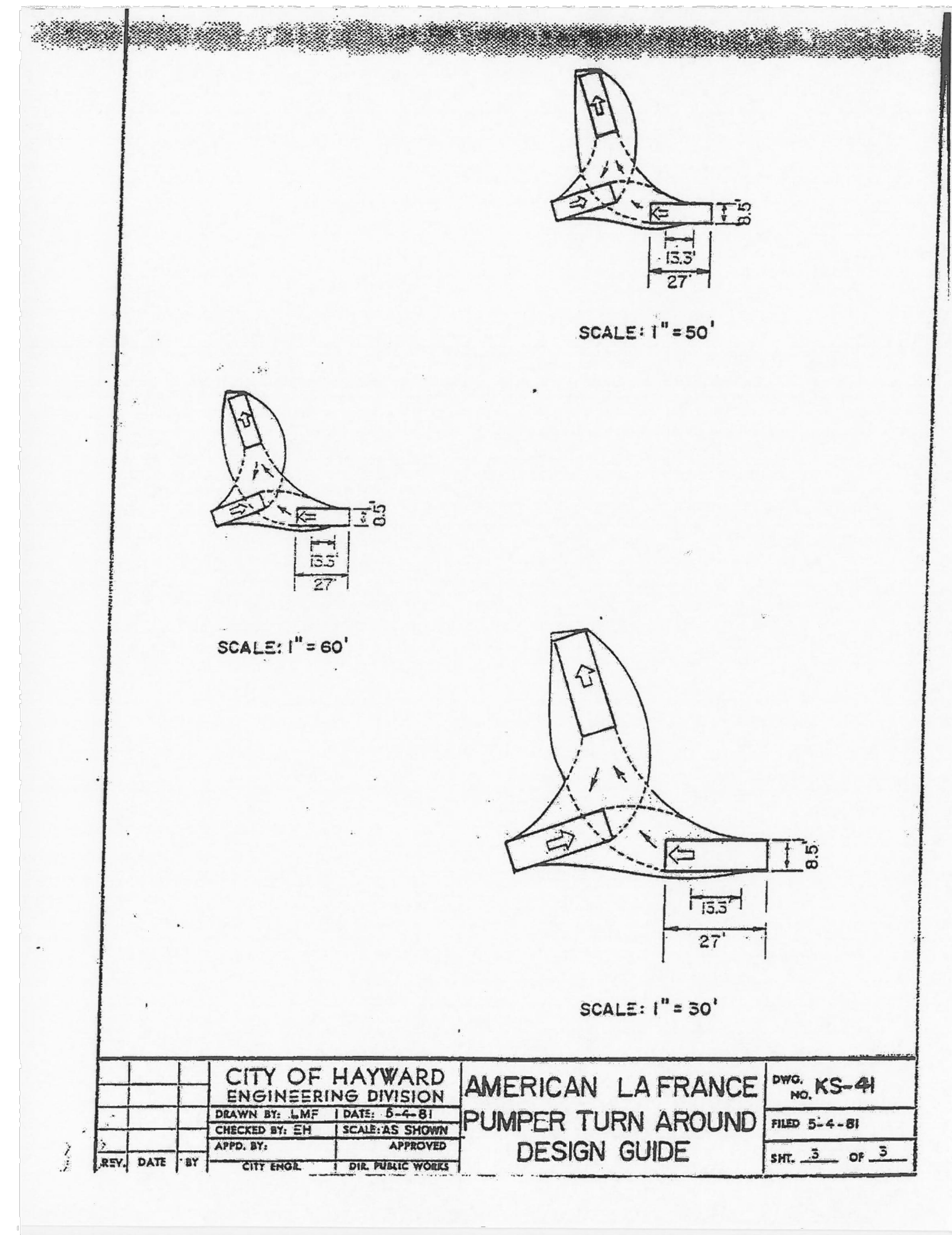
KIER & WRIGHT
CIVIL ENGINEERS & SURVEYORS, INC.
 2850 Collier Canyon Road
 Livermore, California 94551
 Phone (925) 245-8788
 Fax (925) 245-8796

**TENTATIVE PARCEL MAP NO. 10733
 OF 2663, 2695 & 2893 W. WINTON AVE
 LOT MERGER AND EASEMENTS**

HAYWARD, CALIFORNIA
 WEST WINTON COMMERCE CENTER

DATE	08-18-2017
SCALE	1"=60'
DESIGNER	KJK
JOB NO.	A16669-1
SHEET	TM-2
OF	10 SHEETS

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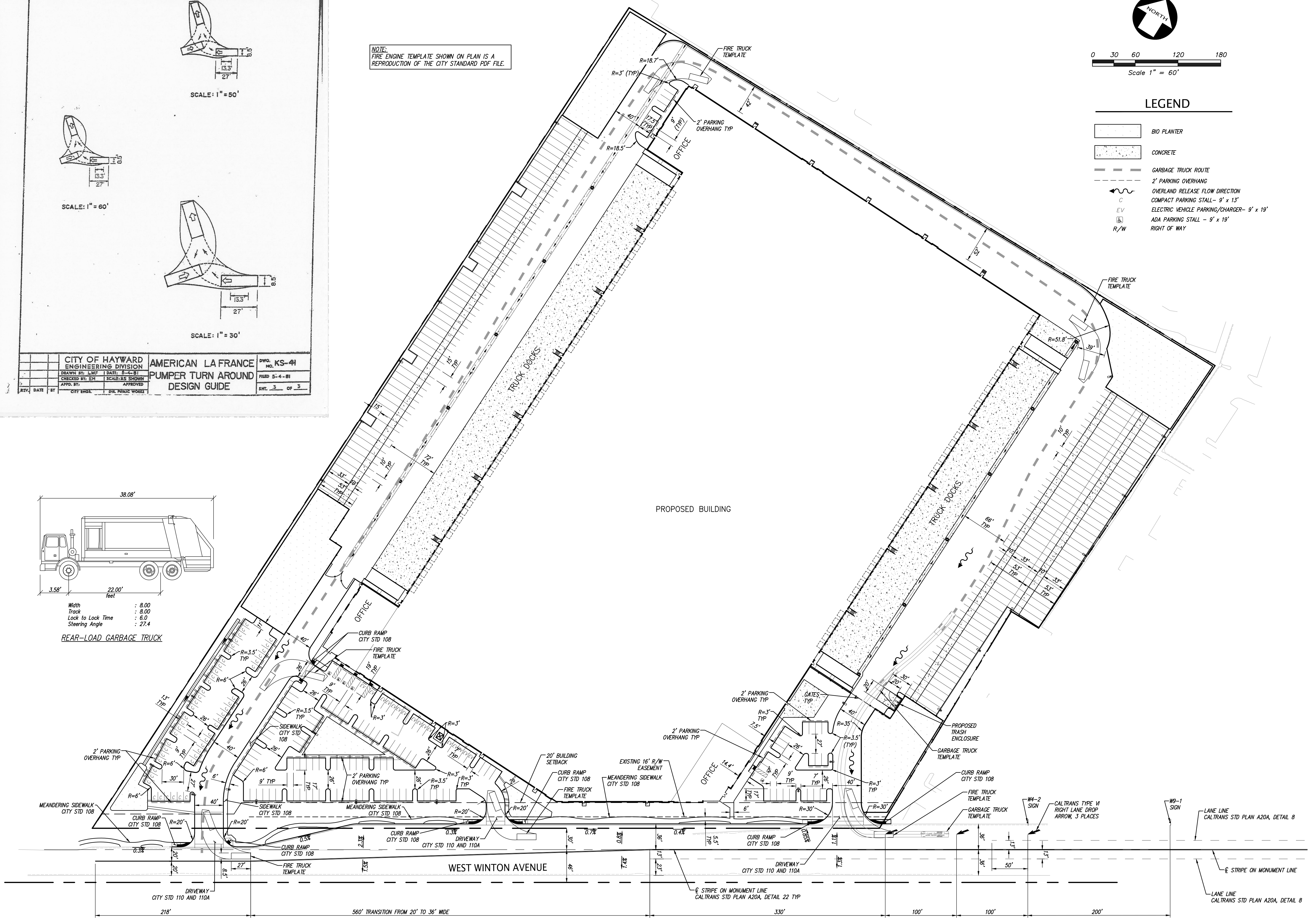
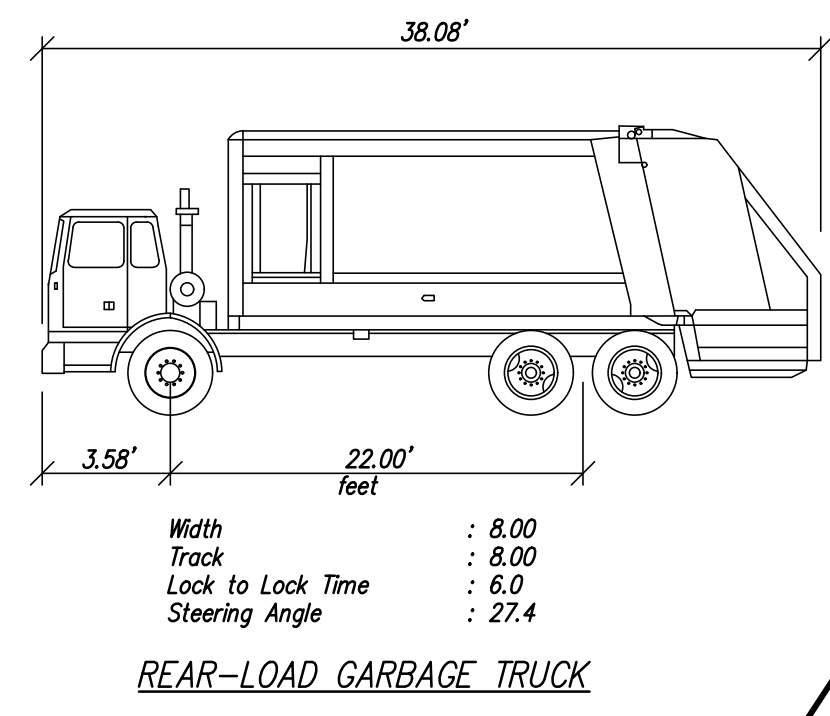


LEGEND

	BIO PLANTER
	CONCRETE
	GARBAGE TRUCK ROUTE
	2' PARKING OVERHANG
	OVERLAND RELEASE FLOW DIRECTION
	COMPACT PARKING STALL - 9' x 13'
	ELECTRIC VEHICLE PARKING/CHARGER - 9' x 19'
	ADA PARKING STALL - 9' x 19'
	RIGHT OF WAY

CITY OF HAYWARD ENGINEERING DIVISION		DWG. NO. KS-44
DRAWN BY: LMF	DATE: 6-4-81	FILED: 5-4-81
CHECKED BY: EH	SCALE: AS SHOWN	APPROVED:
APPR. BY:	CITY ENGR.	SHT. 3 OF 3

AMERICAN LA FRANCE
PUMPER TURN AROUND
DESIGN GUIDE



NO.	BY	REVISION



KIER & WRIGHT
CIVIL ENGINEERS & SURVEYORS, INC.
2850 Collier Canyon Road
Livermore, California 94551
Phone (925) 245-8788
Fax (925) 245-8796

TENTATIVE PARCEL MAP NO. 10733
OF 2663, 2695 & 2893 W. WINTON AVE
SITE PLAN
WEST WINTON COMMERCE CENTER
HAYWARD, CALIFORNIA

DATE	08/18/2017
SCALE	1" = 60'
DESIGNER	AC
JOB NO.	A16669-1
SHEET	TM-3
OF	9 SHEETS

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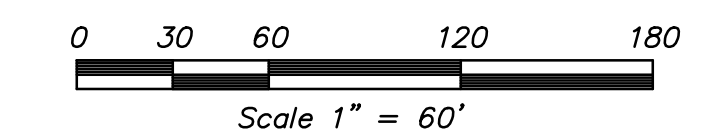
DEMOLITION NOTES

1. ALL EXISTING ON SITE IMPROVEMENTS ARE TO BE DEMOLISHED EXCEPT:
 - a) MASONRY WALL AT NORTHWEST AND SOUTHWEST CORNERS AND WEST PROPERTY LINE.
 - b) UNDERGROUND UTILITY SERVICE LATERALS.

GRADING NOTES

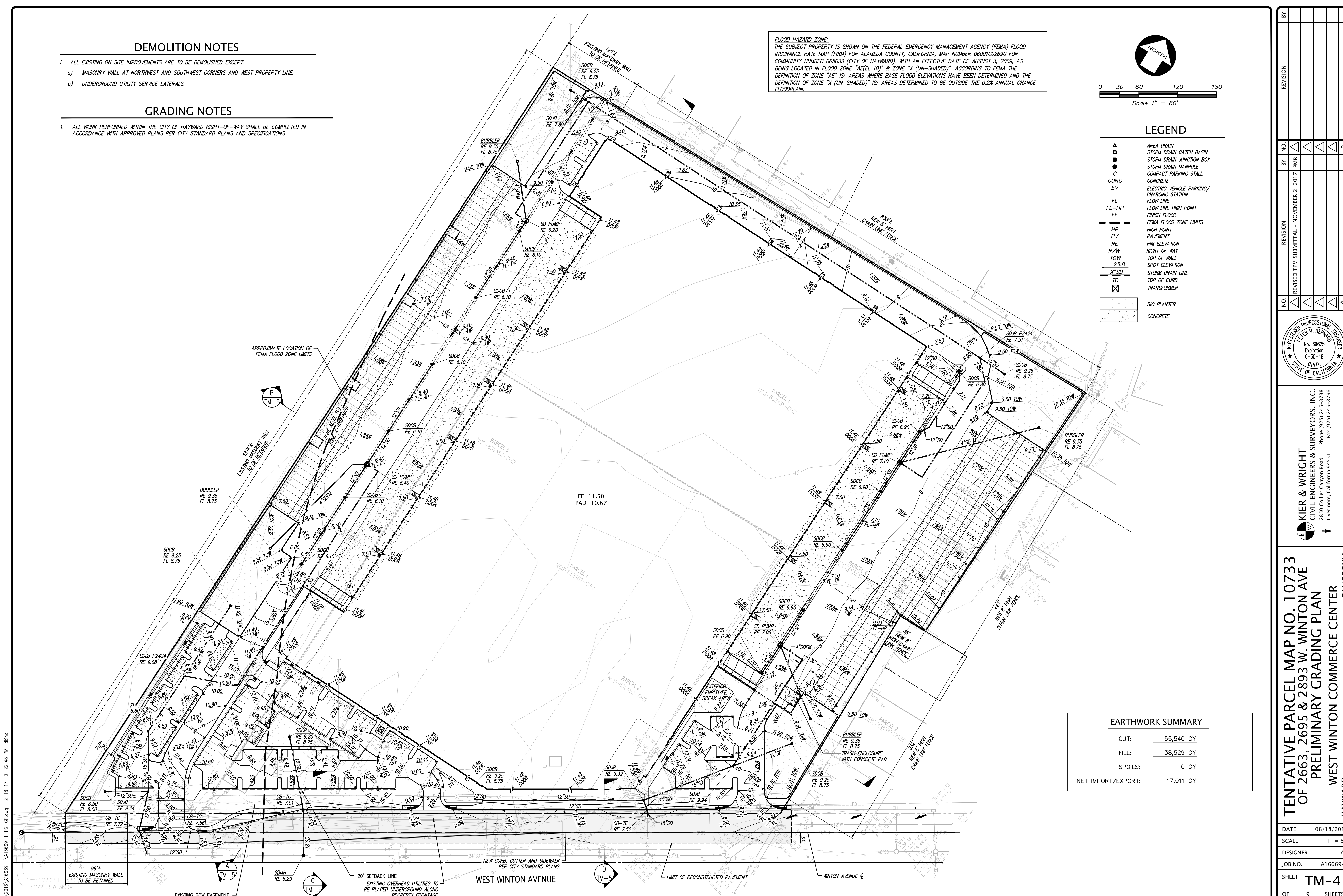
1. ALL WORK PERFORMED WITHIN THE CITY OF HAYWARD RIGHT-OF-WAY SHALL BE COMPLETED IN ACCORDANCE WITH APPROVED PLANS PER CITY STANDARD PLANS AND SPECIFICATIONS.

FLOOD HAZARD ZONE:
 THE SUBJECT PROPERTY IS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) FOR ALAMEDA COUNTY, CALIFORNIA, MAP NUMBER 06010269G FOR COMMUNITY NUMBER 065033 (CITY OF HAYWARD), WITH AN EFFECTIVE DATE OF AUGUST 3, 2009, AS BEING LOCATED IN FLOOD ZONE "AE(EL 10)" & ZONE "X (UN-SHADED)". ACCORDING TO FEMA THE DEFINITION OF ZONE "AE" IS: AREAS WHERE BASE FLOOD ELEVATIONS HAVE BEEN DETERMINED AND THE DEFINITION OF ZONE "X (UN-SHADED)" IS: AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.



LEGEND

- ▲ AREA DRAIN
- STORM DRAIN CATCH BASIN
- STORM DRAIN JUNCTION BOX
- STORM DRAIN MANHOLE
- C COMPACT PARKING STALL
- CONC CONCRETE
- EV ELECTRIC VEHICLE PARKING/ CHARGING STATION
- FL FLOW LINE
- FL-HP FLOW LINE HIGH POINT
- FF FINISH FLOOR
- FF FEMA FLOOD ZONE LIMITS
- HP HIGH POINT
- PV PAVEMENT
- RE RIM ELEVATION
- R/W RIGHT OF WAY
- TOW TOP OF WALL
- 23.8 SPOT ELEVATION
- X"SD STORM DRAIN LINE
- TC TOP OF CURB
- ☒ TRANSFORMER
- ▨ BIO PLANTER
- ▩ CONCRETE



EARTHWORK SUMMARY	
CUT:	55,540 CY
FILL:	38,529 CY
SPOILS:	0 CY
NET IMPORT/EXPORT:	17,011 CY

NO.	REVISION	BY	DATE
1	REVISED TDM SUBMITTAL - NOVEMBER 2, 2017	PMB	

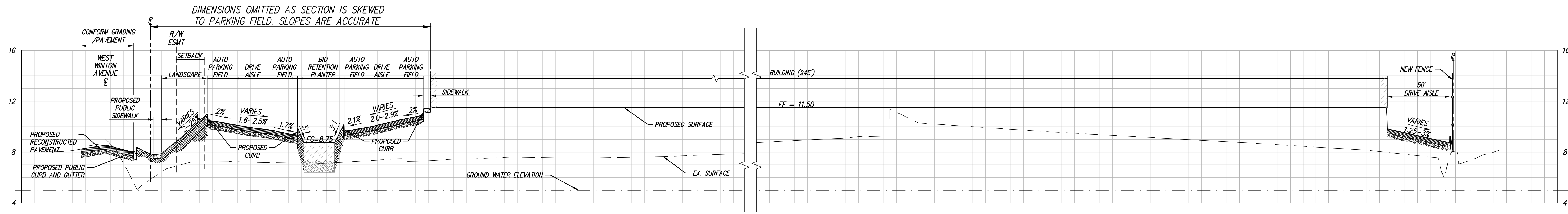


KIER & WRIGHT
 CIVIL ENGINEERS & SURVEYORS, INC.
 2850 Collier Canyon Road
 Livermore, California 94551
 Phone (925) 245-8788
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TENTATIVE PARCEL MAP NO. 10733
OF 2663, 2695 & 2893 W. WINTON AVE
PRELIMINARY GRADING PLAN
WEST WINTON COMMERCE CENTER
 HAYWARD, CALIFORNIA

DATE 08/18/2017
 SCALE 1" = 60'
 DESIGNER AC
 JOB NO. A16669-1
 SHEET **TM-4**
 OF 9 SHEETS

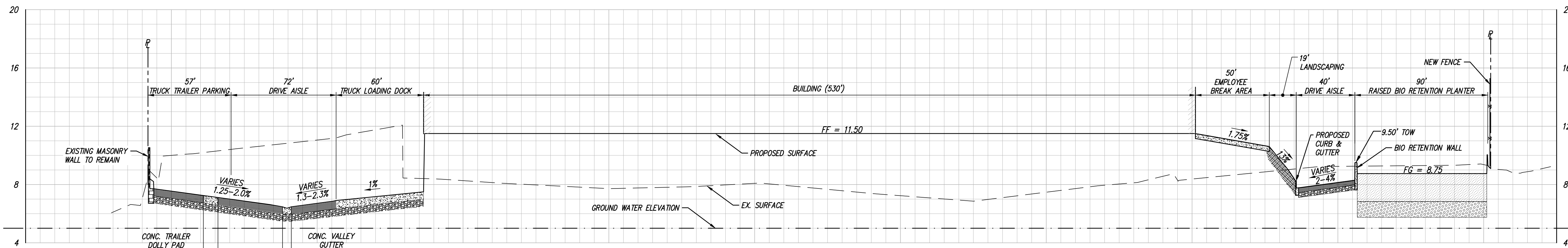
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SECTION A (NORTH-SOUTH)

1"=40' HORIZ.
1"=4' VERT.

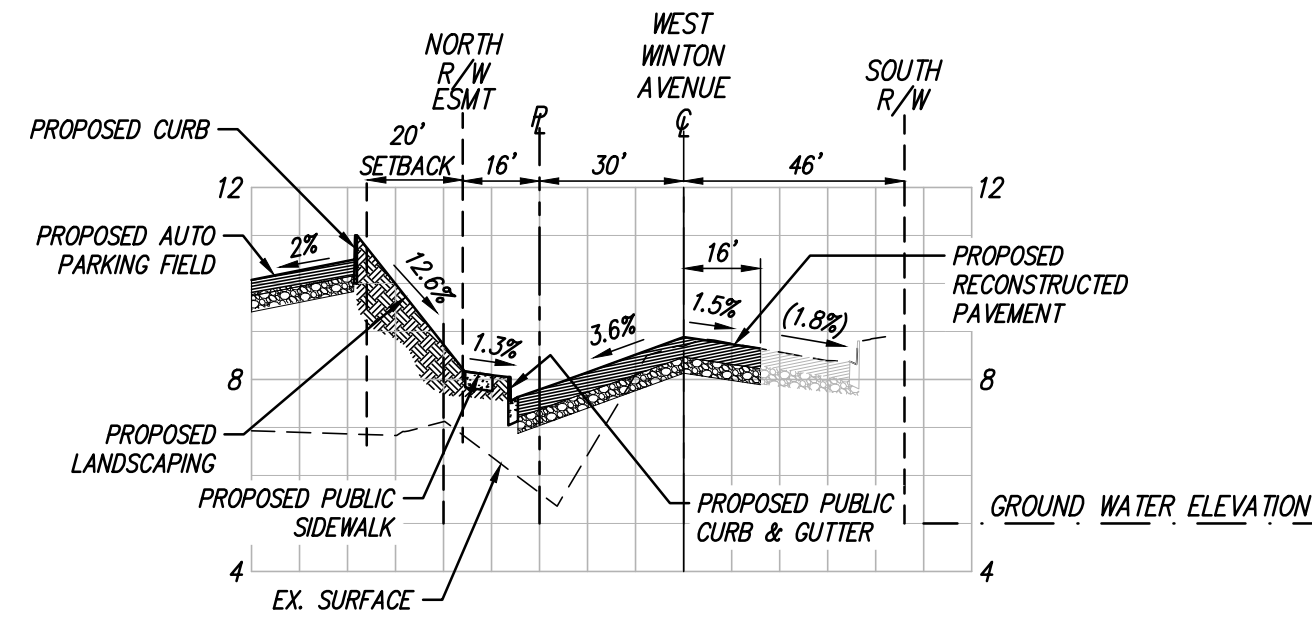
A



SECTION B (EAST-WEST)

1"=40' HORIZ.
1"=4' VERT.

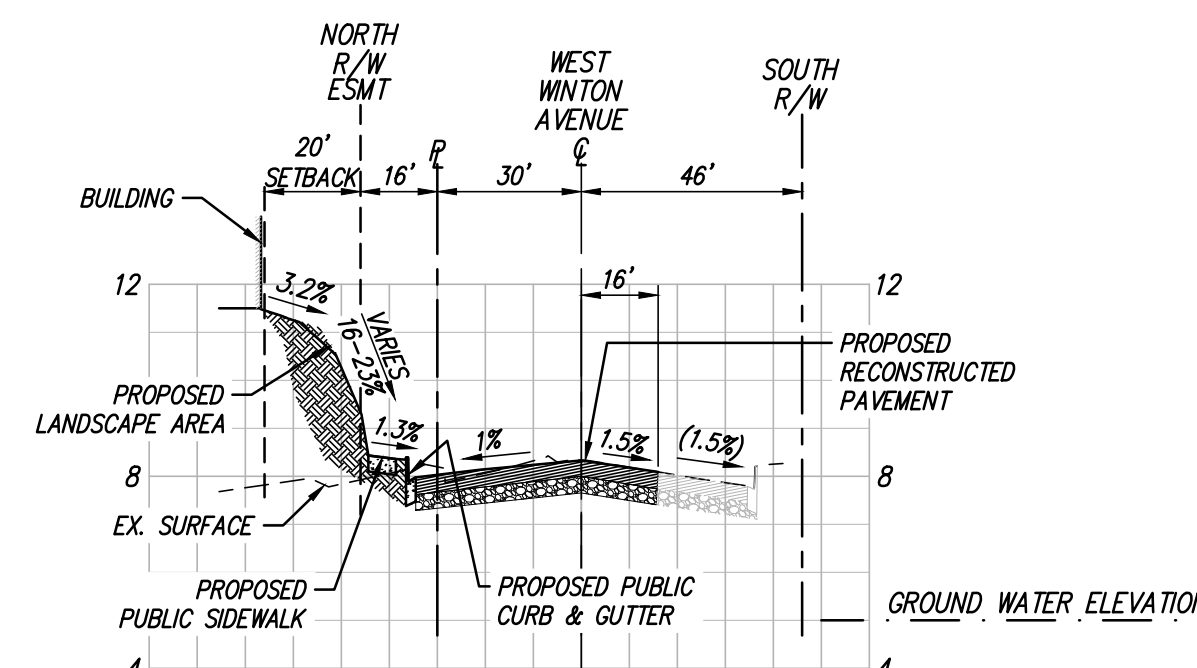
B



SECTION C

1"=40' HORIZ.
1"=4' VERT.

C



SECTION D

1"=40' HORIZ.
1"=4' VERT.

D

NO.	BY	NO.	REVISION
1	PMB	1	REVISED TPM SUBMITTAL - NOVEMBER 2, 2017



KIER & WRIGHT
CIVIL ENGINEERS & SURVEYORS, INC.
2850 Collier Canyon Road
Livermore, California 94551
Phone (925) 245-8788
Fax (925) 245-8796

TENTATIVE PARCEL MAP NO. 10733
OF 2663, 2695 & 2893 W. WINTON AVE
GRADING SECTIONS
WEST WINTON COMMERCE CENTER
HAYWARD, CALIFORNIA

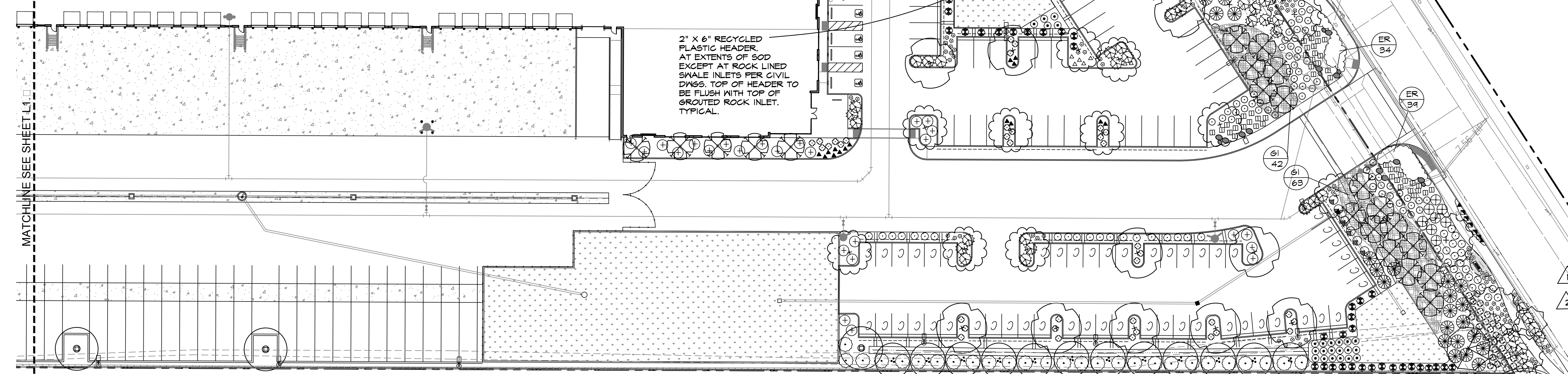
DATE	08/18/2017
SCALE	AS SHOWN
DESIGNER	AC
JOB NO.	A16669-1
SHEET	TM-5
OF	9 SHEETS

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PLANT LIST: WATER IRIGATION PLANT FACTOR REFERENCE ARE PER COLS III - ONE 1
 MATURE HEIGHT PER SUNSET EASTERN ARDEN

SYMBOL	TREES	COMMON NAME	SIZE	WATER IRIGATION	MATURE HEIGHT
13	HAKEA LAURINA	PIN CUSHION TREE	15 GAL.	L	15' X 15' STANDARD TRUNK
18	LAURUS N. 'SARATOGA'	BAY LAUREL	15 GAL.	L	15' X 15'
24	ULMUS P. 'EMERALD SUNSHINE'	EMERALD SUNSHINE ELM	15 GAL.	L	35' X 35'
17	OLEA E. 'SWAN HILL'	FRUITLESS OLIVE	24" BOX	L	30' X 30'
19	OLEA E. 'SWAN HILL'	FRUITLESS OLIVE	15 GAL.	L	50' X 50' STANDARD TRUNK
25	CELTIS O. 'SENTINEL'	COLUMNAR HACKBERRY	15 GAL.	L	45' X 10'
10	NYSSA S. 'WILDFIRE'	BLACKGUM	15 GAL.	L	30' X 30'
4	ULMUS P. 'ACCOLADE'	UPRIGHT EVERGREEN ELM	15 GAL.	M	50' X 35'
LARGE SHRUBS					
0	ARGOSTAPHYLOS 'HOWARD MCMINN'	MANZANITA	5 GAL.	L	8' X 8' PLANT 10' OC
33	CEANOTHUS 'CONCHA'	CEANOTHUS	5 GAL.	L	6' X 8' PLANT 8' OC
55	ARBUTUS U. 'OKTOBERFEST'	DWARF STRAWBERRY	5 GAL.	L	6' X 8' PLANT 8' OC
ROOT TOLERANT SHRUBS					
107	RHAPIOLEPSIS I. 'DANCER'	INIA HAWTHORNE	5 GAL.	L	4' X 5' PLANT 8' OC
137	PHORMIUM T. 'PINK STRIPE'	NZ FLAX	5 GAL.	L	3' X 4' PLANT 5' OC
0	RHAMNUS C. 'SEAVIEW'	COFFEEBERRY	5 GAL.	L	2' X 4' PLANT 4' OC
123	CISTUS PURPURENS	ROCKROSE	5 GAL.	L	4' X 4' PLANT 4' OC
87	CEANOTHUS 'ANCHOR BAY'	CALIFORNIA LILAC	5 GAL.	L	2' X 6' PLANT 6' OC
8	ROSMARINUS O. 'COLLINGHAM'	ROSEMARY	5 GAL.	L	2' X 6' PLANT 6' OC
80	SALVIA M. 'BEZKLEY'	SALVIA	5 GAL.	L	2' X 3' PLANT 3' OC
61	SALVIA CLEVELANDII	SALVIA	5 GAL.	L	3' X 4' PLANT 4' OC
63	NERIUM O. 'PETITE PINK'	OLEANDER	5 GAL.	L	5' X 5' PLANT 4' OC
234	CISTUS SALVIFOLIUS	PROSTRATE ROSE	5 GAL.	L	2' X 6' PLANT 6' OC
86	PEROVSKIA A. 'BLUE SPIRE'	RUSSIAN SAGE	5 GAL.	L	3' X 3' PLANT 4' OC
GRASS ACCENTS					
33	MULLENBERGIA 'NASHVILLE'	PURPLE MUHLEY	1 GAL.	L	2' X 2' PLANT 2' OC
174	PENNISETUM S. 'KARLEY ROSE'	FOUNTAIN GRASS	1 GAL.	L	3' X 3' PLANT 3' OC
58	MULLENBERGIA RIGENS	DEER GRASS	1 GAL.	L	2' X 2' PLANT 2' OC
141	CALAMAGROSTIS A. 'KARL FOESTER'	FEATHERREED	1 GAL.	L	2' X 3' PLANT 3' OC
PERENNIALS ENTRIES AND OFFICE ACCENT					
164	ERIGERON GLAUCUS	SEASIDE DAISY	1 GAL.	L	1' X 2' PLANT 2' OC
252	ACHILLEA 'MOONSHINE'	YARROW	1 GAL.	L	1.5' X 1.5' PLANT 2' OC
7	ZAUSCHERNA	CALIFORNIA FUSCHIA	1 GAL.	L	3' X 3' PLANT 3' OC

NOTE: ROOT BARRIERS SHALL BE INSTALLED PER TREE PLANTING DETAIL SHEET L3.1 AND DETAIL SHEET L1.2 WHERE TREES ARE WITHIN 1' OF ON GRADE PAVEMENT.



LEGEND:
 BIO-SWALE NATIVE GRASS TO BE 'NATIVE PRESERVATION SOD' AS AVAILABLE FROM DELTA BLUEGRASS CO. OR EQUAL. SOD SHALL BE GROWN IN A SANDY BASE TOPSOIL. TEMPORARY IRRIGATION TO BE PROVIDED FOR ESTABLISHMENT PER IRRIGATION PLAN SHEET L2.1 AND DETAILS SHEET L2.2 & L3.2. SOD SHALL BE LAID WITH A MINIMUM OF 18\"/>

BARK MULCH-ALL PLANTERS NOT DESIGNATED FOR SOD. ORGANIC RECYCLED CHIPPED WOOD MULCH. PLACE 3\"/>

DECOMPOSED GRANITE: 3\"/>

WATER EFFICIENT LANDSCAPE REQUIREMENTS

AUTOMATIC CONTROLLER W/ ET DATA, REPEAT CYCLING IRRIGATION ZONES PER PLANT WATER REQUIREMENTS RAIN SENSOR SPECIFIED SOIL AMENDMENTS TO BE INCORPORATED PLANTER SURFACE AREAS TO BE MULCHED WATER USAGE MEET STATE WATER EFFICIENT LANDSCAPE STANDARD LANDSCAPE PLAN TO MEET STAGE 2 DROUGHT RESTRICTIONS DOCUMENTATION PACKAGE REQUIRED AT FINAL INSTALLATION

NOTE: TREES SHALL BE PLANTED A MINIMUM OF 5' FROM SIDEWALKS AND 15' FROM LIGHT POLE. PLAN SHALL COMPLY UPON FINAL DESIGN AND PLACEMENT OF ALL MARKS AND FIXTURES.

NOTE: PLACE 12\"/>

PRELIMINARY LANDSCAPE PLAN
 SCALE: 1" = 30'-0"

HPA
architecture

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Owner:
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FAX: (909) 339-9551

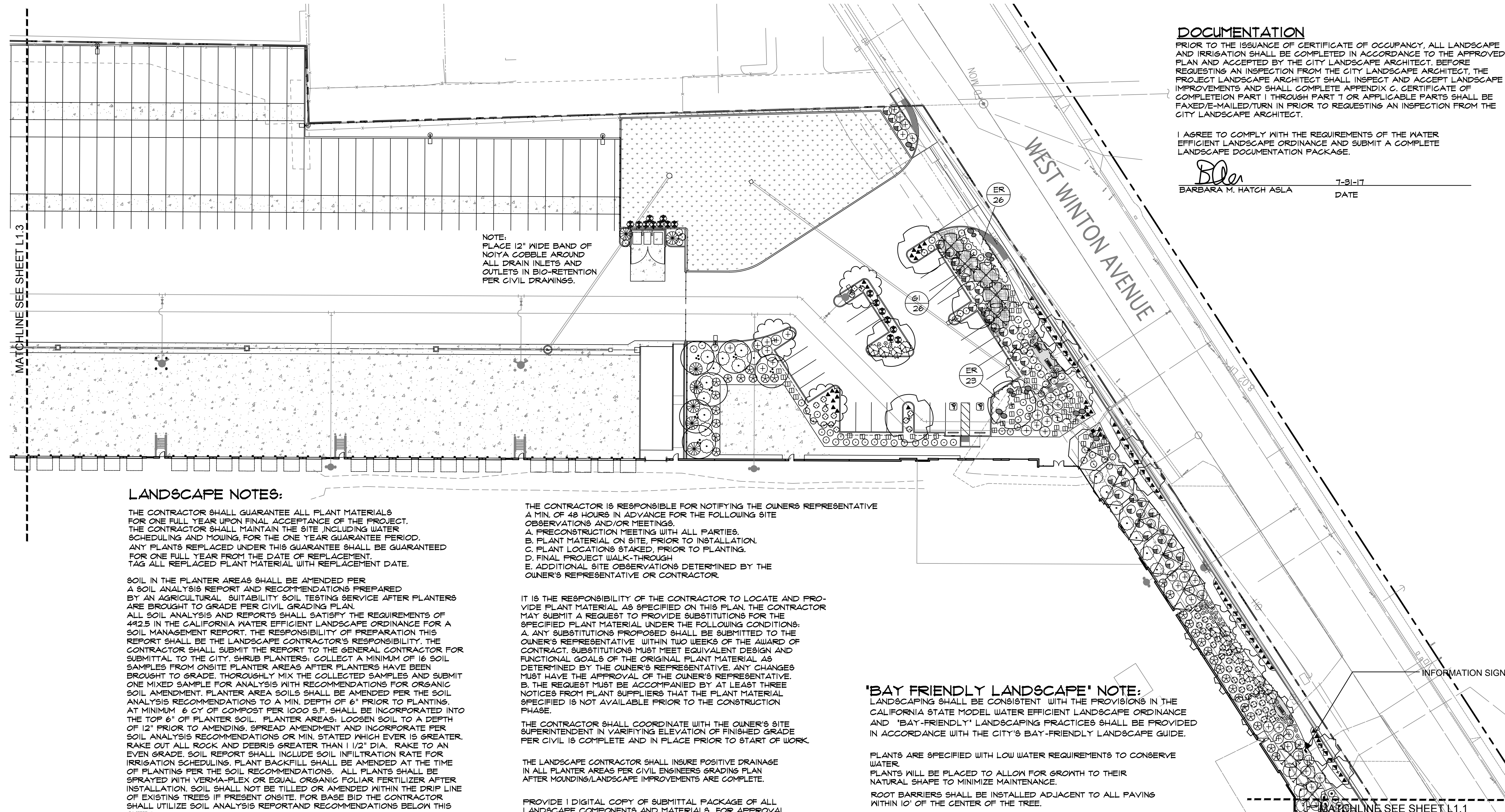
Project:
IPT Winton Ave
Hayward, CA

Consultants:
CIVIL Kier & Wright
STRUCTURAL
MECHANICAL
PLUMBING
ELECTRICAL
LANDSCAPE Green Design
PREPARED BY
SOILS ENGINEER

Title:
PRELIMINARY LANDSCAPE PLAN
Project Number: 15331
Drawn by: BH
Date: 05/24/2017

Revision:
7-31-17 REV. COMMENTS
10-15-17 REV. COMMENTS
11-2-17 REV. COMMENTS
12-14-17 REV. COMMENTS

Sheet:
L1.1



LANDSCAPE NOTES:

THE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS FOR ONE FULL YEAR UPON FINAL ACCEPTANCE OF THE PROJECT. THE CONTRACTOR SHALL MAINTAIN THE SITE INCLUDING WATER SCHEDULING AND MOWING FOR THE ONE YEAR GUARANTEE PERIOD. ANY PLANTS REPLACED UNDER THIS GUARANTEE SHALL BE GUARANTEED FOR ONE FULL YEAR FROM THE DATE OF REPLACEMENT. TAG ALL REPLACED PLANT MATERIAL WITH REPLACEMENT DATE.

SOIL IN THE PLANTER AREAS SHALL BE AMENDED PER A SOIL ANALYSIS REPORT AND RECOMMENDATIONS PREPARED BY AN AGRICULTURAL SUITABILITY SOIL TESTING SERVICE AFTER PLANTERS ARE BROUGHT TO GRADE PER CIVIL GRADING PLAN. ALL SOIL ANALYSIS AND REPORTS SHALL SATISFY THE REQUIREMENTS OF 442.5 IN THE CALIFORNIA WATER EFFICIENT LANDSCAPE ORDINANCE FOR A SOIL MANAGEMENT REPORT. THE RESPONSIBILITY OF PREPARATION THIS REPORT SHALL BE THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY. THE CONTRACTOR SHALL SUBMIT THE REPORT TO THE GENERAL CONTRACTOR FOR SUBMITTAL TO THE CITY. SHRUB PLANTERS: COLLECT A MINIMUM OF 16 SOIL SAMPLES FROM ONSITE PLANTER AREAS AFTER PLANTERS HAVE BEEN BROUGHT TO GRADE. THOROUGHLY MIX THE COLLECTED SAMPLES AND SUBMIT ONE MIXED SAMPLE FOR ANALYSIS WITH RECOMMENDATIONS FOR ORGANIC SOIL AMENDMENT. PLANTER AREA SOILS SHALL BE AMENDED PER THE SOIL ANALYSIS RECOMMENDATIONS TO A MIN. DEPTH OF 6" PRIOR TO PLANTING. AT MINIMUM 6 CY OF COMPOST PER 1000 S.F. SHALL BE INCORPORATED INTO THE TOP 6" OF PLANTER SOIL. PLANTER AREAS: LOOSEN SOIL TO A DEPTH OF 12" PRIOR TO AMENDING. SPREAD AMENDMENT AND INCORPORATE PER SOIL ANALYSIS RECOMMENDATIONS OR MIN. STATED WHICH EVER IS GREATER. RAKE OUT ALL ROCK AND DEBRIS GREATER THAN 1 1/2" DIA. RAKE TO AN EVEN GRADE. SOIL REPORT SHALL INCLUDE SOIL INFILTRATION RATE FOR IRRIGATION SCHEDULING. PLANT BACKFILL SHALL BE AMENDED AT THE TIME OF PLANTING PER THE SOIL RECOMMENDATIONS. ALL PLANTS SHALL BE SPRAYED WITH YERMA-FLEX OR EQUAL ORGANIC FOLIAR FERTILIZER AFTER INSTALLATION. SOIL SHALL NOT BE TILLED OR AMENDED WITHIN THE DRIP LINE OF EXISTING TREES IF PRESENT ONSITE. FOR BASE BID THE CONTRACTOR SHALL UTILIZE SOIL ANALYSIS REPORT AND RECOMMENDATIONS BELOW THIS SHEET.

A COPY OF THE SOIL ANALYSIS AND SOIL AMENDMENTS INCORPORATED SHALL BE SUBMITTED TO THE OWNER AND THE CITY AS PART OF THE PROJECT LANDSCAPE DOCUMENTATION PACKAGE.

THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING PLANT MATERIAL PER SYMBOLS AND SPACING INDICATED ON THE PLAN. SYMBOLS PREVAIL OVER QUANTITIES LISTED IN THE PLANT LEGEND.

24 HR. MIN. NOTICE TO THE OWNER REPRESENTATIVE REQUIRED FOR PLANT MATERIAL REVIEW PRIOR TO PLANTING. ALL PLANT SUBSTITUTIONS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT.

ALL PLANTS NOT MEETING OR EXCEEDING REQUIREMENTS AND RECOMMENDATIONS OF ANSI Z6021 "AMERICAN STANDARD FOR NURSERY STOCK" SHALL BE REJECTED. THE CONTRACTOR SHALL RECEIVE ON-SITE APPROVAL OF PLANT MATERIAL BY THE OWNER'S REPRESENTATIVE PRIOR TO PLANTING. FAILURE TO RECEIVE APPROVAL PRIOR TO PLANTING MAY RESULT IN REJECTION AND THE CONTRACTOR SHALL REPLACE ALL REJECTED PLANT MATERIAL AT HIS EXPENSE. THE OWNER RESERVES THE RIGHT TO INSPECT AND EVALUATE PLANT MATERIAL THROUGHOUT THE CONSTRUCTION AND MAINTENANCE PERIOD.

THE CONTRACTOR IS RESPONSIBLE FOR NOTIFYING THE OWNER'S REPRESENTATIVE A MIN. OF 48 HOURS IN ADVANCE FOR THE FOLLOWING SITE OBSERVATIONS AND/OR MEETINGS.
 A. PRECONSTRUCTION MEETING WITH ALL PARTIES.
 B. PLANT MATERIAL ON SITE, PRIOR TO INSTALLATION.
 C. PLANT LOCATIONS STAKED, PRIOR TO PLANTING.
 D. FINAL PROJECT WALK-THROUGH.
 E. ADDITIONAL SITE OBSERVATIONS DETERMINED BY THE OWNER'S REPRESENTATIVE OR CONTRACTOR.

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE AND PROVIDE PLANT MATERIAL AS SPECIFIED ON THIS PLAN. THE CONTRACTOR MAY SUBMIT A REQUEST TO PROVIDE SUBSTITUTIONS FOR THE SPECIFIED PLANT MATERIAL UNDER THE FOLLOWING CONDITIONS:
 A. ANY SUBSTITUTIONS PROPOSED SHALL BE SUBMITTED TO THE OWNER'S REPRESENTATIVE WITHIN TWO WEEKS OF THE AWARD OF CONTRACT. SUBSTITUTIONS MUST MEET EQUIVALENT DESIGN AND FUNCTIONAL GOALS OF THE ORIGINAL PLANT MATERIAL AS DETERMINED BY THE OWNER'S REPRESENTATIVE. ANY CHANGES MUST HAVE THE APPROVAL OF THE OWNER'S REPRESENTATIVE.
 B. THE REQUEST MUST BE ACCOMPANIED BY AT LEAST THREE NOTICES FROM PLANT SUPPLIERS THAT THE PLANT MATERIAL SPECIFIED IS NOT AVAILABLE PRIOR TO THE CONSTRUCTION PHASE.

THE CONTRACTOR SHALL COORDINATE WITH THE OWNER'S SITE SUPERINTENDENT IN VERIFYING ELEVATION OF FINISHED GRADE PER CIVIL IS COMPLETE AND IN PLACE PRIOR TO START OF WORK.

THE LANDSCAPE CONTRACTOR SHALL INSURE POSITIVE DRAINAGE IN ALL PLANTER AREAS PER CIVIL ENGINEERS GRADING PLAN AFTER MOUNDING/LANDSCAPE IMPROVEMENTS ARE COMPLETE.

PROVIDE 1 DIGITAL COPY OF SUBMITTAL PACKAGE OF ALL LANDSCAPE COMPONENTS AND MATERIALS FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO COMMENCING WORK.
 100% OF EXCAVATED SOIL AND/OR PLANT MATERIAL DEBRIS ARE REQUIRED TO DIVERT FOR REUSE OR RECYCLED PURPOSES AND ARE REQUIRED TO BE DELIVERED TO AN AUTHORIZED FACILITY TO MAXIMIZE RECYCLING.

LANDSCAPE CALCULATIONS:

SITE AREA LANDSCAPE REQUIRED ALL BUILDING SETBACKS
 FRONTAGE SETBACK: MINIMUM 10'
 SIDE AND REAR SETBACKS: 10'
 PARKING SPACES PROVIDED: 254
 PARKING LOT TREES REQUIRED 1/6 SPACES: 25
 PARKING LOT TREES PROVIDED: 35
 STREET TREES REQUIRED 1 PER 30 L.F.: 25
 STREET TREES PROVIDED: 25

I HAVE COMPLIED WITH THE CRITERIA OF THE CITY OF HAYWARD BAY FRIENDLY WATER EFFICIENT LANDSCAPE ORDINANCE IN THE LANDSCAPE AND IRRIGATION DESIGN.

DOCUMENTATION

PRIOR TO THE ISSUANCE OF CERTIFICATE OF OCCUPANCY, ALL LANDSCAPE AND IRRIGATION SHALL BE COMPLETED IN ACCORDANCE TO THE APPROVED PLAN AND ACCEPTED BY THE CITY LANDSCAPE ARCHITECT. BEFORE REQUESTING AN INSPECTION FROM THE CITY LANDSCAPE ARCHITECT, THE PROJECT LANDSCAPE ARCHITECT SHALL INSPECT AND ACCEPT LANDSCAPE IMPROVEMENTS AND SHALL COMPLETE APPENDIX C, CERTIFICATE OF COMPLETION PART 1 THROUGH PART 7 OR AFFILIABLE PARTS SHALL BE FAXED/E-MAILED/TURN IN PRIOR TO REQUESTING AN INSPECTION FROM THE CITY LANDSCAPE ARCHITECT.

I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE ORDINANCE AND SUBMIT A COMPLETE LANDSCAPE DOCUMENTATION PACKAGE.

B.M. Hatch 7-31-17
 BARBARA M. HATCH ASLA DATE

'BAY FRIENDLY LANDSCAPE' NOTE:

LANDSCAPING SHALL BE CONSISTENT WITH THE PROVISIONS IN THE CALIFORNIA STATE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE AND 'BAY-FRIENDLY' LANDSCAPING PRACTICES SHALL BE PROVIDED IN ACCORDANCE WITH THE CITY'S BAY-FRIENDLY LANDSCAPE GUIDE.

PLANTS ARE SPECIFIED WITH LOW WATER REQUIREMENTS TO CONSERVE WATER. PLANTS WILL BE PLACED TO ALLOW FOR GROWTH TO THEIR NATURAL SHAPE TO MINIMIZE MAINTENANCE.

ROOT BARRIERS SHALL BE INSTALLED ADJACENT TO ALL PAVING WITHIN 10' OF THE CENTER OF THE TREE.

SOILS WILL BE AMENDED PER AN ON-SITE SOIL ANALYSIS REQUESTING ORGANIC SOIL AMENDMENTS TO PROMOTE WATER CONSERVATION IN THE SOIL AND PEST CONTROL. REFER TO NOTE THIS SHEET.

ALL PLANTERS WILL RECEIVE A MINIMUM OF 3" OF BARK MULCH TO MAINTAIN SOIL MOISTURE.

PLANTING SHALL PER FERTILIZED AT THE RATE PER THE SOIL ANALYSIS RECOMMENDATION.

100% SOIL AND/OR PLANT MATERIAL TO BE RECYCLED.

I HAVE COMPLIED WITH THE CRITERIA OF THE CITY OF HAYWARD BAY-FRIENDLY WATER EFFICIENT LANDSCAPE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE AND IRRIGATION DESIGN.

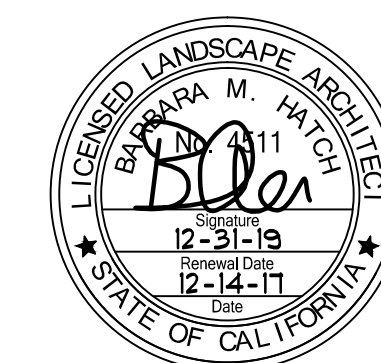
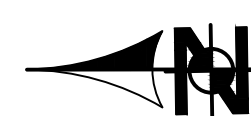
B.M. Hatch 8-17-17

MAINTENANCE

ALL SHRUB PLANTER AREAS SHALL BE KEPT FREE OF WEEDS AND TRASH ON A WEEKLY BASIS. ALL SHRUB PLANTER AREAS SHALL BE FERTILIZED WITH ORGANIC FERTILIZER ONGOING PER SOIL ANALYSIS REPORT RECOMMENDATIONS. FERTILIZATION DOES NOT APPLY TO BIO-RETENTION SODDED AREAS.

PRELIMINARY LANDSCAPE PLAN

SCALE: 1" = 30'-0"



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Owner:



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Project:

IPT
 Winton Ave

Hayward, CA

Consultants:

CIVIL Kier & Wright
 STRUCTURAL
 MECHANICAL
 PLUMBING
 ELECTRICAL
 LANDSCAPE Green Design
 PRE-PROTECTION
 SOILS ENGINEER

Title:
 PRELIMINARY LANDSCAPE PLAN

Project Number: 15331

Drawn by: BH

Date: 05/24/2017

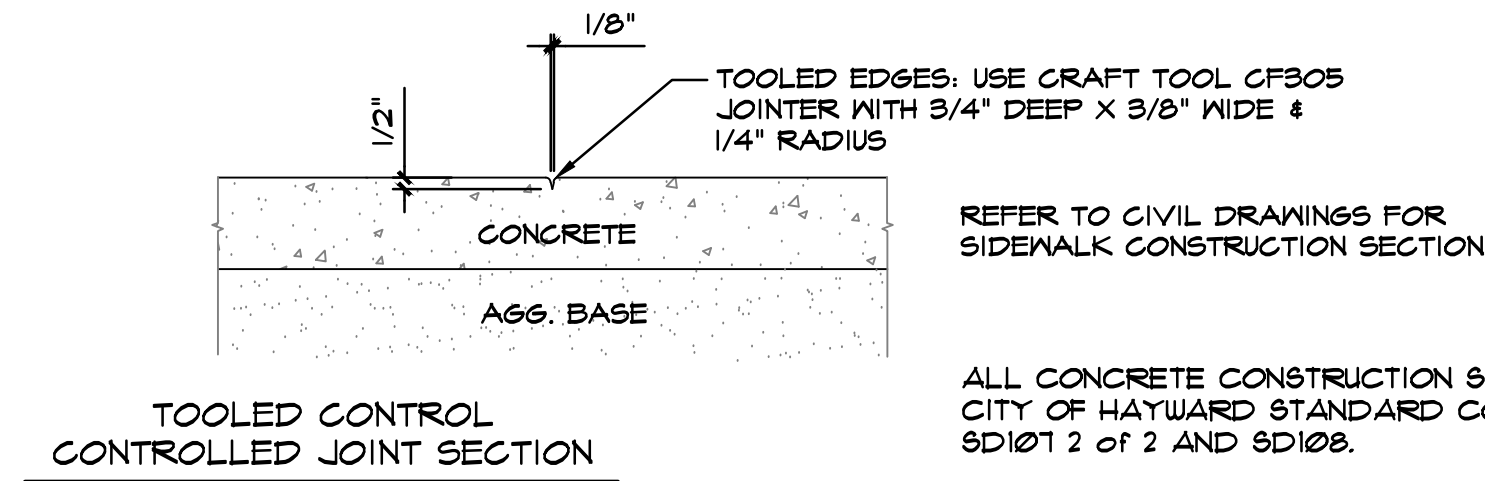
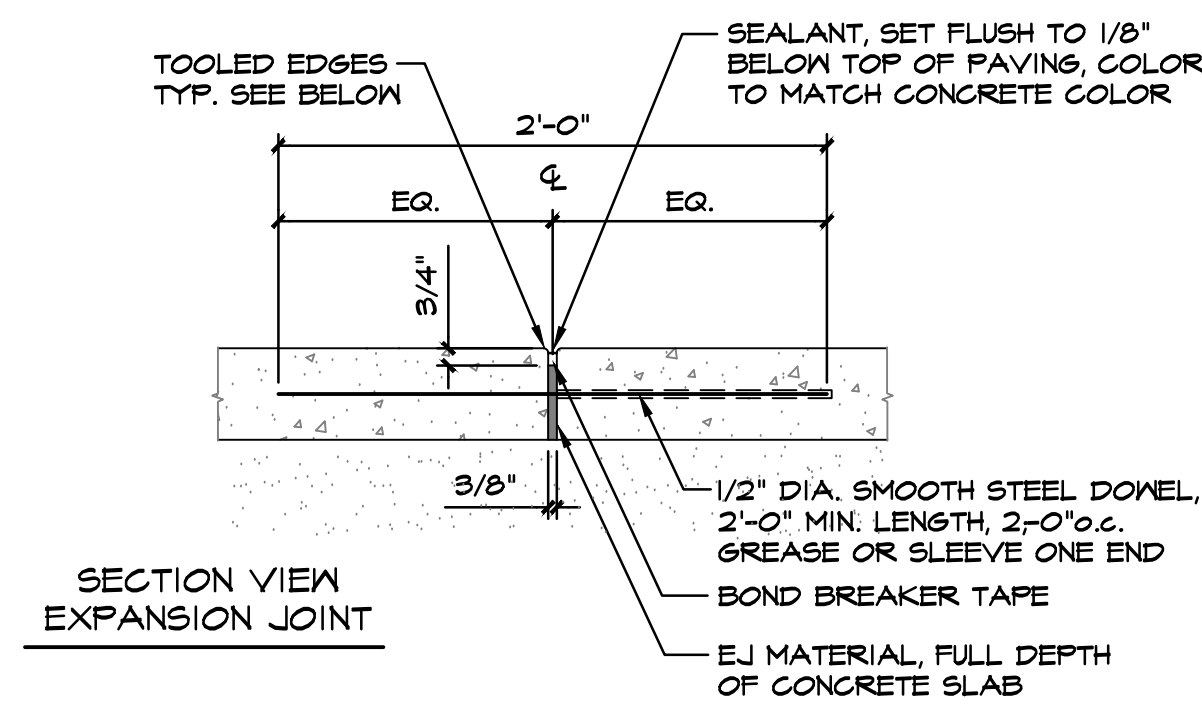
Revision: 7-31-17 REV. COMMENTS

10-15-17 REV. COMMENTS

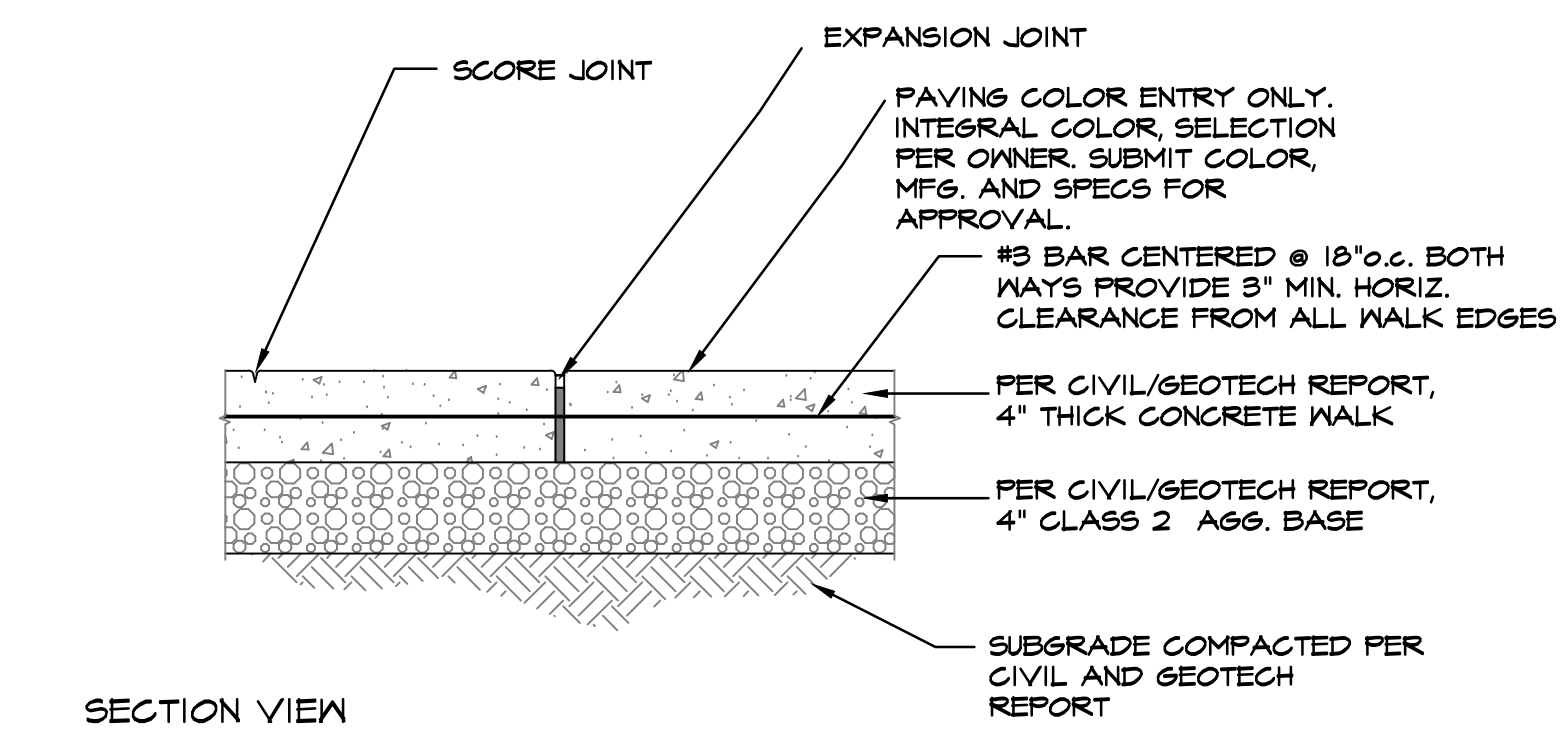
11-2-17 REV. COMMENTS

12-14-17 REV. COMMENTS

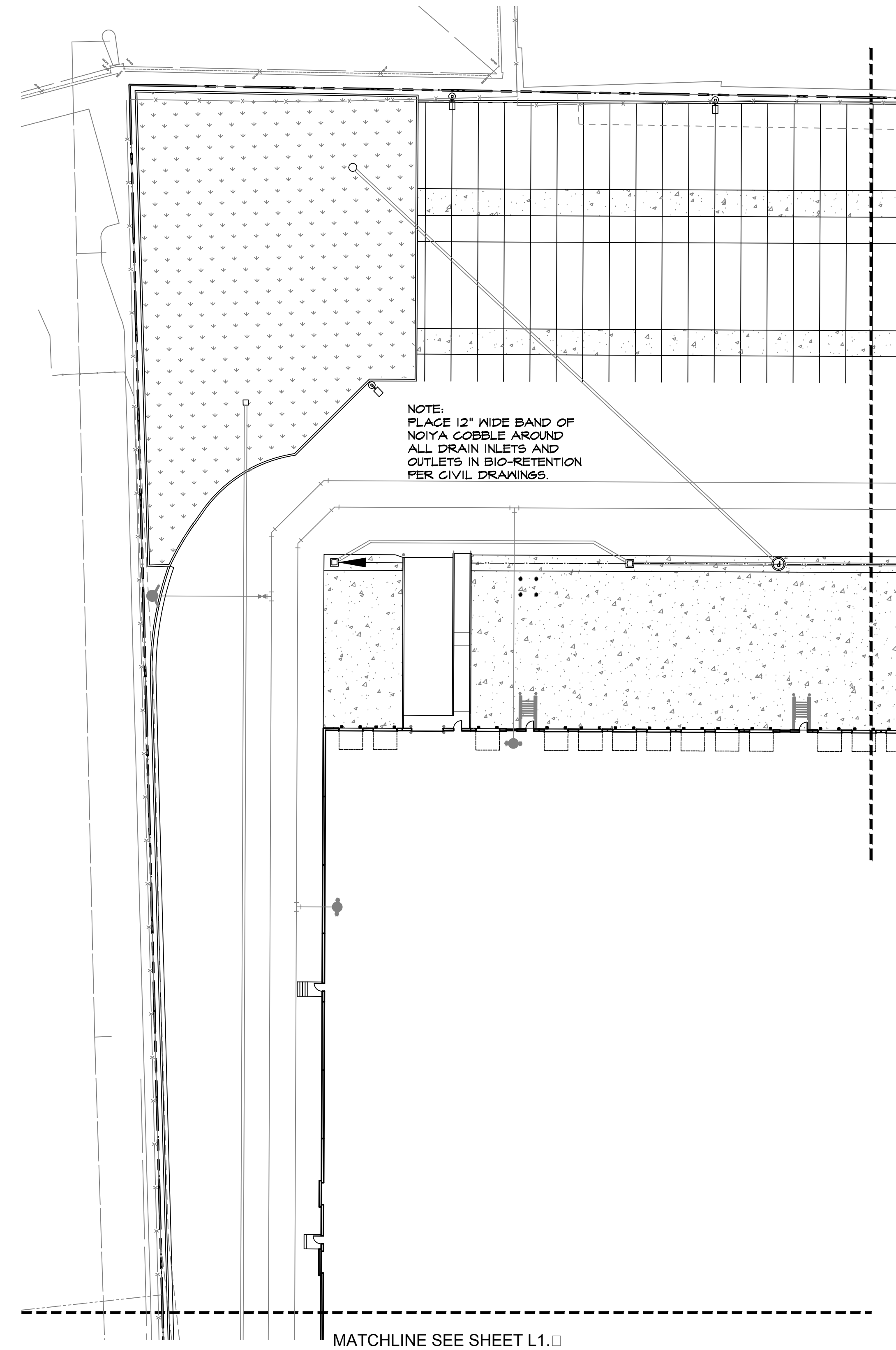
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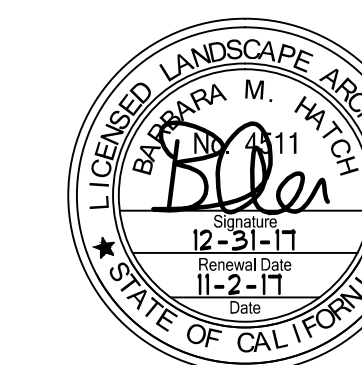
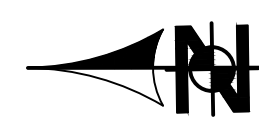
CONCRETE WALK CONTROL JOINTS
NOT TO SCALE



CONCRETE WALK PAVING
NOT TO SCALE



PRELIMINARY LANDSCAPE PLAN
SCALE: 1" = 30'-0"



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FAX: (303) 339-3651

Project:

IPT
Winton Ave

Hayward, CA

Consultants:

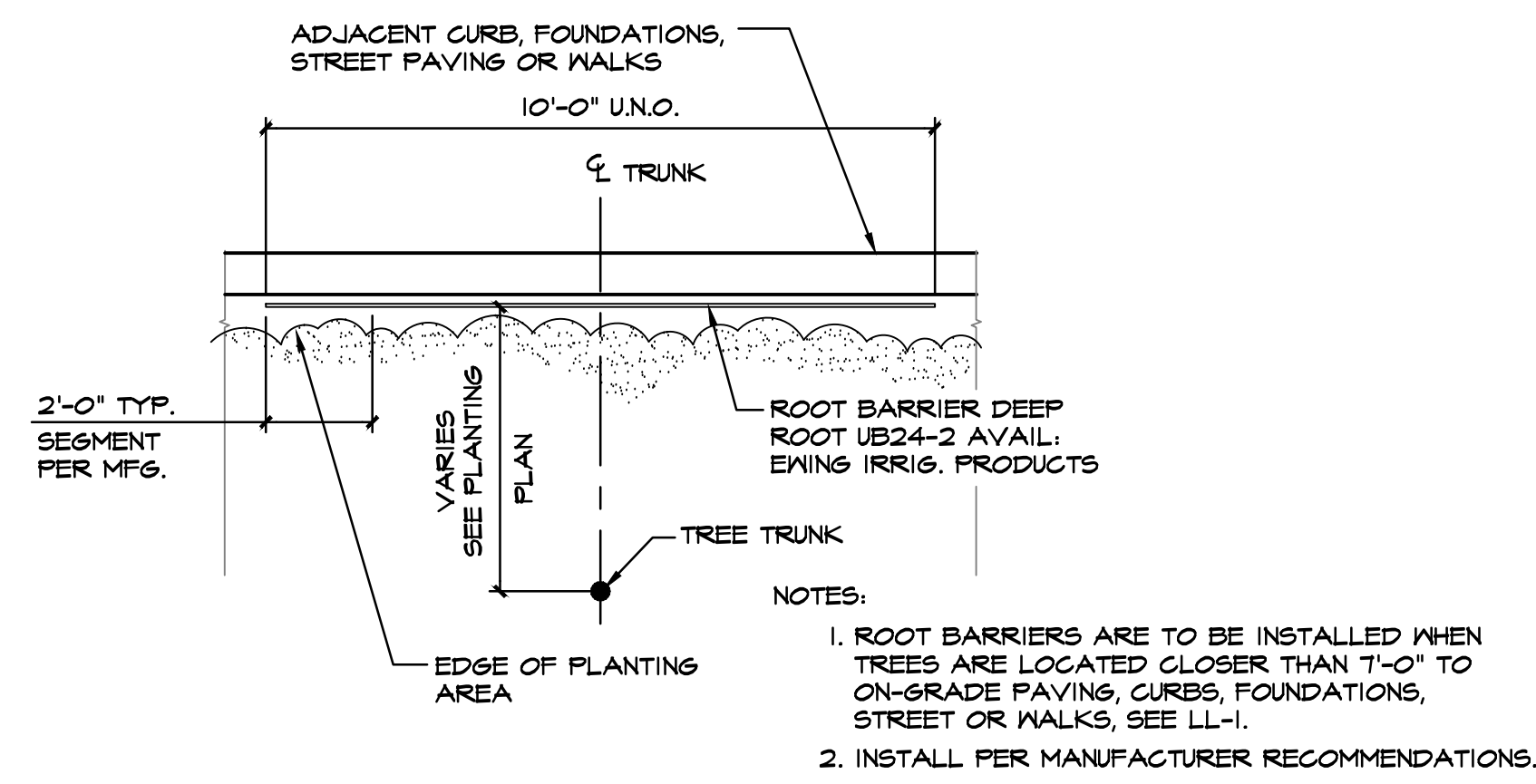
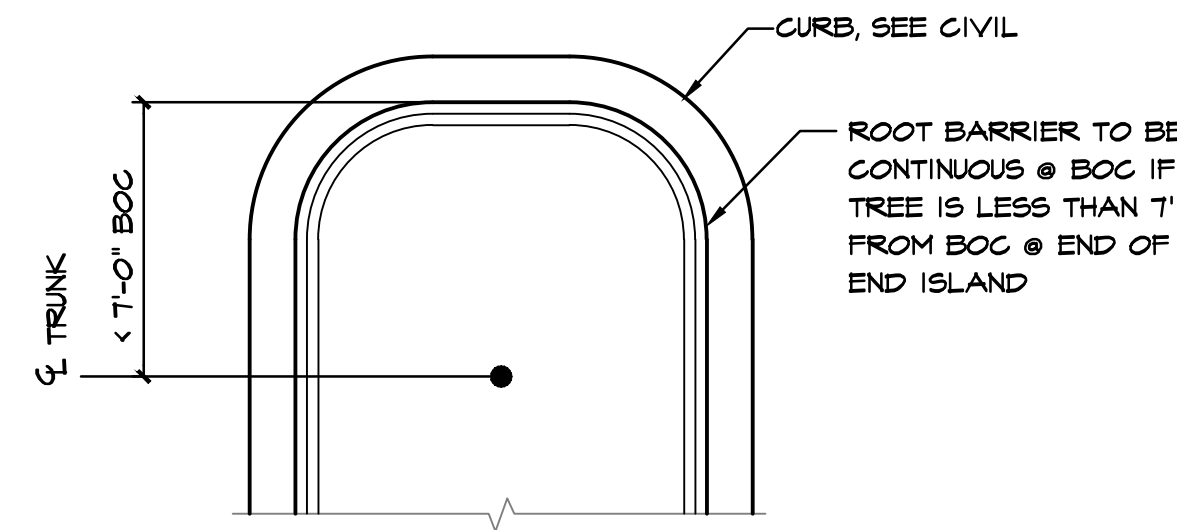
CIVIL - Kier & Wright
STRUCTURAL -
MECHANICAL -
PLUMBING -
ELECTRICAL -
LANDSCAPE - Green Design
FIRE PROTECTION -
SOILS ENGINEER -

Title:
PRELIMINARY
LANDSCAPE
PLAN

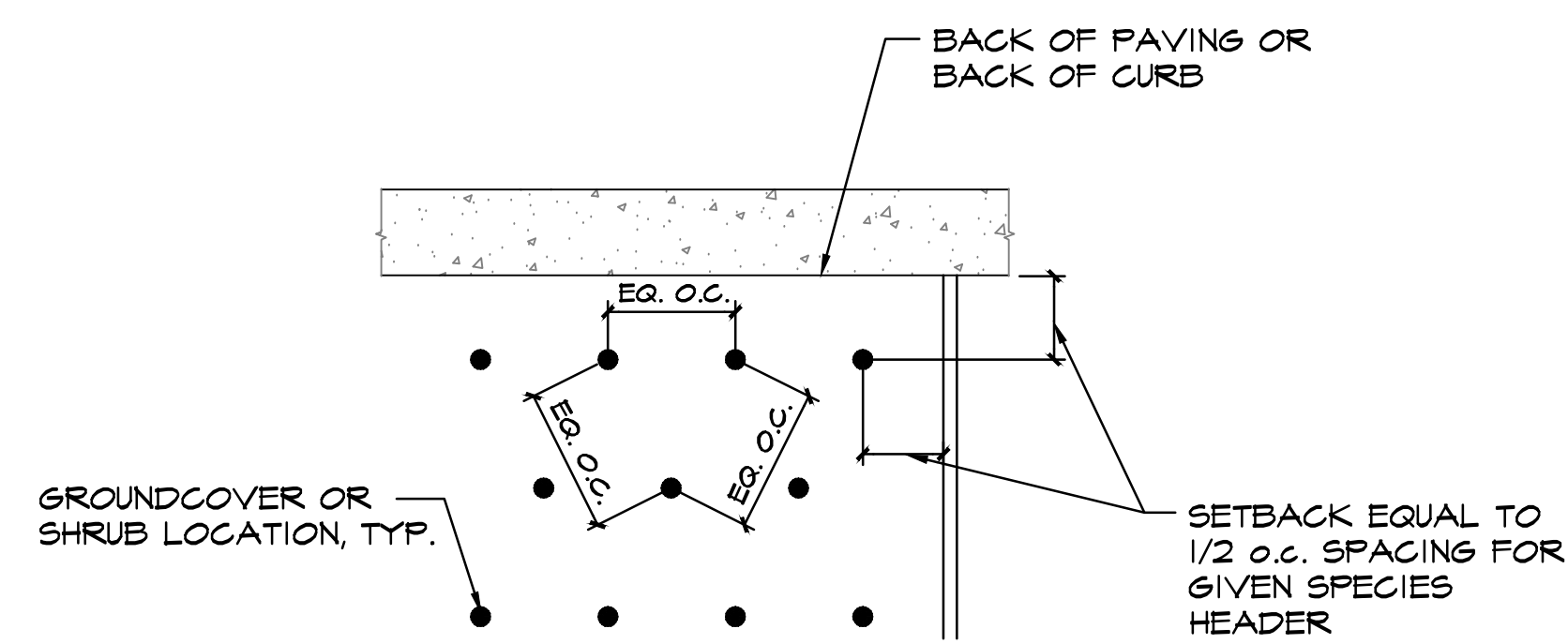
Project Number: 15331
Drawn by: BH
Date: 05/24/2017

Revision:
7-31-17 REV. COMMENTS
10-15-17 REV. COMMENTS
11-2-17 REV. COMMENTS

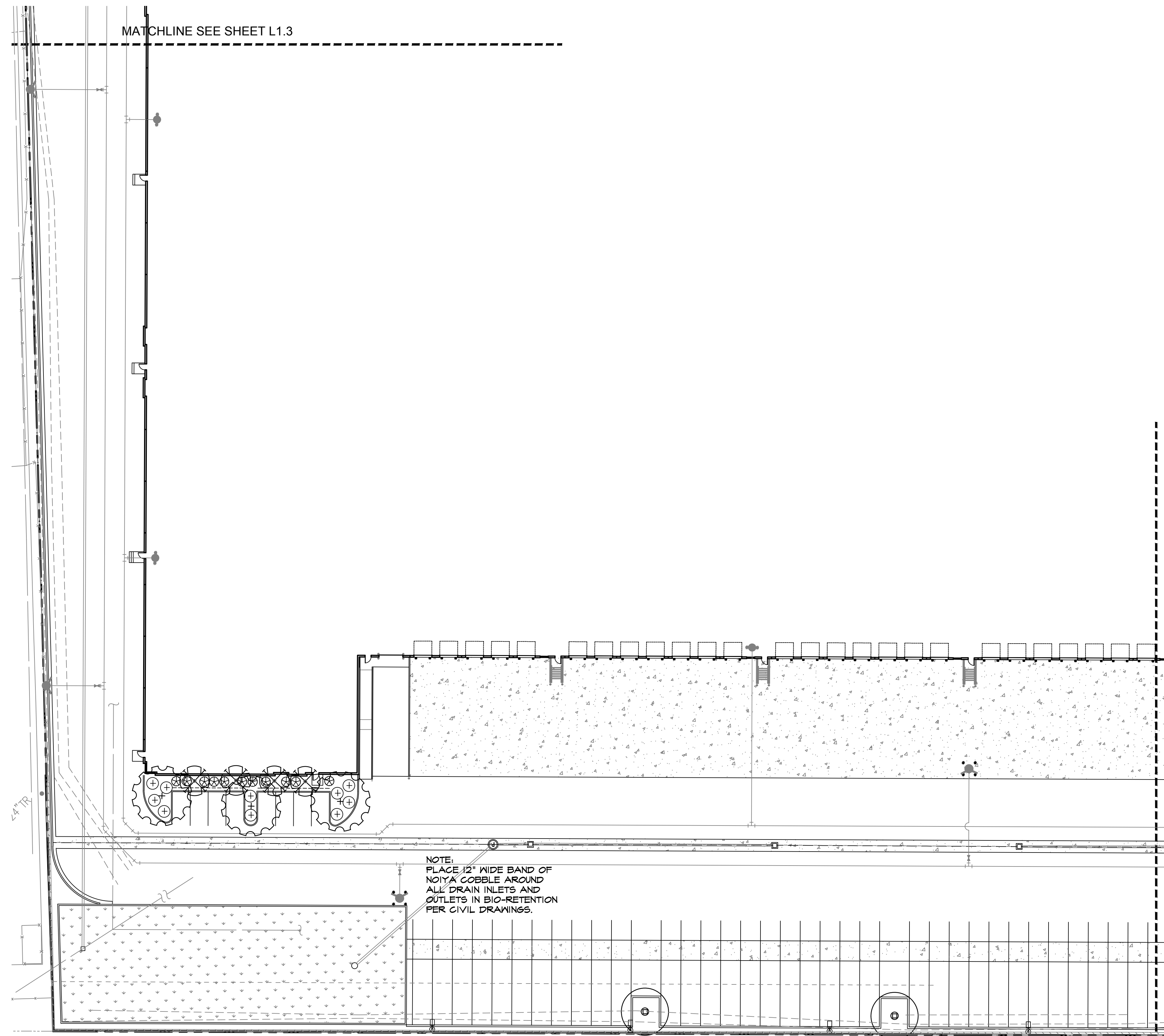
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GROUND COVER / SHRUB PLANTING
NOT TO SCALE



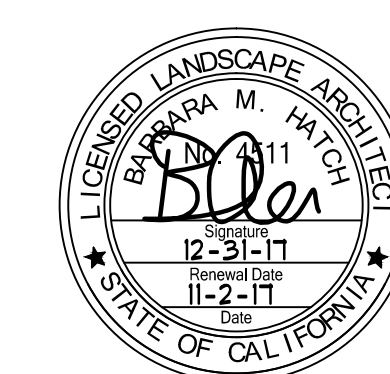
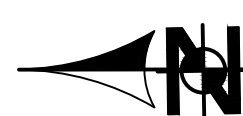
GROUND COVER / SHRUB PLANTING
NOT TO SCALE



NOTE:
PLACE 12" WIDE BAND OF
NO.1A COBBLE AROUND
ALL DRAIN INLETS AND
OUTLETS IN BIO-RETENTION
PER CIVIL DRAWINGS.

MATCHLINE SEE SHEET L1.1

PRELIMINARY LANDSCAPE PLAN
SCALE: 1" = 30'-0"



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FAX: (931) 339-9651

Project:

IPT
Winton Ave

Hayward, CA

Consultants:

CIVIL	Kier & Wright
STRUCTURAL	-
MECHANICAL	-
PLUMBING	-
ELECTRICAL	-
LANDSCAPE	Green Design
PRE-RETENTION	-
SOILS ENGINEER	-

Title:
PRELIMINARY
LANDSCAPE
PLAN

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7-31-17	REV. COMMENTS
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Sheet **L1.0**

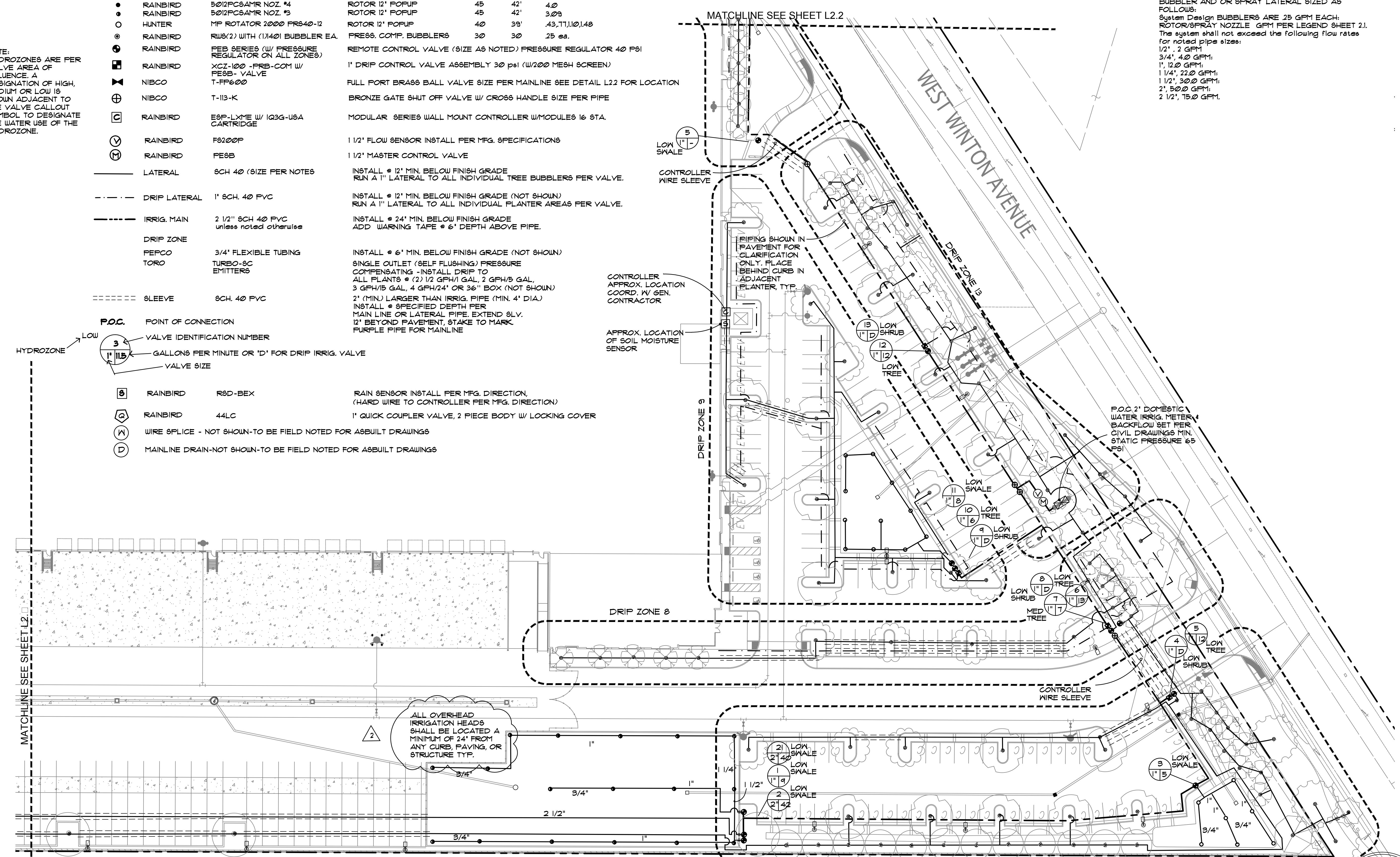
NOTE: HYDROZONES ARE PER VALVE AREA OF INFLUENCE. A DESIGNATION OF HIGH, MEDIUM OR LOW IS SHOWN ADJACENT TO THE VALVE CALLOUT SYMBOL TO DESIGNATE THE WATER USE OF THE HYDROZONE.

IRRIGATION LEGEND:

SYMBOL	MFG.	SERIES/MODEL	DESCRIPTION	PSI	RADIUS	GPM
●	RAINBIRD	5012PC6AMR NOZ. #4	ROTOR 12" POFUP	45	42'	4.0
○	RAINBIRD	5012PC6AMR NOZ. #5	ROTOR 12" POFUP	45	42'	3.0@3
○	HUNTER	MP ROTATOR 2000 FR540-12	ROTOR 12" POFUP	40	39'	.43, .11, .10, .48
⊙	RAINBIRD	RUS(2) WITH (1/4") BUBBLER EA.	FRESS. COMP. BUBBLERS	30	30	25 ea.
⊙	RAINBIRD	FEB SERIES (W/ PRESSURE REGULATOR ON ALL ZONES)	REMOTE CONTROL VALVE (SIZE AS NOTED) PRESSURE REGULATOR 40 PSI			
⊙	RAINBIRD	XCC-100 - FRES-COM W/ FRESB- VALVE	1" DRIP CONTROL VALVE ASSEMBLY 30 PSI (W/200 MESH SCREEN)			
⊙	NIBCO	T-FF600	FULL PORT BRASS BALL VALVE SIZE PER MAINLINE SEE DETAIL L22 FOR LOCATION			
⊙	NIBCO	T-113-K	BRONZE GATE SHUT OFF VALVE W/ CROSS HANDLE SIZE PER PIPE			
⊙	RAINBIRD	E5P-LXME W/ IQ3G-USA CARTRIDGE	MODULAR SERIES WALL MOUNT CONTROLLER W/MODULES 16 STA.			
⊙	RAINBIRD	F5200P	1 1/2" FLOW SENSOR INSTALL PER MFG. SPECIFICATIONS			
⊙	RAINBIRD	F50B	1 1/2" MASTER CONTROL VALVE			
---	LATERAL	SCH 40 (SIZE PER NOTES)	INSTALL 6" MIN. BELOW FINISH GRADE (NOT SHOWN) RUN A 1" LATERAL TO ALL INDIVIDUAL TREE BUBBLERS PER VALVE.			
---	DRIP LATERAL	1" SCH. 40 PVC	INSTALL 6" MIN. BELOW FINISH GRADE (NOT SHOWN) RUN A 1" LATERAL TO ALL INDIVIDUAL PLANTER AREAS PER VALVE.			
---	IRRI. MAIN	2 1/2" SCH 40 PVC unless noted otherwise	INSTALL 24" MIN. BELOW FINISH GRADE ADD WARNING TAPE 6" DEPTH ABOVE PIPE.			
---	DRIP ZONE					
---	PEFCO	3/4" FLEXIBLE TUBING	INSTALL 6" MIN. BELOW FINISH GRADE (NOT SHOWN) SINGLE OUTLET (SELF FLUSHING) PRESSURE COMPENSATING - INSTALL DRIP TO ALL PLANTS 4 (2) 1/2 GPH/1 GAL, 2 GPH/5 GAL, 3 GPH/5 GAL, 4 GPH/24" OR 36" BOX (NOT SHOWN) 2" (MIN.) LARGER THAN IRRI. PIPE (MIN. 4" DIA.)			
---	TORO	TURBO-SC EMITTERS	INSTALL 6" SPECIFIED DEPTH PER MAINLINE OR LATERAL PIPE. EXTEND SLV. 12" BEYOND PAVEMENT, STAKE TO MARK. PURPLE PIPE FOR MAINLINE			
---	SLEEVE	SCH. 40 PVC				
POC	POINT OF CONNECTION					
○	VALVE IDENTIFICATION NUMBER					
○	GALLONS PER MINUTE OR 'D' FOR DRIP IRRI. VALVE					
○	VALVE SIZE					
⊙	RAINBIRD	RSD-BEX	RAIN SENSOR INSTALL PER MFG. DIRECTION, (HARD WIRE TO CONTROLLER PER MFG. DIRECTION)			
⊙	RAINBIRD	44LC	1" QUICK COUPLER VALVE, 2 PIECE BODY W/ LOCKING COVER			
⊙	WIRE SPLICE - NOT SHOWN TO BE FIELD NOTED FOR ASBUILT DRAWINGS					
⊙	MAINLINE DRAIN - NOT SHOWN TO BE FIELD NOTED FOR ASBUILT DRAWINGS					

LATERAL PIPE SIZING:

THE IRRIGATION CONTRACTOR SHALL INSTALL BUBBLER AND OR SPRAY LATERAL SIZED AS FOLLOWS:
 System Design BUBBLERS ARE 25 GPM EACH;
 ROTOR/SPRAY NOZZLE GPM PER LEGEND SHEET 2.1.
 The system shall not exceed the following flow rates for noted pipe sizes:
 1/2" - 2 GPM;
 3/4" - 4.0 GPM;
 1" - 12.0 GPM;
 1 1/4" - 22.0 GPM;
 1 1/2" - 30.0 GPM;
 2" - 50.0 GPM;
 2 1/2" - 75.0 GPM.



PRELIMINARY IRRIGATION PLAN
 SCALE: 1" = 30'-0"

WATER EFFICIENT LANDSCAPE REQUIREMENTS

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



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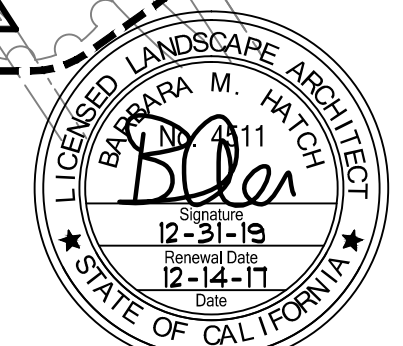
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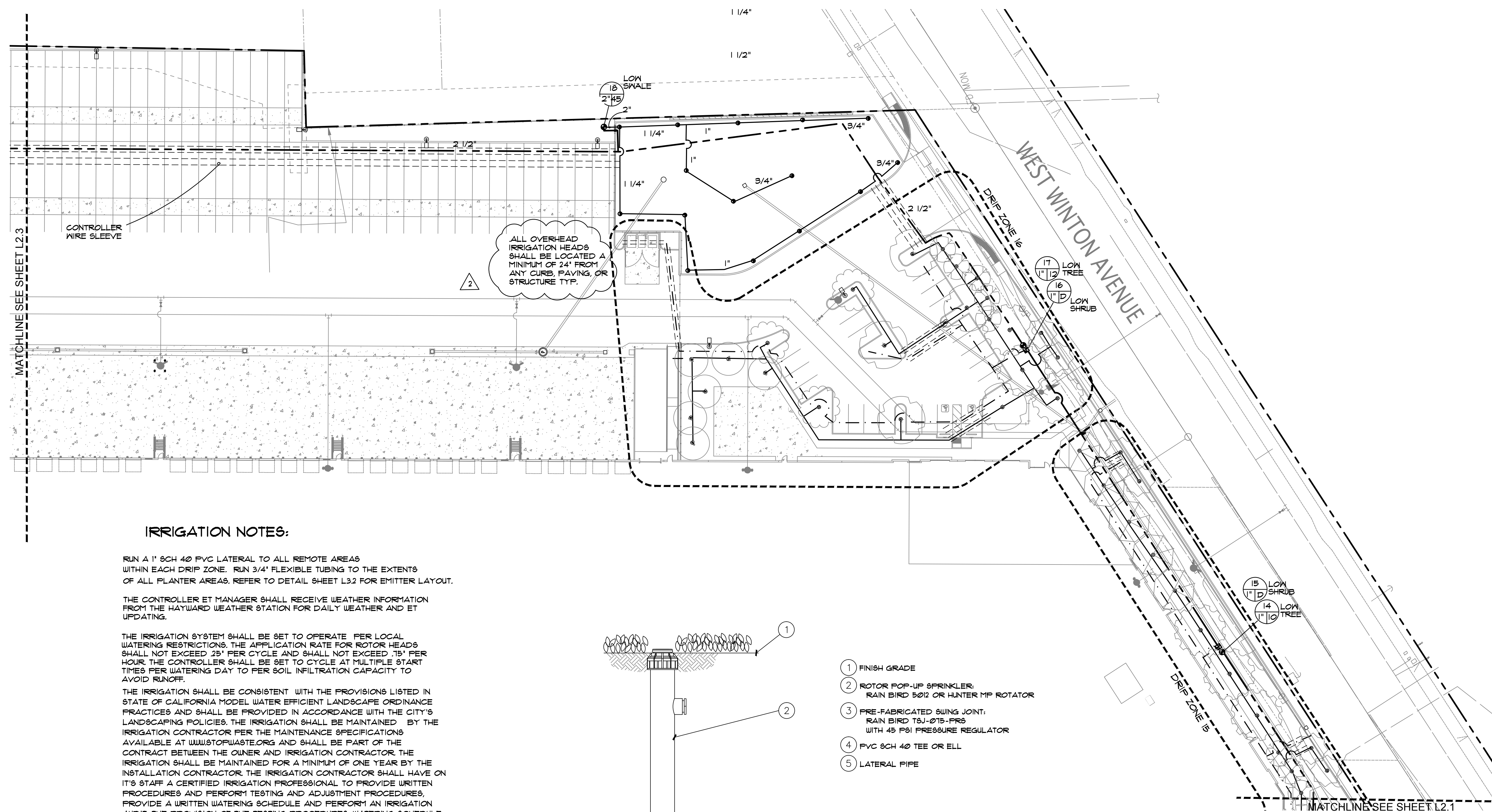
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Sheet
 L2.1





IRRIGATION NOTES:

RUN A 1" SCH 40 PVC LATERAL TO ALL REMOTE AREAS WITHIN EACH DRIP ZONE. RUN 3/4" FLEXIBLE TUBING TO THE EXTENTS OF ALL PLANTER AREAS. REFER TO DETAIL SHEET L3.2 FOR EMITTER LAYOUT.

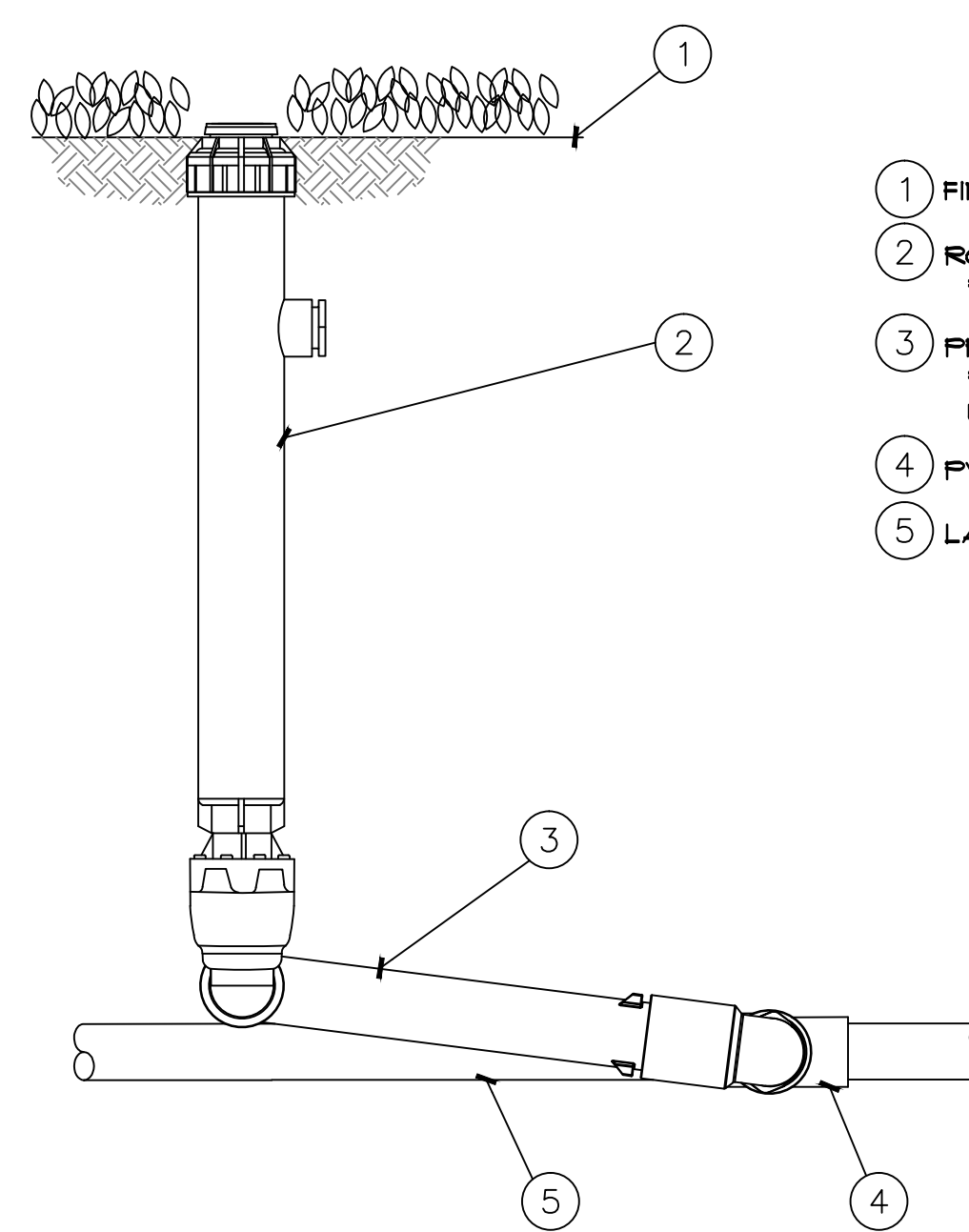
THE CONTROLLER ET MANAGER SHALL RECEIVE WEATHER INFORMATION FROM THE HAYWARD WEATHER STATION FOR DAILY WEATHER AND ET UPDATING.

THE IRRIGATION SYSTEM SHALL BE SET TO OPERATE PER LOCAL WATERING RESTRICTIONS. THE APPLICATION RATE FOR ROTOR HEADS SHALL NOT EXCEED 25" PER CYCLE AND SHALL NOT EXCEED 15" PER HOUR. THE CONTROLLER SHALL BE SET TO CYCLE AT MULTIPLE START TIMES PER WATERING DAY TO PER SOIL INFILTRATION CAPACITY TO AVOID RUNOFF.

THE IRRIGATION SHALL BE CONSISTENT WITH THE PROVISIONS LISTED IN STATE OF CALIFORNIA MODEL WATER EFFICIENT LANDSCAPE ORDINANCE PRACTICES AND SHALL BE PROVIDED IN ACCORDANCE WITH THE CITY'S LANDSCAPING POLICIES. THE IRRIGATION SHALL BE MAINTAINED BY THE IRRIGATION CONTRACTOR PER THE MAINTENANCE SPECIFICATIONS AVAILABLE AT WWW.STOPWASTE.ORG AND SHALL BE PART OF THE CONTRACT BETWEEN THE OWNER AND IRRIGATION CONTRACTOR. THE IRRIGATION SHALL BE MAINTAINED FOR A MINIMUM OF ONE YEAR BY THE INSTALLATION CONTRACTOR. THE IRRIGATION CONTRACTOR SHALL HAVE ON ITS STAFF A CERTIFIED IRRIGATION PROFESSIONAL TO PROVIDE WRITTEN PROCEDURES AND PERFORM TESTING AND ADJUSTMENT PROCEDURES, PROVIDE A WRITTEN WATERING SCHEDULE AND PERFORM AN IRRIGATION AUDIT. THE PROVISION OF THE TESTING PROCEDURES, WATERING SCHEDULE AND SHALL BE PART OF THE INSTALLATION/MAINTENANCE CONTRACT. THE TESTING PROCEDURES AND WATERING SCHEDULE SHALL BE SUBMITTED TO THE CITY ENGINEER UPON COMPLETION OF INSTALLATION AND AUDIT. A DETAILED OPERATING AND MAINTENANCE REPORT INCLUDING INSTRUCTIONS AND COPIES OF WARRANTIES/GUARANTEES SHALL BE SUBMITTED TO THE OWNER AND THE CITY UPON COMPLETION OF INSTALLATION AND AUDITING. THE OPERATING AND MAINTENANCE REPORT SHALL BE UPDATED AT THE END ON THE ONE YEAR MAINTENANCE PERIOD IF REQUIRED.

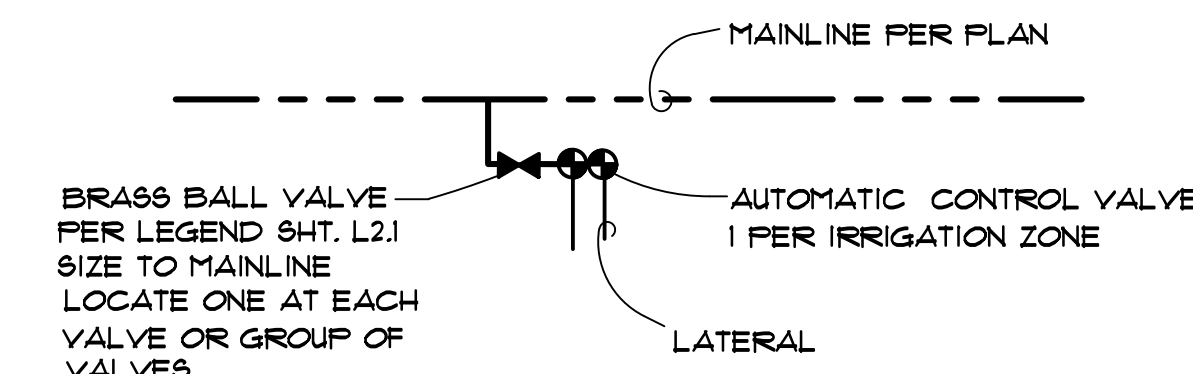
PROVIDE 1 DIGITAL COPY OF SUBMITTAL PACKAGE OF ALL IRRIGATION COMPONENTS AND MATERIALS FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO COMMENCING WORK.

THE IRRIGATION CONTRACTOR SHALL FIELD VERIFY PRESSURE AT EACH POINT OF CONNECTION. THE SYSTEM IS DESIGNED WITH A MINIMUM OF 60 PSI AT MAINLINE POC CONNECTION.



ROTOR SPRINKLER

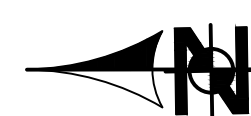
N.T.S. INSTALLED ON GRADE



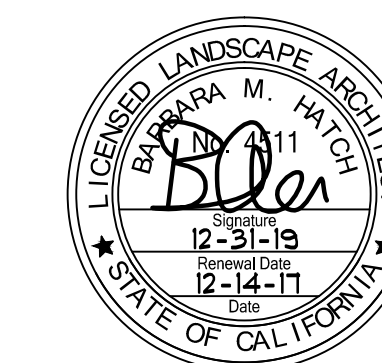
AUTOMATIC CONTROL VALVE CONNECTION DETAIL

PRELIMINARY IRRIGATION PLAN

SCALE: 1" = 30'-0"



REFER TO INSTALLATION DETAILS SHEETS L2.2 AND L3.2



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Project:

**IPT
Winton Ave**

Hayward, CA

Consultants:

CIVIL	Kier & Wright
STRUCTURAL	-
MECHANICAL	-
PLUMBING	-
ELECTRICAL	-
LANDSCAPE	Green Design
PREPARED BY	-
SOILS ENGINEER	-

Title: **PRELIMINARY IRRIGATION PLAN**

Project Number: 15331

Drawn by: BH

Date: 05/24/2017

Revision:		REV. COMMENTS
7-31-17		REV. COMMENTS
10-15-17		REV. COMMENTS
11-2-17		REV. COMMENTS
12-14-17		REV. COMMENTS

Sheet: **L2.2**

IRRIGATION NOTES

1. ALL MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THESE PLANS, THE REQUIREMENTS OF THE CITY, THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, LOCAL BUILDING CODES, ORDINANCES, AND OTHER CODES OR REGULATIONS THAT APPLY.
2. SLEEVES ARE NOT SHOWN AT PAVEMENT CROSSINGS. ALL PIPING AND WIRING UNDER PAVING SHALL BE INSTALLED IN SLEEVES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE ALL SLEEVING WITH THE GENERAL CONTRACTOR. FAILURE OF INSTALLING SLEEVES PRIOR TO PAVING SHALL BE THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY AND SHALL BE INSTALLED AT HIS EXPENSE. PIPING AND CONTROL WIRES UNDER PAVEMENT SHALL BE INSTALLED IN SEPARATE SLEEVES. LATERAL SLEEVES SHALL BE A MINIMUM OF 18" DEPTH. MAINLINE SLEEVES SHALL BE A MINIMUM 24" DEPTH. SLEEVE SIZE SHALL BE A MINIMUM OF TWICE (2X) O.D. DIAMETER OF THE PIPE TO BE SLEEVED. CONTROLLER WIRE SLEEVES SHALL BE 2X THE SIZE FOR THE REQUIRED NUMBER OF WIRES. BACKFILL MIN. 4" SAND.
3. MAINLINE SLEEVES UNDER PAVEMENT SHALL BE INSTALLED 18" BELOW THE SUBGRADE. THE TRENCH SHALL BE CLEANED FREE OF ALL ROCK & DEBRIS, AND BACKFILLED WITH SAND TO A MINIMUM DEPTH OF 4" OVER THE SLEEVE OVER AND UNDER THE SLEEVE. BACKFILL TRENCH WITH 1/8" MINUS.
4. ALL MAIN LINES SHALL BE PRESSURE TESTED AT 120 PSI FOR A MINIMUM 2.5 HOUR PERIOD PRIOR TO BACKFILLING OF TRENCHES. IF ANY LEAKS ARE PRESENT THEY SHALL BE CORRECTED AND LINES SHALL BE RE-TESTED PRIOR TO BACKFILLING TRENCHES.
5. PIPE SIZES SHALL CONFORM TO THOSE SHOWN ON THE DRAWINGS. NO SUBSTITUTIONS OF SMALLER PIPE SIZES SHALL BE PERMITTED, BUT SUBSTITUTIONS OF LARGER SIZES MAY BE APPROVED. ALL DAMAGED AND REJECTED PIPE SHALL BE REMOVED FROM THE SITE AT THE TIME OF SAID REJECTION.
6. THE IRRIGATION CONTRACTOR SHALL FLUSH ALL LATERALS PRIOR TO INSTALLING EMITTER HEADS.
7. THIS DESIGN IS DIAGNOSTIC. ALL PIPING, VALVES, ETC. SHOWN OUTSIDE OF THE PLANTER AREAS IS FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED IN THE PLANTER AREAS.
8. IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL GRADE DIFFERENCES, LOCATION OF WALLS, RETAINING WALLS, STRUCTURES AND UTILITIES. THE IRRIGATION CONTRACTOR SHALL REPAIR OR REPLACE ALL ITEMS DAMAGED BY HIS WORK. HE SHALL COORDINATE HIS WORK WITH OTHER CONTRACTORS, FOR THE LOCATION AND INSTALLATION OF PIPE SLEEVES AND LATERALS UNDER ROADWAYS AND PAVING.
9. SHOULD DISCREPANCIES IN THE PLANS OR FIELD MODIFICATIONS BE REQUIRED, CONTACT THE LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION FOR RESOLUTION OR CLARIFICATION.
10. DO NOT WILLFULLY INSTALL THE IRRIGATION SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN OBSTRUCTIONS, GRADE DIFFERENCES OR DIFFERENCES IN THE AREA DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. SUCH OBSTRUCTIONS OR DIFFERENCES SHOULD BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. IN THE EVENT THIS NOTIFICATION IS NOT PERFORMED, THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.
11. ALL IRRIGATION EQUIPMENT NOT OTHERWISE DETAILED OR SPECIFIED SHALL BE INSTALLED AS PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.
12. THE CONTRACTOR SHALL AT HIS OWN EXPENSE, LOCATE ALL UNDERGROUND UTILITIES WHICH MAY AFFECT HIS OPERATION DURING CONSTRUCTION AND SHALL TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO THE SAME.
13. THE CONTRACTOR SHALL USE EXTREME CAUTION WHEN WORKING NEAR OVERHEAD OR UNDERGROUND POWER AND/OR TELEPHONE, WATER, GAS AND SEWER FACILITIES SO AS TO SAFELY PROTECT ALL UTILITIES, PERSONNEL, AND EQUIPMENT, AND SHALL BE RESPONSIBLE FOR ALL COSTS AND LIABILITY IN CONNECTION THEREWITH.
14. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONARY MEASURES NECESSARY TO PROTECT EXISTING IMPROVEMENTS WHICH ARE TO REMAIN IN PLACE, FROM DAMAGE, AND ALL SUCH IMPROVEMENTS DAMAGED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPAIRED OR RECONSTRUCTED SATISFACTORY TO THE OWNER AT THE EXPENSE OF THE CONTRACTOR.
15. AN OPEN TRENCH INSPECTION OF THE REDUCED PRESSURE PRINCIPLE BACKFLOW DEVICE SHALL BE PERFORMED BY THE WATER PURVEYOR PRIOR TO OPERATING THE IRRIGATION SYSTEM.

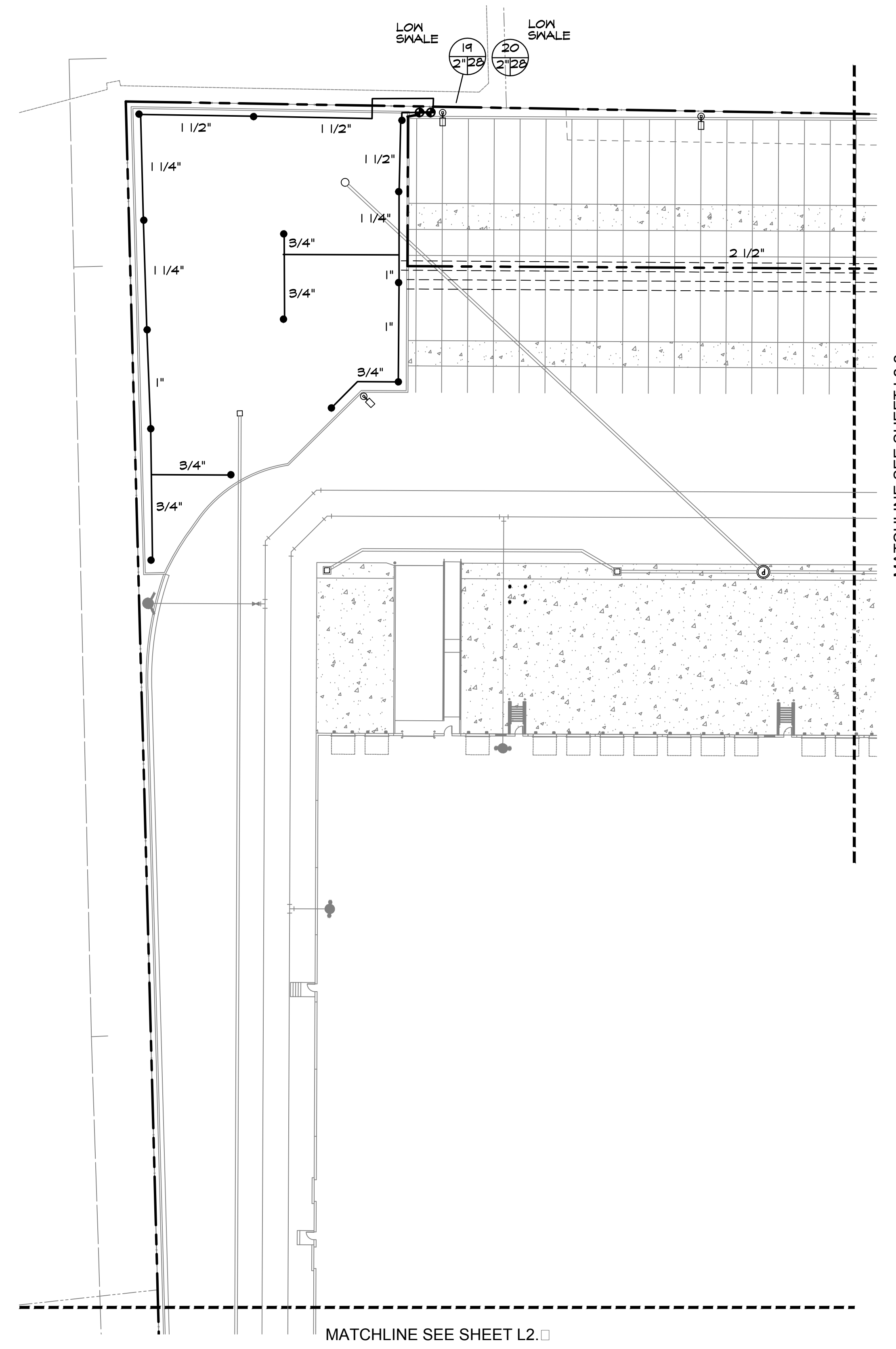
16. THE IRRIGATION CONTROLLER SHALL BE WIRED DIRECTLY TO THE POWER SOURCE. IT SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO BRING CONTROLLER WIRING TO THE CONTROLLER LOCATION. CONNECTING THE CONTROLLER TO THE POWER SOURCE SHALL BE THE RESPONSIBILITY OF A LICENSED ELECTRICAL CONTRACTOR. THE INSTALLATION SHALL BE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE AND ANY LOCAL CODES OR ORDINANCES THAT APPLY. IT SHALL BE THE ELECTRICAL CONTRACTOR'S RESPONSIBILITY TO COORDINATE THE POWER SOURCE AND EXACT LOCATION OF THE CONTROLLER WITH OWNER'S REPRESENTATIVE. FINAL CONNECTION OF THE VALVE WIRES TO THE CONTROLLER SHALL BE THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY.
17. INSTALL REMOTE CONTROL VALVES, PRESSURE REGULATOR AND QUICK COUPLER VALVES AS DETAILED. INSTALL RCV, 1/2 TAGS MANUFACTURED BY T. CHRISTY, ENT. STANDARD SIZE, 1/8" HOT STAMPED BLACK LETTERS ON YELLOW BACKGROUND ON SOLENOID WIRES. LETTERS TO CONFORM TO CONTROLLER STATION NUMBER.
18. ALL VALVE CONTROL WIRE SHALL BE SIZED PER CONTROLLER AND VALVE MANUFACTURER'S RECOMMENDATIONS, BUT NOT TO BE LESS THAN NO. 14 AWG COPPER UL APPROVED FOR DIRECT BURIAL IN GROUND. CONNECT WIRES AS DETAILED PER MANUFACTURER'S SPECIFICATIONS. RUN ONE (1) EXTRA CONTROL WIRE OF DIFFERENT COLOR THROUGH ALL VALVE LOCATIONS FROM THE CONTROLLER. EACH WIRE AT VALVES SHALL HAVE 24" EXCESS COILED LOOP IN VALVE BOXES. TAPE WIRES TO MAINLINE EVERY FIFTEEN FEET (15').
19. ALL BACKFILL MATERIAL OTHER THAN SAND AROUND THE MAINLINE, SHALL BE FREE OF ROCKS, CLODS AND OTHER EXTRANEIOUS MATERIALS. COMPACT BACKFILL TO ORIGINAL DENSITY.
20. AT JOB COMPLETION, SUPPLY OWNER WITH ONE (1) SET OF MATCHING QUICK COUPLER VALVE KEY AND HOSE SUIVEL, AND TWO (2) KEYS FOR THE CONTROLLER, AND ALL MANUFACTURER'S INFORMATION.
21. ACCURATELY AND NEATLY MARK ALL FIELD CHANGES MADE DURING CONSTRUCTION ON A DAILY BASIS ON ONE PLAN SET. ALL DRAFTING TO BE DONE BY A COMPETENT DRAFTSMAN. SUBMIT TO OWNER FOR RECORD. DIMENSION MAINLINE OFF BACK OF CURB OR SIDE WALK FOR REFERENCE ON CONSTRUCTION PLAN SET. LOCATE ALL RAIN SENSORS ON THE PLAN.
22. ALL IRRIGATION INSTALLATION AND EQUIPMENT SHALL GUARANTEED FOR A PERIOD OF ONE YEAR.
23. REUSE OR RECYCLE EXCESS CONSTRUCTION MATERIAL.
24. PROVIDE (1) DIGITAL COPY OF SUBMITTAL PACKAGE OF ALL IRRIGATION COMPONENTS AND MATERIALS FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO COMMENCING WORK.
25. THE IRRIGATION CONTRACTOR SHALL FIELD VERIFY PRESSURE AT EACH POINT OF CONNECTION. THE SYSTEM IS DESIGNED WITH A MINIMUM OF 60 PSI AT THE METER POINT OF CONNECTION.

MAINTENANCE

THE IRRIGATION SHALL BE MAINTAINED TO ENSURE SUFFICIENT AND TIMELY WATERING NECESSARY FOR THE SURVIVAL OF ALL PLANT MATERIAL. A COPY OF THE APPROVED IRRIGATION PLAN WITH ANY ASBUILT CONDITIONS, SHALL BE KEPT ON THE PROJECT SITE FOR REFERENCE. THE SYSTEM SHALL BE CHECKED YEARLY FOR CONTINUED OPERATION WITH THE ORIGINAL PLAN AND COMPONENTS ADJUSTED AND OR REPLACED AS REQUIRED FOR EFFICIENT OPERATION OF THE SYSTEM TO PROVIDE SUFFICIENT WATER TO ENSURE THE HEALTH OF THE PLANT MATERIAL.

LATERAL PIPE SIZING:

THE IRRIGATION CONTRACTOR SHALL INSTALL BUBBLER AND OR SPRAY LATERAL SIZED AS FOLLOWS:
 System Design BUBBLERS ARE 25 GPM EACH.
 ROTOR/SPRAY NOZZLE: GPM PER LEGEND SHEET 21.
 The system shall not exceed the following flow rates for noted pipe sizes:
 1/2", 2 GPM;
 3/4", 4.0 GPM;
 1", 12.0 GPM;
 1 1/4", 22.0 GPM;
 1 1/2", 30.0 GPM;
 2", 50.0 GPM;
 2 1/2", 75.0 GPM.



PRELIMINARY IRRIGATION PLAN
 SCALE: 1" = 30'-0"



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Consultants:

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STRUCTURAL	-
MECHANICAL	-
PLUMBING	-
ELECTRICAL	-
LANDSCAPE	Green Design
PRE-PROTECTION	-
SOILS ENGINEER	-

Title:

PRELIMINARY
IRRIGATION
PLAN

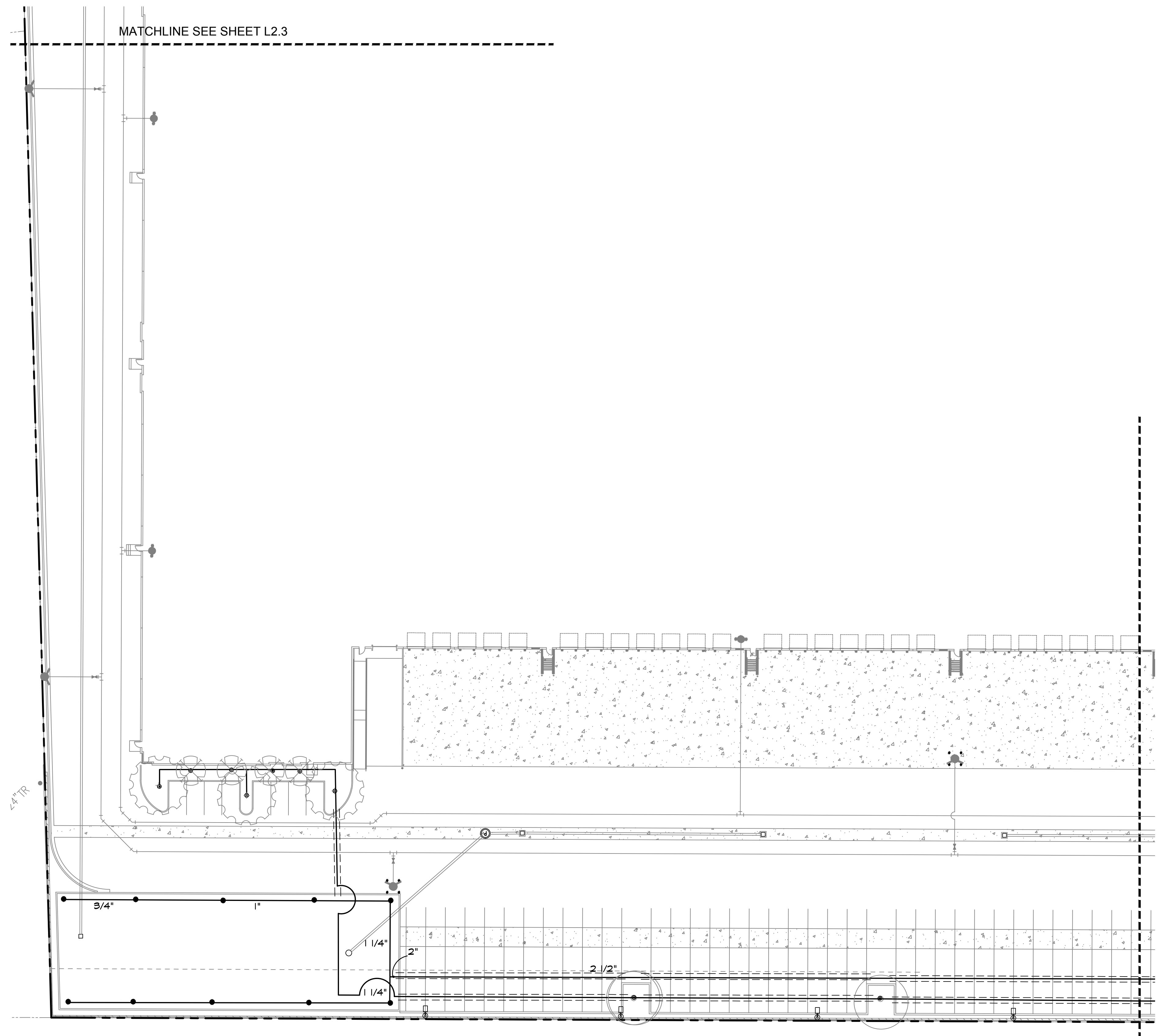
Project Number: 15331
Drawn by: BH
Date: 05/24/2017

Revision:

7-31-17	REV. COMMENTS
10-15-17	REV. COMMENTS
11-2-17	REV. COMMENTS

Sheet:

L2.3

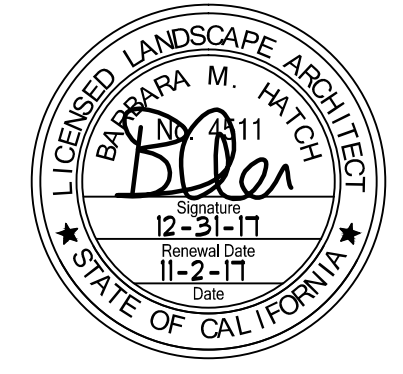
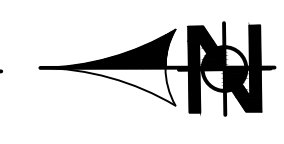


MATCHLINE SEE SHEET L2.3

24\"/>

MATCHLINE SEE SHEET L2.1

PRELIMINARY IRRIGATION PLAN
SCALE: 1" = 30'-0"



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Owner:



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Consultants:

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STRUCTURAL	-
MECHANICAL	-
PLUMBING	-
ELECTRICAL	-
LANDSCAPE	Green Design
FIRE PROTECTION	-
SOILS ENGINEER	-

Title: **PRELIMINARY IRRIGATION PLAN**

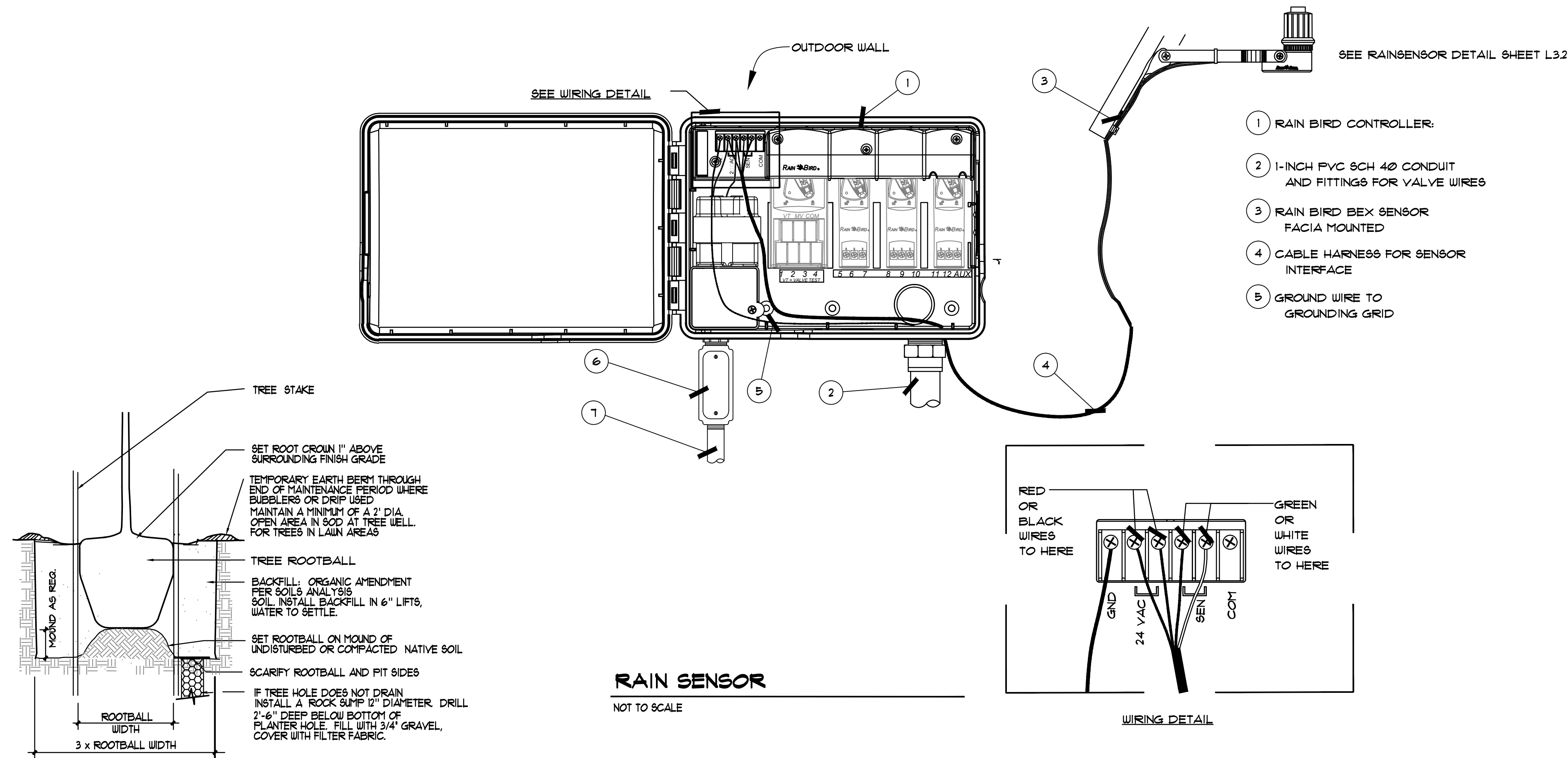
Project Number: 15331

Drawn by: BH

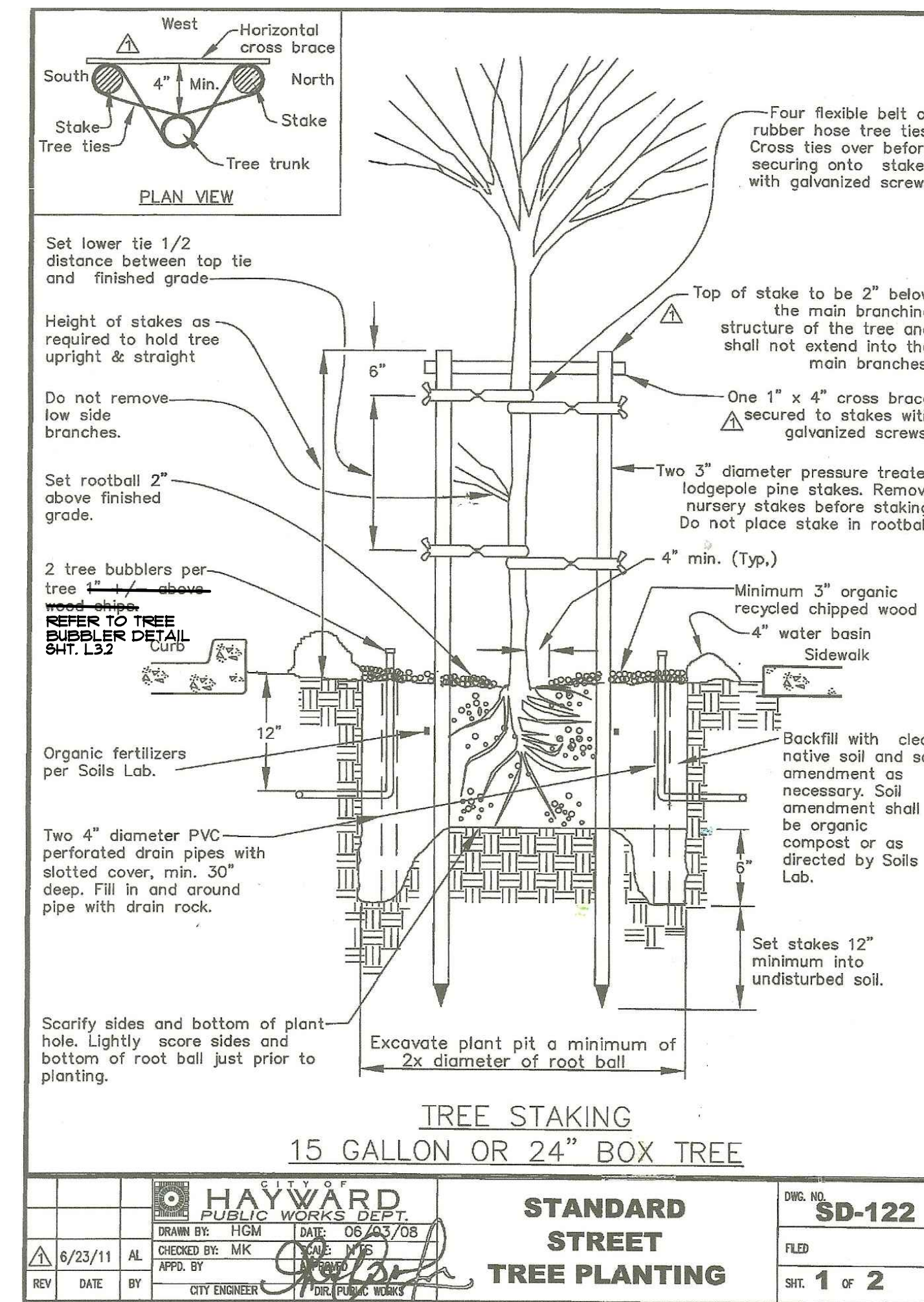
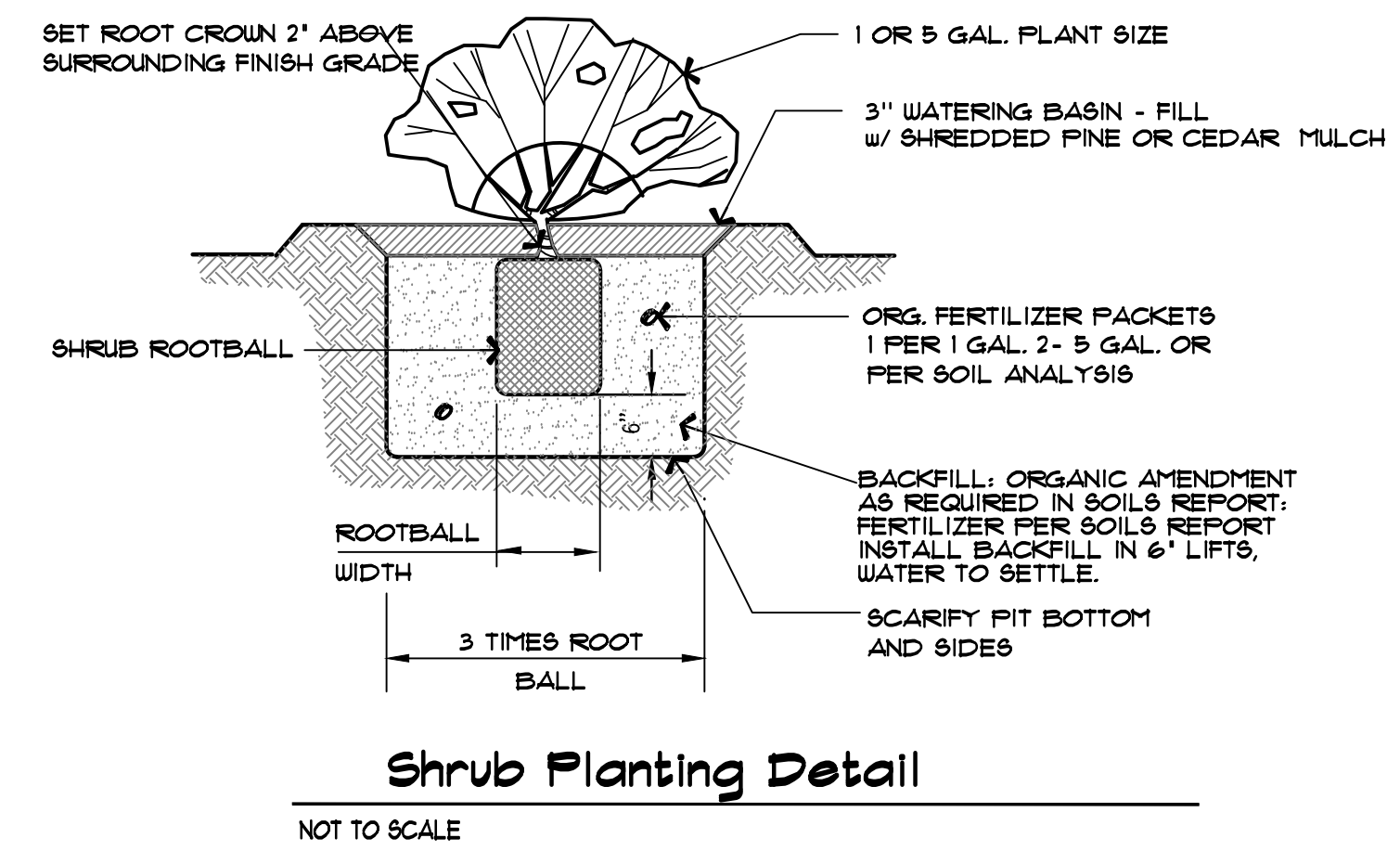
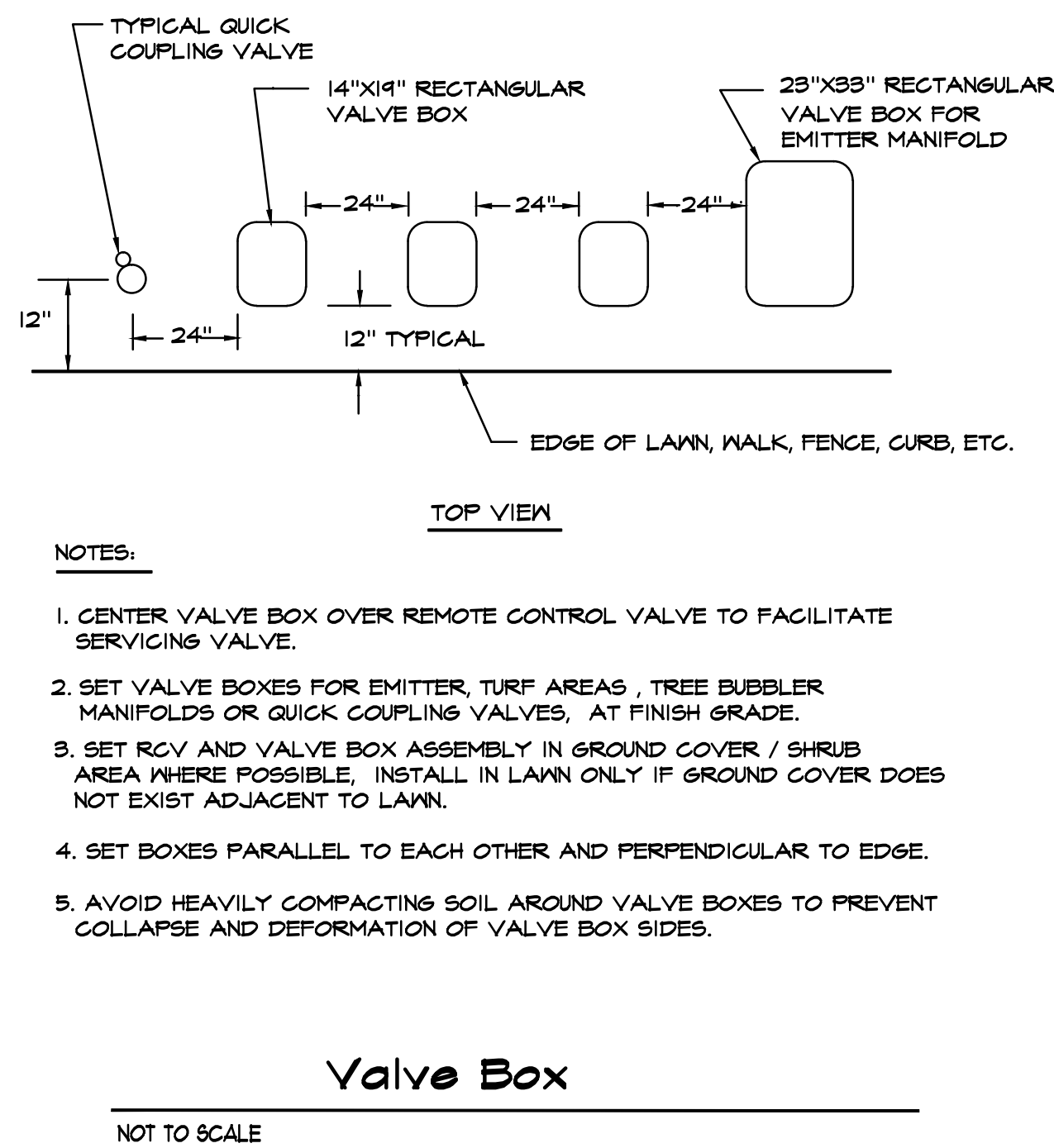
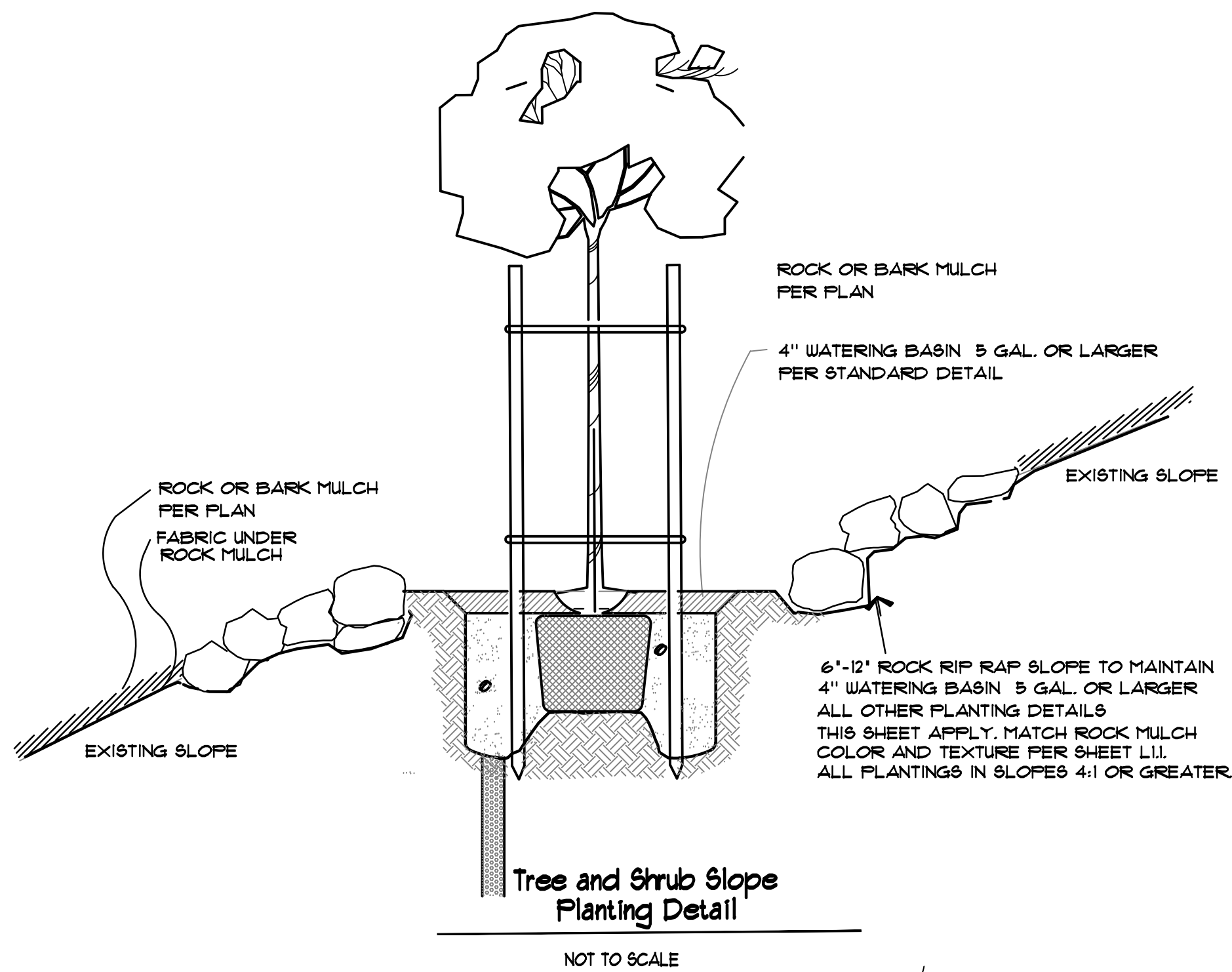
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Revision:	
7-31-17	REV. COMMENTS
10-15-17	REV. COMMENTS
11-2-17	REV. COMMENTS

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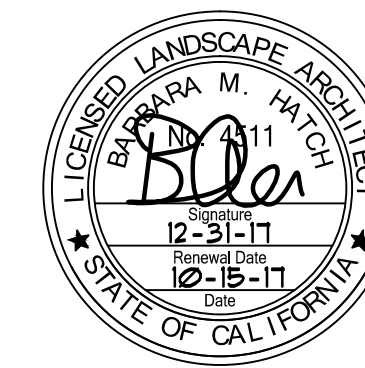


Tree Pit Detail-All Trees
NOT TO SCALE



Tree Planting
NOT TO SCALE

- TREES SHALL BE 15 GALLON MIN, 24" MAX. SIZE.
- ROOT CONTROL BARRIER PANELS SHALL BE REQUIRED WHERE TREE IS 10 FEET OR LESS FROM EXISTING OR FUTURE SIDEWALK OR CURB. DEEP ROOT UP-24-2 OR EQUAL MAY BE USED. LENGTH OF BARRIER = 8' CENTERED ON TREE. IN EITHER DIRECTION.
- TREES SHALL BE PROVIDED WITH AUTOMATIC IRRIGATION SYSTEMS (INDIVIDUAL BUBBLERS WITH WATERING BASIN).



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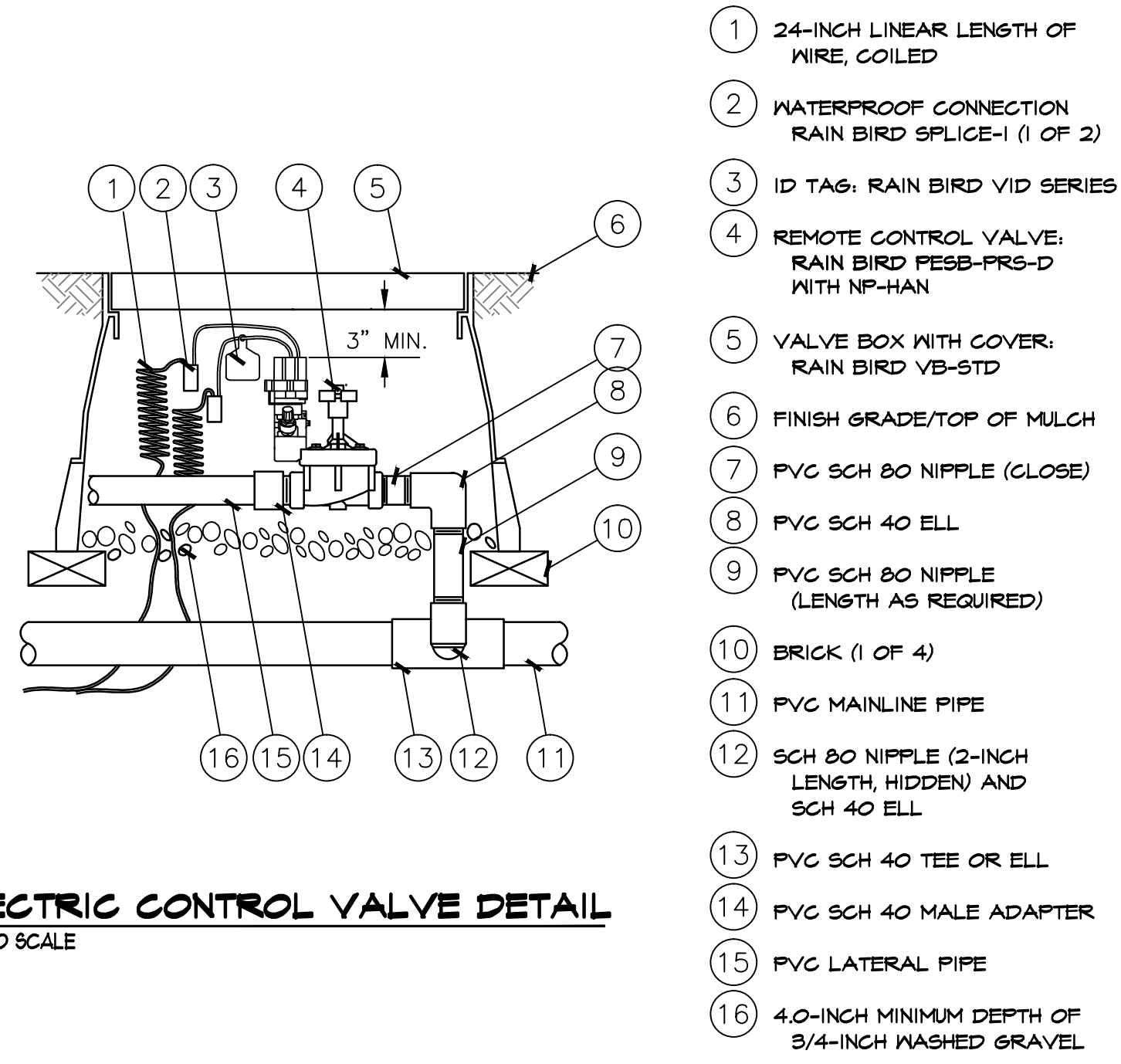
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IPT
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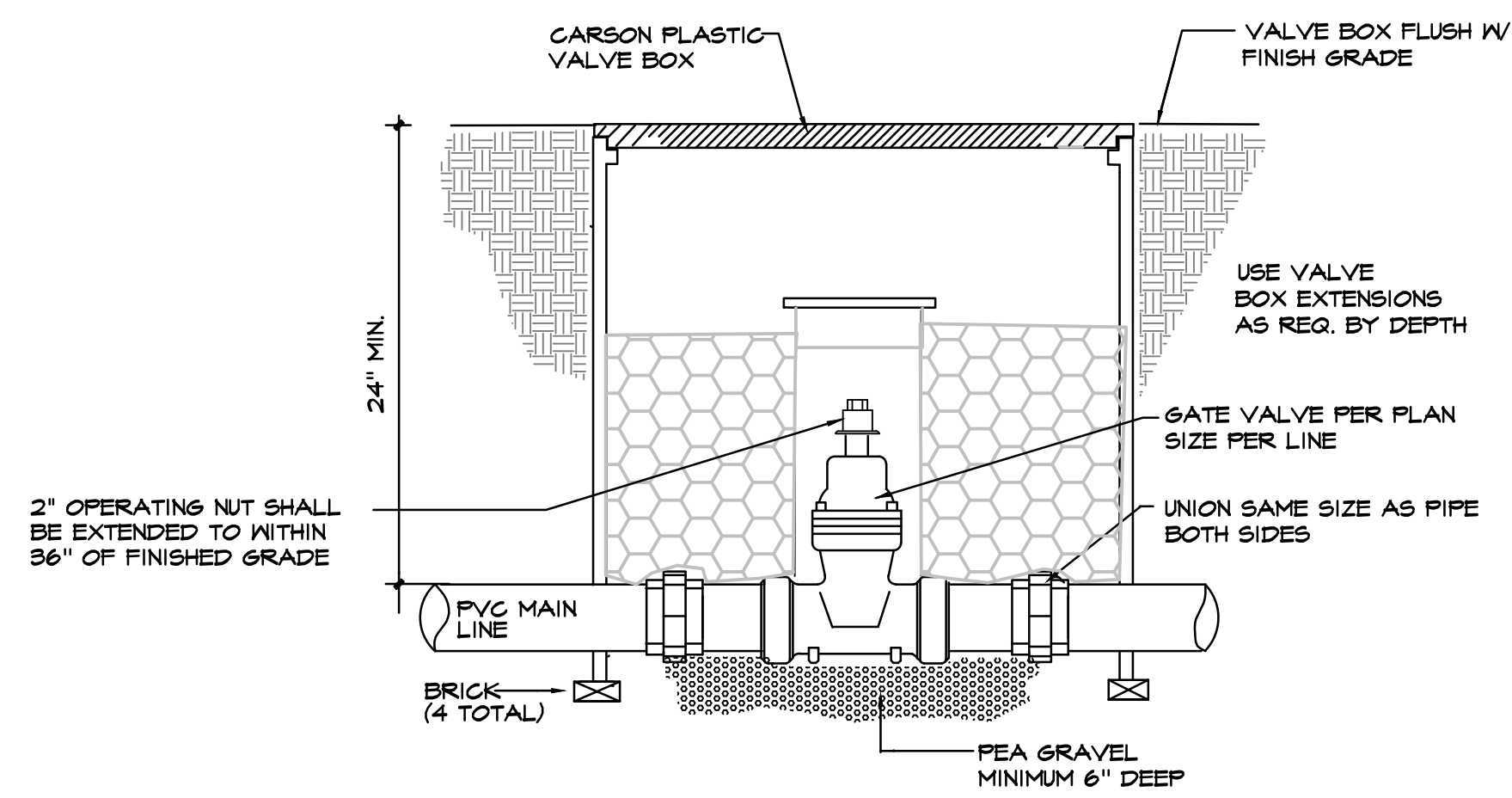
Consultants:
Kier & Wright
CIVIL STRUCTURAL MECHANICAL PLUMBING ELECTRICAL LANDSCAPE FIRE PROTECTION SOILS ENGINEER
Green Design
SOILS ENGINEER

Title:
LANDSCAPE & IRRIGATION DETAILS
Project Number: 15331
Drawn by: BH
Date: 05/24/2017
Revision:
7-31-17 REV. COMMENTS
10-15-17 REV. COMMENTS

Sheet:
L3.1

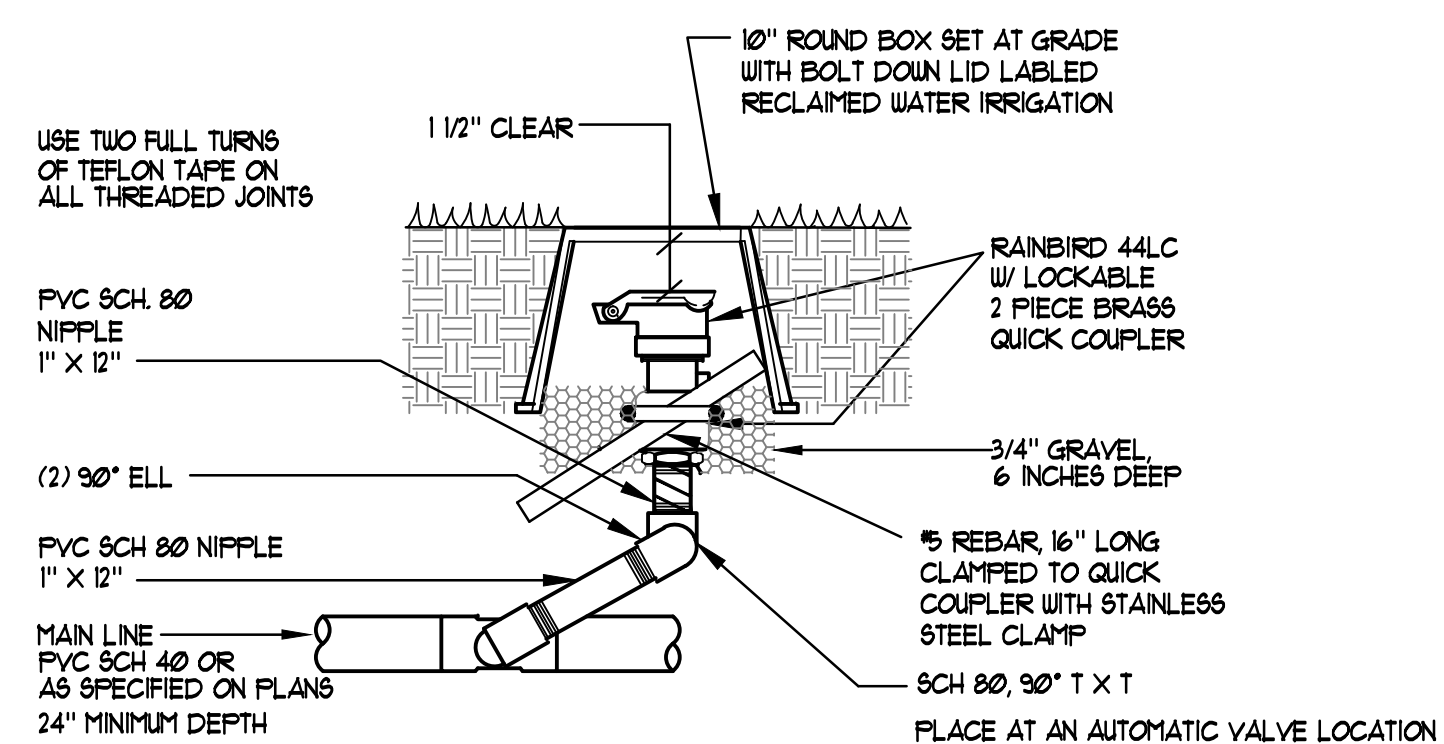


ELECTRIC CONTROL VALVE DETAIL
NOT TO SCALE

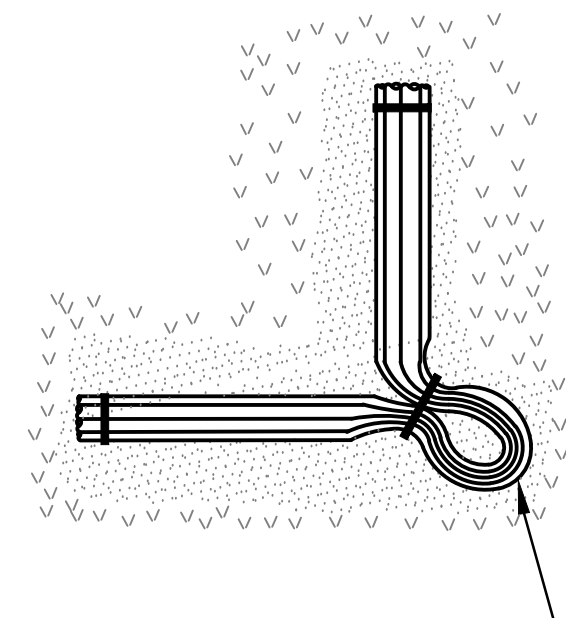


- NOTES:**
- INSTALL GATE VALVES FOR ISOLATION OF MAIN.
 - GATE VALVE SHALL BE CAST IRON WITH SCREEN-IN BONNET, WILKINS OR EQUAL.
 - PROVIDE 2 KEYS PER PROJECT PRIOR TO ACCEPTANCE BY THE OWNER.

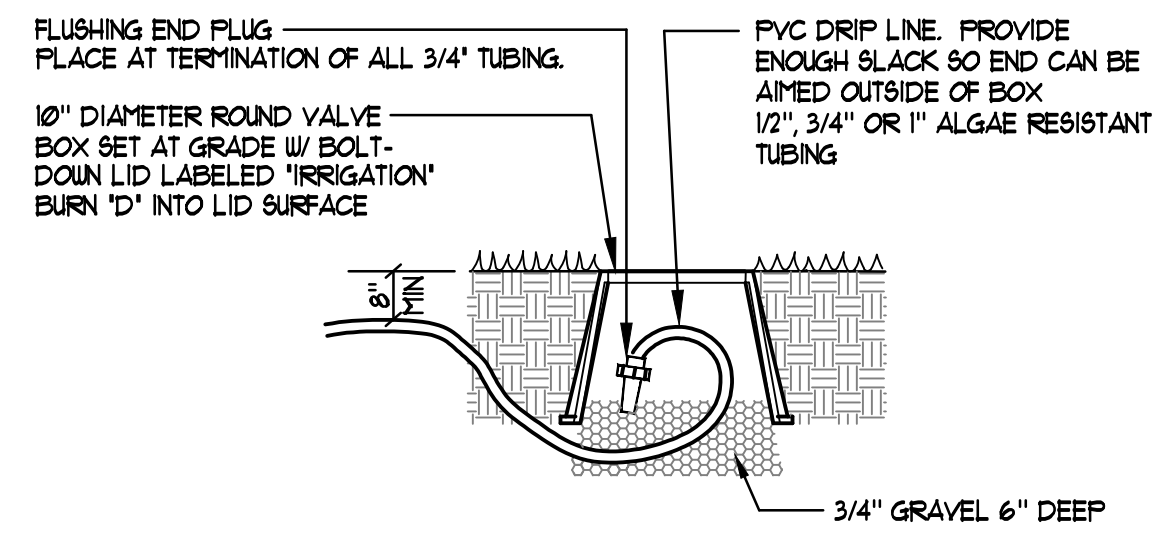
Gate Valve
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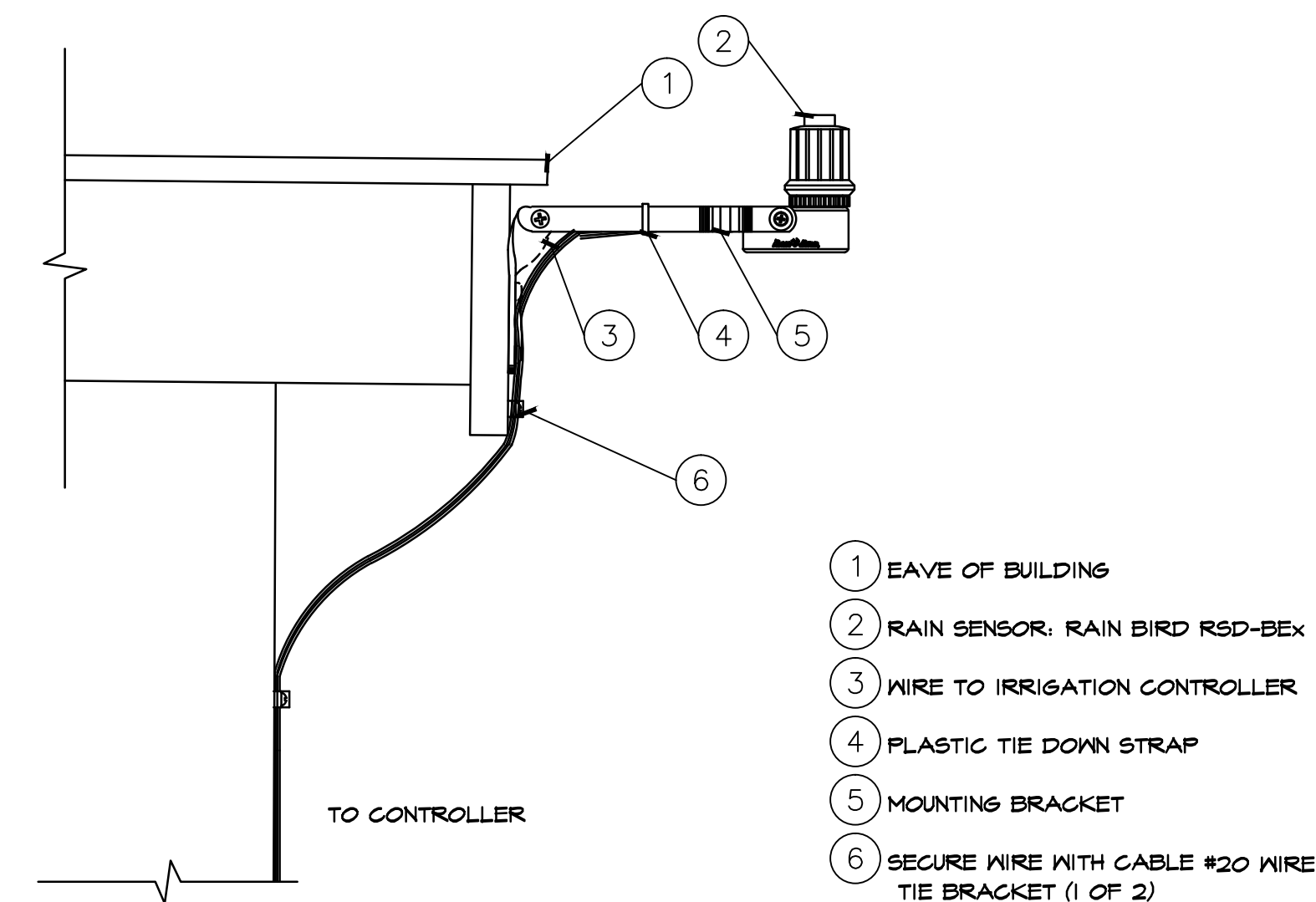
Quick Coupling Valve
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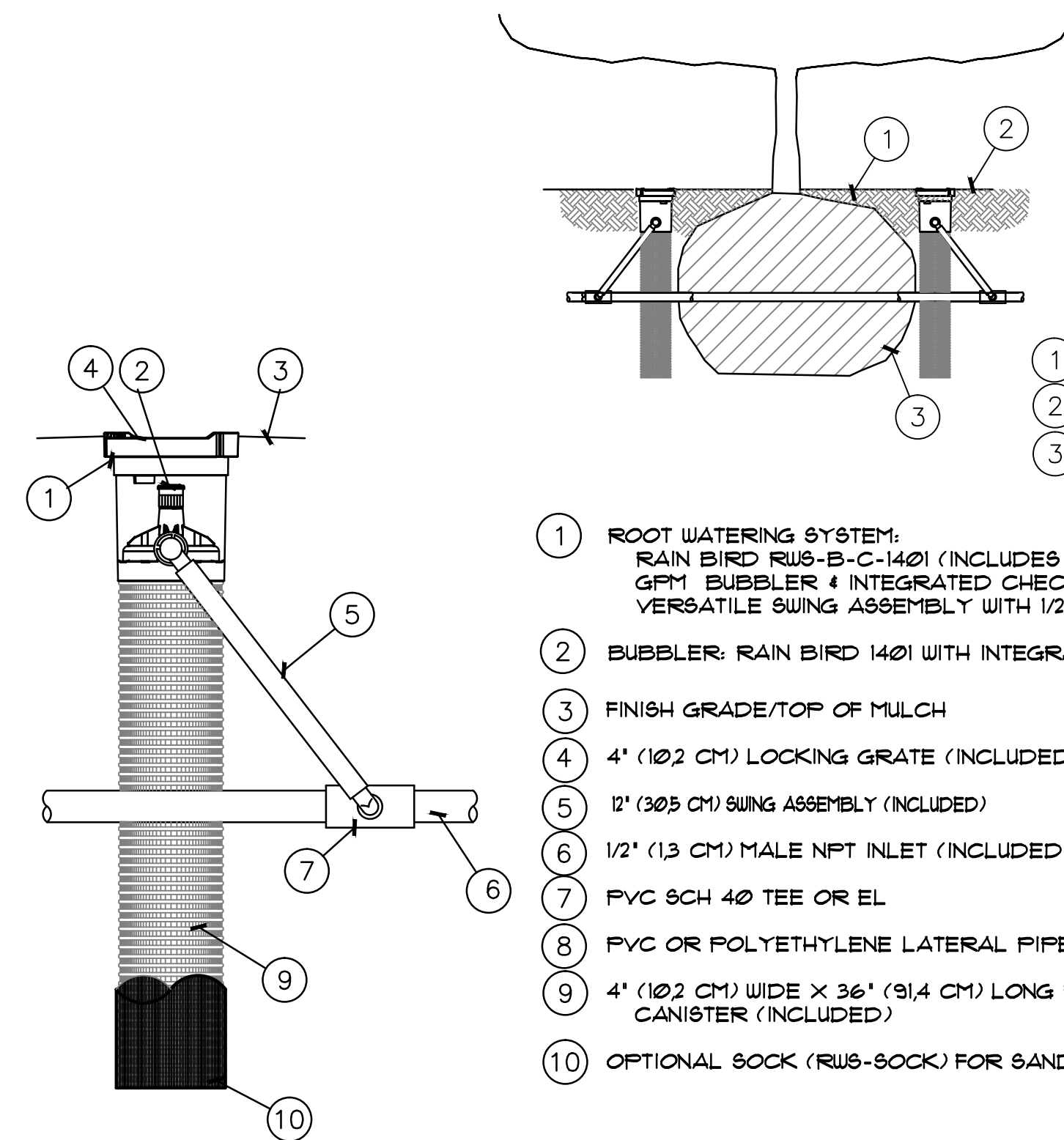
Controller Wiring
NOT TO SCALE



Emitter End Plug
NOT TO SCALE

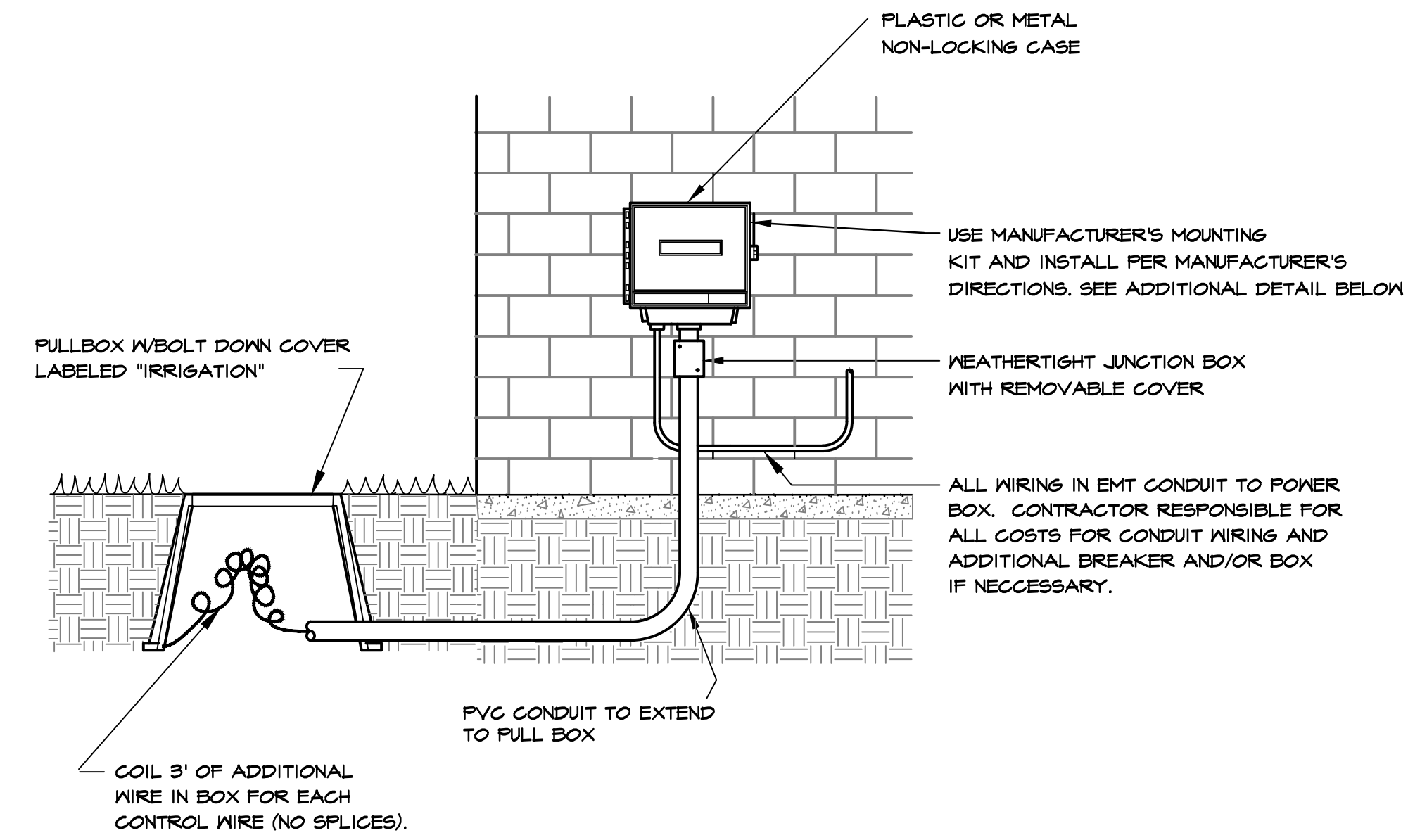


Hard Wire Rain Sensor
NOT TO SCALE

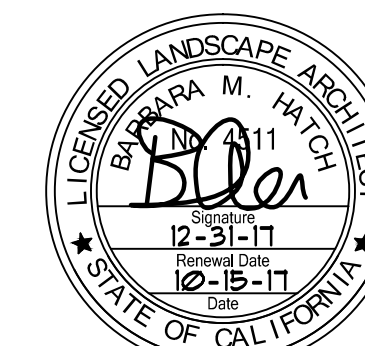


- NOTES:**
- 4" (10.2 CM) GRATE
 - INSTALL PRODUCT SO THAT THE GRATE IS EVEN WITH FINISH GRADE OR TOP OF MULCH.
 - OPTIONAL SAND SOCK (RWB-SOCK) IS 34" (86.4 CM) IN LENGTH TO COVER MESH BASKET AREA.
 - WHEN INSTALLING IN EXTREMELY HARD OR CLAY SOILS, ADD 3/4" (1.9 CM) GRAVEL UNDER AND AROUND THE UNIT TO ALLOW FASTER WATER INFILTRATION AND ROOT PENETRATION.
 - ONCE RWB HAS BEEN INSTALLED FILL THE BASKET WITH PEA GRAVEL BEFORE LOCKING LID.

Tree Bubblers
NOT TO SCALE



Wall Mount Controller
NOT TO SCALE



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Owner:

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Hayward, CA

Consultants:

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

Title:

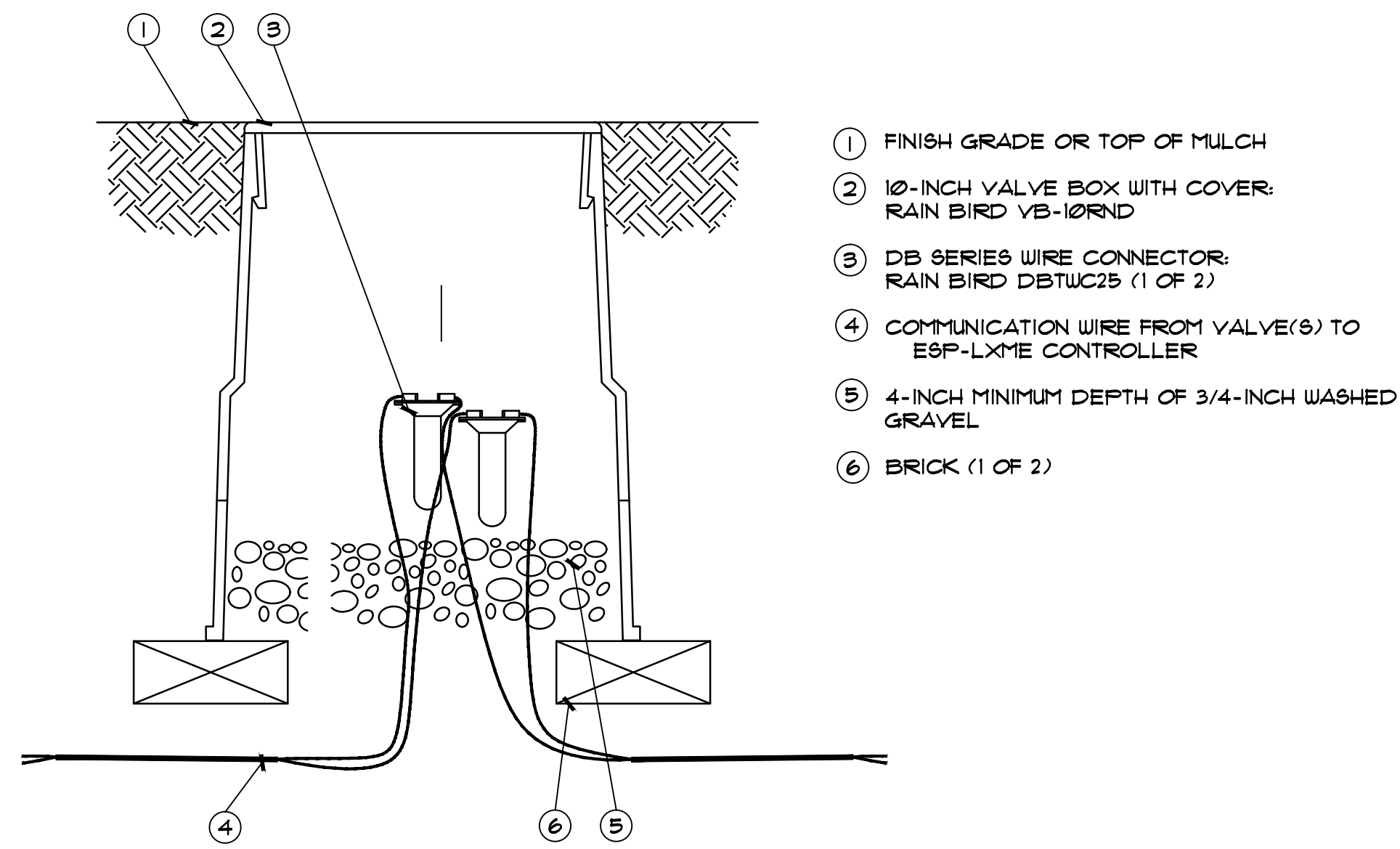
IRRIGATION
DETAILS

Project Number: 15331
Drawn by: BH
Date: 05/24/2017

Revision:
7-31-17 REV. COMMENTS
10-16-17 REV. COMMENTS

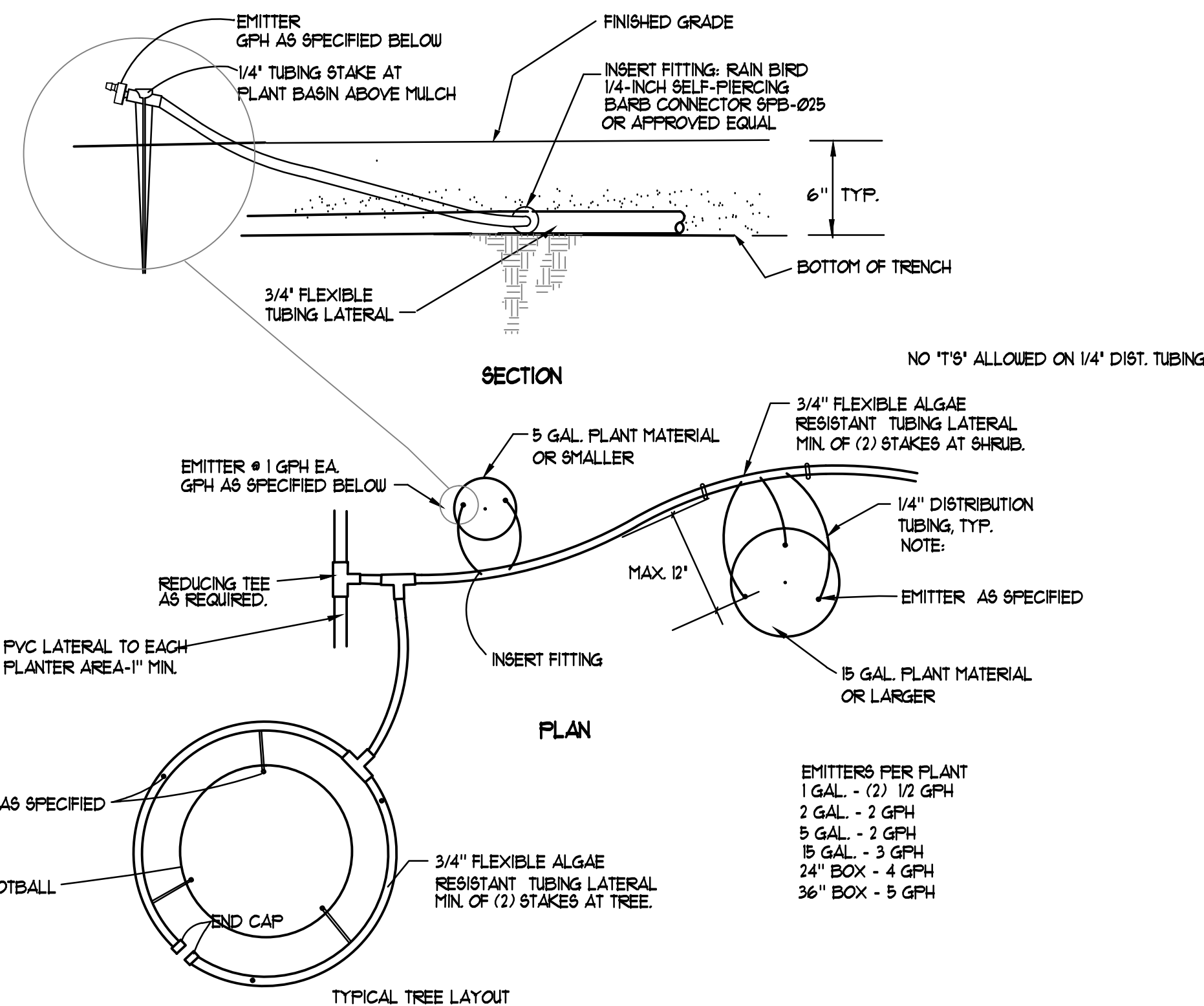
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L3.2



WIRE SPLICE
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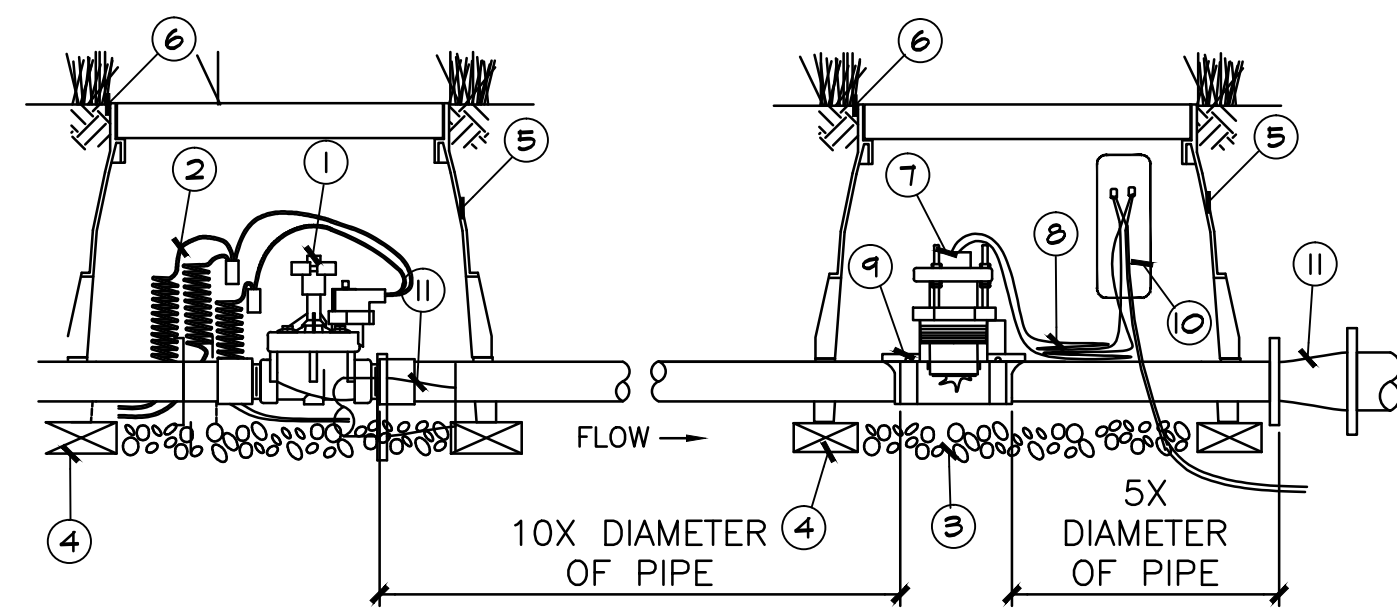
- ① FINISH GRADE OR TOP OF MULCH
- ② 10-INCH VALVE BOX WITH COVER: RAIN BIRD VB-10RND
- ③ DB SERIES WIRE CONNECTOR: RAIN BIRD DBTUC2B (1 OF 2)
- ④ COMMUNICATION WIRE FROM VALVE(6) TO ESP-LXME CONTROLLER
- ⑤ 4-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
- ⑥ BRICK (1 OF 2)



Drip Emitter
NOT TO SCALE

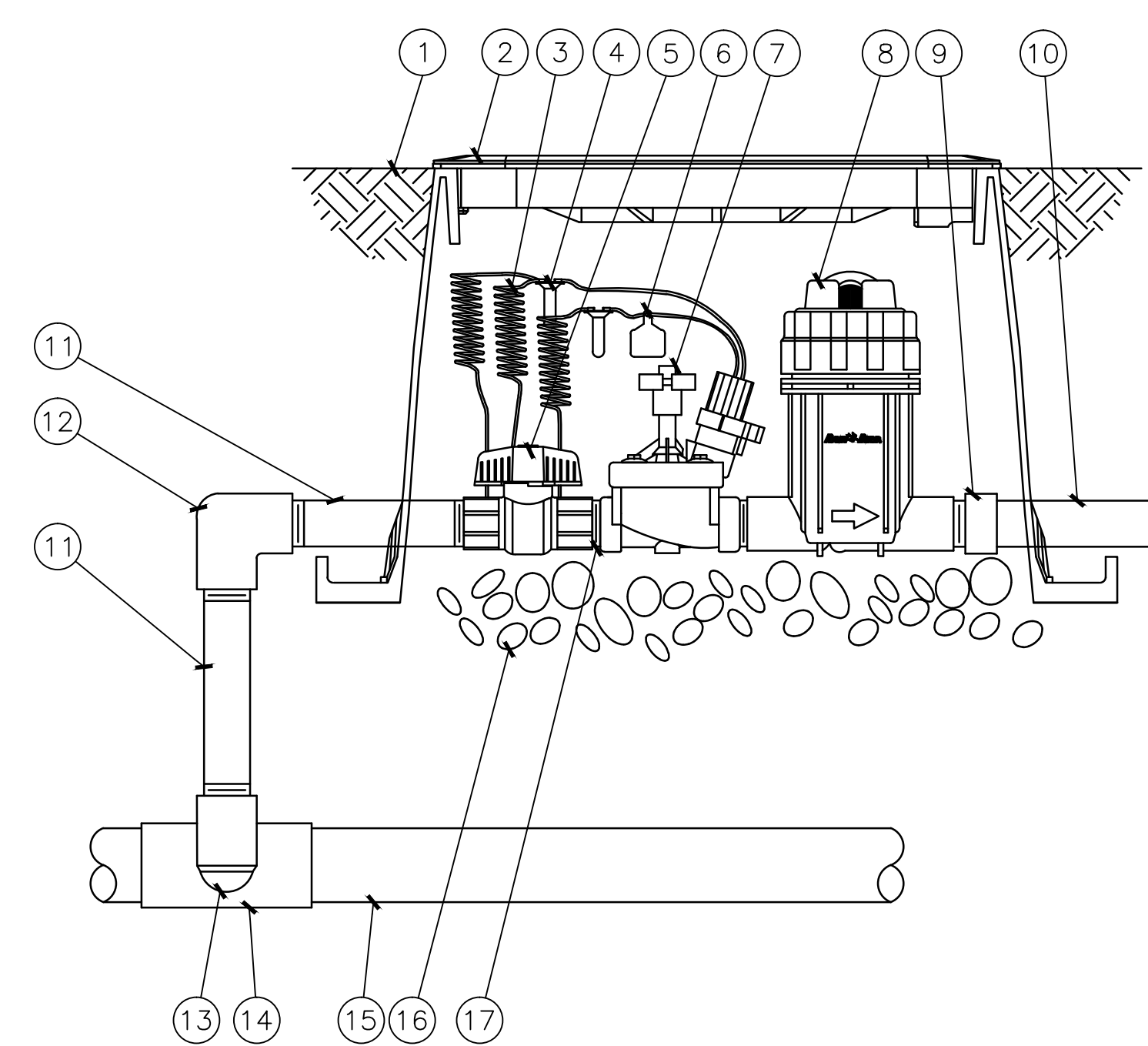
- ① NORMALLY CLOSED MASTER VALVE: (RAINBIRD) BRASS NORMALLY CLOSED MASTER VALVE
- ② WIRE TO CONTROLLER: MASTER VALVE CIRCUIT (3/6-INCH EXPANSION COIL, EACH WIRE)
- ③ 4-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
- ④ BRICK (1 OF 4)
- ⑤ RECTANGULAR VALVE BOX WITH COVER: RAIN BIRD VB-8TD
- ⑥ FINISH GRADE
- ⑦ FLOW SENSOR: RAIN BIRD FS SERIES
- ⑧ PE-CABLE TO FLOW SENSING EQUIPMENT AT SATELLITE CONTROLLER ASSEMBLY (3/6-INCH EXPANSION COIL)
- ⑨ DOUBLE-STRAP SADDLE
- ⑩ WIRE SPLICE: SEE RAIN BIRD DETAIL PE-8PLICE-TU FOR SPLICE. SEE FLOW SENSOR WIRING DETAIL FOR WIRING DIAGRAM
- ⑪ CONCENTRIC REDUCER

NOTE:
1. REFER TO RAIN BIRD TECHNICAL DATA FOR FLOW SENSOR INSTALLATION BASED ON PIPE SIZING PARAMETERS.



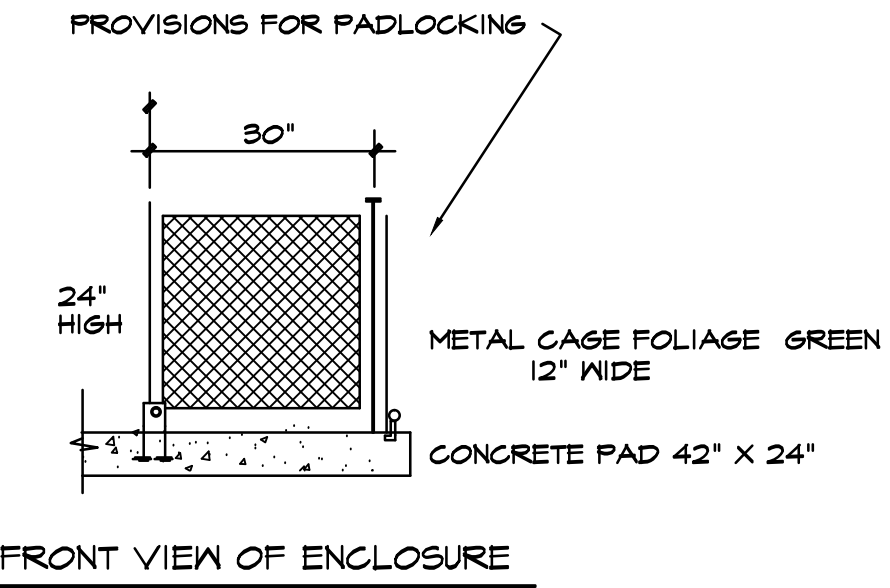
Master Valve (normally closed) and insertion style flow sensor

NOT TO SCALE

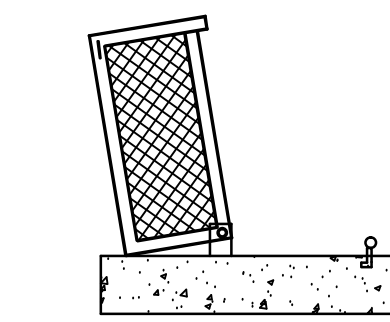


DRIP IRRIGATION VALVE DETAIL
NOT TO SCALE

- ① FINISH GRADE/TOP OF MULCH
- ② VALVE BOX WITH COVER: RAIN BIRD VB-8TD
- ③ 24-INCH LINEAR LENGTH OF WIRE, COILED
- ④ WATERPROOF CONNECTION: RAIN BIRD DB SERIES
- ⑤ 1-INCH BALL VALVE (INCLUDED IN XCZ-FRB-100-COM KIT)
- ⑥ ID TAG
- ⑦ REMOTE CONTROL VALVE: RAIN BIRD FRB (INCLUDED IN XCZ-FRB-100-COM KIT)
- ⑧ PRESSURE REGULATING QUICK CHECK BASKET FILTER: RAIN BIRD FRB-QKCHK-100 (INCLUDED IN XCZ-FRB-100-COM KIT)
- ⑨ PVC SCH 40 FEMALE ADAPTOR
- ⑩ LATERAL PIPE
- ⑪ PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
- ⑫ PVC SCH 40 ELL
- ⑬ PVC SCH 80 NIPPLE (2-INCH LENGTH, HIDDEN) AND PVC SCH 40 ELL
- ⑭ PVC SCH 40 TEE OR ELL
- ⑮ MAINLINE PIPE
- ⑯ 4-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
- ⑰ PVC SCH 80 NIPPLE, CLOSE (INCLUDED IN XCZ-FRB-100-COM KIT)



FRONT VIEW OF ENCLOSURE



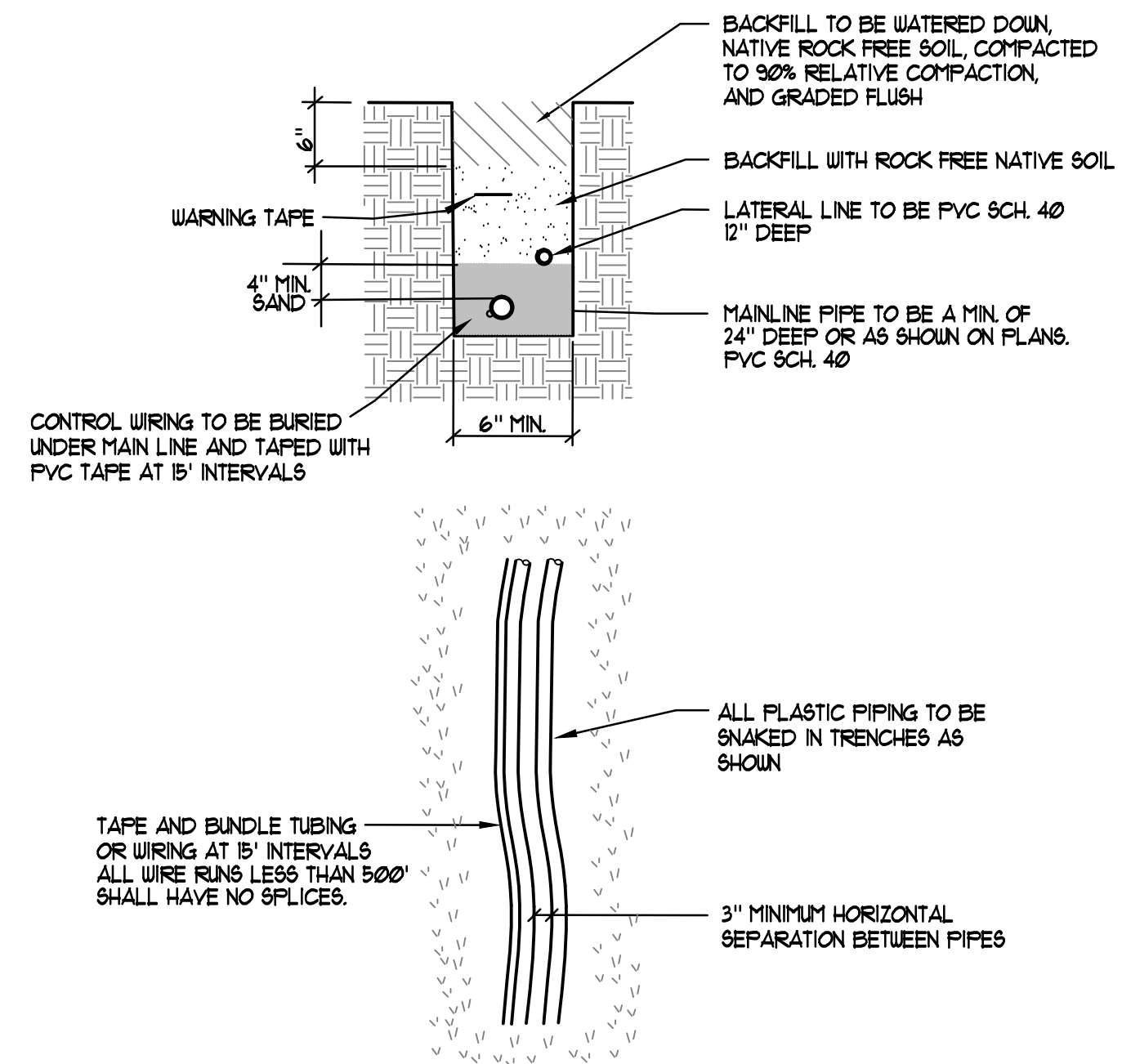
LEUREUR ENCLOSURE IN OPEN POSITION

NOTES:

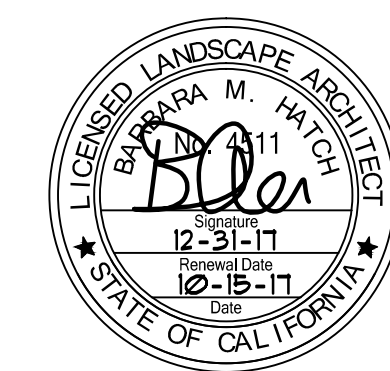
1. 'X' REFER TO MANUFACTURER'S CATALOG FOR CORRECT DIMENSIONS TO FIT SIZE OF SPECIFIED BACKFLOW
2. CONCRETE FOUNDATION DIMENSIONS 24" X 42" CONCRETE PAD AND AGGREGATE BASE PER SITE PEDESTRIAN CONC. FLATWORK PER CIVIL DWSS.

Backflow Assembly Enclosure

NOT TO SCALE



Trench Detail - Lateral or Mainline
NOT TO SCALE (WITH WIRING)



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Hayward, CA

Consultants:

CIVIL	Kier & Wright
STRUCTURAL	-
MECHANICAL	-
PLUMBING	-
ELECTRICAL	-
LANDSCAPE	Green Design
FIRE PROTECTION	-
SOILS ENGINEER	-

Title:
IRRIGATION
DETAILS

Project Number: 15331
Drawn by: BH
Date: 05/24/2017
Revision:
7-31-17 REV. COMMENTS
10-15-17 REV. COMMENTS

Sheet:
L3.3