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INDUSTRIAL PARK

2,580 INDUSTRIAL BLVD
HAYWARD, CA

DEVELOPER

STEELWAVE

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TBD

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EXTERIOR CONCEPTUAL IMAGE

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(TOTAL SHEETS = 17)

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A2.1 FLOOR PLAN
A4.1 EXTERIOR ELEVATIONS
A5.1 EXTERIOR VIEWS
A6.1 PHOTOMETRIC PLAN
A8.1 SITE DETAILS

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C2.0 PRELIMINARY GRADING PLAN
C3.0 PRELIMINARY UTILITY PLAN
C4.0 PRELIMINARY STORMWATER MANAGMENT PLAN
C5.0 FIRE SUPRESSION EXHIBIT
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C7.0 SEMI-TRUCK AND REFUSE COLLECTION TRUCK TURNING EXHIBIT
C8.0 CROSS SECTIONS

LANDSCAPE (2 - SHEETS)

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ARCHITECT'S CONSULTANTS

LANDSCAPE ARCHITECT

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ALAMEDA, CA 94501
JIM BENSMAN
PH: (510) 353-3954

DEFERRED SUBMITTALS

1- CEQA DOCUMENTATION AND SUBMITTAL

ABBREVIATIONS

@	And
∠	Angle
@	At
℄	Centerline
~	Diameter or Round
#	Pound or Number
(E)	Existing
ACOUS	Acoustical
A.D.	Area Drain
ADJ.	Adjustable
AGGR.	Aggregate
AL.	Aluminum
APPROX.	Approximate
ARCH.	Architectural
ASB.	Asbestos
ASPH.	Asphalt
BD.	Board
BITUM.	Bituminous
BLDG.	Building
BLK.	Block
BLKG.	Blocking
BM.	Beam
B.O.C.	Bottom of Concrete
B.O.M.	Bottom of Mullion
B.O.P.	Bottom of Panel
B.O.R.	Bottom of Reveal
BOT.	Bottom
CAB.	Cabinet
C.B.	Catch Basin
CEM.	Cement
CER.	Ceramic
C.I.	Cast Iron
C.G.	Corner Guard
CLG.	Ceiling
CLKG.	Caulking
CLO.	Closet
CLR.	Clear
C.O.	Cased Opening
COL.	Column
C.O.M.	Center of Mullion
CONC.	Concrete
CONN.	Connection
CONSTR.	Construction
CONT.	Continuous
C.O.R.	Center of Reveal
CORR.	Corridor
CTSK.	Countersunk
CNTR.	Counter
CTR.	Center
DBL.	Double
DEPT.	Department
D.F.	Drinking Fountain
DET.	Detail
DIA.	Diameter
DIM.	Dimension
DISP.	Dispenser
DN.	Down
D.O.	Door Opening
DR.	Door
DWR.	Drawer
DS.	Downspout
D.S.P.	Dry Standpipe
DWG	Drawing
E.	East
EA.	Each
E.J.	Expansion Joint
EL.	Elevation
ELEC.	Electrical
ELEV.	Elevator
EMER.	Emergency
ENCL.	Enclosure
E.P.	Electrical Panelboard
EQ.	Equal
EQPT.	Equipment
E.W.C.	Electric Water Cooler
EXIST.	Existing
EXPD.	Expanded
EXP.	Expansion
EXT.	Exterior
F.A.	Fire Alarm
F.B.	Flat Bar
F.D.	Floor Drain
FDN.	Foundation
F.E.	Fire Extinguisher
F.E.C.	Fire Extinguisher Cab
F.H.C.	Fire Hose Cabinet
FIN.	Finish
FL.	Floor
FLASH.	Flashing
FLUOR.	Fluorescent
F.O.C.	Face of Concrete
F.O.F.	Face of Finish
F.O.M.	Face of Mullion
F.O.S.	Face of Stud
FPRF.	Fireproof
F.S.	Full Size
FT.	Foot or Feet
FTG.	Footing
FURR.	Furring
FUT.	Future
GA.	Gauge
GALV.	Galvanized
G.B.	Grab Bar
GL.	Glass
GND.	Ground
GR.	Grade
GYP.	Gypsum
H.B.	Hose Bibb
H.C.	Hollow Core
HDWD.	Hardwood
HDWE.	Hardware
H.M.	Hollow Metal
HORIZ.	Horizontal
HR.	Hour
HGT.	Height
I.D.	Inside Diameter (Dim.)
INSUL.	Insulation
INT.	Interior
Jan.	Janitor
JT.	Joint
KIT.	Kitchen
K.O.	Knock Out
LAB.	Laboratory
LAM.	Laminate
LAV.	Lavatory
LKR.	Locker
LT.	Light
MAX.	Maximum
M.C.	Medicine
MECH.	Mechanical
MEMB.	Membrane
MET.	Metal
MFR.	Manufacturer
MH.	Manhole
MIN.	Minimum
MIR.	Mirror
MISC.	Miscellaneous
M.O.	Masonry Opening
MTD.	Mounted
MUL.	Mullion
N.	North
N.I.C.	Not In Contract
NO.	Number
NOM.	Nominal
N.T.S.	Not To Scale
O.A.	Overall
OBS.	Obscure
O.C.	On Center
O.D.	Outside Diameter (Dim.)
OFF.	Office
OPNG.	Opening
OPP.	Opposite
PRCST.	Pre-cast
PL.	Plate
P.LAM.	Plastic Laminate
PLAS.	Plaster
PLYWD.	Plywood
PR.	Pair
PT.	Point
P.T.D	Paper Towel Dispenser
P.T.D/R	Combination Paper Towel
PTN.	Partition
P.T.R.	Paper Towel Receptacle
P.J.	Panel Joint
Q.T.	Quarry Tile
R.	Riser
RAD.	Radius
R.D.	Roof Drain
REF.	Reference
REFR.	Refrigerator
REGTR.	Register
REINF.	Reinforced
REQ.	Required
RESIL.	Resilient
RM.	Room
R.O.	Rough Opening
RWD.	Redwood
R.W.L.	Rain Water Leader
S.	South
SAF	Self Adhered Flashing
S.C.	Solid Core
S.C.D.	Soap Cover Dispenser
SCHED.	Schedule
S.D.	Soap Dispenser
SECT.	Section
SH.	Shelf
SHR.	Shower
SHT.	Sheet
SIM.	Similar
S.N.D.	Sanitary Napkin Disp.
S.N.R.	Sanitary Napkin Recept.
SPEC.	Specification
SQ.	Square
S.ST.	Stainless Steel
S.SK.	Service Sink
STA.	Station
STA.	Station
STD.	Standard
STL.	Steel
STOR.	Storage
STRL.	Structural
SUSP.	Suspended
SYM.	Symmetrical
TRD.	Tread
T.B.	Towel Bar
T.C.	Top of Curb
TEL.	Telephone
TER.	Terrazzo
T. & G.	Tongue and Groove
THK.	Thick
T.O.C.	Top of Concrete
T.O.P.	Top of Panel
T.O.R.	Top of Reveal
T.O.R.C.	Top of Deep Recess
T.O.M.	Top of Mullion
T.O.W.	Top of Wall
T.P.	Top of Pavement
T.P.D.	Toilet Paper Dispenser
T.V.	Television
T.W.	Top of Wall
TYP.	Typical
UNF.	Unfinished
U.O.N.	Unless Otherwise Noted
UR.	Urinal
VERT.	Vertical
VEST.	Vestibule
W.	West
WD.	Wood
W.C.	Water Closet
W.O.	Without
W/O	Waterproofing Membrane
WPM	Weather/Water
WRB	Resistive Barrier
WSCT.	Wainscot
WT.	Weight

PROJECT DATA

BUILDING DEPARTMENT: CITY OF HAYWARD

BUILDING CODES:
- BUILDING: 2013 CALIFORNIA BUILDING CODE
- STRUCTURE: 2013 CALIFORNIA BUILDING CODE
- MECHANICAL: 2013 CALIFORNIA MECHANICAL CODE
- ELECTRICAL: 2013 CALIFORNIA ELECTRICAL CODE
- PLUMBING: 2013 CALIFORNIA PLUMBING CODE
- FIRE/LIFE SAFETY: 2013 CALIFORNIA FIRE CODE (WITH LOCAL AMENDMENTS)
- ENERGY: 2013 STATE OF CALIFORNIA ENERGY CODE; 2013 STATE OF CALIFORNIA GREEN BUILDING CODE
- ACCESSIBILITY: 2013 STATE OF CALIFORNIA TITLE 24 ACCESSIBILITY STANDARDS

ASSESSOR'S PARCEL NO.: 456-010-100-402; 456-010-100-403

ZONING CLASSIFICATION: BP (BUSINESS PARK)

OCCUPANCY CLASSIFICATION: SECTION 308 - S1/B

TYPE OF CONSTRUCTION: PER CBC CHAPTER 6 (SECTION 602) - IIB

SPRINKLERED: YES

NUMBER OF STORIES: 1

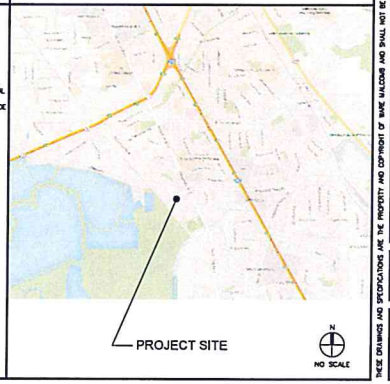
PROJECT SCOPE: CONSTRUCTION OF SINGLE STORY COLD DARK SHELL SPEC BUILDING WITH SITE IMPROVEMENTS.

FLOOD ZONE: THE SUBJECT PROPERTY IS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 06013 0427 G DATED AUGUST 03, 2009, AS BEING LOCATED IN FLOOD ZONE "X".

AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS OF PROTECTED LEVEES FROM 1% ANNUAL CHANCE FLOOD.

INFORMATION WAS OBTAINED FROM THE FEMA WEBSITE (WWW.FEMA.GOV) ON JUNE 22, 2018.

VICINITY MAP



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TITLE SHEET	DATE	REMARKS
	08/30/2018	PLANNING SUBMITTAL
	10/08/2018	PLANNING COMMENTS

PA/PM:	RFT
DRAWN BY:	LDB
JOB NO.	SNR16-0049-00
SHEET	A0.1

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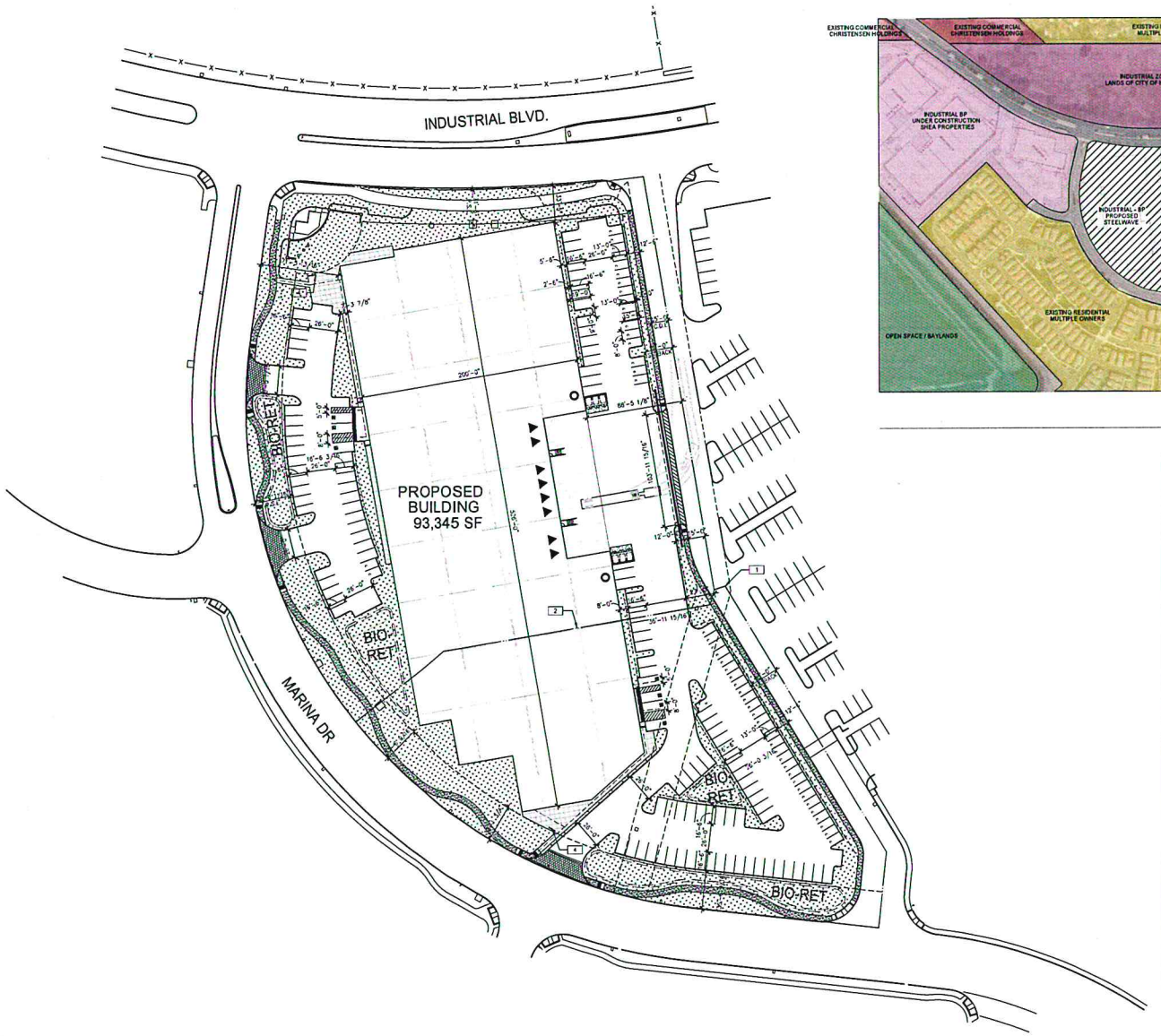
Attachment IV


INDUSTRIAL BLVD.
MARINA DR
PROPOSED BUILDING 93,345 SF
BIO-RET
BIO-RET
BIO-RET
BIO-RET
200'-0"
66'-5 1/8"
26'-35"
26'-11 15/16"
10'-0"
12'-0"
13'-0"
26'-0"
16'-6"
8'-0"
5'-0"
2'-6"
3 1/16"
2 7/16"
16'-6 3/16"
26'-0"
26'-0 3/16"
26'-0"
26'-0"
26'-0

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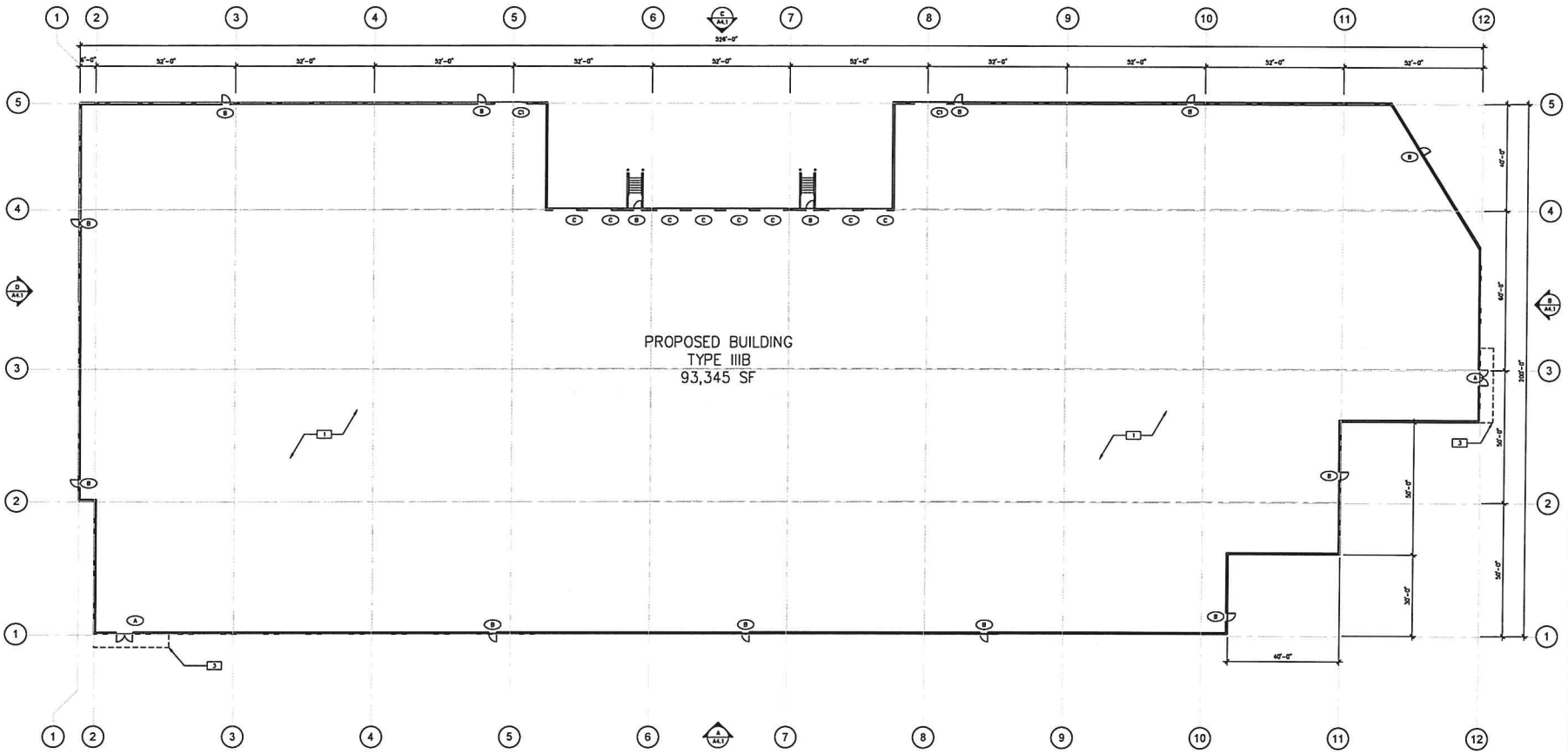


FLOOR PLAN - TENANT 1

SCALE: 1/16"=1'-0"

DOOR TYPES

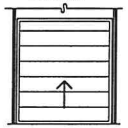
(A) ALUMINUM STOREFRONT TYP.

(B) HOLLOW METAL TYP.

(C)(C1) SECTIONAL O.H. DOOR

(C) 9' W X 10' H DOOR HIGH SECTIONAL VERTICAL LIFT OVERHEAD DOOR W/ FACTORY PAINTED FINISH.

(C1) 12' W X 14' H SECTIONAL VERTICAL LIFT OVERHEAD DOOR W/ FACTORY PAINTED FINISH.



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

N

NO SCALE

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HAYWARD, CALIFORNIA

FLOOR PLAN

DATE	REMARKS
10/17/2016	PLANNING SUBMITTAL
10/26/2016	PLANNING COMMENTS
12/12/2016	EST HEADER REVISIONS

PA / PM:	RFT
DRAWN BY:	LDB
JOB NO.:	SHR16-0049-00

SHEET
A2.1

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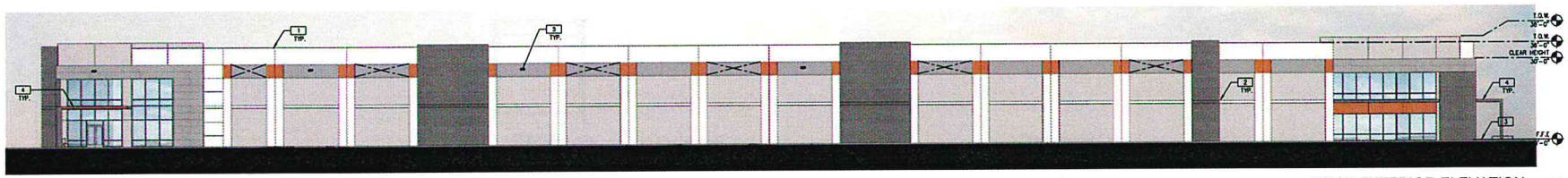
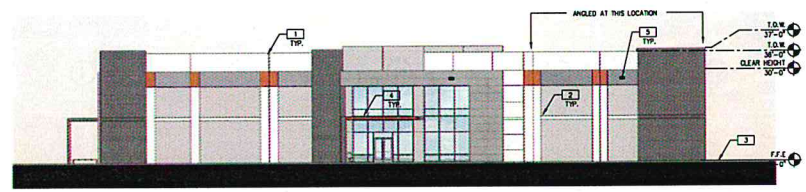
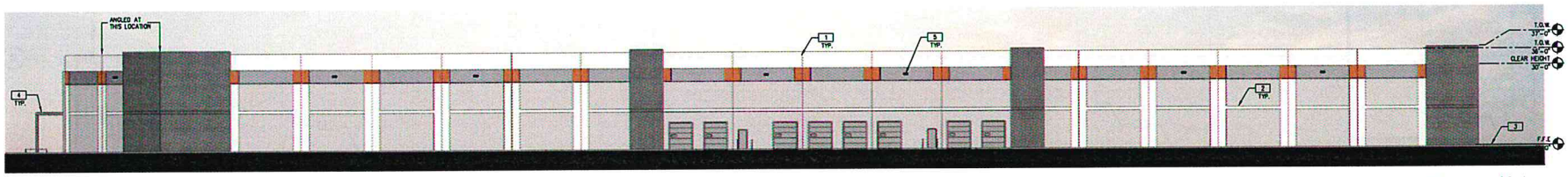


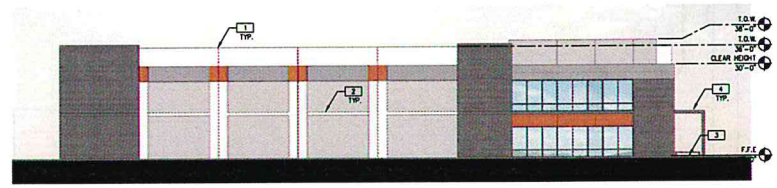
WEST EXTERIOR ELEVATION (A)
SCALE: 1/16"=1'-0"



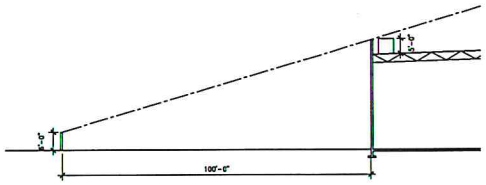
SOUTH EXTERIOR ELEVATION (B)
SCALE: 1/16"=1'-0"



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



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



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

LEGEND

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

COLOR LEGEND

- (A) BASE COLOR: PAINTED CONCRETE WALL SW7005 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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EXTERIOR ELEVATIONS

DATE	REMARKS	DATE	REMARKS
09/28/2016	PLANNING SUBMITTAL		
10/28/2016	PLANNING COMMENTS		

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

SHEET A4.1

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NORTH ENTRANCE PERSPECTIVE (C)
SCALE: NTS

SOUTH ENTRANCE PERSPECTIVE (A)
SCALE: NTS

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

ENTRANCE CLOSE-UP (B)
SCALE: NTS

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EXTERIOR VIEWS

DATE	REMARKS
09/18/2015	PLANNING SUBMITTAL
10/26/2015	PLANNING COMMENTS

PA / PM	RFT
DRAWN BY:	LDB
JOB NO.:	SN116-0049-00

SHEET
A5.1

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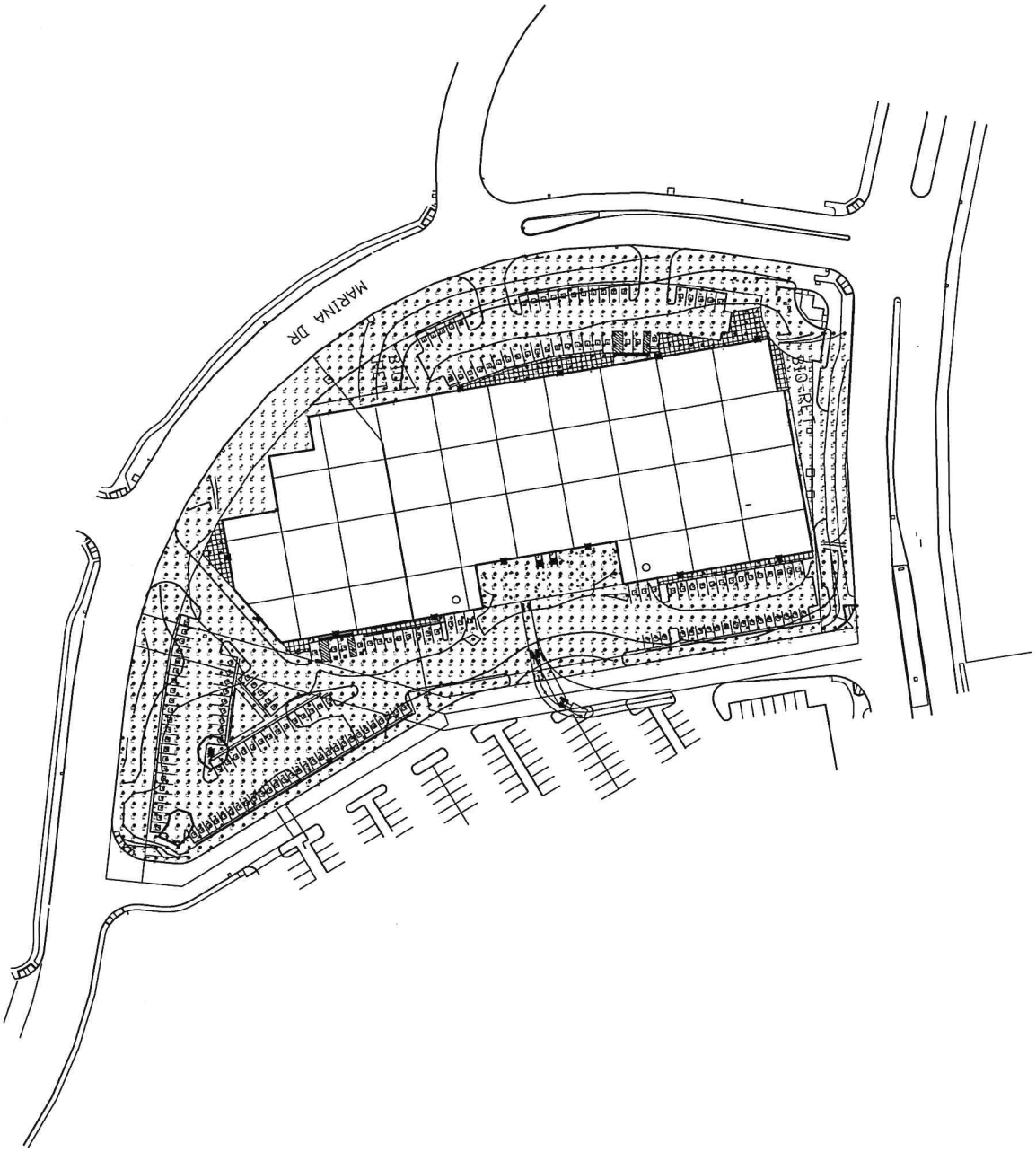

PHOTOMETRIC PLAN

SCALE: 1"=40'-0"

SITE PLAN NOTES

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SHEET A6.1

JOB NO. SHR14-0049-00 | DRAWN BY LDD | PLT/PM JBT

PHOTOMETRIC PLAN

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

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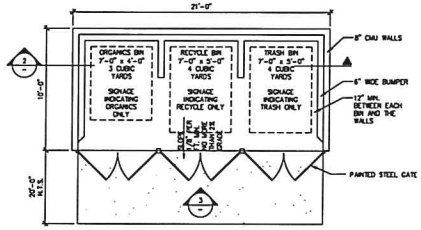
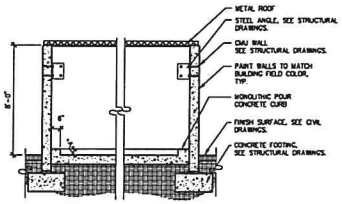
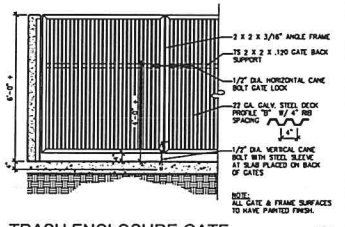


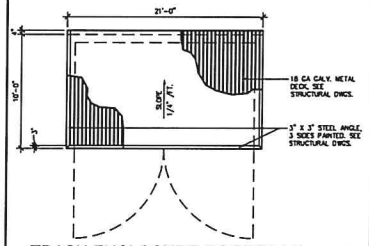
TRASH ENCLOSURE PLAN (1)
SCALE: 1/4" = 1'-0"
ESITE-Trash_enclosure_plan-01



TRASH ENCLOSURE SECTION (2)
SCALE: 3/8" = 1'-0"
ESITE-Trash_enclosure_sect-02



TRASH ENCLOSURE GATE (3)
SCALE: 1/2" = 1'-0"
ESITE-Trash_enclosure_gate-02



TRASH ENCLOSURE ROOF PLAN (4)
SCALE: 1/4" = 1'-0"
ESITE-Trash_enclosure(CSWMP)-02

21	16	11		
22	17	12	7	
23	18	13	8	
24	19	14	9	
25	20	15	10	5

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

DETAILS

DATE	REMARKS
10/26/2016	PLANNING SUBMITTAL
11/09/2016	PLANNING COMMENTS

PA / PM:	RFT
DRAWN BY:	LDB
JOB NO.:	SHR16-0049-00

SHEET
A8.1

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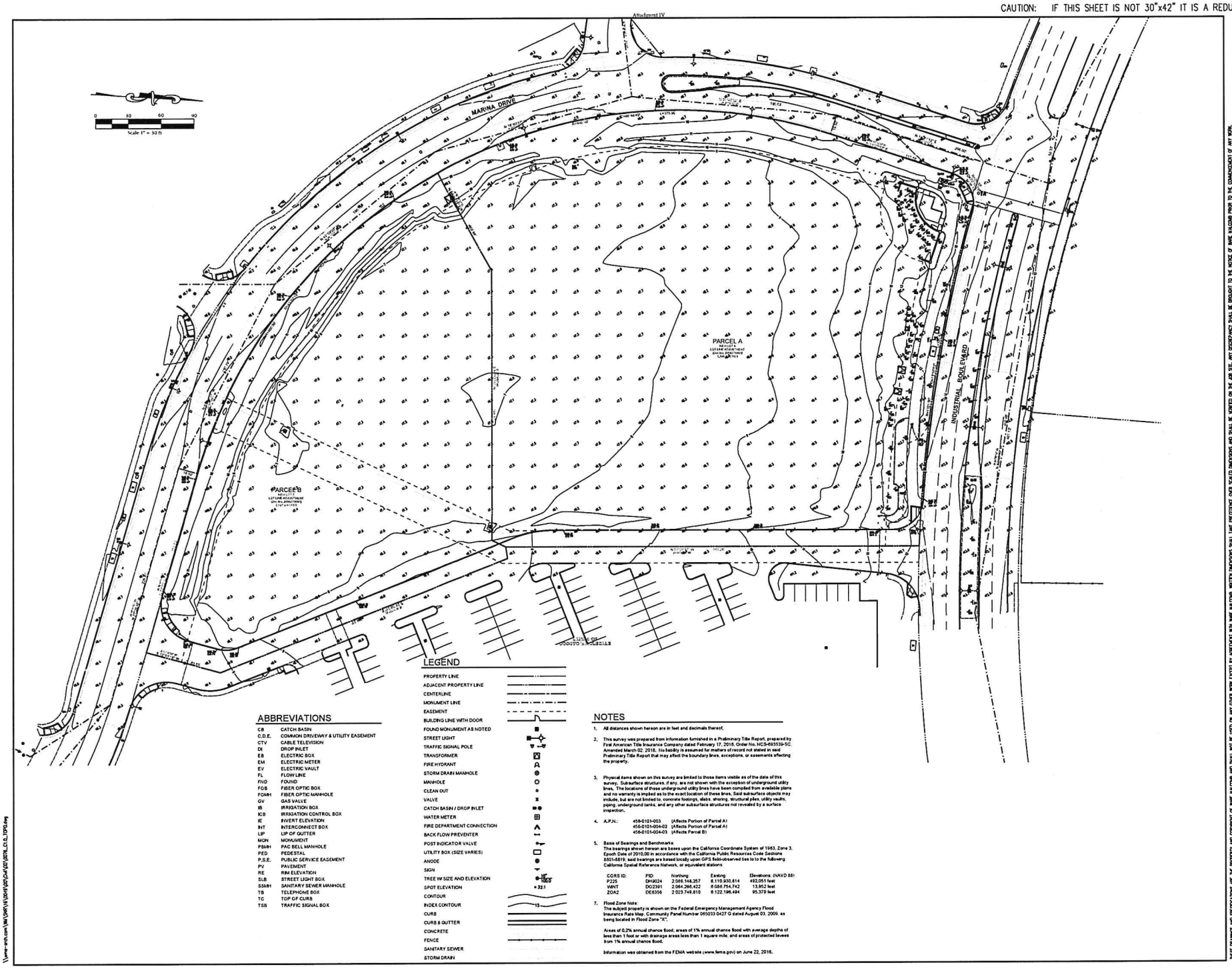
Attachment IV



ABBREVIATIONS

CB	CATCH BASIN
C.D.E.	COMMON DRIVEWAY & UTILITY EASEMENT
CTV	CABLE TELEVISION
DI	DROP INLET
EB	ELECTRIC BOX
EM	ELECTRIC METER
EV	ELECTRIC VAULT
FL	FLOW LINE
FND	FOUND
FOB	FIBER OPTIC BOX
FOMH	FIBER OPTIC MANHOLE
GV	GAS VALVE
IB	IRRIGATION BOX
ICB	IRRIGATION CONTROL BOX
IE	INVERT ELEVATION
INT	INTERCONNECT BOX
LIP	LIP OF GUTTER
MON	MONUMENT
PBMH	PAC BELL MANHOLE
PED	PEDESTAL
P.S.E.	PUBLIC SERVICE EASEMENT
PV	PAVEMENT
RE	RIM ELEVATION
SLB	STREET LIGHT BOX
SSMH	SANITARY SEWER MANHOLE
TB	TELEPHONE BOX
TC	TOP OF CURB
TSB	TRAFFIC SIGNAL BOX

LEGEND

PROPERTY LINE
ADJACENT PROPERTY LINE
CENTERLINE
MONUMENT LINE
EASEMENT
BUILDING LINE WITH DOOR
FOUND MONUMENT AS NOTED
STREET LIGHT
TRAFFIC SIGNAL POLE
TRANSFORMER
FIRE HYDRANT
STORM DRAIN MANHOLE
MANHOLE
CLEAN OUT
VALVE
CATCH BASIN / DROP INLET
WATER METER
FIRE DEPARTMENT CONNECTION
BACK FLOW PREVENTER
POST INDICATOR VALVE
UTILITY BOX (SIZE VARIES)
ANODE
SIGN
TREE W SIZE AND ELEVATION
SPOT ELEVATION
CONTOUR
INDEX CONTOUR
CURB
CURB & GUTTER
CONCRETE
FENCE
SANITARY SEWER
STORM DRAIN

NOTES

1. All distances shown hereon are in feet and decimals thereof.
2. This survey was prepared from information furnished in a Preliminary Title Report, prepared by First American Title Insurance Company dated February 17, 2016, Order No. NCS-690539-SC, Amended March 02, 2016. No liability is assumed for matters of record not stated in said Preliminary Title Report that may affect the boundary lines, exceptions, or easements affecting the property.
3. Physical items shown on this survey are limited to those items visible as of the date of this survey. Subsurface structures, if any, are not shown with the exception of underground utility lines. The locations of these underground utility lines have been compiled from available plans and no warranty is implied as to the exact location of these lines. Said subsurface objects may include, but are not limited to, concrete footings, slabs, shoring, structural piles, utility vaults, piping, underground tanks, and any other subsurface structures not revealed by a surface inspection.
4. A.P.N.: 456-0101-003 (Affects Portion of Parcel A)
   456-0101-004-02 (Affects Portion of Parcel A)
   456-0101-004-03 (Affects Parcel B)
5. Base of Bearings and Benchmark:
   The bearings shown hereon are bases upon the California Coordinate System of 1983, Zone 3, Epoch Date of 2010.00 in accordance with the California Public Resources Code Sections 8801-8819; said bearings are based locally upon GPS field-observed ties to to the following California Spatial Reference Network, or equivalent stations:

CORS ID:	PID:	Northing:	Easting:	Elevations: (NAVD 88):
P225	DH9024	2,066,148.257	6,110,930.814	492.051 feet
WNT	DG2391	2,064,266.422	6,086,754.742	13.952 feet
ZOA2	DE6356	2,023,749.818	6,122,196.484	95.372 feet

7. Flood Zone Note:
   The subject property is shown on the Federal Emergency Management Agency Flood Insurance Rate Map, Community Panel Number 065033 0427 G dated August 03, 2009, as being located in Flood Zone "X".

   Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas of protected levees from 1% annual chance flood.

   Information was obtained from the FEMA website (www.fema.gov) on June 22, 2016.

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STEELWAVE INDUSTRIAL PARK
INDUSTRIAL BLVD.
HAYWARD, CALIFORNIA

TOPOGRAPHIC SURVEY		
DATE	REMARKS	DATE
08/25/2016	Planning Submittal	

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

SHEET
C1.0

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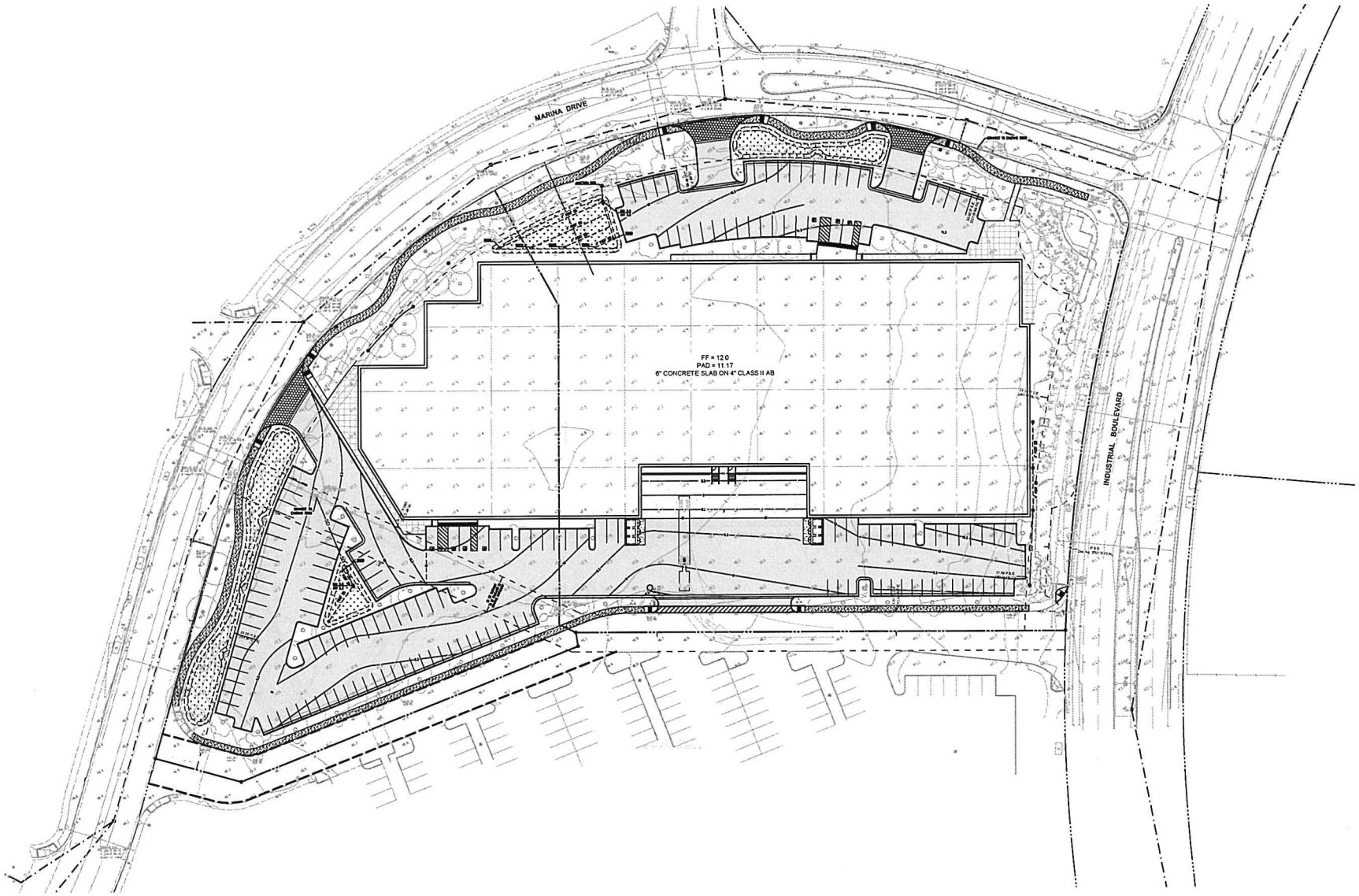
INDUSTRIAL BOULEVARD
NAHUNA DRIVE
FF = 120
PAD = 119.7
6" CONCRETE SLAB ON 4" CLASS II AB


MARINA DRIVE
FF = 12.0
PAD = 11.17
6" CONCRETE SLAB ON 4" CLASS II AB
INDUSTRIAL BOULEVARD

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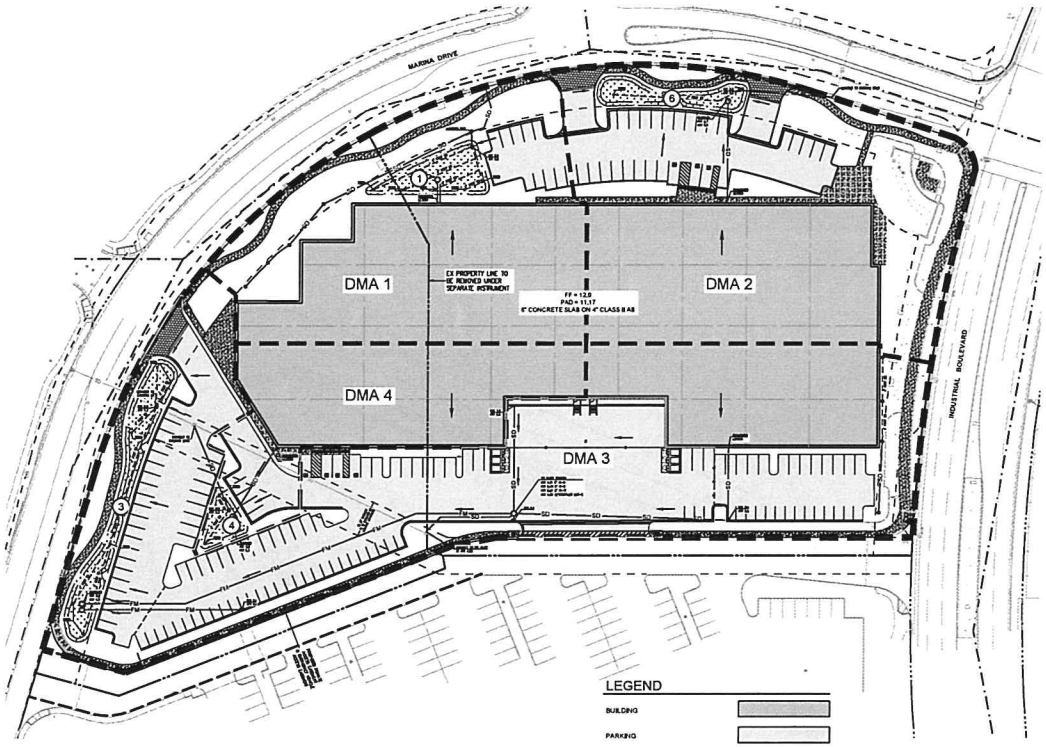
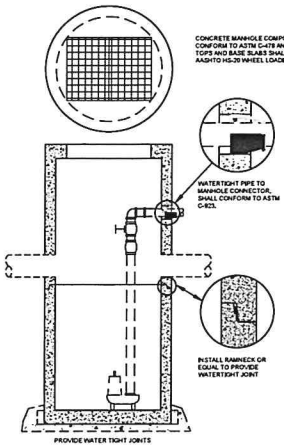


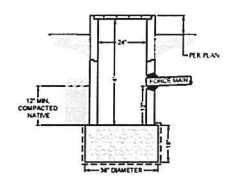
LEGEND

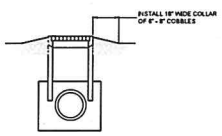
- BUILDING
- PARKING
- SIDEWALKS
- BIORETENTION AREA
- DRAINAGE MANAGEMENT AREA



PUMP NOTES:

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





1 OBJECTIVES THE MAINTENANCE OBJECTIVES FOR BIO-TREATMENT BASIN SYSTEMS INCLUDE KEEPING UP THE HYDRAULIC AND POLLUTION EFFICIENCY OF THE BASIN AND MAINTAINING A DENSE, HEALTHY GRASS (OR PLANT) COVER.

2 INSPECTION SCHEDULE

2.1 VISUAL INSPECTIONS SHALL BE CONDUCTED MONTHLY, PARTICULARLY AFTER HEAVY RUNOFF, TO ENSURE NORMAL FUNCTIONING OF BIO-TREATMENT BASIN.

2.2 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 RAINS OF FULL RUNOFF IN PREPARATION FOR WINTER, AND (3) AFTER PERIODS OF HEAVY RUNOFF. (4) DURING DETAILED INSPECTIONS IS TO IDENTIFY EROSION, FAILURE TO VEGETATION, GRASS OR PLANT HEIGHT, LITTER, OR DEBRIS, SIGNS OF SEDIMENT ACCUMULATION, AND POOL/STANDING WATER IF ANY ISSUES EXIST, ACTIVITIES AS OUTLINED IN SECTION 3, MAINTENANCE ACTIVITIES SHALL BE CONDUCTED.

3 MAINTENANCE ACTIVITIES

3.1 ROUTINE OR PREVENTIVE MAINTENANCE REFERS TO PROCEDURES THAT ARE PERFORMED ON A REGULAR BASIS BY STAFF WITH THE PRACTICE OF GOOD HYDRAULIC AND IN PROPER WORKING ORDER. ROUTINE MAINTENANCE INCLUDES REMOVAL OF TRASH, SILT AND SEDIMENT REMOVAL, AND CLEANING OF VEGETATION AND/OR PLANT COVER. ROUTINE MAINTENANCE ALSO INCLUDES REPAIR OF EROSION, DAMAGE TO VEGETATION, AND REPLACEMENT OF UNHEALTHY VEGETATION. DENSE, HEALTHY GRASS OR OTHER UNHEALTHY VEGETATION AREAS WILL NEED TO BE REPLACED AFTER BEING DISCOVERED.

3.1.1 EROSION: AREAS OF EROSION AND SLOPE FAILURE SHALL BE REPAIRED AND REPLACED AS SOON AS POSSIBLE. CRACKED AREAS NEAR THE INLET OR OUTLET MAY ALSO NEED TO BE LINED WITH RIPRAP, WHICH WILL BE DETERMINED ON A CASE BY CASE BASIS.

3.1.2 DAMAGE TO VEGETATION: IF THE BASIN DEVELOPS RUTS OR HOLES IT SHALL BE REPAIRED UTILIZING A SUITABLE SOIL THAT IS PROPERLY TAMPED AND SEEDED. THE GRASS OR PLANT COVER SHOULD BE MOW; IF IT IS NOT, IT SHALL BE REPLANTED WITH SI-KIND PLANTS, AS NECESSARY. IF POSSIBLE, FLOW WILL BE REDIRECTED UNTIL NEW PLANTINGS ARE FIRMLY ESTABLISHED TO AVOID DISTURBANCE. IF INVASIVE SPECIES AND/OR WEEDS DEVELOP, PROMPTLY REMOVE TO AVOID DISRUPTION TO ORIGINAL VEGETATION.

3.1.3 MOWING OR PLANT HEIGHT: MOW OR PRUNE AS REQUIRED BY PLANT VARIETY TO MAINTAIN AT LEAST A 6-8" GRASS HEIGHT. REMOVE 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 CLIPPINGS AND DISPOSE /COMPOST.

3.1.4 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.

3.1.5 REMOVAL OF SEDIMENT ACCUMULATION: REMOVE SEDIMENT BY HAND WITH A FLAT-BOTTOMED SHOVEL WHENEVER SEDIMENT COVERS VEGETATION OR BEGINS TO REDUCE BIO-TREATMENT BASIN CAPACITY. IF APPLICABLE MAINTAIN CLEAN CURB CUTS TO AVOID SOIL AND VEGETATION BUILDUP. SEDIMENT ACCUMULATING NEAR CULVERTS AND IN BASINS SHOULD BE REMOVED WHEN IT BUILDS UP TO 25 MM (1 IN.) AT ANY SPOT, OR COVERS VEGETATION. REMOVE ANY DEBRIS IN GRATED DRAINS THAT COULD CAUSE CLOGGING.

3.1.6 POOLED AND STANDING WATER: DEPENDING SOIL AT THE BOTTOM OF BIO-TREATMENT BASIN FOR UNIFORM POROUS BASIN SUBGRADE. IF PORTIONS OF THE BIO-TREATMENT BASIN DO NOT DRAIN WITHIN 3 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.

3.1.7 IRRIGATION: WATER PLANTS IN BIO-TREATMENT BASINS DURING DRY CONDITIONS. CONFIRM THAT IRRIGATION IS ADEQUATE AND NOT EXCESSIVE.

3.1.8 PESTICIDES AND FERTILIZERS: APPLICATION OF PESTICIDES AND FERTILIZERS SHALL BE MANUAL, BIOLOGICAL, PHYSICAL, AND CULTURAL CONTROLS SHALL BE USED PRIOR TO PESTICIDE AND FERTILIZER USE.

3.2 NON-ROUTINE OR CORRECTIVE MAINTENANCE REFERS TO ANY REHABILITATIVE ACTIVITY THAT IS NOT PERFORMED ON A REGULAR BASIS AND INCLUDES FLOW CONTROL STRUCTURE REPLACEMENT OR THE MAJOR REPLACEMENT AND CLEANING OF AQUATIC VEGETATION. NON-ROUTINE MAINTENANCE WILL BE COMPLETED AS NEEDED.

4 VECTOR CONTROL

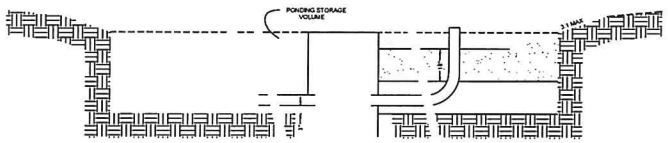
4.1 OBJECTIVE: TO PREVENT CONDITIONS WITHIN BIO-TREATMENT BASINS THAT ATTRACT AND/OR PROMOTE THE GROWTH OF DISEASE VECTORS, INCLUDING BUT NOT LIMITED TO MOSQUITOES, RODENTS, AND FLIES.

4.2 MAINTENANCE ACTIVITIES FOR VECTOR CONTROL

4.2.1 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 3 DAYS.

4.2.2 MOLES IN GROUND: ABATE POTENTIAL VECTORS BY FILLING MOLES IN THE GROUND IN AND AROUND THE BIO-TREATMENT BASIN AND BY ENSURING THAT THERE ARE NO AREAS WHERE WATER STANDS LONGER THAN 3 DAYS FOLLOWING A STORM.

4.2.3 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.



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HAYWARD, CALIFORNIA

PRELIMINARY STORMWATER MANAGEMENT PLAN

DATE	REMARKS	DATE	REMARKS
08/17/2015	PLANNING SUBMITTAL		

PA / PM:	MM
DRAWN BY:	BN
JOB NO.:	SMR13-0076-00

SHEET C4.0

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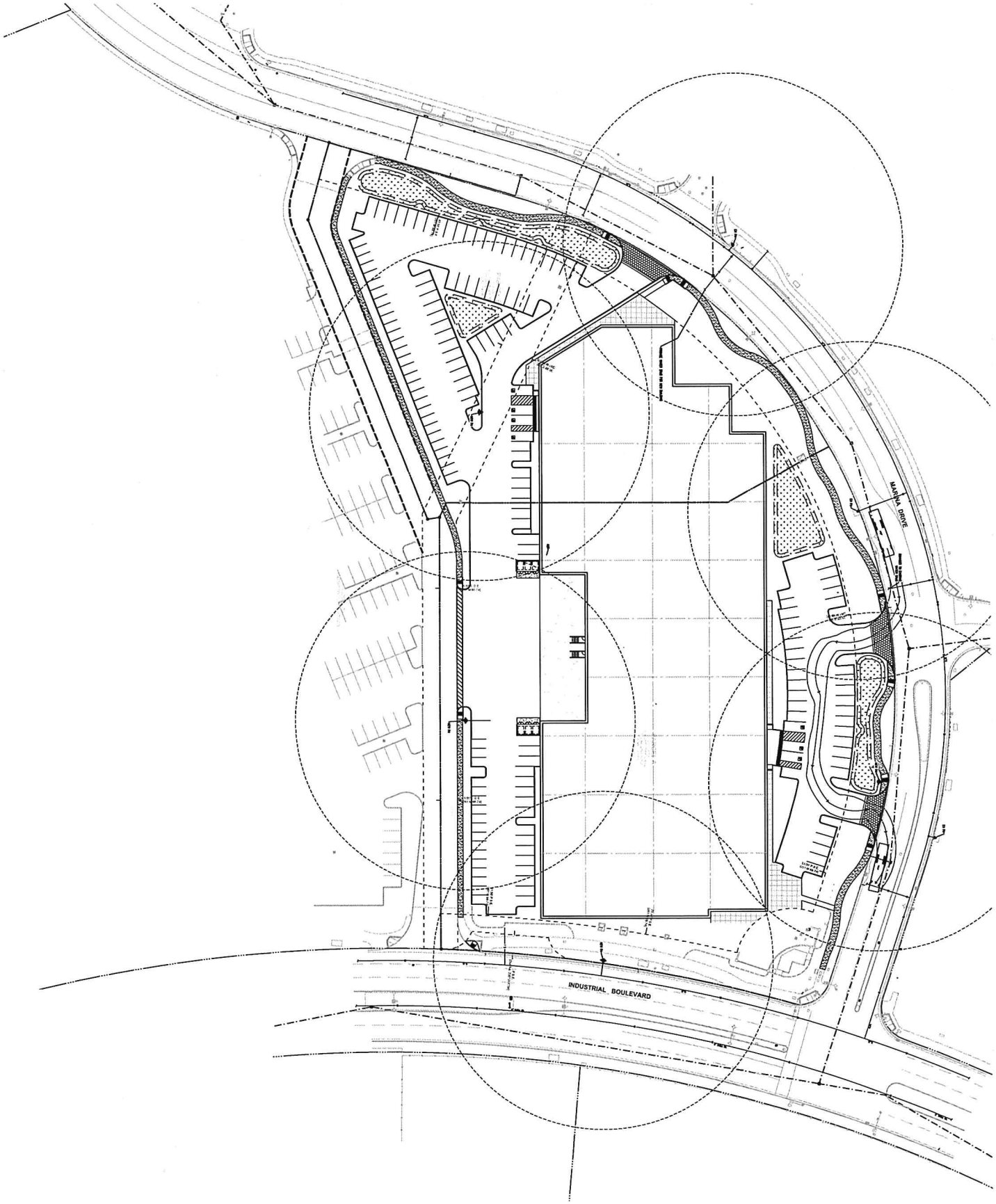
MARINA DRIVE
INDUSTRIAL BOULEVARD

Attachment IV

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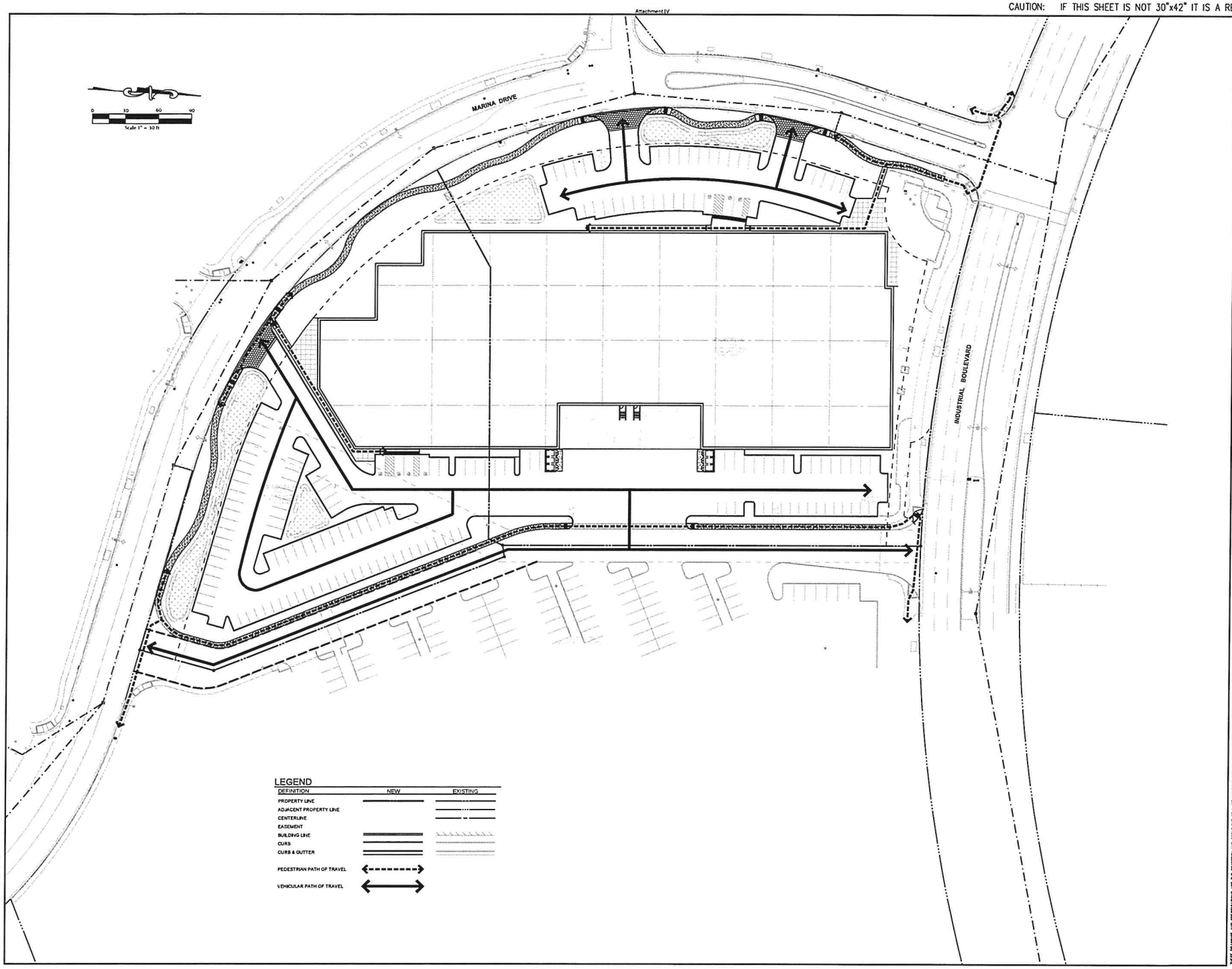

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HAYWARD, CALIFORNIA

PEDESTRIAN AND VEHICULAR CIRCULATION PLAN

DATE	REMARKS
08/13/2015	PLANNING SUBMITTAL

DATE	REMARKS

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

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SEMI-TRUCK AND REFUSE COLLECTION TRUCK TURNING EXHIBIT

DATE	REMARKS
08/15/2008	PLANNING SUBMITTAL

DATE	REMARKS

PA / PM	MM
DRAWN BY:	SM
JOB NO.:	SM13-0078-00

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HAYWARD, CALIFORNIA

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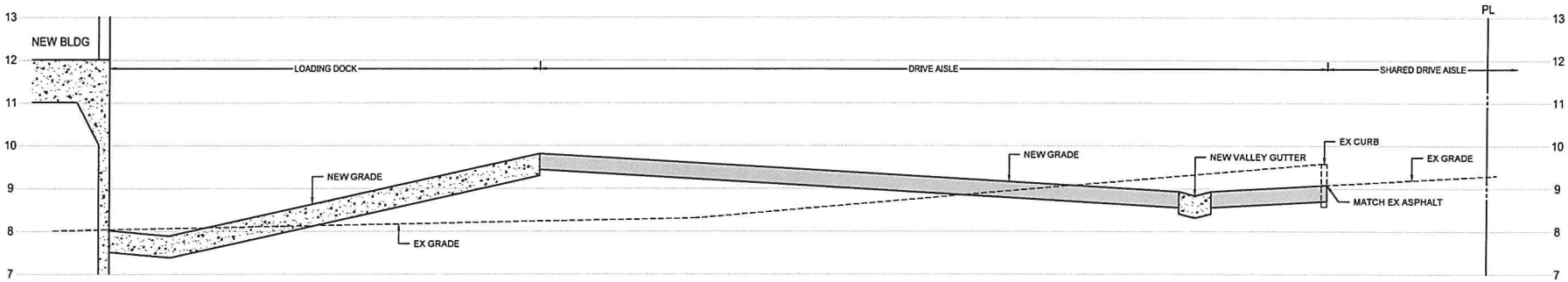
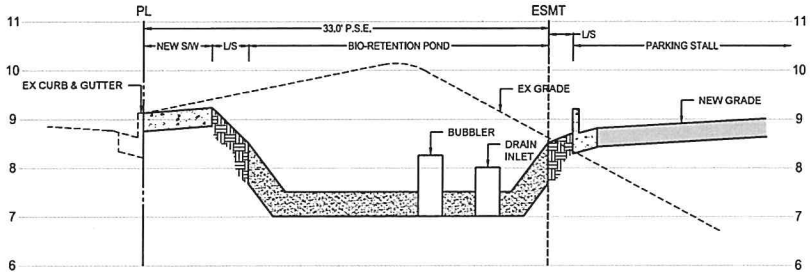


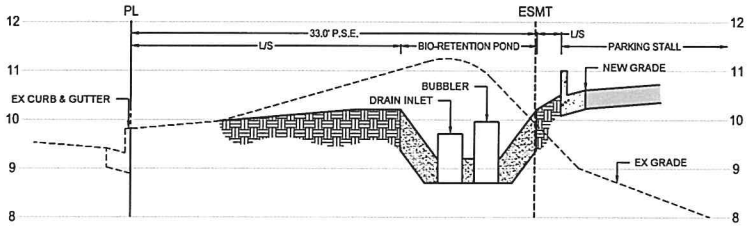
SECTION A

SCALE: H - 1" = 4'
V - 1" = 1'



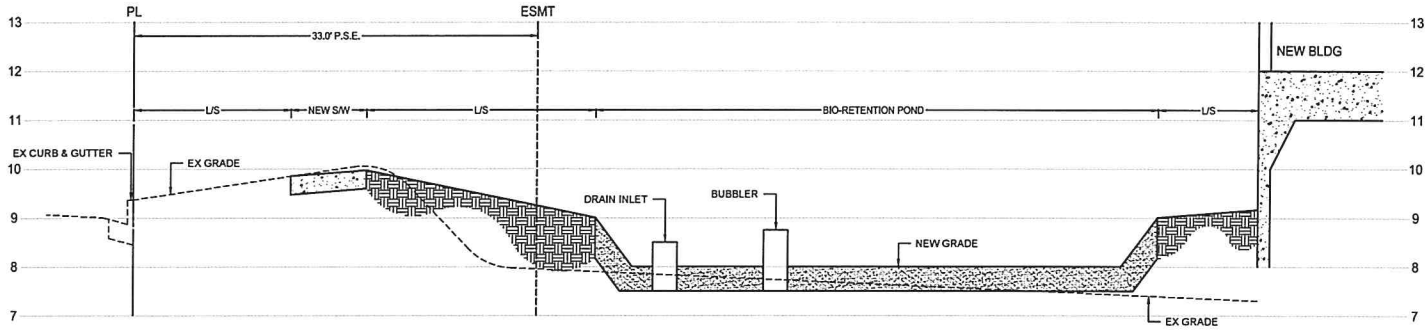
SECTION B

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
08/25/2016	PLANNING SUBMITTAL

PA / PM:	MM
DRAWN BY:	BM
JOB NO.:	SNR13-0076-00

SHEET
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Attachment IV

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 LINNEARLY 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

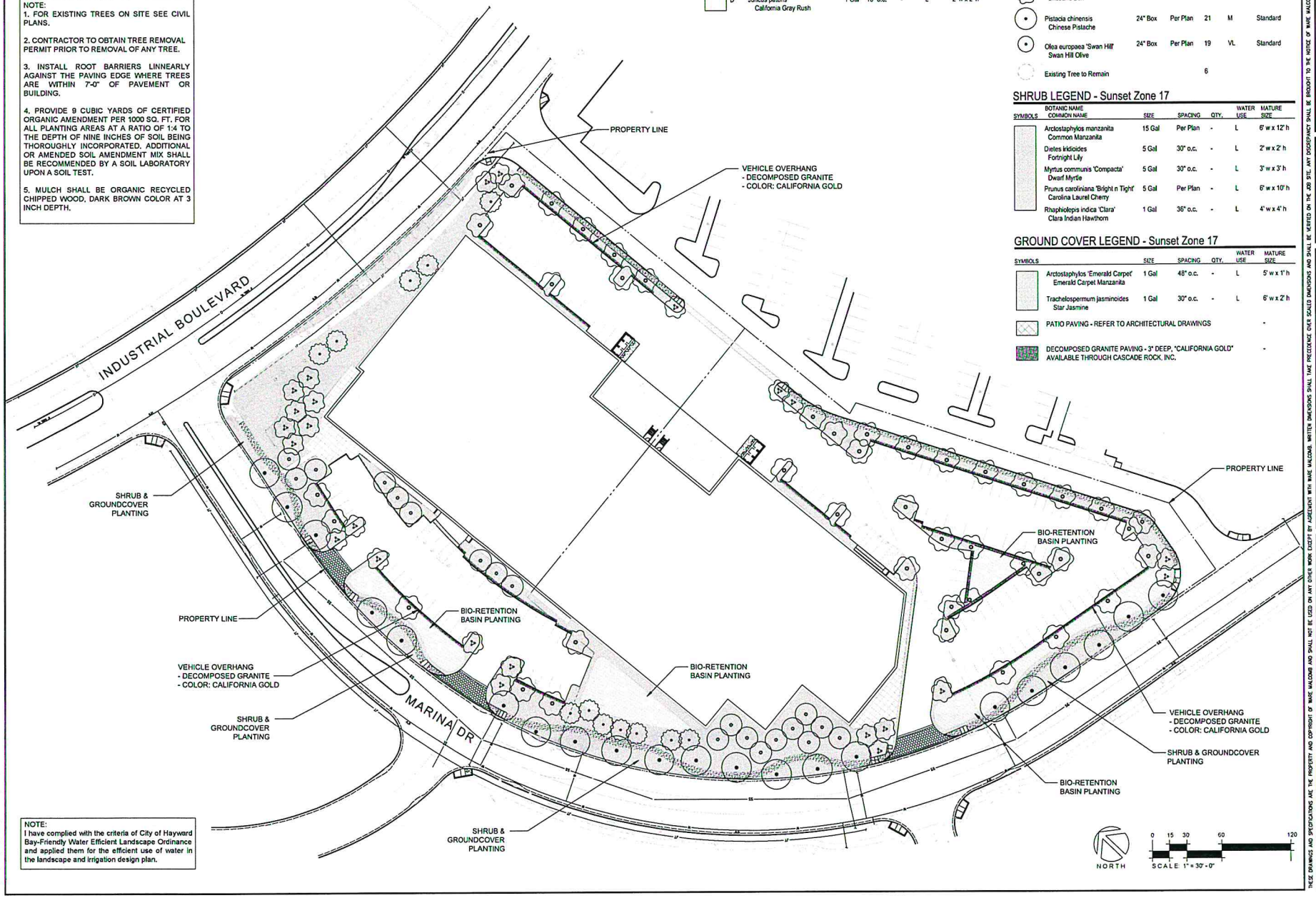
SYMBOLS	BOTANIC NAME / COMMON NAME	SIZE	SPACING	QTY.	WATER NEEDS	FORM
	Lagerstroemia indica 'Natchez' / Natchez Crape Myrtle	24" Box	Per Plan	24	L	Multi
	Laurus nobilis / Sweet Bay	15 GAL	Per Plan	6	L	Multi
	Lophostemon confertus / Brisbane Box	15 GAL	Per Plan	42	M	Standard
	Pistacia chinensis / Chinese 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
	Dietes 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		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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INDUSTRIAL PARK
INDUSTRIAL BLVD.
HAYWARD, CALIFORNIA

DATE	REMARKS
11-10-16	PLANNING COMMENT REVISIONS

DATE	REMARKS

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CAUTION: IF THIS SHEET IS NOT 30"x42" IT IS A REDUCED PRINT

Attachment IV

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.

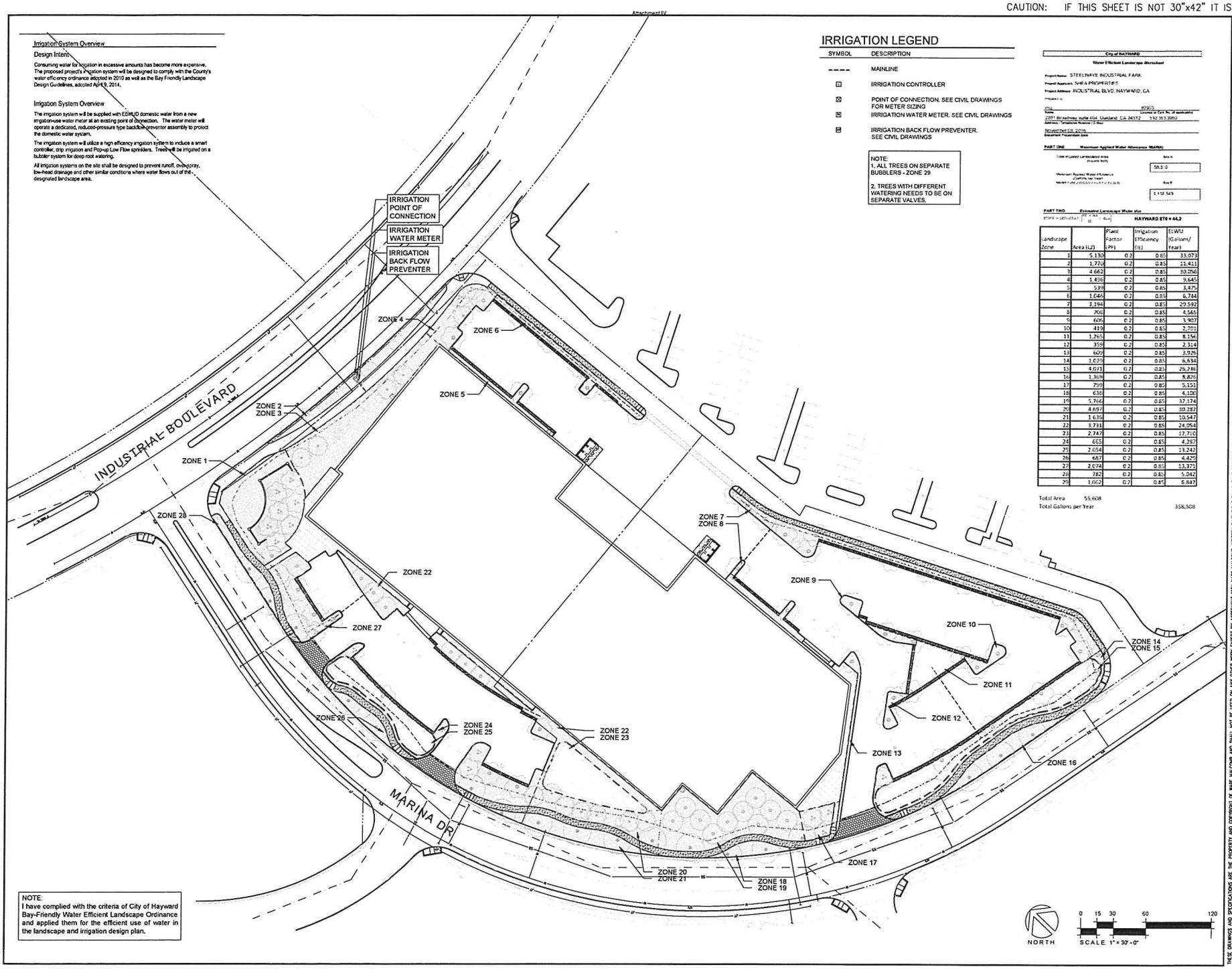
All irrigation systems on the site shall be designed to prevent runoff, over-spray, low-head drainage and other similar conditions where water flows out of the designated landscape area.

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

Project #:

City: HAYWARD

Date: 2/20/15

Contact or Firm No. (if applicable)

2201 Broadway suite 404, Oakland, CA 94612 510 353 3950

Address / Telephone Number (if file)

REVISION 02.2014

Document Presentation date

PART ONE Maximum Applied Water Allowance (MAWA)

Total Irrigated Landscaped Area (square feet): 58,310

Maximum Applied Water Allowance (Gallons per year): 1,118,549

PART TWO Estimated Landscape Water Use

ETo = (ETo x 0.62) 28 x 0.62 = 17.4 HAYWARD ETo = 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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