

DRAWING INDEX

PROJECT DRAWINGS:

- 1 SITE PLAN - PHASE 1
- 2 SITE PLAN - FUTURE PHASE 2 ADDITION
- 3 SITE PLAN - FUTURE PHASE 3 ADDITION
- 4 1ST FLOOR PLAN
- 5 2ND FLOOR PLAN

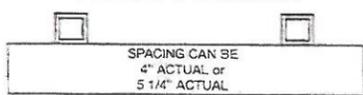
REFERENCE DRAWINGS:

- A0 COVER SHEET
- C1 GRADING PLAN
- C2 UTILITY PLAN
- C3 OFFSITE STORM PLAN
- A1.0 SITE PLAN
- A1.1 SITE PLAN - DIMENSIONED
- A1.3 SITE DETAILS
- A2.0 FIRST FLOOR PLAN
- A2.1 SECOND FLOOR PLAN
- A3.0 BUILDING ELEVATIONS
- L1.0 IRRIGATION PLAN
- L1.3 PLANTING PLAN

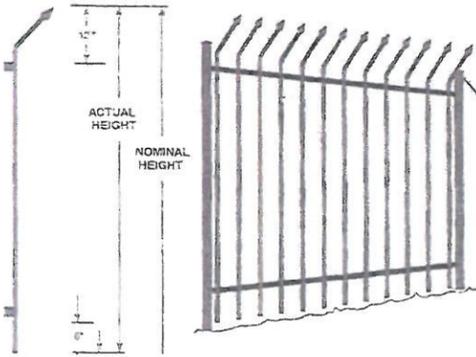
SCOPE OF WORK FOR PHASE 1:

INSTALL 8' HIGH EXTERIOR HEAVY GUARDIAN STYLE BLACK POWER COATED WROUGHT IRON PERIMETER FENCE: APPROXIMATELY LENGTH = 606 LINEAR FEET WITH THREE 20' WIDE SLIDING GATES AND TWO 4' WALK GATES

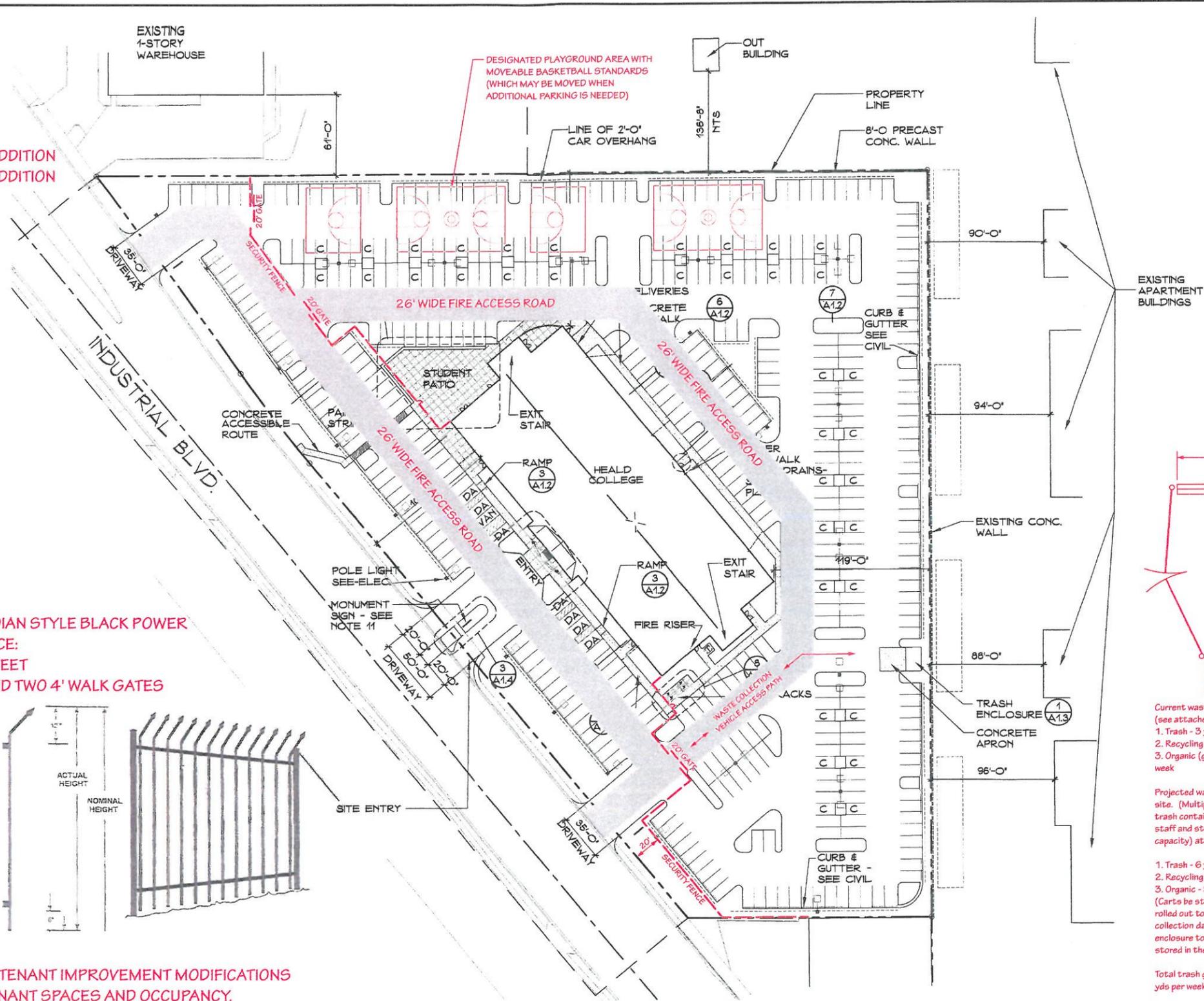
PICKET POSITION



- 1 1/2" Square Top & Bottom Rail, 14 ga.
- 3/4" Square Pickets, 16 ga.
- 4" Spacing between Pickets
- Power Washed for Paint Preparation
- One Shop Prime Coat
- One Top Coat Black Enamel

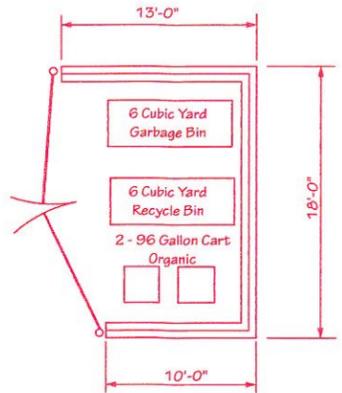


MOVE INTO EXISTING BUILDING AS IS - NO TENANT IMPROVEMENT MODIFICATIONS (SEE SHEETS 4 AND 5 FOR PROPOSED TENANT SPACES AND OCCUPANCY. SEE SHEET A0, COVER SHEET, OF THE INCLUDED REFERENCE DRAWINGS FOR TYPE OF CONSTRUCTION OF THE EXISTING BUILDING, FIRE SPRINKLER INFORMATION, NUMBER OF STORIES, ETC.)



NUMBER OF PARKING SPACES = 443

1 SITE PLAN PHASE 1
A1.0 1"=40'-0"



Current waste removal at current site in Alameda (see attached ACI Invoice & Statement):
 1. Trash - 3 yd bin, picked up 2 times per week.
 2. Recycling (blue) - 2 yd bin picked up once per week.
 3. Organic (green) - equivalent to 1 yd bin once per week

Projected waste removal at 25500 Industrial Blvd. site. (Multiply by 3 yields the following suggested trash containers and pickup for a maximum of 750 staff and students (we are projecting 650 max capacity) at the Hayward campus in the future):

- 1. Trash - 6 yd bin @ 3 x per week = 18 cu yd
- 2. Recycling - 6 yd bin @ 1 x per week = 6 cu yd
- 3. Organic - 96 Gallon cart @ 3 x per week = 3 cu yd (Carts be stored in service room in the building and rolled out to trash enclosure on scheduled waste collection days. Covered roof over the trash enclosure to be installed if organic waste is to be stored in the trash enclosure.)

Total trash generated for 750 max capacity = 27 cu yds per week

WASTE COLLECTION REMOVAL INFORMATION

SHEET TITLE:
SITE PLAN
PHASE 1

JOB TITLE:
CALIFORNIA CROSSPOINT HIGH SCHOOL
25500 INDUSTRIAL BLVD.
HAYWARD, CA

JOB NO.
15-002

SCALE: As Noted

DATE: 12 / 17 / 15

SHEET NO.
1

OF SHEETS

REVISOR:
EFO

REVISIONS:

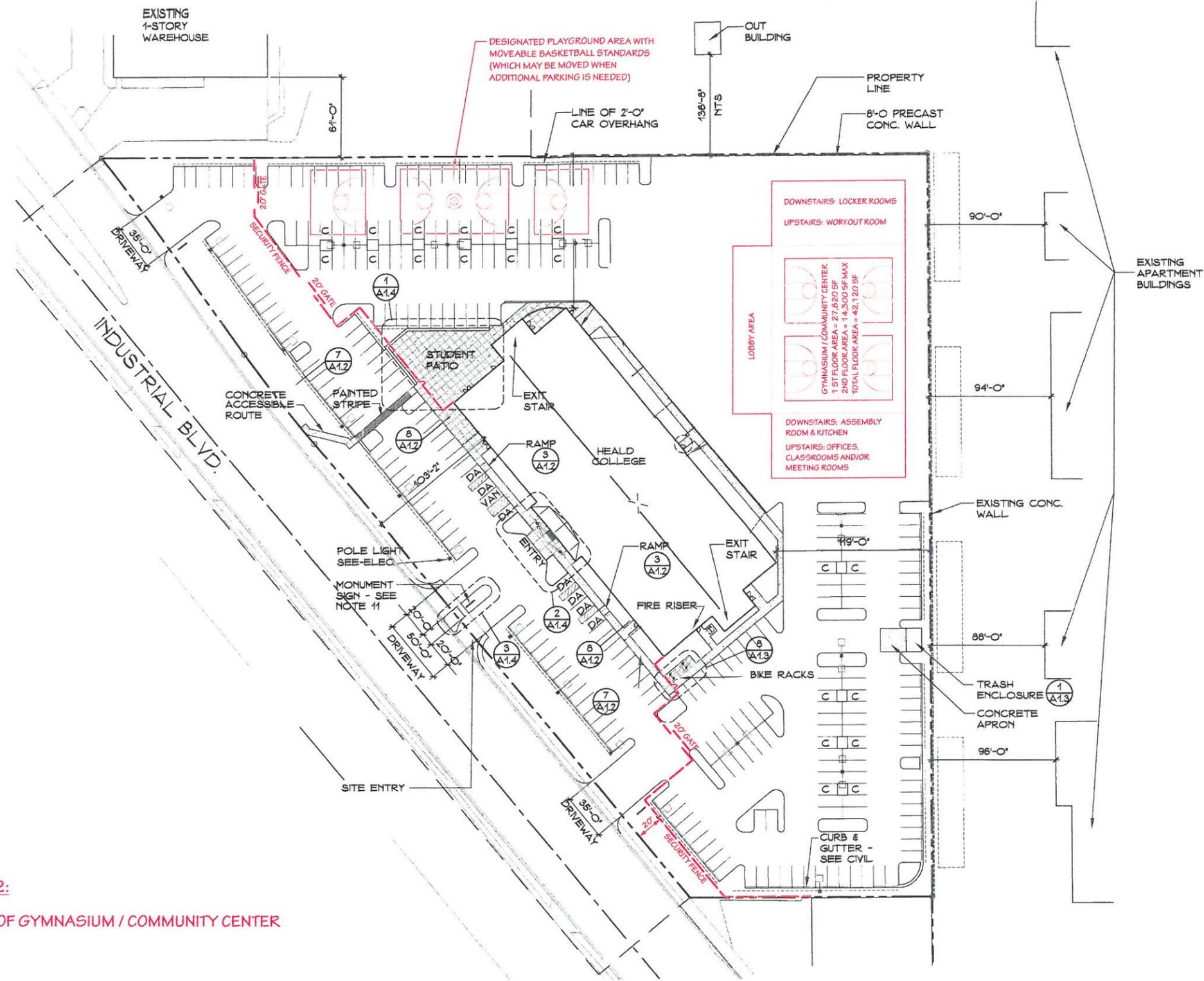
DATE: 12 / 17 / 15

SHEET NO.

1

OF SHEETS

REVISED DATE: 2/3/2016



SCOPE OF WORK FOR PHASE 2:
DESIGN AND CONSTRUCTION OF GYMNASIUM / COMMUNITY CENTER

NUMBER OF PARKING SPACES = 282

1 SITE PLAN PHASE 2
 1"=40'-0"



SHEET TITLE:
 SITE PLAN
 PHASE 2

JOB TITLE:
 CALIFORNIA CROSSPOINT HIGH SCHOOL
 25500 INDUSTRIAL BLVD.
 HAYWARD, CA

EFO
 EDWARD F. ONG, STRUCTURAL ENGINEER
 739 FLUME CT., SAN LEANDRO, CA 94578 (510) 357-9769

JOB NO.
 15-002

SCALE: As Noted

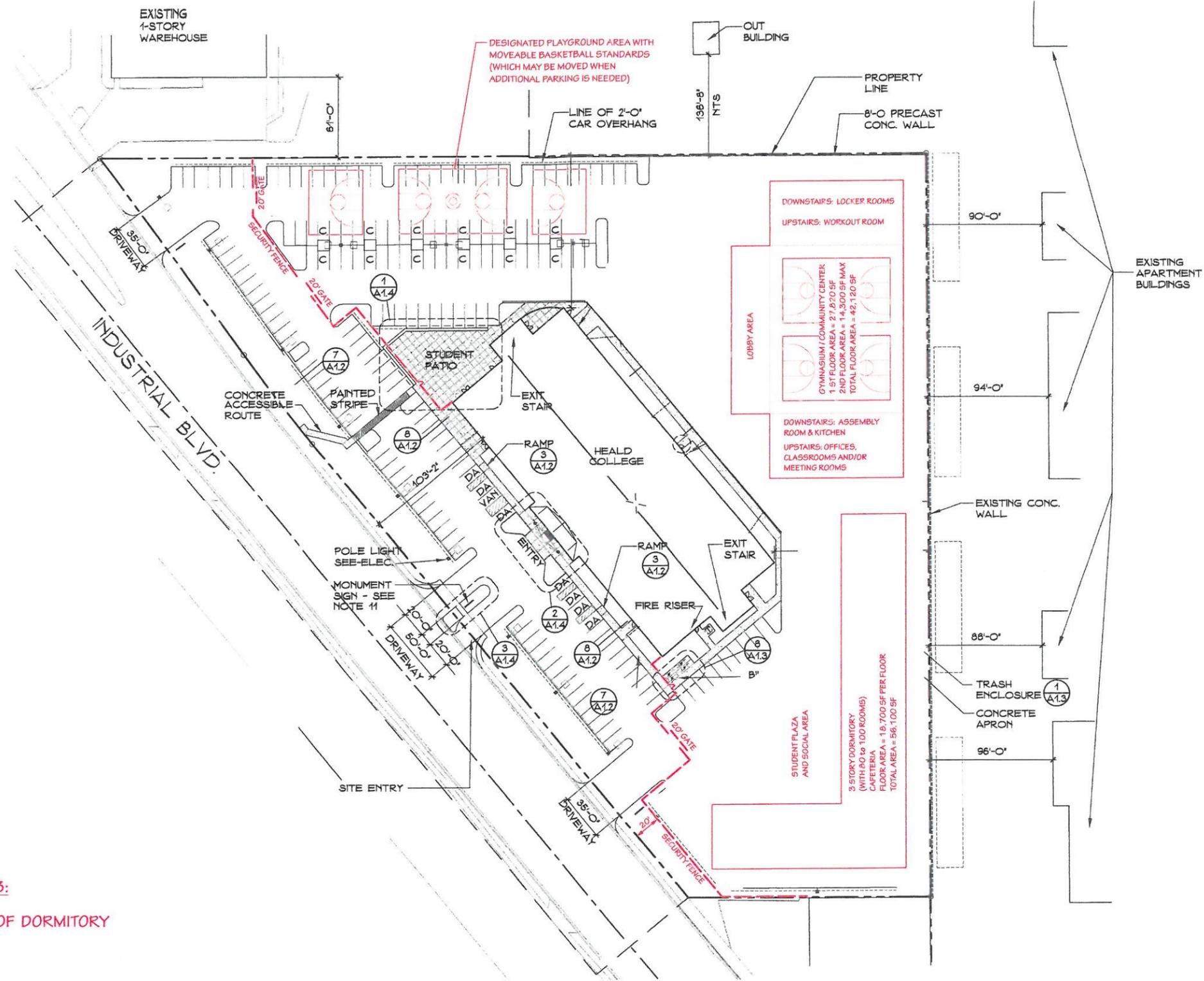
DATE: 12 / 17 / 15

SHEET NO.

2

OF SHEETS

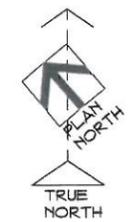
REVISED DATE: 2/3/2016



SCOPE OF WORK FOR PHASE 3:
DESIGN AND CONSTRUCTION OF DORMITORY

NUMBER OF PARKING SPACES = 168

1 SITE PLAN PHASE 3
A1.0 1"=40'-0"



SHEET TITLE:	SITE PLAN PHASE 3
JOB TITLE:	CALIFORNIA CROSSPOINT HIGH SCHOOL 25500 INDUSTRIAL BLVD. HAYWARD, CA
ENGINEER:	EDWARD F. ONG, STRUCTURAL ENGINEER 759 FLUME CT., SAN LEANDRO, CA 94578 (510) 357-9789
JOB NO.:	15-002
SCALE:	As Noted
DATE:	12 / 17 / 15
SHEET NO.:	3
OF SHEETS:	

REVISED DATE: 2/3/2016



1ST FLOOR PLAN
SCALE: 1/8" = 1'-0"

PROPOSED OCCUPANCY AND USE LABELED FOR ROOMS AND AREAS AT PHASE 1.

ALL INTERIOR WALLS AND ROOMS EXIST AS SHOWN. NO EXISTING WALLS ARE BEING REMOVED AND NO NEW WALLS ARE BEING ADDED AT PHASE 1.

SHEET TITLE:
1ST FLOOR PLAN

JOB TITLE:
CALIFORNIA CROSSPOINT HIGH SCHOOL
25500 INDUSTRIAL BLVD.
HAYWARD, CA

EFO
EDWARD F. ONG, STRUCTURAL ENGINEER
739 FLUME CT., SAN LEANDRO, CA 94578 (510) 357-8769

JOB NO.
15-002

SCALE: As Noted

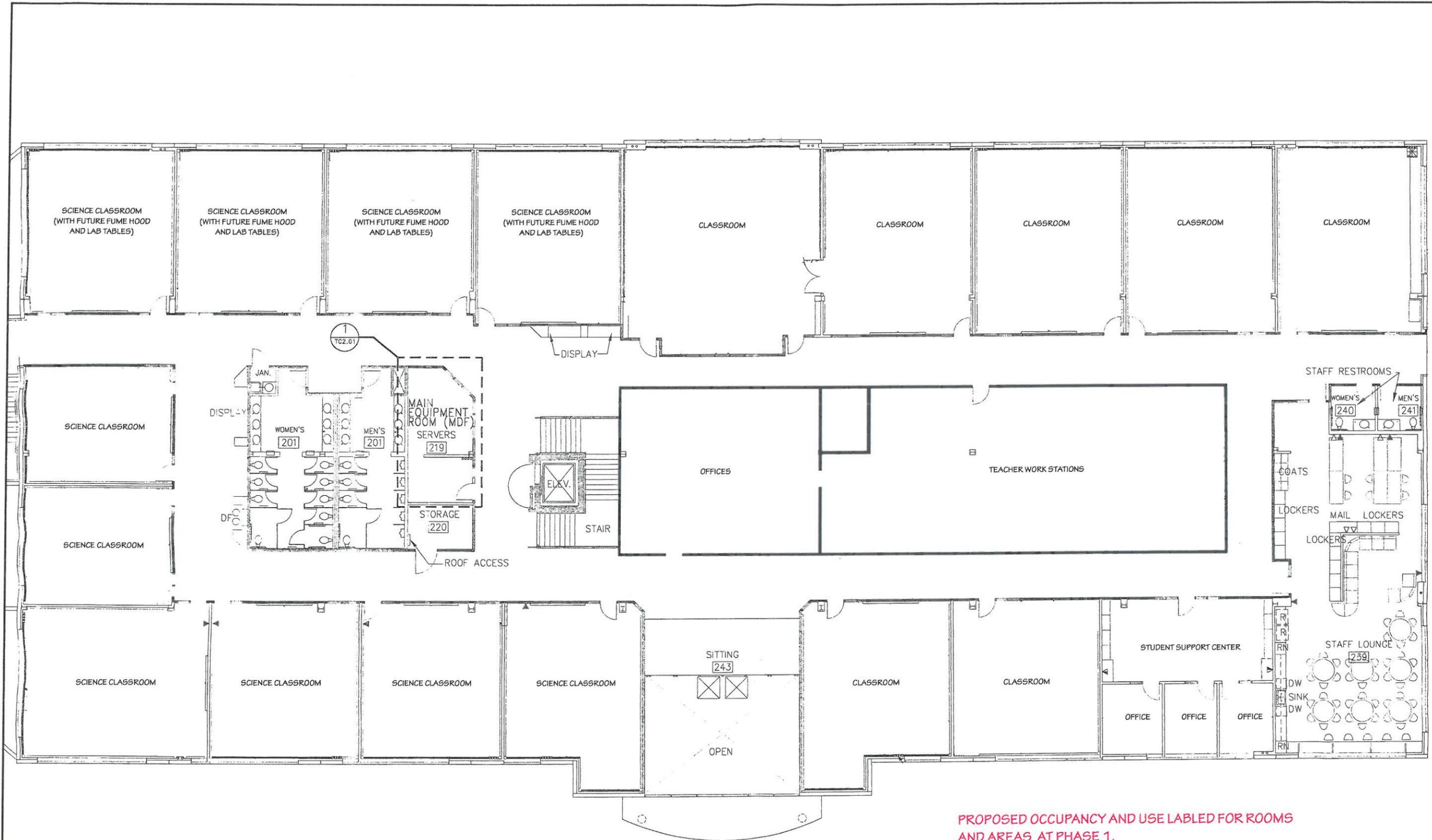
DATE: 12 / 17 / 15

SHEET NO.

4

OF SHEETS

REVISED DATE: 2/3/2016



2ND FLOOR PLAN

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

PROPOSED OCCUPANCY AND USE LABELED FOR ROOMS AND AREAS AT PHASE 1.

ALL INTERIOR WALLS AND ROOMS EXIST AS SHOWN. NO EXISTING WALLS ARE BEING REMOVED AND NO NEW WALLS ARE BEING ADDED AT PHASE 1.

SHEET TITLE:
2ND FLOOR PLAN

JOB TITLE:
CALIFORNIA CROSSPOINT HIGH SCHOOL
25500 INDUSTRIAL BLVD.
HAYWARD, CA

EFO
EDWARD F. ONG, STRUCTURAL ENGINEER
789 FLUME CT., SAN LEANDRO, CA 94578 (510) 357-8769

JOB NO.
15-002

SCALE: As Noted

DATE: 12/17/15

SHEET NO.

5

OF SHEETS

REVISED DATE: 2/3/2016

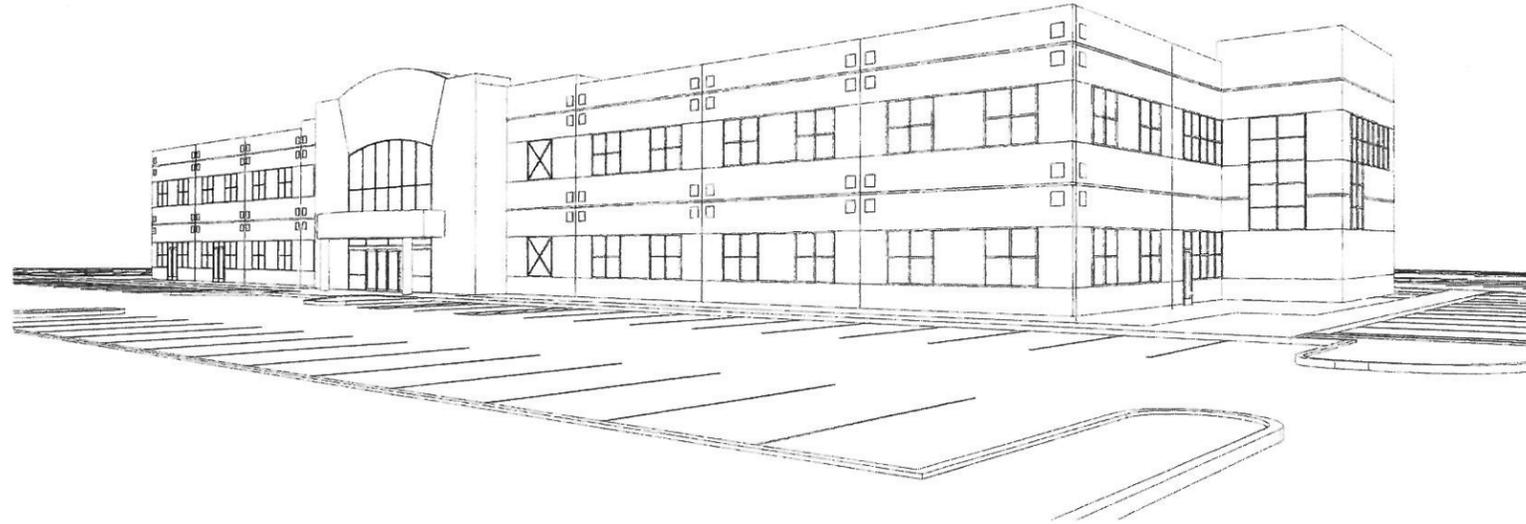
HEALD COLLEGES

TWO STORY SHELL

25500 INDUSTRIAL BLVD.

HAYWARD, CALIFORNIA

THIS PERMIT IS "SHELL ONLY"



INDEX

SHT #	SHEET TITLE
AO	COVER SHEET
<u>CIVIL</u>	
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C3	EROSION CONTROL PLAN
C3	OFFSITE STORM PLAN
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A1.2	SITE DETAILS
A1.3	SITE DETAILS
A1.4	ENLARGED SITE PLANS
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A2.1	SECOND FLOOR PLAN-OVERALL
A2.2	FIRST FLOOR PLAN-NORTH
A2.3	FIRST FLOOR PLAN-SOUTH
A2.4	SECOND FLOOR PLAN-NORTH
A2.5	SECOND FLOOR PLAN-SOUTH
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A2.7	ROOF PLAN
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A3.1	ENLARGED ELEVATIONS
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A4.1	WALL SECTIONS
A4.2	WALL SECTION-DETAILS
A4.3	WALL TYPES
A4.4	ELEVATOR DETAILS
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A5.1	REST ROOM PLAN-SECOND FLOOR
A5.2	RESTROOM DETAILS
A6.0	LOBBY STAIR PLANS
A6.1	NORTH/SOUTH STAIRS
A6.2	DOOR SCHEDULE
A6.3	WINDOW SCHEDULE
A7.0	ROOF DETAILS
A7.1	INTERIOR DETAILS
A7.2	WINDOW DETAILS
A7.3	RAILING DETAILS
A7.4	RAILING DETAILS
A7.5	STAIR DETAILS
A7.6	MISC. DETAILS, TITLE 24 COMPLIANCE

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SO.2	TYPICAL NOTES AND DETAILS
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S1.2	FOUNDATION DETAILS
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M2.2B	PARTIAL SECOND FLOOR MECHANICAL PLAN-B
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L5	LANDSCAPE SPECIFICATIONS
L6	LANDSCAPE SPECIFICATIONS

PERKINS, WILLIAMS & COTTERILL
A R C H I T E C T S
 9838 OLD PLACERVILLE RD., STE. A SACRAMENTO, CA 95827
 916-884-3910 FAX 916-884-3948
 perkinswilliamsarchitects.com



PANATTI DEVELOPMENT COMPANY
HEALD COLLEGES
TWO STORY FACILITY
 25500 INDUSTRIAL BLVD.
 HAYWARD, CALIFORNIA

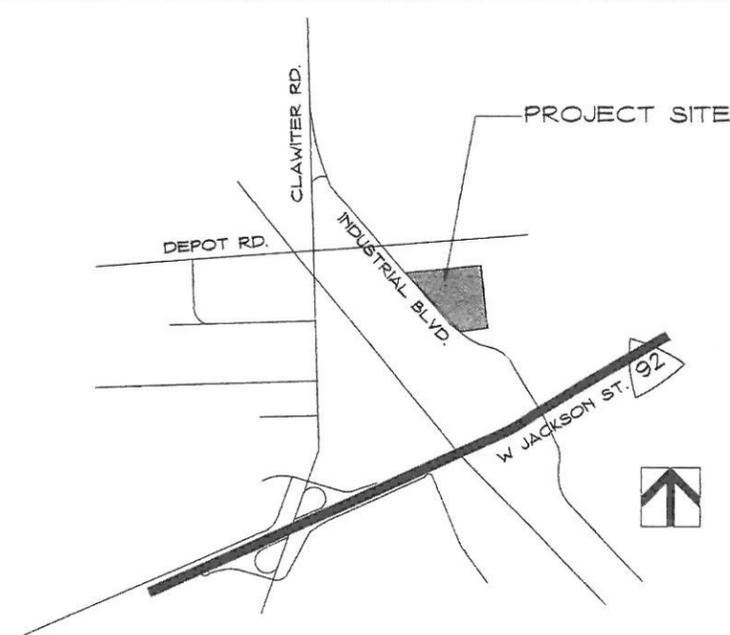
REVISIONS

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DATE: 27 MAR 00

AO

LOCATION MAP



- DEFERRED SUBMITTALS:**
1. FIRE PROTECTION (SPRINKLER SYSTEM)
 2. PRE-CAST SITE WALL
 3. TRUSS DRAWINGS & CALCULATIONS
 4. STEEL STAIR DRAWINGS

PROJECT INFORMATION

CITY: HAYWARD, CALIFORNIA
JURISDICTION: CITY OF HAYWARD BUILDING DEPARTMENT
FIRE DEPARTMENT: HAYWARD FIRE DEPARTMENT
ASSESSOR'S PARCEL NO.: 441-0055-017
TOTAL PARCEL SIZE: 5.5 AC. (240,167 SQ.FT.)
TOTAL BUILDING SIZE: 57,990 S.F.
SITE COVERAGE: 12.5%
FLOOR AREA RATIO (FAR): 24.2%
STREET ADDRESS: 25500 INDUSTRIAL BLVD.
ZONING: INDUSTRIAL
BUILDING USE: POST SECONDARY SCHOOL
OCCUPANCY: B
STORIES: TWO
TYPE OF CONSTRUCTION: TYPE II-N (NON RATED)
FIRE PROTECTION: CENTRALLY MONITORED FULLY SPRINKLED BLDG.
PARKING PROVIDED: 443 SPACES TOTAL (38 COMPACT, 7 DISABLED, 1 VAN)
SITE PROTECTION: WET SYSTEM HYDRANTS
BUILDING CODE: UBC 1997
 CBC 1996
CHAPTER 5 AREA ANALYSIS:
BASIC ALLOWABLE (TYPE II - NR, B USE, 2-STORY): 24,000 S.F. (UBC 504.2 & TABLE 5-B)
UNLIMITED AREA - YARDS LARGER THAN 60 FEET AUTOMATIC SPRINKLER SYSTEM: UNLIMITED AREA (UBC 505.2)
PROPOSED AREA: 57,990 S.F.

CONSULTANT / PROJECT COORDINATION

OWNER
 [REDACTED]

DEVELOPER
 PANATTONI DEVELOPMENT COMPANY
 1111 CIVIC DRIVE, STE.#360
 WALNUT CREEK, CA 94596
 (925) 979-9993

ARCHITECT
 PERKINS, WILLIAMS & COTTERILL ARCHITECTS
 9838 OLD PLACERVILLE RD., STE. A
 SACRAMENTO, CA 95827
 (916) 854-2910

GENERAL CONTRACTOR
 PANATTONI CONSTRUCTION INC.
 8745 FOLSOM BLVD., STE. 150
 SACRAMENTO, CA 95825

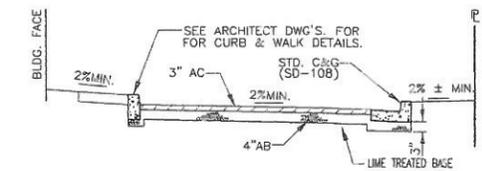
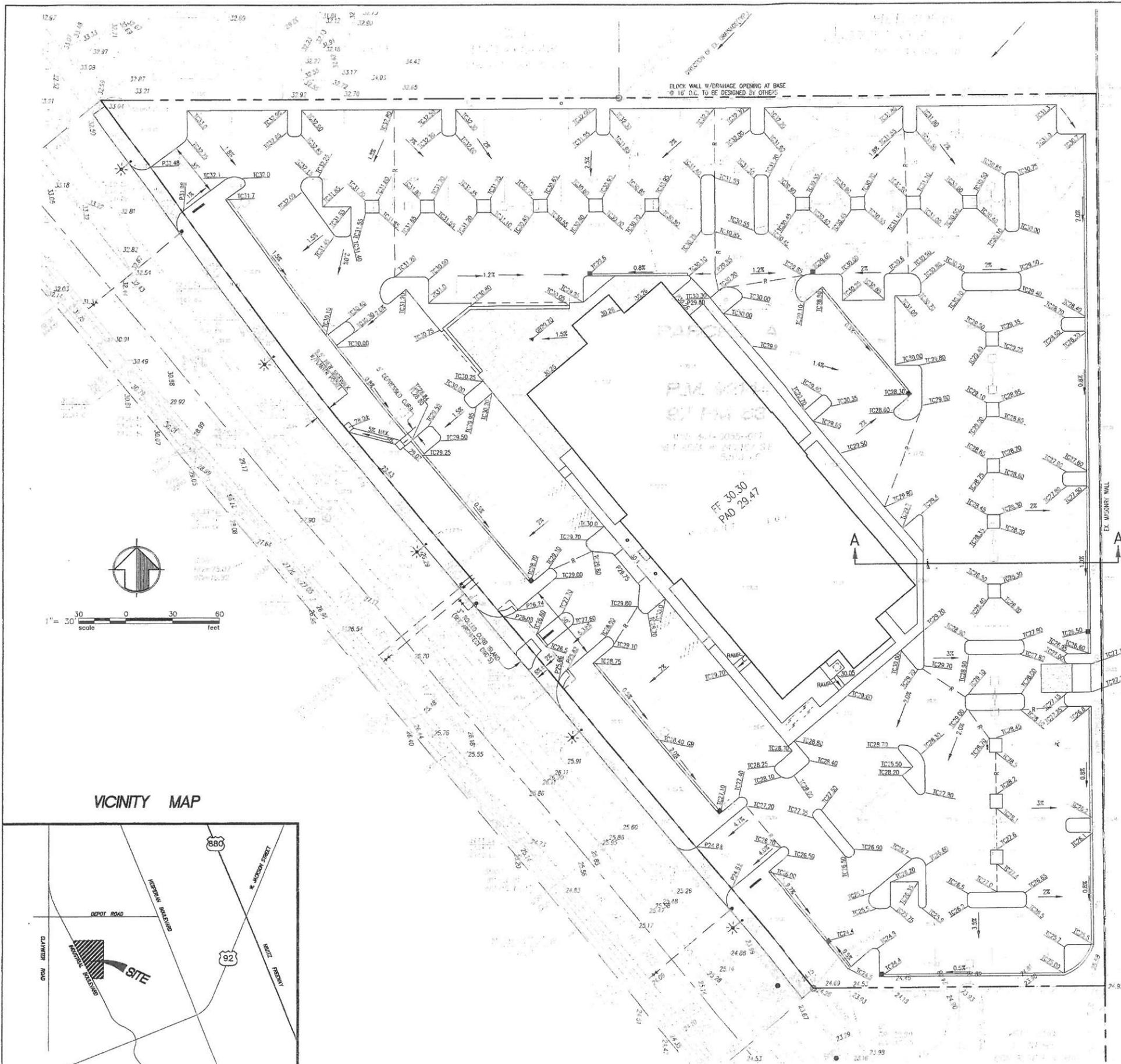
CIVIL ENGINEER
 CREEGAN & DI ANGELO
 8800 KOLL CENTER PARKWAY, STE. #150
 PLEASANTON, CALIFORNIA 94566
 (925) 417-5260

STRUCTURAL
 MARR SHAFFER & MIYAMOTO
 1661 GARDEN HIGHWAY #101
 SACRAMENTO, CA 95833
 (916) 567-0793

PLUMBING/ELECTRICAL
 SACRAMENTO ENGINEERING CONSULTANTS
 10555 OLD PLACERVILLE RD.
 SACRAMENTO, CA 95827
 (916) 368-4468

MECHANICAL
 AIRCO MECHANICAL, INC.
 5720 ALDER AVE.
 SACRAMENTO, CA 95828
 (916) 381-4523

LANDSCAPE ARCHITECT
 GARTH RUFFNER
 4120 DOUGLAS BLVD., STE. 306-301
 ROSEVILLE, CA 95746
 (916) 797-2576



- NOTE:
- SEE ARCHITECT PLANS FOR BUILDING SET BACKS.
 - DRIVEWAY WILL MEET CITY STANDARD SD-110.
 - A NEW CITY SIDEWALK PER STD. SD-108 SHALL BE INSTALLED IN FRONT OF THIS PROJECT TO MATCH ADJACENT PROPERTY.
 - A STORM WATER POLLUTION PREVENTION PLAN (NOI) WILL BE SUBMITTED TO THE PROPER AUTHORITIES PRIOR TO ANY GRADING WORK BEING DONE AT THE SITE.

GENERAL GRADING NOTES

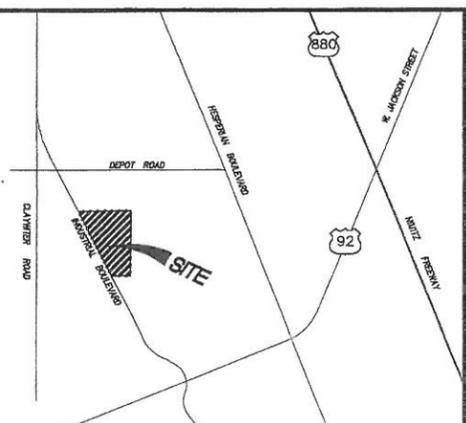
- SITE DEMOLITION, EXCAVATION AND PLACEMENT OF FILL AS WELL AS OVERALL CONTROL OF GRADING OPERATIONS AT THE SITE SHALL BE CONDUCTED IN ACCORDANCE WITH SOILS REPORT ENTITLED PROPOSED GEOTECHNICAL INVESTIGATION & PAVEMENT DESIGN BY UNITED SOIL ENGINEERING, FILE No. 4867-S1, DATED FEBRUARY 15, 2000. THE SOILS ENGINEER SHALL BE NOTIFIED AT LEAST TWO (2) DAYS IN ADVANCE OF COMMENCING WORK, INCLUDING SITE DEMOLITION, STRIPPING AND GRADING OPERATIONS. THIS WORK SHALL BE OBSERVED AND TESTED BY THE SOILS REPRESENTATIVE.
- SITE DEMOLITION AND GRADING SHALL BE IN ACCORDANCE WITH THE RECOMMENDATIONS AND SPECIFICATIONS OF THE GEOTECHNICAL INVESTIGATION REPORT CITED ABOVE. IN PARTICULAR, WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE RECOMMENDATIONS ON PAGES 8 THRU 16.
- STOCKPILE OF MATERIAL AND STRIPPING SHALL BE PLACED AS DIRECTED BY THE SOILS ENGINEER.
- CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING ACTUAL QUANTITIES TO HIS SATISFACTION.
- CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR THE ALLEVATION OR PREVENTION OF ANY DUST NUISANCE.
- PUBLIC SAFETY AND TRAFFIC CONTROL SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- ALL CUT AND FILL SLOPES ARE TO BE CONSTRUCTED TO A MAXIMUM OF TWO HORIZONTAL TO ONE VERTICAL (2:1) SLOPE, UNLESS OTHERWISE NOTED.
- CONTRACTOR TO COORDINATE COMPACTION AND EXCAVATION REQUIREMENTS WITH THE SOILS ENGINEER.
- UNPAVED CONSTRUCTION AREAS TO BE SPRINKLED WITH WATER AS OFTEN AS NECESSARY TO CONTROL DUST GENERATION.
- DURING CONSTRUCTION, ACTIVITIES INVOLVING EARTH MOVING OR TRAVEL ON UNPAVED SURFACES SHALL BE DISCONTINUED WHEN WIND SPEEDS EXCEED 15 MPH TO PREVENT EXCESSIVE GENERATION OF DUST.
- STOCKPILES OF TOPSOIL AND OTHER STOCKPILED MATERIAL CONTAINING FINE PARTICULATE SHALL EITHER BE KEPT COVERED OR KEPT MOIST TO LIMIT WIND EROSION OF THESE MATERIALS.

EARTHWORK SUMMARY:	EXCAVATION	EMBANKMENT
RAW CUT/FILL (IN CUBIC YARDS)	4040	4800
FOUNDATION	160	
TRENCH CUT (SS, SD, WATER - BACKFILL WITH IMPORTED MATERIAL)	600	

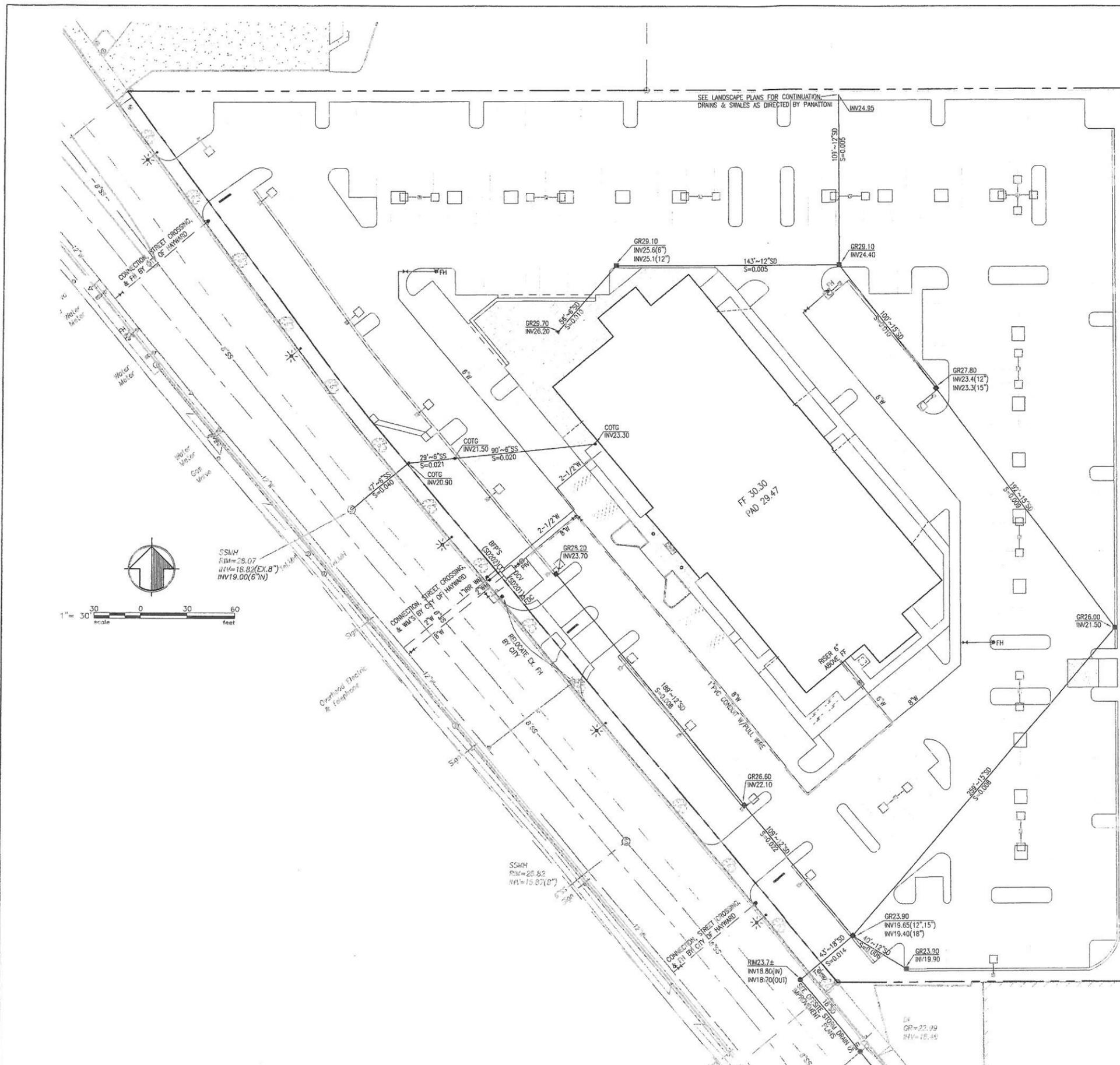
ESTIMATED TOTAL 4800 CU.YDS. 4800 CU.YDS±
 ESTIMATED STRIPPING OFF HAUL 1480 CU.YDS.
 (OR USE FOR LANDSCAPE STOCKPILES)

NOTE:
 FOR REFERENCE
 ONLY - NO CHANGES

VICINITY MAP



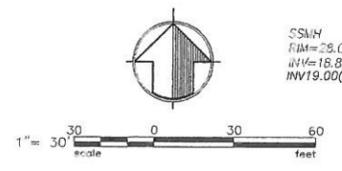
DESIGNED BY	PL	CHECKED BY	PW	DATE	3/28/00	SCALE	1" = 30'
Crebegan D'Angelo Consulting Civil and Structural Engineers 8800 KELL CENTER PARKWAY, SUITE 100 PLEASANTON, CALIFORNIA 94566 TEL: (925) 717-2800 FAX: (925) 948-1284 FAIRFIELD • MONTEREY • PLEASANTON • SAN FRANCISCO • SAN JOSE, CALIFORNIA							
PANATTONI DEVELOPMENT COMPANY HEAD BUSINESS COLLEGE GRADING PLAN 25500 INDUSTRIAL PARKWAY City of Hayward Alameda County California							
SHEET NUMBER C1 OF 3 SHEETS DRAWING NO. 100003							



LEGEND/ABBREVIATIONS

- PROPOSED UTILITIES**
- STORM DRAIN INLET (CHRISTY U21 OR APPROVED EQUAL) W/ FOSSIL FILTERS
 - SD — STORM DRAIN (RCP CL III OR HDPE FOR PRIVATE SD)
 - SS — SANITARY SEWER (PVC SDR35 OR AS NOTED)
 - SS — SANITARY SEWER CLEANOUT
 - W — WATER LINE (AWWA 900)
 - FH FIRE HYDRANT (CITY STD. SD-206)
 - FDC FIRE DEPARTMENT CONNECTOR
 - PIV POST INDICATOR VALVE
 - BFP BACK FLOW PREVENTION (STD. DRWG SD-202)
 - DCV DOUBLE CHECK VALVE (STD. DRWG SD-201)
 - ▲ 12\"/>

- NOTE:**
1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH CITY STANDARD SPECIFICATIONS AND DRAWINGS.
 2. THE DOMESTIC WATER AND IRRIGATION SYSTEMS WILL BOTH HAVE REDUCED PRESSURE BACKFLOW PREVENTERS.
 3. THE ON-SITE CATCH BASINS WILL HAVE FOSSIL FILTERS OR SIMILAR OIL/WATER SEPARATOR DEVICES.
 4. CITY OF HAYWARD WILL INSTALL WATER LATERALS, FIRE HYDRANTS AND DETECTOR CHECK (STD. SD-204) WITHIN PUBLIC RIGHT OF WAY AT DEVELOPER'S EXPENSE.
 5. CITY STREET LIGHTING ON THE NORTH SIDE OF THE STREET WILL BE UPGRADED OR PROVIDE NEW INSTALLATION PER CITY REQUIREMENTS.
 6. A STORM WATER POLLUTION PREVENTION PLAN (NOI) WILL BE SUBMITTED TO THE PROPER AUTHORITIES PRIOR TO ANY GRADING WORK BEING DONE AT THE SITE.
 7. THE DOMESTIC WATER DEMAND FOR THIS BUILDING IS 110 G.P.M.
 8. STREET LIGHTS AND JOINT TRENCH TO BE DESIGNED BY OTHERS PER STD. DET. SD-120. LIGHTS TO BE 100 WATTS MINIMUM.
 9. INSTALL ALARM CONDUIT WITH FULL WIRE ALONG FIRE WATER LINE.

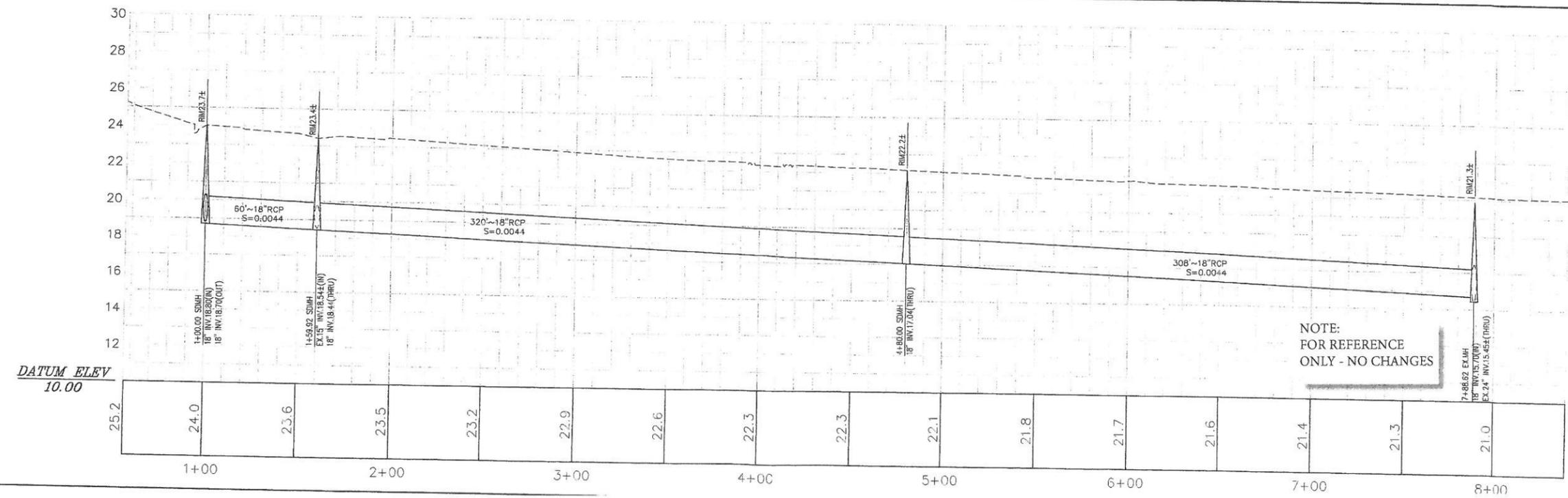
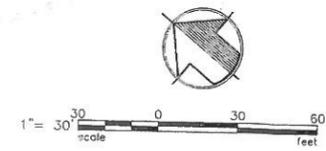
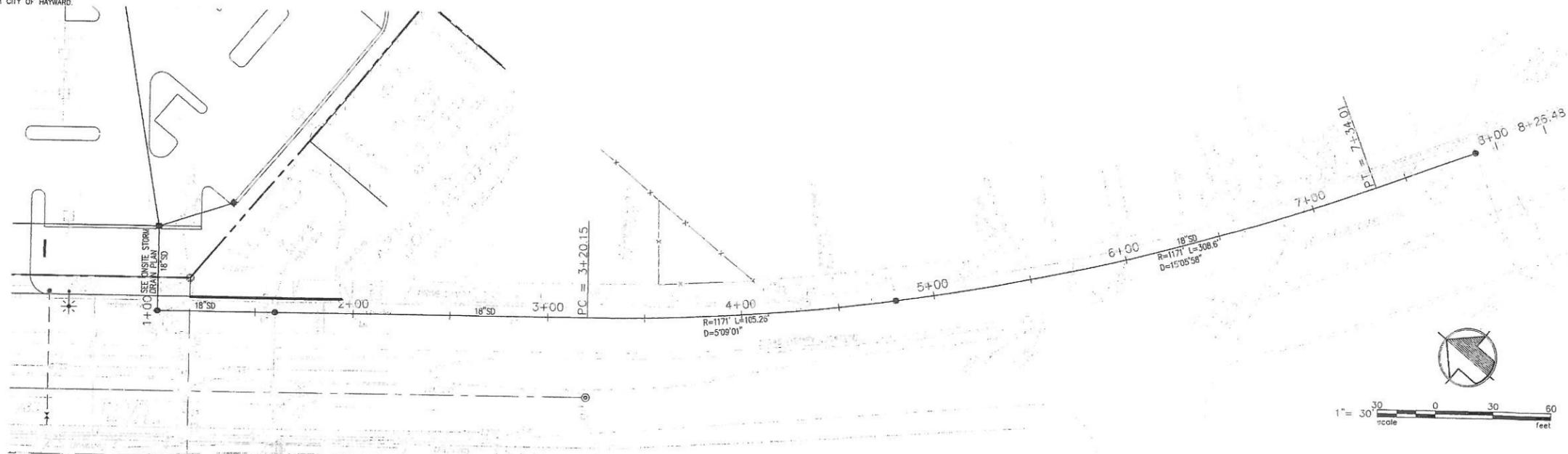


NOTE:
FOR REFERENCE
ONLY - NO CHANGES

DESIGNED BY	PL	CHECKED BY	DATE	SCALE	REC.	DATE	
			3/28/00	1" = 30'			
Consulting Civil and Structural Engineers GREGORY D'ANGELO 8800 KOLL CENTER PARKWAY, SUITE 100 PLEASANTON, CALIFORNIA 94566 TEL: (925) 417-5800 FAX: (925) 248-1264 FAIRFIELD • MONTEREY • PLEASANTON • SAN FRANCISCO • SAN JOSE, CALIFORNIA							
PANATTONI DEVELOPMENT COMPANY HEAD BUSINESS COLLEGE UTILITY PLAN 25500 INDUSTRIAL PARKWAY City of Hayward, Alameda County, California							
SHEET NUMBER C2 OF 3 SHEETS							

GENERAL NOTES

1. ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL CONFORM TO THE CITY OF HAYWARD STANDARD DETAILS AND REQUIREMENTS IN THE ROAD PERMIT.
2. LOCATION OF UNDERGROUND UTILITIES WAS TAKEN FROM THE RECORDS OF THE CONTROLLING AGENCIES. NO RESPONSIBILITY FOR THEIR ACCURACY IS ASSUMED BY THE ENGINEER. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE AND/OR LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION.
3. THE CONTRACTOR SHALL PROVIDE FOR INGRESS AND EGRESS FOR PRIVATE PROPERTY ADJACENT TO THE WORK THROUGH THE PERIOD OF CONSTRUCTION.
4. THE CONTRACTOR SHALL PROVIDE ALL LIGHTS, SIGNS, BARRICADES, FLAGMEN OR OTHER DEVICES NECESSARY TO PROVIDE FOR PUBLIC SAFETY.
5. UNDERGROUND SERVICE ALERT - "CONTRACTOR SHALL CONTACT UNDERGROUND SERVICE ALERT FOR LOCATION OF UNDERGROUND UTILITIES AT LEAST 48 HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION." PHONE (800) 642-2444.
6. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE WITH THE APPROPRIATE UTILITY COMPANY AND CONFORM TO THEIR REQUIREMENTS FOR ALL NECESSARY UTILITY RELOCATIONS.
7. TRENCH BACKFILL SHALL CONSIST OF IMPORTED MATERIAL AS PER CITY OF HAYWARD SPECIFICATIONS.
8. AN ENCROACHMENT PERMIT SHALL BE OBTAINED FROM CITY OF HAYWARD PRIOR TO THE COMMENCEMENT OF ANY WORK WITHIN DISTRICT RIGHT-OF-WAY AND FOR THE CONSTRUCTION, MODIFICATION, OR CONNECTION TO DISTRICT-MAINTAINED FACILITIES. ALL WORKMANSHIP, EQUIPMENT, AND MATERIALS SHALL CONFORM TO DISTRICT STANDARDS AND SPECIFICATIONS.
9. ALL STORM DRAIN LINES SHALL BE CONSTRUCTED OF RCP CLASS III OR AS NOTED OTHERWISE. CATCH BASINS AND MANHOLES TO CONFORM TO CITY STANDARDS.
10. CONSTRUCTION ACTIVITIES SHALL BE LIMITED TO THE FOLLOWING HOURS OF OPERATION:
7 A.M. TO 6 P.M. MONDAY THROUGH FRIDAY
11. ALL PUBLIC AND PRIVATE STORM DRAIN INLETS WITH CURB OR CONCRETE APRON SHALL BE STENCILED WITH THE PHRASE "NO DUMPING, DRAINS TO THE BAY." STENCILS ARE AVAILABLE FOR PURCHASE FROM CITY OF HAYWARD.



DATE: 3/28/00	SCALE: 1" = 30'
PROJECT: HEALD BUSINESS COLLEGE OFFSITE STORM DRAIN	DESCRIPTION:
DESIGNED BY: [Signature]	DATE: 3/28/00
CHECKED BY: [Signature]	DATE: 3/28/00
APPROVED BY: [Signature]	DATE: 3/28/00
CREGGAN+D'ANGELO Consulting Civil and Structural Engineers 880 HALL CENTER PARKWAY, SUITE 150 FAIRFIELD, CALIFORNIA 94508 TEL: (925) 472-8800 FAX: (925) 472-8801	
PANATTONI DEVELOPMENT COMPANY HEALD BUSINESS COLLEGE OFFSITE STORM DRAIN 25500 INDUSTRIAL PARKWAY City of Hayward, Alameda County, California	
SHEET NUMBER: C3	OF 5 SHEETS: 9

PERKINS, WILLIAMS & COTTEBRILL
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 9838 OLD PLACERVILLE RD., STE. A SACRAMENTO, CA 95817
 916-484-3510 FAX 916-484-3948
 www.perkinswilliams.com



PANATTONI DEVELOPMENT COMPANY
HEALD COLLEGES
TWO STORY FACILITY
 25500 INDUSTRIAL BLVD.
 HAYWARD, CALIFORNIA

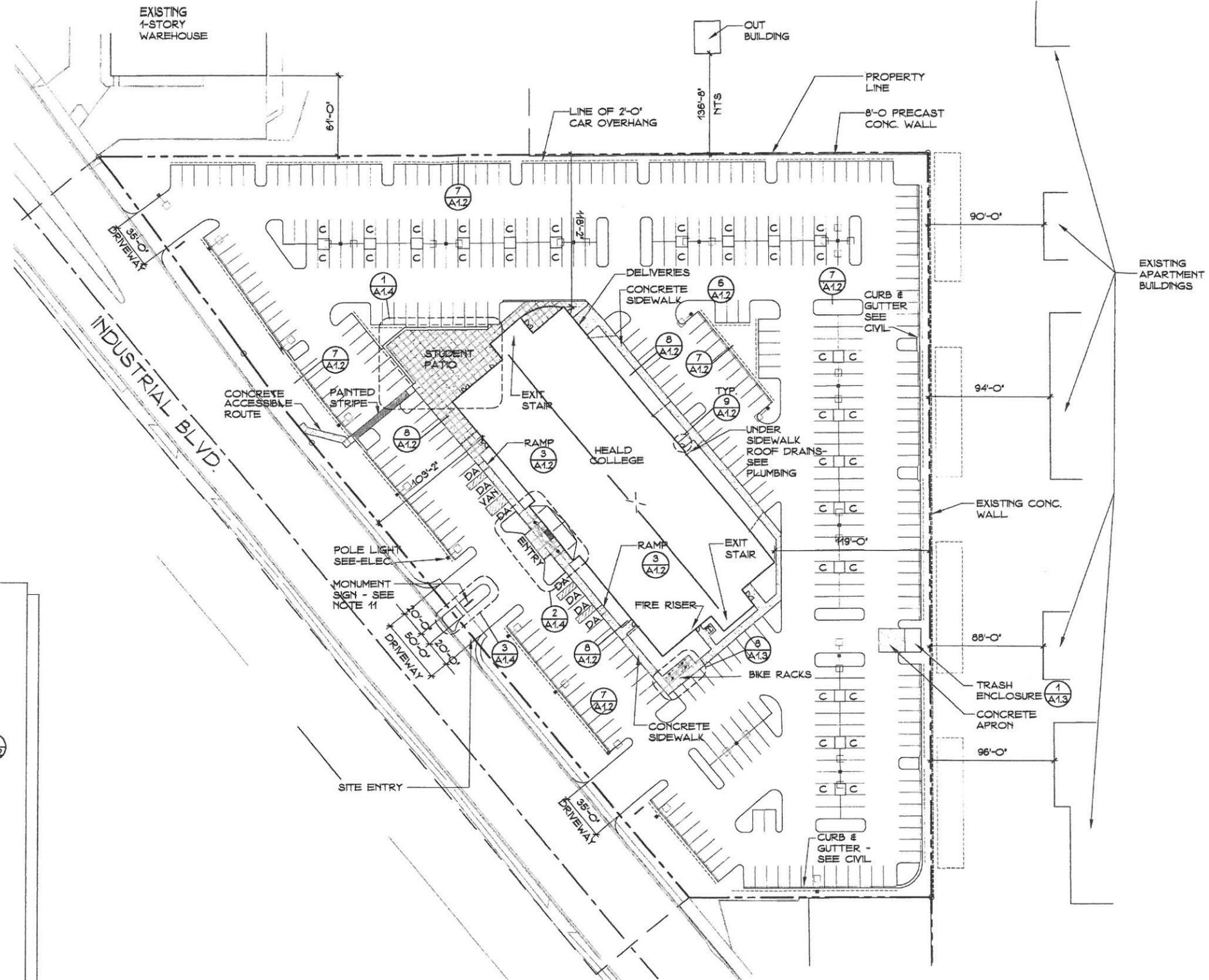
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DATE: 27 MAR 00

NOTE:
 FOR REFERENCE
 ONLY - NO CHANGES

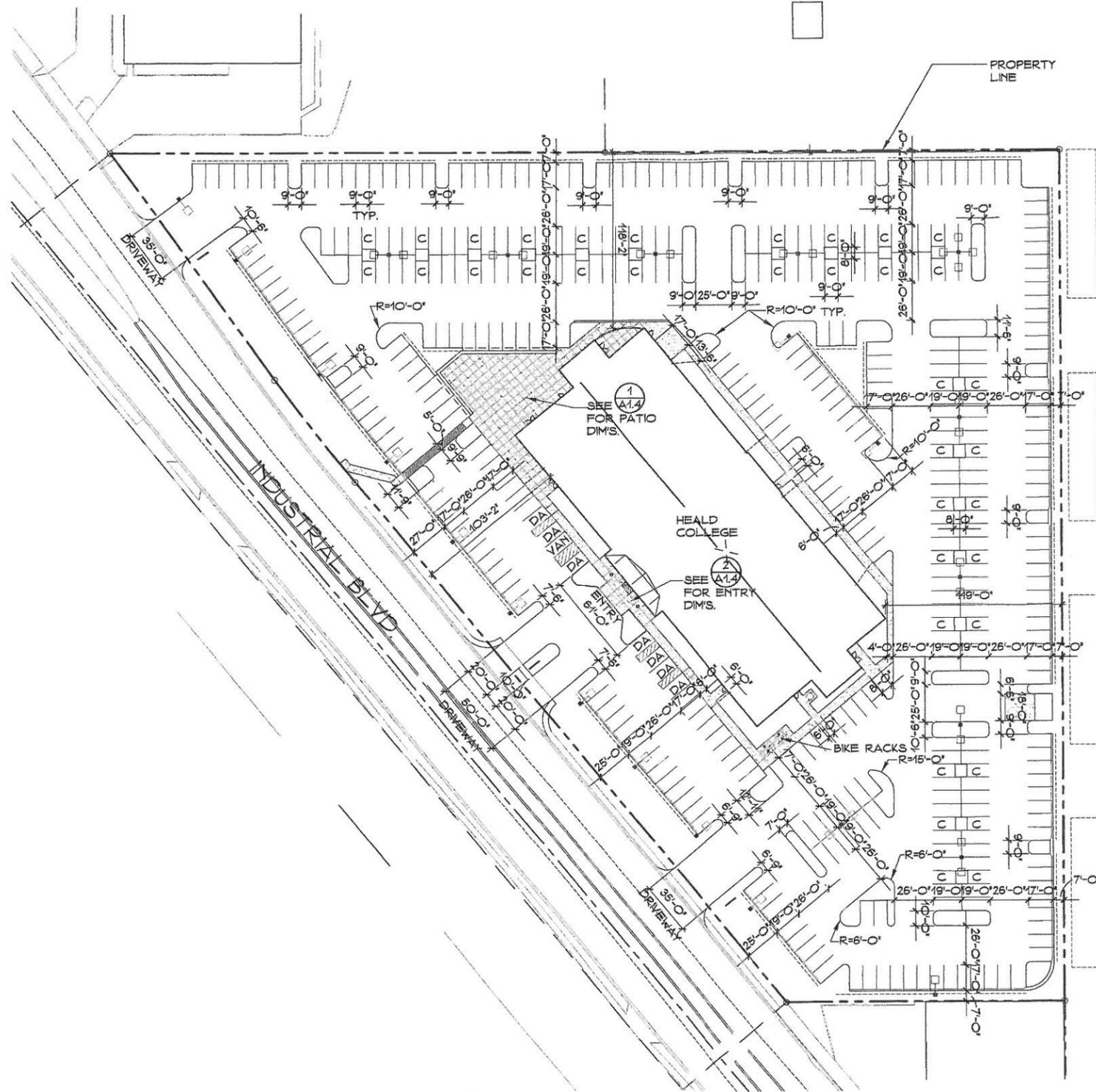
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- LEGEND**
- POLE LIGHT BASE
 - STREET LIGHT
 - ▲ FIRE HYDRANT
 - DRAIN INLET
 - DA DISABLED ACCESSIBLE
 - C COMPACT PARKING STALL
 - ▭ TRANSFORMER PAD
 - ◻ SECURITY CAMERA

- GENERAL NOTES**
1. SEE SHEET A1.1 FOR DIMENSIONED SITE PLAN
 2. FOR SIDEWALK CONTROL & EXPANSION JOINTS SEE DETAIL 10
A1.2
 3. WALKWAYS AT PRIMARY ENTRY/EXITS SHALL BE FLAT AND LEVEL WITH BUILDING FINISH FLOOR LEVEL FOR 5'-0" (MIN) IN WIDTH WITH AT LEAST 24" CLEAR WIDTH PROVIDED FROM STRIKE EDGE OF DOOR. 9
A1.2
 4. ALL CONCRETE SIDEWALKS TO RECEIVE ROCK SALT FINISH.
 5. SLEEVING OF IRRIGATION COMPONENTS SHALL BE INSTALLED DURING PAVING PHASE OF CONSTRUCTION. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO COORDINATE WORK TO INSURE CORRECT SLEEVE PLACEMENT. 5
A1.2
 6. THIS SITE PLAN IS BASED ON CIVIL ENGINEERING DOCUMENTS, PREPARED BY CREEGAN & DI ANGELO. SITE WORK SHOWN HERE FOR INFORMATION ONLY, SEE CIVIL IMPROVEMENT PLAN FOR DETAILS.
 7. ALL CURB RADII SHALL BE 3'-0" TO OUTSIDE OF CURB UNLESS OTHERWISE NOTED.
 8. STORM DRAIN INLETS SHOWN FOR CLARITY ONLY SEE CIVIL DRAWINGS FOR SITE LOCATIONS.
 9. SEE CIVIL PLANS FOR ASPHALT PAVING CROSS SECTION
 10. SIDEWALKS AT CURBS SHALL BE RAMPED DOWN TO A.C. PAVING, WHERE INDICATED. SEE DETAIL 5
A1.2
 11. TENANT SIGNS ARE NOT INCLUDED UNDER THIS PERMIT AND SHALL BE UNDER SEPARATE PERMIT.

1 SITE PLAN
 1"=40'-0"

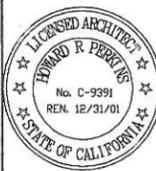


1 DIMENSIONED SITE PLAN
A1.1 1/4"=40'-0"



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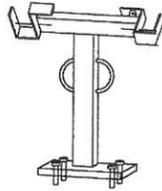
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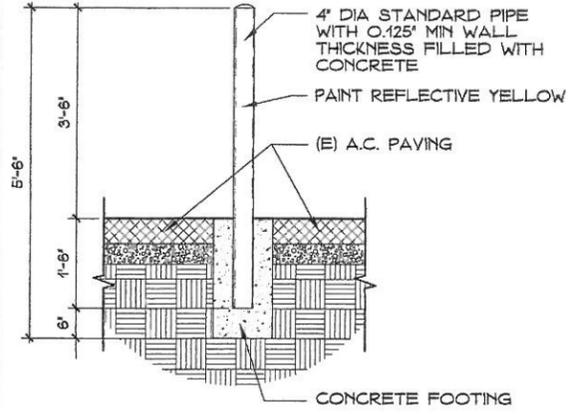
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U-LOK II: CLASS 2: HIGH SECURITY U-LOK

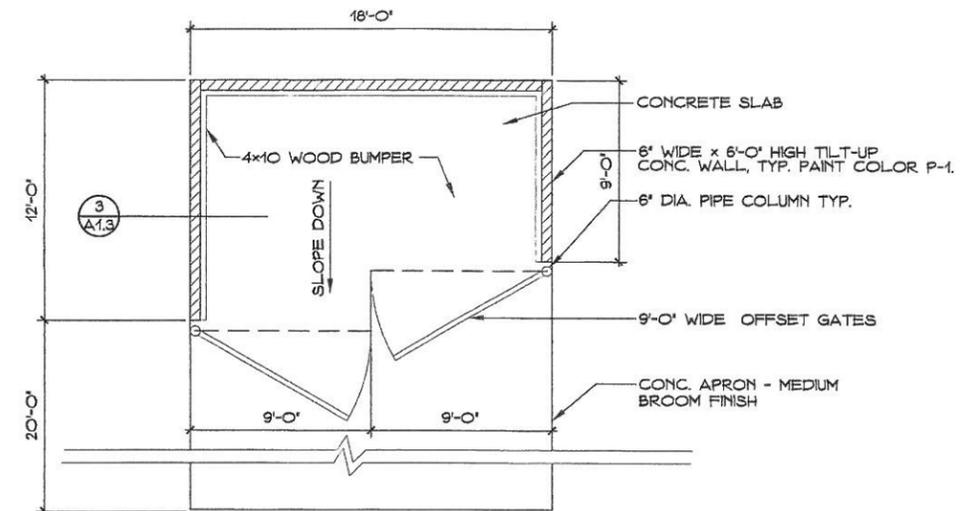
1. CONSTRUCTION: HEAVY GAUGE STEEL SQUARE AND ROUND TUBING
2. DIMENSIONS: 20 1/2" HIGH TOP: 16 1/4" WIDE LOCK BAR: SLIDING STEEL BAR, 3/8" DIAMETER, CASE HARDENED, PLATED
3. BASE: 12" X 8" OF HEAVY GAUGE STEEL
4. APPROX. WEIGHT: 17 POUNDS
5. CABLES: 2 EACH 5/16" OD VINYL COATED
6. PAINT: POWDER EPOXY COATED; STANDARD BLACK (FOR PROTECTION OF DOWN TUBE). RED IN COLOR



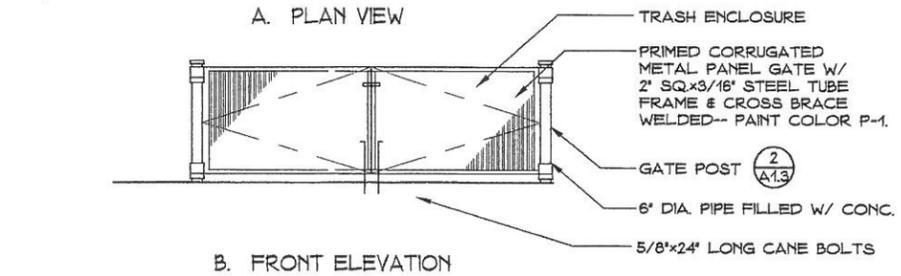
7 HIGH SECURITY U-LOK
A1.3 NOT TO SCALE



4 PIPE BOLLARD (WHERE REQUIRED)
A1.3 3/4" = 1'-0"

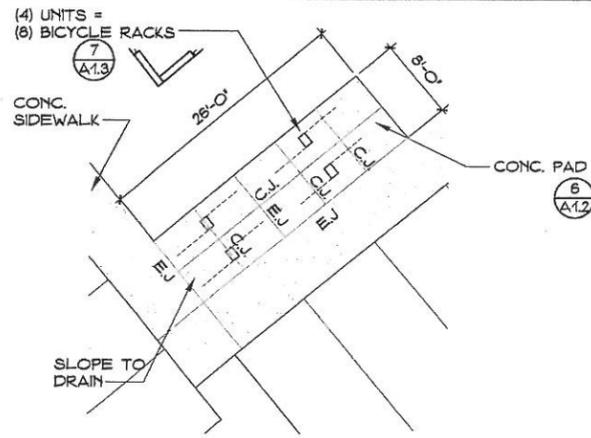


A. PLAN VIEW

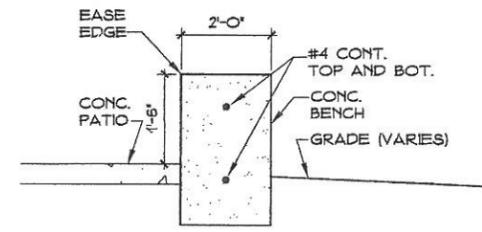


B. FRONT ELEVATION

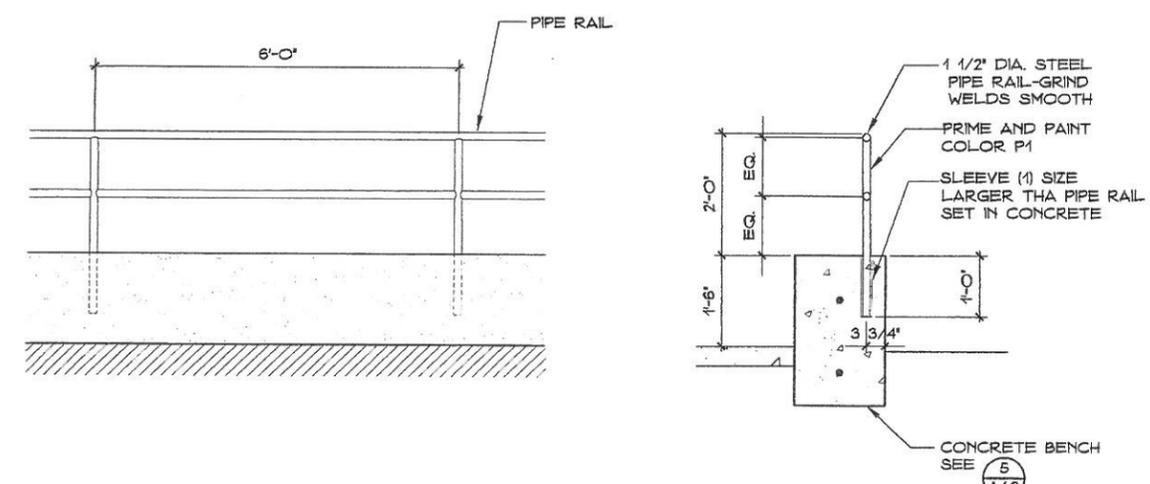
1 TRASH ENCLOSURE PLAN
A1.3 1/4" = 1'-0"



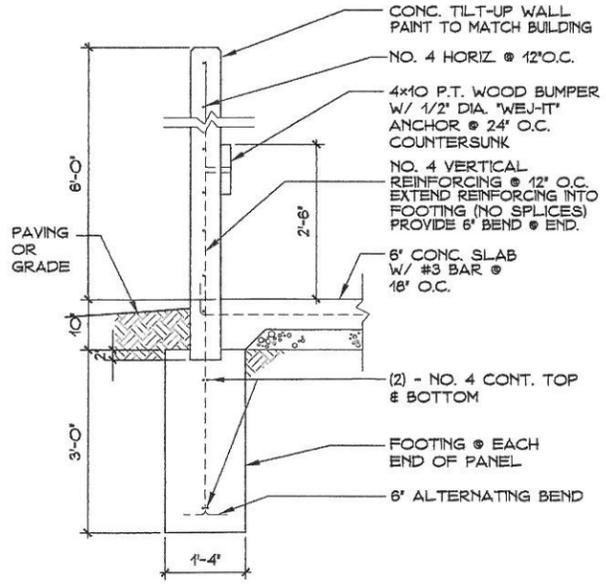
8 (4) TYPE 11 BICYCLE RACKS
A1.3 1/8" = 1'-0"



5 BENCH DETAIL
A1.3 3/4" = 1'-0"

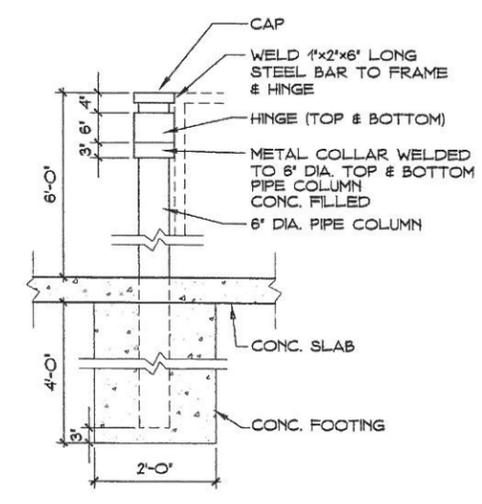


6 BENCH RAIL DETAIL
A1.3 3/4" = 1'-0"



NOTE: REFERENCE STRUCTURAL DRAWINGS FOR ALL REINFORCING & PANEL REQUIREMENTS.

3 TRASH ENCLOSURE DETAIL
A1.3 1/4" = 1'-0"

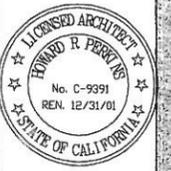


NOTE: GREASE AREA BETWEEN HINGE, POST, & COLLAR. INSTALL GREASE FITTING INTO HINGE.

2 GATE POST
A1.3 3/4" = 1'-0"

NOTE: FOR REFERENCE ONLY - NO CHANGES

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A1.3

