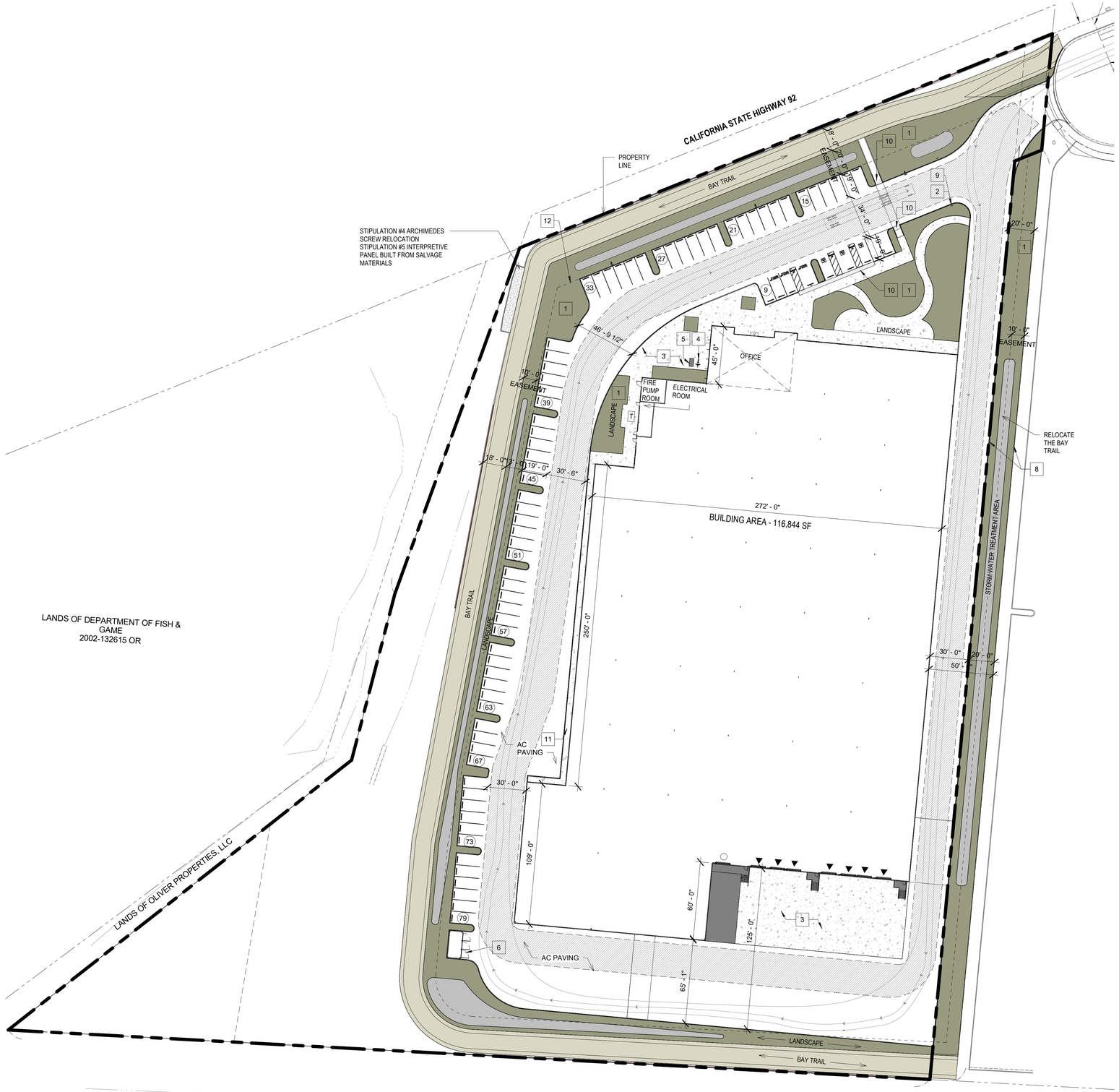
Attachment IV



1 SITE PLAN
1" = 40'-0"

PROJECT DATA

ZONING:		IP- INDUSTRIAL PARK
APN:		461-0085-020-02
NORTH SITE AREA		
GROSS:		6.83 AC
		297,762 SF
DETENTION:	@3.4%	8,743 SF
SLOPE:		0 SF
EASEMENTS:		
LANDSCAPE:	@16%	45,840 SF
NET:		5.58 AC
		243,179 SF
BUILDING FOOTPRINT:		116,844 SF
NORTH BUILDING USE:		
WAREHOUSE		114,059 SF
OFFICE		2,785 SF
COVERAGE:		
GROSS:		38%
NET:		47%
PARKING REQUIRED:		
WAREHOUSE	1/2000 SF	58 STALLS
OFFICE	1/250 SF	11 STALLS
TOTAL		69 STALLS
PARKING PROVIDED:		
AUTO:		79 STALLS
REQ. ACCESSIBLE		2 STALLS
REQ. EV		2 STALLS
BIKE STALL		2 STALLS
BIKE LOCKER		2 SPACES
BUILDING TRUCK DOCKS:		
10X10 DOCK - HIGH OH DOORS		7
12X10 GRADE LEVEL OH DOORS		1

KEY NOTES

1. IRRIGATED AREA, SEE LANDSCAPE L1.01
2. ACCESSIBLE ENTRY SIGNAGE
3. CONCRETE PAVEMENT
4. BIKE RACK, SEE DETAIL 8/A-602
5. BIKE LOCKERS
6. TRASH ENCLOSURE PER CITY STANDARDS, SEE DETAIL 3/A-602
7. N/A
8. EXISTING FENCE TO BE REMOVED
9. FIRE LANE ENTRY SIGNAGE
10. ACCESSIBLE CURB RAMP WITH TRUNCATED DOMES
11. SIDE WALK
12. EASEMENT AS PER CITY REQUIREMENTS

GENERAL NOTES

SITE LEGEND

- TRANSFORMER WITH CONCRETE PAD
- PARKING STALL COUNT TOTAL
- DOCK HIGH TRUCK DOOR
- 26' FIRE LANE
- GRADE LEVEL TRUCK DOOR
- PROPERTY LINE
- LANDSCAPE
- EASEMENT

PLAN NORTH

DSA:

ATI ARCHITECTS + ENGINEERS
AN AC MARTIN COMPANY

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3009 Douglas Blvd #290 Roseville, CA 95661 - T 916.772.1800
3050 Pullman Street Costa Mesa, CA 92626 - T 714.338.1600

CONSULTANT:

PROFESSIONAL STAMP:

AGENCY APPROVAL:

ITEM:	REVISION/ISSUE:	DATE:
A	PLANNING SUBMITTAL	01/27/20
B	PLANNING RESUBMITTAL	04/24/20

KEY PLAN:

Owner

U-HAUL COMPANY OF EAST BAY

4150 POINT EDEN WAY

SITE PLAN

DRAWN BY: RS | CHECKED BY: RFT
DATE: 01/18/2021 | **PROJECT NO: U2301**
SHEET NO:

A-100

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3/12/2021 11:41:04 AM

Attachment IV

1 ENLARGED SITE PLAN
1" = 20'-0"

KEY NOTES

1. LANDSCAPE IRRIGATED AREA, SEE L1.01
2. ACCESSIBLE ENTRY SIGNAGE
3. CONCRETE PAVEMENT
4. BIKE RACK , SEE DETAIL 8/A602
5. BIKE LOCKER
6. TRANSFORMER
7. FENCE
8. PEDESTRIAN ACCESS TO BAY TRAIL
9. EMPLOYEE AMENITY AREA, SEE L1.01

SITE LEGEND

- TRANSFORMER WITH CONCRETE PAD
- PARKING STALL COUNT TOTAL
- DOCK HIGH TRUCK DOOR
- 26' FIRE LANE
- GRADE LEVEL TRUCK DOOR
- PROPERTY LINE
- ACCESSIBLE PATH OF TRAVVEL 1:20 MAX. SLOPE, 2% MAX CROSS SLOPE
- LANDSCAPE

DSA:

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A	PLANNING SUBMITTAL	01/27/20
B	PLANNING RESUBMITTAL	04/24/20

KEY PLAN:

Owner

U-HAUL COMPANY OF SAN FRANCISCO

4150 POINT EDEN WAY

ENLARGED SITE PLAN

DRAWN BY: Author | CHECKED BY: Checker
DATE: 03/30/2020 | **PROJECT NO: U2301**
SHEET NO:

A-101

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4/24/2020 5:39:37 PM BIM 360://U-Haul Hayward/U-Haul Hayward_cshah0ZEL2.rvt

Attachment IV

1 EXISING CONDITION SITE PLAN
1" = 40'-0"

BIM 360://U-Haul Hayward/U-Haul Hayward_rvhai/QSEL2.rvt

4/24/2020 5:39:37 PM

DSA:

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CONSULTANT:

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A	PLANNING SUBMITTAL	01/27/20
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KEY PLAN:

Owner

U-HAUL COMPANY OF SAN FRANCISCO

4150 POINT EDEN WAY

EXISTING CONDITION SITE PLAN

DRAWN BY: Author | CHECKED BY: Checker
DATE: 03/30/2020 | **PROJECT NO: U2301**
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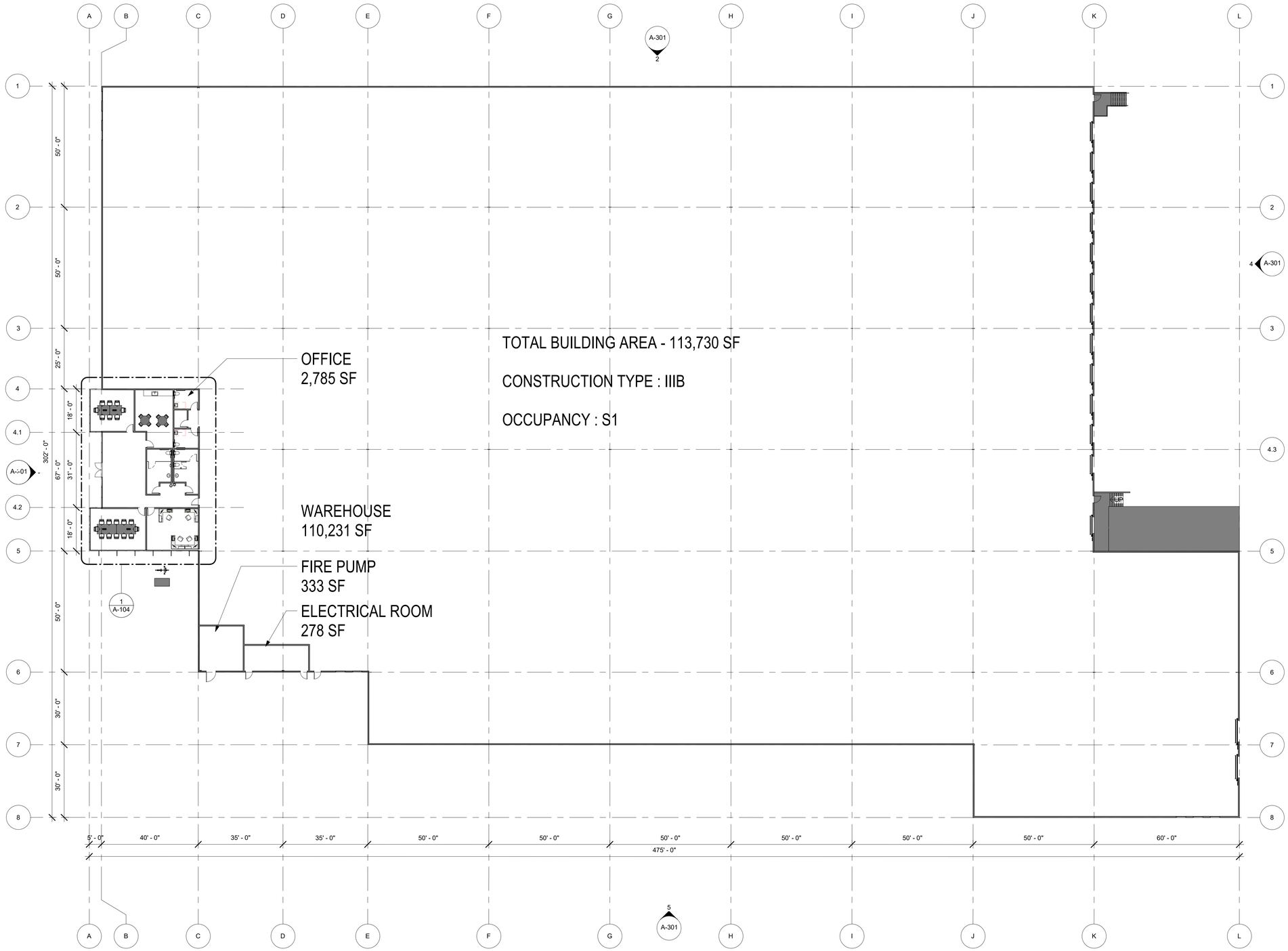

1 BUILDING FLOOR PLAN
1" = 20'-0"

DSA:

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AGENCY APPROVAL:

ITEM:	REVISION/ISSUE:	DATE:
A	PLANNING SUBMITTAL	01/27/20
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KEY PLAN:

Owner

U-HAUL COMPANY OF SAN FRANCISCO

4150 POINT EDEN WAY

BUILDING EXITING PLAN

DRAWN BY: Author | CHECKED BY: Checker
DATE: 03/30/2020 | **PROJECT NO: U2301**
SHEET NO:

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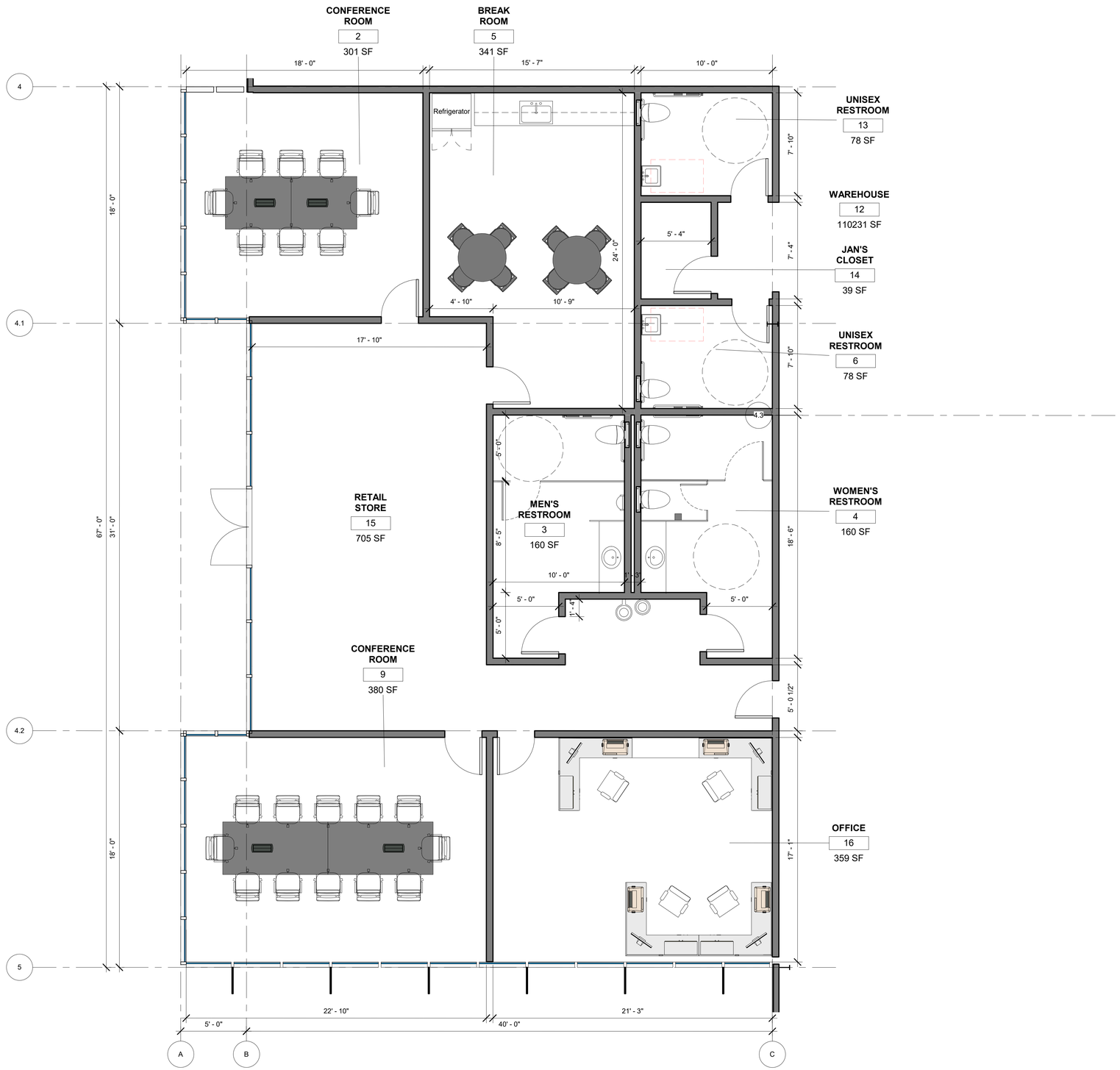
Attachment IV



1 OFFICE LAYOUT
1/4" = 1'-0"

BIM 360://U-Haul Hayward/U-Haul Hayward_rahahQ3EL2.rvt

4/24/2020 5:39:44 PM

DSA:

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AGENCY APPROVAL:

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KEY PLAN:

Owner

U-HAUL COMPANY OF SAN FRANCISCO

4150 POINT EDEN WAY

OFFICE LAYOUT

DRAWN BY: RS | CHECKED BY: RFT
DATE: 03/30/2020 | **PROJECT NO: U2301**

SHEET NO:

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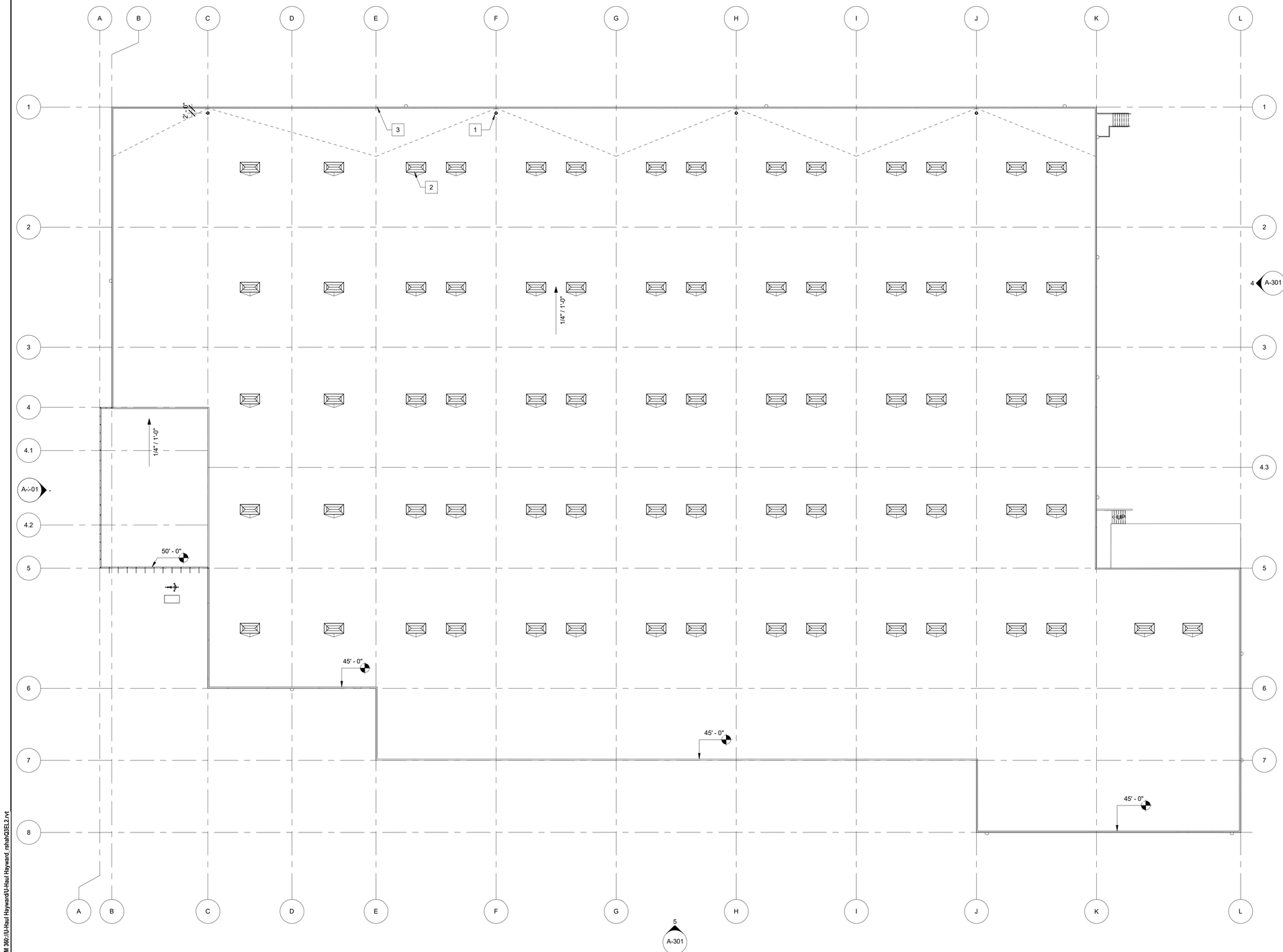

1 ROOF PLAN
1" = 20'-0"

KEY NOTES

1. ROOF STORM DRAIN
2. SKYLIGHT
3. WALL MOUNT SCONCES

SKYLIGHT

SKYLIGHT

SKYLIGHT SIZE: 48" X 96" - 32 SQFT

$$\frac{\text{BUILDING AREA SQFT X 2\%}}{\text{SKYLIGHT SIZE}} = \frac{113730 \text{ X } 0.02}{32}$$

DESIRED : 71 SKYLIGHTS
PROVIDED: 72 SKYLIGHTS

LEGEND

SKYLIGHT

ROOF DRAIN

DSA:

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AN AC MARTIN COMPANY

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KEY PLAN:

Owner

U-HAUL COMPANY OF SAN FRANCISCO

4150 POINT EDEN WAY

ROOF PLAN

DRAWN BY: Author | CHECKED BY: Checker
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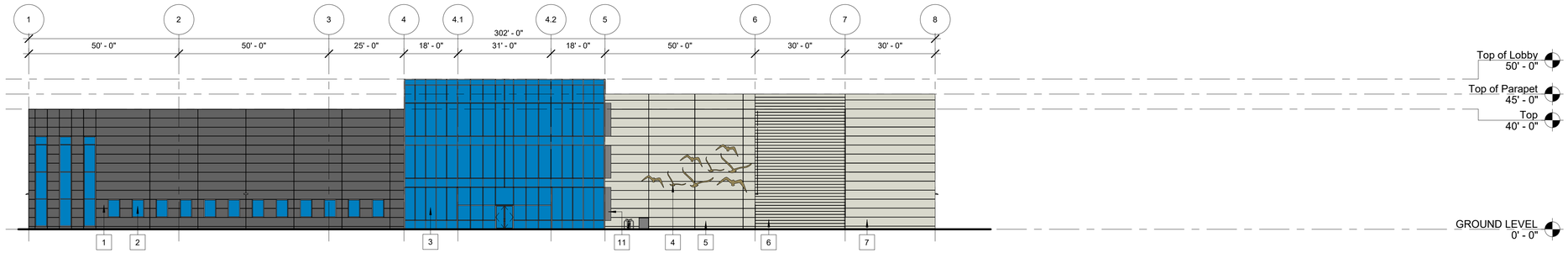
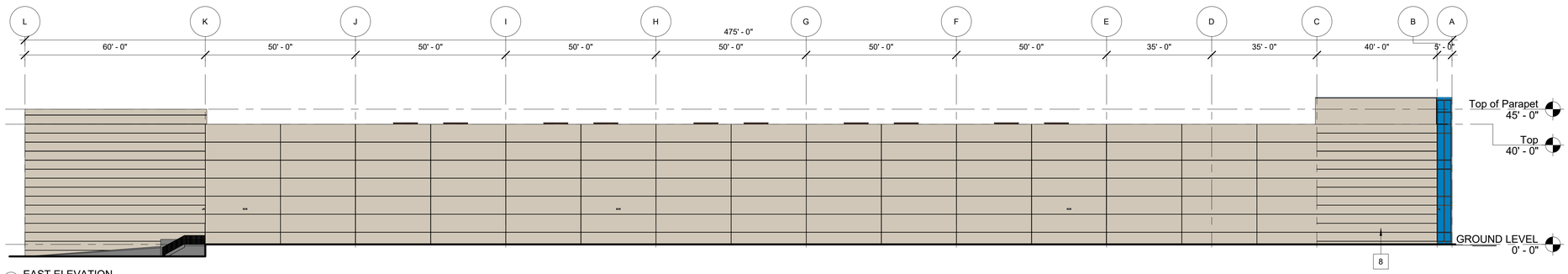
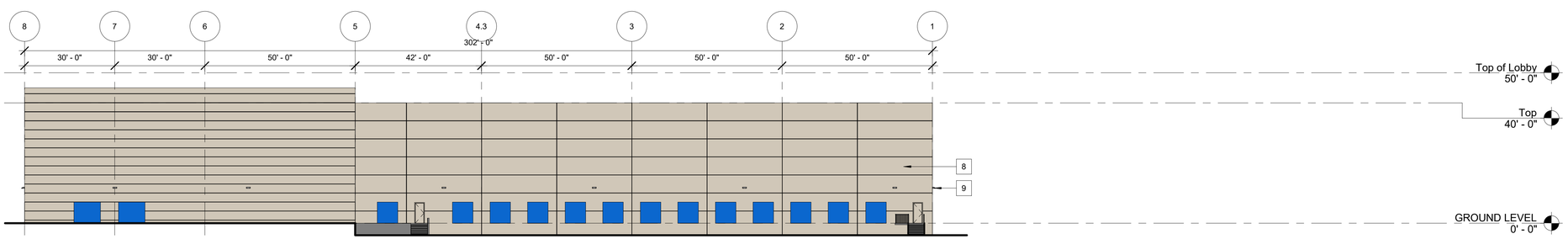


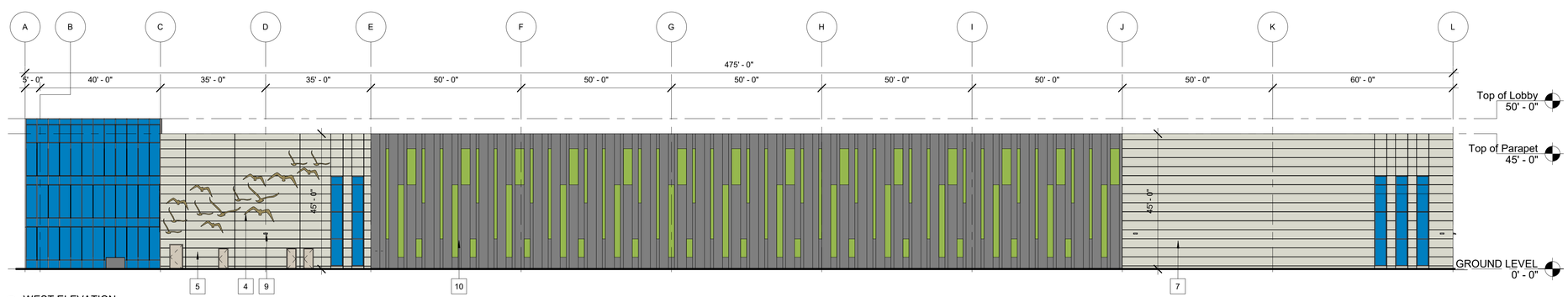
1 NORTH ELEVATION
1" = 20'-0"



2 EAST ELEVATION
1" = 20'-0"



4 SOUTH ELEVATION
1" = 20'-0"



5 WEST ELEVATION
1" = 20'-0"

KEY NOTES

1	3'X 16' METAL PANEL - CENTRIA 154 DARK BRONZE - METAL WRAP FDWS
2	WINDOW GLAZING
3	STOREFRONT SYSTEM
4	SCULPTURE - BIRD CUTOUTS FROM PERFORATED METAL
5	3' WIDE METAL PANEL - CENTRIA 786 BEACH - METAL WRAP FDWS
6	1' WIDE METAL PANEL - CENTRIA 786 BEACH - METAL WRAP FDWS
7	3' WIDE METAL PANEL
8	TILT UP CONCRETE WALL- PAINTED
9	WALL MOUNT SCONCE, SEE P1 PHOTOMETRIC DRAWINGS
10	ACCENT METAL PANEL WALL- CENTRIA FDWS
11	VERTICAL SOLAR SHADES

GENERAL NOTES

Attachment IV

DSA:

ARCHITECTS + ENGINEERS
AN AC MARTIN COMPANY
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CONSULTANT:

PROFESSIONAL STAMP:

AGENCY APPROVAL:

ITEM:	REVISION/ISSUE:	DATE:
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B	PLANNING RESUBMITTAL	04/24/20

KEY PLAN:

Owner

U-HAUL COMPANY OF SAN FRANCISCO

4150 POINT EDEN WAY

EXTERIOR ELEVATIONS

DRAWN BY: RS
CHECKED BY: RFT
DATE: 03/30/2020
PROJECT NO: U2301
SHEET NO:

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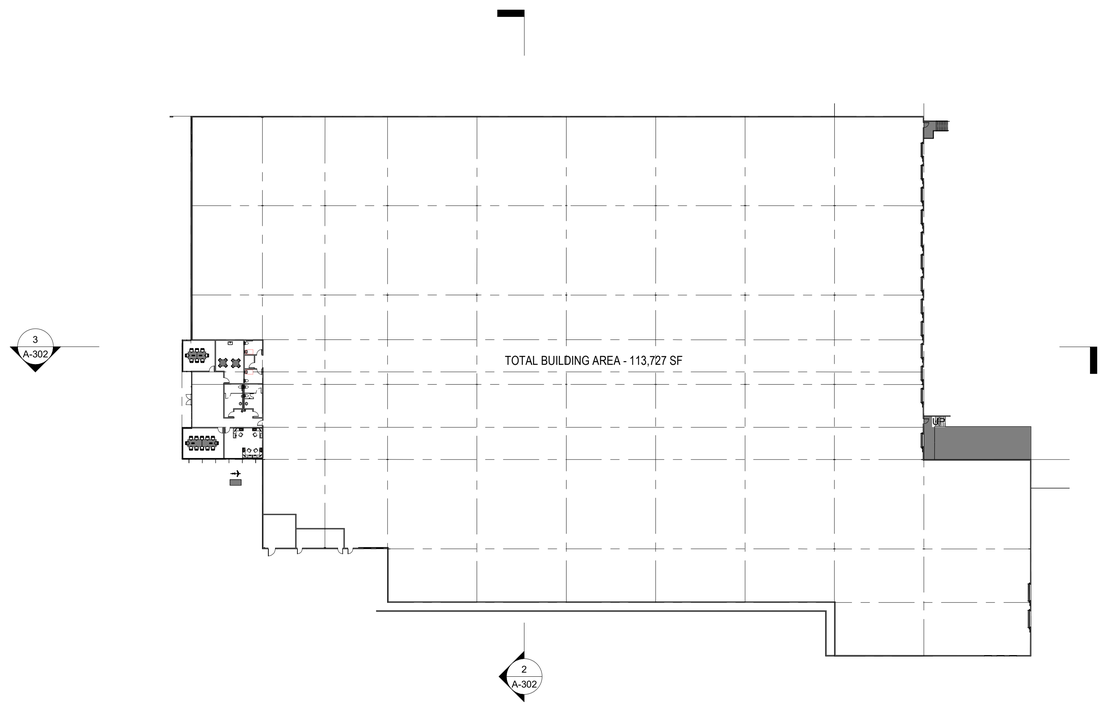
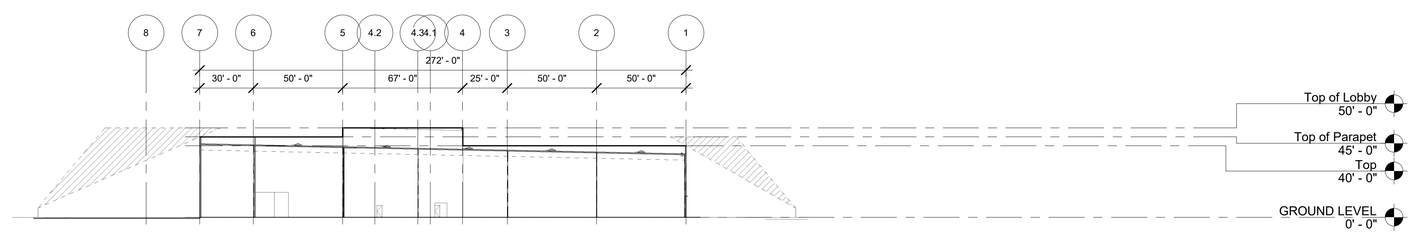
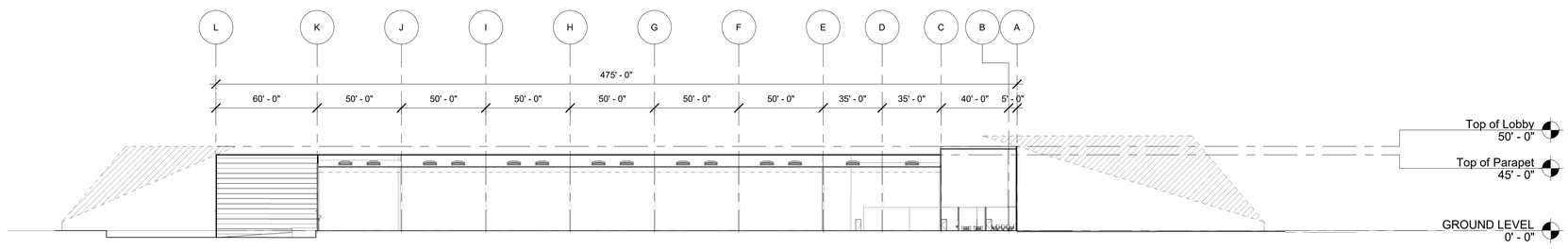


1 KEY PLAN
1" = 40'-0"



2 SECTION 1
1" = 40'-0"



3 SECTION 2
1" = 40'-0"

KEY NOTES

DSA:

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ITEM:	REVISION/ISSUE:	DATE:
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B	PLANNING RESUBMITTAL	04/24/20

KEY PLAN:

Owner

U-HAUL COMPANY OF SAN FRANCISCO

4150 POINT EDEN WAY

SITE SECTIONS

DRAWN BY: Author | CHECKED BY: Checker
DATE: 03/30/2020 | **PROJECT NO: U2301**
SHEET NO:

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4/24/2020 5:41:21 PM

Attachment IV

FRONT VIEW

NORTH-WEST VIEW

WEST VIEW

DSA:

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AN AC MARTIN COMPANY

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B	PLANNING RESUBMITTAL	04/24/20

KEY PLAN:

Owner

U-HAUL COMPANY OF SAN FRANCISCO

4150 POINT EDEN WAY

RENDERED EXTERIOR VIEWS

DRAWN BY: RS | CHECKED BY: RFT
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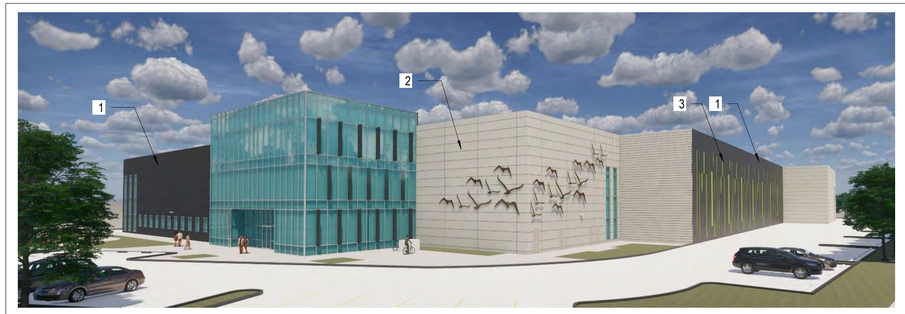


1

CENTRIA METAL
PANEL
154 DARK BRONZE

2

STOREFRONT
SYSTEM

1

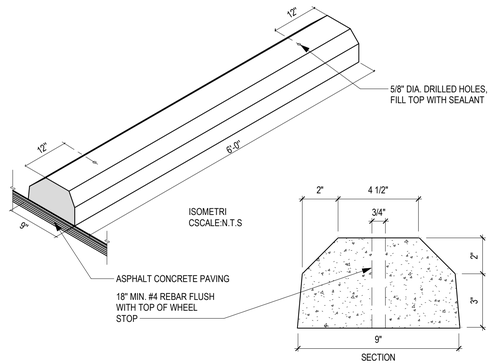
CENTRIA METAL
PANEL
154 DARK BRONZE

ATI ARCHITECTS & ENGINEERS
AN HC MASTER COMPANY

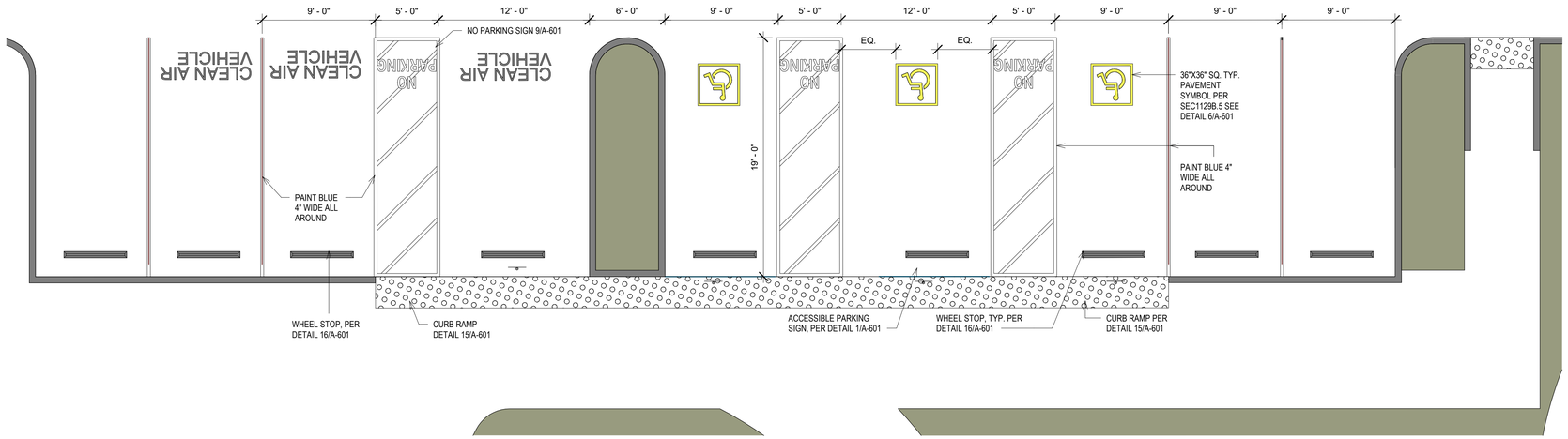
MATERIAL BOARD

Project number	U2301	A-502
Date	03/30/2020	
Drawn by	RS	
Checked by	RFT	Scale 1 1/2" = 1'-0"

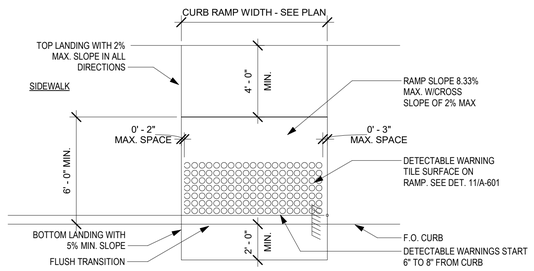
4/24/2020 5:41:23 PM



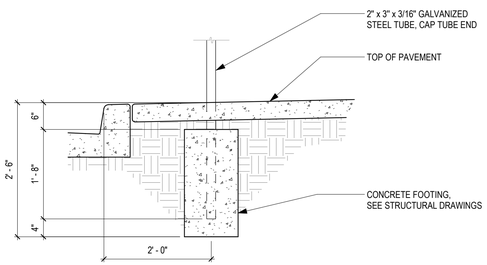
16 PRECAST CONCRETE WHEELSTOP
3" = 1'-0"



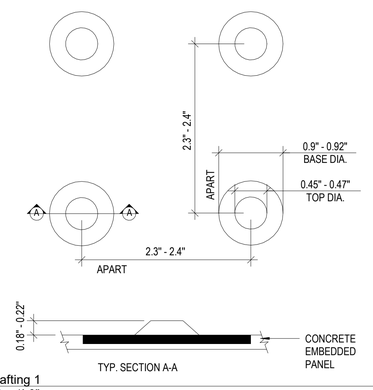
11 ENLARGED SITE PLAN ACCESSIBLE PARKING STALLS
3/16" = 1'-0"



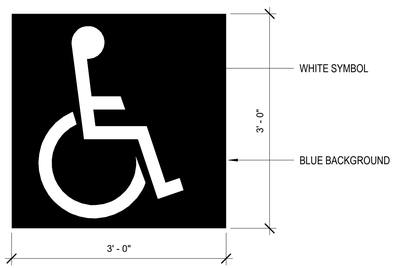
15 CURB-RAMP
1/4" = 1'-0"



14 TYPICAL SIGN FOUNDATION
3/4" = 1'-0"

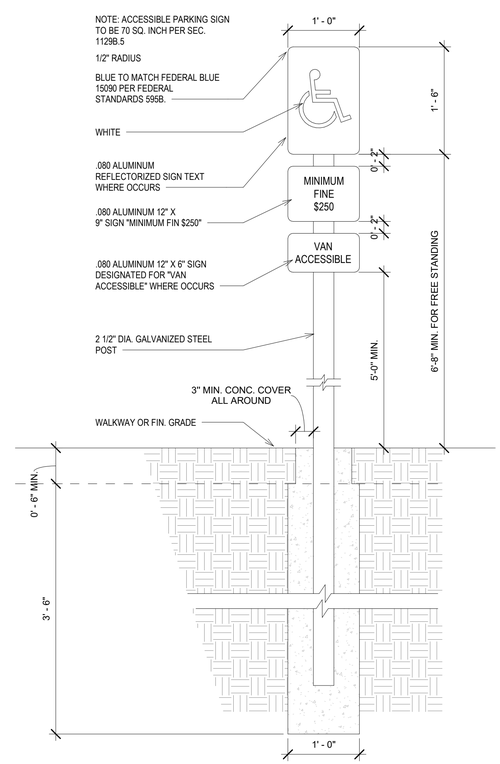


10 Drafting 1
3" = 1'-0"

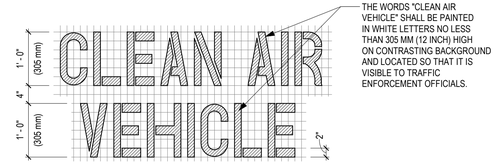


EMBLEM MUST BE LOCATED SO THAT IS VISIBLE BY A TRAFFIC ENFORCEMENT OFFICER WHEN A VEHICLE IS PROPERLY PARKED IN THE SPACE (CENTERED AT THE ENTRANCE TO THE STALL)

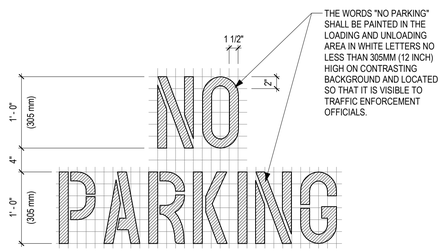
6 ACCESSIBLE SIGN
1" = 1'-0"



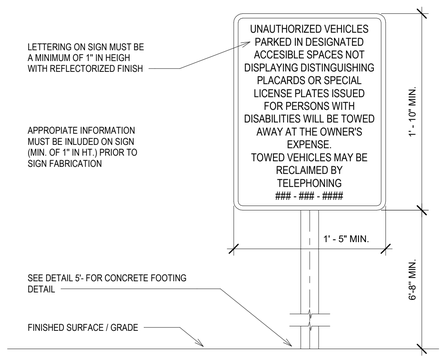
1 ACCESSIBLE PARKING SIGN
1" = 1'-0"



13 "CLEAN AIR VEHICLE" MARKING
3/4" = 1'-0"



9 "NO PARKING" PAVEMENT MARKING
1" = 1'-0"



5 TOW-PRKG
1 1/2" = 1'-0"

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BIM 360://U-Haul Hayward/U-Haul Hayward_rsbah03EL2.rvt
4/24/2020 5:41:24 PM

Attachment IV

DSA:

ARCHITECTS + ENGINEERS
AN AC MARTIN COMPANY
4750 Willow Road #250 Pleasanton, CA 94588 - T 925.648.8800
3009 Douglas Blvd #290 Roseville, CA 95661 - T 916.772.1800
3050 Pullman Street Costa Mesa, CA 92626 - T 714.338.1600

CONSULTANT:

PROFESSIONAL STAMP:

AGENCY APPROVAL:

ITEM:	REVISION/ISSUE:	DATE:
A	PLANNING SUBMITTAL	01/27/20
B	PLANNING RESUBMITTAL	04/24/20

KEY PLAN:

Owner

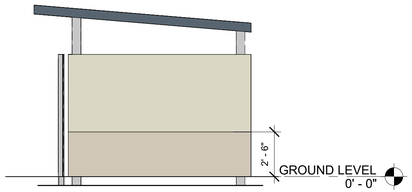
U-HAUL COMPANY OF SAN FRANCISCO

4150 POINT EDEN WAY

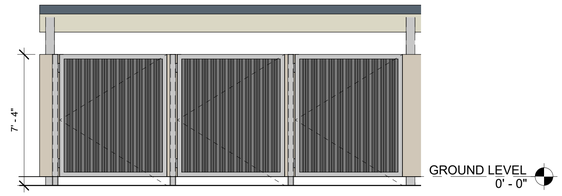
SITE ELEMENTS

DRAWN BY: Author | CHECKED BY: Checker
DATE: 03/30/2020 | PROJECT NO: U2301
SHEET NO:

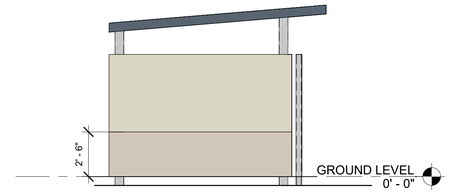
A-601



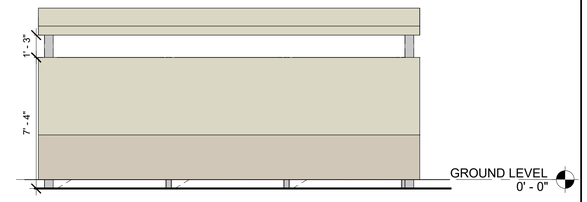
16 NORTH - TRASH ENCLOSURE
1/4" = 1'-0"



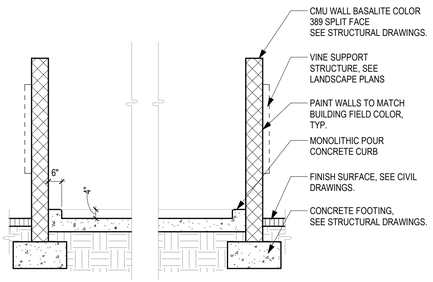
12 EAST ELEVATION - TRASH ENCLOSURE
1/4" = 1'-0"



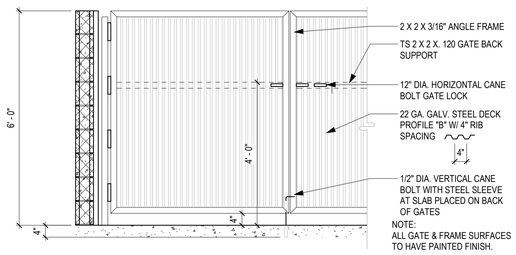
8 SOUTH ELEVATION - TRASH ENCLOSURE
1/4" = 1'-0"



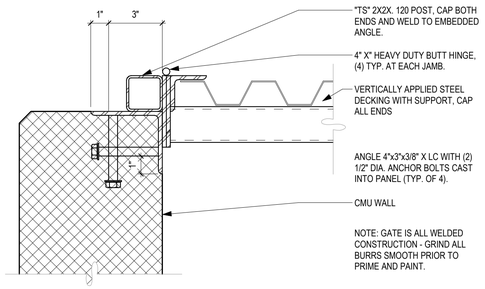
4 WEST ELEVATION -TRASH ENCLOSURE
1/4" = 1'-0"



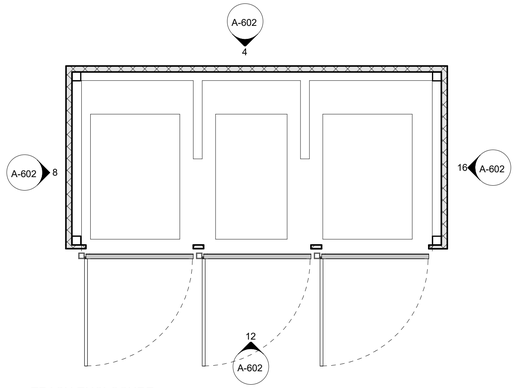
15 TRASH ENCLOSURE SECTION
3/8" = 1'-0"



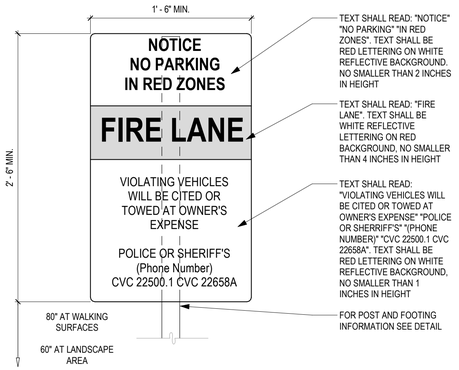
11 TRASH ENCLOSURE GATE
1/2" = 1'-0"



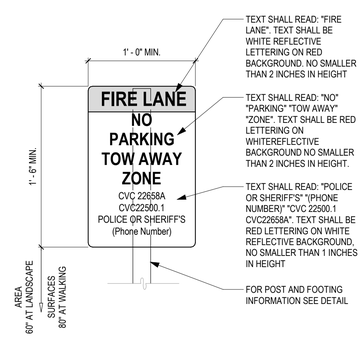
7 TRASH GATE JAMB AT CMU
3" = 1'-0"



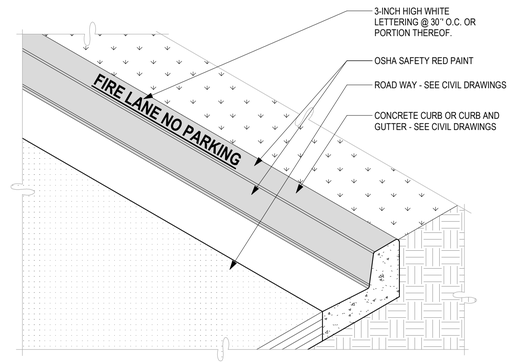
3 TRASH ENCLOSURE
1/4" = 1'-0"



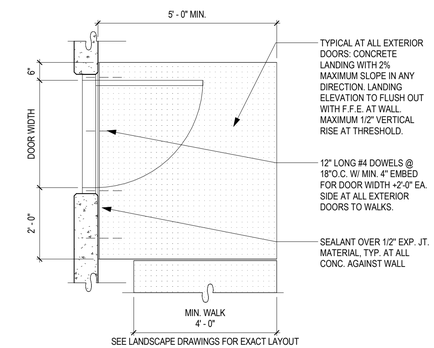
14 FIRELANE ENTRY SIGNAGE
1 1/2" = 1'-0"



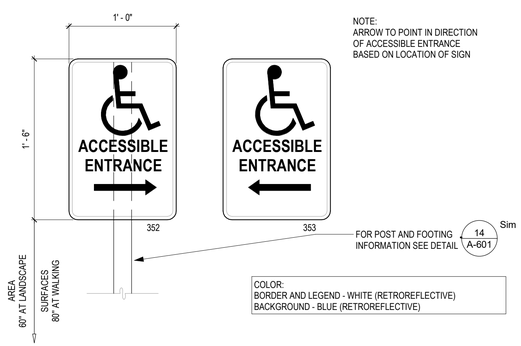
10 FIRELANE SIGNAGE
1 1/2" = 1'-0"



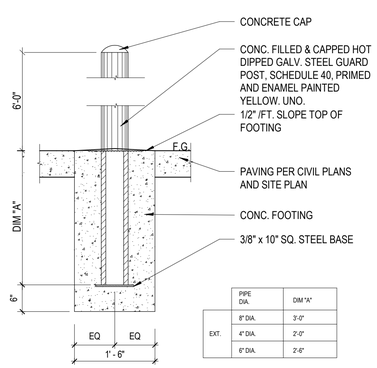
6 FIRE LANE CURB
3/4" = 1'-0"



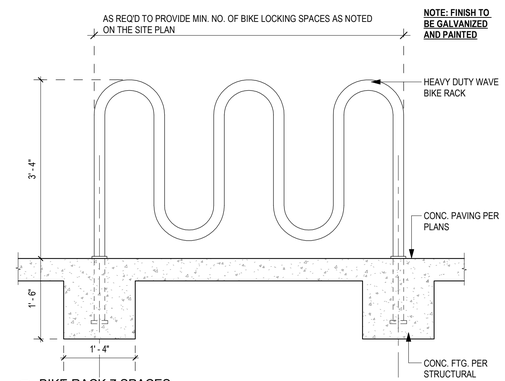
2 CONCRETE LANDING
1/2" = 1'-0"



13 ACCESSIBLE DIRECTION SIGN
1 1/2" = 1'-0"



9 EXTERIOR BOLLARD
3/4" = 1'-0"



5 BIKE RACK 7 SPACES
3/4" = 1'-0"

Attachment IV

DSA:

ATI ARCHITECTS + ENGINEERS
AN AC MARTIN COMPANY

4750 Willow Road #250 Pleasanton, CA 94588 - T 925.648.8800
3009 Douglas Blvd #290 Roseville, CA 95661 - T 916.772.1800
3050 Pullman Street Costa Mesa, CA 92626 - T 714.338.1600

CONSULTANT:

PROFESSIONAL STAMP:

AGENCY APPROVAL:

ITEM:	REVISION/ISSUE:	DATE:
A	PLANNING SUBMITTAL	01/27/20
B	PLANNING RESUBMITTAL	04/24/20

KEY PLAN:

Owner

U-HAUL COMPANY OF SAN FRANCISCO

4150 POINT EDEN WAY

TRASH ENCLOSURE & OTHER DETAILS

DRAWN BY: Author | CHECKED BY: Checker
DATE: 03/30/2020 | PROJECT NO: U2301
SHEET NO:

A-602

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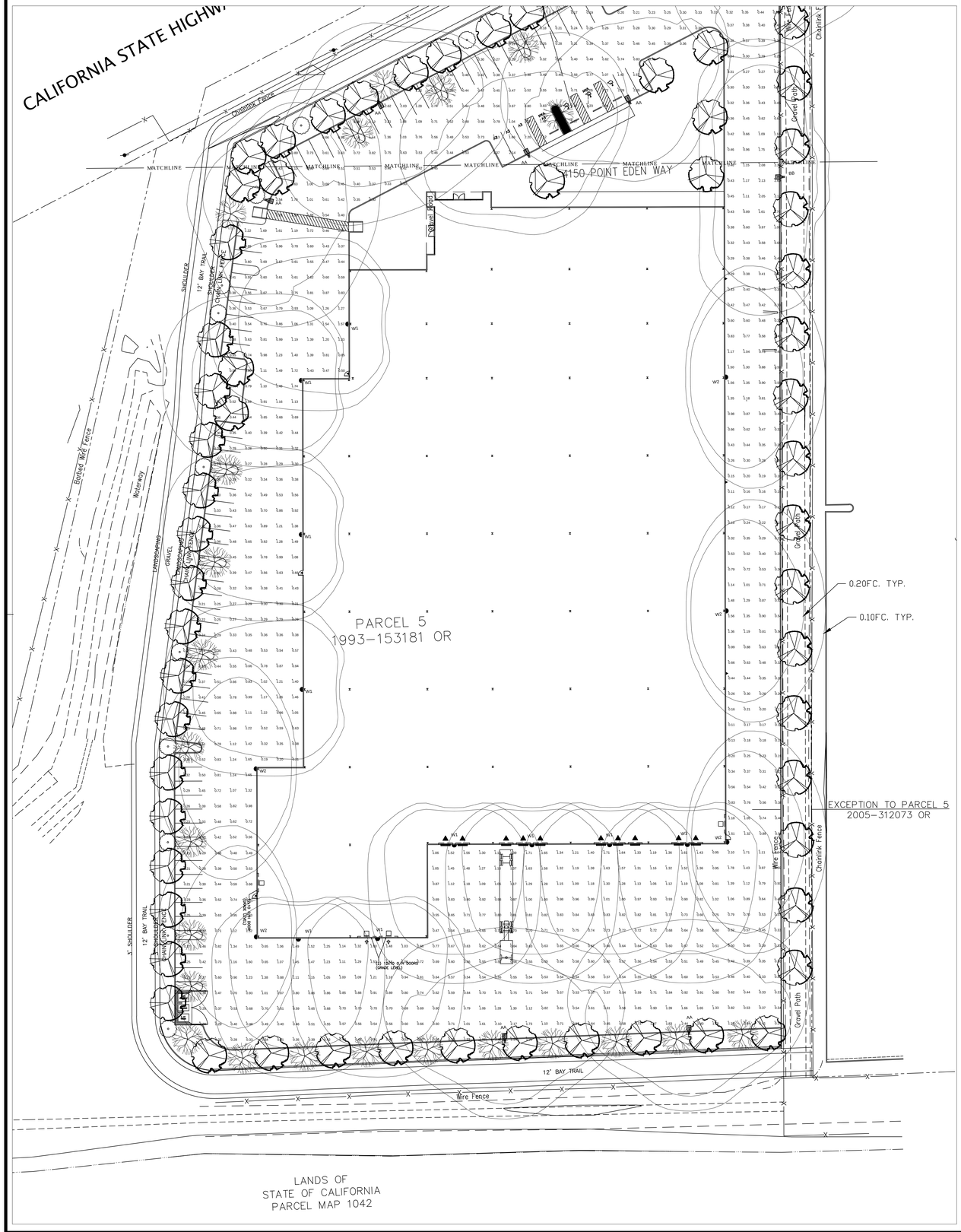
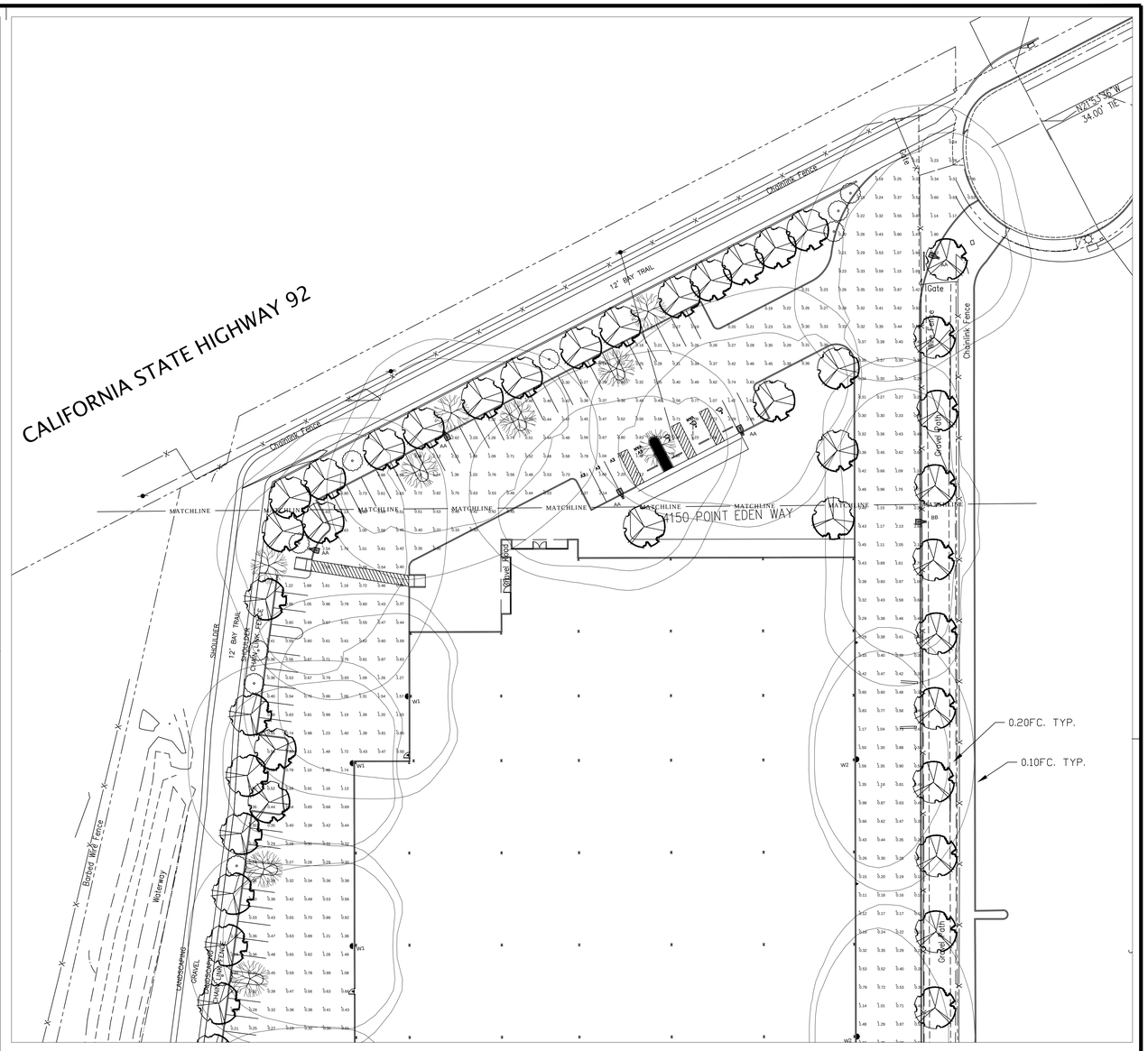
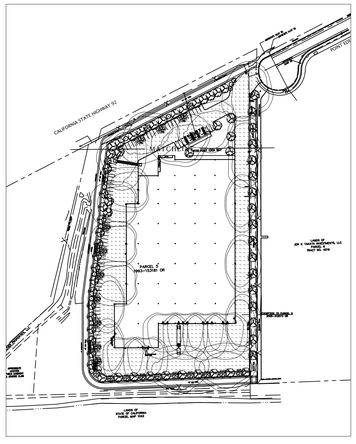
4/24/2020 5:41:27 PM BIM 360://U-Haul Hayward/U-Haul Hayward_rshah03EL2.rvt





Luminaire Schedule - LED										
Project: U-HAUL - HAYWARD										
Symbol	Qty	Label	Arrangement	Lum. Watts	Lum. Lumens	LLF	LLD	LDD	UDF	Description	Filename
	7	AA	SINGLE	52.7703	8059	0.900	0.900	1.000	1.000	AR13-48N-MV-NW-4-XX-080	AR13-48N-MV-NW-4-XX-080.ies
	1	BB	SINGLE	52.8223	7941	0.900	0.900	1.000	1.000	AR13-48N-MV-NW-3-XX-080	AR13-48N-MV-NW-3-XX-080.ies
	10	W1	SINGLE	58.7	5738	0.900	0.900	1.000	1.000	ES1-24H-MV-NW-FT-XX-700	IES ES1-24H-MV-NW-FT-XX-700 05
	5	W2	SINGLE	58.6	5771	0.900	0.900	1.000	1.000	ES1-24H-MV-NW-W-XX-700	IES ES1-24H-MV-NW-W-XX-700 040

Calculation Summary								
Project: U-HAUL - HAYWARD								
Description	CalcType	Units	Grid Z	Avg	Max	Min	Avg/Min	Max/Min
AUTO PARKING AND PAVED DRIVES	Illuminance	Fc	0	0.68	2.62	0.17	4.00	15.41
EAST TRUCK DRIVE	Illuminance	Fc	0	0.60	2.69	0.11	5.45	24.45
TRUCK LOAD - UNLOAD AREA	Illuminance	Fc	0	0.84	2.54	0.20	4.20	12.70



ALL VALUES SHOWN ARE MAINTAINED HORIZONTAL FOOTCANDLES AT GRADE

* *

PHOTOMETRIC DATA USED AS INPUT FOR THESE CALCULATIONS IS BASED ON ESTABLISHED IES PROCEDURES AND PUBLISHED LAMP, RATINGS, FIELD PERFORMANCE WILL DEPEND ON ACTUAL LAMP, BALLAST, ELECTRICAL, AND SITE CHARACTERISTICS.

* *

Calculations have been performed according to IES standards and good practice. Some differences between measured values and calculated results may occur due to tolerances in calculation methods, testing procedures, component performance, measurement techniques and field conditions such as voltage and temperature variations. Input data used to generate the attached calculations such as room dimensions, reflectances, furniture and architectural elements significantly affect the lighting calculations. If the real environment conditions do not match the input data, differences will occur between measured values and calculated values.

Associated Lighting Representatives, Inc.

ASSOCIATED LIGHTING REPRESENTATIVES, INC
7777 PARDEE LANE
P.O. BOX 2265
OAKLAND, CA 94621
PHONE: (510) 638-0158 - FAX (510) 638-2908

REPORT FOR: ATI ARCHITECTS + ENGINEERS
BY: APPLICATIONS ENGINEERING; RAMON ZAPATA
SALES REPRESENTATIVE: ALR; TIM HALEY

AGI32 VERSION 19.11
AGI (C) 2019 LIGHTING ANALYSTS, INC.
10268 W. CENTENNIAL ROAD, SUITE 202
LITTLETON, CO 80127

PROJECT DESCRIPTION

U-HAUL

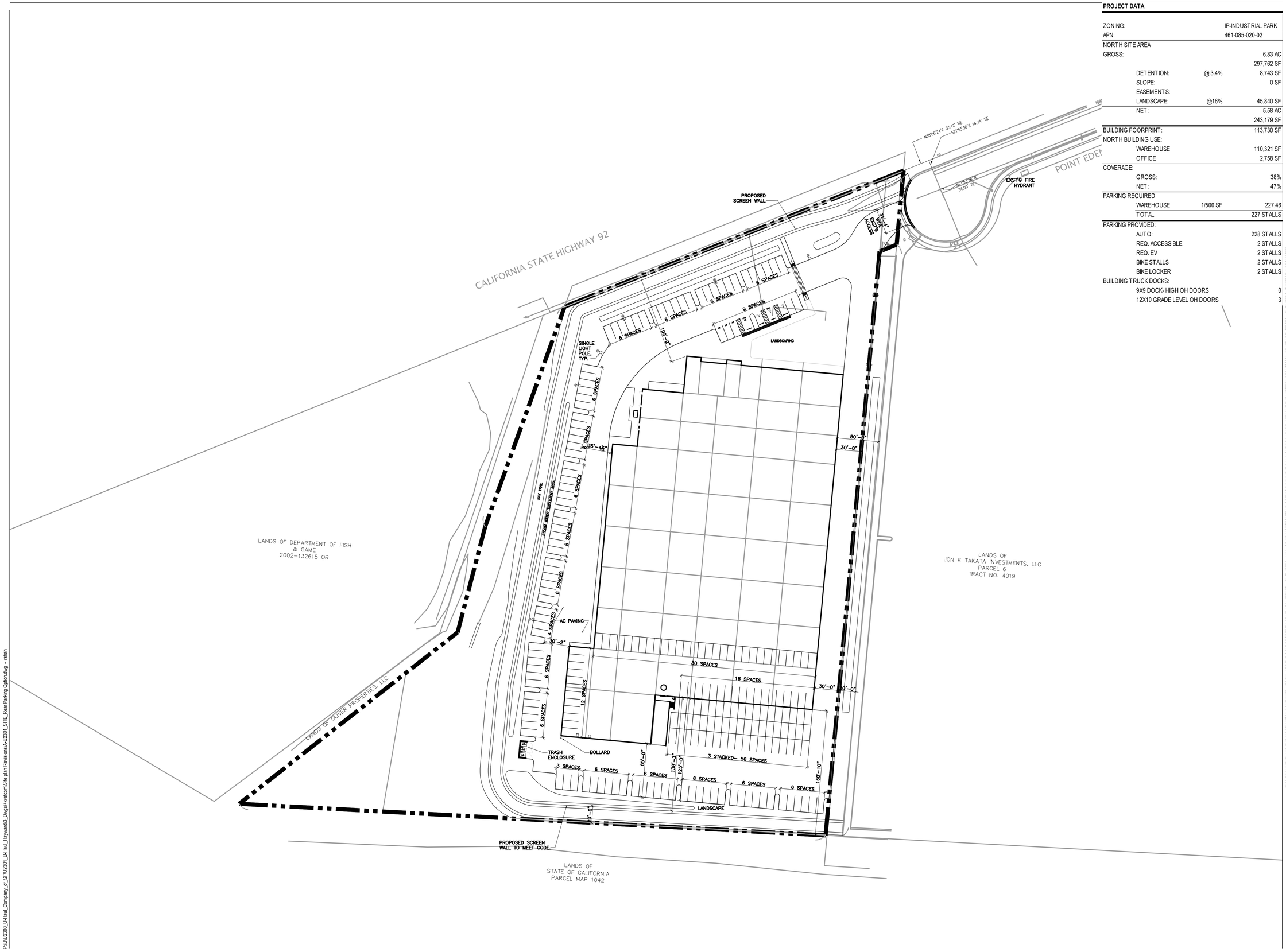
CITY OF HAYWARD

DRAWING NO. / INPUT FILE

17579HAL.DWG / 17579HAL.A32

SCALE	SHEET	DATE	REV
1" = 30'	1 OF 1	01.03.2019	X

Attachment IV



PROJECT DATA

ZONING:		IP-INDUSTRIAL PARK
APN:		461-085-020-02
NORTH SITE AREA		
GROSS:		6.83 AC
		297,762 SF
DETENTION:	@ 3.4%	8,743 SF
SLOPE:		0 SF
EASEMENTS:		
LANDSCAPE:	@16%	45,840 SF
NET:		5.58 AC
		243,179 SF
BUILDING FOORPRINT:		113,730 SF
NORTH BUILDING USE:		
WAREHOUSE		110,321 SF
OFFICE		2,758 SF
COVERAGE:		
GROSS:		38%
NET:		47%
PARKING REQUIRED		
WAREHOUSE	1/500 SF	227.46
TOTAL		227 STALLS
PARKING PROVIDED:		
AUTO:		228 STALLS
REQ. ACCESSIBLE		2 STALLS
REQ. EV		2 STALLS
BIKE STALLS		2 STALLS
BIKE LOCKER		2 STALLS
BUILDING TRUCK DOCKS:		
9X9 DOCK- HIGH OH DOORS		0
12X10 GRADE LEVEL OH DOORS		3

ATI ARCHITECTS + ENGINEERS
AN AC MARTIN COMPANY

4750 Willow Road #250 Pleasanton, CA 94588 - T 925.648.8800
3009 Douglas Blvd #290 Roseville, CA 95661 - T 916.772.1800
444 S Flower St #1200, Los Angeles, CA 90071 - T 714.338.1600

CONSULTANT:

PROFESSIONAL STAMP:

APPROVALS:

ITEM:	REVISION / ISSUE:	DATE:
A	PLANNING SUBMITTAL	04/24/2020

KEY PLAN:

U-HAUL COMPANY OF SAN FRANCISCO

HAYWARD, CA
VOL./INC. (OPTIONAL)

BLDG. NAME (OPTIONAL)

PARKING ADAPTATION PLAN

DRAWN BY: RS CHECKED BY: RFT
DATE: 04/24/2020 PROJECT NO: U2301
SHEET NO:

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04/24/2020 - 04:50:09 PM
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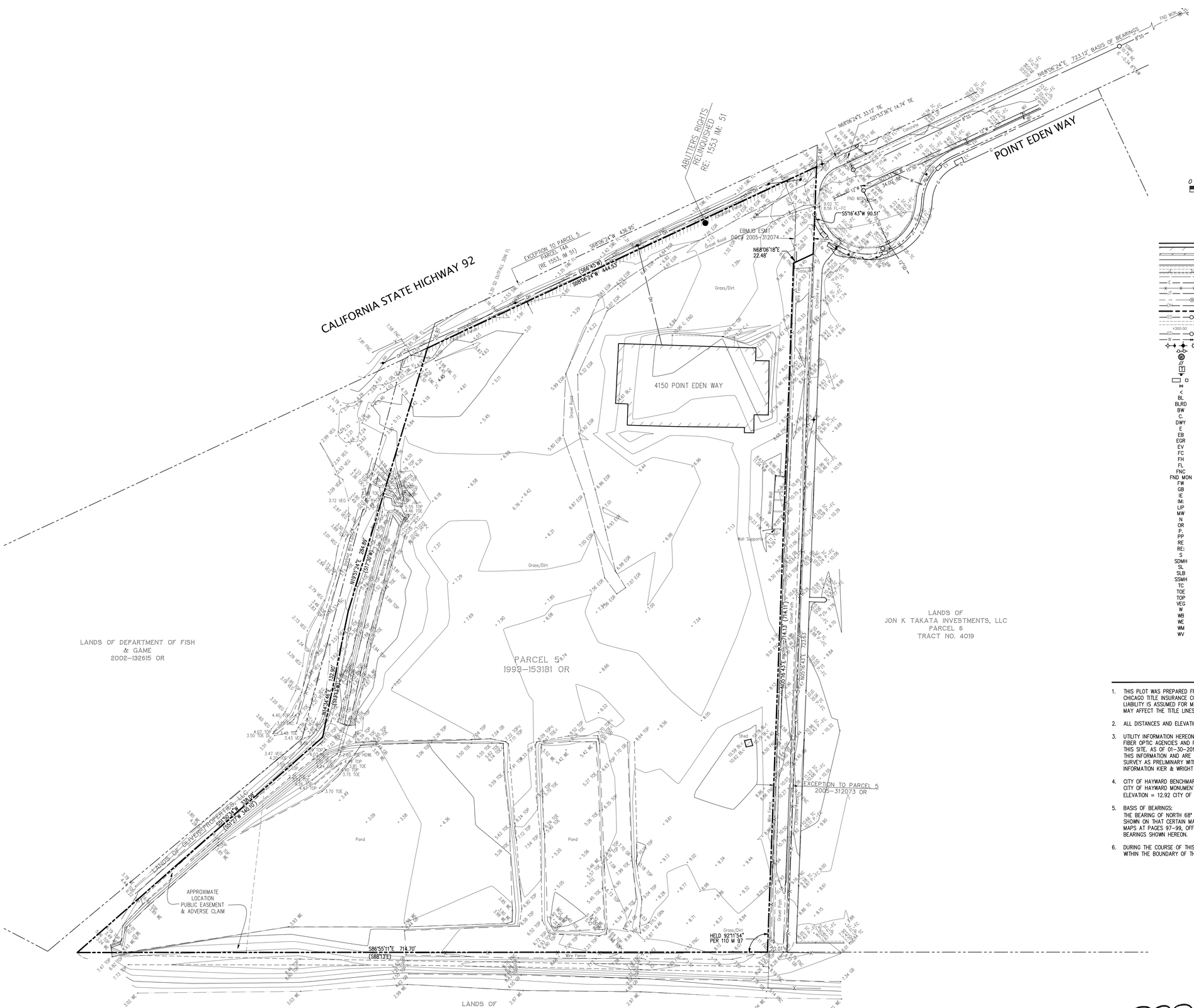


LEGEND

	BUILDING LINE
	CONCRETE/BLOCK/RETAINING WALL
	CONCRETE CURB
	CONCRETE CURB & GUTTER
	DRIVEWAY
	EDGE OF PAVEMENT
E	ELECTRIC LINE
	FENCE LINE
JT	JOINT TRENCH
	MONUMENT/MONUMENT LINE
OH	OVERHEAD POWER LINE
	PROPERTY LINE
SS	SANITARY SEWER-MANHOLE & CLEANOUT
	SIDEWALK
4.500 OD	SPOT ELEVATION
SD	STORM DRAIN-MANHOLE & CATCH BASIN
W	WATER LINE & VALVE
	ELECTROLIER
	FIRE HYDRANT
	MONITORING WELL
	POWER POLE/JOINT POLE
	TRANSFORMER
	TRAFFIC SIGN
	UTILITY BOX
	WATER VALVE
<	ANGLE POINT
BL	BUILDING LINE
BLRD	BOLLARD
BW	BACK OF WALK
C:	CONCRETE
DWY	DRIVEWAY
E	EAST
EB	ELECTRIC BOX
EGR	EDGE OF GRAVEL ROAD
EV	ELECTRICAL VAULT
FC	FACE OF CURB
FH	FIRE HYDRANT
FL	FLOWLINE
FNC	FENCE
FND MON	FOUND MONUMENT
FW	FACE OF WALL
GB	GRADE BREAK
IE	INVERT ELEVATION
IM:	IMAGE
LIP	LIP OF GUTTER
MW	MONITORING WELL
N	NORTH
OR	OFFICIAL RECORDS
P:	PAVEMENT
PP	POWER POLE
RE	RIM ELEVATION
RE:	REEL
S	SOUTH
SDMH	STORM DRAIN MANHOLE
SL	STREET LIGHT
SLB	STREET LIGHT BOX
SSMH	SANITARY SEWER MANHOLE
TC	TOP OF CURB
TOE	GRADE BREAK LINE TOE
TOP	GRADE BREAK LINE TOP
VEG	EDGE OF VEGETATION
W	WEST
WB	WATER BOX
WE	WATER EDGE
WM	WATER METER
WV	WATER VALVE

NOTES

1. THIS PLOT WAS PREPARED FROM INFORMATION FURNISHED IN A PRELIMINARY TITLE REPORT, PREPARED BY CHICAGO TITLE INSURANCE COMPANY, DATED OCTOBER 24, 2014, NUMBER FWAC-T014002350-KD. NO LIABILITY IS ASSUMED FOR MATTERS OF RECORD NOT STATED IN SAID PRELIMINARY TITLE REPORT THAT MAY AFFECT THE TITLE LINES, OR EXCEPTIONS, OR EASEMENTS OF THE PROPERTY.
2. ALL DISTANCES AND ELEVATIONS SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.
3. UTILITY INFORMATION HEREON IS PROGRESS AT THIS TIME. A REQUEST WAS MADE TO THE RESPECTIVE FIBER OPTIC AGENCIES AND PG&E FOR INFORMATION REGARDING THE LOCATION OF THEIR FACILITIES ON THIS SITE. AS OF 01-30-2015, THEY HAD NOT RESPONDED WITH THIS INFORMATION. UNTIL WE RECEIVE THIS INFORMATION AND ARE ABLE TO DELINEATE THESE FACILITIES, ALL PARTIES SHOULD CONSIDER THIS SURVEY AS PRELIMINARY WITH REGARDS TO THE LOCATION OF UTILITY FACILITIES. UPON RECEIPT OF THIS INFORMATION KIER & WRIGHT WILL UPDATE THIS SURVEY AND REISSUE IT.
4. CITY OF HAYWARD BENCHMARK:
   CITY OF HAYWARD MONUMENT DISK AT EDEN LANDING ROAD AND POINT EDEN WAY.
   ELEVATION = 12.92 CITY OF HAYWARD DATUM (NGVD 1929)
5. BASIS OF BEARINGS:
   THE BEARING OF NORTH 68° 06' 24" EAST TAKEN ON THE MONUMENT LINE OF POINT EDEN WAY AS SHOWN ON THAT CERTAIN MAP OF TRACT 4019, FILED FOR RECORD ON JUNE 28, 1979, IN BOOK 110 OF MAPS AT PAGES 97-99, OFFICIAL RECORDS OF ALAMEDA COUNTY WAS TAKEN AS THE BASIS FOR ALL BEARINGS SHOWN HEREON.
6. DURING THE COURSE OF THIS SURVEY, THERE WAS NO OBSERVED EVIDENCE OF WETLANDS MARKERS WITHIN THE BOUNDARY OF THE SUBJECT PROPERTY.

06/22/2016
PREPARED BY OR UNDER THE SUPERVISION OF DATE
RODNEY A. STEWART II P.L.S. 9225
LICENSE EXPIRES: 9-30-17

LICENSED LAND SURVEYOR RODNEY A. STEWART II No. 9225 9/30/17 STATE OF CALIFORNIA

NO.	REVISION	BY

REGISTERED PROFESSIONAL ENGINEER JOHN JOSEPH WRIGHT No. 36365 CIVIL STATE OF CALIFORNIA
PRELIMINARY

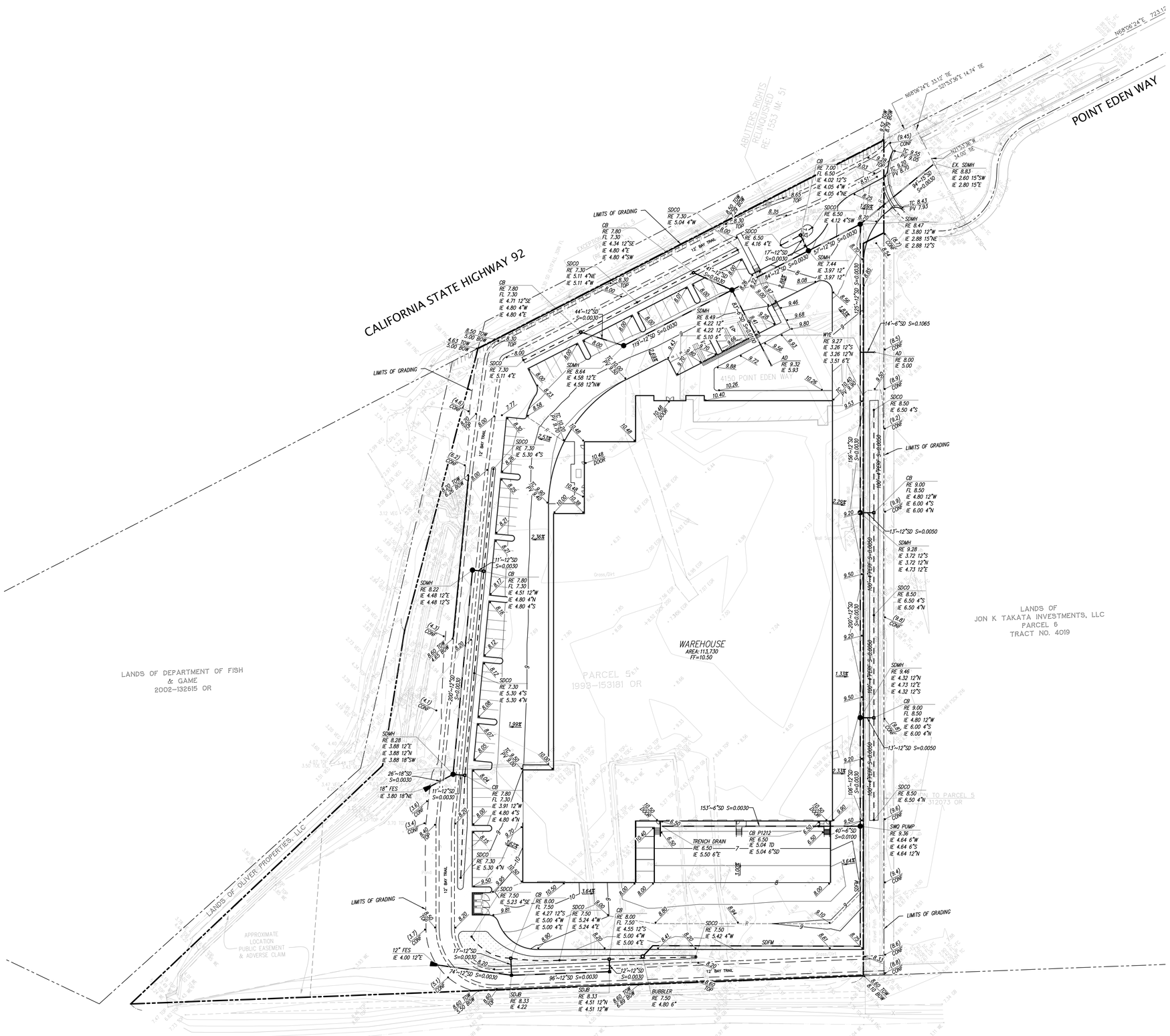
KIER+WRIGHT
2850 Collier Canyon Road
Livermore, CA 94551
Phone: (925) 245-9758
www.kierwright.com

TOPOGRAPHIC SURVEY OF 4150 POINTE EDEN WAY FOR U-HAUL, INC.

HAYWARD, CALIFORNIA

DATE	APRIL, 2020
SCALE	1" = 40'
DESIGNER	KS/SS
DRAWN BY	TB/JTQ
JOB NO.	A19640
SHEET	C1.0
OF	8 SHEETS

Z:\2019\A19640\DWG\CIVIL\A19640-CDS.dwg 4-14-20 11:05:10 AM jpulantong



NORTH

0 20 40 80 120

Scale 1" = 40'

LEGEND

PROPOSED	EXISTING	
		ASPHALT BERM
		BLOCK/RETAINING WALL
		BUILDING LINE
		FLUSH CONCRETE CURB
		CONCRETE CURB
		CONCRETE CURB CUT
		CONCRETE CURB & GUTTER
100	100	CONTOUR LINE
		DRIVEWAY
		EDGE OF PAVEMENT
		FENCE LINE
		LOT LINE
PERF. PIPE		MONUMENT/MONUMENT LINE
		PERFORATED STORM DRAIN PIPE
		PROPERTY LINE
RWL	RWL	RAINWATER LEADER
		SIDEWALK
SD		STORM DRAIN-MANHOLE & CATCH BASIN
		THRU CURB DRAIN
100.00	100.00	SPOT ELEVATION
		TRAFFIC SIGN
		TREE
		UTILITY BOX
AD	AD	AREA DRAIN
BW	BW	BACK OF WALK
BLDG	BLDG	BUILDING
BL	BL	BUILDING LINE
CB	CB	CATCH BASIN
COTG	COTG	CLEANOUT TO GRADE
C	C	CONCRETE
DR	DR	DOOR
DS	DS	DOWN SPOUT
DIP	DIP	DUCTILE IRON PIPE
ESMT	ESMT	EASEMENT
EW	EW	EDGE OF WALK
FB	FB	FACE OF BERM
FC	FC	FACE OF CURB
FW	FW	FACE OF WALL
FF	FF	FINISHED FLOOR
FL	FL	FLOW LINE
GB	GB	GRADE BREAK
HP	HP	HIGH POINT
IE	IE	INVERT ELEVATION
LP	LP	LOW POINT
LT	LT	LIGHT
OF	OF	OVERFLOW
PV	P	PAVEMENT
RWL	RWL	RAINWATER LEADER
R	R	RIDGE
RE	RE	RIM ELEVATION
RD	RD	ROOF DRAIN
SDJB	SDJB	STORM DRAIN JUNCTION BOX
SDMH	SDMH	STORM DRAIN MANHOLE
SWL	SWL	SWALE
TB	TB	TOP OF BERM
TC	TC	TOP OF CURB
TW	TW	TOP OF WALL
T	T	TRANSFORMER
TE	TE	TRASH ENCLOSURE
		BIO-FILTRATION SWALE

NO.	REVISION	BY

NO.	REVISION	BY

REGISTERED PROFESSIONAL ENGINEER JOHN KIERNAN NEWBY CIVIL STATE OF CALIFORNIA

KIER+WRIGHT
2850 Collier Canyon Road
Livermore, CA 94551
Phone: (925) 245-9758
www.kierwright.com

PRELIMINARY GRADING AND DRAINAGE PLAN
OF
4150 POINTE EDEN WAY
FOR
U-HAUL, INC.

HAYWARD, CALIFORNIA

DATE	APRIL, 2020
SCALE	1" = 40'
DESIGNER	KS/SS
DRAWN BY	TB/JTQ
JOB NO.	A19640
SHEET	C2.0
OF	8 SHEETS

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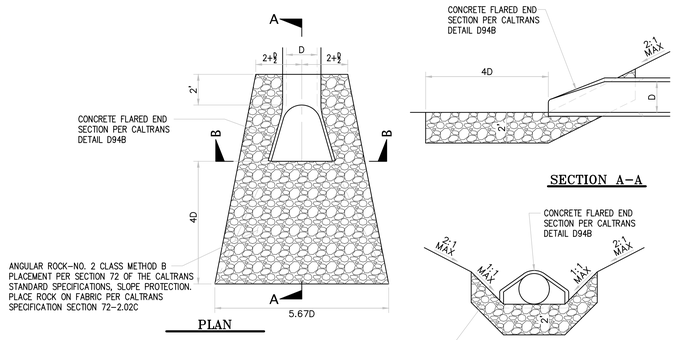
Catchbasin Insert, Full Capture Device

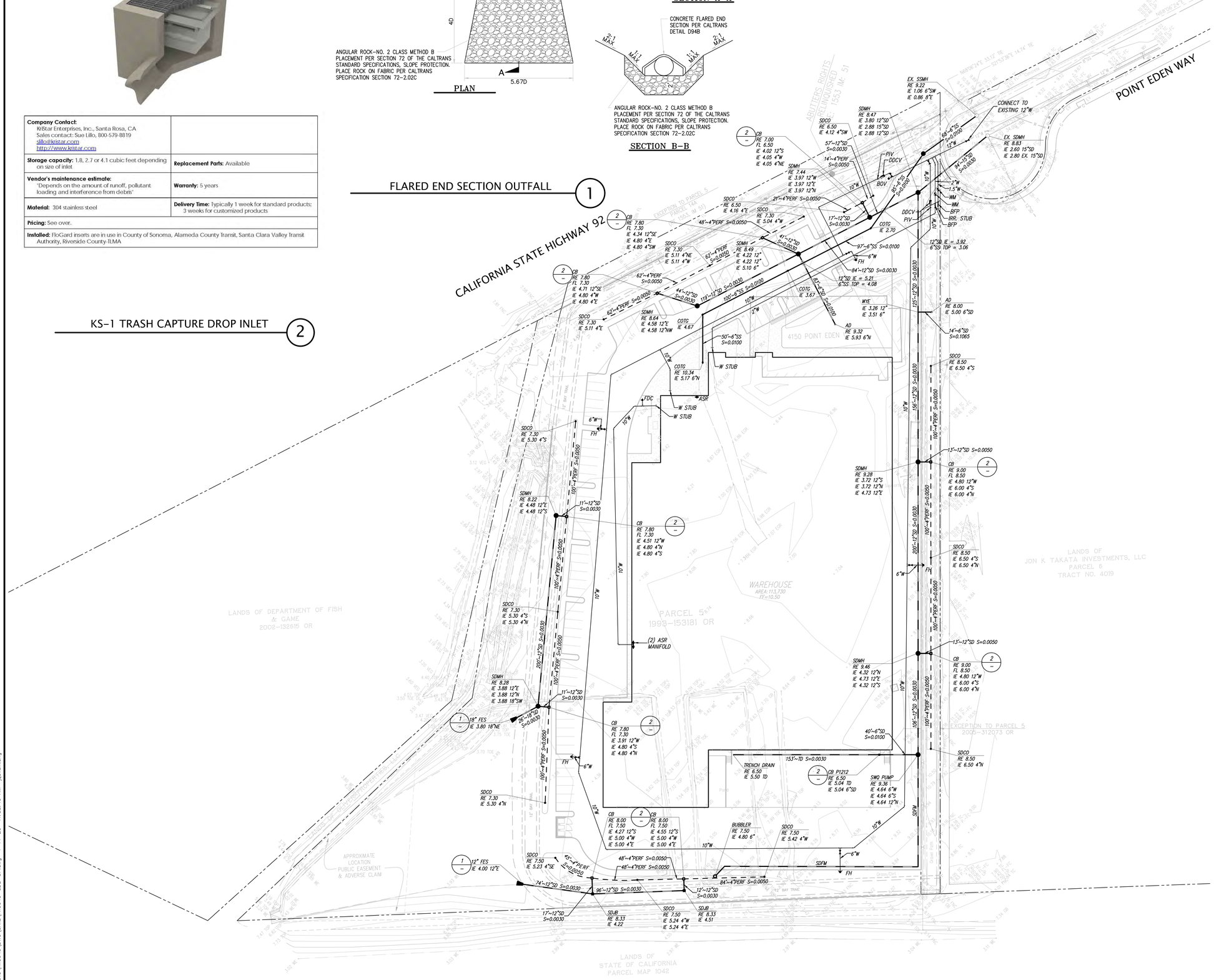
KS-1 **Flo Gard Plus catchbasin filter Inserts, combination inlet style, stainless steel only (C3)**
Drop in Basket

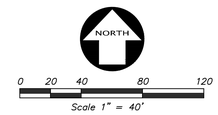
Company Contact: KriStar Enterprises, Inc., Santa Rosa, CA Sales contact: Sue Lillo, 800-579-8819 slillo@kristar.com http://www.kristar.com	
Storage capacity: 1.8, 2.7 or 4.1 cubic feet depending on size of inlet	**Replacement Parts:** Available
Vendor's maintenance estimate: "Depends on the amount of runoff, pollutant loading and interference from debris"	**Warranty:** 5 years
Material: 304 stainless steel	**Delivery Time:** Typically 1 week for standard products; 3 weeks for customized products
Pricing: See over.	
Installed: FloGard inserts are in use in County of Sonoma, Alameda County Transit, Santa Clara Valley Transit Authority, Riverside County-ILMA	



FLARED END SECTION OUTFALL (1)

KS-1 TRASH CAPTURE DROP INLET (2)





LEGEND

PROPOSED	EXISTING	
		ASPHALT BERM
		BUILDING LINE
		CENTER LINE
		CONCRETE CURB
		CONCRETE CURB & GUTTER
		CONTOUR LINE
		DRIVEWAY
		EDGE OF PAVEMENT
		ELECTRIC LINE
		FENCE LINE
		FIRE SERVICE & VALVE
		FIBER OPTICS LINE
		GAS LINE-VALVE & METER
		GUARD RAIL
		LOT LINE
		MONUMENT/MONUMENT LINE
		OVERHEAD POWER LINE
		JOINT TRENCH LINE
		PERFORATED STORM DRAIN PIPE
		PROPERTY LINE
		SANITARY SEWER-MANHOLE & CLEANOUT
		SIDEWALK
		SPOT ELEVATION
		STORM DRAIN-MANHOLE & CATCH BASIN
		THRU CURB DRAIN
		TELEPHONE LINE
		WATER LINE & VALVE
		BACKFLOW PREVENTION DEVICE
		ELECTROLIER
		FIRE HYDRANT
		POST INDICATOR VALVE
		POWER POLE/JOINT POLE
		TRANSFORMER
		TRAFFIC SIGN
		UTILITY BOX
AD	AD	AREA DRAIN
ARV	ARV	AIR RELEASE VALVE
AVP	AVP	AIR VALVE POST
ASR	ASR	AUTOMATIC SPRINKLER RISER
BFPD	BFPD	BACKFLOW PREVENTION DEVICE
BOV	BOV	BLOWOFF VALVE
CATVB	CATVB	CABLE TELEVISION BOX
CTB	CTB	CALTRANS BOX
CB	CB	CATCH BASIN
COTG	COTG	CLEANOUT TO GRADE
DS	DS	DOWN SPOUT
EB	EB	ELECTRIC BOX
ETS	ETS	ELECTROLYSIS TEST STATION
FF	FF	FINISHED FLOOR
FH	FH	FIRE HYDRANT
FL	FL	FLOW LINE
FOM	FOM	FIBER OPTICS MARKER
GLM	GLM	GAS LINE MARKER
GM	GM	GAS METER
GV	GV	GAS VALVE
GA	GA	GUY ANCHOR
IE	IE	INVERT ELEVATION
IB	IB	IRRIGATION BOX
JP	JP	JOINT POWER POLE
LT	LT	LIGHT
PBMH	PBMH	PAC BELL MANHOLE
POC	POC	POINT OF CONNECTION
PIV	PIV	POST INDICATOR VALVE
PP	PP	POWER POLE
RWL	RWL	RAIN WATER LEADER
RVP	RVP	RELEASE VALVE POST
RE	RE	RIM ELEVATION
SSCO	SSCO	SANITARY SEWER CLEANOUT
SSMH	SSMH	SANITARY SEWER MANHOLE
SMH	SMH	SPRINT MANHOLE
SM	SM	SPRINT MARKER
SDMH	SDMH	STORM DRAIN MANHOLE
SDJB	SDJB	STORM DRAIN JUNCTION BOX
SL	SL	STREET LIGHT
SLB	SLB	STREET LIGHT BOX
TB	TB	TELEPHONE BOX
TMH	TMH	TELEPHONE MANHOLE
TSB	TSB	TRAFFIC SIGNAL BOX
TSP	TSP	TRAFFIC SIGNAL POLE
WB	WB	WATER BOX
WM	WM	WATER METER
WV	WV	WATER VALVE

NO.	REVISION	BY

REGISTERED PROFESSIONAL ENGINEER JOHN JOSEPH MORGAN No. 92365 CIVIL STATE OF CALIFORNIA

KIER+WRIGHT
2850 Collier Canyon Road
Livermore, CA 94551
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www.kierwright.com

PRELIMINARY UTILITY PLAN
OF
4150 POINTE EDEN WAY
FOR
U-HAUL, INC.

HAYWARD, CALIFORNIA

DATE	APRIL, 2020
SCALE	1" = 40'
DESIGNER	KS/SS
DRAWN BY	TB/JTQ
JOB NO.	A19640
SHEET	C3.0
OF	8 SHEETS

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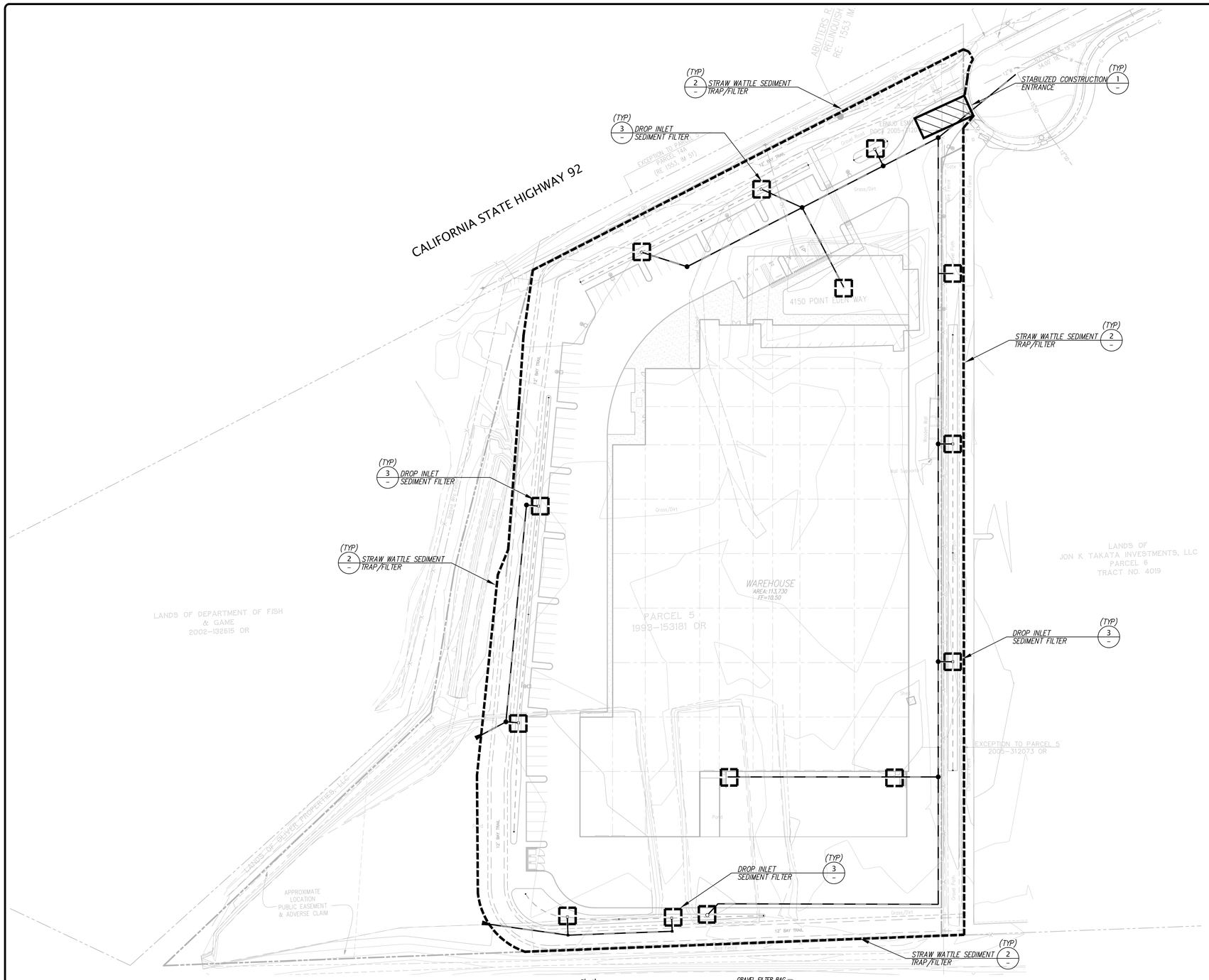


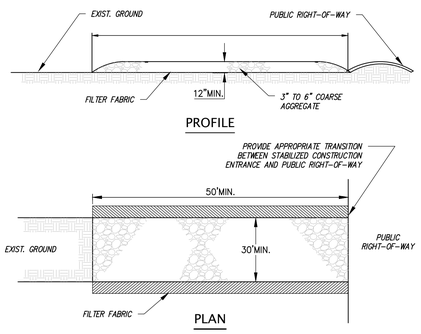
NORTH

0 20 40 80 120

Scale 1" = 40'

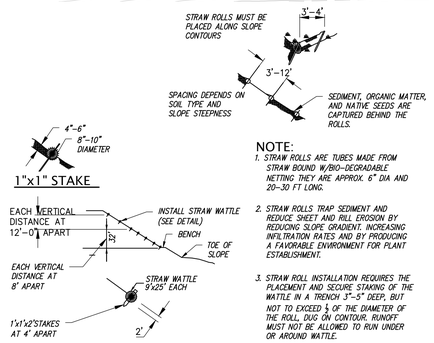
LEGEND

- (1) STABILIZED CONSTRUCTION ENTRANCE
- (2) STRAW WATTLE SEDIMENT TRAP/FILTER
- (3) DROP INLET SEDIMENT FILTER



STABILIZED CONSTRUCTION ENTRANCE (1)

NOT TO SCALE

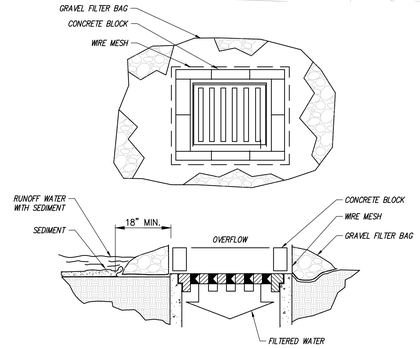


NOTE:

1. STRAW ROLLS ARE TUBES MADE FROM STRAW BOUND W/BIO-DEGRADABLE NETTING THEY ARE APPROX. 6" DIA AND 20-30 FT LONG.
2. STRAW ROLLS TRAP SEDIMENT AND REDUCE SHEET AND RILL EROSION BY REDUCING SLOPE GRADIENT. INCREASING INFILTRATION RATES AND BY PROVIDING A FAVORABLE ENVIRONMENT FOR PLANT ESTABLISHMENT.
3. STRAW ROLL INSTALLATION REQUIRES THE PLACEMENT AND SECURE STAKING OF THE WATTLE IN A TRENCH 3"-5" DEEP, BUT NOT TO EXCEED ½ OF THE DIAMETER OF THE ROLL. DUG ON CONTOUR. RUNOFF MUST NOT BE ALLOWED TO RUN UNDER OR AROUND WATTLE.

STRAW WATTLE (2)

NOT TO SCALE



DROP INLET SEDIMENT FILTER (3)

NOT TO SCALE

NO.	REVISION	BY

NO.	REVISION	BY

REGISTERED PROFESSIONAL ENGINEER JOHN JOSEPH MURPHY No. 92365 CIVIL STATE OF CALIFORNIA

KIER+WRIGHT
2850 Collier Canyon Road
Livermore, CA 94551
Phone: (925) 245-9788
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EROSION CONTROL PLAN OF 4150 POINTE EDEN WAY FOR U-HAUL, INC.

HAYWARD, CALIFORNIA

DATE	APRIL, 2020
SCALE	1" = 40'
DESIGNER	KS/SS
DRAWN BY	TB/JTQ
JOB NO.	A19640

SHEET C4.0 OF 8 SHEETS

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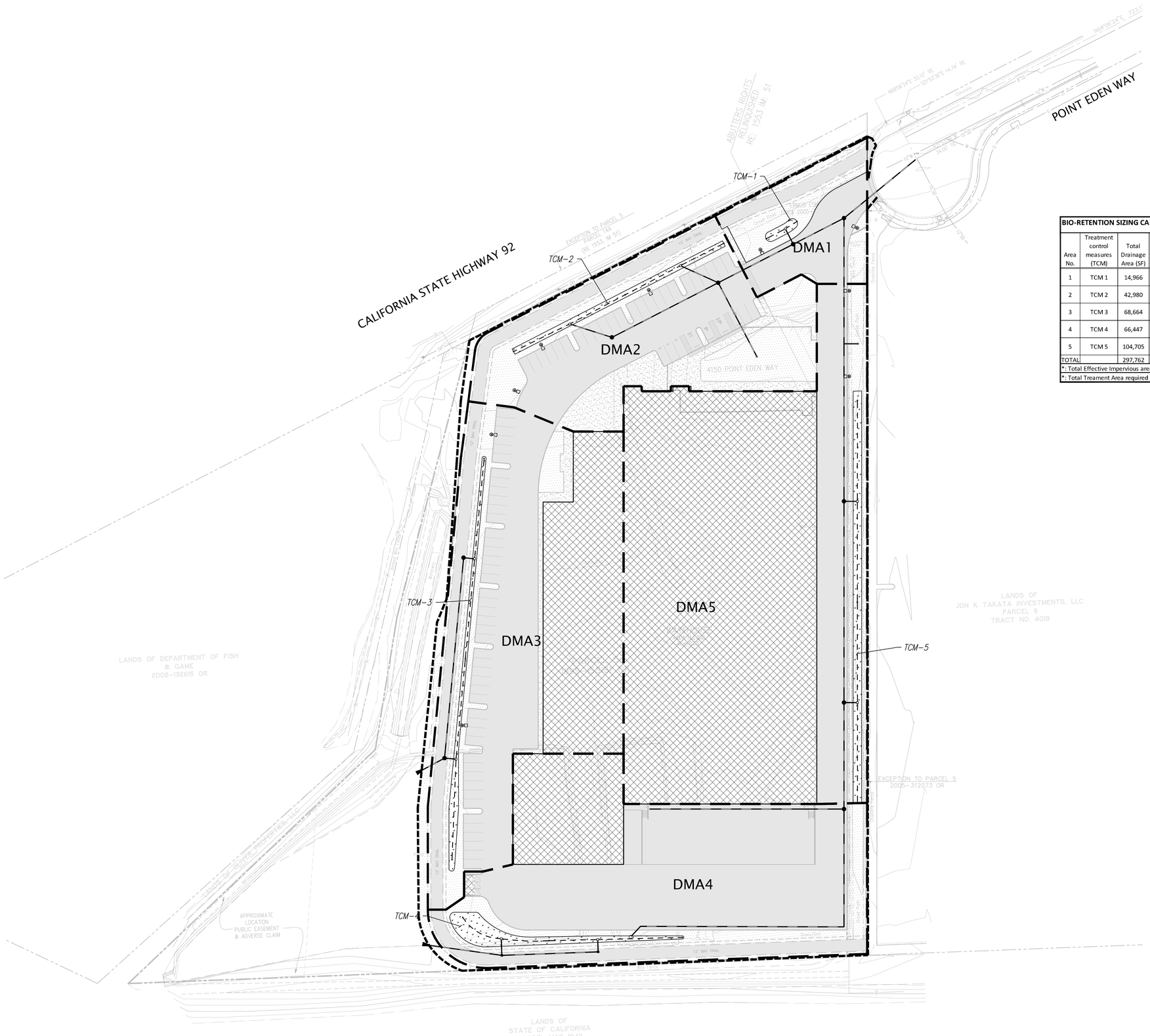

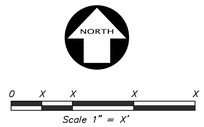

LEGEND

- TRIBUTARY AREA LIMITS
- LANDSCAPE AREA
- IMPERVIOUS ROOFTOP DRAINING TO BIO-SWALE
- IMPERVIOUS PAVEMENT DRAINING TO BIO-SWALE
- BIO-RETENTION TREATMENT AREA
- CONCRETE AREA

BIO-RETENTION SIZING CALCULATIONS

Area No.	Treatment control measures (TCM)	Total Drainage Area (SF)	Pervious Area (SF)	Impervious Area (SF)	Effective Pervious Area (SF)	Effective Impervious Area (SF)	Treatment Area Required (SF)	Treatment Provided (SF)	Depth of Ponding (Inches)	Treatment Type	Sizing Method
1	TCM 1	14,966	4454	10,512	0	10,957	329	354	6	Bio-Retention Planter	Combination Flow and Volume Method
2	TCM 2	42,980	15007	27,973	0	29,474	884	863	6	Bio-Retention Planter	Combination Flow and Volume Method
3	TCM 3	68,664	10278	58,386	0	59,414	1782	1,819	6	Bio-Retention Planter	Combination Flow and Volume Method
4	TCM 4	66,447	9523	56,924	0	57,876	1736	2,195	6	Bio-Retention Planter	Combination Flow and Volume Method
5	TCM 5	104,705	6578	98,127	0	98,785	2964	3,480	6	Bio-Retention Planter	Combination Flow and Volume Method
TOTAL		297,762	45,840	251,922	0	256,506	7,695	8,711			

*: Total Effective Impervious area is equal to Impverious Area + 0.10 * Pervious Area.
*: Total Treament Area required is equal to Effective Impverious Area * 0.03

PROGRESS SET

NO.	REVISION	BY

NO.	REVISION	BY

REGISTERED PROFESSIONAL ENGINEER JOHN TOM MOSCRIP No. 72365 CIVIL STATE OF CALIFORNIA

KIER+WRIGHT
2850 Collier Canyon Road
Livermore, CA 94551
Phone: (925) 245-9788
www.kierwright.com

PRELIMINARY STORM WATER QUALITY CONTROL PLAN OF 4150 POINTE EDEN WAY FOR U-HAUL, INC.

HAYWARD, CALIFORNIA

DATE	APRIL, 2020
SCALE	1" = 40'
DESIGNER	KS/SS
DRAWN BY	TB/JTQ
JOB NO.	A19640
SHEET	C5.0
OF	8 SHEETS

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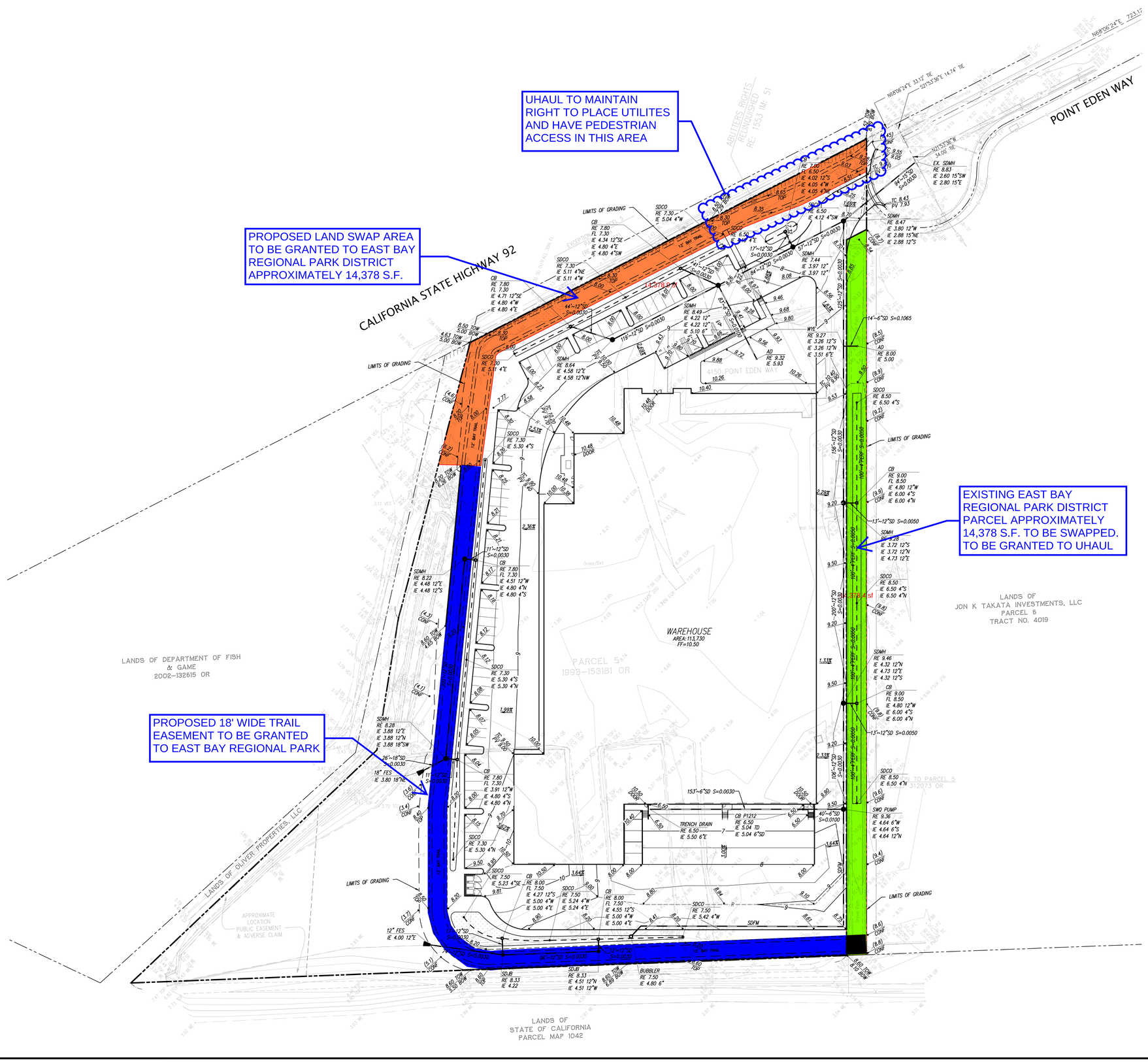
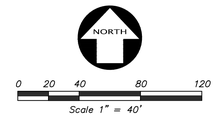
PROPOSED LAND SWAP EXHIBIT





LEGEND

PROPOSED	EXISTING	
		ASPHALT BERM
		BLOCK/RETAINING WALL
		BUILDING LINE
		FLUSH CONCRETE CURB
		CONCRETE CURB
		CONCRETE CURB CUT
		CONCRETE CURB & GUTTER
100	100	CONTOUR LINE
		DRIVEWAY
		EDGE OF PAVEMENT
		FENCE LINE
		LOT LINE
PERF. PIPE		MONUMENT/MONUMENT LINE
		PERFORATED STORM DRAIN PIPE
		PROPERTY LINE
RWL	RWL	RAINWATER LEADER
		SIDEWALK
SD	SD	STORM DRAIN-MANHOLE & CATCH BASIN
		THRU CURB DRAIN
100.00	100.00	SPOT ELEVATION
		TRAFFIC SIGN
		TREE
		UTILITY BOX
AD	AD	AREA DRAIN
BW	BW	BACK OF WALK
BLDG	BLDG	BUILDING
BL	BL	BUILDING LINE
CB	CB	CATCH BASIN
COTG	COTG	CLEANOUT TO GRADE
C	C	CONCRETE
DR	DR	DOOR
DS	DS	DOWN SPOUT
DIP	DIP	DUCTILE IRON PIPE
ESMT	ESMT	EASEMENT
EW	EW	EDGE OF WALK
FB	FB	FACE OF BERM
FC	FC	FACE OF CURB
FW	FW	FACE OF WALL
FF	FF	FINISHED FLOOR
FL	FL	FLOW LINE
GB	GB	GRADE BREAK
HP	HP	HIGH POINT
IE	IE	INVERT ELEVATION
LP	LP	LOW POINT
LT	LT	LIGHT
OF	OF	OVERFLOW
PV	P	PAVEMENT
RWL	RWL	RAINWATER LEADER
R	R	RIDGE
RE	RE	RIM ELEVATION
RD	RD	ROOF DRAIN
SDJB	SDJB	STORM DRAIN JUNCTION BOX
SDMH	SDMH	STORM DRAIN MANHOLE
SWL	SWL	SWALE
TB	TB	TOP OF BERM
TC	TC	TOP OF CURB
TW	TW	TOP OF WALL
T	T	TRANSFORMER
TE	TE	TRASH ENCLOSURE
		BIO-FILTRATION SWALE

NO.	REVISION	BY

REGISTERED PROFESSIONAL ENGINEER JOHN JOSEPH MALONEY CIVIL STATE OF CALIFORNIA

KIER+WRIGHT
2850 Collier Canyon Road
Livermore, CA 94551
Phone: (925) 245-9758
www.kierwright.com

PRELIMINARY GRADING AND DRAINAGE PLAN
OF
4150 POINTE EDEN WAY
FOR
U-HAUL, INC.

HAYWARD, CALIFORNIA

DATE	APRIL, 2020
SCALE	1" = 40'
DESIGNER	KS/SS
DRAWN BY	TB/JTQ
JOB NO.	A19640
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