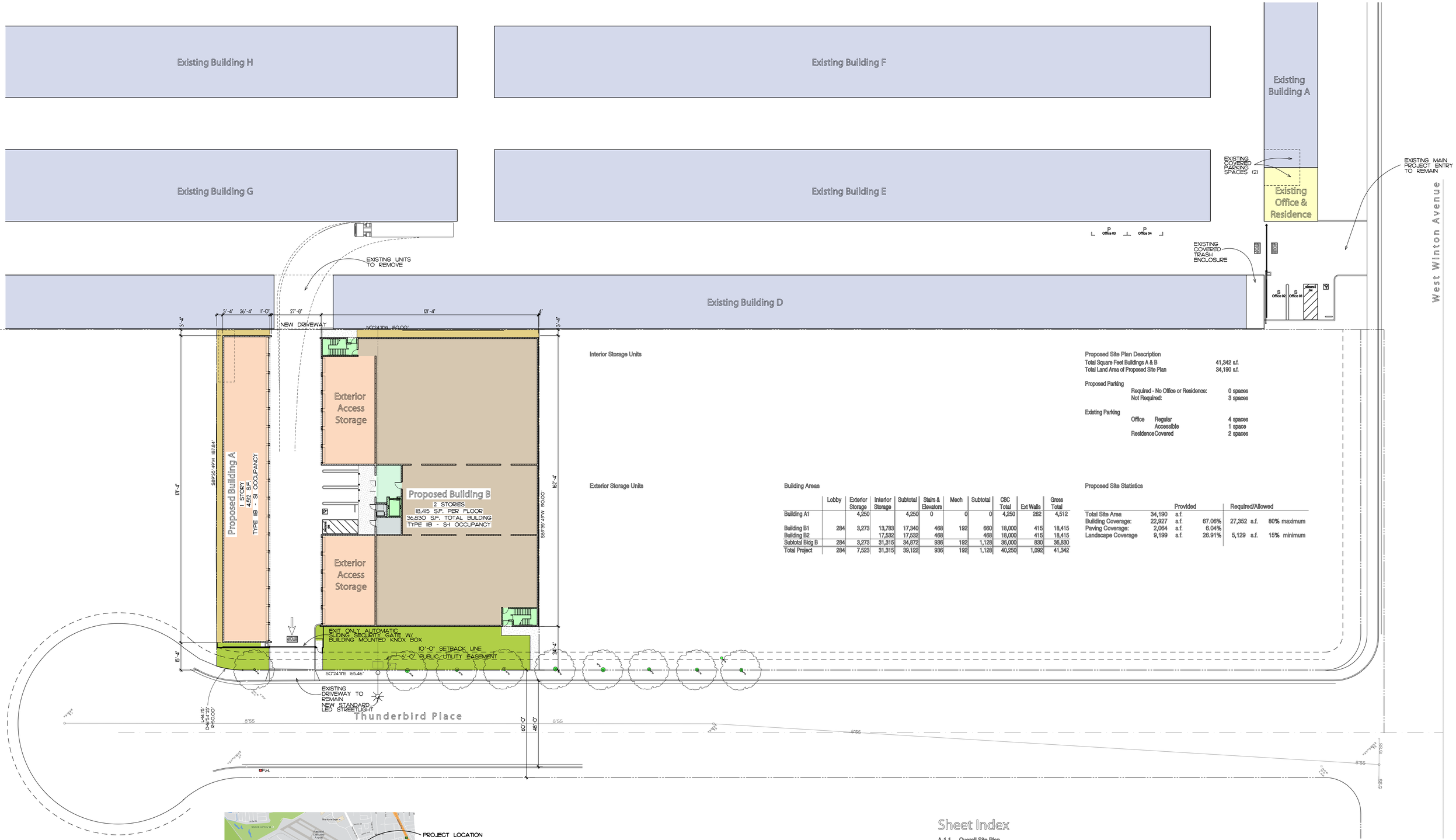

Interior Storage Units

Exterior Storage Units

Building Areas

	Lobby	Exterior Storage	Interior Storage	Subtotal	Stairs & Elevators	Mech	Subtotal	CBC Total	Ext Walls	Gross Total
Building A1		4,250		4,250	0	0	0	4,250	262	4,512
Building B1	284	3,273	13,783	17,340	468	192	660	18,000	415	18,415
Building B2			17,532	17,532	468		468	18,000	415	18,415
Subtotal Bldg B	284	3,273	31,315	34,872	936	192	1,128	36,000	830	36,830
Total Project	284	7,523	31,315	39,122	936	192	1,128	40,250	1,092	41,342

Proposed Site Plan Description

Total Square Feet Buildings A & B			41,342 s.f.
Total Land Area of Proposed Site Plan			34,190 s.f.
Proposed Parking			
	Required - No Office or Residence:		0 spaces
	Not Required:		3 spaces
Existing Parking			
	Office	Regular	4 spaces
		Accessible	1 space
	Residence	Covered	2 spaces

Proposed Site Statistics

	Provided			Required/Allowed		
Total Site Area	34,190	s.f.				
Building Coverage:	22,927	s.f.	67.06%	27,352	s.f.	80% maximum
Paving Coverage:	2,064	s.f.	6.04%			
Landscape Coverage	9,199	s.f.	26.91%	5,129	s.f.	15% minimum

Vicinity Map

Overall Site Plan

USE GRAPHIC SCALE IF THIS DRAWING IS NOT PRINTED ON 30" X 42" PAPER

Administrative Use Permit Application - March 16, 2017

1517s206

Sheet Index

A-1.1	Overall Site Plan
A-1.2	Site Plan
A-1.3	Light Fixture Cut Sheets
C-11	Grading & Drainage Plan
C-12	Stormwater Control Plan
C-13	Details and Notes
C-21	Underground Piping Plan
C-31	Underground Piping Plan
C-32	Details and Notes
L-1	Planting Plan
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A-2.1	Ground Floor Plans
A-2.2	Second Floor
A-3.1	Building A - Exterior Elevations
A-3.2	Building B - Exterior Elevations
A-3.3	Building B - Exterior Elevations

Expansion of an Existing Self-Storage Facility for:

SAF KEEP
STORAGE

Thunderbird Place
Hayward, California

James Goodman ARCHITECTURE
An Architectural Corporation · Member American Institute of Architects
26901 Camino de Estrella, Suite A, Capistrano Beach, California 92624 949.493.0740 information@jgaia.com

Parrish Estate Company I, L.P ° Owner
Stevan Nakashima ° Consulting Civil Engineer
Wilson & Associates ° Landscape Architecture

A-1.1

Site Plan

0 10' 30' Feet

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Administrative Use Permit Application - March 16, 2017

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Expansion of an Existing Self-Storage Facility for:

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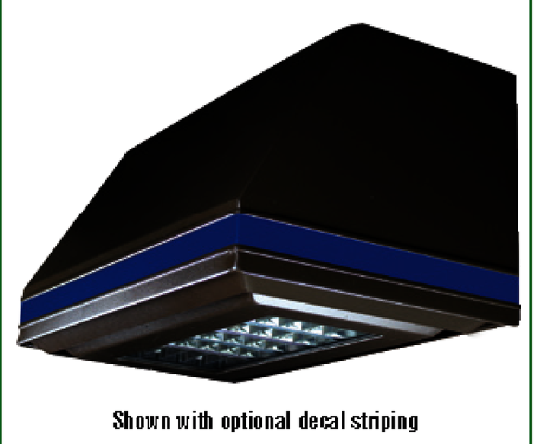
A-1.2

LED GREENBRIAR® WALL SCONCE (XGBWM3)

Crossover® LED LIGHTING TECHNOLOGY



Shown with optional decal striping

DOE LIGHTING FACTS

Department of Energy has verified representative product test data and results in accordance with its Lighting Facts Program. Visit www.lightingfacts.com for specific catalog strings.

LIGHT OUTPUT - XGBWM3

	Milliamps	# of LEDs	Type FT	Type WT	Type WW	Watts
			Distribution/Lumens (Nominal)			
Cool White	350 mA	28	2876	2902	3032	34
		48	4855	4931	5038	55
	450 mA	28	3522	3542	3720	44
		48	5900	5972	6115	72
Neutral White	350 mA	28	2787	2792	2898	34
		48	4553	4660	4580	55
	450 mA	28	3377	3369	3517	44
		48	5453	5562	5452	72

LED Chips are frequently updated therefore values may increase.

This product, or selected versions of this product, meet the standards listed below. Please consult factory for your specific requirements.

American Innovation American Made · RoHS COMPLIANT · CE · Intertek wet location · ARRA Funding Compliant · IP65

US patent 7828456, 8002428 and CAN 2736757 & 2736757 and MX patent 29631 and ISRL 49679 and AUS 2008312668 and US & Int'l. patents pending

SMARTTEC™ ENERGY SAVING FEATURES:

THERMAL CONTROL -LSI drivers feature integral sensor which reduces drive current, when ambient temperatures exceed rated temperature.

OPTIONAL INTEGRAL MOTION SENSOR - Passive infrared motion sensor activates switching of luminaire light levels. High level light is activated when passersby enter target zone and increased to full bright in 1-2 seconds. Low light level (30% of maximum drive current) is activated when target zone is absent of motion activity for 5 minutes and is gradually ramped down (10 seconds) to low level. Sensor detection range 110° horizontal x 93° vertical x 10 meters maximum distance.

EXPECTED LIFE - Minimum 60,000 hours to 100,000 hours depending upon the ambient temperature of the installation location. See LSI web site for specific guidance.

LEDS - Available with 28 or 48 select high-brightness LEDs in Cool White (5000K) or Neutral White (4000K) color temperature, 70 CRI.

OPTICS/DISTRIBUTIONS - Ultra-high efficiency reflectors provide three distributions. Choose from Wide Throw (WT), Forward Throw (FT) or Wall Wash (WW).

HOUSING - The aerodynamic aluminum housing is a rectangular shape. All mounting hardware is stainless steel or electro-zinc plated steel. Housing and optical unit are sealed with extruded silicone gasket; supply conductors with molded EPDM bushing.

OPTICAL UNIT - Clear tempered optical-grade flat glass lens sealed to the aluminum optic housing creates an IP67 rated unit. Pressure stabilizing breather allows super-tight protection while preventing cycling from building up internal pressures and vacuums that can stress optical unit seals.

WALL MOUNTING - Galvanized-steel universal wall mounting plate easily mounts directly to 4" octagonal or square junction box. EPDM gasket is supplied to be installed between mounting plate and junction box, sealing junction box from entrance of water. Universal plate permits fixture to be mounted in uplighting (indoor only) or downlighting position.

POLE MOUNTING - XPMA (for square) or XPMAR (for round) allows mounting to poles in single and D180 configurations. Use with 3" reduced drilling pattern.

ELECTRICAL - Two-stage surge protection (including separate surge protection built into electronic driver) meets IEEE C62.41.2-2002, Location Category C. Available with universal voltage power supply 120-277VAC (50/60Hz input) or 347-480VAC.

DRIVER - Available in 350mA and 450mA drive currents (Drive currents are factory programmed). Components are fully encased in potting material for IP65 moisture resistance. Driver complies with IEC and FCC standards. Driver can be easily accessed and removed.

EMERGENCY OPTIONS - Integral emergency battery-back-up options are available. BB option operates in 0°C to 60°C ambient temperature and CWBB operates in -20°C to 60°C ambient temperature. When primary AC power failure occurs, both options operate 10 LEDs for minimum of 90 minutes.

OPERATING TEMPERATURE - -40°C to +50°C (-40°F to +122°F)

FINISH - Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling.

DECAL STRIPING - Optional color-coordinated decals in 9 standard colors to accent the fixture. Decals are guaranteed for five years against peeling, cracking, or fading.

WARRANTY - LSI LED fixtures carry a limited 5-year warranty.

PHOTOMETRICS - Please visit our web site at www.lsi-industries.com for detailed photometric data.

SHIPPING WEIGHT (in carton) - 31 lbs./14Kg

LISTING - ETL listed to ANSI/UL 1598. UL8750 and other U.S. and international safety standards. Suitable for wet locations in downlight position. For a list of the specific products in this series that are DLC listed, please consult the LED Lighting section of our website or the Design Lights website at www.designlights.org.

LSI Industries™ Project Name ____ Fixture Type ____ Catalog # ____

04/29/15

LED GREENBRIAR® WALL SCONCE (XGBWM3)

Crossover® LED LIGHTING TECHNOLOGY

LUMINAIRE ORDERING INFORMATION

TYPICAL ORDER EXAMPLE: XGBWM3 FT LED 48 450 CW UE WHT BB

Prefix	Distribution	Light Source	# of LEDs	Drive Current	Color Temperature	Input Voltage	Finish	Options
XGBWM3 - LED Greenbriar Wall Sconce	WT - Wide Throw FT- Forward Throw WW - Wall Wash	LED	28 48	350 - 350mA 450 - 450mA	CW - Cool White (5000K) NW - Neutral White (4000K)	UE - Universal Voltage (120-277) 347-480 120[1]	BLK - Black BRZ - Bronze GPT - Graphite MSV - Metallic Silver PLP - Platinum Plus SVG - Satin Verde Green WHT - White	BB - Battery Back-up[2] CWBB - Cold Weather Battery Back-up[2] IMS - Integral Motion Sensor PCI120 - 120V Button Type Photocell PCI208 - 208V Button Type Photocell PCI240 - 240V Button Type Photocell PCI277 - 277V Button Type Photocell PCI347 - 347V Button Type Photocell XPMA - Pole Mount Adaptor for use with Square Pole (for single or D180 mounting configuration only)[3] XPMAR4 - Pole Mount Adaptor w/fixture backplate for use with 4" O.D. round poles[3] XPMAR5 - Pole Mount Adaptor w/fixture backplate for use with 5" O.D. round poles[3] TP - Tamper Proof[4] **Color Decals** 45 - Light Gold Metallic, 55 - Black 20 - Charcoal Metallic, 50 - White 94 - Blue Metallic, 51 - Dark Red 21 - Tomato Red, 59 - Dark Green 700 - Aztec Silver Metallic

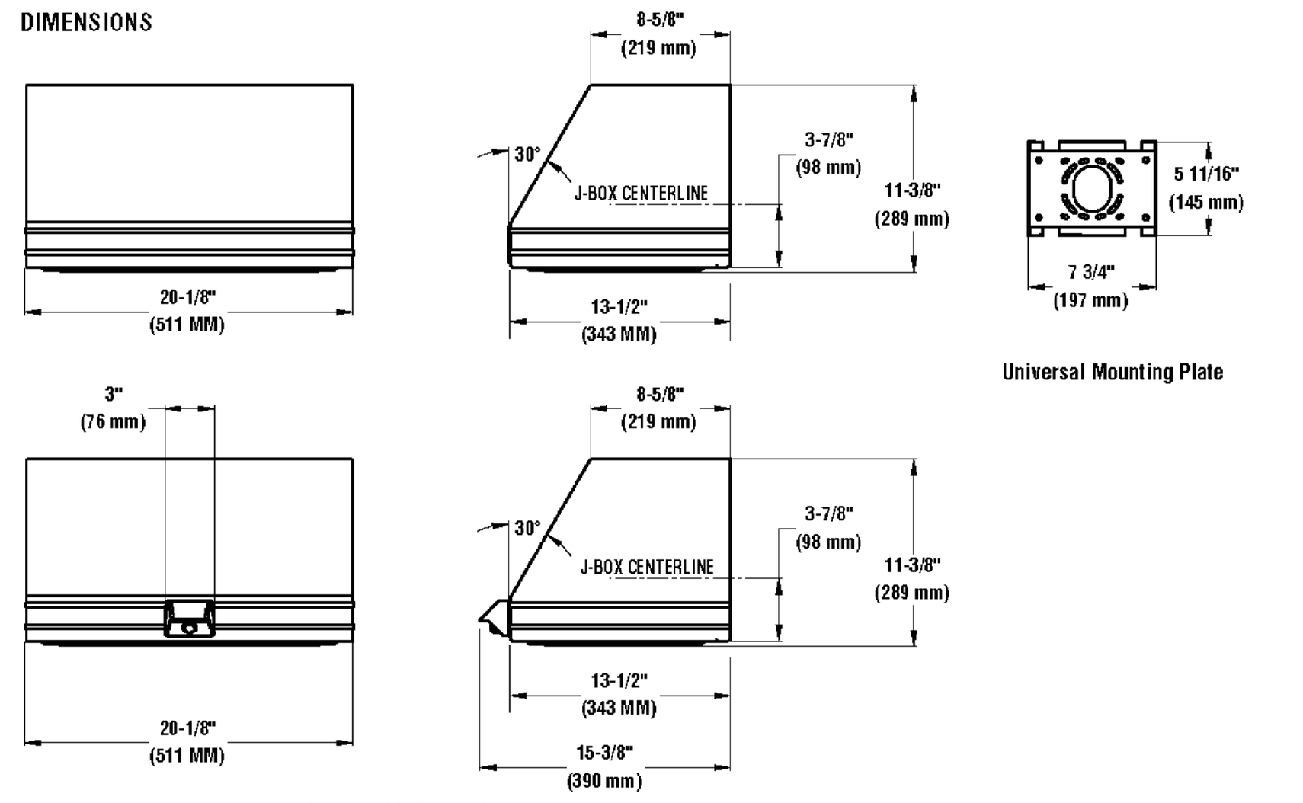
NOTES:

1- On 28 LED Luminaires, 120 Volt only is DLC qualified. Specify 120 in place of UE.
2- Available with UE voltage only.
3- Designed with 3" reduced drilling pattern. For S or D180 mounting configuration only.
4- Tamper-proof Screwdriver must be ordered separately (See Accessory Ordering Information).
5- SW BLK not compatible with XPMA or XPMAR option. Available in black only.
6- Fusing to be installed in a compatible junction box supplied by contractor.

ACCESSORY ORDERING INFORMATION (Accessories are field installed)

Description	Order Number
XGBWM3 PLS - Polycarbonate Shield	172787
XGBWM3 SW BLK - Surface Wiring Box	173156BLK[5]
SCD - Tamper-proof Screwdriver	477974
FK120 - Single Fusing	FK120[6]
FK277 - Single Fusing	FK277[6]
DFK208, 240 - Double Fusing	DFK208,240[6]
DFK480 - Double Fusing	DFK480[6]
FK347 - Single Fusing	FK347[6]

DIMENSIONS



Universal Mounting Plate

Shown with IMS option

LSI Industries™ Project Name ____ Fixture Type ____ Catalog # ____

04/29/15

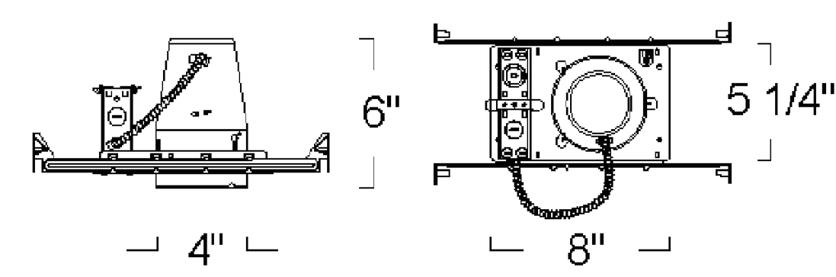
Wall Mounted Light Fixture "AA"

LITON® LIGHTING

PROJECT INFORMATION TYPE: PROJECT: CATALOG#:

Standard Housing w/ Reflector Flat Lens (Dimmable)

LH99 SERIES - 4" LINE VOLTAGE RECESSED LIGHTING (PAR20/PAR30)



SPECIFICATION

Ceiling cut-out: 4 1/2"

Application: General purpose recessed downlight housing for low to medium height ceilings for residential and light commercial applications. A variety of trims, compatible styles and finishes are available to achieve the desired décor and illumination.

Housing: Pre-wired housing adjusts up to a 1 1/4" ceiling thickness. Integral thermal protector to guard against improper lamping and installation. Housing provides an adjustable socket plate which allows for use of different lamp types. Trim is secured with torsion wing springs.

Mounting: Housing suitable for new construction installations only, supplied with (2) 24" adjustable hanger bars with 90 degrees repositioning ability. Hanger bars equipped with nail-less install 3/4" serrated barbed studs and with captive nails, for faster and easier secure mounting in wood joists. Set-screws lock into position and prevent shifting after installation. Earthquake structural cable compatible for drop panel ceiling or any other mounting that requires direct support from structural ceilings.

Socket: Standard porcelain medium screw base socket with high temperature leads.

Junction Box: 16 gauge pre-wired galvanized steel Junction Box, 32 cubic-inch for a maximum of (8) #12 AWG wires. Furnished with (7) 3/4" and (4) Romex knock-outs. Strain clamps to install or remove covers for easy access and ground wire. Equipped with safety standard fitting for flex-conduit.

Insulation Contact: Non IC rated housing must be kept 3" from insulation.

Airflow: Airtight option is designed to restrict air flow from room into plenums in compliance to the WSEC - Washington State Energy Code, (Less than 2.0 CFM -Cubic Feet per Minute). Complies to Title24 air flow requirements (Air-tight).

Safety Labels: UL/CUL listed for through-branch wiring (8) No.12 AWG 90°C and suitable for damp locations. NYC approved: Calendar #41937.

Label: UL Listed, cETL Listed

2015.3.18

FEATURE:

Application: 4" Economy 550+ LUMEN LED Downlight Fixture for Retrofit and New construction applications. Qualified as "High Efficacy" for Title 24 by California Energy

Mounting: Mounts into standard 4" General Purpose Recessed housing cans with Steel pressure springs mounted on trim to ensure positive retention inside housing. Alternate mounting methods available, consult factory.

Power Connection: Comes standard with GU24 socket mounted to top of fixture. Meets CA Title 24 Requirements and other standards restricting the use of Medium Base or Bi-Pin Sockets.

Lumen Maintenance: Minimum 35,000 hours L70 life based on ANSI TM-21 calculations from LM80 standardized test results.

Thermal Management: Effective thermal dissipation facilitated by integral cast-aluminum, finned heat sink design for maximum heat rejection to provide long LED life.

Driver: Electronic Direct Current driver mounted on fixture. Comes standard with Incandescent dimming. Smoothly dims down to 5% with standard Incandescent and Low Voltage dimmers.

Color Temperature: Comes with 3,000K Warm White LED's binned according to ANSIC78 377A for color temperature and chromaticity ranges. Available with other color temperatures with ANSI binning between 2700K and 6500K. To order use "-T" Suffix followed by color temperature, consult factory as extended lead times apply. Example: 4,000K = -T40

Safety Labels: ETL/CETL listed. Suitable for damp locations. NYC approved: Calendar#41937.

Warranty: Covered by a 3 Year Warranty to be free of defects in materials and craftsmanship. Recommended for applications where ambient temperatures do not exceed 35°C, installations exceeding this temperature will result in reduced LED lamp life and a voided warranty.

Certification: This LED product is certified as compliant with California's Title 24 Energy Efficiency Standards by the California Energy Commission.

Label: cETL Listed

Made in USA

File Located online www.liton.com/spec

ID #: 100_2480

STANDARD HOUSING
LH99 *120V 75W Max PAR30/PAR20 MED E26, 40W A19*

RATING
LH99A: Airtight

REFLECTOR FLAT LENS (DIMMABLE)
LRELD402 *120V LED*

FINISH	COLOR TEMP	LUMENS
LRELD402C : Clear Reflector/White Ring	Blank : 3000K	Blank : 550 Lumen (13W)
LRELD402N : Natural	-T27 : 2700K	-L10 : 900 Lumen (16W)
LRELD402W : White		

Ordering example: LH99A/LRELD402N

Tel: 323.904.0200 Product specifications subject to change without notice. www.liton.com

A DIVISION OF EEMA LIGHTING GROUP

Recessed Downlight "BB"

Light Fixture Cut Sheets

Development Permit Application - November 28, 2016
1517 Light Fixtures

Expansion of an Existing Self-Storage Facility for:

SAF KEEP STORAGE

Thunderbird Place
Hayward, California

James Goodman ARCHITECTURE
An Architectural Corporation · Member American Institute of Architects
26901 Camino de Estrella, Suite A, Capistrano Beach, California 92624 949.493.0740 information@jgaia.com

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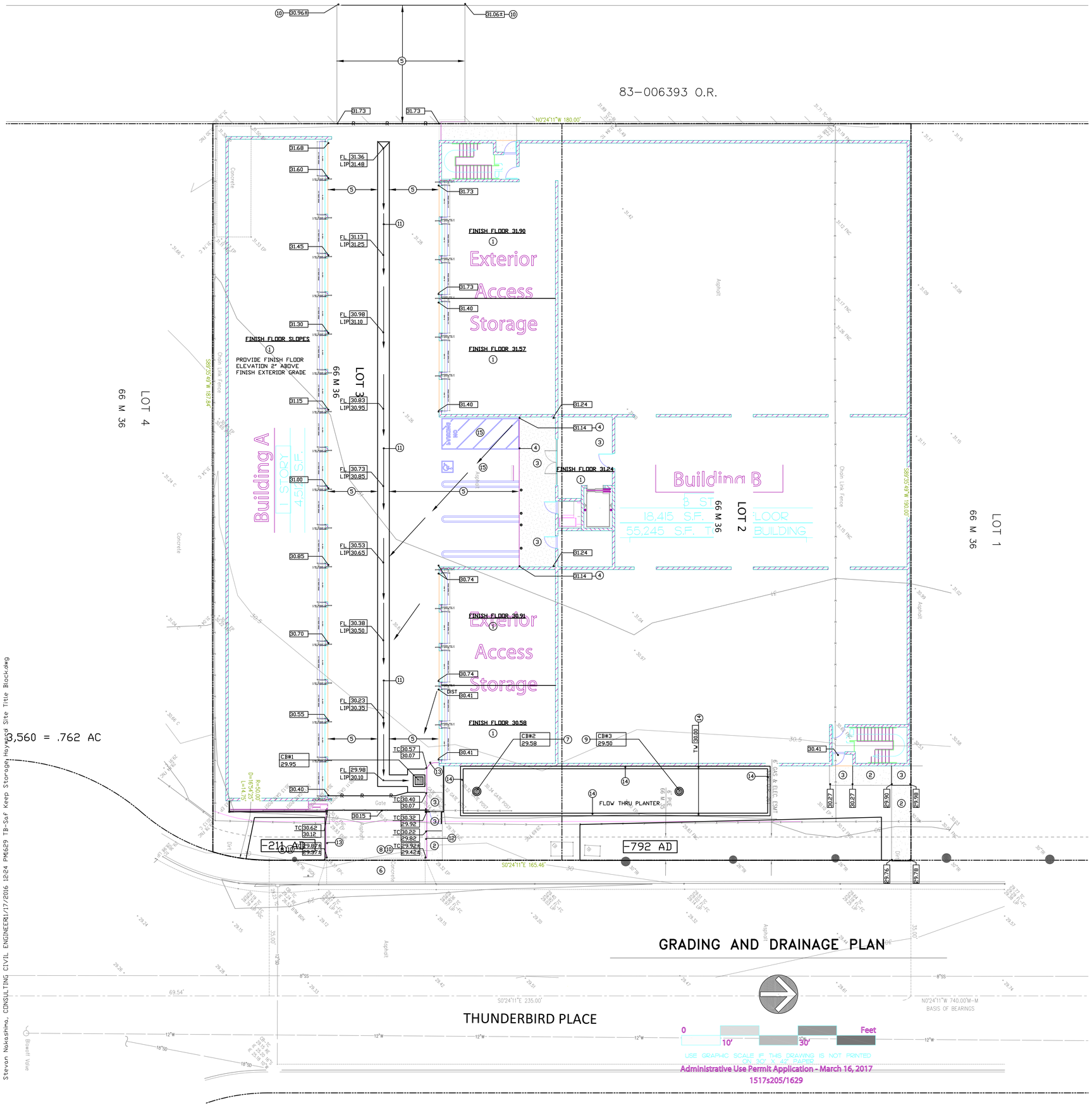
A-1.3



Administrative Use Permit Application - March 16, 2017
1517s205/1629

PROPOSED	EXISTING	
		PROPERTY LINE
31.40	+31.84	SPOT ELEVATION
30.00	30	SURFACE CONTOUR
TC	TC (E)	TOP OF CURB
EP	EP (E)	EDGE OF PAVEMENT
FL	FL (E)	FLOW LINE
CNC		CONCRETE
AC		ASPHALIC CONCRETE
GRD		GROUND SURFACE
TW		TOP OF WALL
BOT		BOTTOM OF WALL
BW		BACK OF WALK
		SURFACE VALLEY
R R	R R	SURFACE RIDGE
E		MATCH EXISTING GRADE
		A.C. PAVING
		CONCRETE
		CURB
SD	SD	STORM DRAIN
SS	SS	SANITARY SEWER
W	W	WATER
CB	CB	CATCH BASIN
JB	JB	JUNCTION BOX
COTG	COTG	CLEANOUT TO GRADE
SDMH	SDMH	STORM MANHOLE
SSMH	SSMH	SANITARY MANHOLE
		OVERLAND RELEASE
X		REMOVE EXISTING TREE

LEGEND
SCALE: NONE
CIVIL201020

KEY NOTES

1. CONCRETE SLAB-SEE STRUCTURAL FOR THICKNESS AND REINFORCING, OVER 1" SAND, 10 MIL MEMBRANE AND 4" DRAIN ROCK.
2. PROVIDE NEW WALK WITH MAXIMUM 2% CROSS - SLOPE AND SLOPE AND SLOPE IN THE DIRECTION OF TRAVEL LESS THAN 1:20. SEE LANDSCAPE AND ARCHITECTURAL PLAN FOR WALK MATERIAL.
3. PROVIDE WALK/LANDING WITH MAXIMUM 2% SLOPE IN ANY DIRECTION. SEE LANDSCAPE PLAN FOR WALK MATERIAL.
4. PROVIDE FLUSH CURB.
5. 6" CONCRETE SLAB W/#3 @ 18" O.C.E.W. OVER 6" CL.2 AGGREGATE BASE.
6. EXISTING DRIVEWAY TO REMAIN.
7. NEW BUBBLER. PROVIDE 18" ROUND CATCH BASIN OR AREA DRAIN WITH GRATE ELEVATION 7" ABOVE FLOW LINE OF FLOW THRU PLANTER. SEE GENERAL NOTE 5.
8. END VERTICAL CURB WITH 45° BEVEL.
9. NEW OVERFLOW DRAIN. PROVIDE 18" ROUND CATCH BASIN WITH GRATE ELEVATION 6" ABOVE FLOW LINE OF FLOW THRU PLANTER. SEE GENERAL NOTE 5. SEE DETAIL 2/C-33.
10. MATCH (E) BACK OF CONCRETE DRIVEWAY GRADE.
11. PROVIDE 3' WIDE CONCRETE GUTTER.
12. NEW CONCRETE CURB. SEE 7/C-31.
13. NEW CONCRETE CURB. SEE 8/C-31.
14. PROVIDE RETAINING WALL AT FLOW THRU PLANTER. SEE STRUCTURAL DRAWINGS.
15. PROVIDE ACCESSIBLE STALLS AND ACCESS AISLE WITH MAXIMUM 2% SLOPE IN ANY DIRECTION.

GENERAL NOTES

1. EXTERIOR CONCRETE FLATWORK SUBJECT TO PEDESTRIAN AND/OR OCCASIONAL LIGHT PICK UP LOADING SHALL BE AT LEAST 4" THICK AND SUPPORTED ON AT LEAST 6" OF NON-EXPANSIVE FILL WITH AT LEAST THE UPPER 4" CONSISTING OF CL. 2 AB.
2. REFER TO THE GEOTECHNICAL REPORT BY GILES ENGINEERING, INC., DATED NOVEMBER, 2016 FOR ALL EXCAVATION, BACKFILL, AND COMPACTION REQUIREMENTS AND MATERIAL SPECIFICATIONS.
4. PAINT ADJACENT TO ALL CATCH BASINS THE LOGO, "NO DUMPING, DRAINS TO BAY" IN BLUE COLOR ON WHITE BACKGROUND STENCILS OF THE LOGO ARE AVAILABLE FROM THE CITY PUBLIC WORKS DEPARTMENT.
5. PROVIDE 2' WIDE X 12" DEEP COBBLE BAND AROUND THE BUBBLER. PROVIDE 4" TO 6" COBBLE SIZE. SEE LANDSCAPE PLANS FOR ROCK SPECIFICATION.
6. ALL CONSTRUCTION WITHIN THE CITY RIGHT-OF-WAY, EASEMENT, OR OTHER PROPERTY UNDER THE CITY JURISDICTION SHALL CONFORM TO STANDARD SPECIFICATIONS OF THE PUBLIC WORKS AND UTILITY DEPARTMENT.
7. NO STORAGE OF CONSTRUCTION MATERIALS IS PERMITTED IN THE STREET OR ON THE SIDEWALK WITHOUT PRIOR APPROVAL OF PUBLIC WORKS ENGINEERING.
8. PROJECT WILL NOT LOCATE OVERFLOW STRUCTURES DIRECTLY IN LINE WITH OR NEXT TO CURB OPENINGS.
9. REMOVE AND REPLACE BROKEN OR UPLIFTED CURB AND GUTTER ALONG PROJECT FRONTAGE ON THUNDERBIRD PLACE PER CITY STANDARDS. REMOVE AND REPLACE CURB AND GUTTER DAMAGED DURING CONSTRUCTION OF THE PROPOSED PROJECT.
10. PROVIDE TWO-INCH GRIND AND OVERLAY FOR THE HALF STREET ALONG THE PROJECT FRONTAGE ON THUNDERBIRD PLACE PER CITY STANDARDS.

GRADING AND DRAINAGE PLAN

Expansion of an Existing Self-Storage Facility for:
SAF KEEP STORAGE
Thunderbird Place
Hayward, California

James Goodman ARCHITECTURE
An Architectural Corporation • Member American Institute of Architects
26901 Camino de Estrella, Suite A, Capistrano Beach, California 92624 949.493.0740 information@jgala.com

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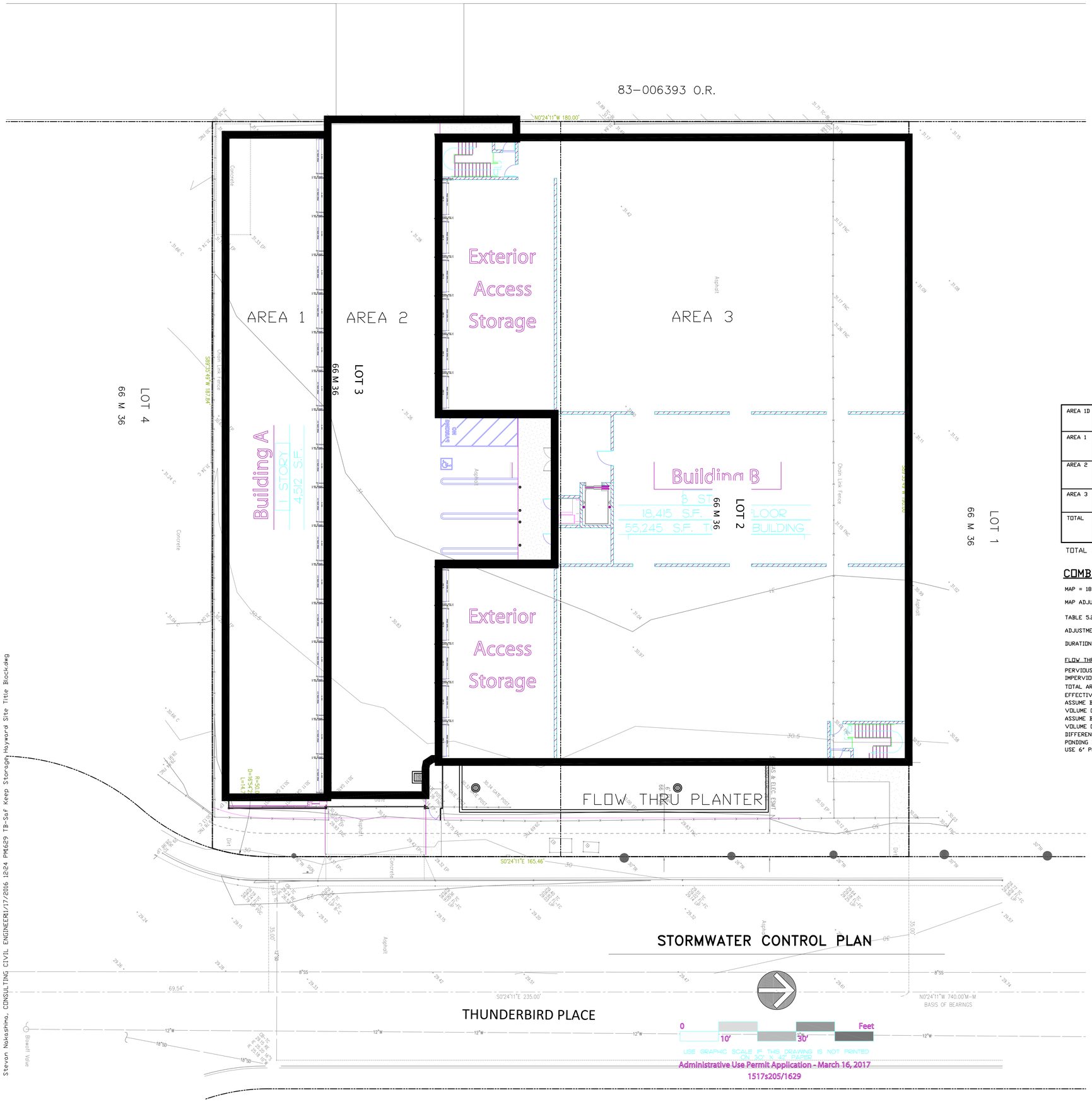
C-11



STORMWATER CONTROL PLAN

Administrative Use Permit Application - March 16, 2017

1517s205/1629

SOIL TYPES

BASED ON THE OCTOBER 27, 2016 GEOTECHNICAL REPORT BY GILES ENGINEERING ASSOCIATES FOR THE 22373 THUNDERBIRD PLACE PROJECT THE SOILS ENCOUNTERED GENERALLY CONSISTED OF DAMP TO VERY MOIST, SOFT TO HARD, SILTS AND CLAYS TO DEPTHS OF 3 1/2 FEET.

GENERAL NOTE

1. STENCIL ALL CATCH BASINS 'NO DUMPING! FLOWS TO BAY' STORM WATER STENCILING. CONTACT CITY OF HAYWARD FOR STENCILS.

STORMWATER CONTROL MEASURES USED

SITE DESIGN

ROOF DRAINS DIRECTED TO FLOW THRU PLANTER

STORMWATER TREATMENT

1. FLOW THRU PLANTER

SOURCE CONTROLS

1. BENEFICIAL LANDSCAPING (MINIMIZES IRRIGATION, RUNOFF, PESTICIDES & FERTILLIZERS; PROMOTES TREATMENT)
2. MAINTENANCE (STREET SWEEPING, CATCH BASIN CLEANING)
3. STORM DRAIN SIGNAGE

GROUNDWATER

BASED ON THE OCTOBER 27, 2016 GEOTECHNICAL REPORT BY GILES ENGINEERING ASSOCIATES FOR THE 22373 THUNDERBIRD PLACE PROJECT. THE DEPTH TO STATIC GROUNDWATER IS ESTIMATED TO BE 12 TO 14 FEET BELOW GROUND SURFACE BUT THE HISTORIC HIGH GROUNDWATER IS 10 FEET BELOW GROUND SURFACE.

FLOOD ZONE:

THIS SITE IS IN FLOOD ZONE "X".

PAVING MATERIALS:

CONCRETE PAVING

ENGINEERS CERTIFICATION

THE SELECTION, SIZING, AND PRELIMINARY DESIGN TREATMENT BMP'S AND OTHER CONTROL MEASURES IN THIS PLAN MEET THE REQUIREMENTS OF REGIONAL WATER QULITY CONTROL BOARD ORDER

RECEIVING BODY OF WATER:

CITY OF HAYWARD STORM DRAIN TO SAN FRANCISCO BAY.

TABLE 1-TREATMENT CONTROL MEASURE (TCM) SUMMARY TABLE AREA

AREA 1D	TCM	SURFACE	PERVIOUS AREA (s.f.)	IMPERVIOUS AREA (s.f.)	TOTAL AREA (s.f.)	SIZING FACTOR	BIORETENTION AREA REQUIRED(s.f.)	BIORETENTION AREA PROVIDED(s.f.)	TREATMENT METHOD	IMPERMEABLE LINER ON BOTTOM (YES/NO)
AREA 1	TCM#1	ROOF	-	4,513	4,513					
AREA 2	TCM#2	CONCRETE PAVING WALKS	-	6,607	6,607					
AREA 3	TCM#3	ROOF FLOW THRU PLANTER	900	18,449	19,349					
TOTAL			900	29,569	30,469	COMBINED FLOW AND VOLUME DESIGN BASIS	889 SF	900 SF	FLOW THRU PLANTER	YES

TOTAL AREA SERVED BY BMPS 29,569 SF

COMBINATION FLOW AND VOLUME DESIGN BASIS CALCULATIONS

MAP = 18

MAP ADJUSTMENT FACTOR = 18/18.35 = .98

TABLE 5.2 UNIT BASIN STORAGE VOLUME FOR OAKLAND AIRPORT = .67

ADJUSTMENT UNIT BASIN STORAGE VOLUME X MAP ADJUSTMENT FACTOR: .98 X .67 = .66 INCHES

DURATION RAIN EVENT .66/.2 = 3.3 HOURS

FLOW THRU PLANTER

PERVIOUS AREA 900 SF
IMPERVIOUS AREA 29,569
TOTAL AREA 30,469
EFFECTIVE IMPERVIOUS AREA = (29,569)(1) + (900)(.1) = 29,659
ASSUME BASIN SIZE = 29,659 X .04 = 1,186 SF
VOLUME OF TREATED RUNOFF = 1,186 X 5/12 X 3.3=1,631 CF
ASSUME BASIN SIZE = 29,659 X .04 X .75 = 889 SF
VOLUME OF TREATED RUNOFF = 889 X 5/12 X 3.3 =1,222 CF
DIFFERENCE IN VOLUME 1,631 - 1,222 = 409
PONDING DEPTH 409/889 = .46 = 5 1/2"
USE 6" PONDING DEPTH

STEVAN H. NAKASHIMA
C26597
REN.3/31/18

Stevan Nakashima

CERTIFYING ENGINEER
STEVAN NAKASHIMA
1420 HOLLY AVE.
LOS ALTOS, CA. 94024

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C-12

SUMMARY OF MAINTENANCE REQUIREMENTS

ENTITY RESPONSIBLE FOR THE MAINTANENCE OF THE STORMWATER CONTROL MEASURES:

EDWARD ROACH
PARRISH ESTATE COMPANY I, L.P.
1939 HARRISON STREET, SUITE 410
OAKLAND, CA. 94612
510-273-8887 EGROACH@MENORP.COM

FLOW THRU PLANTERS REMOVE POLLUTANTS PRIMARILY BY FILTERING RUNOFF SLOWLY THROUGH AN ACTIVE LAYER OF SOIL. ROUTINE MAINTENANCE IS NEEDED TO INSURE THAT FLOW IS UNOBSTRUCTED, THAT EROSION IS PREVENTED, AND THAT SOILS ARE HELD TOGETHER BY PLANT ROOTS AND ARE BIOLOGICALLY ACTIVE. TYPICAL ROUTINE MAINTENANCE CONSISTS OF THE FOLLOWING:

- INSPECT INLETS, EXPOSURE OF SOILS, OR OTHER EVIDENCE OF EROSION. CLEAR ANY OBSTRUCTIONS AND REMOVE ANY ACCUMULATION OF SEDIMENT. EXAMINE ROCK OR OTHER MATERIAL USED AS A SPLASH PAD AND REPLENISH IF NECESSARY.
- INSPECT OUTLETS FOR EROSION OR UNPLUGGING.
- INSPECT SIDE SLOPES FOR EVIDENCE OF INSTABILITY OR EROSION AND CORRECT AS NECESSARY.
- OBSERVE SOIL IN THE FLOW THRU PLANTER FOR UNIFORM PERCOLATION THROUGHOUT. IF PORTIONS OF THE SWALE OR FILTER DO NOT DRAIN WITHIN 48 HOURS AFTER THE END OF A STORM, THE SOIL SHOULD BE TILLED AND REPLANTED. REMOVE ANY DERBIS OR ACCUMULATIONS OF SEDIMENT.
- EXAMINE THE VEGETATION TO INSURE THAT IT IS HEALTHY AND DENSE ENOUGH TO PROVIDE FILTERING AND TO PROTECT SOILS FROM EROSION. REPLENISH MUCH AS NECESSARY, REMOVE FALLEN LEAVES AND DEBRIS, PRUNE LARGE SHRUBS OR TREES, AND MOW TURF AREAS. CONFIRM THAT IRRIGATION IS ADEQUATE AND NOT EXCESSIVE. REPLACE DEAD PLANTS AND REMOVE INVASIVE VEGETATION.
- ABATE ANY POTENTIAL VECTORS BY FILLING HOLES IN THE GROUND IN AND AROUND THE PLANTER AND BY INSURING THAT THERE ARE NOT AREAS WHERE WATER STANDS LONGER THAN 48 HOURS FOLLOWING A STORM. IF MOSQUITO LARVAE ARE PRESENT AND PERSISTENT, CONTACT THE ALAMEDA COUNTY VECTOR CONTROL DISTRICT FOR INFORMATION AND ADVICE. MOSQUITO LARVICIDES SHOULD BE APPLIED ONLY WHEN ABSOLUTELY NECESSARY AND THEN ONLY BY A LICENSED INDIVIDUAL OR CONTRACTOR.

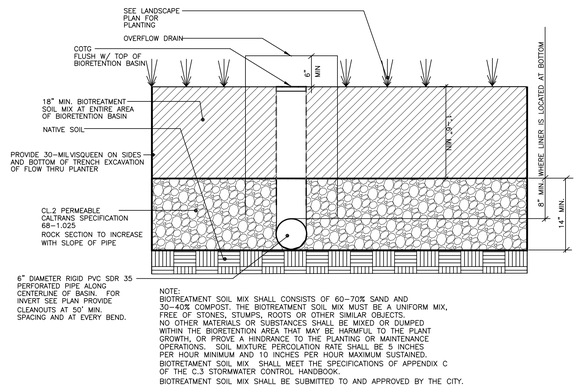
2. PROJECT DATA:

PERVIOUS AND IMPERVIOUS SURFACES COMPARISON TABLE			
A. PROJECT PHASE NUMBER (N/A, 1, 2, 3, ETC.):	N/A	B. TOTAL SITE (AREA):	.785
C. TOTAL SITE EXISTING IMPERVIOUS SURFACES (SQUARE FEET):	31,938	D. TOTAL AREA OF SITE DISTURBED (ACRES):	.762

	EXISTING CONDITION OF SITE AREA DISTURBED (SQUARE FEET):	PROPOSED CONDITION OF SITE AREA DISTURBED (SQUARE FEET)	
E. IMPERVIOUS SURFACES		REPLACED	NEW
ROOF AREA(S)	-	22,962	-
PARKING	31,938	819	-
SIDEWALKS,PATIOS, DRIVEWAYS, ETC.	-	5,951	106
STREETS (PUBLIC)	-	-	-
STREETS (PRIVATE)	-		-
TOTAL IMPERVIOUS SURFACES:	E.1: 31,938	E.2: 29,732	E.3: 106
F. PERVIOUS SURFACES			
LANDSCAPED AREAS	2,252	2,252	2,100
PERVIOUS PAVING	-	-	-
OTHER PERVIOUS SURFACES (GREEN ROOF, ETC)	-	-	-
TOTAL PERVIOUS SURFACES:	F.1: 2,252	F.2: 2,252	F.3: 2,100

G. TOTAL PROPOSED REPLACED + NEW IMPERVIOUS SURFACES (E.2+E.3):	29,838
H. TOTAL PROPOSED REPLACED + NEW PERVIOUS SURFACES (F.2+F.3):	4,352

I. PERCENT OF REPLACEMENT OF IMPERVIOUS AREA IN REDEVELOPMENT PROJECTS (E.2 ÷ C X 100):	93.09



BIORETENTION BASIN WITH SUBDRAIN 1
NTS 206102B

BIOTREATMENT SOIL REQUIREMENTS

PRIOR TO ORDERING THE BIOTREATMENT SOIL MIX OR DELIVERY TO THE PROJECT SITE, CONTRACTOR SHALL PROVIDE A BIOTREATMENT SOIL MIX SPECIFICATION CHECKLIST, COMPLETED BY THE SOIL MIX SUPPLIER AND CERTIFIED TESTING LAB.

DETAILS AND NOTES

0 10' 30' Feet

USE GRAPHIC SCALE IF THIS DRAWING IS NOT PRINTED ON 30" X 42" PAPER

Administrative Use Permit Application - March 16, 2017
1517s205/1629

Expansion of an Existing Self-Storage Facility for:
SAF KEEP STORAGE
Thunderbird Place
Hayward, California

James Goodman ARCHITECTURE
An Architectural Corporation • Member American Institute of Architects
26901 Camino de Estrella, Suite A, Capistrano Beach, California 92624 949.493.0740 information@jgala.com

Parrish Estate Company I, L.P. ° Owner
Stevan Nakashima ° Consulting Civil Engineer
Wilson & Associates ° Landscape Architecture

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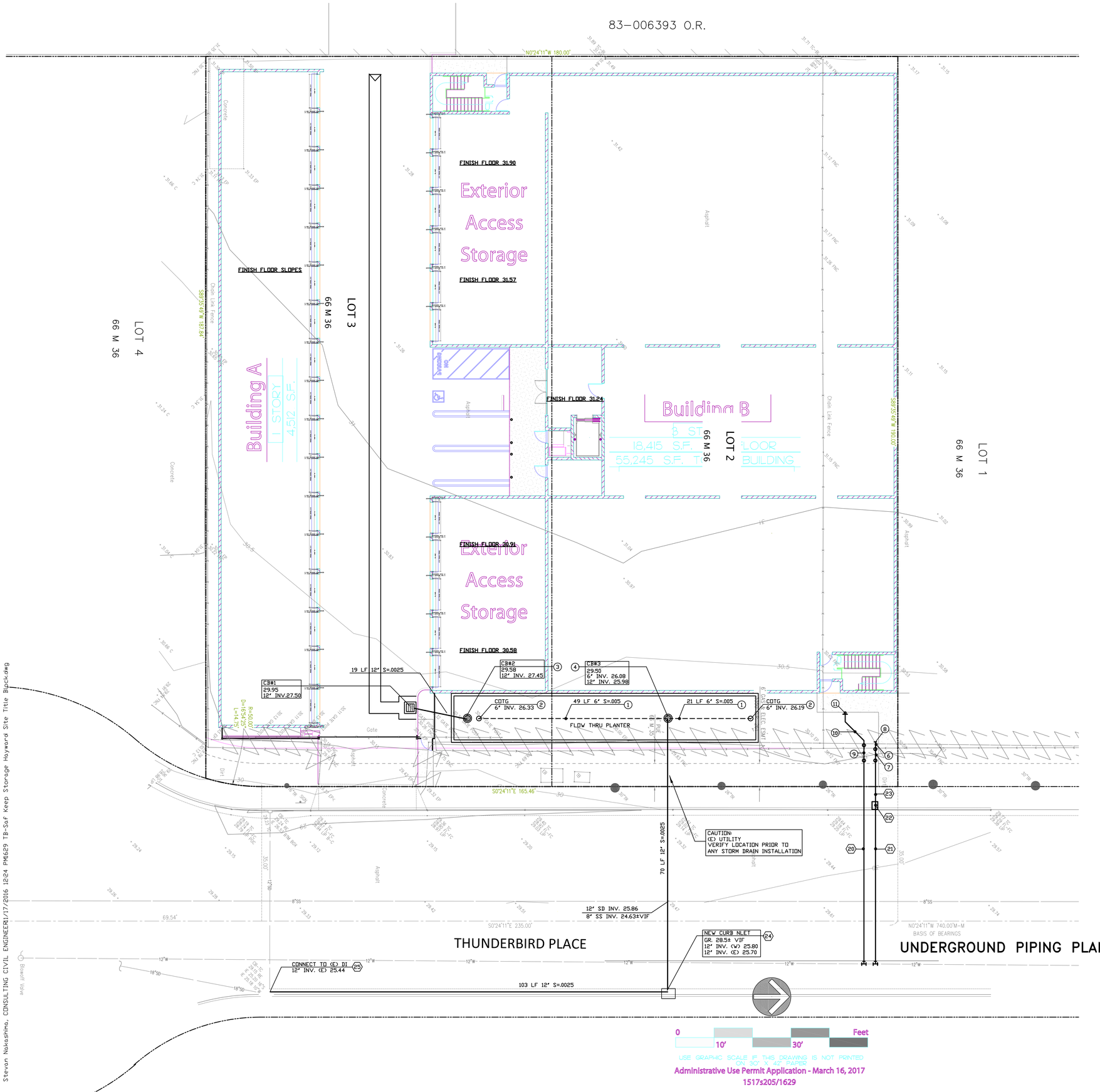

KEY NOTES:

1. PROVIDE 6" PVC SDR 35 PERFORATED PIPE AT S=.005.
2. CONTG AT PERFORATED PIPE. SEE 11/C-31.
3. NEW BUBBLER. PROVIDE 18" ROUND CATCH BASIN 7" ABOVE FLOW LINE OF BIORETENTION. SEE GENERAL NOTE 6.
4. (N) OVERFLOW DRAIN. PROVIDE 18" ROUND CATCH BASIN GRATE 6" ABOVE BIORETENTION BASIN GRADE. SEE GENERAL NOTE 6.
5. POC TO RETAINING WALL SUBDRAIN. SEE STRUCTURAL DRAWINGS FOR SUBDRAIN.
6. (N) 1" SCHEDULE 40 PVC IRRIGATION LINE.
7. PROVIDE 1" APPROVED REDUCED PRESSURE BACKFLOW PREVENTION ASSEMBLY PER CITY STANDARD DETAIL 202.
8. P.O.C. TO IRRIGATION. SEE IRRIGATION PLANS FOR CONTINUATION.
9. PROVIDE 8" DCV. SEE GENERAL NOTE 10.
10. PROVIDE 8" C900 PVC CL.200 (DR14) FIRE LINE. SEE GENERAL NOTE 10.
11. P.O.C. TO BUILDING FIRE. SEE FIRE PROTECTION PLANS FOR CONTINUATION.

KEY NOTES FOR WORK ON PUBLIC RIGHT-OF-WAY

20. NEW 8" FIRE SERVICE PER CITY STANDARD SD-204 BY HAYWARD WATER DEPARTMENT AT DEVELOPER'S EXPENSE. SEE "UNDERGROUND FIRE PROTECTION NOTE" BELOW.
21. NEW 3/4" IRRIGATION SERVICE PER CITY STANDARD SD-213 BY HAYWARD WATER DEPARTMENT AT DEVELOPER'S EXPENSE. SEE GENERAL NOTES 2 AND 7.
22. NEW 3/4" WATER METER FOR IRRIGATION PER CITY STANDARD SD-213 BY HAYWARD WATER DEPARTMENT AT DEVELOPER'S EXPENSE. SEE GENERAL NOTES 2 AND 7.
23. NEW 1" SCHED 40 PVC IRRIGATION LINE.
24. PROVIDE TYPE A STORM WATER INLET PER CITY STANDARD SD-402. SEE GENERAL NOTES 2 AND 7.
25. CONNECT TO (E) DI PER CITY STANDARDS. VERIFY (E) INVERT. SEE GENERAL NOTES 2 AND 7.

GENERAL NOTES:

1. PAINT ADJACENT TO ALL CATCH BASINS THE LOGO, "NO DUMPING, DRAINS TO BAY ". REFER TO CITY STANDARD STORM WATER INLET MARKING DETAIL SD-401A.
2. A STREET WORK PERMIT FROM THE CITY MUST BE OBTAINED PRIOR TO ANY WORK ON THUNDERBIRD PLACE.
3. THE CONTRACTOR SHALL CONTACT UNDERGROUND SERVICE ALERT (800) 227-2600 48 HOURS IN ADVANCE OF STARTING EXCAVATION TO PROVIDE FOR MARKING OF UNDERGROUND UTILITIES.
4. VERIFY LOCATION OF EXISTING SANITARY SEWER PRIOR TO ANY SANITARY SEWER INSTALLATION.
5. ALL STORM DRAINS SHALL BE PVC SDR 35 UNLESS OTHERWISE NOTED.
6. POUR CONCRETE BASE AROUND INLET & OUTLET PIPE AND SET 18" ROUND SECTION OF CATCH BASIN ON THE POURED BASE.
7. ALL CONSTRUCTION WITHIN THE CITY RIGHT-OF-WAY, EASEMENT, OR OTHER PROPERTY UNDER THE CITY JURISDICTION SHALL CONFORM TO STANDARD SPECIFICATIONS OF THE PUBLIC WORKS AND UTILITY DEPARTMENT.
8. NO STORAGE OF CONSTRUCTION MATERIALS IS PERMITTED IN THE STREET OR ON THE SIDEWALK WITHOUT PRIOR APPROVAL OF PUBLIC WORKS ENGINEERING.
9. ALL AREA DRAINS SHALL BE CHRISTY V01 DRAIN BOX WITH V01-71C CAST IRON GRATE.
10. ALL STORM PIPES SHALL BE PVC SDR 35 UNLESS OTHERWISE INDICATED ON THE PLANS.

UNDERGROUND FIRE PROTECTION NOTE:

THE UNDERGROUND FIRE SYSTEM SHOWN ON THIS PLAN ARE SCHEMATIC ONLY. UNDERGROUND FIRE PROTECTION CONTRACTOR SHALL SUBMIT AN ENGINEERED UNDERGROUND FIRE PROTECTION PLAN TO BE APPROVED BY THE GOVERNING AGENCY(S). THE QUANTITIES AND LOCATIONS OF NEW FDCS AND PIVS SHALL BE IDENTIFIED IN THE DEFERRED UNDERGROUND FIRE PROTECTION PLANS.

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Stevan Nakashima ° Consulting Civil Engineer
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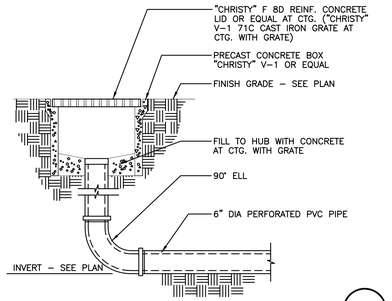
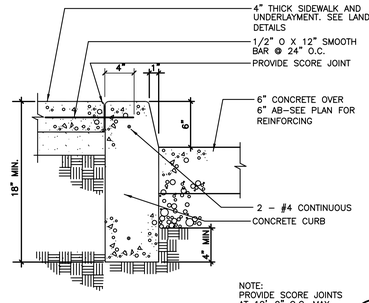
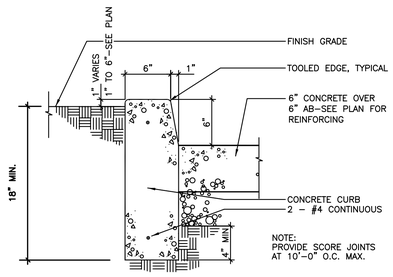


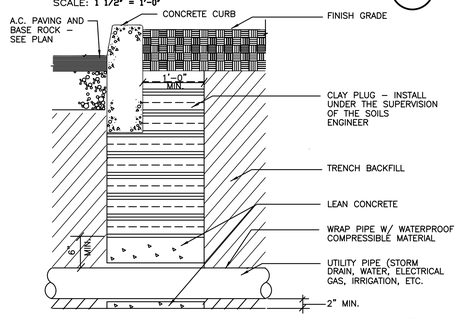
COTG AT PERFORATED PIPE 11
SCALE: 1 1/2"=1'-0" CIVIL202203



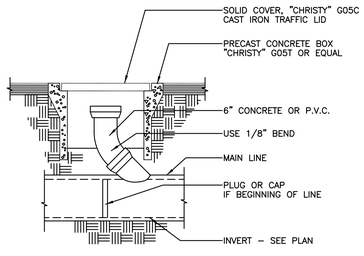
CONCRETE CURB AT SIDEWALK 7
SCALE: 1 1/2" = 1'-0"



CONCRETE CURB AT PLANTING 8
SCALE: 1 1/2" = 1'-0"



CUT-OFF DETAIL @ CURB 9
SCALE: 1"=1'-0"



CLEANOUT TO GRADE @ STORM DRAIN 10
SCALE: 3/4" = 1'-0"

DETAILS AND NOTES

0 10' 30' Feet

USE GRAPHIC SCALE IF THIS DRAWING IS NOT PRINTED ON 30" X 42" PAPER

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DUST CONTROL NOTES:

THE BAY AREA AIR QUALITY MANAGEMENT DISTRICT (BAAQMD) HAS IDENTIFIED A SET OF FEASABLE PM10 CONTROL MEASURES FOR ALL CONSTRUCTION ACTIVITIES. THESE CONTROL MEASURES, AS PREVIOUSLY REQUIRED IN THE PROGRAM EIR, SHALL BE ADHERED TO DURING ALL CONSTRUCTION ACTIVITIES.

1. WATER ALL ACTIVE CONSTRUCTION AREAS AT LEAST TWICE DAILY.
2. COVER ALL TRUCKS HAULING SOIL, SAND, AND OTHER LOOSE MATERIAL OR REQUIRE ALL TRUCKS TO MAINTAIN AT LEAST TWO FEET OF FREEBOARD.
3. SWEEP STREETS DAILY (W/ WATER SWEEPERS) AS OFTEN AS REQUIRED IF VISIBLE SOIL MATERIAL, MUD AND DEBRIS RESULTING FROM THIS CONSTRUCTION IS CARRIED ONTO ADJACENT PUBLIC STREETS.
4. ENCLOSE, COVER, WATER TWICE DAILY OR APPLY (NON-TOXIC) SOIL BINDERS TO EXPOSED STOCKPILES (DIRT, SAND, ETC.).
5. LIMIT TRAFFIC SPEEDS ON UNPAVED ROADS TO 15 MPH.
6. INSTALL FIBER ROLLS, SANDBAGS OR OTHER EROSION CONTROL MEASURES TO PREVENT SILT RUNOFF TO PUBLIC ROADWAYS.
7. INSTALL WHEEL WASHERS FOR ALL EXITING TRUCKS, OR WASH OFF THE TIRES OF ALL TRUCKS AND EQUIPMENT LEAVING THE SITE.
8. SUSPEND EXCAVATION AND GRADING ACTIVITY WHEN WIND (INSTANTANEOUS GUSTS) EXCEED 25 MPH.
9. PAVE, APPLY WATER THREE TIMES DAILY, OR APPLY (NON TOXIC) SOIL STABILIZERS ON ALL UNPAVED ACCESS ROADS, PARKING AREAS, AND STAGING AREAS AT CONSTRUCTION SITES.
10. SWEEP DAILY (WITH WATER SWEEPERS) ALL PAVED ACCESS ROADS, PARKING AREAS, AND STAGING AREAS AT CONSTRUCTION SITES TO CONTROL DUST AND DIRT TRACKED FROM THE PROJECT SITE.
11. HYDROSEED OR APPLY (NON-TOXIC) SOIL STABILIZERS TO INACTIVE CONSTRUCTION AREAS (PREVIOUSLY GRADED AREAS INACTIVE FOR TEN DAYS OR MORE).
12. REPLANT VEGETATION IN DISTURBED AREAS AS QUICKLY AS POSSIBLE.
13. LIMIT THE AREA SUBJECT TO EXCAVATION, GRADING, AND OTHER CONSTRUCTION ACTIVITY AT ANY ONE TIME.
14. GRAY WATER SHALL BE USED FOR DUST CONTROL AND GRADING ACTIVITIES, UNLESS OTHERWISE APPROVED BY THE COUNTY ENGINEER.
15. PAVING SHALL BE CONSTRUCTED AS SOON AS PRACTICABLE TO REDUCE THE TIME THAT BARE SURFACES AND SOILS ARE EXPOSED. IN AREAS WHERE CONSTRUCTION IS DELAYED FOR AN EXTENDED PERIOD OF TIME, THE GROUND SHALL BE REPLANTED TO MINIMIZE THE GENERATON OF DUST.
16. IN THE EVENT THAT THE CONTRACTOR NEGLECT TO USE ADEQUATE MEASURES TO CONTROL DUST, THE COUNTY RESERVES THE RIGHT TO TAKE WHATEVER MEASURES ARE NECESSARY TO CONTROL DUST AND CHARGE THE COST TO THE CONTRACTOR.

RECCOMENDED MEASURES TO REDUCE VEHICLE OR EQUIPMENT EXHAUST:

1. USE ALTERNATIVE FUELED COSTRUCTION EQUIPMENT.
2. MINIMIZE IDLING TIME (E.G. 5 MINUTE MAX).
3. MAINTAIN PROPERLY TUNED EQUIPMENT.
4. LIMIT THE HOURS OF OPERATION OF HEAVY DUTY EQUIPMENT AND/OR THE AMOUNT OF EQUIPMENT IN USE.
5. ALL CONSTRUCTION CONTRACTORS SHALL PROPERLY MAINTAIN THE EQUIPMENT AND WHERE FEASABLE, USE "CLEAN FUEL" EQUIPMENT AND EMISSIONS CONTROL TECHNOLOGY (eg., CNG FIRED ENGINES, CATALYTIC CONVERTERS, PARTICULATE TRAPS, ETC.). MEASURES TO REDUCE DIESEL EMISSION WOULD BE CONSIDERED FEASIBLE WHEN THEY ARE CAPABLE OF BEING USED ON EQUIPMENT WITHOUT INTERFERING SUBSTANTIALLY WITH EQUIPMENT PERFORMANCE.

FIBER ROLL INSTALLATION NOTES:

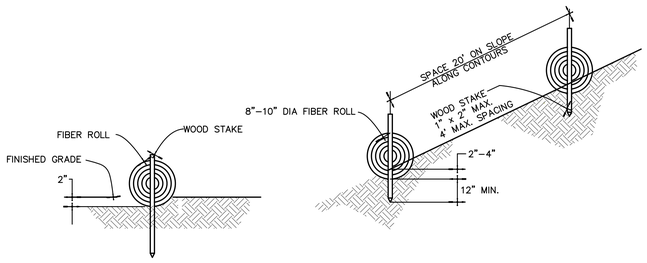
1. FINE GRADE THE SUBGRADE BY HAND DRESSING WHERE NECESSARY TO REMOVE LOCAL DEVIATIONS AND TO REMOVE LARGER STONES OR DEBRIS THAT WILL INHIBIT INTIMATE CONTACT OF THE FIBER ROLL WITH THE SUBGRADE.
2. PRIOR TO ROLL INSTALLATION, CONTOUR A CONCAVE KEY TRENCH 2" TO 4" INCHES DEEP ALONG THE PROPOSED INSTALLATION ROUTE.
3. SOIL EXCAVATED IN TRENCHING SHOULD BE PLACED ON THE UPHILL OR FLOW SIDE OF THE ROLL TO PREVENT WATER FROM UNDERCUTTING THE ROLL.
4. PLACE FIBER ROLLS INTO THE KEY TRENCH AND STAKE ON BOTH SIDES OF THE ROLL WITHIN 6 INCHES OF EACH END AND THEN EVERY FOUR FEET WITH 1" X 2" X 23" STAKES.
5. STAKES ARE TYPICALLY DRIVEN IN ON ALTERNATING SIDES OF THE ROLL. WHEN MORE THAN ONE FIBER ROLL IS PLACED IN A ROW, THE ROLLS SHOULD BE ABUTTED SECURELY TO ONE ANOTHER TO PROVIDE A TIGHT JOINT, NOT OVERLAPPED.

EROSION AND SEDIMENT CONTROL NOTES

1. CONTRACTOR SHALL PERFORM ALL WORK IN COMPLIANCE WITH BMP REQUIREMENTS.
2. NOTIFY CITY OF HAYWARD FIVE WORKING DAYS PRIOR TO HAULING ANY MATERIAL TO SITE.
3. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE EFFECTIVE FOR THE ENTIRE DURATION OF CONSTRUCTION.
4. THE CONTRACTOR SHALL PLACE A STABILIZED CONSTRUCTION ENTRANCE AT LOCATION SHOWN ON C1.0. ANY MUD THAT IS TRACKED ONTO PUBLIC STREETS SHALL BE REMOVED THAT SAME DAY AND AS REQUIRED BY THE CITY OF HAYWARD.
5. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL DISTURBED AREAS ARE STABILIZED AND CHANGES TO THIS EROSION AND SEDIMENT CONTROL PLAN SHALL BE MADE TO MEET FIELD CONDITIONS ONLY WITH THE APPROVAL OF OR AT THE DIRECTION OF THE CITY ENGINEER.
6. THE SITE SHALL BE MAINTAINED SO AS TO MINIMIZE SEDIMENT-LADEN RUN-OFF TO ANY STORM DRAINAGE SYSTEM.
7. ALL EROSION CONTROL FACILITIES MUST BE INSPECTED AND REPAIRED AT THE END OF EACH WORKING DAY DURING THE RAINY SEASON.
8. BORROW AREAS AND TEMPORARY STOCKPILES SHALL BE PROTECTED WITH APPROPRIATE EROSION CONTROL MEASURES TO THE SATISFACTION OF THE CIY ENGINEER.
9. THUNDERBIRD PLACE SHALL BE SWEPT DAILY, OR AS DIRECTED BY THE CITY ENGINEER, TO REMOVE ANY ACCUMULATED DIRT AND DEBRIS.
10. INSTALL FILTER FABRIC UNDER ALL EXISTING INLET GRATES ON THUNDERBIRD PLACE, THAT RECEIVE RUNOFF FROM THE SITE.

EROSION CONTROL NOTES 10

SCALE: NONE



FOR FLAT AREAS

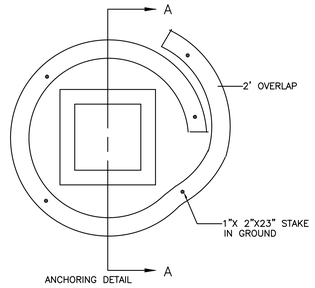
FOR SLOPE AREAS

NOTES:

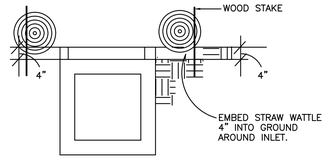
1. FIBER ROLL COMPOSED OF BIO-DEGRADABLE FIBERS STUFFED INTO A PHOTO-DEGRADABLE OPEN WEAVE NETTING.

FIBER ROLL INSTALLATION DETAIL 11

SCALE: NONE



ANCHORING DETAIL



EMBEDDING DETAIL

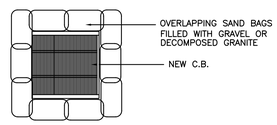
SECTION A – A

REFER TO STRAW WATTLE INSTALLATION NOTES ON SHEET C1.0.

STRAW WATTLE INLET PROTECTION 7

SCALE: NONE

PROVIDE MIRAFI 140 N FILTER FABRIC UNDER GRATE, LEAVING 3" FLAP EXPOSED. REPLACE GRATE TO BASIN THEREBY PINCHING FABRIC BETWEEN GRATE AND CATCH BASIN AND HOLDING FILTER IN PLACE.

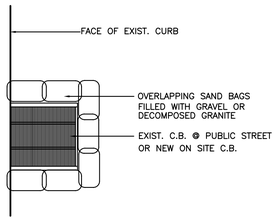


PROTECT C.B. AFTER COMPLETION OF PAVING AS DIRECTED BY CITY ENGINEER.

C.B. PROTECTION DETAIL 8

SCALE: NONE

PROVIDE MIRAFI 140 N FILTER FABRIC UNDER GRATE, LEAVING 3" FLAP EXPOSED. REPLACE GRATE TO BASIN THEREBY PINCHING FABRIC BETWEEN GRATE AND CATCH BASIN AND HOLDING FILTER IN PLACE.



PROTECT ON-SITE CB AFTER COMPLETION OF PAVING AND PUBLIC CB AT BEGINING OF CONSTRUCTION AS DIRECTED BY CITY ENGINEER.

C.B. PROTECTION DETAIL @ CURB 9

SCALE: NONE

INLET PROT

EROSION AND SEDIMENT CONTROL NOTES

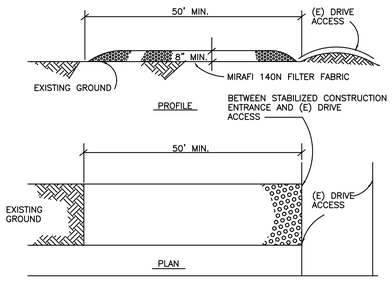
1. CONTRACTOR SHALL PERFORM ALL WORK IN COMPLIANCE WITH BMP REQUIREMENTS.
2. NOTIFY CITY OF HAYWARD FIVE WORKING DAYS PRIOR TO HAULING ANY MATERIAL TO SITE.
3. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE EFFECTIVE FOR THE ENTIRE DURATION OF CONSTRUCTION.
4. AFTER THE UNDERGROUND STORM DRAIN SYSTEM IS INSTALLED, THE CATCH BASINS WILL BE INSTALLED AND STRAW WATTLES WILL BE PLACED AROUND THOSE CATCH BASINS AS SHOWN ON SHEET C-11 AND ON DETAIL 7 OF SHEET C-32 UNTIL THE SITE IS PAVED. AFTER THE SITE IS PAVED PROVIDE INLET PROTECTION PER DETAILS 8 AND 9 /C-32.
5. CONTRACTOR SHALL PROVIDE A CONCRETE WASH AREA PIT OR ON-TRUCK RECYCLING TO PREVENT CONCRETE WASH OUT FROM DRAINING INTO THE STORM DRAIN.
6. THE CONTRACTOR SHALL PLACE A STABILIZED CONSTRUCTION ENTRANCE AT D/W ENTRANCES SHOWN ON C5.1 ANY MUD THAT IS TRACKED ONTO PUBLIC STREETS SHALL BE REMOVED THAT SAME DAY AND AS REQUIRED BY THE CITY OF HAYWARD. SEE DETAIL 4 ON SHEET C-32.
7. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL DISTURBED AREAS ARE STABILIZED AND CHANGES TO THIS EROSION AND SEDIMENT CONTROL PLAN SHALL BE MADE TO MEET FIELD CONDITIONS ONLY WITH THE APPROVAL OF OR AT THE DIRECTION OF THE CITY ENGINEER.
8. DURING THE RAINY SEASON, ALL PAVED AREAS SHALL BE KEPT CLEAR OF EARTH MATERIAL AND DEBRIS. THE SITE SHALL BE MAINTAINED SO AS TO MINIMIZE SEDIMENT-LADEN RUN-OFF TO ANY STORM DRAINAGE SYSTEM.
9. ALL EROSION CONTROL FACILITIES MUST BE INSPECTED AND REPAIRED AT THE END OF EACH WORKING DAY DURING THE RAINY SEASON.
10. BORROW AREAS AND TEMPORARY STOCKPILES SHALL BE PROTECTED WITH APPROPRIATE EROSION CONTROL MEASURES TO THE SATISFACTION OF THE CITY ENGINEER.
11. INLETS WHICH ARE NOT USED IN CONJUNCTION WITH STRAW BALES SHOULD BE COVERED, OR OTHERWISE ADJUSTED TO PREVENT INFLOW, UNLESS THE AREA DRAINED IS UNDISTURBED OR STABILIZED.
12. SHEET C-10 IS INTENDED TO BE USED FOR EROSION CONTROL ONLY. OTHER INFORMATION SHOWN MAY NOT BE THE MOST CURRENT. SEE SHEET C-11 FOR OTHER INFORMATION.
13. SWEEP DAILY (WITH WATER SWEEPERS) ANY PAVED ACCESS ROADS, PARKING AREAS, AND STAGING AREAS AT THE SITE.
14. THUNDERBIRD PLACE PAVEMENT SHALL BE SWEPT DAILY, OR AS DIRECTED BY THE CITY ENGINEER, TO REMOVE ANY ACCUMULATED DIRT AND DEBRIS.
15. INSTALL FILTER FABRIC UNDER ALL STREET CURB INLET GRATES THAT RECEIVE RUNOFF FROM THE SITE FRONTAGE ON THUNDERBIRD PLACE.
16. CONTRACTOR SHALL PROVIDE A ENTRANCE/OUTLET TIRE WASH AREA TO PREVENT SEDIMENT AND DEBRIS FROM DRAINING INTO THE STORM DRAIN.

EROSION CONTROL NOTES 2

SCALE: NONE

DESIGN AND CONSTRUCTION SPECIFICATIONS

1. THE MATERIAL FOR CONSTRUCTION OF THE PAD SHALL BE 3 TO 6 INCH STONE.
2. THE THICKNESS OF THE PAD SHALL NOT BE LESS THAN 8 INCHES.
3. THE WIDTH OF THE PAD SHALL NOT BE LESS THAN THE FULL WIDTH OF ALL POINTS OF INGRESS OR EGRESS.
4. THE LENGTH OF THE PAD SHALL BE AS REQUIRED, BUT NOT LESS THAN 50 FEET.
5. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONALL STONE AS CONDITIONS DEMAND, AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY SHALL BE REMOVED IMMEDIATELY.
6. WHEN NECESSARY WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH OR WATERCOURSE THROUGH USE OF SAND BAGS, GRAVEL, BOARDS OR OTHER APPROVED METHODS.



STABILIZED CONSTRUCTION ENTRANCE 4

SCALE: NONE

DETAILS AND NOTES

0 10' 30' Feet

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Administrative Use Permit Application - March 16, 2017
1517s205/1629

Expansion of an Existing Self-Storage Facility for:
SAF KEEP STORAGE
Thunderbird Place
Hayward, California

James Goodman ARCHITECTURE
An Architectural Corporation • Member American Institute of Architects
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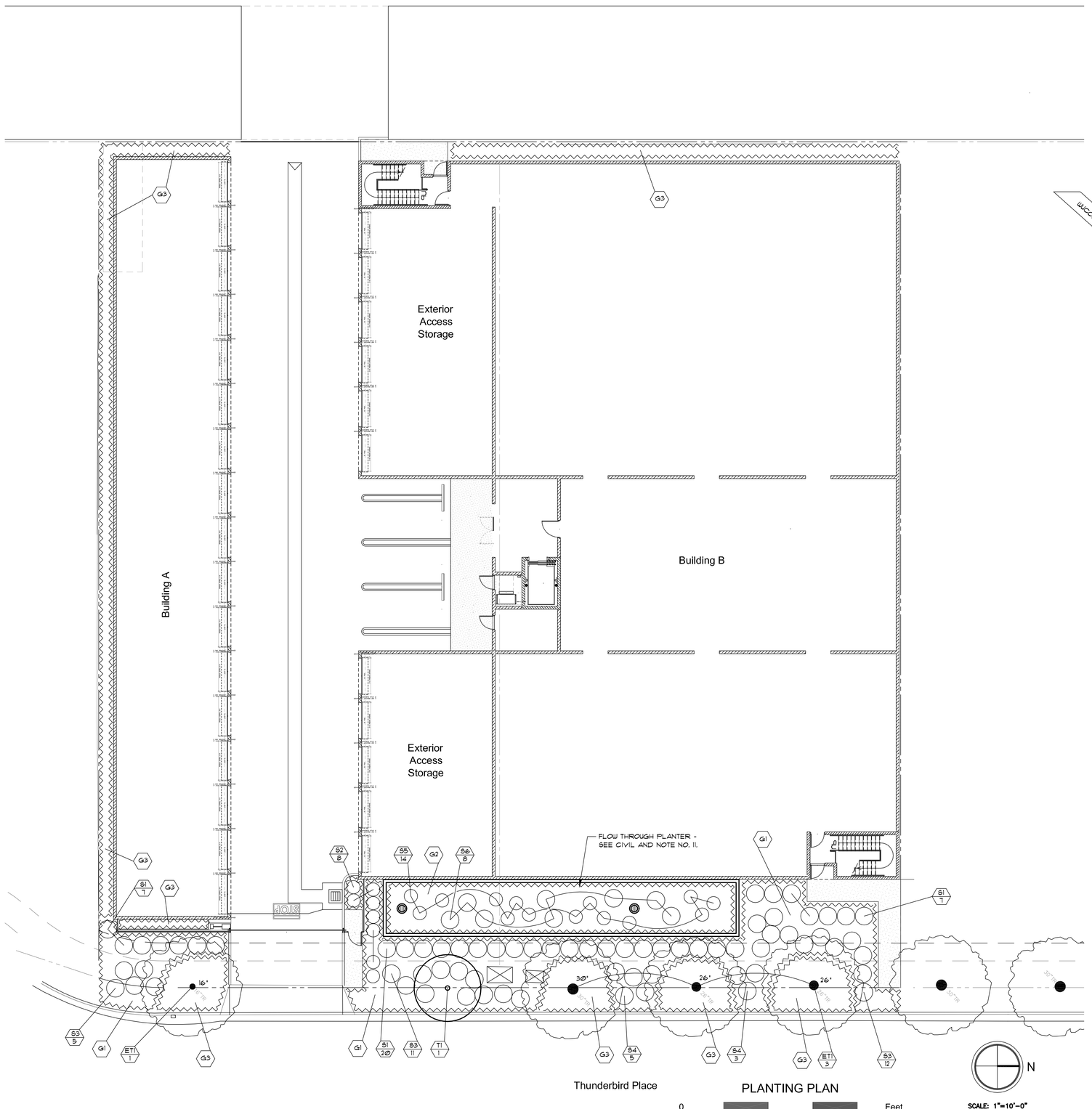
C-32



Thunderbird Place

PLANTING PLAN

0 10' 30' Feet

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Administrative Use Permit Application - March 16, 2017
City Comments Rev. - April 7, 2017

SCALE: 1"=10'-0"

PLANT LEGEND

(S1) INDICATES PLANT KEY
(3) INDICATES PLANT QUANTITY

WUCOLS	KEY	BOTANICAL/COMMON NAME	SIZE	QTY.	REMARKS
		EXISTING TREES			
EXISTING NON-IRRIGATED	ET1	SEQUOIA SEMPERVIRENS — COAST REDWOOD	CALIPER AS NOTED	4	ALL TO REMAIN
		PROPOSED TREES			
H	T1	SEQUOIA SEMPERVIRENS — COAST REDWOOD	24" BOX	1	
		SHRUBS, GRASSES AND PERENNIALS			
L	S1	LOROPETALUM CHINENSE 'RAZZLEBERRI' - N.C.N.	5 G.C.	34	
M	S2	AGAPANTHUS 'QUEEN ANNE' — LILY-OF-THE-NILE	1 G.C.	8	
L	S3	RAPHIOLEPIS I. 'DANCER' — INDIA HAWTHORN	5 G.C.	28	
L	S4	PITTOSPORUM T. 'VARIEGATA' — N.C.N.	5 G.C.	8	
L	S5	DESCHAMPSIA CESPITOSA 'BRONZESCHLEIER' — TUFTED HAIR GRASS	1 G.C.	14	
L	S6	MUHLENBERGIA RIGENS — DEER GRASS	1 G.C.	8	
		GROUNDCOVERS			
L	G1	DYMONDIA MARGARETAE — N.C.N.	FLATS	AS REQ.	SPACE TRI. @ 12" O.C.
L	G2	DELTA BLUEGRASS CO. 'BIOFILTRATION SOD'	SOD	AS REQ.	
-	G3	BARK MULCH ONLY	-	AS REQ.	3" DEPTH

NOTES

1. ALL OF THE EXISTING REDWOOD TREES ARE IN FAIR TO GOOD CONDITION.
2. PLANT MATERIAL PROPOSED FOR THE FLOW-THROUGH PLANTER ARE LISTED IN THE ALAMEDA COUNTY "C.3 STORMWATER TECHNICAL GUIDENCE MANUAL" AS APPROPRIATE FOR SUCH PLANTERS.
3. A 3" LAYER OF ORGANIC RECYCLED CHIPPED WOOD MULCH IN DARK BROWN COLOR WILL BE PLACED IN ALL GROUND COVER / SHRUB AREAS.
4. "WUCOLS" INDICATES "WATER USE CLASSIFICATION OF LANDSCAPE SPECIES". L=LOW, M=MEDIUM, H=HIGH.

LANDSCAPE AREA:
- FLOW-THROUGH PLANTER = 900 SQ. FT.
- MIXED TREES, SHRUBS, GROUND COVERS = 2,145 SQ. FT.
- NON-IRRIGATED = 845 SQ. FT.
- TOTAL LANDSCAPE AREA = 3,890 SQ. FT.

6. THIS PROJECT IS TO BE CONSTRUCTED ON AN EXISTING INDUSTRIAL / STORAGE YARD. THERE ARE 4 EXISTING LARGE REDWOOD TREES THAT ARE TO REMAIN. A FEW EXISTING SHRUBS ARE TO BE REMOVED.
7. WATER SUPPLY TO BE FROM EBMUD POTABLE WATER SYSTEM. SEE CIVIL DRAWINGS.
8. 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.
7. WATER SUPPLY TO BE FROM EBMUD POTABLE WATER SYSTEM. SEE CIVIL DRAWINGS.
8. APPROXIMATE APPRAISED VALUE OF THE EXISTING REDWOOD TREES USING THE ISA FORMULA. CHARLES WILSON ISA NO. WE-7138A

ASSUME:
- CONDITION = 75%
- SPECIES = 80%
- LOCATION = 75%
- INSTALLED COST OF LARGEST COMMONLY AVAILABLE BOX SPECIMEN = $750

30" CALIPER TREE	=	$26,200
26" CALIPER TREE	=	$19,100
26" CALIPER TREE	=	$19,100
16" CALIPER TREE	=	$ 7,500
TOTAL	=	$73,100

9. I HAVE COMPLIED WITH THE CRITERIA OF CITY OF HAYWARD BAY-GRIENDLY WATER EFFICIENT LANDSCAPE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE AND IRRIGATION DESIGN PLAN. Charles Wilson
10. EXISTING TREES SHALL BE PROTECTED IN ACCORDANCE WITH THE CITY'S TREE PRESERVATION ORDINACE. ANY DAMAGED EXISTING TREES DURING CONSTRUCTION SHALL BE REPLACED TO THE APPROVED APPRAISED VALUE.
11. MINIMUM TWELVE-INCH WIDE LARGE SIZE NOYO COBBLESTONE BAND SHALL BE INSTALLED AROUND COTG AND OVERFLOW DRAIN IN THE FLOW-THRU PLANTER.

LICENSED LANDSCAPE ARCHITECT
CHARLES WILSON
NO. 1682
Charles Wilson
Signature
Exp. 3-31-17
STATE OF CALIFORNIA

Expansion of an Existing Self-Storage Facility for:

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Thunderbird Place
Hayward, California

James Goodman .
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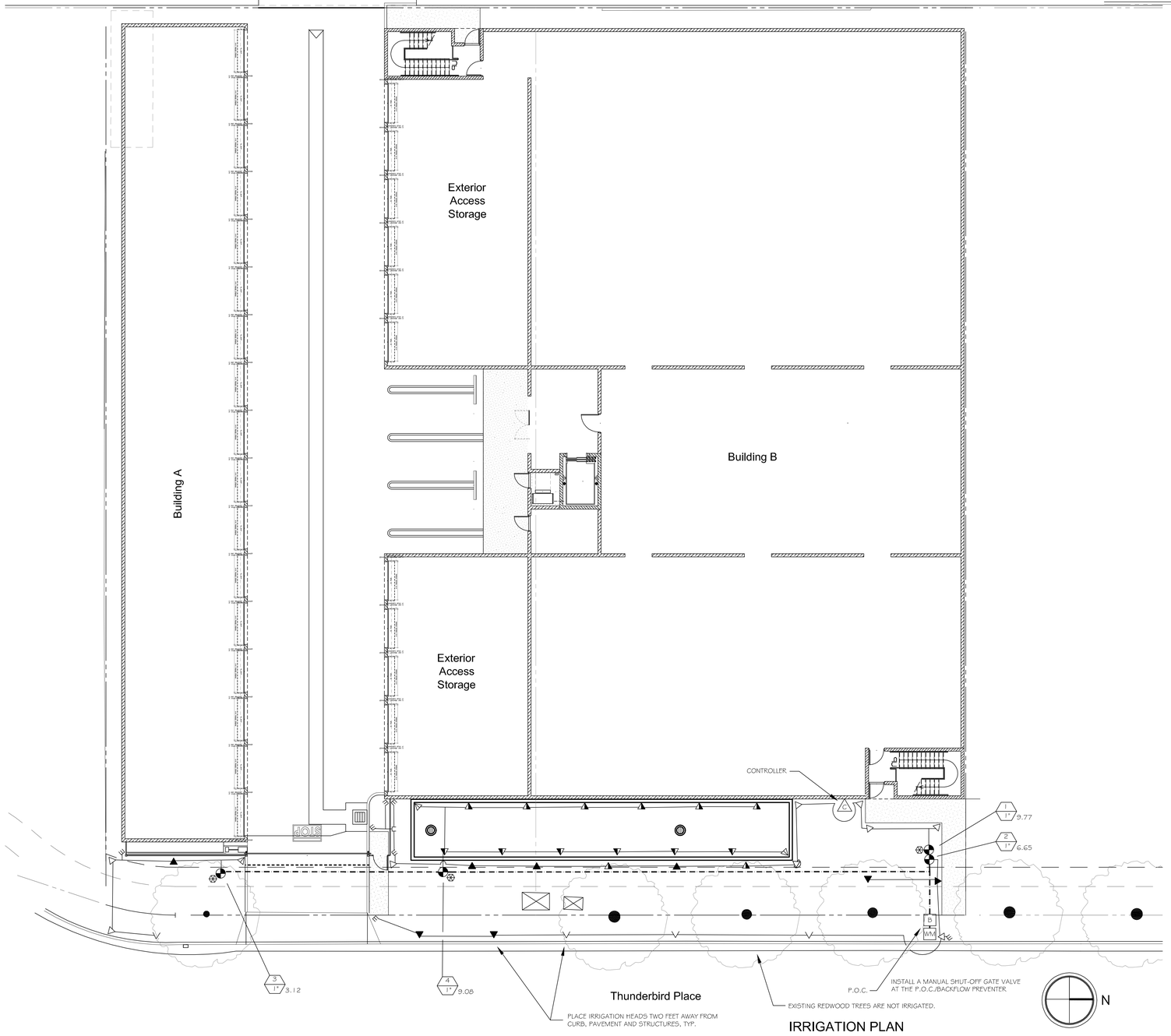
L-1.1



IRRIGATION PLAN

0 10' 30' Feet

USE GRAPHIC SCALE IF THIS DRAWING IS NOT PRINTED ON 30" X 42" PAPER

SCALE: 1"=10'-0"

Administrative Use Permit Application - March 16, 2017
City Comments Rev. - April 7, 2017

IRRIGATION LEGEND

(S) INDICATES PLANT KEY
3 INDICATES PLANT QUANTITY

SYMBOL	EQUIPMENT DESCRIPTION	GPM	PSI
	SHRUB 12" POP-UP SPRAY HEADS W/ "PRECISION" SERIES PRESS. COMP. NOZZS.		
▲ ◬ ▲ △	TORO 570Z - 12 - O - T - 15' - O - F, TQ, H, Q - P 15' SERIES	2.2, 1.6, 1.1, 0.53	40
◭ ◬	TORO 570Z - 12P - O - T - 12' - H, Q - P 12' SERIES	0.7, 0.34	40
⋀	TORO 570Z - 10P - O - T - 10' - H - P 10' SERIES	0.48	40
⊓ m	TORO 570Z - 12P - O - T - 8' - H, Q - P 8' SERIES	0.26, 0.14	40

KEY: 5 — VALVE NO.; 1" — VALVE SIZE; 25.5 — GPM

IRRIGATION LEGEND (CONT'D.)

SYMBOL	MANUFAC.	SYMBOL DESCRIPTION
- - - -	-	NEW PRESSURE MAINLINE PIPING. SCHEDULE 40 PVC. SIZE AS NOTED. 18" COVER.
———	-	CLASS 200 PVC LATERAL PIPING. SCHEDULE 40 UNDER PAVING. 12" COVER
- - - - -	-	SCHEDULE 40 PVC SLEEVE FOR CONTROL WIRING. SIZE AS NOTED.
WM	-	NEW IRRIGATION ONLY WATER METER. 3/4" MIN. SIZE. CONFIRM SIZE AND LOCATION. SEE CIVIL DRAWINGS.
B	FEBCO	MODEL 825YA-BV-1" REDUCED PRESSURE BACKFLOW PREVENTER.
P.O.C.	-	POINT OF CONNECTION AT DISCHARGE SIDE OF IRRIGATION ONLY WATER METER. CONFIRM LOCATION.
◕	IRRITROL	100 SERIES REMOTE CONTROL VALVE. SIZE AS NOTED.
✲	RAIN BIRD	QUICK COUPLER MODEL 3RC-3/4". 3 REQUIRED.
C	HUNTER	I-CORE CONTROLLER MODEL IC-600-M 6 STATION. METAL CABINET. WALL MOUNT AS DIRECTED BY OWNER. WITH SOLAR SYNC WEATHER MONITOR.

IRRIGATION WATER BUDGET CALCULATIONS:

The following is an outline of the irrigation water requirements we anticipate for the new storage facility project on Thunderbird Place. These calculations are provided as requested under the water efficiency requirements for this project.

This project consists of new landscape and irrigation in conjunction with the construction of a new storage facility.

Landscape and Irrigation Design Statement:

The landscaping for this project is planned for a site that already had some existing landscaping and irrigation, all of which is being removed and replaced with new. The site is level. The site has over 2,500 sq. ft. of total landscape area.

The new planting and irrigation system has been designed to current water conserving standards including:

1) Primarily drought resistant plantings grouped by hydrozone.
2) Soil mulching for water retention and weed control.
3) Irrigation zoning.
4) Microprocessor style controller with repeat cycles and water budgeting features.
5) Low volume precision type irrigation spray heads.

As such, we feel that the actual water use for the landscape irrigation on this site can stay within the Maximum Applied Water Allowance.

Maximum Applied Water Allowance:

We have calculated below what would be the Maximum Applied Water Allowance (MAWA) for the landscaping on this site based on criteria developed by the State for the "Water Conservation In Landscaping Act".

Assume:

-Annual Evapotranspiration (ETo)=44.2 inches (based on City supplied data).
-Conversion Factor from inches per square foot per year to gallons=0.62.
-Landscape Area (LA) in square feet=3,890
-0.45 Reference Evapotranspiration Adjustment Factor for new non-residential landscape. (ETAF)
-Special Landscape Area (SLA) in square feet=0

MAWA=[(ETo)(0.62)[(0.45xLA)+(0.3xSLA)]
MAWA=(44.2)(0.62)[(0.45x3,890)+(0.3x0)]
MAWA=47,971 gallons per year.

Estimated Total Water Use (ETWU):

Assume - as above plus:

-PF Plant Factors:
0.3 for low water use plants in flow-thru planter in shade. Valve Zone 4.
0.45 for new low and medium water usage tree, shrub, groundcover areas in part shade.
0 for non-irrigated areas.

-HA Hydrozone areas, See Planting Plan for Landscape Areas..
900 sq. ft. for flow-thru planter.
2,145 sq. ft. for new tree, shrub, groundcover areas.
845 sq. ft. for non-irrigated area.

-IE Irrigation Efficiency of 0.75 for high-efficiency precision spray heads.

ETWU=(ETo)(0.62)(PF×HA/IE)

Flow-Thru Planter Area.
ETWU=(44.2)(0.62)(0.3x900/0.75)
9,865 gallons per year.

Tree, Shrub, Groundcover Area.
ETWU=(44.2)(0.62)(0.45x2,145/0.75)
ETWU=35,269 gallons per year.

Non-Irrigated Areas, 845 sq. ft.
ETWU=0

Summing the above quantities yields an Estimated Total Water Use (ETWU) of 45,154 gallons per year. This is less than the Maximum Applied Water Allowance of 47,971 gallons per year.

IRRIGATION SCHEDULE:

The following is a base-line irrigation schedule for a maximum-use week (mid-July). It is to be evaluated and adjusted seasonally and empirically as needed to insure plant health and to minimize water waste. The irrigation schedule takes into consideration:
- -Evapotranspiration rates
- -Hydrozone water requirements
- -Depth of root zone
- -Soil water holding capacity
- -Allowable soil water depletion amount
- -Soil infiltration rate
- -Irrigation precipitation rate

Valve Stations 1, 2, and 3 - Tree, Shrub and Groundcover areas in part shade.
Three starts per day, 8 minutes per start (24 minutes/day), one day per week.

Valve Station 4 - Flow-Thru Planter in shade.
Three starts per day, 5 minutes per start (15 min./day), two days per week.

LICENSED LANDSCAPE ARCHITECT
CHARLES WILSON
NO. 1682
Signature
Exp. 3-31-19
STATE OF CALIFORNIA

Expansion of an Existing Self-Storage Facility for:

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Hayward, California

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Parrish Estate Company I, L.P. o Owner
Stevan Nakashima o Consulting Civil Engineer
Wilson & Associates o Landscape Architecture

L-2.1

Ground Floor Plans

0 8' 24' Feet

USE GRAPHIC SCALE IF THIS DRAWING IS NOT PRINTED ON 30" X 42" PAPER

Administrative Use Permit Application - March 16, 2017

1517s206

Expansion of an Existing Self-Storage Facility for:

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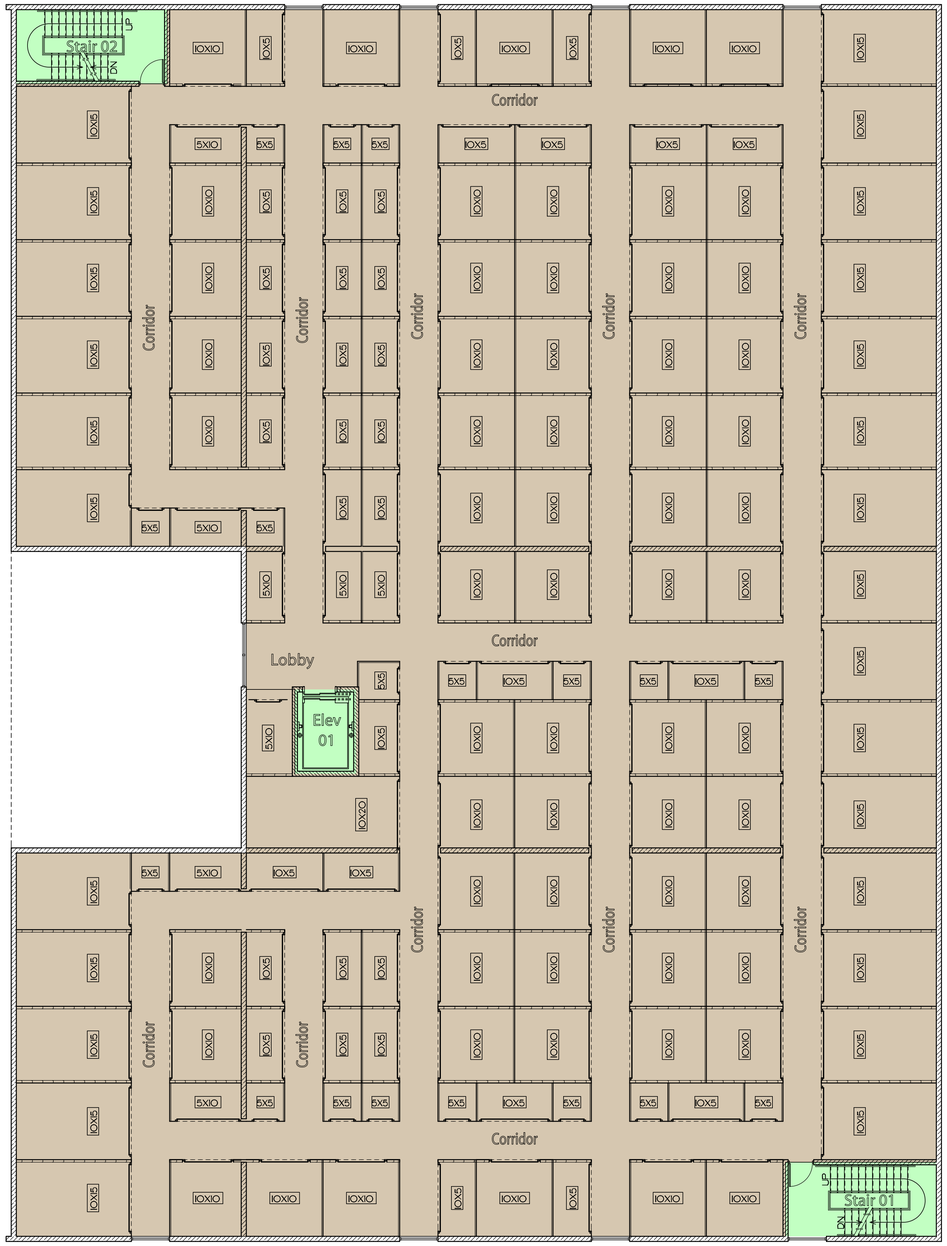
A-2.1



Second Floor Plan

0 8' 24' Feet

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1517s206

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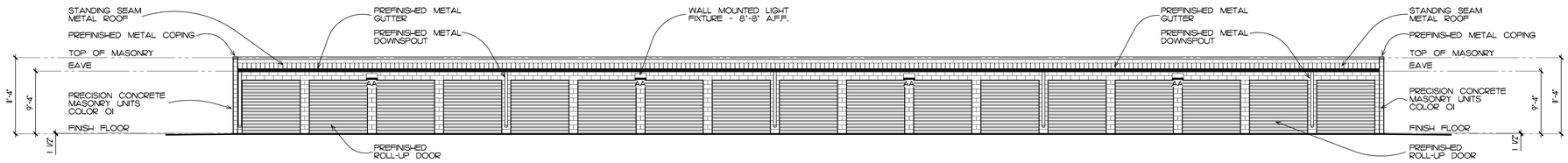
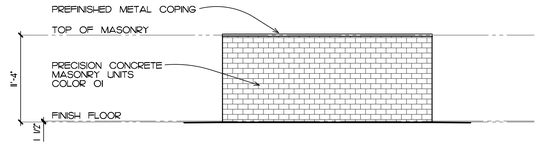
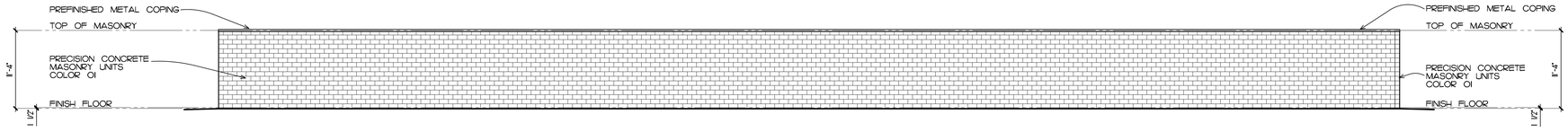
A-2.2



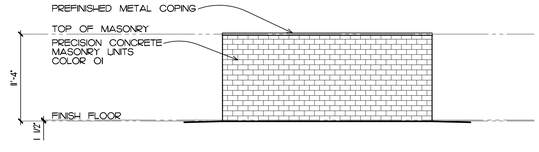
Building A - North Elevation



Building A - West Elevation



Building A - South Elevation



Building A - East Elevation

Building A - Exterior Elevations

0 8' 24' Feet

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1517s302 (Bldg A Elev)

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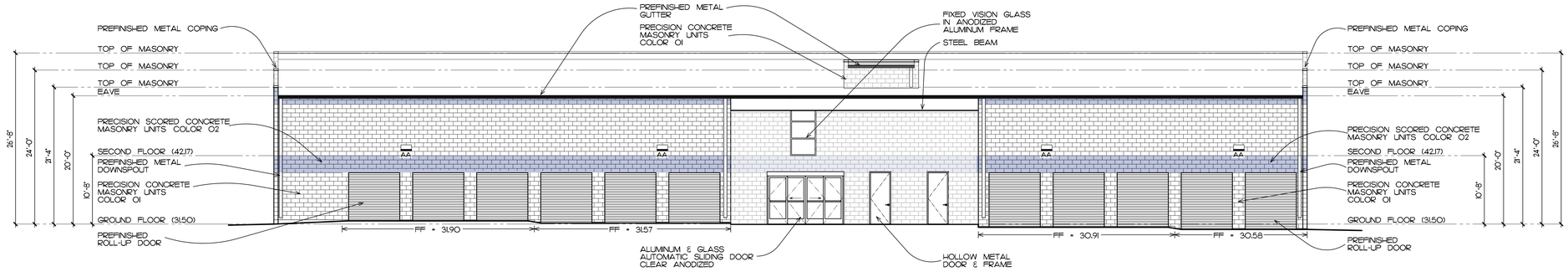
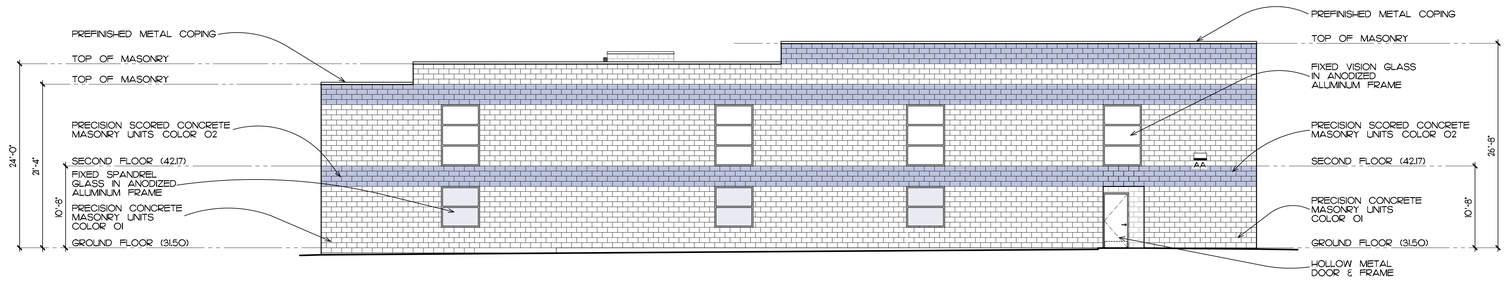
A-3.1



Building B - South Elevation



Building B - East Elevation

Building B - Exterior Elevations

0 8' 24' Feet

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1517s311 (Bldg B Elev)

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A-5.2

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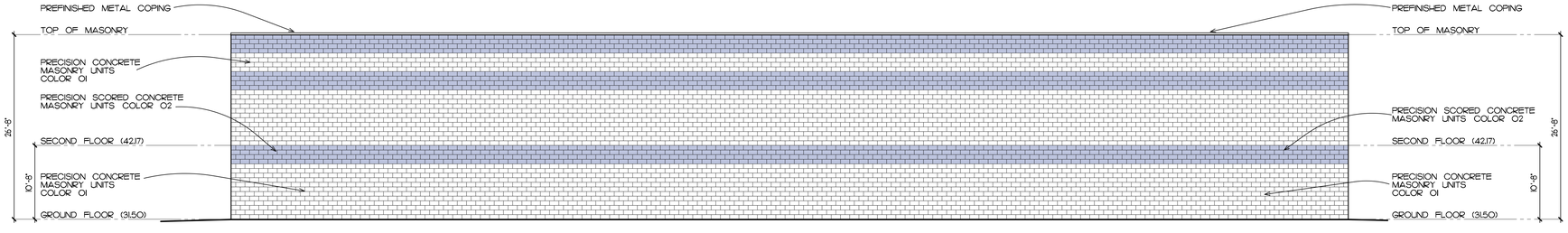
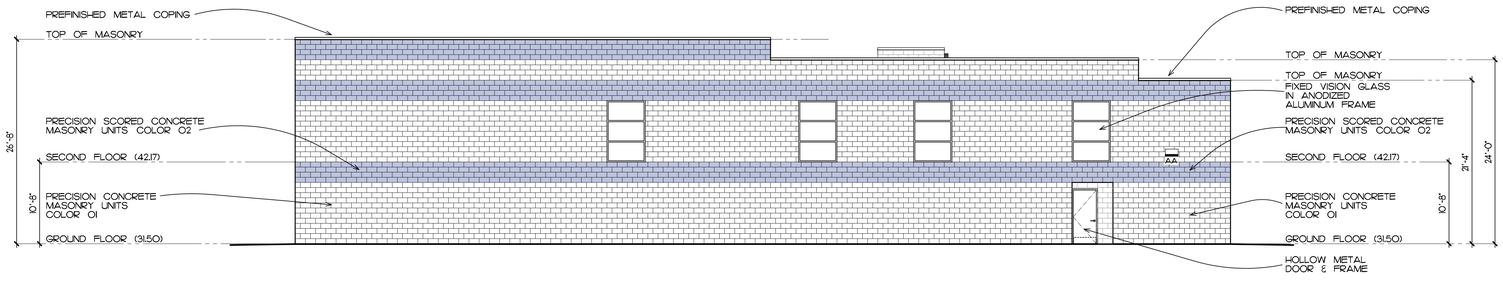


Building B - North Elevation



Building B - West Elevation

Building B - Exterior Elevations

0 8' 24' Feet

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1517s311 (Bldg B Elev)

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A-3.3