

**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             | 4 spaces |
| Regular Accessible | 1 space  |
| Residence Covered  | 2 spaces |

**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        |                    |            |              | 18,000        | 415          | 18,415        |
| Subtotal Bldg B      | 284        | 3,273            | 31,315           | 34,872        | 938                | 192        | 1,128        | 36,000        | 830          | 36,830        |
| <b>Total Project</b> | <b>284</b> | <b>7,523</b>     | <b>31,315</b>    | <b>38,122</b> | <b>938</b>         | <b>192</b> | <b>1,128</b> | <b>40,250</b> | <b>1,092</b> | <b>41,342</b> |

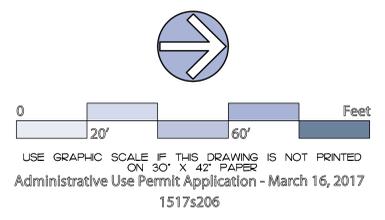
**Proposed Site Statistics**

|                    | 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 | 8,199 s.f. 26.91%  | 5,129 s.f. 15% minimum  |



Vicinity Map

Overall Site Plan



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- A-1.1 Overall Site Plan
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- A-3.2 Building B - Exterior Elevations
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Expansion of an Existing Self-Storage Facility for:

Thunderbird Place  
Hayward, California

James Goodman ARCHITECTURE  
An Architectural Corporation Member American Institute of Architects

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Stevan Nakashima ° Consulting Civil Engineer  
Wilson & Associates ° Landscape Architecture



Site Plan



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 Administrative Use Permit Application - March 16, 2017  
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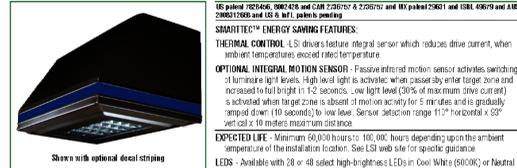
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**LED GREENBRIAR® WALL SCONCE (XGBWM3)**



**SMART™ ENERGY SAVING FEATURES:**  
**THERMAL CONTROL:** LED 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 passes by enter target zone and increased full bright in 1/2 seconds. Low light level (20% of maximum drive current) is activated when target zone is absent of motion activity for 5 minutes and gradually ramped down (10 seconds) to low level. Sensor detection range 110° horizontal x 30° vertical, 10 meters most from distance.  
**EXPECTED LIFE:** Minimum 50,000 hours @ 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/DISTRIBUTION:** Ultra-high efficiency reflectors provide three distributions. Choose from Wide Flood (WF), Forward Throw (F) 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 advanced silicone gasket, supply conductors with moisture EPDM coating.  
**OPTICAL UNIT:** Clear tempered optical glass that is laser sealed to the aluminum side housing creates an IP67 rated unit. Pressure stabilizing breather allows sup-air-light protection while preventing cycling of air 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 gaskets, brackets to be mounted in application (floor, ceiling or downlighting position).  
**POLE MOUNTING:** OPMA (for square) or XPMA (for round) allows mounting to poles in single and DB9 configurations. Use with 3" radius 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) (EMV) or 24V-48VDC.  
**DRIVER:** Available in 350mA and 450mA drive currents (drive current is 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 replaced.  
**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:** Features are finished with LSI's Duragrip® polyester powder coat finishing process. The Duragrip finish withstands adverse weather changes without cracking or peeling.  
**LOCAL SHIPPING:** Optional color-coordinated decals in 3 standard colors to accent the fixture. Decals are guaranteed for life yet resistant to fading, cracking, or fading.  
**WARRANTY:** LSI LED fixtures carry a limited 5-year warranty.  
**PHOTOMETRICS:** Please visit our web site at [www.lsiindustries.com](http://www.lsiindustries.com) for detailed photometric data.  
**SHIPPING WEIGHT (in cartons):** 31 lbs./4kg  
**LISTING:** ETL listed to ANSI/UL 1581, UL8750 and other U.S. and international safety standards. Suitable for wet locations in downlight position. For a full 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](http://www.designlights.org).

**LIGHT OUTPUT - XGBWM3**

| Color Temp. | Distribution (lumens/ft²) |               |           |
|-------------|---------------------------|---------------|-----------|
|             | Wide Flood                | Forward Throw | Wall Wash |
| 28          | 5186                      | 3982          | 4032      |
| 48          | 4359                      | 4031          | 5039      |
| 28          | 5262                      | 3942          | 3923      |
| 48          | 2908                      | 4972          | 6119      |
| 28          | 2707                      | 2792          | 2989      |
| 48          | 4933                      | 4803          | 4393      |
| 28          | 3387                      | 3809          | 3517      |
| 48          | 4433                      | 3962          | 3462      |

LSI is a proud member of the Lighting Facts Program. Visit [www.lightingfacts.com](http://www.lightingfacts.com) for specific lighting claims.

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Project Name: \_\_\_\_\_ Fixture Type: \_\_\_\_\_ 04/2015  
 Catalog #: \_\_\_\_\_ LSI INDUSTRIES, INC. ©2015

**LED GREENBRIAR® WALL SCONCE (XGBWM3)**

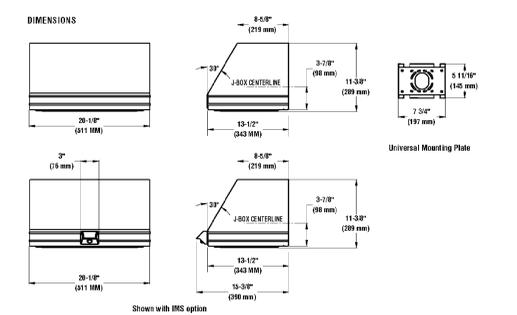
**LUMINAIRE ORDERING INFORMATION**

| Prefix | Distribution       | Light Source | # of LEDs | Drive Current | Color Temperature | Input Voltage | Finish | Options           |
|--------|--------------------|--------------|-----------|---------------|-------------------|---------------|--------|-------------------|
| XGBWM3 | WF - Wide Flood    | LED          | 28        | 350 - 350mA   | 5000K             | 120-277VAC    | Black  | 18 - 18mm, 30-30° |
| XGBWM3 | FT - Forward Throw | LED          | 48        | 450 - 450mA   | 5000K             | 120-277VAC    | Black  | 18 - 18mm, 30-30° |
| XGBWM3 | WW - Wall Wash     | LED          | 48        | 450 - 450mA   | 5000K             | 120-277VAC    | Black  | 18 - 18mm, 30-30° |

**NOTES:**  
 1. All LED luminaires are wet-rated and ETL listed. Specify CRI if greater than 70.  
 2. Available with UL without CRI.  
 3. Specify with 3" radius if required for use in 1500mm radius downlighting applications.  
 4. Temperature correction factors are available upon request. See the Accessory Ordering Information.  
 5. See LSI web site for more information on the Lighting Facts Program.  
 6. Rating for wet location is applicable for indoor use only.

**ACCESSORY ORDERING INFORMATION** (Accessories are sold separately)

| Description                  | Order Number |
|------------------------------|--------------|
| 120-277VAC Power Supply      | 120250       |
| 120-277VAC Power Supply      | 120250       |
| 3" - 3" Diameter Round Plate | 120250       |
| 3" - 3" Diameter Round Plate | 120250       |
| 3" - 3" Diameter Round Plate | 120250       |
| 3" - 3" Diameter Round Plate | 120250       |
| 3" - 3" Diameter Round Plate | 120250       |
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| 3" - 3" Diameter Round Plate | 120250       |
| 3" - 3" Diameter Round Plate | 120250       |



Project Name: \_\_\_\_\_ Fixture Type: \_\_\_\_\_ 04/2015  
 Catalog #: \_\_\_\_\_ LSI INDUSTRIES, INC. ©2015

Wall Mounted Light Fixture "AA"

**LITON LIGHTING** PROJECT INFORMATION TYPE REQUEST

**Standard Housing w/ Reflector Flat Lens (Dimmable)**  
 LH99 SERIES - 4" LINE VOLTAGE RECESSED LIGHTING (PAR20/PAR30)

**SPECIFICATION:** Ceiling cut-out: 4 1/2"

**FEATURES:**

**Application:** General purpose recessed downlight housing for low to medium height ceilings for residential and light commercial applications. A variety of trim, compatible styles and finishes are available to achieve the desired effect and finish color.

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

**Mounting:** Housing suitable for new construction installations only, supplied with (2) 24" adjustable hanging rods with 90 degree separating ability. Hanging rods equipped with no-lock steel 3/4" serrated locknut ends and with captive nuts, for faster and easier wire mounting in wood joists. Self-aligns back into position and prevents shifting after installation. Built-in electrical cable compatible for drop panel ceiling or any other mount that requires direct support from structural ceiling.

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

**Junction Box:** 1.6 gauge pre-wired galvanized steel Junction Box, 32 wires for a minimum of 80 #12 AWG wires. Finished with (2) 3/4" and (4) Romex knock-outs. Open clamps to install or remove wires for easy access and precise wire. Top gasket with safety stamped ring for fire-code.

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

**Airflow:** Ambient option is designed to restrict air flow from room into plenum in compliance with the NEC - Working Space Energy Code. Uses Item 211 CFM Cubic Feet per Minute. Complies to IMC-2 air flow requirements (Air-Right).

**Safety Labels:** UL/ETL listed for through-branch wiring (R) No 12 AWG 90°C and suitable for local locations, NYC approved. California #11029.

**Label:** L1, Lined, eTL Listed.

**Color Temperature:** Comes with 3,000K Warm White LEDs. Limited according to ANSI C78.375 for color temperature and chromaticity range. Available with other color temperatures in 24V. Limited by color temperature, consult factory on extended lead times apply. Example: 4,000K = 40.

**Thermal Management:** Effective thermal design facilitated by integral cast aluminum. Forced heat sink design for maximum heat rejection to provide long LED life.

**Driver:** Electronic Dimmable Current driver mounted on fixture. Comes standard with incandescent dimming. Smoothly dims down to 5% with standard incandescent and low voltage dimmer.

**Warranty:** Covered by a 3 Year Warranty to be free of defects in materials and workmanship. Recommended for applications where ambient temperatures do not exceed 30°C, installations exceeding this temperature will result in reduced LED lamp life and is not warranted.

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

**Label:** eTL Listed  
 Made in USA.

| FINISH    | BLACK     | CHROME    | TRIM      |
|-----------|-----------|-----------|-----------|
| RECESSED  | RECESSED  | RECESSED  | RECESSED  |
| REFLECTOR | REFLECTOR | REFLECTOR | REFLECTOR |
| FLAT LENS | FLAT LENS | FLAT LENS | FLAT LENS |

Standard Housing REFLECTOR FLAT LENS (DIMMABLE)  
 LH99 120-277VAC 120-277VAC 120-277VAC 120-277VAC

4" LINE VOLTAGE RECESSED LIGHTING (PAR20/PAR30)

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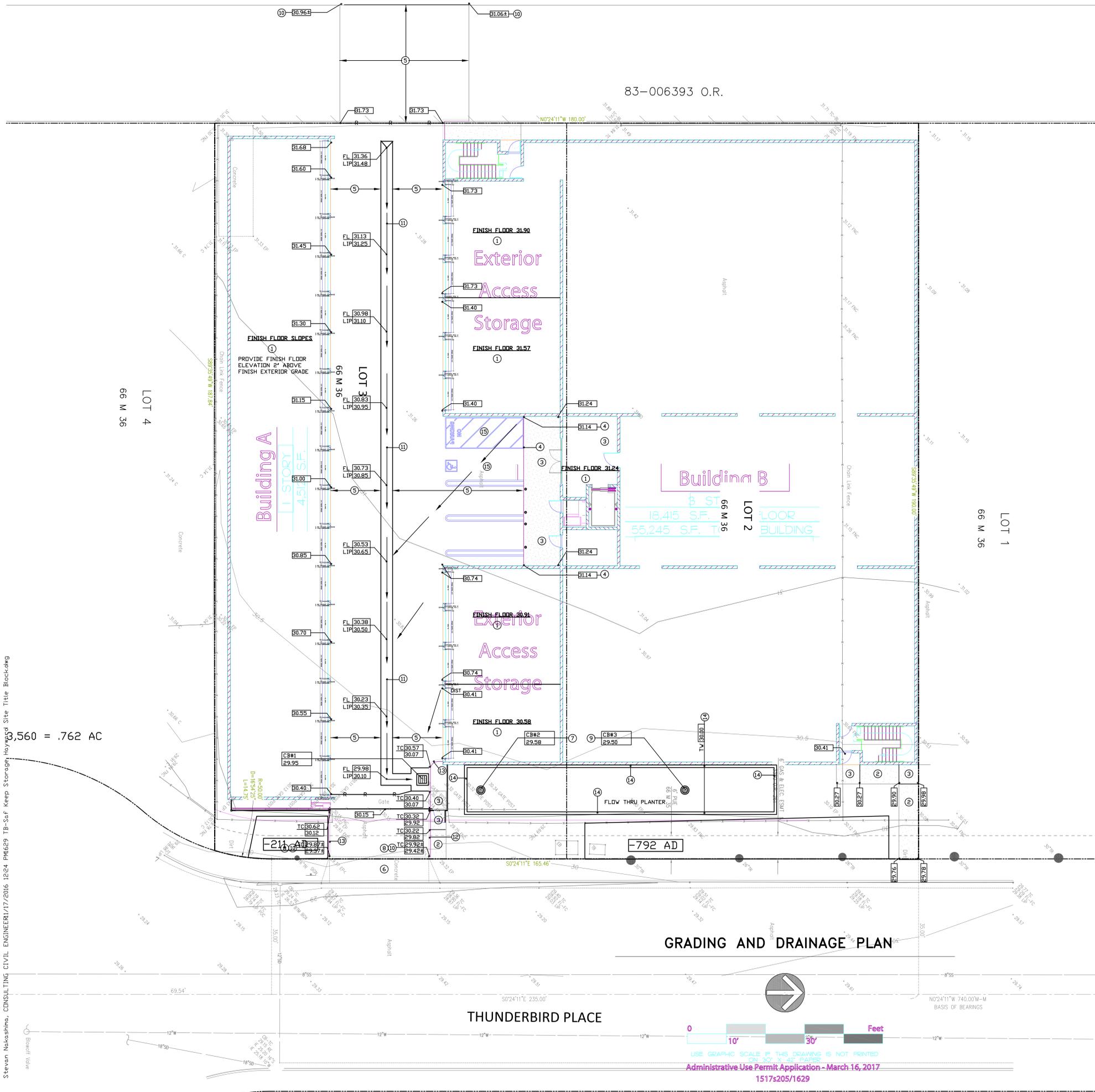
Recessed Downlight "BB"

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

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Parrish Estate Company I, L.P. ° Owner  
 Stevan Nakashima ° Consulting Civil Engineer  
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Light Fixture Cut Sheets



| PROPOSED | EXISTING |                      |
|----------|----------|----------------------|
| ST-20    | +31.84   | PROPERTY LINE        |
| SO-001   | 30       | SPOT ELEVATION       |
| TC       | TC (E)   | SURFACE CONTOUR      |
| EP       | EP (E)   | TOP OF CURB          |
| FL       | FL (E)   | EDGE OF PAVEMENT     |
| CNC      |          | FLOW LINE            |
| AC       |          | CONCRETE             |
| GRD      |          | ASPHALTIC CONCRETE   |
| TW       |          | GROUND SURFACE       |
| BOT      |          | TOP OF WALL          |
| BW       |          | BOTTOM OF WALL       |
|          |          | BACK OF WALK         |
| R - R    |          | SURFACE VALLEY       |
| E        |          | SURFACE RIDGE        |
|          |          | MATCH EXISTING GRADE |
|          |          | A.C. PAVING          |
|          |          | CONCRETE             |
|          |          | CURB                 |
| SD       |          | STORM DRAIN          |
| SS       |          | SANITARY SEWER       |
| W        |          | WATER                |
| CB       |          | CATCH BASIN          |
| JB       |          | JUNCTION BOX         |
| COTG     |          | CLEANOUT TO GRADE    |
| SDMH     |          | STORM MANHOLE        |
| SSMH     |          | SANITARY MANHOLE     |
|          |          | OVERLAND RELEASE     |
|          |          | REMOVE EXISTING TREE |

**KEY NOTES**

- CONCRETE SLAB-SEE STRUCTURAL FOR THICKNESS AND REINFORCING, OVER 1" SAND, 10 MIL MEMBRANE AND 4" DRAIN ROCK.
- PROVIDE NEW WALK WITH MAXIMUM 2% CROSS - SLOPE AND SLOPE AND SLOPE IN THE DIRECTION OF TRAVEL LESS THAN 1/2% SEE LANDSCAPE AND ARCHITECTURAL PLAN FOR WALK MATERIAL.
- PROVIDE WALK/LANDING WITH MAXIMUM 2% SLOPE IN ANY DIRECTION. SEE LANDSCAPE PLAN FOR WALK MATERIAL.
- PROVIDE FLUSH CURB.
- 6" CONCRETE SLAB W/#3 @ 18" O.C.E.W. OVER 6" CL2 AGGREGATE BASE.
- EXISTING DRIVEWAY TO REMAIN.
- 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.
- END VERTICAL CURB WITH 45° BEVEL.
- 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.
- MATCH (C) BACK OF CONCRETE DRIVEWAY GRADE.
- PROVIDE 3" WIDE CONCRETE GUTTER.
- NEW CONCRETE CURB. SEE 7/C-31.
- NEW CONCRETE CURB. SEE 8/C-31.
- PROVIDE RETAINING WALL AT FLOW THRU PLANTER. SEE STRUCTURAL DRAWINGS.
- PROVIDE ACCESSIBLE STALLS AND ACCESS AISLE WITH MAXIMUM 2% SLOPE IN ANY DIRECTION.

**GENERAL NOTES**

- 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.
- REFER TO THE GEOTECHNICAL REPORT BY GILES ENGINEERING, INC., DATED NOVEMBER, 2016 FOR ALL EXCAVATION, BACKFILL, AND COMPACTION REQUIREMENTS AND MATERIAL SPECIFICATIONS.
- 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.
- PROVIDE 2" WIDE X 12" DEEP COBBLE BAND AROUND THE BUBBLER. PROVIDE 4" TO 6" COBBLE SIZE. SEE LANDSCAPE PLANS FOR ROCK SPECIFICATION.
- 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.
- NO STORAGE OF CONSTRUCTION MATERIALS IS PERMITTED IN THE STREET OR ON THE SIDEWALK WITHOUT PRIOR APPROVAL OF PUBLIC WORKS ENGINEERING.
- PROJECT WILL NOT LOCATE OVERFLOW STRUCTURES DIRECTLY IN LINE WITH DR NEXT TO CURB OPENINGS.
- 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.
- PROVIDE TWO-INCH GRIND AND OVERLAY FOR THE HALF STREET ALONG THE PROJECT FRONTAGE ON THUNDERBIRD PLACE PER CITY STANDARDS.

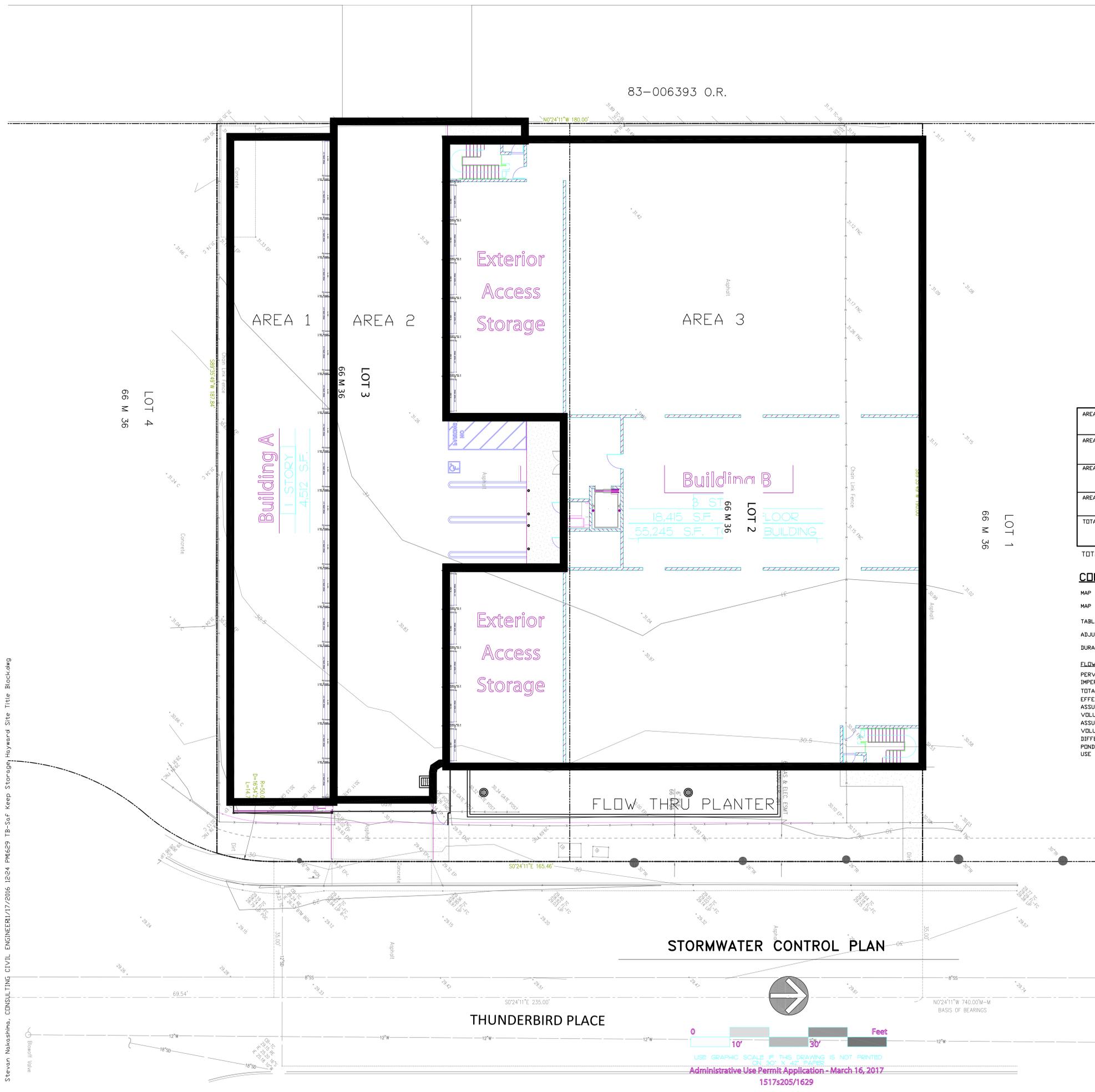
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Stevan Nakashima, CONSULTING CIVIL ENGINEER/17/2016 12/24 PM629 TB--Self Keep Storage, Hayward Site Title Block.dwg

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**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**

- |   |                             |  |
|---|-----------------------------|--|
| <b>SITE DESIGN</b>                        | <b>STORMWATER TREATMENT</b> | <b>SOURCE CONTROLS</b>   |
| ROOF DRAINS DIRECTED TO FLOW THRU PLANTER | 1. FLOW THRU PLANTER        | 1. BENEFICIAL LANDSCAPING (MINIMIZES IRRIGATION, RUNOFF, PESTICIDES & FERTILIZERS, 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 QUALITY 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 ID | 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  | TCM1 | ROOF                   | -                    | 4,513                  | 4,513             |                                       |                                  |                                  |                   |                                      |
| AREA 2  | TCM2 | CONCRETE PAVING WALKS  | -                    | 6,607                  | 6,607             |                                       |                                  |                                  |                   |                                      |
| AREA 3  | TCM3 | 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 BMP'S 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 = (29,569x.1) + (900x.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



CERTIFYING ENGINEER  
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SUMMARY OF MAINTENANCE REQUIREMENTS

ENTITY RESPONSIBLE FOR THE MAINTENANCE OF THE STORMWATER CONTROL MEASURES:

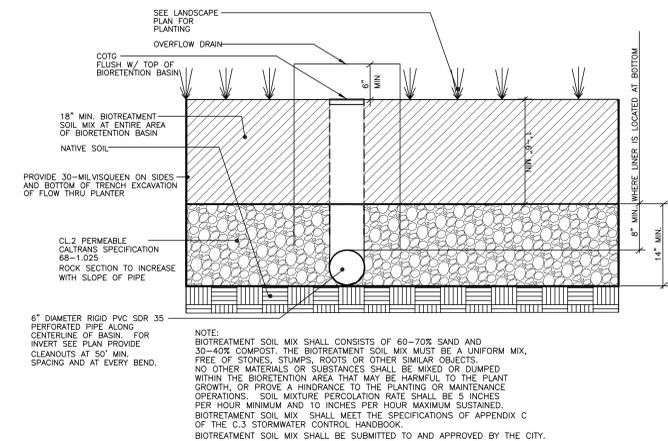
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FLOW THRU PLANTERS REMOVE POLLUTANTS PRIMARILY BY FILTERING RUNOFF SLOWLY THROUGH AN ACTIVE LAYER OF SOIL. ROUTINE MAINTENANCE IS NEEDED TO INSURE THAT FLOW IS UNOBSTRUCTED, THAT EROSION IS PREVENTED, AND THAT SOILS ARE HELD TOGETHER BY PLANT ROOTS 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       |
| E. IMPERVIOUS SURFACES   | EXISTING CONDITION OF SITE AREA DISTURBED (SQUARE FEET) | PROPOSED CONDITION OF SITE AREA DISTURBED (SQUARE FEET) |            |
|  |   | 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**



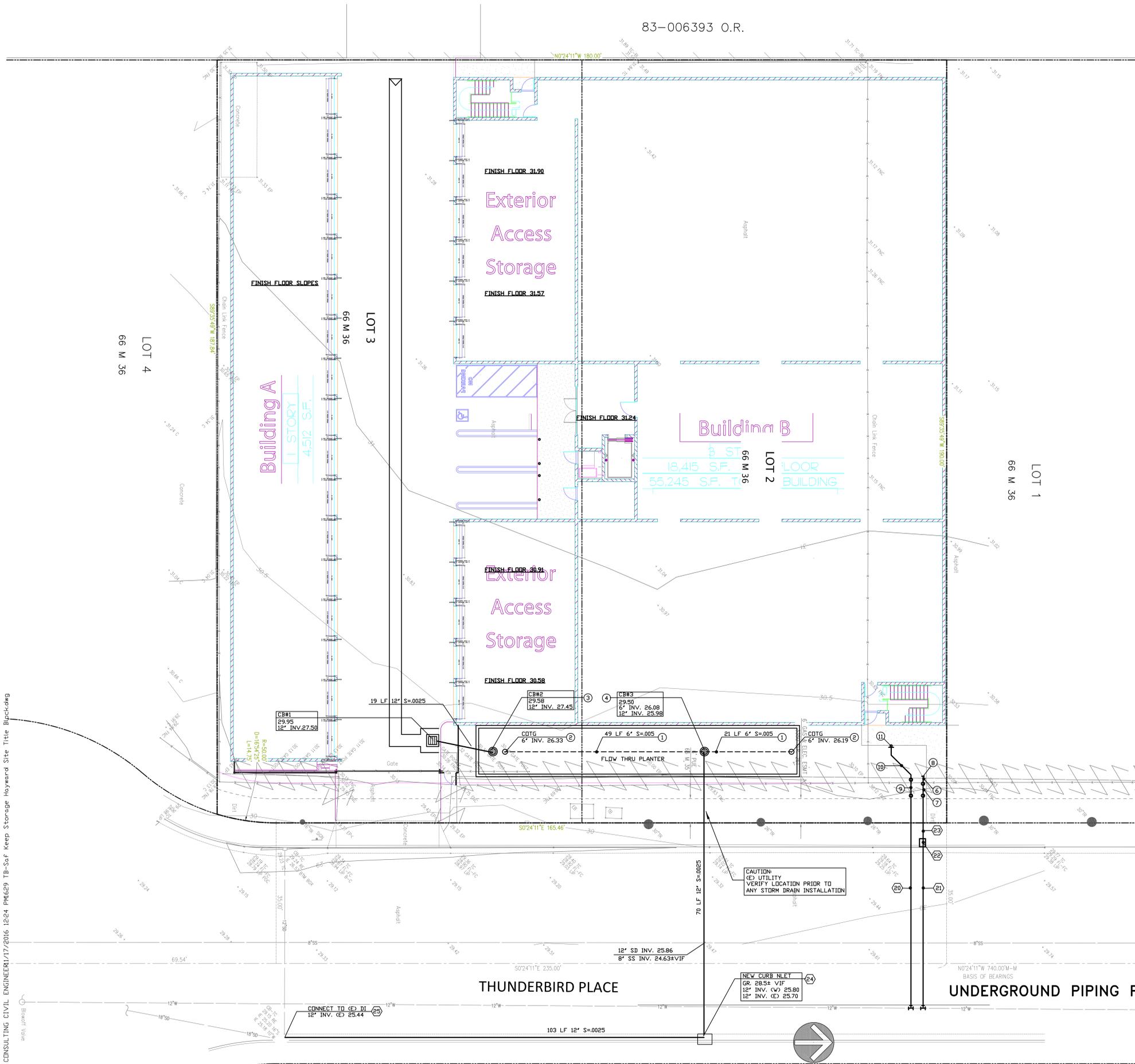
Stevan Nakashima, CONSULTING CIVIL ENGINEER/17/2016 12:24 PM/629 TB--Saf Keep Storage Hayward Site Title Block.dwg

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, Capitano 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

83-006393 O.R.



**KEY NOTES:**

- ① PROVIDE 6" PVC SDR 35 PERFORATED PIPE AT S=0.005.
- ② CDTG AT PERFORATED PIPE. SEE 11/C-31.
- ③ NEW BUBBLER, PROVIDE 18" ROUND CATCH BASIN 7" ABOVE FLOW LINE OF BIODETENTION. SEE GENERAL NOTE 6.
- ④ NO OVERTFLOW DRAIN, PROVIDE 18" ROUND CATCH BASIN GRATE 6" ABOVE BIODETENTION BASIN GRADE. SEE GENERAL NOTE 6.
- ⑤ PDC TO RETAINING WALL SUBDRAIN. SEE STRUCTURAL DRAWINGS FOR SUBDRAIN.
- ⑥ NO 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 CL200 (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**

- ⑫ NEW 8" FIRE SERVICE PER CITY STANDARD SD-204 BY HAYWARD WATER DEPARTMENT AT DEVELOPER'S EXPENSE. SEE 'UNDERGROUND FIRE PROTECTION NOTE' BELOW.
- ⑬ NEW 3/4" IRRIGATION SERVICE PER CITY STANDARD SD-213 BY HAYWARD WATER DEPARTMENT AT DEVELOPER'S EXPENSE. SEE GENERAL NOTES 2 AND 7.
- ⑭ 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.
- ⑮ NEW 1" SCHED 40 PVC IRRIGATION LINE.
- ⑯ PROVIDE TYPE A STORM WATER INLET PER CITY STANDARD SD-402. SEE GENERAL NOTES 2 AND 7.
- ⑰ 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:**

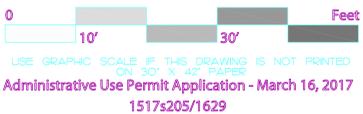
THE UNDERGROUND FIRE SYSTEM SHOWN ON THIS PLAN ARE SCHEMATIC ONLY. UNDERGROUND FIRE PROTECTION CONTRACTOR SHALL SUBMIT AN ENGINEERED UNDERGROUND FIRE PROTECTION PLAN TO BE APPROVED BY THE GOVERNING AGENCY(S). THE QUANTITIES AND LOCATIONS OF NEW FDCS AND PVS SHALL BE IDENTIFIED IN THE DEFERRED UNDERGROUND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

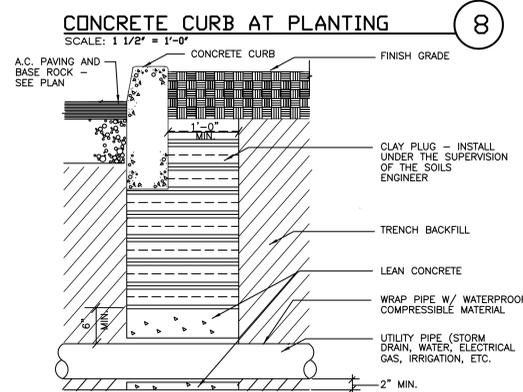
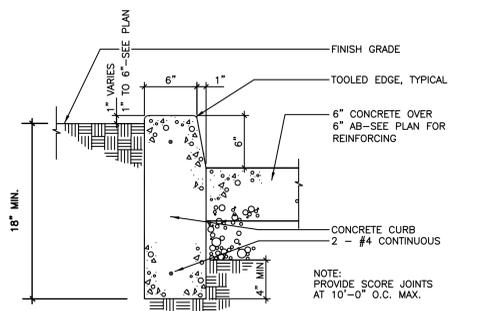
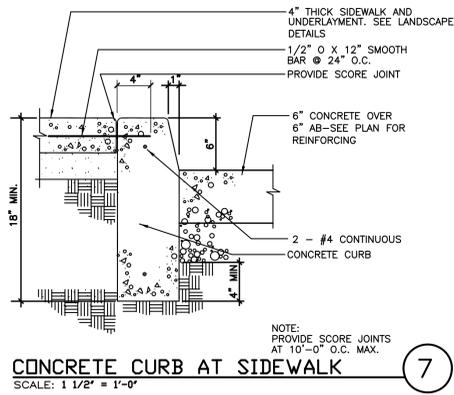
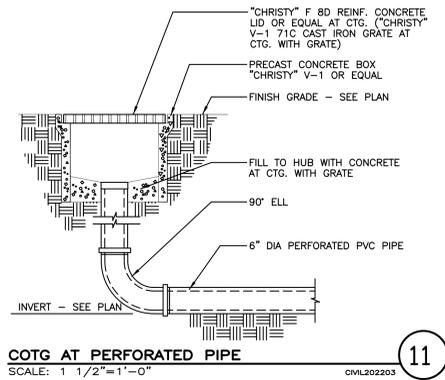
**UNDERGROUND PIPING PLAN**

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

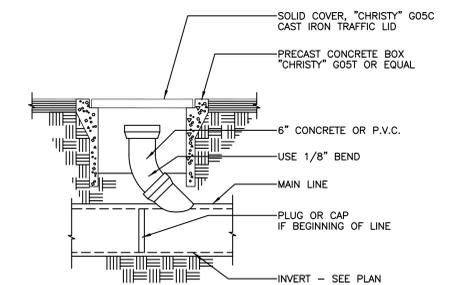
James Goodman ARCHITECTURE  
 An Architectural Corporation Member American Institute of Architects  
 26901 Camino de Estrella, Suite A, Capistrano Beach, California 92624 949-493-0740 Information@jgala.com

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



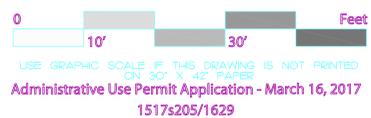


**CUT-OFF DETAIL @ CURB**  
SCALE: 1\"/>



**CLEANOUT TO GRADE @ STORM DRAIN**  
SCALE: 3/4\"/>

**DETAILS AND NOTES**



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

**DUST CONTROL NOTES:**

THE BAY AREA AIR QUALITY MANAGEMENT DISTRICT (BAAQMD) HAS IDENTIFIED A SET OF FEASIBLE 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.

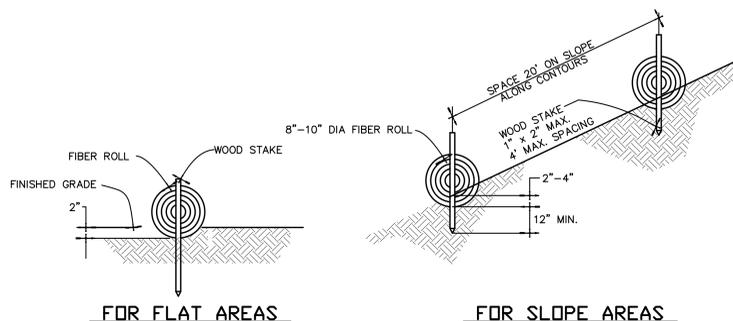
1. WATER ALL ACTIVE CONSTRUCTION AREAS AT LEAST TWICE DAILY.
2. COVER ALL TRUCKS HAULING SOIL, SAND, AND OTHER LOOSE MATERIAL OR REQUIRE ALL TRUCKS TO MAINTAIN AT LEAST TWO FEET OF FREEBOARD.
3. SWEEP STREETS DAILY (W/ WATER SWEEPERS) AS OFTEN AS REQUIRED IF VISIBLE SOIL MATERIAL, MUD AND DEBRIS RESULTING 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 GENERATION 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.

**RECOMMENDED MEASURES TO REDUCE VEHICLE OR EQUIPMENT EXHAUST:**

1. USE ALTERNATIVE FUELED CONSTRUCTION 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 FEASIBLE, USE "CLEAN FUEL" EQUIPMENT AND EMISSIONS CONTROL TECHNOLOGY (e.g., 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 BUTTED SECURELY TO ONE ANOTHER TO PROVIDE A TIGHT JOINT, NOT OVERLAPPED.



**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**

SCALE: NONE

11

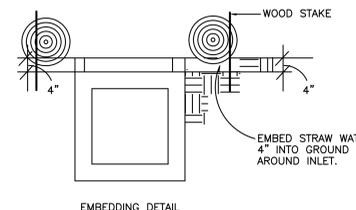
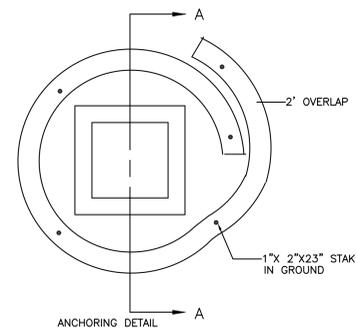
**EROSION AND SEDIMENT CONTROL NOTES:**

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 CITY ENGINEER.
9. THUNDERBIRD PLACE SHALL BE SWEEP 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**

SCALE: NONE

10



**SECTION A - A**

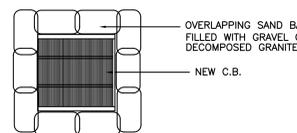
REFER TO STRAW WATTLE INSTALLATION NOTES ON SHEET C1.0.

**STRAW WATTLE INLET PROTECTION**

SCALE: NONE

7

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.



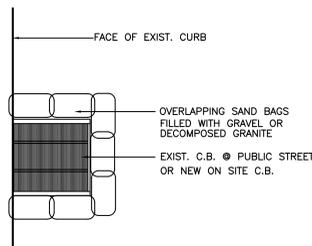
PROTECT C.B. AFTER COMPLETION OF PAVING AS DIRECTED BY CITY ENGINEER.

**C.B. PROTECTION DETAIL**

SCALE: NONE

8

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 BEGINNING OF CONSTRUCTION AS DIRECTED BY CITY ENGINEER.

**C.B. PROTECTION DETAIL @ CURB**

SCALE: NONE

9

**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 SWEEP 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.

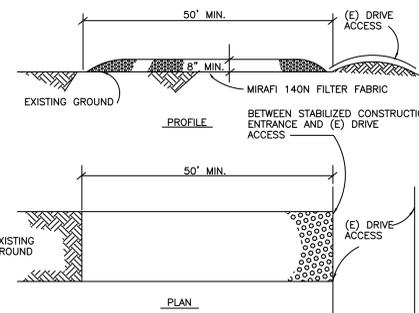
**EROSION CONTROL NOTES**

SCALE: NONE

2

**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 ADDITIONAL 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**

SCALE: NONE

4

**DETAILS AND NOTES**



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:

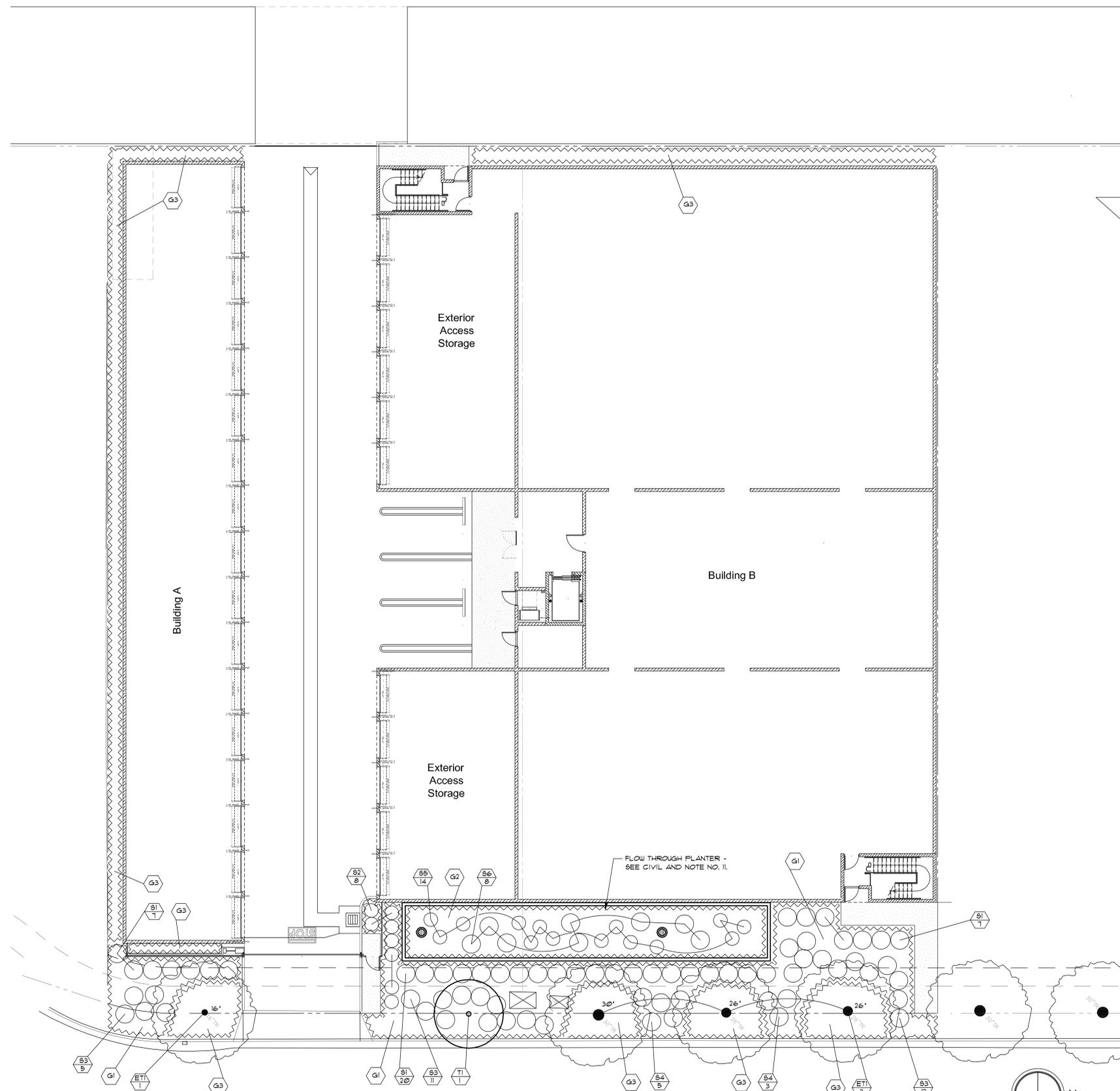


Thunderbird Place  
Hayward, California



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

**C-32**



**PLANT LEGEND**

| KEY                    | BOTANICAL/COMMON NAME                                       | SIZE             | QTY.    | REMARKS               |
|------------------------|---|------------------|---------|-----------------------|
| EXISTING NON-IRRIGATED |   |                  |         |                       |
| ET1                    | EXISTING TREES<br>SEQUOIA SEMPERVIRENS — COAST REDWOOD      | CALIPER AS NOTED | 4       | ALL TO REMAIN         |
| H                      | PROPOSED TREES<br>SEQUOIA SEMPERVIRENS — COAST REDWOOD      | 24" BOX          | 1       |                       |
| L                      | SHRUBS, GRASSES AND PERENNIALS                              |                  |         |                       |
| M                      | S1 LOROPETALUM CHINENSE 'RAZZLEBERRY' N.C.N.                | 5 G.C.           | 34      |                       |
| L                      | 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 MUELENBERGIA RIGENS DEER GRASS                           | 1 G.C.           | 8       |                       |
| L                      | GROUND COVERS   |                  |         |                       |
| 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**

- ALL OF THE EXISTING REDWOOD TREES ARE IN FAIR TO GOOD CONDITION.
- PLANT MATERIAL PROPOSED FOR THE FLOW-THROUGH PLANTER ARE LISTED IN THE ALAMEDA COUNTY 'C3 STORMWATER TECHNICAL GUIDANCE MANUAL' AS APPROPRIATE FOR SUCH PLANTERS.
- A 3" LAYER OF ORGANIC RECYCLED CHIPPED WOOD MULCH IN DARK BROWN COLOR WILL BE PLACED IN ALL GROUND COVER / SHRUB AREAS.
- '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.
- 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.
- WATER SUPPLY TO BE FROM EBUD POTABLE WATER SYSTEM, SEE CIVIL DRAWINGS.
- 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.
- WATER SUPPLY TO BE FROM EBUD POTABLE WATER SYSTEM, SEE CIVIL DRAWINGS.
- APPROXIMATE APPRAISED VALUE OF THE EXISTING REDWOOD TREES USING THE ISA FORMULA, CHARLES WILSON ISA NO. UE-1138A ASSUME:  
 CONDITION = 75%  
 SPECIES = 80%  
 LOCATION = 75%  
 INSTALLED COST OF LARGEST COMMONLY AVAILABLE BOX SPECIMEN = \$1500  
 30" CALIPER TREE = \$26,200  
 26" CALIPER TREE = \$19,700  
 26" CALIPER TREE = \$19,700  
 16" CALIPER TREE = \$1,500  
 TOTAL = \$73,100
- I HAVE COMPLIED WITH THE CRITERIA OF CITY OF HAYWARD BAY-FRIENDLY WATER EFFICIENT LANDSCAPE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE AND IRRIGATION DESIGN PLAN. *Charles Wilson*
- EXISTING TREES SHALL BE PROTECTED IN ACCORDANCE WITH THE CITY'S TREE PRESERVATION ORDINANCE.
- MINIMUM TWELVE-INCH WIDE LARGE SIZE NO. 0 COBBLESTONE BAND SHALL BE INSTALLED AROUND COTG AND OVERFLOW DRAIN IN THE FLOW-THRU PLANTER.

Thunderbird Place

**PLANTING PLAN**



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 City Comments Rev. - April 7, 2017

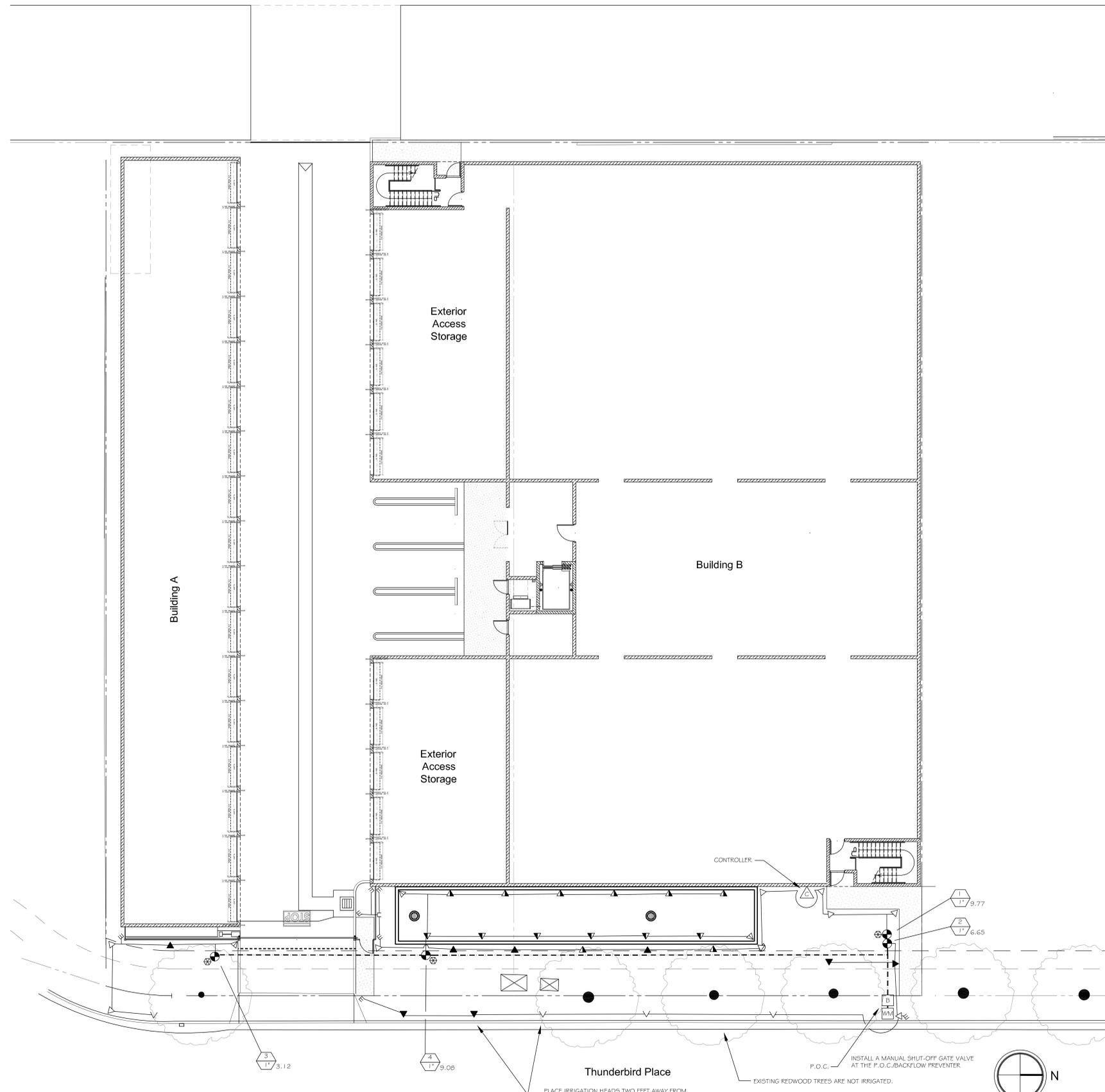


Expansion of an Existing Self-Storage Facility for:  
**SAF KEEP STORAGE**  
 Thunderbird Place  
 Hayward, California

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

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

**L-1.1**



**IRRIGATION LEGEND**

| SYMBOL  | EQUIPMENT DESCRIPTION  | GPM                 | PSI |
|---------|--|---------------------|-----|
| ▲ ▲ ▲ ▲ | SHRUB 1/2" POP-UP SPRAY HEADS W/ "PRECISION" SERIES PRESS. COMP. NOZZLES | 2.2, 1.6, 1.1, 0.53 | 40  |
| ▲ ▲ ▲ ▲ | TORO 570Z - 1/2" O - T - 1/5" - O - F, TO, H, Q - P 1/5" SERIES          | 0.7, 0.34           | 40  |
| ▲ ▲ ▲ ▲ | TORO 570Z - 1/2" O - T - 1/2" - H, Q - P 1/2" SERIES                     | 0.48                | 40  |
| ▲ ▲ ▲ ▲ | TORO 570Z - 1/2" O - T - 1/0" - H - P 1/0" SERIES                        | 0.26, 0.14          | 40  |

5/1 INDICATES PLANT KEY  
3/ INDICATES PLANT QUANTITY

**IRRIGATION LEGEND (CONT'D.)**

| SYMBOL  | MANUFAC. | SYMBOL DESCRIPTION  |
|---------|----------|---|
| ---     | -        | NEW PRESSURE MAINLINE PIPING, SCHEDULE 40 PVC, SIZE AS NOTED, 1/8" COVER.   |
| ---     | -        | CLASS 200 PVC LATERAL PIPING, SCHEDULE 40 UNDER PAVING, 1/2" COVER.   |
| ---     | -        | SCHEDULE 40 PVC SLEEVE FOR CONTROL WIRING, SIZE AS NOTED.   |
| MM      | -        | 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.   |
| IRRTROL | -        | 1/00 SERIES REMOTE CONTROL VALVE, SIZE AS NOTED.  |
| RC      | -        | RAIN BIRD QUICK COUPLER MODEL SRC-3/4", 3 REQUIRED.   |
| HC      | -        | HUNTER I-CORE CONTROLLER MODEL IC-600-M 6 STATION, METAL CABINET, WALL MOUNT AS DIRECTED BY OWNER, WITH SOLAR SYNC WEATHER MONITOR. |

KEY: 5 VALVE NO.  
17 VALVE SIZE - 25.5 GPM

**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.

**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 (ET<sub>a</sub>)=42 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=(ET<sub>a</sub>)(0.62)(0.45SLA)+(0.3xSLA)  
MAWA=(42)(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..
- 800 sq. ft. for flow-thru planter.
- 2,145 sq. ft. for new tree, shrub, groundcover areas.
- 845 sq. ft. for non-irrigated areas.

ETWU=(ET<sub>a</sub>)(0.62)(PF)(HA)(E)  
ETWU=(42)(0.62)(0.3x9000+0.75)(9,895)  
ETWU=44,270(0.62)(0.3x9000+0.75)(9,895)  
ETWU=35,269 gallons per year.

Tree, Shrub, Groundcover Area.  
ETWU=(44,270)(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.

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**L-2.1**

**IRRIGATION PLAN**

0 10' 30' Feet

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Ground Floor Plans

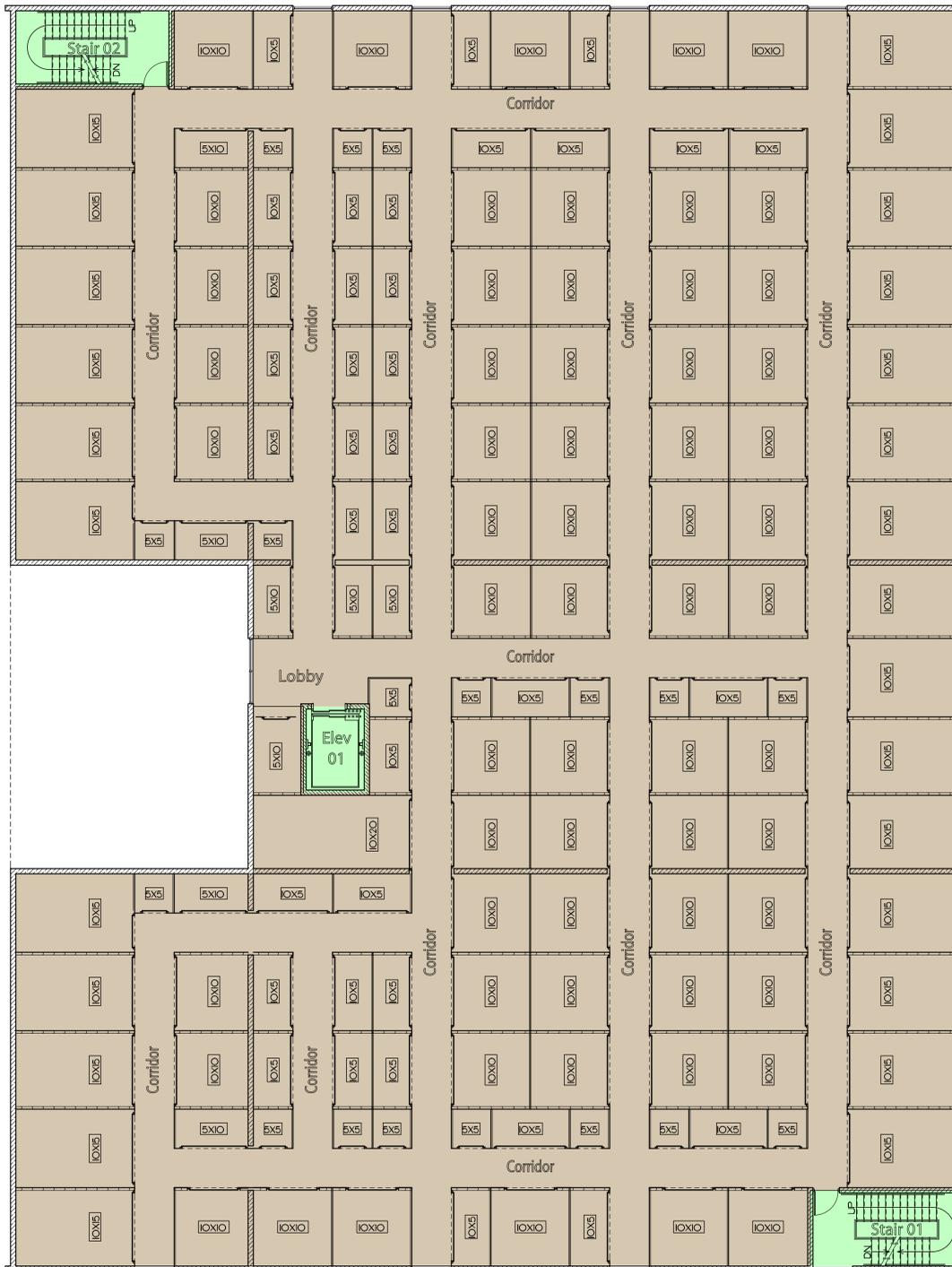


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Expansion of an Existing Self-Storage Facility for:  
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Second Floor Plan



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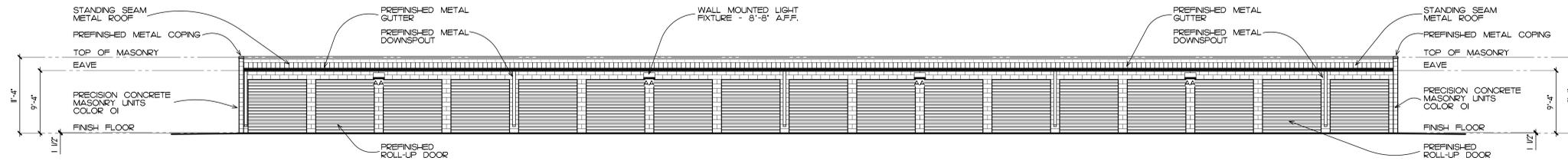


Thunderbird Place  
Hayward, California

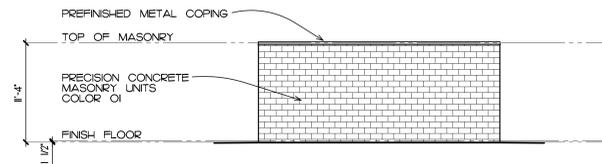
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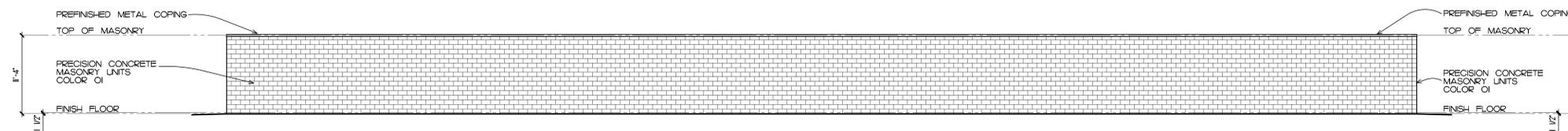
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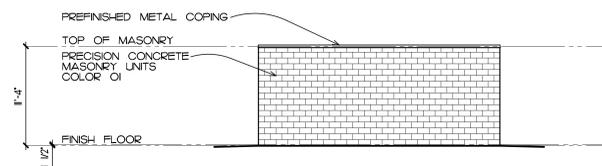
Building A - North Elevation



Building A - West Elevation

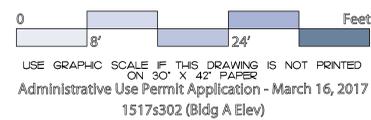


Building A - South Elevation



Building A - East Elevation

Building A - Exterior Elevations



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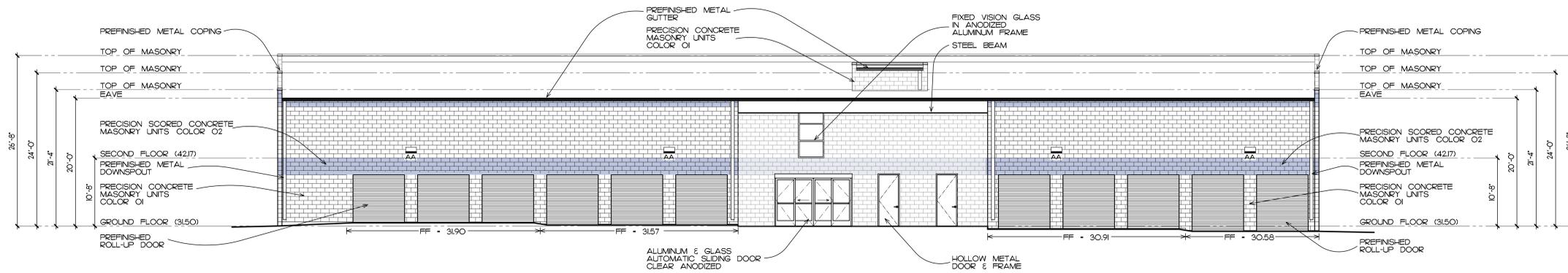


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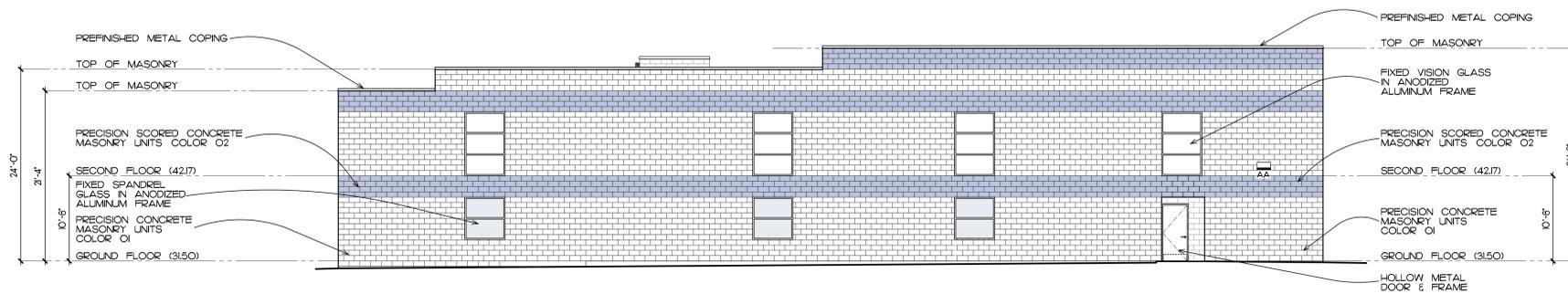
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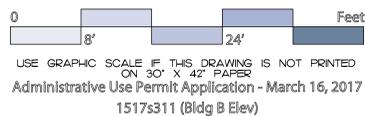


Building B - South Elevation



Building B - East Elevation

Building B - Exterior Elevations



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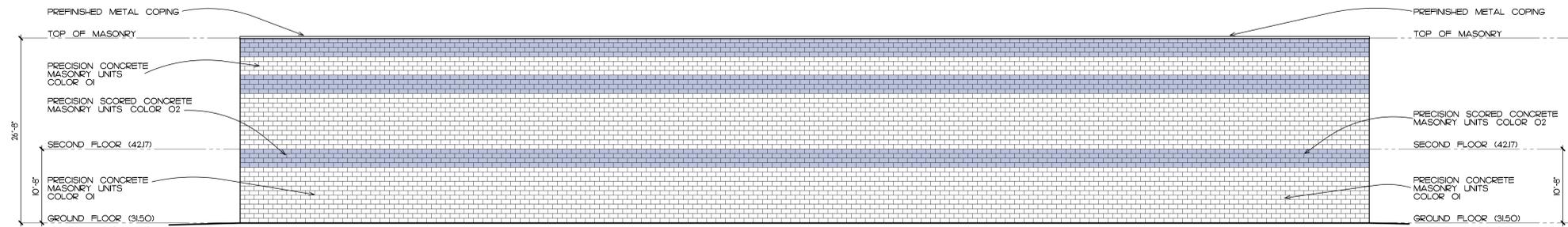
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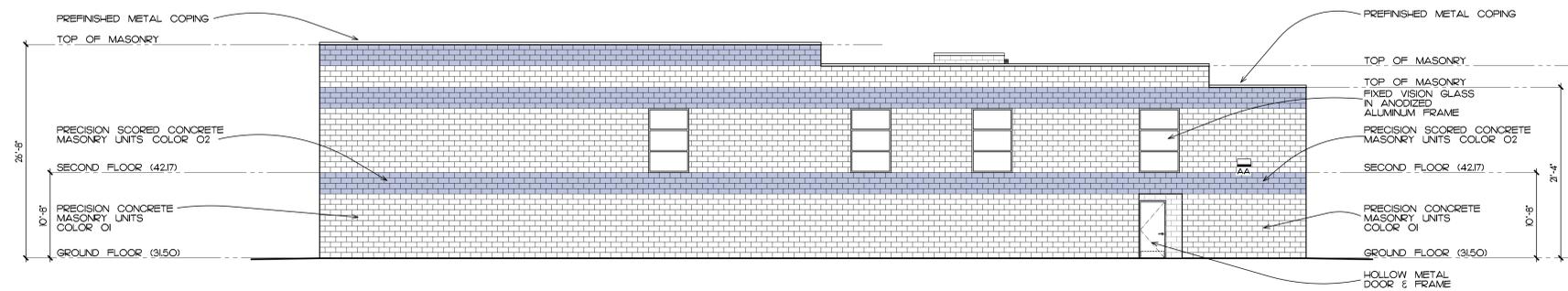
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A-3.2

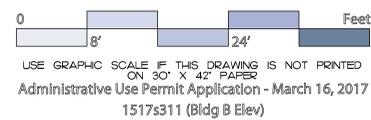


Building B - North Elevation



Building B - West Elevation

Building B - Exterior Elevations



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