Attachment IV

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LOGISTICENTER AT ENTERPRISE

3636 ENTERPRISE AVENUE
HAYWARD, CA 94545

SHEET INDEX

TOTAL SHEETS 31

ARCHITECTURAL

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A1.0a	PARTIAL SITE PLAN
A1.0b	PARTIAL SITE PLAN
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A1.2	PARKING ADAPTATION PLAN
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ARCHITECTURAL SHEET COUNT: 14

ELECTRICAL

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ELECTRICAL SHEET COUNT: 1

LANDSCAPE

L-1	LANDSCAPE TITLE SHEET
L-2	CONCEPTUAL PLANTING PLAN
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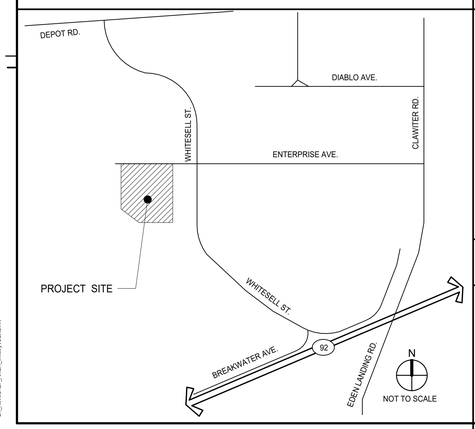
LANDSCAPE SHEET COUNT: 6

CIVIL

C1.0	COVER SHEET
C2.0	TOPOGRAPHIC SURVEY
C3.0	TYPICAL SECTIONS
C4.0	DEMOLITION PLAN
C5.0	PRELIMINARY GRADING & DRAINAGE PLAN
C6.0	PRELIMINARY UTILITY PLAN
C7.0	EROSION CONTROL PLAN
C8.0	STORM WATER QUALITY CONTROL PLAN
C9.0	WB-50 TRUCK TURN EXHIBIT
C10.0	FIRE TRUCK TURN EXHIBIT

CIVIL SHEET COUNT: 10

VICINITY MAP



OWNER

DERMODY PROPERTIES

DERMODY PROPERTIES
5500 EQUITY AVENUE
RENO, NEVADA 89502

GEORGE CONDON
PH: (775) 858-8080
FAX: (775) 856-0831

ARCHITECT

WARE MALCOMB

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PLEASANTON, CA 94588

LETICIA DEBRITO
P 925.244.9620
ldebrito@waremalcomb.com

OWNER'S CONSULTANTS

CIVIL ENGINEER

KIER + WRIGHT
2850 COLLIER CANYON ROAD,
LIVERMORE, CALIFORNIA 94551

ADAM CARVALHO
acarvalho@kierwright.com
PH: (925) 245-8788 x2041

GEOTHICAL ENGINEER

CORNERSTONE EARTH GROUP INC.
12259 OAKMEAD PARKWAY
SUNNYVALE, CALIFORNIA 94085

DANH T. TRAN, P.E.
dtran@cornerstoneearth.com
PH: (408) 245-4600 x 108

ARCHITECT'S CONSULTANTS

LANDSCAPE ARCHITECT

IMA
101 BROADWAY, SUITE 310
OAKLAND, CALIFORNIA 94607

JIM BENSMAN
PH: (510) 353-3954
CELL: (415) 235-3837

SCOPE OF WORK

NEW COLD DARK SHELL INDUSTRIAL BUILDING SIZED AT 219,656 SF. BUILDING TO BE III-B CONSTRUCTION WITH S-1/F/B OCCUPANCY.
RELATED SITE IMPROVEMENTS INCLUDING TRUCK COURTS AND PATIO.

RELOCATE EXISTING RADIO TOWERS TO TOP OF ROOF. AS TOWERS WILL MAINTAIN EXISTING ELEVATION AND APPROXIMATE LOCATION, THEY ARE NOT SUBJECT TO ENTITLEMENT.

APN: 439-0099-036-02

GENERAL PLAN DESIGNATION: IC - INDUSTRIAL CORRIDOR

ZONING PLAN DESIGNATION: IG - GENERAL INDUSTRIAL

PROJECT DATA SUMMARY

SITE	10.86 AC (473,104 S.F.)
BUILDING AREA:	
WAREHOUSE:	208,673 S.F.
OFFICE:	10,983 S.F.
BUILDING AREA TOTAL:	219,656 S.F.
F.A.R.	0.46
LADSCAPE AREA:	73,028 S.F.
LANDSCAPE PERCENTAGE:	15.4%
PASSIVE AMENITY (PATIO):	2,042 S.F.
OPEN SPACE:	
PATIO AMENITY	2,042 S.F.
PASSIVE LANDSCAPING	53,595 S.F.
TOTAL	55,637 S.F.
OPEN SPACE PERCENTAGE:	11.8%
PARKING REQUIRED:	
WAREHOUSE @ 1/2,000	105 STALLS
OFFICE @ 1/250	44 STALLS
TOTAL PARKING REQUIRED:	149 STALLS
PARKING PROVIDED:	
REGULAR STALLS:	145 STALLS
ACCESSIBLE STALLS:	6 STALLS
TOTAL PARKING PROVIDED:	151 STALLS
BIKE STALLS REQUIRED:	8 STALLS
BIKE STALLS PROVIDED:	8 STALLS
LONG TERM BIKE PARKING TO BE PROVIDED INSIDE BUILDINGS	

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PLANNING DEVELOPMENT
INTERIORS BUILDING MEASUREMENT
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LOGISTICENTER AT ENTERPRISE
3636 ENTERPRISE AVENUE
HAYWARD, CA 94545

TITLE SHEET

DATE	REMARKS
08/31/21	PLANNING RE-SUBMITTAL

PA/PM:	L. DEBRITO
DRAWN BY.:	M.I.
JOB NO.:	SNR20-0127-00

SHEET A0.1

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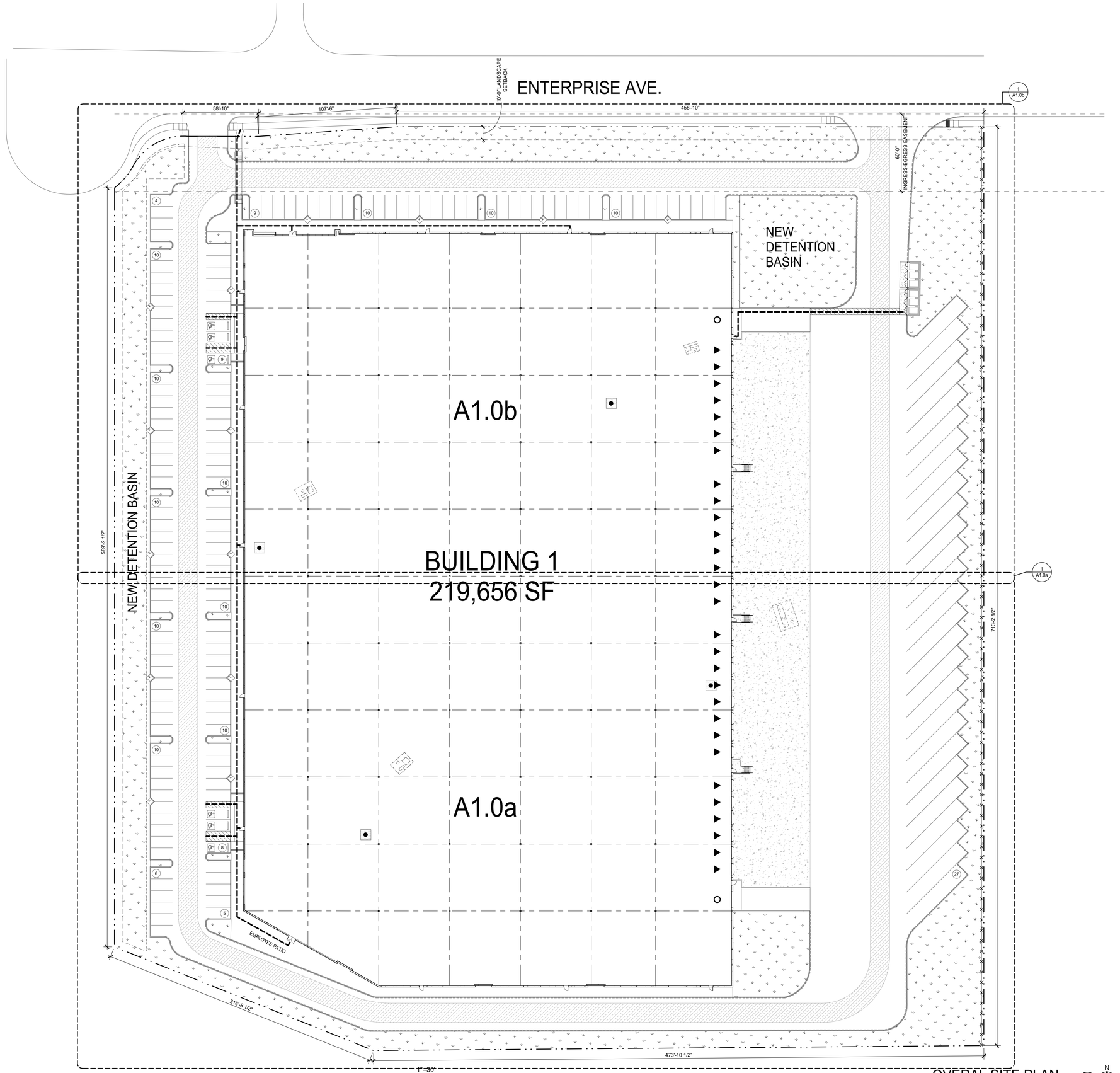


1" =30'

0 15' 30' 60' 150'

OVERAL SITE PLAN

SCALE: 1" = 30'-0"

WASTE MANAGEMENT SIZING

WAREHOUSE WASTE IS ANTICIPATED TO BE HANDLED BY SEPARATE PROCESSES SUCH AS COMPACTORS OR OUTSIDE SERVICES. OFFICE WASTE IS ANTICIPATED AS FOLLOWS:

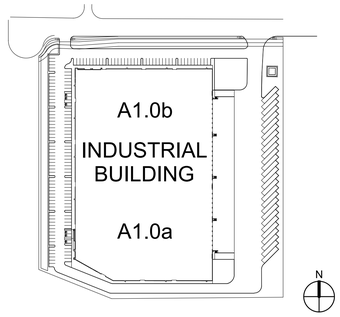
18 EMPLOYEES X 65 LBS (BUSINESS SERVICES) / 150 = 7.8 CY/WEEK

2 TRASH ENCLOSURE WITH 4 CY EA. CAPACITY PROVIDED, SEE DETAIL 11/A8.1.
8 CY CAPACITY PROVIDED.

SITE LEGEND:

- ACCESSIBLE PATH OF TRAVEL. 1:20 MAX. SLOPE, 2% MAX. CROSS SLOPE.
- PROPERTY LINE.
- POLE MOUNTED LIGHT FIXTURE.
- WALLPACK LIGHT FIXTURE.
- TRANSFORMER WITH CONCRETE PAD. (PROVIDE PROTECTION BOLLARDS PER LOCAL UTILITY OR PUBLIC WORK STANDARDS)
- LANDSCAPE AND IRRIGATION AREA.
- FIRE LANE AND TRASH COLLECTION VEHICLE ROUTE (HATCHED)
- PARKING STALL COUNT TOTAL
- DOCK HIGH TRUCK DOOR
- GRADE LEVEL TRUCK DOOR
- FIRE HYDRANT
- TRASH ENCLOSURE PER CITY OF HAYWARD REQUIREMENTS

KEY PLAN



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PLANNING LANDSCAPE
INTERIORS BUILDING MEASUREMENT

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P 925.24.9920

LOGISTICENTER AT ENTERPRISE

3636 ENTERPRISE AVENUE
HAYWARD, CA 94545

SITE PLAN

DATE	REMARKS
08/31/21	PLANNING RE-SUBMITTAL

PA/PM:	L. DEBRITO
DRAWN BY.:	M.I.
JOB NO.:	SNR20-0127-00

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A1.0

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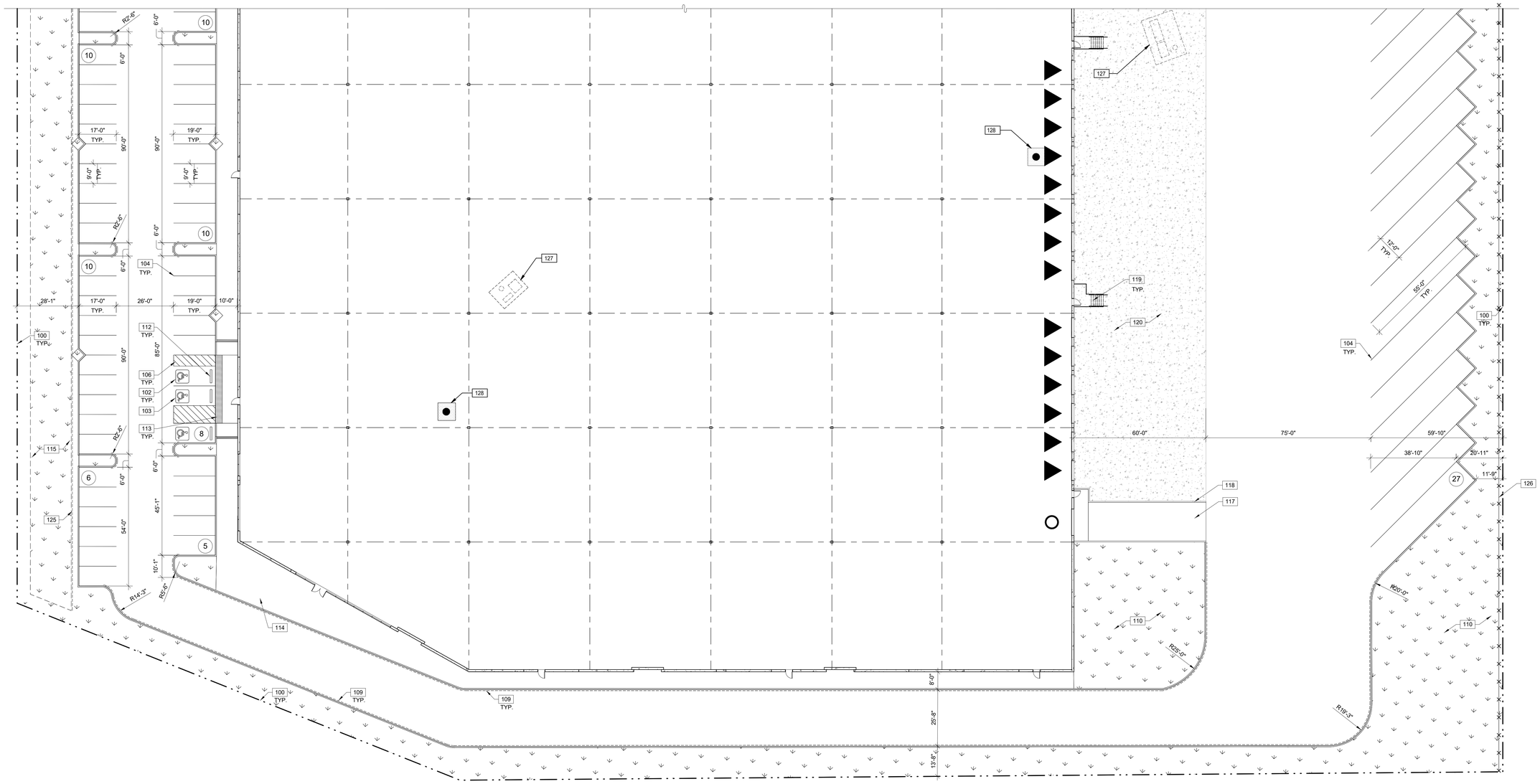


1"=20'

0 10' 20' 40' 100'

PARTIAL SITE PLAN

SCALE: 1" = 20'-0"

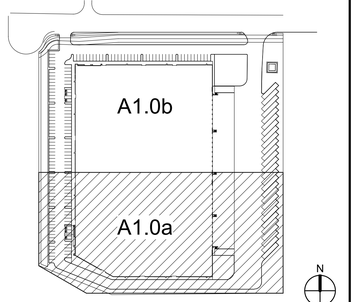
SITE LEGEND:

- ACCESSIBLE PATH OF TRAVEL. 1:20 MAX. SLOPE, 2% MAX. CROSS SLOPE.
- PROPERTY LINE.
- POLE MOUNTED LIGHT FIXTURE.
- WALLPACK LIGHT FIXTURE.
- TRANSFORMER WITH CONCRETE PAD. (PROVIDE PROTECTION BOLLARDS PER LOCAL UTILITY OR PUBLIC WORK STANDARDS)
- LANDSCAPE AND IRRIGATION AREA.
- FIRE LANE AND TRASH COLLECTION VEHICLE ROUTE (HATCHED)
- PARKING STALL COUNT TOTAL
- DOCK HIGH TRUCK DOOR
- GRADE LEVEL TRUCK DOOR
- FIRE HYDRANT
- TRASH ENCLOSURE PER CITY OF HAYWARD REQUIREMENTS

NOTES

100. PROPERTY LINE.
101. ACCESSIBLE ENTRY SIGNAGE.
102. ACCESSIBLE PARKING STALL WITH SIGNAGE.
103. VAN ACCESSIBLE PARKING STALL WITH SIGNAGE.
104. PAINTED PARKING STRIPING PER CITY STANDARDS. 2'-0" PARKING OVERHANG.
105. TRASH ENCLOSURE WITH RECYCLE BIN.
106. ACCESSIBLE LOADING ZONE.
107. FIRE LANE ENTRY SIGNAGE.
108. FIRE LANE SIGNAGE.
109. FIRE LANE CURB. DASHED LINE INDICATES EXTENT OF CONTINUOUS CURB TO BE PAINTED RED.
110. LANDSCAPE AND IRRIGATION AREA.
111. NOT USED.
112. PRECAST CONCRETE WHEEL STOP.
113. ACCESSIBLE CURB RAMP WITH TRUNCATED DOMES.
114. EMPLOYEE PATIO. SEE LANDSCAPE PLANS.
115. NEW DETENTION BASIN, SEE CIVIL PLANS.
116. CONCRETE LANDING, 5'X5' MINIMUM.
117. CONCRETE RAMP.
118. CONCRETE GUARDWALL FOR DRIVE IN VEHICULAR RAMP, 42" ABOVE RAMP.
119. METAL STAIRS.
120. CONCRETE PAVEMENT.
121. DECORATIVE BIKE RACK, SEE DETAIL 3/A8.1.
122. DECORATIVE METAL SCREEN.
123. EASEMENT LINE.
124. TRUNCATED DOMES.
125. 2'-0" PARKING OVERHANG BY CITY STANDARDS.
126. NEW 8'-0" TALL BLACK VINYL COATED CHAINLINK FENCE. SEE DETAIL 21/A8.1
127. EXISTING RADIO TOWER TO BE RELOCATED TO ROOF.
128. RADIO TOWER ON TOP OF ROOF, SEE ROOF PLANS.

KEY PLAN



NOT TO SCALE

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Pleasanton, CA 94588
P 925.24.9920

LOGISTICENTER AT ENTERPRISE

3636 ENTERPRISE AVENUE
HAYWARD, CA 94545

PARTIAL SITE PLAN

DATE	REMARKS
08/31/21	PLANNING RE-SUBMITTAL

PA/PM:	L. DEBRITO
DRAWN BY.:	M.I.
JOB NO.:	SNR20-0127-00

SHEET

A1.0a

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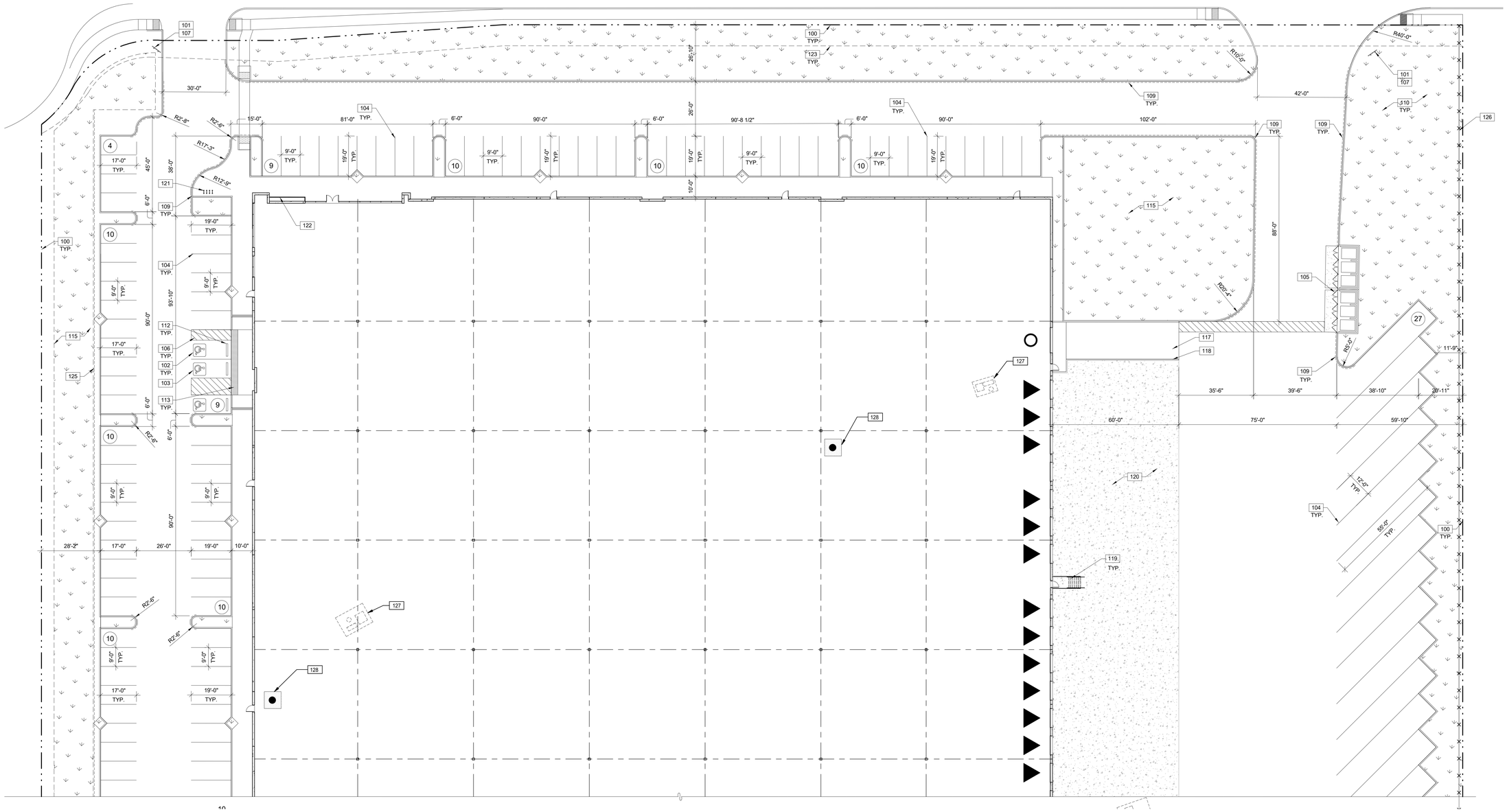

PARTIAL SITE PLAN

SCALE: 1" = 20'-0"

SITE LEGEND:

- ACCESSIBLE PATH OF TRAVEL. 1:20 MAX. SLOPE, 2% MAX. CROSS SLOPE.
- PROPERTY LINE.
- POLE MOUNTED LIGHT FIXTURE.
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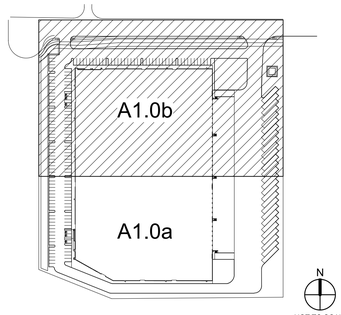

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PLANNING LANDSCAPE ARCHITECTURE
INTERIORS BUILDING MEASUREMENT

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P 925.24.9920

LOGISTICENTER AT ENTERPRISE

3636 ENTERPRISE AVENUE
HAYWARD, CA 94545

PARTIAL SITE PLAN

DATE	REMARKS
09/31/21	PLANNING RE-SUBMITTAL

PA/PM:	L. DEBRITO
DRAWN BY.:	M.I.
JOB NO.:	SNR20-0127-00

SHEET

A1.0b

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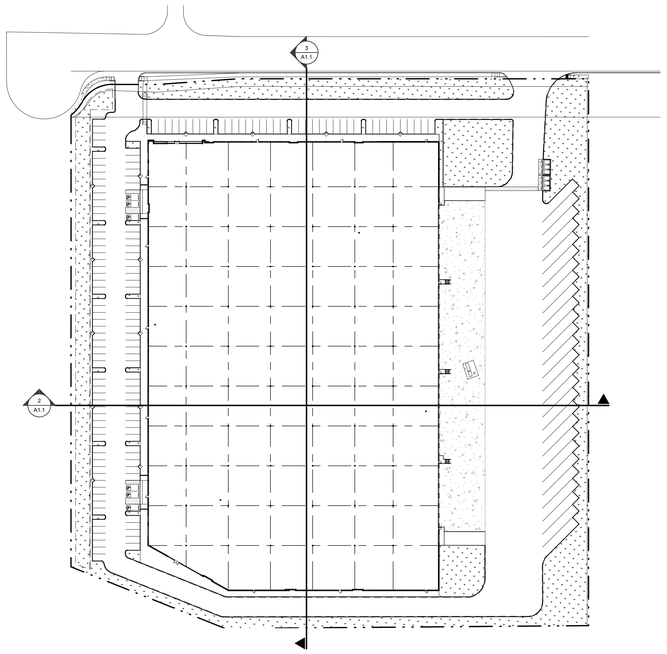
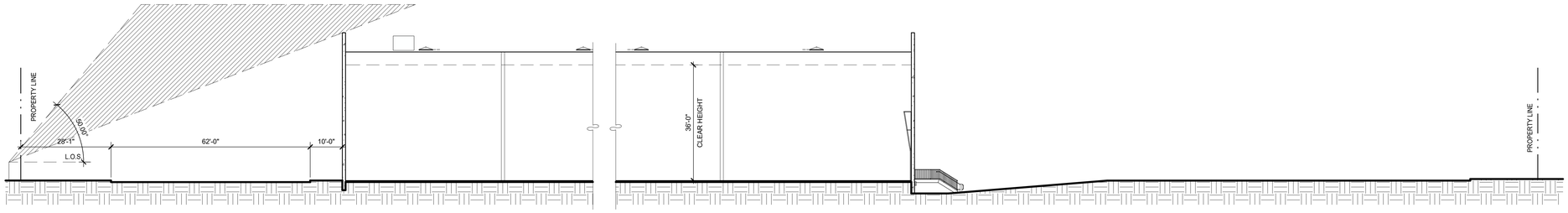


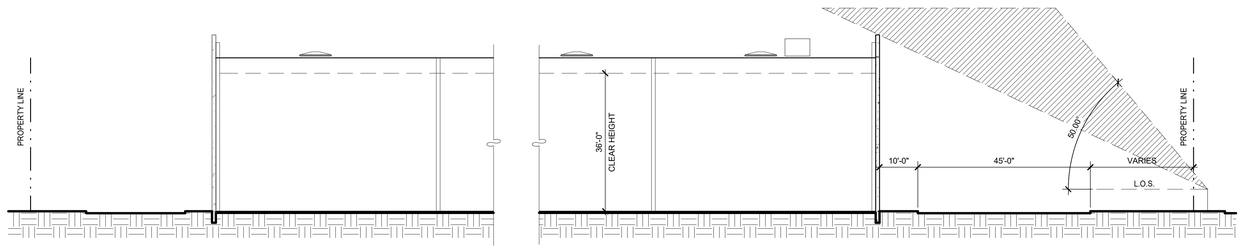
SITE PLAN (1)

SCALE: 1" = 80'-0"



SITE SECTION (2)

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



SITE SECTION (3)

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

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SITE SECTION

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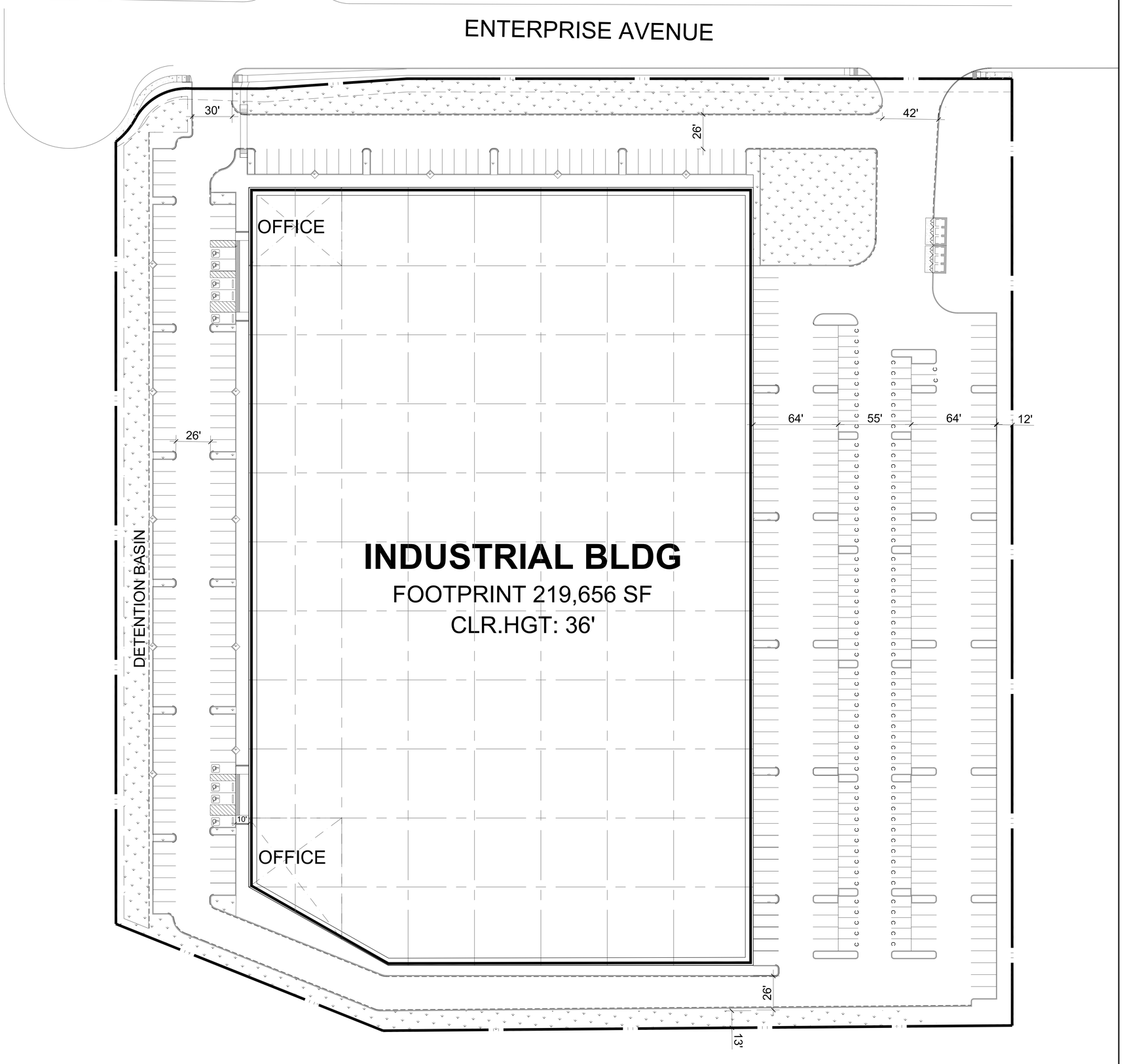

PARKING ADAPTATION PLAN

SCALE: 1"=30'-0" (1)

OFF STREET PARKING:

STANDARD (9X19):	358
COMPACT (8X15):	117
COMPACT%	25%
DRIVE AISLE:	25 FT
FIRE LANE:	26 FT
OVERHANG:	N/A

PARKING DATA:

BUILDING GROSS AREA: 219,583 SF

REQUIRED PARKING RATIO BY USE:
MANUFACTURING: 1/500 SF
219,583/500= 439.16

PARKING REQUIRED: 440
PARKING PROVIDED: 463

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ARCHITECTURE CIVIL ENGINEERING
PLANNING LANDSCAPE
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LOGISTICENTER AT ENTERPRISE

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PARKING ADAPTATION PLAN

DATE	REMARKS
08/31/21	PLANNING RE-SUBMITTAL

PA/PM:	L. DEBRITO
DRAWN BY.:	M.I.
JOB NO.:	SNR20-0127-00

SHEET
A1.2

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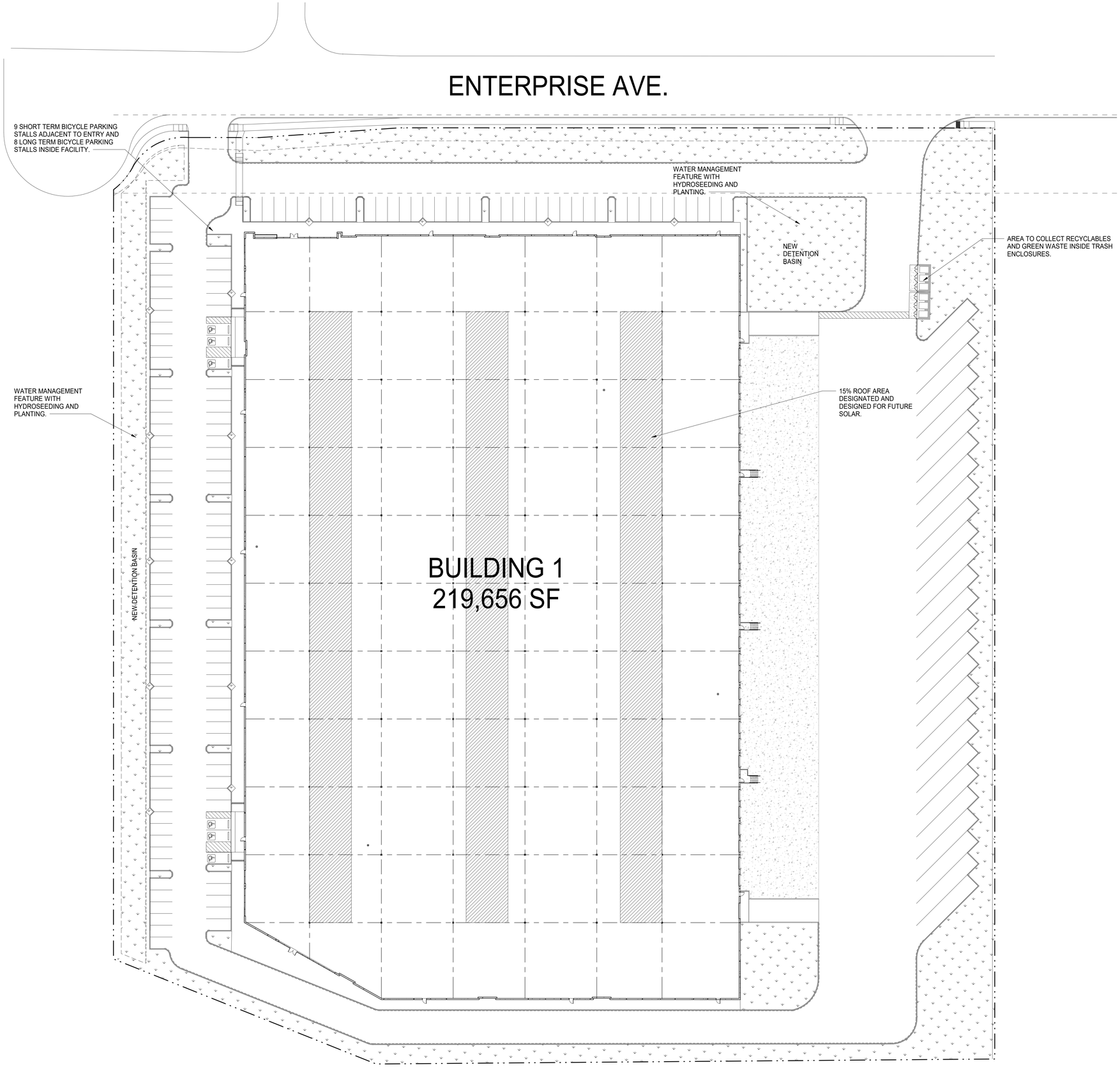

1"=30'

0 15' 30' 60' 150'

OVERALL SITE PLAN

SCALE: 1" = 30'-0"

1

N

KEYNOTES:

ENERGY CONSERVATION AND EFFICIENCY

BUILDING TO BE ALL ELECTRIC, WITH DESIGNATED FUTURE SOLAR AREAS TO PROVIDE OPPORTUNITY FOR FUTURE TENANTS TO BE NET ZERO ENERGY. 15% DESIGNATED SOLAR READY AREA IS CAPABLE OF GENERATING 54,990 KW-H OF ENERGY PER MONTH.

ELECTRICAL LIGHT FIXTURES TO BE LED ENERGY EFFICIENT FIXTURES.

7 EV CHARGING STATIONS TO BE PROVIDED.

CONCRETE CONSTRUCTION WITH HIGH THERMAL MASS TO REDUCE INTERIOR TEMPERATURE SWINGS, AND COOL ROOF TO REDUCE HEAT ISLAND EFFECT AND REDUCE AIR CONDITIONING DEMANDS.

WATER CONSERVATION:

LANDSCAPE IRRIGATION TO BE WATER EFFICIENT/LOW WATER USAGE.

PLUMBING FIXTURES TO BE LOW FLOW AND MEET CAL GREEN REQUIREMENTS.

RECYCLING:

CONSTRUCTION WASTE TO BE AT LEAST 50% SALVAGED OR RECYCLED FOR REUSE.

BUILDING OCCUPANT WASTE TO BE SORTED INTO RECYCLING AND COMPOSTING (TRASH RECEPTACLES AT PATIOS AND TRASH ENCLOSURES CONTAIN BOTH ORGANICS AND RECYCLABLE BINS).

DAYLIGHTING:

BUILDINGS TO BE PROVIDED WITH 1% SKYLIGHTS AND VERTICAL WINDOWS ON PERIMETERS TO MAXIMIZE DAYLIGHTS AND MAKE INTERIOR LIGHTING MORE ENERGY EFFICIENT.

INDOOR AIR QUALITY:

BUILDINGS TO BE PROVIDED WITH AIR CHANGES AS REQUIRED BY CODE.

ALL FINISHES SHALL COMPLY WITH VOC LIMITS.

HAZARDOUS MATERIALS:

NO HARZARDOUS MATERIALS CURRENTLY PROPOSED ON SITE.

SITE LEGEND:

- ACCESSIBLE PATH OF TRAVEL. 1:20 MAX. SLOPE, 2% MAX. CROSS SLOPE.
- PROPERTY LINE.
- POLE MOUNTED LIGHT FIXTURE.
- WALLPACK LIGHT FIXTURE.
- T — TRANSFORMER WITH CONCRETE PAD. (PROVIDE PROTECTION BOLLARDS PER LOCAL UTILITY OR PUBLIC WORK STANDARDS)
- LANDSCAPE AND IRRIGATION AREA.
- FIRE LANE AND TRASH COLLECTION VEHICLE ROUTE (HATCHED)
- 1 — PARKING STALL COUNT TOTAL
- DOCK HIGH TRUCK DOOR
- GRADE LEVEL TRUCK DOOR
- FIRE HYDRANT
- TRASH ENCLOSURE PER CITY OF HAYWARD REQUIREMENTS

WARE MALCOMB
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ARCHITECTURE CIVIL ENGINEERING
PLANNING LANDSCAPE
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LOGISTICENTER AT ENTERPRISE

3636 ENTERPRISE AVENUE
HAYWARD, CA 94545

SITE SUSTAINABILITY PLAN

DATE	REMARKS
08/31/21	PLANNING RE-SUBMITTAL

PA/PM:	L. DEBRITO
DRAWN BY.:	M.I.
JOB NO.:	SNR20-0127-00

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A1.3

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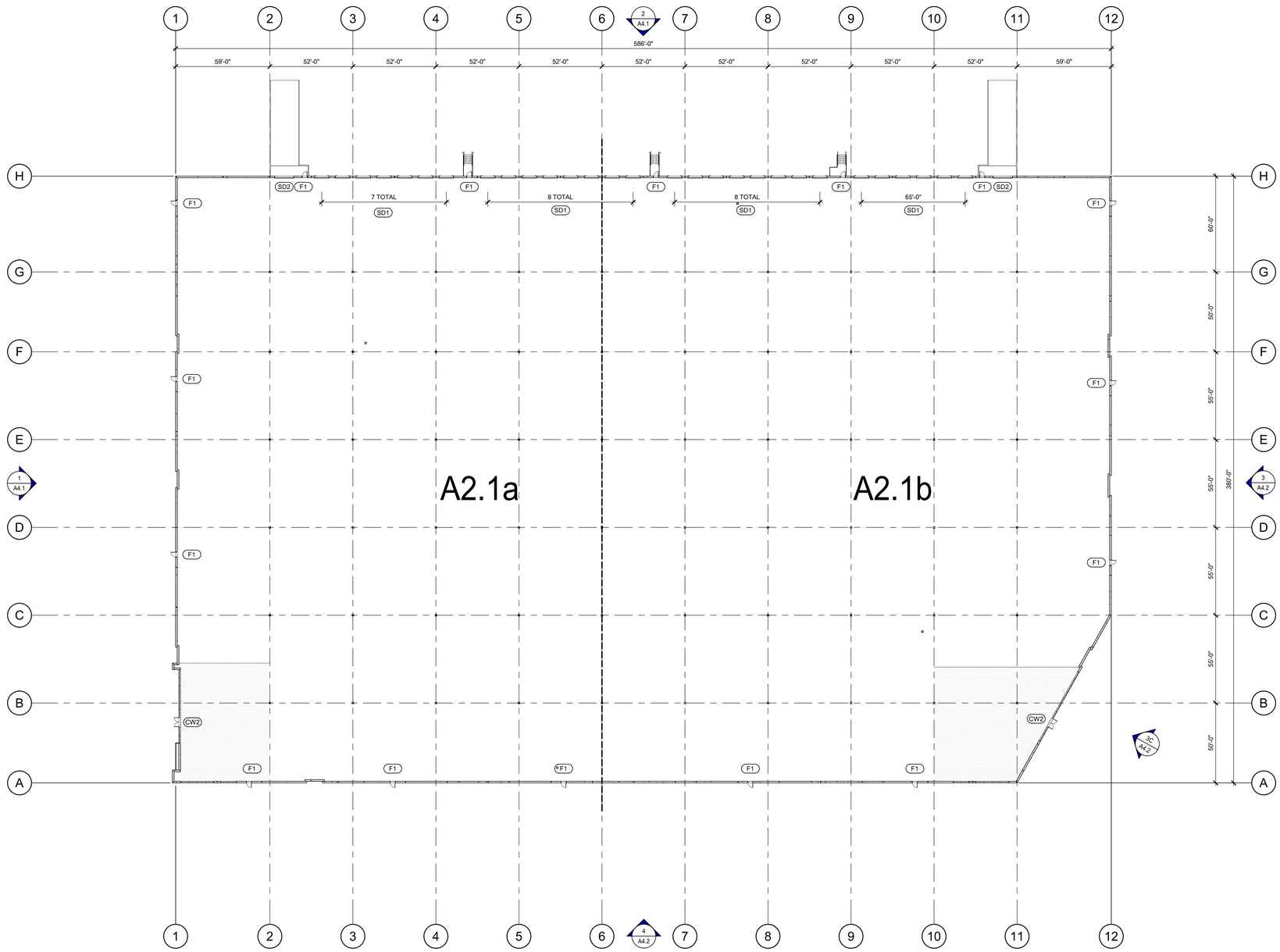
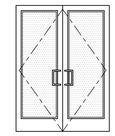


DOOR TYPES



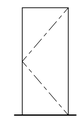
CW2 6'-0" x 8'-0" (PAIR)
CLEAR ANOD. ALUM. STOREFRONT DOOR W/TEMPERED GLAZING (NARROW STILE)

FRAME: KAWNEER

HARDWARE:

2 SETS	PIVOT SET
2 SETS	INTER PIVOT
1 EA	MORTISE CYLINDER
2 SETS	OFFSET PULL
2 EA	OH CLOSER
1 EA	THRESHOLD
1 EA	DECAL
1 EA	PANIC HARDWARE

NOTE: WEATHERSEAL BY DOOR MANUFACTURER

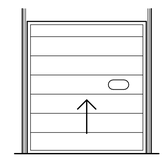


F1 3'-0" x 7'-0"
PAINTED INSULATED HOLLOW METAL DOOR

FRAME: PAINTED HOLLOW METAL

HARDWARE:

3 EA	HINGES
1 EA	EXIT DEVICE
1 EA	CYLINDER
1 EA	CLOSER
1 EA	PERIMETER SEAL
1 EA	BOTTOM DRIP
1 EA	THRESHOLD
1 EA	LOCK GUARD
1 EA	HVY DUTY FLOOR STOP
1 EA	FLOOR SWEEP



SD1 9'-0" x 10'-0"
MANUALLY OPERATED DOCK HIGH SECTIONAL VERTICAL LIFT OVERHEAD DOOR W/ FACTORY PAINTED FINISH.

SD2 12'-0" x 14'-0"
ELECTRICALLY OPERATED SECTIONAL VERTICAL LIFT OVERHEAD DOOR W/ FACTORY PAINTED FINISH.

HARDWARE:

1 EA	SLIDE BOLT
1 EA	PAD LOCK

DOOR NOTES

PLEASE SEE DOOR HARDWARE SPECIFICATION SECTION 08 71 00 FOR ADDITIONAL INFORMATION AND FULL LIST OF APPROVED MANUFACTURERS.
BUTT HINGES:
HAGER - HEAVY WEIGHT, NON-FERROUS WITH NON-REMOVABLE PINS.
VON DUPRIN 99 SERIES PANIC DEVICE OR APPROVED EQUAL AT DESIGNATED EGRESS DOORS PER A0.5 ONLY. VON DUPRIN 33A PANIC DEVICE OR APPROVED EQUAL AT STOREFRONT DOORS.
CLOSING DEVICES : NORTON 8500 BF SERIES.
STOPS : TRIMCO W 1200 SERIES DOOR STOPS.
DOOR LOCKSETS AND CORES : BEST,SCHLAGE OR SARGENT.
LATCHGUARD : ASSA-ABLOY OR HAGER.
DOOR THRESHOLD AND SWEEPS : PEMKO.
THRESHOLDS : PEMKO - SEE DOOR THRESHOLD DETAILS.
WEATHER STRIPPING : PEMKO.

NOTE: ALL HARDWARE SHALL BE US 626 STAIN CHROME FINISH AND MUST COMPLY WITH ADA REQUIREMENTS.

LEGEND

PROPOSED FUTURE OFFICE AREA

WALL LEGEND

CONCRETE WALL

1"=30'

0 15' 30' 60' 150'

BUILDING 1 OVERALL FLOOR PLAN

SCALE: 1" = 30'-0"

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3636 ENTERPRISE AVENUE
HAYWARD, CA 94545

BUILDING 1-OVERALL FLOOR PLAN

DATE	REMARKS
08/31/21	PLANNING RE-SUBMITTAL

PA/PM:	L. DEBRITO
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JOB NO.:	SNR20-0127-00

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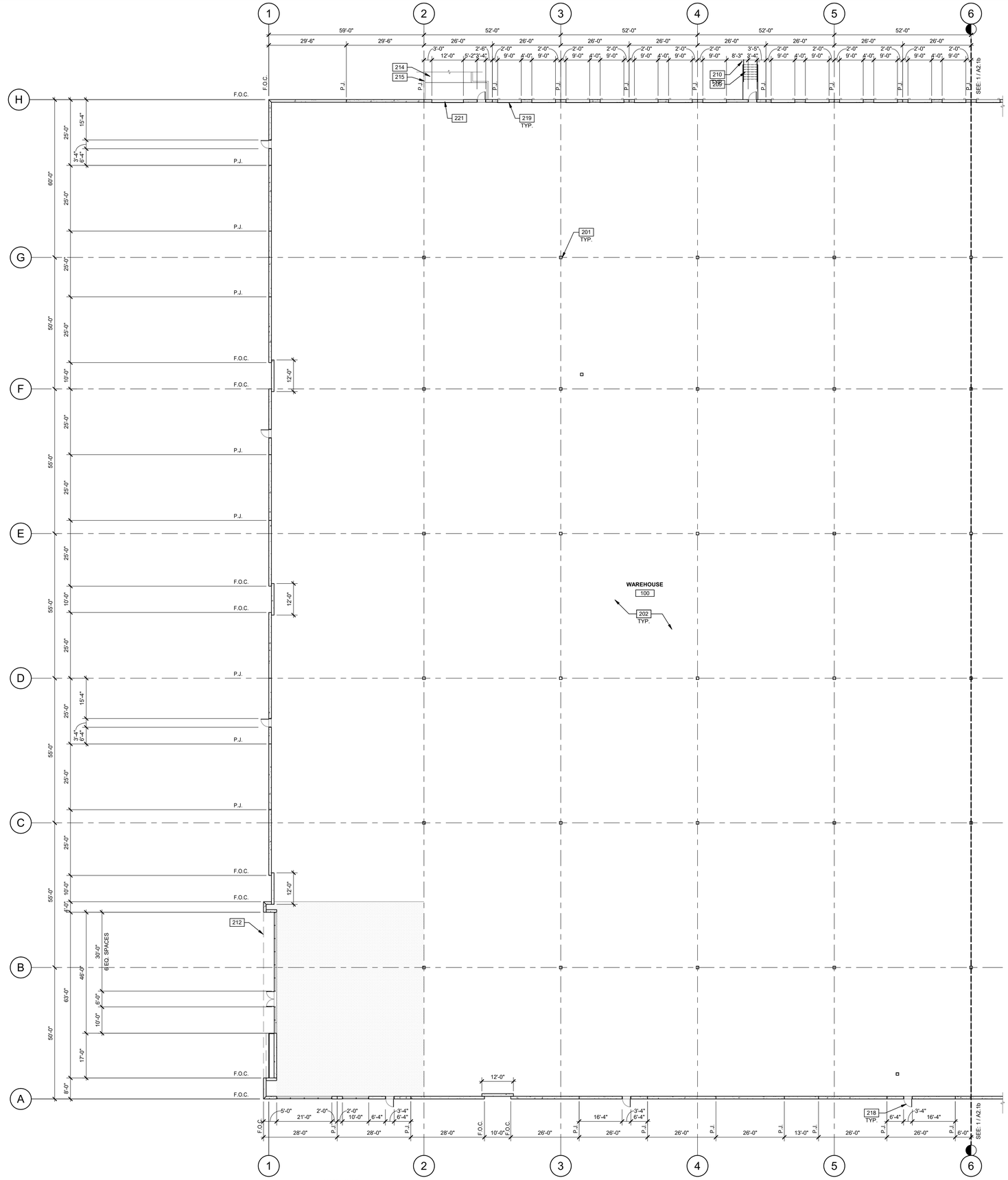


PARTIAL FLOOR PLAN

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

KEYNOTES:

201	STRUCTURAL STEEL COLUMN, PAINTED SAFETY YELLOW TO 12'-0" A.F.F. THEN WHITE TO DECK.
202	CONCRETE SLAB. PROVIDE 15 MIL STEGO RAP 451 VAPOR RETARDER OVER SAND BASE AT OFFICE AREA PER SOILS REPORT. PROVIDE LAPIDOLITH SEALER FOR CONCRETE FLOOR AREA.
209	EXTERIOR STEEL STAIR, ALL COMPONENTS GALVANIZED AND PAINTED.
212	OUTLINE OF CANOPY ABOVE.
214	CONCRETE RAMP.
215	CONCRETE RETAINING WALL.
218	MAN DOOR, SEE ELEVATIONS.
219	SECTIONAL DOOR (DOCK HIGH), SEE ELEVATIONS.
221	SECTIONAL DOOR (ON GRADE), SEE ELEVATIONS.

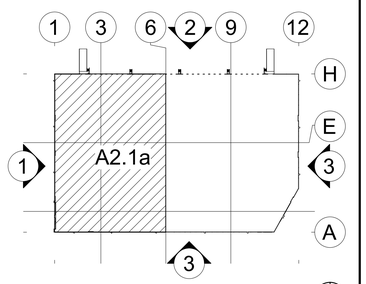
LEGEND

PROPOSED FUTURE OFFICE AREA

WALL LEGEND

CONCRETE WALL

KEY PLAN



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BUILDING 1- PARTIAL FLOOR PLAN

DATE	REMARKS
08/31/21	PLANNING RE-SUBMITTAL

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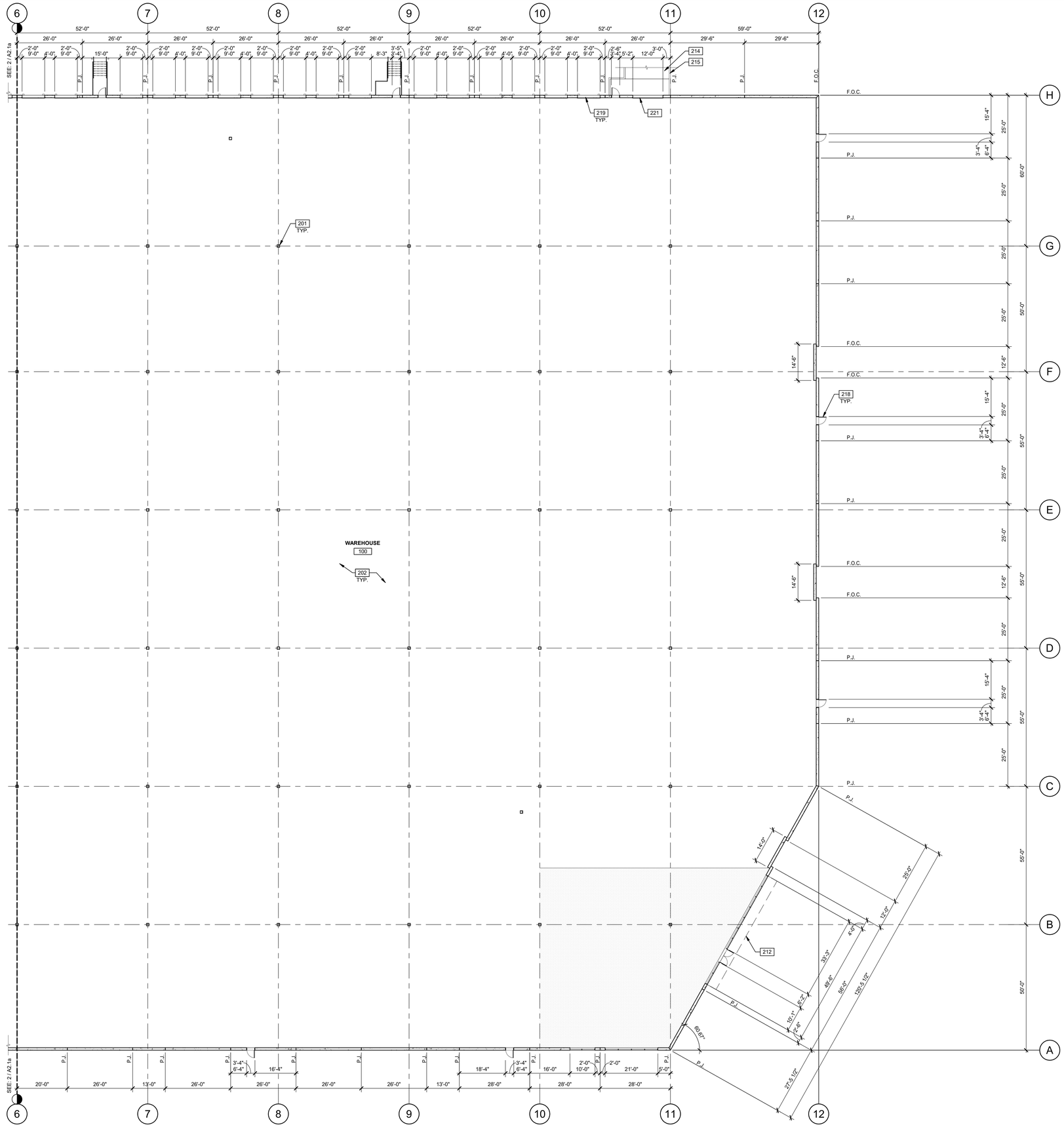

PARTIAL FLOOR PLAN

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

KEYNOTES:

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214	CONCRETE RAMP.
215	CONCRETE RETAINING WALL.
218	MAN DOOR, SEE ELEVATIONS.
219	SECTIONAL DOOR (DOCK HIGH), SEE ELEVATIONS.
221	SECTIONAL DOOR (ON GRADE), SEE ELEVATIONS.

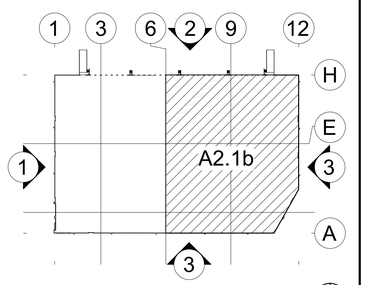
LEGEND

PROPOSED FUTURE OFFICE AREA

WALL LEGEND

CONCRETE WALL

KEY PLAN



NOT TO SCALE

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BUILDING 1- PARTIAL FLOOR PLAN

DATE	REMARKS
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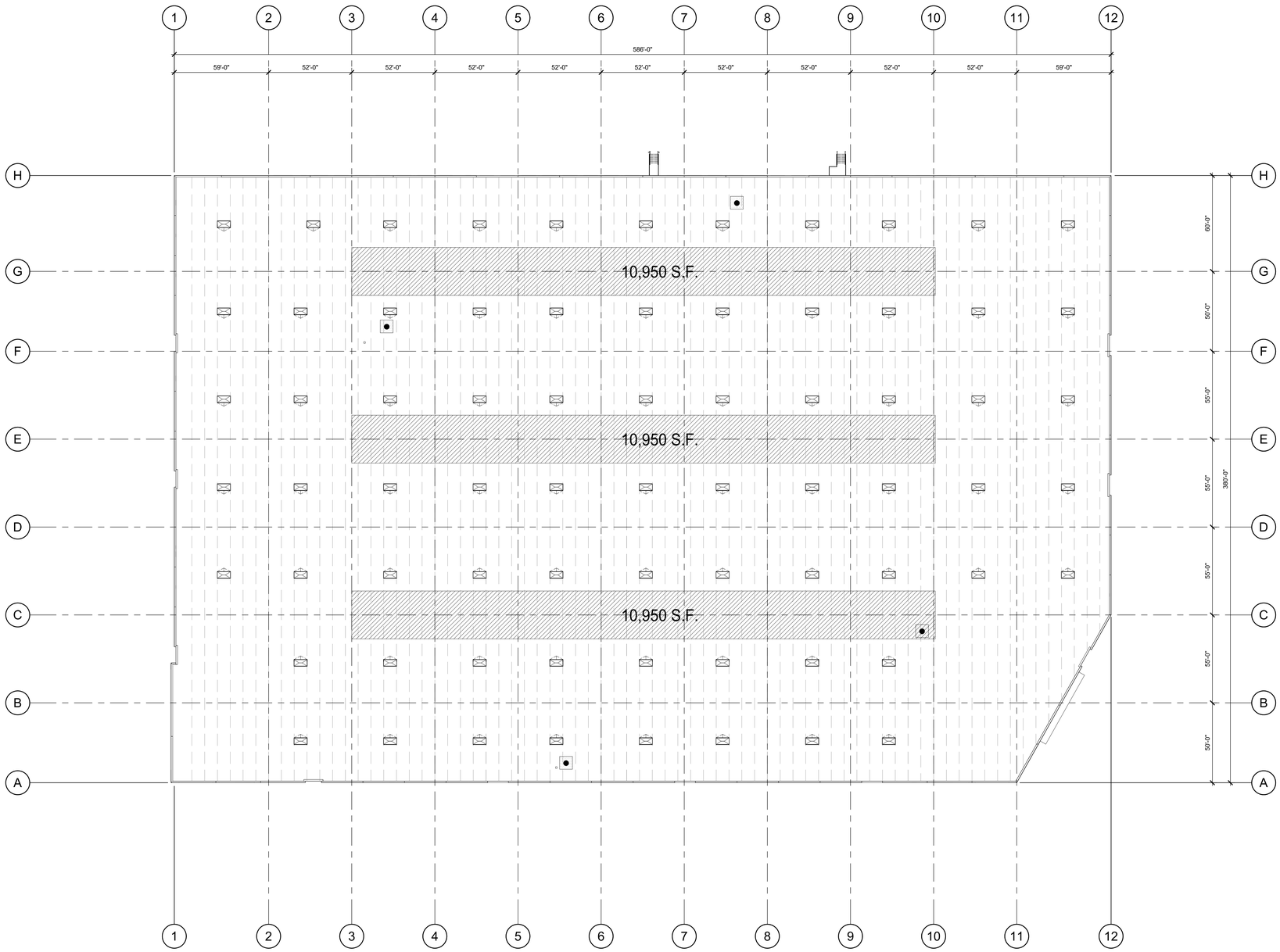

ABBREVIATIONS

T.O.P. = TOP OF PARAPET
H.P. = TOP OF ROOFING - HIGH POINT
M.P. = TOP OF ROOFING - MID POINT
L.P. = TOP OF ROOFING - LOW POINT

CALCULATIONS

SKYLIGHTS:

SKYLIGHT SIZE: 48"x96"=32 S.F.

$$\frac{\text{(WAREHOUSE AREA S.F.)} \times 1.0\%}{\text{(SKYLIGHT SIZE)}} = \frac{219{,}656 \times .01}{32}$$

DESIRED: 69 SKYLIGHTS
PROVIDED: 71 SKYLIGHTS

FUTURE SOLAR:

ROOF AREA:	219,656 S.F.
SKYLIGHT AREA:	2,272 S.F.
ROOF AREA LESS SKYLIGHT:	217,384 S.F.
15% OF ROOF AREA (LESS SKYLIGHTS):	32,608 S.F.
TOTAL AREA FOR FUTURE SOLAR REQUIRED:	32,608 S.F.*
TOTAL AREA FOR FUTURE SOLAR PROVIDED:	32,850 S.F.

* CEC SECTION 110.10(B)4 DOES NOT REQUIRE THE INCLUSION OF ANY COLLATERAL LOADS FOR FUTURE SOLAR ENERGY SYSTEMS.

LEGEND

SKYLIGHT: (1%)
GC TO COORDINATE EXACT LOCATION TO PREVENT CONFLICT WITH FRAMING, FIRE SPRINKLER LINES, ELECTRICAL CONDUITS AND LIGHTING. SEE STRUCTURAL DRAWINGS.

RADIO TOWER ON TOP OF ROOF.
DESIGN, HEIGHT AND INSTALLATION MECHANISM (GUY WIRES) TO MATCH EXISTING.

1"=30'
0 15' 30' 60' 150'

ROOF PLAN
SCALE: 1" = 30'-0"

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P 925.24.9920
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3636 ENTERPRISE AVENUE
HAYWARD, CA 94545

BUILDING 1-ROOF PLAN

DATE	REMARKS
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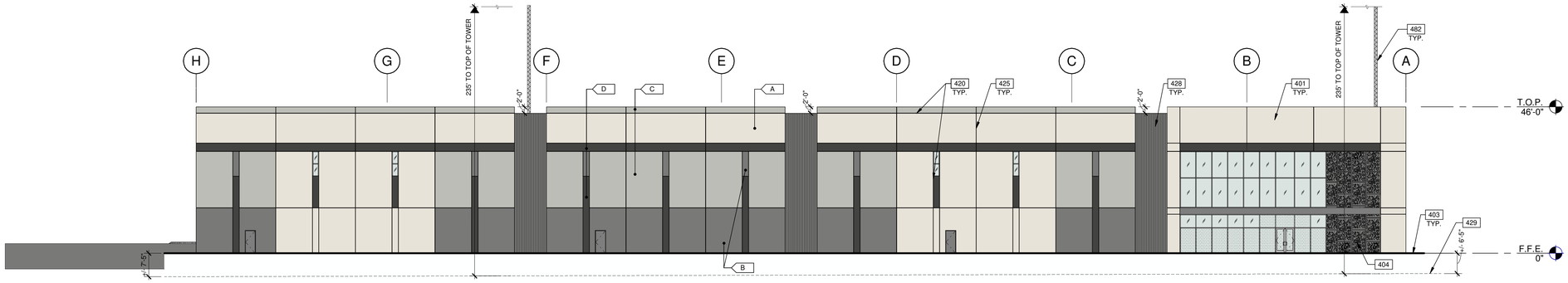
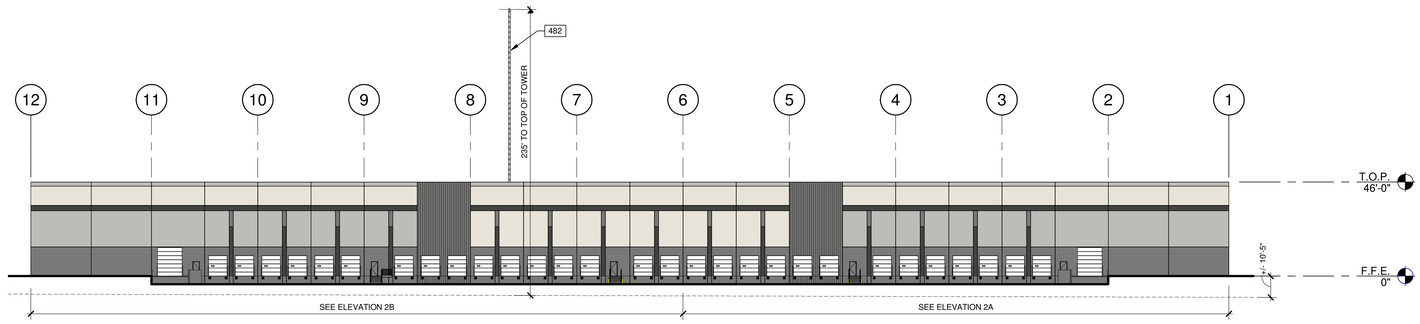


1/16"=1'-0"

0 8' 16' 32' 64'

OVERALL NORTH EXTERIOR ELEVATION (1)

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

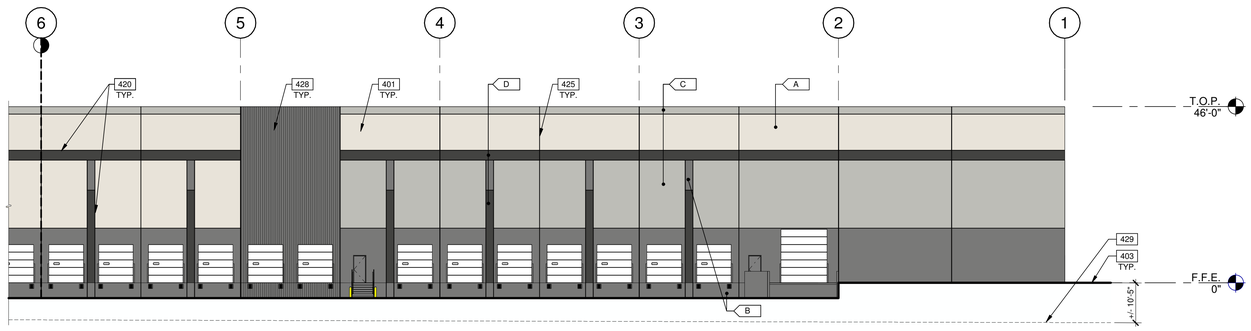


1"=30'

0 15' 30' 60' 150'

OVERALL EAST EXTERIOR ELEVATION (2)

SCALE: 1" = 30'-0"

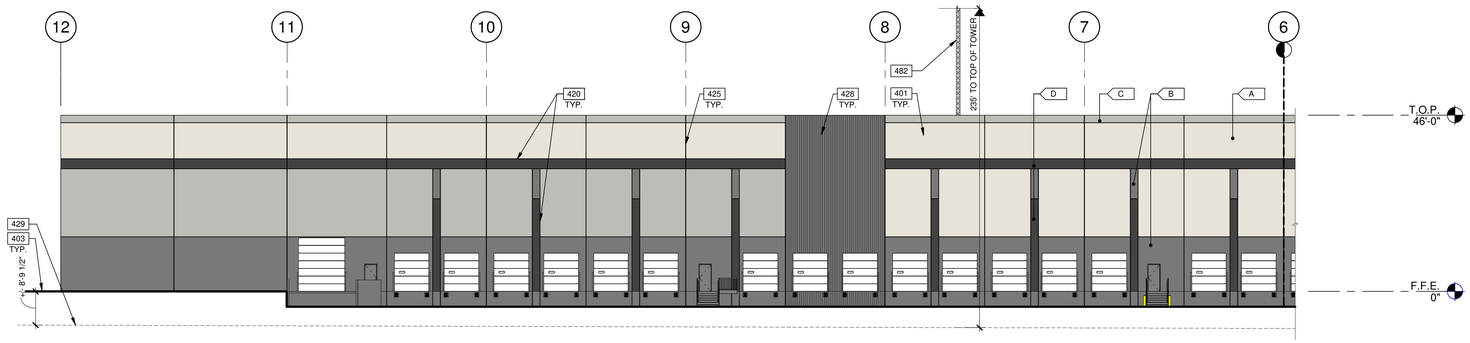


1/16"=1'-0"

0 8' 16' 32' 64'

PARTIAL EAST EXTERIOR ELEVATION (2A)

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



1/16"=1'-0"

0 8' 16' 32' 64'

PARTIAL EAST EXTERIOR ELEVATION (2B)

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

KEYNOTES:

401	CONCRETE WALL, PAINTED.
403	FINISH GRADE VARIES.
404	METAL SCREEN ARTWORK.
420	3/4" V-REVEAL.
425	CONCRETE WALL JOINT.
428	CONCRETE FORM LINER.
429	APPROXIMATE EXISTING GRADE. SEE CIVIL PLANS.
482	NEW RADIO TOWER ON TOP OF ROOF. DESIGN, HEIGHT AND INSTALLATION MECHANISM (GUY WIRES) TO MATCH EXISTING.

LEGEND

GLASS:

- VISION GLASS
- SPANDREL GLASS
- TEMPERED GLASS

COLORS:

PROVIDE 6'-0" WIDE PAINT COLOR MOCK-UP FULL HEIGHT OF BUILDING FOR OWNER/ARCHITECT REVIEW.

- A — BASE COLOR: SHERWIN WILLIAMS SW7009- PEARLY WHITE
- B — SECONDARY COLOR: SHERWIN WILLIAMS SW2849 - WESTCHESTER GRAY
- C — ACCENT COLOR: SHERWIN WILLIAMS SW7065 - ARGOS
- D — ACCENT COLOR: SHERWIN WILLIAMS SW7069- IRON ORE
- E — ACCENT COLOR: SHERWIN WILLIAMS SW6804 - DIGNITY BLUE

WARE MALCOMB

ARCHITECTURE / PLANNING / INTERIORS
CIVIL ENGINEERING / LANDSCAPE ARCHITECTURE / BUILDING MEASUREMENT

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Pleasanton, CA 94588
P 925.249.9920

LOGISTICENTER AT ENTERPRISE

3636 ENTERPRISE AVENUE
HAYWARD, CA 94545

BUILDING 1-COLORED EXTERIOR ELEVATIONS

DATE	REMARKS
08/31/21	PLANNING RE-SUBMITTAL

PA/PM:	L. DEBRITO
DRAWN BY.:	M.I.
JOB NO.:	SNR20-0127-00

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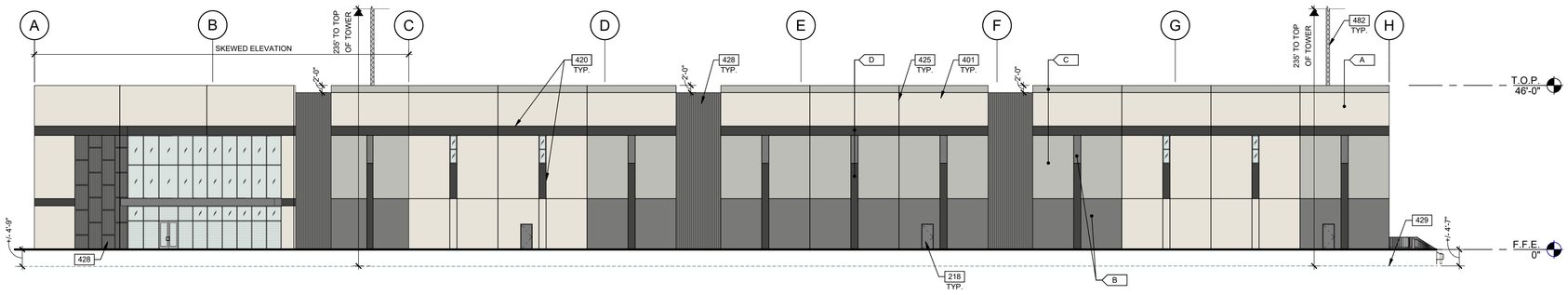
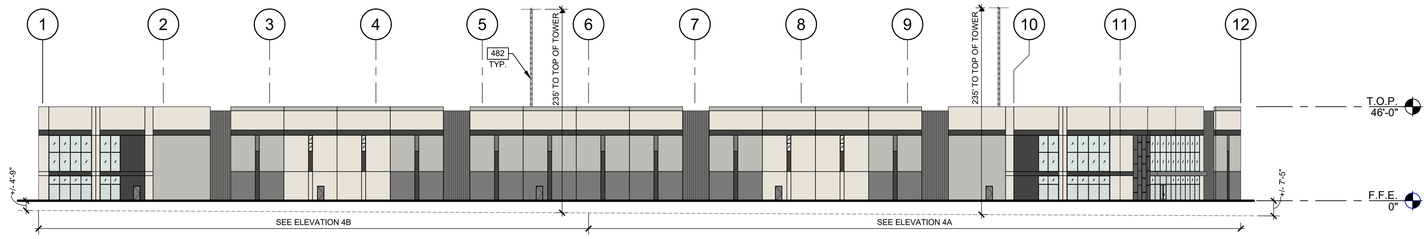


1/16"=1'-0"

0 8' 16' 32' 64'

OVERALL SOUTH EXTERIOR ELEVATION (3)

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

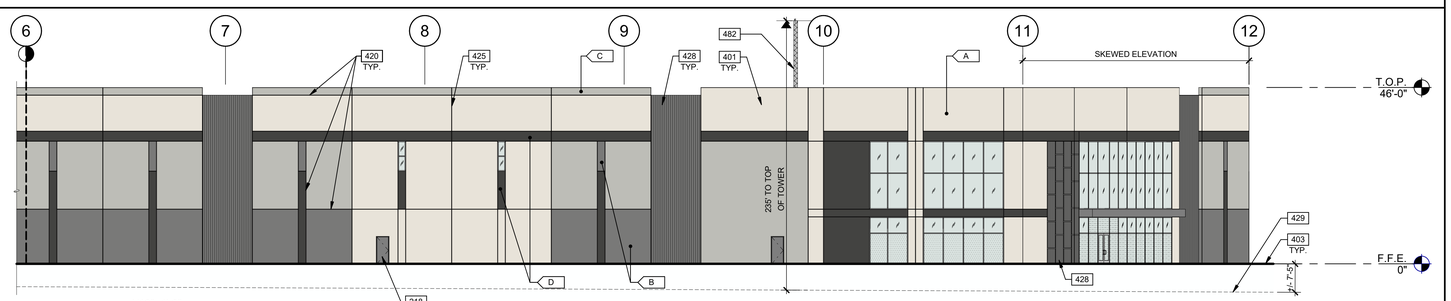


1"=30'

0 15' 30' 60' 150'

OVERALL WEST EXTERIOR ELEVATION (4)

SCALE: 1" = 30'-0"

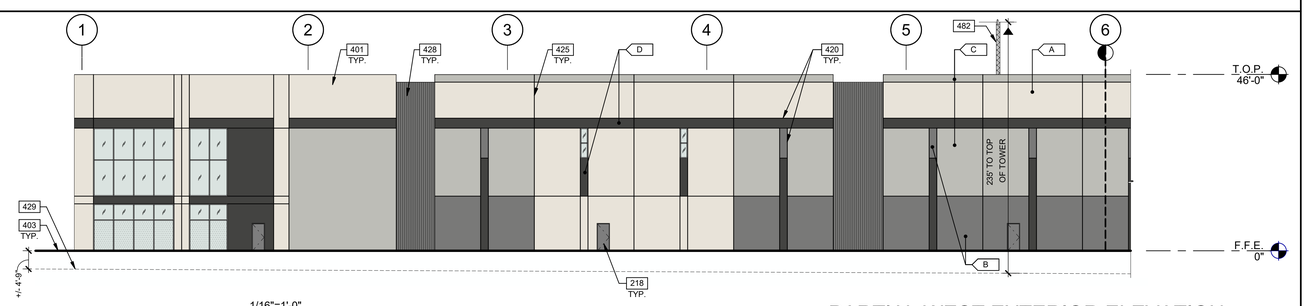


1/16"=1'-0"

0 8' 16' 32' 64'

PARTIAL WEST EXTERIOR ELEVATION (4A)

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

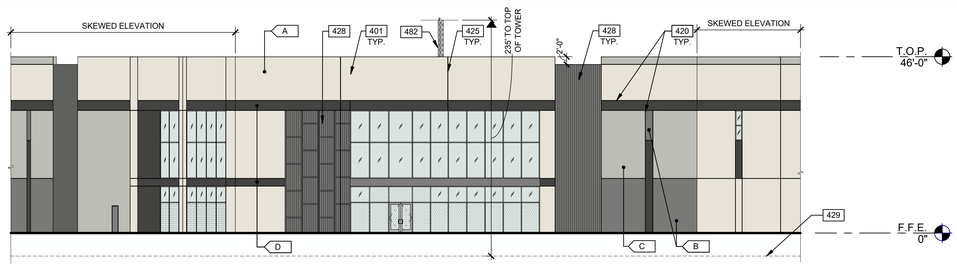


1/16"=1'-0"

0 8' 16' 32' 64'

PARTIAL WEST EXTERIOR ELEVATION (4B)

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



1/16"=1'-0"

0 8' 16' 32' 64'

SOUTH WEST EXTERIOR ELEVATION (3C)

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

KEYNOTES:

218	MAN DOOR, SEE ELEVATIONS.
401	CONCRETE WALL, PAINTED.
403	FINISH GRADE VARIES.
420	3/4" V-REVEAL.
425	CONCRETE WALL JOINT.
428	CONCRETE FORM LINER.
429	APPROXIMATE EXISTING GRADE. SEE CIVIL PLANS.
482	NEW RADIO TOWER ON TOP OF ROOF. DESIGN, HEIGHT AND INSTALLATION MECHANISM (GUY WIRES) TO MATCH EXISTING.

LEGEND

GLASS:

- VISION GLASS
- SPANDREL GLASS
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COLORS:

PROVIDE 6'-0" WIDE PAINT COLOR MOCK-UP FULL HEIGHT OF BUILDING FOR OWNER/ARCHITECT REVIEW.

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ARCHITECTURE
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LANDSCAPE
BUILDING MEASUREMENT

LOGISTICENTER AT ENTERPRISE

3636 ENTERPRISE AVENUE
HAYWARD, CA 94545

BUILDING 1-COLORED EXTERIOR ELEVATIONS

DATE	REMARKS
08/31/21	PLANNING RE-SUBMITTAL

PA/PM:	L. DEBRITO
DRAWN BY.:	M.I.
JOB NO.:	SNR20-0127-00

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A4.2

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C:_Revit\127_ARDX_Insley\ADXB.rvt

Attachment IV

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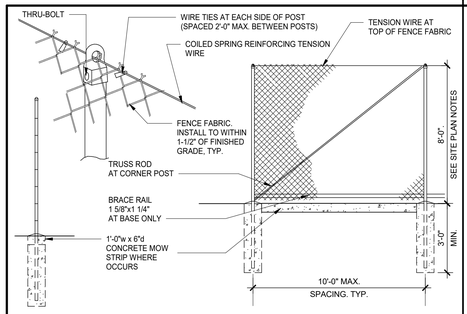
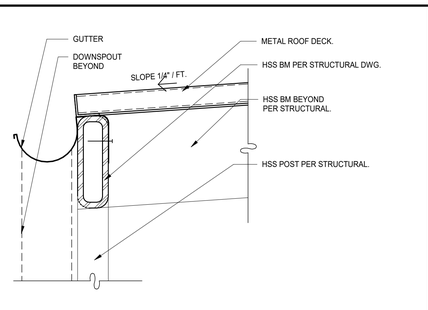


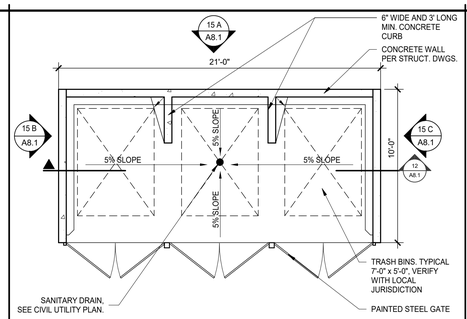
CHAINLINK FENCE (21)

SCALE: 3/8" = 1'-0"



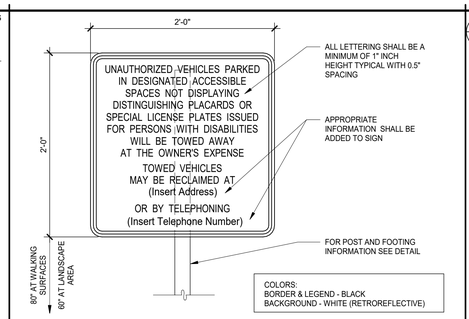
TRASH ENCLOSURE ROOF EDGE (16)

SCALE: 3" = 1'-0"



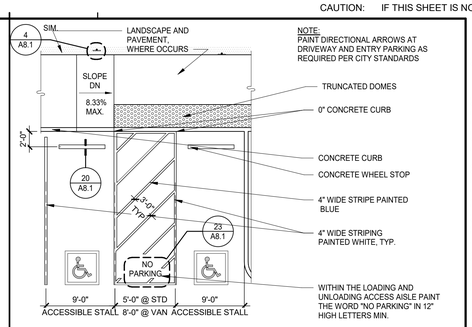
TRASH ENCLOSURE PLAN (11)

SCALE: 1/4" = 1'-0"



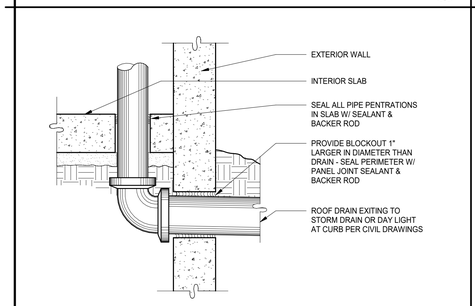
UNAUTHORIZED VEHICLE SIGNAGE (6)

SCALE: 1 1/2" = 1'-0"



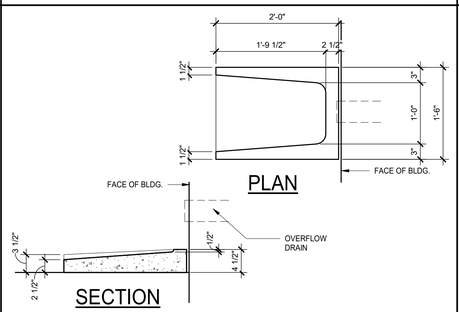
ACCESSIBLE PARKING STALLS (1)

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



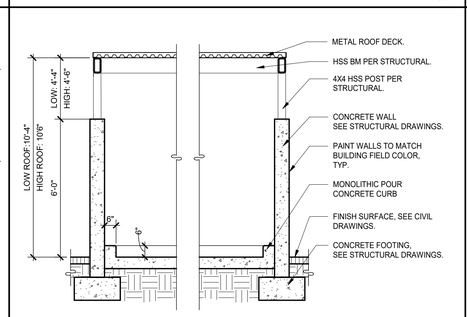
ROOF DRAIN EXITING (22)

SCALE: 1 1/2" = 1'-0"



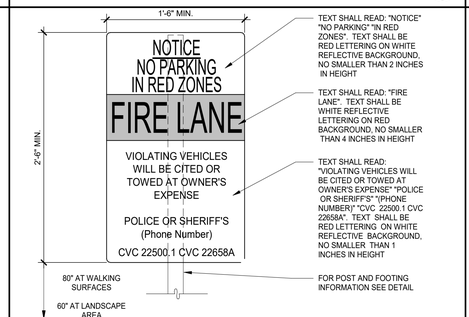
SPLASH BLOCK (17)

SCALE: 1" = 1'-0"



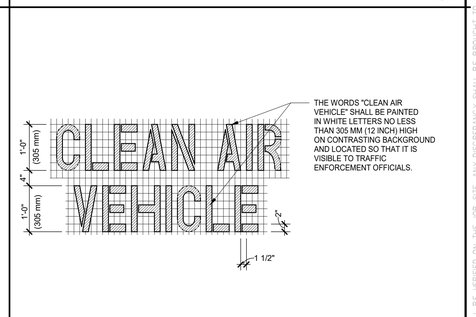
TRASH ENCLOSURE SECTION (12)

SCALE: 3/8" = 1'-0"



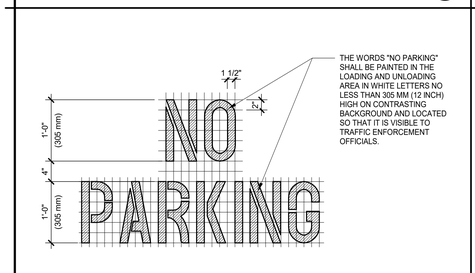
FIRELANE ENTRY SIGNAGE (7)

SCALE: 1 1/2" = 1'-0"



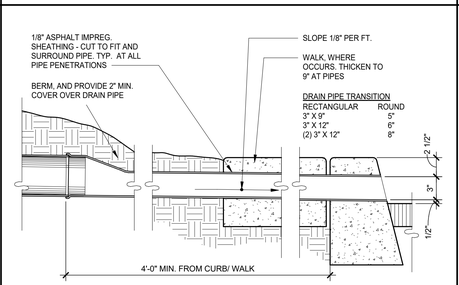
"CLEAN AIR VEHICLE" MARKING (2)

SCALE: 3/4" = 1'-0"



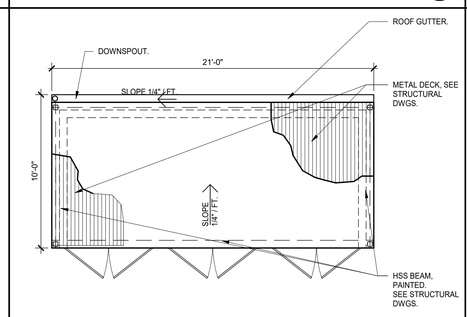
"NO PARKING" PAVEMENT MARKING (23)

SCALE: 1" = 1'-0"



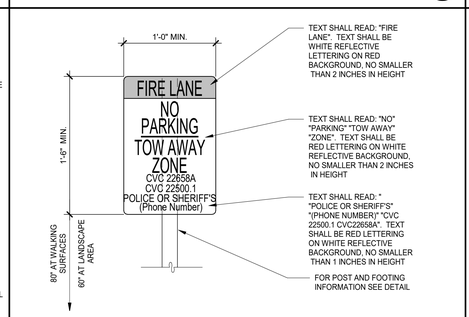
ROOF DRAIN EXITING TO CURB (18)

SCALE: 1 1/2" = 1'-0"



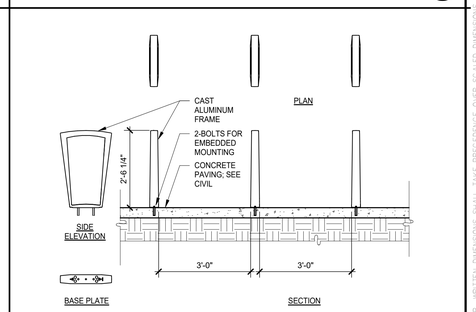
TRASH ENCLOSURE ROOF PLAN (13)

SCALE: 1/4" = 1'-0"



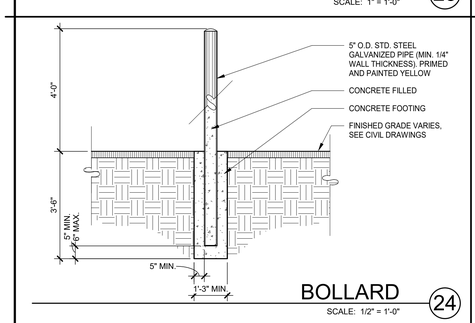
FIRE LANE SIGN (8)

SCALE: 1 1/2" = 1'-0"



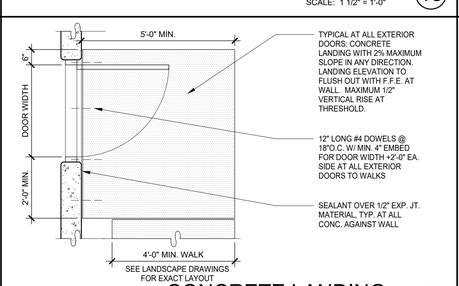
BIKE RACK (3)

SCALE: 1/2" = 1'-0"



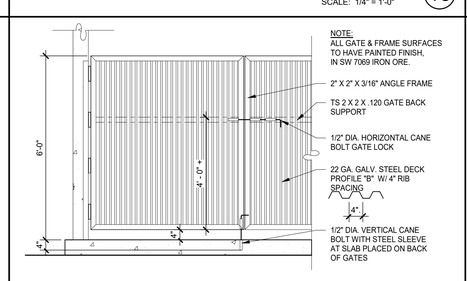
BOLLARD (24)

SCALE: 1/2" = 1'-0"



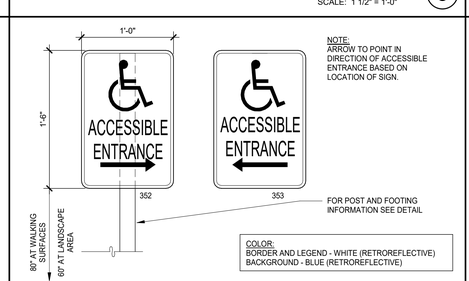
CONCRETE LANDING (19)

SCALE: 1/2" = 1'-0"



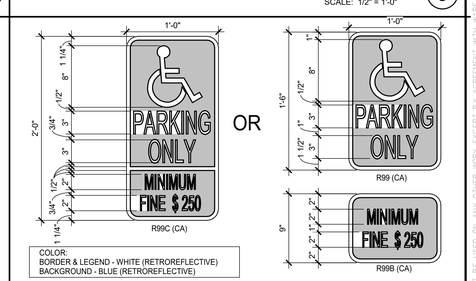
TRASH ENCLOSURE GATE (14)

SCALE: 1/2" = 1'-0"



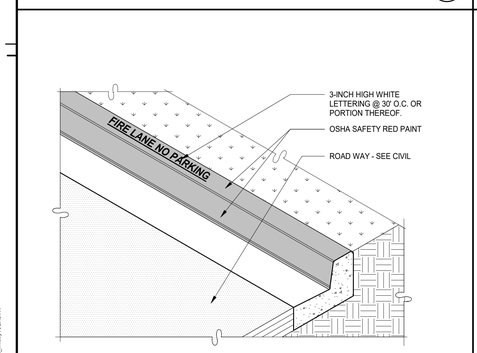
ACCESSIBLE DIRECTION SIGN (9)

SCALE: 1 1/2" = 1'-0"



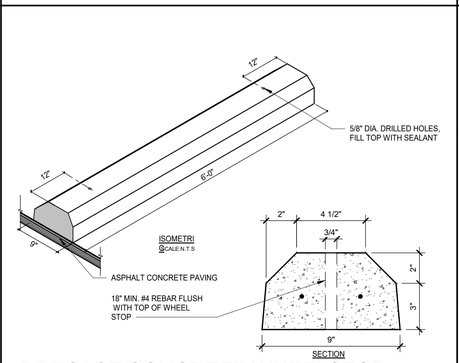
ACCESSIBLE SIGNS (4)

SCALE: 1 1/2" = 1'-0"



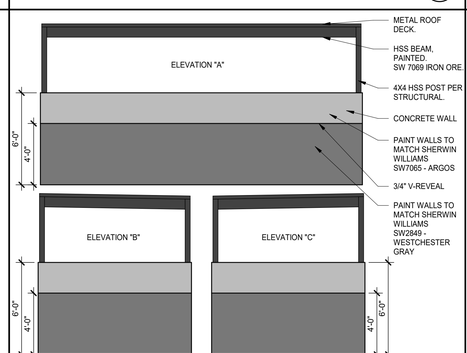
FIRE LANE CURB (25)

SCALE: 3/4" = 1'-0"



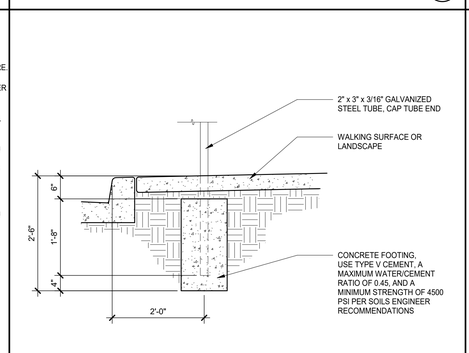
PRECAST CONCRETE WHEELSTOP (20)

SCALE: 3" = 1'-0"



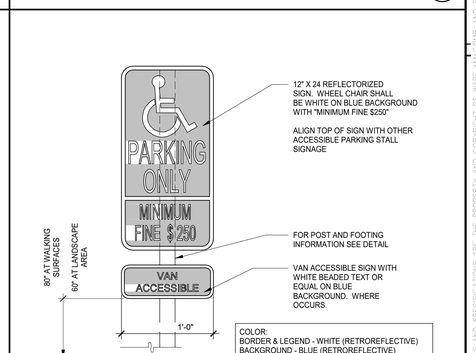
TRASH ENCLOSURE ELEVATIONS (15)

SCALE: 1/4" = 1'-0"



TYPICAL SIGN FOUNDATION (10)

SCALE: 3/4" = 1'-0"



VAN ACCESSIBLE SIGNAGE (5)

SCALE: 1 1/2" = 1'-0"

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LOGISTICENTER AT ENTERPRISE

3636 ENTERPRISE AVENUE
HAYWARD, CA 94545

SITE DETAILS

DATE	REMARKS
08/31/21	PLANNING RE-SUBMITTAL

PA/PM:	L. DEBRITO
DRAWN BY.:	M.I.
JOB NO.:	SNR20-0127-00

SHEET

A8.1

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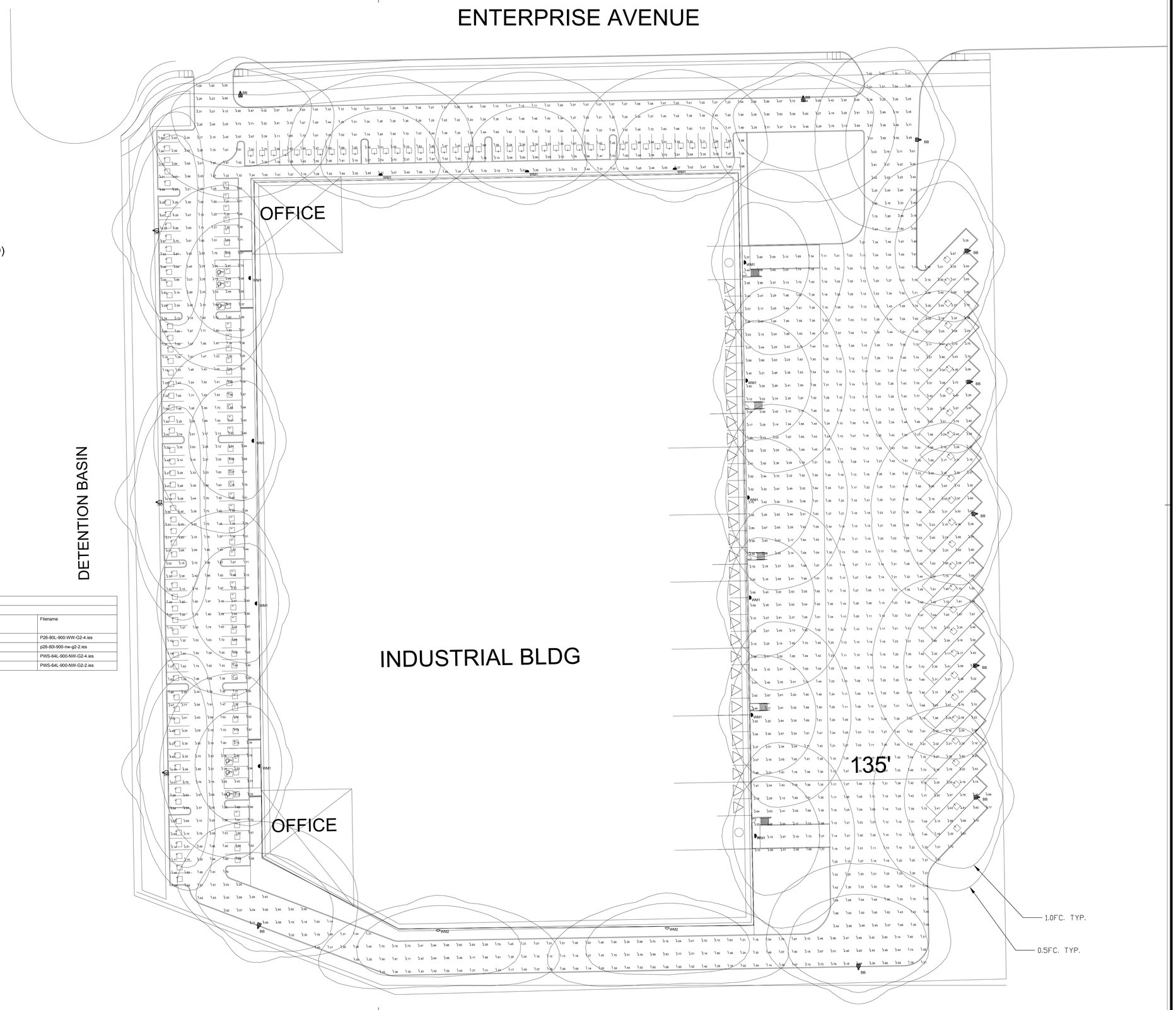
GARDCO LIGHT POLE AND WALL MOUNTED FIXTURE (LABEL BB AND DD)

GARDCO WALL SCONCE FIXTURE (LABEL WM1 AND WM2)

Luminaire Schedule - LED								
Project: DERMODY PROPERTIES - HAYWARD								
Symbol	Qty	Label	Arrangement	LLF	Luminaire Lumens	Luminaire Watts	Description	Filename
	10	BB	Single	0.900	24482	219.4286	GARDCO P26-80L-900-WW-G2-4 @ 25'	P26-80L-900-WW-G2-4.ies
	3	DD	Single	0.900	27986	219.4286	GARDCO P26-80L-900-NW-G2-2 @ 25'	p26-80l-900-nw-g2-2.ies
	13	WM1	Single	0.900	21840	179.1	GARDCO PWS-64L-900-NW-G2-4 - 33.5'	PWS-64L-900-NW-G2-4.ies
	2	WM2	Single	0.900	21880	179.1	GARDCO PWS-64L-900-NW-G2-2 @ 33.5'	PWS-64L-900-NW-G2-2.ies

Calculation Summary							
Project: DERMODY PROPERTIES - HAYWARD							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
AUTO PARKING AND DRIVES	Illuminance	Fc	2.30	10.50	1.00	2.30	10.50
TRUCK DOCKS AND PARKING	Illuminance	Fc	1.94	6.03	1.00	1.94	6.03



ALL VALUES SHOWN ARE MAINTAINED HORIZONTAL FOOTCANDLES AT GRADE

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

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

Associated Lighting Representatives, Inc.

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

REPORT FOR: WARE MALCOMB
BY: APPLICATIONS ENGINEERING; RAMON ZAPATA
SALES REPRESENTATIVE: ALR; CATHY JOHNSON

AGI32 VERSION 19.14
AGI (C) 2020 LIGHTING ANALYSTS, INC.
10268 W. CENTENNIAL ROAD, SUITE 202
LITTLETON, CO 80127

PROJECT DESCRIPTION

DERMODY PROPERTIES
CITY OF HAYWARD

E1.0 PHOTOMETRIC PLAN

DRAWING NO. / INPUT FILE
19024GOT.DWG / 19024GOT.A32

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

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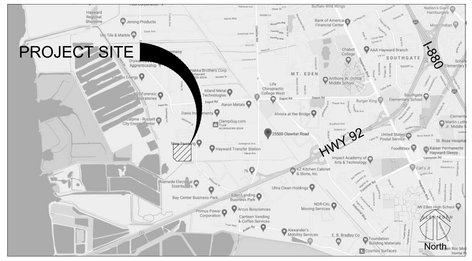
Arborist
HortScience | Bartlett Consulting
325 Ray Street
Pleasanton, CA 94566
Contact: Pam Nagel
Ph: (925) 484-0211

VICINITY MAP



SITE MAP

INDEX OF DRAWINGS

SEQ.	SHEET	SHEET TITLE
1	L-1	Landscape Title Sheet
2	L-2	Conceptual Planting Plan
3	L-3	Conceptual Irrigation Plan
4	L-4	Employee Patio Enlargement
5	L-5	Planting Imagery
6	L-6	Overall Illustrative

PLANS CONFORM TO 2019 CALIFORNIA BUILDING CODE.
PLANTING AND IRRIGATION PLANS CONFORM TO THE CITY OF HAYWARD BAY-FRIENDLY WATER EFFICIENT LANDSCAPE ORDINANCE.

PLANS ARE PREPARED FROM CIVIL ENGINEER/ ARCHITECT BACKGROUND DATED 05/12/2021.

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HAYWARD, CALIFORNIA 94545

LANDSCAPE TITLE SHEET

	DATE	REMARKS
1	05-26-2021	PLANNING SUBMITTAL
2	08-31-2021	PLANNING RE-SUBMITTAL
3		
4		

PA / PM:	–
DRAWN BY:	–
JOB NO.:	SNR20-0127-00

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

TREE LEGEND - SUNSET ZONE 17

SYMBOLS	BOTANIC NAME	COMMON NAME	SIZE	SPACING	QTY.	WUCOLS	REMARKS
▲	*Lagerstroemia indica 'Natchez'*	Natchez Crape Myrtle	48" Box	Per Plan	14	Low	Multi-trunk
∵	*Laurus nobilis*	Sweet Bay	24" Box	Per Plan	38	Low	Low Branching
■	*Lophostemon confertus*	Brisbane Box	24" Box	Per Plan	42	Moderate	Standard
●	*Pistacia chinensis*	Chinese Pistache	24" Box	Per Plan	7	Moderate	Standard
∘	*Olea europaea 'Swan Hill'*	Swan Hill Olive	48" Box	Per Plan	9	Very Low	Standard
+	*Ulmus parvifolia*	Evergreen Elm	48" Box	Per Plan	5	Low	Standard

VINE LEGEND - SUNSET ZONE 17

SYMBOLS	BOTANIC NAME	COMMON NAME	SIZE	SPACING	QTY.	WUCOLS	REMARKS
⋈	*Ficus pumila*	Creeping Fig	5 Gal.	16" o.c. Per Plan	4	Moderate	Self-Attaching to Metal Screen MATURE SIZE: 12' w x 25' h

SHRUB LEGEND - SUNSET ZONE 17

SYMBOLS	BOTANIC NAME	COMMON NAME	SIZE	SPACING	QTY.	WUCOLS	MATURE SIZE
	Arctostaphylos manzanita	Common Manzanita	15 Gal.	6' o.c.	-	Low	6' w x 12' h
	Dietes iridioides	Fortnight Lily	5 Gal.	30" o.c.	-	Low	2' w x 2' h
	Myrtus communis 'Compacta'	Dwarf Myrtle	5 Gal.	36" o.c.	-	Low	3' w x 3' h
	Prunus caroliniana 'Bright n Tight'	Carolina Laurel Cherry	5 Gal.	6' o.c.	-	Low	6' w x 10' h
	Rhaphiolepis indica 'Clara'	Clara Indian Hawthorn	1 Gal.	48" o.c.	-	Low	4' w x 4' h

GROUNDCOVER LEGEND - SUNSET ZONE 17

SYMBOLS	BOTANIC NAME	COMMON NAME	SIZE	SPACING	QTY.	WUCOLS	MATURE SIZE
	Arctostaphylos 'Emerald Carpet'	Emerald Carpet Manzanita	1 Gal.	5' o.c.	-	Low	5' w x 1' h
	Trachelospermum jasminoides	Star Jasmine	1 Gal.	6' o.c.	-	Low	6' w x 2' h

BIO-RETENTION BASINS LEGEND - SUNSET ZONE 17

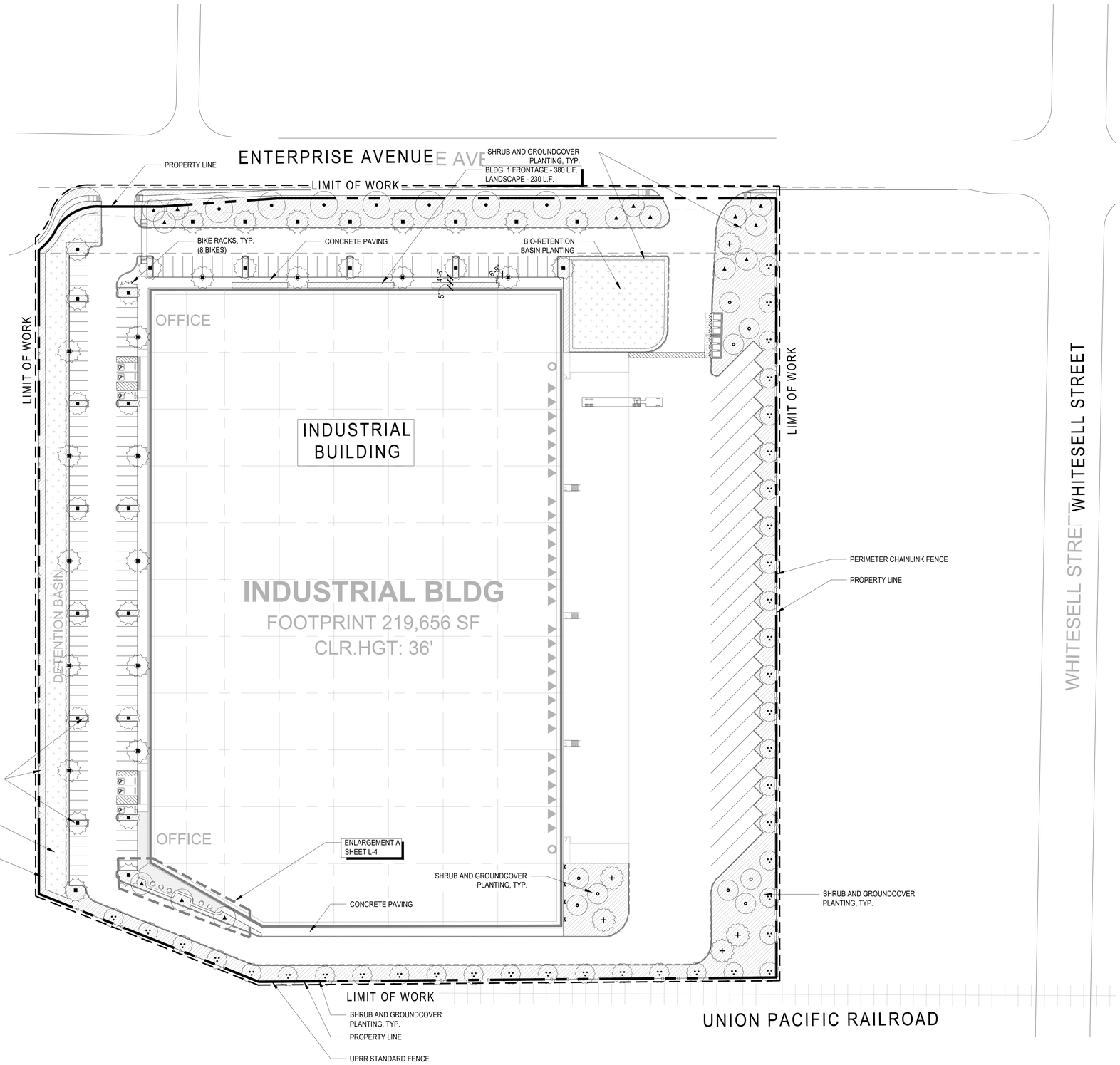
SYMBOLS	BOTANIC NAME	COMMON NAME	SIZE	SPACING	QTY.	WUCOLS	MATURE SIZE
	Arctostaphylos 'Emerald Carpet'	Emerald Carpet Manzanita	1 Gal.	5' o.c.	-	Low	5' w x 1' h
	Arctostaphylos densiflora 'Howard McMinn'	McMinn Manzanita	5 Gal.	6' o.c.	-	Low	6' w x 6' h
	Baccharis pilularis	Coyote Bush	1 Gal.	6' o.c.	-	Low	6' w x 2' h
	Juncus patens	California Gray Rush	1 Gal.	24" o.c.	-	Low	2' w x 2' h

SUMMARY DATA

LANDSCAPE AREA: 77,629 S.F.

PROJECT TYPE: PRIVATE

WATER SOURCE: POTABLE



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CONCEPTUAL PLANTING PLAN

	DATE	REMARKS
1	05-26-2021	PLANNING SUBMITTAL
2	08-31-2021	PLANNING RE-SUBMITTAL
3		
4		

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8/30/2021 – 4:21pm

IRRIGATION CALCULATIONS

City of HAYWARD

Water Efficient Landscape Worksheet

Project Name: Logisticenter at Enterprise Avenue
Project Applicant: DERMODY PROPERTIES
Project Address: Enterprise Avenue and Whitesell Street, Hayward, CA 94545

Prepared by:

ima Design — #1547
Name — License or Cert. No. (if applicable)
344 20th Street, Suite 302B, Oakland, CA 94612 / 510.353.3952 / fcastellanos@imadesign.com
Address / Telephone Number / E-Mail

May 18th, 2021
Document Preparation Date

PART ONE **Maximum Applied Water Allowance (MAWA)**

Total Irrigated Landscaped Area (square feet)	Box A: 77,629
Maximum Applied Water Allowance (Gallons per Year)	Box B: 957,305

Landscape Hydrozone	Hydrozone Area (HA) s.f.	Plant Factor (PF)	Irrigation Efficiency (IE)	ETWU (Gallons/ Year)
1	6,640	0.3	0.81	67,394
2	6,674	0.3	0.81	67,739
3	6,630	0.3	0.81	67,292
4	6,958	0.3	0.81	70,621
5	3,639	0.3	0.81	36,935
6	754	0.3	0.81	7,653
7	6,991	0.3	0.81	70,956
8	11,784	0.3	0.75	129,171
9	794	0.3	0.81	8,059
10	1,508	0.3	0.81	15,306
11	718	0.3	0.81	7,287
12	12,806	0.3	0.81	129,976
13	1,001	0.3	0.81	10,160
14	6,735	0.3	0.75	73,826
15	2,726	0.3	0.75	29,881
16	1,271	0.5	0.75	23,220
TOTAL	**77,629**			**815,476**

NOTES:
1. TREES ON SEPARATE BUBBLERS - ZONE 15 FOR LOW WATER USE AND ZONE 16 FOR MODERATE WATER USE.
2. TREES WITH DIFFERENT WATERING REQUIREMENTS TO BE ON SEPARATE VALVES.

Model Water Efficient Landscape Ordinance (MWELO) Worksheet

Logisticenter at Enterprise Avenue - Hayward, CA

Point-of-Connections: Systems 'A'

Maximum Applied Water Allowance (MAWA)

Total MAWA = (ETo x 0.45 x LA in SF x 0.62 + (ETo x 1.0 x SLA in SF x 0.62) = Gallons per Year for LA+SLA

Where:
MAWA = Maximum Applied Water Allowance (gallons per year)
ETo = Reference Evapotranspiration (44.2 inches per year)
0.45 = ET Adjustment Factor (ETAF)
1.0 = ET Adjustment Factor (ETAF) for Special Landscape Area
LA = Landscape Area (square feet)
0.62 = Conversion factor (to gallons per square foot)
SLA = Special Landscape Area (square feet)
Billing Unit = 1 Hundred Cubic feet (HCF) or 748 gallons

MAWA Calculation:	System 'A'								
	ETo		ETAF		LA or SLA (SF)		Conversion	MAWA (Gallons per Year)
MAWA for LA =	44.2	x	0.45	x	77,629	x	0.62	957,305
MAWA for SLA =	44.2	x	1.0	x		x	0.62	0
					Total Area (SF) =		Total MAWA =	957,305 Gal/Yr.
							=	1,280 Billing units

Estimated Total Water Use (ETWU)

PF = Plant Factor (range = 0.0 to 1.0)
LA = Landscape Area (square feet)
0.62 = Conversion factor (gallons/ square foot)
IE = Irrigation Efficiency = IME x DU
Kd = Density Factor (range = 0.5 to 1.3) (See WUCOLS for density ranges)
Kmc = Microclimate Factor (range = 0.5 to 1.4) (See WUCOLS for density ranges)

ETWU Calculation: ETo x PF x LA in SF x 0.62 = Gallons per Year

System 'A'

	ETo		PF		LA		Conversion		IE		ETWU (Gallons Per Year)
Special Landscape Area	44.2	x	1.00	x	0	x	0.62	÷	0.75	=	0
Cool Season No-Mow Turf (drip)	44.2	x	0.50	x	0	x	0.62	÷	0.81	=	0
Low Using Shrub (spray)	44.2	x	0.30	x	18,519	x	0.62	÷	0.75	=	202,998
Low Using Shrub (drip)	44.2	x	0.30	x	55,113	x	0.62	÷	0.81	=	559,377
Low Using Trees	44.2	x	0.30	x	2,726	x	0.62	÷	0.75	=	29,881
Moderate Using Trees	44.2	x	0.50	x	1,271	x	0.62	÷	0.75	=	23,220
Total ETWU =					77,629 SF						815,476 Gallons per year
									Total ETWU =		1,090 Billing units

The ETWU (804,098 gallons per year) is less than the MAWA (943,481 gallons per year).
The project's Landscape Estimated Total Water Use complies with the City's Water Efficient Landscape Ordinance.

LEGEND

SYMBOL	DESCRIPTION
⊠	IRRIGATION POINT-OF-CONNECTION - WATER METER FOR IRRIGATION SERVICE PROVIDED BY CIVIL ENGINEER (PROPOSED LOCATION TO BE CONFIRMED)
◪	REDUCED PRESSURE BACKFLOW PREVENTER / ENCLOSURE - 2-INCH SIZE (PROPOSED LOCATION TO BE CONFIRMED)
A	IRRIGATION 'SMART' CONTROLLER (PROPOSED LOCATION TO BE CONFIRMED)
M	MASTER CONTROL VALVE - 2-INCH SIZE (PROPOSED LOCATION TO BE CONFIRMED)
F	IR SERIES FLOW SENSOR - PVC HOUSING - 2-INCH SIZE (PROPOSED LOCATION TO BE CONFIRMED)
- - - - -	PIPING SLEEVE UNDER PAVED AREA NOTE: SLEEVING LOCATIONS SHOWN ARE CONCEPTUAL AND ARE SUBJECT TO CHANGE BASED ON THE FINAL IRRIGATION DESIGN.

NOTE:
STATIC WATER PRESSURE READING AT THE POINT-OF-CONNECTION FOR THE IRRIGATION SYSTEM IS 110PSI AVERAGE (VARIES 105 - 120 PSI). STATIC WATER PRESSURE READING WAS PROVIDED BY CITY OF HAYWARD WATER DEPARTMENT ON 05/17/2021. CONTRACTOR TO VERIFY STATIC WATER PRESSURE IN FIELD PRIOR TO CONSTRUCTION.

IRRIGATION DESIGN INTENT

CONSUMING WATER FOR IRRIGATION IN EXCESSIVE AMOUNTS HAS BECOME MORE EXPENSIVE. THE PROPOSED PROJECT'S IRRIGATION SYSTEM WILL BE DESIGNED TO COMPLY WITH THE COUNTY'S WATER EFFICIENT ORDINANCE ADOPTED ON 2010 AS WELL AS THE BAY FRIENDLY LANDSCAPE DESIGN GUIDELINES, ADOPTED APRIL 9, 2014.

IRRIGATION SYSTEM OVERVIEW

THE IRRIGATION SYSTEM WILL BE SUPPLIED WITH DOMESTIC WATER FROM A NEW IRRIGATION-USE WATER METER. THE WATER METER WILL OPERATE A DEDICATED, REDUCED-PRESSURE TYPE BACKFLOW PREVENTER ASSEMBLY TO PROTECT THE DOMESTIC WATER SYSTEM.

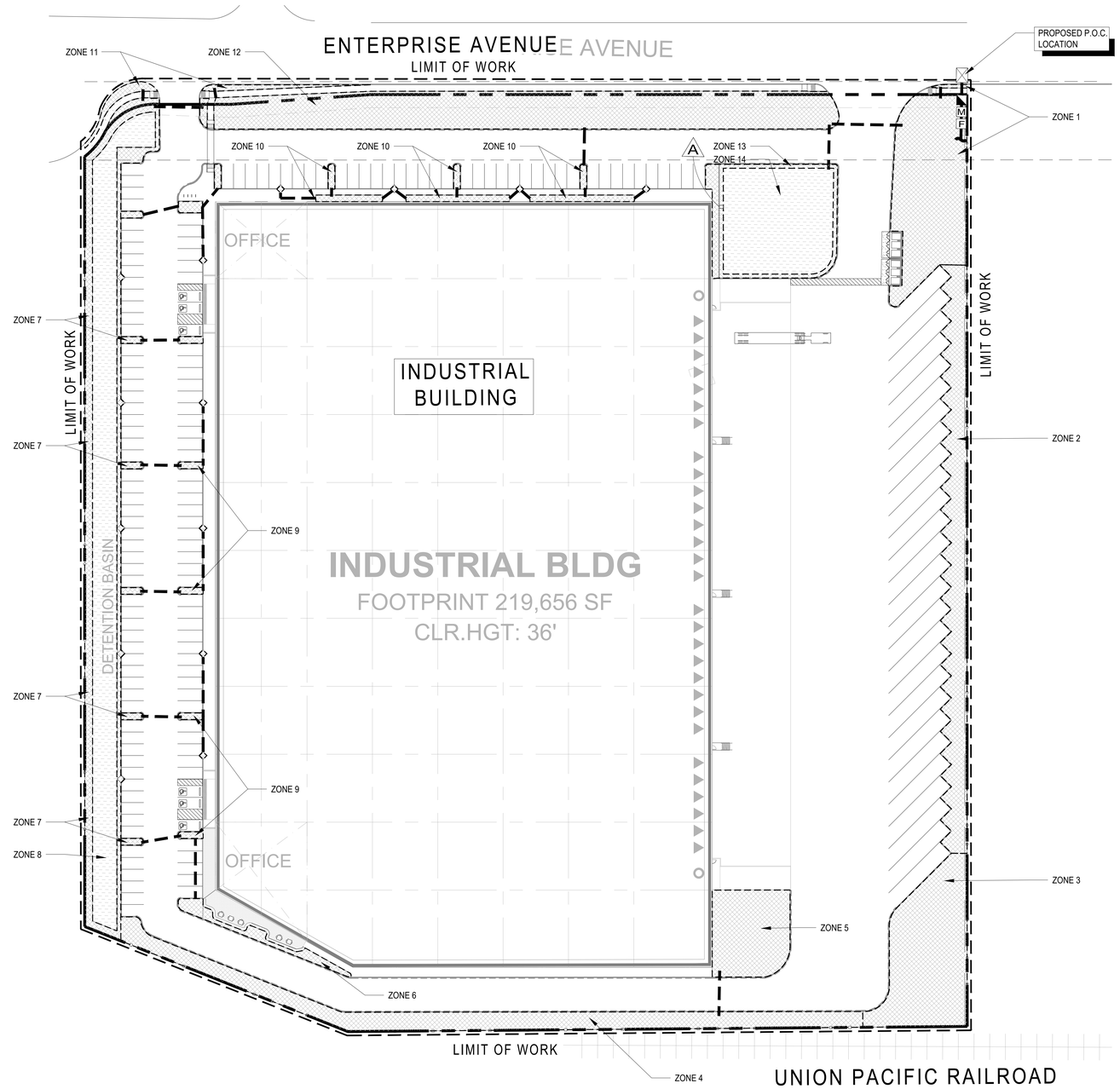
THE IRRIGATION SYSTEM WILL UTILIZE A HIGH EFFICIENCY IRRIGATION SYSTEM TO INCLUDE A SMART CONTROLLER, DRIP IRRIGATION AND POP-UP LOW SPRINKLERS. TREES WILL BE IRRIGATED ON A BUBBLER SYSTEM FOR DEEP ROOT WATERING.

ALL IRRIGATION SYSTEMS ON THE SITE SHALL BE DESIGNED TO PREVENT RUNOFF, OVER-SPRAY, LOW HEAD DRAINAGE AND OTHER SIMILAR CONDITIONS WHERE WATER FLOWS OUT OF THE DESIGNATED LANDSCAPE AREA.

IRRIGATION HYDROZONE LEGEND

SYMBOL	DESCRIPTION
	LOW WATER USE PLANT MATERIAL WITH SUBSURFACE DRIP IRRIGATION
	LOW WATER USE PLANT MATERIAL WITH OVERHEAD SPRAY SPRINKLERS (BIO-FILTRATION BASIN)

NOTE:
This design complies with the City of Hayward Bay-Friendly Water Efficient Landscape Ordinance and applies its criteria for the efficient use of water in the landscape and irrigation design plan.



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SCALE: 1" = 40' - 0"

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IRRIGATION HYROZONE PLAN

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PAVING LEGEND

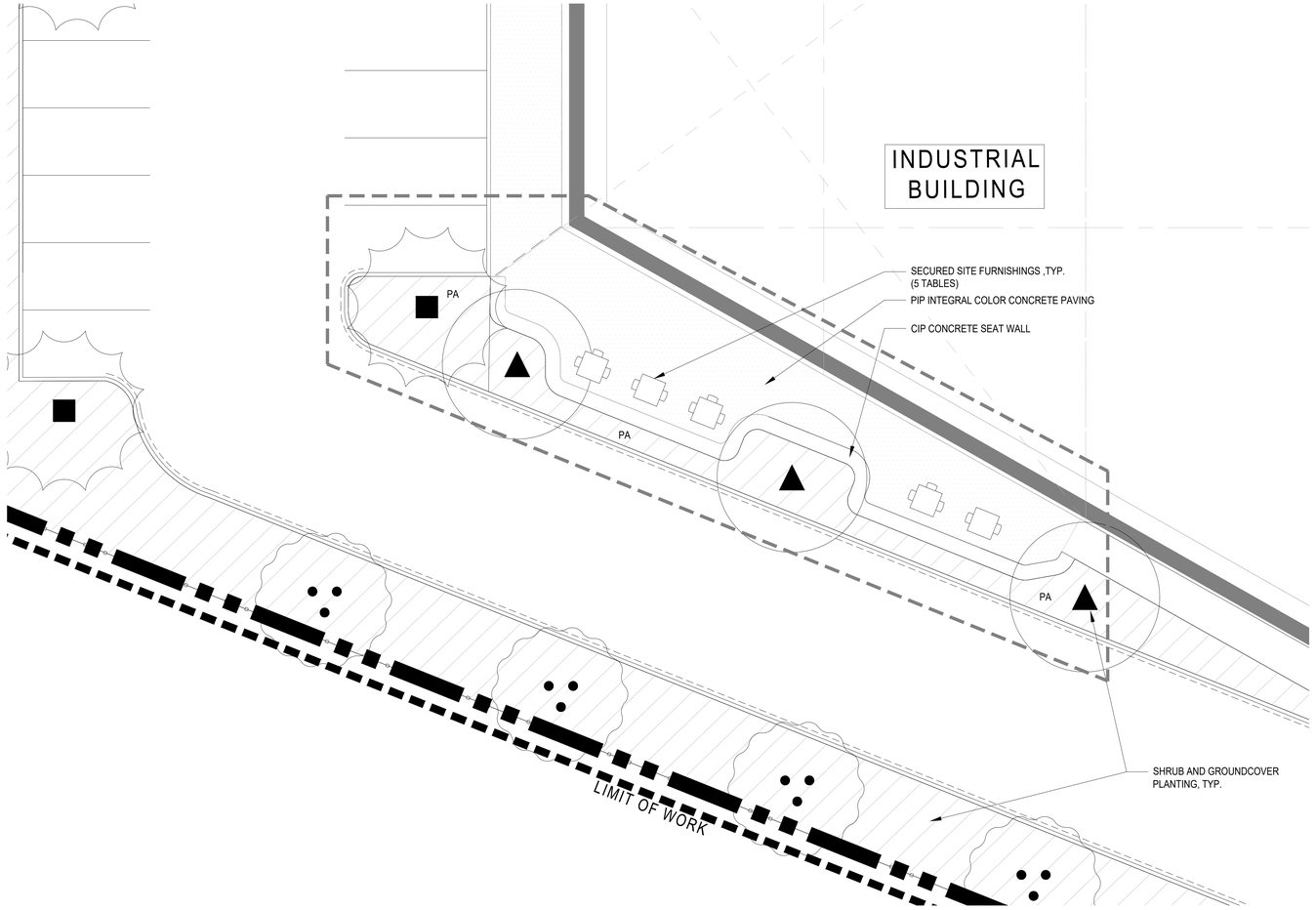
SYMBOL	DESCRIPTION	MATERIAL	COLOR	FINISH	COMMENTS
	INTEGRAL COLOR CONCRETE PAVING	PIP CONCRETE	DAVIS COLOR: 677 OUTBACK	TOPCAST 05	FINAL COLOR PER APPROVED MOCK-UP

WALL LEGEND

DESCRIPTION	MATERIAL	COLOR	FINISH	COMMENTS
CONCRETE WALL	CAST-IN-PLACE CONCRETE	INTEGRAL COLOR - LAMP BLACK	SMOOTH	FINAL COLOR PER APPROVED MOCK-UP

SITE FURNISHINGS LEGEND

DESCRIPTION	MFGR.	MODEL	COLOR	FINISH	COMMENTS
TABLES AND CHAIRS - CAROUSEL	LANDSCAPE FORMS	CASUAL HEIGHT 94" x 33" - 3 SEAT GRID BACKED TABLETOP: SQUARE - IPE WOOD TABLE	POWDERCOAT TITANIUM	METALLIC	SURFACE MOUNT
BIKE RACK	BELSON OUTDOORS	STD. INVERTED U #CBBR-2CS-BK	BLACK	POWDERCOAT	SURFACE MOUNT



ENLARGEMENT A

1/8"=1'-0"

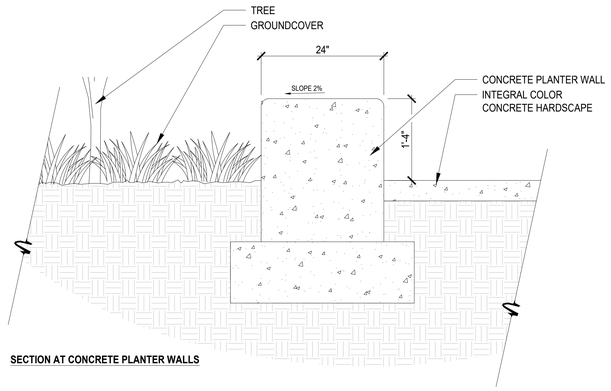
A

NORTH

0 4 8 16

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

CONCEPT IMAGE



SECTION AT CONCRETE PLANTER WALLS

CONCEPTUAL WALL DETAIL

1"=1'-0"

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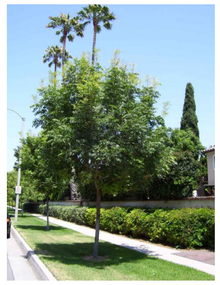
TREES

Lagerstroemia indica 'Natchez'

Laurus nobilis

Lophostemon confertus


Pistacia chinensis

Olea europaea 'Swan Hill'

Ulmus parvifolia

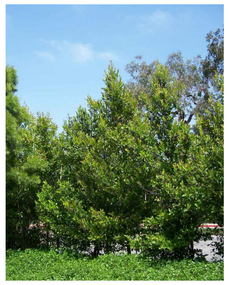
SHRUBS AND VINES

Ficus pumila

Arctostaphylos manzanita

Dietes iridioides

Myrtus communis 'Compacta'

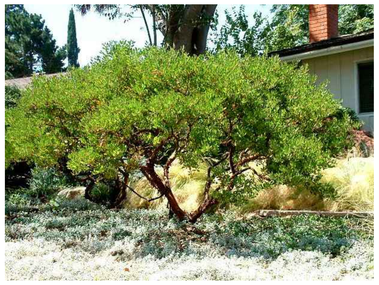

Prunus caroliniana 'Bright n Tight'

Rhaphiolepis indica 'Clara'

GROUNDCOVERS / BIO-RETENTION BASINS

Arctostaphylos 'Emerald Carpet'

Trachleospermum jasminoides


Arctostaphylos densiflora 'Howard McMinn'

Baccharis pilularis

Juncus patens

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PLANTING IMAGERY

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TREE LEGEND - SUNSET ZONE 17

SYMBOLS	BOTANIC NAME	COMMON NAME	SIZE	SPACING	QTY.	WUCOLS	REMARKS
	Lagerstroemia indica 'Natchez'	Natchez Crape Myrtle	48" Box	Per Plan	14	Low	Multi-trunk
	Laurus nobilis	Sweet Bay	24" Box	Per Plan	38	Low	Low Branching
	Lophostemon confertus	Brisbane Box	24" Box	Per Plan	42	Moderate	Standard
	Pistacia chinensis	Chinese Pistache	24" Box	Per Plan	7	Moderate	Standard
	Olea europaea 'Swan Hill'	Swan Hill Olive	48" Box	Per Plan	9	Very Low	Standard
	Ulmus parvifolia	Evergreen Elm	48" Box	Per Plan	5	Low	Standard

VINE LEGEND - SUNSET ZONE 17

SYMBOLS	BOTANIC NAME	COMMON NAME	SIZE	SPACING	QTY.	WUCOLS	REMARKS
	Ficus pumila	Creeping Fig	5 Gal.	16' o.c. Per Plan	4	Moderate	Self-Attaching to Metal Screen MATURE SIZE: 12' w x 25' h

SHRUB LEGEND - SUNSET ZONE 17

SYMBOLS	BOTANIC NAME	COMMON NAME	SIZE	SPACING	QTY.	WUCOLS	MATURE SIZE
	Arctostaphylos manzanita	Common Manzanita	15 Gal.	6' o.c.	-	Low	6' w x 12' h
	Dietes iridioides	Fortnight Lily	5 Gal.	30" o.c.	-	Low	2' w x 2' h
	Myrtus communis 'Compacta'	Dwarf Myrtle	5 Gal.	36" o.c.	-	Low	3' w x 3' h
	Prunus caroliniana 'Bright n Tight'	Carolina Laurel Cherry	5 Gal.	6' o.c.	-	Low	6' w x 10' h
	Rhaphiolepis indica 'Clara'	Clara Indian Hawthorn	1 Gal.	48" o.c.	-	Low	4' w x 4' h

GROUNDCOVER LEGEND - SUNSET ZONE 17

SYMBOLS	BOTANIC NAME	COMMON NAME	SIZE	SPACING	QTY.	WUCOLS	MATURE SIZE
	Arctostaphylos 'Emerald Carpet'	Emerald Carpet Manzanita	1 Gal.	5' o.c.	-	Low	5' w x 1' h
	Trachelospermum jasminoides	Star Jasmine	1 Gal.	6' o.c.	-	Low	6' w x 2' h

BIO-RETENTION BASINS LEGEND - SUNSET ZONE 17

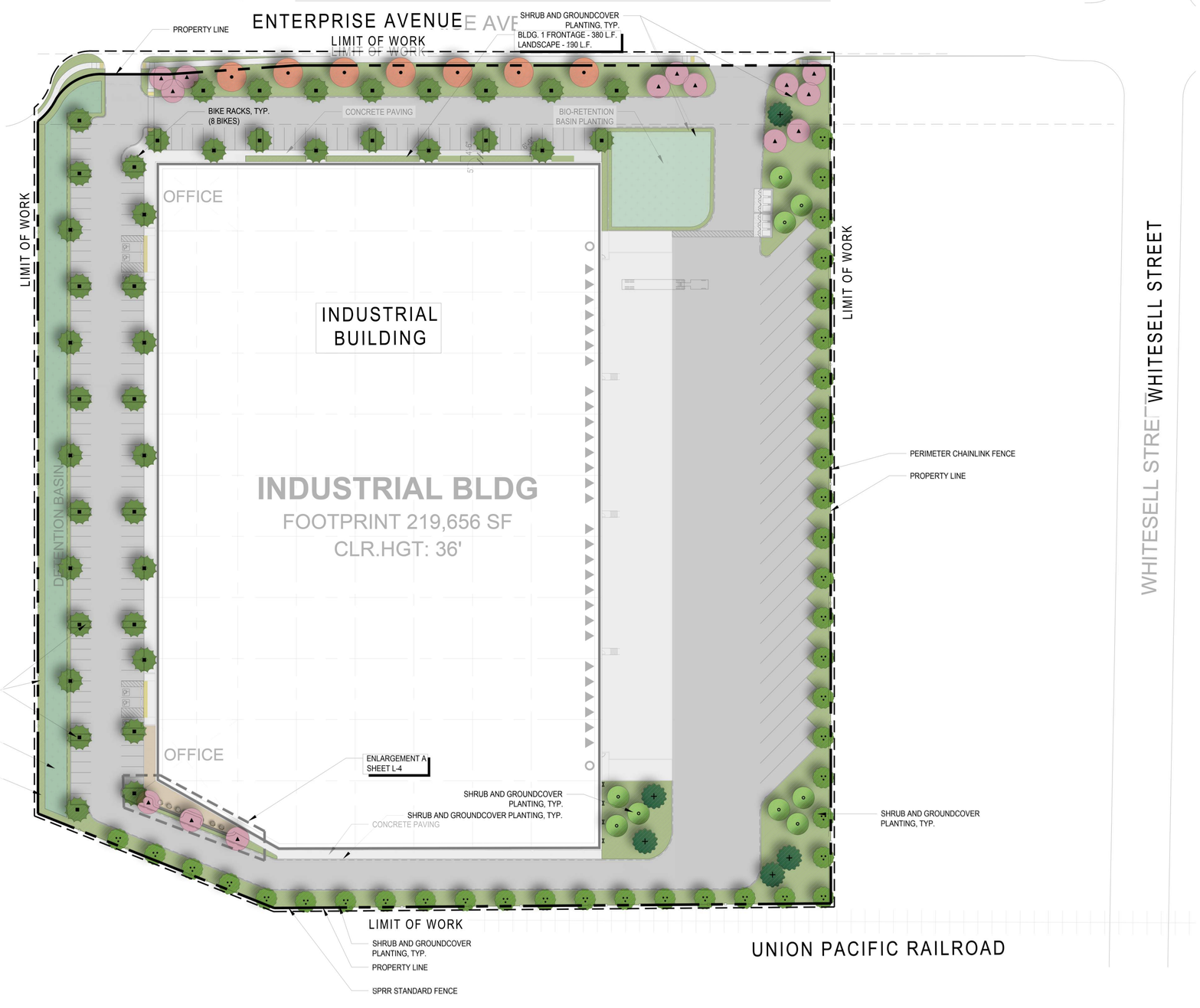
SYMBOLS	BOTANIC NAME	COMMON NAME	SIZE	SPACING	QTY.	WUCOLS	MATURE SIZE
	Arctostaphylos 'Emerald Carpet'	Emerald Carpet Manzanita	1 Gal.	5' o.c.	-	Low	5' w x 1' h
	Arctostaphylos densiflora 'Howard McMinn'	McMinn Manzanita	5 Gal.	6' o.c.	-	Low	6' w x 6' h
	Baccharis pilularis	Coyote Bush	1 Gal.	6' o.c.	-	Low	6' w x 2' h
	Juncus patens	California Gray Rush	1 Gal.	24" o.c.	-	Low	2' w x 2' h

SUMMARY DATA

LANDSCAPE AREA: 77,629 S.F.

PROJECT TYPE: PRIVATE

WATER SOURCE: POTABLE



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OVERALL ILLUSTRATIVE

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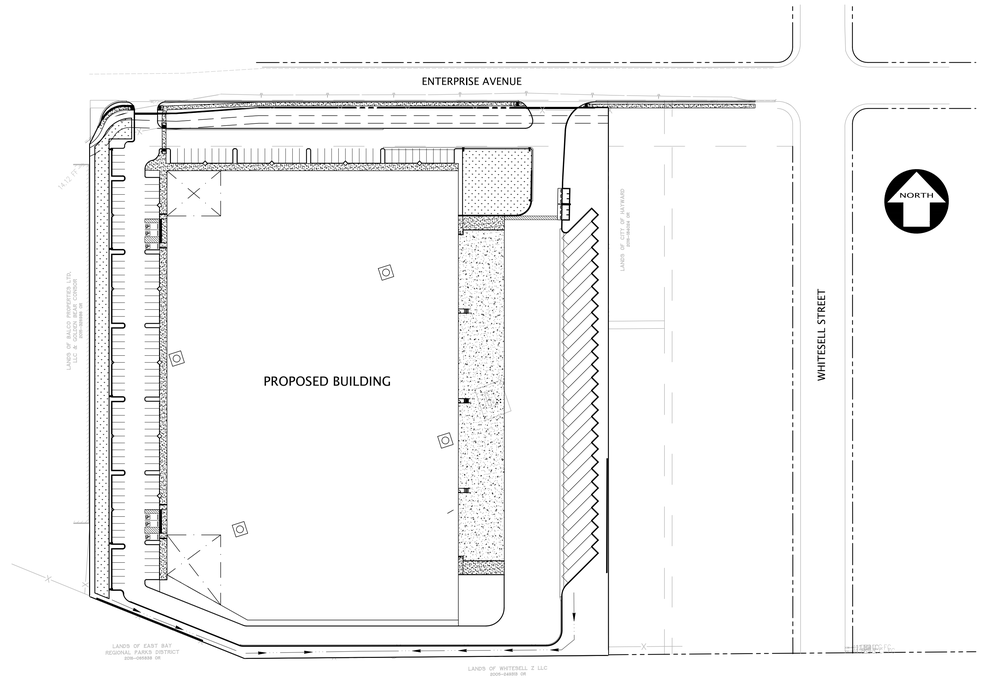
PRELIMINARY SITE IMPROVEMENT PLANS
OF
3636 ENTERPRISE AVENUE
FOR
DERMODY PROPERTIES

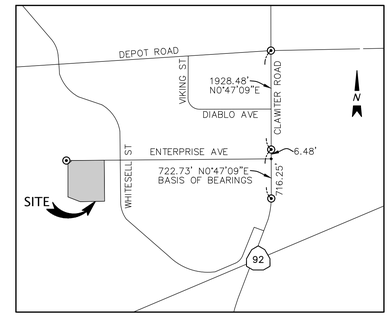
HAYWARD, CALIFORNIA

ABBREVIATIONS

AB	AGGREGATE BASE	MAX	MAXIMUM
AC	ASPHALTIC CONCRETE	MH	MANHOLE
ADJ.	ADJUST	MIN	MINIMUM
AN	ANODE	MON	MONUMENT
AP	ANGLE POINT	MTC	MEDIAN TOP OF CURB
APS	ACCESSIBLE PEDESTRIAN SIGNAL	(MT)	MULTI TRUNK
AVE.	AVENUE	MUTE	MULTI-USE TRAIL EASEMENT
BCR	BEGIN CURB RETURN	N	NORTH
BC	BEGIN CURVE	NE	NORTHEAST
BFP	BACK FLOW PREVENTER	NW	NORTHWEST
BL	BUILDING	OPT	OPTION
BOC	BACK OF CURB	O.C.	ON CENTER
BPB	BICYCLE PUSH BUTTON	O.R.	OFFICIAL RECORDS
BTM	BOTTOM	P.A.E.	PUBLIC ACCESS EASEMENT
BVC	BEGIN VERTICAL CURVE	PCC	POINT OF CONCENTRIC CURVE
BVCE	BEGIN VERTICAL CURVE ELEVATION	PED	PEDESTAL
		PG&E	PACIFIC GAS AND ELECTRIC
BVCS	BEGIN VERTICAL CURVE STATION	PR.	PROPOSED
BW	BACK OF WALK	PRC	POINT OF REVERSE CURVE
C	CONCRETE	P.S.D.E.	PUBLIC STORM DRAIN EASEMENT
CATV	CABLE TELEVISION	P.U.E.	PUBLIC UTILITY EASEMENT
CB	CATCH BASIN	PV	PAVEMENT
CIP	CAST IRON PIPE	PVC	POLY VINYL CHLORIDE
CL	CENTERLINE	PVI	POINT OF VERTICAL INTERSECTION
COMM	COMMUNICATION	RCB	REINFORCED CONCRETE BOX
CONF	CONFORM	RCP	REINFORCED CONCRETE PIPE
CONST.	CONSTRUCT	RE	RIM ELEVATION
CT.	COURT	RPBP	REDUCE PRESSURE BACKFLOW PREVENTER
DET	DETAIL	RPDA	REDUCE PRESSURE DETECTOR ASSEMBLY
DH	DWARF HYDRANT	RPPA	REDUCE PRESSURE PRINCIPAL ASSEMBLY
DIP	DUCTILE IRON PIPE	RT	RIGHT
DR.	DRIVE	RW	RECYCLED WATER
DW	DOMESTIC WATER	R/W	RIGHT-OF-WAY
DWY	DRIVEWAY	RWB	RECYCLED WATER BOX
E	EAST	S	SOUTH
EB	ELECTRIC BOX	SD	STORM DRAIN
EC	END CURVE	SDE	STORM DRAIN EASEMENT
ECR	END CURB RETURN	SDMH	STORM DRAIN MANHOLE
EG	EXISTING GRADE	SE	SOUTHEAST
EGS	EDGE GRAVEL SHOULDER	S.E.	SLOPE EASEMENT
ELEC	ELECTRIC	SFNF	SEARCHED FOR NOTHING FOUND
ELEV	ELEVATION	SHT	SHEET
EM	ELECTRIC METER	SL	STREET LIGHT
ESMT	EASEMENT	SLB	STREET LIGHT BOX
EV	ELECTRIC VAULT	SS	SANITARY SEWER
E.V.A.E.	EMERGENCY VEHICLE ACCESS ESMT	SSMH	SANITARY SEWER MANHOLE
EVC	END VERTICAL CURVE	STA	STATION
EVCE	END VERTICAL CURVE ELEVATION	STD	STANDARD
EVCS	END VERTICAL CURVE STATION	SW	SIDEWALK OR SOUTHWEST
EW	EDGE OF WALK	TB	TELEPHONE BOX
EX.	EXISTING	TC	TOP OF CURB
FH	FIRE HYDRANT	TELE	TELEPHONE
FL	FLOW LINE	TLTS	TOILETS
FNC	FENCE	TMH	TELEPHONE MANHOLE
FND	FOUND	TOP	TOP OF SLOPE
FO	FIBER OPTIC	TR	TOP OF RAMP
FOC	FACE OF CURB	TSB	TRAFFIC SIGNAL BOX
FOMH	FIBER OPTIC MANHOLE	T.S.E.	TRAFFIC SIGNAL EASEMENT
FS	FIRE SERVICE	TSP	TRAFFIC SIGNAL POLE
GB	GRADE BREAK	TYP.	TYPICAL
HP	HIGH POINT	UB	UTILITY BOX
IE	INVERT ELEVATION	U.O.N.	UNLESS OTHERWISE NOTED
I.E.E.	INGRESS/EGRESS EASEMENT	VCP	VITRIFIED CLAY PIPE
I.P.	IRON PIPE	VIF	VERIFY IN FIELD
IRR	IRRIGATION	W	WEST
JT	JOINT TRENCH	WB	WATER BOX
K	K-VALUE	WM	WATER METER
LIP	LIP OF GUTTER	W/	WITH
LP	LOW POINT	UNK	UNKNOWN
L/S	LANDSCAPE		
LT	LEFT		
LVC	LENGTH OF VERTICAL CURVE		



SITE MAP
SCALE: 1"=80'



VICINITY MAP
NOT TO SCALE

SHEET INDEX

SHEET	DESCRIPTION
CIVIL	
C1.0	COVER SHEET
C2.0	TOPOGRAPHIC SURVEY
C3.0	SECTIONS
C4.0	DEMOLITION PLAN
C5.0	PRELIMINARY GRADING & DRAINAGE PLAN
C6.0	PRELIMINARY UTILITY PLAN
C7.0	EROSION CONTROL PLAN
C8.0	STORM WATER QUALITY CONTROL PLAN
C9.0	WB-50 TRUCK TURN EXHIBIT
C10.0	FIRE TRUCK TURN EXHIBIT

NOTE:
THE PRELIMINARY PLANS PROVIDE DESIGN INTENT. ALL PROPOSED CIVIL IMPROVEMENTS HEREIN WILL REQUIRE ADDITIONAL DETAILS, DURING THE DETAILED PHASE, I.E. CONSTRUCTION DOCUMENTS. IT'S EXPECTED AND UNDERSTOOD THAT DURING THE CONSTRUCTION DOCUMENT PHASE THE CIVIL ENGINEER WILL REVISE THE PLANS TO MEET AND SATISFY THE CITY'S COMMENTS/CONDITIONS OF APPROVALS.

Know what's below.
Call before you dig.

REGISTERED PROFESSIONAL ENGINEER
JOHN T. SARTOR
No. C55112
CIVIL
STATE OF CALIFORNIA

NO.	REVISION	BY
△	PLAN CHECK COMMENT RESPONSE 7/28/2021	
△	PLAN CHECK COMMENT RESPONSE 8/31/2021	

KIER+WRIGHT
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COVER
OF
3636 ENTERPRISE AVENUE
FOR
DERMODY PROPERTIES
HAYWARD, CALIFORNIA

DATE	JUNE, 2021
SCALE	AS SHOWN
DESIGNER	AC
DRAWN	STAFF
JOB NO.	A20709
SHEET	C1.0
OF	SHEETS

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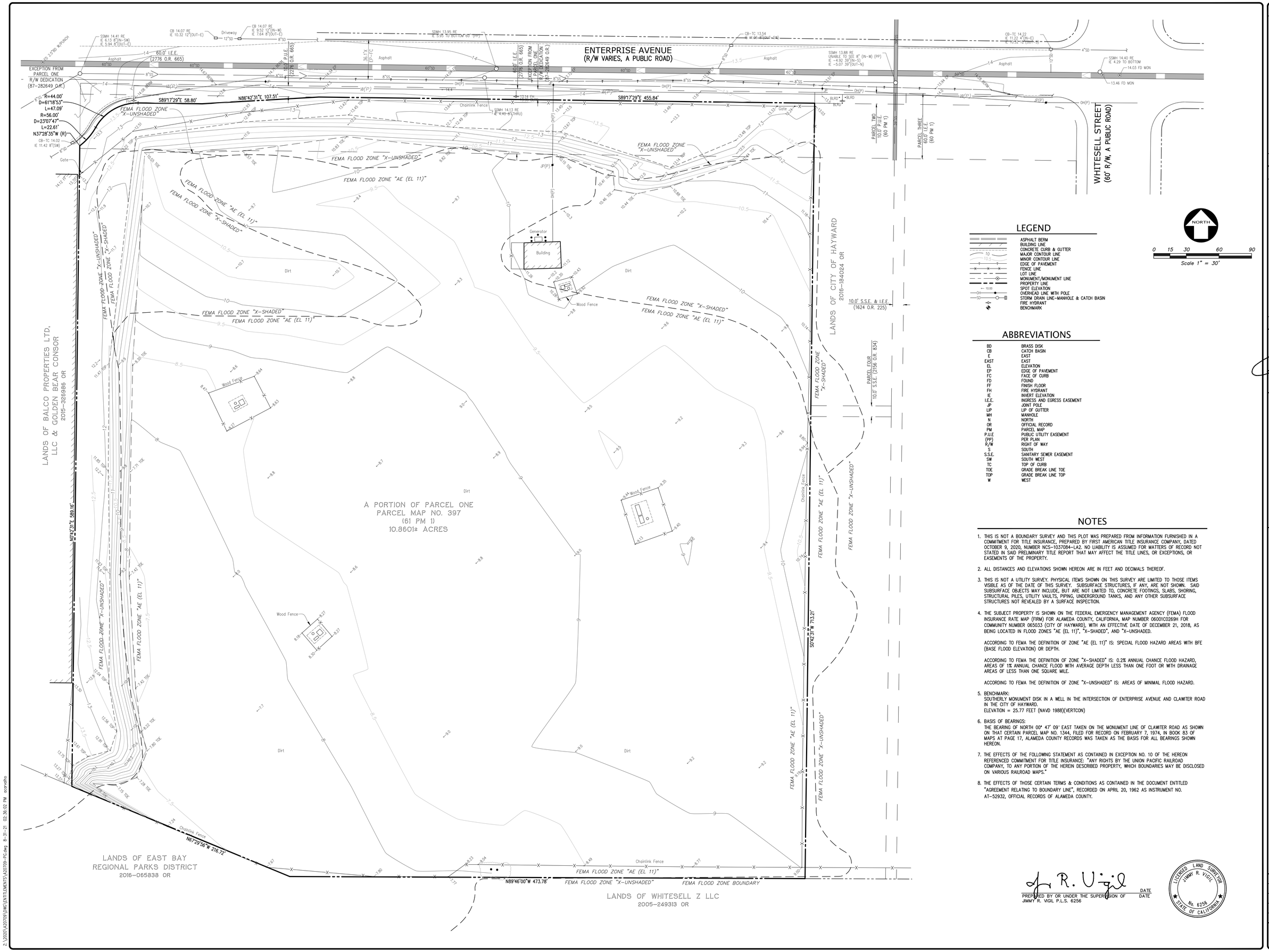

LEGEND

	ASPHALT BERM
	BUILDING LINE
	CONCRETE CURB & GUTTER
10	MAJOR CONTOUR LINE
10.5	MINOR CONTOUR LINE
	EDGE OF PAVEMENT
	FENCE LINE
	LOT LINE
	MONUMENT/MONUMENT LINE
	PROPERTY LINE
— 10.00	SPOT ELEVATION
OH	OVERHEAD LINE WITH POLE
SD	STORM DRAIN LINE–MANHOLE & CATCH BASIN
	FIRE HYDRANT
	BENCHMARK

ABBREVIATIONS

BD	BRASS DISK
CB	CATCH BASIN
E	EAST
EAST	EAST
EL	ELEVATION
EP	EDGE OF PAVEMENT
FC	FACE OF CURB
FD	FOUND
FF	FINISH FLOOR
FH	FIRE HYDRANT
IE	INVERT ELEVATION
I.E.E.	INGRESS AND EGRESS EASEMENT
JP	JOINT POLE
LIP	LIP OF GUTTER
MH	MANHOLE
N	NORTH
OR	OFFICIAL RECORD
PM	PARCEL MAP
P.U.E	PUBLIC UTILITY EASEMENT
(PP)	PER PLAN
R/W	RIGHT OF WAY
S	SOUTH
S.S.E.	SANITARY SEWER EASEMENT
SW	SOUTH WEST
TC	TOP OF CURB
TOE	GRADE BREAK LINE TOE
TOP	GRADE BREAK LINE TOP
W	WEST

NOTES

1. THIS IS NOT A BOUNDARY SURVEY AND THIS PLOT WAS PREPARED FROM INFORMATION FURNISHED IN A COMMITMENT FOR TITLE INSURANCE, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, DATED OCTOBER 9, 2020, NUMBER NCS-1037084-LA2. NO LIABILITY IS ASSUMED FOR MATTERS OF RECORD NOT STATED IN SAID PRELIMINARY TITLE REPORT THAT MAY AFFECT THE TITLE LINES, OR EXCEPTIONS, OR EASEMENTS OF THE PROPERTY.
2. ALL DISTANCES AND ELEVATIONS SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.
3. THIS IS NOT A UTILITY SURVEY. PHYSICAL ITEMS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE ITEMS VISIBLE AS OF THE DATE OF THIS SURVEY. SUBSURFACE STRUCTURES, IF ANY, ARE NOT SHOWN. SAID SUBSURFACE OBJECTS MAY INCLUDE, BUT ARE NOT LIMITED TO, CONCRETE FOOTINGS, SLABS, SHORING, STRUCTURAL PILES, UTILITY VAULTS, PIPING, UNDERGROUND TANKS, AND ANY OTHER SUBSURFACE STRUCTURES NOT REVEALED BY A SURFACE INSPECTION.
4. THE SUBJECT PROPERTY IS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) FOR ALAMEDA COUNTY, CALIFORNIA, MAP NUMBER 06001C0269H FOR COMMUNITY NUMBER 065033 (CITY OF HAYWARD), WITH AN EFFECTIVE DATE OF DECEMBER 21, 2018, AS BEING LOCATED IN FLOOD ZONES "AE (EL 11)", "X-SHADED", AND "X-UNSHADED.

   ACCORDING TO FEMA THE DEFINITION OF ZONE "AE (EL 11)" IS: SPECIAL FLOOD HAZARD AREAS WITH BFE (BASE FLOOD ELEVATION) OR DEPTH.

   ACCORDING TO FEMA THE DEFINITION OF ZONE "X-SHADED" IS: 0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE.

   ACCORDING TO FEMA THE DEFINITION OF ZONE "X-UNSHADED" IS: AREAS OF MINIMAL FLOOD HAZARD.
5. BENCHMARK:
   SOUTHERLY MONUMENT DISK IN A WELL IN THE INTERSECTION OF ENTERPRISE AVENUE AND CLAWITER ROAD IN THE CITY OF HAYWARD.
   ELEVATION = 25.77 FEET (NAVD 1988)(VERTCON)
6. BASIS OF BEARINGS:
   THE BEARING OF NORTH 00° 47' 09' EAST TAKEN ON THE MONUMENT LINE OF CLAWITER ROAD AS SHOWN ON THAT CERTAIN PARCEL MAP NO. 1344, FILED FOR RECORD ON FEBRUARY 7, 1974, IN BOOK 83 OF MAPS AT PAGE 17, ALAMEDA COUNTY RECORDS WAS TAKEN AS THE BASIS FOR ALL BEARINGS SHOWN HEREON.
7. THE EFFECTS OF THE FOLLOWING STATEMENT AS CONTAINED IN EXCEPTION NO. 10 OF THE HEREON REFERENCED COMMITMENT FOR TITLE INSURANCE: "ANY RIGHTS BY THE UNION PACIFIC RAILROAD COMPANY, TO ANY PORTION OF THE HEREIN DESCRIBED PROPERTY, WHICH BOUNDARIES MAY BE DISCLOSED ON VARIOUS RAILROAD MAPS."
8. THE EFFECTS OF THOSE CERTAIN TERMS & CONDITIONS AS CONTAINED IN THE DOCUMENT ENTITLED "AGREEMENT RELATING TO BOUNDARY LINE", RECORDED ON APRIL 20, 1962 AS INSTRUMENT NO. AT-52932, OFFICIAL RECORDS OF ALAMEDA COUNTY.

J. R. Vigil — DATE
PREPARED BY OR UNDER THE SUPERVISION OF JIMMY R. VIGIL P.L.S. 6256 — DATE

LICENSED LAND SURVEYOR JIMMY R. VIGIL No. 6256 STATE OF CALIFORNIA

NO.	REVISION	BY

NO.	REVISION	BY
	PLAN CHECK COMMENT RESPONSE 7/28/2021	
	PLAN CHECK COMMENT RESPONSE 8/31/2021	

REGISTERED PROFESSIONAL ENGINEER JOHN T. SARTEROTTE No. C55112 STATE OF CALIFORNIA

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www.kierwright.com

TOPOGRAPHIC SURVEY
OF
3636 ENTERPRISE AVENUE
FOR
DERMODY PROPERTIES

HAYWARD, CALIFORNIA

DATE	JUNE, 2021
SCALE	AS SHOWN
DESIGNER	AC
DRAWN	STAFF
JOB NO.	A20709
SHEET	C2.0
OF	SHEETS

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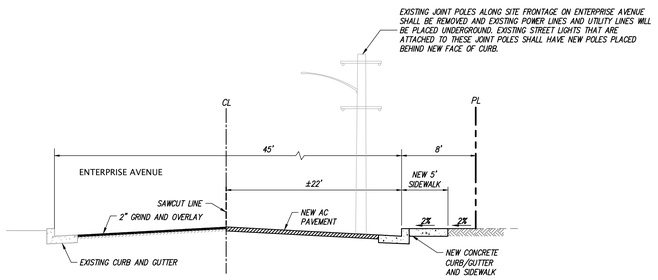

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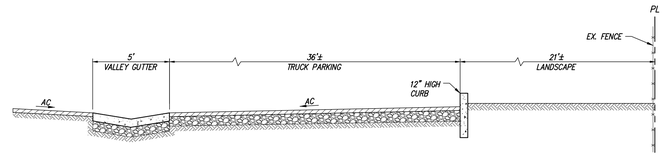

SECTION D
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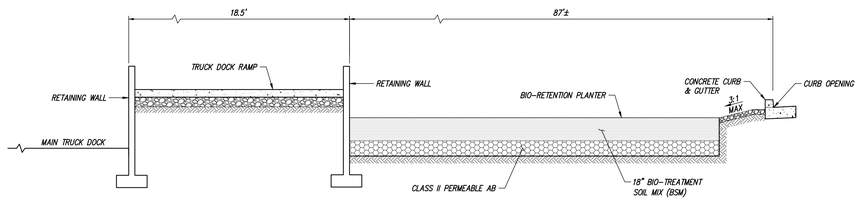

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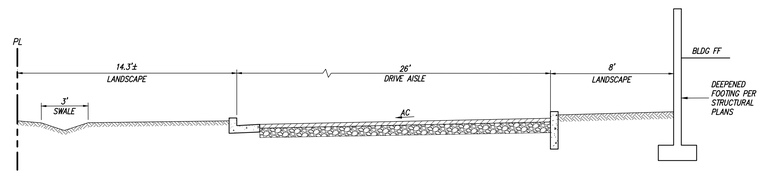

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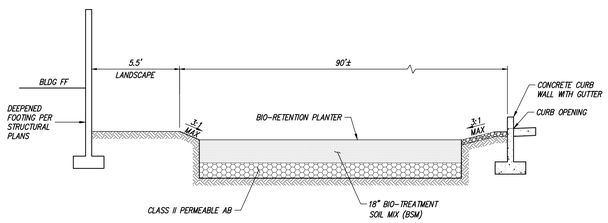

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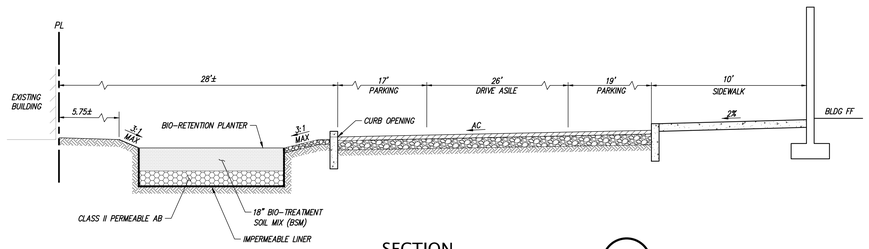

SECTION F
NOT TO SCALE

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△	PLAN CHECK COMMENT RESPONSE 8/31/2021	
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REGISTERED PROFESSIONAL ENGINEER
DAVID T. SARTEBOITER
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SECTIONS
OF
3636 ENTERPRISE AVENUE
FOR
DERMODY PROPERTIES

HAYWARD, CALIFORNIA

DATE	JUNE, 2021
SCALE	AS SHOWN
DESIGNER	AC
DRAWN	STAFF
JOB NO.	A20709
SHEET	C3.0
OF	SHEETS

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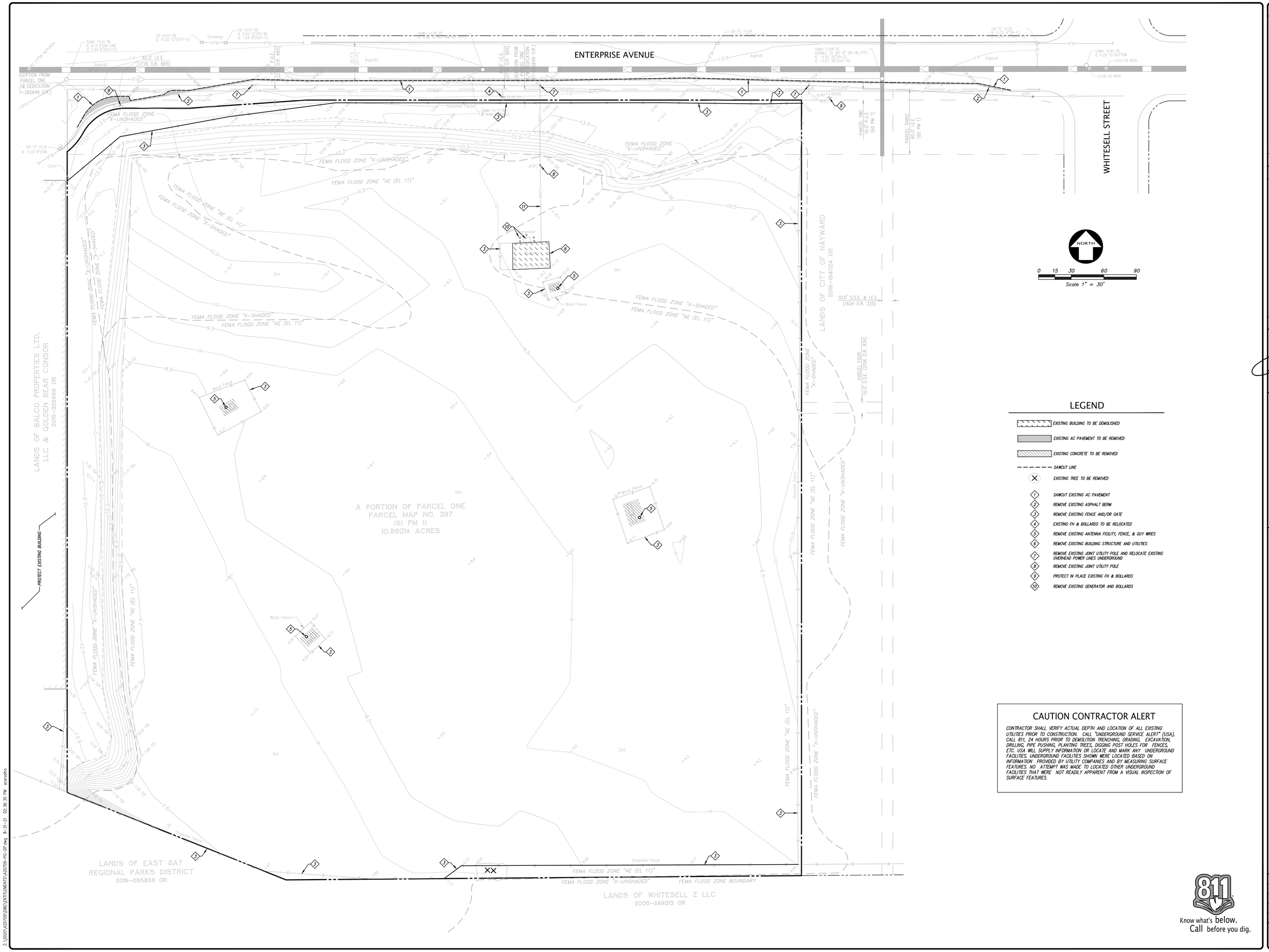

LEGEND

- EXISTING BUILDING TO BE DEMOLISHED
- EXISTING AC PAVEMENT TO BE REMOVED
- EXISTING CONCRETE TO BE REMOVED
- SAWCUT LINE
- EXISTING TREE TO BE REMOVED
- (1) SAWCUT EXISTING AC PAVEMENT
- (2) REMOVE EXISTING ASPHALT BERM
- (3) REMOVE EXISTING FENCE AND/OR GATE
- (4) EXISTING FH & BOLLARDS TO BE RELOCATED
- (5) REMOVE EXISTING ANTENNA FICILITY, FENCE, & GUY WIRES
- (6) REMOVE EXISTING BUILDING STRUCTURE AND UTILITIES
- (7) REMOVE EXISTING JOINT UTILITY POLE AND RELOCATE EXISTING OVERHEAD POWER LINES UNDERGROUND
- (8) REMOVE EXISTING JOINT UTILITY POLE
- (9) PROTECT IN PLACE EXISTING FH & BOLLARDS
- (10) REMOVE EXISTING GENERATOR AND BOLLARDS

CAUTION CONTRACTOR ALERT

CONTRACTOR SHALL VERIFY ACTUAL DEPTH AND LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. CALL "UNDERGROUND SERVICE ALERT" (USA), CALL 811, 24 HOURS PRIOR TO DEMOLITION TRENCHING, GRADING, EXCAVATION, DRILLING, PIPE PUSHING, PLANTING TREES, DIGGING POST HOLES FOR FENCES, ETC. USA WILL SUPPLY INFORMATION OR LOCATE AND MARK ANY UNDERGROUND FACILITIES. UNDERGROUND FACILITIES SHOWN WERE LOCATED BASED ON INFORMATION PROVIDED BY UTILITY COMPANIES AND BY MEASURING SURFACE FEATURES. NO ATTEMPT WAS MADE TO LOCATED OTHER UNDERGROUND FACILITIES THAT WERE NOT READILY APPARENT FROM A VISUAL INSPECTION OF SURFACE FEATURES.

811 Know what's below. Call before you dig.

NO.	REVISION	BY

NO.	REVISION	BY
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	PLAN CHECK COMMENT RESPONSE 8/31/2021	

REGISTERED PROFESSIONAL ENGINEER JOHN T. SARTEROSTER No. C55112 CIVIL STATE OF CALIFORNIA

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DEMOLITION PLAN OF 3636 ENTERPRISE AVENUE FOR DERMODY PROPERTIES

HAYWARD, CALIFORNIA

DATE	JUNE, 2021
SCALE	AS SHOWN
DESIGNER	AC
DRAWN	STAFF
JOB NO.	A20709
SHEET	C4.0
OF	SHEETS

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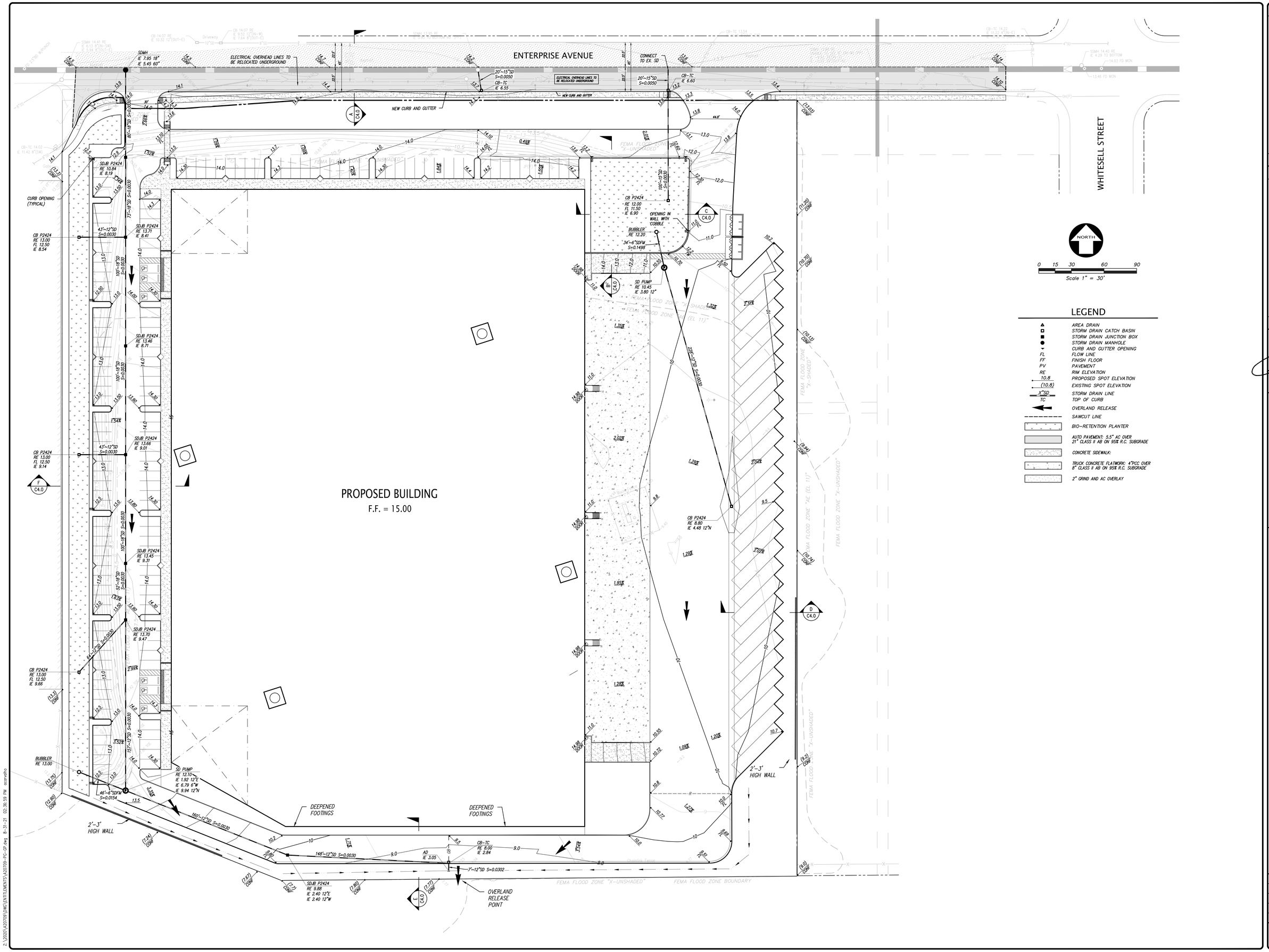

NO.	REVISION	BY

NO.	REVISION	BY
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REGISTERED PROFESSIONAL ENGINEER
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CIVIL
STATE OF CALIFORNIA

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PRELIMINARY GRADING PLAN
OF
3636 ENTERPRISE AVENUE
FOR
DERMODY PROPERTIES

HAYWARD, CALIFORNIA

DATE	JUNE, 2021
SCALE	AS SHOWN
DESIGNER	AC
DRAWN	STAFF
JOB NO.	A20709
SHEET	C5.0
OF	_ SHEETS

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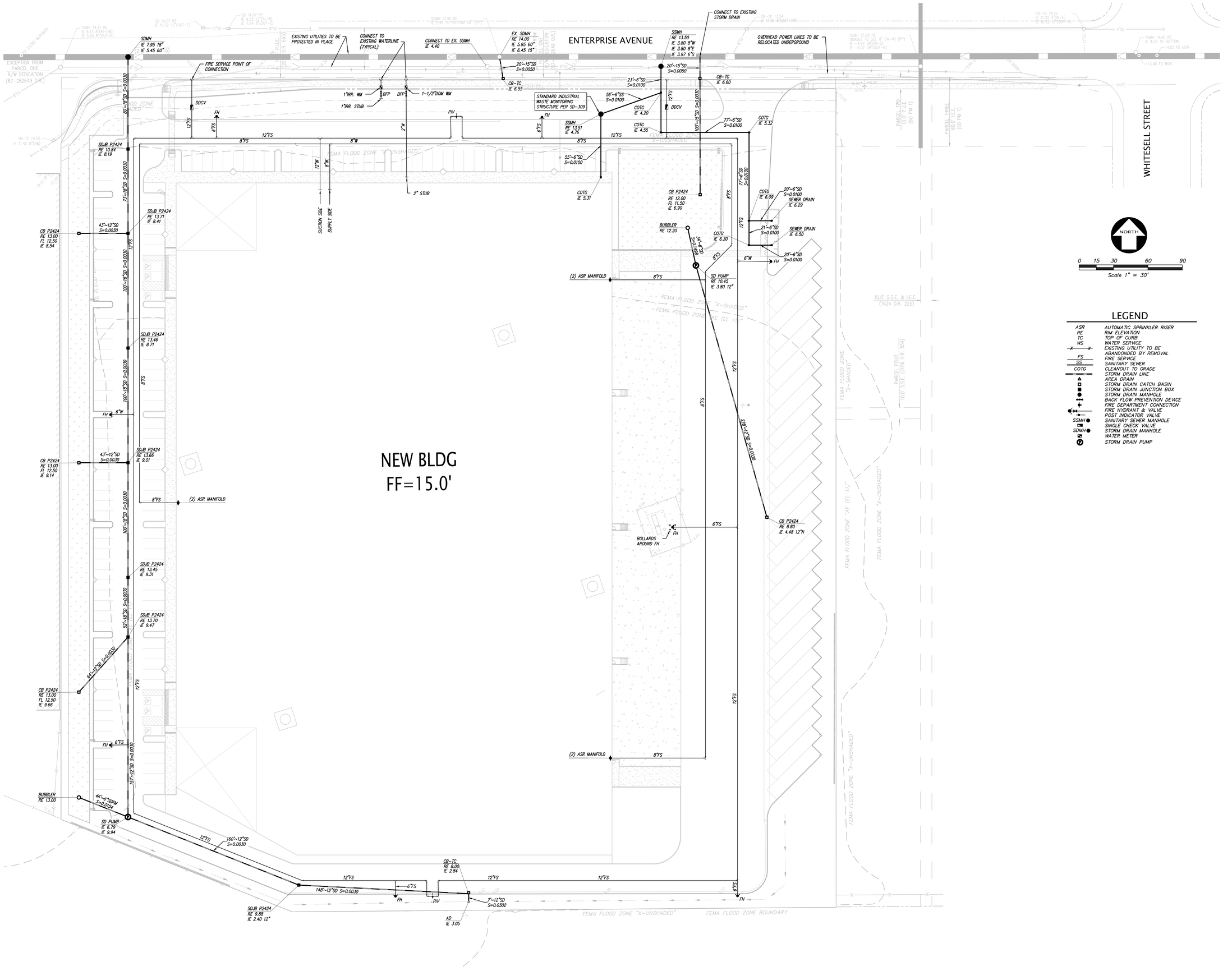

LEGEND

ASR	AUTOMATIC SPRINKLER RISER
RE	RIM ELEVATION
TC	TOP OF CURB
WS	WATER SERVICE
	EXISTING UTILITY TO BE ABANDONDED BY REMOVAL
FS	FIRE SERVICE
SS	SANITARY SEWER
COTG	CLEANOUT TO GRADE
	STORM DRAIN LINE
	AREA DRAIN
	STORM DRAIN CATCH BASIN
	STORM DRAIN JUNCTION BOX
	STORM DRAIN MANHOLE
	BACK FLOW PREVENTION DEVICE
	FIRE DEPARTMENT CONNECTION
	FIRE HYDRANT & VALVE
	POST INDICATOR VALVE
SSMH	SANITARY SEWER MANHOLE
	SINGLE CHECK VALVE
SDMH	STORM DRAIN MANHOLE
	WATER METER
	STORM DRAIN PUMP

NO.	REVISION	BY

NO.	REVISION	BY
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REGISTERED PROFESSIONAL ENGINEER
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CIVIL
STATE OF CALIFORNIA

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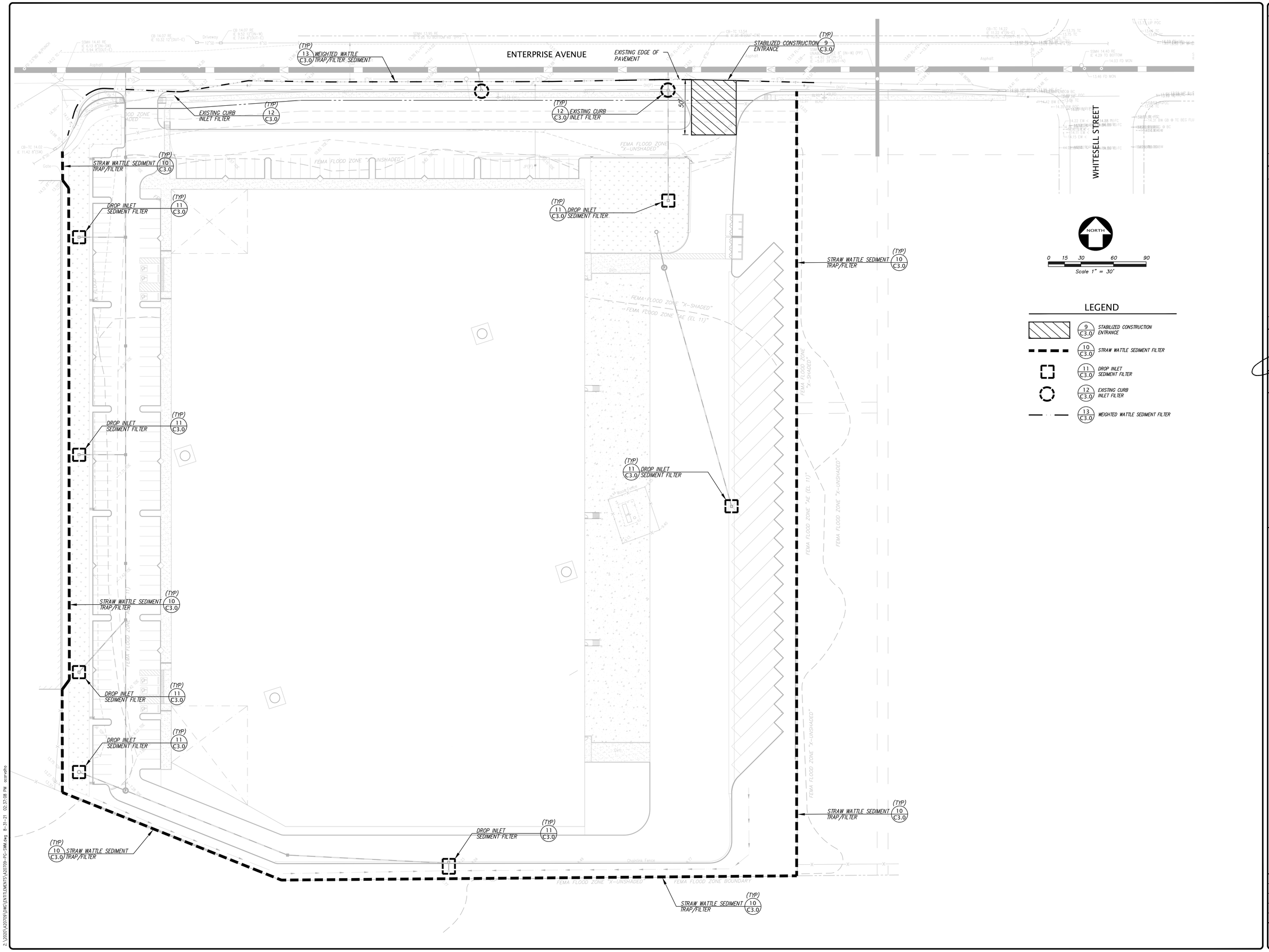
PRELIMINARY UTILITY PLAN
OF
3636 ENTERPRISE AVENUE
FOR
DERMODY PROPERTIES

HAYWARD, CALIFORNIA

DATE	JUNE, 2021
SCALE	AS SHOWN
DESIGNER	AC
DRAWN	STAFF
JOB NO.	A20709
SHEET	C6.0
OF	SHEETS



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REGISTERED PROFESSIONAL ENGINEER
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EROSION CONTROL PLAN
OF 3636 ENTERPRISE AVENUE FOR DERMODY PROPERTIES

HAYWARD, CALIFORNIA

DATE	JUNE, 2021
SCALE	AS SHOWN
DESIGNER	AC
DRAWN	STAFF
JOB NO.	A20709
SHEET	C7.0
OF	SHEETS

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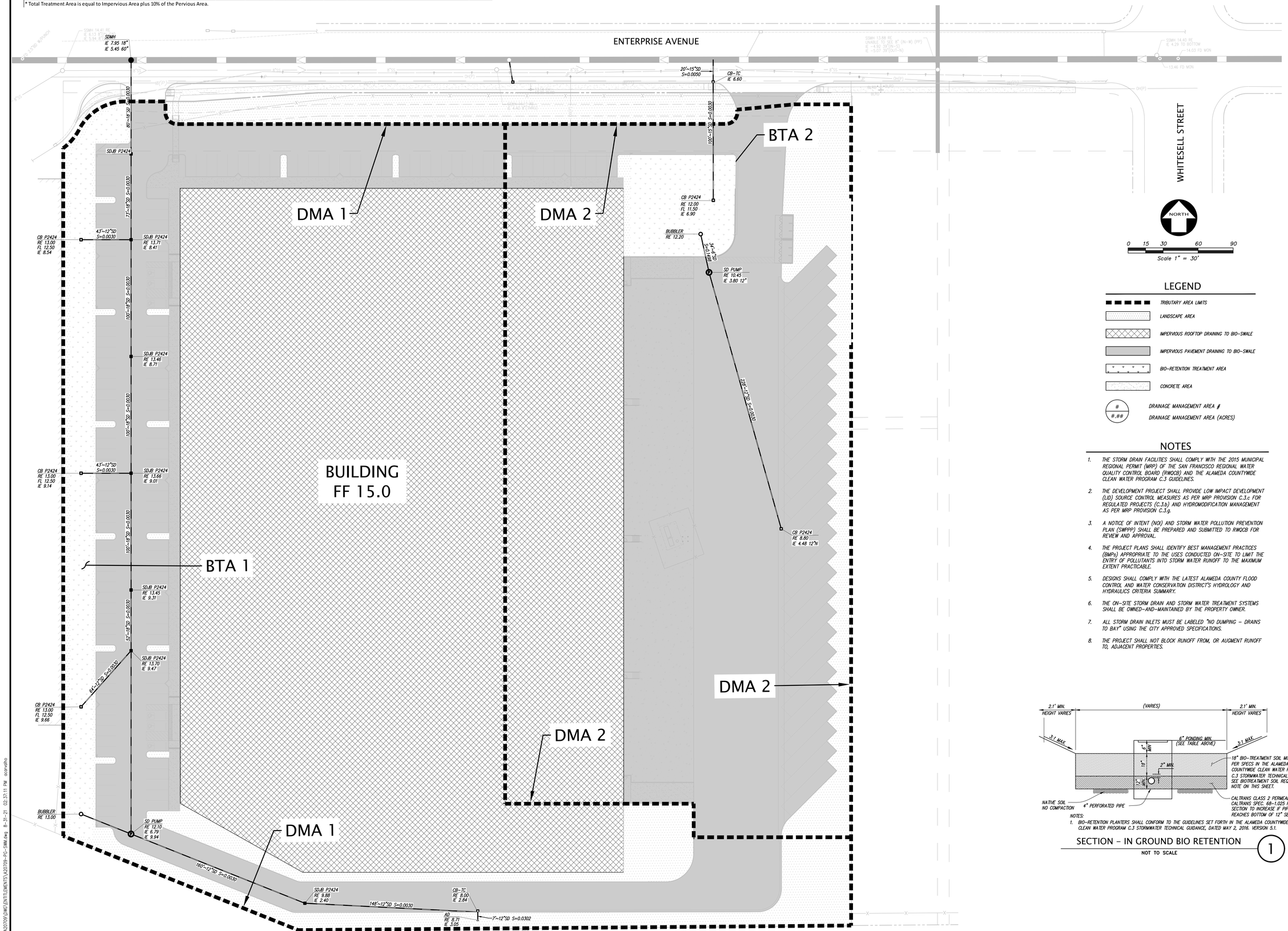
Attachment IV

BIORETENTION SIZING CALCULATIONS

DMA#	TCM #	Area (SF)	Area (AC)	Pervious (SF)	Pervious (AC)	Impervious (SF)	Impervious (AC)	Total Treatment Area* (SF)	BMP Requiered (SF)	BMP Provided (SF)	Sizing Ratio	BMP Provided	Sizing Method	Depth of Ponding
1	1	281,477	6.46	26,178	0.60	243,515	5.59	246,133	9,845	11,784	4.79%	Bioretention Area	4% Total Treatment Area	6"
2	2	177,968	4.09	14,007	0.32	156,294	3.59	157,695	6,308	7,667	4.86%	Bioretention Area	4% Total Treatment Area	6"
Total:		**459,445**	**10.55**	**40,185**	**0.92**	**399,809**	**9.18**	**403,828**	**16,153**	**19,451**				

* Total Treatment Area is equal to Impervious Area plus 10% of the Pervious Area.

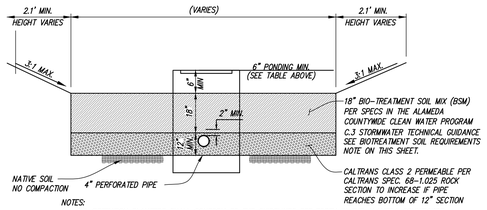


LEGEND

- TRIBUTARY AREA LIMITS
- LANDSCAPE AREA
- IMPERVIOUS ROOFTOP DRAINING TO BIO-SWALE
- IMPERVIOUS PAVEMENT DRAINING TO BIO-SWALE
- BIO-RETENTION TREATMENT AREA
- CONCRETE AREA
- # — DRAINAGE MANAGEMENT AREA #
- #.## — DRAINAGE MANAGEMENT AREA (ACRES)

NOTES

1. THE STORM DRAIN FACILITIES SHALL COMPLY WITH THE 2015 MUNICIPAL REGIONAL PERMIT (MRP) OF THE SAN FRANCISCO REGIONAL WATER QUALITY CONTROL BOARD (RWQCB) AND THE ALAMEDA COUNTYWIDE CLEAN WATER PROGRAM C.3 GUIDELINES.
2. THE DEVELOPMENT PROJECT SHALL PROVIDE LOW IMPACT DEVELOPMENT (LID) SOURCE CONTROL MEASURES AS PER MRP PROVISION C.3.c FOR REGULATED PROJECTS (C.3.b) AND HYDROMODIFICATION MANAGEMENT AS PER MRP PROVISION C.3.g.
3. A NOTICE OF INTENT (NOI) AND STORM WATER POLLUTION PREVENTION PLAN (SWPPP) SHALL BE PREPARED AND SUBMITTED TO RWQCB FOR REVIEW AND APPROVAL.
4. THE PROJECT PLANS SHALL IDENTIFY BEST MANAGEMENT PRACTICES (BMPs) APPROPRIATE TO THE USES CONDUCTED ON-SITE TO LIMIT THE ENTRY OF POLLUTANTS INTO STORM WATER RUNOFF TO THE MAXIMUM EXTENT PRACTICABLE.
5. DESIGNS SHALL COMPLY WITH THE LATEST ALAMEDA COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT'S HYDROLOGY AND HYDRAULICS CRITERIA SUMMARY.
6. THE ON-SITE STORM DRAIN AND STORM WATER TREATMENT SYSTEMS SHALL BE OWNED-AND-MAINTAINED BY THE PROPERTY OWNER.
7. ALL STORM DRAIN INLETS MUST BE LABELED "NO DUMPING – DRAINS TO BAY" USING THE CITY APPROVED SPECIFICATIONS.
8. THE PROJECT SHALL NOT BLOCK RUNOFF FROM, OR AUGMENT RUNOFF TO, ADJACENT PROPERTIES.



NOTES:
1. BIO-RETENTION PLANTERS SHALL CONFORM TO THE GUIDELINES SET FORTH IN THE ALAMEDA COUNTYWIDE CLEAN WATER PROGRAM C.3 STORMWATER TECHNICAL GUIDANCE, DATED MAY 2, 2016. VERSION 5.1.

SECTION – IN GROUND BIO RETENTION (1)

NOT TO SCALE

NO.	REVISION	BY
1	PLAN CHECK COMMENT RESPONSE 7/28/2021	
2	PLAN CHECK COMMENT RESPONSE 8/31/2021	

REGISTERED PROFESSIONAL ENGINEER — DAVID T. SARTEBOEHMER — No. C55112 — CIVIL — STATE OF CALIFORNIA

KIER+WRIGHT
2850 Collier Canyon Road
Livermore, CA 94551
Phone: (925) 245-8788
www.kierwright.com

STORM WATER QUALITY CONTROL PLAN
OF
3636 ENTERPRISE AVENUE
FOR
DERMODY PROPERTIES

HAYWARD, CALIFORNIA

DATE	JUNE, 2021
SCALE	AS SHOWN
DESIGNER	AC
DRAWN	STAFF
JOB NO.	A20709
SHEET	C8.0
OF	_ SHEETS

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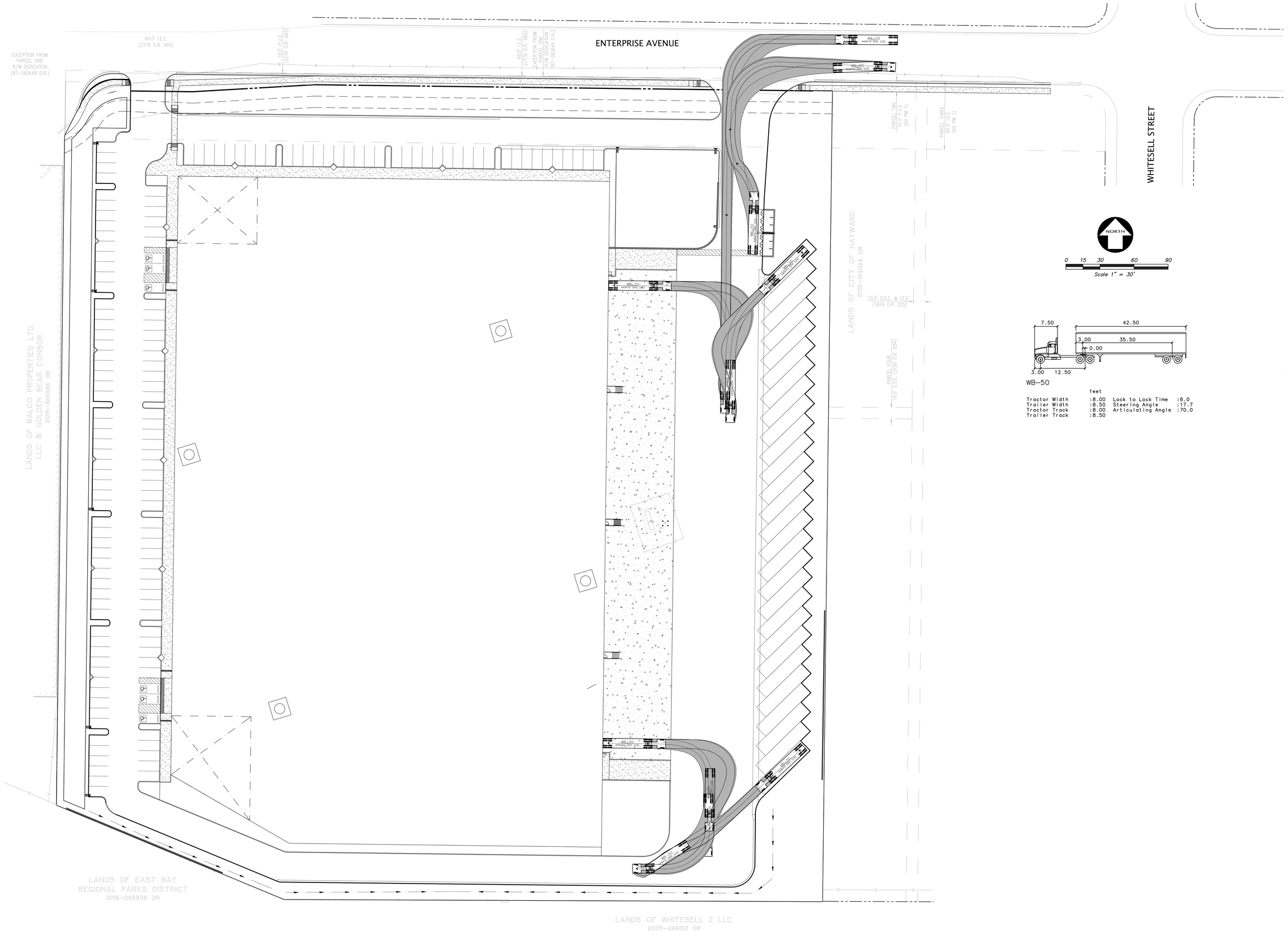

NO.	REVISION	BY
△	PLAN CHECK COMMENT RESPONSE 7/28/2021	
△	PLAN CHECK COMMENT RESPONSE 8/31/2021	
△		
△		
△		

REGISTERED PROFESSIONAL ENGINEER
JOHN T. SARTEROSTER
No. C55112
CIVIL
STATE OF CALIFORNIA

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WB-50 TRUCK TURN EXHIBIT
OF
3636 ENTERPRISE AVENUE
FOR
DERMODY PROPERTIES

HAYWARD, CALIFORNIA

DATE	JUNE, 2021
SCALE	AS SHOWN
DESIGNER	AC
DRAWN	STAFF
JOB NO.	A20709
SHEET	C9.0
OF	SHEETS

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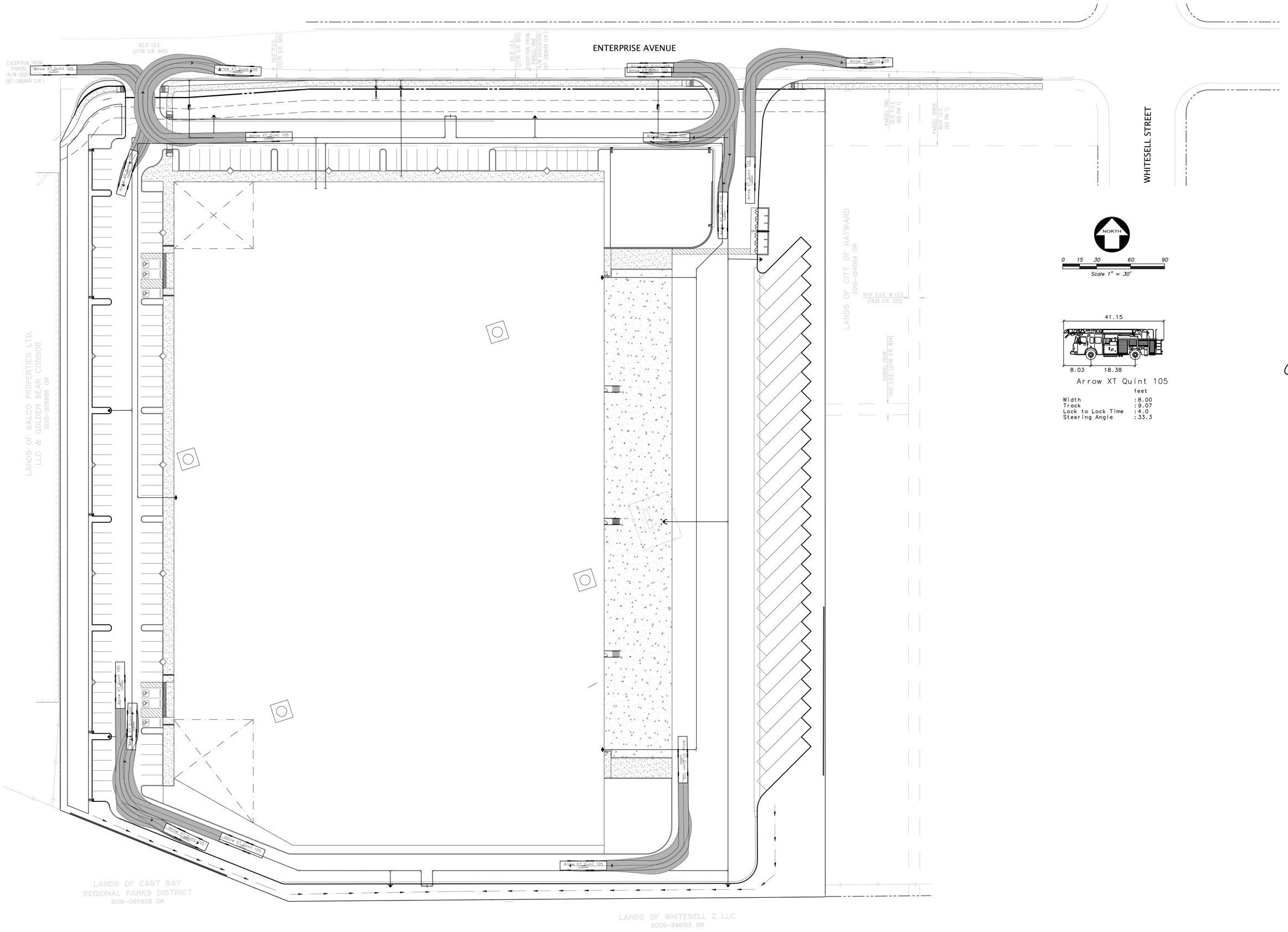

NO.	REVISION	BY
	PLAN CHECK COMMENT RESPONSE 7/28/2021	
	PLAN CHECK COMMENT RESPONSE 8/31/2021	

REGISTERED PROFESSIONAL ENGINEER
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FIRE TRUCK TURN EXHIBIT
OF 3636 ENTERPRISE AVENUE FOR DERMODY PROPERTIES

HAYWARD, CALIFORNIA

DATE	JUNE, 2021
SCALE	AS SHOWN
DESIGNER	AC
DRAWN	STAFF
JOB NO.	A20709
SHEET	C10.0
OF	SHEETS

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