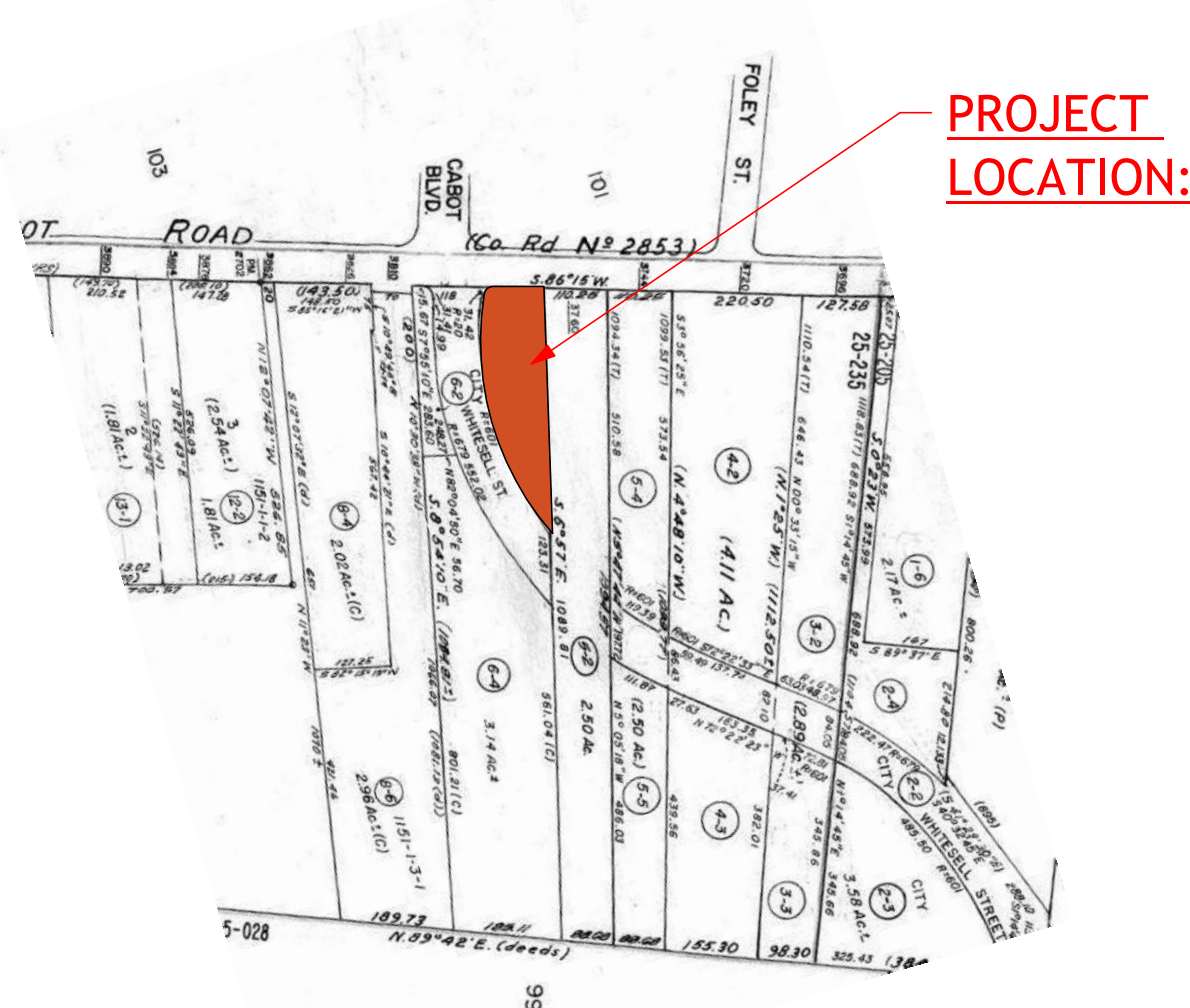




PROJECT LOCATION
NOT TO SCALE



VICINITY MAP
NOT TO SCALE



PARCEL MAP
NOT TO SCALE

Sheet List	
Sheet Number	Sheet Name

G000	TITLE SHEET
G001	OPEN SPACE AND TRASH CALCS
A050	SITE PLAN - PROPOSED & EXISTING
A051	FIRE APPARATUS AND HAZMAT DIAGRAMS
A052	PARKING DIAGRAMS
A100	PROPOSED FLOOR PLANS
A101	ENLARGED FIRST FLOOR PLAN
A102	ENLARGED SECOND FLOOR PLAN
A103	ENLARGED THIRD FLOOR PLAN
A104	ENLARGED FOURTH FLOOR PLAN
A105	ROOF PLAN
A200	EXTERIOR ELEVATIONS - MATERIALS & COLORS
A201	EXTERIOR ELEVATIONS - MATERIALS & COLORS
A202	MATERIALS & COLORS
A300	NORTH-SOUTH BUILDING SECTION
A300-	NORTH-SOUTH BUILDING SECTION
A301	EAST - WEST BUILDING SECTION
A301-	EAST - WEST BUILDING SECTION
A400	PERSPECTIVE VIEWS
C0.0	EXISTING CONDITIONS
C1.0	GRADING AND UTILITY PLAN
C1.1	GRADING AND UTILITY PLAN
C2.0	STORMWATER CONTROL PLAN
C2.1	STORMWATER CONTROL PLAN
L-0.1	SCHEMATIC LANDSCAPE - OVERALL PLAN
L-1.0	SCHEMATIC LANDSCAPE PLAN - GROUND FLOOR - ENLARGEMENTS
L-1.1	SCHEMATIC LANDSCAPE PLAN - ROOF DECK
L-2.0	LANDSCAPE CONCEPT IMAGERY
L-3.0	PLANTING CONCEPT PLAN - GROUND FLOOR - OVERALL
L-3.1	PLANTING CONCEPT PLAN - ROOF DECK
L-3.2A	PLANTING SCHEDULES
L-3.2B	PLANTING CONCEPT IMAGERY
L-4.0	IRRIGATION HYDROZONE PLAN - GROUND FLOOR - OVERALL
L-4.1	IRRIGATION HYDROZONE PLAN - ROOF DECK
L-4.2A	IRRIGATION EQUIPMENT. NOTES, WELO

3788 DEPOT ROAD

SITE PLAN REVIEW SUBMITTAL



OWNER:
BAY AREA COMMUNITY SERVICES
390 40TH ST
OAKLAND, CA 94609
JAMIE ALMANZA, CEO
jalmanza@bayareacs.org

PRIMARY ARCHITECT:
MITCHELL HOLLADAY ARCHITECTS
1708 MARTIN LUTHER KING JR. WAY, STE B
BERKELEY, CA 94709

TEL: (510) 682-3355

LILLIAN MITCHELL
lillian@mitchellholladay.com

SUPPORTING ARCHITECT:
STUDIO KDA
1810 6TH STREET,
BERKELEY, CA 94710

TEL:(510) 841-3555
FAX:(510) 841-1225

CHARLES KAHN
charles@studiokda.com

BRIAN CARTER
brian@studiokda.com

NISHKA MAHESHWARY
nishka@studiokda.com

OWNER'S REPRESENTATIVE

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2727 FRUITVALE AVE
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TEL: (510) 326-6806

Andybt@gmail.com

LANDSCAPE:

122 WEST DESIGN
(enter Street)
(enter City, State, Zip)

TEL:(949) 813-1995

CHRISTIAN MACKE
cmacke@122westdesign.com

CIVIL:

BKF ENGINEERS
1646 N. CALIFORNIA BLVD.
STE 400.
WALNUT CREEK, CA 94596
TEL:(925) 940-2202

MELINDA THOMAS
melindathomas@bkf.com

PROJECT CONTACTS

THE PROPOSED MENTAL HEALTH REHABILITATION CENTER IS A SECURE TREATMENT FACILITY SERVE PEOPLE EXPERIENCING MENTAL HEALTH ISSUES, SUBSTANCE USE DISORDERS, AND RELATED CONCERNS.

PROGRAM:
1) GROUND FLOOR: ADMINISTRATION OFFICES, UTILITY SERVICES, AND A RESIDENTIAL TREATMENT WING. AND LANDSCAPED COMMON OPEN SPACE
2) SECOND FLOOR: RESIDENTIAL TREATMENT, ACTIVITY AREAS, STAFF AND SUPPORT SPACES
3) THIRD FLOOR: RESIDENTIAL TREATMENT, ACTIVITY AREAS, STAFF AND SUPPORT SPACES
4) ROOFDECK: ACTIVITY ROOM AND LANDSCAPED COMMON OPEN SPACE

PROJECT DESCRIPTION

mitchell
holladay
architects

studioKDA
510.841.3555 | studiokda.com

3788 Depot Road,
Hayward, CA 94545

NOT FOR CONSTRUCTION

ENTITLEMENTS

Δ	DATE	ISSUE RECORD
1	12/10/25	Revision 1
2	02/11/26	Revision 2

PROJECT NO: LMA02

ISSUE DATE: 02/07/24

TITLE SHEET

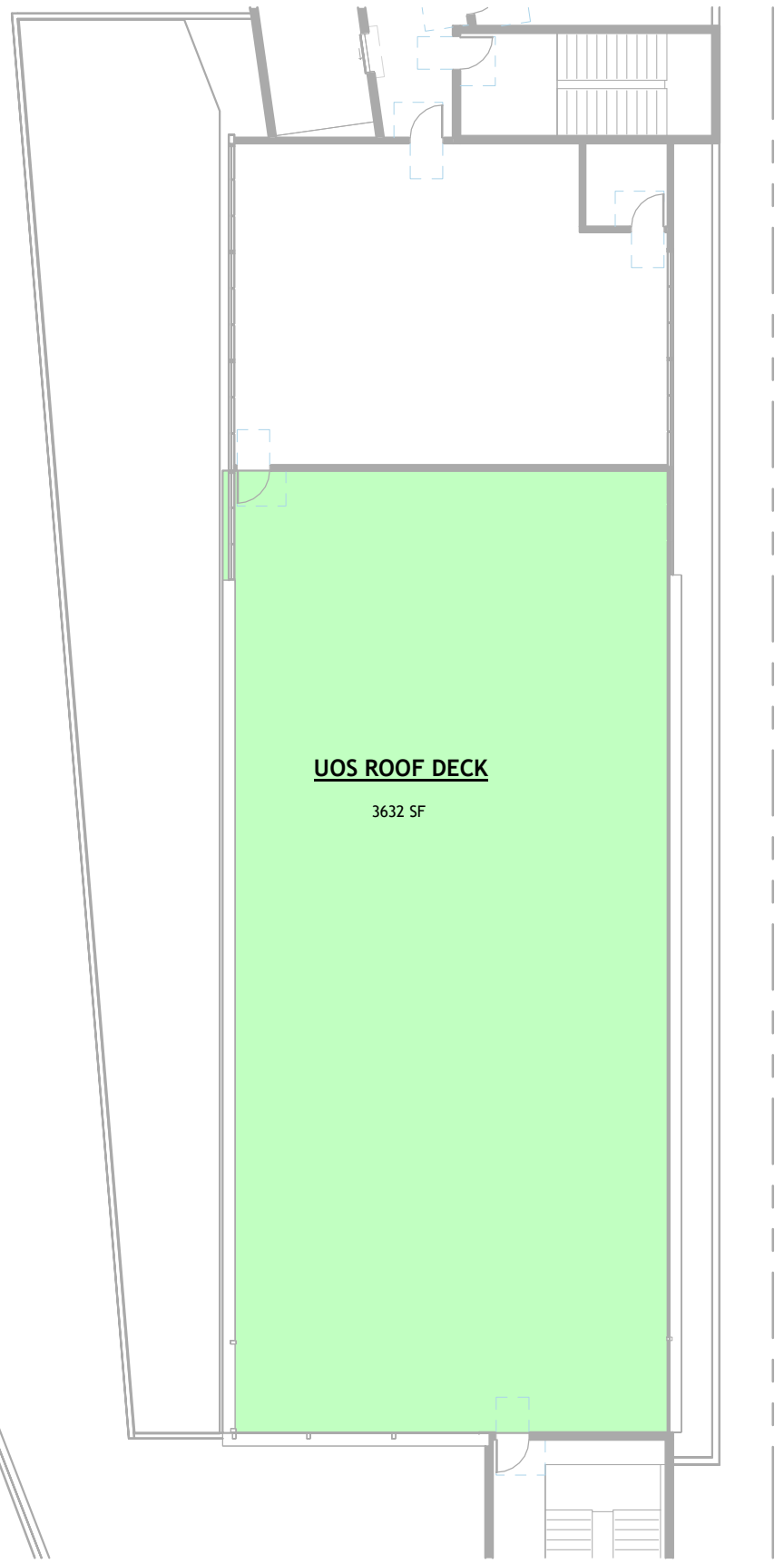
G000

Δ	DATE	ISSUE RECORD
1	12/10/25	Revision 1

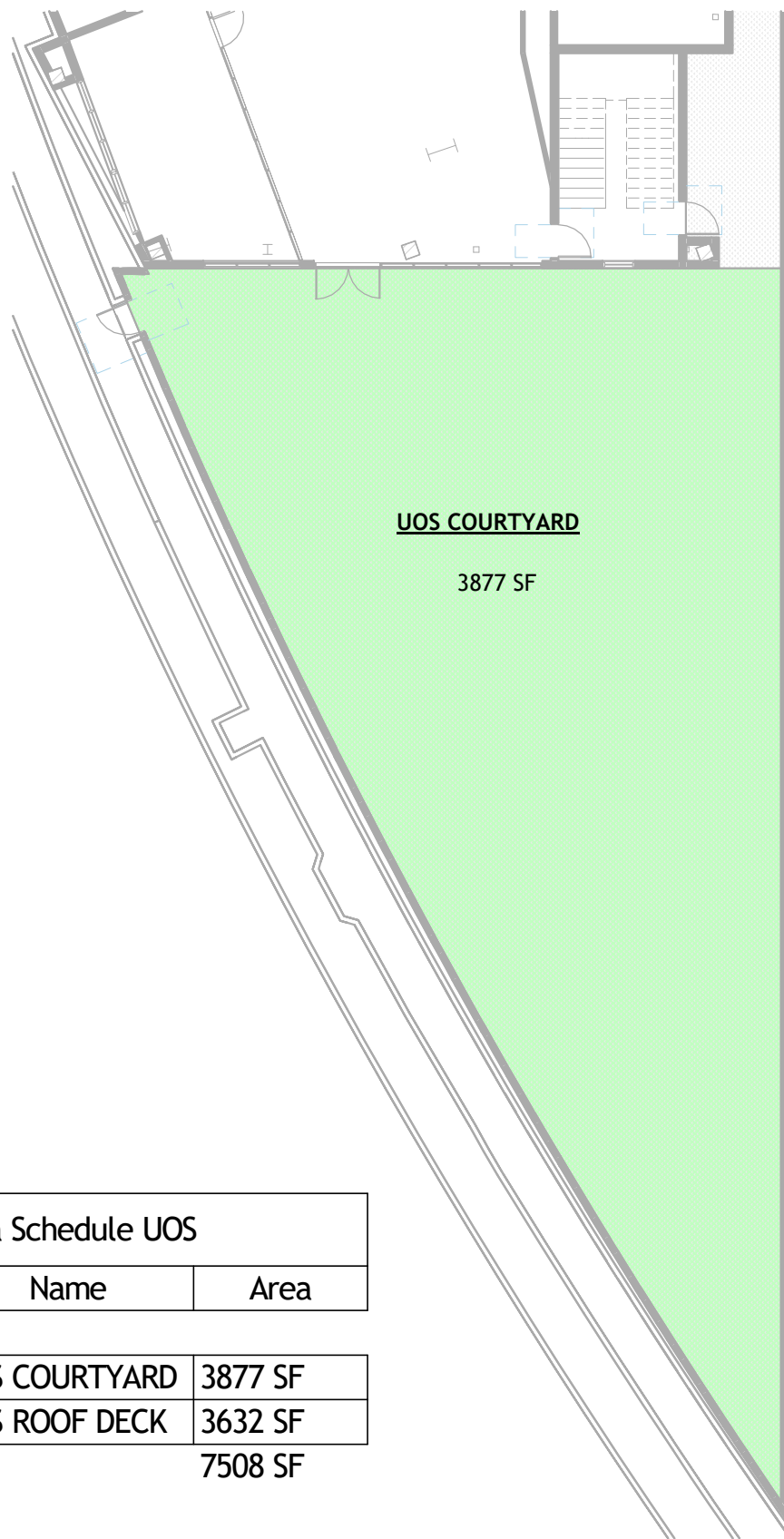
PROJECT NO: LMA02

ISSUE DATE: 02/07/24

OPEN SPACE AND TRASH
CALCS

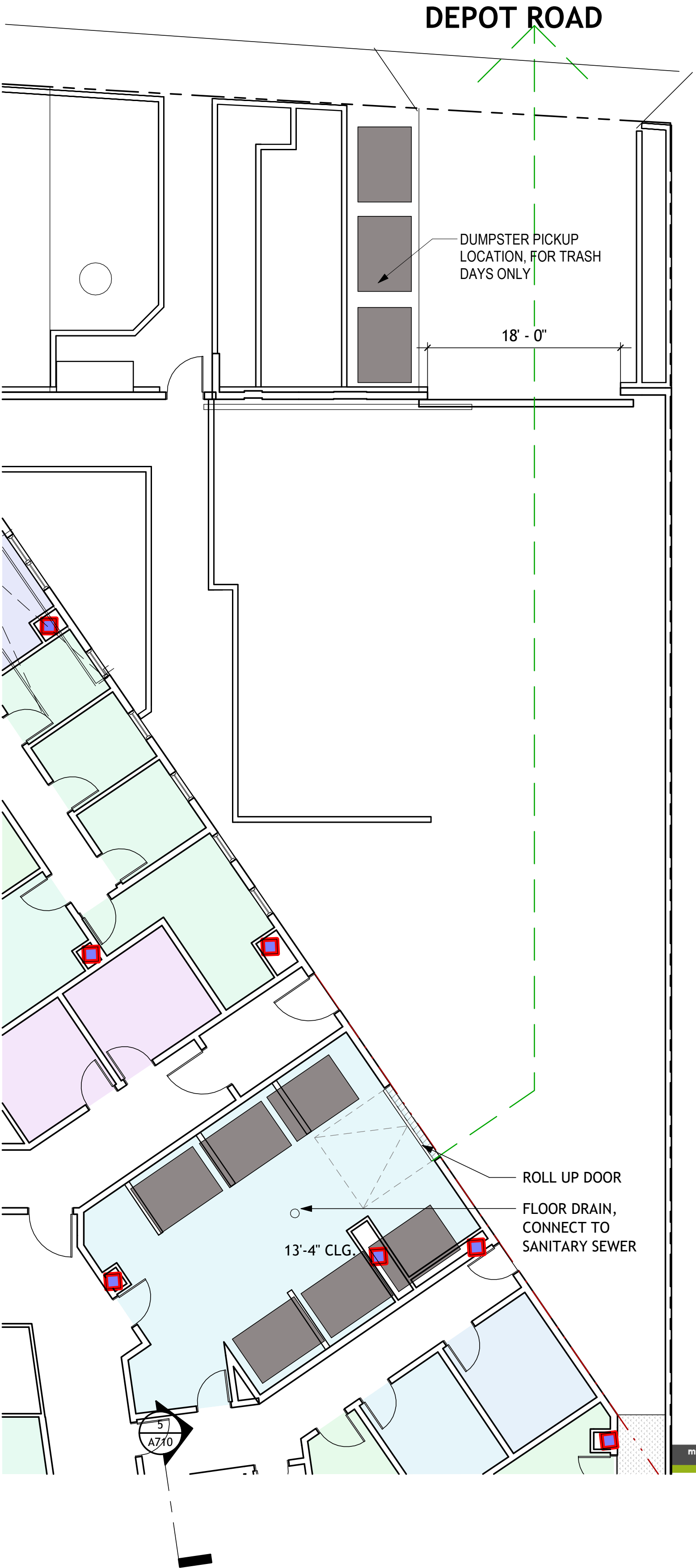


2 ROOF DECK
1/16" = 1'-0"

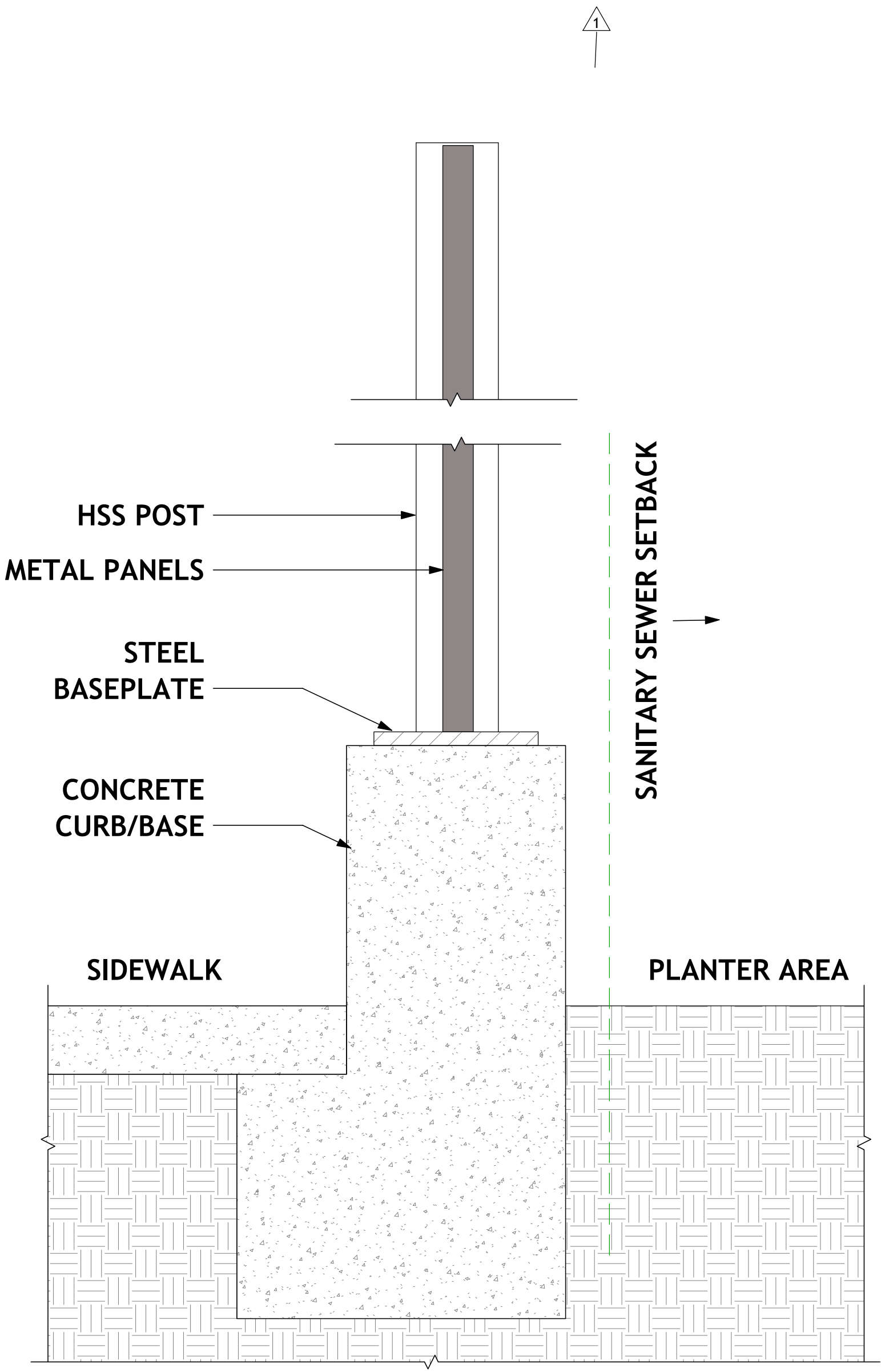


1 GROUND FLOOR COURTYARD
1/16" = 1'-0"

Area Schedule UOS		
Level	Name	Area
1ST FLOOR	UOS COURTYARD	3877 SF
4TH FLOOR	UOS ROOF DECK	3632 SF
		7508 SF



3 TRASH DIAGRAM
1/8" = 1'-0"



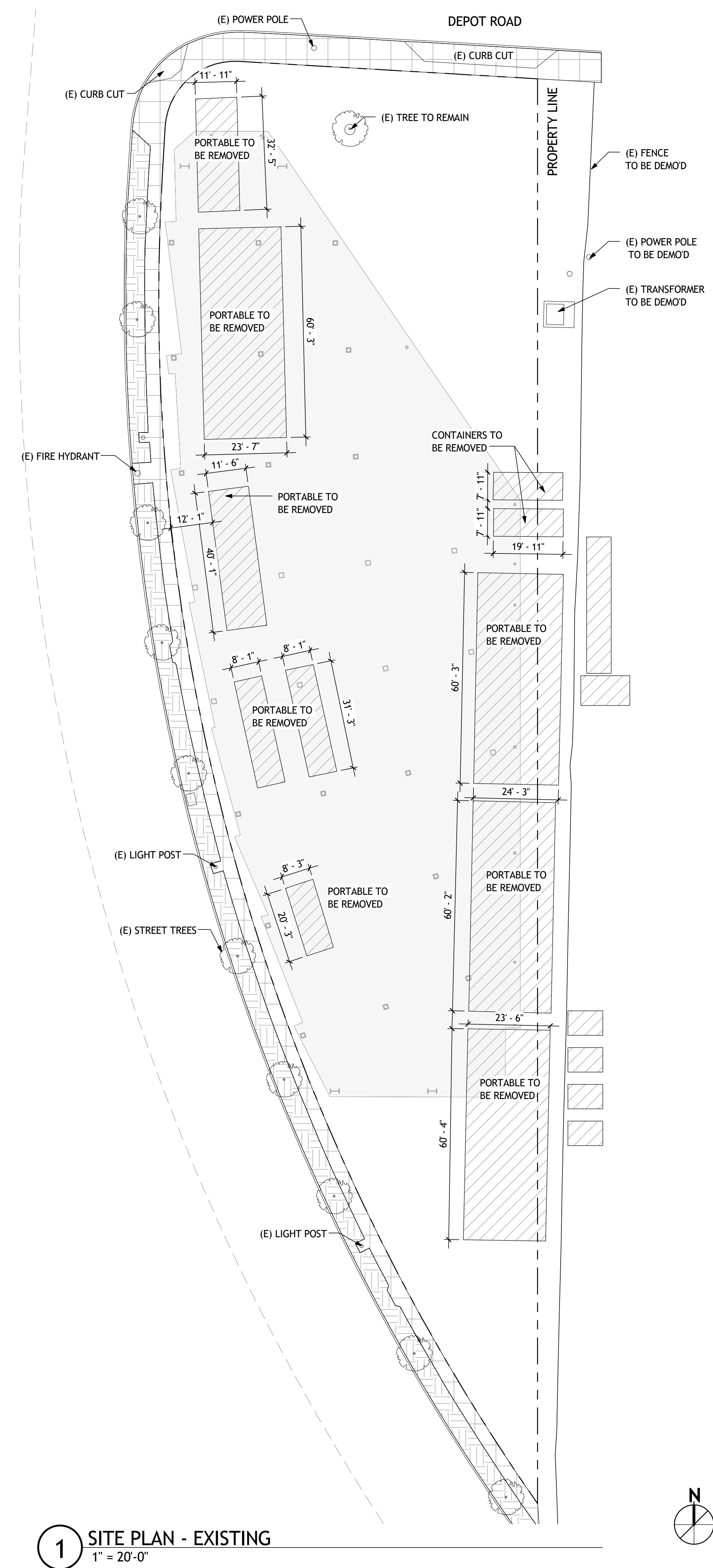
4 TYPICAL FENCE SECTION
1 1/2" = 1'-0"

NOT FOR CONSTRUCTION

[illegible]

**SITE PLAN - PROPOSED &
EXISTING**

A050



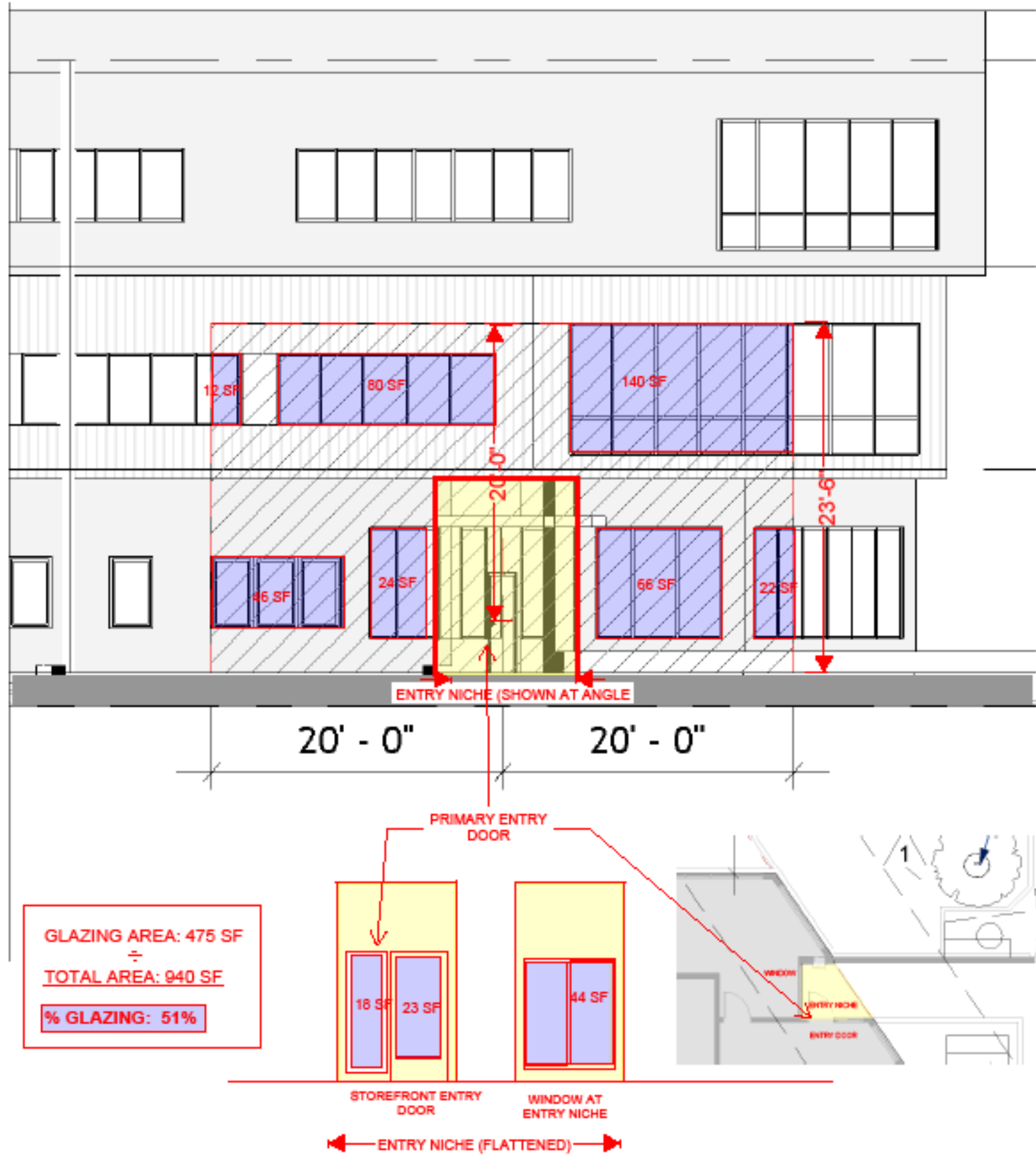
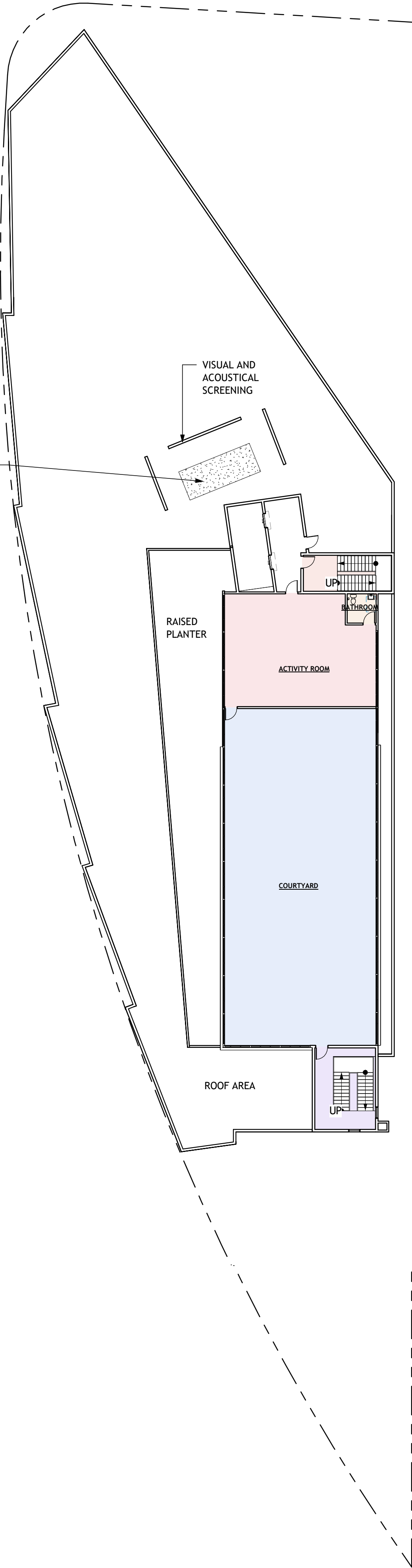


REMOVABLE AWNING AND
FENCE SECTION OVER SS
EASEMENT

EMERGENCY GENERATOR WITH
DIESEL FUEL TANK. SEE ATTACHED
LETTER FOR OED ENGINEERS FOR
FURTHER DETAILS ABOUT THIS
EQUIPMENT.

2
G031

3
G031



GLAZING AREA: 475 SF
TOTAL AREA: 940 SF
% GLAZING: 51%

PRIMARY ENTRY
DOOR
STOREFRONT ENTRY
DOOR
WINDOW AT
ENTRY NICHE
ENTRY NICHE (FLATTENED)



FIRE DEPT ACCESS WITH
KNOX BOX

FIRE DEPT ACCESS GATE
WITH KNOX BOX

MOUNTABLE CURB TO BE
INSTALLED. FINAL DESIGN TO
BE WORKED OUT WITH FIRE
DEPARTMENT AND PUBLIC
WORKS DURING PERMITTING
PROCESS.

FIRE DEPT ACCESS GATE WITH KNOX BOX

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architects

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ENTITLEMENTS

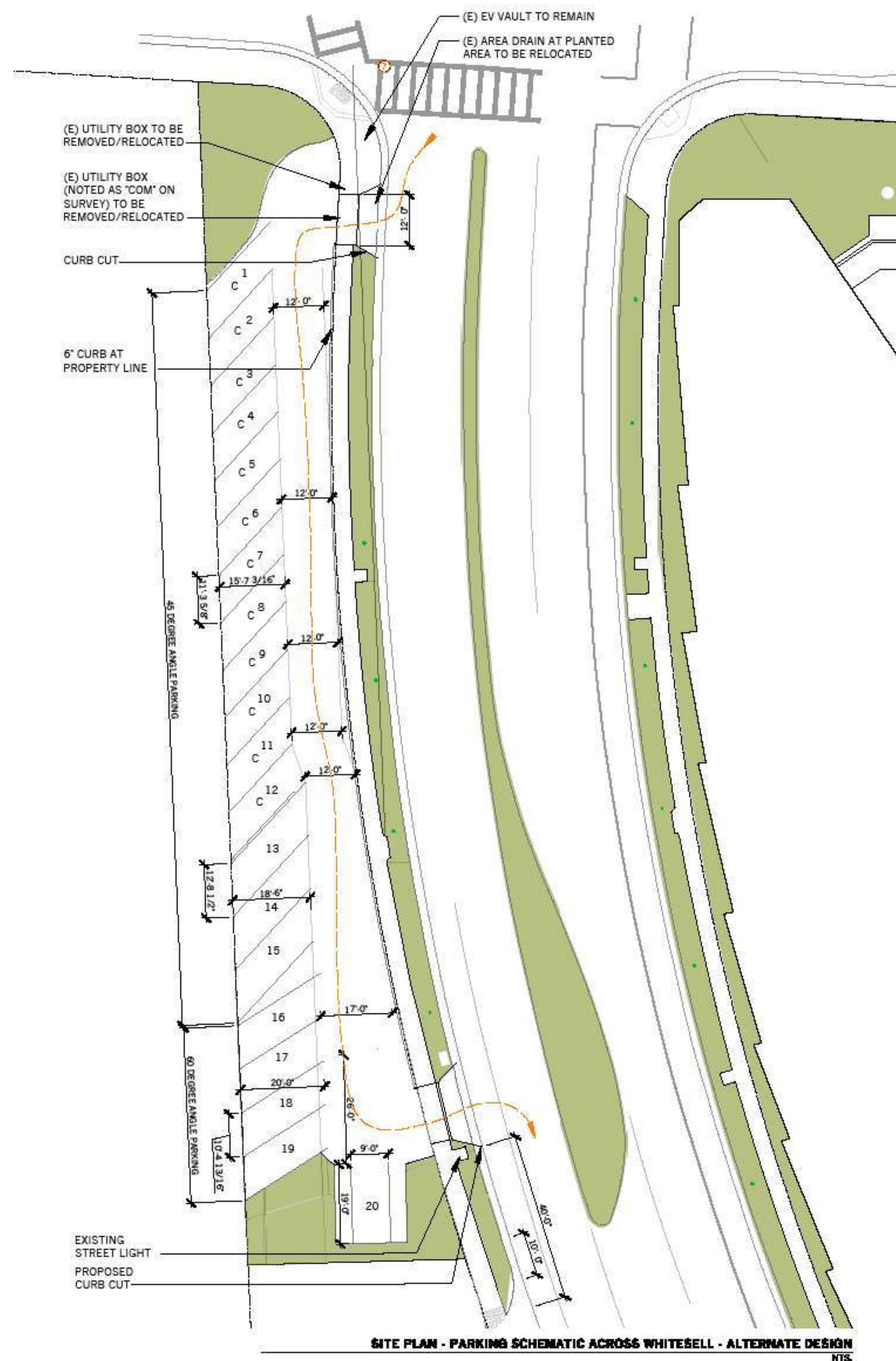
△	DATE	ISSUE RECORD
1	12/10/25	Revision 1
2	02/11/26	Revision 2
3	05/08/26	Revision 3

PROJECT NO: LMA02

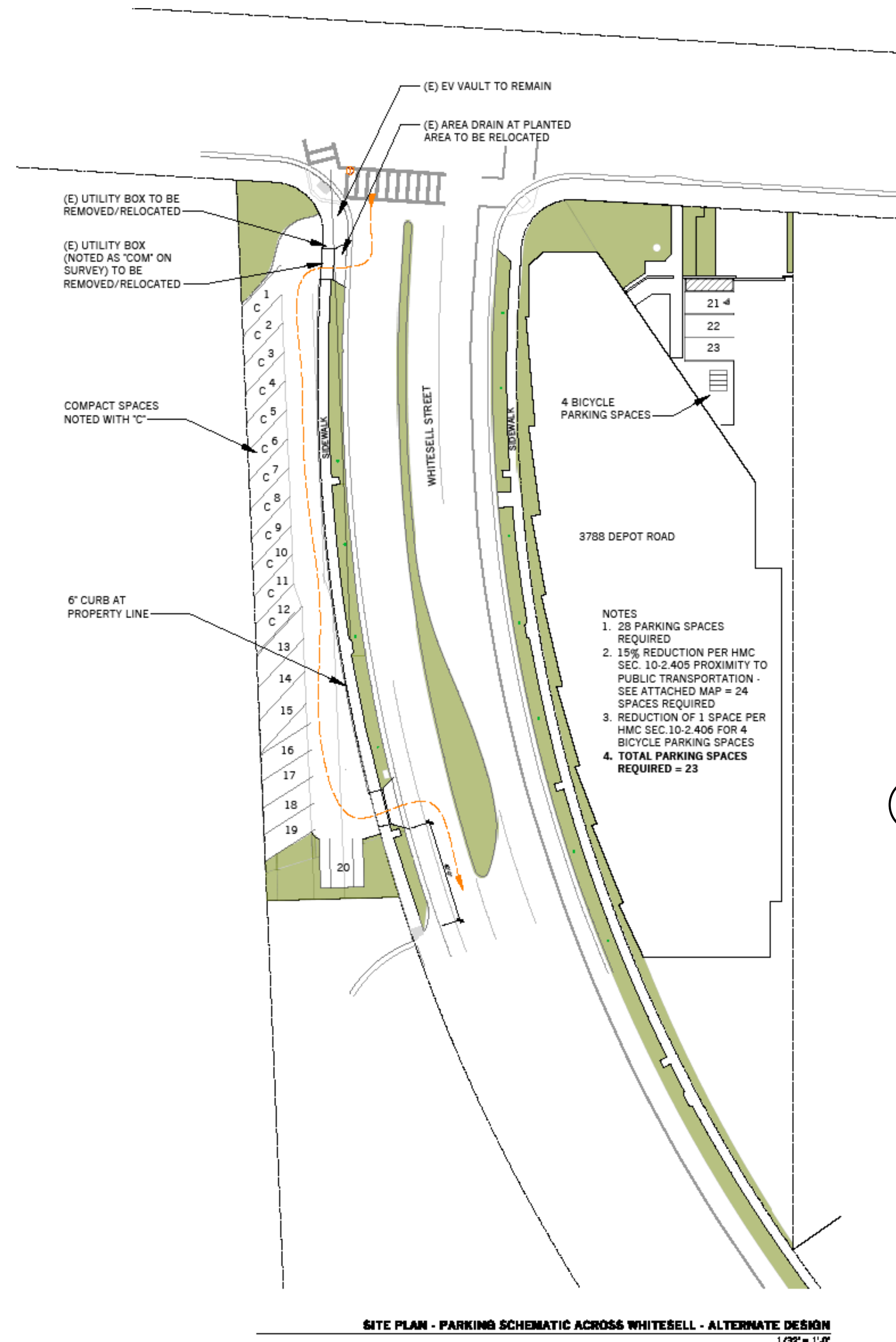
ISSUE DATE: 02/03/26

FIRE APPARATUS AND
HAZMAT DIAGRAMS

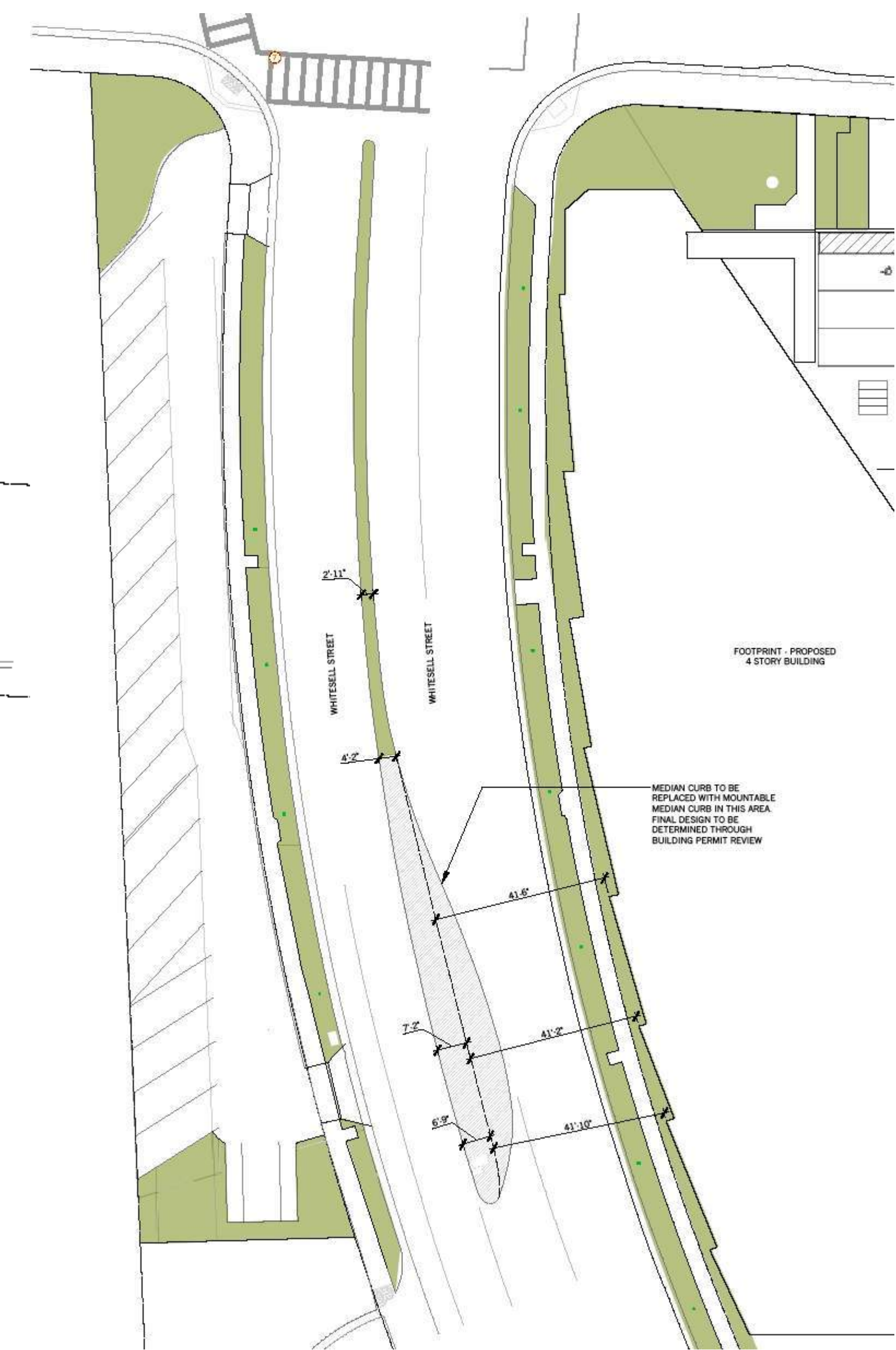
A051



3788 DEPOT ROAD - PARKING SCHEMATIC



3788 DEPOT ROAD - PARKING SCHEMATIC



4 MEDIAN IMPROVEMENT



1 NEAREST TRANSIT STOP

[illegible]

PROJECT NO: LMA02

ISSUE DATE: 02/10/26

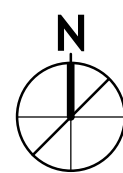
MARKING DIAGRAMS

NOT FOR CONSTRUCTION

[illegible]

PROPOSED FLOOR PLANS

A100



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

2 SECOND FLOOR PLAN
1" = 20'-0"

3 THIRD FLOOR PLAN
1" = 20'-0"

(4) FOURTH FLOOR PLAN
1" = 20'-0"

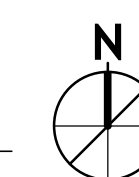
NOT FOR CONSTRUCTION

[illegible]

ENLARGED FIRST FLOOR
PLAN

A101





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RESERVED FOR MECHANICAL AND
SOLAR EQUIPMENT

EMERGENCY
GEN.

A104

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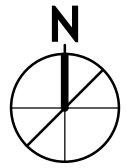
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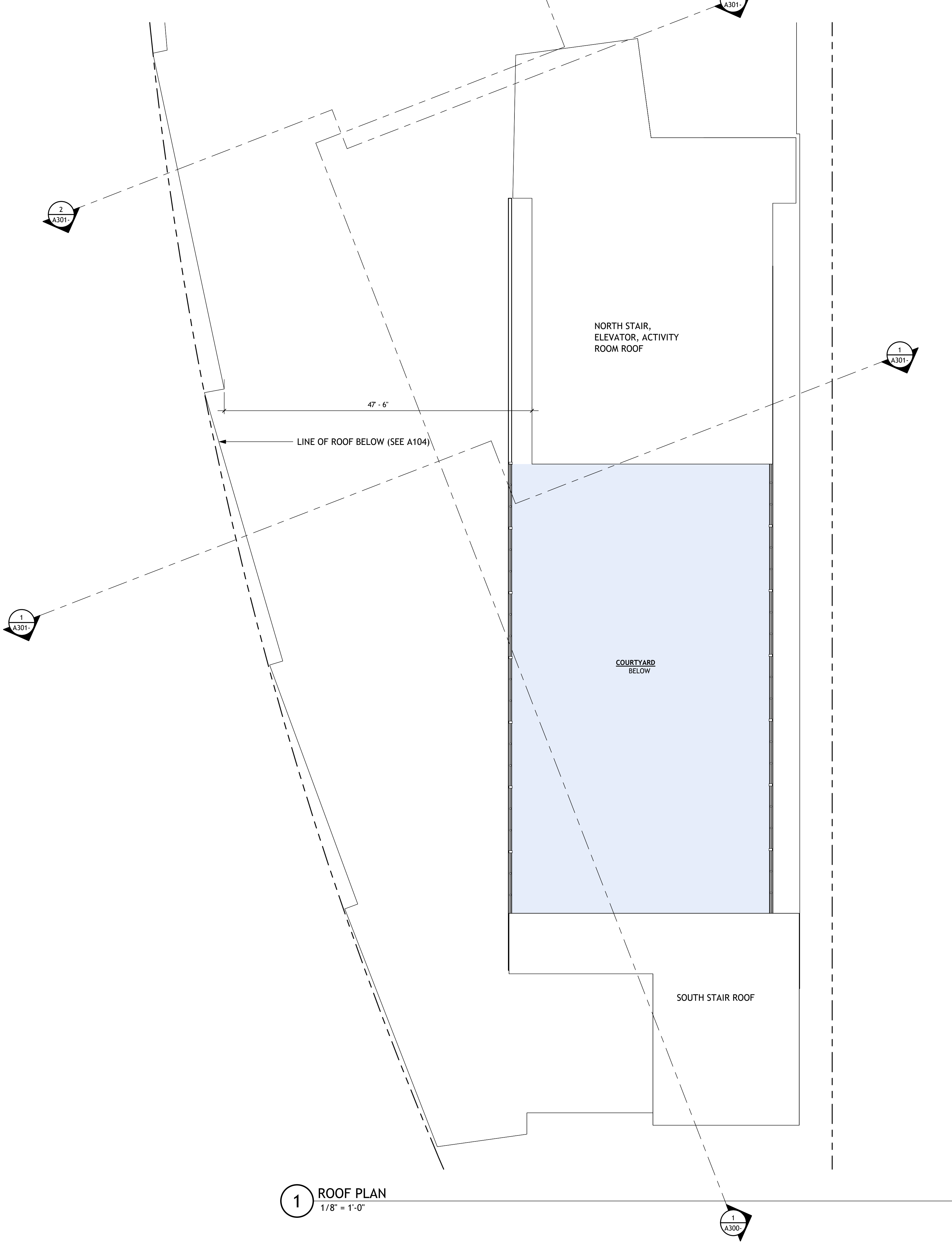
Δ	DATE	ISSUE RECORD

PROJECT NO: LMA02
ISSUE DATE: 12/11/25

ROOF PLAN



A105



1 ROOF PLAN
1/8" = 1'-0"

Keynote	Description
M1	CORRUGATED METAL SIDING PROFILE 1 AEP SPAN: NU-WAVE COLOR: SLATE GRAY
M2	CORRUGATED METAL SIDING PROFILE 2 AEP SPAN: NU-WAVE COLOR: ZINC GRAY
M3	CORRUGATED METAL SIDING PROFILE 3 NU-WAVE COLOR: OLD TOWN GRAY
T1	TRESPA PANELS TO BE A VARIATION OF THE FOLLOWING COLORS: A28.2.1: AQUAMARINE A28.6.2: MID GREEN A30.3.2: VERDIGRIS A32.2.1: TRANSLUCENT GREEN A35.4.0: CACTUS GREEN A36.3.5: TURF GREEN A37.0.8: LIME GREEN A37.2.3: SPRING GREEN
W1	ALUMINUM WINDOWS WINCO: SERIES 8800 BEHAVIORAL CARE COLOR:GRAY



2 NORTH ELEVATION
3/32" = 1'-0"



1 EAST ELEVATION
3/32" = 1'-0"

Δ	DATE	ISSUE RECORD

PROJECT NO: LMA02
ISSUE DATE: 02/07/24

EXTERIOR ELEVATIONS -
MATERIALS & COLORS

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holladay

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ENTITLEMENTS

Δ	DATE	ISSUE RECORD

PROJECT NO: LMA02

ISSUE DATE: 08/28/25

EXTERIOR ELEVATIONS -
MATERIALS & COLORS

A201

MATERIAL LEGEND

Keynote	Description
M1	CORRUGATED METAL SIDING PROFILE 1 AEP SPAN: NU-WAVE COLOR: SLATE GRAY
M2	CORRUGATED METAL SIDING PROFILE 2 AEP SPAN: NU-WAVE COLOR: ZINC GRAY
M3	CORRUGATED METAL SIDING PROFILE 3 NU-WAVE COLOR: OLD TOWN GRAY
T1	TRESPA PANELS TO BE A VARIATION OF THE FOLLOWING COLORS: A28.2.1: AQUAMARINE A28.6.2: MID GREEN A30.3.2: VERDIGRIS A32.2.1: TRANSLUCENT GREEN A35.4.0: CACTUS GREEN A36.3.5: TURF GREEN A37.0.8: LIME GREEN A37.2.3: SPRING GREEN
W1	ALUMINUM WINDOWS WINCO: SERIES 8800 BEHAVIORAL CARE COLOR:GRAY



2 SOUTH ELEVATION
1/8" = 1'-0"



1 WEST ELEVATION
3/32" = 1'-0"

MATERIAL M1
CORRUGATED METAL SIDING PROFILE 1
AEP SPAN: NU-WAVE
COLOR: SLATE GRAY



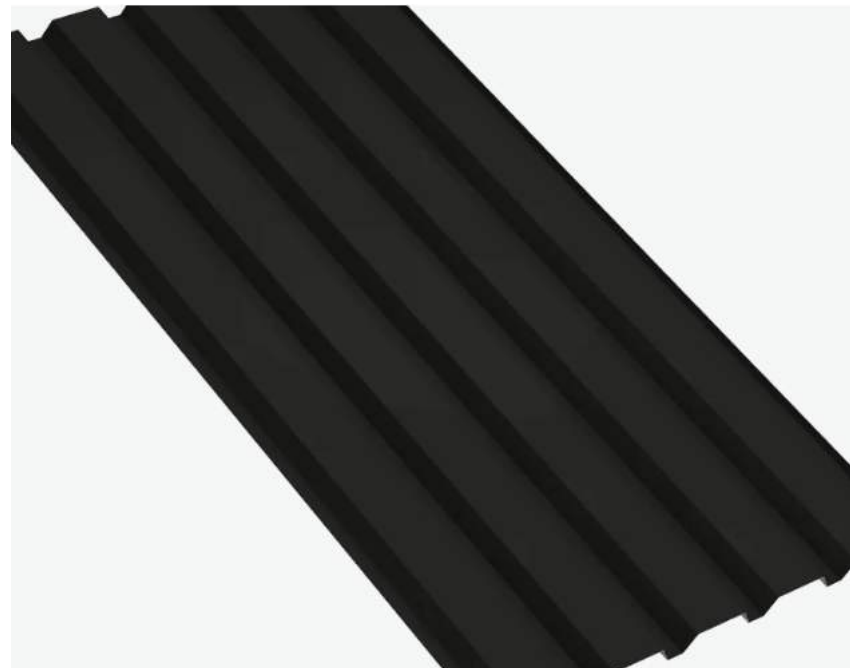
Slate Gray

MATERIAL M2
CORRUGATED METAL SIDING PROFILE 2
AEP SPAN: NU-WAVE
COLOR: ZINC GRAY



Zinc Gray

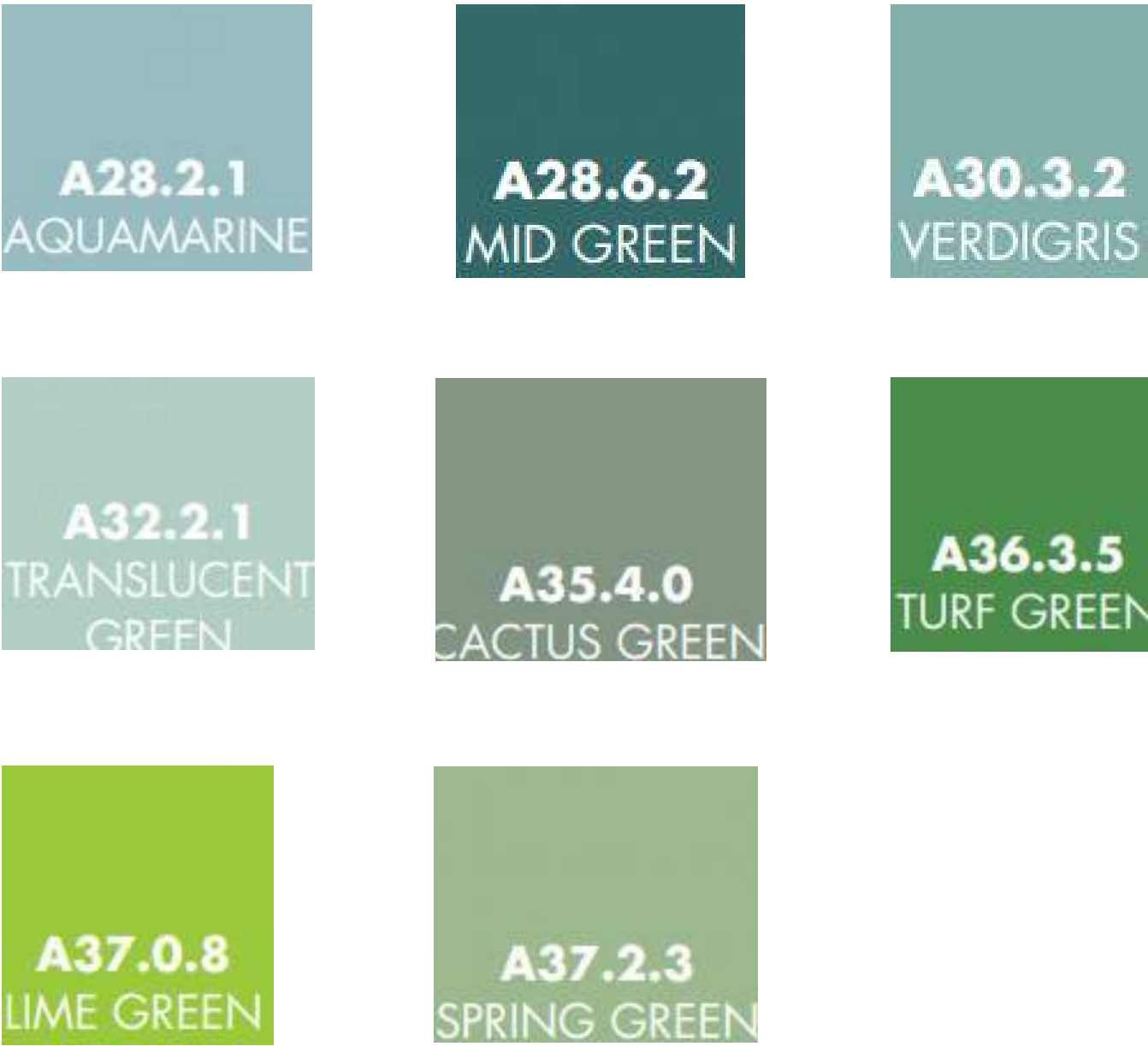
MATERIAL M3
CORRUGATED METAL SIDING PROFILE 3
AEP SPAN: NU-WAVE
COLOR: OLD TOWN GRAY



Old Town Gray

MATERIAL T1
TRESPA PANELS
TO BE A VARIATION OF THE
FOLLOWING COLORS:

- A28.2.1: AQUAMARINE
- A28.6.2: MID GREEN
- A30.3.2: VERDIGRIS
- A32.2.1: TRANSLUCENT GREEN
- A35.4.0: CACTUS GREEN
- A36.3.5: TURF GREEN
- A37.0.8: LIME GREEN
- A37.2.3: SPRING GREEN



MATERIAL W1
ALUMINUM WINDOWS
WINCO: SERIES 8800
BEHAVIORAL CARE
COLOR:GRAY

PRODUCT BROCHURE

Series 8800 Behavioral Care Window

4" Architectural Grade Thermal Window System
Fixed

Product Overview

Winco's Series 8800 behavioral care window system combines energy efficiency with safety features to protect patients. Our series 8800 has a thermally broken mainframe that will meet all your performance criteria.

The 8800 is a 4" deep frame with a nominal wall thickness of 0.125". The human impact sash is a hinged configuration with concealed stainless steel hinges and multi point locks.

GREEN COMMITMENT

ENERGY SAVINGS

NOISE CONTROL

HUMAN IMPACT RESISTANT

Features & Custom Options

- Fixed window is tested to withstand multiple 2000 ft-lb impacts
- Dual and triple glazing with optional integral blinds providing dynamic light control
- Special security system for behavioral health applications
- 1/8" wall thickness in frame members
- Concealed hinges with supplemental reinforcement
- Dual strut thermal break

- Supplemental lock hole covers with tamper proof screws
- Impact resistant interior polycarbonate or laminated glass
- Integral 5/8" or 1" venetian blinds
- Supplemental GEM security lock
- Dual finish available
- Exterior tinted or laminated glass for additional privacy

Performance Data*						
Type	Air (CFM/FT2 @ 6.24 PSF)	Water (PSF)	Structural (PSF)	CRF	U-Value (Btu/Hr-Ft²-F)	STC
Fixed - AW Grade AP-AW100	Less than 0.10	12 (Higher levels may be available upon request)	+/- 150	67*	0.25*	Contact your local Rep

*U-Value, CRF, Water and AW ratings are based on a particular type of glazing and window configuration being used. They are provided for comparison purposes only. They are based on products of standard configuration, tested in accordance with NFRC/FGIA/AAMA specifications, in a laboratory environment under optimum conditions. Performance values will vary according to project specifications, installation, size, configuration, hardware, glass, etc. Any required field testing should be done in accordance with the project specifications and FGIA/AAMA field testing protocols, not this data.

wincowindow.com



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Hayward, CA 94545

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ENTITLEMENTS

Δ	DATE	ISSUE RECORD

PROJECT NO: LMA02
ISSUE DATE: 09/09/25

MATERIALS & COLORS

A202

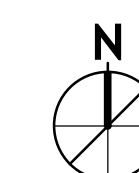
3788 Depot Road,
Hayward, CA 94545

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ENTITLEMENTS



N-S SECTION
3/32" = 1'-0"



A300

[illegible]

PROJECT NO: LMA02

ISSUE DATE: 02/07/24

**NORTH-SOUTH BUILDING
SECTION**

NOT FOR CONSTRUCTION

[illegible]

EAST - WEST BUILDING
SECTION

A301



3788 Depot Road,
Hayward, CA 94545

NOT FOR CONSTRUCTION

ENTITLEMENTS

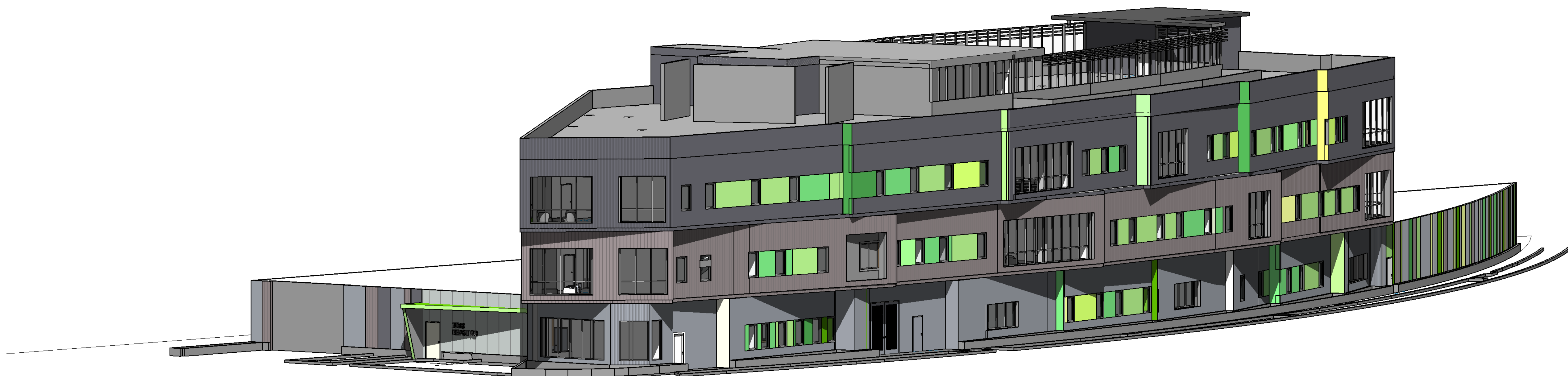
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PROJECT NO: LMA02

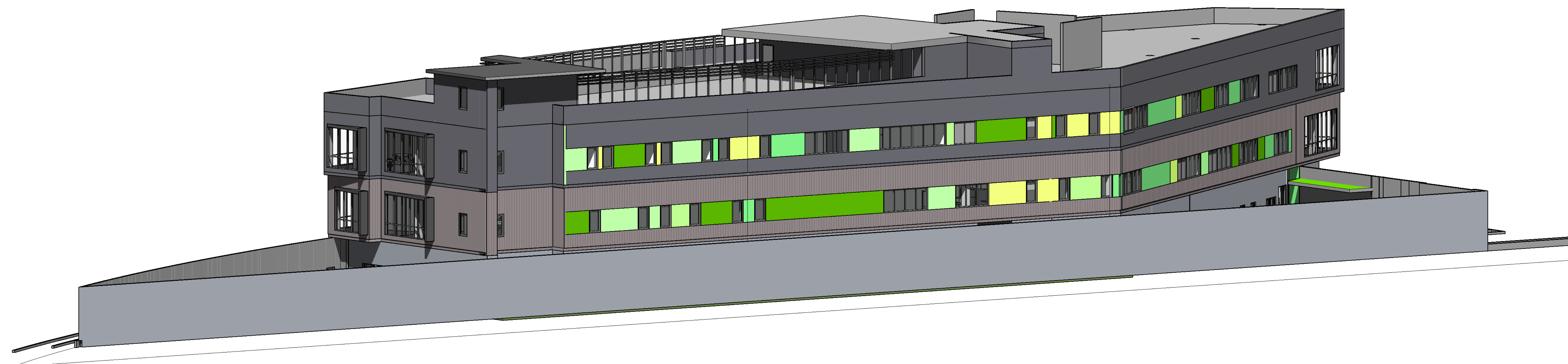
ISSUE DATE: 02/07/24

PERSPECTIVE VIEWS

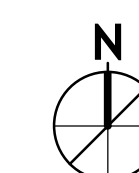
A400



2 PERSPECTIVE VIEW 2



1 PERSPECTIVE VIEW 1

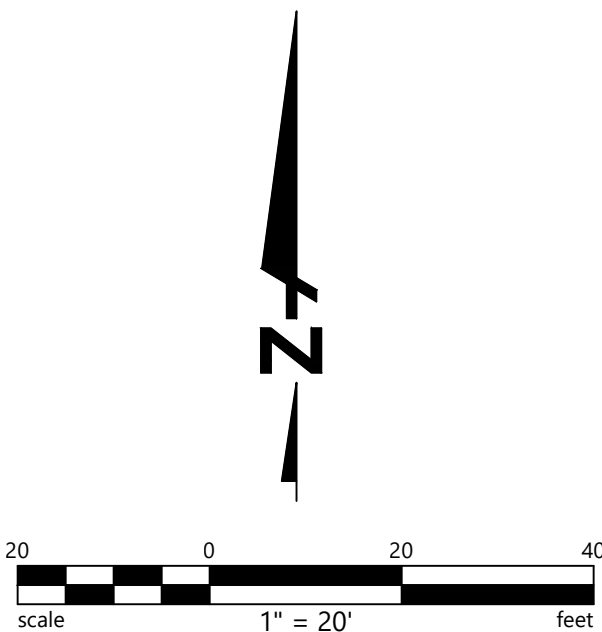


	PROPERTY LINE
	CENTERLINE
	EASEMENT LINE
	STORM DRAIN LINE
	SANITARY SEWER LINE
	ELECTRICAL LINE
	GAS LINE
	DOMESTIC WATER LINE
	OVERHEAD LINE
	ELECTRIC CABINET
	JOINT POLE
	MONUMENT
	STORM DRAIN MANHOLE
	SIGN
	STREET LIGHT
	SANITARY SEWER MANHOLE
	WATER VALVE

AC	ASPHALTIC CONCRETE
BFP	BACK FLOW PREVENTOR
CATV	CABLE TELEVISION
CDM	COMMUNICATION
CONC	CONCRETE
DCG	DECOMPOSED GRANITE
DI	DROP INLET
DWY	DRIVEWAY
EB	ELECTRICAL BOX
FL	FLOW LINE
FH	FIRE HYDRANT
GRD	GROUND BOX
JB	JUNCTION BOX
LG	LIP OF GUTTER
LSCP	LANDSCAPE
P	POST
PVC	POLYVINYL CHLORIDE
PWRS	PAVERS
RCP	REINFORCED CONCRETE PIPE
RSR	RISE
SD	STORM DRAIN
SL	STREET LIGHT
SLB	STREET LIGHT BOX
TB	TOP OF BOX
TBRC	TOP BACK ROLLED CURB
TC	TOP OF CURB
TF	TRANSFORMER
TSB	TRAFFIC SIGNAL BOX
UB	UTILITY BOX
VCP	VITRIFIED CLAY PIPE
WB	WATER BOX
WP	WATER PIPE

1. THE BOUNDARY SHOWN HEREON IS BASED ON FIELD MEASUREMENTS AND REFERENCE RECORD INFORMATION.
2. TOPOGRAPHY SHOWN HEREON WAS COMPILED FROM FIELD SURVEYS BY BKF PERFORMED IN JUNE 23 & 24, 2025.
3. ASSESSOR'S PARCEL NUMBERS: 439--0070--006--01
4. ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
5. THE UTILITIES SHOWN ON THIS PLAN ARE DERIVED FROM SURFACE OBSERVATIONS AND RECORD DATA ARE APPROXIMATE ONLY. NO WARRANTY IS IMPLIED AS TO THE ACTUAL LOCATION, SIZE OR PRESENCE OF ANY UTILITY SHOWN OR ANY ADDITIONAL UTILITY LINES NOT SHOWN ON THIS PLAN.
6. RECORD MAP REFERENCES FOR SEWER EASEMENT ARE TRACT MAP 3640, 96 M 13--16.

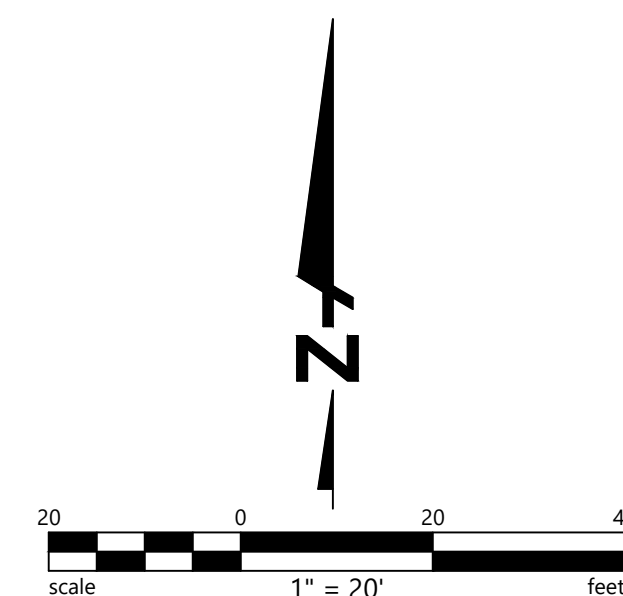
CITY OF HAYWARD BENCHMARK BASED ON FIELD BOOK 11-84 PAGE 25.
BEING A 1/2" REBAR IN A MONUMENT BOX AT THE INTERSECTION OF DEPOT
ROAD AND IRONWOOD COURT.
ELEVATION = 34.305 FEET (GPS DERIVED) BASED ON THE NATIONAL
GEODETIC VERTICAL DATUM OF 1929 (NGVD 29).



Know what's below.
Call before you dig.

- ① CONCRETE DRIVEWAY PER CITY OF HAYWARD
STANDARD DETAIL SD-109
- ② STORM DRAIN PIPE CONNECT TO EX. STORM DRAIN INLET
- ③ PARKING SPACE PER DETAIL SD-110B
- ④ VALLEY GUTTER
- ⑤ CONVERT EX. STORM DRAIN INLET TO STORM DRAIN JUNCTION BOX
- ⑥ ZURN MODEL 375XL 1" REDUCED PRESSURE PRINCIPAL
ASSEMBLY PER CITY STANDARD DETAIL SD-202
- ⑦ CONNECT IRRIGATION LINE TO EXISTING WATER METER
- ⑧ VERTICAL CURB

1. ALL EXISTING UTILITIES IN THE PUBLIC RIGHT OF WAY SHALL BE PROTECTED IN PLACE UNLESS OTHERWISE NOTED.
2. ALL EXISTING UTILITY BOXES, STRUCTURES, MANHOLES AND VALVES WITHIN THE LIMIT OF WORK SHALL BE ADJUSTED IN FINAL GRADE UNLESS OTHERWISE NOTED.
3. GRADING OPERATIONS WILL OCCUR OVER EXISTING UTILITIES. CONTRACTOR SHALL EXERCISE THE NECESSARY CARE TO ENSURE EXISTING UTILITIES ARE NOT DAMAGED OR EXPERIENCE ANY INTERRUPTION IN SERVICE. ANY UTILITIES DAMAGED DUE TO THE CONTRACTOR'S ACTIVITIES SHALL BE REPAIRED TO ORIGINAL CONDITION AT THE EXPENSE OF THE CONTRACTOR.
4. ALL EXISTING UTILITIES HAVE BEEN PLOTTED FROM RECORD INFORMATION AND FIELD TOPOGRAPHIC SURVEY. THE TYPES, LOCATIONS, SIZES AND DEPTHS OF EXISTING UNDERGROUND UTILITIES SHOWN ON THESE PLANS MAY VARY AND ADDITIONAL FACILITIES MAY EXIST. THE CONTRACTOR IS CAUTIONED THAT ONLY EXCAVATION WILL REVEAL THE TYPES, EXTEND, SIZES, LOCATIONS, AND DEPTH OF EXISTING UNDERGROUND UTILITIES.
5. UNLESS OTHERWISE NOTED ALL UTILITY LINES AND STRUCTURES SHALL REMAIN AND BE PROTECTED IN PLACE.
6. CONTRACTOR SHALL VERIFY EXACT LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES PRIOR TO COMMENCEMENT OF WORK.
7. CONTRACTOR TO POTHOLE AND FIELD VERIFY ALL UTILITY CROSSINGS.
8. CONTRACTOR TO CONTACT USA AT (800)247-2600 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION. UTILITY REMOVAL OR EXCAVATION.
9. LENGTHS OF STORM DRAIN PIPES ARE HORIZONTAL DISTANCES FROM CENTER TO CENTER OF STRUCTURES, ROUNDED TO THE NEAREST FOOT AND ARE SHOWN FOR ENGINEERING CALCULATIONS ONLY. CONTRACTOR SHALL ESTIMATE HIS/HER OWN PIPE LENGTHS PRIOR TO BIDDING.
10. CONTRACTOR SHALL CONNECT PROPOSED STORM DRAIN PIPE TO EXISTING STORM DRAIN MANHOLE PER ALAMEDA COUNTY FLOOD CONTROL DISTRICT STANDARDS AND REQUIREMENTS.
11. STORM DRAIN OVERFLOW STRUCTURE IS TO BE CONSTRUCTED FOR THE EXISTING RAIN GARDEN. CONTRACTOR SHALL RECONNECT ALL EXISTING 4" PERFORATED PIPE TO NEW STORM DRAIN OVERFLOW STRUCTURE.
12. ALL PROPOSED STRIPING ARE 4" WIDE WHITE STRIPE.

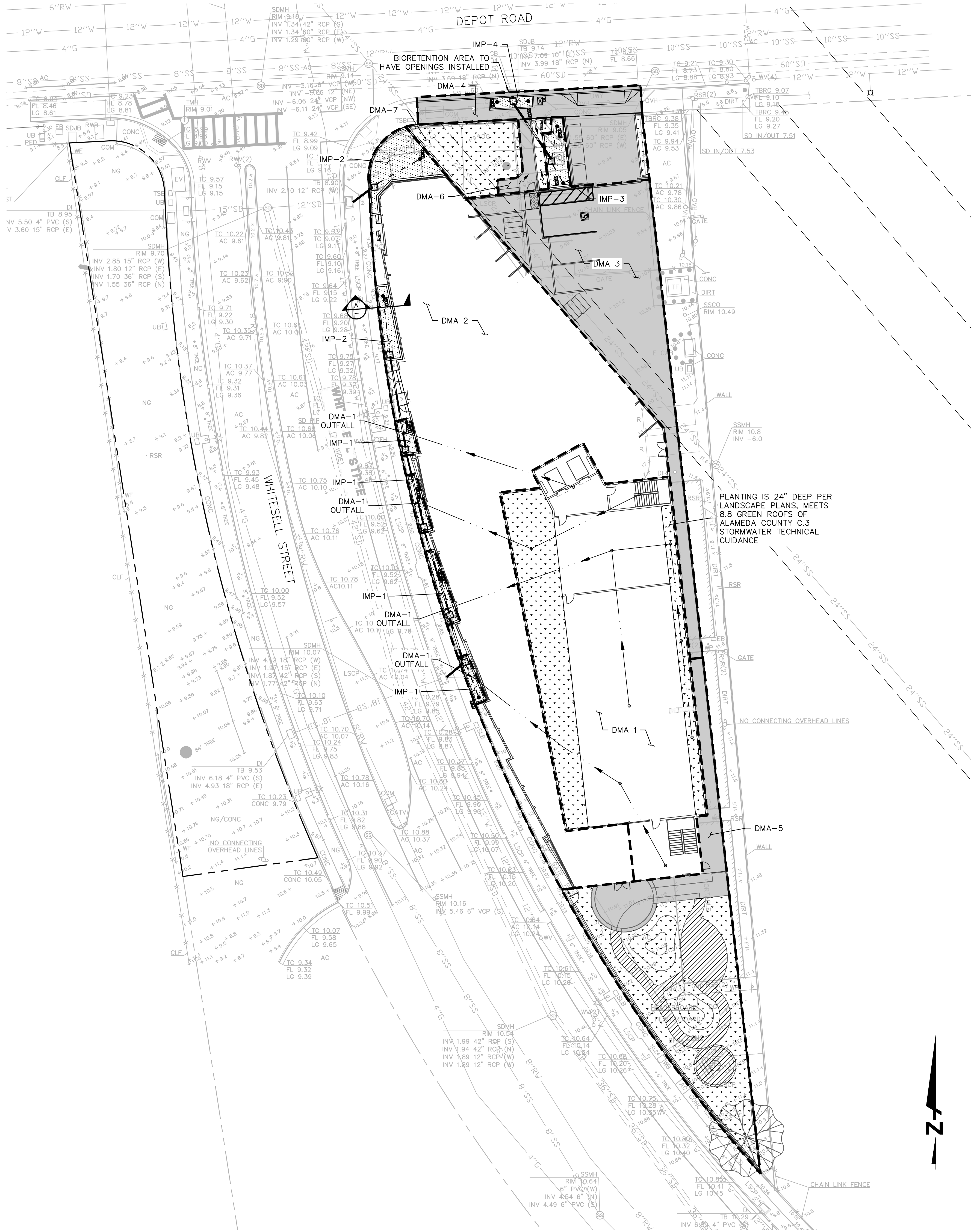
[illegible]

PROJECT NO: _____

ISSUE DATE: 3/27/2026

**GRADING AND UTILITY
PLAN**

C1.1



LEGEND

- PROPERTY LINE
- CENTERLINE
- EASEMENT LINE
- SD STORM DRAIN LINE
- PERFORATED PIPE
- SCHEMATIC STORM DRAIN PIPING
- DRAINAGE MANAGEMENT AREA (DMA)
- BIORETENTION
- AC/CONC PAVEMENT (IMPERVIOUS AREA)
- DECOMPOSED GRANITE (PERVIOUS AREA)
- LANDSCAPE AREA
- ROOF AREA (IMPERVIOUS AREA)
- STORM DRAIN CLEANOUT
- STORM DRAIN OVERFLOW STRUCTURE

ABBREVIATIONS

- AC ASPHALT CONCRETE
- BLDG BUILDING
- CC CONCRETE
- DG DECOMPOSED GRANITE
- DMA DRAINAGE MANAGEMENT AREA
- EL ELEVATION
- BMP BEST MANAGEMENT PRACTICE
- POC POINT OF CONNECTION
- OFD OVERFLOW DRAIN
- SD STORM DRAIN
- SF SQUARE FOOT
- TYP TYPICAL

GENERAL NOTES

- STORMWATER QUALITY CONTROL BMP (INCLUDING STORM WATER PLANTERS AND LANDSCAPE AREAS) ARE DESIGNED IN ACCORDANCE WITH STANDARDS AND SPECIFICATIONS FROM ALAMEDA COUNTY CLEAN WATER PROGRAM C.3 STORMWATER TECHNICAL GUIDANCE.
- PROJECT PROPOSES LESS IMPERVIOUS AREA THAN PRE-PROJECT CONDITION. THEREFORE, POST-PROJECT FLOW WILL NOT EXCEED PRE-PROJECT DRAINAGE FLOW. (SEE HYDROLOGY TABLE BELOW)
- STORM INLETS SHALL ACT AS A HIGH FLOW BYPASS WHEN STORMWATER COLLECTS FASTER THAN BIO RETENTION FACILITIES CAN FILTER TO UNDERDRAINS.

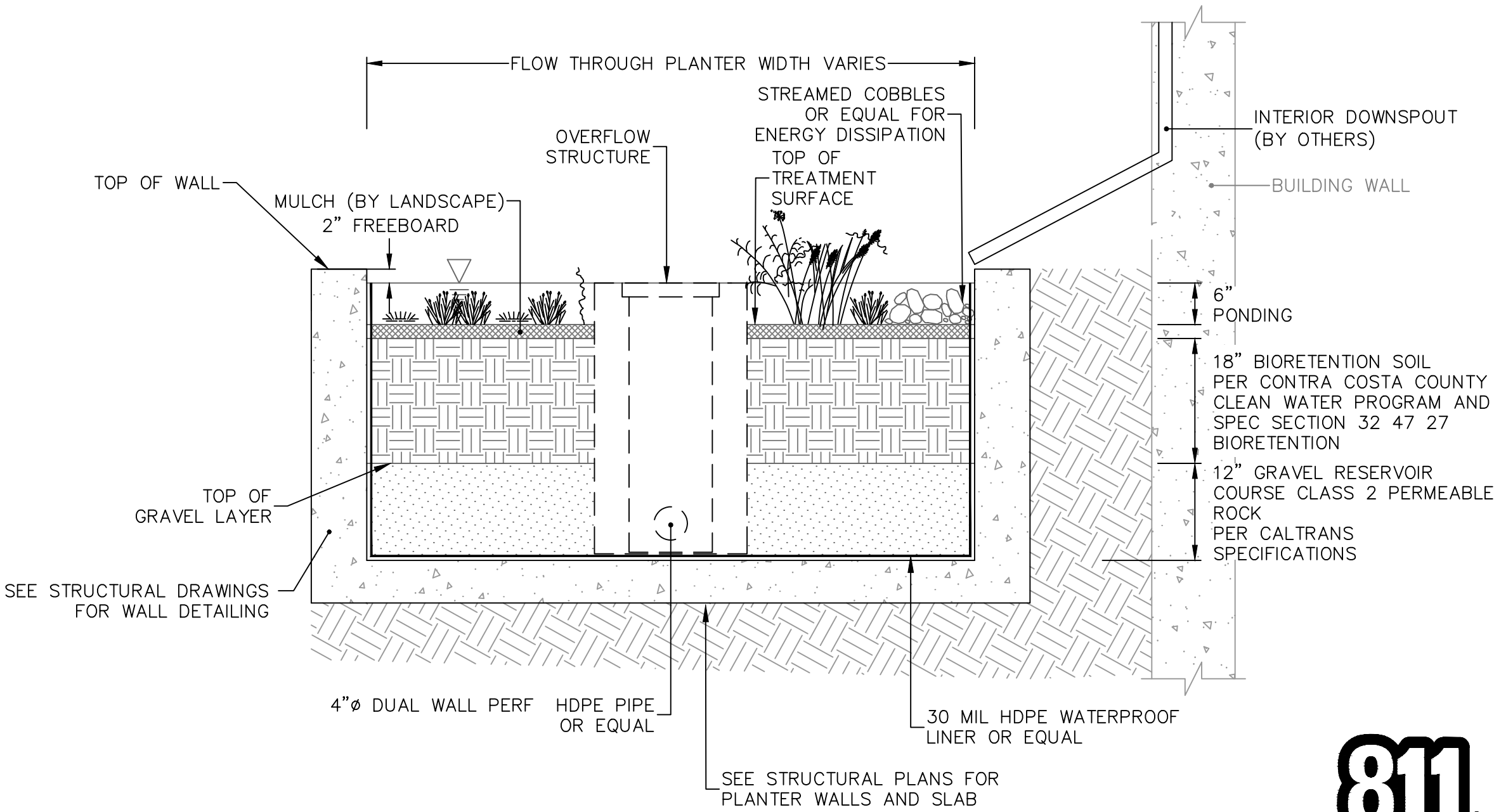
HYDROLOGY TABLE:

	IMPERVIOUS AREA (SF)	IMPERVIOUS RUNOFF COEFFICIENT	PERVIOUS AREA (SF)	PERVIOUS RUNOFF COEFFICIENT	WEIGHTED RUNOFF COEFFICIENT	10 YEAR INTENSITY (INCH/HR)	PEAK FLOW (CFS)
PRE-PROJECT CONDITION	27,810	0.9	5,440	0.25	0.794	2.75	1.67
POST-PROJECT CONDITION	25,779	0.9	7,471	0.25	0.754	2.75	1.58

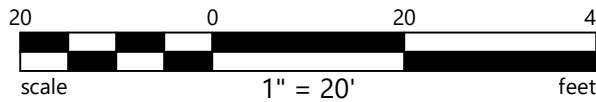
THE PROJECT INCREASES PERVIOUS SURFACE AREA, RESULTING IN A LOWER PEAK FLOW COMPARED TO EXISTING CONDITIONS

STORMWATER CONTROL TABLE

BOUNDARY		CONVENTIONAL SURFACES (SF)		DRAINS TO	LID/BMPs (SF)	SIZE BMP REQ	TOTAL (SF)
SUB-WATERSHED 1 (DMA-1)	LVL	ROOF/CONC/ AC	LANDSCAPE/DG		BMP		
DMA-1	ROOF	6,478	2228	IMP 1	268	268	8,974
DMA-2	ROOF	12,352	—	IMP 2	500	494	12,852
DMA-3	GRND	4,042	—	IMP 3	172	162	4,214
DMA-4	GRND	1539	63	IMP-4	64	62	1,666
DMA-5	GRND	1,155	3,348	SELF-RETAINING	—	—	4,503
DMA-6	GRND	213	118	SELF-RETAINING	—	—	331
DMA-7	GRND	—	710	SELF-TREATING			710
OVERAL TOTAL (SF)		25,779	6,467		1,004	—	33,250



SECTION A
NTS



ENTITLEMENTS

DATE	ISSUE RECORD
9/10/2025	SCHEMATIC DESIGN
12/10/2025	DELTA 1 REVISION
2/11/2026	REVISION 2
3/27/2026	REVISION 3

PROJECT NO:
ISSUE DATE: 3/27/2026

STORMWATER CONTROL PLAN

C2.0

[illegible]

STORMWATER CONTROL PLAN

C2.1

AC	ASPHALT CONCRETE
BMP	BEST MANAGEMENT PRACTICE
CONC	CONCRETE
DMA	DRAINAGE MANAGEMENT AREA
EL	ELEVATION
IMP	INTEGRATED MANAGEMENT PRACTICES
OFD	OVERFLOW DRAIN
SD	STORM DRAIN
SF	SQUARE FOOT
TYP	TYPICAL

1. STORMWATER QUALITY CONTROL BMP (INCLUDING STORM WATER PLANTERS AND LANDSCAPE AREAS) ARE DESIGNED IN ACCORDANCE WITH STANDARDS AND SPECIFICATIONS FROM ALAMEDA COUNTY CLEAN WATER PROGRAM C.3 STORMWATER TECHNICAL GUIDANCE.
2. STORM INLETS SHALL ACT AS A HIGH FLOW BYPASS WHEN STORMWATER COLLECTS FASTER THAN BIO RETENTION FACILITIES CAN FILTER TO UNDERDRAINS.

BOUNDARY	CONVENTIONAL SURFACES (SF)		DRAINS TO	LID/BMPs (SF)	SIZE BMP REQ	TOTAL (SF)
SUB-WATERSHED 1 (DMA-1)	CONC/AC	LANDSCAPE		BMP		
DMA-1	8,038	—	IMP 1	340	322	8,378
DMA-2	—	1125	SELF-TREATING	—	—	1,125
* DMA-3	370	—	EX RAIN GARDEN	—	—	—
OVERALL TOTAL (SF)	8,408	1,125		340		9,503

TW = FS (VARIES)
SEE GRADING PLAN
FOR DETAILS

6" THICK SLAB
WITH #5 VERTICAL
REBAR @ 12" O.C.
EA WAY & #5
HORIZONTAL
REBAR @ 9" O.C.

FINISH GRADE (FG)
OUTSIDE PLANTER

OVERFLOW
STRUCTURE

3" CLR

1"

1' 1"

1' 1"

3'

2" MIN NON-FLOATING MULCH,
SEE C.3 SPECIFICATIONS

2" FREEBOARD

6" MIN PONDING DEPTH

12" MIN OPEN
GRADED GRAVEL

4" DIA PVC PERFORATED
PIPE PERFORATION DOWN

4" PVC SOLID PIPE

4" CLEANOUT

TOP OF WALL (TOW)

6"

SEE GRADING
PLAN

SEE STRUCTURAL
DRAWINGS FOR LAP SPLICE

PARKING LOT

18" THICK LOAMY SAND PER
STORMWATER TECHNICAL GUIDANCE

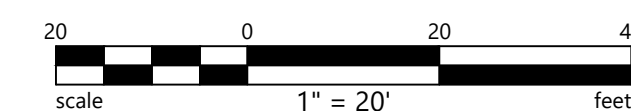
PVC SOLID OUTFLOW PIPE TO SD

#4 @ 12" O.C.
TOP AND BOTTOM

#5 @ 12" O.C.
TOP AND BOTTOM

PLACE 40 MIL PLASTIC LINER OR APPROVED EQUAL
BELOW DRAIN ROCK PER SECTION 8.12 OF
GEOTECHNICAL REPORT. LINER SHALL EXTEND TO
HIGHEST PONDING ELEVATION, TYPICALLY THE TOP OF
RIM OF OVERFLOW INLET

2 BIORETENTION



SHEET INDEX

- L-0.1 SCHEMATIC LANDSCAPE - OVERALL PLAN
- L-1.0 SCHEMATIC LANDSCAPE PLAN - GROUND FLOOR ENLARGEMENTS
- L-1.1 SCHEMATIC LANDSCAPE PLAN - ROOF DECK
- L-2.0 LANDSCAPE CONCEPT IMAGERY
- L-3.0 PLANTING CONCEPT PLAN - GROUND FLOOR OVERALL
- L-3.1 PLANTING CONCEPT PLAN - ROOF DECK
- L-3.2A PLANTING SCHEDULE
- L-3.2B PLANTING CONCEPT IMAGERY
- L-4.0 IRRIGATION HYDROZONE PLAN - GROUND FLOOR OVERALL
- L-4.1 IRRIGATION HYDROZONE PLAN - ROOF DECK
- L-4.2A IRRIGATION EQUIPMENT, NOTES & WELO CALCULATIONS



WELO COMPLIANCE NOTE

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.

CHRISTIAN MERO
SIGNATURE

03-25-2026
DATE

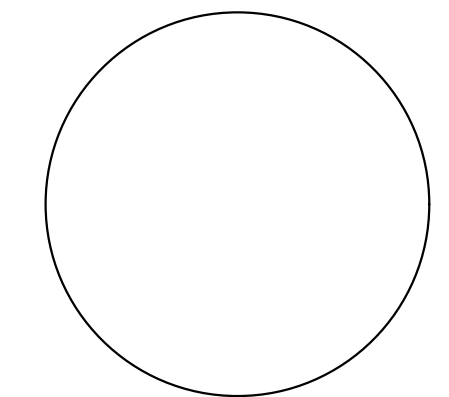
NOTES

1. SITE PLAN INFORMATION DERIVED FROM ARCHITECTURAL PLANS, DATED 03-11-26. EXACT LOCATIONS OF ALL ELEMENTS TO BE CONFIRMED IN FIELD.

122
WEST

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510.992.3122

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3788 DEPOT RD
LANDSCAPE PLANS
3788 DEPOT RD., HAYWARD, CA

PHASE AGENCY SUBMITTAL

DATE 03/27/2026

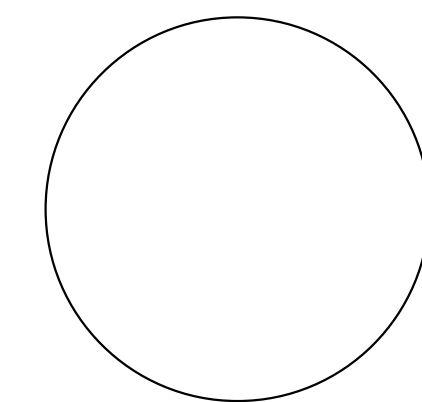
REVISIONS

No.	Description	Date
	REVISION 3	03-27-26
	REVISION 2	02-11-26
	DELTA 1 REVISION	12-10-25

SCHEMATIC
LANDSCAPE -
OVERALL PLAN

L-0.1

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DATE 03/27/2026
REVISIONS

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3	REVISION 3	03-27-26
2	REVISION 2	02-11-26
1	DELTA 1 REVISION	12-10-25

L-1.0

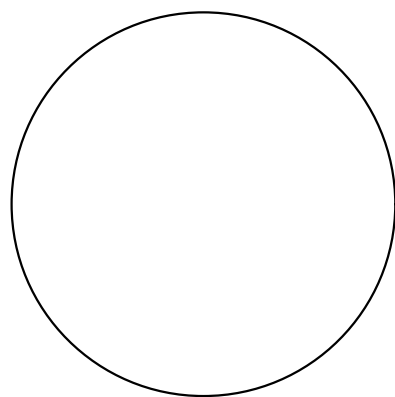


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3788 DEPOT RD, HAYWARD, CA

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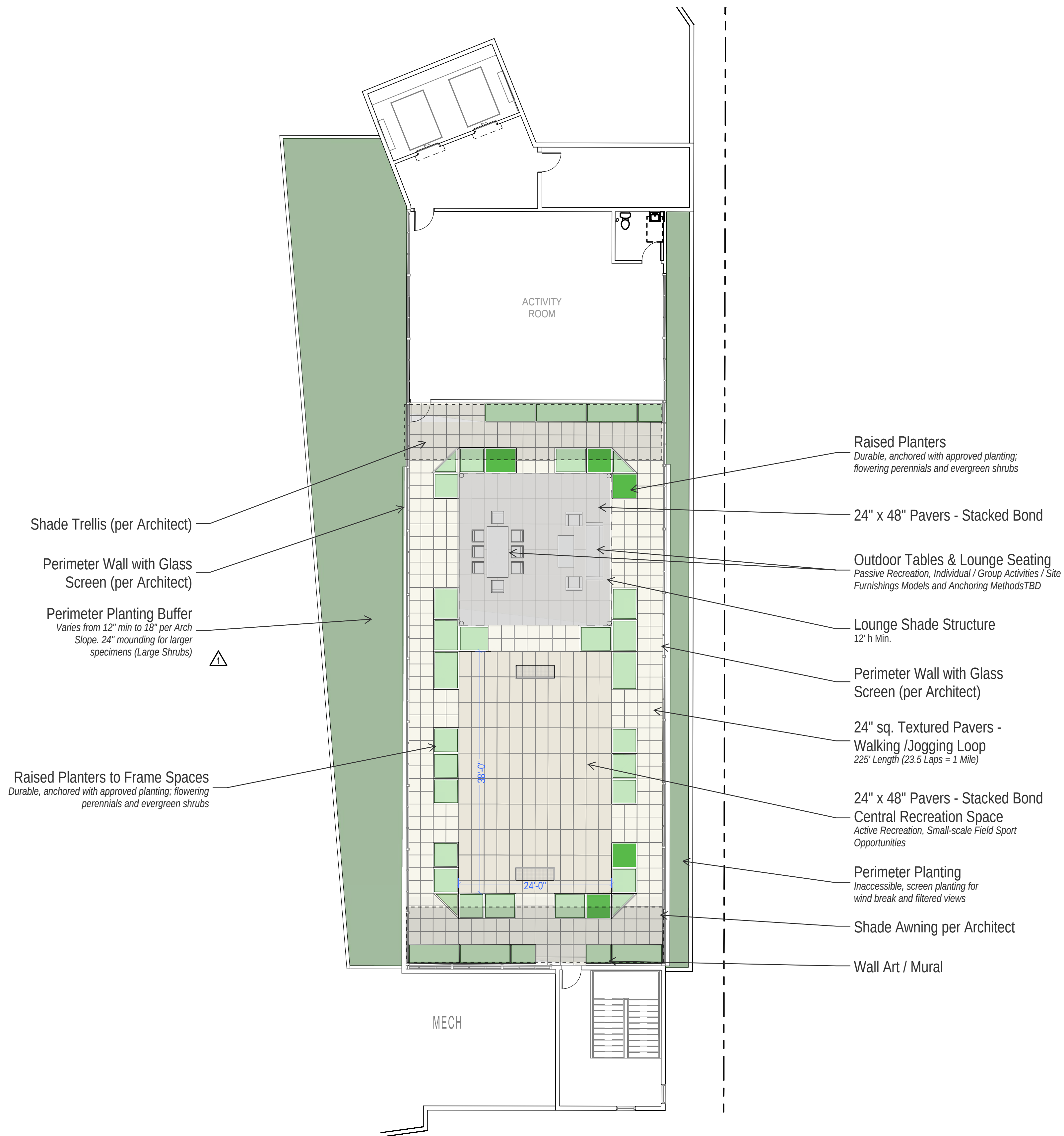
DATE 03/27/2026

REVISIONS

No.	Description	Date
REVISION 3		03-27-26
REVISION 2		02-11-26
DELTA 1 REVISION		12-10-25

SCHEMATIC
LANDSCAPE PLAN -
ROOF DECK

L-1.1



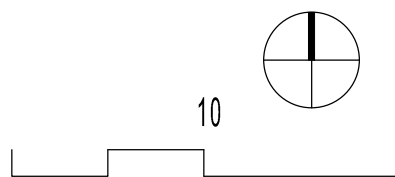
WELO COMPLIANCE NOTE

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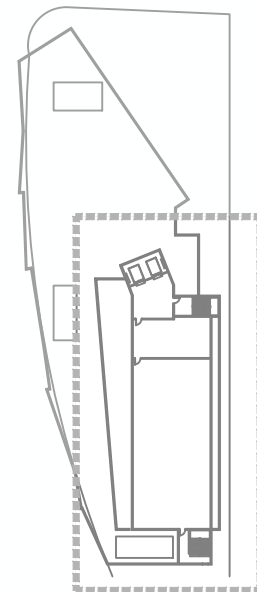
SIGNATURE

03-25-2026
DATE

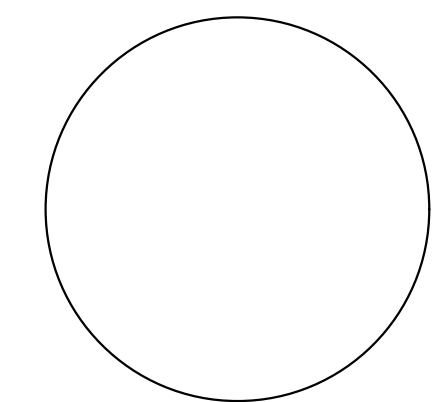
NOTES
1. SITE PLAN INFORMATION DERIVED FROM ARCHITECTURAL PLANS, DATED 03-11-26. EXACT LOCATIONS OF ALL ELEMENTS TO BE CONFIRMED IN FIELD.



KEYMAP - ROOF DECK



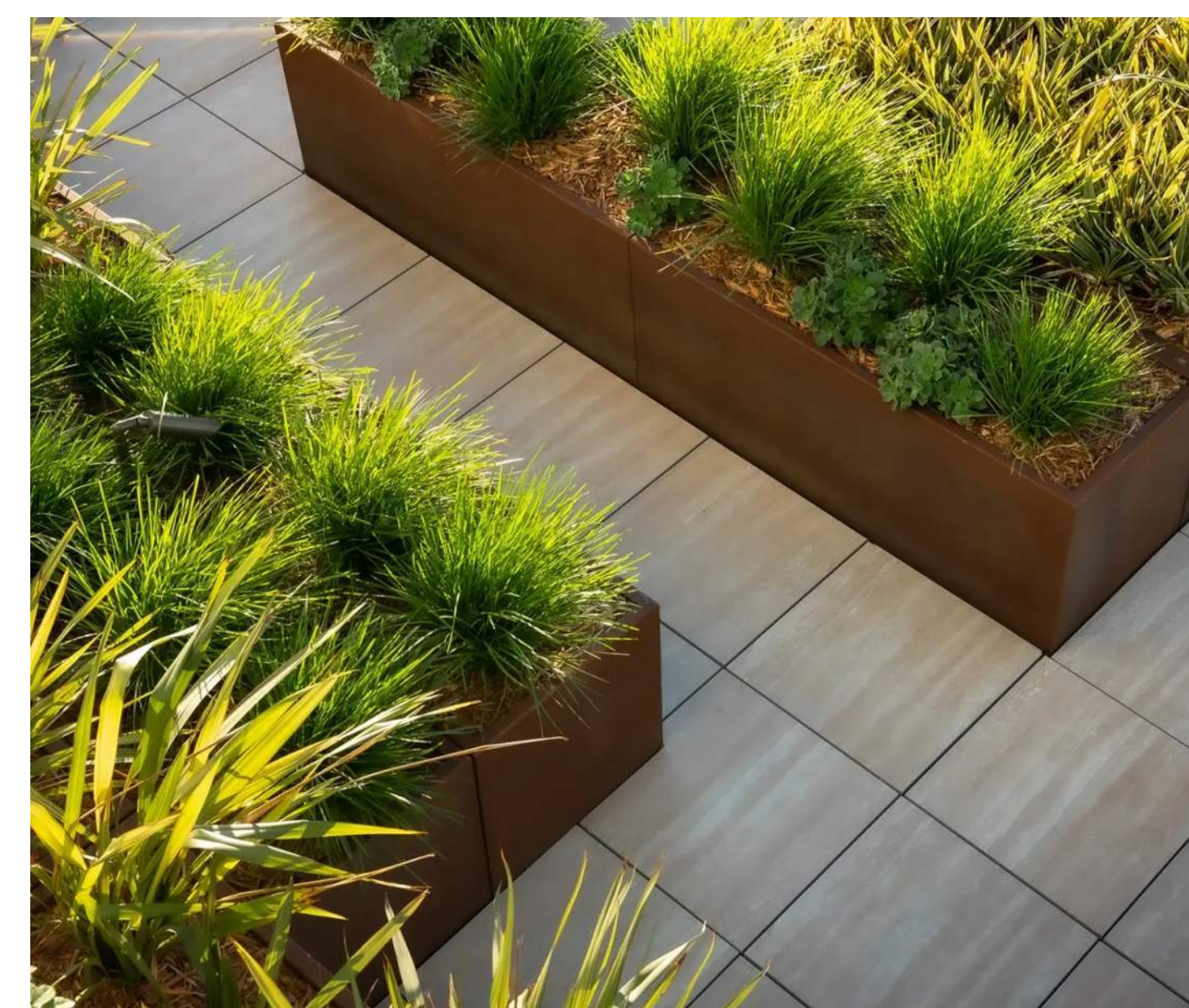
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⚠	DELTA 1 REVISION	12-10-25

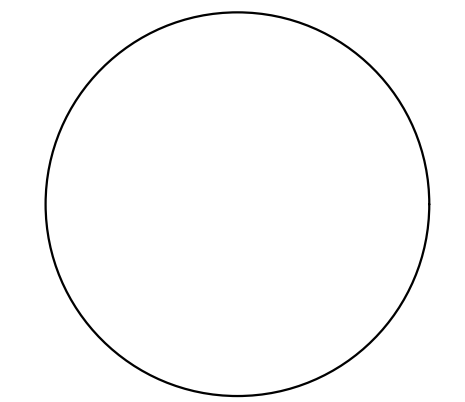
L-2.0





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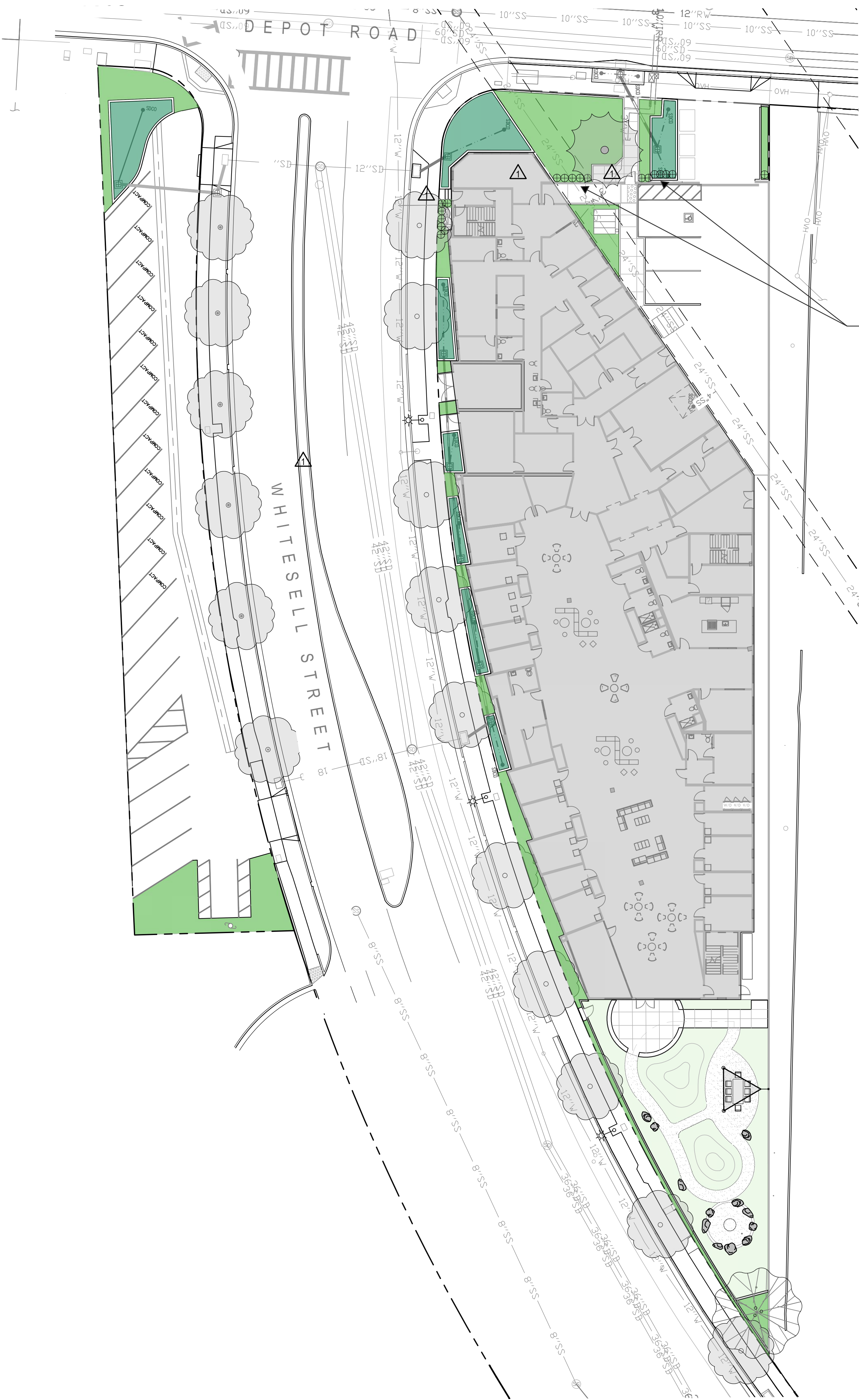
PHASE AGENCY SUBMITTAL		
DATE 03/27/2026		
REVISIONS		
No.	Description	Date
REVISION 3		03-27-26
REVISION 2		02-11-26
DELTA 1 REVISION		12-10-25

PLANTING CONCEPT
PLAN - GROUND
FLOOR OVERALL

L-3.0

PLANT SCHEDULE (ABBREVIATED)

- Symbol
- Existing Street Tree to Remain
- Existing On-Site Tree to Remain
- Specimen Shade Tree
- Mixed Shrubs, Perennials, Grasses & Groundcover by Zone
- Hedge and Screening
- Entry / Perimeter Landscape
- Bio-Retention Basin
- Courtyard Gathering Space



Screen Shrubs in planting areas along exterior side of fence, typ.

SUMMARY DATA:

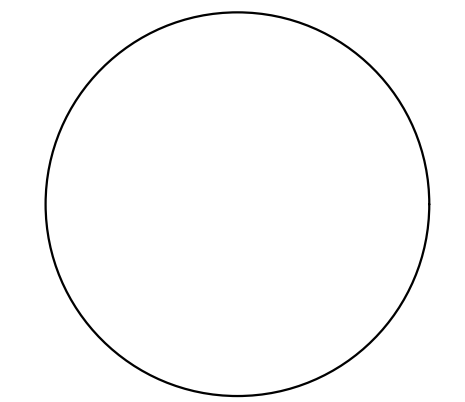
TOTAL LANDSCAPE AREA	9,066 SF
PROJECT TYPE:	PRIVATE
WATER SOURCE:	POTABLE

NOTES
1. SITE PLAN INFORMATION DERIVED FROM ARCHITECTURAL PLANS, DATED 03-11-26. EXACT LOCATIONS OF ALL ELEMENTS TO BE CONFIRMED IN FIELD.



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DATE 03/27/2026		
REVISIONS		
No.	Description	Date
REVISION 3		03-27-26
REVISION 2		02-11-26
DELTA 1 REVISION		12-10-25

PLANTING
CONCEPT PLAN -
ROOF DECK

L-3.1

PLANT SCHEDULE (ABBREVIATED)

Symbol

Roof Deck Planters

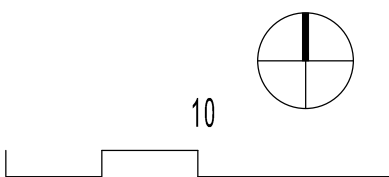
Green Roof Perimeter Planting

Perimeter Planting Buffer
Inaccessible, Soil Depth Varies from 12" min to 18" per Arch Slope. 24" mounding for larger specimens (Large Shrubs)

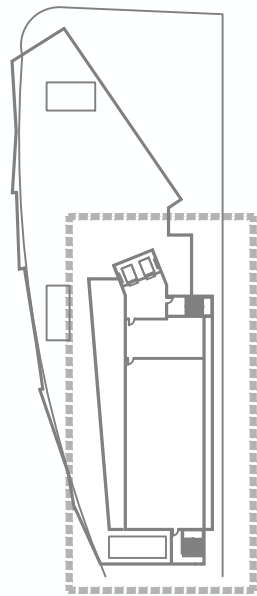
Raised Planters
Perimeter Roof Deck Planting
Inaccessible, Soil Depth Varies from 12" min to 18" per Arch Slope. 24" mounding for larger specimens (Large Shrubs)

SUMMARY DATA:

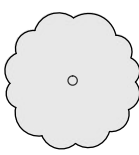
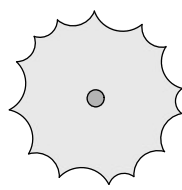
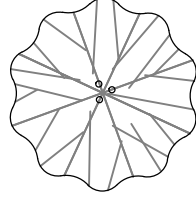
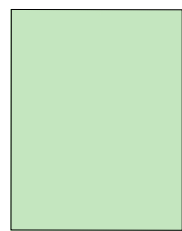
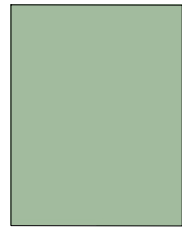
TOTAL LANDSCAPE AREA	9,066 SF
PROJECT TYPE:	PRIVATE
WATER SOURCE:	POTABLE



KEYMAP - ROOF DECK



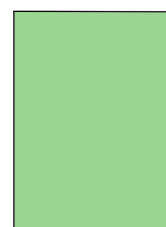
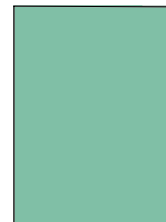
PLANT SCHEDULE - SUNSET ZONE 17

Symbol	Common Name	Botanical Name	Quantity	Size	Wucols	Notes
Existing Street Tree to Remain						
						
Existing On-Site Tree to Remain						
						
Specimen Shade Trees						
	Specimen Tree Coast Live Oak	<i>Quercus agrifolia</i>		48" Box	L	
Mixed Shrubs, Perennials, Grasses & Groundcover by Zone (All species to be size #1 minimum.)						
Hedge and Screening						
	Waxleaf Privet	<i>Ligustrum japonicum 'Texanum'</i>		#15 Min.	M	Pollinator
Roof Deck Planters						
	Californica Fescue	<i>Festuca californica</i>		#5 Min.	L	Native
	Deer Grass	<i>Muhlenbergia rigens</i>			L	Native
	Cleveland Sage	<i>Salvia clevelandii</i>			L	Native Pollinator, Light Purple Flower
	Sonoma Coast Yarrow	<i>Achillea millefolium 'Sonoma Coast'</i>			L	Native Pollinator, Off-White Flower
	Meadow Sedge	<i>Carex pansa</i>			L	Native
	Rosemary	<i>Salvia rosmarinus</i>			L	Native Pollinator
	Thyme	<i>Thymus spp</i>			L	Pollinator
	Oregano	<i>Origanum spp</i>			L	Pollinator
	Yerba Buena	<i>Clinopodium douglasii</i>			L	Native Pollinator
Green Roof Perimeter Planting						
	'Eve Case' Coffeeberry	<i>Rhamnus californica 'Eve Case'</i>		#5 Min.	L	Native Pollinator
	Manzanita species	<i>Arctostaphylos var.</i>			L	Herbaceous Varieties, Native Pollinator
	California Fescue	<i>Festuca californica</i>			L	Native
	Deer Grass	<i>Muhlenbergia rigens</i>			L	Native
	Sonoma Coast Yarrow	<i>Achillea millefolium 'Sonoma Coast'</i>			L	Native Pollinator, Off-White Flower
	Meadow Sedge	<i>Carex pansa</i>			L	Native
	Prostrate Coyote Bush	<i>Baccharis pilularis 'Pigeon Point'</i>			L	Native Pollinator
	Sticky Monkey Flower	<i>Mimulus aurantiacus var.</i>			VL	Native Pollinator
	Coast Buckwheat	<i>Eriogonum latifolium</i>			L	Native

SUMMARY DATA:

TOTAL LANDSCAPE AREA 9,066 SF
PROJECT TYPE: PRIVATE
WATER SOURCE: POTABLE

PLANT SCHEDULE - SUNSET ZONE 17 (cont.)

Symbol	Common Name	Botanical Name	Quantity	Size	Wucols	Notes
Mixed Shrubs, Perennials, Grasses & Groundcover by Zone (All species to be size #1 minimum.)						
Entry / Perimeter Landscape						
	Giant Chain Fern	Woodwardia fimbriata	#5 Min.	M	Native	
	Western Sword Fern	Polystichum munitum		M	Native Pollinator	
	'Eve Case' Coffeeberry	Rhamnus californica 'Eve Case'		L	Native Pollinator	
	Manzanita species	Arctostaphylos var.		L	Herbaceous Varieties, Native Pollinator	
	California Fescue	Festuca californica		L	Native	
	Deer Grass	Muhlenbergia rigens		L	Native	
	Cleveland Sage	Salvia clevelandii		L	Native Pollinator	
Bio-Retention						
	Valley Sedge	Carex barbarae	#1	L	Native Pollinator	
	Foothill Sedge	Carex tumulicola			Native Pollinator	
	California Grey Sedge	Juncus patens			Native	
Courtyard Gathering Space						
	Western Sword Fern	Polystichum munitum	#5 Min.	M	Native Pollinator	
	'Eve Case' Coffeeberry	Rhamnus californica 'Eve Case'		L	Native Pollinator	
	Manzanita species	Arctostaphylos var.		L	Herbaceous Varieties, Native Pollinator	
	California Fescue	Festuca californica		L	Native	
	Deer Grass	Muhlenbergia rigens		L	Native	
	Cleveland Sage	Salvia clevelandii		L	Native Pollinator, Light Purple Flower	
	Provence Lavender	Lavandula x intermedia 'Provence'		L	Pollinator, Purple Flower	
	Sonoma Coast Yarrow	Achillea millefolium 'Sonoma Coast'		L	Native Pollinator, Off-White Flower	
	Meadow Sedge	Carex pansa		L	Native	
No-mow Fescue	Native Mow Free Fescue Blend	L	Native			

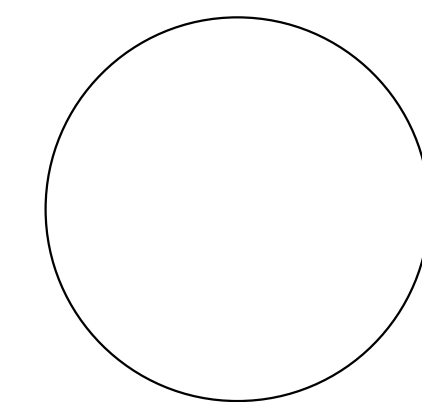
PLANTING NOTES

1. PLANT SYMBOLS WITH MULTIPLE SPECIES LISTED MAY BE ANY OF THE SPECIES, AS AVAILABLE AT TIME OF INSTALLATION.
2. ALL PLANTING AREAS TO RECEIVE 3" LAYER COMPOSTED BARK MULCH (50% 'GARDEN MULCH' + 50% 'FOREST FLOOR BARK' BY: AMERICAN SOIL & STONE) CONTRACTOR TO SUBMIT SAMPLES FOR REVIEW AND APPROVAL.
3. ALL PROPOSED PLANT SPECIES ARE CLIMATE-ADAPTED TO HAYWARD AND ARE INTENDED TO BE LOW-MAINTENANCE.
4. PLANT CITY STREET TREES ACCORDANCE WITH THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) A300 (PART 6)-2012.
5. SEE CITY OF HAYWARD 'TREE PRESERVATION DURING CONSTRUCTION' RECOMMENDATIONS FOR TREE PROTECTION GUIDELINES.
6. SEE ARBORIST PLANS FOR EXISTING TREE INFORMATION
7. CONTRACTOR TO OBTAIN TREE REMOVAL PERMIT PRIOR TO REMOVAL OF ANY TREE.
8. INSTALL ROOT BARRIERS LINEARLY AGAINST THE PAVING EDGE WHERE TREES ARE WITHIN 7'-0" OF PAVEMENT OR BUILDING.
9. PROVIDE 9 CUBIC YARDS OF CERTIFIED ORGANIC AMENDMENT PER 1000 SQ. FT. FOR ALL PLANTING AREAS AT A RATIO OF 1:4 TO THE DEPTH OF NINE INCHES OF SOIL BEING THOROUGHLY INCORPORATED. ADDITIONAL OR AMENDED SOIL AMENDMENT MIX SHALL BE RECOMMENDED BY A SOIL LABORATORY UPON A SOIL TEST.



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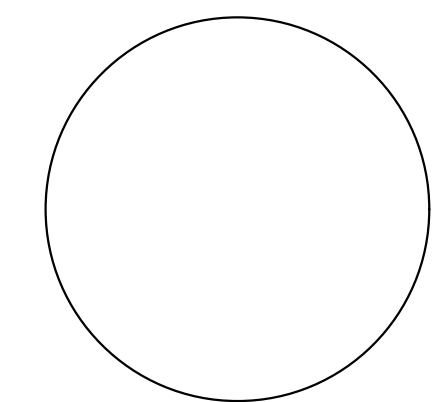
REVISIONS

No.	Description	Date
	REVISION 3	03-27-26
	REVISION 2	02-11-26
	DELTA 1 REVISION	12-10-25

PLANTING SCHEDULE

L-3.2A

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REVISIONS

No.	Description	Date
	REVISION 3	03-27-26
	REVISION 2	02-11-26
	DELTA 1 REVISION	12-10-25

PLANTING CONCEPT IMAGERY

L-3.2B



HYDROZONES - GROUND FLOOR (ABBREVIATED)

SYMBOL / NUMBER	DESCRIPTION	AREA	VALVES
1	DEPORT RD. FRONTAGE AT ENTRY - MODERATE	497 SF	1
2	(E) TREE TO REMAIN AT DEPOT RD FRONTAGE - MODERATE	10 SF	1
3	BIO-TREATMENT BASIN AT DEPOT RD ENTRY - LOW	171 SF	1
4	DEPORT RD. FRONTAGE AT CORNER - MODERATE	505 SF	1
5	INTERIOR PARKING AREA - MODERATE	132 SF	1
6	WHITESSELL FRONTAGE NORTH BIO-RETENTION - LOW	548 SF	1
7	WHITESSELL FRONTAGE SOUTH BIO-RETENTION - LOW	208 SF	1
8	WEST COURTYARD NORTH - LOW	243 SF	1
9	WEST COURTYARD SOUTH - LOW	355 SF	1
10	CENTER MOUNDS NORTH - LOW	522 SF	1
11	CENTER MOUNDS SOUTH - LOW	315 SF	1
12	EAST COURTYARD NORTH - LOW	306 SF	1
13	EAST COURTYARD SOUTH - LOW	310 SF	1
14	COURTYARD CORNER PLANTER - MODERATE	95 SF	1
15	COURTYARD CORNER TREE - LOW	10 SF	1
25	AT GRADE PLANTING ON WHITESSELL - NORTH - MOD	200 SF	1
26	AT GRADE PLANTING ON WHITESSELL - SOUTH - MOD	480 SF	1
27	WHITESSELL PARKING LOT - BIO-RETENTION - LOW	340 SF	1
28	WHITESSELL PARKING LOT - NORTH END - MODERATE	372 SF	1
29	WHITESSELL PARKING LOT - SOUTH END - LOW	728 SF	1

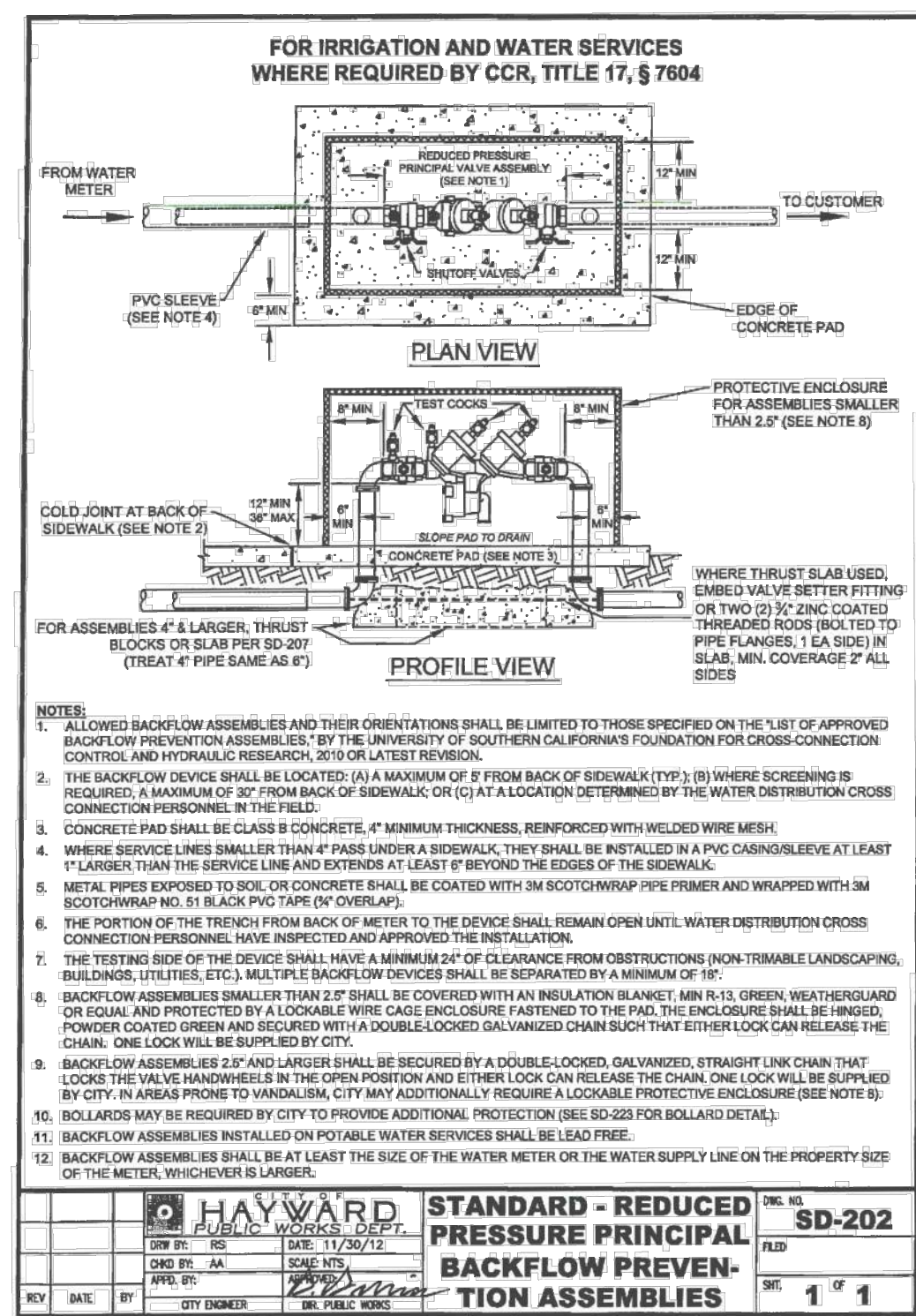
TOTAL ACROSS ENTIRE SITE: 9,066 SF

WELO COMPLIANCE NOTE

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.

DAVID A. AMERSON
SIGNATURE

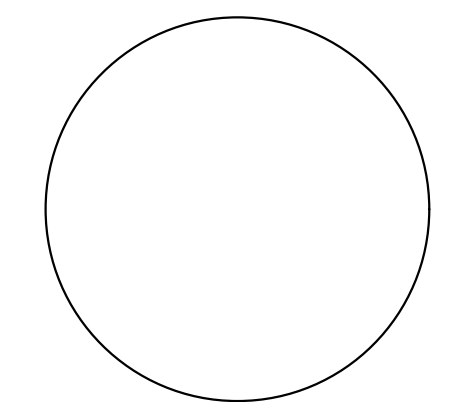
03-25-2026
DATE


CITY OF HAYWARD, CA - CITY STANDARD BACKFLOW PREVENTION DEVICE DETAIL SD - 202


122 WEST

www.122westdesign.com
510.992.3122

The use of these plans and specifications shall be restricted to the original site and owner for which they were prepared. Alteration, reproduction or publication in any form is expressly limited only to the original use without the express written consent of 122 West Landscape Architecture. Title to said plans remains the sole property of 122 West Landscape Architecture.



**3788 DEPOT RD
LANDSCAPE PLANS
3788 DEPOT RD, HAYWARD, CA**

PHASE AGENCY SUBMITTAL

DATE 03/27/2026

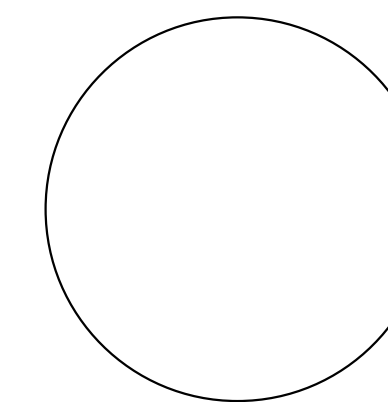
REVISIONS

No.	Description	Date
REVISION 3		03-27-26
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DELTA 1 REVISION		12-10-25

**IRRIGATION
HYDROZONE PLAN -
GROUND FLOOR OVERALL**

L-4.0

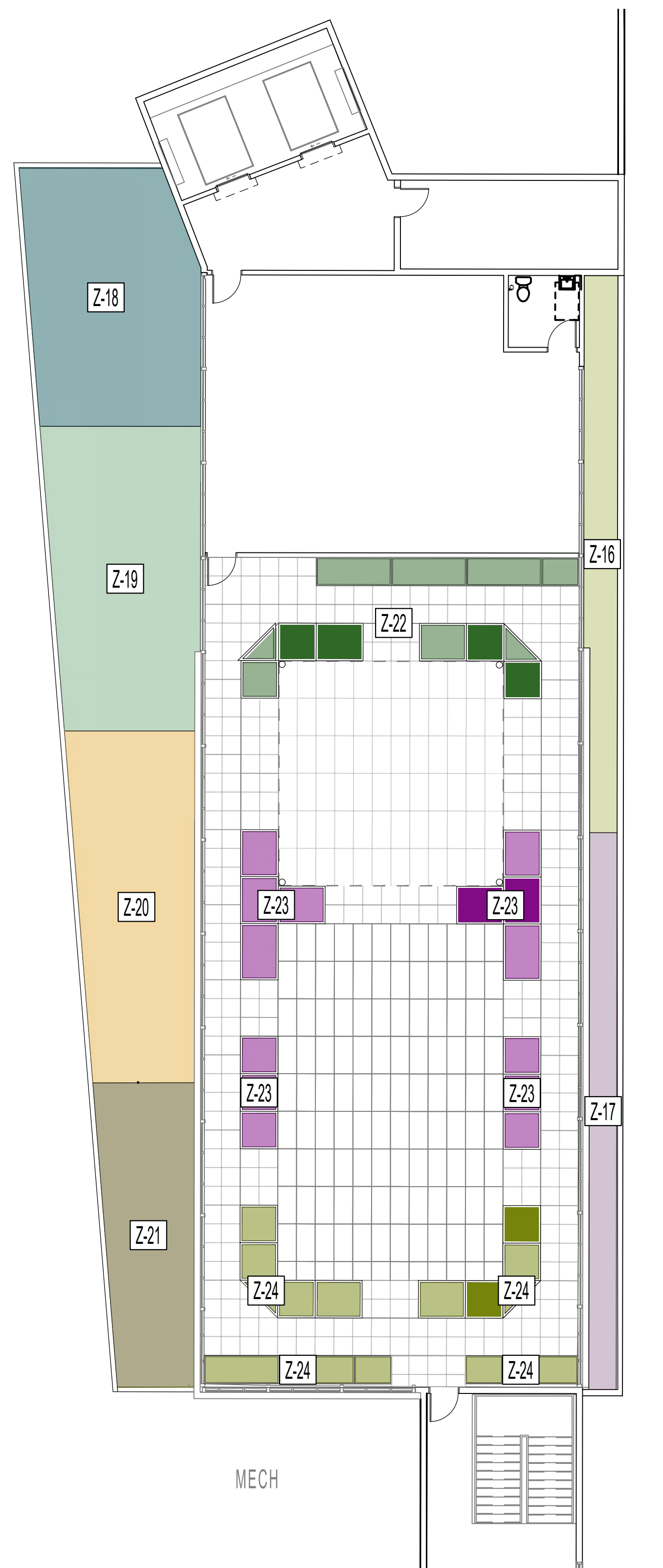
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PHASE AGENCY SUBMITTAL		
DATE 03/27/2026		
REVISIONS		
No.	Description	Date
△	REVISION 3	03-27-26
△	REVISION 2	02-11-26
△	DELTA 1 REVISION	12-10-25

L-4.1

TOTAL ACROSS ENTIRE SITE: 9,066 SF

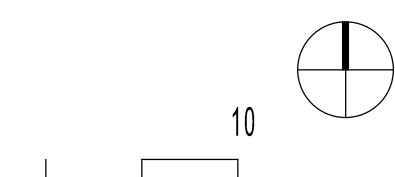


MECH

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.

03-25-2026
DATE

A technical architectural drawing of a building facade, oriented vertically. The drawing is composed of simple black lines on a white background. It features a large, irregularly shaped roofline on the left side. Below the roofline, there is a rectangular window or opening. To the right of this, there is a larger, more complex structure that appears to be a main entrance or a large window, with a smaller rectangular element above it. The entire drawing is overlaid with a grid of small squares, which is used for scale and alignment. The grid lines are thin and light gray.



ITEM	SYMBOL	DESCRIPTION	MANUFACTURER	MODEL NO.
DEDICATED IRRIGATION POINT-OF-CONNECTION FOR IRRIGATION AND METER ONLY		REFER TO CIVIL PLANS FOR LOCATION INFORMATION	SEE CIVIL SHEET L-1.0	
IRRIGATION 'SMART' CONTROLLER		IRRIGATION 'SMART' CONTROLLER MOUNTED ON WALL INSIDE WEATHERPROOF LOCKABLE CABINET. SWITCH AND SURGE PROTECTION - PROVIDE ON-SITE WEATHER SENSOR AND ENCLOSURE IN VICINITY AS DIRECTED BY ON-SITE OPERATOR	HUNTER	PRO-HC
REDUCED PRESSURE BACKFLOW PREVENTER		REDUCED PRESSURE (RP) BACKFLOW PREVENTER ASSEMBLY / ENCLOSURE - 2-INCH SIZE (PROPOSED LOCATION TO BE CONFIRMED)	FEBCO V.I.T.	150-825-Y SBBC-30SS
FLOW METER		HC FLOW METER - PVC HOUSING - 1-INCH SIZE - WITHIN MASTER VALVE ENCLOSURE ASSEMBLY- REQUIRED HARD-WIRE	HUNTER	HC FLOW METER
MASTER CONTROL VALVE		MASTER CONTROL VALVE - 1-INCH SIZE - 24 VOLT IRRIGATION SOLENOID - THREADED ENDS - LOCATE MASTER VALVE BEFORE FLOW SENSOR	SUPERIOR	
		SOIL CLIK - LOCATED IN FIELD AS DIRECTED BY OWNER - REQUIRES HARD-WIRE AND WALL PLACEMENT ADJACENT TO CONTROLLER		

City of HAYWARD

Document Preparation Date

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.

CHRISTINA MENDO
SIGNATURE

2

TOTAL: 9,066 SF

1

STATIC WATER PRESSURE READING AT THE POINT-OF-CONNECTION FOR THE IRRIGATION SYSTEM IS PENDING. CONTRACTOR TO VERIFY STATIC WATER PRESSURE IN FIELD PRIOR TO CONSTRUCTION.

STATIC PRESSURE NOTE