

U-Haul- Hayward

4150 POINT EDEN WAY



CONSULTANT:

PROFESSIONAL STAMP:



AGENCY APPROVAL:

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

KEY PLAN:

Owner

U-HAUL COMPANY OF SAN FRANCISCO

4150 POINT EDEN WAY

COVER SHEET

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

G001

PROJECT DATA

ZONING:	IP- INDUSTRIAL PARK	
APN:	461 0085-020-03	
NORTH SITE AREA GROSS:	6.83 AC	
DETECTION:	297,762 SF	
SLOPE:	8.743 SF	
EASEMENTS:	0 SF	
LANDSCAPE:	45,840 SF	@16%
NET:	5.58 AC	
	243,179 SF	
BUILDING FOOTPRINT:	113,726 SF	
NORTH BUILDING USE:		
WAREHOUSE:	110,271 SF	
OFFICE:	2,785 SF	
COVERAGE:		
GROSS:	38%	
NET:	47%	
PARKING REQUIRED:		
WAREHOUSE:	10000 SF	55 STALLS
OFFICE:	1020 SF	11 STALLS
TOTAL:		67 STALLS
PARKING PROVIDED:		
AUTO:	79 STALLS	
REQ. ACCESSIBLE:	2 STALLS	
REQ. EV:	2 STALLS	
BIKE STALL:	2 STALLS	
BIKE LOCKER:	2 SPACES	
BUILDING TRUCK DOCKS:		
18X DOCK - HIGH OH DOORS:	12	
12X10 GRADE LEVEL OH DOORS:	3	

PROJECT CONSULTANTS

ARCHITECT	ENVIRONMENTAL CONSULTANT
RENATA FLECHIA TYLER, AIA, SENIOR PRINCIPAL ARCHITECT	GEOFF MONK
ATI ARCHITECTS + ENGINEERS	MONK & ASSOCIATES, INC.
4750 WILLOW ROAD #250	4750 WILLOW ROAD #250
PLEASANTON, CA 94588	WILMONT CREEK, CA 94595
925.448.8800	925.943.4847
rttyler@ati.com	geoff@monkassociates.com
CIVIL ENGINEER	U-HAUL OF SAN FRANCISCO
ADAM MANNING	JERRY OWENS
KOR & WRIGHT CIVIL ENGINEERS & LAND SURVEYORS, INC.	U-HAUL COMPANY OF SAN FRANCISCO
2800 COLLIER CANYON ROAD	800 SAN LEANDRO ST
LIVERMORE, CA 94551	OAKLAND, CA 94621
925.263.8780	510.773.0638
amanning@korwright.com	jerry_owens@uhaul.com
LANDSCAPE ARCHITECT	
BRUCE JETT	
JETT LANDSCAPE ARCHITECTURE + DESIGN	
2 THEATERS SQUARE #218	
ORINDA CA 94563	
925.254.5427	
bruce@jettland.com	

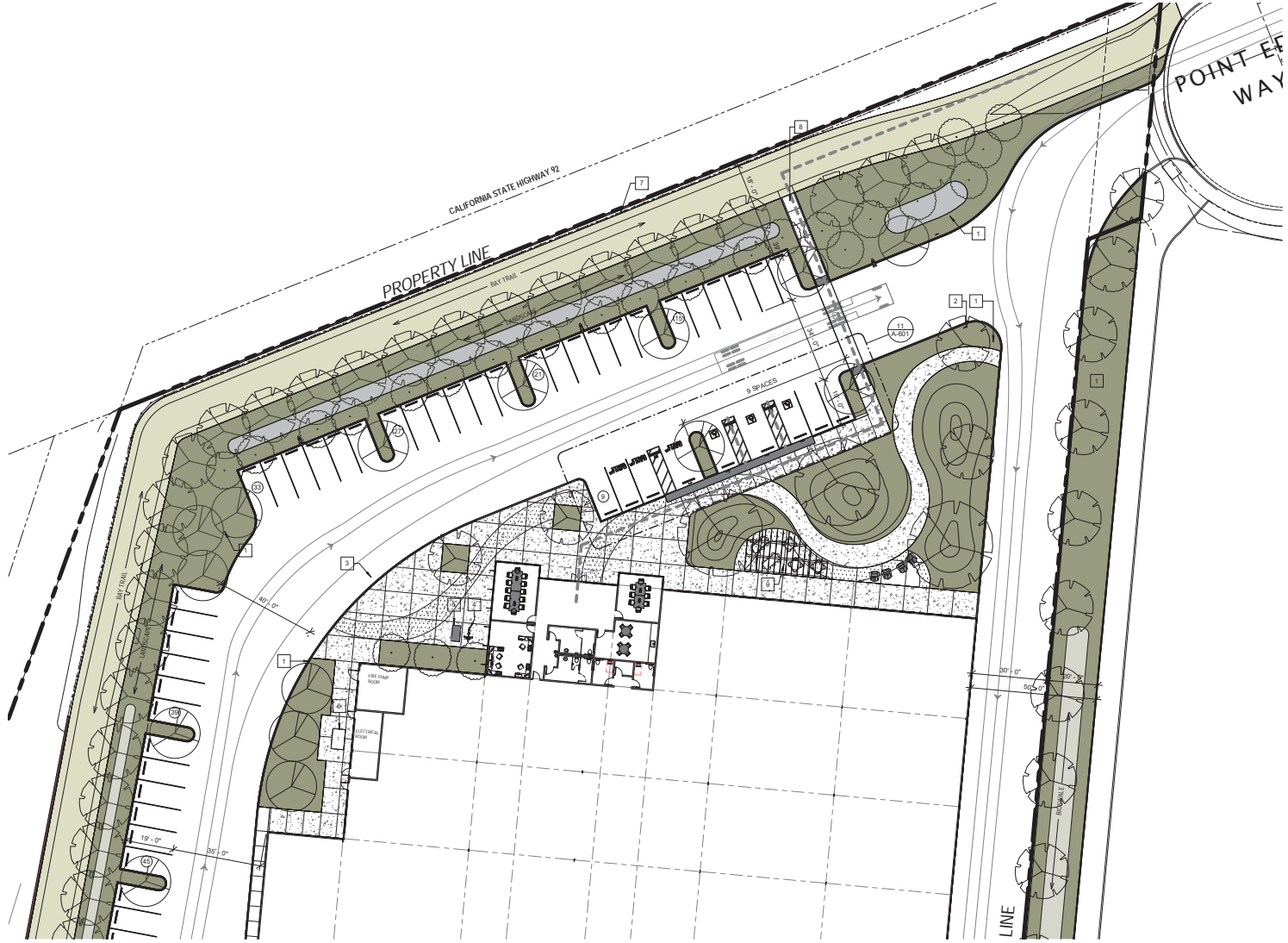
SHEET INDEX

G001	COVER SHEET
A-100	SITE PLAN
A-101	ENLARGED SITE PLAN
A-102	EXISTING CONDITION SITE PLAN
A-103	BUILDING EXTERIOR PLAN
A-104	OFFICE LAYOUT
A-105	ROOF PLAN
A-201	EXTERIOR ELEVATION
A-302	SITE SECTIONS
A-501	RENDERED EXTERIOR VIEWS
A-601	SITE ELEMENTS
A-602	TRASH ENCLOSURE & OTHER DETAILS
Z001	TOPOGRAPHIC SURVEY
C2.0	PRELIMINARY GRADING & DRAINAGE PLAN
C3.0	PRELIMINARY UTILITY PLAN
C4.0	EROSION CONTROL PLAN
C5.0	PRELIMINARY STORM WATER QUALITY CONTROL PLAN
L001	PRELIMINARY LANDSCAPE PLAN
P1	PHOTOMETRIC PLAN

SITE VICINITY MAP



4/20/2020 10:52:27 AM
 I:\2020\03\03\U-Haul\Hayward\U-Haul-Hayward.dwg (P)03/27/20



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

- KEY NOTES**
- 1 LANDSCAPE IRRIGATED AREA, SEE L1.01
 - 2 ACCESSIBLE ENTRY SIGNAGE
 - 3 CONCRETE PAVEMENT
 - 4 BIKE RACK - SEE DETAIL B1A02
 - 5 BIKE LOCKER
 - 6 TRANSFORMER
 - 7 FENCE
 - 8 PEDESTRIAN ACCESS TO BAY TRAIL
 - 9 EMPLOYEE AMENITY AREA, SEE L1.01

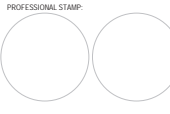
- SITE LEGEND**
- Ⓧ TRANSFORMER WITH CONCRETE PAD
 - Ⓛ PARKING STALL COUNT TOTAL
 - ▬ DOCK HIGH TRUCK DOOR
 - ▬ 26' FIRE LANE
 - GRADE LEVEL TRUCK DOOR
 - PROPERTY LINE
 - ACCESSIBLE PATH OF TRAVEL 1:20 MAX. SLOPE, 2% MAX. CROSS SLOPE
 - LANDSCAPE

USA

ATI
ARCHITECTS
+
ENGINEERS
AN AC MARTIN COMPANY

4700 Wilton Road #250 Placentia, CA 92686 T 951.448.8800
3000 Douglas Blvd #200 Brea, CA 92611 T 951.772.1000
3550 Putnam Street Costa Mesa, CA 92626 T 714.338.1600

CONSULTANT:



AGENCY APPROVAL:

ITEM	REVISION/ISSUE	DATE
A	PLANNING SUBMITTAL	01/22/20
B	PLANNING REVISION	04/24/20

KEY PLAN:

Owner

**U-HAUL COMPANY OF
SAN FRANCISCO**

4150 POINT EDEN WAY

**ENLARGED SITE
PLAN**

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

A-101



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

CONSULTANT:

PROFESSIONAL STAMP:
[Two empty circles for professional stamps]

AGENCY APPROVAL:

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

KEY PLAN:

Owner
**U-HAUL COMPANY OF
SAN FRANCISCO**

4150 POINT EDEN WAY

**EXISTING
CONDITION SITE
PLAN**

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

A-102

DATE: 03/30/2020 10:33:37 AM

THIS DOCUMENT, AND THE INFORMATION CONTAINED HEREIN, ARE THE SOLE PROPERTY OF ATI ARCHITECTS + ENGINEERS AN AC MARTIN COMPANY. WITHOUT THE WRITTEN PERMISSION OF ATI ARCHITECTS + ENGINEERS, NO PART OF THIS DOCUMENT IS TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.



FRONT VIEW



NORTH-WEST VIEW



WEST VIEW

CONSULTANT:

PROFESSIONAL STAMP:



AGENCY APPROVAL:

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

KEY PLAN:

Owner

**U-HAUL COMPANY OF
 SAN FRANCISCO**

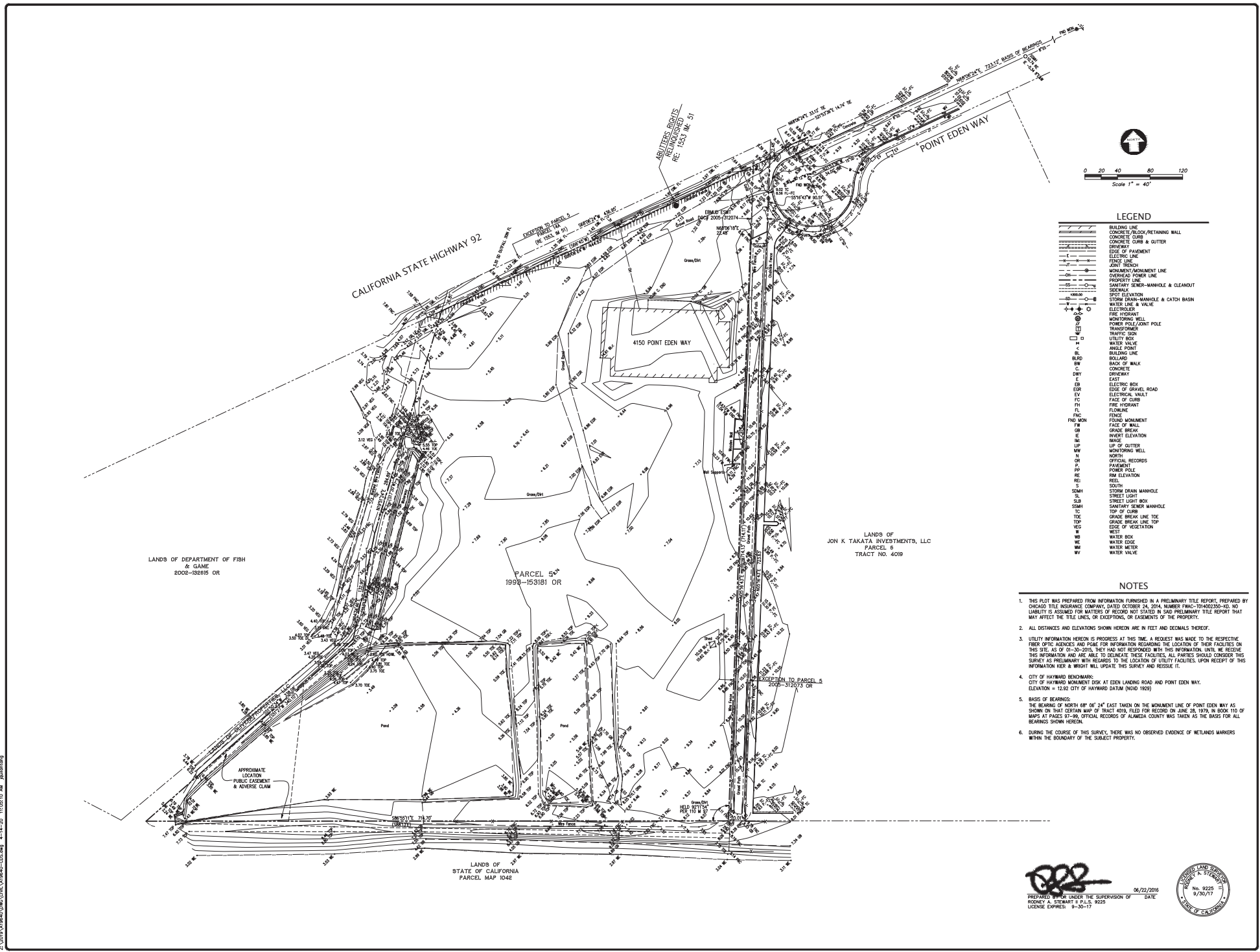
4150 POINT EDEN WAY

**RENDERED
 EXTERIOR VIEWS**

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

A-501

2.0 (2019) AutoCAD Civil 3D (11/2019) JAW jrb/mtm/ary
 4-14-20 10:28:19 AM



LEGEND

[Symbol]	BUILDING LINE
[Symbol]	CONCRETE BLOCK/RETAINING WALL
[Symbol]	CONCRETE CURB
[Symbol]	CONCRETE CURB & GUTTER
[Symbol]	DRIVEWAY
[Symbol]	EDGE OF PAVEMENT
[Symbol]	ELECTRIC LINE
[Symbol]	FENCE LINE
[Symbol]	MONUMENT/ADJUSTMENT LINE
[Symbol]	MONUMENT/POWER LINE
[Symbol]	PROPERTY LINE
[Symbol]	SEMI-ANNUAL SEWER-MANHOLE & CLEANOUT
[Symbol]	SEWER
[Symbol]	SEWER-MANHOLE & CATCH BASIN
[Symbol]	SPOT ELEVATION
[Symbol]	STORM DRAIN-MANHOLE & CATCH BASIN
[Symbol]	WATER LINE & VALVE
[Symbol]	ELECTRIC
[Symbol]	FIRE HYDRANT
[Symbol]	MONITORING WELL
[Symbol]	POWER POLE/ANT PILE
[Symbol]	TRANSFORMER
[Symbol]	TRAFFIC SIGN
[Symbol]	UTILITY BOX
[Symbol]	WATER VALVE
[Symbol]	WATER MAIN
[Symbol]	BUILDING LINE
[Symbol]	ROLLING LINE
[Symbol]	REED
[Symbol]	BM
[Symbol]	CONCRETE
[Symbol]	DRIVEWAY
[Symbol]	POST
[Symbol]	EV
[Symbol]	ELECTRIC BOX
[Symbol]	EDGE OF BRICK ROAD
[Symbol]	ELECTRICAL VAULT
[Symbol]	FACE OF CURB
[Symbol]	FC
[Symbol]	FIRE HYDRANT
[Symbol]	FL
[Symbol]	FENCE
[Symbol]	FENCE MONUMENT
[Symbol]	FACE OF WALL
[Symbol]	GRASS BREAK
[Symbol]	MINVERT ELEVATION
[Symbol]	OR
[Symbol]	LIP OF GUTTER
[Symbol]	MONITORING WELL
[Symbol]	NORTH
[Symbol]	OFFICIAL RECORDS
[Symbol]	PAVEMENT
[Symbol]	POWER POLE
[Symbol]	RM ELEVATION
[Symbol]	REC
[Symbol]	SE
[Symbol]	SOUTH
[Symbol]	STORM DRAIN MANHOLE
[Symbol]	STREET LIGHT
[Symbol]	STREET LIGHT BOX
[Symbol]	SANITARY SEWER MANHOLE
[Symbol]	TOP OF CURB
[Symbol]	GRADE BREAK LINE TOE
[Symbol]	TOP
[Symbol]	GRADE BREAK LINE TOP
[Symbol]	EDGE OF VEGETATION
[Symbol]	VEG
[Symbol]	WB
[Symbol]	WATER BOX
[Symbol]	WE
[Symbol]	WATER EDGE
[Symbol]	WM
[Symbol]	WATER METER
[Symbol]	WV

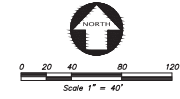
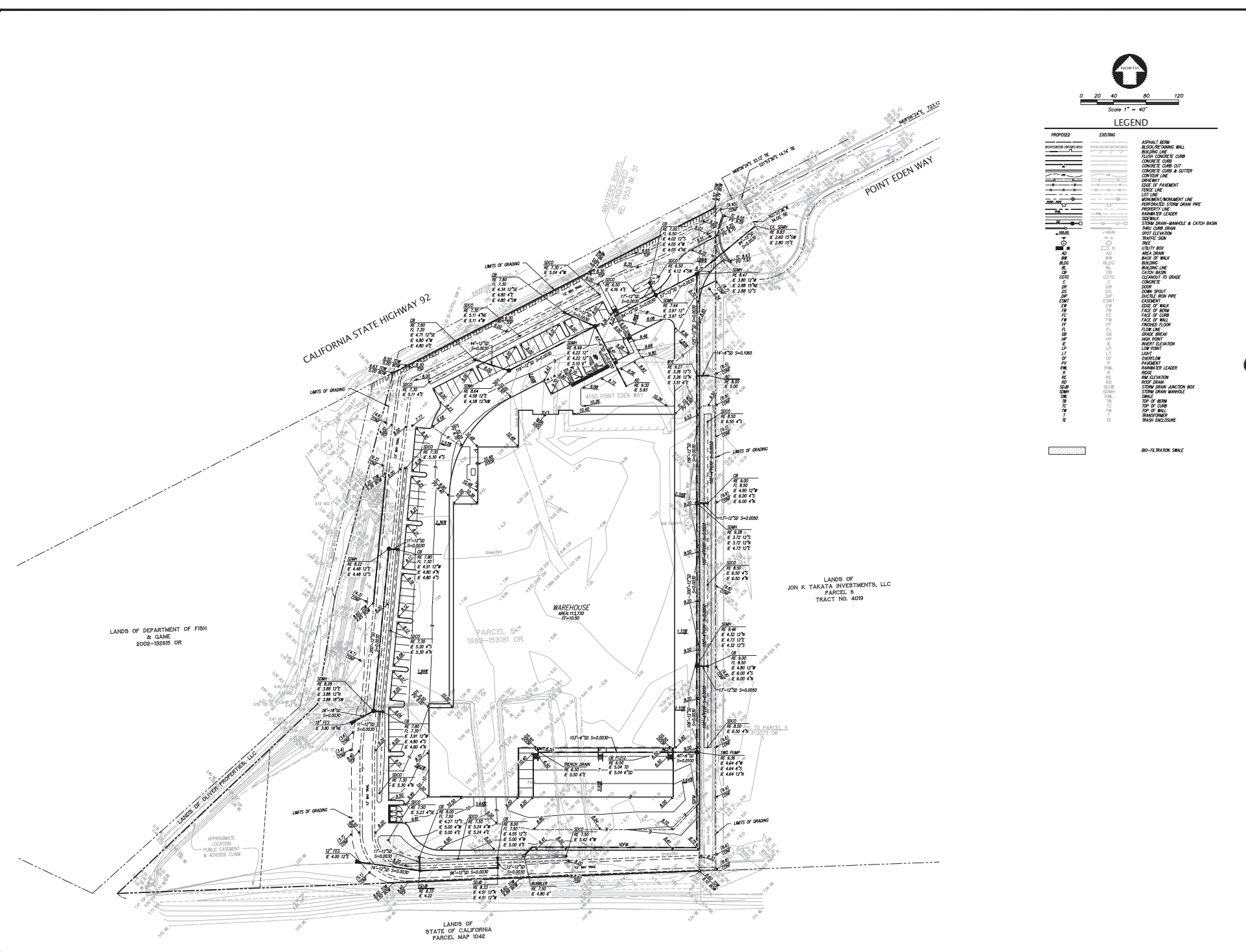
- NOTES**
- THIS PLAN WAS PREPARED FROM INFORMATION FURNISHED IN A PRELIMINARY TITLE REPORT, PREPARED BY CHICAGO TITLE INSURANCE COMPANY, DATED OCTOBER 24, 2014, NUMBER F1W0-T0M00250-NO. NO LIABILITY IS ASSUMED FOR MATTERS OF RECORD NOT STATED IN SAID PRELIMINARY TITLE REPORT THAT MAY AFFECT THE TITLE LINES, OR EXCEPTIONS, OR EASEMENTS OF THE PROPERTY.
 - ALL DISTANCES AND ELEVATIONS SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.
 - UTILITY INFORMATION HEREON IS PRELIMINARY AT THIS TIME. A REQUEST WAS MADE TO THE RESPECTIVE FIELD OFFICE AGENCIES AND FOR INFORMATION REGARDING THE LOCATION OF THEIR FACILITIES ON THIS SITE, AS OF 01-30-2019, THEY HAD NOT RESPONDED WITH THIS INFORMATION. UNTIL WE RECEIVE THIS INFORMATION AND ARE ABLE TO DELINEATE THESE FACILITIES, ALL PARTIES SHOULD CONSIDER THIS SURVEY AS PRELIMINARY WITH REGARDS TO THE LOCATION OF UTILITY FACILITIES. UPON RECEIPT OF THIS INFORMATION KIER & WRIGHT WILL UPDATE THIS SURVEY AND RESOLVE IT.
 - CITY OF HAYWARD BENCHMARK:
CITY OF HAYWARD MONUMENT DISK AT EDEN LANDING ROAD AND POINT EDEN WAY.
ELEVATION = 12.92 CITY OF HAYWARD DATUM (NSD 1955)
 - BASES OF BEARINGS:
THE BEARING OF NORTH 68° 06' 24" EAST TAKEN ON THE MONUMENT LINE OF POINT EDEN WAY AS SHOWN ON THAT CERTAIN MAP OF TRACT 4150, FILED FOR RECORD ON JUNE 28, 1979, IN BOOK 110 OF MAPS AT PAGES 97-99, OFFICIAL RECORDS OF ALAMEDA COUNTY WAS TAKEN AS THE BASIS FOR ALL BEARINGS SHOWN HEREON.
 - DURING THE COURSE OF THIS SURVEY, THERE WAS NO OBSERVED EVIDENCE OF METLAND MARKERS WITHIN THE BOUNDARY OF THE SUBJECT PROPERTY.


 PREPARED BY OR UNDER THE SUPERVISION OF DATE
 RODNEY A. STEWART & P.L.L.C. 0225 8/29/17
 LICENSE EXPIRES: 8-30-17



REVISION
 NO. 1
 DATE
 BY
 DESCRIPTION
 KIER & WRIGHT
 REGISTERED PROFESSIONAL ENGINEER
 CIVIL ENGINEERING
 STATE OF CALIFORNIA
 No. 9225
 LICENSE EXPIRES 8/30/17
 PROFESSIONAL SEAL
 RODNEY A. STEWART
 LICENSE NO. 9225
 LICENSE EXPIRES 8/30/17
 CALIFORNIA
 HAYWARD
 TOPOGRAPHIC SURVEY
 OF
 4150 POINT EDEN WAY
 FOR
 U-HAUL, INC.
 DATE: APRIL, 2020
 SCALE: 1" = 40'
 DESIGNER: KS/SJ
 DRAWN BY: TB/JTC
 JOB NO: A19640
 SHEET: **C1.0**
 OF 8 SHEETS

3:10:00 10/08/2019 10:58:41 AM j...
 4-14-20 10:58:41 AM j...
 05/05/2020 10:58:41 AM j...



LEGEND

PROPOSED	EXISTING	DESCRIPTION
[Symbol]	[Symbol]	ASPHALT DRIVE
[Symbol]	[Symbol]	BLOCK RETAINING WALL
[Symbol]	[Symbol]	BLIND CONCRETE CURB
[Symbol]	[Symbol]	CONCRETE CURB
[Symbol]	[Symbol]	CONCRETE CURB WITH CONCRETE CURB & GUTTER
[Symbol]	[Symbol]	CONCRETE CURB & GUTTER
[Symbol]	[Symbol]	DRIVEWAY
[Symbol]	[Symbol]	EDGE OF PAVEMENT
[Symbol]	[Symbol]	FENCE LINE
[Symbol]	[Symbol]	LOT LINE
[Symbol]	[Symbol]	MOVEMENT MONUMENT LINE
[Symbol]	[Symbol]	PERSONAL STORM DRAIN PIPE
[Symbol]	[Symbol]	PROPERTY LINE
[Symbol]	[Symbol]	RAINWATER LEADER
[Symbol]	[Symbol]	SOIL BANK
[Symbol]	[Symbol]	STORM DRAIN MANHOLE & CATCH BASIN
[Symbol]	[Symbol]	STORM DRAIN
[Symbol]	[Symbol]	SPOT ELEVATION
[Symbol]	[Symbol]	SWITCH BOX
[Symbol]	[Symbol]	TREE
[Symbol]	[Symbol]	UTILITY BOX
[Symbol]	[Symbol]	AREA DRAIN
[Symbol]	[Symbol]	BASE OF WALK
[Symbol]	[Symbol]	BUILDING
[Symbol]	[Symbol]	CONCRETE CURB
[Symbol]	[Symbol]	CATCH BASIN
[Symbol]	[Symbol]	CLEARANCE TO GRADE
[Symbol]	[Symbol]	CONCRETE
[Symbol]	[Symbol]	DOOR
[Symbol]	[Symbol]	DOOR SPOUT
[Symbol]	[Symbol]	DRAIN PIPE
[Symbol]	[Symbol]	EDGE OF WALK
[Symbol]	[Symbol]	FACE OF WALK
[Symbol]	[Symbol]	FACE OF CURB
[Symbol]	[Symbol]	FACE OF WALL
[Symbol]	[Symbol]	FLOOR LINE
[Symbol]	[Symbol]	FLOOR FINISH
[Symbol]	[Symbol]	GRADE BREAK
[Symbol]	[Symbol]	HIGH POINT
[Symbol]	[Symbol]	INVERT ELEVATION
[Symbol]	[Symbol]	LOW POINT
[Symbol]	[Symbol]	LIGHT
[Symbol]	[Symbol]	LOW POINT
[Symbol]	[Symbol]	MANHOLE
[Symbol]	[Symbol]	RAINWATER LEADER
[Symbol]	[Symbol]	RIDGE
[Symbol]	[Symbol]	ROOF DRAIN
[Symbol]	[Symbol]	ROOF ELEVATION
[Symbol]	[Symbol]	ROOF LEAK
[Symbol]	[Symbol]	STORM DRAIN JUNCTION BOX
[Symbol]	[Symbol]	STORM DRAIN MANHOLE
[Symbol]	[Symbol]	SMALL
[Symbol]	[Symbol]	TOP OF DRIVE
[Symbol]	[Symbol]	TOP OF CURB
[Symbol]	[Symbol]	TRAILING
[Symbol]	[Symbol]	TRAILING
[Symbol]	[Symbol]	TRASH ENCLOSURE
[Symbol]	[Symbol]	NO-FILTRATION SMALE

REVISION	
REVISION	DATE
REVISION	DATE
REVISION	DATE
REVISION	DATE

KIER-WRIGHT
 ENGINEERS

1000 GARDEN CITY BLVD. SUITE 100
 GARDEN CITY, CA 95925
 PHONE: (916) 438-8888
 FAX: (916) 438-8889

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

CALIFORNIA HAYWARD

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

REVISION		BY		DATE	

PROFESSIONAL SEAL

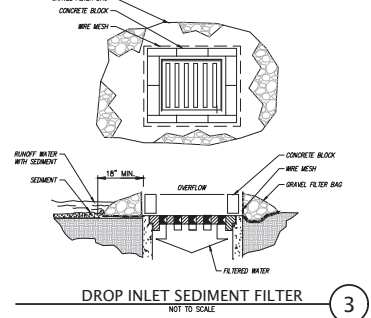
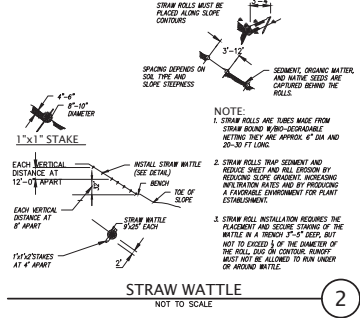
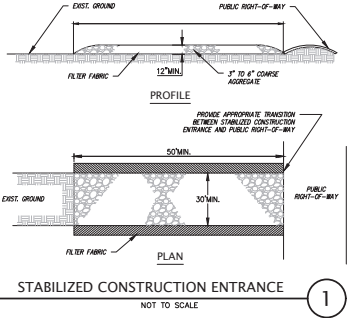
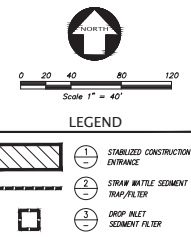
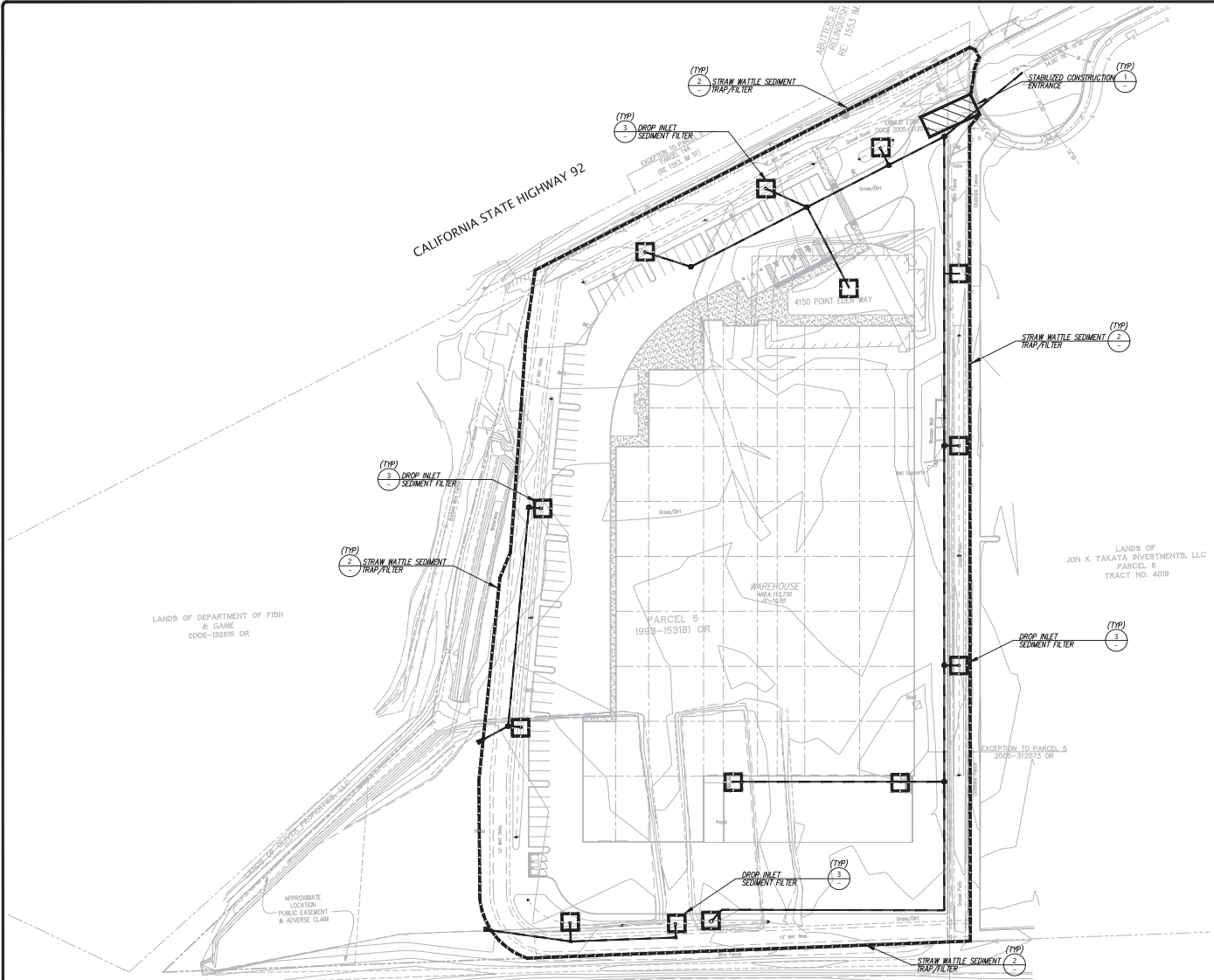
KIER+WRIGHT
 CIVIL ENGINEERING
 1000 GARDEN CITY BLVD SUITE 100
 GARDEN CITY, CA 95958
 PHONE: (916) 634-9098
 LICENSE NO. 61083

EROSION CONTROL PLAN
 4150 POINTE EDEN WAY
 FOR U-HAUL, INC.

CALIFORNIA

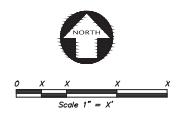
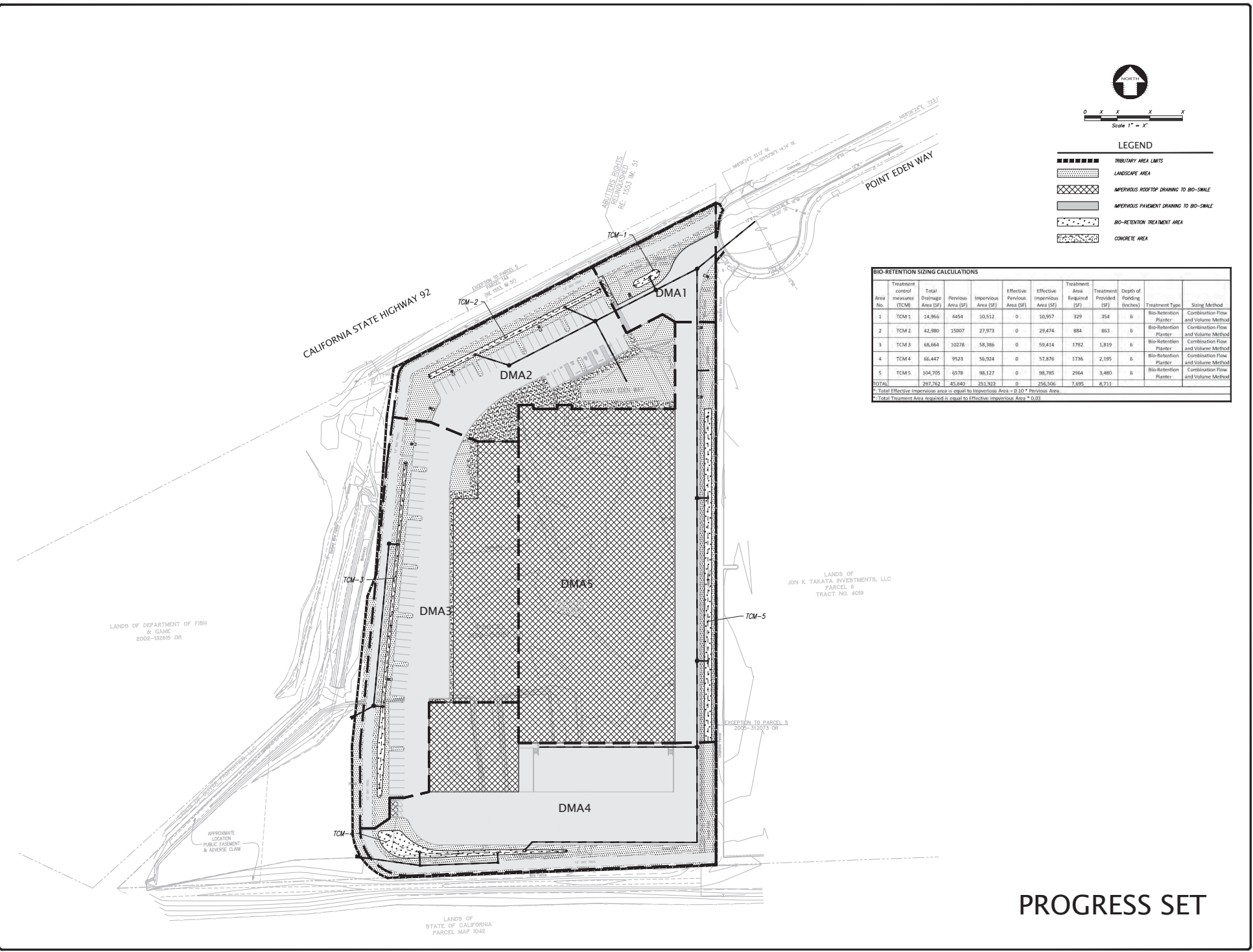
HAYWARD

DATE	APRIL 2020
SCALE	1" = 40'
DESIGNER	K5/SJS
DRAWN BY	TBJ/JTD
JOB NO.	A19640
SHEET	C4.0
OF	8 SHEETS



P:\2019\04\20\EROSION CONTROL\190640_C402-STRAJ.dwg 4/14/20 11:05:22 AM jwhammon

2023/04/20 09:50:00 AM C:\Users\jw\OneDrive\Documents\4150 Pointe Eden Way\4150 Pointe Eden Way.dwg 4/14/23 11:24:52 AM jw



LEGEND

- ▬ TRIBUTARY AREA LIMITS
- ▬ LANDSCAPE AREA
- ▨ IMPERVIOUS ROOFTOP DRAINING TO BIO-SWALE
- ▩ IMPERVIOUS PAVEMENT DRAINING TO BIO-SWALE
- ▧ BIO-RETENTION TREATMENT AREA
- ▦ CONCRETE AREA

BIO-RETENTION SIZING CALCULATIONS

Treatment Area No.	TCM	Total Drainage Area (SF)	Previous Area (SF)	Impervious Area (SF)	Effective Previous Area (SF)	Effective Impervious Area (SF)	Treatment Area Required (SF)	Treatment Provided (SF)	Depth of Ponding (Inches)	Treatment Types	Sizing Method
1	TCM 1	14,966	4454	10,512	0	10,997	329	354	6	Bio-Retention Planter	Combination Flow and Volume Method
2	TCM 2	42,980	35007	27,973	0	23,474	884	863	6	Bio-Retention Planter	Combination Flow and Volume Method
3	TCM 3	68,664	10278	58,386	0	50,414	1782	1,819	6	Bio-Retention Planter	Combination Flow and Volume Method
4	TCM 4	66,447	9523	56,924	0	57,876	1736	2,195	6	Bio-Retention Planter	Combination Flow and Volume Method
5	TCM 5	104,705	6578	98,127	0	98,785	2964	3,480	6	Bio-Retention Planter	Combination Flow and Volume Method
TOTAL		297,762	45,840	251,922	0	256,556	7,695	8,711			

* Total Effective Impervious area is equal to Impervious Area + 0.10 * Previous Area
 ** Total Treatment Area required is equal to Effective Impervious Area * 0.03

REVISION									
REVISION									
REVISION									
REVISION									
REVISION									

KIER-WRIGHT
 PROFESSIONAL ENGINEER
 No. 13365
 STATE OF CALIFORNIA

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

DATE: APRIL 2020
 SCALE: 1" = 40'
 DESIGNER: KS/SJ
 DRAWN BY: TB/JTC
 JOB NO.: A19640
 SHEET: **C5.0**
 OF 8 SHEETS

PROGRESS SET

PLANTING, IRRIGATION, AND SOIL PREPARATION NOTES

1. ALL LANDSCAPE AREAS SHOWN ON THE PLAN ARE TO BE IRRIGATED AND MAINTAINED BY PROPERTY OWNER.
 2. SOIL MANAGEMENT REPORT: CONTRACTOR TO PROVIDE AN AGRICULTURAL SOIL ANALYSIS DONE BY A QUALIFIED SOIL-TESTING LABORATORY TO DETERMINE SITE-SPECIFIC QUANTITIES AND TYPES OF ORGANIC AMENDMENT AND FERTILIZERS TO BE USED IN EXISTING SOIL.
 3. ALL PLANTING AREAS SHALL BE TOP-DRESSED WITH A 3" LAYER OF UN-DYED ORGANIC MULCH.
 4. IRRIGATION SYSTEM TO BE FULLY AUTOMATIC WEATHER-BASED SYSTEM USING LOW FLOW DRIP AND BUBBLER DISTRIBUTION. NEW IRRIGATION IN ACCORDANCE WITH REGULATIONS OF THE CITY OF HAYWARD, EBMUD, AND THE STATE WATER ORDINANCE.
 5. THE LANDSCAPE PLANS SHALL COMPLY WITH THE CRITERIA OF THE CALIFORNIA MODEL WATER EFFICIENCY ORDINANCE AND APPLY THOSE CRITERIA FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.
2. LANDSCAPE AND IRRIGATION PLANS SHALL COMPLY WITH ALL APPLICABLE CITY CODES AND ORDINANCES.

PRECEDENT IMAGERY

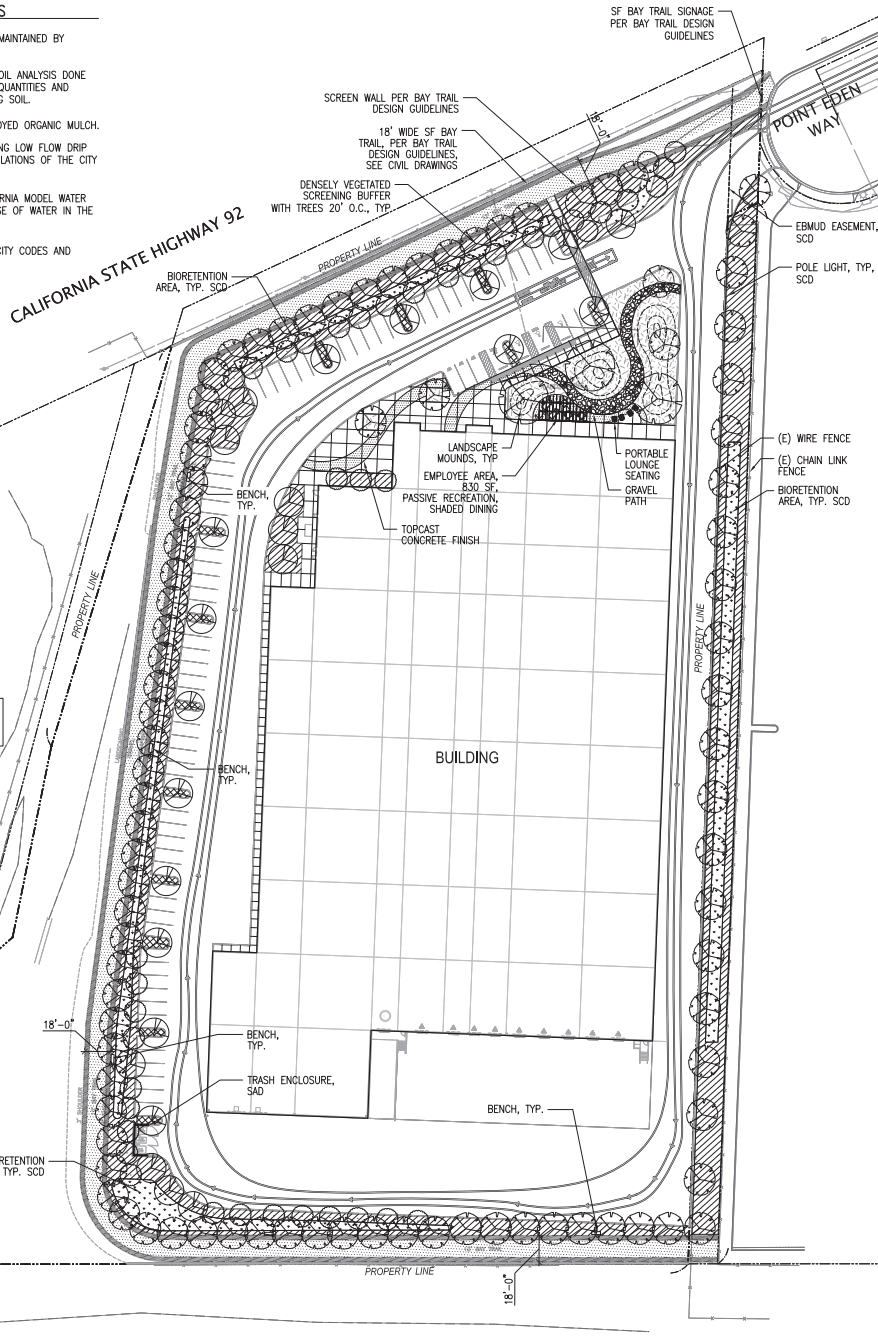


BAY TRAIL: WOOD SPLIT RAIL FENCE BAY TRAIL: PAVING



SF BAY SALT PONDS TYPICAL BENCH

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

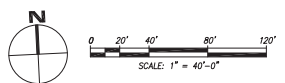


PRELIMINARY PLANT LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	MATURE SIZE (H/W)	MUCOLS
TREES						
	OLEA EUROPAEA 'MONHER'	MAJESTIC BEAUTY OLIVE	15 GAL	PER PLAN	25'X25'	L
	PLATANUS RACEMOSA	CA SYCAMORE	15 GAL	PER PLAN	60'X40'	M
	UMBELLULARIA CALIFORNICA	CALIFORNIA LAUREL	15 GAL	PER PLAN	60'X60'	M
PARKING LOT TREES						
	ULMUS P. 'EMERALD SUNSHINE'	EMERALD SUN. ELM	15 GAL	PER PLAN	35'X25'	L
FLOWERING ACCENT TREES						
	CEANOTHUS 'RAY HARTMAN'	RAY HARTMAN WILD LILAC	15 GAL	PER PLAN	20'X20'	L
	CERCIS OCCIDENTALIS	WESTERN REDBUD	15 GAL	PER PLAN	20'X20'	L
	MELALEUCA NESOPHILA	PINK MELALEUCA	5 GAL	PER PLAN	20'X20'	L
LOW SHRUBS, GRASSES & PERENNIALS						
	CAREX DIVULSA	BERKELEY SEDGE	1 GAL	2'-0" OC		L
	COPROSMA X KIRKII	CREeping MIRROR PLANT	1 GAL	6'-0" OC		L
	DELOSPERMA COOPERI	PURPLE ICE PLANT	1 GAL	3'-0" OC		L
	DELOSPERMA 'RED MOUNTAIN FLAME'	RED MOUNTAIN FLAME	1 GAL	1'-6" OC		L
	LAMPFRANTHUS AUREUS 'ORANGE'	ORANGE ICE PLANT	1 GAL	2'-0" OC		L
	LAMPFRANTHUS 'HOT FLASH'	HOT FLASH ICE PLANT	1 GAL	3'-0" OC		L
	LANTANA X 'NEW GOLD'	NEW GOLD LANTANA	1 GAL	2'-6" OC		L
	LIBERTIA PEREGRINANS	ORANGE LIBERTIA	1 GAL	1'-6" OC		L
	LOMANDRA LONGIFOLIA 'BREEZE'	DWARF MAT RUSH	1 GAL	3'-0" OC		L
	PITTIOSPORUM 'WHEELERS DWARF'	MOCK ORANGE	5 GAL	4'-0" OC		L
PARKING LOT SHRUBS AND GROUNDCOVER						
	DIETES BICOLOR	FORTNIGHT LILY	1 GAL	3'-0" OC		L
	LIMONIUM PEREZII	SEA LAVENDER	1 GAL	3'-0" OC		L
	MUHLENBERGIA RIGENS	DEER GRASS	1 GAL	4'-0" OC		L
	PHORMIUM SP.	DWARF PHORMIUM	1 GAL	2'-0" OC		L
	RUSCHIA 'NANA'	DWARF CARPET OF STARS	PLUGS	6" OC		L
BUFFER PLANTING AND GROUNDCOVER						
	ACACIA REDOLENS 'DESERT CARPET'	PROSTRATE ACACIA	5 GAL	6'-0" OC		L
	ARBUTUS UNEDO 'COMPACTA'	DWARF STRAWBERRY TREE	5 GAL	5'-0" OC		L
	ARCTOSTAPHYLOS X 'SUNSET'	SUNSET MANZANITA	5 GAL	6'-0" OC		L
	BACCHARIS PILLULARIS 'PIGEON POINT'	DWARF COYOTE BRUSH	1 GAL	4'-0" OC		L
	CEANOTHUS 'CONCHA'	CONCHA CEANOTHUS	5 GAL	6'-0" OC		L
	PITTIOSPORUM TOBIRA	MOCK ORANGE	5 GAL	4'-0" OC		L
	PRUNUS CAROLINIANA 'COMPACTA'	DWARF CAROLINA LAUREL CHERRY	5 GAL	4'-0" OC		L
	RHAMNUS CALIFORNICA 'LEATHERLEAF'	COFFEEBERRY	5 GAL	6'-0" OC		L
	RIBES VIBURNIFOLIUM	CATALINA CURRANT	1 GAL	4'-0" OC		L
	ROSEMYA COULTERI	MATILJA POPPY	5 GAL	6'-0" OC		L
	SALVIA CLEVELANDI 'WINIFRED GILMAN'	CLEVELAND SAGE	5 GAL	4'-0" OC		L
STORMWATER PLANTING MIX						
	CHONDROPETALUM TECTORUM	CAPE RUSH	1 GAL	3'-0" OC		L
	ESCHSCHOLZIA CALIFORNICA	CA POPPY	1 GAL	1'-6" OC		VL
	LEYMUS TRITICOIDES 'LAGUNITA'	LAGUNITA WILD RYE	1 GAL	2'-0" OC		L
	MIMULUS 'FIESTA MARGOLD'	FIESTA MARGOLD MONKEYFLOWER	1 GAL	2'-0" OC		VL
	MUHLENBERGIA RIGENS	DEER GRASS	1 GAL	4'-0" OC		L

LEGEND

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
[Pattern]	CONCRETE PAVING	[Symbol]	36"HT WOOD SPLIT RAIL FENCE
[Pattern]	CONCRETE PAVING - DECORATIVE FINISH	[Symbol]	BENCH
[Pattern]	DECORATIVE GRAVEL	[Symbol]	AC PAVING, SEE CIVIL DWGS
[Pattern]	BIORETENTION AREA	[Symbol]	GRAVEL PAVING, SEE CIVIL DWGS



4700 Howe Road #200 Menlo Park, CA 94025 • T 650.446.8800
3000 Divisadero #400 Redwood City, CA 94061 • T 650.272.0100
444 S Bascom #1000 San Jose, CA 95128 • T 408.951.7100

CONSULTANT:
JETT
LANDSCAPE ARCHITECTURE + DESIGN
2 Theatre Square #218 - Orinda CA - 94663
925.254.5422 - www.jett.land
ORLA #93335

PROFESSIONAL STAMP:

APPROVAL:

ITEM	REVISION / ISSUE	DATE
1	PLANNING SUBMITTAL	01/04/2020

KEY PLAN:

U-HAUL COMPANY OF SAN FRANCISCO

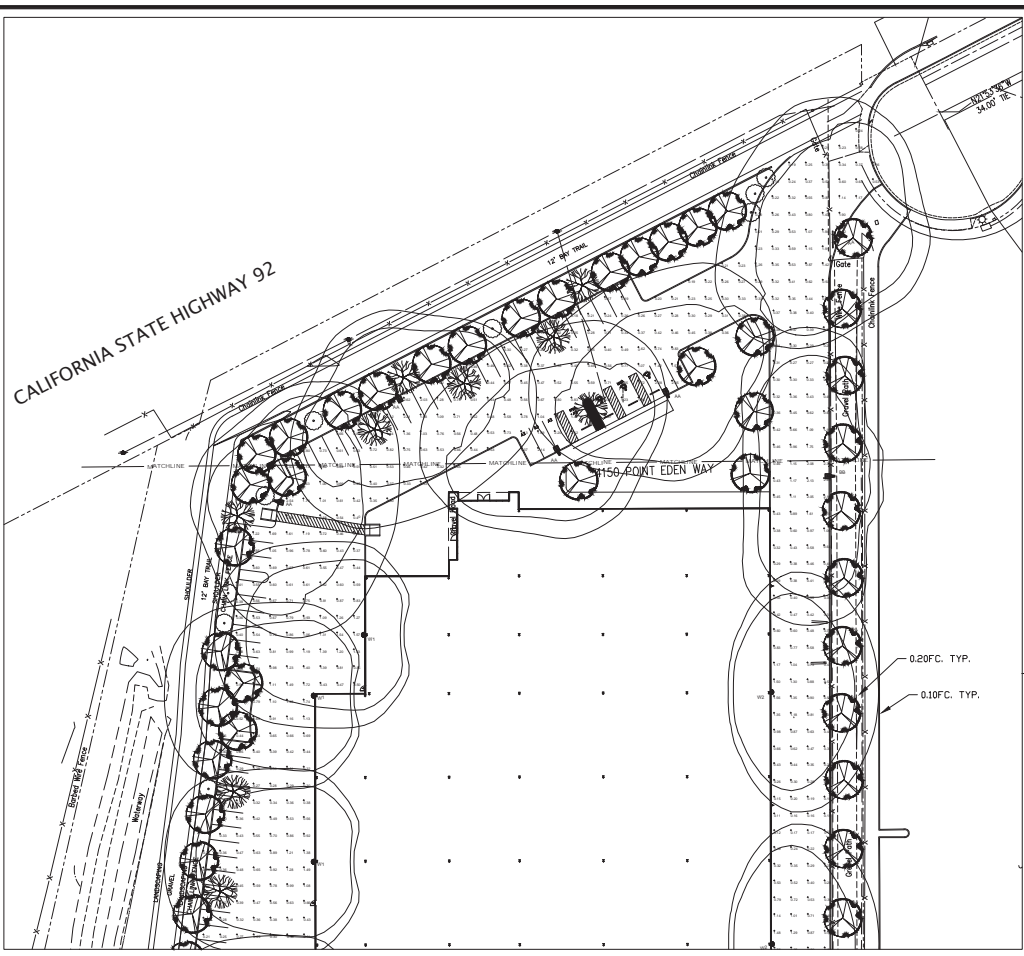
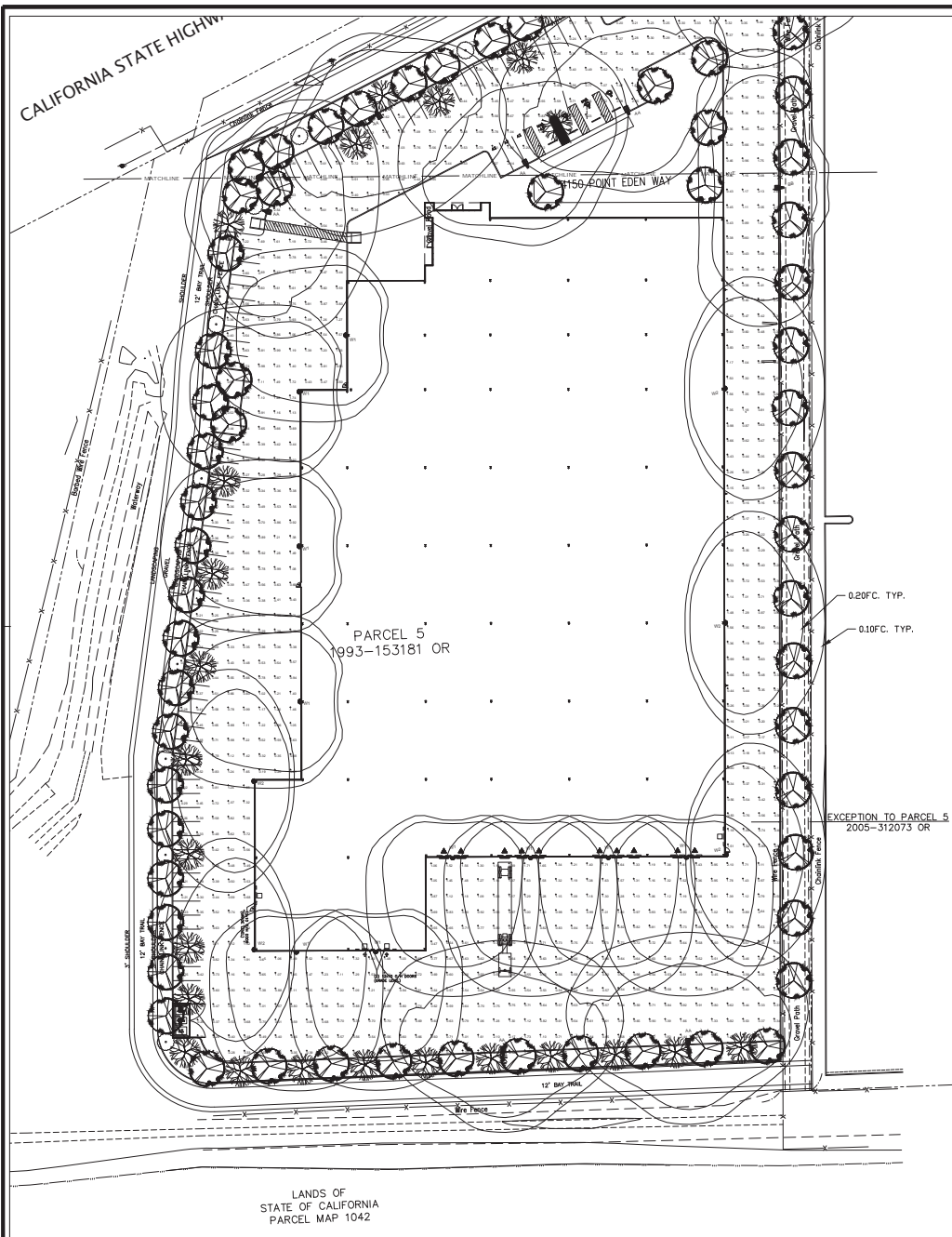
4150 POINT EDEN WAY HAYWARD, CA

PRELIMINARY LANDSCAPE PLAN

DRAWN BY: AS CHECKED BY: BJ
DATE: 1/23/2020 PROJECT NO: U231
SHEET NO:

L1.01

DATE: 02/01/2020 10:58:41 AM PROJECT: U231 SHEET: L1.01



Luminaire Schedule - LED

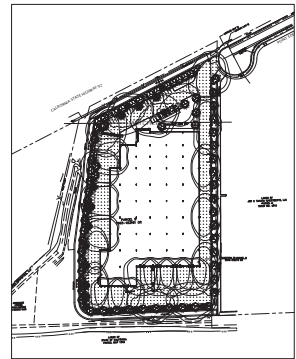
Project: U-HAUL - HAWTHORN

Symbol	Qty	Label	Arrangement	Lum. Watts	Lum. Lumens	LED	LED	LED	Description	File Name
	7	AA	SINGLE	52.7703	8058	0.900	0.900	1.000	AR13-480-MY-1000-4-XC-080	AR13-480-MY-1000-4-XC-080.lum
	1	BB	SINGLE	52.8223	7941	0.900	0.900	1.000	AR13-480-MY-1000-3-XC-080	AR13-480-MY-1000-3-XC-080.lum
	10	BB1	SINGLE	59.7	3758	0.900	0.900	1.000	ES1-240-MY-1000-PT-XC-700	ES1-240-MY-1000-PT-XC-700.lum
	5	BB2	SINGLE	58.4	5711	0.900	0.900	1.000	ES1-240-MY-1000-PT-XC-700	ES1-240-MY-1000-PT-XC-700.lum

Calculation Summary

Project: U-HAUL - HAWTHORN

Category	Calc Type	Units	Goal Z	Avg	Max	Min	Height	Height
AUTO PARKING AND PAVED DRIVES	Footcandle	Fc	0	0.60	2.82	0.17	4.00	16.41
EAST TRUCK DRIVE	Footcandle	Fc	0	0.80	2.69	0.11	5.45	24.45
TRUCK LANE - UNLOAD AREA	Footcandle	Fc	0	0.84	2.54	0.20	4.20	12.70



ALL VALUES SHOWN ARE MAINTAINED HORIZONTAL FOOTCANDLES AT GRADE

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

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

Associated Lighting Representatives, Inc.

ASSOCIATED LIGHTING REPRESENTATIVES, INC.
7777 PARKSIDE LANE
P.O. BOX 2265
OAKLAND, CA 94621
PHONE: (510) 638-0158 - FAX: (510) 638-2808

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

Lighting Analysts
www.agi32.com

AGI32 VERSION 10.11
AGI (C) 2019 LIGHTING ANALYSTS, INC.
10208 W. CENTENNIAL ROAD, SUITE 202
LITTLETON, CO 80127

PROJECT DESCRIPTION

U-HAUL
CITY OF HAWTHORN

DRAWING NO. / INPUT FILE
17579HAL.DWG / 17579HAL.A32

SHEET 1 OF 1	DATE 01.03.2019	REV X
-----------------	--------------------	----------

SCALE
1" = 30'