



STARBUCKS - HAYWARD, CA



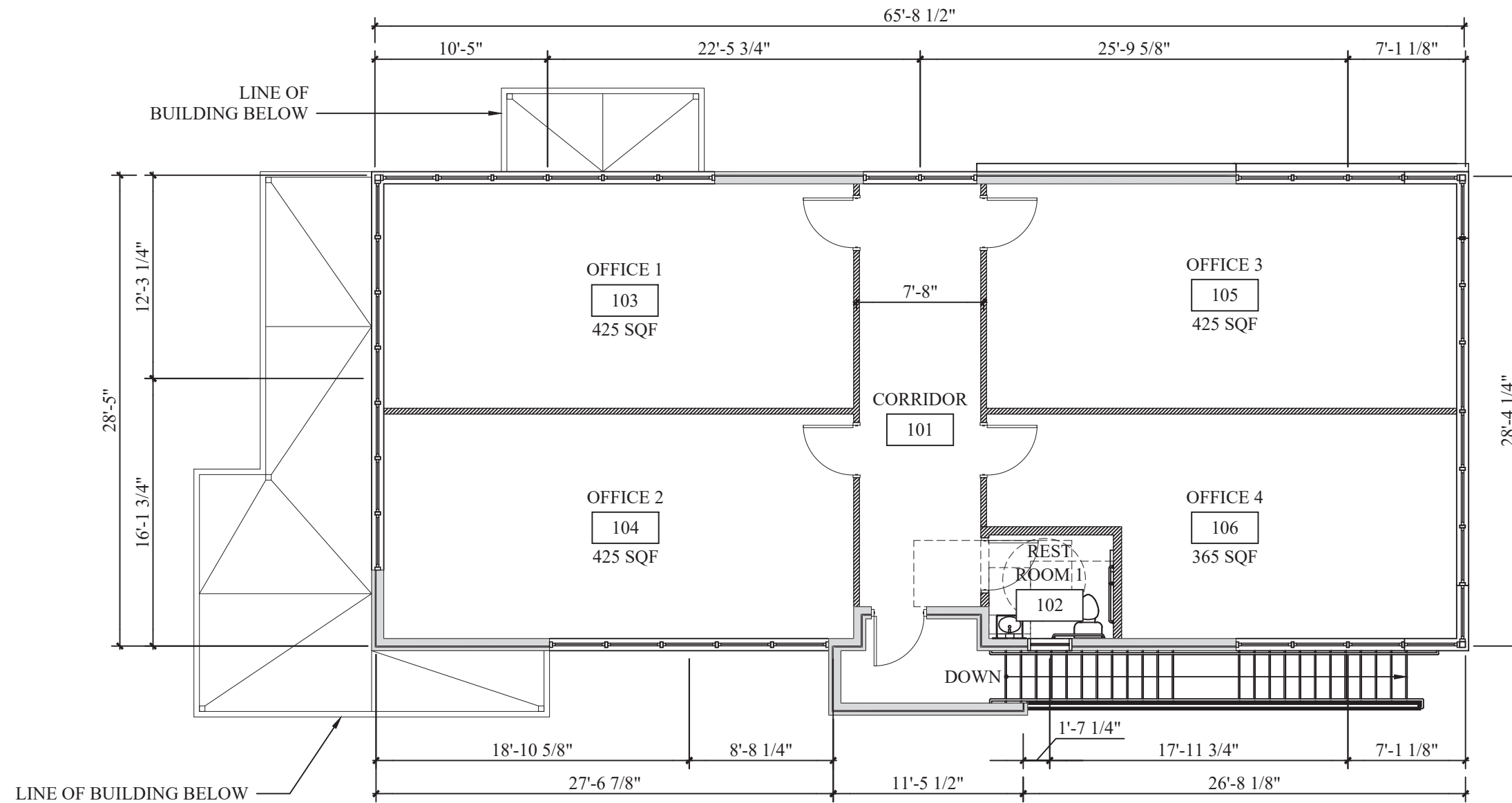
STARBUCKS - HAYWARD, CA



STARBUCKS - HAYWARD, CA



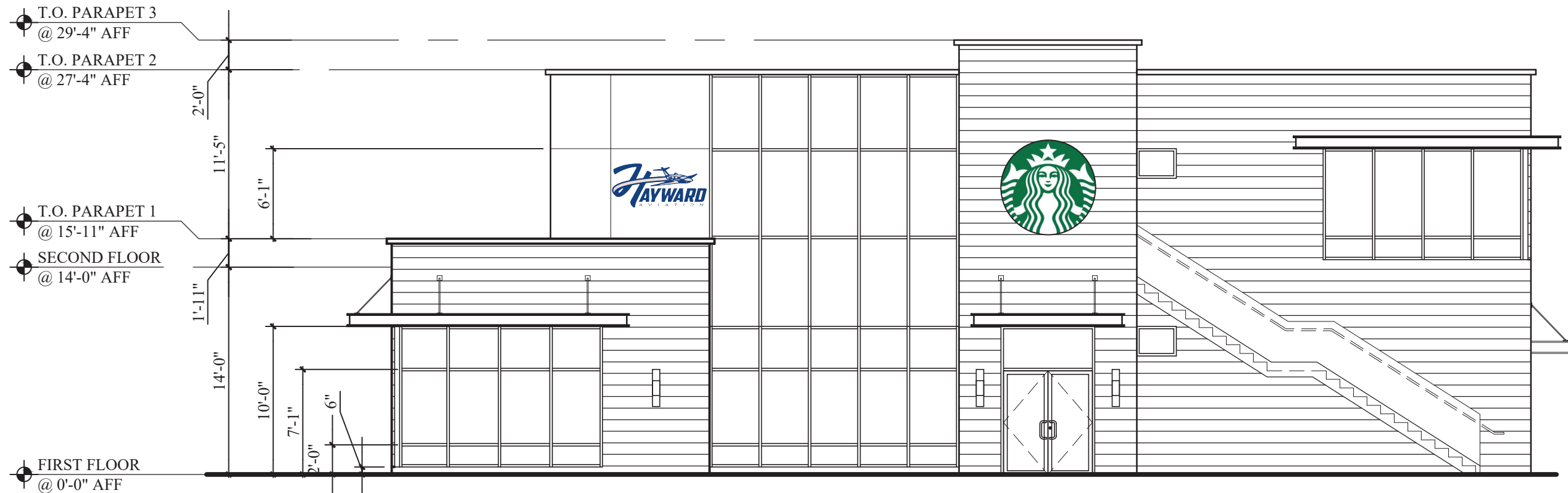
STARBUCKS - HAYWARD, CA



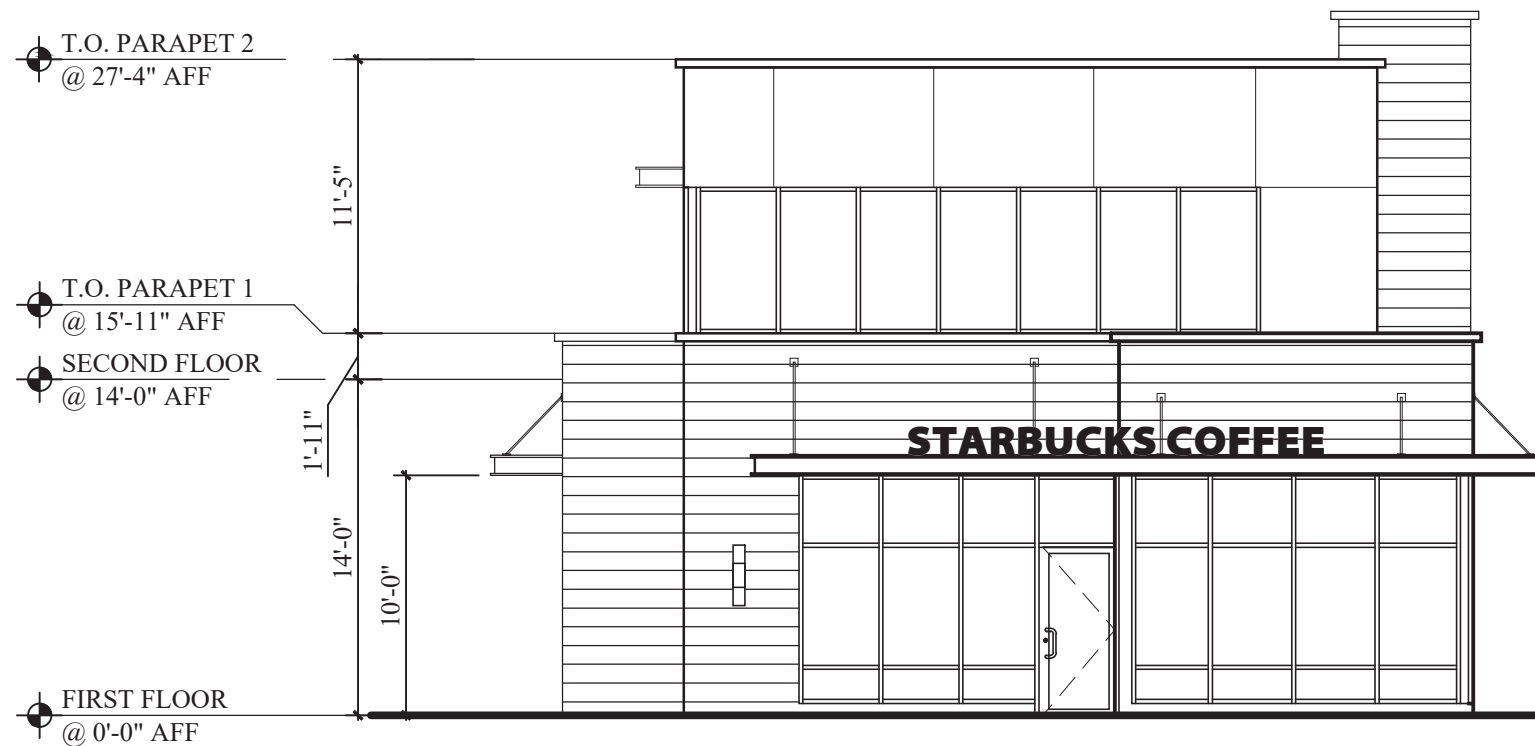
1 **CONCEPTUAL 2ND FLOOR PLAN**
 1/8" = 1'-0" TOTAL AREA: 1,912 SF

STARBUCKS
 HAYWARD, CA
 2 1 - 0 5 4

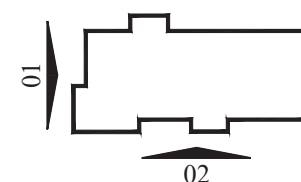




2 CONCEPTUAL ELEVATION
1/8" = 1'-0"



1 CONCEPTUAL ELEVATION
1/8" = 1'-0"

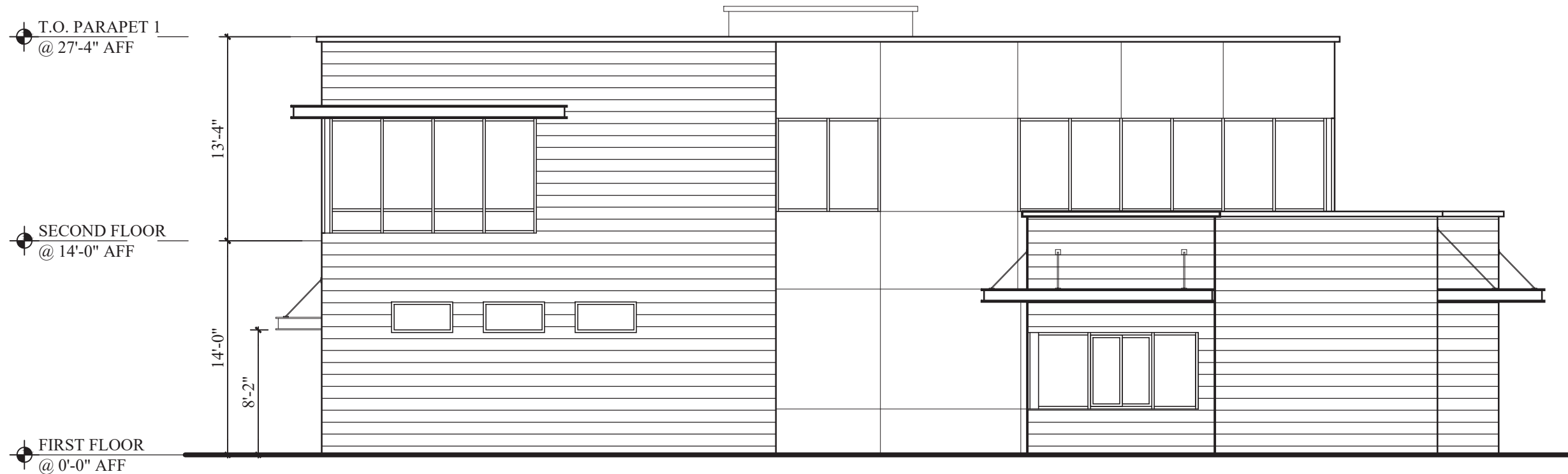


STARBUCKS
 HAYWARD, CA
 2 1 - 0 5 4

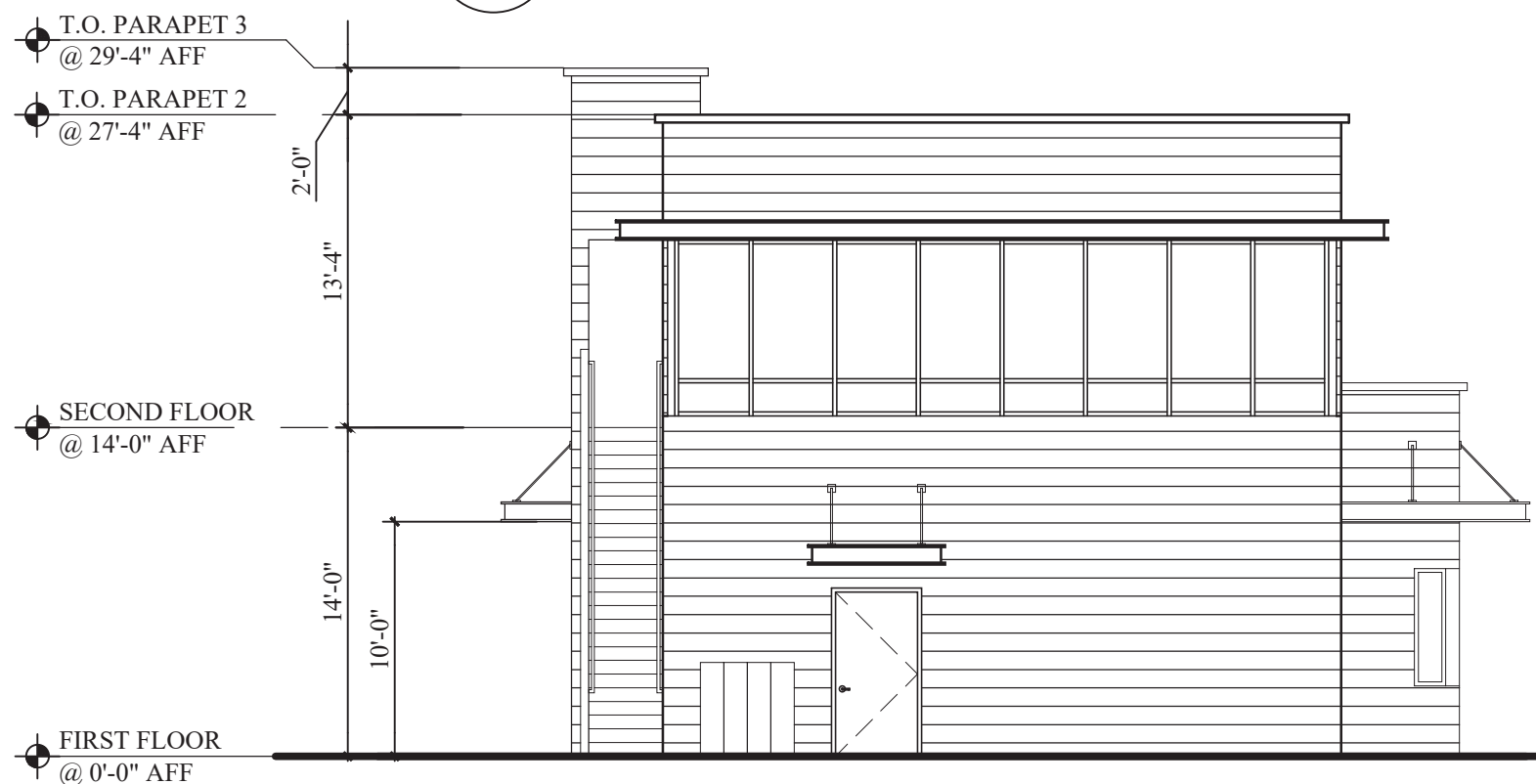


This is conceptual site plan only. Do not purchase site until reviewed by local planner & civil engineer. Your civil engineer must verify the zoning, setbacks, utility location and sizes, green space requirements parking requirements, landscape requirements and grading for ADA accessibility with the city/county/state prior to getting started with engineering.

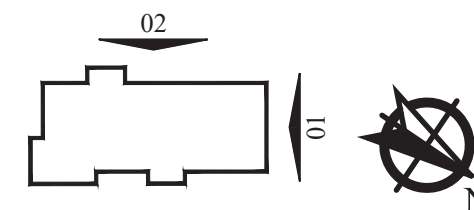
1/15/2025



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HAYWARD, CA
2 1 - 0 5 4



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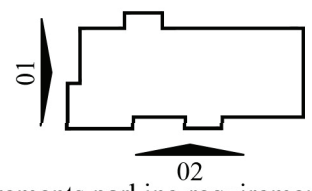
1/15/2025



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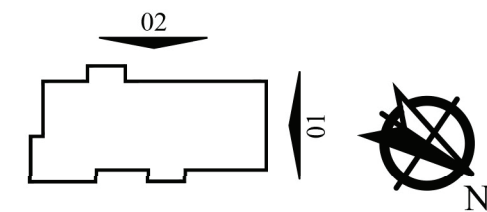
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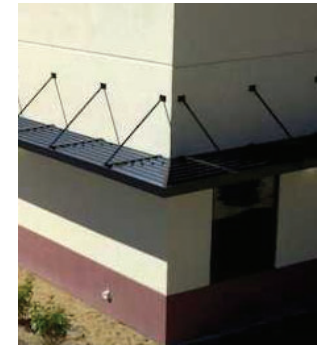


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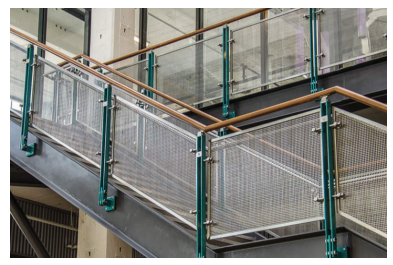




2 CONCEPTUAL ELEVATION
1/8" = 1'-0"



LOUVERED ALUMINUM SUNSHADE



WIRE MESH STEEL RAILING; BLACK



1 CONCEPTUAL ELEVATION
1/8" = 1'-0"



STUCCO - WHITE DOVE



STUCCO - PUMPKIN CREAM



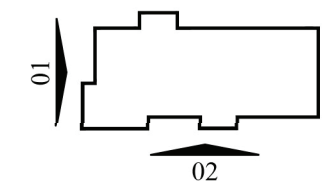
METAL COPING, WINDOW FRAMES, AND ACCESSORIES BLACK



FIBER CEMENT - RICH ESPRESSO



STUCCO - NATURAL BROWN



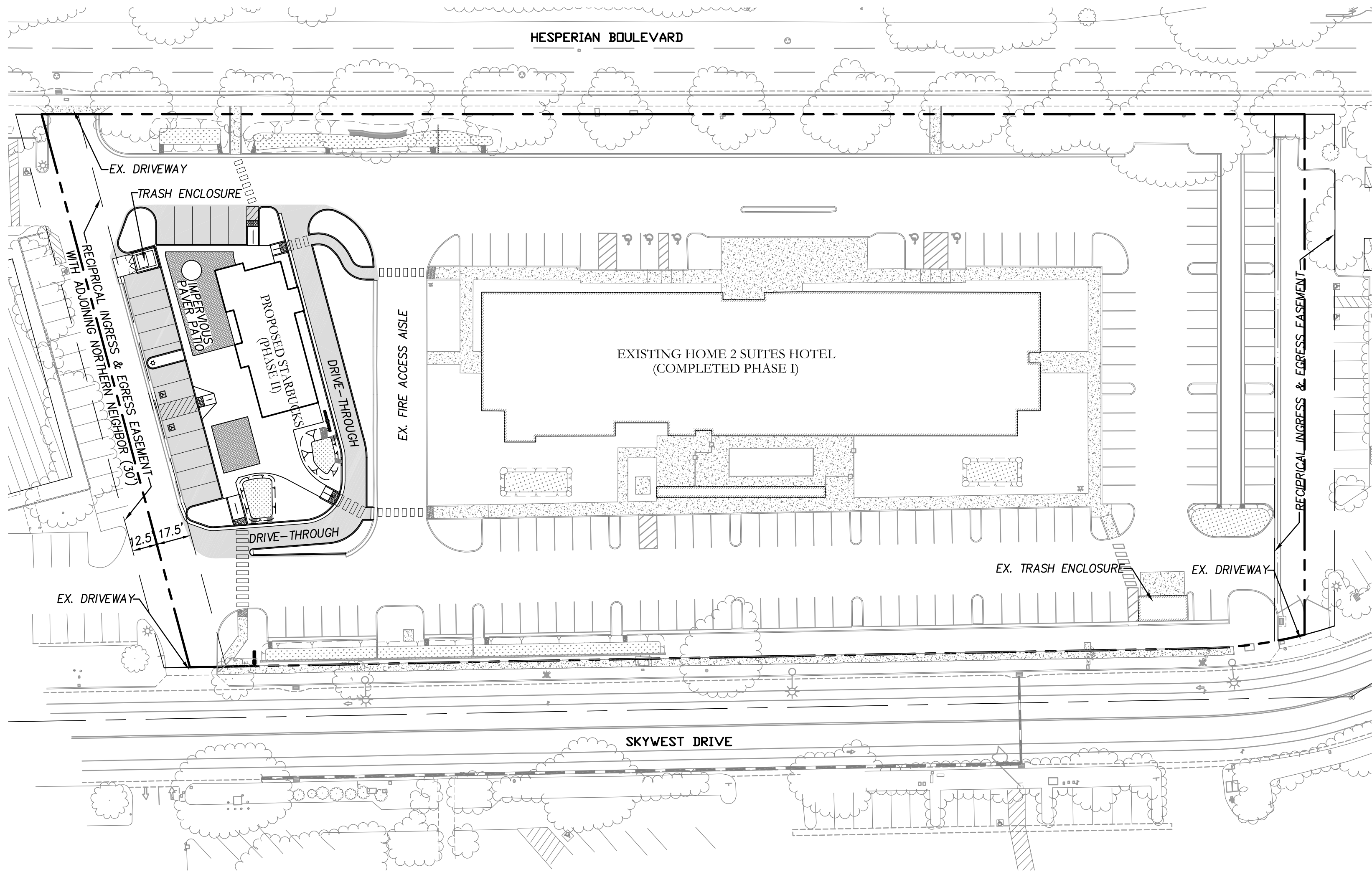
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1/15/2025

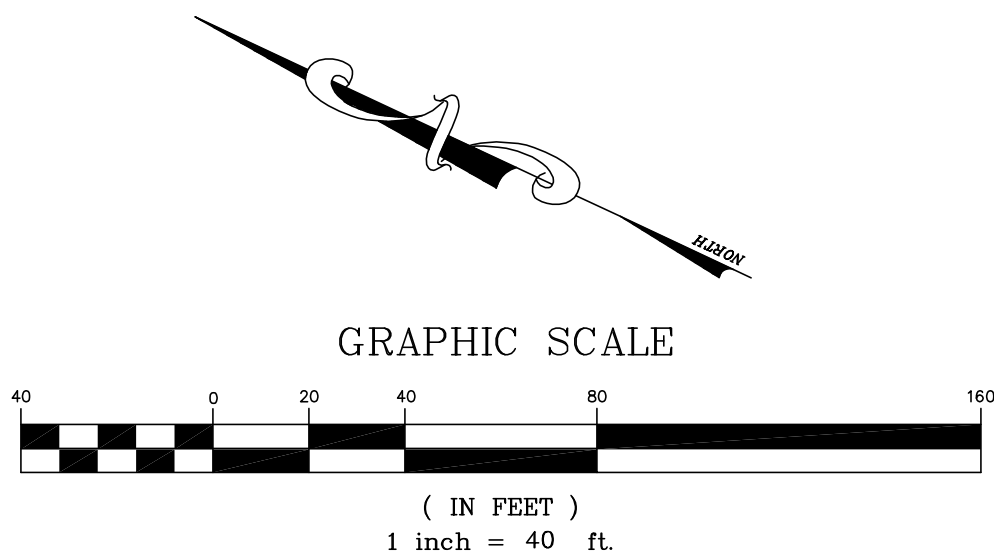
SITE PLAN REVIEW
FOR
HOME 2 SUITES PHASE II - STARBUCKS



PROPOSED SITE PLAN
SCALE: 1" = 40'

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SHEET INDEX

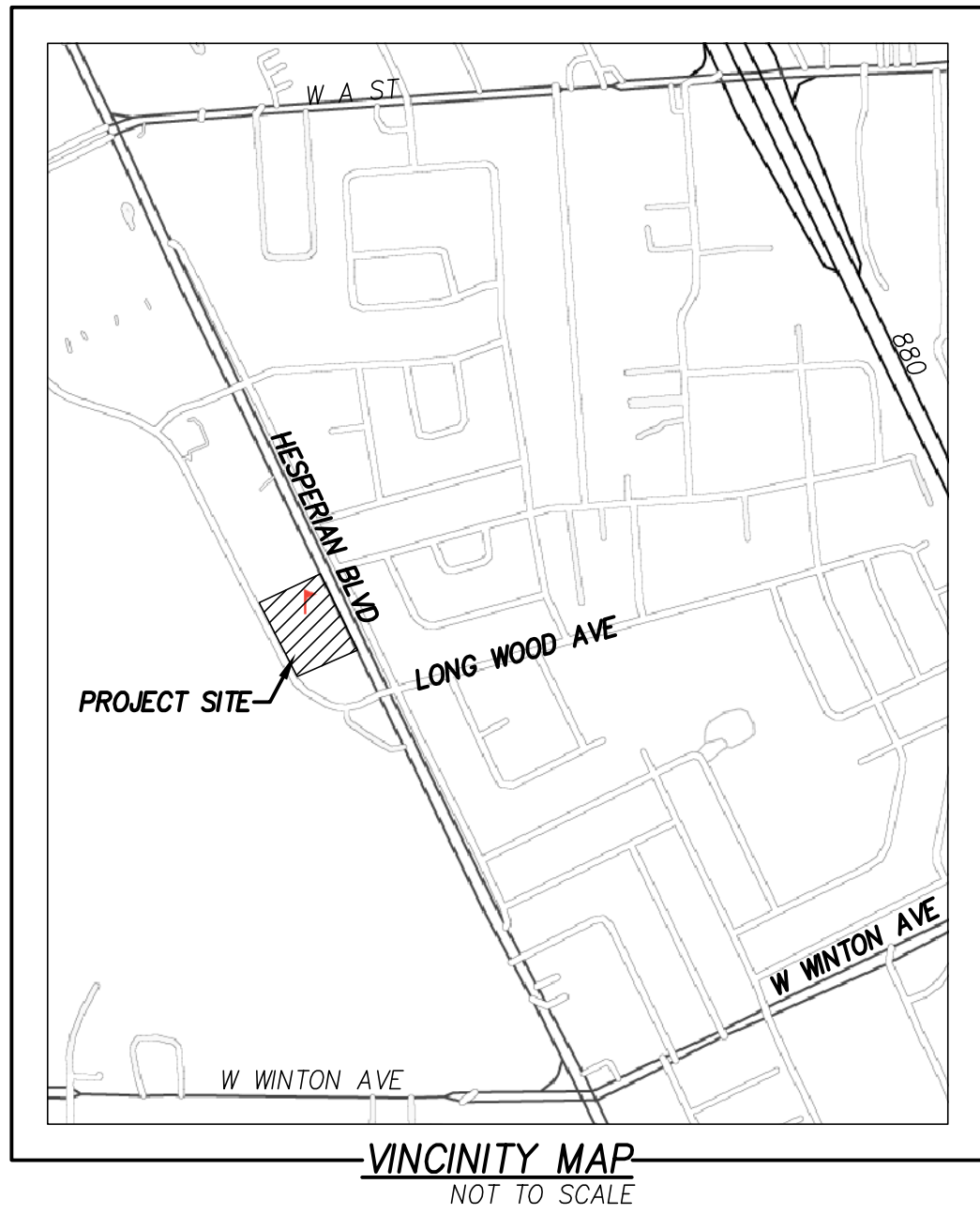
SHEET NO.	SHEET TITLE / DESCRIPTION
C1	TITLE SHEET & NOTES
C2	EXISTING CONDITIONS MAP & PRELIMINARY DEMOLITION PLAN
C3	PRELIMINARY GRADING AND DRAINAGE PLAN
C4	PRELIMINARY UTILITY PLAN
C5	PRELIMINARY HORIZONTAL CONTROL, STRIPING & FIRE ACCESS PLAN
C6	PRELIMINARY STORMWATER CONTROL PLAN
C6	PRELIMINARY BIO-RETENTION SIZING WORKSHEETS

LEGEND

SYMBOL	DESCRIPTION
EXISTING	PROPOSED
HINGE LINE/TOP/TOE	HINGE LINE/TOP/TOE
CONCRETE V-DITCH	CONCRETE V-DITCH
GRADED SWALE	GRADED SWALE
CONTOUR LINES	CONTOUR LINES
DAYLIGHT LINE/LIMIT OF GRADING	DAYLIGHT LINE/LIMIT OF GRADING
PROPERTY LINE/ BOUNDARY / RIGHT-OF-WAY	PROPERTY LINE/ BOUNDARY / RIGHT-OF-WAY
EASEMENT LINE	EASEMENT LINE
CENTERLINE (CL)	CENTERLINE (CL)
FENCE (CHAIN LINK)	FENCE (CHAIN LINK)
DRIVEWAY	DRIVEWAY
CURB, GUTTER & SIDEWALK	CURB, GUTTER & SIDEWALK
RETAINING WALL (AS DESCRIBED) w/ SUB-DRAIN	RETAINING WALL (AS DESCRIBED) w/ SUB-DRAIN
CITY STANDARD BARRICADE	CITY STANDARD BARRICADE
WATER LINE AND VALVE	WATER LINE AND VALVE
SANITARY SEWER LINE AND MANHOLE OR CLEANOUT	SANITARY SEWER LINE AND MANHOLE OR CLEANOUT
STORM DRAIN LINE AND MANHOLE	STORM DRAIN LINE AND MANHOLE
4" PERF/SOLID SUBDRAIN WITH CLEANOUTS	4" PERF/SOLID SUBDRAIN WITH CLEANOUTS
WATER LATERAL / METER	WATER LATERAL / METER
SANITARY SEWER CLEANOUT (SSCO)	SANITARY SEWER CLEANOUT (SSCO)
AREA DRAIN WITH SUMP BOTTOM (NDS 1212 OR APPROVED EQUAL)	AREA DRAIN WITH SUMP BOTTOM (NDS 1212 OR APPROVED EQUAL)
FLAT DRAIN INLET AS SPECIFIED	FLAT DRAIN INLET AS SPECIFIED
FIRE HYDRANT	FIRE HYDRANT
STREETLIGHT STANDARD WITH MAST ARM AND LUMINAIRE (ELECTROLIER)	STREETLIGHT STANDARD WITH MAST ARM AND LUMINAIRE (ELECTROLIER)
PULL BOX (AS NOTED)	PULL BOX (AS NOTED)
ELECTRICAL CONDUIT	ELECTRICAL CONDUIT
GAS MAIN	GAS MAIN
TELEPHONE CONDUIT	TELEPHONE CONDUIT
STREET MONUMENT	STREET MONUMENT
BOLLARD	BOLLARD
JOINT POLE w/ GUY ANCHOR	JOINT POLE w/ GUY ANCHOR
PERCENT GRADE	PERCENT GRADE
VERTICAL GRADE BREAK (PROFILE)	VERTICAL GRADE BREAK (PROFILE)
ACCESSIBLE ROUTE	ACCESSIBLE ROUTE

ABBREVIATIONS

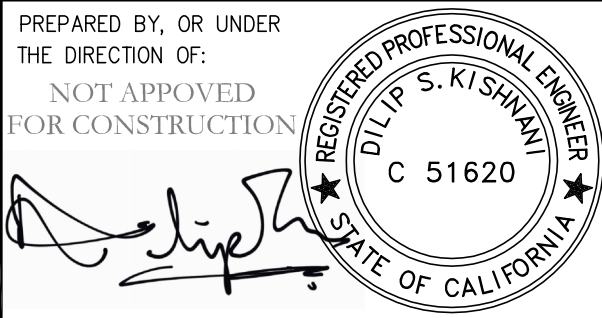
AB	AGGREGATE BASE	N/B	NORTH BOUND
AC	ASPHALT CONCRETE	P	PAD
AD	AREA DRAIN	PA	PLANTER AREA
BC	BEGIN CURVE	PL, P/L	PROPERTY LINE
BM	BENCHMARK	PCC	POINT OF COMPOUND CURVATURE
BMP	BEST MANAGEMENT PRACTICE	PERF.	PERFORATED
BOT.	BOTTOM	PIEE	PRIVATE INGRESS & EGRESS EASEMENT
BSW	BACK OF SIDEWALK	PRC	POINT OF REVERSE CURVATURE
BVC	BEGIN VERTICAL CURVE	PROJ.	PROJECTED
BW	BOTTOM OF WALL (EXPOSED)	PSDE	PRIVATE STORM DRAIN EASEMENT
CL	CENTER LINE	PUE	PUBLIC UTILITY EASEMENT
CB	CATCH BASIN	PV	PAVEMENT/ASPHALT GRADE
CO	CLEAN OUT	PVI	POINT OF VERTICAL INTERSECTION
CR	CURB RETURN	R=	RADIUS OF CURVE
DI	DRAIN INLET	Δ=	INCLUDED ANGLE OF CURVE
DS	ROOF DOWN SPOUT	L=	ARC LENGTH OF CURVE
EC	END CURVE	RCP	REINFORCED CONCRETE PIPE
EL	ELEVATION	RIM	RIM ELEVATION
EP	EDGE OF PAVEMENT	R/W	RIGHT OF WAY
EVC	END VERTICAL CURVE	S	SLOPE
EX	EXISTING	S/B	SOUTH BOUND
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT	SD	STORM DRAIN
F/C	FACE OF CURB	SDCO	STORM DRAIN CLEANOUT
FDC	FIRE DEPARTMENT CONNECTION	SDE	STORM DRAIN EASEMENT
FF	FINISHED FLOOR	SDMH	STORM DRAIN MANHOLE
FG	FINISHED GRADE	SE	SIDEWALK EASEMENT
FH	FIRE HYDRANT	SF	SQUARE FEET
FL	FLOW LINE	S.O.	SIDE OPENING
FOGLN	FOG LINE (WHITE STRIPE)	SS	SANITARY SEWER
GB	GRADE BREAK	SSE	SANITARY SEWER EASEMENT
GI	GREASE INTERCEPTOR	SSCO	SANITARY SEWER CLEANOUT
GM	GAS METER	SSMH	SANITARY SEWER MANHOLE
GR	GRATE ELEVATION	STD	STANDARD
HP	HIGH POINT	TB	TOP OF BERM
IRR	IRRIGATION	TC	TOP OF CURB
JT	JOINT TRENCH	TCM	TREATMENT CONTROL MEASURE
LF	LINEAL FEET	TW	TOP OF WALL
LIP	LIP OF GUTTER	TYP	TYPICAL
LP	LOW POINT	VC	VERTICAL CURVE
MAX	MAXIMUM	W	WATER LINE
MH	MANHOLE	WM	WATER METER



PROJECT GENERAL NOTES:

- OWNER(S) : RAMESTA HOSPITALITY, LLC
1445 HOTEL CIRCLE SOUTH
SAN DIEGO, CA 92108
CONTACT: JAYWANT SHAH
- DEVELOPER : RAMESTA HOSPITALITY, LLC
1445 HOTEL CIRCLE SOUTH
SAN DIEGO, CA 92108
CONTACT: JAYWANT SHAH
- CIVIL ENGINEER : STERLING CONSULTANTS
46560 FREMONT BLVD, SUITE 205
FREMONT, CA 94538
CONTACT: DILIP S. KISHNANI, P.E., QSD
TEL: 925-705-3633
- SOIL ENGINEER : TBD
- APNs: 432-108-008 & 432-108-007
- EXISTING LAND USE: VACANT
- PROPOSED LAND USE: RETAIL AND COMMERCIAL
- SITE AREA (GROSS): 159,430 SF (3.66 ACRES)
- PROPOSED BLDG. FLOOR AREA: 18,365 SQ.FT. (1ST FLOOR ONLY)
- GENERAL PLAN 2040: RETAIL OFFICE AND COMMERCIAL
- EXISTING ZONING: AT-C
- WATER SYSTEM: CITY OF HAYWARD
- SEWER SYSTEM: CITY OF HAYWARD
- STORM DRAIN SYSTEM: CITY OF HAYWARD
- GAS & ELECTRIC: PACIFIC GAS & ELECTRIC (P.G.&E.)
- TELEPHONE: AT&T
- TOPOGRAPHY: EXISTING TOPOGRAPHY AS SHOWN IS PER FIELD SURVEY DONE BY STERLING CONSULTANTS IN FEBRUARY 2107.
- BOUNDARY: BOUNDARY AS SHOWN IS BASED ON A SURVEY DONE BY STERLING CONSULTANTS IN FEBRUARY 2017
- FLOOD ZONE: ZONE X (UNSHADED)
- GRADING: GRADES SHOWN ARE PRELIMINARY AND SUBJECT TO CHANGE DURING FINAL DESIGN.
- DIMENSIONS: DIMENSIONS (SHOWN TO NEAREST TENTH OF A FOOT) AND SUBJECT TO MINOR CHANGES DURING FINAL DESIGN.
- UTILITIES: ALL PROPOSED UTILITIES SHALL BE PLACED UNDERGROUND. ALL STORM DRAINS, SANITARY SEWERS AND WATER MAINS SHALL ADHERE TO MINIMUM SIZES & SLOPES PER THE GOVERNING AGENCIES.
- C3 COMPLIANCE: STORMWATER TREATMENT WILL BE ACHIEVED THROUGH MULTIPLE AT-GRADE STORM WATER PLANTERS AS SHOWN ON THE STORM WATER CONTROL PLAN SHEET

DATE: DECEMBER 10, 2024					
SCALE: AS NOTED					
DRAWN: KT/PV					
DESIGNED: KT					
ENGINEER: DSK/KT					
MANAGER: DSK					
NO.	BY	DATE	REVISIONS	CITY APPR	



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STERLING CONSULTANTS
46560 FREMONT BOULEVARD, UNIT NO. 205
FREMONT, CA 94538
1sterlingconsultants@gmail.com PHONE: 510.344.8955 x100

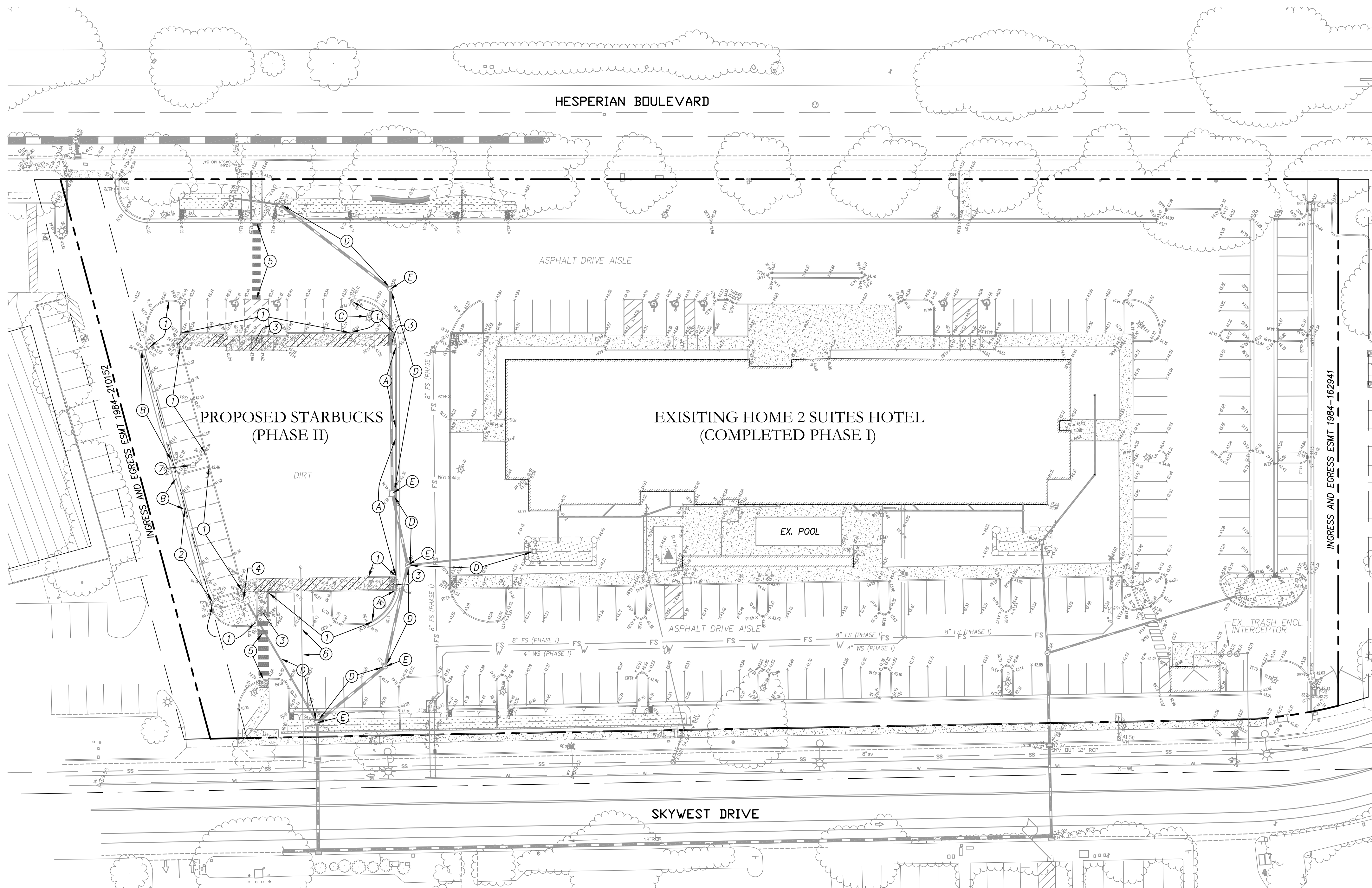
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RAMESTA HOSPITALITY, LLC
1445 HOTEL CIRCLE SOUTH
SAN DIEGO, CA 92108

APNs: 432-108-008 & 007

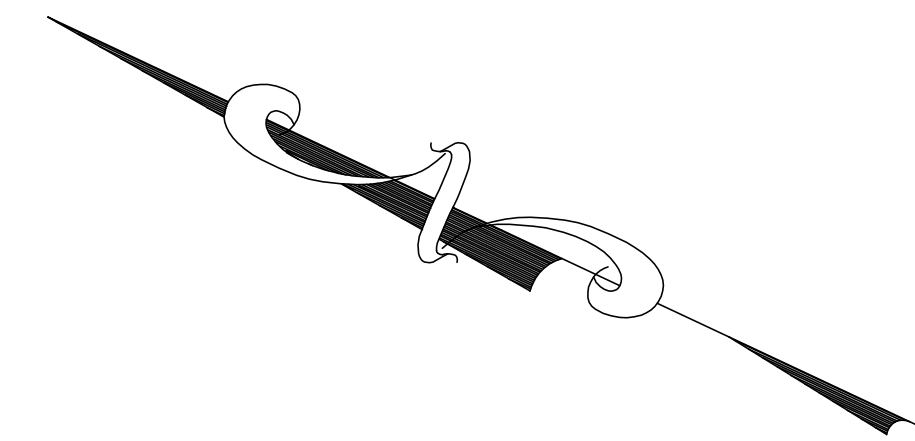
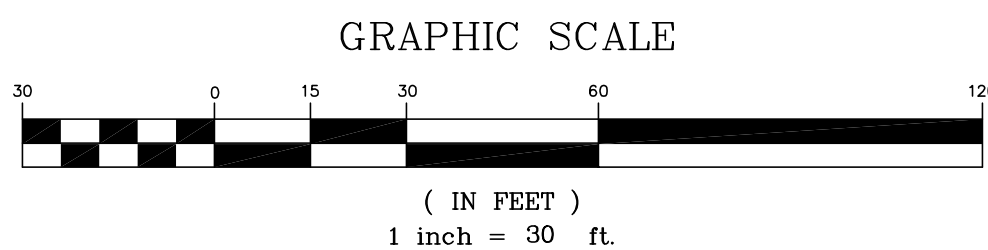
SITE PLAN REVIEW
HOME 2 SUITES PHASE II - STARBUCKS
TITLE SHEET, PRELIMINARY SITE PLAN & NOTES
CITY OF HAYWARD ALAMEDA COUNTY CALIFORNIA

22101 HESPERIAN BOULEVARD

SHEET NO.
C1
1 OF 7 SHEETS
JOB NO.
2018-323-A



EXISTING CONDITIONS MAP & PRELIMINARY DEMOLITION PLAN
SCALE: 1" = 30'



DEMOLITION LEGEND

	PL SAWCUT
	EXISTING GRADE ELEVATION
	EXISTING CONTOUR w/ ELEVATION
	EXISTING BIO-RETENTION

ABBREVIATIONS

ASPH.	ASPHALT
CONC.	CONCRETE
EP	EDGE OF PAVEMENT
EX	EXISTING
GM	GAS METER
MB	MAIL BOX
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEAN-OUT
WM	WATER METER
WV	WATER VALVE
JP	JOINT POLE
TPZ	TREE PROTECTION ZONE

DEMOLITION NOTES:

CONTRACTOR SHALL OBTAIN A DEMOLITION PERMIT FROM THE CITY OF HAYWARD BUILDING DEPARTMENT PRIOR TO START OF DEMOLITION.

THE PROPERTY LINE SHALL BE THE LIMITS OF DEMOLITION UNDER THE GRADING PERMIT. DEMOLITION WITHIN CITY RIGHT-OF-WAY SHALL BE DONE UNDER AN ENCROACHMENT PERMIT WITH THE CITY OF HAYWARD.

CONTRACTOR SHALL COORDINATE UTILITY DISCONNECTIONS WITH THE RESPECTIVE UTILITY AGENCIES PRIOR TO START OF DEMOLITION ON THE SITE.

UTILITIES TO BE ABANDONED WITHIN THE AREAS OF PROPOSED IMPROVEMENTS SHALL BE REMOVED IN THEIR ENTIRETY OR ABANDONED IN PLACE PER RECOMMENDATIONS IN THE PROJECT SOILS REPORT.

PROTECTION NOTES

- (A) — PROTECT EXISTING CURB & GUTTER
- (B) — PROTECT EXISTING VALLEY GUTTER
- (C) — PROTECT EXISTING AREA LIGHT
- (D) — PROTECT EXISTING STORM DRAIN PIPE
- (E) — PROTECT EXISTING STORM DRAIN STRUCTURE

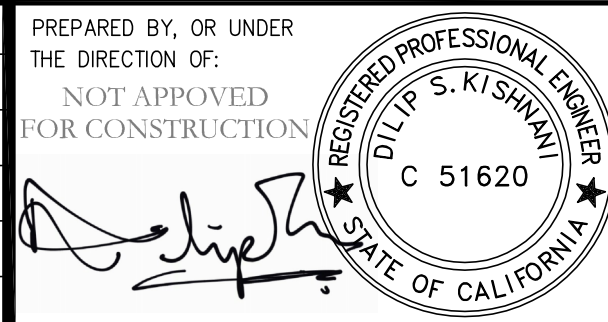
REMOVAL NOTES

- REMOVE EXISTING CONCRETE SIDEWALK
- REMOVE EXISTING ASPHALT PAVEMENT
- REMOVE EXISTING STRIPING
- (1) — REMOVE EXISTING CURB AND GUTTER
- (2) — REMOVE EXISTING VALLEY GUTTER
- (3) — REMOVE EXISTING TRUNCATED DOMES
- (4) — REMOVE EXISTING DRAIN INLET
- (5) — REMOVE EXISTING PEDESTRIAN CROSSING STRIPING
- (6) — REMOVE PORTION OF EX. 6" SS (FOR GREASE INTERCEPTOR)
- (7) — REMOVE EXISTING AREA LIGHT

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DESIGNED: KT					
ENGINEER: DSK/KT					
MANAGER: DSK					
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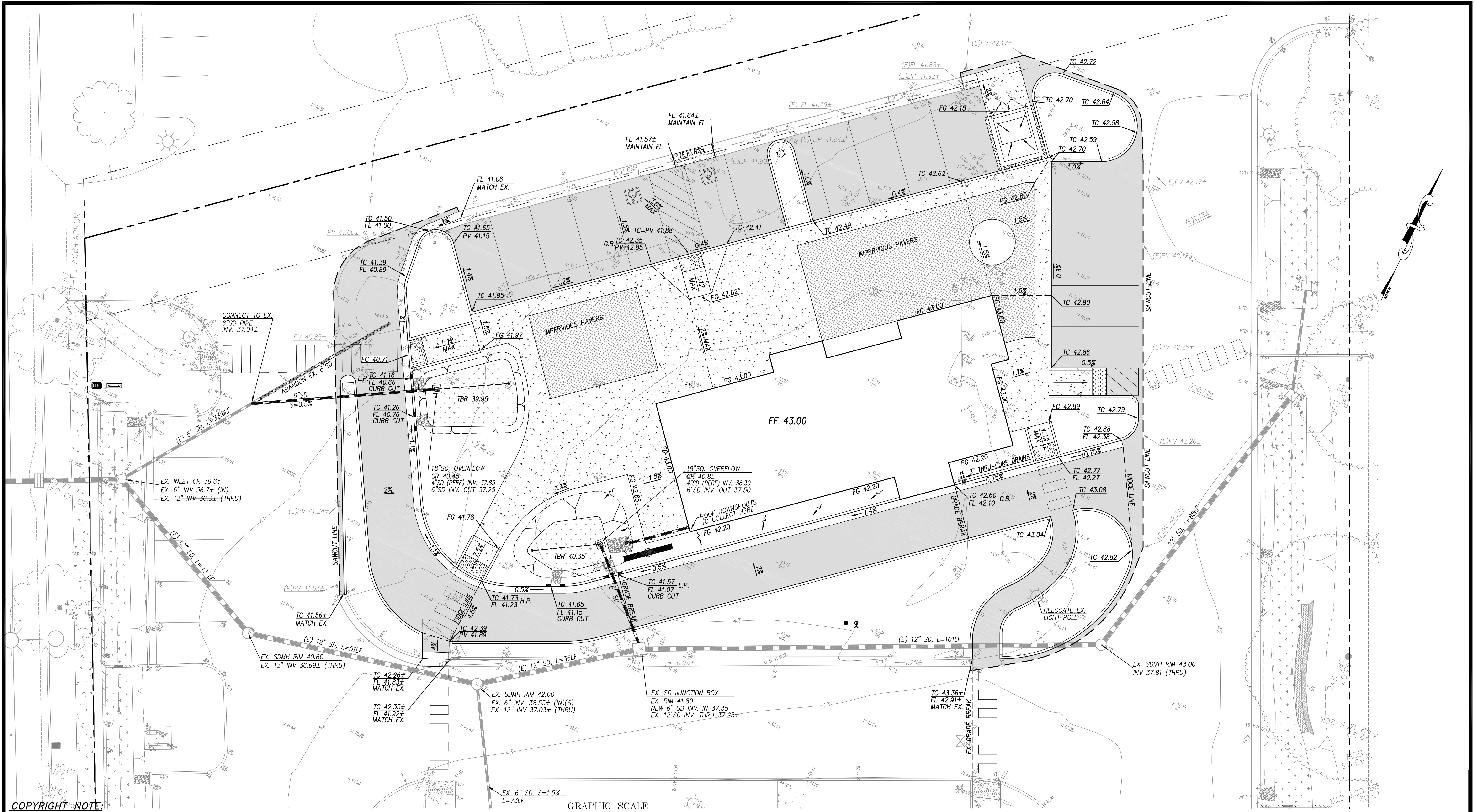
PREPARED FOR:
RAME STA HOPIALITY, LLC
1445 HOTEL CIRCLE SOUTH
SAN DIEGO, CA 92108

APNs: 432-108-008 & 007

SITE PLAN REVIEW
HOME 2 SUITES PHASE II - STARBUCKS
EXISTING CONDITIONS MAP & PRELIMINARY DEMO PLAN
CITY OF HAYWARD
ALAMEDA COUNTY
CALIFORNIA

22101 HESPERIAN BOULEVARD

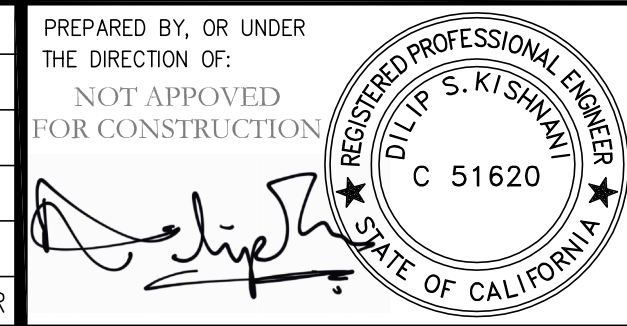
SHEET NO.
C2
2 OF 7 SHEETS
JOB NO.
2018-323-A



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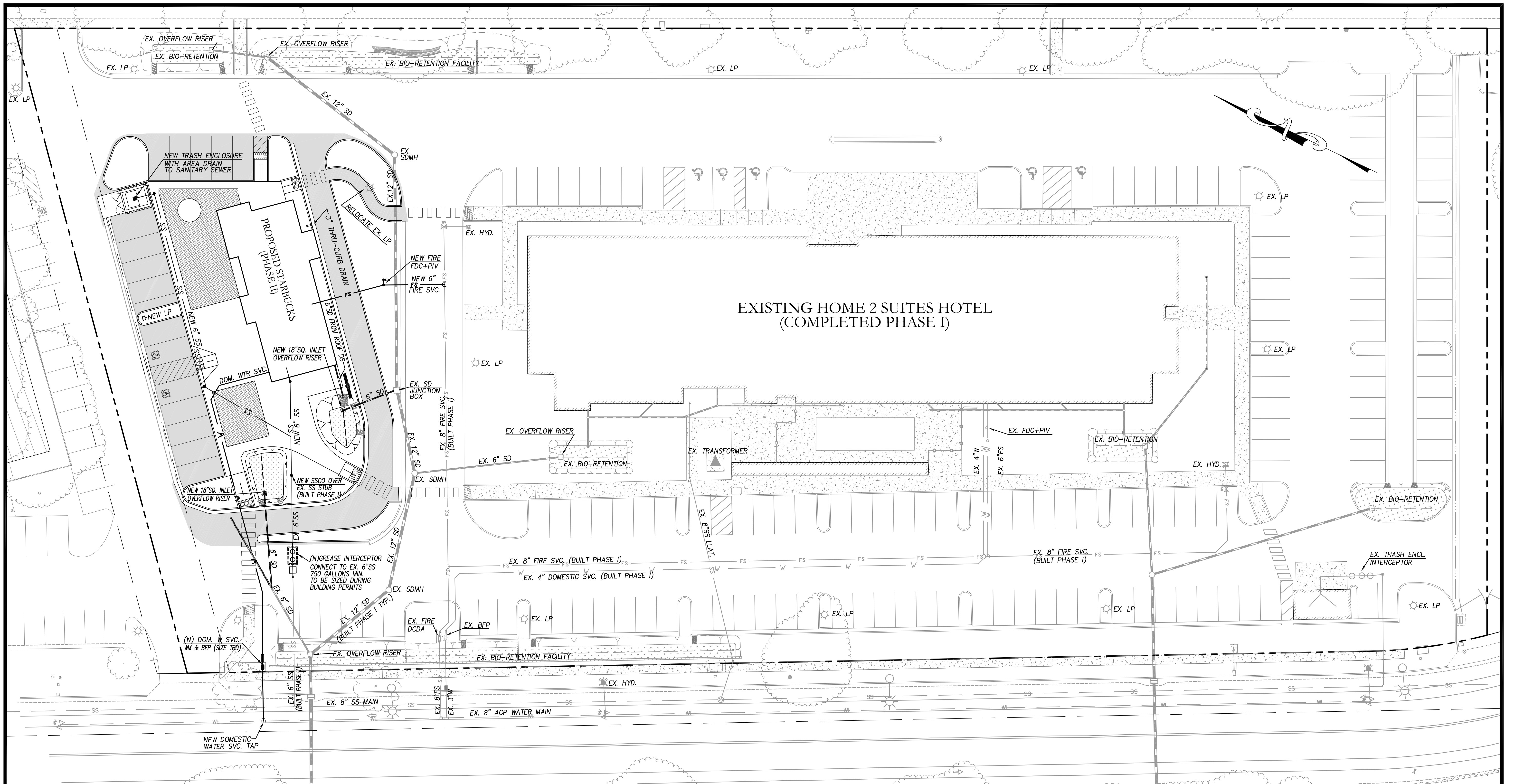
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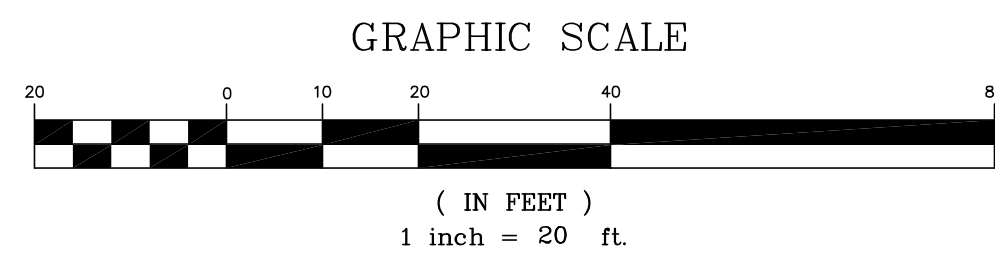
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SITE PLAN REVIEW
22101 HESPERIAN BOULEVARD
HOME 2 SUITES PHASE II - STARBUCKS
PRELIMINARY GRADING AND DRAINAGE PLAN
CITY OF HAYWARD
ALAMEDA COUNTY
CALIFORNIA

SHEET NO.
C3
3 OF 7 SHEETS
JOB NO.
2018-323-A



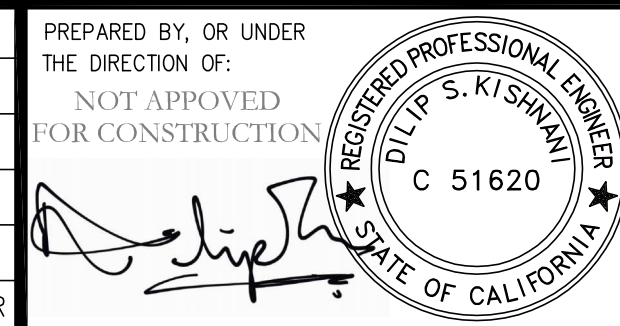
PRELIMINARY UTILITY PLAN
SCALE: 1" = 20'



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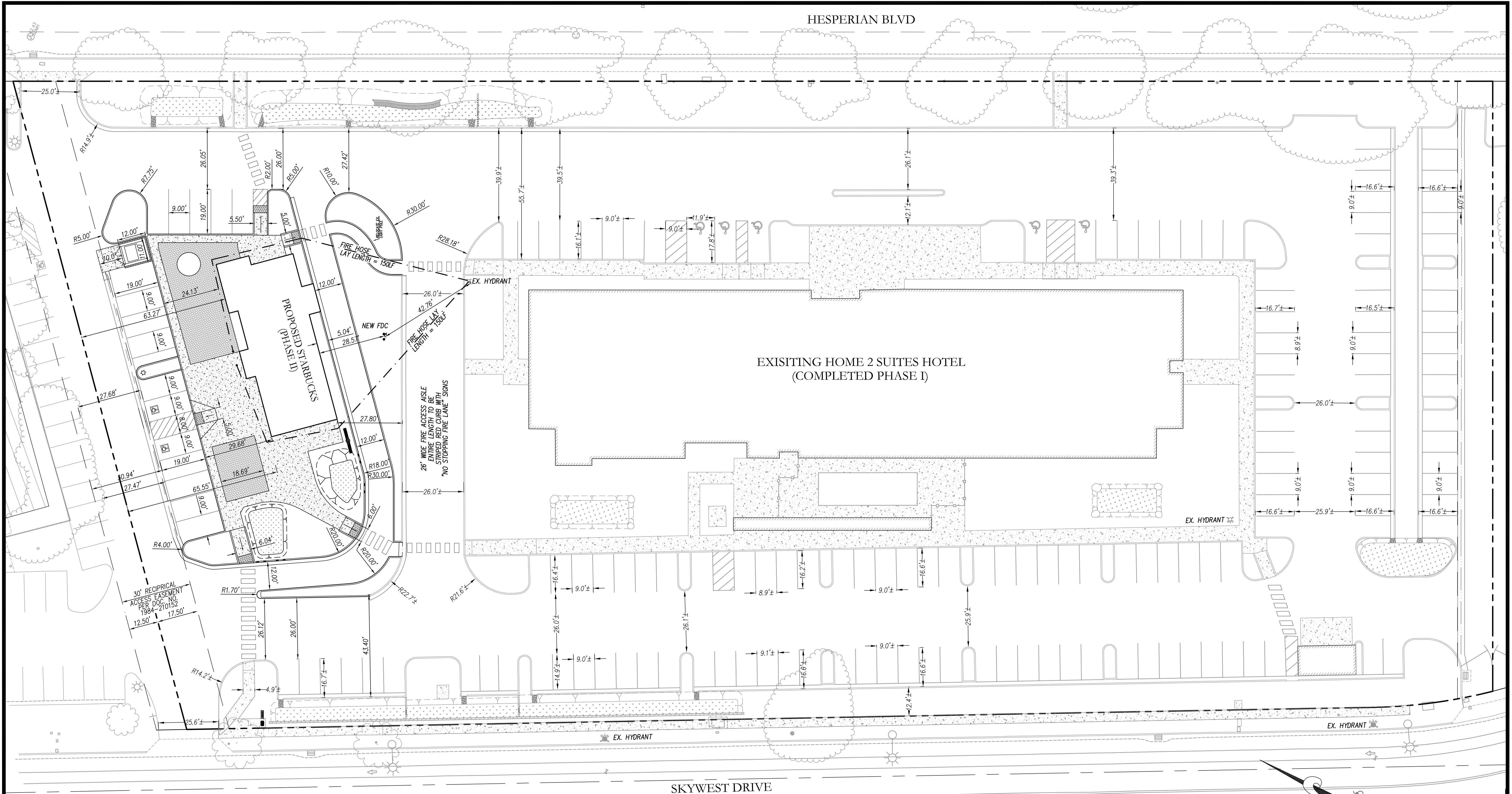
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SAN DIEGO, CA 92108

APNs: 432-108-008 & 007	SITE PLAN REVIEW	22101 HESPERIAN BOULEVARD	SHEET NO.
	HOME 2 SUITES PHASE II - STARBUCKS		C-4
	PRELIMINARY UTILITY PLAN		4 OF 7 SHEETS
CITY OF HAYWARD	ALAMEDA COUNTY	CALIFORNIA	JOB NO. 2018-323-A



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PRELIMINARY HORIZONTAL CONTROL, SIGNING & STRIPING, AND FIRE ACCESS PLAN

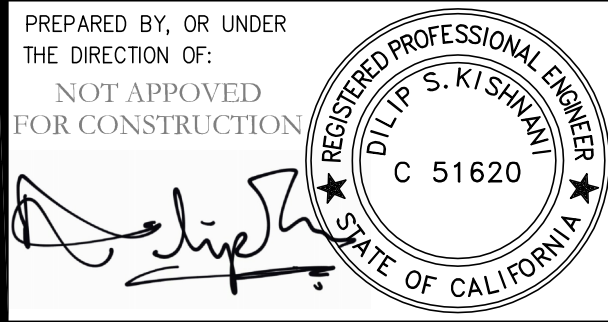
SCALE: 1" = 20'

GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

DATE: DECEMBER 10, 2024					
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ENGINEER: DSK/KT					
MANAGER: DSK					
NO.	BY	DATE	REVISIONS	CITY	APPR



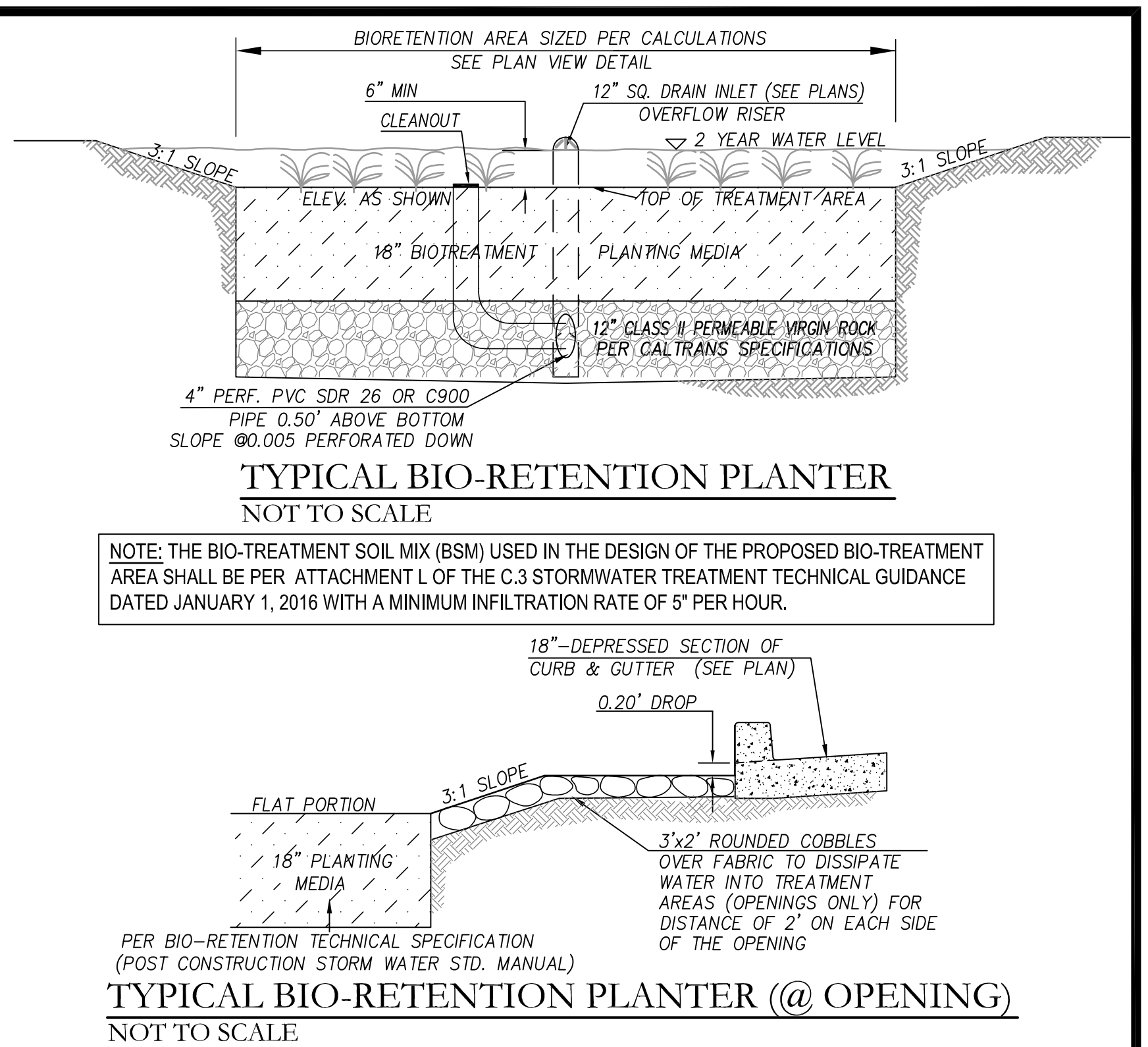
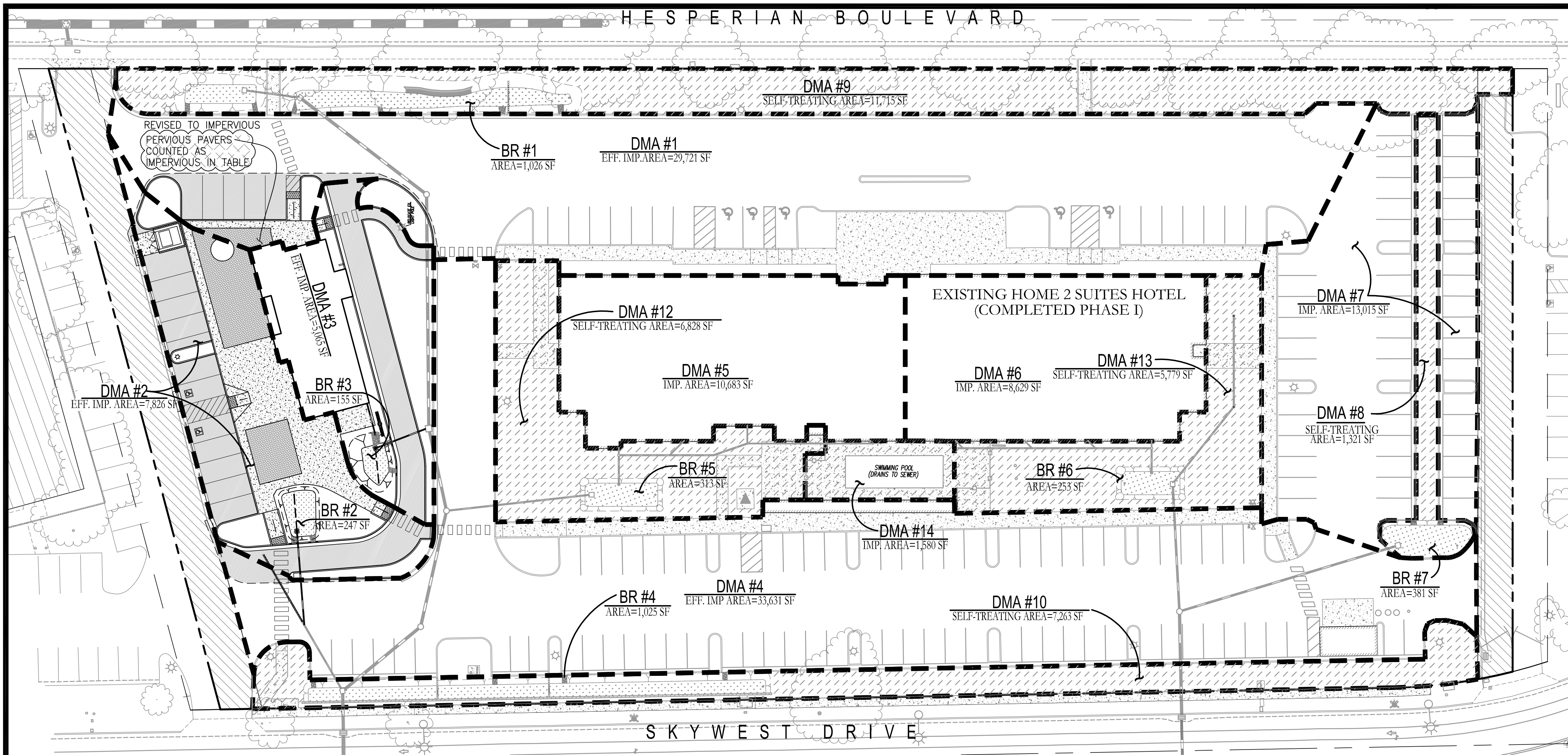
PREPARED BY:
STERLING CONSULTANTS
46560 FREMONT BOULEVARD, UNIT NO. 205
FREMONT, CA 94538
1sterlingconsultants@gmail.com PHONE: 510.344.8955 x100

PREPARED FOR:
RAMESTA HOSPITALITY, LLC
1445 HOTEL CIRCLE SOUTH
SAN DIEGO, CA 92108

APNs: 432-108-008 & 007

SITE PLAN REVIEW
22101 HESPERIAN BOULEVARD
HOME 2 SUITES PHASE II - STARBUCKS
PRELIMINARY HORIZONTAL CONTROL, STRIPING & FIRE ACCESS PLAN
CITY OF HAYWARD
ALAMEDA COUNTY
CALIFORNIA

SHEET NO.
C-5
5 OF 7 SHEETS
JOB NO.
2018-323-A



STORMWATER TREATMENT MEASURES SUMMARY TABLE (FROM PHASE I)

DMA#	TREATMENT CONTROL MEASURES	a TOTAL DRAINAGE AREA(SF)	b PERVIOUS AREA(SF)	c IMPERVIOUS AREA(SF)	d EFFECTIVE PERVIOUS AREA(SF)	e EFFECTIVE IMPERVIOUS AREA(SF)	f TREATMENT AREA REQUIRED (SF)	g TREATMENT AREA PROVIDED (SF)	h PONDING DEPTH (INCHES)	i TREATMENT TYPE	j SIZING METHOD
1	BR#1	34,684	523	34,161	—	34,213	1,026	1,026	8"	BIO-RETENTION	COMBINATION FLOW AND VOLUME METHOD
2	BR#2	3,482	191	3,291	19	3,310	97	97	6"	BIO-RETENTION	COMBINATION FLOW AND VOLUME METHOD
3	BR#3	6,684	596	6,088	—	6,148	184	184	6"	BIO-RETENTION	COMBINATION FLOW AND VOLUME METHOD
4	BR#4	36,598	1,746	34,852	175	35,027	1,025	1,025	6"	BIO-RETENTION	COMBINATION FLOW AND VOLUME METHOD
5	BR#5	10,683	—	10,683	—	—	313	313	6"	BIO-RETENTION	COMBINATION FLOW AND VOLUME METHOD
6	BR#6	8,629	—	8,629	—	—	283	283	6"	BIO-RETENTION	COMBINATION FLOW AND VOLUME METHOD
7	BR#7	13,015	—	13,015	—	—	381	381	6"	BIO-RETENTION	COMBINATION FLOW AND VOLUME METHOD
8	NA	1,321	1,321	—	—	—	—	—	—	SELF-TREATING	—
9*	NA	11,715	11,520	195	—	—	—	—	—	SELF-TREATING	—
10*	NA	7,263	6,987	276	—	—	—	—	—	SELF-TREATING	—
11*	NA	2,987	2,513	384	—	—	—	—	—	SELF-TREATING	—
12*	NA	6,828	6,188	640	—	—	—	—	—	SELF-TREATING	—
13*	NA	5,779	5,368	411	—	—	—	—	—	SELF-TREATING	—
14	NA	1,580	—	1,580	—	—	—	—	—	SELF-TREATING (DRAINS TO SEWER)	—

PHASE I NOTE: TABLE ABOVE IS PER HOME 2 SUITES PHASE I GRADING PLANS PREPARED BY STERLING CONSULTANTS DATED 08/29/2023 AS DELTA REVISION 4.
*IMPERVIOUS AREAS TREATED BY TREE CREDIT PER AC COUNTY C.3 STORMWATER MANUAL TABLE 4-1. SEE LANDSCAPE PLANS.

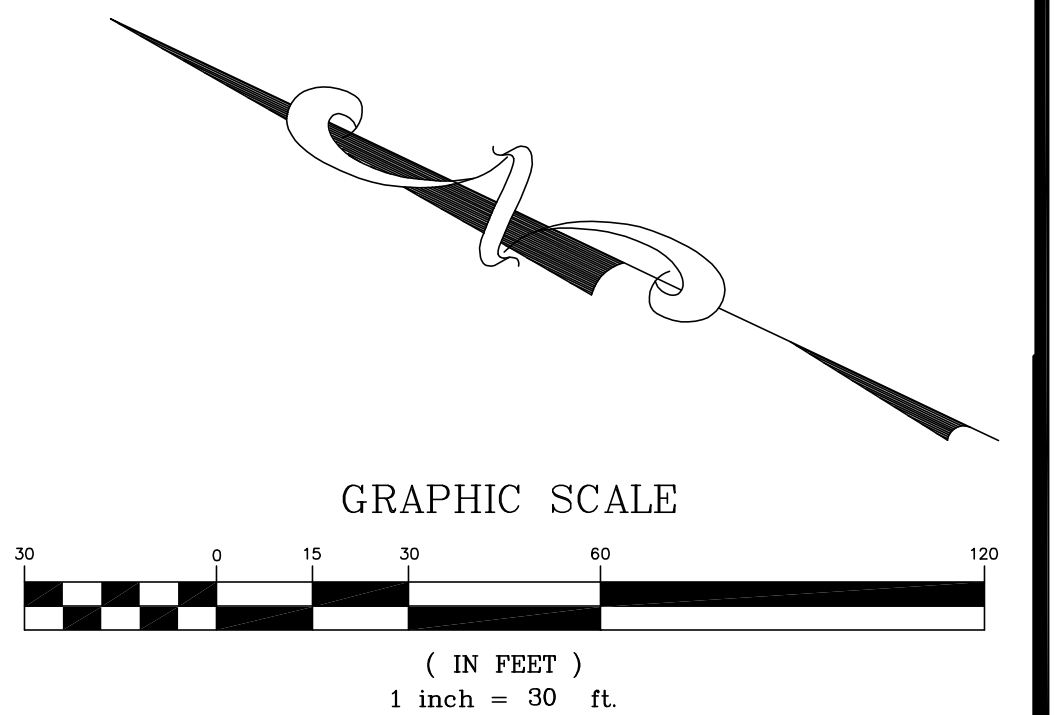
STORMWATER TREATMENT MEASURES SUMMARY TABLE (PHASE II)

DMA#	TREATMENT CONTROL MEASURES	a TOTAL DRAINAGE AREA(SF)	b PERVIOUS AREA(SF)	c IMPERVIOUS AREA(SF)	d EFFECTIVE PERVIOUS AREA(SF)	e EFFECTIVE IMPERVIOUS AREA(SF)	f TREATMENT AREA REQUIRED (SF)	g TREATMENT AREA PROVIDED (SF)	h PONDING DEPTH (INCHES)	i TREATMENT TYPE	j SIZING METHOD
1	BR#1	32,611	3,211 ¹	29,400	321	29,721	871 (892) ²	1,026	6"	BIO-RETENTION	COMBINATION FLOW AND VOLUME METHOD
2	BR#2	9,303	1,641	7,662	164	7,826	229 (235) ²	247	6"	BIO-RETENTION	COMBINATION FLOW AND VOLUME METHOD
3	BR#3	7,281	2,462	4,819	246	5,065	149 (152) ²	155	6"	BIO-RETENTION	COMBINATION FLOW AND VOLUME METHOD
4	BR#4	35,067	1,596	33,471	160	33,631	986 (1,009) ²	1,025	6"	BIO-RETENTION	COMBINATION FLOW AND VOLUME METHOD

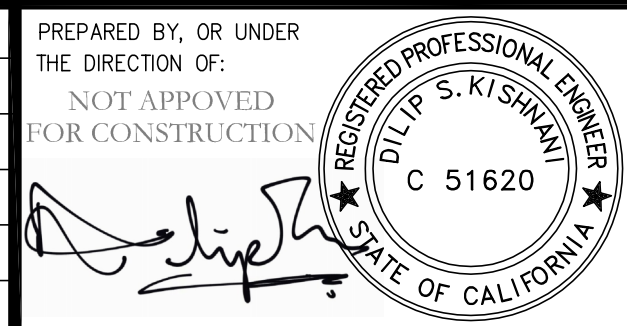
PHASE II NOTE: TABLE ABOVE QUANTIFIES PROPOSED CHANGES TO PHASE I DMAs AND TREATMENT CONTROL MEASURES.
1) PHASE I DMA #1 PERVIOUS AREA WAS INCORRECT. PHASE II DMA #1 PERVIOUS AREA CORRECTS ERROR IN UNTouched PHASE I AREAS IN ADDITION TO BEING REVISED WITH PROPOSED PHASE II CHANGES.
2) DENOTES TREATMENT AREA REQUIRED PER 3% OF TOTAL IMPERVIOUS AREA
3) PERVIOUS PAVERS IN DMA #2 ARE COUNTED AS IMPERVIOUS SURFACES IN SUMMARY TABLE FOR THE SAKE OF TREATMENT SIZING

LEGEND

- DRAINAGE MANAGEMENT AREA (DMA)
- BR #1 BIORETENTION PLANTERS (BR #1 - BR #7) SEE TYPICAL DETAIL THIS SHEET
- SELF-TREATING AREAS
- EXISTING PAVEMENT / DRAINS TO EXISTING DRAINAGE PATTERN



DATE: DECEMBER 10, 2024					
SCALE: AS NOTED					
DRAWN: KT/PV					
DESIGNED: KT					
ENGINEER: DSK/KT					
MANAGER: DSK					
NO.	BY	DATE	REVISIONS	CITY APPR	



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PREPARED FOR:
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APNs: 432-108-008 & 007

SITE PLAN REVIEW
HOME 2 SUITES PHASE II - STARBUCKS
PRELIMINARY HORIZONTAL CONTROL PLAN
CITY OF HAYWARD
ALAMEDA COUNTY
CALIFORNIA

22101 HESPERIAN BOULEVARD

SHEET NO.
C6
6 OF 7 SHEETS
JOB NO.
2018-323-A

Worksheet for Calculating the Combination Flow and Volume Method

Instructions: After completing Section 1, make a copy of this Excel file for each Drainage Management Area within the project. Enter information specific to the project and DMA in the cells shaded in yellow. Cells shaded in light blue contain formulas and values that will be automatically calculated.

1.0 Project Information

1-1 Project Name:

HOME 2 SUITES

1-2 City application ID:

Site Plan Review (SPR)

1-3 Site Address or APN:

432-108-008 & 007

1-4 Tract or Parcel Map No:

1-5 Site Mean Annual Precip. (MAP)¹

18.0

Inches

1-6 Applicable Rain Gauge²

Oakland

The calculations presented here are based on the combination flow and volume hydraulic sizing method provided in the Clean Water Program Alameda County C.3 Technical Guidance, Version 4.0. The steps presented below are explained in Chapter 5, Section 5.1 of the guidance manual, applicable portions of which are included in this file, in the tab called "Guidance from Chapter 5".

[Click here for map](#)

Refer to the Mean Annual Precipitation Map in Appendix D of the C.3 Technical Guidance to determine the MAP, in inches, for the site.

Enter "Oakland Airport" if the site MAP is 16.4 inches or greater. Enter "San Jose" if the site MAP is less than 16.4 inches.

MAP adjustment factor is automatically calculated as:

0.98

(The "Site Mean Annual Precipitation (MAP)" is divided by the MAP for the applicable rain gauge, shown in Table 5.2, below.)

2.0 Calculate Percentage of Impervious Surface for Drainage Management Area (DMA)

2-1 Name of DMA:

BR#1

For Items 2-2 and 2-3, enter the areas in square feet for each type of surface within the DMA.

Type of Surface	Area of surface type within DMA (Sq. Ft)	Adjust Pervious Surface	Effective Impervious Area
2-2 Impervious surface	29,400	1.0	29,400
2-3 Pervious service	3,211	0.1	321
Total DMA Area (square feet) =		32,611	

2-4

Total Effective Impervious Area (EIA)

29,721

Square feet

Table 5-2: Unit Basin Storage Volumes (in inches) for 80 Percent Capture Using 48-Hour Drawdowns			
Applicable Rain Gauge	Mean Annual Precipitation (in)	Unit Basin Storage Volume (in) for Applicable Runoff Coefficients	
Oakland Airport	18.35	Coefficient of 1.00	0.67
San Jose	14.4		0.56

3-1

Unit basin storage volume from Table 5.2:

0.67

Inches

(The coefficient for this method is 1.00, due to the conversion of any landscaping to effective impervious area)

3-2

Adjusted unit basin storage volume:

0.66

Inches

(The unit basin storage volume is adjusted by applying the MAP adjustment factor.)

3-3

Required Capture Volume (in cubic feet):

1,628

Cubic feet

(The adjusted unit basin sizing volume [inches] is multiplied by the size of the DMA and converted to feet)

4.0 Calculate the Duration of the Rain Event

4-1 Rainfall intensity

0.2

Inches per hour

4-2 Divide Item 3-2 by Item 4-1

3.29

Hours of Rain Event Duration

5.0 Preliminary Estimate of Surface Area of Treatment Measure

5-1 4% of DMA impervious surface

1,189

Square feet

5-2 Area 25% smaller than Item 5-1

892

Square feet

5-3 Volume of treated runoff for area in Item 5-2

1,221

Cubic feet

(Item 5-2 * 5 inches per hour * 1/12 * Item 4-2)

6.0 Initial Adjustment of Depth of Surface Ponding Area

6-1 Subtract Item 5-3 from Item 3-3

407

Cubic feet

(Amount of runoff to be stored in ponding area)

6-2 Divide Item 6-1 by Item 5-2

0.5

Feet

(Depth of stored runoff in surface ponding area)

6-3 Convert Item 6-2 from ft to inches

5.5

Inches

(Depth of stored runoff in surface ponding area)

6-4 If ponding depth in Item 6-3 meets your target depth, skip to Item 8-1. If not, continue to Step 7-1.

7.0 Optimize Size of Treatment Measure

7-1 Enter an area larger or smaller than Item 5-2

871

Sq.ft.

(enter larger area if you need less ponding depth; smaller for more depth.)

7-2 Volume of treated runoff for area in Item 7-1

1,193

Cubic feet

(Item 7-1 * 5 inches per hour * 1/12 * Item 4-2)

7-3 Subtract Item 7-2 from Item 3-3

435

Cubic feet

(Amount of runoff to be stored in ponding area)

7-4 Divide Item 7-3 by Item 7-1

0.50

Feet

(Depth of stored runoff in surface ponding area)

7-5 Convert Item 7-4 from feet to inches

6.00

Inches

(Depth of stored runoff in surface ponding area)

7-6 If the ponding depth in Item 7-5 meets target, stop here. If not, repeat Steps 7-1 through 7-5 until you obtain target depth.

8.0 Surface Area of Treatment Measure for DMA

8-1 Final surface area of treatment*

871

Square feet

(Either Item 5-2 or final amount in Item 7-1)

*Note: Check with the local jurisdiction as to its policy regarding the minimum biotreatment surface area allowed.

Worksheet for Calculating the Combination Flow and Volume Method

Instructions: After completing Section 1, make a copy of this Excel file for each Drainage Management Area within the project. Enter information specific to the project and DMA in the cells shaded in yellow. Cells shaded in light blue contain formulas and values that will be automatically calculated.

1.0 Project Information

1-1 Project Name:

HOME 2 SUITES

1-2 City application ID:

432-108-008 & 007

1-3 Site Address or APN:

1-4 Tract or Parcel Map No:

1-5 Site Mean Annual Precip. (MAP)¹

18.0

Inches

1-6 Applicable Rain Gauge²

Oakland

The calculations presented here are based on the combination flow and volume hydraulic sizing method provided in the Clean Water Program Alameda County C.3 Technical Guidance, Version 4.0. The steps presented below are explained in Chapter 5, Section 5.1 of the guidance manual, applicable portions of which are included in this file, in the tab called "Guidance from Chapter 5".

[Click here for map](#)

Refer to the Mean Annual Precipitation Map in Appendix D of the C.3 Technical Guidance to determine the MAP, in inches, for the site.

Enter "Oakland Airport" if the site MAP is 16.4 inches or greater. Enter "San Jose" if the site MAP is less than 16.4 inches.

MAP adjustment factor is automatically calculated as:

0.98

(The "Site Mean Annual Precipitation (MAP)" is divided by the MAP for the applicable rain gauge, shown in Table 5.2, below.)

2.0 Calculate Percentage of Impervious Surface for Drainage Management Area (DMA)

2-1 Name of DMA:

DMA #2

For Items 2-2 and 2-3, enter the areas in square feet for each type of surface within the DMA.

Type of Surface	Area of surface type within DMA (Sq. Ft)	Adjust Pervious Surface	Effective Impervious Area
2-2 Impervious surface	7,662	1.0	7,662
2-3 Pervious service	1,641	0.1	164
Total DMA Area (square feet) =		9,303	

2-4

Total Effective Impervious Area (EIA)

7,826

Square feet

Table 5-2: Unit Basin Storage Volumes (in inches) for 80 Percent Capture Using 48-Hour Drawdowns			
Applicable Rain Gauge	Mean Annual Precipitation (in)	Unit Basin Storage Volume (in) for Applicable Runoff Coefficients	
Oakland Airport	18.35	Coefficient of 1.00	0.67
San Jose	14.4		0.56

3-1

Unit basin storage volume from Table 5.2:

0.67

Inches

(The coefficient for this method is 1.00, due to the conversion of any landscaping to effective impervious area)

3-2

Adjusted unit basin storage volume:

0.66

Inches

(The unit basin storage volume is adjusted by applying the MAP adjustment factor.)

3-3

Required Capture Volume (in cubic feet):

429

Cubic feet

(The adjusted unit basin sizing volume [inches] is multiplied by the size of the DMA and converted to feet)

4.0 Calculate the Duration of the Rain Event

4-1 Rainfall intensity

0.2

Inches per hour

4-2 Divide Item 3-2 by Item 4-1

3.29

Hours of Rain Event Duration

5.0 Preliminary Estimate of Surface Area of Treatment Measure

5-1 4% of DMA impervious surface

313

Square feet

5-2 Area 25% smaller than Item 5-1

235

Square feet

5-3 Volume of treated runoff for area in Item 5-2

321

Cubic feet

(Item 5-2 * 5 inches per hour * 1/12 * Item 4-2)

6.0 Initial Adjustment of Depth of Surface Ponding Area

6-1 Subtract Item 5-3 from Item 3-3

107

Cubic feet

(Amount of runoff to be stored in ponding area)

6-2 Divide Item 6-1 by Item 5-2

0.5

Feet

(Depth of stored runoff in surface ponding area)

6-3 Convert Item 6-2 from ft to inches

5.5

Inches

(Depth of stored runoff in surface ponding area)

6-4 If ponding depth in Item 6-3 meets your target depth, skip to Item 8-1. If not, continue to Step 7-1.

7.0 Optimize Size of Treatment Measure

7-1 Enter an area larger or smaller than Item 5-2

229

Sq.ft.

(enter larger area if you need less ponding depth; smaller for more depth.)

7-2 Volume of treated runoff for area in Item 7-1

314

Cubic feet

(Item 7-1 * 5 inches per hour * 1/12 * Item 4-2)

7-3 Subtract Item 7-2 from Item 3-3

115

Cubic feet

(Amount of runoff to be stored in ponding area)

7-4 Divide Item 7-3 by Item 7-1

0.50

Feet

(Depth of stored runoff in surface ponding area)

7-5 Convert Item 7-4 from feet to inches

6.03

Inches

(Depth of stored runoff in surface ponding area)

7-6 If the ponding depth in Item 7-5 meets target, stop here. If not, repeat Steps 7-1 through 7-5 until you obtain target depth.

8.0 Surface Area of Treatment Measure for DMA

8-1 Final surface area of treatment*

229

Square feet

(Either Item 5-2 or final amount in Item 7-1)

*Note: Check with the local jurisdiction as to its policy regarding the minimum biotreatment surface area allowed.

Worksheet for Calculating the Combination Flow and Volume Method

Instructions: After completing Section 1, make a copy of this Excel file for each Drainage Management Area within the project. Enter information specific to the project and DMA in the cells shaded in yellow. Cells shaded in light blue contain formulas and values that will be automatically calculated.

1.0 Project Information

1-1 Project Name:

HOME 2 SUITES

1-2 City application ID:

Site Plan Review (SPR)

1-3 Site Address or APN:

432-108-008 & 007

1-4 Tract or Parcel Map No:

1-5 Site Mean Annual Precip. (MAP)¹

18.0

Inches

1-6 Applicable Rain Gauge²

Oakland

The calculations presented here are based on the combination flow and volume hydraulic sizing method provided in the Clean Water Program Alameda County C.3 Technical Guidance, Version 4.0. The steps presented below are explained in Chapter 5, Section 5.1 of the guidance manual, applicable portions of which are included in this file, in the tab called "Guidance from Chapter 5".

[Click here for map](#)

Refer to the Mean Annual Precipitation Map in Appendix D of the C.3 Technical Guidance to determine the MAP, in inches, for the site.

Enter "Oakland Airport" if the site MAP is 16.4 inches or greater. Enter "San Jose" if the site MAP is less than 16.4 inches.

MAP adjustment factor is automatically calculated as:

0.98

(The "Site Mean Annual Precipitation (MAP)" is divided by the MAP for the applicable rain gauge, shown in Table 5.2, below.)

2.0 Calculate Percentage of Impervious Surface for Drainage Management Area (DMA)

2-1 Name of DMA:

BR#3

For Items 2-2 and 2-3, enter the areas in square feet for each type of surface within the DMA.

Type of Surface	Area of surface type within DMA (Sq. Ft)	Adjust Pervious Surface	Effective Impervious Area
2-2 Impervious surface	4,819	1.0	4,819
2-3 Pervious service	2,462	0.1	246
Total DMA Area (square feet) =		7,281	

2-4

Total Effective Impervious Area (EIA)

5,065

Square feet

Table 5-2: Unit Basin Storage Volumes (in inches) for 80 Percent Capture Using 48-Hour Drawdowns			
Applicable Rain Gauge	Mean Annual Precipitation (in)	Unit Basin Storage Volume (in) for Applicable Runoff Coefficients	
Oakland Airport	18.35	Coefficient of 1.00	0.67
San Jose	14.4		0.56

3-1

Unit basin storage volume from Table 5.2:

0.67

Inches

(The coefficient for this method is 1.00, due to the conversion of any landscaping to effective impervious area)

3-2

Adjusted unit basin storage volume:

0.66

Inches

(The unit basin storage volume is adjusted by applying the MAP adjustment factor.)

3-3

Required Capture Volume (in cubic feet):

277

Cubic feet

(The adjusted unit basin sizing volume [inches] is multiplied by the size of the DMA and converted to feet)

4.0 Calculate the Duration of the Rain Event

4-1 Rainfall intensity

0.2

Inches per hour

4-2 Divide Item 3-2 by Item 4-1

3.29

Hours of Rain Event Duration

5.0 Preliminary Estimate of Surface Area of Treatment Measure

5-1 4% of DMA impervious surface

203

Square feet

5-2 Area 25% smaller than Item 5-1

152

Square feet

5-3 Volume of treated runoff for area in Item 5-2

208

Cubic feet

(Item 5-2 * 5 inches per hour * 1/12 * Item 4-2)

6.0 Initial Adjustment of Depth of Surface Ponding Area

6-1 Subtract Item 5-3 from Item 3-3

69

Cubic feet

(Amount of runoff to be stored in ponding area)

6-2 Divide Item 6-1 by Item 5-2

0.5

Feet

(Depth of stored runoff in surface ponding area)

6-3 Convert Item 6-2 from ft to inches

5.5

Inches

(Depth of stored runoff in surface ponding area)

6-4 If ponding depth in Item 6-3 meets your target depth, skip to Item 8-1. If not, continue to Step 7-1.

7.0 Optimize Size of Treatment Measure

7-1 Enter an area larger or smaller than Item 5-2

149

Sq.ft.

(enter larger area if you need less ponding depth; smaller for more depth.)

7-2 Volume of treated runoff for area in Item 7-1

204

Cubic feet

(Item 7-1 * 5 inches per hour * 1/12 * Item 4-2)

7-3 Subtract Item 7-2 from Item 3-3

73

Cubic feet

(Amount of runoff to be stored in ponding area)

7-4 Divide Item 7-3 by Item 7-1

0.49

Feet

(Depth of stored runoff in surface ponding area)

7-5 Convert Item 7-4 from feet to inches

5.91

Inches

(Depth of stored runoff in surface ponding area)

7-6 If the ponding depth in Item 7-5 meets target, stop here. If not, repeat Steps 7-1 through 7-5 until you obtain target depth.

8.0 Surface Area of Treatment Measure for DMA

8-1 Final surface area of treatment*

149

Square feet

(Either Item 5-2 or final amount in Item 7-1)

*Note: Check with the local jurisdiction as to its policy regarding the minimum biotreatment surface area allowed.

Worksheet for Calculating the Combination Flow and Volume Method

Instructions: After completing Section 1, make a copy of this Excel file for each Drainage Management Area within the project. Enter information specific to the project and DMA in the cells shaded in yellow. Cells shaded in light blue contain formulas and values that will be automatically calculated.

1.0 Project Information

1-1 Project Name:

HOME 2 SUITES

1-2 City application ID:

Site Plan Review (SPR)

1-3 Site Address or APN:

432-108-008 & 007

1-4 Tract or Parcel Map No:

1-5 Site Mean Annual Precip. (MAP)¹

18.0

Inches

1-6 Applicable Rain Gauge²

Oakland

The calculations presented here are based on the combination flow and volume hydraulic sizing method provided in the Clean Water Program Alameda County C.3 Technical Guidance, Version 4.0. The steps presented below are explained in Chapter 5, Section 5.1 of the guidance manual, applicable portions of which are included in this file, in the tab called "Guidance from Chapter 5".

[Click here for map](#)

Refer to the Mean Annual Precipitation Map in Appendix D of the C.3 Technical Guidance to determine the MAP, in inches, for the site.

Enter "Oakland Airport" if the site MAP is 16.4 inches or greater. Enter "San Jose" if the site MAP is less than 16.4 inches.

MAP adjustment factor is automatically calculated as:

0.98

(The "Site Mean Annual Precipitation (MAP)" is divided by the MAP for the applicable rain gauge, shown in Table 5.2, below.)

2.0 Calculate Percentage of Impervious Surface for Drainage Management Area (DMA)

2-1 Name of DMA:

DMA #4

For Items 2-2 and 2-3, enter the areas in square feet for each type of surface within the DMA.

Type of Surface	Area of surface type within DMA (Sq. Ft)	Adjust Pervious Surface	Effective Impervious Area
2-2 Impervious surface	33,471	1.0	33,471
2-3 Pervious service	1,596	0.1	160
Total DMA Area (square feet) =		35,067	

2-4

Total Effective Impervious Area (EIA)

33,631

Square feet

Table 5-2: Unit Basin Storage Volumes (in inches) for 80 Percent Capture Using 48-Hour Drawdowns			
Applicable Rain Gauge	Mean Annual Precipitation (in)	Unit Basin Storage Volume (in) for Applicable Runoff Coefficients	
Oakland Airport	18.35	Coefficient of 1.00	0.67
San Jose	14.4		0.56

3-1

Unit basin storage volume from Table 5.2:

0.67

Inches

(The coefficient for this method is 1.00, due to the conversion of any landscaping to effective impervious area)

3-2

Adjusted unit basin storage volume:

0.66

Inches

(The unit basin storage volume is adjusted by applying the MAP adjustment factor.)

3-3

Required Capture Volume (in cubic feet):

1,842

Cubic feet

(The adjusted unit basin sizing volume [inches] is multiplied by the size of the DMA and converted to feet)

4.0 Calculate the Duration of the Rain Event

4-1 Rainfall intensity

0.2

Inches per hour

4-2 Divide Item 3-2 by Item 4-1

3.29

Hours of Rain Event Duration

5.0 Preliminary Estimate of Surface Area of Treatment Measure

5-1 4% of DMA impervious surface

1,345

Square feet

5-2 Area 25% smaller than Item 5-1

1,009

Square feet

5-3 Volume of treated runoff for area in Item 5-2

1,381

Cubic feet

(Item 5-2 * 5 inches per hour * 1/12 * Item 4-2)

6.0 Initial Adjustment of Depth of Surface Ponding Area

6-1 Subtract Item 5-3 from Item 3-3

460

Cubic feet

(Amount of runoff to be stored in ponding area)

6-2 Divide Item 6-1 by Item 5-2

0.5

Feet

(Depth of stored runoff in surface ponding area)

6-3 Convert Item 6-2 from ft to inches

5.5

Inches

(Depth of stored runoff in surface ponding area)

6-4 If ponding depth in Item 6-3 meets your target depth, skip to Item 8-1. If not, continue to Step 7-1.

7.0 Optimize Size of Treatment Measure

7-1 Enter an area larger or smaller than Item 5-2

986

Sq.ft.

(enter larger area if you need less ponding depth; smaller for more depth.)

7-2 Volume of treated runoff for area in Item 7-1

1,350

Cubic feet

(Item 7-1 * 5 inches per hour * 1/12 * Item 4-2)

7-3 Subtract Item 7-2 from Item 3-3

492

Cubic feet

(Amount of runoff to be stored in ponding area)

7-4 Divide Item 7-3 by Item 7-1

0.50

Feet

(Depth of stored runoff in surface ponding area)

7-5 Convert Item 7-4 from feet to inches

5.99

Inches

(Depth of stored runoff in surface ponding area)

7-6 If the ponding depth in Item 7-5 meets target, stop here. If not, repeat Steps 7-1 through 7-5 until you obtain target depth.

8.0 Surface Area of Treatment Measure for DMA

8-1 Final surface area of treatment*

986

Square feet

(Either Item 5-2 or final amount in Item 7-1)

*Note: Check with the local jurisdiction as to its policy regarding the minimum biotreatment surface area allowed.

DATE: DECEMBER 10, 2024					
SCALE: AS NOTED					
DRAWN: KT/PV					
DESIGNED: KT					
ENGINEER: DSK/KT					
MANAGER: DSK	NO.	BY	DATE	REVISIONS	CITY APPR

PREPARED BY, OR UNDER THE DIRECTION OF:

NOT APPROVED FOR CONSTRUCTION





PREPARED BY:



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PREPARED FOR:

RAME STA HOSPITALITY, LLC
1445 HOTEL CIRCLE SOUTH
SAN DIEGO, CA 92108

APNs: 432-108-008 & 007

SITE PLAN REVIEW

22101 HESPERIAN BOULEVARD

HOME 2 SUITES PHASE II - STARBUCKS

PRELIMINARY BIO-RETENTION SIZING WORKSHEETS

CITY OF HAYWARD

ALAMEDA COUNTY

CALIFORNIA

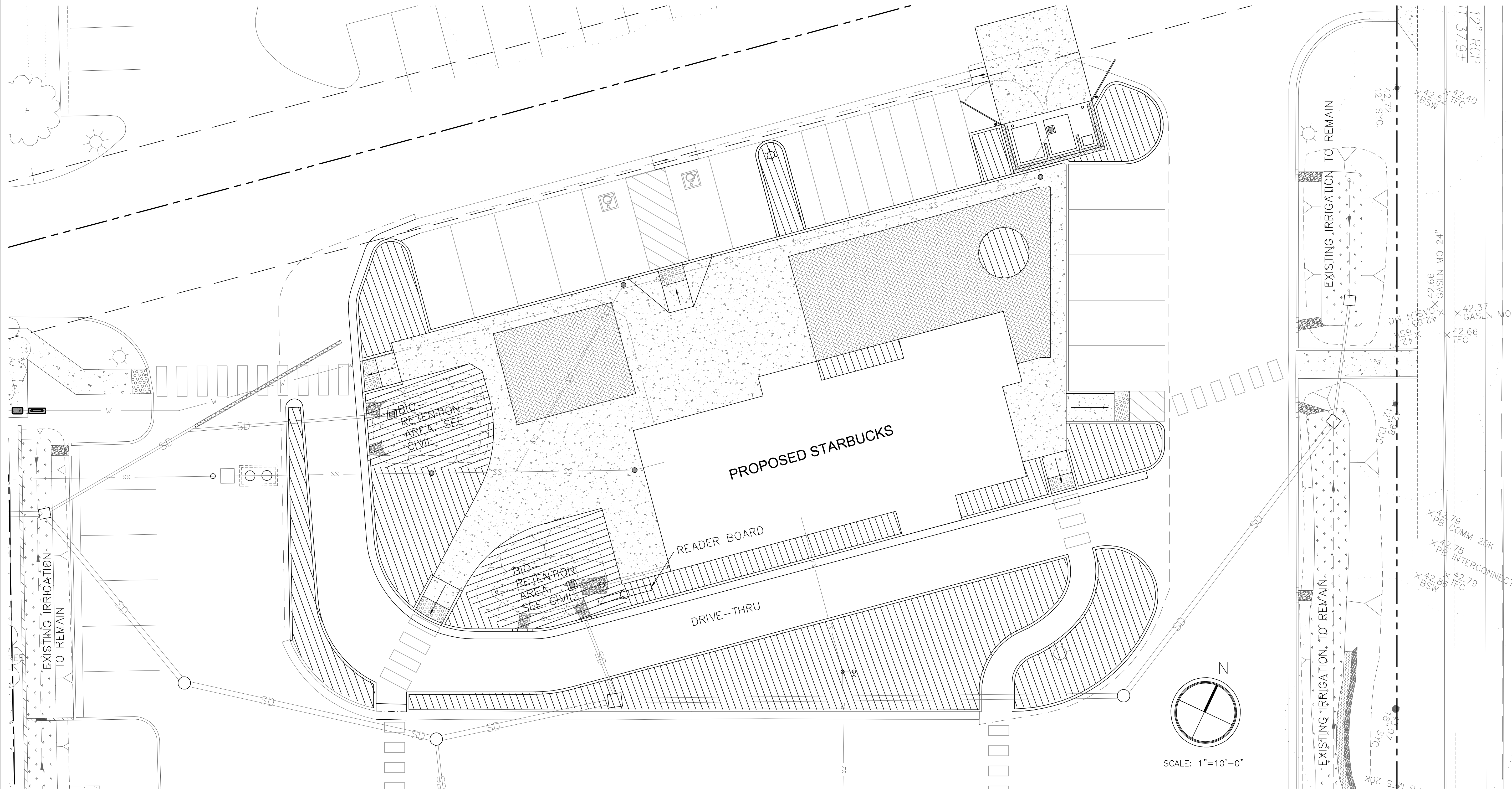
SHEET NO.

C7

7 OF 7 SHEETS

JOB NO.

2018-323-A



WELO WORKSHEET

Appendix B – Water Efficient Landscape Worksheet.																
WATER EFFICIENT LANDSCAPE WORKSHEET – S TYPED on 04.5.18, 07.07.20																
This worksheet is filed on by the project applicant and is a required element of the Landscape Documentation Package.																
City of Hayward Watershed - San Francisco Bay Area																
Hydrozone	Plant Description	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency (IE)	ETAF (ETAF/IE)	Landscape Area (sq. ft.)	ETAF Area	Estimated Total Water Use (ETAFU)								
Regular Landscape Areas																
1. Bio-retention	0.3	SPRAY	0.75	0.4	0.98	7,825	7,825	1,074,450								
2. Mixed Landscape	0.3	DRIP	0.80	0.80	0.80	3,825	3,825	382,500								
Totals						(A)	(B)	14,569,950								
Special Landscape Areas																
1. Bio-retention	0.3	SPRAY	0.75	0.4	0.98	7,825	7,825	1,074,450								
2. Mixed Landscape	0.3	DRIP	0.80	0.80	0.80	3,825	3,825	382,500								
Totals						(C)	(D)	11,397,950								
ETAFU Total								(E)	25,967,900							
Maximum Allowed Water Allowance (MAWA)								(F)	25,967,900							
Irrigation Efficiency																
Irrigation Method			Irrigation Efficiency			ETAFU Total										
1. Sprinkler			0.75			1,074,450										
2. Drip			0.80			382,500										
3. Micro-sprinkler			0.75			1,074,450										
ETAF Calculations																
All Landscape Areas																
Total ETAF x Area						(B) x (D)		(E)								
Total Area						(A) x (C)		(F)								
Slope ETAF						(B) x (D) + (A) x (C)		(G)								
Regular Landscape Areas																
Total ETAF x Area						(B) x (D)		(E)								
Total Area						(A) x (C)		(F)								
Slope ETAF						(B) x (D) + (A) x (C)		(G)								
Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas and 0.45 or below for non-residential areas.																

LEGEND

- HYDROZONE 1 - BIO-FILTRATION PLANTERS, MP OVERHEAD ROTOR SPRAY IRRIGATION, 955 SQ. FT.
- HYDROZONE 2 - MIXED LANDSCAPE, TREES, SHRUBS, DRIP IRRIGATION, 3,825 SQ. FT.

TOTAL SQ. FT. OF LANDSCAPE = 4,780

NOTES

- 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.
- DRIP IRRIGATION TO USE IN-LINE EMITTERS AT 18" SPACING AT 0.5 GPM.
- THE IRRIGATION CONTROLLER WILL BE WEATHER BASED AND A RAIN SENSOR WILL BE PROVIDED.

STARBUCKS
HAYWARD, CALIFORNIA

WILSON & ASSOCIATES
LANDSCAPE ARCHITECTURE
815 SAN DIEGO ROAD • BERKELEY, CA 94707
PH: 510-644-9602 • E: cwilson815@gmail.com

CONCEPTUAL
IRRIGATION
PLAN

BY: CW
JOB:
DATE: 12.11.24
L-2.0
SHT. ____ OF ____
REVISIONS

