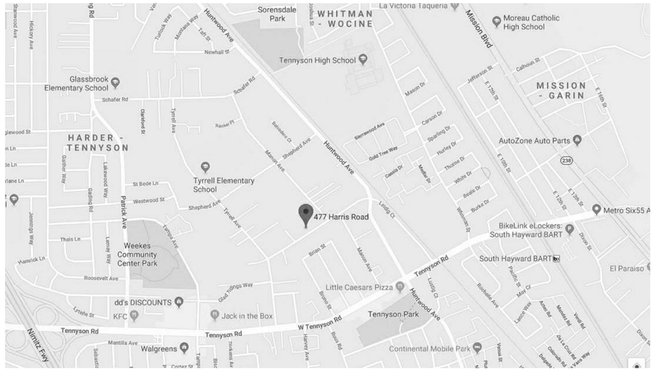
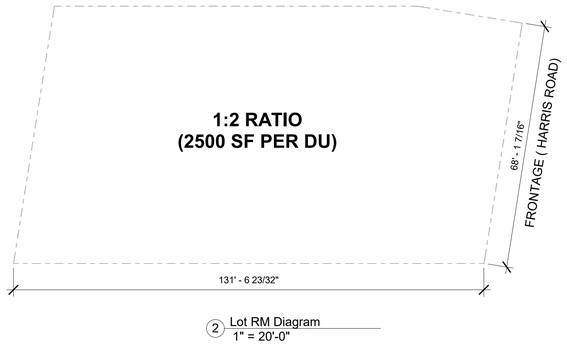
New 3-Unit Condominiums for:

Huiting (David) Cai & Jun (Daphne) Shen
477 Harris Road. Hayward CA

1 Street View 1

Vicinity Map





2 Lot RM Diagram
1" = 20'-0"

Site Zoning information:

APN: 453-0060-047
Zone: RM
Occupancy: R2
Type of Construction: VB
Sprinklered: Yes: Wet pipe system LFII by Tyco.
Stories: 3
Ht. Limit: 40'-0"
Lot Dims: 68' x 130' (APPROX.)
Lot Area: 9398 SF (per Survey plan)

Setbacks:
Front & Rear: 20'-0"
Side Yard: 10% = 6'-9 3/4"

Building Coverage:
Footprint 31% (2939 sf)
Open Space: 69% (6459 Total Hard + Soft Scape)
Landscape Area: sf. (Soft Scape)
Hardscape Area: sf (Hardscape)

These plans will comply with 2022 CBC, 2022 CMC, 2022 CPC, 2022 CRC, 2022 CEC, 2022 CFC, 2022 California Energy Code, California Green Building Requirements.

Scope of Work:
Removal of Single Family Residence.
Construction of 3 Town-House Style Condominiums on lot per Planning and Zoning Regulations.

Unit Info

9398 Gross SF. / 2500 SF per Unit = 3.75 (3 Units)

Parking: 1 + 1.1 per DU = 6.3 (7 Spaces Required)
2 Provided to each unit. 1 Public Space provided at back of property

Unit #1:

Area total: 3391.6 sf
Parking: 2 Enclosed Spaces
Bedrooms: 4
Bathrooms: 4 full / 2 half

Unit #2:

Area Total: 2458.8 sf
Parking: 2 Enclosed Spaces
Bedrooms: 4
Bathrooms: 3 Full / 1 Half

Unit #3:

Area Total: 3391.6 sf
Parking: 2 Enclosed Spaces
Bedrooms: 4
Bathrooms: 3 Full / 1 Half

Area Calcs for HMC 10-1.205(a) [2]: 1st Floor area: 2965 sf
Area of 3rd Floor: 2372 sf. **2965*0.8= 2372**

Owner

Tengjun LLC
David Cai and Daphne Shen
477 Harris Rd.
Hayward CA 94544
1-408-888-6198

Architect:

Michael Ryan Architect
Lic No. C-30179
2539 Lake St #4
San Francisco CA 94121
415-336-6937 c.
415-276-6372 f.
starchitect@gmail.com

Civil Engineers

Lea and Braze Engineering
Johnny Chiu (Contact)
2495 Industrial Pkrwy W.
Hayward, CA 94545
1-510-887-4086 p
1-510-887-3019
JChiu@leabraze.com

Landscape Architect

Taniguchi Landscape Architects
Dennis Taniguchi (Contact)
Lic no. 2942
1013 South Claremont St., Ste.1
San mateo CA 94402
1-650-638-9985
1-650-638-9986
dennis@dtlandarch.com

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A1.1	2nd Flr Proposed
A1.2	3rd Flr Proposed
A1.3	Roof Plan Proposed
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L-3	Landscape Details

MICHAEL RYAN ARCHITECTURE & DESIGN
2539 LAKE #4
SAN FRANCISCO CA, 94121
415.336.6937 c
starchitect@gmail.com

LICENSED ARCHITECT
Michael Octavius Ryan
No. C-30179
Ren. 1.31.27
STATE OF CALIFORNIA

Rev 6: 02-10-2025

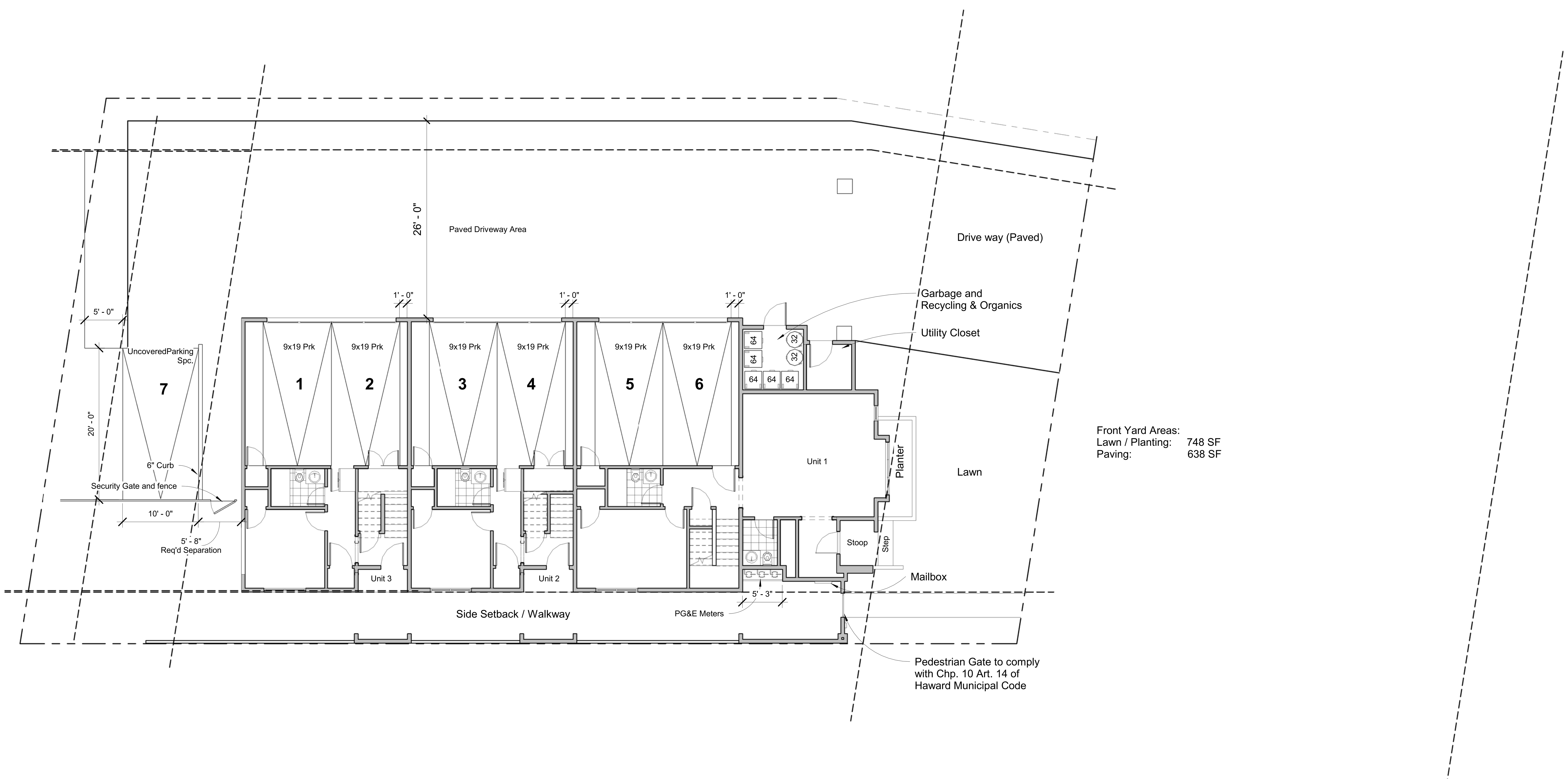
Harris Street Condominiums
477 harris Road.
Hayward CA

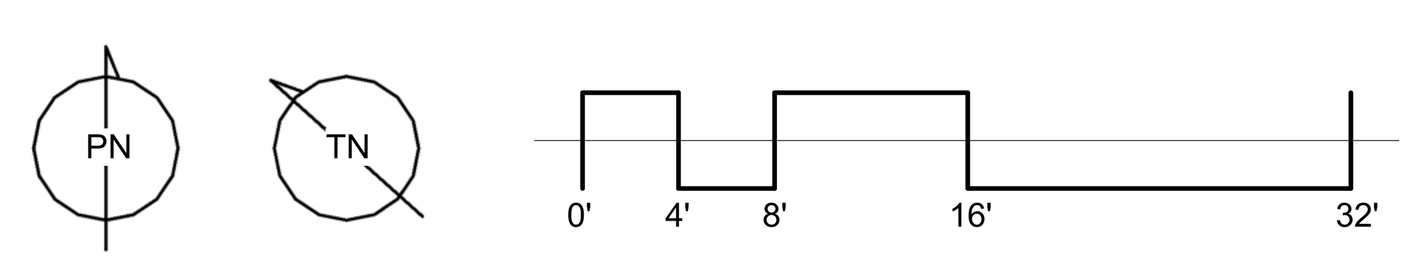
Cover Sheet

1" = 20'-0"

A0.0

Attachment IV





1 Site Plan - Architectural
1/8" = 1'-0"

SITE PLAN NOTES:

1. Keys or Cards must be provided to waste management service provider. Waste Management of Alameda County. (510) 537-5500 to acquire Keys and Locks for a fee. or waste carts must be placed on Harris Road on pick up days.

2. All public water mains and appurtenances shall be constructed in accordance with the City's "Specifications for the construction of water mains and fire hydrants" latest revision at the time of permit approval.

3. All connections to the existing water mains shall be performed by City Water Distribution Personnel at the applicants expense.

4. All water services from existing water mains shall be installed by City Water Distribution Personnel and the applicants expense. Developer may only construct new services in conjunction with their construction of new water mains.

5. Where a water main is in an unpaved easement or under decorative, or stamped, or colored concrete (including turf blocks), the water main shall be constructed of ductile iron. Shut of valves are required where a water main transitions from a paved area to an unpaved easement. trees shall not be planted in the easement to avoid access problems.

6. Water mains and services, including the meters, must be located at least 10 feet horizontally and 1 foot vertically above any parallel pipeline conveying untreated sewage (including sanitary sewer laterals), and at least 4 feet from and one foot vertically above any parallel pipeline conveying storm drainage, The minimum horizontal separation distances can be reduced by using higher grade (ie Pressure) piping materials.

7. All sewer mains and appurtenances shall be constructed in accordance to the city's "Specifications for the construction of Sewer Mains and Appurtenances (12" in diameter or less) latest revision at the time of permit approval.

MICHAEL RYAN ARCHITECTURE & DESIGN
2539 LAKE #4
SAN FRANCISCO
CA. 94121
415.336.6937 c
starchitect@gmail.com

LICENSED ARCHITECT
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No. C-30179
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Site Plan - Architectural

1/8" = 1'-0"

A0.1

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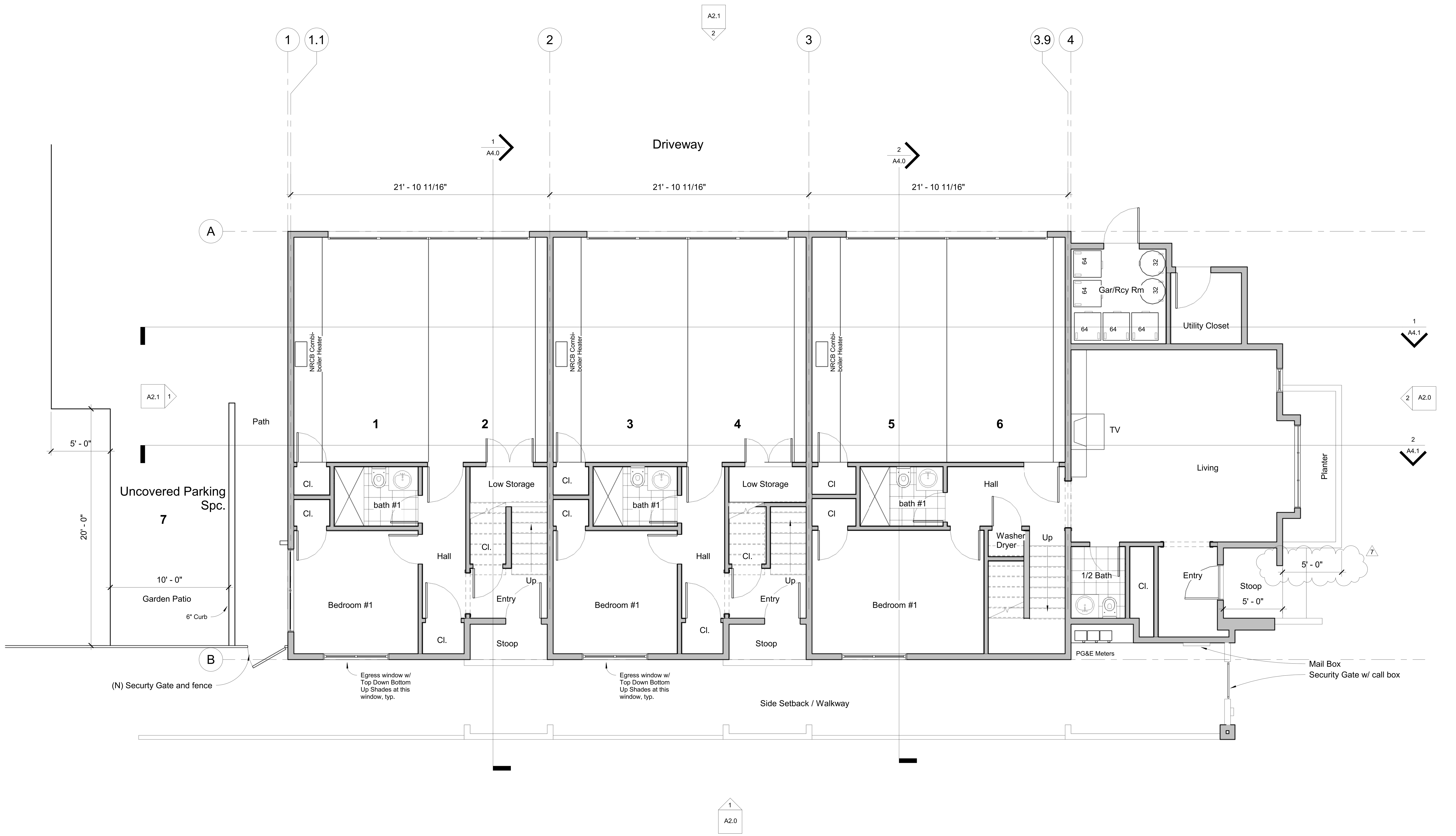

1 First Floor - Proposed
1/4" = 1'-0"

MICHAEL RYAN ARCHITECTURE & DESIGN
2539 LAKE #4
SAN FRANCISCO
CA. 94121
415.336.6937 c
starchitect@gmail.com

LICENSED ARCHITECT
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1st Floor
Proposed

1/4" = 1'-0"

A1.0

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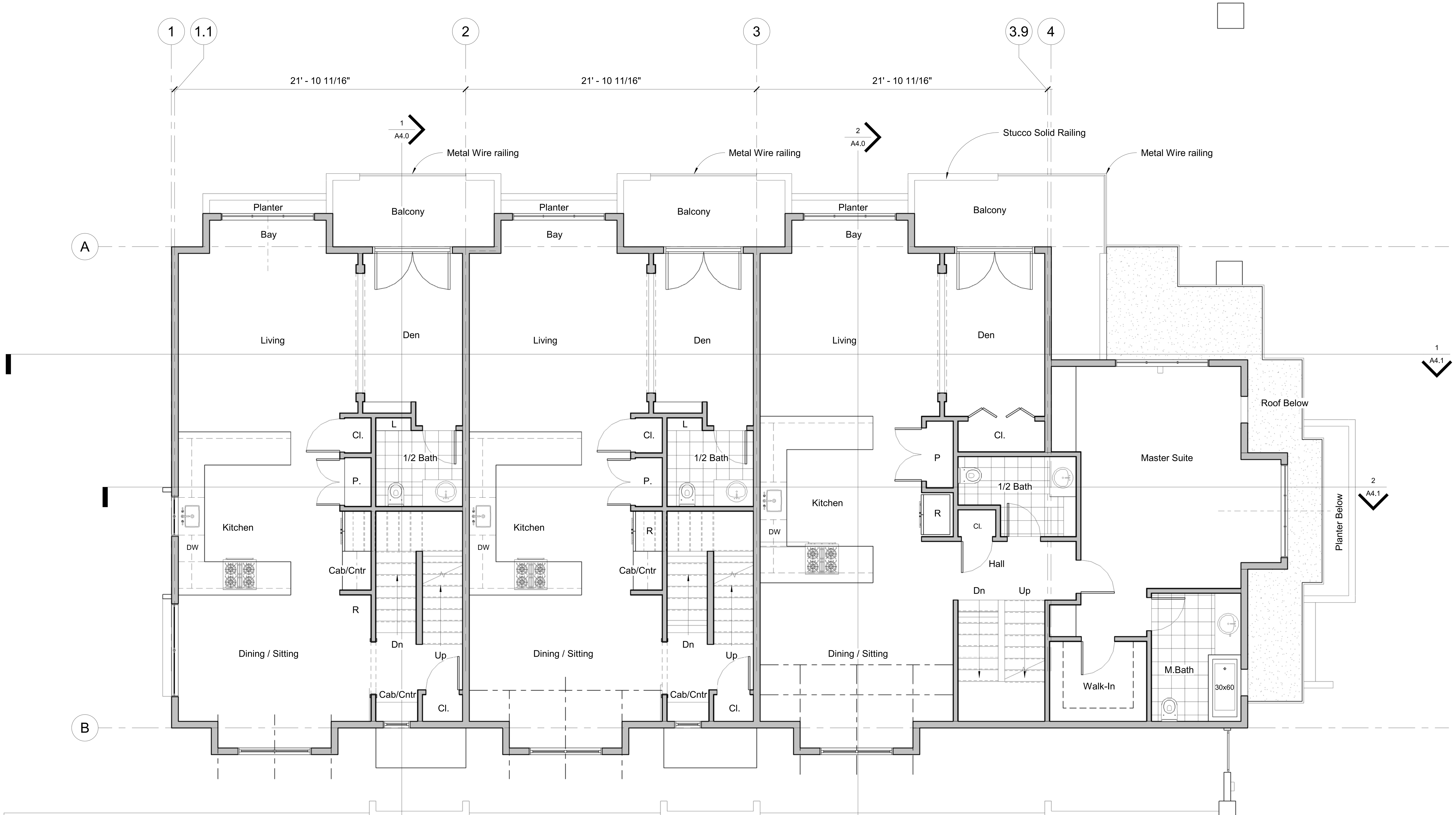

1 Second Floor - Proposed
1/4" = 1'-0"

MICHAEL RYAN ARCHITECTURE & DESIGN
2539 LAKE #4
SAN FRANCISCO
CA. 94121
415.336.6937 c
starchitect@gmail.com

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2nd Flr Proposed

1/4" = 1'-0"

A1.1

Attachment IV

1 Third Floor - Proposed
1/4" = 1'-0"

MICHAEL RYAN ARCHITECTURE & DESIGN

2539 LAKE #4
SAN FRANCISCO
CA, 94121
415.336.6937 c
starchitect@gmail.com

LICENSED ARCHITECT
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3rd Flr Proposed

1/4" = 1'-0"

A1.2

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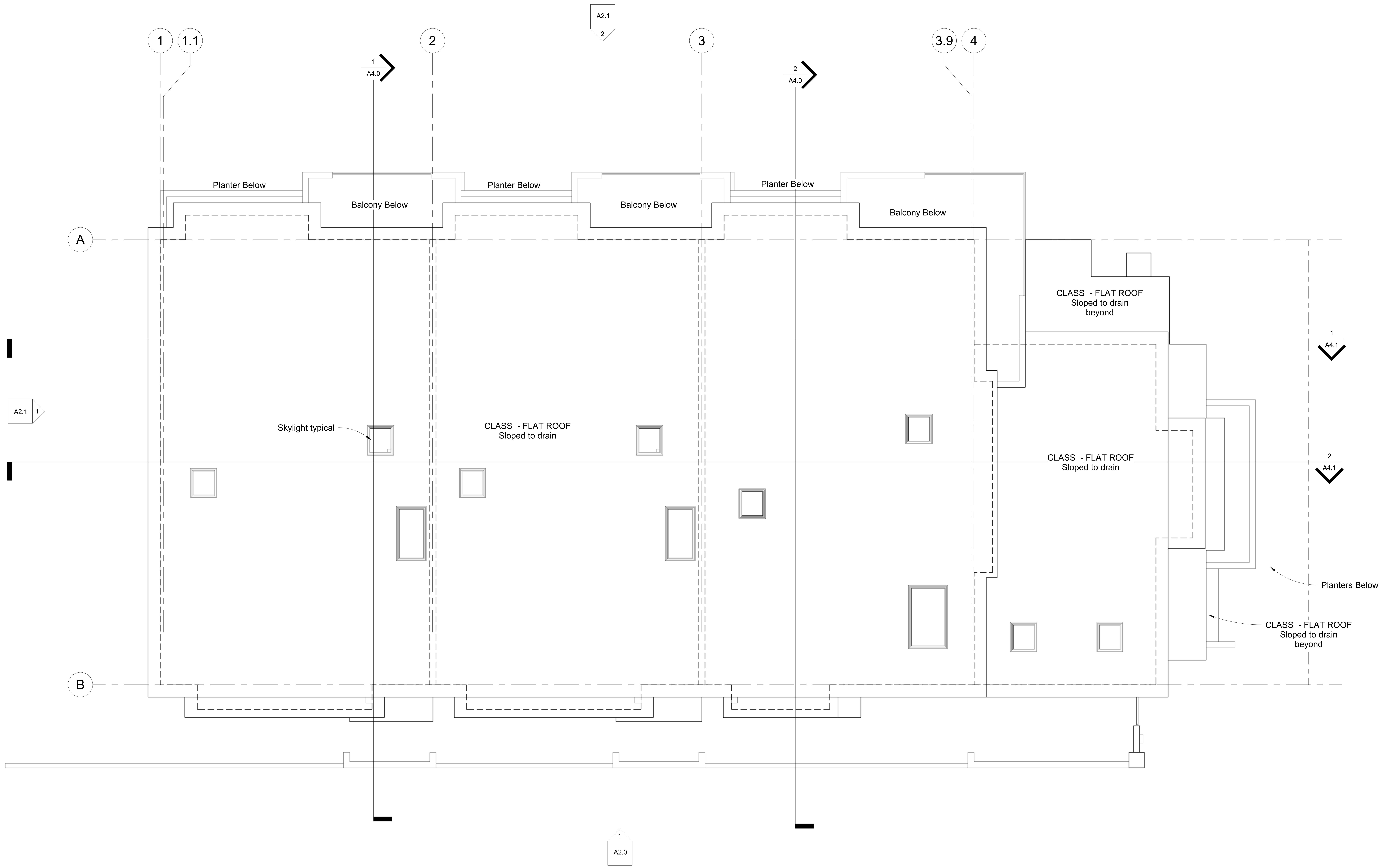

1 Roof Plan - Proposed
1/4" = 1'-0"

MICHAEL
RYAN
ARCHITECTURE
&
DESIGN

2539 LAKE #4
SAN FRANCISCO
CA, 94121
415.336.6937 c
starchitect@gmail.com

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Michael
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Roof Plan
Proposed

1/4" = 1'-0"

A1.3

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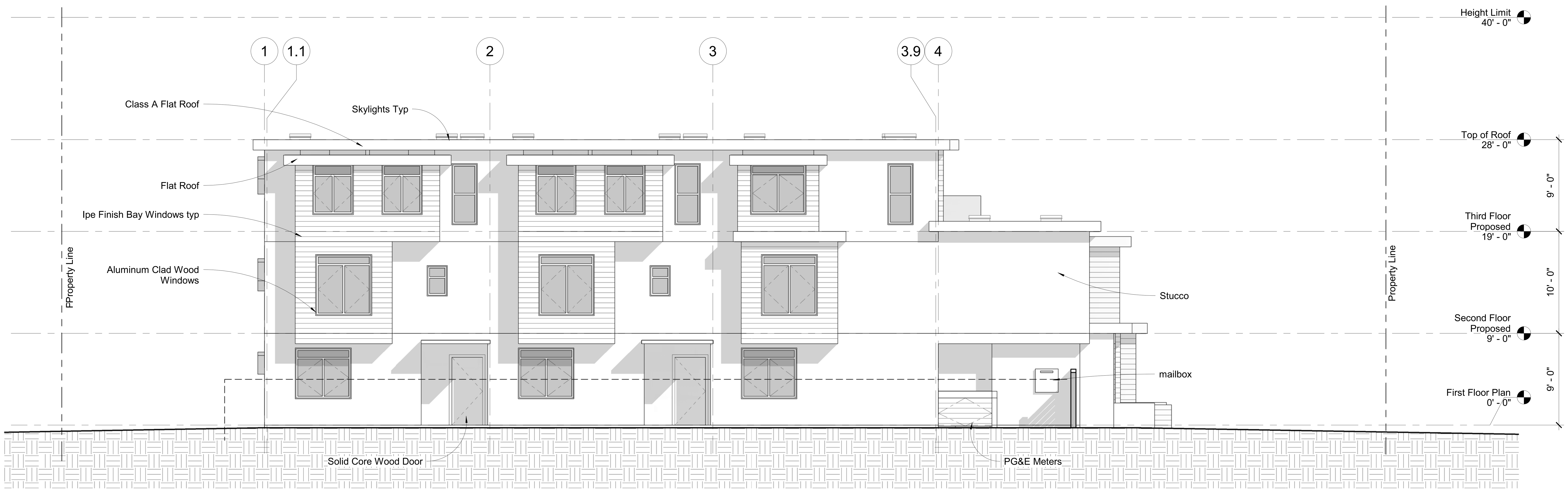
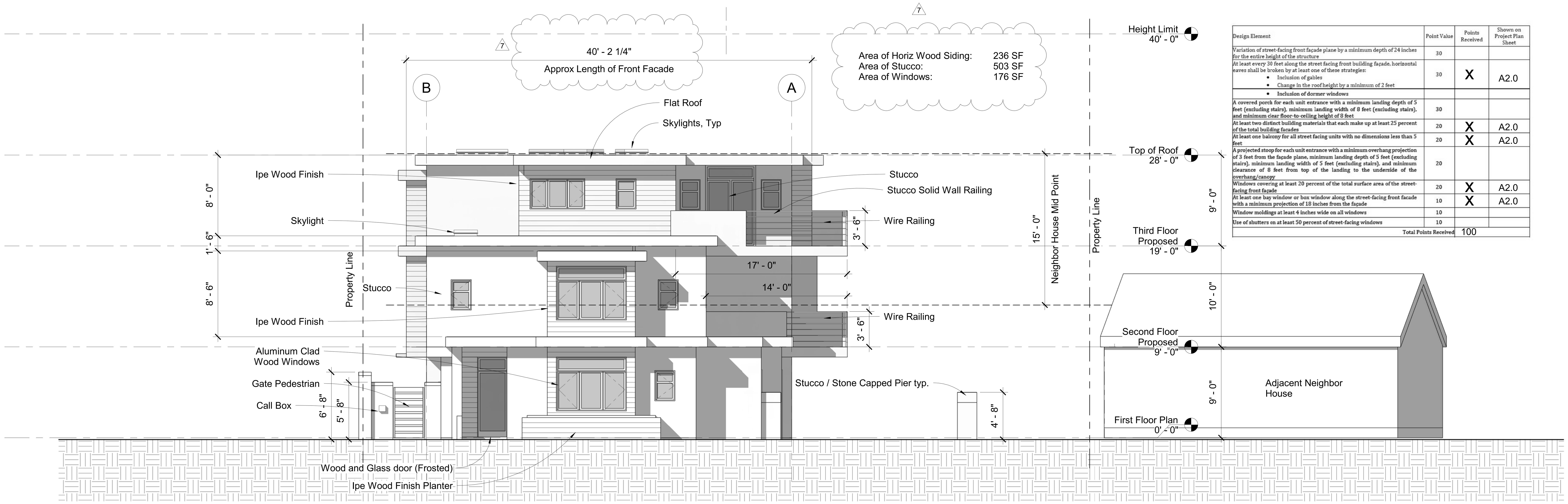


1 Left Side (West)
3/16" = 1'-0"



Design Element	Point Value	Points Received	Shown on Project Plan Sheet
Variation of street-facing front façade plane by a minimum depth of 24 inches for the entire height of the structure	30		
At least every 30 feet along the street facing front building façade, horizontal eaves shall be broken by at least one of these strategies: • Inclusion of gables • Change in the roof height by a minimum of 2 feet	30	X	A2.0
• Inclusion of dormer windows			
A covered porch for each unit entrance with a minimum landing depth of 5 feet (excluding stairs), minimum landing width of 8 feet (excluding stairs), and minimum clear floor-to-ceiling height of 8 feet	30		
At least two distinct building materials that each make up at least 25 percent of the total building facades	20	X	A2.0
At least one balcony for all street facing units with no dimensions less than 5 feet	20	X	A2.0
A projected stoop for each unit entrance with a minimum overhang projection of 3 feet from the façade plane, minimum landing depth of 5 feet (excluding stairs), minimum landing width of 5 feet (excluding stairs), and minimum clearance of 8 feet from top of the landing to the underside of the overhang/canopy	20		
Windows covering at least 20 percent of the total surface area of the street-facing front façade	20	X	A2.0
At least one bay window or box window along the street-facing front facade with a minimum projection of 18 inches from the façade	10	X	A2.0
Window moldings at least 4 inches wide on all windows	10		
Use of shutters on at least 50 percent of street-facing windows	10		
Total Points Received		100	

2 Front Facade (South)
3/16" = 1'-0"

MICHAEL RYAN ARCHITECTURE & DESIGN
2539 LAKE #4
SAN FRANCISCO
CA. 94121
415.336.6937 c
starchitect@gmail.com

LICENSED ARCHITECT
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Elevations

3/16" = 1'-0"

A2.0

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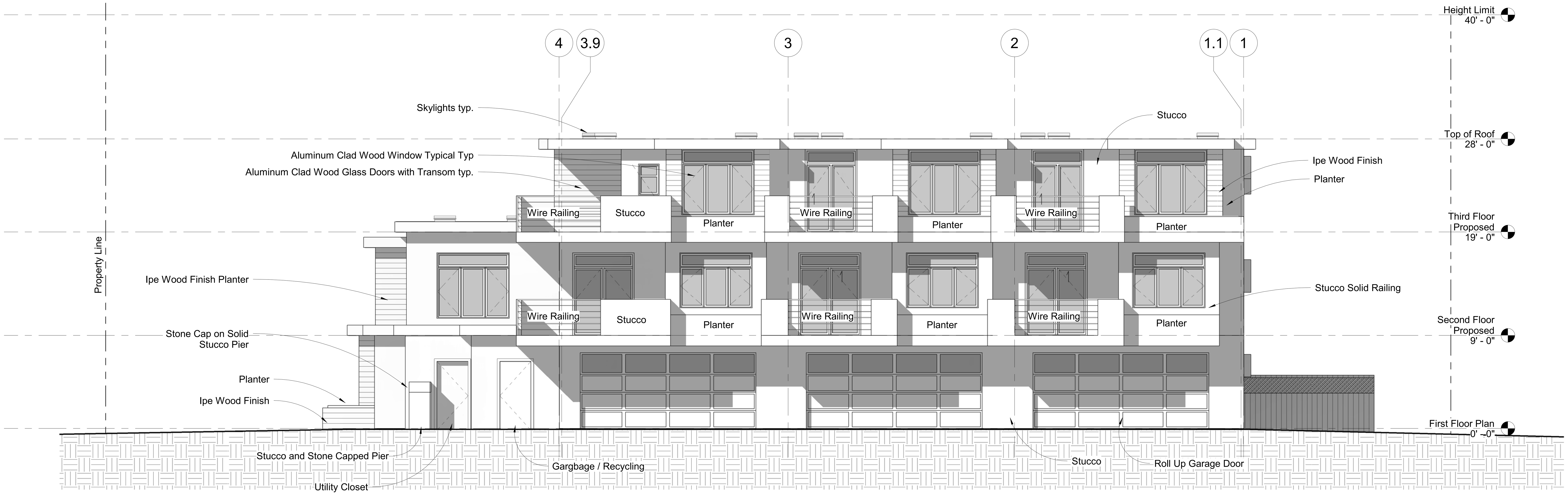
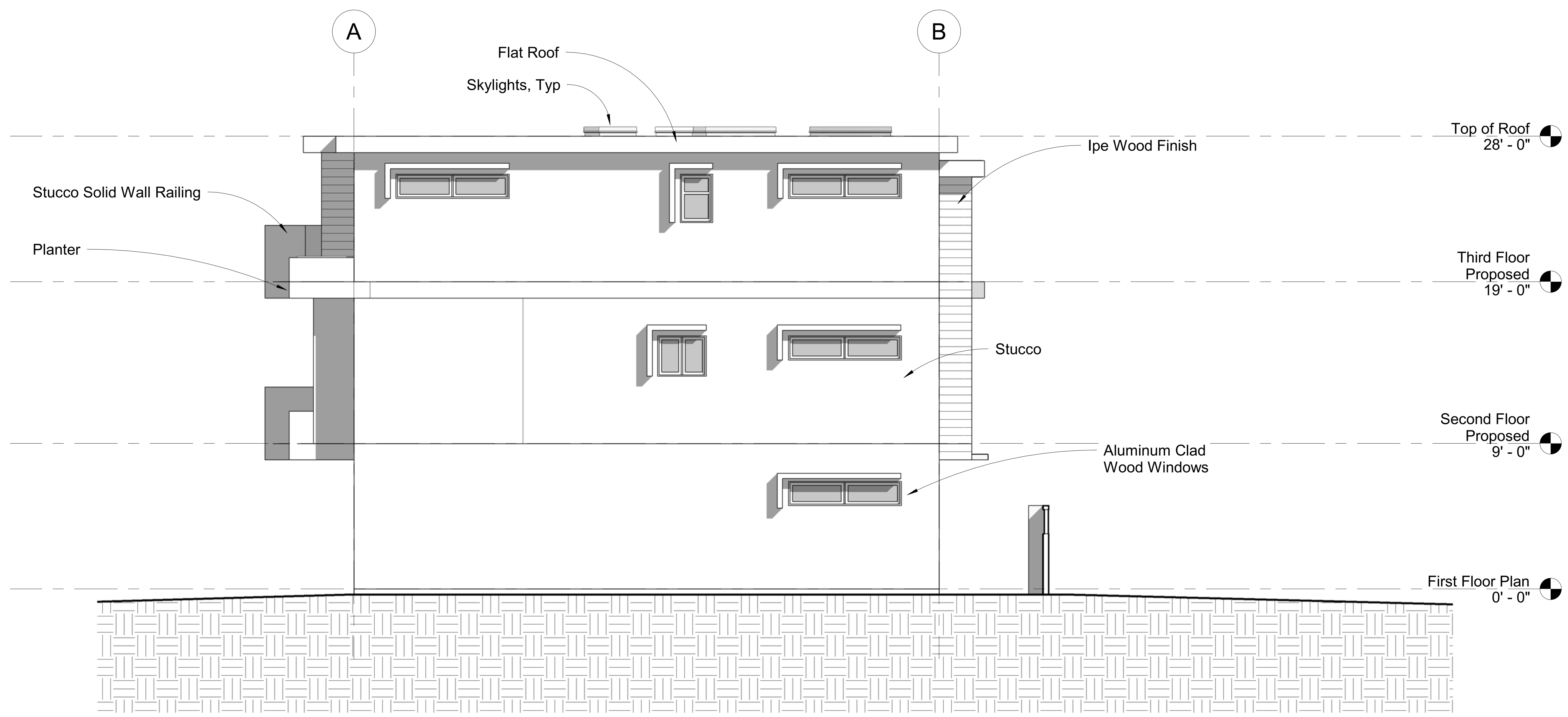


2 Right Side (East)
3/16" = 1'-0"



1 Rear Side (North)
3/16" = 1'-0"

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2539 LAKE #4
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415.336.6937 c
starchitect@gmail.com

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Elevations

3/16" = 1'-0"

A2.1

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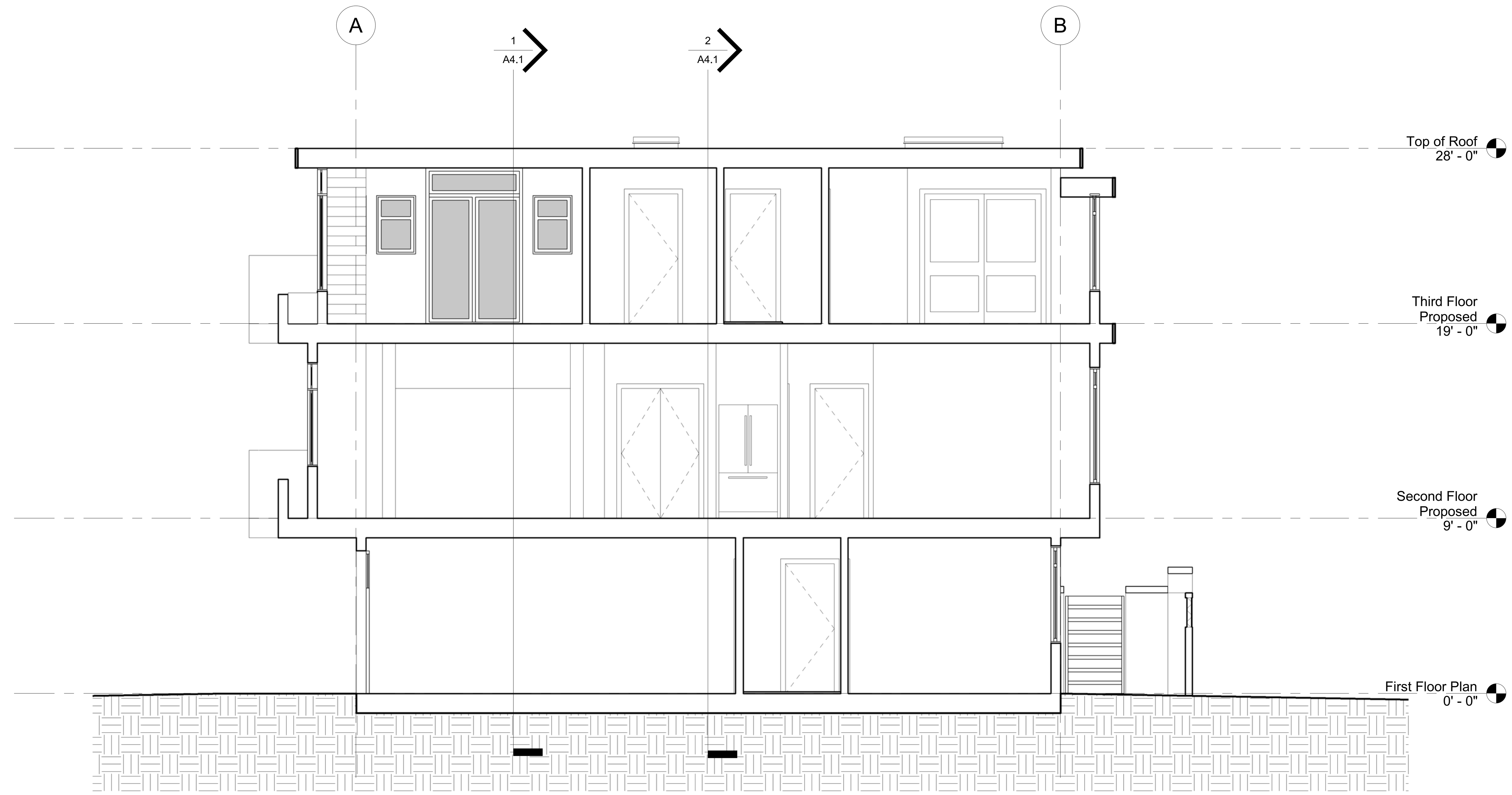
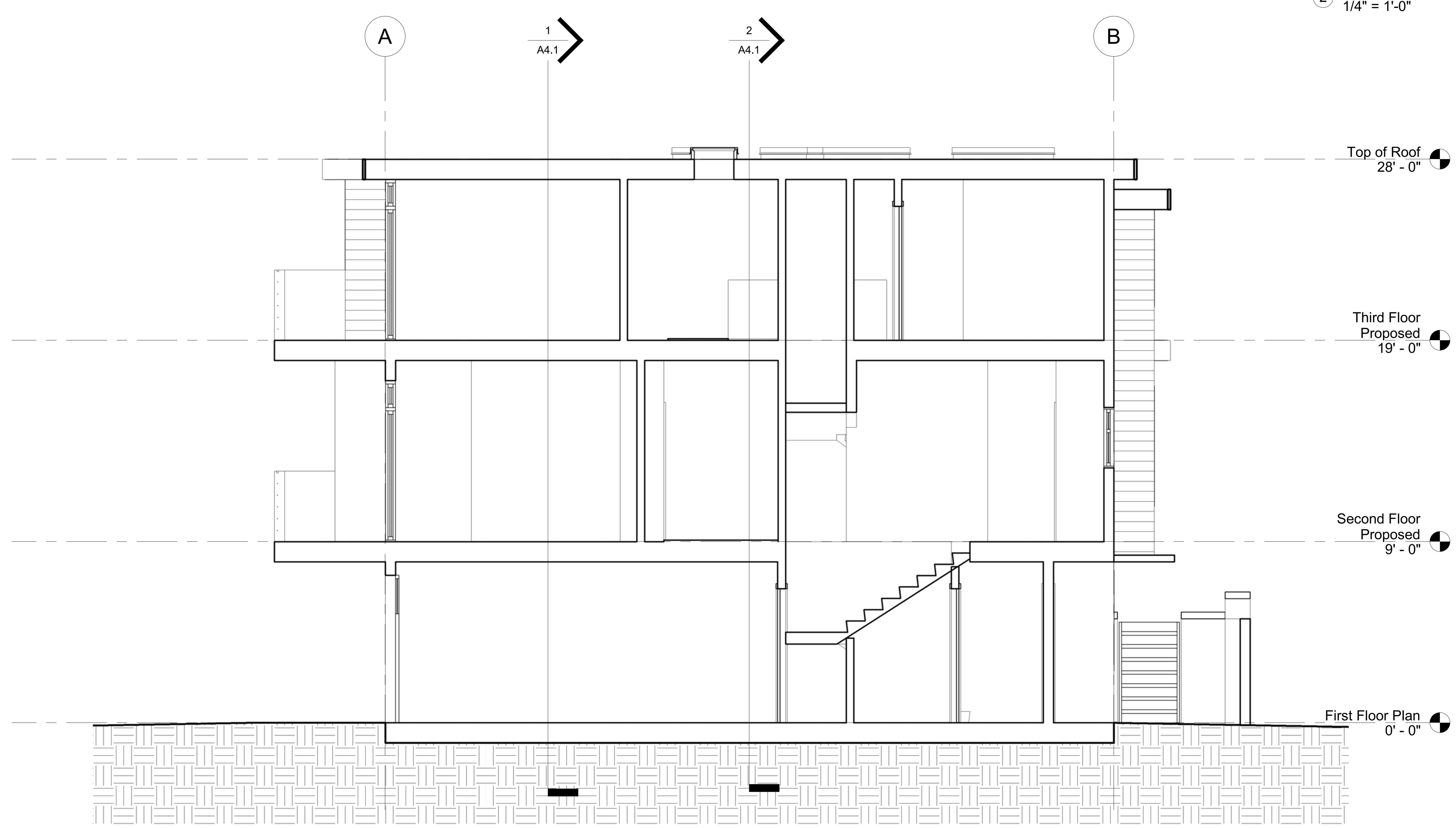


2 Section Thru Unit Center
1/4" = 1'-0"



1 Section Thru Stairwell
1/4" = 1'-0"

MICHAEL
RYAN
ARCHITECTURE
&
DESIGN

2539 LAKE #4
SAN FRANCISCO
CA, 94121
415.336.6937 c
starchitect@gmail.com

LICENSED ARCHITECT
Michael
Octavius
Ryan
No. C-30179
Ren. 1.31.27
STATE OF CALIFORNIA

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Sections

1/4" = 1'-0"

A4.0

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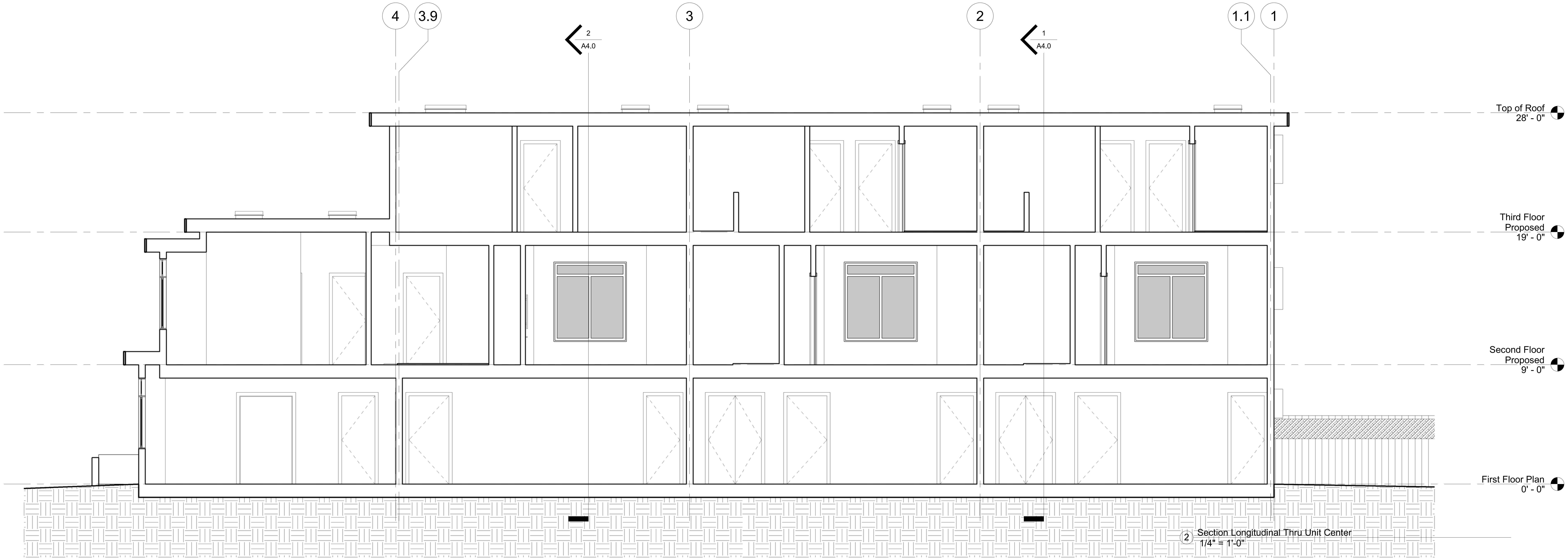
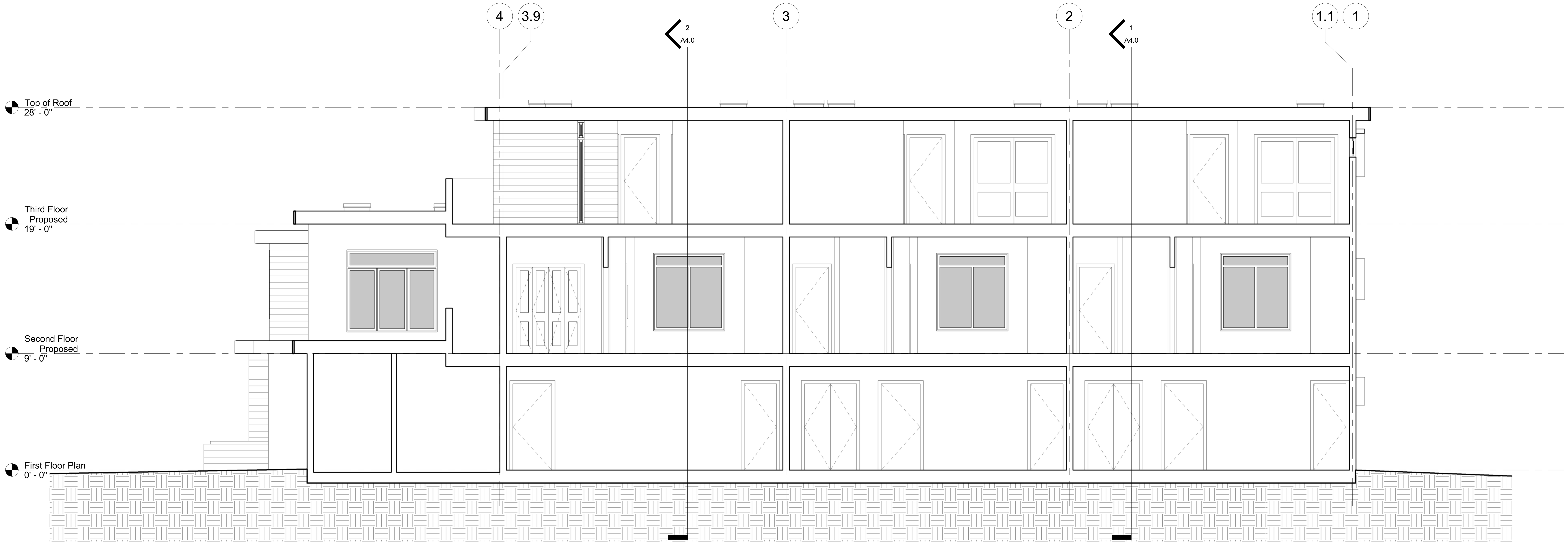


2 Section Longitudinal Thru Unit Center
1/4" = 1'-0"



1 Section Longitudinal
1/4" = 1'-0"

MICHAEL
RYAN
ARCHITECTURE
&
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2539 LAKE #4
SAN FRANCISCO
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415.336.6937 c
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Sections

1/4" = 1'-0"

A4.1

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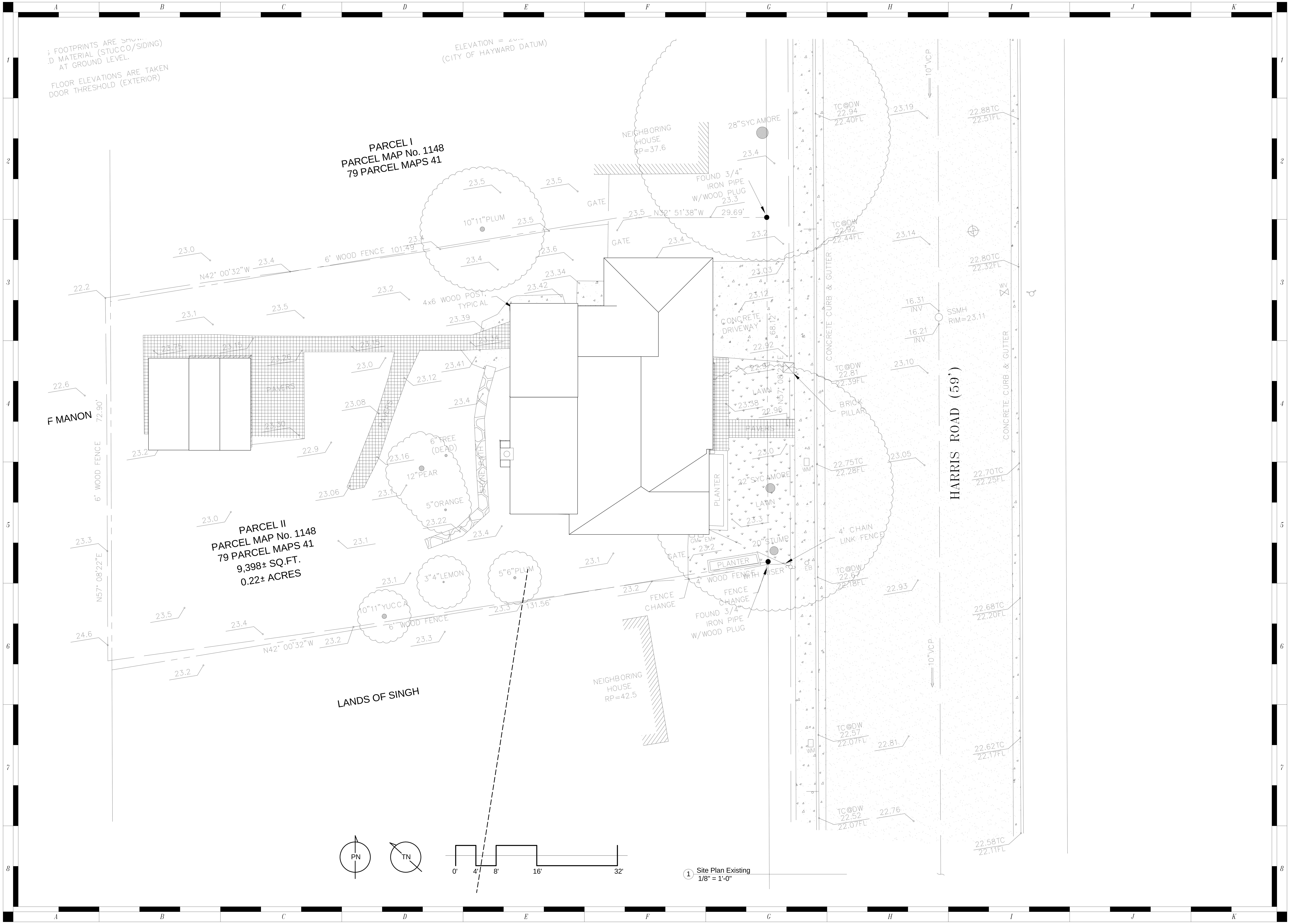

PARCEL I
PARCEL MAP No. 1148
79 PARCEL MAPS 41
PARCEL II
PARCEL MAP No. 1148
79 PARCEL MAPS 41
9,398± SQ.FT.
0.22± ACRES
LANDS OF SINGH
F MANON
HARRIS ROAD (59')
CONCRETE CURB & GUTTER
CONCRETE DRIVEWAY
NEIGHBORING HOUSE RP=37.6
NEIGHBORING HOUSE RP=42.5
FOUND 3/4" IRON PIPE W/WOOD PLUG
N32° 51'38"W 29.69'
N42° 00'32"W
6' WOOD FENCE 101.49
6' WOOD FENCE
4' WOOD FENCE
4' CHAIN LINK FENCE
FENCE CHANGE
N57° 08'22"E
4x6 WOOD POST, TYPICAL
28"SYCAMORE
22"SYCAMORE
10"11"PLUM
5"6"PLUM
12"PEAR
5"ORANGE
3"4"LEMON
10"11"YUCCA
6"TREE (DEAD)
20"STUMP
SSMH RIM=23.11
10"VCP
BRICK PILLAR
PLANTER
LAWN
GATE
PN
TN
0' 4' 8' 16' 32'

1 Site Plan Existing
1/8" = 1'-0"

Michael Ryan Architecture & Design
2539 LAKE ST #4
SAN FRANCISCO CA 94121
415.336.6937 c
starchitect@gmail.com

Licensed Architect, State of California
Michael Octavius Ryan
No. C-30179
Ren. 1.31.21

08-15-19

Harris Street Town Homes

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Site Plan - Existing

1/8" = 1'-0"

A6.0

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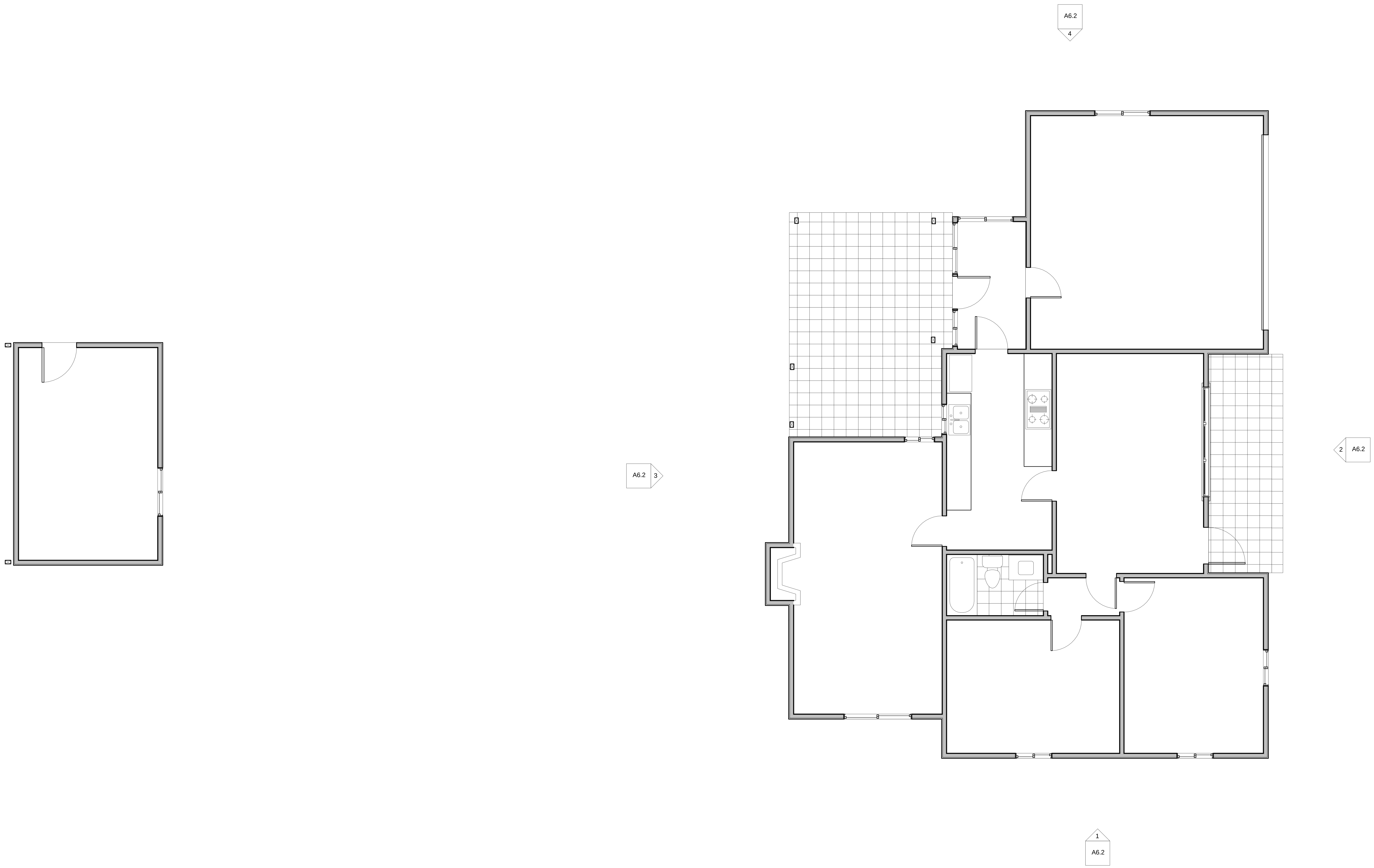

1 Floor Plan - Existing
1/4" = 1'-0"

Michael Ryan Architecture & Design
2539 Lake St #4
San Francisco CA 94121
415.336.6937 c
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Floor Plan - Existing

1/4" = 1'-0"

A6.1

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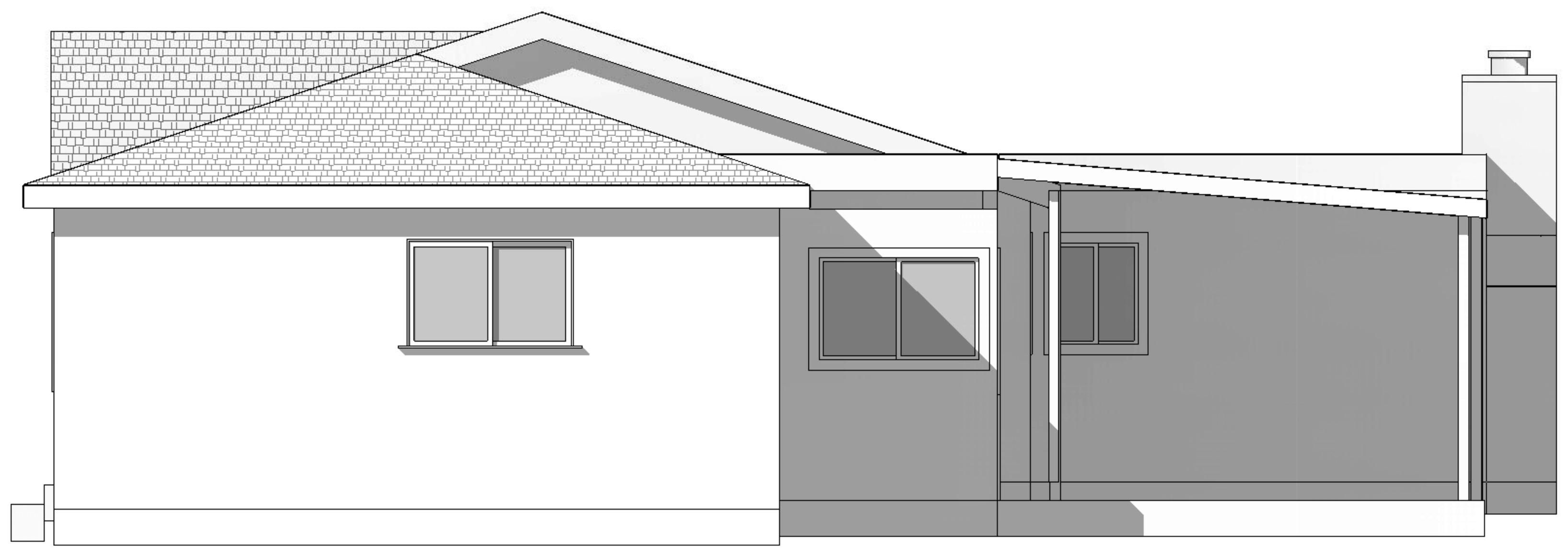

4 Right Side (East)
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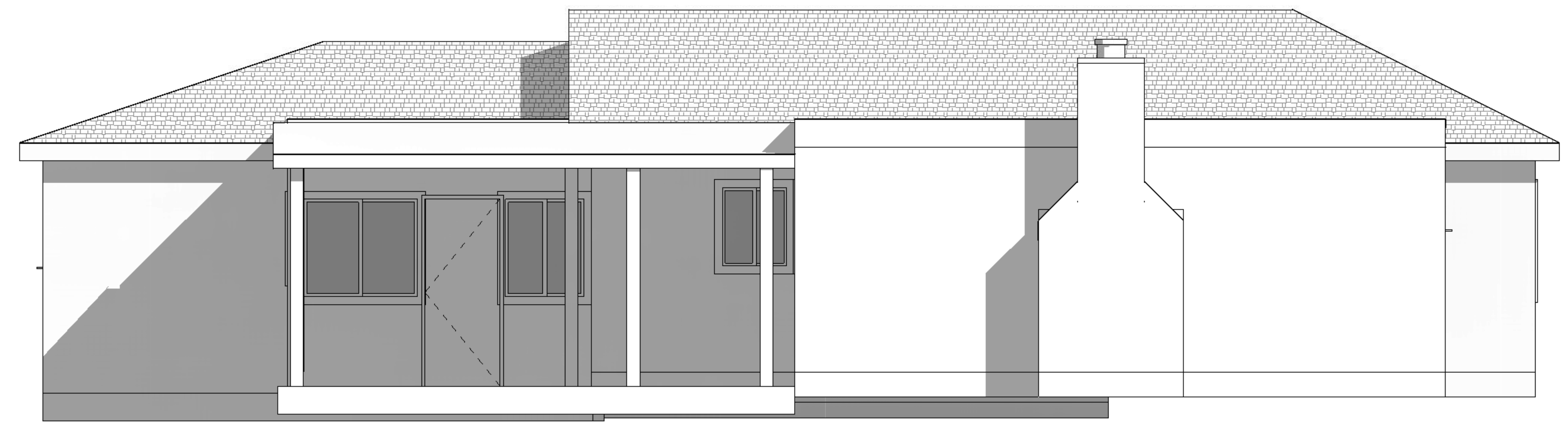

3 Rear Side (North)
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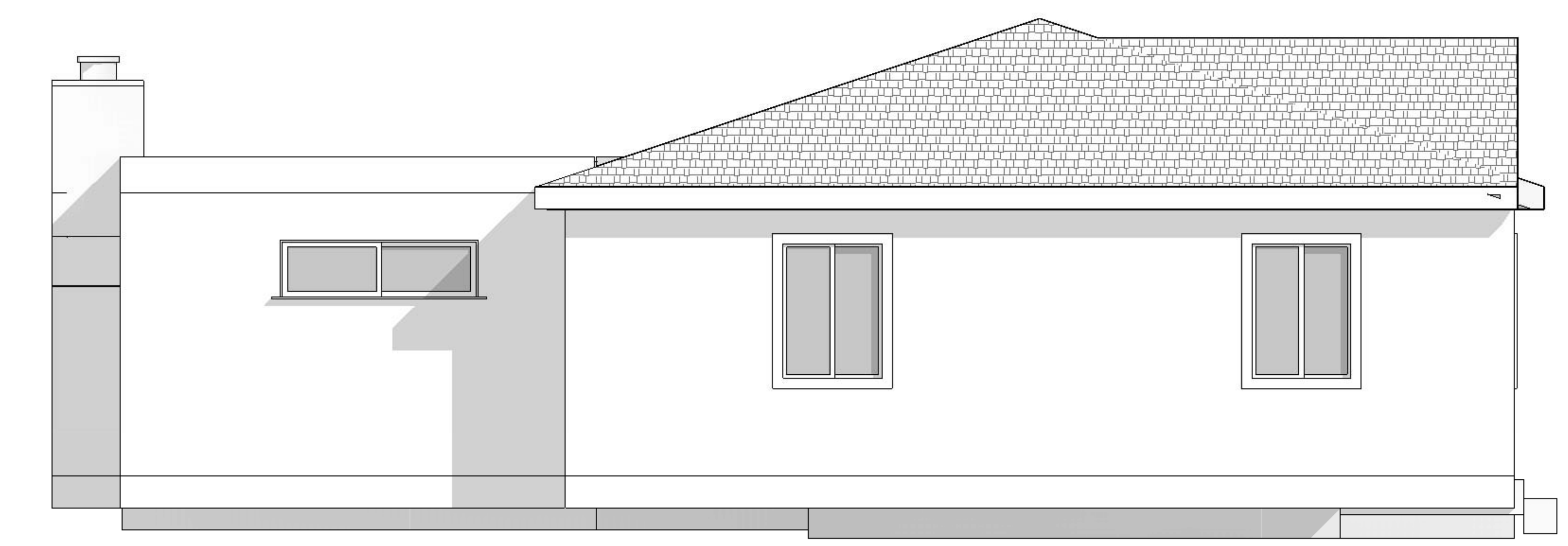

1 Left Side (West)
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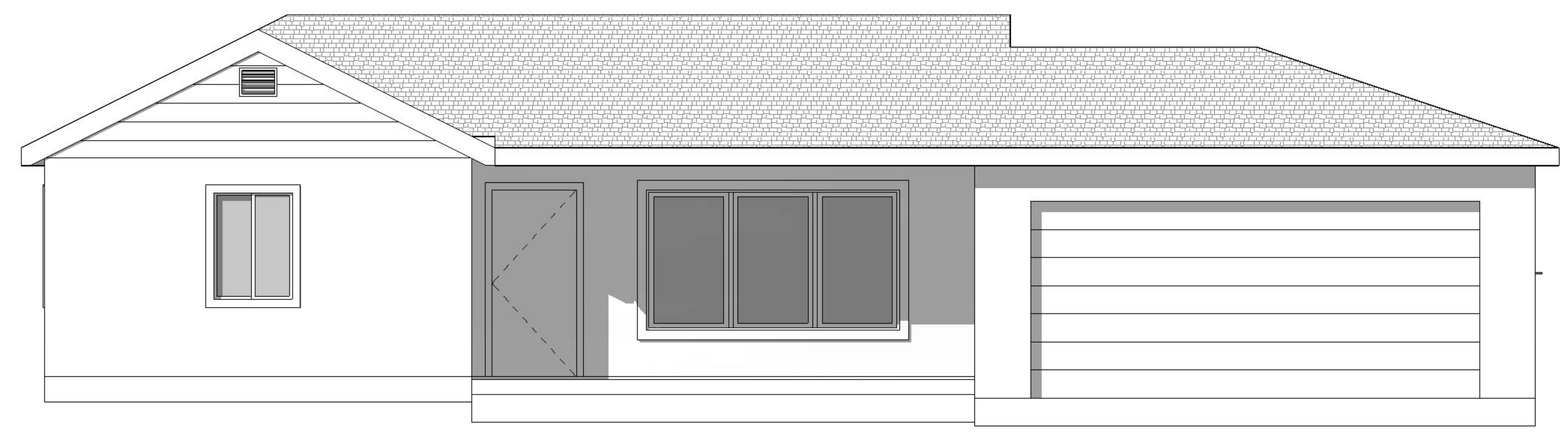

2 Front Facade (South)
1/4" = 1'-0"

MICHAEL RYAN ARCHITECTURE & DESIGN
2539 LAKE ST #4
SAN FRANCISCO CA 94121
415.336.6937 c
starchitect@gmail.com

LICENSED ARCHITECT
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Elevations - Existing

1/4" = 1'-0"

A6.2

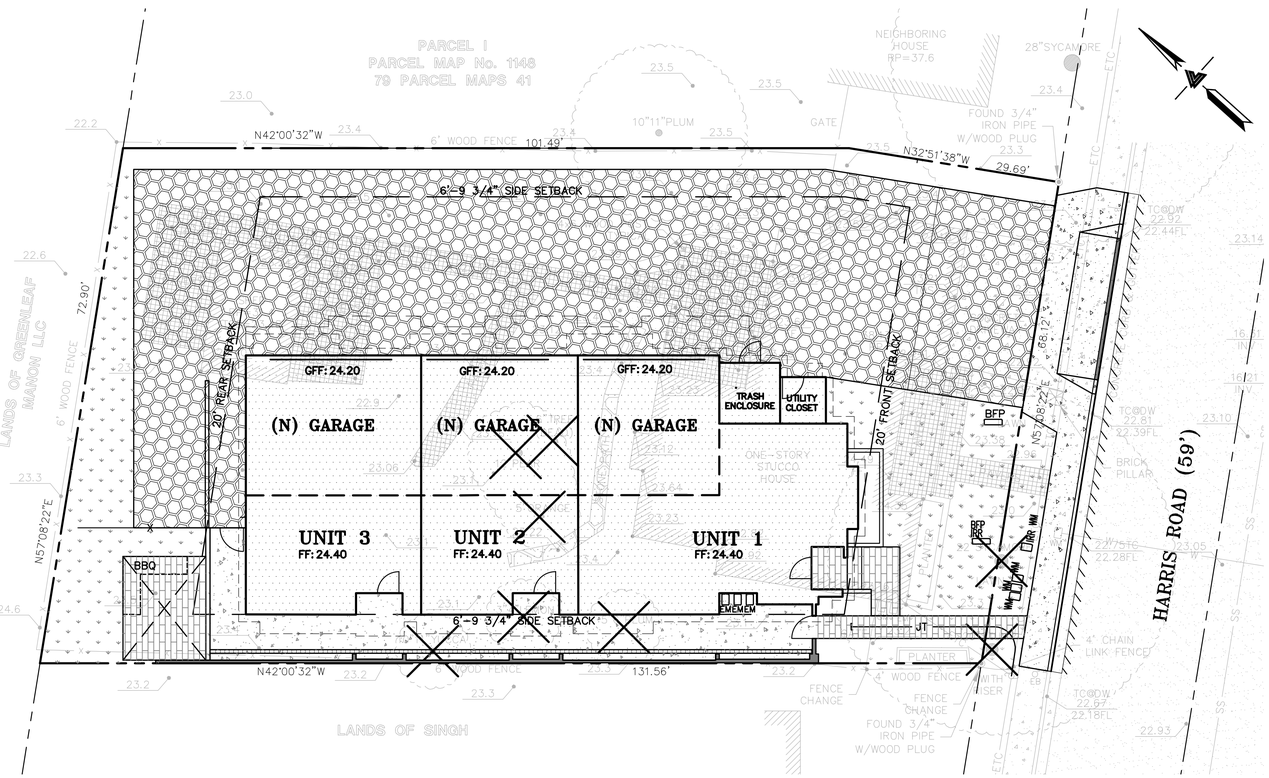
VESTING TENTATIVE MAP
PARCEL MAP #11187
3-UNIT CONDOMINIUM
TENGJUN, LLC
477 HARRIS ROAD
HAYWARD, CALIFORNIA

LEGEND

EXISTING	PROPOSED	DESCRIPTION
		BOUNDARY
		PROPERTY LINE
		RETAINING WALL
		LANDSCAPE RETAINING WALL
RW RW	RW RW	RAINWATER TIGHTLINE
SUB	SUB	SUBDRAIN LINE
TL	TL	TIGHTLINE
SD	SD	STORM DRAIN LINE
SS	SS	SANITARY SEWER LINE
W	W	WATER LINE
G	G	GAS LINE
P	P	PRESSURE LINE
JT	JT	JOINT TRENCH
		SET BACK LINE
		CONCRETE VALLEY GUTTER
		EARTHEN SWALE
CB	CB	CATCH BASIN
JB	JB	JUNCTION BOX
AD	AD	AREA DRAIN
		CURB INLET
SDMH	SDMH	STORM DRAIN MANHOLE
		FIRE HYDRANT
SSMH	SSMH	SANITARY SEWER MANHOLE
		STREET SIGN
222.57 INV	222.57 INV	SPOT ELEVATION
		FLOW DIRECTION
	D	DEMOLISH/REMOVE
		BENCHMARK
200	200	CONTOURS
XX" TREE		TREE TO BE REMOVED

ABBREVIATIONS

AB	AGGREGATE BASE	MAX	MAXIMUM
AC	ASPHALT CONCRETE	MH	MANHOLE
ACC	ACCESSIBLE	MIN	MINIMUM
AD	AREA DRAIN	MON.	MONUMENT
BC	BEGINNING OF CURVE	MRO	METERED RELEASE OUTLET
B & D	BEARING & DISTANCE	(N)	NEW
BM	BENCHMARK	NO.	NUMBER
BUB	BUBBLER BOX	NTS	NOT TO SCALE
BW/FG	BOTTOM OF WALL/FINISH GRADE	O.C.	ON CENTER
		O/	OVER
CB	CATCH BASIN	(PA)	PLANTING AREA
C & G	CURB AND GUTTER	PED	PEDESTRIAN
℄	CENTER LINE	PIV	POST INDICATOR VALVE
CPP	CORRUGATED PLASTIC PIPE (SMOOTH INTERIOR)	PSS	PUBLIC SERVICES EASEMENT
		ℙ	PROPERTY LINE
CO	CLEANOUT	PP	POWER POLE
COTG	CLEANOUT TO GRADE	PUE	PUBLIC UTILITY EASEMENT
CONC	CONCRETE	PVC	POLYVINYL CHLORIDE
CONST	CONSTRUCT or –TION	R	RADIUS
CONC COR	CONCRETE CORNER	RCP	REINFORCED CONCRETE PIPE
CY	CUBIC YARD	RIM	RIM ELEVATION
D	DIAMETER	RW	RAINWATER
DI	DROP INLET	R/W	RIGHT OF WAY
DIP	DUCTILE IRON PIPE	S	SLOPE
EA	EACH	S.A.D.	SEE ARCHITECTURAL DRAWINGS
EC	END OF CURVE	SAN	SANITARY
EG	EXISTING GRADE	SD	STORM DRAIN
EL	ELEVATIONS	SDMH	STORM DRAIN MANHOLE
EP	EDGE OF PAVEMENT	SF	SQUARE FEET
EQ	EQUIPMENT	SHT	SHEET
EW	EACH WAY	S.L.D.	SEE LANDSCAPE DRAWINGS
(E)	EXISTING	SPEC	SPECIFICATION
FC	FACE OF CURB	SS	SANITARY SEWER
FF	FINISHED FLOOR	SSCO	SANITARY SEWER CLEANOUT
FG	FINISHED GRADE	SSMH	SANITARY SEWER MANHOLE
FH	FIRE HYDRANT	ST.	STREET
FL	FLOW LINE	STA	STATION
FS	FINISHED SURFACE	STD	STANDARD
G	GAS	STRUCT	STRUCTURAL
GA	GAGE OR GAUGE	T	TELEPHONE
GB	GRADE BREAK	TC	TOP OF CURB
HDPE	HIGH DENSITY CORRUGATED POLYETHYLENE PIPE	TOW	TOP OF WALL
		TEMP	TEMPORARY
HORIZ	HORIZONTAL	TP	TOP OF PAVEMENT
HI PT	HIGH POINT	TW/FG	TOP OF WALL/FINISH GRADE
H&T	HUB & TACK	TYP	TYPICAL
ID	INSIDE DIAMETER	VC	VERTICAL CURVE
INV	INVERT ELEVATION	VCP	VITRIFIED CLAY PIPE
JB	JUNCTION BOX	VERT	VERTICAL
JT	JOINT TRENCH	W/	WITH
JP	JOINT UTILITY POLE	W, WL	WATER LINE
L	LENGTH	WM	WATER METER
LNDG	LANDING	WWF	WELDED WIRE FABRIC
LF	LINEAR FEET		



BUILDING/STRUCTURE SETBACK (FT)	
FRONT	20
*SIDE	6.81
REAR	20

*10% OF LOT WIDTH AT THE FRONT SETBACK LINE.

CITY OF HAYWARD	
SITE LOCATION	477 HARRIS, HAYWARD, CA
ASSESSOR PARCEL NUMBER	453-0060-047
TOTAL LOT AREA	9,398 SF / 0.22 AC
EXISTING LAND USE ZONING DISTRICT	RS
MINIMUM LOT AREA	SINGLE FAMILY RESIDENCE 5,000 SF
PROPOSED LAND USE ZONING DISTRICT	RM
MINIMUM LOT AREA	MEDIUM DENSITY RESIDENTIAL, 2,500 SF
MINIMUM LOT DIMENSION	68 FT.
MAXIMUM ALLOWABLE BUILDING LOT COVERAGE	40% (PER HMC SEC 10-1.425 (e))
OPEN SPACE PER LOT	MINIMUM 1,000 SF OF PRIVATE, USABLE OPEN AREA

	GROSS AREA (SF)	GROSS AREA (AC)	BUILDING LOT COVERAGE AREA (SF)	BUILDING LOT COVERAGE (%)*	OPEN SPACE (SF)	OPEN SPACE COVERAGE (%)	NET PARCEL AREA (SF)
PARCEL #1	9,398	0.22	2,958	31.5%	6,440	68.5%	9,398

*BUILDING LOT COVERAGE IS DEFINED BY AREA ENCLOSED BY EXTERIOR WALLS OR SIMILAR ROOF-SUPPORTING DEVICES OF ALL STRUCTURES PER CITY OF HAYWARD ZONING ORDINANCE SEC 10-1.3500.

EASEMENT NOTE

THERE ARE NO RECORD EASEMENTS PER PRELIMINARY TITLE REPORT ISSUED BY CHICAGO TITLE COMPANY, ORDER NO. FWAC–T018002407–JG, DATED AS OF DECEMBER 7, 2018

KEY MAP

1" = 10'

BENCHMARK

CITY OF HAYWARD BENCHMARK MONUMENT DISK AT TYRELL AVENUE AND HARRIS ROAD
ELEVATION = 20.88'
(CITY OF HAYWARD DATUM)

NOTES

ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS OF A FOOT.

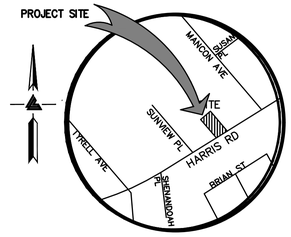
UNDERGROUND UTILITY LOCATION IS BASED ON SURFACE EVIDENCE.

BUILDING FOOTPRINTS ARE SHOWN TO FINISHED MATERIAL (STUCCO/SIDING) AT GROUND LEVEL.

FINISH FLOOR ELEVATIONS ARE TAKEN AT DOOR THRESHOLD (EXTERIOR)

SITE BENCHMARK

SURVEY CONTROL POINT
MAG AND SHINER SET IN ASPHALT
ELEVATION = 22.94'
(CITY OF HAYWARD DATUM)



VICINITY MAP

NTS

OWNER'S INFORMATION

OWNER:
DAVID CAI AND DAPHNE JUN SHEN
477 HARRIS ROAD
HAYWARD, CA
PHONE: 408–839–3840

APN: 453–0060–047

REFERENCES

THIS TENTATIVE MAP PLAN IS SUPPLEMENTAL TO:

1. TOPOGRAPHIC SURVEY BY LEA & BRAZE ENGINEERING, INC, ENTITLED:
"TOPOGRAPHIC SURVEY"
477 HARRIS ROAD
HAYWARD, CA
DATED: 1–16–19
REVISED: 1–15–19
JOB# 2181510SU

2. SOILS REPORT IS SUPPLIED BY ROMIG ENGINEERING INC., ENTITLED:
"GEOTECHNICAL INVESTIGATIONS"
477 HARRIS ROAD
HAYWARD, CA
DATED: NOVEMBER 15, 2019
JOB# 4833–1

THE CONTRACTOR SHALL REFER TO THE ABOVE NOTED SURVEY AND PLAN, AND SHALL VERIFY BOTH EXISTING AND PROPOSED ITEMS ACCORDING TO THEM.

PROPERTY INFORMATION

APN: 453–0060–047

EXISTING ZONING: RS
PROPOSED ZONING: RM

EXISTING ADDRESS: 477 HARRIS ROAD
HAYWARD, CALIFORNIA

PROPERTY OWNER/DEVELOPER

RECORD OWNER/ LAND SUBDIVIDER: DAVID CAI AND DAPHNE JUN
477 HARRIS ROAD
HAYWARD, CA, 94545
PHONE# (408) 888–6198

ARCHITECT: MICHAEL RYAN AIA
2539 LAKE ST #4
SAN FRANCISCO, CA 94121
PHONE# (415) 336–6937

LANDSCAPE: TANIGUCHI LANDSCAPE ARCHITECTS
DENNIS TANIGUCHI
1013 SOUTH CLAREMONT ST., STE 1
SAN MATEO, CA 94402
PHONE# (650) 638–9985

GEOTECHNICAL: ROMIG ENGINEERS
TOM PORTER
1390 EL CAMINO REAL, 2ND FLOOR
SAN CARLOS, CA 94070
PHONE# (650) 591–5224

CIVIL ENGINEER/ SURVEYOR: LEA & BRAZE ENGINEERING, INC.
2495 INDUSTRIAL PARKWAY WEST
HAYWARD, CA 94545
PHONE: (510) 887–4086

ENGINEER'S STATEMENT

i. I, JAMES TOBY, CERTIFY THAT TENTATIVE MAP WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT IT COMPLIES WITH THE CITY OF HAYWARD SUBDIVISION ORDINANCE AND THE STATE MAP ACT.

BY: _____ DATE _____
JAMES TOBY, PROJECT ENGINEER, P.E
RCE: 63127

GEOTECHNICAL ENGINEER'S STATEMENT

ii. A SOIL REPORT ON THIS PROPERTY HAS BEEN PREPARED BY, ROMIG ENGINEERS, ENTITLED "GEOTECHNICAL INVESTIGATIONS", DATED NOVEMBER 15, 2019, WHICH HAS BEEN FILED WITH THE CITY OF HAYWARD.

BY: _____ DATE _____
TOM W. PORTER, P.E.
RCE: 77883

SURVEYOR'S STATEMENT

iii. I, GREGORY F. BRAZE, A LICENSED LAND SURVEYOR IN THE STATE OF CALIFORNIA, HEREBY STATE THAT THIS TENTATIVE MAP IS BASED UPON SURVEY UNDER MY DIRECT SUPERVISION AND THAT IT COMPLIES WITH THE CITY OF HAYWARD SUBDIVISION ORDINANCE AND STATE MAP ACT.

BY: _____ DATE _____
GREGORY F. BRAZE, P.L.S.
L#: 7623

UTILITIES/SERVICES

STORM DRAIN	CITY OF HAYWARD
SEWER	CITY OF HAYWARD
WATER	CITY OF HAYWARD
FIRE DEPARTMENT	CITY OF HAYWARD
GAS	PACIFIC GAS AND ELECTRIC (PG&E)
ELECTRIC	PACIFIC GAS AND ELECTRIC (PG&E)
CATV	COMCAST
PHONE	AT&T

FLOOD ZONE INFORMATION

THE SITE SHOWN ON THIS PLAN LIES WITHIN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN FROM FEMA MAP NUMBER 06001C0289G, EFFECTIVE DATE AUGUST 3, 2009.

SHEET INDEX

REGISTERED PROFESSIONAL ENGINEER
JAMES TOBY
No. 63127
CIVIL
STATE OF CALIFORNIA
ORIGINAL SIGNATURES IN BLUE INK

LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS • LAND SURVEYORS
BAY AREA REGION
2495 INDUSTRIAL PKWY WEST
HAYWARD, CALIFORNIA 94545
(P) (510) 887–4086
(F) (510) 887–3019

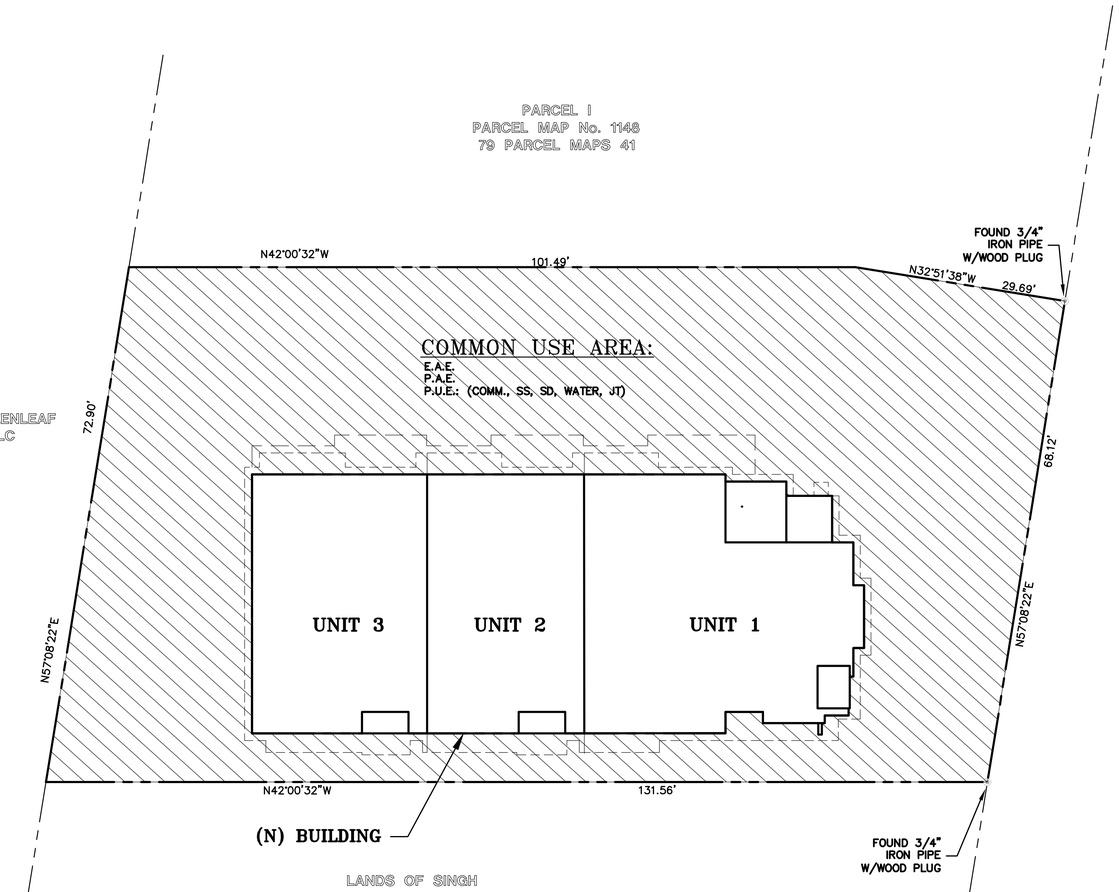
SACRAMENTO REGION
3017 DOUGLAS BLVD, # 300
ROSEVILLE, CA 95661
(P) (916)966–1338
(F) (916)797–7363
WWW.LEABRAZE.COM

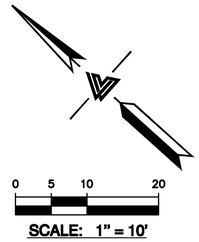
VESTING TENTATIVE MAP
3–UNIT CONDOMINIUM
477 HARRIS ROAD
HAYWARD, CALIFORNIA
APN: 453–0060–047
ALAMEDA COUNTY

PRELIMINARY TITLE SHEET

1 CITY COMMENTS 3–28–19	JE
2 LANDSCAPE UPDATE 1–16–20	MH
3 CITY COMMENTS 7–6–21	JV
4 CITY COMMENTS 1–4–22	JV
SITE/BUILDING REVISION 11–11–24	JC
REVISIONS	BY
JOB NO:	2181538
DATE:	2–20–19
SCALE:	AS NOTED
DESIGN BY:	JC/JE
DRAWN BY:	JE

SHEET NO:
TM–1
1 OF 5 SHEETS





LEGEND

- COMMON USE AREA
- PROPERTY BOUNDARY
- BUILDING FOOTPRINT LINE
- PROPERTY LINE

ABBREVIATIONS

E.A.E.	EMERGENCY ACCESS EASEMENT
P.A.E.:	PRIVATE ACCESS EASEMENT
P.U.E.:	PRIVATE UTILITY EASEMENT

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VESTING TENTATIVE MAP
3-UNIT CONDOMINIUM
477 HARRIS ROAD
HAYWARD, CALIFORNIA

APN: 453-0060-047

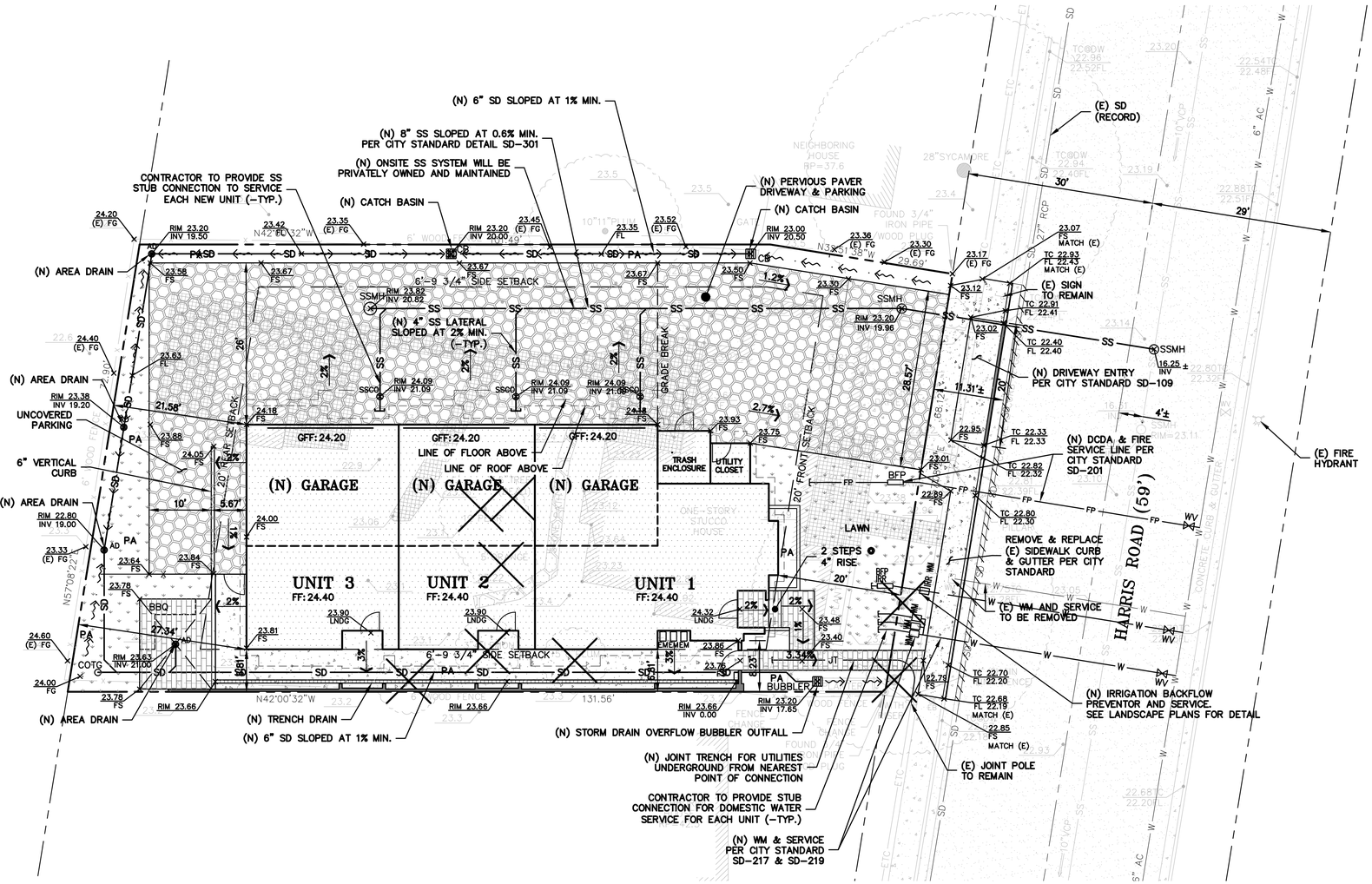
ALAMEDA COUNTY

PRELIMINARY LOT LAYOUT SITE PLAN

1 CITY COMMENTS 3-28-19	JE
2 LANDSCAPE UPDATE 1-16-20	MH
3 CITY COMMENTS 7-6-21	JV
4 CITY COMMENTS 1-4-22	JV
SITE/BUILDING REVISION 11-11-24	JC
REVISIONS	BY

JOB NO:	2181538
DATE:	2-20-19
SCALE:	AS NOTED
DESIGN BY:	JC/JE
DRAWN BY:	JE
SHEET NO:	TM-2

2 OF 5 SHEETS

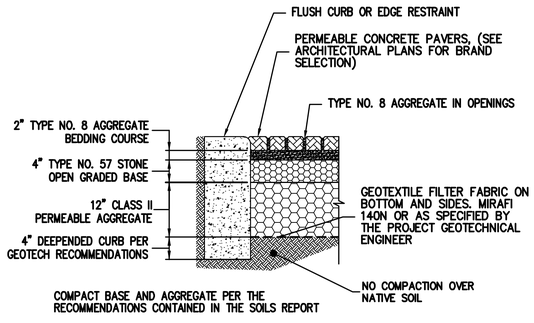


0 5 10 20

SCALE: 1" = 10'

LEGEND

PROPOSED	DESCRIPTION
	(N) LANDSCAPE AREA
	(N) DRIVEWAY
	(N) CONCRETE PAVEMENT
	(N) PERVIOUS PAVERS
	(N) PAVERS WALKWAY
GRIND	FLUSH CURB
	COLD MILL (E) AC PAVEMENT TO PROVIDE AC TIE-IN
	REMOVE TREE



PERVIOUS PAVER DRIVEWAY

NTS

ARBORIST NOTES:

1. ALL WORK WITHIN TREE DRIPLINE SHALL BE PERFORMED UNDER PROJECT ARBORIST SUPERVISION.
2. CONTRACTOR TO PROVIDE TREE PROTECTION FENCING PER ARBORIST RECOMMENDATIONS PRIOR TO START OF DEMOLITION AND GRADING.
3. ANYWHERE WORKERS AND VEHICLES WILL BE TRAVELING OVER BARE GROUND WITHIN FIFTEEN (15) FEET OF A TREE'S DRIPLINE SHOULD HAVE MATERIAL SUCH AS MULCH OR PLYWOOD OR APPROVED EQUAL BY ARBORIST.
4. UTILITY TRENCHING WITHIN SIGNIFICANT TREES, AS NOTED BY ARBORIST, SHALL BE EXCAVATED BY HAND TO AVOID DAMAGE TO TREE ROOT SYSTEM.

NOTE:
MARK ON-SITE INLETS WITH THE WORDS "NO DUMPING! FLOW TO BAY" OR EQUIVALENT.

CITY WATER NOTES:

1. ALL PUBLIC WATER MAINS AND APPURTENANCE SHALL BE CONSTRUCTED IN ACCORDANCE TO THE CITY'S "SPECIFICATIONS FOR THE CONSTRUCTION OF WATER MAINS AND FIRE HYDRANTS" LATEST REVISIONS AT THE TIME OF PERMIT APPROVAL.
2. ALL CONNECTIONS TO EXISTING WATER MAINS SHALL BE PERFORMED BY CITY WATER DISTRIBUTION PERSONNEL AT THE APPLICANT'S/DEVELOPER'S EXPENSE.
3. ALL WATER SERVICES SHALL BE INSTALLED BY CITY WATER DISTRIBUTION PERSONNEL AT THE APPLICANT'S/DEVELOPER'S EXPENSE. THE DEVELOPER MAY ONLY CONSTRUCT NEW SERVICES IN CONJUNCTION WITH THEIR CONSTRUCTION OF NEW WATER MAINS.
4. THE DEVELOPER IS REQUIRED TO PAY WATER FACILITIES FEES AND INSTALLATION CHARGES FOR CONNECTIONS TO WATER MAINS AND WORK PERFORMED BY CITY FORCES.

CITY SEWER NOTES:

1. ALL SEWER MAINS AND APPURTENANCE SHALL BE CONSTRUCTED IN ACCORDANCE TO THE CITY'S "SPECIFICATIONS FOR THE CONSTRUCTION OF SEWER MAINS AND APPURTENANCES (12" DIAMETER OR LESS)," LATEST REVISIONS AT THE TIME OF PERMIT APPROVAL.
2. THE DEVELOPMENT'S SANITARY SEWER MAINS ARE LOCATED IN A PRIVATE ROADWAY, EITHER THE ENTIRE ROADWAY SHALL BE PUBLIC UTILITY EASEMENT OR A MINIMUM OF 10-FOOT WIDE SANITARY SEWER LINE EASEMENT (SSLE) SHALL BE GRANTED TO THE CITY.
3. EACH DWELLING UNIT SHALL HAVE AN INDIVIDUAL SANITARY SEWER CLEANOUT. EACH SANITARY SEWER LATERAL SHALL HAVE AT LEAST ONCE CLEANOUT AND BE CONSTRUCTED PER CITY STANDARD DETAIL SD-312.
4. THE DEVELOPER IS RESPONSIBLE FOR PAYMENT OF SEWER CONNECTION FEES AT THE CURRENT RATES AT THE TIME OF APPLICATION FOR BUILDING PERMITS ARE SUBMITTED.
5. BACKFLOW PREVENTION VALVES FOR SANITARY SEWERS SHALL BE INSTALLED PER CITY STANDARD DETAIL SD-314 IF THE LOWEST FIXTURE IN ANY BUILDING IS BELOW RIM ELEVATION OF NEAREST UPSTREAM MANHOLE OR RISER.

REGISTERED PROFESSIONAL ENGINEER
JAMES TOBY
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CIVIL
STATE OF CALIFORNIA
ORIGINAL SIGNATURES IN BLUE INK

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HAYWARD, CALIFORNIA 94545
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VESTING TENTATIVE MAP
3-UNIT CONDOMINIUM
477 HARRIS ROAD
HAYWARD, CALIFORNIA

APN: 453-0060-047

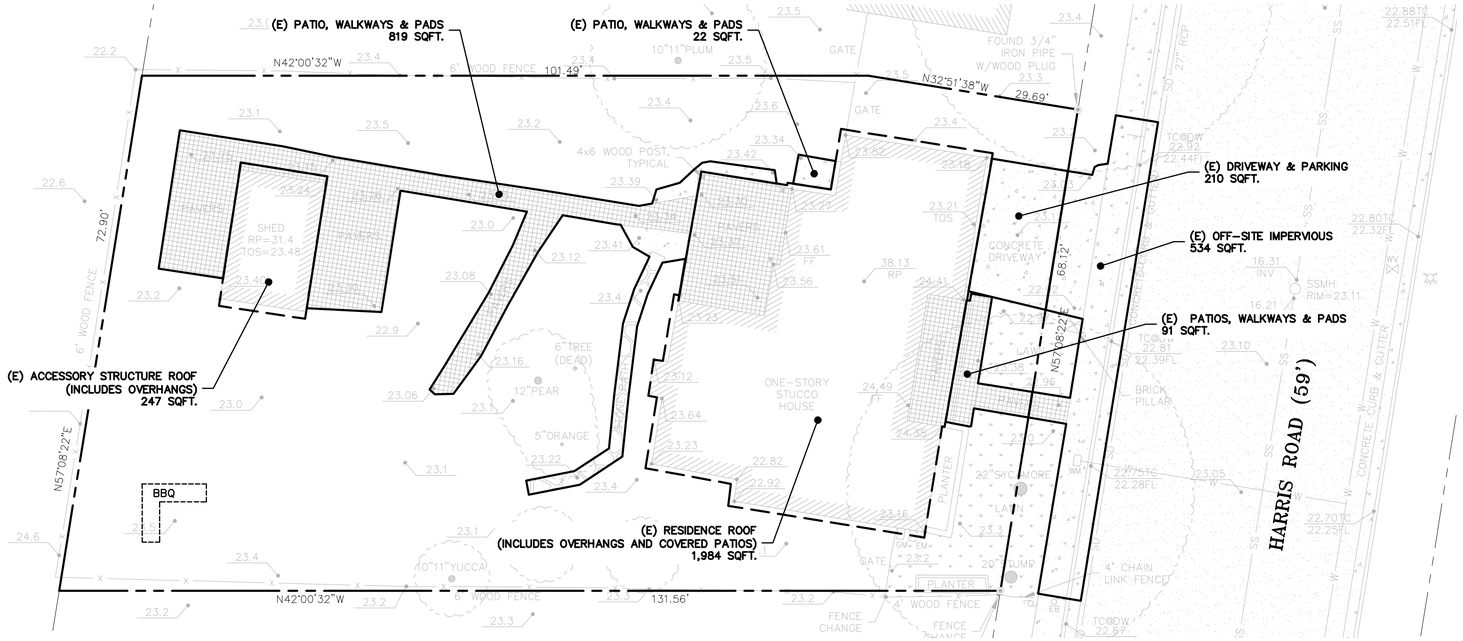
ALAMEDA COUNTY

PRELIMINARY GRADING, DRAINAGE & UTILITY PLAN

REVISIONS	BY
1 CITY COMMENTS 3-28-19	JE
2 LANDSCAPE UPDATE 1-16-20	MH
3 CITY COMMENTS 7-6-21	JV
4 CITY COMMENTS 1-4-22	JV
SITE/BUILDING REVISION 11-11-24	JC

JOB NO:	2181538
DATE:	2-20-19
SCALE:	AS NOTED
DESIGN BY:	JC/JE
DRAWN BY:	JE
SHEET NO:	TM-3

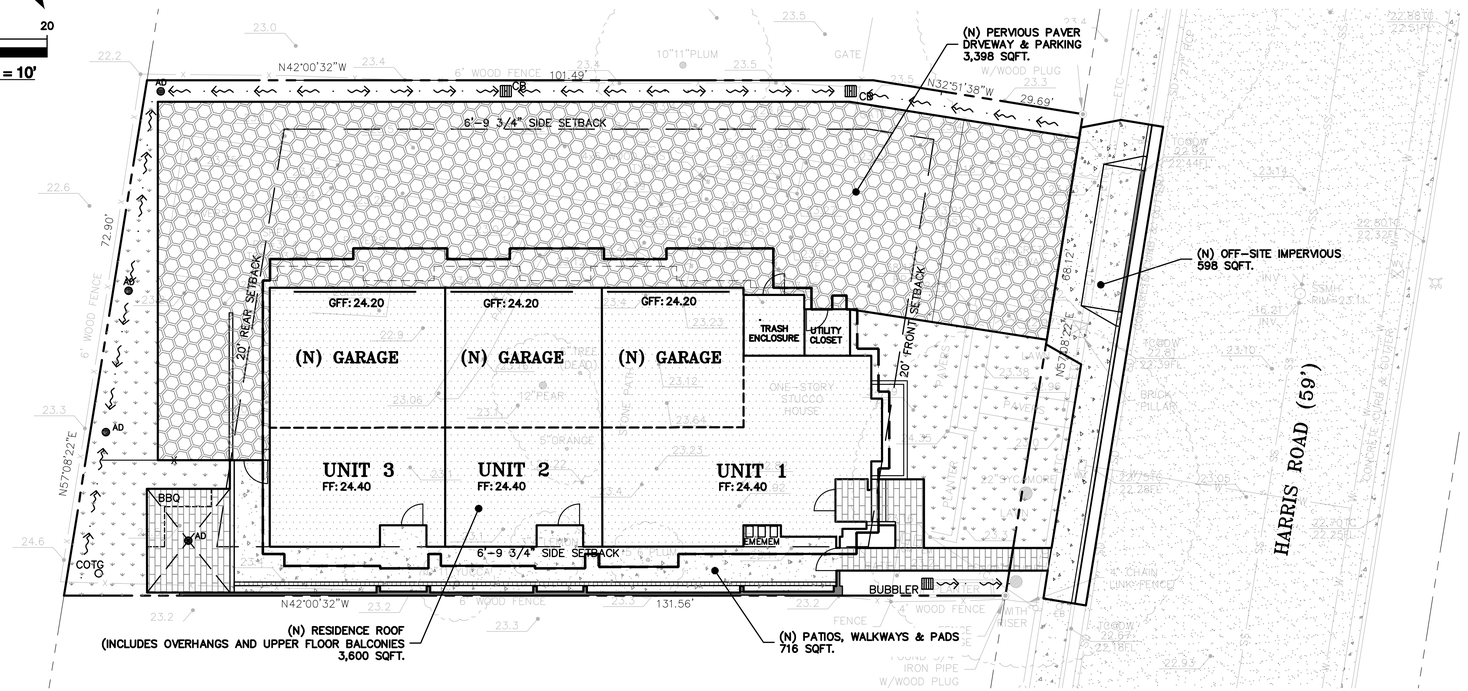
3 OF 5 SHEETS



EXISTING SITE CONDITION

0 5 10 20

SCALE: 1" = 10'



PROPOSED SITE CONDITION

STORMWATER REQUIREMENTS NOTES:

1. THE PROJECT WILL CREATE / REPLACE LESS THAN 5,000 SQFT. OF IMPERVIOUS SURFACE. THEREFORE, THIS IS NOT A PROVISION C.3 REGULATED PROJECT.

Stormwater Requirements Checklist
Municipal Regional Stormwater Permit (MRP 3)
Stormwater Controls for Development Projects

HAYWARD

I. Applicability C.3 Stormwater Requirements *All projects must complete Section I.*			
I.A. Enter Project Data *(Data for "C.3 Regulated Projects," will be reported in the municipality's stormwater Annual Report.)*			
I.A.1 Project Name:	David Cai Apartments		
I.A.2 Project Address (include cross street)	477 Harris Road / Manon Avenue		
I.A.3 Project APN(s)	453-0060-047		
I.A.4 Project Watershed[1]	Old Alameda Creek		
I.A.5 Applicant Name	Lea & Braze Engineering, Inc.		
I.A.6 Date Submitted			
I.A.7 Applicant Address	2495 Industrial Parkway West, Hayward, CA		
I.A.8 Applicant Phone	(510) 887-4086	I.A.9 Applicant E-mail Address	jchiu@leabraze.com
I.A.10 Development Type (check all that apply)	■ Residential ☐ Commercial ☐ Industrial ☐ Mixed-Use ☐ Streets, Roads, etc. ☐ Detached Single Family Home ■ Redevelopment[2]		
I.A.11 Project Description (Include any past or future phase of the project)	New multi-family residential development with appurtenant site improvements.		
I.A.12 Total Project Area	0.216	I.A.13 % Slope on Site	3%
I.A.14 Total Land Disturbance Area (Include all areas to be cleared, excavated, graded, and borrow and stockpile areas)	0.23 acres		
I.B. Is the project a "C.3 Regulated Project" per MRP Provision C.3.b or a Small Project per MRP Provision C.3.i			
I.B.1 Complete the *Impervious and Pervious Surfaces Table*			

Type of Impervious Surface[3]	a Pre-Project Impervious Area (sq ft)	b Existing Impervious Area to be Replaced (sq ft[4])	c New Impervious Area to be Created (sq ft)	d Post-Project Pervious Area (sq ft)
a. Impervious roof area(s)[5]	2,231	2,657	943	
b. Impervious sidewalks, patios, paths, driveways[6]	1,142	716	0	
c. Uncovered impervious parking[7]	0	0	0	NA
d. Streets (public)	534	534	64	
e. Streets (private)	0	0	0	
Totals	3,907	3,907	1,007	5,252

[1] Watershed is defined by the maps from the Alameda County Flood Control District at http://acfloodcontrol.org/resources/explore-watersheds
[2] As defined by MRP: creating, adding and/or replacing exterior existing impervious surface on a site where past development has occurred.
[3] A surface covering or pavement of a developed parcel of land that prevents the land's natural ability to absorb and infiltrate rainfall/stormwater.
[4] Replaced impervious area means any impervious area that is removed and replaced in kind or upgraded. See Chapter 2 of the *C.3 Technical Guidance*.
[5] Exclude green roofs.
[6] A gravel surface is an impervious surface, except when it is constructed as part of appropriately designed pervious pavement system.
[7] Uncovered parking includes top level of a parking structure unless drainage from the uncovered portion is connected to the sanitary sewer along with the covered portions of the parking structure.

February 2024

SITE DEVELOPMENT INFORMATION

PARCEL AREA	**9,398 SQUARE FEET (0.216 ACRE)**			
GROSS PROJECT AREA	**10,166 SQUARE FEET (0.233 ACRE)**			
TOTAL DISTURBED AREA	**10,166 SQUARE FEET (0.233 ACRE)**			
IMPERVIOUS SURFACE	**EXISTING TOTAL S.F.**	**REMOVED TOTAL S.F.**	**NEW TOTAL S.F.**	**PROPOSED TOTAL S.F.**
RESIDENCE ROOF*	1,984	1,984	3,600	3,600
ACCESSORY STRUCTURE ROOF*	247	247	0	0
IMPERVIOUS DRIVEWAY & PARKING	210	210	0	0
PATIOS, WALKWAYS & PADS	932	932	716	716
OFF-SITE IMPERVIOUS	534	534	598	598
TOTAL IMPERVIOUS AREA	**3,907**	**3,907**	**4,914**	**4,914**
NET CHANGE IN IMPERVIOUS AREA	**+ 1,007 SQUARE FEET (NET INCREASE)**			
PERVIOUS PAVING				
PERVIOUS PAVER DRIVEWAY & PARKING	0	0	3,398	3,398
NET CHANGE IN PERVIOUS PAVING	**+ 3,398 SQUARE FEET (NET INCREASE)**			
TOTAL DEVELOPED AREA	3,907	3,907	8,312	8,312
NET CHANGE IN DEVELOPED AREA	**+ 4,405 SQUARE FEET (NET INCREASE)**			
LANDSCAPE	6,254			1,854

* HARDSCAPE BELOW ROOFS, BALCONIES, AND OVERHANGS INCLUDED IN ROOF AREA

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VESTING TENTATIVE MAP
3-UNIT CONDOMINIUM
477 HARRIS ROAD
HAYWARD, CALIFORNIA
APN: 453-0060-047
ALAMEDA COUNTY

IMPERVIOUS SURFACE EXHIBIT

1 CITY COMMENTS 3-28-19	JE
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3 CITY COMMENTS 7-6-21	JV
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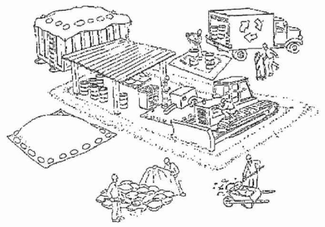
SITE/BUILDING REVISION 11-11-24	JC
REVISIONS	BY
JOB NO:	2181538
DATE:	2-20-19
SCALE:	AS NOTED
DESIGN BY:	JC/JE
DRAWN BY:	JE
SHEET NO:	TM-4

Clean Bay Blue Print



Make sure your crews and subs do the job right!

Runoff from streets and other paved areas is a major source of pollution and damage to creeks and the San Francisco Bay. Construction activities can directly affect the health of creeks and the Bay unless contractors and crews plan ahead to keep dirt, debris, and other construction waste away from storm drains and local creeks. Following these guidelines and the project specifications will ensure your compliance with City of **Hayward** requirements.

Materials storage & spill cleanup

Non-hazardous materials management

- Sand, dirt, and similar materials must be stored at least 10 feet (3 meters) from catch basins. All construction material must be covered with a tarp and contained with a perimeter control during wet weather or when rain is forecasted or when not actively being used within 14 days.
- Use (but don't overuse) reclaimed water for dust control as needed.
- Sweep or vacuum streets and other paved areas daily. Do not wash down streets or work areas with water!
- Recycle all asphalt, concrete, and aggregate base material from demolition activities. Comply with City of Fremont Ordinances for recycling construction materials, wood, gyp board, pipe, etc.
- Check dumpsters regularly for leaks and to make sure they are not overfilled. Repair or replace leaking dumpsters promptly.
- Cover all dumpsters with a tarp at the end of every work day or during wet weather.

Hazardous materials management

- Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, county, state, and federal regulations.
- Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecasted.
- Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecasted within 24 hours.
- Be sure to arrange for appropriate disposal of all hazardous wastes.

Spill prevention and control

- Keep a stockpile of spill cleanup materials (rags, absorbents, etc.) available at the construction site at all times.
- When spills or leaks occur, contain them immediately and be particularly careful to prevent leaks and spills from reaching the gutter, street, or storm drain. Never wash spilled material into a gutter, street, storm drain, or creek!
- Dispose of all containment and cleanup materials properly.
- Report any hazardous materials spills immediately! Dial 911

Construction Entrances and Perimeter

- Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site.
- Sweep or vacuum any street tracking immediately and secure sediment source to prevent further tracking.

Vehicle and equipment maintenance & cleaning

- Inspect vehicles and equipment for leaks frequently. Use drip pans to catch leaks until repairs are made; repair leaks promptly.
- Fuel and maintain vehicles on site only in a bermed area or over a drip pan that is big enough to prevent runoff.
- If you must clean vehicles or equipment on site, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or creeks.
- Do not clean vehicles or equipment on-site using soaps, solvents, degreasers, steam cleaning equipment, etc.

Earthwork & contaminated soils

- Keep excavated soil on the site where it will not collect in the street.
- Transfer to dump trucks should take place on the site, not in the street.
- Use fiber rolls, silt fences, or other control measures to minimize the flow of silt off the site.

- Earth moving activities are only allowed during dry weather by permit and as approved by the City Inspector in the Field.
- Mature vegetation is the best form of erosion control. Minimize disturbance to existing vegetation whenever possible.
- If you disturb a slope during construction, prevent erosion by securing the soil with erosion control fabric, or seed with fast-growing grasses as soon as possible. Place fiber rolls down-slope until soil is secure.
- If you suspect contamination (from site history, discoloration, odor, texture, abandoned underground tanks or pipes, or buried debris), call the Engineer for help in determining what should be done, and manage disposal of contaminated soil according to their instructions.

Dewatering operations

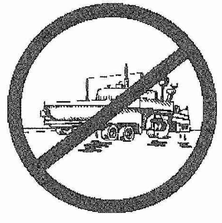
- Effectively manage all run-on, all runoff within the site, and all runoff that discharges from the site. Run-on from off site shall be directed away from all disturbed areas or shall collectively be in compliance.
- Reuse water for dust control, irrigation, or another on-site purpose to the greatest extent possible.

- Be sure to notify and obtain approval from the Engineer before discharging water to a street, gutter, or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- In areas of known contamination, testing is required prior to reuse or discharge of groundwater. Consult with the Engineer to determine what testing is required and how to interpret results. Contaminated groundwater must be treated or hauled off-site for proper disposal.

Saw cutting

- Always completely cover or barricade storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or sand/gravel bags to keep slurry out of the storm drain system.
- Shovel, absorb, or vacuum saw-cut slurry and pick up all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner!).
- If saw cut slurry enters a catch basin, clean it up immediately.

Paving/asphalt work



- Always cover storm drain inlets and manholes when paving or applying seal coat, tack coat, slurry seal, or fog seal.
- Protect gutters, ditches, and drainage courses with sand/gravel bags, or earthen berms.
- Do not sweep or wash down excess sand from sand sealing into gutters, storm drains, or creeks. Collect sand and return it to the stockpile, or dispose of it as trash.
- Do not use water to wash down fresh asphalt concrete pavement.

Concrete, grout, and mortar storage & waste disposal

- Store concrete, grout, and mortar under cover, on pallets, and away from drainage areas. These materials must never reach a storm drain.
- Wash out concrete equipment/trucks off-site or into contained washout areas that will not allow discharge of wash water onto the underlying soil or onto the surrounding areas.

- Collect the wash water from washing exposed aggregate concrete and remove it for appropriate disposal off site.

Painting

- Never rinse paint brushes or materials in a gutter or street!
- Paint out excess water-based paint before rinsing brushes, rollers, or containers in a sink.
- Paint out excess oil-based paint before cleaning brushes in thinner.
- Filter paint thinners and solvents for reuse whenever possible. Dispose of oil-based paint sludge and unusable thinner as hazardous waste.

Landscape Materials

- Contain, cover, and store on pallets all stockpiled landscape materials (mulch, compost, fertilizers, etc.) during wet weather or when rain is forecasted or when not actively being used within 14 days.
- Discontinue the application of any erodible landscape material within 2 days of forecasted rain and during wet weather.

Storm drain polluters may be liable for fines of $10,000 or more per day!

For references and more detailed information:
www.cleanwaterprogram.org
www.cabmphandbooks.com

REVISIONS

NO.	DESCRIPTION	BY	DATE	APPVD
A				
A				
A				
A				
A				

APPROVED

DATE ADV DATE

CLEAN BAY BLUE PRINT

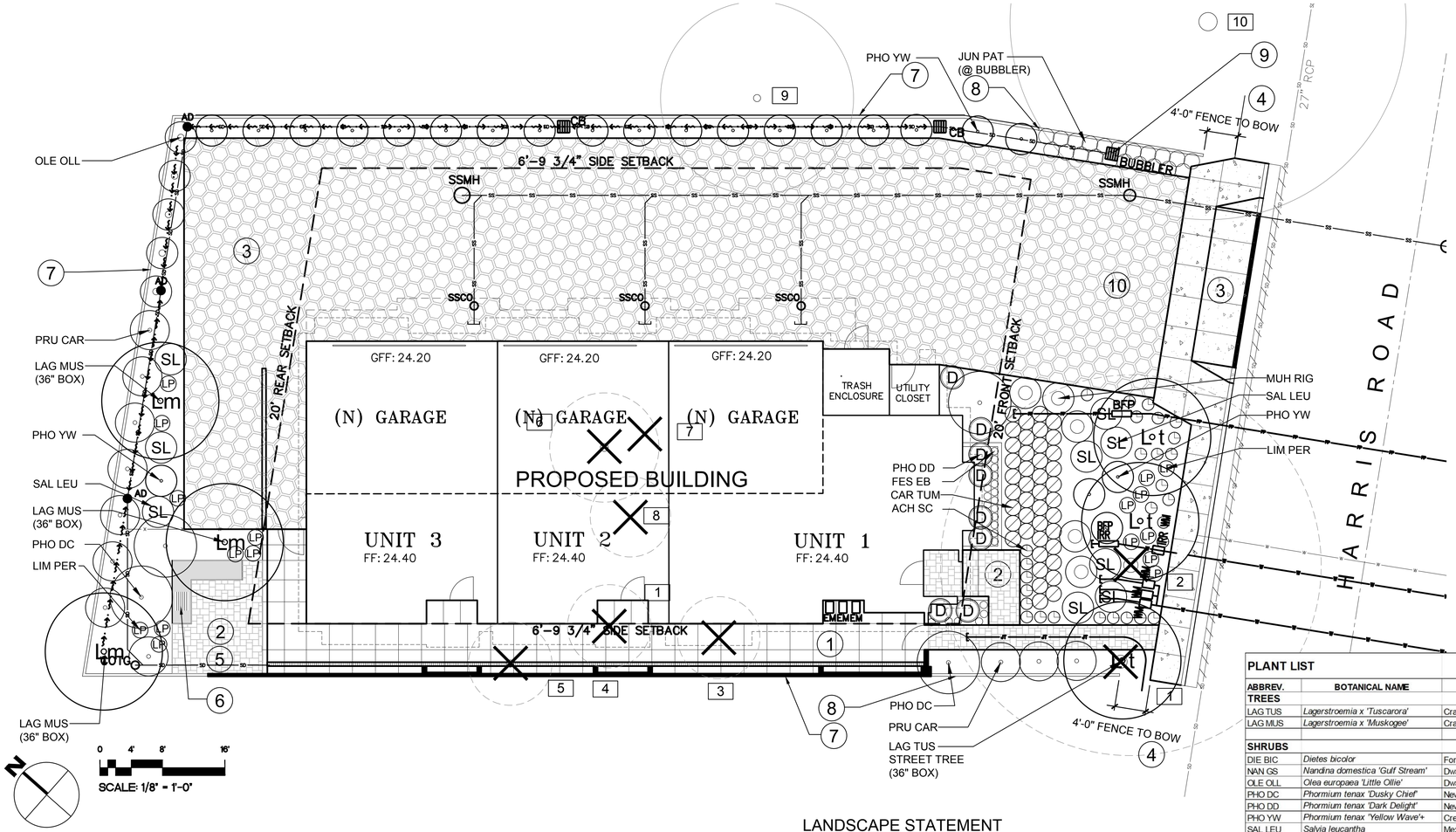
WORK ORDER NO.

SPECIFICATION NO.

SHEET NO. BMP-1

FILE NO.

N:\Standards\2008SDSK\2008 WBLOCKS\Sheet 2 - Pollution Prevention-F.dwg 3-25-11 12:09:06 PM daniec



LEGEND

- SHRUB AND GROUNDCOVER AREA
- PROPOSED TREES
- EXISTING TREES TO REMAIN
- 24 TREE NUMBER
- EXISTING TREES TO BE REMOVED

KEY NOTES

1. PROPOSED CONCRETE PAVING
2. PROPOSED STAMPED CONCRETE PAVING
3. DRIVEWAY
4. CITY SIDEWALK (EXIST)
5. SEATING AREA
6. BBQ
7. FENCE--6 FT WOOD, SEE DETAIL 4/L-3. TRANSITIONS TO 4 FT HIGH AT 20' FRONT SETBACK
8. FENCE HEIGHT TRANSITION POINT
9. "BUBBLER" REFER TO CIVIL ENGINEER'S STORM DRAIN PLAN
10. PERMEABLE PRECAST CONCRETE PAVERS--SEE CIVIL ENGINEER'S PLAN

FOR EXISTING TREES REFER TO: "ARBORIST REPORT TREE REMOVAL & PROTECTION PLAN" DATED NOVEMBER 19, 2021. PREPARED FOR HUITING (DAVID) CAI & JUN (DAPHNE) SHEN, SITE ADDRESS: 477 HARRIS RD. HAYWARD, CA 94544 BY BO FIRESTONE TREES & GARDENS, CERTIFIED ARBORIST #WE-8525A.

Existing Tree Summary

Number	Tree species/Common Name	Trunk Diameter (DBH)	Height (feet)	Spread (feet)	Disposition
1	Washingtonia robusta / Palm	20"	15'	no canopy	Remove stump/topped at 8'/dead
2	Platanus acerifolia/Sycamore	22"	25'	40'	Remove
3	Prunus sp./Plum	5", 6"	6'	8'	Remove
4	Citrus x Lemon/Lemon	3", 4"	8'	6'	Remove
5	Yucca sp./Yucca	10", 11"	12'	6'	Remove
6	Pyrus sp./Pear	12"	12'	14'	Remove
7	Dead tree	6"	8'	8'	Remove
8	Citrus x Orange/Orange	5"	8'	6'	Remove
9	Prunus sp./Plum	10", 12"	12'	25'	Retain (neighbor's tree)
10	Platanus acerifolia/Sycamore	28"	30'	45'	Retain (neighbor's tree)

Tree Mitigation Summary Chart

Required Trees	Required tree quantity/size/installed unit cost	Proposed tree quantity/size/installed unit cost	Unit Cost Difference (Proposed size-required size)	MITIGATION VALUE	Project Notes
Street Trees	(3) 24" box @ $300.00 (per project notes)	(3) 36" box@$750.00 ea	$450.00	$2,250.00	68 linear feet of frontage--trees @ 20 - 40 LF OC (ex large tree, utilities) = 1.7 to 3.4 trees
Parking Lot Trees	0	0 (no parking lot)	$ -	$ -	tuckunder parking--no parking lot
Screening Trees (at N PL)	0	(3) 36" box @$750.00	$ -	$2,250.00	
Additional Trees for Mitigation (courtyards)	0	0	$ -	$0.00	no courtyard(s)
			TOTAL	$4,500.00	
			MITIGATION GOAL	$ 7,760.00	(arborist report)
			BALANCE	$3,260.00	

LANDSCAPE STATEMENT

I HAVE COMPLIED WITH THE CRITERIA OF THE 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.

NOTES:

1. SOIL TO BE AMENDED BASED ON SOIL FERTILITY TEST AFTER SITE MASS GRADING. A SOIL ANALYSIS REPORT SHALL BE INCLUDED FOR AMENDING THE SOIL WITH ORGANIC COMPOST TO BRING THE SOIL ORGANIC MATTER TO A MINIMUM OF 5% BY DRY WEIGHT AND INCORPORATING ORGANIC FERTILIZERS TO RECOMMENDED LEVELS FOR PLANTING AREAS. THE SOIL ANALYSIS REPORT SHALL BE SUBMITTED WITH THE LANDSCAPE CERTIFICATE OF COMPLETION.

3. MULCH TO BE ORGANIC RECYCLED CHIPPED WOOD IN DARK BROWN COLOR, MINIMUM 3 INCHES DEEP. MAXIMUM SIZE OF MULCH CHIPS IS 1-1/2 INCHES. IN ALL PLANTING AREAS EXCEPT ANY ALLOWED LAWN AREAS.

4. SEE SHEETS L-2A AND L-2B, IRRIGATION HYDROZONE PLANS FOR CONCEPTUAL IRRIGATION APPROACH, IRRIGATION STANDARDS, AND WATER USE.

5. SEE SHEET L-3 FOR PLANTING DETAILS.

PLANT LIST

ABBREV.	BOTANICAL NAME	COMMON NAME	SIZE	MISC. NOTES & REQUIREMENTS	MATURE PLANT HT X SP	SPACING	WUCOLS
TREES							
LAG TUS	*Lagerstroemia x 'Tuscarora'*	Crape Myrtle Pink)	36" Box	Hi. Br./SL/Match	20' x15'	varies (>17')	L
LAG MUS	*Lagerstroemia x 'Muskogee'*	Crape Myrtle (Lavender)	36"Box	Hi. Br./SL/Match	20' x15'	varies (>15')	L
SHRUBS							
DIE BIC	*Dietes bicolor*	Fortnight Lily	1 G.C.		2'-3' x 2'-3'	2.5'	L
NAN GS	*Nandina domestica 'Gulf Stream'*	Dwarf Heavenly Bamboo	1 G.C.	F & B	3' x 3'	3.5'	L
OLE OLL	*Olea europaea 'Little Ollie'*	Dwarf Olive (fruitless)	5 G.C.	F & B	4'-6' x 4'-6'	5'	VL
PHO DC	*Phormium tenax 'Dusky Chief'*	New Zealand Flax	5 G.C.		4'-8' x 4'-8'	varies (>14')	L
PHO DD	*Phormium tenax 'Dark Delight'*	New Zealand Flax	5 G.C.		3'-4' x 3'-4'	2.75'	L
PHO YW	*Phormium tenax 'Yellow Wave'+*	Cream New Zealand Flax	5 G.C.	Match	3'-4' x 3'-4'	4'	L
SAL LEU	*Salvia leucantha*	Mexican Bush Sage	1 G.C.	F & B/N. Drp. Br.	3'-4' x 4'-5'	varies	L
PERENNIALS/BULBS/ANNUALS							
ACH SC	*Achillea millefolium 'Sonoma Coast'*	Common Yarrow	1 G.C.		1.5' x 2'	varies (2')	L
LIM PER	*Limonium perezii*	Sea Lavender	1 G.C.		1.5' x1.5'	2', varies	L
MUH RIG	*Muhlenbergia rigens*	Deer Grass	1 G.C.		4'-5' x 4'-6'	varies (4')	L
GROUNDCOVERS							
CAR TUM	*Carex tumicola*	Berkeley Sedge	1 G.C.	Plant at 24" o.c.	1.3' x 1.3'	2'	L
FES EB	*Festuca ovina 'Elijah Blue'*	Blue Fescue	1 G.C.	Plant at 12" o.c.	<1' x 1'-2'	13"	L
SEDGE							
JUN PAT	Juncus patens	California Grey Rush	1 G.C.	Plant at 15" o.c.	1'-2' x 1'-2'	2.5'	L

1. + *Phormum t. hybrids* must be accompanied by a written guarantee stating they are the named cultivar and are stable in size, form and color. Submit to owner and landscape architect. Proof of securement and purchase must also be submitted with in two weeks of award of contract.

PLANT LIST ABBREVIATIONS:

Note:	This list together with the plant list prepared by Taniguchi Landscape Architecture must accompany the contractor's nursery order(s)
SL	Single main, straight, dominant, leader
Hi. Br.	High branched—lowest limbs held above rootball 5' min. for 15 gallon can 6' min. for 24" box trees
No Top	No topping or pruning of upper branches
Br. Gr.	Branched to ground
F & B	Full dense, bushy, vigorous plants, with young growth closely spaced on branches, no old/woody plants.
N.V.S.-30 deg.	Narrow upright vase shape 30 degrees or less spread in branch/trunk structure
N.V.S.-45 deg.	Narrow upright vase shape 45 degrees or less spread in branch/trunk structure
No. Whorl. Br.	No closely spaced whirled branches. Select even symmetrical branch distribution
Match	Matched size, form, caliper, branching and cultivar. Select from one lot, one grower, for guaranteed consistency through life of plants. In general plants within a group or area are to be matched, unless noted otherwise.
T.F.	Tree Form
S.F.	Shrub Form
N.F.	Narrow upright Form
B.R.	Bare Root
B & B	Balled and Burlap
Mult. St.	Multi stemmed
Flat	Rooted cuttings from flats at on center distance specified in list. See groundcover/shrub o.c. planting detail for layout.
Cal.	Caliper
EV.	Evergreen
G.C.	Gallon Can
N.C.N.	No Common Name
Trail F	Select trailing Forms for prostrate growth
Veg. Gr.	Vegetative Grown
Hed. F.	Hedge Form (clipped)
Stem up.	Stem up to expose trunk and lower branch pattern
o.c.	On center
N. Drp. Br.	No long heavy drooping branches

HARRIS ROAD CONDOMINIUMS

477 Harris Road
Hayward, CA
94544

Taniguchi Landscape Architecture
1013 South Claremont St., Ste 1
San Mateo, CA 94402
v 650.638.9985 | f 650.638.9986
CLA #2942

ISSUE:	DESCRIPTION:	DATE:
1	PLANNING SUBMITTAL	01/17/20
2	PLANNING RESUBMITTAL	06/08/21
3	PLANNING RESUBMITTAL	12/20/21
4	PLANNING RESUBMITTAL	04/07/23

PROGRESS
11/27/2024

SCALE: AS NOTED

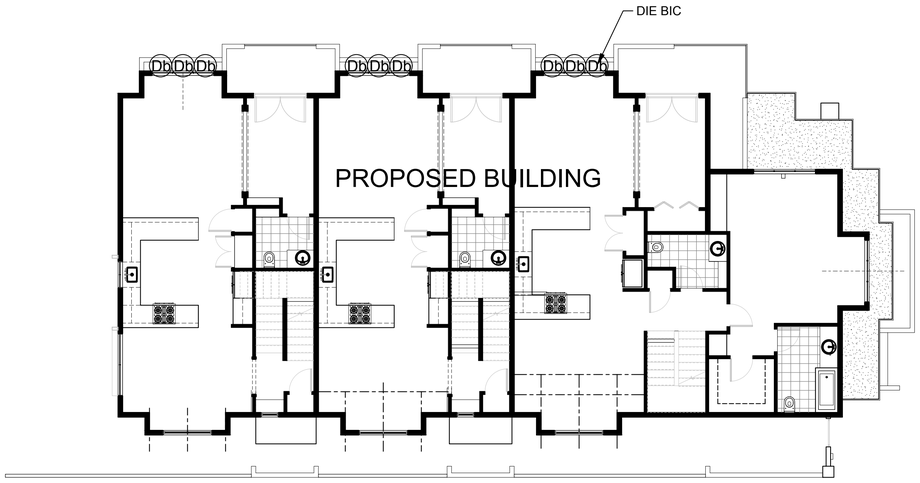
PROJECT NUMBER: TLA#: 19023.000

SHEET TITLE

SCHEMATIC LANDSCAPE PLAN: FIRST FLOOR

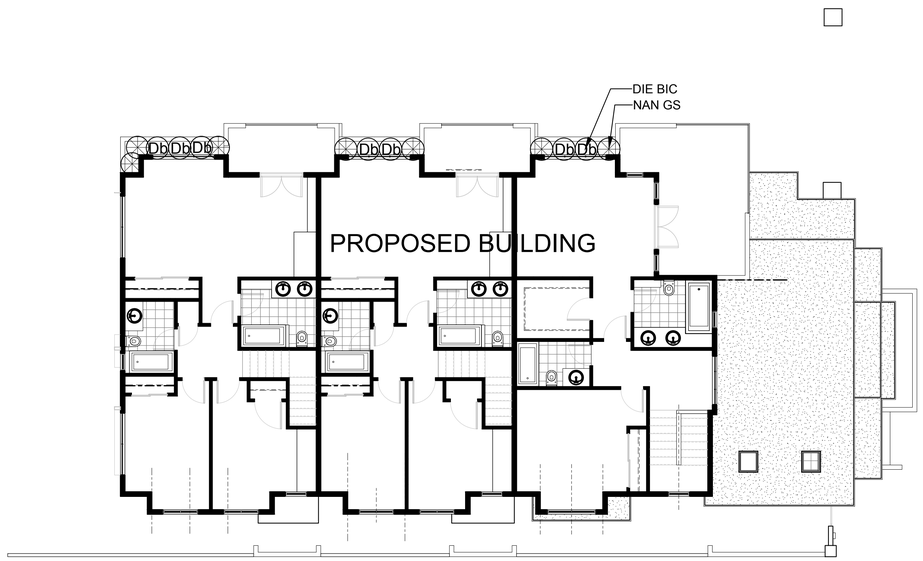
SHEET NO.

L-1A



0 4' 8' 16'
SCALE: 1/8" = 1'-0"

PLAN: SECOND FLOOR



0 4' 8' 16'
SCALE: 1/8" = 1'-0"

PLAN: THIRD FLOOR

PROGRESS
11/26/2024

HARRIS ROAD
CONDOMINIUMS

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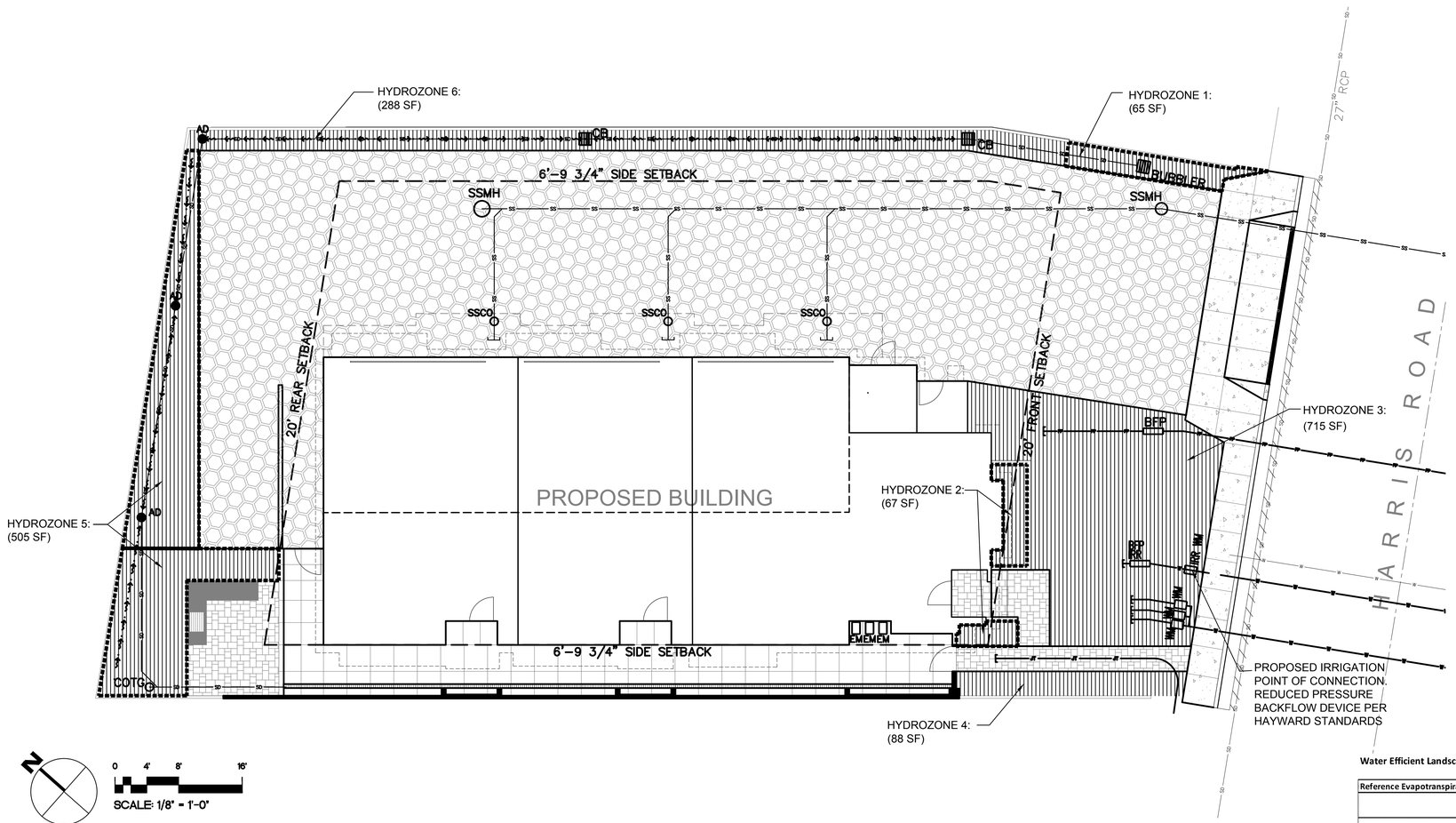
PROGRESS
11/27/2024

SCALE: AS NOTED

PROJECT NUMBER: TLA#: 19023.000

SHEET TITLE
SCHEMATIC LANDSCAPE PLAN: SECOND AND THIRD FLOORS

SHEET NO.
L-1B



HYDROZONE LEGEND

LOW WATER USE: 1830 SF
(SUBSURFACE DRIP AND/OR DRIP EMITTERS)

MEDIUM WATER USE: 0 SF
(SUBSURFACE DRIP AND/OR DRIP EMITTERS)

NOTES:

1. I HAVE COMPLIED WITH THE CRITERIA OF THE WATER CONSERVATION IN LANDSCAPING ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE AND IRRIGATION DESIGN PLAN.

2. IRRIGATION SYSTEM TO HAVE SEPARATE, DEDICATED WATER METER AND REDUCED PRESSURE BACKFLOW.

3. SEE SHEET L-2B FOR IRRIGATION LEGEND/EQUIPMENT LIST.

4. SEE SHEET L-2C FOR IRRIGATION NOTES AND PERFORMANCE SPECIFICATIONS.

CONCEPTUAL IRRIGATION STATEMENT

1 Irrigation design shall be zoned for 1) turf and annuals and other moderate to higher water use plant materials; 2) groundcovers, and 3) native and water conserving plant materials.

2 Irrigation design shall also be zoned for micro climates including cool, shaded and protected areas, as well as hot, sunny and windy areas.

3 Part shade areas include moderate water use areas having morning and/or afternoon shade.

4 Cool and full shady areas include low water use areas for plants requiring little or no irrigation water and/or locations that will provide moist conditions.

5 Layout shall be designed for minimum runoff and overspray onto non-landscaped areas

6 Low volume sprinklers shall be used wherever possible with head to head coverage.

7 Drip emitter or bubbler irrigation shall be utilized at trees to promote deep watering wherever possible.

8 Drip irrigation shall be utilized at non-traffic or isolated planting areas to decrease the possibility of vandalism to the micro-tubing.

9 The irrigation controller shall have ample capacity in terms of programs and cycles that will match the complexity of the landscape plan for more efficient watering. For example, the controller shall have the ability to have multiple cycles to permit a number of short duration waterings that will allow water to soak into the soil rather than run off.

10 Individual bubblers or drip emitters shall be utilized to isolate water for plant materials and eliminate watering of "bare ground."

11 Trees to be irrigated on a separate irrigation valve. Tree species with different irrigation water needs will be on separate irrigation valves.

Water Efficient Landscape Worksheet: 477 Harris St (November 20, 2024)

Reference Evapotranspiration (ETo)		**44.1**	**(Hayward)**			
	ETWU requirement	**ETWU requirement**	**ETWU requirement**	**ETWU requirement**	**MAWA requirement**	**ETWU requirement**
Hydrozone#/Planting Description	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency (IE)	**ETAF** (PF/IE)	Landscape Area (**LA**) (sq. ft.)	ETAF x Area	Estimated Total Water Use (ETWU)
Regular Landscape Areas							
#1 Mixed shrubs/groundcover	0.2	Drip	0.81	0.247	65	16.05	439
#2 Mixed shrubs/groundcover	0.2	Drip	0.81	0.247	67	16.54	452
#3 Mixed shrubs/groundcover	0.2	Drip	0.81	0.247	715	176.54	4,827
#4 Mixed shrubs/groundcover	0.2	Drip	0.81	0.247	88	21.73	594
#5 Mixed shrubs/groundcover	0.2	Drip	0.81	0.247	505	124.69	3,409
#6 Mixed shrubs/groundcover	0.2	Drip	0.81	0.247	288	71.11	1,944
#7 Mixed shrubs/groundcover	0.2	Drip	0.81	0.247	54	13.33	365
#8 Mixed shrubs/groundcover	0.2	Drip	0.81	0.247	48	11.85	324
			Totals		1,830	451.85	12,355
Special Landscape Areas (SLA)							
						0	0
						0	0
						0	0
				Totals	0	0	0
						Estimated Total Water Use (ETWU)	**12,355**
						Maximum Allowed Water Allowance (MAWA)	**27,520**

Plant Water Use Type	**Plant Factor**	**Irrigation method**	**Irrigation Efficiency**
very low	0-0.1	overhead spray	0.75
low	0.1-0.3	drip	0.81
medium	0.4-0.6		
high	0.7-1.0		

MAWA (annual gallons allowed)= (Eto) (0.62) [(ETAF x LA) + ((1-ETAF) x SLA)]

where 0.62 is a conversion factor that converts acre-inches per acre/year to gallons per sq. ft./year. LA is the total landsape area in sq. ft, SLA is the total special landscape area in sq. ft., and ETAF is .55 for residential areas and 0.45 for non residential areas.

ETAF Calculations

Regular Landscape Areas

Total ETAF x Area	452	
Total Area	1,830	Average ETAF for regular landscape areas must be 0.55 or below for
Average ETAF	**0.25**	residential areas, and 0.45 or below for non-residential areas.

All Landscape Areas

Total ETAF x Area	452
Total Area	1,830
Sitewide ETAF	**0.25**

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PROGRESS
11/27/2024

SCALE: AS NOTED

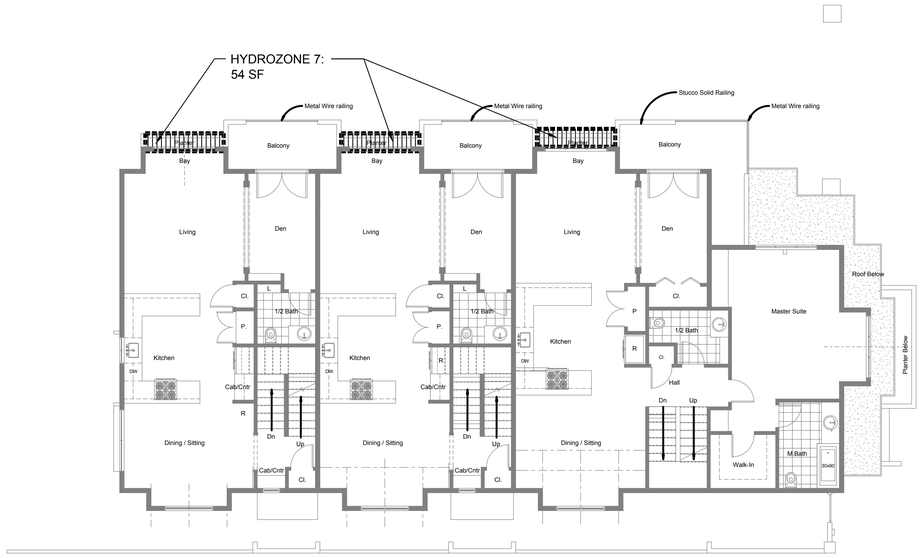
PROJECT NUMBER: TLA#: 19023.000

SHEET TITLE

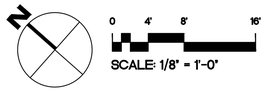
IRRIGATION HYDROZONE PLAN: FIRST FLOOR

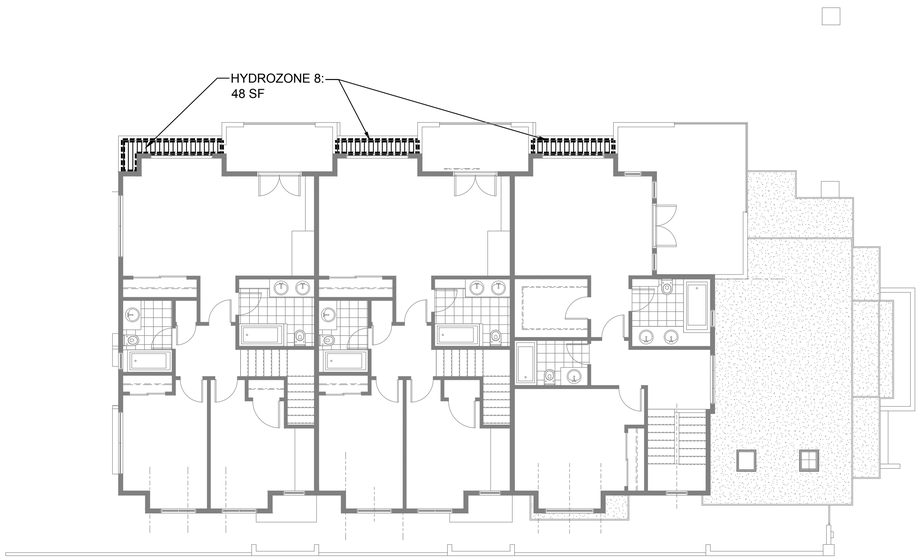
SHEET NO.

L-2A

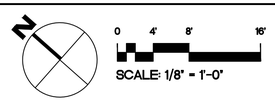


PLAN: SECOND FLOOR





PLAN: THIRD FLOOR



HYDROZONE LEGEND

LOW WATER USE: 1762 SF
(SUBSURFACE DRIP AND/OR DRIP EMITTERS)

MEDIUM WATER USE: 0 SF
(SUBSURFACE DRIP AND/OR DRIP EMITTERS)

NOTES:

1. I HAVE COMPLIED WITH THE CRITERIA OF THE WATER CONSERVATION IN LANDSCAPING ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE AND IRRIGATION DESIGN PLAN.

2. SEE SHEET L-3B FOR IRRIGATION NOTES AND PERFORMANCE SPECIFICATIONS.

IRRIGATION LEGEND (Proposed for future--components not shown on plan)

SYMBOL	MODEL NUMBER	DESCRIPTION	NOZZLE GPM	OPERATING PSI	OPERATING RADIUS (FEET)
■	1401/RWS-B-C-1401	RAIN BIRD BUBBLER ON-GRADE AT TREE AND A ROOT WATERING SYSTEM	0.25	30	TRICKLE
	WLT-0500-T	NDS SCH 40 BALL VALVE OR APPROVED EQUAL			
	OPERIND	RAIN BIRD DRIP ZONE INDICATOR			
	PEB SERIES	RAIN BIRD REMOTE CONTROL VALVE			
	XCZ-100-PRB-LC	RAIN BIRD REMOTE CONTROL VALVE DRIP ZONE KIT (3-20GPM)			
	33-DRC	RAIN BIRD 3/4" TWO-PIECE QUICK COUPLING VALVE (YELLOW LOCKING RUBBER COVER)			
	T-FP600A-LF-1"	NIBCO 1" BRASS BALL VALVE			
SM	M70-100LNSX-HL	BADGER RECORDALL 1" WATER METER			
	975XL2SEU-1.5"/ PBB-30	WILKINS REDUCED PRESSURE BACKFLOW ASSEMBLY WITH FREEZE BLANKET (PER CITY OF HAYWARD DETAIL).			
MV	3100100	SUPERIOR MASTER VALVE-1" (NORMALLY OPEN)			
FS	HC-100-FLOW	HUNTER 1" FLOW METER (0.3-30 GPM)			
C	PHC-2400	HUNTER PRO-HC HYDRAWISE CONTROLLER IN A PLASTIC WALL MOUNTED ENCLOSURE.			
—	HC-PLAN-ENTHUSIAST	HUNTER HYDRAWISE SOFTWARE			
R	WR-CLIK	WIRELESS RAIN-CLIK SENSOR AND RECIEVER.			

CONTROLLER AND STATION NUMBER
FLOW (GPM)
REMOTE CONTROL VALVE SIZE (IN INCHES)
ASSOCIATED REMOTE CONTROL VALVE

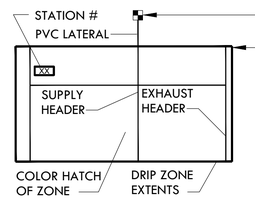
CONTROLLER AND STATION NUMBER
AREA (SQ. FT.)
FLOW (GPM)
REMOTE CONTROL VALVE SIZE (IN INCHES)
ASSOCIATED REMOTE CONTROL VALVE

MAIN LINE: 1.5" AND SMALLER:
1120-SCHEDULE 40 PVC PLASTIC PIPE WITH SCHEDULE 40 PVC SOLVENT WELD FITTINGS.
18" COVER.

LATERAL LINE: 3/4" AND LARGER:
1120-SCHEDULE 40 PVC PLASTIC PIPE WITH SCHEDULE 40 PVC SOLVENT WELD FITTINGS.
12" COVER.

DRIPLINE
LATERAL LINE: 3/4" AND LARGER:
1120-SCHEDULE 40 PVC PLASTIC PIPE WITH SCHEDULE 40 PVC SOLVENT WELD FITTINGS.
12" COVER.

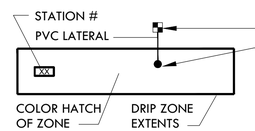
SLEEVING: SCHEDULE 40 PVC PLASTIC PIPE. COVER TO BE AS INDICATED IN SPECIFICATIONS OR AS INDICATED ABOVE FOR PIPE DEPTH OF COVER.



DRIPLINE REMOTE CONTROL VALVE

DRIP ZONE:

RAIN BIRD XFCV SERIES DRIPLINE WITH XF DRIPLINE INSERT FITTINGS, PART #XFCV-06-12. TUBING TO BE INSTALLED 4" BELOW GRADE IN A 12" O.C. GRID ACCORDING TO DETAILS. SIZE EXHAUST HEADERS AS FOLLOWS: 1": 0-10 GPM, 1.25": 11-20 GPM. ALL EXHAUST HEADERS SHALL BE 1" SCH 40 PVC OR 1" SCH 40 FLEXIBLE PVC. USE SCH. 40 PVC SOLVENT WELD FITTINGS. EXTEND PVC HEADERS TO THE ENDS OF ALL DRIP ZONES TO BALANCE FLOW IF REQUIRED. SEE DETAILS FOR FURTHER INFORMATION.



DRIPLINE REMOTE CONTROL VALVE

APPROXIMATE CONNECTION POINT BETWEEN DRIPLINE TUBING AND PVC SUPPLY WHEN DRIP ZONE IS LESS THAN 3 GPM AND NO PVC SUPPLY/EXHUST HEADERS ARE NEEDED. REFER TO DRIPLINE TUBING CONNECTION DETAIL FOR MORE INFORMATION.

PROGRESS
11/26/2024

HARRIS ROAD CONDOMINIUMS

477 Harris Road
Hayward, CA
94544

Taniguchi Landscape Architecture
1013 South Claremont St., Ste 1
San Mateo, CA 94402
v 650.638.9985 | f 650.638.9986
CLA #2942

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11/27/2024

SCALE: AS NOTED

PROJECT NUMBER: TLA#: 19023.000

SHEET TITLE
IRRIGATION HYDROZONE PLAN: SECOND AND THIRD FLOORS

SHEET NO.
L-2B

IRRIGATION NOTES AND PERFORMANCE SPECIFICATIONS

1. THESE IRRIGATION DRAWINGS ARE DIAGRAMMATIC AND INDICATIVE OF THE WORK TO BE INSTALLED. ALL PIPING, VALVES, AND OTHER IRRIGATION COMPONENTS MAY BE SHOWN WITHIN PAVED AREAS FOR GRAPHIC CLARITY ONLY AND ARE TO BE INSTALLED WITHIN PLANTING AREAS. DUE TO THE SCALE OF THE DRAWINGS, IT IS NOT POSSIBLE TO INDICATE ALL OFFSETS, FITTINGS, SLEEVES, CONDUIT, AND OTHER ITEMS WHICH MAY BE REQUIRED. INVESTIGATE THE STRUCTURAL AND FINISHED CONDITION AFFECTING THE CONTRACT WORK INCLUDING OBSTRUCTIONS, GRADE DIFFERENCES OR AREA DIMENSIONAL DIFFERENCES. IN THE EVENT OF FIELD DISCREPANCY WITH CONTRACT DOCUMENTS, PLAN THE INSTALLATION WORK ACCORDINGLY BY NOTIFICATION AND APPROVAL OF THE OWNER'S AUTHORIZED REPRESENTATIVE AND ACCORDING TO THE CONTRACT SPECIFICATIONS. NOTIFY AND COORDINATE IRRIGATION CONTRACT WORK WITH APPLICABLE CONTRACTORS FOR THE LOCATION AND INSTALLATION OF PIPE, CONDUIT OR SLEEVES THROUGH OR UNDER WALLS, ROADWAYS, PAVING AND STRUCTURES BEFORE CONSTRUCTION. IN THE EVENT THESE NOTIFICATIONS ARE NOT PERFORMED, THE CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR REQUIRED REVISIONS.

2. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES, STANDARDS, AND REGULATIONS. ALL WORK AND MATERIALS SHALL BE IN FULL ACCORDANCE WITH THE LATEST RULES AND REGULATIONS OF THE NATIONAL ELECTRIC CODE; THE UNIFORM PLUMBING CODE, PUBLISHED BY THE WESTERN PLUMBING OFFICIALS ASSOCIATION; AND OTHER STATE OR LOCAL LAWS OR REGULATIONS. NOTHING IN THESE DRAWINGS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES OR REGULATIONS. THE CONTRACTOR SHALL FURNISH WITHOUT ANY EXTRA CHARGE, ANY ADDITIONAL MATERIAL AND LABOR WHEN REQUIRED BY THE COMPLIANCE WITH THESE CODES AND REGULATIONS.

3. THE CONTRACTOR SHALL COORDINATE INSTALLATION OF IRRIGATION SYSTEM WITH LAYOUT AND INSTALLATION OF THE PLANT MATERIALS TO INSURE THAT THERE WILL BE COMPLETE AND UNIFORM IRRIGATION COVERAGE OF PLANTING IN ACCORDANCE WITH THESE DRAWINGS, AND CONTRACT DOCUMENTS. THE IRRIGATION LAYOUT SHALL BE CHECKED BY THE CONTRACTOR AND OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO CONSTRUCTION TO DETERMINE IF ANY CHANGES, DELETIONS, OR ADDITIONS ARE REQUIRED. IRRIGATION SYSTEM SHALL BE INSTALLED AND TESTED PRIOR TO INSTALLATION OF PLANT MATERIAL.

4. THE INTENT OF THIS IRRIGATION SYSTEM IS TO PROVIDE THE MINIMUM AMOUNT OF WATER REQUIRED TO SUSTAIN GOOD PLANT HEALTH.

5. IT IS THE RESPONSIBILITY OF THE MAINTENANCE CONTRACTOR AND/OR OWNER TO PROGRAM THE IRRIGATION CONTROLLER(S) TO PROVIDE THE MINIMUM AMOUNT OF WATER NEEDED TO SUSTAIN GOOD PLANT HEALTH. THIS INCLUDES MAKING ADJUSTMENTS TO THE PROGRAM FOR SEASONAL WEATHER CHANGES, PLANT MATERIAL, WATER REQUIREMENTS, MOUNDS, SLOPES, SUN, SHADE AND WIND EXPOSURE.

6. IT IS THE RESPONSIBILITY OF A LICENSED ELECTRICAL CONTRACTOR TO PROVIDE 120 VOLT A.C. (2.5 AMP DEMAND PER CONTROLLER) ELECTRICAL SERVICE TO THE CONTROLLER LOCATION(S). IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO COORDINATE THE ELECTRICAL SERVICE STUB-OUT TO THE CONTROLLER(S). PROVIDE PROPER GROUNDING PER CONTROLLER MANUFACTURER'S INSTRUCTIONS AND IN ACCORDANCE WITH LOCAL CODES.

7. SCHEDULE A MEETING WHICH INCLUDES REPRESENTATIVES OF THE IRRIGATION CONTROLLER MANUFACTURER, THE MAINTENANCE CONTRACTOR, THE OWNER AND THE IRRIGATION CONTRACTOR AT THE SITE FOR INSTRUCTION ON THE PROPER PROGRAMMING AND OPERATION OF THE IRRIGATION CONTROLLER.

8. INSTALL 3" DETECTABLE TAPE ABOVE ALL PRESSURIZED MAIN LINES AS DETAILED. USE CHRISTY MODEL #TA-DT-3-BIRR FOR POTABLE IRRIGATION SYSTEMS.

9. PROVIDE EACH IRRIGATION CONTROLLER WITH ITS OWN INDEPENDENT LOW VOLTAGE COMMON GROUND WIRE.

10. IRRIGATION CONTROL WIRES: SOLID COPPER WITH U.L. APPROVAL FOR DIRECT BURIAL IN GROUND. COMMON GROUND WIRE: SIZE #12-1 WIRE WITH A WHITE INSULATING JACKET. CONTROL WIRE SERVICING REMOTE CONTROL VALVES: SIZE #14-1 WIRE WITH INSULATING JACKET OF COLOR OTHER THAN WHITE. SPLICES SHALL BE MADE WITH 3M-DBY SEAL PACKS OR APPROVED EQUAL.

11. INSTALL TWO SPARE CONTROL WIRES OF A DIFFERENT COLOR ALONG THE ENTIRE MAIN LINE. LOOP 36" EXCESS WIRE INTO EACH SINGLE VALVE BOX AND INTO ONE VALVE BOX IN EACH GROUP OF VALVES.

12. SPLICING OF LOW VOLTAGE WIRES IS PERMITTED IN VALVE BOXES ONLY. LEAVE A 36" LONG, 1" DIAMETER COIL OF EXCESS WIRE AT EACH SPLICE AND A 36" LONG EXPANSION LOOP EVERY 100 FEET ALONG WIRE RUN. TAPE WIRES TOGETHER EVERY TEN FEET. DO NOT TAPE WIRES TOGETHER WHERE CONTAINED WITHIN SLEEVING OR CONDUIT.

13. INSTALL BLACK PLASTIC VALVE BOXES WITH BOLT DOWN, NON HINGED COVER MARKED "IRRIGATION CONTROL VALVE". BOX BODY SHALL HAVE KNOCK OUTS. ACCEPTABLE VALVE BOX MANUFACTURER'S INCLUDE NDS, CARSON OR APPROVED EQUAL.

14. INSTALL REMOTE CONTROL VALVE BOXES 12" FROM WALK, CURB, BUILDING OR LANDSCAPE FEATURE. AT MULTIPLE VALVE BOX GROUPS, INSTALL EACH BOX AN EQUAL DISTANCE FROM THE WALK, CURB, BUILDING OR LANDSCAPE FEATURE AND PROVIDE 12" BETWEEN BOX TOPS. ALIGN THE SHORT SIDE OF RECTANGULAR VALVE BOXES PARALLEL TO WALK, CURB, BUILDING OR LANDSCAPE FEATURE.

15. VALVE LOCATIONS SHOWN ARE DIAGRAMMATIC. INSTALL IN GROUND COVER/SHRUB AREAS.

16. THE CONTRACTOR SHALL LABEL CONTROL LINE WIRE AT EACH REMOTE CONTROL VALVE WITH A 2 1/4" X 2 3/4" POLYURETHANE I.D. TAG, INDICATING IDENTIFICATION NUMBER OF VALVE (CONTROLLER AND STATION NUMBER). ATTACH LABEL TO CONTROL WIRE. THE CONTRACTOR SHALL PERMANENTLY STAMP ALL VALVE BOX LIDS WITH APPROPRIATE IDENTIFICATION AS NOTED IN CONSTRUCTION DETAILS.

17. FLUSH AND ADJUST IRRIGATION OUTLETS AND NOZZLES FOR OPTIMUM PERFORMANCE AND TO PREVENT OVER SPRAY ONTO WALKS, ROADWAYS, AND/OR BUILDINGS. SELECT THE BEST DEGREE OF THE ARC AND RADIUS TO FIT THE EXISTING SITE CONDITIONS AND THROTTLE THE FLOW CONTROL AT EACH VALVE TO OBTAIN THE OPTIMUM OPERATING PRESSURE FOR EACH CONTROL ZONE.

18. LOCATE EMITTER OUTLETS ON UPHILL SIDE OF PLANT OR TREE.

19. LOCATE BUBBLERS ON UPHILL SIDE OF PLANT OR TREE.

20. INSTALL A HUNTER HCV SERIES, KBI CV SERIES, OR APPROVED EQUAL SPRING LOADED CHECK VALVE IN SPRINKLER RISER ASSEMBLIES WHERE LOW OUTLET DRAINAGE WILL CAUSE EROSION AND/OR EXCESS WATER.

21. NOTIFY LOCAL JURISDICTIONS FOR INSPECTION AND TESTING OF INSTALLED BACKFLOW PREVENTION DEVICE.

22. THE IRRIGATION SYSTEM DESIGN IS BASED ON THE MINIMUM OPERATING PRESSURE SHOWN ON THE IRRIGATION DRAWINGS. VERIFY WATER PRESSURE PRIOR TO CONSTRUCTION. REPORT ANY DIFFERENCE BETWEEN THE WATER PRESSURE INDICATED ON THE DRAWINGS AND THE ACTUAL PRESSURE READING AT THE IRRIGATION POINT OF CONNECTION TO THE OWNER'S AUTHORIZED REPRESENTATIVE.

23. PIPE SIZING SHOWN ON THE DRAWINGS IS TYPICAL. AS CHANGES IN LAYOUT OCCUR DURING STAKING AND CONSTRUCTION THE SIZE MAY NEED TO BE ADJUSTED ACCORDINGLY.

24. PIPE THREAD SEALANT COMPOUND SHALL BE RECTOR SEAL #5.

25. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR MINOR CHANGES IN THE IRRIGATION LAYOUT DUE TO OBSTRUCTIONS NOT SHOWN ON THE IRRIGATION DRAWINGS SUCH AS LIGHTS, FIRE HYDRANTS, SIGNS, ELECTRICAL ENCLOSURES, ETC.

26. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR CHANGES IN THE IRRIGATION LAYOUT AND VALVE ZONING DUE TO VARIATIONS IN THE EXISTING SITE CONDITIONS SUCH AS EXPOSURE FROM BUILDINGS, TRELLISES, TREES, ETC., AS WELL AS SLOPE AND SOIL CONDITIONS. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT AND IRRIGATION CONSULTANT OF THE PROPOSED CHANGES PRIOR TO INSTALLATION FOR APPROVAL.

27. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ADJUSTING THE IRRIGATION SYSTEM DESIGN IF THE PLANTING DESIGN CHANGES FROM THE ORIGINAL PLAN AND NEEDS TO ADAPT TO THE NEW PLANTING DESIGN. THE LANDSCAPE CONTRACTOR NEEDS TO NOTIFY THE LANDSCAPE ARCHITECT AND IRRIGATION CONSULTANT OF PROPOSED CHANGES PRIOR TO INSTALLATION FOR APPROVAL.

28. CONTRACTOR SHALL BE RESPONSIBLE FOR SUPPLEMENTAL HAND WATERING OF ALL PLANT MATERIAL WITHIN DRIPLINE AREAS UNTIL THE PLANTS ARE SUFFICIENTLY ESTABLISHED.

29. VERIFY LOCATIONS OF ALL IRRIGATION COMPONENTS INSTALLED WITHIN A VALVE BOX WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. DO NOT INSTALL UNTIL LANDSCAPE ARCHITECT PROVIDES ACCEPTABLE LOCATIONS.

PROGRESS
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HARRIS ROAD CONDOMINIUMS

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Hayward, CA
94544

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1013 South Claremont St., Ste 1
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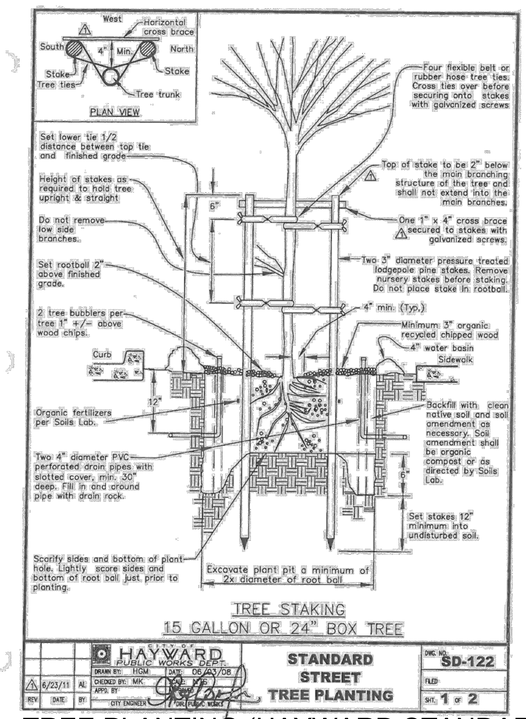
SHEET TITLE

IRRIGATION NOTES AND SPECIFICATIONS

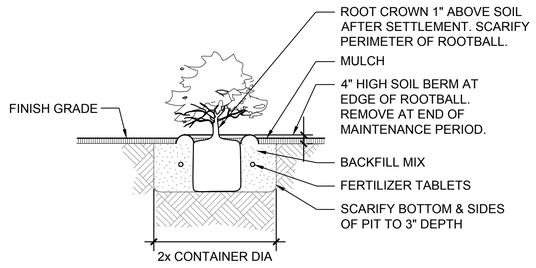
SHEET NO.

L-2C



1 TREE PLANTING (HAYWARD STANDARD)

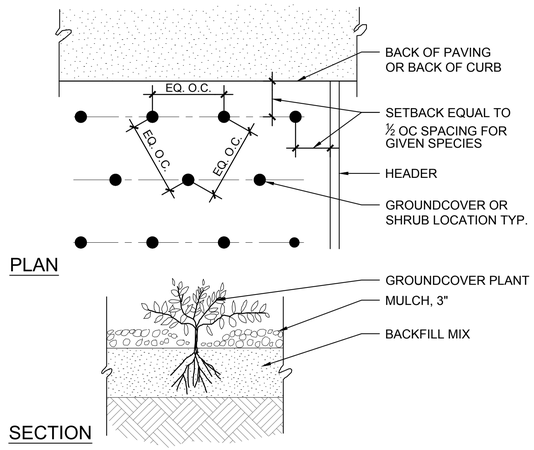
NOT TO SCALE



SECTION

2 SHRUB PLANTING

NOT TO SCALE

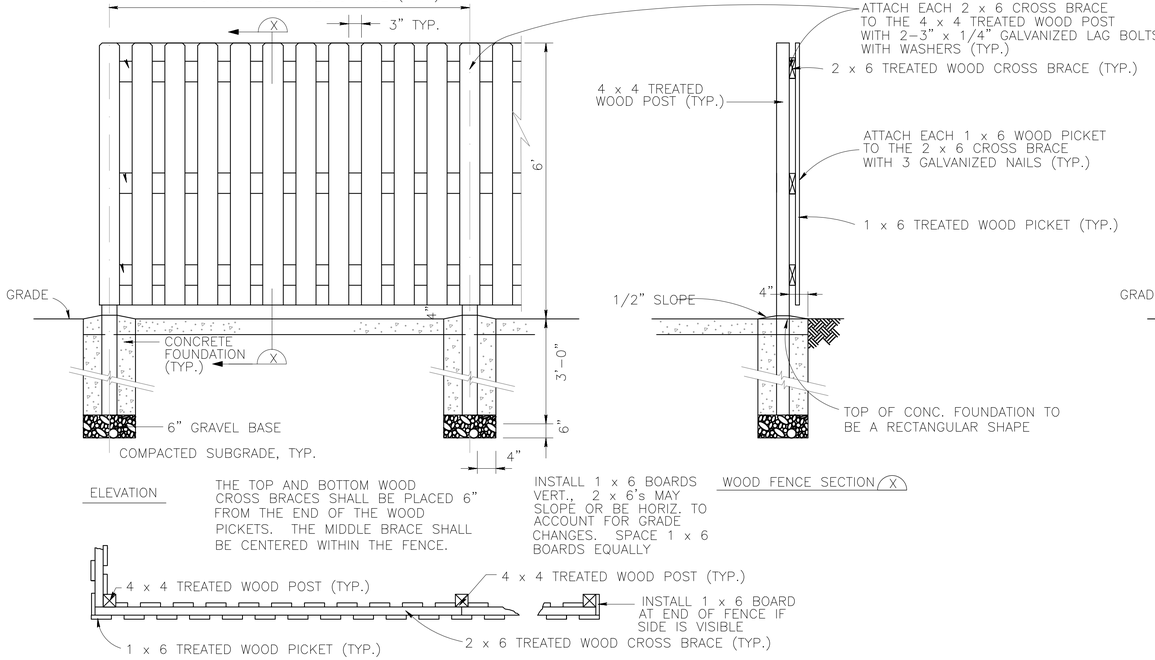


NOTES:
1. PLANTS SHALL BE PLANTED ON EQUAL ON-CENTER SPACING AS SHOWN. SEE PLANT LIST FOR ON-CENTER DIMENSIONS.
2. PLANT GROUNDCOVER UP TO SOIL BERM OF TREES AND SHRUBS AND IN OPENINGS

3 GROUNDCOVER/SHRUB PLANTING

planting.dwg

NOT TO SCALE



4 WOOD FENCE (6 FOOT/4 FOOT)

NOT TO SCALE

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SHEET TITLE
LANDSCAPE DETAILS

SHEET NO.
L-3