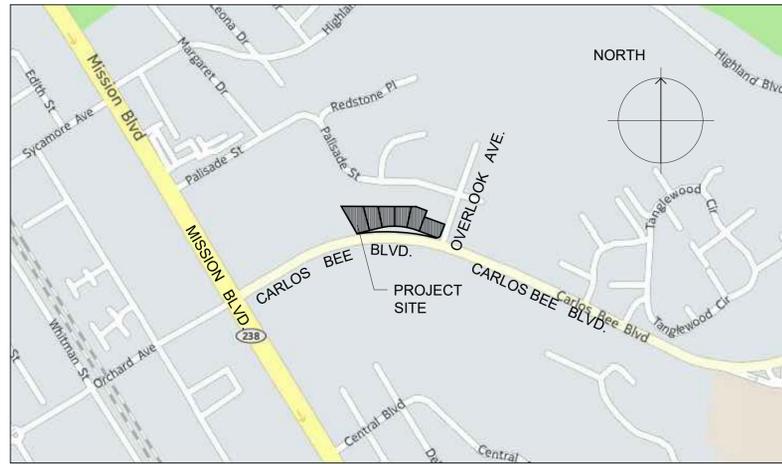




# 25036-25096 CARLOS BEE BLVD.

HAYWARD, CALIFORNIA

VICINITY MAP



SCALE: 1/16" = 100'

SYMBOLS

	KEY NOTE		REFERENCE TARGET		ROOM NAME		ROOM NAME/NUMBER
	GRID LINE		WALL TYPE		DETAIL REFERENCE		SECTION REFERENCE
	DOOR NUMBER		EXTERIOR ELEVATION		SECTION REFERENCE		SECTION REFERENCE
	WINDOW TYPE		AREA NOT ON ACCESSIBLE PATH OF TRAVEL (SEE SITE PLAN NOTE 3, SHT. A1.01)		SECTION REFERENCE		SECTION REFERENCE
	REVISION NUMBER		FINISHES REFERENCE		FINISHES REFERENCE		FINISHES REFERENCE

PROJECT DIRECTORY

<p><b>OWNER</b> ZALMAN INVESTMENTS LLC 4901 RUE CALAIS SAN JOSE, CA 95136 CONTACT: BEN HALALI T: 408.813.8887 EMAIL: bhalali@aahoo.com</p>	<p><b>ARCHITECT</b> KODAMA DISEÑO ARCHITECTS 570 10TH STREET, SUITE 2 OAKLAND, CA 94607 CONTACT: STEVEN KODAMA T: 510.986.0696 EXT. 12 EMAIL: skodama@kodamadiseno.com</p>	<p><b>CIVIL ENGINEER</b> BERRY AND ASSOCIATES 1733 WOODSIDE ROAD, SUITE 335 REDWOOD CITY, CA 94061 CONTACT: JOHN BERRY T: 650.368.0750 EMAIL: Berr.Associates@sbcglobal.net</p>
<p><b>SURVEYOR</b> MACLEOD AND ASSOCIATES 965 CENTER STREET SAN CARLOS, CA 94070 CONTACT: DANIEL MACLEOD T: 650.593.8580</p>	<p><b>LANDSCAPE ARCHITECT</b> ROBERT LAROCCA &amp; ASSOC., INC. 2434 UNION STREET SAN FRANCISCO, CA 94123 CONTACT: ROBERT LAROCCA T: 415.777.5383 EMAIL: robert@laroccadesign.com</p>	

EXISTING SITE PHOTOGRAPH ON CARLOS BEE BLVD.



PROJECT INFORMATION

PARCEL APN :	445-0170-039-13
PROJECT LOCATION:	25036 TO 25096 CARLOS BEE BOULEVARD, HAYWARD, CA 94546
ZONING:	EXISTING ZONING: RSB6 (SINGLE FAMILY RESIDENTIAL, MINIMUM LOT SIZE 6000 SF) PROPOSED ZONING: PD (PLANNED DEVELOPMENT)
HEIGHT LIMITATION:	30 FT HIGH (FOR RESIDENTIAL PER SEC.10-1.235)
PROJECT DESCRIPTION:	NINE (9) SINGLE FAMILY 2 OR 3-STORY DWELLING UNITS WITH 3 BEDROOMS, 3 BATHROOMS, LIVING / DINING ROOM, KITCHEN, BALCONIES, 2-CAR COVERED GARAGE. DEVELOPMENT ALSO INCLUDES NEW PRIVATE DRIVEWAY, 18 GUEST PARKING SPACES, PEDESTRIAN PATHWAYS, AND OPEN LANDSCAPED AREAS.
OCCUPANCY GROUP:	R-2 RESIDENTIAL
TYPE OF CONSTRUCTION:	TYPE V
NUMBER OF STORIES:	2 STORIES (TYPE B AND C UNITS) AND 3 STORIES (TYPE A)
BUILDING FLOOR AREA:	TOTAL CONDITIONED SPACE FOR ALL UNITS: 19,263 SF TOTAL UNCONDITIONED SPACE (GARAGE + BALCONIES) : 4,851 SF
LOT AREA:	71,472 SF± (1,641 ACRES±)
TOTAL BUILDING FOOTPRINTS:	10,476 SF
LAND COVERAGE AREA :	10,458 SF / 71,472 SF = 0.146 (14.6%)
TOTAL BUILDING GROSS AREA:	22,665 SF
FIRE SPRINKLERED:	YES
PARKING:	18 GARAGE SPACES, 18 UNCOVERED SPACES, TOTAL 36 SPACES.

UNIT AREA BREAKDOWN

PROPOSED (9) SINGLE FAMILY HOMES, REFER TO FLOOR PLANS A2.1, A2.2, AND A2.3

UNITS TYPES	NUMBER OF UNITS	BEDRMS PER UNIT	BATHRMS PER UNIT	GARAGE PER UNIT	BALCONY SF PER UNIT	CONDITIONED SPACE	UNCONDITIONED SPACE	BLDG FOOTPRINT	GROSS AREA OF EACH UNIT
<b>A</b> (#4, #8 & #9) 3 STORY SINGLE FAMILY HOME	3	3	4	2 CARS (472 SF)	93 108 201 SF	300 (1ST FLR) 777 (2ND FLR) 690 (3RD FLR) 1767 SF	472 (GARAGE) 93 (BALCONY) 108 (BALCONY) 673 SF	772 SF	2,239 SF
<b>B</b> (#1, #2, & #3) 2 STORY SINGLE FAMILY HOME W/ ACCESSORY DWELLING UNIT	3	3	2	2 CARS (410 SF)	62 SF	344 (1ST FLR) 1301 (2ND FLR) 1645 SF	410 (GARAGE) 62 (BALCONY) 472 SF	1,357 SF	2,658 SF
<b>C</b> (#5, #6, & #7) 2 STORY SINGLE FAMILY HOME W/ ACCESSORY DWELLING UNIT	3	3	2	2 CARS (410 SF)	62 SF	344 (1ST FLR) 1301 (2ND FLR) 1645 SF	410 (GARAGE) 62 (BALCONY) 472 SF	1,357 SF	2,658 SF
<b>TOTAL UNITS</b>	<b>9</b>					6,263 X 3 18,789 SF	1,617 X 3 4,851 SF	3,486 X 3 10,458 SF	7,555 X 3 23,139 SF
		ADU / MAIN UNIT: 603 /1645 = 37% = 50%		TOTAL GROSS FLOOR AREA:		22,665 SF			

PARKING SPACES

TYPE OF PARKING SPACE	DWELLING UNIT COVERED PARKING SPACES	GUEST PARKING SPACES (UNCOVERED)	TOTAL SPACES
	18 SPACES: 2 X 9 (UNITS) (GARAGE SPACES)	18 SPACES: 1 HC VAN ACCESSIBLE SPACE (P12) 11 STANDARD SPACES (P1-P11) 6 COMPACT SPACES (P13-P18) NOTED AS C	36

INDEX OF DRAWINGS

<b>SITE SURVEY</b>	
SV-1	TOPOGRAPHIC SURVEY (REFERENCE ONLY)
<b>ARCHITECTURAL</b>	
A0	COVER SHEET
A1.1	PROPOSED SITE PLAN
A1.2	PROPOSED SITE PLAN - LANDSCAPE
A2.1	DWELLING TYPE A FLOOR PLANS
A2.2	DWELLING TYPE B FLOOR PLANS
A2.3	DWELLING TYPE C FLOOR PLANS
A2.4	PROPOSED ROOF PLANS
A3.1	PROPOSED DWELLING TYPE A ELEVATIONS
A3.2	PROPOSED DWELLING TYPE B & C ELEVATIONS
A3.3	PROPOSED SECTIONS
A3.4	3D PERSPECTIVES
<b>CIVIL</b>	
C-1	SITE GRADING & DRAINAGE PLAN
C-2	SITE UTILITY PLAN
C-2A	SITE UTILITY PLAN (ALTERNATE)
C-3	SITE SECTIONS & DRIVEWAY PROFILE
C-4	STORMWATER CONTROL PLAN
<b>LANDSCAPE</b>	
L1.1	TREE INVENTORY PLAN
L1.2	TREE INVENTORY AND MITIGATION CHARTS
L1.3	HYDROZONE PLAN
L2.1	LANDSCAPE PLAN I - SCHEMATIC
L2.2	LANDSCAPE PLAN II - SCHEMATIC (PLAYGROUND AREA)
L2.3	LANDSCAPE PLANT LIST
L3.1	IRRIGATION PLAN - SCHEMATIC



**25036-25096 CARLOS BEE BLVD**  
**HAYWARD, CALIFORNIA**  
**ZALMAN INVESTMENTS, LLC**

COVER SHEET

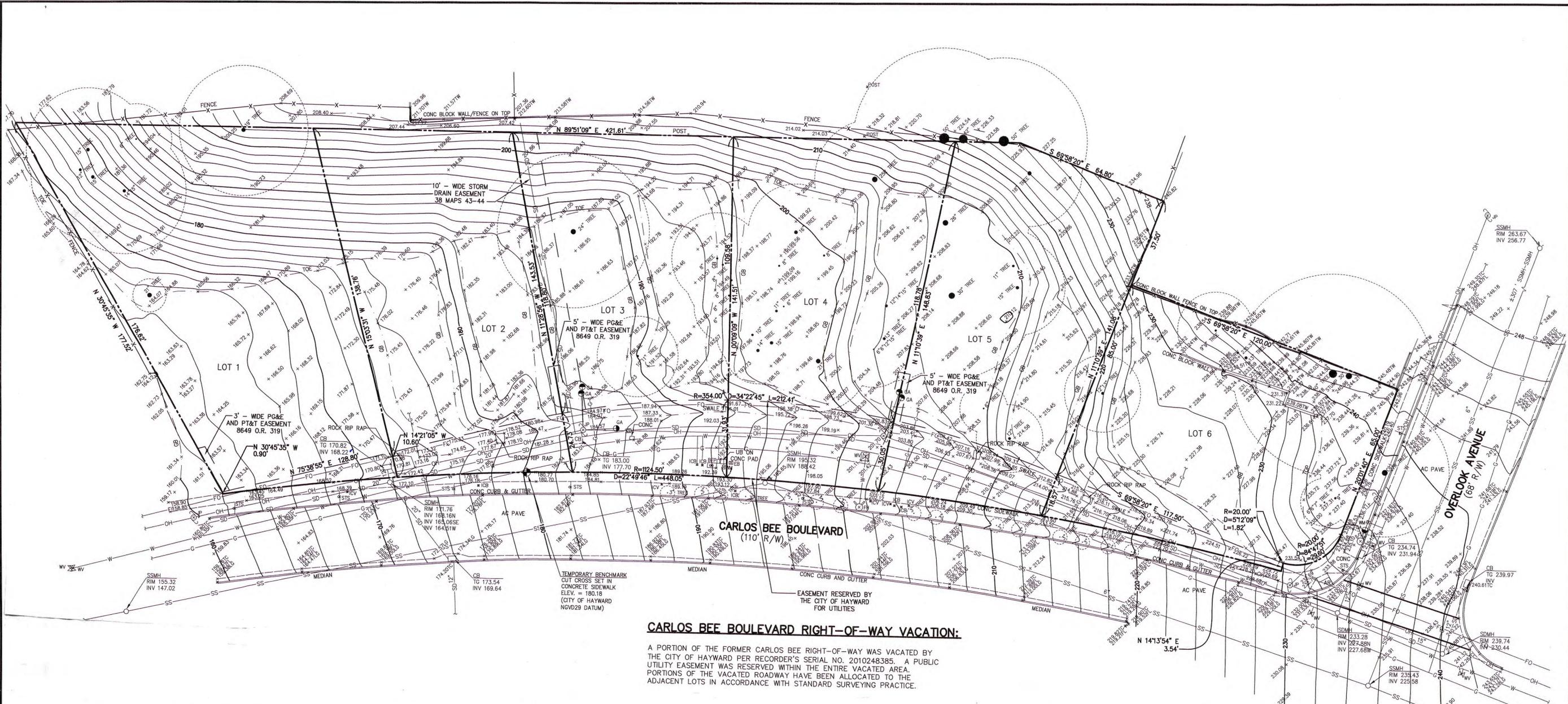
APPLICABLE CODES

2016 CALIFORNIA BUILDING CODE (CBC), PARTS 1 & 2, TITLE 24 OF THE CALIFORNIA CODE OF REGULATIONS (C.C.R.)
2016 CALIFORNIA ELECTRICAL CODE (CEC), PART 3, TITLE 24 C.C.R.
2016 CALIFORNIA MECHANICAL CODE (CMC), PART 4, TITLE 24 C.C.R.
2016 CALIFORNIA PLUMBING CODE (CPC), PART 5, TITLE 24 C.C.R.
2016 CALIFORNIA FIRE CODE (CFC)
2016 CALIFORNIA ENERGY CODE
2016 CALIFORNIA GREEN BUILDING STANDARDS CODE

No.	DATE	DESCRIPTION	BY	CHKD
7	10/3/19	PD APPLICATION	JW	SK
6	7/22/19	PD APPLICATION	JW	SK
5	4/30/19	PD APPLICATION	JW	SK
4	1/10/18	PD APPLICATION	JW	SK
3	10/3/18	PD APPLICATION	HQ	SK
2	4/24/18	PD APPLICATION	JW	SK
1	8/16/17	PRE-APP MTG	JW	SK

SCALE: \_\_\_\_\_ SHEET: **A0**

KD PROJ. NO. 2.1701



**CARLOS BEE BOULEVARD RIGHT-OF-WAY VACATION:**

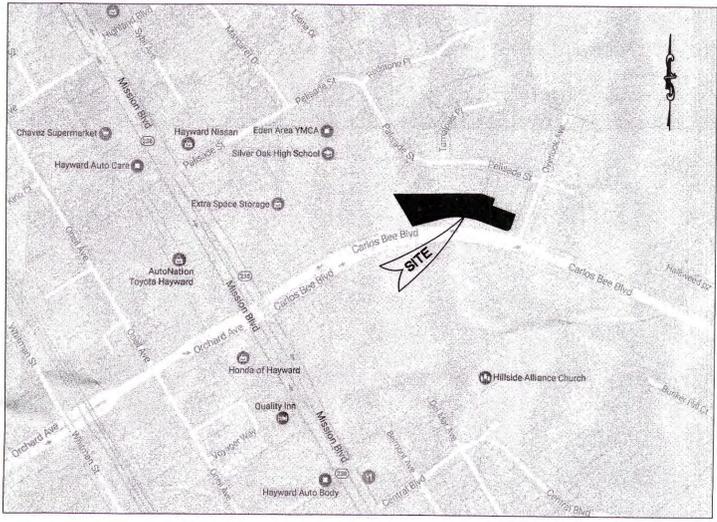
A PORTION OF THE FORMER CARLOS BEE RIGHT-OF-WAY WAS VACATED BY THE CITY OF HAYWARD PER RECORDER'S SERIAL NO. 2010248385. A PUBLIC UTILITY EASEMENT WAS RESERVED WITHIN THE ENTIRE VACATED AREA. PORTIONS OF THE VACATED ROADWAY HAVE BEEN ALLOCATED TO THE ADJACENT LOTS IN ACCORDANCE WITH STANDARD SURVEYING PRACTICE.

**PARCEL AREA:**

= 71,472 SQ. FT. ±  
= 1.641 ACRES ±

**UTILITY NOTE:**

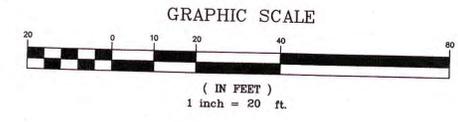
THE UTILITIES EXISTING ON THE SURFACE AND SHOWN ON THIS DRAWING HAVE BEEN LOCATED BY FIELD SURVEY. ALL UNDERGROUND UTILITIES SHOWN ON THIS DRAWING ARE FROM RECORDS OF THE VARIOUS UTILITY COMPANIES AND THE SURVEYOR/ENGINEER DOES NOT ASSUME RESPONSIBILITY FOR THEIR COMPLETENESS, INDICATED LOCATION, OR SIZE. RECORD UTILITY LOCATION SHOULD BE CONFIRMED BY EXPOSING THE UTILITY.



**VICINITY MAP**  
(NOT TO SCALE)

**LEGEND**

- |         |                           |          |                        |
|---------|---------------------------|----------|------------------------|
| AC PAVE | PROPERTY LINE             | LG       | LIP OF GUTTER          |
| BFP     | ASPHALT CONCRETE PAVEMENT | LP       | LIGHT POLE             |
| CATV    | BACK FLOW PREVENTER       | SDMH     | STORM DRAIN MANHOLE    |
| CB      | CABLE TELEVISION          | STS      | STREET SIGN            |
| CO      | CATCH BASIN               | SSMH     | SANITARY SEWER MANHOLE |
| CONC    | CLEANOUT                  | TC       | TOP OF CURB            |
| EB      | CONCRETE                  | TELE     | TELEPHONE              |
| ELEC    | ELECTRIC BOX              | TOP      | TOP OF SLOPE           |
| EM      | ELECTRIC                  | TW       | TOP OF WALL            |
| FF      | ELECTRIC METER            | WM       | WATER METER            |
| FH      | FINISH FLOOR              | WV       | WATER VALVE            |
| FL      | FIRE HYDRANT              | 12" TREE | TREE W/ SIZE           |
| GA      | FLOWLINE                  | X        | FENCE                  |
| GB      | GUY ANCHOR                | FO       | FIBER OPTIC LINE       |
| ICB     | GRADEBREAK                | G        | GAS LINE               |
| ICV     | IRRIGATION CONTROL BOX    | OH       | OVERHEAD LINE          |
| INV     | IRRIGATION CONTROL VALVE  | SS       | SANITARY SEWER LINE    |
| JP      | INVERT                    | SD       | STORM DRAIN LINE       |
|         | JOINT UTILITY POLE        | W        | WATER LINE             |



**MACLEOD AND ASSOCIATES**  
CIVIL ENGINEERING • LAND SURVEYING  
965 CENTER STREET • SAN CARLOS • CA 94070 • (650) 593-8580

LAND SURVEYOR  
STATE OF CALIFORNIA  
No. 5304

PREPARED FOR:  
**ZALMAN INVESTMENTS, LLC**  
CALIFORNIA

**TOPOGRAPHIC SURVEY PLAN**  
CARLOS BEE BOULEVARD  
A.P.N. 445-170-39-13  
LOTS 1 THROUGH 6, BLOCK B, BOOK 38 OF MAPS AT PAGES 43-44  
AND THAT PORTION OF FORMER CARLOS BEE BLVD. AS VACATED PER DOC. NO. 2010-248385  
ALAMEDA COUNTY  
HAYWARD

DRAWN BY: MDL  
DESIGNED BY: ---  
CHECKED BY: DGM  
SCALE: 1"=20'  
DATE: 05-04-17  
DRAWING NO. 4437-TOPO  
SV-1



**SHEET NOTES**

1. FOR GENERAL NOTES, SYMBOLS AND ABBREVIATIONS, SEE A0
2. PROPOSED GRADING AND UTILITIES, SEE CIVIL DWGS.
3. PROPOSED LANDSCAPING, SEE LANDSCAPE DWGS.
4. THE LOT EXISTING SLOPE IS: S = 2(9961)(100) / 55,185 = 21.6

**KEY NOTES**

- ① PROPOSED ASPHALT / 'GRADED PORTLAND CEMENT' DRIVEWAY FOR VEHICULAR ACCESS (SEE PROFILE, CIVIL C-3)
- ② EMERGENCY ACCESS DRIVEWAY AND BARRIER TO CARLOS BEE BLVD
- ③ PROPOSED PEDESTRIAN PATHWAYS AND STAIRS AS NOTED
- ④ PROPOSED CONCRETE DRIVEWAYS
- ⑤ PROPOSED KEYSTONE RETAINING WALLS WITH VARYING HEIGHTS, MAX HEIGHT AT 3'-0". SEE CIVIL DWGS.
- ⑥ PROPOSED LANDSCAPING, SEE LANDSCAPE DWGS. FOR DETAILS.
- ⑦ EXISTING FIRE HYDRANT AND COVERAGE AREA
- ⑧ PER SEISMIC REPORT, NO CONDITIONED SPACE TO BE CONSTRUCTED IN AREA AS NOTED
- ⑨ PROPOSED UNCOVERED PARKING SPACE
- ⑩ PROPOSED BIORETENTION AREA. SEE CIVIL C-4
- ⑪ EXISTING SIDEWALK TREES
- ⑫ TURNING RADIUS FOR FIRE VEHICULAR ACCESS
- ⑬ EXISTING FENCE / CONCRETE WALL TO REMAIN
- ⑭ PROPOSED NEW GRADING, SEE CIVIL DWG. C-1 OR VESTING TENTATIVE MAP 2 OF 5
- ⑮ DRIVEWAY SWALE FOR STORM WATER (WITH INLETS)

**OPEN SPACE**

LOCATION	TYPE	AREA (SQ. FT.)	CALCULATION*	TOTAL (SQ. FT.)	REMARK
PLAYGROUND	GROUP	3200	X 1	3200	PLAYGROUND
BALCONY	PRIVATE	201 X 3 UNIT	X 2	1206	TYPE A UNIT 4, 8, 9, SEE A2.1 FOR DETAILS
PRIVATE YARD	PRIVATE	1130**	X 2	2260	UNIT 5, 6, 7 AS INDICATED
<b>TOTAL</b>				<b>6666</b>	

OPEN SPACE FOR EACH UNIT: 6666 SF / 9 (UNIT) = 740 SF

\* CALCULATION BASE ON HAYWARD CITY OPEN SPACE REQUIREMENTS  
 \*\* INDICATED ON SITE PLAN BELOW

**PARKING SPACE**

TYPE OF PARKING SPACE	NUMBER OF SPACE
DWELLING UNIT GARAGE PARKING SPACES (COVERED)	18 SPACES: 2 X 9 (UNITS) (GARAGE SPACES)
GUEST PARKING SPACES (UNCOVERED)	18 SPACES: 1 HC VAN ACCESSIBLE SPACE (P12) 11 STANDARD SPACES (P1-P11) 6 COMPACT SPACES (P13-P18) NOTED AS 'C'
<b>TOTAL PARKING SPACES</b>	<b>36 SPACES</b>



25036-25096 CARLOS BEE BLVD  
 HAYWARD, CALIFORNIA  
 ZALMAN INVESTMENTS, LLC

**PROPOSED SITE PLAN**

No.	DATE	DESCRIPTION	BY	CKD
7	10/3/19	PD APPLICATION	JW	SK
6	7/22/19	PD APPLICATION	JW	SK
5	4/30/19	PD APPLICATION	JW	SK
4	1/10/18	PD APPLICATION	JW	SK
3	10/3/18	PD APPLICATION	HQ	SK
2	4/24/18	PD APPLICATION	JW	SK
1	8/16/17	PRE-APP MTG	JW	SK

SCALE: 1" = 20'-0"  
 SHEET: A1.1  
 KD PROJ. NO. 2.1701

**LEGEND**

PROPERTY LINE		(N) EMERGENCY VEHICULAR	
(E) GRADING		(E) FIRE HYDRANT	
(N) PROPOSED GRADING		(E) STREETLIGHT/JUNCTION POLE	

PROJECT NORTH

SCALE: 1" = 20'-0"

Property of KODAMA DISEÑO



**SHEET NOTES**

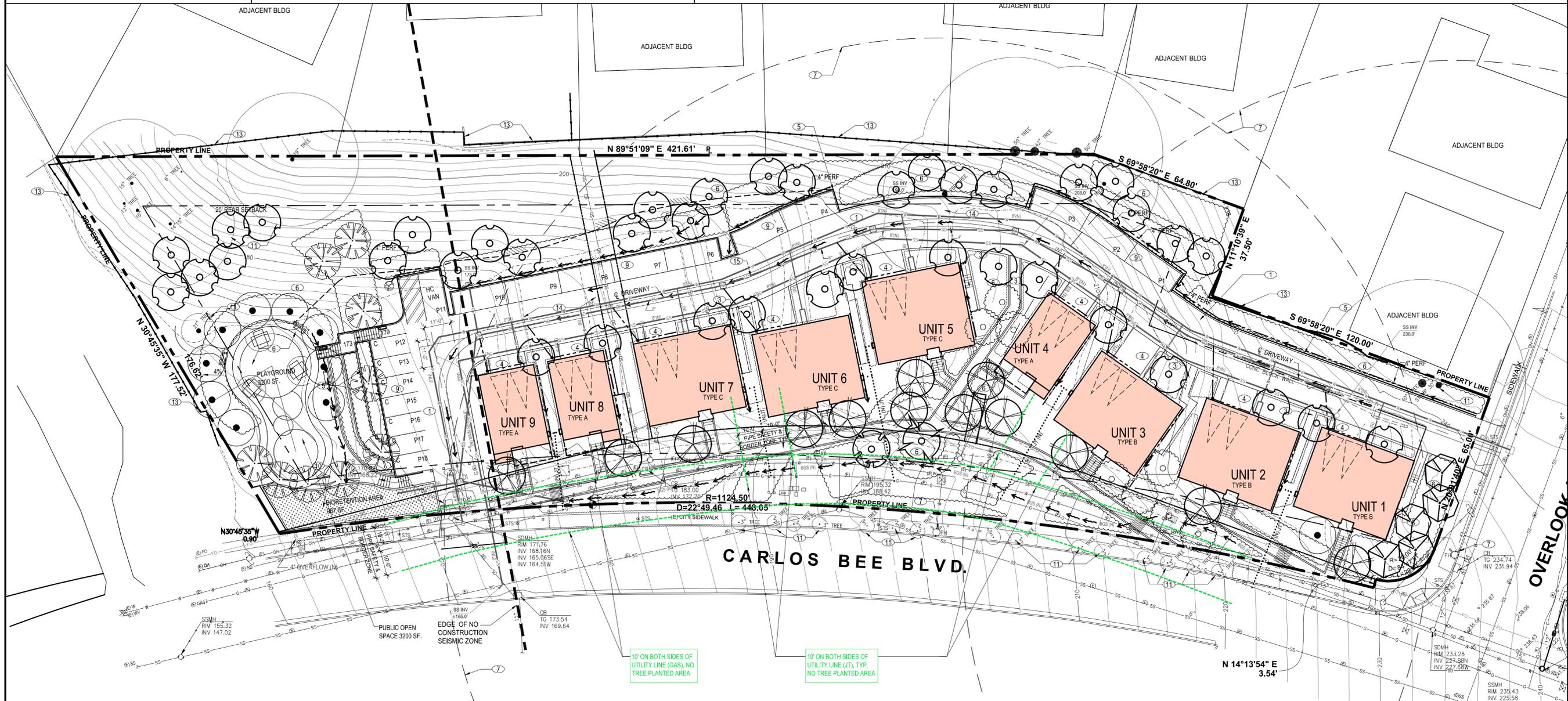
1. FOR GENERAL NOTES, SYMBOLS AND ABBREVIATIONS, SEE A0
2. PROPOSED GRADING AND UTILITIES, SEE CIVIL DWGS.
3. PROPOSED LANDSCAPING, SEE LANDSCAPE DWGS.
4. THE LOT EXISTING SLOPE IS: S = 2(5961)(100) / 55,185 = 21.6

**THIS LANDSCAPING PLAN WILL BE CHANGED IF CITY UTILITIES STAFF PREFER OUR ORIGINAL PROPOSAL WITH THE SEWER MAIN ADJACENT TO THE FRONTAGE OF THE RESIDENTIAL.**

**FOR LANDSCAPE DESIGN DETAILS, SEE LANDSCAPE DRAWINGS**

**KEY NOTES**

- |  |  |
|--|--|
| ① PROPOSED ASPHALT / GRATED PORTLAND CEMENT DRIVEWAY FOR VEHICULAR ACCESS (SEE PROFILE, CIVIL C-3) | ⑩ PROPOSED BIORETENTION AREA. SEE CIVIL C-4                                |
| ② EMERGENCY ACCESS DRIVEWAY AND BARRIER TO CARLOS BEE BLVD   | ⑪ EXISTING SIDEWALK TREES  |
| ③ PROPOSED PEDESTRIAN PATHWAYS AND STAIRS AS NOTED   | ⑫ TURNING RADIUS FOR FIRE VEHICULAR ACCESS                                 |
| ④ PROPOSED CONCRETE DRIVEWAYS  | ⑬ EXISTING FENCE / CONCRETE WALL TO REMAIN                                 |
| ⑤ PROPOSED KEYSTONE RETAINING WALLS WITH VARYING HEIGHTS. MAX HEIGHT AT 3'-0". SEE CIVIL DWGS.     | ⑭ PROPOSED NEW GRADING. SEE CIVIL DWG. C-1 OR VESTING TENTATIVE MAP 2 OF 5 |
| ⑥ PROPOSED LANDSCAPING, SEE LANDSCAPE DWGS. FOR DETAILS.   | ⑮ DRIVEWAY SWALE FOR STORM WATER (WITH INLETS)                             |
| ⑦ EXISTING FIRE HYDRANT AND COVERAGE AREA  |  |
| ⑧ PER SEISMIC REPORT, NO CONDITIONED SPACE TO BE CONSTRUCTED IN AREA AS NOTED                      |  |
| ⑨ PROPOSED UNCOVERED PARKING SPACE   |  |



**25036-25096 CARLOS BEE BLVD  
HAYWARD, CALIFORNIA  
ZALMAN INVESTMENTS, LLC**

**PROPOSED  
SITE PLAN  
LANDSCAPE**

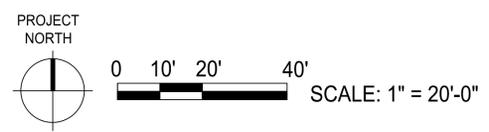
**LANDSCAPING PLAN**

**LEGEND**

	(N) PROPERTY LINE
	(N) PROPOSED GRADING CONTOUR
	(E) EXISTING GRADING CONTOUR
	(E) STREETLIGHT/JUNCTION POLE
	(E) FIRE HYDRANT

	(E) GAS LINE
	(E) OVERHEAD LINE
	(E) FIBER OPTIC LINE
	(E) WATER LINE
	(E) SANITARY SEWER LINE & CLEANOUT
	(E) STORM DRAIN LINE (CLEANOUT OR INLET)

	(N) WATER LINE
	(N) SANITARY SEWER LINE & CLEANOUT
	(N) STORM DRAIN LINE (CLEANOUT OR INLET)
	(N) JOINT TRENCH LINE
	(N) STORM DRAIN INLET
	(N) BIOREMEDIAL GRASS SWALE *
	(N) ROCK OUTFALL
	(N) PERFORATED WALL SUBDRAIN
	(N) CATCH BASIN



NO.	DATE	DESCRIPTION	BY	CKD
7	10/3/19	PD APPLICATION	JW	SK
6	7/22/19	PD APPLICATION	JW	SK
5	4/30/19	PD APPLICATION	JW	SK
4	1/10/18	PD APPLICATION	JW	SK
3	10/3/18	PD APPLICATION	HQ	SK
2	4/24/18	PD APPLICATION	JW	SK
1	8/16/17	PRE-APP MTG	JW	SK

SCALE: 1" = 20'-0"

KD PROJ. NO. 2.1701

SHEET **A1.2**

Property of KODAMA DISEÑO



25036-25096 CARLOS BEE BLVD  
HAYWARD, CALIFORNIA  
ZALMAN INVESTMENTS, LLC

DWELLING TYPE A FLOOR PLANS

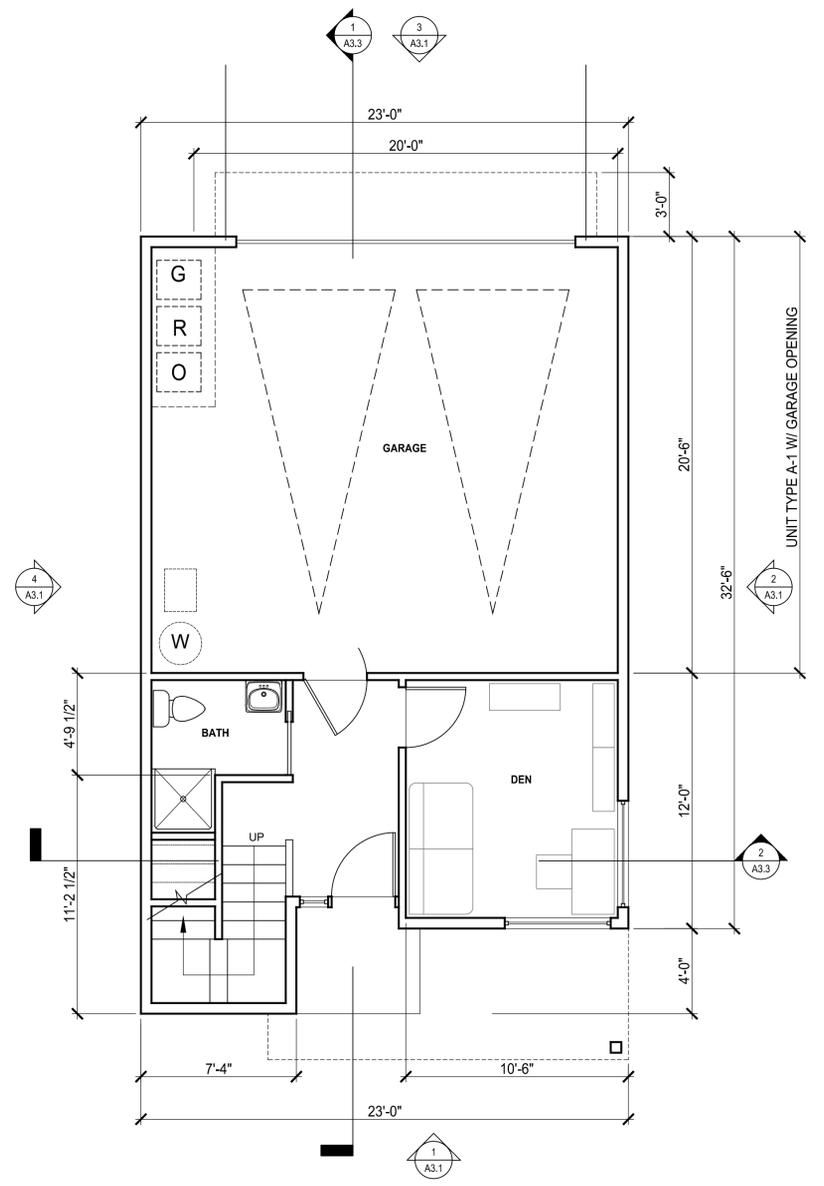
No.	DATE	DESCRIPTION	BY	CKD
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5	4/30/19	PD APPLICATION	JW	SK
4	1/10/18	PD APPLICATION	JW	SK
3	10/3/18	PD APPLICATION	HQ	SK
2	4/24/18	PD APPLICATION	JW	SK
1	8/16/17	PRE-APP MTG	JW	SK

SCALE: 1/4" = 1'-0" SHEET: A2.1  
KD PROJ. NO. 2.1701

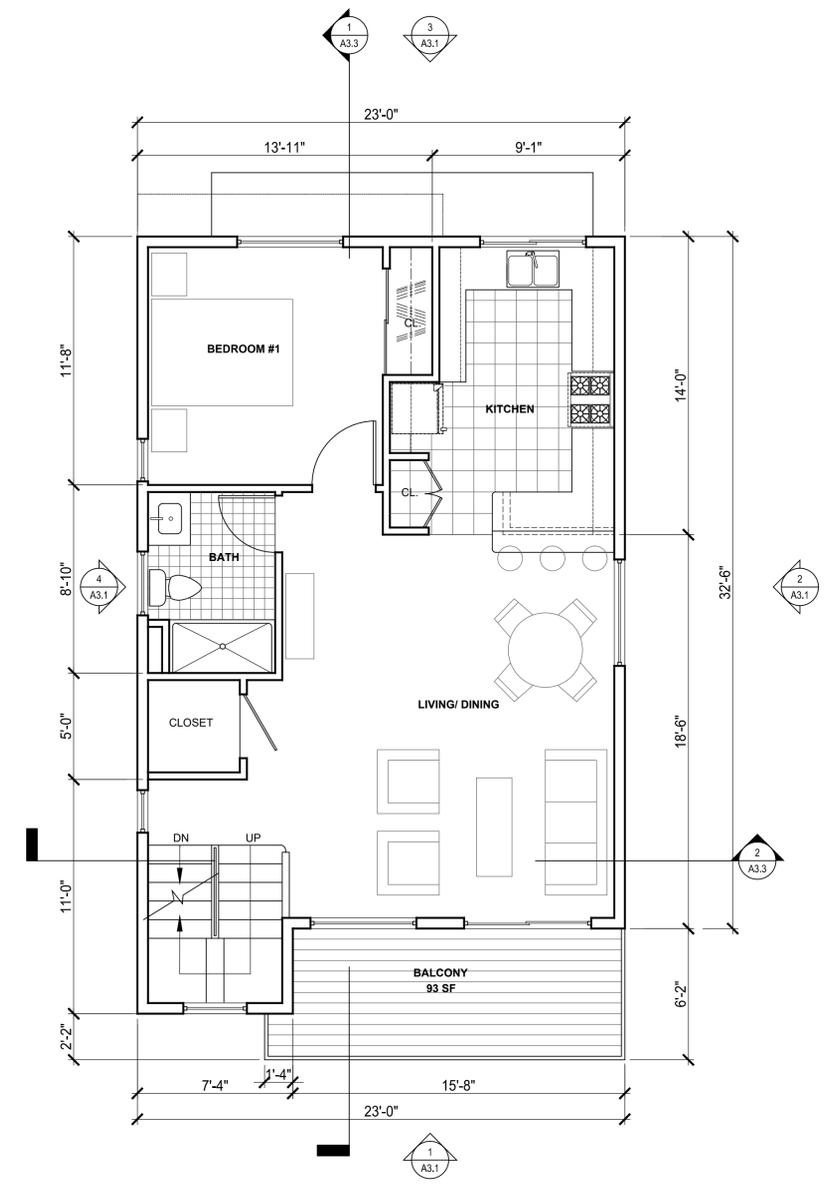
DWELLING A	GARAGE	BEDRM	BATH	FLR.AREA	BALCONY	TOTAL AREA
1ST FLOOR	472	-	1	300		772
2ND FLOOR		1	1	777	93	
3RD FLOOR		2	2	690	108	
TOTAL	472			1767	201	2239

KEY NOTES

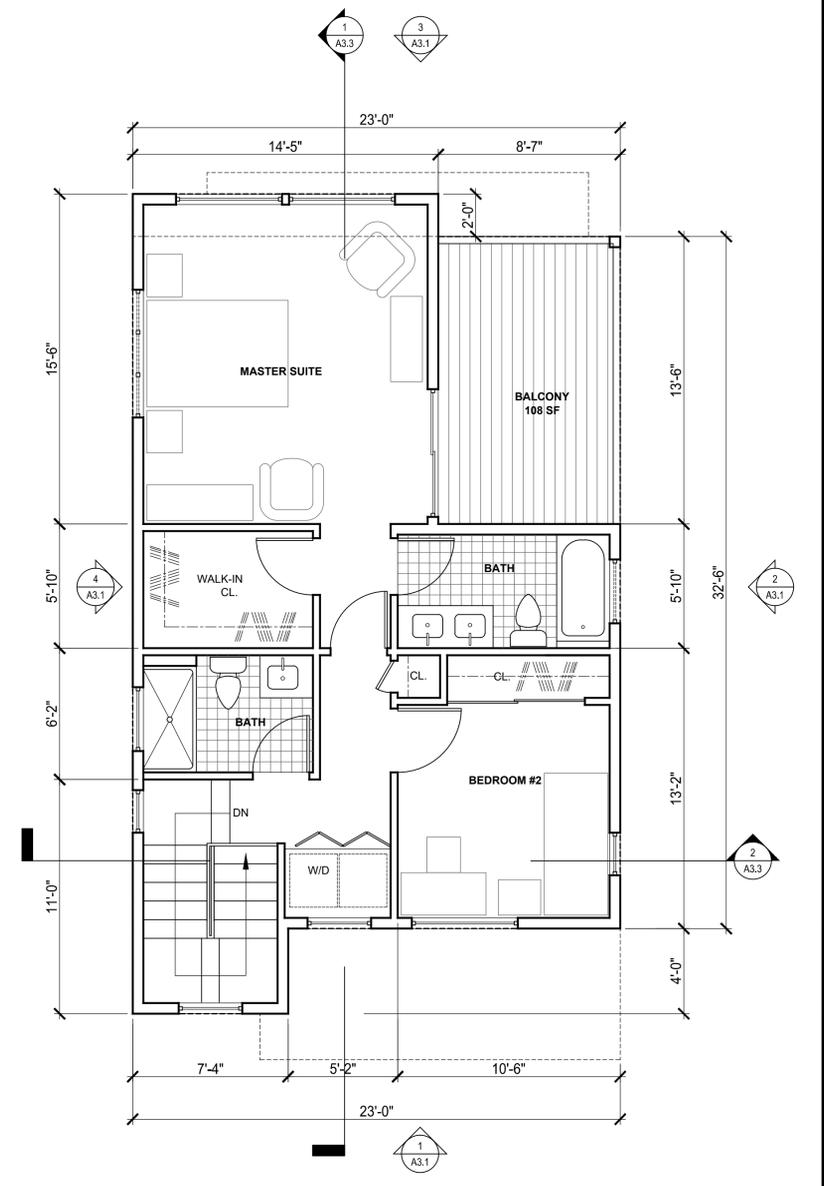
- ① STUCCO SIDING WITH CONTROL JOINTS
- ② FRONT ENTRY DOOR CANOPY



GARAGE LEVEL - 1ST FLOOR PLAN  
FLOOR AREA □ 300 SF  
GARAGE □ 472 SF



MAIN LEVEL - 2ND FLOOR PLAN  
FLOOR AREA □ 777 SF  
BALCONY SPACE □ 93 SF



UPPER LEVEL - 3RD FLOOR PLAN  
FLOOR AREA □ 690 SF  
BALCONY SPACE □ 108 SF

Property of KODAMA DISEÑO



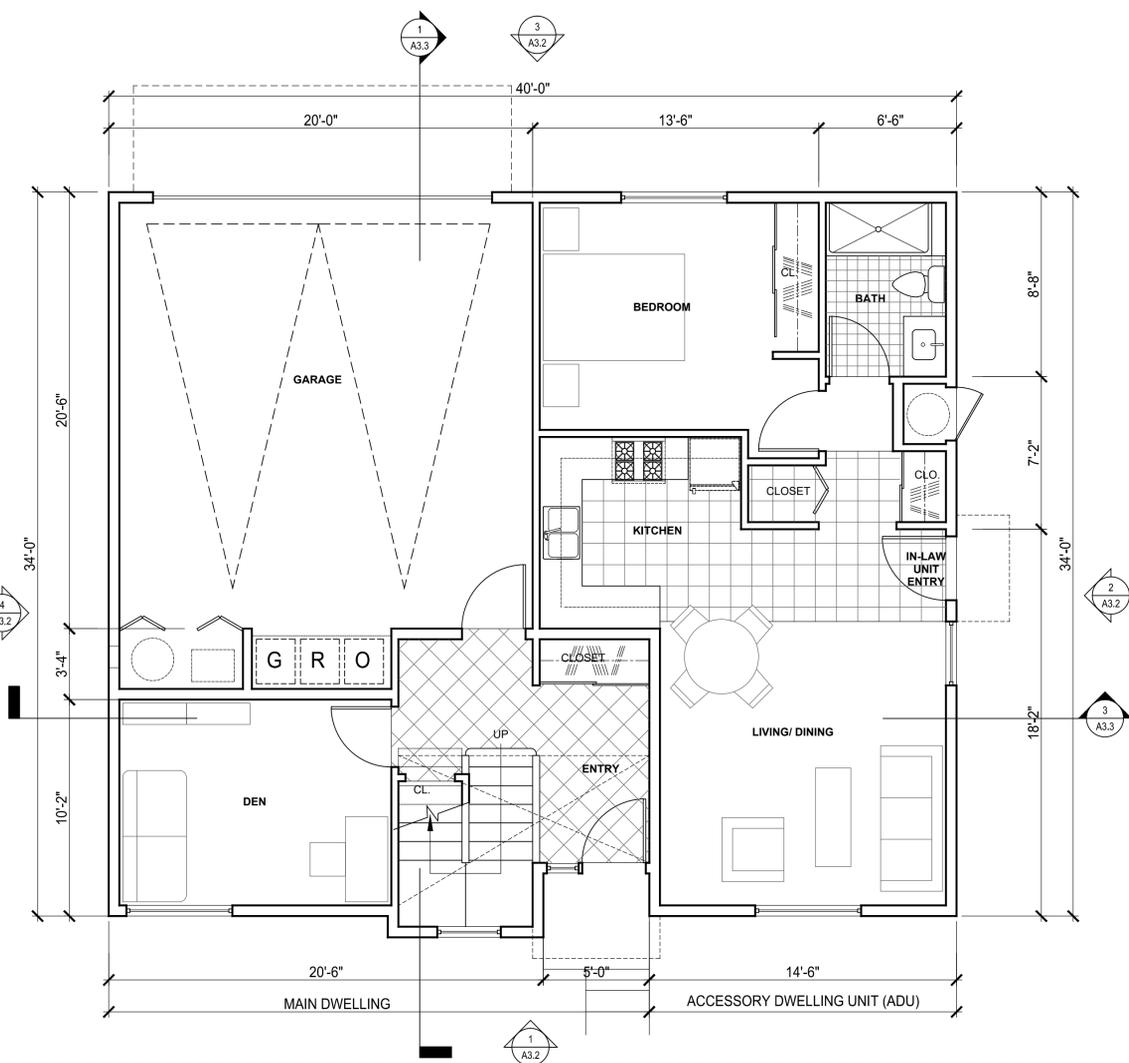
25036-25096 CARLOS BEE BLVD  
 HAYWARD, CALIFORNIA  
 ZALMAN INVESTMENTS, LLC

**DWELLING  
 TYPE B  
 FLOOR PLANS**

No.	DATE	DESCRIPTION	BY	CKD
7	10/3/19	PD APPLICATION	JW	SK
6	7/22/19	PD APPLICATION	JW	SK
5	4/30/19	PD APPLICATION	JW	SK
4	1/10/18	PD APPLICATION	JW	SK
3	10/3/18	PD APPLICATION	HQ	SK
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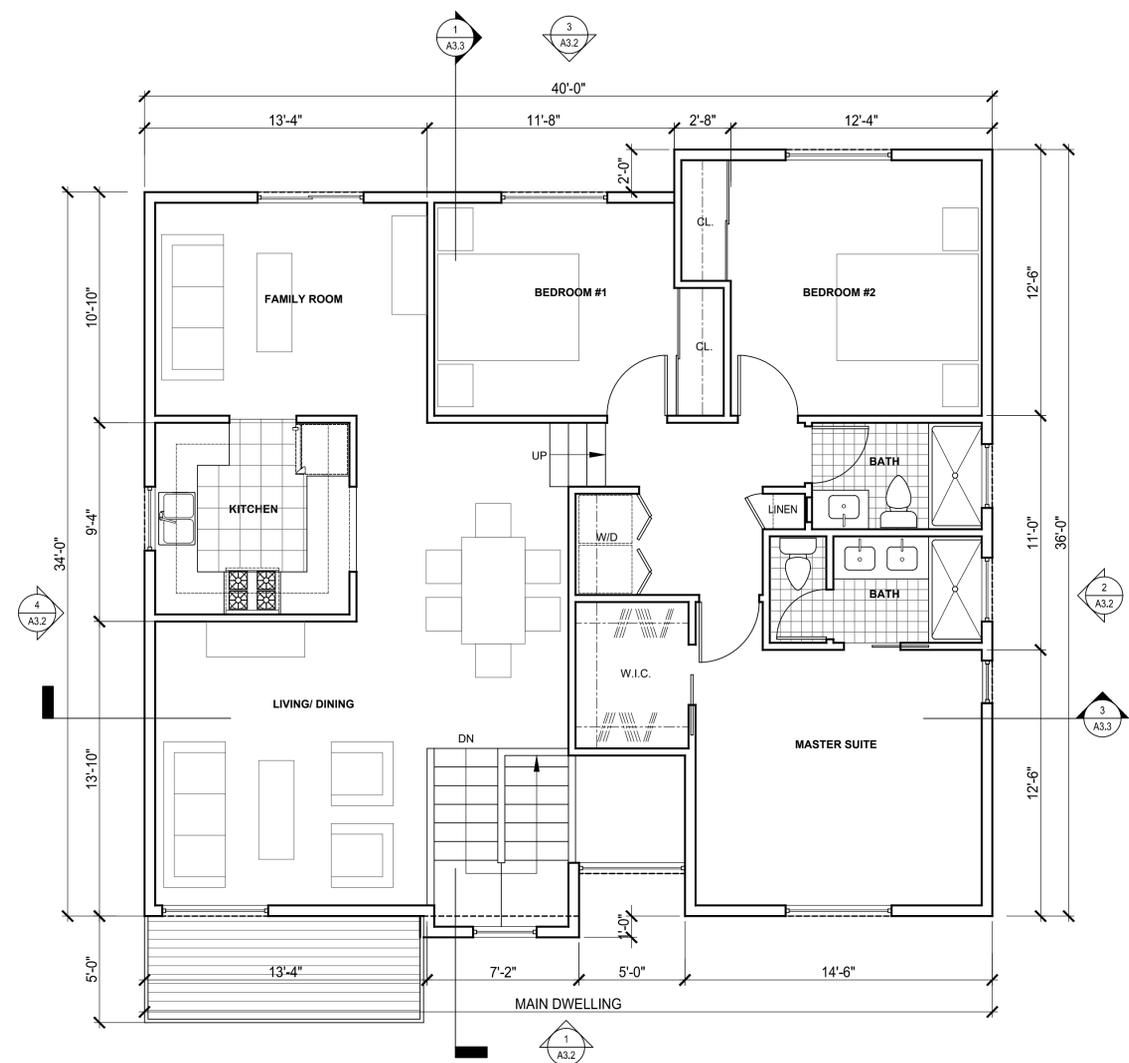
SCALE: 1/4" = 1'-0"  
 SHEET: A2.2  
 KD PROJ. NO. 2.1701

DWELLING B	MAIN DWELLING					ACCESSORY DWELLING UNIT			TOTAL AREA
	GARAGE	BEDRM	BATH	FLR.AREA	BALCONY	BEDRM	BATH	FLR.AREA	
1ST FLOOR	410	0	0	344	-	1	1	603	
2ND FLOOR	-	3	2	1301	62	-	-	-	
<b>TOTAL</b>	<b>410</b>			<b>1645</b>				<b>603</b>	<b>2658</b>



**1ST FLOOR PLAN - GARAGE & 1 BEDROOM ADU**  
 MAIN DWELLING FLOOR AREA □ 344 SF  
 ADU FLOOR AREA □ 603 SF  
 GARAGE □ 410 SF

1 1ST FLOOR PLAN - DWELLING TYPE B WITH 1 BED ADU  
 SCALE: 1/4" = 1'-0"



**2ND FLOOR PLAN - MAIN DWELLING UNIT**  
 MAIN DWELLING FLOOR AREA □ 1301 SF  
 BALCONY □ 62 SF

2 2ND FLOOR PLAN - DWELLING TYPE B WITH 1 BED ADU  
 SCALE: 1/4" = 1'-0"

**KEY NOTES**

- STUCCO SIDING WITH CONTROL JOINTS
- FRONT ENTRY DOOR CANOPY



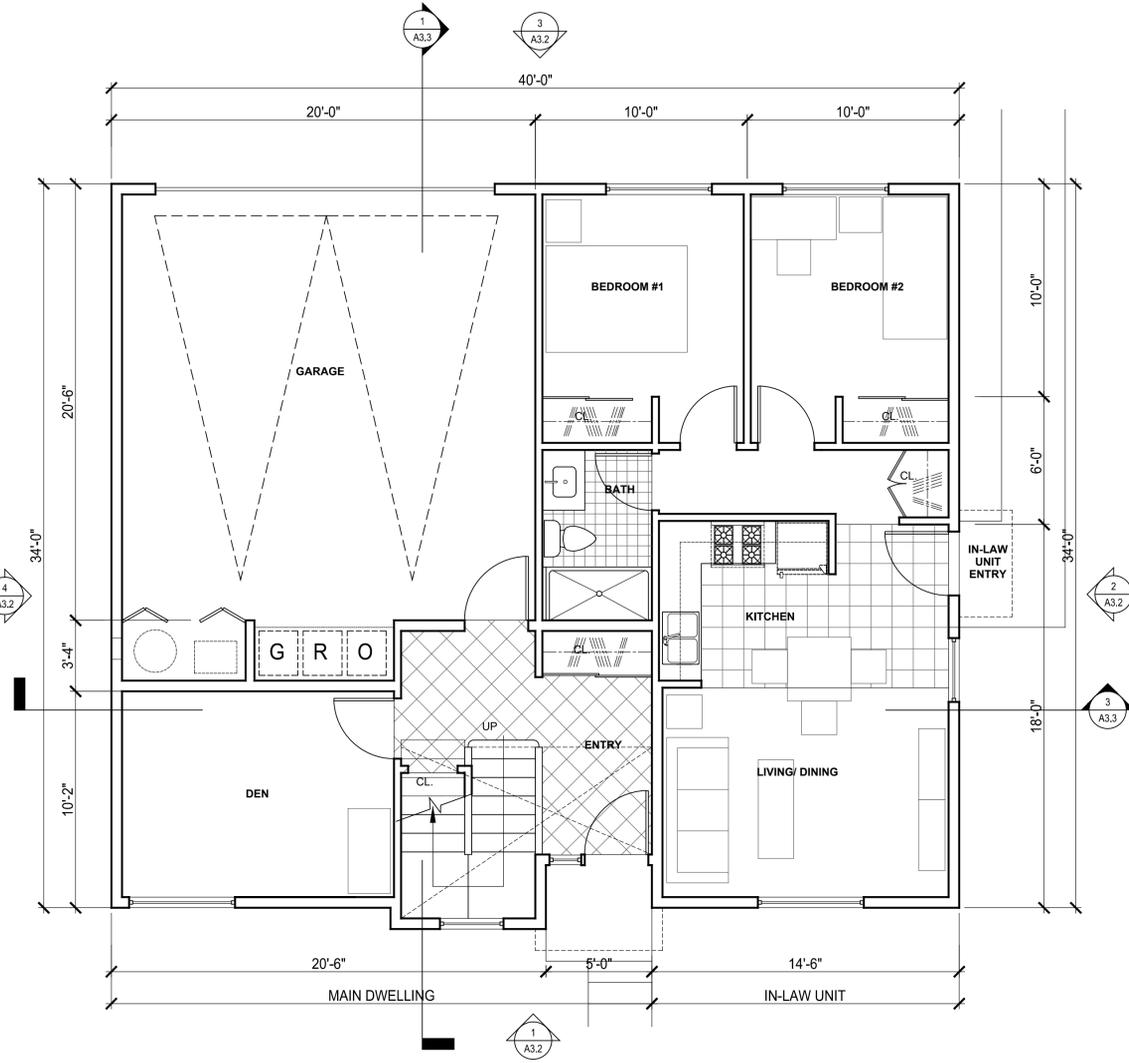
25036-25096 CARLOS BEE BLVD  
HAYWARD, CALIFORNIA  
ZALMAN INVESTMENTS, LLC

**DWELLING  
TYPE C  
FLOOR PLANS**

7	10/3/19	PD APPLICATION	JW	SK
6	7/22/19	PD APPLICATION	JW	SK
5	4/30/19	PD APPLICATION	JW	SK
4	1/10/18	PD APPLICATION	JW	SK
3	10/3/18	PD APPLICATION	HQ	SK
2	4/24/18	PD APPLICATION	JW	SK
1	8/16/17	PRE-APP MTG	JW	SK

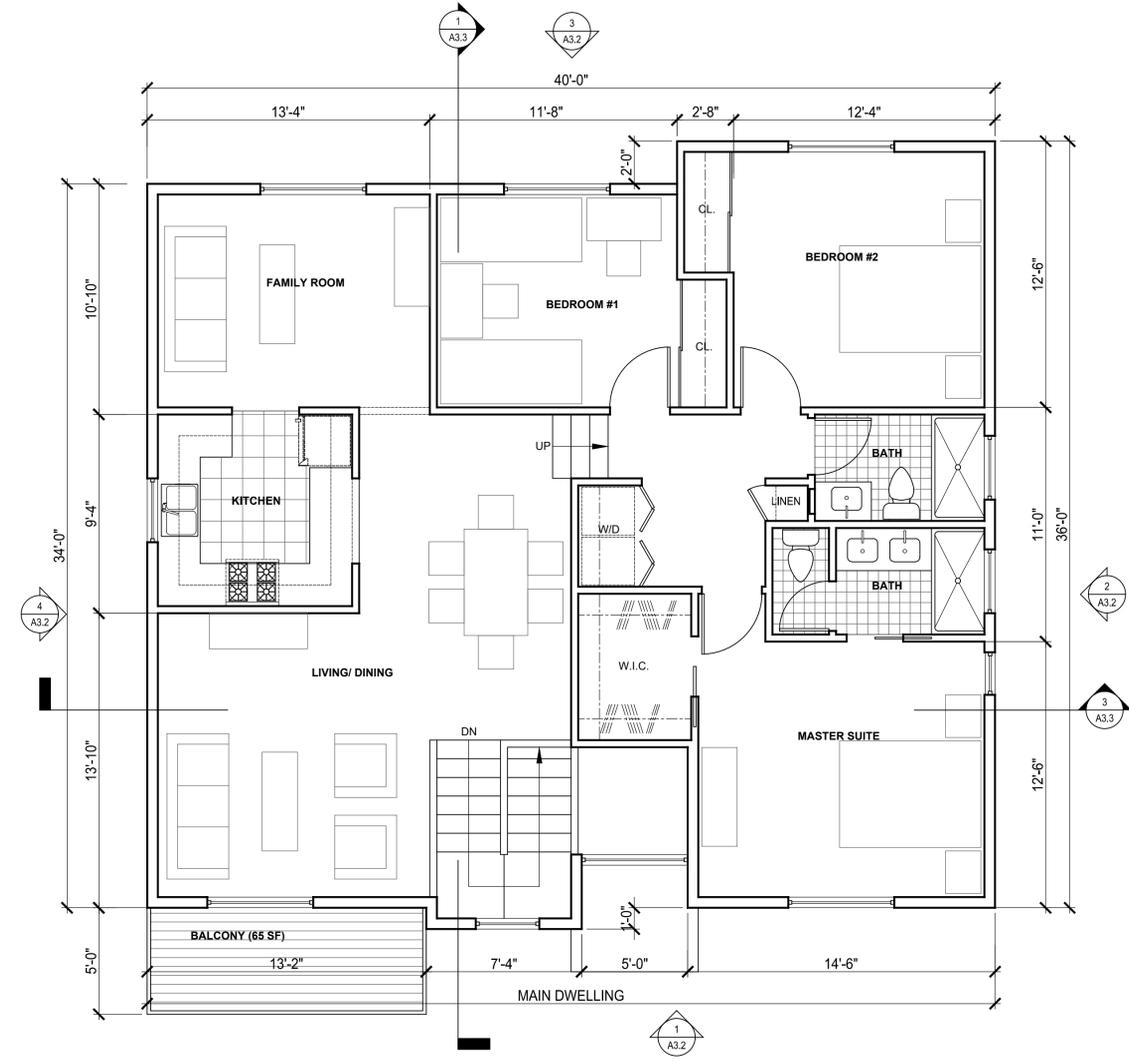
No.	DATE	DESCRIPTION	BY	CKD
SCALE	1/4" = 1'-0"			
KD PROJ. NO.	2.1701			
				<b>A2.3</b>

DWELLING C	MAIN DWELLING					ACCESSORY DWELLING UNIT			TOTAL AREA
	GARAGE	BEDRM	BATH	FLR.AREA	BALCONY	BEDRM	BATH	FLR.AREA	
1ST FLOOR	410	0	0	344	-	2	1	603	
2ND FLOOR	-	3	2	1301	62	-	-	-	
TOTAL	410			1645				603	2658



1ST FLOOR PLAN - GARAGE & 2 BEDROOM ADU  
MAIN DWELLING FLOOR AREA □ 344 SF  
ADU FLOOR AREA □ 603 SF  
GARAGE □ 410 SF

1 1ST FLOOR PLAN - DWELLING TYPE C WITH 2 BED ADU  
A2.3 SCALE: 1/4" = 1'-0"



2ND FLOOR PLAN - MAIN DWELLING UNIT  
MAIN DWELLING FLOOR AREA □ 1301 SF  
BALCONY □ 62 SF

2 2ND FLOOR PLAN - DWELLING TYPE C WITH 2 BED ADU  
A2.3 SCALE: 1/4" = 1'-0"

Property of KODAMA DISEÑO

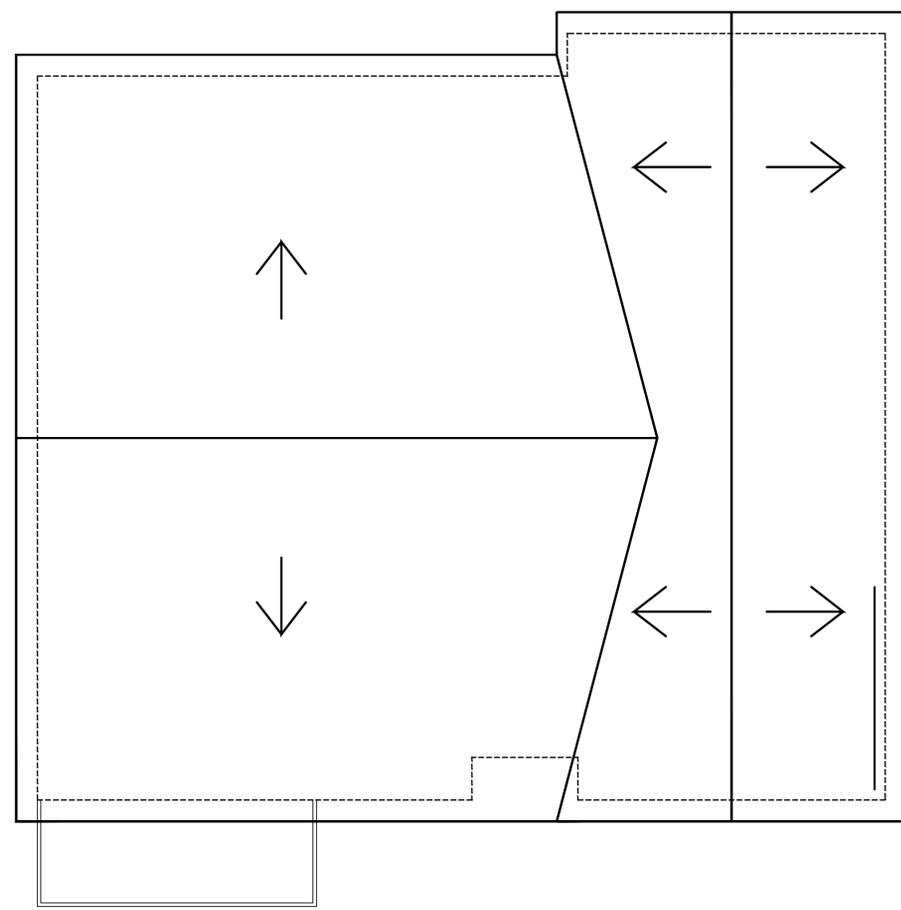
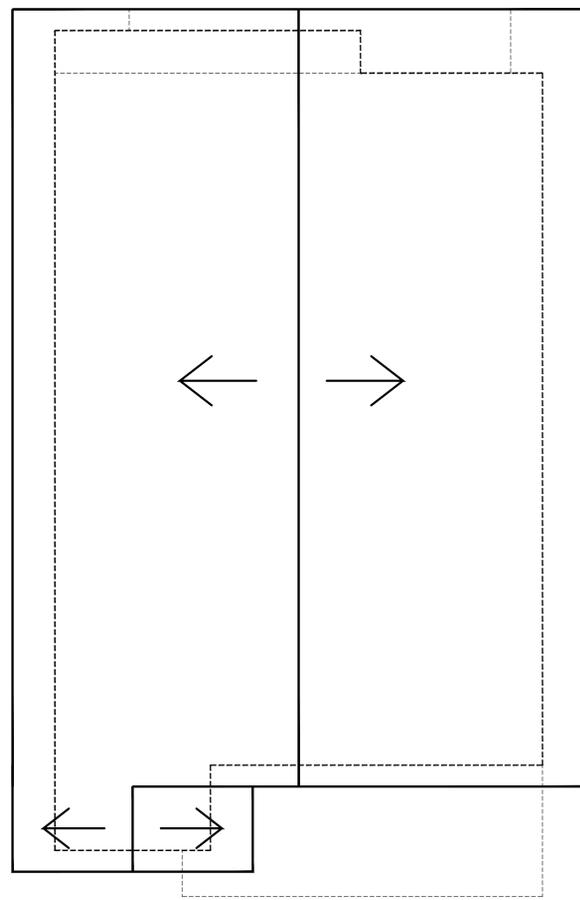


25036-25096 CARLOS BEE BLVD  
HAYWARD, CALIFORNIA  
ZALMAN INVESTMENTS, LLC

**PROPOSED  
ROOF PLANS**

No.	DATE	DESCRIPTION	BY	CHKD
7	10/3/19	PD APPLICATION	JW	SK
6	7/22/19	PD APPLICATION	JW	SK
5	4/30/19	PD APPLICATION	JW	SK
4	1/10/18	PD APPLICATION	JW	SK
3	10/3/18	PD APPLICATION	HQ	SK
2	4/24/18	PD APPLICATION	JW	SK
1	8/16/17	PRE-APP MTG	JW	SK

SCALE: 1/4" = 1'-0"  
KD PROJ. NO. 2.1701  
SHEET **A2.4**



1 DWELLING TYPE A ROOF PLAN  
A2.4 SCALE : 1/4" = 1'-0"

2 DWELLING TYPE B AND C ROOF PLAN  
A2.4 SCALE : 1/4" = 1'-0"



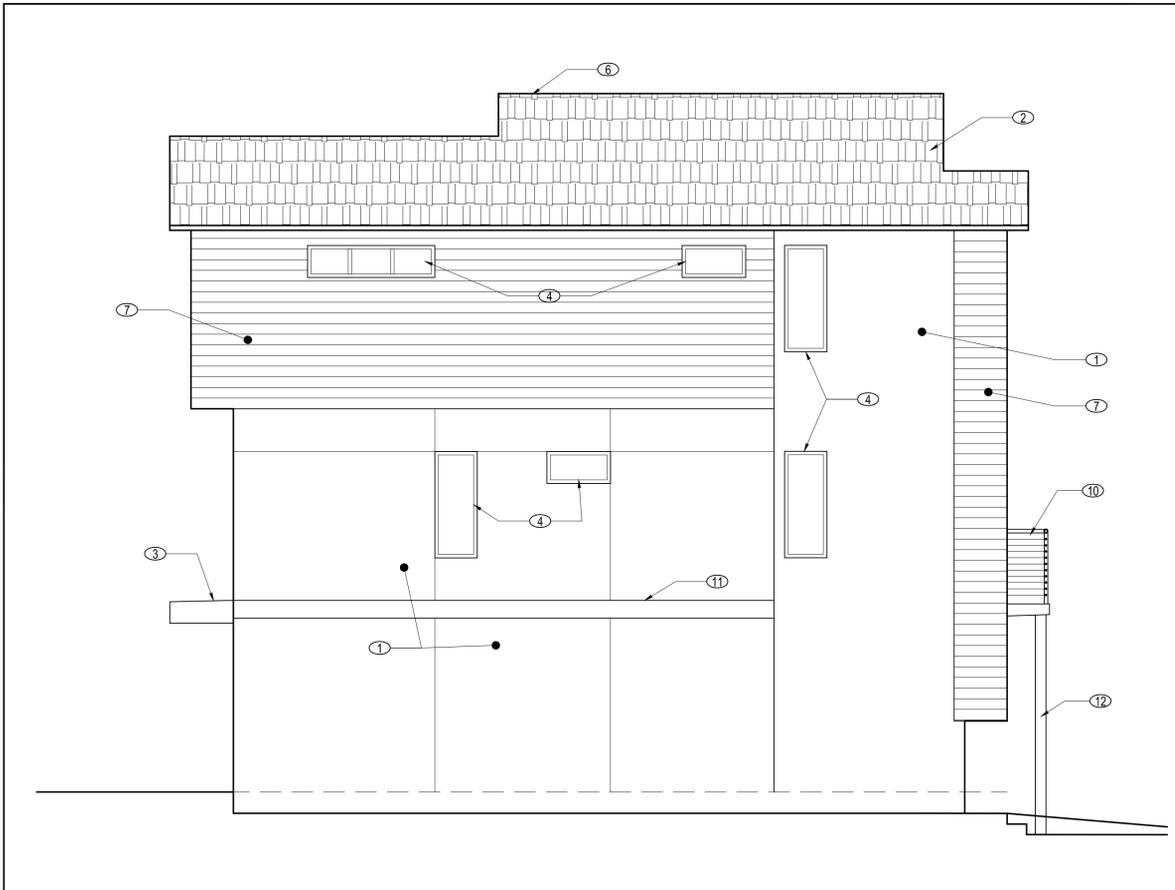
25036-25096 CARLOS BEE BLVD  
HAYWARD, CALIFORNIA  
ZALMAN INVESTMENTS, LLC

PROPOSED DWELLING TYPE A ELEVATIONS

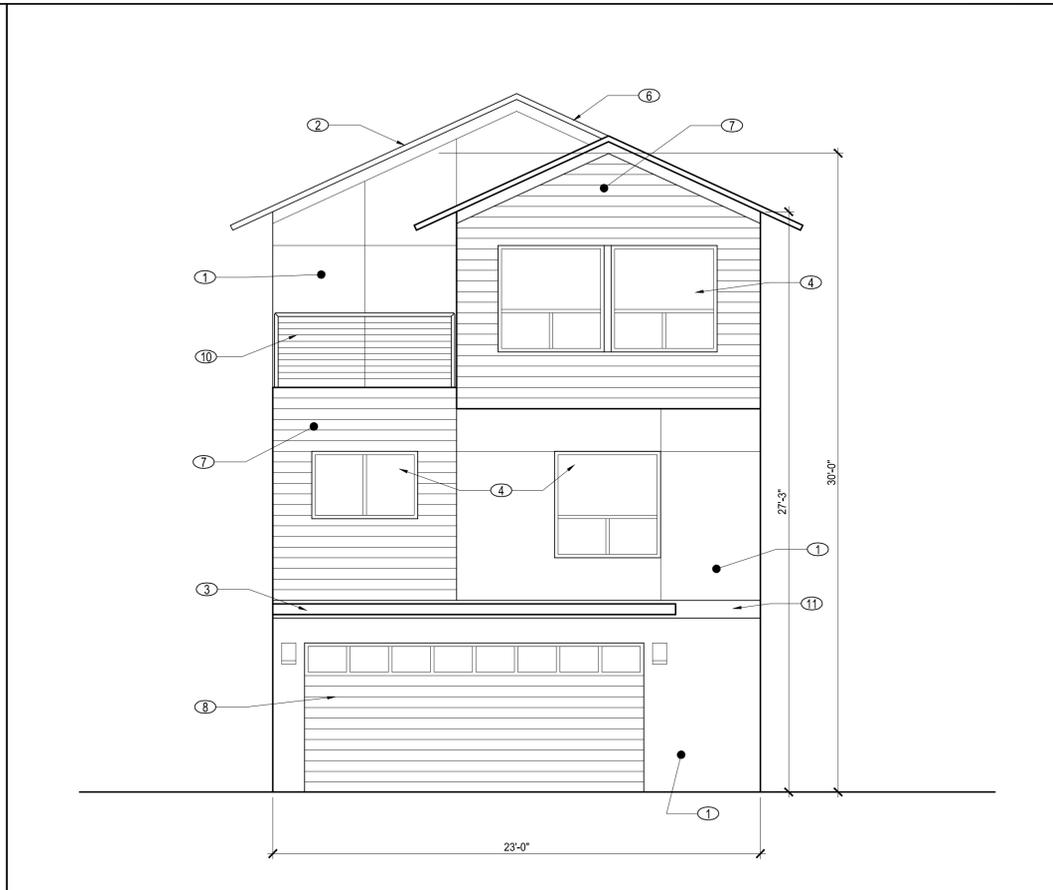
No.	DATE	DESCRIPTION	BY	CHKD
7	10/3/19	PD APPLICATION	JW	SK
6	7/22/19	PD APPLICATION	JW	SK
5	4/30/19	PD APPLICATION	JW	SK
4	1/10/18	PD APPLICATION	JW	SK
3	10/3/18	PD APPLICATION	HQ	SK
2	4/24/18	PD APPLICATION	JW	SK
1	8/16/17	PRE-APP MTG	JW	SK

KEY NOTES

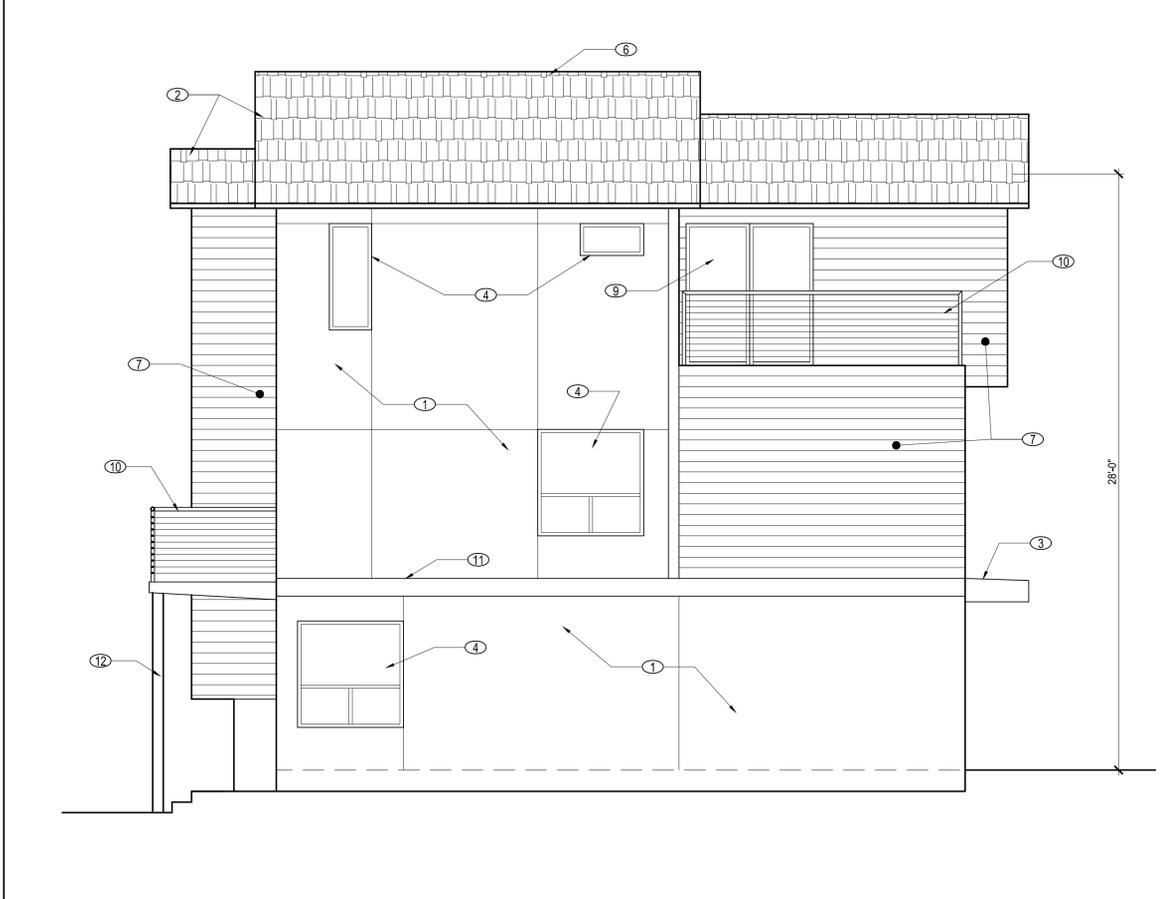
- ① STUCCO SIDING WITH CONTROL JOINTS
- ② ASPHALT SHINGLE ROOF (MIN. SLOPE 2:12)
- ③ GARAGE CANOPY SLOPED
- ④ VINYL WINDOW, TYP.
- ⑤ DOOR WITH WOOD TRIM
- ⑥ SOLAR PANELS ON ROOF
- ⑦ HORIZONTAL FIBER CEMENT SIDING
- ⑧ GARAGE DOOR W/ GLAZING
- ⑨ SLIDING GLASS DOOR
- ⑩ METAL RAILING AT BALCONY
- ⑪ BELLY BAND TRIM
- ⑫ COLUMN POST



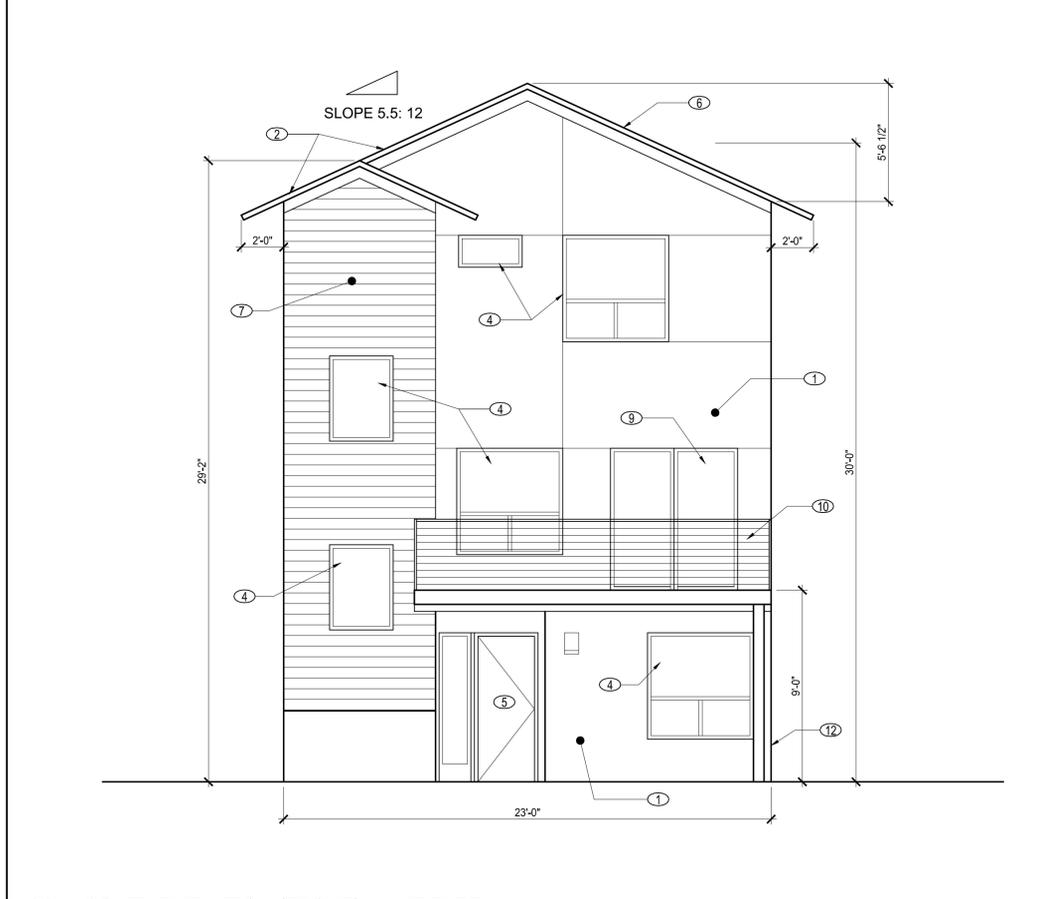
4 WEST ELEVATION (SIDE) - UNIT TYPE A  
A3.1 SCALE : 1/4" = 1'-0"



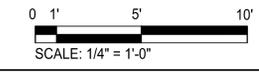
3 NORTH ELEVATION (REAR) - UNIT TYPE A  
A3.1 SCALE : 1/4" = 1'-0"



2 EAST ELEVATION (SIDE) - UNIT TYPE A  
A3.1 SCALE : 1/4" = 1'-0"



1 SOUTH ELEVATION (FRONT) - UNIT TYPE A  
A3.1 SCALE : 1/4" = 1'-0"





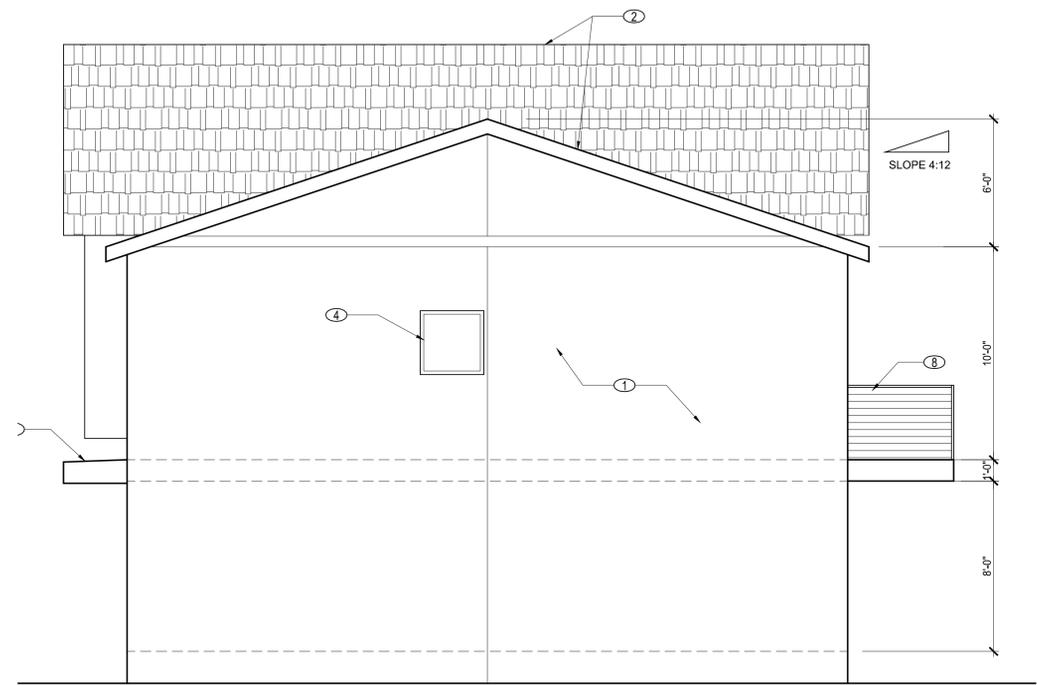
25036-25096 CARLOS BEE BLVD  
HAYWARD, CALIFORNIA  
ZALMAN INVESTMENTS, LLC

PROPOSED  
DWELLING  
TYPE B & C  
ELEVATIONS

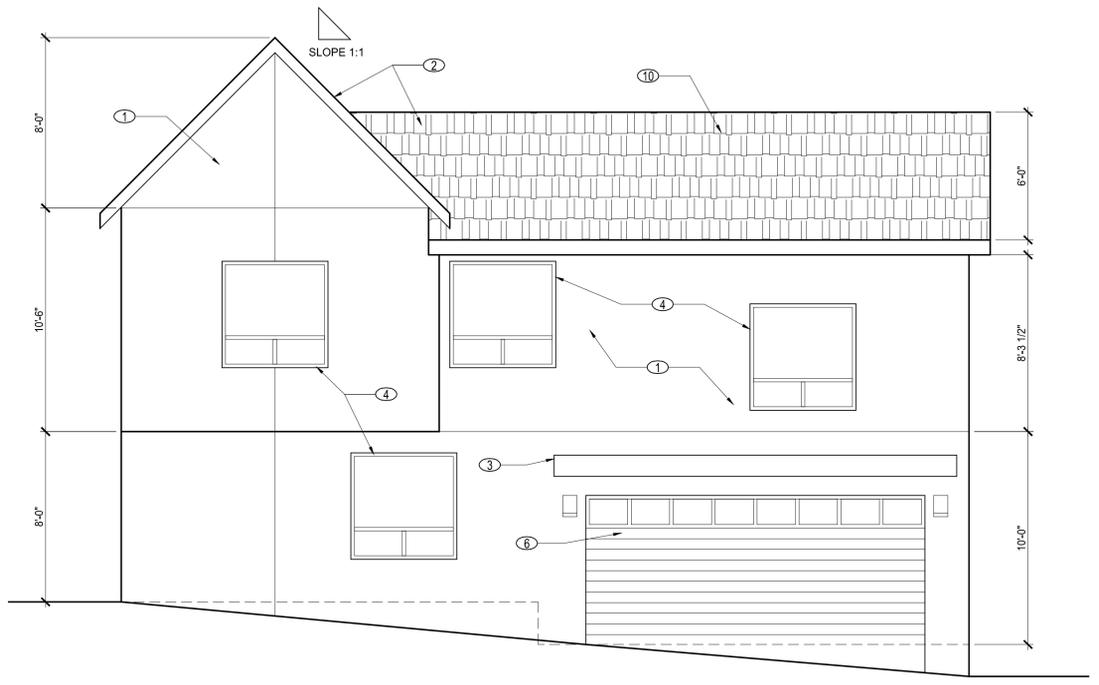
No.	DATE	DESCRIPTION	BY	CKD
7	10/3/19	PD APPLICATION	JW	SK
6	7/22/19	PD APPLICATION	JW	SK
5	4/30/19	PD APPLICATION	JW	SK
4	1/10/18	PD APPLICATION	JW	SK
3	10/3/18	PD APPLICATION	HQ	SK
2	4/24/18	PD APPLICATION	JW	SK
1	8/16/17	PRE-APP MTG	JW	SK

KEY NOTES

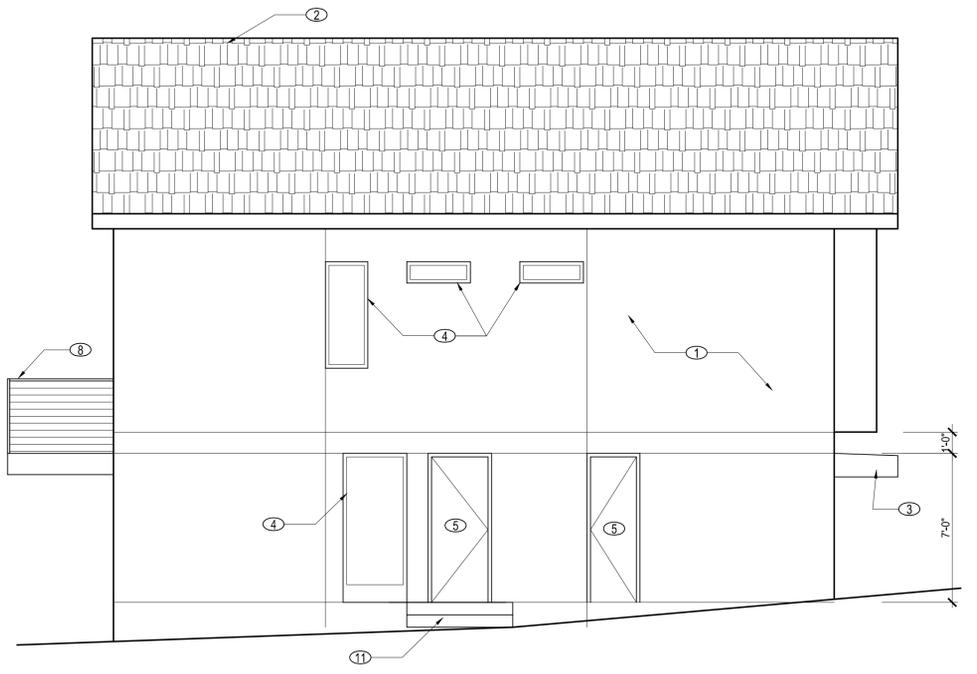
- ① STUCCO SIDING WITH CONTROL JOINTS
- ② ASPHALT SHINGLE ROOF (MIN. SLOPE 2:12)
- ③ GARAGE CANOPY SLOPED
- ④ VINYL WINDOW, TYP.
- ⑤ DOOR WITH WOOD TRIM
- ⑥ GARAGE DOOR W/ GLAZING
- ⑦ SLIDING GLASS DOOR
- ⑧ METAL RAILING AT BALCONY
- ⑨ ENTRY CANOPY
- ⑩ SOLAR PANELS ON ROOF
- ⑪ EXTERIOR CONCRETE STEPS AS REQUIRED



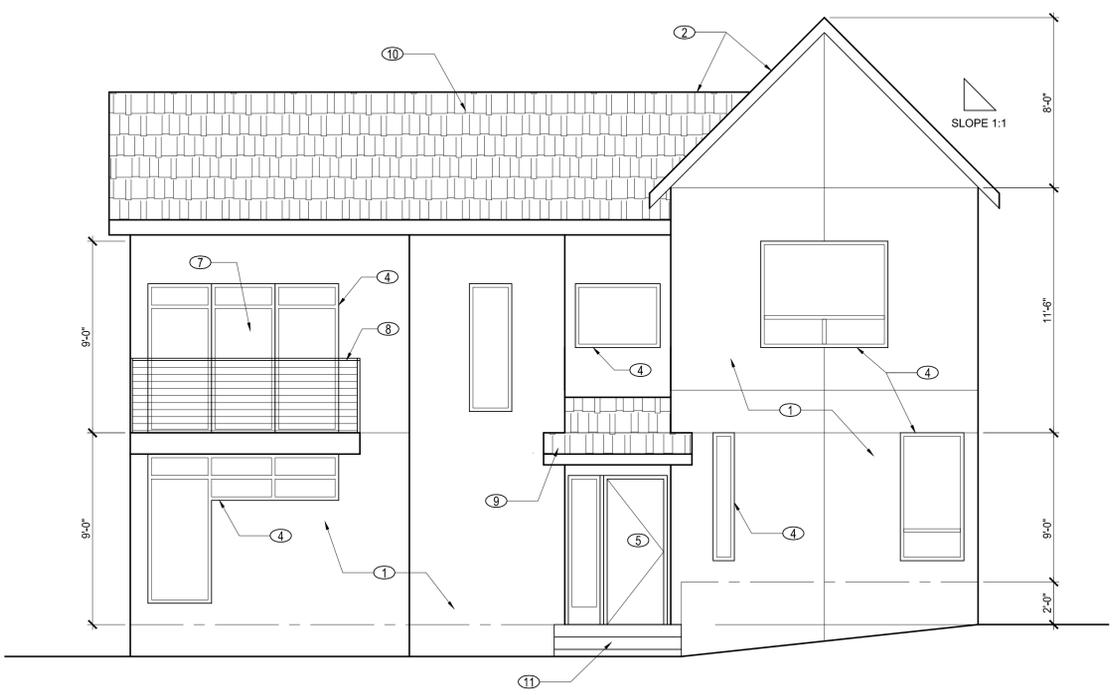
4 (N) WEST ELEVATION (SIDE) - UNIT TYPE B  
A3.2 SCALE : 1/4" = 1'-0"



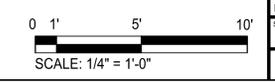
3 (N) NORTH ELEVATION (REAR) - UNIT TYPE B  
A3.2 SCALE : 1/4" = 1'-0"



2 (N) EAST ELEVATION (SIDE) - UNIT TYPE B  
A3.2 SCALE : 1/4" = 1'-0"



1 (N) SOUTH ELEVATION (FRONT) - UNIT TYPE B  
A3.2 SCALE : 1/4" = 1'-0"





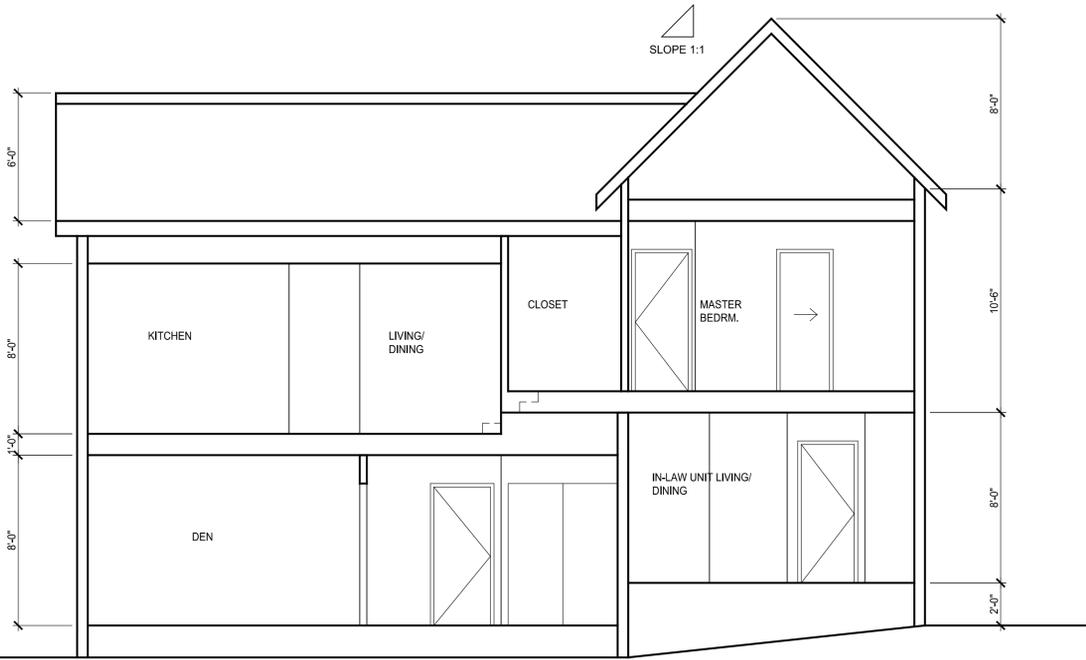
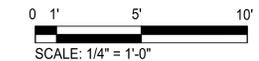
25036-25096 CARLOS BEE BLVD  
HAYWARD, CALIFORNIA  
ZALMAN INVESTMENTS, LLC

PROPOSED SECTIONS

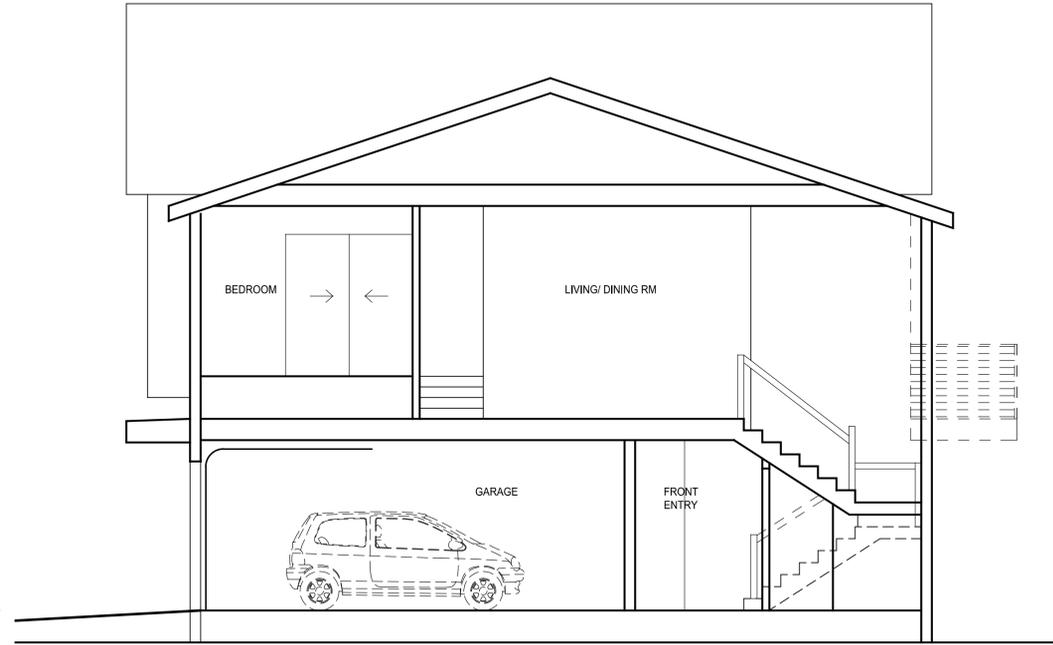
No.	DATE	DESCRIPTION	BY	CKD
7	10/3/19	PD APPLICATION	JW	SK
6	7/22/19	PD APPLICATION	JW	SK
5	4/30/19	PD APPLICATION	JW	SK
4	1/10/18	PD APPLICATION	JW	SK
3	10/3/18	PD APPLICATION	HQ	SK
2	4/24/18	PD APPLICATION	JW	SK
1	8/16/17	PRE-APP MTG	JW	SK

KEY NOTES

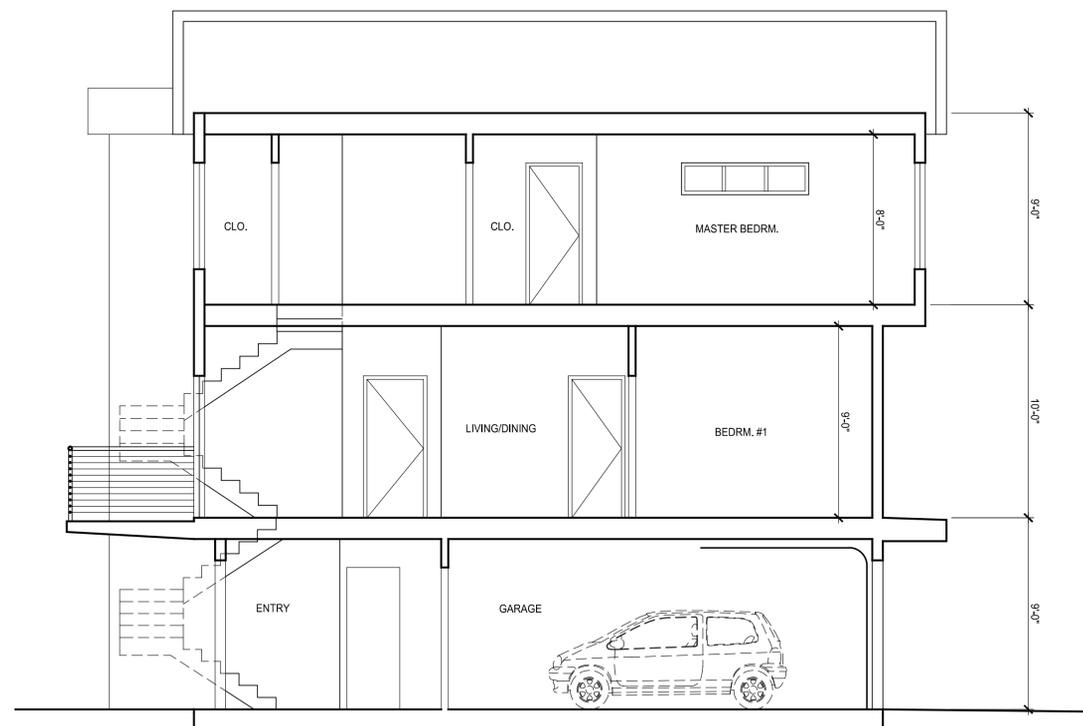
- 1 STUCCO SIDING WITH CONTROL JOINTS
- 2 ASPHALT SHINGLE ROOF (MIN. SLOPE 2:12)
- 3 FLAT ROOF (¼ PER FT. SLOPE) WITH GRAVEL AND CAPSHEET
- 4 VINYL WINDOW, TYP.
- 5 DOOR WITH WOOD TRIM
- 6 VERTICAL FIBER CEMENT SIDING
- 7 HORIZONTAL FIBER CEMENT SIDING
- 8 GARAGE DOOR W/ GLAZING
- 9 SLIDING GLASS DOOR
- 10 METAL RAILING AT BALCONY
- 11 BALCONY WALL



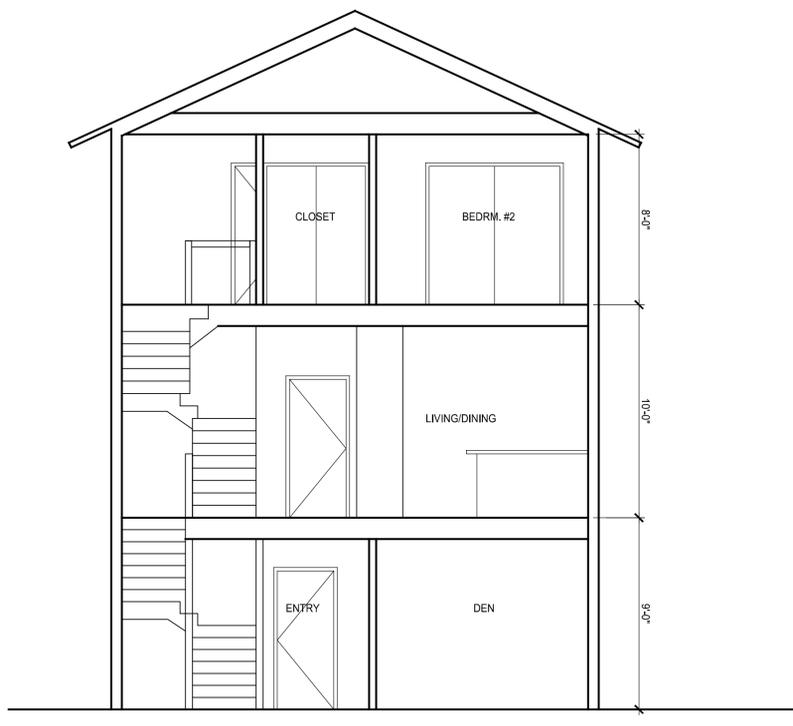
3 SECTION - DWELLING TYPE B & C  
A3.3 SCALE: 1/4" = 1'-0"



4 SECTION - DWELLING TYPE B & C  
A3.3 SCALE: 1/4" = 1'-0"



1 SECTION - DWELLING TYPE A  
A3.3 SCALE: 1/4" = 1'-0"



2 SECTION - DWELLING TYPE A  
A3.3 SCALE: 1/4" = 1'-0"



25036-25096 CARLOS BEE BLVD  
HAYWARD, CALIFORNIA  
ZALMAN INVESTMENTS, LLC

3D  
PERSPECTIVES

No.	DATE	DESCRIPTION	BY	CHKD
7	10/3/19	PD APPLICATION	JW	SK
6	7/22/19	PD APPLICATION	JW	SK
5	4/30/19	PD APPLICATION	JW	SK
4	1/10/18	PD APPLICATION	JW	SK
3	10/3/18	PD APPLICATION	HO	SK
2	4/24/18	PD APPLICATION	JW	SK
1	8/16/17	PRE-APP MTG	JW	SK



4 CARLOS BEE BLVD ELEVATION  
A3.4 SCALE : 1/4" = 1'-0"



2 CARLOS BEE BLVD VIEW FROM NORTH END  
A3.4 SCALE : 1/4" = 1'-0"



3 PERSPECTIVE ON UNITS 2, 3, 4 AND 5  
A3.4 SCALE : 1/4" = 1'-0"



1 CARLOS BEE BLVD VIEW FROM SOUTH END  
A3.4 SCALE : 1/4" = 1'-0"

**SHEET NOTES**

1. FOR GENERAL NOTES, SYMBOLS AND ABBREVIATIONS, SEE A0
2. PROPOSED GRADING AND UTILITIES, SEE CIVIL DWGS.
3. PROPOSED LANDSCAPING, SEE LANDSCAPE DWGS.
4. THE LOT EXISTING SLOPE IS:  $S = 2(5961)(100) / 55,185 = 21.6$

**KEY NOTES**

- |  |  |
|--|--|
| <ol style="list-style-type: none"> <li>① PROPOSED ASPHALT / 'GRADED PORTLAND CEMENT' DRIVEWAY FOR VEHICULAR ACCESS (SEE PROFILE, CIVIL C-3)</li> <li>② EMERGENCY ACCESS DRIVEWAY AND BARRIER TO CARLOS BEE BLVD (SEE PROFILE, CIVIL C-3)</li> <li>③ PROPOSED PEDESTRIAN PATHWAYS AND STAIRS AS NOTED</li> <li>④ PROPOSED CONCRETE DRIVEWAYS</li> <li>⑤ PROPOSED KEYSTONE RETAINING WALLS WITH VARYING HEIGHTS, MAX HEIGHT AT 3'-0". SEE CIVIL DWGS.</li> <li>⑥ PROPOSED LANDSCAPING, SEE LANDSCAPE DWGS. FOR DETAILS.</li> <li>⑦ EXISTING FIRE HYDRANT AND COVERAGE AREA</li> <li>⑧ PER SEISMIC REPORT, NO CONDITIONED SPACE TO BE CONSTRUCTED IN AREA AS NOTED</li> <li>⑨ PROPOSED UNCOVERED PARKING SPACE</li> </ol> | <ol style="list-style-type: none"> <li>⑩ PROPOSED BIOSWALE, SEE CIVIL C-4</li> <li>⑪ EXISTING SIDEWALK TREES</li> <li>⑫ TURNING RADIUS FOR FIRE VEHICULAR ACCESS</li> <li>⑬ EXISTING FENCE / CONCRETE WALL TO REMAIN</li> <li>⑭ PROPOSED NEW GRADING</li> <li>⑮ DRIVEWAY SWALE FOR STORM WATER (WITH INLETS)</li> <li>⑯ PROPOSED TRENCH DRAIN IN FRONT OF THE GARAGE (TYP). DETAIL SEE C/4, OR C/6 OF 6 (VTM)</li> <li>⑰ PROPOSED SEPARATE WATER SERVICE LINE AND METER FOR ADU.</li> <li>⑱ ALTERNATE LOCATION OF SANITARY SEWER SEE C-2A, OR 4A OF 6 (VTM)</li> </ol> |
|--|--|

**Berry and Associates**

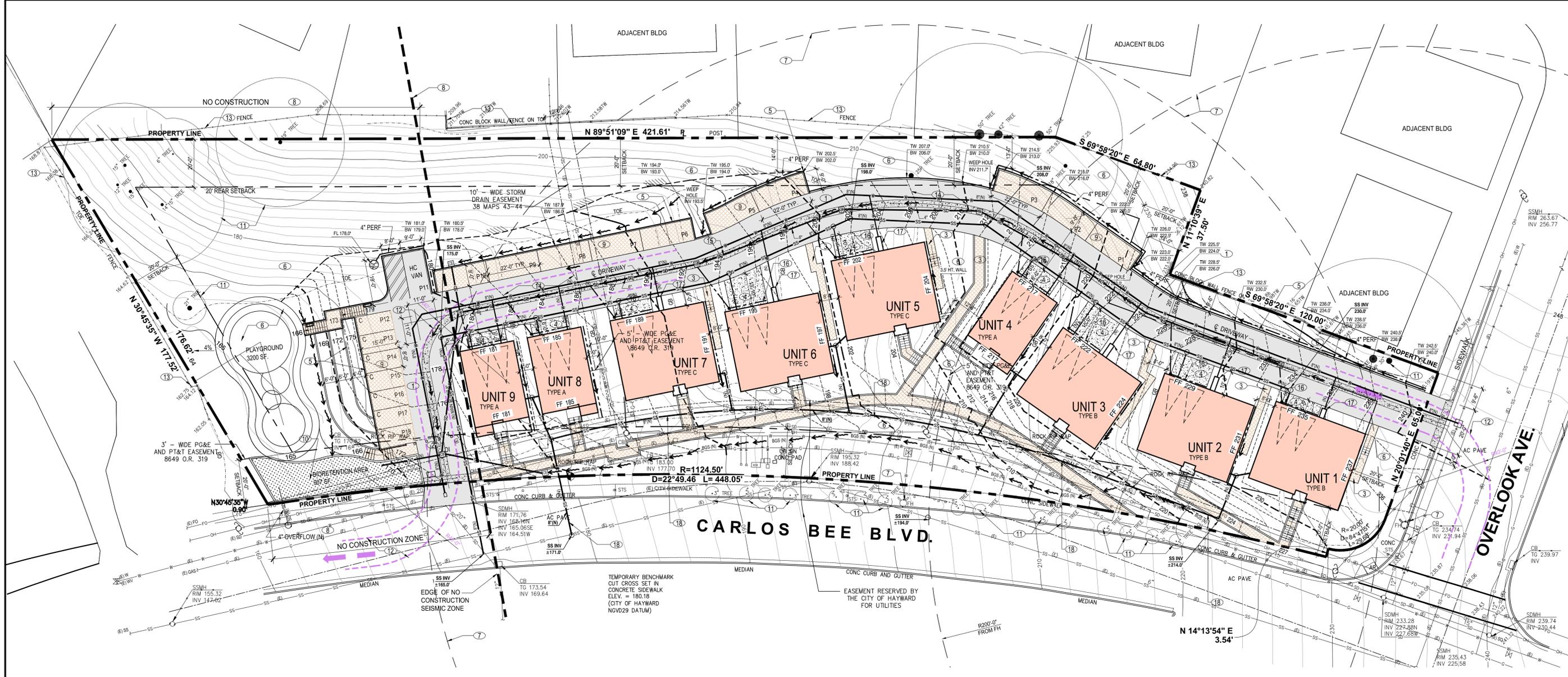
1733 Woodside Road, Suite 335  
Redwood City, CA 94061  
Phone: (650) 368-0750



HAYWARD, CA

**SITE GRADING & DRAINAGE PLAN**

23036 CARLOS BEE BLVD



**LEGEND**

	(E) PROPERTY LINE		(E) GAS LINE		(N) WATER LINE
	(N) PROPOSED GRADING CONTOUR		(E) OVERHEAD LINE		(N) SANITARY SEWER LINE & CLEANOUT
	(E) EXISTING GRADING CONTOUR		(E) FIBER OPTIC LINE		(N) STORM DRAIN LINE (CLEANOUT OR INLET)
	(E) STREETLIGHT/JUNCTION POLE		(E) WATER LINE		(N) JOINT TRENCH LINE
	(E) FIRE HYDRANT		(E) SANITARY SEWER LINE & CLEANOUT		(N) STORMDRAIN INLET
			(E) STORM DRAIN LINE (CLEANOUT OR INLET)		(N) BIOREMEDIATION GRASS SWALE *
					(N) ROCK OUTFALL
					(N) PERFORATED WALL SUBDRAIN
					(N) CATCH BASIN
					(N) LIMIT OF EARTHWORK

**NOTE**

ALL PROPOSED SD LINES 4" UNLESS OTHERWISE NOTED.

ALL PROPOSED WATER MAIN LINES 8" UNLESS OTHERWISE NOTED.

ALL PROPOSED SEWER MAIN LINES 8" UNLESS OTHERWISE NOTED.

\* SEE C-4 FOR DETAILS.



Date:	10-3-19
Scale:	AS NOTED
Design:	JCB
Drawn:	KDA
Approved:	JCB
Job No.:	3138
Revisions:	
No.:	
AS NOTED	PD APPLICATION

**C-1**

**SHEET NOTES**

1. FOR GENERAL NOTES, SYMBOLS AND ABBREVIATIONS, SEE A0
2. PROPOSED GRADING AND UTILITIES, SEE CIVIL DWGS.
3. PROPOSED LANDSCAPING, SEE LANDSCAPE DWGS.
4. THE LOT EXISTING SLOPE IS: S = 2(5961)(100) / 55,185 = 21.6

**KEY NOTES**

- |   |  |
|---|--|
| <ol style="list-style-type: none"> <li>① PROPOSED ASPHALT / 'GRADED PORTLAND CEMENT DRIVEWAY FOR VEHICULAR ACCESS (SEE PROFILE, CIVIL C-3)</li> <li>② EMERGENCY ACCESS DRIVEWAY AND BARRIER TO CARLOS BEE BLVD (SEE PROFILE, CIVIL C-3)</li> <li>③ PROPOSED PEDESTRIAN PATHWAYS AND STAIRS AS NOTED</li> <li>④ PROPOSED CONCRETE DRIVEWAYS</li> <li>⑤ PROPOSED KEYSTONE RETAINING WALLS WITH VARYING HEIGHTS, MAX HEIGHT AT 3'-0". SEE CIVIL DWGS.</li> <li>⑥ PROPOSED LANDSCAPING, SEE LANDSCAPE DWGS. FOR DETAILS.</li> <li>⑦ EXISTING FIRE HYDRANT AND COVERAGE AREA</li> <li>⑧ PER SEISMIC REPORT, NO CONDITIONED SPACE TO BE CONSTRUCTED IN AREA AS NOTED</li> <li>⑨ PROPOSED UNCOVERED PARKING SPACE</li> </ol> | <ol style="list-style-type: none"> <li>⑩ PROPOSED BIOSWALE, SEE CIVIL C-4</li> <li>⑪ EXISTING SIDEWALK TREES</li> <li>⑫ TURNING RADIUS FOR FIRE VEHICULAR ACCESS</li> <li>⑬ EXISTING FENCE / CONCRETE WALL TO REMAIN</li> <li>⑭ PROPOSED NEW GRADING</li> <li>⑮ DRIVEWAY SWALE FOR STORM WATER (WITH INLETS)</li> <li>⑯ PROPOSED TRENCH DRAIN IN FRONT OF THE GARAGE (TYP). DETAIL SEE C/ C-4, OR C/ 6 OF 6 (VTM)</li> <li>⑰ PROPOSED SEPARATE WATER SERVICE LINE AND METER FOR ADU.</li> <li>⑱ ALTERNATE LOCATION OF SANITARY SEWER SEE C-2A, OR 4A OF 6 (VTM)</li> </ol> |
|---|--|

**Berry and Associates**

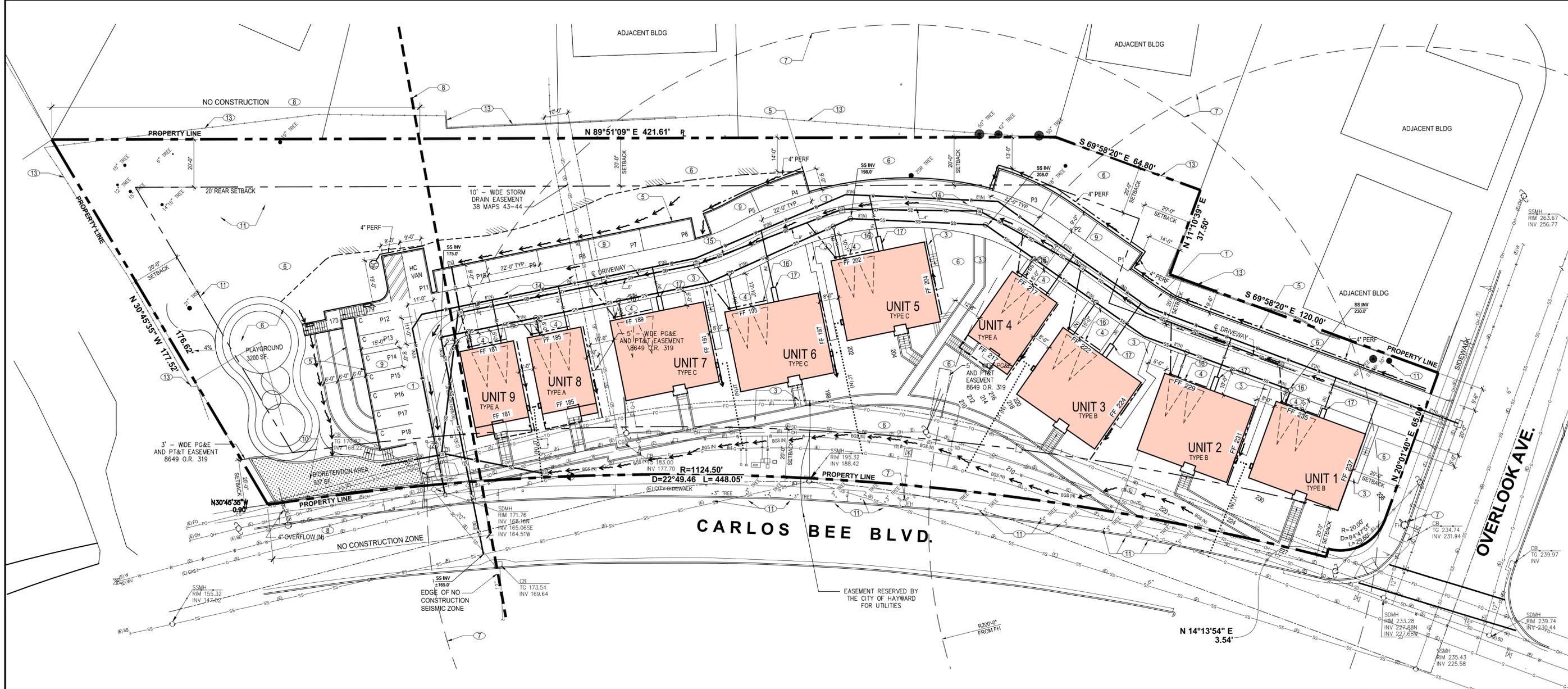
1733 Woodside Road, Suite 335  
Redwood City, CA 94061  
Phone: (650) 368-0750



HAYWARD, CA

SITE UTILITY PLAN

23036 CARLOS BEE BLVD



**LEGEND**

	(E) PROPERTY LINE		(E) GAS LINE
	(N) PROPOSED GRADING CONTOUR		(E) OVERHEAD LINE
	(E) EXISTING GRADING CONTOUR		(E) FIBER OPTIC LINE
	(E) STREETLIGHT/JUNCTION POLE		(E) WATER LINE
	(E) FIRE HYDRANT		(E) SANITARY SEWER LINE & CLEANOUT
			(E) STORM DRAIN LINE (CLEANOUT OR INLET)

	(N) WATER LINE
	(N) SANITARY SEWER LINE & CLEANOUT
	(N) STORM DRAIN LINE (CLEANOUT OR INLET)
	(N) JOINT TRENCH LINE
	(N) STORMDRAIN INLET
	(N) BIOREMEDIATED GRASS SWALE *
	(N) ROCK OUTFALL
	(N) PERFORATED WALL SUBDRAIN
	(N) CATCH BASIN
	(N) LIMIT OF EARTHWORK

**NOTE**

ALL PROPOSED SD LINES 4" UNLESS OTHERWISE NOTED.

ALL PROPOSED WATER MAIN LINES 8" UNLESS OTHERWISE NOTED.

ALL PROPOSED SEWER MAIN LINES 8" UNLESS OTHERWISE NOTED.

\* SEE C-4 FOR DETAILS.

No.	10-3-19
Date:	AS NOTED
Scale:	JCB
Design:	KDA
Drawn:	JCB
Approved:	JCB
Job No.:	3138
Revisions:	
PD APPLICATION	
Drawing Number:	

**C-2**

**SHEET NOTES**

1. FOR GENERAL NOTES, SYMBOLS AND ABBREVIATIONS, SEE A0
2. PROPOSED GRADING AND UTILITIES, SEE CIVIL DWGS.
3. PROPOSED LANDSCAPING, SEE LANDSCAPE DWGS.
4. THE LOT EXISTING SLOPE IS: S = 2(5961)(100) / 55,185 = 21.6

**KEY NOTES**

- |   |  |
|---|--|
| <ol style="list-style-type: none"> <li>① PROPOSED ASPHALT / 'GRADED PORTLAND CEMENT DRIVEWAY FOR VEHICULAR ACCESS (SEE PROFILE, CIVIL C-3)</li> <li>② EMERGENCY ACCESS DRIVEWAY AND BARRIER TO CARLOS BEE BLVD (SEE PROFILE, CIVIL C-3)</li> <li>③ PROPOSED PEDESTRIAN PATHWAYS AND STAIRS AS NOTED</li> <li>④ PROPOSED CONCRETE DRIVEWAYS</li> <li>⑤ PROPOSED KEYSTONE RETAINING WALLS WITH VARYING HEIGHTS, MAX HEIGHT AT 3'-0". SEE CIVIL DWGS.</li> <li>⑥ PROPOSED LANDSCAPING, SEE LANDSCAPE DWGS. FOR DETAILS.</li> <li>⑦ EXISTING FIRE HYDRANT AND COVERAGE AREA</li> <li>⑧ PER SEISMIC REPORT, NO CONDITIONED SPACE TO BE CONSTRUCTED IN AREA AS NOTED</li> <li>⑨ PROPOSED UNCOVERED PARKING SPACE</li> </ol> | <ol style="list-style-type: none"> <li>⑩ PROPOSED BIOSWALE, SEE CIVIL C-4</li> <li>⑪ EXISTING SIDEWALK TREES</li> <li>⑫ TURNING RADIUS FOR FIRE VEHICULAR ACCESS</li> <li>⑬ EXISTING FENCE / CONCRETE WALL TO REMAIN</li> <li>⑭ PROPOSED NEW GRADING</li> <li>⑮ DRIVEWAY SWALE FOR STORM WATER (WITH INLETS)</li> <li>⑯ PROPOSED TRENCH DRAIN IN FRONT OF THE GARAGE (TYP). DETAIL SEE C/4, OR C/6 OF 6 (VTM)</li> <li>⑰ PROPOSED SEPARATE WATER SERVICE LINE AND METER FOR ADU.</li> <li>⑱ ALTERNATE LOCATION OF SANITARY SEWER SEE C-2A, OR 4A OF 6 (VTM)</li> </ol> |
|---|--|

**Berry and Associates**

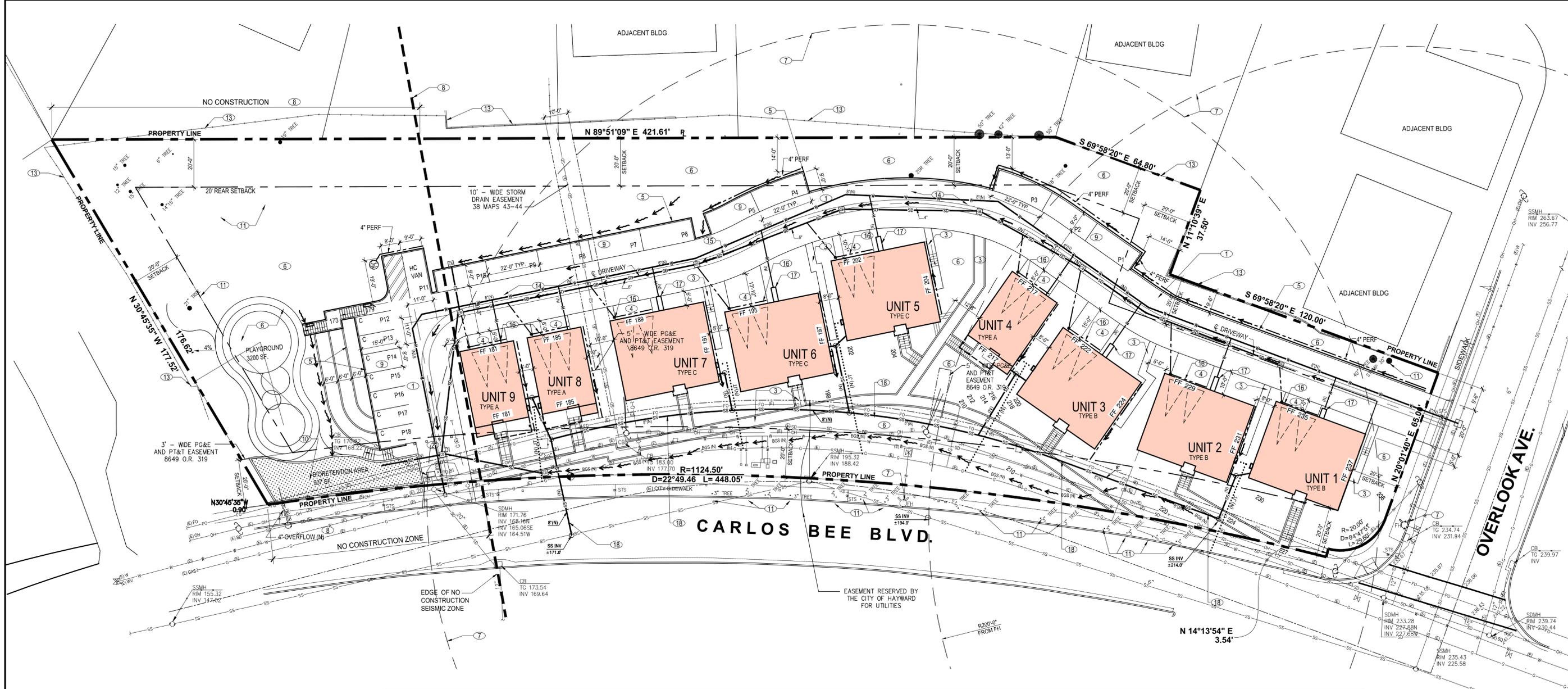
1733 Woodside Road, Suite 335  
Redwood City, CA 94061  
Phone: (650) 368-0750



HAYWARD, CA

SITE UTILITY PLAN (ALTERNATE)

23036 CARLOS BEE BLVD



**LEGEND**

	(E) PROPERTY LINE		(E) GAS LINE
	(N) PROPOSED GRADING CONTOUR		(E) OVERHEAD LINE
	(E) EXISTING GRADING CONTOUR		(E) FIBER OPTIC LINE
	(E) STREETLIGHT/JUNCTION POLE		(E) WATER LINE
	(E) FIRE HYDRANT		(E) SANITARY SEWER LINE & CLEANOUT
			(E) STORM DRAIN LINE (CLEANOUT OR INLET)

	(N) WATER LINE
	(N) SANITARY SEWER LINE & CLEANOUT
	(N) STORM DRAIN LINE (CLEANOUT OR INLET)
	(N) JOINT TRENCH LINE
	(N) STORM DRAIN INLET
	(N) BIOREMEDIATION GRASS SWALE *
	(N) ROCK OUTFALL
	(N) PERFORATED WALL SUBDRAIN
	(N) CATCH BASIN
	(N) LIMIT OF EARTHWORK

**NOTE**

ALL PROPOSED SD LINES 4" UNLESS OTHERWISE NOTED.

ALL PROPOSED WATER MAIN LINES 8" UNLESS OTHERWISE NOTED.

ALL PROPOSED SEWER MAIN LINES 8" UNLESS OTHERWISE NOTED.

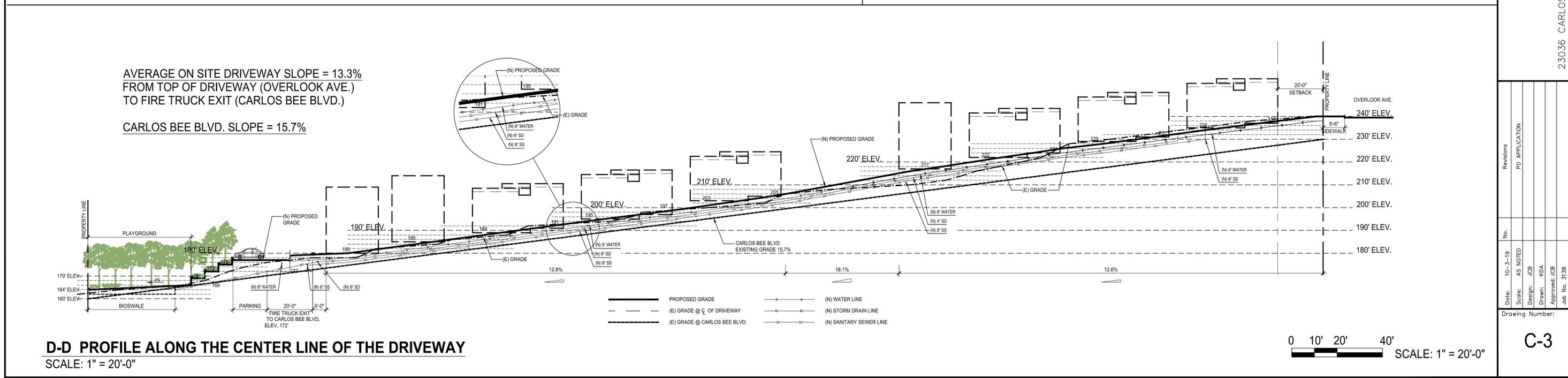
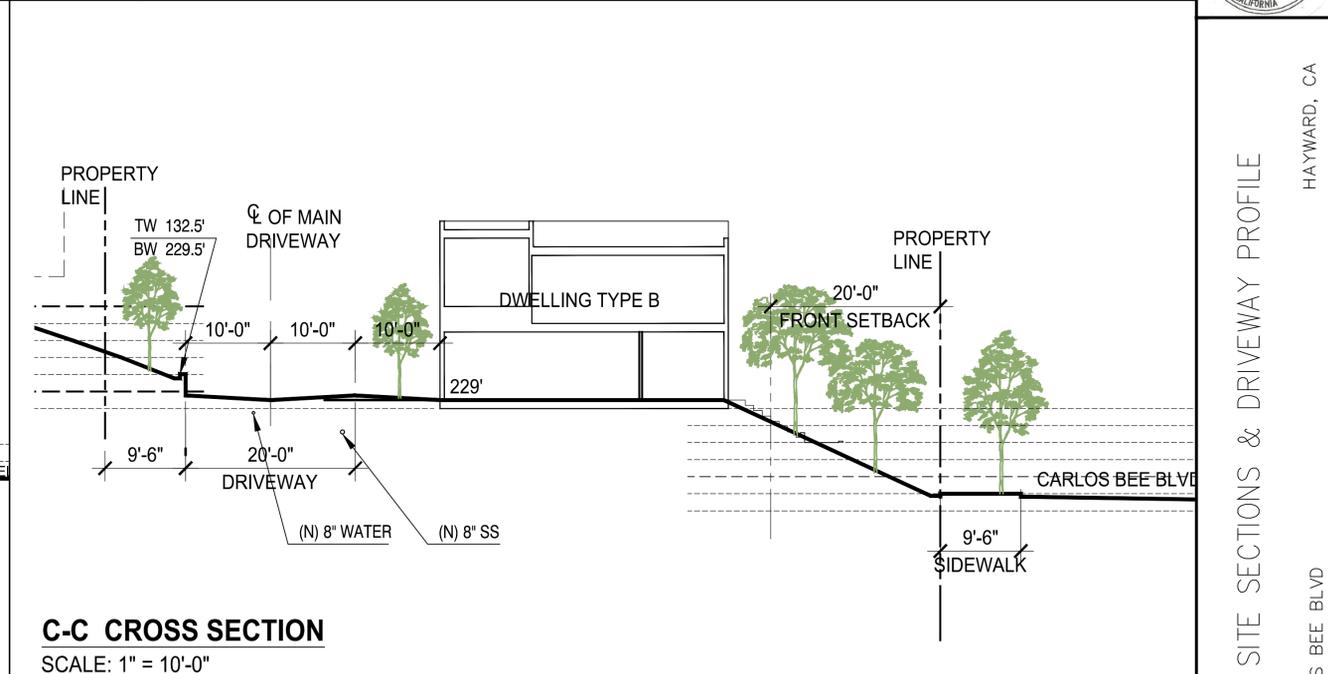
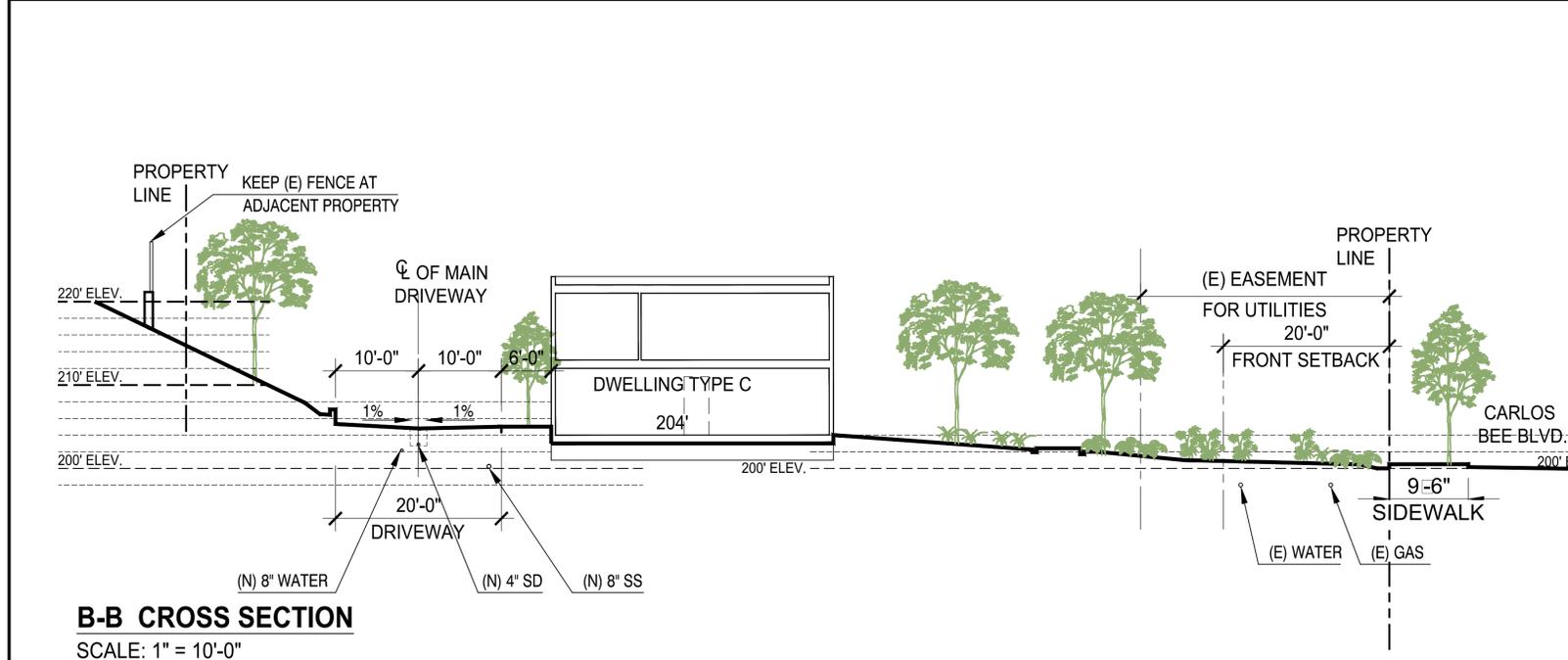
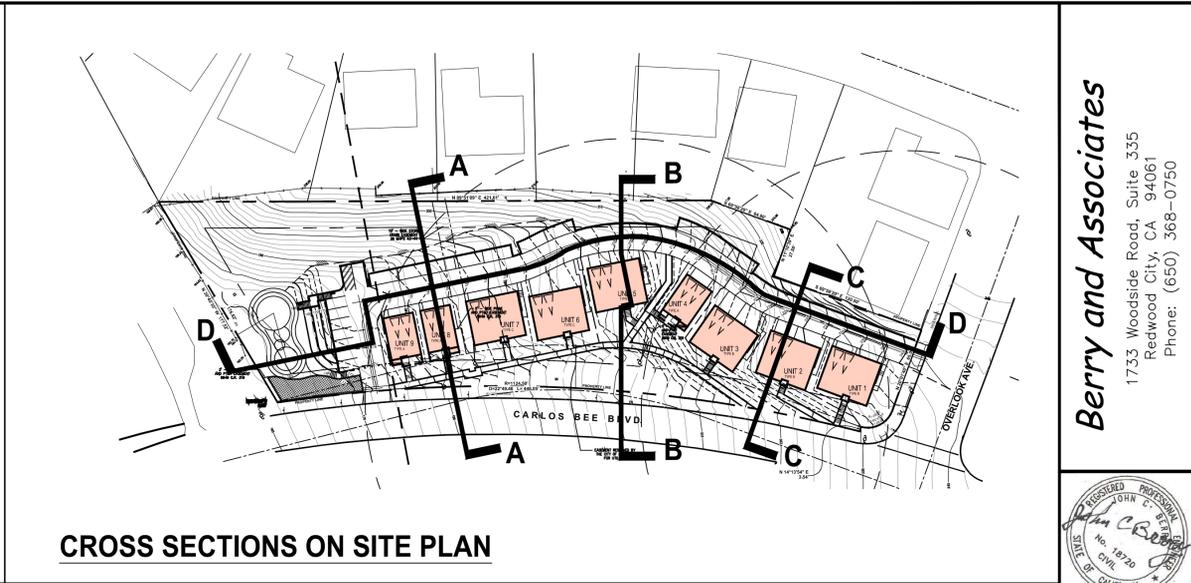
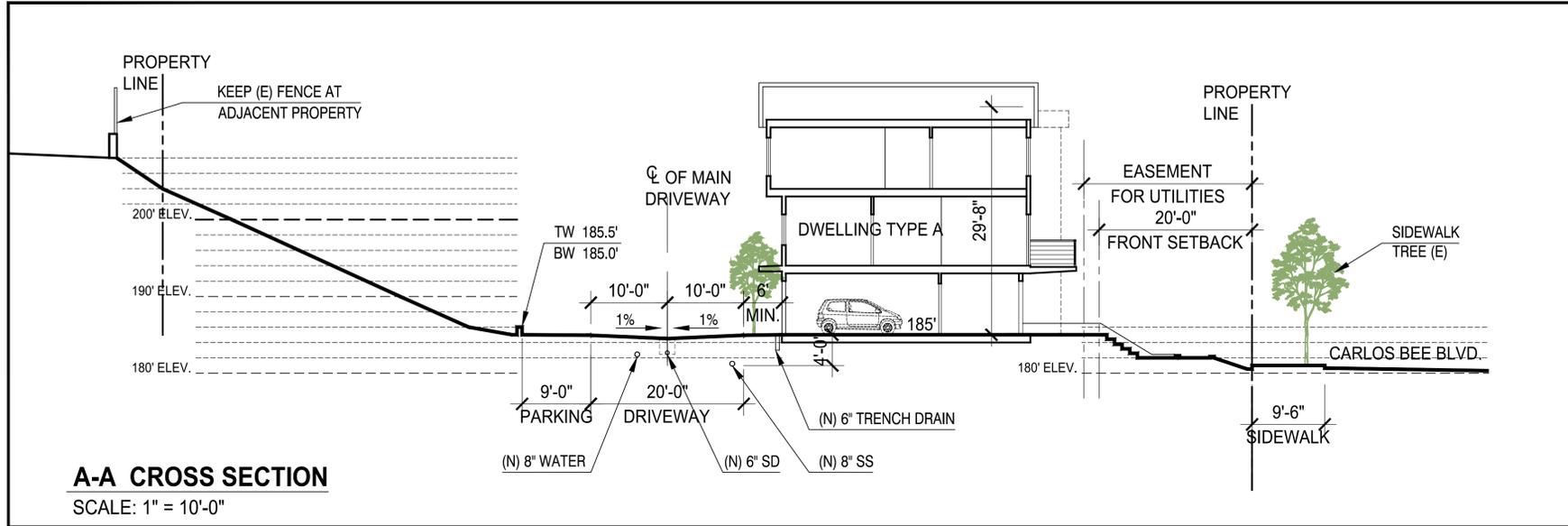
\* SEE C-4 FOR DETAILS.

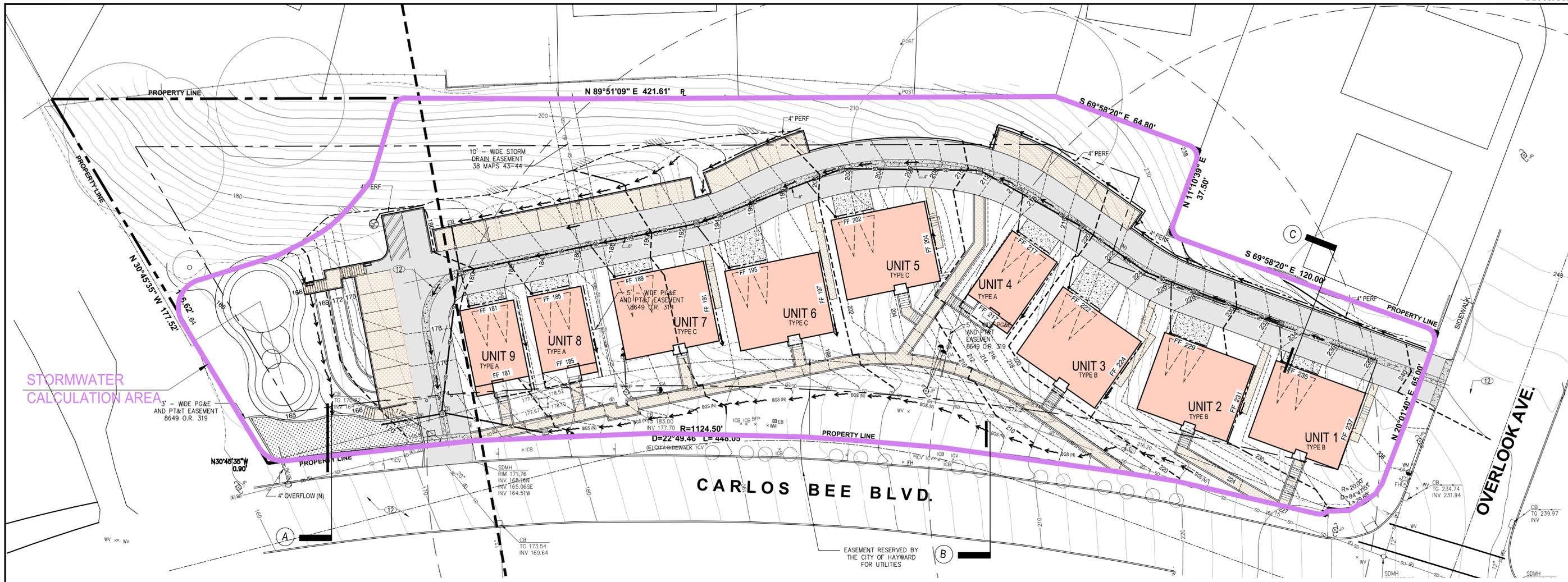
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Date:	AS NOTED
Scale:	JCB
Design:	KDA
Drawn:	JCB
Approved:	JCB
Job No.:	3138
Revisions:	
PD APPLICATION	
Drawing Number:	<b>C-2A</b>



Revisions	No.	Date	Scale	AS NOTED	PD APPLICATION
	10-3-19				
				Design: JCB	
				Drawn: KDA	
				Approved: JCB	
				Job No. 3138	

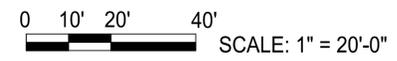
Drawing Number:





STORMWATER CALCULATION AREA

**SITE DRAINAGE BASINS EXHIBIT**



LEGEND	
	(E) PROPERTY LINE
	(N) PROPOSED GRADING CONTOUR
	(E) EXISTING GRADING CONTOUR
	(E) STREETLIGHT/JUNCTION POLE
	(E) FIRE HYDRANT
	(E) GAS LINE
	(E) OVERHEAD LINE
	(E) FIBER OPTIC LINE
	(E) WATER LINE
	(E) SANITARY SEWER LINE & CLEANOUT
	(E) STORM DRAIN LINE (CLEANOUT OR INLET)
	(N) WATER LINE
	(N) SANITARY SEWER LINE & CLEANOUT
	(N) STORM DRAIN LINE (CLEANOUT OR INLET)
	(N) JOINT TRENCH LINE
	(N) STORMDRAIN INLET
	(N) BIOREMEDIAL GRASS SWALE *
	(N) ROCK OUTFALL
	(N) PERFORATED WALL SUBDRAIN
	(N) CATCH BASIN
	(N) LIMIT OF EARTHWORK
* NOT APPLY HERE	

**RUNOFF VOLUME CALCULATIONS**

RUNOFF VOLUME CALCULATIONS FOR RETENTION SIZING

MAP ADJUSTMENT FACTOR (SEE EXHIBIT A IN SEPARATE CALCULATIONS)

(f)  $\square 22 / 1835 \square 1.20$

USING A DESIGN INTENSITY OF 1.99 IN/HR (SEE EXHIBIT B) AND THE RATIONAL METHOD  $\square \square$  C-COMP  $\square$  A (f)

EFFECTIVE IMPERVIOUS AREA: 30,461 SF  $\square 0.1$  (23,206 SF)  $\square$  **33,282 SF**

UNIT BASIN STORAGE VOLUME, 0.67 X 1.2  $\square$  **0.804 IN**

FOR THIS METHOD, REQUIRED CAPTURE VOLUME  $\square$  33,282 SF X 0.804 (1/12)  $\square$  **2230 CF**

THE SURFACE AREA PROVIDED IN THE RETENTION POND IS 907 SF OR 1500 / 33,282  $\square 4.5 \square$  (WITH BIOREMEDIATION ALSO PROVIDED IN THE COLLECTION SWALE)

**OVERALL DRAINAGE BASIN**

A  $\square$  61,860 SF (1.420 AC.)

IMPERVIOUS AREA  $\square$  23,945 SF

PERVIOUS AREA  $\square$  37,915 SF

**OVERALL COEFFICIENT OF RUNOFF:**

C<sub>IMP</sub>  $\square$  0.9 X 23,945 / 61,860  $\square$  0.3483

C<sub>PERV</sub>  $\square$  0.1 X 37,915 / 61,860  $\square$  0.0613

C  $\square$  0.4097

$\square$  OVERALL  $\square$  CIA (f)

WHERE I  $\square$  1.99 IN/ HR

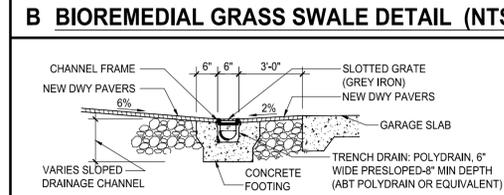
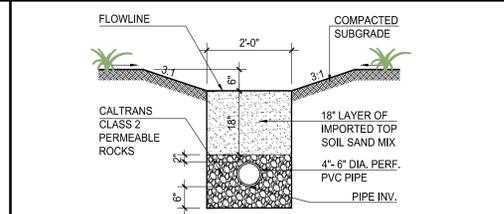
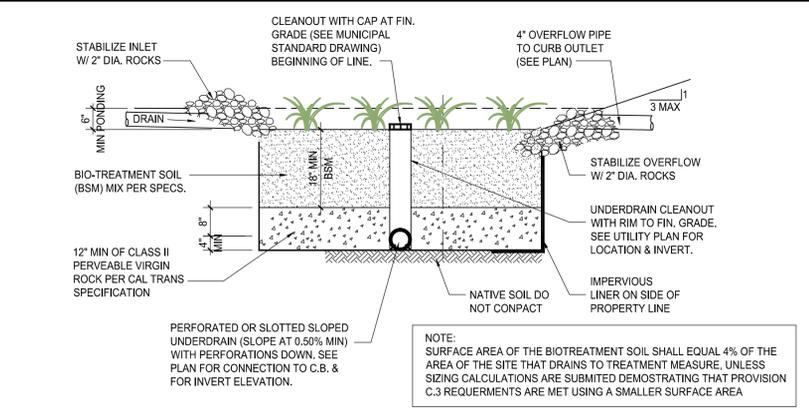
(f)  $\square$  1.2

THEREFOR:  $\square$  OVERALL  $\square$  0.4097 (1.99)(1.420)(1.2)

$\square$  OVERALL  $\square$  1.389 CFS

FOR 15-MINUTE DURATION, VOLUME  $\square$  900 X 1.389  $\square$  1250.1 CF

THE 901 SF RETENTION POND WILL BE 1.5 FT. DEEP WITH CONCRETE BOARD. **THEREFORE, 1.5 X 901 = 1351.5 CF STORAGE - OK**



**Berry and Associates**  
 1733 Woodside Road, Suite 335  
 Redwood City, CA 94061  
 Phone: (650) 368-0750



HAYWARD, CA

STORMWATER CONTROL PLAN

23036 CARLOS BEE BLVD

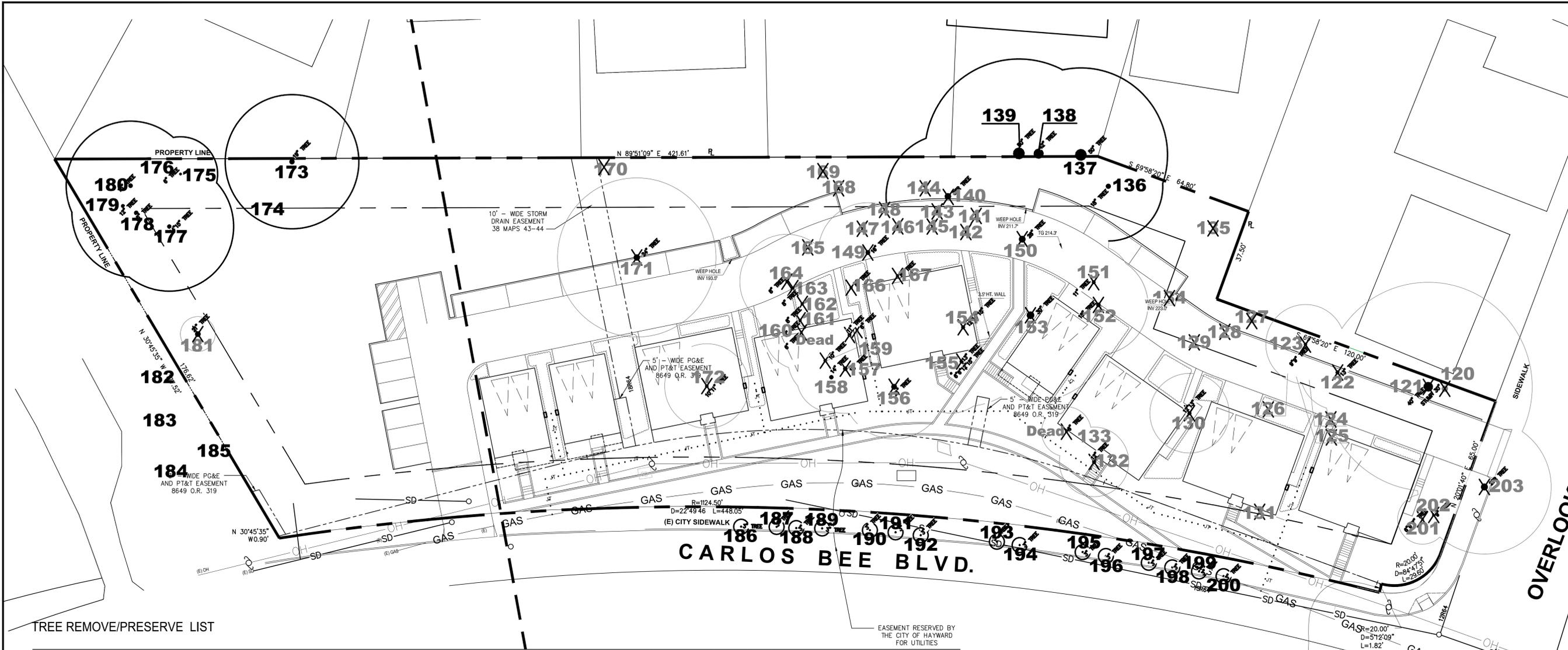
Date:	Scale:	AS NOTED	PD APPLICATION
10-3-19	AS NOTED	JCB	JCB
Drawn:	KDA	Approved:	JCB
Job No.:	3138		



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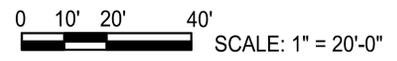
**25036-25096 CARLOS BEE BLVD**  
 HAYWARD, CALIFORNIA  
 ZALMAN INVESTMENTS, LLC



TREE REMOVE/PRESERVE LIST

Tree No.	Species	Trunk Diameter (in.)	Protected Tree	Disp.	Comments	Tree No.	Species	Trunk Diameter (in.)	Protected Tree	Disp.	Comments
120	Loquat	5,5	No	Remove	10' from wall; low suit	162	Arroyo willow	8,7	Yes	Con. Remove	Low suit
121	Monterey cypress	45	Yes	Remove	10' from wall	163	Arroyo willow	8,8,6	Yes	Con. Remove	Low suit
122	Coast live oak	15,9	Yes	Remove	Next to retaining wall	164	Arroyo willow	10,7,6	Yes	Con. Remove	Low suit
123	Coast live oak	12,11	Yes	Remove	10' from wall	165	Arroyo willow	13	Yes	Con. Remove	Low suit
124	Italian cypress	6,4,3	No	Remove	Next to retaining wall	166	Arroyo willow	7	No	Con. Remove	Low suit
125	Italian cypress	7,2	No	Remove	Next to retaining wall	167	Arroyo willow	6	No	Con. Remove	Low suit
126	Italian cypress	6,5	No	Remove	Next to retaining wall	168	Arroyo willow	13,12,7,6,6	Yes	Con. Remove	Low suit
127	Plum	7,6,6,6,5,5,4	No	Remove	10' from construction; low suit	169	Loquat	7,6	No	Remove	8' from construction; low suit
128	Plum	5,4,3,3,2,2,2	No	Remove	Adjacent to retaining wall; low suit	170	Apricot	6	No	Remove	20' from construction; low suit
129	Almond	5,5,5	No	Remove	In roadway; low suit	171	Yellow willow	26	Yes	Remove	2' from curb
130	Almond	8,8,7,6,5,5	Yes	Con. Remove	Low suit	172	Arroyo willow	10,7,6	Yes	Remove	In home; low suit
131	Almond	5,4,3,3,2,2,2	No	Con. Remove	Low suit	173	Monterey pine	20,8	Yes	Preserve	80' from construction; low suit
132	Almond	12	Yes	Remove	5' from home; low suit	174	Almond	5,4	No	Preserve	80' from construction; low suit
133	Almond	5,2	No	Remove	1' from home; low suit	175	Coast live oak	5,4	No	Preserve	80' from construction
134	Plum	5,5,4	No	Remove	5' from wall; low suit	176	Almond	6	No	Preserve	80' from construction; low suit
135	Almond	7,7,7,6,5	No	Remove	30' from construction; low suit	177	Coast live oak	18,10	Yes	Preserve	80' from construction
136	Italian stone pine	19	Yes	Preserve	30' from construction	178	Coast live oak	15	Yes	Preserve	80' from construction
137	Blue gum	50	Yes	Preserve	25' from construction; low suit	179	Coast live oak	13,6	Yes	Preserve	80' from construction
138	Blue gum	42	Yes	Preserve	25' from construction; low suit	180	Coast live oak	13,9	Yes	Preserve	80' from construction
139	Blue gum	52	Yes	Preserve	25' from construction; low suit	181	Mexican fan palm	19	Yes	Remove	80' from construction
140	Blue gum	27,6	Yes	Remove	8' from construction; low suit	182	Coast live oak	28	Yes	Preserve (?)	80' from construction
141	Blue gum	16	Yes	Remove	In roadway; low suit	183	Blue gum	55,23	No	Preserve	80' from construction
142	Arroyo willow	7	No	Remove	In roadway; low suit	184	Blue gum	48	Yes	Preserve	80' from construction
143	Arroyo willow	5	No	Remove	In roadway; low suit	185	Coast live oak	18	Yes	Preserve (?)	5-10' from construction
144	Arroyo willow	9	Yes	Remove	6' from construction; low suit	186	English oak	3	Yes	Preserve	In parkway
145	Loquat	5	No	Remove	In roadway	187	English oak	4	Yes	Preserve	In parkway
146	Loquat	5,3,3	No	Remove	In roadway; low suit	188	English oak	4	Yes	Preserve	In parkway
147	Arroyo willow	5	No	Remove	In roadway; low suit	189	English oak	4	Yes	Preserve	In parkway
148	Arroyo willow	5	No	Remove	In roadway; low suit	190	English oak	3	Yes	Preserve	In parkway
149	Arroyo willow	12,6	Yes	Remove	In roadway; low suit	191	English oak	3	Yes	Preserve	In parkway
150	Blue gum	24	Yes	Con. Remove	Low suit	192	English oak	4	Yes	Preserve	In parkway
151	Arroyo willow	12,6	Yes	Remove	In roadway; low suit	193	English oak	3	Yes	Preserve	In parkway
152	Arroyo willow	14	Yes	Remove	In roadway; low suit	194	English oak	2	Yes	Preserve	In parkway; low suit
153	Blue gum	33	Yes	Remove	In roadway; low suit	195	English oak	3	Yes	Preserve	In parkway
154	Arroyo willow	15,13,10	Yes	Con. Remove	Low suit	196	English oak	3	Yes	Preserve	In parkway
155	Arroyo willow	13,9,7,7,5	Yes	Con. Remove	Low suit	197	English oak	5	No	Preserve	In parkway
156	Arroyo willow	24	Yes	Remove	4' from home; low suit	198	English oak	4	Yes	Preserve	In parkway
157	Arroyo willow	17	Yes	Remove	In home; low suit	199	English oak	4	Yes	Preserve	In parkway
158	Coast live oak	13	Yes	Remove	5' from home; low suit	200	English oak	4	Yes	Preserve	In parkway
159	Arroyo willow	13,11,7	Yes	Con. Remove	Low suit	201	Australian bush cherry	8,7,5	Yes	Remove	5' from home; low suit
160	Toyon	7	No	Remove	In home; low suit	202	Hollywood juniper	12	Yes	Remove	4' from home
161	Arroyo willow	7,6	No	Con. Remove	Low suit	203	Sweetgum	18	Yes	Remove	1' from driveway

LEGEND:  
 X TREE TO BE REMOVED



TREE INVENTORY PLAN

No.	DATE	DESCRIPTION	BY	CKD
5	11/12/19	PUD SUBMITTAL	AK	RLA
4	4/20/18	PUD SUBMITTAL	AK	RLA
3	3/14/18	PUD SUBMITTAL	AK	RLA
2	2/22/18	PUD SUBMITTAL	JW	SK
1	8/16/17	PRE-APP MTG	JW	SK

Property of KODAMA DISEÑO



25036-25096 CARLOS BEE BLVD  
 HAYWARD, CALIFORNIA  
 ZALMAN INVESTMENTS, LLC

**TREE INVENTORY AND MITIGATION CHARTS**

No.	DATE	DESCRIPTION	BY	CKD
5	11/12/19	PUD SUBMITTAL	AK	RLA
4	4/20/18	PUD SUBMITTAL	AK	RLA
3	3/14/18	PUD SUBMITTAL	AK	RLA
2	2/22/18	PUD SUBMITTAL	JW	SK
1	8/16/17	PRE-APP MTG	JW	SK
SCALE		SHEET		
KD PROJ. NO.		L1.2		
2,1603				

**TREE VALUE TO BE REMOVED**

UPDATED November 12, 2019

Tree No.	Species	Trunk Diameter (in.)	Protected Tree	Disp.	Cost
120	Loquat	5,5	No	Remove	\$ 600.00
121	Monterey cypress	45	Yes	Remove	\$ 27,400.00
122	Coast live oak	15,9	Yes	Remove	\$ 3,750.00
123	Coast live oak	12,11	Yes	Remove	\$ 3,250.00
124	Italian cypress	6,4,3	No	Remove	\$ 450.00
125	Italian cypress	7,2	No	Remove	\$ 400.00
126	Italian cypress	6,5	No	Remove	\$ 450.00
127	Plum	7,6,6,6,5,5,4	No	Remove	\$ 1,100.00
128	Plum	5,4,3,3,2,2,2,	No	Remove	\$ 400.00
129	Almond	5,5,5	No	Remove	\$ 300.00
132	Almond	12	Yes	Remove	\$ 600.00
133	Almond	5,2	No	Remove	\$ 150.00
134	Plum	5,5,4	No	Remove	\$ 450.00
135	Almond	7,7,7,6,5	No	Remove	\$ 750.00
140	Blue gum	27,6	Yes	Remove	\$ 1,300.00
141	Blue gum	16	Yes	Remove	\$ 450.00
142	Arroyo willow	7	No	Remove	\$ 200.00
143	Arroyo willow	5	No	Remove	\$ 100.00
144	Arroyo willow	9	Yes	Remove	\$ 350.00
145	Loquat	5	No	Remove	\$ 300.00
146	Loquat	5,3,3	No	Remove	\$ 450.00
147	Arroyo willow	5	No	Remove	\$ 100.00
148	Arroyo willow	5	No	Remove	\$ 100.00
149	Arroyo willow	12,6	Yes	Remove	\$ 750.00
151	Arroyo willow	12,6	Yes	Remove	\$ 750.00
152	Arroyo willow	14	Yes	Remove	\$ 800.00
153	Blue gum	33	Yes	Remove	\$ 3,050.00
156	Arroyo willow	24	Yes	Remove	\$ 2,350.00
157	Arroyo willow	17	Yes	Remove	\$ 1,200.00
158	Coast live oak	13	Yes	Remove	\$ 1,850.00
160	Toyon	7	No	Remove	\$ 200.00
169	Loquat	7,6	No	Remove	\$ 550.00
170	Apricot	6	No	Remove	\$ 250.00
171	Yellow willow	26	Yes	Remove	\$ 4,050.00
172	Arroyo willow	10,7,6	Yes	Remove	\$ 850.00
181	Mexican fan palm	19	Yes	Remove	\$ 625.00
201	Australian bush che	8,7,5	Yes	Remove	\$ 950.00
202	Hollywood juniper	12	Yes	Remove	\$ 1,000.00
203	Sweetgum	18	Yes	Remove	\$ 4,100.00
<b>TOTAL</b>					<b>\$ 66,725.00</b>

**TREE MITIGATION PLAN**

THESE INCLUDE SUCH TREES ABOVE AND BEYOND PROVIDING REQUIRED TREES SUCH AS STREET TREES, FRONT YARDS TREES, PARKING SHADE TREES AND SCREENING TREES.

TREES	QUANTIT	BOTANICAL	COMMON	CONTAIN	UNIT COST	SUB
LAG IND	1	LAGERSTROEMIA INDICA	CAPE MYRTLE	24" BOX	\$ 375.00	\$ 375.00
LOP CON	9	LOPHOSTEMON CONFERTUS	BRISBANE BOX	15 GAL	\$ 175.00	\$ 1,575.00
PIS CHI	8	PISTACIA CHINENSIS	CHINESE PISTACHE	15 GAL	\$ 175.00	\$ 1,400.00
PLA ACE	5	PLATANUS ACERIFOLIA	LONDON PLANETREE	24"BOX	\$ 375.00	\$ 1,875.00
PRU AKE	9	PRUNUS x YEDOENSIS 'AKEBO	AKEBONO YOSHINO CHERRY	15 GAL	\$ 175.00	\$ 1,575.00
PRU PIS	9	PRUNUS CERA SIFERA 'PISSARI	PURPLE-LEAVED PLUM	24"BOX	\$ 375.00	\$ 3,375.00
PRU PIS	6	PRUNUS CERA SIFERA 'PISSARI	PURPLE-LEAVED PLUM	15 GAL	\$ 175.00	\$ 1,050.00
STY JAP	40	STYPHNOLOBIUM JAPONICUM	JAPANESE PAGODA TREE	15 GAL	\$ 175.00	\$ 7,000.00
<b>GRAND TOTAL</b>					<b>\$ 18,225.00</b>	

**TREE VALUE TO BE REMOVED BASED ON THEIR CONDITION**

UPDATED November 12, 2019

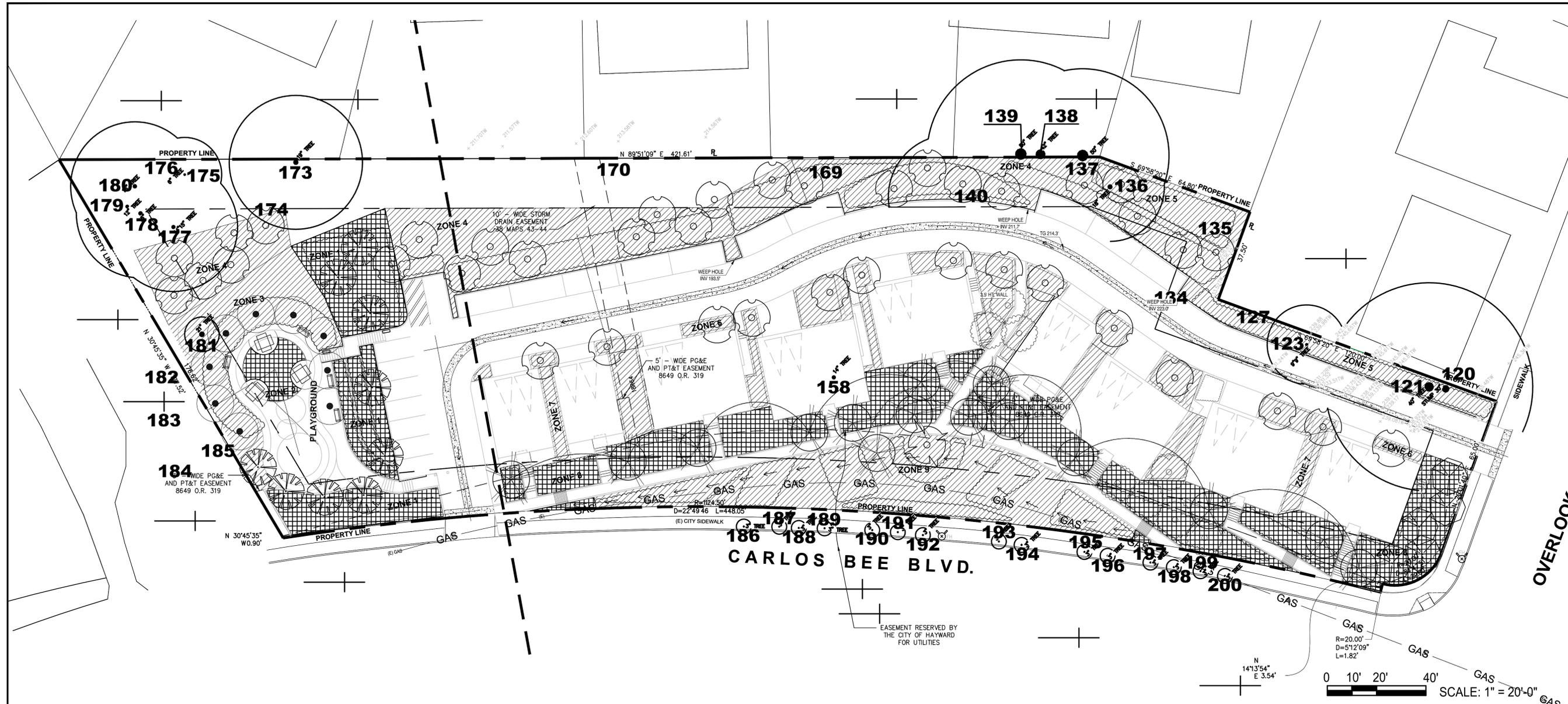
Tree No.	Species	Trunk Diameter (in.)	Protected	Disp.	Cost
130	Almond	8,8,7,6,5,5	Yes	Con. Remove	\$ 300.00
131	Almond	5,4,3,3,2,2,2	No	Con. Remove	\$ 100.00
150	Blue gum	24	Yes	Con. Remove	\$ 1,650.00
154	Arroyo willow	15,13,10	Yes	Con. Remove	\$ 650.00
155	Arroyo willow	13,9,7,7,5	Yes	Con. Remove	\$ 450.00
159	Arroyo willow	13,11,7	Yes	Con. Remove	\$ 450.00
161	Arroyo willow	7,6,	No	Con. Remove	\$ 100.00
162	Arroyo willow	8,7	Yes	Con. Remove	\$ 150.00
163	Arroyo willow	8,8,6	Yes	Con. Remove	\$ 250.00
164	Arroyo willow	10,7,6	Yes	Con. Remove	\$ 250.00
165	Arroyo willow	13	Yes	Con. Remove	\$ 250.00
166	Arroyo willow	7	No	Con. Remove	\$ 50.00
167	Arroyo willow	6	No	Con. Remove	\$ 50.00
168	Arroyo willow	13,12,7,6,6	Yes	Con. Remove	\$ 550.00
<b>TOTAL</b>					<b>\$ 5,250.00</b>



**ROBERT LA ROCCA & ASSOCIATES**  
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 Email: robert@laroccadesign.com Web: www.laroccadesign.com



**25036-25096 CARLOS BEE BLVD**  
**HAYWARD, CALIFORNIA**  
**ZALMAN INVESTMENTS, LLC**



**PROJECT INFORMATION:**

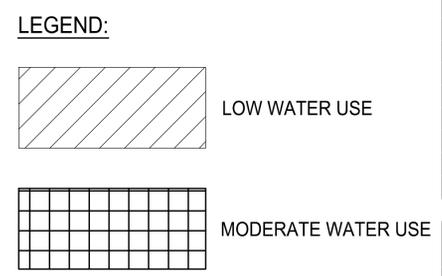
PROJECT APPLICANT: Kodama Diseno Architects  
 CONTACT INFORMATION: 570-10th St. Suite 2, Oakland CA  
 510.986.0696 ext. 13; jwong@kodamadiseno.com

PROPERTY OWNER: Zalman Investments LLC, contact Zohreh Gharati  
 CONTACT INFORMATION: 4901 Rue Calais, San Jose CA 95136  
 408-540-4225 ; zgharaati@gmail.com

PROJECT ADDRESS: 25036-25096 CARLOS BEE BLVD., HAYWARD, CA  
 PLANNING PERMIT NO: Application # 201802159  
 PROJECT NAME: 25036-25096 Carlos Bee Blvd  
 BUILDING PERMIT NO: not applicable

DATE PREPARED: 04-09-2019  
 PROJECT TYPE: MULTI-FAMILY RESIDENTIAL NEW 9 OF UNITS  
 WATER SUPPLY TYPE: PORTABLE, CITY OF HAYWARD  
 TOTAL IRRIGATED LANDSCAPING AREA: 32,678 SQFT  
 TOTAL PROJECT SIZE: 71,513 SQFT

I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE ORDINANCE AND SUBMIT A COMPLETE LANDSCAPE DOCUMENTATION PACKAGE.



LANDSCAPE ARCHITECT SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

Reference Evapotranspiration (ETo)		44.2 HAYWARD					
ETWU requirement		ETWU requirement	ETWU requirement	ETWU requirement	MAWA requirement	ETWU requirement	Estimated Total Water Use (ETWU)
Hydrozone#/Planting Description	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency (IE)	ETAF (PF/IE)	Landscape Area (LA) (sq. ft.)	ETAF x Area	
<b>Regular Landscape Areas</b>							
1) MOD WATER USE PLANTS	0.5	Overhead Spray	0.625	0.800	3,229	2,583	70,790
2) WARM SEASON TURF	0.6	Drip	0.85	0.706	370	261	7,157
3) LOW WATER USE PLANTS	0.2	Drip	0.85	0.235	2,207	519	14,231
4) LOW WATER USE PLANTS	0.2	Overhead Spray	0.625	0.320	8,664	2,772	75,977
5) LOW WATER USE PLANTS	0.2	Drip	0.85	0.235	2,138	503	13,786
6) LOW WATER USE PLANTS	0.2	Drip	0.85	0.235	2,273	535	14,656
7) LOW WATER USE PLANTS	0.2	Drip	0.85	0.235	2,411	567	15,546
8) MOD WATER USE PLANTS	0.5	Drip	0.85	0.588	6,925	4,074	111,631
9) LOW WATER USE PLANTS	0.2	Overhead Spray	0.625	0.320	4,461	1,428	39,120
<b>Totals</b>						13,242	362,894
<b>Estimated Total Water Use (ETWU)</b>						<b>362,894</b>	
<b>Maximum Allowed Water Allowance (MAWA)</b>						<b>402,979</b>	

Plant Water Use Type	Plant Factor	Irrigation method	Irrigation Efficiency	ETAF Calculations	
very low	0-0.1	overhead spray	0.625	Regular Landscape Areas	
low	0.1-0.3	drip	0.85	Total ETAF x Area	13,242
medium	0.4-0.6			Total Area	32,678
high	0.7-1.0			<b>Average ETAF</b>	<b>0.41</b>

All Landscape Areas  
 Total ETAF x Area 13,242  
 Total Area 32,678  
 Sitewide ETAF 0.41

Average ETAF for regular landscape areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

**HYDROZONE PLAN**

No.	DATE	DESCRIPTION	BY	CHKD
6	7/22/19	PD APPLICATION	AK	RLR
5	4/30/19	PD APPLICATION	AK	RLR
4	1/10/18	PD APPLICATION	AK	RLR
3	10/3/18	PD APPLICATION	AK	RLR
2	4/24/18	PD APPLICATION	AK	RLR
1	8/16/17	PRE-APP MTG	AK	RLR

SCALE: \_\_\_\_\_ SHEET: \_\_\_\_\_  
 KD PROJ. NO. 2,1701 **L1.3**

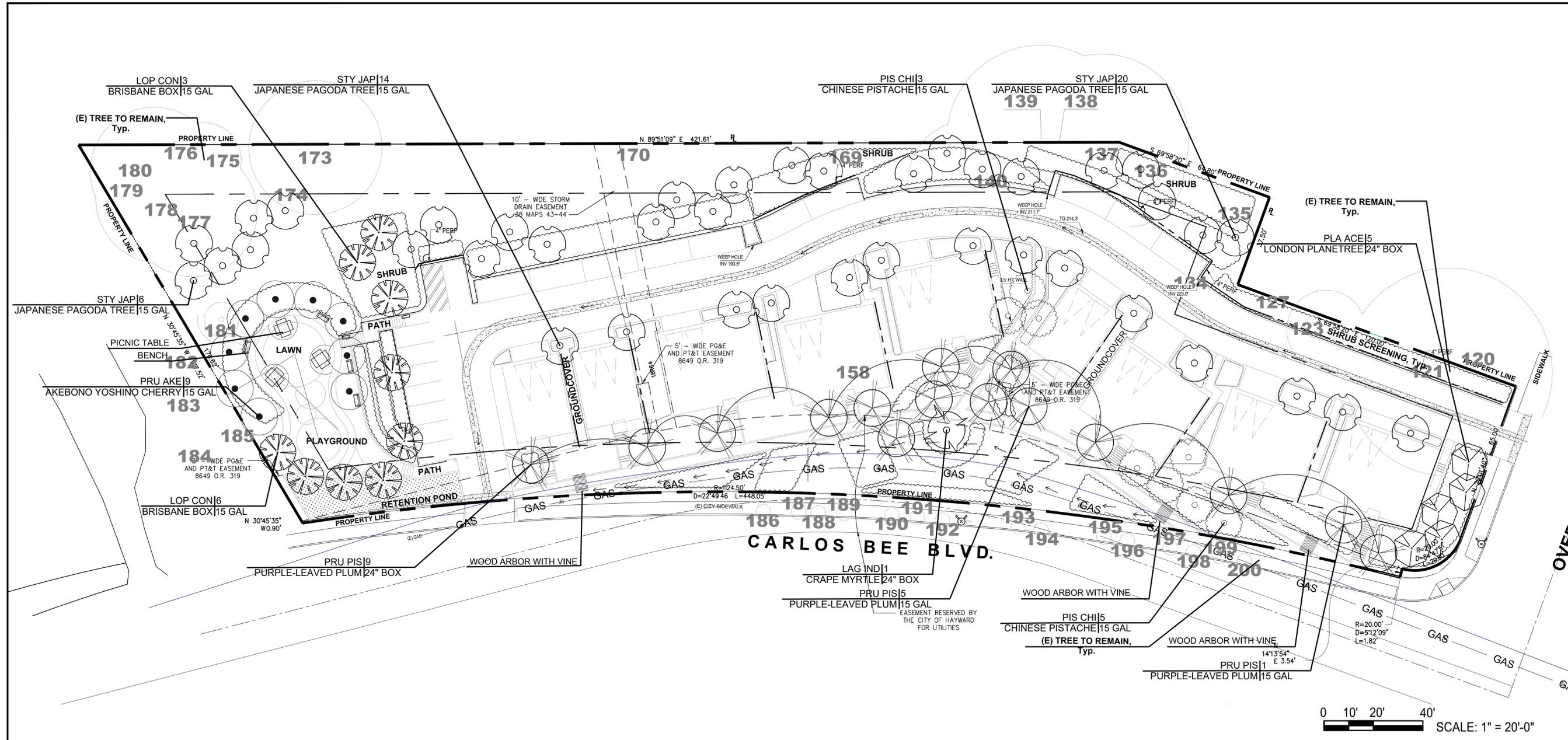


**ROBERT LA ROCCA & ASSOCIATES**  
 URBAN DESIGN-LANDSCAPE ARCHITECTURE  
 2434 Union Street  
 San Francisco, CA 94123  
 Tel. No. (415) 777-5363  
 Fax No. (415) 399-0244  
 Email: robert@laroccadesign.com  
 Web: www.laroccadesign.com



**25036-25096 CARLOS BEE BLVD**  
**HAYWARD, CALIFORNIA**  
 ZALMAN INVESTMENTS, LLC

**LANDSCAPE PLAN - I**  
**SCHEMATIC**



No.	DATE	DESCRIPTION	BY	CKD
6	7/22/19	PD APPLICATION	AK	RLR
5	4/30/19	PD APPLICATION	AK	RLR
4	1/10/18	PD APPLICATION	AK	RLR
3	10/3/18	PD APPLICATION	AK	RLR
2	4/24/18	PD APPLICATION	AK	RLR
1	8/16/17	PRE-APP MTG	AK	RLR

SCALE SHEET

KD PROJ. NO. **L2.1**  
2,1701



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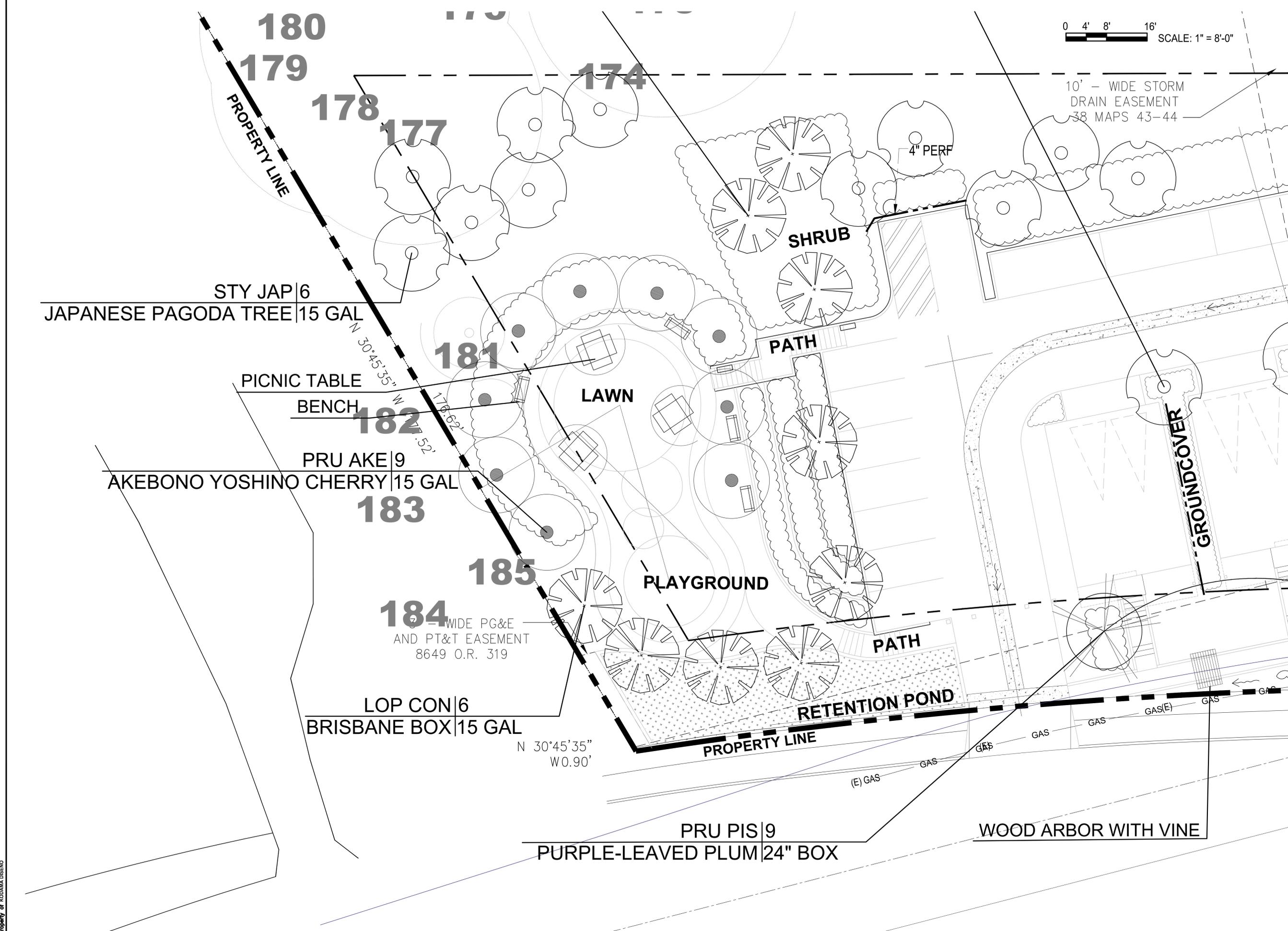


25036-25096 CARLOS BEE BLVD  
 HAYWARD, CALIFORNIA  
 ZALMAN INVESTMENTS, LLC

**LANDSCAPE PLAN - II SCHEMATIC**

No.	DATE	DESCRIPTION	BY	CKD
6	7/22/19	PD APPLICATION	AK	RLR
5	4/30/19	PD APPLICATION	AK	RLR
4	1/10/18	PD APPLICATION	AK	RLR
3	10/3/18	PD APPLICATION	AK	RLR
2	4/24/18	PD APPLICATION	AK	RLR
1	8/16/17	PRE-APP MTG	AK	RLR

SCALE SHEET  
 KD PROJ. NO. 2,1701 **L2.2**



Property of KODAMA DISEÑO



**ROBERT LA ROCCA & ASSOCIATES**  
 URBAN DESIGN-LANDSCAPE ARCHITECTURE  
 2434 Union Street,  
 San Francisco, CA 94123  
 Tel. No. (415) 777-5363  
 Fax No. (415) 399-0244  
 Email: robert@laroccadesign.com  
 Web: www.laroccadesign.com



**PLANTING NOTES**

1. PLANT MATERIAL LOCATIONS SHOWN ARE DIAGRAMMATIC AND MAY BE SUBJECT TO CHANGE IN THE FIELD BY LANDSCAPE ARCHITECT.
2. GROUND COVER SYMBOLS ARE DIAGRAMMATIC ONLY. SEE GROUND COVER DETAIL FOR PLANT SPACING.
3. PLANT COUNT IS FOR CONTRACTOR'S CONVENIENCE. IN CASE OF DISCREPANCY, THE PLAN SHALL GOVERN.
4. LANDSCAPE CONTRACTOR SHALL REPORT ANY DISCREPANCIES IN THE PLAN TO THE LANDSCAPE ARCHITECT.
5. TREES SHALL BE PLANTED NO CLOSER THAN 3'-6" FROM EDGE OF CONCRETE PAVING.
6. PLANT SPACING HAS BEEN DETERMINED TO ATTAIN DESIRABLE IMPACT AT TIME OF PLANTING. BASED UPON FUTURE MAINTENANCE PRACTICES AND CHANGING ENVIRONMENTAL CONDITIONS, FUTURE THINNING OF PLANT MATERIAL SHALL OCCUR.
7. ALL NEWLY LANDSCAPED AREAS, SHALL RECEIVE 3" OF BARK MULCH PER SPECIFICATIONS.

**LAYOUT NOTES**

1. FIELD VERIFY ALL DIMENSIONS, EXISTING GRADES, EXISTING UTILITIES, EXISTING STRUCTURES AND ANY OTHER EXISTING CONDITIONS ON SITE.
2. INSURE THAT ALL LANDSCAPE AND PAVED AREAS HAVE POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES AND ALL AREAS DRAIN TO STORM DRAINAGE. WHERE ANY CONDITION EXISTS THAT DOES NOT COMPLY IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNER'S REPRESENTATIVE.
3. ALL WORK SHALL CONFORM TO THE CURRENT UNIFORM BUILDING CODE AND/OR APPLICABLE CITY AND COUNTY CODES.
4. ALL WORK SHALL BE IN COMPLIANCE WITH ALL APPLICABLE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (O.S.H.A) STANDARDS AS SET FORTH BY THE FEDERAL DEPARTMENT OF LABOR AND/OR THE STATE OF CALIFORNIA.
5. THE DRAWINGS SHALL NOT BE SCALED. ALL WORK SHALL BE GOVERNED BY THE LOCATION AND ELEVATIONS SHOWN ON THE DRAWINGS. DISCREPANCIES SHALL BE BROUGHT TO THE OWNER'S REPRESENTATIVES ATTENTION FOR ADJUSTMENT PRIOR TO PROCEEDING WITH THE WORK.
6. DETAILS OF CONSTRUCTION NOT INDICATED OR NOTED SHALL BE CONSIDERED OF THE SAME CHARACTER SHOWN FOR SIMILAR OR EXISTING CONDITION.
7. CONTRACTOR SHALL PROVIDE 48 HOURS ADVANCE NOTICE TO THE OWNER'S REPRESENTATIVE FOR REQUESTED INSPECTIONS.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING ACCESS TO AREA OF WORK AND ADJACENT AREAS OPEN TO THE OWNER'S REPRESENTATIVE AT ALL TIMES.
9. THE OFFICE OF ROBERT LA ROCCA IS NOT RESPONSIBLE FOR ANY UNAUTHORIZED DEVIATION FROM THE PLANS AS SHOWN.
10. CONTRACTOR IS RESPONSIBLE TO PROTECT ALL TREES, STRUCTURES, LANDSCAPE, SITE ELEMENTS, ETC. AS NECESSARY TO PREVENT DAMAGE THROUGH THE DURATION OF THE PROJECT, CONTRACTOR IS RESPONSIBLE TO REPLACE ANY DAMAGED ITEMS.
11. ANY LINE WORK DISCREPANCIES SHALL BE BROUGHT TO THE OWNER'S REPRESENTATIVES ATTENTION FOR CLARIFICATION, ADJUSTMENT PRIOR TO PROCEEDING WITH THE WORK.
12. THESE GENERAL NOTES APPLY TO ALL OTHER DRAWINGS IN THIS SET BY THE OFFICE OF ROBERT LA ROCCA AND ASSOCIATES.

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.

LANDSCAPE ARCHITECT SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

**PLANT LIST**

TREES	QUANTITY	BOTANICAL	COMMON	CONTAINER SIZE	HEIGHT X SPREAD	WUCOLS	RETENTION POND PLANTS	QUANTITY	BOTANICAL	COMMON	CONTAINER SIZE	REMARKS	WUCOLS
LAG IND	1	LAGERSTROEMIA INDICA	CRAPPE MYRTLE	24" BOX	30'x15'	LOW	CAR MOR		CAREX MORROWII 'AUREA-VARIEGATA'	VARIEGATED JAPANESE SEDGE	1 GAL	2' O.C.	MODERATE
LOP CON	9	LOPHOSTEMON CONFERTUS	BRISBANE BOX	15 GAL	30'x10'	MODERATE	EQU		EQUISETUM	HORSETAIL	1 GAL	2' O.C.	HIGH
PIS CHI	8	PISTACIA CHINENSIS	CHINESE PISTACHE	15 GAL	25'x15'	LOW	FES CAL		FESTUCA CALIFORNICA	CALIFORNIA FESCUE	1 GAL	2' O.C.	LOW
PLA ACE	5	PLATANUS ACERIFOLIA	LONDON PLANETREE	24"BOX	30'x20'	MODERATE	IRI PSE		IRIS PSEUDACORUS	YELLOW FLAG	1 GAL	2' O.C.	HIGH
PRU AKE	9	PRUNUS x YEDOENSIS 'AKEBONO'	AKEBONO YOSHINO CHERRY	15 GAL	20'x15'	LOW	IRI SET		IRIS SETOSA	BEACHHEAD IRIS	1 GAL	2' O.C.	HIGH
PRU PIS	9	PRUNUS CERASIFERA 'PISSARDII'	PURPLE-LEAVED PLUM	24"BOX	25'x20'	MODERATE	LAV ANG		LAVANDULA ANGUSTIFOLIA	ENGLISH LAVENDER	1 GAL	2' O.C.	LOW
PRU PIS	6	PRUNUS CERASIFERA 'PISSARDII'	PURPLE-LEAVED PLUM	15 GAL	25'x20'	MODERATE	PEN EAT		PENNISSETUM 'EATON CANYON'	DWARF RED FOUNTAIN GRASS	1 GAL	2' O.C.	MODERATE
STY JAP	40	STYPHNOLOBIUM JAPONICUM	JAPANESE PAGODA TREE	15 GAL	25'x15'	LOW	WOO RAD		WOODWARDIA RADICANS	EUROPEAN CHAIN FERN	1 GAL	2' O.C.	HIGH
SHRUBS	QUANTITY	BOTANICAL	COMMON	CONTAINER SIZE	SPREAD*	WUCOLS	GROUNDCOVERS	QUANTITY	BOTANICAL	COMMON	CONTAINER SIZE	SPACING	WUCOLS
AGA AFR		AGAPANTHUS AFRICANUS	LILY-OF-THE-NILE, BLUE	5 GAL	3'	MODERATE	ARC UVA		ARCTOSTAPHYLOS UVA-URSI 'POINT REYES'	POINT REYES' MANZANITA	1 GAL		LOW
CIS INC		CISTUS INCANUS SSP. CRETICUS	PINK ROCKROSE	5 GAL	5'	LOW	BAC PIL		BACCHARIS PILULARIS CVS.	DWARF COYOTE BRUSH	1 GAL		LOW
ELA PUN		ELAEAGNUS PUNGENS	SILVERBERRY	5 GAL	10'	LOW	CEA THY		CEANOTHUS THYRSIFLORUS VAR. GRISUS 'YANKEE POINT'	YANKEE POINT CEANOTHUS	1 GAL		LOW
LAN CAM		LANTANA CAMARA	LANTANA	5 GAL	6'	LOW	COP KIR		COPROSMA X KIRKII	CREeping COPROSMA	1 GAL		LOW
LAV DEN		LAVANDULA DENTATA	FRENCH LAVENDER	5 GAL	3'	LOW	MYO PAR		MYOPORUM PARVIFOLIUM	MYOPORUM	1 GAL		LOW
LIG OVA		LIGUSTRUM OVALIFOLIUM	CALIFORNIA PRIVET	5 GAL	8'	LOW	OST FRU		OSTEOSPERMUM FRUTICOSUM	TRAILING AFRICAN DAISY	1 GAL		LOW
NER OLE		NERIUM OLEANDER 'PETITE PINK'	PETITE PINK OLEANDER	5 GAL	5'	LOW	ROS LOC		ROSMARINUS OFFICINALIS 'LOCKWOOD DE FOREST'	ROSEMARY	1 GAL		LOW
PHO TEN		PHORMIUM TENAX 'TOM THUMB'	TOM THUMB NEW ZEALAND FLAX	5 GAL	3'	LOW	TRA JAS		TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	1 GAL	3' o.c.	MODERATE
PIT TOB		PITTOSPORUM TOBIRA	JAPANESE MOCK ORANGE	5 GAL	5'	LOW							
RHA MAJ		RHAPHIOLEPIS 'MAJESTIC BEAUTY'	MAJESTIC BEAUTY INDIAN HAWTHORN	5 GAL	6'	LOW							
ROS TUS		ROSMARINUS OFFICINALIS 'TUSCAN BLUE'	ROSEMARY	5 GAL	4'	LOW							
XYL CON		XYLOSMA CONGESTUM	SHINY XYLOSMA	5 GAL	8'	LOW							
							VINE/ESPALIER	QUANTITY	BOTANICAL	COMMON	CONTAINER SIZE	REMARKS	WUCOLS
							WIS SIN	18	WISTERIA SINENSIS	CHINESE WISTERIA PURPLE	5 GAL	TIE TO ARBOR	MODERATE

\* FOOT NOTE: SPREAD SIZE IS TAKEN FROM SUNSET NEW WESTERN GARDEN BOOK.

25036-25096 CARLOS BEE BLVD  
 HAYWARD, CALIFORNIA  
 ZALMAN INVESTMENTS, LLC

**LANDSCAPE PLANT LIST**

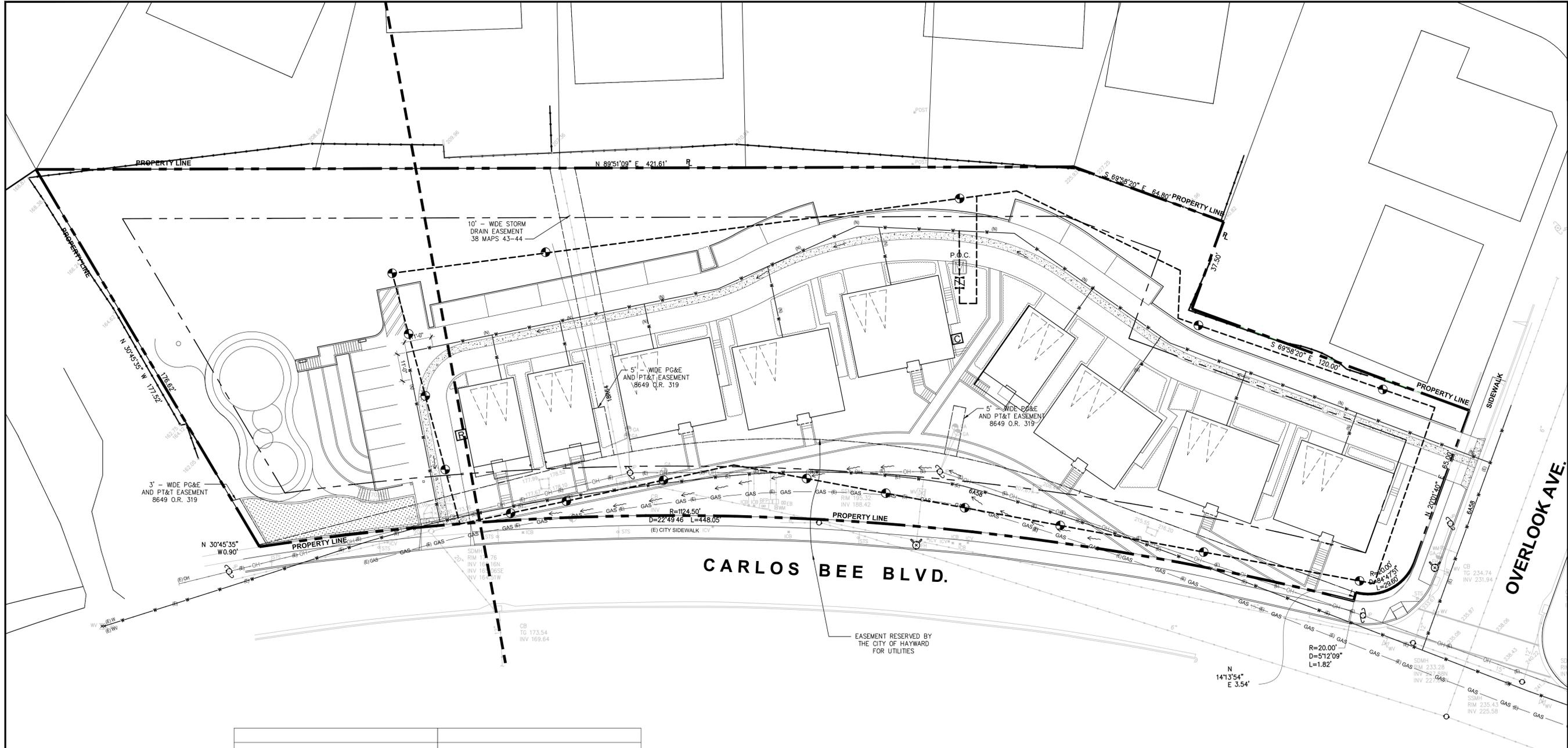
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**25036-25096 CARLOS BEE BLVD**  
**HAYWARD, CALIFORNIA**  
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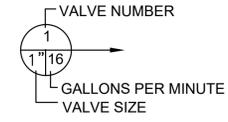


**IRRIGATION LEGEND**

MFG.	SYMBOL	SERIES/MODEL	DESCRIPTION	PSI	RADIUS	PATTERN
	1806					
RAINBIRD	○	1800-MPR-5F	POP-UP SPRAY	30	5"	FULL
RAINBIRD	◐	1800-MPR-5H	POP-UP SPRAY	30	5"	HALF
RAINBIRD	◑	1800-MPR-5	POP-UP SPRAY	30	5"	QUARTER
RAINBIRD	◒	1800-S-TR	POP-UP SPRAY	30	2.574"	SQUARE QUARTER
RAINBIRD	◓	1800-S-HLF	POP-UP SPRAY	30	2.574"	SQUARE HALF
RAINBIRD	◔	1800-S-FUL	POP-UP SPRAY	30	2.574"	SQUARE FULL
RAINBIRD	⊗	1404-PA-80 IN PERF. PIPE-SEE DETAIL	FULL CIRCLE BUBBLER	30	1.5"	BUBBLER ON POP UP

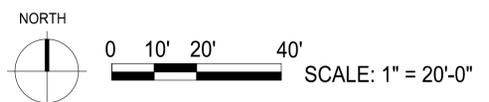
MANUF.	SYMBOL	MOD.	DESCRIPTION
RAINBIRD	⊙	44LRC	QUICK COUPLER, IN VALVE BOX
RAINBIRD	⊕	100-PEB 150-PEB	REMOTE CONTROL VALVE, IN VALVE BOX SIZE AS NOTED ON PLAN
	---	SCH. 40	MAINLINE, 1" ALL MAINLINES
	---	CLASS 200	LATERAL PIPE PVC, SIZE ON PLAN
	---	CLASS 200	SLEEVE, SIZE 2X LATERAL/MAINLINE

MANUF.	SYMBOL	MOD.	DESCRIPTION
RAINBIRD	C	ESP8LXME 24 STATION	IRRIGATION CONTROLLER WALL MOUNTED, INSTALL IN MECHANICAL ROOM
RAINBIRD	R	ET MANAGER CARTRIDGE	RAIN SENSOR UNIT, AND ETMRMK SEE MANUFACTURER LITERATURE PRIOR INSTALLATION
FEBCO	Z	825Y	3/4" BACKFLOW PREVENTOR - WITH LEMEURE PROTECTIVE CAGE COLOR GREEN
	M		1" WATER METER
NIBCO	T	T113	GATE VALVE
	P.O.C.		POINT OF CONNECTION



**NOTE**

- 1) ALL PLANTED AREAS SHALL HAVE COMPLETED AUTOMATIC IRRIGATION SYSTEMS
- 2) LANDSCAPE IRRIGATION LAYOUT ARE ONLY DIAGRAMMATIC. LOCATE ALL MAIN LINE, LATERALS, RCV, GATE VALVES, QUICK COUPLERS, SPRAY HEADS AND BUBBLERS IN PLANTING AREAS.
- 3) SEE IRRIGATION DETAILS FOR ALL INSTALLATION REQUIREMENTS AND SEE SPECIFICATIONS FOR ALL OTHER INFORMATION
- 4) PROVIDE SEPARATE BACKFLOW PREVENTER FOR LANDSCAPE IRRIGATION.
- 5) IRRIGATION SYSTEM DESIGNED FOR A MINIMUM 20 PSI/ MAXIMUM 65 PSI (STATIC PRESSURE) TO BE PROVIDED AT THE FARTHEST HEAD FROM POINT OF CONNECTION FIELD VERIFY PRIOR TO START OF WORK AND NOTIFY LANDSCAPE ARCHITECT
- 6) SLEEVE MAINLINE AND LATERALS WHEN UNDER ALL PAVING AND WALLS.
- 7) ALLOW FOR ADDITIONAL: 10 SPRAY HEADS, 1 VALVE 20 FT. LATERAL LINE, 10 FT. SLEEVE
- 8) REDUCE RADIUS ON HEADS TO PREVENT SPRAY ONTO PAVEMENT
- 9) SPRAY HEAD RADIUS MAY BE REDUCED UP TO 25"
- 10) UNSIZED LATERAL LINE PIPE DOWNSTREAM FROM SIZED PIPE SHALL BE 3/4"
- 11) PROVIDE SEPARATE WATER METER FOR IRRIGATION LINES.
- 12) LANDSCAPE CONTRACTOR SHALL COORDINATE WITH GENERAL CONTRACTOR REGARDING THE VALVES PLACEMENT IN THE AREA WHERE THE IRRIGATION BACKFLOW PREVENTER IS LOCATED. VALVES ARE TO BE PLACED IN THE PLANTING AREA AND AWAY FROM PEDESTRIAN PATHWAYS.
- 13) STREET TREES SHALL HAVE TWO BUBBLERS OVER THE ROOT BALL.



**IRRIGATION PLAN**

**SCHEMATIC**

NO.	DATE	DESCRIPTION	BY	CKD
6	7/22/19	PD APPLICATION	AK	RLR
5	4/30/19	PD APPLICATION	AK	RLR
4	1/10/18	PD APPLICATION	AK	RLR
3	10/3/18	PD APPLICATION	AK	RLR
2	4/24/18	PD APPLICATION	AK	RLR
1	8/16/17	PRE-APP MTG	AK	RLR

SCALE SHEET  
 KD PROJ. NO. 2.1701  
**L3.1**

Property of KODAMA DISEÑO

SHEET NOTES

- 1. FOR GENERAL NOTES, SYMBOLS AND ABBREVIATIONS, SEE CIVIL DWGS.
2. PROPOSED GRADING AND UTILITIES, SEE CIVIL DWGS.
3. PROPOSED LANDSCAPING, SEE LANDSCAPE DWGS.
4. THE LOT EXISTING SLOPE IS: S = 2(5961)(100) / 55,185 = 21.6

DIRECTORY

OWNER AND SUBDIVIDER:

ZALMAN INVESTMENTS, LLC
4901 RUE CALAIS
SAN JOSE, CA 94136
(408) 813-8687

LAND SURVEYOR:

MACLEOD AND ASSOCIATES
965 CENTER STREET
SAN CARLOS, CA 94070
(650) 593-8580

CIVIL ENGINEER:

BERRY AND ASSOCIATES
1733 WOODSIDE ROAD #335
REDWOOD CITY, CA 94061
(650) 400-9003

LANDSCAPE ARCHITECT:

ROBERT LA ROCCA & ASSOCIATES
2434 UNION STREET
SAN FRANCISCO, CA 94123
(415) 777-5363

GEOTECHNICAL ENGINEER:

GEOTECHNICAL ENGINEERING, INC.
38750 PASEO PADRE PARKWAY, SUITE B-1
FREMONT, CA 94536
(510) 791-0100

ASSESSOR'S PARCEL NUMBER:

445-0170-039-13

TITLE COMPANY:

OLD REPUBLIC TITLE COMPANY
ORDER NO. 0147021154-JQ
(925) 687-7880

EXISTING AND PROPOSED ZONING:

RSB6 (SINGLE FAMILY RESIDENTIAL)
PUD (14 UNIT CONDOMINIUM)

UTILITIES SERVICES:

WATER: CITY OF HAYWARD
SANITARY SEWER: CITY OF HAYWARD
GAS AND ELECTRIC: PG&E
TELEPHONE: AT&T
FIRE: CITY OF HAYWARD

SITE PLAN KEY NOTES

- 1. PROPOSED ASPHALT / 'GRADED PORTLAND CEMENT' DRIVEWAY FOR VEHICULAR ACCESS (SEE PROFILE, CIVIL C-3)
2. EMERGENCY ACCESS DRIVEWAY AND BARRIER TO CARLOS BEE BLVD (SEE PROFILE, CIVIL C-3)
3. PROPOSED PEDESTRIAN PATHWAYS AND STAIRS AS NOTED
4. PROPOSED CONCRETE DRIVEWAYS
5. PROPOSED KEYSTONE RETAINING WALLS WITH VARYING HEIGHTS, MAX HEIGHT AT 3'-0", SEE CIVIL DWGS.
6. PROPOSED LANDSCAPING, SEE LANDSCAPE DWGS. FOR DETAILS.
7. EXISTING FIRE HYDRANT AND COVERAGE AREA
8. PER SEISMIC REPORT, NO CONDITIONED SPACE TO BE CONSTRUCTED IN AREA AS NOTED
9. PROPOSED UNCOVERED PARKING SPACE
10. PROPOSED BIOSWALE, SEE CIVIL C-4
11. EXISTING SIDEWALK TREES
12. TURNING RADIUS FOR FIRE VEHICULAR ACCESS
13. EXISTING FENCE / CONCRETE WALL TO REMAIN
14. PROPOSED NEW GRADING
15. DRIVEWAY SWALE FOR STORM WATER (WITH INLETS)
16. PROPOSED TRENCH DRAIN IN FRONT OF THE GARAGE (TYP), DETAIL SEE C/ C-4, OR C/ 6 OF 6 (VTM)
17. PROPOSED SEPARATE WATER SERVICE LINE AND METER FOR ADU.
18. ALTERNATE LOCATION OF SANITARY SEWER SEE C-2A, OR 4A OF 6 (VTM)

VESTING TENTATIVE MAP

1 LOT SUBDIVISION FOR CONDOMINIUM PURPOSES TRACT NO. 8473 (9 UNITS)

CARLOS BEE BLVD HAYWARD, CA

UNIT AREA BREAKDOWN

PROPOSED (9) 2 OR 3-STORY SINGLE FAMILY HOMES, REFER TO FLOORPLANS A2.1 AND A2.2

Table with columns: DWELLING TYPES, # OF UNITS ON SITE, BEDRMS PER UNIT, BATHRMS PER UNIT, GARAGE PER UNIT, BALCONY SF PER UNIT, CONDITIONED SPACE, UNCONDITIONED SPACE, BLDG FOOTPRINT, TOTAL GROSS AREA OF UNIT. Rows include Unit A, B & C, and a TOTAL row.

PARKING INFORMATION

Table with columns: TYPE OF PARKING SPACE, NUMBER OF SPACES. Rows include DWELLING UNIT COVERED PARKING SPACES and GUEST PARKING SPACES (UNCOVERED).

EARTHWORK SUMMARY

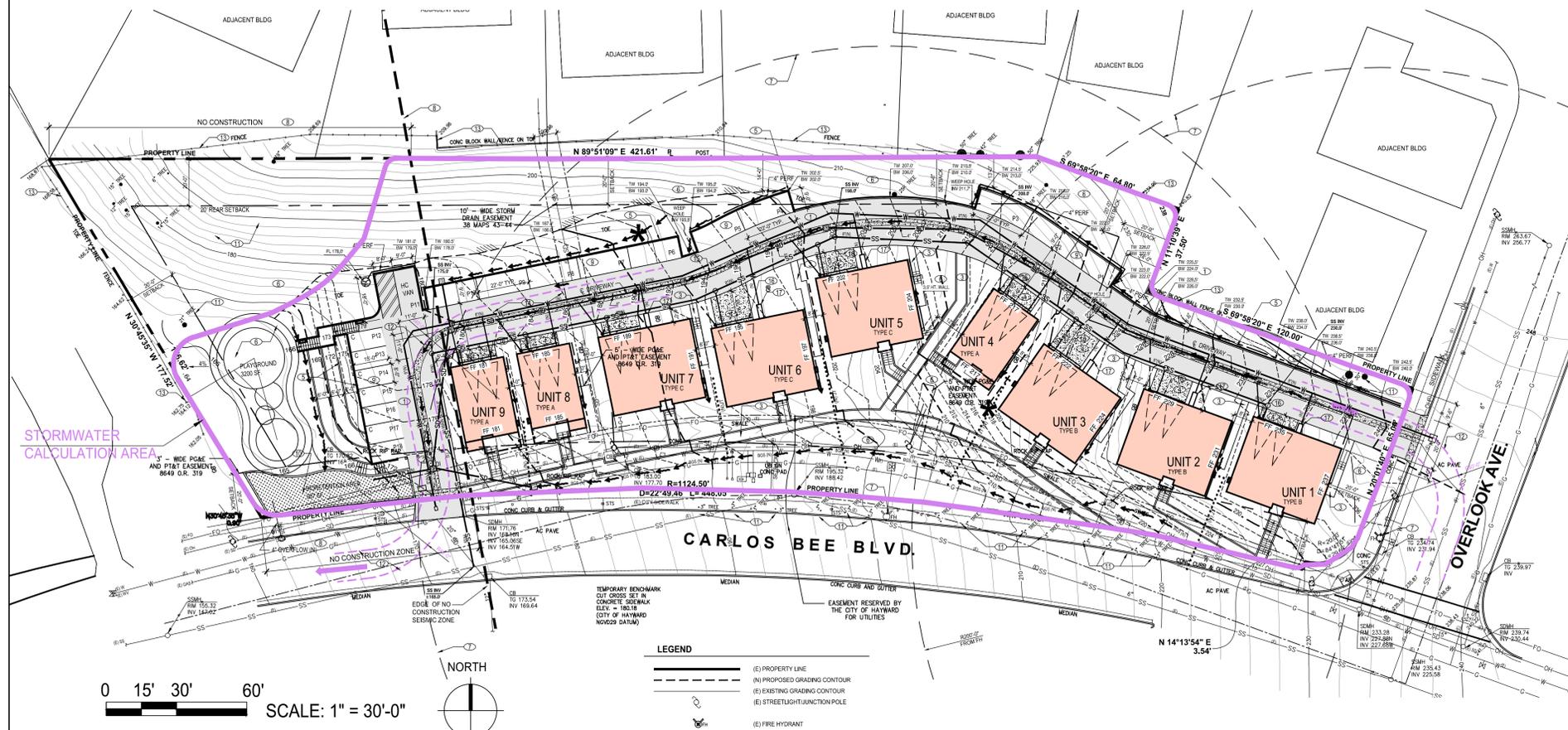
Table with columns: APPROXIMATE FILL, APPROXIMATE CUT, APPROXIMATE IMPORT. Values: 4000 CY, 1500 CY, 3500 CY.

MAXIMUM CUT AND FILL

- \* 6.0 FT CUT
\* 11.0 FT FILL

EASEMENT

THE ENTIRE DRIVEWAY WILL BE A PUBLIC UTILITY EASEMENT (PUE)



VICINITY MAP



PROJECT INFORMATION

UTILITY NOTE: THE UTILITIES EXISTING ON THE SURFACE AND SHOWN ON THESE DRAWINGS HAVE BEEN LOCATED BY FIELD SURVEY...

BENCHMARK INFORMATION: PROJECT DATUM BASED ON INFORMATION FROM PLANS 'CARLOS BEE BLVD REALIGNMENT PROJECT-CITY FILE NO. E-1901'...

ARCHITECTURAL NOTE: REFER TO ARCHITECTURAL PLANS PREPARED BY KODAMA DISENO ARCHITECTS FOR DIMENSIONS OF UNITS.

SOILS REPORT NOTE: A SOILS REPORT ON THIS PROPERTY HAS BEEN PREPARED BY GEOTECHNICAL ENGINEERING, INC. ENTITLED 'REPORT - SOIL INVESTIGATION - PLANNED 14 NEW TOWNHOUSES...'...

1. JOHN C. BERRY (RCE 18720), CERTIFY THAT THIS VESTING TENTATIVE MAP WAS PREPARED BY ME AND UNDER MY DIRECT SUPERVISION AND THAT IT COMPLIES WITH THE CITY OF HAYWARD SUBDIVISION ORDINANCE AND THE STATE MAP ACT.

SHEET INDEX

- 1 - COVER SHEET & ONE-LOT SUBDIVISION
2 - SITE GRADING AND DRAINAGE PLAN
3 - SITE SECTIONS & DRIVEWAY PROFILE
4 - SITE UTILITY PLAN
4A - SITE UTILITY PLAN (ALTERNATIVE)
5 - TOPOGRAPHIC SURVEY
6 - STORMWATER CONTROL PLAN

Berry and Associates

1733 Woodside Road, Suite 335
Redwood City, CA 94061
Phone: (650) 368-0750



VESTING TENTATIVE MAP FOR CONDOMINIUM PURPOSES (9 UNITS)

HAYWARD, CA

23036 CARLOS BEE BLVD

Table with columns: Revisions, No., Date, Scale, AS NOTED, Design, Drawn, Approved, Job No. Includes entry for PD APPLICATION.

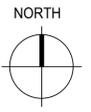
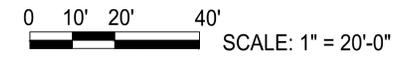
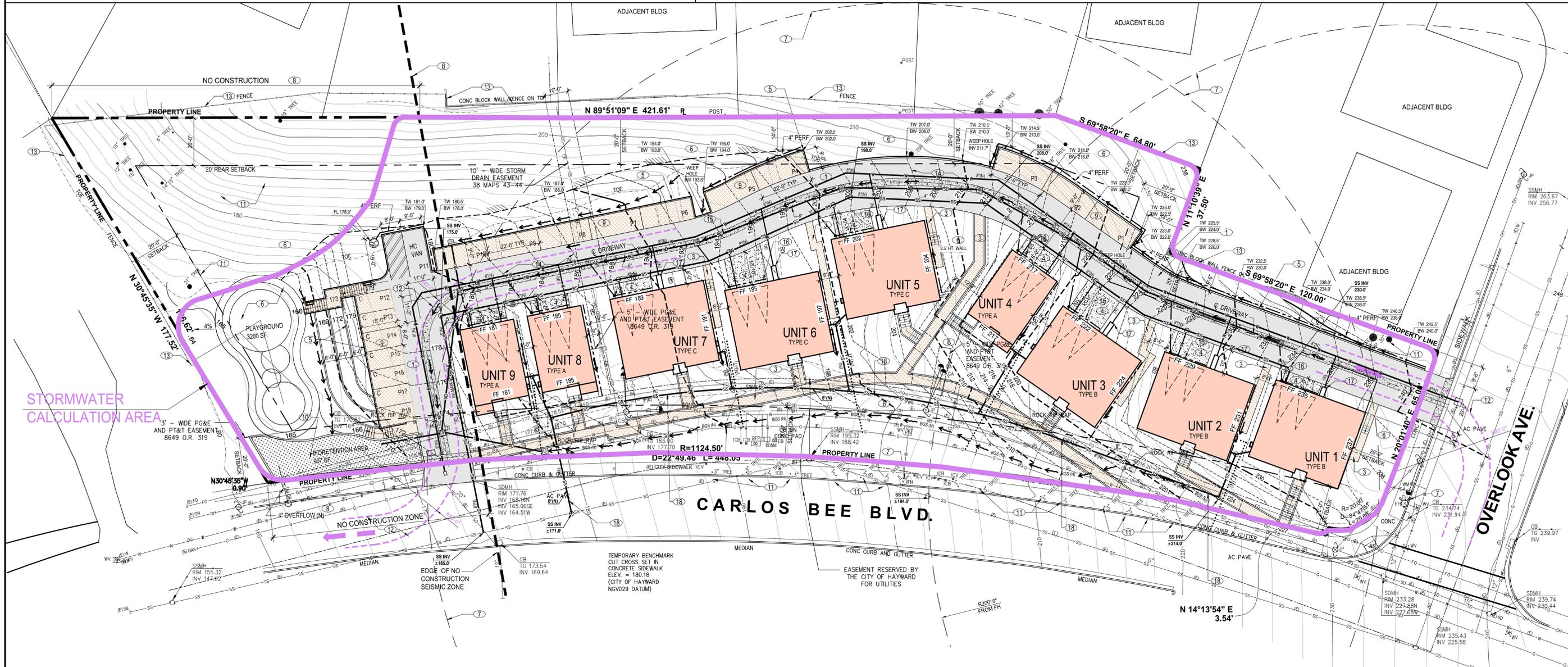
Drawing Number:

**SHEET NOTES**

1. FOR GENERAL NOTES, SYMBOLS AND ABBREVIATIONS, SEE A0
2. PROPOSED GRADING AND UTILITIES, SEE CIVIL DWGS.
3. PROPOSED LANDSCAPING, SEE LANDSCAPE DWGS.
4. THE LOT EXISTING SLOPE IS: S = 2(5961/100) / 55,185 = 21.6

**SITE GRADING KEY NOTES**

- |  |  |
|--|--|
| <ol style="list-style-type: none"> <li>① PROPOSED ASPHALT / 'GRADED PORTLAND CEMENT' DRIVEWAY FOR VEHICULAR ACCESS (SEE PROFILE, CIVIL C-3)</li> <li>② EMERGENCY ACCESS DRIVEWAY AND BARRIER TO CARLOS BEE BLVD (SEE PROFILE, CIVIL C-3)</li> <li>③ PROPOSED PEDESTRIAN PATHWAYS AND STAIRS AS NOTED</li> <li>④ PROPOSED CONCRETE DRIVEWAYS</li> <li>⑤ PROPOSED KEYSTONE RETAINING WALLS WITH VARYING HEIGHTS, MAX HEIGHT AT 3'-0", SEE CIVIL DWGS.</li> <li>⑥ PROPOSED LANDSCAPING, SEE LANDSCAPE DWGS. FOR DETAILS.</li> <li>⑦ EXISTING FIRE HYDRANT AND COVERAGE AREA</li> <li>⑧ PER SEISMIC REPORT, NO CONDITIONED SPACE TO BE CONSTRUCTED IN AREA AS NOTED</li> <li>⑨ PROPOSED UNCOVERED PARKING SPACE</li> </ol> | <ol style="list-style-type: none"> <li>⑩ PROPOSED BIOSWALE, SEE CIVIL C-4</li> <li>⑪ EXISTING SIDEWALK TREES</li> <li>⑫ TURNING RADIUS FOR FIRE VEHICULAR ACCESS</li> <li>⑬ EXISTING FENCE / CONCRETE WALL TO REMAIN</li> <li>⑭ PROPOSED NEW GRADING</li> <li>⑮ DRIVEWAY SWALE FOR STORM WATER (WITH INLETS)</li> <li>⑯ PROPOSED TRENCH DRAIN IN FRONT OF THE GARAGE (TYP), DETAIL SEE C/ C-4, OR C/ 6 OF 6 (VTM)</li> <li>⑰ PROPOSED SEPARATE WATER SERVICE LINE AND METER FOR ADU.</li> <li>⑱ ALTERNATE LOCATION OF SANITARY SEWER SEE C-2A, OR 4A OF 6 (VTM)</li> </ol> |
|--|--|



**LEGEND**

<ul style="list-style-type: none"> <li>(E) PROPERTY LINE</li> <li>(N) PROPOSED GRADING CONTOUR</li> <li>(E) EXISTING GRADING CONTOUR</li> <li>(E) STREETLIGHT/JUNCTION POLE</li> <li>(E) FIRE HYDRANT</li> </ul>	<ul style="list-style-type: none"> <li>(E) GAS LINE</li> <li>(E) OVERHEAD LINE</li> <li>(E) FIBER OPTIC LINE</li> <li>(E) WATER LINE</li> <li>(E) SANITARY SEWER LINE &amp; CLEANOUT</li> <li>(E) STORM DRAIN LINE (CLEANOUT OR INLET)</li> </ul>	<ul style="list-style-type: none"> <li>(N) WATER LINE</li> <li>(N) SANITARY SEWER LINE &amp; CLEANOUT</li> <li>(N) STORM DRAIN LINE (CLEANOUT OR INLET)</li> <li>(N) JOINT TRENCH LINE</li> <li>(N) STORMDRAIN INLET</li> <li>(N) BIOREMEDIATED GRASS SWALE *</li> <li>(N) ROCK OUTFALL</li> <li>(N) PERFORATED WALL SUBDRAIN</li> <li>(N) CATCH BASIN</li> <li>(N) LIMIT OF EARTHWORK</li> </ul>
--	---	---

**NOTE**

ALL PROPOSED SD LINES 4" UNLESS OTHERWISE NOTED.

ALL PROPOSED WATER MAIN LINES 8" UNLESS OTHERWISE NOTED.

ALL PROPOSED SEWER MAIN LINES 8" UNLESS OTHERWISE NOTED.

\* SEE C-4 FOR DETAILS.

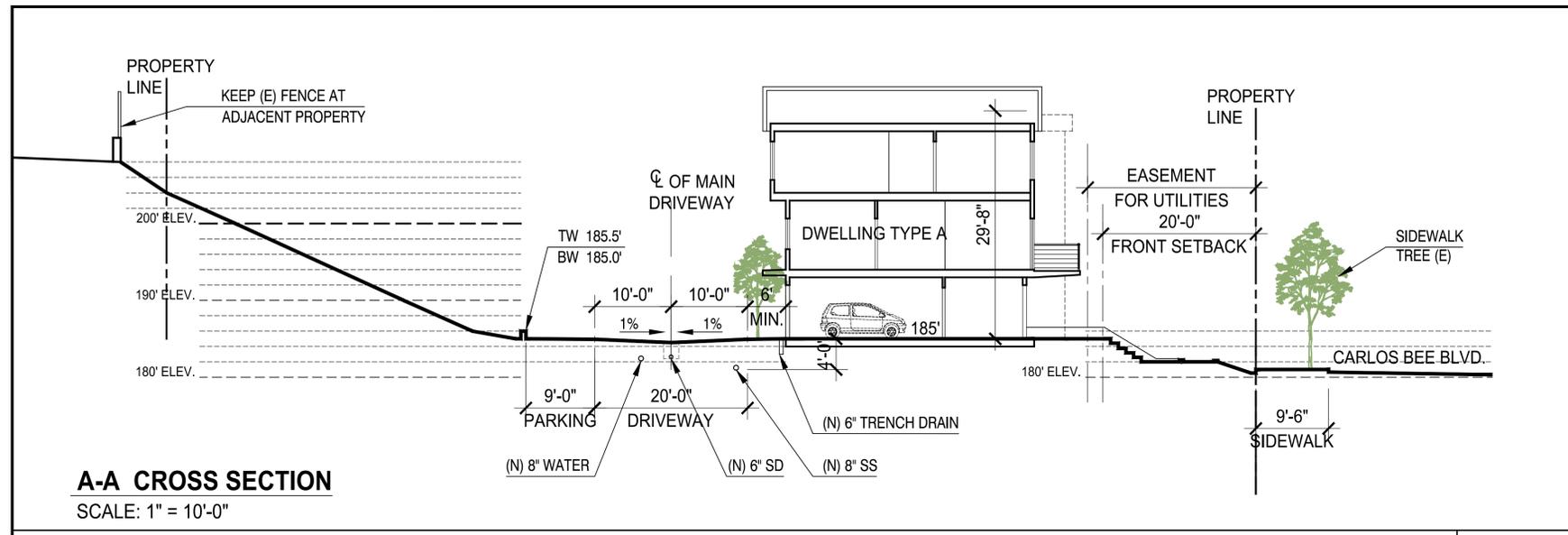
**Berry and Associates**  
 1733 Woodside Road, Suite 335  
 Redwood City, CA 94061  
 Phone: (650) 368-0750



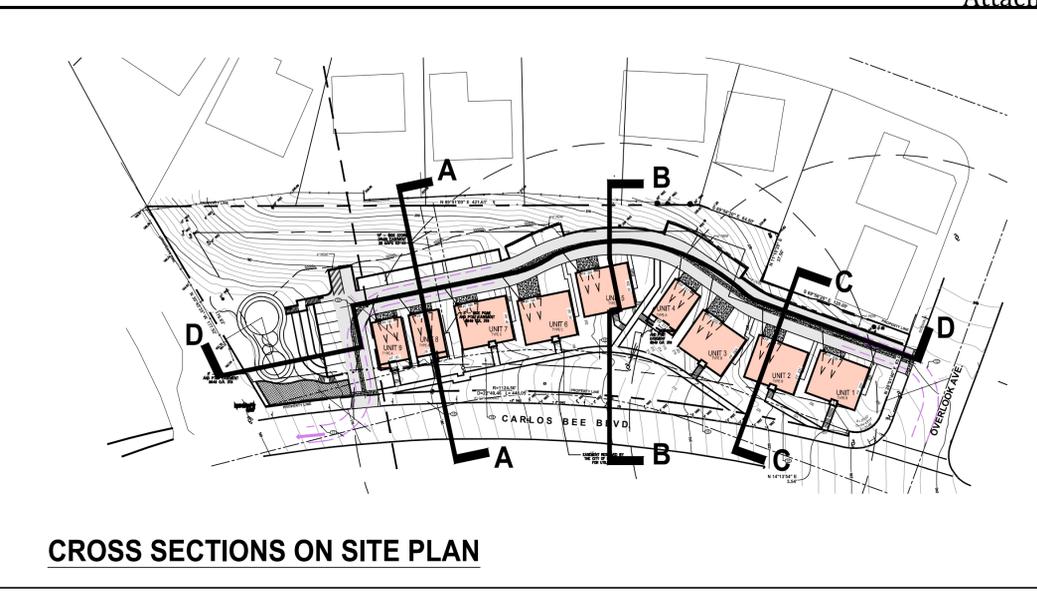
HAYWARD, CA

SITE GRADING & DRAINAGE PLAN  
 23036 CARLOS BEE BLVD

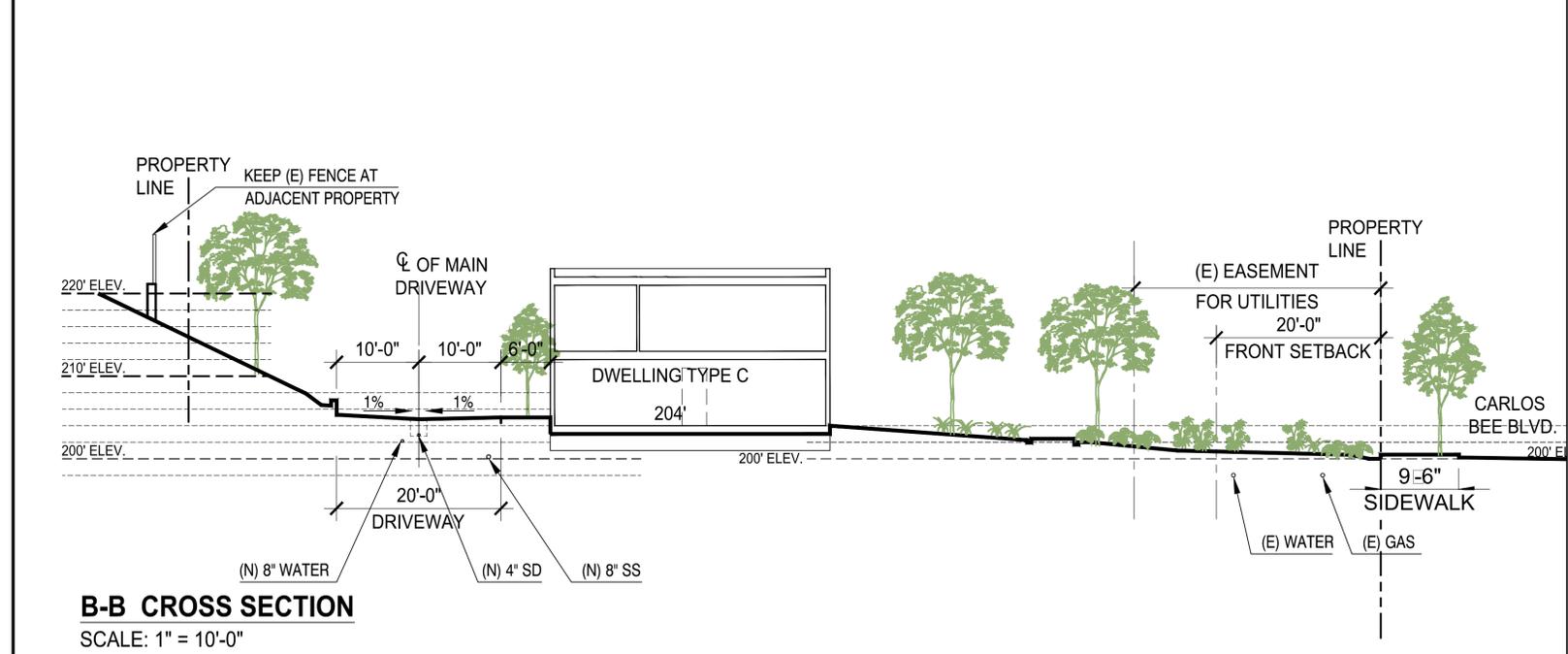
No.	10-3-19
Date:	AS NOTED
Scale:	JCB
Design:	KDA
Drawn:	JCB
Approved:	JCB
Job No.:	3138
Drawing Number:	



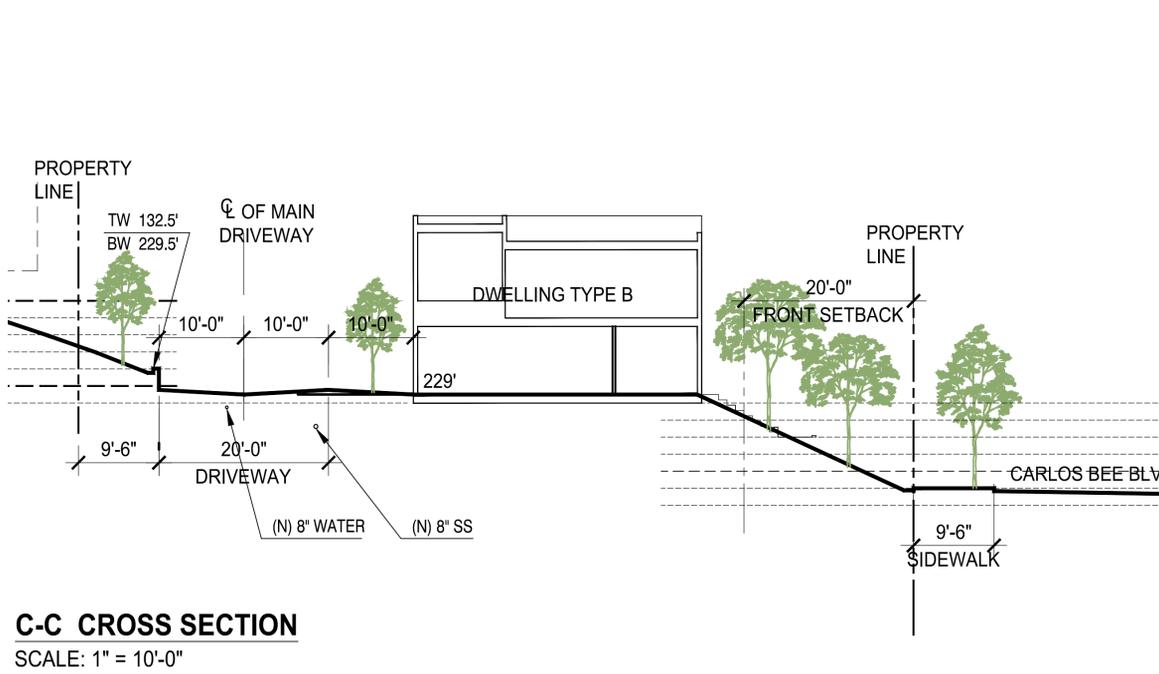
**A-A CROSS SECTION**  
 SCALE: 1" = 10'-0"



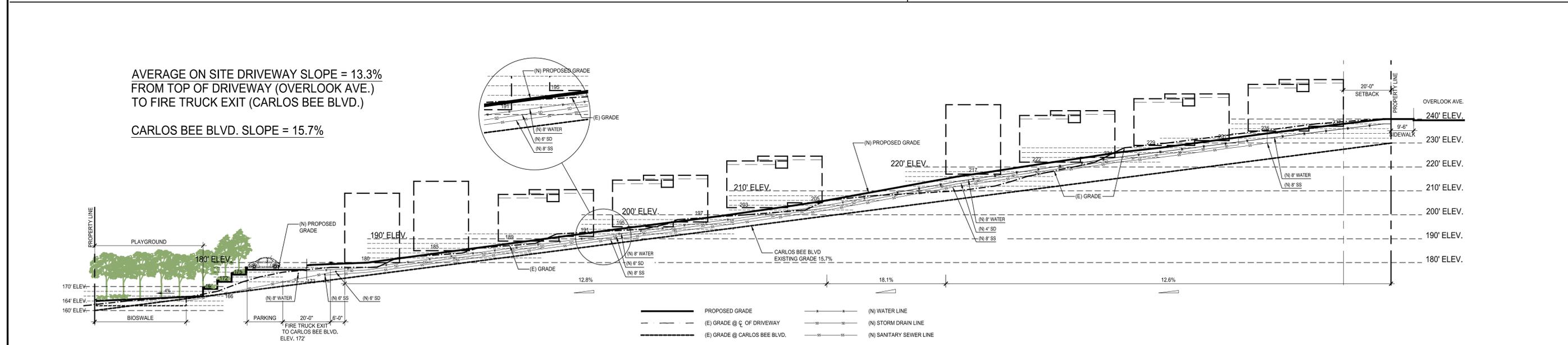
**CROSS SECTIONS ON SITE PLAN**



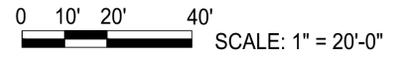
**B-B CROSS SECTION**  
 SCALE: 1" = 10'-0"



**C-C CROSS SECTION**  
 SCALE: 1" = 10'-0"



**D-D PROFILE ALONG THE CENTER LINE OF THE DRIVEWAY**  
 SCALE: 1" = 20'-0"



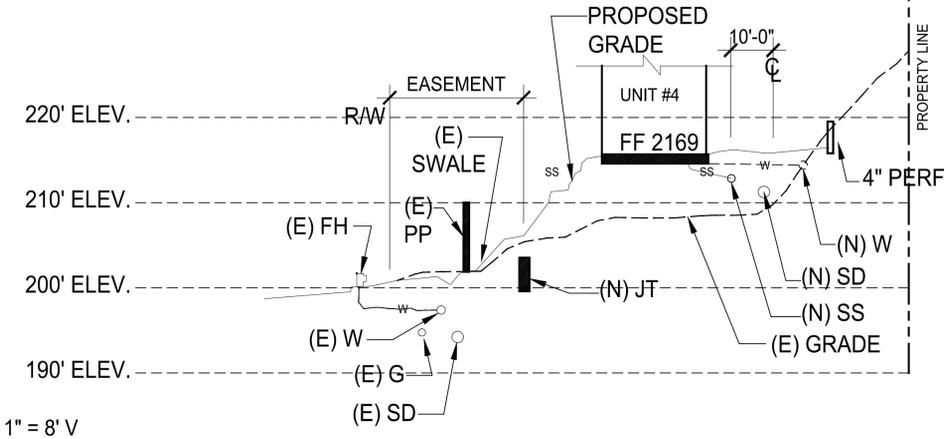
No.	Date	Revisions
10-3-19	AS NOTED	PD APPLICATION
	DESIGN: CJB	
	DRAWN: RDA	
	APPROVED: CJB	
	JOB NO. 3138	

**SHEET NOTES**

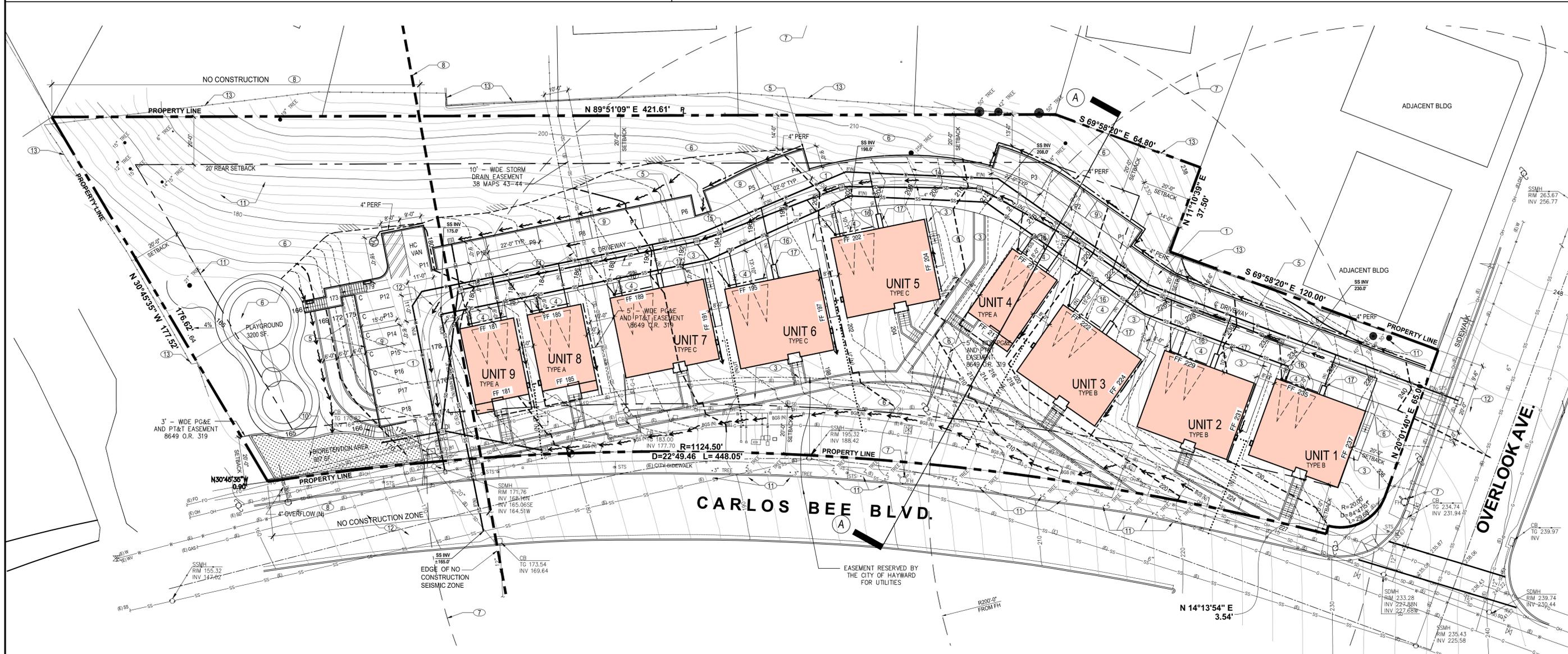
1. FOR GENERAL NOTES, SYMBOLS AND ABBREVIATIONS, SEE A0
2. PROPOSED GRADING AND UTILITIES, SEE CIVIL DWGS.
3. PROPOSED LANDSCAPING, SEE LANDSCAPE DWGS.
4. THE LOT EXISTING SLOPE IS: S = 2(5961)(100) / 55,185 = 21.6

**KEY NOTES**

- |   |  |
|---|--|
| <ol style="list-style-type: none"> <li>① PROPOSED ASPHALT / 'GRADED PORTLAND CEMENT DRIVEWAY FOR VEHICULAR ACCESS (SEE PROFILE, CIVIL C-3)</li> <li>② EMERGENCY ACCESS DRIVEWAY AND BARRIER TO CARLOS BEE BLVD (SEE PROFILE, CIVIL C-3)</li> <li>③ PROPOSED PEDESTRIAN PATHWAYS AND STAIRS AS NOTED</li> <li>④ PROPOSED CONCRETE DRIVEWAYS</li> <li>⑤ PROPOSED KEYSTONE RETAINING WALLS WITH VARYING HEIGHTS, MAX HEIGHT AT 3'-0". SEE CIVIL DWGS.</li> <li>⑥ PROPOSED LANDSCAPING, SEE LANDSCAPE DWGS. FOR DETAILS.</li> <li>⑦ EXISTING FIRE HYDRANT AND COVERAGE AREA</li> <li>⑧ PER SEISMIC REPORT, NO CONDITIONED SPACE TO BE CONSTRUCTED IN AREA AS NOTED</li> <li>⑨ PROPOSED UNCOVERED PARKING SPACE</li> </ol> | <ol style="list-style-type: none"> <li>⑩ PROPOSED BIOSWALE, SEE CIVIL C-4</li> <li>⑪ EXISTING SIDEWALK TREES</li> <li>⑫ TURNING RADIUS FOR FIRE VEHICULAR ACCESS</li> <li>⑬ EXISTING FENCE / CONCRETE WALL TO REMAIN</li> <li>⑭ PROPOSED NEW GRADING</li> <li>⑮ DRIVEWAY SWALE FOR STORM WATER (WITH INLETS)</li> <li>⑯ PROPOSED TRENCH DRAIN IN FRONT OF THE GARAGE (TYP). DETAIL SEE C/ C-4, OR C/ 6 OF 6 (VTM)</li> <li>⑰ PROPOSED SEPARATE WATER SERVICE LINE AND METER FOR ADU.</li> <li>⑱ ALTERNATE LOCATION OF SANITARY SEWER SEE C-2A, OR 4A OF 6 (VTM)</li> </ol> |
|---|--|



**SECTION A-A**  
SCALE: 1" = 20'-0"H AND 1" = 8' V



**LEGEND**

	(E) PROPERTY LINE
	(N) PROPOSED GRADING CONTOUR
	(E) EXISTING GRADING CONTOUR
	(E) STREETLIGHT/JUNCTION POLE
	(E) FIRE HYDRANT

	(E) GAS LINE
	(E) OVERHEAD LINE
	(E) FIBER OPTIC LINE
	(E) WATER LINE
	(E) SANITARY SEWER LINE & CLEANOUT
	(E) STORM DRAIN LINE (CLEANOUT OR INLET)

	(N) WATER LINE
	(N) SANITARY SEWER LINE & CLEANOUT
	(N) STORM DRAIN LINE (CLEANOUT OR INLET)
	(N) STORM DRAIN INLET
	(N) BIOREMEDIATED GRASS SWALE *
	(N) ROCK OUTFALL
	(N) PERFORATED WALL SUBDRAIN
	(N) CATCH BASIN
	(N) LIMIT OF EARTHWORK

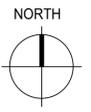
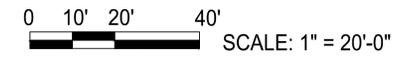
**NOTE**

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ALL PROPOSED SEWER MAIN LINES 8" UNLESS OTHERWISE NOTED.

\* SEE C-4 FOR DETAILS.



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HAYWARD, CA

SITE UTILITY PLAN

23036 CARLOS BEE BLVD

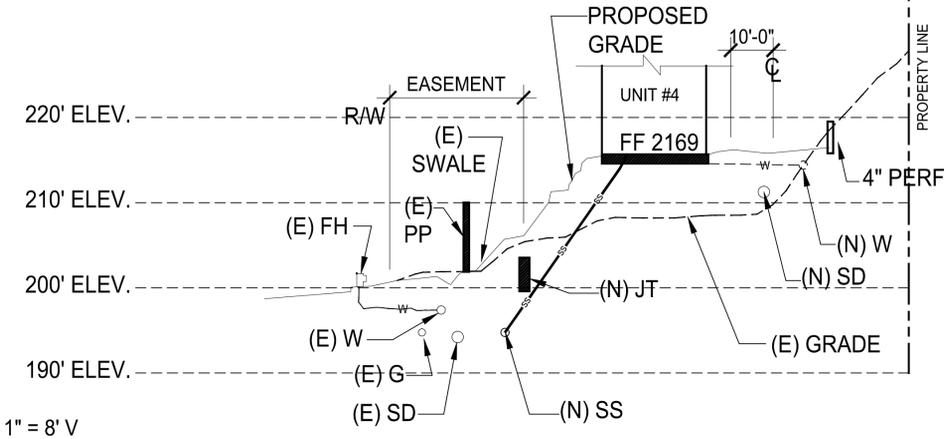
No.	10-3-19
Date:	AS NOTED
Scale:	JCB
Design:	KDA
Drawn:	JCB
Approved:	JCB
Job No.:	3138

**SHEET NOTES**

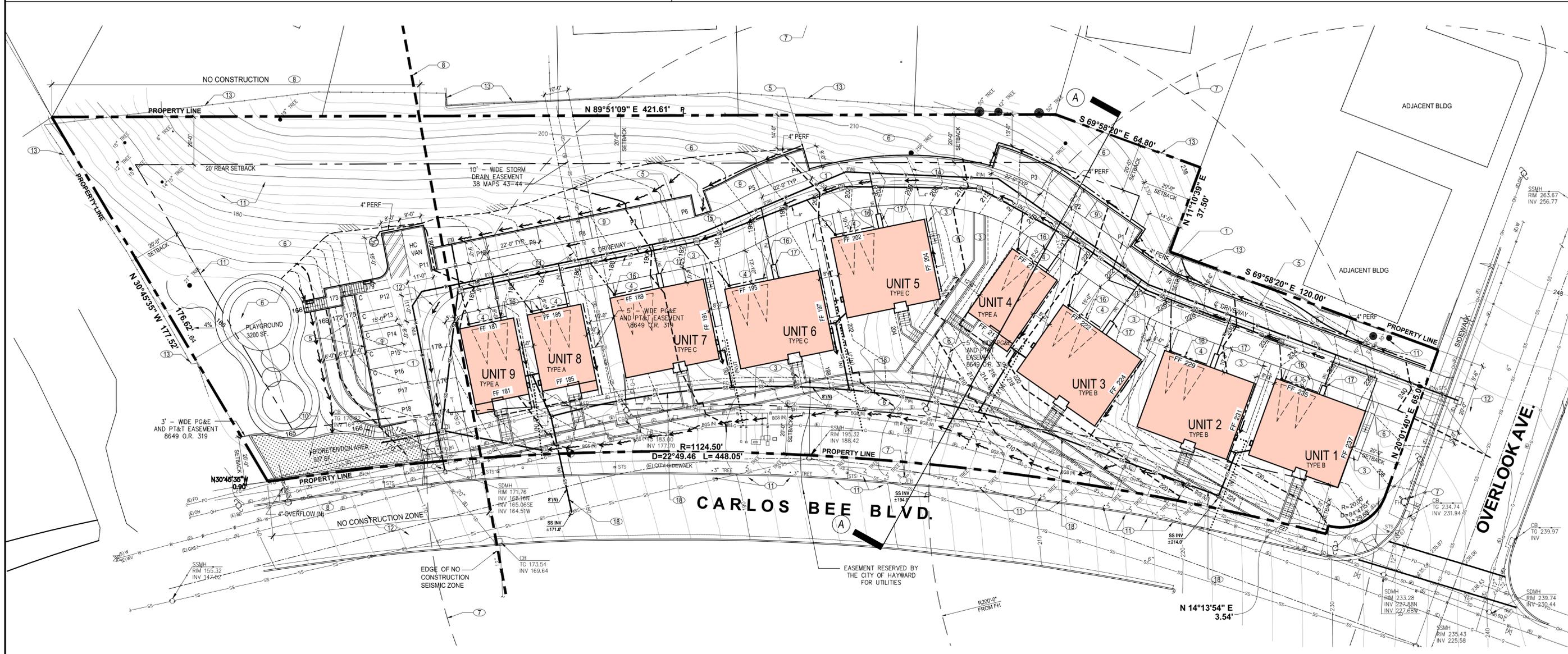
1. FOR GENERAL NOTES, SYMBOLS AND ABBREVIATIONS, SEE A0
2. PROPOSED GRADING AND UTILITIES, SEE CIVIL DWGS.
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**KEY NOTES**

- |   |  |
|---|--|
| <ol style="list-style-type: none"> <li>① PROPOSED ASPHALT / 'GRADED PORTLAND CEMENT DRIVEWAY FOR VEHICULAR ACCESS (SEE PROFILE, CIVIL C-3)</li> <li>② EMERGENCY ACCESS DRIVEWAY AND BARRIER TO CARLOS BEE BLVD (SEE PROFILE, CIVIL C-3)</li> <li>③ PROPOSED PEDESTRIAN PATHWAYS AND STAIRS AS NOTED</li> <li>④ PROPOSED CONCRETE DRIVEWAYS</li> <li>⑤ PROPOSED KEYSTONE RETAINING WALLS WITH VARYING HEIGHTS, MAX HEIGHT AT 3'-0". SEE CIVIL DWGS.</li> <li>⑥ PROPOSED LANDSCAPING, SEE LANDSCAPE DWGS. FOR DETAILS.</li> <li>⑦ EXISTING FIRE HYDRANT AND COVERAGE AREA</li> <li>⑧ PER SEISMIC REPORT, NO CONDITIONED SPACE TO BE CONSTRUCTED IN AREA AS NOTED</li> <li>⑨ PROPOSED UNCOVERED PARKING SPACE</li> </ol> | <ol style="list-style-type: none"> <li>⑩ PROPOSED BIOSWALE, SEE CIVIL C-4</li> <li>⑪ EXISTING SIDEWALK TREES</li> <li>⑫ TURNING RADIUS FOR FIRE VEHICULAR ACCESS</li> <li>⑬ EXISTING FENCE / CONCRETE WALL TO REMAIN</li> <li>⑭ PROPOSED NEW GRADING</li> <li>⑮ DRIVEWAY SWALE FOR STORM WATER (WITH INLETS)</li> <li>⑯ PROPOSED TRENCH DRAIN IN FRONT OF THE GARAGE (TYP). DETAIL SEE C/ C-4, OR C/ 6 OF 6 (VTM)</li> <li>⑰ PROPOSED SEPARATE WATER SERVICE LINE AND METER FOR ADU.</li> <li>⑱ ALTERNATE LOCATION OF SANITARY SEWER SEE C-2A, OR 4A OF 6 (VTM)</li> </ol> |
|---|--|



**SECTION A-A**  
SCALE: 1" = 20'-0"H AND 1" = 8' V



**LEGEND**

	(E) PROPERTY LINE
	(N) PROPOSED GRADING CONTOUR
	(E) EXISTING GRADING CONTOUR
	(E) STREETLIGHT/JUNCTION POLE
	(E) FIRE HYDRANT

	(E) GAS LINE
	(E) OVERHEAD LINE
	(E) FIBER OPTIC LINE
	(E) WATER LINE
	(E) SANITARY SEWER LINE & CLEANOUT
	(E) STORM DRAIN LINE (CLEANOUT OR INLET)

	(N) WATER LINE
	(N) SANITARY SEWER LINE & CLEANOUT
	(N) STORM DRAIN LINE (CLEANOUT OR INLET)
	(N) STORM DRAIN INLET
	(N) BIOREMEDIATION GRASS SWALE *
	(N) ROCK OUTFALL
	(N) PERFORATED WALL SUBDRAIN
	(N) CATCH BASIN
	(N) LIMIT OF EARTHWORK

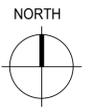
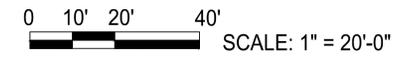
**NOTE**

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ALL PROPOSED SEWER MAIN LINES 8" UNLESS OTHERWISE NOTED.

\* SEE C-4 FOR DETAILS.



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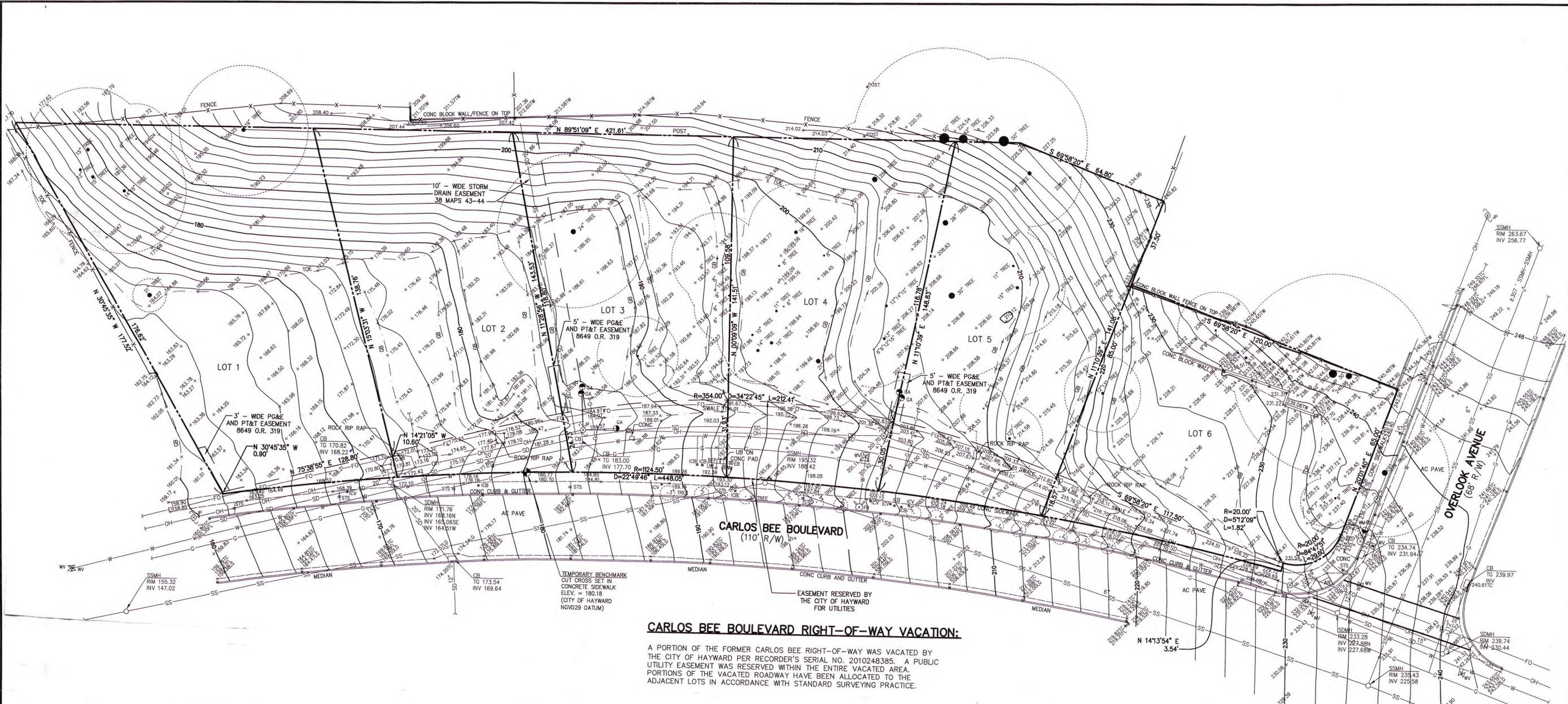


HAYWARD, CA

SITE UTILITY PLAN (ALTERNATE)

23036 CARLOS BEE BLVD

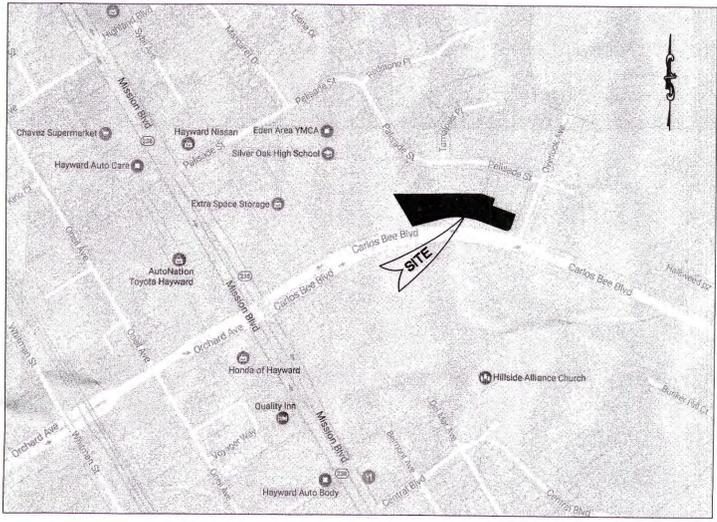
No.	10-3-19
Date:	AS NOTED
Scale:	JCB
Design:	KDA
Drawn:	JCB
Approved:	JCB
Job No.	3138



**CARLOS BEE BOULEVARD RIGHT-OF-WAY VACATION:**  
 A PORTION OF THE FORMER CARLOS BEE RIGHT-OF-WAY WAS VACATED BY THE CITY OF HAYWARD PER RECORDER'S SERIAL NO. 2010248385. A PUBLIC UTILITY EASEMENT WAS RESERVED WITHIN THE ENTIRE VACATED AREA. PORTIONS OF THE VACATED ROADWAY HAVE BEEN ALLOCATED TO THE ADJACENT LOTS IN ACCORDANCE WITH STANDARD SURVEYING PRACTICE.

**PARCEL AREA:**  
 = 71,472 SQ. FT. ±  
 = 1.641 ACRES ±

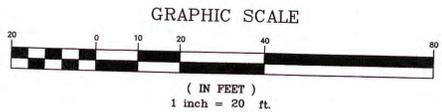
**UTILITY NOTE:**  
 THE UTILITIES EXISTING ON THE SURFACE AND SHOWN ON THIS DRAWING HAVE BEEN LOCATED BY FIELD SURVEY. ALL UNDERGROUND UTILITIES SHOWN ON THIS DRAWING ARE FROM RECORDS OF THE VARIOUS UTILITY COMPANIES AND THE SURVEYOR/ENGINEER DOES NOT ASSUME RESPONSIBILITY FOR THEIR COMPLETENESS, INDICATED LOCATION, OR SIZE. RECORD UTILITY LOCATION SHOULD BE CONFIRMED BY EXPOSING THE UTILITY.



**VICINITY MAP**  
 (NOT TO SCALE)

**LEGEND**

- |         |                           |            |                        |
|---------|---------------------------|------------|------------------------|
| AC PAVE | PROPERTY LINE             | LG         | LIP OF GUTTER          |
| BFP     | ASPHALT CONCRETE PAVEMENT | LP         | LIGHT POLE             |
| CATV    | BACK FLOW PREVENTER       | SDMH       | STORM DRAIN MANHOLE    |
| CB      | CABLE TELEVISION          | STS        | STREET SIGN            |
| CO      | CATCH BASIN               | SSMH       | SANITARY SEWER MANHOLE |
| CONC    | CLEANOUT                  | TC         | TOP OF CURB            |
| EB      | CONCRETE                  | TELE       | TELEPHONE              |
| ELEC    | ELECTRIC BOX              | TOP        | TOP OF SLOPE           |
| EM      | ELECTRIC                  | TW         | TOP OF WALL            |
| FF      | ELECTRIC METER            | WM         | WATER METER            |
| FH      | FINISH FLOOR              | WV         | WATER VALVE            |
| FL      | FIRE HYDRANT              | ● 12" TREE | TREE W/ SIZE           |
| GA      | FLOWLINE                  | -X-        | FENCE                  |
| GB      | GUY ANCHOR                | -FO-       | FIBER OPTIC LINE       |
| ICB     | GRADEBREAK                | -G-        | GAS LINE               |
| ICV     | IRRIGATION CONTROL BOX    | -OH-       | OVERHEAD LINE          |
| INV     | IRRIGATION CONTROL VALVE  | -SS-       | SANITARY SEWER LINE    |
| JP      | INVERT                    | -SD-       | STORM DRAIN LINE       |
|         | JOINT UTILITY POLE        | -W-        | WATER LINE             |



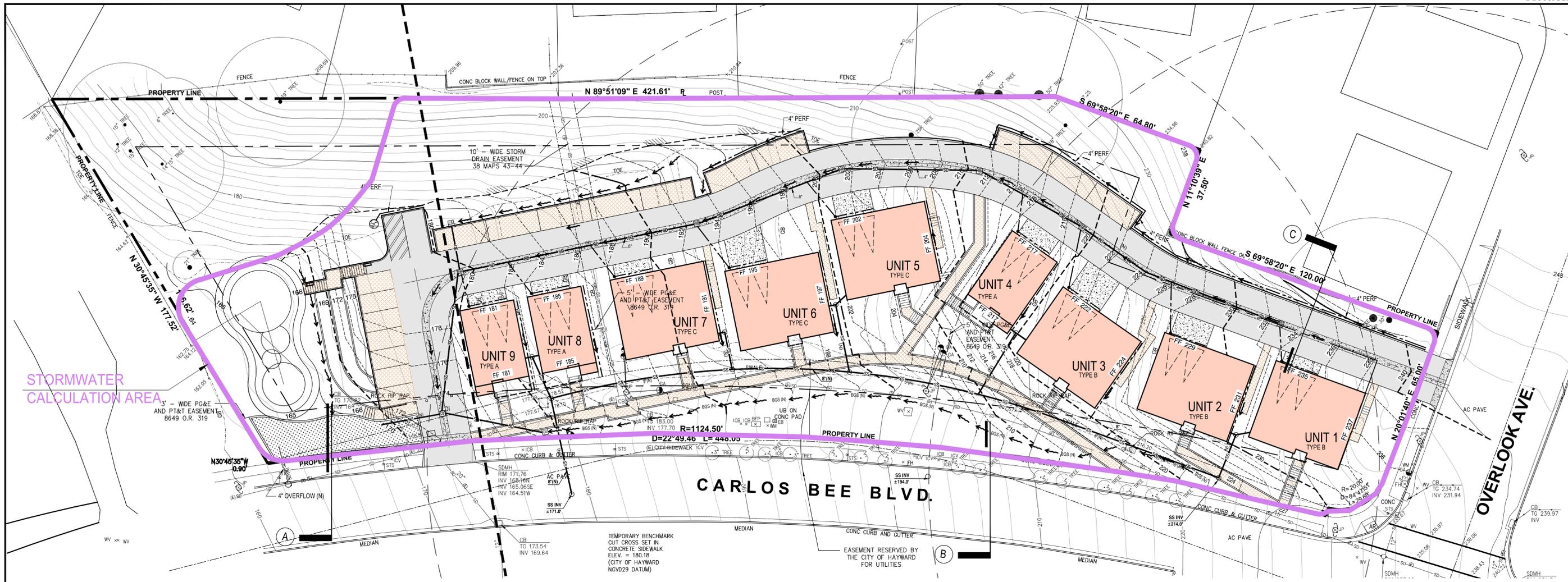
**MACLEOD AND ASSOCIATES**  
 CIVIL ENGINEERING • LAND SURVEYING  
 965 CENTER STREET • SAN CARLOS • CA 94070 • (650) 593-8580

LAND SURVEYOR  
 STATE OF CALIFORNIA  
 No. 5304

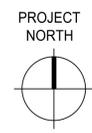
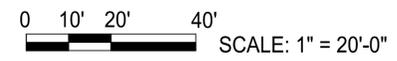
PREPARED FOR:  
**ZALMAN INVESTMENTS, LLC**  
 CALIFORNIA

**TOPOGRAPHIC SURVEY PLAN**  
 CARLOS BEE BOULEVARD  
 A.P.N. 445-170-39-13  
 LOTS 1 THROUGH 6, BLOCK B, BOOK 38 OF MAPS AT PAGES 43-44  
 AND THAT PORTION OF FORMER CARLOS BEE BLVD. AS VACATED PER DOC. NO. 2010-248385  
 ALAMEDA COUNTY  
 HAYWARD

DRAWN BY: MDL  
 DESIGNED BY: ---  
 CHECKED BY: DGM  
 SCALE: 1"=20'  
 DATE: 05-04-17  
 DRAWING NO. 4437-TOPO  
**5 OF 6**



**SITE DRAINAGE BASINS EXHIBIT**



LEGEND	
	(E) PROPERTY LINE
	(N) PROPOSED GRADING CONTOUR
	(E) EXISTING GRADING CONTOUR
	(E) STREETLIGHT/JUNCTION POLE
	(E) FIRE HYDRANT
	(E) GAS LINE
	(E) OVERHEAD LINE
	(E) FIBER OPTIC LINE
	(E) WATER LINE
	(E) SANITARY SEWER LINE & CLEANOUT
	(E) STORM DRAIN LINE (CLEANOUT OR INLET)
* NOT APPLY HERE	
	(N) WATER LINE
	(N) SANITARY SEWER LINE & CLEANOUT
	(N) STORM DRAIN LINE (CLEANOUT OR INLET)
	(N) JOINT TRENCH LINE
	(N) STORMDRAIN INLET
	(N) BIOREMEDIAL GRASS SWALE *
	(N) ROCK OUTFALL
	(N) PERFORATED WALL SUBDRAIN
	(N) CATCH BASIN
	(N) LIMIT OF EARTHWORK

**RUNOFF VOLUME CALCULATIONS FOR RETENTION SIZING**

MAP ADJUSTMENT FACTOR (SEE EXHIBIT A IN SEPARATE CALCULATIONS)  
(f)  $\square 22 / 1835 \square 1.20$

USING A DESIGN INTENSITY OF 1.99 IN/HR (SEE EXHIBIT B) AND THE RATIONAL METHOD  $\square C\text{-COMP} \square A (f)$

**EFFECTIVE IMPERVIOUS AREA: 30,461 SF  $\square 0.1$  (23,206 SF)  $\square 33,282$  SF**

UNIT BASIN STORAGE VOLUME,  $0.67 \times 1.2 \square 0.804$  IN

FOR THIS METHOD, REQUIRED CAPTURE VOLUME  $\square 33,282 \text{ SF} \times 0.804 (1/12) \square 2230 \text{ CF}$

THE SURFACE AREA PROVIDED IN THE RETENTION POND IS 907 SF OR  $1500 / 33,282 \square 4.5 \square$  (WITH BIOREMEDIATION ALSO PROVIDED IN THE COLLECTION SWALE)

**OVERALL DRAINAGE BASIN**  
A  $\square 61,860$  SF (1.420 AC.)  
IMPERVIOUS AREA  $\square 23,945$  SF  
PERVIOUS AREA  $\square 37,915$  SF

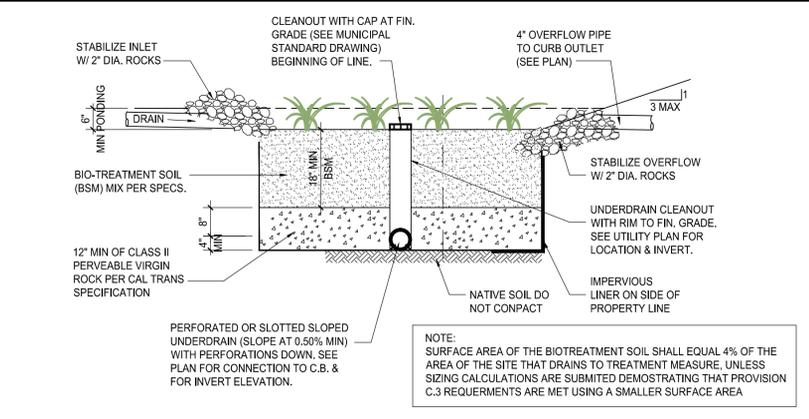
**OVERALL COEFFICIENT OF RUNOFF:**  
C<sub>IMP</sub>  $\square 0.9 \times 23,945 / 61,860 \square 0.3483$   
C<sub>PERV</sub>  $\square 0.1 \times 37,915 / 61,860 \square 0.0613$   
C  $\square 0.4097$

$\square$  OVERALL  $\square$  CIA (f)  
WHERE I  $\square 1.99$  IN/HR  
(f)  $\square 1.2$   
THEREFOR:  $\square$  OVERALL  $\square 0.4097 (1.99)(1.420)(1.2)$

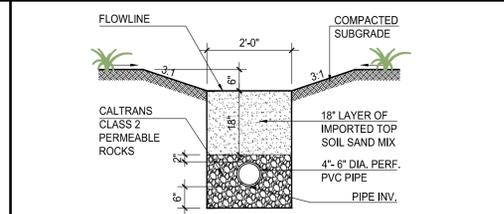
$\square$  OVERALL  $\square 1.389$  CFS

FOR 15-MINUTE DURATION, VOLUME  $\square 900 \times 1.389 \square 1250.1$  CF

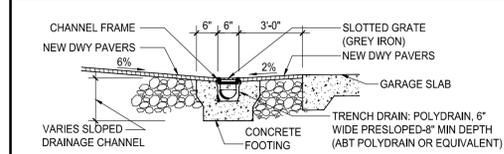
THE 901 SF RETENTION POND WILL BE 1.5 FT. DEEP WITH CONCRETE BOARD. **THEREFORE,  $1.5 \times 901 = 1351.5$  CF STORAGE - OK**



**A CROSS-SECTION OF LINED BIORETENTION AREA (NTS)**



**B BIOREMEDIAL GRASS SWALE DETAIL (NTS)**



**C TRENCH DRAIN SECTION (NTS)**

**RUNOFF VOLUME CALCULATIONS**

Date:	10-3-19
Scale:	AS NOTED
Design:	JCB
Drawn:	KDA
Approved:	JCB
Job No.:	3138