

27177 MISSION BOULEVARD

HAYWARD, CA

APRIL 30, 2021



Building Data

Occupancy Type:
 3-story Residential: R-3 & U
 4-story Residential: R-2 & U
Construction Type:
 3-Story: Type V-B
 4-Story: Type V-A

APPLICANT:
 TTLIC MOREAU-PESTANA/ACTION, LLC
 12647 ALCOSTA BLVD., SUITE 470
 SAN RAMON, CA 94583
 ATN: KELLY RUTCHEANA
 925-380-1210

ARCHITECT:
 SDG ARCHITECTS, INC.
 3361 WALNUT BLVD., SUITE 120
 BRENTWOOD, CA 94513
 ATTN: SCOTT PRICKETT
 925-634-7000

CIVIL ENGINEER:
 CARLSON BARBEE & GIBSON
 2633 CAMINO RAMON, SUITE 350
 SAN RAMON, CA 94583
 ATTN: COLT ALVARNAZ
 925-866-0322

LANDSCAPE ARCHITECT:
 R3 STUDIOS, INC.
 201 4TH STREET, SUITE 108
 OAKLAND, CA 94607
 ATTN: ROMAN DE SOTA
 510-808-5782

Building Areas

	Gross Living Area SF	Garage Area SF	Total Area SF	Private Open Space SF
Building 1	13,530	2,742	16,272	2,678
Building 2	6,210	816	7,026	1,074
Building 3	7,639	1,822	9,461	403
Building 4-10	11,406	2,733	14,139	619

Unit Mix

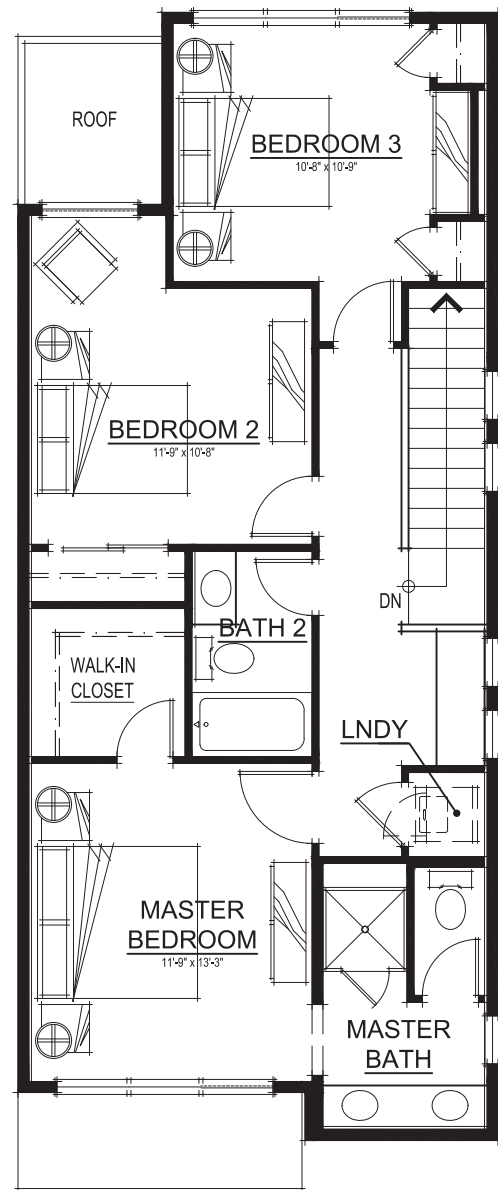
Unit Name	Description	Garage Type	Garage Size SF	Quantity	Unit Gross SF	Total Unit Gross SF	Private Open Space SF	Total Private Open Space SF
LiveWork Plan 1	3 BR + 2.5 B with Flex + 1 Bath	1-car	272	4	2,070	8,280	358	1,432
LiveWork Plan 2	3 BR + 2.5 B with Flex + 1 Bath	2-car Tandem	494	5	2,292	11,460	464	2320
Townhome Plan 1	3 BR +2.5 B	2-car Tandem	477	15	1,761	26,415	159	2,385
Townhome Plan 2	3 BR +2.5 Bath	2-car Standard	434	15	2,012	30,180	57	1,311
Townhome Plan 3	3 BR +2.5 Bath	2-car Tandem	477	8	1,807	14,456	111	888
Townhome Plan 4	3 BR +2.5 Bath	2 Car Standard	434	8	2,059	16,472	76	608
Subtotal				55		107,263	1225	8,944

SHEET INDEX

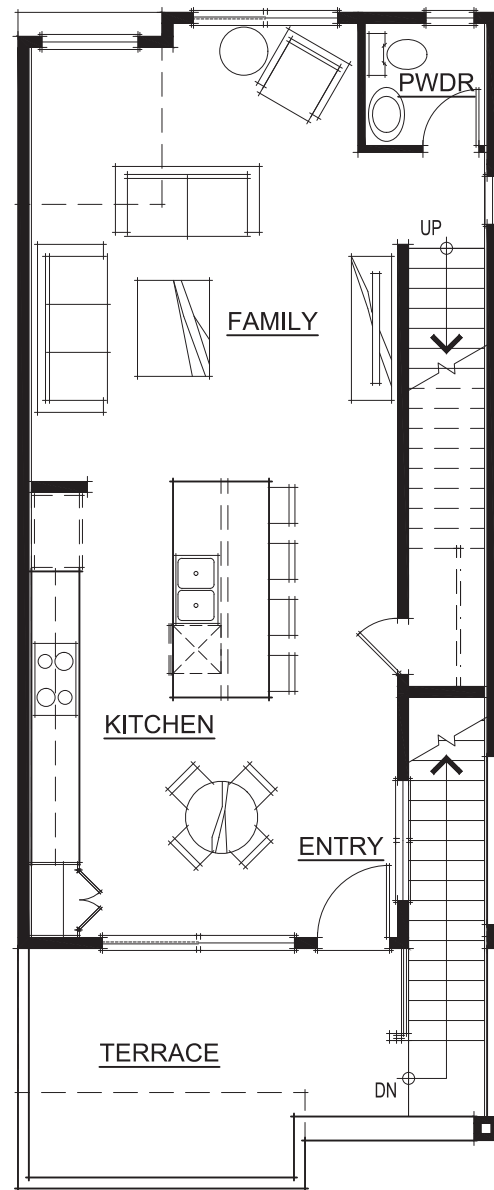
- A0 COVER SHEET
- A1 LIVE/WORK UNIT 1 FLOOR PLANS
- A2 LIVE/WORK UNIT 2 FLOOR PLANS
- A3 TOWNHOMES UNITS 1 & 2 FLOOR PLANS
- A4 TOWNHOMES UNITS 1 & 2 FLOOR PLANS
- A5 TOWNHOMES UNITS 3 & 4 FLOOR PLANS
- A6 TOWNHOMES UNITS 3 & 4 FLOOR PLANS
- A7 LIVE/WORK 3-UNIT BUILDING ELEVATIONS
- A8 LIVE/WORK 3-UNIT BUILDING FLOOR PLANS
- A9 LIVE/WORK 6-UNIT BUILDING ELEVATIONS
- A10 LIVE/WORK 6-UNIT BUILDING FLOOR PLANS
- A11 LIVE/WORK 6-UNIT BUILDING FLOOR PLANS
- A12 TOWNHOME 4-UNIT BUILDING ELEVATIONS
- A13 TOWNHOME 4-UNIT BUILDING FLOOR PLANS
- A14 TOWNHOME 6-UNIT BUILDING ELEVATIONS
- A15 TOWNHOME 6-UNIT BUILDING FLOOR PLANS
- A16 COLOR & MATERIALS
- A17 SUSTAINABILITY PLANS
- A18 SUSTAINABILITY PLANS

- C1.0 LOTTING PLAN
- C2.0 LEGEND, ABBREVIATIONS & TYPICAL SELECTIONS
- C3.0 EXISTING CONDITIONS PLAN
- C4.0 PRELIMINARY SITE PLAN
- C5.0 PRELIMINARY GRADING AND DRAINAGE PLAN
- C5.1 LIVE/WORK & MISSION BLVD. FINE GRADING
- C6.0 PRELIMINARY UTILITY MAP
- C7.0 PRELIMINARY STORMWATER CONTROL PLAN
- C8.0 FIRE ACCESS PLAN
- C8.1 SOLID WASTE HANDLING PLAN
- C9.0 OPEN SPACE PLAN

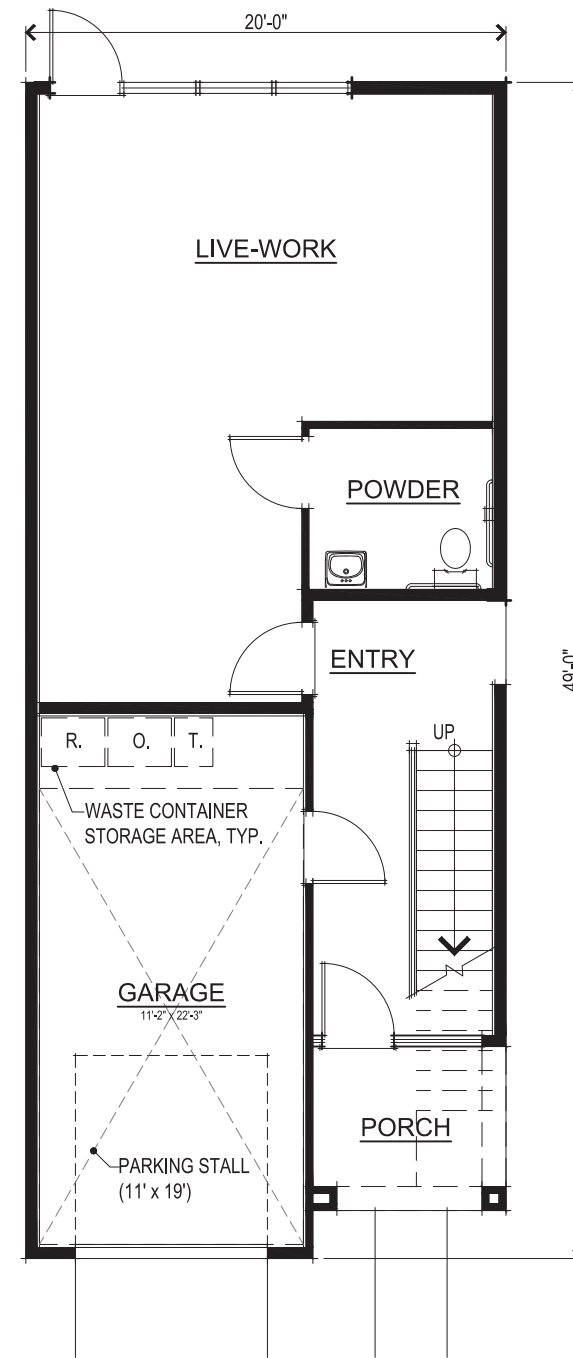
- L-1.1 ILLUSTRATIVE SITE PLAN
- L-1.2 PRELIMINARY LANDSCAPE PLAN
- L-2.1 ARBORIST REPORT
- L-2.2 ARBORIST REPORT
- L-2.3 ARBORIST REPORT
- L-2.4 ARBORIST REPORT
- L-3.1 TREE MITIGATION SUMMARY
- L-3.2 EXISTING TREE AND TREE MITIGATION PLAN
- L-4 PROPOSED PLANT PALETTE
- L-5.1 WALL AND FENCE PLAN
- L-5.2 WALL AND FENCE DETAILS
- L-6.1 SITE FURNITURE
- L-6.2 SITE FURNITURE
- L-7.1 CONSTRUCTION DETAILS
- L-8.2 CONSTRUCTION DETAILS
- L-8.1 PLANTING DETAILS (PRIVATE)
- L-8.2 PLANTING DETAILS (PUBLIC)
- L-9.1 IRRIGATION DETAILS
- L-9.2 IRRIGATION DETAILS
- L-9.3 IRRIGATION DETAILS
- L-9.4 WATER USE CALCULATIONS



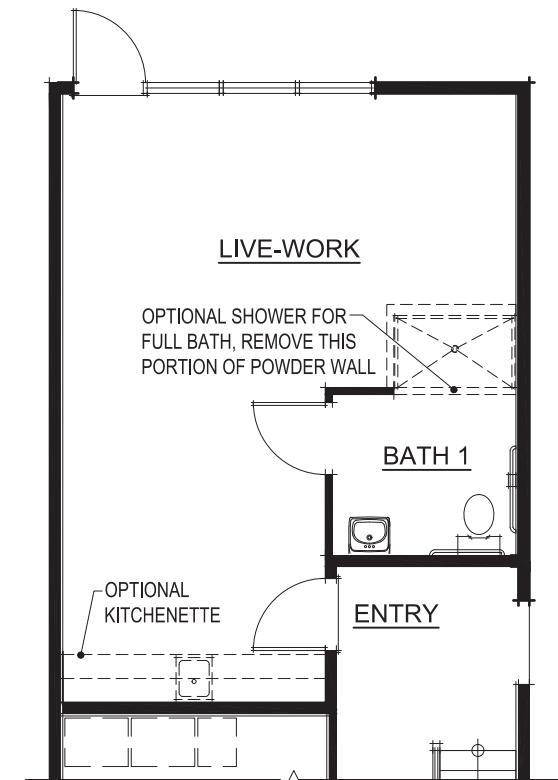
THIRD FLOOR PLAN



SECOND FLOOR PLAN

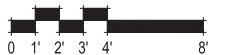


FIRST FLOOR PLAN



FIRST FLOOR OPTION

UNIT 1 SQUARE FOOTAGE	
UNIT 1 FIRST FLOOR	488 SQ. FT.
UNIT 1 SECOND FLOOR	735 SQ. FT.
UNIT 1 THIRD FLOOR	847 SQ. FT.
UNIT 1 TOTAL LIVING	2070 SQ. FT.
UNIT 1 GARAGE	272 SQ. FT.
UNIT 1 PORCH	204 SQ. FT.
UNIT 1 TERRACE	154 SQ. FT.

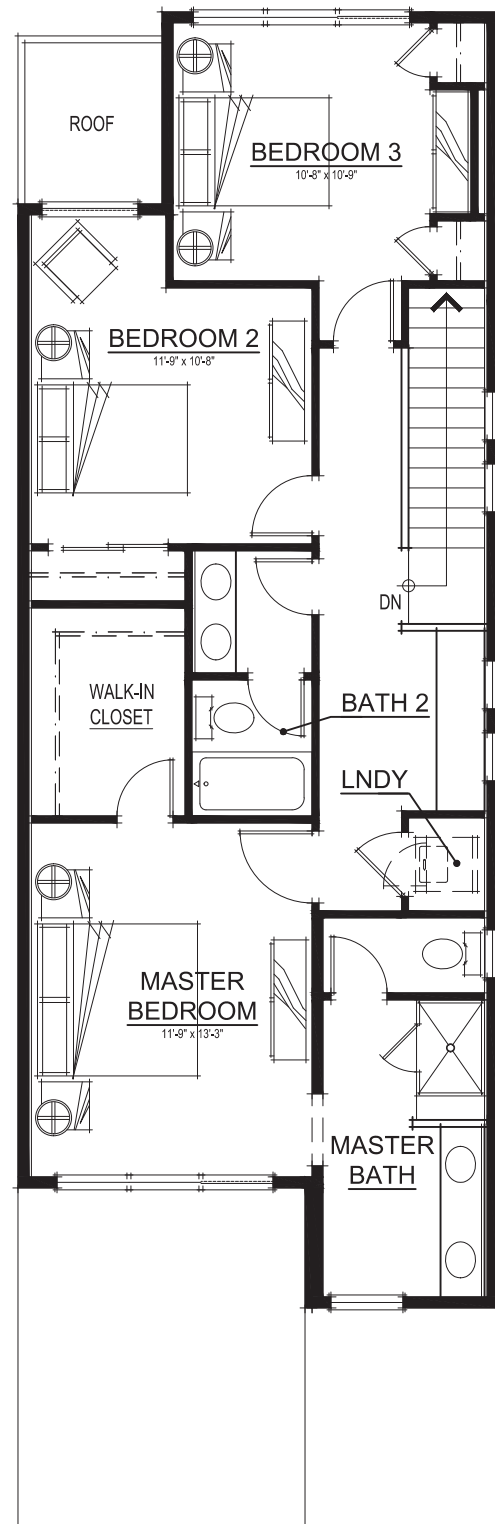


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Hayward, CA
APRIL 30, 2021

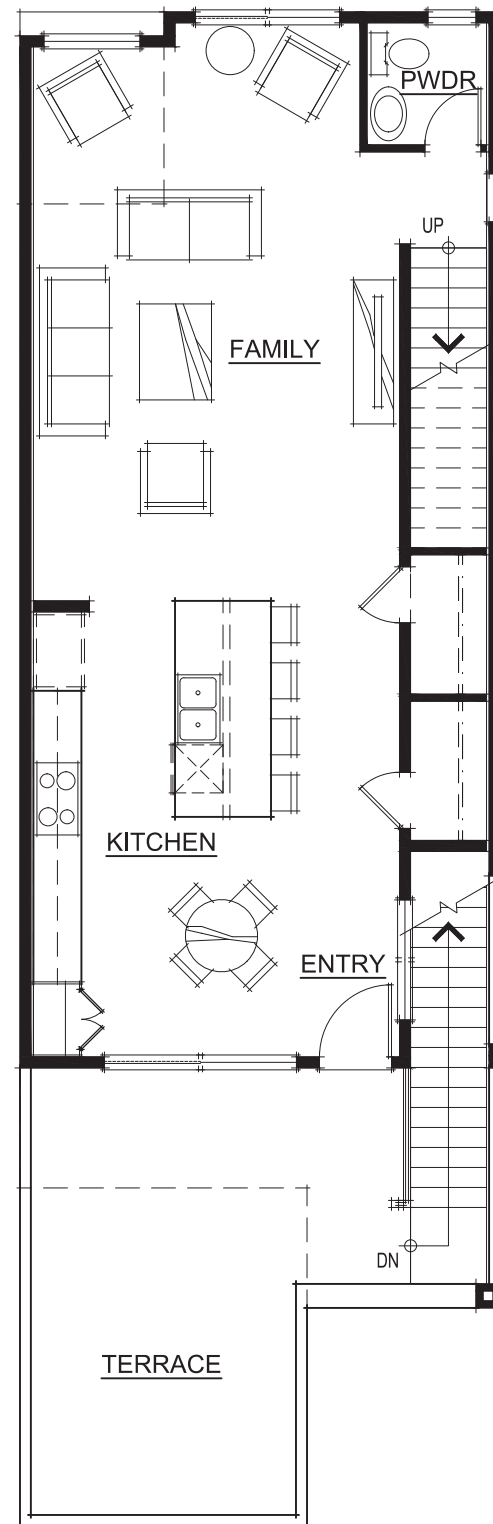
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LIVEWORK UNIT 1 FLOOR PLANS
A1

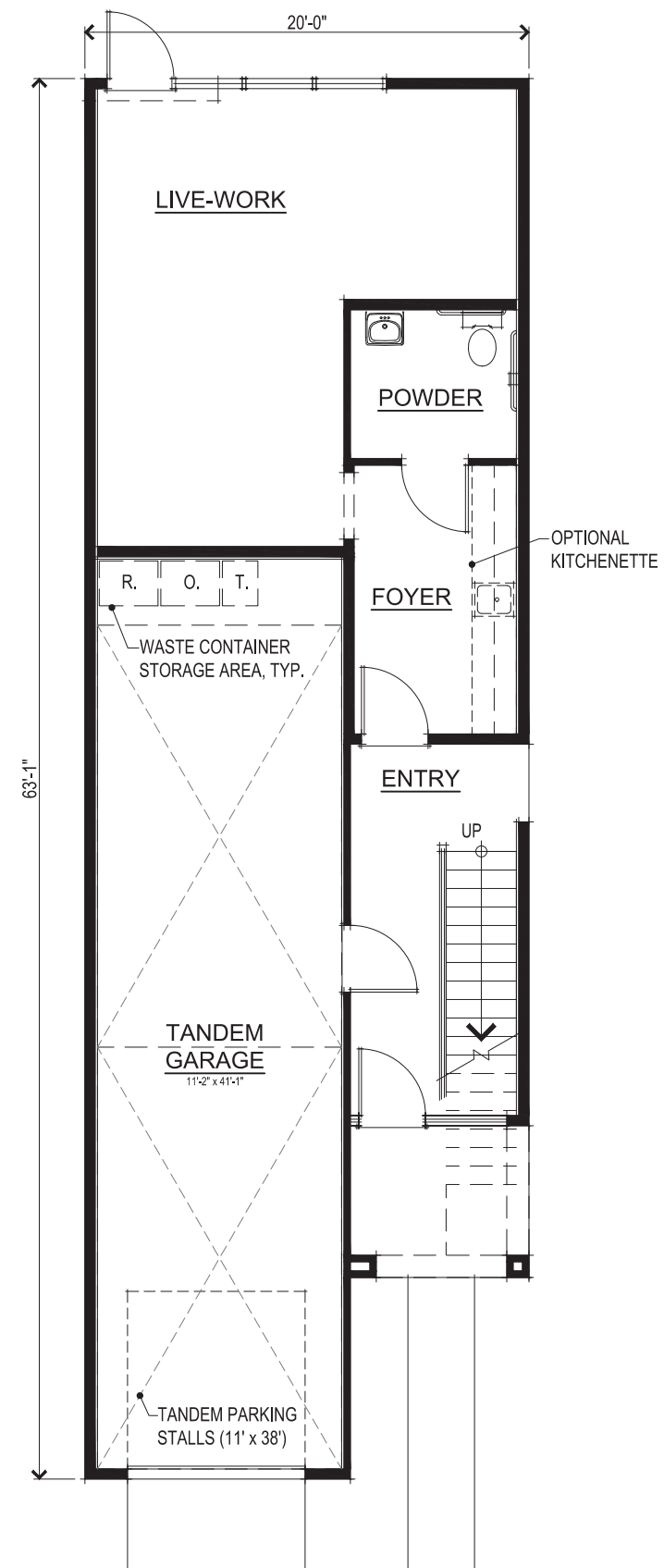
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THIRD FLOOR PLAN

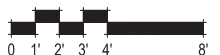


SECOND FLOOR PLAN



FIRST FLOOR PLAN

UNIT 2 SQUARE FOOTAGE	
UNIT 2 FIRST FLOOR	501 SQ. FT.
UNIT 2 SECOND FLOOR	840 SQ. FT.
UNIT 2 THIRD FLOOR	951 SQ. FT.
UNIT 2 TOTAL LIVING	2292 SQ. FT.
UNIT 2 GARAGE	494 SQ. FT.
UNIT 2 PORCH	193 SQ. FT.
UNIT 2 TERRACE	271 SQ. FT.

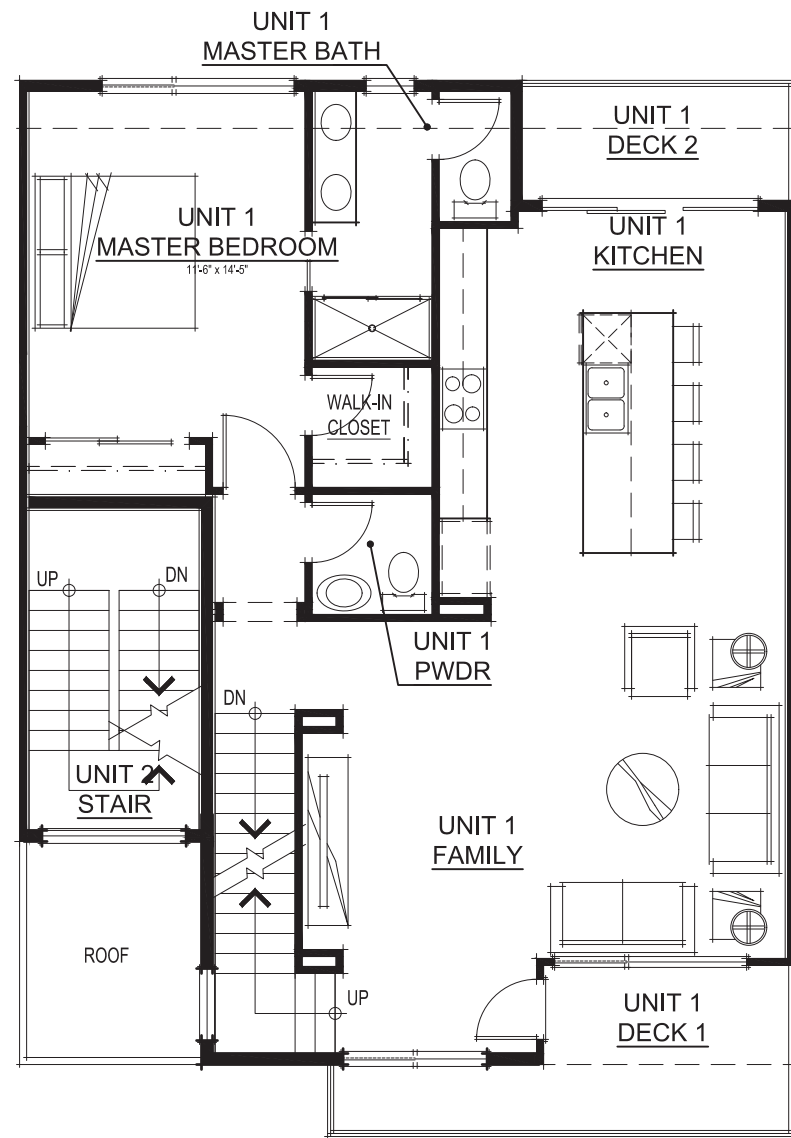


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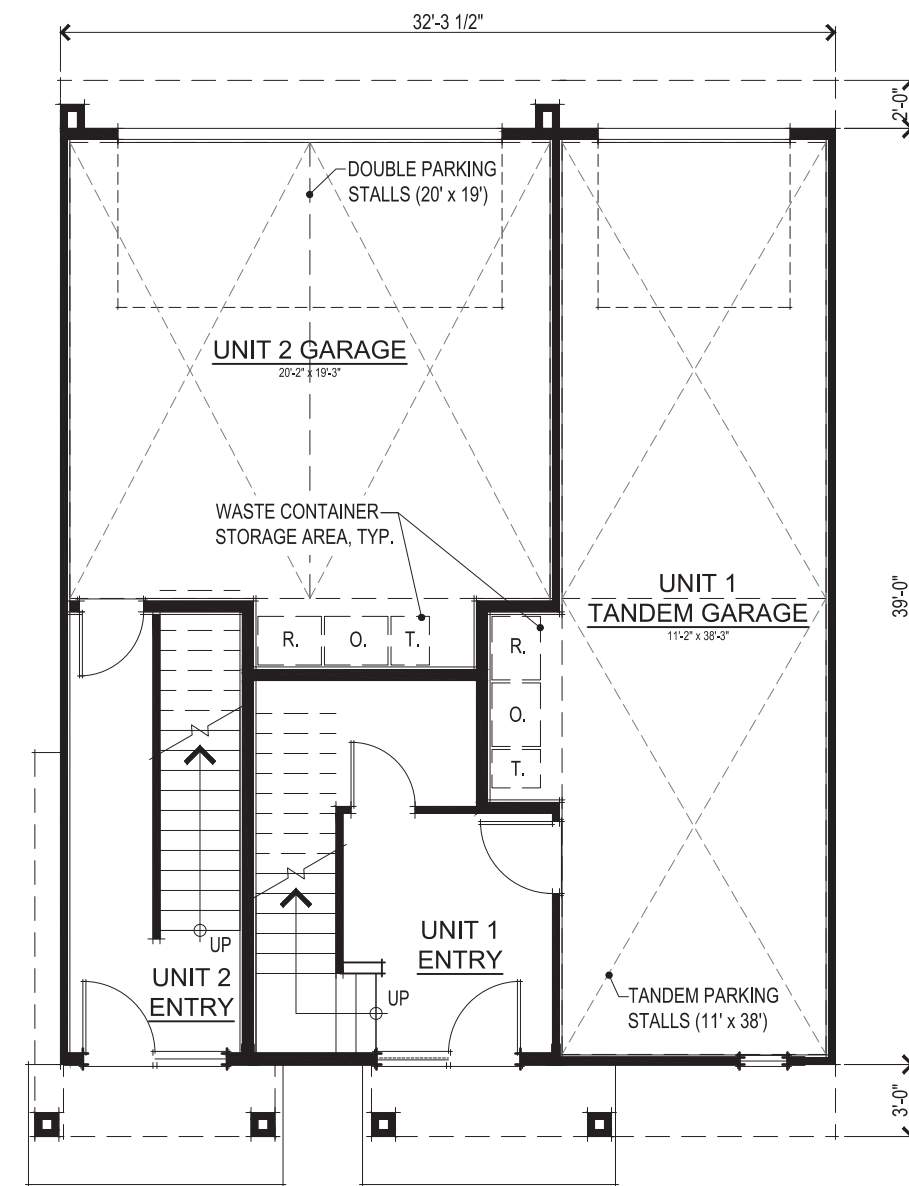
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LIVEWORK UNIT 2 FLOOR PLANS
A2

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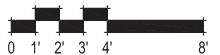


SECOND FLOOR PLAN



FIRST FLOOR PLAN

UNIT 1 SQUARE FOOTAGE	
UNIT 1 FIRST FLOOR	197 SQ. FT.
UNIT 1 SECOND FLOOR	1043 SQ. FT.
UNIT 1 THIRD FLOOR	521 SQ. FT.
UNIT 1 TOTAL LIVING	1761 SQ. FT.
UNIT 1 GARAGE	477 SQ. FT.
UNIT 1 DECK 1	102 SQ. FT.
UNIT 1 DECK 2	57 SQ. FT.
UNIT 2 SQUARE FOOTAGE	
UNIT 2 FIRST FLOOR	152 SQ. FT.
UNIT 2 SECOND FLOOR	110 SQ. FT.
UNIT 2 THIRD FLOOR	699 SQ. FT.
UNIT 2 FOURTH FLOOR	1051 SQ. FT.
UNIT 2 TOTAL LIVING	2012 SQ. FT.
UNIT 2 GARAGE	434 SQ. FT.
UNIT 2 DECK	57 SQ. FT.



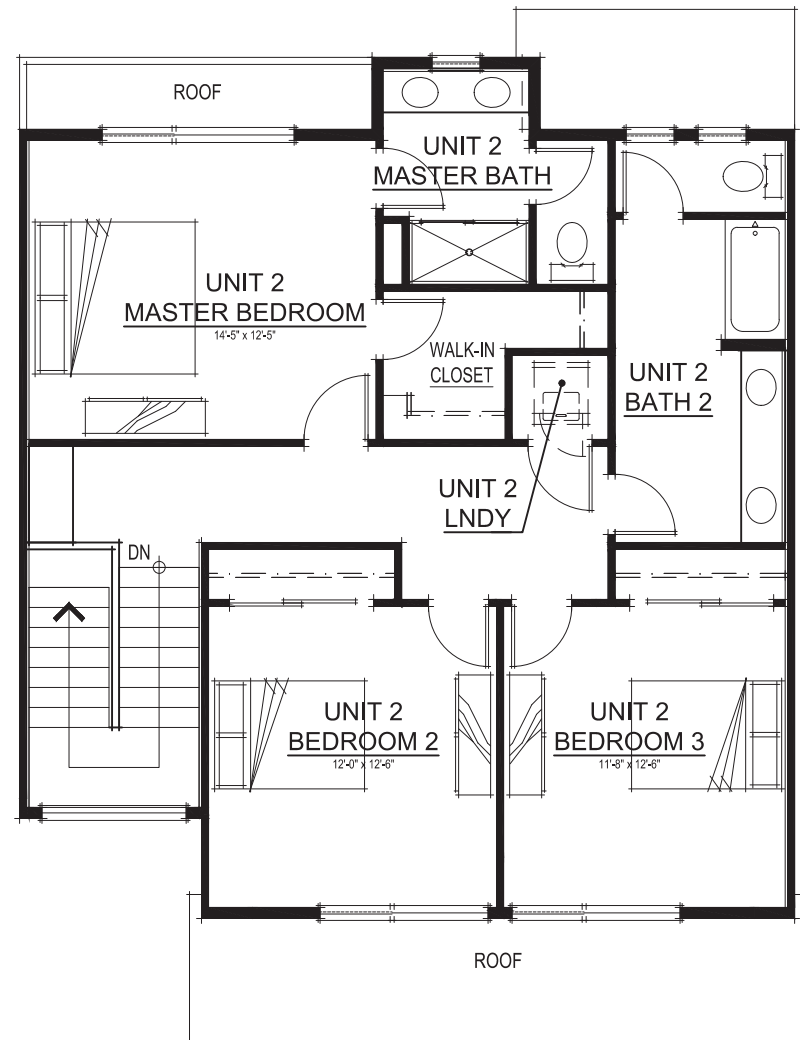
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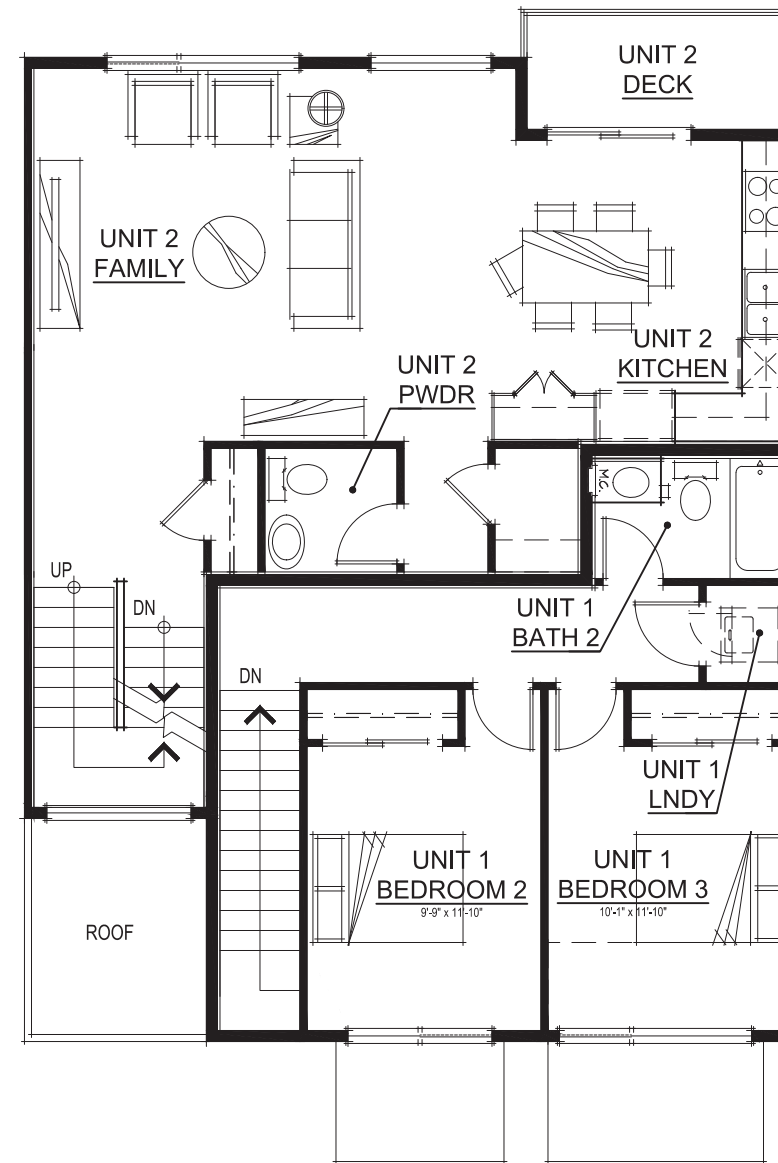
TOWNHOME UNITS 1 & 2 FLOOR PLANS
A3

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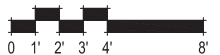


FOURTH FLOOR PLAN



THIRD FLOOR PLAN

UNIT 1 SQUARE FOOTAGE	
UNIT 1 FIRST FLOOR	197 SQ. FT.
UNIT 1 SECOND FLOOR	1043 SQ. FT.
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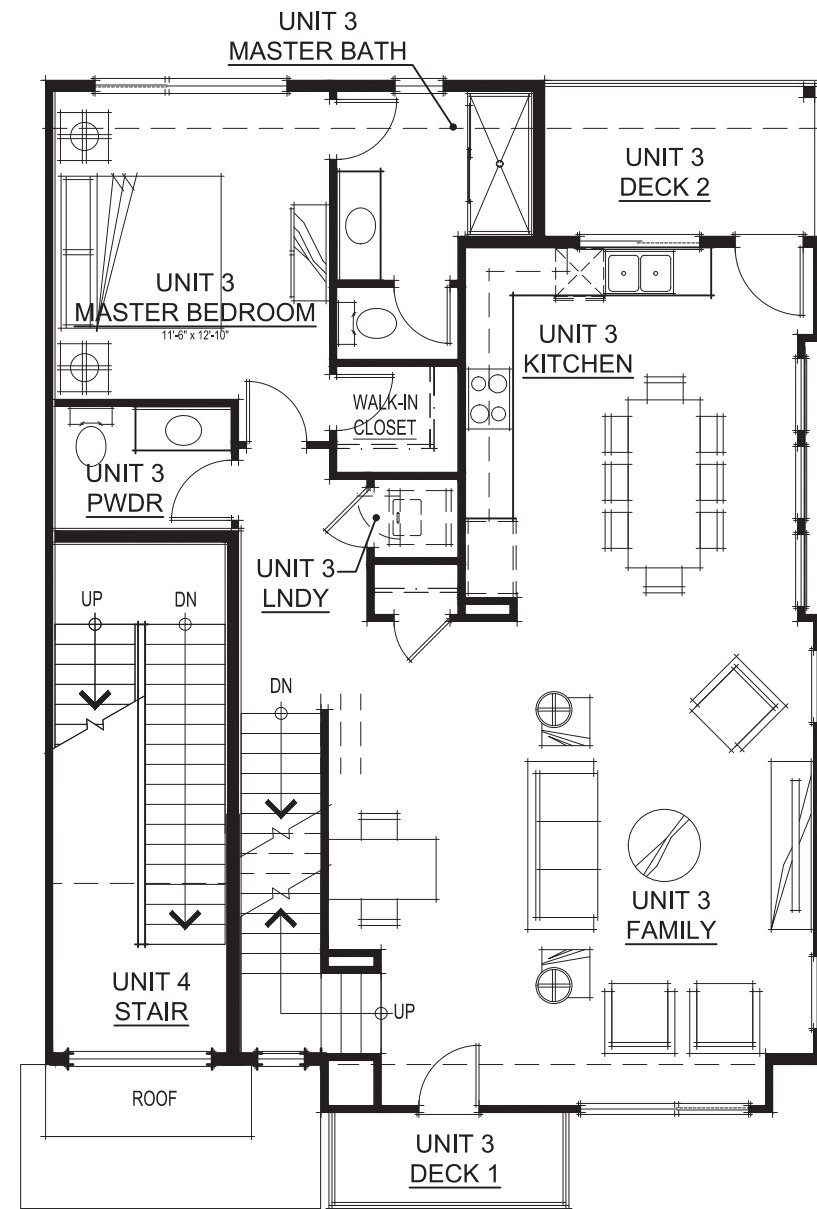


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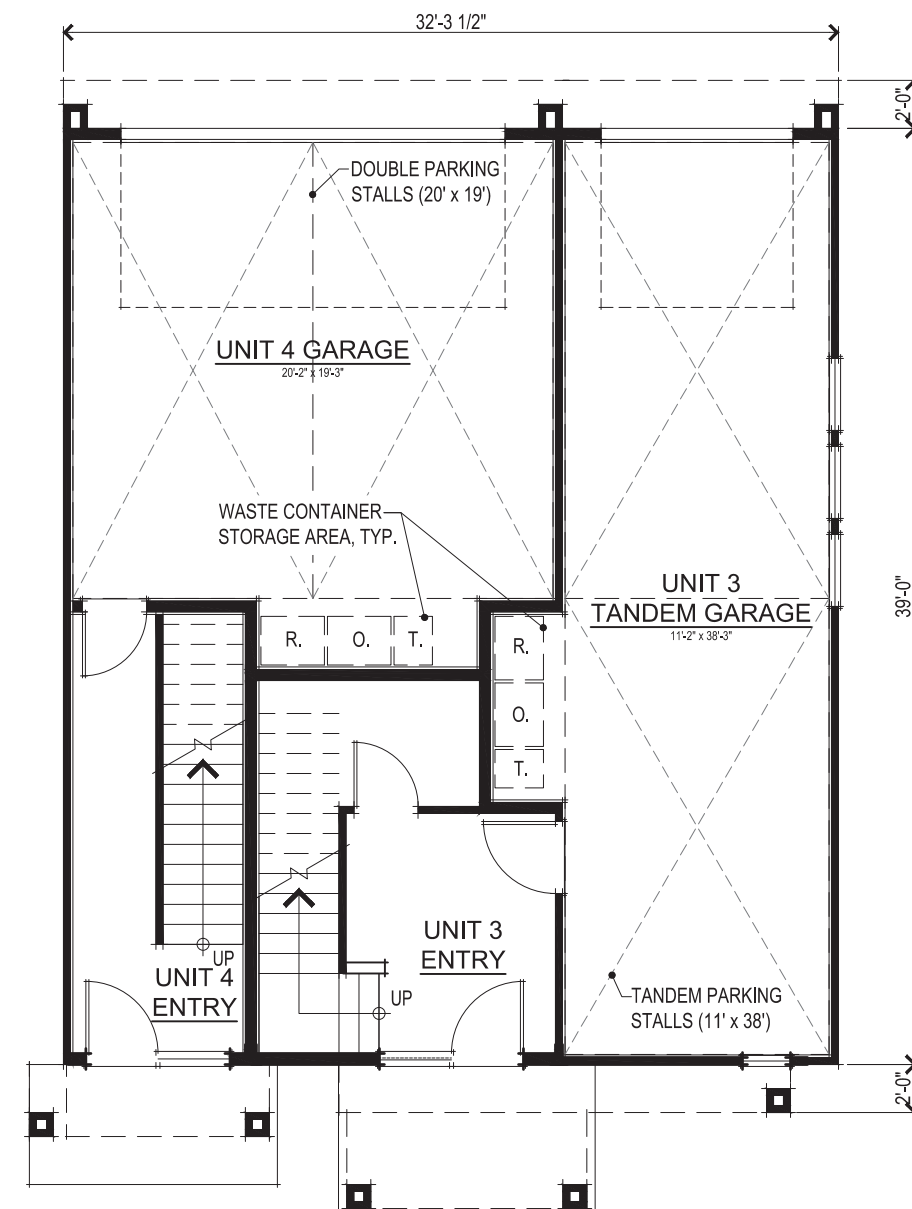
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TOWNHOME UNITS 1 & 2 FLOOR PLANS
A4

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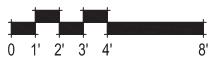


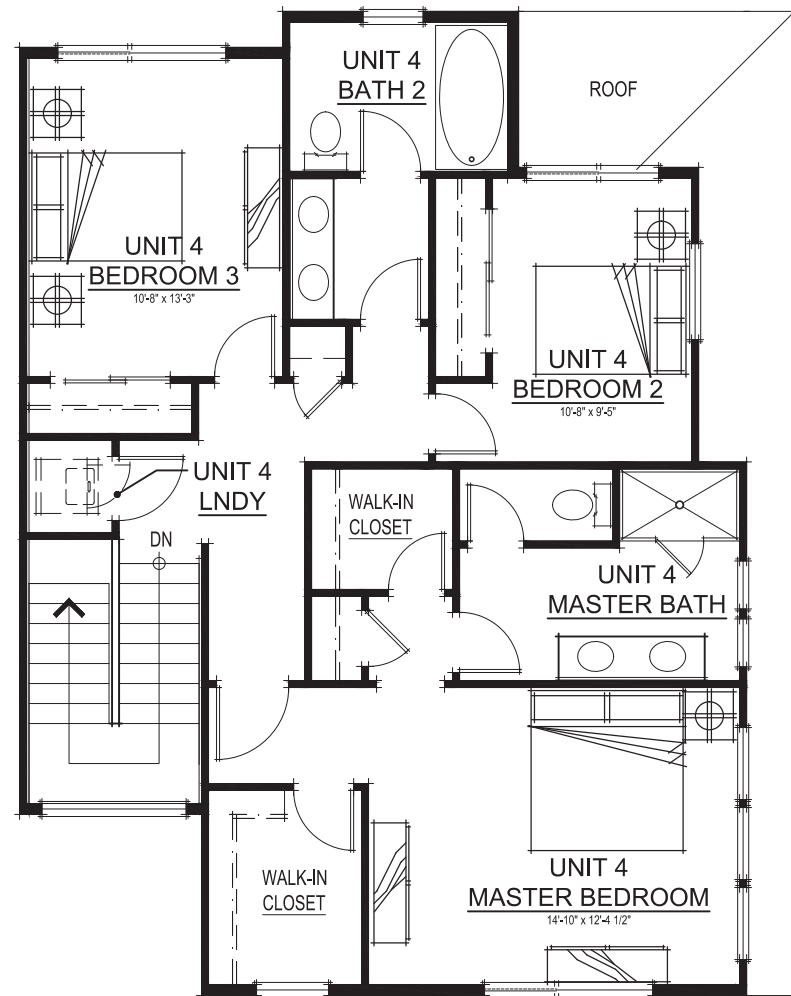
SECOND FLOOR PLAN



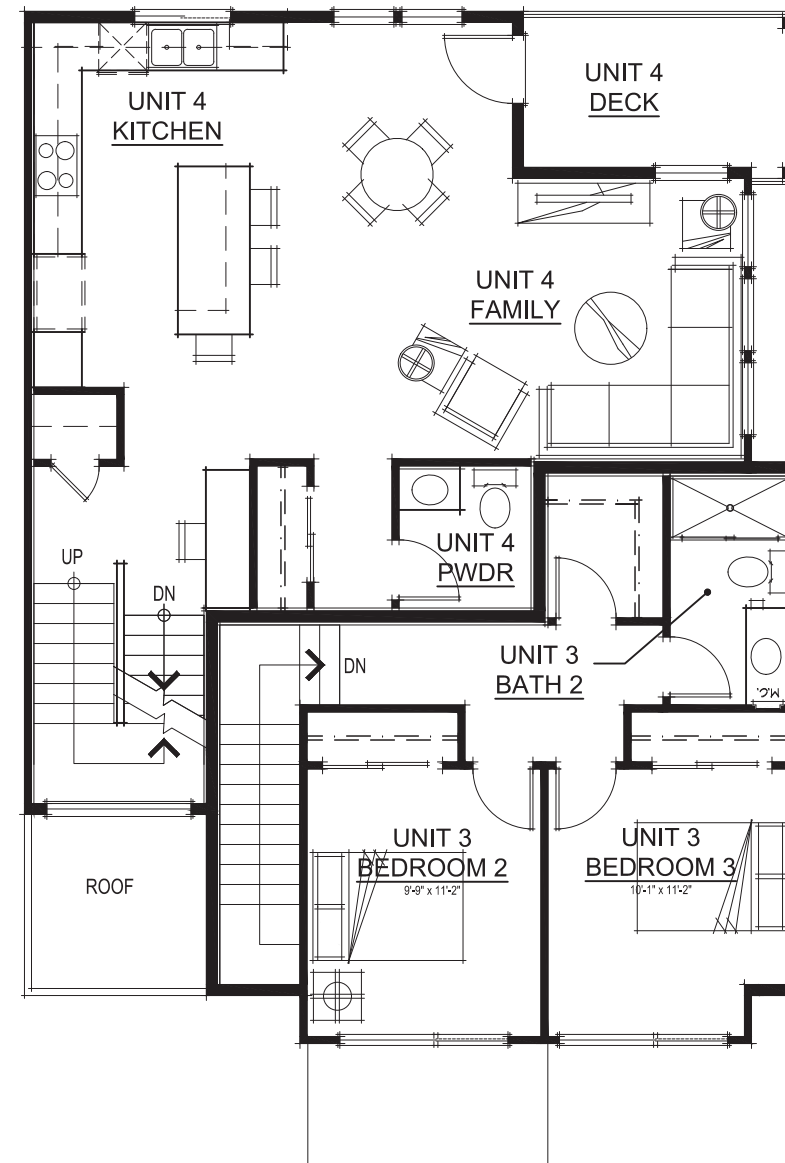
FIRST FLOOR PLAN

UNIT 3 SQUARE FOOTAGE	
UNIT 3 FIRST FLOOR	197 SQ. FT.
UNIT 3 SECOND FLOOR	1117 SQ. FT.
UNIT 3 THIRD FLOOR	493 SQ. FT.
UNIT 3 TOTAL LIVING	1807 SQ. FT.
UNIT 3 GARAGE	477 SQ. FT.
UNIT 3 DECK 1	36 SQ. FT.
UNIT 3 DECK 2	75 SQ. FT.
UNIT 4 SQUARE FOOTAGE	
UNIT 4 FIRST FLOOR	152 SQ. FT.
UNIT 4 SECOND FLOOR	113 SQ. FT.
UNIT 4 THIRD FLOOR	711 SQ. FT.
UNIT 4 FOURTH FLOOR	1083 SQ. FT.
UNIT 4 TOTAL LIVING	2059 SQ. FT.
UNIT 4 GARAGE	434 SQ. FT.
UNIT 4 DECK	76 SQ. FT.



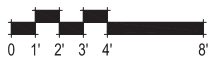


FOURTH FLOOR PLAN



THIRD FLOOR PLAN

UNIT 3 SQUARE FOOTAGE	
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TOWNHOME UNITS 3 & 4 FLOOR PLANS
A6

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RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION

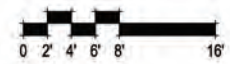


FRONT ELEVATION

± 37' - 0" T.O.P.

± 14' - 0" 2ND FLOOR

- MATERIALS**
- VERTICAL FIBER CEMENT SIDING
 - THIN BRICK VENEER
 - EXTERIOR PLASTER WITH LIGHT SAND FINISH
 - METAL SUSPENDED CANOPIES
 - HORIZONTAL SLAT RAILINGS
 - DARK BRONZE ALUMINUM STOREFRONT DOORS & GLAZING SYSTEM



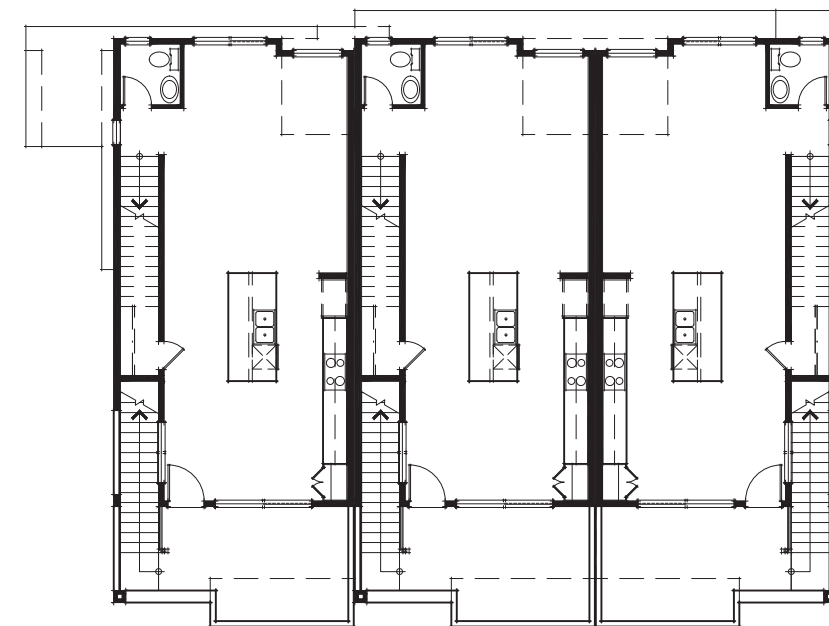
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LIVEWORK 3-UNIT BUILDING ELEVATIONS
A7

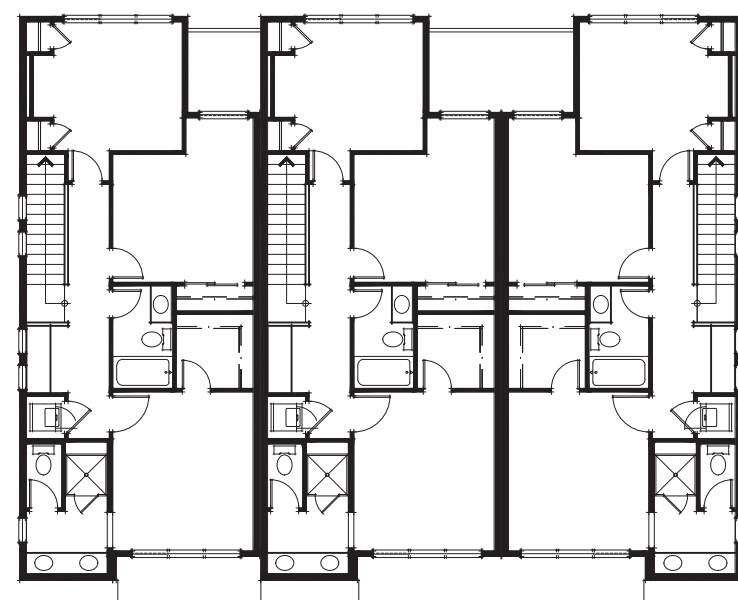
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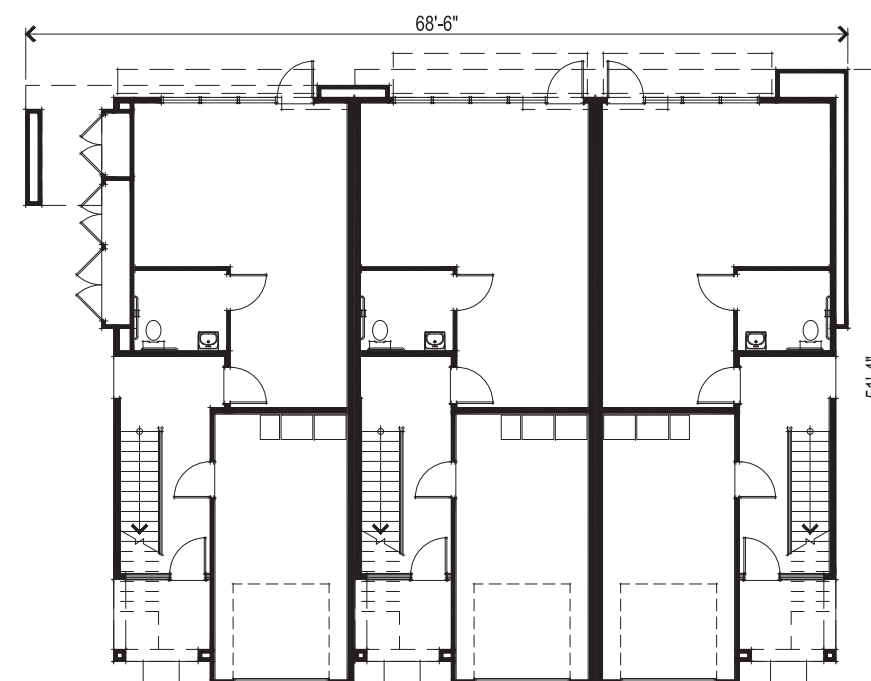
UNIT 1 (STANDARD) UNIT 1 (STANDARD) UNIT 1 (STANDARD)

SECOND FLOOR PLAN



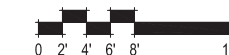
UNIT 1 (STANDARD) UNIT 1 (STANDARD) UNIT 1 (STANDARD)

THIRD FLOOR PLAN



UNIT 1 (STANDARD) UNIT 1 (STANDARD) UNIT 1 (STANDARD)

FIRST FLOOR PLAN



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Hayward, CA
APRIL 30, 2021

LIVEWORK 3-UNIT BUILDING FLOOR PLANS

A8



RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION



FRONT ELEVATION

- MATERIALS**
 VERTICAL FIBER CEMENT SIDING
 THIN BRICK VENEER
 EXTERIOR PLASTER WITH LIGHT SAND FINISH
 METAL SUSPENDED CANOPIES
 HORIZONTAL SLAT RAILINGS
 DARK BRONZE ALUMINUM STOREFRONT
 DOORS & GLAZING SYSTEM



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 Hayward, CA
 APRIL 30, 2021

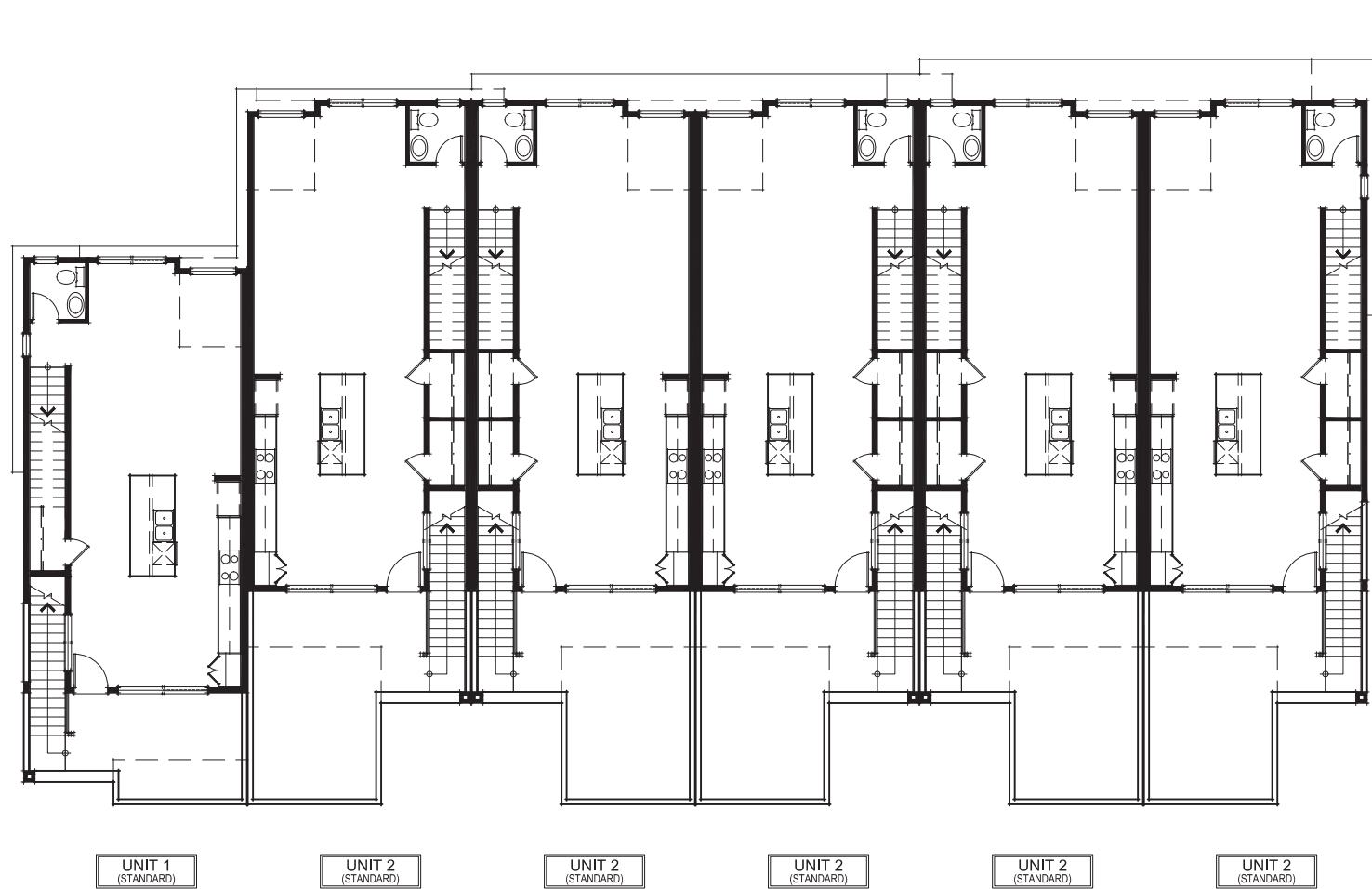
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LIVEWORK 6-UNIT BUILDING ELEVATIONS

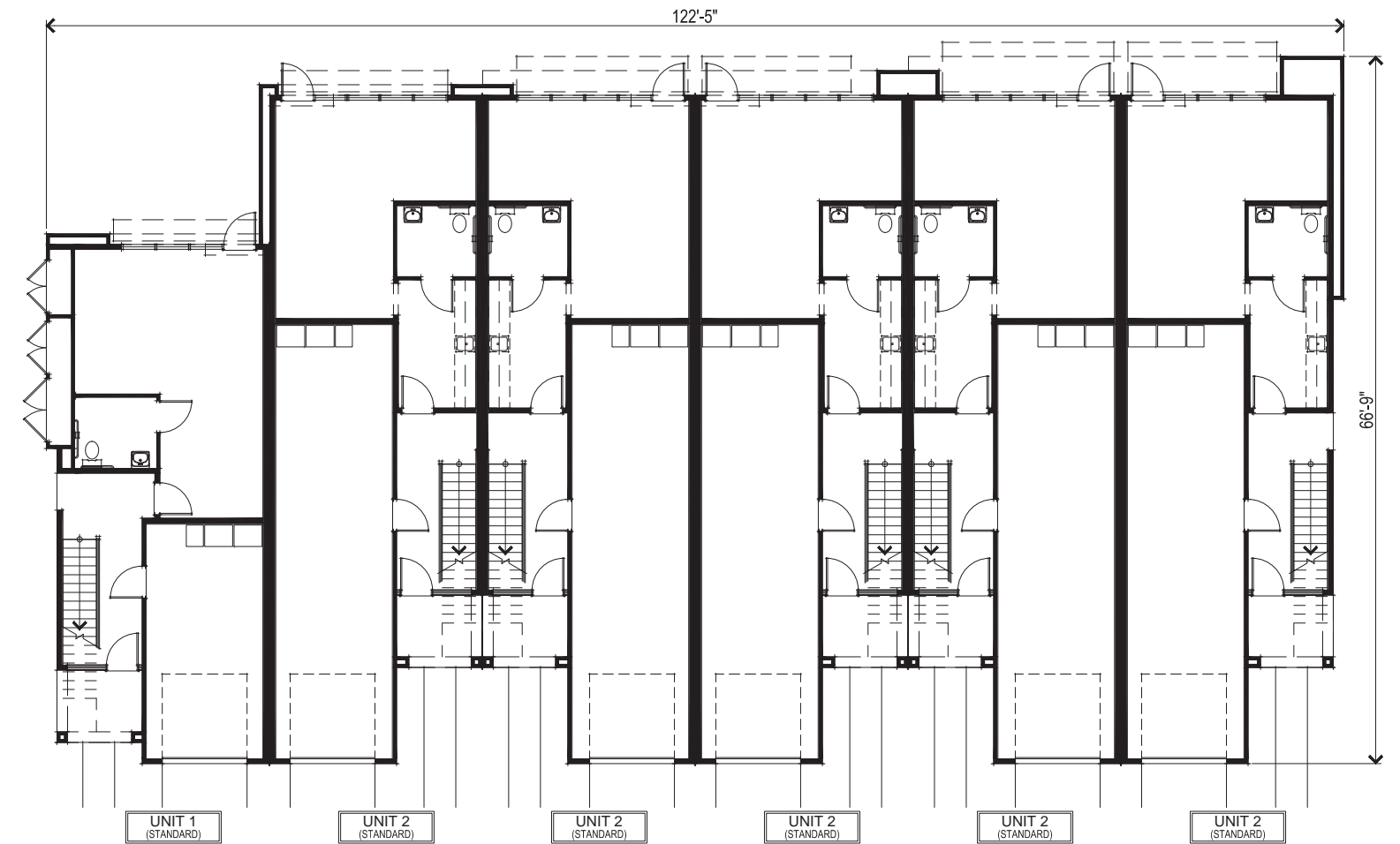
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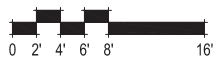




SECOND FLOOR PLAN



FIRST FLOOR PLAN



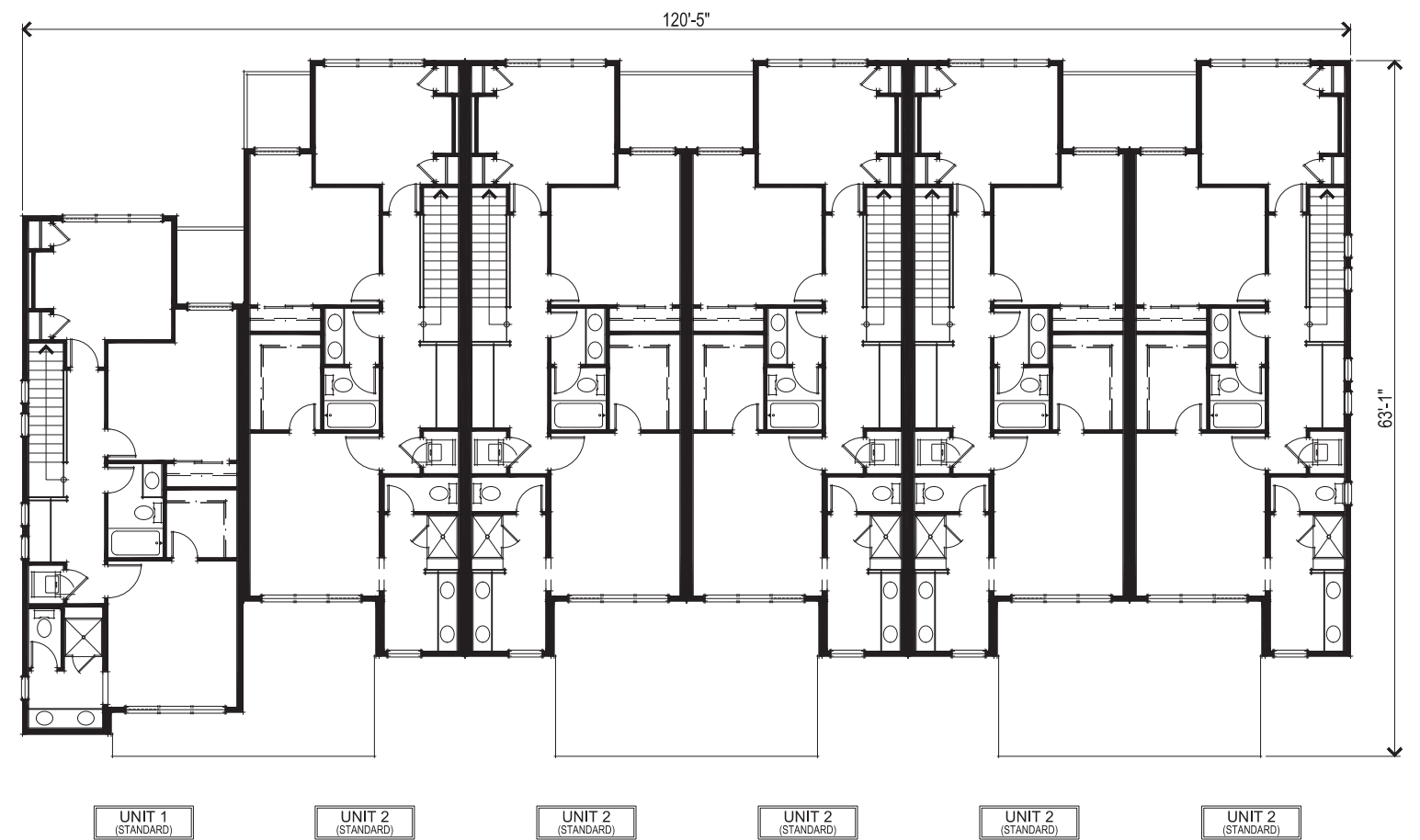
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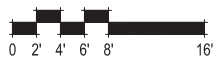
LIVEWORK 6-UNIT BUILDING FLOOR PLANS
A10

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THIRD FLOOR PLAN



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LIVEWORK 6-UNIT BUILDING FLOOR PLANS
A11



RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION

43' - 6"
T.O.P.



FRONT ELEVATION

MATERIALS
 HORIZONTAL FIBER CEMENT SIDING
 EXTERIOR PLASTER WITH LIGHT SAND FINISH
 METAL RAILINGS
 METAL AWNINGS



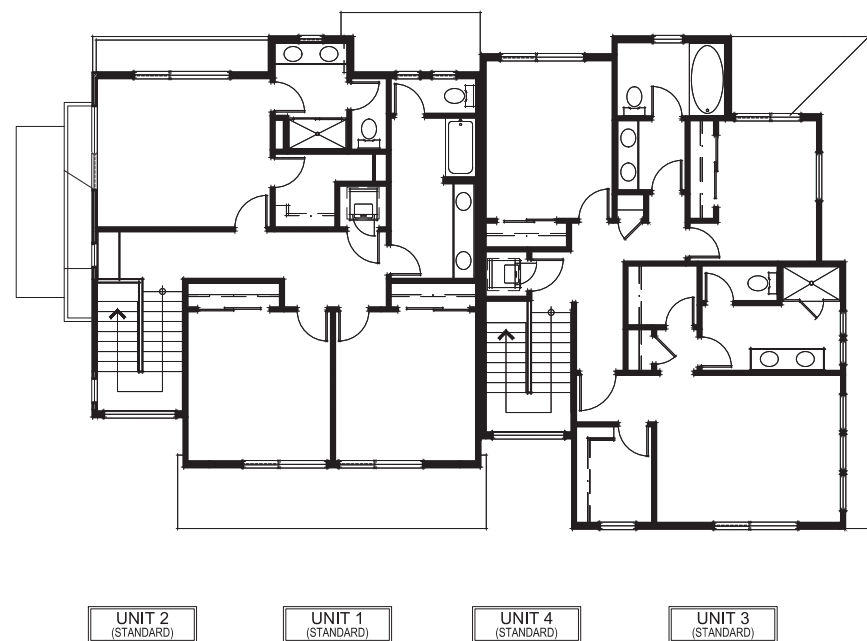
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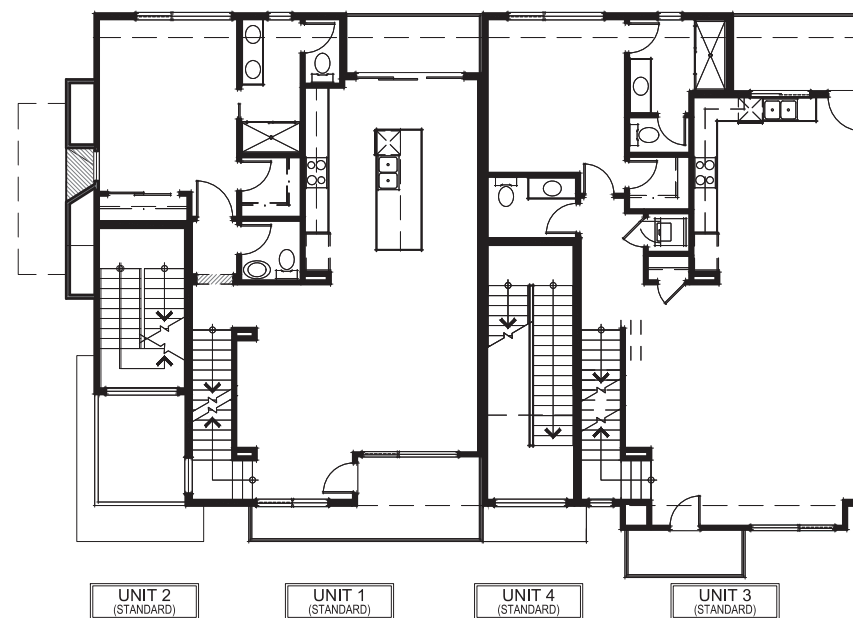
TOWNHOME 4-UNIT BUILDING ELEVATIONS
 A12

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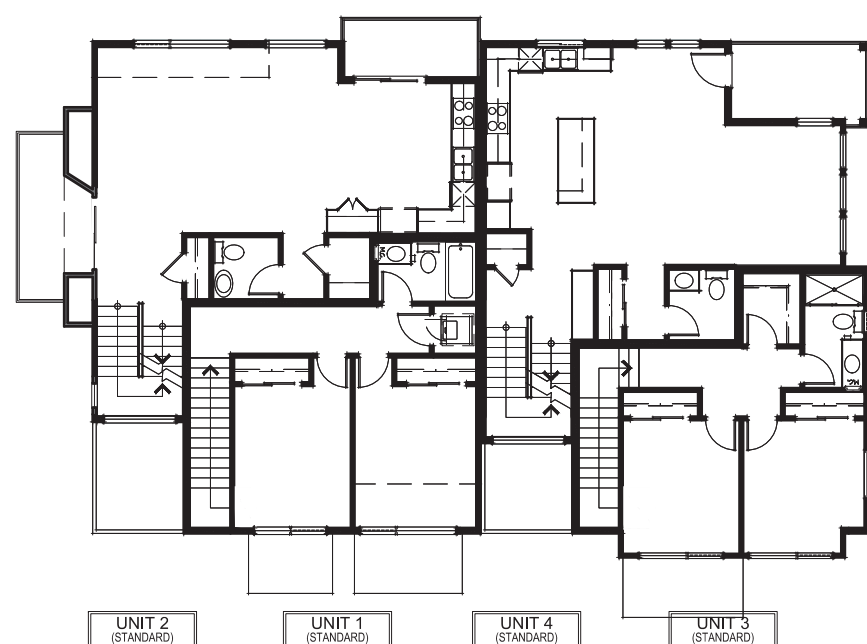




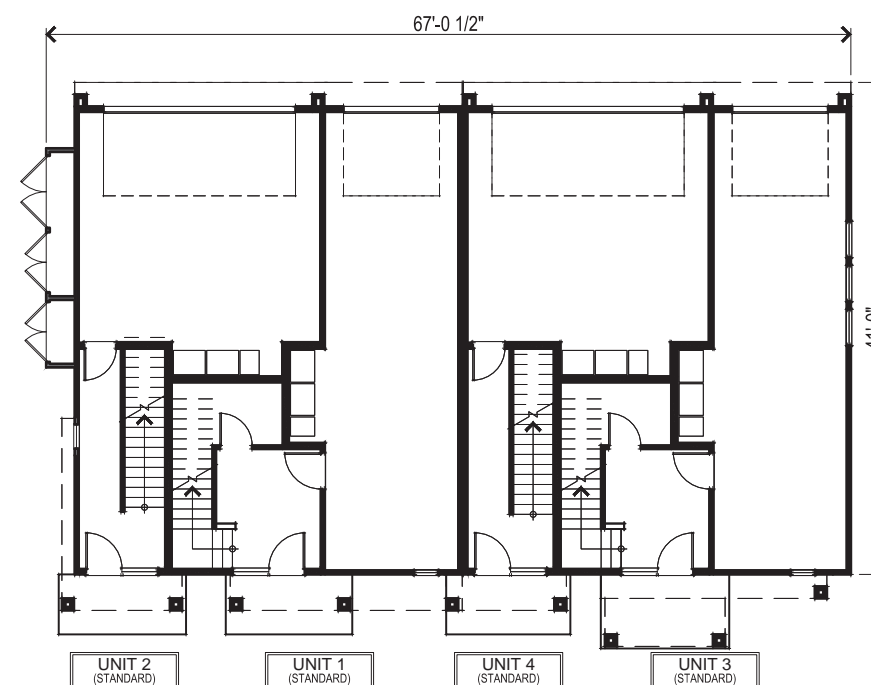
FOURTH FLOOR PLAN



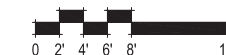
SECOND FLOOR PLAN



THIRD FLOOR PLAN



FIRST FLOOR PLAN



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TOWNHOME 4-UNIT BUILDING FLOOR PLANS
A13



RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION

43' - 6"
T.O.P.



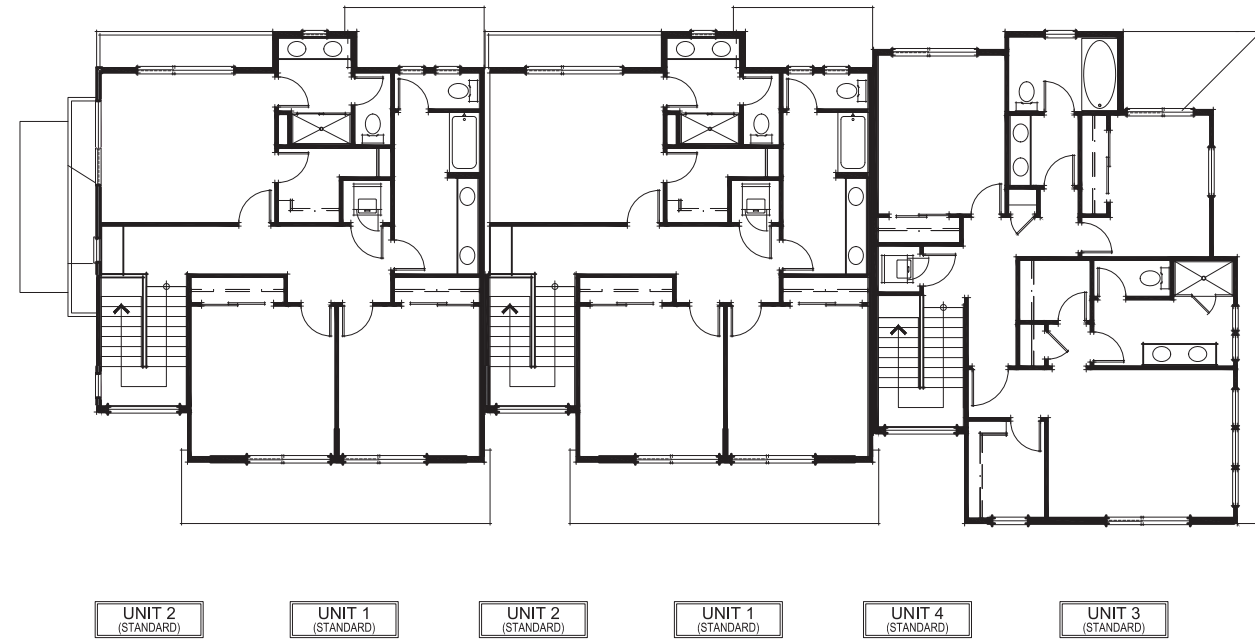
FRONT ELEVATION



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APRIL 30, 2021

TOWNHOME 6-UNIT BUILDING ELEVATIONS
A14

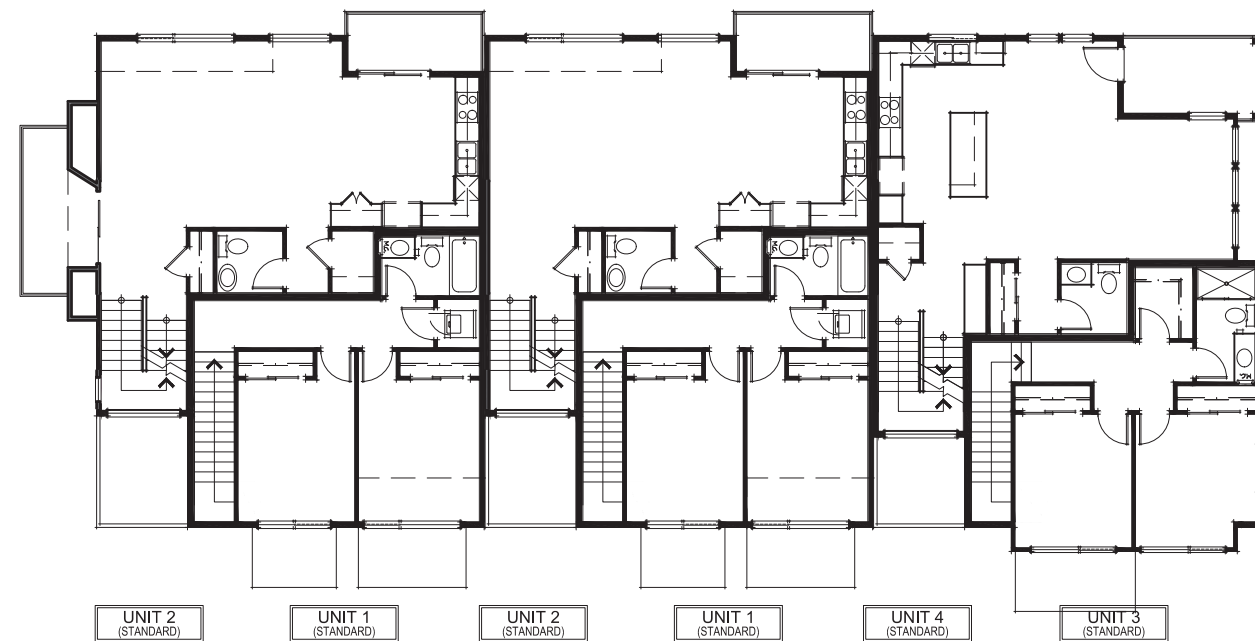




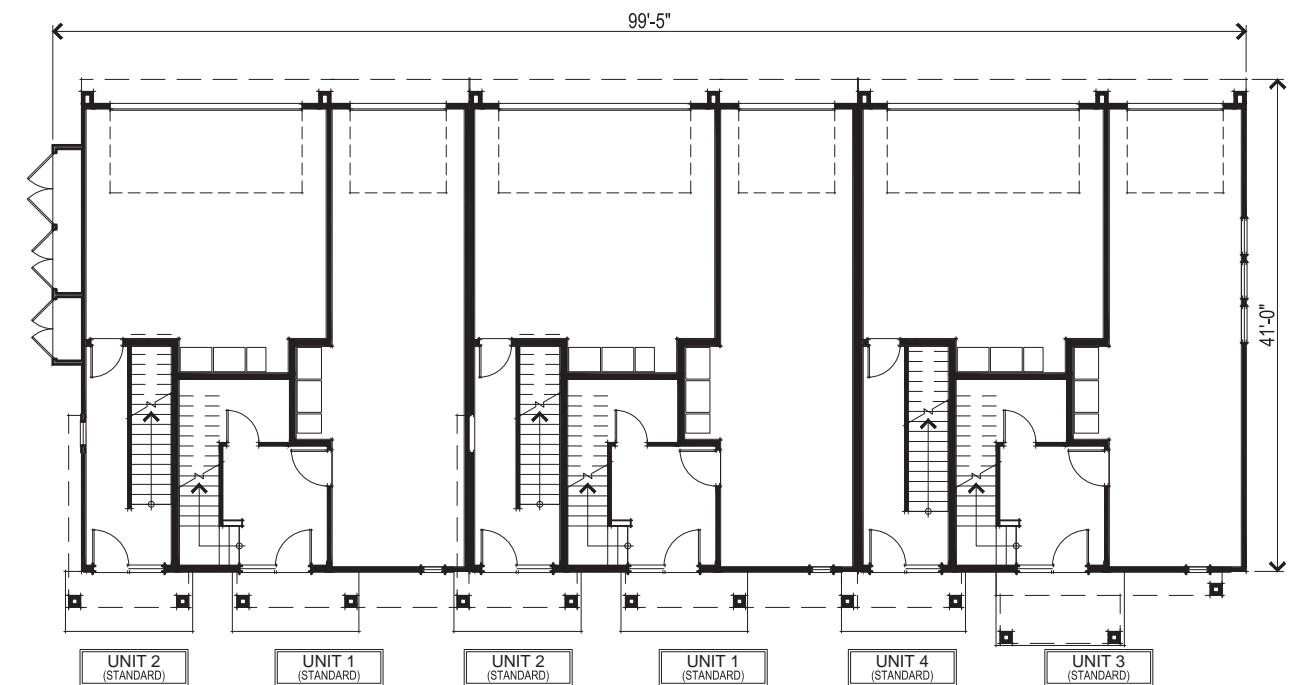
FOURTH FLOOR PLAN



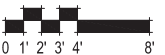
SECOND FLOOR PLAN



THIRD FLOOR PLAN



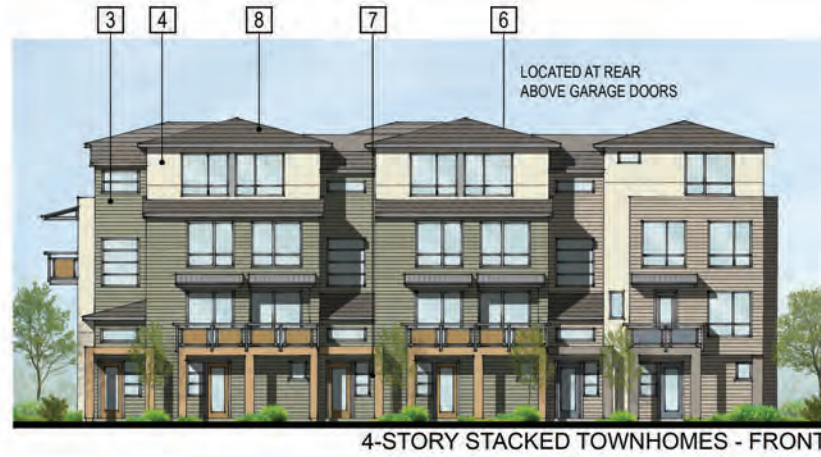
FIRST FLOOR PLAN



27177 MISSION BOULEVARD
Hayward, CA
APRIL 30, 2021

TOWNHOME 6-UNIT BUILDING FLOOR PLANS
A15

MATERIALS



1 BRICK VENEER
H.C. MUDDOX THIN BRICK: TUMBLEWEED



2 VERTICAL SIDING
FIBER CEMENT BOARD AND BATTEN



3 HORIZONTAL SIDING
FIBER CEMENT LAP SIDING, CEDARMILL TEXTURE



4 STUCCO
LIGHT SAND FINISH



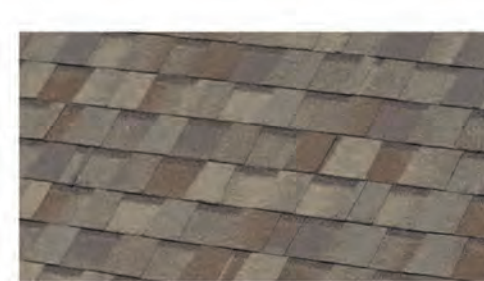
5 STEEL FRAMED RAILING
WITH HORIZONTAL WOOD PLANK RAILS



6 LED SURFACE MOUNT FIXTURE
WPX LED



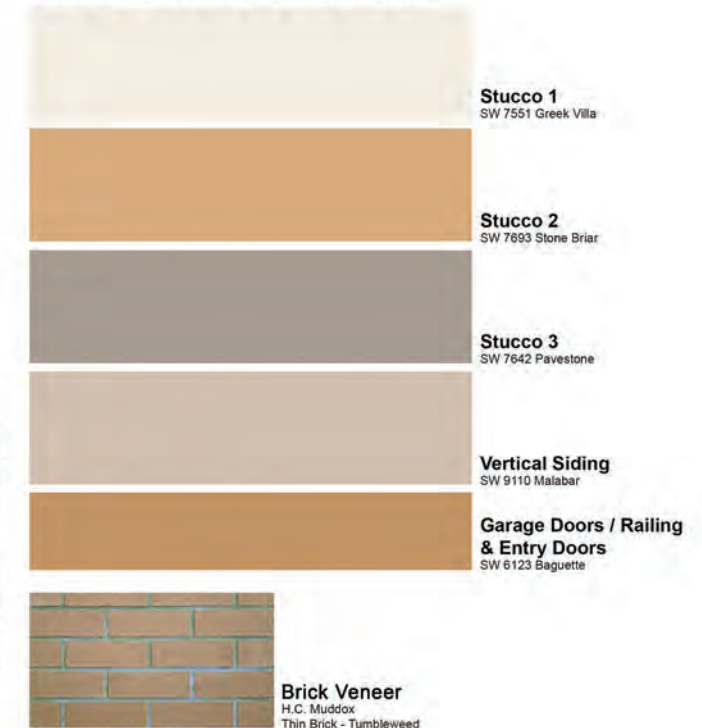
7 CONTEMPORARY WALL SCONCE
MODERN FORMS: HILINE - WS-W23



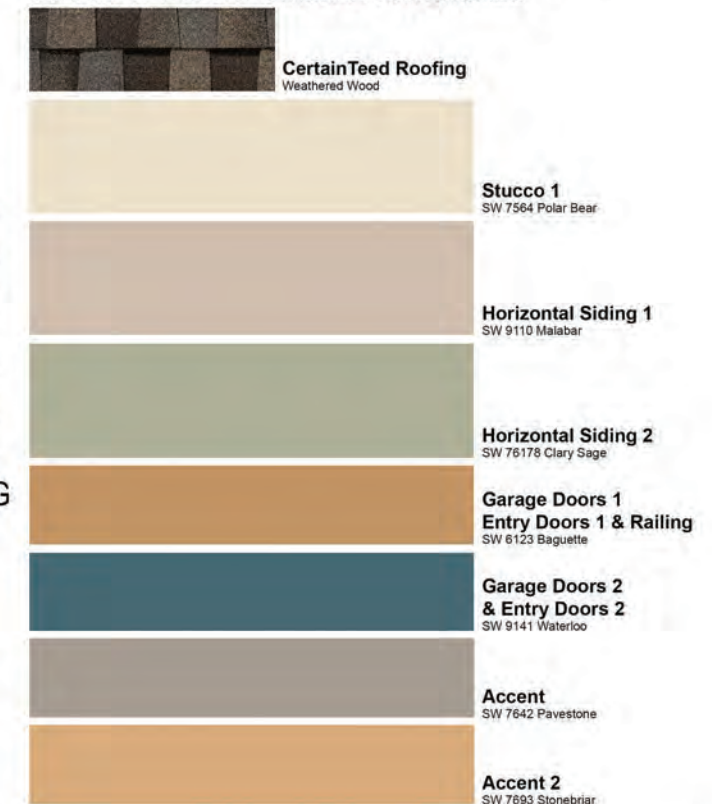
8 COMPOSITION SHINGLE ROOFING
CERTAINTeED - WEATHERED WOOD

SCHEMES

SCHEME 1: LIVE/WORK BUILDINGS



SCHEME 2: 4-STORY STACKED TOWNHOMES



27177 MISSION BOULEVARD
Hayward, CA
APRIL 30, 2021

HAYWARD
REACH CODE CHECKLIST
 FOR NEW RESIDENTIAL BUILDINGS 3 STORIES OR LESS
 This includes single-family, two-family & multi-family dwellings (3 or more units)

The Reach Code is a local ordinance adopted in Hayward which modifies the CA Energy Code to reduce natural gas use in new construction. The Reach Code also amends CalGreen to expand the requirements for Electric Vehicle (EV) ready parking spaces. For residential buildings taller than 3 stories or hotels/motels, please use the Reach Code Checklist for High-Rise Residential and Hotel/Motel. For all types of new commercial buildings, please use the Reach Code Checklist and Commercial Buildings. For checklists, background information and the full text of the Reach Code, please see the City of Hayward website here: <https://www.hayward-ca.gov/reach-code>

PART 1: ENERGY EFFICIENCY AND ELECTRIFICATION

- Is the building an accessory dwelling unit (ADU) that is 400 square feet or less? YES NO
 If you checked "yes", the electrification provisions of this ordinance do not apply. Continue to PART 2. If you checked "no", continue below.
- THE DESIGN FOR THE BUILDING SHALL INCLUDE THE FOLLOWING:**
 (Check each item as you confirm it in the plans)
 All-electric end uses
 No fuel gas (such as natural gas or propane) appliances (use heat pumps for water heaters and HVAC)
 No fuel gas meters, piping or infrastructure
 Compliance with CA Energy Code

PART 2: EV CHARGING READINESS - ONE AND TWO-FAMILY DWELLINGS AND TOWNHOMES WITH ATTACHED GARAGES

- Does the new building include an attached garage? YES NO
 If you checked "no", parts 2 and 3 do not apply to your project. If you checked "yes", continue below.
- Is the project a multi-family dwelling (3 or more dwelling units)? YES NO
 If you checked "yes", continue to PART 3 of this form. If you checked no, complete PART 2 only and then go to part 6.
- EACH DWELLING UNIT SHALL HAVE TWO LEVEL 2 EV READY PARKING SPACES.** LEVEL 2 EV Ready Spaces shall include the following:
 Provide a complete electric circuit with 208/240 volt, 40-ampere capacity with an overprotection device.
 Provide a minimum of 1-inch diameter raceway. This raceway may include multiple circuits as allowed by the California Electrical Code.
 Include electrical single line drawings and/or specifications on the plans.
- ADJACENT TO THE PARKING SPACE, PROVIDE EITHER ONE OF THE FOLLOWING:**

¹ For dwelling units that have only one parking space, only one Level 2 EV Ready Parking Space is required.

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- OPTION A:** Provide an outlet adjacent to the parking space labeled "ELECTRIC VEHICLE OUTLET" with at least 1/2-inch font.
- OPTION B:** Provide electric vehicle supply equipment with a minimum capacity of 30 amperes.

²Using option B for one space counts for 2 EV ready spaces. By installing 1 actual charger, you do not need to install an EV ready space as well in a 2-car garage.

PART 3: EV CHARGING READINESS - MULTI-FAMILY BUILDINGS (3 TO 20 DWELLING UNITS)

- Does the multi-family building have less than or equal to 20 dwelling units? YES NO
 If yes, complete this section and then see PART 5. If no, skip this section and continue to PART 4.
- ONE PARKING SPACE PER DWELLING UNIT SHALL BE A LEVEL 2 EV READY SPACE.** For example, if a dwelling unit has a 2-car garage, only one space must be Level 2 EV Ready. LEVEL 2 EV Ready Spaces shall include the following:
 Provide a complete electric circuit with 208/240 volt, 40-ampere capacity with an overprotection device.
 Provide a minimum of 1-inch diameter raceway. This raceway may include multiple circuits as allowed by the California Electrical Code.
 Include electrical single line drawings and/or specifications on the plans.
 Provide a table on the cover sheet listing the total number of parking spaces and the number of EV ready spaces or spaces with optional electric vehicle supply equipment.
- ADJACENT TO THE PARKING SPACE, PROVIDE EITHER ONE OF THE FOLLOWING:**
 OPTION A: Provide an outlet adjacent to the parking space labeled "ELECTRIC VEHICLE OUTLET" with at least 1/2-inch font.
 OPTION B: Provide electric vehicle supply equipment with a minimum capacity of 30 amperes.

PART 4: EV CHARGING READINESS - MULTI-FAMILY BUILDINGS (OVER 20 UNITS)

- Does the multi-family building have more than 20 dwelling units? YES NO
 If yes, complete this section, then see PART 5. If no, see previous sections.
- 75% OF THE DWELLING UNITS WITH ONE OR MORE PARKING SPACES SHALL BE PROVIDED WITH AT LEAST ONE LEVEL 2 EV READY SPACE.** Calculations for the required minimum number of Level 2 EV Ready spaces shall be rounded up to the nearest whole number. LEVEL 2 EV Ready Spaces shall include the following:
 Provide a complete electric circuit with 208/240 volt, 40-ampere capacity with an overprotection device.
 Provide a minimum of 1-inch diameter raceway. This raceway may include multiple circuits as allowed by the California Electrical Code.
 Include electrical single line drawings and/or specifications on the plans.
 Provide a table on the cover sheet listing the total number of parking spaces and the number of EV ready spaces or spaces with optional electric vehicle supply equipment.
- ADJACENT TO THE PARKING SPACE, PROVIDE EITHER ONE OF THE FOLLOWING:**
 OPTION A: Provide an outlet adjacent to the parking space labeled "ELECTRIC VEHICLE OUTLET" with at least 1/2-inch font.
 OPTION B: Provide electric vehicle supply equipment with a minimum capacity of 30 amperes.

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- THE REMAINING 25% OF UNITS SHALL BE PROVIDED WITH AT LEAST ONE LEVEL 2 EV CAPABLE SPACE.** EV Capable Circuits include the following:
 a. A parking space linked to an electrical panel with sufficient capacity to provide at least 208/240 volts and 40 amperes to the parking space.
 b. Raceways linking the electrical panel and parking space only need to be installed in spaces that will be inaccessible in the future, either trenching underground, or where penetrations to walls, floors or other partitions would otherwise be required for future installation of branch circuits. Raceways must be at least one inch in diameter and may be sized for multiple circuits as allowed by the California Electrical Code.
 c. The panel circuit directory shall identify the overcurrent protective device space(s) reserved for EV charging as "EV CAPABLE". Construction documents shall indicate future completion of raceway from the panel to the parking space, via the installed inaccessible raceways.

PART 5: ADDITIONAL NOTES AND EXCEPTIONS FOR MULTI-FAMILY BUILDINGS

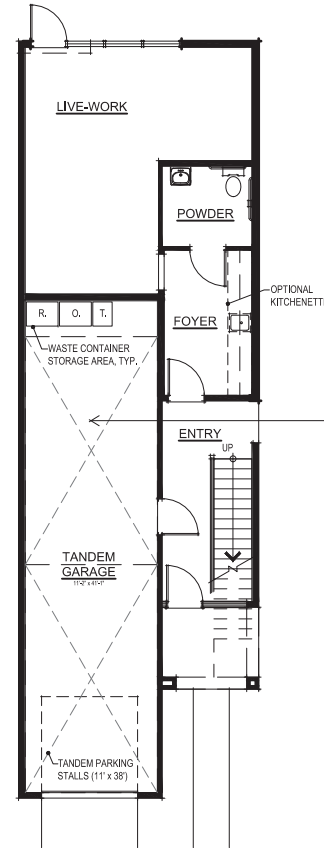
- ALMS may be installed to decrease electrical service and transformer costs associated with EV Charging Equipment subject to review of the authority having jurisdiction.
- The requirements apply to multifamily buildings with parking spaces including:
 a. Assigned or leased to individual dwelling units, and
 b. Unassigned residential parking.
- In order to adhere to accessibility requirements in accordance with the California Building Code Chapters 11A and/or 11B, it is recommended that all accessible parking spaces for covered newly constructed multifamily dwellings are provided with Level 2 EV Ready Spaces.
- If a building permit applicant provides documentation detailing that the increased cost of utility service or on-site transformer capacity would exceed an average of \$4,500 among parking spaces with Level 2 EV Ready Spaces, the applicant shall provide EV infrastructure up to a level that would not exceed this cost for utility service or on-site transformer capacity.

PART 6: SIGNATURE LINE

This form has been completed by: _____

Signature _____ Date _____

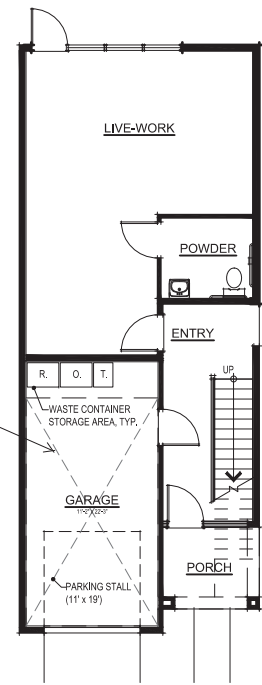
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LIVE WORK UNIT 2 FIRST FLOOR PLAN

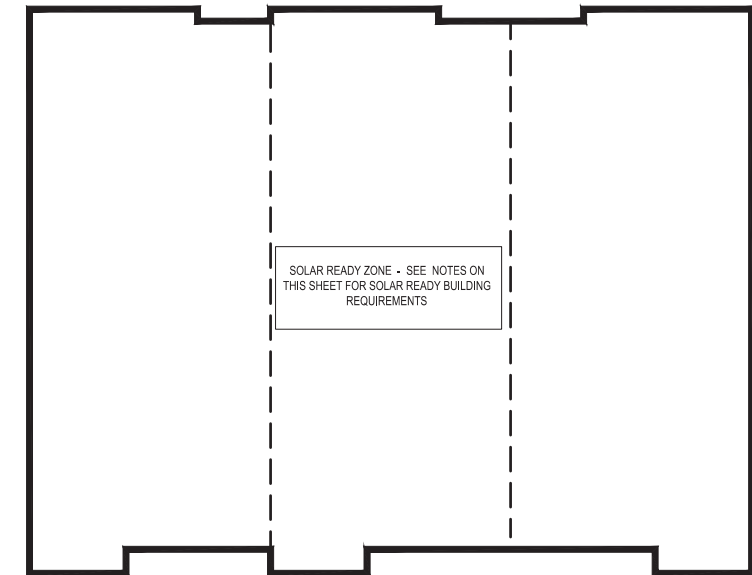
PARKING SUMMARY - LIVEWORK	
TOTAL NUMBER OF SPACES	TOTAL NUMBER OF LEVEL 2 EV READY SPACES / OR WITH OPT. EV SUPPLY EQUIPMENT
18 SPACES (14 SPACES ATTACHED AND 4 SPACES ON-STREET PRIVATE PARKING)	9 SPACES PROVIDED

ONE PARKING SPACE PER DWELLING UNIT SHALL BE LEVEL 2 EV READY SPACE. (NOTE: IF A DWELLING UNIT HAS A 2-CAR GARAGE, ONLY ONE (1) SPACE MUST BE LEVEL 2 EV READY)
 SEE PART 3 OF REACH CODE CHECKLIST ON THIS SHEET FOR LEVEL 2 EV READY REQUIREMENTS



LIVE WORK UNIT 1 FIRST FLOOR PLAN

SOLAR READY NOTES	
1. MANDATORY REQUIREMENTS UNDER 2019 CALIFORNIA ENERGY CODE SECTION 110.10(a) FOR SOLAR READY BUILDINGS ARE APPLICABLE FOR THIS PROJECT AS FOLLOWS:	2. ORIENTATION - ALL SECTIONS OF THE SOLAR ZONE LOCATED ON STEEP-SLOPED ROOFS SHALL BE ORIENTED BETWEEN 90 DEGREES AND 300 DEGREES OF TRUE NORTH
b) 1. MINIMUM AREA - THE SOLAR ZONE SHALL COMPLY WITH ACCESS, PATHWAY, SMOKE VENTILATION AND SPACING REQUIREMENTS AS SPECIFIED IN TITLE 24, PART 9 OR OTHER PARTS OF TITLE 24 OR IN ANY REQUIREMENTS ADOPTED BY A LOCAL JURISDICTION. THE SOLAR ZONE TOTAL AREA SHALL BE COMPRISED OF AREAS THAT HAVE NO DIMENSION LESS THAN FIVE FEET AND ARE NO LESS THAN 80 SQUARE FEET EACH FOR BUILDINGS WITH ROOF AREAS LESS THAN OR EQUAL TO 10,000 SQUARE FEET OR NO LESS THAN 160 SQUARE FEET EACH FOR BUILDINGS WITH ROOF AREAS GREATER THAN 10,000 SQUARE FEET.	b) 3. SHADING - A. NO OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO, VENTS, CHIMNEYS, ARCHITECTURAL FEATURES AND ROOF MOUNTED EQUIPMENT, SHALL BE LOCATED IN THE SOLAR ZONE. B. ANY OBSTRUCTION, LOCATED ON THE ROOF OR ANY OTHER PART OF THE BUILDING THAT PROJECTS ABOVE A SOLAR ZONE SHALL BE LOCATED AT LEAST TWICE THE DISTANCE, MEASURED IN THE HORIZONTAL PLANE, OF THE HEIGHT DIFFERENCE BETWEEN THE HIGHEST POINT OF THE OBSTRUCTION AND THE HORIZONTAL PROJECTION OF THE NEAREST POINT OF THE SOLAR ZONE, MEASURED IN THE VERTICAL PLANE.
b) 1. B. LOW RISE AND HIGH RISE MULTI FAMILY BUILDINGS - THE SOLAR ZONE SHALL BE LOCATED ON THE ROOF OR OVERHANG OF THE BUILDING OR ON THE ROOF OR OVERHANG OF ANOTHER STRUCTURE LOCATED WITHIN 250 FEET OF THE BUILDING OR ON COVERED PARKING INSTALLED WITHIN THE BUILDING PROJECT, AND SHALL HAVE A TOTAL AREA NO LESS THAN 15 PERCENT OF THE TOTAL ROOF AREA OF THE BUILDING EXCLUDING ANY SKYLIGHT AREA.	



LIVEWORK 3 UNIT BUILDING

SAME REQUIREMENTS APPLICABLE TO LIVEWORK 6 UNIT BUILDING

27177 MISSION BOULEVARD
 Hayward, CA
 APRIL 30, 2021



SUSTAINABILITY PLAN
 A17



HAYWARD
REACH CODE CHECKLIST
 FOR NEW HIGH-RISE RESIDENTIAL (more than 3 habitable stories and 3 or more units per building)
 AND NEW HOTEL/MOTEL BUILDINGS (any number of stories)

The Reach Code is a local ordinance adopted in Hayward which modifies the CA Energy Code to reduce natural gas use in new construction. The Reach Code also amends CalGreen to expand the requirements for Electric Vehicle (EV) ready parking spaces. For new residential buildings 3 stories or less, please use the Reach Code Checklist for New Residential Buildings 3 Stories or Less. For other commercial buildings, please use the Reach Code Checklist for Commercial Buildings. For checklists, background information and the full text of the Reach Code, please see the City of Hayward website here: <https://www.hayward-ca.gov/reach-code>

PART A: HIGH-RISE RESIDENTIAL (MORE THAN 3 HABITABLE STORIES) AND HOTEL / MOTEL BUILDINGS (ANY NUMBER OF STORIES)

The Reach Code requirements for these types of buildings offer two different approaches. One is an all-electric design and the other is a mixed fuel design. With the all-electric design, there is only a performance approach. Following the mixed fuel design, there are performance and prescriptive options. The checklists for each option are below. **Choose one option per building.** The first approach is the least complicated option.

CHECKLIST 1A – ALL ELECTRIC APPROACH

- The energy report for the new building shall be completed using the Performance Method with the current software approved by the CA Energy Commission.
- The project complies if the Proposed Design Building has an energy budget no greater than the Standard Design Building.
- No further requirements in Part A. **Continue to Part B for EV parking requirements.**

CHECKLIST 2A – MIXED FUEL – PERFORMANCE OPTION

- The entire solar zone (see CEC section 110.10) shall have a solar PV system installed.
**exception: The PV system may be sized to cover less than the solar zone provided that the system is sized to generate annual electrical output equal to the building's modelled annual electric load.*
- The energy report for the new building shall be completed using the Performance Method with the current software approved by the CA Energy Commission.
- The energy budget shall have a compliance margin of at least 10%* better than the Standard Design Building.

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**exception: If the Certificate of Compliance is prepared by and signed by a Certified Energy Analyst and the energy budget for the Proposed design is no greater than the Standard Design Building, the required compliance margin can be reduced to 5%.*

- Continue to Part B for EV charging requirements.

CHECKLIST 3A – MIXED FUEL – PRESCRIPTIVE OPTION

- The entire solar zone (see CEC section 110.10) shall have a solar PV system installed.
**exception: The PV system may be sized to cover less than the solar zone provided that the system is sized to generate annual electrical output equal to the building's modelled annual electric load.*
- The energy report for the new building shall be completed using the Prescriptive Method. The building shall have constructed and installed systems and components meeting the applicable requirements of Sections 140.3 through 140.9 and additionally the following measures as applicable intended to exceed the remaining prescriptive requirements:
 1. Install fenestration with a solar heat gain coefficient no less than 0.45 in both common spaces and guest rooms.
 2. Design VAV box minimum airflows to be equal to the zone ventilation minimums.
 3. Include economizers and staged fan control in air handlers with a mechanical cooling capacity ≥ 33,000 Btu/h.
 4. Reduce lighting power density (watts/ft²) by 10% from that required from Table 140.6-C.
 5. In common areas, improve lighting without claiming any Power Adjustment Factor credits:
 - a. Control daylight dimming plus off per Section 140.6(a)2.H
 - b. Perform Institutional Tuning per Section 140.6(a)2.J
 6. Install one drain water heat recovery device per every three guest rooms that is field verified as specified in the Reference Appendix RA3.6.9.
- Continue to Part B for EV charging requirements.

PART B: EV CHARGING READINESS

CHECKLIST 1B – RESIDENTIAL BUILDINGS WITH 3 TO 20 UNITS

- ONE PARKING SPACE PER DWELLING UNIT SHALL BE A LEVEL 2 EV READY SPACE.** For example, if a dwelling unit has a 2-car garage, only one space must be Level 2 EV Ready. LEVEL 2 EV Ready Spaces shall include the following:
 - Provide a complete electric circuit with 208/240 volt, 40-ampere capacity with an overprotection device.

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- Provide a minimum of 1-inch diameter raceway. This raceway may include multiple circuits as allowed by the California Electrical Code.
- Include electrical single line drawings and/or specifications on the plans.
- Provide a table on the cover sheet listing the total number of parking spaces and the number of EV ready spaces or spaces with optional electric vehicle supply equipment.

- **ADJACENT TO THE PARKING SPACE, PROVIDE EITHER ONE OF THE FOLLOWING:**
 - OPTION A:** Provide an outlet adjacent to the parking space labeled "ELECTRIC VEHICLE OUTLET" with at least 1/2-inch font.
 - OPTION B:** Provide electric vehicle supply equipment with a minimum capacity of 30 amperes.

CHECKLIST 2B – RESIDENTIAL BUILDINGS WITH MORE THAN 20 UNITS

- **75% OF THE DWELLING UNITS WITH ONE OR MORE PARKING SPACES SHALL BE PROVIDED WITH AT LEAST ONE LEVEL 2 EV READY SPACE.** Calculations for the required minimum number of Level 2 EV Ready spaces shall be rounded up to the nearest whole number. LEVEL 2 EV Ready Spaces shall include the following:
 - Provide a complete electric circuit with 208/240 volt, 40-ampere capacity with an overprotection device.
 - Provide a minimum of 1-inch diameter raceway. This raceway may include multiple circuits as allowed by the California Electrical Code.
 - Include electrical single line drawings and/or specifications on the plans.
 - Provide a table on the cover sheet listing the total number of parking spaces and the number of EV ready spaces or spaces with optional electric vehicle supply equipment.

- **ADJACENT TO THE PARKING SPACE, PROVIDE EITHER ONE OF THE FOLLOWING:**
 - OPTION A:** Provide an outlet adjacent to the parking space labeled "ELECTRIC VEHICLE OUTLET" with at least 1/2-inch font.
 - OPTION B:** Provide electric vehicle supply equipment with a minimum capacity of 30 amperes.

- **THE REMAINING 25% OF UNITS SHALL BE PROVIDED WITH AT LEAST ONE LEVEL 2 EV CAPABLE SPACE.** EV Capable Circuits include the following:
 - a. A parking space linked to an electrical panel with sufficient capacity to provide at least 208/240 volts and 40 amperes to the parking space.
 - b. Raceways linking the electrical panel and parking space only need to be installed in spaces that will be inaccessible in the future, either trenched underground, or where penetrations to walls, floors or other partitions would otherwise be required for future installation of branch circuits. Raceways must be at least one inch in diameter and may be sized for multiple circuits as allowed by the California Electrical Code.
 - c. The panel circuit directory shall identify the overcurrent protective device space(s) reserved for EV charging as "EV CAPABLE". Construction documents shall indicate future completion of raceway from the panel to the parking space, via the installed inaccessible raceways.

ADDITIONAL NOTES AND EXCEPTIONS FOR ALL MULTI-FAMILY BUILDINGS

1. Automatic Load Management Systems (ALMS) may be installed to decrease electrical service and transformer costs associated with EV Charging Equipment subject to review of the authority having jurisdiction.
2. The requirements apply to multifamily buildings with parking spaces including:
 - a. Assigned or leased to individual dwelling units, and

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- b. Unassigned residential parking.
3. In order to adhere to accessibility requirements in accordance with the California Building Code Chapters 11A and/or 11B, it is recommended that all accessible parking spaces for covered newly constructed multifamily dwellings are provided with Level 2 EV Ready Spaces.
4. If a building permit applicant provides documentation detailing that the increased cost of utility service or on-site transformer capacity would exceed an average of \$4,500 among parking spaces with Level 2 EV Ready Spaces, the applicant shall provide EV infrastructure up to a level that would not exceed this cost for utility service or on-site transformer capacity.

CHECKLIST 3B – NEW HOTEL/MOTEL BUILDINGS

- When 10 or more parking spaces are constructed, 15% of the available parking spaces on site shall be equipped with Level 2 EV Ready Spaces. Calculations for the required minimum number of spaces equipped with Level 2 EV Ready Spaces shall be rounded up to the nearest whole number.
**Exception: Installation of each Direct Current Fast Charger with the capacity to provide at least 80 kW output may substitute for 15 EV Ready spaces after a minimum of 15 Level 2 EV Ready spaces are installed.*

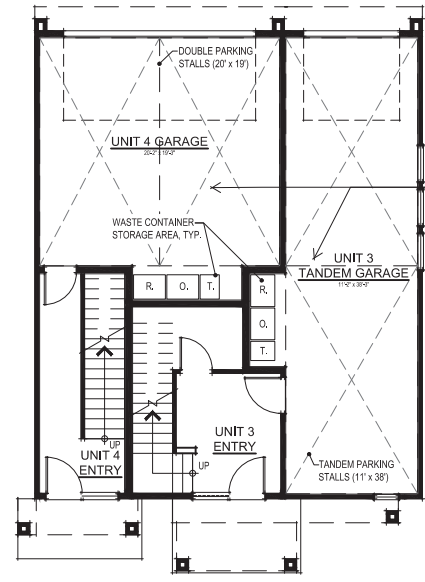
- LEVEL 2 EV Ready Spaces shall include the following:
 - Provide a complete electric circuit with 208/240 volt, 40-ampere capacity with an overprotection device.
 - Provide a minimum of 1-inch diameter raceway. This raceway may include multiple circuits as allowed by the California Electrical Code.
 - Include electrical single line drawings and/or specifications on the plans.
 - Provide a table on the cover sheet listing the total number of parking spaces and the number of EV ready spaces or spaces with optional electric vehicle supply equipment.
- NOTES:**
 1. Facilities providing EV charging stations shall comply with CBC Ch. 11A or 11B for disabled access requirements.
 2. If a building permit applicant provides documentation detailing that the increased cost of utility service or on-site transformer capacity would exceed an average of \$4,500 among parking spaces with Level 2 EV Ready Spaces, the applicant shall provide EV infrastructure up to a level that would not exceed this cost for utility service or on-site transformer capacity.

PART C: SIGNATURE LINE

This form has been completed by: _____

Signature _____ Date _____

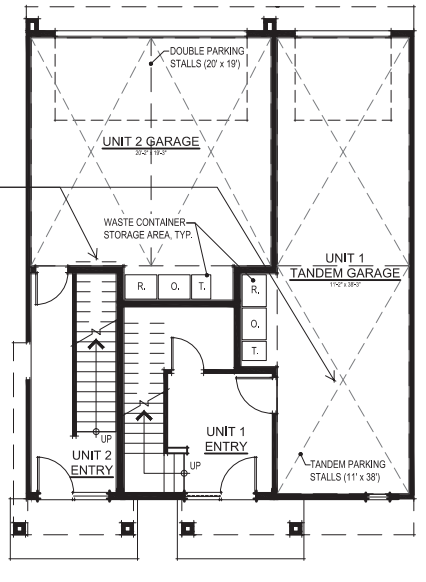
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TOWNHOME UNITS 3 AND 4 FIRST FLOOR PLAN

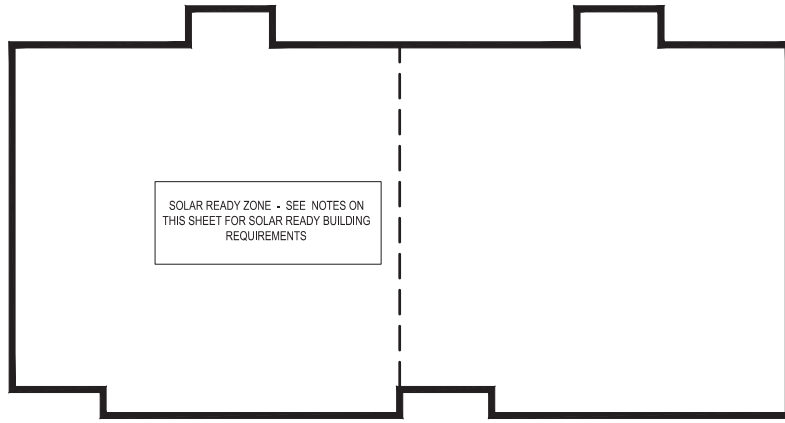
PARKING SUMMARY - TOWNHOMES	
TOTAL NUMBER OF SPACES	TOTAL NUMBER OF LEVEL 2 EV READY SPACES / OR WITH OPT. EV SUPPLY EQUIPMENT
92 SPACES (ATTACHED PARKING SPACES)	46 SPACES PROVIDED

ONE PARKING SPACE PER DWELLING UNIT SHALL BE LEVEL 2 EV READY SPACE. (NOTE: IF A DWELLING UNIT HAS A 2-CAR GARAGE, ONLY ONE (1) SPACE MUST BE LEVEL 2 EV READY.) SEE PART B OF REACH CODE CHECKLIST ON THIS SHEET FOR LEVEL 2 EV READY REQUIREMENTS



TOWNHOME UNITS 1 AND 2 FIRST FLOOR PLAN

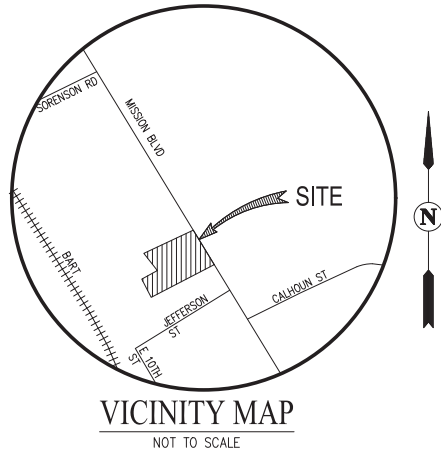
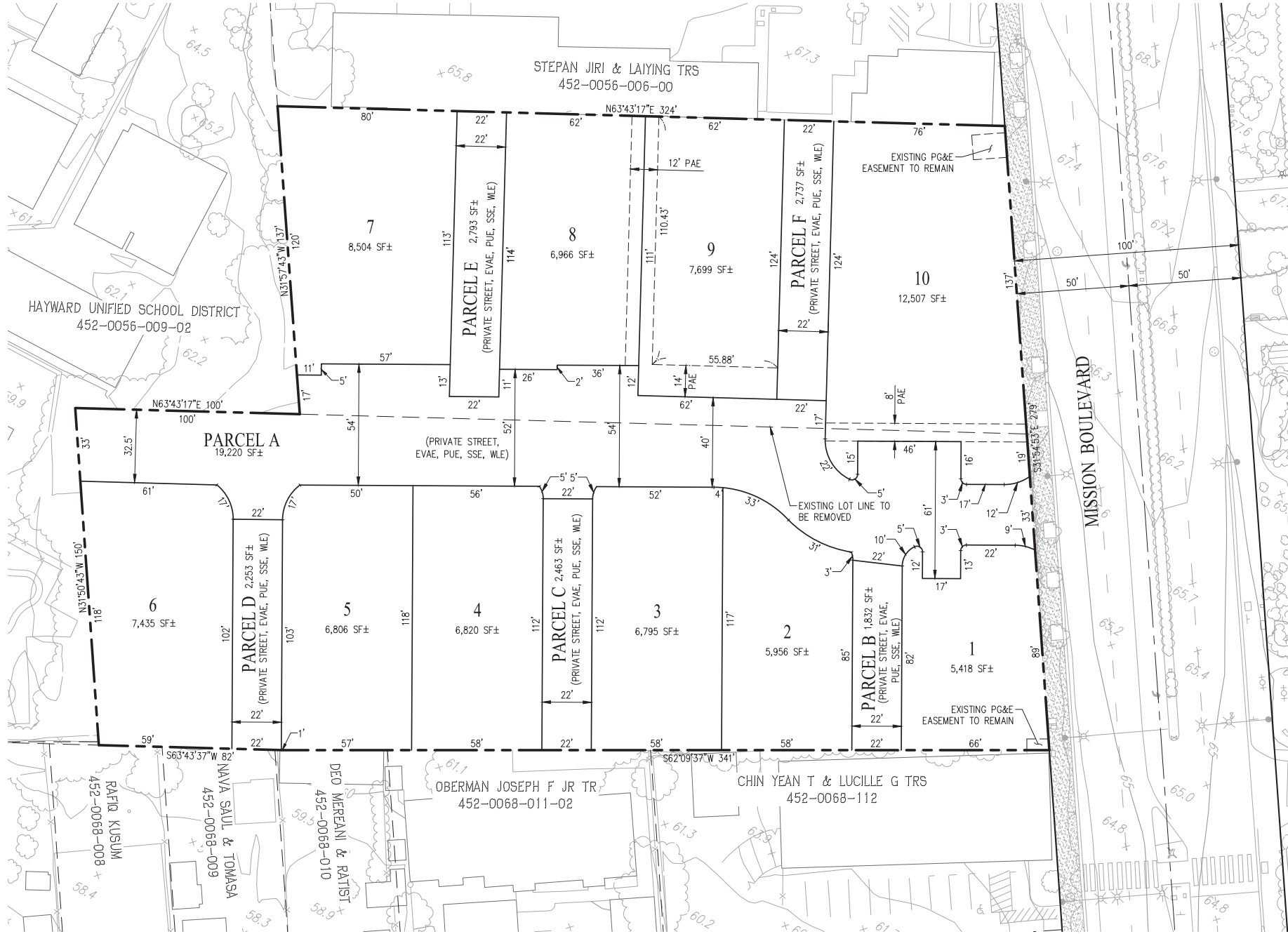
SOLAR READY NOTES	
1. MANDATORY REQUIREMENTS UNDER 2019 CALIFORNIA ENERGY CODE SECTION 110.10(a) FOR SOLAR READY BUILDINGS ARE APPLICABLE FOR THIS PROJECT AS FOLLOWS:	2. ORIENTATION - ALL SECTIONS OF THE SOLAR ZONE LOCATED ON STEEP-SLOPED ROOFS SHALL BE ORIENTED BETWEEN 90 DEGREES AND 300 DEGREES OF TRUE NORTH
b) 1. MINIMUM AREA - THE SOLAR ZONE SHALL COMPLY WITH ACCESS, PATHWAY, SMOKE VENTILATION AND SPACING REQUIREMENTS AS SPECIFIED IN TITLE 24, PART 9 OR OTHER PARTS OF TITLE 24 OR IN ANY REQUIREMENTS ADOPTED BY A LOCAL JURISDICTION, THE SOLAR ZONE TOTAL AREA SHALL BE COMPRISED OF AREAS THAT HAVE NO DIMENSION LESS THAN FIVE FEET AND ARE NO LESS THAN 80 SQUARE FEET EACH FOR BUILDINGS WITH ROOF AREAS LESS THAN OR EQUAL TO 10,000 SQUARE FEET OR NO LESS THAN 160 SQUARE FEET EACH FOR BUILDINGS WITH ROOF AREAS GREATER THAN 10,000 SQUARE FEET.	b) 3. SHADING - A. NO OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO, VENTS, CHIMNEYS, ARCHITECTURAL FEATURES AND ROOF MOUNTED EQUIPMENT, SHALL BE LOCATED IN THE SOLAR ZONE. B. ANY OBSTRUCTION, LOCATED ON THE ROOF OR ANY OTHER PART OF THE BUILDING THAT PROJECTS ABOVE A SOLAR ZONE SHALL BE LOCATED AT LEAST TWICE THE DISTANCE, MEASURED IN THE HORIZONTAL PLANE, OF THE HEIGHT DIFFERENCE BETWEEN THE HIGHEST POINT OF THE OBSTRUCTION AND THE HORIZONTAL PROJECTION OF THE NEAREST POINT OF THE SOLAR ZONE, MEASURED IN THE VERTICAL PLANE.
b) 1. B. LOW RISE AND HIGH RISE MULTI FAMILY BUILDINGS - THE SOLAR ZONE SHALL BE LOCATED ON THE ROOF OR OVERHANG OF THE BUILDING OR ON THE ROOF OR OVERHANG OF ANOTHER STRUCTURE LOCATED WITHIN 250 FEET OF THE BUILDING OR ON COVERED PARKING INSTALLED WITHIN THE BUILDING PROJECT, AND SHALL HAVE A TOTAL AREA NO LESS THAN 15 PERCENT OF THE TOTAL ROOF AREA OF THE BUILDING EXCLUDING ANY SKYLIGHT AREA.	



TOWNHOME 4 UNIT BUILDING
 SAME REQUIREMENTS APPLICABLE TO TOWNHOME 6 UNIT BUILDING

GENERAL NOTES

- ASSESSORS PARCEL NO.: 452-0056-007 & 452-0056-008
- BENCHMARK: CITY OF HAYWARD BRASS DISK ON THE WHITMAN STREET OVERPASS OVER HARDER ROAD, HAVING AN NGVD29 ELEVATION OF 68.64 FEET.
- BASIS OF BEARINGS: THE BASIS OF BEARING FOR THIS SURVEY IS DETERMINED BY FOUND MONUMENTS ON JEFFERSON STREET, THE BEARING BEING N58°09'37"E PER PARCEL MAP NO. 4134 (141 M 38).
- OVERALL PROJECT AREA: GROSS: 2.43± AC
NET: 1.70± AC (EXCLUDES PUBLIC AND PRIVATE ROADWAYS & PUBLIC TRAIL AREA)
- TOTAL DWELLING UNITS: 55
- OVERALL PROJECT DENSITY: 22.63 DU/AC (GROSS)
32.35 DU/AC (NET)
- LOT COVERAGE: 36.3%
- FLOOR AREA RATIO: 1.0
- GENERAL PLAN: SMU: SUSTAINABLE MIXED USE
- ZONING: MB-CN: MISSION BOULEVARD CORRIDOR NEIGHBORHOOD - 17.5 TO 35 UNITS/NET ACRE
- EXISTING LAND USE: COMMERCIAL/INDUSTRIAL
PROPOSED LAND USE: RESIDENTIAL
- FLOOD ZONE: ZONE X: AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLANE
SOURCE: FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP, MAP NUMBER 060100293G
DATE: AUGUST 3, 2009
- EXISTING STRUCTURES: ALL EXISTING BUILDINGS WITHIN THE PROJECT BOUNDARY TO BE REMOVED.
- EXISTING UTILITIES: EXISTING UTILITIES WITHIN THE PROJECT BOUNDARY TO BE REMOVED AS NOTED.
- EXISTING TREES: EXISTING TREES WITHIN THE PROJECT BOUNDARY TO BE REMOVED OR RELOCATED.
- STREETS: ALL DRIVE AISLES WITHIN THE PROJECT WILL BE PRIVATE AND WILL BE PRIVATELY MAINTAINED BY THE HOMEOWNER'S ASSOCIATION. ALL PRIVATE STREETS WILL BE WITHIN PUE'S. (MINIMUM LONGITUDINAL SLOPE=0.5%)
- STREET TREES: STREET TREES SHALL BE INSTALLED PER CITY DETAIL SD-122.
- WALLS AND FENCING: ALL WALLS AND FENCING WILL BE PRIVATELY OWNED AND PRIVATELY MAINTAINED.
- STORM DRAIN: PROPOSED ONSITE STORM DRAIN FACILITIES WILL BE PRIVATE FACILITIES AND WILL BE PRIVATELY MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
- PUBLIC UTILITIES: PROPOSED ONSITE WATER AND SANITARY SEWER FACILITIES ARE PUBLIC AND WILL BE WITHIN A SANITARY AND/OR WATER EASEMENT. PROPOSED WATER AND SANITARY SEWER FACILITIES WILL BE CONSTRUCTED PER CITY OF HAYWARD STANDARDS AND DEDICATED TO THE CITY.
- LANDSCAPING: ALL LANDSCAPING WITHIN PROJECT BOUNDARY WILL BE PRIVATELY OWNED AND MAINTAINED.
- WELLS ONSITE: NONE
- SCHOOL DISTRICT: HAYWARD UNIFIED SCHOOL DISTRICT
- PARK DISTRICT: HAYWARD AREA RECREATION AND PARK DISTRICT
- UTILITIES: WATER: CITY OF HAYWARD
SEWER: CITY OF HAYWARD
GAS: PG&E
ELECTRIC: PG&E
TELEPHONE: SBC
CABLE TV: COMCAST
- DIMENSIONS: ALL DIMENSIONS ARE PRELIMINARY AND SUBJECT TO FINAL MAP
- GRADING: PROPOSED GRADING AS SHOWN IS PRELIMINARY AND SUBJECT TO FINAL DESIGN.
- MAINTENANCE: A HOMEOWNERS ASSOCIATION WILL BE FORMED TO OWN AND MAINTAIN PRIVATE STREETS, DRIVE AISLES, PRIVATE UTILITIES, STORM DRAINAGE FACILITIES AND LANDSCAPE WITHIN ALL RESIDENTIAL AREAS. RETAIL SITE OWNER SHALL BE RESPONSIBLE TO MAINTAIN ALL PRIVATE AMENITIES ON THE RETAIL SITE.
- CONDOMINIUM MAP: A CONDOMINIUM MAP WILL BE RECORDED FOR THE RESIDENTIAL LOTS. THE SUBDIVISION IS A CONDOMINIUM PROJECT AS DEFINED IN SECTIONS 4125 AND 4285 OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND FILED PURSUANT TO THE SUBDIVISION MAP ACT.



CONTACTS

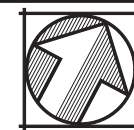
- DEVELOPER: TTLIC MANAGEMENT, INC. AN ARIZONA CORP.
DBA. TTLIC MOREAU, LLC
12647 ALCOSTA BOULEVARD, SUITE 470
SAN RAMON, CA 94583
(925) 380-1210
KELLEY RUTCHENA
- ENGINEER: CARLSON, BARBEE & GIBSON, INC.
2633 CAMINO RAMON, SUITE 350
SAN RAMON, CA 94583
(925) 866-0322
COLT ALVERNAZ, RCE 75740
- SOILS ENGINEER: CORNERSTONE EARTH GROUP
1220 OAKLAND BOULEVARD, SUITE 220
WALNUT CREEK, CA 94596
(925) 988-9500
JOHN DYE, GE 2582
- ARCHITECT: SDG ARCHITECTS, INC
3361 WALNUT BOULEVARD, SUITE 120
BRENTWOOD, CA 94513
(925) 634-7000
SCOTT PRICKETT
- LANDSCAPE ARCHITECT: R3 STUDIOS, INC
201 4TH STREET, SUITE 101B
OAKLAND, CA 94607
(510) 808-5782
ROMAN DE SOTA

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Hayward, CA
APRIL 2021

TRACT 8556 - VESTING TENTATIVE MAP
LOTTING PLAN

C1.0

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CIVIL ENGINEERS SURVEYORS PLANNERS

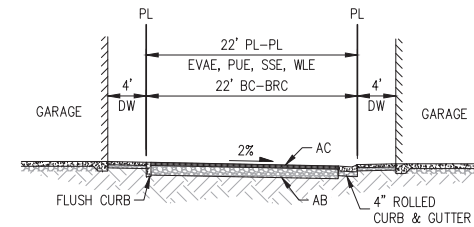
ABBREVIATIONS

AB	AGGREGATE BASE
AC	ASPHALT CONCRETE
ACAE	ACFC & WCD ACCESS EASEMENT
AU	ACCESSIBLE UNIT
BC	BACK OF CURB
BD	BOUNDARY
BE	BRIDGE EASEMENT
BFP	BACK FLOW PREVENTION
CB	CATCH BASIN
DW	DRIVEWAY
EG	EXISTING GRADE
EVC	ELECTRIC VEHICLE CHARGING
EX	EXISTING
FAR	FLOOR AREA RATIO
FC	FACE OF CURB
FDC	FIRE DEPARTMENT CONNECTION
FG	FINISHED GRADE
FF	FINISHED FLOOR ELEVATION
FH	FIRE HYDRANT
FI	FIELD INLET
FL	FLOWLINE
FU	FUTURE
GB	GRADE BREAK
GLIP	GARAGE LIP
H	ACCESSIBLE STALL
HMP	HYDROMODIFICATION MANAGEMENT PLAN
HP	HIGH POINT
INV	INVERT
LL	LOT LINE
LP	LOW POINT
LS	LANDSCAPE
OH	OVERHEAD ELECTRIC
P	PAD
PAE	PUBLIC ACCESS EASEMENT
PIV	POST INDICATOR VALVE
PL	PROPERTY LINE
PR	PROPOSED
PIEE	PRIVATE INGRESS EGRESS EASEMENT
PSDE	PRIVATE STORM DRAIN EASEMENT
PUE	PUBLIC UTILITY EASEMENT
R	RADIUS
RW	RIGHT-OF-WAY
RET	RETURN
SD	STORM DRAIN (PRIVATE)
SD-T	STORM DRAIN (TREATED)
SDBU	STORM DRAIN BUBBLE UP
SDE	STORM DRAIN EASEMENT
SDFM	STORM DRAIN FORCE MAIN
SDMH	STORM DRAIN MANHOLE
SF	SQUARE FEET
SS	SANITARY SEWER
SSMH	SANITARY SEWER MANHOLE
STA	STATION
STD	STANDARD
SW	SIDEWALK
(T)	TOTAL
TC	TOP OF CURB
TFC	TOP OF FLUSH CURB
TRC	TOP OF ROLLED CURB
TSM	TOP OF SOIL MIX
TYP	TYPICAL
VU	VISITABLE UNIT
W	WATER
WLE	WATER LINE EASEMENT

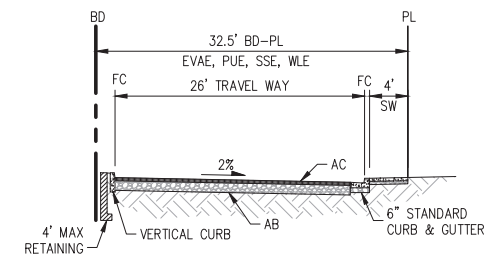
EXISTING	PROPOSED	DESCRIPTION
---	---	BOUNDARY
---	---	EASEMENT
---	---	PROPERTY LINE
---	---	RIGHT-OF-WAY
		EXISTING TREE TO BE REMOVED
		TREE
		SIDEWALK AND TOP OF CURB
		DECORATIVE PAVING
		ASPHALT PAVEMENT
		BIORETENTION AREA
		HMP VAULT
		4'X4' NATIVE SOIL PLUG FOR TREE ROOTBALL
		COMPACT PARKING STALL
		VAN ACCESSIBLE PARKING STALL
		PARKING STALL PAVEMENT MARKING
		OVERLAND RELEASE
		SPOT ELEVATIONS
		INVERT ELEVATIONS
		STORM DRAIN LINE
		TREATED STORM DRAIN LINE
		SANITARY SEWER
		WATER
		OVERHEAD UTILITY LINE
		SANITARY SEWER MANHOLE (SSMH)
		STORM DRAIN MANHOLE (SDMH)
		CATCH BASIN (CB)
		JUNCTION BOX (JB)
		FIELD INLET (FI)
		FIRE HYDRANT
		BLOW OFF
		ELECTROLIER
		BUBBLER
		PUMP
		STORM DRAIN FORCE MAIN

UTILITY NOTES

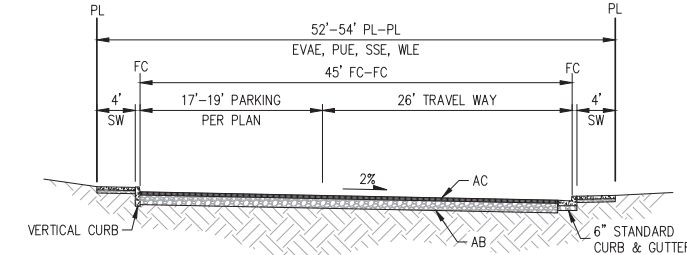
- EXISTING UTILITIES: ALL EXISTING UTILITIES SERVING ORIGINAL USE WITHIN THE BOUNDARY TO BE REMOVED. EXISTING STORM DRAIN, SANITARY SEWER AND WATER WITHIN EASEMENTS TO REMAIN.
- PUBLIC UTILITIES: PROPOSED WATER AND SANITARY SEWER FACILITIES WITHIN PRIVATE ROADWAYS ARE PUBLIC AND WILL BE WITHIN A SANITARY AND/OR WATER EASEMENT. PROPOSED WATER AND SANITARY SEWER FACILITIES WILL BE CONSTRUCTED PER CITY OF HAYWARD STANDARDS AND BE DEDICATED TO THE CITY.
- PRIVATE UTILITIES: STORM DRAIN SYSTEM
- STORM DRAIN: PROPOSED ONSITE STORM DRAIN FACILITIES WILL BE PRIVATE AND WILL BE PRIVATELY MAINTAINED BY THE HOMEOWNER'S ASSOCIATION. MIN SLOPE OF PROPOSED STORM DRAIN PIPE = 0.0035. PUBLIC STORM DRAIN FACILITIES TO BE CONSTRUCTED TO CITY OF HAYWARD STANDARDS. ALL STORM PIPE TO BE RCP OR NDS N-12 PER CITY OF HAYWARD STANDARDS.
- WATER:
 - WATER SHALL BE CONSTRUCTED PER CITY OF HAYWARD STANDARDS
 - PROVIDE KEYS/ACCESS CODE/AUTOMATIC GATE OPENER TO UTILITIES FOR ALL METERS ENCLOSED BY A FENCE/GATE AS PER HAYWARD MUNICIPAL CODE 11-2.02.1. ONLY WATER DISTRIBUTION PERSONNEL SHALL PERFORM OPERATION OF VALVES ON THE HAYWARD WATER SYSTEM.
 - WATER AND SEWER SERVICE AVAILABLE SUBJECT TO STANDARD CONDITIONS AND FEES IN EFFECT AT TIME OF APPLICATION.
 - ALL WATER MAINS OUTSIDE OF ROADWAY OR UNDER DECORATIVE PAVEMENT TO BE DUCTILE IRON PIPE.
 - DOMESTIC WATER METERS TO BE LOCATED IN DRIVEWAYS UNLESS SPECIFIED OTHERWISE.
 - FIRE SERVICE: EACH BUILDING SHALL HAVE A DEDICATED FIRE SERVICE.
- SEWER:
 - CITY OF HAYWARD
 - STANDARD MIN SLOPE OF PROPOSED 8" SEWER PIPE = 0.005
 - STANDARD MIN SLOPE OF PROPOSED 12" SEWER PIPE = 0.002
 - MIN SIZE OF PROPOSED SEWER MAIN IS 8". SEWER SHALL BE CONSTRUCTED OF PVC PIPE PER CITY OF HAYWARD STANDARDS.
 - MANHOLES SHALL BE INSTALLED AT THE 400 FOOT INTERVALS, DEAD ENDS, OR AT ANY CHANGE IN DIRECTION ON GRADE.
 - SEWER CLEANOUTS SHALL BE INSTALLED ON EACH SEWER LATERAL AT THE CONNECTION WITH THE BUILDING DRAIN AT ANY CHANGE IN ALIGNMENT AND AT UNIFORM INTERVAL NOT TO EXCEED 100'.
 - EACH TOWNHOME DWELLING UNIT SHALL HAVE AN INDIVIDUAL SEWER LATERAL PER SD-312.
 - THE MIXED USE BUILDING SHALL BE AN INDIVIDUAL SEWER LATERAL FOR EACH USE (1 RESIDENTIAL AND 1 COMMERCIAL).
- GAS & ELECTRIC: PG&E
- TELEPHONE: SBC
- CABLE TV: COMCAST CABLE
- UTILITIES: UTILITIES SHOWN ARE TO BE USED AS A GUIDE AND MAY CHANGE DURING FINAL DESIGN. DESIGN SHALL ADHERE TO CITY OF HAYWARD STANDARDS.



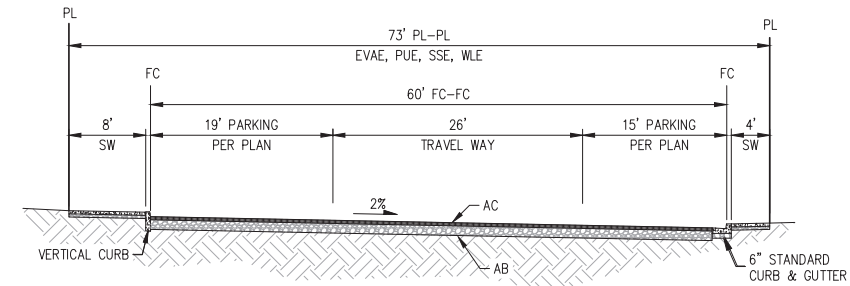
TYPICAL COURT (COURTS A-E) (NOT TO SCALE)



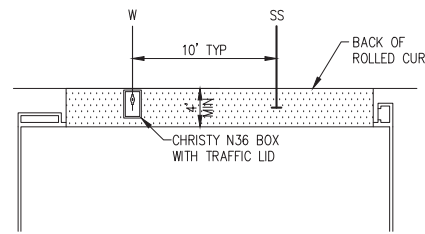
STREET A (NOT TO SCALE)



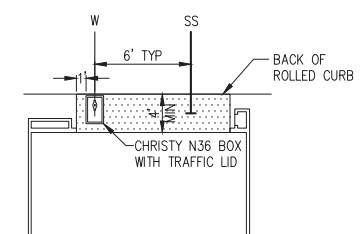
STREET A (WITH PARKING ON ONE SIDE) (NOT TO SCALE)



STREET A (WITH PARKING ON BOTH SIDE) (NOT TO SCALE)



TYPICAL UTILITIES IN 16' DRIVEWAYS (PRIVATE STREET) (NOT TO SCALE)



TYPICAL UTILITIES IN 8' DRIVEWAYS (PRIVATE STREET) (NOT TO SCALE)

TRACT 8556 - VESTING TENTATIVE MAP LEGNEND, ABBREVIATIONS & TYPICAL SECTIONS

C2.0

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APRIL 2021

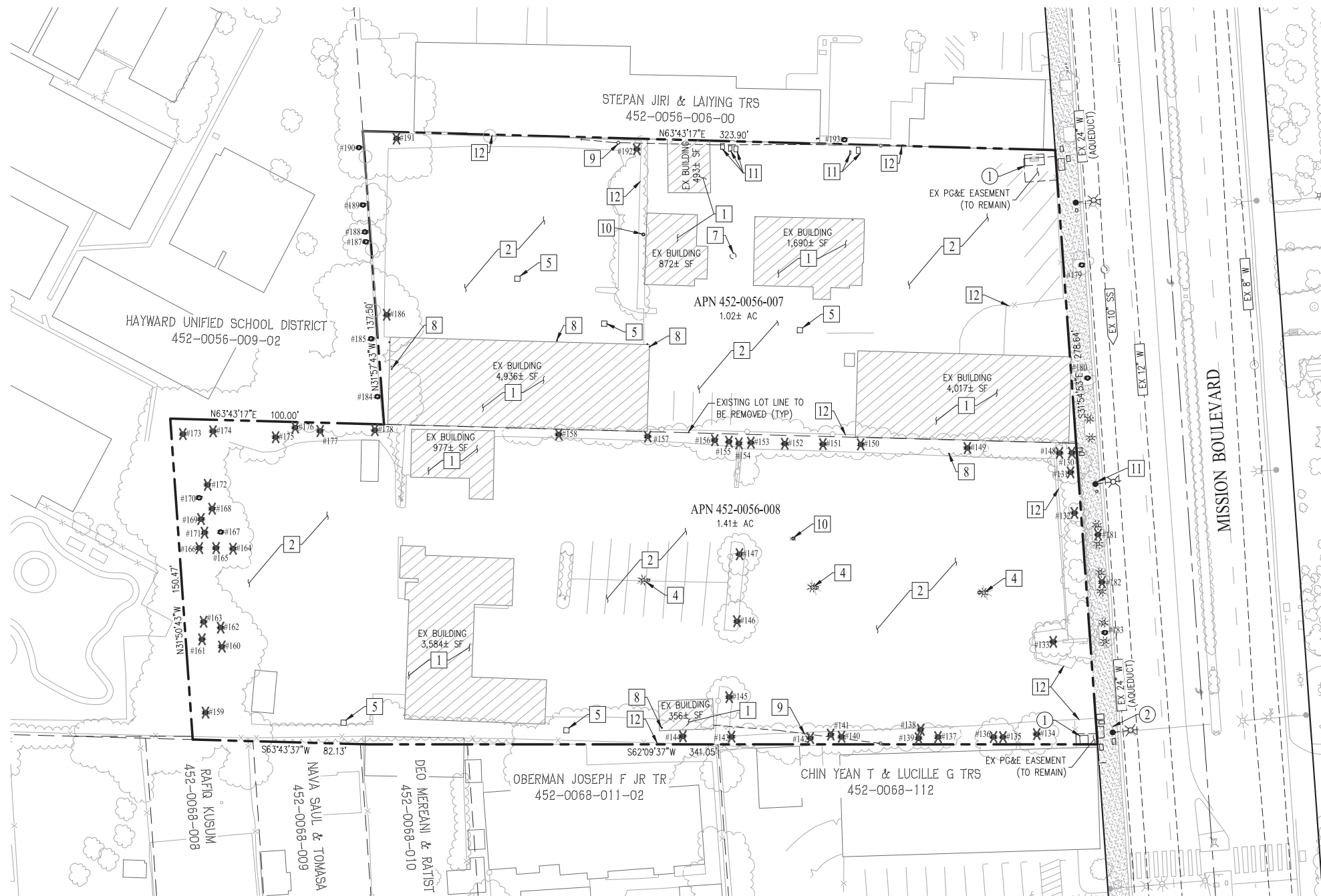
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Scale: 1" = 30'

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TREE SUMMARY						
TREE NO.	SPECIES	TRUNK DIAMETER (INCHES)	REMOVE OR RETAIN	BASE ELEVATION	HERITAGE TREE	APPRAISED VALUE
130	HOLLYWOOD JUNIPER	10	REMOVE		YES	\$1,850
131	SOUTHERN MAGNOLIA	10	REMOVE		YES	\$1,300
132	SOUTHERN MAGNOLIA	7	REMOVE		NO	\$650
133	SOUTHERN MAGNOLIA	9	REMOVE		YES	\$1,500
134	HOLLYWOOD JUNIPER	6,4,4	REMOVE		NO	\$1,250
135	HOLLYWOOD JUNIPER	5,3,2	REMOVE		NO	\$750
136	HOLLY OAK	6,4,4	REMOVE		NO	\$1,300
137	COAST LIVE OAK	5,5,4,4	REMOVE		NO	\$950
138	HOLLY OAK	7	REMOVE		NO	\$950
139	LONDON PLANE	6,5,5	REMOVE		NO	\$950
140	HOLLY OAK	8	REMOVE		YES	\$1,700
141	HOLLY OAK	8	REMOVE		YES	\$1,200
142	HOLLY OAK	4,4,3	REMOVE		NO	\$800
143	SILVER DOLLAR GUM	5	REMOVE		NO	\$500
144	LONDON PLANE	7,6,6,5,5	REMOVE		NO	\$1,600
145	SOUTHERN MAGNOLIA	5	REMOVE		NO	\$450
146	SOUTHERN MAGNOLIA	6	REMOVE		NO	\$600
147	SOUTHERN MAGNOLIA	6	REMOVE		NO	\$600
148	HOLLYWOOD JUNIPER	13	REMOVE		YES	\$2,600
149	HOLLYWOOD JUNIPER	9,5	REMOVE		YES	\$1,650
150	HOLLYWOOD JUNIPER	15,8	REMOVE		YES	\$4,400
151	MAPLE SPECIES	9	REMOVE		YES	\$900
152	HOLLYWOOD JUNIPER	10,8,7,7,4	REMOVE		YES	\$2,850
153	SOUTHERN MAGNOLIA	8	REMOVE		YES	\$450
154	GLOSSY PRIVET	4,4,3,3,3,2,2	REMOVE		NO	\$300
155	HOLLYWOOD JUNIPER	10,10,5	REMOVE		YES	\$2,450
156	HOLLYWOOD JUNIPER	5,5,4	REMOVE		NO	\$750
157	SARATOGA BAY LAUREL	7	REMOVE		NO	\$200
158	HOLLY OAK	6	REMOVE		NO	\$700
159	BLUE ATLAS CEDAR	19,18,13,9,7,7	REMOVE		YES	\$11,750
160	COAST LIVE OAK	19,14	REMOVE		YES	\$9,800
161	COAST LIVE OAK	12,8	REMOVE		YES	\$2,650
162	COAST LIVE OAK	15	REMOVE		YES	\$4,000
163	COAST LIVE OAK	10	REMOVE		YES	\$1,300
164	CATALINA CHERRY	14,5	REMOVE		YES	\$4,750
165	COAST LIVE OAK	15,7	REMOVE		YES	\$4,900
166	CATALINA CHERRY	7,4	REMOVE		NO	\$1,450
167	COAST LIVE OAK	10	RELOCATE		YES	\$1,850
168	COAST LIVE OAK	10	REMOVE		YES	\$1,300
169	COAST LIVE OAK	7	REMOVE		YES	\$650
170	COAST LIVE OAK	23	RELOCATE		YES	\$9,350
171	CATALINA CHERRY	7,5,4	REMOVE		YES	\$1,950
172	COAST LIVE OAK	19,10	REMOVE		NO	\$8,150
173	COAST LIVE OAK	7	REMOVE		YES	\$650
174	COAST LIVE OAK	7	REMOVE		YES	\$650
175	COAST LIVE OAK	8	REMOVE		YES	\$850
176	COAST LIVE OAK	14	REMOVE		YES	\$2,500
177	PARADOX WALNUT	28	REMOVE		YES	\$4,200
178	HOLLY OAK	7	REMOVE		NO	\$1,100
179	LONDON PLANE	8	REMAIN		YES	\$1,200
180	LONDON PLANE	8	REMAIN		YES	\$1,200
181	LONDON PLANE	7	REMOVE		NO	\$950
182	LONDON PLANE	7	REMOVE		NO	\$950
183	LONDON PLANE	7	REMAIN		NO	\$950
184	HOLLY OAK	15	REMAIN		YES	\$6,750
185	PLUM	7,7,6,6,5,4, 4,4,3,3,3	REMAIN		NO	\$1,050
186	COAST LIVE OAK	22	REMOVE		YES	\$6,100
187	ALMOND	5,5,4,4	REMAIN		NO	\$300
188	ALMOND	7,7,4,4,4	REMAIN		NO	\$800
189	ALMOND	8,6,4,4,3,3,3	REMAIN		YES	\$800
190	COAST LIVE OAK	9	REMAIN		YES	\$1,050
191	COAST LIVE OAK	34	REMOVE		YES	\$14,100
192	ALMOND	5,5,5	REMOVE		NO	\$450
193	DATE PALM	36	REMAIN		YES	\$1,750

NOTE:
 1. PER TREE INVENTORY PREPARED BY HORT SCIENCE ARBORIST SERVICES LLC DATED MARCH 5, 2020.
 2. ALL CITY STANDARD TREE PROTECTION MEASURES WILL BE OUTLINED DURING THE PREPARATION OF CONSTRUCTION DOCUMENTS.
 3. (*) INDICATES THAT THE TREES ARE IN ADJACENT PROPERTIES, WILL REMAIN AND SHOWN FOR INFORMATION ONLY.

LEGEND

- EXISTING BUILDING TO BE DEMOLISHED
- EXISTING TREE TO BE REMOVED
- EXISTING TREE TO REMAIN OR RELOCATE

DEMOLITION NOTES

- | NOTE | DESCRIPTION |
|------|---|
| 1 | REMOVE EXISTING BUILDING STRUCTURE AND FOUNDATION |
| 2 | REMOVE EXISTING ASPHALT CONCRETE AND PARKING LOT CURB AND GUTTER |
| 3 | REMOVE EXISTING SERVICE/LATERAL |
| 4 | REMOVE EXISTING LIGHT POLE AND ASSOCIATED BOXES, CONDUIT AND WIRING |
| 5 | REMOVE EXISTING STORM DRAIN AND STRUCTURES |
| 6 | REMOVE EXISTING SIGN |
| 7 | REMOVE EXISTING WELL |
| 8 | REMOVE EXISTING GAS AND ELECTRIC LINES AND STRUCTURE |
| 9 | REMOVE EXISTING POWER POLES AND OVERHEAD WIRES |

PRESERVATION NOTES

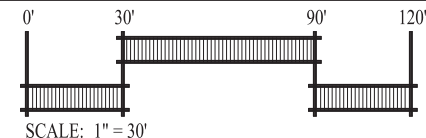
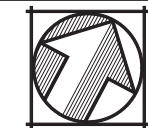
- | NOTE | DESCRIPTION |
|------|--|
| 10 | REMOVE EXISTING SEWER PIPE AND STRUCTURES |
| 11 | PUBLIC STREET LIGHT TO BE RELOCATED |
| 12 | REMOVE EXISTING FENCE AND GATE |
| ① | EXISTING TRANSFORMER TO BE PROTECTED IN PLACE |
| ② | EXISTING TRAFFIC SIGNAL TO BE PROTECTED IN PLACE |

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 APRIL 2021

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TRACT 8556 - VESTING TENTATIVE MAP
 EXISTING CONDITIONS PLAN

C3.0

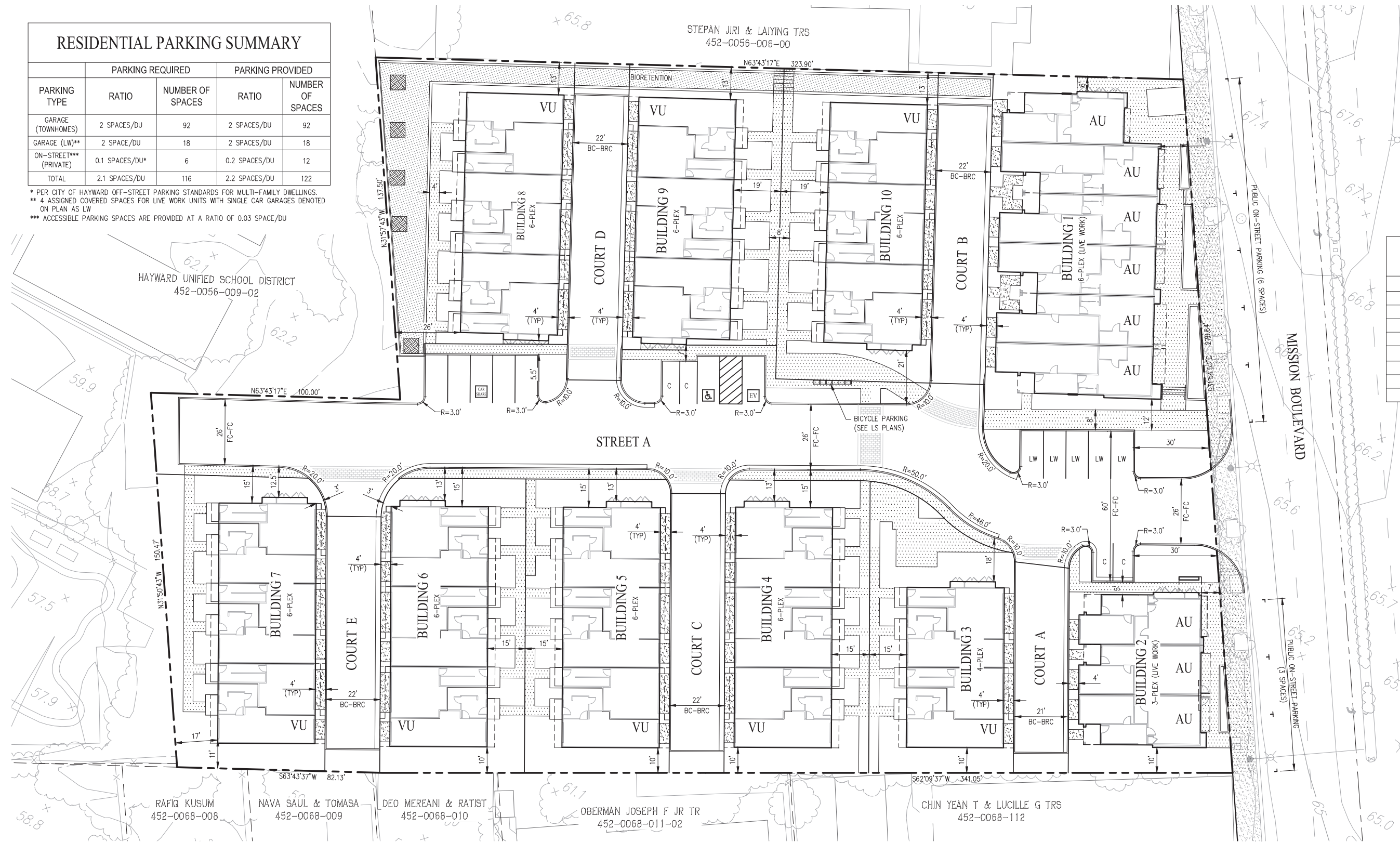


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RESIDENTIAL PARKING SUMMARY

PARKING TYPE	PARKING REQUIRED		PARKING PROVIDED	
	RATIO	NUMBER OF SPACES	RATIO	NUMBER OF SPACES
GARAGE (TOWNHOMES)	2 SPACES/DU	92	2 SPACES/DU	92
GARAGE (LW)**	2 SPACE/DU	18	2 SPACES/DU	18
ON-STREET*** (PRIVATE)	0.1 SPACES/DU*	6	0.2 SPACES/DU	12
TOTAL	2.1 SPACES/DU	116	2.2 SPACES/DU	122

* PER CITY OF HAYWARD OFF-STREET PARKING STANDARDS FOR MULTI-FAMILY DWELLINGS.
 ** 4 ASSIGNED COVERED SPACES FOR LIVE WORK UNITS WITH SINGLE CAR GARAGES DENOTED ON PLAN AS LW
 *** ACCESSIBLE PARKING SPACES ARE PROVIDED AT A RATIO OF 0.03 SPACE/DU



MINIMUM BUILDING SETBACKS

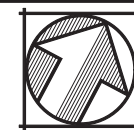
TOWNS		
	REQUIRED	PROPOSED
FRONT	6'	10'
SIDE	0'	5'
REAR (DRIVE AISLE)	3'	4'
LIVE WORK		
FRONT	6'	10'
SIDE	0'	5'
REAR (DRIVE AISLE)	3'	4'

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 Hayward, CA
 APRIL 2021

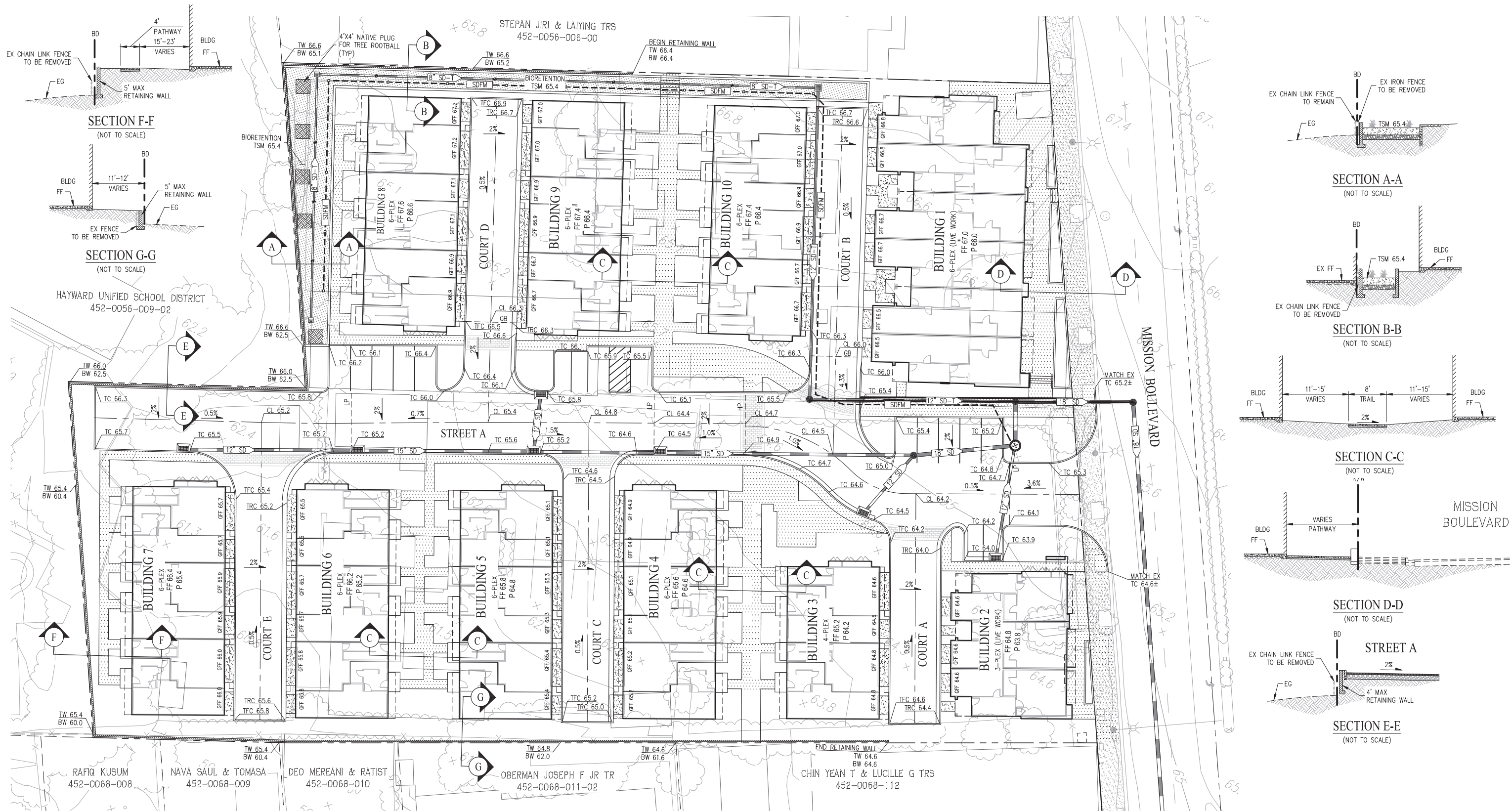
TRACT 8556 - VESTING TENTATIVE MAP PRELIMINARY SITE PLAN

C4.0

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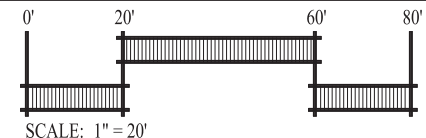
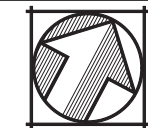
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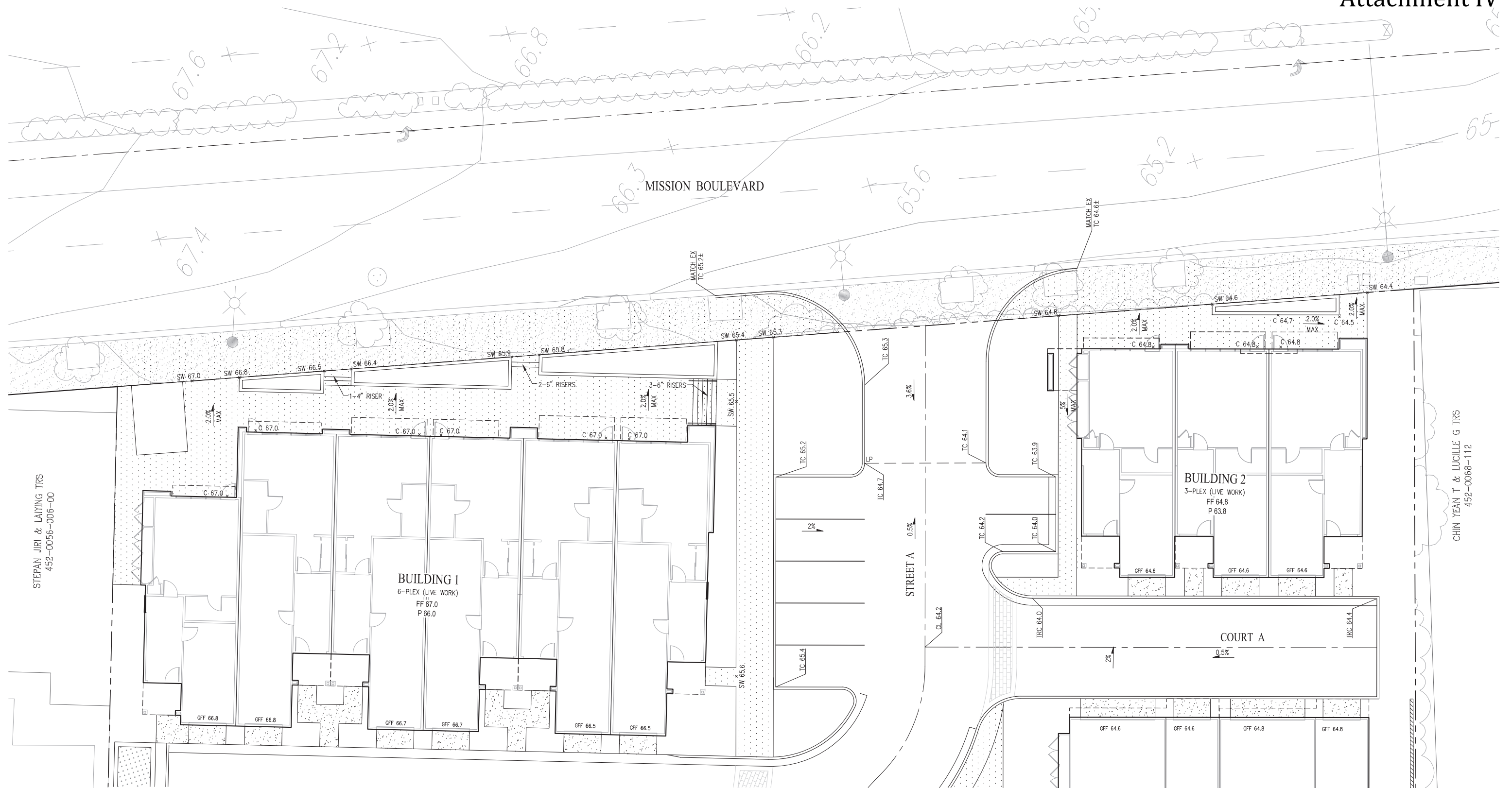
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Hayward, CA
APRIL 2021

TRACT 8556 - VESTING TENTATIVE MAP
PRELIMINARY GRADING AND DRAINAGE PLAN
C5.0

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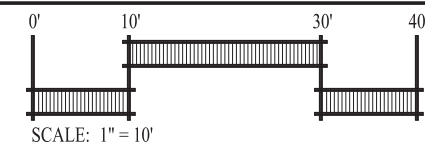
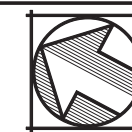


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 Hayward, CA
 APRIL 2021

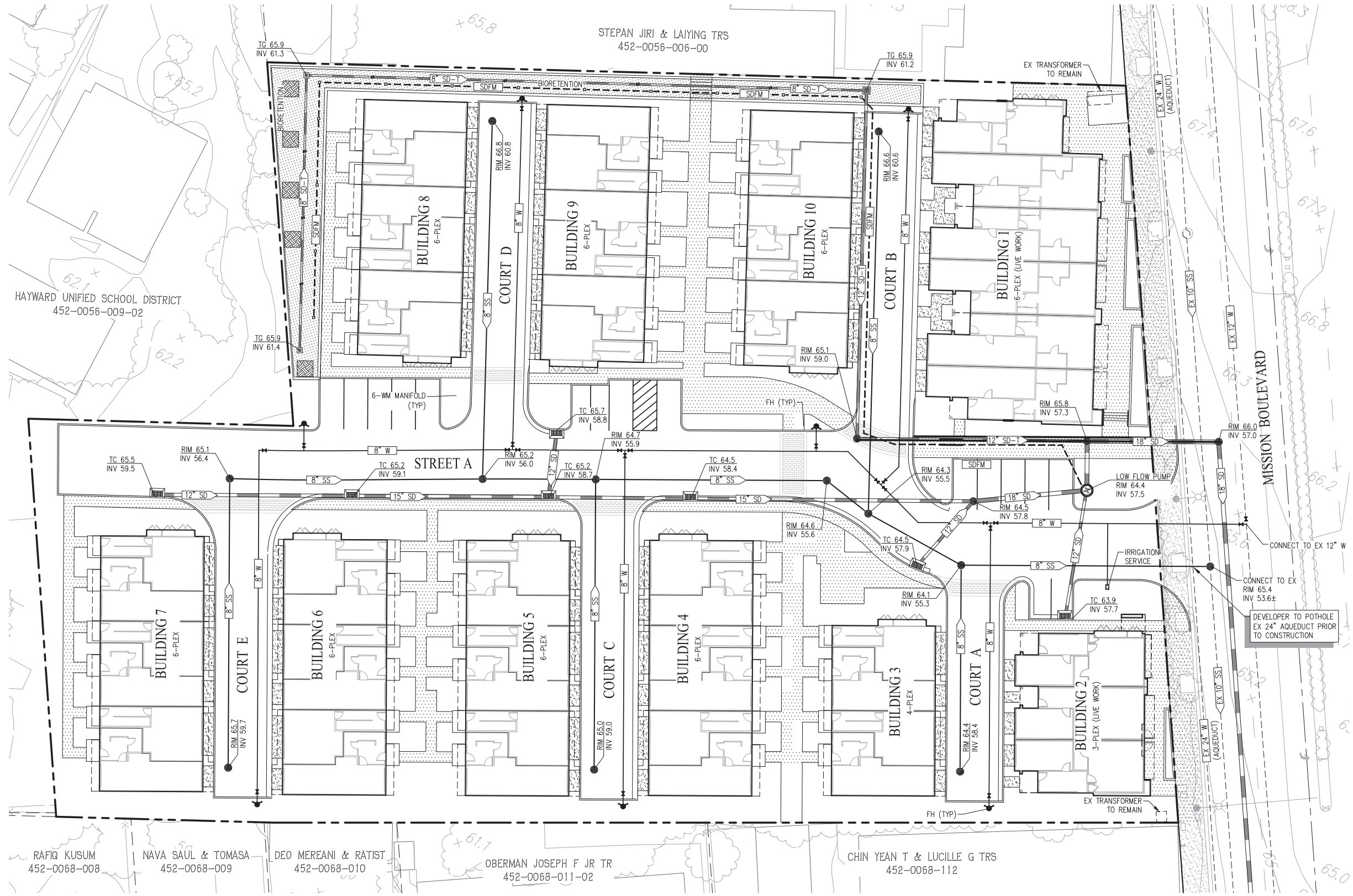
TRACT 8556 - VESTING TENTATIVE MAP
 LIVE WORK & MISSION BLVD FINE GRADING

C5.1

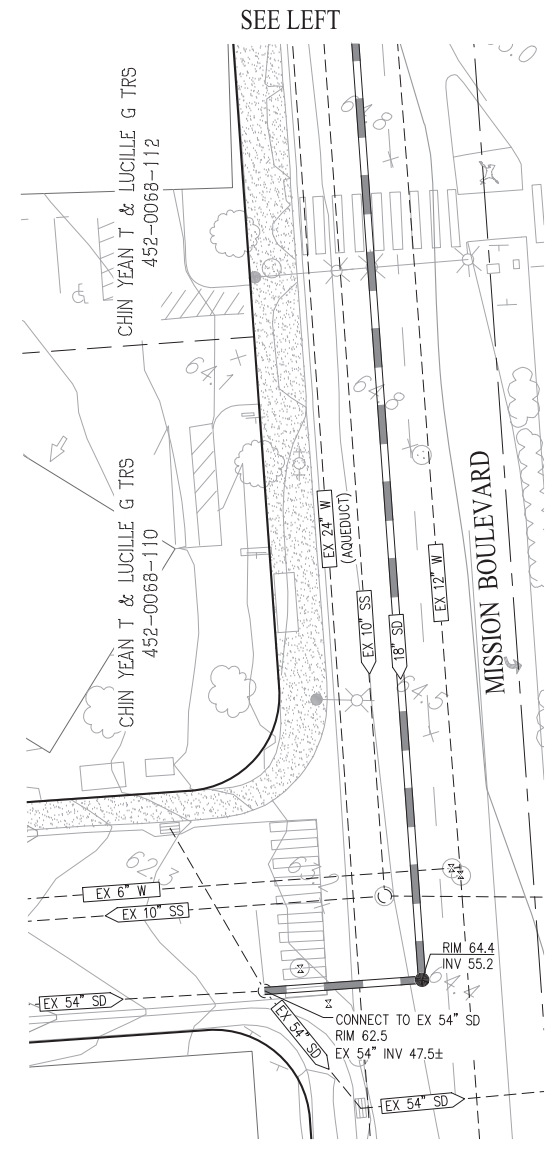
THE TRUE LIFE COMPANIES TLC Management, Inc. an Arizona Corp.
 12647 Alcosta Blvd., Suite 470 San Ramon CA 94583
 925.824.4300



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SEE SHEET C2.0 FOR UTILITY NOTES & DETAILS

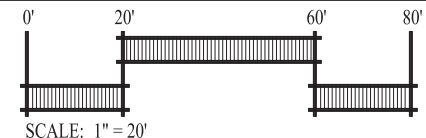
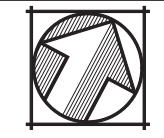


FIRE SERVICE NOTE:
INDIVIDUAL BUILDING FIRE SERVICE LOCATIONS SHALL BE APPROVED BY THE FIRE DEPARTMENT PRIOR TO CONSTRUCTION.

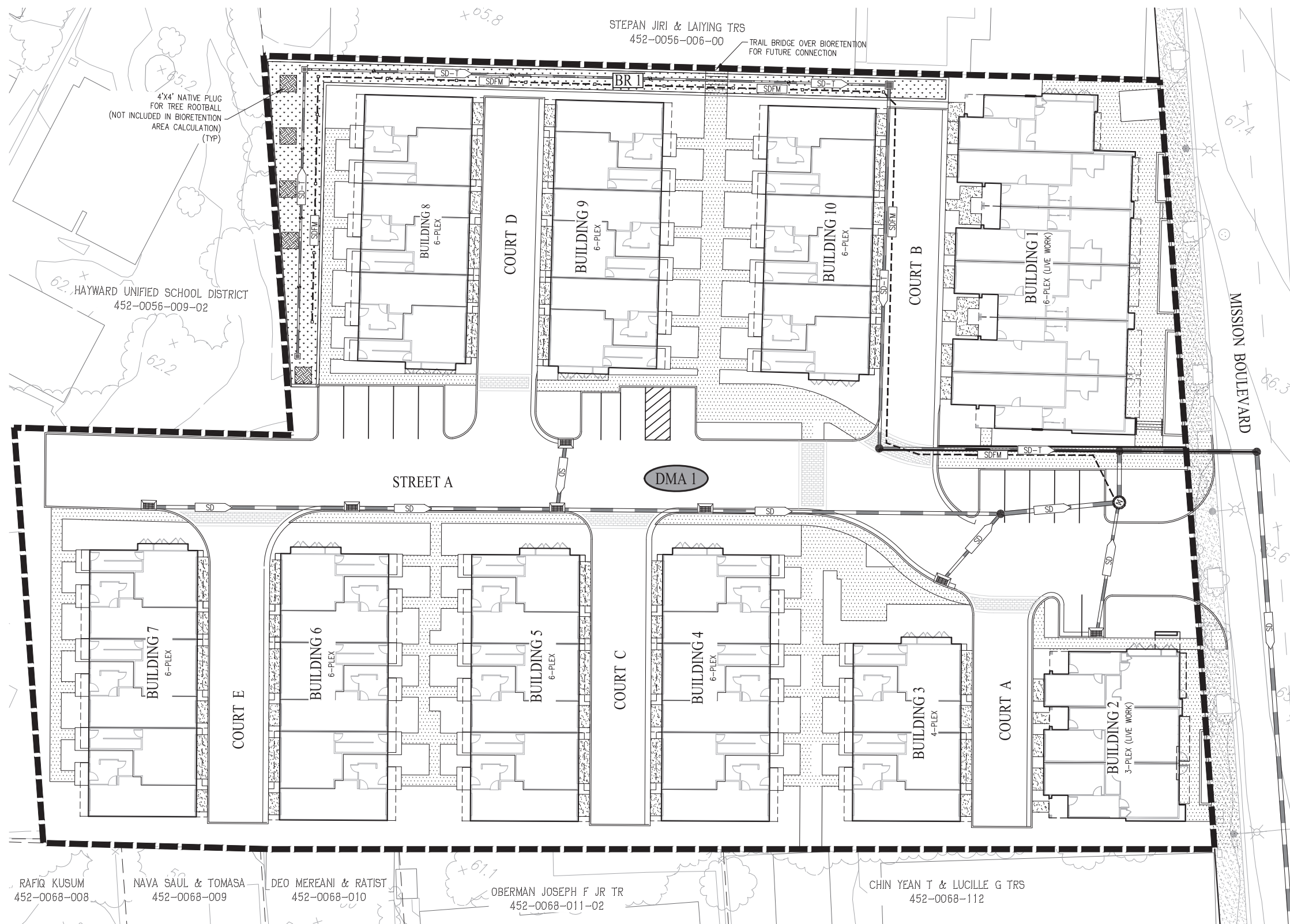
27177 MISSION BOULEVARD
Hayward, CA
APRIL 2021

TRACT 8556 - VESTING TENTATIVE MAP
PRELIMINARY UTILITY MAP
C6.0

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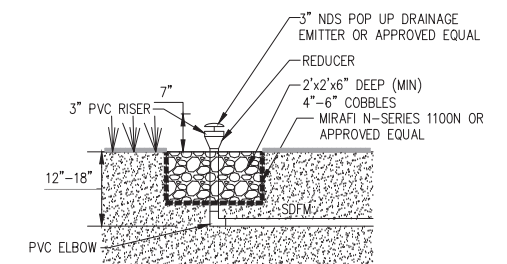
LEGEND

- | PROPOSED | DESCRIPTION |
|----------|------------------------------|
| | BIORETENTION AREA |
| | DRAINAGE AREA BOUNDARY |
| | DRAINAGE MANAGEMENT AREA |
| | BIORETENTION AREA |
| | DIRECTION OF FLOW |
| | WATER QUALITY PUMP STRUCTURE |
| | STORM DRAIN PIPE |
| | STORM DRAIN FORCE MAIN |

PRELIMINARY STORMWATER TREATMENT

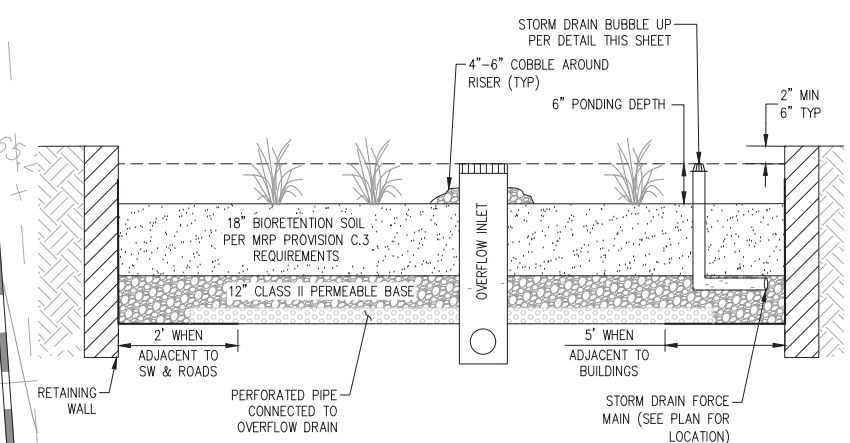
AREA ID	TREATMENT TYPE	IMPERVIOUS AREA (SF)	PERVIOUS AREA (SF)	TREATMENT AREA REQUIRED* (SF)	PONDING DEPTH (IN)	TREATMENT AREA PROVIDED (SF)
DMA 1	BIORETENTION	77,483	28,719	3,111	6	3,189

*REQUIRED TREATMENT AREA DETERMINED THROUGH THE 4% RULE



TYPICAL SDFM BUBBLE UP DETAIL

NOT TO SCALE



BIORETENTION AREA

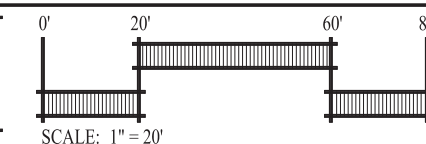
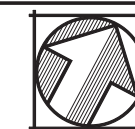
(NOT TO SCALE)

TRACT 8556 - VESTING TENTATIVE MAP PRELIMINARY STORMWATER CONTROL PLAN

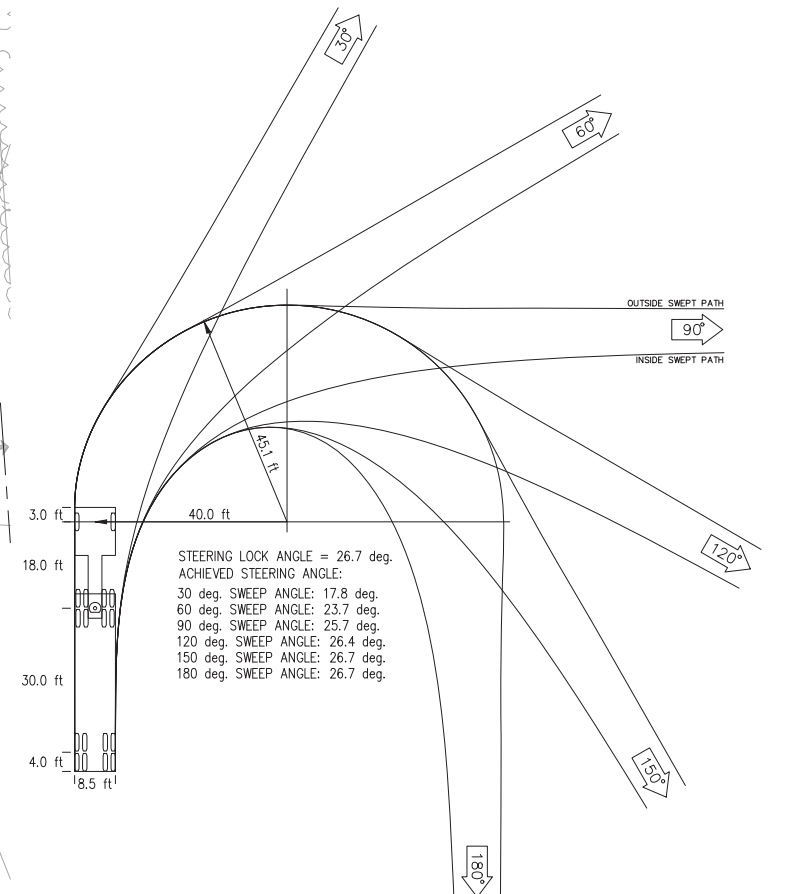
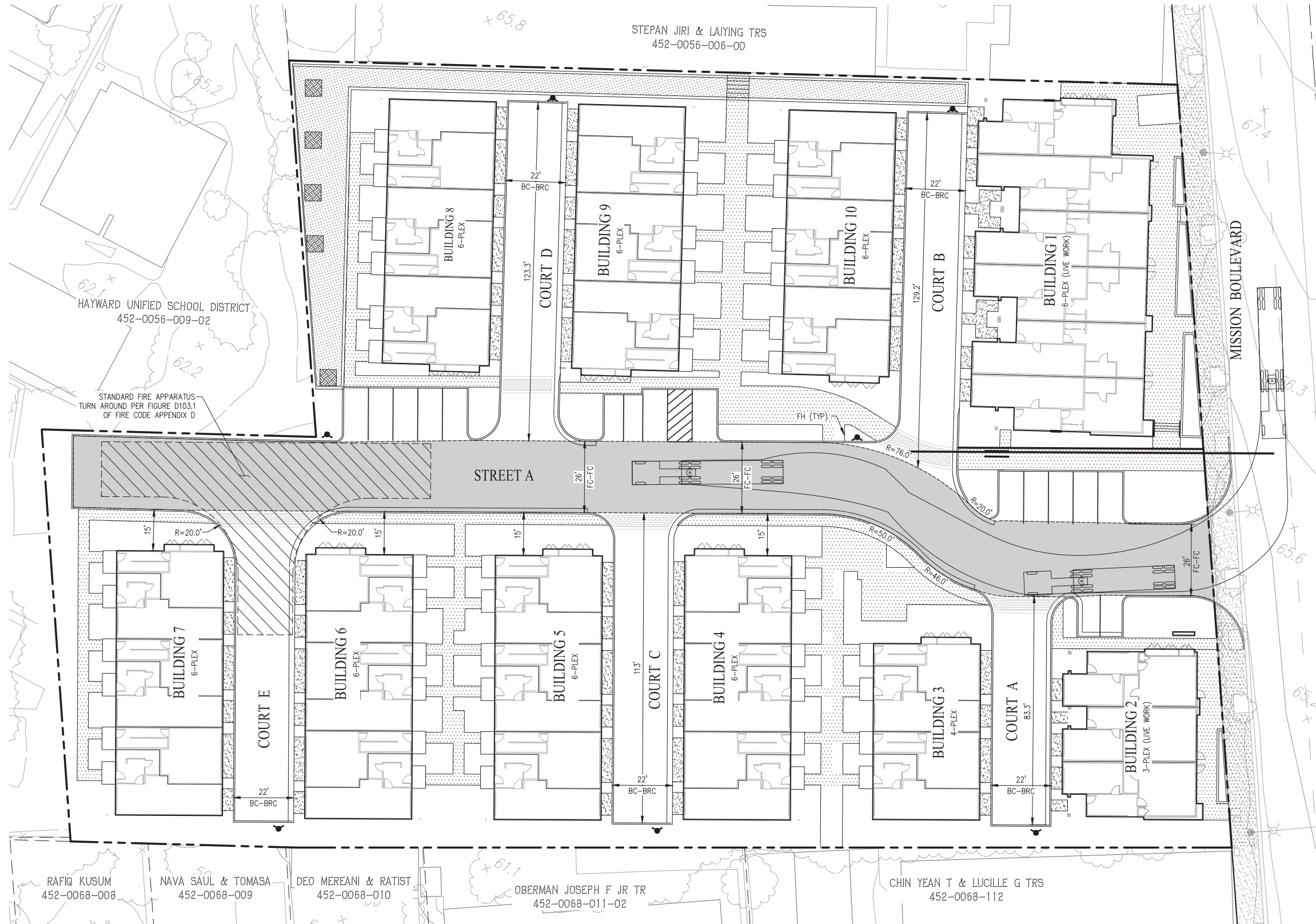
C7.0

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Hayward, CA
APRIL 2021

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CITY OF HAYWARD FIRE DEPARTMENT WB-50
TRUCK TURNING TEMPLATE

NOT TO SCALE
NOTE: MOST RESTRICTIVE TURN SHOWN ON PLAN FOR EACH TURNING MOVEMENT

LEGEND

- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- EMERGENCY AERIAL APPARATUS TRAVEL WAY

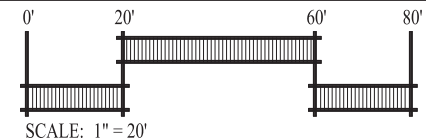
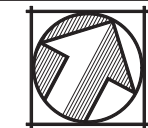
FIRE FLOW NOTES:

- | | |
|--|--|
| 1. BUILDING CONSTRUCTION TYPE: | TYPE VA & VB |
| 2. MAXIMUM BUILDING SQUARE FOOTAGE: | 16,272 SF |
| 3. REQUIRED FIRE FLOW PER OFC, APPENDIX B: | 1,500 GPM @ 20 PSI |
| 4. AVAILABLE FIRE FLOW AT PROJECT SITE: | TEST TO BE PROVIDED WITH CONSTRUCTION DOCUMENT |

27177 MISSION BOULEVARD
Hayward, CA
APRIL 2021

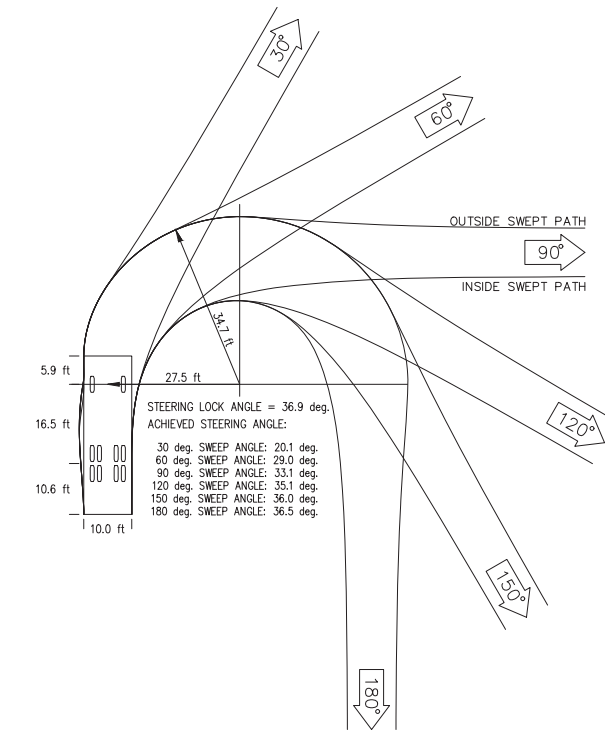
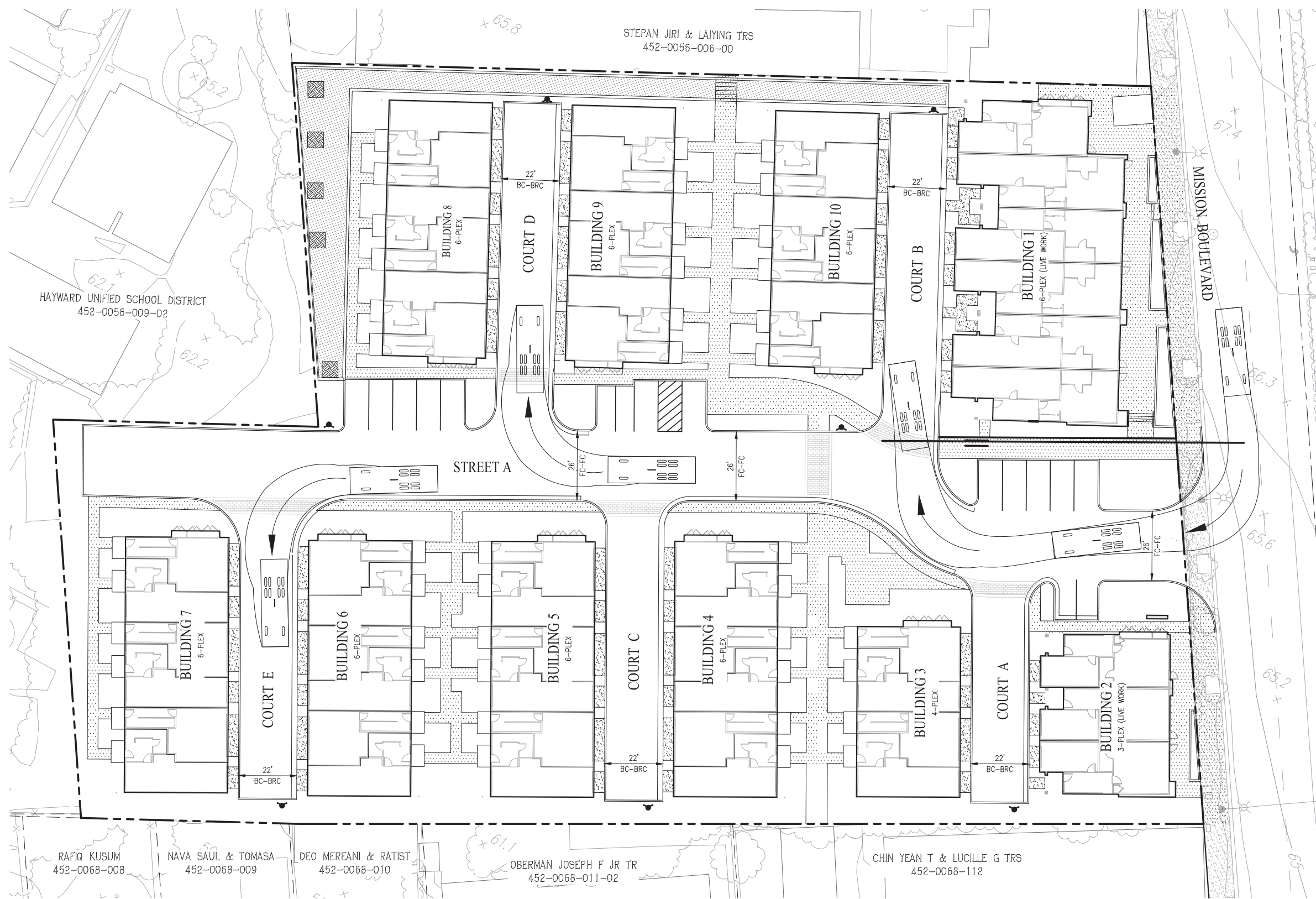
TRACT 8556 - VESTING TENTATIVE MAP
FIRE ACCESS PLAN
C8.0

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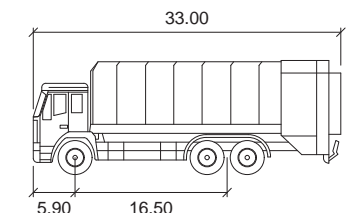


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WASTE MANAGEMENT TRUCK



Waste Management Truck

	feet
Width	: 10.00
Track	: 7.32
Lock to Lock Time	: 6.0
Steering Angle	: 36.9

GARBAGE COLLECTION NOTES:

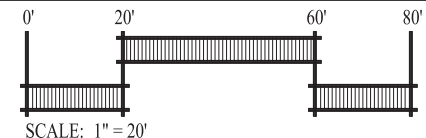
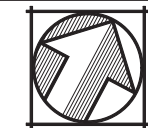
1. CONDOMINIUMS SHALL UTILIZE CITY-STANDARD SOLID WASTE CARTS AND SERVICE
2. INDIVIDUAL TRASH COLLECTION WILL OCCUR AT EACH UNIT AT DRIVEWAY

27177 MISSION BOULEVARD
Hayward, CA
APRIL 2021

TRACT 8556 - VESTING TENTATIVE MAP
SOLID WASTE HANDLING PLAN

C8.1

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OPEN SPACE AREA SUMMARY					
AREA TYPE	PROVIDED GROUP OPEN AREA (SF)	PROVIDED PRIVATE OPEN AREA (SF)	TOTAL LOT AREA (SF)	% OPEN SPACE REQUIRED	% OPEN SPACE PROVIDED
GROUP OPEN SPACE	13,284	7,382	70,452	15%	28.0%

CIVIC SPACE SUMMARY				
AREA TYPE	PROVIDED CIVIC SPACE AREA (SF)	TOTAL LOT AREA (SF)	% CIVIC SPACE REQUIRED	% CIVIC SPACE PROVIDED
GREENWAY	8,397	70,452	10%	11.9%

LEGEND	
	GROUP OPEN SPACE
	PUBLIC USE TRAIL
	CIVIC SPACE (GREENWAY)

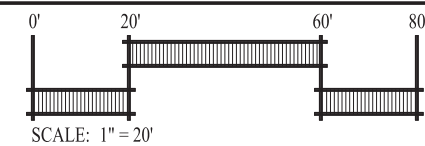
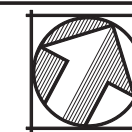
PRIVATE OPEN SPACE SUMMARY			
UNIT TYPE	PRIVATE OPEN SPACE (SF PER UNIT)	UNIT MIX	SUBTOTAL
LW1	210	4	840
LW2	324	5	1,620
TH1	157	23	3,611
TH2	57	23	1,311
TOTAL		55	7,382



27177 MISSION BOULEVARD
Hayward, CA
APRIL 2021

TRACT 8556 - VESTING TENTATIVE MAP
OPEN SPACE PLAN
C9.0

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PLAN VIEW
 Scale: 1"=20'-0"
 0' 10' 20' 40'

27177 MISSION BOULEVARD
 Hayward, CA
 April 30, 2021

Illustrative Site Plan
 L-1.1



27177 MISSION BOULEVARD
Hayward, CA
April 30, 2021

Preliminary Landscape Plan
L-1.2



Table with 5 columns: Tag #, Species, Diameter, Protected, Disposition. Lists various tree species and their management status.

Appraisal Value

The City of Hayward requires an estimate of value be prepared for trees on the property. To estimate the reproduction cost of the trees, I used the cost approach, reproduction method, trunk formula technique as described in the Guide for Plant Appraisal, 10th edition (International Society of Arboriculture, Champaign IL, 2018).

When estimating reproduction cost, the trunk formula technique considers four factors: size, condition, functional limitations and external limitations. Size is measured as trunk diameter, normally 54 inches above grade. Condition reflects the health and structural integrity of the trees.

The estimated reproduction cost of each tree is included in Table 4. The reproduction cost of all of the trees assessed was \$148,350. The reproduction cost of the trees proposed for removal is \$38,050.

Table 4: Appraisal of Value 27177 & 27283 Mission Blvd., Hayward, CA.

Table with 5 columns: Tree No., Species, Trunk Diameter (in.), Heritage Tree?, Appraised Value. Lists individual trees and their appraised values.

Table with 5 columns: Tree No., Species, Trunk Diameter (in.), Heritage Tree?, Appraised Value. Continuation of tree appraisal table.

Tree Preservation Guidelines

The goal of tree preservation is not merely tree survival during development but maintenance of tree health and beauty for many years. Trees retained on sites that are either subject to extensive injury during construction or are inadequately maintained become a liability rather than an asset.

The following recommendations will help reduce impacts to off-site trees from development and maintain and improve their health and vitality through the clearing, grading and construction phases.

Design recommendations

- 1. Plan for tree preservation by designing adequate space around trees to be preserved. This area is called the TREE PROTECTION ZONE: No grading, excavation, construction or storage of materials should occur within that zone.
2. Plot accurate locations of all trees to be preserved on all project plans. Identify the TREE PROTECTION ZONE for each tree on the plans.
3. Consider the vertical clearance requirements near trees during design. Avoid designs that would require pruning more than 20% of a tree's canopy.
4. Fences are to be installed at the edge of the TREE PROTECTION ZONES where possible or at the following locations:
5. All plans affecting trees shall be reviewed by the Consulting Arborist with regard to tree impacts. These include, but are not limited to, demolition plans, grading plans, drainage plans, utility plans, and landscape and irrigation plans.
6. Any changes to the plans affecting the trees should be reviewed by the Project Arborist with regard to tree impacts.
7. Irrigation systems must be designed so that no trenching severs roots larger than 1 inch in diameter will occur within the TREE PROTECTION ZONE.
8. Tree Preservation Guidelines prepared by the Project Arborist, which include specifications for tree protection during demolition and construction, should be included on all plans.
9. Any herbicides placed under paving materials must be safe for use around trees and labeled for that use.
10. Do not lime the subsoil within 50 feet of any tree. Lime is toxic to tree roots.
11. Ensure adequate but not excessive water is supplied to trees; in most cases, occasional irrigation will be required. Avoid directing runoff toward trees.

Pre-demolition and pre-construction treatments and recommendations

- 1. The demolition and construction superintendents shall meet with the Project Arborist before beginning work to review all work procedures, access routes, storage areas, and tree protection measures.
2. Fence all trees to be retained to completely enclose the Tree Protection Zone prior to demolition, grubbing or grading. Fences shall be 6 ft. chain link or equivalent as approved by the Consulting Arborist. Fences are to remain until all grading and construction is completed.

- 3. Where demolition must occur close to trees, such as removing curb and pavement, install temporary trunk protection devices such as winding silt sock wattle or wood planks around trunks or stacking hay bales around tree trunks to a height of approximately 5'. Any low branches that are within the work zone should also be protected. Remove trunk protection after demolition is completed and install protective fence at the limits of the tree protection zone. Do not retain wattling around tree trunks for more than 2-3 weeks to avoid damaging trunks from excess moisture.
4. Trees may require pruning to provide construction clearance. All pruning shall be done by a State of California Licensed Tree Contractor (0311049). All pruning shall be done by Certified Arborist or Certified Tree Worker in accordance with the Best Management Practices for Pruning (International Society of Arboriculture, 2002) and adhere to the most recent editions of the American National Standard for Tree Care Operations (Z133.1) and Pruning (A300).
5. All tree work shall comply with the Migratory Bird Treaty Act as well as California Fish and Wildlife code 3503-3513 to not disturb nesting birds. To the extent feasible tree pruning and removal should be scheduled outside of the breeding season. Breeding bird surveys should be conducted prior to tree work. Qualified biologists should be involved in establishing work buffers for active nests.
6. Tree(s) to be removed that have branches extending into the canopy of tree(s) to remain must be removed by a qualified arborist and not by construction contractors. The qualified arborist shall remove the tree in a manner that causes no damage to the tree(s) and undestory to remain. Tree stumps shall be ground 12" below ground surface.

Recommendations for tree protection during construction

- 1. Any approved grading, construction, demolition or other work within the TREE PROTECTION ZONE should be monitored by the Project Arborist.
2. All contractors shall conduct operations in a manner that will prevent damage to trees to be preserved.
3. Tree protection devices are to remain until all site work has been completed within the work area. Fences or other protection devices may not be relocated or removed without permission of the Project Arborist.
4. Construction trailers, traffic and storage areas must remain outside TREE PROTECTION ZONE at all times.
5. Any root pruning required for construction purposes shall receive the prior approval of and be supervised by the Project Arborist. Roots should be cut with a saw to provide a flat and smooth cut. Removal of roots larger than 2 inches in diameter should be avoided.
6. If roots 2 inches and greater in diameter are encountered during site work and must be cut to complete the construction, the Project Arborist must be consulted to evaluate effects on the health and stability of the tree and recommend treatment.
7. Spoil from trench, footing, utility or other excavation shall not be placed within the TREE PROTECTION ZONE, neither temporarily nor permanently.
8. All grading within the dripline of trees shall be done using the smallest equipment possible. The equipment shall operate perpendicular to the tree and operate from outside the TREE PROTECTION ZONE. Any modifications must be approved and monitored by the Project Arborist.

- 8. If injury should occur to any tree during construction, it should be evaluated as soon as possible by the Project Arborist so that appropriate treatments can be applied.
10. No excess soil, chemicals, debris, equipment or other materials shall be dumped or stored within the TREE PROTECTION ZONE.
11. Any additional tree pruning needed for clearance during construction must be performed by a Certified Arborist and not by construction personnel.
12. Trees that accumulate a sufficient quantity of dust on their leaves, limbs and trunk as judged by the Project Arborist shall be spray-washed at the direction of the Project Arborist.

Maintenance of impacted trees

Reserved trees will experience a physical environment different from that pre-development. As a result, tree health and structural stability should be monitored. Occasional pruning, fertilization, mulch, pest management, replanting and irrigation may be required. In addition, provisions for monitoring both tree health and structural stability following construction must be made a priority. Our procedures included assessing trees for observable defects in structure. This is not to say that trees without significant defects will not fail. Failure of apparently defect-free trees does occur, especially during storm events. Wind forces, for example, can exceed the strength of defect-free wood causing branches and trunks to break. Wind forces coupled with rain can saturate soils, reducing their ability to hold roots, and blow over defect-free trees. Although we cannot predict all failures, identifying those trees with observable defects is a critical component of enhancing public safety.

Furthermore, trees change over time. Our inspections represent the condition of the tree at the time of inspection. As trees age, the likelihood of failure of branches or entire trees increases. Annual tree inspections are recommended to identify changes to tree health and structure. In addition, trees should be inspected after storms of unusual severity to evaluate damage and structural changes. Initiating these inspections is the responsibility of the client and/or tree owner.

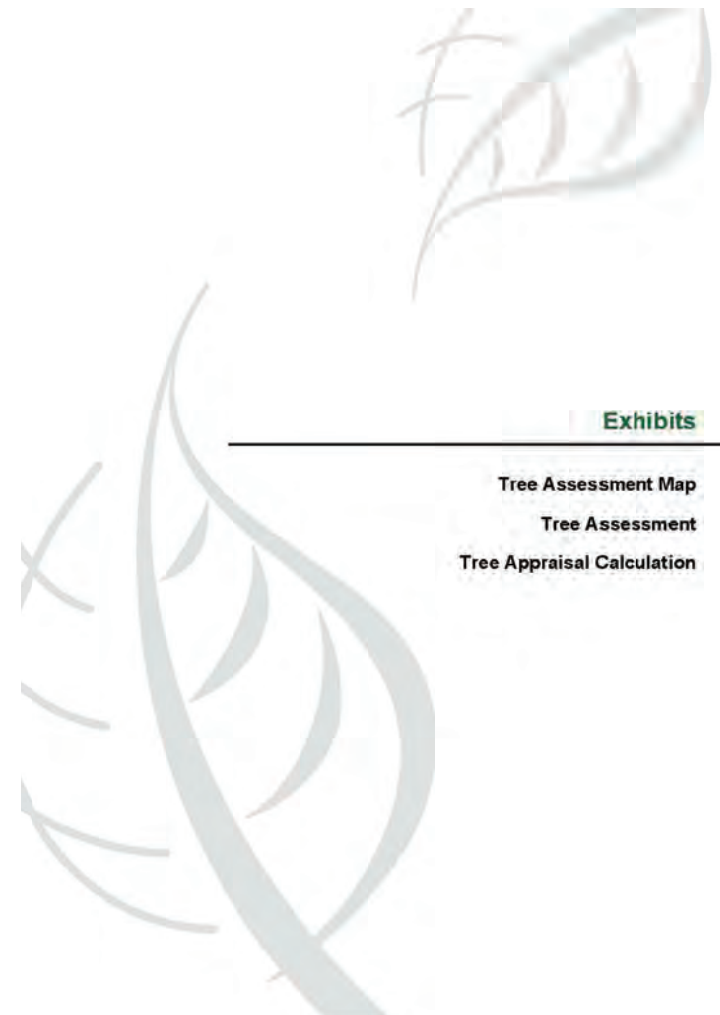
If you have any questions regarding my observations or recommendations, please contact me.

HortScience | Bartlett Consulting

[Signature]

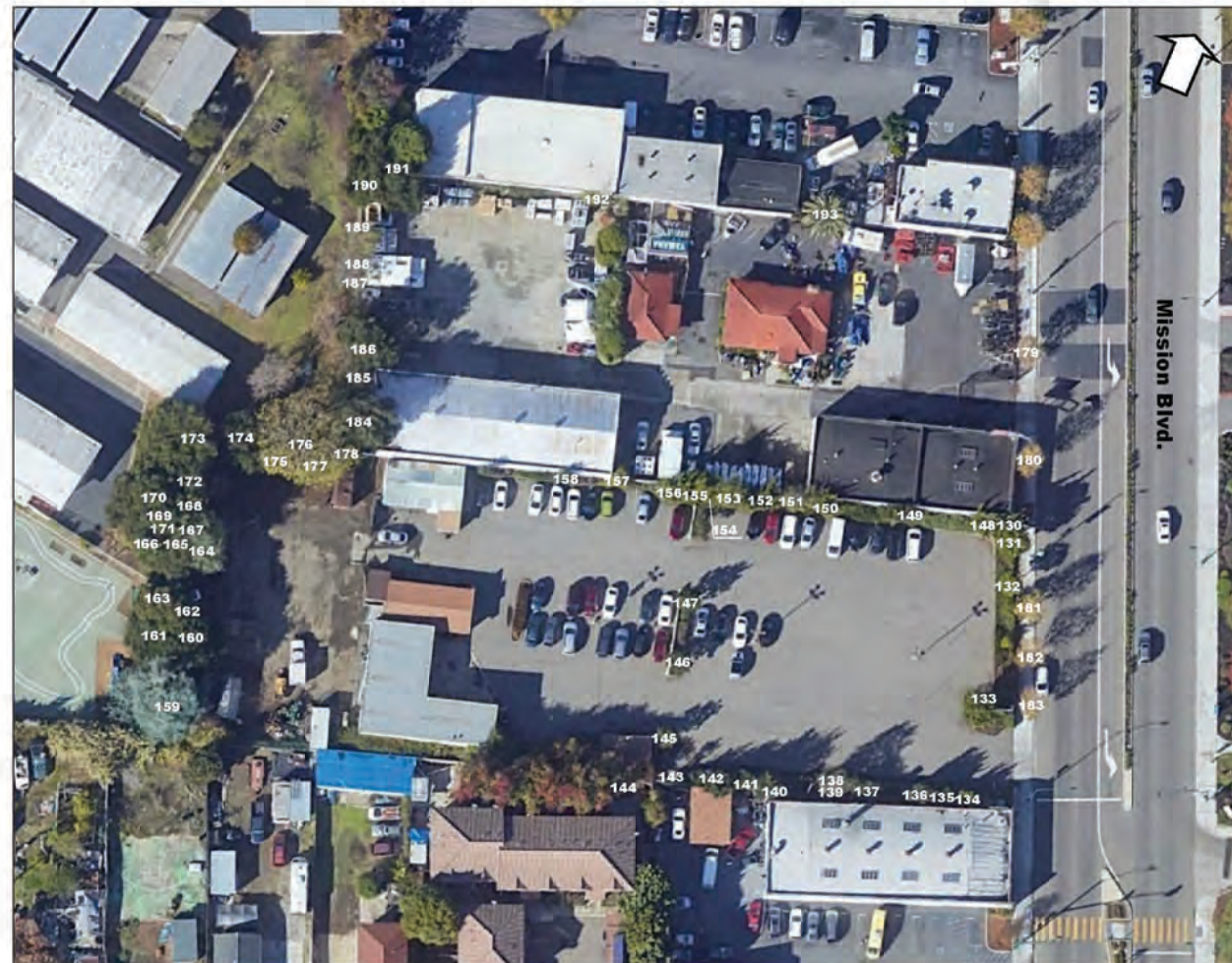
Darya Barar, Consulting Urban Forester
ISA Certified Arborist No. IW-6757A
ISA Tree Risk Assessment Qualified





Exhibits

- Tree Assessment Map
- Tree Assessment
- Tree Appraisal Calculation



Tree Assessment Map
 27177-27283 Mission Blvd.
 Hayward, CA

Prepared for:
 The True Life Companies
 San Ramon, CA

February 2020

No Scale

Notes:
 Base map provided by
 Google Earth
 Numbered tree locations are approximate

HORT SCIENCE
 NURSERY CONSULTING
 105 May 20th
 Hayward, CA 94541
 Phone: 510.452.4190
 www.r3studios.com

27177 MISSION BOULEVARD
 Hayward, CA
 April 30, 2021

Arborist Report
 L-2.3

27177 MISSION BOULEVARD - HAYWARD, CA
TREE MITIGATION SUMMARY REPORT

1. EXISTING TREE INVENTORY LIST FROM ARBORIST REPORT:

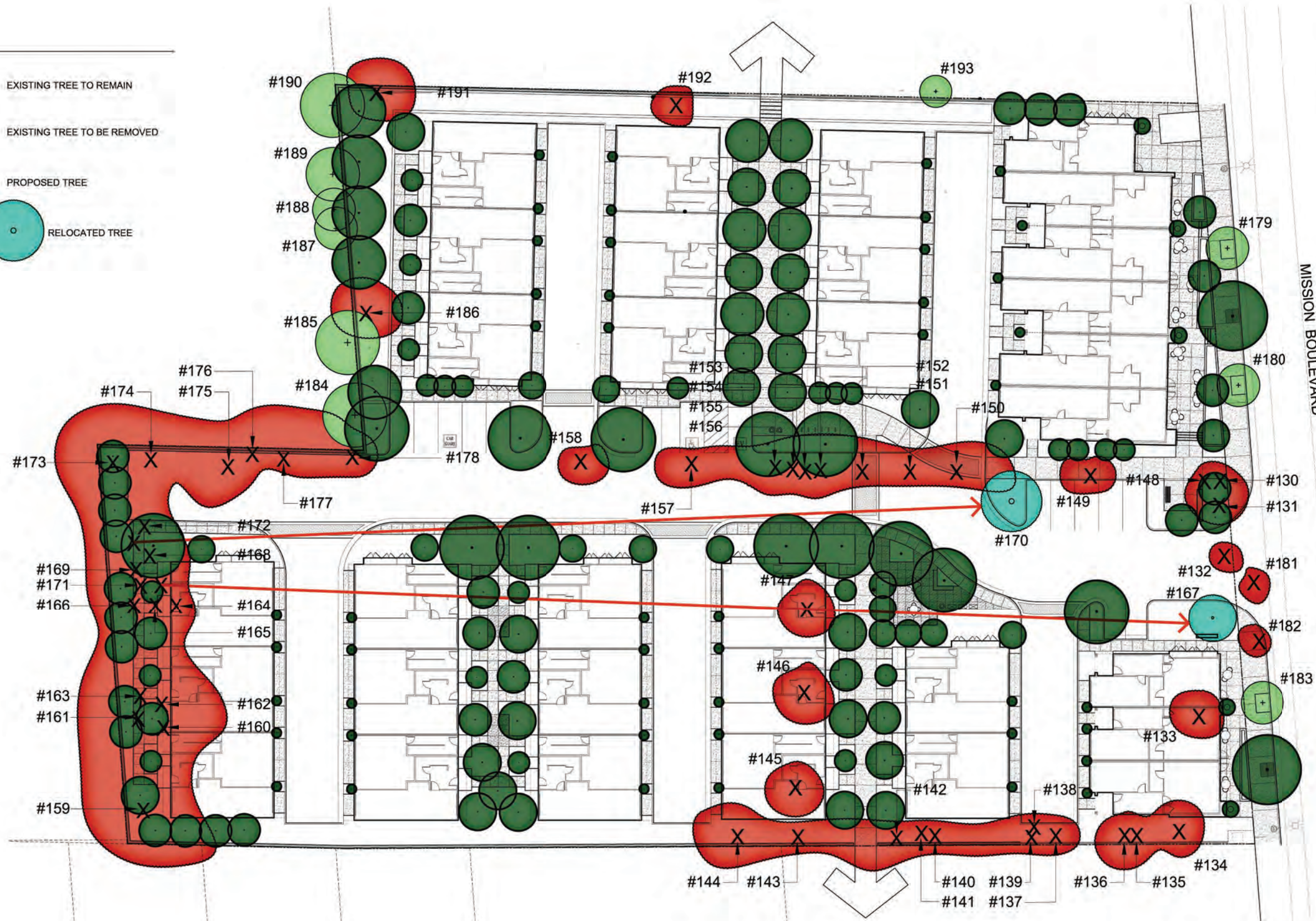
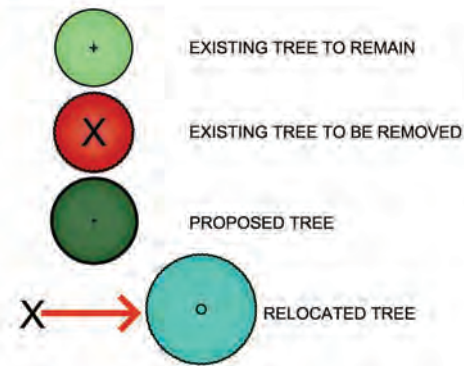
Tree Tag #	Species	Common Name	Trunk Diameter	Protected	Status	Value of Tree to be	
						Removed	Preserved
130	<i>Juniperus chinensis "kaizuka"</i>	Hollywood Juniper	10	Yes	Removal	\$1,850.00	
131	<i>Magnolia grandiflora</i>	Southern Magnolia	10	Yes	Removal	\$1,300.00	
132	<i>Magnolia grandiflora</i>	Southern Magnolia	7	No	Removal	\$650.00	
133	<i>Magnolia grandiflora</i>	Southern Magnolia	9	Yes	Removal	\$1,500.00	
134	<i>Juniperus chinensis "kaizuka"</i>	Hollywood Juniper	6,4,4	Yes	Removal	\$1,250.00	
135	<i>Juniperus chinensis "kaizuka"</i>	Hollywood Juniper	5,3,2	Yes	Removal	\$750.00	
136	<i>Quercus ilex</i>	Holly Oak	6,4,4	Yes	Removal	\$1,300.00	
137	<i>Quercus agrifolia</i>	Coast Live Oak	5,5,4,4	No	Removal	\$950.00	
138	<i>Quercus ilex</i>	Holly Oak	7	No	Removal	\$950.00	
139	<i>Platanus x hispanica</i>	London Plane	6,5,5	Yes	Removal	\$950.00	
140	<i>Quercus ilex</i>	Holly Oak	8	Yes	Removal	\$1,700.00	
141	<i>Quercus ilex</i>	Holly Oak	8	Yes	Removal	\$1,200.00	
142	<i>Quercus ilex</i>	Holly Oak	4,4,3	No	Removal	\$800.00	
143	<i>Eucalyptus polyanthemos</i>	Silver Dollar Gum	5	No	Removal	\$500.00	
144	<i>Platanus x hispanica</i>	London Plane	7,6,6,5,5	Yes	Removal	\$1,600.00	
145	<i>Magnolia grandiflora</i>	Southern Magnolia	5	Yes	Removal	\$450.00	
146	<i>Magnolia grandiflora</i>	Southern Magnolia	6	No	Removal	\$600.00	
147	<i>Magnolia grandiflora</i>	Southern Magnolia	6	Yes	Removal	\$600.00	
148	<i>Juniperus chinensis "kaizuka"</i>	Hollywood Juniper	13	Yes	Removal	\$2,600.00	
149	<i>Juniperus chinensis "kaizuka"</i>	Hollywood Juniper	9,5	Yes	Removal	\$1,650.00	
150	<i>Juniperus chinensis "kaizuka"</i>	Hollywood Juniper	15,8	Yes	Removal	\$4,400.00	
151	<i>Acer spp.</i>	Maple Species	9	Yes	Removal	\$900.00	
152	<i>Juniperus chinensis "kaizuka"</i>	Hollywood Juniper	10,8,7,7,4	No	Removal	\$2,850.00	
153	<i>Magnolia grandiflora</i>	Southern Magnolia	8	Yes	Removal	\$450.00	
154	<i>Ligustrum lucidum</i>	Glossy Privet	4,4,3,3,3,2,2	Yes	Removal	\$300.00	
155	<i>Juniperus chinensis "kaizuka"</i>	Hollywood Juniper	10,10,5	Yes	Removal	\$2,450.00	
156	<i>Juniperus chinensis "kaizuka"</i>	Hollywood Juniper	5,5,4	Yes	Removal	\$750.00	
157	<i>Laurus x "Saratoga"</i>	Saratoga Bay Laurel	7	No	Removal	\$200.00	
158	<i>Quercus ilex</i>	Holly Oak	6	Yes	Removal	\$700.00	
159	<i>Cedrus atlantica "Glauca"</i>	Blue Atlas Cedar	19,18,13,9,7,7	No	Removal	\$11,750.00	
160	<i>Quercus agrifolia</i>	Coast Live Oak	19,14	No	Removal	\$9,800.00	
161	<i>Quercus agrifolia</i>	Coast Live Oak	12,8	No	Removal	\$2,650.00	
162	<i>Quercus agrifolia</i>	Coast Live Oak	15	Yes	Removal	\$4,000.00	
163	<i>Quercus agrifolia</i>	Coast Live Oak	10	Yes	Removal	\$1,300.00	
164	<i>Prunus ilicifolia subsp. Lyonii</i>	Catalina Cherry	14,5	Yes	Removal	\$4,750.00	
165	<i>Quercus agrifolia</i>	Coast Live Oak	15,7	Yes	Removal	\$4,900.00	
166	<i>Prunus ilicifolia subsp. Lyonii</i>	Catalina Cherry	7,4	Yes	Removal	\$1,450.00	
167	<i>Quercus agrifolia</i>	Coast Live Oak	10	Yes	Relocate	\$1,850.00	
168	<i>Quercus agrifolia</i>	Coast Live Oak	10	Yes	Removal	\$1,300.00	
169	<i>Quercus agrifolia</i>	Coast Live Oak	7	Yes	Removal	\$650.00	
170	<i>Quercus agrifolia</i>	Coast Live Oak	23	Yes	Relocate	\$9,350.00	
171	<i>Prunus ilicifolia subsp. Lyonii</i>	Catalina Cherry	7,5,4	Yes	Removal	\$1,950.00	
172	<i>Quercus agrifolia</i>	Coast Live Oak	19,10	No	Removal	\$8,150.00	
173	<i>Quercus agrifolia</i>	Coast Live Oak	7	Yes	Removal	\$650.00	
174	<i>Quercus agrifolia</i>	Coast Live Oak	7	Yes	Removal	\$650.00	
175	<i>Quercus agrifolia</i>	Coast Live Oak	8	Yes	Removal	\$850.00	
176	<i>Quercus agrifolia</i>	Coast Live Oak	14	Yes	Removal	\$2,500.00	
177	<i>Juglans x paradox</i>	Paradox Walnut	28	Yes	Removal	\$4,200.00	
178	<i>Quercus ilex</i>	Holly Oak	7	Yes	Removal	\$1,100.00	
179	<i>Platanus x hispanica</i>	London Plane	8	Yes	Preserve	\$1,200.00	
180	<i>Platanus x hispanica</i>	London Plane	8	Yes	Preserve	\$1,200.00	
181	<i>Platanus x hispanica</i>	London Plane	7	Yes	Removal	\$950.00	
182	<i>Platanus x hispanica</i>	London Plane	7	Yes	Removal	\$950.00	
183	<i>Platanus x hispanica</i>	London Plane	7	Yes	Preserve	\$950.00	
184	<i>Quercus ilex</i>	Holly Oak	15	Yes	Preserve	\$6,750.00	
185	<i>Prunus domestica</i>	Plum	7,7,6,6,5,4,4,4,3,3,3	Yes	Preserve	\$1,050.00	
186	<i>Quercus agrifolia</i>	Coast Live Oak	22	Yes	Removal	\$6,100.00	
187	<i>Prunus dulcis</i>	Almond	5,5,4,4	Yes	Preserve	\$300.00	
188	<i>Prunus dulcis</i>	Almond	7,7,4,4,4	Yes	Preserve	\$800.00	
189	<i>Prunus dulcis</i>	Almond	8,6,4,4,3,3,3	Yes	Preserve	\$800.00	
190	<i>Quercus agrifolia</i>	Coast Live Oak	9	Yes	Preserve	\$1,050.00	
191	<i>Quercus agrifolia</i>	Coast Live Oak	34	Yes	Removal	\$14,100.00	
192	<i>Prunus dulcis</i>	Almond	5,5,5	Yes	Removal	\$450.00	
193	<i>Phoenix dactylifera</i>	Date Palm	36	Yes	Preserve	\$1,750.00	
TOTAL VALUE FOR PRESERVATION BOND						\$27,050.00	
TOTAL VALUE FOR MITIGATION						\$121,300.00	

2. TREE MITIGATION SUMMARY CHART:

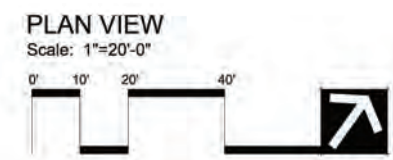
Required Trees	Required Tree Quantity/		Proposed Tree Quantity/		Unit Cost Difference	Total
	Size/ Installed Unit Cost	Size/ Installed Unit Cost	Size/ Installed Unit Cost	Size/ Installed Unit Cost		
Street Trees	22 / 24" box / \$350.00	22 / 48" box / \$1,000.00	\$650.00			\$14,300.00
Parking Lot Trees	3 / 15 gallon / \$175.00	3 / 36" box / \$750.00	\$575.00			\$1,725.00
Additional Trees for Mitigation		141 / 36" box / \$750.00	\$750.00			\$105,750.00
Total						\$121,775.00
Mitigation Goal						\$121,300.00
Balance						\$0.00



KEY



MISSION BOULEVARD



27177 MISSION BOULEVARD
Hayward, CA
April 30, 2021

Existing Tree and Tree Mitigation Plan
L-3.2

PROPOSED PLANT PALETTE

BOTANICAL NAME	COMMON NAME	MINIMUM CONTAINER SIZE	SPACING	WULCOLS	BOTANICAL NAME	COMMON NAME	MINIMUM CONTAINER SIZE	SPACING	WULCOLS
MISSION BOULEVARD STREET TREE:									
PLATANUS X HISPANICA	LONDON PLANE	36" BOX	N/A	M	VINES:				
					CAMPDIS RADICANS 'MONBAL'	BALBOA SUNSET TRUMPET VINE	5 GALLON	N/A	L
					DISTICUS SPECIES	SCARLET TRUMPET VINE	5 GALLON	N/A	M
					GELSEMIUM SEMPERVIRENS	CAROLINA JASMINE	5 GALLON	N/A	L
					JASMINUM POLYANTHUM	PINK JASMINE	5 GALLON	N/A	M
					PARTHENOCISSUS TRICUSPIDATA	BOSTON IVY	5 GALLON	N/A	L
					ROSA SPECIES	CLIMBING ROSE	5 GALLON	N/A	M
STREET A TREE:									
ACER RUBRUM 'RED SUNSET'	RED MAPLE	36" BOX	N/A	L	GROUND COVER:				
					CONVOLVULUS SABATIUS	GROUND MORNING GLORY	1 GALLON	3' O.C.	L
					COPROSMA KIRKII 'PROSTATUS'	NCN	1 GALLON	18" O.C.	L
					CORREA SPECIES	AUSTRALIAN FUCHSIA	1 GALLON	VARIES	L
					GERANIUM SPECIES	GERANIUM	1 GALLON	VARIES	M
					GREVILLEA LANIGERA 'COASTAL GEM'	NCN	1 GALLON	3' O.C.	L
					MAHONIA REPENS	OREGON GRAPE	1 GALLON	18" O.C.	M
					NEPETA SPECIES	CAT MINT	1 GALLON	VARIES	L
					TEUCRIUM SPECIES	GROUND COVER ROSE	2 GALLON	2' O.C.	L
					ZAUSCHNERIA SPECIES	GERMANDER	1 GALLON	2' O.C.	L
						CALIFORNIA FUCHSIA	1 GALLON	VARIES	L
FLOWERING ACCENT TREES:									
ACER PALMATUM 'BIHOU'	NCN	36" BOX	N/A	L	GRASSES:				
ARBUTUS UNEDO	BLUEBERRY TREE	36" BOX	N/A	L	CALAMAGROSTIS SPECIES	FEATHER REED GRASS	1 GALLON	VARIES	M
CERCIS CANADENSIS SPECIES	EASTERN REDBUD	36" BOX	N/A	M	CAREX SPECIES	NEW ZEALAND SEDGE	1 GALLON	VARIES	L
CHIONANTHUS RETUSUS	FRINGE TREE	36" BOX	N/A	M	FESTUCA SPECIES	FESCUE	1 GALLON	3' O.C.	L
x CHITALPA TASHKENTENSIS	CHITALPA	36" BOX	N/A	L	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	1 GALLON	2' O.C.	L
CORNUS 'EDDIE'S WHITE WONDER'	FLOWERING DOGWOOD	36" BOX	N/A	M	MUHLENBERGIA SPECIES	DEER GRASS	1 GALLON	4' O.C.	L
LAGERSTROEMIA FAUREI 'MUSKOGEE'	CRAPE MYRTLE	36" BOX	N/A	L	PENNISETUM SPECIES	FOUNTAIN GRASS	1 GALLON	3' O.C.	L
MAGNOLIA 'LITTLE GEM'	MAGNOLIA	36" BOX	N/A	M	LOMANDRA SPECIES	NCN	1 GALLON	VARIES	L
MALUS SPECIES	FLOWERING CRAB APPLE	36" BOX	N/A	M	SUCCULENTS:				
PRUNUS SPECIES	FLOWERING PLUM/CHERRY	36" BOX	N/A	L	AGAVE ATTENUATA	FOXTAIL AGAVE	2 GALLON	N/A	L
					AEONIUM SPECIES	NCN	1 GALLON	18" O.C.	L
					ALOE SPECIES	ALOE	5 GALLON	N/A	L
EVERGREEN SCREEN TREES:									
ARBUTUS 'MARINA'	NCN	36" BOX	N/A	L	STORM WATER TREATMENT TREES SHRUBS AND GRASSES:				
ELEOCARPUS DECIPIENS	BLUEBERRY TREE	30" BOX	N/A	L	ACER RUBRUM SPECIES	NCN	1 GALLON	MIX EVENLY	L
LAURUS NOBILIS 'SARATOGA'	SWEET BAY	36" BOX	N/A	L	ARISTIDA PURPUREA	PURPLE THREE-AWN	1 GALLON	MIX EVENLY	L
LYONOTHAMNUS FLORIBUNDUS	IRONWOOD	36" BOX	N/A	L	BOUTELOUA GRACIS	BLUE GRAMA	1 GALLON	MIX EVENLY	L
LOPHOSTEMON CONFERTUS	BRISBANE BOX	36" BOX	N/A	L	CERCIS SPECIES	REDBUD	1 GALLON	MIX EVENLY	L
PODOCARPUS MACROPHYLLA	YEW PINE	36" BOX	N/A	M	CHONDRPETALUM TECTORUM	CAPE RUSH	1 GALLON	MIX EVENLY	L
PRUNUS CAROLINIANA	NCN	36" BOX	N/A	M	FESTUCA CALIFORNICA	CALIFORNIA FESCUE	1 GALLON	MIX EVENLY	L
TRISTANIA LAURINA 'ELEGANT'	WATER GUM	36" BOX	N/A	L	JUNCUS PATENS	BLUE RUSH	1 GALLON	MIX EVENLY	L
					JUNCUS SPECIES	JUNCUS SPECIES	1 GALLON	MIX EVENLY	L
					MELICA CALIFORNICA	CALIFORNIA MELIC	1 GALLON	MIX EVENLY	L
					MIMULUS SPECIES	MONKEY FLOWER	1 GALLON	MIX EVENLY	L
BACKGROUND/FOUNDATION SHRUBS:									
ABELIA SPECIES	LINNAEA	5 GALLON	N/A	M	INTERMEDIATE SHRUBS:				
BAMBOO TEXTILIS	WEAVER'S BAMBOO	15 GALLON	5' O.C.	L	BERBERIS SPECIES	BARBERRY	5 GALLON	3' O.C.	M
BUXUS SPECIES	BOXWOOD	5 GALLON	3' O.C.	M	CORREA SPECIES	AUSTRALIAN FUCHSIA	5 GALLON	VARIES	L
CALLISTEMON 'LITTLE JOHN'	DWARF BOTTLBRUSH	5 GALLON	3' O.C.	L	DIANELLA SPECIES	FLAX LILY	5 GALLON	3' O.C.	L
CORREA SPECIES	AUSTRALIAN FUCHSIA	5 GALLON	4' O.C.	L	DIETES SPECIES	FORTNIGHT LILY	5 GALLON	3' O.C.	L
COPROSMA SPECIES	NCN	5 GALLON	3' O.C.	L	LAVANDULA SPECIES	LAVENDER	5 GALLON	3' O.C.	L
ESCALLONIA SPECIES	ESCALLONIA	5 GALLON	3' O.C.	M	LIRIOPE GIGANTEA	LILY TURF	5 GALLON	2' O.C.	M
EUONYMOUS SPECIES	EUONYMOUS	5 GALLON	4' O.C.	L	NANDINA SPECIES	HEAVENLY BAMBOO	5 GALLON	2' O.C.	L
LOROPETULUM CHINENSE	NCN	5 GALLON	4' O.C.	L	PHORMIUM SPECIES	NEW ZEALAND FLAX	5 GALLON	3' O.C.	L
MYRTUS SPECIES	MYRTLE	5 GALLON	3' O.C.	M	RHAPHIOLEPIS INDICA SPECIES	INDIAN HAWTHORN	5 GALLON	4' O.C.	L
PITTOSPORUM SPECIES	TOBIRA	5 GALLON	3' O.C.	L	ROSA SPECIES	SHRUB ROSE	5 GALLON	3' O.C.	M
ROSMARINUS SPECIES	ROSEMARY	5 GALLON	3' O.C.	L	SALVIA SPECIES	SAGE	5 GALLON	3' O.C.	L
WESTRINGIA FRUTICOSA	NCN	5 GALLON	3' O.C.	L	ZAUSCHNERIA SPECIES	CALIFORNIA FUCHSIA	1 GALLON	VARIES	L
TEUCRIUM CHAMAEDRY'S 'COMPACTA'	GERMANDER	5 GALLON	3' O.C.	L	FOREGROUND SHRUBS:				
					ANIGOSANTHUS SPECIES	DWARF KANGAROO PAWS	1 GALLON	18" O.C.	L
					BULBINE FRUTESCENS	NCN	1 GALLON	30" O.C.	L
					DIANELLA SPECIES	FLAX LILY	1 GALLON	30" O.C.	L
					GERANIUM SPECIES	GERANIUM	1 GALLON	18" O.C.	M
					HEMEROCALLIS SPECIES	EVERGREEN DAYLILY	1 GALLON	2' O.C.	M
					LAVANDULA SPECIES	LAVENDER	5 GALLON	3' O.C.	L
					LIRIPE SPECIES	BIG BLUE LILY TURF	1 GALLON	18" O.C.	M
					NANDINA SPECIES	HEAVENLY BAMBOO	5 GALLON	3' O.C.	L
					PHORMIUM SPECIES	NEW ZEALAND FLAX	5 GALLON	3' O.C.	L
					POLYSTICHUM MUNITUM	SWORD FERN	1 GALLON	VARIES	L
					RUELIIA SPECIES	NCN	5 GALLON	3' O.C.	L
					SANTOLINA SPECIES	LAVENDER COTTON	5 GALLON	3' O.C.	L
					SALVIA SPECIES	SAGE	5 GALLON	3' O.C.	L
					TEUCRIUM SPECIES	GERMANDER	1 GALLON	18" O.C.	L
					ZAUSCHNERIA SPECIES	CALIFORNIA FUCHSIA	1 GALLON	VARIES	L

NOTES

WATER CONSERVATION STATEMENT:
PLANT MATERIAL HAS BEEN CHOSEN FOR WATER CONSERVING AND REDUCED MAINTENANCE CHARACTERISTICS. A MAXIMUM OF 25% OF NON-TURF PLANTS WILL HAVE A MODERATE IRRIGATION WATER REQUIREMENT AND A MINIMUM OF 50% OF NON-TURF PLANTS WILL HAVE A LOW TO VERY LOW IRRIGATION WATER REQUIREMENT.

IRRIGATION NOTE:
A FULLY AUTOMATIC IRRIGATION SYSTEM SHALL BE PROPOSED FOR THE PROJECT UTILIZING WATER CONSERVING METHODS. IRRIGATION SHALL BE INSTALLED THROUGHOUT THE BIO-RETENTION AREAS TO PROVIDE SUPPLEMENTAL IRRIGATION IN THE DRY MONTHS WITH REDUCED IRRIGATION DURING SEASONAL RAINFALL OR WET MONTHS.

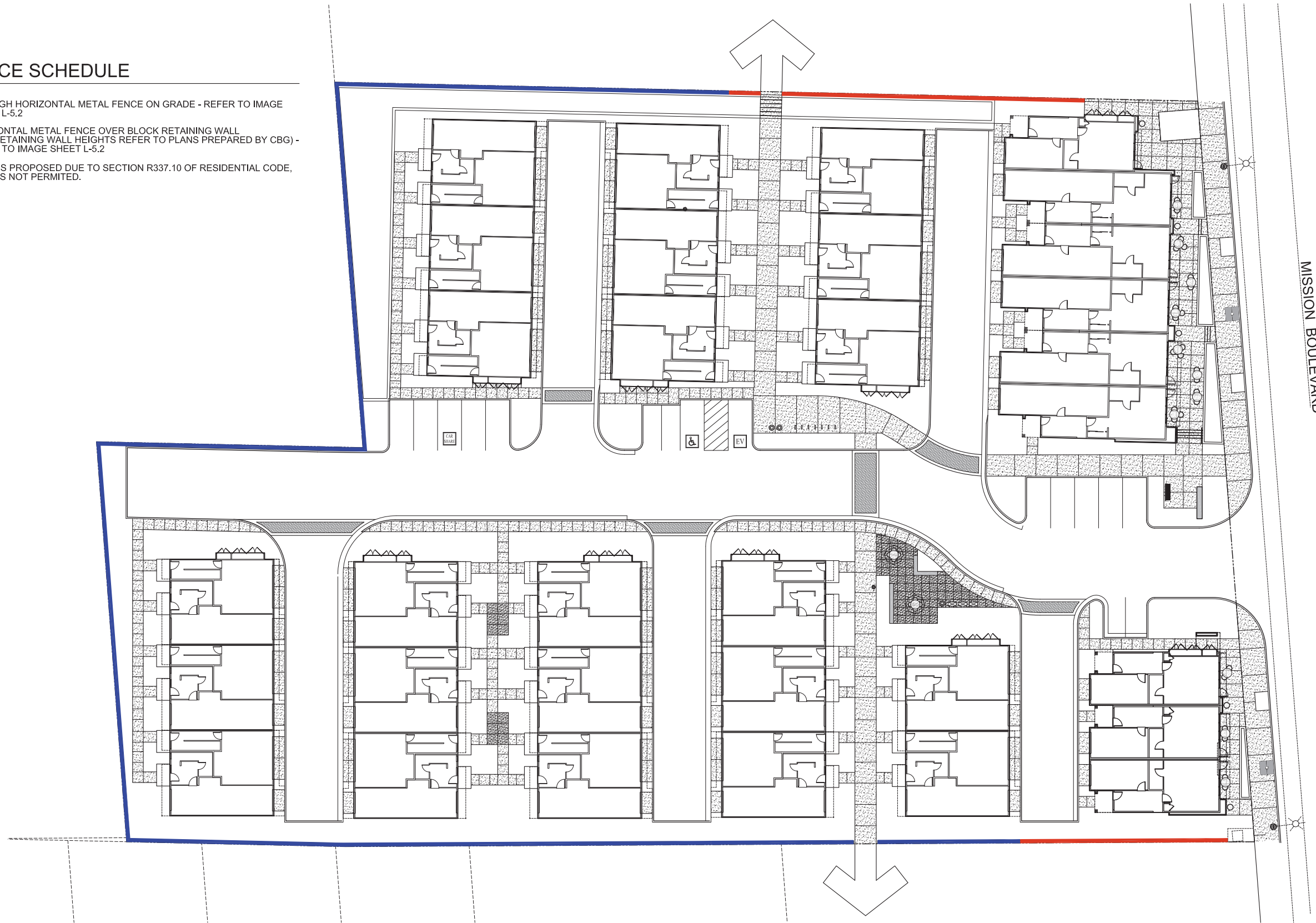
MINIMUM TREE CLEARANCE NOTE:
1. SMALL TREES (15' TALL/WIDE) SHALL BE PLACED A MINIMUM OF 6' FROM BUILDINGS AND A MINIMUM OF 2' FROM EDGES OF PAVING, CURBS OR WALLS.
2. MEDIUM TREES (25' TALL/WIDE) SHALL BE PLACED A MINIMUM OF 10' FROM BUILDINGS AND A MINIMUM OF 3' FROM PAVING, CURBS OR WALLS.
3. LARGE TREES (ABOVE 25' TALL/WIDE) SHALL BE PLACED A MINIMUM OF 15' FROM BUILDINGS AND A MINIMUM OF 3' FROM PAVING, CURBS OR WALLS.
4. 5' MINIMUM FROM JOINT TRENCH, WATER LINES, WATER METERS AND FIRE HYDRANTS.
5. 8' MINIMUM FROM SANITARY SEWER AND STORM DRAINS.
6. ALL TREES PLANTED WITHIN 5'-0" OF FUTURE CURBS, SIDEWALK, WALLS AND ALL UTILITIES. SHALL INCLUDE A ROOT BARRIER.

LANDSCAPE NOTES:
PLANT PALETTE IS FOR REFERENCE ONLY, NOT ALL TREES, SHRUBS, GRASSES, AND GROUND COVER LISTED WILL BE UTILIZED IN THE PREPARATION OF CONSTRUCTION DOCUMENTS. ADDITIONAL PLANTS MAY BE SUBSTITUTED DUE TO AVAILABILITY AND CONTAINER SIZE. PLANT MATERIAL SHALL BE SELECTED AT THE DISCRETION OF THE LANDSCAPE ARCHITECT.
LANDSCAPING SHALL BE OF THE TYPE AND SITUATED IN LOCATIONS TO MAXIMIZE OBSERVATION WHILE PROVIDING THE DESIRED DEGREE OF AESTHETICS. LANDSCAPING SHOULD BE TRIMMED SO AS NOT TO PROVIDE CONCEALMENT OPPORTUNITIES OR MEANS TO ACCESS ROOF. SECURITY PLANTING MATERIALS ARE ENCOURAGED ALONG PROPERTY LINE AND UNDER VULNERABLE WINDOWS.
ALL TRANSFORMERS AND UTILITY BOXES TO BE SCREENED WITH EVERGREEN SHRUBS.

WALL & FENCE SCHEDULE

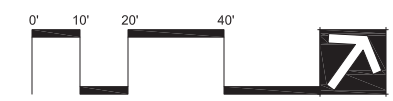
- 6'-0" HIGH HORIZONTAL METAL FENCE ON GRADE - REFER TO IMAGE SHEET L-5.2
- HORIZONTAL METAL FENCE OVER BLOCK RETAINING WALL (FOR RETAINING WALL HEIGHTS REFER TO PLANS PREPARED BY CBG) - REFER TO IMAGE SHEET L-5.2

NOTE: METAL FENCING IS PROPOSED DUE TO SECTION R337.10 OF RESIDENTIAL CODE, WOOD FENCING IS NOT PERMITTED.



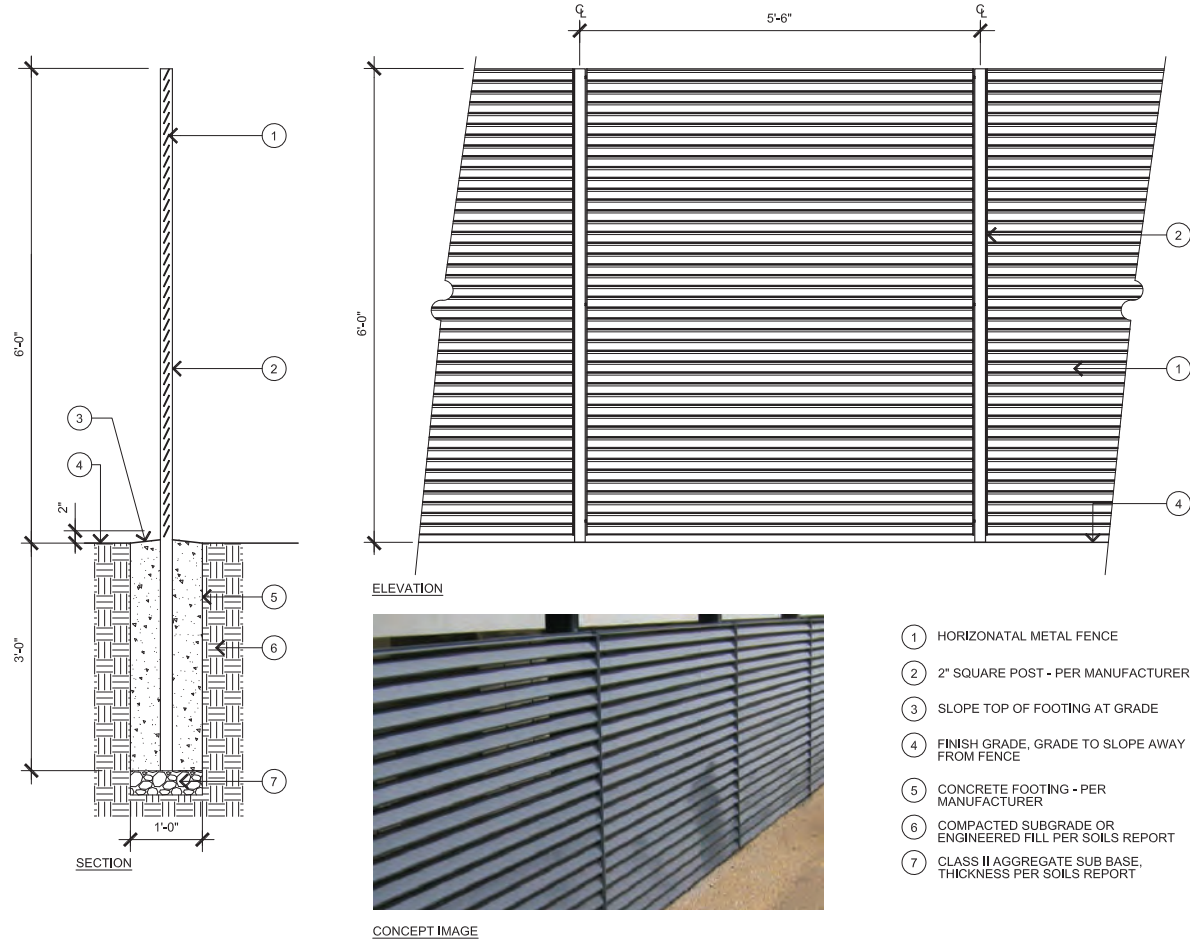
MISSION BOULEVARD

PLAN VIEW
Scale: 1"=20'-0"



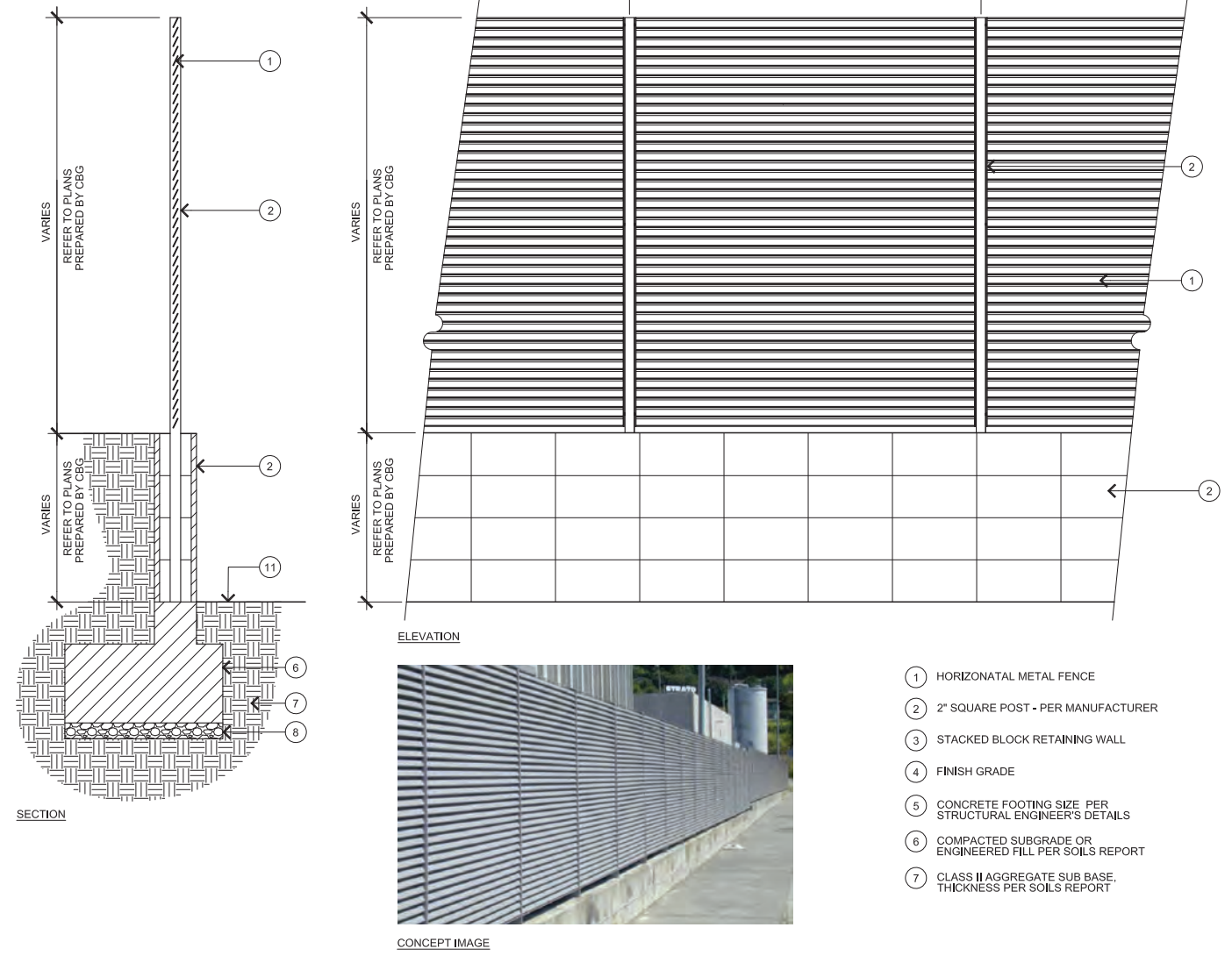
27177 MISSION BOULEVARD
Hayward, CA
April 30, 2021

Wall and Fence Plan
L-5.1



1 6'-0" HIGH HORIZONTAL METAL FENCE ON GRADE

SCALE : 3/4"=1'-0"



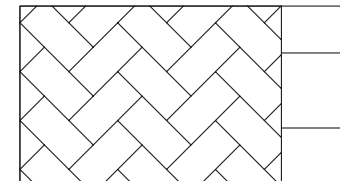
2 HORIZONTAL METAL FENCE OVER BLOCK RETAINING WALL

SCALE : 3/4"=1'-0"





ACID-ETCHED CONCRETE PAVING



FIELD PRINT: STANDARD HERRINGBONE
 BORDER PRINT: STACKED BRICK



FIELD COLOR: GRANITE



BORDER COLOR: SANDSTONE

STAMPED ASPHALT AT PEDESTRIAN STREET CROSSINGS



WASTE RECEPTACLE

FINISH TO BE ALUMINUM TEXTURE POWDERCOAT



BENCH

FINISH TO BE ALUMINUM TEXTURE POWDERCOAT



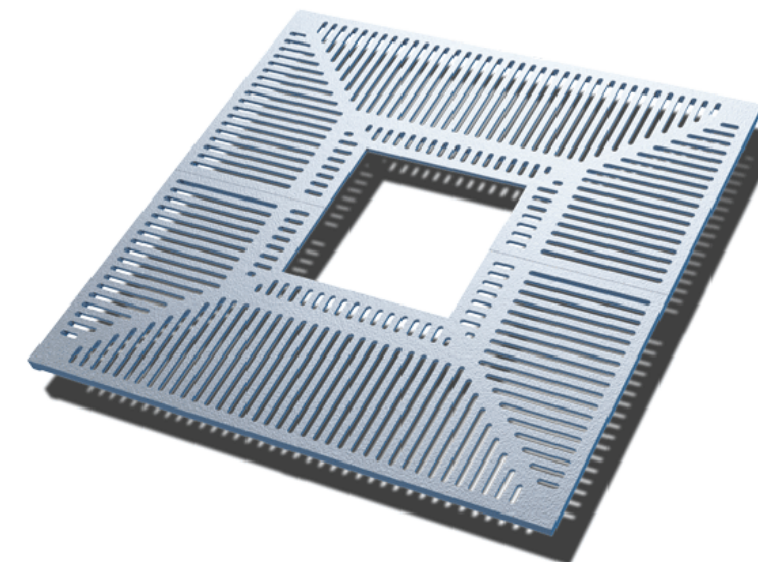
BICYCLE RACK

FINISH TO BE ALUMINUM TEXTURE POWDERCOAT



MAILBOX STATION

FINISH TO BE ALUMINUM



TREE GRATE (MISSION BOULEVARD)

TREE GRATE TO BE ADA TREE GRATE 1/2", FINISH TO BE CAST ALUMINUM



TABLE AND CHAIRS WITH UMBRELLA

FINISH TO BE ALUMINUM TEXTURE POWDERCOAT



STACKED DECORATIVE BLOCK SEATWALL

FINISH TO BE GROUND FACE, COLOR TO BE 225



STREET LIGHT

FINISH TO BE ALUMINUM TEXTURE POWDERCOAT



CONCEPT

PROJECT IDENTIFICATION WALL



CONCEPT

STORE FRONT PLANTERS

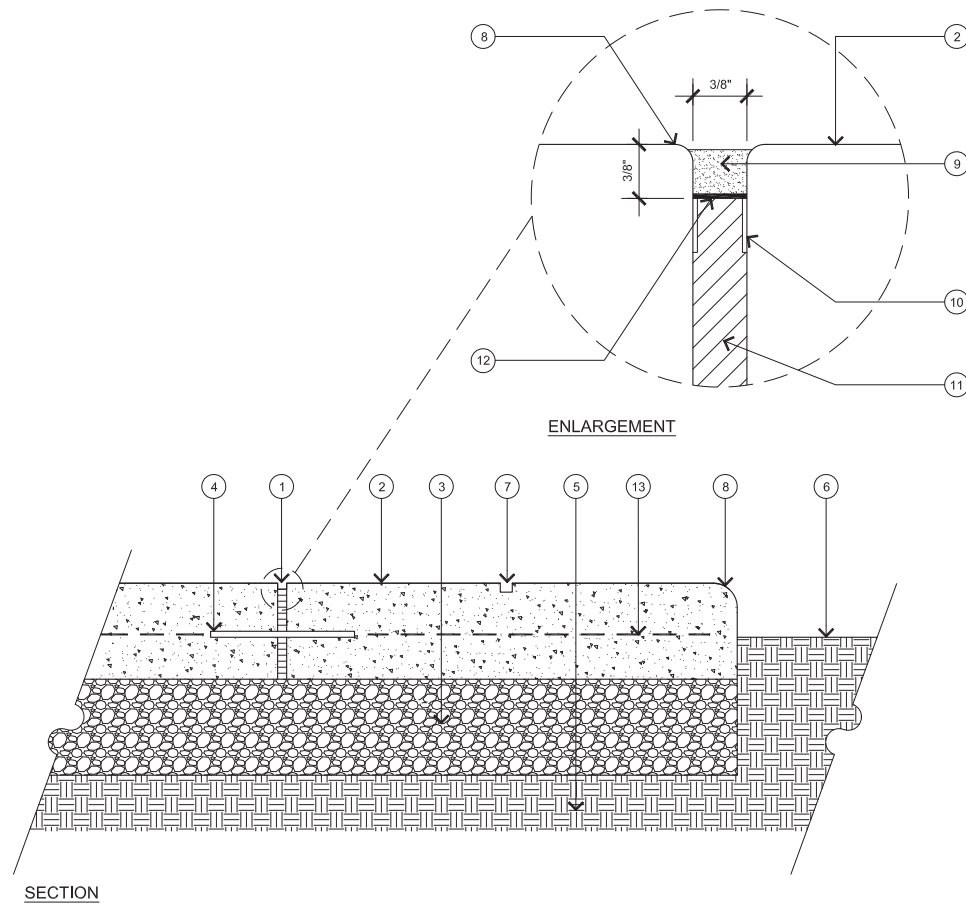
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Hayward, CA
April 30, 2021

THE TRUE LIFE COMPANIES TLC Management, Inc. an Arizona Corp.
12647 Alcosta Blvd., Suite 470 San Ramon CA 94583
925.824.4300

Site Furniture
L-6.2

PLANNING URBAN DESIGN
LANDSCAPE ARCHITECTURE
201 4th street suite 101B, oakland, ca 94607
phone: 510.452.4190 www.r3studios.com

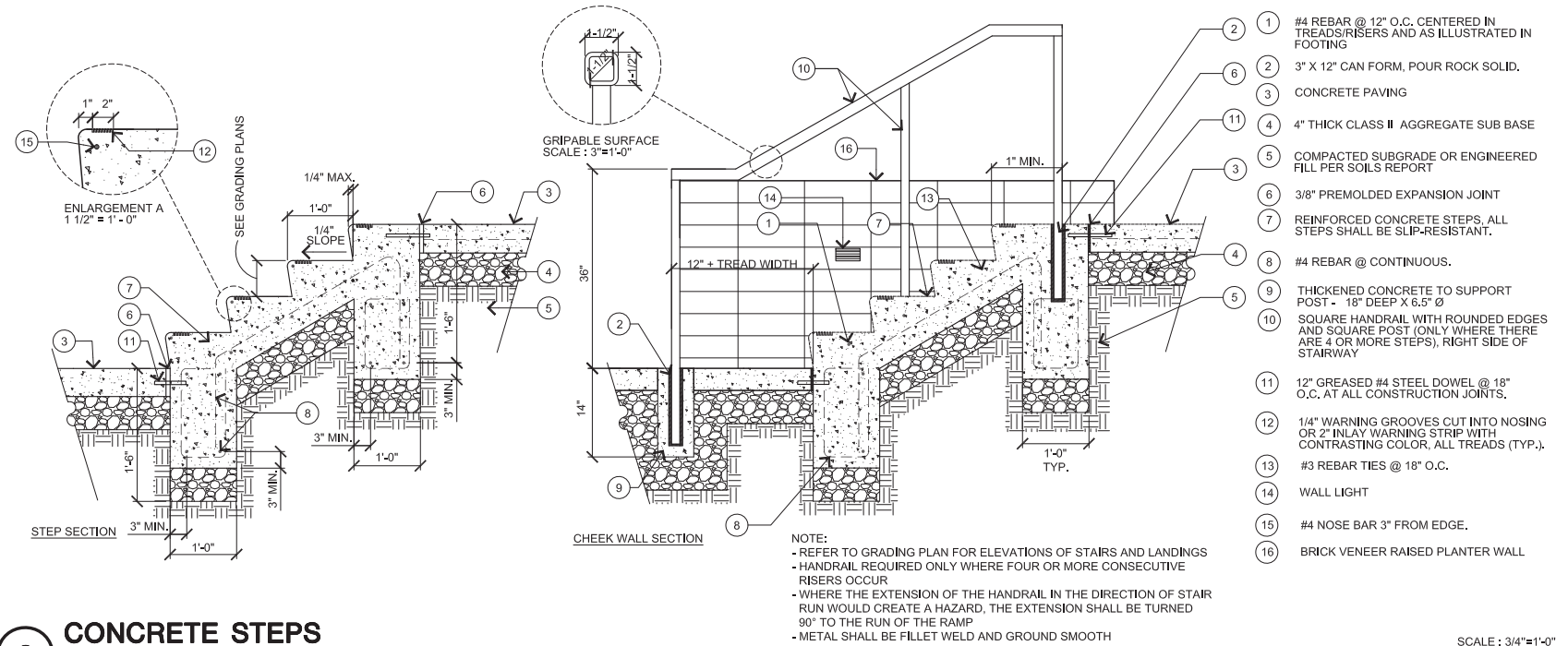




- 1 3/8" EXPANSION JOINT WITH SEALANT & BACKER ROD. EXPANSION JOINTS SHALL OCCUR EVERY 25' C.C. EACH WAY-REFER TO PLAN FOR LOCATIONS
 - 2 4" THICK CONCRETE PAVING
 - 3 4" THICK CLASS II AGGREGATE SUB BASE
 - 4 #4 X 24" LONG DOWELS @ 24" O.C.
 - 5 90% COMPACTED SUB GRADE
 - 6 FINISH GRADE AT PLANTING AREA 1" BELOW AT TURF AREAS, 2" AT SHRUB AND GROUND COVER AREAS
 - 7 SCORED JOINT- 1" DEEP X 1/8" WIDE SAWCUT @ 12" C.C. EACH WAY. REFER TO PLANS FOR LOCATIONS (TYP.)
 - 8 RADIUS ED EDGE
 - 9 SEALANT - ALSO INSTALL WHERE PAVING ABUTS TO BUILDING FOUNDATIONS
 - 10 PVC CAP
 - 11 EXPANSION MATERIAL
 - 12 BOND BREAKER TAPE
 - 13 #3 REBAR @ 18" O.C. BOTH WAYS
- NOTE:
CONCRETE MIX SHALL BE LOW SHRINK.

1 CONCRETE PAVING

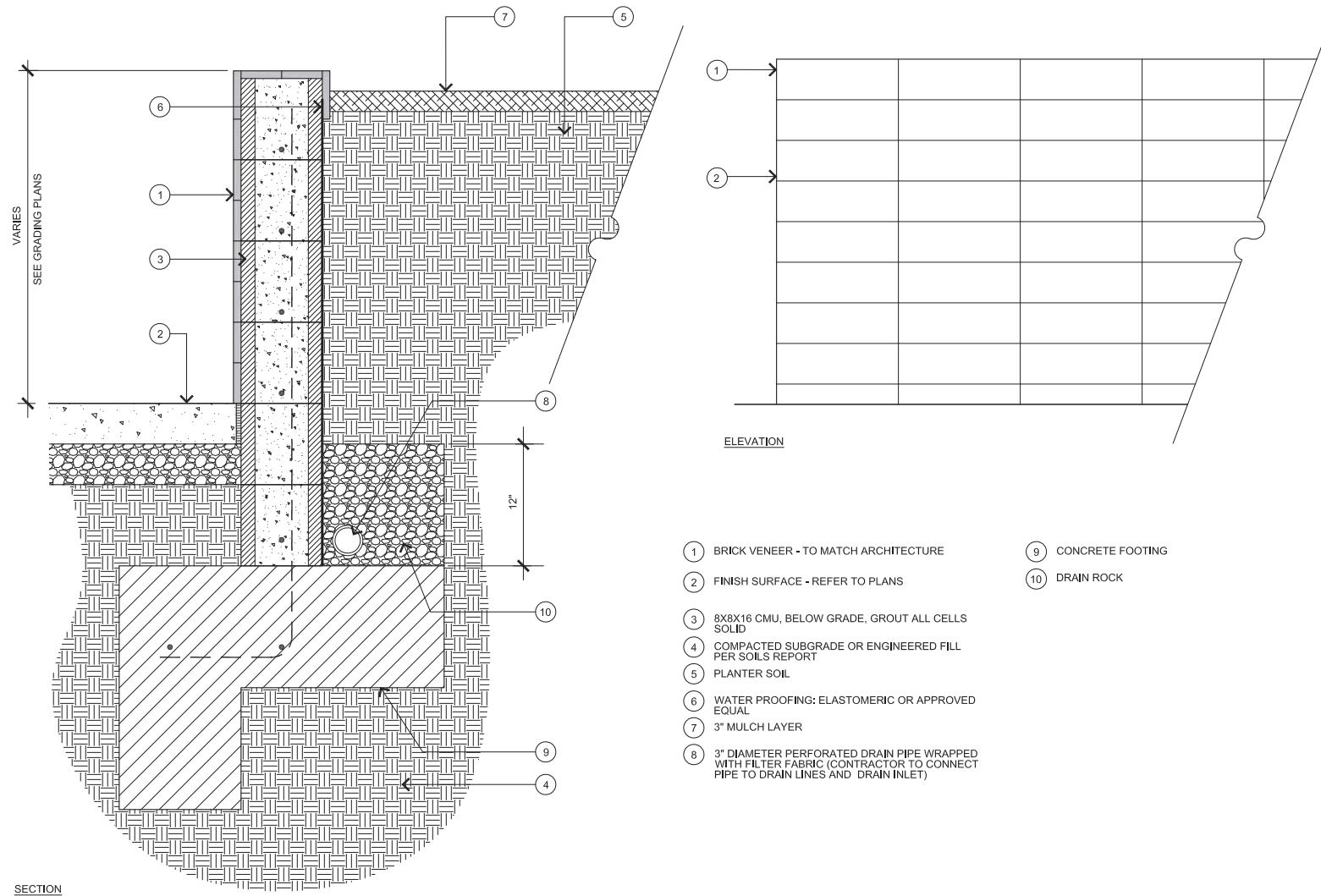
SCALE : 3/4"=1'-0"



2 CONCRETE STEPS (WITH HANDRAIL WHERE REQUIRED)

SCALE : 3/4"=1'-0"



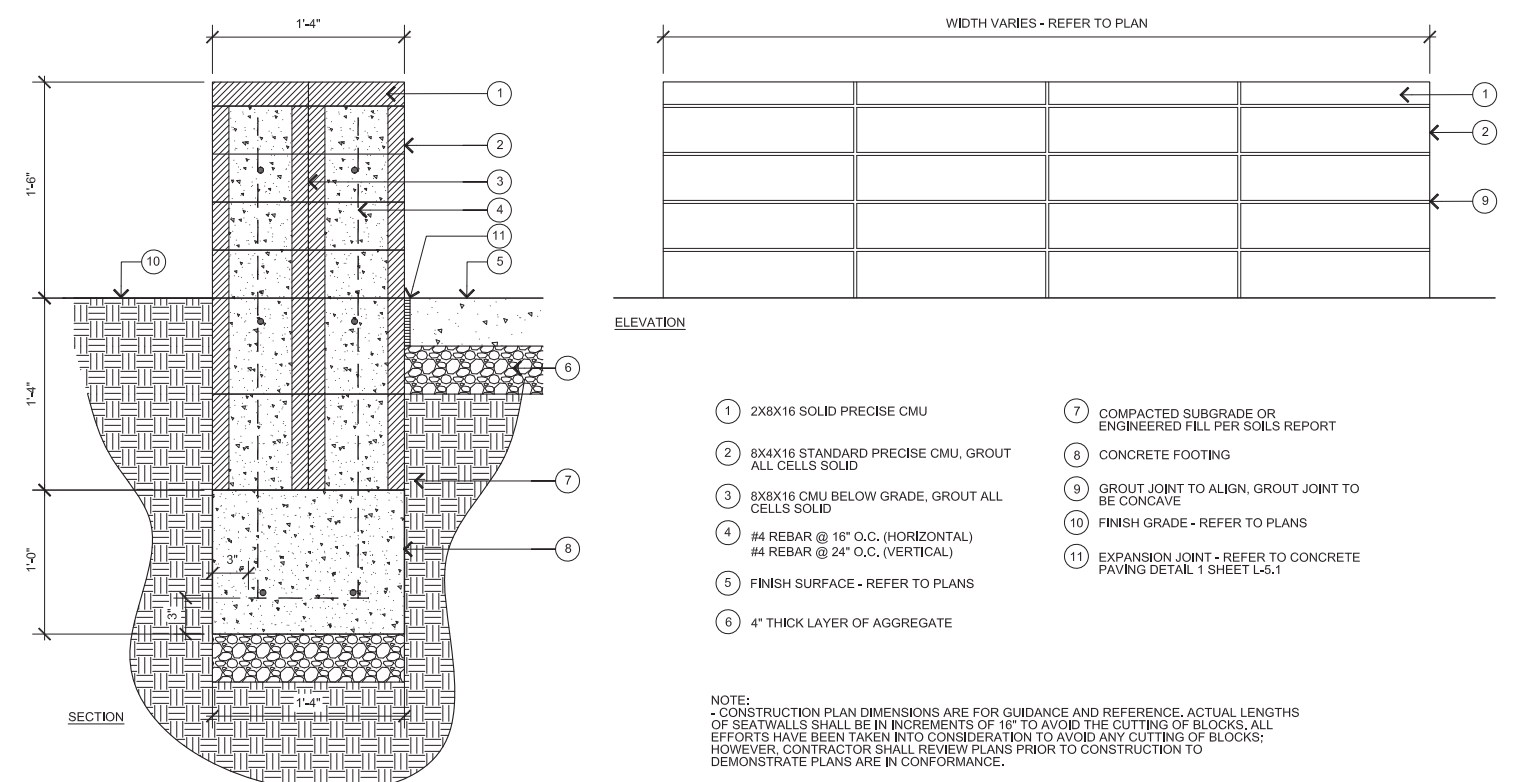


- 1 BRICK VENEER - TO MATCH ARCHITECTURE
- 2 FINISH SURFACE - REFER TO PLANS
- 3 8X8X16 CMU, BELOW GRADE, GROUT ALL CELLS SOLID
- 4 8X4X16 CMU, GROUT ALL CELLS SOLID
- 5 PLANTER SOIL
- 6 WATER PROOFING: ELASTOMERIC OR APPROVED EQUAL
- 7 3" MULCH LAYER
- 8 3" DIAMETER PERFORATED DRAIN PIPE WRAPPED WITH FILTER FABRIC (CONTRACTOR TO CONNECT PIPE TO DRAIN LINES AND DRAIN INLET)
- 9 CONCRETE FOOTING
- 10 DRAIN ROCK

SECTION

1 BRICK VENEER RAISED PLANTER WALL

SCALE: 1-1/2"=1'-0"



- 1 2X8X16 SOLID PRECISE CMU
- 2 8X4X16 STANDARD PRECISE CMU, GROUT ALL CELLS SOLID
- 3 8X8X16 CMU BELOW GRADE, GROUT ALL CELLS SOLID
- 4 #4 REBAR @ 16" O.C. (HORIZONTAL)
#4 REBAR @ 24" O.C. (VERTICAL)
- 5 FINISH SURFACE - REFER TO PLANS
- 6 4" THICK LAYER OF AGGREGATE
- 7 COMPACTED SUBGRADE OR ENGINEERED FILL PER SOILS REPORT
- 8 CONCRETE FOOTING
- 9 GROUT JOINT TO ALIGN, GROUT JOINT TO BE CONCAVE
- 10 FINISH GRADE - REFER TO PLANS
- 11 EXPANSION JOINT - REFER TO CONCRETE PAVING DETAIL 1 SHEET L-5.1

ELEVATION

2 STACKED BLOCK SEATWALL

SCALE: 1 1/2"=1'-0"

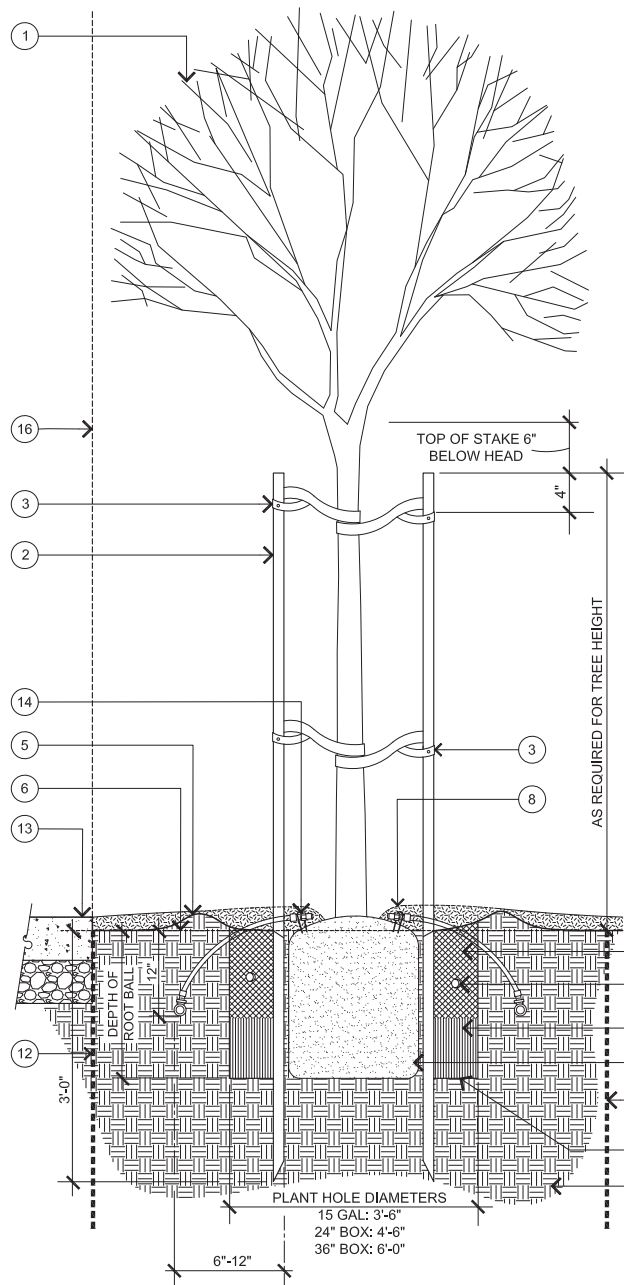
27177 MISSION BOULEVARD
Hayward, CA
April 30, 2021

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12647 Alcosta Blvd., Suite 470 San Ramon CA 94583
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Construction Details
L-7.2

PLANNING URBAN DESIGN
LANDSCAPE ARCHITECTURE
201 4th street suite 101B, oakland, ca 94607
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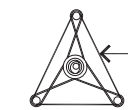




- 1 TREE: REFER TO PLANTING PLAN FOR LOCATION AND PLANTING LEGEND FOR SPECIES
- 2 LODGE POLE PINE TREE STAKES: 3"x10" LONG TREE STAKES FOR WINDY CONDITIONS AND 36" BOX AND LARGER TREES
- 3 TREE TIE: WONDER TREE-TIE(800-910-2810) MODEL# W14-46, W24-84 OR APPROVED EQUAL. LOOP IN A FIGURE EIGHT AND NAIL TO BACK OF STAKE WITH GALVANIZED THREADED NAILS. ALLOW 3" OF MOVEMENT OF TREE IN ALL DIRECTIONS.
- 4 TREE ROOTBALL SET ON 12" LAYER UNDISTURBED NATIVE SOIL. DO NOT PENETRATE ROOTBALL WITH STAKES. TAMP SOIL TO 85% RELATIVE COMPACTION. SET CROWN OF ROOTBALL 2" ABOVE FINISH GRADE.
- 5 3" EARTH BERM FOR WATER BASIN
- 6 FINISH GRADE. SET 1" BELOW AT TURF AREAS AND 2" AT SHRUB AND GROUNDCOVER AREAS
- 7 BACK FILL MIX: (TOP 12 INCHES ONLY): 70% PULVERIZED NATIVE SOIL, 30% NITROGEN FORTIFIED FIR OR REDWOOD SAWDUST.
- 8 BARK MULCH: 3" DEPTH, KEEP CLEAR FROM TRUNK OF TREE
- 9 PULVERIZED NATIVE SOIL
- 10 FERTILIZER TABS (21 GRAM, 20-10-5):
- 15 GAL: 7 TABS
- 24" BOX: 15 TABS
- 36" BOX: 24 TABS
- 11 PLANTING HOLE. PULVERIZED NATIVE SOIL BELOW 12" FROM FINISHED GRADE; SCARIFY WALLS
- 12 ROOT BARRIER(AS NEEDED): REFER TO PLANTING NOTES AND SPECIFICATIONS
- 13 PAVING: REFER TO PLAN
- 14 1/4 GPM IRRIGATION BUBBLER, OFFSET FROM TREE TUCKED TO ROOTBALL
- 15 COMPACTED SUBGRADE OR ENGINEERED FILL PER SOILS REPORT
- 16 BUILDING OR WALL

NOTES:

ALL PLANTING AREAS TO BE TREATED WITH PRE-EMERGENT.



NAIL 1X4 BOARDS TO STAKES FOR STABILITY, TYP.

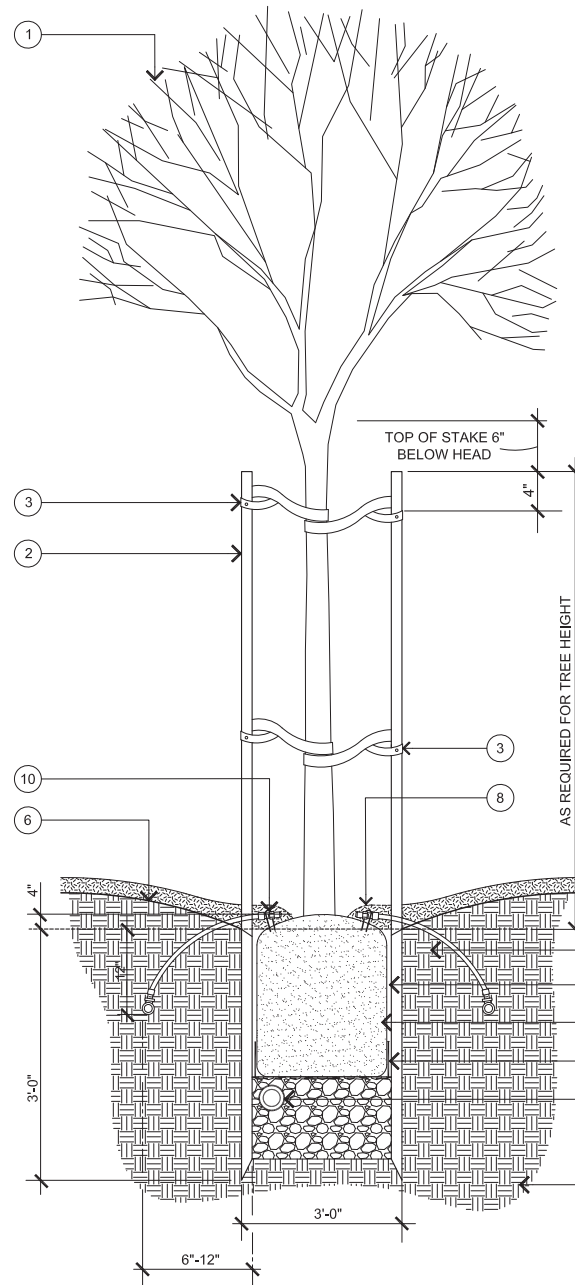


TREE STAKE, NAIL TREE TIE TO BACK OF STAKE

TREE

1 TREE STAKING

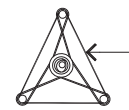
N.T.S.



- 1 TREE: REFER TO PLANTING PLAN FOR LOCATION AND PLANTING LEGEND FOR SPECIES
- 2 LODGE POLE PINE TREE STAKES: 3"x10" LONG TREE STAKES FOR WINDY CONDITIONS AND 36" BOX AND LARGER TREES
- 3 TREE TIE: WONDER TREE-TIE(800-910-2810) MODEL# W14-46, W24-84 OR APPROVED EQUAL. LOOP IN A FIGURE EIGHT AND NAIL TO BACK OF STAKE WITH GALVANIZED THREADED NAILS. ALLOW 3" OF MOVEMENT OF TREE IN ALL DIRECTIONS.
- 4 TREE ROOTBALL SET ON 12" LAYER UNDISTURBED NATIVE SOIL. DO NOT PENETRATE ROOTBALL WITH STAKES. TAMP SOIL TO 85% RELATIVE COMPACTION. SET CROWN OF ROOTBALL 2" ABOVE FINISH GRADE.
- 5 MIRAFL 140 OR EQUAL - EXTEND 6" PAST ROOT BALL ON SIDES AND 4" ON EITHER SIDE ALONG CENTERLINE OF TRENCH
- 6 FINISH GRADE OF TREATMENT SOIL, SET 4" BELOW TOP OF ROOT BALL
- 7 6" PVC SLEEVE TO BE PLACED AROUND 4" PERFORATED SUBDRAIN FOR 4" ON EITHER SIDE OF TREE CENTERLINE
- 8 CEDAR MULCH: 3" DEPTH, KEEP CLEAR FROM TRUNK OF TREE
- 9 PLANTING HOLE, PULVERIZED NATIVE SOIL BELOW 12" FROM FINISHED GRADE; SCARIFY WALLS
- 10 1/4 GPM IRRIGATION BUBBLER, OFFSET FROM TREE TUCKED TO ROOTBALL
- 11 COMPACTED SUBGRADE OR ENGINEERED FILL PER SOILS REPORT

NOTES:

ALL PLANTING AREAS TO BE TREATED WITH PRE-EMERGENT.



NAIL 1X4 BOARDS TO STAKES FOR STABILITY, TYP.

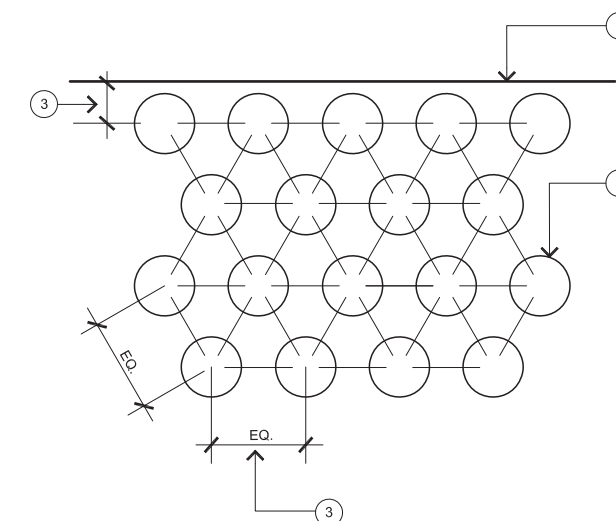


TREE STAKE, NAIL TREE TIE TO BACK OF STAKE

TREE

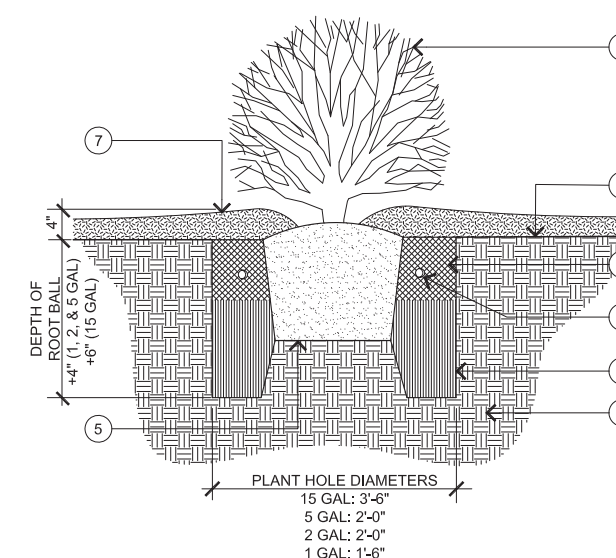
2 TREE IN BIO-SWALE

N.T.S.



3 GROUNDCOVER PLANTING

N.T.S.



- 1 SHRUB: REFER TO PLANTING PLAN FOR LOCATION AND PLANTING LEGEND FOR SPECIES
- 2 COMPACTED SUBGRADE OR ENGINEERED FILL PER SOILS REPORT
- 3 FINISH GRADE
- 4 BACK FILL MIX: (1/2 DEPTH OF ROOT BALL HEIGHT): 70% PULVERIZED NATIVE SOIL, 30% NITROGEN FORTIFIED FIR OR REDWOOD SAWDUST.
- 5 SHRUB ROOTBALL SET ON LIGHTLY TAMPED SOIL. SET CROWN OF ROOTBALL 1" ABOVE FINISH GRADE.
- 6 FERTILIZER TABS (21 GRAM, 20-10-5):
- 1 GALLON: 1 TAB
- 2 GALLON: 2 TABS
- 5 GAL: 3 TABS
- 15 GAL: 5 TABS
- 7 BARK MULCH: 3" DEPTH, KEEP CLEAR FROM ROOT BALL CROWN
- 8 PULVERIZED NATIVE SOIL

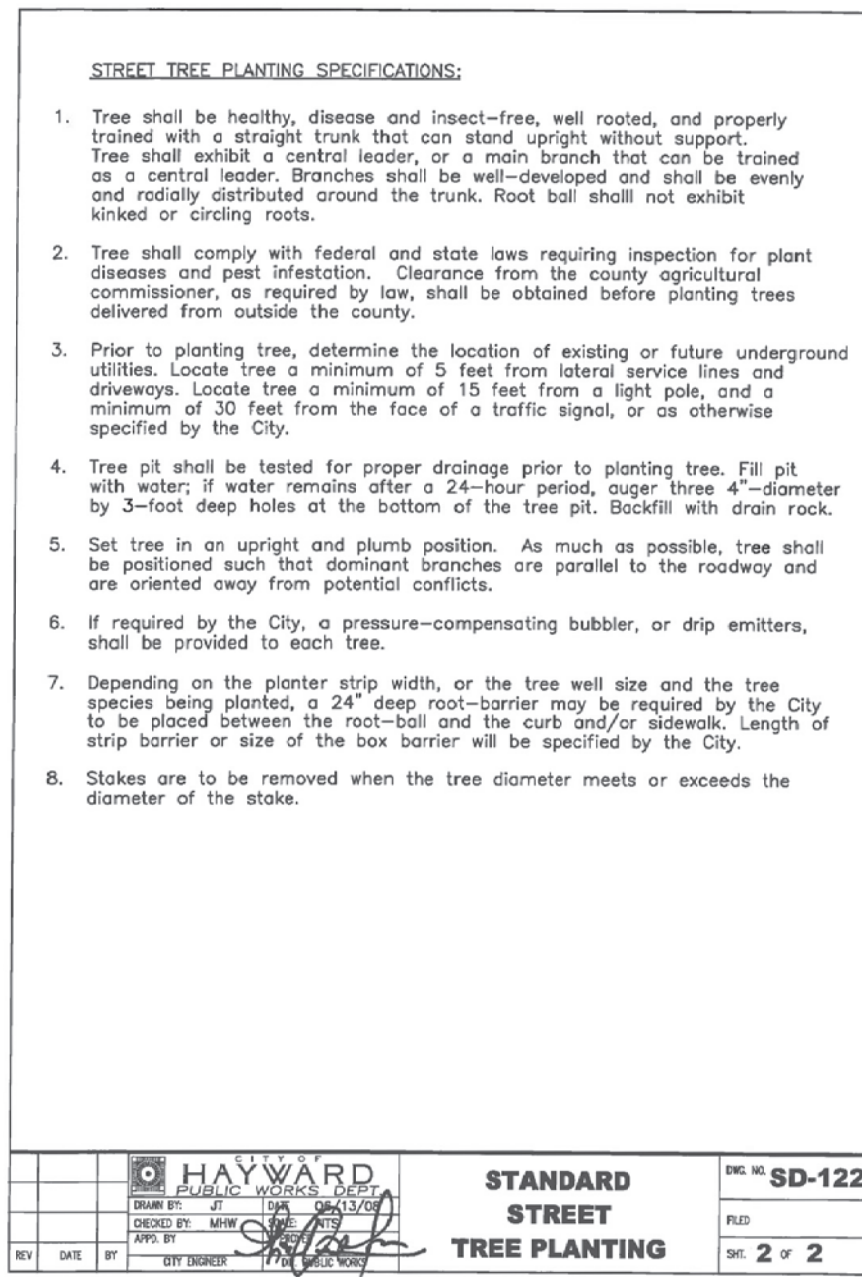
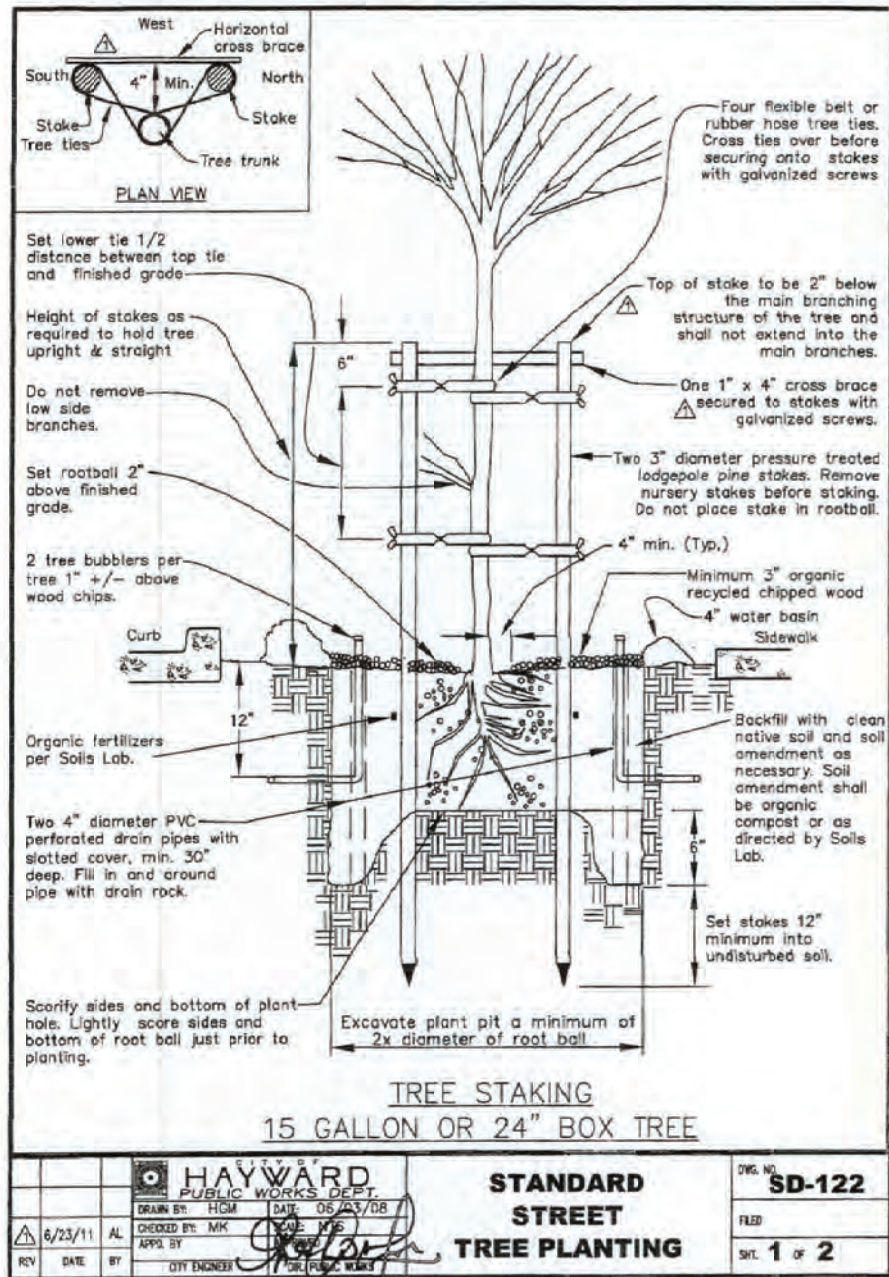
NOTES:

ALL PLANTING AREAS TO BE TREATED WITH PRE-EMERGENT

4 SHRUB PLANTING

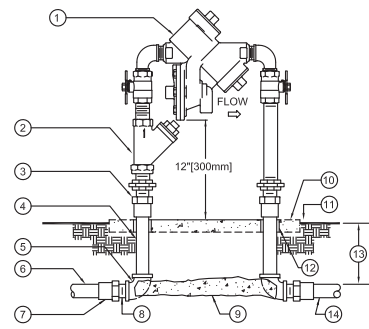
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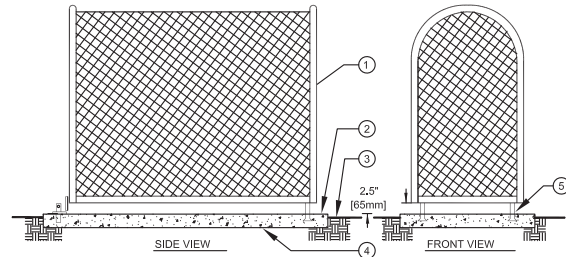
27177 MISSION BOULEVARD
Hayward, CA
April 30, 2021

Planting Details (Public)
L-8.2

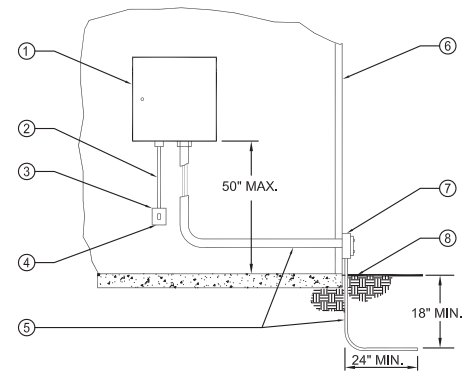


- 1 REDUCED PRESSURE BACKFLOW ASSEMBLY.
- 2 YB "Y" STRAINER SYSTEM (AS REQUIRED).
- 3 WROUGHT COPPER MALE ADAPTER-2 TOTAL (SOLDER x THREAD CONNECTION).
- 4 COPPER TYPE "K" PIPE (LENGTH AS REQUIRED).
- 5 WROUGHT COPPER 90° ELBOW-2 TOTAL (SOLDER x THREAD CONNECTION).
- 6 PVC MAIN LINE TO POINT OF CONNECTION.
- 7 BUSH AS NECESSARY FOR SIZE TRANSITION.
- 8 SCHEDULE 40 PVC MALE ADAPTER- 2 TOTAL.
- 9 CONCRETE SUPPORT BLOCK.
- 10 CONCRETE PAD-SEE ENCLOSURE DETAIL.
- 11 FINISH GRADE.
- 12 PVC SLEEVE BOTH SIDES.
- 13 REFER TO IRRIGATION LEGEND
- 14 PVC MAIN LINE TO IRRIGATION SYSTEM.

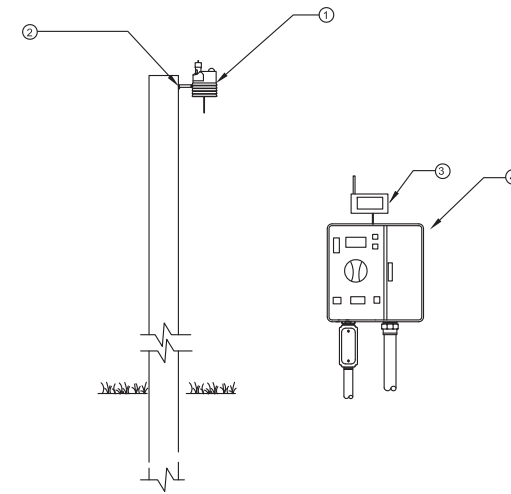
NOTES:
 1. INSTALL A FREEZE PREVENTATIVE BLANKET AROUND BACKFLOW ASSEMBLY, BLANKET SHALL BE GREEN.
 2. DO NOT SOLDER CONNECT FITTINGS WHILE THREADED INTO BACKFLOW ASSEMBLY, THIS MAY CAUSE DAMAGE TO DEVICE.
 3. NIPPLES AND FITTINGS TO BE SAME IPT SIZE AS BACKFLOW ASSEMBLY.
 4. PROVIDE A STAINLESS STEEL ENCLOSURE TO COMPLETELY ENCLOSE DEVICE. INSTALL ENCLOSURE TO CONCRETE BASE AS DIRECTED BY MANUFACTURER.



- 1 STAINLESS STEEL ENCLOSURE TO COMPLETELY ENCLOSE DEVICE
- 2 SET PAD 1/2" (13MM) ABOVE FINISH GRADE
- 3 FINISH GRADE
- 4 6" (150mm) THICK CONCRETE PAD FOR ENCLOSURE SUPPORT TO EXTEND 6" (150mm) BEYOND ENCLOSURE ON ALL SIDES. CONCRETE TO HAVE MEDIUM BROOM FINISH.
- 5 MOUNTING BRACKETS (STANDARD WITH ENCLOSURE) TO BE SET INTO CONCRETE PAD, PROVIDE LOCKING TAB TO ACCEPT PADLOCK PER MANUFACTURER'S INSTRUCTION.

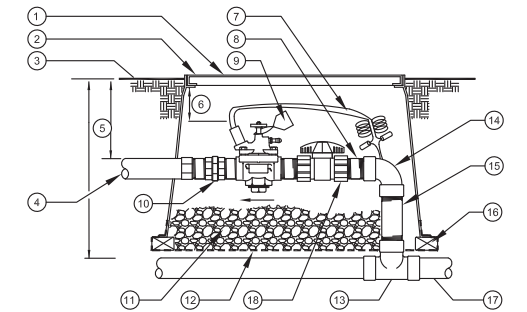


- 1 IRRIGATION CONTROLLER
- 2 120 VOLT SERVICE IN RIGID STEEL CONDUIT
- 3 120 VOLT LOCKABLE ON/OFF SWITCH PROVIDED UNDER IRRIGATION CONTRACT
- 4 120 VOLT SERVICE TO CONTROLLER LOCATION PROVIDED BY ELECTRICAL CONTRACTOR
- 5 SCHEDULE 40 GREY PVC ELECTRICAL CONDUIT FOR LOW VOLTAGE WIRE
- 6 EXTERIOR WALL
- 7 ELECTRICAL PULL BOX PER ELECTRICAL CODE
- 8 FINISH GRADE



NOTE: MAXIMUM LINE OF SIGHT FROM SENSOR TO RECEIVER IS 1000 FT, DISTANCE IS LESS IF OBSTRUCTIONS EXIST, SENSOR MUST BE INSTALLED IN "CLEAR SPACE" WHERE IT IS EXPOSED TO UNOBSTRUCTED RAINFALL AND IS CLEAR OF IRRIGATION SPRAY.

- 1 WIRELESS CLIMATE SENSOR TRANSMITTER
- 2 SUITABLE POST, POLE, OR GUTTER MOUNT. MOUNT IN LOCATION WHERE SENSOR CAN RECEIVE FULL SUN, IS OPEN TO RAINFALL AND OUT OF SPRINKLER SPRAY PATTERN
- 3 SENSOR RECEIVER
- 4 CONTROLLER



- 1 REMOTE CONTROL VALVE WITH FLOW CONTROL AND MANUAL BLEED (PRESSURE REGULATOR WHERE SHOWN ON PLANS).
- 2 USE A 14" X 19" RECTANGULAR PLASTIC VALVE BOX WITH BOLT DOWN LID FOR 1" VALVES, FOR 1.5" AND LARGER VALVES INSTALL BALL VALVE WITHIN A SEPARATE 10" ROUND BOX OR ONE BALL VALVE PER MANIFOLD OF VALVES, GATE VALVE SIZE SHALL BE SAME AS LARGEST VALVE WITHIN MANIFOLD, ONE VALVE PER BOX- NO EXCEPTIONS. INSTALL BOX AS SHOWN IN BOX INSTALLATION DETAIL.
- 3 FINISH GRADE.
- 4 PVC LATERAL LINE.
- 5 REFER TO IRRIGATION SPECS.
- 6 3" (75mm) MIN, 6" (150mm) MAX.
- 7 VALVE CONTROL WIRE- PROVIDE SEAL PACKS AT ALL SPLICES AND 3" (1m) OF EXCESS UP WIRE IN A 1" (25mm) DIAMETER COIL.
- 8 SCHEDULE 80 PVC NIPPLE (4 TOTAL).
- 9 VALVE I.D. TAG (CONTROLLER AND STATION NUMBER).
- 10 SCHEDULE 80 PVC THREADED UNION.
- 11 PEA GRAVEL OR 3/4" DRAIN ROCK- 4" (100mm) DEEP BELOW VALVE (NO SOIL IN VALVE BOX).
- 12 19 GAUGE 1/2" (12mm) SQUARE WIRE MESH.
- 13 UPC APPROVED SCHEDULE 40 PVC TEE.
- 14 SCHEDULE 80 PVC 90° ELBOW (1x1).
- 15 SCHEDULE 80 PVC NIPPLE- LENGTH AS REQUIRED.
- 16 BRICK-1 EACH CORNER.
- 17 PVC MAIN LINE.
- 18 SCHEDULE 80 PVC UNION BALL VALVE (ONE PER VALVE).

1 REDUCED PRESSURE BACKFLOW ASSEMBLY

SCALE: NONE

2 BACKFLOW ASSEMBLY ENCLOSURE

SCALE: NONE

3 INTERIOR MOUNTED CONTROLLER

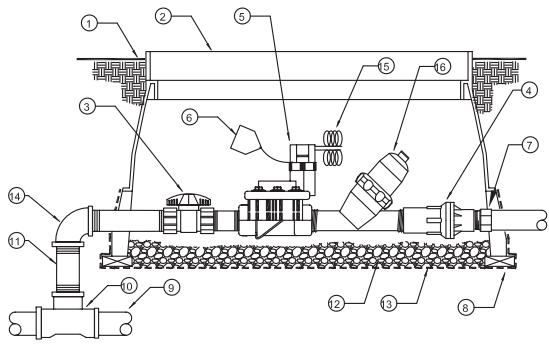
SCALE: NONE

4 WIRELESS WEATHER SENSOR

SCALE: NONE

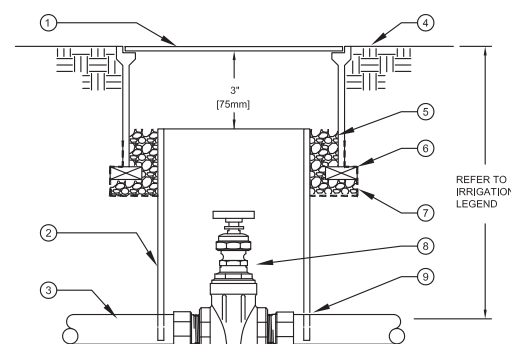
5 REMOTE CONTROL VALVE

SCALE: NONE

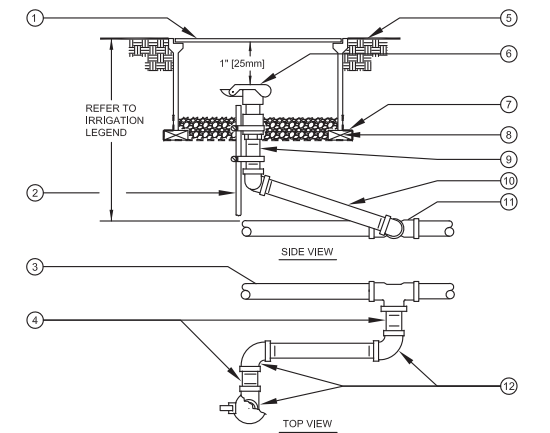


- 1 FINISH GRADE
- 2 JUMBO RECTANGULAR PLASTIC VALVE BOX WITH BOLT DOWN LID, ONE VALVE PER BOX- NO EXCEPTIONS. INSTALL BOX AS SHOWN IN BOX INSTALLATION DETAIL.
- 3 SCHEDULE 80 PVC UNION BALL VALVE (ONE PER VALVE)
- 4 PRESSURE REGULATOR (INCLUDED IN DRIP ZONE KIT)
- 5 REMOTE CONTROL VALVE DRIP ZONE KIT. (SHALL INCLUDE VALVE, FILTER AND A 40 PSI PRESSURE REDUCING VALVE)
- 6 VALVE I.D. TAG (CONTROLLER AND STATION NUMBER).
- 7 SCHEDULE 40 MALE ADAPTER
- 8 BRICK-1 EACH CORNER.
- 9 PVC MAIN LINE.
- 10 UPC APPROVED SCHEDULE 40 PVC TEE.
- 11 SCHEDULE 80 PVC NIPPLE-(4-TOTAL) LENGTH AS REQUIRED.
- 12 PEA GRAVEL OR 3/4" (20mm) DRAIN ROCK - 4" (102mm) DEEP BELOW VALVE (NO SOIL IN VALVE BOX).
- 13 19 GAUGE 1/2" (13mm) SQUARE WIRE MESH.
- 14 SCHEDULE 80 PVC 90° ELBOW (1x1).
- 15 VALVE CONTROL WIRE- PROVIDE 3M-DBY SEAL PACKS AT ALL SPLICES AND 3" (1m) OF EXCESS UP WIRE IN A 1" (25mm) DIAMETER COIL.
- 16 Y-FILTER (INCLUDED IN DRIP ZONE KIT)

INSTRUCTIONS:
 1. STRIP WIRES APPROXIMATELY 1/2" (13 mm) TO EXPOSE WIRE.
 2. TWIST CONNECTOR AROUND WIRES CLOCKWISE UNTIL HAND TIGHT, DO NOT OVERTIGHTEN.
 3. INSERT WIRE ASSEMBLY INTO PLASTIC TUBE UNTIL WIRE CONNECTOR SNAPS PAST LIP IN BOTTOM OF TUBE.
 4. PLACE WIRES WHICH EXIT TUBE IN WIRE EXIT HOLES AND CLOSE CAP UNTIL IT SNAPS.
 5. INSPECT FINAL SPLICE ASSEMBLY TO BE SECURE AND FINISHED.

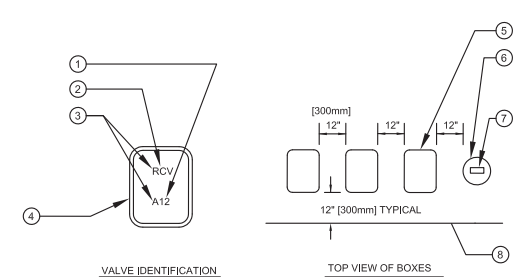


- 1 10" ROUND PLASTIC VALVE BOX WITH BOLT DOWN LID.
- 2 8" (200mm) CLASS 160 OR SCHEDULE 40 PVC PIPE (NOTCH TO FIT OVER MAIN LINE PIPE).
- 3 PVC MAIN LINE.
- 4 FINISH GRADE.
- 5 PEA GRAVEL OR 3/4" (20mm) DRAIN ROCK - 4" (100mm) DEEP (NO SOIL IN VALVE BOX).
- 6 BRICK-2 TOTAL.
- 7 19 GAUGE 1/2" (13mm) SQUARE WIRE MESH.
- 8 GATE VALVE.
- 9 MALE ADAPTER, REFER TO LEGEND FOR FITTING TYPE.



- 1 10" ROUND PLASTIC VALVE BOX WITH BOLT DOWN LID.
- 2 1 1/4" x 1 1/4" x 3/16" (30mm x 30mm x 5mm) ANGLE IRON 30° (760mm) LONG W/2 STAINLESS STEEL STRAPS (ONE AROUND OCV).
- 3 PVC MAIN LINE.
- 4 3" (75mm) LONG SCHEDULE 80 PVC THREADED NIPPLE.
- 5 FINISH GRADE.
- 6 QUICK COUPLING VALVE.
- 7 19 GAUGE 1/2" (13mm) SQUARE WIRE MESH.
- 8 BRICK - 2 TOTAL.
- 9 SCHEDULE 80 PVC THREADED NIPPLE.
- 10 10" (250mm) LONG SCHEDULE 80 PVC THREADED NIPPLE.
- 11 UPC APPROVED SCHEDULE 40 PVC TEE OR ELBOW.
- 12 SCHEDULE 80 PVC THREADED 90° ELL.

NOTE:
 NIPPLES AND FITTINGS TO BE SAME SIZE AS VALVE IPT INLET THREAD SIZE.



- 1 CONTROLLER AND STATION
- 2 VALVE TYPE
- 3 HEAT BRAND LETTERS AND NUMBERS INTO LID.
- 4 VALVE BOX COVER
- 5 RECTANGULAR VALVE BOX
- 6 ROUND VALVE BOX FOR QCV AND GATE VALVE.
- 7 HEAT BRAND LETTERS AND NUMBERS INTO LID (TYPICAL).
- 8 EDGE OF LAWN, WALK, FENCE, CURB, ETC.

INSTRUCTIONS:
 1. CENTER VALVE BOX OVER REMOTE CONTROL VALVE TO FACILITATE SERVICING VALVE.
 2. SET BOXES 1" (25mm) ABOVE FINISH GRADE OR MULCH COVER IN GROUND COVER/SHRUB AREA AND FLUSH WITH FINISH GRADE IN TURF AREA.
 3. SET RCV AND VALVE BOX ASSEMBLY IN GROUND COVER/SHRUB AREA WHERE POSSIBLE. INSTALL IN LAWN ONLY IF GROUND COVER DOES NOT EXIST ADJACENT TO LAWN.
 4. SET BOXES PARALLEL TO EACH OTHER AND PERPENDICULAR TO EDGE OF LAWN, WALK, FENCE, CURB, ETC.
 5. AVOID HEAVILY COMPACTING SOIL AROUND VALVE BOXES TO PREVENT COLLAPSE AND DEFORMATION OF VALVE BOX SIDES.
 6. INSTALL EXTENSION BY VALVE BOX MANUFACTURER AS REQUIRED TO COMPLETELY ENCLOSE ASSEMBLY FOR EASY ACCESS.

6 REMOTE CONTROL VALVE (DRIPZONE)

SCALE: NONE

7 WEATHERPROOF WIRE SPLICE ASSEMBLY

SCALE: NONE

8 GATE VALVE

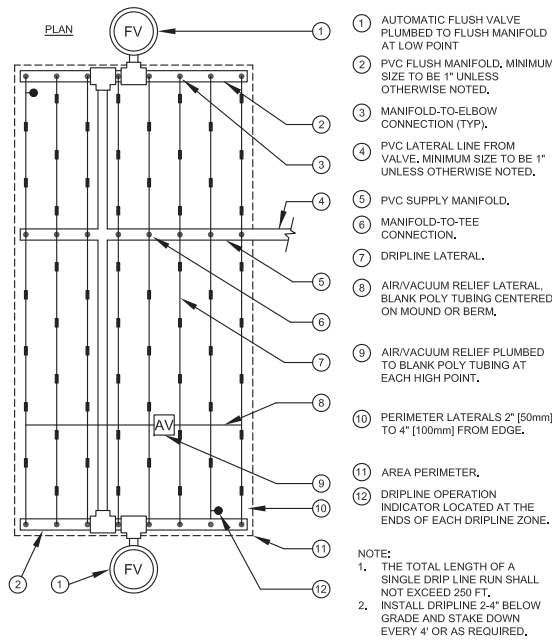
SCALE: NONE

9 QUICK COUPLING VALVE

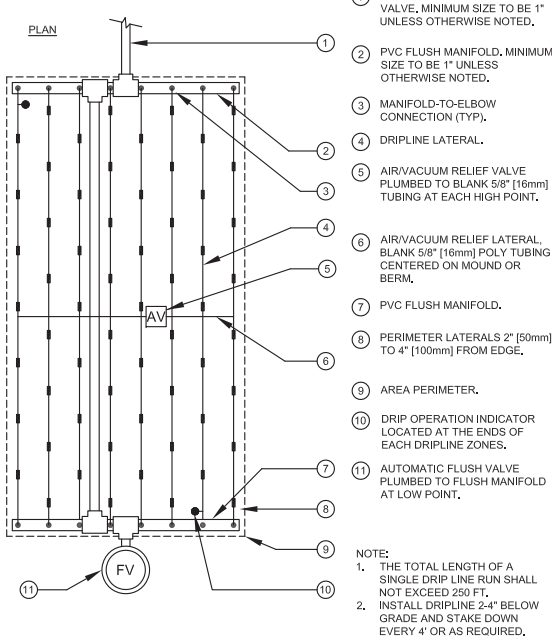
SCALE: NONE

10 VALVE BOX INSTALLATION

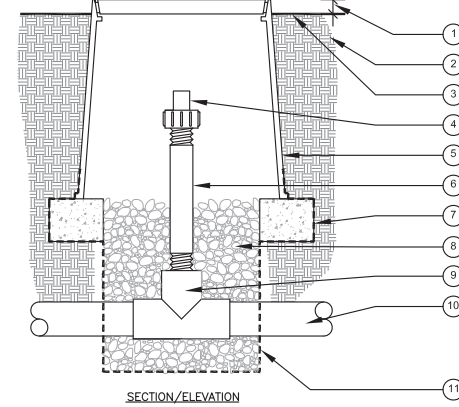
SCALE: NONE



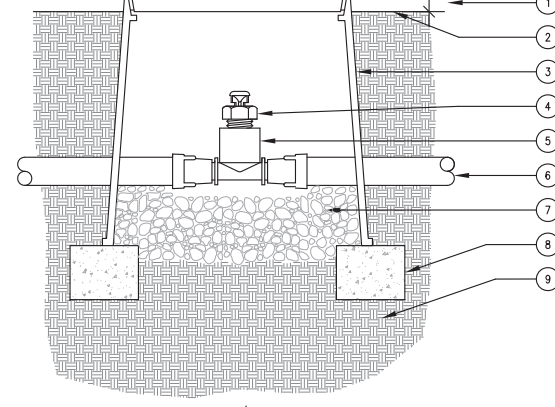
- 1 AUTOMATIC FLUSH VALVE PLUMBED TO FLUSH MANIFOLD AT LOW POINT
 - 2 PVC FLUSH MANIFOLD, MINIMUM SIZE TO BE 1" UNLESS OTHERWISE NOTED.
 - 3 MANIFOLD-TO-ELBOW CONNECTION (TYP).
 - 4 PVC LATERAL LINE FROM VALVE, MINIMUM SIZE TO BE 1" UNLESS OTHERWISE NOTED.
 - 5 PVC SUPPLY MANIFOLD.
 - 6 MANIFOLD-TO-TEE CONNECTION.
 - 7 DRIPLINE LATERAL.
 - 8 AIR/VACUUM RELIEF LATERAL, BLANK POLY TUBING CENTERED ON MOUND OR BERM.
 - 9 AIR/VACUUM RELIEF PLUMBED TO BLANK POLY TUBING AT EACH HIGH POINT.
 - 10 PERIMETER LATERALS 2" [50mm] TO 4" [100mm] FROM EDGE.
 - 11 AREA PERIMETER.
 - 12 DRIPLINE OPERATION INDICATOR LOCATED AT THE ENDS OF EACH DRIPLINE ZONE.
- NOTE:
1. THE TOTAL LENGTH OF A SINGLE DRIPLINE RUN SHALL NOT EXCEED 250 FT.
2. INSTALL DRIPLINE 2-4" BELOW GRADE AND STAKE DOWN EVERY 4' OR AS REQUIRED.



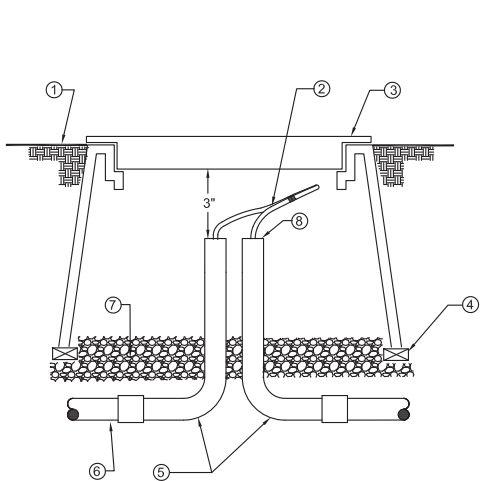
- 1 PVC LATERAL LINE FROM VALVE, MINIMUM SIZE TO BE 1" UNLESS OTHERWISE NOTED.
 - 2 PVC FLUSH MANIFOLD, MINIMUM SIZE TO BE 1" UNLESS OTHERWISE NOTED.
 - 3 MANIFOLD-TO-ELBOW CONNECTION (TYP).
 - 4 DRIPLINE LATERAL.
 - 5 AIR/VACUUM RELIEF VALVE PLUMBED TO BLANK 5/8" [16mm] TUBING AT EACH HIGH POINT.
 - 6 AIR/VACUUM RELIEF LATERAL, BLANK 5/8" [16mm] POLY TUBING CENTERED ON MOUND OR BERM.
 - 7 PVC FLUSH MANIFOLD.
 - 8 PERIMETER LATERALS 2" [50mm] TO 4" [100mm] FROM EDGE.
 - 9 AREA PERIMETER.
 - 10 DRIP OPERATION INDICATOR LOCATED AT THE ENDS OF EACH DRIPLINE ZONES.
 - 11 AUTOMATIC FLUSH VALVE PLUMBED TO FLUSH MANIFOLD AT LOW POINT.
- NOTE:
1. THE TOTAL LENGTH OF A SINGLE DRIPLINE RUN SHALL NOT EXCEED 250 FT.
2. INSTALL DRIPLINE 2-4" BELOW GRADE AND STAKE DOWN EVERY 4' OR AS REQUIRED.



- 1 1" [25mm] ABOVE FINISH GRADE.
 - 2 NATIVE SOIL.
 - 3 FINISH GRADE.
 - 4 FLUSH VALVE.
 - 5 ROUND PLASTIC VALVE BOX, REFER TO IRRIGATION SPECS FOR BOX SIZE, HEAT BRAND "FV" ON LID IN 2" [50mm] HIGH CHARACTERS.
 - 6 3/4" [20mm] SCH 80 PVC NIPPLE (LENGTH AS REQUIRED).
 - 7 BRICK - 2 TOTAL.
 - 8 PEA GRAVEL 18" (450mm) DEEP.
 - 9 PVC TEE (SxSxT) WITH 3/4" [20mm] THREADED OUTLET.
 - 10 PVC PIPING.
 - 11 19 GAUGE 1/2" [13mm] SQUARE WIRE MESH.
- NOTE:
USE ONE FLUSH VALVE FOR EVERY 7 GPM PER ZONE. LOCATE AT LOW POINTS; FLUSH RATE IS 0.8 GPM. FLUSH PRESSURE IS 2 PSI.



- 1 1" ABOVE FINISH GRADE.
 - 2 FINISH GRADE.
 - 3 6" ROUND PLASTIC VALVE BOX, HEAT BRAND "AR" ON LID IN 1" HIGH CHARACTERS.
 - 4 TORO DL2000 AIR/VACUUM RELIEF VALVE (YD-500-34).
 - 5 TORO LOC-EZE X 1/2" FPT TEE (FTF16).
 - 6 TORO DL2000 TUBING (RGP-XX-XXX) OR TORO BLUE STRIPE POLY TUBING (EHD1645-XXX) AIR-RELIEF LATERAL.
 - 7 PEA GRAVEL SUMP (6" DEEP).
 - 8 BRICK SUPPORTS (2 COMMON BRICKS REQUIRED).
 - 9 NATIVE SOIL PER SPECIFICATIONS.
- NOTE:
USE ONE AIR/RELIEF VALVE FOR EVERY 7 GPM PER ZONE. LOCATE AT HIGH POINTS.



- 1 FINISH GRADE
- 2 24" LOOP OF TWO WIRE CABLE.
- 3 GREY RECTANGULAR PLASTIC VALVE BOX WITH BOLT DOWN LID. HEAT BRAND "PB" INTO LID.
- 4 BRICK-ONE ON EACH CORNER
- 5 SCHEDULE 40 PVC SWEEP ELLS
- 6 SCHEDULE 40 U.L. LISTED PVC CONDUIT
- 7 PEA GRAVEL OR 3/4" [20mm] DRAIN ROCK - 4" [102mm] DEEP BELOW VALVE (NO SOIL IN VALVE BOX).
- 8 SEAL ALL CONDUIT OPENINGS WITH WATERPROOF FOAM.

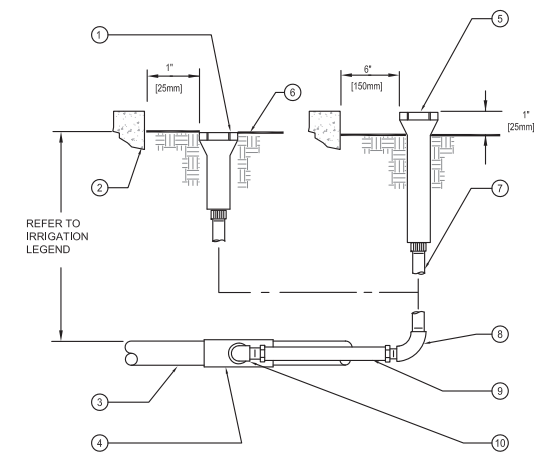
1 TORO DL 2000 CENTER FEED LAYOUT SCALE: NONE

2 TORO DL 2000 END FEED LAYOUT SCALE: NONE

3 TORO DL 2000 FLUSH VALVE (PVC TEE) SCALE: NONE

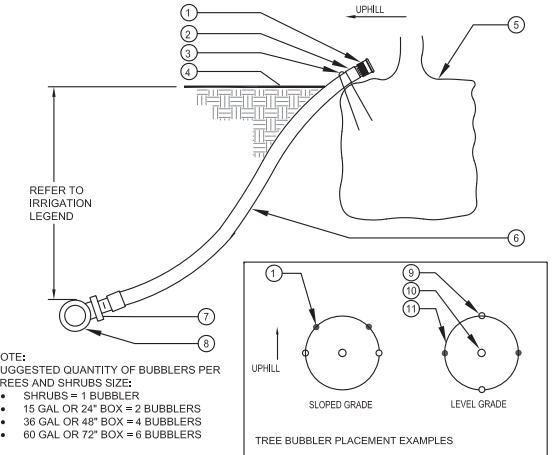
4 TORO DL 2000 AIR VACUUM RELIEF VALVE SCALE: NONE

5 IRRIGATION TWO WIRE PULL BOX SCALE: NONE



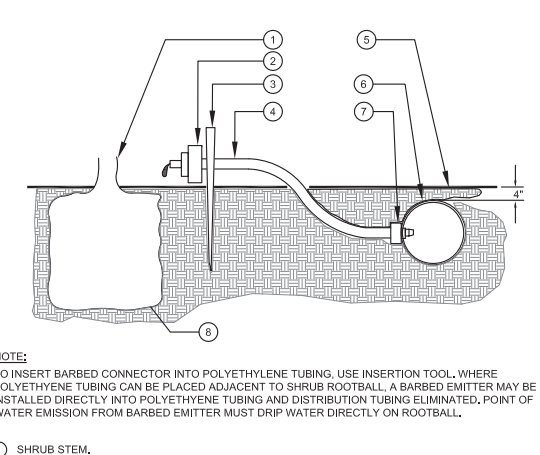
- 1 POP-UP LAWN SPRAY SPRINKLER
- 2 WALL, WALK, CURB OR BUILDING
- 3 PVC LATERAL LINE
- 4 UPC APPROVED SCHEDULE 40 PVC TEE OR ELBOW
- 5 POP-UP SHRUB SPRAY SPRINKLER OR BUBBLER
- 6 FINISH GRADE
- 7 1/2" [13mm] SCHEDULE 80 PVC THREADED NIPPLE (LENGTH AS REQUIRED).
- 8 1/2" [13mm] SCHEDULE 40 PVC THREADED 90° ELL.
- 9 1/2" [13mm] FLEXIBLE IPS HOSE 6" [150mm] LONG WITH MALE ADAPTERS OR 1/2" [13mm] FLEXIBLE SWING JOINT (1/2" x 6") [13mm x 150mm] WITH A MINIMUM PRESSURE RATING OF 100 PSI [690kPa].
- 10 1/2" [13mm] SCHEDULE 40 PVC STREET ELL.

6 POP-UP SPRAY SPRINKLER RISER SCALE: NONE



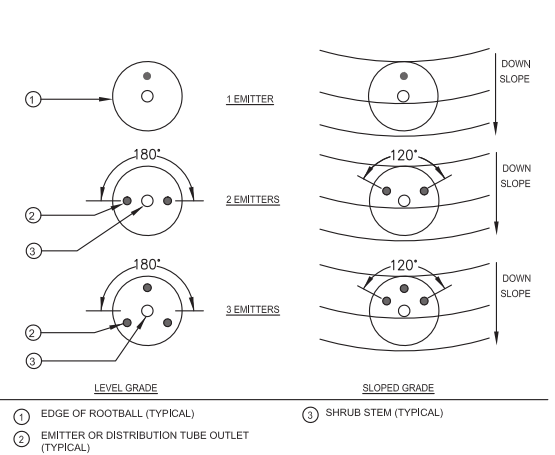
- 1 BUBBLER (TO BE INSTALLED ON TOP OF ROOTBALL).
 - 2 1/2" [13mm] SCH. 40 MALE ADAPTER.
 - 3 6" [150mm] STEEL STAPLE.
 - 4 FINISH GRADE.
 - 5 TREE OR SHRUB ROOTBALL.
 - 6 1/2" [13mm] IPS FLEXIBLE PVC.
 - 7 PVC TEE (SST), ELBOW (ST) OR FEMALE ADAPTER.
 - 8 PVC LATERAL LINE.
 - 9 TREE STAKES.
 - 10 TREE OR SHRUB.
 - 11 EDGE OF ROOTBALL (TYPICAL).
- NOTE:
SUGGESTED QUANTITY OF BUBBLERS PER TREES AND SHRUBS SIZE:
• SHRUBS = 1 BUBBLER
• 15 GAL OR 24" BOX = 2 BUBBLERS
• 36 GAL OR 48" BOX = 4 BUBBLERS
• 60 GAL OR 72" BOX = 6 BUBBLERS
- TREE BUBBLER PLACEMENT EXAMPLES

7 TREE AND SHRUB BUBBLER SCALE: NONE



- 1 SHRUB STEM.
 - 2 EMITTER REFER TO EMITTER SCHEDULE FOR QUANTITY OF EMITTERS PER PLANT.
 - 3 TUBING SUPPORT STAKE (SALCO DTS-200-400)
 - 4 1/4" TUBING DO NOT EXCEED 3' [1m] IN LENGTH.
 - 5 FINISH GRADE.
 - 6 SALCO PVC FLEX HOSE, INSTALL 4" [100mm] BELOW FINISH GRADE.
 - 7 BARBED MALE ADAPTER.
 - 8 EDGE OF ROOTBALL.
- NOTE:
TO INSERT BARBED CONNECTOR INTO POLYETHYLENE TUBING, USE INSERTION TOOL, WHERE POLYETHYLENE TUBING CAN BE PLACED ADJACENT TO SHRUB ROOTBALL. A BARBED EMITTER MAY BE INSTALLED DIRECTLY INTO POLYETHYLENE TUBING AND DISTRIBUTION TUBING ELIMINATED, POINT OF WATER EMISSION FROM BARBED EMITTER MUST DRIP WATER DIRECTLY ON ROOTBALL.

8 SALCO FLEX TUBING EMITTER PLACEMENT SCALE: NONE

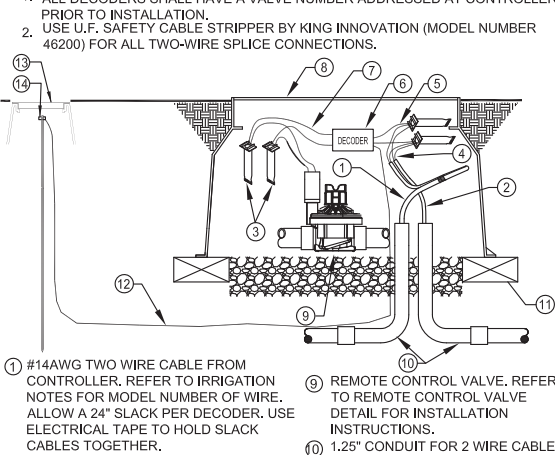


EMITTER SCHEDULE

PLANT SIZE	EMITTER SPECIFICATION	FLOW (GPH)/PER EMITTER OR OUTLET	QUANTITY OF EMITTERS PER SHRUB/TREE
1 GALLON SHRUBS	USE SLV-PS-CV-1	1 GPH	2
5 GALLON SHRUBS	USE SLV-PS-CV-2	2 GPH	2
15 GALLON	USE SLV-PS-CV-2	2 GPH	3

MAXIMUM AMOUNT OF FLOW PER DRIP TUBING RUN IS 240 GPH

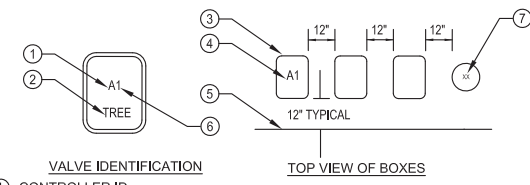
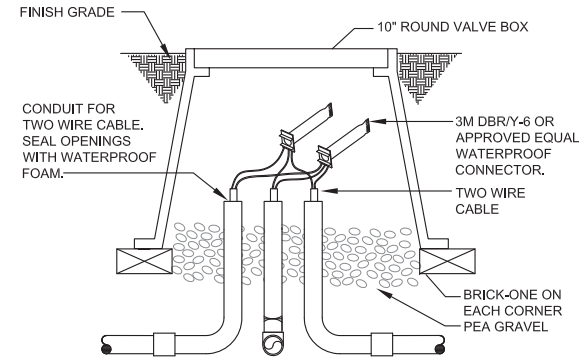
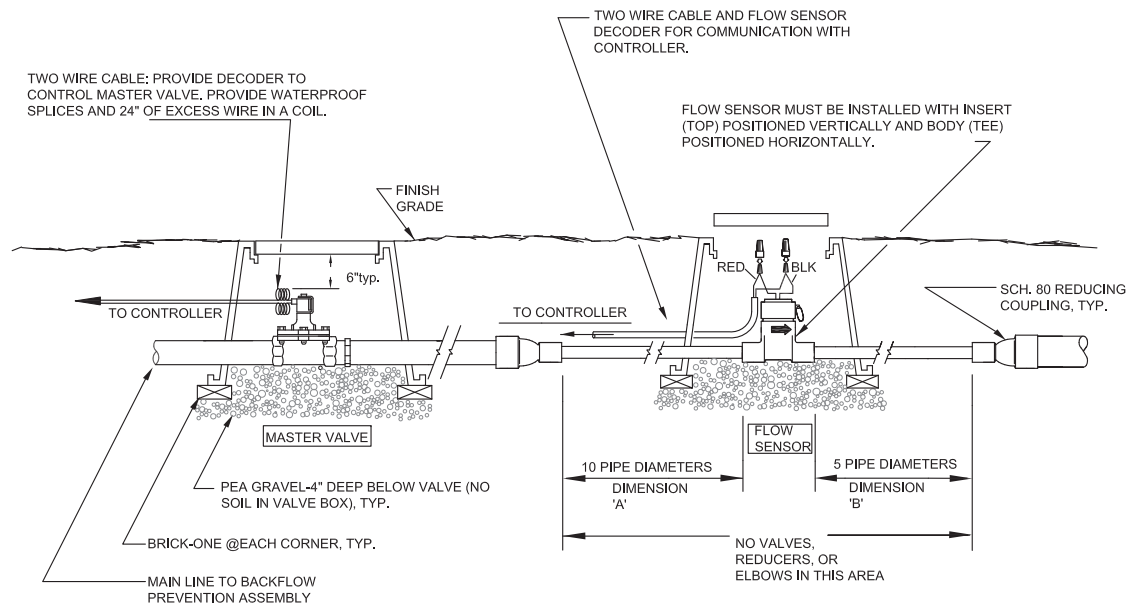
9 SALCO EMITTER PLACEMENT AND SCALE: NONE



- 1 #14AWG TWO WIRE CABLE FROM CONTROLLER. REFER TO IRRIGATION NOTES FOR MODEL NUMBER OF WIRE. ALLOW A 24" SLACK PER DECODER. USE ELECTRICAL TAPE TO HOLD SLACK CABLES TOGETHER.
- 2 TWO WIRE CABLE TO NEXT DECODER
- 3 3M DBR/Y-6 OR APPROVED EQUAL WATERPROOF SPLICE KIT (4 TOTAL)
- 4 A MAXIMUM OF 4" OF WIRE SHALL BE STRIPPED FROM TWO WIRE CABLE WHEN SPLICING AT DECODERS.
- 5 CONNECT CORRECT DECODER WIRES TO TWO WIRE CABLES.
- 6 DECODER
- 7 CONNECT CORRECT DECODER WIRES TO VALVE SOLENOID WIRES
- 8 VALVE BOX. REFER TO REMOTE CONTROL VALVE DETAIL FOR INSTALLATION INSTRUCTIONS.
- 9 REMOTE CONTROL VALVE. REFER TO REMOTE CONTROL VALVE DETAIL FOR INSTALLATION INSTRUCTIONS.
- 10 1.25" CONDUIT FOR 2 WIRE CABLE WITH LONG SWEEPS IN AND OUT OF EACH VALVE BOX. SEAL ALL CONDUIT OPENINGS WITH WATERPROOF FOAM.
- 11 BRICK-ONE ON EACH CORNER
- 12 #6 BARE COPPER GROUND WIRE. SPLICE INTO GROUND WIRE AT DECODER. ONLY REQUIRED AT EVERY 10TH DECODER AND AT THE ENDS OF THE LINE.
- 13 8' LONG COPPER GROUND ROD. LOCATE A MINIMUM OF 8' AWAY FROM DECODER AND TWO WIRE CABLE. LOCATE IN 10" ROUND BOX.
- 14 CADWELDED CONNECTIONS

10 DECODER WIRING IN CONDUIT SCALE: NONE



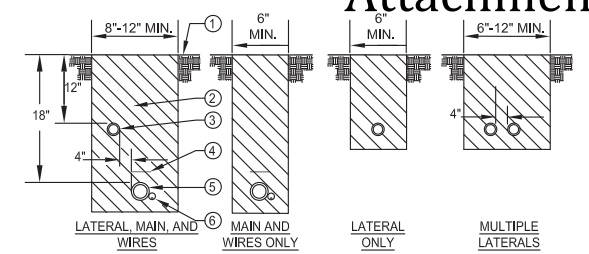


VALVE IDENTIFICATION

- CONTROLLER ID.
- ALL TREE VALVES TO HAVE TREE BRANDED INTO LID.
- RECTANGULAR VALVE BOX.
- HEAT BRAND VALVE TYPE PER TABLE OR CONTROLLER ID AND STATION NUMBER INTO LID.
- EDGE OF LAWN, WALK, FENCE, CURB, ETC.
- STATION NUMBER.
- ROUND VALVE BOX FOR QCV AND GATE VALVE, HEAT BRAND VALVE TYPE INTO LID PER TABLE.

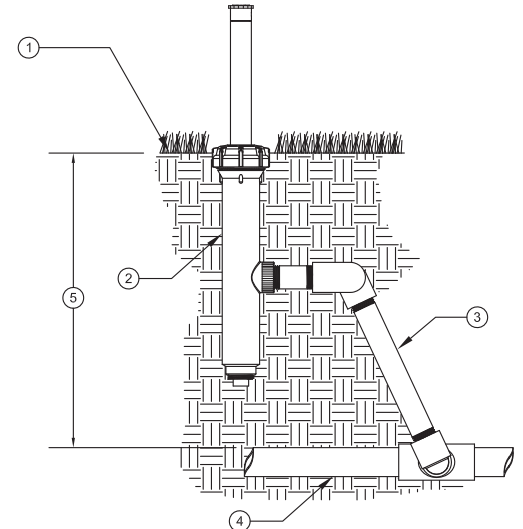
ITEMS TO BRAND:	BRAND CODE
GATE VALVE	GV
PRESSURE REDUCER	PRV
MASTER VALVE	MV
FLOW SENSOR	FS
HYDROMETER	HM
MAIN LINE AIR RELIEF	ARV
REMOTE CONTROL VALVE	A__
QUICK COUPLER	QC
SPLICE BOX	SB
PULL BOX	PB
LIGHTNING ARRESTOR	LA
GROUND ROD	GR

- INSTRUCTIONS:**
- CENTER VALVE BOX OVER REMOTE CONTROL VALVE TO FACILITATE SERVICING VALVE.
 - SET BOXES 1" ABOVE FINISH GRADE OR MULCH COVER IN GROUND COVER/SHRUB AREA AND FLUSH WITH FINISH GRADE IN TURF AREA.
 - SET RCV AND VALVE BOX ASSEMBLY IN GROUND COVER/SHRUB AREA WHERE POSSIBLE, INSTALL IN LAWN ONLY IF GROUND COVER DOES NOT EXIST ADJACENT TO LAWN.
 - SET BOXES PARALLEL TO EACH OTHER AND PERPENDICULAR TO EDGE OF LAWN, WALK, FENCE, CURB, ETC.
 - AVOID HEAVILY COMPACTING SOIL AROUND VALVE BOXES TO PREVENT COLLAPSE AND DEFORMATION OF VALVE BOX SIDES.
 - INSTALL EXTENSION BY VALVE BOX MANUFACTURER AS REQUIRED TO COMPLETELY ENCLOSE ASSEMBLY FOR EASY ACCESS.



- NOTES:**
- ALL MAIN SUPPLY LINES AND LATERAL LINES SHALL BE PLACED IN SLEEVES UNDER PAVED SURFACES. INSTALL LOW VOLTAGE WIRES WITHIN A SEPARATE CONDUIT UNDER PAVED SURFACES. DO NOT TAPE WIRES WITHIN CONDUIT.
 - REUSE SALVAGED EXCAVATED FILL AND COMPACT TO ORIGINAL DENSITY IN LANDSCAPE AREAS, ALL OTHER AREAS SHALL BE AT 95% COMPACTION. BACKFILL MATERIAL SHALL BE THE EARTH EXCAVATED FROM THE TRENCHES, FREE FROM ROCKS (ANYTHING LARGER THAN 2"), CONCRETE CHUNKS, AND OTHER FOREIGN OR COARSE MATERIALS.
 - WHEN 12" POP-UP SPRINKLER HEADS ARE USED, INCREASE THE DEPTH OF LATERAL TO 18" AT THE SPRINKLER LOCATION ONLY.
- LEGEND:**
- FINISH GRADE.
 - CLEAN BACKFILL MATERIAL.
 - LATERAL LINE.
 - 3" DETECTABLE WARNING TAPE OVER MAIN LINE. INSTALL 3" ABOVE MAIN LINE. USE CHRISTY MODEL #TA-DT-3-B1RR FOR POTABLE IRRIGATION SYSTEMS OR #TA-DT-3-PRW FOR RECYCLED IRRIGATION WATER SYSTEMS
 - MAIN LINE.
 - TWO WIRE CABLE IN CONDUIT

1 INSTALLATION DETAIL MASTER VALVE/FLOW SENSOR SCALE: NONE



- FINISH GRADE.
 - 570 POP-UP DRIP OPERATION INDICATOR ASSEMBLY (TORO MODEL 570-DRIP-IND) INSTALLED AT FURTHEST POINT DOWNSTREAM OF ZONE VALVE.
 - PVC OR SWING PIPE SWING JOINT ASSEMBLY.
 - PVC DRIP ZONE FOOTER.
 - DEPTH OF PVC LINE PER SPECIFICATIONS.
- NOTE: TEFLON TAPE ALL THREADED JOINTS

5 570 POP-UP DRIP OPERATION INDICATOR SCALE: NONE

2 2-WIRE SPLICE BOX AT MAIN LINE TEE OR 3 WAY WIRE BRANCH SCALE: NONE

3 VALVE BOX INSTALLATION SCALE: NONE

4 TRENCHING SCALE: NONE

WATER USE ESTIMATION - MOREAU MISSION

WATER TYPE	POTABLE
SITE ETO=	44.2

REGULAR LANDSCAPE AREAS												
HYDROZONE #	HYDROZONE NAME	PLANT WATER USE TYPE	PLANT FACTOR (PF)	IRRIGATION METHOD	IRRIGATION EFFICIENCY	ETAF (PF/IE)	AREA (SQ. FT) (HA)	ETAF X AREA (HA)	ETWU (GAL/YR)	ACRE FEET/ YEAR	HCF/ YEAR	PERCENTAGE OF LANDSCAPE
1	SHRUBS/GC	LOW	0.3	DRIP	0.81	0.370	16,896	6,258	171,488	0.53	229.26	75%
2	SHRUBS/GC	MOD	0.5	DRIP	0.81	0.617	5,632	3,477	95,271	0.29	127.37	25%
TOTALS							22,528	9,734	266,759	0.82	356.63	100%

SPECIAL LANDSCAPE AREAS												
HYDROZONE #	HYDROZONE NAME	PLANT WATER USE TYPE	PLANT FACTOR (PF)	IRRIGATION METHOD	IRRIGATION EFFICIENCY	ETAF (PF/IE)	AREA (SQ. FT) (HA)	ETAF X AREA (HA)	ETWU (GAL/YR)	ACRE FEET/ YEAR	HCF/ YEAR	PERCENTAGE OF LANDSCAPE
1												0%
TOTALS							0					0%

MAWA	GALLONS/YR	277,811
	ACRE FEET/YR	0.85
	HCF/YR	371.40

ETWU	GALLONS/YR	266,759
	ACRE FEET/YR	0.82
	HCF/YR	356.63

SITE IRRIGATION EFFICIENCY	SITE PLANT FACTOR	MAWA COMPLIANT
81.0%	0.35	YES

ETAF Calculations	
REGULAR LANDSCAPE AREAS	
TOTAL ETAF x AREA	9,734
TOTAL AREA	22,528
AVG. ETAF	43.21%

MAWA FORMULA
MAXIMUM APPLIED WATER ALLOWANCE (MAWA) GALLONS PER YEAR
$MAWA = (ETO) \cdot (0.62) \cdot [(LA \cdot 0.45) + (0.55 \cdot SLA)]$

ETO = REFERENCE EVAPOTRANSPIRATION
 0.55 = ET ADJUSTMENT FACTOR
 LA = LANDSCAPED AREA (SQUARE FEET)
 0.62 = CONVERSION FACTOR (GALLONS/SQ.FT/YR)

ETWU FORMULA
ESTIMATED TOTAL WATER USE (ETWU) GALLONS PER YEAR
$ETWU = (ETO) \cdot (0.62) \cdot (ETAF \cdot LA)$

ETO = REFERENCE EVAPOTRANSPIRATION
 PF = PLANT FACTOR FOR HYDROZONES
 HA = HYDROZONE AREA (SQ.FT)
 0.62 = CONVERSION FACTOR (GALLONS/SQ.FT/YR)

 IE = IRRIGATION EFFICIENCY (0.81)-BUBBLER/DRIP
 IE = IRRIGATION EFFICIENCY (0.75)-ROTORS/SPRAY