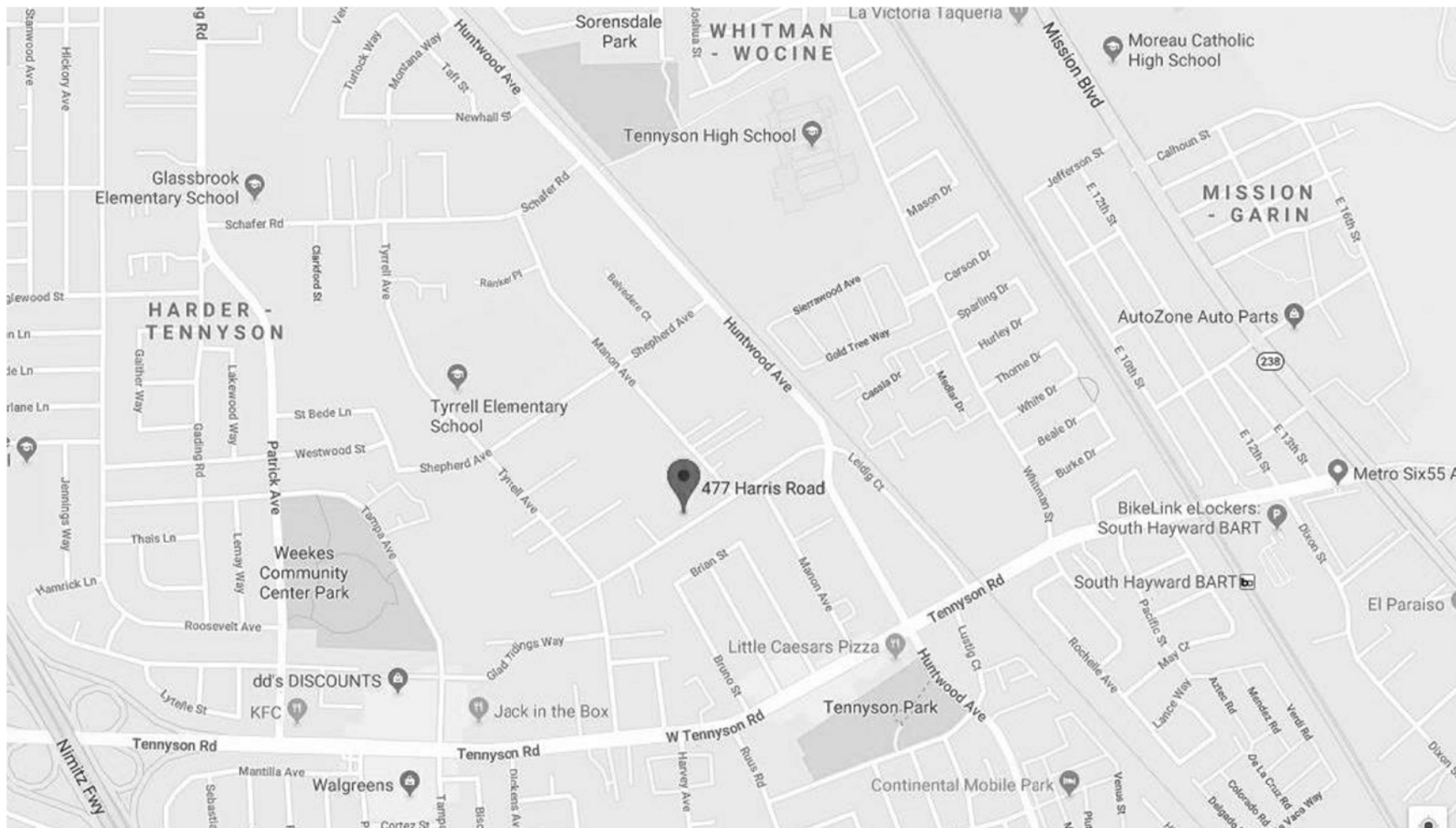


New 3-Unit Condominiums for:

Huiting (David) Cai & Jun (Daphne) Shen

477 Harris Road. Hayward CA

Vicinity Map



Site Zoning information:

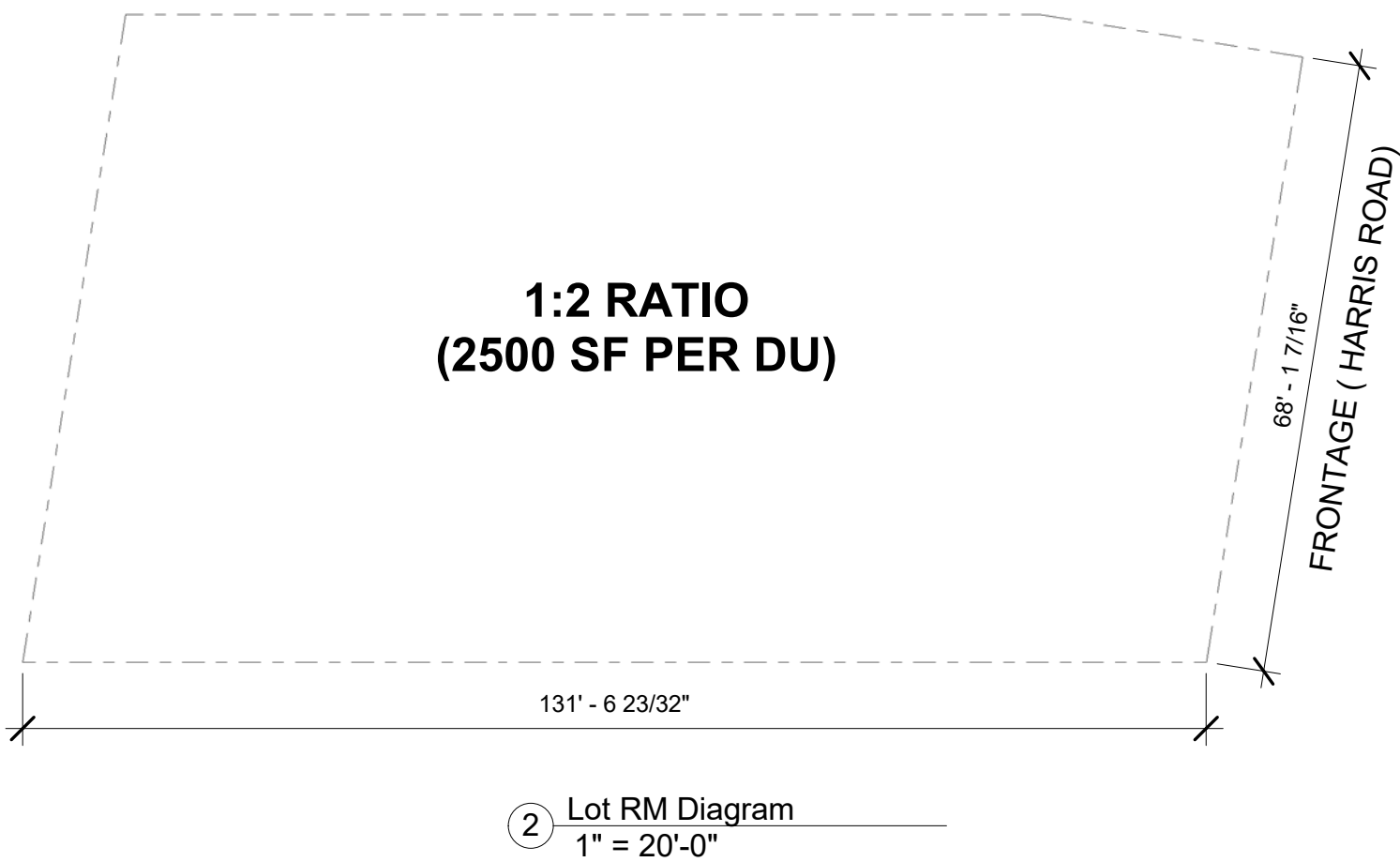
APN: 453-0060-047
Zone: RM
Occupancy: R2
Type of Construction: VB
Sprinklered: Yes: Wet pipe system LFII by Tyco.
Stories: 3
Ht. Limit: 40'-0"
Lot Dims: 68' x 130' (APPROX.)
Lot Area: 9398 SF (per Survey plan)

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

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

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

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



Unit Info

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

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

Unit #1:

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

Unit #2:

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

Unit #3:

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

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



1 Street View 1

Owner

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

Architect:

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1-510-887-3019
JChiu@leabraze.com

Landscape Architect

Taniguchi Landscape Architects
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San mateo CA 94402
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1-650-638-9986
dennis@dtlandarch.com

| Sheet Index | |
|--------------|---------------------------------------|
| Sheet Number | Sheet Name |
| A0.0 | Cover Sheet |
| A0.1 | Site Plan - Architectural |
| A1.0 | 1st Floor Proposed |
| A1.1 | 2nd Flr Proposed |
| A1.2 | 3rd Flr Proposed |
| A1.3 | Roof Plan Proposed |
| A2.0 | Elevations |
| A2.1 | Elevations |
| A4.0 | Sections |
| A4.1 | Sections |
| A6.0 | Site Plan - Existing |
| A6.1 | Floor Plan - Existing |
| A6.2 | Elevations - Existing |
| SU1 | Site Survey |
| TM-1 | Prelim. Title Sheet |
| TM-2 | Prelim. Lot Layout Site Plan |
| TM-3 | Prelim. Grading, Drainage, Util. Plan |
| TM-4 | Prelim. StormWater Plan |
| BMP-1 | Clean Bay Blue Print |
| L-1A | Prelim Landscape Plan 1 |
| L-1B | Prelim Landscape Plan 2-3 |
| L-2A | Hydrozone Plan 1 |
| L-2B | Hydrozone Plan 2-3 |
| L-2C | Irrigation Notes |
| L-3 | Landscape Details |

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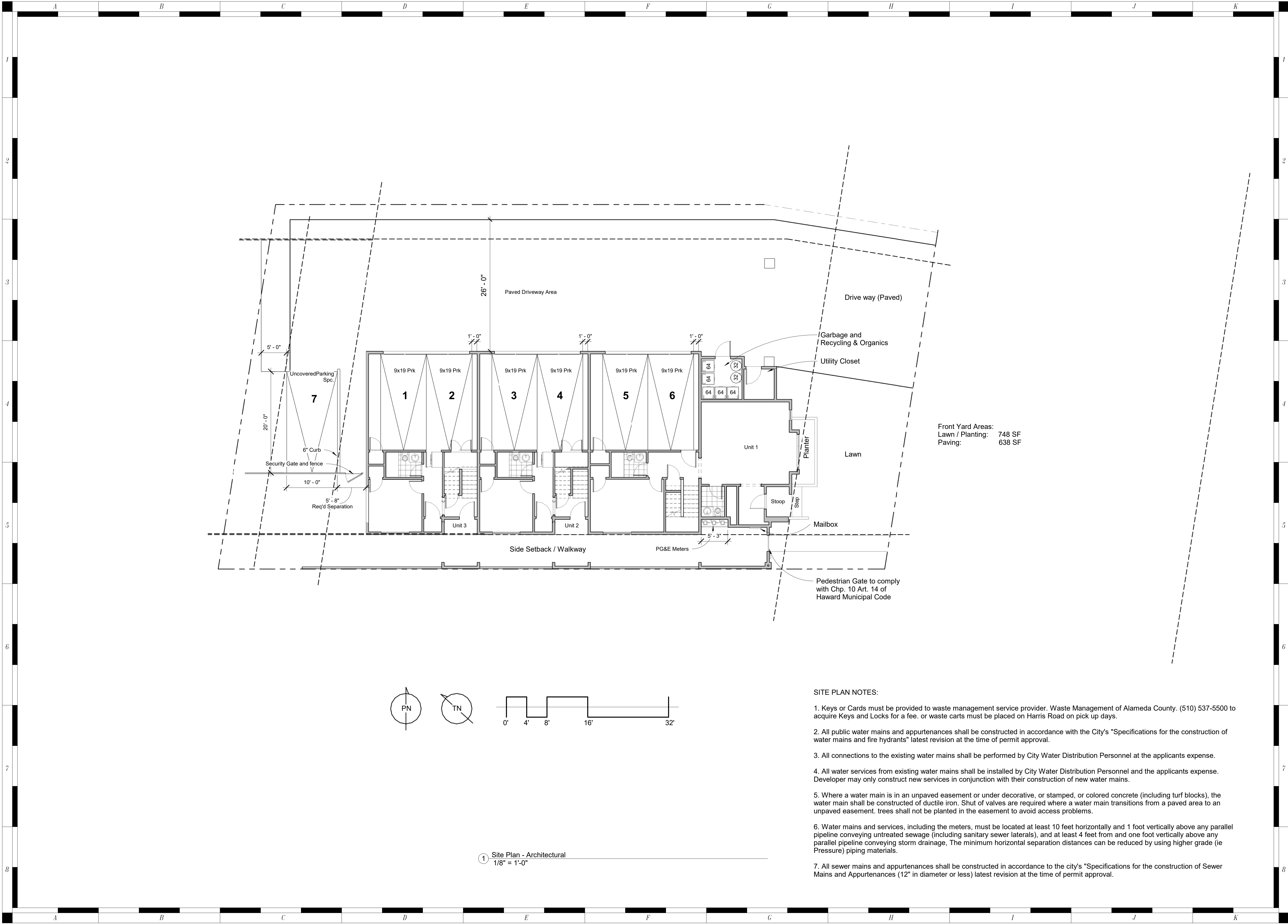
Rev 6: 02-10-2025

Harris Street Condominiums
477 harris Road.
Hayward CA

Cover Sheet

1" = 20'-0"

A0.0



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Harris Street Condominiums

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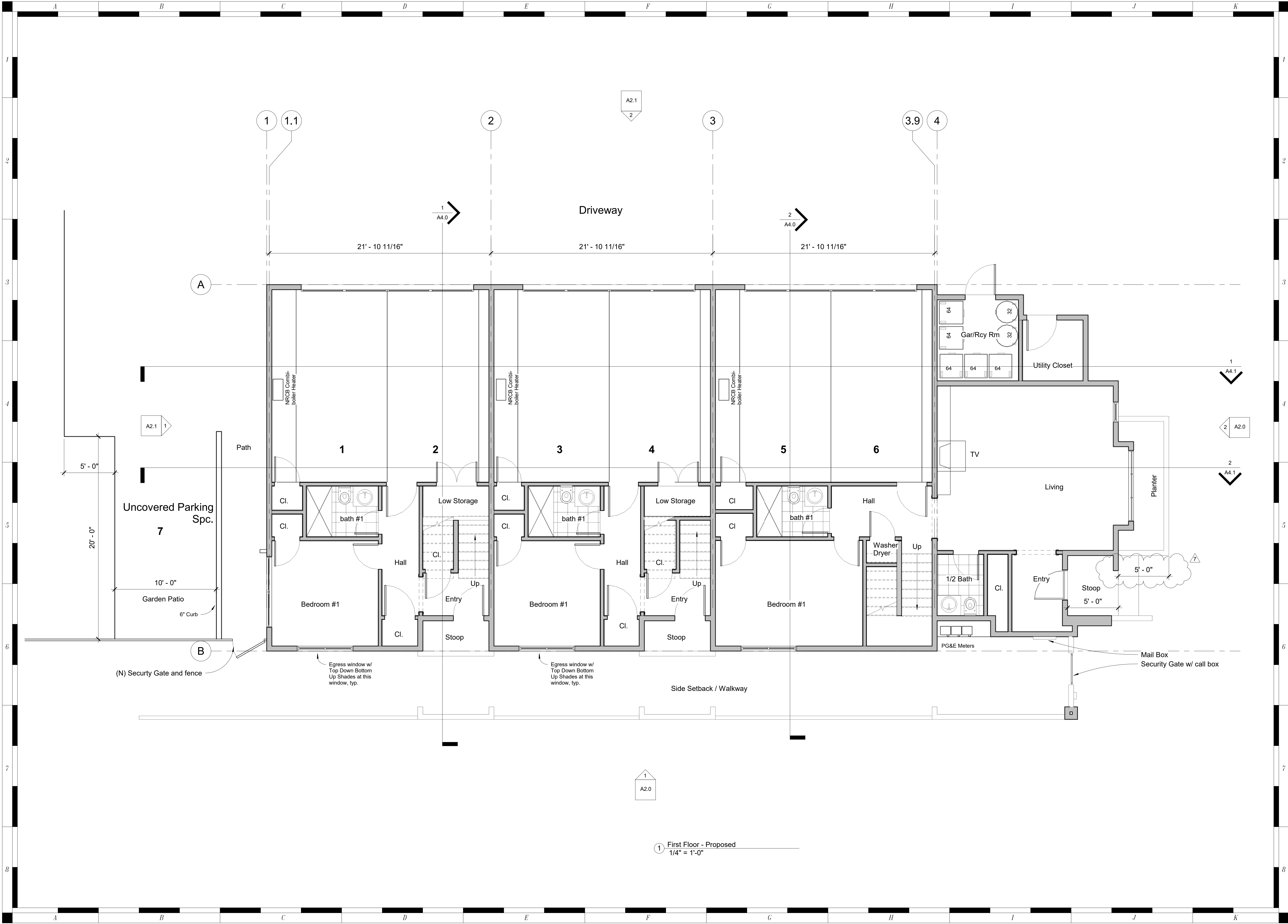
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Michael
Ryan
No. C-30179
Exp. 1.31.27
STATE OF CALIFORNIA

Site Plan -
Architectural

1/8" = 1'-0"
A0.1

- SITE PLAN NOTES:
- Keys or Cards must be provided to waste management service provider. Waste Management of Alameda County. (510) 537-5500 to acquire Keys and Locks for a fee. or waste carts must be placed on Harris Road on pick up days.
 - All public water mains and appurtenances shall be constructed in accordance with the City's "Specifications for the construction of water mains and fire hydrants" latest revision at the time of permit approval.
 - All connections to the existing water mains shall be performed by City Water Distribution Personnel at the applicants expense.
 - All water services from existing water mains shall be installed by City Water Distribution Personnel and the applicants expense. Developer may only construct new services in conjunction with their construction of new water mains.
 - Where a water main is in an unpaved easement or under decorative, or stamped, or colored concrete (including turf blocks), the water main shall be constructed of ductile iron. Shut of valves are required where a water main transitions from a paved area to an unpaved easement. trees shall not be planted in the easement to avoid access problems.
 - Water mains and services, including the meters, must be located at least 10 feet horizontally and 1 foot vertically above any parallel pipeline conveying untreated sewage (including sanitary sewer laterals), and at least 4 feet from and one foot vertically above any parallel pipeline conveying storm drainage, The minimum horizontal separation distances can be reduced by using higher grade (ie Pressure) piping materials.
 - All sewer mains and appurtenances shall be constructed in accordance to the city's "Specifications for the construction of Sewer Mains and Appurtenances (12" in diameter or less) latest revision at the time of permit approval.

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Harris Street Condominiums

477 harris Road.
Hayward CA

1st Floor
Proposed

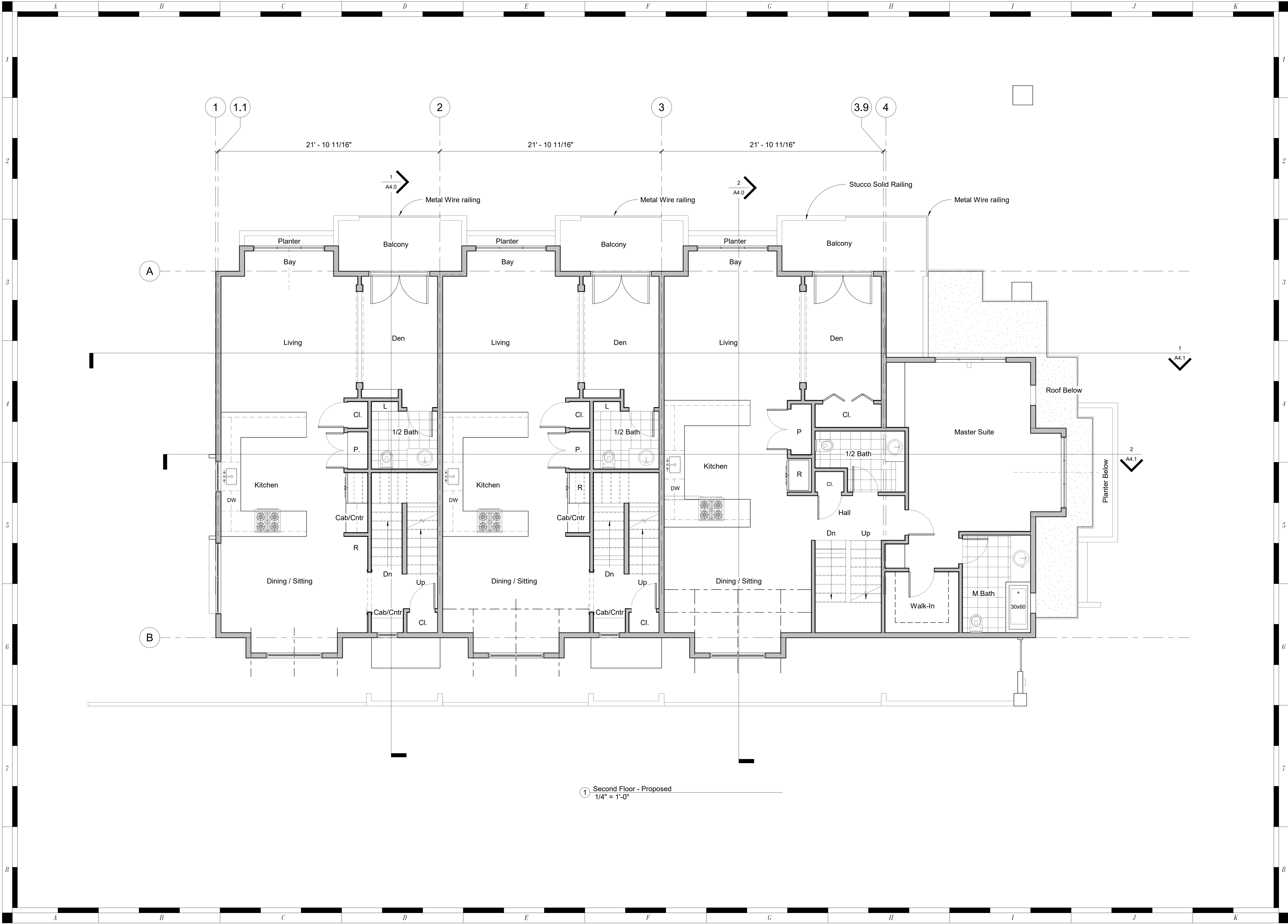
1/4" = 1'-0"
A1.0

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Harris Street Condominiums

477 harris Road.
Hayward CA

2nd Flr Proposed

1/4" = 1'-0"

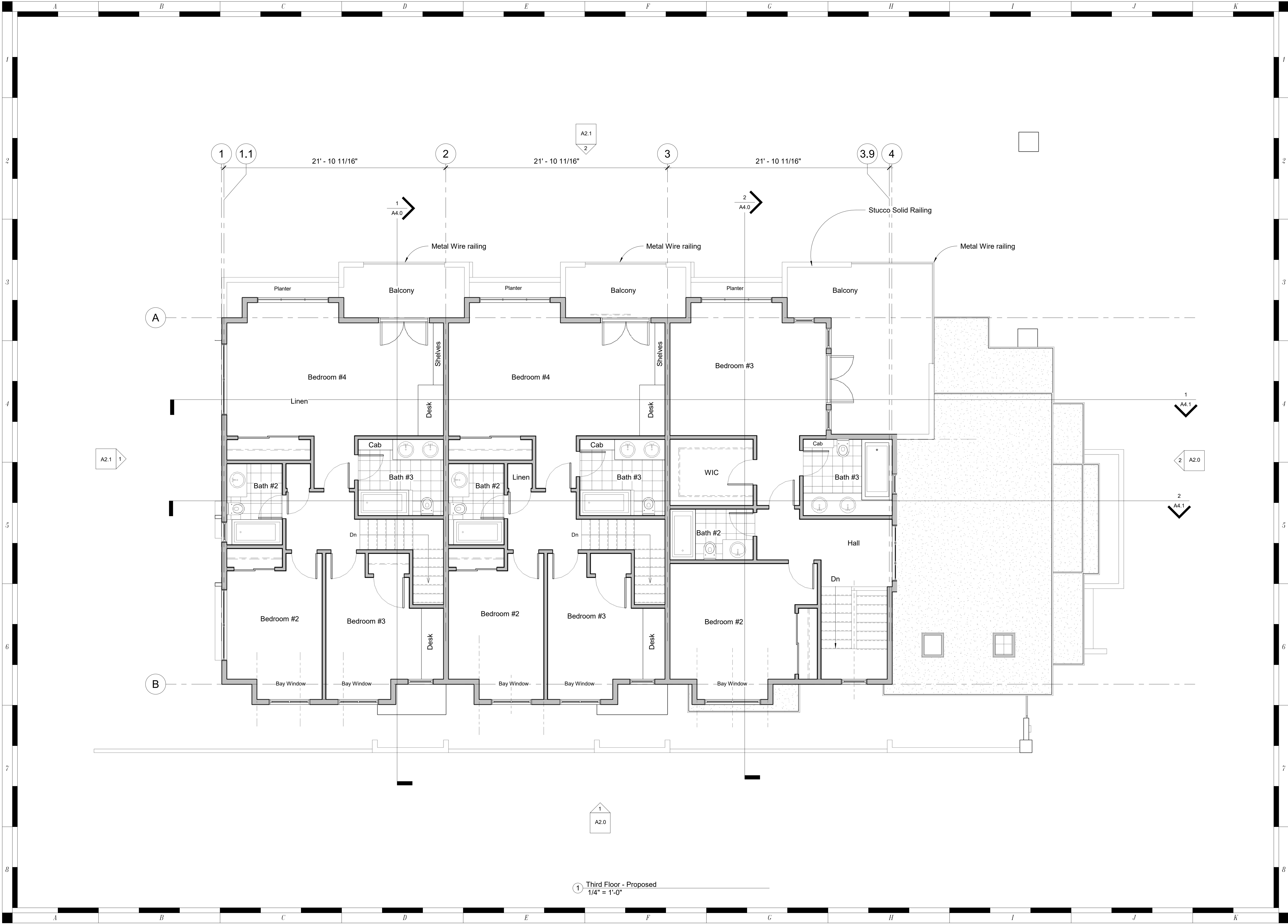
A1.1

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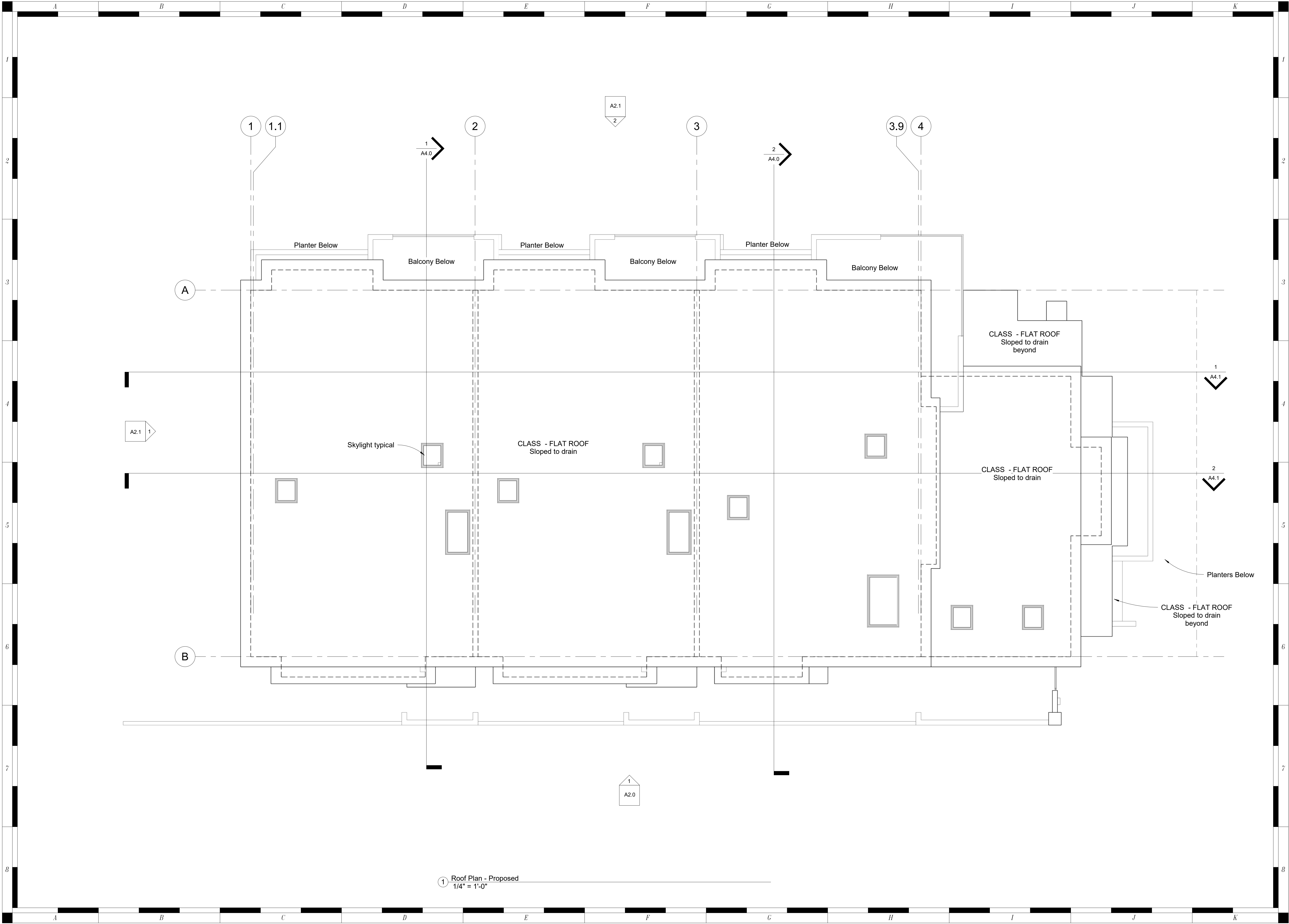
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3rd Flr Proposed

1/4" = 1'-0"

A1.2

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① Roof Plan - Proposed
1/4" = 1'-0"

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Harris Street Condominiums

477 harris Road.
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Roof Plan
Proposed

1/4" = 1'-0"

A1.3

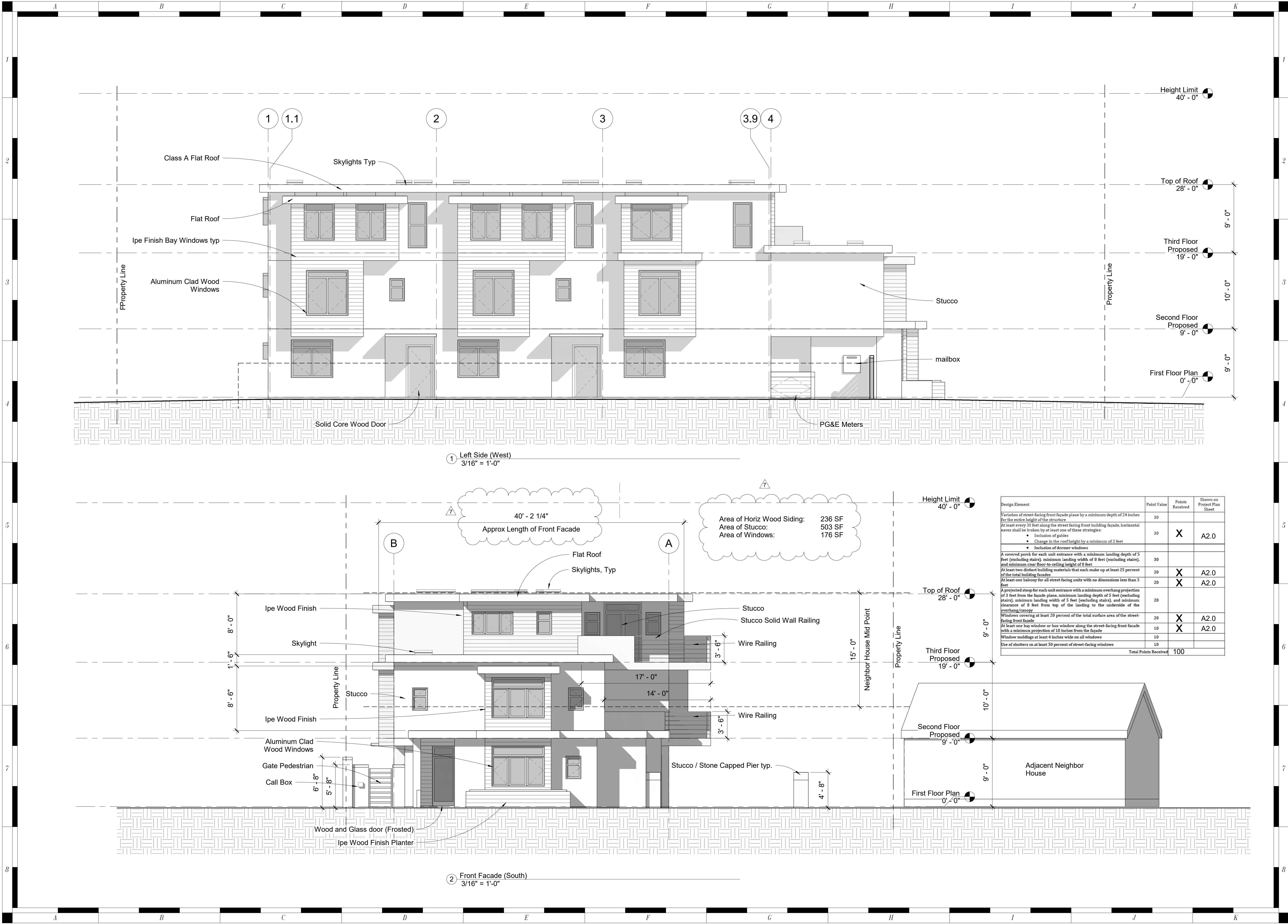
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STATE OF CALIFORNIA

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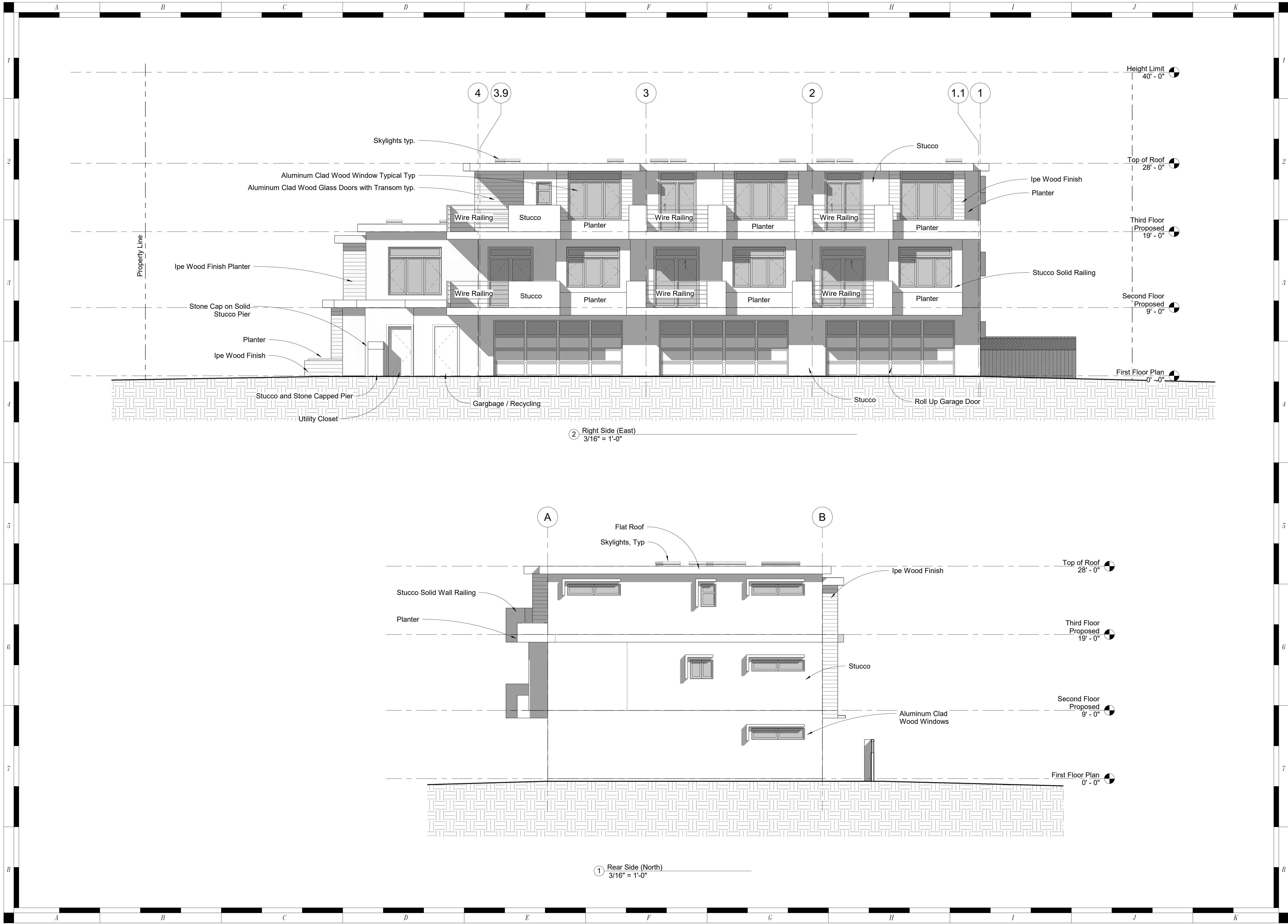
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Harris Street Condominiums

477 harris Road.
Hayward CA

Elevations
3/16" = 1'-0"
A2.0

| Design Element | Point Value | Points Received | Shown on Project Plan Sheet |
|--|-------------|-----------------|-----------------------------|
| Variation of street-facing front facade plane by a minimum depth of 24 inches for the entire height of the structure | 30 | | |
| At least every 30 feet along the street facing front building facade, horizontal eaves shall be broken by at least one of these strategies: <ul style="list-style-type: none">Inclusion of gablesChange in the roof height by a minimum of 2 feetInclusion of dormer windows | 30 | X | A2.0 |
| A covered porch for each unit entrance with a minimum landing depth of 5 feet (excluding stairs), minimum landing width of 8 feet (excluding stairs), and minimum clear floor-to-ceiling height of 8 feet | 30 | | |
| At least two distinct building materials that each make up at least 25 percent of the total building facade | 20 | X | A2.0 |
| At least one balcony for all street facing units with no dimensions less than 5 feet | 20 | X | A2.0 |
| A projected stoop for each unit entrance with a minimum overhang projection of 3 feet from the facade plane, minimum landing depth of 5 feet (excluding stairs), minimum landing width of 5 feet (excluding stairs), and minimum clearance of 8 feet from top of the landing to the underside of the overhang/canopy | 20 | | |
| Windows covering at least 20 percent of the total surface area of the street-facing front facade | 20 | X | A2.0 |
| At least one bay window or box window along the street-facing front facade with a minimum projection of 18 inches from the facade | 10 | X | A2.0 |
| Window moldings at least 4 inches wide on all windows | 10 | | |
| Use of shutters on at least 50 percent of street-facing windows | 10 | | |
| Total Points Received | 100 | | |



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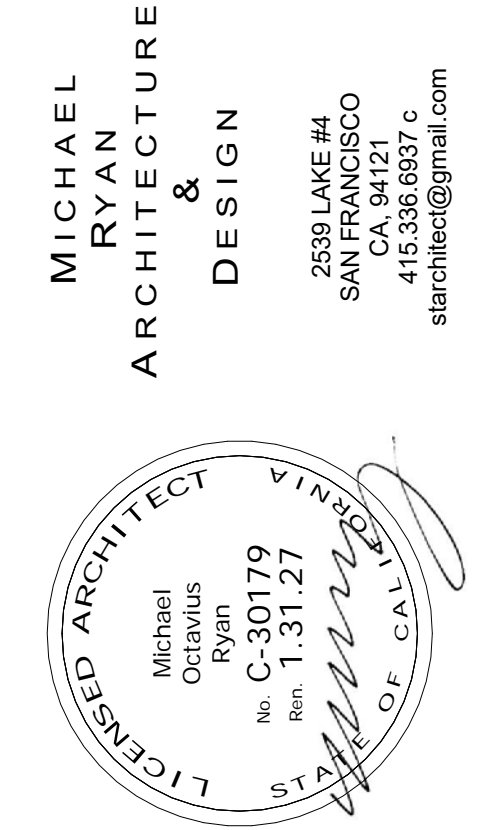
Harris Street Condominiums

477 harris Road.
Hayward CA

Elevations

3/16" = 1'-0"

A2.1





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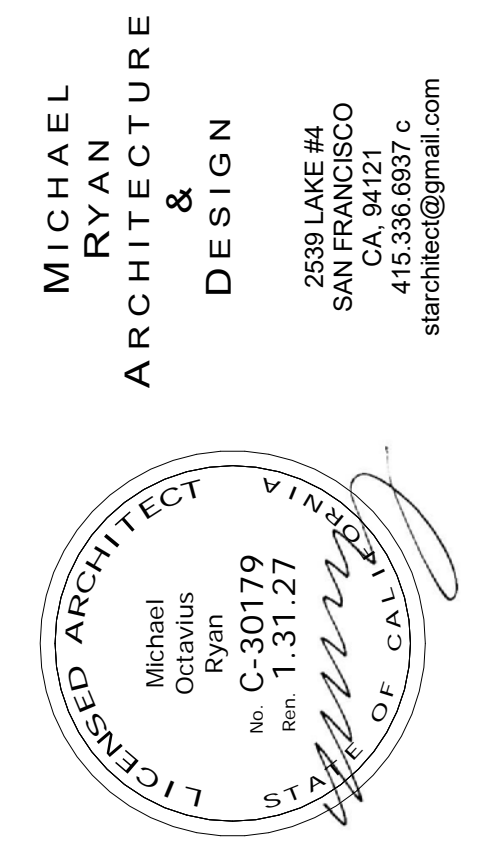
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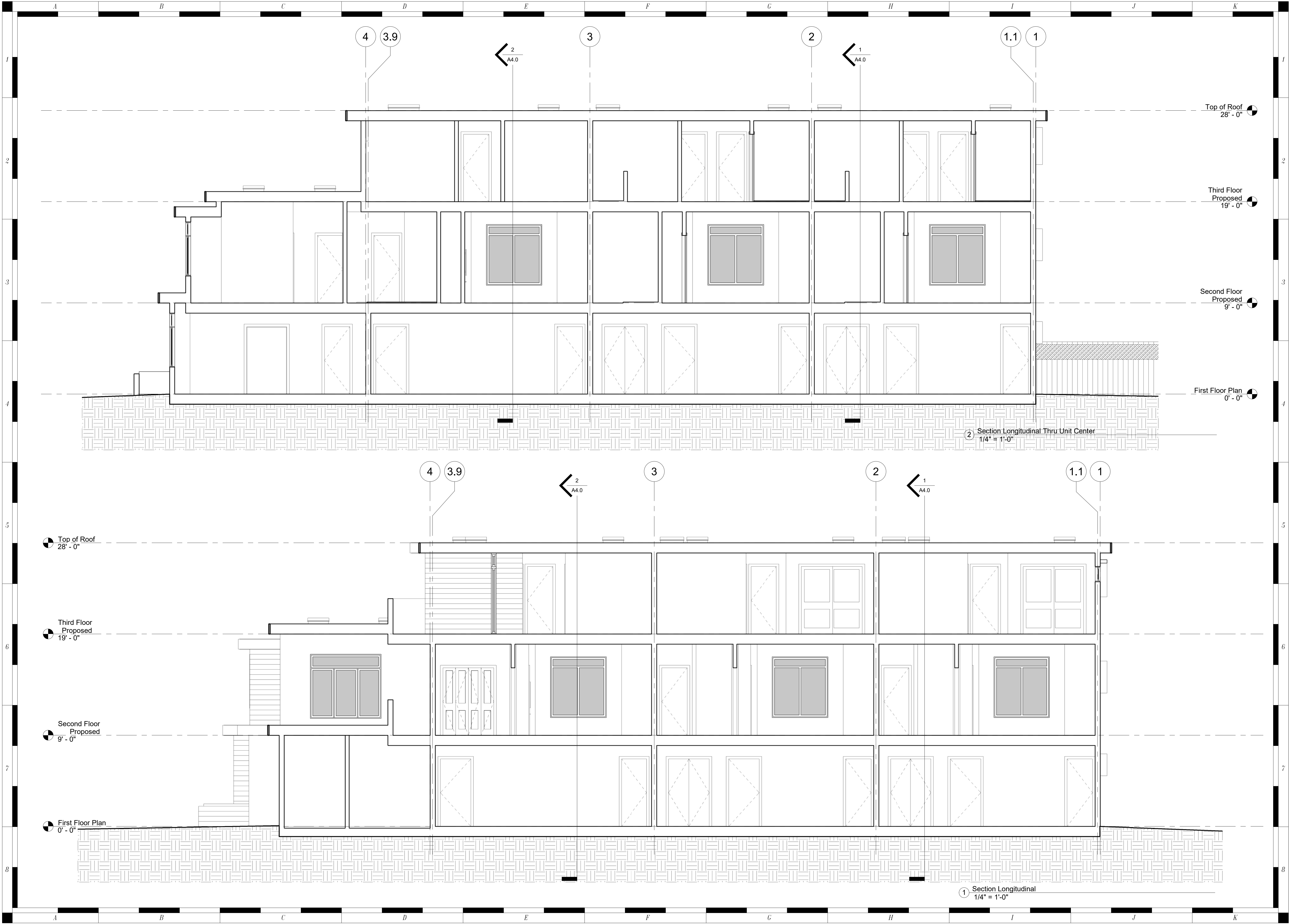
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Hayward CA

Sections

1/4" = 1'-0"

A4.0





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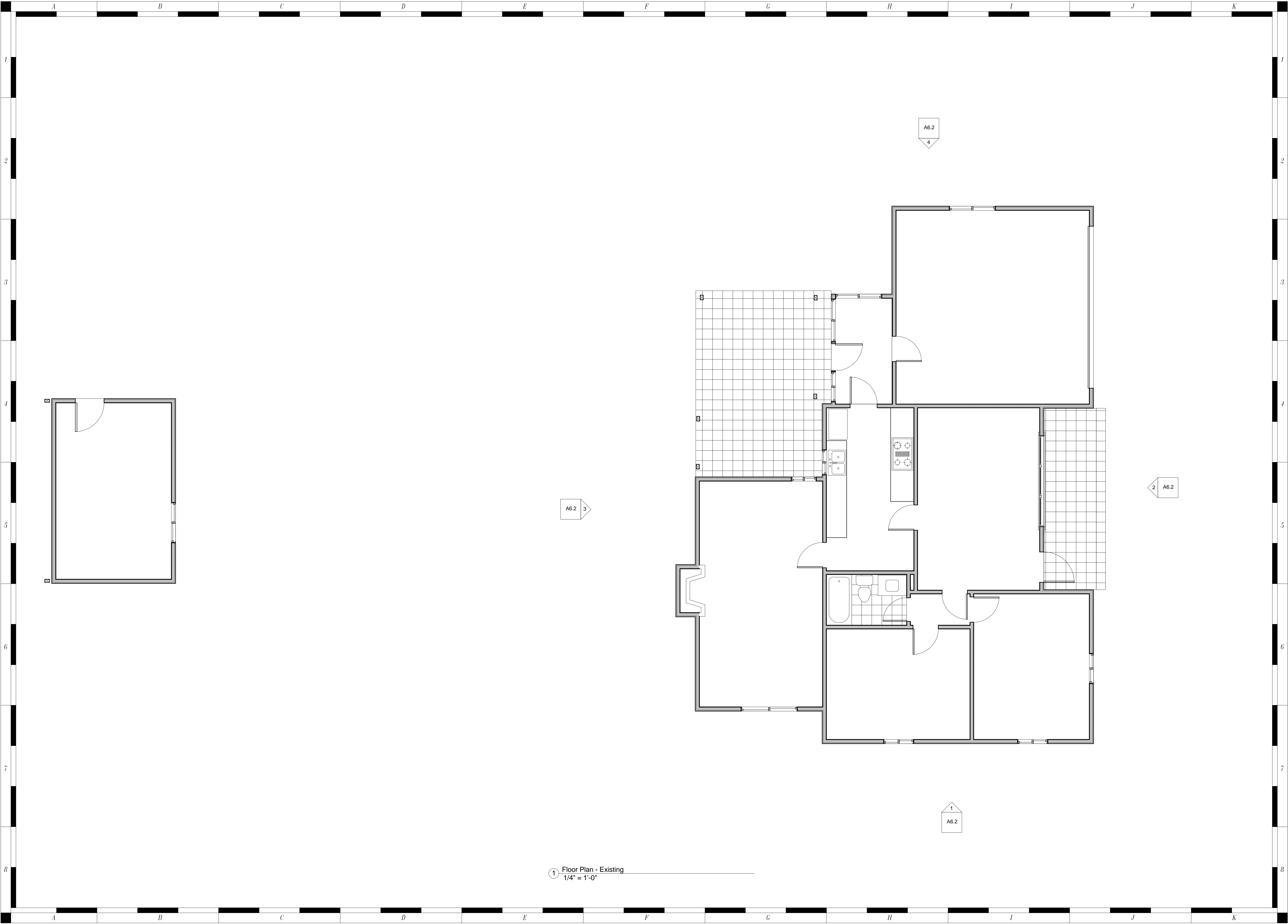
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477 harris Road.
Hayward CA

Sections

1/4" = 1'-0"
A4.1

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08-15-19

Harris Street Town Homes

477 harris Road.
Hayward CA

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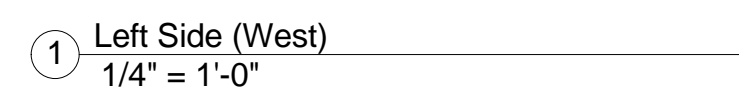
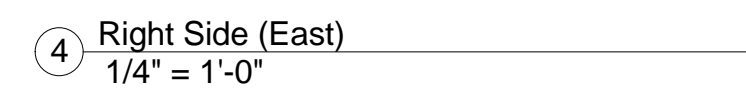


Floor Plan -
Existing

1/4" = 1'-0"

A6.1

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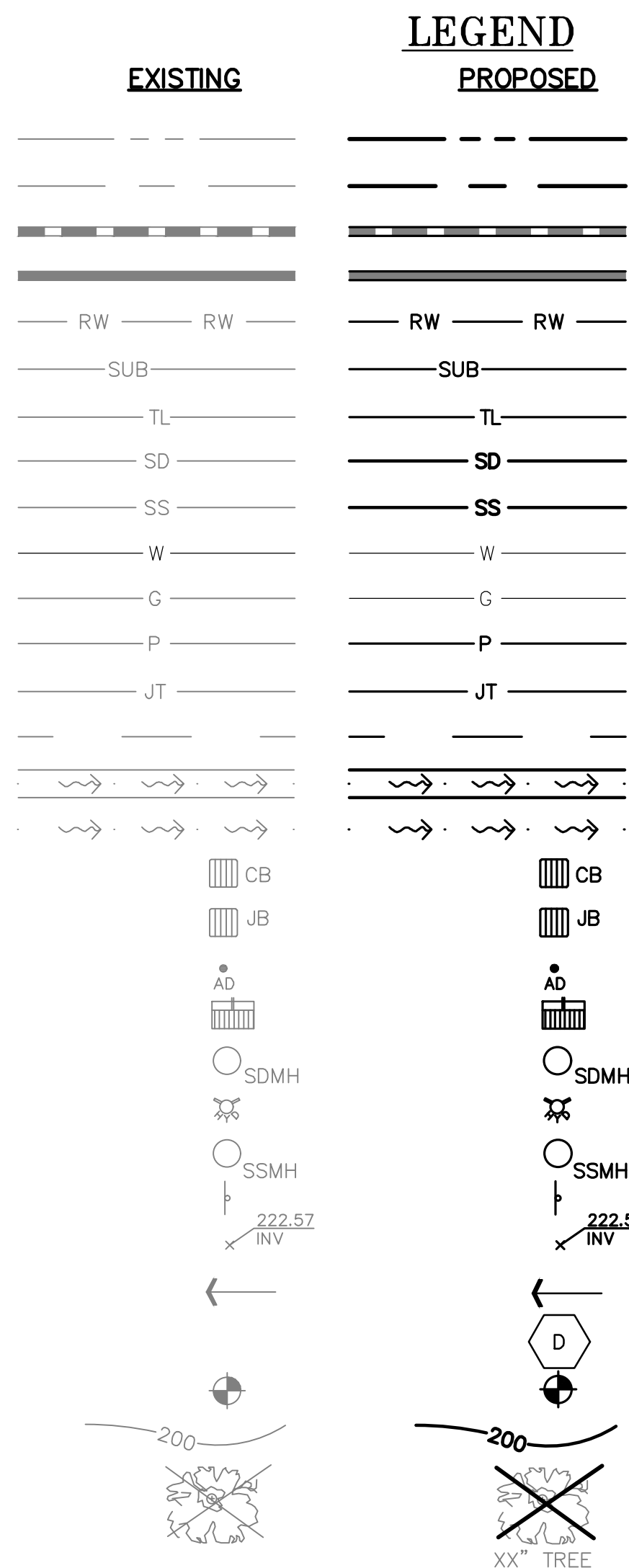


Michael
Octavious
Ryan
No. C-30179
Ren. 1.31.21

Harris Street Town Homes
477 harris Road.
Hayward CA

A6.2

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



ABBREVIATIONS

| | | |
|----------|---|--------|
| AB | AGGREGATE BASE | MAX |
| AC | ASPHALT CONCRETE | MH |
| ACC | ACCESSIBLE | MIN |
| AD | AREA DRAIN | MON. |
| BC | BEGINNING OF CURVE | MRO |
| B & D | BEARING & DISTANCE | (N) |
| BM | BENCHMARK | NO. |
| BUB | BUBBLER BOX | NOTS |
| BW/FG | BOTTOM OF WALL/FINISH GRADE | O.C. |
| | | O/ |
| CB | CATCH BASIN | (PA) |
| C & G | CURB AND GUTTER | PED |
| C | CENTER LINE | PIV |
| CPP | CORRUGATED PLASTIC PIPE (SMOOTH INTERIOR) | PSS |
| | | R |
| CO | CLEANOUT | PP |
| COTG | CLEANOUT TO GRADE | PUE |
| CONC | CONCRETE | PVC |
| CONST | CONSTRUCT or -TION | R |
| CONC COR | CONCRETE CORNER | RCP |
| CY | CUBIC YARD | RIM |
| D | DIAMETER | RW |
| DI | DROP INLET | R/W |
| DIP | DUCTILE IRON PIPE | S |
| EA | EACH | S.A.D. |
| EC | END OF CURVE | SAN |
| EG | EXISTING GRADE | SD |
| EL | ELEVATIONS | SDMH |
| EP | EDGE OF PAVEMENT | SF |
| EQ | EQUIPMENT | SHT |
| EW | EACH WAY | S.L.D. |
| (E) | EXISTING | SPEC |
| FC | FACE OF CURB | SS |
| FF | FINISHED FLOOR | SSCO |
| FG | FINISHED GRADE | SSMH |
| FH | FIRE HYDRANT | STA |
| FL | FLOW LINE | STD |
| FS | FINISHED SURFACE | STRUCT |
| G | GAS | T |
| GA | GAGE OR GAUGE | TC |
| GB | GRADE BREAK | TOW |
| HDPE | HIGH DENSITY CORRUGATED | TEMP |
| | POLYETHYLENE PIPE | TP |
| HORIZ | HORIZONTAL | TW/FG |
| HI PT | HIGH POINT | TYP |
| H&T | HUB & TACK | VC |
| ID | INSIDE DIAMETER | VCP |
| INV | INVERT ELEVATION | VERT |
| JB | JUNCTION BOX | W/ |
| JT | JOINT TRENCH | W, WL |
| JP | JOINT UTILITY POLE | WM |
| L | LENGTH | WWF |
| LNDG | LANDING | |
| LF | LINEAR FEET | |

DESCRIPTION

BOUNDARY

PROPERTY LINE

RETAINING WALL

LANDSCAPE RETAINING WALL

RAINWATER TIGHTLINE

SUBDRAIN LINE

TIGHTLINE

STORM DRAIN LINE

SANITARY SEWER LINE

WATER LINE

GAS LINE

PRESSURE LINE

JOINT TRENCH

SET BACK LINE

CONCRETE VALLEY GUTTER

EARTHEN SWALE

CATCH BASIN

JUNCTION BOX

AREA DRAIN

CURB INLET

STORM DRAIN MANHOLE

FIRE HYDRANT

SANITARY SEWER MANHOLE

STREET SIGN

SPOT ELEVATION

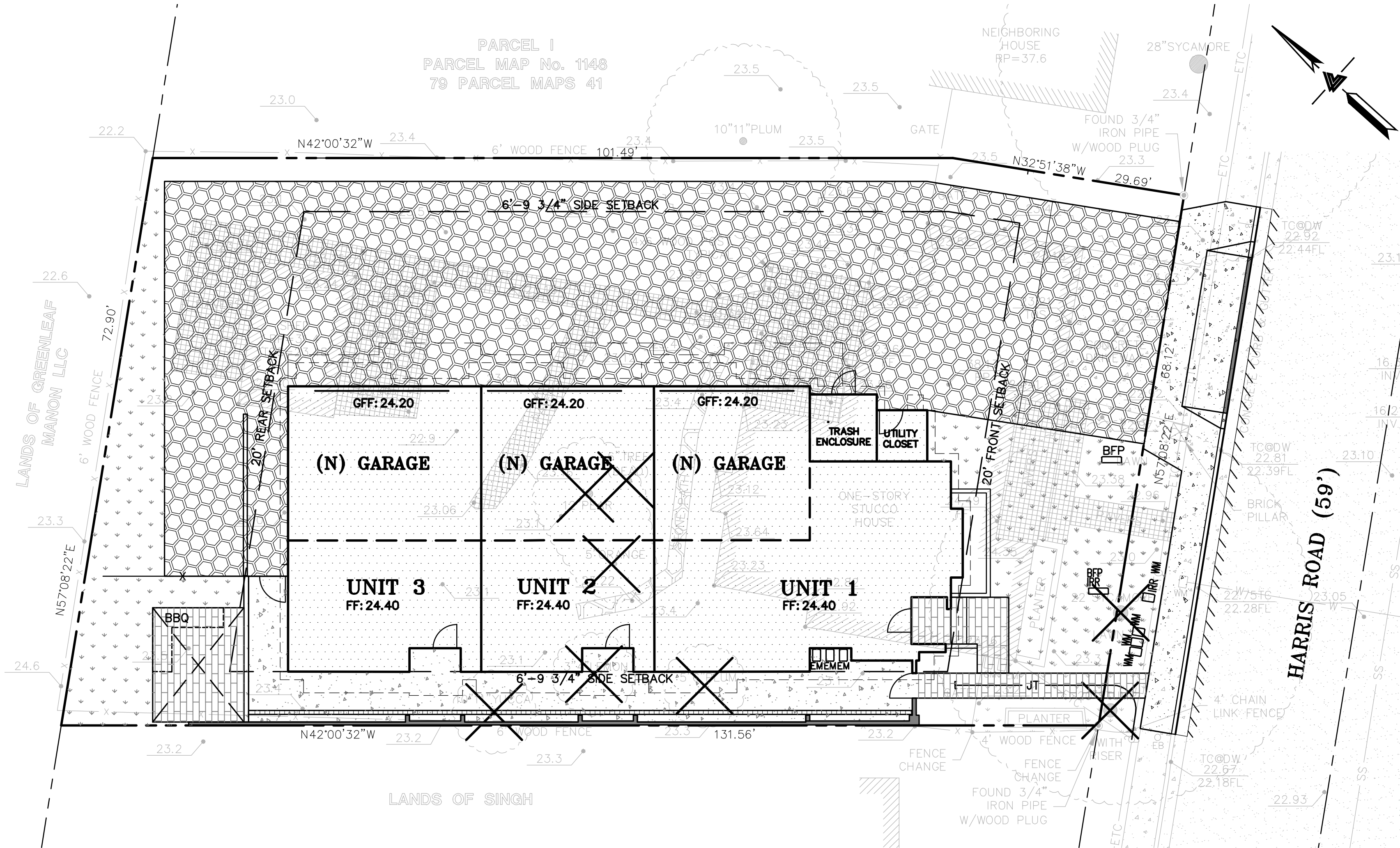
FLOW DIRECTION

DEMOLISH/REMOVE

BENCHMARK

CONTOURS

TREE TO BE REMOVED



EASEMENT NOTE

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

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

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

KEY MAP

1" = 10'

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

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

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

BENCHMARK

CITY OF HAYWARD BENCHMARK MONUMENT DISK AT TYRELL AVENUE AND HARRIS ROAD

ELEVATION = 20.88' (CITY OF HAYWARD DATUM)

NOTES

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

UNDERGROUND UTILITY LOCATION IS BASED ON SURFACE EVIDENCE.

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

FINISH FLOOR ELEVATIONS ARE TAKEN AT DOOR THRESHOLD (EXTERIOR)

SITE BENCHMARK

SURVEY CONTROL POINT MAG AND SHINER SET IN ASPHALT

ELEVATION = 22.94' (CITY OF HAYWARD DATUM)

ENGINEER'S STATEMENT

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

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

GEOTECHNICAL ENGINEER'S STATEMENT

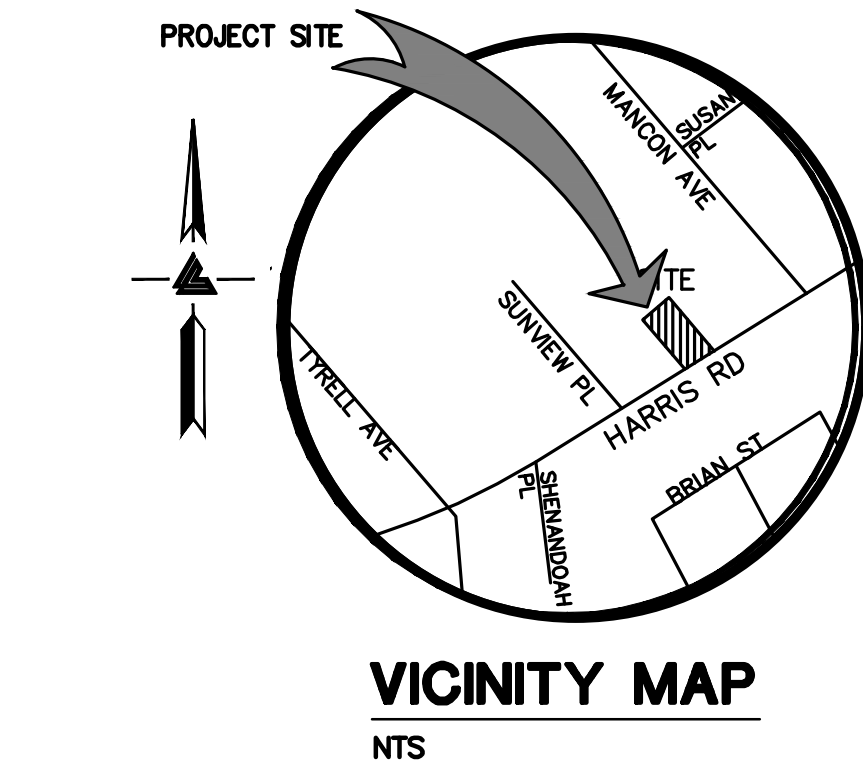
II. A SOIL REPORT ON THIS PROPERTY HAS BEEN PREPARED BY, ROMIG ENGINEERS, ENTITLED "GEOTECHNICAL INVESTIGATIONS", DATED NOVEMBER 15, 2019, WHICH HAS BEEN FILED WITH THE CITY OF HAYWARD.

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

SURVEYOR'S STATEMENT

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

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



OWNER'S INFORMATION

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

APN: 453-0060-047

REFERENCES

- THIS TENTATIVE MAP PLAN IS SUPPLEMENTAL TO:
- TOPOGRAPHIC SURVEY BY LEA & BRAZE ENGINEERING, INC. ENTITLED: "TOPOGRAPHIC SURVEY" 477 HARRIS ROAD HAYWARD, CA DATED: 1-16-19 REVISED: 1-15-19 JOB# 2181510SU
 - SOILS REPORT IS SUPPLIED BY ROMIG ENGINEERING INC. ENTITLED: "GEOTECHNICAL INVESTIGATIONS" 477 HARRIS ROAD HAYWARD, CA DATED: NOVEMBER 15, 2019 JOB# 4833-1

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

PROPERTY INFORMATION

APN: 453-0060-047

EXISTING ZONING: RS
PROPOSED ZONING: RM

EXISTING ADDRESS: 477 HARRIS ROAD
HAYWARD, CALIFORNIA

PROPERTY OWNER/DEVELOPER

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

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

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

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

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

UTILITIES/SERVICES

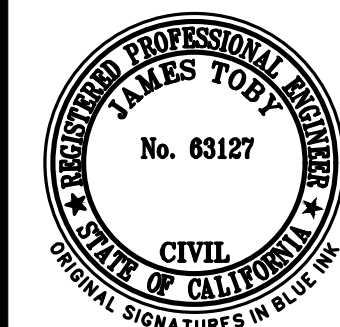
| UTILITIES/SERVICES | CITY OF HAYWARD |
|--------------------|---------------------------------|
| STORM DRAIN | CITY OF HAYWARD |
| SEWER | CITY OF HAYWARD |
| WATER | CITY OF HAYWARD |
| FIRE DEPARTMENT | CITY OF HAYWARD |
| GAS | PACIFIC GAS AND ELECTRIC (PG&E) |
| ELECTRIC | PACIFIC GAS AND ELECTRIC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

FLOOD ZONE INFORMATION

THE SITE SHOWN ON THIS PLAN LIES WITHIN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN FROM FEMA MAP NUMBER 06001C02896, EFFECTIVE DATE AUGUST 3, 2009.

SHEET INDEX

| SHEET | DESCRIPTION |
|-------|--|
| TM-1 | PRELIMINARY TITLE SHEET |
| TM-2 | PRELIMINARY LOT LAYOUT SITE PLAN |
| TM-3 | PRELIMINARY GRADING, DRAINAGE & UTILITY PLAN |
| TM-4 | PRELIMINARY STORMWATER PLAN |
| BMP-1 | CLEAN BAY BLUEPRINT |



LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS • LAND SURVEYORS
SACRAMENTO REGION
BAY AREA REGION
1000 J STREET, SUITE 300
ROSELAND, CA 95661
HAYWARD, CA 94545
(P) (510) 887-4086
(F) (510) 887-3019
WWW.LEABRAZE.COM

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

PRELIMINARY
TITLE SHEET

| CITY COMMENTS | JE |
|---------------|----|
| 3-28-19 | |
| 2-16-20 | MH |
| 3-7-21 | JV |
| 4-4-22 | JV |
| 11-11-24 | JC |

REVISIONS BY

JOB NO: 2181538

DATE: 2-20-19

SCALE: AS NOTED

DESIGN BY: JC/JE

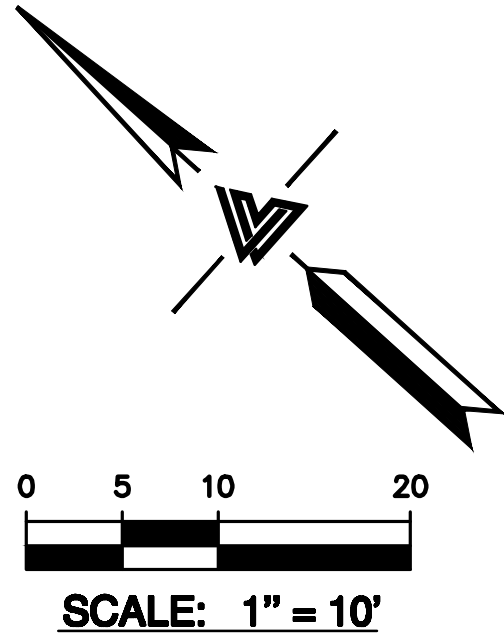
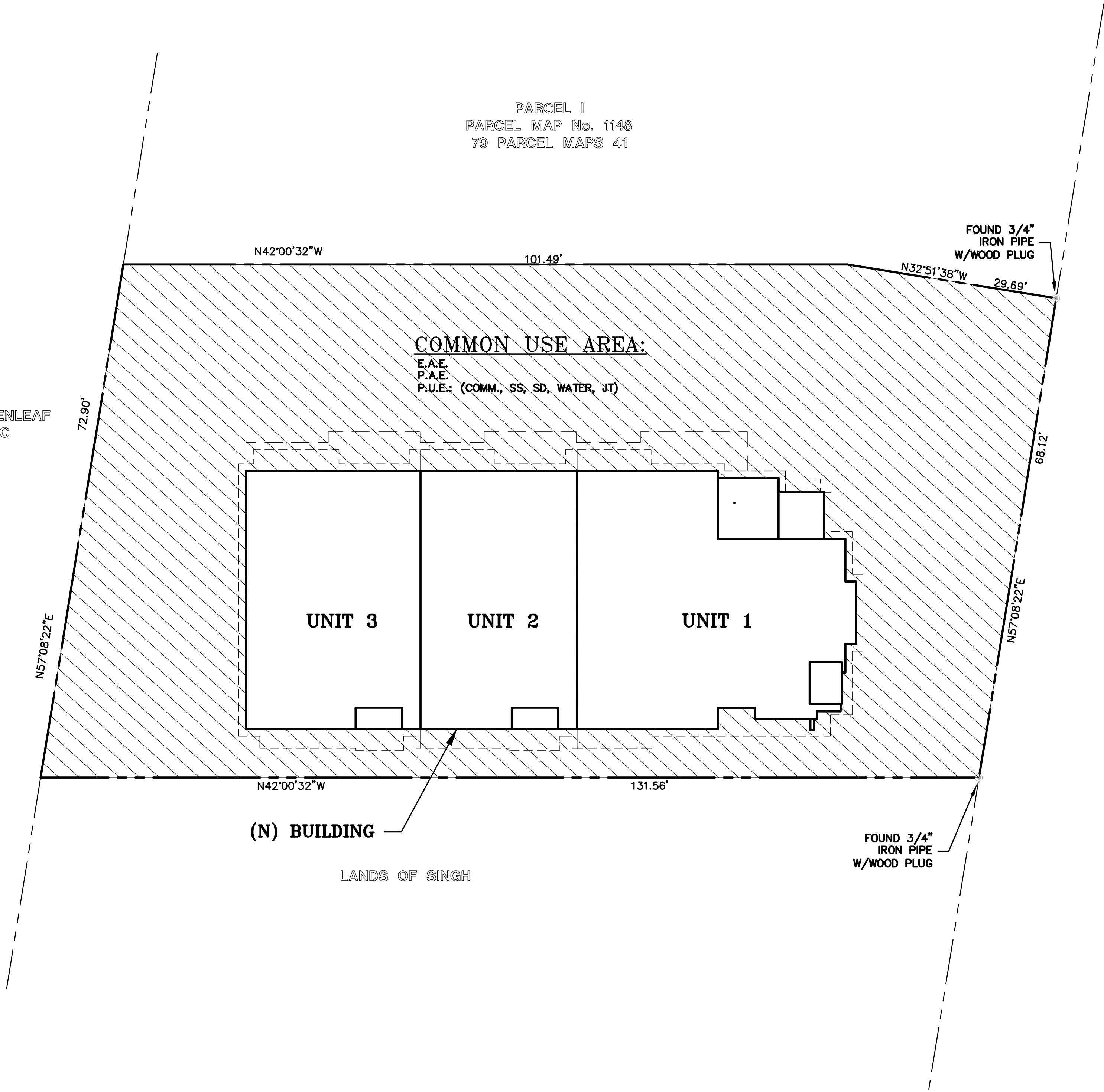
DRAWN BY: JE

SHEET NO:

TM-1

1 OF 5 SHEETS

LANDS OF GREENLEAF
MANON LLC



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

- ABBREVIATIONS**
- E.A.E. EMERGENCY ACCESS EASEMENT
 - P.A.E. PRIVATE ACCESS EASEMENT
 - P.U.E. PRIVATE UTILITY EASEMENT



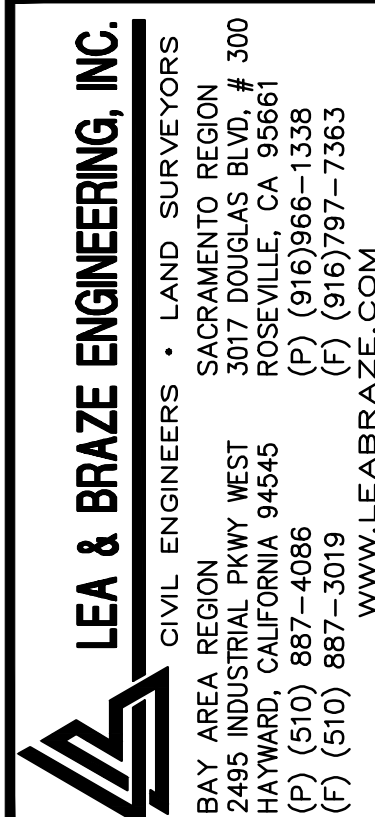
LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS • LAND SURVEYORS
SACRAMENTO REGION
BAY AREA REGION
1515 JEFFERSON WAY, WEST
ROSELAND, CA 95661
HAYWARD, CALIFORNIA 94545
(P) (510) 887-4086 (P) (916) 966-1338
(F) (510) 887-3019 (F) (916) 797-7353
WWW.LEABRAZE.COM

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

PRELIMINARY LOT
LAYOUT SITE PLAN

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

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

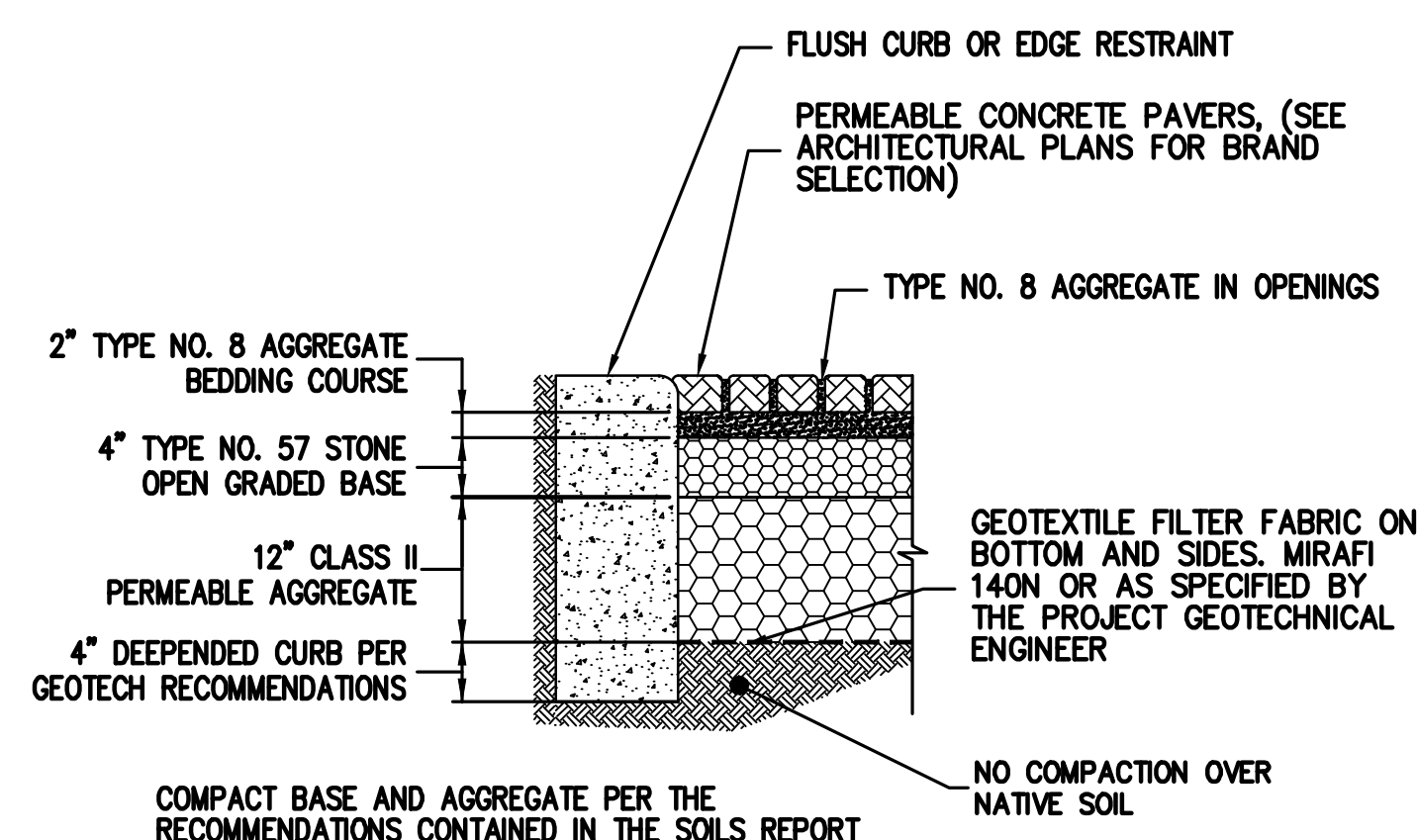
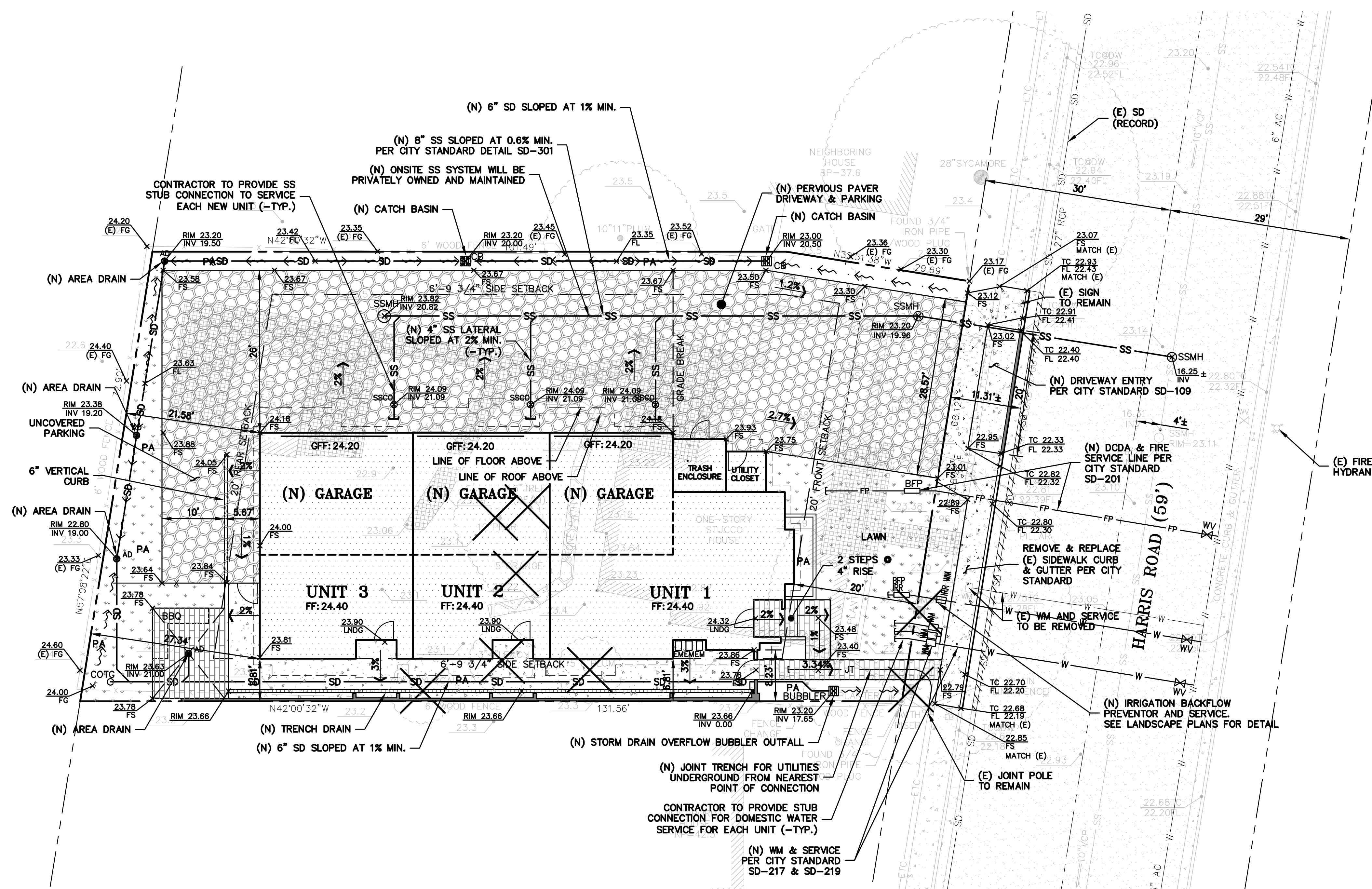
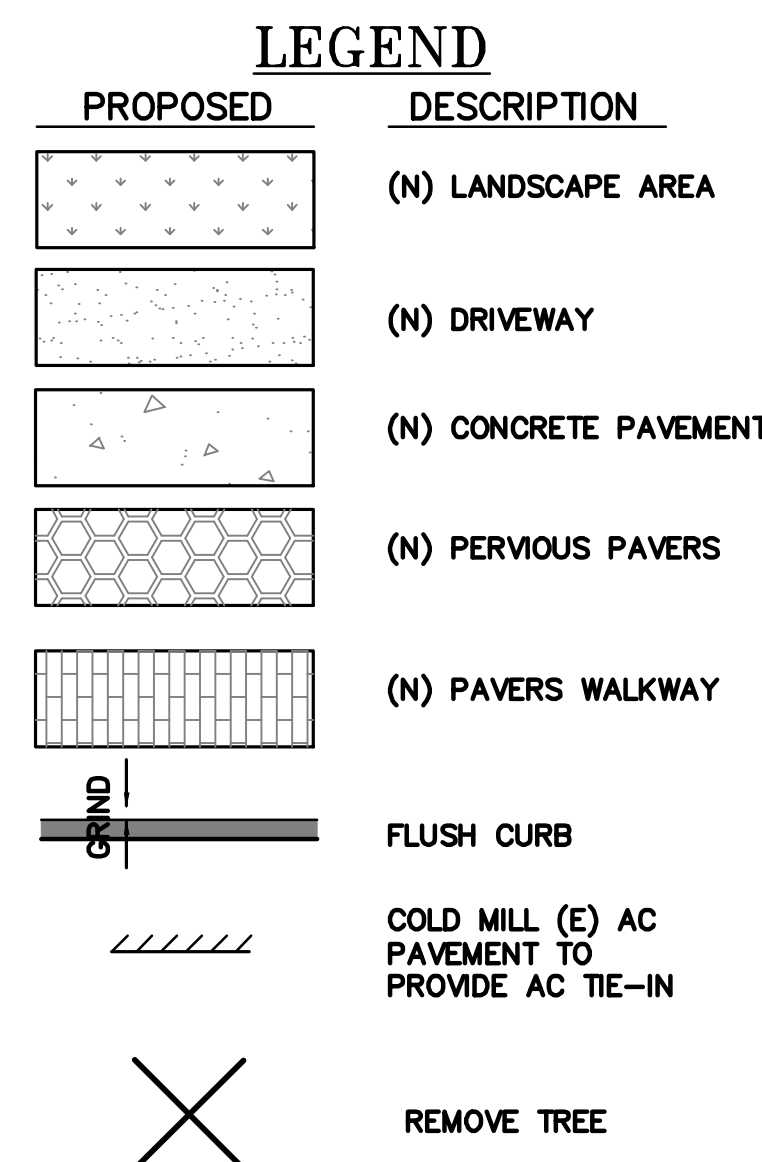


**VESTING TENTATIVE MAP
3-UNIT CONDOMINIUM
477 HARRIS ROAD
HAYWARD, CALIFORNIA**

ALAMEDA COUNTY

ABN: 453 0060 047

TS



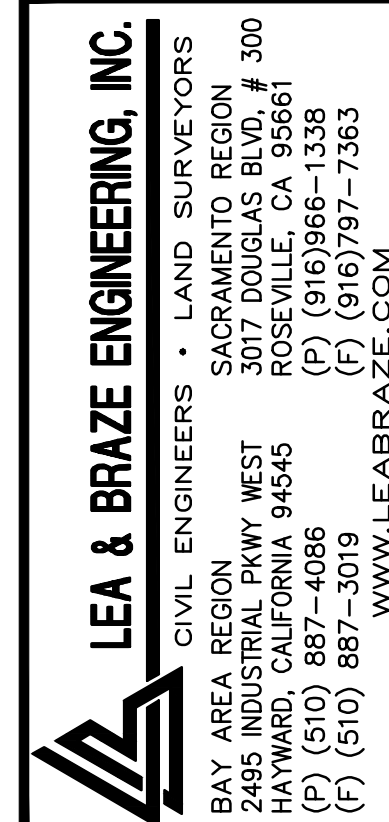
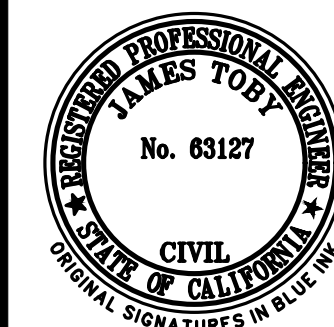
PERVIOUS PAVER DRIVEWAY

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

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

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

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



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

ALAMEDA COUNTY

IMPERVIOUS SURFACE
EXHIBIT

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

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

TM-4

4 OF 5 SHEETS

STORMWATER REQUIREMENTS NOTES:

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



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

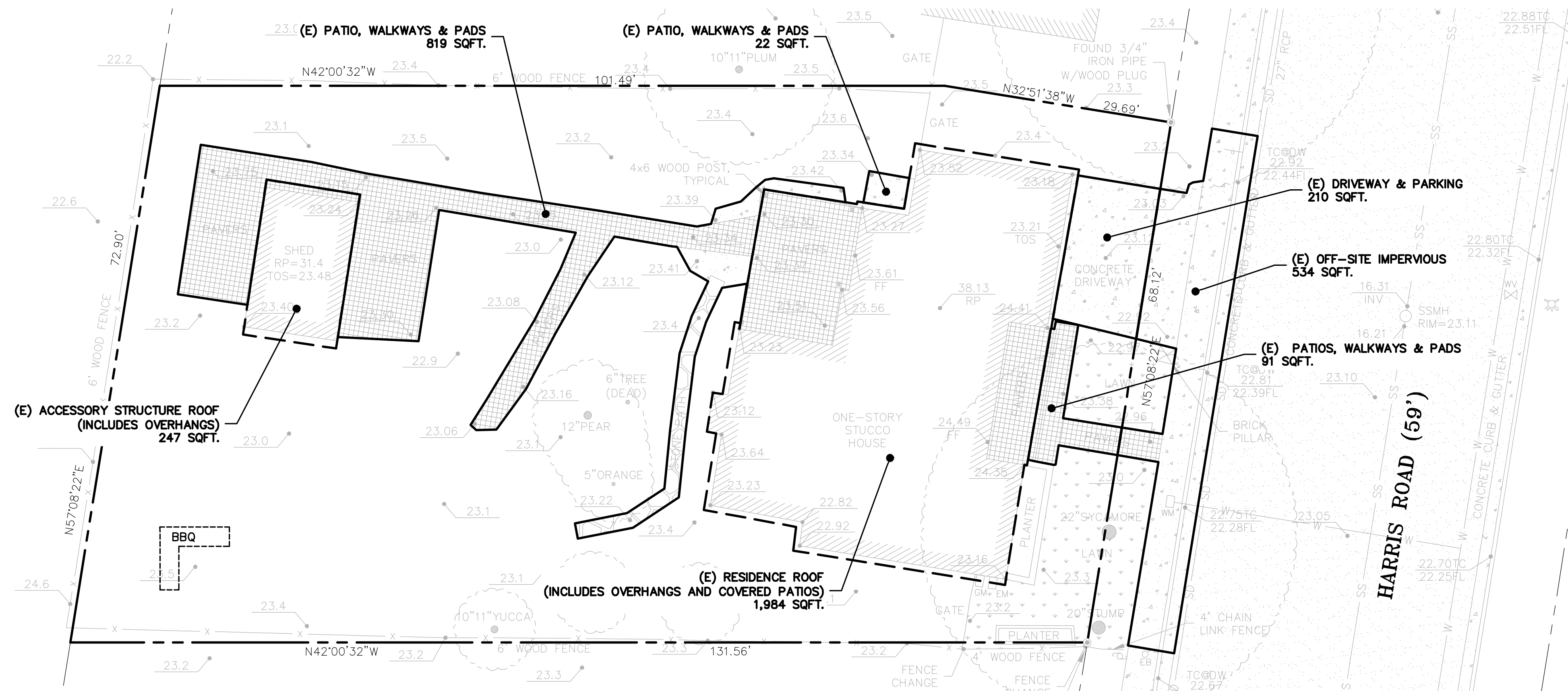
| I. Applicability C.3 Stormwater Requirements All projects must complete Section I. I.A. Enter Project Data (Data for "C.3 Regulated Projects," will be reported in the municipality's stormwater Annual Report.) | | | | |
|---|---|--|--|---|
| I.A.1 Project Name: | David Cai Apartments | | | |
| I.A.2 Project Address (include cross street) | 477 Harris Road / Manon Avenue | | | |
| I.A.3 Project APN(s) | 453-0060-047 | | | |
| I.A.4 Project Watershed ¹ | Old Alameda Creek | | | |
| I.A.5 Applicant Name | Lea & Braze Engineering, Inc. | | | |
| I.A.6 Date Submitted | | | | |
| I.A.7 Applicant Address | 2495 Industrial Parkway West, Hayward, CA | | | |
| I.A.8 Applicant Phone | (510) 887-4088 | I.A.9 Applicant E-mail Address | jchiu@leabraze.com | |
| I.A.10 Development Type (check all that apply) | <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Mixed-Use <input type="checkbox"/> Streets, Roads, etc. <input type="checkbox"/> Detached Single Family Home <input checked="" type="checkbox"/> Redevelopment ² | | | |
| I.A.11 Project Description (Include any past or future phase of the project) | New multi-family residential development with appurtenant site improvements. | | | |
| I.A.12 Total Project Area | 0.216 | I.A.13 % Slope on Site | 3% | |
| I.A.14 Total Land Disturbance Area (Include all areas to be cleared, excavated, graded, and borrow and stockpile areas) | 0.23 acres | | | |
| I.B. Is the project a "C.3 Regulated Project" per MRP Provision C.3.b or a Small Project per MRP Provision C.3.i | | | | |
| I.B.1 Complete the Impervious and Pervious Surfaces Table | | | | |
| Type of Impervious Surface ³ | a Pre-Project Impervious Area (sq ft) | b Existing Impervious Area to be Replaced (sq ft ⁴) | c New Impervious Area to be Created (sq ft) | d Post-Project Pervious Area (sq ft) |
| a. Impervious roof area(s) ⁵ | 2,231 | 2,657 | 943 | |
| b. Impervious sidewalks, patios, paths, driveways ⁶ | 1,142 | 716 | 0 | |
| c. Uncovered impervious parking ⁷ | 0 | 0 | 0 | NA |
| d. Streets (public) | 534 | 534 | 64 | |
| e. Streets (private) | 0 | 0 | 0 | |
| Totals | 3,907 | 3,907 | 1,007 | 5,252 |

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

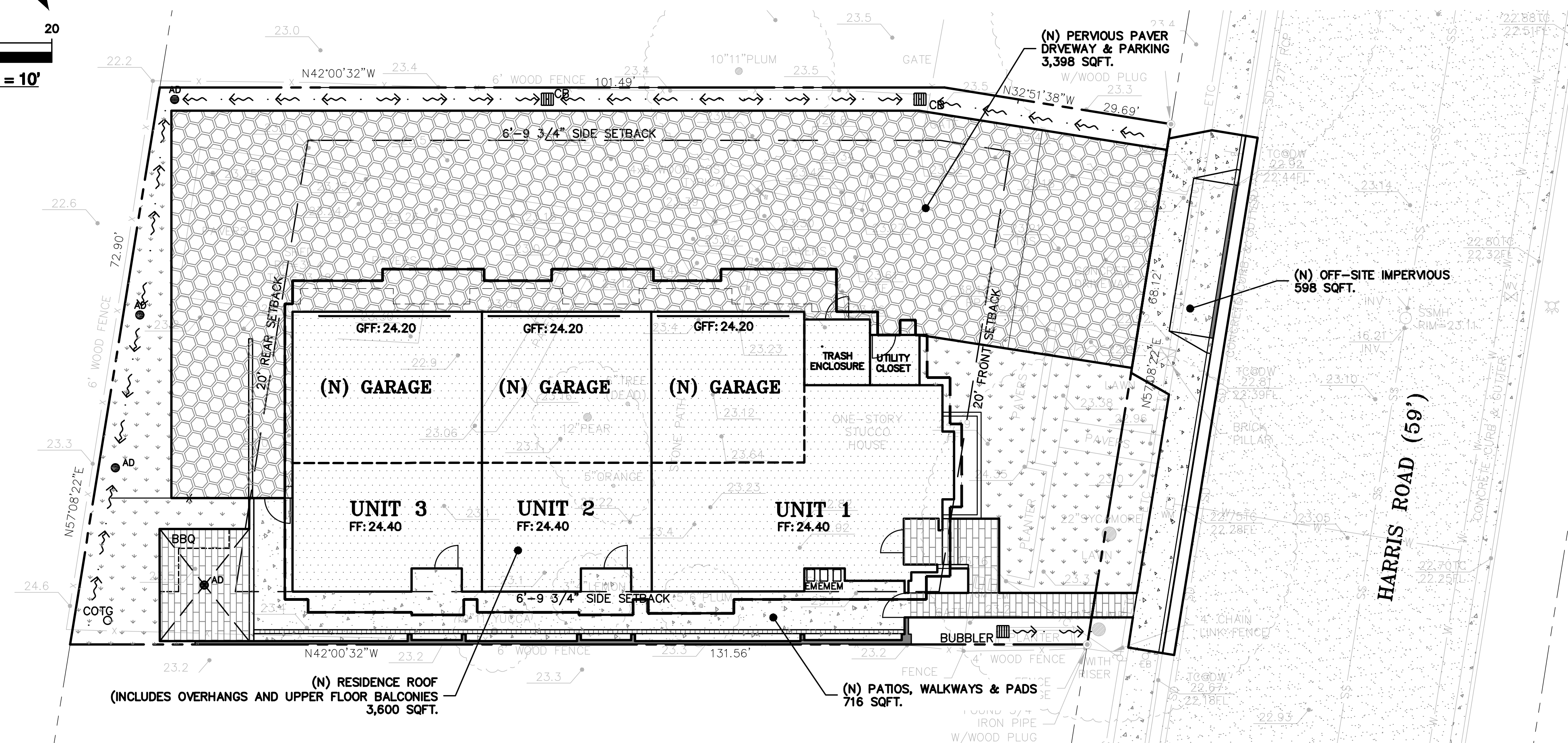
Page 1 of 9

February 2024

EXISTING SITE CONDITION



PROPOSED SITE CONDITION

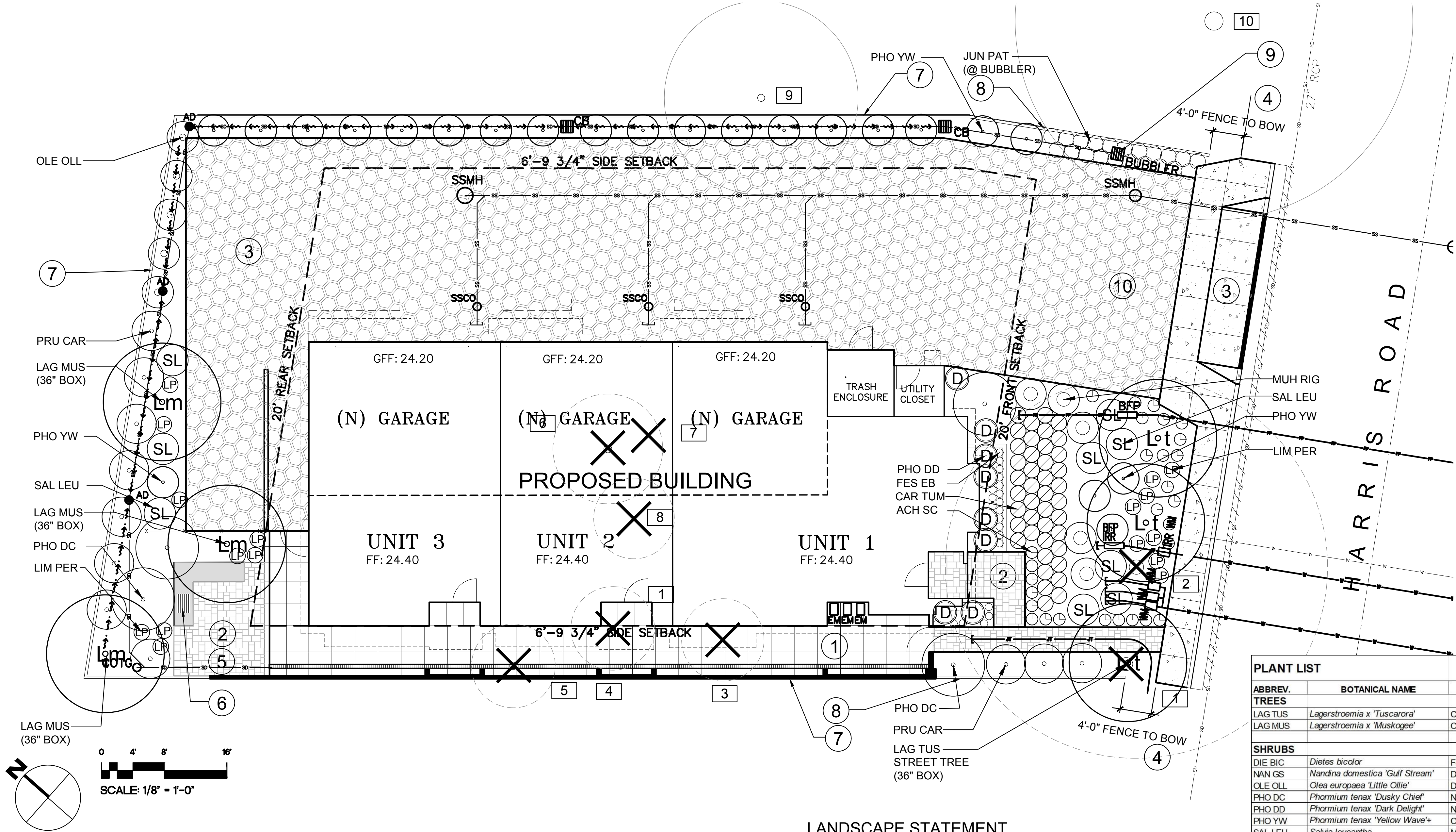


SITE DEVELOPMENT INFORMATION

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

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

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



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

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

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

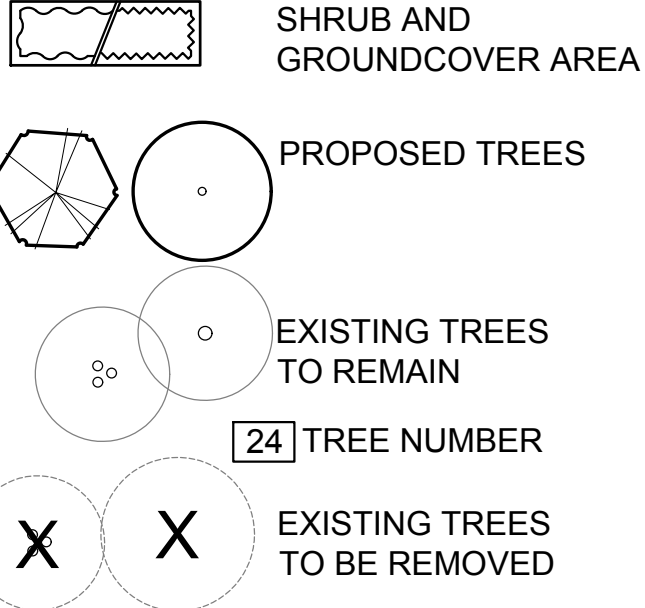
LANDSCAPE STATEMENT

I HAVE COMPLIED WITH THE CRITERIA OF THE CITY OF HAYWARD BAY-FRIENDLY WATER EFFICIENT LANDSCAPE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE AND IRRIGATION DESIGN PLAN.

NOTES:

- SOIL TO BE AMENDED BASED ON SOIL FERTILITY TEST AFTER SITE MASS GRADING. A SOIL ANALYSIS REPORT SHALL BE INCLUDED FOR AMENDING THE SOIL WITH ORGANIC COMPOST TO BRING THE SOIL ORGANIC MATTER TO A MINIMUM OF 5% BY DRY WEIGHT AND INCORPORATING ORGANIC FERTILIZERS TO RECOMMENDED LEVELS FOR PLANTING AREAS. THE SOIL ANALYSIS REPORT SHALL BE SUBMITTED WITH THE LANDSCAPE CERTIFICATE OF COMPLETION.
- MULCH TO BE ORGANIC RECYCLED CHIPPED WOOD IN DARK BROWN COLOR, MINIMUM 3 INCHES DEEP. MAXIMUM SIZE OF MULCH CHIPS IS 1-1/2 INCHES. IN ALL PLANTING AREAS EXCEPT ANY ALLOWED LAWN AREAS.
- SEE SHEETS L-2A AND L-2B, IRRIGATION HYDROZONE PLANS FOR CONCEPTUAL IRRIGATION APPROACH, IRRIGATION STANDARDS, AND WATER USE.
- SEE SHEET L-3 FOR PLANTING DETAILS.

LEGEND



KEY NOTES

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

| PLANT LIST | | | | | | | |
|--|--|-------------------------|---------|----------------------------|----------------------|---------------|--------|
| ABBREVI. | BOTANICAL NAME | COMMON NAME | SIZE | MISC. NOTES & REQUIREMENTS | MATURE PLANT HT X SP | SPACING | WUCOLS |
| TREES | | | | | | | |
| LAG TUS | Lagerstroemia x 'Tuscarora' | Crape Myrtle Pink | 36" Box | Hi. Br./SL/Match | 20' x15' | varies (>17') | L |
| LAG MUS | Lagerstroemia x 'Muskogee' | Crape Myrtle (Lavender) | 36"Box | Hi. Br./SL/Match | 20' x15' | varies (>15') | L |
| SHRUBS | | | | | | | |
| DIE BIC | Dietes bicolor | Fortnight Lily | 1 G.C. | | 2'-3' x 2'-3' | 2.5' | L |
| NAN GS | Nandina domestica 'Gulf Stream' | Dwarf Heavenly Bamboo | 1 G.C. | F & B | 3' x 3' | 3.5' | L |
| OLE OLL | Olea europaea 'Little Ollie' | Dwarf Olive (fruitless) | 5 G.C. | F & B | 4'-6' x 4'-6' | 5' | VL |
| PHO DC | Phormium tenax 'Dusky Chief' | New Zealand Flax | 5 G.C. | | 4'-8' x 4'-8' | varies (>14') | L |
| PHO DD | Phormium tenax 'Dark Delight' | New Zealand Flax | 5 G.C. | | 3'-4' x 3'-4' | 2.75' | L |
| PHO YW | Phormium tenax 'Yellow Wave'+ | Cream New Zealand Flax | 5 G.C. | Match | 3'-4' x 3'-4' | 4' | L |
| SAL LEU | Salvia leucantha | Mexican Bush Sage | 1 G.C. | F & B/N. Drp. Br. | 3'-4' x 4'-5' | varies | L |
| PERENNIALS/BULBS/ANNUALS | | | | | | | |
| ACH SC | Achillea millefolium 'Sonoma Coast' | Common Yarrow | 1 G.C. | | 1.5' x 2' | varies (2) | L |
| LIM PER | Limonium perezii | Sea Lavender | 1 G.C. | | 1.5' x1.5' | 2', varies | L |
| MUH RIG | Muhlenbergia rigens | Deer Grass | 1 G.C. | | 4'-5' x 4'-6' | varies (4) | L |
| GROUNDCOVERS | | | | | | | |
| CAR TUM | Carex tumicola | Berkeley Sedge | 1 G.C. | Plant at 24" o.c. | 1.3' x 1.3' | 2' | L |
| FES EB | Festuca ovina 'Elijah Blue' | Blue Fescue | 1 G.C. | Plant at 12" o.c. | <1' x 1'-2' | 13" | L |
| SEDGE | | | | | | | |
| JUN PAT | Juncus patens | California Grey Rush | 1 G.C. | Plant at 15" o.c. | 1'-2' x 1'-2' | 2.5' | L |
| 1. + Phormium t. hybrids must be accompanied by a written guarantee stating they are the named cultivar and are stable in size, form and color. Submit to owner and landscape architect. Proof of securement and purchase must also be submitted with in two weeks of award of contract. | | | | | | | |
| PLANT LIST ABBREVIATIONS: | | | | | | | |
| Note: This list together with the plant list prepared by Taniguchi Landscape Architecture must accompany the contractor's nursery order(s) | | | | | | | |
| SL | Single main, straight, dominant, leader | | | | | | |
| H. Br. | High branched--lowest limbs held above rootball 5' min. for 15 gallon can 6' min. for 24" box trees | | | | | | |
| No Top | No topping or pruning of upper branches | | | | | | |
| Br. Gr. | Branched to ground | | | | | | |
| F & B | Full dense, bushy, vigorous plants, with young growth closely spaced on branches, no old/woody plants. | | | | | | |
| N.V.S.-30 deg | Narrow upright vase shape 30 degrees or less spread in branch/trunk structure | | | | | | |
| N.V.S.-45 deg | Narrow upright vase shape 45 degrees or less spread in branch/trunk structure | | | | | | |
| No. Whorl. Br. | No closely spaced whorled branches. Select even symmetrical branch distribution. | | | | | | |
| Match | Matched size, form, caliper, branching and cultivar. Select from one lot, one grower, for guaranteed consistency through life of plants. | | | | | | |
| | In general plants within a group or area are to be matched, unless noted otherwise. | | | | | | |
| T.F. | Tree Form | | | | | | |
| S.F. | Shrub Form | | | | | | |
| N.F. | Narrow upright Form | | | | | | |
| B.R. | Bare Root | | | | | | |
| B & B | Balled and Burlap | | | | | | |
| Multi. St. | Multi stemmed | | | | | | |
| Flat | Rooted cuttings from flats at on center distance specified in list. See groundcover/shrub o.c. planting detail for layout. | | | | | | |
| Cal. | Caliper | | | | | | |
| EV. | Evergreen | | | | | | |
| G.C. | Gallon Can | | | | | | |
| N.C.N. | No Common Name | | | | | | |
| Trail F. | Select trailing Forms for prostrate growth | | | | | | |
| Veg. Gr. | Vegetative Grown | | | | | | |
| Hed. F. | Hedge Form (clipped) | | | | | | |
| Stem up. | Stem up to expose trunk and lower branch pattern | | | | | | |
| o.c. | On center | | | | | | |
| N. Drp. Br. | No long heavy drooping branches | | | | | | |

HARRIS ROAD CONDOMINIUMS

477 Harris Road
Hayward, CA
94544

Taniguchi Landscape Architecture

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

| ISSUE: | DESCRIPTION: | DATE: |
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| 1 | PLANNING SUBMITTAL | 01/17/20 |
| 2 | PLANNING RESUBMITTAL | 05/26/21 |
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| 4 | PLANNING RESUBMITTAL | 04/07/23 |

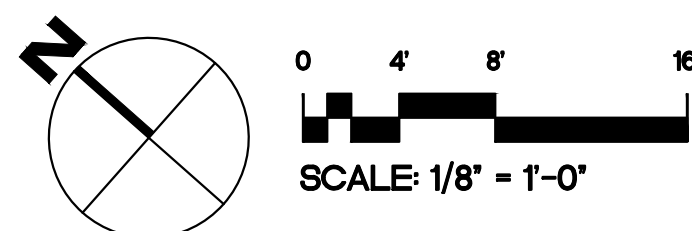
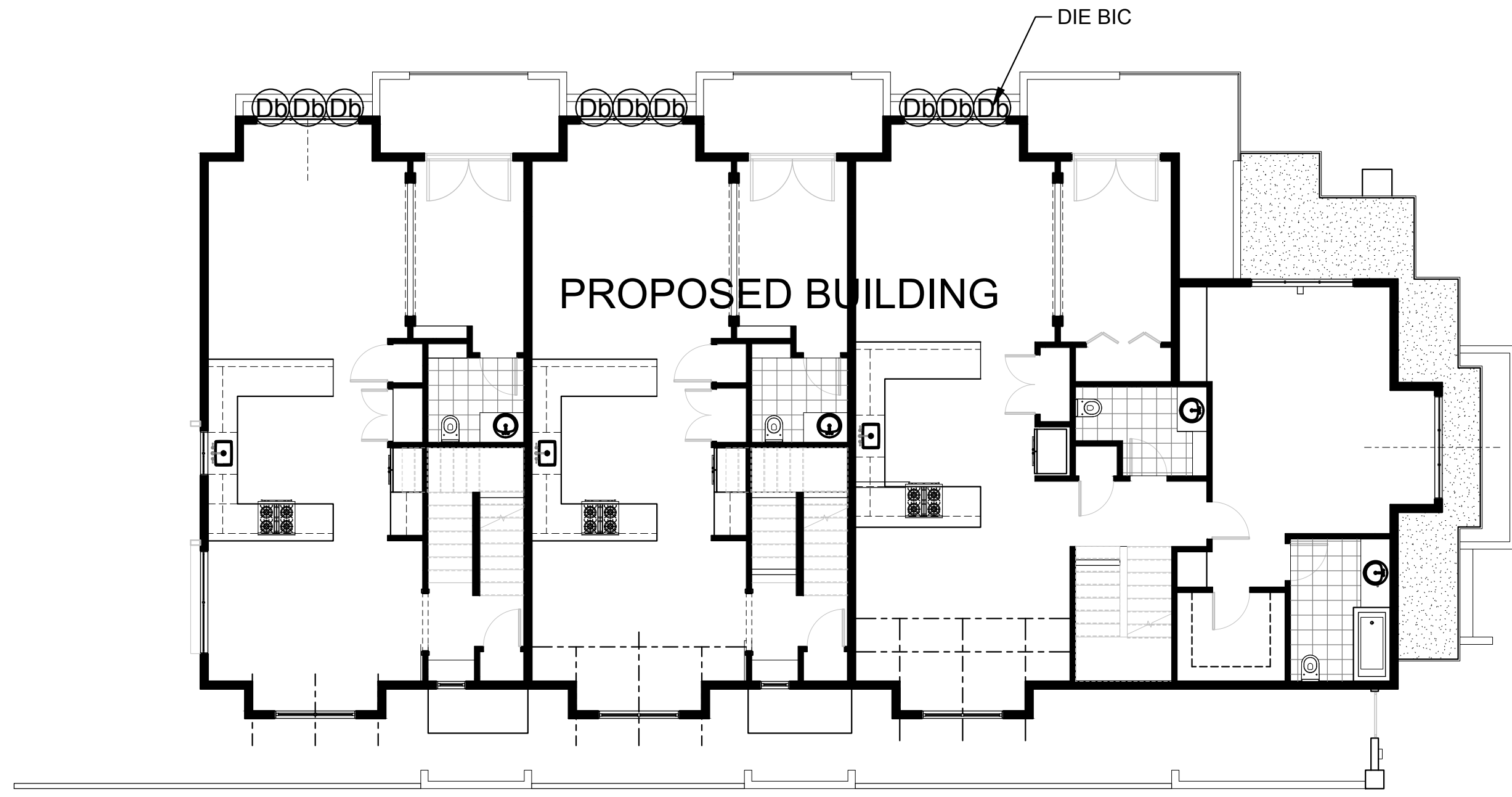
PROGRESS
11/27/2024

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| SCALE: | AS NOTED |
| PROJECT NUMBER: | TLA# 19023.000 |

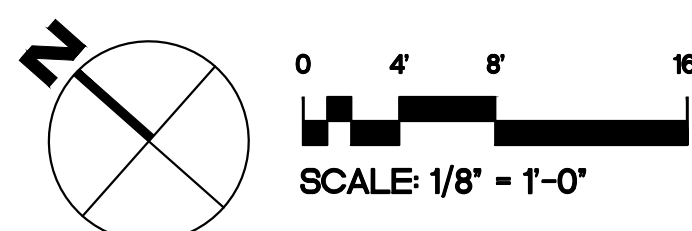
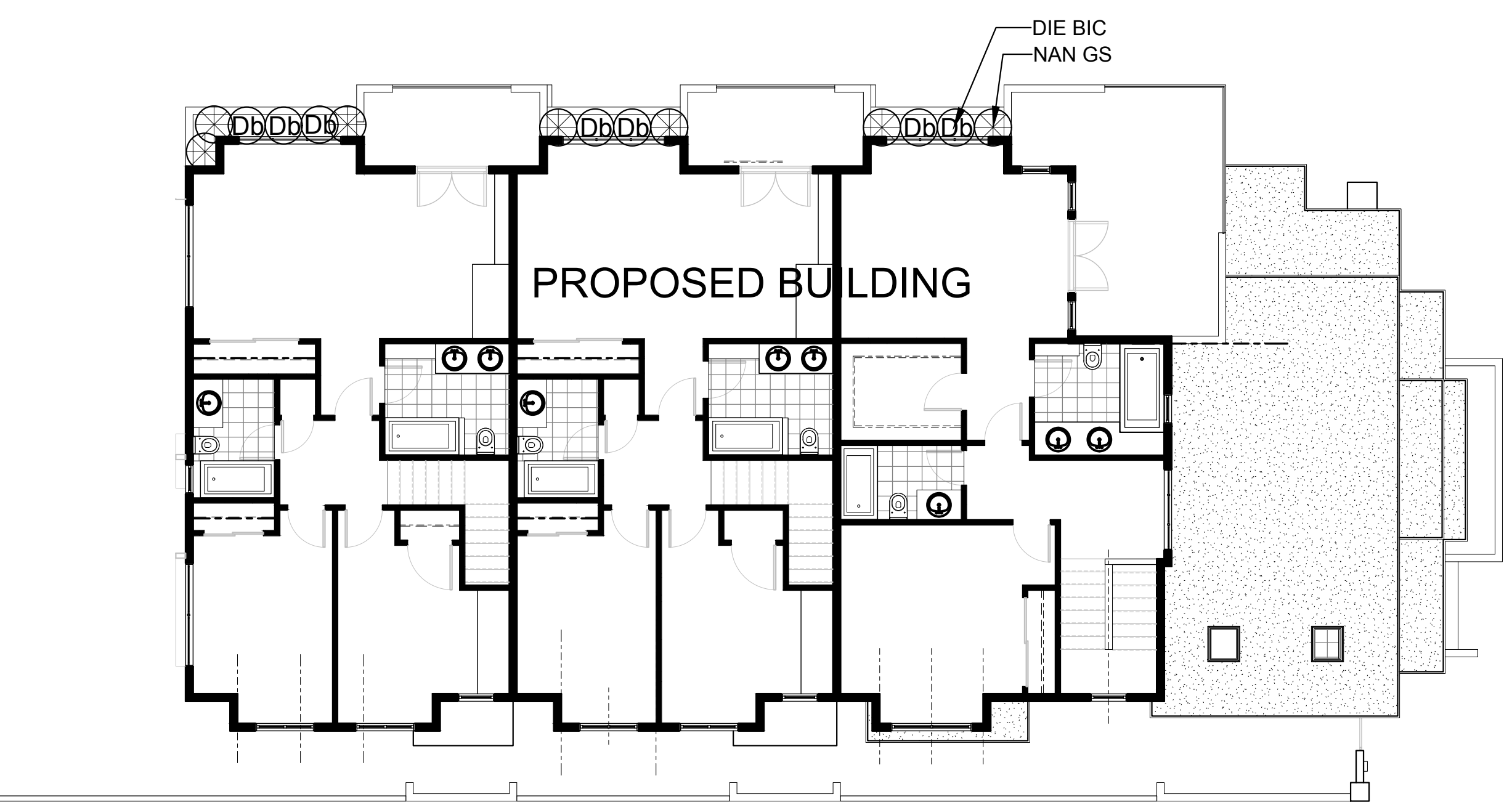
SHEET TITLE
**SCHEMATIC
LANDSCAPE
PLAN:
FIRST FLOOR**

SHEET NO.

L-1A



PLAN: SECOND FLOOR



PLAN: THIRD FLOOR

PROGRESS
11/26/2024

HARRIS ROAD
CONDOMINIUMS

477 Harris Road
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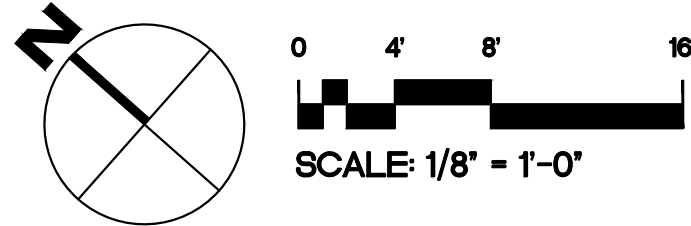
PROGRESS
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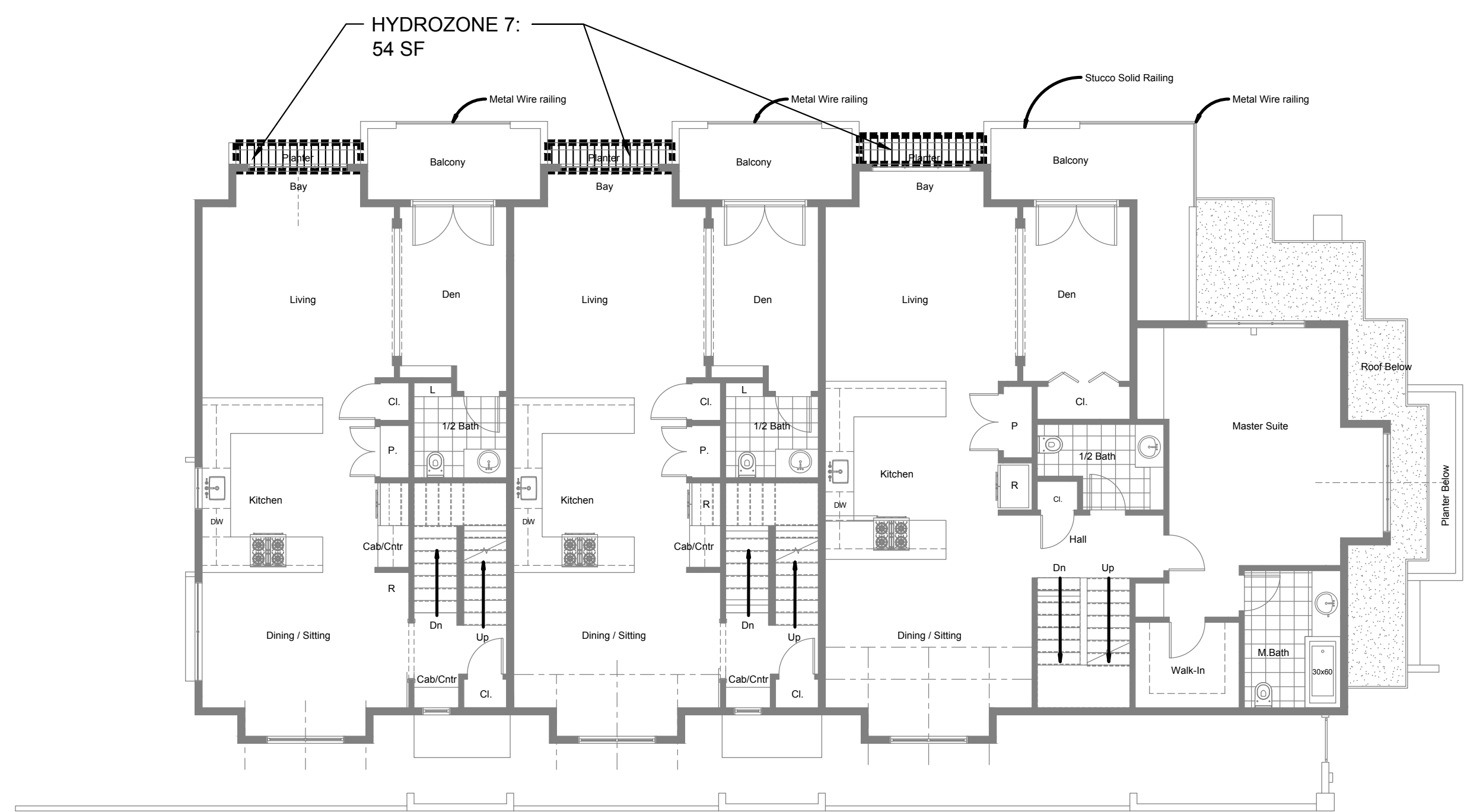
SCALE: AS NOTED
PROJECT NUMBER: TLA#: 19023.000

SHEET TITLE
SCHEMATIC
LANDSCAPE
PLAN:
SECOND AND
THIRD FLOORS

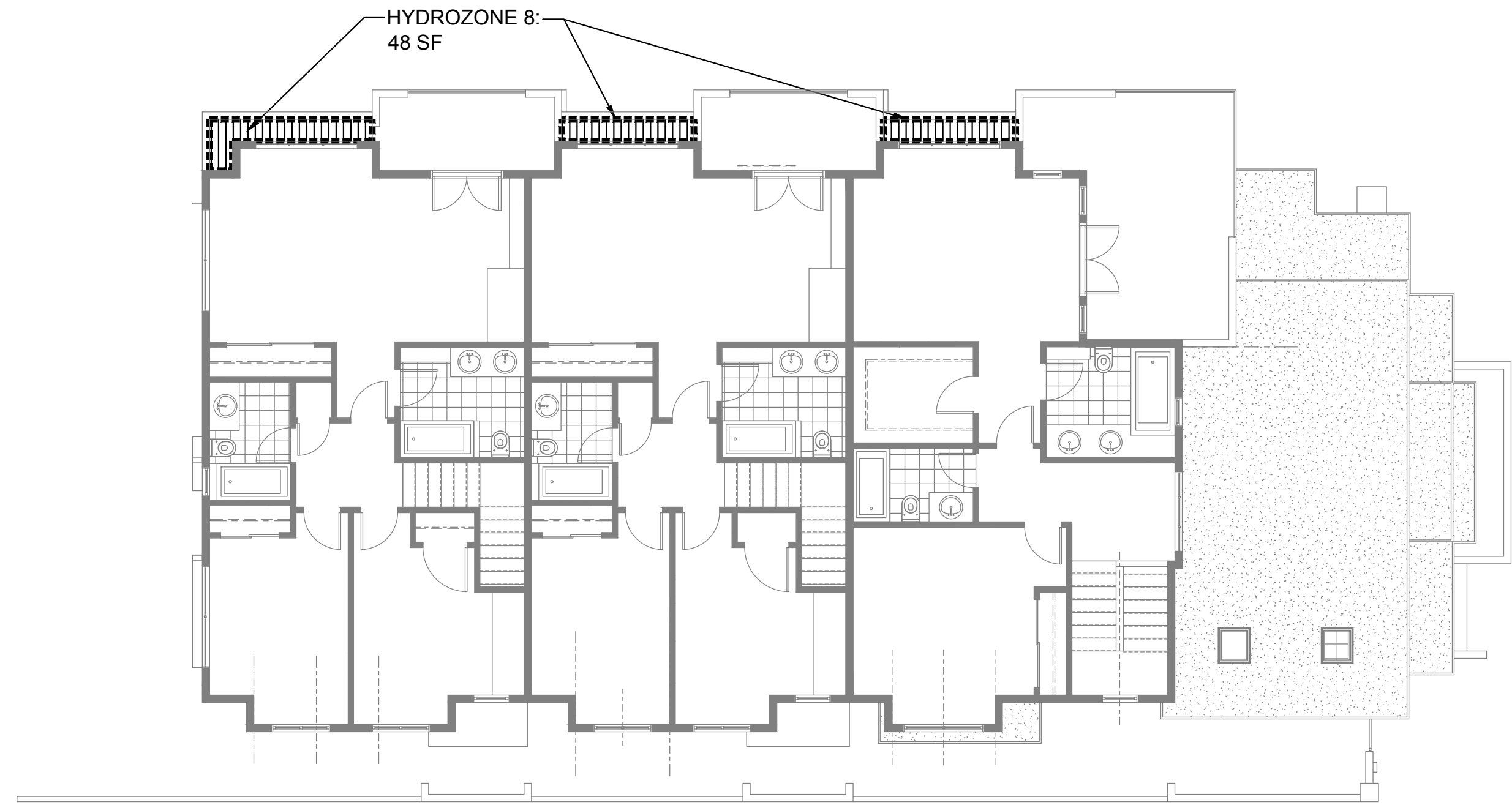
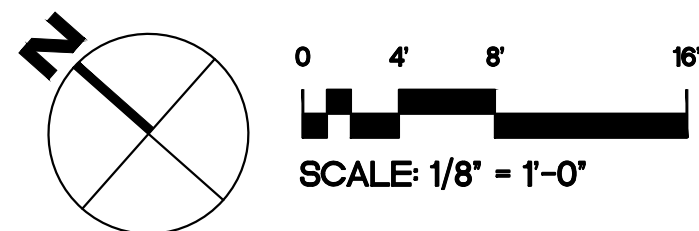
SHEET NO.

L-1B

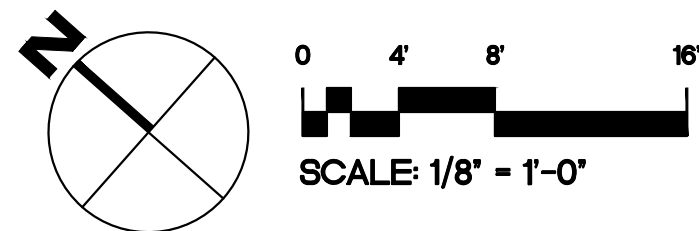




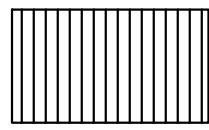
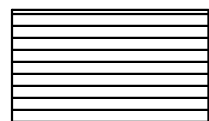
PLAN: SECOND FLOOR



PLAN: THIRD FLOOR



HYDROZONE LEGEND

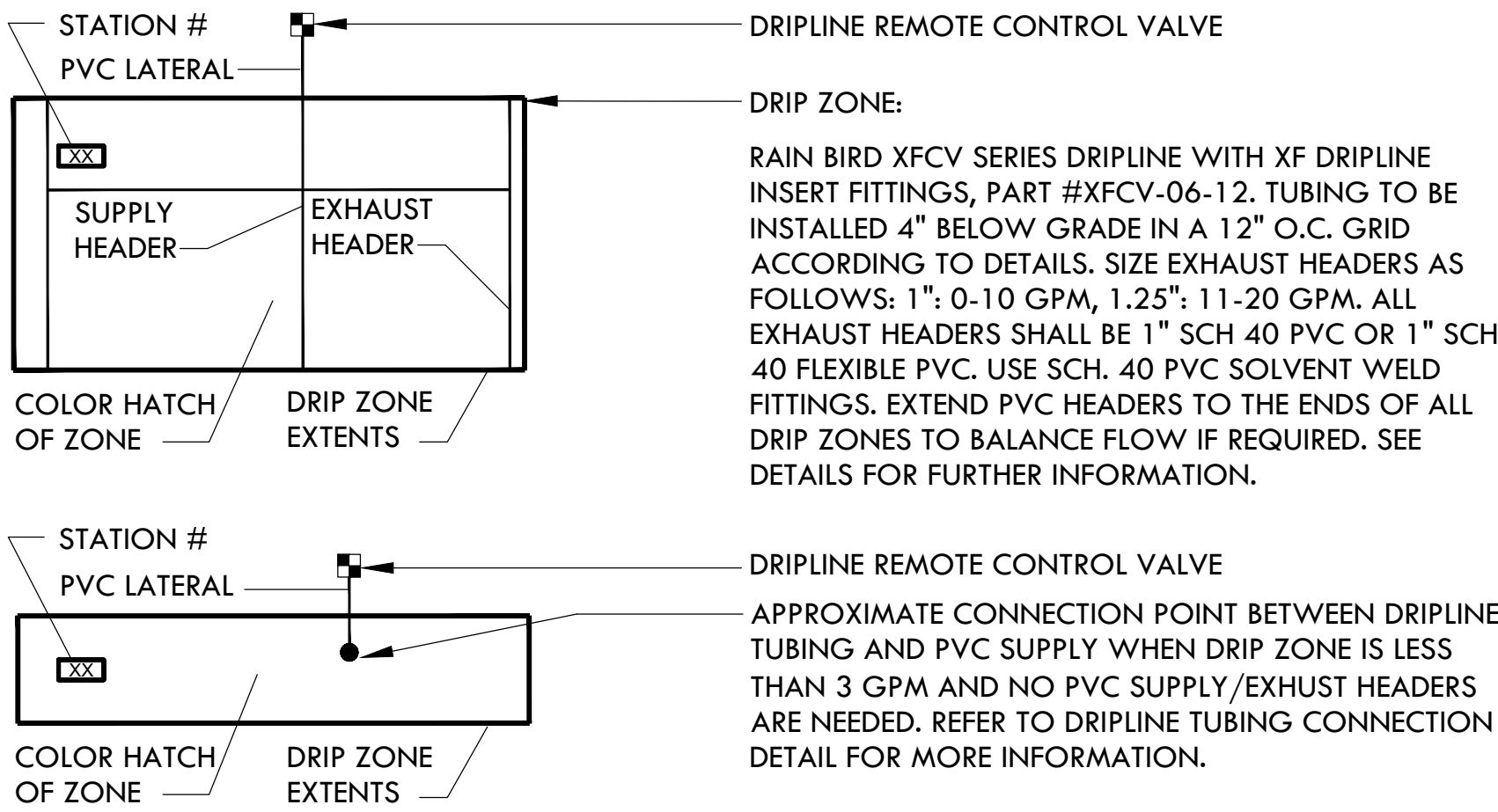
-  LOW WATER USE: 1762 SF
(SUBSURFACE DRIP AND/OR DRIP EMITTERS)
-  MEDIUM WATER USE: 0 SF
(SUBSURFACE DRIP AND/OR DRIP EMITTERS)

NOTES:

1. I HAVE COMPLIED WITH THE CRITERIA OF THE WATER CONSERVATION IN LANDSCAPING ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE AND IRRIGATION DESIGN PLAN.
2. SEE SHEET L-3B FOR IRRIGATION NOTES AND PERFORMANCE SPECIFICATIONS.

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

| SYMBOL | MODEL NUMBER | DESCRIPTION | NOZZLE GPM | OPERATING PSI | OPERATING RADIUS (FEET) |
|--------|-----------------------|--|------------|---------------|-------------------------|
| ■ | 1401/RWS-B-C-1401 | RAIN BIRD BUBBLER ON-GRADE AT TREE AND A ROOT WATERING SYSTEM | 0.25 | 30 | TRICKLE |
| ●+ | WLT-0500-T | NDS SCH 40 BALL VALVE OR APPROVED EQUAL | | | |
| □ | OPERIND | RAIN BIRD DRIP ZONE INDICATOR | | | |
| ⊕ | PEB SERIES | RAIN BIRD REMOTE CONTROL VALVE | | | |
| ⊕ | XCZ-100-PRB-LC | RAIN BIRD REMOTE CONTROL VALVE DRIP ZONE KIT (3-20GPM) | | | |
| ◆ | 33-DRC | RAIN BIRD 3/4" TWO-PIECE QUICK COUPLING VALVE (YELLOW LOCKING RUBBER COVER) | | | |
| ✕ | T-FP600A-LF-1" | NIBCO 1" BRASS BALL VALVE | | | |
| SM | M70-100LNSX-HL | BADGER RECORDALL 1" WATER METER | | | |
| ✕ | 975XL2SEU-1.5"/PBB-30 | WILKINS REDUCED PRESSURE BACKFLOW ASSEMBLY WITH FREEZE BLANKET (PER CITY OF HAYWARD DETAIL). | | | |
| ⊕ | 3100100 | SUPERIOR MASTER VALVE-1" (NORMALLY OPEN) | | | |
| FS | HC-100-FLOW | HUNTER 1" FLOW METER (0.3-30 GPM) | | | |
| ⬡ | PHC-2400 | HUNTER PRO-HC. HYDRAWISE CONTROLLER IN A PLASTIC WALL MOUNTED ENCLOSURE. | | | |
| — | HC-PLAN-ENTHUSIAST | HUNTER HYDRAWISE SOFTWARE | | | |
| R | WR-CLIK | WIRELESS RAIN-CLIK SENSOR AND RECIEVER. | | | |
| ⬡ | | CONTROLLER AND STATION NUMBER | | | |
| ⬡ | | FLOW (GPM) | | | |
| ⬡ | | REMOTE CONTROL VALVE SIZE (IN INCHES) | | | |
| ⬡ | | ASSOCIATED REMOTE CONTROL VALVE | | | |
| ⬡ | | CONTROLLER AND STATION NUMBER | | | |
| ⬡ | | AREA (SQ. FT.) | | | |
| ⬡ | | FLOW (GPM) | | | |
| ⬡ | | REMOTE CONTROL VALVE SIZE (IN INCHES) | | | |
| ⬡ | | ASSOCIATED REMOTE CONTROL VALVE | | | |
| — | | MAIN LINE: 1.5" AND SMALLER: 1 1/2"-SCHEDULE 40 PVC PLASTIC PIPE WITH SCHEDULE 40 PVC SOLVENT WELD FITTINGS. 18" COVER. | | | |
| — | | LATERAL LINE: 3/4" AND LARGER: 1 1/2"-SCHEDULE 40 PVC PLASTIC PIPE WITH SCHEDULE 40 PVC SOLVENT WELD FITTINGS. 12" COVER. | | | |
| — | | DRIPLINE LATERAL LINE: 3/4" AND LARGER: 1 1/2"-SCHEDULE 40 PVC PLASTIC PIPE WITH SCHEDULE 40 PVC SOLVENT WELD FITTINGS. 12" COVER. | | | |
| — | | SLEEVING: SCHEDULE 40 PVC PLASTIC PIPE. COVER TO BE AS INDICATED IN SPECIFICATIONS OR AS INDICATED ABOVE FOR PIPE DEPTH OF COVER. | | | |



PROGRESS
11/26/2024

HARRIS ROAD
CONDOMINIUMS

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v 650.638.9985 | f 650.638.9986
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PROGRESS
11/27/2024

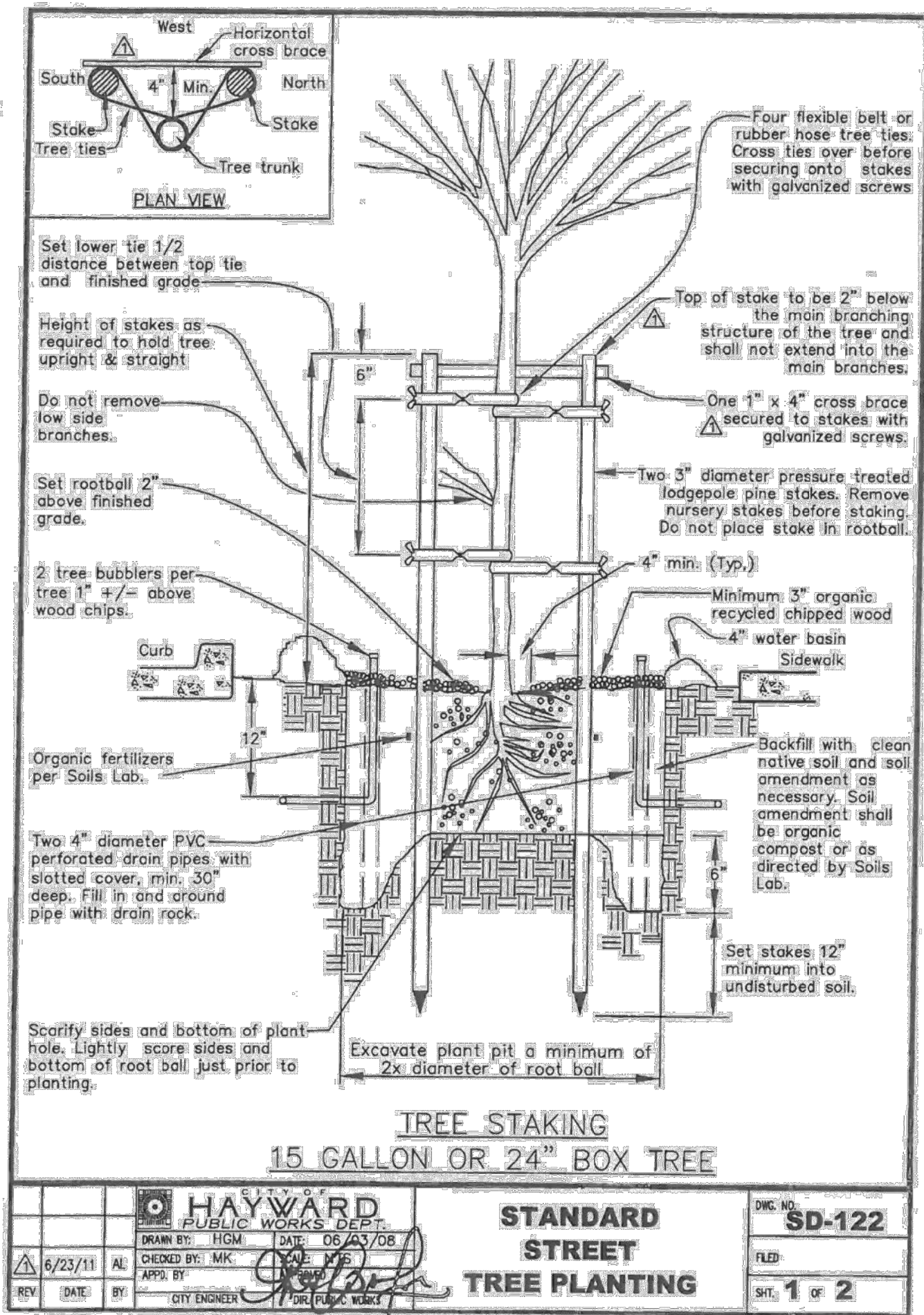
SCALE: AS NOTED
PROJECT NUMBER: TLA# 19023.000

SHEET TITLE
IRRIGATION
HYDROZONE
PLAN:
SECOND AND
THIRD FLOORS

SHEET NO.

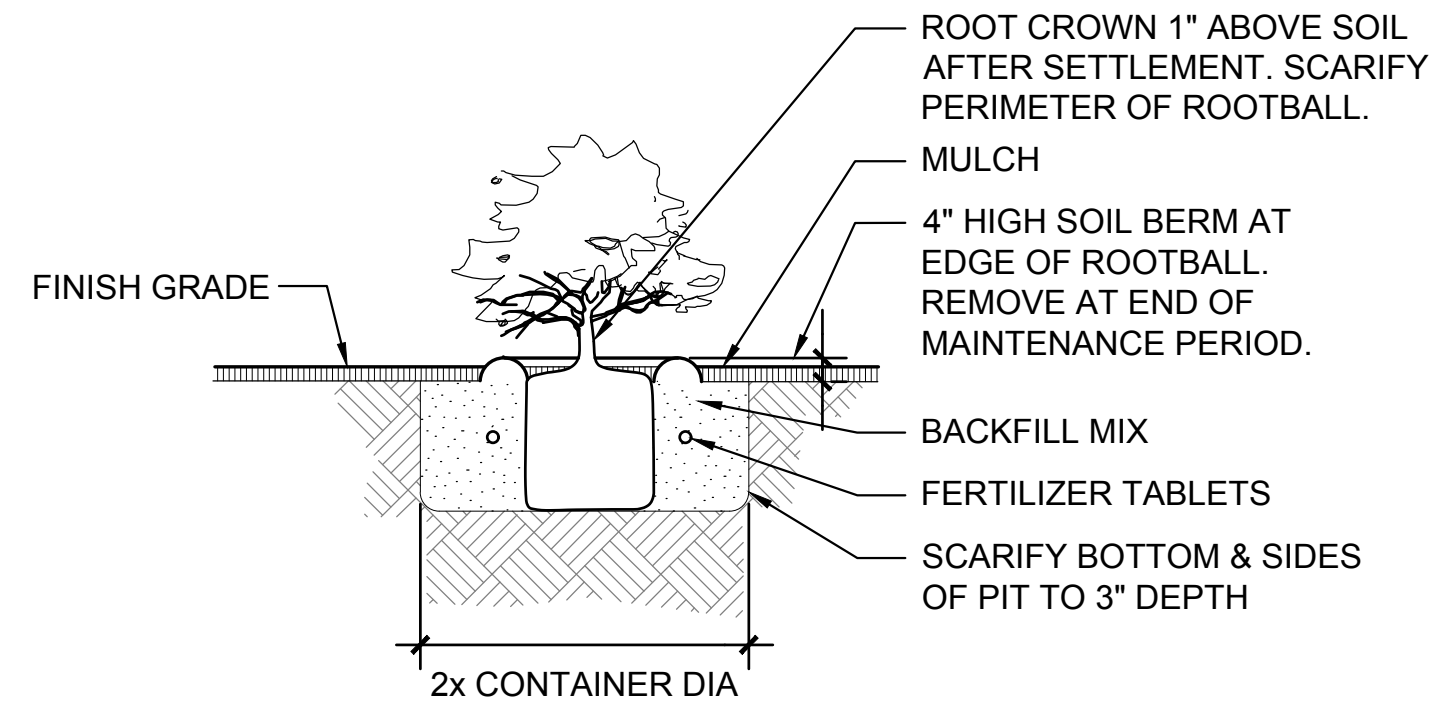
L-2B

| | | |
|--|--|--|
| IRRIGATION NOTES AND PERFORMANCE SPECIFICATIONS | | HARRIS ROAD CONDOMINIUMS |
| <div><div><div>1. THESE IRRIGATION DRAWINGS ARE DIAGRAMMATIC AND INDICATIVE OF THE WORK TO BE INSTALLED. ALL PIPING, VALVES, AND OTHER IRRIGATION COMPONENTS MAY BE SHOWN WITHIN PAVED AREAS FOR GRAPHIC CLARITY ONLY AND ARE TO BE INSTALLED WITHIN PLANTING AREAS. DUE TO THE SCALE OF THE DRAWINGS, IT IS NOT POSSIBLE TO INDICATE ALL OFFSETS, FITTINGS, SLEEVES, CONDUIT, AND OTHER ITEMS WHICH MAY BE REQUIRED. INVESTIGATE THE STRUCTURAL AND FINISHED CONDITION AFFECTING THE CONTRACT WORK INCLUDING OBSTRUCTIONS, GRADE DIFFERENCES OR AREA DIMENSIONAL DIFFERENCES. IN THE EVENT OF FIELD DISCREPANCY WITH CONTRACT DOCUMENTS, PLAN THE INSTALLATION WORK ACCORDINGLY BY NOTIFICATION AND APPROVAL OF THE OWNER'S AUTHORIZED REPRESENTATIVE AND ACCORDING TO THE CONTRACT SPECIFICATIONS. NOTIFY AND COORDINATE IRRIGATION CONTRACT WORK WITH APPLICABLE CONTRACTORS FOR THE LOCATION AND INSTALLATION OF PIPE, CONDUIT OR SLEEVES THROUGH OR UNDER WALLS, ROADWAYS, PAVING AND STRUCTURES BEFORE CONSTRUCTION. IN THE EVENT THESE NOTIFICATIONS ARE NOT PERFORMED, THE CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR REQUIRED REVISIONS.</div><div>2. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES, STANDARDS, AND REGULATIONS. ALL WORK AND MATERIALS SHALL BE IN FULL ACCORDANCE WITH THE LATEST RULES AND REGULATIONS OF THE NATIONAL ELECTRIC CODE; THE UNIFORM PLUMBING CODE, PUBLISHED BY THE WESTERN PLUMBING OFFICIALS ASSOCIATION; AND OTHER STATE OR LOCAL LAWS OR REGULATIONS. NOTHING IN THESE DRAWINGS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES OR REGULATIONS. THE CONTRACTOR SHALL FURNISH WITHOUT ANY EXTRA CHARGE, ANY ADDITIONAL MATERIAL AND LABOR WHEN REQUIRED BY THE COMPLIANCE WITH THESE CODES AND REGULATIONS.</div><div>3. THE CONTRACTOR SHALL COORDINATE INSTALLATION OF IRRIGATION SYSTEM WITH LAYOUT AND INSTALLATION OF THE PLANT MATERIALS TO INSURE THAT THERE WILL BE COMPLETE AND UNIFORM IRRIGATION COVERAGE OF PLANTING IN ACCORDANCE WITH THESE DRAWINGS, AND CONTRACT DOCUMENTS. THE IRRIGATION LAYOUT SHALL BE CHECKED BY THE CONTRACTOR AND OVNWER'S AUTHORIZED REPRESENTATIVE PRIOR TO CONSTRUCTION TO DETERMINE IF ANY CHANGES, DELETIONS, OR ADDITIONS ARE REQUIRED. IRRIGATION SYSTEM SHALL BE INSTALLED AND TESTED PRIOR TO INSTALLATION OF PLANT MATERIAL.</div><div>4. THE INTENT OF THIS IRRIGATION SYSTEM IS TO PROVIDE THE MINIMUM AMOUNT OF WATER REQUIRED TO SUSTAIN GOOD PLANT HEALTH.</div><div>5. IT IS THE RESPONSIBILITY OF THE MAINTENANCE CONTRACTOR AND/OR OWNER TO PROGRAM THE IRRIGATION CONTROLLER(S) TO PROVIDE THE MINIMUM AMOUNT OF WATER NEEDED TO SUSTAIN GOOD PLANT HEALTH. THIS INCLUDES MAKING ADJUSTMENTS TO THE PROGRAM FOR SEASONAL WEATHER CHANGES, PLANT MATERIAL, WATER REQUIREMENTS, MOUNDS, SLOPES, SUN, SHADE AND WIND EXPOSURE.</div><div>6. IT IS THE RESPONSIBILITY OF A LICENSED ELECTRICAL CONTRACTOR TO PROVIDE 120 VOLT A.C. (2.5 AMP DEMAND PER CONTROLLER) ELECTRICAL SERVICE TO THE CONTROLLER LOCATION(S). IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO COORDINATE THE ELECTRICAL SERVICE STUB-OUT TO THE CONTROLLER(S). PROVIDE PROPER GROUNDING PER CONTROLLER MANUFACTURER'S INSTRUCTIONS AND IN ACCORDANCE WITH LOCAL CODES.</div><div>7. SCHEDULE A MEETING WHICH INCLUDES REPRESENTATIVES OF THE IRRIGATION CONTROLLER MANUFACTURER, THE MAINTENANCE CONTRACTOR, THE OWNER AND THE IRRIGATION CONTRACTOR AT THE SITE FOR INSTRUCTION ON THE PROPER PROGRAMMING AND OPERATION OF THE IRRIGATION CONTROLLER.</div><div>8. INSTALL 3" DETECTABLE TAPE ABOVE ALL PRESSURIZED MAIN LINES AS DETAILED. USE CHRISTY MODEL #TA-DT-3-BIRR FOR POTABLE IRRIGATION SYSTEMS.</div><div>9. PROVIDE EACH IRRIGATION CONTROLLER WITH ITS OWN INDEPENDENT LOW VOLTAGE COMMON GROUND WIRE.</div><div>10. IRRIGATION CONTROL WIRES: SOLID COPPER WITH U.L. APPROVAL FOR DIRECT BURIAL IN GROUND. COMMON GROUND WIRE: SIZE #12-1 WIRE WITH A WHITE INSULATING JACKET. CONTROL WIRE SERVICING REMOTE CONTROL VALVES: SIZE #14-1 WIRE WITH INSULATING JACKET OF COLOR OTHER THAN WHITE. SPLICES SHALL BE MADE WITH 3M-DBY SEAL PACKS OR APPROVED EQUAL.</div><div>11. INSTALL TWO SPARE CONTROL WIRES OF A DIFFERENT COLOR ALONG THE ENTIRE MAIN LINE. LOOP 36" EXCESS WIRE INTO EACH SINGLE VALVE BOX AND INTO ONE VALVE BOX IN EACH GROUP OF VALVES.</div><div>12. SPLICING OF LOW VOLTAGE WIRES IS PERMITTED IN VALVE BOXES ONLY. LEAVE A 36" LONG, 1" DIAMETER COIL OF EXCESS WIRE AT EACH SPLICE AND A 36" LONG EXPANSION LOOP EVERY 100 FEET ALONG WIRE RUN. TAPE WIRES TOGETHER EVERY TEN FEET. DO</div></div><div><div>NOT TAPE WIRES TOGETHER WHERE CONTAINED WITHIN SLEEVING OR CONDUIT.</div><div>13. INSTALL BLACK PLASTIC VALVE BOXES WITH BOLT DOWN, NON HINGED COVER MARKED "IRRIGATION CONTROL VALVE". BOX BODY SHALL HAVE KNOCK OUTS. ACCEPTABLE VALVE BOX MANUFACTURER'S INCLUDE NDS, CARSON OR APPROVED EQUAL.</div><div>14. INSTALL REMOTE CONTROL VALVE BOXES 12" FROM WALK, CURB, BUILDING OR LANDSCAPE FEATURE. AT MULTIPLE VALVE BOX GROUPS, INSTALL EACH BOX AN EQUAL DISTANCE FROM THE WALK, CURB, BUILDING OR LANDSCAPE FEATURE AND PROVIDE 12" BETWEEN BOX TOPS. ALIGN THE SHORT SIDE OF RECTANGULAR VALVE BOXES PARALLEL TO WALK, CURB, BUILDING OR LANDSCAPE FEATURE.</div><div>15. VALVE LOCATIONS SHOWN ARE DIAGRAMMATIC. INSTALL IN GROUND COVER/SHRUB AREAS.</div><div>16. THE CONTRACTOR SHALL LABEL CONTROL LINE WIRE AT EACH REMOTE CONTROL VALVE WITH A 2 1/4" X 2 3/4" POLYURETHANE I.D. TAG, INDICATING IDENTIFICATION NUMBER OF VALVE (CONTROLLER AND STATION NUMBER). ATTACH LABEL TO CONTROL WIRE. THE CONTRACTOR SHALL PERMANENTLY STAMP ALL VALVE BOX LIDS WITH APPROPRIATE IDENTIFICATION AS NOTED IN CONSTRUCTION DETAILS.</div><div>17. FLUSH AND ADJUST IRRIGATION OUTLETS AND NOZZLES FOR OPTIMUM PERFORMANCE AND TO PREVENT OVER SPRAY ONTO WALKS, ROADWAYS, AND/OR BUILDINGS. SELECT THE BEST DEGREE OF THE ARC AND RADIUS TO FIT THE EXISTING SITE CONDITIONS AND THROTTLE THE FLOW CONTROL AT EACH VALVE TO OBTAIN THE OPTIMUM OPERATING PRESSURE FOR EACH CONTROL ZONE.</div><div>18. LOCATE EMITTER OUTLETS ON UPHILL SIDE OF PLANT OR TREE.</div><div>19. LOCATE BUBBLERS ON UPHILL SIDE OF PLANT OR TREE.</div><div>20. INSTALL A HUNTER HCV SERIES, KBI CV SERIES, OR APPROVED EQUAL SPRING LOADED CHECK VALVE IN SPRINKLER RISER ASSEMBLIES WHERE LOW OUTLET DRAINAGE WILL CAUSE EROSION AND/OR EXCESS WATER.</div><div>21. NOTIFY LOCAL JURISDICTIONS FOR INSPECTION AND TESTING OF INSTALLED BACKFLOW PREVENTION DEVICE.</div><div>22. THE IRRIGATION SYSTEM DESIGN IS BASED ON THE MINIMUM OPERATING PRESSURE SHOWN ON THE IRRIGATION DRAWINGS. VERIFY WATER PRESSURE PRIOR TO CONSTRUCTION. REPORT ANY DIFFERENCE BETWEEN THE WATER PRESSURE INDICATED ON THE DRAWINGS AND THE ACTUAL PRESSURE READING AT THE IRRIGATION POINT OF CONNECTION TO THE OWNER'S AUTHORIZED REPRESENTATIVE.</div><div>23. PIPE SIZING SHOWN ON THE DRAWINGS IS TYPICAL. AS CHANGES IN LAYOUT OCCUR DURING STAKING AND CONSTRUCTION THE SIZE MAY NEED TO BE ADJUSTED ACCORDINGLY.</div><div>24. PIPE THREAD SEALANT COMPOUND SHALL BE RECTOR SEAL #5.</div><div>25. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR MINOR CHANGES IN THE IRRIGATION LAYOUT DUE TO OBSTRUCTIONS NOT SHOWN ON THE IRRIGATION DRAWINGS SUCH AS LIGHTS, FIRE HYDRANTS, SIGNS, ELECTRICAL ENCLOSURES, ETC.</div><div>26. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR CHANGES IN THE IRRIGATION LAYOUT AND VALVE ZONING DUE TO VARIATIONS IN THE EXISTING SITE CONDITIONS SUCH AS EXPOSURE FROM BUILDINGS, TRELLISES, TREES, ETC., AS WELL AS SLOPE AND SOIL CONDITIONS. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT AND IRRIGATION CONSULTANT OF THE PROPOSED CHANGES PRIOR TO INSTALLATION FOR APPROVAL.</div><div>27. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ADJUSTING THE IRRIGATION SYSTEM DESIGN IF THE PLANTING DESIGN CHANGES FROM THE ORIGINAL PLAN AND NEEDS TO ADAPT TO THE NEW PLANTING DESIGN. THE LANDSCAPE CONTRACTOR NEEDS TO NOTIFY THE LANDSCAPE ARCHITECT AND IRRIGATION CONSULTANT OF PROPOSED CHANGES PRIOR TO INSTALLATION FOR APPROVAL.</div><div>28. CONTRACTOR SHALL BE RESPONSIBLE FOR SUPPLEMENTAL HAND WATERING OF ALL PLANT MATERIAL WITHIN DRIPLINE AREAS UNTIL THE PLANTS ARE SUFFICIENTLY ESTABLISHED.</div><div>29. VERIFY LOCATIONS OF ALL IRRIGATION COMPONENTS INSTALLED WITHIN A VALVE BOX WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. DO NOT INSTALL UNTIL LANDSCAPE ARCHITECT PROVIDES ACCEPTABLE LOCATIONS.</div></div><div>PROGRESS 11/26/2024</div></div> | | 477 Harris Road Hayward, CA 94544 |
| Taniguchi Landscape Architecture | | 1013 South Claremont St., Ste 1 San Mateo, CA 94402 v 650.638.9985 f 650.638.9986 CLA #2942 |
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| SHEET TITLE | | |
| IRRIGATION NOTES AND SPECIFICATIONS | | |
| SHEET NO. | | |
| L-2C | | |



1 TREE PLANTING (HAYWARD STANDARD)

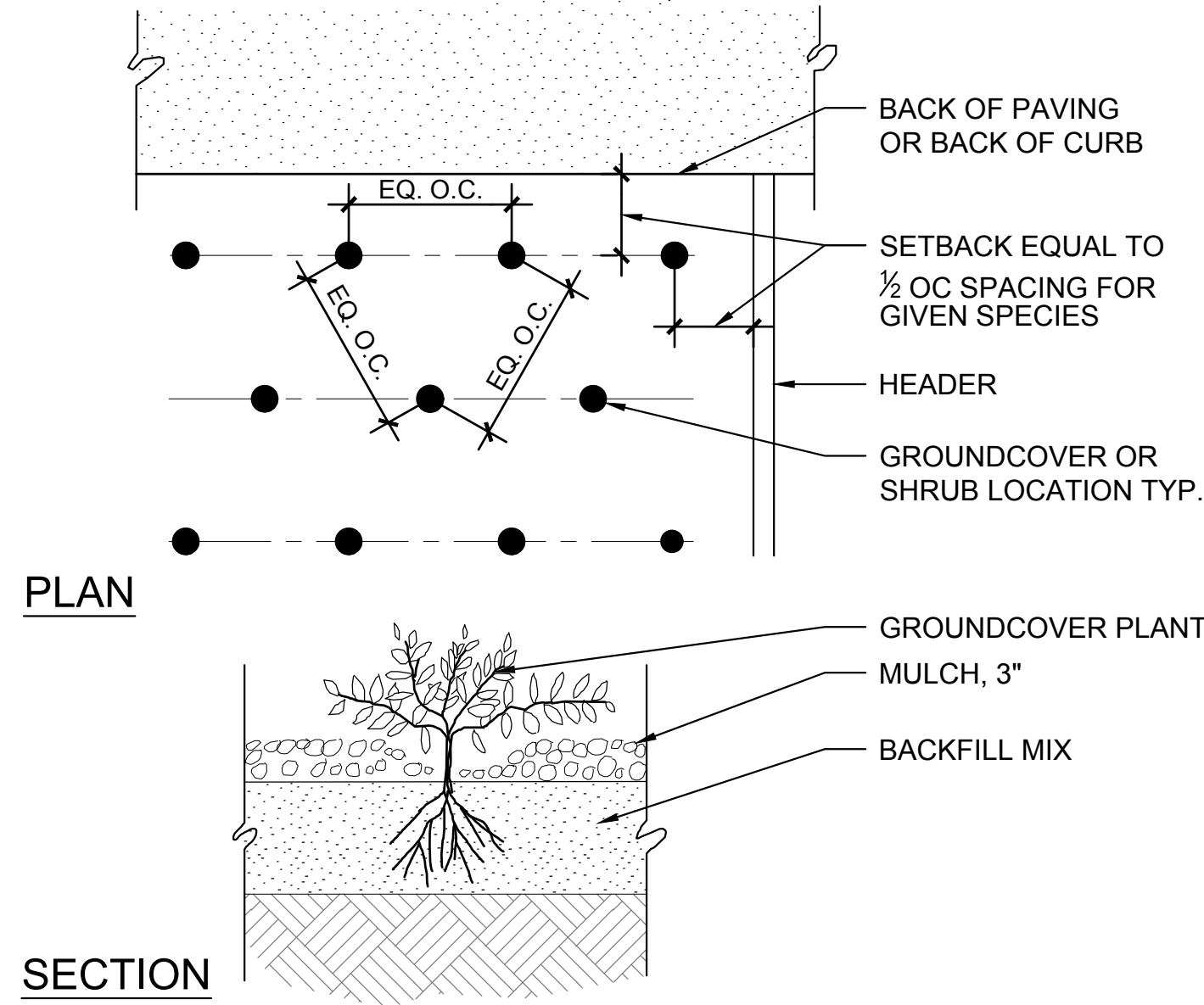
NOT TO SCALE



SECTION

2 SHRUB PLANTING

NOT TO SCALE

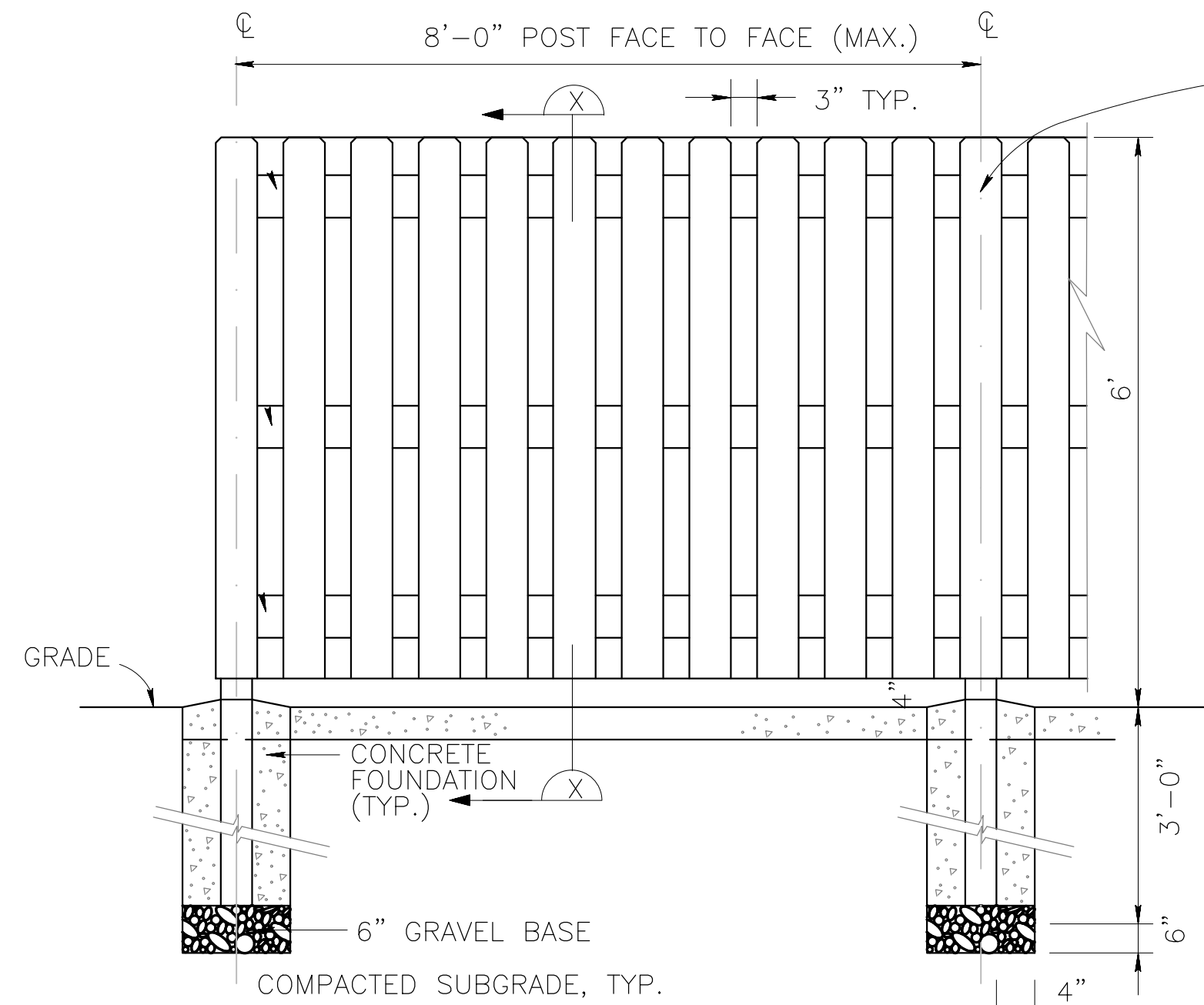


NOTES:

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

3 GROUND COVER/SHRUB PLANTING

NOT TO SCALE

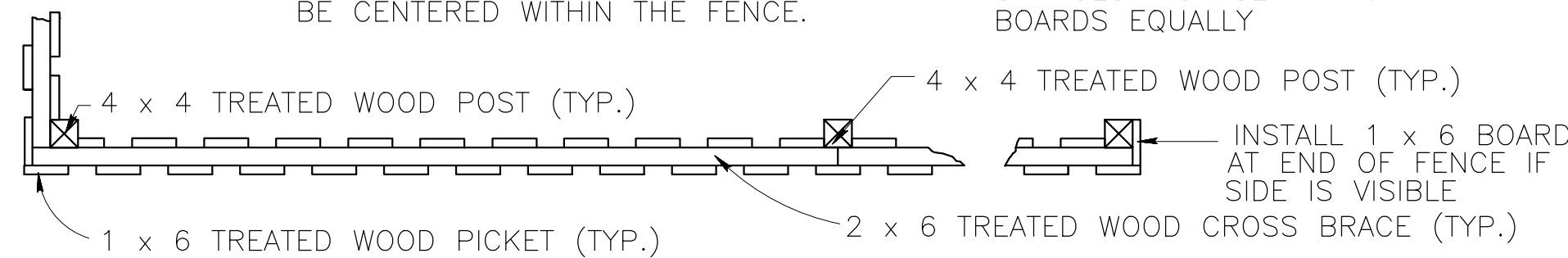


ELEVATION

THE TOP AND BOTTOM WOOD CROSS BRACES SHALL BE PLACED 6\"/>

INSTALL 1 x 6 BOARDS VERT., 2 x 6's MAY SLOPE OR BE HORIZ. TO ACCOUNT FOR GRADE CHANGES. SPACE 1 x 6 BOARDS EQUALLY

WOOD FENCE SECTION (X)



PLAN VIEW

4 WOOD FENCE (6 FOOT/4 FOOT)

NOT TO SCALE

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PROGRESS
11/27/2024

SCALE: AS NOTED
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SHEET TITLE
LANDSCAPE
DETAILS

SHEET NO.

L-3

PROGRESS
11/26/2024