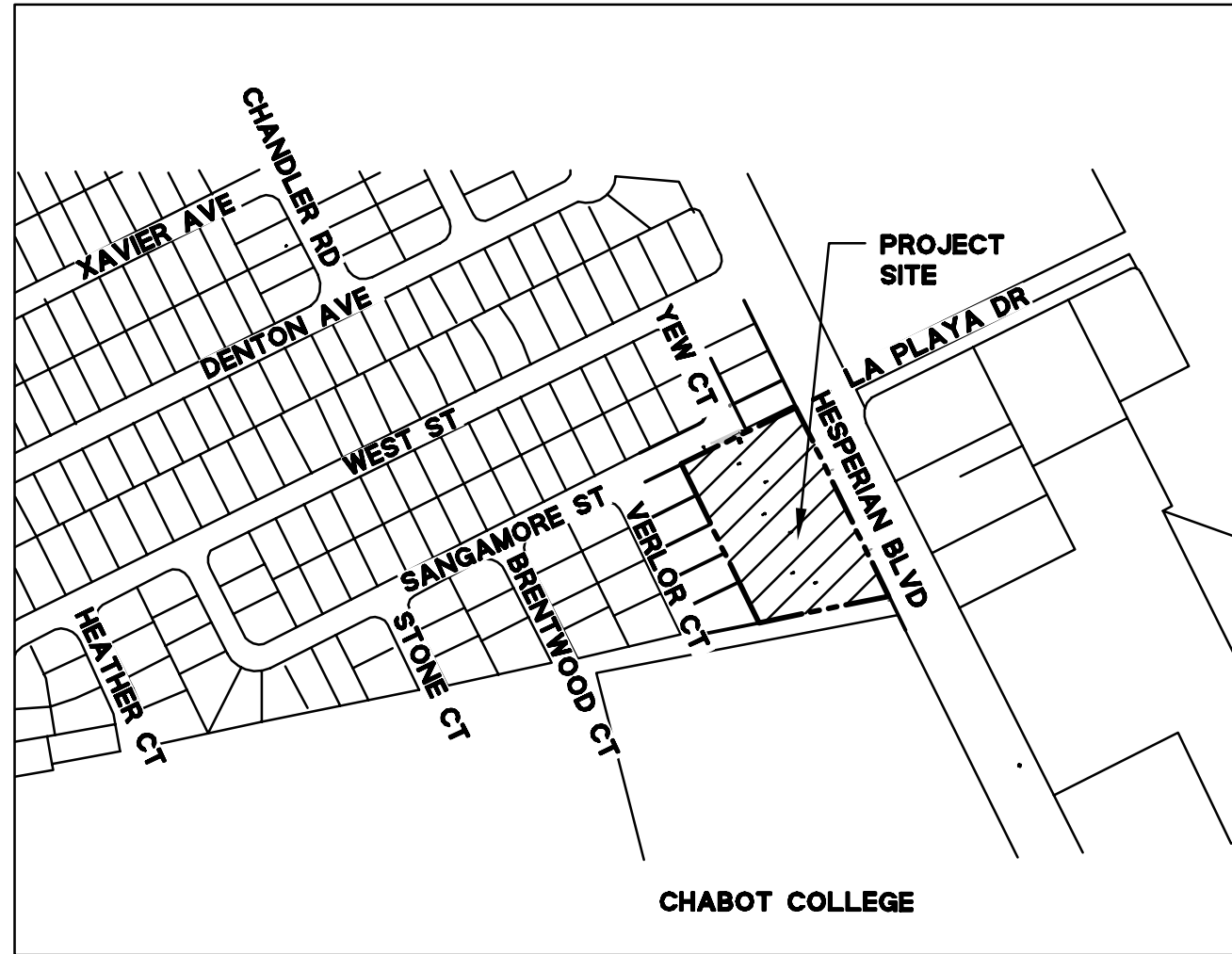


# 24765 HESPERIAN BOULEVARD

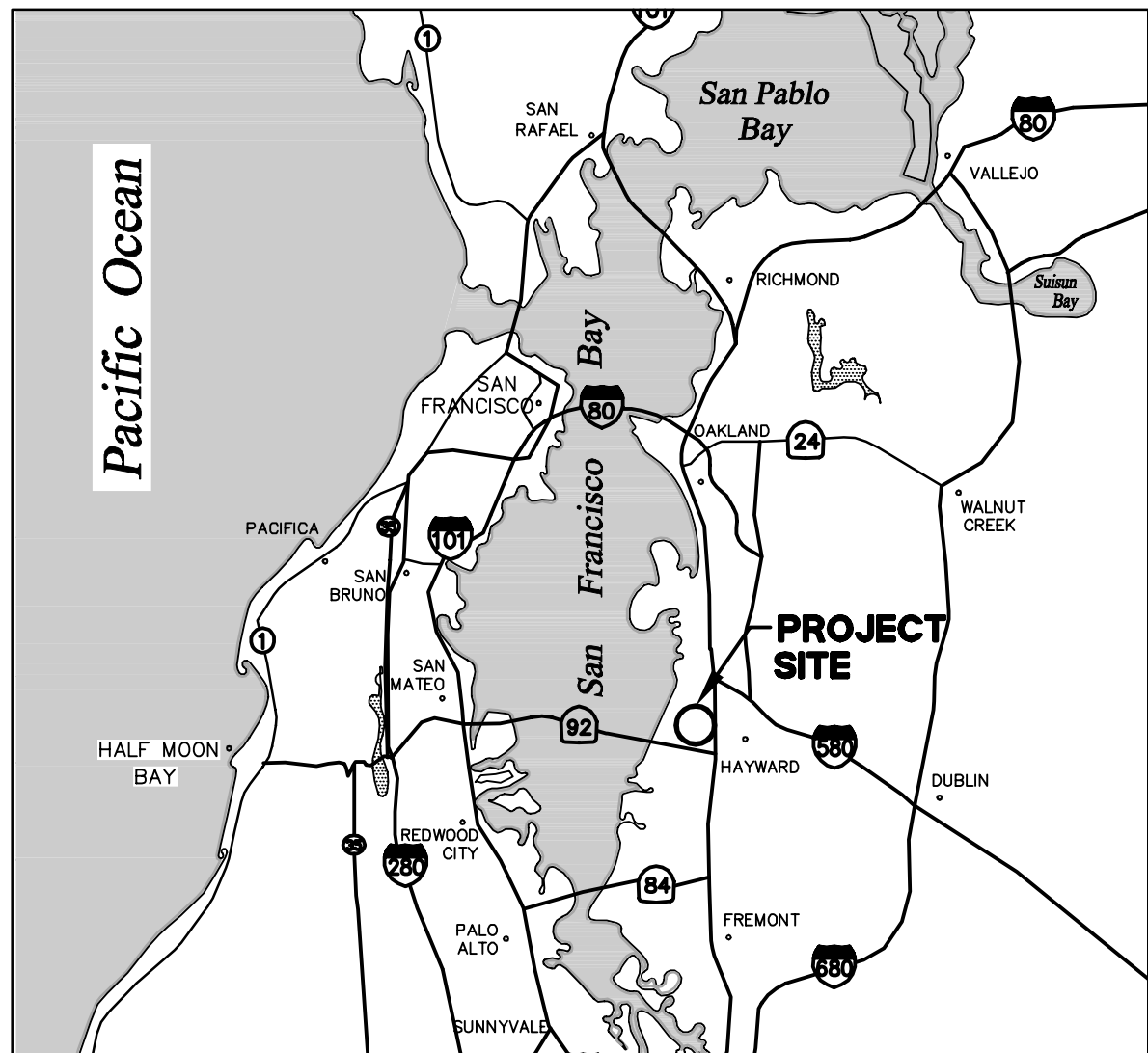
## VESTING TENTATIVE TRACT MAP #8359

CITY OF HAYWARD, ALAMEDA COUNTY, CALIFORNIA



VICINITY MAP

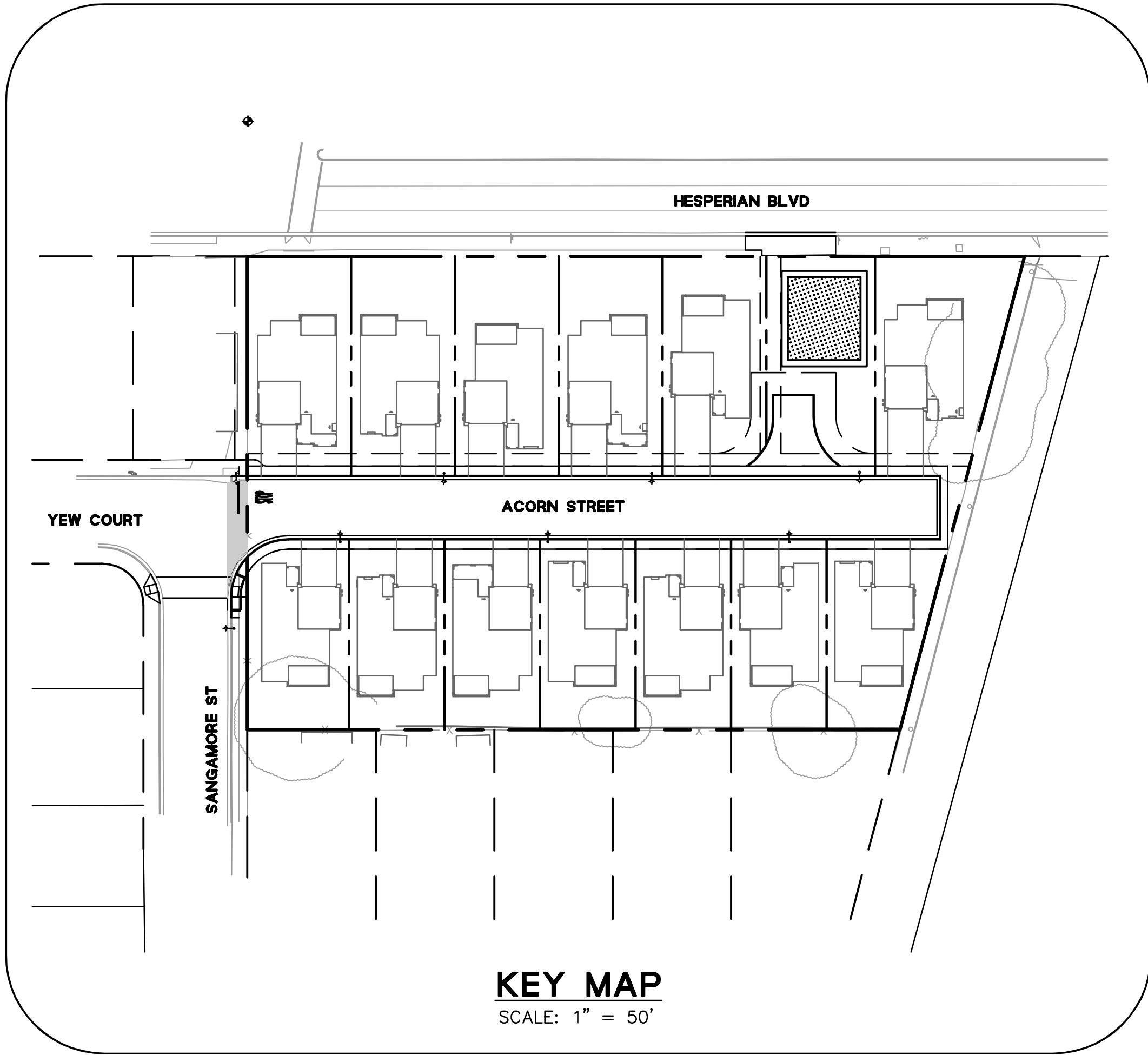
N.T.S.



LOCATION MAP

N.T.S.

| SHEET INDEX  |                                         |
|--------------|-----------------------------------------|
| SHEET NUMBER | SHEET TITLE                             |
| 1            | TITLE SHEET                             |
| 2            | EXISTING CONDITIONS AND DEMOLITION PLAN |
| 3            | PROPOSED LOT PLAN                       |
| 4            | PRELIMINARY SITE PLAN                   |
| 5            | PRELIMINARY GRADING PLAN                |
| 6            | PRELIMINARY UTILITY PLAN                |
| 7            | STORMWATER MANAGEMENT PLAN              |
| 8            | EROSION CONTROL PLAN                    |
| 8.1          | EROSION CONTROL DETAILS                 |
| 9            | DETAILS AND SECTIONS                    |
| 9.1          | DETAILS AND SECTIONS                    |
| 10           | POLLUTION PREVENTION                    |



KEY MAP

SCALE: 1" = 50'

### APPLICANT

JOHN TREBLE  
THREE CEDARS, LLC  
1201 HOWARD AVENUE, SUITE 206  
BURLINGAME, CA 94010  
(650) 454-7854

### LANDSCAPE ARCHITECT

KIRSTIN FLYNN  
BORRECCE/KILLIAN & ASSOCIATES  
1241 PINE STREET  
MARTINEZ, CA 94553  
(925) 372-5306

### BASIS OF BEARINGS

THE BEARING NORTH 63°52'02" EAST BETWEEN FOUND MONUMENTS ON THE MONUMENT LINE OF SANGAMORE STREET AS SHOWN ON THAT CERTAIN MAP ENTITLED "TRACT 1407, CITY OF HAYWARD" FILED IN BOOK 34 OF MAPS AT PAGE 68, ALAMEDA COUNTY RECORDS IS THE BASIS OF ALL BEARINGS SHOWN UPON THIS MAP

### OWNER'S STATEMENT

WE, THREE CEDARS, LLC, AGREE TO THE FILING OF SAID MAP AND AGREE TO COMPLY WITH THE PROVISIONS OF THE CITY OF HAYWARD SUBDIVISION ORDINANCE AND THE STATE MAP ACT AS THEY APPLY TO THE PROCESSING AND APPROVAL OF SAID MAP.

AS OWNER:  
THREE CEDARS, LLC

BY:

TITLE:

### CIVIL ENGINEER

MIKE O'CONNELL, PE  
BKF ENGINEERS  
150 CALIFORNIA STREET, SUITE 650  
SAN FRANCISCO, CA 94111  
(415) 930-7900

### ARCHITECT

BRIAN METCALF  
KTYG ARCHITECTURE + PLANNING  
580 SECOND STREET, SUITE 200  
OAKLAND, CA 94607  
(510) 463-2012

### BENCHMARK

CITY OF HAYWARD BENCHMARK 3" BRASS DISK WITH PUNCH IN MONUMENT CASING LOCATED AT THE INTERSECTION OF HESPERIAN BOULEVARD AND LA PLAYA DRIVE.  
ELEVATION = 42.880' (CITY OF HAYWARD DATUM)

### PURPOSE

TO SUBDIVIDE SUBJECT SITE INTO THIRTEEN RESIDENTIAL LOTS WITH OPEN SPACE.

### GEOTECHNICAL STATEMENT

A SOILS REPORT ON THIS PROPERTY HAS BEEN PREPARED BY: ENGEQ, ENTITLED GEOTECHNICAL EXPLORATION DATED JANUARY 11 2016, WHICH HAS BEEN FILED WITH THE CITY OF HAYWARD.

GEOTECHNICAL ENGINEER:  
ROBERT H. BOECHE

TITLE:

### ABBREVIATIONS

|      |                                   |        |                            |
|------|-----------------------------------|--------|----------------------------|
| Δ    | DELTA                             | L/C    | LANDSCAPE                  |
| AB   | AGGREGATE BASE                    | LF     | LINEAR FEET                |
| AC   | ASPHALT CONCRETE                  | LG     | LIP OF GUTTER              |
| AD   | AREA DRAIN                        | LID    | LOW IMPACT DEVELOPMENT     |
| B/W  | BACK OF WALK                      | LOW    | LIMIT OF WORK              |
| BFP  | BACKFLOW PREVENTER                | LT     | LIGHT                      |
| BLDG | BUILDING                          | N      | NORTH                      |
| BTM  | BOTTOM                            | OH     | OVERHEAD                   |
| C&G  | CURB AND GUTTER                   | P      | PAD                        |
| CB   | CATCH BASIN                       | PERF   | PERFORATED                 |
| CCP  | CONCRETE CYLINDER PIPE            | PG&E   | PACIFIC GAS & ELECTRIC     |
| CL   | CENTER LINE                       | PL     | PROPERTY LINE              |
| CONC | CONCRETE                          | PR     | PROPOSED                   |
| CTV  | CABLE TELEVISION                  | PVCJ   | POLYVINYL CHLORIDE         |
| DGDA | DOUBLE CHECK DETECTOR ASSEMBLY    | R      | RADIUS                     |
| DOC  | DOCUMENT                          | RCP    | REINFORCED CONCRETE PIPE   |
| DU   | DWELLING UNITS                    | S      | SOUTH                      |
| DW   | DOMESTIC WATER                    | S/W    | SIDEWALK                   |
| DWY  | DRIVEWAY                          | S.A.D. | SEE ARCHITECTURAL DRAWINGS |
| E    | EAST, ELECTRIC                    | SD     | STORM DRAIN                |
| EG   | EXISTING GROUND                   | SDAD   | STORM DRAIN AREA DRAIN     |
| ELEC | ELECTRIC                          | SDCO   | STORM DRAIN CLEANOUT       |
| ELEV | ELEVATION                         | SDDI   | STORM DRAIN DROP INLET     |
| EP   | EDGE OF PAVEMENT                  | SDMH   | STORM DRAIN MANHOLE        |
| ESMT | EASEMENT                          | S.L.P. | SEE LANDSCAPE PLANS        |
| EVA  | EMERGENCY VEHICLE ACCESS          | SQ     | SQUARE                     |
| EVAE | EMERGENCY VEHICLE ACCESS EASEMENT | SS     | SANITARY SEWER             |
| EX   | EXISTING                          | SSCO   | SANITARY SEWER CLEANOUT    |
| FC   | FACE OF CURB                      | SSMH   | SANITARY SEWER MANHOLE     |
| FDC  | FIRE DEPARTMENT CHECK             | ST     | STREET                     |
| FF   | FINISHED FLOOR                    | STA    | STATION                    |
| FG   | FINISHED GRADE                    | SW     | SIDEWALK                   |
| FH   | FIRE HYDRANT                      | T      | TOTAL                      |
| FL   | FLOWLINE                          | TBD    | TO BE DETERMINED           |
| FNC  | FENCE                             | TC     | TOP OF CURB                |
| FT   | FEET                              | TCM    | TREATMENT CONTROL MEASURE  |
| FW   | FIRE WATER                        | TEL    | TELEPHONE                  |
| GFF  | GROUND FINISHED FLOOR             | TYP    | TYPICAL                    |
| GND  | GROUND                            | VC     | VERTICAL CURVE             |
| GR   | GRATE                             | VERT   | VERTICAL                   |
| HORZ | HORIZONTAL                        | W      | WEST                       |
| INV  | INVERT                            | WM     | WATER METER                |
| IRR  | IRRIGATION                        | WV     | WATER VALVE                |
| JP   | JOINT POLE                        |        |                            |
| L    | LENGTH                            |        |                            |

### LEGEND

| EXISTING | PROPOSED |                                |
|----------|----------|--------------------------------|
| ---      | ---      | PROPERTY LINE                  |
| ---      | ---      | LOT LINE                       |
| ---      | ---      | CONTOUR LINE                   |
| ---      | ---      | STORM DRAIN (SDR 35 PVC)       |
| ---      | ---      | SANITARY SEWER (SDR 35 PVC)    |
| ---      | ---      | WATER MAIN (C900 PVC)          |
| ---      | ---      | WATER LATERAL (C900 PVC)       |
| ---      | ---      | GAS LINE (PE)                  |
| ---      | ---      | FIBER OPTICS                   |
| ---      | ---      | JOINT TRENCH                   |
| ---      | ---      | SANITARY SEWER CLEANOUT        |
| ---      | ---      | SANITARY SEWER MANHOLE         |
| ---      | ---      | STORM DRAIN AREA DRAIN         |
| ---      | ---      | STORM DRAIN DROP INLET         |
| ---      | ---      | STORM DRAIN MANHOLE            |
| ---      | ---      | BIORETENTION                   |
| ---      | ---      | WATER METER                    |
| ---      | ---      | WATER VALVE                    |
| ---      | ---      | FIRE HYDRANT                   |
| ---      | ---      | BACK FLOW PREVENTER            |
| ---      | ---      | FIRE DETECTOR CHECK            |
| ---      | ---      | DOUBLE CHECK DETECTOR ASSEMBLY |
| ---      | ---      | TRANSFORMER                    |
| ---      | ---      | ELECTRICAL BOX                 |
| ---      | ---      | OVERHEAD LINE POLE             |

### SYMBOL LEGEND

| SYMBOL | DESCRIPTION                    |
|--------|--------------------------------|
|        | DETAIL SECTION A ON SHEET C8.0 |

### ENGINEER'S STATEMENT

I, MICHAEL O'CONNELL, CERTIFY THAT THIS 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.

*Michael O'Connell* 11/22/17  
MICHAEL O'CONNELL, P.E. DATE  
PROJECT MANAGER  
BKF ENGINEERS

### SURVEYORS'S STATEMENT

I, KEVIN STEIN, 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 CITY OF HAYWARD SUBDIVISION ORDINANCE AND STATE MAP ACT.

KEVIN STEIN, P.L.S. DATE  
BKF ENGINEERS

24765 HESPERIAN BOULEVARD-TRACT #8359

VESTING TENTATIVE TRACT MAP

TITLE SHEET

HAYWARD

ALAMEDA COUNTY

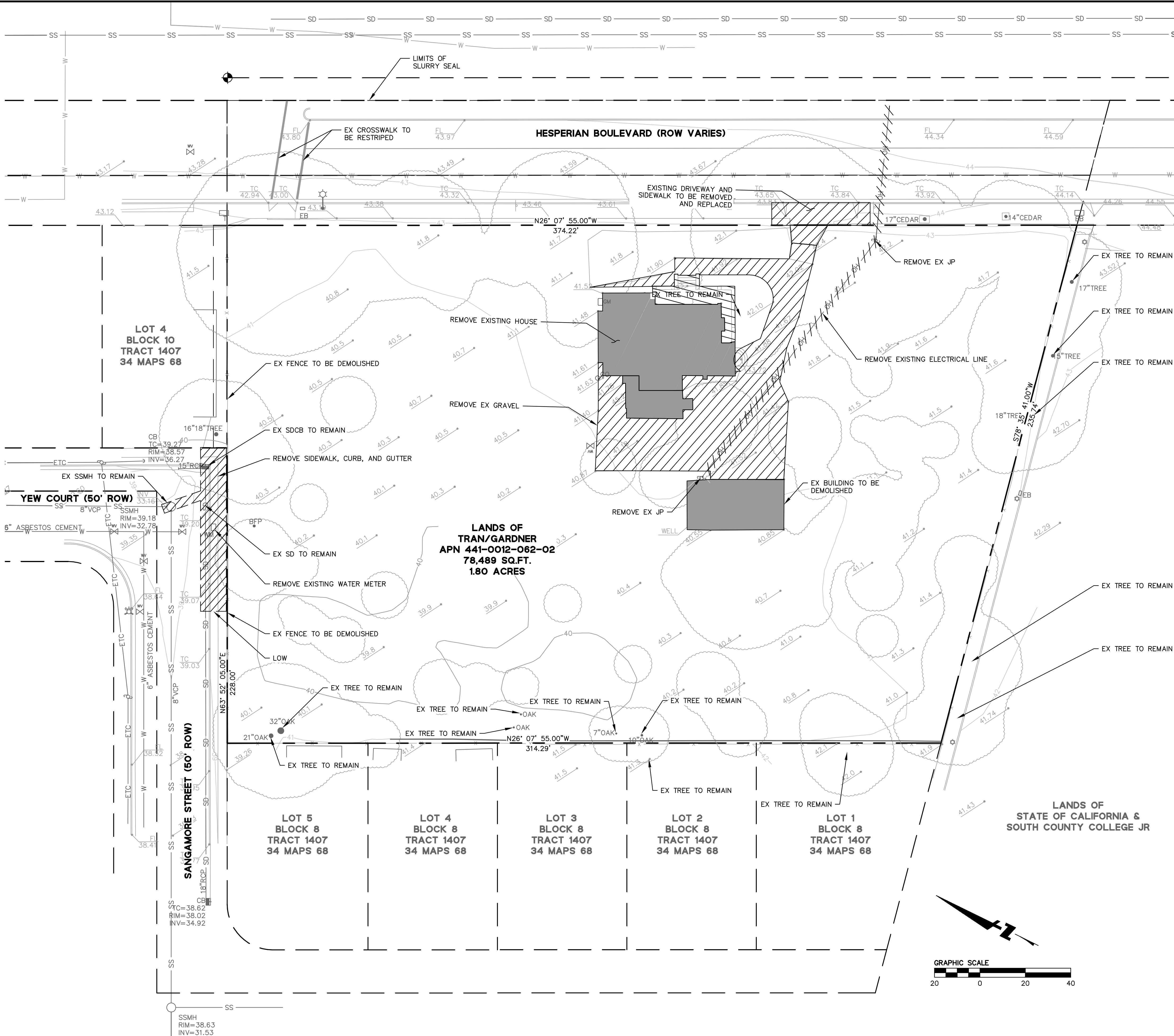
CALIFORNIA



| Revisions       | No. | Date | 11/22/17 |
|-----------------|-----|------|----------|
| Scale AS SHOWN  |     |      |          |
| Design AMJ      |     |      |          |
| Drawn SGM       |     |      |          |
| Approved MAO    |     |      |          |
| Job No 20150295 |     |      |          |
| Drawing Number: |     |      |          |
| C1.0            |     |      |          |
| 1 OF 12         |     |      |          |

NOT FOR CONSTRUCTION





- NOTES:**
1. ALL TREES TO BE REMOVED UNLESS OTHERWISE NOTED.
  2. EXISTING UTILITIES SHOWN ARE APPROXIMATE ONLY AND BASED ON RECORD DRAWINGS AND/OR SURVEY INFORMATION BY LEA & BRAZE ENGINEERING, INC.

- LEGEND:**
- - - - - APPROXIMATE SAWCUT LINE (2' OFF PROPOSED LIP OF GUTTER).
  - ////// REMOVE EXISTING UTILITIES
  - ▨ REMOVE EXISTING CONCRETE OR GRAVEL
  - REMOVE EXISTING BUILDING

150 CALIFORNIA ST.,  
SUITE 650  
SAN FRANCISCO, CA 94111  
(415) 930-7900  
www.bkf.com

**BKF100**  
YEARS  
ENGINEERS · SURVEYORS · PLANNERS

24765 HESPERIAN BOULEVARD-TRACT #8359  
VESTING TENTATIVE TRACT MAP  
EXISTING CONDITIONS AND DEMOLITION PLAN

CALIFORNIA  
ALAMEDA COUNTY  
HAYWARD

REGISTERED PROFESSIONAL ENGINEER  
J. A. O'CONNOR  
No. 61117  
EXP. 6/30/18  
CIVIL  
STATE OF CALIFORNIA

| Revisions | No. | Date     |
|-----------|-----|----------|
|           |     | 11/22/17 |

|              |          |
|--------------|----------|
| Scale        | 1"=20'   |
| Design       | AMJ      |
| Drawn        | SGM      |
| Approved MAO |          |
| Job No       | 20150295 |

20150295

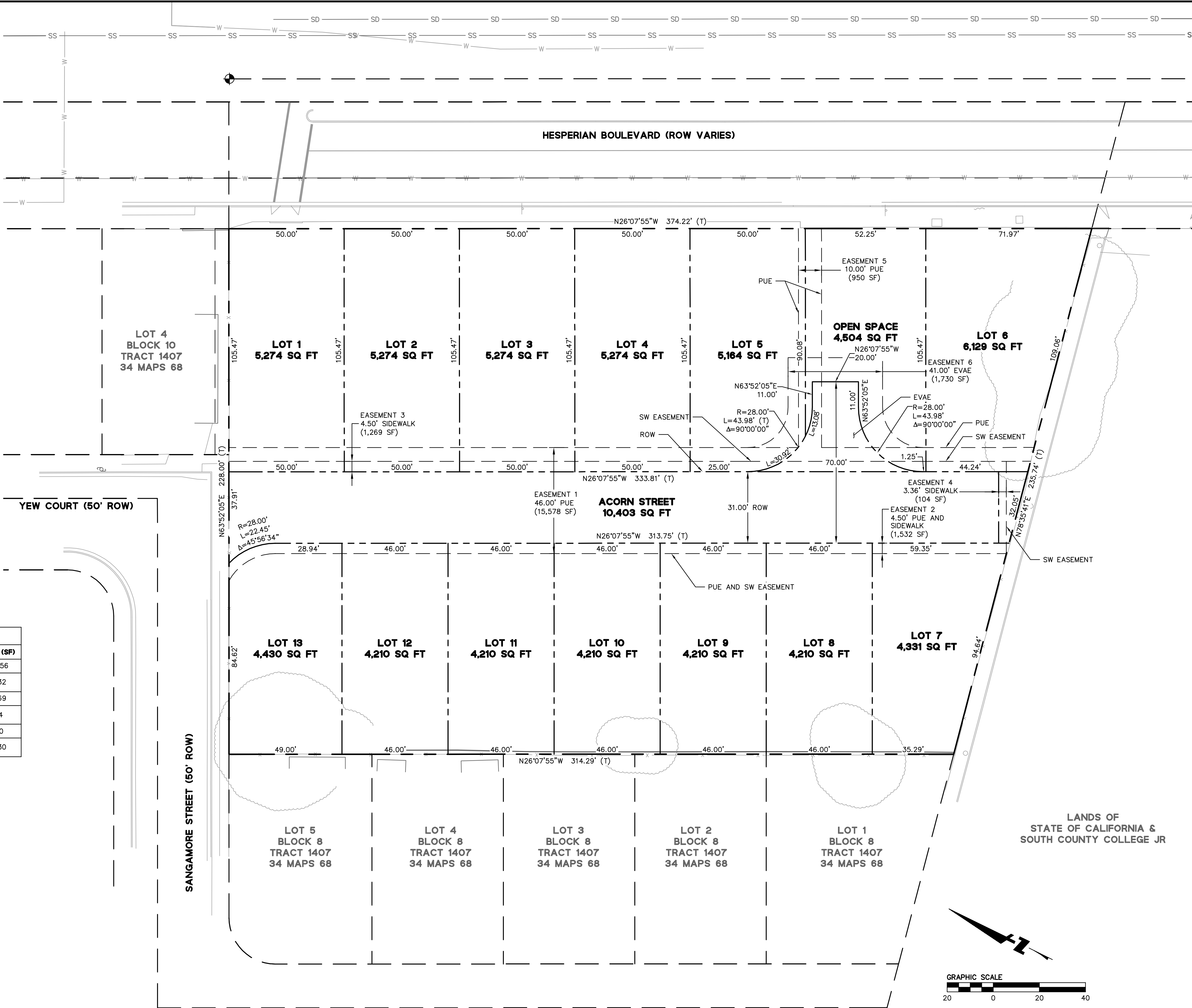
**C2.0**

2 OF 12

NOT FOR CONSTRUCTION

DRAWING NAME: K:\2015\150295-24765 Hesperian Blvd\_Hayward\ENG\VTM SHEETS\C2.0 EXISTING CONDITIONS.dwg  
PLOT DATE: 11-22-17 PLOTTED BY: mitc





- NOTES:**
1. PROJECT SITE: 78,490 SF (1.8AC)
  2. PRIVATE STREET: 10,403 SF (0.27AC)
  3. SMALLEST LOT SIZE: 4,210 SF  
LARGEST LOT SIZE: 6,129 SF  
AVERAGE LOT SIZE: 4,784 SF
  4. DENSITY: 7.2 DU/AC

| EASEMENT TABLE |                                          |            |           |
|----------------|------------------------------------------|------------|-----------|
| EASEMENT NO.   | DESCRIPTION                              | BENEFACTOR | AREA (SF) |
| 1              | 46.00' PUBLIC UTILITY EASEMENT           | THE CITY   | 15,856    |
| 2              | 4.50' PUE AND SIDEWALK EASEMENT          | THE CITY   | 1,532     |
| 3              | 4.50' SIDEWALK EASEMENT                  | THE CITY   | 1,269     |
| 4              | 3.36' SIDEWALK EASEMENT                  | THE CITY   | 104       |
| 5              | 10.00' PUBLIC UTILITY EASEMENT           | THE CITY   | 950       |
| 6              | 41.00' EMERGENCY VEHICLE ACCESS EASEMENT | THE CITY   | 1,730     |

**24765 HESPERIAN BOULEVARD-TRACT #8359**  
**VESTING TENTATIVE TRACT MAP**  
**PROPOSED LOT PLAN**

CALIFORNIA  
ALAMEDA COUNTY  
HAYWARD



| Revisions |  | No. | Date            |
|-----------|--|-----|-----------------|
|           |  |     | 11/22/17        |
|           |  |     | Scale 1"=20'    |
|           |  |     | Design AMJ      |
|           |  |     | Drawn SGM       |
|           |  |     | Approved MAO    |
|           |  |     | Job No 20150295 |

Drawing Number:  
**C3.0**  
**3** OF **12**

NOT FOR CONSTRUCTION



PROJECT SUMMARY

OWNER: AILINH TRAN, A MARRIED WOMAN, AS HER SOLE AND SEPARATE PROPERTY.

SUBDIVIDER: THREE CEDARS, LLC  
1201 HOWARD AVENUE SUITE 206  
BURLINGAME, CA 94010  
(650) 454-7854  
CONTACT: JOHN TREBLE

ENGINEER: BKF ENGINEERS  
150 CALIFORNIA STREET, SUITE 650  
SAN FRANCISCO, CA 94111  
(415) 930-7900  
CONTACT: MIKE O'CONNELL, PE

AREA: 1.80 ACRES

ASSESSOR PARCEL NO.: 441-0012-062-02

EXISTING ZONING: SINGLE FAMILY RESIDENTIAL

PROPOSED ZONING: SINGLE FAMILY RESIDENTIAL

EXISTING LAND USE: SINGLE FAMILY HOME

PROPOSED LAND USE: SUBDIVIDE SUBJECT SITE INTO THIRTEEN RESIDENTIAL LOTS.

PARKING:

DENSITY: 8.5 UNITS/ACRE

FEMA ZONE: FLOOD ZONE X (OUTSIDE OF 0.2% ANNUAL CHANCE FLOODPLAIN) PER MAP NO. 06001C0288G DATED 8/3/2009.

UTILITIES:

WATER SUPPLY: WATER FACILITIES WITHIN PUBLIC UTILITY EASEMENTS, UP TO AND INCLUDING WATER METERS, WILL BE OWNED AND MAINTAINED BY THE CITY OF HAYWARD.

FIRE PROTECTION: CITY OF HAYWARD

SEWAGE DISPOSAL: SANITARY SEWER FACILITIES SHALL BE PUBLIC, OWNED AND MAINTAINED BY THE CITY OF HAYWARD. IF THE SEWER MAINS EITHER THE ENTIRE ROADWAY SHALL BE A PUBLIC UTILITY EASEMENT OR A MINIMUM OF 10' WIDE EASEMENT SHALL BE GRANTED TO THE CITY.

STORM DRAIN: ON-SITE - PRIVATE  
OFF-SITE - CITY OF HAYWARD

GAS: PACIFIC GAS & ELECTRIC

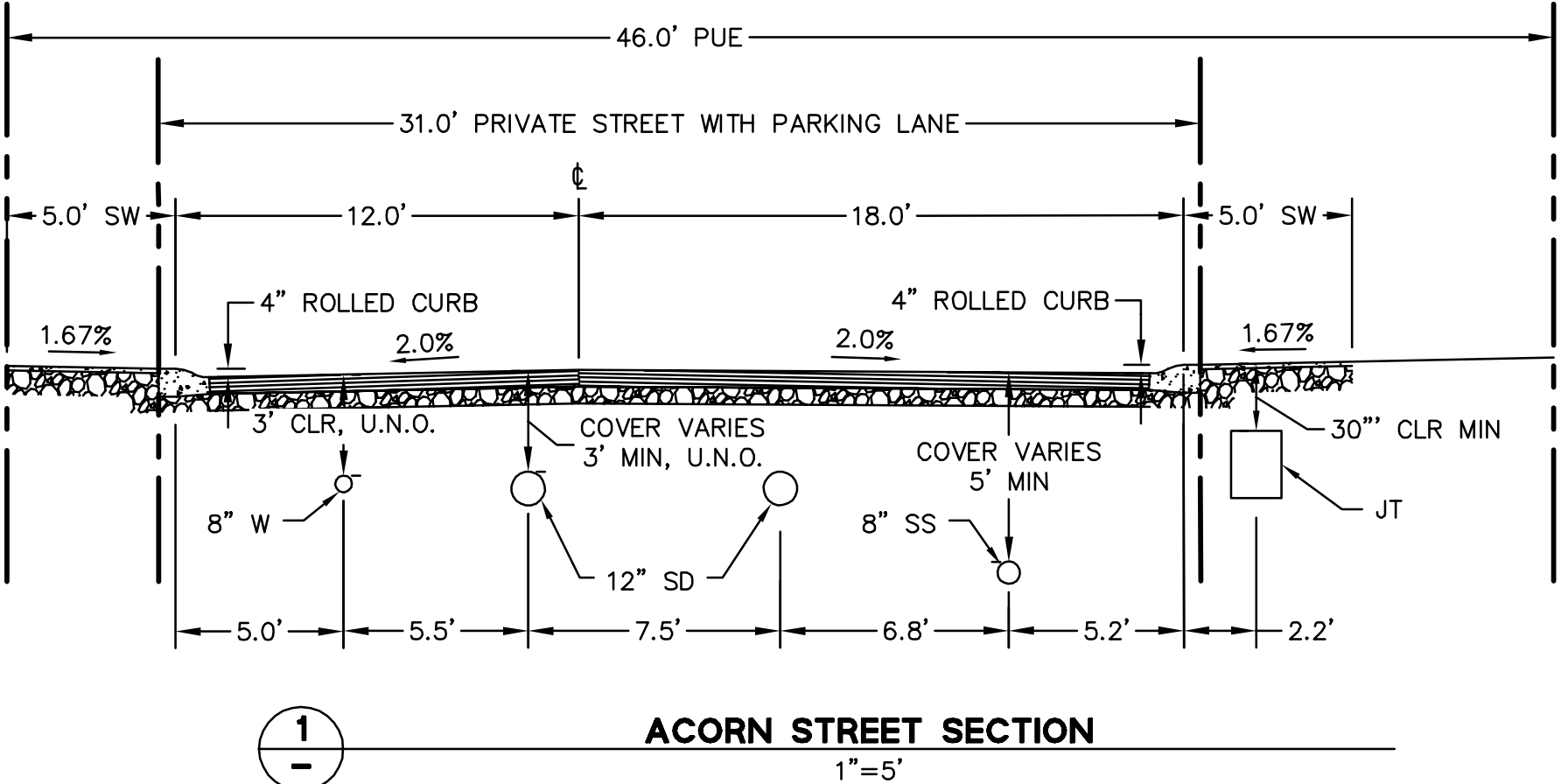
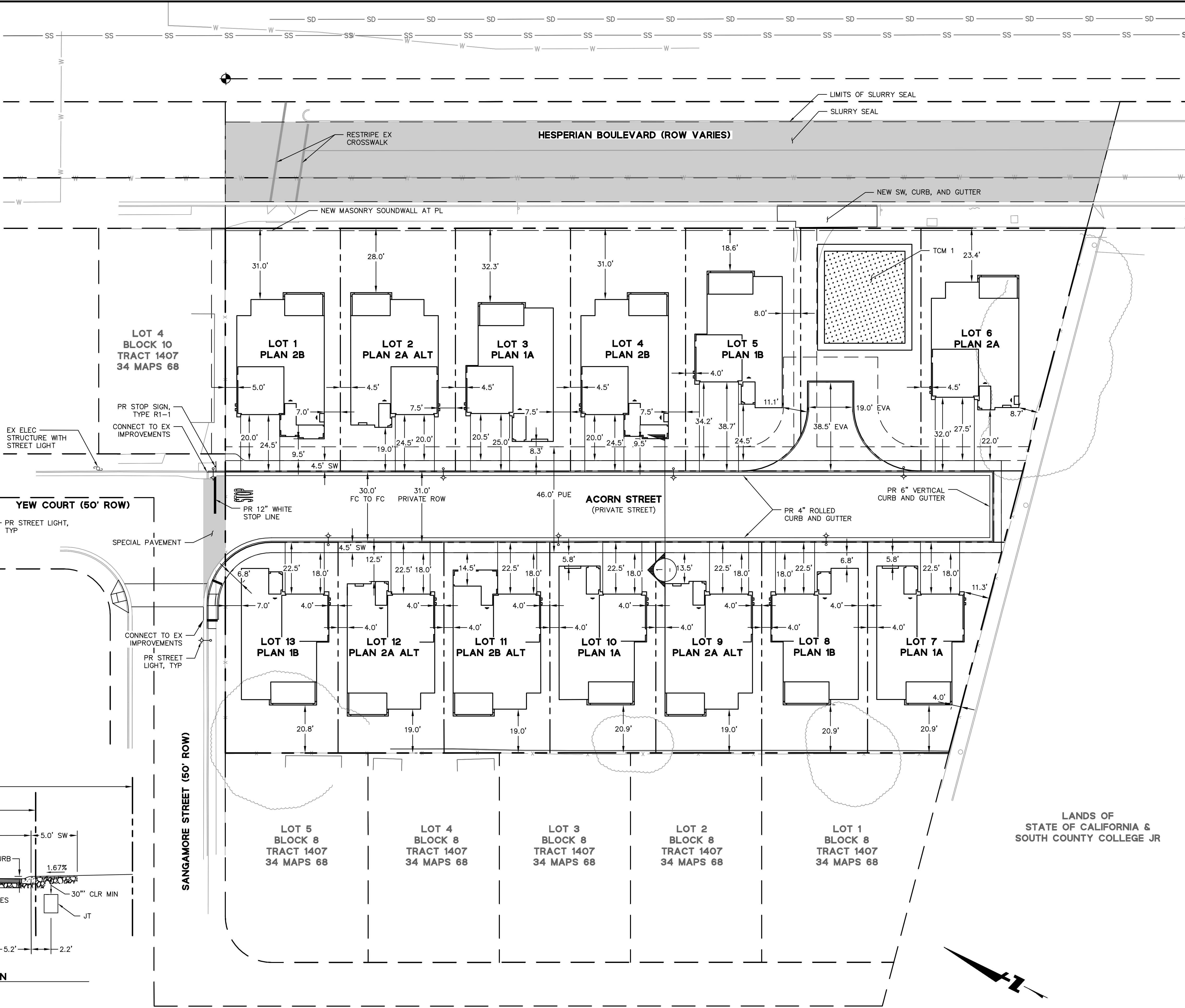
ELECTRIC: PACIFIC GAS & ELECTRIC

TELEPHONE: AT&T

CABLE TELEVISION: COMCAST

LEGEND

SPECIAL PAVEMENT



Attachment VI © BKF Engineers

150 CALIFORNIA ST.,  
SUITE 650  
SAN FRANCISCO, CA 94111  
(415) 930-7900  
www.bkf.com

BKF100

YEARS

ENGINEERS • SURVEYORS • PLANNERS

24765 HESPERIAN BOULEVARD-TRACT #8359

VESTING TENTATIVE TRACT MAP

PRELIMINARY SITE PLAN

CALIFORNIA

HAYWARD

ALAMEDA COUNTY

REGISTERED PROFESSIONAL ENGINEER  
J. A. O'CONNELL  
No. 51177  
EXP. 6/30/18  
CIVIL  
STATE OF CALIFORNIA

Revisions

Date

11/22/17

Scale

1"=20'

Design

AMJ

Drawn

SGM

Approved MAO

Job No 20150295

Drawing Number:

C4.0

4 OF 12

NOT FOR CONSTRUCTION

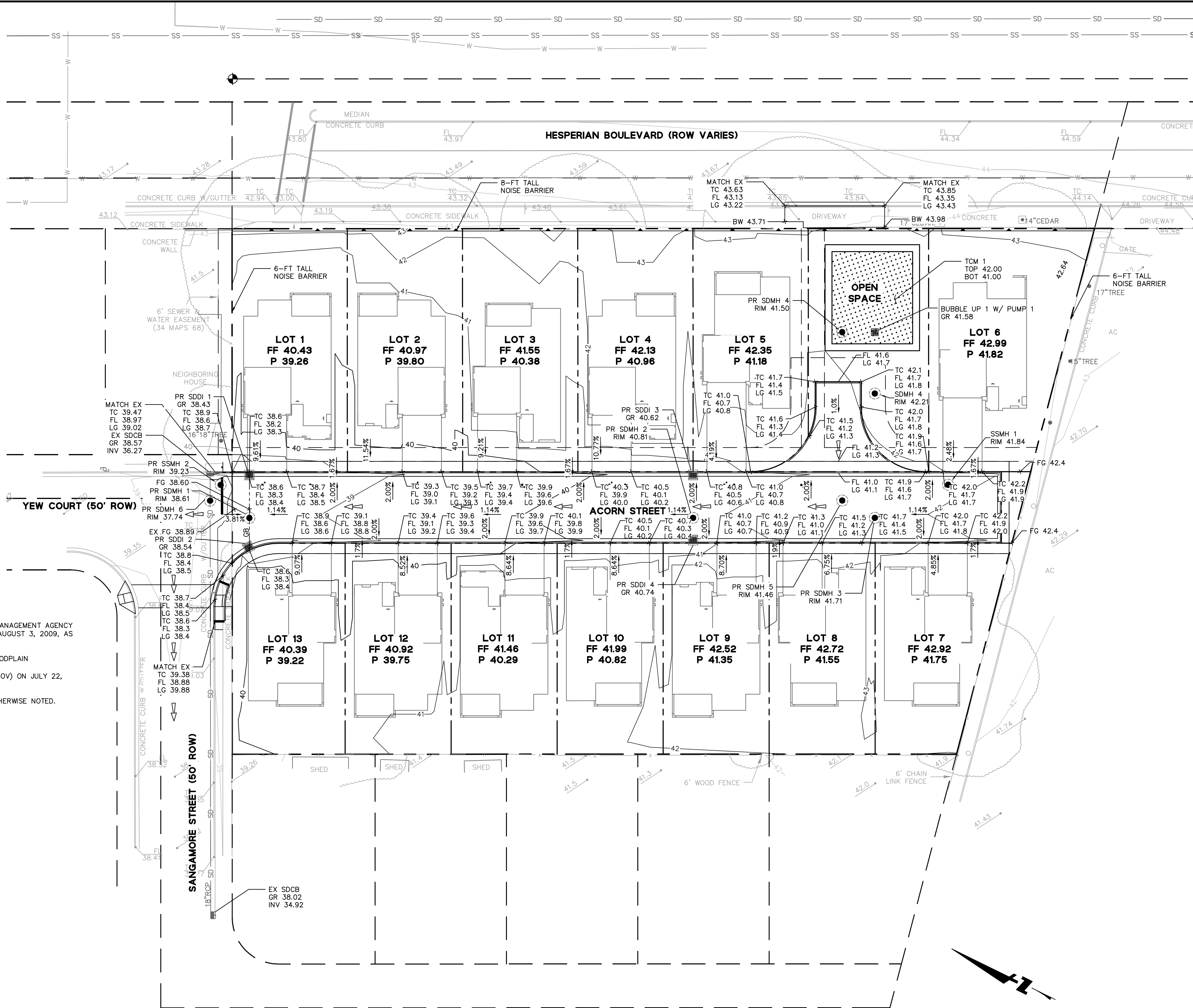


DRAWING NAME: K:\2015\150295\_24765 Hesperian Blvd\_Hayward\ENG\VTM SHEETS\C5.0 GRADING PLAN.dwg  
PLOT DATE: 11-22-17 PLOTTED BY: mtc

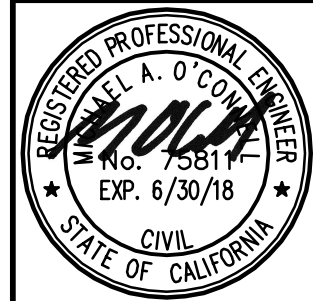
- LEGEND:**
- GRADE BREAK
  - ➔ OVERLAND RELEASE PATH

- NOTES:**
- FLOOD ZONE NOTE:  
THE SUBJECT PROPERTY IS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, MAP NUMBER 06001C0288G, DATED AUGUST 3, 2009, AS BEING LOCATED IN FLOOD ZONE X  
  
AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN  
  
INFORMATION WAS OBTAINED FROM THE FEMA WEBSITE (WWW.FEMA.GOV) ON JULY 22, 2016
  - LIMITS OF GRADING ARE EQUAL TO THE PROPERTY LINE UNLESS OTHERWISE NOTED.
  - TOTAL AREA GRADED= 78,490 SF (1.80 AC)

| PRELIMINARY EARTHWORK |                  |
|-----------------------|------------------|
|                       | CUBIC YARDS (CY) |
| CUT                   | 685              |
| FILL                  | 1,857            |
| NET                   | 1,172            |



**24765 HESPERIAN BOULEVARD-TRACT #8359**  
**VESTING TENTATIVE TRACT MAP**  
**PRELIMINARY GRADING PLAN**



| Revisions | No. | Date            | 11/22/17 |
|-----------|-----|-----------------|----------|
|           |     | Scale           | 1"=20'   |
|           |     | Design          | AMJ      |
|           |     | Drawn           | SGM      |
|           |     | Approved        | MAO      |
|           |     | Job No          | 20150295 |
|           |     | Drawing Number: | C5.0     |
|           |     |                 | 5 OF 12  |

**BKF100**  
YEARS  
ENGINEERS · SURVEYORS · PLANNERS

150 CALIFORNIA ST.,  
SUITE 650  
SAN FRANCISCO, CA 94111  
(415) 930-7900  
www.bkf.com

CALIFORNIA  
ALAMEDA COUNTY  
HAYWARD

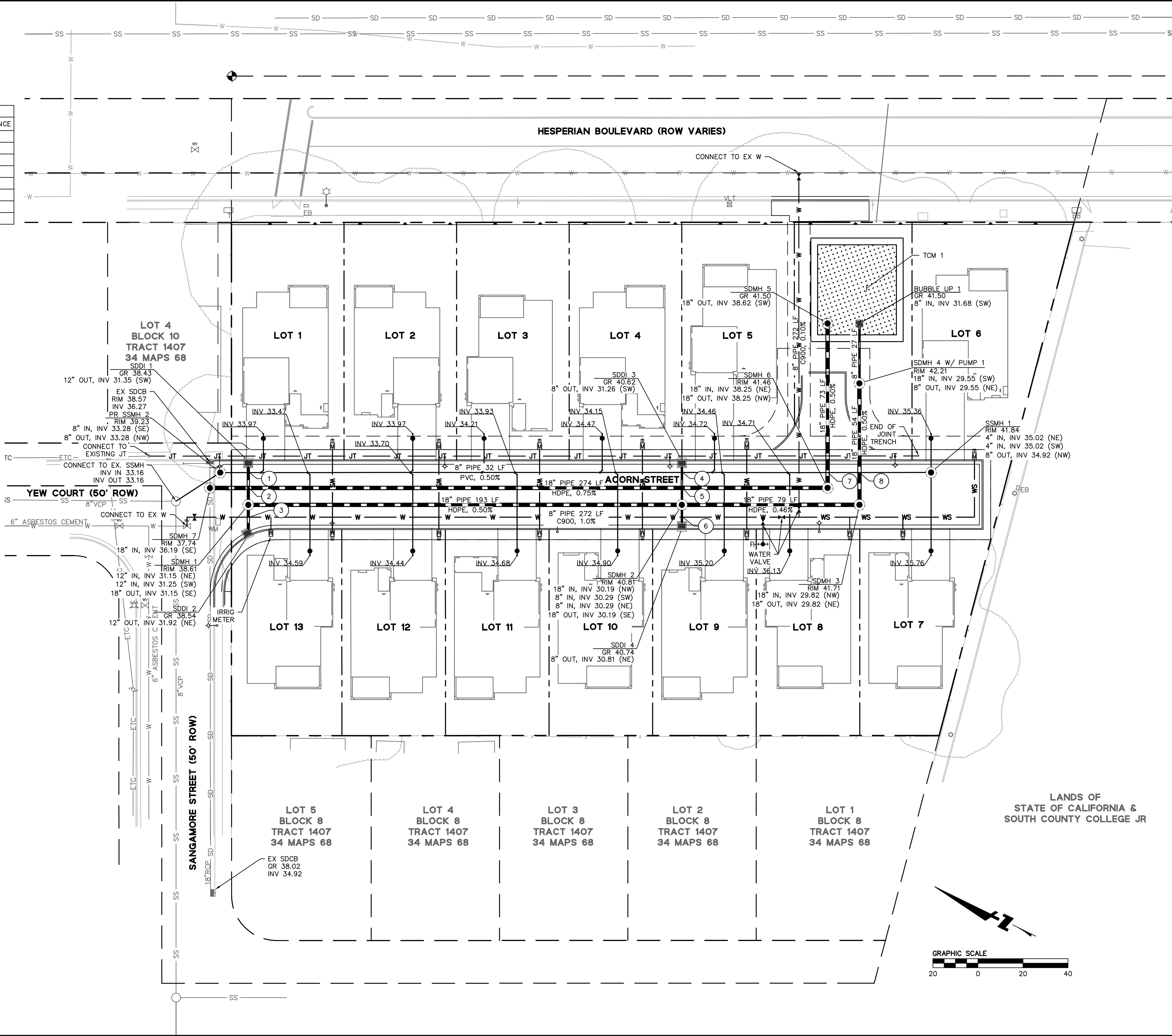
NOT FOR CONSTRUCTION



| PIPE CROSSING TABLE |             |            |               |            |           |
|---------------------|-------------|------------|---------------|------------|-----------|
| NUMBER              | PIPE        | TOP/BOTTOM | CROSSING PIPE | TOP/BOTTOM | CLEARANCE |
| 1                   | SEWER       | 33.31      | STORM DRAIN   | 32.30      | 1.01'     |
| 2                   | STORM DRAIN | 36.22      | STORM DRAIN   | 32.26      | 3.96'     |
| 3                   | WATER       | 34.79      | STORM DRAIN   | 32.86      | 1.93'     |
| 4                   | SEWER       | 34.29      | STORM DRAIN   | 31.44      | 2.86'     |
| 5                   | STORM DRAIN | 37.66      | STORM DRAIN   | 31.40      | 6.26'     |
| 6                   | WATER       | 36.99      | STORM DRAIN   | 31.55      | 5.44'     |
| 7                   | SEWER       | 35.39      | STORM DRAIN   | 38.19      | 2.80'     |
| 8                   | SEWER       | 34.66      | STORM DRAIN   | 31.77      | 2.89'     |

NOTES:

- 1) WATER SERVICE LATERALS WILL HAVE 3" MIN COVER, U.N.O.
- 2) JOINT TRENCH WILL MAINTAIN 30" MINIMUM COVER UNDER PAVEMENT AND 24" MINIMUM COVER UNDER LANDSCAPE
- 3) ALL SEWER LATERAL SLOPES ARE 2%, U.N.O.





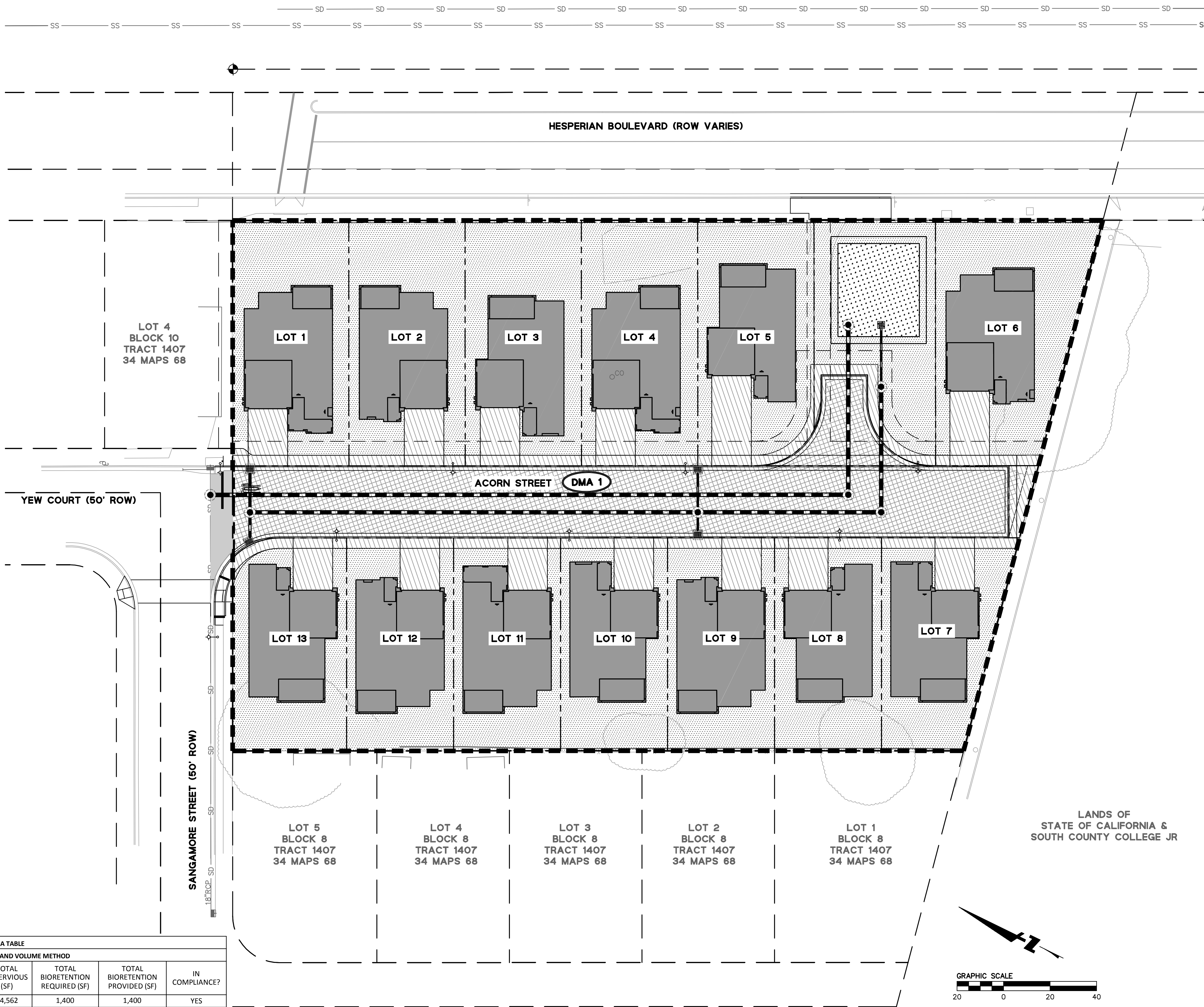
DRAWING NAME: K:\2015\150295\_24765 Hesperian Blvd\_Hayward\ENG\VTM SHEETS\C7.0 STORMWATER MANAGEMENT PLAN.dwg  
PLOT DATE: 11-20-17 PLOTTED BY: mitc

LEGEND:

- IMPERVIOUS ROOF AREA
- IMPERVIOUS PAVEMENT AREA
- IMPERVIOUS CONCRETE AREA
- PERVIOUS LANDSCAPE AREA
- BIORETENTION AREA
- DRAINAGE MANAGEMENT AREA (DMA)

| DRAINAGE MANAGEMENT AREA TABLE                           |                 |            |               |               |                 |                       |                                  |                                  |                |
|----------------------------------------------------------|-----------------|------------|---------------|---------------|-----------------|-----------------------|----------------------------------|----------------------------------|----------------|
| BIORETENTION SIZING - COMBINATION FLOW AND VOLUME METHOD |                 |            |               |               |                 |                       |                                  |                                  |                |
| DRAINAGE MANAGEMENT AREA                                 | TOTAL AREA (SF) | ROOFS (SF) | CONCRETE (SF) | PAVEMENT (SF) | LANDSCAPE* (SF) | TOTAL IMPERVIOUS (SF) | TOTAL BIORETENTION REQUIRED (SF) | TOTAL BIORETENTION PROVIDED (SF) | IN COMPLIANCE? |
| 1                                                        | 78,490          | 25,513     | 9,952         | 9,097         | 32,528          | 44,562                | 1,400                            | 1,400                            | YES            |
| TOTAL                                                    | 78,490          | 25,513     | 9,952         | 9,097         | 32,528          | 44,562                |                                  |                                  |                |

\* LANDSCAPE VALUES EXCLUDE PROPOSED BIORETENTION AREAS



24765 HESPERIAN BOULEVARD-TRACT #8359  
VESTING TENTATIVE TRACT MAP  
STORMWATER MANAGEMENT PLAN  
HAYWARD ALAMEDA COUNTY CALIFORNIA



| No.      | Revisions       |
|----------|-----------------|
| 11/22/17 | Scale AS SHOWN  |
|          | Design AMJ      |
|          | Drawn SGM       |
|          | Approved MAO    |
|          | Job No 20150295 |

Drawing Number: **C7.0**  
7 OF 12

**BKF100** YEARS  
ENGINEERS . SURVEYORS . PLANNERS  
150 CALIFORNIA ST.,  
SUITE 650  
SAN FRANCISCO, CA 94111  
(415) 930-7900  
www.bkf.com

NOT FOR CONSTRUCTION



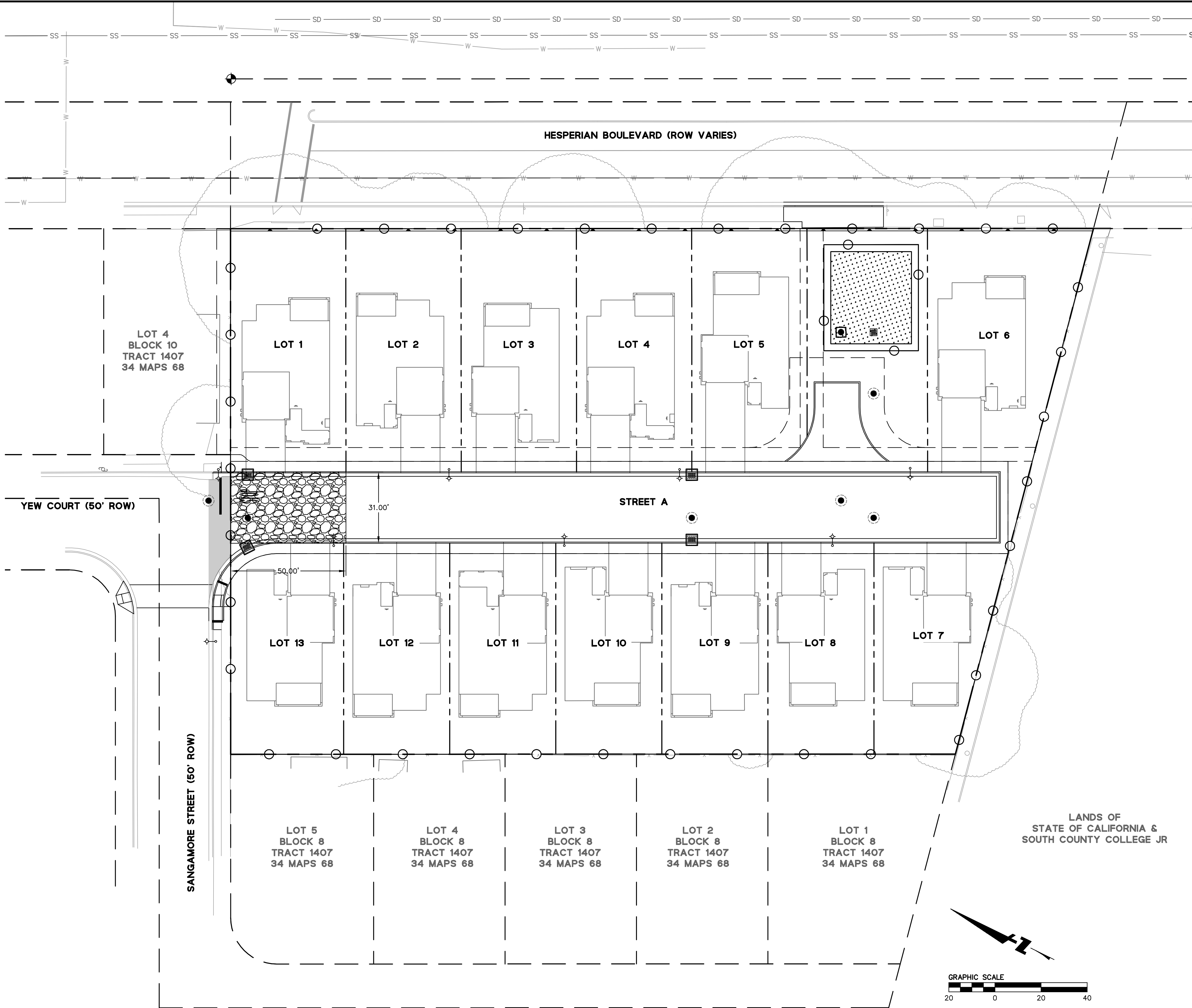
DRAWING NAME: K:\2015\150295\_24765 Hesperian Blvd\_Hayward\ENG\VTM SHEETS\C8.0 EROSION CONTROL PLAN.dwg  
PLOT DATE: 11-16-17 PLOTTED BY: mitc

**LEGEND:**

- STORM DRAIN MANHOLE
- FIBER ROLL (4 C8.1)
- STABILIZED CONSTRUCTION ENTRANCE (2 C8.1)
- INLET PROTECTION (1 C8.1, 3 C8.1)

**NOTES:**

1. TOTAL AREA OF LAND DISTURBANCE: 1.80 AC



**24765 HESPERIAN BOULEVARD-TRACT #8359**  
**VESTING TENTATIVE TRACT MAP**  
**EROSION CONTROL PLAN**

HAYWARD CALIFORNIA  
ALAMEDA COUNTY

*MOCA*

| Date            | No. | Revisions |
|-----------------|-----|-----------|
| 11/22/17        |     |           |
| Scale AS SHOWN  |     |           |
| Design AMJ      |     |           |
| Drawn SGM       |     |           |
| Approved MAO    |     |           |
| Job No 20150295 |     |           |

Drawing Number:  
**C8.0**  
**8** OF **12**

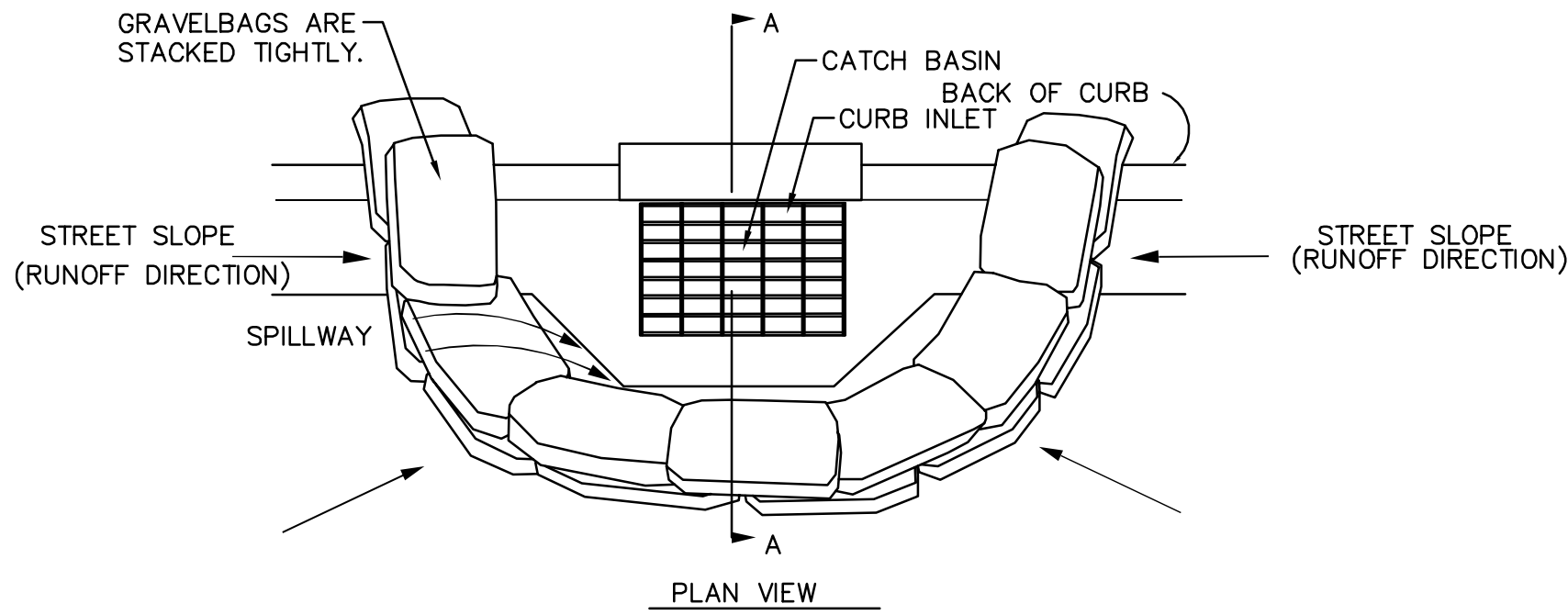
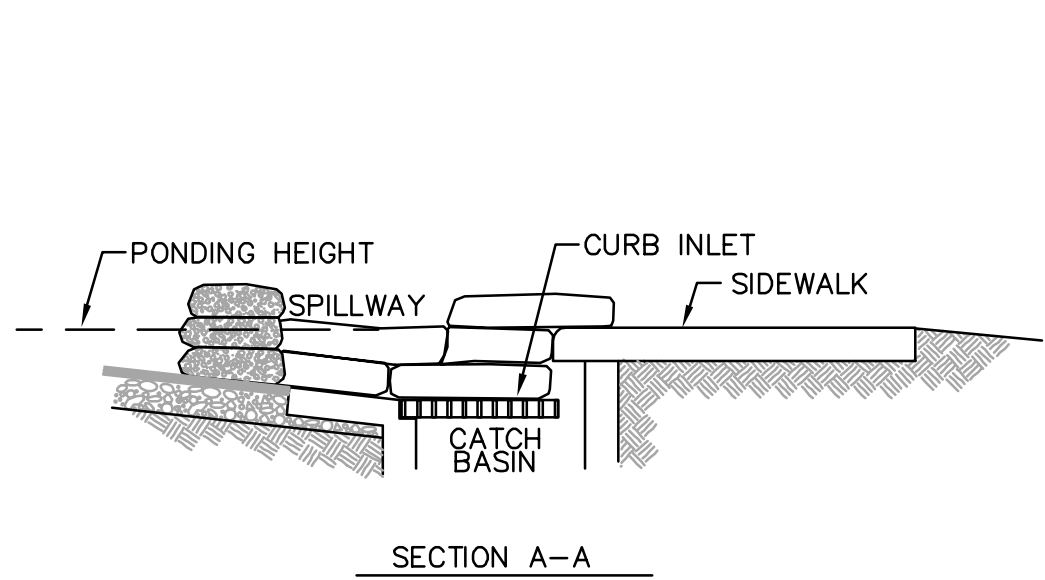
**BKF100**  
+  
150 CALIFORNIA ST.,  
SUITE 650  
SAN FRANCISCO, CA 94111  
(415) 930-7900  
www.bkf.com

**YEARS**  
ENGINEERS · SURVEYORS · PLANNERS

NOT FOR CONSTRUCTION



| Revisions |                 | No. | Date     |
|-----------|-----------------|-----|----------|
|           |                 |     | 11/22/17 |
|           | Scale AS SHOWN  |     |          |
|           | Design AMJ      |     |          |
|           | Drawn SGM       |     |          |
|           | Approved MAO    |     |          |
|           | Job No 20150295 |     |          |



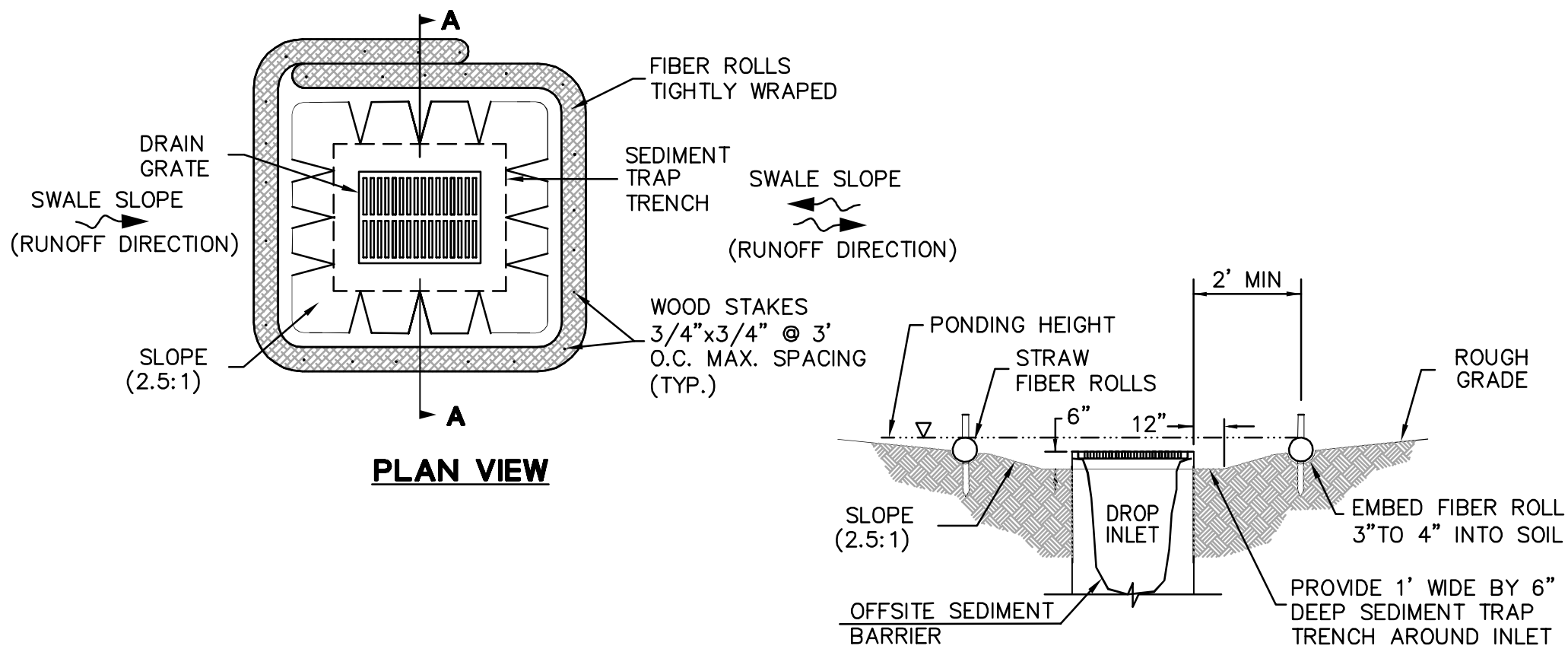
**NOTES:**

1. PLACE CURB TYPE SEDIMENT BARRIERS ON GENTLY SLOPING STREETS, WHERE WATER CAN POND AND ALLOW SEDIMENT TO SEPARATE FROM RUNOFF.
2. BAGS OF EITHER BURLAP OR WOVEN GEOTEXTILE FABRIC ARE FILLED WITH GRAVEL, LAYERED AND PACKED TIGHTLY.
3. LEAVE ONE GRAVELBAG GAP IN THE TOP ROW TO PROVIDE A SPILLWAY OVERFLOW. TOP OF SPILLWAY SHALL BE LOWER THAN TOP OF CURB.
4. INSPECT BARRIERS AND REMOVE SEDIMENT AFTER EACH STORM EVENT, SEDIMENT AND GRAVEL MUST BE REMOVED FROM THE TRAVELED WAY IMMEDIATELY.

1  
-

**INLET PROTECTION**

NTS



**SECTION A-A (DROP INLET/SWALE LOW POINT)**

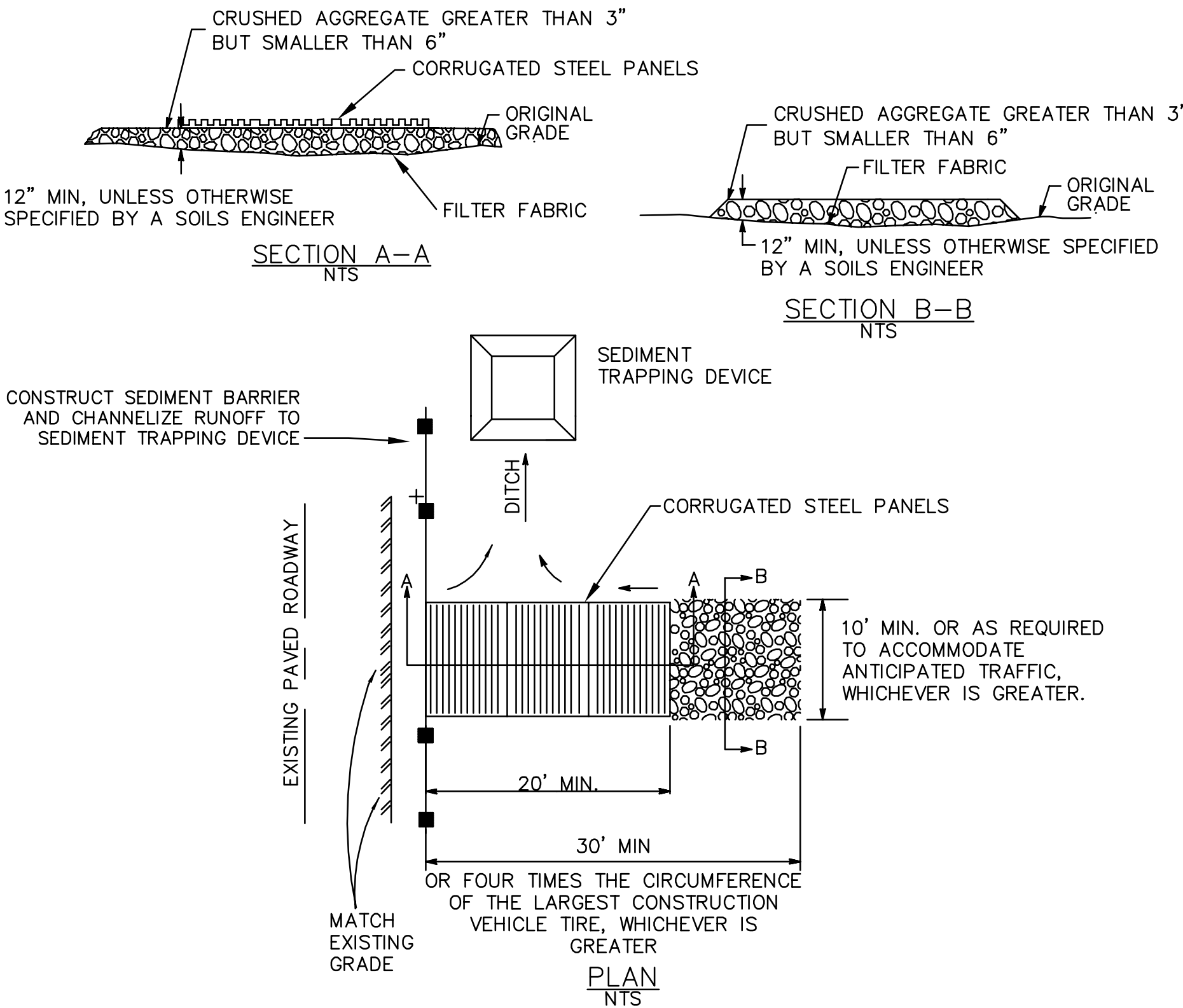
**NOTES:**

1. PLACE FIBER ROLLS AROUND THE INLET CONSISTENT WITH DROP INLET GRAVEL BAG PROTECTION AND CURB INLET GRAVEL BAG PROTECTION DETAILS SHOWN ON THIS SHEET. ROLLS ARE TUBES MADE FROM STRAW BOUND W/ PLASTIC NETTING, APPROX. 8" DIAMETER AND 20 TO 30 FEET LONG.
2. FIBER ROLL INSTALLATION REQUIRES THE PLACEMENT AND SECURE STAKING OF THE FIBER ROLL IN A TRENCH, 3" - 4" DEEP, DUG ON CONTOUR. RUNOFF MUST NOT BE ALLOWED TO RUN UNDER OR AROUND FIBER ROLL.
3. THE TOP OF THE STRUCTURE (PONDING HEIGHT) MUST BE WELL BELOW THE GROUND ELEVATION DOWNSLOPE TO PREVENT RUNOFF FROM BY-PASSING THE INLET. EXCAVATION OF A BASIN ADJACENT TO THE DROP INLET OR A TEMPORARY DIKE ON THE DOWNSLOPE OF THE STRUCTURE MAY BE NECESSARY.
4. TEMPORARY REMOVABLE TRASH RACK: IF SITE CONDITIONS WARRANT, PROVIDE AND INSTALL TRASH RACK MADE FROM GALVANIZED WELDED WIRE FABRIC WITH OPENING SIZE 2" BY 2" FORMED AND ATTACHED TO THE INLET TOP GRATE WITH STEEL WIRE TIES AND BURRY WELDED WIRE FABRIC 4" MINIMUM BELOW TEMPORARY ROUGH GRADE GROUND ELEVATION.

3  
-

**INLET PROTECTION / SEDIMENT BARRIER**

NTS



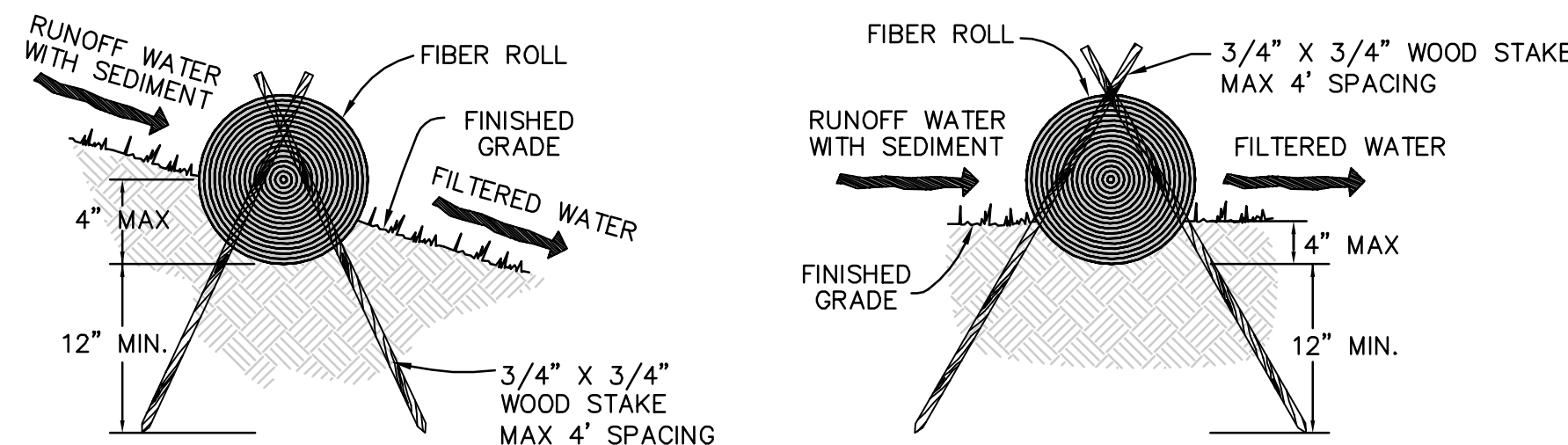
**NOTES:**

1. THE LOCATIONS SHOWN ARE FOR INFORMATION ONLY. CONSTRUCTION ENTRANCES SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL ROCK AS CONDITIONS DEMAND, AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USE TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHT-OF-WAYS SHALL BE REMOVED IMMEDIATELY.
2. WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAYS. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED ROCK THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN. SEDIMENT SHALL BE PREVENTED FROM ENTERING THE STORM DRAIN, DITCH OR WATERCOURSE THROUGH USE OF INLET PROTECTION (E.G. GRAVELBAGS OR OTHER APPROVED METHODS).
3. THE THICKNESS OF THE PAD SHALL NOT BE LESS THAN 12".
4. THE WIDTH OF THE PAD SHALL NOT BE LESS THAN THE FULL WIDTH OF ALL POINTS OF INGRESS OR EGRESS, OR 10', WHICHEVER IS LESS.

2  
-

**STABILIZED CONSTRUCTION ENTRANCE**

NTS



**ENTRENCHMENT DETAIL IN SLOPE AREA**

**ENTRENCHMENT DETAIL IN FLAT AREA**

**NOTES:**

1. PREPARE SLOPE BEFORE THE FIBER ROLL PROCEDURE IS STARTED.
2. FIBER ROLL INSTALLATION REQUIRES THE PLACEMENT AND SECURE STAKING OF THE ROLL IN A TRENCH, 3" TO 4" DEEP, RUN PARALLEL TO THE CONTOUR. INSTALL FIBER ROLL FROM THE BOTTOM OF THE SLOPE AND WORK UP.
3. USE A STRAIGHT BAR TO DRIVE HOLES THROUGH THE FIBER ROLL AND INTO THE SOIL FOR WOODEN STAKES.
4. DRIVE THE STAKE THROUGH THE PREPARED HOLE INTO THE SOIL. LEAVE ONLY ONE OR TWO INCHES OF STAKE EXPOSED ABOVE FIBER ROLL.
5. INSTALL STAKES AT LEAST EVERY THREE FEET APART THROUGH THE FIBER ROLL.
6. ADJACENT FIBER ROLLS SHALL TIGHTLY ABUT.
7. RUNOFF MUST NOT BE ALLOWED TO RUN UNDER OR AROUND FIBER ROLL.
8. INSTALL AT LOCATIONS SHOWN ON PLANS. IN SLOPE AREAS SPACE FIBER ROLLS EVERY 5 VERTICAL FEET ON SLOPE.

4  
-

**FIBER ROLL**

NTS

**EROSION AND SEDIMENT CONTROL NOTES:**

1. DEVELOPER: JOHN TREBLE, THREE CEDARS, LLC  
1440 CHAPIN AVENUE, SUITE 370  
BURLINGAME, CA 94010  
(650) 454-7854
2. CIVIL ENGINEER: BKF ENGINEERS  
150 CALIFORNIA STREET, SUITE 650  
SAN FRANCISCO, CA 94111  
(415) 930-7900
3. THIS PLAN IS INTENDED TO BE USED FOR INTERIM EROSION AND SEDIMENT CONTROL ONLY AND IS NOT TO BE USED FOR FINAL ELEVATIONS OR PERMANENT IMPROVEMENTS.
4. DEVELOPER WILL SUBMIT TO THE CITY MONTHLY (AT THE FIRST OF EACH MONTH BETWEEN OCTOBER 15TH AND APRIL 15TH) CERTIFICATIONS THAT ALL EROSION/SEDIMENT MEASURES IDENTIFIED ON THE APPROVED EROSION CONTROL PLAN ARE IN PLACE. IF MEASURES ARE NOT IN PLACE, DEVELOPER SHALL PROVIDE THE CITY WITH A WRITTEN EXPLANATION OF WHY THE MEASURE IS NOT IN PLACE AND WHAT WILL BE DONE TO REMEDY THIS SITUATION.
5. OWNER/CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING EROSION AND SEDIMENT CONTROL MEASURES PRIOR, DURING AND AFTER STORM EVENTS.
6. REASONABLE CARE SHALL BE TAKEN WHEN HAULING ANY EARTH, SAND, GRAVEL, STONE, DEBRIS, PAPER OR OTHER SUBSTANCE OVER A PUBLIC STREET, ALLEY, OR OTHER PUBLIC PLACE. SHOULD THE HAUL MATERIAL BLOW, SPILL, OR TRACK OVER UPON SAID PUBLIC OR ADJACENT PRIVATE PROPERTY, IMMEDIATE REMEDY SHALL OCCUR.
7. SANITARY FACILITIES SHALL BE MAINTAINED ON THE SITE.
8. DURING THE RAINY SEASON, PAVED AREAS SHALL BE KEPT CLEAR OF EARTH MATERIALS AND DEBRIS. THE SITE SHALL BE MAINTAINED SO AS TO MINIMIZE SEDIMENT LADEN RUNOFF TO THE STORM DRAINAGE SYSTEM, INCLUDING EXISTING DRAINAGE SWALES AND WATER COURSES.
9. CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER THAT EROSION AND WATER POLLUTION WILL BE MINIMIZED. STATE AND LOCAL LAWS CONCERNING THE POLLUTION ABATEMENT SHALL BE COMPLIED WITH.
10. CONTRACTOR SHALL PROVIDE DUST CONTROL AS REQUIRED BY THE APPROPRIATE FEDERAL, STATE, AND LOCAL AGENCY REQUIREMENTS.
11. THE CONTRACTOR SHALL UPDATE THE PLANS TO REFLECT CHANGING SITE CONDITIONS. PLAN UPDATES SHALL BE BASED UPON GENERAL SURVEY DATA. EROSION CONTROL EFFECTIVENESS SHALL ALSO BE MONITORED AND THE PLANS UPGRADED AS REQUIRED TO PREVENT SIGNIFICANT QUANTITIES OF SEDIMENT FROM ENTERING THE DOWNSTREAM DRAINAGE SYSTEM.
12. THIS PLAN MAY NOT COVER ALL THE SITUATIONS THAT MAY ARISE DURING CONSTRUCTION DUE TO UNANTICIPATED FIELD CONDITIONS. IN GENERAL, THE CONTRACTOR IS RESPONSIBLE FOR KEEPING THE STORM RUN OFF FROM LEAVING THE SITE. GRAVELBAGS, SILT FENCES AND FIBER ROLLS SHALL BE USED BY THE CONTRACTOR ON AN AS NEEDED BASIS TO INHIBIT SILT FROM LEAVING THE SITE AND ENTERING THE STORM DRAIN SYSTEM. EXISTING, TEMPORARY, OR PERMANENT CATCH BASINS SHALL USE ONE OF THE SEDIMENT BARRIERS SHOWN.
13. THE CONTRACTOR WILL BE RESPONSIBLE FOR DAMAGES TO PUBLICLY AND/OR PRIVATELY OWNED AND MAINTAINED ROADS CAUSED BY THE CONTRACTOR'S GRADING ACTIVITIES, AND WILL BE RESPONSIBLE FOR THE CLEANUP OF MATERIAL SPILLED ON PUBLIC ROADS ON THE HAUL ROUTE, ADJACENT PUBLIC ROADS SHALL BE CLEANED AT THE END OF EACH WORKING DAY.
14. BEST MANAGEMENT PRACTICES AS DEFINED IN THE SWPPP SHALL BE OPERABLE YEAR ROUND.
15. THE NAME, ADDRESS AND 24 HOUR TELEPHONE NUMBER OF THE PERSON RESPONSIBLE FOR IMPLEMENTATION OF EROSION AND SEDIMENTATION CONTROL PLAN SHALL BE PROVIDED TO THE CONSTRUCTION MANAGER AND THE CITY.
16. TRUCK TIRES SHALL BE CLEANED PRIOR TO EXITING THE PROPERTY.
17. STOCKPILED MATERIAL  
A. EXCAVATED SOILS SHOULD NOT BE PLACED IN STREETS OR ON PAVED AREAS.  
B. EXCAVATED SOILS SHOULD BE REMOVED FROM THE SITE BY THE END OF THE DAY, UNLESS STOCKPILING IS NECESSARY.  
C. SURROUND STOCKPILES WITH PERIMETER SILT FENCES, FIBER ROLLS, APPROPRIATELY SIZED SECONDARY CONTAINMENT, OR OTHER RUNOFF CONTROLS.  
D. STABILIZE INACTIVE STOCKPILES WITH SOIL STABILIZER AND/OR MULCH, OR COVER WITH A TARPULIN.  
E. COVER STOCKPILES OF CRUSHED AC OR PCC PAVEMENT WITH A TARPULIN OR PROVIDE CASE-SPECIFIC DESIGNED SECONDARY CONTAINMENT AND SURROUND WITH APPROPRIATE RUNOFF CONTROLS.  
F. USE INLET PROTECTION FOR STORM DRAIN STRUCTURES ADJACENT TO THE MATERIAL.  
G. THOROUGHLY SWEEP PAVED AREAS EXPOSED TO SOIL EXCAVATION PLACEMENT.
19. IF NO WORK HAS PROGRESSED FOR A PERIOD OF 6-WEEKS, FINAL DRAINAGE AND EROSION CONTROL IMPROVEMENTS SHALL BE INSTALLED IN ACCORDANCE WITH AN APPROVED WINTERIZATION PLAN.

20. SEDIMENT AND DEBRIS SHALL BE REMOVED FROM TEMPORARY BASINS AND DRAIN INLETS AFTER EACH STORM. SLOPES SHALL BE REPAIRED AS SOON AS POSSIBLE WHEN DAMAGED.
21. PADS SHALL BE GRADED TO MINIMIZE STANDING WATER. SPECIFIC LOCATIONS REQUIRING SUPPLEMENTAL GRADING TO ACHIEVE ACCEPTABLE DRAINAGE SHALL BE DETERMINED BY THE CONSTRUCTION MANAGER.
22. STUBBED OUT ENDS OF PARTIALLY COMPLETED SUBDRAINS SHALL BE WRAPPED WITH AN APPROVED FABRIC TO PREVENT SOIL AND DEBRIS FROM ENTERING THE PIPE.
23. HAUL ROADS ARE CURRENTLY NOT SHOWN ON THE PLANS. EROSION CONTROL MEASURES SHALL BE TAKEN TO MINIMIZE EROSION RELATED TO HAUL ROADS.
24. DISPOSAL AREAS FOR SEDIMENT TO BE DETERMINED IN FIELD. WHEN MATERIAL IS STOCKPILED, IT SHALL BE SURROUNDED BY FIBER ROLLS.
25. TEMPORARY AND PERMANENT SLOPES GREATER THAN 5 FEET SHALL BE SEEDED UNLESS OTHERWISE SHOWN ON THE PLAN.
26. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED DURING GRADING OPERATION, BEFORE OCTOBER 1 AND PRIOR TO INSTALLATION OF STORM DRAINAGE SYSTEM. SUCH ADDITIONAL MEASURES WILL BE CONTINGENT UPON THE STAGE OF GRADING OPERATION. CONTRACTOR SHALL IMPLEMENT ANY ADDITIONAL EROSION CONTROL MEASURES AS REQUIRED BY THE ENGINEER.

**EROSION AND SEDIMENT CONTROL MEASURES**

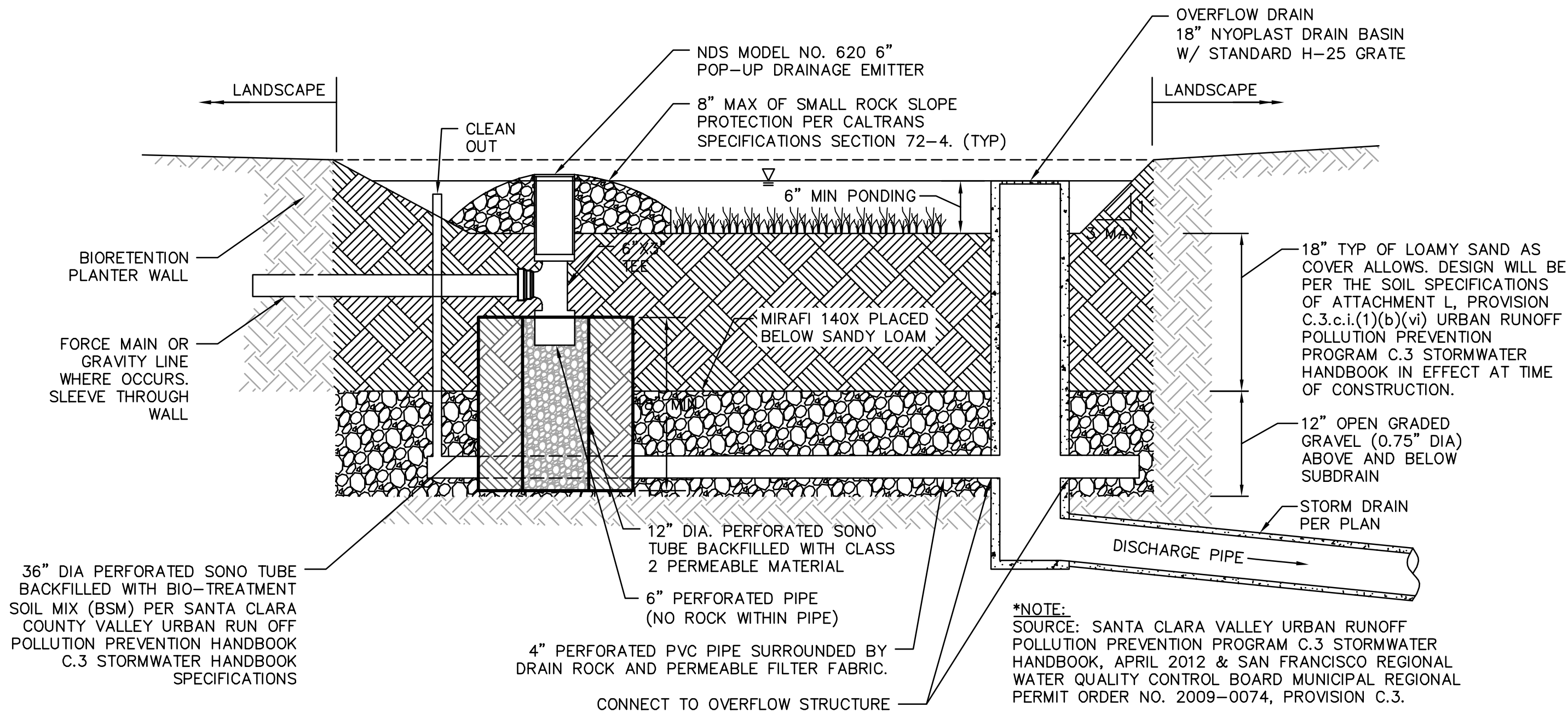
1. THE FACILITIES SHOWN ON THIS PLAN ARE DESIGNED TO CONTROL EROSION AND SEDIMENT DURING THE RAINY SEASON, OCTOBER 15 TO APRIL 15. FACILITIES ARE TO BE OPERABLE PRIOR TO OCTOBER 1 OF ANY YEAR. GRADING OPERATIONS DURING THE RAINY SEASON WHICH LEAVE DENUDED SLOPES SHALL BE PROTECTED WITH EROSION CONTROL MEASURES IMMEDIATELY FOLLOWING GRADING ON THE SLOPES.
2. THIS PLAN COVERS ONLY THE FIRST WINTER FOLLOWING GRADING WITH ASSUMED SITE CONDITIONS AS SHOWN ON THE EROSION CONTROL PLAN. PRIOR TO SEPTEMBER 15, THE COMPLETION OF SITE IMPROVEMENT SHALL BE EVALUATED AND REVISIONS MADE TO THIS PLAN AS NECESSARY WITH THE APPROVAL OF THE CITY ENGINEER. PLANS ARE TO BE RESUBMITTED FOR CITY APPROVAL PRIOR TO SEPTEMBER 1 OF EACH SUBSEQUENT YEAR UNTIL SITE IMPROVEMENTS ARE ACCEPTED BY THE CITY.
3. CONSTRUCTION ENTRANCES SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF GRADING. CONSTRUCTION TRAFFIC ENTERING ONTO THE PAVED ROADS MUST CROSS THE STABILIZED CONSTRUCTION ENTRANCE WAYS.
4. CONTRACTOR SHALL MAINTAIN STABILIZED ENTRANCE AT EACH VEHICLE ACCESS TO EXISTING PAVED STREETS. MUD OR DEBRIS TRACKED ONTO PUBLIC STREETS SHALL BE REMOVED DAILY AND AS REQUIRED BY THE CITY.
5. IF HYDROSEEDING IS NOT USED OR IS NOT EFFECTIVE BY 10/10, THEN OTHER IMMEDIATE METHODS SHALL BE IMPLEMENTED, SUCH AS EROSION CONTROL BLANKETS, OR A THREE-STEP APPLICATION OF 1) SEED, MULCH, FERTILIZER 2) BLOWN STRAW 3) TACKIFIER AND MULCH.
6. INLET PROTECTION SHALL BE INSTALLED AT OPEN INLETS TO PREVENT SEDIMENT FROM ENTERING THE STORM DRAIN SYSTEM. INLETS NOT USED IN CONJUNCTION WITH EROSION CONTROL ARE TO BE BLOCKED TO PREVENT ENTRY OF SEDIMENT.

**MAINTENANCE NOTES**

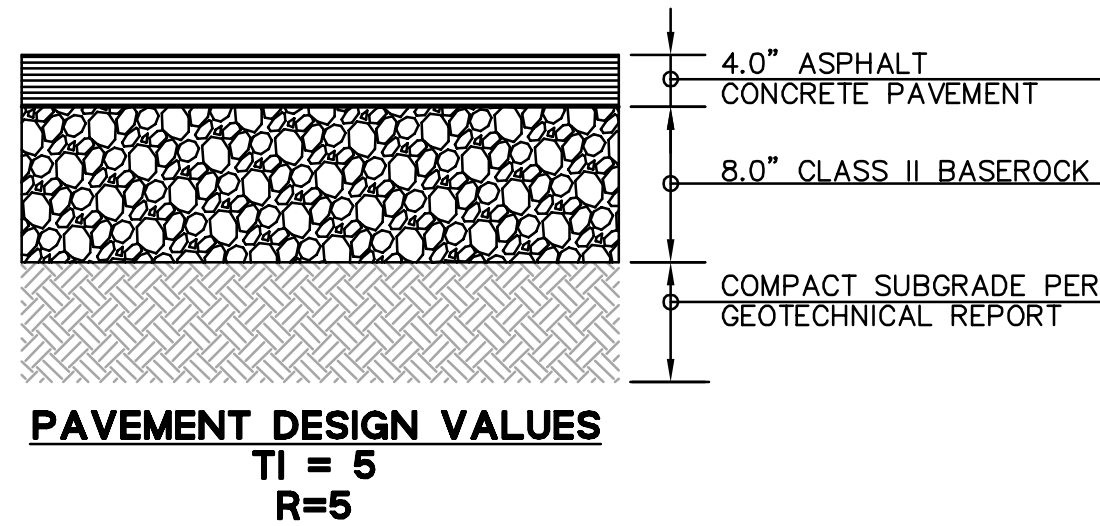
1. MAINTENANCE IS TO BE PERFORMED AS FOLLOWS:  
A. REPAIR DAMAGES CAUSED BY SOIL EROSION OR CONSTRUCTION AT THE END OF EACH WORKING DAY.  
B. SWALES SHALL BE INSPECTED PERIODICALLY AND MAINTAINED AS NEEDED.  
C. SEDIMENT TRAPS, BERMS, AND SWALES ARE TO BE INSPECTED AFTER EACH STORM AND REPAIRS MADE AS NEEDED.  
D. SEDIMENT SHALL BE REMOVED AND SEDIMENT TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN SEDIMENT HAS ACCUMULATED TO A DEPTH OF 1 FOOT.  
E. SEDIMENT REMOVED FROM TRAP SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.  
F. RILLS AND GULLIES MUST BE REPAIRED.
2. GRAVELBAG INLET PROTECTION SHALL BE CLEANED OUT WHENEVER SEDIMENT DEPTH IS ONE HALF THE HEIGHT OF ONE GRAVELBAG.



DRAWING NAME: K:\2015\150295-24765 Hesperian Blvd\_Hayward\ENG\VTM SHEETS\C9.0 SECTIONS AND DETAILS.dwg  
PLOT DATE: 11-16-17 PLOTTED BY: mlt



1  
-  
BIORETENTION AREA WITH BUBBLE-UP  
NTS



2  
-  
ASPHALT PAVEMENT SECTIONS  
NTS



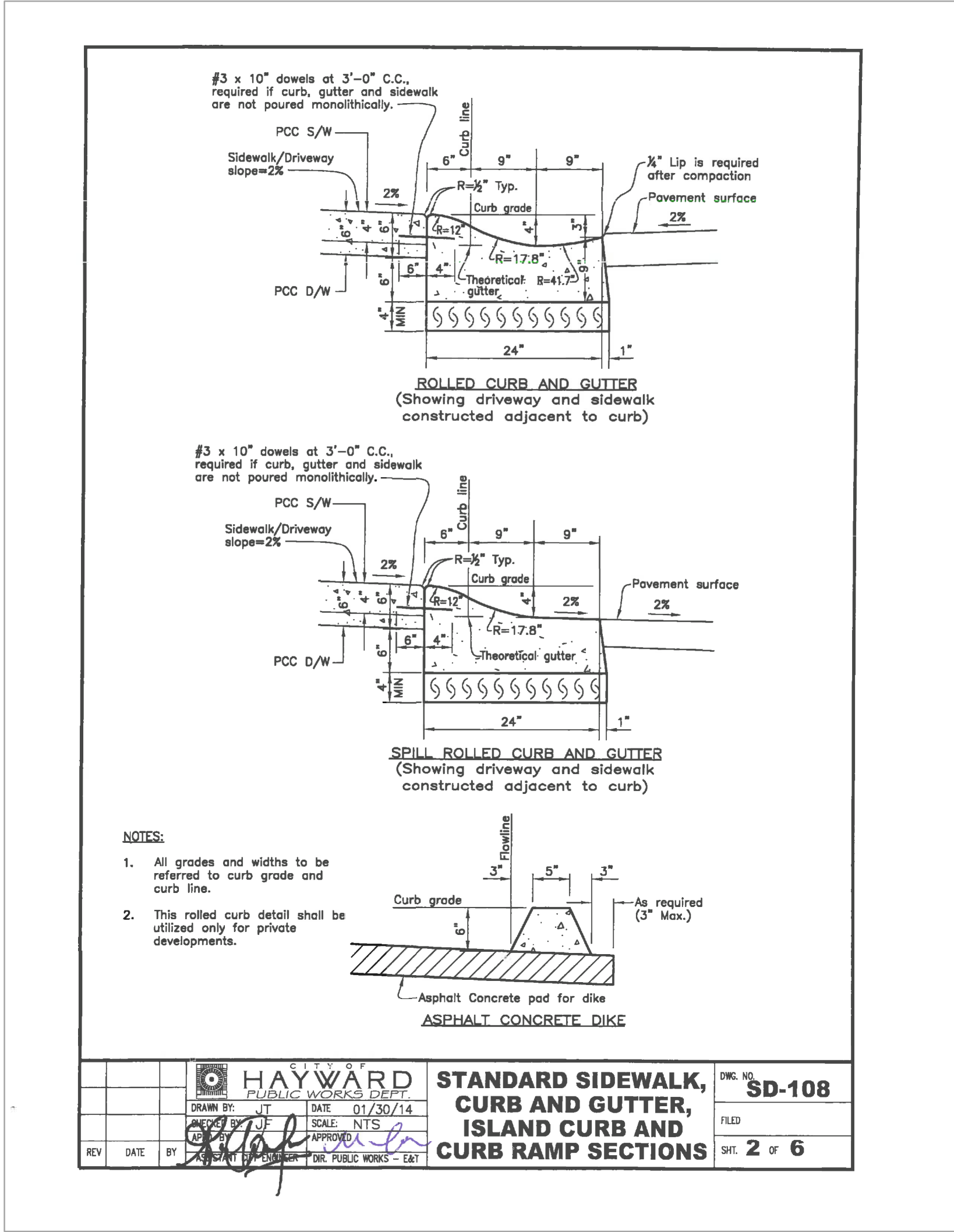
| Date         | No.      | Revisions |
|--------------|----------|-----------|
| 11/22/17     |          |           |
| Scale        |          |           |
| Design       | AMJ      |           |
| Drawn        | SGM      |           |
| Approved MAO |          |           |
| Job No       | 20150295 |           |

Drawing Number:  
**C9.0**  
10 OF 12

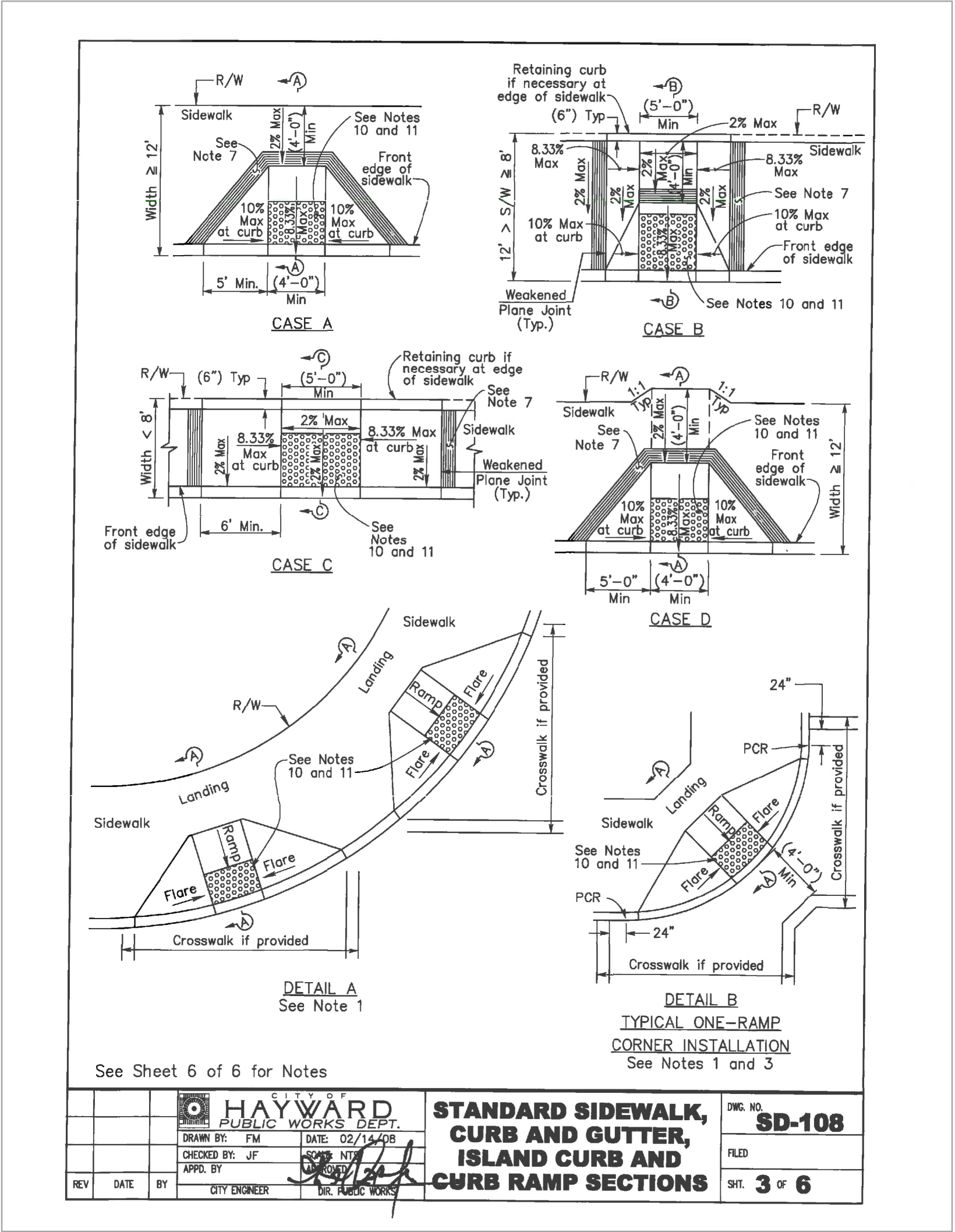
24765 HESPERIAN BOULEVARD-TRACT #8359  
VESTING TENTATIVE TRACT MAP  
DETAILS AND SECTIONS  
HAYWARD  
ALAMEDA COUNTY  
CALIFORNIA

**BKF100**  
+  
150 CALIFORNIA ST.,  
SUITE 650  
SAN FRANCISCO, CA 94111  
(415) 930-7900  
www.bkf.com  
ENGINEERS . SURVEYORS . PLANNERS  
YEARS

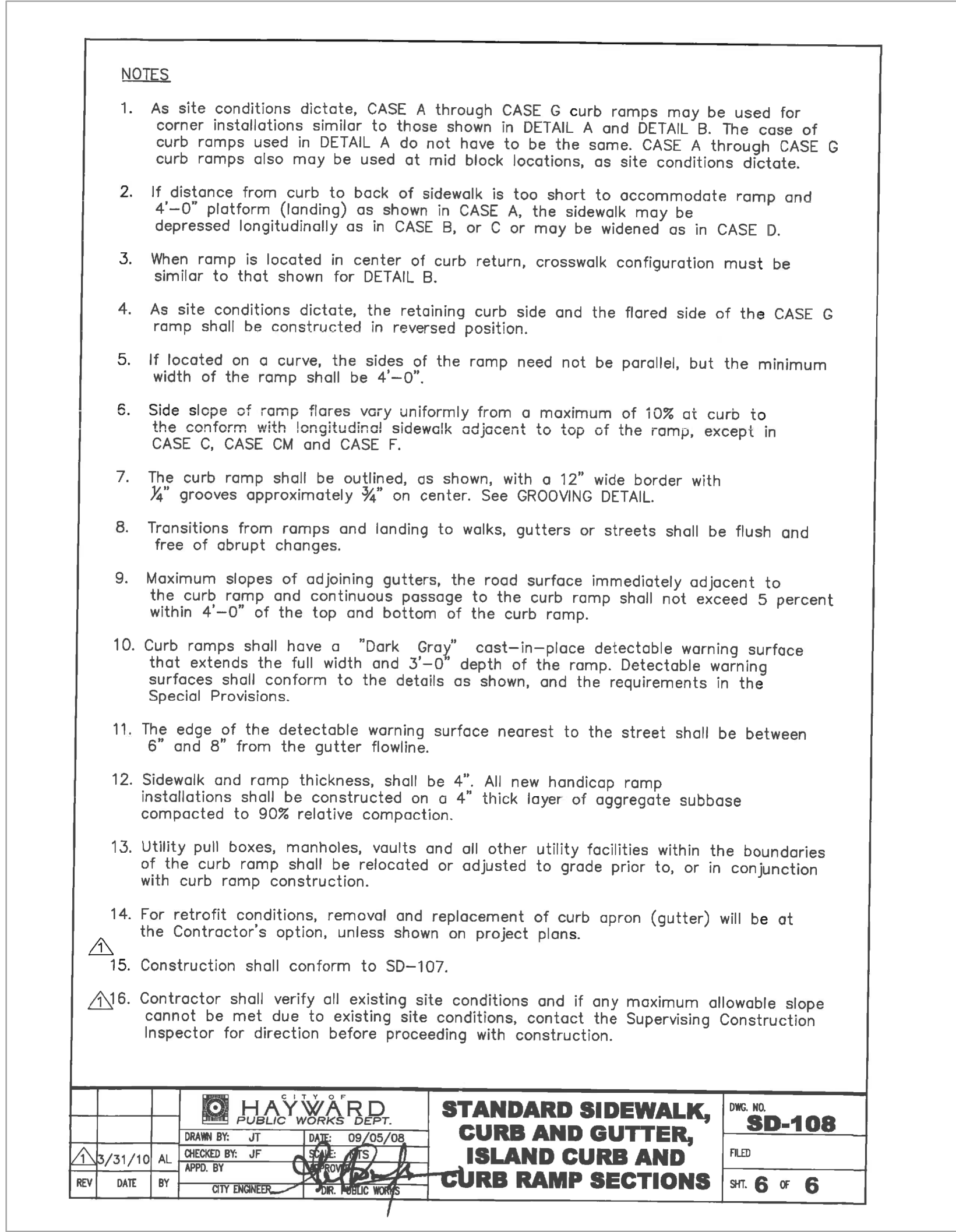




1  
-  
ROLLED CURB  
NTS



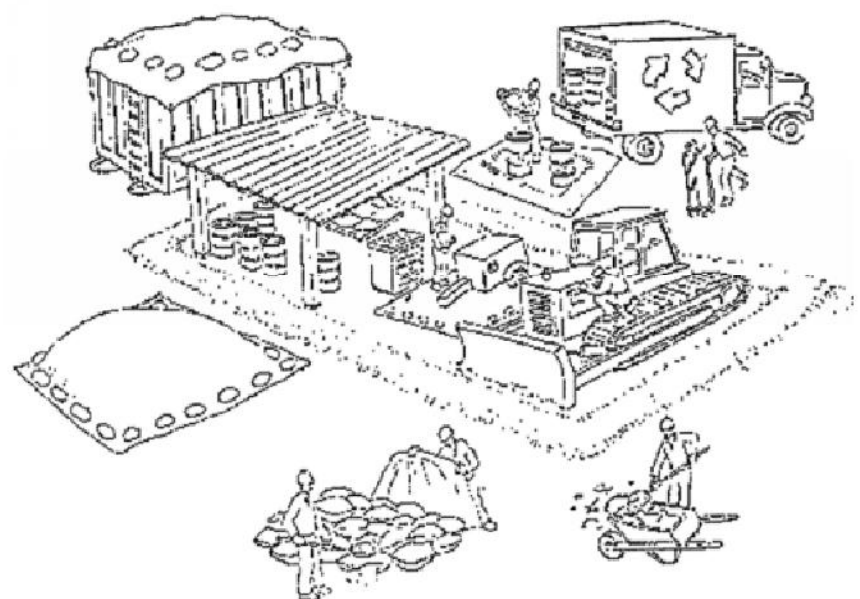
2  
-  
CURB RAMP SHEET 1  
NTS



3  
-  
CURB RAMP SHEET 2  
NTS



# Pollution Prevention - It's Part of the Plan



## Make sure your crews and subs do the job right!

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

### Materials storage & spill cleanup

#### Non-hazardous materials management

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

#### Hazardous materials management

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

#### Spill prevention and control

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

City of Hayward Public Works (510)-583-4730

#### Construction Entrances and Perimeter

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

### Vehicle and equipment maintenance & cleaning

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



### Earthwork & contaminated soils

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

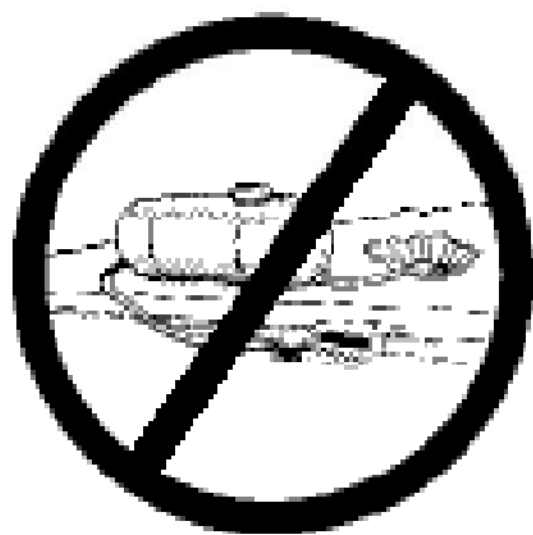


- ✓ Earth moving activities are only allowed during dry weather by permit and as approved by the County Inspector in the Field.
- ✓ Mature vegetation is the best form of erosion control. Minimize disturbance to existing vegetation whenever possible.
- ✓ If you disturb a slope during construction, prevent erosion by securing the soil with erosion control fabric, or seed with fast-growing grasses as soon as possible. Place fiber rolls down-slope until soil is secure.

- ✓ If you suspect contamination (from site history, discoloration, odor, texture, abandoned underground tanks or pipes, or buried debris), call the Engineer for help in determining what should be done, and manage disposal of contaminated soil according to their instructions.

### Dewatering operations

- ✓ Effectively manage all run-on, all runoff within the site, and all runoff that discharges from the site. Run-on from off site shall be directed away from all disturbed areas or shall collectively be in compliance.



- ✓ Reuse water for dust control, irrigation, or another on-site purpose to the greatest extent possible.

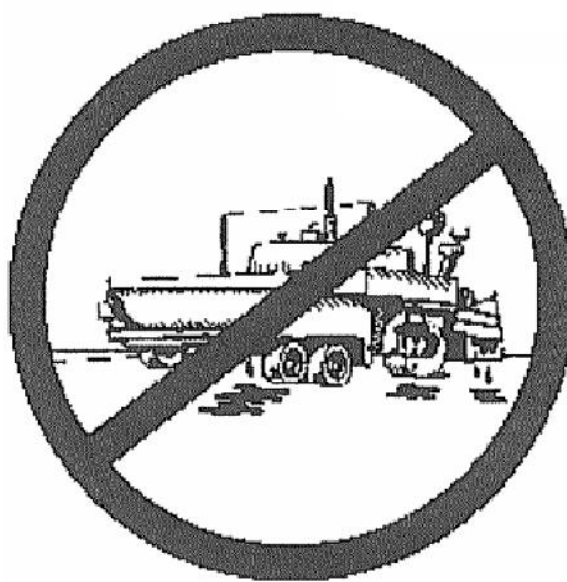
- ✓ Be sure to notify and obtain approval from the Engineer before discharging water to a street, gutter, or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.

- ✓ In areas of known contamination, testing is required prior to reuse or discharge of groundwater. Consult with the Engineer to determine what testing is required and how to interpret results. Contaminated groundwater must be treated or hauled off-site for proper disposal.

### Saw cutting

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

### Paving/asphalt work



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

### Concrete, grout, and mortar storage & waste disposal

- ✓ Store concrete, grout, and mortar under cover, on pallets, and away from drainage areas. These materials must never reach a storm drain.

- ✓ Wash out concrete equipment/trucks off-site or into contained washout areas that will not allow discharge of wash water onto the underlying soil or onto the surrounding areas.



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

### Painting

- ✓ Never rinse paint brushes or materials in a gutter or street!
- ✓ Paint out excess water-based paint before rinsing brushes, rollers, or containers in a sink.



- ✓ Paint out excess oil-based paint before cleaning brushes in thinner.
- ✓ Filter paint thinners and solvents for reuse whenever possible. Dispose of oil-based paint sludge and unusable thinner as hazardous waste.

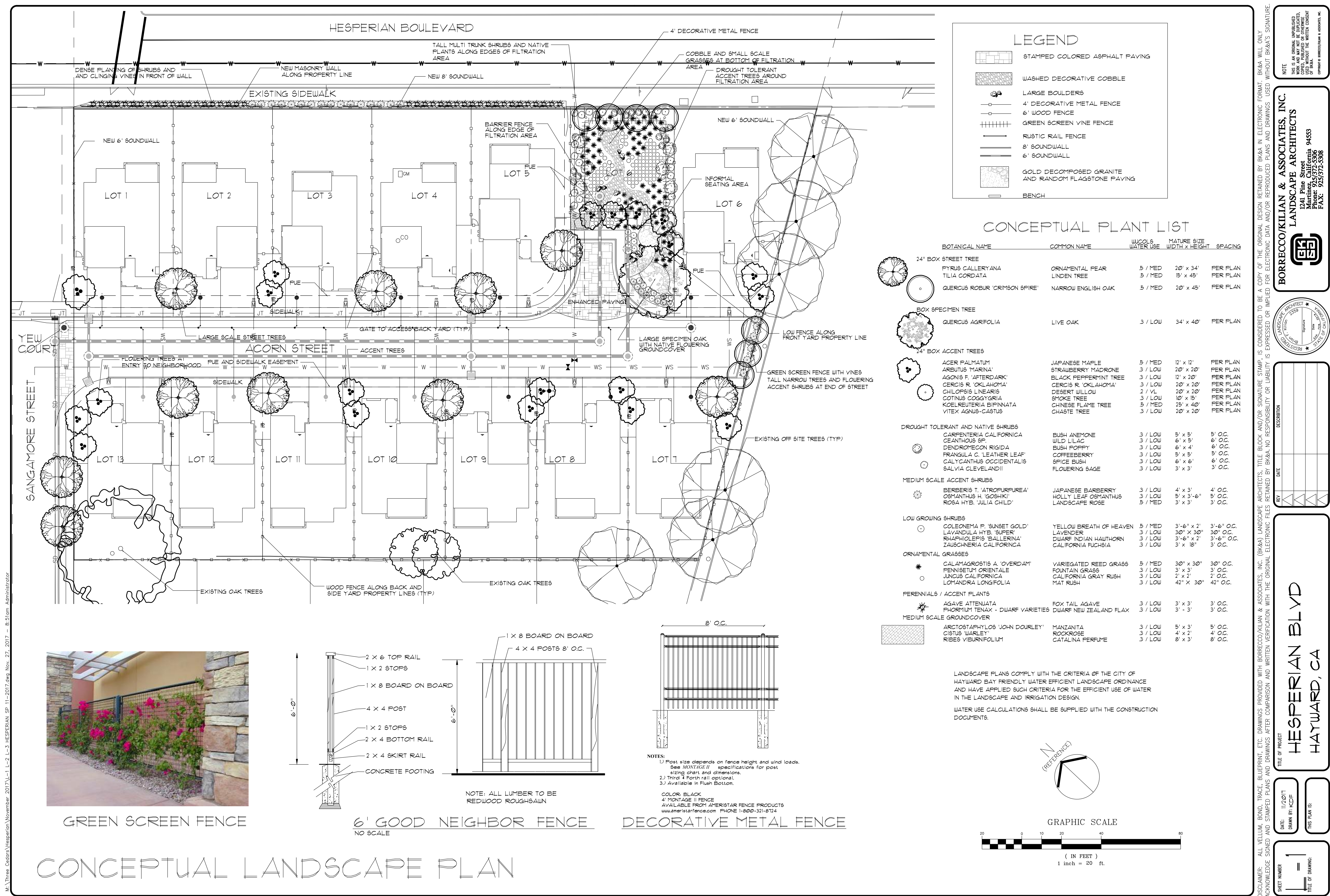
### Landscape Materials

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

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

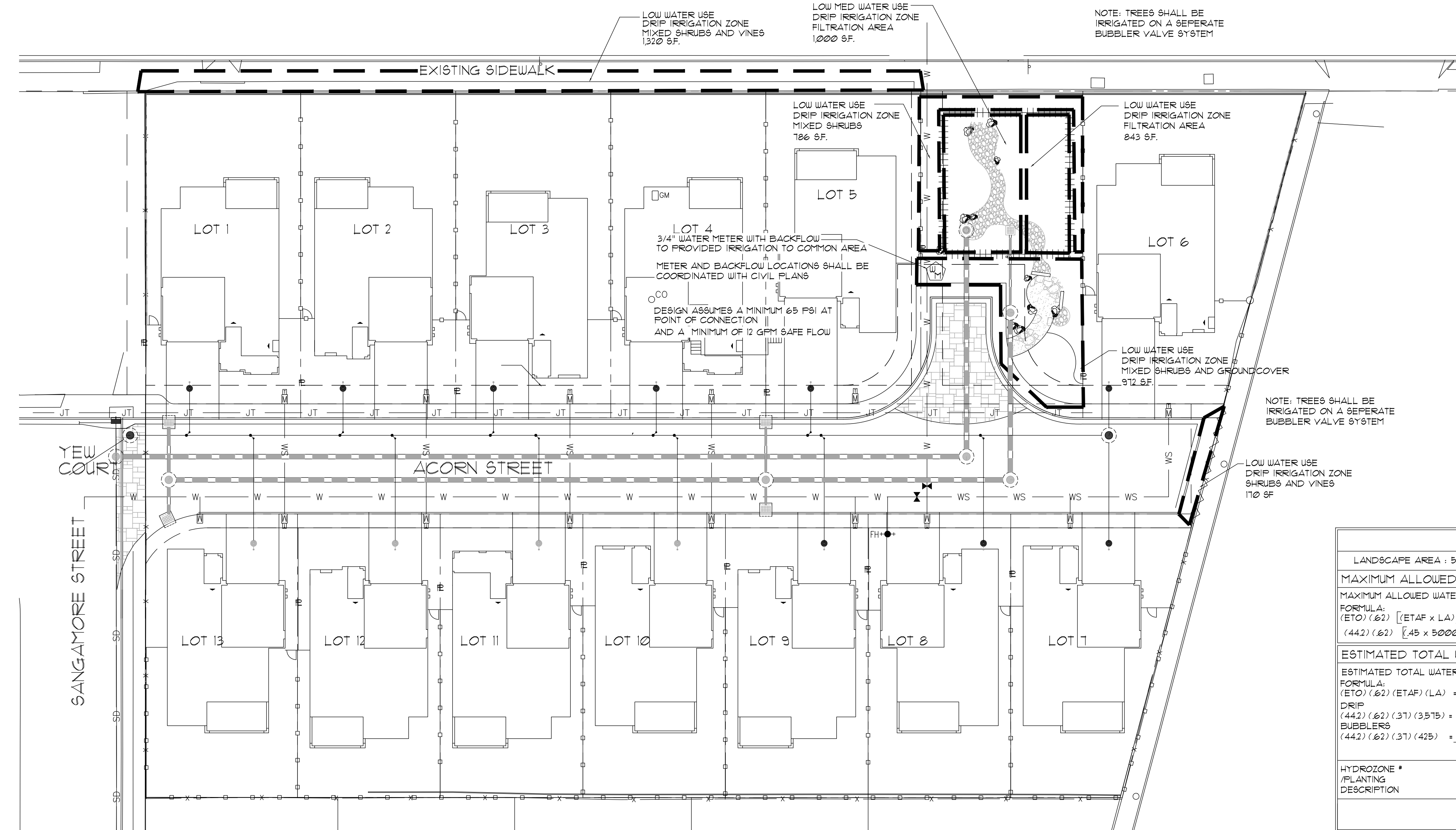
For references and more detailed information:  
[www.cleanwaterprogram.org](http://www.cleanwaterprogram.org)  
[www.cabmphandbooks.com](http://www.cabmphandbooks.com)







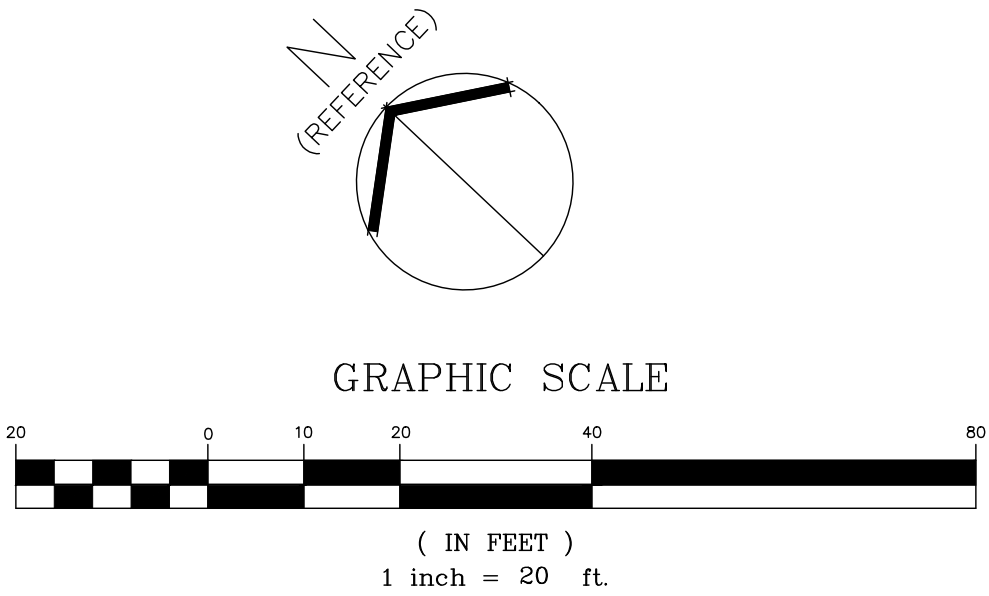
M:\Three Cedars\Hesperian\November 2017\L-1 L-2 L-3 HESPERIAN SP 11-2017.dwg Nov. 27, 2017 8:53am Administrator



| CONCEPTUAL WATER BUDGET                                                                                |              |                      |                                  |                                                                                                                                    |                           |                |       |
|--------------------------------------------------------------------------------------------------------|--------------|----------------------|----------------------------------|------------------------------------------------------------------------------------------------------------------------------------|---------------------------|----------------|-------|
| LANDSCAPE AREA : 5,000 SF                                                                              |              |                      |                                  | REFERENCE ETo: 44.2                                                                                                                |                           |                |       |
| MAXIMUM ALLOWED WATER ALLOWANCE (MAWA) = 61,659                                                        |              |                      |                                  |                                                                                                                                    |                           |                |       |
| MAXIMUM ALLOWED WATER CALCULATIONS                                                                     |              |                      |                                  |                                                                                                                                    |                           |                |       |
| FORMULA:<br>(ETO) (.62) [(ETAF x LA)] + ((1-ETAF) x SLA)) = MAWA<br>(44.2) (.62) [.45 x 5000]) = 61659 |              |                      |                                  |                                                                                                                                    |                           |                |       |
| ESTIMATED TOTAL WATER USE (ETWU) = 51,549                                                              |              |                      |                                  |                                                                                                                                    |                           |                |       |
| ESTIMATED TOTAL WATER USE CALCULATIONS                                                                 |              |                      |                                  |                                                                                                                                    |                           |                |       |
| FORMULA:<br>(ETO) (.62) (ETAF) (LA) = ETWU                                                             |              |                      |                                  |                                                                                                                                    |                           |                |       |
| DRIP<br>(44.2) (.62) (.31) (3515) = 36249                                                              |              |                      |                                  | DRIP<br>(44.2) (.62) (.62) (1000) = 16990                                                                                          |                           |                |       |
| BUBBLERS<br>(44.2) (.62) (.31) (425) = 4,309                                                           |              |                      |                                  |                                                                                                                                    |                           |                |       |
| ETWU =                                                                                                 |              |                      |                                  | 51549                                                                                                                              |                           |                |       |
| HYDROZONE *<br>/PLANTING<br>DESCRIPTION                                                                | WUCOLS<br>PF | IRRIGATION<br>METHOD | IRRIGATION<br>EFFICIENCY<br>(IE) | ETAF<br>(PF/IE)                                                                                                                    | LANDSCAPE<br>AREA (SQFT.) | ETAF X<br>AREA | ETWU  |
|                                                                                                        | 3 / LOW      | DRIP                 | .81                              | .31                                                                                                                                | 3515                      | 1322           | 36249 |
|                                                                                                        | 3 / LOW      | BUBBLER              | .81                              | .31                                                                                                                                | 425                       | 151            | 4309  |
| MEDIUM WATER USE SHRUBS                                                                                | 5 / MED      | DRIP                 | .81                              | .62                                                                                                                                | 1000                      | 620            | 16990 |
| TOTALS =                                                                                               |              |                      |                                  |                                                                                                                                    | 5000                      | 2099           | 51549 |
| AVERAGE ETAF = .42                                                                                     |              |                      |                                  |                                                                                                                                    |                           |                |       |
| ETAF CALCULATIONS                                                                                      |              |                      |                                  |                                                                                                                                    |                           |                |       |
| A. TOTAL ETAF x AREA                                                                                   |              | 2099                 |                                  | (AVERAGE ETAF FOR REGULAR LANDSCAPE AREAS MUST BE .55 OR BELOW FOR RESIDENTIAL AREAS, AND .45 OR BELOW FOR NON-RESIDENTIAL AREAS.) |                           |                |       |
| B. TOTAL LANDSCAPE AREA                                                                                |              | 5000                 |                                  |                                                                                                                                    |                           |                |       |
| AVERAGE ETAF = (A/B)                                                                                   |              | .42                  |                                  |                                                                                                                                    |                           |                |       |

LANDSCAPE PLANS COMPLY WITH THE CRITERIA OF THE CITY OF HAYWARD BAY FRIENDLY WATER EFFICIENT LANDSCAPE ORDINANCE AND HAVE APPLIED SUCH CRITERIA FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE AND IRRIGATION DESIGN.

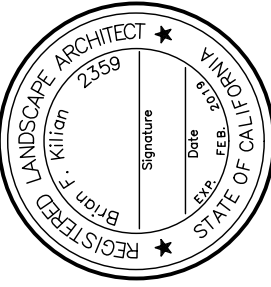
WATER USE CALCULATIONS SHALL BE SUPPLIED WITH THE CONSTRUCTION DOCUMENTS.



# HYDROZONE MAP

NOTE: ALL PLANS, SPECIFICATIONS, AND DRAWINGS SHALL BE REVIEWED, APPROVED, AND SIGNED BY THE WRITER OF RECORD. ANY CHANGES SHALL BE MADE IN WRITING AND SIGNED BY THE WRITER OF RECORD.

**BORRECCO/KILIAN & ASSOCIATES, INC.**  
LANDSCAPE ARCHITECTS  
1241 Pine Street  
Marina del Rey, California 90453  
Tel: 310-377-5308  
Fax: 310-377-5308



| REV | DATE | DESCRIPTION |
|-----|------|-------------|
|     |      |             |
|     |      |             |
|     |      |             |

TITLE OF PROJECT  
**HESPERIAN BLVD**  
**HAYWARD, CA**

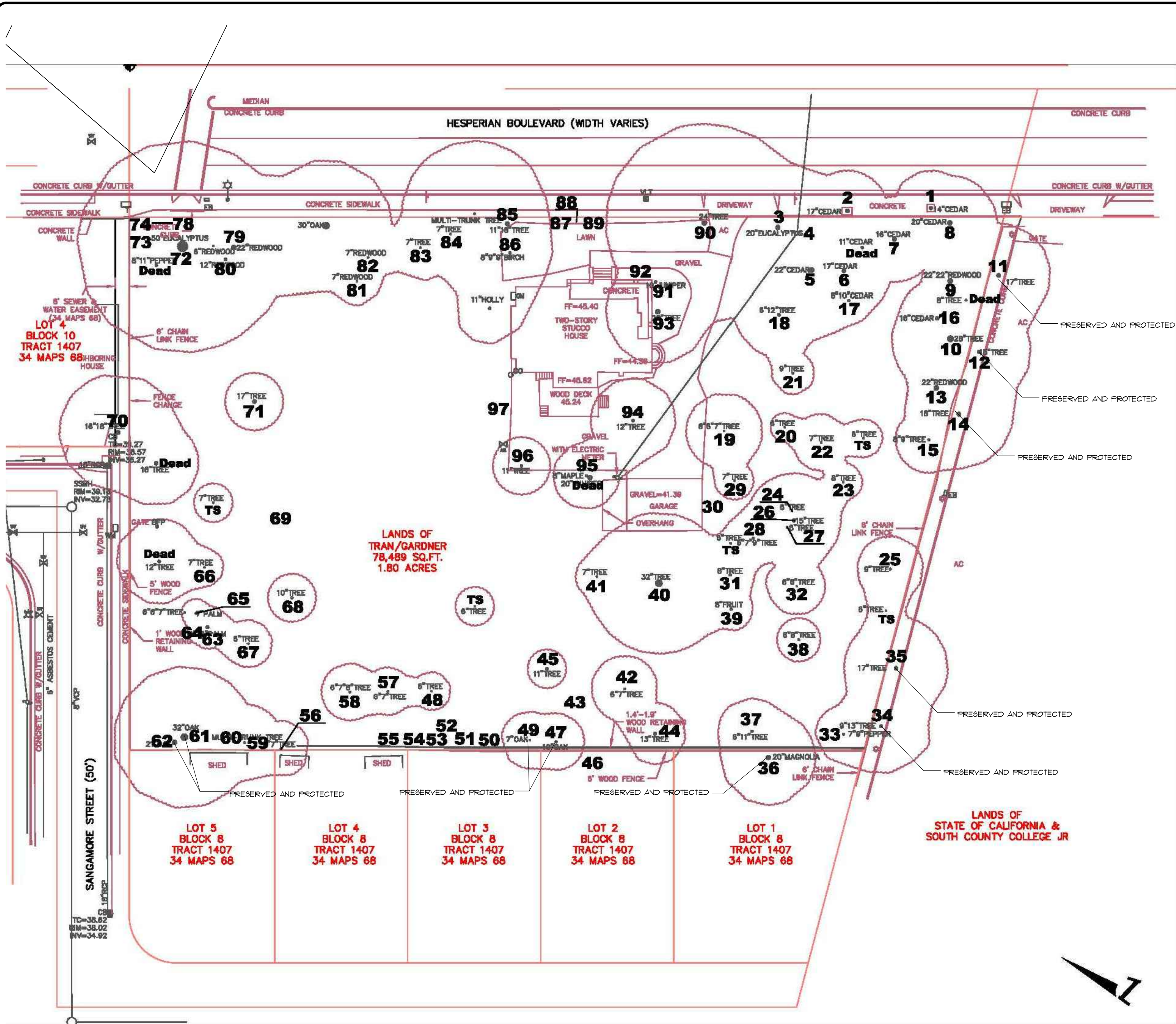
DATE: 11/20/17  
DRAWN BY: KCF  
THIS PLAN IS:

SHEET NUMBER  
**L-2**  
TITLE OF DRAWING:

DISCLAIMER: ALL VELLUM, BOND, TRACE, BLUEPRINT, ETC. DRAWINGS PROVIDED WITH BORRECCO/KILIAN & ASSOCIATES, INC. (BK&A) LANDSCAPE ARCHITECTS, TITLE BLOCK AND/OR SIGNATURE STAMP, IS CONSIDERED TO BE A COPY OF THE ORIGINAL DESIGN RETAINED BY BK&A IN ELECTRONIC FORMAT. BK&A WILL ONLY ACKNOWLEDGE SIGNED AND STAMPED PLANS AND DRAWINGS AFTER COMPARISON AND WRITTEN VERIFICATION WITH THE ORIGINAL ELECTRONIC FILES RETAINED BY BK&A. NO RESPONSIBILITY OR LIABILITY IS EXPRESSED OR IMPLIED FOR ELECTRONIC DATA AND/OR REPRODUCED PLANS AND DRAWINGS. USED WITHOUT BK&A'S SIGNATURE.



M:\Three Cedars\Hesperian\November 2017\L-1 L-2 L-3 HESPERIAN SP.11-2017.dwg Nov. 16, 2017 - 12:44pm Administrator



# TREE REMOVAL PLAN AND PROTECTION MEASURES

## Tree Assessment Plan

24765 Hesperian Blvd.  
Hayward, CA

Prepared for:  
Three Cedars  
Burlingame, CA

June 2016

No Scale

Notes:  
Base map provided by:  
BKF  
San Francisco, CA

Numbered tree locations  
are approximate.  
TS = (Too small) tree less than 6" in diameter  
Not included in this assessment.



325 Ray Street  
Pleasanton, CA 94566  
Phone 925.484.0211  
Fax 925.484.0596  
www.hortscience.com

| Tree Appraisal                                      |                   |                      |                 |                                   |
|-----------------------------------------------------|-------------------|----------------------|-----------------|-----------------------------------|
| 24765 Hesperian Blvd<br>Hayward, CA<br>June 3, 2016 |                   |                      |                 |                                   |
| Tree No.                                            | Species           | Trunk Diameter (in.) | Protected Tree? | Appraised Value                   |
| 1                                                   | Interior cedar    | 10                   | Yes             | \$ 2,200                          |
| 2                                                   | Interior cedar    | 20                   | Yes             | \$ 3,700                          |
| 3                                                   | Interior cedar    | 25.20, 19.17         | No              | \$ 10,600                         |
| 4                                                   | Coastal live oak  | 6                    | No              | \$ 400                            |
| 5                                                   | Interior cedar    | 25                   | Yes             | \$ 1,550                          |
| 6                                                   | Interior cedar    | 21                   | Yes             | \$ 3,950                          |
| 7                                                   | Interior cedar    | 28                   | Yes             | \$ 3,150                          |
| 8                                                   | Interior cedar    | 25                   | Yes             | \$ 3,150                          |
| 9                                                   | Coastal live oak  | 20.27                | Yes             | \$ 3,100                          |
| 10                                                  | Interior cedar    | 24                   | Yes             | \$ 360                            |
| 11                                                  | Australian willow | 15                   | Yes             | \$ 2,050 PRESERVED AND PROTECTED  |
| 12                                                  | Australian willow | 15                   | Yes             | \$ 2,050 PRESERVED AND PROTECTED  |
| 13                                                  | Coastal live oak  | 28                   | Yes             | \$ 1,600 PRESERVED AND PROTECTED  |
| 14                                                  | Australian willow | 15                   | Yes             | \$ 2,050 PRESERVED AND PROTECTED  |
| 15                                                  | Interior cedar    | 8.9                  | Yes             | \$ 200                            |
| 16                                                  | Interior cedar    | 15                   | Yes             | \$ 350                            |
| 17                                                  | Interior cedar    | 10.9                 | Yes             | \$ 300                            |
| 18                                                  | Interior cedar    | 14.7                 | Yes             | \$ 1,050                          |
| 19                                                  | Interior cedar    | 8.75                 | Yes             | \$ 1,150                          |
| 20                                                  | Interior cedar    | 6                    | No              | \$ 400                            |
| 21                                                  | Tobira            | 5                    | No              | \$ 200                            |
| 22                                                  | Jacaranda         | 7.5                  | Yes             | \$ 350                            |
| 23                                                  | Yew               | 8.2, 2.2             | Yes             | \$ 1,000                          |
| 24                                                  | Yew               | 7.2, 2.2             | Yes             | \$ 800                            |
| 25                                                  | Yucca             | 5.4                  | Yes             | \$ 400                            |
| 26                                                  | English walnut    | 16                   | Yes             | \$ 800                            |
| 27                                                  | English walnut    | 9.6, 6               | Yes             | \$ 450                            |
| 28                                                  | Almond            | 5.4                  | Yes             | \$ 400                            |
| 29                                                  | English hawthorn  | 8                    | Yes             | \$ 100                            |
| 30                                                  | Prunella sp.      | 6.4, 4.3             | Yes             | \$ 1,550                          |
| 31                                                  | Orange            | 5.5, 5.3             | Yes             | \$ 500                            |
| 32                                                  | Plum              | 7.6, 5.4, 4.3        | Yes             | \$ 1,050                          |
| 33                                                  | California poplar | 10.6, 5.4, 4.3       | Yes             | \$ 700                            |
| 34                                                  | California poplar | 18                   | Yes             | \$ 1,750 PRESERVED AND PROTECTED  |
| 35                                                  | Australian willow | 15                   | Yes             | \$ 2,050 PRESERVED AND PROTECTED  |
| 36                                                  | Southern magnolia | 28                   | Yes             | \$ 10,650 PRESERVED AND PROTECTED |
| 37                                                  | Cherry            | 15.7                 | Yes             | \$ 800                            |
| 38                                                  | Plum              | 7.8, 5               | Yes             | \$ 800                            |
| 39                                                  | Orange            | 8.4, 4               | Yes             | \$ 300                            |
| 40                                                  | Mulberry          | 36                   | Yes             | \$ 3,650                          |
| 41                                                  | Perseum           | 8                    | Yes             | \$ 1,500                          |

| Tree Appraisal                                      |                  |                      |                 |                                   |
|-----------------------------------------------------|------------------|----------------------|-----------------|-----------------------------------|
| 24765 Hesperian Blvd<br>Hayward, CA<br>June 3, 2016 |                  |                      |                 |                                   |
| Tree No.                                            | Species          | Trunk Diameter (in.) | Protected Tree? | Appraised Value                   |
| 42                                                  | Perseum          | 8.7                  | Yes             | \$ 1,600                          |
| 43                                                  | Red horehound    | 5.4                  | No              | \$ 400                            |
| 44                                                  | Pear             | 13                   | Yes             | \$ 950                            |
| 45                                                  | Perseum          | 6                    | No              | \$ 450                            |
| 46                                                  | Pear             | 6                    | No              | \$ 750                            |
| 47                                                  | Coastal live oak | 13                   | Yes             | \$ 1,050 PRESERVED AND PROTECTED  |
| 48                                                  | Pear             | 13                   | Yes             | \$ 400                            |
| 49                                                  | Coastal live oak | 9                    | Yes             | \$ 650 PRESERVED AND PROTECTED    |
| 50                                                  | Plum             | 5                    | No              | \$ 250                            |
| 51                                                  | Pear             | 7                    | No              | \$ 400                            |
| 52                                                  | Coastal live oak | 12                   | Yes             | \$ 1,450                          |
| 53                                                  | Coastal live oak | 5.3                  | Yes             | \$ 300                            |
| 54                                                  | Plum             | 6.3, 3               | Yes             | \$ 500                            |
| 55                                                  | Plum             | 7.6, 5.4, 4.3        | Yes             | \$ 1,250                          |
| 56                                                  | Plum             | 5.4, 4.3, 3.3        | Yes             | \$ 700                            |
| 57                                                  | Apple            | 6.5, 5.4, 4          | Yes             | \$ 650                            |
| 58                                                  | Apple            | 6.5, 5.4, 4          | Yes             | \$ 650                            |
| 59                                                  | Plum             | 7.6, 5.4, 4.4        | Yes             | \$ 1,150                          |
| 60                                                  | Plum             | 8.7, 6.5, 5.5        | Yes             | \$ 1,700                          |
| 61                                                  | Coastal live oak | 37                   | Yes             | \$ 17,650 PRESERVED AND PROTECTED |
| 62                                                  | Coastal live oak | 27                   | Yes             | \$ 7,650 PRESERVED AND PROTECTED  |
| 63                                                  | Mexican fan palm | 20                   | Yes             | \$ 250                            |
| 64                                                  | Mexican fan palm | 20                   | Yes             | \$ 250                            |
| 65                                                  | Mexican fan palm | 20                   | Yes             | \$ 250                            |
| 66                                                  | Apple            | 5.4, 3.3, 3          | Yes             | \$ 400                            |
| 67                                                  | Perseum          | 6.5, 4.4             | Yes             | \$ 800                            |
| 68                                                  | Apple            | 6.5, 5.4, 4.3        | Yes             | \$ 1,250                          |
| 69                                                  | Perseum          | 4.4, 4.3             | Yes             | \$ 1,150                          |
| 70                                                  | Coastal live oak | 25.2                 | Yes             | \$ 650                            |
| 71                                                  | Pear             | 6.5, 5.4, 4.4        | Yes             | \$ 600                            |
| 72                                                  | Blue gum         | 65                   | Yes             | \$ 6,550                          |
| 73                                                  | Coastal live oak | 5                    | No              | \$ 450                            |
| 74                                                  | Coastal live oak | 8                    | Yes             | \$ 1,050                          |
| 75                                                  | Coastal live oak | 6                    | No              | \$ 450                            |
| 76                                                  | Coastal live oak | 4                    | No              | \$ 450                            |
| 77                                                  | Coastal live oak | 4                    | No              | \$ 450                            |
| 78                                                  | Coastal live oak | 4                    | No              | \$ 450                            |
| 79                                                  | Coastal live oak | 22                   | Yes             | \$ 1,850                          |
| 80                                                  | Coastal live oak | 16                   | Yes             | \$ 700                            |
| 81                                                  | Coastal live oak | 9                    | Yes             | \$ 150                            |

| Tree Appraisal                                      |                    |                       |                 |                 |
|-----------------------------------------------------|--------------------|-----------------------|-----------------|-----------------|
| 24765 Hesperian Blvd<br>Hayward, CA<br>June 3, 2016 |                    |                       |                 |                 |
| Tree No.                                            | Species            | Trunk Diameter (in.)  | Protected Tree? | Appraised Value |
| 82                                                  | Coastal live oak   | 8                     | Yes             | \$ 750          |
| 83                                                  | Red horehound      | 10.16, 15.11, 10.6, 8 | Yes             | \$ 3,950        |
| 84                                                  | Indian laurel      | 5.4                   | No              | \$ 450          |
| 85                                                  | Common catalpa     | 24.12                 | Yes             | \$ 6,950        |
| 86                                                  | Coastal live oak   | 5                     | No              | \$ 450          |
| 87                                                  | Coastal live oak   | 6                     | No              | \$ 600          |
| 88                                                  | Coastal live oak   | 6                     | No              | \$ 600          |
| 89                                                  | Common catalpa     | 29                    | Yes             | \$ 5,050        |
| 90                                                  | Hollyhock          | 11                    | Yes             | \$ 850          |
| 91                                                  | Hollyhock          | 4                     | No              | \$ 450          |
| 92                                                  | Red oak            | 27                    | Yes             | \$ 21,400       |
| 93                                                  | Mulberry           | 14                    | Yes             | \$ 300          |
| 94                                                  | Japanese maple     | 8                     | Yes             | \$ 200          |
| 95                                                  | English hawthorn   | 11                    | Yes             | \$ 300          |
| 96                                                  | Canary island pine | 12                    | Yes             | \$ 1,650        |
| 97                                                  | English holly      | 12                    | Yes             | \$ 200          |
| Total                                               |                    |                       |                 | \$ 177,400      |

OVERALL TREE VALUE • \$ 177,400  
LESS NON PROTECTED TREES • -17,100  
LESS TREES TO BE PRESERVED • -41,100  
REQUIRED TREE MITIGATION • \$ 12,200

NOTE: THIS IS AN ORIGINAL UNREPRODUCED DRAWING. ANY COPIES OR REPRODUCTIONS OF THIS DRAWING ARE VOID. ANY USE OF THIS DRAWING WITHOUT THE WRITTEN CONSENT OF BORRECO/KILIAN & ASSOCIATES, INC. IS PROHIBITED.

**BORRECO/KILIAN & ASSOCIATES, INC.**  
LANDSCAPE ARCHITECTS  
1241 Pine Street  
Martinez, California 94553  
Phone: 925/372-5306  
FAX: 925/372-5308

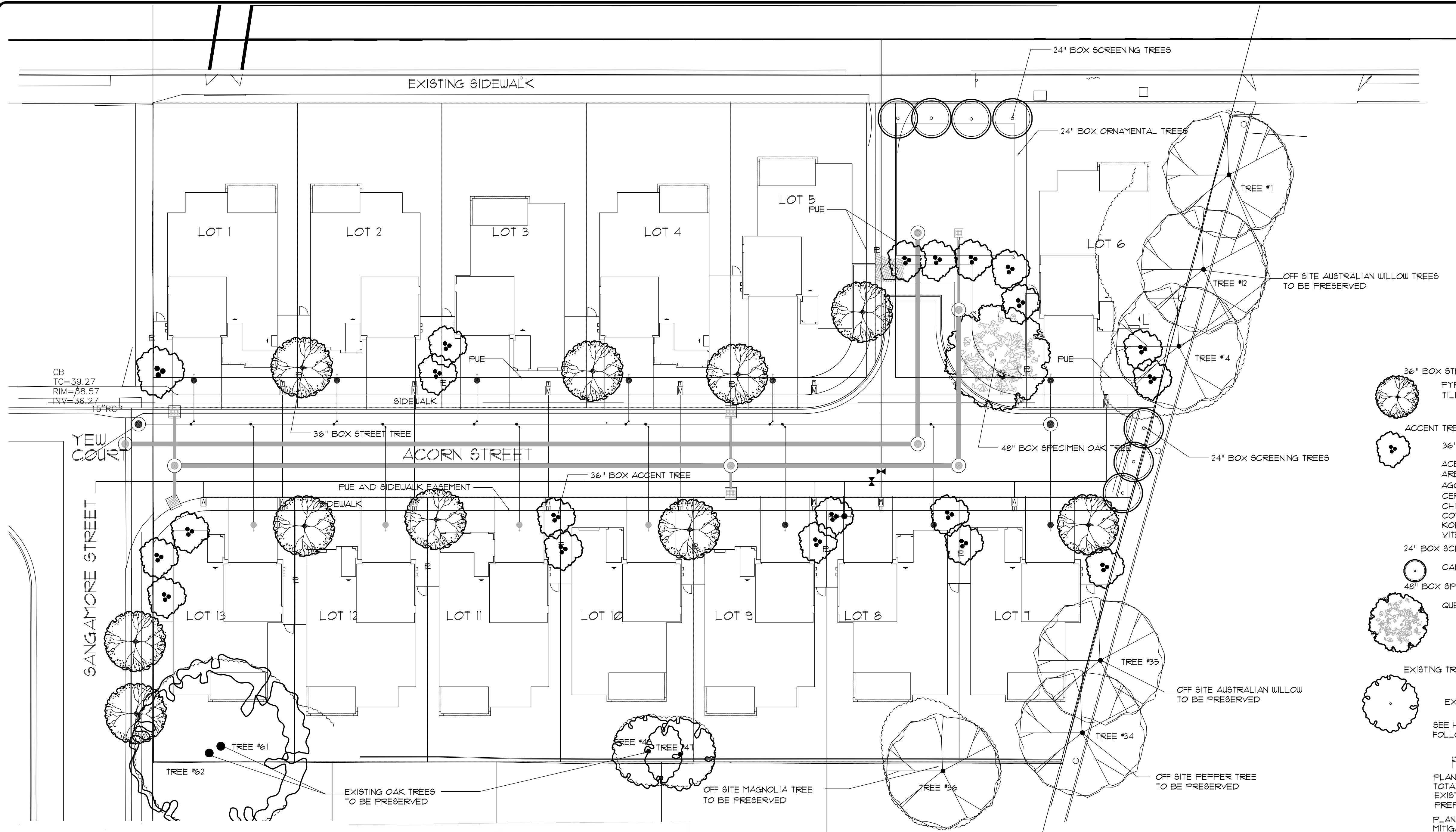
RECEIVED  
BORRECO/KILIAN & ASSOCIATES, INC.  
DATE: 11/20/17  
DRAWN BY: KDF  
THIS PLAN IS:

SHEET NUMBER  
**L-3**  
TITLE OF DRAWING:  
HESPERIAN BLVD  
HAYWARD, CA

DISCLAIMER: ALL YELLOW, BOND, TRACE, BLUEPRINT, ETC. DRAWINGS PROVIDED WITH BORRECO/KILIAN & ASSOCIATES, INC. (BK&A) LANDSCAPE ARCHITECTS, TITLE BLOCK AND/OR SIGNATURE STAMP, IS CONSIDERED TO BE A COPY OF THE ORIGINAL DESIGN RETAINED BY BK&A IN ELECTRONIC FORMAT. BK&A WILL ONLY ACKNOWLEDGE SIGNED AND STAMPED PLANS AND DRAWINGS AFTER COMPARISON AND WRITTEN VERIFICATION WITH THE ORIGINAL ELECTRONIC FILES RETAINED BY BK&A. NO RESPONSIBILITY OR LIABILITY IS EXPRESSED OR IMPLIED FOR ELECTRONIC DATA AND/OR REPRODUCED PLANS AND DRAWINGS. USED WITHOUT BK&A'S SIGNATURE.



M:\Three Cedars\Hesperian\November 2017\1-1 L-2 L-3 HESPERIAN SP 11-2017.dwg Nov. 27, 2017 - 8:56am Administrator



TREE LEGEND

|                              |                       |         |
|------------------------------|-----------------------|---------|
| 36" BOX STREET TREE          | ORNAMENTAL PEAR       | 5 / MED |
| PYRUS CALLERYANA             | LINDEN TREE           | 5 / MED |
| TILIA CORDATA                |                       |         |
| ACCENT TREES                 |                       |         |
| 36" BOX                      |                       |         |
| ACER PALMATUM                | JAPANESE MAPLE        | 5 / MED |
| ARBUTUS 'MARINA'             | STRAUBERRY MADRONE    | 3 / LOW |
| AGONIS F. 'AFTERDARK'        | BLACK PEPPERMINT TREE | 3 / LOW |
| CERCIS R. 'OKLAHOMA'         | CERCIS R. 'OKLAHOMA'  | 3 / LOW |
| CHLOPSIS LINEARIS            | DESERT WILLOW         | 2 / VL  |
| COTINUS COGGYRIA             | SMOKE TREE            | 3 / LOW |
| KOELREUTERIA BIFINNATA       | CHINESE FLAME TREE    | 5 / MED |
| VITEX AGNUS-CASTUS           | CHASTE TREE           | 3 / LOW |
| 24" BOX SCREENING TREE       |                       |         |
| CARPINUS B. 'FRANS FONTAINE' | NARROW HORNBEAM       | 5 / MED |
| 48" BOX SPECIMEN             |                       |         |
| QUERCUS AGRIFOLIA            | COAST LIVE OAK        | 3 / LOW |
| EXISTING TREES               |                       |         |
| EXISTING NATIVE OAK TREE     | EXISTING MISC. TREES  |         |

PROPOSED TREE MITIGATION

PLANS CALL FOR THE REMOVAL OF SIXTY NINE (69) PROTECTED TREES  
TOTAL DOLLAR VALUE: \$122,000  
EXISTING TREE DOLLAR VALUE BASED ON ARBORIST REPORT  
PREPARED BY HORTSCIENCE SEE SHEET L-3  
PLANS PROPOSE THE PLANTING OF 42 TREES  
MITIGATION VALUE: \$16,850

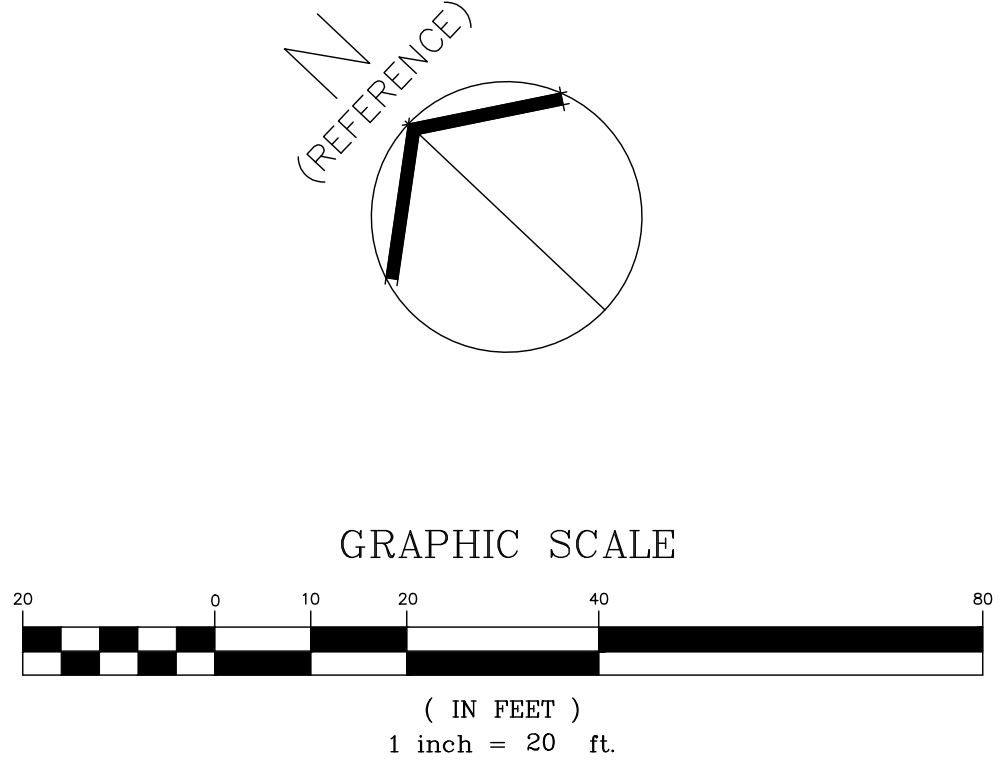
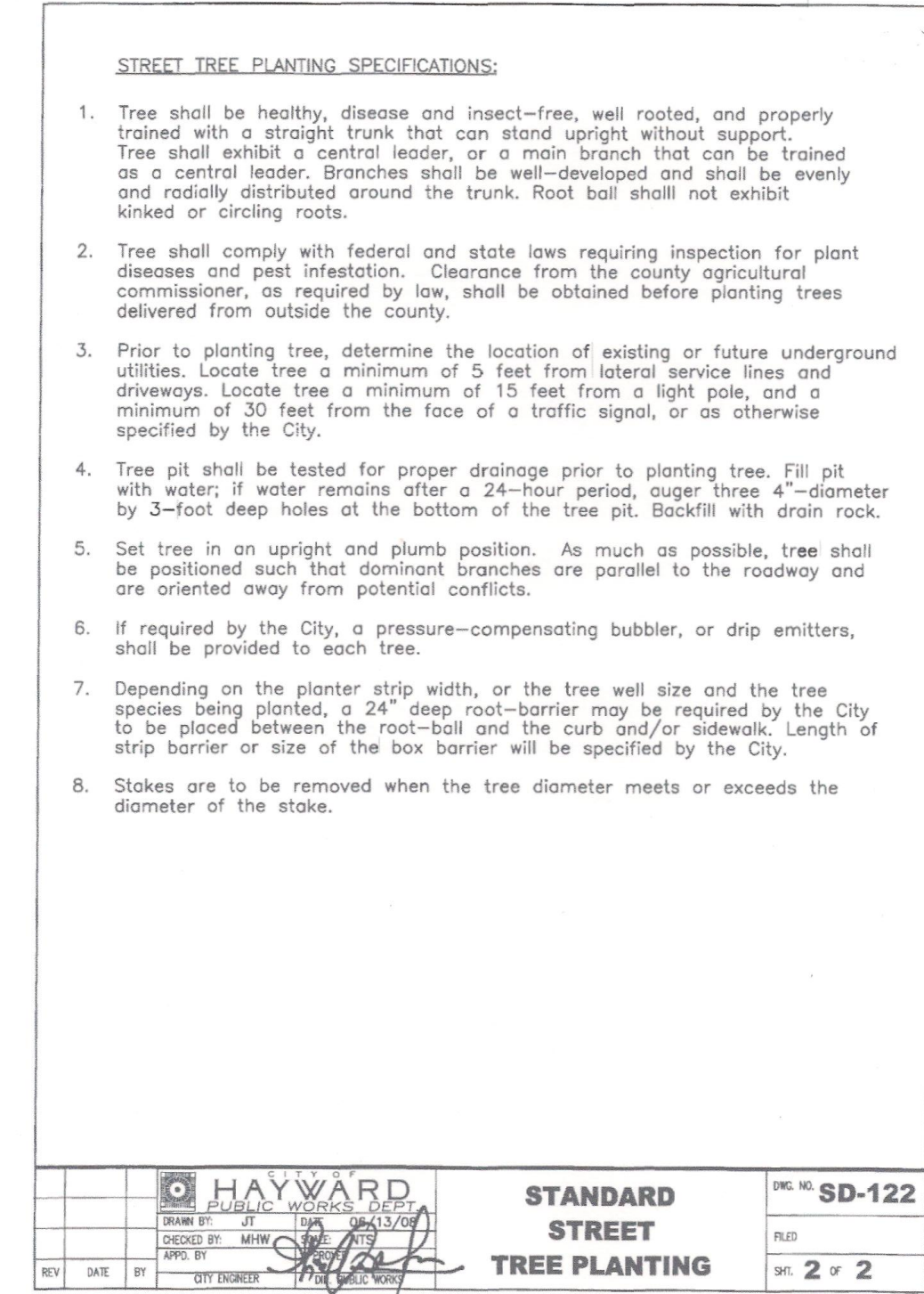
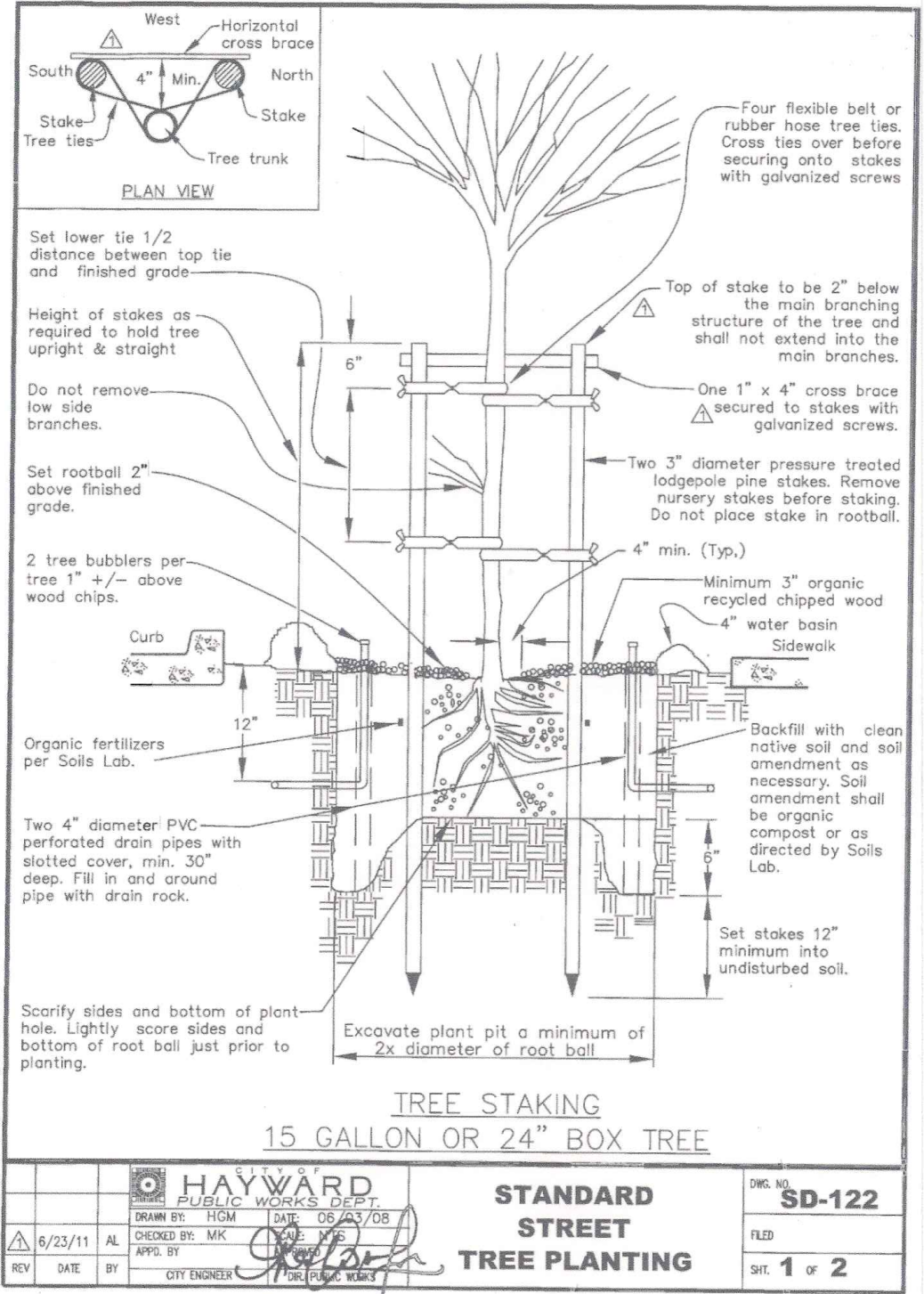
PROPOSED MITIGATION TREES

|                                                                                                                          |                      |
|--------------------------------------------------------------------------------------------------------------------------|----------------------|
| 10 - 36" BOX STREET TREES                                                                                                | @ \$350 = \$ 3,500   |
| 1 - 36" BOX STREET TREES                                                                                                 | @ \$350 = \$ 2,450   |
| MINIMUM OF 11 - 24" BOX TREE REQUIRED, TREES HAVE BEEN<br>UPSIZE TO 36" BOX AS PART OF THE TREE MITIGATION REQUIREMENTS. |                      |
| 13 - 36" BOX ORNAMENTAL TREES                                                                                            | @ \$550 = \$ 7,150   |
| 1 - 24" BOX SCREENING TREES                                                                                              | @ \$200 = \$ 1,400   |
| 1 - 48" BOX SPECIMEN TREE                                                                                                | @ \$1,200 = \$ 1,200 |

PROPOSED ON SITE TREE MITIGATION \$15,100

CITY STANDARD TREE CLEARANCES

FINAL LOCATIONS OF TREES SHALL BE FIELD LOCATED BY THE PROJECT  
LANDSCAPE ARCHITECT.  
TREES SHALL BE LOCATED A MINIMUM OF 5' AWAY FROM ALL UNDERGROUND  
UTILITIES AND 5' AWAY FROM EDGE OF PAVING.  
TREES SHALL BE LOCATED A MINIMUM OF 15' AWAY FROM LIGHT POLES.  
ROOT BARRIERS REQUIRED FOR TREES SHALL BE LOCATED A WITHIN OF  
1' OF STRUCTURE OR HARDSCAPE.

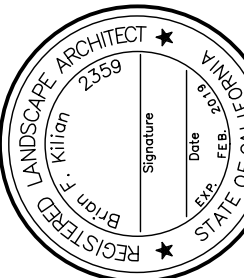


PROPOSED TREE PLANTING PLAN

DISCLAIMER: ALL VELLUM, BOND, TRACE, BLUEPRINT, ETC. DRAWINGS PROVIDED WITH BORRECO/KILIAN & ASSOCIATES, INC. (BK&A) LANDSCAPE ARCHITECTS, TITLE BLOCK AND/OR SIGNATURE STAMP, IS CONSIDERED TO BE A COPY OF THE ORIGINAL DESIGN RETAINED BY BK&A IN ELECTRONIC FORMAT. BK&A WILL ONLY ACKNOWLEDGE SIGNED AND STAMPED PLANS AND DRAWINGS. NO RESPONSIBILITY OR LIABILITY IS EXPRESSED OR IMPLIED FOR ELECTRONIC DATA AND/OR REPRODUCED PLANS AND DRAWINGS. USED WITHOUT BK&A'S SIGNATURE.

NOTE  
THIS IS AN ORIGINAL UNPUBLISHED  
DRAWING. IT IS THE PROPERTY OF  
BORRECO/KILIAN & ASSOCIATES, INC.  
AND IS NOT TO BE REPRODUCED,  
COPIED, OR USED IN ANY MANNER  
WITHOUT THE WRITTEN CONSENT  
OF BK&A.  
BORRECO/KILIAN & ASSOCIATES, INC.

BORRECO/KILIAN & ASSOCIATES, INC.  
LANDSCAPE ARCHITECTS  
1241 Pine Street  
Martinez, California 94553  
Phone: 925/372-5306  
FAX: 925/372-5308



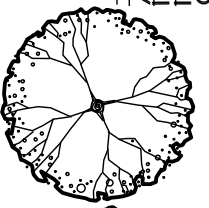
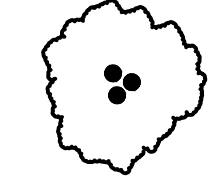
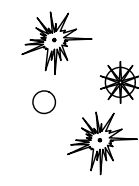
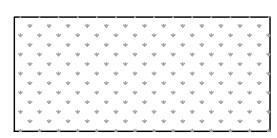
| REV | DATE | DESCRIPTION |
|-----|------|-------------|
|     |      |             |
|     |      |             |
|     |      |             |

HESPERIAN BLVD  
HAYWARD, CA

DATE: 11/20/17  
DRAWN BY: KDF  
THIS PLAN IS:  
SHEET NUMBER: 4  
TITLE OF DRAWING:



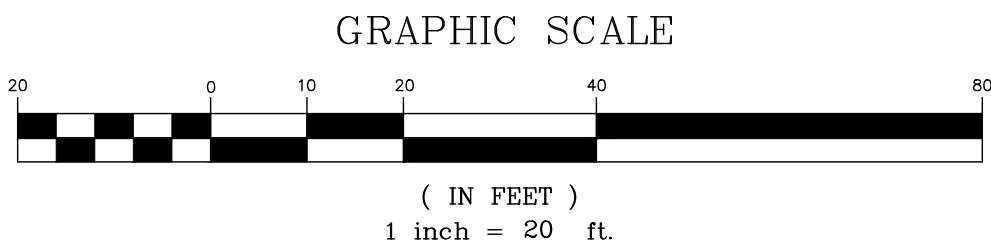
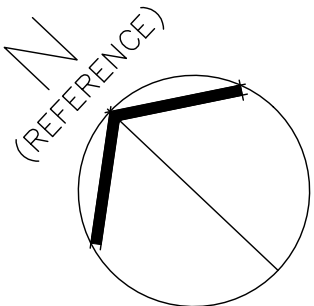
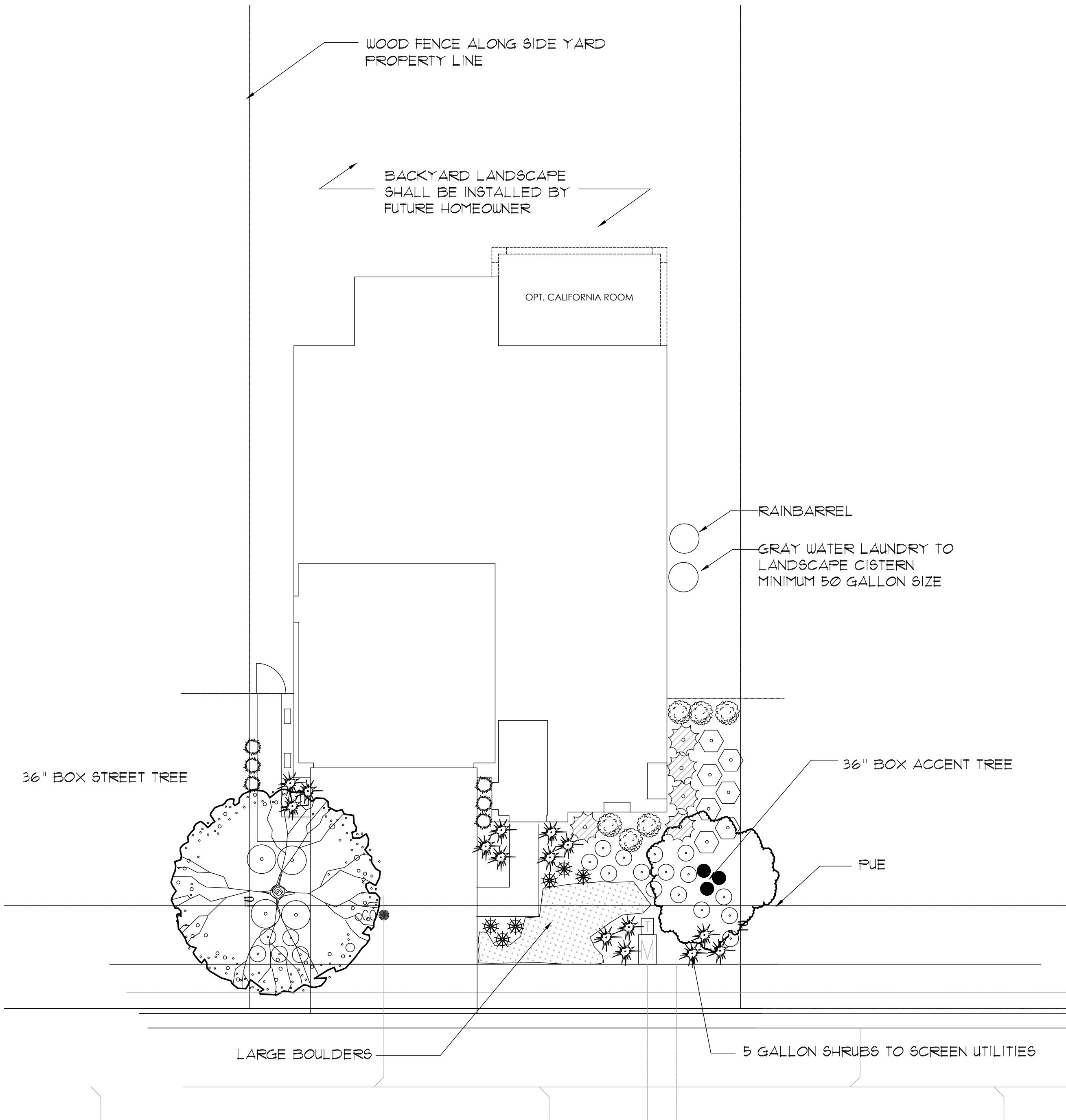
CONCEPTUAL PLANT LIST

| TREES                                                                              | BOTANICAL NAME                   | COMMON NAME               | WATER USE | WIDTH x HEIGHT | SPACING    |
|------------------------------------------------------------------------------------|----------------------------------|---------------------------|-----------|----------------|------------|
|   | PYRUS CALLERTYANA 'CHANTICLEER'  | ORNAMENTAL PEAR           | 5/ MED    | 20' x 34'      | PER PLAN   |
|   | TILIA CORDATA 'CORINTHIAN'       | LINDEN TREE               | 5/ MED    | 15' x 45'      | PER PLAN   |
|                                                                                    | ACER PALMATUM                    | JAPANESE MAPLE            | 5/ MED    | 12' x 12'      | PER PLAN   |
|                                                                                    | ARBUTUS 'MARINA'                 | STRAUBERRY MADRONE        | 3 / LOW   | 20' x 20'      | PER PLAN   |
|                                                                                    | AGONIS F. 'AFTERDARK'            | BLACK PEPPERMINT TREE     | 3 / LOW   | 12' x 20'      | PER PLAN   |
|                                                                                    | CERCIS R. 'OKLAHOMA'             | REDBUD                    | 3 / LOW   | 20' x 20'      | PER PLAN   |
|                                                                                    | CHILOPSIS LINEARIS               | DESERT WILLOW             | 3 / LOW   | 20' x 20'      | PER PLAN   |
|                                                                                    | COTINUS COGGRYGRIA               | SMOKE TREE                | 3 / LOW   | 10' x 15'      | PER PLAN   |
|                                                                                    | KOELREUTERIA BIFINNATA           | CHINESE FLAME TREE        | 5/ MED    | 25' x 40'      | PER PLAN   |
|                                                                                    | VITEX ANGUS-CASTUS               | CHASTE TREE               | 3 / LOW   | 20' x 20'      | PER PLAN   |
| MEDIUM SCALE SHRUBS                                                                |                                  |                           |           |                |            |
|   | BERBERIS T. 'ATROFURPUREA'       | JAPANESE BARBERRY         | 3 / LOW   | 4' x 3'        | 4' O.C.    |
|                                                                                    | CALLISTEMON V. 'LITTLE JOHN'     | DWARF BOTTLE BRUSH        | 3 / LOW   | 3' x 3'        | 3' O.C.    |
|                                                                                    | LEONOTUS LEONORUS                | LIONS TAIL                | 3 / LOW   | 4' x 4'        | 4' O.C.    |
|                                                                                    | CUPRESSUS S. 'TINY TOWER'        | DWARF ITALIAN CYPRESS     | 3 / LOW   | 18" x 5'       | 18" O.C.   |
|                                                                                    | NANDINA D. LEMON LIME            | HEAVENLY BAMBOO           | 3 / LOW   | 3' x 3'        | 3' O.C.    |
|                                                                                    | NERIUM 'PETITE SALMON'           | DWARF OLEANDER            | 3 / LOW   | 4' x 4'        | 4' O.C.    |
|                                                                                    | SALVIA HYB. 'AMISTAD'            | FLOWERING SAGE            | 3 / LOW   | 3' x 3'        | 3' O.C.    |
| MEDIUM SCALE SHRUBS                                                                |                                  |                           |           |                |            |
|   | LOROPETALUM HYB. 'SUZANNE'       | LOW GROWING FRINGE FLOWER | 3 / LOW   | 3' x 3'        | 3' O.C.    |
|                                                                                    | MYRTUS COMMUNIS 'COMPACTA'       | DWARF MYRTLE              | 3 / LOW   | 3' x 3'        | 3' O.C.    |
|                                                                                    | PRUNUS L. 'OTTO LUYKEN'          | DWARF ENGLISH LAUREL      | 5/ MED    | 4' x 3'        | 4' O.C.    |
|                                                                                    | PUNICA G. 'NANA'                 | FLOWERING POMEGRANATE     | 3 / LOW   | 3' x 3'        | 3' O.C.    |
| LOW GROWING SHRUBS                                                                 |                                  |                           |           |                |            |
|   | COLEONEMA P. 'SUNSET GOLD'       | YELLOW BREATH OF HEAVEN   | 5/ MED    | 3'-6" x 2'     | 3'-6" O.C. |
|                                                                                    | LAVANDULA HYB. 'SUPER'           | LAVENDER                  | 3 / LOW   | 30" x 30"      | 30" O.C.   |
|                                                                                    | RHAPHIOLEPIS 'BALLERINA'         | DWARF INDIAN HAWTHORN     | 3 / LOW   | 3'-6" x 2'     | 3'-6" O.C. |
|                                                                                    | ROSA HYB.                        | LANDSCAPE ROSE            | 5/ MED    | 3' x 3'        | 3' O.C.    |
|                                                                                    | SALVIA G. 'HEATWAVE SERIES'      | FLOWERING SAGE            | 3 / LOW   | 30" x 30"      | 30" O.C.   |
| ORNAMENTAL GRASSES                                                                 |                                  |                           |           |                |            |
|   | CALAMAGROSTIS A. 'OVERDAM'       | VARIEGATED REED GRASS     | 5/ MED    | 30" x 30"      | 30" O.C.   |
|                                                                                    | LOMANDRA LONGIFOLIA              | MAT RUSH                  | 3 / LOW   | 42" x 30"      | 42" O.C.   |
|                                                                                    | MUHLENBERGIA RIGENS              | DEER GRASS                | 3 / LOW   | 4'6" x 3'      | 4'-6" O.C. |
|                                                                                    | PENNISETUM ORIENTALE             | FOUNTAIN GRASS            | 3 / LOW   | 30" x 42"      | 30" O.C.   |
| PERENNIALS / ACCENT PLANTS                                                         |                                  |                           |           |                |            |
|   | AGAVE ATTENUATA                  | FOX TAIL AGAVE            | 3 / LOW   | 3' x 3'        | 3' O.C.    |
|                                                                                    | ANIGOZANTHOS SPP.                | KANGAROO PAWS             | 3 / LOW   | 2' x 3'        | 2' O.C.    |
|                                                                                    | BULBINE FRUTESCENS               | NCN.                      | 3 / LOW   | 30" x 18"      | 30" O.C.   |
|                                                                                    | PHORMIUM TENAX - DWARF VARIETIES | DWARF NEW ZEALAND FLAX    | 3 / LOW   | 3' - 3'        | 3' O.C.    |
| SMALL SCALE GROUND COVER                                                           |                                  |                           |           |                |            |
|  | CAREX DIVULSA                    | BERKELEY SEDGE            | 3 / LOW   | 30" x 18"      | 30" O.C.   |
|                                                                                    | ERIGERON KARVINSKIANUS           | SANTA BARBARA DAISY       | 3 / LOW   | 30" x 18"      | 30" O.C.   |
|                                                                                    | FESTUCA I. 'SISKIYOU BLUE'       | BLUE FESTUCA              | 3 / LOW   | 18" x 18"      | 18" O.C.   |
|                                                                                    | GREVILLEA LANIGERA 'COASTAL GEM' | WHOLLY GREVILLEA          | 3 / LOW   | 42" x 12"      | 42" O.C.   |
|                                                                                    | ROSA HYB.                        | FLOWER CARPET ROSE        | 5/ MED    | 3' x 2'        | 3' O.C.    |
|                                                                                    | SENECIO MANDRALISCAE             | CHALK FINGERS             | 3 / LOW   | 3' x 12"       | 3' O.C.    |
|                                                                                    | TEUCRIUM SPP.                    | DWARF GERMANDER           | 3 / LOW   | 2' x 18"       | 2' O.C.    |

NOTE: PLANT SIZES SOURCED FROM SUNSET WESTERN GARDEN BOOK

GENERAL NOTES

- THE LANDSCAPE CONTRACTOR SHALL VISIT THE SITE PRIOR TO BIDDING IN ORDER TO DETERMINE EXISTING CONDITIONS. ADDITIONAL COMPENSATION RESULTING FROM ALLEGED IGNORANCE OF LOCAL AND/OR EXISTING CONDITIONS AND THEIR EFFECT UPON THE COST OF THE WORK WILL NOT BE SUBSEQUENTLY APPROVED.
- PRIOR TO COMMENCING WORK, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING WITH THE GENERAL CONTRACTOR THAT THE PRELIMINARY GRADING AS SHOWN ON THE CIVIL ENGINEER'S DRAWING HAS BEEN COMPLETED, AND THAT ALL CONCRETE, ASPHALT, LARGE ROCKS, BASE ROCK MATERIAL AND ANY OTHER DEBRIS HAS BEEN REMOVED FROM ALL LANDSCAPE PLANTER AREAS. THE LANDSCAPE CONTRACTOR SHALL PROVIDE A WRITTEN COPY OF THE VERIFICATION TO BK&A PRIOR TO PLANTING.
- LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR FINISH GRADING OF ALL PLANTING AREAS. FINISH GRADE SHALL BE SMOOTH, EVEN AND UNIFORM PLANE WITH NO LOW SPOTS OR ABRUPT CHANGE OF SURFACE. SLOPE TO DRAIN, AND SLOPE ALL GRADES AWAY FROM BUILDING. FINISH GRADE SHALL BE TWO INCHES (2") BELOW ADJACENT PAVING, CURB, SIDEWALK AND HEADERSBOARD, AND GENERALLY CROWNED TOWARDS THE CENTER OF THE PLANTER. THE ADDITION OF BARK MULCH OR LAWN SHALL RAISE ALL PLANTER AREAS LEVEL WITH ADJACENT SIDEWALKS AND OTHER PEDESTRIAN AREAS.  
  
AS PART OF THIS WORK, THE LANDSCAPE CONTRACTOR SHALL HIRE A SOIL & PLANT LABORATORY TO TAKE SAMPLES AND PROVIDE A SOILS TEST AND RECOMMENDATIONS FOR ORGANIC SOIL AMENDMENTS AND SOIL PREPARATION FOR EACH OF THE FOLLOWING LANDSCAPE AREAS:  
TREE, SHRUB AND GROUND COVER PLANTING AREAS.  
  
TEST SHALL BE COMPLETED AFTER THE SITE IS GRADED AND PRIOR TO PLANTING. CONTRACTOR SHALL PROVIDE COPIES OF THE SOIL TEST TO BK&A AND THE OWNER'S REPRESENTATIVE PRIOR TO AMENDING THE SOIL. THE WRITTEN RESULTS SHALL BE PROVIDED TO BK&A AND THE OWNER PRIOR TO THE FINAL WALK-THROUGH AND ACCEPTANCE.  
ONLY ORGANIC AMENDMENTS AND FERTILIZERS SHALL BE USED.  
UNLESS MODIFIED OTHERWISE BY THE SOIL REPORT, THE LANDSCAPE CONTRACTOR SHALL PROVIDE, PLACE AND GRADE SANDY LOAM TOPSOIL FOR ALL PLANTING AREAS REQUIRING BACKFILL AND/OR MOUNDING TO MEET SPECIFIED FINISH GRADES. THE LANDSCAPE CONTRACTOR SHALL COORDINATE BACKFILL REQUIREMENTS WITH THE GENERAL CONTRACTOR PRIOR TO PLANTING. RIP SUBSOIL 9" TO 4' DEPTH OF 3" PRIOR TO PLANTING.  
FOR BIDDING PURPOSES ONLY, CONTRACTOR SHALL INCLUDE A UNIT PRICE PER CUBIC YARD OF TOPSOIL INSTALLED.  
  
FOR ACTUAL CONSTRUCTION, PROVIDE TOPSOIL/SOIL AMENDMENTS PER THE SOIL REPORT, AND PROVIDE OWNER'S REPRESENTATIVE WITH WRITTEN DOCUMENTATION ON TOTAL QUANTITY OF TOPSOIL USED.  
ALL SOIL AMENDMENTS SHALL BE BASED ON ORGANIC COMPOST TO BRING ORGANIC MATTER TO MEET MINIMUM 5% DRY WEIGHT. ALL FERTILIZERS SHALL BE ORGANIC. SOIL AMENDMENTS AND FERTILIZERS SHALL MEET BAY FRIENDLY GUIDELINES AND CITY OF HAYWARD REQUIREMENTS.
- THE PLANT LIST IS FOR THE CONVENIENCE OF THE CONTRACTOR. THE CONTRACTOR SHALL VERIFY TOTAL QUANTITY IN THE FIELD BASED ON THE LANDSCAPE PLANS, AND SHALL NOT RELY SOLELY ON THE PLANT LIST.  
CONTRACTOR SHALL PROVIDE THE NAME OF THE NURSERY FROM WHERE THE PLANTS ARE BEING PURCHASED FROM, AND, IF REQUIRED AS PART OF THE BID PACKAGE, ARRANGE A TREE INSPECTION AT THE NURSERY WITH THE OWNER'S REPRESENTATIVE. A THREE (3) DAY ADVANCED NOTICE IS REQUIRED TO SET UP THE INSPECTION.
- ANY TREE PLANTED CLOSER THAN SEVEN FT. (7') TO ANY HARDSCAPE SURFACE OR FOUNDATION SHALL HAVE A ROOT BARRIER INSTALLED. ROOT BARRIER SHALL BE A CONTINUOUS BARRIER 18 INCHES DEEP, PLASTIC ROLL WITH RAISED RIBS FACING PLANTER AREA. ROOT BARRIERS SHALL BE INSTALLED AT THE BACK OF SIDEWALK, ALONG CURB OR OTHER HARDSCAPE IN TRENCH AT SLIGHT ANGLE. INSTALL ROOT BARRIER ALONG SIDE OF HARDSCAPE AREA ONLY, FOR A DISTANCE OF 3 FT. TO BOTH SIDES OF TREE TRUNK.
- PERCOLATION TEST - CONTRACTOR SHALL PERFORM A PERCOLATION TEST ON TWO (2) RANDOMLY SELECTED TREE PITS AND DEMONSTRATE TO THE OWNER'S REPRESENTATIVE IN THE FIELD THEIR DRAINAGE PERFORMANCE. LOCATION OF PITS SHALL BE DOCUMENTED ON THE RECORD DRAWINGS AND RETURNED TO THE OWNER FOR THEIR RECORD. IF WATER LEVEL IN TREE PITS DROPS LESS THAN 6" WITHIN A 6 HOUR PERIOD, CONTACT THE OWNER'S REPRESENTATIVE IN WRITING FOR RESOLUTION PRIOR TO CONTINUING WORK.
- DO NOT INSTALL ANY PLANT IN A SWALE OR IN SUCH A MANNER WHICH WILL INTERFERE WITH DRAINAGE.
- ORGANIC RECYCLED CHIPPED WOOD MULCH DARK BROWN COLOR - ALL AREAS SHALL RECEIVE A THREE INCH (3") LAYER OF CHIPPED WOOD MULCH, 1/2" TO 2" SIZE.  
KEEP ALL MULCH 6 INCHES AWAY FROM THE TRUNK OF PLANTS. SUBMIT SAMPLE OF BARK MULCH FOR APPROVAL PRIOR TO DELIVERY TO PROJECT. NO 'GORILLA HAIR' OR SHREDDED MULCH ALLOWED.

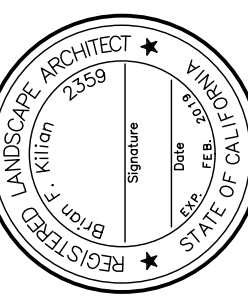


CONCEPTUAL LANDSCAPE PLAN

DISCLAIMER: ALL VELLUM, BOND, TRACE, BLUEPRINT, ETC. DRAWINGS PROVIDED WITH BORRECCO/KILIAN & ASSOCIATES, INC. (BK&A) LANDSCAPE ARCHITECTS, TITLE BLOCK AND/OR SIGNATURE STAMP, IS CONSIDERED TO BE A COPY OF THE ORIGINAL DESIGN RETAINED BY BK&A IN ELECTRONIC FORMAT. BK&A WILL ONLY ACKNOWLEDGE SIGNED AND STAMPED PLANS AND DRAWINGS AFTER COMPARISON AND WRITTEN VERIFICATION WITH THE ORIGINAL ELECTRONIC FILES RETAINED BY BK&A. NO RESPONSIBILITY OR LIABILITY IS EXPRESSED OR IMPLIED FOR ELECTRONIC DATA AND/OR REPRODUCED PLANS AND DRAWINGS USED WITHOUT BK&A'S SIGNATURE.

NOTE  
THIS IS AN ORIGINAL UNREPRODUCED  
WORK AND MAY NOT BE DUPLICATED,  
COPIED, REPRODUCED OR OTHERWISE  
USED WITHOUT THE WRITTEN CONSENT  
OF BK&A.  
COPYRIGHT © BORRECCO/KILIAN & ASSOCIATES, INC.

**BORRECCO/KILIAN & ASSOCIATES, INC.**  
**LANDSCAPE ARCHITECTS**  
1241 Pine Street  
Hayward, CA 94553  
Phone: 510/537-5308  
FAX: 510/537-5308



| REV | DATE | DESCRIPTION |
|-----|------|-------------|
|     |      |             |
|     |      |             |
|     |      |             |

TITLE OF PROJECT  
**HESPERIAN BLVD  
HAYWARD, CA**

DATE: 11/20/17  
DRAWN BY: KDF  
THIS PLAN IS:

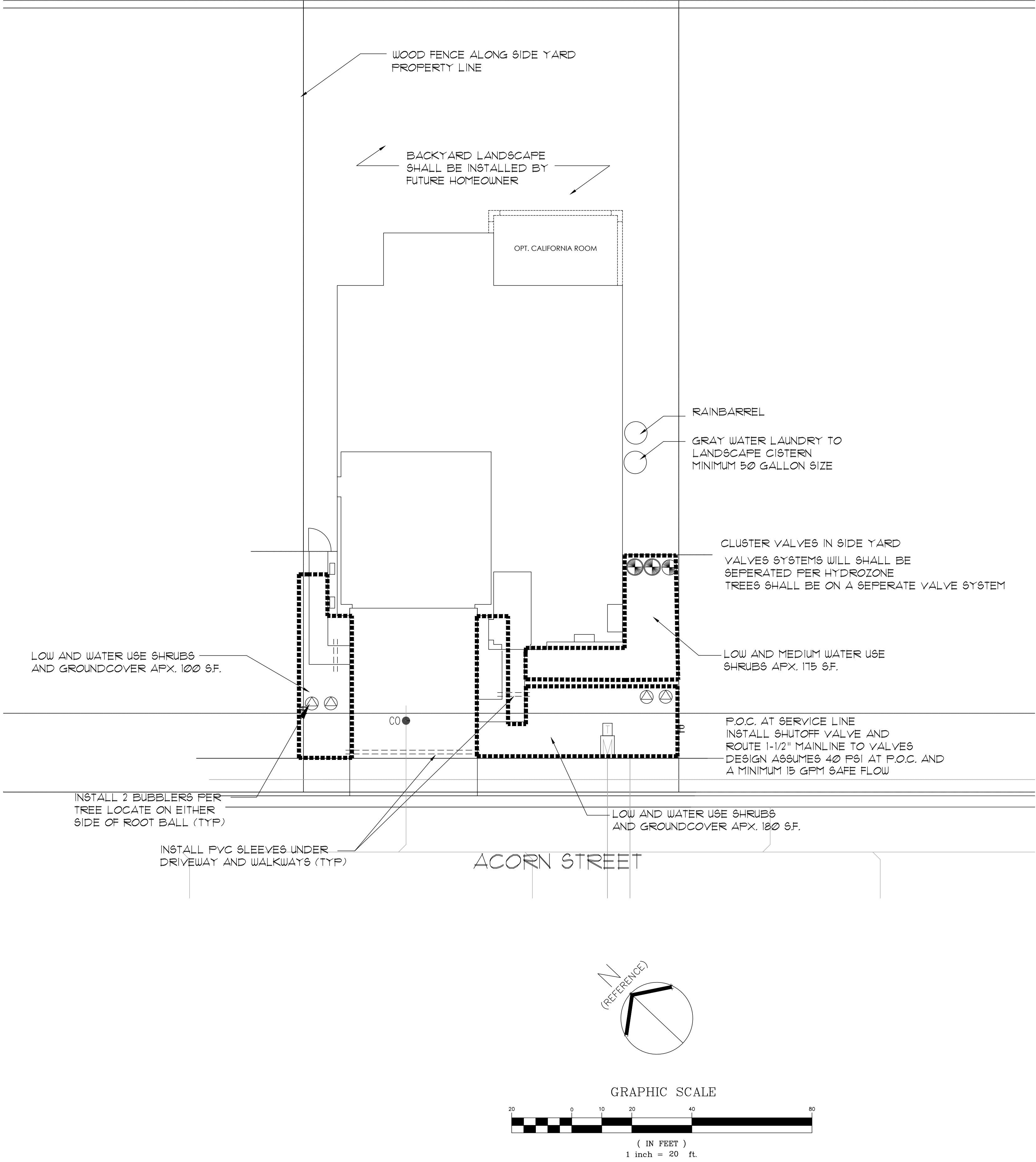
SHEET NUMBER  
**1-5**  
TITLE OF DRAWING:



| CONCEPTUAL FRONT YARD WATER BUDGET                                                                    |              |                      |                                                                                                                                   |                                          |                            |                |       |
|-------------------------------------------------------------------------------------------------------|--------------|----------------------|-----------------------------------------------------------------------------------------------------------------------------------|------------------------------------------|----------------------------|----------------|-------|
| LANDSCAPE AREA : 455 SF                                                                               |              |                      |                                                                                                                                   | REFERENCE ETO: 44.2                      |                            |                |       |
| MAXIMUM ALLOWED WATER ALLOWANCE (MAWA) = 6,858                                                        |              |                      |                                                                                                                                   |                                          |                            |                |       |
| MAXIMUM ALLOWED WATER CALCULATIONS                                                                    |              |                      |                                                                                                                                   |                                          |                            |                |       |
| FORMULA:<br>(ETO) (.62) [(ETAF x LA)] + ((1-ETAF) x SLA)) = MAWA<br>(44.2) (.62) [(55 x 455)] = 6,858 |              |                      |                                                                                                                                   |                                          |                            |                |       |
| ESTIMATED TOTAL WATER USE (ETWU) = 5,812                                                              |              |                      |                                                                                                                                   |                                          |                            |                |       |
| ESTIMATED TOTAL WATER USE CALCULATIONS                                                                |              |                      |                                                                                                                                   |                                          |                            |                |       |
| FORMULA:<br>(ETO) (.62) (ETAF) (LA) = ETWU                                                            |              |                      |                                                                                                                                   |                                          |                            |                |       |
| DRIP<br>(44.2) (.62) (.37) (230) = 2,332                                                              |              |                      |                                                                                                                                   | DRIP<br>(44.2) (.62) (.62) (175) = 2,913 |                            |                |       |
| BUBBLERS<br>(44.2) (.62) (.37) (50) = 501                                                             |              |                      |                                                                                                                                   |                                          |                            |                |       |
| ETWU = 5,812                                                                                          |              |                      |                                                                                                                                   |                                          |                            |                |       |
| HYDROZONE #<br>/PLANTING<br>DESCRIPTION                                                               | WUCOLS<br>PF | IRRIGATION<br>METHOD | IRRIGATION<br>EFFICIENCY<br>(IE)                                                                                                  | ETAF<br>(PF/IE)                          | LANDSCAPE<br>AREA (SQ.FT.) | ETAF X<br>AREA | ETWU  |
|                                                                                                       | .3 / LOW     | DRIP                 | .81                                                                                                                               | .37                                      | 230                        | 85             | 2,332 |
|                                                                                                       | .3 / LOW     | BUBBLER              | .81                                                                                                                               | .37                                      | 50                         | 19             | 501   |
| MEDIUM WATER USE SHRUBS                                                                               | .5 / MED     | DRIP                 | .81                                                                                                                               | .62                                      | 175                        | 47             | 2,913 |
| TOTALS =                                                                                              |              |                      |                                                                                                                                   | 455                                      | 151                        | 5,812          |       |
| AVERAGE ETAF = .42                                                                                    |              |                      |                                                                                                                                   |                                          |                            |                |       |
| ETAF CALCULATIONS                                                                                     |              |                      |                                                                                                                                   |                                          |                            |                |       |
| A. TOTAL ETAF x AREA                                                                                  |              | 151                  | (AVERAGE ETAF FOR REGULAR LANDSCAPE AREAS MUST BE 55 OR BELOW FOR RESIDENTIAL AREAS, AND .45 OR BELOW FOR NON-RESIDENTIAL AREAS.) |                                          |                            |                |       |
| B. TOTAL LANDSCAPE AREA                                                                               |              | 455                  |                                                                                                                                   |                                          |                            |                |       |
| AVERAGE ETAF = (B/A)                                                                                  |              | .33                  |                                                                                                                                   |                                          |                            |                |       |

LANDSCAPE PLANS COMPLY WITH THE CRITERIA OF THE CITY OF HAYWARD BAY FRIENDLY WATER EFFICIENT LANDSCAPE ORDINANCE AND HAVE APPLIED SUCH CRITERIA FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE AND IRRIGATION DESIGN.

WATER USE CALCULATIONS SHALL BE SUPPLIED WITH THE CONSTRUCTION DOCUMENTS.



CONCEPTUAL HYDROZONE MAP

M:\Three Cedars\Hesperian\November 2017\L-5 L-6 HESPERIAN front yard 2.dwg Nov. 16, 2017 - 12:56pm Administrator

DISCLAIMER: ALL VELLUM, BOND, TRACE, BLUEPRINT, ETC. DRAWINGS PROVIDED WITH BORRECCO/KILIAN & ASSOCIATES, INC. (BK&A) LANDSCAPE ARCHITECTS, TITLE BLOCK AND/OR SIGNATURE STAMP, IS CONSIDERED TO BE A COPY OF THE ORIGINAL DESIGN RETAINED BY BK&A IN ELECTRONIC FORMAT. BK&A WILL ONLY ACKNOWLEDGE SIGNED AND STAMPED PLANS AND DRAWINGS AFTER COMPARISON AND WRITTEN VERIFICATION WITH THE ORIGINAL ELECTRONIC FILES RETAINED BY BK&A. NO RESPONSIBILITY OR LIABILITY IS EXPRESSED OR IMPLIED FOR ELECTRONIC DATA AND/OR REPRODUCED PLANS AND DRAWINGS USED WITHOUT BK&A'S SIGNATURE.

SHEET NUMBER  
1

DATE: 11/20/17  
DRAWN BY: KDF

TITLE OF DRAWING:  
= 6

TITLE OF PROJECT  
HESPERIAN BLVD  
HAYWARD, CA

REVISIONS  
REV. DATE DESCRIPTION

LANDSCAPE ARCHITECT  
BORRECCO/KILIAN & ASSOCIATES, INC.  
1241 Pine Street  
Martinez, CA 94553  
PHONE: 925/972-5308  
FAX: 925/972-5308

NOTE  
THIS IS AN ORIGINAL UNREPRODUCED WORK AND MAY NOT BE REPRODUCED, COPIED, PUBLISHED OR OTHERWISE TRANSMITTED IN ANY FORM OR BY ANY MEANS WITHOUT THE WRITTEN CONSENT OF BORRECCO/KILIAN & ASSOCIATES, INC.

REGISTERED  
LANDSCAPE ARCHITECT  
Borrellco/Kilian & Associates, Inc.  
No. 2559  
State of California





ELEVATION '2B' - FARMHOUSE

ELEVATION '2A ALT' - SPANISH

ELEVATION '1A' - SPANISH

PROJECT TEAM

APPLICANT:  
THREE CEDARS, LLC  
1440 CHAPIN AVENUE, SUITE 370  
BURLINGAME, CA 94010  
CONTACT: JOHN TREBLE  
650-454-7854

CIVIL ENGINEER:  
BKF ENGINEERS  
150 CALIFORNIA STREET, STE. 650  
SAN FRANCISCO, CA 94111  
CONTACT: ALYSSA JACOBSON  
415-930-7904

ARCHITECT:  
KTTY GROUP, INC.  
1814 FRANKLIN ST., SUITE 400  
OAKLAND, CA 94612  
CONTACT: BRIAN METCALF  
510-272-2910

LANDSCAPE ARCHITECT:  
BORRECCO/KILLIAN & ASSOC.  
1241 PINE STREET  
MARTINEZ, CA 94553  
CONTACT: KIRSTIN BALDWIN  
415-930-7900

PROJECT INFO

SINGLE FAMILY RESIDENTIAL: 13 NEW UNITS  
PROJECT SITE: 78,490 S.F. (1.8 AC)

NOTES:

- PROJECT SCOPE OF WORK: NEW CONSTRUCTION OF 13 NEW HOMES, INCLUDING ALL UTILITIES, STORMWATER MANAGEMENT AND ROAD IMPROVEMENTS (SEE CIVIL DRAWINGS).
- BUILDING CONSTRUCTION SHALL MEET THE REQUIREMENTS OF 2016 CA RESIDENTIAL CODE, 2016 CA BUILDING CODE, 2016 CA ELECTRICAL CODE, 2016 CA MECHANICAL CODE, 2016 CA ENERGY EFFICIENCY STANDARDS, AND THE CITY OF HAYWARD MUNICIPAL CODE & ORDINANCES.
- ALL BUILDINGS SHALL BE TYPE V-B CONSTRUCTION, R-3 OCCUPANCY GROUP
- ALL ATTACHED GARAGES SHALL BE PRE-WIRED FOR ELECTRIC VEHICLE CHARGING CAPABILITY.
- ALL HOUSES TO BE PROVIDED WITH PHOTOVOLTAIC SOLAR PANELS.
- ALL HOUSES TO HAVE AN APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM IN ACCORDANCE WITH NFPA 13D STANDARDS.
- ALL HOUSES TO HAVE BASIC 'LAUNDRY TO LANDSCAPE' PLUMBING INSTALLED & 50 GALLON MIN. RAIN CATCHMENT DEVICE

DRAWING INDEX

- CIVIL
- C-1 TITLE SHEET
  - C-2 EXISTING CONDITIONS AND DEMOLITION PLAN
  - C-3 PROPOSED LOT PLAN
  - C-4 PRELIMINARY SITE PLAN
  - C-5 PRELIMINARY GRADING PLAN
  - C-6 PRELIMINARY UTILITY PLAN
  - C-7 STORMWATER MANAGEMENT PLAN
  - C-8 EROSION CONTROL PLAN
  - C8.1 EROSION CONTROL DETAILS
  - C9 DETAILS AND SECTIONS
  - C9.1 DETAILS AND SECTIONS
  - C-10 POLLUTION PREVENTION

- LANDSCAPE
- L-1 CONCEPTUAL LANDSCAPE PLAN
  - L-2 CONCEPTUAL HYDROZONE MAP
  - L-3 PROPOSED TREE REMOVAL PLAN
  - L-4 PROPOSED TREE PLANING PLAN
  - L-5 CONCEPTUAL LANDSCAPE PLAN
  - L-6 CONCEPTUAL HYDROZONE MAP

ARCHITECTURE

- A0.0 TITLE SHEET
- A1.0.0 PLAN 1 COLORED ELEVATIONS
- A1.0 PLAN 1 FRONT ELEVATIONS
- A1.1 PLAN 1 FLOOR PLAN
- A1.2 PLAN 1A EXTERIOR ELEVATIONS & ROOF PLAN
- A1.2.1 PLAN 1A OPT. CALIF. ROOM ELEVATIONS
- A1.3 PLAN 1B EXTERIOR ELEVATIONS
- A1.3.1 PLAN 1B OPT. CALIF. ROOM ELEVATIONS
- A1.4 PLAN 1B ADDENDA FLOOR PLAN
- A2.0.0 PLAN 2 COLORED ELEVATIONS
- A2.0 PLAN 2 FRONT ELEVATIONS
- A2.1 PLAN 2 FLOOR PLAN
- A2.2 PLAN 2A EXTERIOR ELEVATIONS & ROOF PLAN
- A2.2.1 PLAN 2A OPT. CALIF. ROOM ELEVATIONS
- A2.3 PLAN 2B EXTERIOR ELEVATIONS
- A2.3.1 PLAN 2B OPT. CALIF. ROOM ELEVATIONS
- A2.4 PLAN 2B ADDENDA FLOOR PLAN
- A2.5.0 PLAN 2ALT COLORED ELEVATIONS
- A2.5 PLAN 2ALT FRONT ELEVATIONS
- A2.6 PLAN 2ALT FLOOR PLAN
- A2.7 PLAN 2AALT EXTERIOR ELEV. & ROOF PLAN
- A2.7.1 PLAN 2AALT OPT. CALIF. ROOM ELEVATIONS
- A2.8 PLAN 2BALT EXTERIOR ELEVATIONS
- A2.8.1 PLAN 2BALT OPT. CALIF. ROOM ELEVATIONS
- A2.9 PLAN 2BALT ADDENDA FLOOR PLAN
- A3.0 DIGITAL COLOR AND MATERIALS BOARD



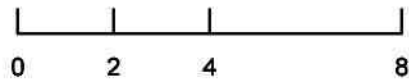
Architecture + Planning  
888.456.5849  
ktgy.com



THREE CEDARS  
1201 Howard Ave. Suite 206  
Burlingame, Ca. 94010  
(650) 454-7854

HESPERIAN BOULEVARD  
HAYWARD, CA #2015-0995

SCHEMATIC DESIGN  
11-27-2017



TITLE SHEET

A0.0





ELEVATION '1B' - FARMHOUSE



ELEVATION '1A' - SPANISH





ELEVATION '1B' - FARMHOUSE

1B - FARMHOUSE

Material Legend:

Flat Concrete Tile Roofing

Stucco Finish

Cementitious Board and Batt Siding

Decorative Kicker / Corbel

Enhanced Sills

2x Stucco Finish Trim



ELEVATION '1A' - SPANISH

1A - Spanish

Material Legend:

Concrete Low Profile 'S' Tile

Stucco Finish

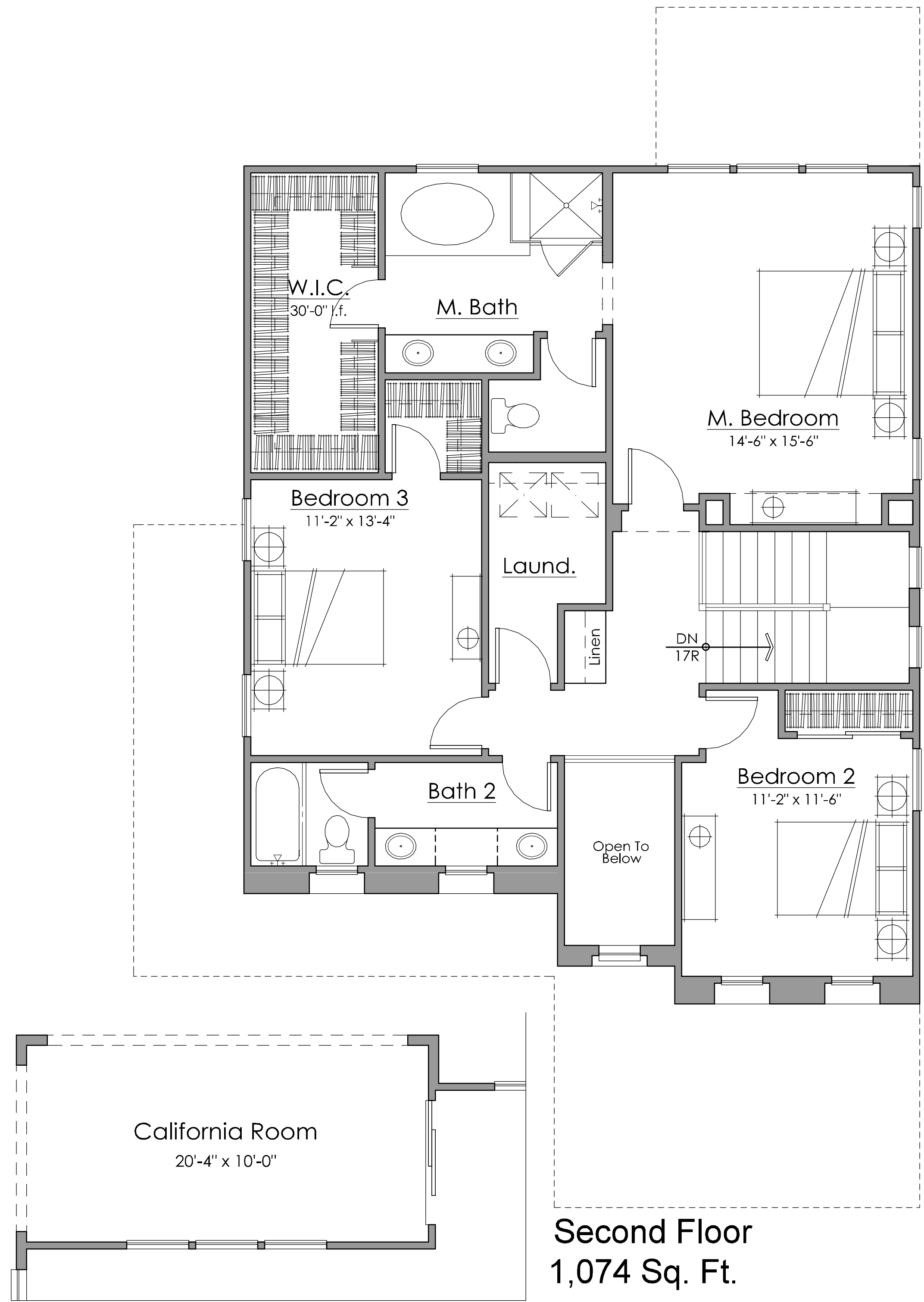
Decorative Finial

Decorative Gable End Detail

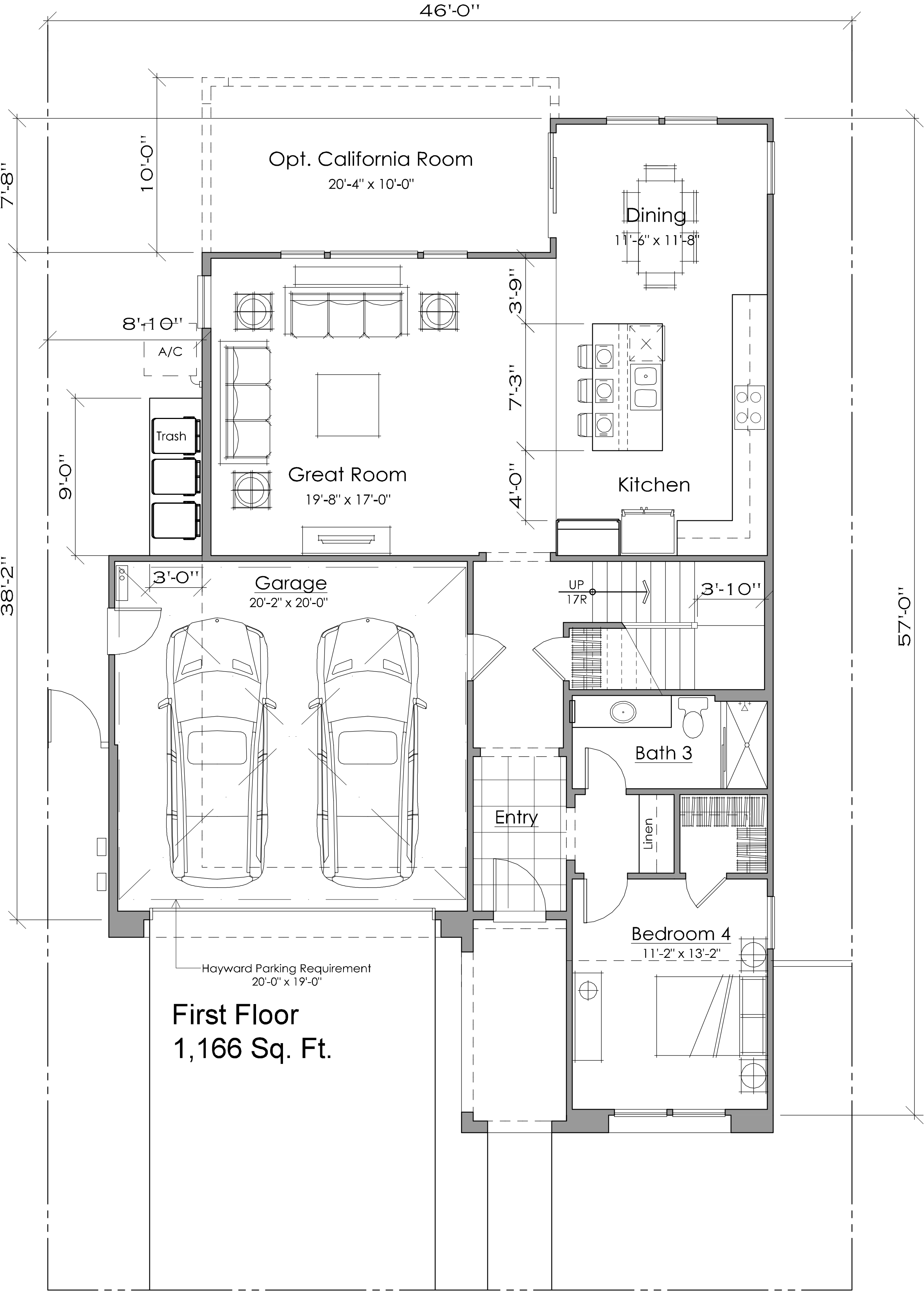
Enhanced Sills

2x Stucco Finish Trim





OPTIONAL CALIFORNIA ROOM



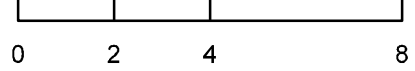
Architecture + Planning  
888.456.5849  
ktgy.com



THREE CEDARS  
1201 Howard Ave. Suite 206  
Burlingame, Ca. 94010  
(650) 454-7854

HESPERIAN BOULEVARD  
HAYWARD, CA  
#2015-0995

SCHEMATIC DESIGN  
11-27-2017

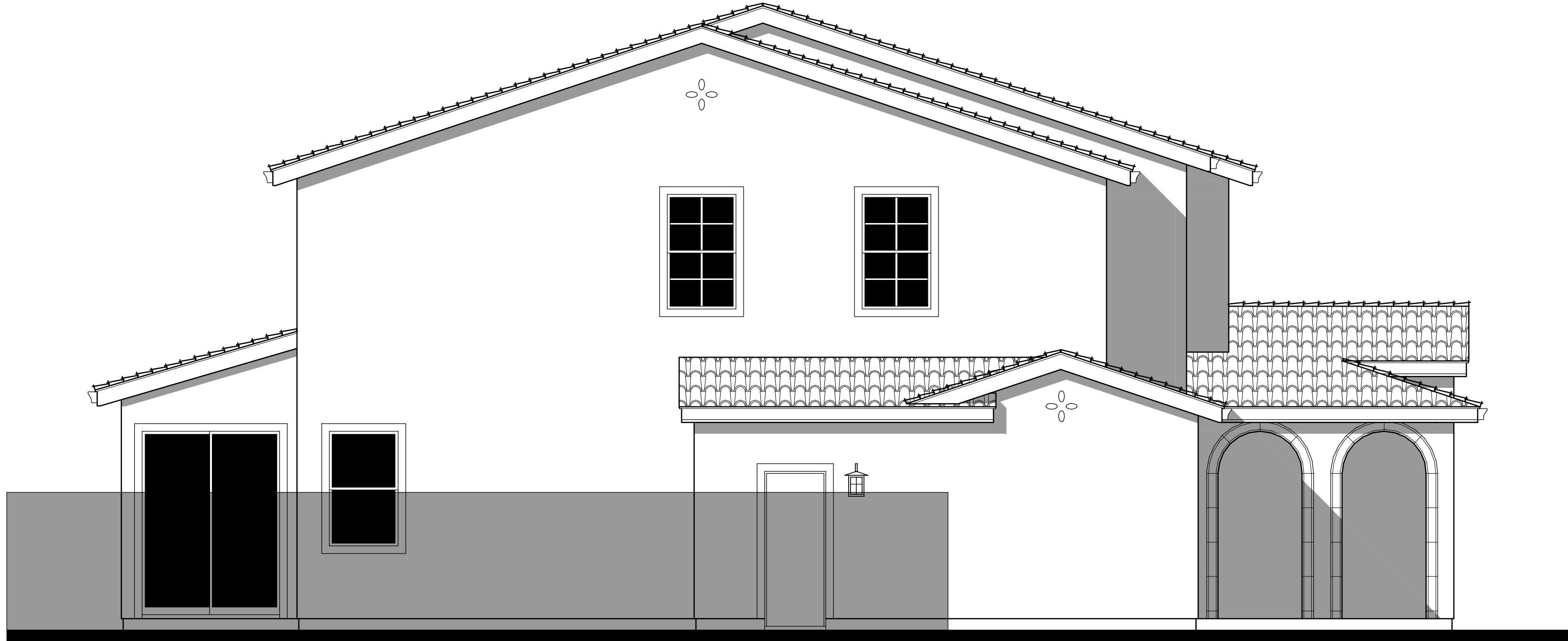


4 Bedrooms  
3 Baths  
2,240 Sq. Ft.

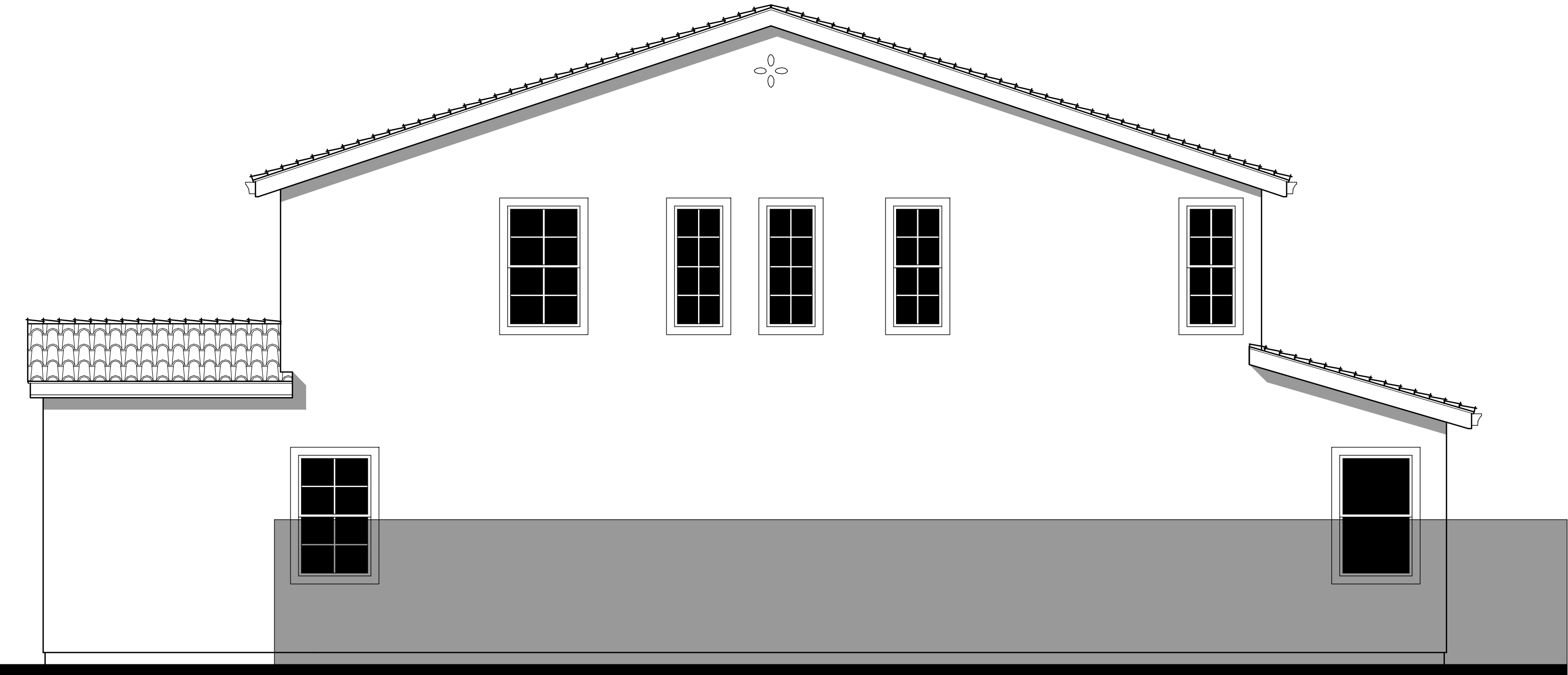
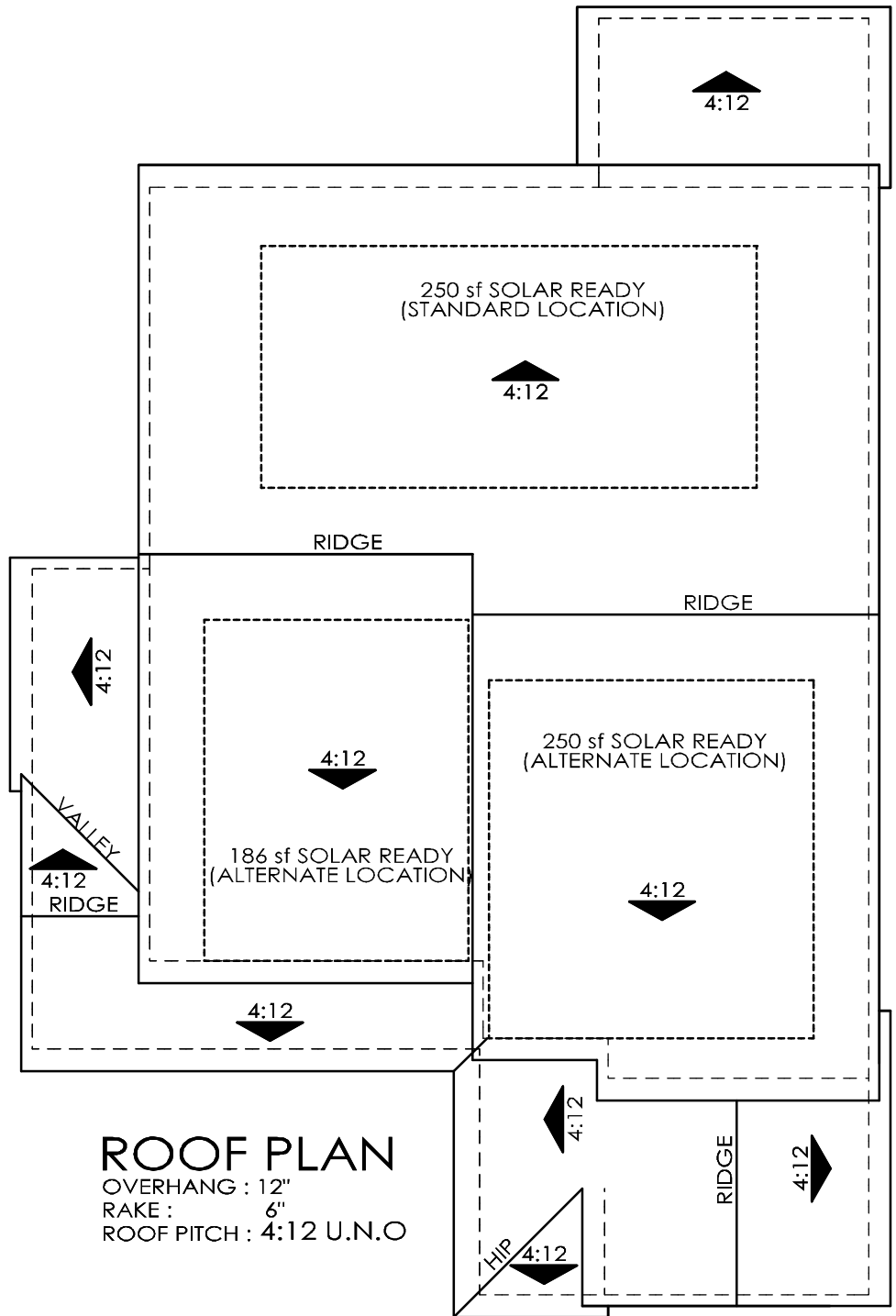
PLAN 1  
FLOOR PLAN

A1.1





LEFT

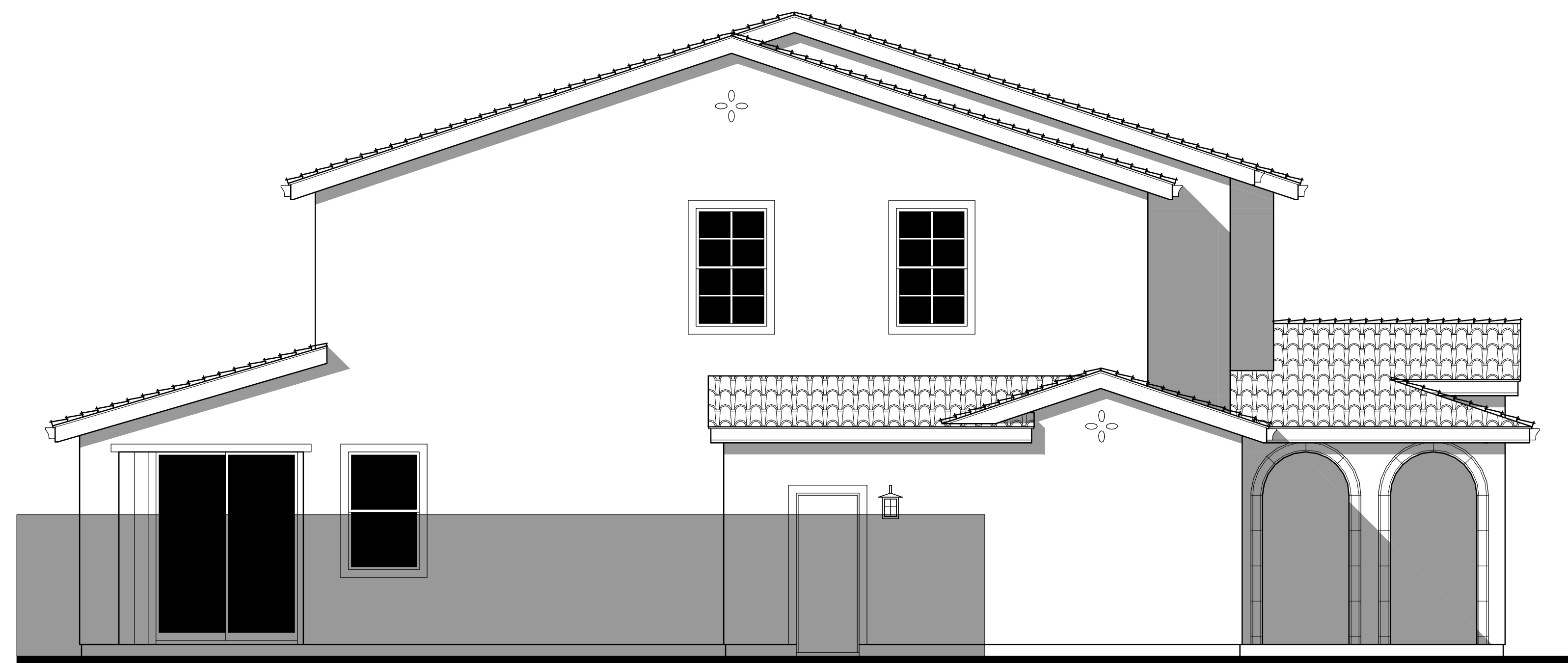


RIGHT

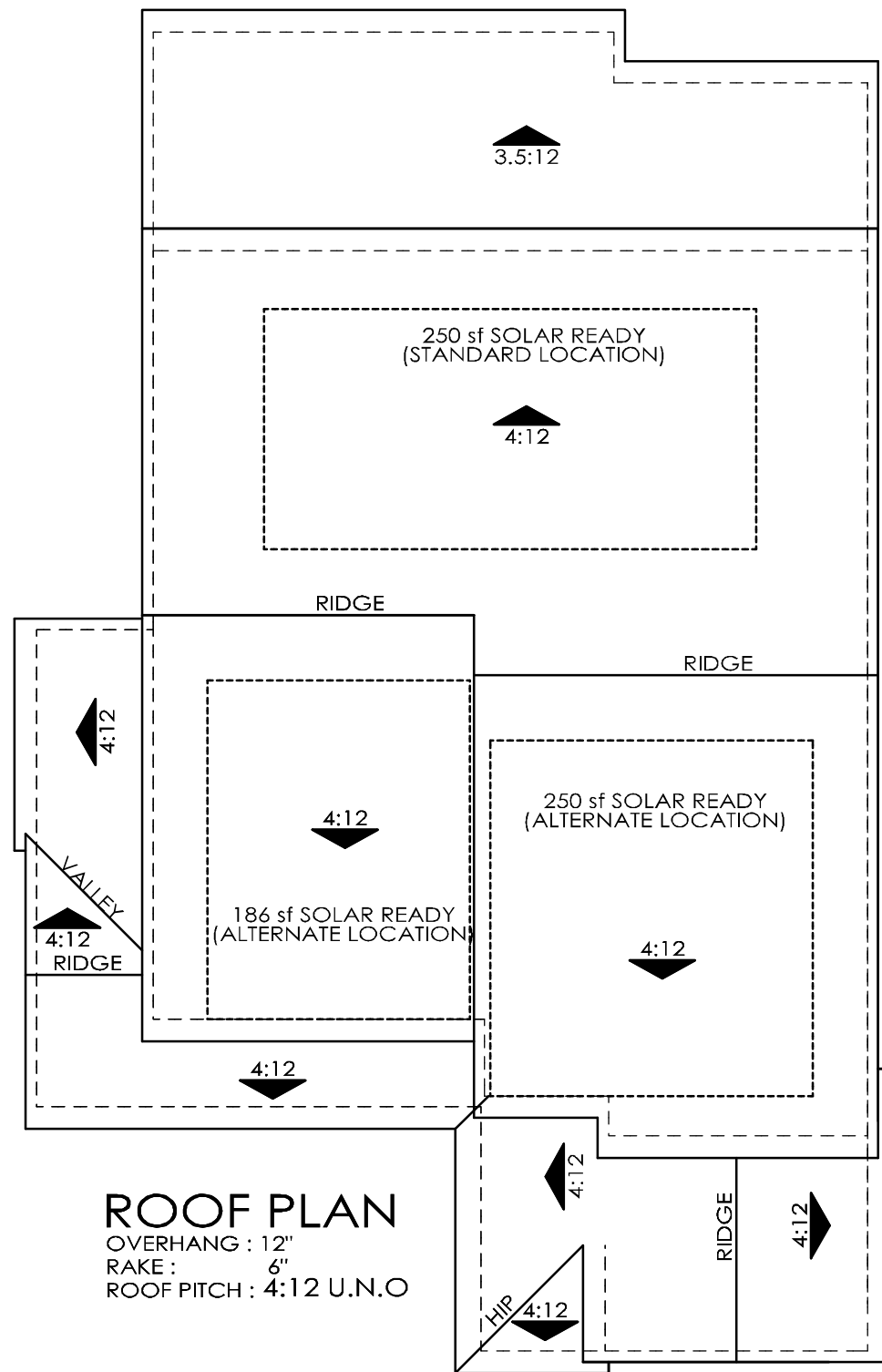


REAR

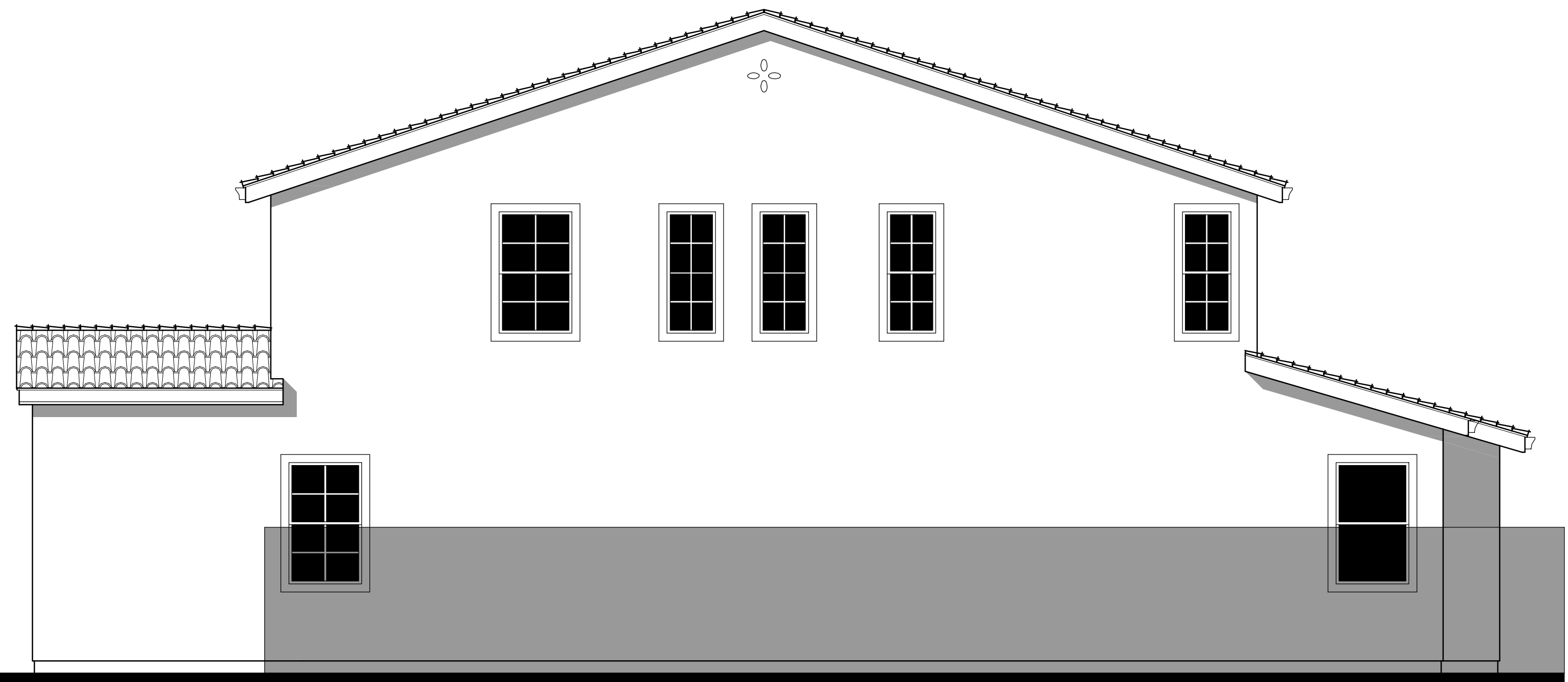




LEFT AT OPTIONAL CALIFORNIA ROOM



ROOF PLAN  
OVERHANG : 12"  
RAKE : 6"  
ROOF PITCH : 4:12 U.N.O

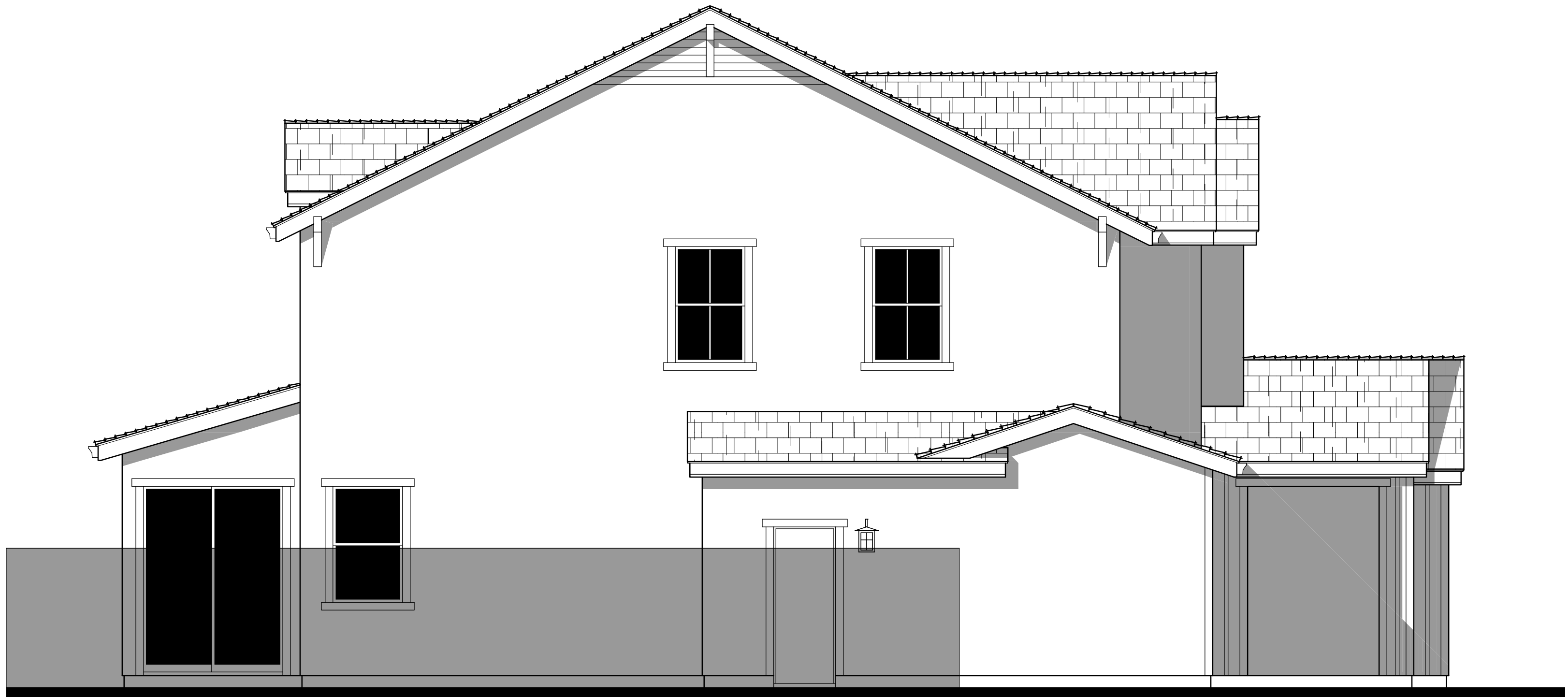


RIGHT AT OPTIONAL CALIFORNIA ROOM

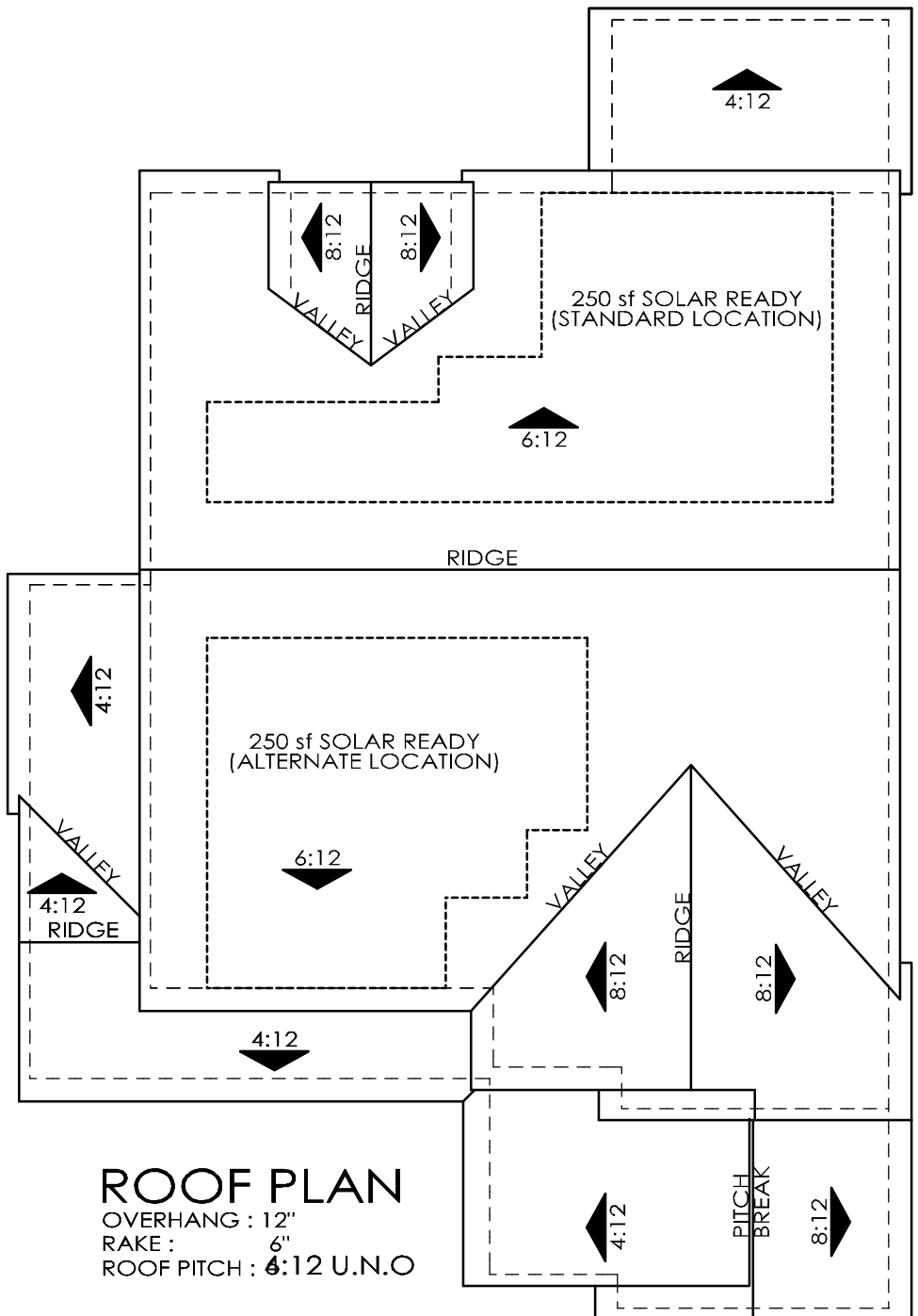


REAR AT OPTIONAL CALIFORNIA ROOM

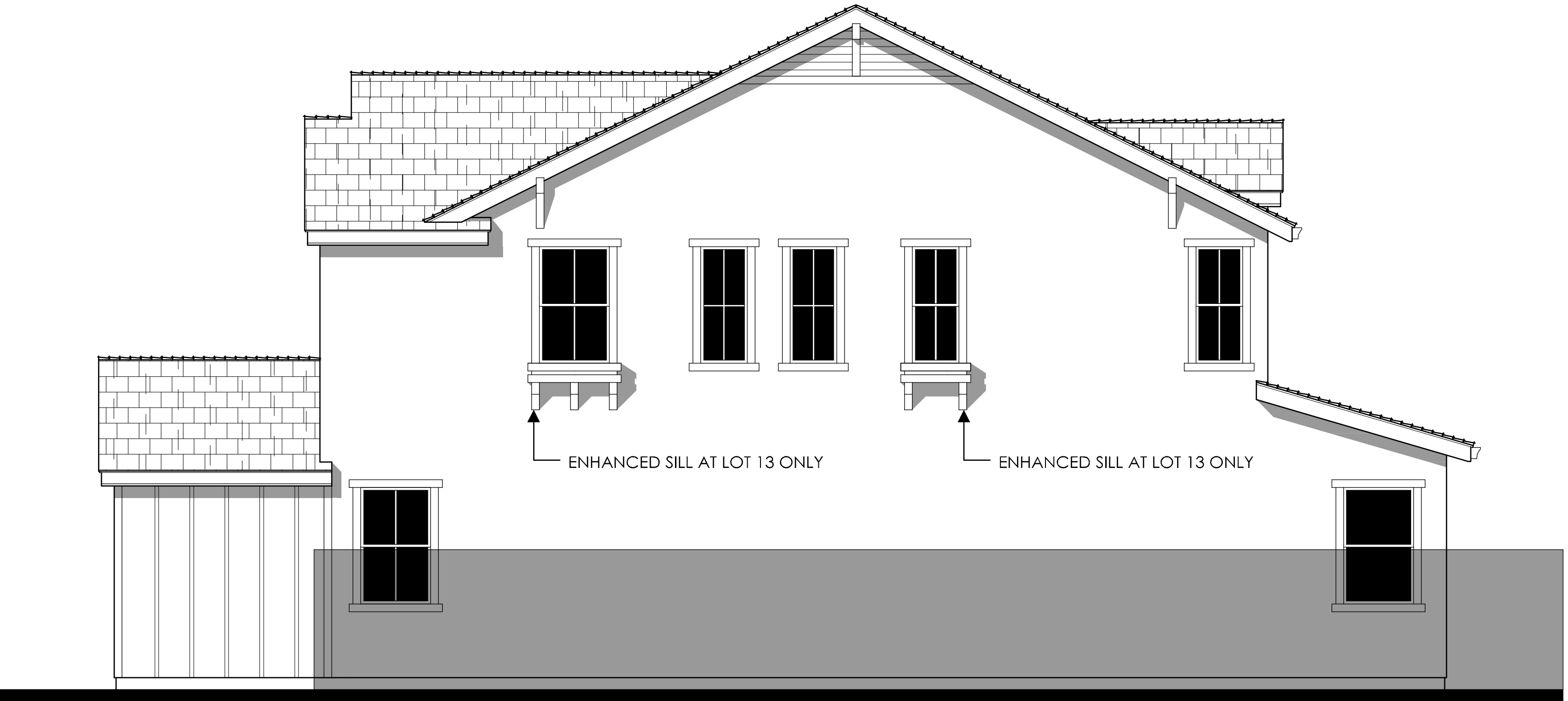




LEFT



ROOF PLAN  
OVERHANG : 12"  
RAKE : 6"  
ROOF PITCH : 6:12 U.N.O

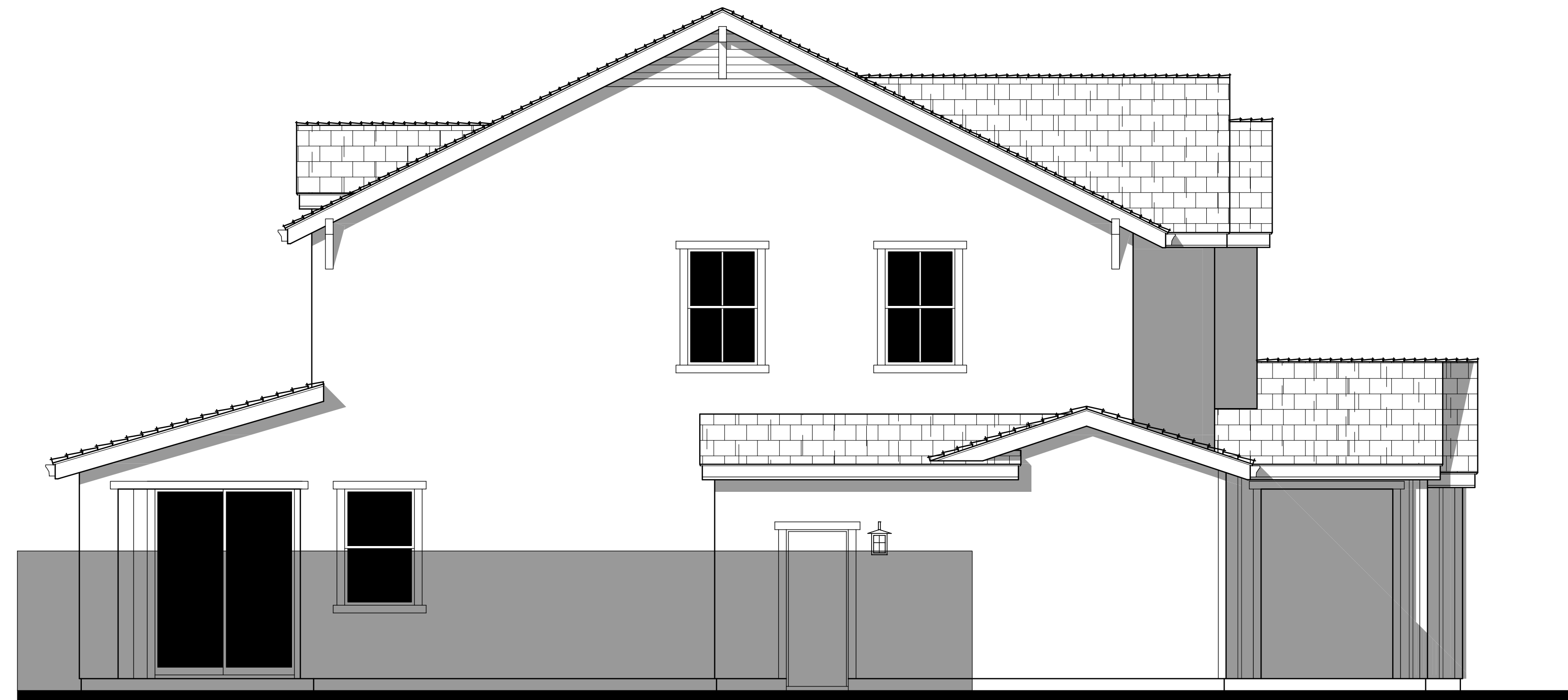


RIGHT

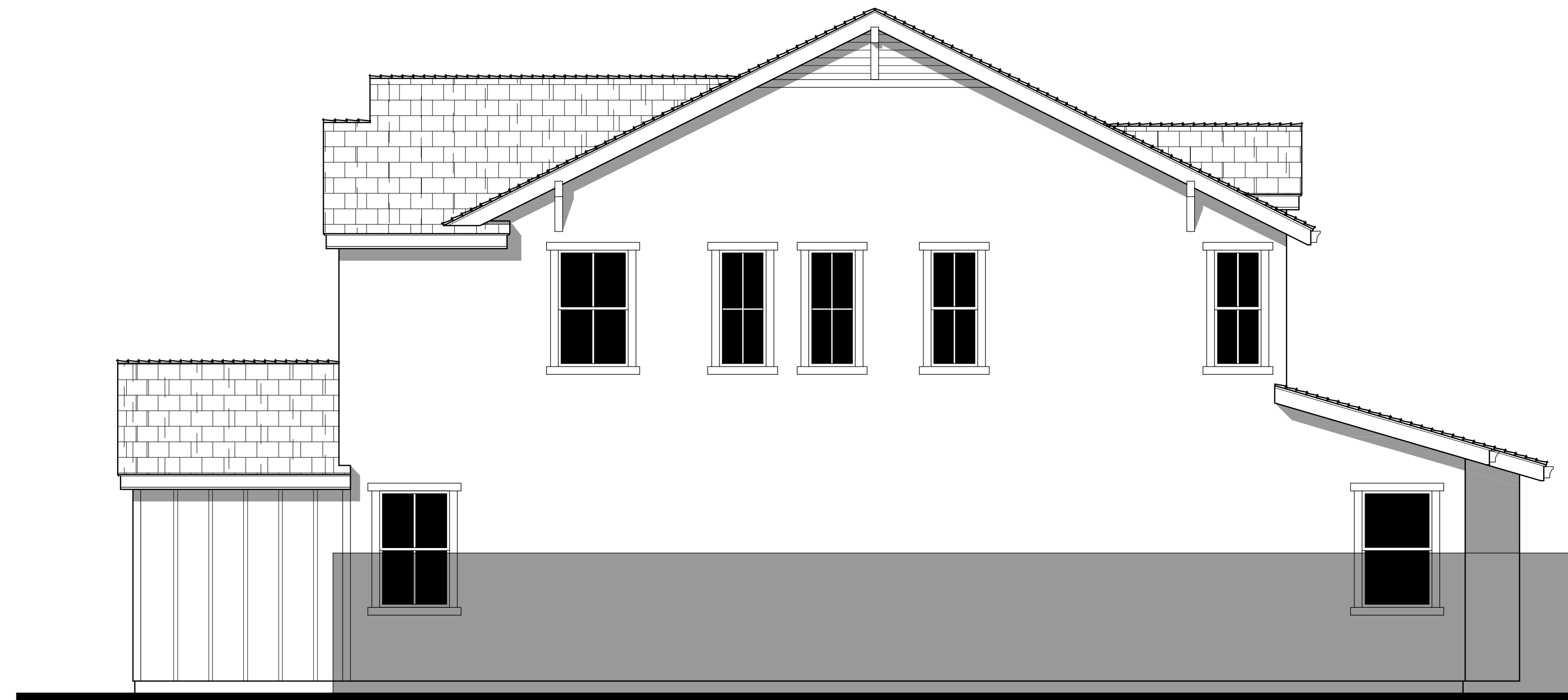
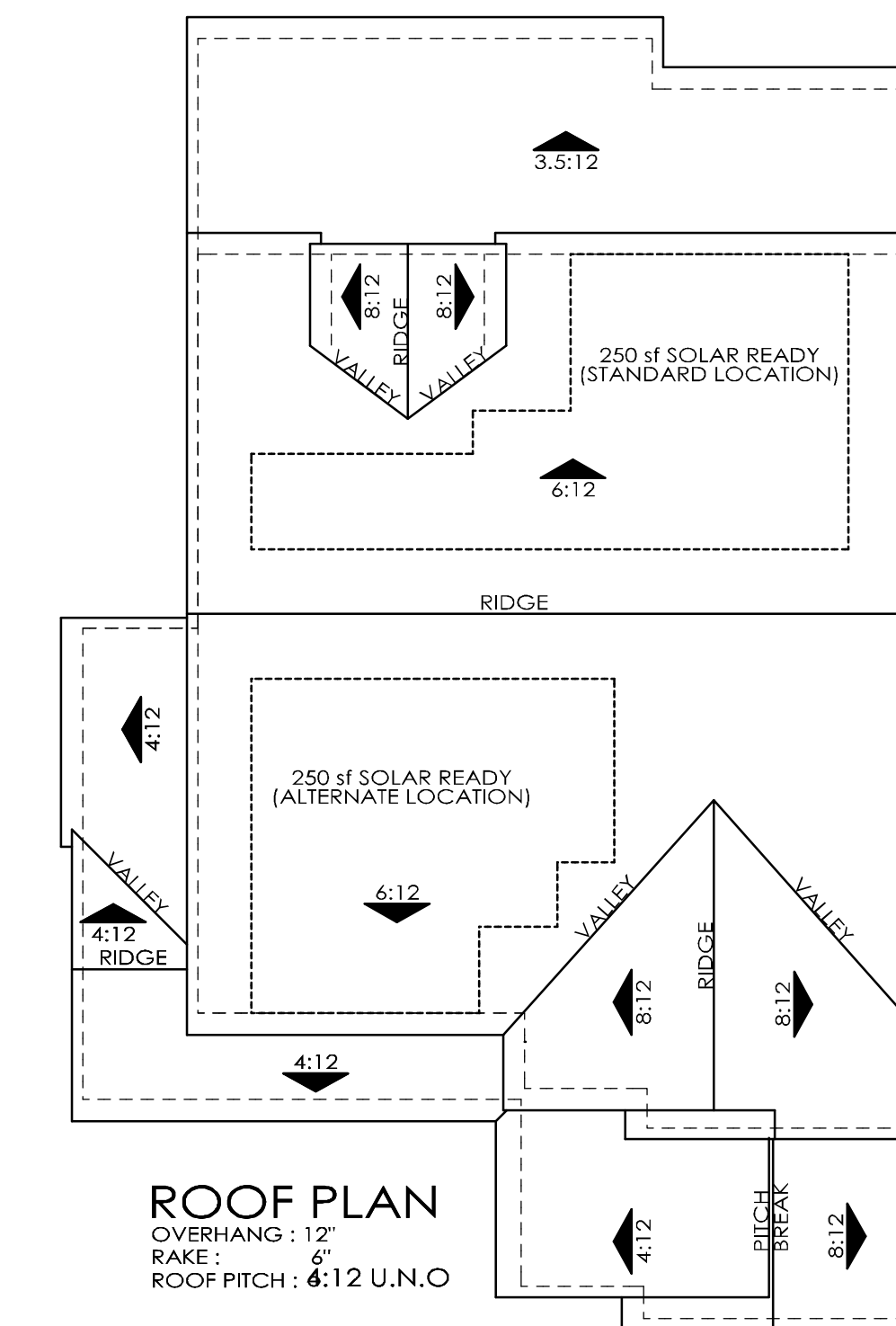


REAR

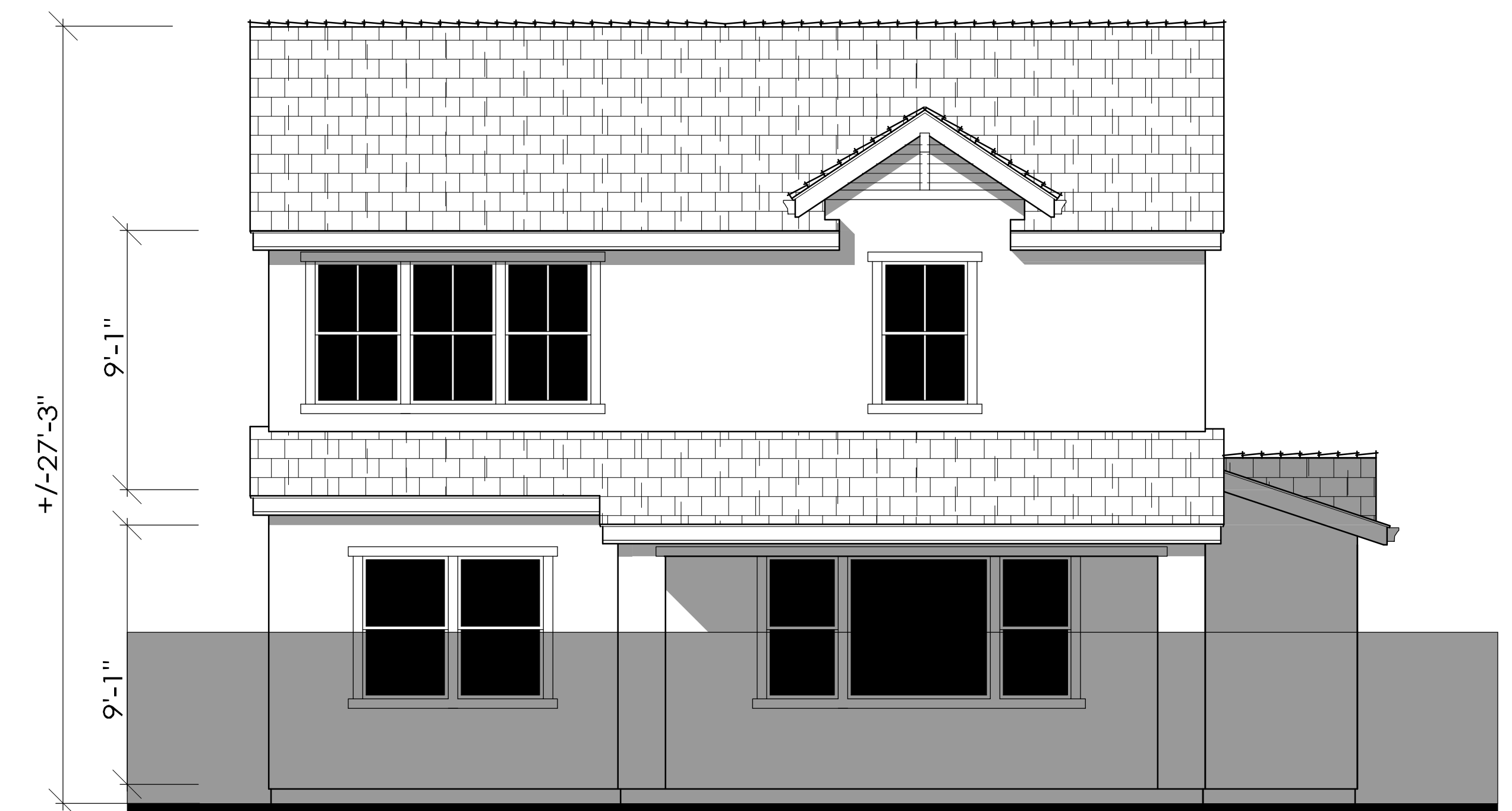




LEFT AT OPTIONAL CALIFORNIA ROOM

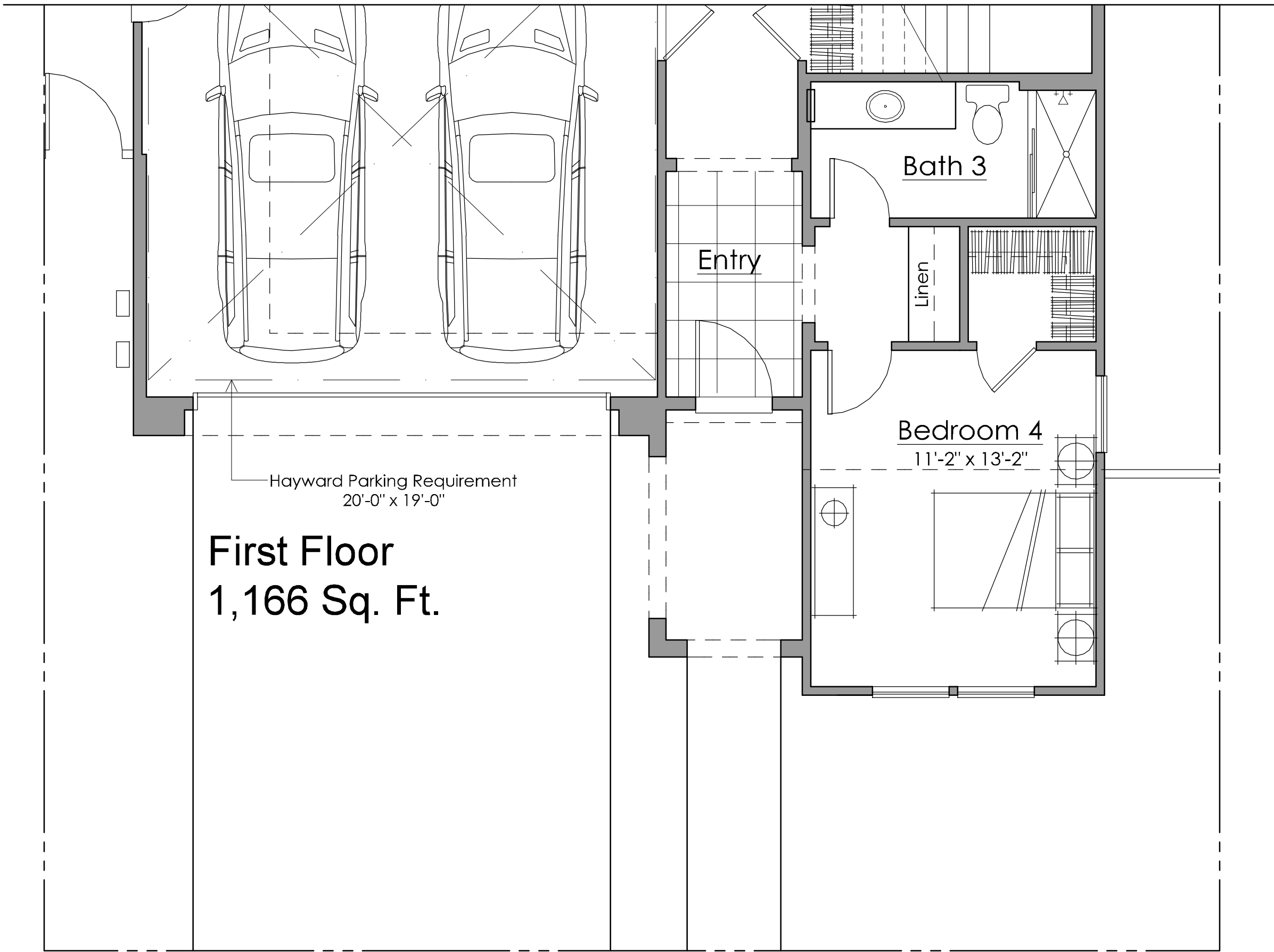
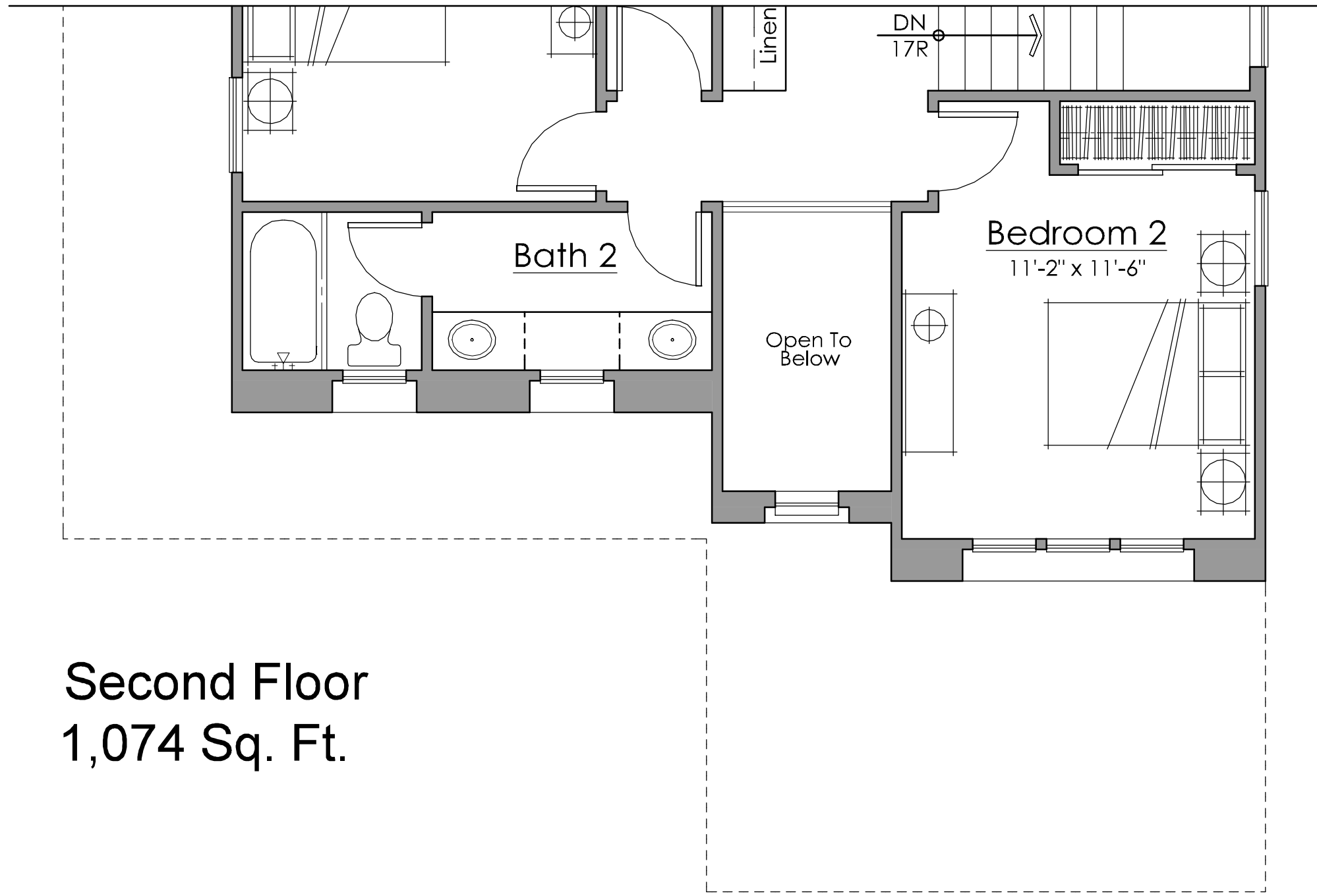


RIGHT AT OPTIONAL CALIFORNIA ROOM



## REAR AT OPTIONAL CALIFORNIA ROOM





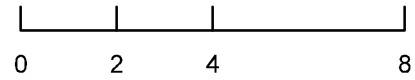
Architecture + Planning  
888.456.5849  
ktgy.com



THREE CEDARS  
1201 Howard Ave. Suite 206  
Burlingame, Ca. 94010  
(650) 454-7854

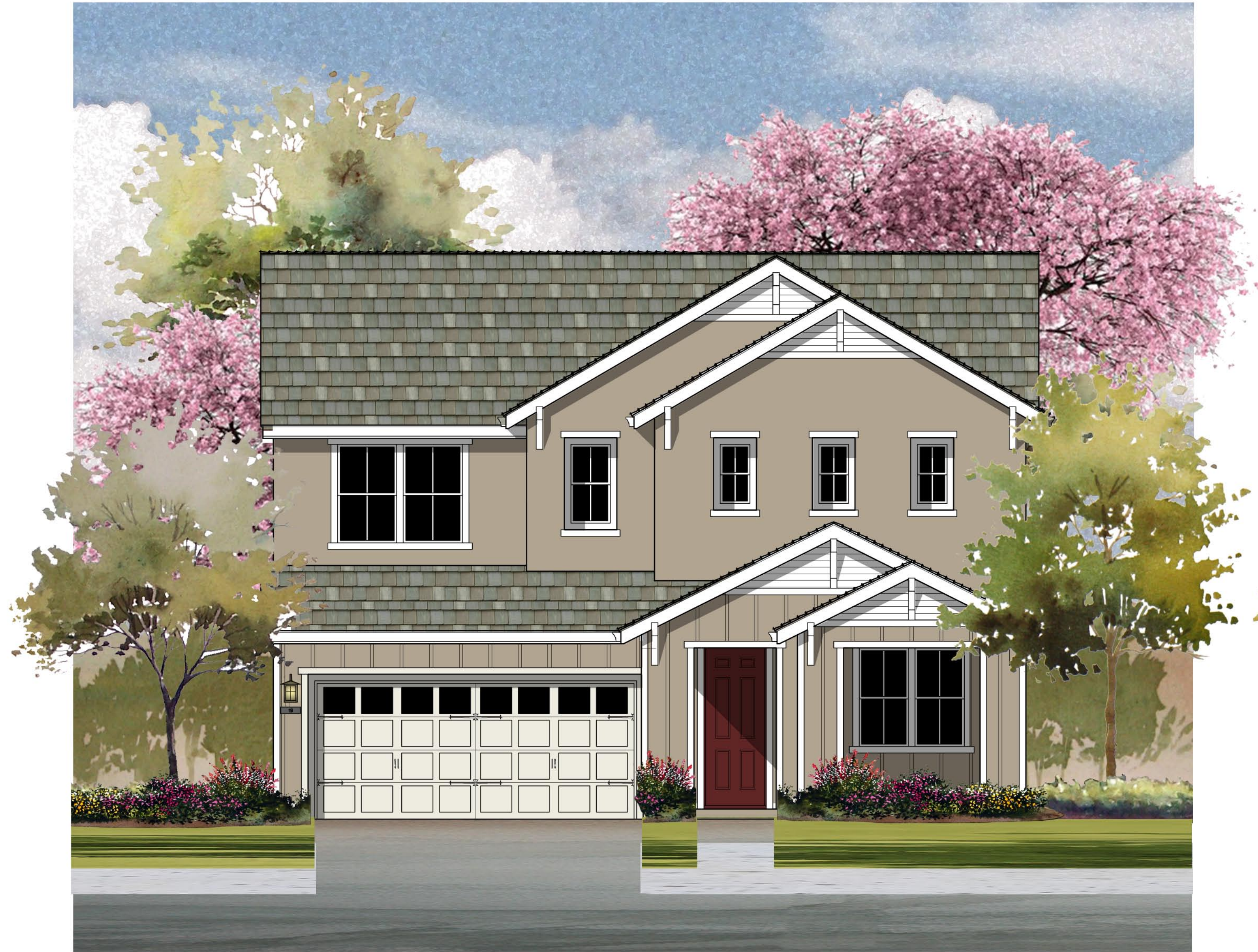
HESPERIAN BOULEVARD  
HAYWARD, CA #2015-0995

SCHEMATIC DESIGN  
11-27-2017



PLAN 1B ADDENDA





ELEVATION '2B' - FARMHOUSE



ELEVATION '2A' - SPANISH



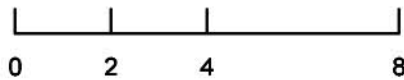
Architecture + Planning  
888.456.5849  
ktgy.com



THREE CEDARS  
1201 Howard Ave, Suite 206  
Burlingame, Ca. 94010  
(650) 454-7854

HESPERIAN BOULEVARD  
HAYWARD, CA #2015-0995

SCHEMATIC DESIGN  
11-27-2017



PLAN 2 COLORED ELEVATIONS

A2.0.0





ELEVATION '2B' - FARMHOUSE

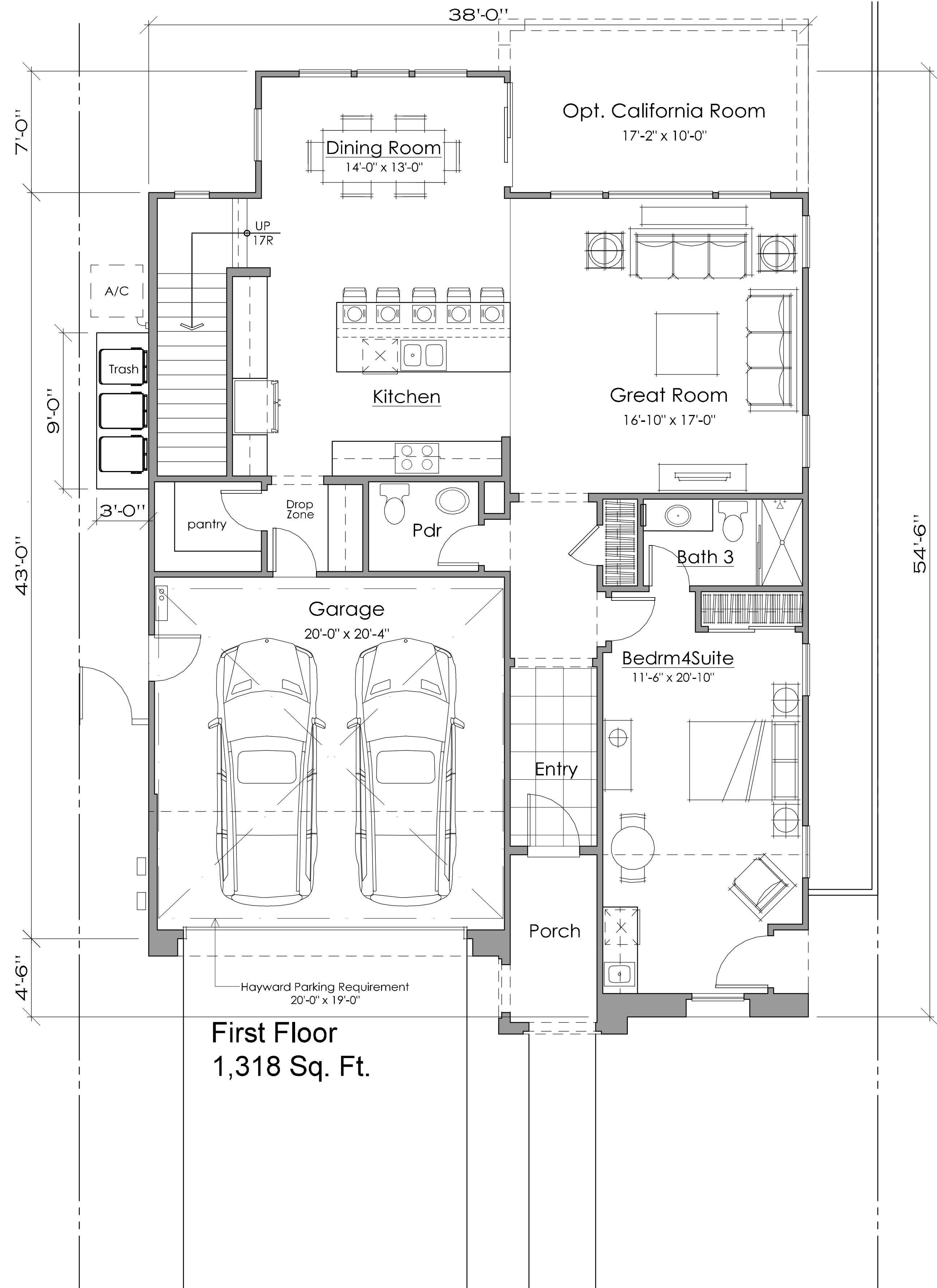
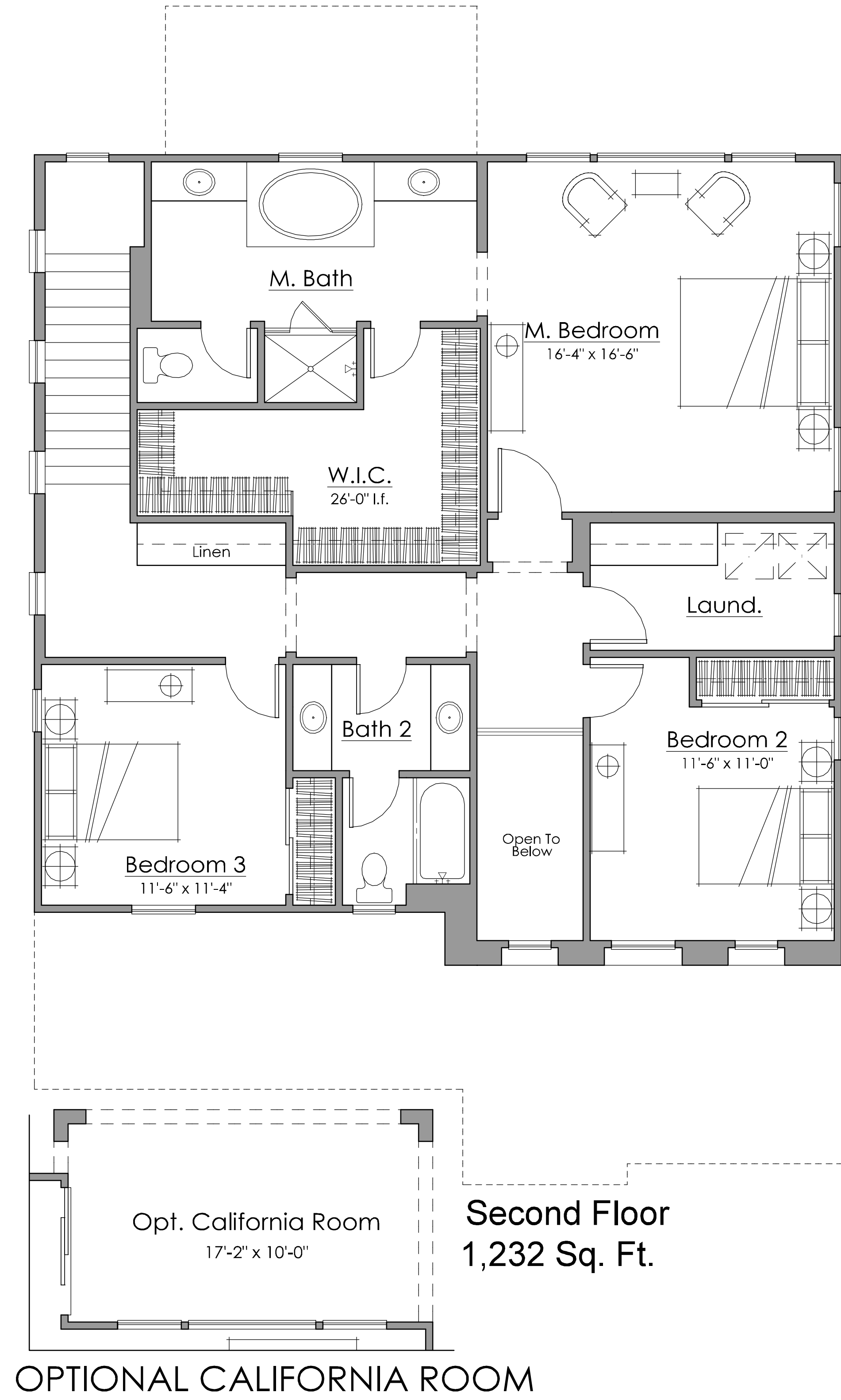
2B - FARMHOUSE  
Material Legend:  
Flat Concrete Tile Roofing  
Stucco Finish  
Cementitious Board and Batt Siding  
Decorative Kicker / Corbel  
Enhanced Sills  
2x Stucco Finish Trim



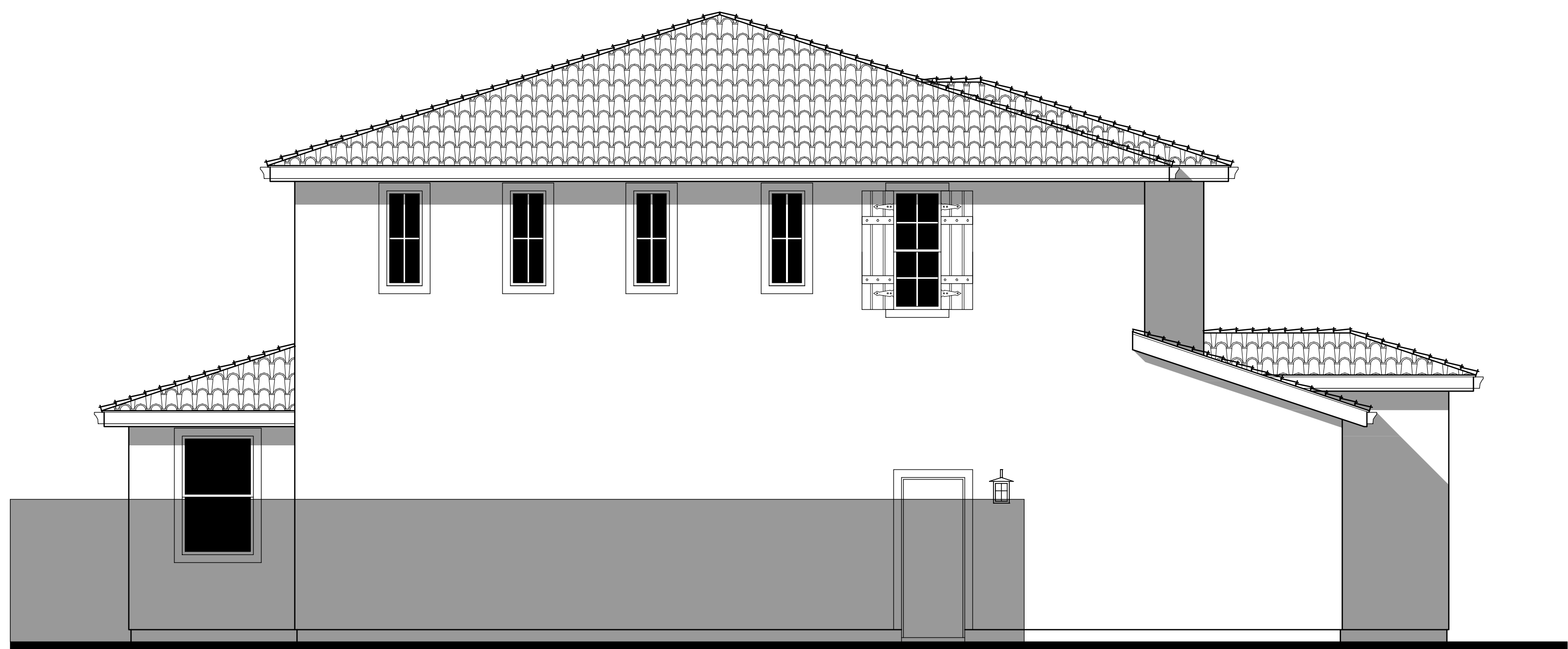
ELEVATION '2A' - SPANISH

2A - Spanish  
Material Legend:  
Concrete Low Profile 'S' Tile  
Stucco Finish  
Decorative Finial  
Decorative Gable End Detail  
Enhanced Sills  
2x Stucco Finish Trim

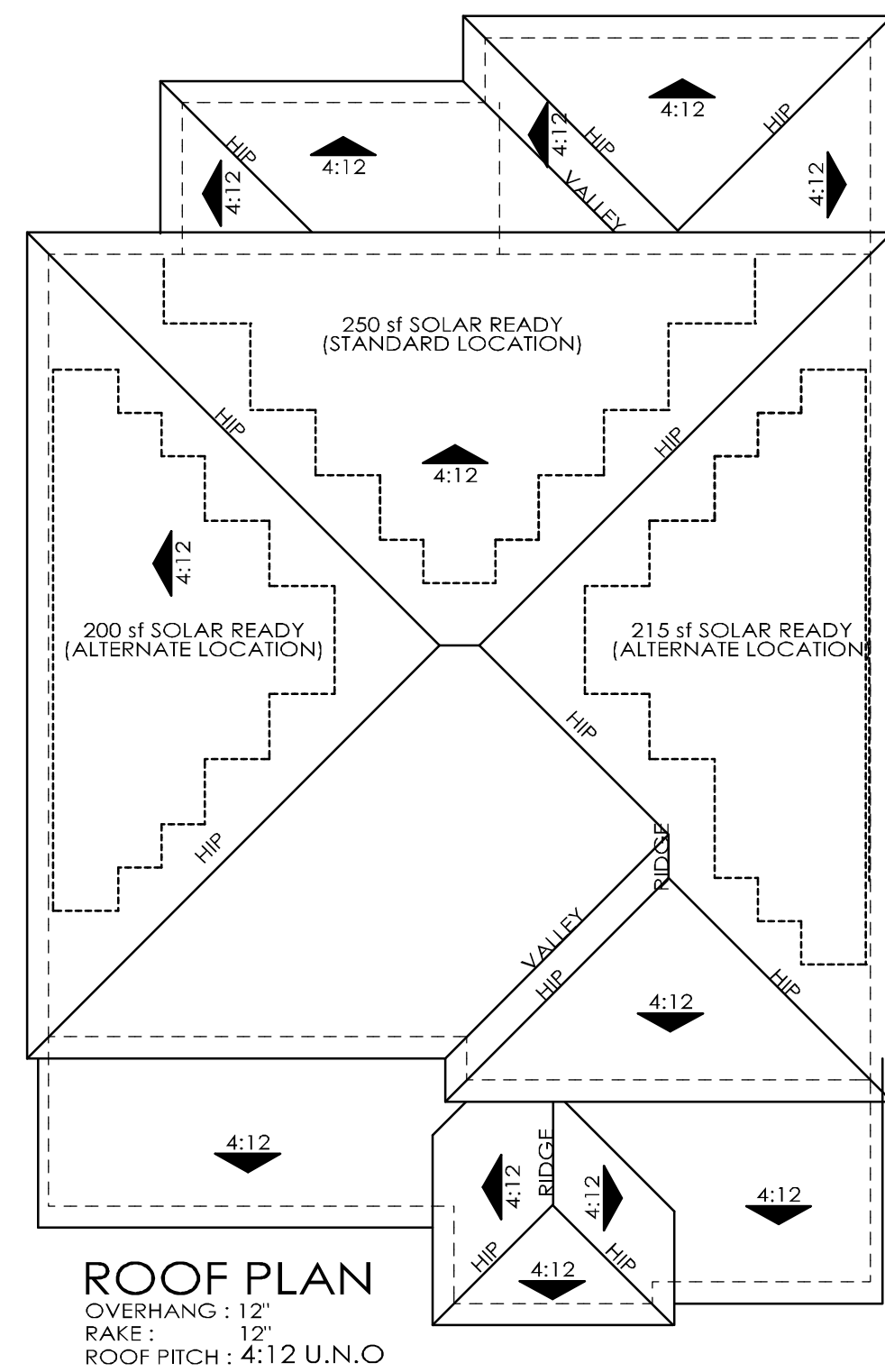






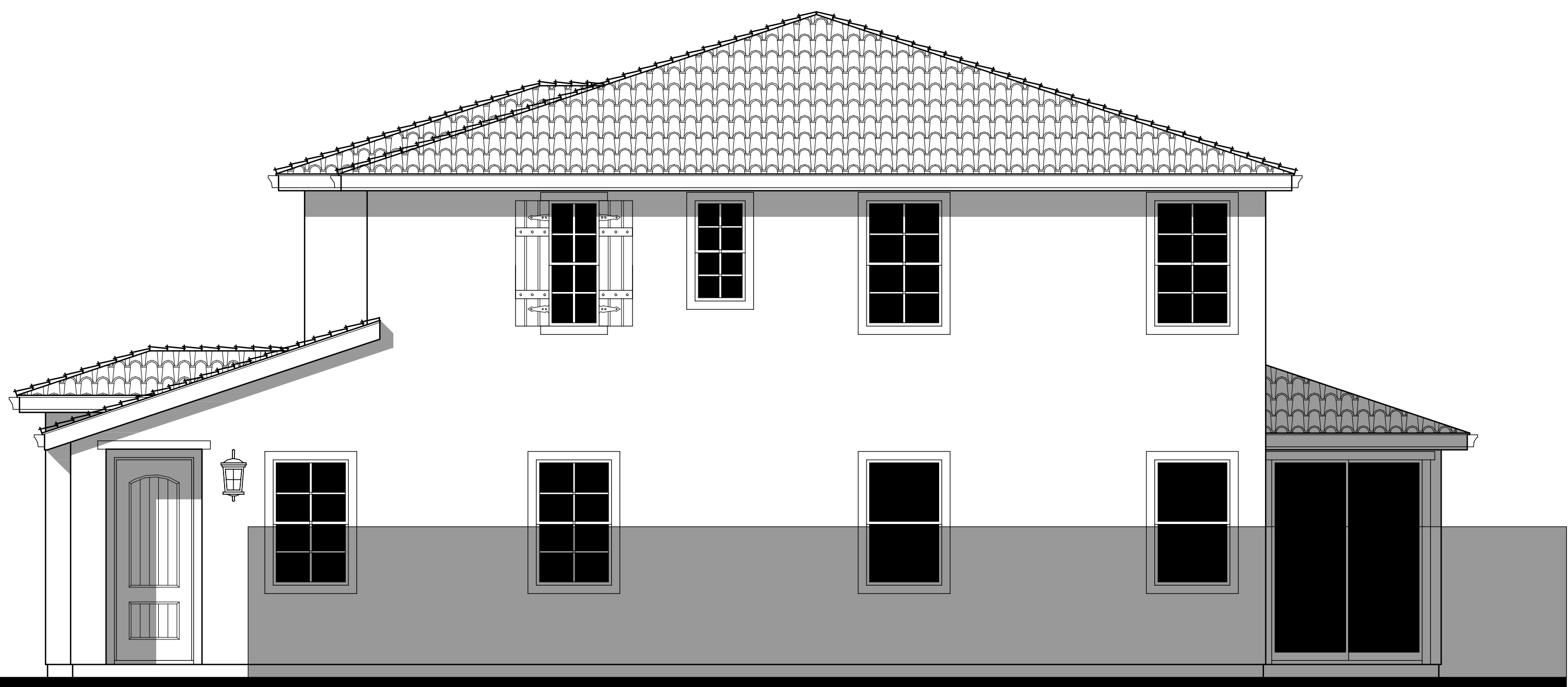


LEFT



ROOF PLAN

OVERHANG : 12"  
RAKE : 12"  
ROOF PITCH : 4:12 U.N.O.

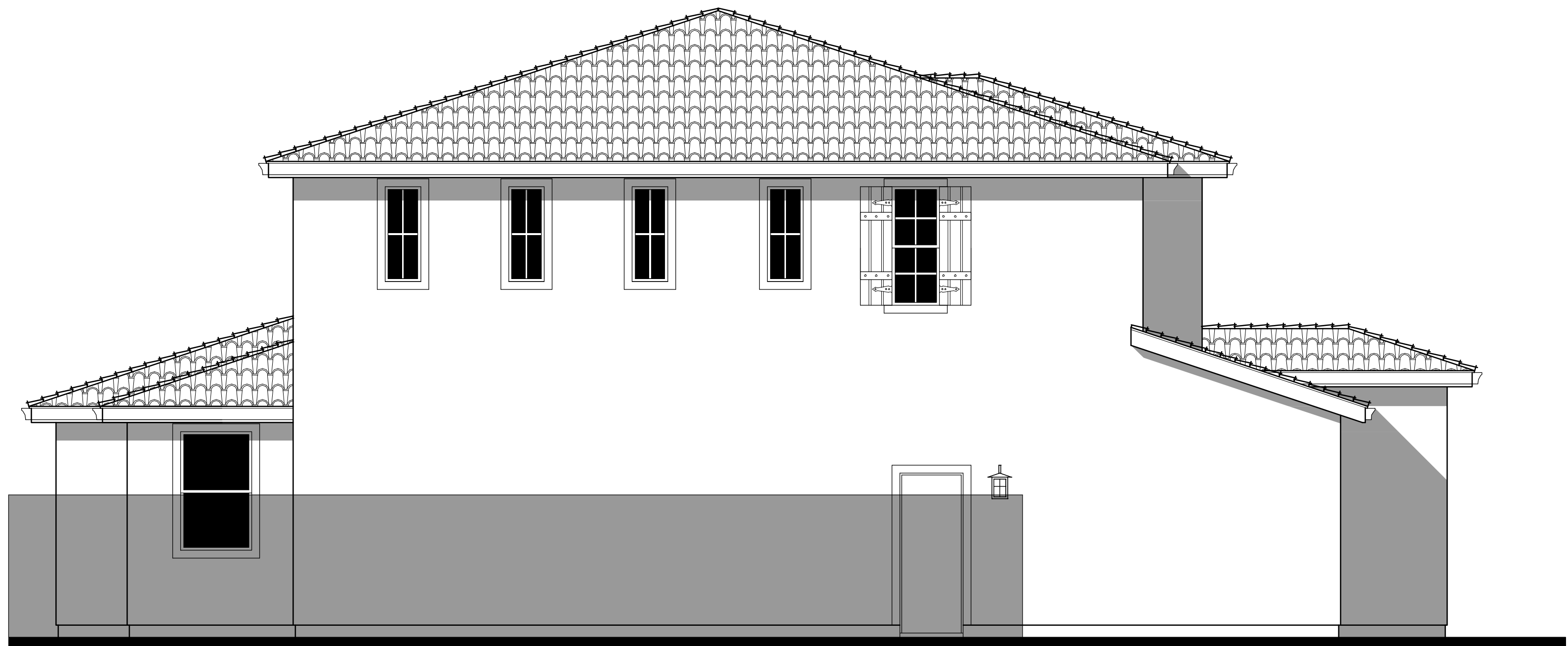


RIGHT

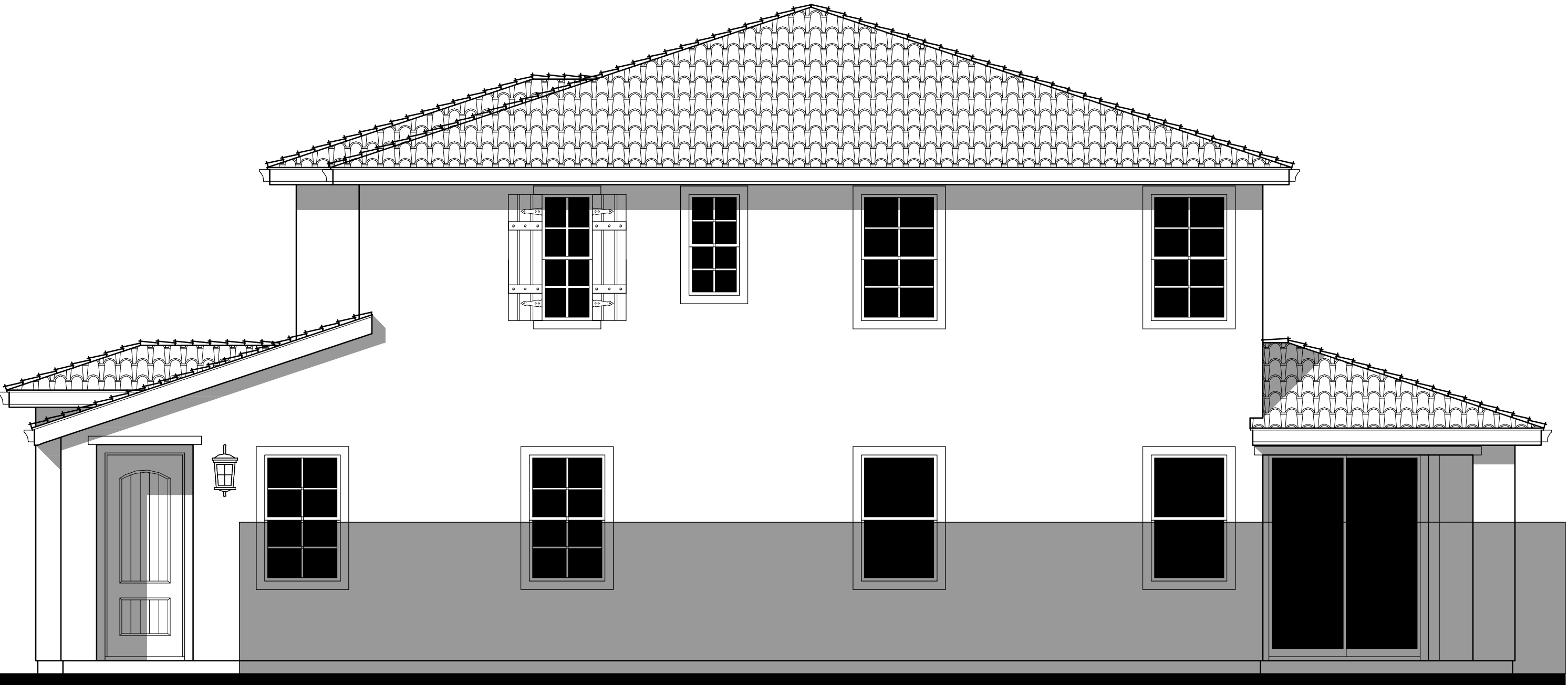
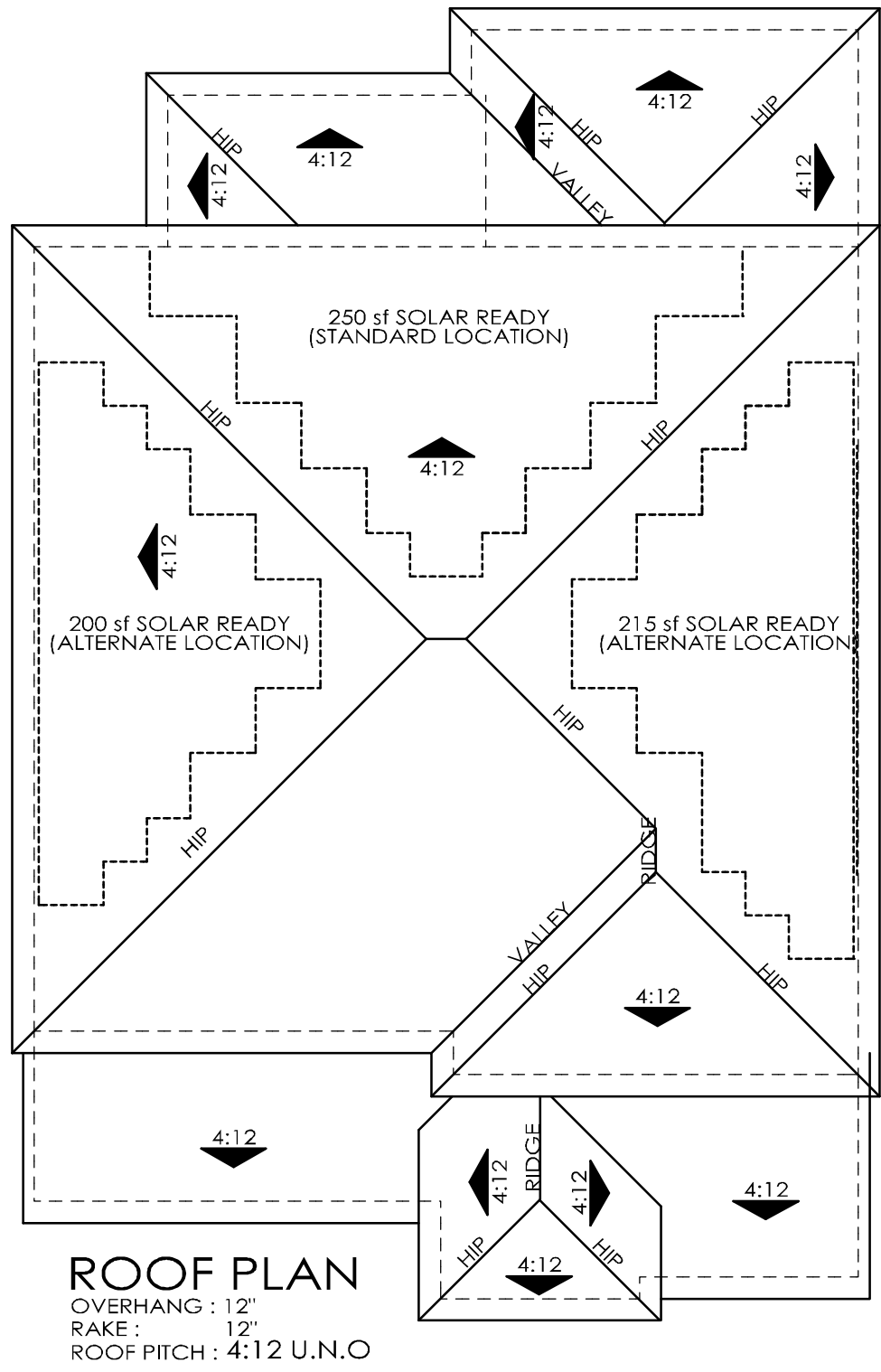


REAR





LEFT AT OPTIONAL CALIFORNIA ROOM

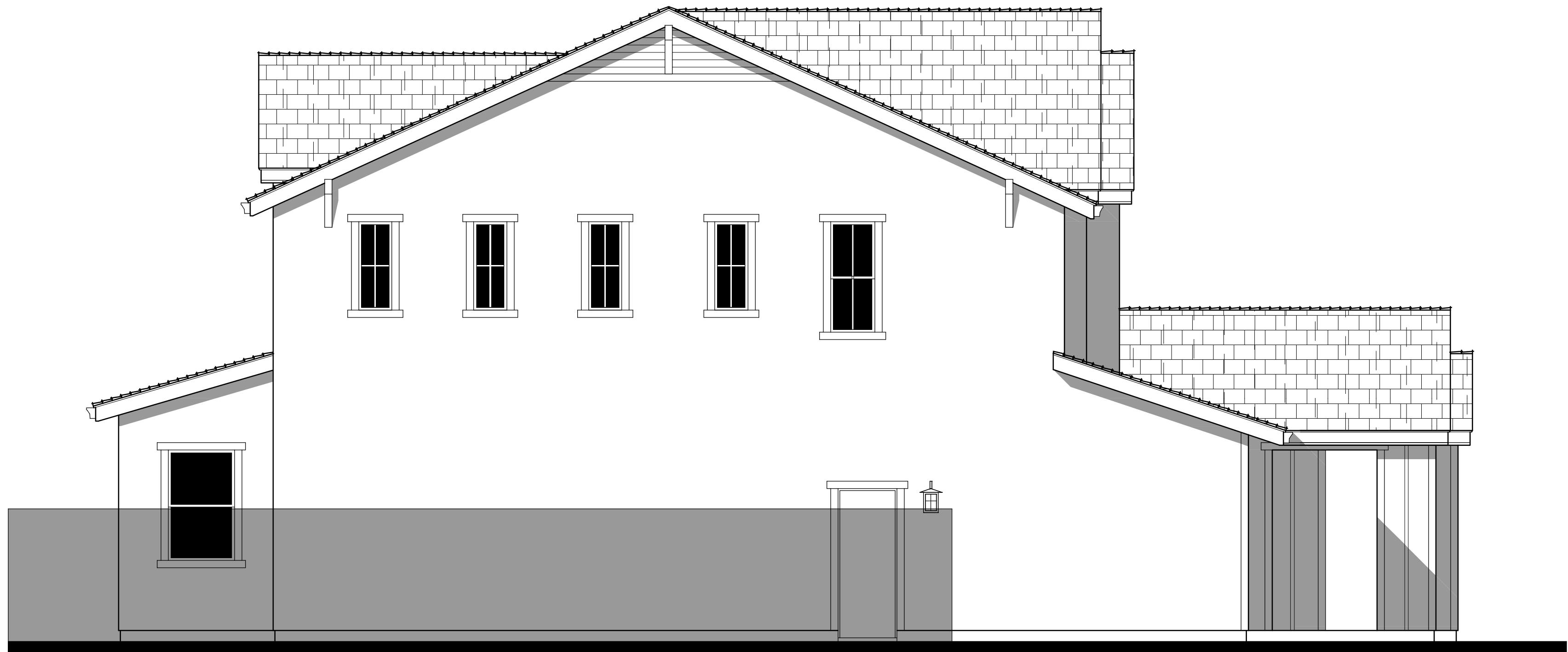


RIGHT AT OPTIONAL CALIFORNIA ROOM

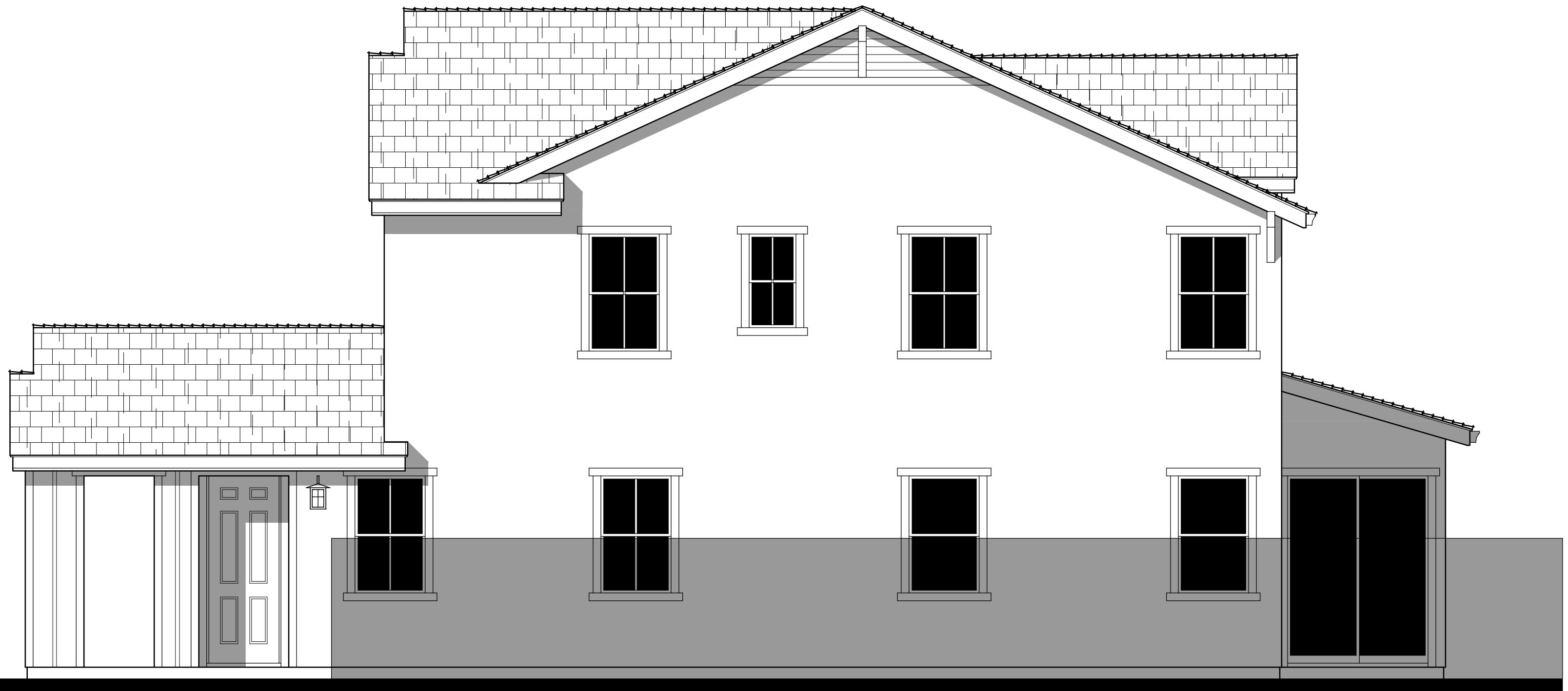
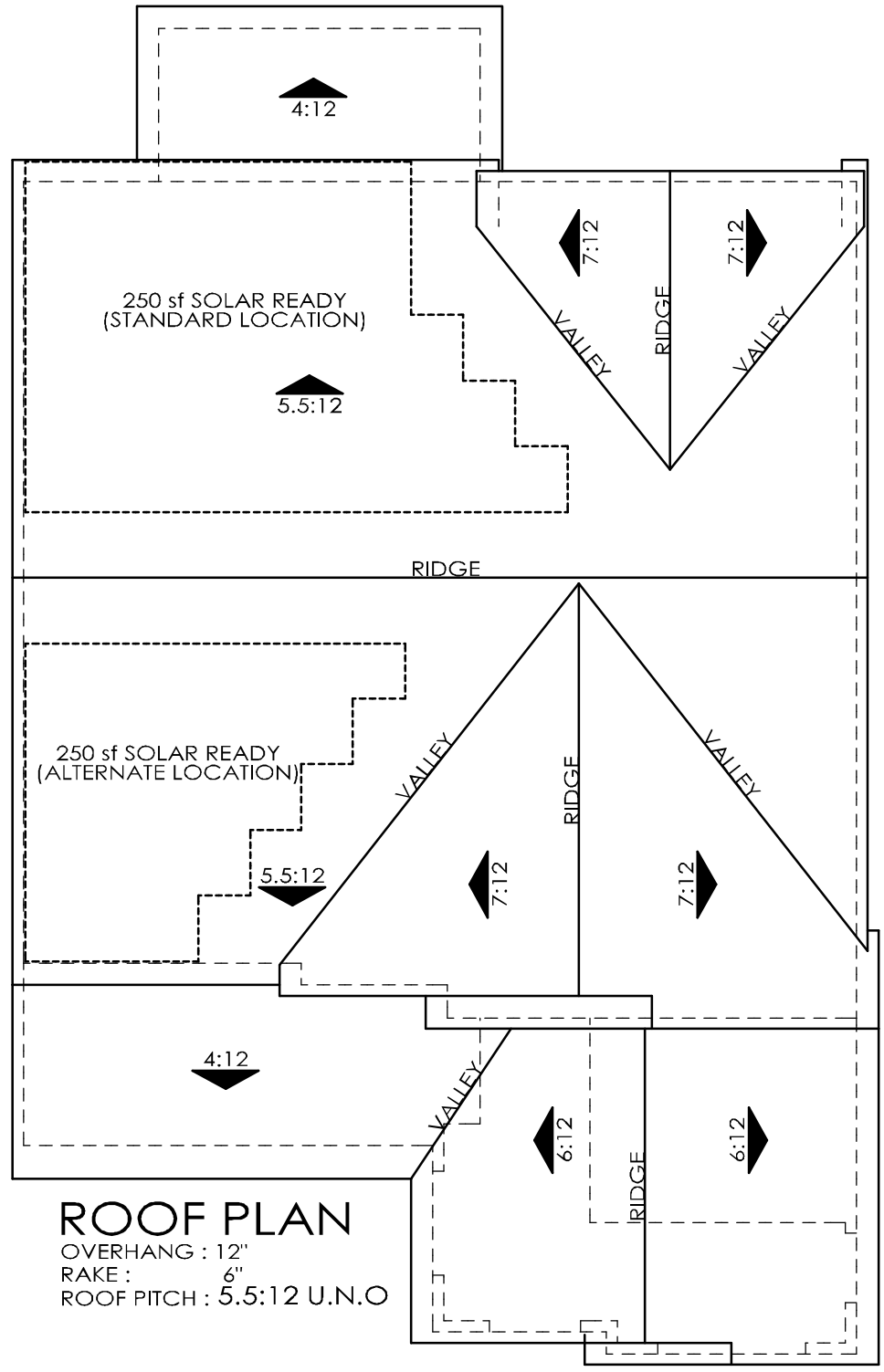


REAR AT OPTIONAL CALIFORNIA ROOM





LEFT

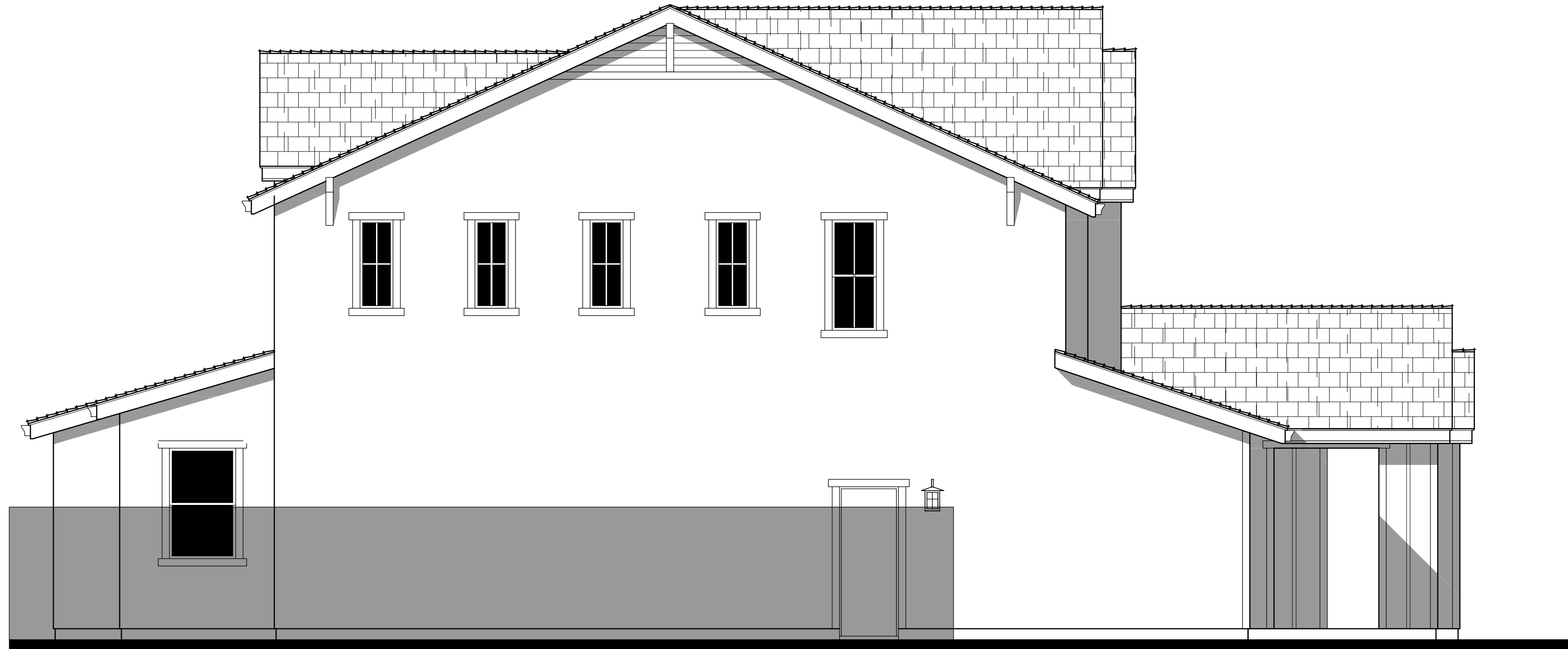


RIGHT

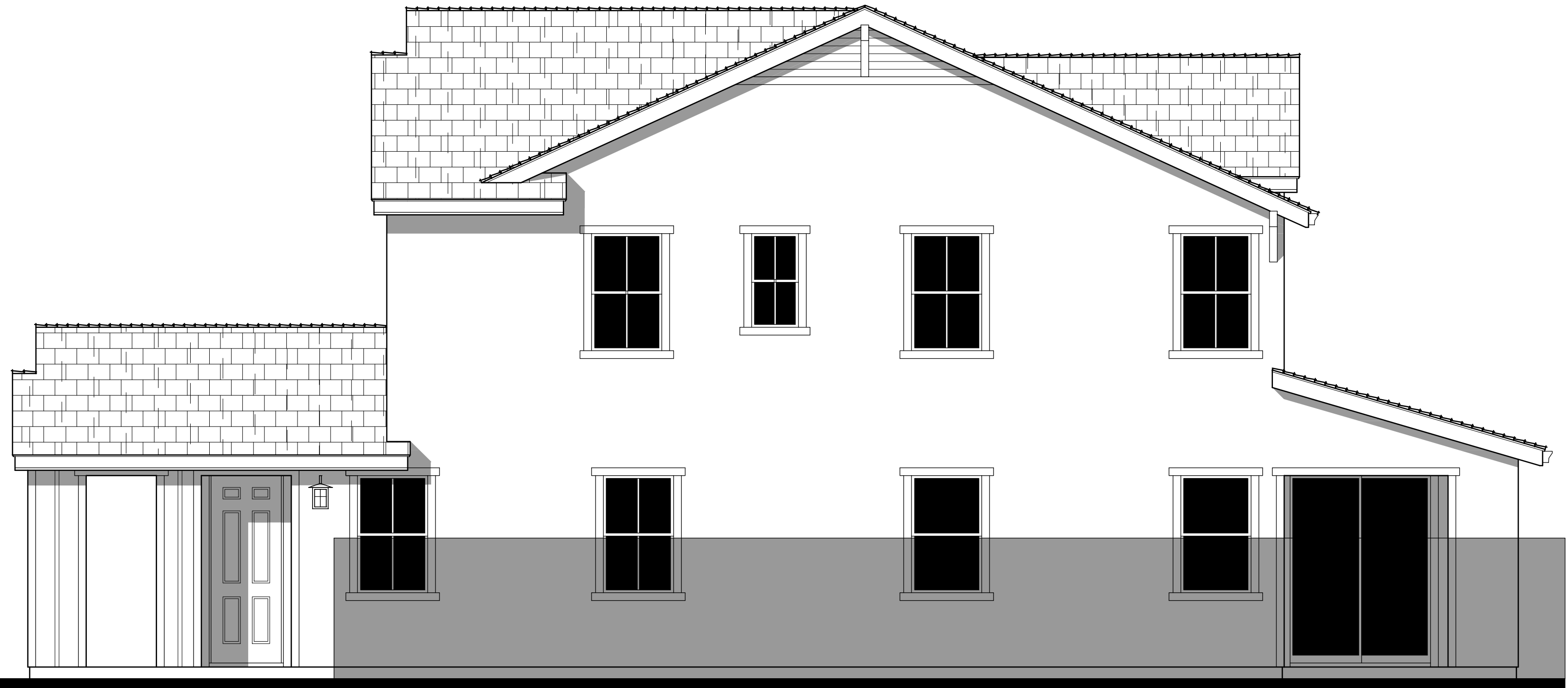
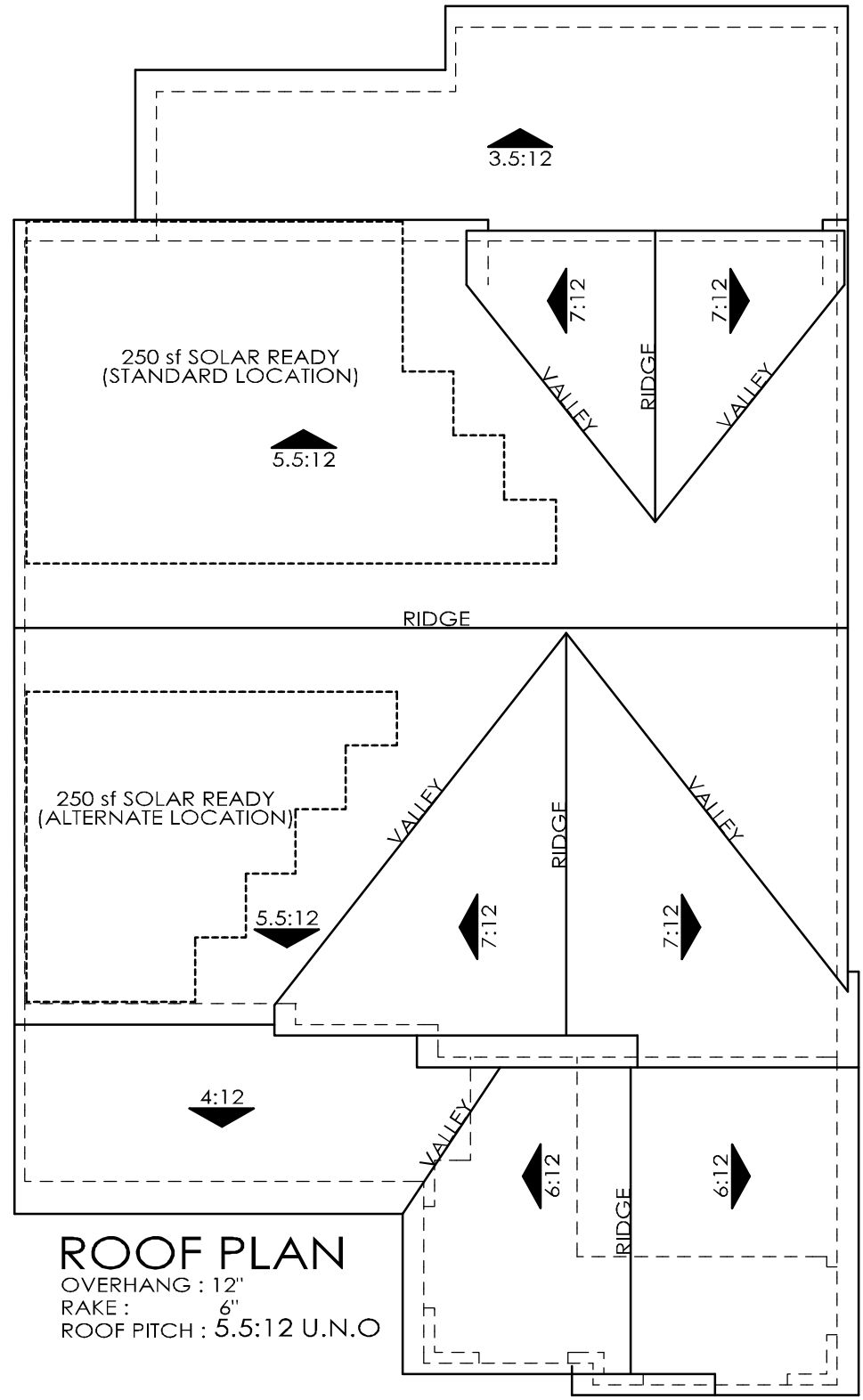


REAR





LEFT AT OPTIONAL CALIFORNIA ROOM

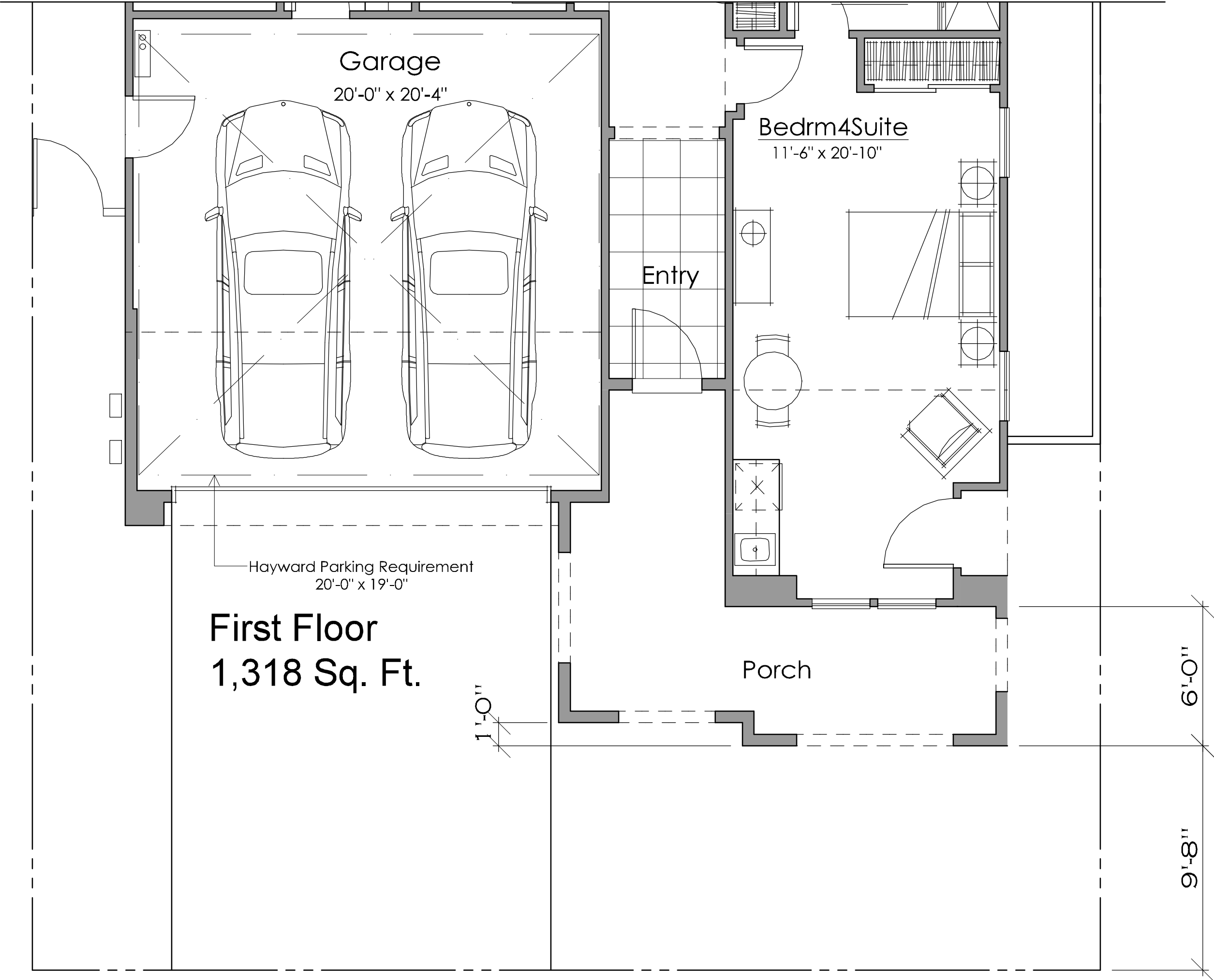
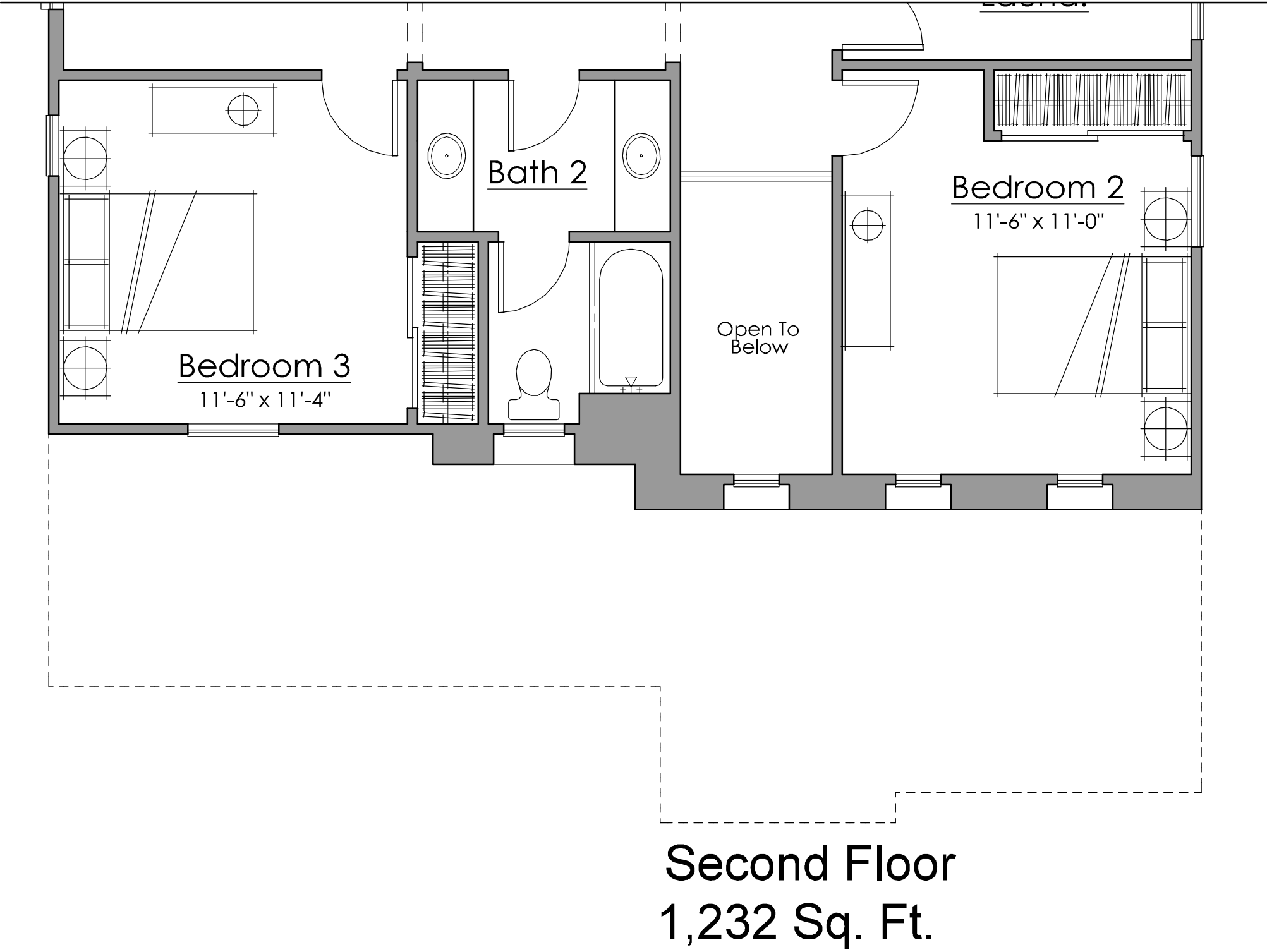


RIGHT AT OPTIONAL CALIFORNIA ROOM



REAR AT OPTIONAL CALIFORNIA ROOM









ELEVATION '2B ALT' - FARMHOUSE



ELEVATION '2A ALT' - SPANISH





ELEVATION '2B ALT' - FARMHOUSE

2B ALT - FARMHOUSE  
Material Legend:  
Flat Concrete Tile Roofing  
Stucco Finish  
Cementitious Board and Batt Siding  
Decorative Kicker / Corbel  
Enhanced Sills  
2x Stucco Finish Trim



ELEVATION '2A ALT' - SPANISH

2A ALT - Spanish  
Material Legend:  
Concrete Low Profile 'S' Tile  
Stucco Finish  
Decorative Finial  
Decorative Gable End Detail  
Enhanced Sills  
2x Stucco Finish Trim



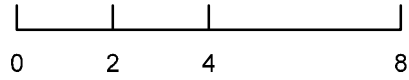
Architecture + Planning  
888.456.5849  
ktgy.com



THREE CEDARS  
1201 Howard Ave, Suite 206  
Burlingame, Ca. 94010  
(650) 454-7854

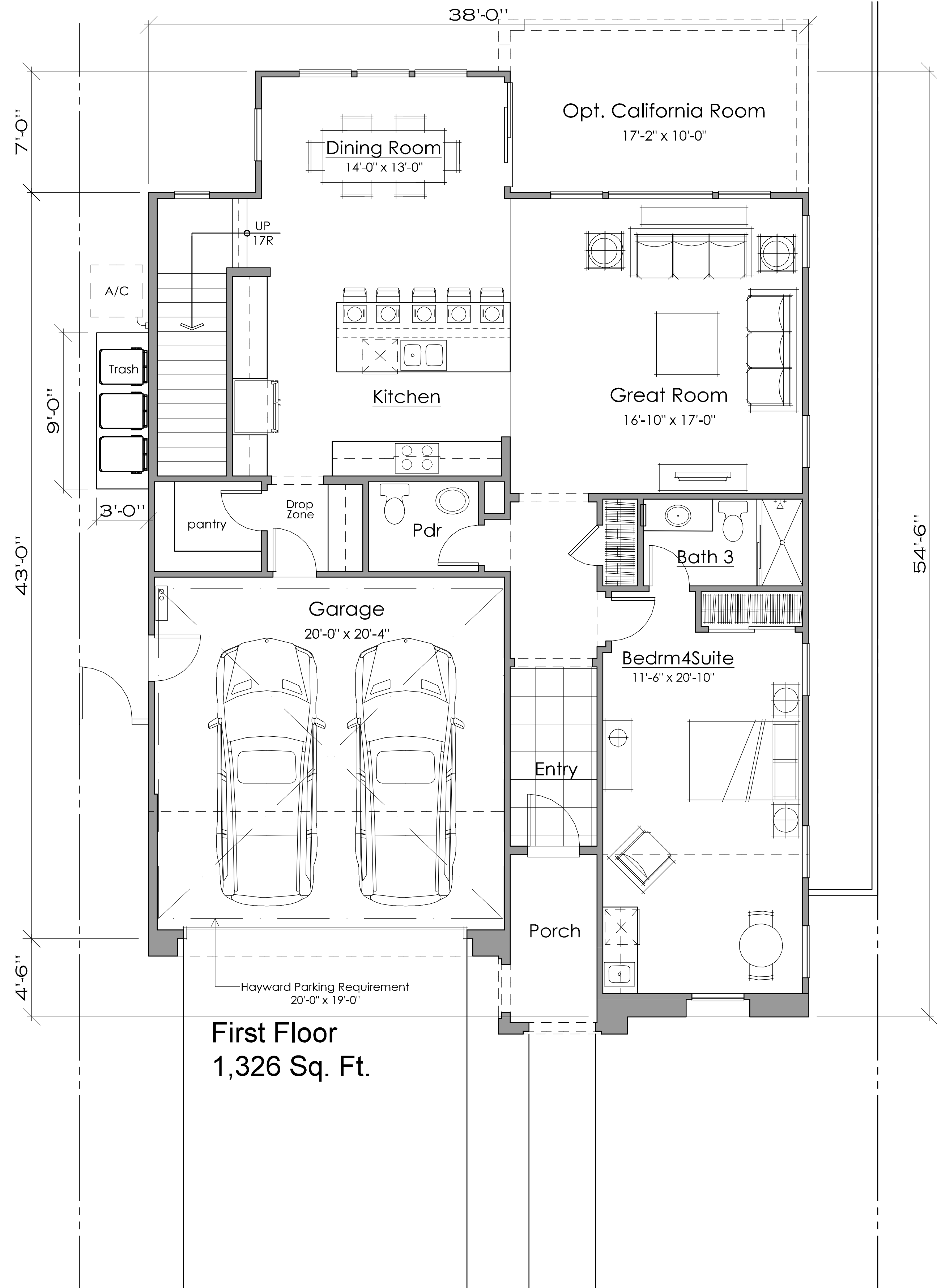
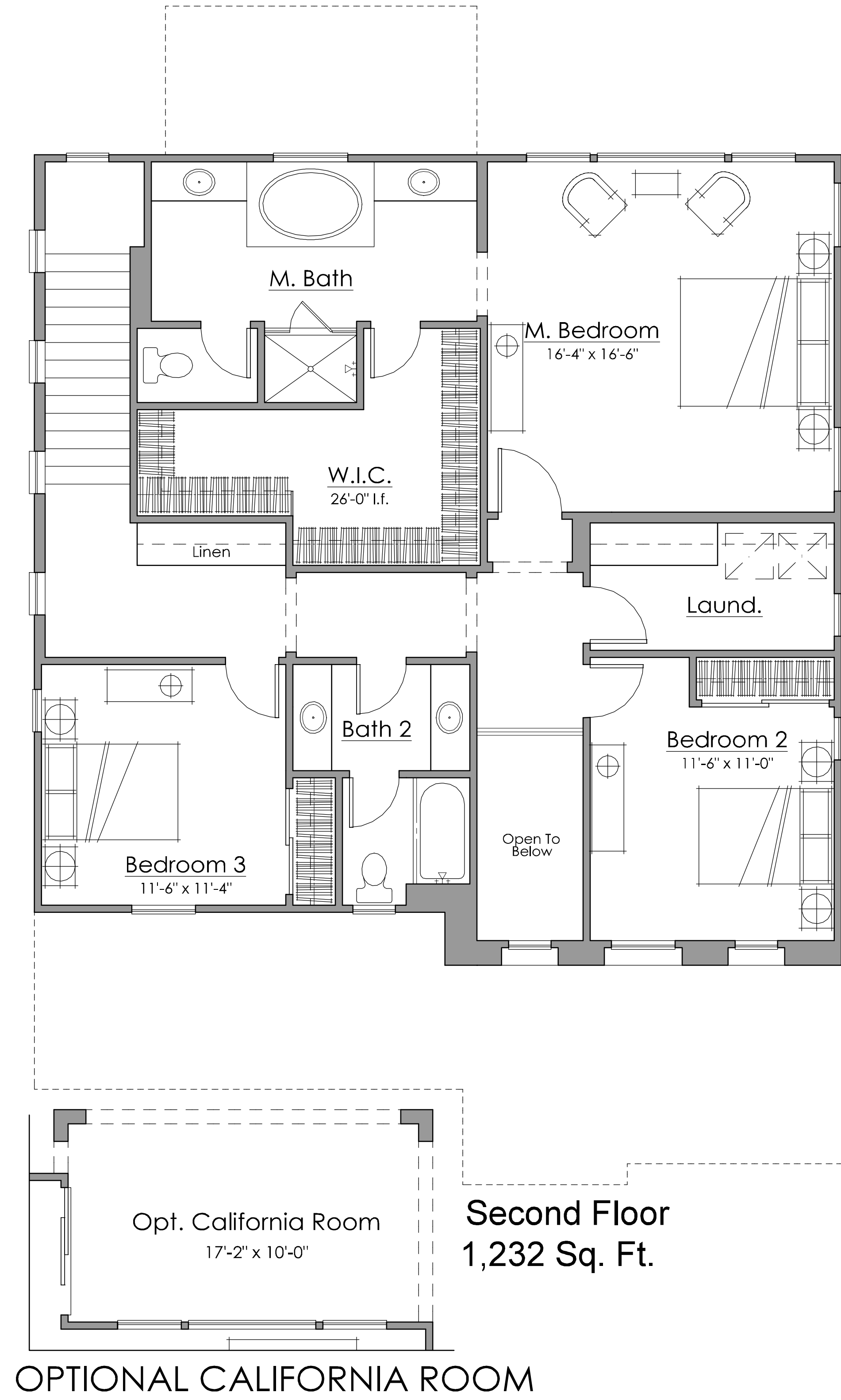
HESPERIAN BOULEVARD  
HAYWARD, CA #2015-0995

SCHEMATIC DESIGN  
11-27-2017

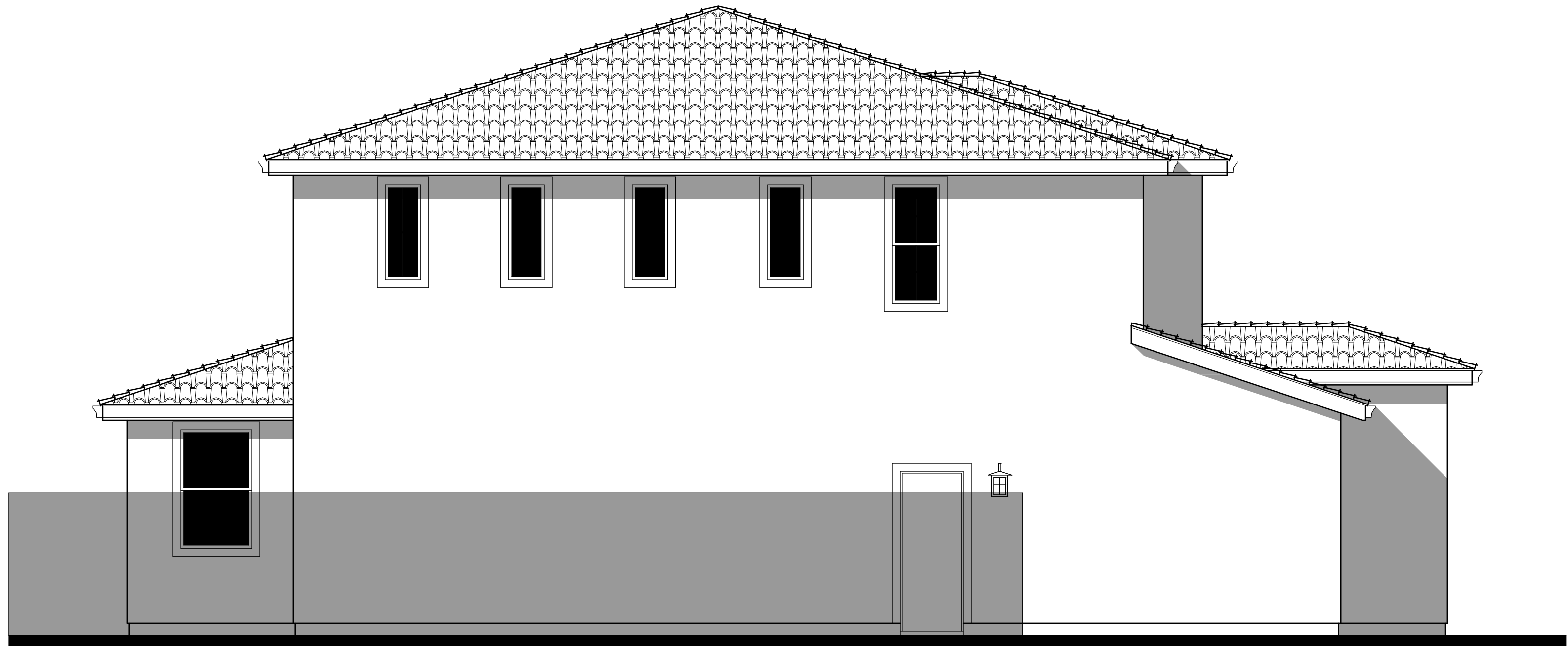


PLAN 2 ALT FRONT ELEVATIONS

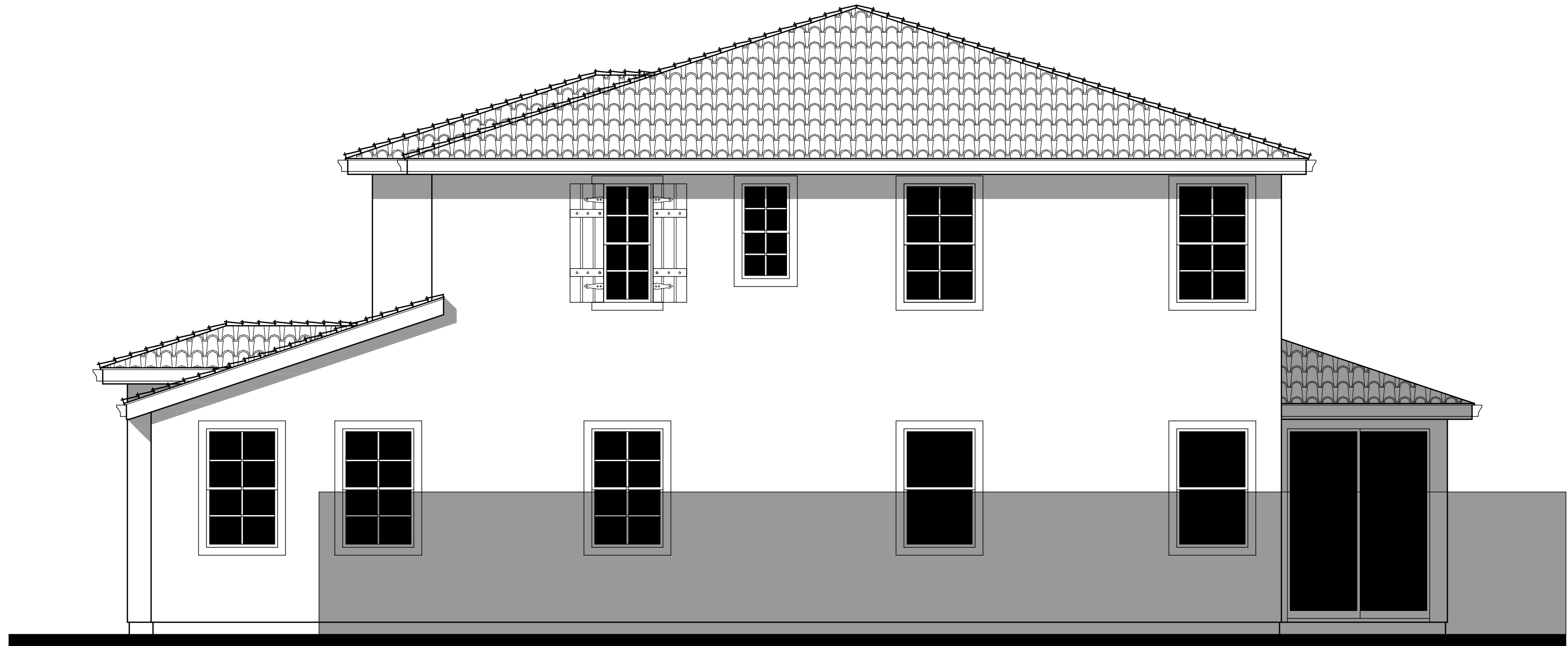




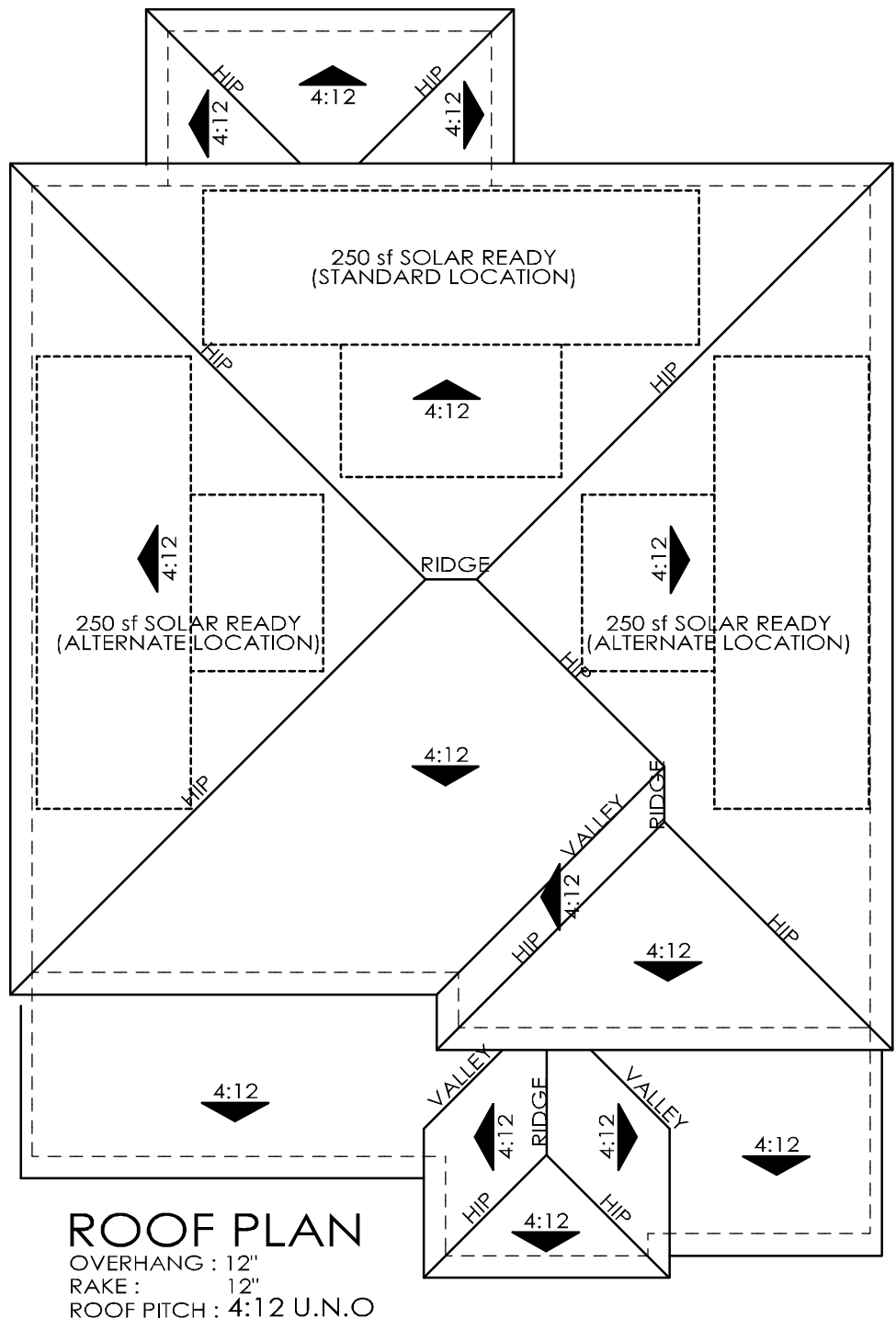




LEFT



RIGHT



ROOF PLAN  
OVERHANG : 12"  
RAKE : 12"  
ROOF PITCH : 4:12 U.N.O.



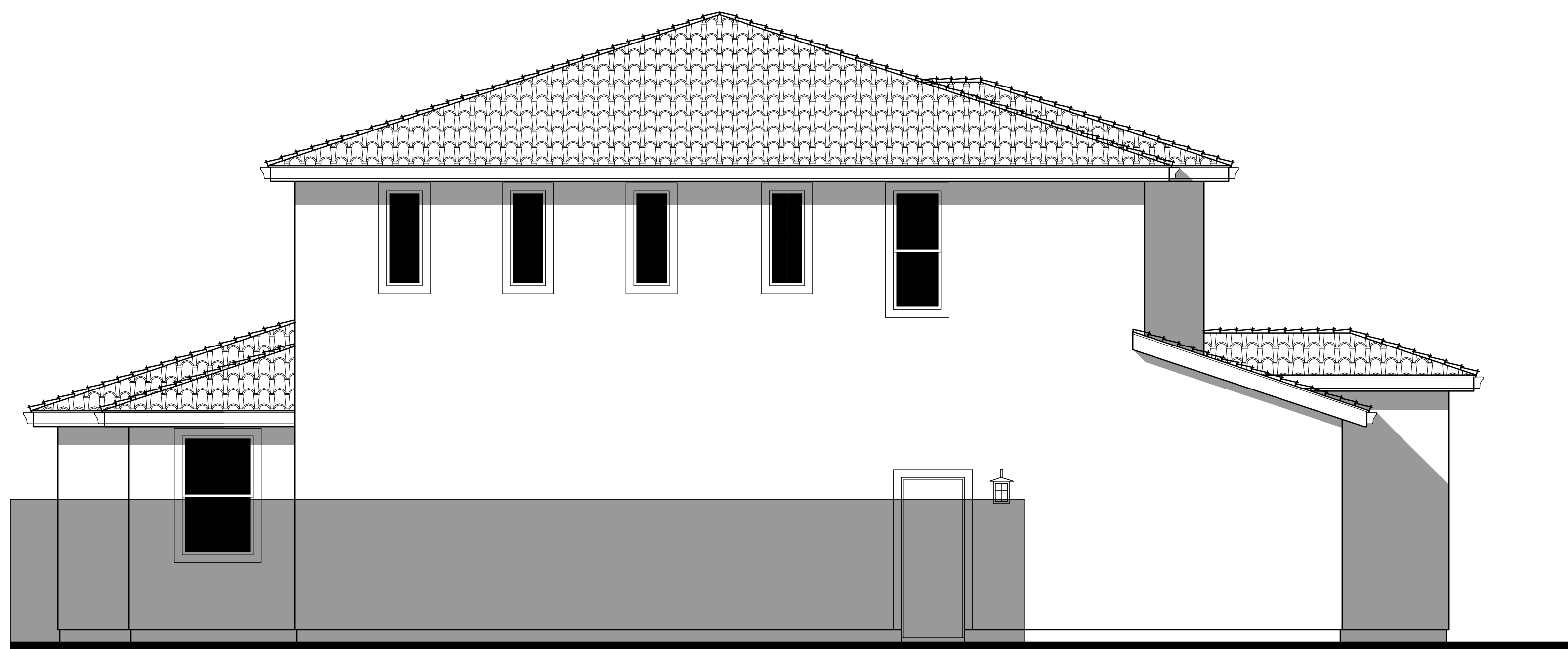
REAR

+/-26'-6"

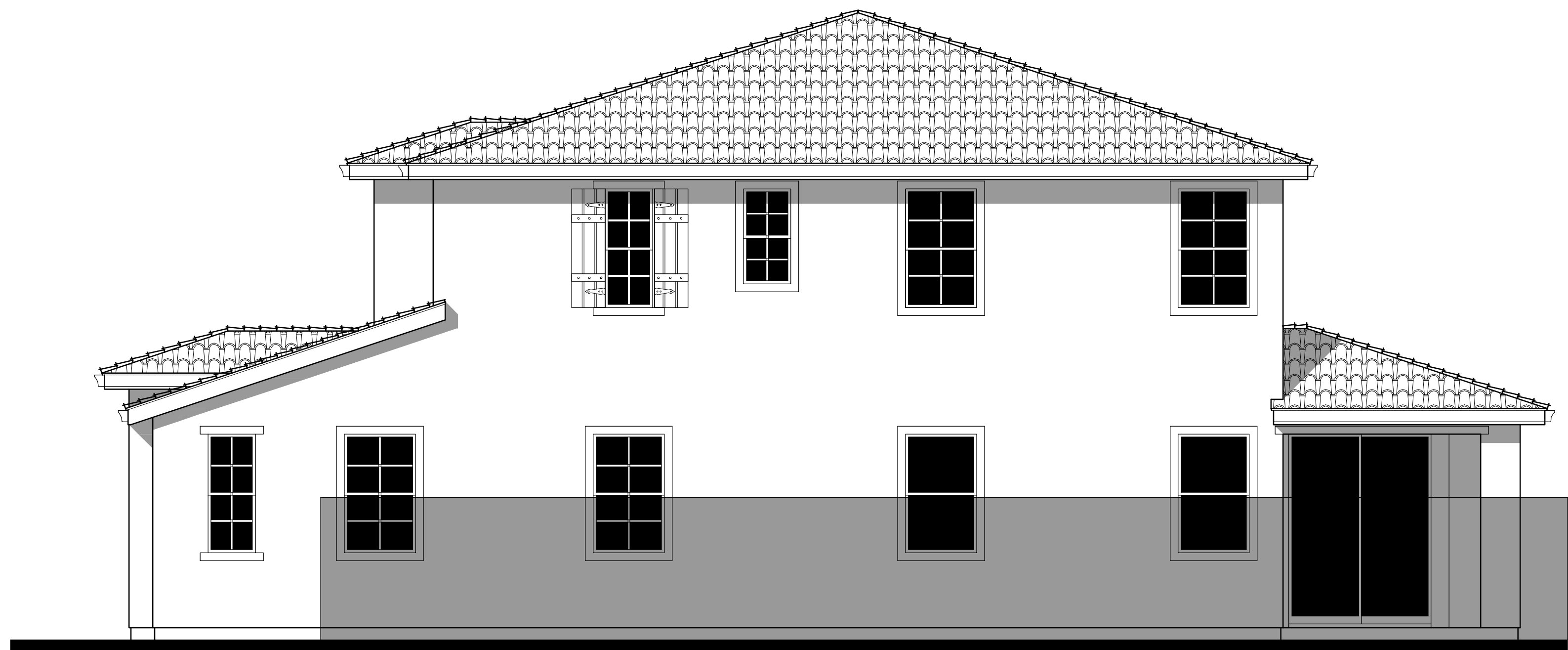
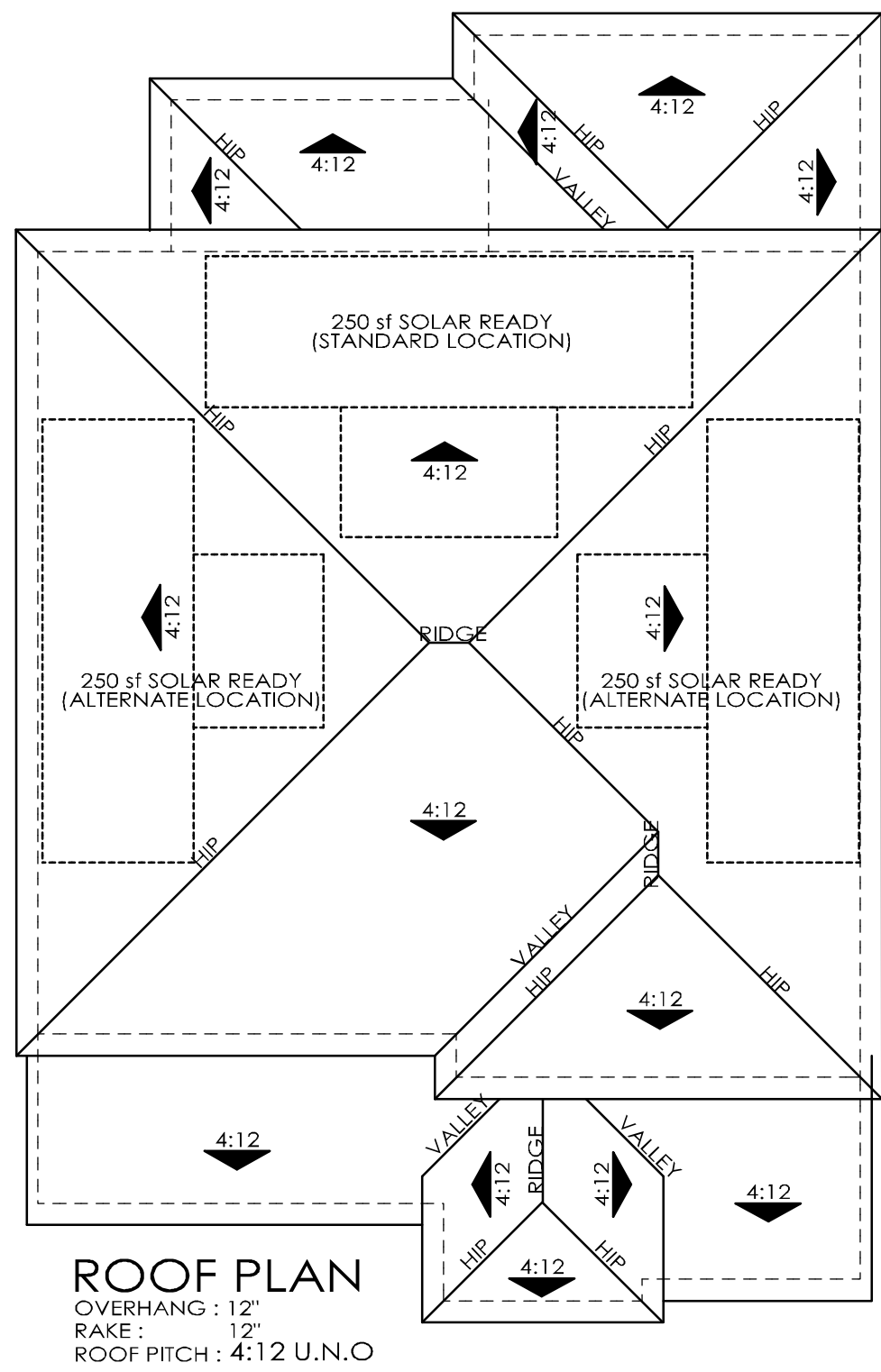
9'-1"

9'-1"





LEFT AT OPTIONAL CALIFORNIA ROOM

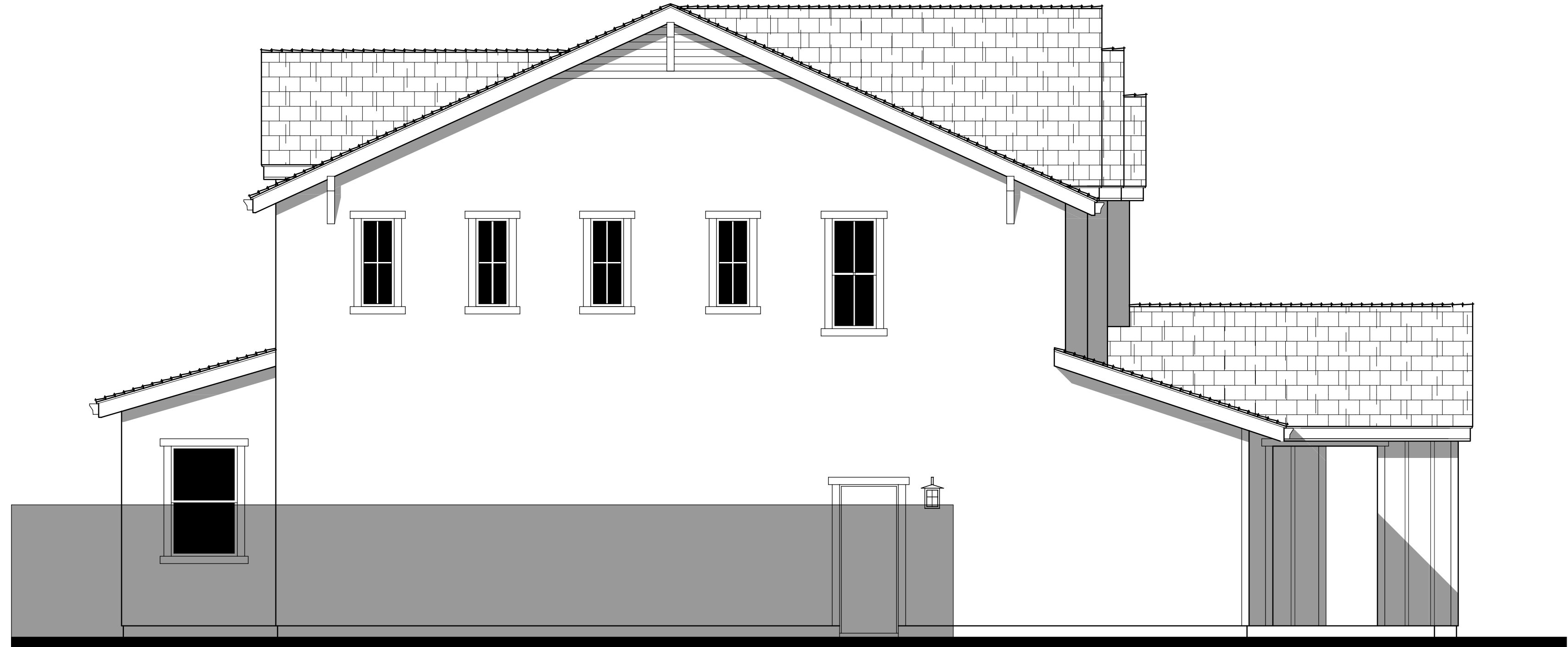


RIGHT AT OPTIONAL CALIFORNIA ROOM

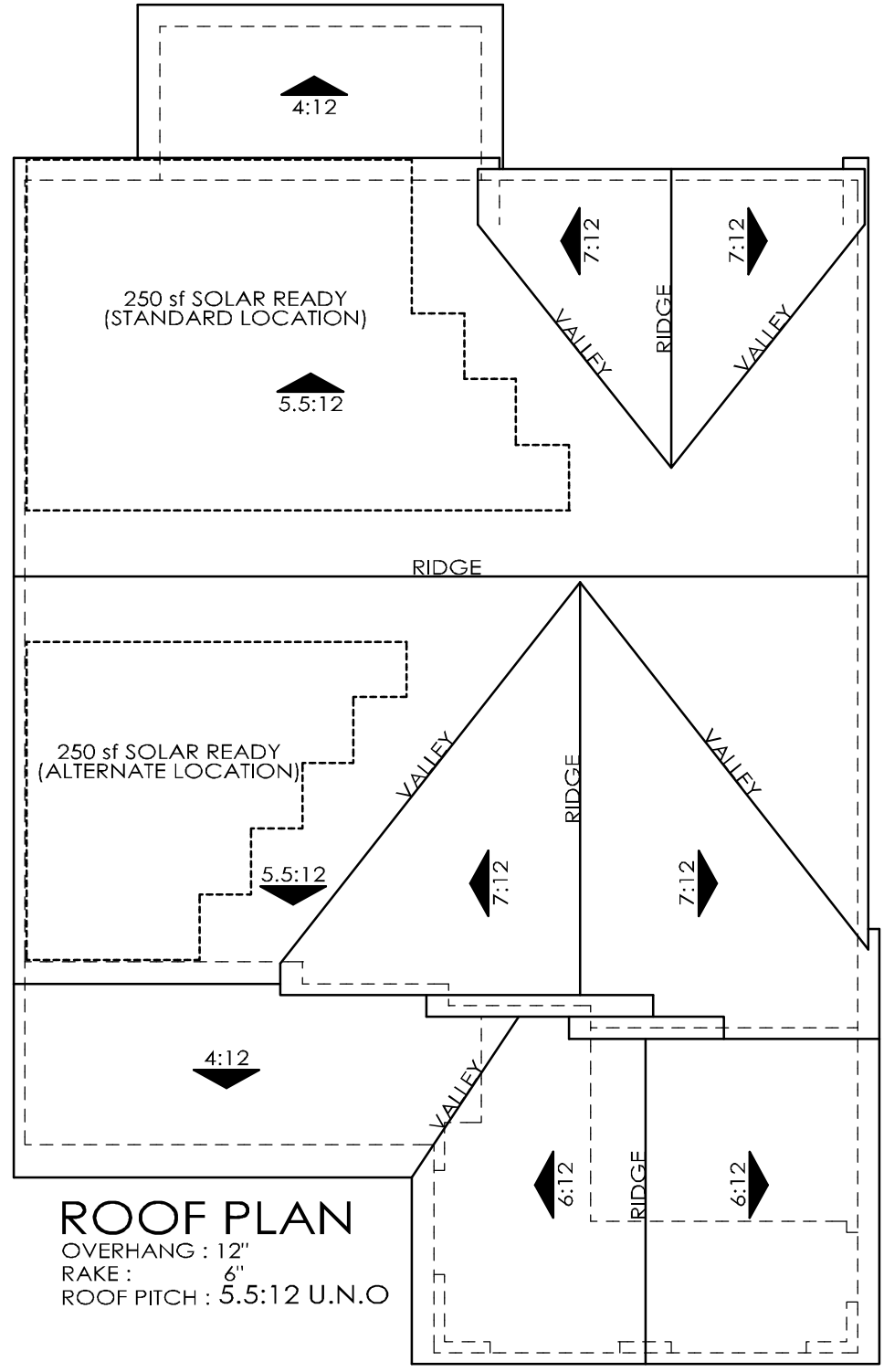


REAR AT OPTIONAL CALIFORNIA ROOM

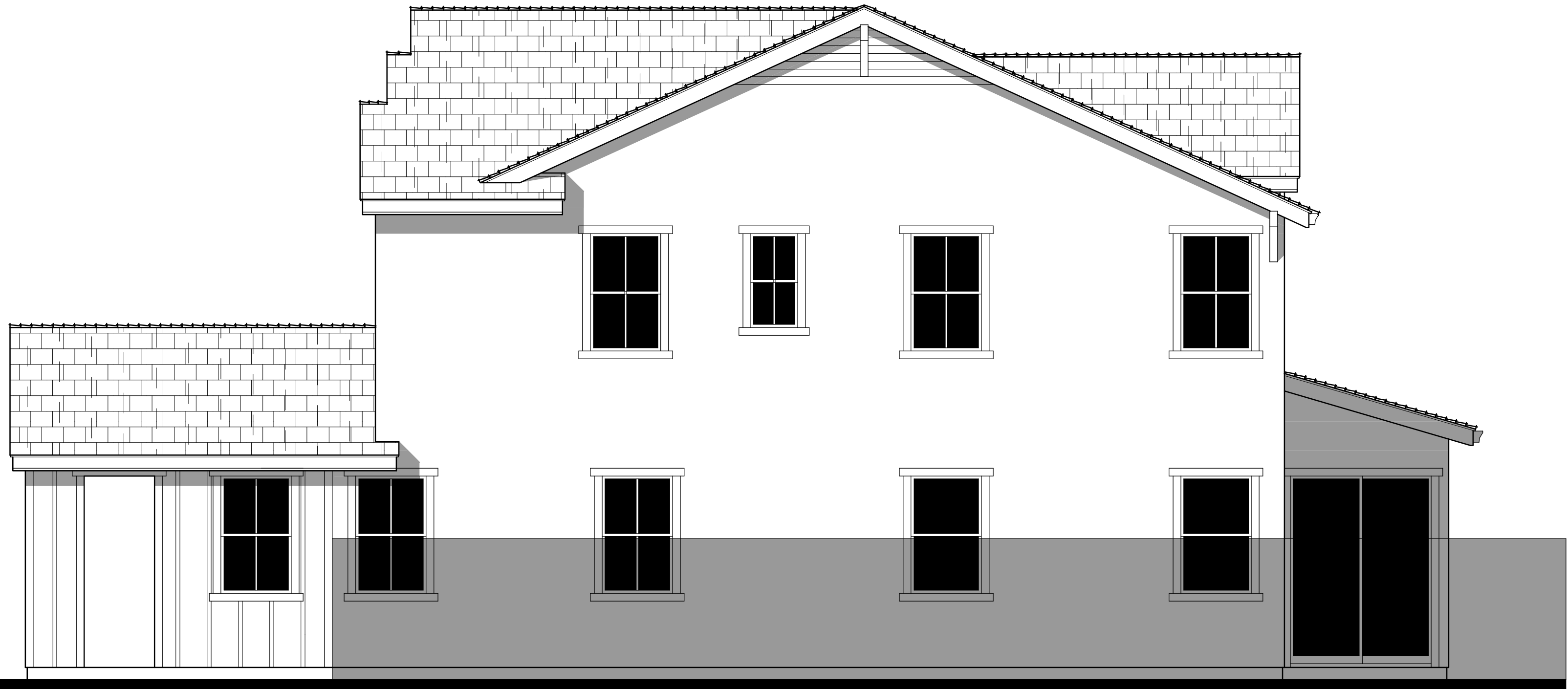




LEFT



ROOF PLAN  
OVERHANG : 12"  
RAKE : 6"  
ROOF PITCH : 5.5:12 U.N.O.

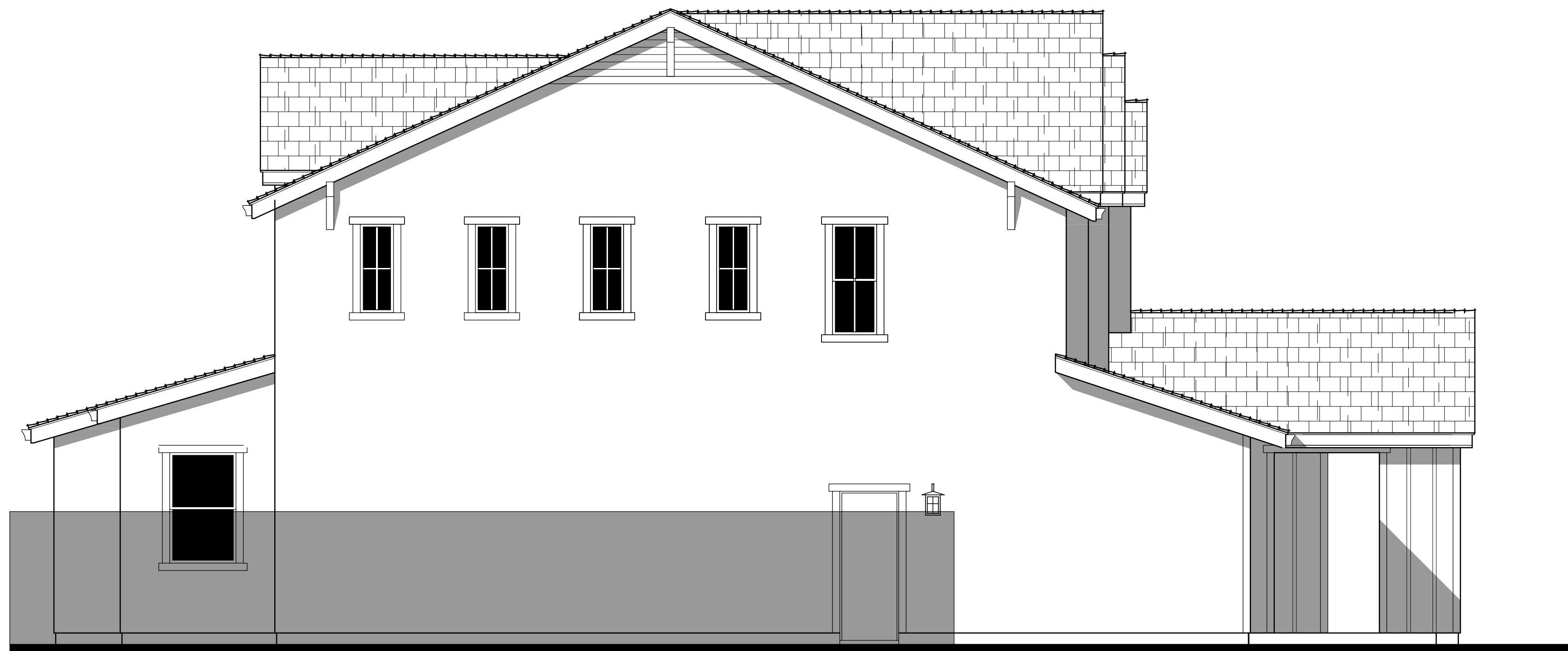


RIGHT

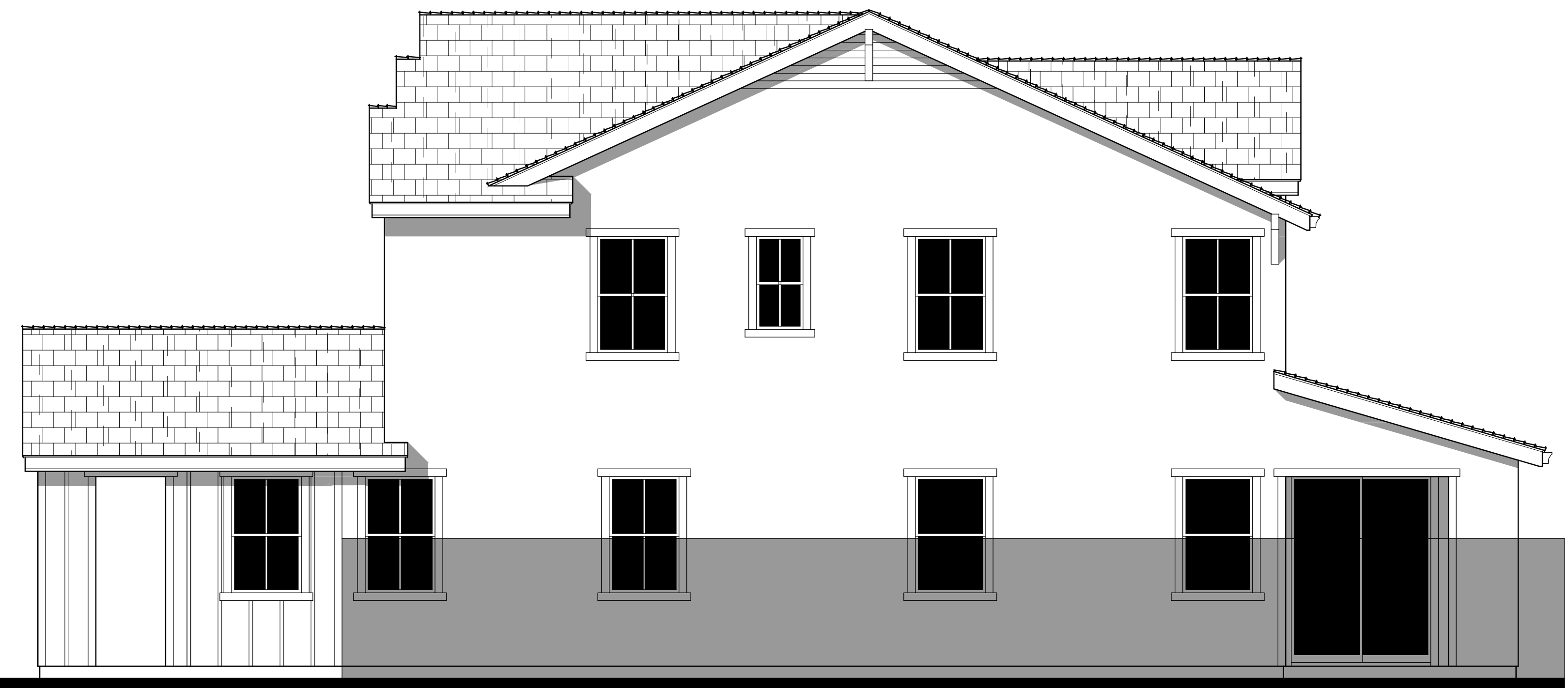
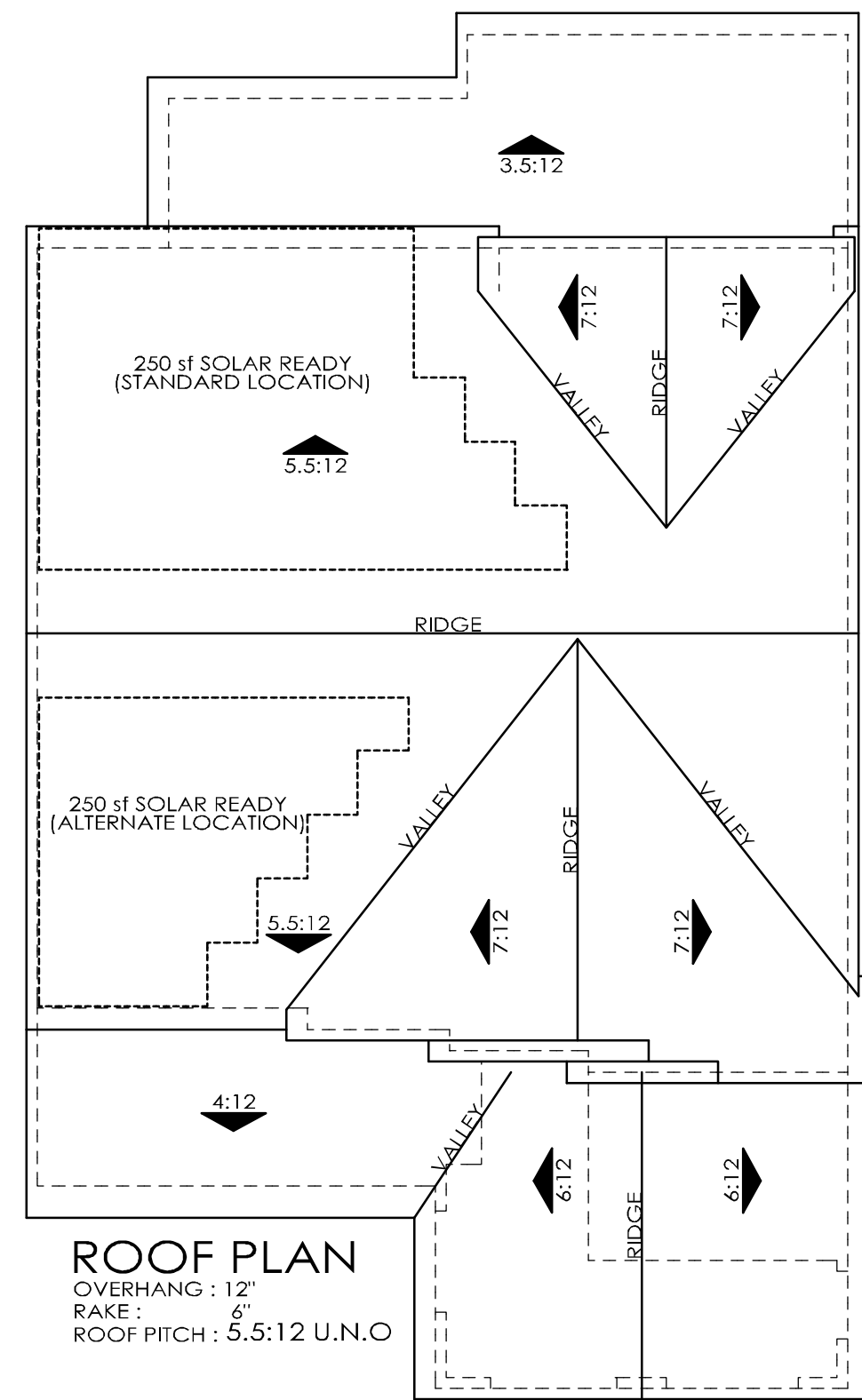


REAR





LEFT AT OPTIONAL CALIFORNIA ROOM



RIGHT AT OPTIONAL CALIFORNIA ROOM



REAR AT OPTIONAL CALIFORNIA ROOM



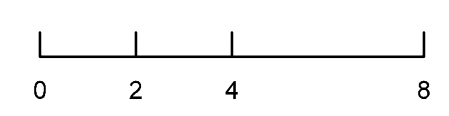
Architecture + Planning  
888.456.5849  
ktgy.com



THREE CEDARS  
1201 Howard Ave, Suite 206  
Burlingame, Ca. 94010  
(650) 454-7854

HESPERIAN BOULEVARD  
HAYWARD, CA #2015-0995

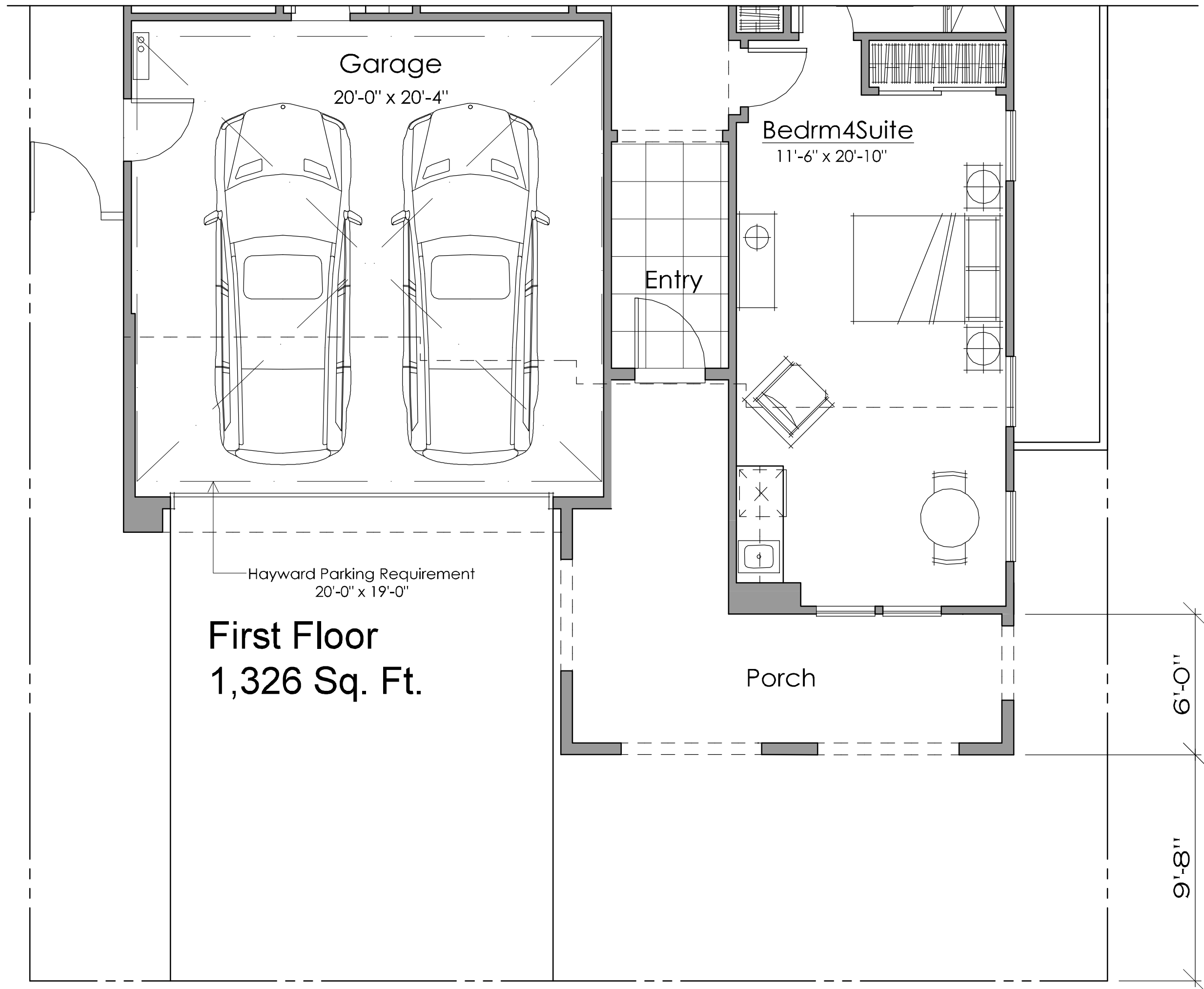
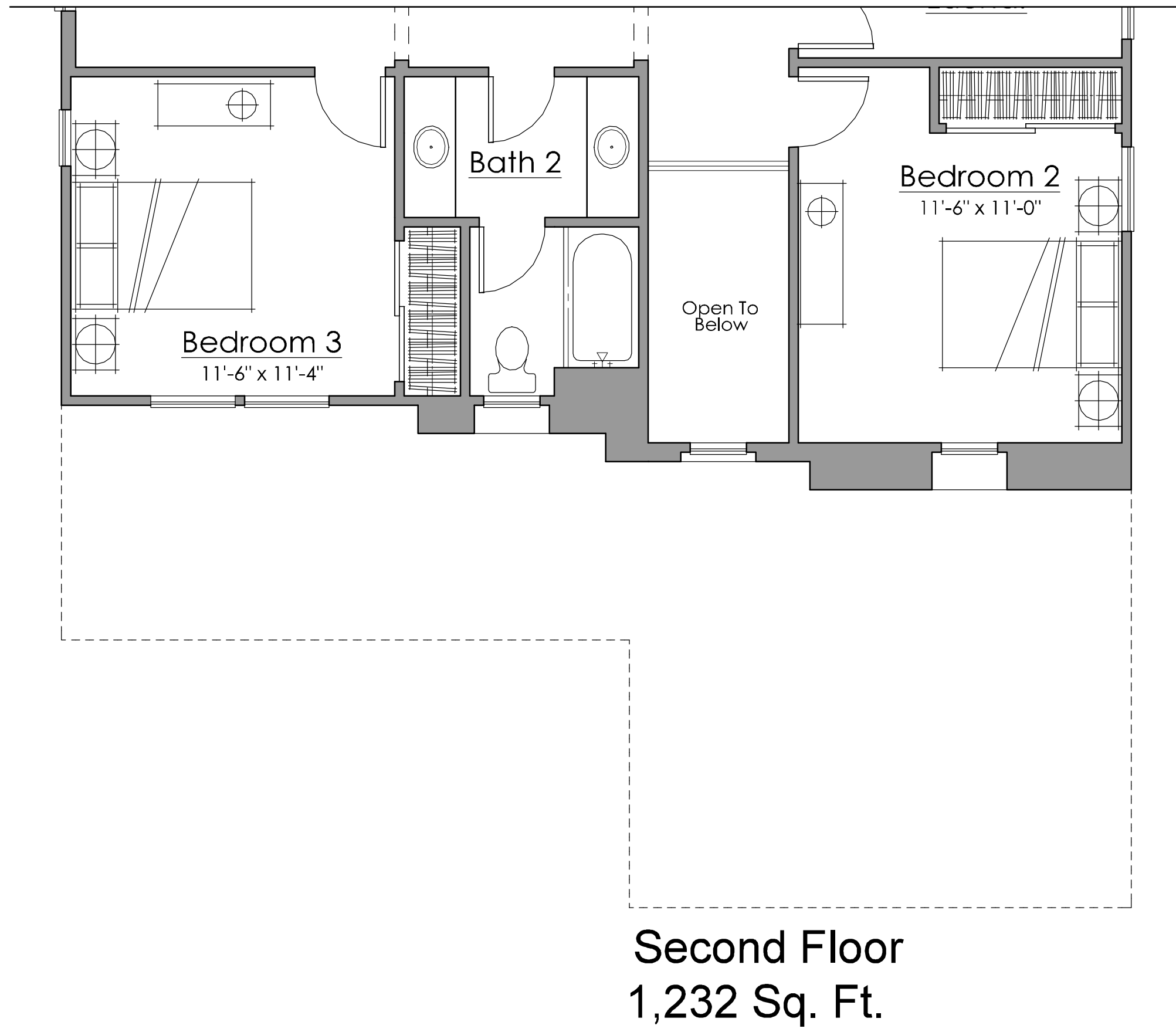
SCHEMATIC DESIGN  
11-27-2017



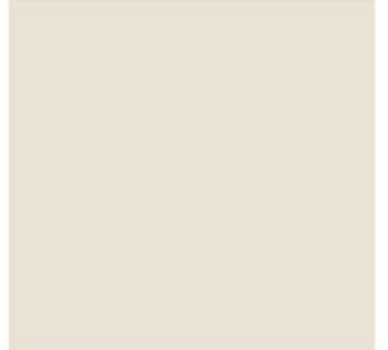
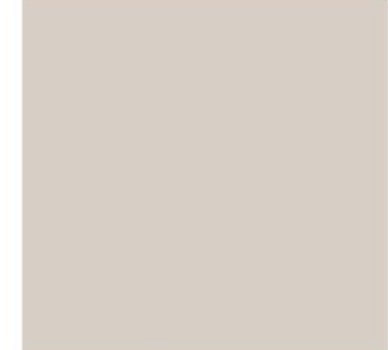
PLAN 2B ALT OPT. CALIF. RM ELEV

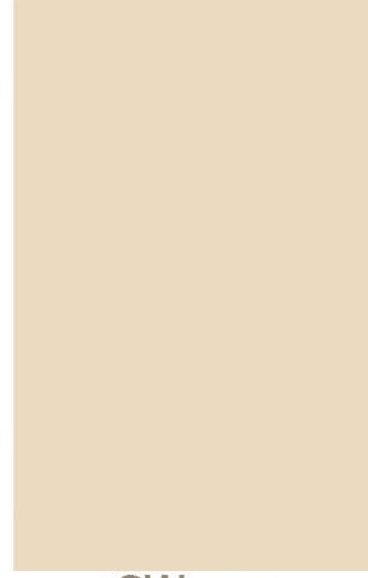
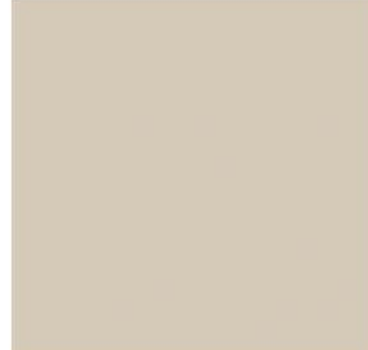
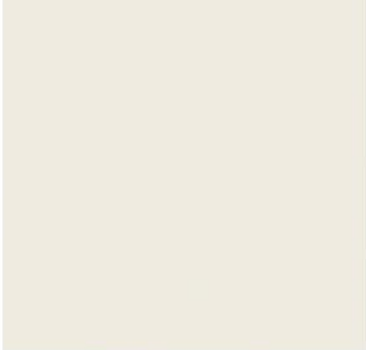
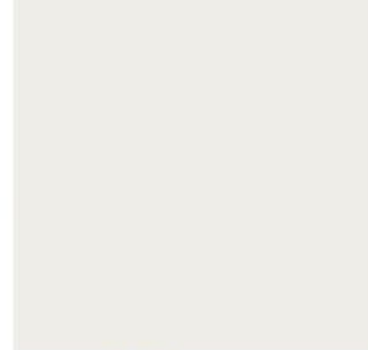
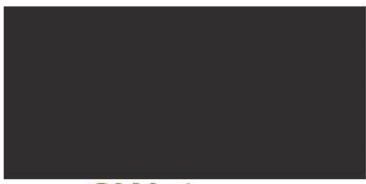
A2.8.1







|                                                                                                 | Spanish Elevations                                                                    |                                                                                       |                                                                                       |                                                                                       |
|-------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
|                                                                                                 | 1                                                                                     | 2                                                                                     | 3                                                                                     | 4                                                                                     |
| Concrete Tile<br>Low "S" Tile                                                                   |    |    |    |    |
|                                                                                                 | 50% 3636 PIEDMONT<br>50% 3723 ADOBE                                                   | 50% 3636 PIEDMONT<br>50% 8402 SANTA CRUZ                                              | 50% 3605 SAN BENITO<br>50% 3773 WALNUT CREEK                                          | 50% SCC 8830 ALBUQUERQUE<br>50% SMC 8402 SANTA CRUZ                                   |
| Stucco Body                                                                                     |    |    |    |    |
|                                                                                                 | SW 7508<br>TAVERN TAUPE                                                               | SW 7544<br>KHAKI SHADE                                                                | SW 7030<br>ANEW GRAY                                                                  | SW 7514<br>FOOTHILLS                                                                  |
| Fascia Boards /<br>Rolled Stucco<br>Fascia Cornice /<br>Trim / Columns /<br>Precast Stucco Trim |    |    |    |    |
|                                                                                                 | SW 6147<br>PANDA WHITE                                                                | SW 7575<br>CHOP STICKS                                                                | SW 7551<br>GREEK VILLA                                                                | SW 7632<br>MODERN GRAY                                                                |
| Garage Doors                                                                                    |   |   |   |   |
|                                                                                                 | SW 7506<br>LOGGIA                                                                     | SW 7034<br>STATUS BRONZE                                                              | SW 7046<br>ANONYMOUS                                                                  | SW 7633<br>TAUPE TONE                                                                 |
| Entry Doors /<br>Shutters                                                                       |  |  |  |  |
|                                                                                                 | SW 0007<br>DECOROUS AMBER                                                             | SW 2807 ROCKWOOD<br>MED. BROWN                                                        | SW 6132<br>RELIC BRONZE                                                               | SW 7069<br>IRON ORE                                                                   |

|                                               | Farmhouse Elevations                                                                  |                                                                                       |                                                                                       |
|-----------------------------------------------|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
|                                               | 5                                                                                     | 6                                                                                     | 7                                                                                     |
| Concrete Tile<br>Flat Slate                   |    |    |    |
|                                               | 4697 BEL AIR<br>SLATE RANGE                                                           | SCB 8805 BEL AIR<br>SEATTLE BLEND                                                     | SCB 8805 BEL AIR<br>SEATTLE BLEND                                                     |
| Siding Body                                   |    |    |    |
|                                               | SW 7660<br>EARL GREY                                                                  | SW 7038<br>TONY TAUPE                                                                 | SW 7574<br>ECHELON ECRU                                                               |
| Fascia / Eaves<br>/ All Trim<br>/ Garage Door |    |    |    |
|                                               | SW 7036<br>ACCESSIBLE BEIGE                                                           | SW 7008<br>ALABASTER                                                                  | SW 7005<br>PURE WHITE                                                                 |
| Entry Door                                    |   |   |   |
|                                               | SW 2837<br>AURORA BROWN                                                               | SW 7586<br>STOLEN KISS                                                                | SW 6074<br>SPALDING GRAY                                                              |
| Shutters                                      |  |  |  |
|                                               | SW 6041<br>OTTER                                                                      | SW 6991<br>BLACK MAGIC                                                                | SW 2848<br>ROYCROFT PEWTER                                                            |