

SHEET INDEX

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 CARLSON, BARBEE & GIBSON, INC.
 2633 CAMINO RAMON, SUITE 350
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 CONTACT: LEE ROSENBLATT

LANDSCAPE ARCHITECT
 GATES + ASSOCIATES
 2671 CROW CANYON RD.
 SAN RAMON, CA 94583
 (925) 736-8176
 CONTACT: MELONIE O' SULLIVAN

ARCHITECT
 SDG ARCHITECTS, INC.
 3361 WALNUT BLVD. SUIT 120
 BRENTWOOD, CA 94513
 (925) 634-7000
 CONTACT: RALPH STRAUSS



MARCH 7, 2016



AMARAL PROPERTIES-TRACT 8266
PLANNED DEVELOPMENT
 HAYWARD, CALIFORNIA

Carlson, Barbee & Gibson, Inc.
 CIVIL ENGINEERS • SURVEYORS • PLANNERS

2633 CAMINO RAMON, SUITE 350
 SAN RAMON, CALIFORNIA 94583

(925) 866-0322
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LEGEND

EXISTING	PROPOSED	DESCRIPTION
---	---	SUBDIVISION BOUNDARY
---	---	PUBLIC UTILITY EASEMENT
---	---	EXISTING RIGHT OF WAY
---	---	FENCE
---	---	SPOT ELEVATIONS
---	---	CURB, GUTTER AND SIDEWALK
---	---	TREES TO REMAIN
---	---	TREES TO BE RELOCATED
---	---	TREES TO BE REMOVED

ABBREVIATIONS

AC	ASPHALT CONCRETE
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
FC	FACE OF CURB
LS	LANDSCAPE
PL	PROPERTY LINE
PSD	PRIVATE STORM DRAIN PIPE
PUE	PUBLIC UTILITY EASEMENT
RW	RIGHT-OF-WAY
SSE	SANITARY SEWER EASEMENT
SW	SIDEWALK
WLE	WATER LINE EASEMENT

SHEET INDEX

TM.1	EXISTING PROPERTY
TM.2	SITE PLAN
TM.3	GRADING PLAN
TM.4	UTILITY PLAN
TM.5	OPEN SPACE EXHIBIT

CONTACTS

- DEVELOPER: KB HOME SOUTH BAY, INC., 5000 EXECUTIVE PARKWAY, SUITE 125 SAN RAMON, CA 94583 (925) 983-4527 RAY PANEK
- ENGINEER: CARLSON, BARBEE & GIBSON, INC. 2633 CAMINO RAMON, SUITE 350 SAN RAMON, CA 94583 (925) 866-0322 LEE ROSENBLATT, RCE #65469
- SOILS ENGINEER: STEVENS, FERRONE, & BAILEY 1600 WILLOW PASS COURT CONCORD, CA 94520 (925) 688-1001 KEN FERRONE, RCE 2513
- TOPOGRAPHIC SOURCE: AERIAL TOPOGRAPHY COMPILED BY: AEROMETRIC SURVEYS 635 MARINERS ISLAND BLVD, SUITE 204 SAN MATEO, CA 94404 (650) 349-1599

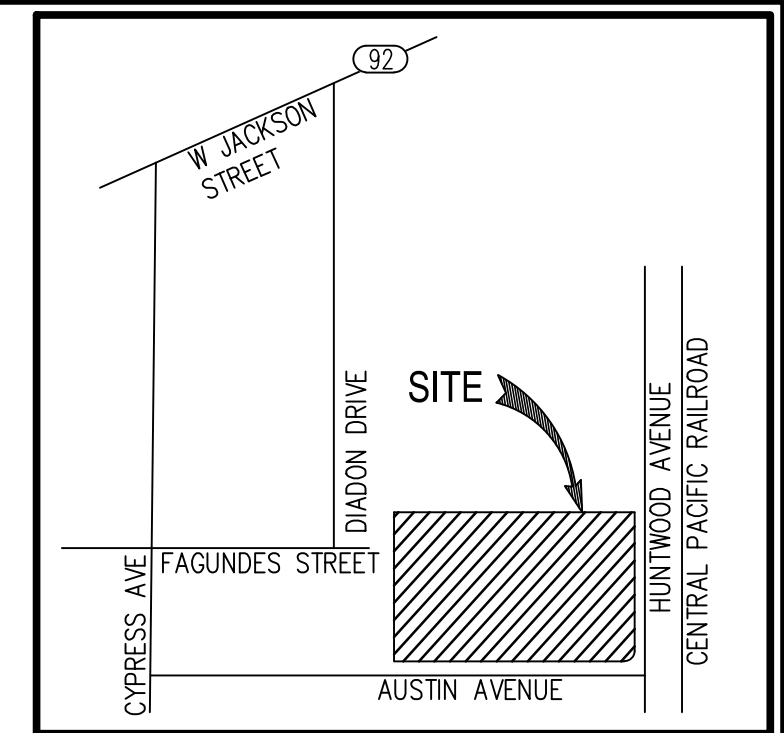
WE, KB HOME SOUTH BAY, INC. AGREE TO THE FILING OF SAID MAP AND TO COMPLY WITH THE PROVISIONS OF THE CITY OF HAYWARD SUBDIVISION ORDINANCE AND THE STATE MAP ACT AS THEY APPLY TO THE PROCESSING AND APPROVAL OF SAID MAP.

I, LEE ROSENBLATT, 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.



A SOILS REPORT ON THIS PROPERTY HAS BEEN PREPARED BY STEVENS, FERRONE & BAILEY, DATED APRIL 30, 2015. WHICH HAS BEEN FILED WITH THE CITY OF HAYWARD.

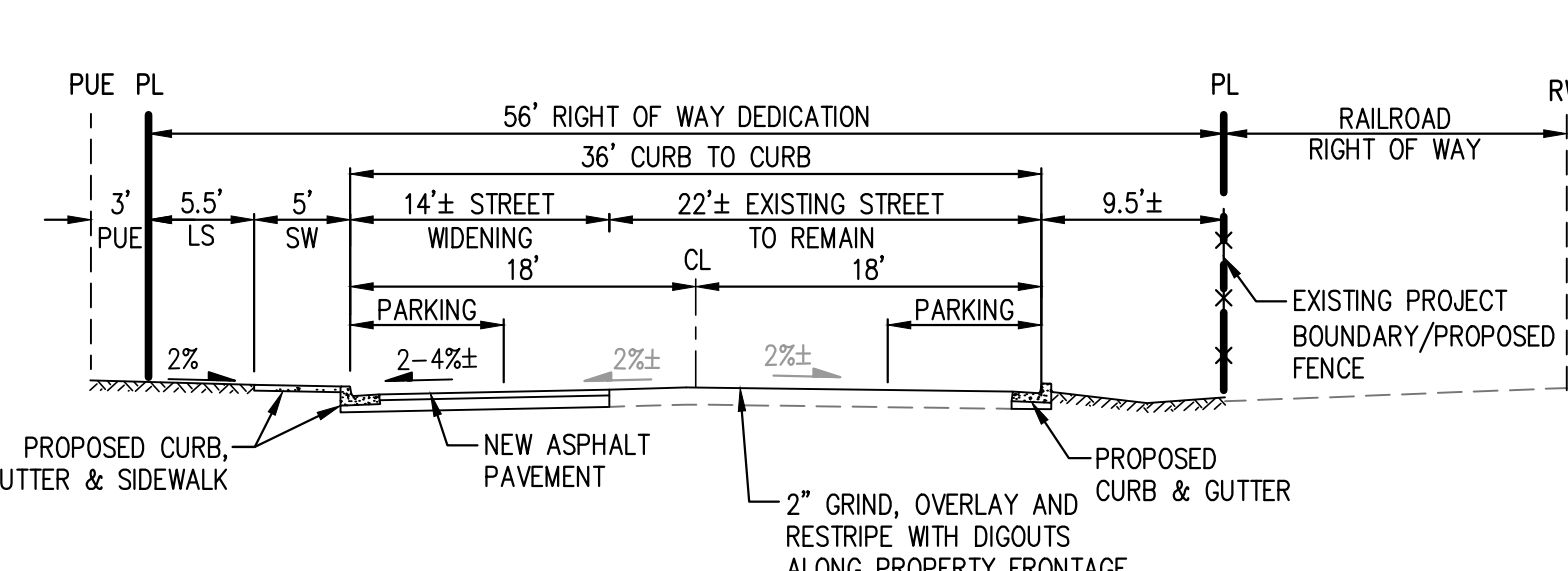
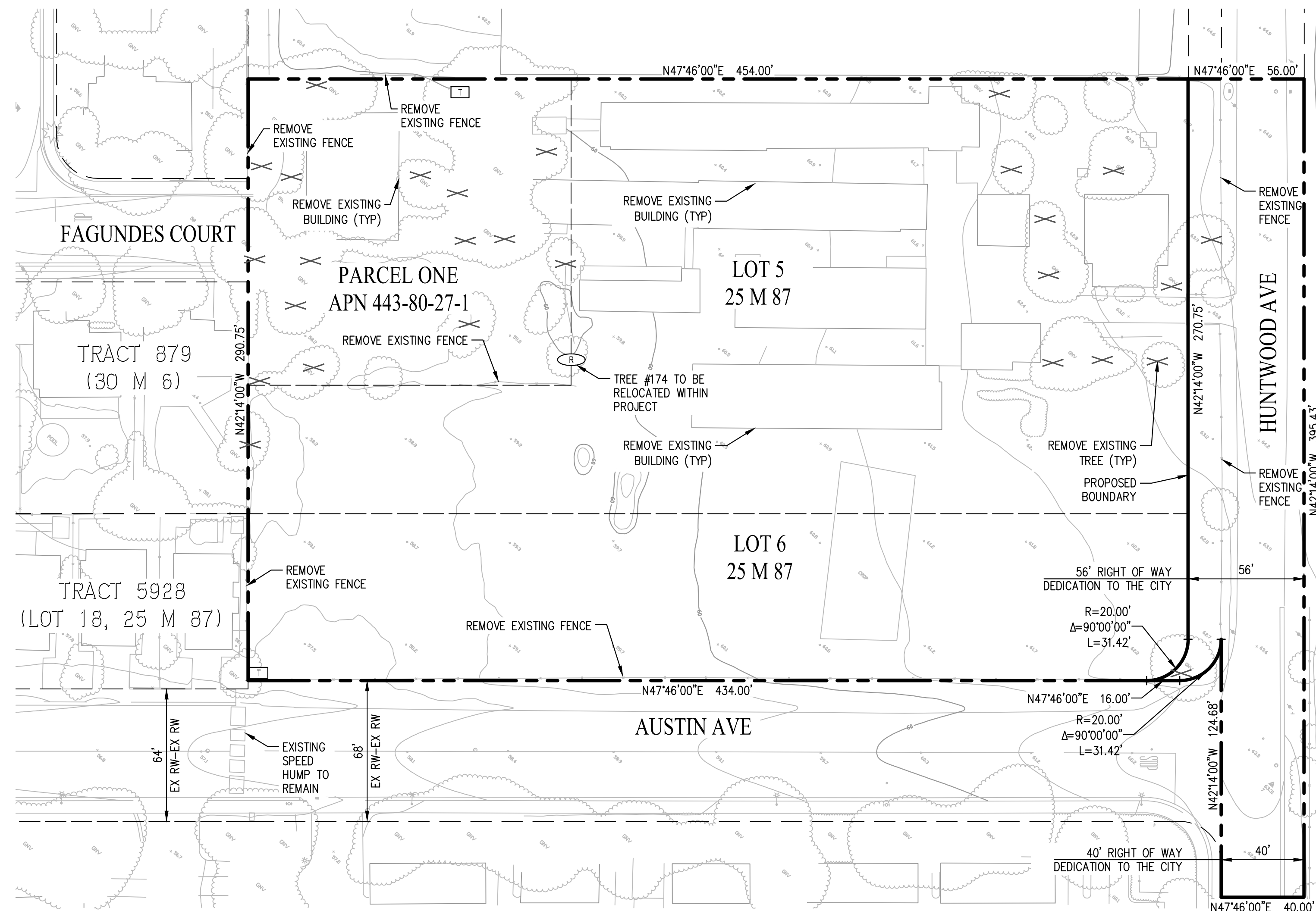
I, MARK H. WEHBER, A LICENSED LAND SURVEYOR IN THE STATE OF CALIFORNIA, HEREBY STATE THAT THIS TENTATIVE MAP IS BASED UPON A SURVEY UNDER MY DIRECT SUPERVISION AND THAT IT COMPLIES WITH THE CITY OF HAYWARD SUBDIVISION ORDINANCE AND THE STATE MAP ACT.



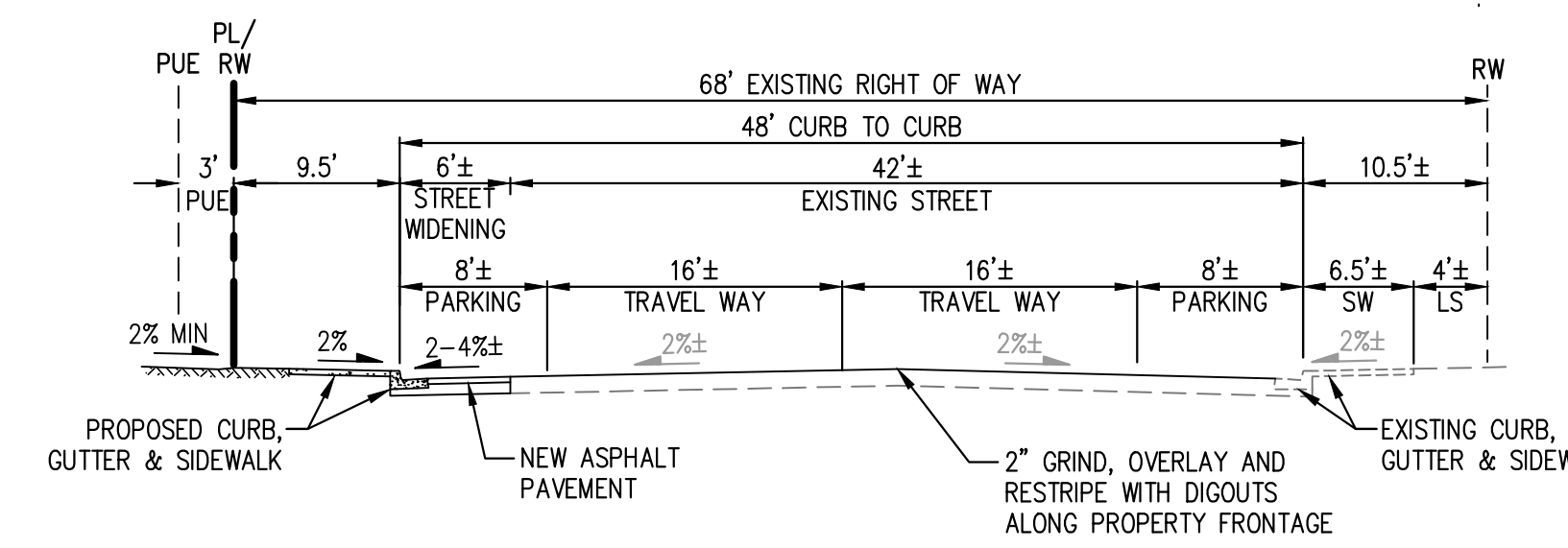
VICINITY MAP (NOT TO SCALE)

GENERAL NOTES

- ASSESSORS PARCEL NO: 443-0085-009-03, 443-0080-027-01, 443-0080-027-02
- SITE ADDRESS: 81 FAGUNDES COURT, 24975 HUNTWOOD AVENUE, HAYWARD, CA
- SITE AREA: 3.03± ACRES
- EXISTING ZONING: RM-MEDIUM DENSITY RESIDENTIAL, RS-SINGLE FAMILY RESIDENTIAL; PROPOSED ZONING: RH-HIGH DENSITY RESIDENTIAL
- EXISTING USE: VACANT/COMMERCIAL; PROPOSED USE: SINGLE-FAMILY RESIDENTIAL - 28 UNITS, MULTI-FAMILY RESIDENTIAL - 14 UNITS
- BENCHMARK: TOP OF MONUMENT PLATE AT INTERSECTION OF HUNTWOOD AVE & AUSTIN AVE, ELEVATION = 62.67, NGVD29, CITY OF HAYWARD DATUM MONUMENTATION PLAT FILE NO:1-42
- EXISTING STRUCTURES: ALL EXISTING BUILDINGS, PAVEMENT, AND TREES WITHIN BOUNDARY TO BE REMOVED.
- STREETS: ALL ROADWAYS WITHIN THE SUBDIVISION WILL BE PRIVATE AND WILL BE PRIVATELY MAINTAINED BY THE HOMEOWNER'S ASSOCIATION. ALL PRIVATE STREETS WILL BE WITHIN PUE'S. THE MINIMUM LONGITUDINAL SLOPE OF ALL STREETS IS 0.50%.
- TREES: ALL TREES WITHIN PROPERTY BOUNDARY TO BE PRESERVED/RELOCATED/REMOVED PER LANDSCAPE PLANS
- STREET TREES: STREET TREES SHALL BE INSTALLED PER CITY STD SD-122
- WALLS AND FENCING: ALL WALLS AND FENCING WILL BE PRIVATE FACILITIES AND PRIVATELY MAINTAINED
- STORM DRAIN: PROPOSED ONSITE STORM DRAIN FACILITIES WILL BE PRIVATE FACILITIES AND WILL BE PRIVATELY MAINTAINED BY THE HOMEOWNER'S ASSOCIATION
- PUBLIC UTILITIES: PROPOSED ONSITE WATER AND SANITARY SEWER FACILITIES ARE PUBLIC AND WILL BE WITHIN A SANITARY AND/OR WATER EASEMENT. PROPOSED WATER AND SANITARY SEWER FACILITIES WILL BE CONSTRUCTED PER CITY OF HAYWARD STANDARDS AND BE DEDICATED TO THE CITY
- FLOOD ZONE: ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN REFER TO: FLOOD INSURANCE RATE MAP PANEL 06001C0289G (AUGUST 3, 2009)
- WELLS ONSITE: NONE
- WATER: CITY OF HAYWARD
- SEWER: CITY OF HAYWARD
- GAS & ELECTRIC: PG&E
- TELEPHONE: SBC
- CABLE TV: COMCAST CABLE
- DIMENSIONS: ALL DIMENSIONS ARE PRELIMINARY AND SUBJECT TO FINAL MAP
- FINAL MAP: ONE FINAL MAP SHALL BE FILED FOR THIS SITE
- HOMEOWNER'S ASSOCIATION: A HOMEOWNER'S ASSOCIATION SHALL BE CREATED FOR THE DEVELOPMENT TO MAINTAIN PRIVATE AMENITIES



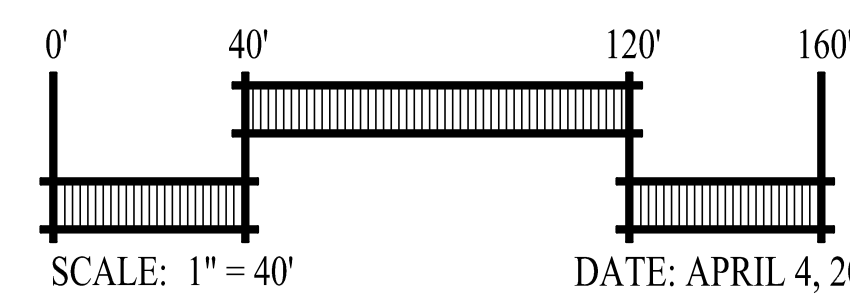
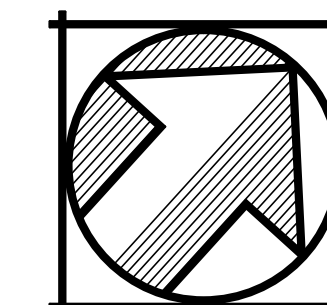
HUNTWOOD AVENUE NOT TO SCALE



AUSTIN AVENUE NOT TO SCALE

VESTING TENTATIVE MAP
EXISTING PROPERTY
AMARAL PROPERTIES - TRACT 8266

CITY OF HAYWARD ALAMEDA COUNTY CALIFORNIA

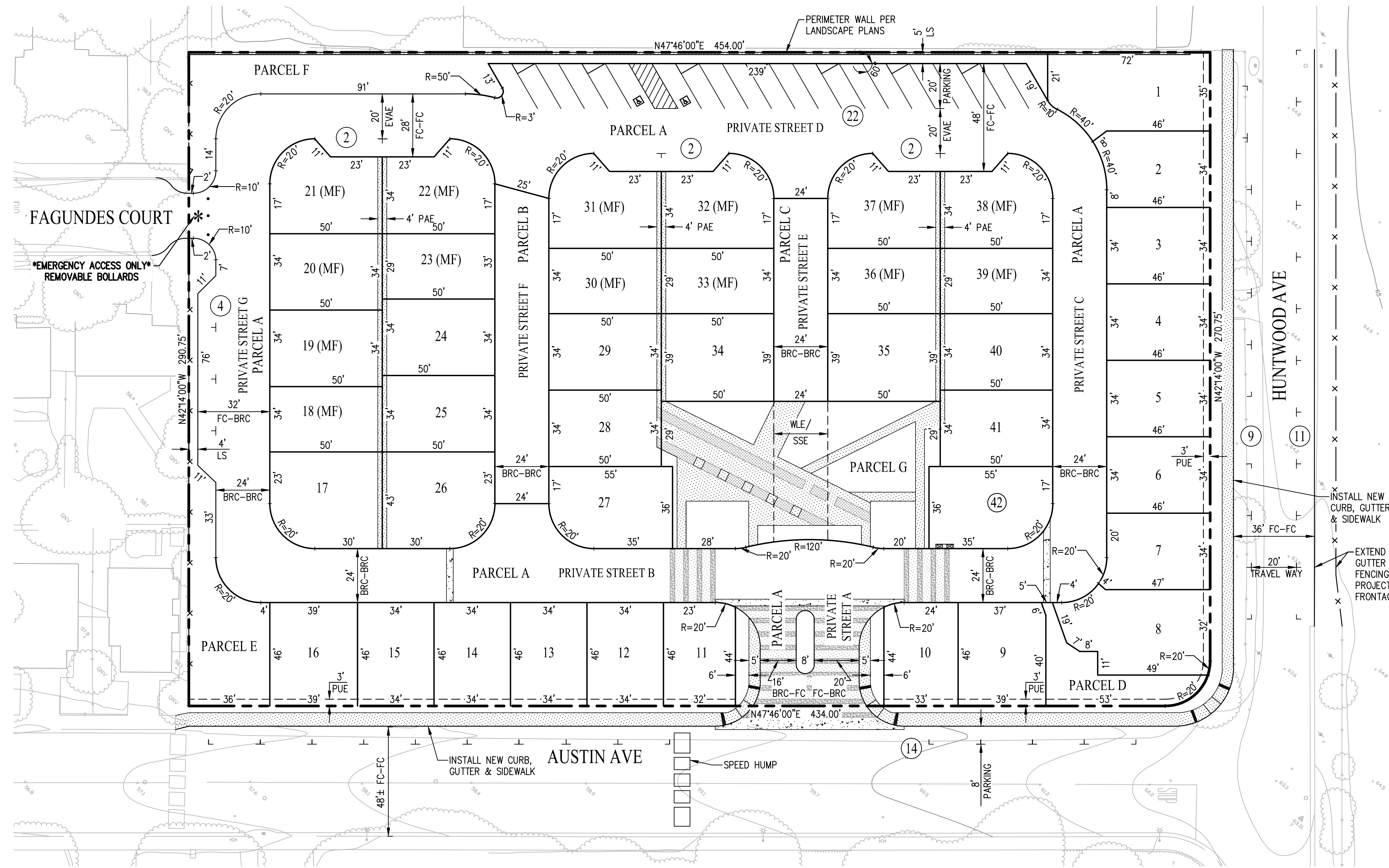


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DATE: APRIL 4, 2016

SHEET NUMBER
TM.1
1 OF 46

G:\2426-000\ACAD\TM\TM-1-EXISTING PROPERTY.DWG 4/20/16 9:22 AM



LEGEND

EXISTING	PROPOSED	DESCRIPTION
---	---	SUBDIVISION BOUNDARY
---	---	PROPERTY LINE
-x-x-	-x-x-	PERIMETER FENCE PER LANDSCAPE PLANS
---	---	PERIMETER WALL PER LANDSCAPE PLANS
---	---	SIDEWALK, PATHWAY
---	---	VALLEY GUTTER
---	---	EASEMENT
---	---	SPOT ELEVATIONS
	BC	BACK OF CURB
	BRC	BACK OF ROLLED CURB
	DW	DRIVEWAY
	EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
	FC	FACE OF CURB
	LS	LANDSCAPE
	LSM	LANDSCAPE MEDIAN
	MF	MULTI-FAMILY
	PAE	PRIVATE ACCESS EASEMENT
	PL	PROPERTY LINE
	PSD	PUBLIC STORM DRAIN
	PUE	PUBLIC UTILITY EASEMENT
	RW	RIGHT-OF-WAY
	SSE	SANITARY SEWER EASEMENT
	SW	SIDEWALK
	TC	TOP OF CURB
	WLE	WATER LINE EASEMENT

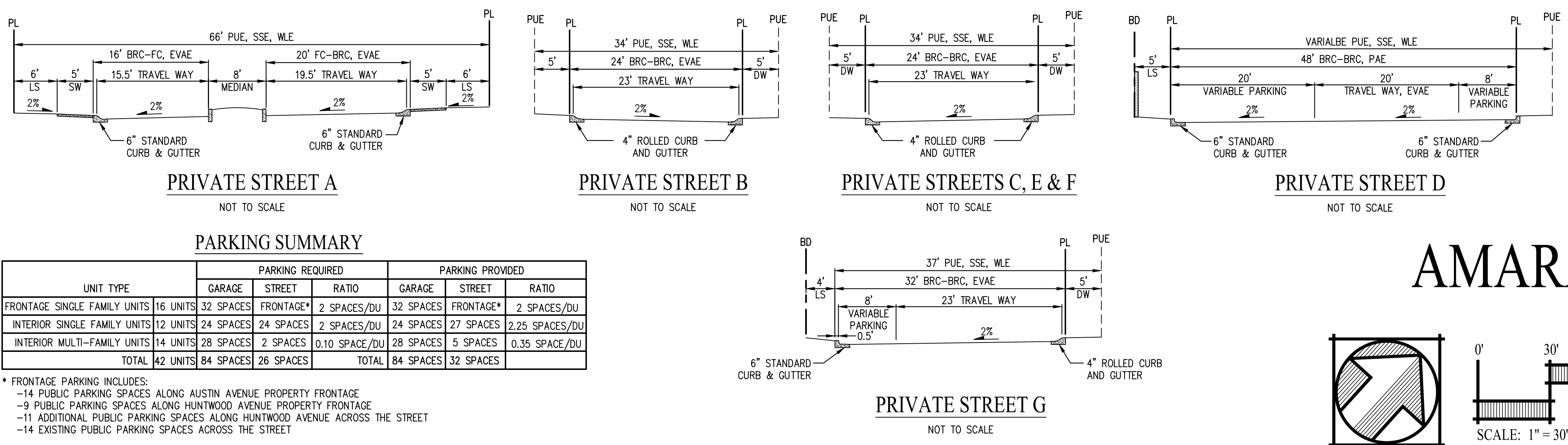
TYPICAL SINGLE FAMILY BUILDING SETBACKS

NOT TO SCALE

TYPICAL MULTI-FAMILY (MF) BUILDING SETBACKS

NOT TO SCALE

- ### GENERAL NOTES
- EXISTING ZONING: RM MEDIUM DENSITY RESIDENTIAL
 - PROPOSED ZONING: RH HIGH DENSITY RESIDENTIAL
 - EXISTING LAND USE: AGRICULTURE/VACANT
 - PROPOSED LAND USE: SINGLE FAMILY RESIDENTIAL (28 UNITS)
MULTI-FAMILY RESIDENTIAL (14 UNITS)
3.03± AC
 - TOTAL SITE AREA: 42 LOTS; 7 PARCELS
 - TOTAL NUMBER OF LOTS: 13.8 UNITS/AC
 - DENSITY: 42 LOTS; 7 PARCELS
 - PARKING: RESIDENT (GARAGE) 84 SPACES
GUEST (0.76/DU) 32 SPACES
TOTAL 116 SPACES*
*SEE TABLE TO LEFT
 - STREETS: ALL STREETS AND DRIVE AISLES WITHIN THE SUBDIVISION WILL BE PRIVATE AND WILL BE PRIVATELY MAINTAINED BY THE HOMEOWNER'S ASSOCIATION. ALL PRIVATE DRIVES AISLES WILL BE WITHIN PUE'S. THE MINIMUM LONGITUDINAL SLOPE OF ALL STREETS IS 0.50%.
 - SIDEWALKS: ALL SIDEWALKS AND PATHWAYS TO BE 4' WIDE MINIMUM
 - TOTAL IMPERVIOUS SURFACE: 1.97± AC



VESTING TENTATIVE MAP SITE PLAN AMARAL PROPERTIES - TRACT 8266

CITY OF HAYWARD ALAMEDA COUNTY CALIFORNIA

SCALE: 1" = 30'

DATE: APRIL 4, 2016

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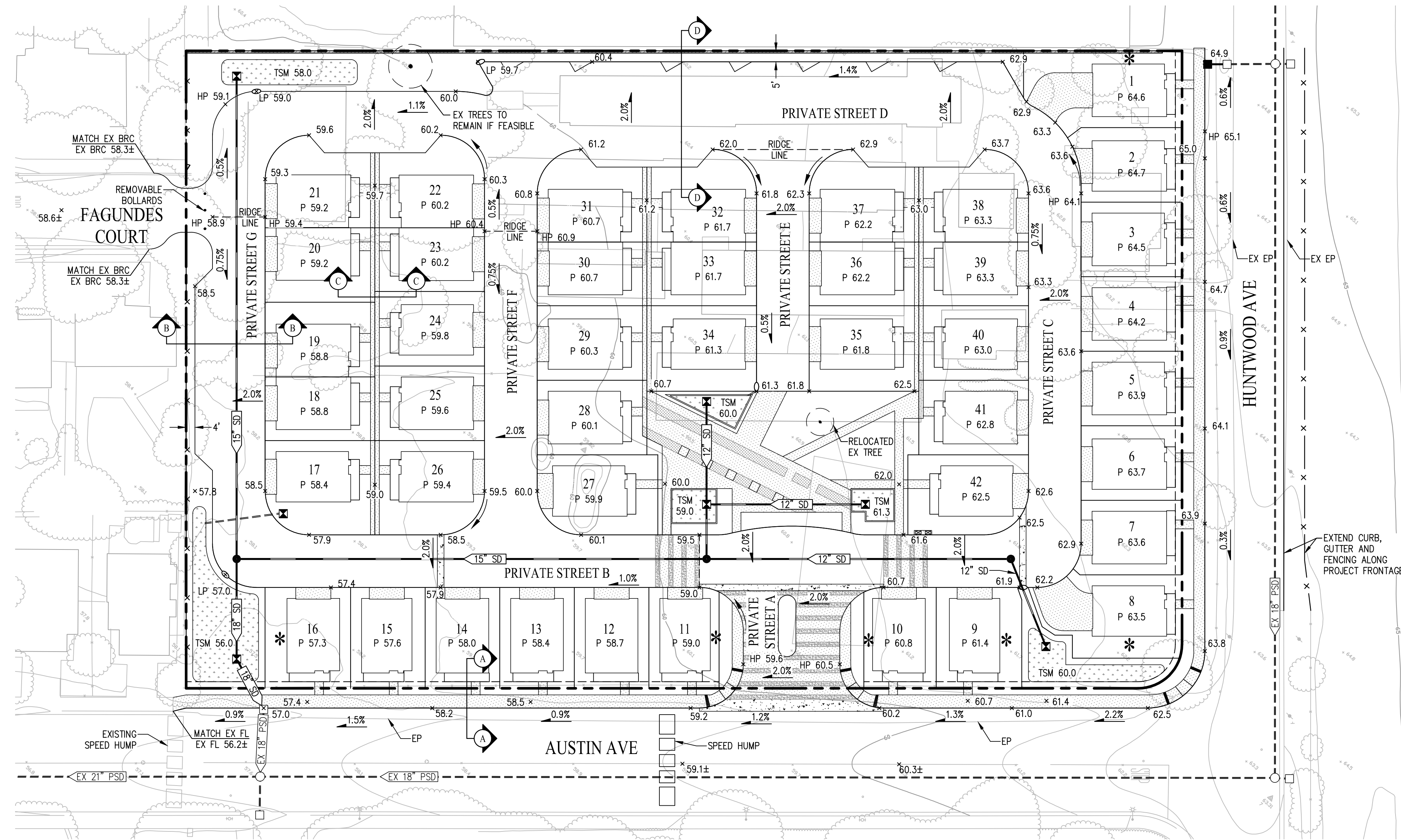
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SHEET NUMBER

TM.2

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EXISTING	PROPOSED	DESCRIPTION
- - - - -	- - - - -	SUBDIVISION BOUNDARY
- - - - -	- - - - -	LOT LINE
- x - x -	- x - x -	PERIMETER FENCE PER LANDSCAPE PLANS
- - - - -	- - - - -	PERIMETER WALL PER LANDSCAPE PLANS
- - - - -	- - - - -	CURB, GUTTER & SIDEWALK
x 60.0	x 61.0	SPOT ELEVATIONS
- - - - -	- - - - -	STORM DRAIN LINE (PRIVATE)
- - - - -	- - - - -	STORM DRAIN LINE (PUBLIC)
●	●	STORM DRAIN MANHOLE
⊠	⊠	FIELD INLET
○	○	CURB CUT
BD	BD	BOUNDARY
BOT	BOT	BOTTOM OF BASIN
EVAE	EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
EX	EX	EXISTING
FF	FF	FINISH FLOOR
GB	GB	GRADE BREAK
GR	GR	GRATE
HP	HP	HIGH POINT
LP	LP	LOW POINT
LS	LS	LANDSCAPE
LSM	LSM	LANDSCAPE MEDIAN
PL	PL	PROPERTY LINE
PSD	PSD	PUBLIC STORM DRAIN
PUE	PUE	PUBLIC UTILITY EASEMENT
SD	SD	STORM DRAIN (PRIVATE)
SW	SW	SIDEWALK
TC	TC	TOP OF CURB
TSM	TSM	TOP OF SOIL MIX
*	*	ENHANCED SIDE ELEVATION (SEE ARCHITECTURAL PLANS)
○	○	BIORETENTION AREA
○	○	RELOCATED/ EXISTING TREES TO REMAIN. SEE LANDSCAPE PLANS FOR DETAILS

GRADING NOTES

- GRADING WILL BE DONE AS PART OF THIS TRACT
- THE LIMIT OF GRADING IS THE PROPOSED SUBDIVISION BOUNDARY.
- GRADING WILL BE IN CONFORMANCE WITH PRELIMINARY SOILS REPORT.

BIO-RETENTION AREA DATA

PROPOSED TRIBUTARY DRAINAGE AREA (SF)	PERVIOUS TRIBUTARY AREA (SF)	IMPERVIOUS TRIBUTARY AREA (SF)	MINIMUM SURFACE AREA REQUIRED FOR BIO-RETENTION (4%) (SF)	TOTAL AVAILABLE SURFACE AREA FOR BIO-RETENTION (SF)
131,910	43,740	88,170	3,702	3,745

- NOTES:
- BIO-RETENTION AREA MAYBE REDUCED ONCE FLOW AND VOLUME CALCULATIONS ARE COMPLETED FOR THE CONSTRUCTION DOCUMENTS.
 - DRAINAGE AREAS SHOWN ARE PRELIMINARY AND WILL BE UPDATED WITH THE FINAL PROJECT DESIGN.

PAVEMENT DESIGN CHART

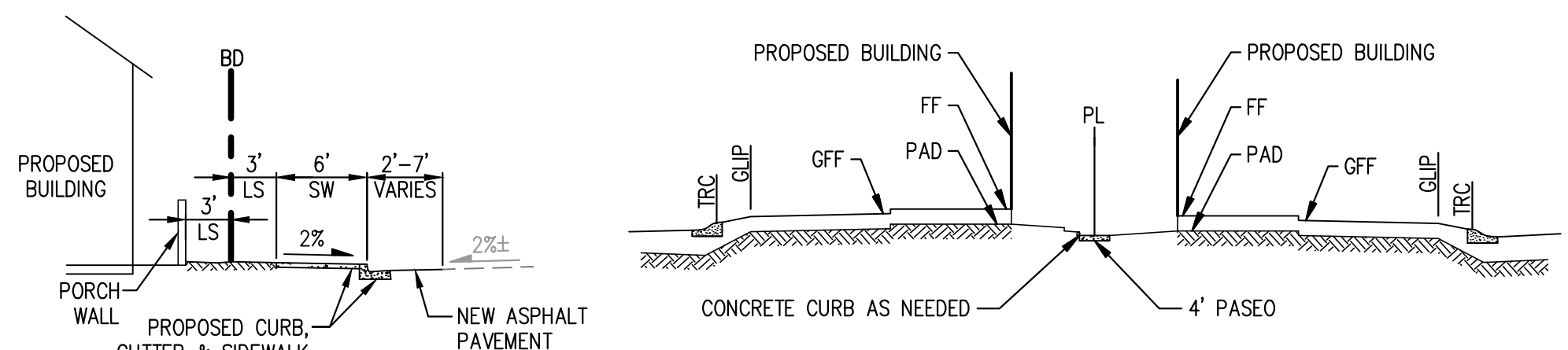
STREET	T1	R	ASPHALTIC CONCRETE (AC)	CALTRANS CLASS 2 AGGREGATE BASE (AB)	TOTAL PAVEMENT THICKNESS
PRIVATE STREETS A - G	5.0	5	4"	11"	15"
PARKING SPACES	4.5	5	4"	11"	15"

- NOTES:
- R-VALUE TO BE FINALIZED BY GEOTECHNICAL ENGINEER WITH FINAL DESIGN.

EARTHWORK SUMMARY

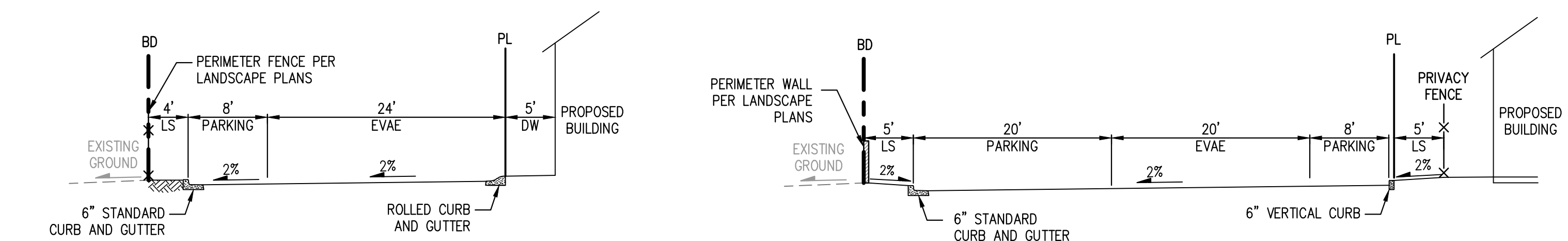
DESCRIPTION	CUT	FILL
ROUGH GRADING	1,100 C.Y.	2,500 C.Y.
BALANCE	1,400 C.Y.	
TOTAL	2,500 C.Y.	2,500 C.Y.

- NOTES:
- EARTHWORK QUANTITIES ARE APPROXIMATE AND REPRESENT RAW NUMBERS ONLY.
 - EARTHWORK QUANTITIES DO NOT INCLUDE USING ROCK GENERATED FROM BUILDING FOUNDATION.



SECTION A-A
NOT TO SCALE

SECTION C-C
NOT TO SCALE



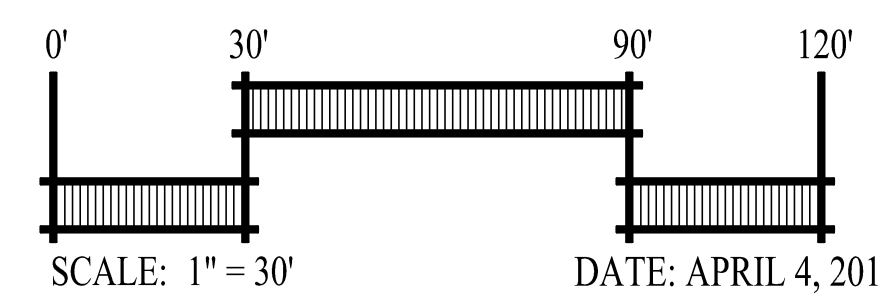
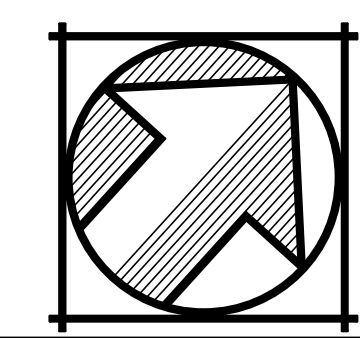
SECTION B-B
NOT TO SCALE

SECTION D-D
NOT TO SCALE

**VESTING TENTATIVE MAP
GRADING PLAN**

AMARAL PROPERTIES - TRACT 8266

CITY OF HAYWARD ALAMEDA COUNTY CALIFORNIA



DATE: APRIL 4, 2016

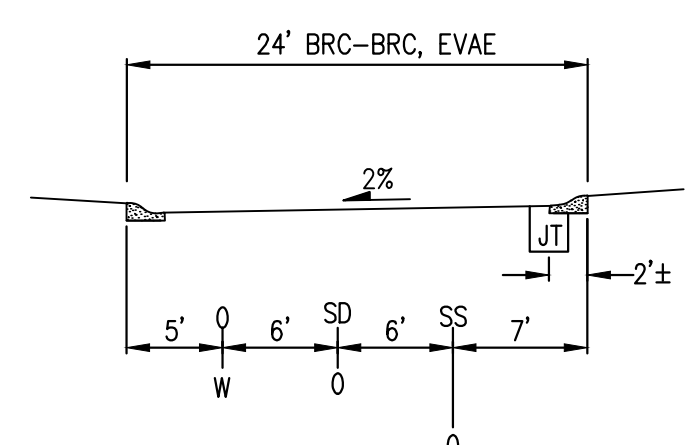
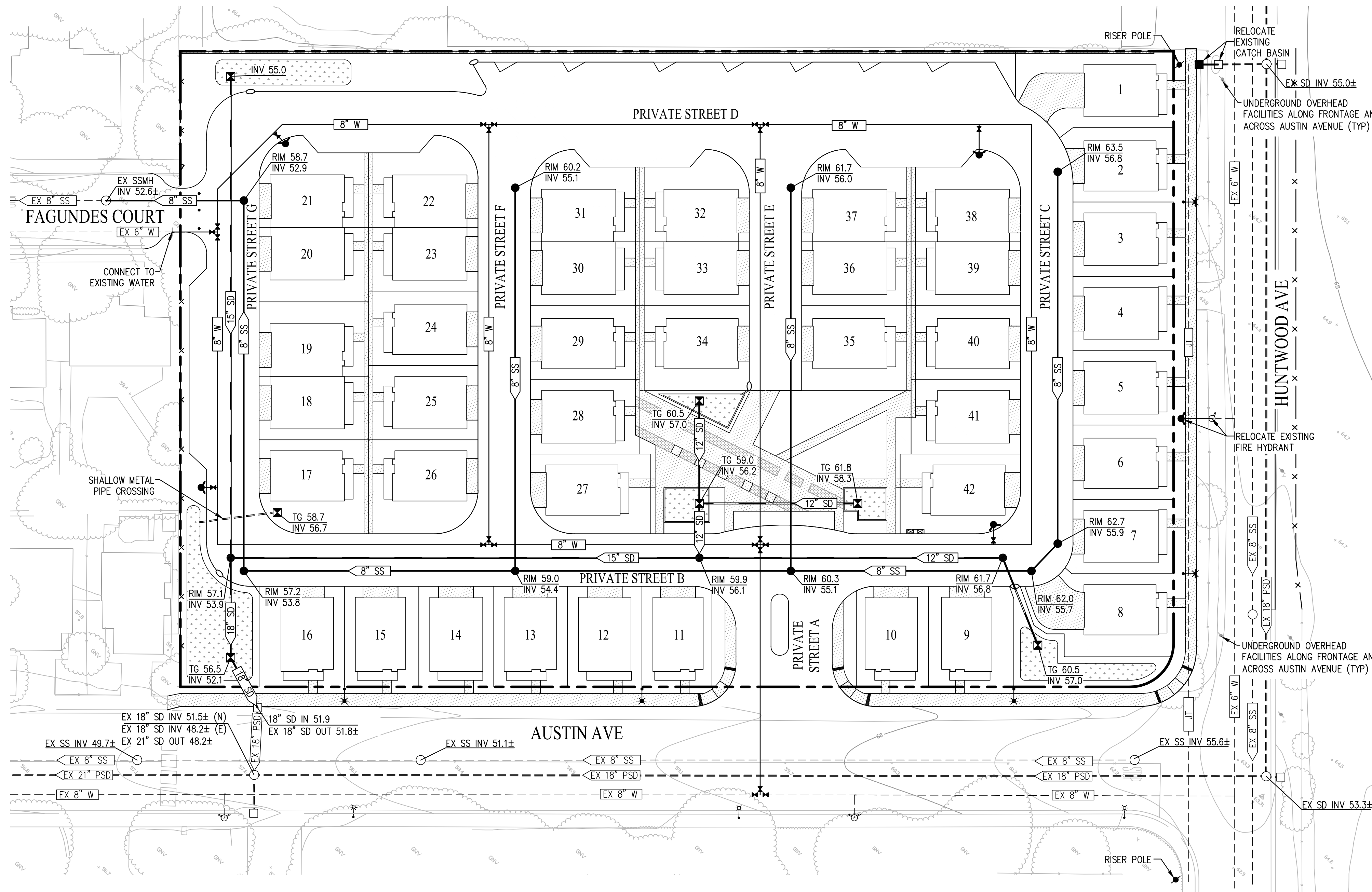
	Carlson, Barbee & Gibson, Inc. CIVIL ENGINEERS • SURVEYORS • PLANNERS	SHEET NUMBER TM.3 3 OF 46
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UTILITY NOTES

1. EXISTING UTILITIES: ALL EXISTING UTILITIES SERVING ORIGINAL USE WITHIN THE BOUNDARY TO BE REMOVED.
2. PUBLIC UTILITIES: PROPOSED WATER AND SANITARY SEWER FACILITIES WITHIN PRIVATE ROADWAYS ARE PUBLIC AND WILL BE WITHIN A SANITARY AND/OR WATER EASEMENT. PROPOSED WATER AND SANITARY SEWER FACILITIES WILL BE CONSTRUCTED PER CITY OF HAYWARD STANDARDS AND BE DEDICATED TO THE CITY.
3. PRIVATE UTILITIES: STORM DRAIN SYSTEM
4. STORM DRAIN: PROPOSED ONSITE STORM DRAIN FACILITIES WILL BE PRIVATE AND WILL BE PRIVATELY MAINTAINED BY THE HOMEOWNER'S ASSOCIATION. MIN SLOPE OF PROPOSED STORM DRAIN PIPE = 0.0050. PUBLIC STORM DRAIN FACILITIES TO BE CONSTRUCTED TO CITY OF HAYWARD STANDARDS. ALL STORM PIPE TO BE RCP OR NDS N-12 PER CITY OF HAYWARD STANDARDS.
5. WATER:
 - A. WATER SHALL BE CONSTRUCTED PER CITY OF HAYWARD STANDARDS.
 - B. PROVIDE KEYS/ACCESS CODE/AUTOMATIC GATE OPENER TO UTILITIES FOR ALL METERS ENCLOSED BY A FENCE/GATE AS PER HAYWARD MUNICIPAL CODE 11-2.02.1.
 - C. ONLY WATER DISTRIBUTION PERSONNEL SHALL PERFORM OPERATION OF VALVES ON THE HAYWARD WATER SYSTEM.
 - D. WATER AND SEWER SERVICE AVAILABLE SUBJECT TO STANDARD CONDITIONS AND FEES IN EFFECT AT TIME OF APPLICATION.
6. SEWER: CITY OF HAYWARD STANDARD MIN SLOPE OF PROPOSED SEWER PIPE = 0.005 MIN SIZE OF PROPOSED SEWER MAIN IS 8". SEWER SHALL BE CONSTRUCTED OF PVC PIPE PER CITY OF HAYWARD STANDARDS.
7. GAS & ELECTRIC: PG&E.
8. TELEPHONE: SBC
9. CABLE TV: COMCAST CABLE
10. UTILITIES: UTILITIES SHOWN ARE TO BE USED AS A GUIDE AND MAY CHANGE DURING FINAL DESIGN. DESIGN SHALL ADHERE TO CITY OF HAYWARD STANDARDS.

LEGEND

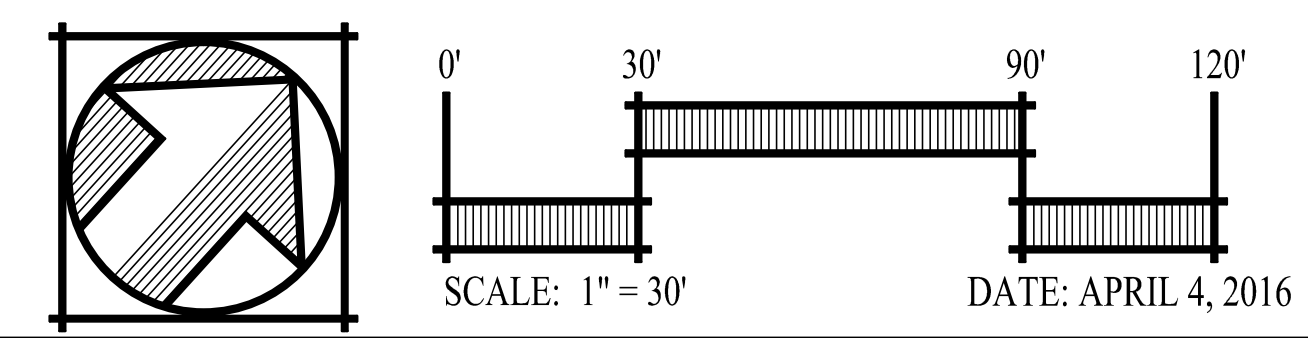
EXISTING	PROPOSED	DESCRIPTION
- - - - -	- - - - -	SUBDIVISION BOUNDARY
- - - - -	- - - - -	VALLEY GUTTER
⊙	⊙	UTILITY POLES
⊙	⊙	STREET LIGHT
EX INV 59.0	INV 59.0	INVERT ELEVATIONS
- - - - -	- - - - -	STORM DRAIN LINE (PRIVATE)
- - - - -	- - - - -	STORM DRAIN LINE (PUBLIC)
- - - - -	- - - - -	SANITARY SEWER
- - - - -	- - - - -	WATER
○	●	SANITARY SEWER MANHOLE
○	●	STORM DRAIN MANHOLE
□	□	CURB INLET
□	□	FIELD INLET
⊙	⊙	FIRE HYDRANT
○	○	CURB CUT
EVAE	EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
FC	FC	FACE OF CURB
JT	JT	JOINT TRENCH
PSD	PSD	PUBLIC STORM DRAIN
PUE	PUE	PUBLIC UTILITY EASEMENT
SD	SD	STORM DRAIN (PRIVATE)
SSE	SSE	SEWER SYSTEM EASEMENT
WLE	WLE	WATER LINE EASEMENT
⊙	⊙	BIORETENTION AREA



TYPICAL UTILITIES IN PRIVATE STREETS
NOT TO SCALE

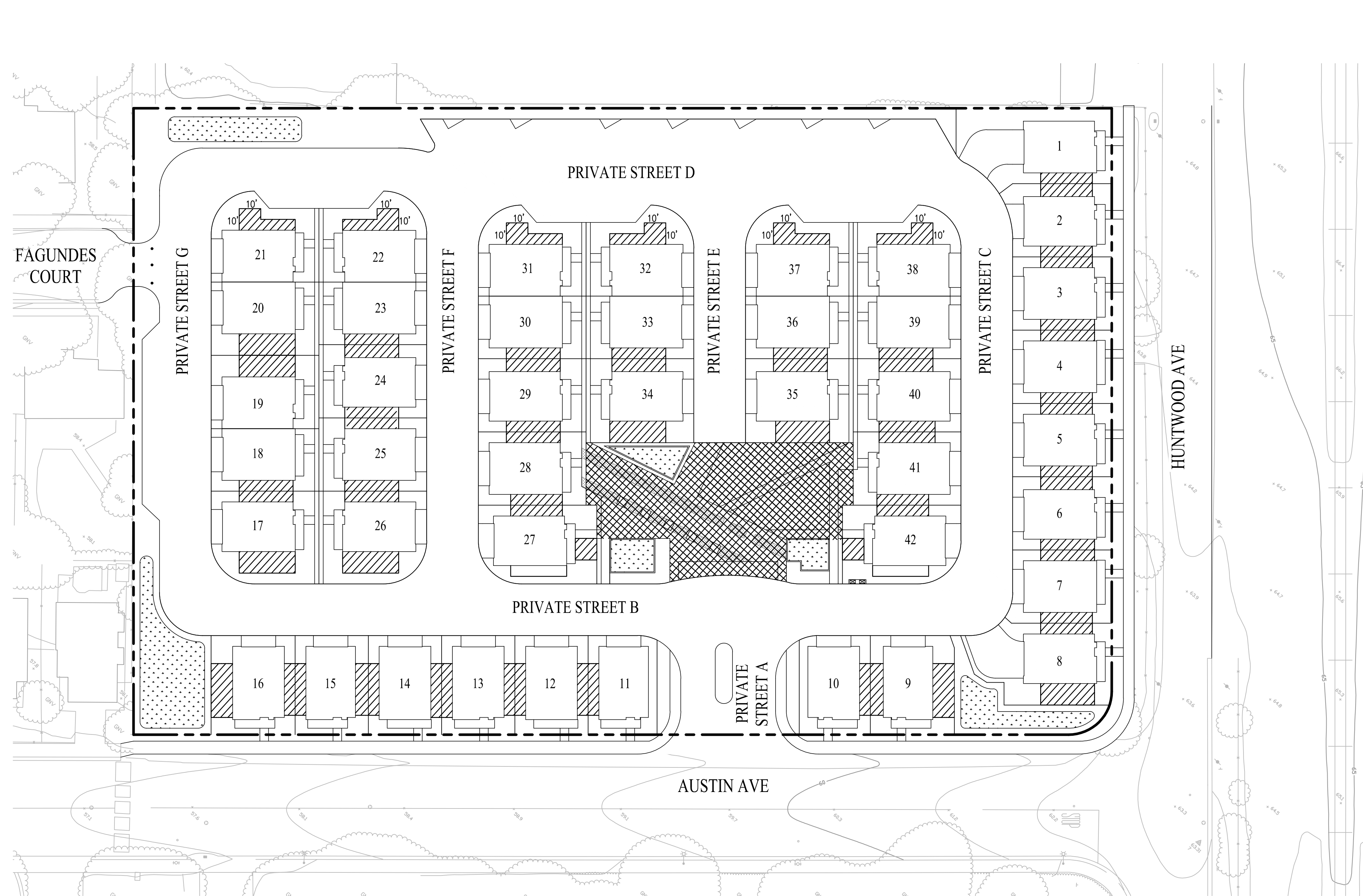
VESTING TENTATIVE MAP
UTILITY PLAN
AMARAL PROPERTIES - TRACT 8266

CITY OF HAYWARD ALAMEDA COUNTY CALIFORNIA




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SHEET NUMBER
TM.4
 4 OF 46



LEGEND

EXISTING	PROPOSED	DESCRIPTION
- - - - -	- - - - -	BOUNDARY
=====	=====	PERIMETER WALL
- x - x -	- x - x -	PERIMETER FENCE
x 100.0	x 100.0	SPOT ELEVATIONS
[Dotted Pattern]	[Dotted Pattern]	BIORETENTION AREA
[Cross-hatch Pattern]	[Cross-hatch Pattern]	COMMON OPEN SPACE
[Diagonal Hatch Pattern]	[Diagonal Hatch Pattern]	PRIVATE OPEN SPACE
[Hatched Pattern]	[Hatched Pattern]	LSM LANDSCAPE MEDIAN

COMMON OPEN SPACE SUMMARY

UNIT TYPE	REQUIRED COMMON OPEN SPACE		PROVIDED COMMON OPEN SPACE
	RATIO	AREA (SF)	
SINGLE FAMILY (28 UNITS)	0 SF/UNIT	0 SF	5,800 SF
MULTI-FAMILY (14 UNITS)	100 SF/UNIT*	1,400 SF	
TOTAL (42 UNITS)	BLENDED	1,400 SF	

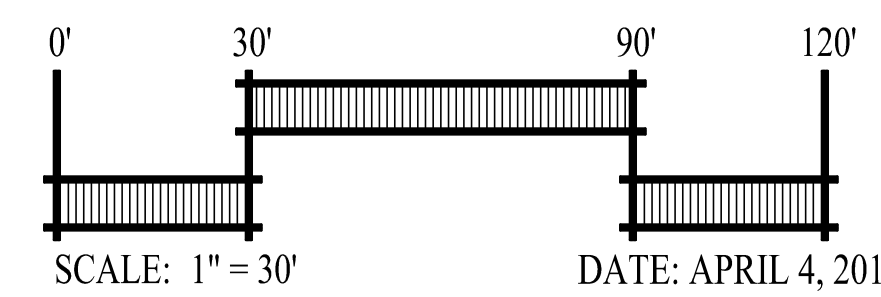
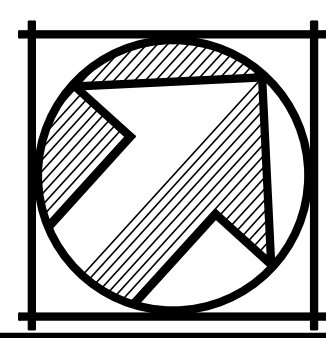
PRIVATE OPEN SPACE SUMMARY

UNIT TYPE	REQUIRED PRIVATE OPEN SPACE		PROVIDED PRIVATE OPEN SPACE
	RATIO	AREA (SF)	AREA (SF)
SINGLE FAMILY (28 UNITS)	0 SF/UNIT	0 SF	6,700 SF
MULTI-FAMILY (14 UNITS)	250 SF/UNIT*	3,500 SF	6,400 SF**
TOTAL (42 UNITS)	BLENDED	3,500 SF	13,100 SF

NOTES:
 * MULTI-FAMILY OPEN SPACE REQUIRES 350 SF OF USABLE OPEN SPACE PER UNIT WITH A MINIMUM OF 100 SF/UNIT TO BE PROVIDED IN THE COMMON OPEN SPACE.
 ** MULTI-FAMILY UNITS WITH A MINIMUM 10'X10' PRIVATE OPEN SPACE MAY DOUBLE COUNT THE AREA PER SECTION 10-1.500 HIGH DENSITY RESIDENTIAL DISTRICT (RH). ALL 14 MULTI-FAMILY UNITS HAVE AT LEAST A PRIVATE 10' X 10' AREA.

VESTING TENTATIVE MAP
 OPEN SPACE EXHIBIT
AMARAL PROPERTIES - TRACT 8266

CITY OF HAYWARD ALAMEDA COUNTY CALIFORNIA



cbg Carlson, Barbee & Gibson, Inc.
 CIVIL ENGINEERS • SURVEYORS • PLANNERS
 2633 CAMINO RAMON, SUITE 350 SAN RAMON, CALIFORNIA 94583 (925) 966-0322 www.cbandg.com

SHEET NUMBER
TM.5
 5 OF 46

GATES + ASSOCIATES

LANDSCAPE ARCHITECTURE
LAND PLANNING • URBAN DESIGN
2671 CROW CANYON RD., SAN RAMON, CA 94583
T 925.736.8176 www.gates.com

AMARAL PROPERTY

HAYWARD, CA

AMARAL PROPERTY

PLANNED DEVELOPMENT SUBMITTAL

HAYWARD, CALIFORNIA

PROJECT DIRECTORY

CLIENT
KB HOMES
5000 EXECUTIVE PARKWAY, SUITE 125
SAN RAMON, CA 94583
PH: (925) 983-4521
CONTACT: JOHN COMPAGLIA

LANDSCAPE ARCHITECT
GATES + ASSOCIATES
271 CROW CANYON ROAD
SAN RAMON, CA 94583
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CONTACT: LINDA GATES

ARCHITECT
SDG ARCHITECTURE+ ENGINEERING
3361 WALNUT BOULEVARD, SUITE 120
BRENTWOOD, CA 94513
PH: (925) 634-7000
CONTACT: RALPH STRAUSS

CIVIL ENGINEER
CARLSON, BARBEE & GIBSON
2633 CAMINO RAMON, SUITE 350
SAN RAMON, CA 94583
PH: (925) 866-0322
CONTACT: LEE ROSENBLATT

SHEET INDEX

- L-0 COVER SHEET
- L-1 NOTES AND LEGENDS
- L-2 TREE REMOVAL AND PRESERVATION PLAN
- L-3 CONCEPTUAL LANDSCAPE PLAN
- L-4 CONCEPTUAL ENLARGEMENT PLAN
- L-5 DETAILS
- L-6 DETAILS
- L-7 DETAILS
- L-8 CONCEPTUAL IRRIGATION PLAN
- L-9 CONCEPTUAL IRRIGATION NOTES AND LEGEND
- L-10 CONCEPTUAL IRRIGATION DETAILS
- L-11 CONCEPTUAL IRRIGATION DETAILS

PLANTING NOTES

1. ALL WORK SHALL BE PERFORMED BY PERSONS FAMILIAR WITH PLANTING WORK AND UNDER THE SUPERVISION OF A QUALIFIED PLANTING FOREMAN.
2. PLANT MATERIAL LOCATIONS SHOWN ARE DIAGRAMMATIC AND MAY BE SUBJECT TO CHANGE IN THE FIELD BY THE LANDSCAPE ARCHITECT.
3. ALL TREES ARE TO BE STAKED AS SHOWN ON THE TREE STAKING/CUTTING DETAIL.
4. PLANT COUNT IS FOR THE CONVENIENCE OF THE CONTRACTOR. IN CASE OF DISCREPANCIES, THE PLAN SHALL GOVERN.
5. PLANT LOCATIONS ARE TO BE ADJUSTED IN THE FIELD AS NECESSARY TO SCREEN UTILITIES BUT NOT TO BLOCK WINDOWS NOR IMPEDE ACCESS.
6. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO MAKE SUBSTITUTIONS, ADDITIONS, AND DELETIONS IN THE PLANTING SCHEME AS THEY FEEL NECESSARY WHILE WORK IS IN PROGRESS. SUCH CHANGES ARE TO BE ACCOMPANIED BY EQUITABLE ADJUSTMENTS IN THE CONTRACT PRICE IF/WHEN NECESSARY.
7. BRANCHING HEIGHT OF TREES SHALL BE A 6'-0" MINIMUM ABOVE FINISH GRADE.
8. ALL TREES IN A FORMAL GROUP PLANTING SHALL BE MATCHING IN SIZE AND SHAPE.
9. LANDSCAPE CONTRACTOR SHALL HIRE AN ACCREDITED SOILS ANALYSIS FIRM TO TEST SOIL AND ABIDE BY RECOMMENDATIONS CONTAINED WITHIN FOR PROPER PLANT GROWTH.
10. ON GRADE PLANTING BACKFILL MIX SHALL CONSIST OF 50% IMPORTED TOPSOIL, 50% NATIVE SOIL (WITH NO ROCKS LARGER THAN 2" DIAMETER).
11. ALL ON-GRADE PLANTING AREAS ARE TO RECEIVE IRON AND NITROGEN STABILIZED REDWOOD SOIL CONDITIONER AT THE RATE OF 6 CUBIC YARDS/1000 SQUARE FEET, EVENLY TILLED 6" DEEP INTO THE SOIL TO FINISH GRADE.
12. ALL PLANTING AREAS SHALL BE TOP-DRESSED WITH 3" LAYER OF SALT WATER FREE FIR BARK MULCH HAVING A MAXIMUM SIZE OF 3/4" DIAMETER.
13. ALL STREET TREES TO BE INSTALLED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE CITY.
14. ALL TREES WITHIN 5' OF PAVING AREAS SHALL HAVE DEEP ROOT BARRIERS INSTALLED. DEEP ROOT BARRIER MODEL NO. UB-36.2. (415) 344.1464.
15. THE LANDSCAPE CONTRACTOR SHALL AS A PART OF THIS BID PROVIDE FOR A PLANTING ALLOWANCE FOR THE AMOUNT OF \$1,500.00 (ONE THOUSAND FIVE HUNDRED DOLLARS), TO BE USED FOR SUPPLYING AND INSTALLING ADDITIONAL PLANT MATERIAL AS DIRECTED BY THE LANDSCAPE ARCHITECT AND APPROVED BY THE OWNER IN WRITING. THE UNUSED PORTION OF THE ALLOWANCE SHALL BE RETURNED TO THE OWNER AT THE BEGINNING OF THE MAINTENANCE PERIOD.
16. CONTRACTOR SHALL EXCAVATE ALL LIME-TREATED SOILS FROM ALL PLANTING AREAS.
17. ADJACENT TO CURBS OR PAVING, CONTRACTOR TO HOLD CENTER OF PLANTINGS HALF THE DISTANCE OF THE ON-CENTER SPACING.
18. THE LANDSCAPE CONTRACTOR IS TO PROVIDE AN AGRICULTURAL SUITABILITY ANALYSIS AND PERCOLATION TEST VERIFYING 3" PER HOUR DRAIN RATE FOR ON-SITE AND IMPORTED TOPSOIL. RECOMMENDATIONS FOR AMENDMENTS AND DRAINAGE SOLUTIONS CONTAINED IN THIS ANALYSIS, SHALL BE CARRIED OUT BEFORE PLANTING OCCURS IF DRAINAGE IS FOUND TO NOT AT A PROPER RATE.

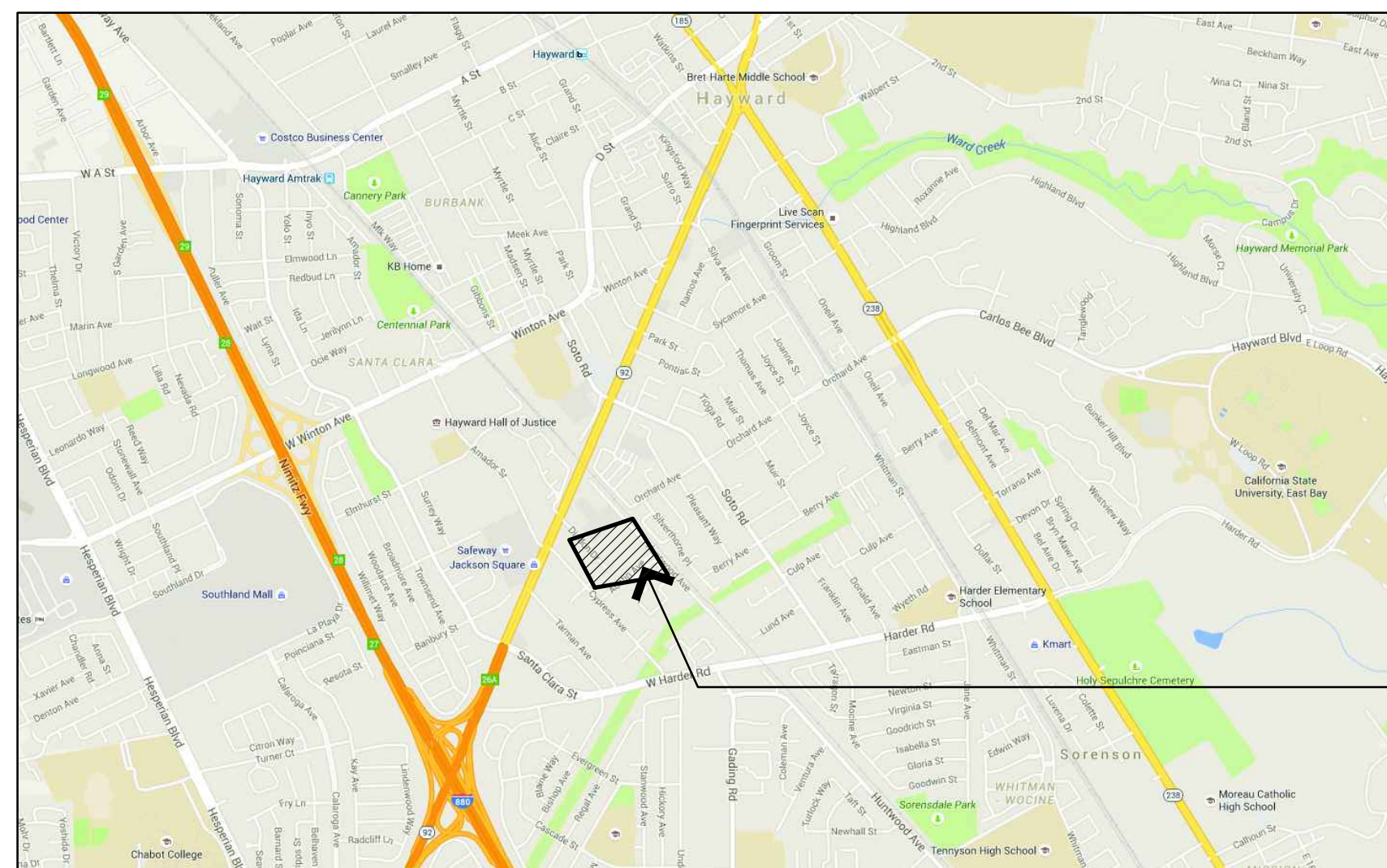
GENERAL NOTES

- UTILITIES ON SITE SHALL BE SCREENED BY EVERGREEN SHRUBS
- FOR BIO-RETENTION AREA CROSS-SECTION, SEE CIVIL DRAWINGS
- SCHEMATIC CONCEPT PLANS WERE BASE ON CITY OF HAYWARD'S WATER CONSERVATION IN LANDSCAPING REGULATIONS GUIDELINES AND CHECKLIST. FOLLOWING CITY'S APPROVAL OF PD SUBMITTAL DOCUMENTS, THE CONSTRUCTION DOCUMENTS SHALL ALSO FOLLOW CITY OF HAYWARD'S WATER CONSERVATION IN LANDSCAPING REGULATIONS GUIDELINES.

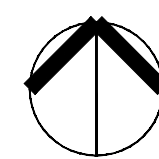
LAYOUT NOTES

1. CONTRACTOR SHALL VERIFY ALL GRADES, EXISTING CONDITIONS AND DIMENSIONS IN THE FIELD PRIOR TO COMMENCING WORK ALL DISCREPANCIES OR QUESTIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR RESOLUTION.
2. ALL WRITTEN DIMENSIONS SUPERSEDE ALL SCALED DISTANCES AND DIMENSIONS. DIMENSIONS SHOWN ARE FROM THE FACE OF THE BUILDING, WALL, BACK OF CURB, EDGE OF WALK, PROPERTY LINE, OR CENTERLINE OF COLUMN UNLESS OTHERWISE NOTED ON THE DRAWINGS.
3. ALL ANGLES ARE 45 DEGREE, 90 DEGREE, OR 135 DEGREE UNLESS OTHERWISE NOTED.
4. ALL CURVES AND ALL TRANSITIONS BETWEEN CURVES AND STRAIGHT EDGES SHALL BE SMOOTH.
5. SEE IRRIGATION SCHEMATIC FOR GENERAL SYSTEM REQUIREMENTS AND FOR LOCATION OF IRRIGATION MAINLINE PIPING. SLEEVES TO ACCOMMODATE IRRIGATION PIPING, SIZED AS NEEDED, SHALL BE PLACED UNDER AND THROUGH SLABS AND WALLS, PRIOR TO POURING. SCORE LINES IN SIDEWALKS SHALL BE SPACED TO EQUAL THE WIDTH OF THE WALKWAY, UNLESS OTHERWISE SHOWN. EXPANSION JOINTS IN SIDEWALKS SHALL BE 30" ON CENTER MAXIMUM AND AS SHOWN ON THE PLANS. EXPANSION JOINTS SHALL BE PLACED AT THE INTERFACE OF WALLS AND BUILDINGS AND AT THE CHANGE OF DIRECTION OF TRAVEL.
7. BUILDING LAYOUT AND LOCATION, SIDEWALK, CURB AND GUTTER, GRADING AND DRAINAGE IS BASED ON DRAWINGS PREPARED BY THE ARCHITECT AND THE CIVIL ENGINEER.
8. SEE ELECTRICAL ENGINEER'S PLANS AND LIGHTING PLAN FOR ADDITIONAL INFORMATION.
9. 6" CONCRETE MOW BAND SHALL BE INSTALLED IN BETWEEN THE SEAT WALL AND THE LAWN AREA, AS WELL AS ALONG THE EDGE OF THE RUBBER SURFACING PLAY AREA.
10. HANDRAILS ARE ONLY REQUIRED AT EACH RESIDENCE WHEN THE NUMBER OF RISERS IS 3 OR MORE.

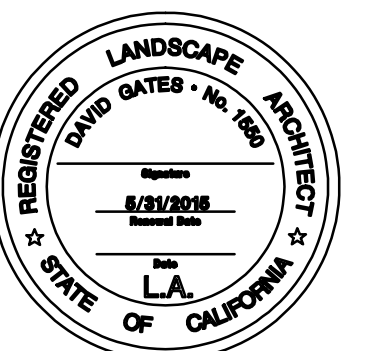
LOCATION MAP



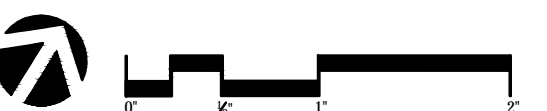
PROJECT SITE



ISSUE:	DESCRIPTION:	DATE:
ISSUE 1	SITE REVIEW	05/27/2015
ISSUE 2	SITE REVIEW	08/06/2015
ISSUE 3	SITE REVIEW	03/07/2016



PROJECT NUMBER:	P4894
DRAWN:	MNO
CHECK:	DG
DATE:	05/27/2014
SCALE:	



COVER SHEET

L-0

LAYOUT LEGEND

PEDESTRIAN CONCRETE PAVING
FINISH: MEDIUM BROOM
COLOR: STANDARD GREY
ALL PEDESTRIAN CONCRETE PAVING AT PATIO SHALL BE STANDARD GREY COLOR WITH SALT FINISH.

INTEGRAL COLOR CONCRETE PAVING
FINISH: SALT
COLOR: TBD

STAMPED ASPHALT PAVING
MFR: STREETPRINT BY IPC (Integrated Paving Concept) (888) 581-2899
PATTERN: TBD
COLOR: TBD

PERVIOUS CONCRETE PAVERS
MFR: BASALITE
MODEL: TBD
COLOR: TBD

DECOMPOSED GRANITE PAVING WITH BINDER
COLOR: CALIFORNIA GOLD

LOOP BIKE RACK
MFR: DUMOR
MODEL: 83
COLOR: BLACK
CONTACT: WWW.DUMOR.COM
INSTALL PER MFG SPECS

MAILBOX CLUSTER
MFR: CUSTOM HOME ACCESSORIES
PH: (916) 987-7787
MODEL: REGENCY KIT CLUSTER BOX UNITS
STYLE: SALSBURY 3300 SERIES (WITHOUT PEDESTAL COVER)
COLOR: BLACK
INSTALL PER MFG SPECS
ACQUIRE APPROVAL FROM POST OFFICE PRIOR TO ORDERING.

TABLE
MFR: LANDSCAPE FORMS
PH: (800) 521-2546
MODEL: CHARLIE - ADA COMPLIANT 67" TABLE WITHOUT UMBRELLA HOLE
COLOR: BLACK
INSTALL PER MFG SPECS

6' ORNAMENTAL IRON FENCE AND GATES

6' LATTICE TOP FENCE

SCORELINE

EXPANSION JOINT

POINT OF BEGINNING

TYPICAL

EQUAL

SEE CIVIL'S DRAWINGS

SEE ARCHITECTS DRAWINGS

SEE ELECTRICALS DRAWINGS

SIMILAR

RADIUS - ALL RADII GIVEN FOR WALLS ARE DIMENSIONED TO OUTSIDE OF WALLS.

ALIGN

CENTER LINE

SPACING

FACE OF CURB

BIO-RETENTION IN PLANTING AREAS, S.C.D.

PLANTING AREA

PLANT LIST

TREE	QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	O.C. SPACING	WATER REQ.	REF.	CA NATIVE/ MED.
		AM	Arbutus 'Marina'	NCN	15 Gal.	As Shown	OCC-INF	EBMUD	Mediterranean
		AR	Acer rubrum 'Red Sunset'	Red Maple	15 Gal.	As Shown	MOD	WUCOLS	
		CR	Ceanothus 'Ray Hartman' (Std.)	Ceanothus	15 Gal.	As Shown	LOW	WUCOLS	CA Native
		ED	Elaeagnus argentea	Japanese Blueberry	15 Gal.	As Shown	MOD	WUCOLS	--
		LM	Lagerstroemia indica 'Muskogee' (Std.)	Crape Myrtle	15 Gal.	As Shown	LOW	WUCOLS	--
		LN	Lagerstroemia indica 'Natchez' (Std.)	Crape Myrtle	15 Gal.	As Shown	LOW	WUCOLS	--
		PC	Pistacia chinensis	Chinese Pistache	15 Gal.	As Shown	LOW	WUCOLS	--
		TC	Tilia cordata	Little Leaf Linden	15 Gal.	As Shown	MOD	WUCOLS	--
		ZE	Zelkova s. 'Musashino'	Sawleaf Zelkova	15 Gal.	As Shown	MOD	WUCOLS	--

SHRUB/ PERENNIALS	QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	O.C. SPACING	WATER REQ.	REF.	CA NATIVE/ MED.
		AT	Achillea tomentosa 'King George'	Woolly Yarrow	1 Gal.	1'-6"	OCC-INF	EBMUD	Mediterranean
		AW	Agapanthus 'Rancho White'	Lily-of-the-Nile	1 Gal.	1'-6"	OCC	EBMUD	Mediterranean
		BU	Buxus sempervirens 'Green Mountain'	Boxwood	1 Gal.	3'-0"	INF-NONE	EBMUD	CA Native
		CO	Coleonema 'Sunset Gold'	Pink Breath of Heaven	1 Gal.	2'-6"	MOD	WUCOLS	--
		CP	Coprosma hybrids 'Tequila Sunrise'	Mirror Plant	1 Gal.	4'-0"	OCC-INF	EBMUD	Mediterranean
		CS	Cistus x. argenteus 'Silver Pink'	Rockrose	1 Gal.	4'-0"	OCC-INF	EBMUD	Mediterranean
		CU	Cuphea hyssopifolia 'Caribbean Sunset'	False Heather	1 Gal.	2'-0"	OCC-INF	EBMUD	Mediterranean
		DG	Dietes grandiflora 'Variegata'	Variegated Fortnight Lily	1 Gal.	3'-0"	LOW	WUCOLS	--
		EG	Euonymus fortunei 'Golden Prince'	NCN	1 Gal.	3'-6"	LOW	WUCOLS	--
		HA	Hebe x andersonii	Hebe	1 Gal.	5'-0"	MOD	WUCOLS	--
		HO	Hebe odora	Boxleaf Hebe	1 Gal.	5'-0"	MOD	WUCOLS	--
		HR	Hemerocallis 'Terra Cotta Baby'	Evergreen Daylily	1 Gal.	2'-0"	LOW	WUCOLS	--
		HY	Hemerocallis hybrids 'Yellow'	Evergreen Daylily	1 Gal.	2'-0"	MOD	WUCOLS	--
		HS	Helictotrichon sempervirens	Blue Oat Grass	1 Gal.	2'-6"	MOD-OCC	EBMUD	CA Native
		LI	Liriope gigantea	Giant Lily Turf	1 Gal.	2'-6"	LOW	WUCOLS	--
		LA	Lavatera assurgentifolia	Tree Mallow	5 Gal.	6'-0"	LOW	WUCOLS	Mediterranean
		LT	Lavatera thuringiaca 'Red Rum'	Tree Mallow	1 Gal.	4'-0"	LOW	WUCOLS	Mediterranean
		MC	Myrtus communis	Myrtle	1 Gal.	2'-0"	LOW	WUCOLS	CA Native
		MC	Myrtus communis 'Compacta'	Dwarf Myrtle	1 Gal.	4'-0"	LOW	WUCOLS	CA Native
		ND	Nandina domestica 'Plum Passion'	Heavenly Bamboo	1 Gal.	4'-0"	LOW	WUCOLS	--
		PJ	Phormium 'Jester'	New Zealand Flax	1 Gal.	1'-6"	LOW	WUCOLS	--
		PY	Phormium 'Yellow Wave'	New Zealand Flax	1 Gal.	4'-0"	LOW	WUCOLS	--
		SL	Salvia leucantha 'Santa Barbara'	Mexican Bush Sage	1 Gal.	4'-0"	OCC	EBMUD	--
		SV	Salvia leucophylla 'Figuroa'	Purple Sage	5 Gal.	6'-0"	OCC	EBMUD	CA Native
		TF	Teucrium fruticans 'Compactum'	Bush Germander	1 Gal.	2'-6"	OCC	EBMUD	Mediterranean

GROUNDCOVERS	QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	O.C. SPACING	WATER REQ.	REF.	CA NATIVE/ MED.
		EK	Erigeron karvinskianus	Santa Barbara Daisy	1 Gal.	3'-0"	OCC-INF	EBMUD	CA Native
		FC	Festuca californica	California Fescue	1 Gal.	1'-6"	LOW	WUCOLS	CA Native
		GZ	Gazania	Gazania	1 Gal.	12"	OCC	EBMUD	--
		HM	Heuchera micrantha 'Painted Lady'	Coral Bells	1 Gal.	2'-0"	MOD-OCC	EBMUD	CA Native
		RR	Rosa 'Carpet Rose Red'	Red Carpet Rose	1 Gal.	3'-0"	LOW	WUCOLS	--
		RW	Rosa 'Carpet Rose White'	White Carpet Rose	1 Gal.	3'-0"	LOW	WUCOLS	--
		RY	Rosa 'Carpet Rose Yellow'	Yellow Carpet Rose	1 Gal.	3'-0"	LOW	WUCOLS	--
		TL	Teucrium lucidrys 'Prostratum'	Germander	1 Gal.	3'-6"	OCC-INF	EBMUD	Mediterranean

GRASS	QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	O.C. SPACING	WATER REQ.	REF.	CA NATIVE/ MED.
		CH	Chondropetalum tectorum	Cape Rush	1 Gal.	3'-6"	MOD	EBMUD	--
		CT	Carex tumulicola	Berkeley Sedge	1 Gal.	2'-0"	OCC	EBMUD	CA Native
		JP	Juncus patens	California Gray Rush	1 Gal.	2'-0"	OCC	EBMUD	CA Native
		ST	Stipa tenuissima	Mexican Feather Grass	1 Gal.	2'-6"	MOD-OCC	EBMUD	--

VINES	QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	O.C. SPACING	WATER REQ.	REF.	CA NATIVE/ MED.
		GS	Gelsemium sempervirens	Carolina Jessamine	5 Gal.	as shown	MOD	WUCOLS	--
		ML	Mandevilla laxa	Chilean Jasmine	5 Gal.	as shown	MOD	WUCOLS	--
		SJ	Solanum jasminoides	Potato Vine	5 Gal.	as shown	MOD	WUCOLS	--
		PT	Parthenocissus tricuspidata	Boston Ivy	1 Gal.	as shown	MOD	WUCOLS	--

NOTE: "*" ARE PLANTS APPROPRIATE FOR SHADE LOCATIONS.

SOD:	SYMBOL	DESCRIPTION
	BIOFILTRATION SOD AVAILABLE FROM DELTA BLUE GRASS (800) 637-8873 OR APPROVED EQUAL	

WATER USE RATING LEGEND

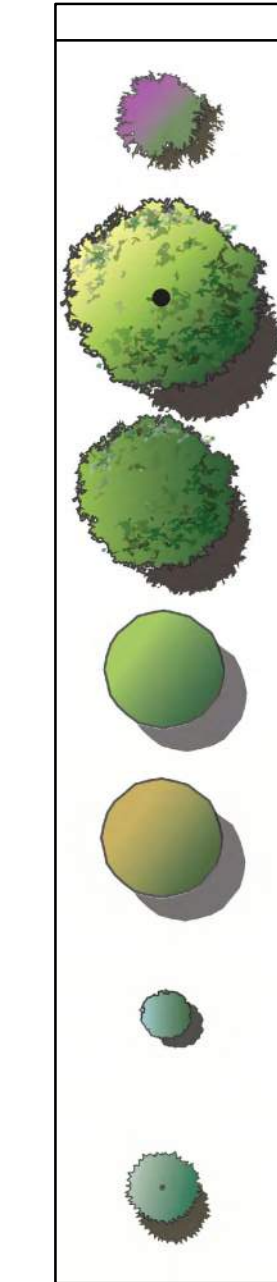
EBMUD CATEGORIES OF WATER NEEDS FROM: PLANTS & LANDSCAPES FOR SUMMER DRY CLIMATES OF THE SAN FRANCISCO BAY REGION BY THE EAST BAY MUNICIPAL UTILITY DISTRICT, 2004	WUCOLS III CATEGORIES OF WATER NEEDS FROM: UNIVERSITY OF CALIFORNIA COOPERATIVE EXTENSION, CALIFORNIA DEPARTMENT OF WATER RESOURCES, UNITED STATES BUREAU OF RECLAMATION	CALIFORNIA NATIVE PLANTS (CNP) FOR THE GARDEN, 2005 BY CAROL BORNSTEIN, DAVID FROSS, BART O'BRIEN
MOD MODERATE WATER	HIGH	MOD MODERATE WATER
OCC OCCASIONAL WATER	MODERATE	OCC OCCASIONAL WATER
INF INFREQUENT WATER	LOW	INF INFREQUENT WATER
NONE NO ADDITIONAL WATER	VERY LOW	

ON-SITE	TOTAL PLANTS	SUBTOTAL PLANTS WITH OCC/INF/NONE /LOW/VERY LOW WATER REQUIREMENTS
	x	x
PERCENTAGE OF PLANTS MEETING LOW WATER REQUIREMENTS: 94.7% MORE THAN 75% REQUIRED.		

PLANTING LEGEND

	TREE NAME QUANTITY
	SHRUB NAME QUANTITY
	GROUNDCOVER QUANTITY
	VINE QUANTITY

TREE LEGEND



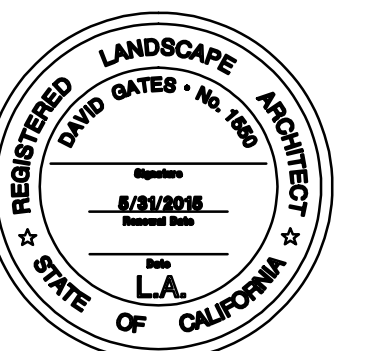
Botanical Name	Common Name
Lagerstroemia i. 'Natchez'	Crape Myrtle
Tilia cordata	Little Leaf Linden
Pistacia chinensis	Chinese Pistache
Elaeagnus argentea	Japanese Blueberry
Acer rubrum 'Red Sunset'	Red Maple
Ceanothus 'Ray Hartman Std.	California Wild Lilac
Arbutus 'Marina'	NCN

GATES + ASSOCIATES
LANDSCAPE ARCHITECTURE
LAND PLANNING • URBAN DESIGN
2671 CROW CANYON RD., SAN RAMON, CA 94583
T 925.736.8176 www.gates.com

AMARAL PROPERTY

HAYWARD, CA

ISSUE:	DESCRIPTION:	DATE:
ISSUE 1	SITE REVIEW	05/27/2015
ISSUE 2	SITE REVIEW	08/06/2015
ISSUE 3	SITE REVIEW	03/07/2016



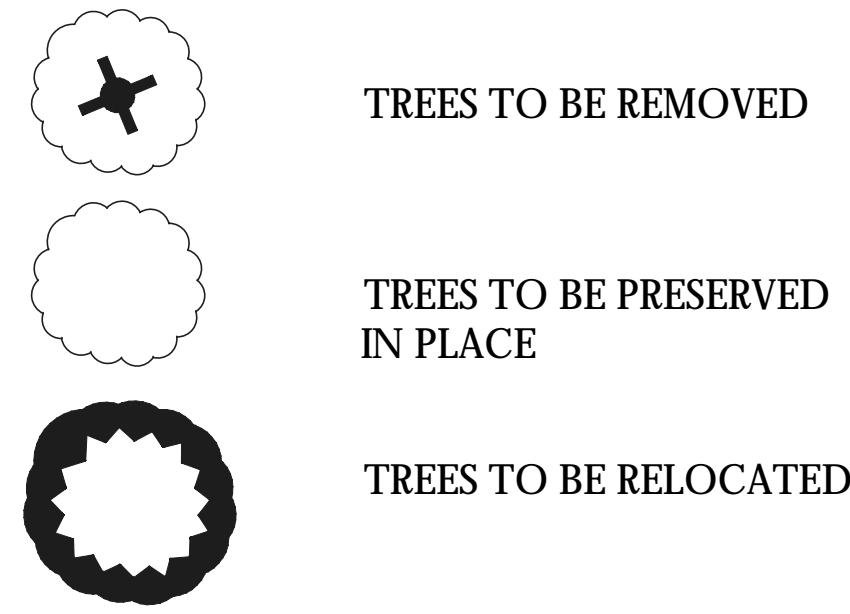
PROJECT NUMBER: P4894
DRAWN: MNO
CHECK: DG
DATE: 05/27/2014
SCALE:



LAYOUT AND PLANTING LEGEND

L-1

LEGEND



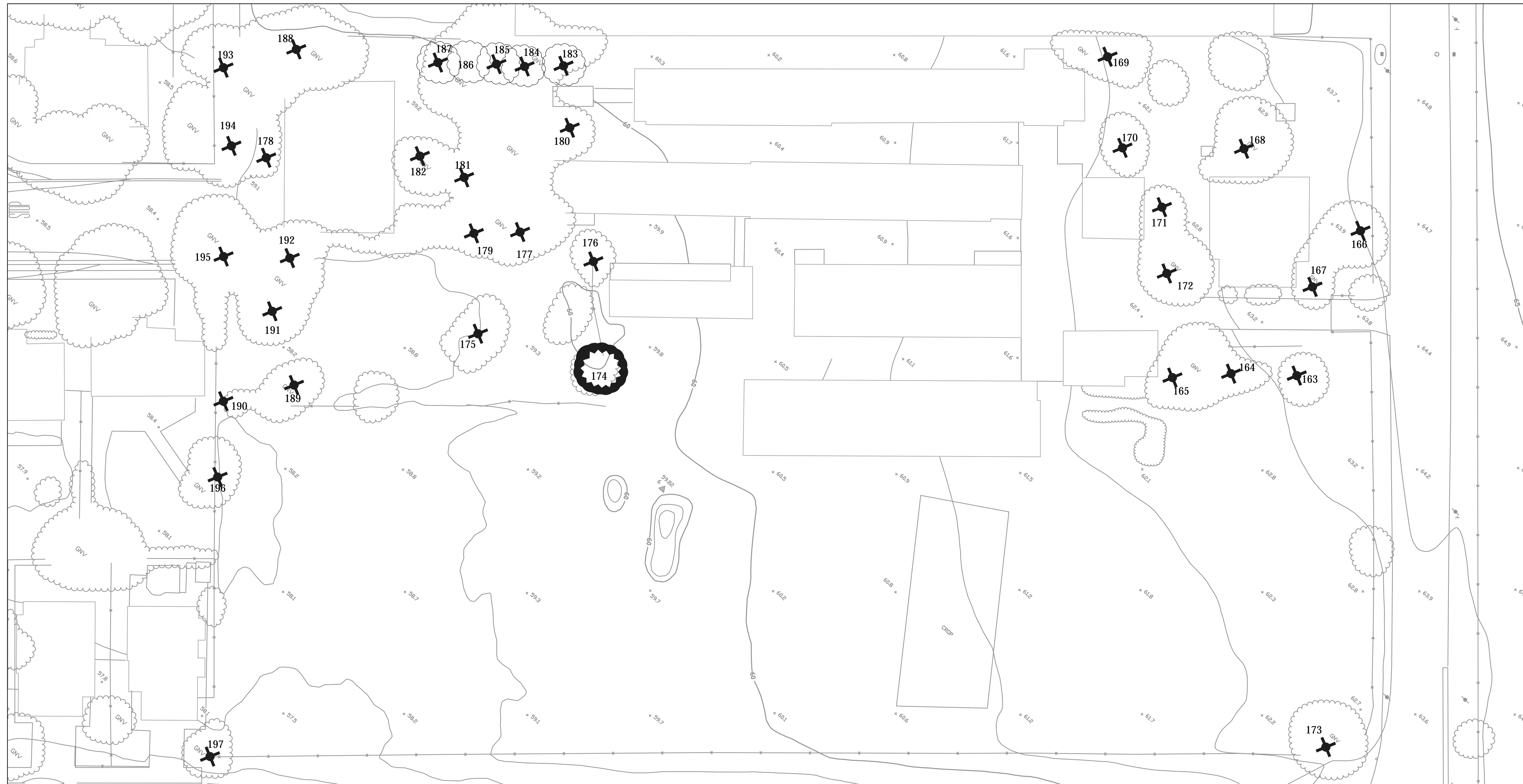
EXISTING STREET TREE ASSESSMENT CHART

Tree No.	Species	Trunk Diameter (in)	Protected	Condition	Suitability for Preservation	Comments	Dripelines (ft)				
							North	South	East	West	Height (ft)
163	Fig	12,11,10,9,8,8	yes	4	Moderate	Multiple attachments at 4; topped; trunk wounds	8	10	12	9	10
164	Fig	15,13,10,10	yes	4	Moderate	Multiple attachments at 4; topped; trunk wounds	15	15	12	17	15
165	Plum	6	no	3	Moderate	Upright form; low branch E	10	10	12	5	18
166	Mulberry	18	yes	3	Moderate	Multiple attachments at 5; topped; crown formed by epicormics	10	15	12	15	18
167	Australian Brush Cherry	8	yes	3	Moderate	Large Hedge	5	5	5	5	15
168	Creole Bay	6,5,4,3,2	yes	4	Moderate	Stump sprouts; many small stems	15	15	15	15	22
169	Callery Pear	7,5,5	yes	3	Low	Multiple attachments at 5; moderate dieback	10	15	10	8	15
170	Persimmon	6,5,5	yes	4	High	Multiple attachments at 4; good form and structure	10	15	15	12	15
171	Plum	16	yes	3	Moderate	Multiple attachments at 6; growing against garage; topped	15	5	10	12	18
172	Orange	14,12,11,4	yes	5	High	Multiple attachments at 3; good form and structure	15	15	15	15	18
173	Box Elder	13,12	yes	2	Low	Codominant trunks at base; dead top	12	15	10	18	18
174	Coast Live Oak	7	yes	5	High	Good young tree	12	10	10	12	5
175	Apple	8,7,7	yes	2	Low	Multiple attachments at 3; dead top; epicormics	18	10	15	10	12
176	Coast Live Oak	6,4	yes	5	High	Good young tree	10	10	10	12	15
177	Blue Oak	12,9,6,4	yes	4	Moderate	Multiple attachments at 4; one sided E; dieback	18	18	20	8	18
178	Japanese Maple	8,7,5,4	yes	4	Moderate	Multiple attachments at 4; growing in atrium; leans N; high crown	15	10	15	15	22
179	Coast Redwood	22	yes	4	High	Good form and structure; canopy a little thin.	10	10	10	10	50
180	Sweetgum	12	yes	3	Low	Lost top; poor form and structure	10	10	10	12	25
181	Deodar Cedar	15	yes	3	Moderate	Multiple attachments at 7; poor structure	12	8	125	15	25
182	Coast Redwood	27	yes	4	High	Good form and structure; canopy a little thin.	10	10	10	10	65
183	Coast Redwood	31	yes	4	Moderate	Codominant trunks at base; upright form	10	10	10	10	75
184	Coast Redwood	24	yes	4	Moderate	Crowded; narrow form	10	10	5	5	70
185	Coast Redwood	27	yes	4	Moderate	Crowded; narrow form	10	10	5	5	70
186	Coast Redwood	28	yes	4	Moderate	Crowded; narrow form	10	10	5	5	70
187	Coast Redwood	31	yes	4	High	Good form and structure; one sided S	5	13	10	10	75
188	Buckeye	15,12,10,10,9,9,8,7	yes	4	Moderate	Multiple attachments at base; spreading form; 16" stem losing bark	25	20	20	15	22
189	Valley Oak	9	yes	5	High	Good young tree	13	13	12	12	22
190	White Fir	8	yes	4	Moderate	Sweeps E. from base; low branching	5	5	5	10	12
191	Coast Redwood	26	yes	4	Moderate	Good form and structure; thin upper canopy	12	10	12	10	45
192	Australian Brush Cherry	10,9	yes	3	Moderate	Codominant trunks at base; dieback in upper canopy	10	10	10	5	35
193	Coast Redwood	19	yes	3	Moderate	Very thin canopy; engulfed in ivy	10	10	10	10	40
194	Ginkgo	9	yes	4	High	Slight lean SE; low branching	13	10	15	10	40
195	Blue Gum	57	yes	4	High	Multiple attachments at 5; good form and structure; trumpet vine in canopy	15	15	15	15	55
196	Privet	5,5	yes	3	Moderate	Off-site, no tag; codominant trunks at base; extends 10' N over fence	8	8	8	8	15
197	Chinese Pistache	7	no	4	Moderate	Off-site, no tag; multiple attachments at 5; extends 5' N over fence	8	8	8	8	10

STREET TREE MITIGATION SUMMARY CHART:

	QUANTITY	APPRAISED VALUE	MITIGATION MEASURE
POOR CONDITION/ LOW SUITABILITY TREES/TREE TO BE REMOVED	3	NOT APPRAISED BY ARBORIST	MITIGATION PER CITY
HERITAGE TREES TO BE REMOVED	30	\$133,350 (Total APPRAISED VALUE)	MITIGATION PER CITY
RELOCATED TREES	1	N/A	N/A
TREES TO BE PRESERVED IN PLACE	1	\$8,800	N/A
TOTAL MITIGATION TREES	35		

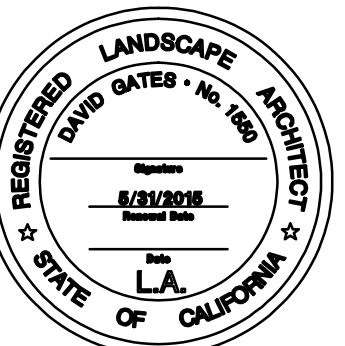
NOTE: REFER TO ARBORIST TREE ASSESSMENT AND APPRAISAL REPORT DATED MAY 2015 PREPARED BY HORT SCIENCE FOR DETAILED INFORMATION ON TREE ASSESSMENT CHART, TREE APPRAISAL AND TREE PROTECTION PLAN.



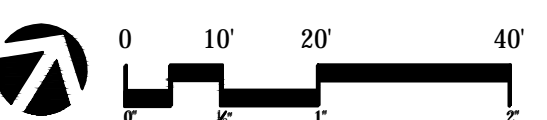
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 CHECK: DG
 DATE: 05/27/2014
 SCALE:



TREE REMOVAL PLAN

L-2

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HUNTWOOD AVENUE

AUSTIN AVENUE



Existing Trees to Remain
If Feasible

Pedestrian Paseos Between
Units

6' Lattice Top Fence, Typ.

Removable Bollards

Fagundes Ct

6' Good Neighbor Fence

6' Ornamental Iron Fence

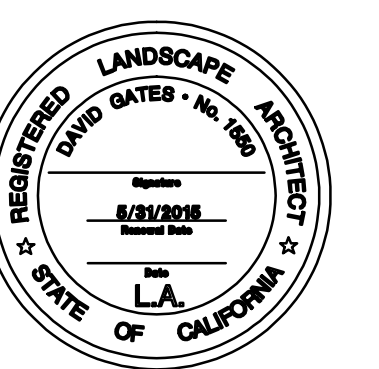
Screen Shrubs at Soundwall

Precast Soundwall

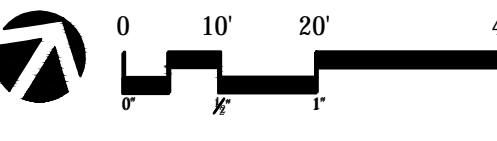
See Enlargement Sheet L-4 for
Central Area

Accent Planting
at Corner

ISSUE	DESCRIPTION	DATE
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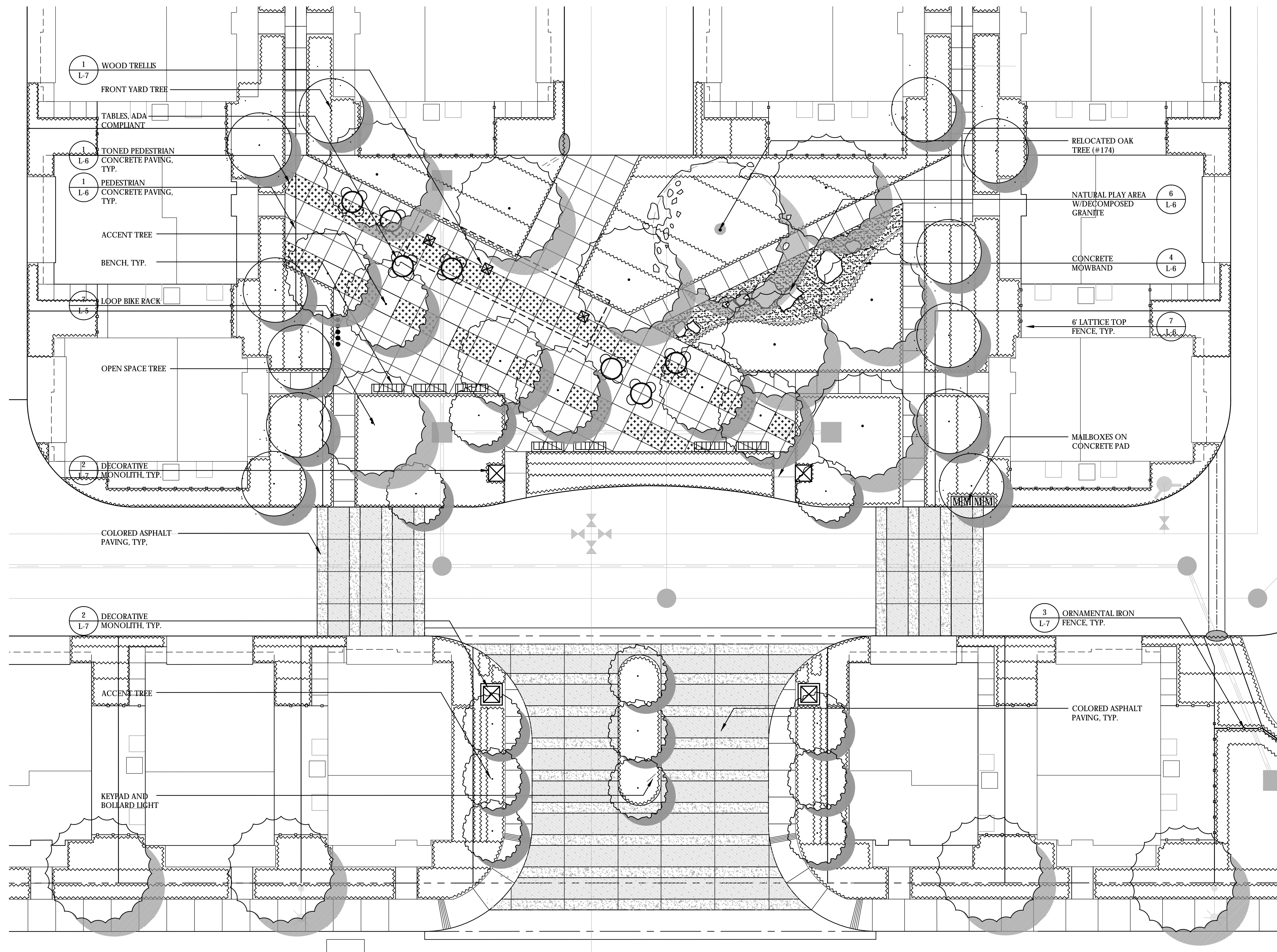
PROJECT NUMBER: P4894
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 CHECK: DG
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 SCALE: 1" = 20'-0"



LANDSCAPE CONCEPT

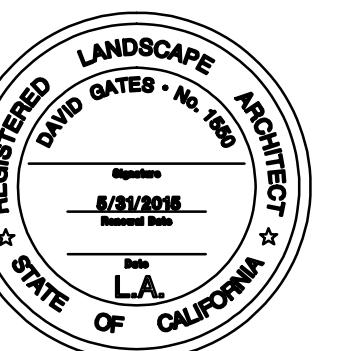
L-3

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ENTRY AND CENTRAL OPEN SPACE ENLARGEMENT
SCALE : 1" = 10'

ISSUE:	DESCRIPTION:	DATE:
ISSUE 1	SITE REVIEW	05/27/2015
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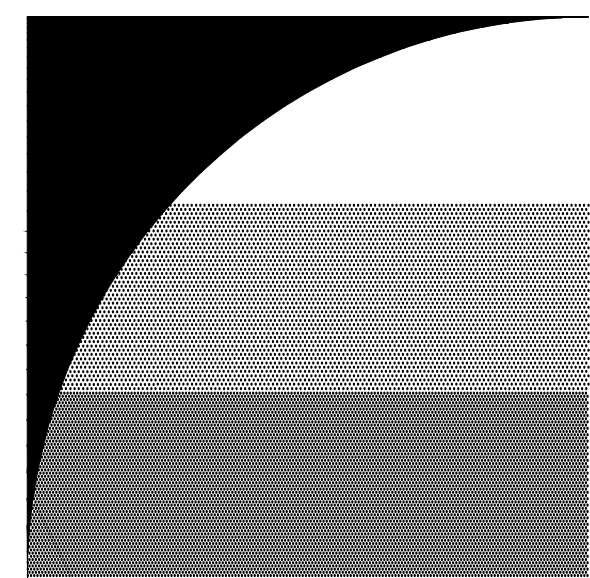


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DATE: 05/27/2014
SCALE:



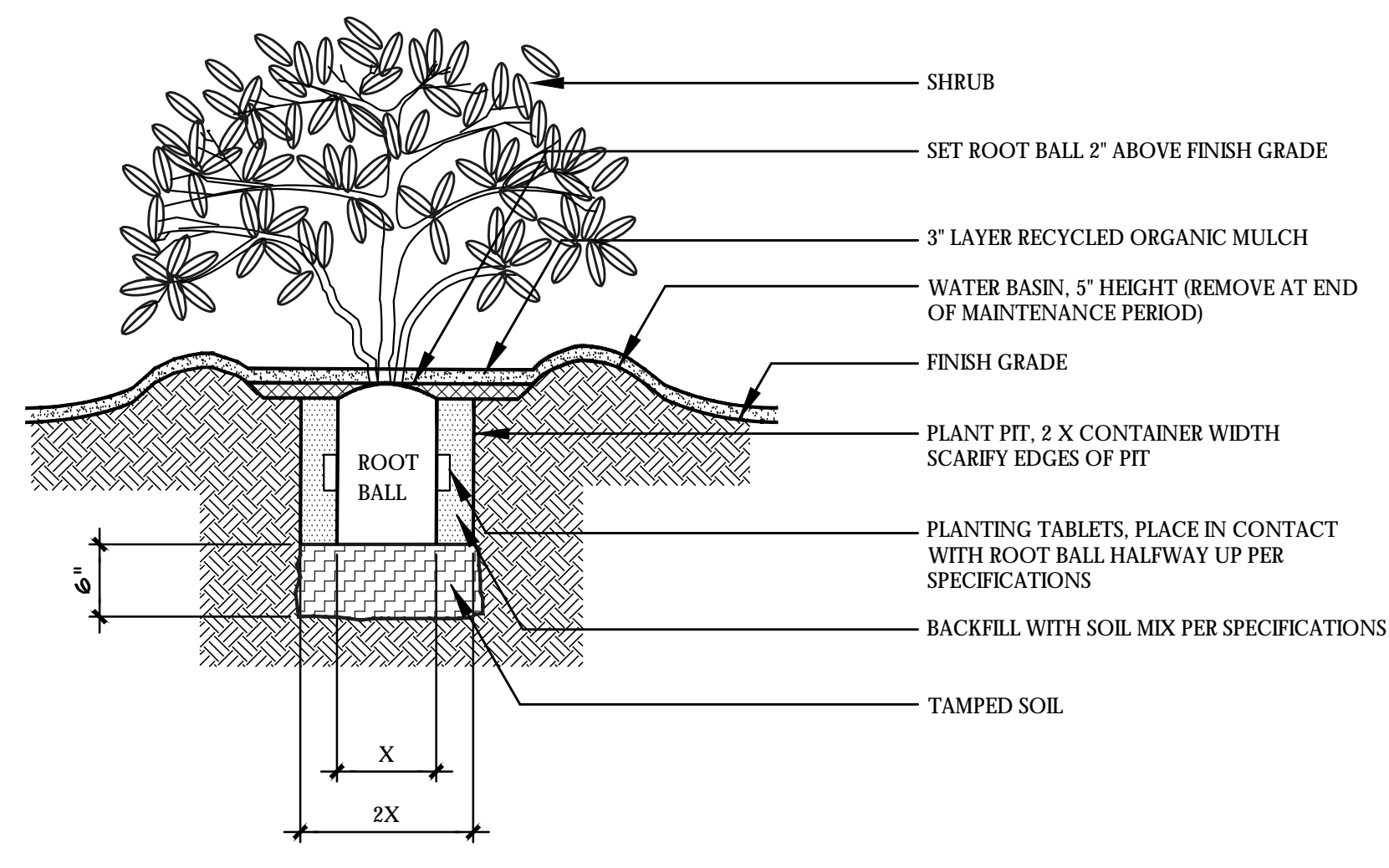
CONCEPTUAL
ENLARGEMENT PLAN

L-4

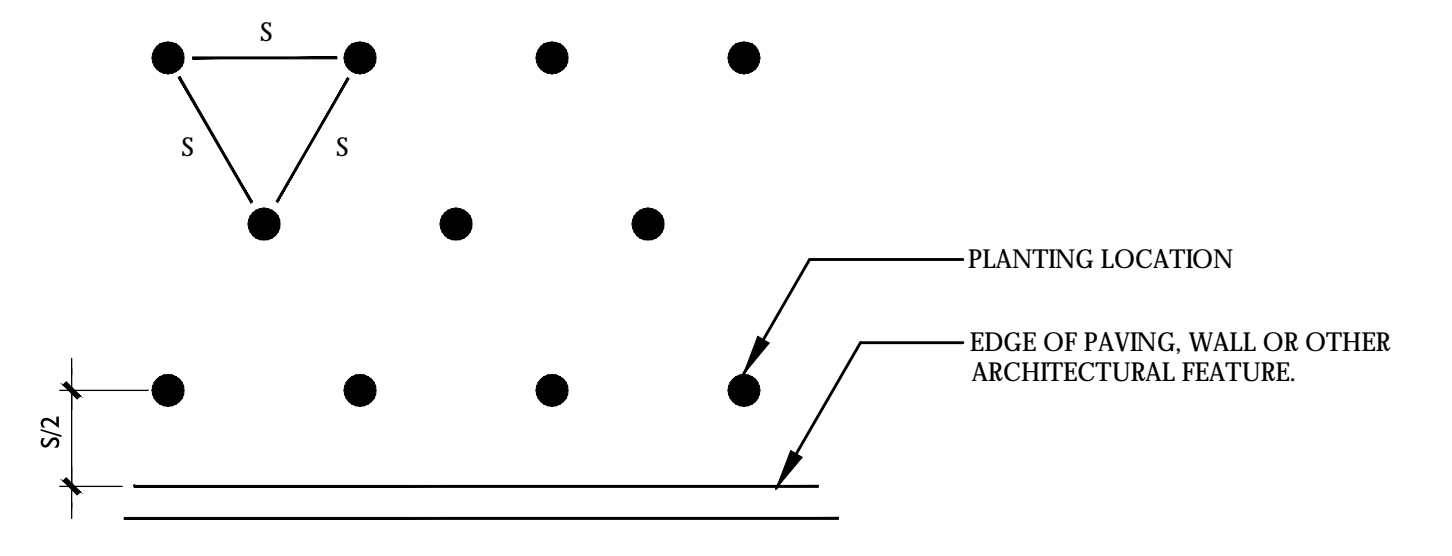


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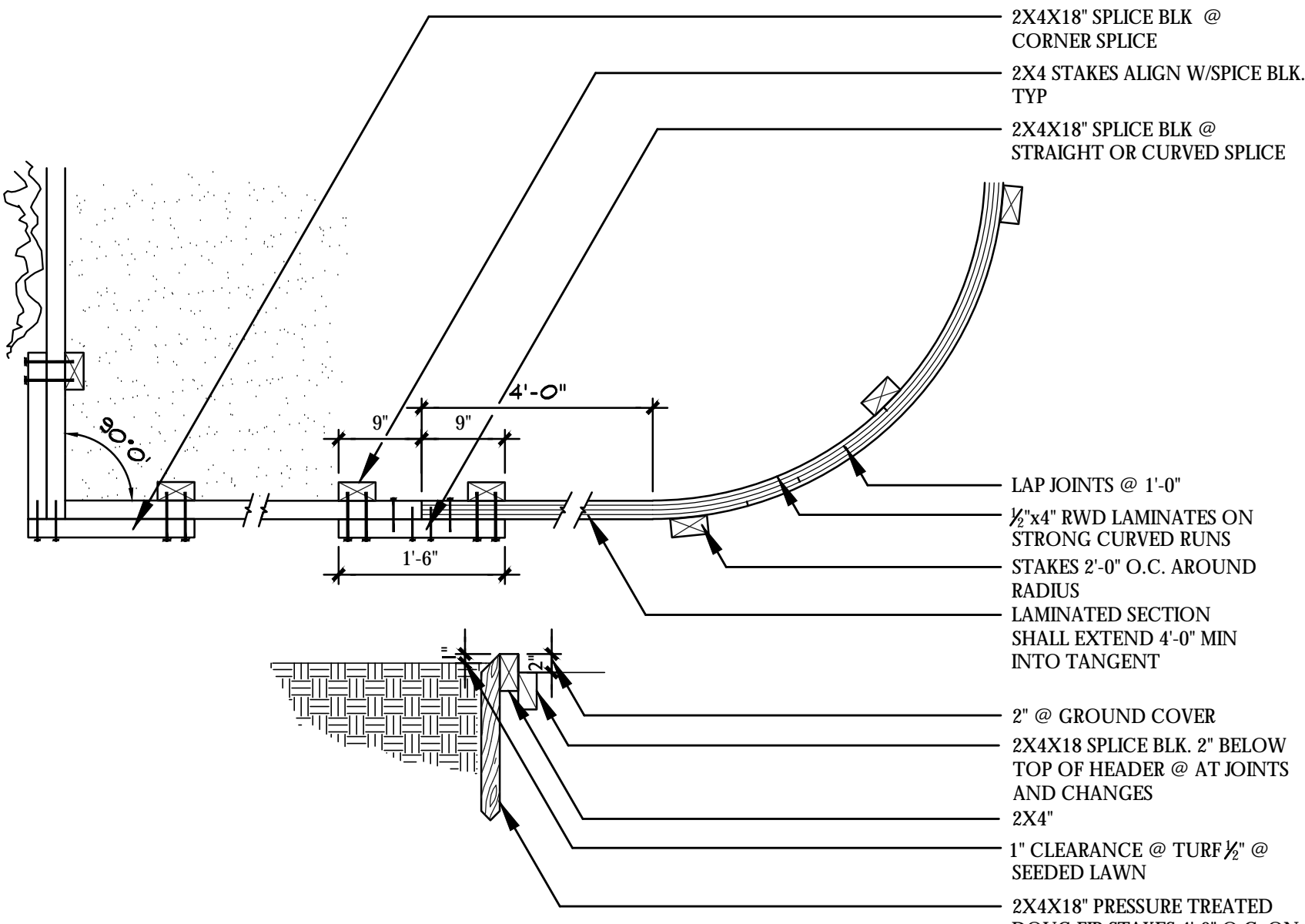
1 SHRUB PLANTING
 SCALE: N.T.S.



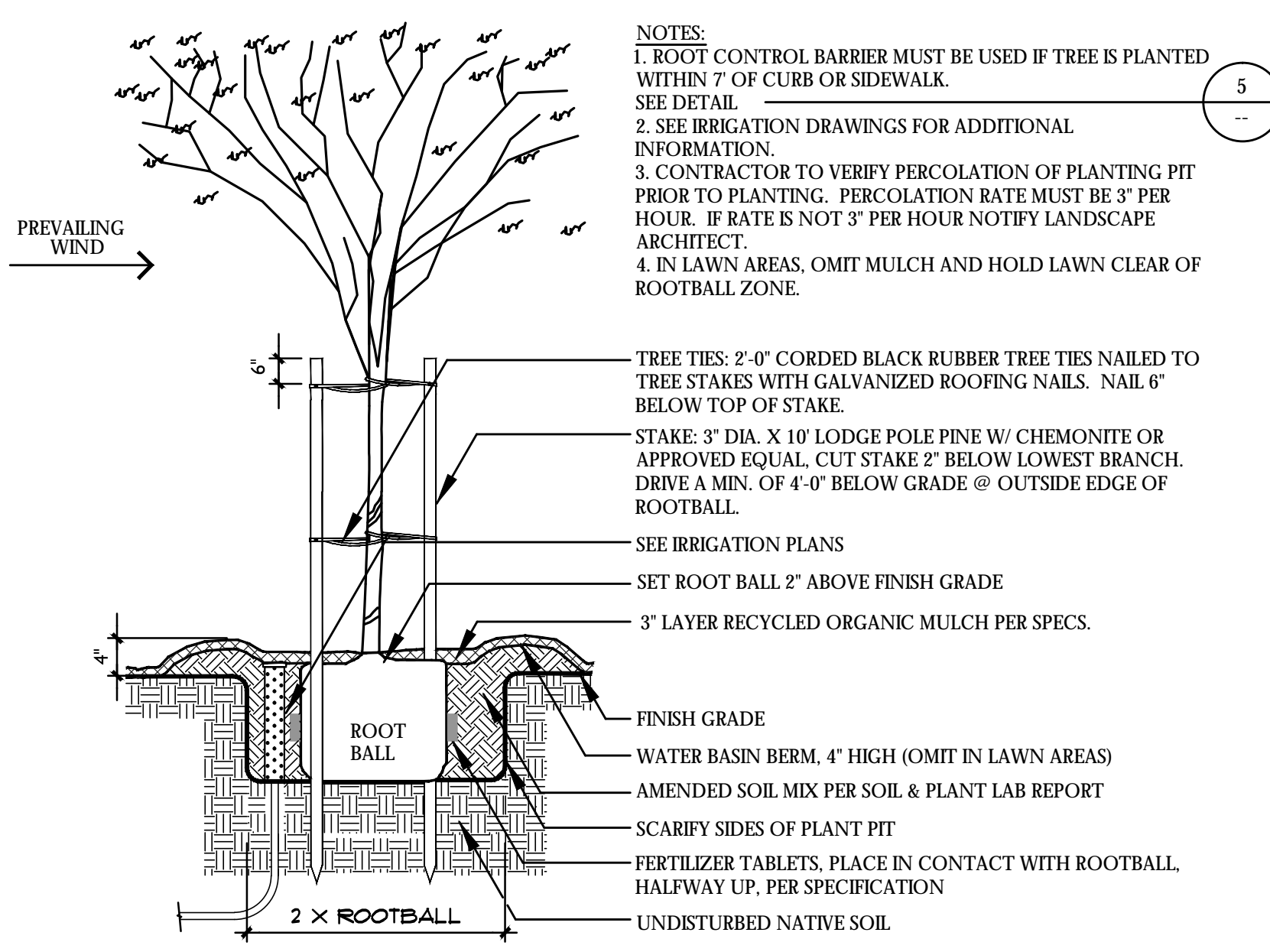
NOTES:
 A. S = PLANT SPACING DISTANCE ON CENTER, SEE CHART
 B. FOR USE AS A GUIDE FOR SHRUBS AND GROUND COVER WHEN PLANTS ARE SPACED EQUIDISTANT FROM EACH OTHER.

Spacing	# of Plants/S.F.
6" o.c.	4.60
8" o.c.	2.60
12" o.c.	1.15
18" o.c.	.512
24" o.c.	.290
30" o.c.	.185
36" o.c.	.128
42" o.c.	.087
48" o.c.	.063

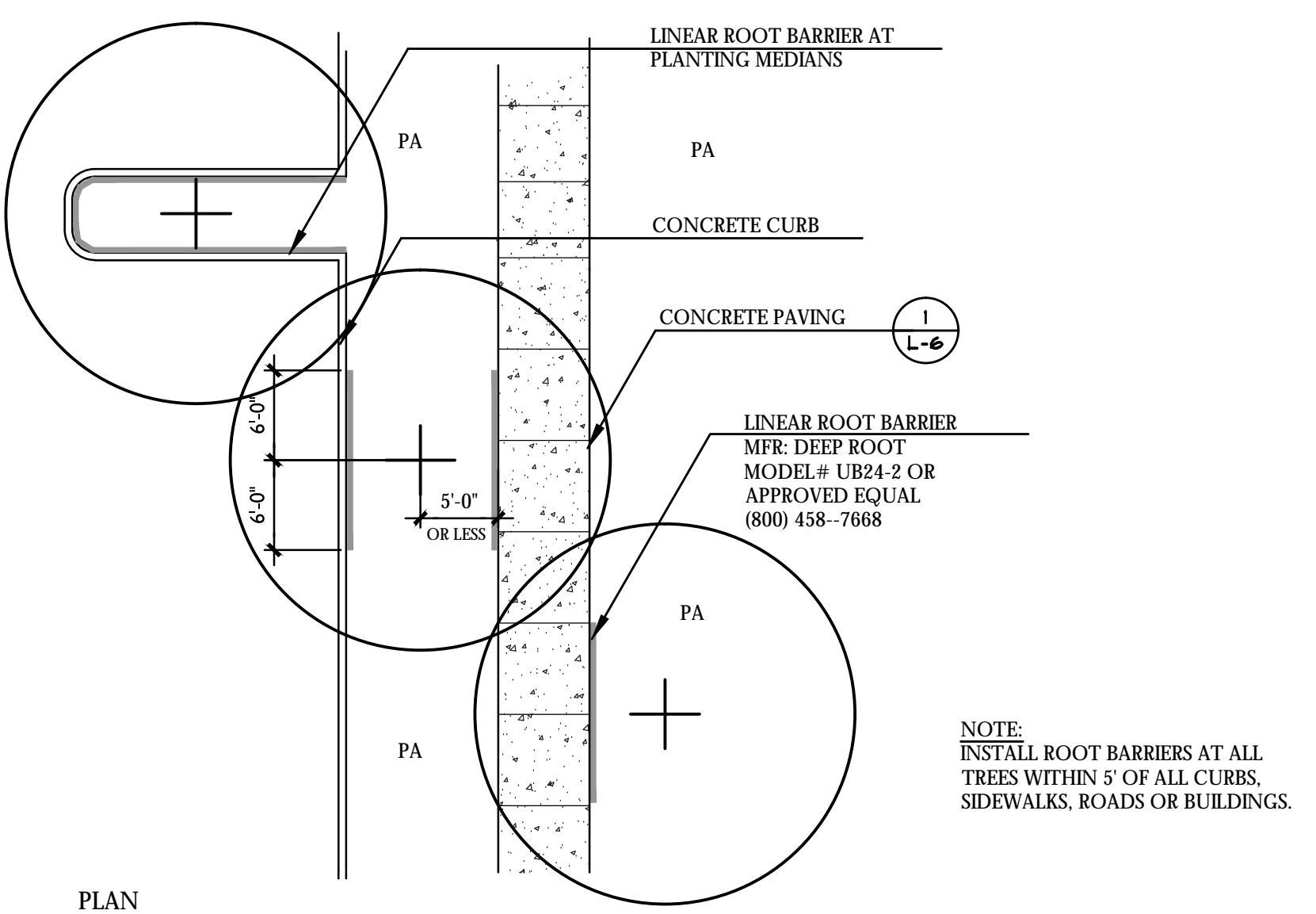
2 PLANT SPACING
 SCALE: N.T.S.



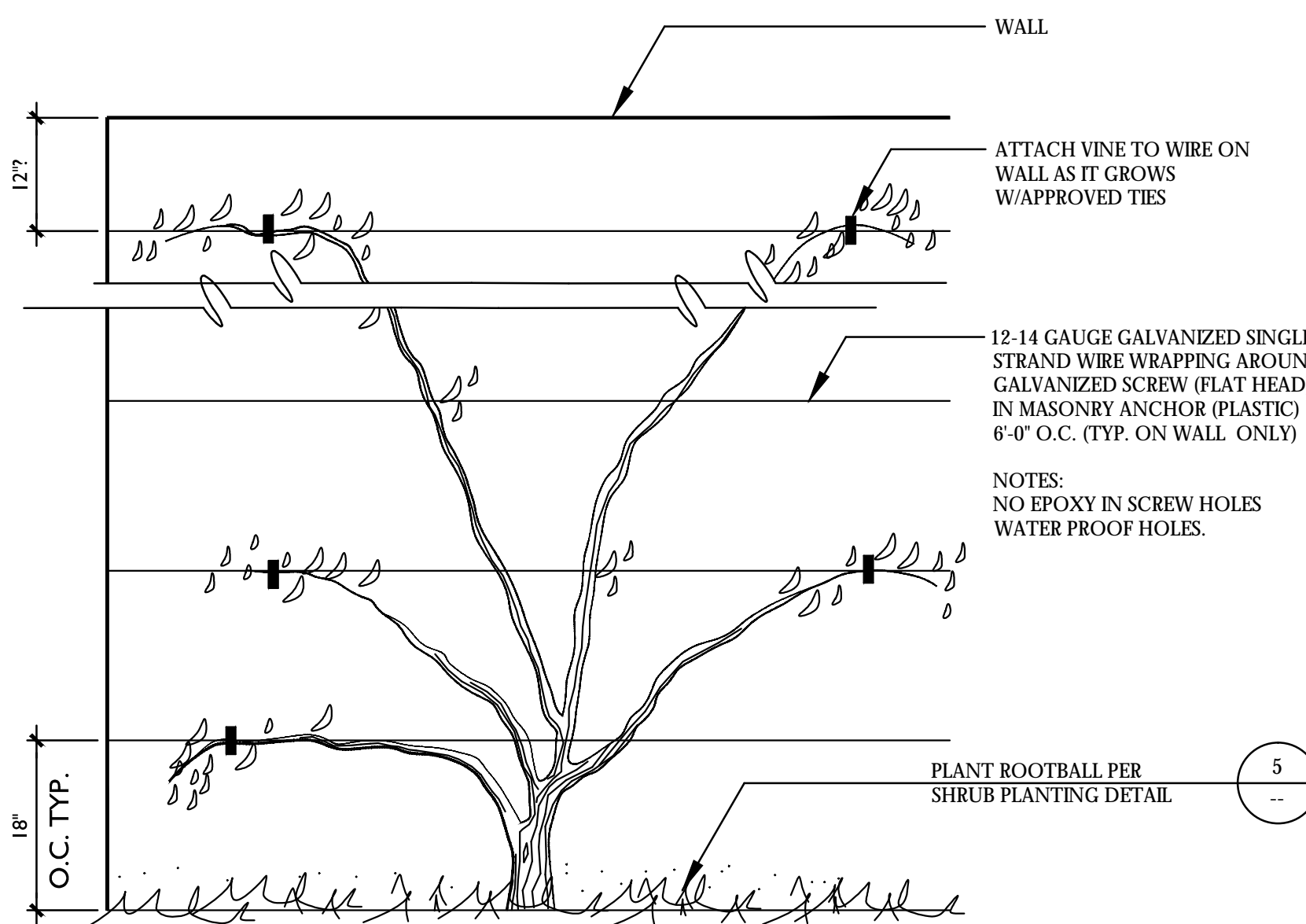
3 REDWOOD HEADER
 SCALE: 3/4" = 1'-0"



4 TREE STAKING DETAIL - ON SITE
 SCALE: 3/8" = 1'-0"

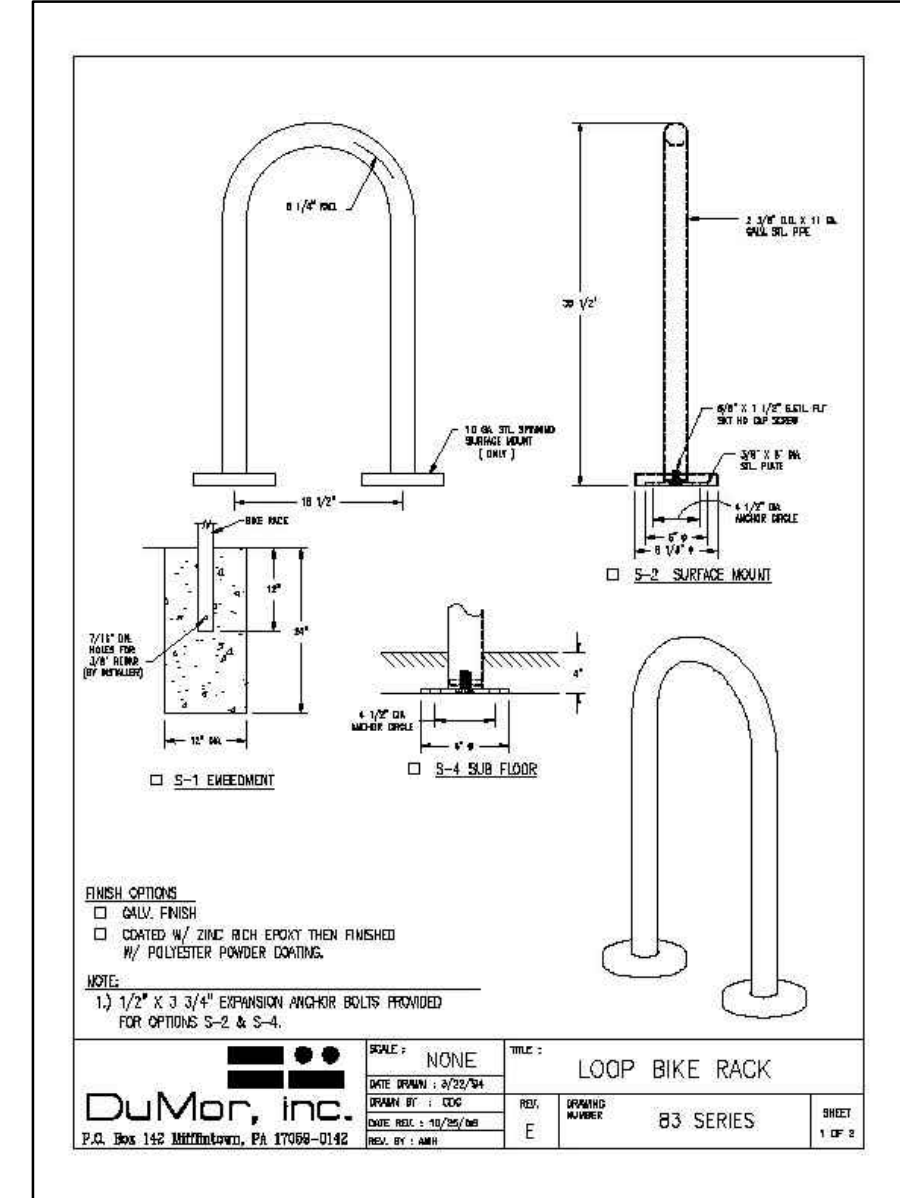


5 LINEAR ROOT BARRIER
 SCALE: 1" = 10'-0"



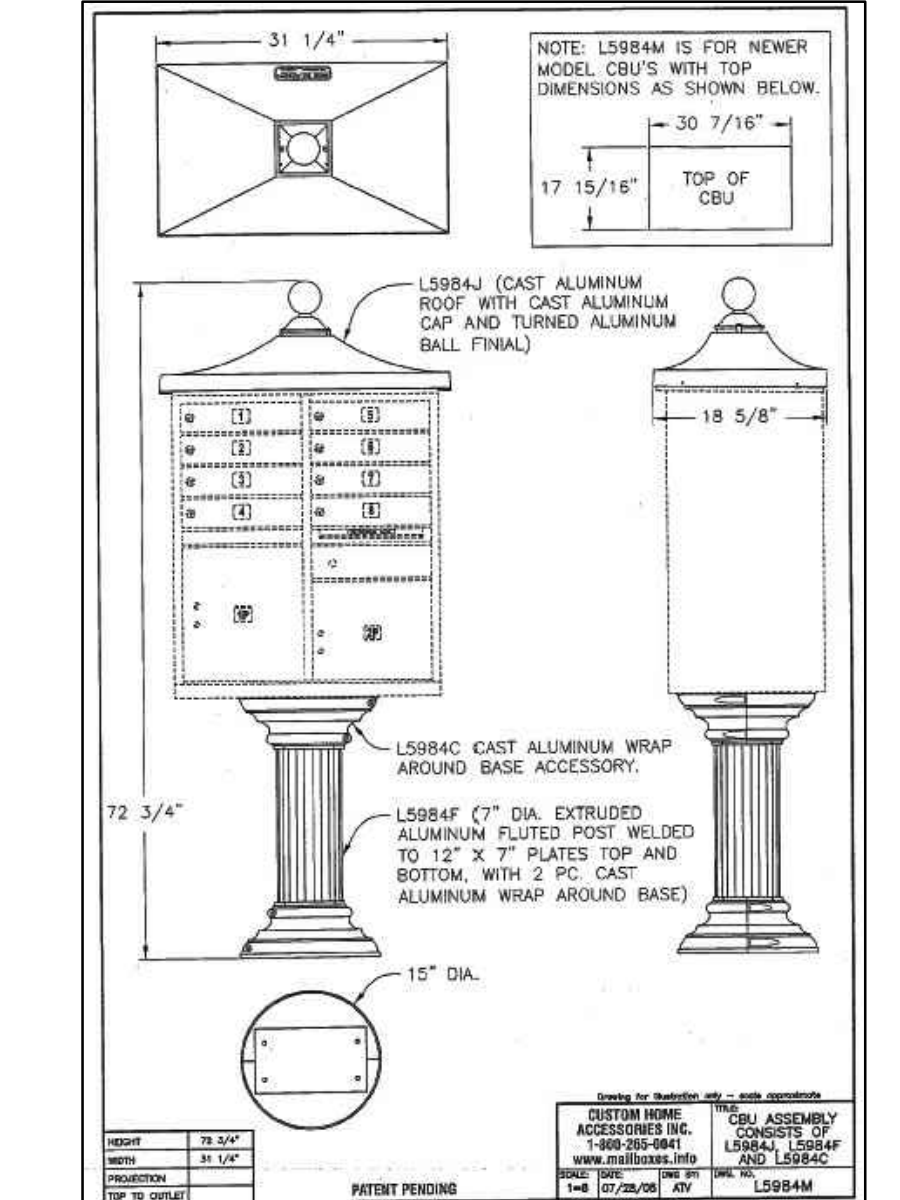
6 VINE PLANTING
 SCALE: NTS

NOTES:
 COLOR: BLACK
 SEE SHEET L-X FOR MFR. INFORMATION

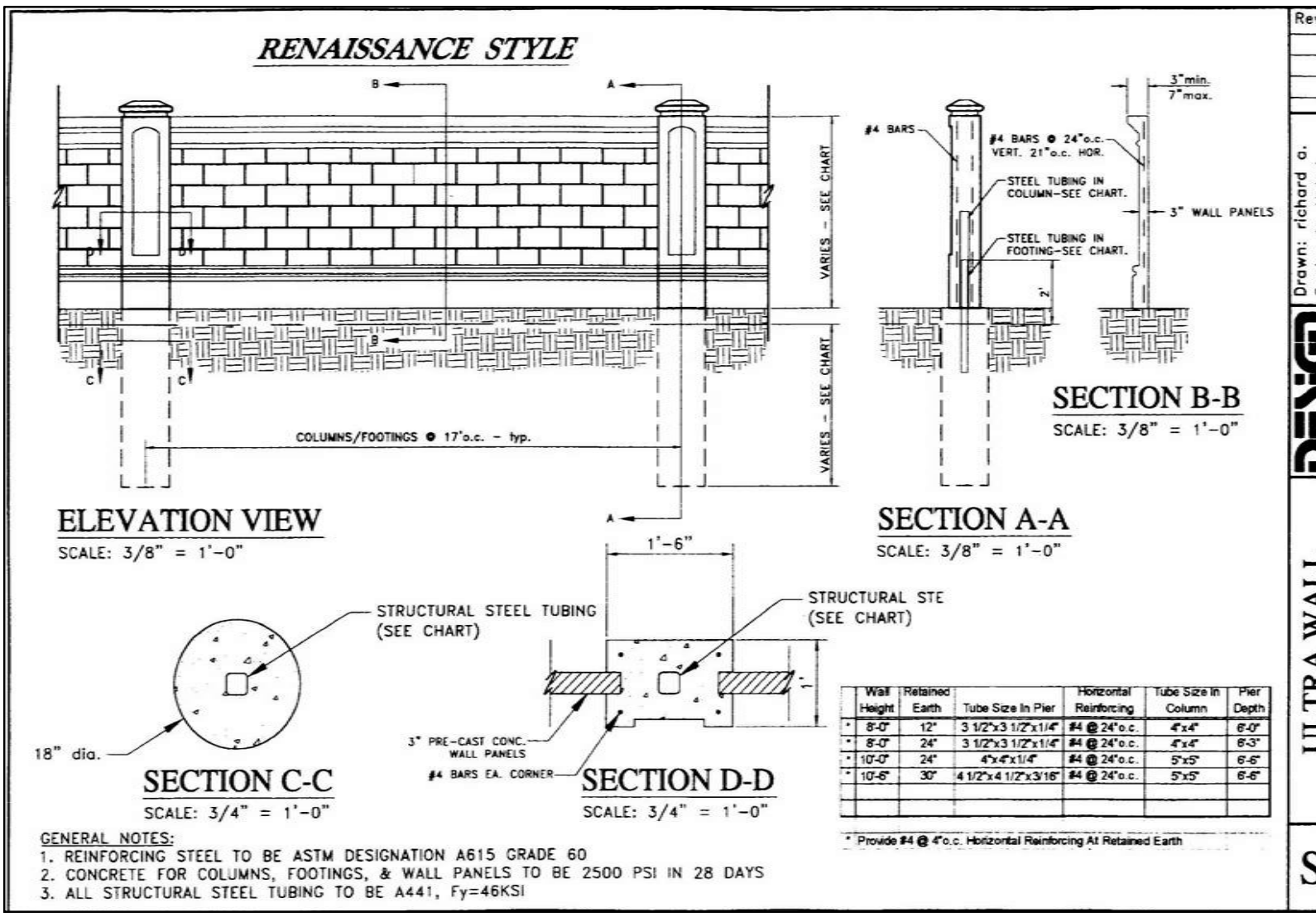


7 LOOP BIKE RACK
 SCALE: N.T.S.

SEE SHEET LL0.2 FOR MFR. INFORMATION
 COLOR: BLACK



8 CLUSTER MAILBOX
 SCALE: N.T.S.

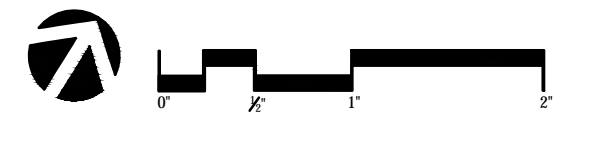


9 PRECAST WALL
 SCALE: N.T.S.

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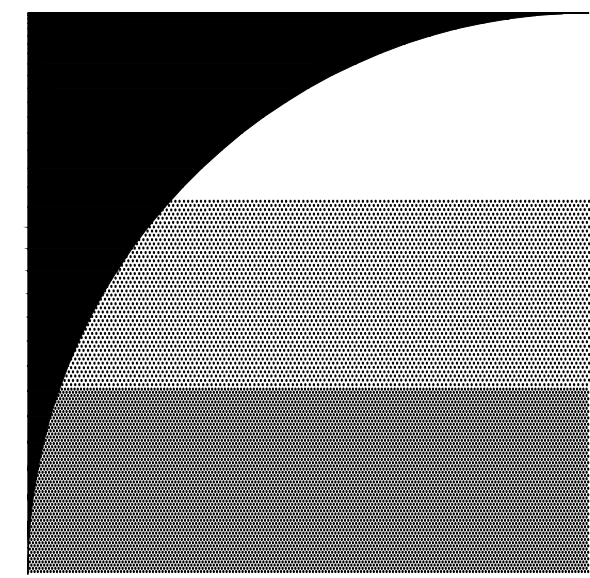


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 SCALE:



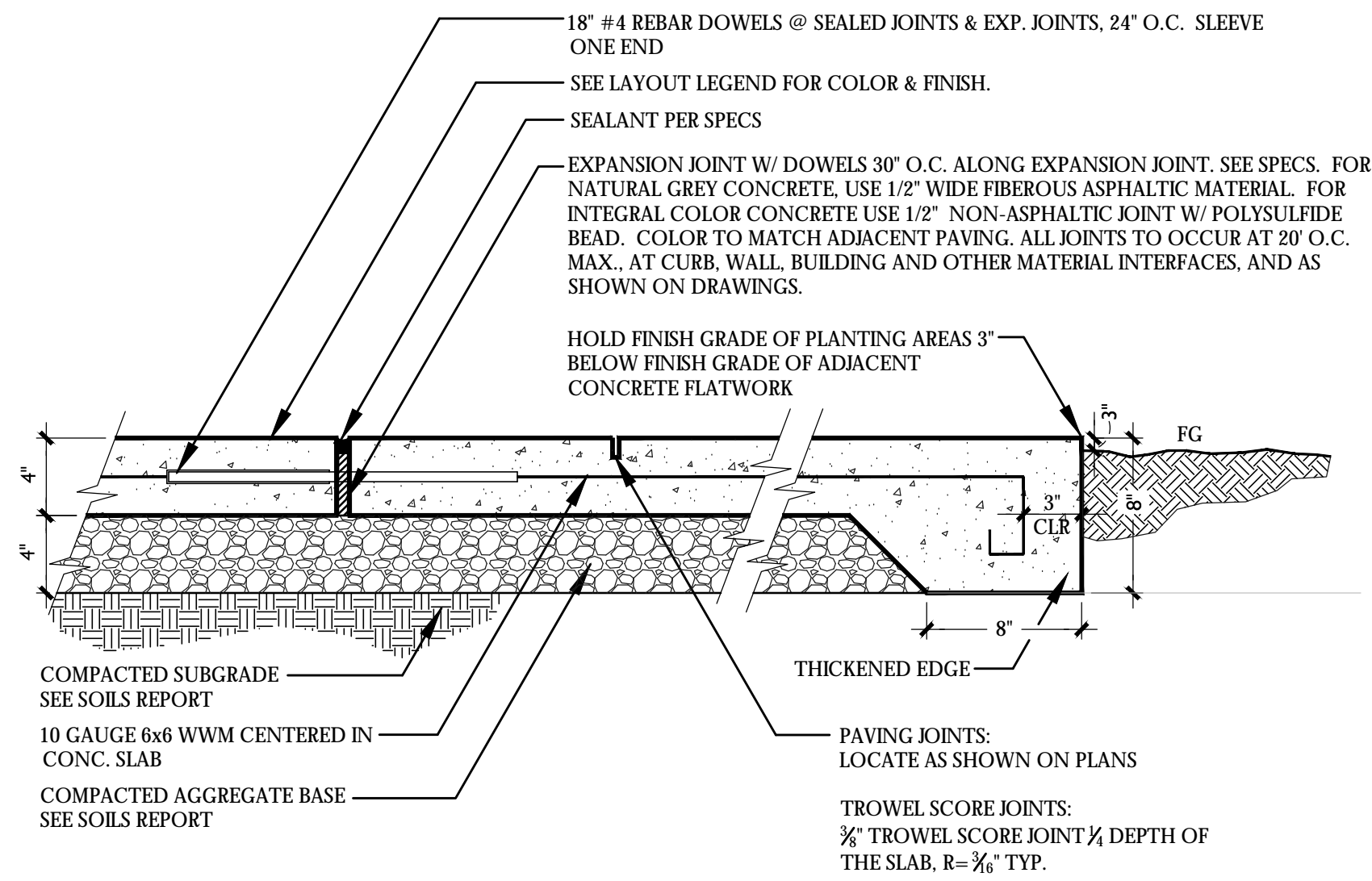
LANDSCAPE DETAILS

L-5

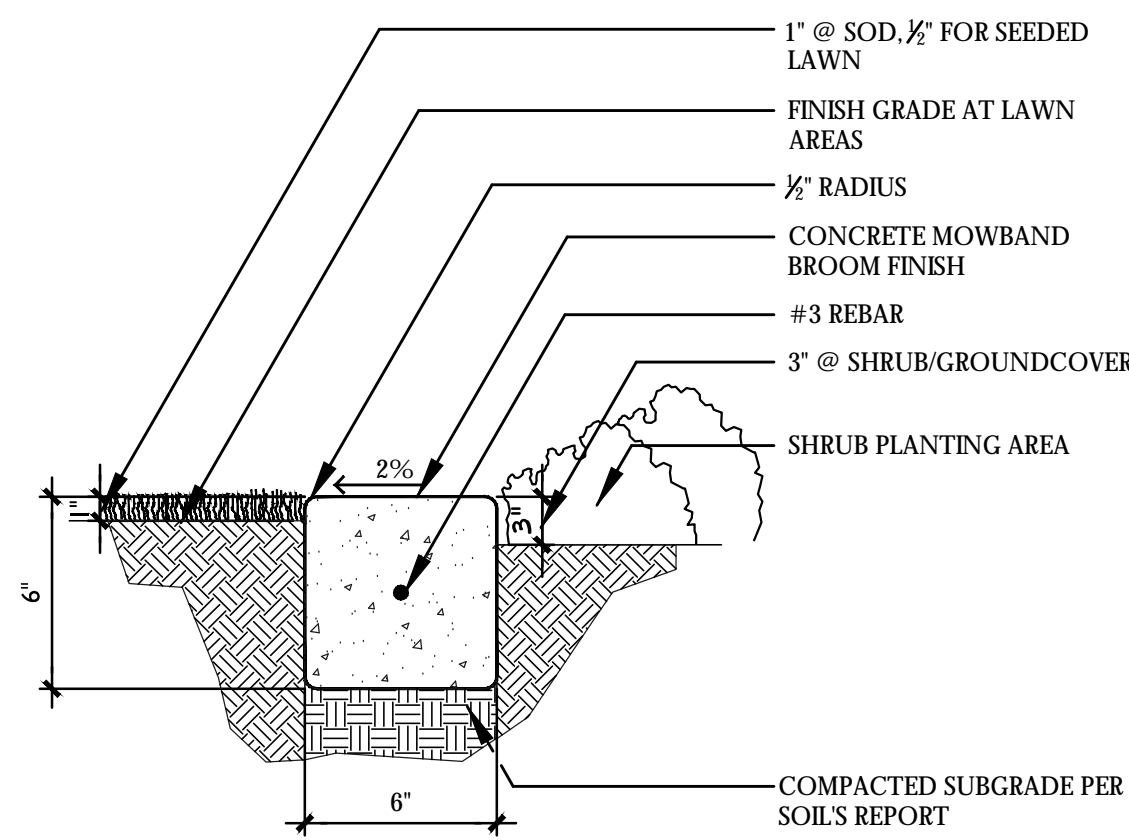


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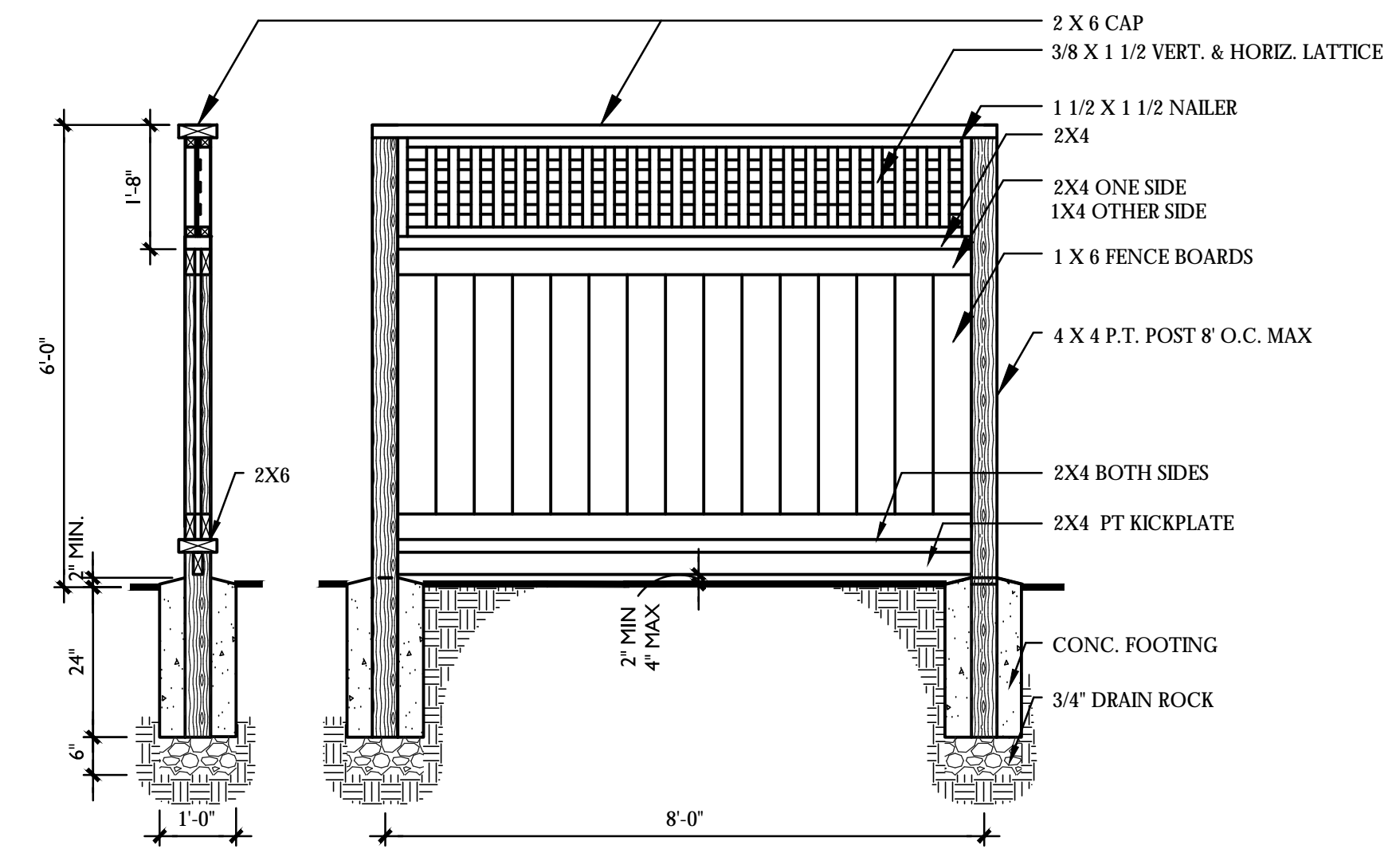
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1 PEDESTRIAN CONCRETE PAVING
 SCALE: 1 1/2" = 1'-0"

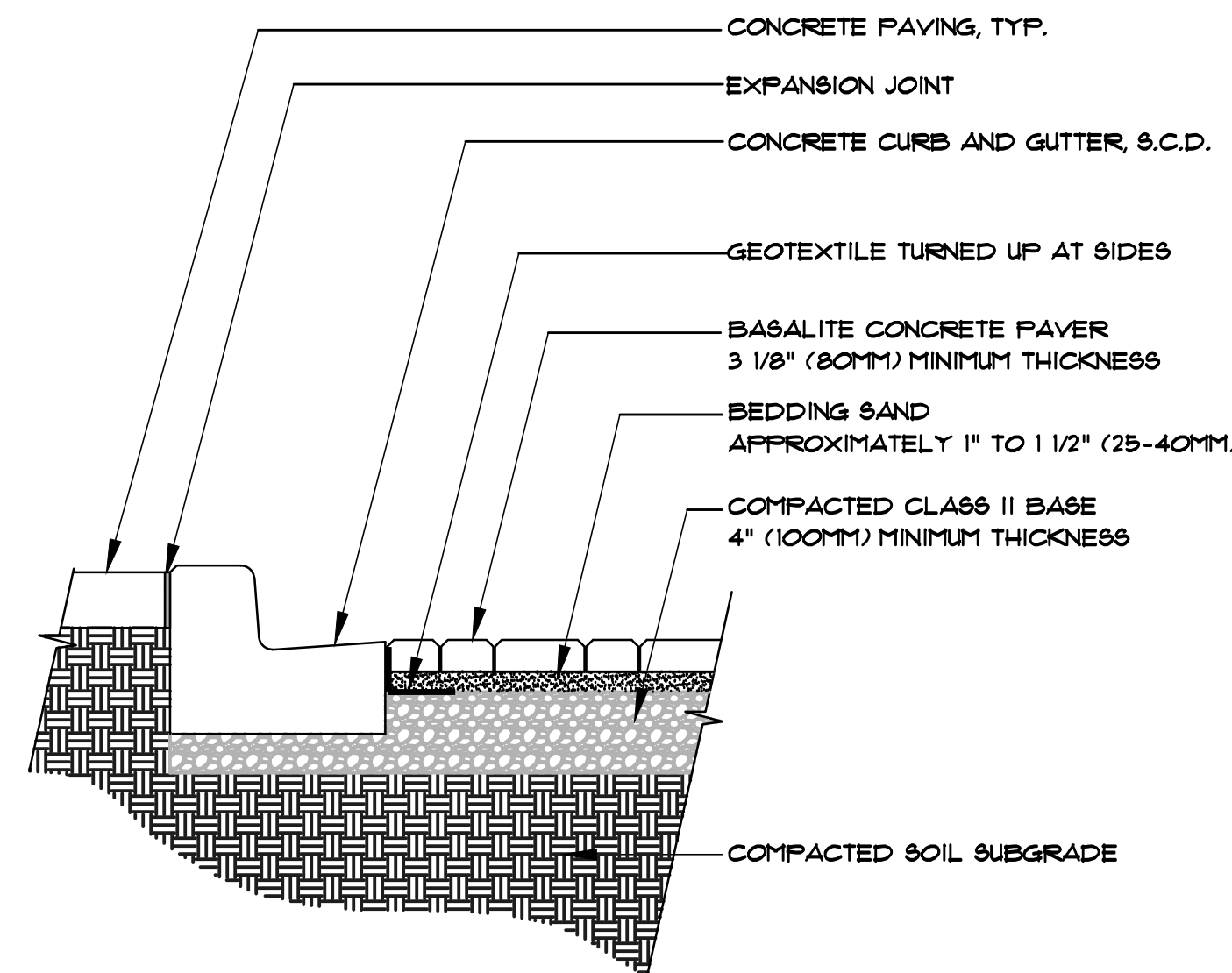


4 6\"/>

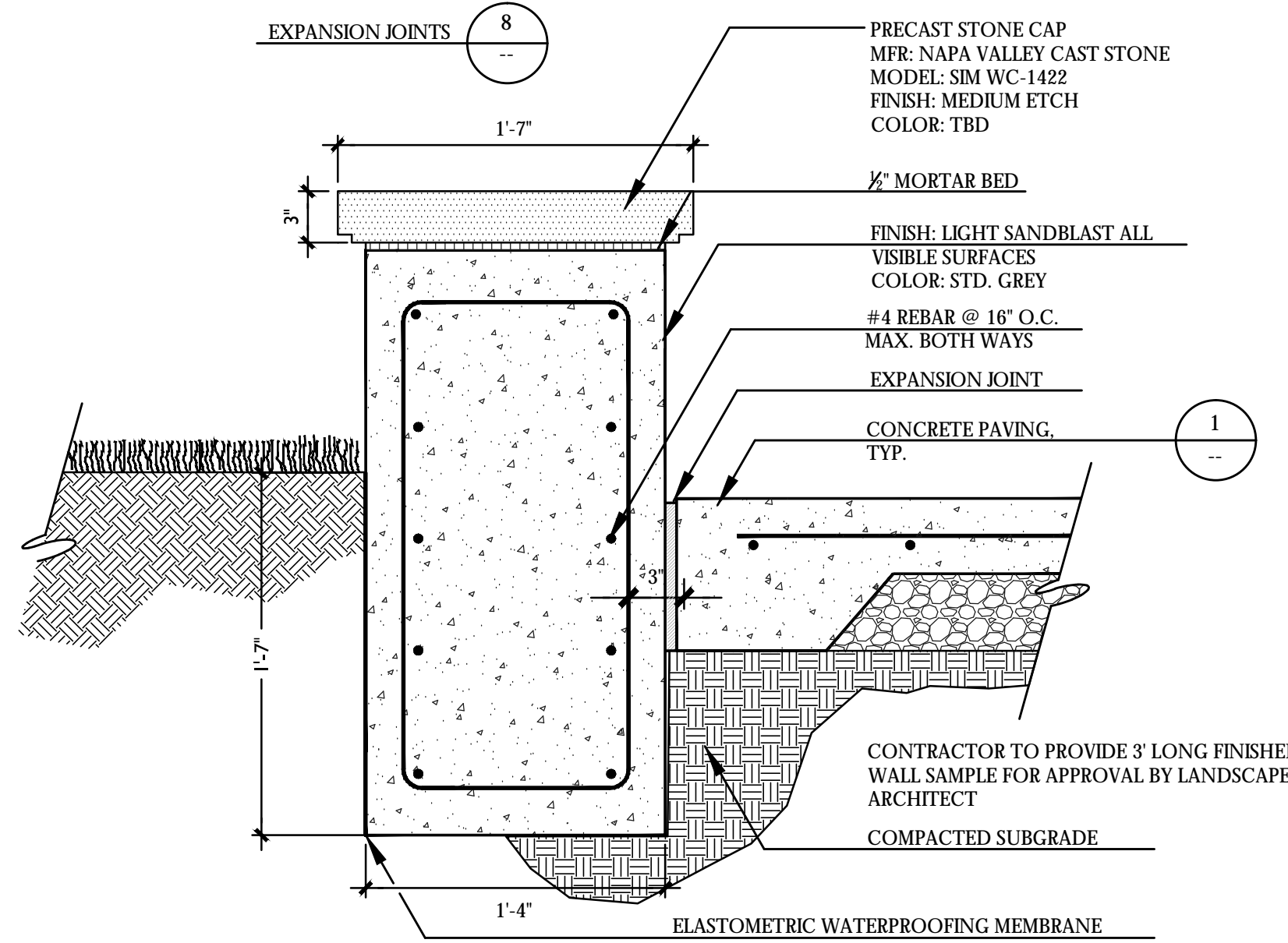


7 WOOD PRIVACY FENCE W/ LATTICE
 SCALE: N.T.S.

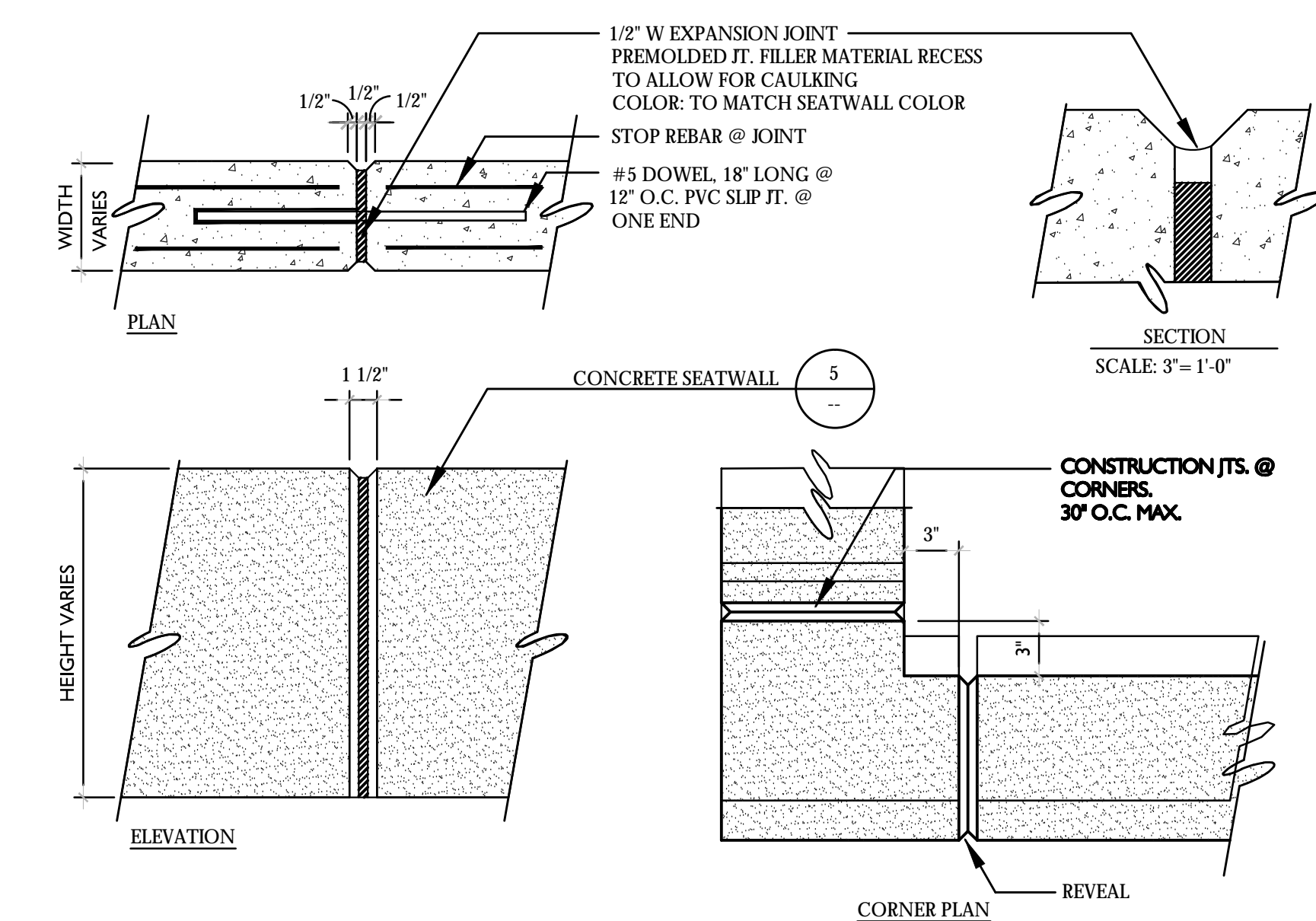
NOTES: 1. ALL WOOD TO BE CLR HEART REDWOOD
 2. STAIN OR PAINT TO MATCH ARCHITECTURE.
 3. ALL FASTENERS TO BE GALVANIZED



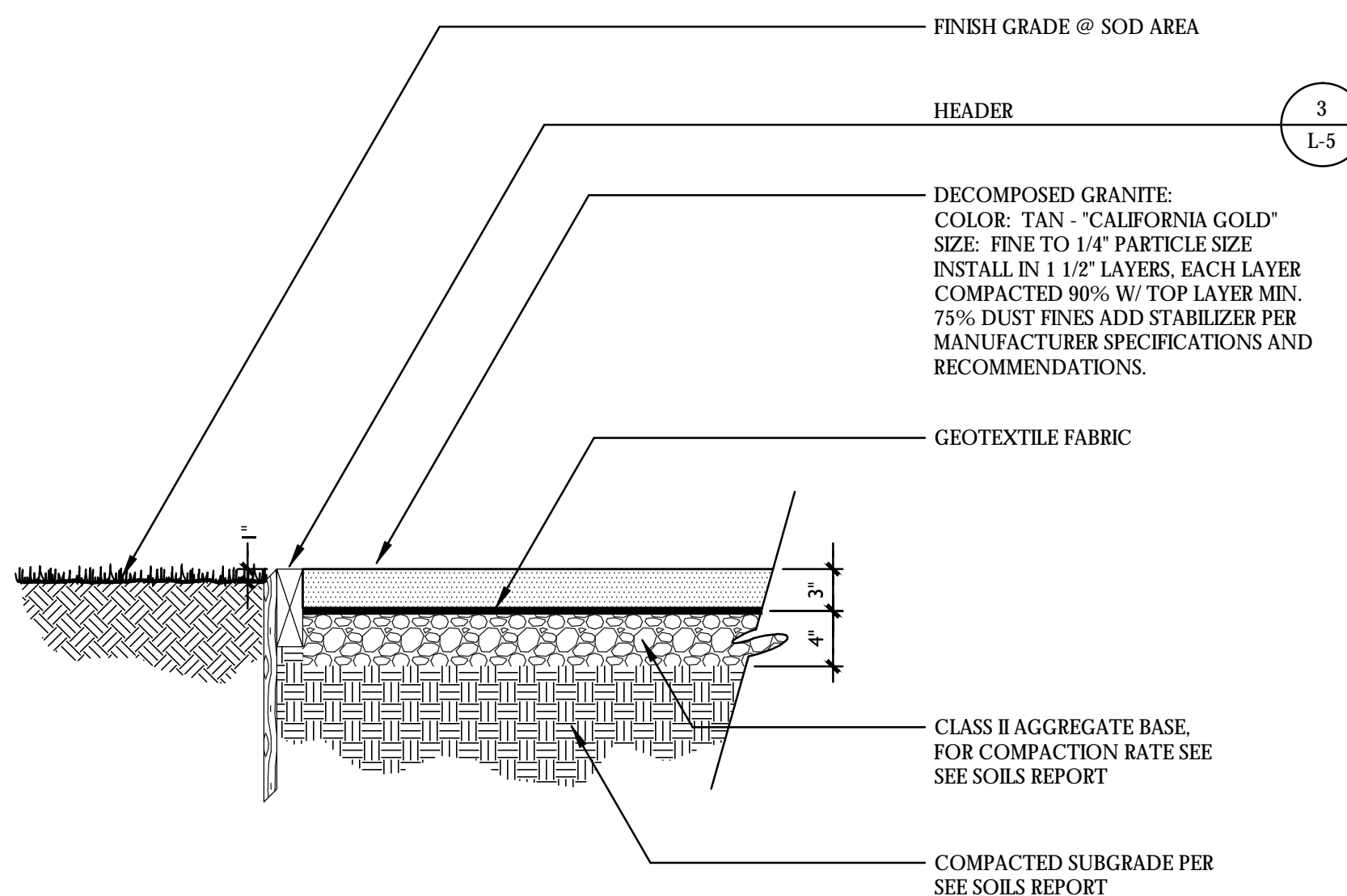
2 VEHICULAR CONCRETE PAVERS
 SCALE: 1" = 1'-0"



5 CONCRETE SEATWALL
 SCALE: 1 1/2" = 1'-0"



8 EXPANSION JOINT AT SEAT WALL
 SCALE: 1 1/2" = 1'-0"

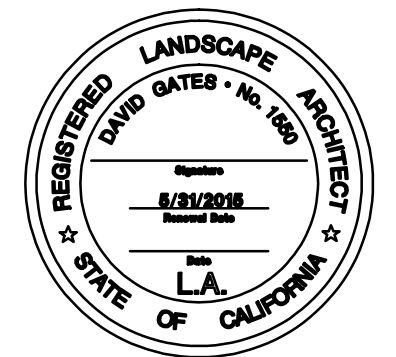


3 DECOMPOSED GRANITE PAVING
 SCALE: 1" = 1'-0"

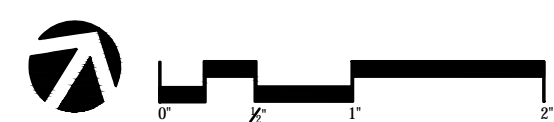


6 NATURAL PLAY AREA
 SCALE: 3/8" = 1'-0"

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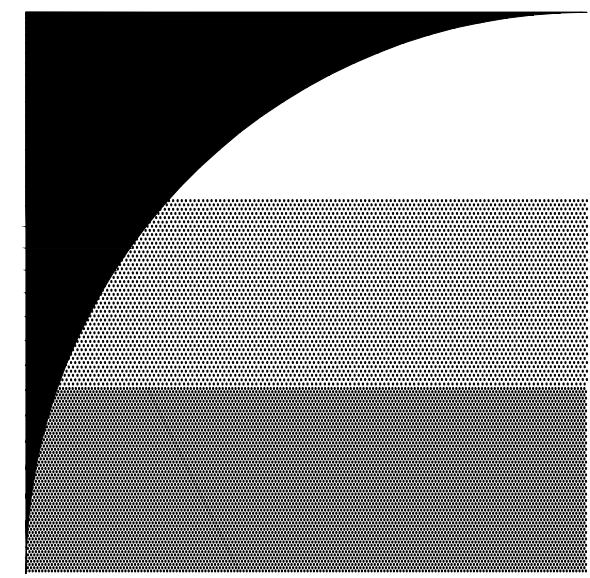


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 SCALE:



LANDSCAPE DETAILS

L-6



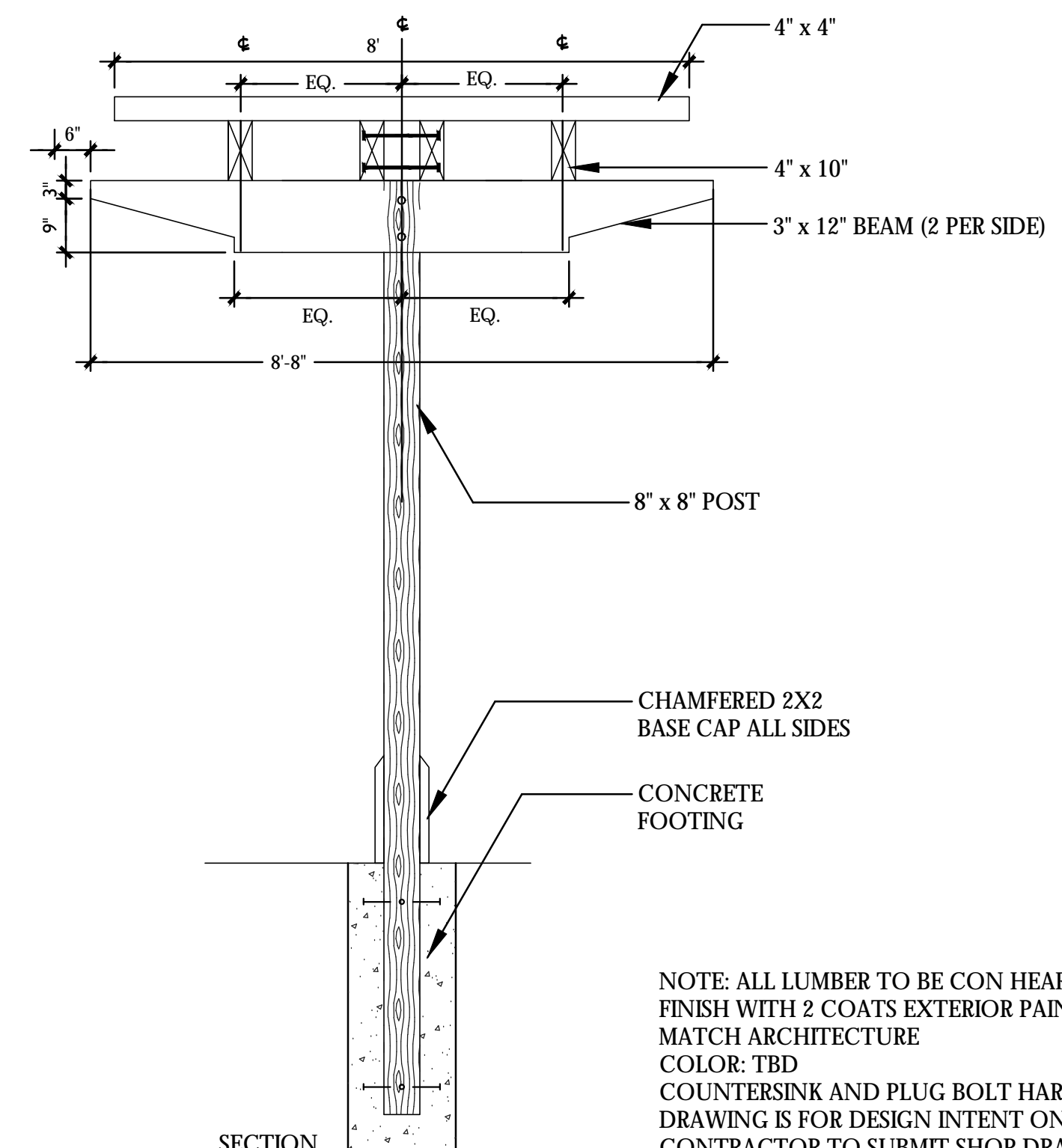
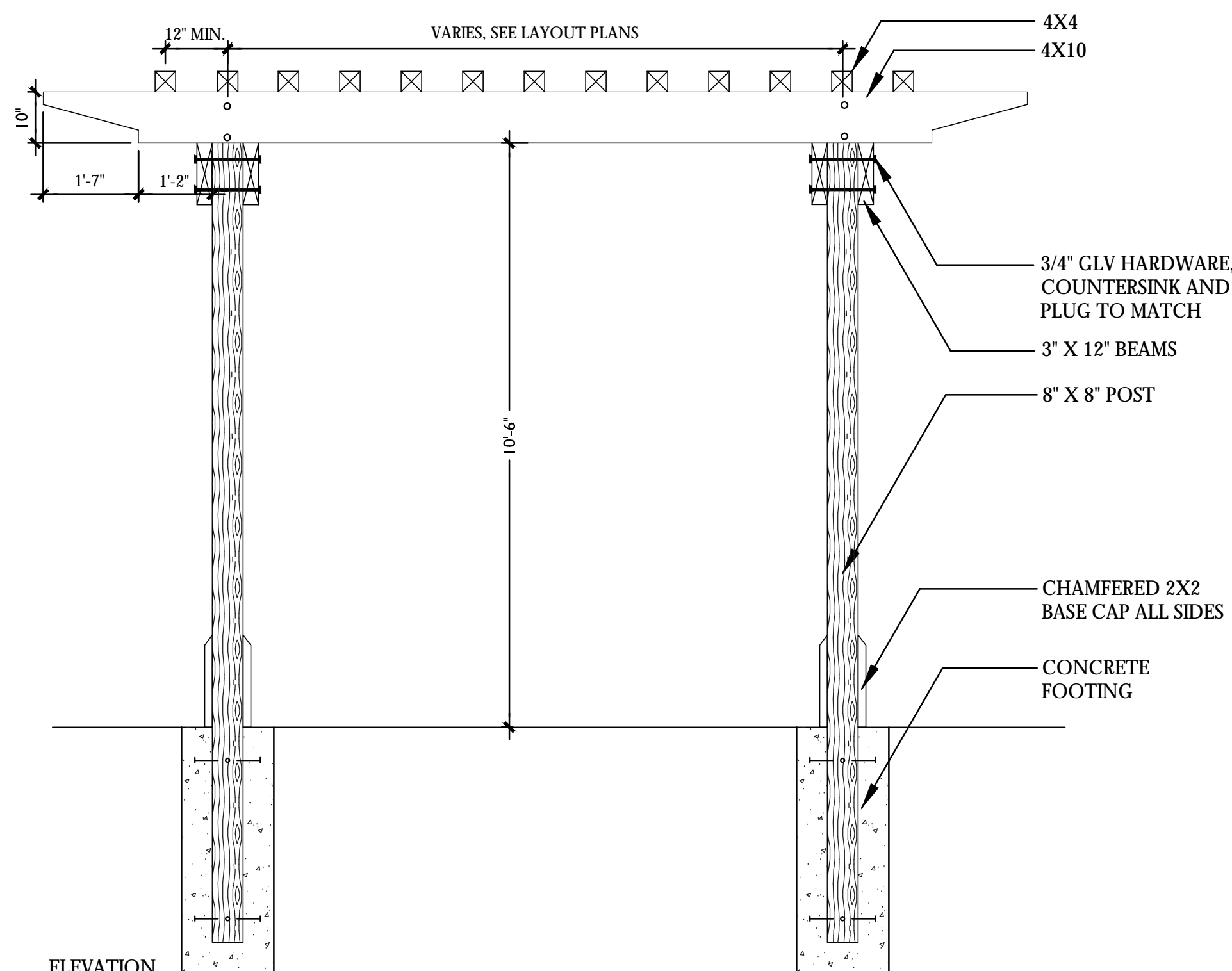
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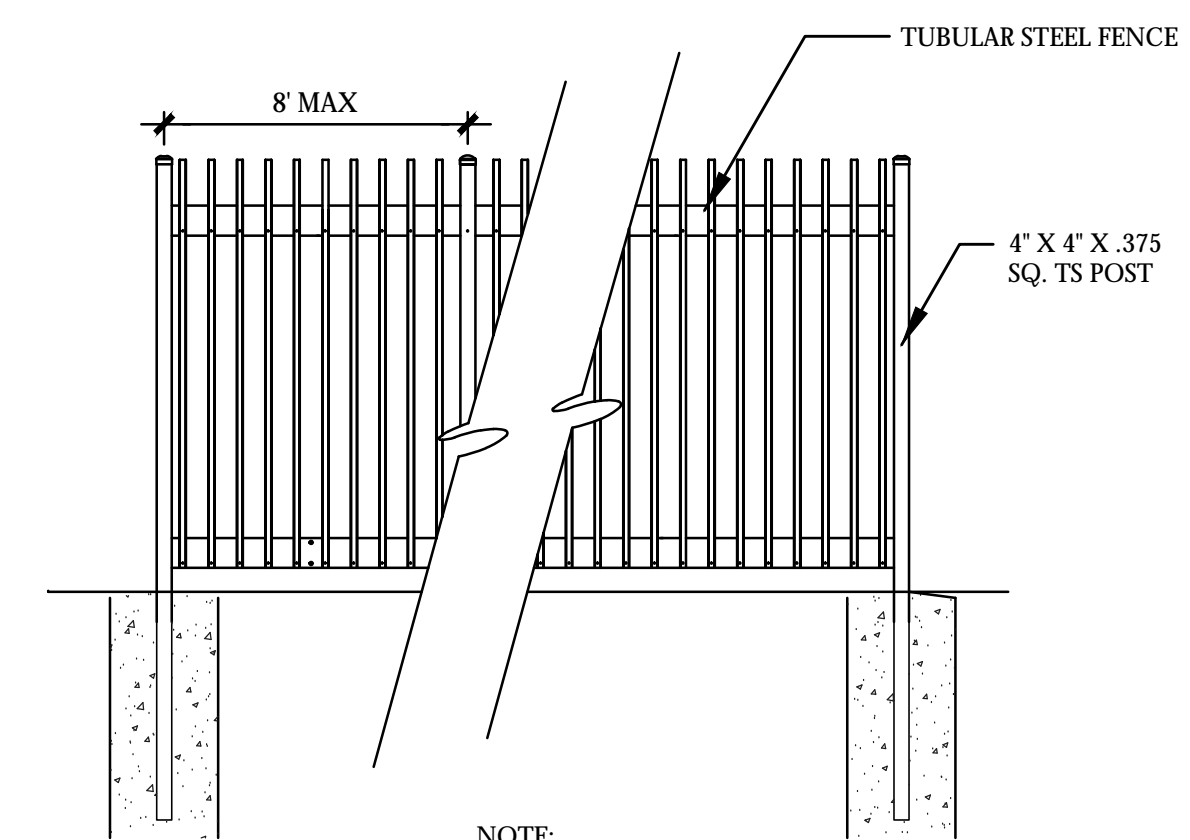
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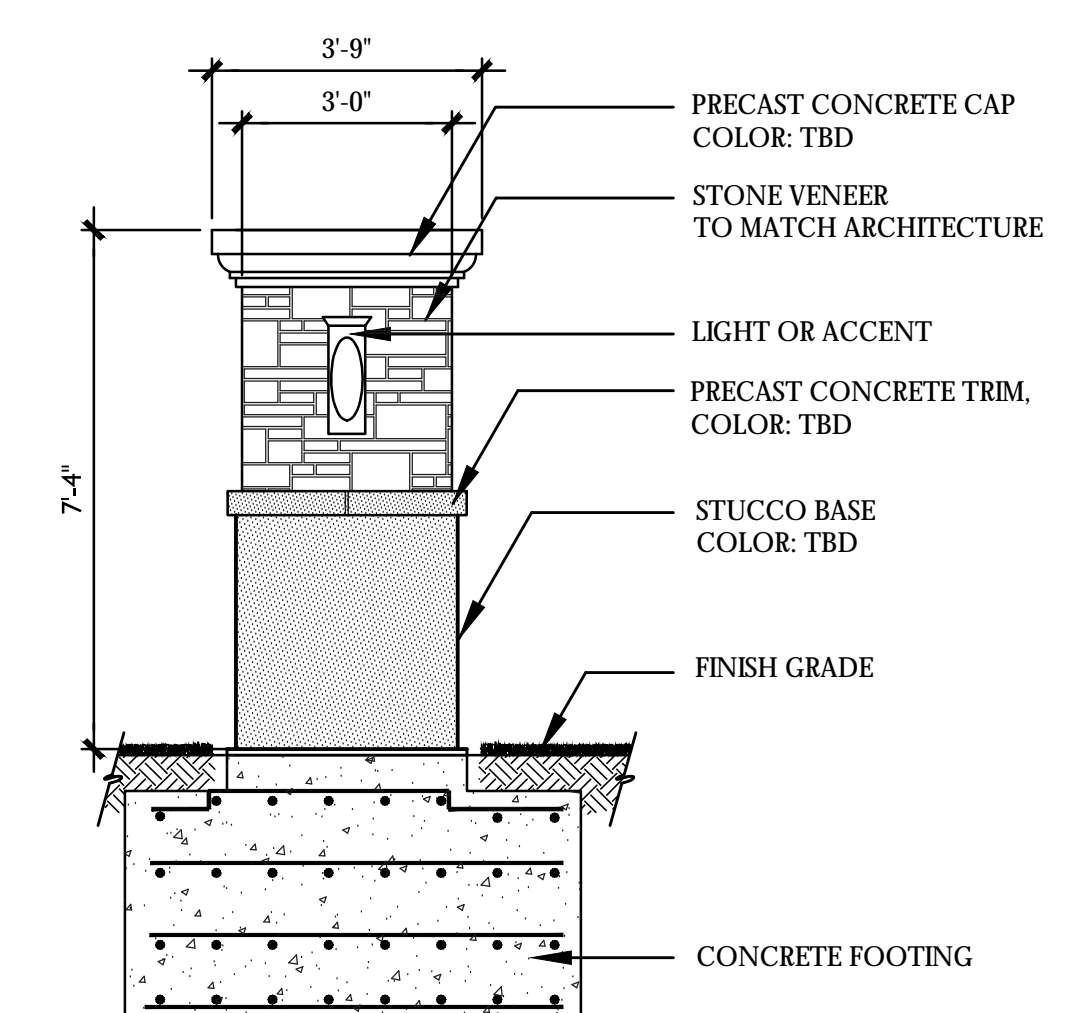
NOTE: ALL LUMBER TO BE CON HEART RWD
FINISH WITH 2 COATS EXTERIOR PAINT TO
MATCH ARCHITECTURE
COLOR: TBD
COUNTERSINK AND PLUG BOLT HARDWARE
DRAWING IS FOR DESIGN INTENT ONLY.
CONTRACTOR TO SUBMIT SHOP DRAWINGS
SHOWING ALL CONNECTIONS

ELEVATION
1 WOOD TRELLIS
SCALE: 1/2" = 1'-0"



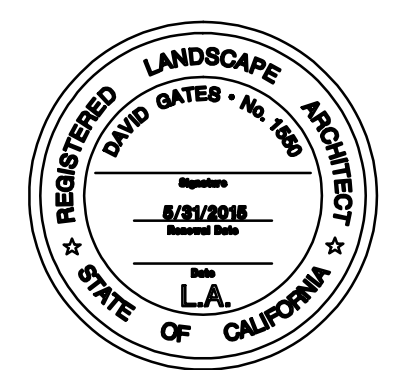
NOTE:
1. FENCING TO BE BLACK
2. GRIND ALL WELDS SMOOTH
3. SUBMIT SHOP DRAWINGS FOR APPROVAL

3 ORNAMENTAL IRON FENCE
SCALE: 3/8" = 1'-0"

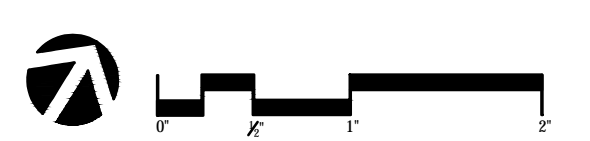


2 DECORATIVE MONOLITH
SCALE: 3/8" = 1'-0"

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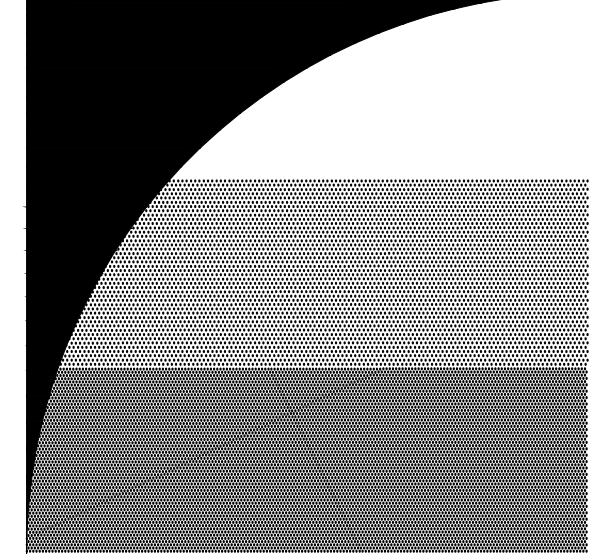


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SCALE:



LANDSCAPE DETAILS

L-7



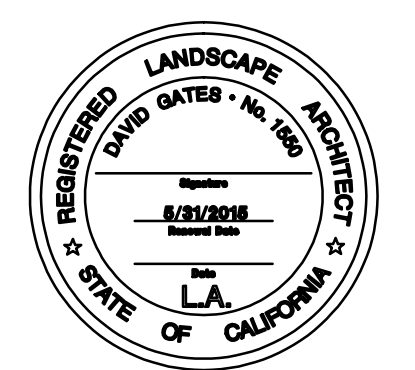
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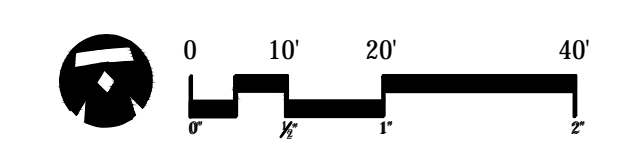
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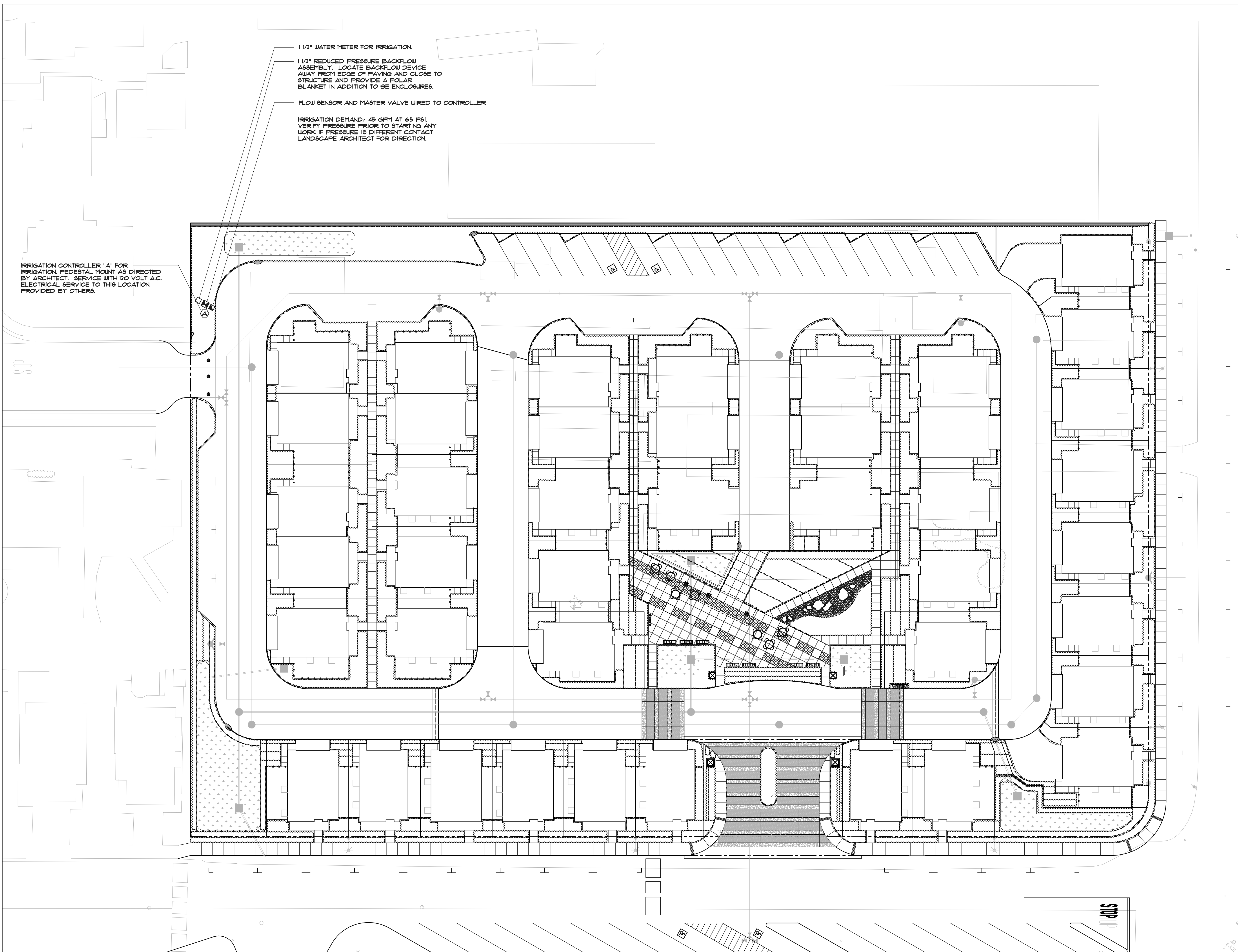


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SCALE: 1" = 20'-0"



IRRIGATION CONCEPT

L-8



1 1/2" WATER METER FOR IRRIGATION.
1 1/2" REDUCED PRESSURE BACKFLOW ASSEMBLY. LOCATE BACKFLOW DEVICE AWAY FROM EDGE OF PAVING AND CLOSE TO STRUCTURE AND PROVIDE A POLAR BLANKET IN ADDITION TO BE ENCLOSURES.
FLOW SENSOR AND MASTER VALVE WIRED TO CONTROLLER
IRRIGATION DEMAND: 45 GPM AT 65 PSI. VERIFY PRESSURE PRIOR TO STARTING ANY WORK. IF PRESSURE IS DIFFERENT CONTACT LANDSCAPE ARCHITECT FOR DIRECTION.

IRRIGATION CONTROLLER "A" FOR IRRIGATION. PEDESTAL MOUNT AS DIRECTED BY ARCHITECT. SERVICE WITH 120 VOLT A.C. ELECTRICAL SERVICE TO THIS LOCATION PROVIDED BY OTHERS.

STOP

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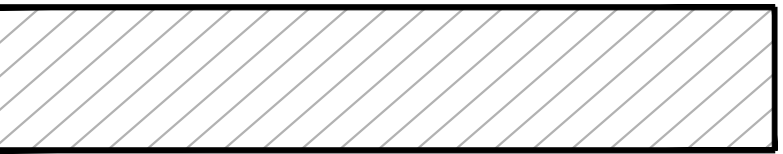
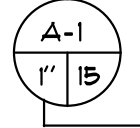
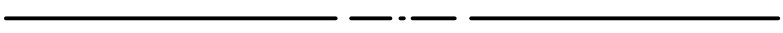


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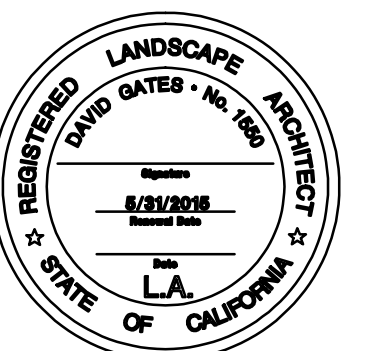
IRRIGATION NOTES

- THIS DESIGN IS DIAGRAMMATIC. ALL PIPING, VALVES, ETC. SHOWN WITHIN PAVED AREAS IS FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED IN PLANTING AREAS WHERE POSSIBLE. AVOID ANY CONFLICTS BETWEEN THE SPRINKLER SYSTEM, PLANTING AND ARCHITECTURAL FEATURES.
- DO NOT WILLFULLY INSTALL THE SPRINKLER SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT OBSTRUCTIONS, GRADE DIFFERENCES OR DIFFERENCES IN THE AREA DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. SUCH OBSTRUCTIONS OR DIFFERENCES SHOULD BE BROUGHT TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE. IN THE EVENT THAT THIS NOTIFICATION IS NOT PERFORMED, THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.
- IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL GRADE DIFFERENCES, LOCATION OF WALLS, RETAINING WALLS, ETC. HE SHALL COORDINATE HIS WORK WITH THE GENERAL CONTRACTOR AND OTHER SUBCONTRACTORS FOR THE LOCATION AND THE INSTALLATION OF PIPE SLEEVES THROUGH WALLS, UNDER ROADWAYS, PAVING, STRUCTURES, ETC.
- DUE TO THE SCALE OF THE DRAWINGS, IT IS NOT POSSIBLE TO INDICATE ALL OFFSETS, FITTINGS, SLEEVES, ETC., WHICH MAY BE REQUIRED. THE CONTRACTOR SHALL CAREFULLY INVESTIGATE THE STRUCTURAL AND FINISHED CONDITIONS AFFECTING ALL OF HIS WORK AND PLAN HIS WORK ACCORDINGLY, FURNISHING SUCH FITTINGS, ETC., AS MAY BE REQUIRED TO MEET SUCH CONDITIONS. DRAWINGS ARE GENERALLY DIAGRAMMATIC AND INDICATIVE OF THE WORK TO BE INSTALLED. THEN WORK SHALL BE INSTALLED IN SUCH A MANNER AS TO AVOID CONFLICTS BETWEEN IRRIGATION SYSTEMS, PLANTING, AND ARCHITECTURAL FEATURES.
- ELECTRICAL CONTRACTOR TO SUPPLY 120 VOLT A.C. (2.5 AMP) SERVICE TO CONTROLLER LOCATION. IRRIGATION CONTRACTOR TO MAKE FINAL CONNECTION FROM ELECTRICAL STUB-OUT TO CONTROLLER.
- EACH CONTROLLER SHALL HAVE ITS OWN INDEPENDENT GROUND WIRE.
- VALVE LOCATIONS SHOWN ARE DIAGRAMMATIC. INSTALL IN GROUND COVER/SHRUB AREAS WHERE POSSIBLE (NOT IN LAWN AREA).
- SPLICING OF 24 VOLT WIRES WILL NOT BE PERMITTED EXCEPT IN VALVE BOXES. LEAVE A 24" COIL OF EXCESS WIRE AT EACH SPLICE AND 100 FEET ON CENTER ALONG WIRE RUN. TAPE WIRE IN BUNDLES 10 FEET ON CENTER. NO TAPING PERMITTED INSIDE SLEEVES.
- INSTALL FOUR (4) SPARE CONTROL WIRES ALONG THE ENTIRE MAIN LINE. LOOP 36" EXCESS WIRE INTO EACH SINGLE VALVE BOX AND INTO ONE VALVE BOX IN EACH GROUP OF VALVES. SPARE WIRES SHALL BE YELLOW, COMMON WIRES SHALL BE WHITE AND CONTROL WIRES SHALL BE RED.
- THE IRRIGATION CONTRACTOR SHALL FLUSH AND ADJUST ALL DRIP TUBES FOR OPTIMUM PERFORMANCE.
- NOTIFY ARCHITECT OF ANY ASPECTS OF LAYOUT WHICH WILL PROVIDE INCOMPLETE OR INSUFFICIENT WATER COVERAGE OF PLANT MATERIAL AND DO NOT PROCEED UNTIL HIS INSTRUCTIONS ARE OBTAINED.
- ALL SPRINKLER HEADS SHALL BE SET PERPENDICULAR TO FINISH GRADE OF THE AREA TO BE IRRIGATED UNLESS OTHERWISE DESIGNATED ON THE PLANS.
- INSTALL A VALCON 5000 SERIES SPRING LOADED CHECK VALVE BELOW DRIP BUBBLERS WHERE LOW HEAD DRAINAGE WILL CAUSE EROSION AND EXCESS WATER.
- INSTALL VALVE BOXES 12" FROM AND PERPENDICULAR TO WALK, CURB, BUILDING OR LANDSCAPE FEATURE. AT MULTIPLE VALVE BOX GROUPS, EACH BOX SHALL BE AN EQUAL DISTANCE FROM THE WALK, CURB, ETC. AND EACH BOX SHALL BE 12" APART. SHORT SIDE OF VALVE BOX SHALL BE PARALLEL TO WALK, CURB LAWN, ETC.
- THE SPRINKLER SYSTEM DESIGN IS BASED ON THE MINIMUM OPERATING PRESSURE SHOWN ON THE IRRIGATION DRAWINGS. THE IRRIGATION CONTRACTOR SHALL VERIFY WATER PRESSURE PRIOR TO CONSTRUCTION. REPORT ANY DIFFERENCE BETWEEN THE WATER PRESSURE INDICATED ON THE DRAWINGS AND THE ACTUAL PRESSURE READING AT THE IRRIGATION POINT OF CONNECTION TO THE OWNER'S AUTHORIZED REPRESENTATIVE.
- OPERATE IRRIGATION CONTROLLER(S) BETWEEN THE HOURS OF 10:00 PM AND 7:00 AM.
- IRRIGATION CONTRACTOR TO NOTIFY ALL LOCAL JURISDICTIONS FOR INSPECTION AND TESTING OF INSTALLED BACKFLOW PREVENTION DEVICE.
- PRIOR TO TRENCHING, CALL UNDERGROUND SERVICE ALERT, (1-800) 642-2444 FOR NORTHERN CALIFORNIA
- WHEN VERTICAL OBSTRUCTIONS (STREET LIGHTS, TREES, FIRE HYDRANTS, ETC.) INTERFERE WITH THE PATTERN OF THE DRIP TUBING LAYOUT SO AS TO PREVENT PROPER COVERAGE, THE IRRIGATION CONTRACTOR SHALL FIELD ADJUST THE DRIP SYSTEM AT THE LOCATION OF THE OBSTRUCTION SO AS TO PROVIDE PROPER COVERAGE. ALL ADJUSTMENTS SHALL BE MADE AT NO ADDITIONAL COST TO THE OWNER.

IRRIGATION LEGEND

SYMBOL	MODEL NUMBER	DESCRIPTION	PSI	GPM	PRECIP	RADIUS
▲	OCT816	PEPCO OCTA BUBBLER-SHRUBS	30	2 GPH	-	-
■	RWS-B-C-1401	TREE BUBBLERS IN TURF- ONE RAINBIRD BUBBLER IN DEEP WATERING TUBE PER TREE	30	.25 EACH	-	-
→	M64/AP100	SPEARS FLUSHING END PLUG - LOCATE AT END OF LONG DRIP LINES				
⊕	P-220-27	TORO REMOTE CONTROL VALVE				
✂	T-113-K	NIBCO GATE VALVE (LINE SIZE) WITH CROSS HANDLE INSIDE ROUND VALVE BOX				
◆	33-DLRC	RAIN BIRD 3/4" QUICK COUPLING VALVE				
☒	825Y-BV-SBBC-30SS	FEBCO BACKFLOW PREVENTOR WITH STRONG BOX ENCLOSURE				
⊗	1-1201-1151-8130 PMR-MF-30-1"	AMIAD 1" FILTER WITH 130 MESH SCREEN WITH SENNINGER 1" IN-LINE PRESSURE REDUCING VALVE (1-22 GPM)				
⊕	RME24EG RS1000	RAINMASTER ET BASED CONTROLLER WALL MOUNTED INSIDE METAL ENCLOSURE WITH IRRITROL SYSTEMS WIRELESS RAIN SENSOR				
		IRRIGATION INSIDE DASHED OUTLINE AREA: TORO DL2000 DRIPLINE DRIP EMITTER TUBING PART NUMBER: RGP-412-10 - 1.0 GPH EMITTERS 12" ON CENTER DRIPLINE PIPE WITH TORO LOC-EZE FITTINGS (OR EQUAL) INSTALLED 4" COVER BELOW SOIL LEVEL AND 8" FROM EDGE OF SIDEWALK OR CURB. INSTALL DRIPLINE PER INSTALLATION DETAILS SHEET L-8				
		STATION NUMBER GALLONS PER MINUTE VALVE SIZE				
		MAINLINE: SCHEDULE 40 PVC PLASTIC PIPE WITH SCHEDULE 40 PVC SOLVENT WELD FITTINGS. 18" COVER.				
		LATERAL LINE: 1120-CLASS 200 PVC PLASTIC PIPE WITH SCHEDULE 40 PVC SOLVENT WELD FITTINGS. 12" COVER.				
		SLEEVE: 1120-200 PSI PVC PLASTIC PIPE W/SCHEDULE 40 PVC PLASTIC FITTINGS. 24" COVER. SIZE NOTED ON PLANS.				

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ISSUE 1	SITE REVIEW	05/27/2015
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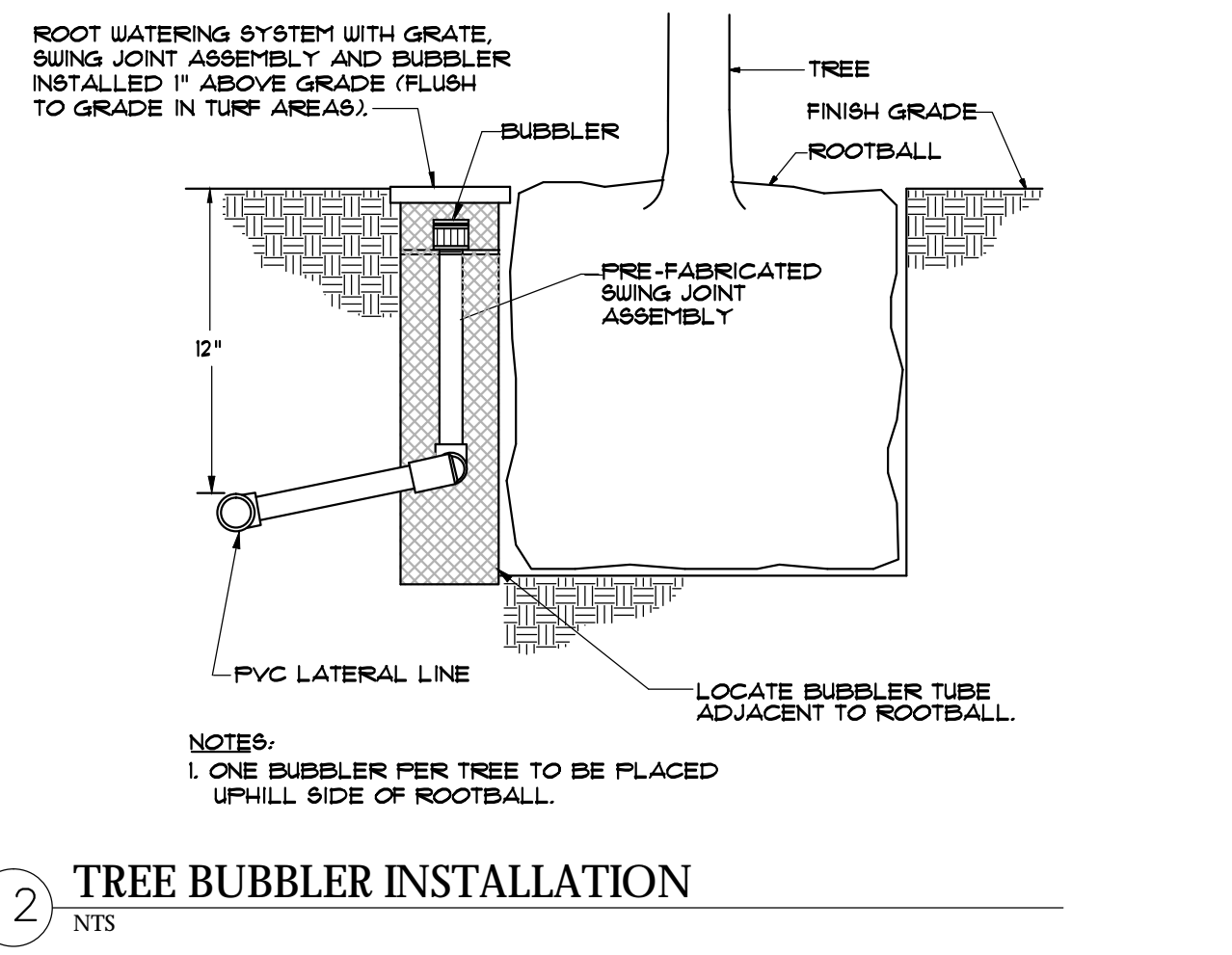
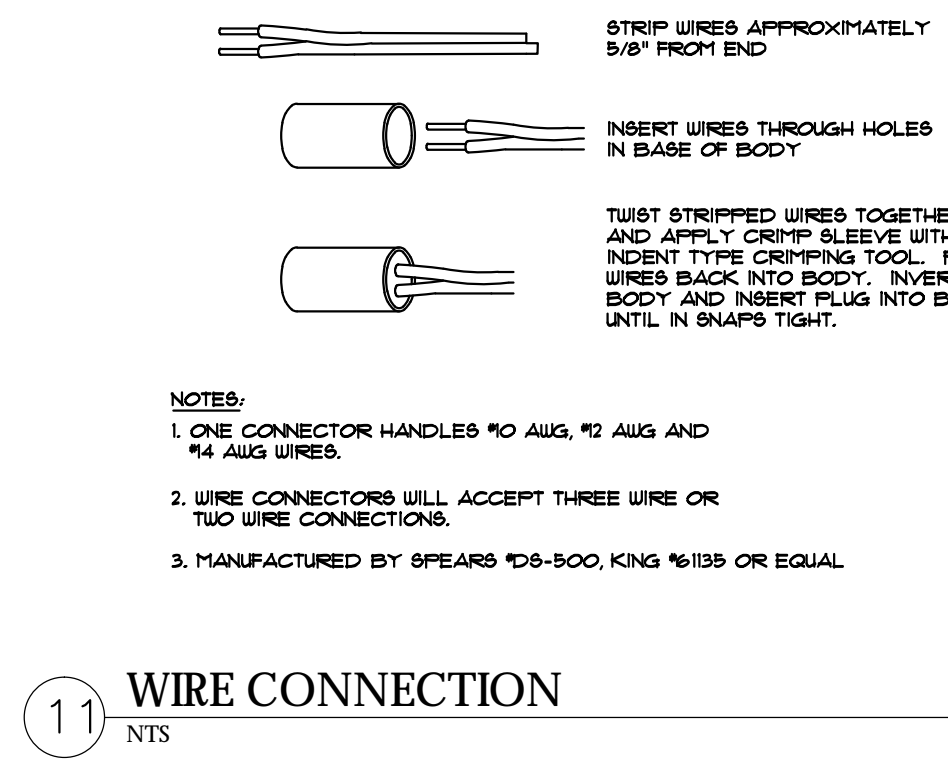
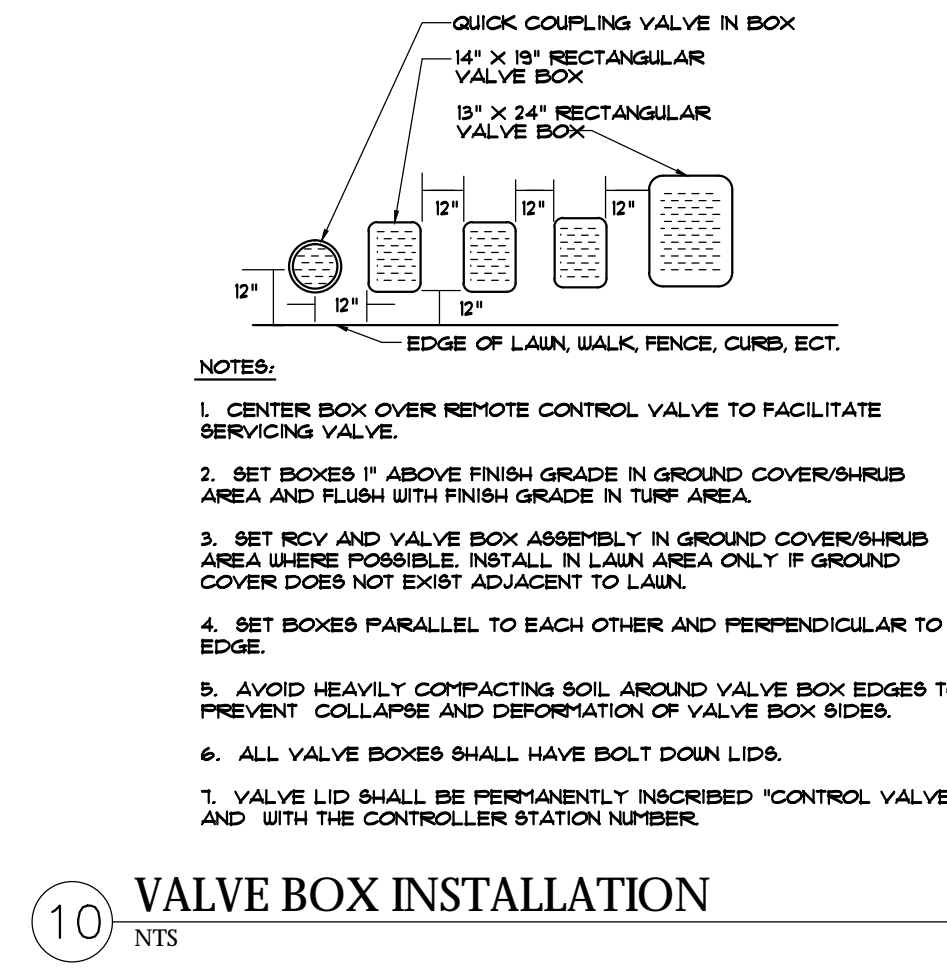
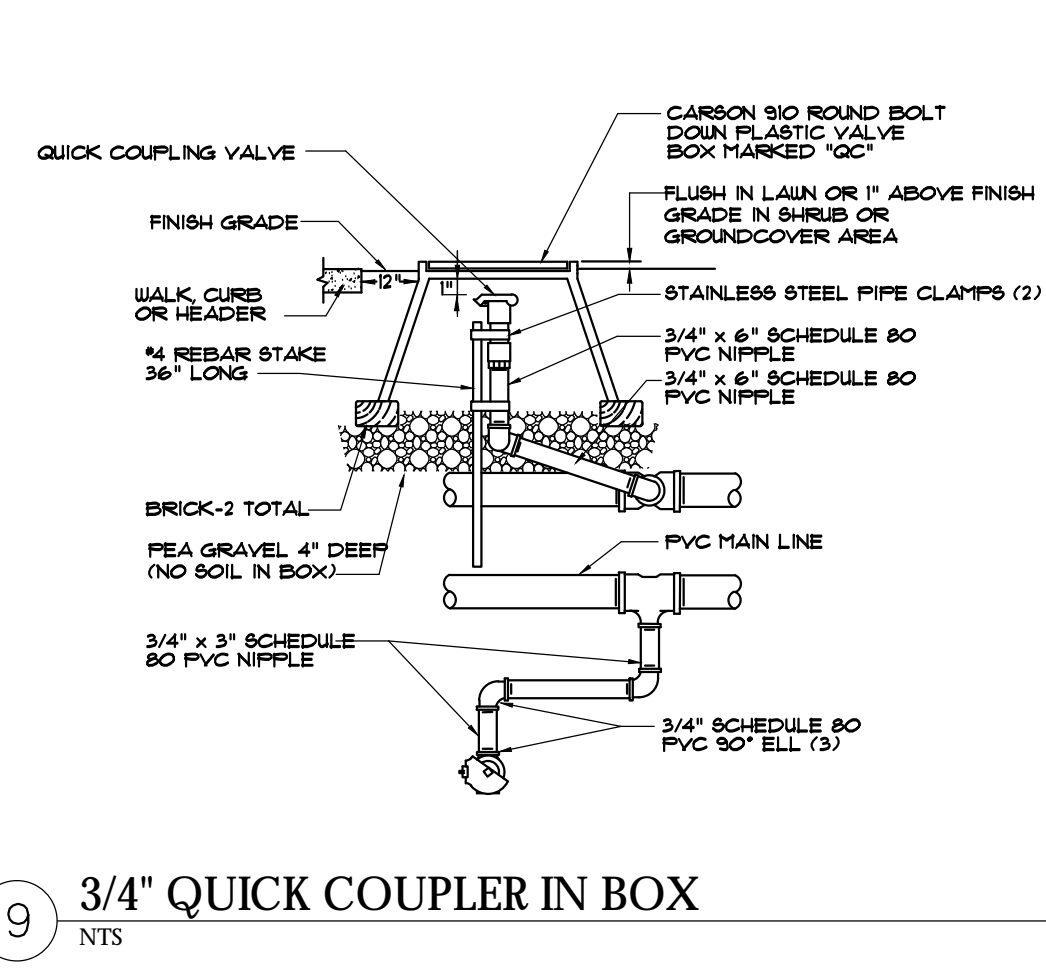
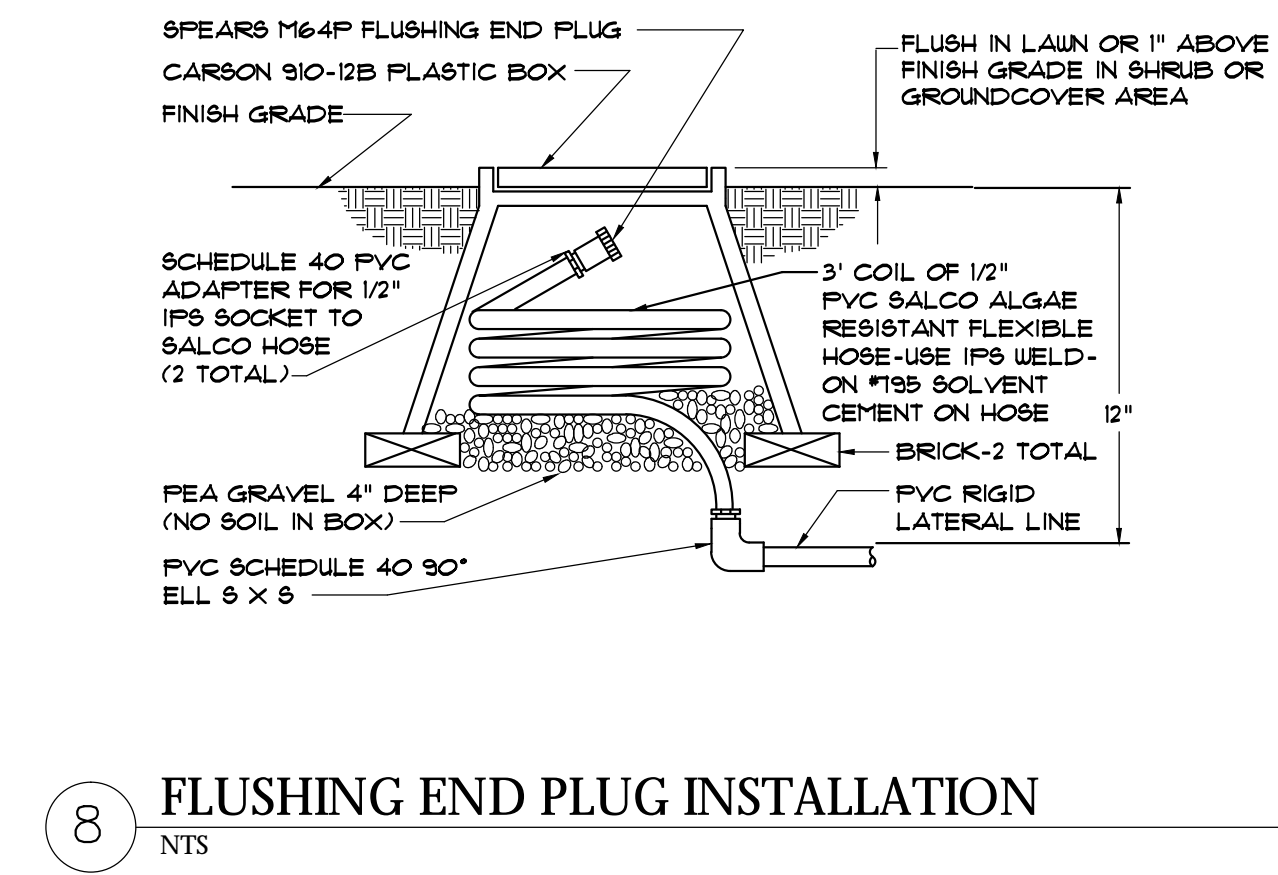
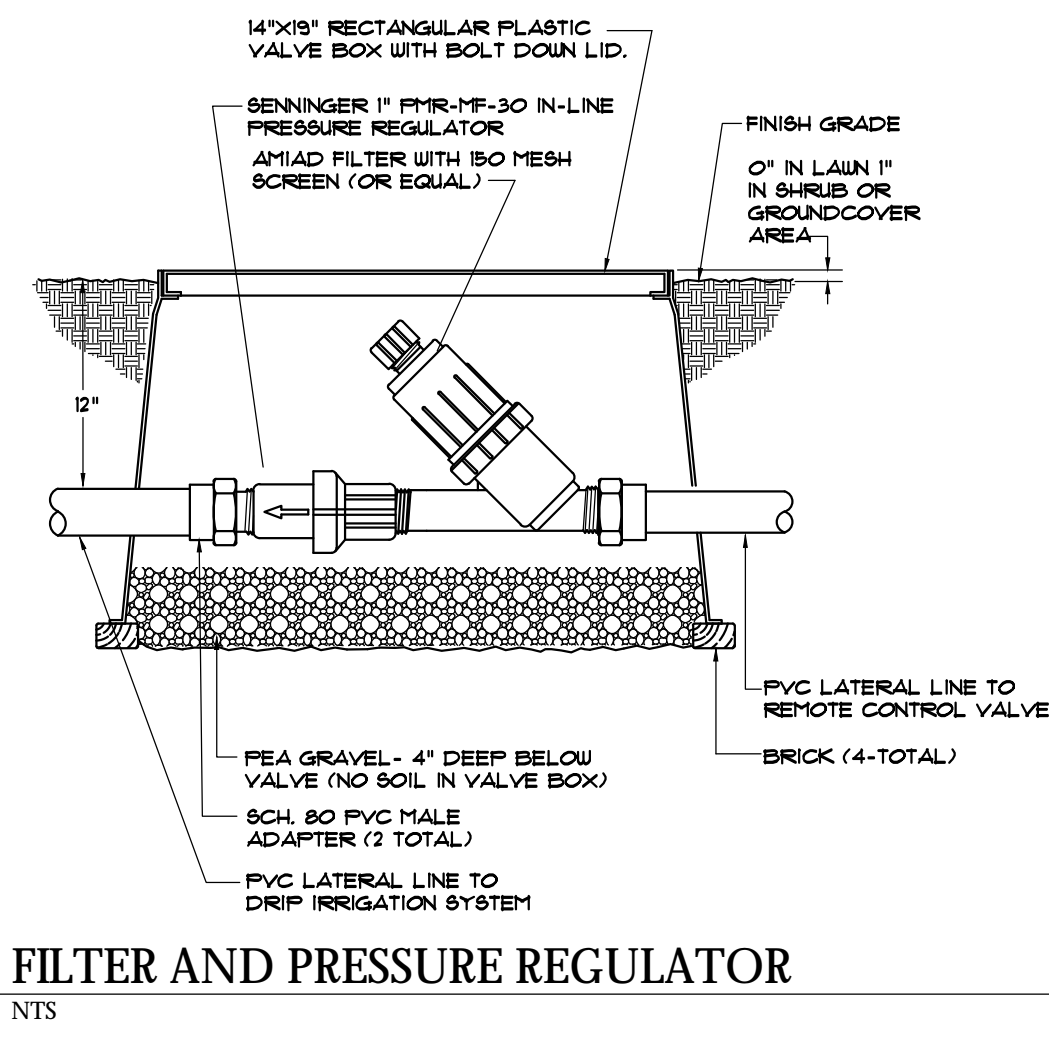
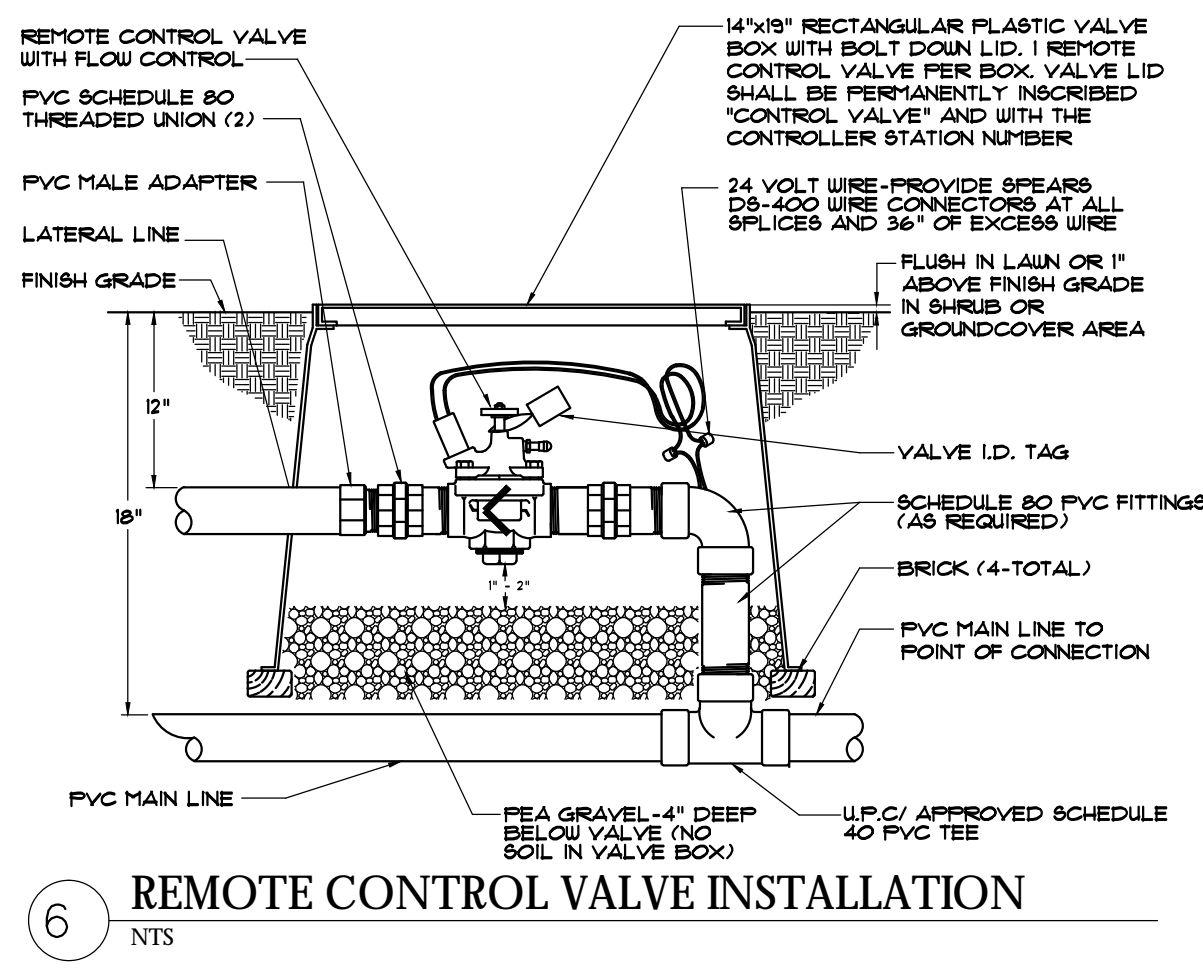
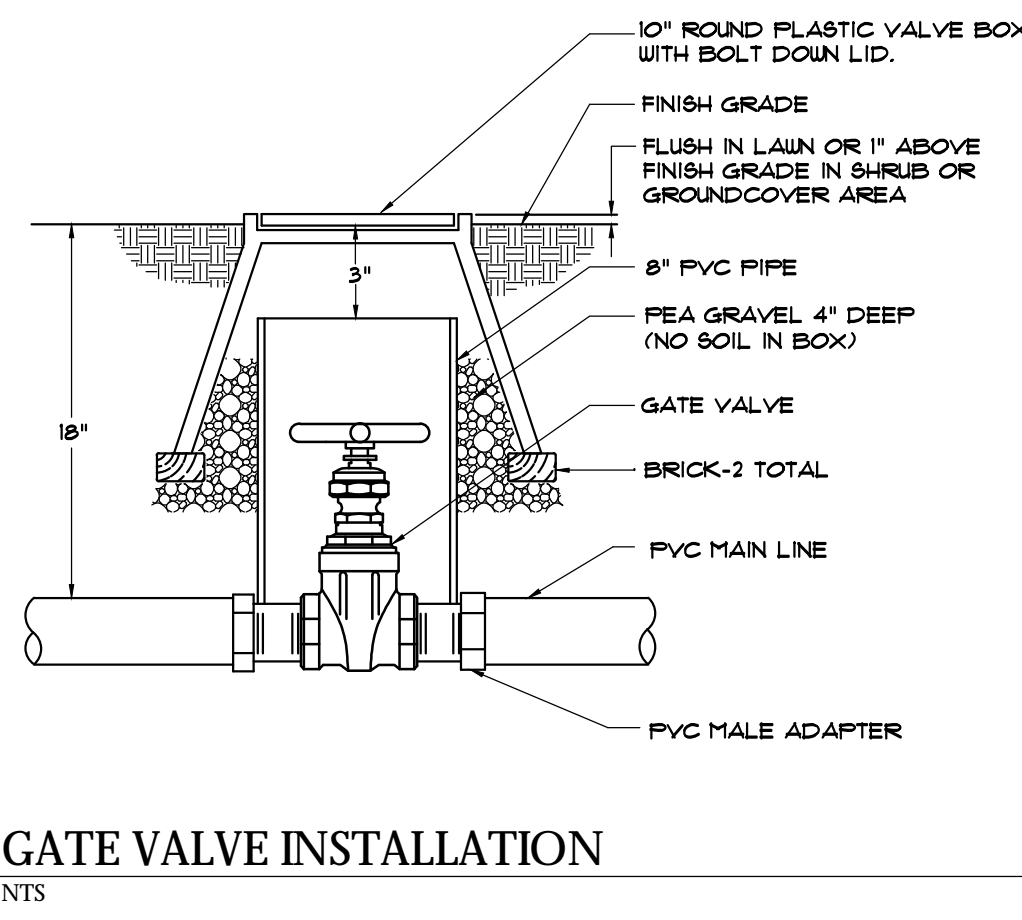
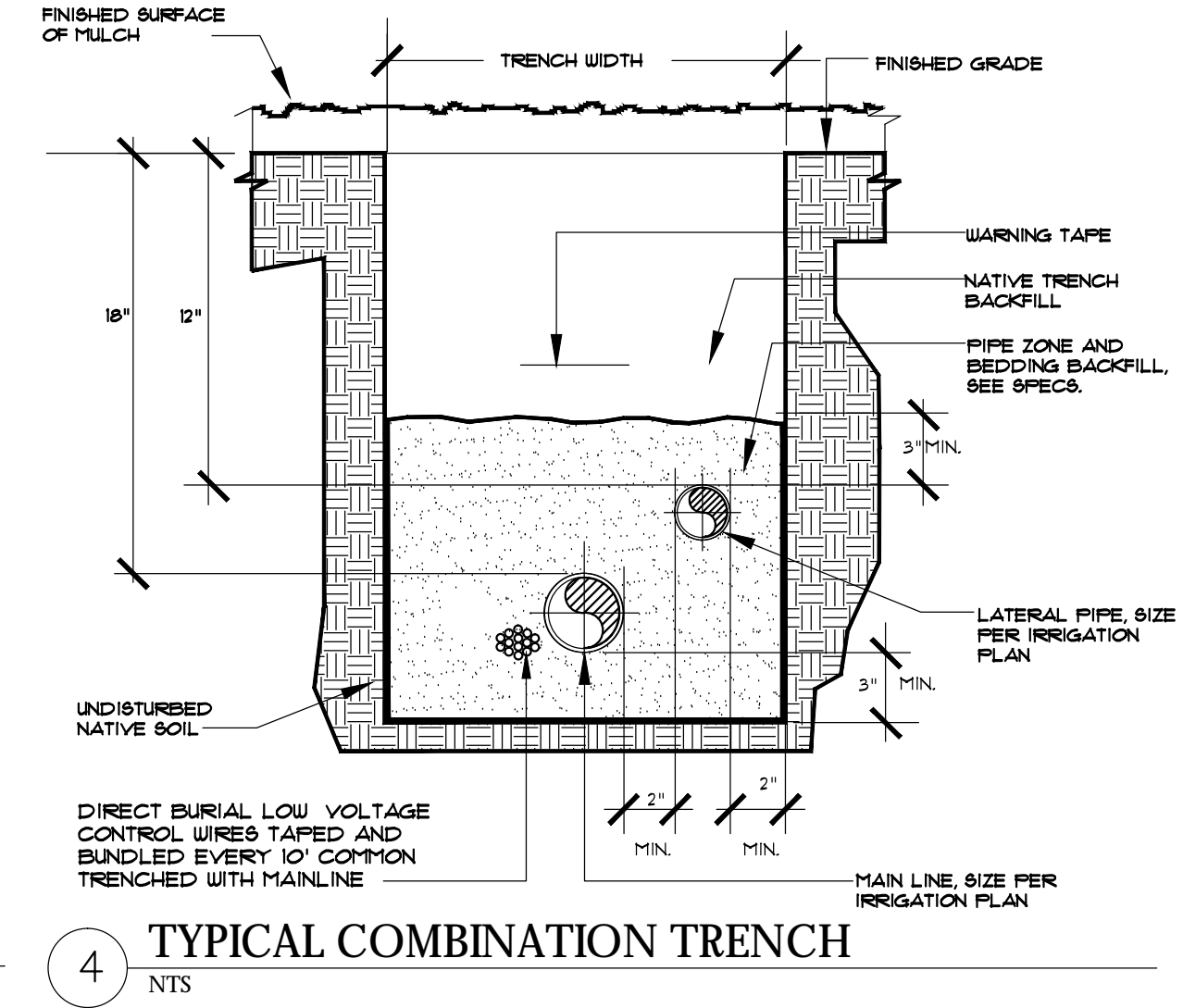
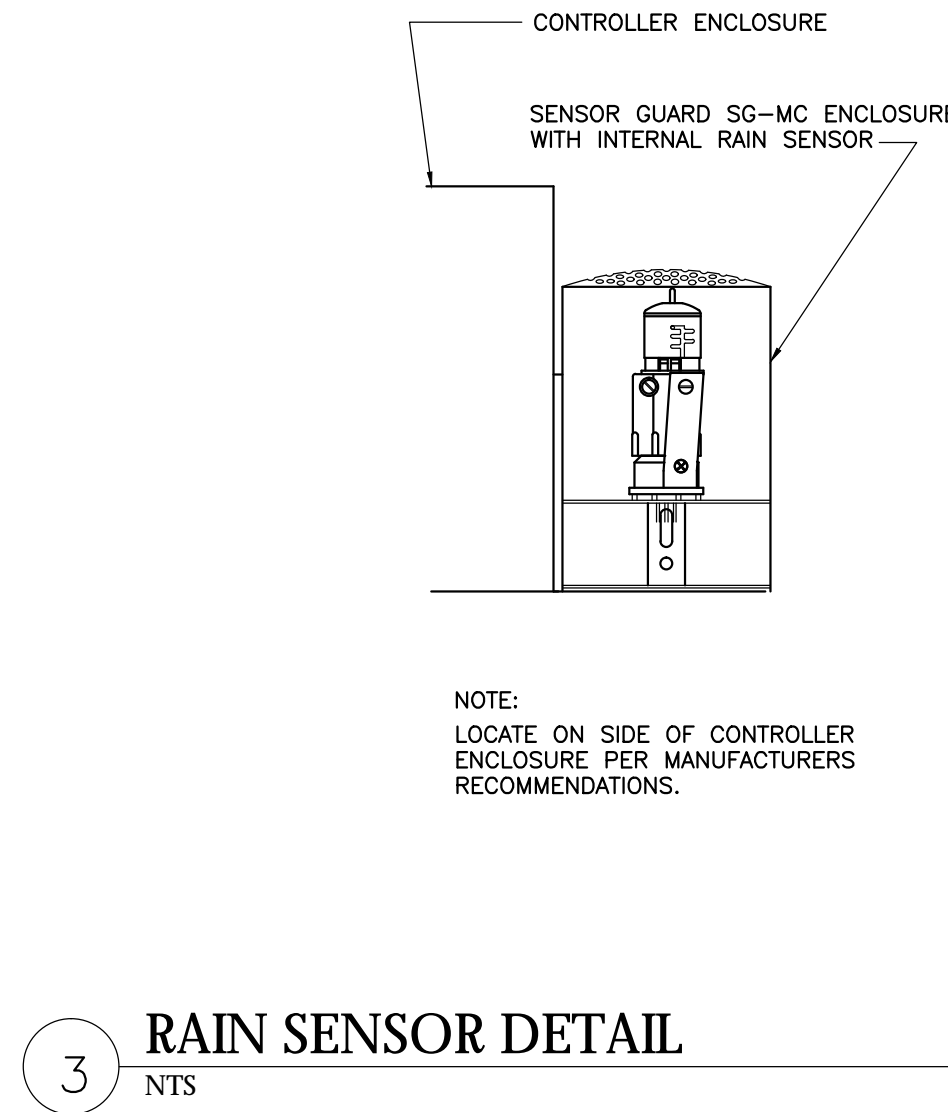
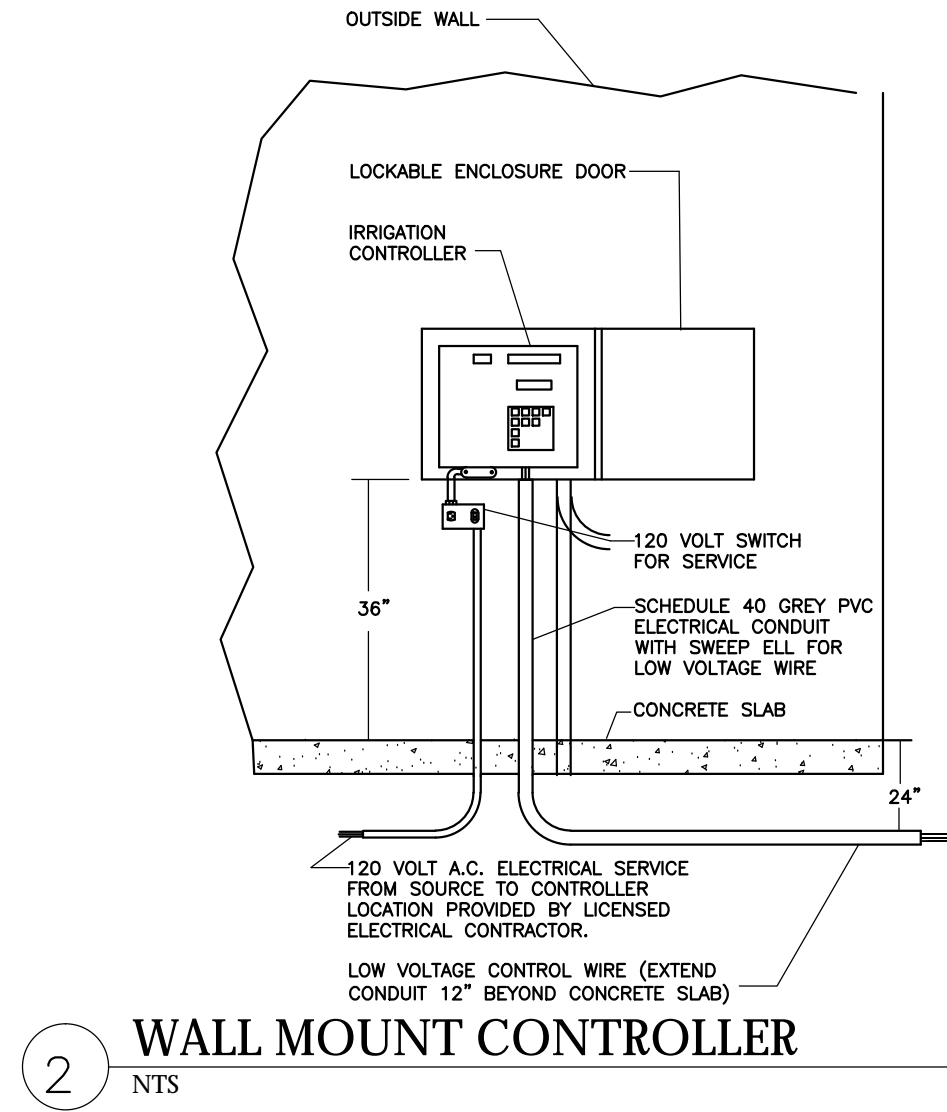
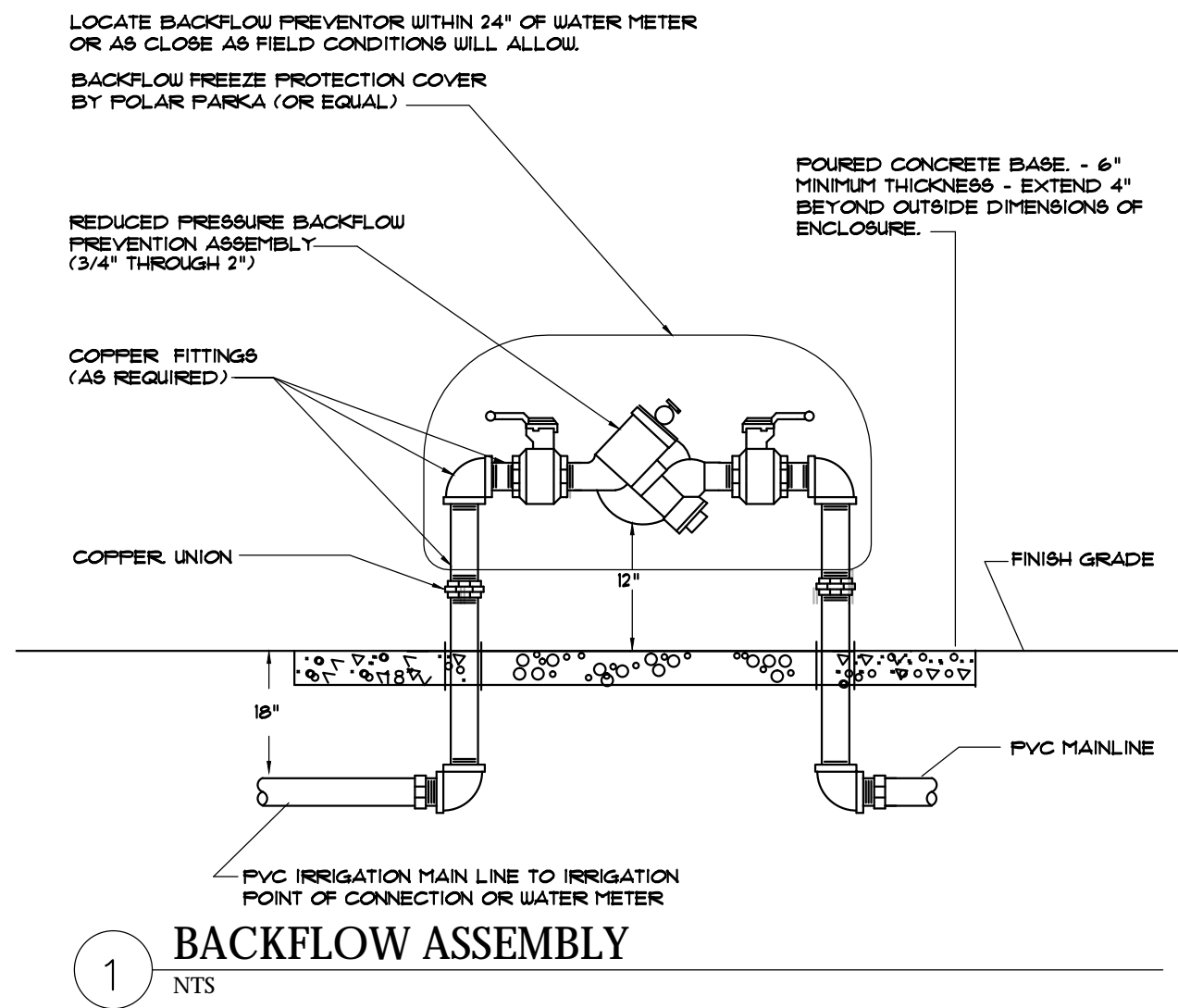


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DATE: 05/27/2014
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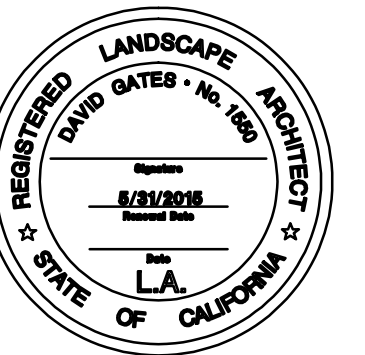


IRRIGATION NOTES & LEGEND

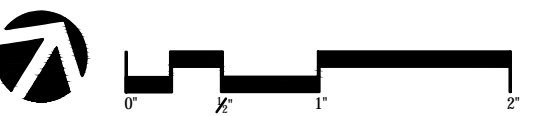
L-9



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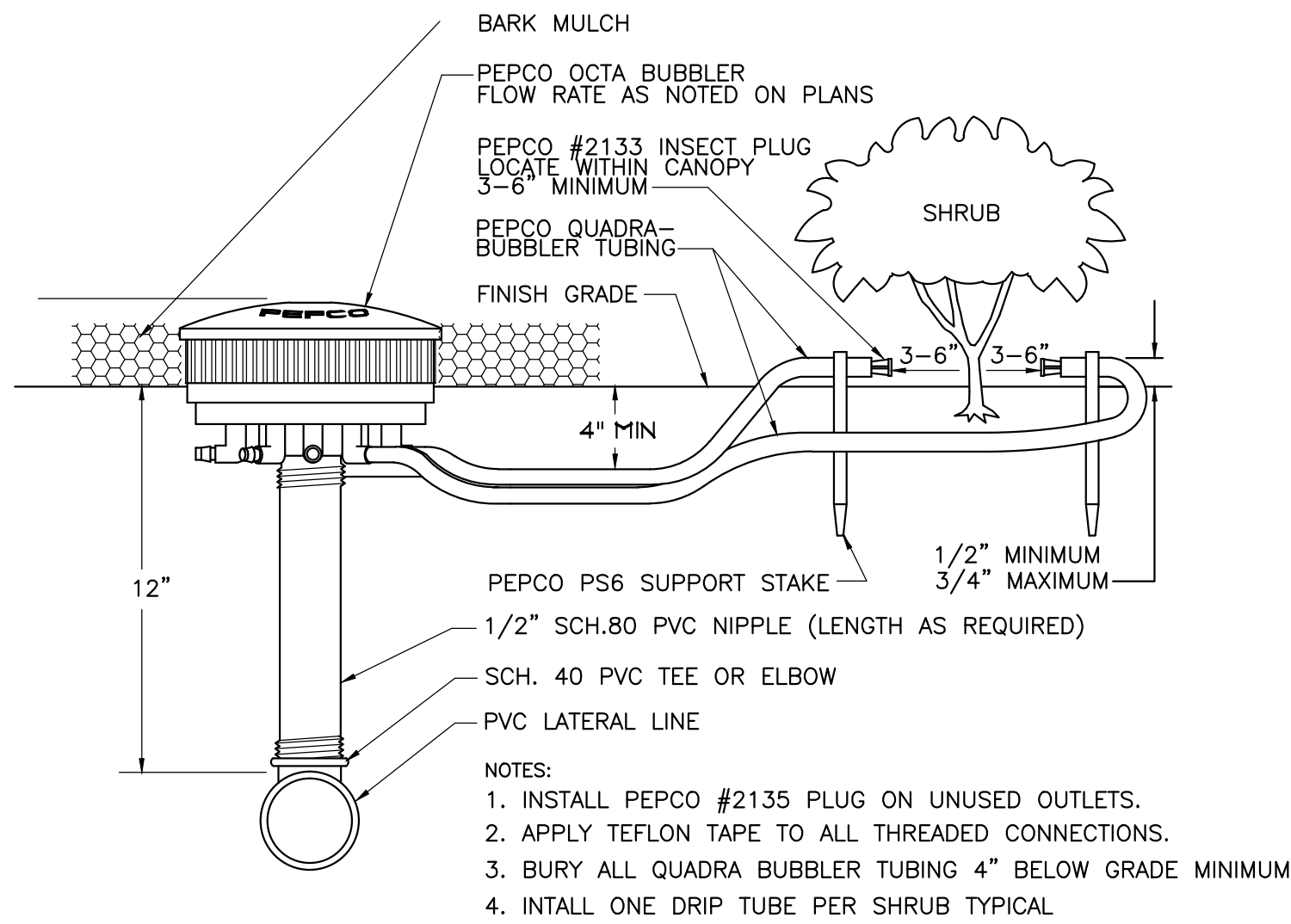


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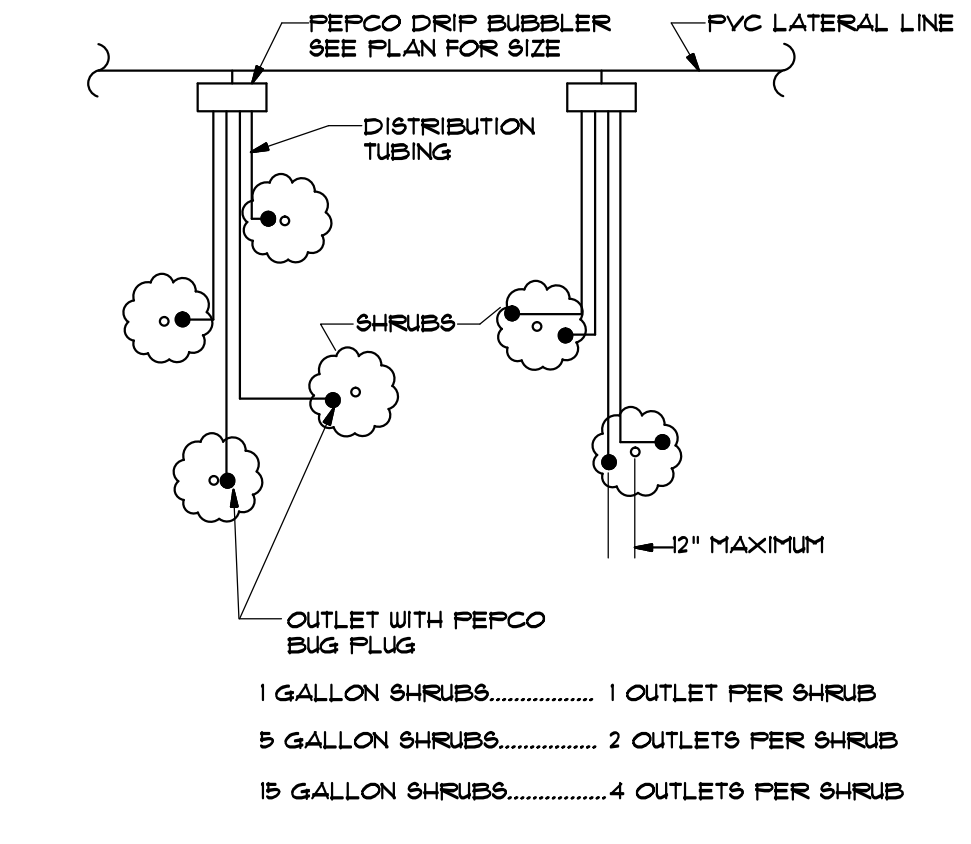


IRRIGATION DETAILS

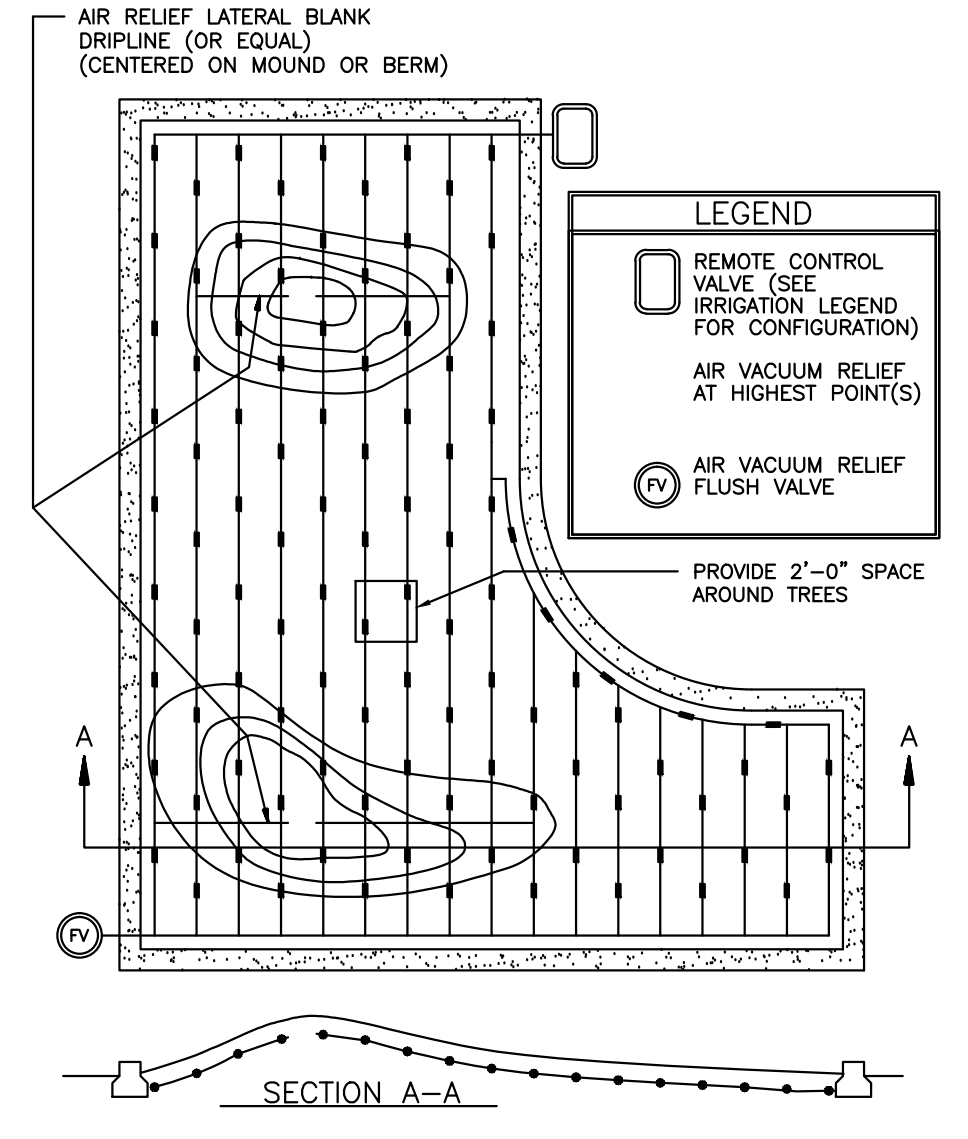
L-10



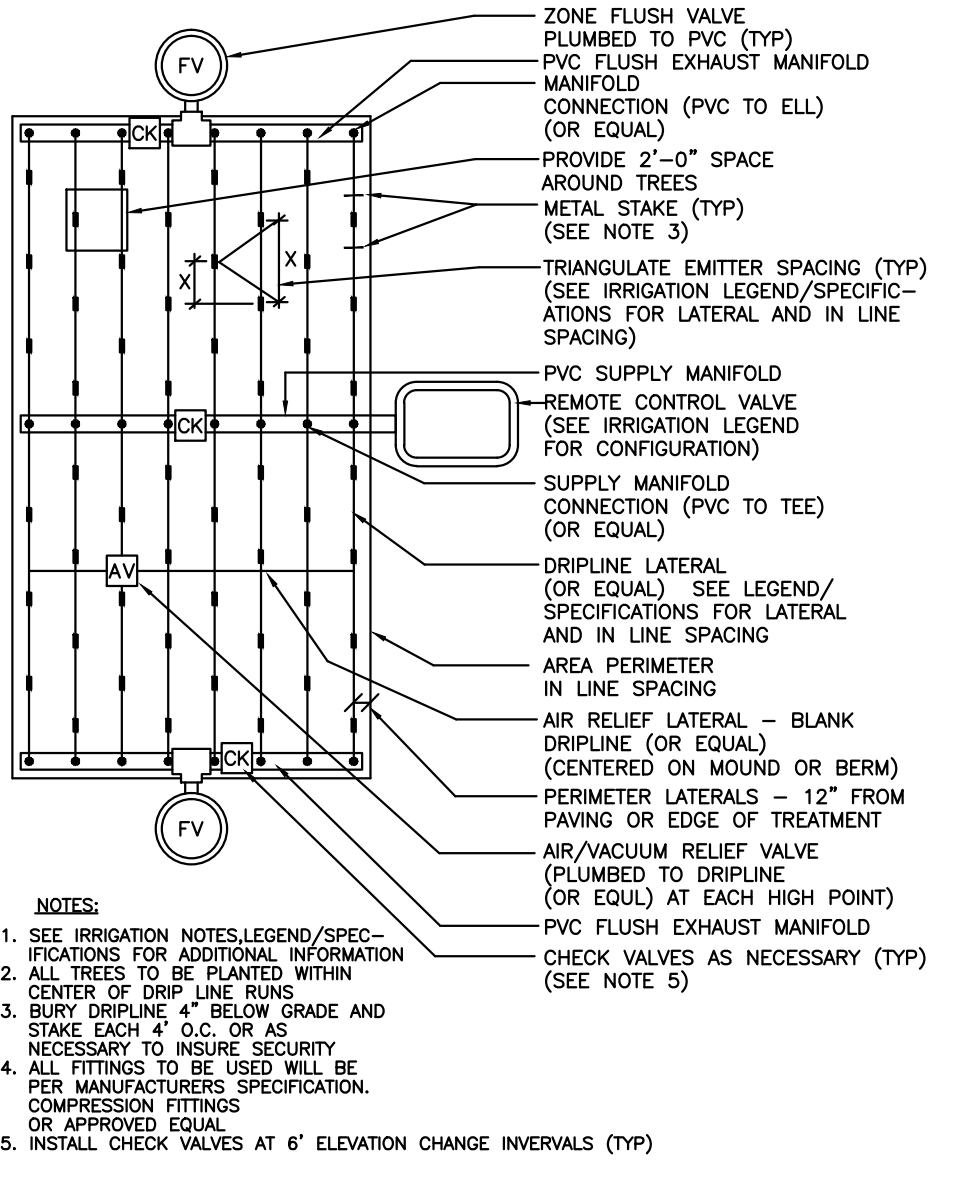
13 OCTA-BUBBLER IN ACCESS BOX DETAIL
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14 TYPICAL DRIP BUBBLER LAYOUT
 NTS

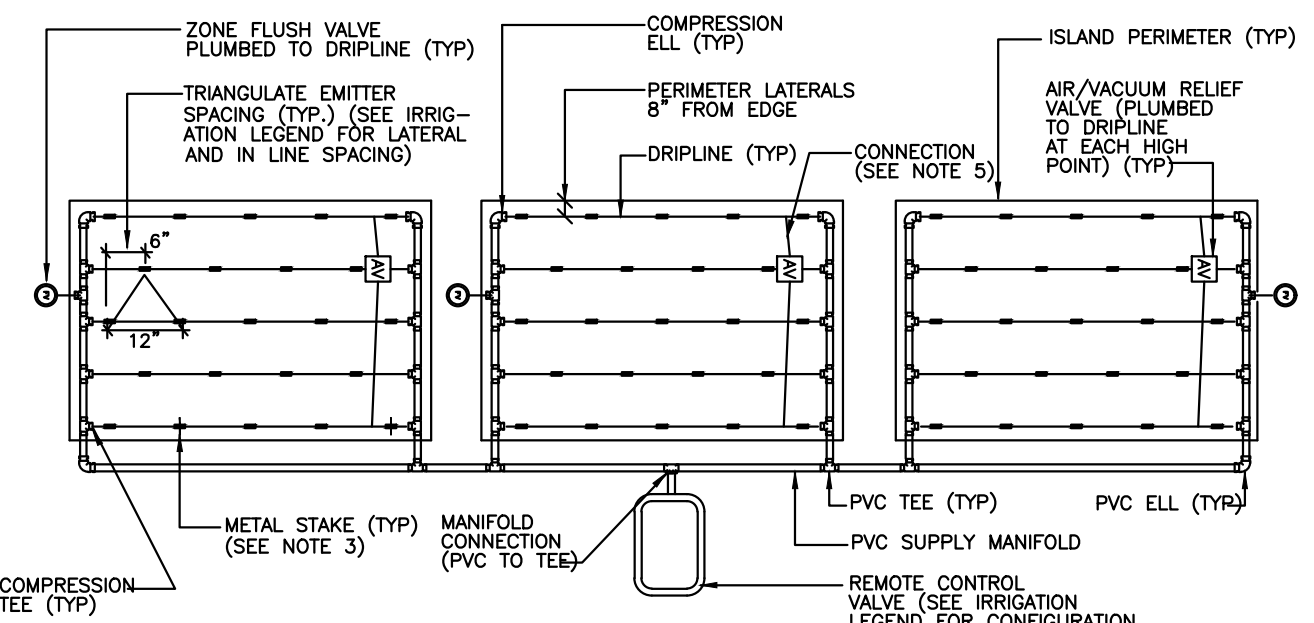


15 TYPICAL DRIP LAYOUT ON MOUNDS
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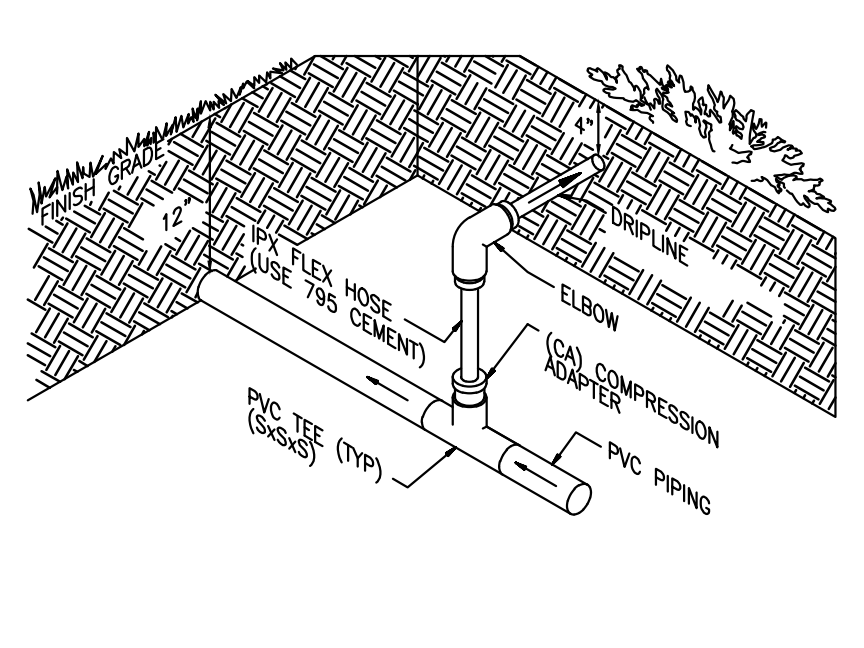


16 TYPICAL CENTER FEED DRIP SYSTEM LAYOUT
 NTS

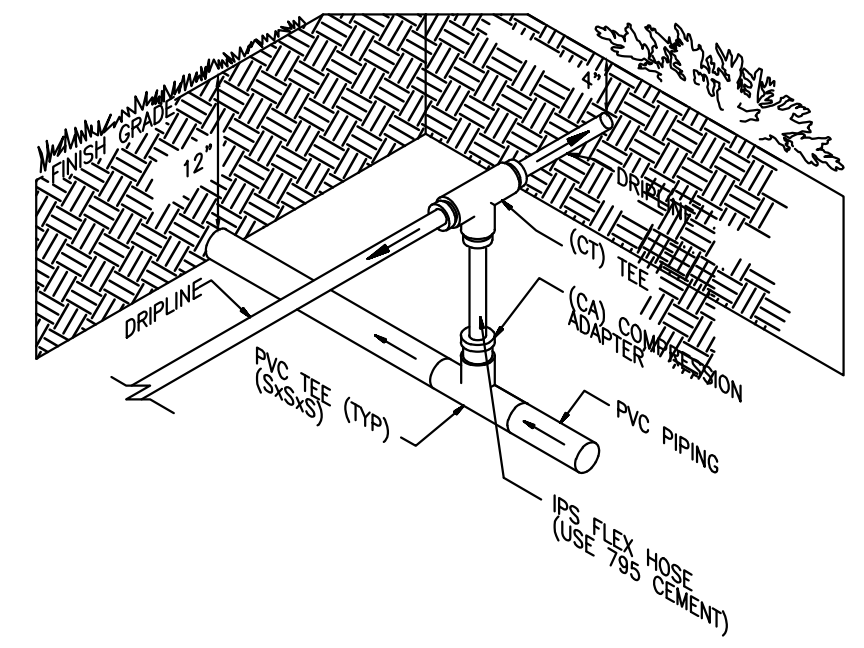
- NOTES:
- SEE IRRIGATION NOTES, LEGEND/SPECIFICATIONS FOR ADDITIONAL INFORMATION.
 - ALL TREES TO BE PLANTED WITHIN CENTER OF DRIP LINE RUNS
 - BURY DRIPLINE 4\"/>



17 MANIFOLD FOR MULTIPLE PLANTERS
 NTS

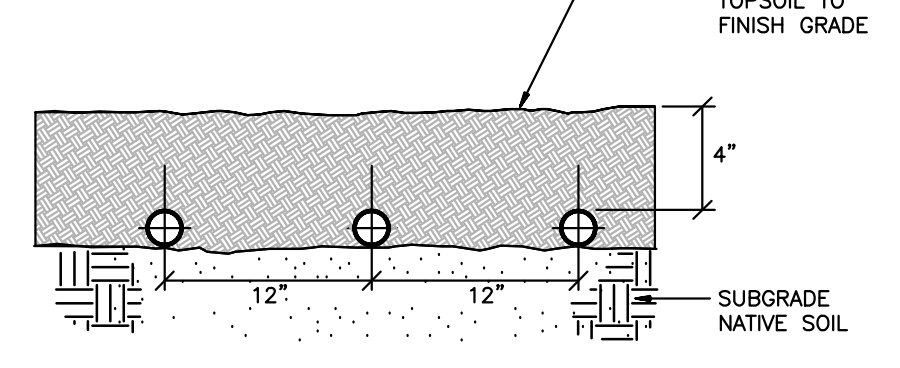


18 DRIPLINE TO PVC INSTALLATION
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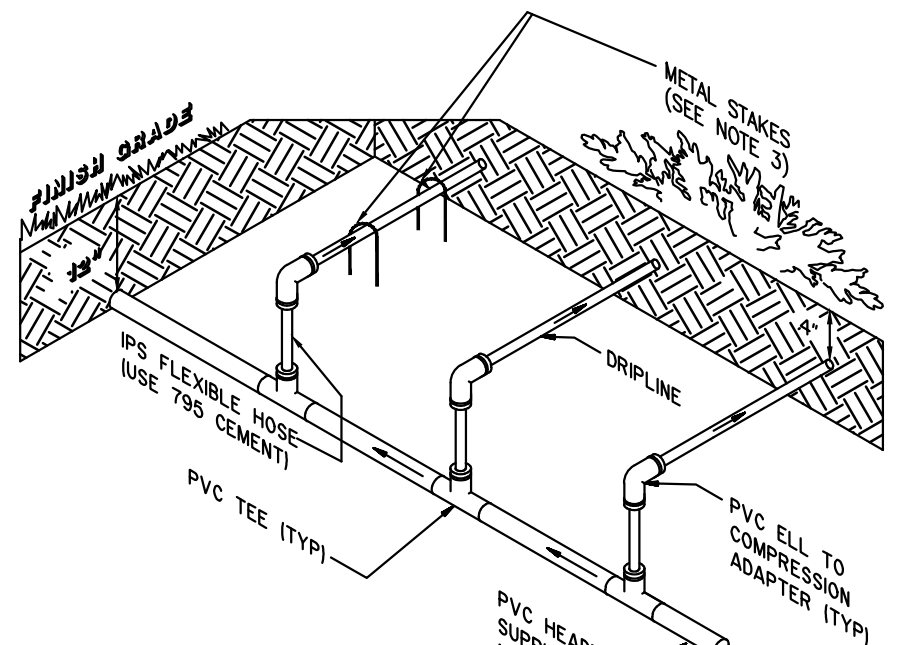


19 DRIPLINE TO PVC INSTALLATION
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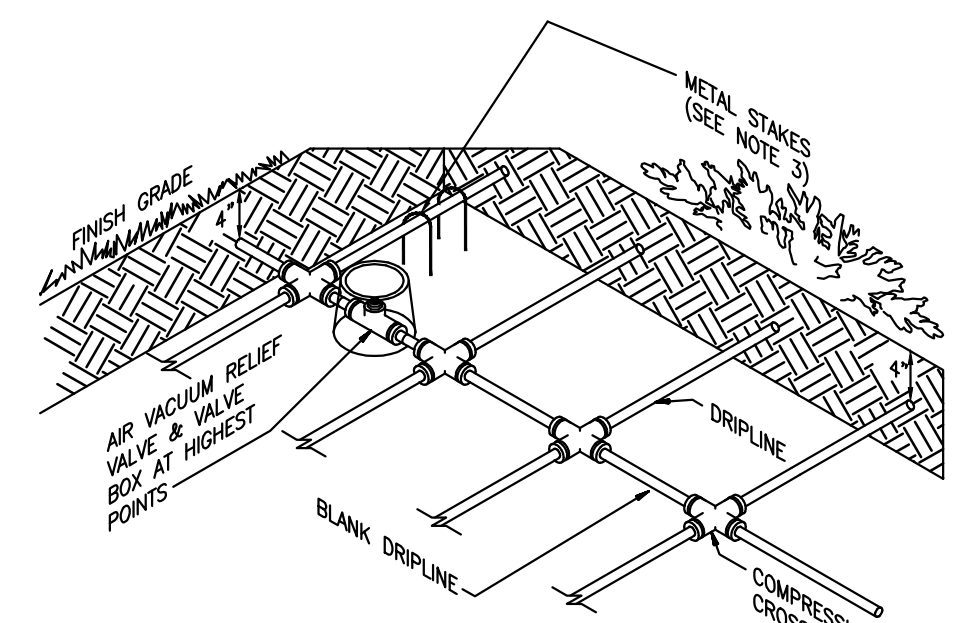
- SUBSURFACE IRRIGATION INSTALLATION NOTES:
- ASSEMBLE AND INSTALL FILTER, REMOTES CONTROL VALVE AND PRESSURE REGULATING VALVE ASSEMBLIES ACCORDING TO DETAILS.
 - ASSEMBLE AND INSTALL SUPPLY HEADERS ACCORDING TO DETAIL. TAPE OR PLUG OPEN CONNECTIONS TO PREVENT DEBRIS CONTAMINATION.
 - ASSEMBLE AND INSTALL EXHAUST HEADERS IN ACCORDANCE WITH DETAILS. TAPE OR PLUG ALL OPEN CONNECTIONS TO PREVENT DEBRIS CONTAMINATION.
 - INSTALL DRIP LATERALS, TAPE OR PLUG OPEN ENDS WHILE INSTALLING TO PREVENT DEBRIS CONTAMINATION.
 - INSTALL AIR VACUUM RELIEF VALVES AT HIGHEST POINTS OF THE IRRIGATION ZONES IN ACCORDANCE WITH DETAILS.
 - THOROUGHLY FLUSH DRIPLINE LATERALS AND CONNECT TO EXHAUST HEADERS OR INTERCONNECTING LATERALS WHILE FLUSHING.
 - THOROUGHLY FLUSH EXHAUST HEADERS AND INSTALL LINE FLUSHING VALVES ACCORDING TO DETAILS.
 - THOROUGH FLUSHING OF EACH INSTALLATION SEGMENT IS NECESSARY TO ENSURE THAT NO DEBRIS CONTAMINATION OCCURS.
 - LOCATE AND INSTALL CHECK VALVE(S) AS NEEDED AND AS SHOWN IN INSTALLATION DETAILS.



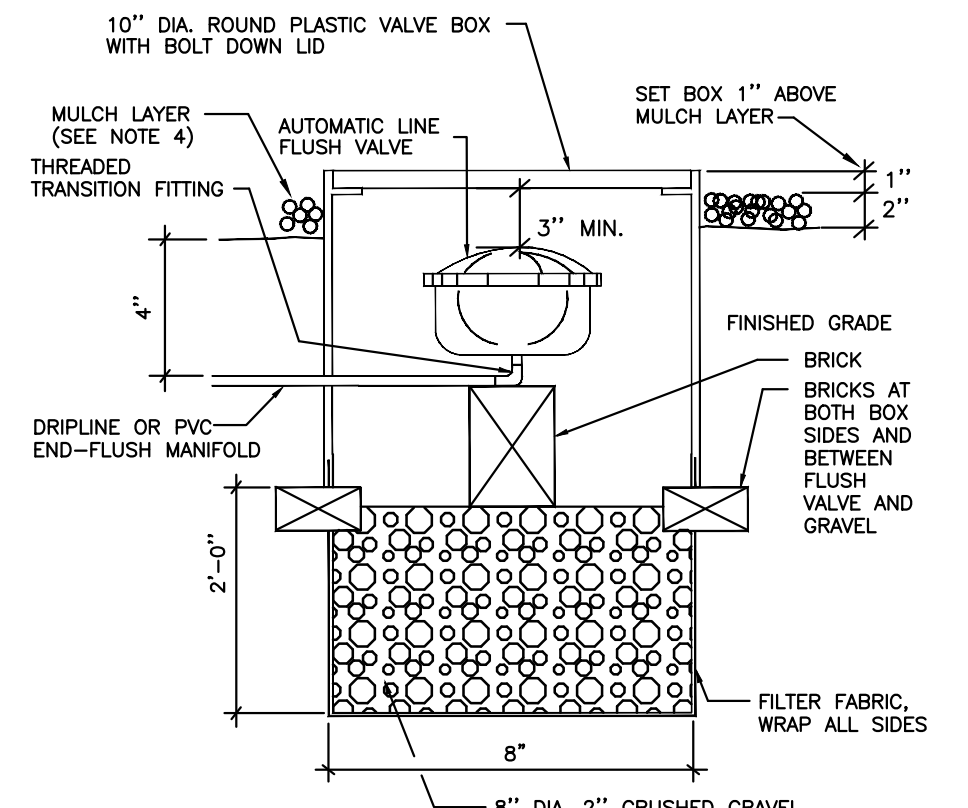
20 TYPICAL DRIPLINE SUBGRADE INSTALLATION
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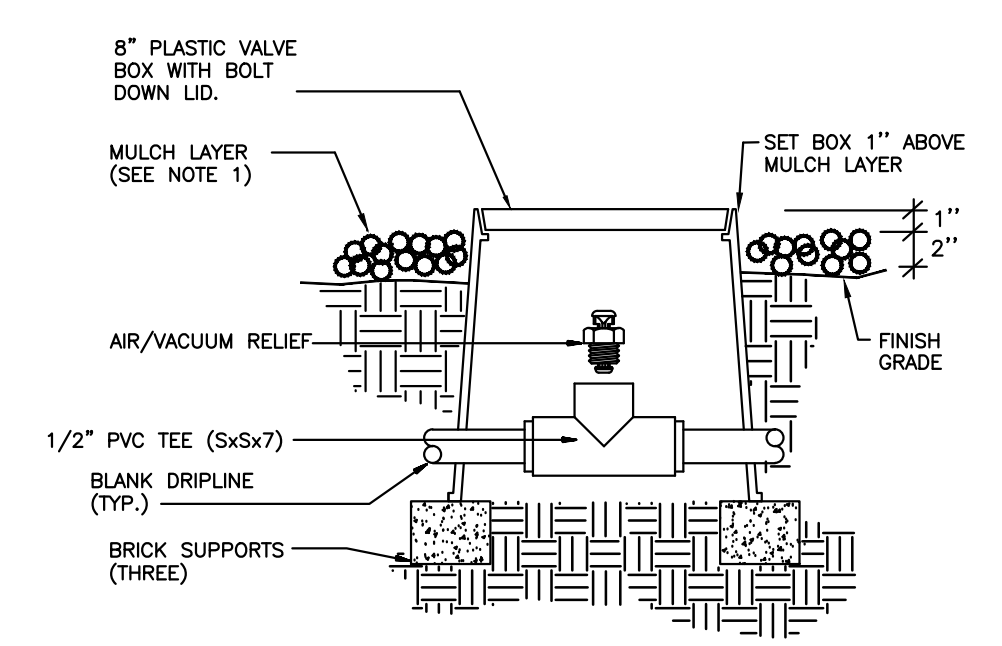
21 DRIPLINE TO PVC HEADER INSTALLATION
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22 AIR VACUUM RELIEF VALVE LOCATION
 NTS

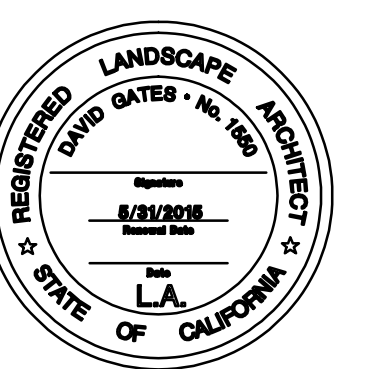


23 FLUSH VALVE FOR SUB SURFACE TUBING
 NTS

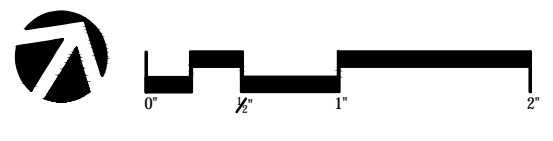


24 AIR/VACUUM RELIEF VALVE
 NTS

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SCALE:	



IRRIGATION DETAILS

L-11



PLAN 2
(STANDARD)
CRAFTSMAN
1938 SQ. FT.

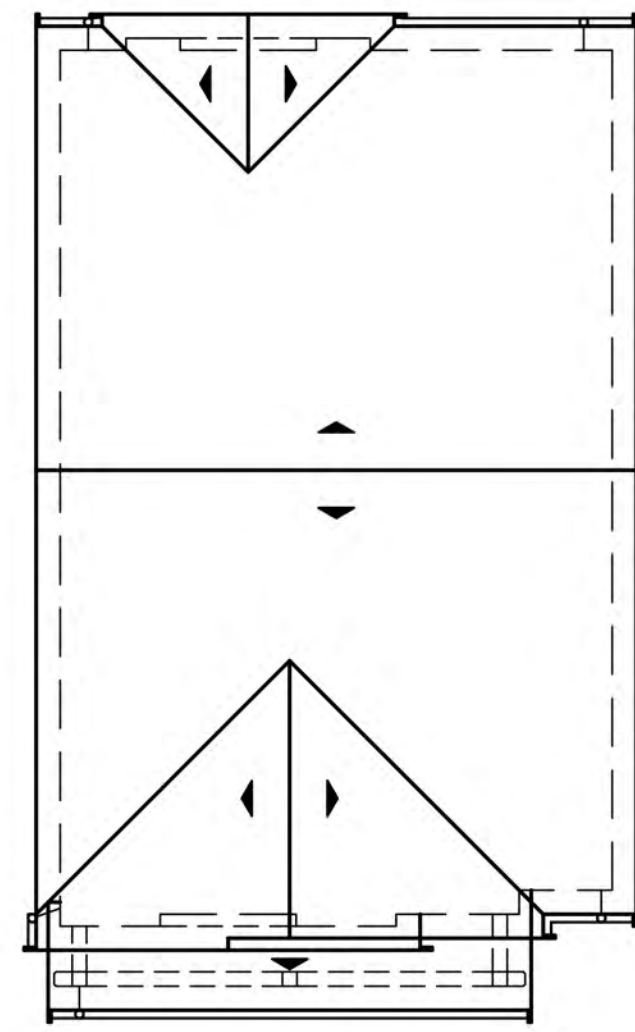
PLAN 1
(REVERSE)
MONTEREY
1891 SQ. FT.

PLAN 3
(STANDARD)
CAPE COD
2043 SQ. FT.

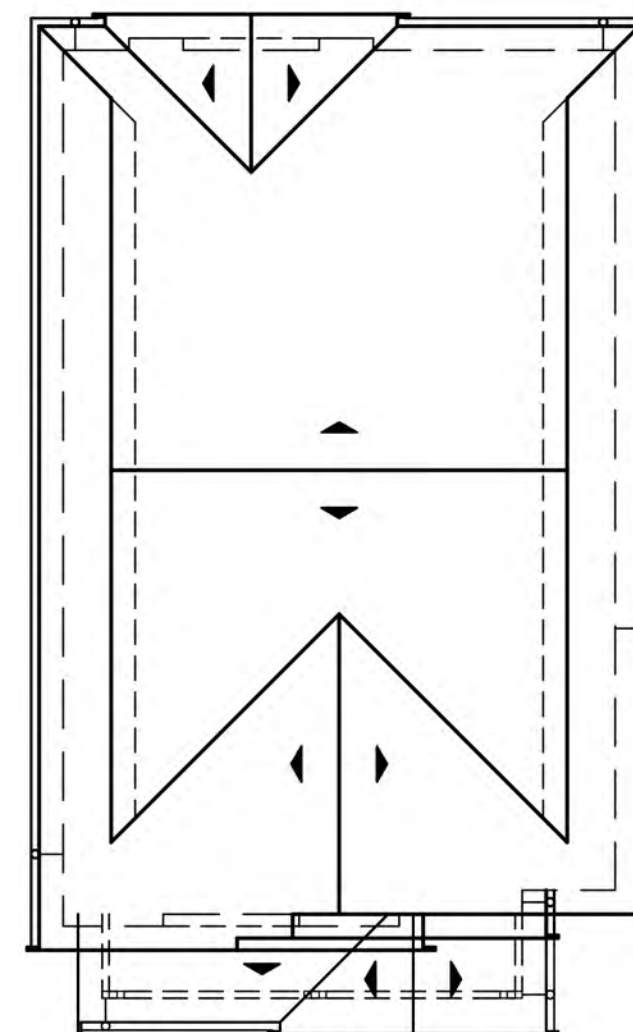
PLAN 2 (MULTI-FAMILY DUET)
(REVERSE)
MONTEREY
1938 SQ. FT.

PLAN 3 (MULTI-FAMILY DUET)
(STANDARD)
MONTEREY
2043 SQ. FT.

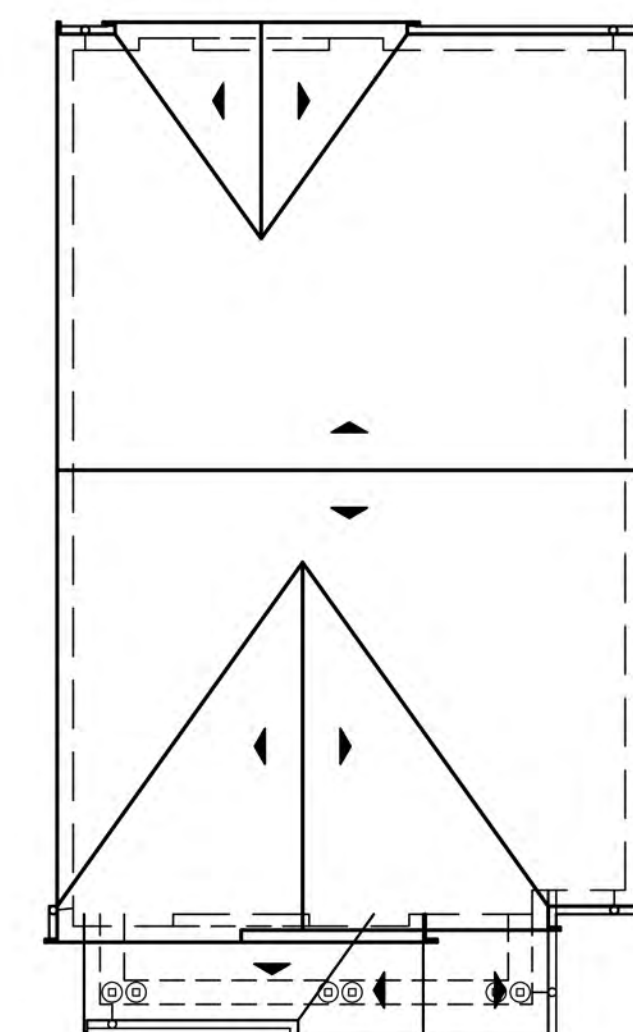
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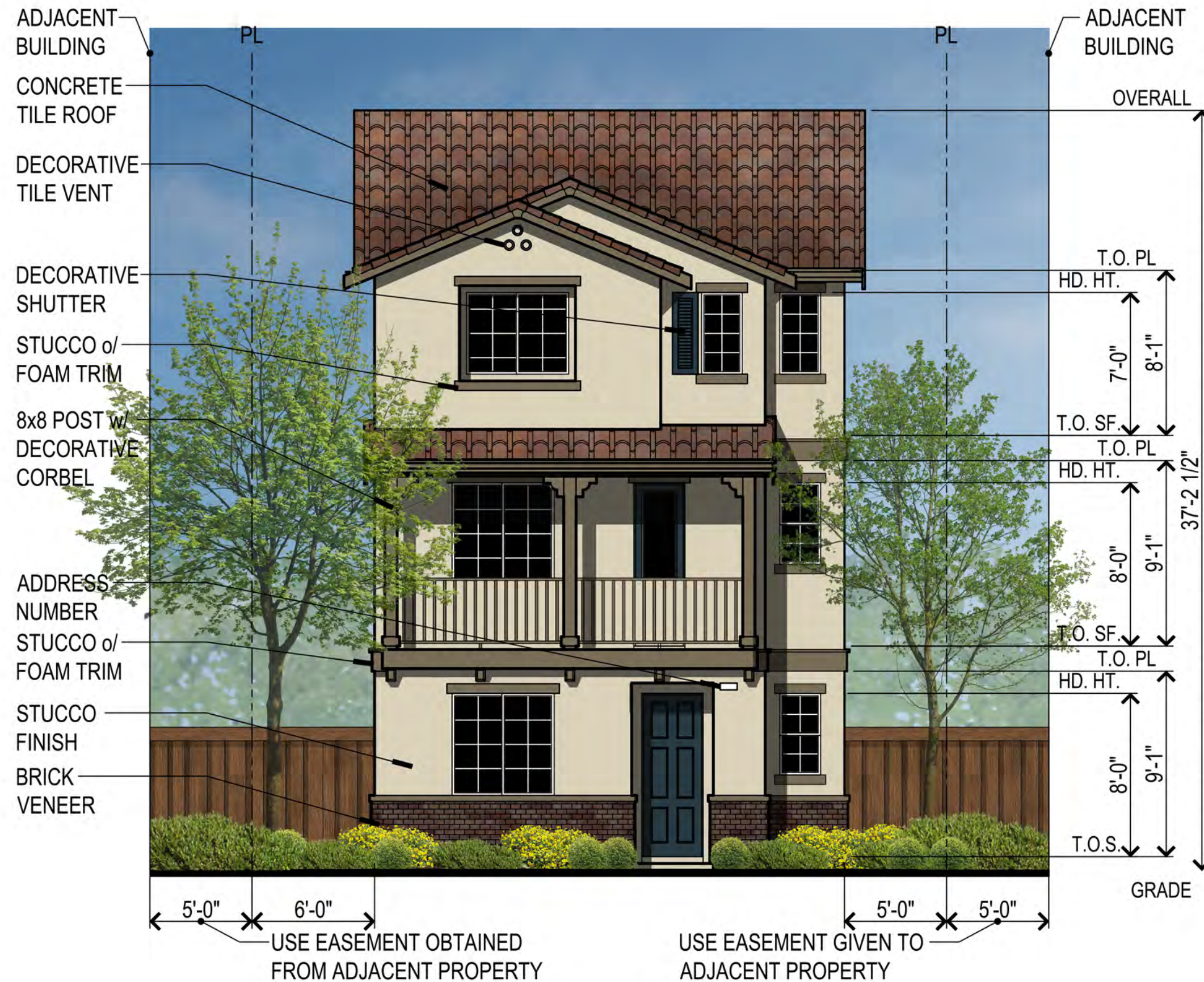
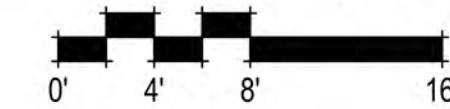
ROOF PLAN 'C'
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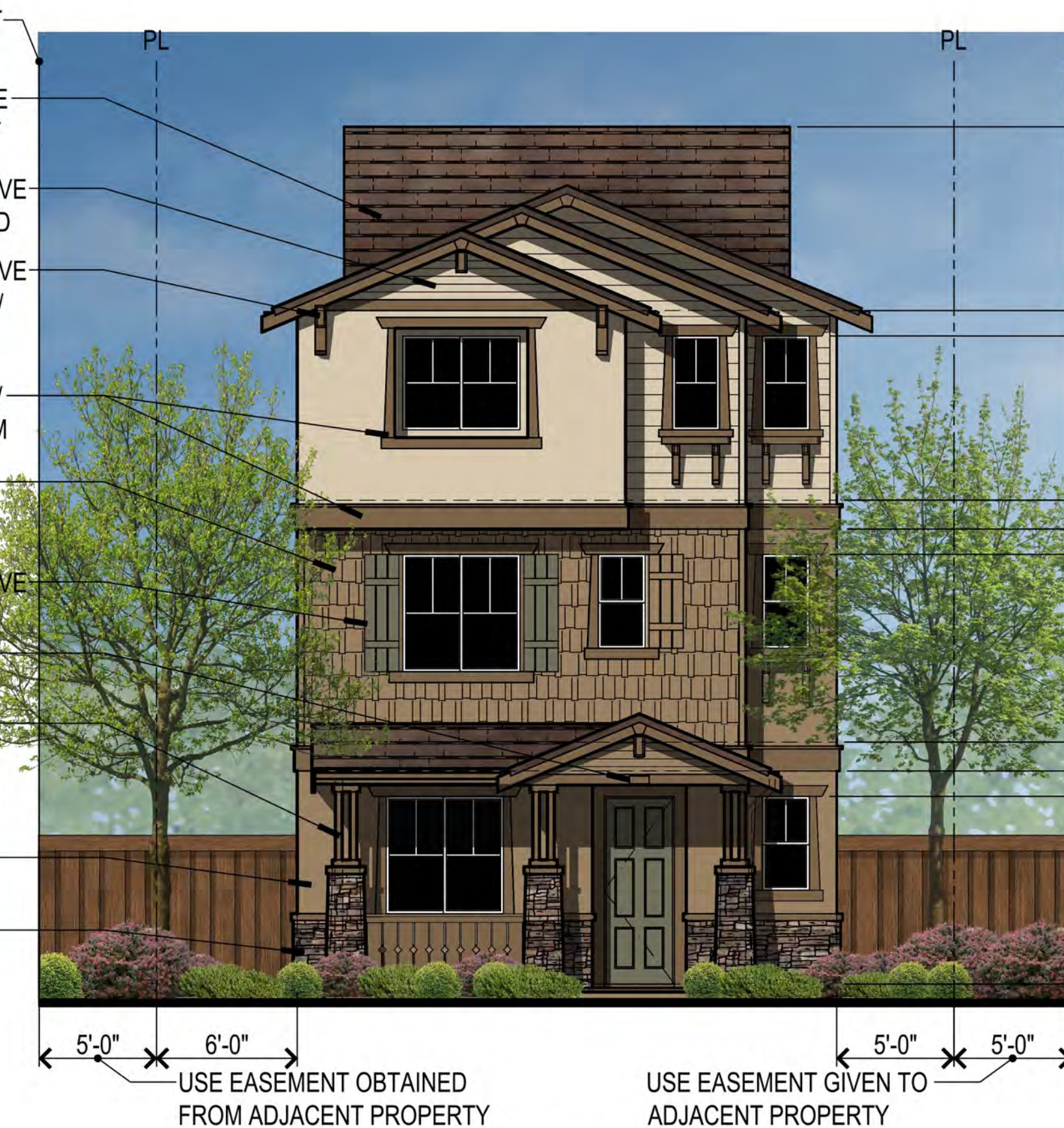
ROOF PLAN 'B'
SCALE: 1/8" = 1'-0"



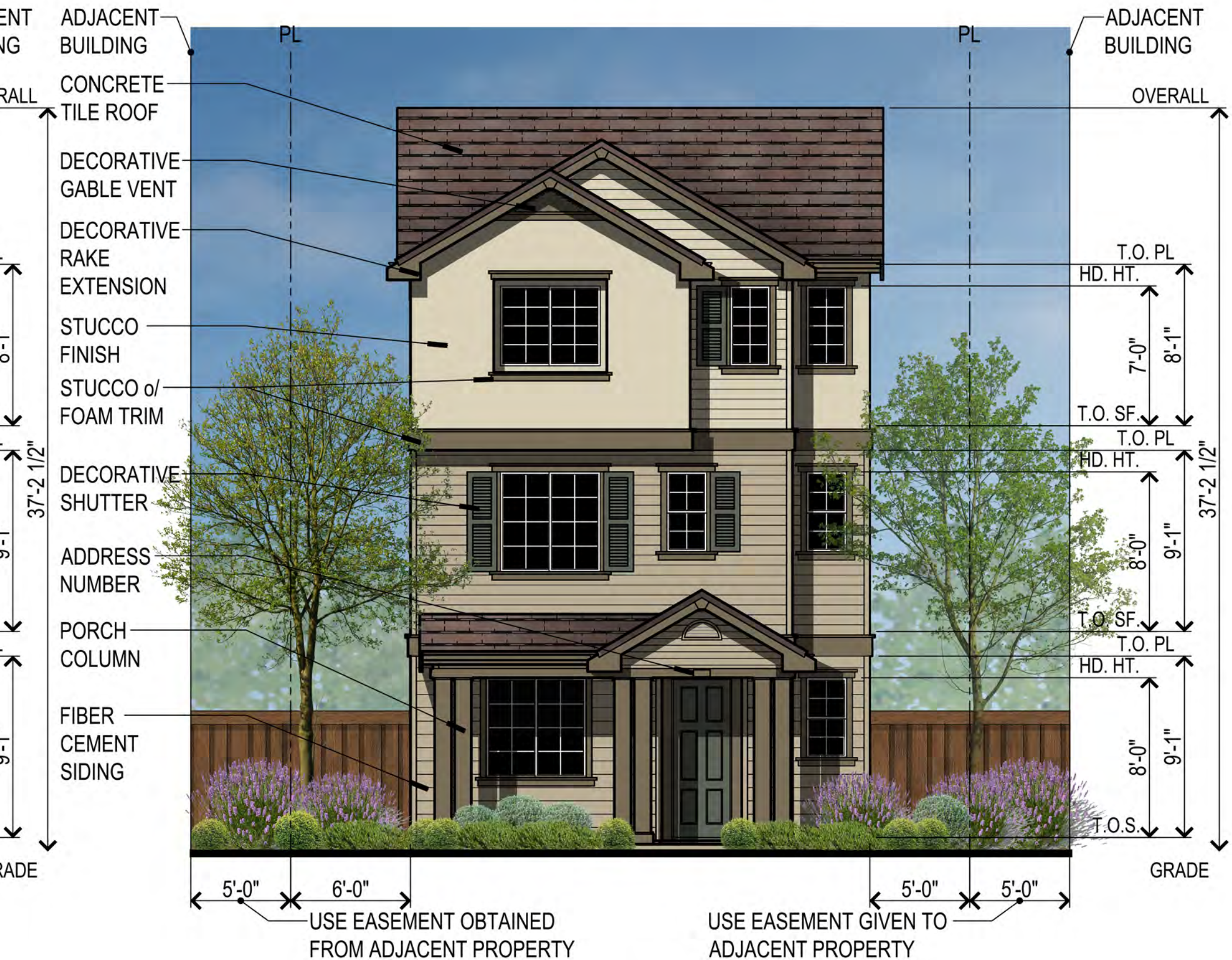
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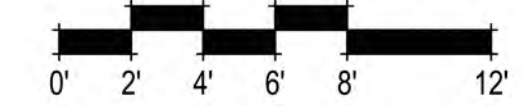
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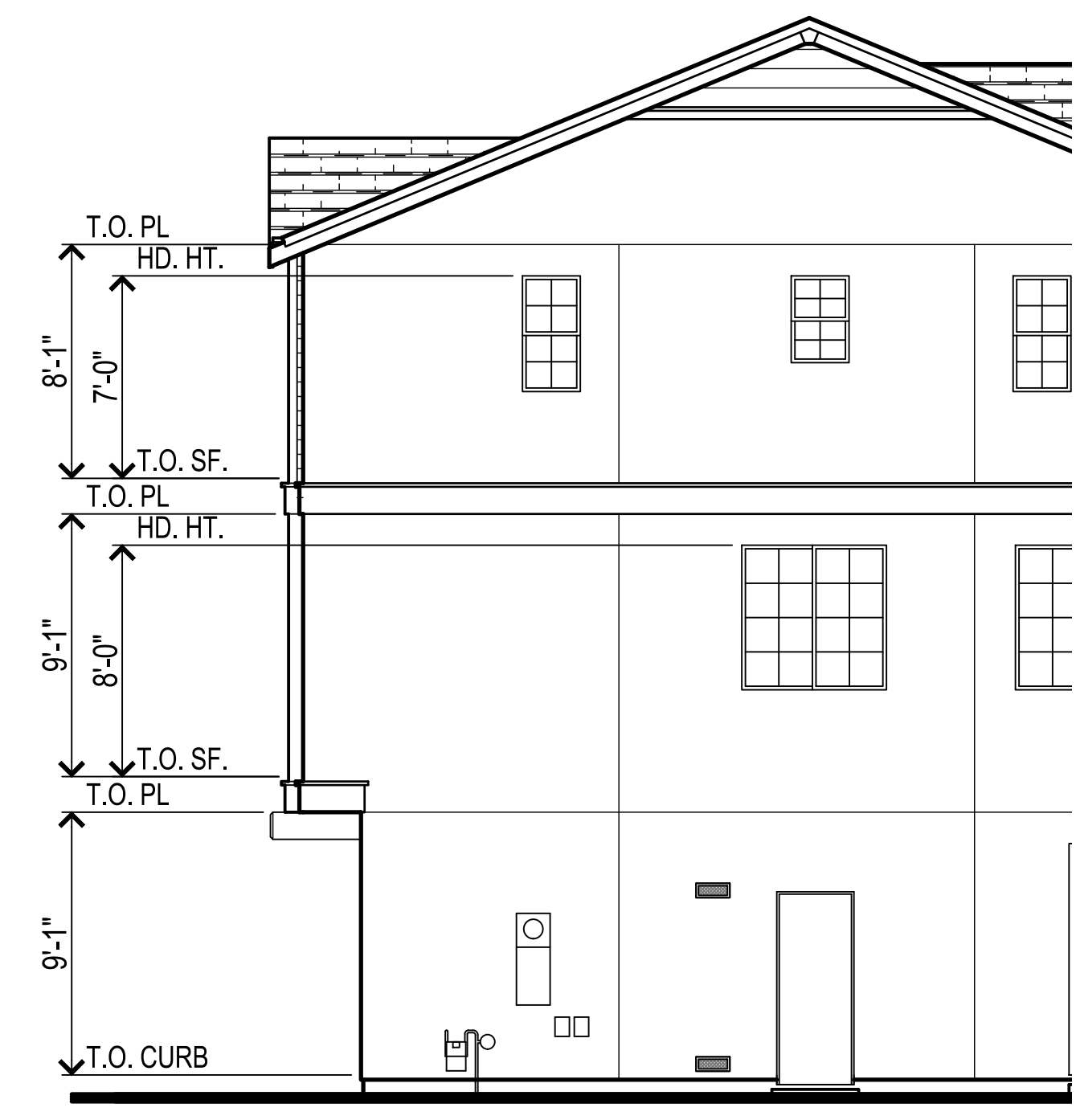


CRAFTSMAN 'B'
SCALE: 3/16" = 1'-0"

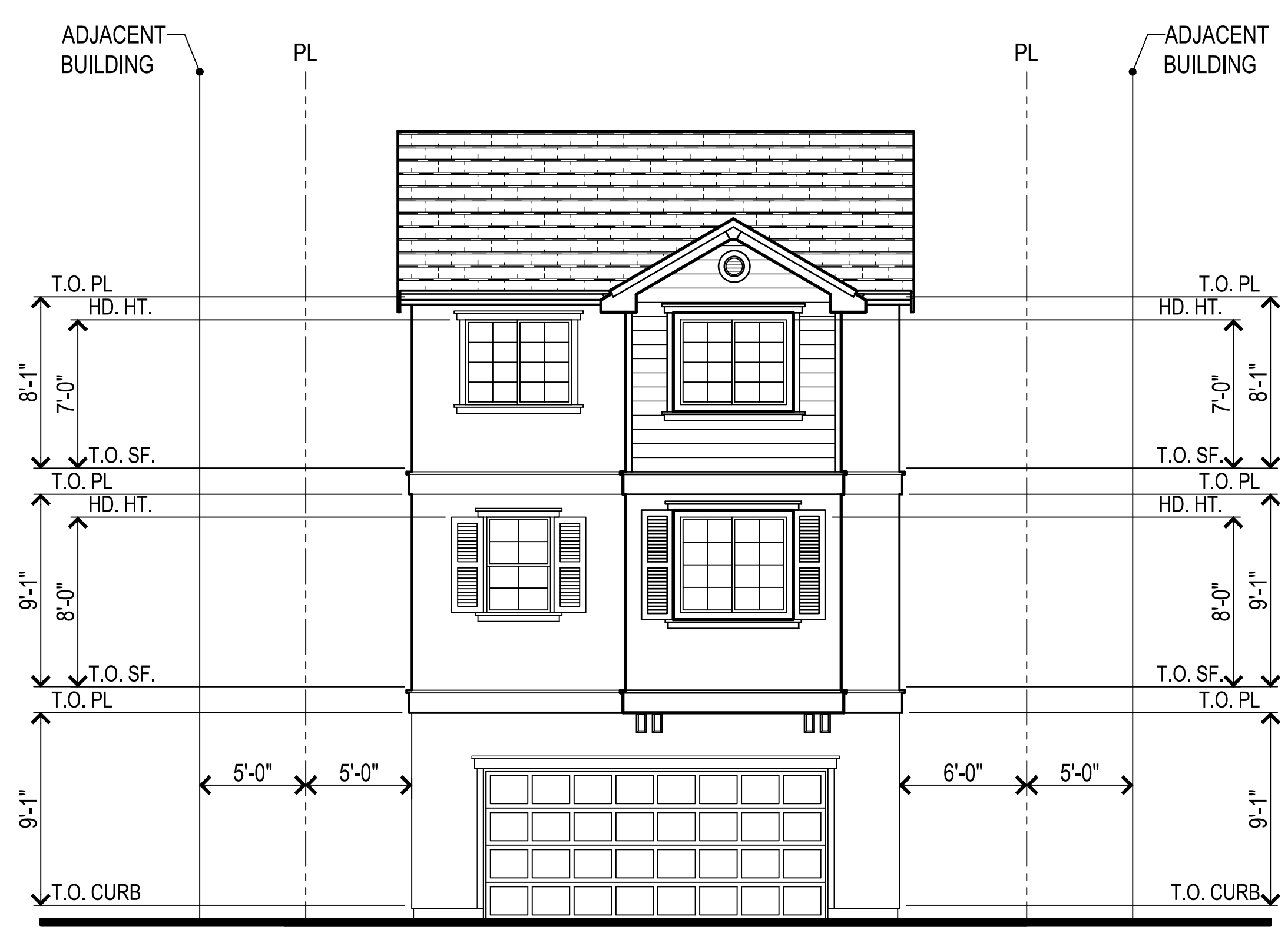


CAPE COD 'A'
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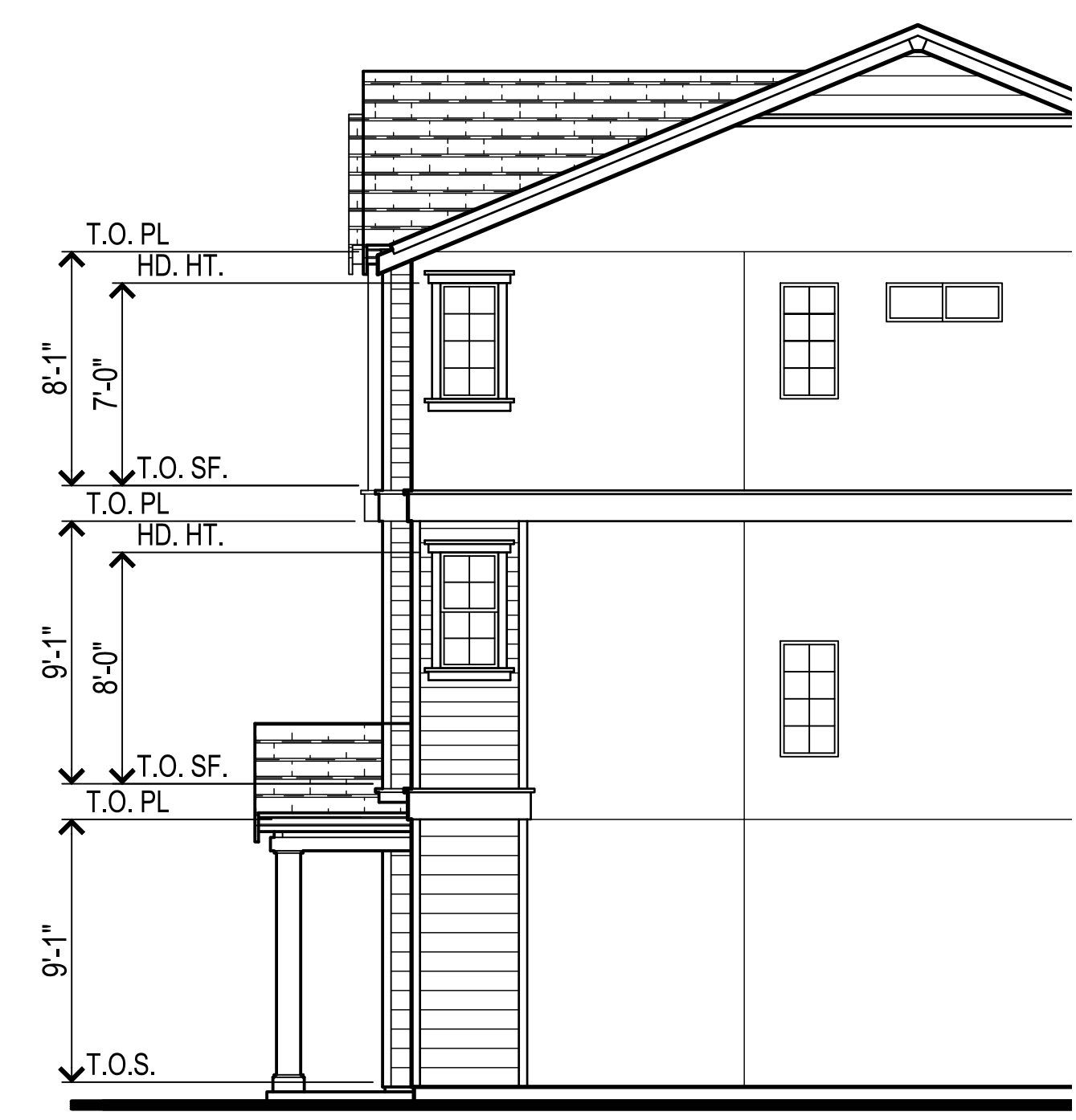




LEF



CAPE COD 'A'
REAR ELEVATION
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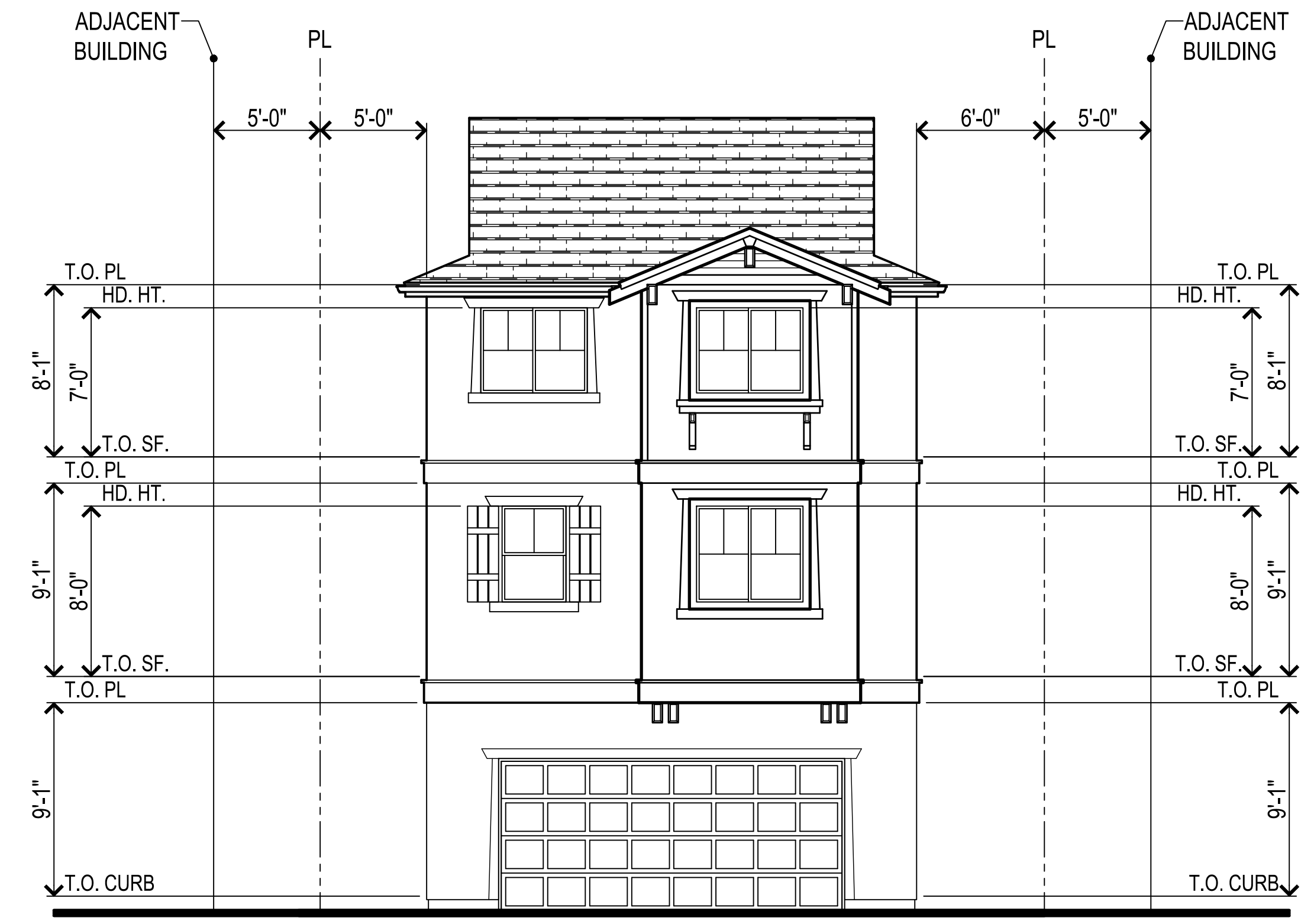


RIGH

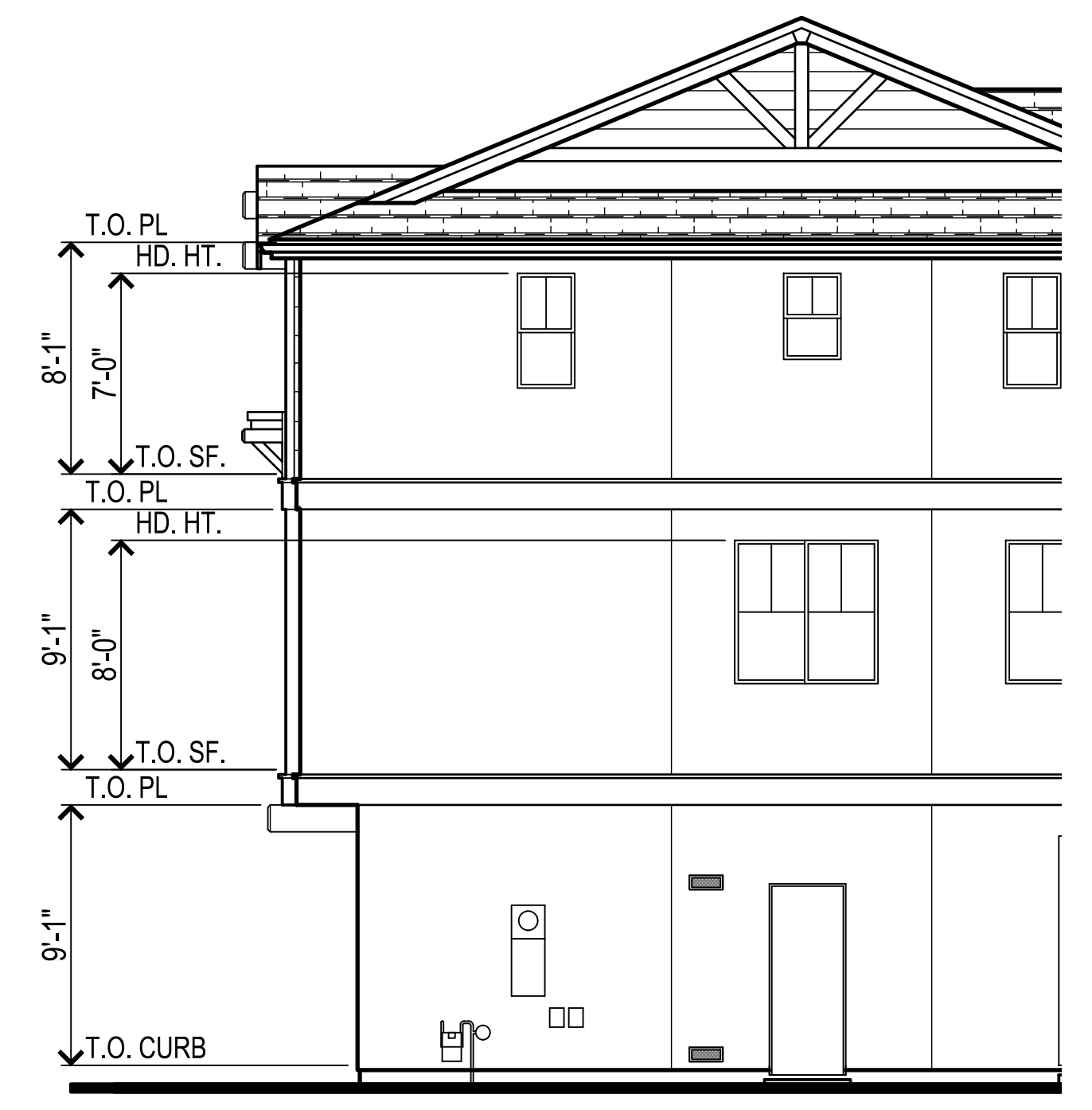
PLAN 1 'A' ELEVATION

Amaral
City of Hayward
Mar 7, 2016

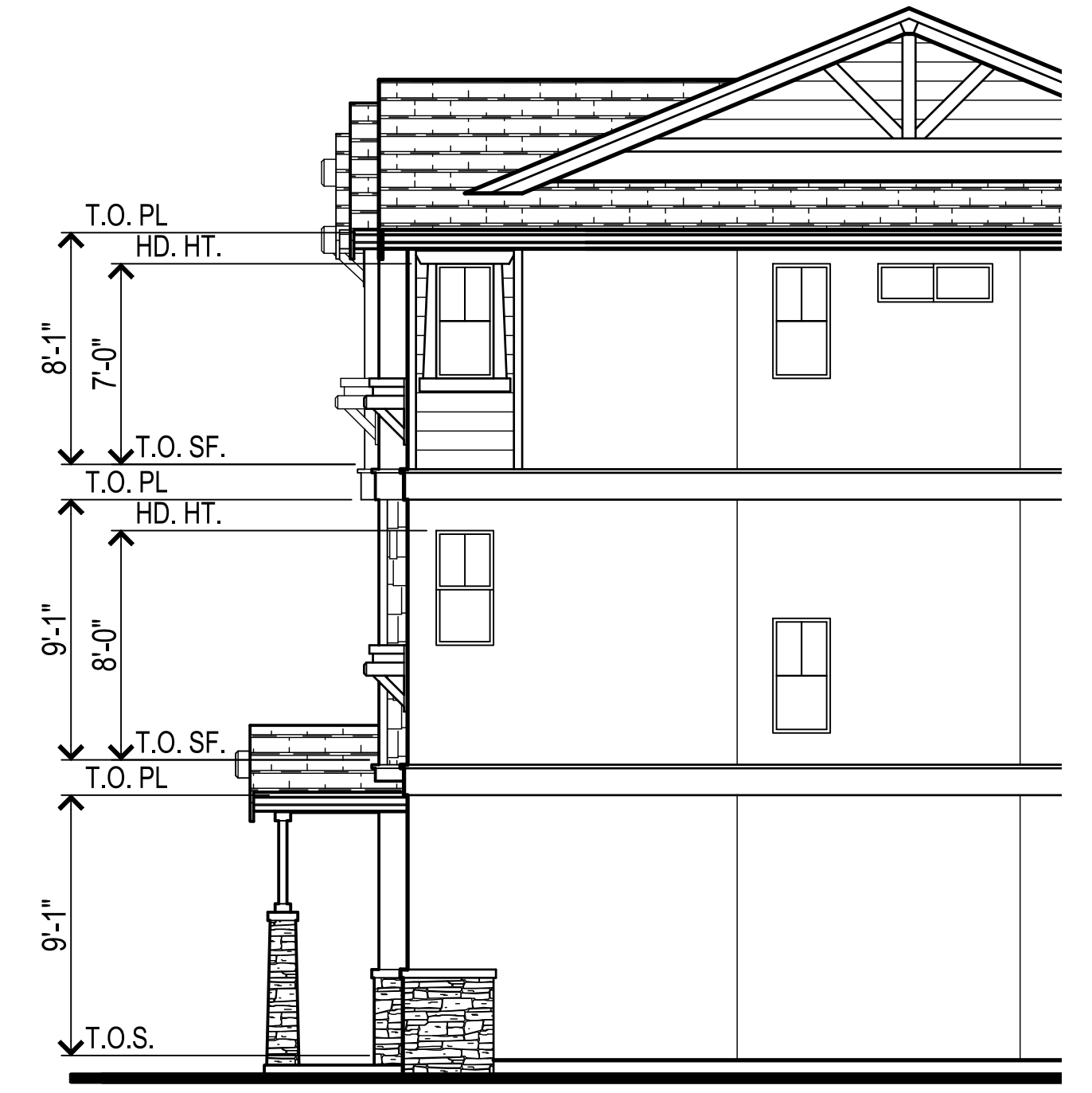
KB Home
5000 Executive Parkway, San Ramon, Ca 94583
925.983.4500



CRAFTSMAN 'B'
REAR ELEVATION
SCALE: 3/16" = 1'-0"



C
LEF

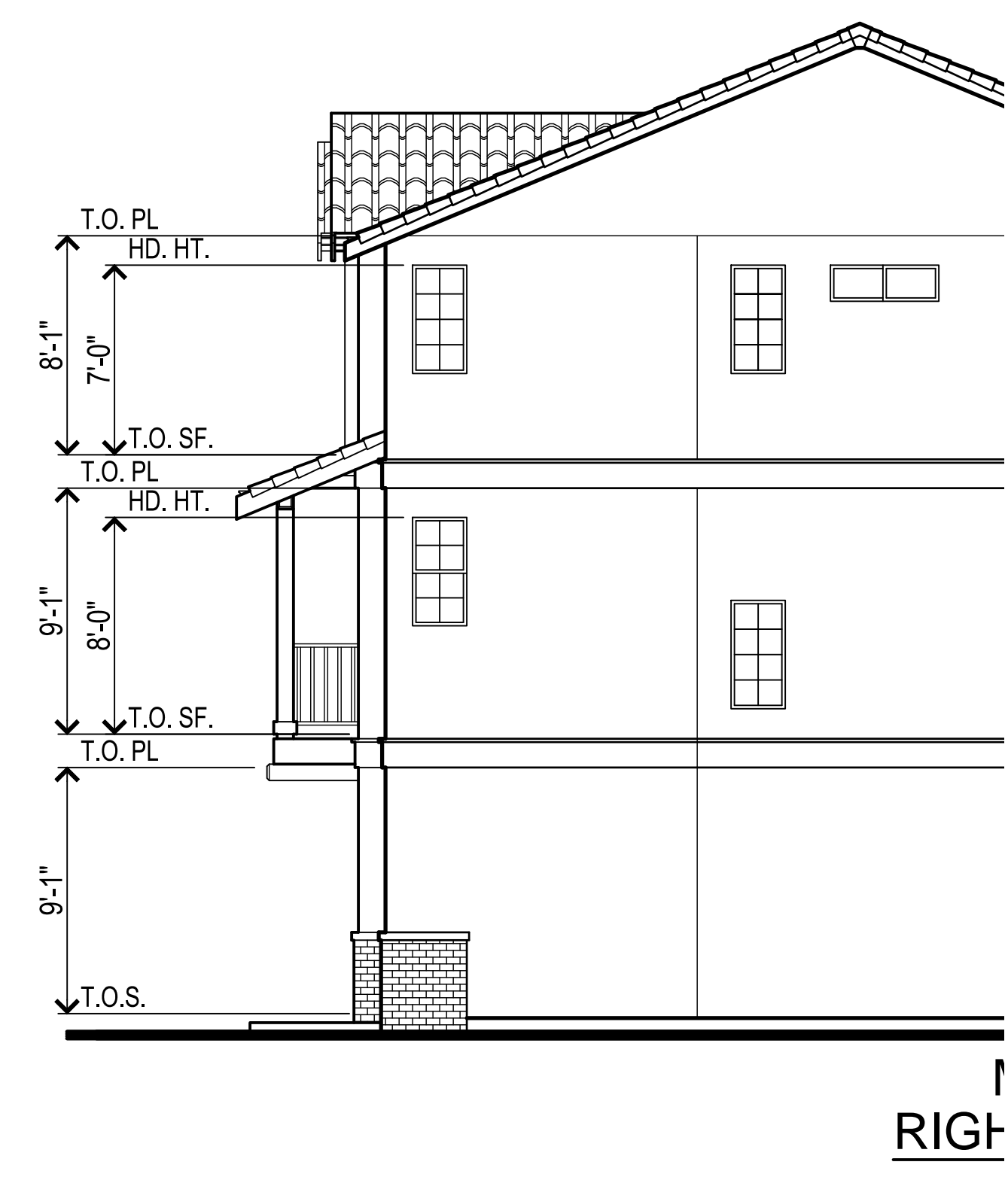
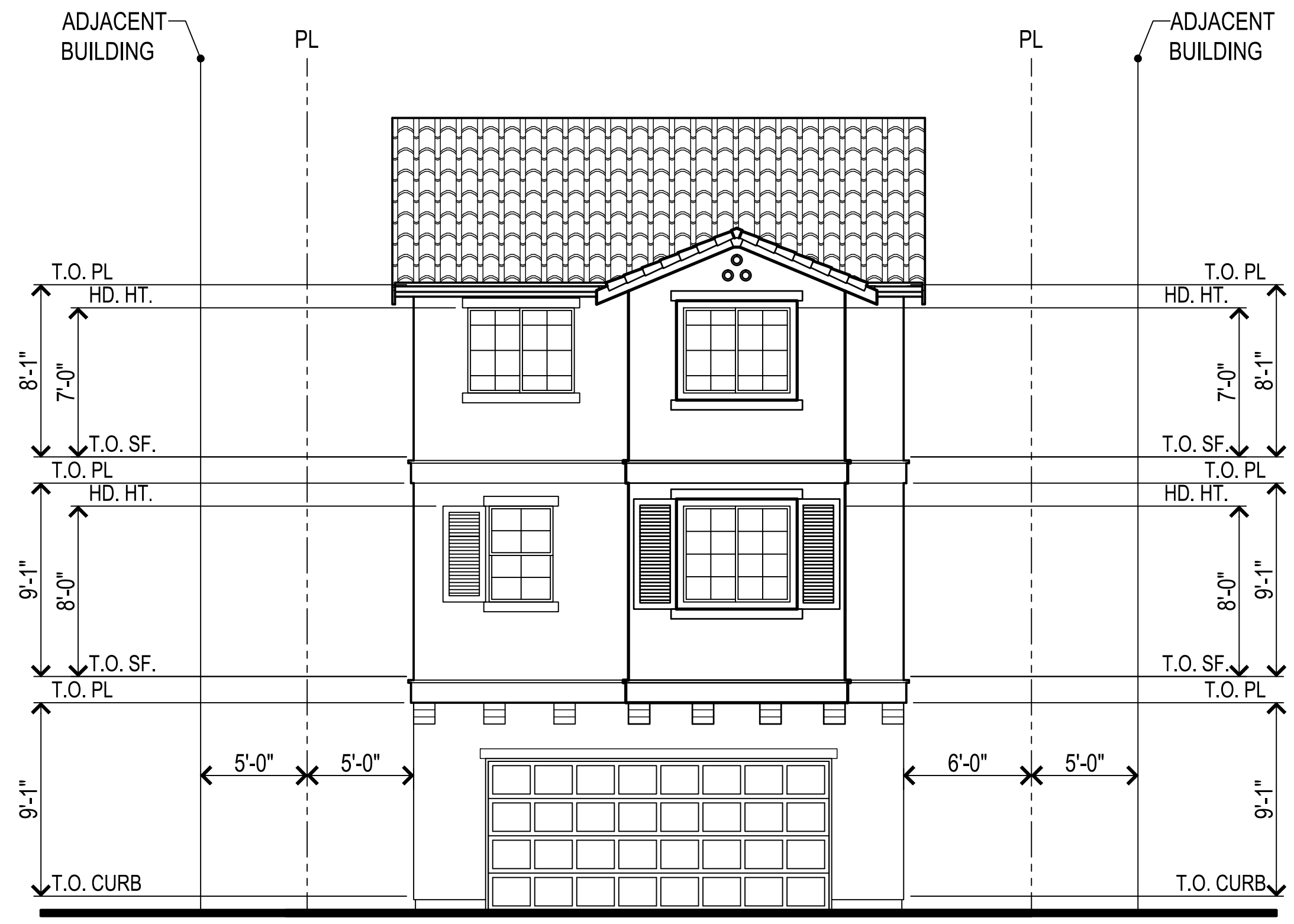
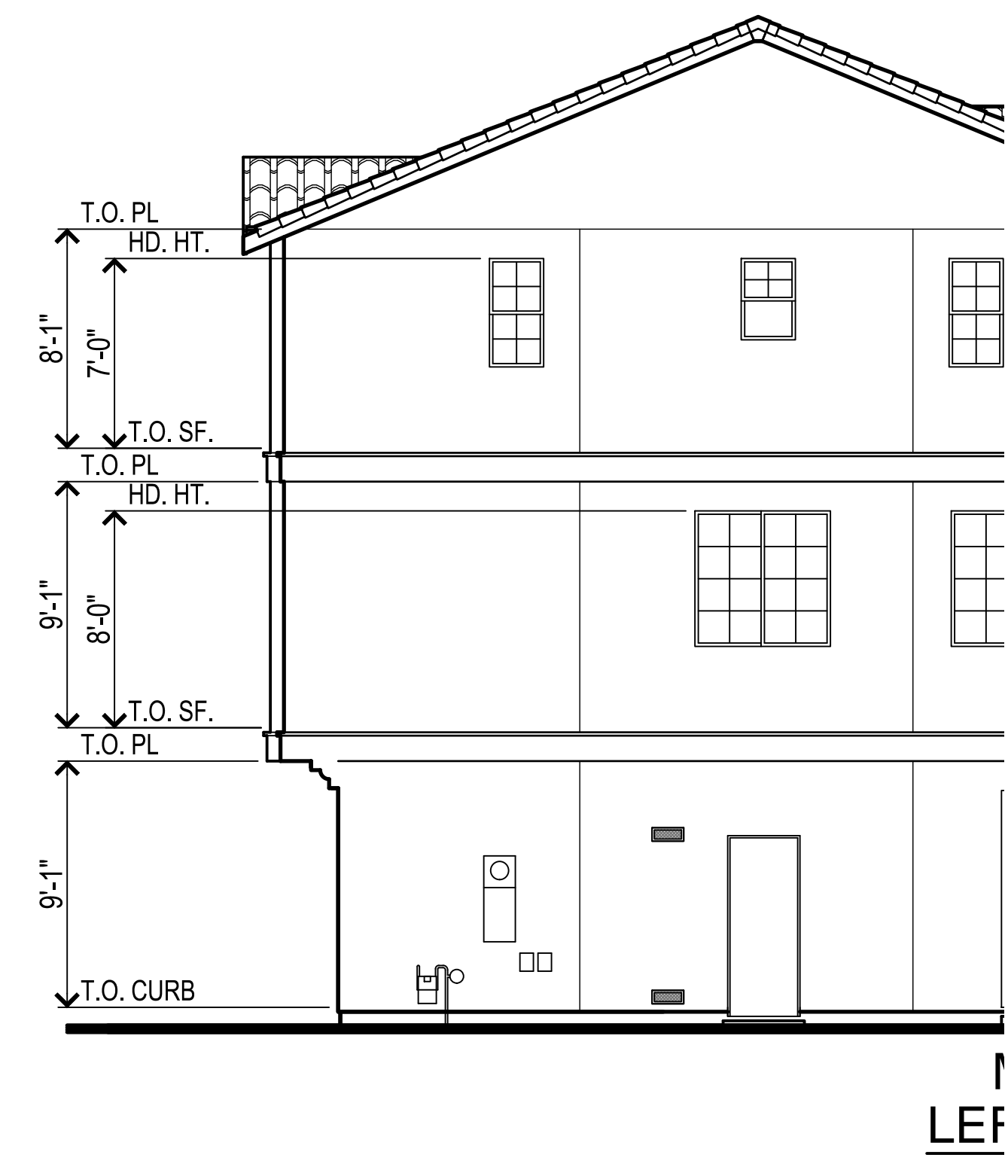


C
RIGH

PLAN 1 'B' ELEVATION

Amaral
City of Hayward
Mar 7, 2016

KB Home
5000 Executive Parkway, San Ramon, Ca 94583
925.983.4500

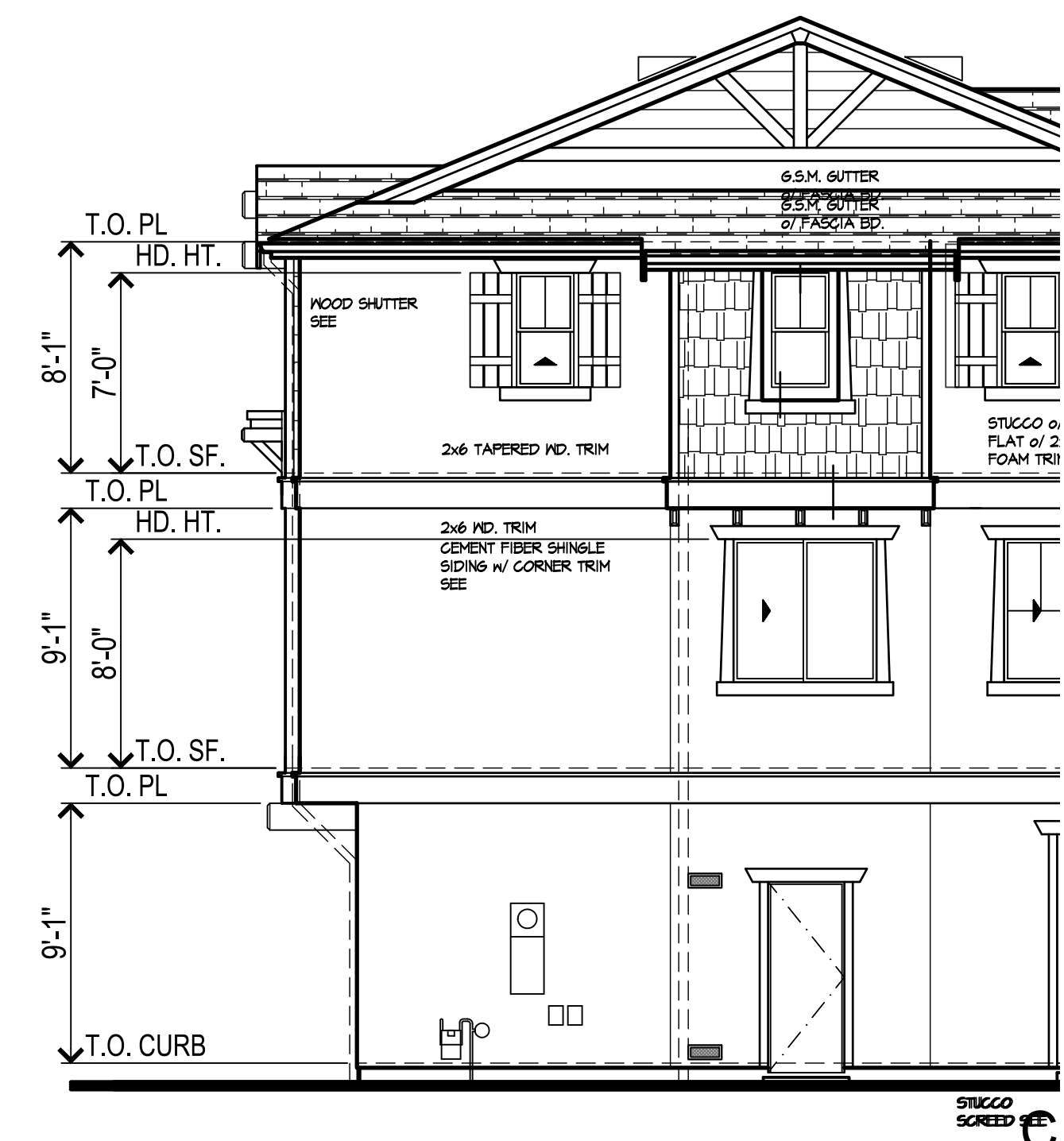


MONTEREY 'C'
REAR ELEVATION
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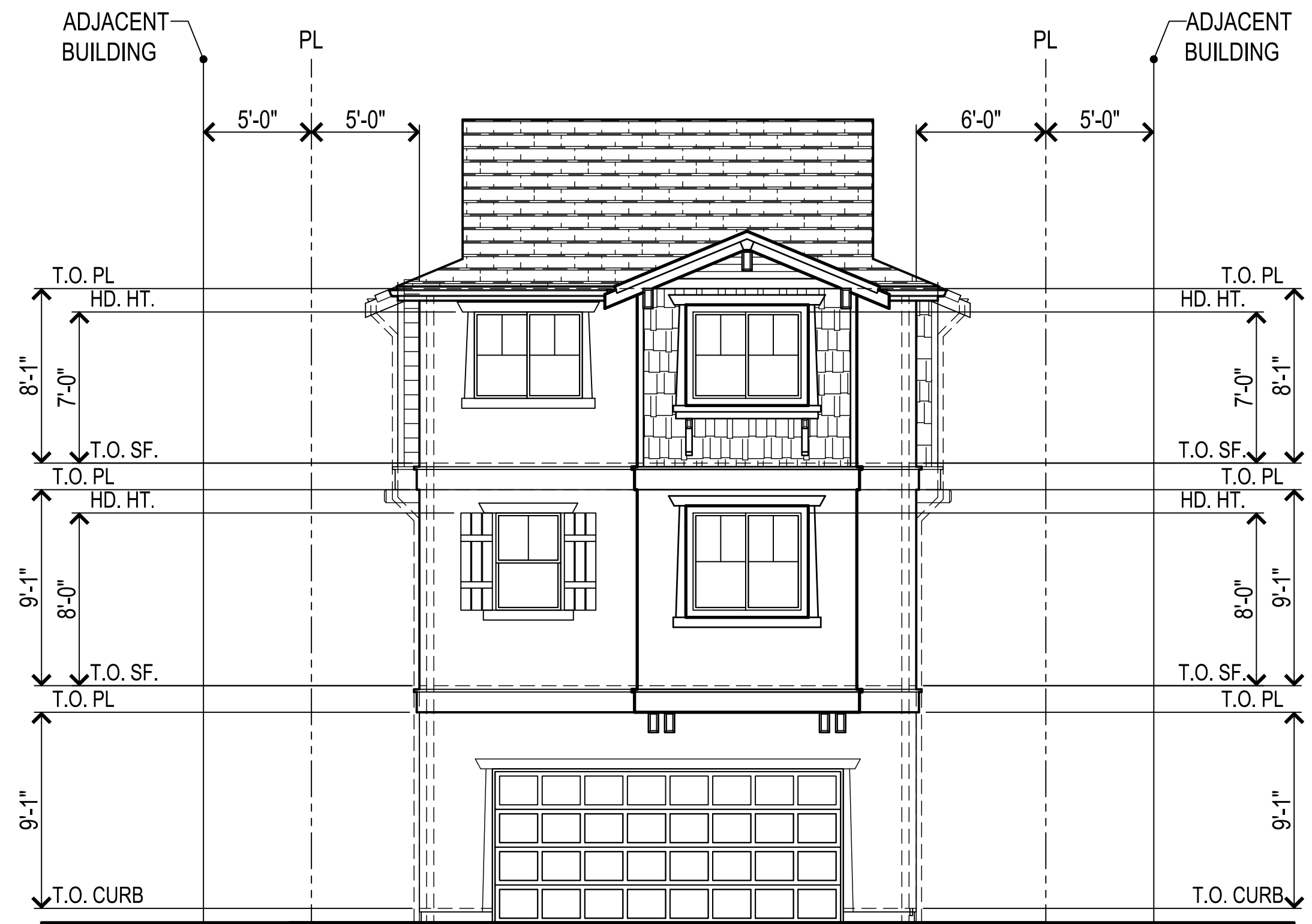
PLAN 1 'C' ELEVATION

Amaral
City of Hayward
Mar 7, 2016

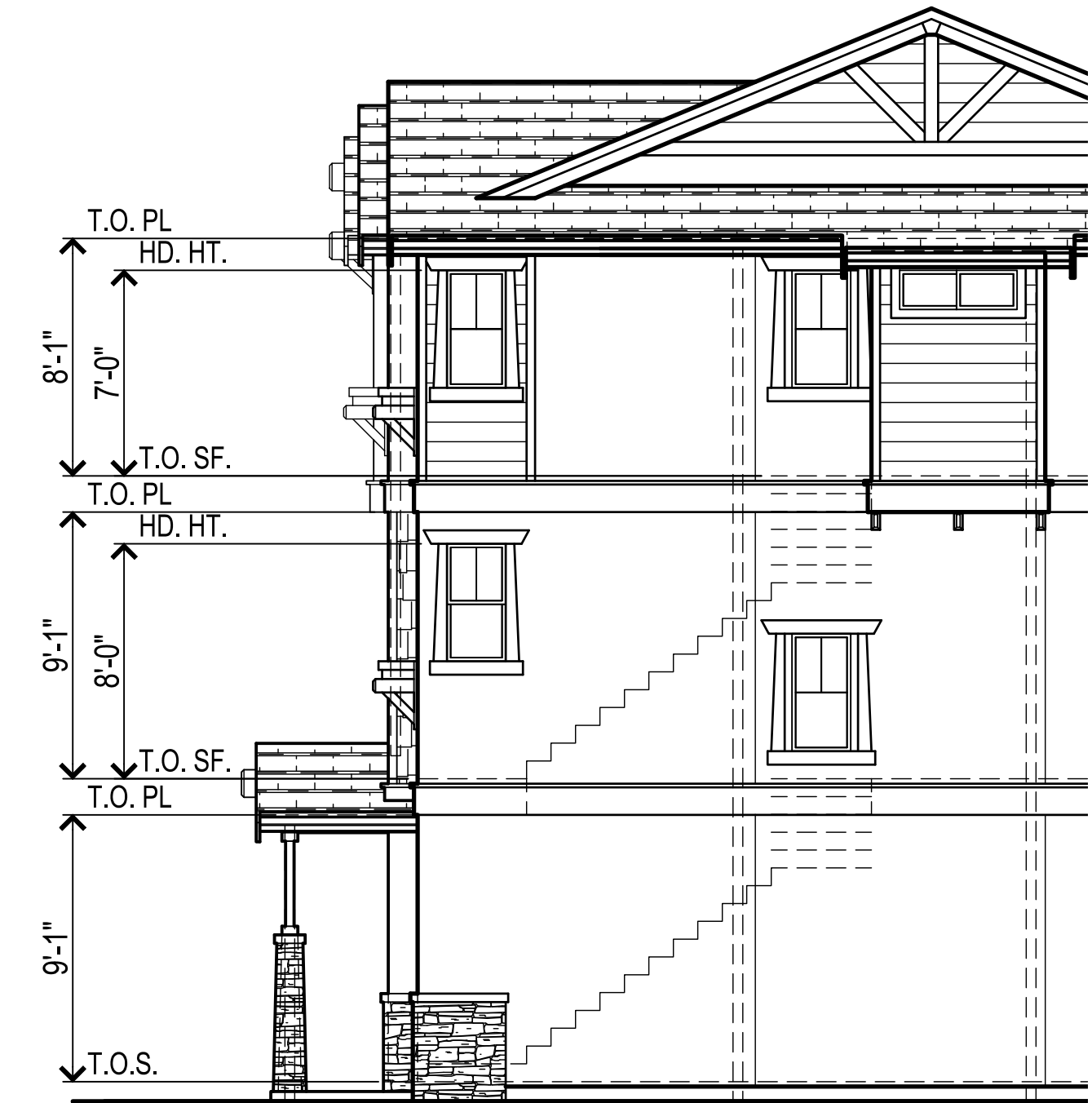
KB Home
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925.983.4500



ENHANCED LEFT



CRAFTSMAN 'B'
ENHANCED REAR ELEVATION
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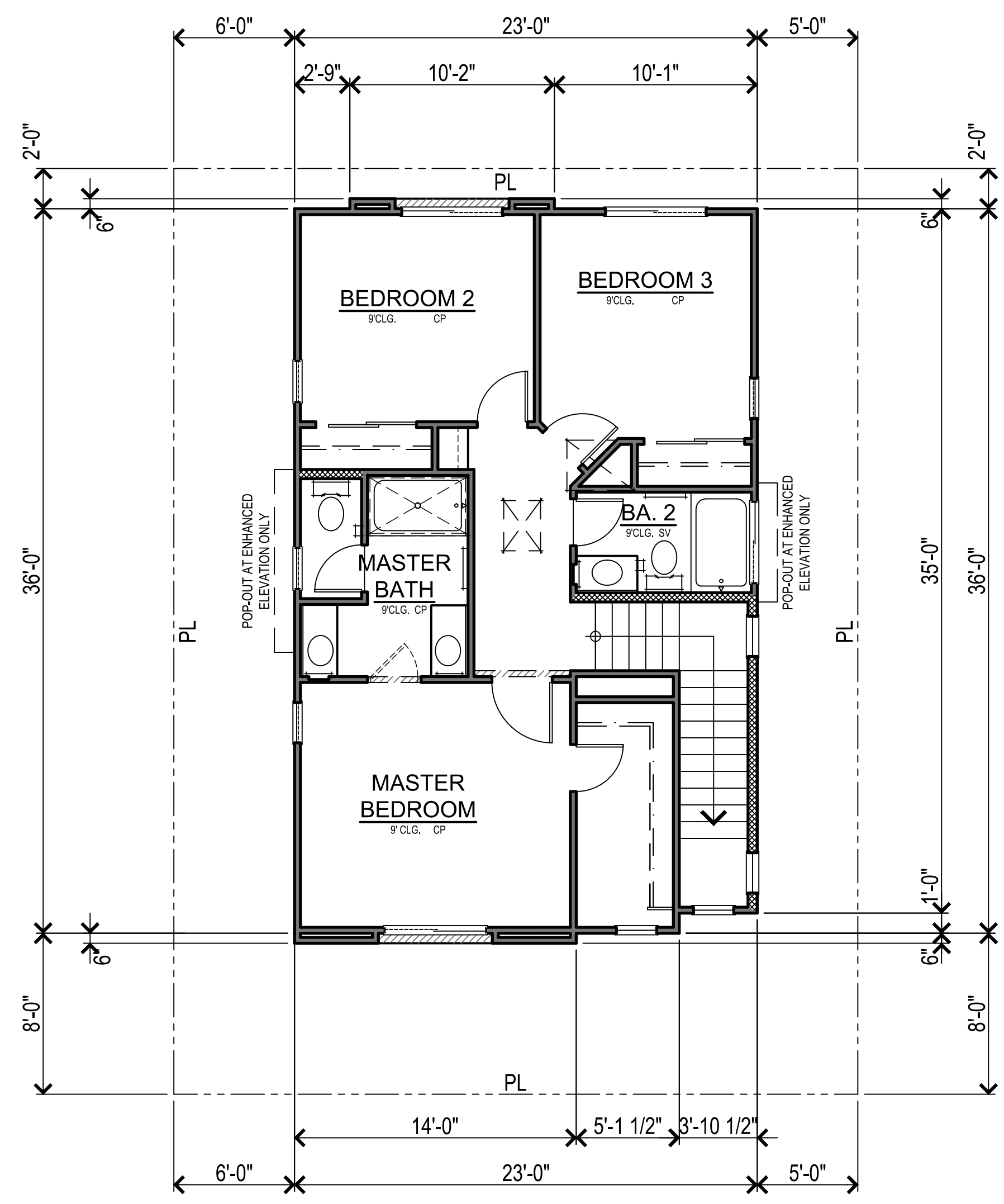


C
ENHANCED RIGHT

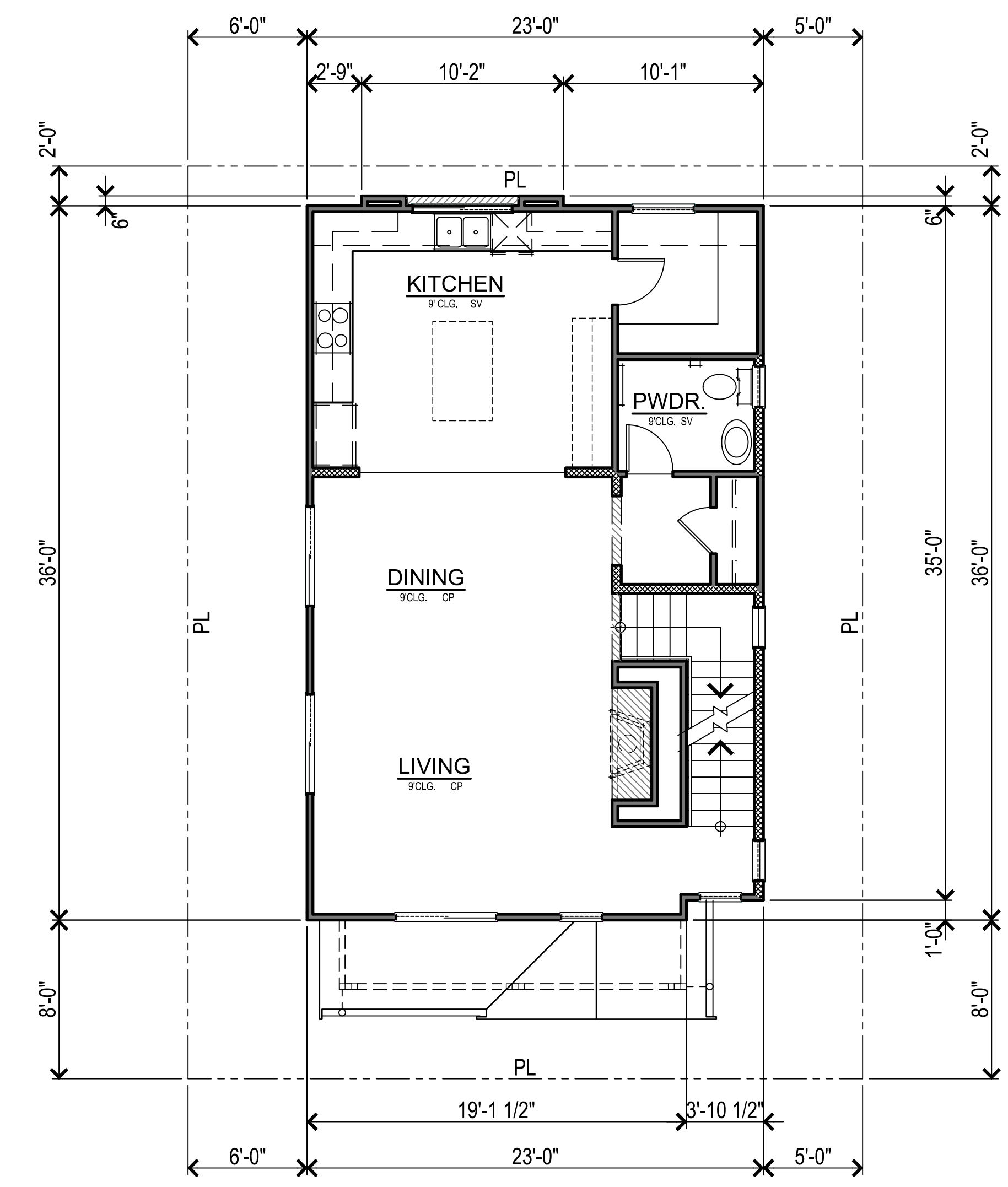
PLAN 1 'B' ENI

Amaral
City of Hayward
Mar 7, 2016

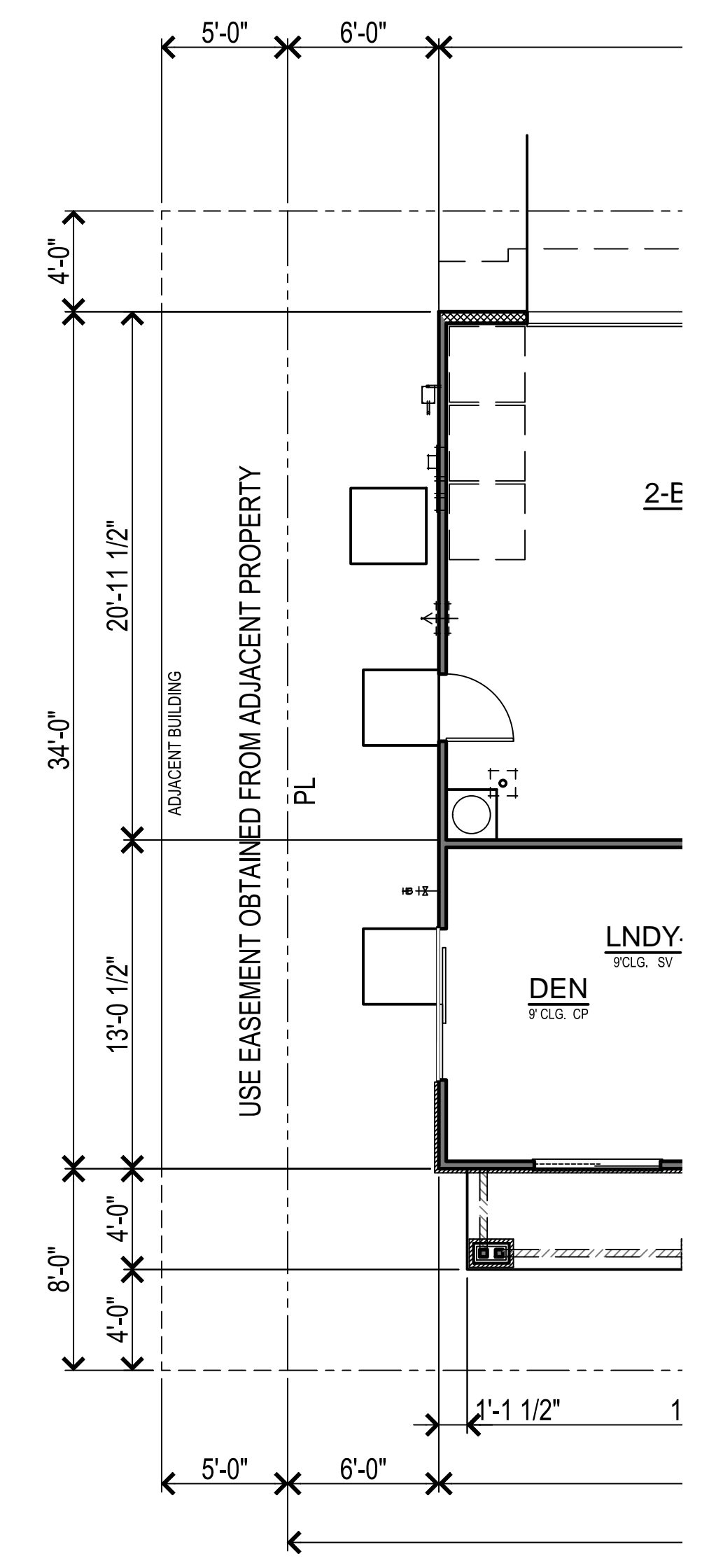
KB Home
5000 Executive Parkway, San Ramon, Ca 94583
925.983.4500



CRAFTSMAN 'B'
THIRD FLOOR PLAN
SCALE: 3/16" = 1'-0"

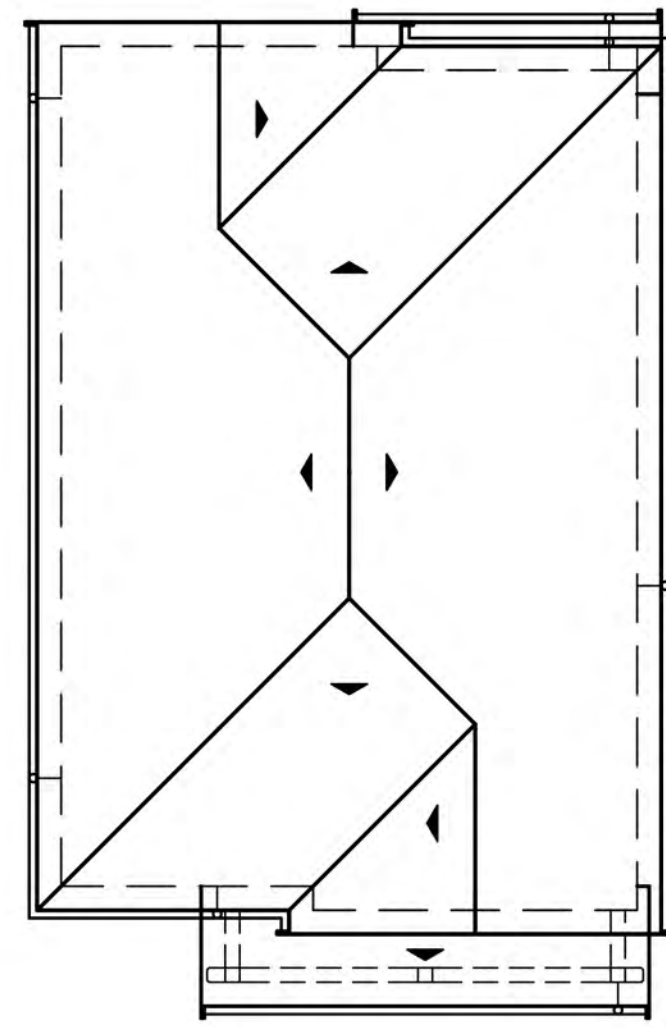


CRAFTSMAN 'B'
SECOND FLOOR PLAN
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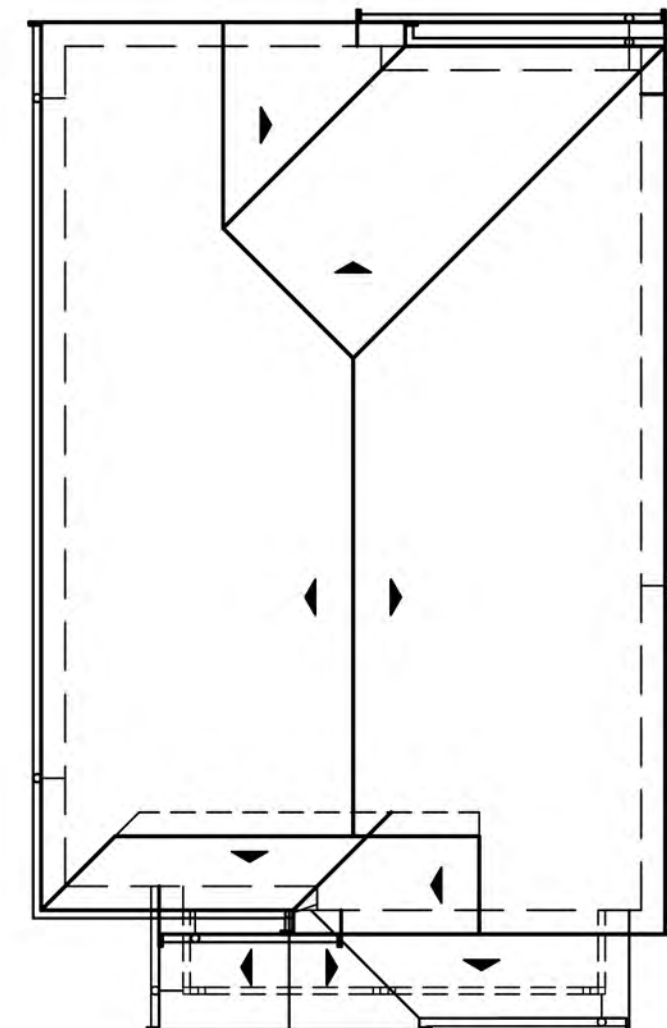


SQUARE FOOTAGES	
FIRST FLOOR	290 SQ. FT.
SECOND FLOOR	824 SQ. FT.
THIRD FLOOR	777 SQ. FT.
TOTAL LIVING	1891 SQ. FT.
2-BAY GARAGE	482 SQ. FT.

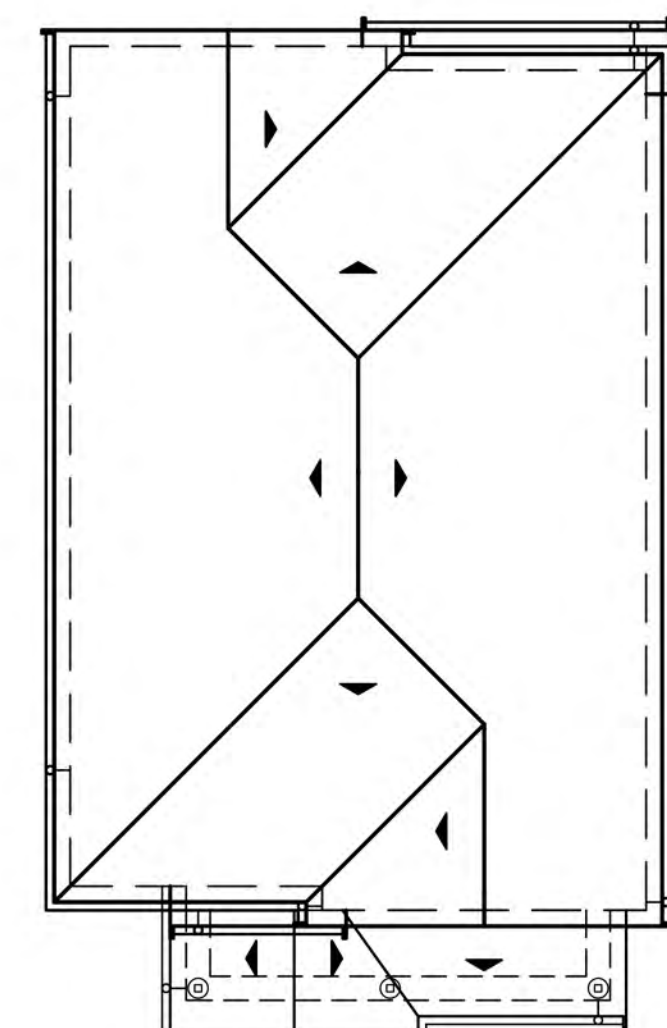
C
FIRS



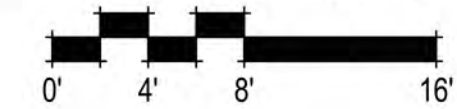
ROOF PLAN 'C'
SCALE: 1/8" = 1'-0"



ROOF PLAN 'B'
SCALE: 1/8" = 1'-0"



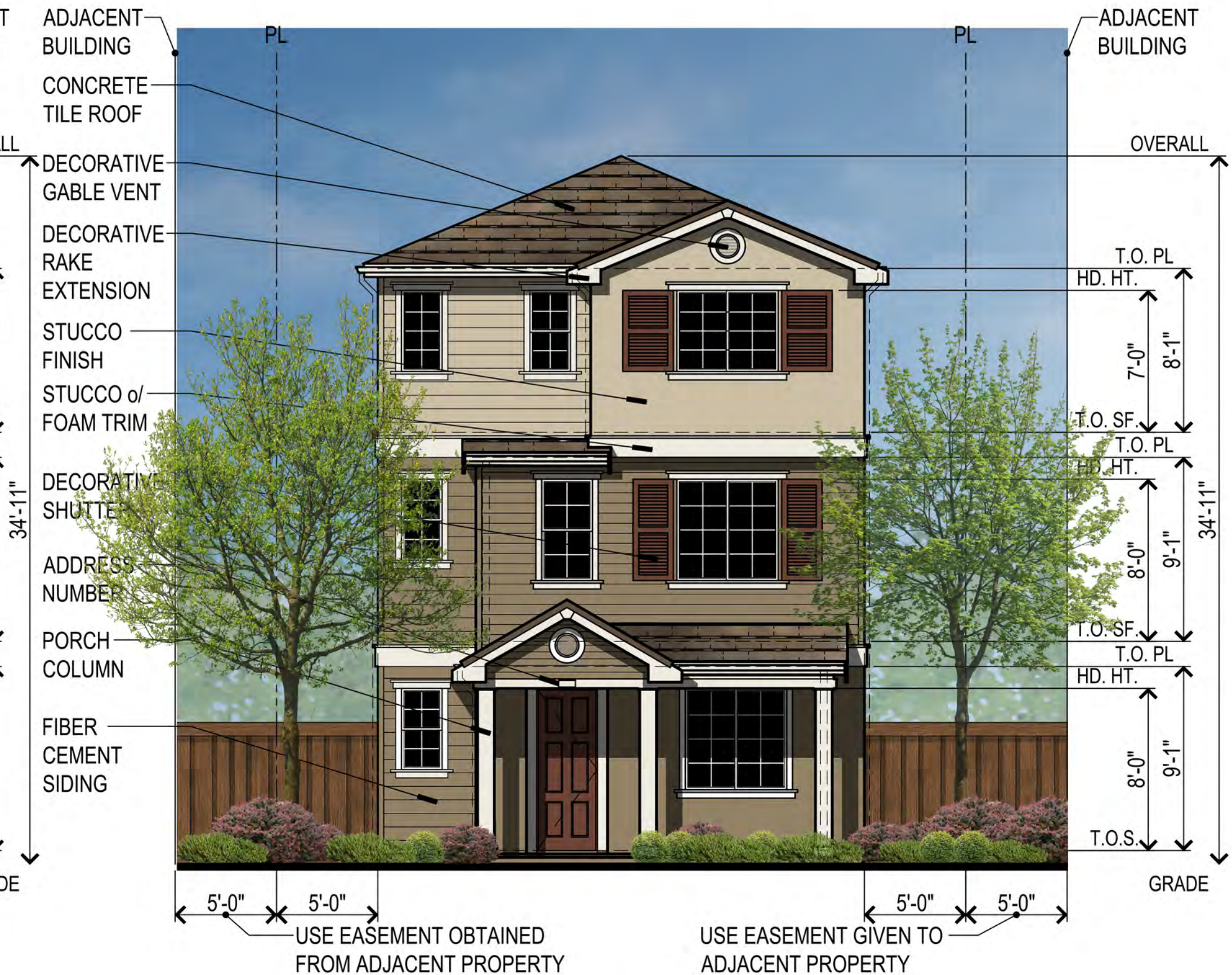
ROOF PLAN 'A'
SCALE: 1/8" = 1'-0"



MONTEREY 'C'
SCALE: 3/16" = 1'-0"

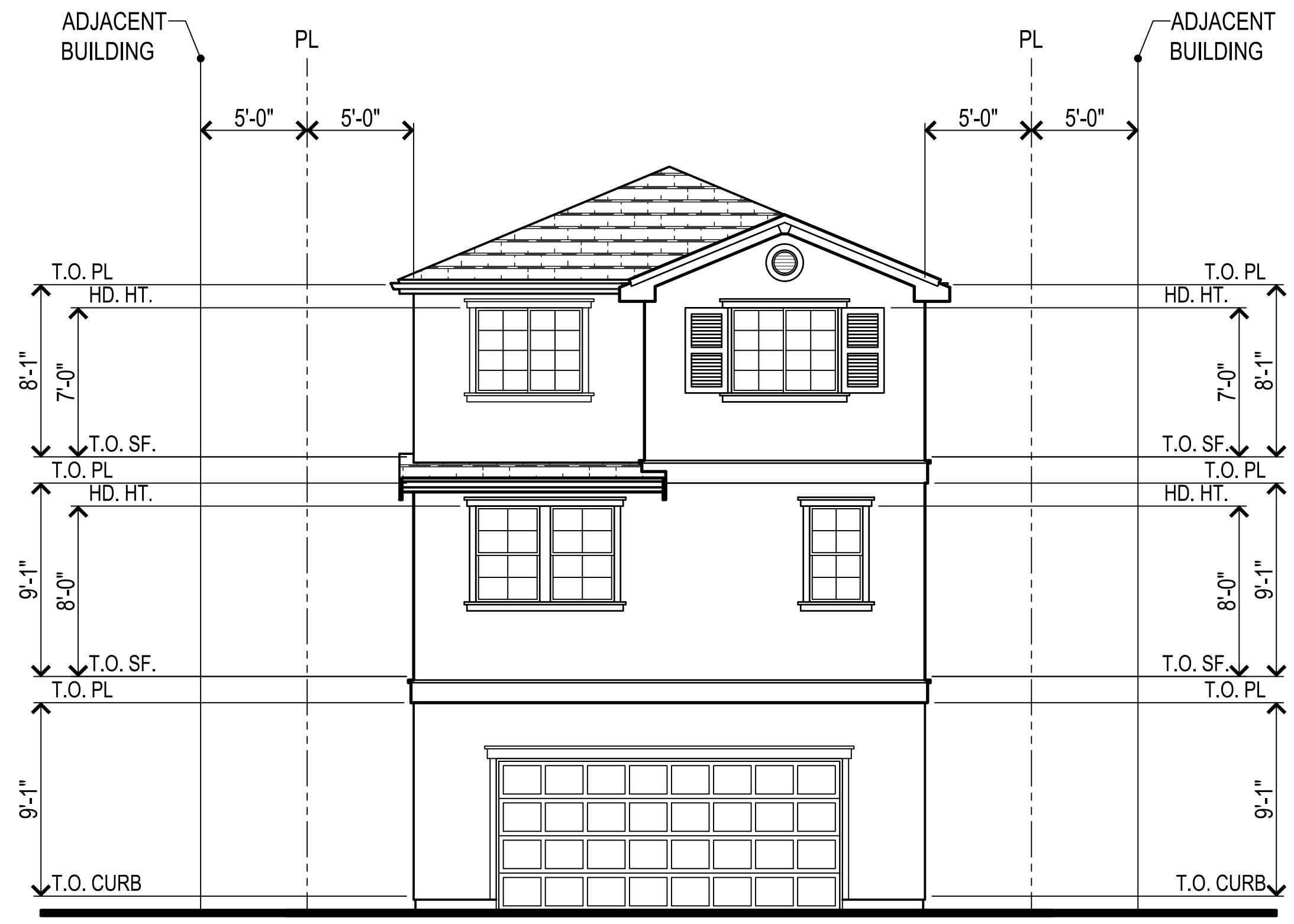


CRAFTSMAN 'B'
SCALE: 3/16" = 1'-0"

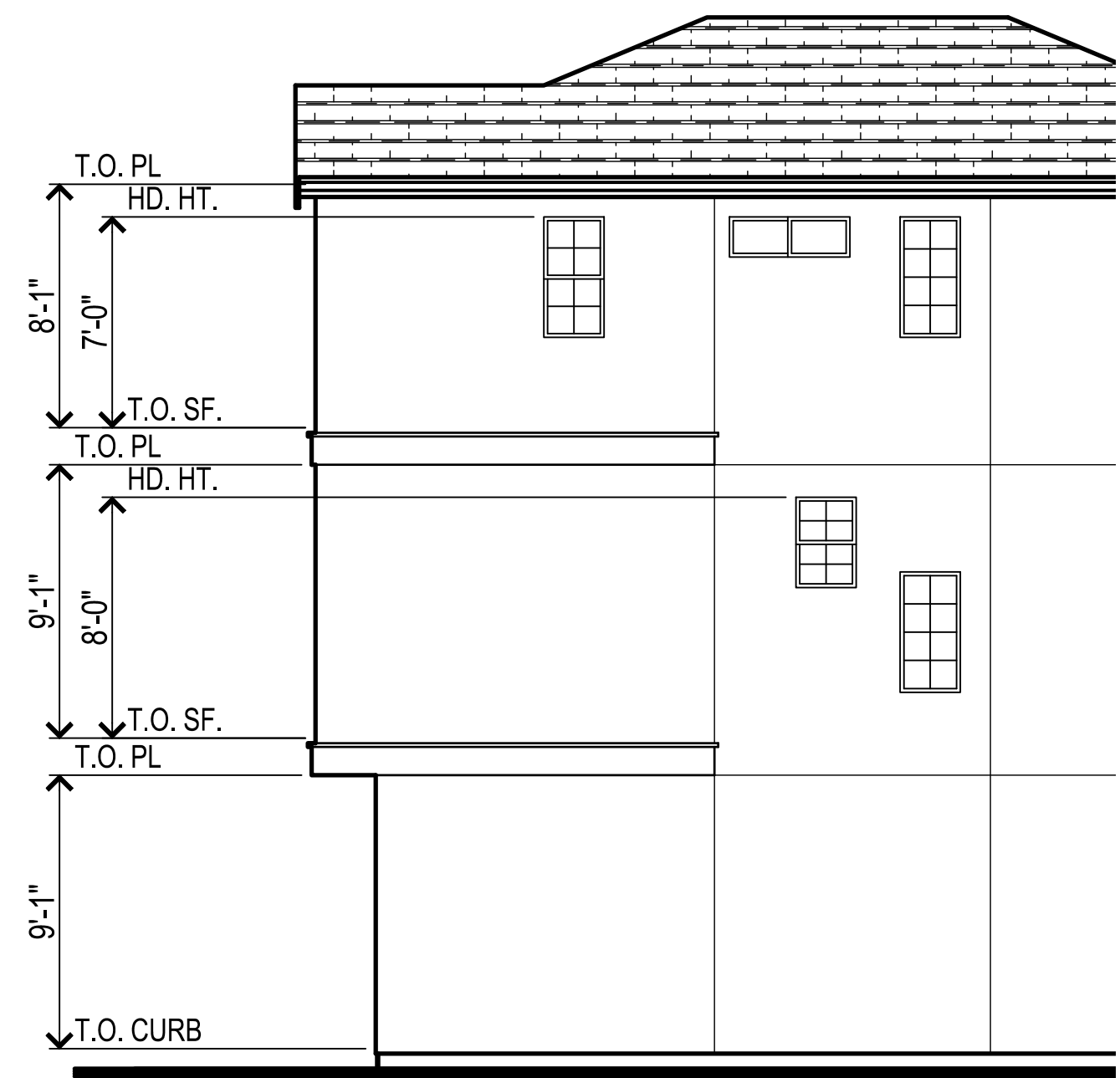


CAPE COD 'A'
SCALE: 3/16" = 1'-0"

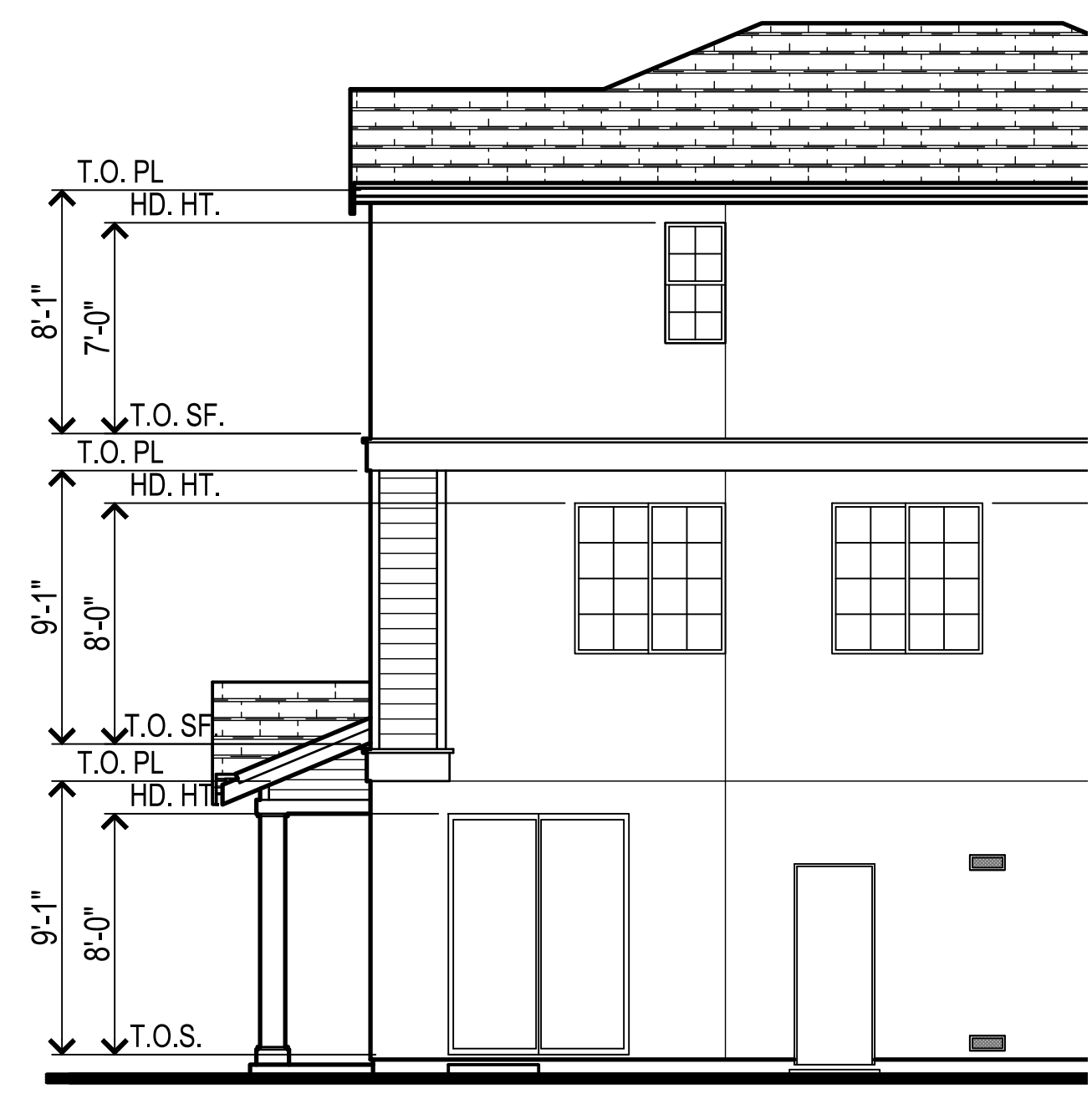




CAPE COD 'A'
REAR ELEVATION
SCALE: 3/16" = 1'-0"



LEFT

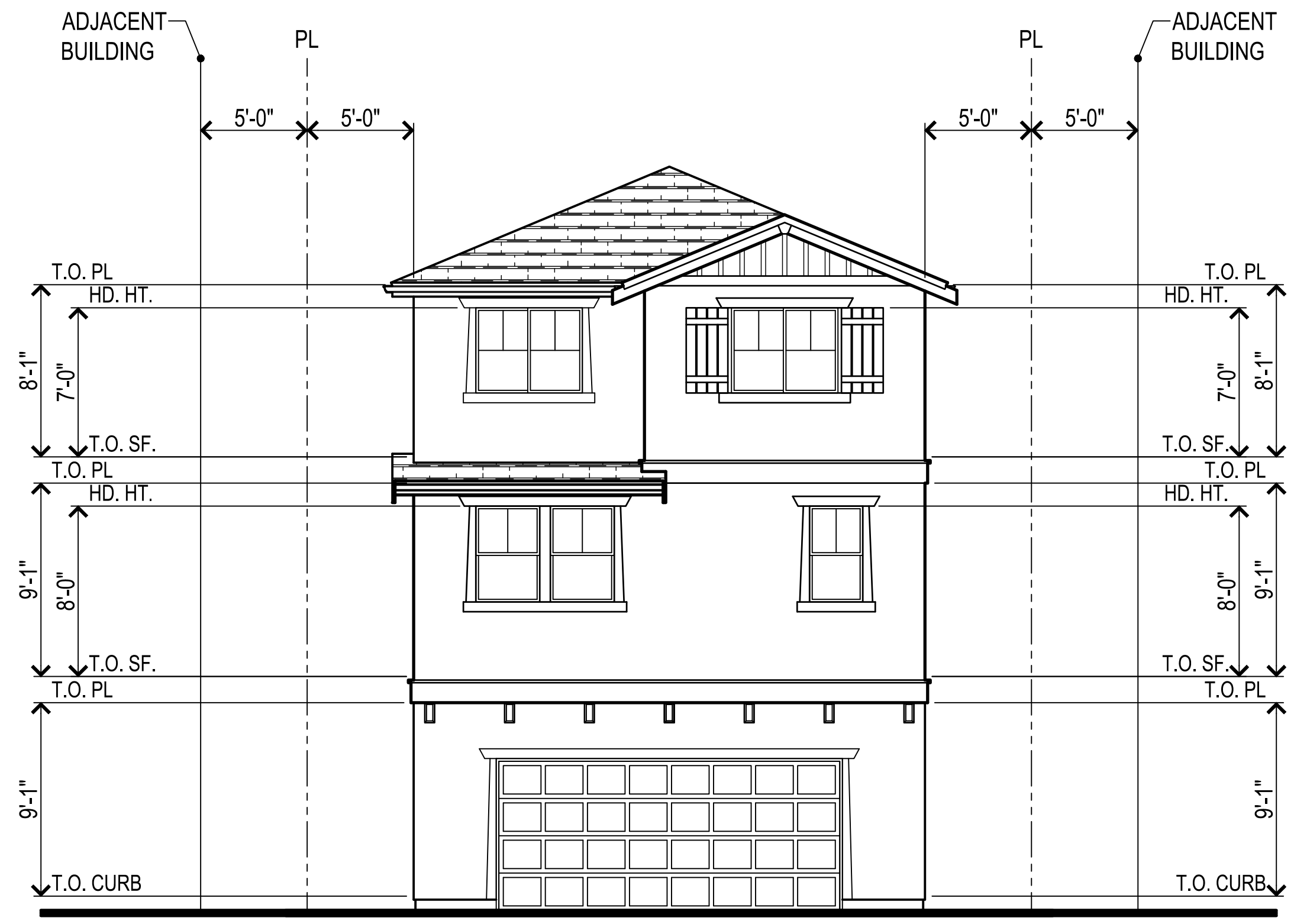


RIGHT

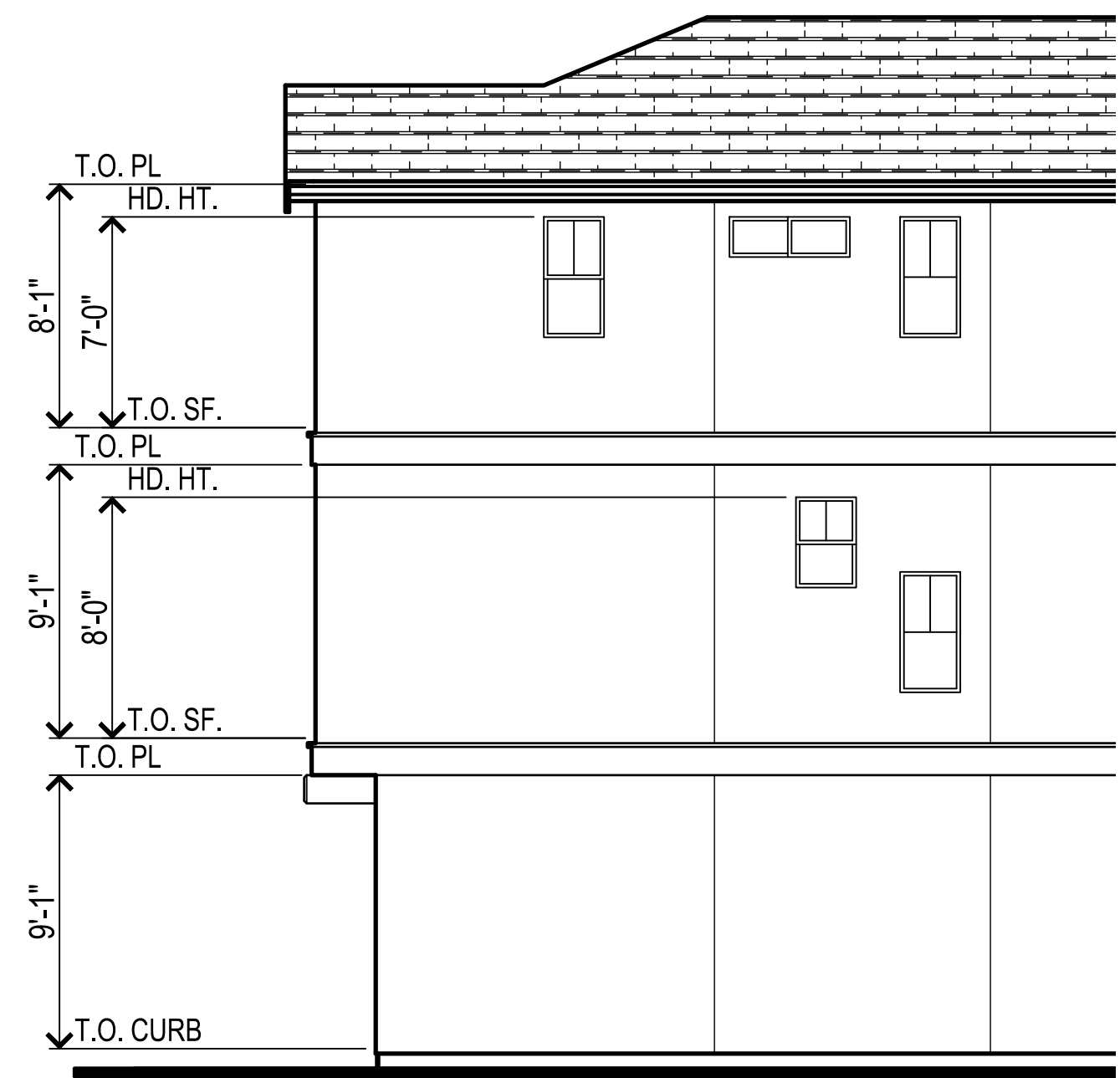
PLAN 2 'A' ELEVATION

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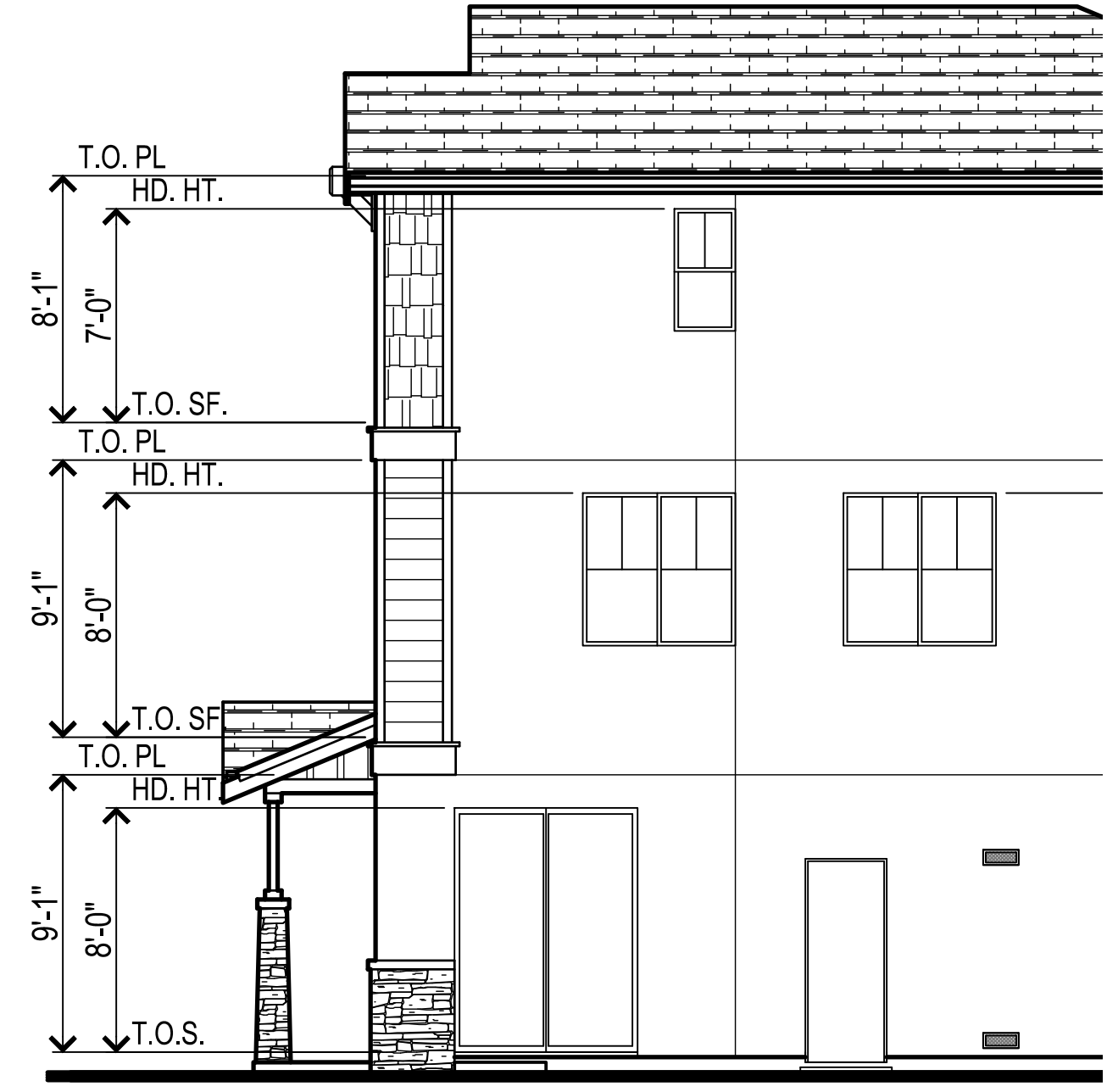
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CRAFTSMAN 'B'
REAR ELEVATION
 SCALE: 3/16" = 1'-0"



CR
LEF'

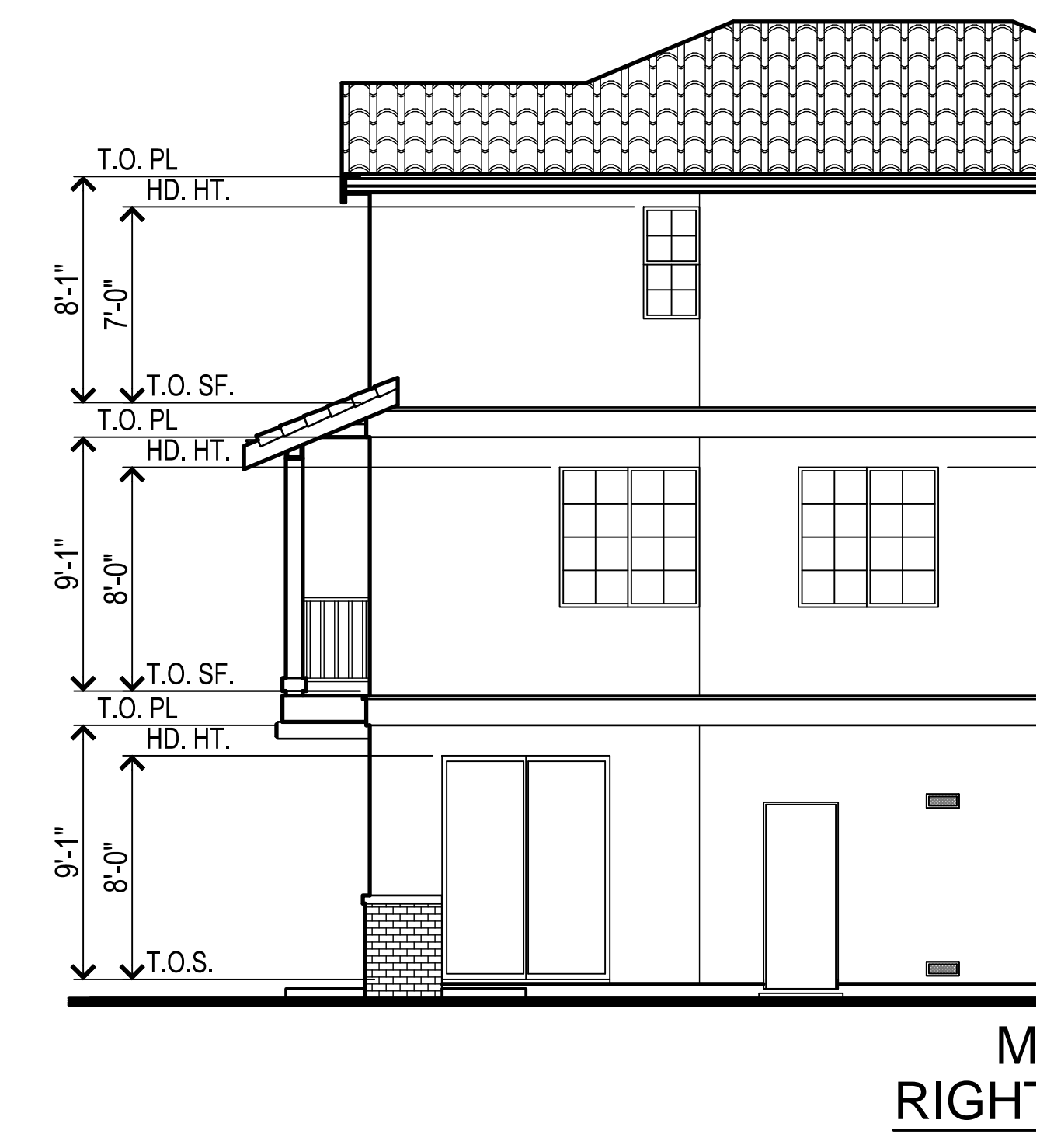
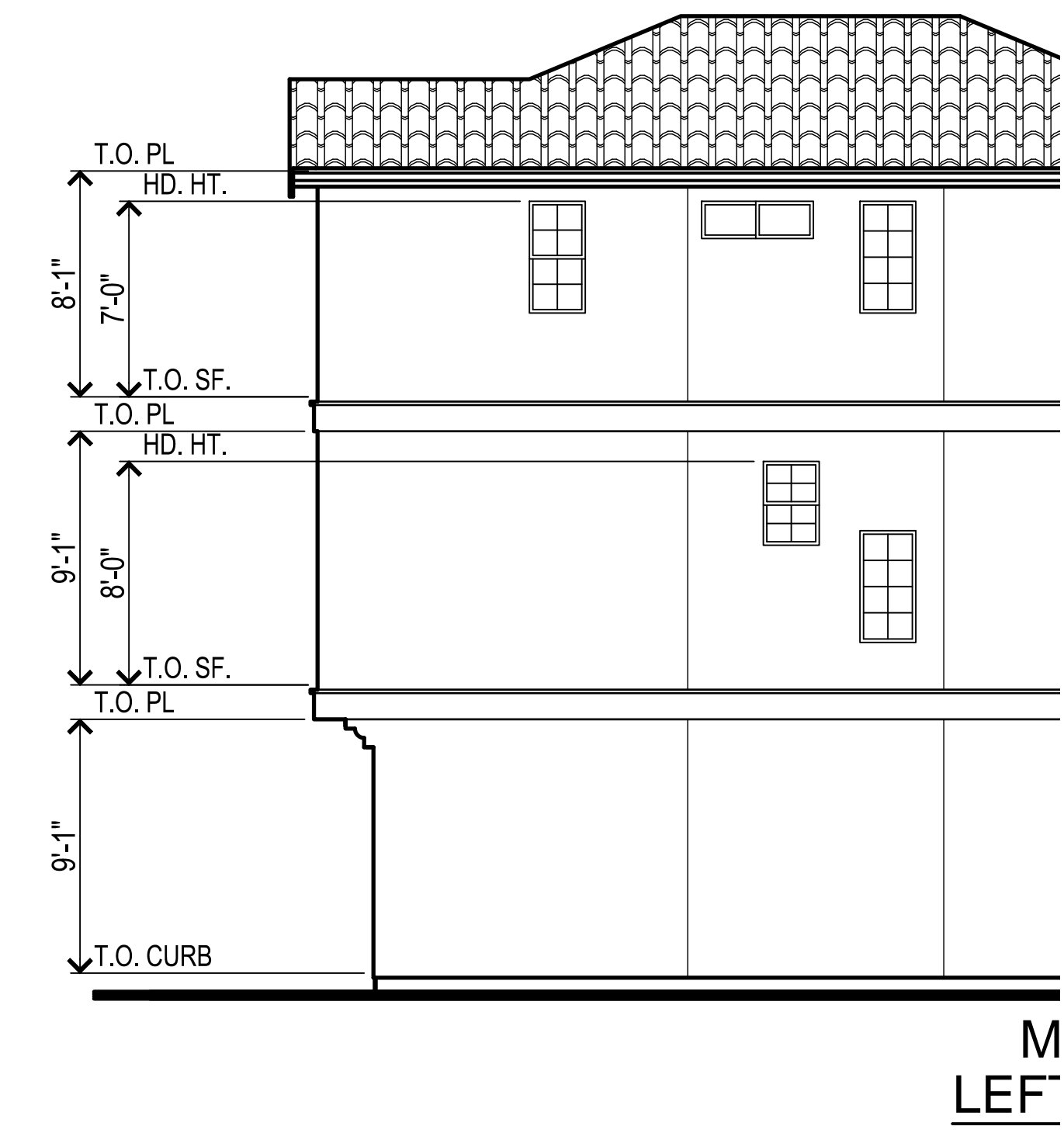
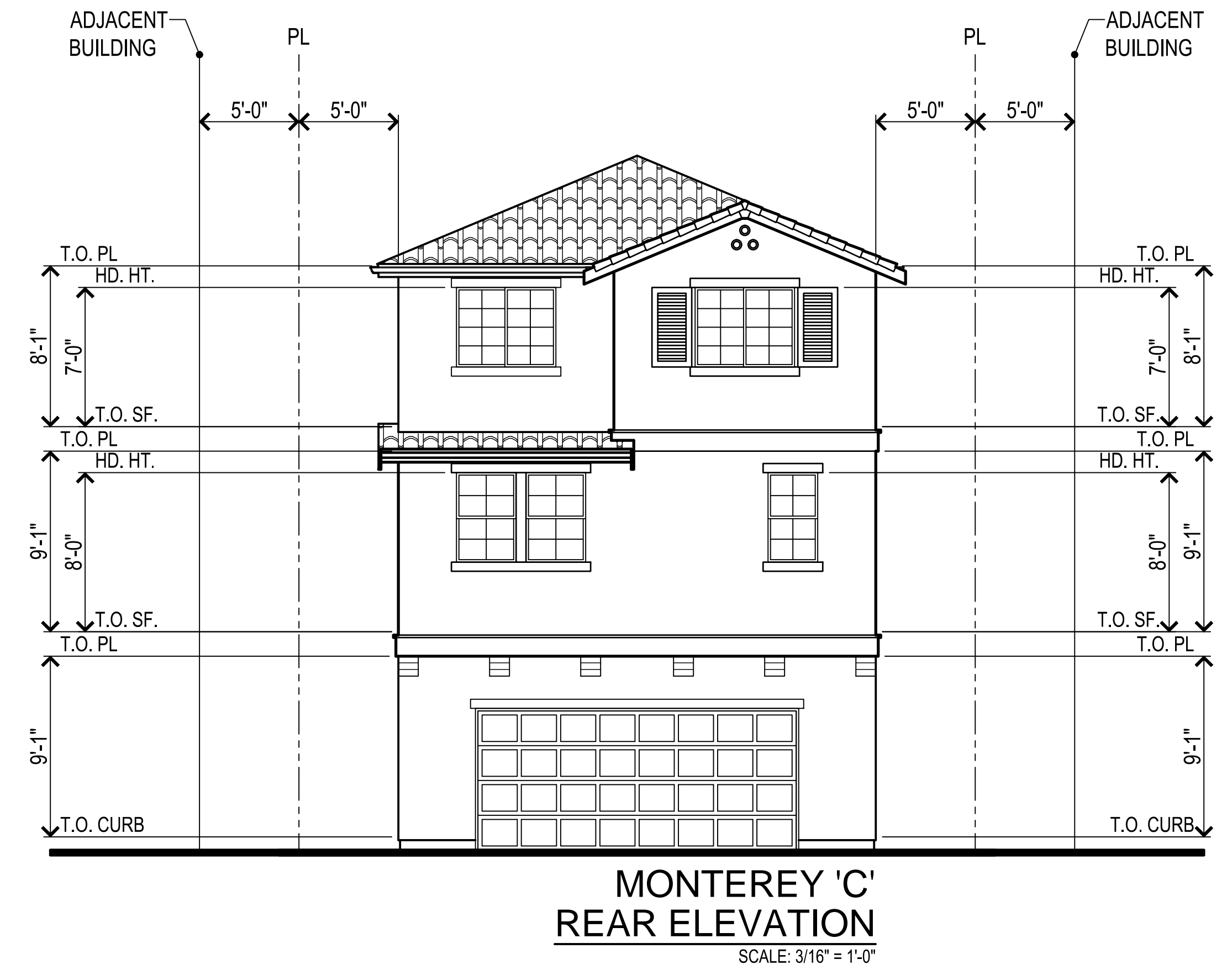


CR
RIGHT'

PLAN 2 'B' ELEVATION

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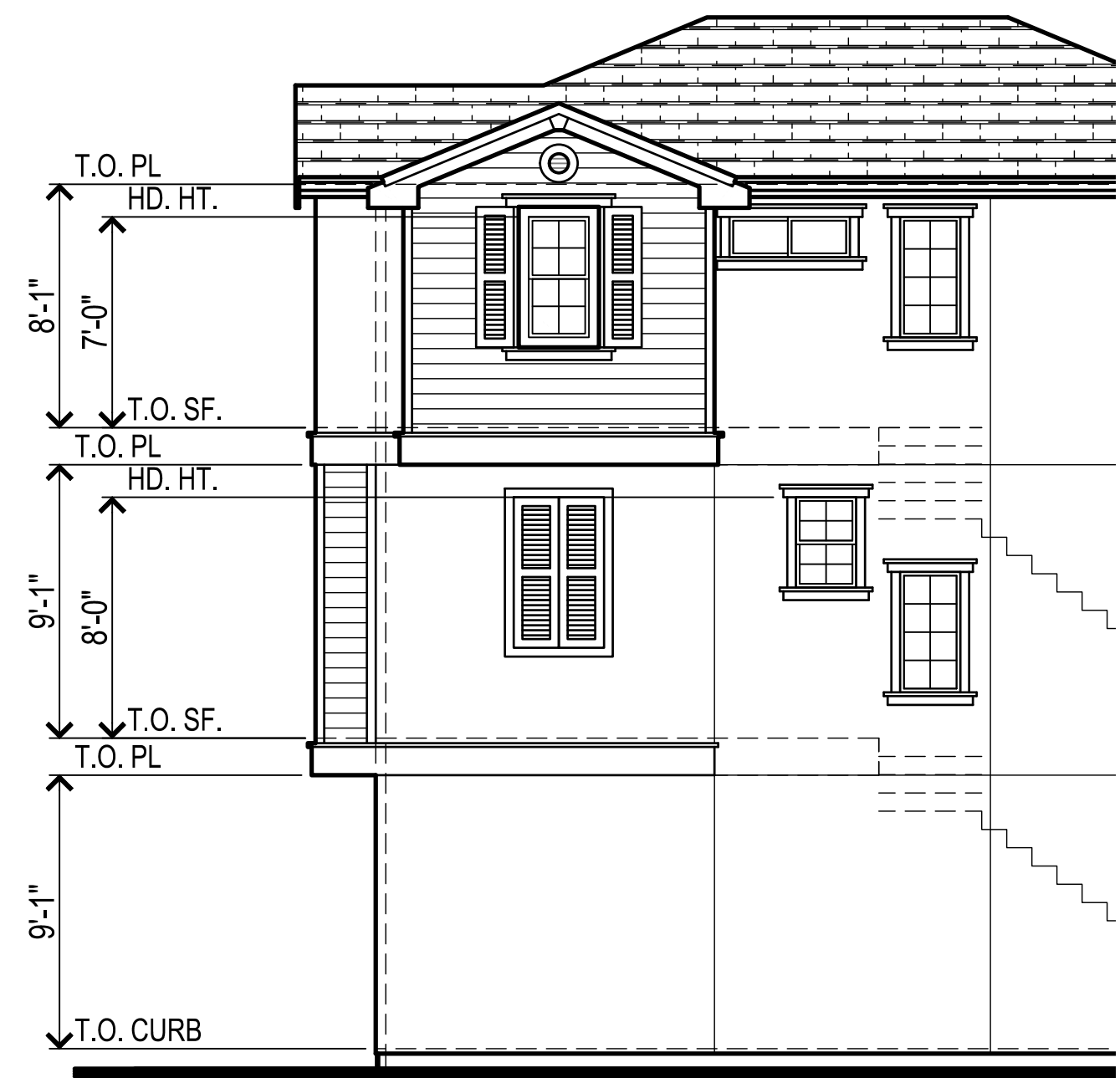
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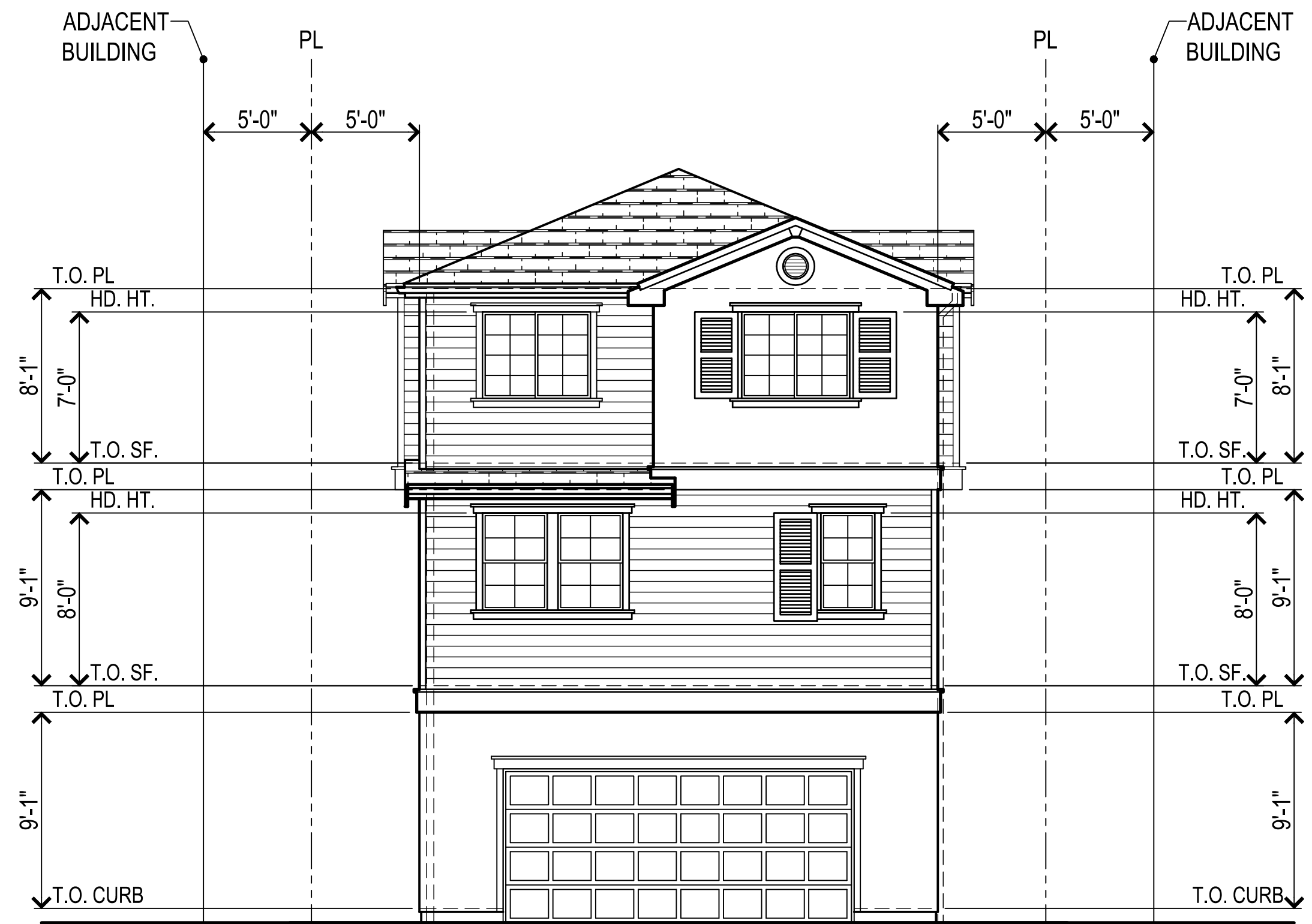
PLAN 2 'C' ELEVATION

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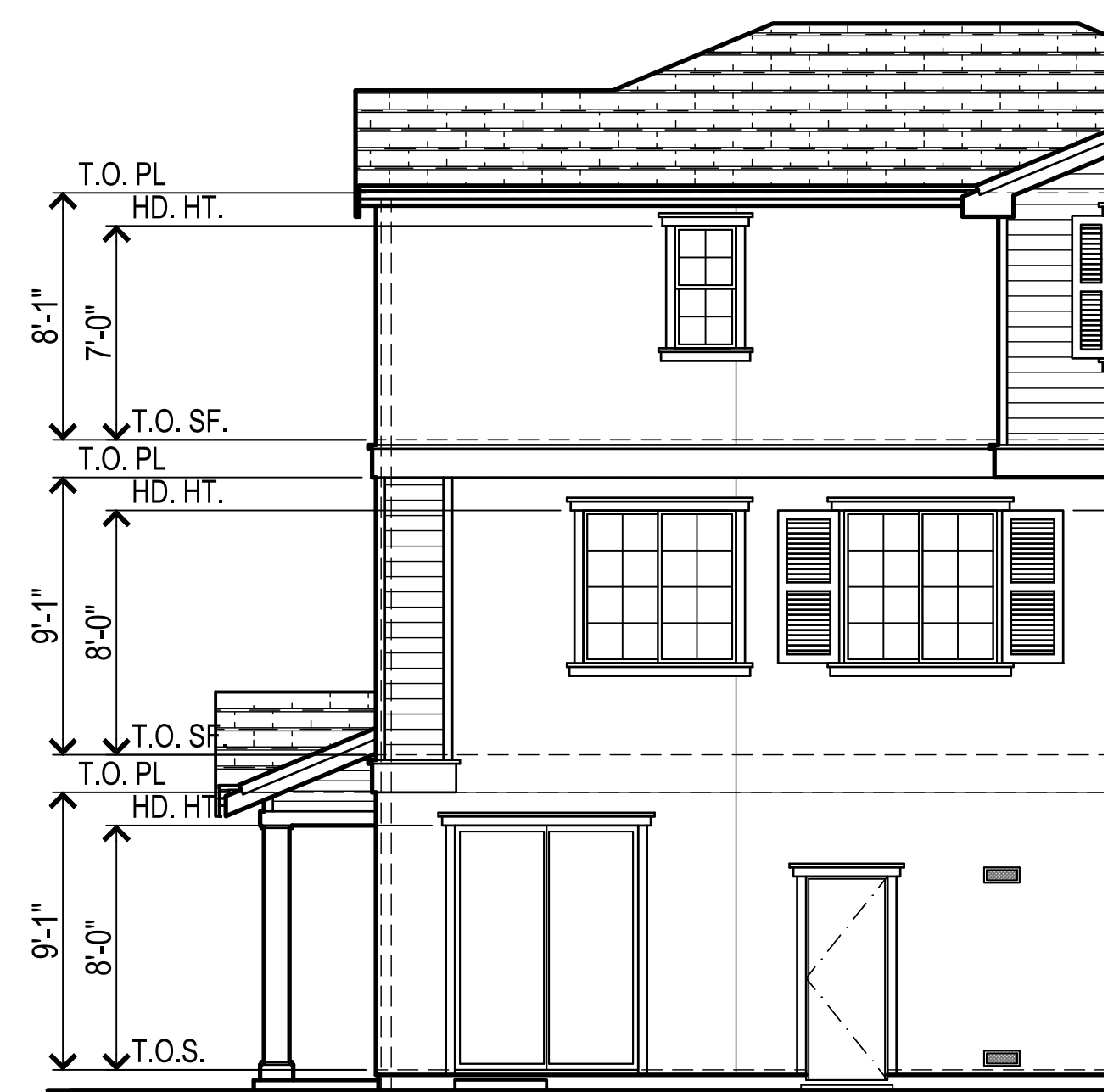
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ENHANCED LEFT

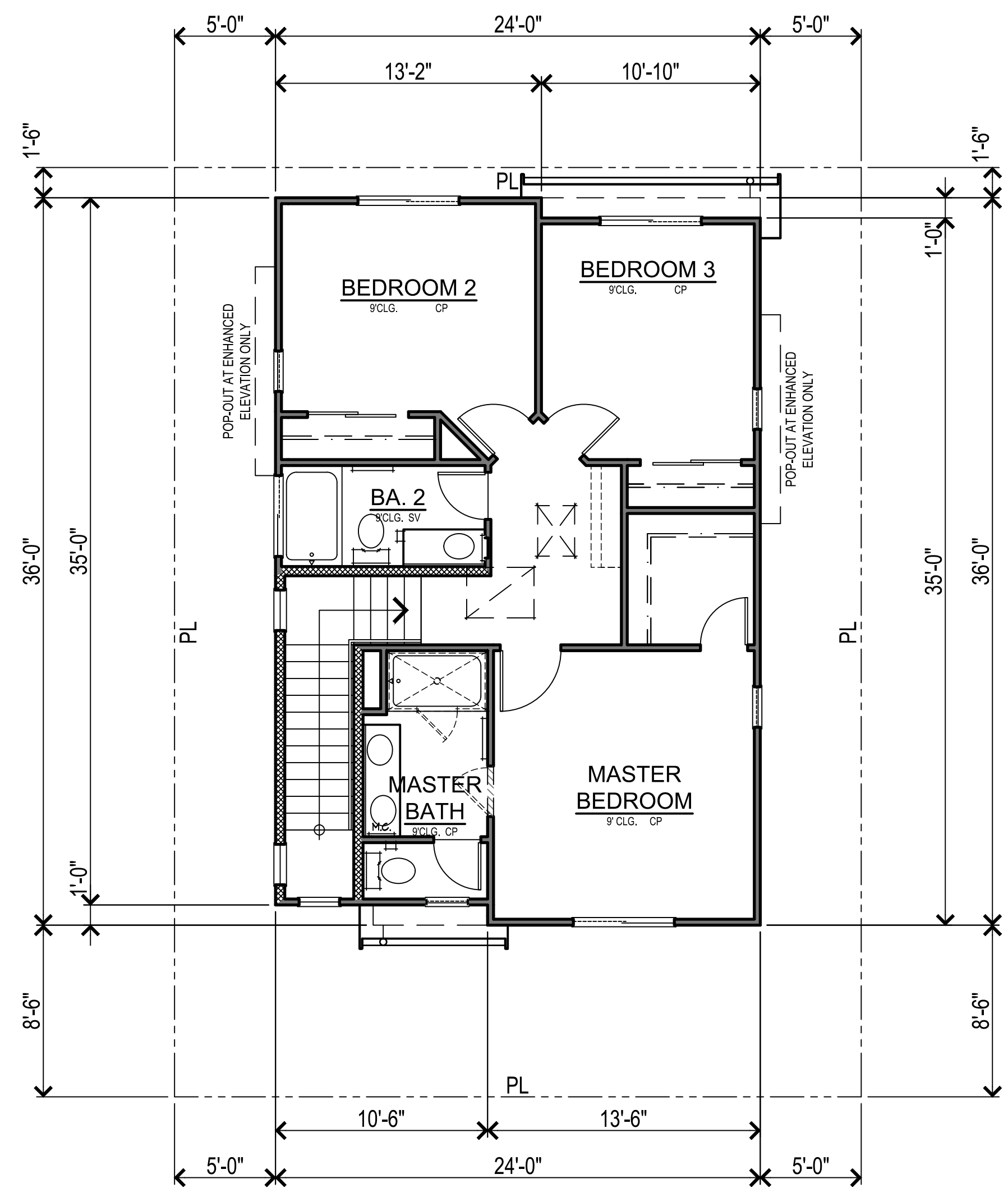


CAPE COD 'A'
ENHANCED REAR ELEVATION
SCALE: 3/16" = 1'-0"

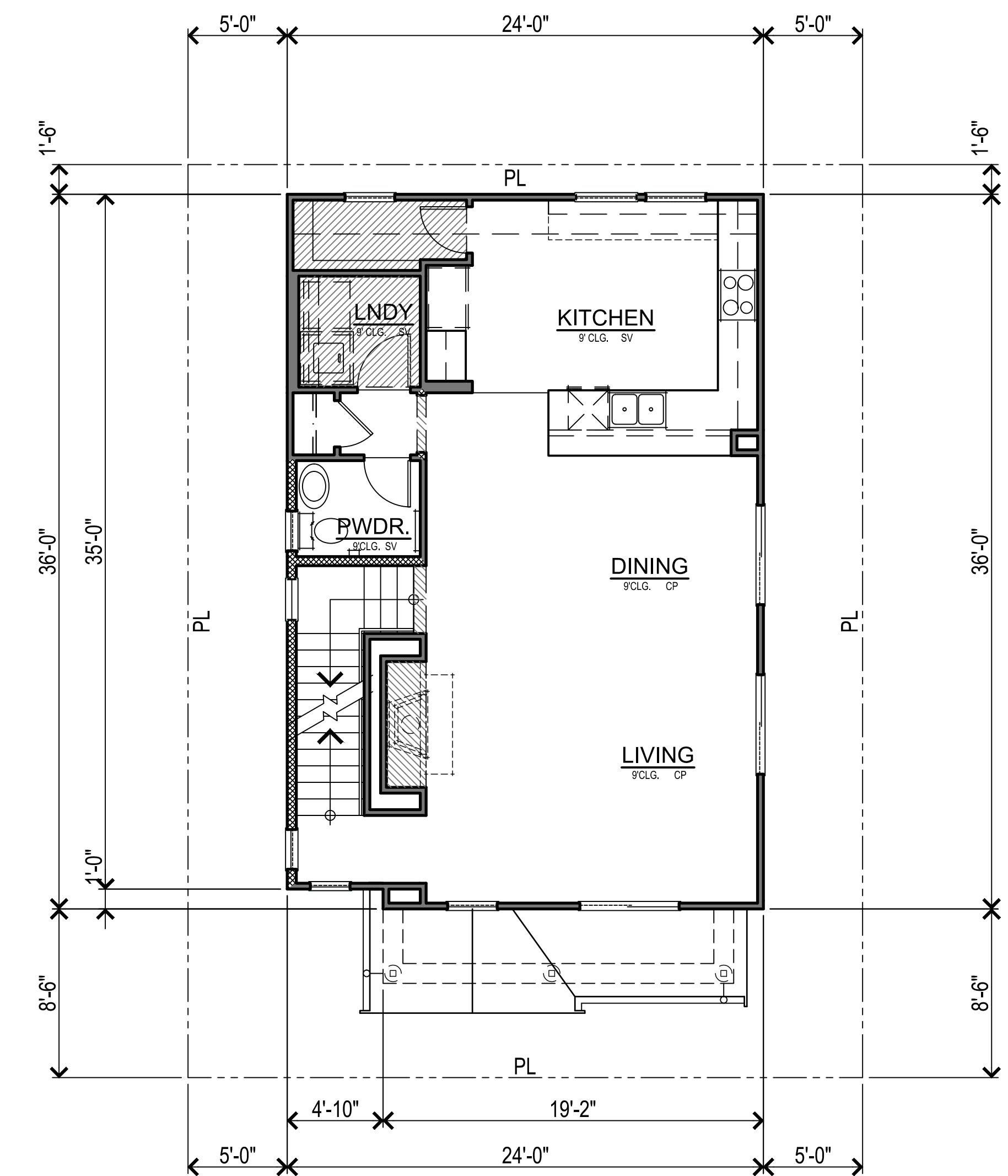


ENHANCED RIGHT

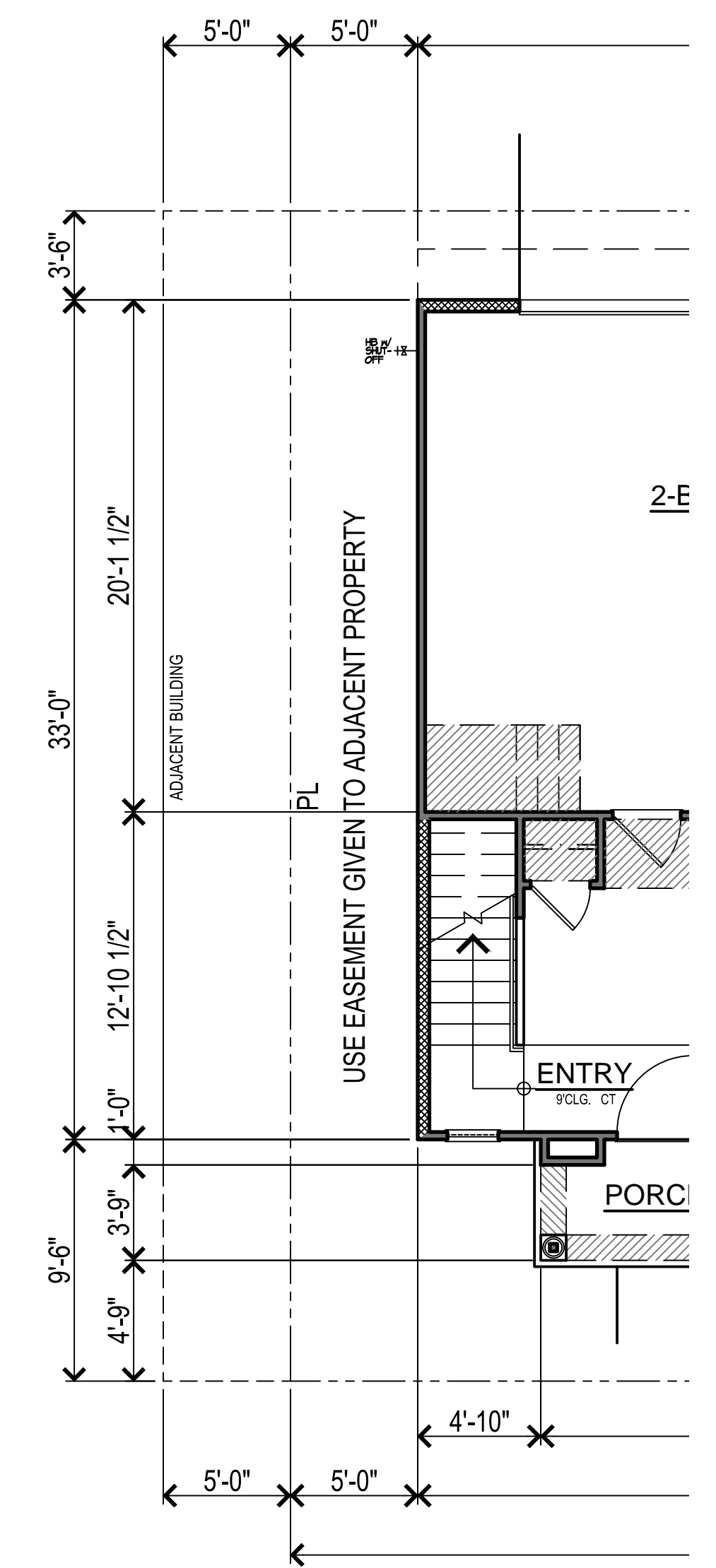
PLAN 2 'A' ENI



CAPE COD 'A'
THIRD FLOOR PLAN
SCALE: 3/16" = 1'-0"

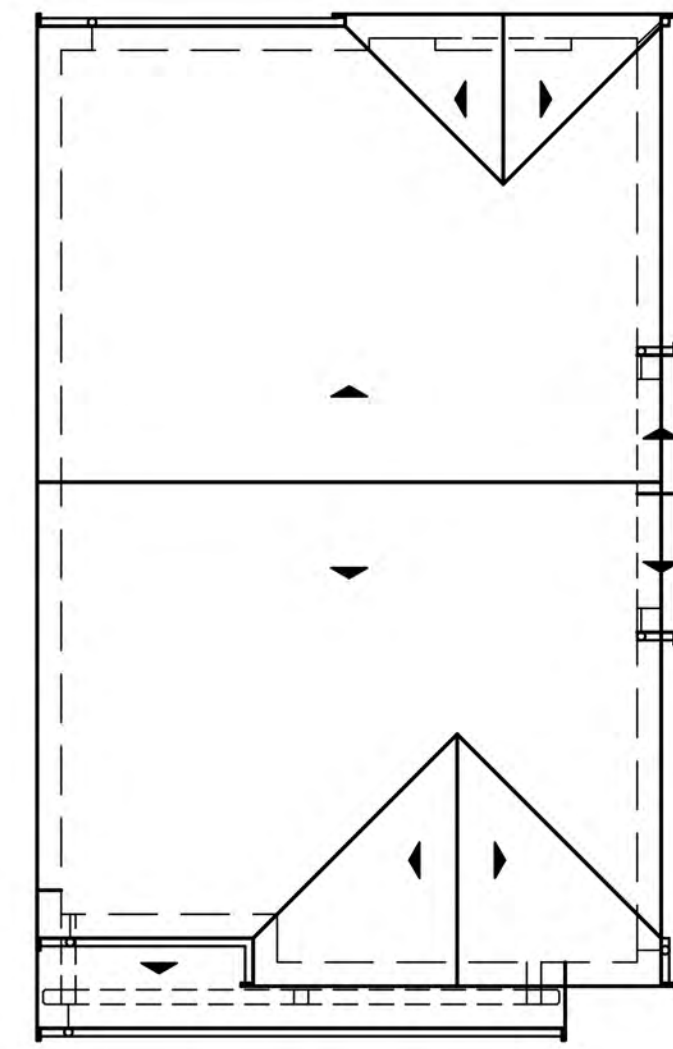


CAPE COD 'A'
SECOND FLOOR PLAN
SCALE: 3/16" = 1'-0"

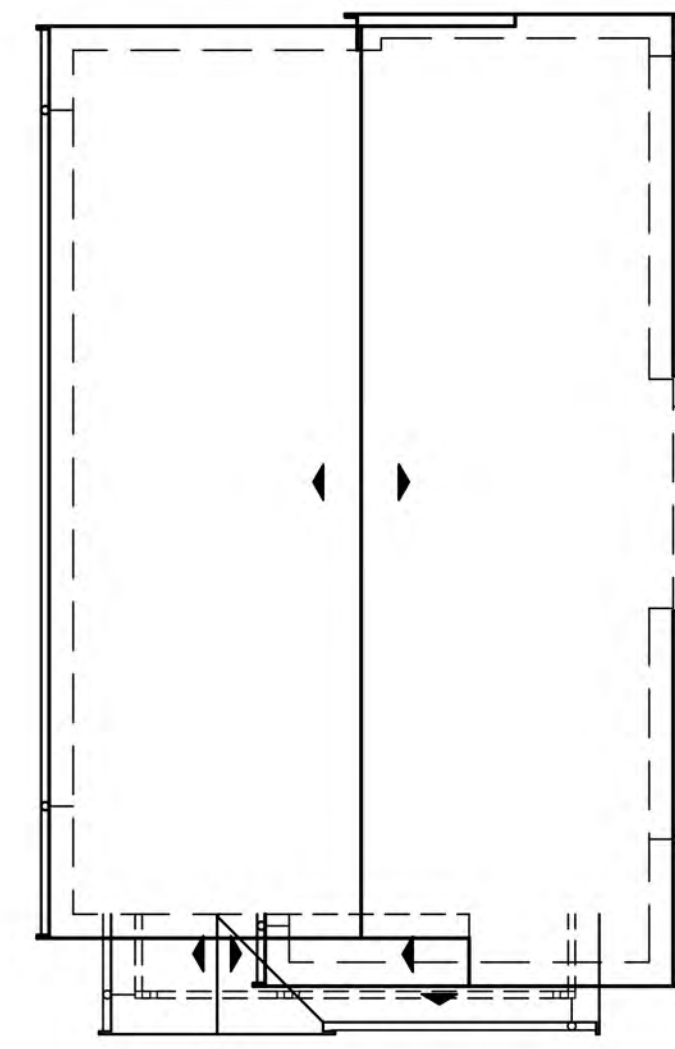


SQUARE FOOTAGES	
FIRST FLOOR	288 SQ. FT.
SECOND FLOOR	857 SQ. FT.
THIRD FLOOR	793 SQ. FT.
TOTAL LIVING	1938 SQ. FT.
2-BAY GARAGE	517 SQ. FT.

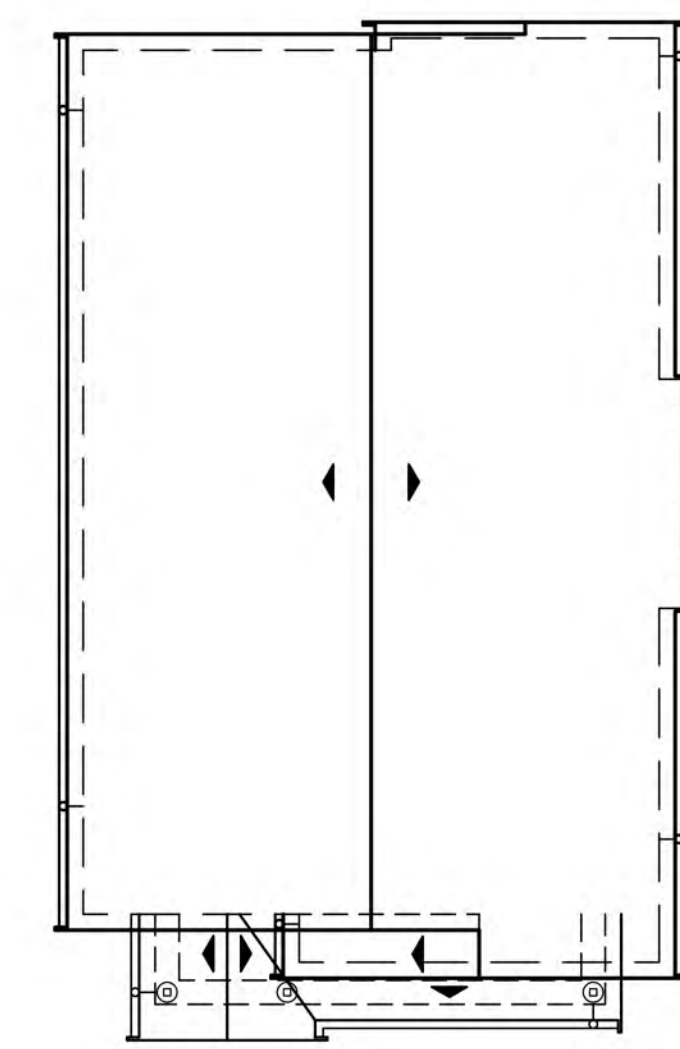
FIRS



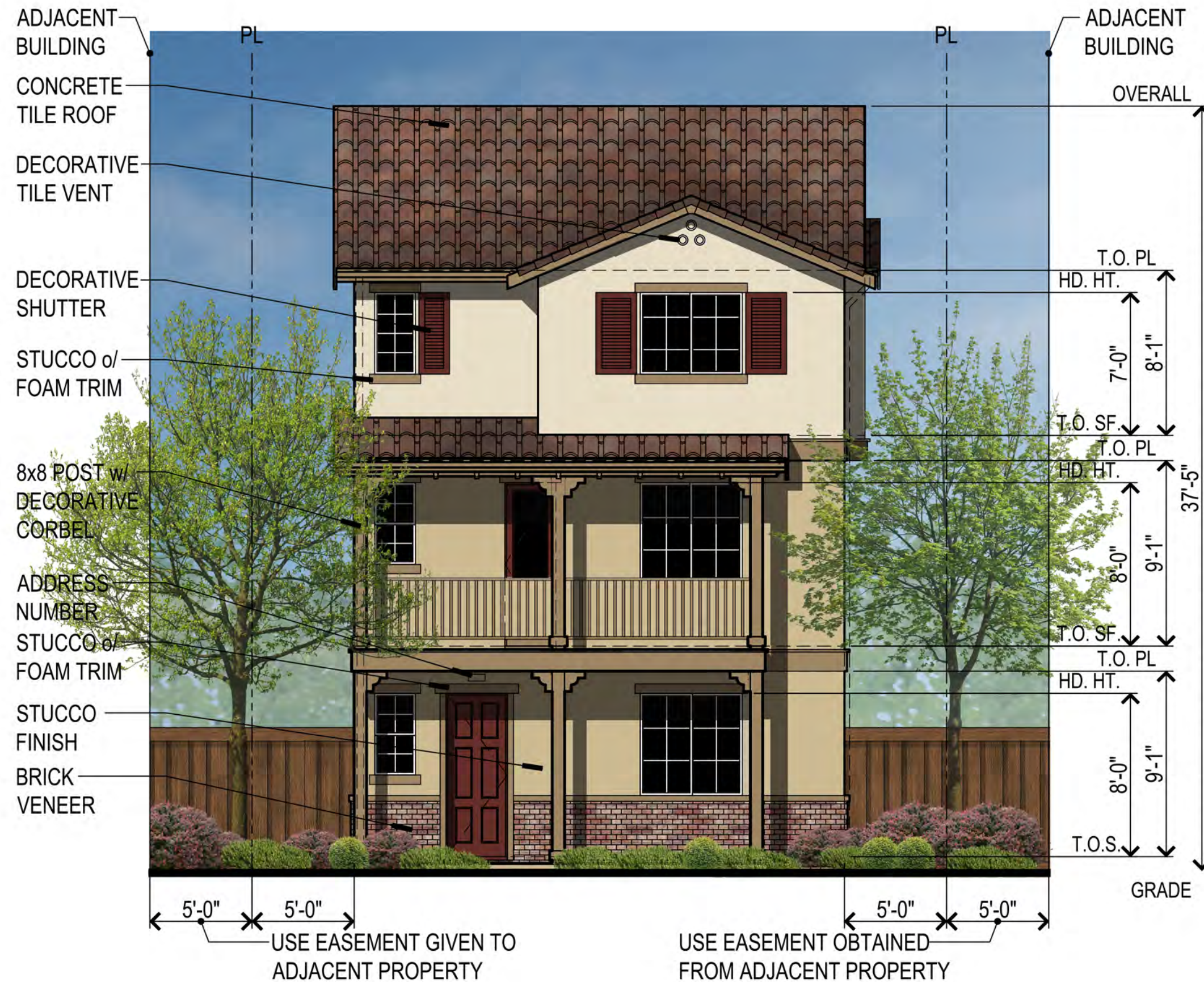
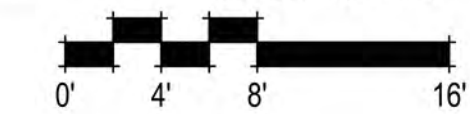
ROOF PLAN 'C'
SCALE: 1/8" = 1'-0"



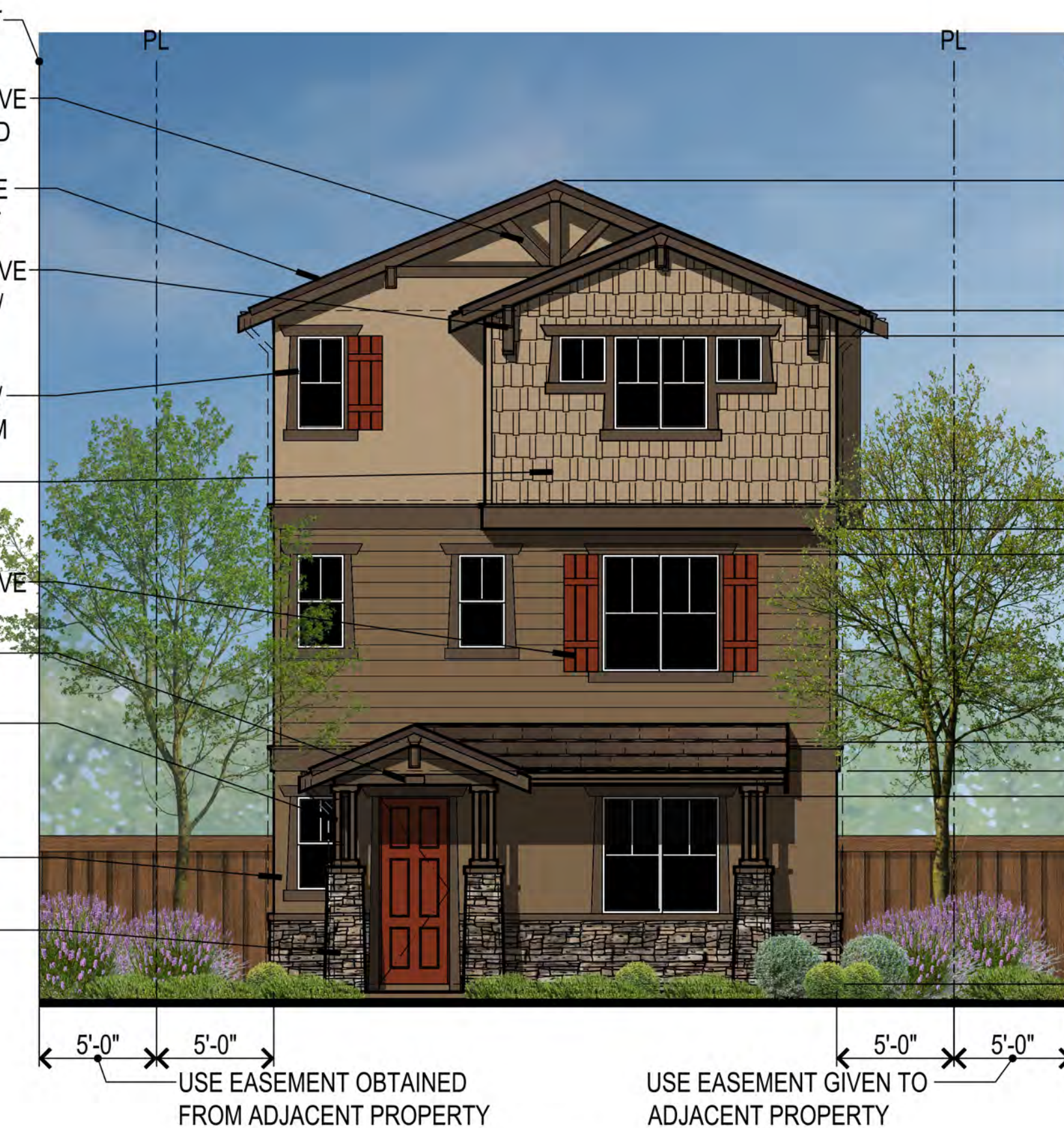
ROOF PLAN 'B'
SCALE: 1/8" = 1'-0"



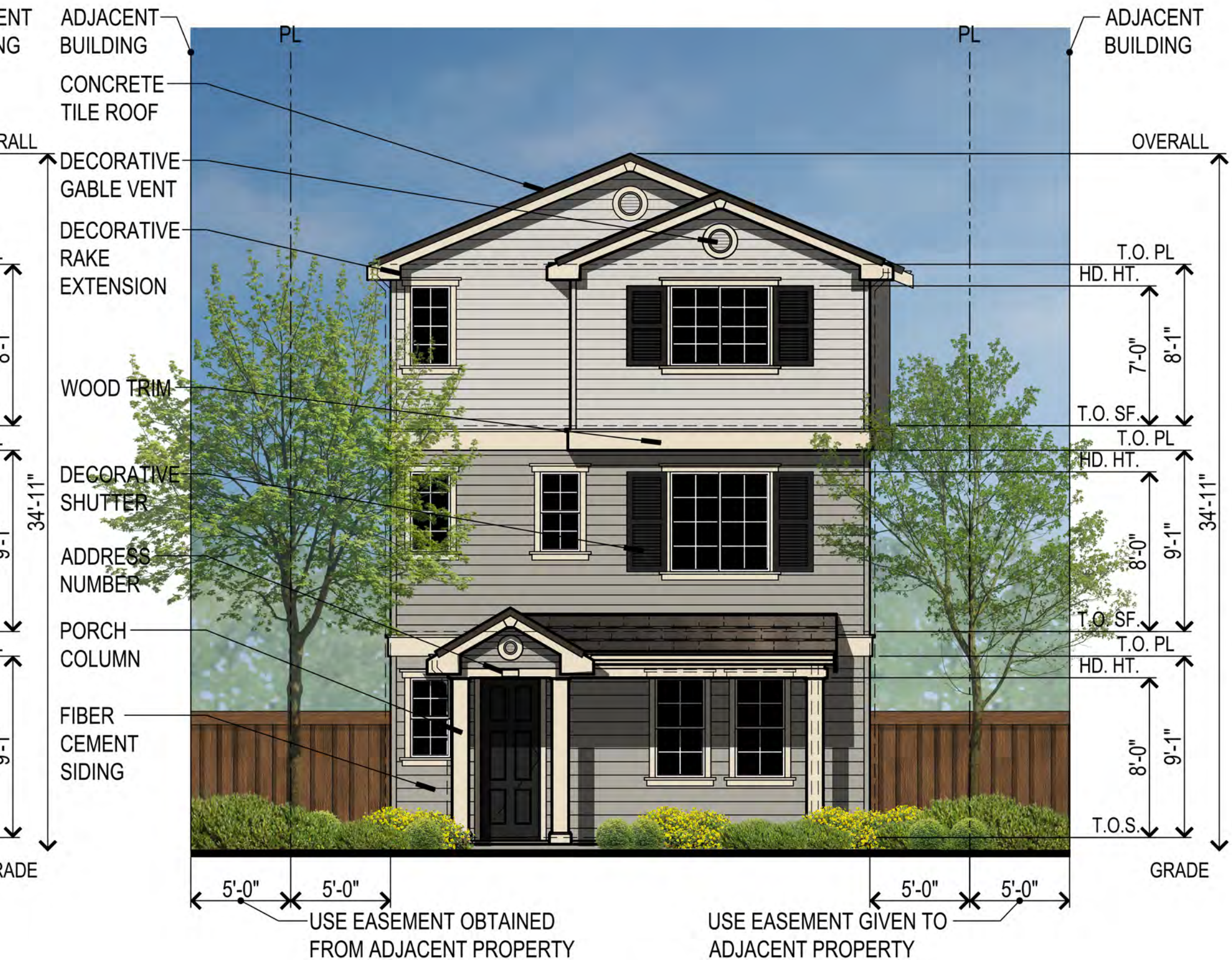
ROOF PLAN 'A'
SCALE: 1/8" = 1'-0"



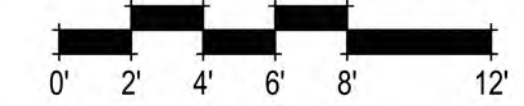
MONTEREY 'C'
SCALE: 3/16" = 1'-0"



CRAFTSMAN 'B'
SCALE: 3/16" = 1'-0"



CAPE COD 'A'
SCALE: 3/16" = 1'-0"



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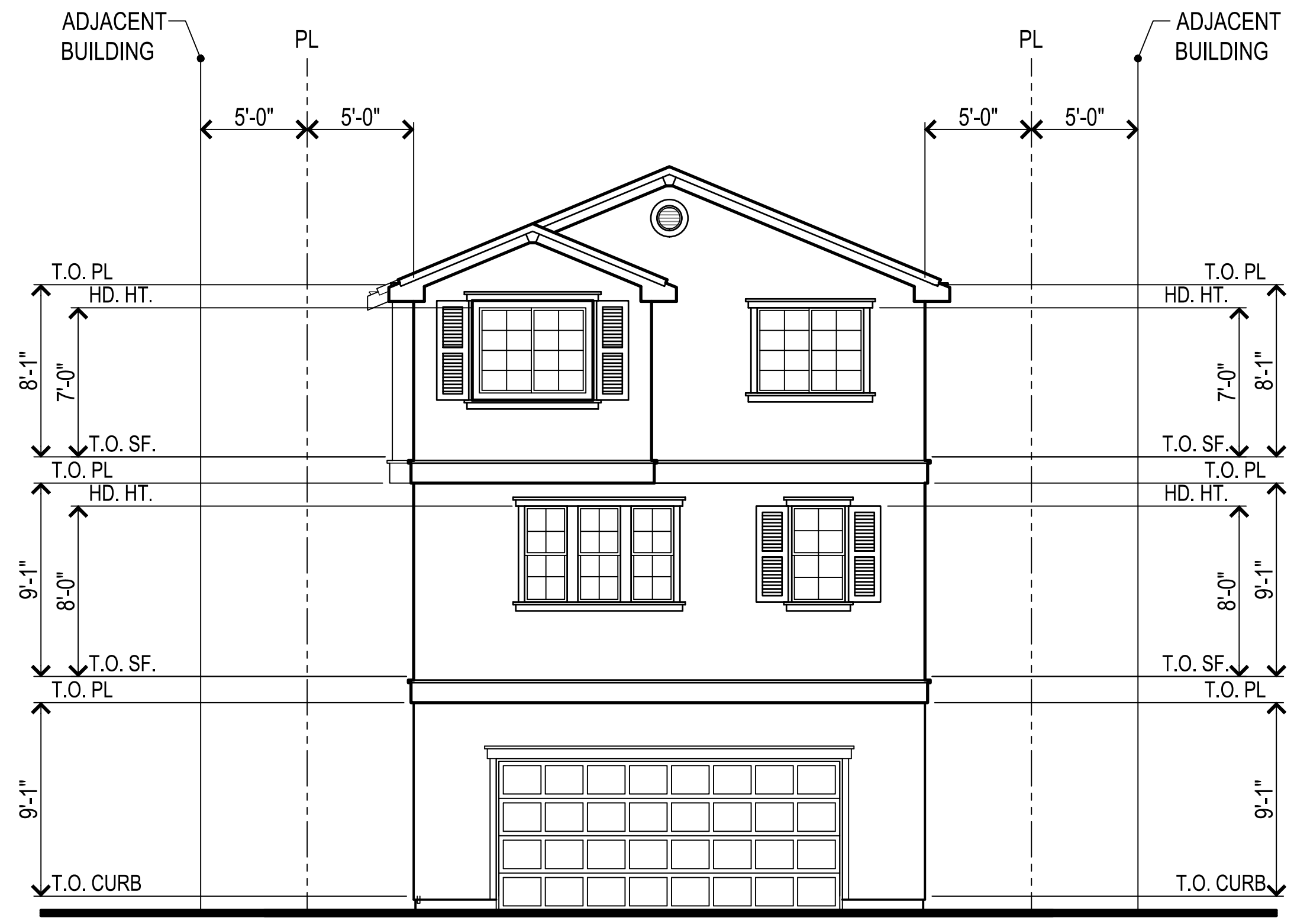
PLAN 3 FRONT ELEVATIONS & ROOF PLANS

A14

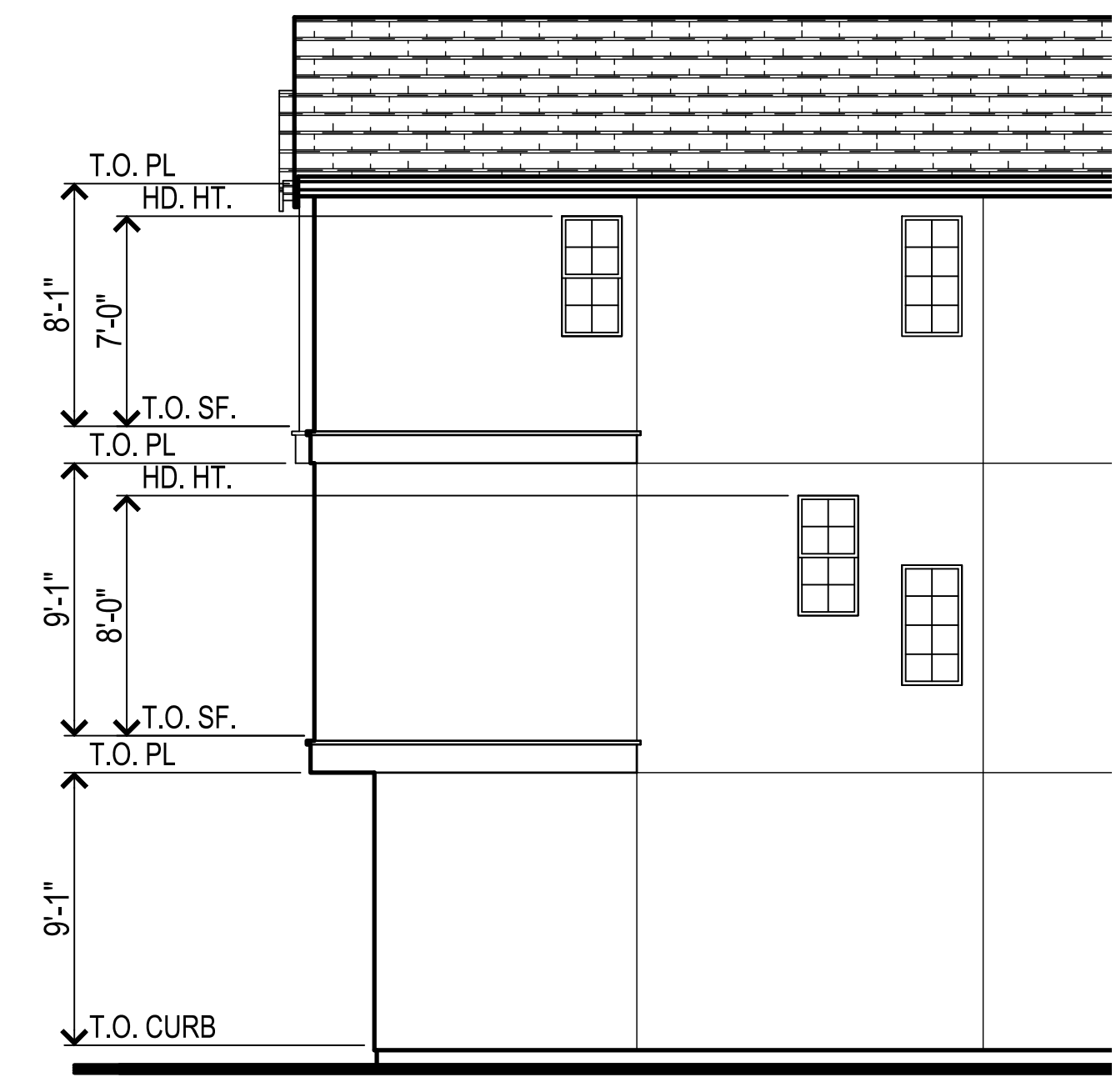
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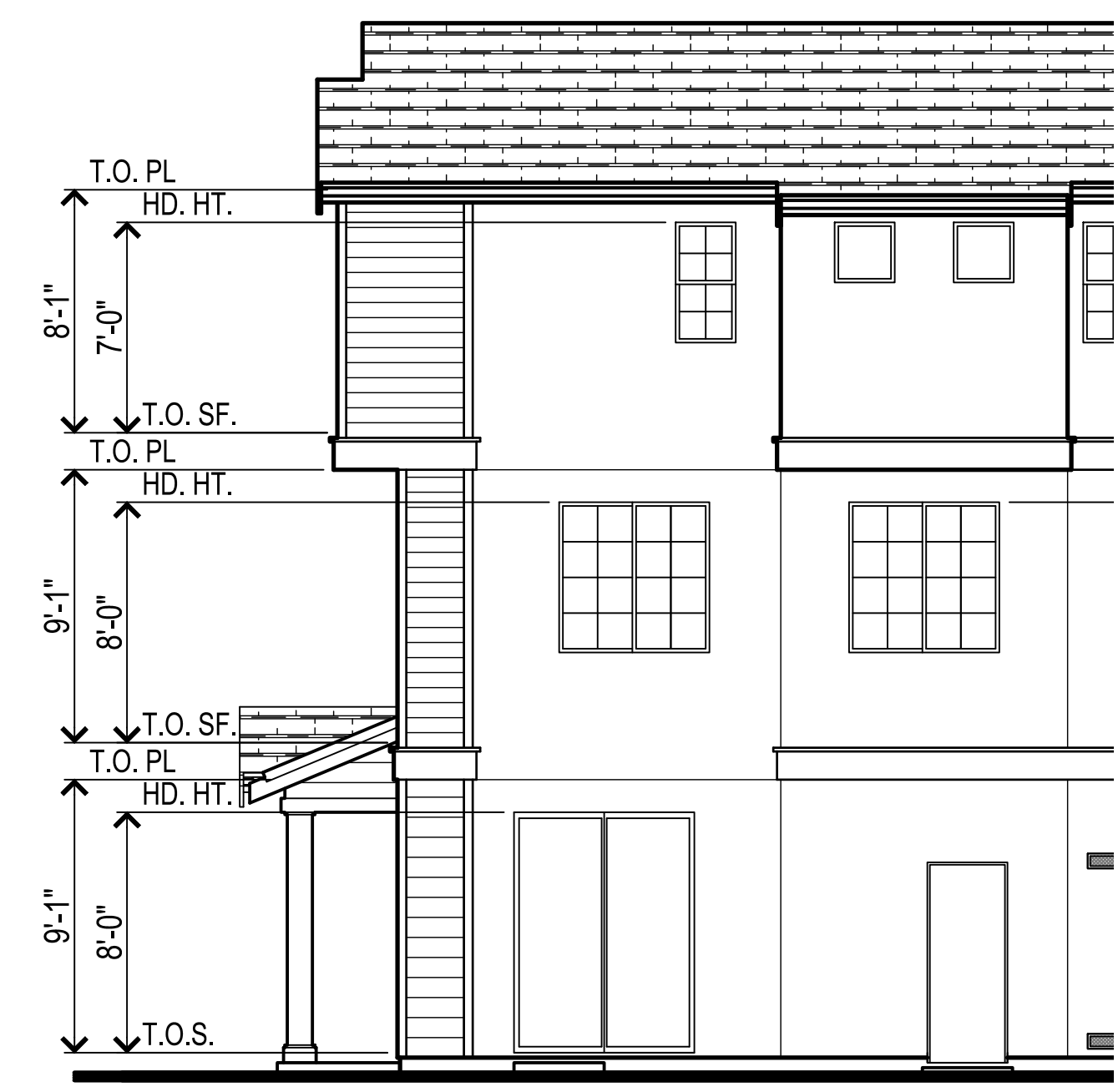
SDG Architects, Inc.



CAPE COD 'A'
REAR ELEVATION
SCALE: 3/16" = 1'-0"



LEF

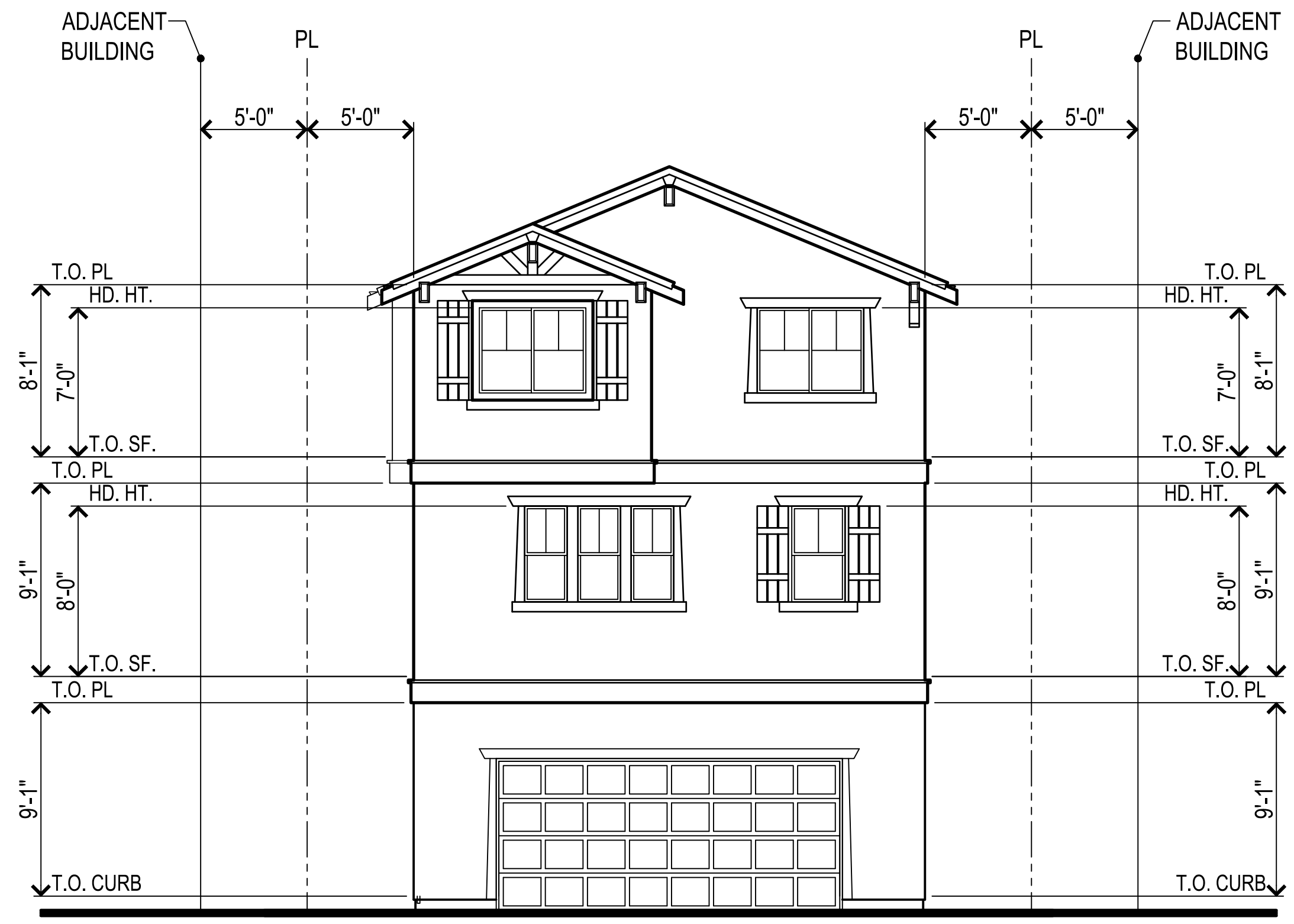


RIGH

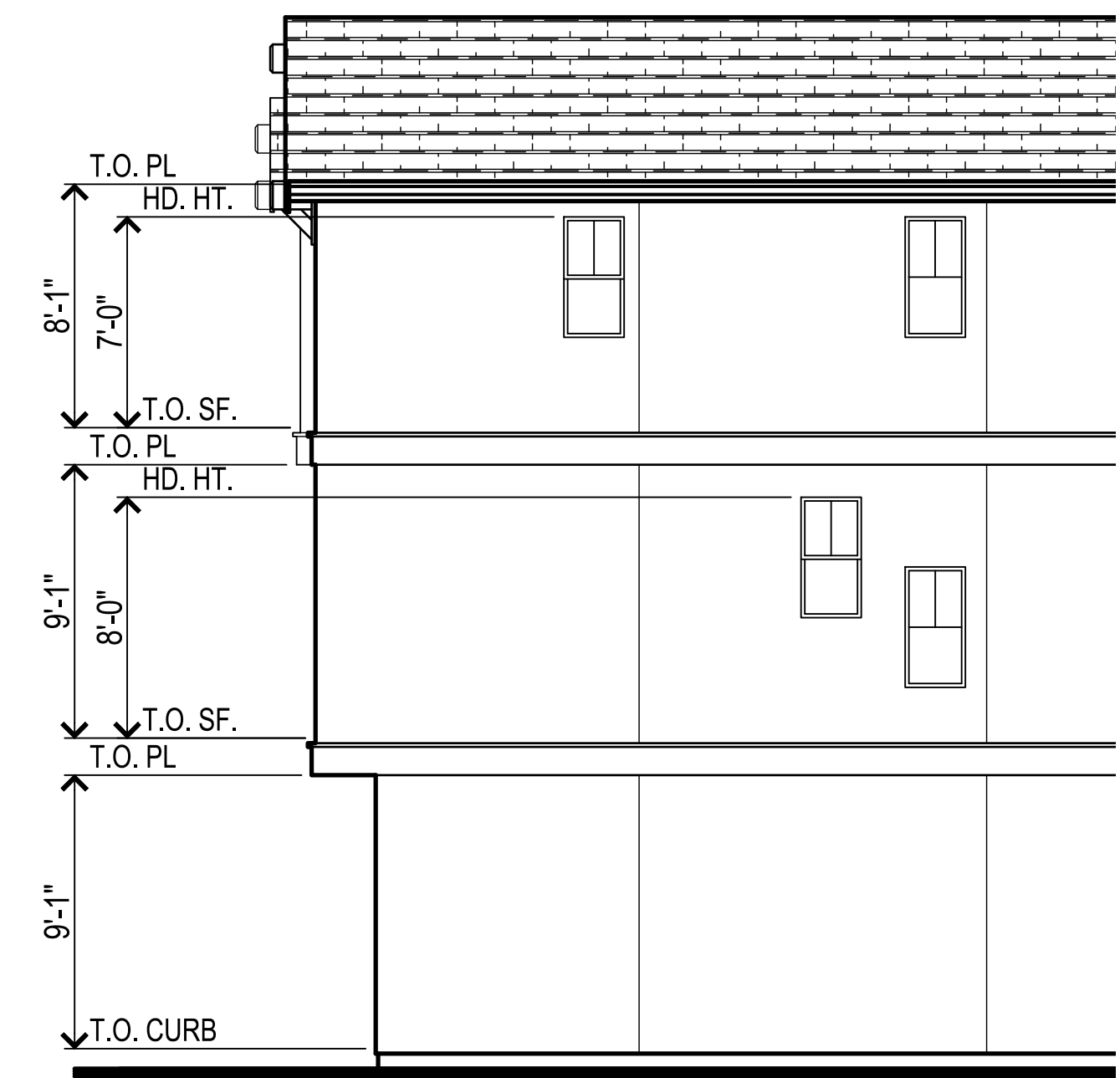
PLAN 3 'A' ELEVATION

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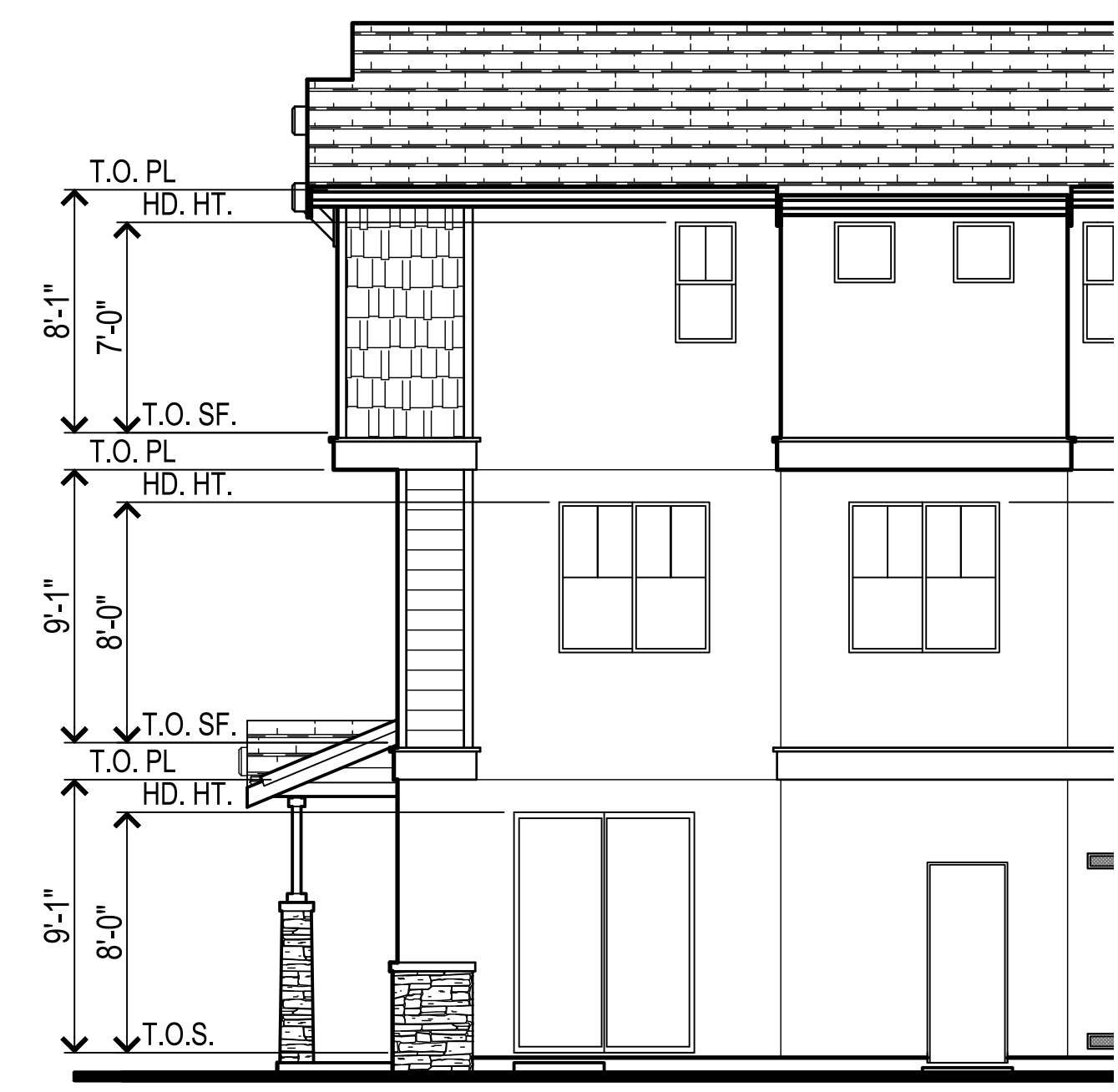
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CRAFTSMAN 'B'
REAR ELEVATION
SCALE: 3/16" = 1'-0"



C
LEF

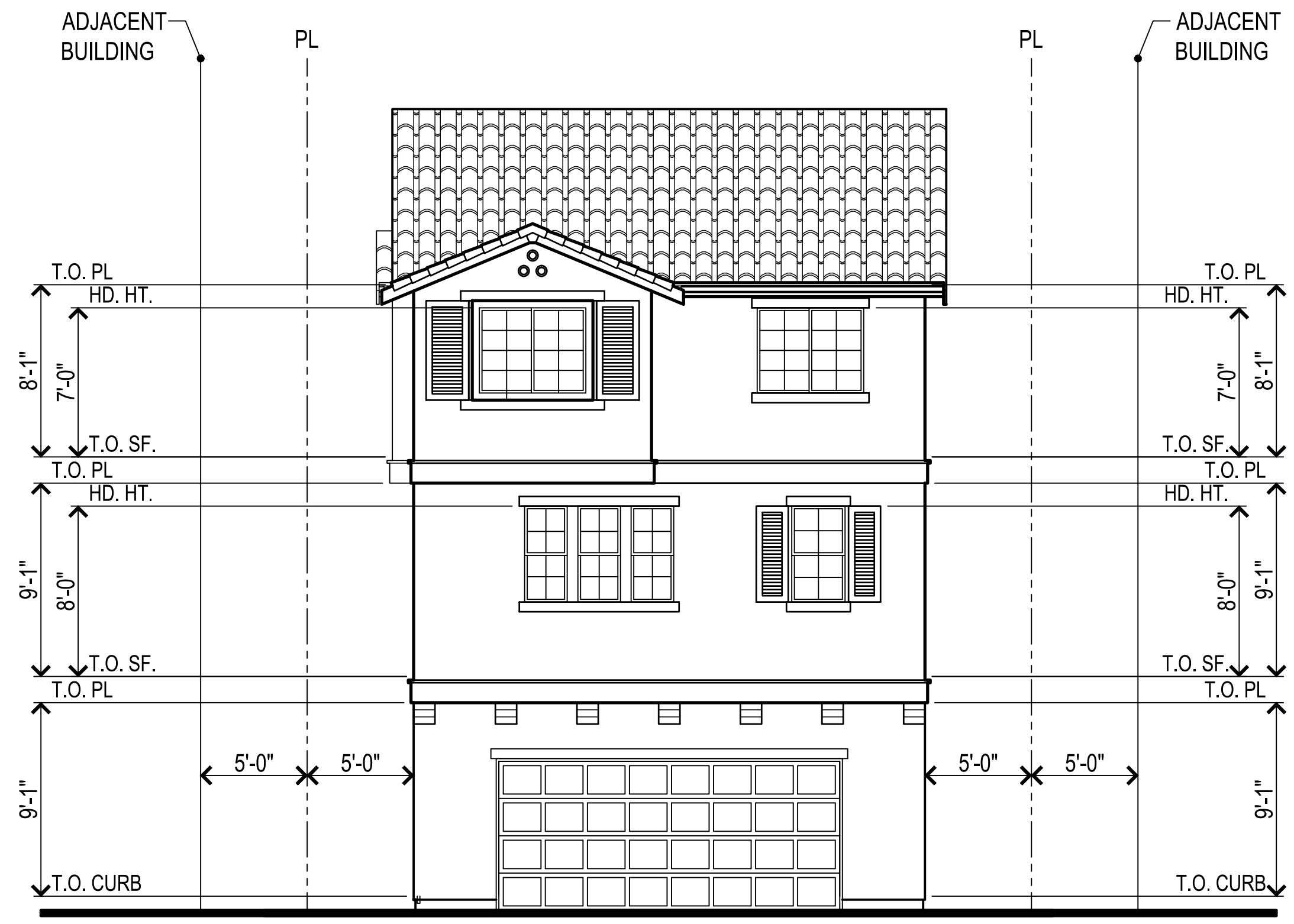
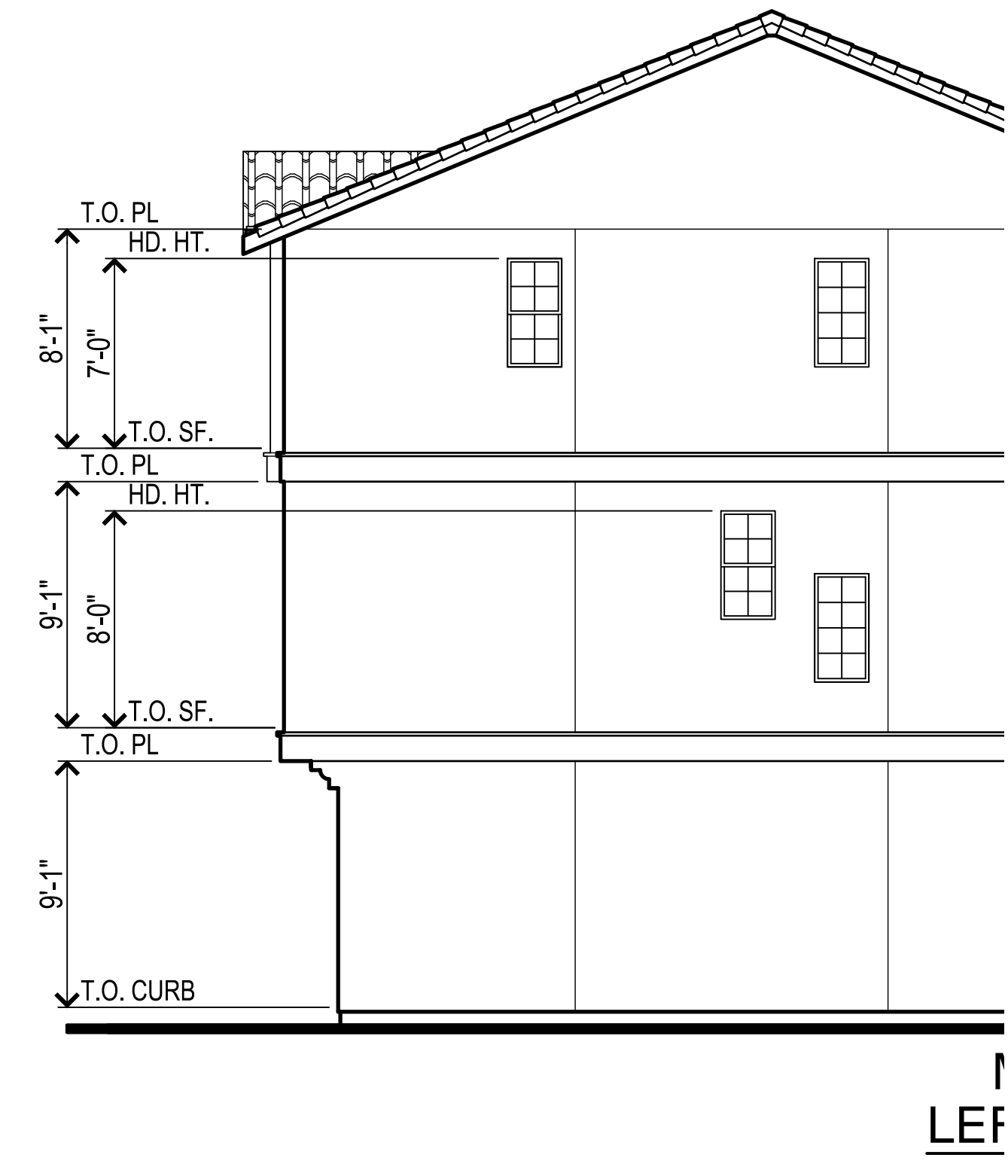


C
RIGH

PLAN 3 'B' ELEVATION

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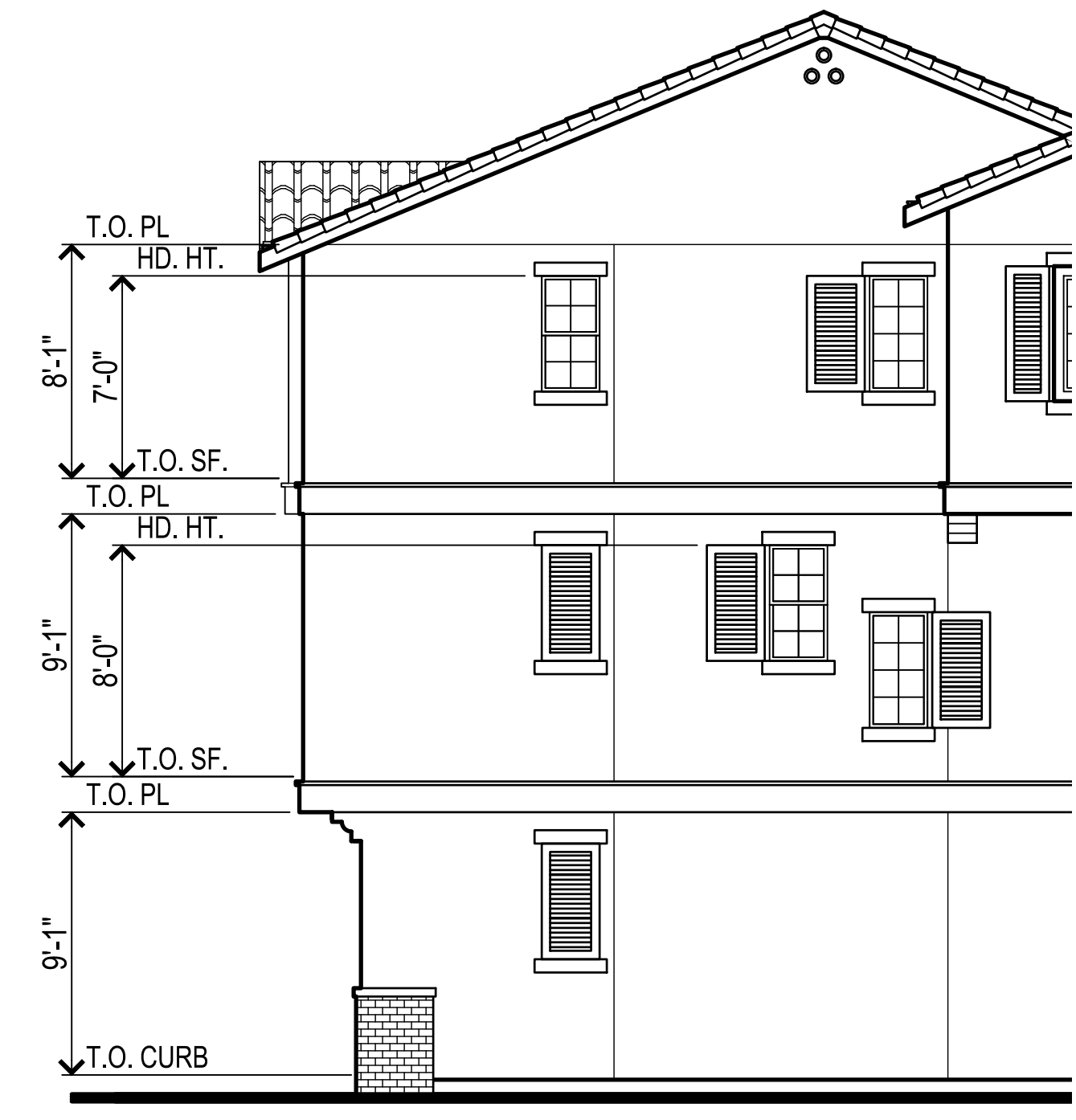
MONTEREY 'C'
REAR ELEVATION
SCALE: 3/16" = 1'-0"



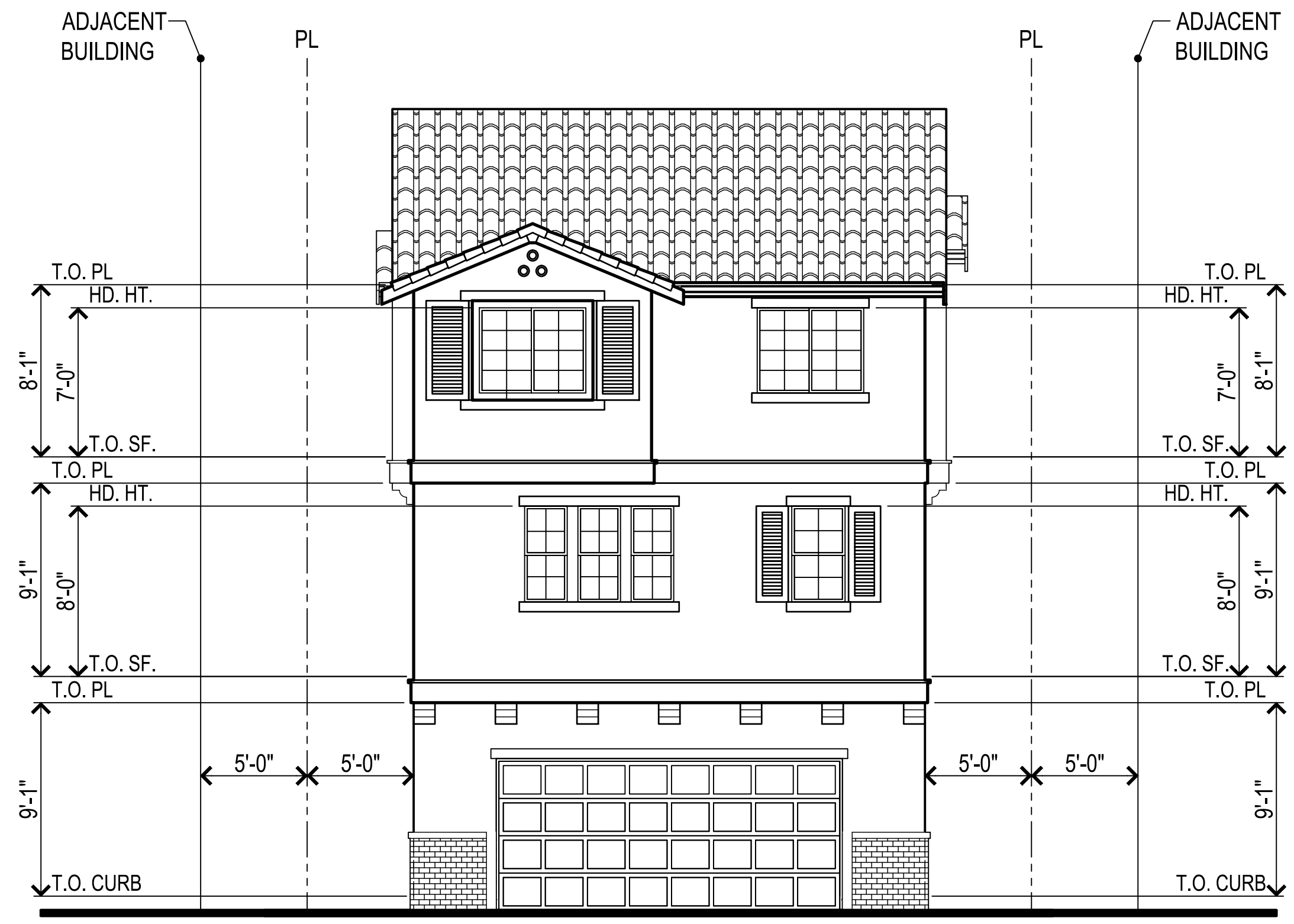
PLAN 3 'C' ELEVATION

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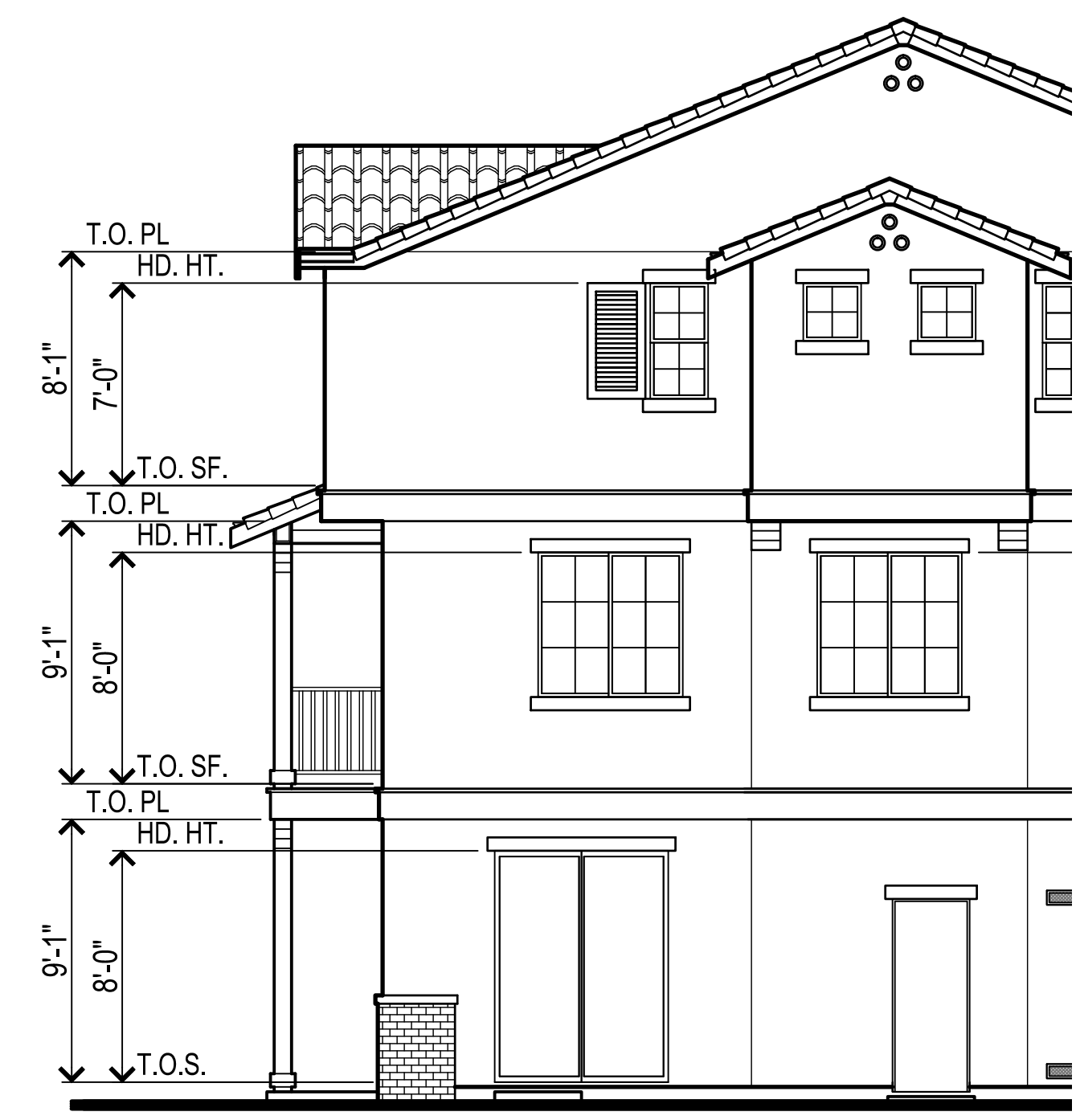
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ENHANCED LEFT



MONTEREY 'C'
ENHANCED REAR ELEVATION
SCALE: 3/16" = 1'-0"

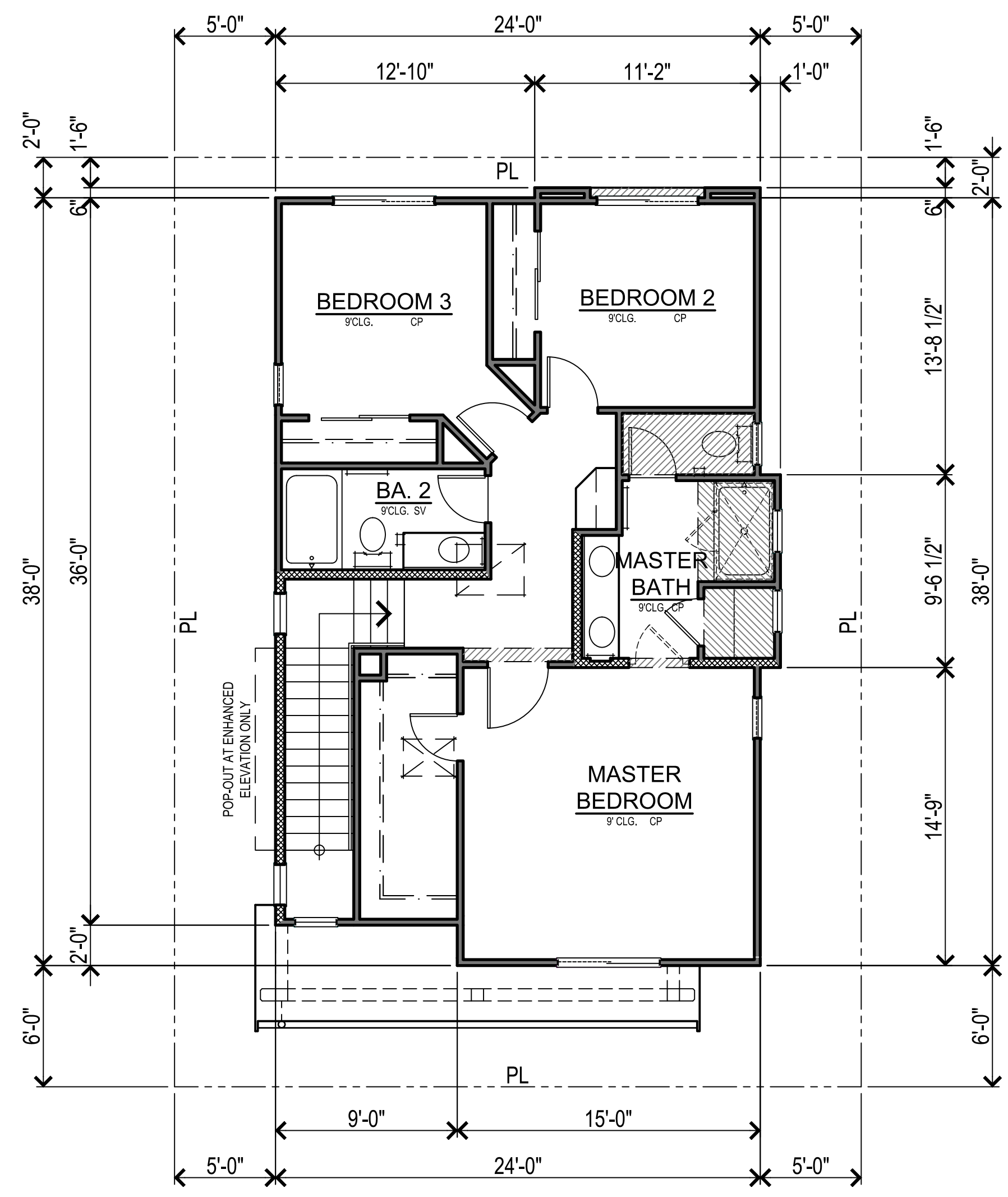


ENHANCED RIGHT

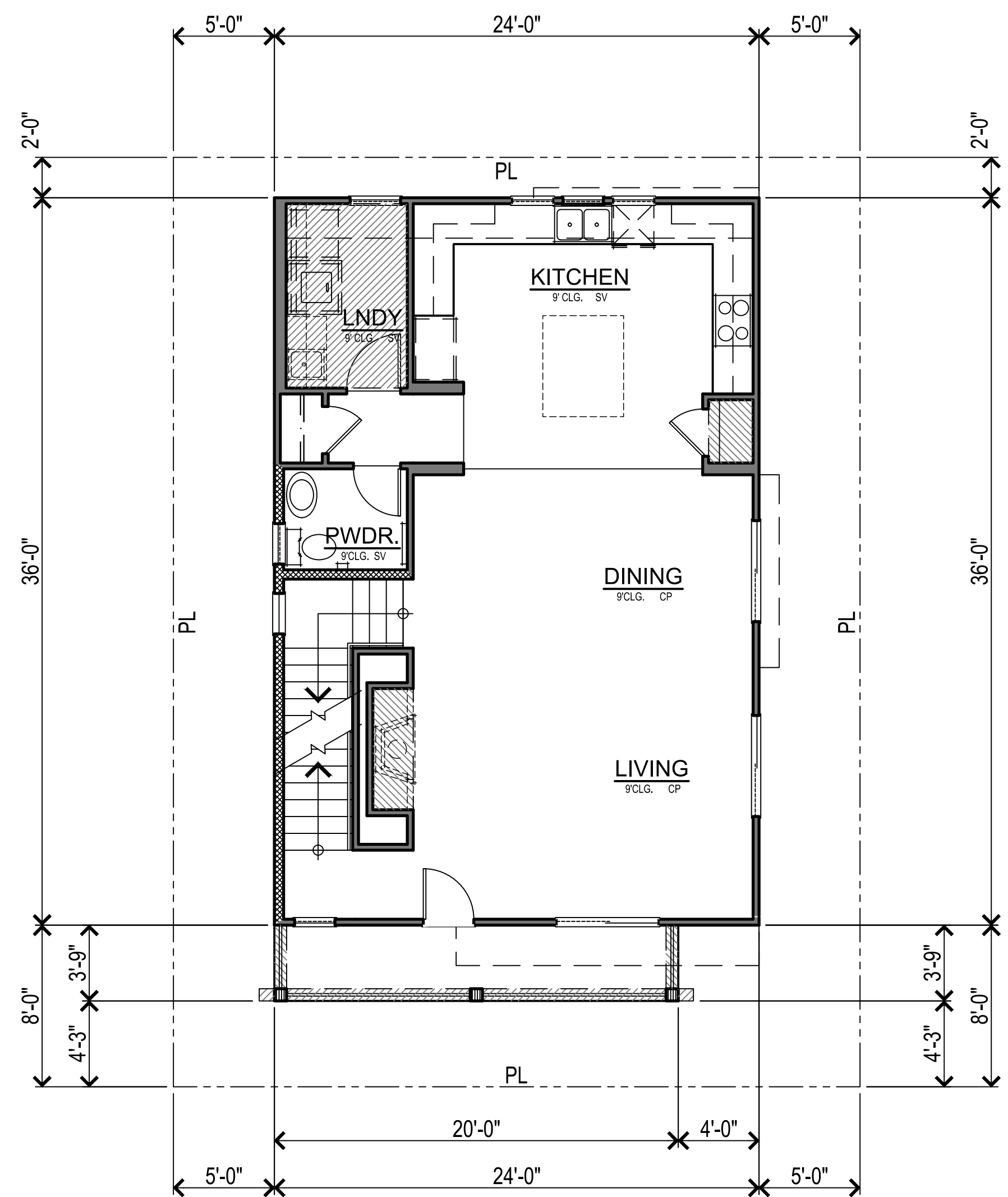
PLAN 3 'C' ENI

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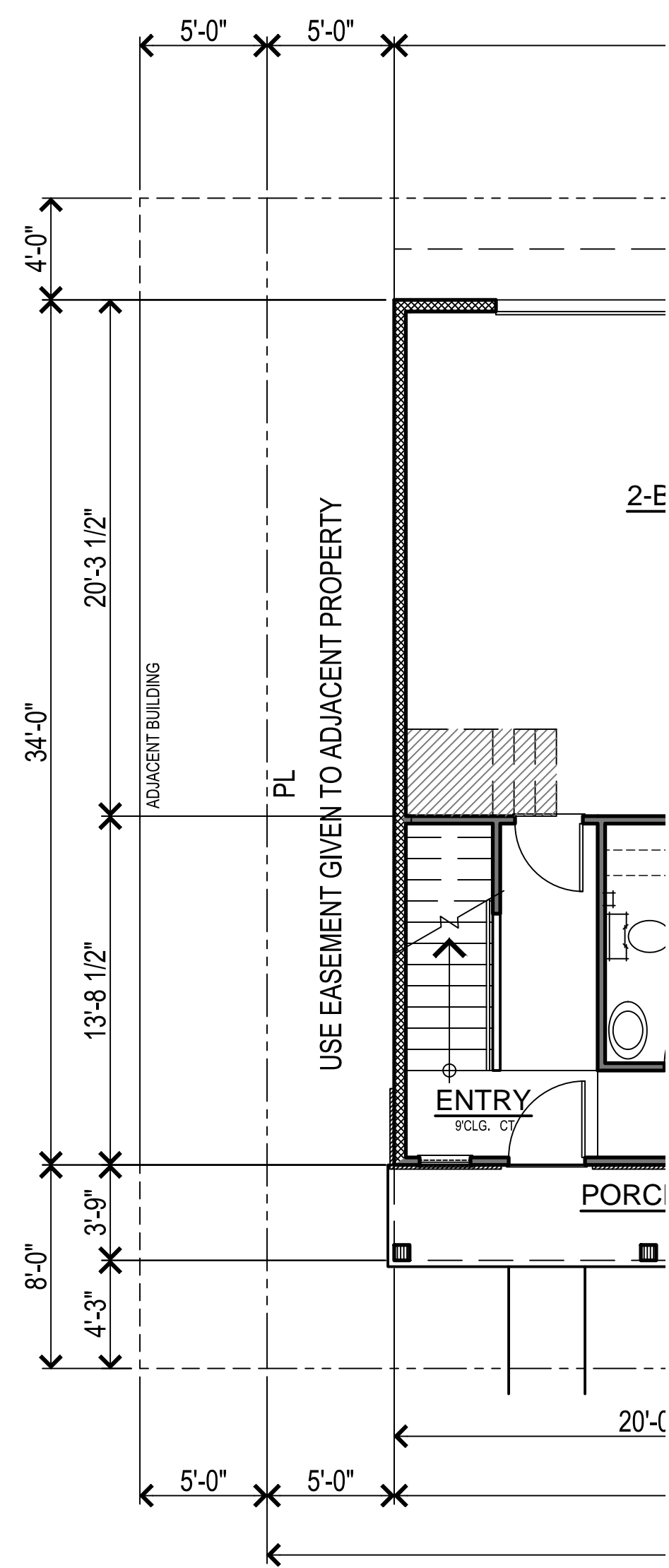
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MONTEREY 'C'
THIRD FLOOR PLAN
SCALE: 3/16" = 1'-0"



MONTEREY 'C'
SECOND FLOOR PLAN
SCALE: 3/16" = 1'-0"



SQUARE FOOTAGES	
FIRST FLOOR	329 SQ. FT.
SECOND FLOOR	864 SQ. FT.
THIRD FLOOR	850 SQ. FT.
TOTAL LIVING	2043 SQ. FT.
2-CAR GARAGE	487 SQ. FT.

FIRS

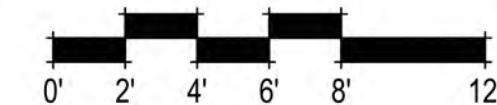


CRAFTSMAN 'B'
SCALE: 3/16" = 1'-0"

CAPE COD 'A'
SCALE: 3/16" = 1'-0"



MONTEREY 'C'
SCALE: 3/16" = 1'-0"



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MULTI-FAMILY DUET FRONT ELEVATIONS

A20

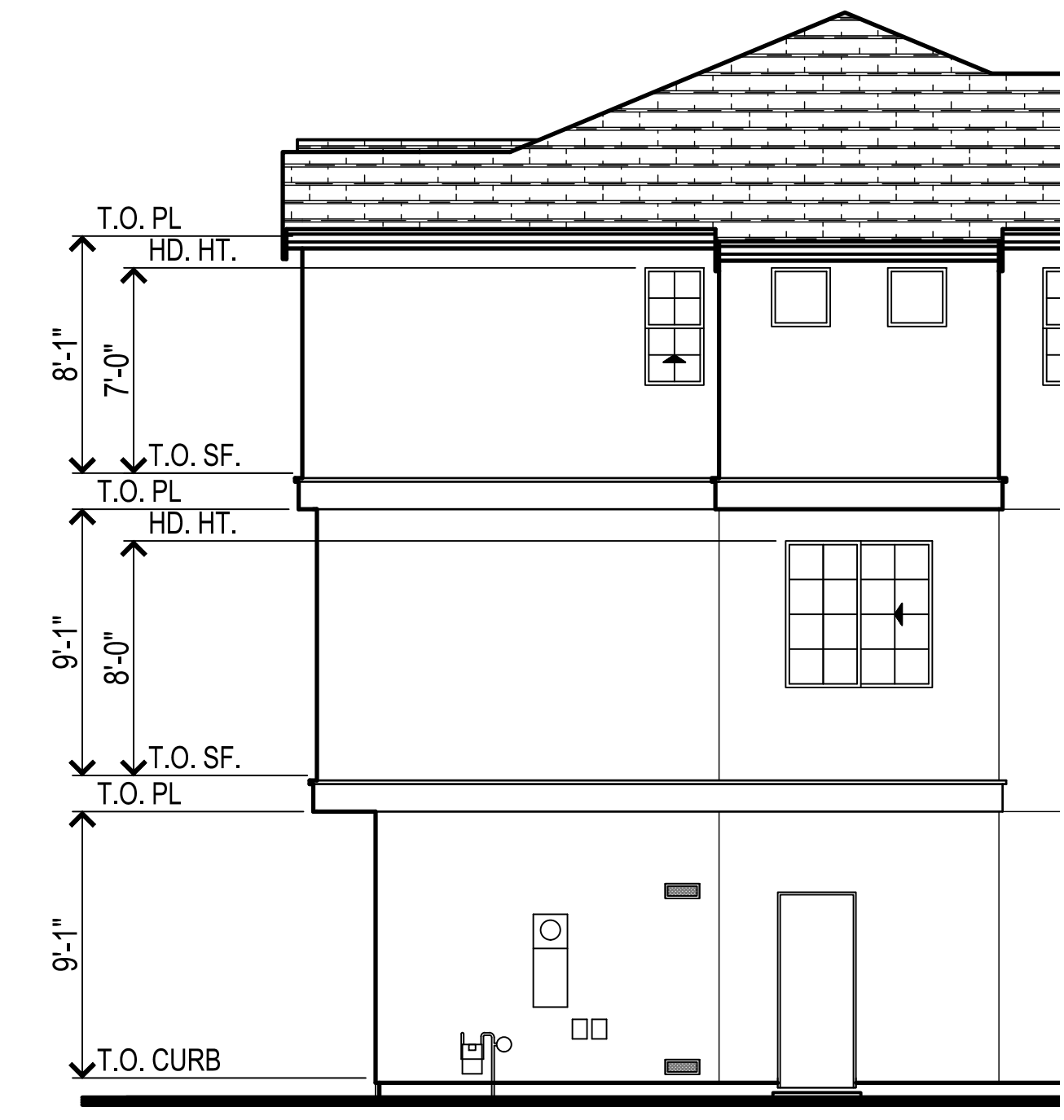
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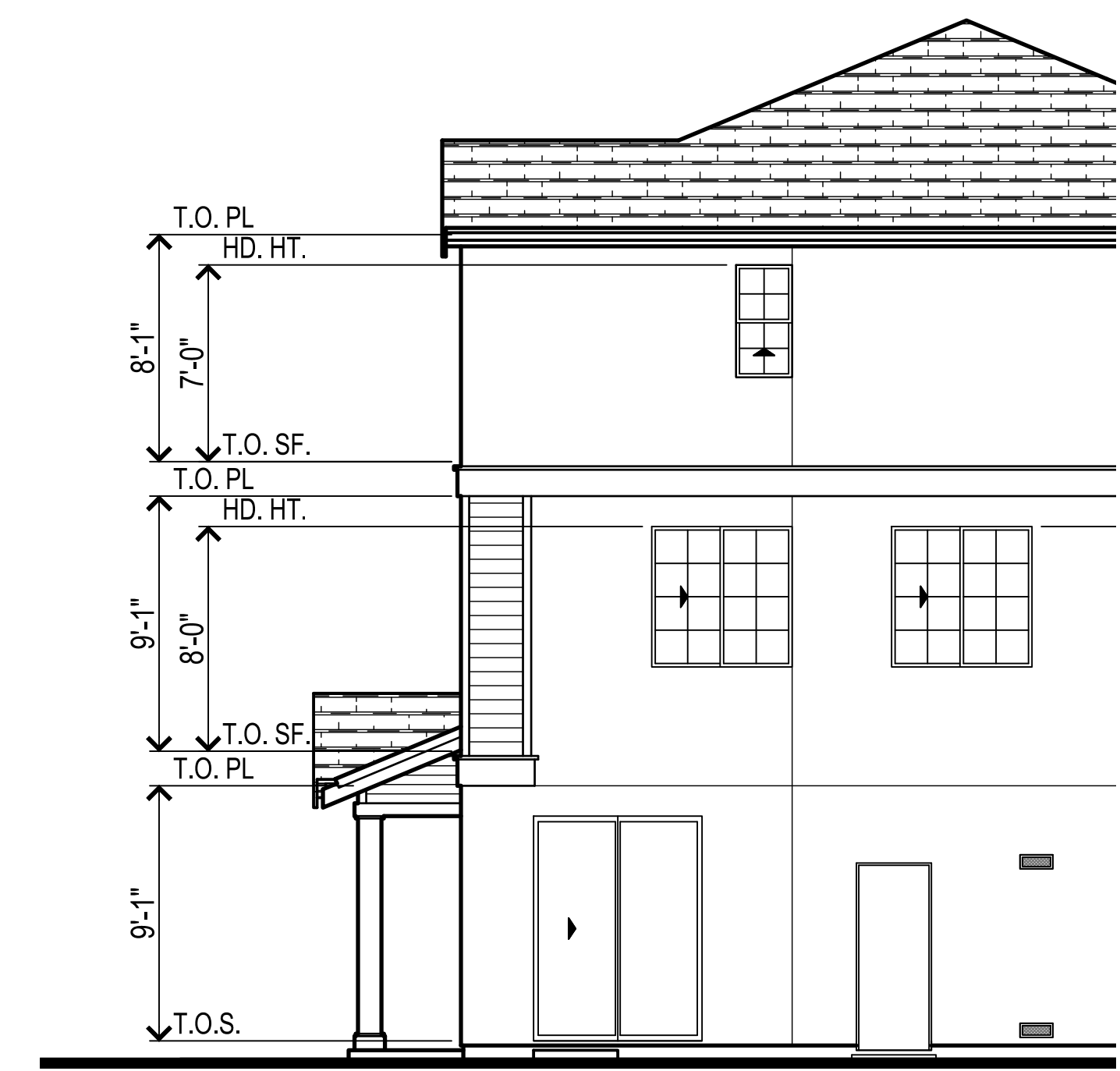
SDG Architects, Inc.



CAPE COD 'A'
 REAR ELEVATION
 SCALE: 3/16" = 1'-0"



LEF



RIGH

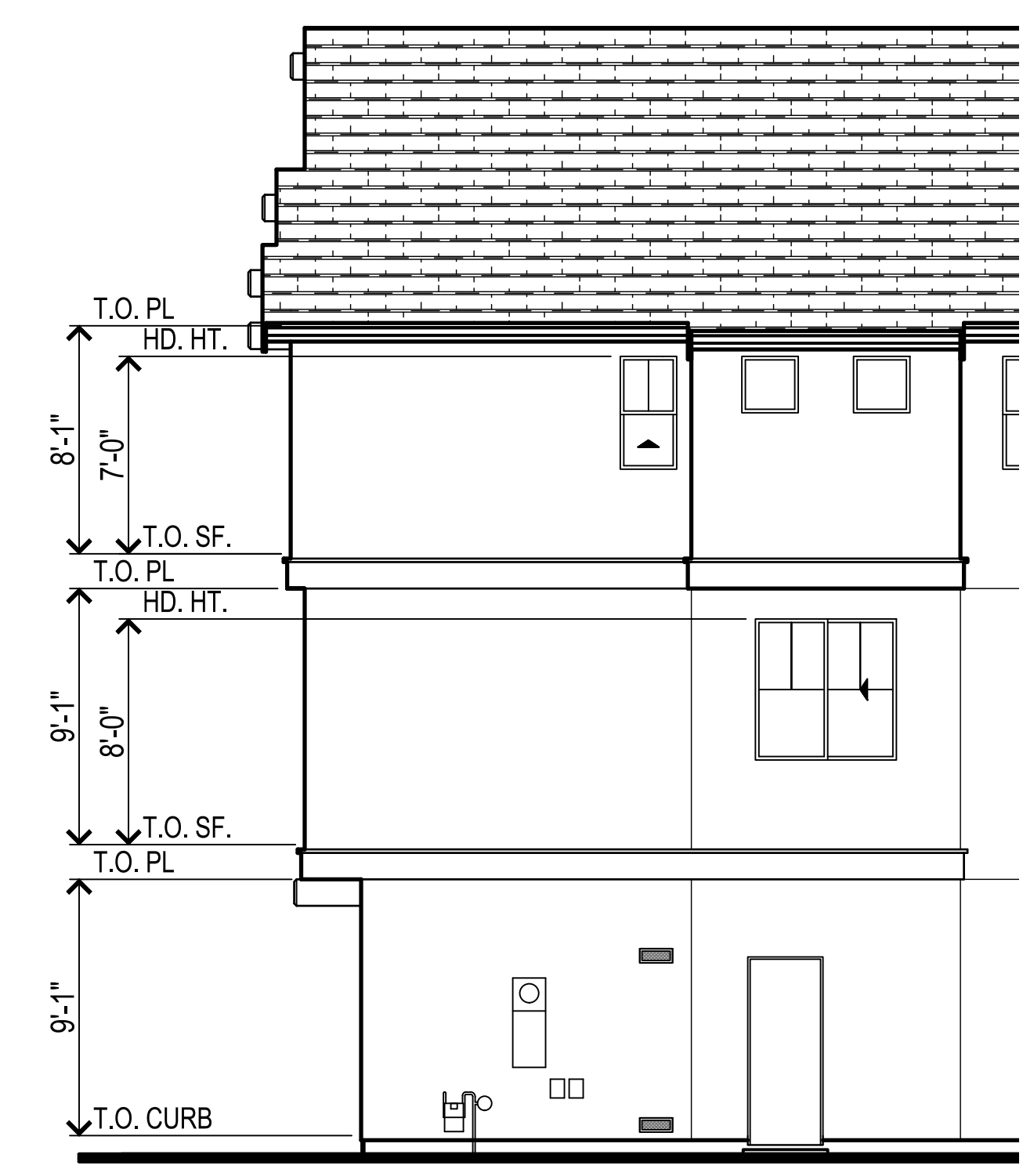
MULTI-FAMILY DUET ELEVATIONS

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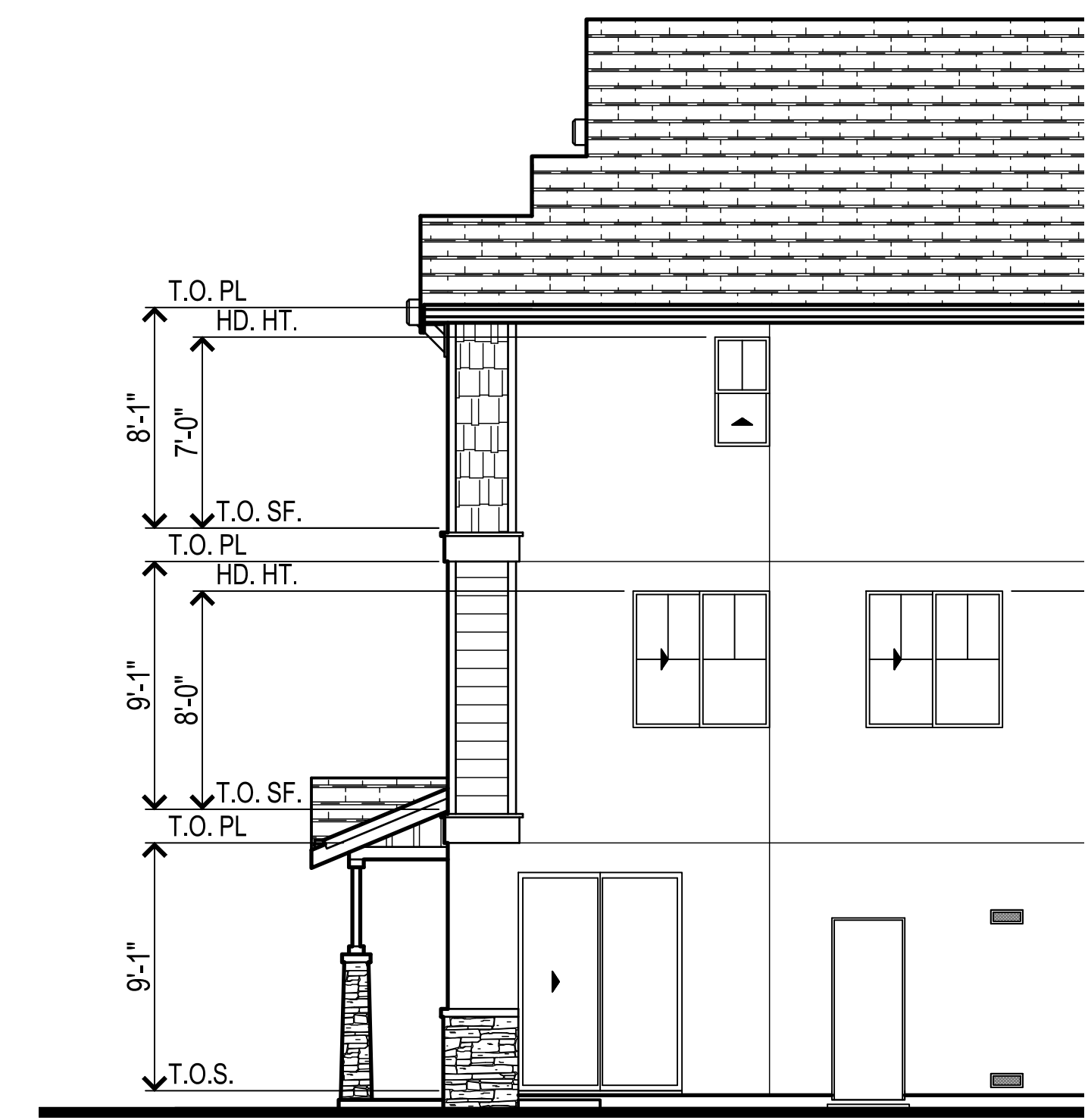
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CRAFTSMAN 'B'
REAR ELEVATION
 SCALE: 3/16" = 1'-0"



C
LEF

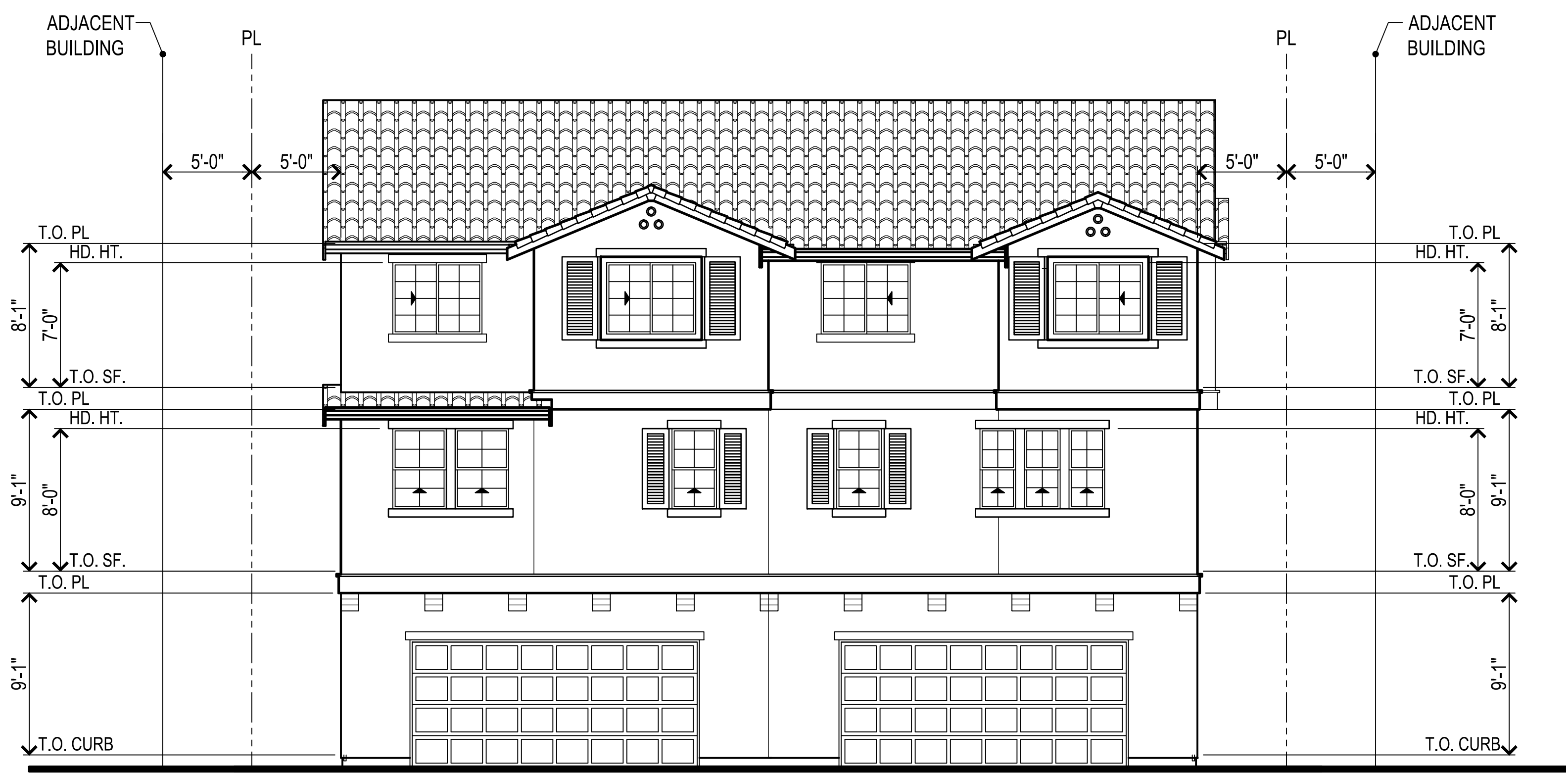


C
RIGH

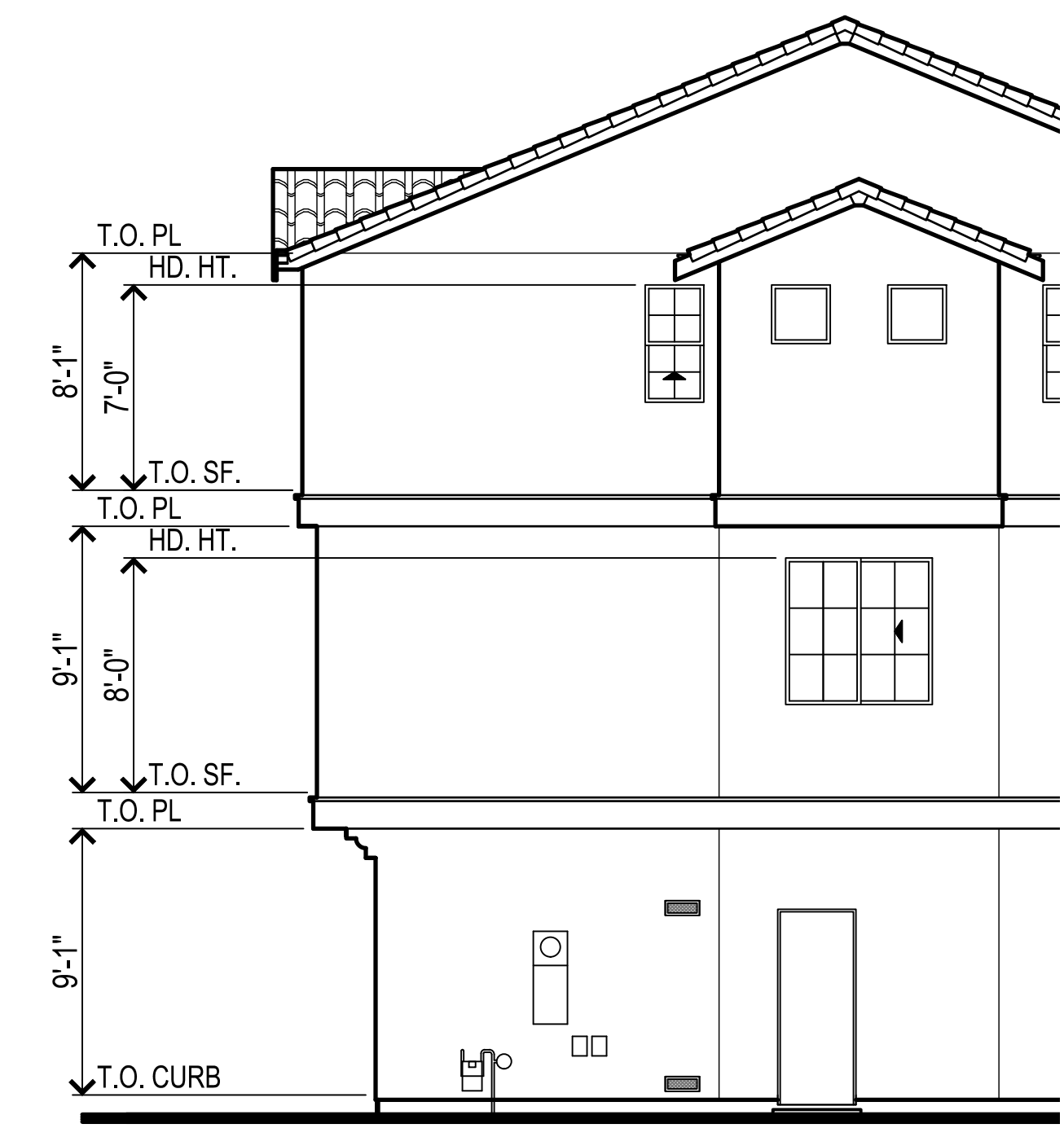
MULTI-FAMILY DUET ELEVATIONS

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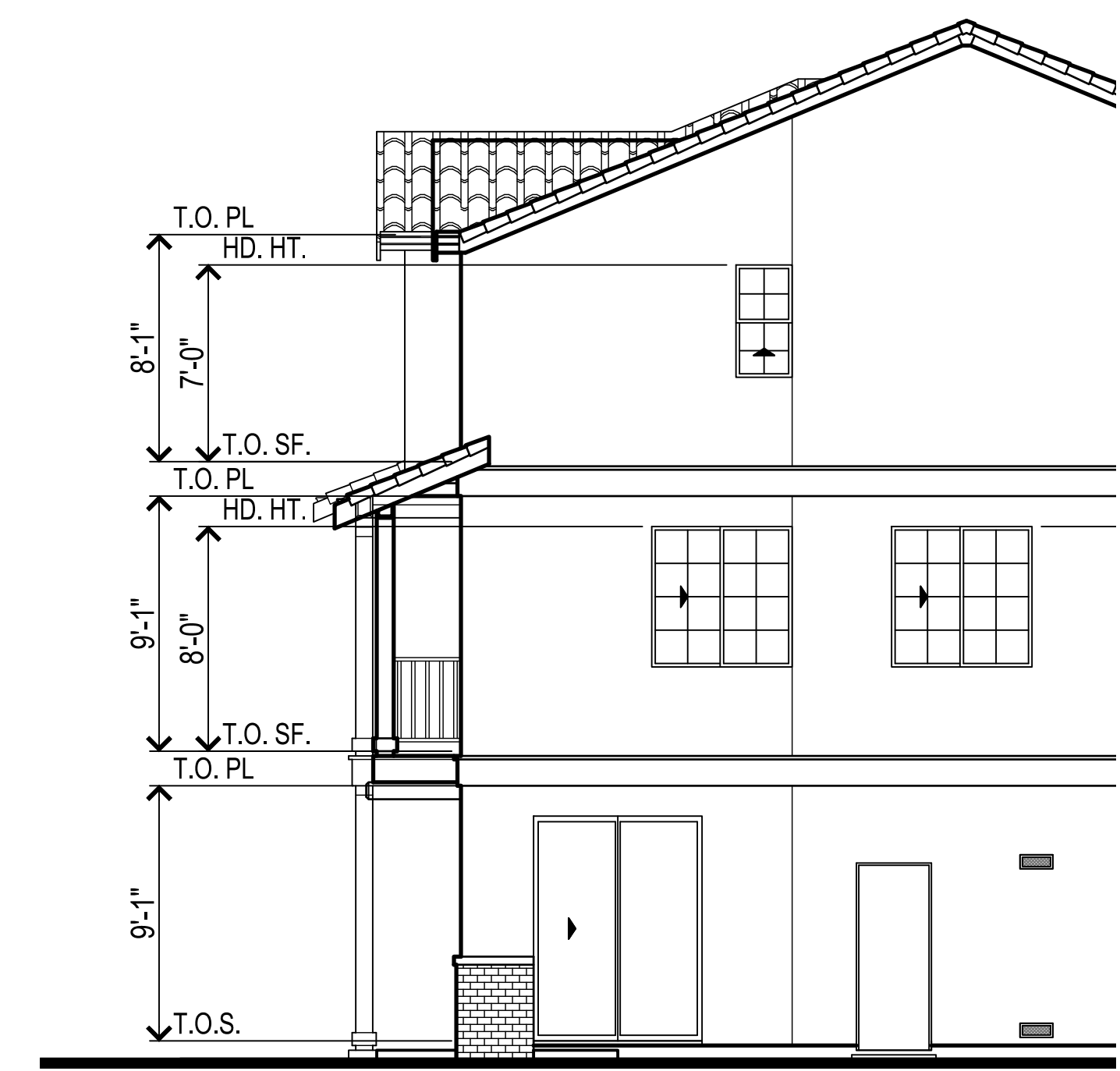
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MONTEREY 'C'
REAR ELEVATION
SCALE: 3/16" = 1'-0"



↑
LEF



↑
RIGH

MULTI-FAMILY DUET ELEVATIONS

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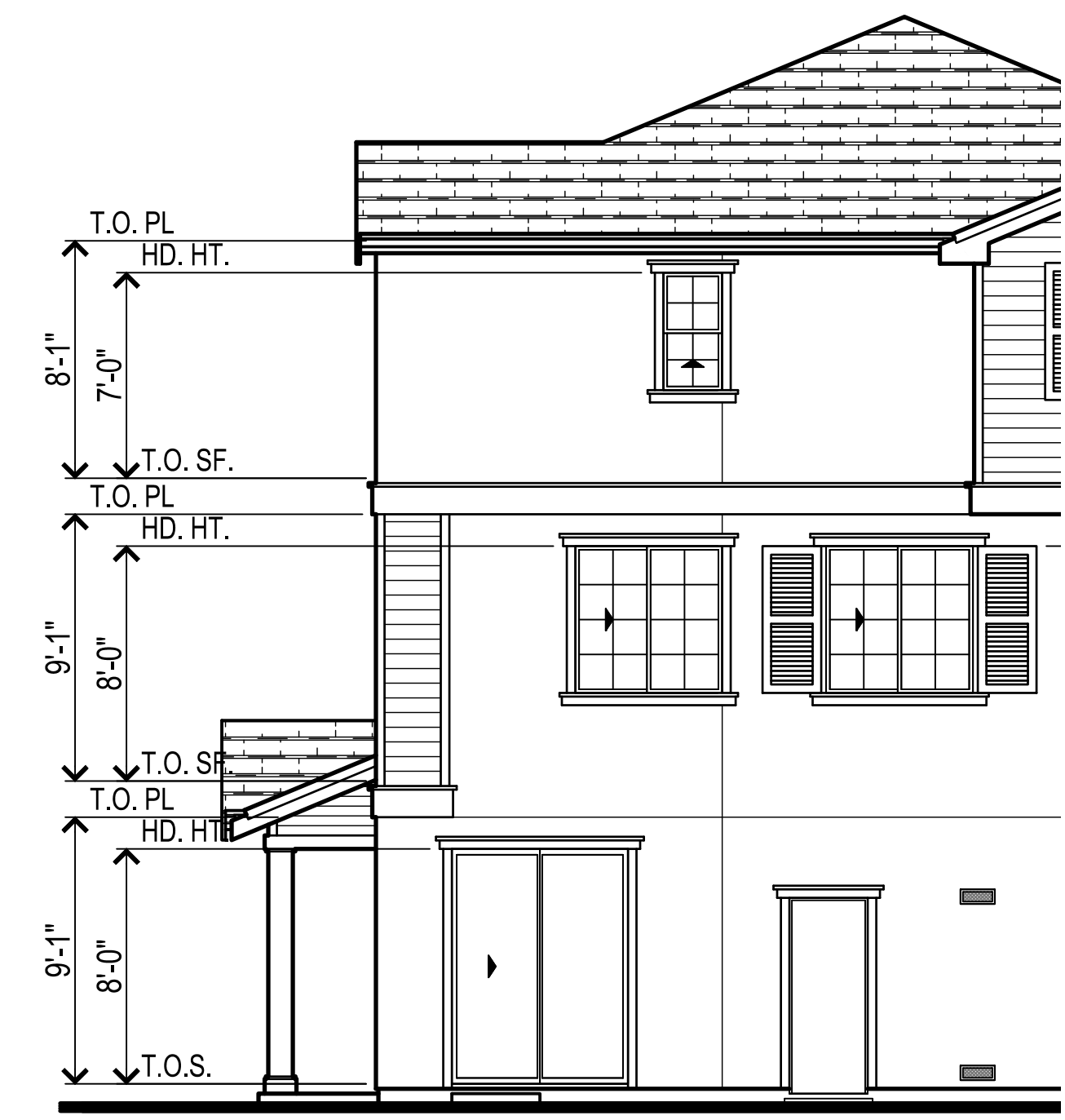
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ENHANCED LEFT



CAPE COD 'A'
ENHANCED REAR ELEVATION
SCALE: 3/16" = 1'-0"



ENHANCED RIGHT

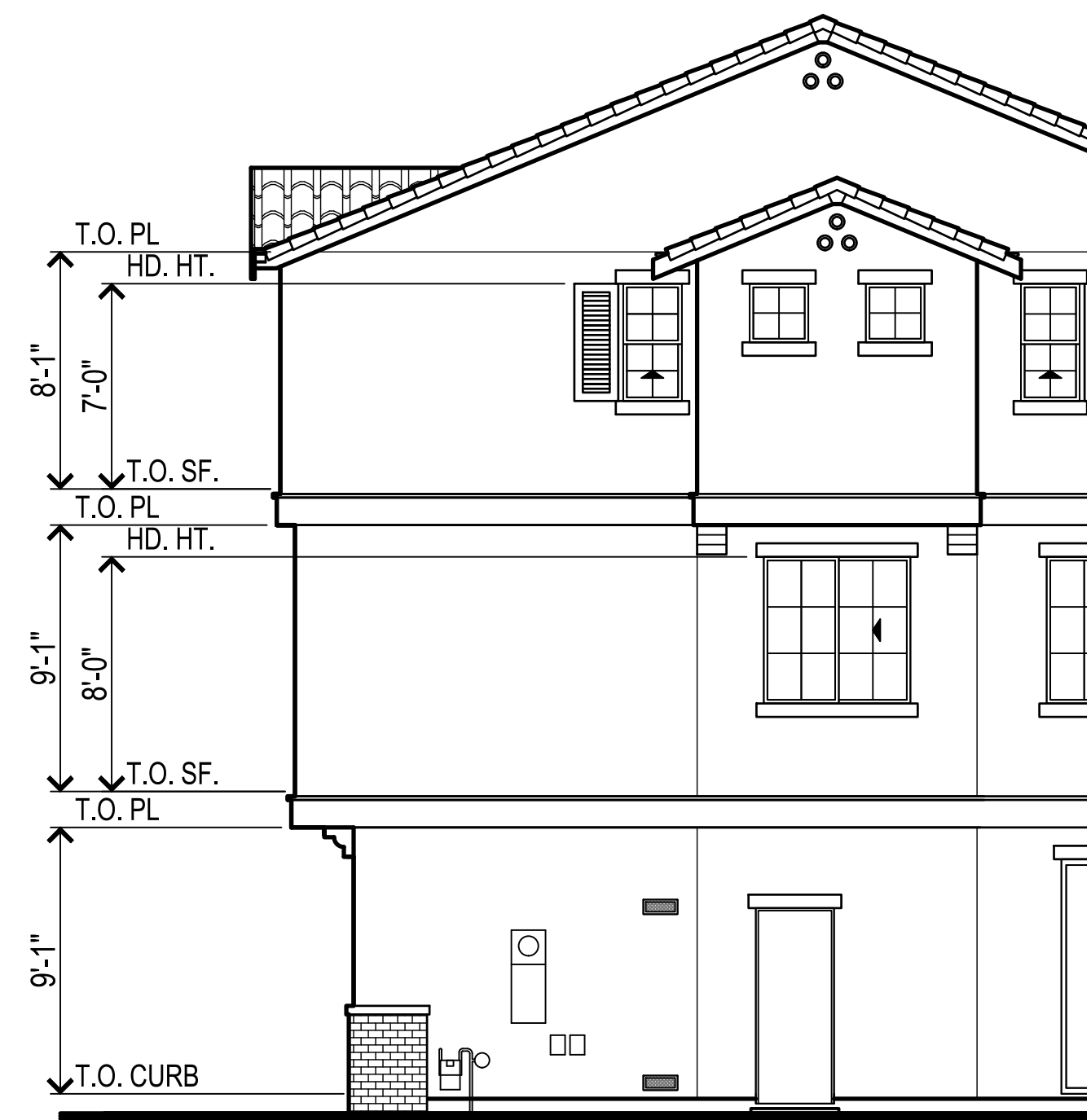
MULTI-FAMILY DUET 'A' ENI

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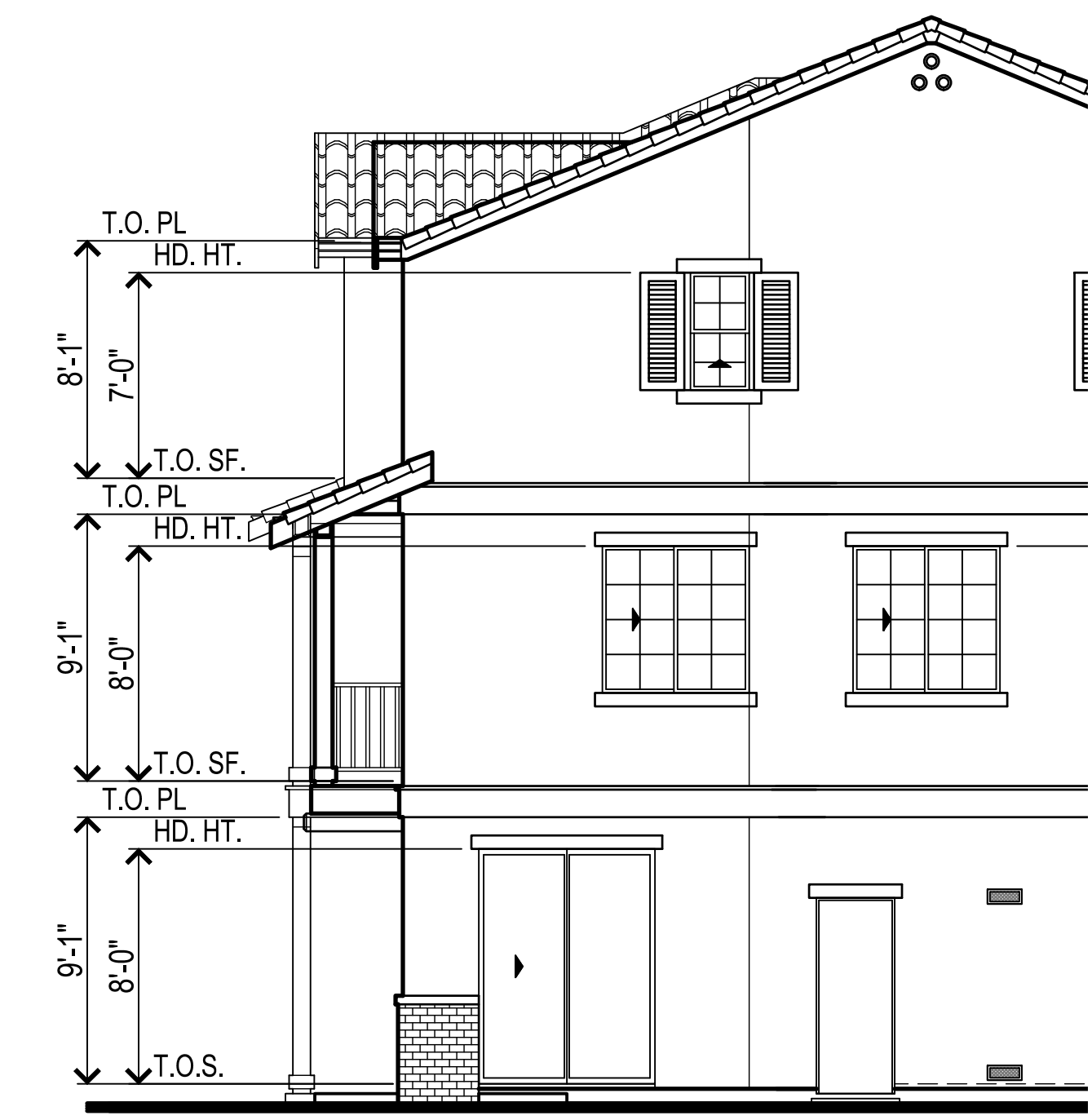
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MONTEREY 'C'
ENHANCED REAR ELEVATION
 SCALE: 3/16" = 1'-0"



ENHANCED LEFT

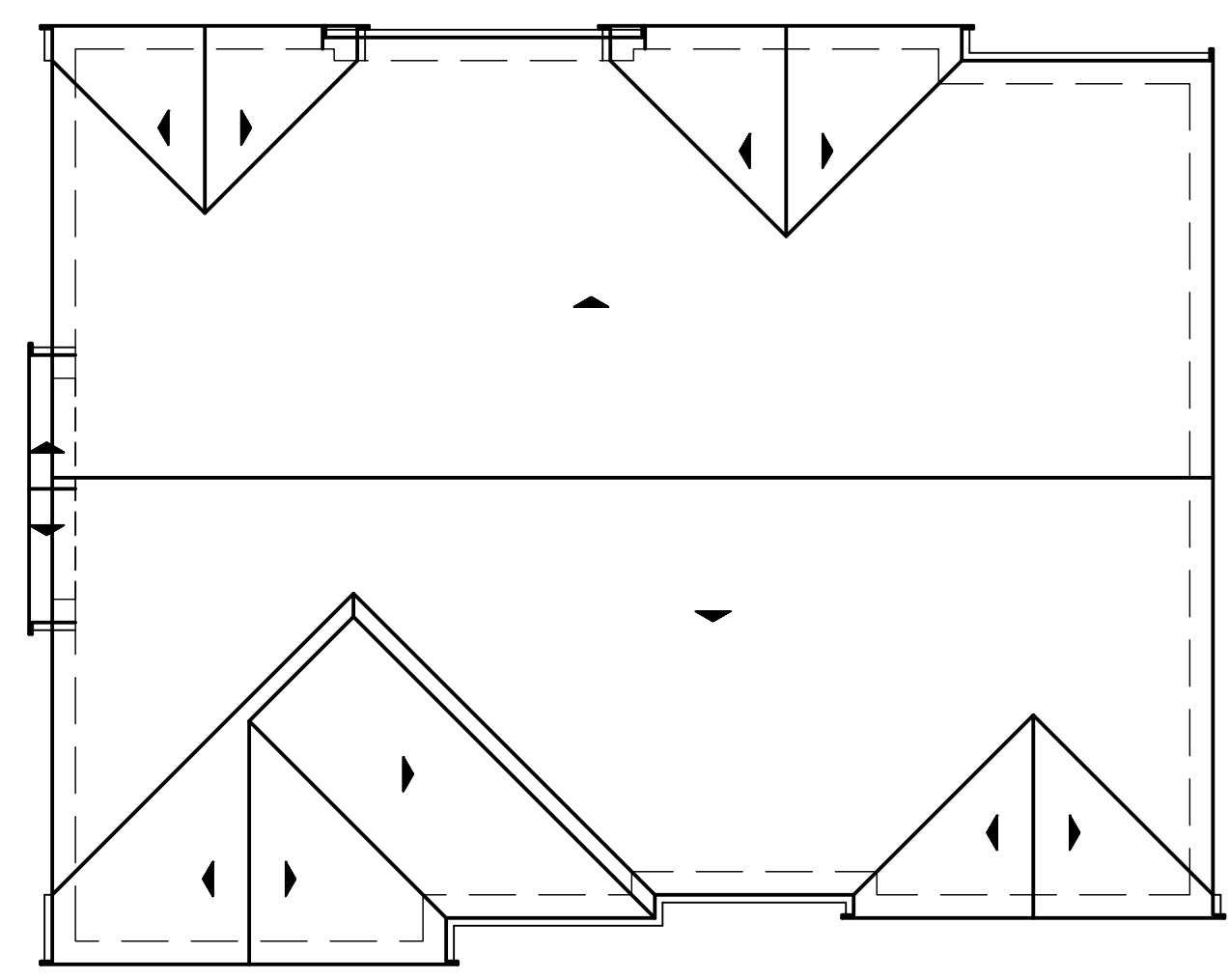


ENHANCED RIGHT

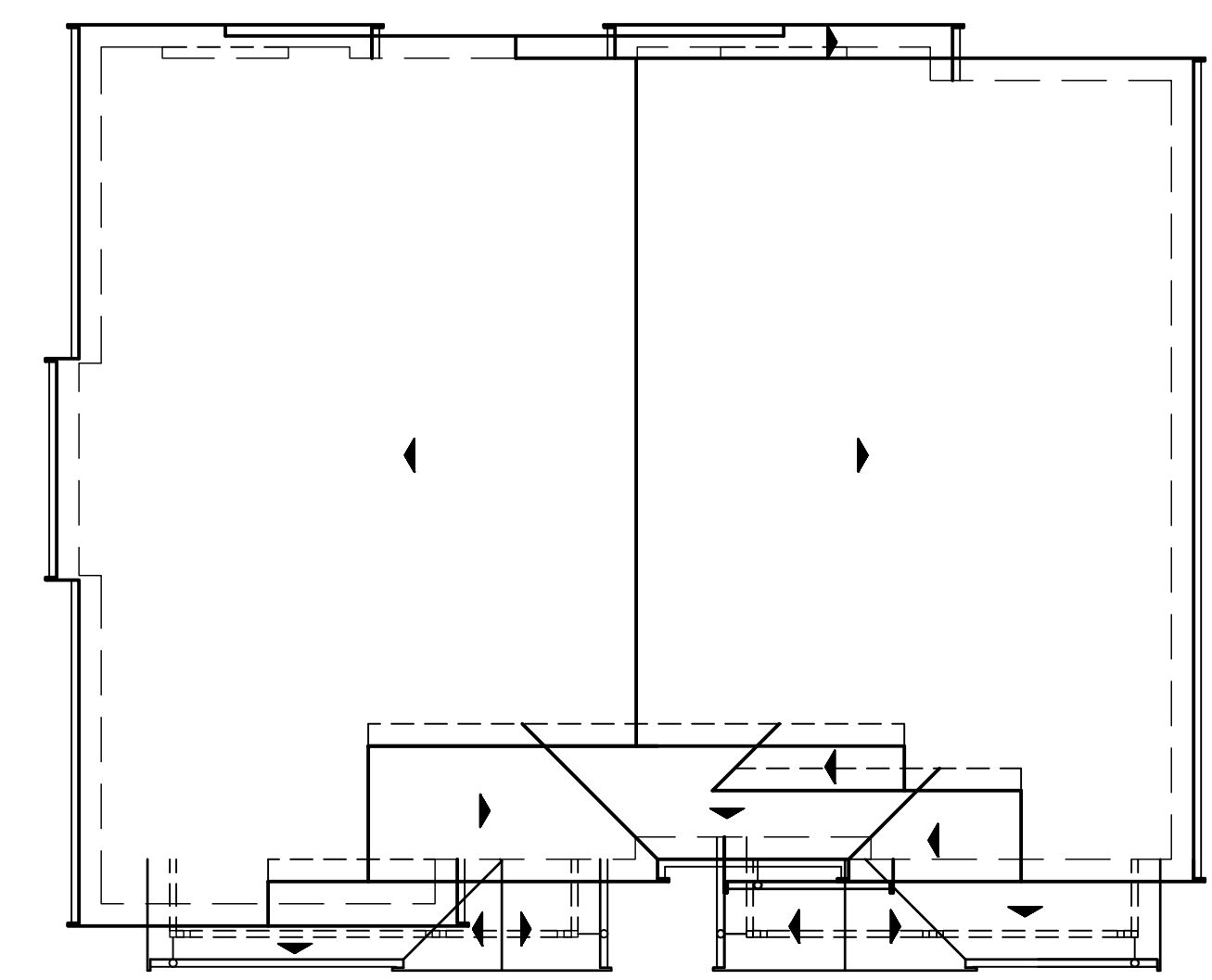
MULTI-FAMILY DUET 'C' ENI

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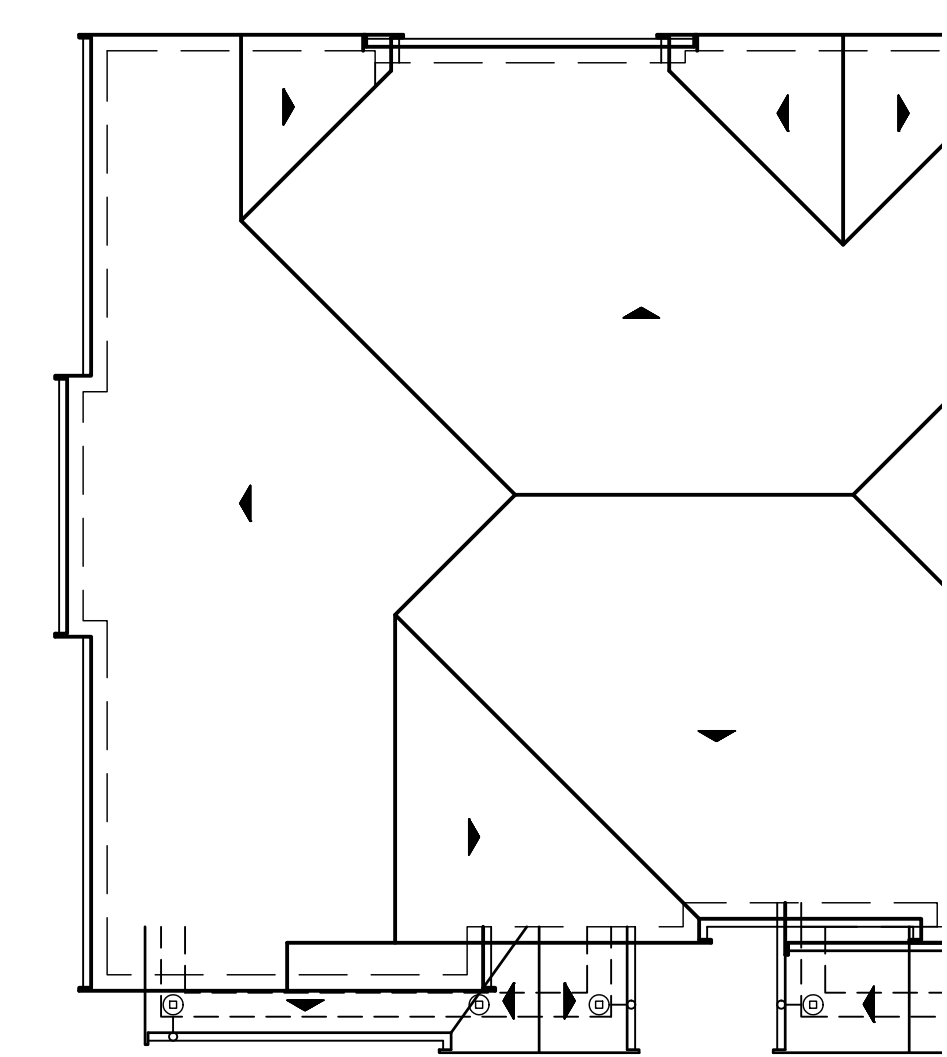
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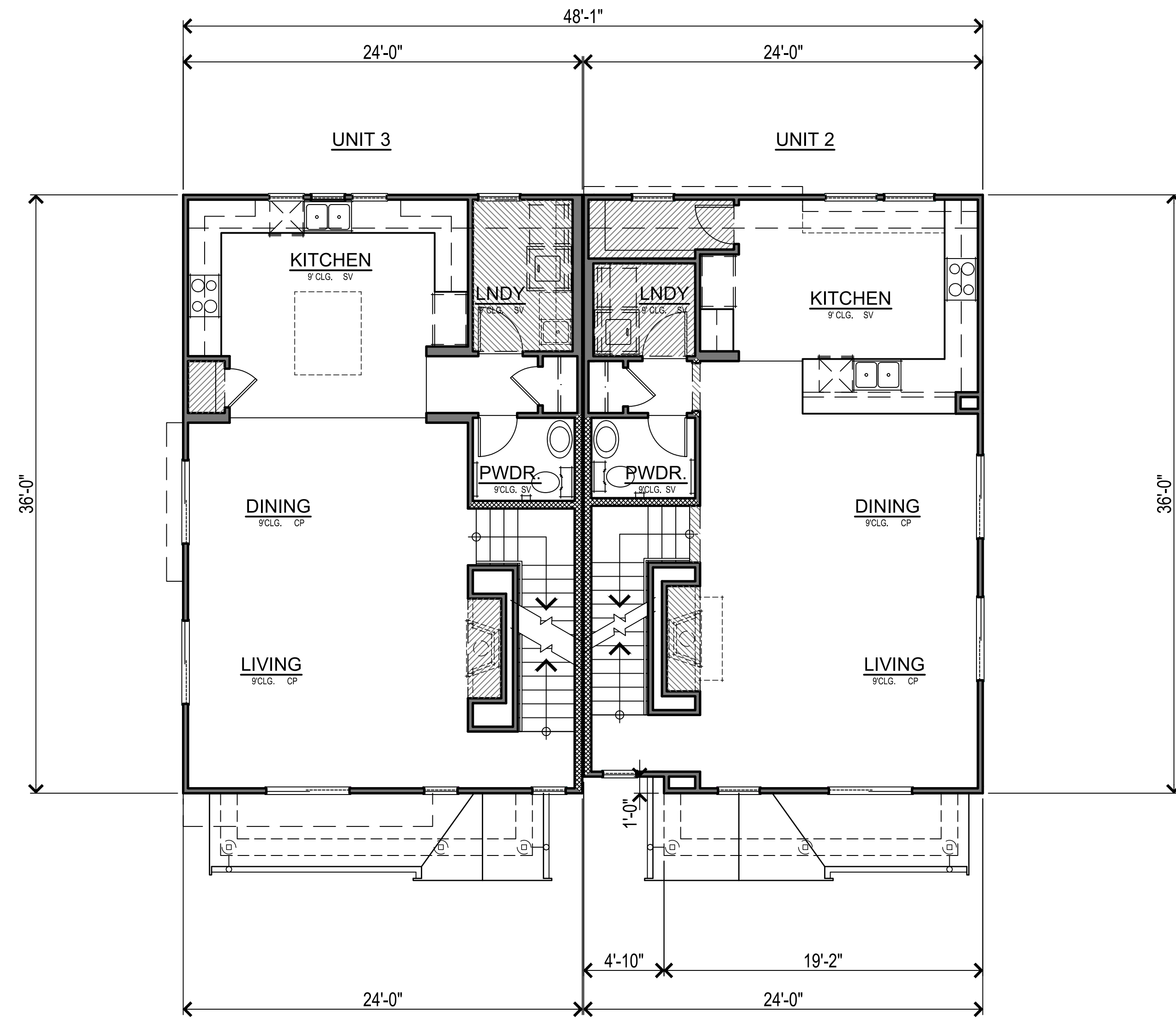
DUET ROOF PLAN 'C'
SCALE: 1/8" = 1'-0"



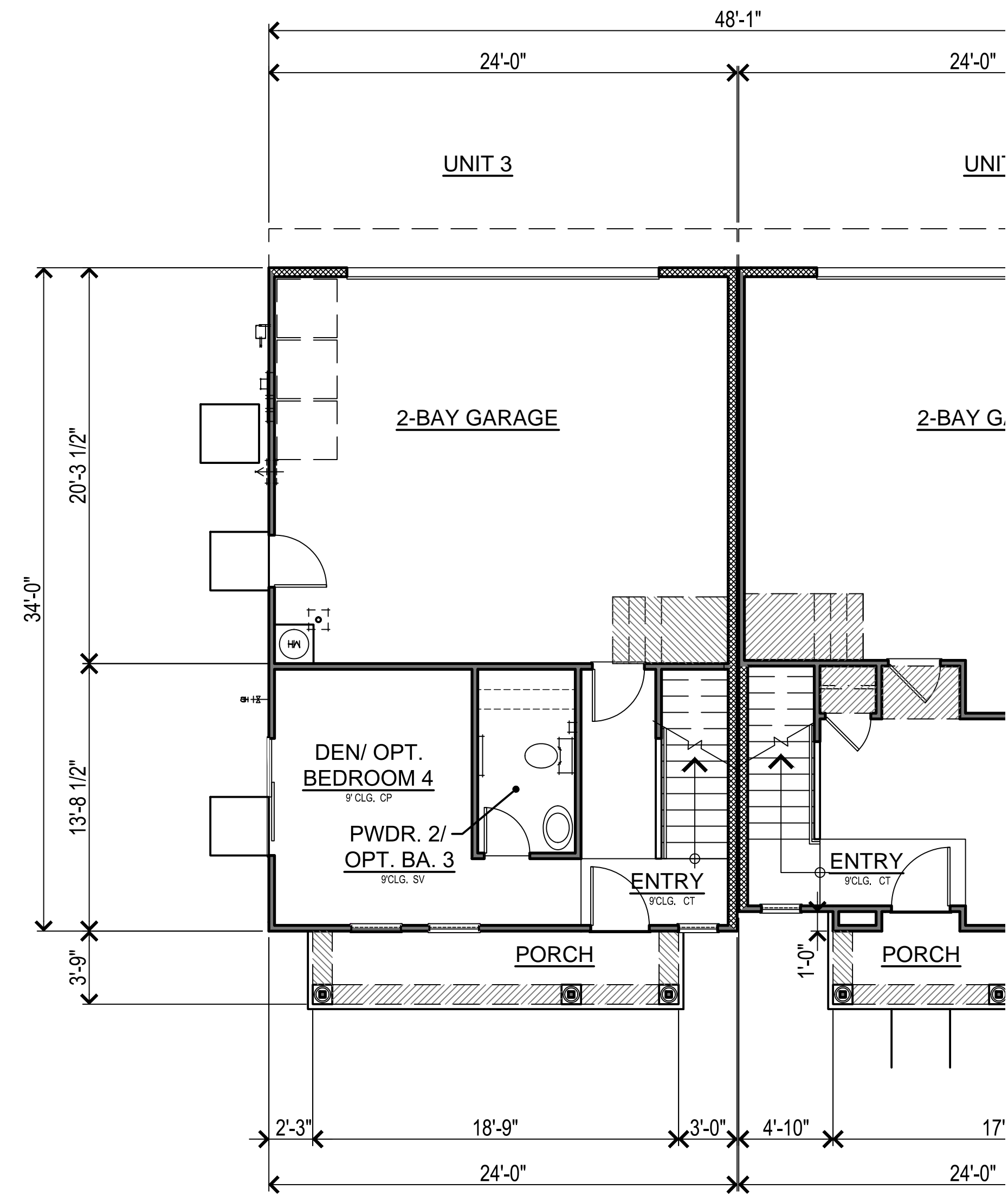
DUET ROOF PLAN 'B'
SCALE: 1/8" = 1'-0"



DUET ROO



DUET SECOND FLOOR PLAN
SCALE: 3/16" = 1'-0"



DUET FIRST FLOOR PLAN

UNIT 3 SQUARE FOOTAGES	
FIRST FLOOR	329 SQ. FT.
SECOND FLOOR	864 SQ. FT.
THIRD FLOOR	850 SQ. FT.
TOTAL LIVING	2043 SQ. FT.
2-CAR GARAGE	487 SQ. FT.

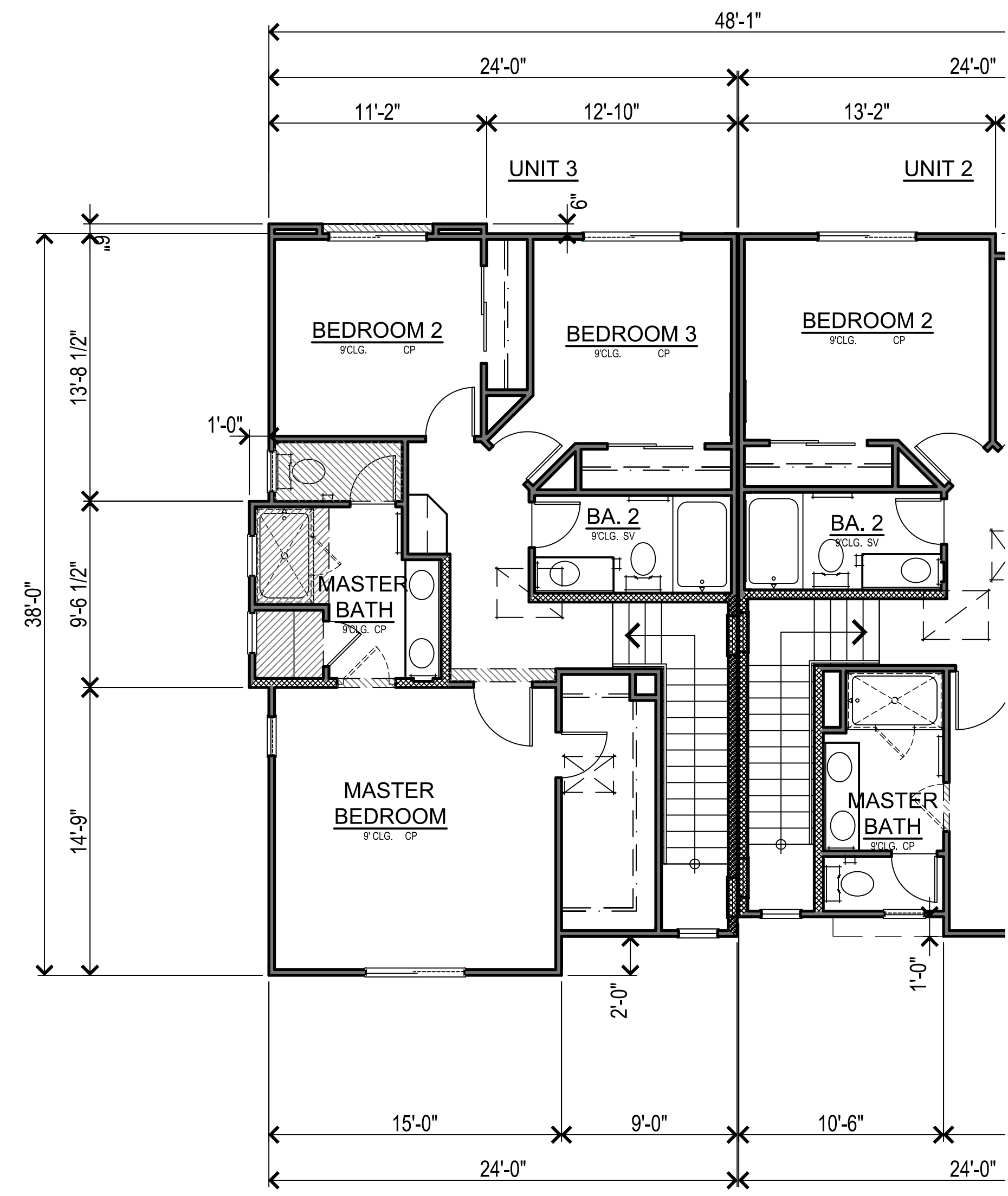
UNIT 2 SQUARE FOOTAGES	
FIRST FLOOR	288 SQ. FT.
SECOND FLOOR	857 SQ. FT.
THIRD FLOOR	793 SQ. FT.
TOTAL LIVING	1938 SQ. FT.
2-BAY GARAGE	517 SQ. FT.

MULTI-FAMILY DUET FIRST AND SECOND FLOOR PLAN

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DUET THIRI