

SHEET INDEX

<u>NO.</u>		<u>NO.</u>	<u>LANDSCAPE PLANS</u>	<u>NO.</u>	<u>ARCHITECTURAL PLANS</u>
1	COVER SHEET - SHEET INDEX	9	L.1 PRECISE PRELIMINARY LANDSCAPE PLAN	22	A1.0 PLAN 1 FRONT ELEVATIONS
	<u>CIVIL PLANS</u>	10	L.2 PRECISE PRELIMINARY LANDSCAPE DETAILS	23	A1.1 FLOOR PLAN 1
2	TM.1 EXISTING CONDITIONS	11	L.3 PRECISE PRELIMINARY LANDSCAPE DETAILS	24	A1.1.1 FLOOR PLAN 1 ADDENDA
3	TM.2 SITE PLAN	12	L.4 PRECISE PRELIMINARY LANDSCAPE ENLARGEMENT PLAN	25	A1.2 PLAN 1A - EXTERIOR ELEVATIONS
4	TM.3 PRELIMINARY GRADING PLAN	13	L.5 PRECISE PRELIMINARY TREE MITIGATION MEASURES PLAN	26	A1.3 PLAN 1B - EXTERIOR ELEVATIONS
5	TM.4 PRELIMINARY UTILITY PLAN	14	L.6 PRECISE PRELIMINARY HYDROZONE PLAN	27	A1.4 PLAN 1C - EXTERIOR ELEVATIONS
6	TM.5 FIRE TRUCK CIRCULATION PLAN	15	L.7 PRECISE PRELIMINARY IRRIGATION PLAN	28	A2.0 PLAN 2 FRONT ELEVATIONS
7	TM.6 PRELIMINARY STORMWATER CONTROL PLAN	16	L.8 PRECISE PRELIMINARY IRRIGATION PLAN	29	A2.1 FLOOR PLAN 2
8	C.1 PLANNED DEVELOPMENT SITE PLAN	17	L.9 IRRIGATION DETAILS	30	A2.1.1 FLOOR PLAN 2 ADDENDA
		18	L.10 IRRIGATION DETAILS	31	A2.2 PLAN 2A - EXTERIOR ELEVATIONS
		19	L.11 LANDSCAPE NOTES	32	A2.3 PLAN 2B - EXTERIOR ELEVATIONS
		20	L.12 PRECISE PRELIMINARY PLANTING PLAN	33	A2.4 PLAN 2C - EXTERIOR ELEVATIONS
		21	L.13 PRECISE PRELIMINARY PLANTING PLAN	34	DIGITAL COLOR BOARD

DEVELOPER

NUVERA HOMES
 7041 KOLL CENTER PARKWAY, SUITE 170
 PLEASANTON, CA 94566
 (925) 309-8888
 CONTACT: JEFFREY LAWRENCE

CIVIL ENGINEER

CARLSON, BARBEE & GIBSON INC.
 2633 CAMINO RAMON, SUITE 350
 SAN RAMON, CA 94582
 (925) 866-0322
 CONTACT: LEE ROSENBLATT

LANDSCAPE ARCHITECT

RIPLEY DESIGN GROUP
 1615 BONANZA STREET
 WALNUT CREEK, CA 94596
 (925) 938-7377
 CONTACT: ANNIKA CARPENTER

ARCHITECT

KTGY GROUP INC.
 580 SECOND STREET, SUITE 200
 OAKLAND, CA 94607
 (510) 272-2910
 CONTACT: JILL D. WILLIAMS



MAY 2023



MOHR DRIVE

TRACT 8670

PLANNED DEVELOPMENT & VESTING TENTATIVE MAP
 HAYWARD, CALIFORNIA





CONTACTS

- 1. DEVELOPER: NUVERA HOMES
7041 KOLL CENTER PARKWAY, SUITE 170
PLEASANTON, CALIFORNIA 94566
(925) 309-8888
JEFFREY LAWRENCE
- 2. ENGINEER: CARLSON, BARBEE & GIBSON, INC.
2633 CAMINO RAMON, SUITE 350
SAN RAMON, CALIFORNIA 94583
(925) 866-0322
LEE ROSENBLATT, RCE 65469
- 3. SOILS ENGINEER: QUANTUM GEOTECHNICAL, INC.
1110 BURNETT AVENUE, SUITE B
CONCORD, CA 94520
(925) 788-2751
SIMON MAKDESSI

GENERAL NOTES

- 1. ACCESSOR'S PARCEL NO.: 441-074-030, 441-074-009
- 2. SITE ADDRESS: 24656 & 24764 MOHR DRIVE, HAYWARD, CA
- 3. EXISTING SITE AREA (GROSS): 1.45± ACRES (GROSS)
PROPOSED SITE AREA (NET): 1.22± ACRES (NET) (NET AREA = GROSS AREA - DRIVE AISLE - SIDEWALK)
- 4. EXISTING ZONING: RMB3.5, RSD4
PROPOSED ZONING: PD - PLANNED DEVELOPMENT DISTRICT
- 5. EXISTING USE: SINGLE FAMILY RESIDENTIAL; 2 SINGLE FAMILY LOTS
PROPOSED USE: SINGLE FAMILY RESIDENTIAL; 12 SINGLE FAMILY LOTS, 8 WITH JUNIOR ACCESSORY DWELLING UNITS, 5 PARCELS
- 6. BENCHMARK: THE CITY OF HAYWARD BENCHMARK INTERSECTION OF WEST STREET AND MOHR DRIVE
ELEVATION = 32.612 NGVD29
- 7. EXISTING STRUCTURES: ALL EXISTING BUILDINGS AND PAVEMENT WITHIN BOUNDARY TO BE REMOVED
- 8. 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 TO BE 0.50%.
- 9. TREES: ALL TREES WITHIN SITE BOUNDARY TO BE REMOVED, UNLESS OTHERWISE NOTED.
- 10. STREET TREES: STREET TREES SHALL BE INSTALLED PER SD-122
- 11. WALLS AND FENCING: ALL WALLS AND FENCING WILL BE PRIVATE FACILITIES AND PRIVATELY MAINTAINED
- 12. STORM DRAIN: PROPOSED ONSITE STORM DRAIN FACILITIES WILL BE PRIVATE FACILITIES AND WILL BE PRIVATELY MAINTAINED BY THE HOMEOWNER'S ASSOCIATION
- 13. PUBLIC UTILITIES: PROPOSED ONSITE WATER AND SANITARY SEWER FACILITIES ARE PUBLIC AND WILL BE WITHIN A SANITARY SEWER AND/OR WATER EASEMENT. PROPOSED WATER AND SANITARY SEWER FACILITIES WILL BE CONSTRUCTED PER CITY OF HAYWARD STANDARDS AND DEDICATED TO THE CITY.
- 14. FLOOD ZONE: ZONE X
REFER TO:
FLOOD INSURANCE RATE MAP
PANEL 06001C0289G, AUGUST 3, 2009
- 15. WELLS ONSITE: NONE
- 16. WATER: CITY OF HAYWARD
- 17. SEWER: CITY OF HAYWARD
- 18. GAS & ELECTRIC: PG&E
- 19. TELEPHONE: SBC
- 20. CABLE TV: COMCAST CABLE
- 21. DIMENSIONS: ALL DIMENSIONS ARE PRELIMINARY AND SUBJECT TO FINAL MAP
- 22. FINAL MAP: ONE FINAL MAP SHALL BE FILED FOR THIS SITE
- 23. MAINTENANCE: A HOMEOWNER'S ASSOCIATION SHALL BE CREATED FOR THE DEVELOPMENT TO MAINTAIN ALL PRIVATE FACILITIES

LEGEND

EXISTING	PROPOSED	DESCRIPTION
---	---	SUBDIVISION BOUNDARY
---	---	RIGHT-OF-WAY
---	---	EASEMENT
---	---	ADJACENT LOT LINE
---	---	CURB, GUTTER & SIDEWALK
---	---	FENCE
x 62.0	x 62.0	SPOT ELEVATIONS
	▨	EXISTING STRUCTURE TO BE DEMOLISHED
	⊗	EXISTING TREE

ABBREVIATIONS

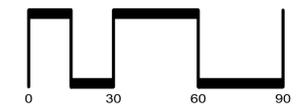
DW	DRIVEWAY
EX	EXISTING
FC	FACE OF CURB
PL	PROPERTY LINE
PUE	PUBLIC UTILITY EASEMENT
RW	RIGHT-OF-WAY
SW	SIDEWALK
TYP	TYPICAL

SHEET INDEX

Sheet Number	Sheet Title
TM.1	EXISTING CONDITIONS
TM.2	SITE PLAN
TM.3	PRELIMINARY GRADING PLAN
TM.4	PRELIMINARY UTILITY PLAN
TM.5	FIRE TRUCK CIRCULATION PLAN
TM.6	PRELIMINARY STORMWATER CONTROL PLAN

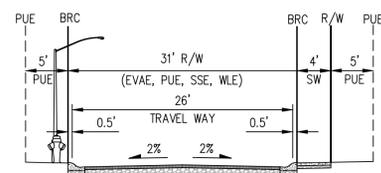
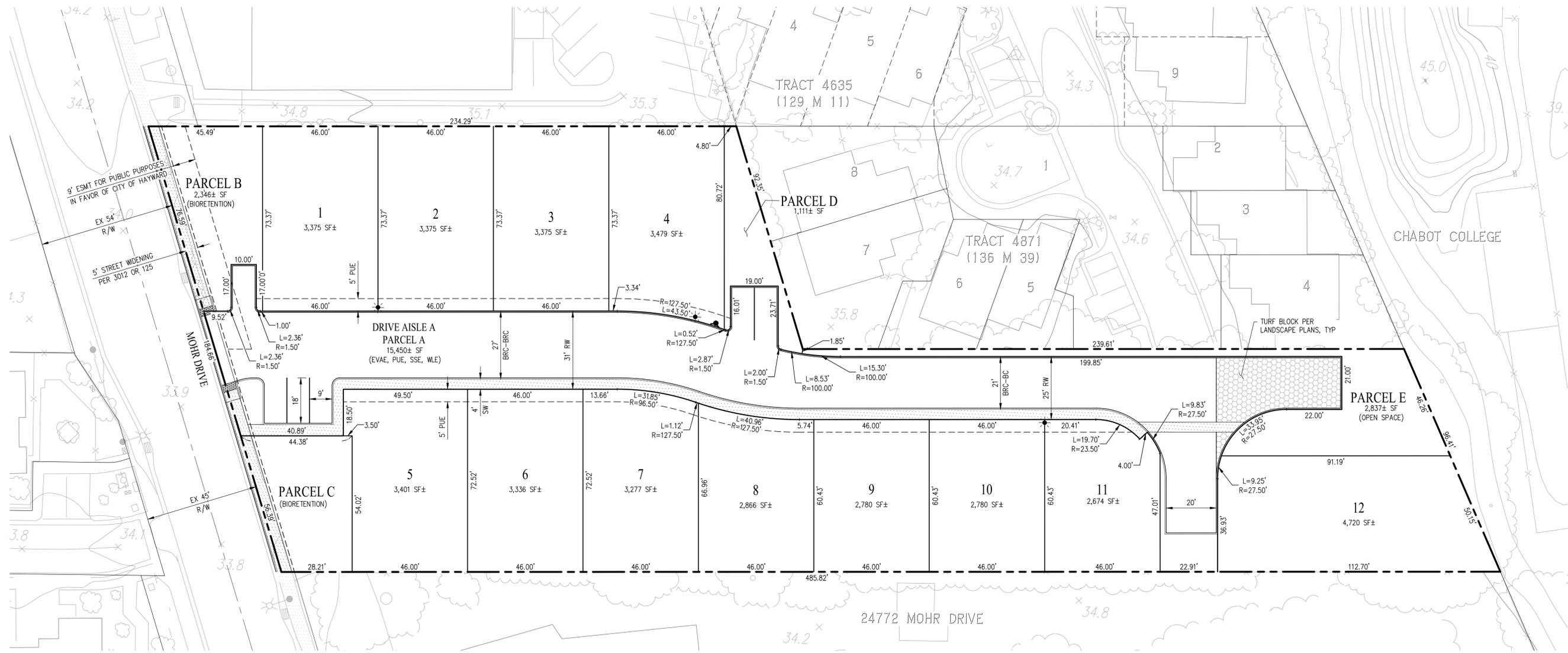
**VESTING TENTATIVE MAP
EXISTING CONDITIONS
MOHR DRIVE - TRACT 8670**

CITY OF HAYWARD ALAMEDA COUNTY CALIFORNIA
SCALE: 1" = 20' DATE: MAY 2023

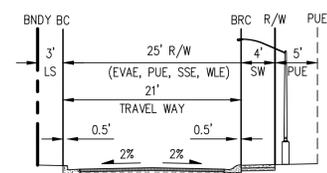


SAN RAMON (925) 866-0322
ROSEVILLE (916) 788-4456
WWW.CBANDG.COM
CIVIL ENGINEERS SURVEYORS PLANNERS

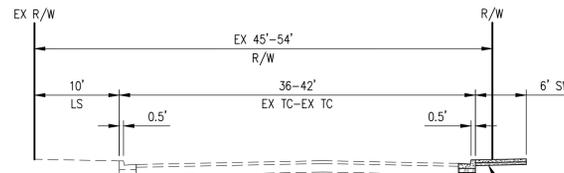
SHEET NO.
TM.1
OF - SHEETS



DRIVE AISLE A
31' R/W
(NOT TO SCALE)
(PRIVATE STREET)



DRIVE AISLE A
25' R/W
(NOT TO SCALE)
(PRIVATE STREET)



MOHR DRIVE
45'-54' R/W
(NOT TO SCALE)
(PUBLIC STREET)

EX CURB, GUTTER & SIDEWALK TO BE REMOVED AND REPLACED PER CITY STANDARD DETAILS.

PARKING SUMMARY		
PARKING TYPE	PARKING PROVIDED	
	RATIO	NUMBER OF SPACES
GARAGE	2 SPACES/DU	24
DRIVEWAY	2 SPACES/DU	24
GUEST	0.5 SPACE/DU	6
TOTAL	4.5 SPACES/DU	54

NOTES:
1. ON-STREET/GUEST PARKING DOES NOT INCLUDE LEGAL PUBLIC PARKING.

ABBREVIATIONS

- BC BACK OF CURB
- BRC BACK OF ROLLED CURB
- CL CENTERLINE
- DW DRIVEWAY
- EVAE EMERGENCY VEHICLE ACCESS EASEMENT
- FC FACE OF CURB
- LS LANDSCAPE
- PL PROPERTY LINE
- PUE PUBLIC UTILITY EASEMENT
- R/W RIGHT-OF-WAY
- SSE SANITARY SEWER EASEMENT
- SW SIDEWALK
- TC TOP OF CURB AT FACE
- TYP TYPICAL
- WLE WATER LINE EASEMENT

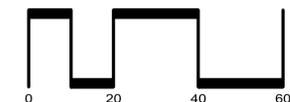
LEGEND

- FIRE HYDRANT
- ELECTROLIER

**VESTING TENTATIVE MAP
SITE PLAN**

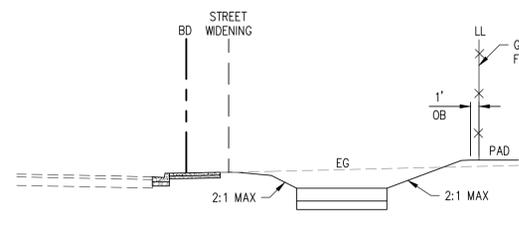
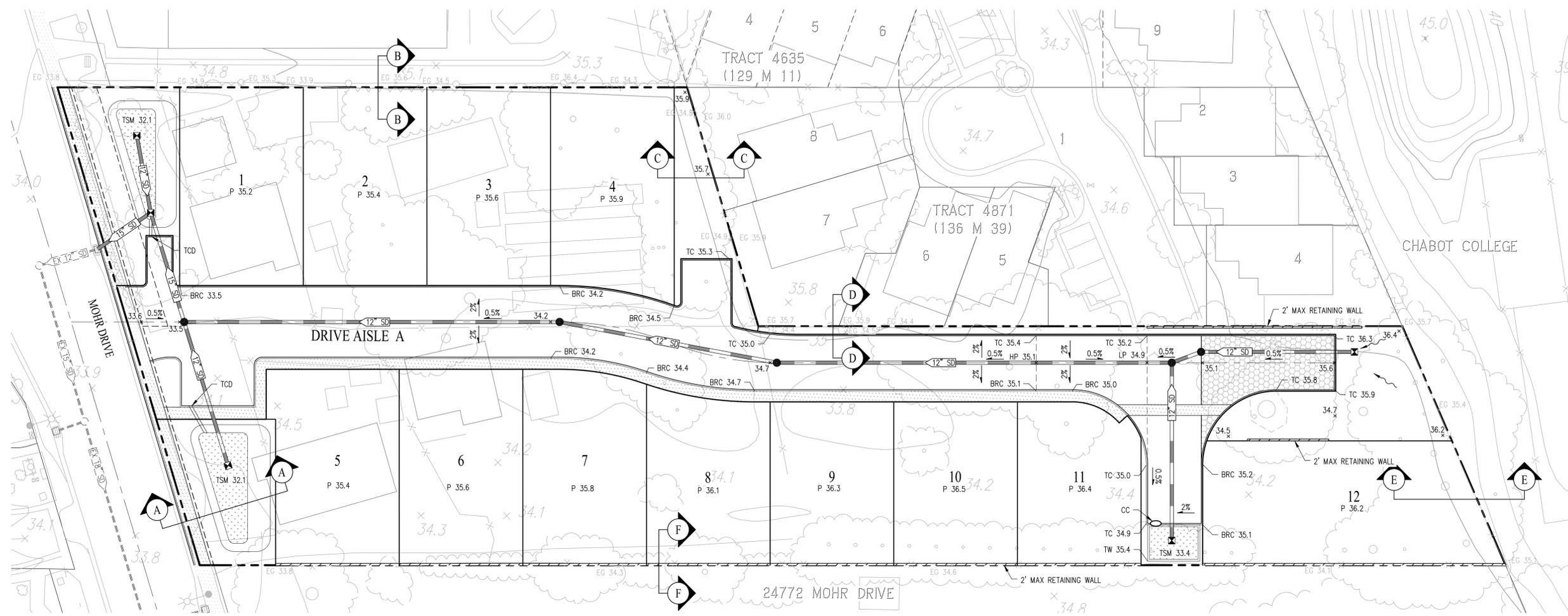
MOHR DRIVE - TRACT 8670

CITY OF HAYWARD ALAMEDA COUNTY CALIFORNIA
SCALE: 1" = 20' DATE: MAY 2023

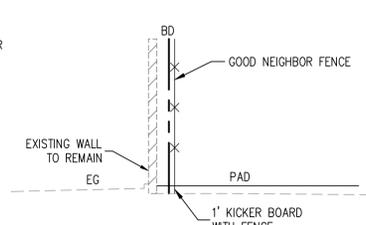


SAN RAMON (925) 866-0322
ROSEVILLE (916) 788-4456
WWW.CBANDG.COM
CIVIL ENGINEERS SURVEYORS PLANNERS

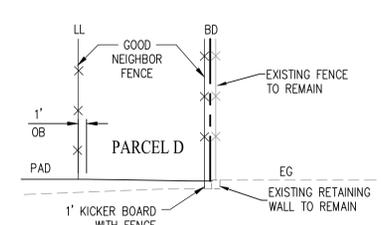
SHEET NO.
TM.2
OF - SHEETS



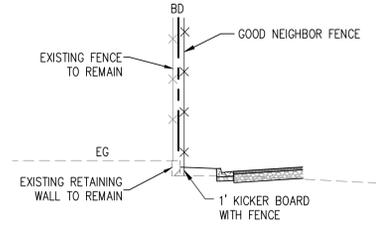
SECTION A-A
NOT TO SCALE



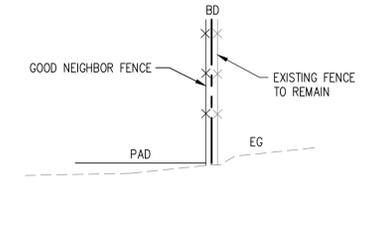
SECTION B-B
NOT TO SCALE



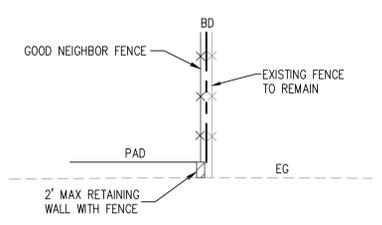
SECTION C-C
NOT TO SCALE



SECTION D-D
NOT TO SCALE



SECTION E-E
NOT TO SCALE



SECTION F-F
NOT TO SCALE

LEGEND

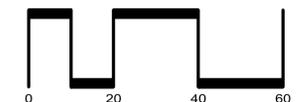
EXISTING	PROPOSED	DESCRIPTION
---	---	SUBDIVISION BOUNDARY
---	---	RETAINING WALL
---	---	PRECAST WALL
---	---	FENCE
---	---	SIDEWALK, PATHWAY
---	---	VALLEY GUTTER
x 100.0	x 100.0	SPOT ELEVATIONS
---	---	DECORATIVE PAVING
---	---	BIORETENTION AREA
o	o	CURB CUT

ABBREVIATIONS

BD	BOUNDARY	P	PAD
BRC	BACK OF ROLLED CURB	PL	PROPERTY LINE
CC	CURB CUT	PUE	PUBLIC UTILITY EASEMENT
DW	DRIVEWAY	RW	RIGHT-OF-WAY
FF	FINISH FLOOR	SD	STORM DRAIN
GB	GRADE BREAK	SD-T	TREATED STORM DRAIN
HP	HIGH POINT	SW	SIDEWALK
LL	LOT LINE	TC	TOP OF CURB
LP	LOW POINT	TCD	THRU CURB DRAIN
LS	LANDSCAPE	TG	TOP OF GRATE
		TSM	TOP OF SOIL MIX

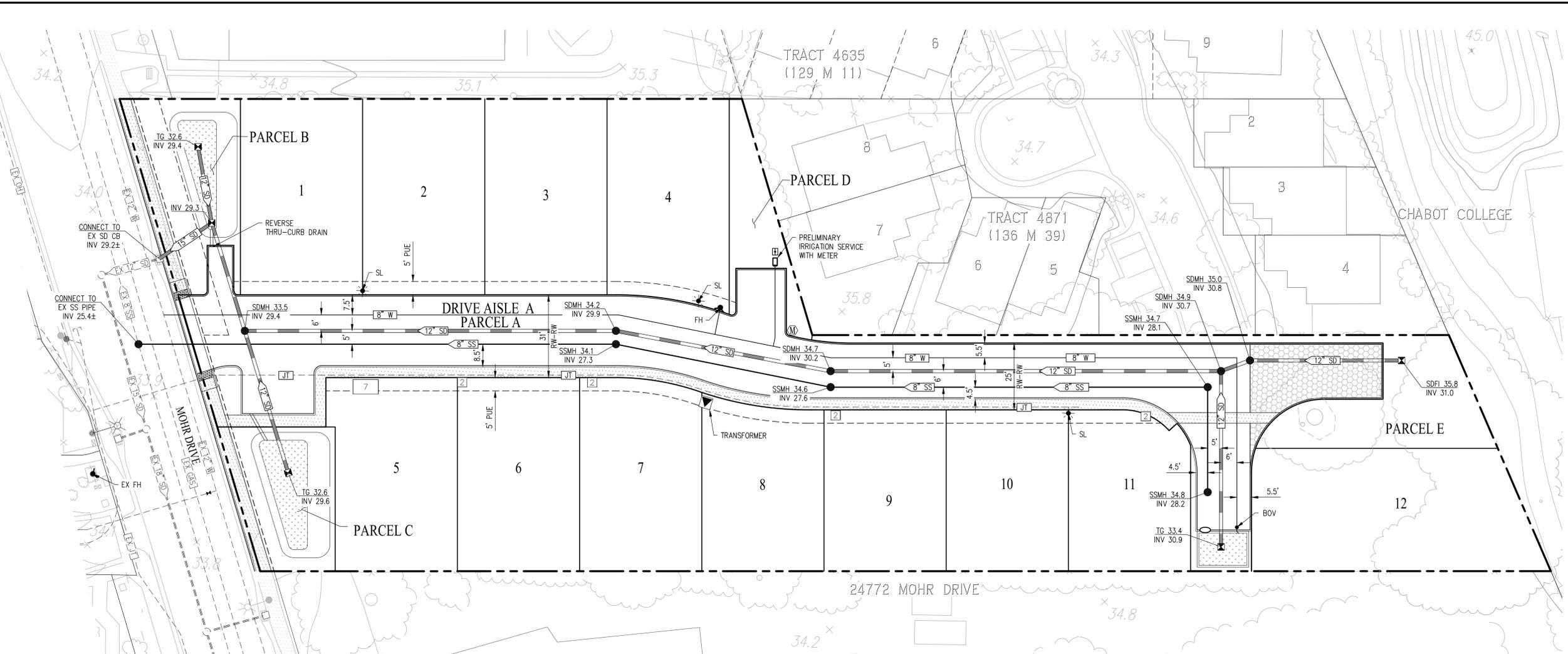
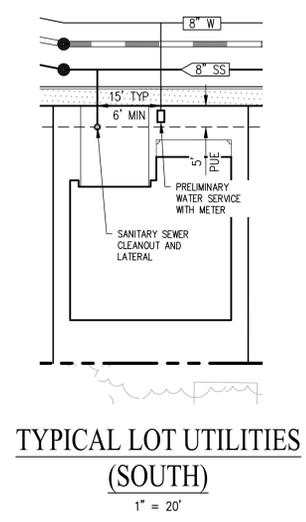
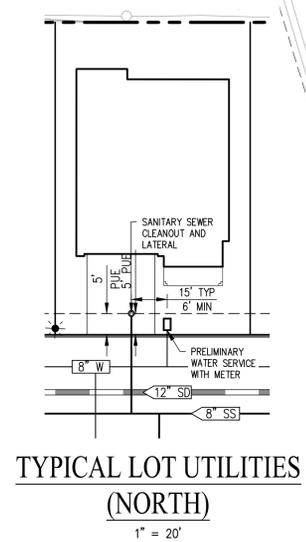
VESTING TENTATIVE MAP
PRELIMINARY GRADING PLAN
MOHR DRIVE - TRACT 8670

CITY OF HAYWARD ALAMEDA COUNTY CALIFORNIA
SCALE: 1" = 20' DATE: MAY 2023



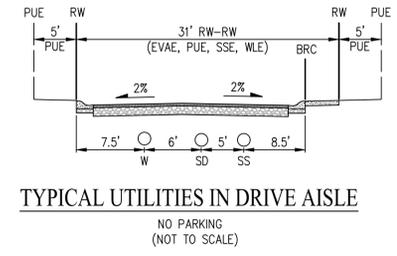
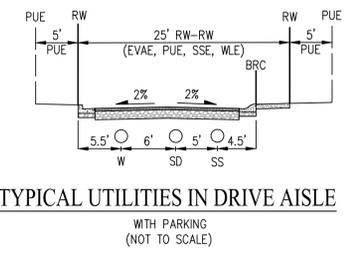
SAN RAMON (925) 866-0322
ROSEVILLE (916) 788-4456
WWW.CBANDG.COM
CIVIL ENGINEERS SURVEYORS PLANNERS

SHEET NO.
TM.3
OF - SHEETS



UTILITY NOTES

- EXISTING UTILITIES** ALL EXISTING UTILITIES SERVING ORIGINAL USE WITHIN THE BOUNDARY TO BE REMOVED. EXISTING STORM DRAIN, SANITARY SEWER AND WATER WITHIN EASEMENTS TO REMAIN.
- PUBLIC UTILITIES** PROPOSED WATER AND SANITARY SEWER FACILITIES WITHIN PRIVATE ROADWAYS ARE PUBLIC AND WILL BE WITHIN A SANITARY AND/OR WATER EASEMENT. PROPOSED WATER AND SANITARY SEWER FACILITIES WILL BE CONSTRUCTED PER CITY OF HAYWARD STANDARDS AND BE DEDICATED TO THE CITY.
- PRIVATE UTILITIES** STORM DRAIN SYSTEM
PROPOSED ONSITE STORM DRAIN FACILITIES WILL BE PRIVATE AND WILL BE PRIVATELY MAINTAINED BY THE HOMEOWNER'S ASSOCIATION. MIN SLOPE OF PROPOSED STORM DRAIN PIPE = 0.0035. PUBLIC STORM DRAIN FACILITIES TO BE CONSTRUCTED TO CITY OF HAYWARD STANDARDS. ALL STORM PIPE TO BE RCP OR NDS N-12 PER CITY OF HAYWARD STANDARDS.
- WATER** 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. ONLY WATER DISTRIBUTION PERSONNEL SHALL PERFORM OPERATION OF VALVES ON THE HAYWARD WATER SYSTEM.
C. WATER SERVICE AVAILABLE SUBJECT TO STANDARD CONDITIONS AND FEES IN EFFECT AT TIME OF APPLICATION.
D. ALL WATER MAINS OUTSIDE OF ROADWAY OR UNDER DECORATIVE PAVEMENT TO BE DUCTILE IRON PIPE.
- SEWER** CITY OF HAYWARD STANDARD MIN SLOPE OF PROPOSED SEWER PIPE = 0.0035
MIN SIZE OF PROPOSED SEWER MAIN IS 8". SEWER SHALL BE CONSTRUCTED OF PVC PIPE PER CITY OF HAYWARD STANDARDS. SEWER SERVICE AVAILABLE SUBJECT TO STANDARD CONDITIONS AND FEES IN EFFECT AT TIME OF APPLICATION.
CONTRACTOR TO INSTALL LATERALS WITH REQUIRED CLEARANCES TO OTHER UTILITIES. SEWER LATERALS TO BE PVC DR14 C900 WHERE CLEARANCE IS VERTICALLY LESS THAN 1' AND HORIZONTALLY LESS THAN 10' FROM A WATER LATERAL (AS NOTED ON PLANS).
- GAS & ELECTRIC** PG&E
- TELEPHONE** SBC
- CABLE TV** COMCAST CABLE
- UTILITIES** UTILITIES SHOWN ARE TO BE USED AS A GUIDE AND MAY CHANGE DURING FINAL DESIGN. DESIGN SHALL ADHERE TO CITY OF HAYWARD STANDARDS.



ABBREVIATIONS

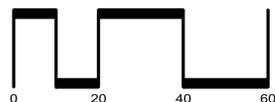
- | | |
|------|-----------------------------------|
| EVAE | EMERGENCY VEHICLE ACCESS EASEMENT |
| EX | EXISTING |
| INV | INVERT |
| PL | PROPERTY LINE |
| PUE | PUBLIC UTILITY EASEMENT |
| S | SLOPE |
| SD | STORM DRAIN (PRIVATE) |
| SSE | SANITARY SEWER EASEMENT |
| WLE | WATER LINE EASEMENT |

**VESTING TENTATIVE MAP
PRELIMINARY UTILITY PLAN
MOHR DRIVE - TRACT 8670**

CITY OF HAYWARD ALAMEDA COUNTY CALIFORNIA
SCALE: 1" = 20' DATE: MAY 2023

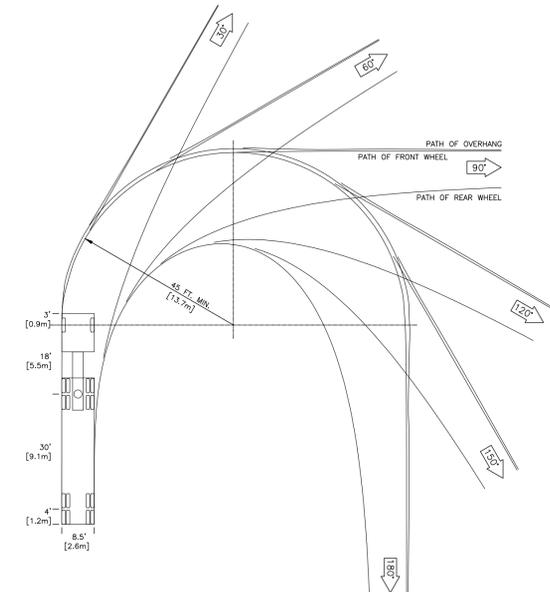
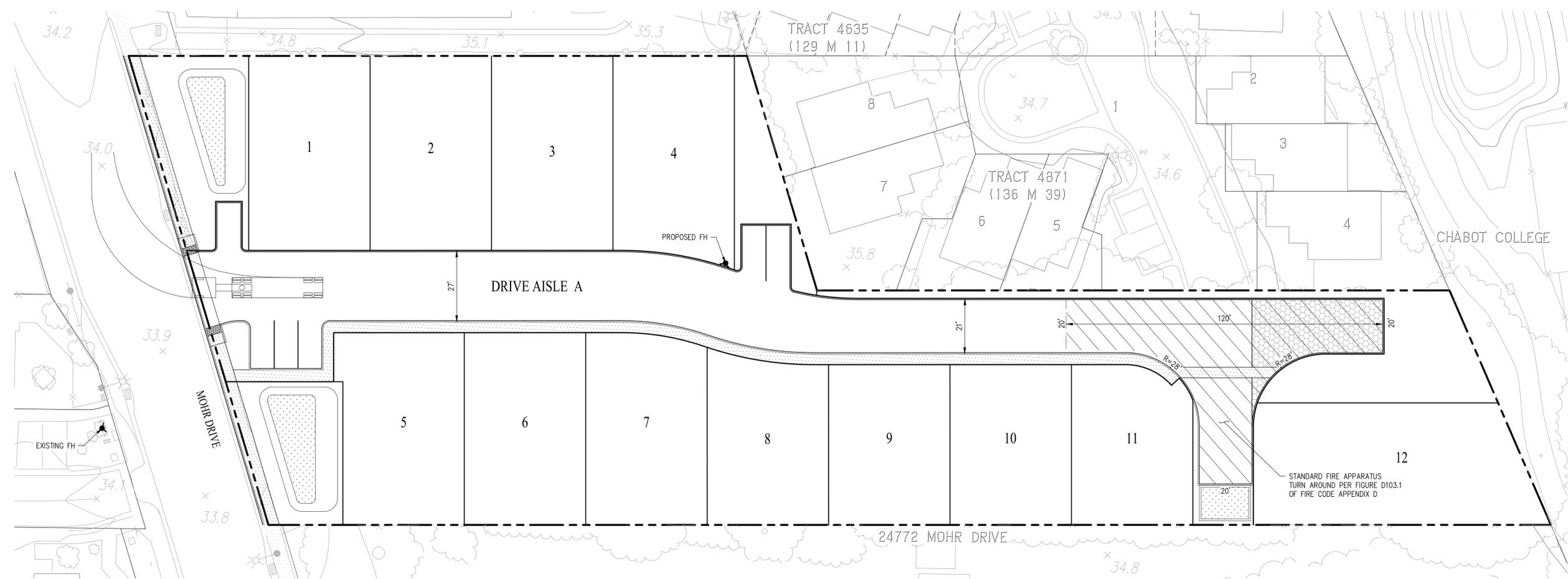
LEGEND

EXISTING	PROPOSED	DESCRIPTION
		SUBDIVISION BOUNDARY
		SIDEWALK
		VALLEY GUTTER
		RIGHT OF WAY
EX INV 59.0	INV 59.0	INVERT ELEVATIONS
		STORM DRAIN LINE
		SANITARY SEWER
		WATER
		JOINT TRENCH
		SANITARY SEWER MANHOLE (SSMH)
		STORM DRAIN MANHOLE (SDMH)
		CATCH BASIN (CB)
		FIELD INLET (FI)
		FIRE HYDRANT
		CURB CUT
		REVERSE THRU-CURB DRAIN
		BIORETENTION AREA
		ELECTROLIER



SAN RAMON (925) 866-0322
ROSEVILLE (916) 788-4456
WWW.CBANDG.COM
CIVIL ENGINEERS SURVEYORS PLANNERS

SHEET NO.
TM.4
OF - SHEETS



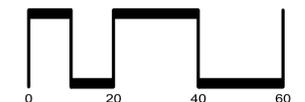
CITY OF HAYWARD FIRE DEPARTMENT WB-50 TRUCK TURNING TEMPLATE
 NOT TO SCALE
 NOTE: MOST RESTRICTIVE TURN SHOWN ON PLAN FOR EACH TURNING MOVEMENT

LEGEND
 ○ EXISTING FIRE HYDRANT
 ● PROPOSED FIRE HYDRANT

NOTE:
 FIRE FLOW DATA (STATIC PRESSURE, RESIDUAL PRESSURE, PITOT PRESSURE, TEST FLOW, CALCULATED AVAILABLE WATER FLOW AT 20 PSI) SHALL BE SHOWN ON BUILDING PLANS SUBMITTAL. THE APPLICANT SHALL REQUEST FOR A NEW FIRE HYDRANT FLOW TEST IF AVAILABLE DATA IS MORE THAN 5 YEARS OLD. THE FIRE FLOW SHALL NOT BE LESS THAN 1,500 GPM.

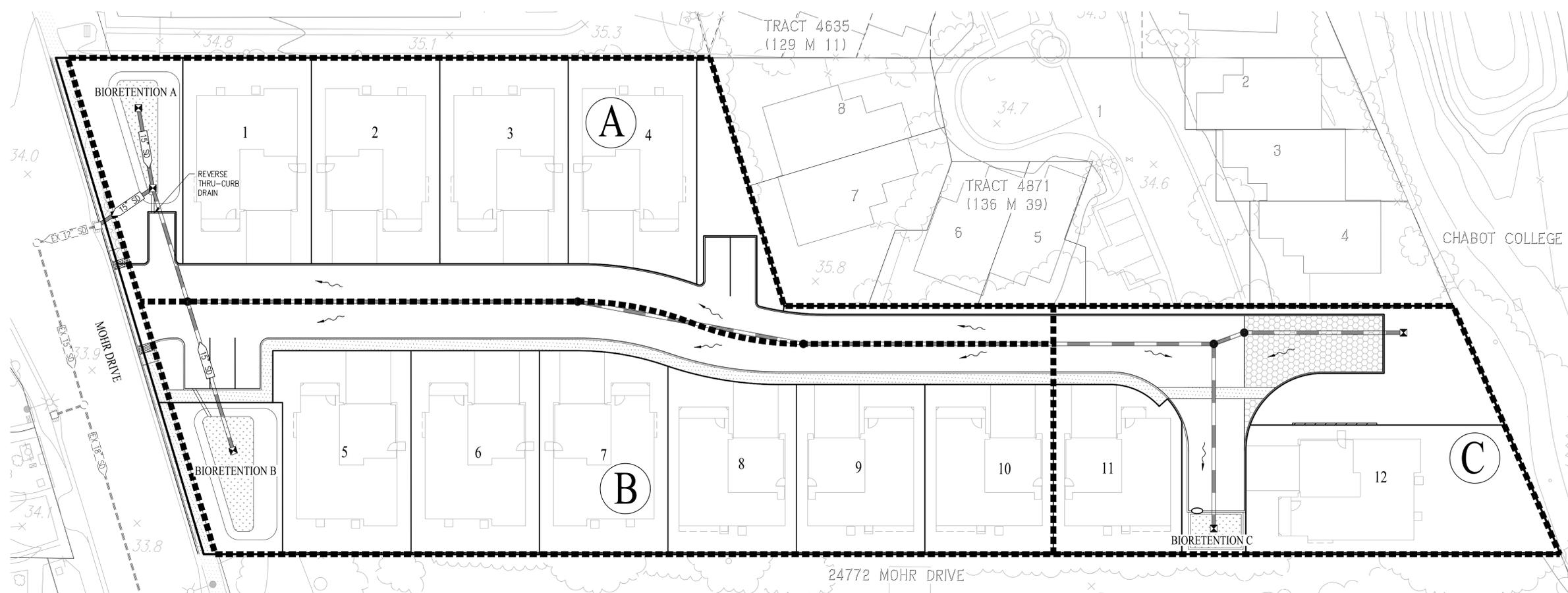
**VESTING TENTATIVE MAP
 FIRE TRUCK CIRCULATION PLAN
 MOHR DRIVE - TRACT 8670**

CITY OF HAYWARD ALAMEDA COUNTY CALIFORNIA
 SCALE: 1" = 20' DATE: MAY 2023



SAN RAMON (925) 866-0322
 ROSEVILLE (916) 788-4456
 WWW.CBANDG.COM
 CIVIL ENGINEERS SURVEYORS PLANNERS

SHEET NO.
TM.5
 OF - SHEETS

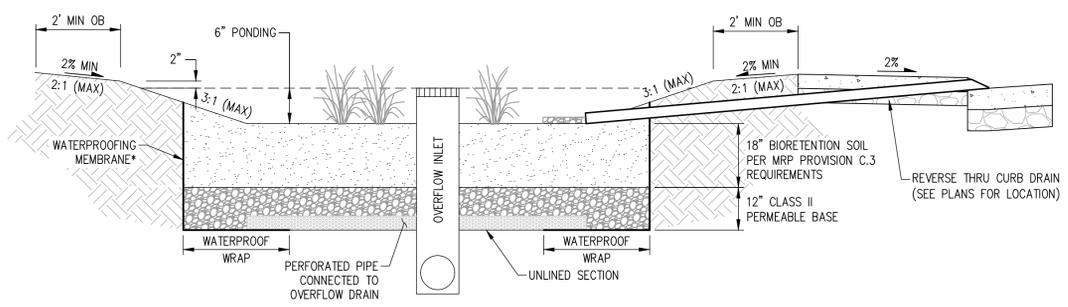
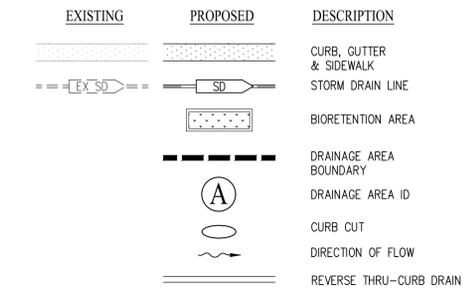


PRELIMINARY STORM WATER TREATMENT SUMMARY

AREA ID	TREATMENT TYPE	PERVIOUS AREA (SF)	IMPERVIOUS AREA (SF)	TREATMENT AREA REQUIRED (SF)*	TREATMENT AREA PROVIDED (SF)
A	BIORETENTION	9,602	12,203	375	380
B	BIORETENTION	9,689	16,574	499	520
C	BIORETENTION	6,938	7,423	231	235

*BIORETENTION TREATMENT AREA REQUIRED IS CALCULATED USING THE C.3 FLOW-COMBINATION METHOD

LEGEND

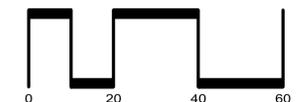


TYPICAL BIORETENTION AREA
NOT TO SCALE

- NOTE:
1. INSTALL DEEPEINED CURB IN ADDITION TO WATERPROOF BARRIER WHERE NECESSARY PER GEOTECHNICAL RECOMMENDATIONS
 2. INSTALL 3" OF FLOAT-RESISTING MULCH ON EXPOSED SOIL AREAS BETWEEN PLANTINGS PER ALAMEDA COUNTY C.3 STORMWATER TECHNICAL GUIDANCE DATED OCTOBER 31, 2017.
 3. PROPOSED BMPS SHALL USE A BIORETENTION SOIL MIX PER ATTACHMENT L OF THE C.3 STORMWATER CONTROL TECHNICAL GUIDANCE DATED APRIL 11, 2016 WITH A MINIMUM INFILTRATION RATE OF 5" PER HOUR

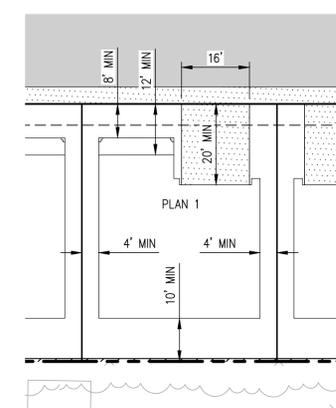
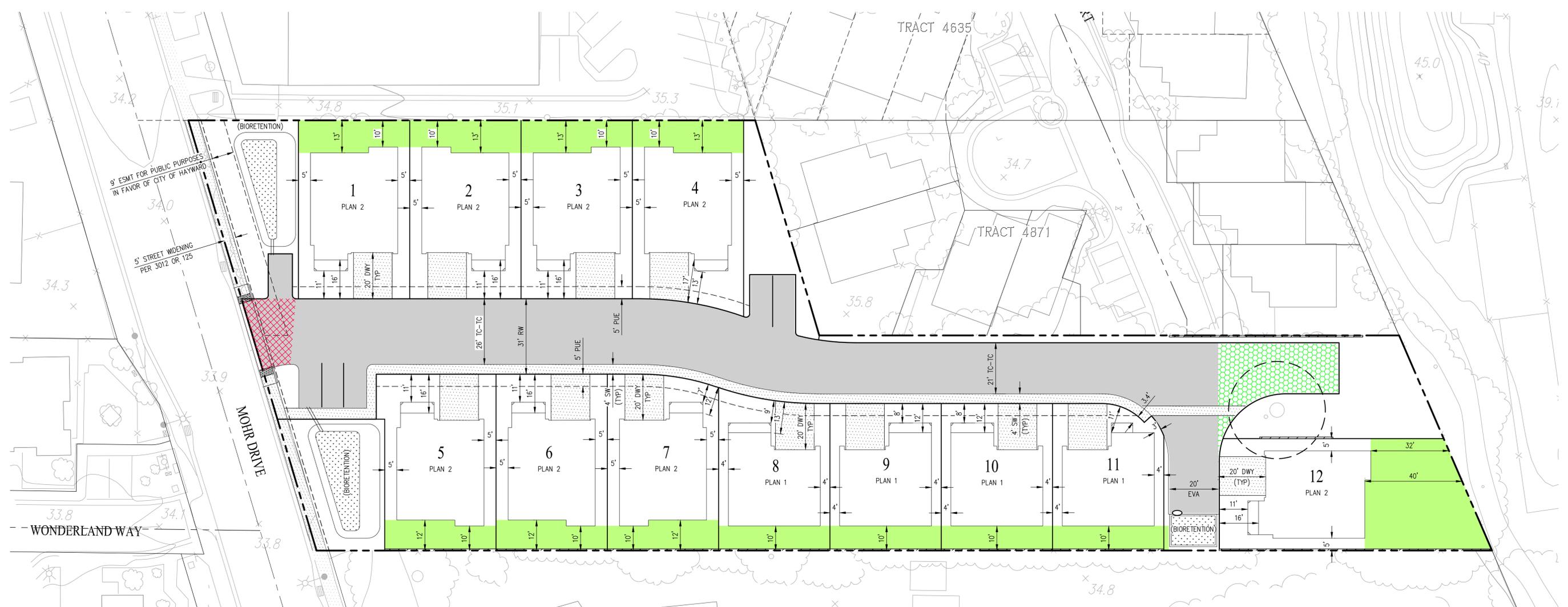
VESTING TENTATIVE MAP
PRELIMINARY STORMWATER CONTROL PLAN
MOHR DRIVE - TRACT 8670

CITY OF HAYWARD ALAMEDA COUNTY CALIFORNIA
SCALE: 1" = 20' DATE: MAY 2023

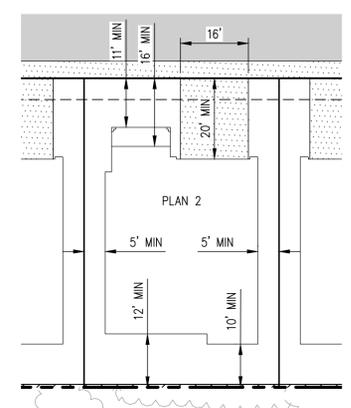


SAN RAMON (925) 866-0322
ROSEVILLE (916) 788-4456
WWW.CBANDG.COM
CIVIL ENGINEERS SURVEYORS PLANNERS

SHEET NO.
TM.6
OF - SHEETS



TYPICAL SETBACKS
PLAN 1
NOT TO SCALE



TYPICAL SETBACKS
PLAN 2
NOT TO SCALE

SETBACK SUMMARY		
SETBACK	DIMENSION (MINIMUM)	DIMENSION (TYPICAL)
FRONT	3'	12'
GARAGE	20'	20'
REAR	10'	12'±
SIDE	4'	PLAN 1-4'/PLAN 2-5'

LOT SUMMARY TABLE				
LOT #	LOT AREA (SF)	GROSS BUILDING AREA (SF)	BUILDING COVERAGE	PRIVATE OPEN SPACE
1	3,375	1,523	45%	574
2	3,375	1,523	45%	574
3	3,375	1,523	45%	574
4	3,479	1,523	44%	574
5	3,336	1,523	46%	534
6	3,336	1,523	46%	534
7	3,277	1,523	46%	534
8	2,866	1,299	45%	464
9	2,780	1,299	47%	464
10	2,780	1,299	47%	464
11	2,758	1,299	47%	484
12	4,720	1,523	32%	1,915

* PROPOSED AVERAGE LOT WIDTH FOR LOTS 1 - 12 IS 46'
 ** PROPOSED AVERAGE LOT DEPTH FOR LOTS 1 - 12 IS 67.5'
 *** PROPOSED DRIVEWAY WIDTH FOR LOTS 1 THROUGH 12 IS 16'

UNIT MIX			
PLAN	SF	TOTAL	%
1	2,124	4	33%
2	2,489	8	67%

LEGEND

- LANDSCAPING
- PAVED DRIVE AISLE
- TURF BLOCK
- DECORATIVE PAVEMENT
- WALKWAY/DRIVEWAY
- BIORETENTION AREA

SITE DENSITY			
SITE AREA	NET SITE AREA	UNIT COUNT	SITE DENSITY
1.45 AC±	1.22 AC±	12	9.8 DU/AC

* SITE DENSITY IS BASED ON NET SITE AREA (SITE AREA MINUS DRIVE AISLE)

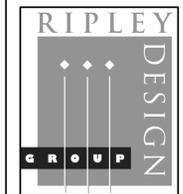
VESTING TENTATIVE MAP PLANNED DEVELOPMENT SITE PLAN 24656 & 24764 MOHR DRIVE

CITY OF HAYWARD ALAMEDA COUNTY CALIFORNIA
 SCALE: 1" = 20' DATE: MARCH 2023

cbg CIVIL ENGINEERS • SURVEYORS • PLANNERS

SAN RAMON • (925) 866-0322
 ROSEVILLE • (916) 788-4456
 WWW.CBGANDG.COM

SHEET NO.
C.1
 OF # SHEETS



RIPLEY DESIGN GROUP, INC.
 Landscape Architecture
 Land Planning
 1615 Bonanza St., Suite 314
 Walnut Creek
 California 94596
 Tel 925.938.7377
 Fax 925.938.7436

DEVELOPER:

NUVERA HOMES

7041 KOLL CENTER
 PKWY, PLEASANTON,
 CA 94566

TEL. 925.309.8888

PROJECT:

**24656 & 24764
 MOHR DRIVE**

HAYWARD,
 CALIFORNIA

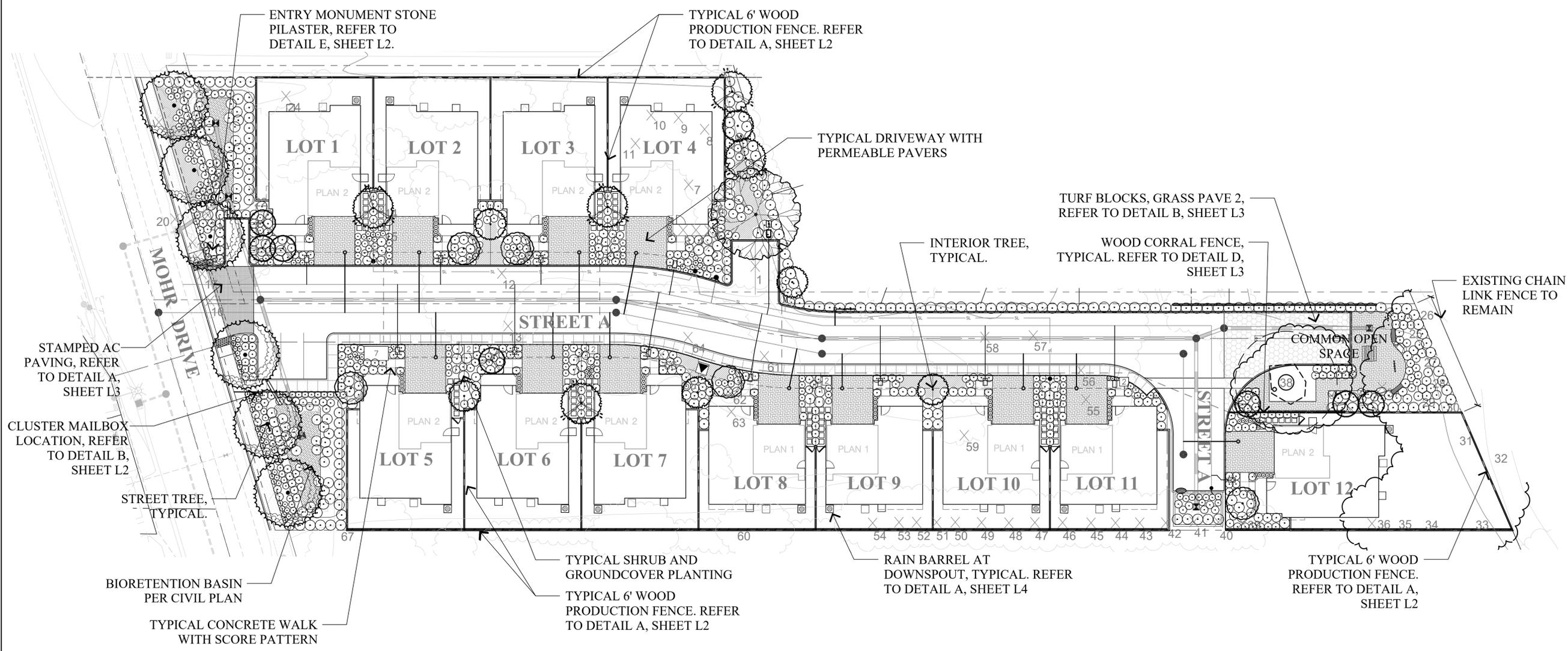
**PRECISE
 PRELIMINARY
 LANDSCAPE
 PLAN**



PROJECT #:
 DATE: MAY 16, 2023
 SCALE: 1"=20'
 DRAWN BY: CL
 CHECKED BY: AMC

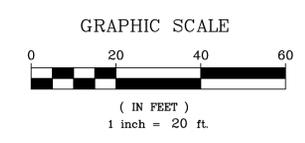
REVISIONS:

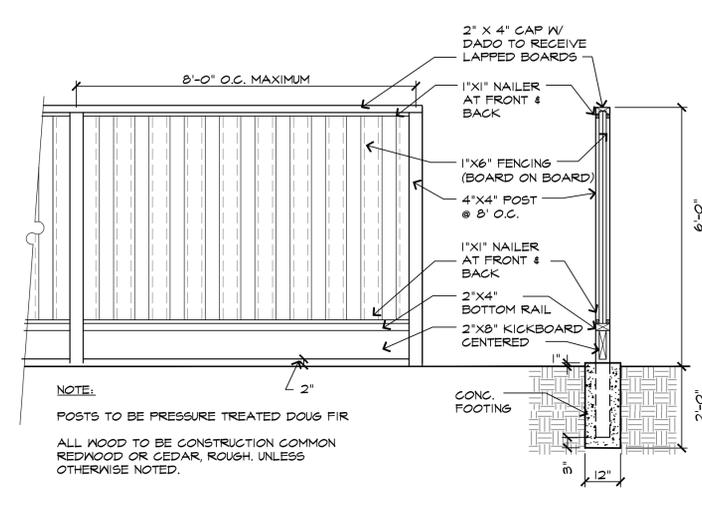
SHEET
L1
 OF 13 SHEETS



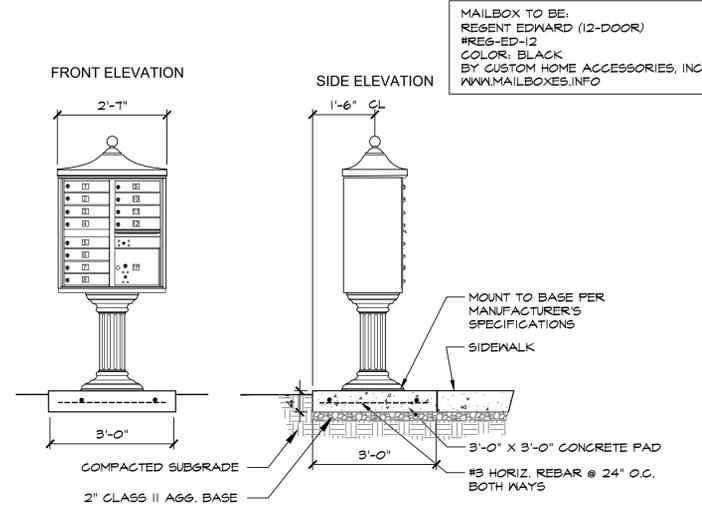
NOTES:

1. ALL TREES SHALL BE PLANTED AND STAKED PER CITY STANDARDS.
2. TREES BE PLANTED WITHIN 3' OF HARDSCAPE ELEMENTS, SHALL HAVE A LINEAR ROOT BARRIER INSTALLED ADJACENT TO THE HARDSCAPE ELEMENT AT TIME OF TREE PLANTING.
3. LANDSCAPE AND IRRIGATION SHALL COMPLY WITH CITY'S CURRENT WATER-EFFICIENT LANDSCAPE ORDINANCE.
4. ALL PLANTING AREAS SHALL BE AUTOMATICALLY IRRIGATED PER CITY STANDARDS, USING LOW-FLOW SPRAY, BUBBLERS OR DRIP METHODS.
5. ALL PLANTING AREAS SHALL BE MULCHED TO A MINIMUM DEPTH OF 3".

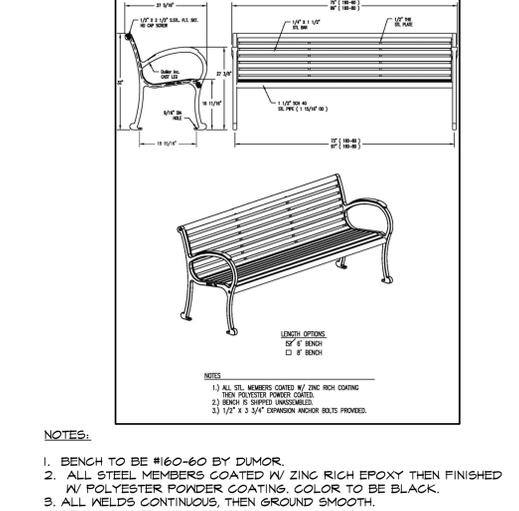




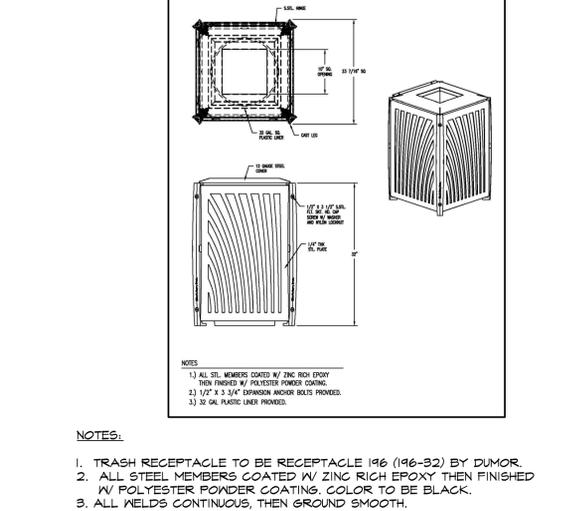
A INTERIOR SIDEYARD WOOD FENCE W/ KICKERBOARD SCALE: 1/2" = 1'-0" 024 - Fndr



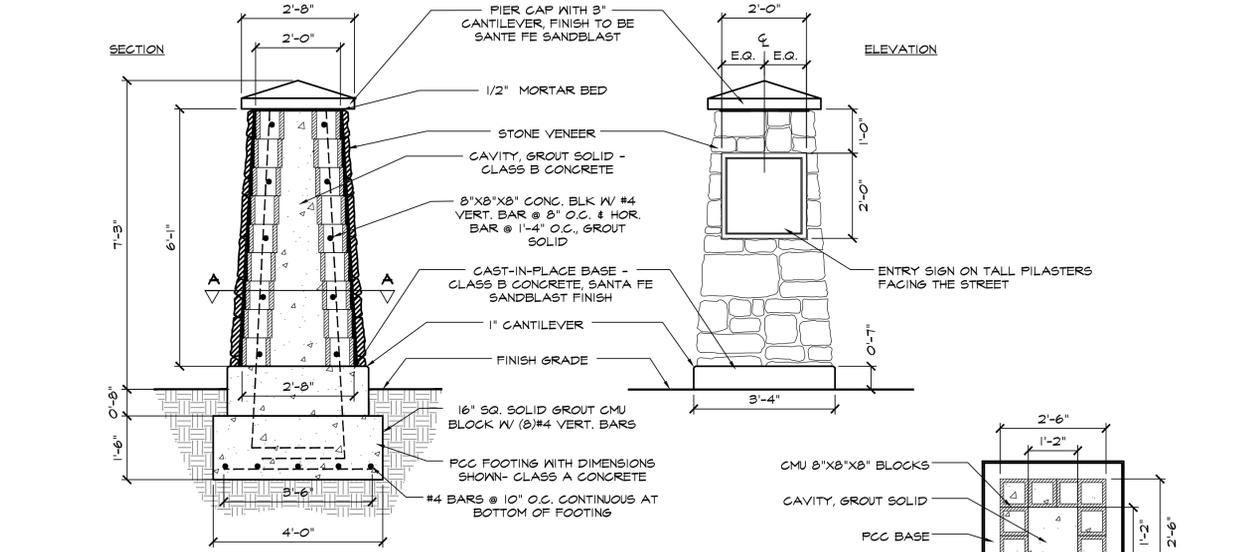
B 12-BOX COMMUNITY MAILBOXES SCALE: 1/2" = 1'-0" 024 - Fndr



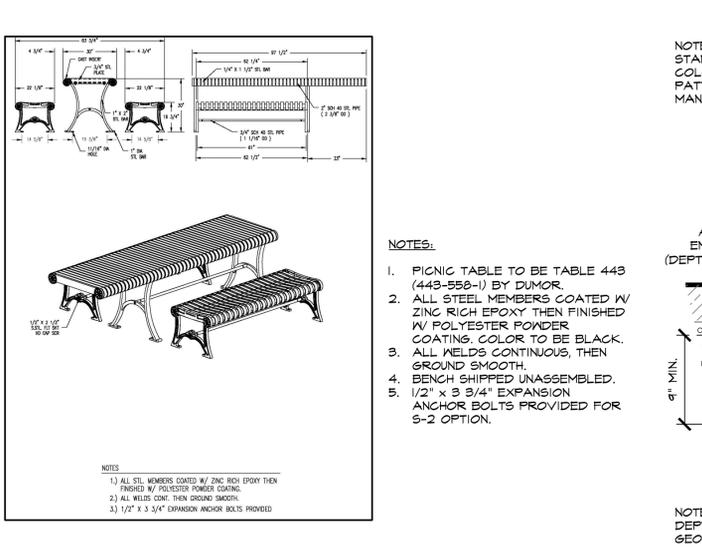
C BENCH SCALE: 1/2" = 1'-0" 024 - Fndr



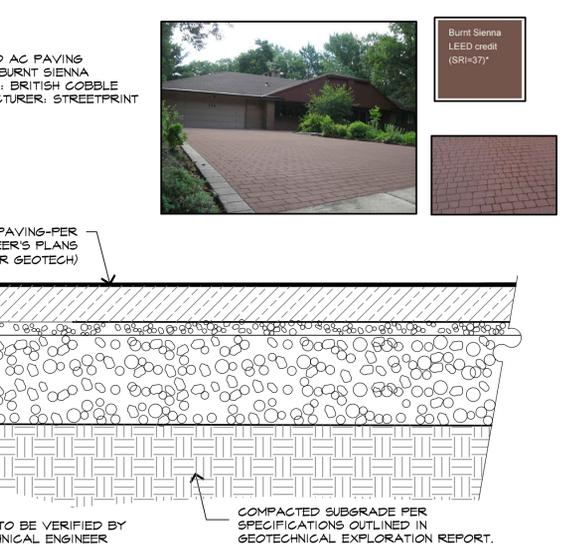
D TRASH RECEPTACLE NOT TO SCALE 024 - Fndr



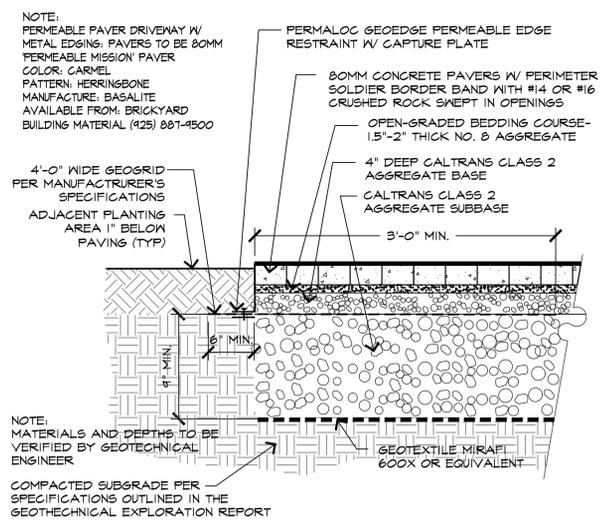
E STONE VENEER PILASTER W/ ENTRY PLAQUE SCALE: 1/2" = 1'-0" 024 - XXXXX



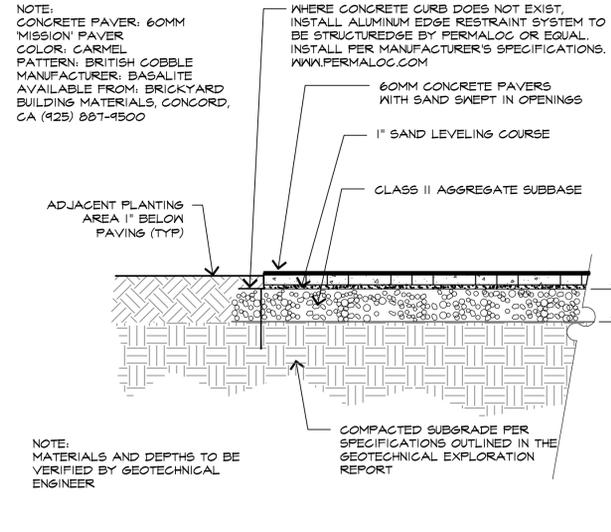
F PICNIC TABLE SCALE: 1/2" = 1'-0" 024 - XXXXX



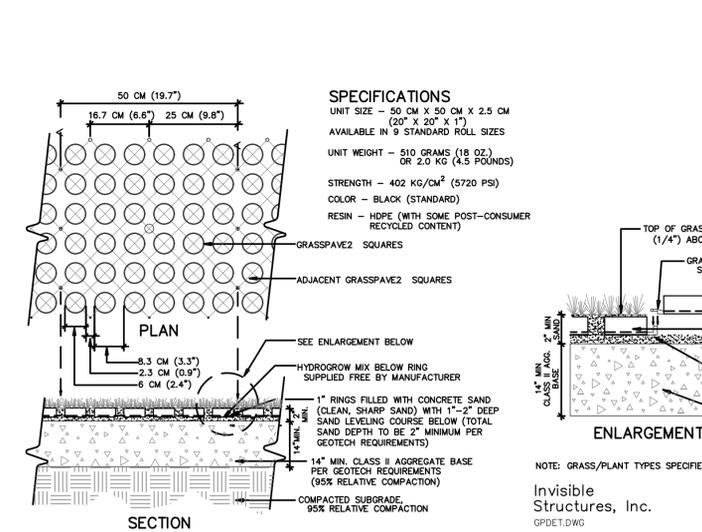
G AC PAVING SCALE: 3/4"=1'-0" 016 - P/PrefCast



H PERMEABLE DRIVEWAY PAVERS SCALE: 3/4"=1'-0" 016 - P/PrefCast



I PEDESTRIAN PAVERS SCALE: 3/4"=1'-0" 016 - P/PrefCast



J TURFBLOCK - GRASS PAVE 2 SCALE: N.T.S. 016 - P/PrefCast



K AC PAVING WITH GRASS PAVERS SCALE: 3/4"=1'-0" 016 - P/PrefCast

RIPLEY DESIGN GROUP
 RIPLEY DESIGN GROUP, INC.
 Landscape Architecture
 Land Planning
 1615 Bonanza St., Suite 314
 Walnut Creek
 California 94596
 Tel 925.938.7377
 Fax 925.938.7436

DEVELOPER:
NUVERA HOMES
 7041 KOLL CENTER PKWY, PLEASANTON, CA 94566
 TEL. 925.309.8888

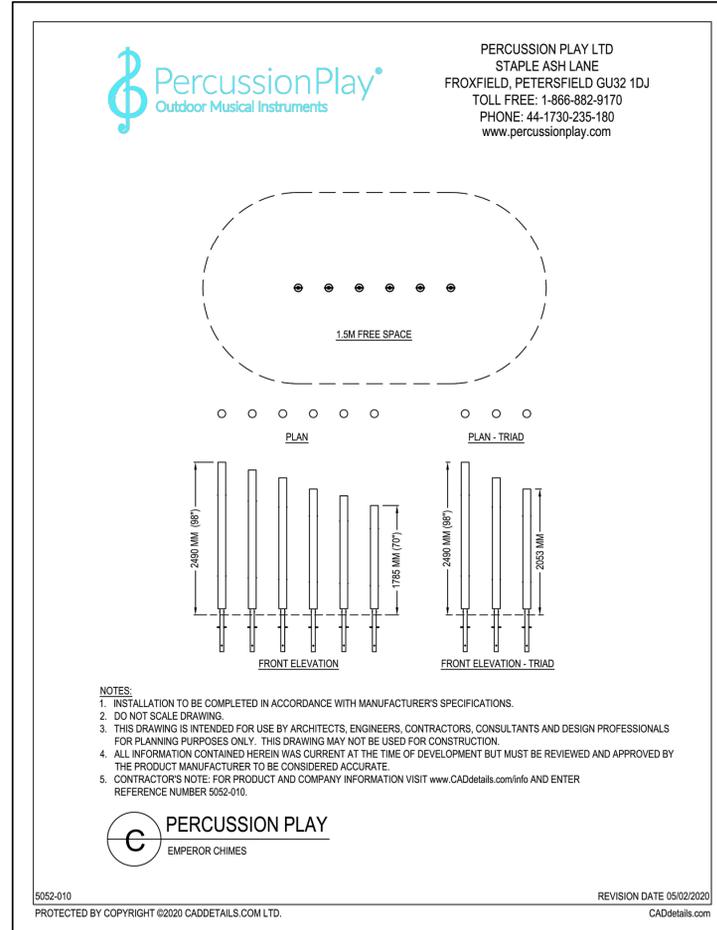
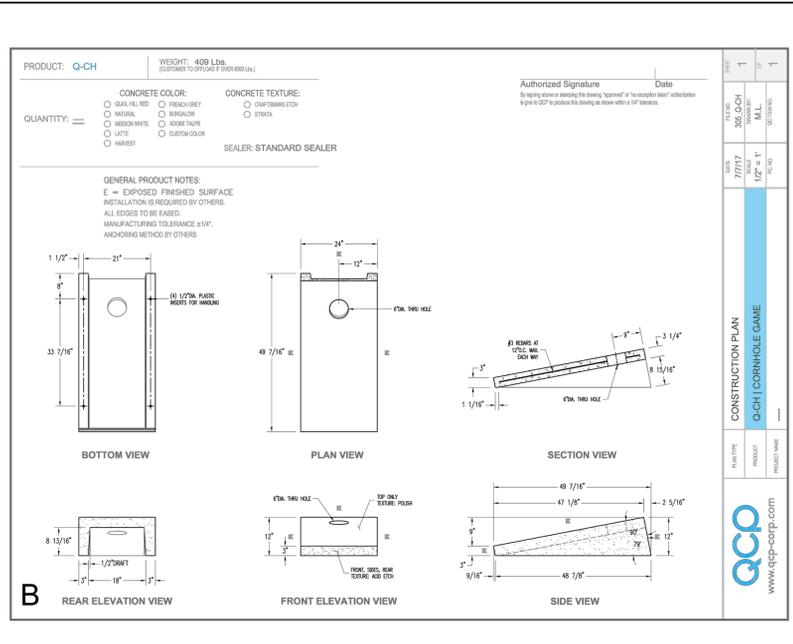
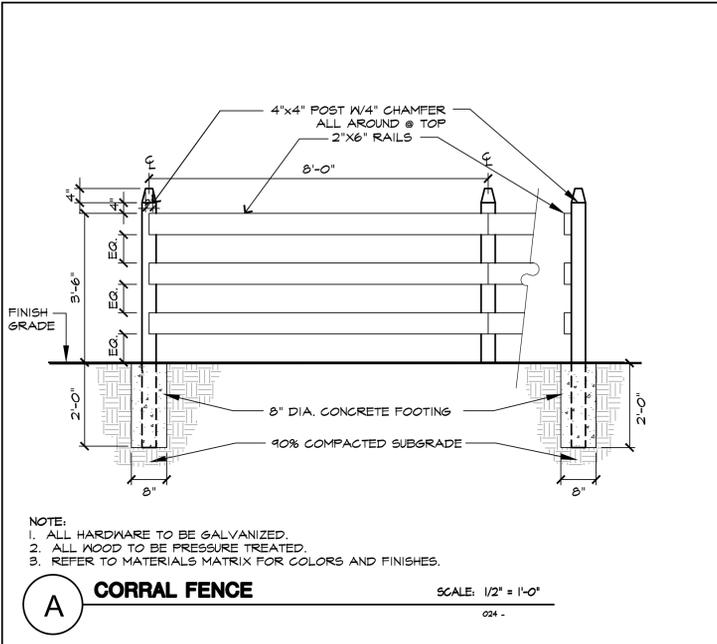
PROJECT:
24656 & 24764 MOHR DRIVE
 HAYWARD, CALIFORNIA

PRECISE PRELIMINARY LANDSCAPE DETAILS

PROJECT #:
DATE: MAY 16, 2023
SCALE: AS SHOWN
DRAWN BY: CL
CHECKED BY: AMC

REVISIONS:

SHEET
L2
 OF 13 SHEETS



Playground Equipment Traditional Tic-Tac-Toe

Meets National Standards for: ✓ ASTM F1487-17 ✓ CPSC Guidelines #325

Product Description
 Tic-tac-toe is a classic game which is often one of the first that children learn to play. Because of this it is one that most children will know, making it a great activity for encouraging kids to interact with one another and form new friendships and social skills. The Traditional Tic-Tac-Toe panel brings the classic game right to the playground, where children can play it again and again. This panel has nine cylinders which make up the spaces of the tic-tac-toe board. All of these cylinders can be rotated to display an "X" or a "O" or a blank space. Kids can take turns marking their spaces by rotating the cylinders until they display the right letter. Then, once a game is completed, the cylinders can all be turned to the blank spaces to reset the board. The panel is double-sided, so either side can be used to play the game.

Product Specifications
 Price: \$968.⁰⁰
 Model Number: PF5002P
 Age Range: 2-12 years
 Post Diameter: 3.5-inch
 Product Type: Panels
 Safety Zone: None required

D

NVB Playgrounds, Inc. DBA PlaygroundEquipment.com 800-667-0097 | PLAYGROUNDEQUIPMENT.COM

RIPLEY DESIGN GROUP

RIPLEY DESIGN GROUP, INC.
 Landscape Architecture
 Land Planning

1615 Bonanza St., Suite 314
 Walnut Creek
 California 94596
 Tel 925.938.7377
 Fax 925.938.7436

DEVELOPER:

NUVERA HOMES

7041 KOLL CENTER PKWY, PLEASANTON, CA 94566

TEL. 925.309.8888

PROJECT:

24656 & 24764 MOHR DRIVE

HAYWARD, CALIFORNIA

PRECISE PRELIMINARY LANDSCAPE DETAILS



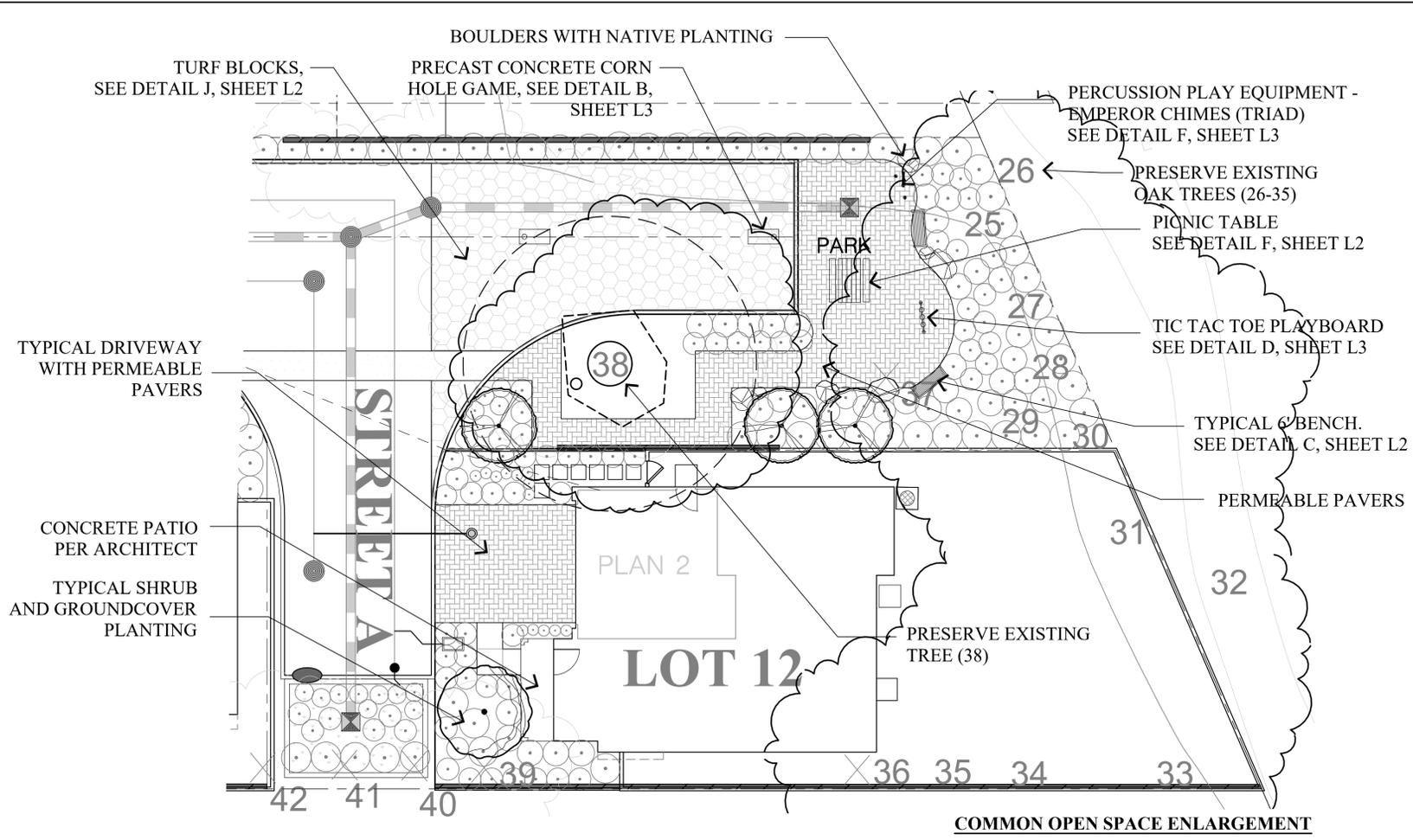
PROJECT #:
 DATE: MAY 16, 2023
 SCALE: AS SHOWN
 DRAWN BY: CL
 CHECKED BY: AMC

REVISIONS:

SHEET

L3

OF 13 SHEETS



FreeGarden RAIN

Installation instructions

Please read these instructions and warnings thoroughly before beginning installation and retain for future reference.

INCLUDED	REQUIRED
• Rain barrel body (1)	• Drill and Phillips (crosshead) screwdriver
• Rain barrel lid (1)	• wrench
• Mesh filter (pre-installed in lid) (1)	• Tape measure and marker
• 1 overflow hose and 1 hose clamp (1)	• Safety glasses, safety gloves
• 1 hook, 1 rubber gasket, 1 nut (1)	• Hardware
• 4 screws	• Hammer or chisel

Step 1 Locate
Choose a location below a downspout for your rain barrel. The location must have level, firm ground. A 2'x2' galvanized steel can be used to provide stability. Avoid locations near ground level, basement windows or window wells.

Step 2 Assemble
Put the rubber gasket on the spout and place it through the hole at the front of the barrel. Thread the nut onto the end of the spout from inside the barrel. Hold the nut in place with a wrench and hand tighten only. It only needs to be tight enough to prevent water leakage. Use caution as over-tightening can crack the barrel.

Step 3 Cut Downspout
Place the barrel beside the downspout to measure and mark your required cut. Make sure to allow enough room for the barrel, lid and down spout. Wearing safety glasses and gloves, cut the downspout using a hacksaw. Attach your overflow above spout (1) to the new downspout end.

Step 4 Overflow
Choose which side overflow spout you will use. Both spouts are locked by a plastic disc on top. Remove the disc by inserting a wire screwdriver or chisel into the overflow tube from the outside, and gently tap with a hammer around the edges of the disc until it pops free. Attach the overflow hose using the hose clamp and a nut screwdriver. Direct the other end of the hose to wherever your downspout originally drained, which should be either a splash pad or sewer drain.

Step 5 Attach Lid & Place
Place the lid on the barrel and secure using the four provided screws (4) and a crosshead screwdriver. Hand-tighten only. Over-tightening may crack the plastic. Place downspout tin under downspout and make sure it is level and stable.

Option Connecting Multiple Barrels

Multiple FreeGarden RAIN barrels can be connected to collect additional water from the same downspout. On each additional barrel tap out BCTH plastic clips in the overflow spouts as in Step 4 above. Then connect and clamp the end of the first barrel's overflow hose to one of the spouts of the additional barrel. Clamp and connect another overflow hose to the end spout of the additional barrel and direct the open end to wherever your downspout originally drained (usually a splash pad or sewer drain).

Usage

Contaminants: You can use your collected rainwater for many purposes, such as:

- Watering gardens
- Watering lawns
- Cleaning outdoor furniture
- Watering indoor and outdoor potted plants
- Watering indoor and outdoor catfish tanks

Never NEVER DRINK OR INGEST STANDING WATER. Do not allow ingestion by pets and animals, and do not cook or wash anything in collected rainwater in any way that may result in ingestion. Ingestion may cause serious illness or death. See below for further important warnings.

Maintenance

SUMMER
Clean the screen once a month to prevent clogging. Check for cracks under/around rain barrel, platform/support must remain level and stable at all times.

WINTER
Clean barrel and store in shed or garage. If left outside with freezing water inside, the barrel may crack.

WARNINGS

Drowning Hazard Never permit children to play on, in, or near a rain barrel. Always affix the lid securely to avoid covering. Never use a rain barrel without the lid securely affixed, or with a damaged, cracked, warped or broken cover. Never place a rain barrel near a deck, stairs, climb, or other structure or items that may allow a child to climb inside, or in the rain barrel.	Water Contamination Hazard Do not use collected water for drinking, cooking, washing or in any way that may result in ingestion of the water by humans or animals. Water in rain barrels may become stagnant and/or contaminated. Ingesting rain barrel water may cause serious illness or death. Use only for watering plants and cleaning of outdoor equipment. Do not use for drinking.	Tipping Hazard An unanchored rain barrel may tip over causing bodily injury or property damage. Never place rain barrels on uneven or uneven surfaces. Always use a solid, stable platform under the rain barrel. Water is very heavy. The prevention and detection of the installation are critical. The platform must be level and provide robust support for all rain barrels.
--	--	---

Electrical Hazard
If the downspout contains heating cables there is a potential electrocution or fire hazard during installation. Ensure power is disconnected at the electrical panel before cutting and installing downspouts. Contact a qualified electrician or modifications to heated downspouts.

Installation Hazards
Rain barrels are for water collection and outdoor use only. No other uses are recommended. Downspout edges may be sharp. Wear protective gloves when cutting and installing downspouts. Always wear safety glasses when cutting or drilling to prevent eye injuries. Protect skin from damage by wearing a shirt of personal between the downspout and body. Read all instructions and warnings thoroughly before installing this product.

Warning and Limitations
Frequent installation and maintenance may result in property damage, bodily injury and/or death. Enviro World Corporation is not responsible for any damages or injuries caused by or resulting from improper installation and/or maintenance. Retain this sheet for future reference.

Enviro World
Enviro World Corporation • www.enviroworld.com • solutions@enviroworld.com

A RAIN BARREL

RAIN BARREL INFORMATION

55 GALLON RAIN BARREL W/ BRASS SPIGOT - LOCATE AT AND CONNECT TO NEAREST DOWNSPOUT - SET ON LEVEL 3'X3' PRECAST CONCRETE PAVER. CONNECT OVERFLOW HOSE TO DRAINAGE SYSTEM. REFER TO DETAIL X, SHEET L2. RAIN BARREL TO BE MODEL NUMBER 'EWC-10' BY ENVIRO WORLD. AVAILABLE FROM HOME DEPOT OR EQUAL. 3'X3' PRECAST PAVER TO BE DIVERSITECH MODEL '2YJ85' AVAILABLE FROM GRAINGER OR EQUAL. WWW.GRAINGER.COM

CONCEPTUAL LANDSCAPE STATEMENT

REGIONAL AND MICRO-CLIMATE CONDITIONS, SOLAR ORIENTATION AND SOIL CONDITIONS WILL BE TAKEN INTO ACCOUNT WITH REGARDS TO PLANT SELECTION AND PLACEMENT. THE PLANT PALETTE PROVIDES MANY PLANTS WITH VARYING GROWTH HABITS, PREFERENCES AND TOLERANCES, SO SELECTION OF JUST THE RIGHT PLANT SHOULD NOT BE DIFFICULT. A HIGH PERCENTAGE OF PLANTS SELECTED WILL BE DROUGHT TOLERANT AND APPROPRIATE FOR THE CLIMATE. THIS PALETTE, ALONG WITH A DRIP IRRIGATION SYSTEM WILL CONSERVE WATER WITHIN THE PROJECT.

BY SPECIFYING PLANTS WHICH REQUIRE LITTLE TO NO PRUNING, THE GREEN WASTE WILL BE REDUCED. PLANTS SELECTED WILL COMPLEMENT THE ARCHITECTURE.

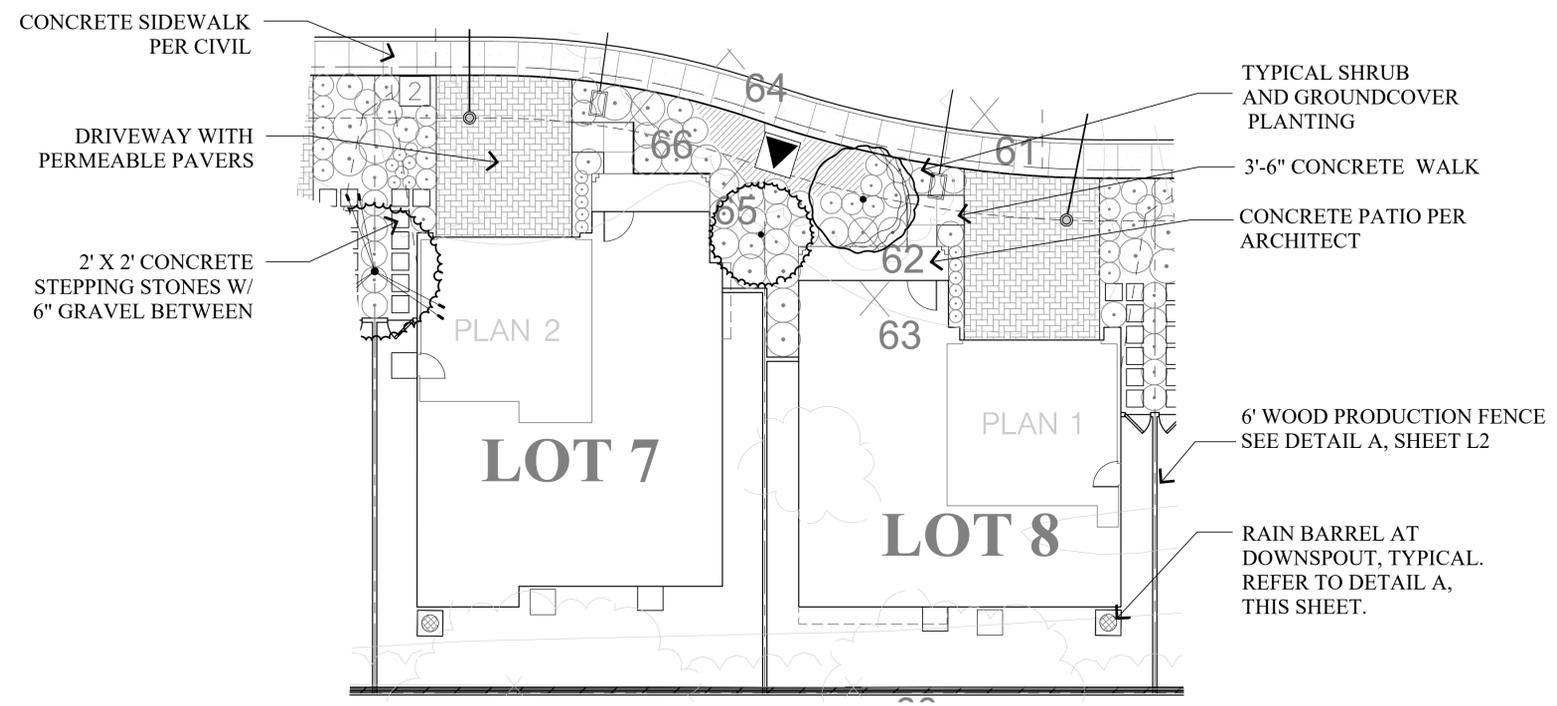
ENTRYWAYS AND PICTURE WINDOWS WILL BE FRAMED BY SPECIMEN SHRUBS AND NODES WILL HAVE ACCENT PLANTINGS. PLANT SPECIES WHICH ENHANCE THE ARCHITECTURAL ELEVATIONS SHALL BE USED. A DIVERSE USE OF PLANT SPECIES WILL DISPLAY VARIOUS TEXTURES, FORMS, FOLIAGE COLOR, AND FLOWERS; WILL CREATE A BEAUTIFUL LANDSCAPE TO CONTRIBUTE AESTHETICALLY TO THE SURROUNDING NEIGHBORHOODS.

THE TREES HAVE BEEN SELECTED TO HAVE NON-INVASIVE ROOT SYSTEMS, AND PLACED WITH ADEQUATE SETBACKS TO ENSURE NO CONFLICT WITH UTILITIES AND HARDSCAPE, OR CONFLICT WITH ANY SITE LINE DISTANCES. ROOT BARRIERS WILL BE INSTALLED ON ALL TREES NEAR PAVING AND UTILITIES. WHERE FEASIBLE, TREES HAVE BEEN PLACED TO MITIGATE SOLID BUILDING SURFACES AND FENCES. TALLER SHRUBS WILL ALSO BE LOCATED AT SOLID BUILDING SURFACES AND FENCES, WHILE LOWER SHRUBS WILL BE LOCATED WHERE GROUND LEVEL WINDOWS AND ARCHITECTURAL FEATURES OCCUR, AND AT CORNERS TO MAINTAIN SITE LINE DISTANCES.

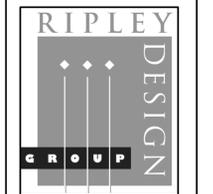
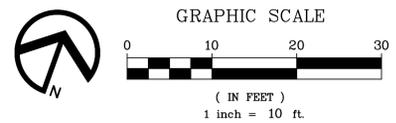
THE PROJECT FEATURES A COMMON PARK SPACE WITH AN OPEN TURF AREA USING TURF BLOCK PAVERS AND SEATING. THE SPACE WILL INCLUDE PERCUSSION PLAY EQUIPMENT THAT ALLOWS ADULTS AND CHILDREN TO INTERACT AND EXPLORE THEIR MUSICAL TALENTS, WHICH WILL PROVIDE A FAMILY FRIENDLY SPACE THAT ALLOWS ITS USERS TO ENJOY THE OUTDOORS.

THE IRRIGATION SYSTEM WILL USE WEATHER-BASED CONTROLLERS TO CONSERVE THE USE OF WATER. SPRAY IRRIGATION WILL ONLY OCCUR AT TURF AREAS, AND SPRAY HEADS WITH LOW PRECIPITATION RATES WILL BE USED TO MINIMIZE RUNOFF, EROSION AND OVERSPRAY. THE BALANCE OF THE PLANTING AREAS WILL BE IRRIGATED USING DRIP IRRIGATION METHODS. THE TREES WILL BE ON SEPARATE VALVES AND WILL BE IRRIGATED WITH BUBBLERS. SHRUBS WILL BE HYDROZONED ACCORDING TO THEIR WATER REQUIREMENTS AND MICROCLIMATES.

IT IS OUR INTENT TO SPECIFY IN THE LANDSCAPE CONSTRUCTION DOCUMENTS THE USE OF RECYCLED MATERIALS SUCH AS RECYCLED WOOD MULCH, INGREDIENTS WITHIN THE CONCRETE, FORMWORK, SITE FURNITURE, ETC. IT IS OUR INTENT TO STOCKPILE THE TOPSOIL FOR RE-USE, UNLESS SOIL TESTS DEEM THE SOIL INADEQUATE AND RECOMMEND IMPORTED SOIL. WE INTEND TO RECYCLE A MINIMUM OF 50% OF THE LANDSCAPE CONSTRUCTION AND GREEN WASTES.



PLAN 1 AND PLAN 2 ENLARGEMENT



RIPLEY DESIGN GROUP, INC.
Landscape Architecture
Land Planning
1615 Bonanza St., Suite 314
Walnut Creek
California 94596
Tel 925.938.7377
Fax 925.938.7436

DEVELOPER:

NUVERA HOMES

7041 KOLL CENTER
PKWY, PLEASANTON,
CA 94566

TEL. 925.309.8888

PROJECT:

**24656 & 24764
MOHR DRIVE**

HAYWARD,
CALIFORNIA

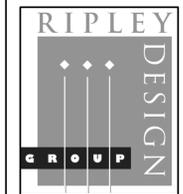
**PRECISE
PRELIMINARY
LANDSCAPE
ENLARGEMENT
PLAN**



PROJECT #:
DATE: MAY 16, 2023
SCALE: 1"=10'
DRAWN BY: CL
CHECKED BY: AMC

REVISIONS:

SHEET
L4
OF 13 SHEETS



RIPLEY DESIGN GROUP, INC.
Landscape Architecture
Land Planning
1615 Bonanza St., Suite 314
Walnut Creek
California 94596
Tel 925.938.7377
Fax 925.938.7436

DEVELOPER:

NUVERA HOMES

7041 KOLL CENTER
PKWY, PLEASANTON,
CA 94566

TEL. 925.309.8888

PROJECT:

**24656 & 24764
MOHR DRIVE**

HAYWARD,
CALIFORNIA

**PRECISE
PRELIMINARY
TREE
MITIGATION
MEASURE
PLAN**

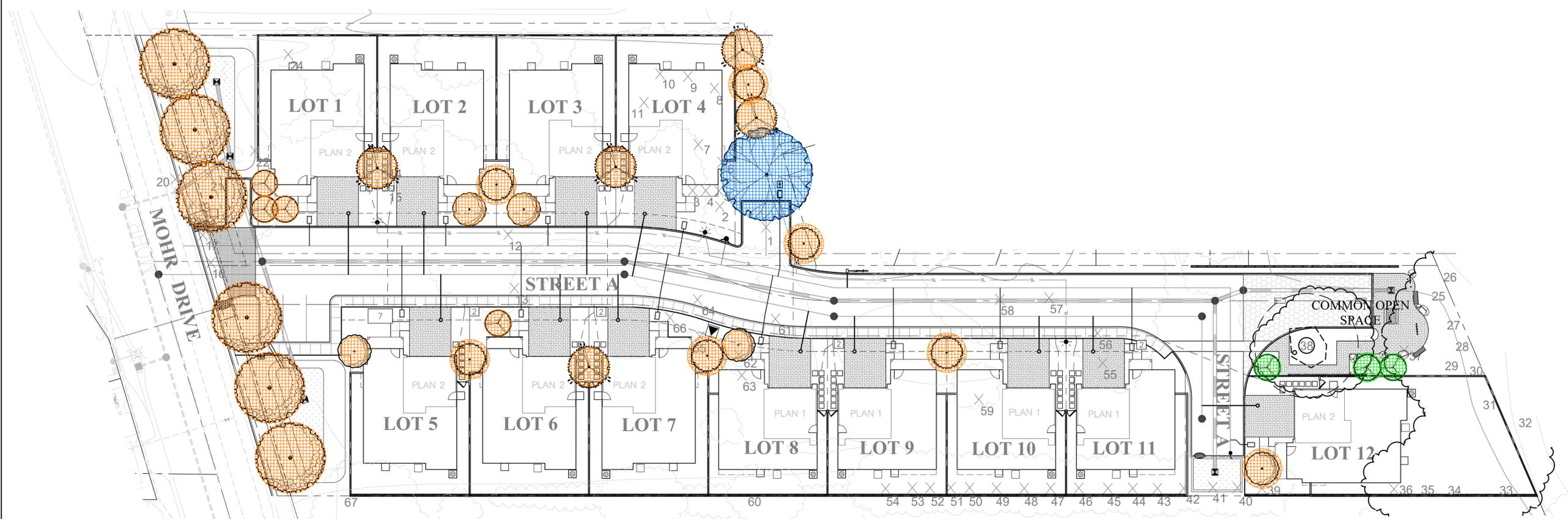


PROJECT #:
DATE: MAY 16, 2023
SCALE: 1"=20'
DRAWN BY: CL
CHECKED BY: AMC

REVISIONS:

SHEET

L5
OF 13 SHEETS



TREE REPORT EVALUATION
(PER TREE REPORT PREPARED BY HORTSCIENCE, INC. AND DATED MARCH 2022)

PROPOSED TREE MITIGATION MEASURES

COST OF MATERIALS- TREE UPGRADES							
	15 GALLON	24" BOX	36" BOX	60" BOX	COST OF UPGRADE	PROPOSED QTY	COST OF IMPROVEMENT
Upsize 15 Gallon Trees to 24" Box Trees	\$70.00	\$150.00			\$80.00	3	\$240.00
Upsize 24" Box Trees to 36" Box Trees	\$150.00	\$500.00			\$350.00	26	\$9,100.00
Upsize 24" Box Trees to 60" Box Trees	\$150.00			\$4,000.00	\$3,850.00	1	\$3,850.00
TOTAL MATERIAL UPGRADES=							\$13,190.00

COST OF LABOR- TREE UPGRADES							
	15 GALLON	24" BOX	36" BOX	60" BOX	COST OF UPGRADE	PROPOSED QTY	COST OF IMPROVEMENT
Upsize 15 Gallon Trees to 24" Box Trees	\$20.00	\$50.00			\$30.00	3	\$90.00
Upsize 24" Box Trees to 36" Box Trees	\$50.00	\$100.00			\$50.00	26	\$1,300.00
Upsize 24" Box Trees to 60" Box Trees	\$50.00			\$400.00	\$350.00	1	\$350.00
TOTAL LABOR UPGRADES=							\$1,740.00
TOTAL UPGRADE COST=							\$14,930.00

COST OF MATERIALS- PERMEABLE PAVERS					
	STANDARD CONCRETE	PERMEABLE PAVER	IMPROVEMENT COST	PROPOSED S.F.	COST OF IMPROVEMENT
Upgrade Vehicular Concrete Paving to Turf Blocks	\$3.75	\$9.90	\$6.15	1,110	\$6,827.38
Upgrade Vehicular Concrete Paving to Permeable Pavers	\$3.75	\$9.90	\$6.15	3,578	\$22,004.70
Upgrade Pedestrian Concrete Paving to Permeable Pavers	\$3.00	\$9.90	\$6.90	855	\$5,899.50
TOTAL MATERIAL UPGRADES=					\$34,731.58

COST OF LABOR- PERMEABLE PAVERS					
	STANDARD CONCRETE	PERMEABLE PAVER	IMPROVEMENT COST	S.F.	COST OF IMPROVEMENT
Upgrade Vehicular Concrete Paving to Turf Blocks	\$3.75	\$12.10	\$8.35	1,110	\$9,269.69
Upgrade Vehicular Concrete Paving to Permeable Pavers	\$3.75	\$12.10	\$8.35	3,578	\$29,876.30
Upgrade Pedestrian Concrete Paving to Permeable Pavers	\$3.00	\$12.10	\$9.10	855	\$7,780.50
TOTAL LABOR UPGRADES=					\$46,926.49
TOTAL UPGRADE COST=					\$81,658.07

TOTAL PROPOSED TREE MITIGATION COSTS: \$96,588.07

LEGEND

PERMEABLE PAVING
PERMEABLE PAVERS
AREA = 3,578 SQ FT

TURF BLOCKS
AREA = 1,110 SQ FT

TREE UPGRADES

PROPOSED 24" BOX TREE

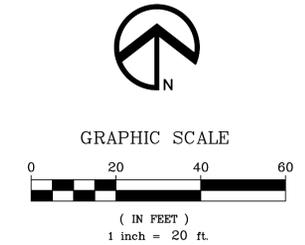
PROPOSED 36" BOX TREE

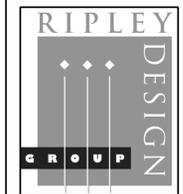
PROPOSED 60" BOX TREE

Tree Disposition						
Tree No.	Species	Trunk Diameter (in)	Protected Tree?	Health	Disposition	Comments
1	Beach spg	13	Yes	Medicine	Remove	Located where road paving is planned
2	Fraxinus sp	11	Yes	Low	Remove	Location where road paving is planned
3	Leyland cypress	6	No	Medicine	Remove	Low suitability for preservation
4	Leyland cypress	4	No	Low	Remove	Location where house construction is planned
5	Leyland cypress	5	No	Low	Remove	Location where house construction is planned
6	Apple	7	No	Low	Remove	Location where house construction is planned
7	Flam spg	9	No	Low	Remove	Location where house construction is planned
8	Cherry spg	9	Yes	Low	Remove	Location where house construction is planned
9	Cherry spg	18	Yes	Low	Remove	Location where house construction is planned
10	Fig tree	25	Yes	Low	Remove	Location where house construction is planned
11	Fig tree	12	Yes	Low	Remove	Location where house construction is planned
12	Blue gum	10	Yes	Low	Remove	Location where road paving is planned
13	Blue gum	40	Yes	Low	Remove	Location where road paving is planned
14	Persephone spg	7	No	Low	Remove	Location where road paving is planned
15	Persephone spg	8	Yes	Low	Remove	Location too close to property to proposed house and driveway construction. low suitability for preservation
16	Lemon bottlebrush	28	Yes	Low	Remove	Low suitability for preservation
17	Lemon bottlebrush	13	Yes	Low	Remove	Location where driveway construction is planned
18	Lemon bottlebrush	13	Yes	Low	Remove	Location where driveway construction is planned
19	Lemon bottlebrush	10	Yes	Low	Remove	In landscape area, low suitability
20	Lemon bottlebrush	12	Yes	Low	Remove	In landscape area, low suitability
21	Lemon bottlebrush	20	Yes	Low	Remove	In landscape area, low suitability
22	Lemon bottlebrush	12	Yes	Low	Remove	Location too close to property to proposed house construction, low suitability for preservation
23	Clive	15	Yes	Low	Remove	Location too close to property to proposed house construction, low suitability for preservation
24	Lemon bottlebrush	13	Yes	Low	Remove	Location too close to property to proposed house construction, low suitability for preservation
25	California bay	22	Yes	Low	Remove	Adjacent to proposed house construction, low suitability for preservation
26	Murphy pine	17	Yes	Low	Preserve	At property line and within area to be conserved as open space
27	Coast live oak	12	Yes	Low	Preserve	Offsite and adjacent to area to be conserved as open space
28	Coast live oak	19	Yes	Low	Preserve	At property line and within area to be conserved as open space
29	Coast live oak	10	Yes	Low	Preserve	At property line and within area to be conserved as open space
30	Coast live oak	8	Yes	Low	Preserve	At property line and within area to be conserved as open space
31	Coast live oak	36	Yes	Medicine	Preserve	At property line and within area to be conserved as open space
32	Coast live oak	26	Yes	Low	Preserve	At property line and within area to be conserved as open space
33	Coast live oak	28	Yes	Low	Preserve	At property line and within area to be conserved as open space
34	Coast live oak	36	Yes	Low	Preserve	At property line and within area to be conserved as open space
35	Coast live oak	36	Yes	Low	Preserve	At property line and within area to be conserved as open space
36	Coast live oak	18	Yes	Medicine	Remove	Too close to property to proposed house construction, poor preservation
37	Blue gum	8	Yes	Low	Preserve	Within area to be conserved as open space, consider removal
38	Coast redwood	77	Yes	High	Preserve	~10' from proposed roadway, no distance within 10' with driveway
39	Coast redwood	10	Yes	High	Remove	Too close to property to proposed house construction, conflicts with driveway
40	Coast redwood	10	Yes	High	Remove	Too close to property to proposed house construction, conflicts with driveway
41	Coast redwood	9	Yes	High	Remove	Conflicts with proposed solar panels, within landscaped backyard of new house
42	Coast redwood	12	Yes	High	Remove	Conflicts with proposed solar panels, within landscaped backyard of new house
43	Coast redwood	8	Yes	High	Remove	Conflicts with proposed solar panels, within landscaped backyard of new house
44	Coast redwood	10	Yes	High	Remove	Conflicts with proposed solar panels, within landscaped backyard of new house
45	Coast redwood	12	Yes	High	Remove	Conflicts with proposed solar panels, within landscaped backyard of new house
46	Coast redwood	12	Yes	High	Remove	Conflicts with proposed solar panels, within landscaped backyard of new house
47	Coast redwood	11	Yes	High	Remove	Conflicts with proposed solar panels, within landscaped backyard of new house
48	Coast redwood	11	Yes	High	Remove	Conflicts with proposed solar panels, within landscaped backyard of new house
49	Coast redwood	11	Yes	High	Remove	Conflicts with proposed solar panels, within landscaped backyard of new house
50	Coast redwood	13	Yes	High	Remove	Conflicts with proposed solar panels, within landscaped backyard of new house
51	Coast redwood	13	Yes	High	Remove	Conflicts with proposed solar panels, within landscaped backyard of new house
52	Coast redwood	13	Yes	High	Remove	Conflicts with proposed solar panels, within landscaped backyard of new house
53	Coast redwood	15	Yes	High	Remove	Conflicts with proposed solar panels, within landscaped backyard of new house
54	Coast redwood	14	Yes	High	Remove	Conflicts with proposed solar panels, within landscaped backyard of new house
55	Red maple	17	Yes	High	Remove	Location where driveway construction is planned
56	California bay	20	Yes	High	Remove	Location where driveway construction is planned
57	Murphy pine	28	Yes	Low	Remove	Location where road paving is planned
58	Coast live oak	37	Yes	High	Remove	Location where road paving is planned
59	Persephone spg	15	Yes	Medicine	Remove	Location where house construction is planned
60	Coast redwood	24	Yes	High	Preserve	Offsite, adjacent to backyard of proposed house, minimize disturbance within 10' and register for best chance of successful preservation
61	Lambertia poplar	15	Yes	Low	Remove	Location where road paving is planned
62	Lambertia poplar	13	Yes	Low	Remove	Location where road paving is planned
63	Lambertia poplar	8	Yes	Low	Remove	Location where road paving is planned
64	Lambertia poplar	41	Yes	Medicine	Remove	Location where road paving is planned
65	Lambertia poplar	11	Yes	Low	Remove	Location too close to property to proposed house construction, low suitability for preservation
66	Lambertia poplar	42	Yes	Low	Remove	Location too close to property to proposed house construction, low suitability for preservation
67	California black walnut	55	Yes	Medicine	Preserve	Offsite, adjacent to backyard of proposed house, minimize disturbance within 10' and register for best chance of successful preservation

Estimated Value				
Tree No.	Species	Trunk Diameter (in)	Protected Tree	Estimated Value
1	Beach spg	13	Yes	\$ 800
2	Fraxinus sp	11	Yes	\$ 600
3	Leyland cypress	6	No	\$ 900
4	Leyland cypress	4	No	\$ 400
5	Leyland cypress	5	No	\$ 400
6	Apple	7	No	\$ 300
7	Flam spg	9	Yes	\$ 700
8	Cherry spg	9	Yes	\$ 700
9	Cherry spg	18	Yes	\$ 1,100
10	Fig tree	25	Yes	\$ 1,300
11	Fig tree	12	Yes	\$ 450
12	Blue gum	10	Yes	\$ 11,950
13	Blue gum	40	Yes	\$ 7,700
14	Persephone spg	7	No	\$ 500
15	Persephone spg	8	Yes	\$ 400
16	Lemon bottlebrush	28	Yes	\$ 1,300
17	Lemon bottlebrush	13	Yes	\$ 1,400
18	Lemon bottlebrush	13	Yes	\$ 750
19	Lemon bottlebrush	10	Yes	\$ 1,400
20	Lemon bottlebrush	12	Yes	\$ 1,700
21	Lemon bottlebrush	12	Yes	\$ 1,600
22	Clive	15	Yes	\$ 3,050
23	Lemon bottlebrush	13	Yes	\$ 400
24	California bay	22	Yes	\$ 3,050
25	Murphy pine	17	Yes	\$ 1,600
26	Coast live oak	12	Yes	\$ 300
27	Coast live oak	19	Yes	\$ 1,000
28	Coast live oak	10	Yes	\$ 500
29	Coast live oak	8	Yes	\$ 500
30	Coast live oak	36	Yes	\$ 13,700
31	Coast live oak	36	Yes	\$ 8,800
32	Coast live oak	26	Yes	\$ 1,100
33	Coast live oak	28	Yes	\$ 3,300
34	Coast live oak	36	Yes	\$ 8,600
35	Coast live oak	36	Yes	\$ 14,600
36	Coast live oak	18	Yes	\$ 2,200
37	Blue gum	8	Yes	\$ 1,400
38	Coast redwood	77	Yes	\$ 53,000
39	Coast redwood	10	Yes	\$ 1,450
40	Coast redwood	10	Yes	\$ 1,450
41	Coast redwood	9	Yes	\$ 1,200
42	Coast redwood	12	Yes	\$ 2,600
43	Coast redwood	8	Yes	\$ 1,850
44	Coast redwood	10	Yes	\$ 4,800
45	Coast redwood	12	Yes	\$ 2,800
46	Coast redwood	12	Yes	\$ 2,300
47	Coast redwood	11	Yes	\$ 2,200
48	Coast redwood	11	Yes	\$ 2,200
49	Coast redwood	11	Yes	\$ 2,200
50	Coast redwood	13	Yes	\$ 3,000
51	Coast redwood	13	Yes	\$ 3,000
52	Coast redwood	13	Yes	\$ 3,000
53	Coast redwood	15	Yes	\$ 3,650
54	Coast redwood	14	Yes	\$ 3,450
55	Red maple	17	Yes	\$ 1,700
56	California black walnut	55	Yes	\$ 61,500
57	Murphy pine	28	Yes	\$ 1,600
58	Coast live oak	37	Yes	\$ 13,800
59	Persephone spg	15	Yes	\$ 4,600
60	Coast redwood	24	Yes	\$ 7,800
61	Lambertia poplar	15	Yes	\$ 1,100
62	Lambertia poplar	13	Yes	\$ 800
63	Lambertia poplar	8	Yes	\$ 900
64	Lambertia poplar	41	Yes	\$ 9,150
65	Lambertia poplar	11	Yes	\$ 1,100
66	Lambertia poplar	42	Yes	\$ 6,250
67	California black walnut	55	Yes	\$ 16,500
Total				\$ 368,595

PROPOSED TREE VALUE: \$141,550.00





RIPLEY DESIGN GROUP, INC.
Landscape Architecture
Land Planning
1615 Bonanza St., Suite 314
Walnut Creek
California 94596
Tel 925.938.7377
Fax 925.938.7436

DEVELOPER:

NUVERA HOMES

7041 KOLL CENTER PKWY, PLEASANTON, CA 94566

TEL: 925.309.8888

PROJECT:

24656 & 24764 MOHR DRIVE

HAYWARD, CALIFORNIA

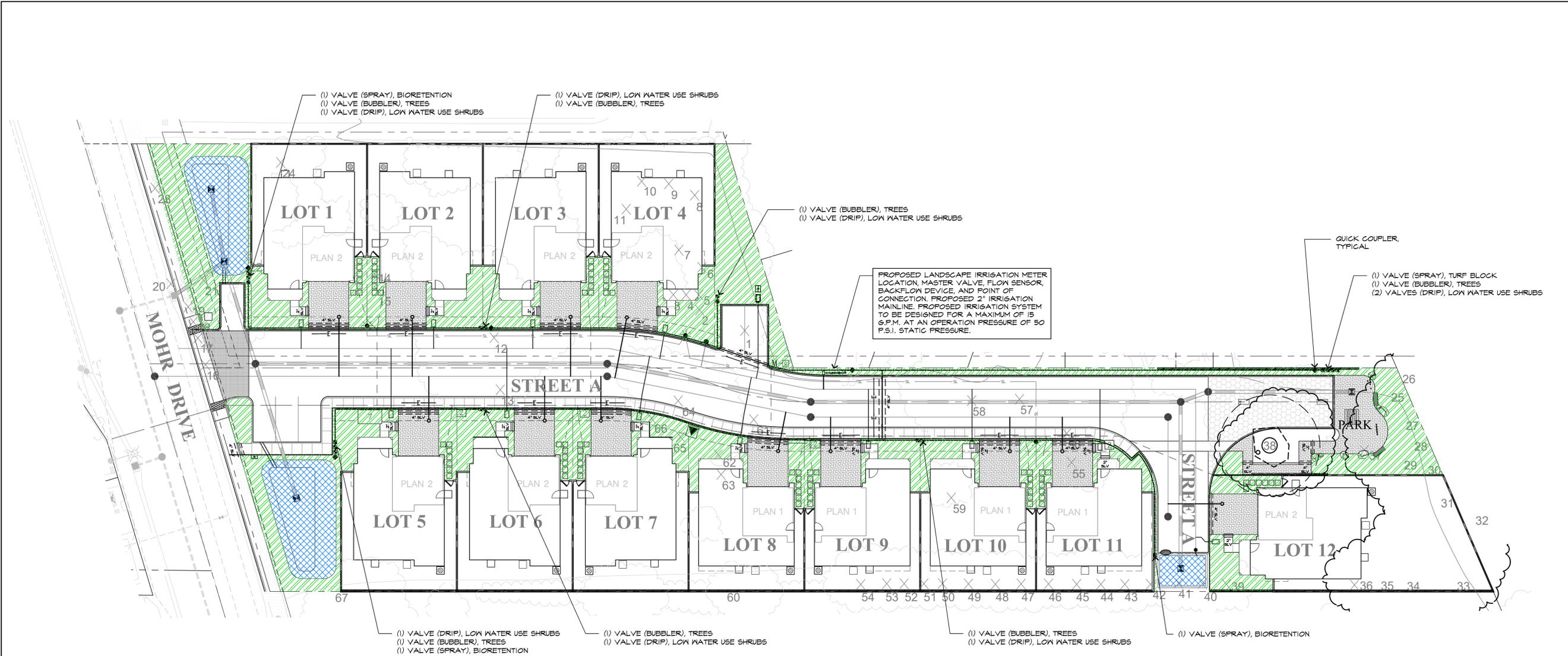
PRECISE PRELIMINARY HYDROZONE PLAN



PROJECT #:
DATE: MAY 16, 2023
SCALE: 1"=20'
DRAWN BY: CL
CHECKED BY: AMC

REVISIONS:

SHEET
L6
OF 13 SHEETS



LANDSCAPE HYDROZONE LEGEND

- ZONE A: PARTIAL TO FULL SUN, DROUGHT TOLERANT PLANTING WITH DRIP EMITTERS, LOW WATER USE.
- ZONE B: BIORETENTION PLANTING WITH SPRAY, LOW WATER USE
- ZONE C: STREET TREES AND ACCENT TREES WITH INDIVIDUAL BUBBLERS (NOT SHOWN)
- ZONE D: TURF BLOCKS WITH SPRAY, HIGH WATER USE

NOTE:
MEDIUM WATER USE SHRUB PLANTING AREAS SHALL NOT EXCEED 20% OF TOTAL LANDSCAPED AREA. SEPARATE VALVES TO BE USED FOR MEDIUM WATER USE SHRUBS.

WATER BUDGET CALCULATIONS:

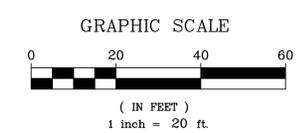
LOW WATER USE PLANTING AREA = 12,409 SF
MEDIUM WATER USE PLANTING AREA = 0 SF
HIGH WATER USE AREA - TURF = 1,110 SF
TOTAL PLANTING AREA = 13,519 SF

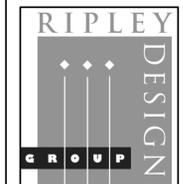
ESTIMATED TOTAL WATER USE:
ETWU (LOW WATER USE) = $(44.2) \times (0.62) \times \frac{(0.2 \times 12,409)}{0.71}$ = 95,790 GAL/YR
ETWU (MEDIUM WATER USE) = $(44.2) \times (0.62) \times \frac{(0.4 \times 0)}{0.71}$ = 0 GAL/YR
ETWU (HIGH WATER USE) = $(44.2) \times (0.62) \times \frac{(0.7 \times 1,110)}{0.71}$ = 29,990 GAL/YR
TOTAL ETWU = 109,014 GAL/YR

MAXIMUM APPLIED WATER ALLOWANCE:
MAWA (TOTAL LANDSCAPED AREA) = $(44.2) \times (0.62) \times (0.45 \times 13,519)$ = 166,713 GAL/YR

NOTES:

1. ALL TREES SHALL BE PLANTED AND STAKED PER CITY STANDARDS.
2. TREES BE PLANTED WITHIN 3' OF HARDSCAPE REQUIRE ROOT BARRIERS INSTALLED ADJACENT TO THE HARDSCAPE ELEMENT AT TIME OF TREE PLANTING.
3. LANDSCAPE AND IRRIGATION SHALL COMPLY WITH CITY'S CURRENT WATER-EFFICIENT LANDSCAPE ORDINANCE.
4. ALL PLANTING AREAS SHALL BE AUTOMATICALLY IRRIGATED PER CITY STANDARDS, USING LOW-FLOW SPRAY, BUBBLERS OR DRIP METHODS.
5. ALL PLANTING AREAS SHALL BE MULCHED TO A MINIMUM DEPTH OF 3".
6. AN AUTOMATIC WEATHER-BASED IRRIGATION CONTROLLER WITH SOIL MOISTURE AND/OR RAIN SENSOR SHALL BE USED.
7. SHRUBS AND TREES SHALL BE IRRIGATED ON SEPARATE VALVES AND PLANTS SHALL BE HYDROZONED.
8. REFER TO ARCHITECTURE PLANS FOR LOCATION OF REQUIRED PLUMED 'LAUNDRY TO LANDSCAPE' SYSTEM IN ACCORDANCE WITH THE STATE OF CALIFORNIA MWEL0 CODE, SECTION 10-12-14.
9. CONTRACTOR TO INSTALL ONE LIDDED RAINWATER CATCHMENT DEVICE (MINIMUM 50 GALLONS) FOR EACH NEW SINGLE FAMILY HOME IN ACCORDANCE WITH SECTION 10-12-15.





RIPLEY DESIGN GROUP, INC.
 Landscape Architecture
 Land Planning
 1615 Bonanza St., Suite 314
 Walnut Creek
 California 94596
 Tel 925.938.7377
 Fax 925.938.7436

DEVELOPER:

NUVERA HOMES

7041 KOLL CENTER PKWY, PLEASANTON, CA 94566

TEL. 925.309.8888

PROJECT:

24656 & 24764 MOHR DRIVE

HAYWARD, CALIFORNIA

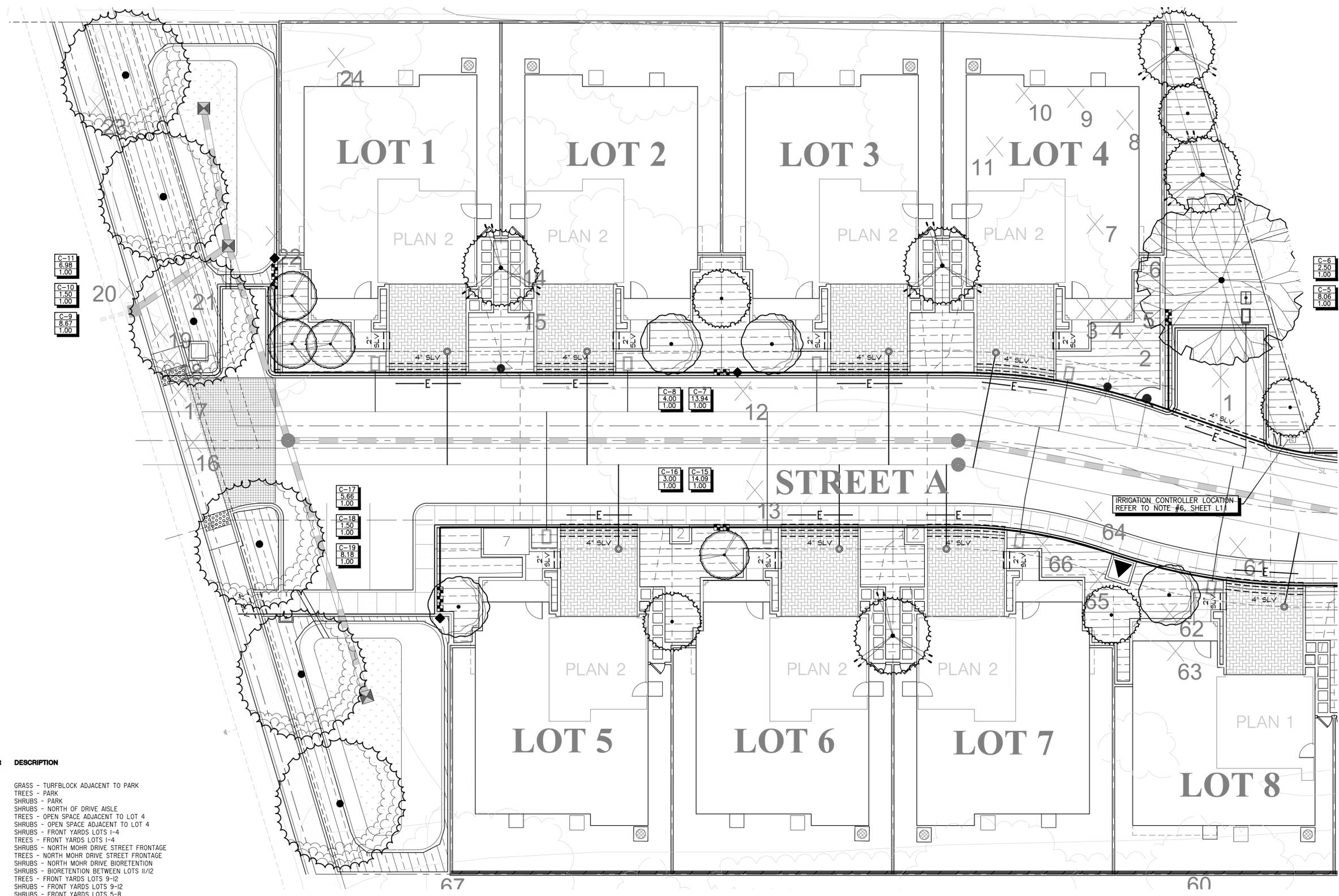
PRECISE PRELIMINARY IRRIGATION PLAN



PROJECT #:
 DATE: MAY 16, 2023
 SCALE: 1"=10'
 DRAWN BY: CL
 CHECKED BY: AMC

REVISIONS:

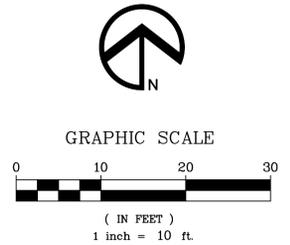
SHEET
L7
 OF 13 SHEETS

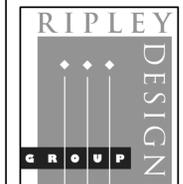


HYDROZONES

NAME	TYPE	WATER USE	DESCRIPTION
C-1	SPRAY	HIGH	GRASS - TURFBLOCK ADJACENT TO PARK
C-2	BUBBLER	LOW	TREES - PARK
C-3	DRIP	LOW	SHRUBS - PARK
C-4	DRIP	LOW	SHRUBS - NORTH OF DRIVE AISLE
C-5	BUBBLER	LOW	TREES - OPEN SPACE ADJACENT TO LOT 4
C-6	DRIP	LOW	SHRUBS - OPEN SPACE ADJACENT TO LOT 4
C-7	DRIP	LOW	SHRUBS - FRONT YARDS LOTS 1-4
C-8	BUBBLER	LOW	TREES - FRONT YARDS LOTS 1-4
C-9	DRIP	LOW	SHRUBS - NORTH MOHR DRIVE STREET FRONTAGE
C-10	BUBBLER	LOW	TREES - NORTH MOHR DRIVE STREET FRONTAGE
C-11	SPRAY	LOW	SHRUBS - NORTH MOHR DRIVE BIORETENTION
C-12	SPRAY	LOW	SHRUBS - BIORETENTION BETWEEN LOTS 11/12
C-13	BUBBLER	LOW	TREES - FRONT YARDS LOTS 9-12
C-14	DRIP	LOW	SHRUBS - FRONT YARDS LOTS 9-12
C-15	DRIP	LOW	SHRUBS - FRONT YARDS LOTS 5-8
C-16	BUBBLER	LOW	TREES - FRONT YARDS LOTS 5-8
C-17	DRIP	LOW	SHRUBS - SOUTH MOHR DRIVE STREET FRONTAGE
C-18	BUBBLER	LOW	TREES - SOUTH MOHR DRIVE STREET FRONTAGE
C-19	SPRAY	LOW	SHRUBS - SOUTH MOHR DRIVE BIORETENTION

NOTE:
 REFER TO SHEET L8 FOR IRRIGATION LEGEND
 IRRIGATION SLEEVING AND MAINLINE SHOWN IS FOR VISUALIZATION, FINAL PLACEMENT TO BE DETERMINED BY CONTRACTOR AT BACK OF CURB OR WALKWAYS, TYP.





RIPLEY DESIGN GROUP, INC.
Landscape Architecture
Land Planning
1615 Bonanza St., Suite 314
Walnut Creek
California 94596
Tel 925.938.7377
Fax 925.938.7436

DEVELOPER:

NUVERA HOMES

7041 KOLL CENTER
PKWY, PLEASANTON,
CA 94566

TEL. 925.309.8888

PROJECT:

**24656 & 24764
MOHR DRIVE**

HAYWARD,
CALIFORNIA

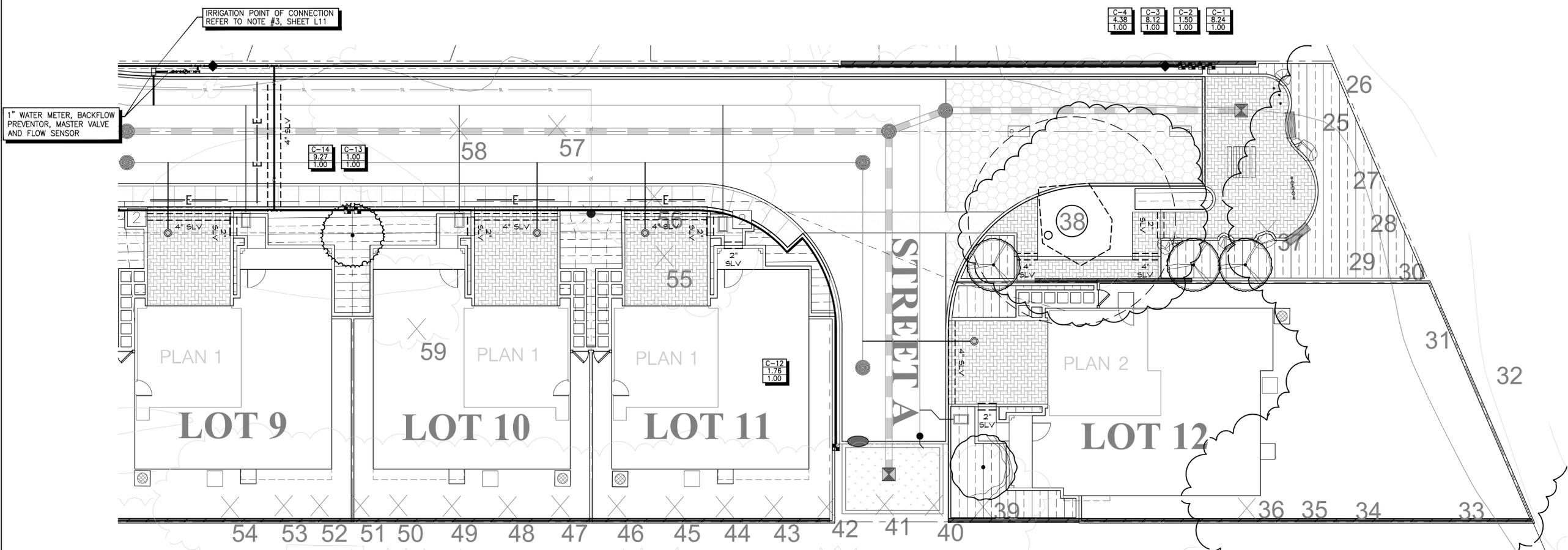
**PRECISE
PRELIMINARY
IRRIGATION
PLAN**



PROJECT #:
DATE: MAY 16, 2023
SCALE: 1"=10'
DRAWN BY: CL
CHECKED BY: AMC

REVISIONS:

SHEET
L8
OF 13 SHEETS



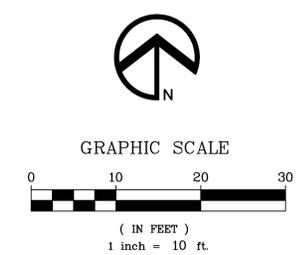
IRRIGATION SYSTEM LEGEND

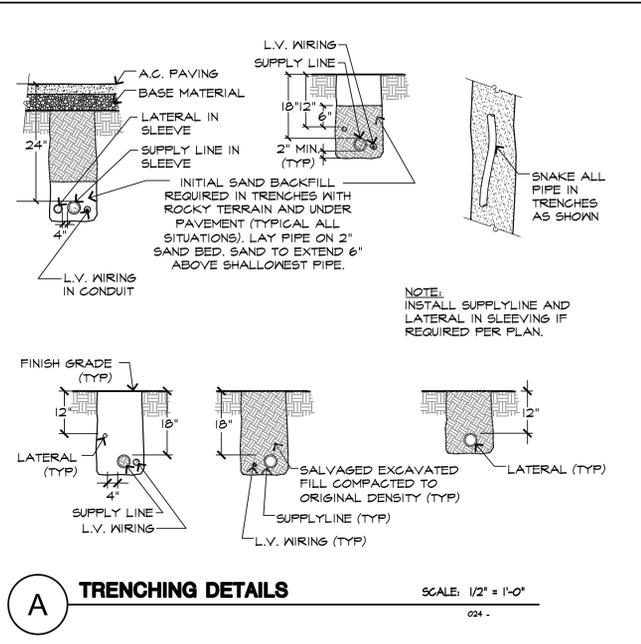
SYMBOL	DESCRIPTION	SPECIFICATION	NOZZLE GPM	OPERATING PSI
[Symbol]	IRRIGATION WATER METER	-BY OTHER SECTION OF CONTRACT		
[Symbol]	ELECTRIC CONTROLLER	-HUNTER I2C-800-PED-SS/(2)ICM-800/WSS-SEN (SOLAR SYNC)		
[Symbol]	BACKFLOW PREVENTOR	-WILKINS 1" 975XL - REFER TO CIVIL PLANS & CITY OF HAYWARD STANDARD DETAIL SD-202		
[Symbol]	MASTER VALVE	-HUNTER-IBV-101C-FS-AS-ADJ		
[Symbol]	FLOW SENSOR	-CREATIVE SENSOR TECHNOLOGY FSI-T10-001		
[Symbol]	REMOTE CONTROL VALVES	-HUNTER-ICV-101C-FS		
[Symbol]	REMOTE CONTROL VALVES	-HUNTER-ICZ-101-LF		
[Symbol]	BALL VALVE (master shut off)	-NIBCO-T-560-BR-20-IRR-LINE SIZE		
[Symbol]	QUICK COUPLER	-HUNTER-HQ44-LRC OR EQUAL		
[Symbol]	BUBBLER (TREE)	-HUNTER-PCB-25 OR EQUAL(2 PER TREE)	.25	30
[Symbol]	SUB-SURFACE EMITTER TUBING CIRCUIT (REPRESENTS COVERAGE AREA)	-HUNTER HLD-CV SUB-SURFACE DRIPLINE OR EQUAL (0.6 GPH, 18" SPACING BOTH WAYS, W/ 3" MULCH COVER)		
[Symbol]	FLUSHING VALVE	-HUNTER-AFV-B		
[Symbol]	12" POP-UP TURF SPRAY HEADS	-HUNTER-PROS-12-PRS40-MP800SR-ORANGE-90'	0.23	40
[Symbol]	12" POP-UP TURF SPRAY HEADS	-HUNTER-PROS-12-PRS40MP800SR-ORANGE-180'	0.42	40
[Symbol]	12" POP-UP TURF SPRAY HEADS	-HUNTER-PROS-12-PRS40MP800SR-GREEN-360'	0.78	40
[Symbol]	IRRIGATION SUPPLYLINE - 1"	-1120/SCHEDULE 40 PVC PIPE -18" COVER		
[Symbol]	IRRIGATION SPRINKLERLINE	-1120/CLASS 200 PVC PIPE -12" COVER		
[Symbol]	ELECTRICAL CONDUIT	-1120/SCHEDULE 80 PVC PIPE -24" COVER		
[Symbol]	SLEEVING	-1120/SCHEDULE 80 PVC PIPE -24" COVER		
[Symbol]	CONTROLLER STATION NUMBER			
[Symbol]	GALLONS PER MINUTE THROUGH VALVE			
[Symbol]	CONTROL VALVE SIZE (INCHES)			

HYDROZONES

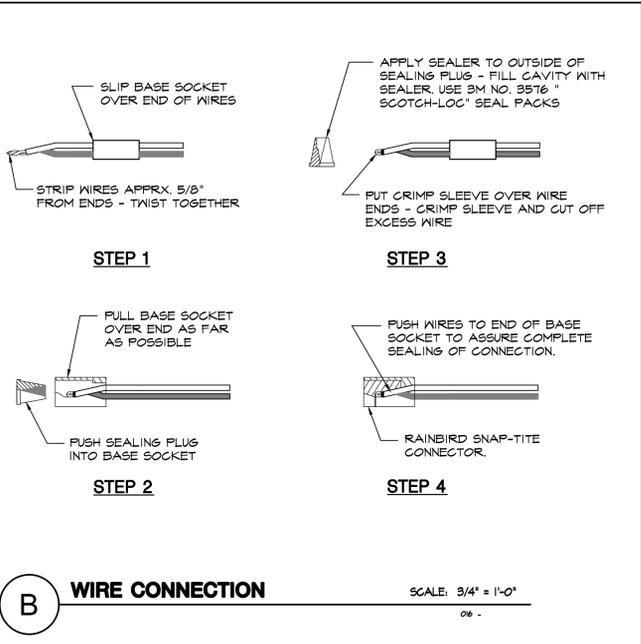
NAME	TYPE	WATER USE	DESCRIPTION
C-1	SPRAY	HIGH	GRASS - TURFBLOCK ADJACENT TO PARK
C-2	BUBBLER	LOW	TREES - PARK
C-3	DRIP	LOW	SHRUBS - PARK
C-4	DRIP	LOW	SHRUBS - NORTH OF DRIVE AISLE
C-5	BUBBLER	LOW	TREES - OPEN SPACE ADJACENT TO LOT 4
C-6	DRIP	LOW	SHRUBS - OPEN SPACE ADJACENT TO LOT 4
C-7	DRIP	LOW	SHRUBS - FRONT YARDS LOTS 1-4
C-8	BUBBLER	LOW	TREES - FRONT YARDS LOTS 1-4
C-9	DRIP	LOW	SHRUBS - NORTH MOHR DRIVE STREET FRONTAGE
C-10	BUBBLER	LOW	TREES - NORTH MOHR DRIVE STREET FRONTAGE
C-11	SPRAY	LOW	SHRUBS - NORTH MOHR DRIVE BIORETENTION
C-12	SPRAY	LOW	SHRUBS - BIORETENTION BETWEEN LOTS II/2
C-13	BUBBLER	LOW	TREES - FRONT YARDS LOTS 9-12
C-14	DRIP	LOW	SHRUBS - FRONT YARDS LOTS 9-12
C-15	DRIP	LOW	SHRUBS - FRONT YARDS LOTS 5-8
C-16	BUBBLER	LOW	TREES - FRONT YARDS LOTS 5-8
C-17	DRIP	LOW	SHRUBS - SOUTH MOHR DRIVE STREET FRONTAGE
C-18	BUBBLER	LOW	TREES - SOUTH MOHR DRIVE STREET FRONTAGE
C-19	SPRAY	LOW	SHRUBS - SOUTH MOHR DRIVE BIORETENTION

NOTE:
IRRIGATION SLEEVING AND MAINLINE SHOWN IS FOR VISUALIZATION, FINAL PLACEMENT TO BE DETERMINED BY CONTRACTOR AT BACK OF CURB OR WALKWAYS, TYP.

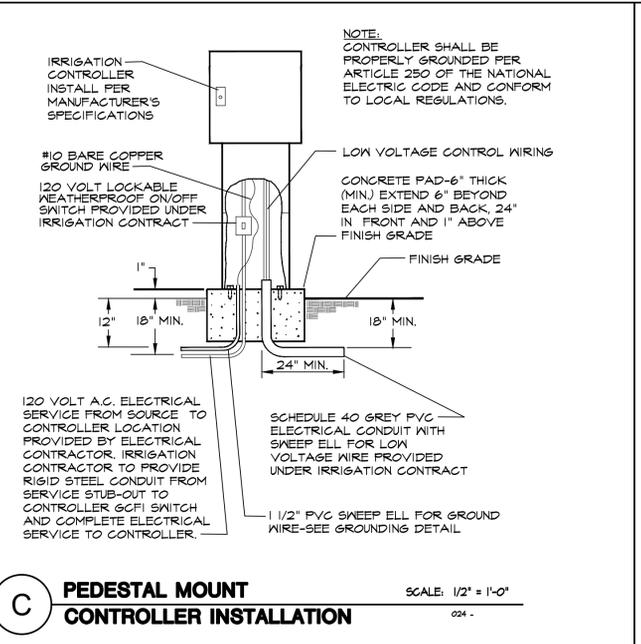




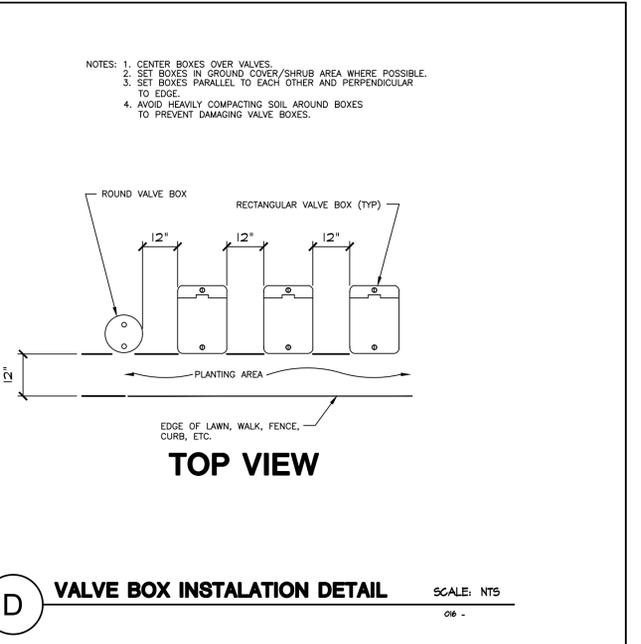
A TRENCHING DETAILS SCALE: 1/2" = 1'-0" 024 -



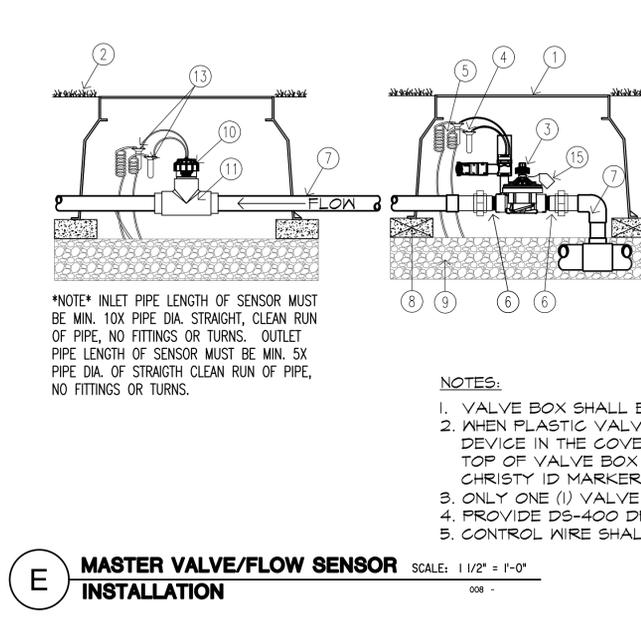
B WIRE CONNECTION SCALE: 3/4" = 1'-0" 006 -



C PEDESTAL MOUNT CONTROLLER INSTALLATION SCALE: 1/2" = 1'-0" 024 -



D VALVE BOX INSTALLATION DETAIL SCALE: NTS 006 -



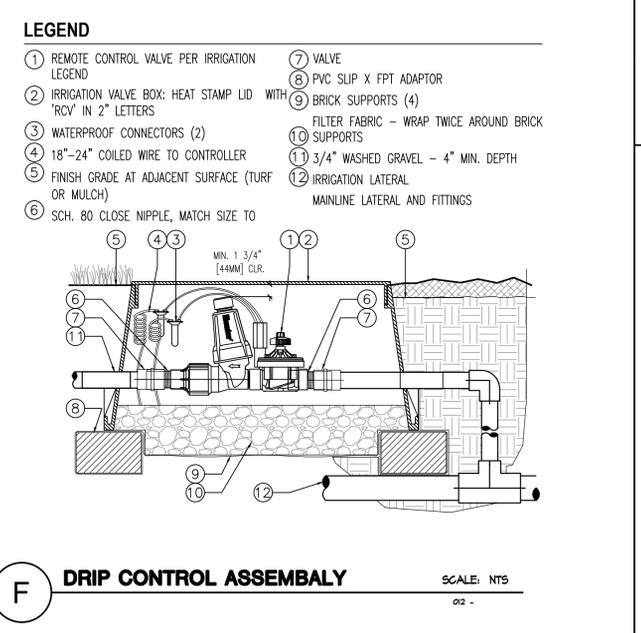
E MASTER VALVE/FLOW SENSOR INSTALLATION SCALE: 1/2" = 1'-0" 008 -

LEGEND

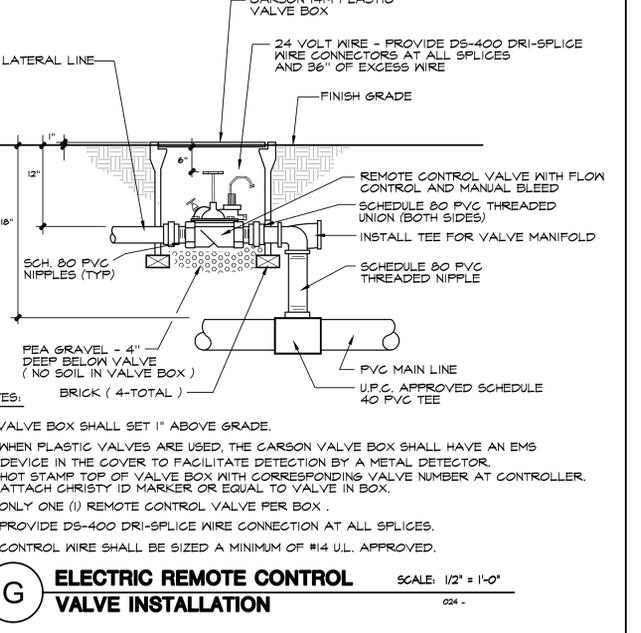
① REMOTE CONTROL VALVE PER IRRIGATION LEGEND	⑦ VALVE
② IRRIGATION VALVE BOX: HEAT STAMP LID WITH 'RCV' IN 2" LETTERS	⑧ PVC SLIP X FPT ADAPTOR
③ WATERPROOF CONNECTORS (2)	⑨ BRICK SUPPORTS (4)
④ 18"-24" COILED WIRE TO CONTROLLER	⑩ FILTER FABRIC - WRAP TWICE AROUND BRICK SUPPORTS
⑤ FINISH GRADE AT ADJACENT SURFACE (TURF OR MULCH)	⑪ 3/4" WASHED GRAVEL - 4" MIN. DEPTH
⑥ SCH. 80 CLOSE NIPPLE, MATCH SIZE TO	⑫ IRRIGATION LATERAL MAINLINE LATERAL AND FITTINGS

FCT FITTING SELECTION

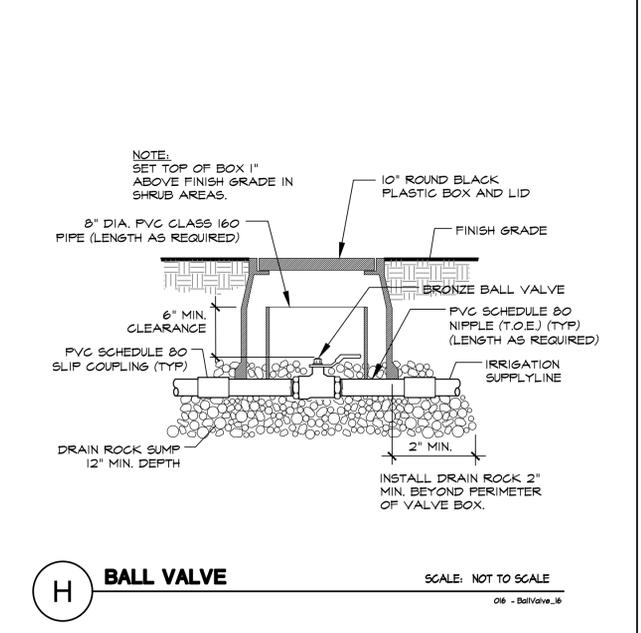
FCT	SIZE	SCH.
FCT100	1 INCH	SCH. 40
FCT150	1.5 INCH	SCH. 40
FCT158	1.5 INCH	SCH. 80
FCT200	2 INCH	SCH. 40
FCT208	2 INCH	SCH. 80
FCT300	3 INCH	SCH. 40
FCT308	3 INCH	SCH. 80
FCT400	4 INCH	SCH. 40



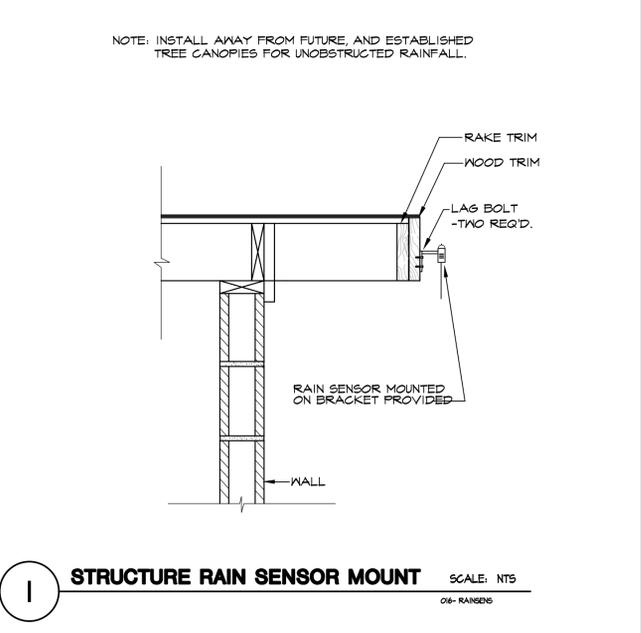
F DRIP CONTROL ASSEMBLY SCALE: NTS 022 -



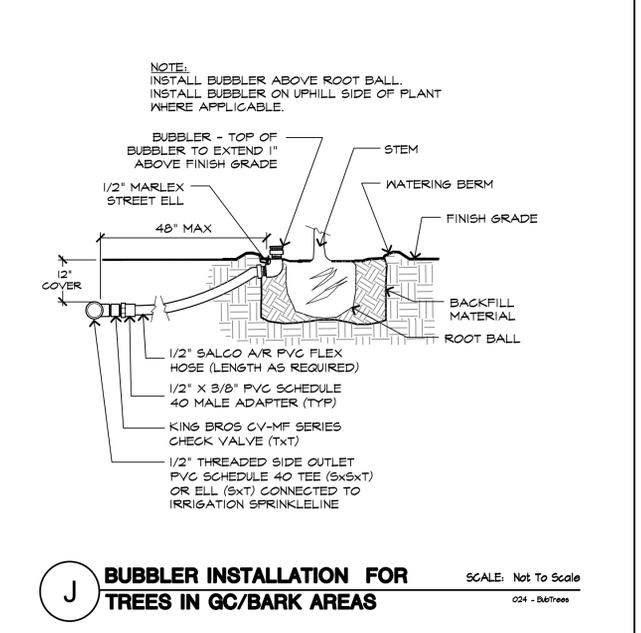
G ELECTRIC REMOTE CONTROL VALVE INSTALLATION SCALE: 1/2" = 1'-0" 024 -



H BALL VALVE SCALE: NOT TO SCALE 006 - Ball Valve 16



I STRUCTURE RAIN SENSOR MOUNT SCALE: NTS 006 - RAINSENS



J BUBBLER INSTALLATION FOR TREES IN GC/BARK AREAS SCALE: Not To Scale 024 - B6Trees

RIPLEY DESIGN GROUP

RIPLEY DESIGN GROUP, INC.
Landscape Architecture
Land Planning

1615 Bonanza St., Suite 314
Walnut Creek
California 94596
Tel 925.938.7377
Fax 925.938.7436

DEVELOPER:

NUVERA HOMES

7041 KOLL CENTER PKWY, PLEASANTON, CA 94566

TEL. 925.309.8888

PROJECT:

24656 & 24764 MOHR DRIVE

HAYWARD, CALIFORNIA

IRRIGATION DETAILS



PROJECT #:

DATE: MAY 16, 2023

SCALE: 1"=20'

DRAWN BY: CL

CHECKED BY: AMC

REVISIONS:

SHEET

L9

OF 13 SHEETS

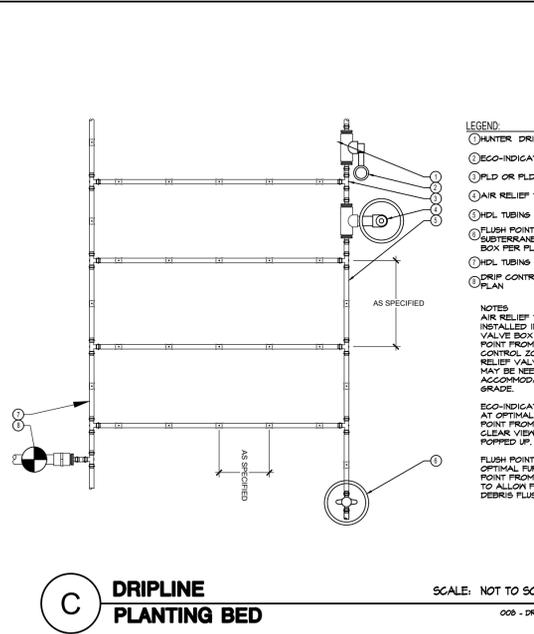
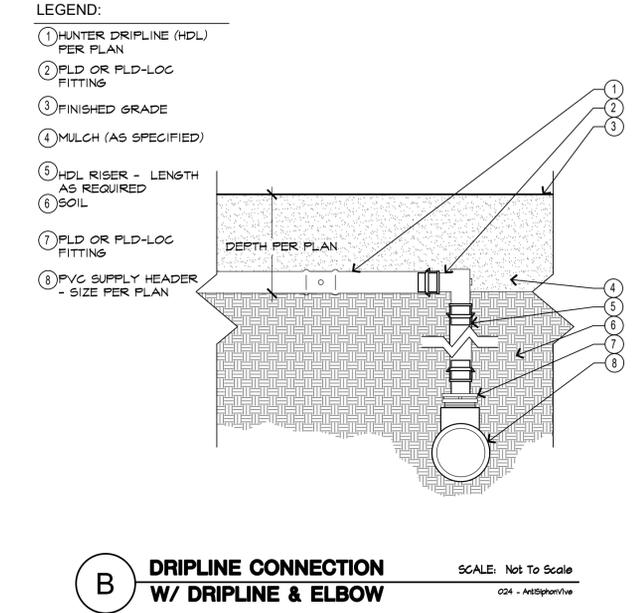
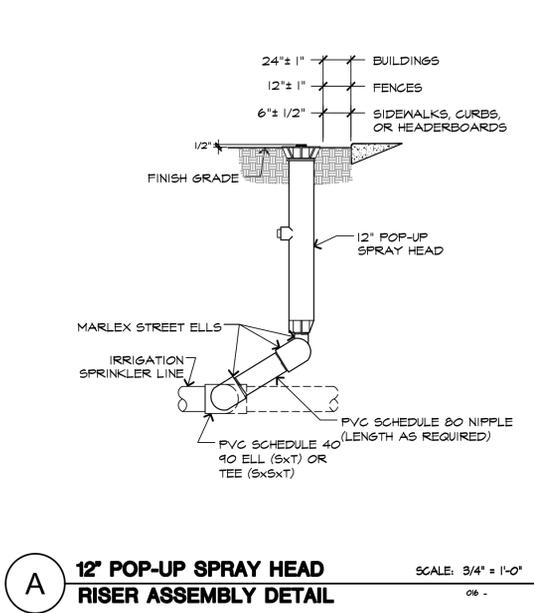
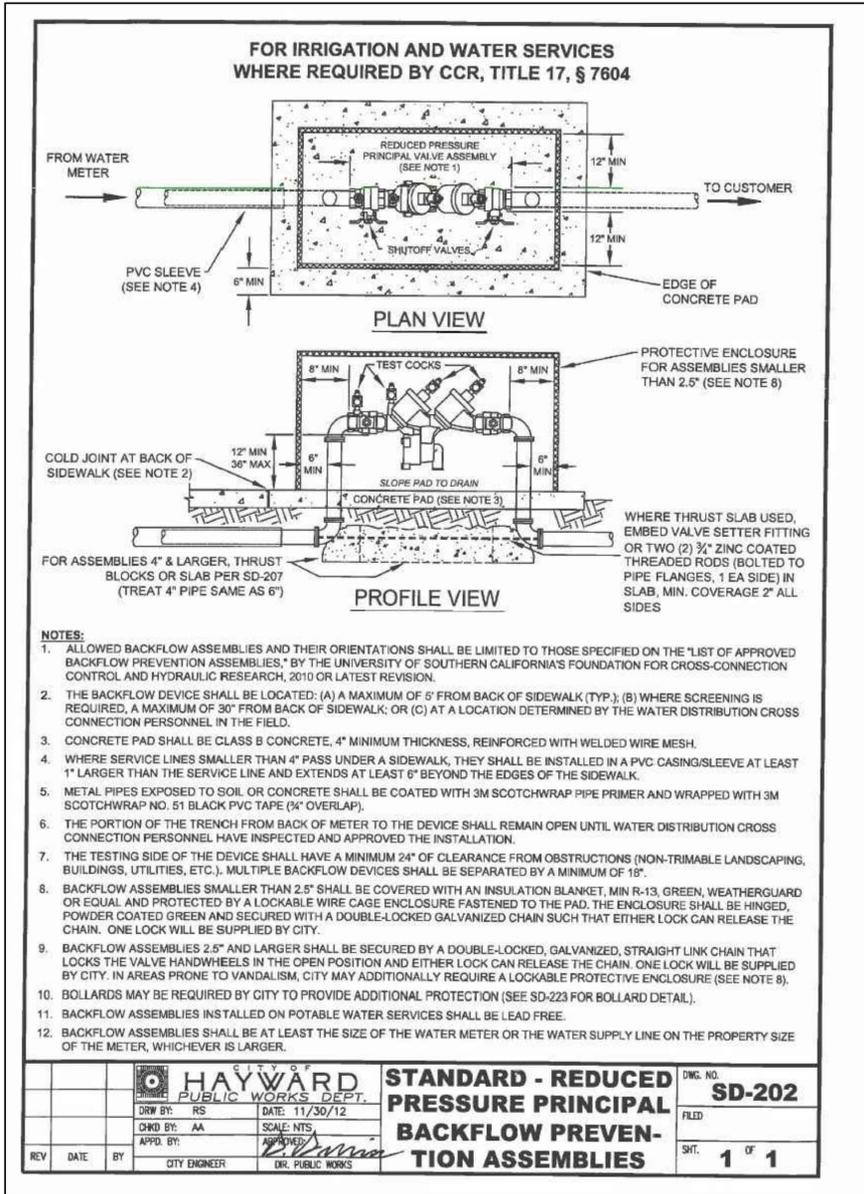
CITY OF HAYWARD APPROVAL GRANTED

LANDSCAPE ARCHITECT

DATE _____

CITY OF HAYWARD- CITY ENGINEER

DATE _____



**RIPLEY
DESIGN
GROUP**

RIPLEY DESIGN GROUP, INC.
Landscape Architecture
Land Planning

1615 Bonanza St., Suite 314
Walnut Creek
California 94596
Tel 925.938.7377
Fax 925.938.7436

DEVELOPER:

**NUVERA
HOMES**

7041 KOLL CENTER
PKWY, PLEASANTON,
CA 94566

TEL. 925.309.8888

PROJECT:

**24656 & 24764
MOHR DRIVE**

HAYWARD,
CALIFORNIA

**IRRIGATION
DETAILS**

PROJECT #:

DATE: MAY 16, 2023

SCALE: AS SHOWN

DRAWN BY: CL

CHECKED BY: AMC

REVISIONS:

**CITY OF HAYWARD
APPROVAL GRANTED**

LANDSCAPE ARCHITECT

DATE

CITY OF HAYWARD- CITY ENGINEER

DATE

SHEET

L10

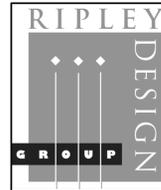
OF 13 SHEETS

IRRIGATION SYSTEM NOTES

1. IRRIGATION SYSTEMS ARE DESIGNED FOR A MAXIMUM OF 18 G.P.M. AT AN OPERATING PRESSURE OF 50 P.S.I. STATIC PRESSURE. VERIFY PRESSURE OF 50 P.S.I. AT THE POINT OF CONNECTION PRIOR TO INSTALLATION OF THE IRRIGATION SYSTEM. NOTIFY OWNERS REPRESENTATIVE IF MEASURED PRESSURE IS MORE THAN 70 P.S.I. OR LESS THAN 45 P.S.I.
2. NOTIFY OWNERS REPRESENTATIVE SIX (6) DAYS PRIOR TO INSTALLATION TO SCHEDULE ANY REQUIRED PRE-INSTALLATION CONFERENCE AND FIELD REVIEW COORDINATION FOR TRENCH DEPTHS, ASSEMBLY REVIEW, PRESSURE TESTS, COVERAGE TESTS, PRE-MAINTENANCE AND FINAL REVIEWS. A CONTINUITY TEST WILL BE REQUIRED FOR CONTROL WIRE STUBOUTS. NO SUBSTITUTIONS WILL BE ALLOWED WITHOUT PRIOR WRITTEN APPROVAL FROM THE OWNERS REPRESENTATIVE.
3. IRRIGATION WATER STUBOUT IS PROVIDED FOR IN IMMEDIATE VICINITY BY PLUMBING SECTION OF CONTRACT. CONNECT TO DISCHARGE SIDE OF STUBOUT.
4. ALL EQUIPMENT REQUIRED BUT NOT SPECIFIED ON THE PLANS SHALL BE PROVIDED TO INSURE A COMPLETE AND FUNCTIONAL SYSTEM. INSTALL ALL EQUIPMENT IN ACCORDANCE WITH LOCAL CODES, MANUFACTURERS' INSTRUCTIONS AND AS INDICATED ON THE PLANS. AVOID ANY CONFLICTS BETWEEN SPRINKLER SYSTEM, PLANTING OR OTHER ARCHITECTURAL FEATURES. NOTIFY IRRIGATION CONSULTANT, PRIOR TO INSTALLATION, OF ANY AREA OR GRADE DIFFERENCES OR OBSTRUCTIONS NOT INDICATED ON THE PLANS.
5. PRIOR TO COMMENCING WORK, CONTRACTOR TO LOCATE ALL CABLES, CONDUITS, SEWERS, AND OTHER UTILITIES OR ARCHITECTURAL FEATURES THAT ARE COMMONLY ENCOUNTERED UNDERGROUND AND TAKE PROPER PRECAUTIONS NOT TO DAMAGE OR DISTURB SUCH IMPROVEMENTS. ANY DAMAGE MADE DURING THE INSTALLATION OF THE IRRIGATION SYSTEM OF THE AFOREMENTIONED ITEMS SHALL BE REPAIRED AND/OR REPLACED TO THE SATISFACTION OF THE OWNER AT THE CONTRACTORS OWN EXPENSE.
6. INSTALL PEDESTAL CONTROLLER, APPROXIMATELY WHERE INDICATED ON IRRIGATION PLAN, SHEET L6.A. EXACT LOCATION OF PEDESTAL CONTROLLERS TO BE DETERMINED AT JOBSITE BY LANDSCAPE ARCHITECT. 120 VOLT ELECTRICAL SUPPLY IS PROVIDED FOR IN IMMEDIATE VICINITY BY ELECTRICAL SECTION OF CONTRACT. MAKE FINAL 120 VOLT ELECTRICAL CONNECTION TO CONTROLLER. USE THIN WALL METAL CONDUIT ABOVE GRADE. PROGRAM CONTROLLERS TO NOT EXCEED MAXIMUM FLOW RATE STATED IN NOTE NO. 1. INSTALL PER MANUFACTURERS SPECIFICATIONS. CONTROLLERS SHALL BE PROPERLY GROUNDED PER ARTICLE 250 OF THE NATIONAL ELECTRIC CODE AND CONFORM TO LOCAL REGULATIONS. INSTALL AS DETAILED. SEAL ALL CONDUIT HOLES WITH SILICONE OR EQUAL. PROGRAM CONTROLLERS PER MANUFACTURERS SPECIFICATIONS.
7. USE APPROPRIATE SOLVENT AND APPLICATOR, AND PRIMER IF REQUIRED, FOR PIPE SIZE AND TYPE APPLICATIONS. APPLY PER MANUFACTURERS RECOMMENDATIONS. PIPE JOINT COMPOUND FOR THREADED JOINTS SHALL BE WHITLAM BLUE MAGIC INDUSTRIAL GRADE THREAD SEALING COMPOUND. APPLY PER MANUFACTURERS RECOMMENDATIONS.
8. INSTALL ALL EQUIPMENT AS DETAILED.
9. ALL HEADS SHALL HAVE RISER ASSEMBLIES AS DETAILED. INSTALL CHECK VALVES AS SHOWN ON BUBBLER RISER ASSEMBLY DETAIL WHERE LOW HEAD DRAINAGE OCCURS. NOTE ESPECIALLY TO AVOID DRAINAGE AT SIDEWALKS AND OTHER POINTS WHERE PUDDLING WILL CAUSE DAMAGE OR HAZARD. LEAN SPRINKLER HEADS ON SLOPES (ANGLE VARIES DEPENDING UPON TRAJECTORY OF SPRAY AND DEGREE OF SLOPE) TO MAXIMIZE UPHILL THROW. INSTALL FLOOD BUBBLERS ON UP HILL SIDE OF TREES.
10. ADJUST ALL SPRINKLER HEADS FOR COMPLETE COVERAGE WITH MINIMUM SPRAY ON BUILDINGS, ASPHALT, SIDEWALKS, ROADWAYS, ETC., AND THROTTLE FLOW CONTROL AT VALVES FOR OPTIMUM OPERATION. WHEN THROTTLING IS NOT USED TO CONTROL MISTING OR OVERSPRAY, BACK-OFF MANUAL FLOW CONTROL 1/2 TO 1 1/2 TURNS FROM POINT WHERE CLOSING EFFECTS SPRINKLER COVERAGE. ADJUST ALL BUBBLERS AT TREES AS REQUIRED FOR DEEP ROOT WATERING. OVERHEAD IRRIGATION SHALL BE SCHEDULED BETWEEN 8:00PM AND 10:00AM UNLESS WEATHER CONDITIONS PREVENT.
11. ALL PIPE UNDER PAVEMENT SHALL BE SCHEDULE 40 PVC. ALL WIRING UNDER PAVEMENT TO BE INSTALLED IN PVC SCHEDULE 40 ELECTRICAL CONDUIT AT A TWENTY FOUR INCH (24") DEPTH BELOW GRADE. SURROUND PIPES WITH SAND IN AREAS WHERE ROCKY TERRAIN IS ENCOUNTERED.
12. ALL VALVE CONTROL WIRE SHALL BE MINIMUM NO. 14 AWG COPPER UL APPROVED FOR DIRECT BURIAL IN GROUND. CONNECT WIRES USING 3M DBY CONNECTORS PER MANUFACTURERS SPECIFICATIONS. TAPE WIRES IN BUNDLES EVERY TEN FEET (10').
13. MULTI-OUTLET EMITTERS SHOWN ARE DIAGRAMMATIC ONLY. INSTALL EMITTER IN GROUPS OF PLANTS AND RUN DISTRIBUTION TUBING TO PLANTS. INSTALL OUTLETS AS FOLLOWS:
 - 1 PCC-2 GPH EMITTER AT EACH 1-GALLON LOW WATER USE PLANT
 - 1 PCC-2 GPH EMITTER AT EACH 1-GALLON MEDIUM WATER USE PLANT
 - 1 PCC-2 GPH EMITTER AT EACH 5-GALLON LOW WATER USE PLANT
 - 1 PCC-2 GPH EMITTER AT EACH 5-GALLON MEDIUM WATER USE PLANT
 INSTALL EMITTERS ON UP GRADE SIDE OF PLANTS ABOVE ROOTBALL
14. PROVIDE LITERATURE OF ALL DRIP SYSTEM COMPONENTS INCLUDING ANY PREVENTATIVE MAINTENANCE AND TROUBLE SHOOTING GUIDES TO OWNER AND REVIEW MAINTENANCE PROCEDURES INCLUDING:
 - CLEANING FILTER IN WYE STRAINER(S)
 - REPAIRING BREAKS IN PIPE(S)
 - ADDING EMITTERS AND TUBING FOR EXPANSION/INSTALLING PLUGS
 - INSPECTION OF EMITTERS AND OUTLETS
15. MAINTENANCE CONSIDERATIONS: FILTER CLEANING AND FLUSHING SHOULD START OUT AS A MONTHLY PROCEDURE(MORE FREQUENT FOR DIRTY WATER SITUATIONS) AND ADJUST TIMING AS APPROPRIATE. VISUALLY CHECK FOR INDICATIONS OF PIPE BREAKS OR CLOGGED EMITTERS ON A REGULAR BASIS. DURING WINTER MONTHS, WHEN THE SYSTEM IS NOT IN USE, THE DRIP SYSTEM(S) SHOULD BE RUN ABOUT EVERY 2 WEEKS FOR 2-4 MINUTE MINIMUM RUNTIME.
16. ALL SUPPLYLINE PIPES SHALL BE TESTED HYDRAULICALLY AT 125% OF DESIGN PRESSURE AND SPRINKLER LINE PIPES SHALL BE TESTED AT LINE PRESSURE. THERE SHALL BE NO LEAKS FOR A PERIOD OF TWO (2) HOURS. CENTER LOAD PIPING (BUT DO NOT COVER FITTINGS) TO PREVENT ARCHING OR SLIPPING UNDER PRESSURE.
17. ALL BACKFILL MATERIAL SHALL BE FREE OF ROCKS, CLODS, AND OTHER EXTRANEOUS MATERIALS. COMPACT BACKFILL TO ORIGINAL DENSITY OF SOIL.
18. AT JOB COMPLETION, SUPPLY OWNER WITH TWO (2) KEYS FOR CONTROLLER.
19. OBTAIN CLEAN SET OF IRRIGATION PLANS FROM ARCHITECT AND ACCURATELY AND NEATLY MARK ALL CHANGES MADE DURING CONSTRUCTION. ALL DRAFTING TO BE DONE BY A COMPETENT DRAFTSPERSON. SUBMIT TO OWNER FOR ACCEPTANCE.
20. GUARANTEE THE IRRIGATION SYSTEM AGAINST DEFECTIVE MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF FINAL ACCEPTANCE.
21. THE IRRIGATION SCHEDULES ARE BASED ON THE IRRIGATION SYSTEM'S ATTRIBUTES AND ARE ONLY GUIDELINES FOR PROGRAMMING CONTROLLERS. THESE SCHEDULES TAKE INTO ACCOUNT HISTORICAL WEATHER DATA AND ESTIMATES OF SOIL COMPOSITION, PLANT TRANSPIRATION CHARACTERISTICS AND IRRIGATION SYSTEM UNIFORMITY. SINCE RUN TIMES ARE BASED ON AVERAGE HISTORICAL WEATHER DATA FOR A PARTICULAR REGION, THE PROGRAMS SHOULD BE ADJUSTED TO REFLECT ACTUAL VARIATIONS IN THE WEATHER. IDEALLY ADJUSTMENTS SHOULD BE MAKE FOR EACH WATERING CYCLE; HOWEVER, WEEKLY ADJUSTMENTS ARE ACCEPTABLE, MONTHLY ADJUSTMENTS BEING THE MINIMUM REQUIREMENT. IN ORDER TO AFFECT SIGNIFICANT WATER SAVINGS, IN ADDITION TO MAKING THESE ADJUSTMENTS, THE GROUNDS SHOULD BE MONITORED REGULARLY TO ASSESS THE ESTIMATED SCHEDULE AND THE CONTROLLER PROGRAMS SHOULD BE "TUNED" TO ADJUST TO SITE CONDITIONS.
22. THIS PLAN COMPLIES WITH THE CRITERIA OF THE CITY'S WATER EFFICIENT LANDSCAPE ORDINANCE AND APPLIES THEM FOR THE EFFICIENT USE OF WATER IN THE IRRIGATION DESIGN PLAN.
23. AFTER INSTALLATION CONTRACTOR SHALL ARRANGE AN IRRIGATION WATER USE ANALYSIS/WATER AUDIT TO BE CONDUCTED BY A CERTIFIED LANDSCAPE IRRIGATION AUDITOR. CONTACT THE LANDSCAPE ARCHITECT TO COMPLETE THE CERTIFICATE OF COMPLETION FOR SUBMITTAL TO CITY FOR OCCUPANCY PERMIT.
24. LOCAL WATER PURVEYOR:
CITY OF HAYWARD
777 B ST,
HAYWARD, CA 94541
PH. (510)-583-4000

LANDSCAPE MAINTENANCE GUIDELINES & SCHEDULE

- A. WEEDING AND PEST CONTROL:
WEEDING SHALL BE DONE ON A WEEKLY BASIS, PEST CONTROL AS NEEDED. KEEP BASINS AND AREAS BETWEEN PLANTS FREE OF WEEDS. IF ANY PLANTS SHOW SIGNS OF PEST INFESTATION OR DISEASE, PRUNE OFF A SMALL PORTION OF THE INFECTED AREA FOR ANALYSIS BY A QUALIFIED NURSERY. APPLY THE APPROPRIATE TREATMENT TO CORRECT THE PROBLEM AS RECOMMENDED BY THE NURSERY.
- B. LITTER, LEAF AND TRASH REMOVAL:
ALL LITTER, LEAVES, DEBRIS AND TRASH SHALL BE PICKED UP WEEKLY AND THE SITE SHALL BE LEFT IN A NEAT AND CLEAN CONDITION.
- C. TREE, SHRUB, VINE AND GROUND COVER CARE:
 1. FERTILIZATION: APPLY FERTILIZER AND PRE-EMERGENT TO ALL AREAS IN SEPTEMBER AND MARCH, WATERING ALL MATERIALS IN THOROUGHLY ACCORDING TO THE MANUFACTURER'S SPECIFICATIONS. RATES AND EXACT FREQUENCY OF FERTILIZATION SHALL BE OBTAINED FROM LANDSCAPE SPECIFICATIONS AND SOILS ANALYSIS REPORT. ON A YEARLY BASIS, OBTAIN THREE SOIL SAMPLES FROM DIFFERENT PARTS OF THE PROJECT AND SEND TO A CERTIFIED SOIL AND PLANT LABORATORY FOR FERTILITY TESTING. REQUEST TEST REPORT SHALL CONTAIN FERTILIZATION AND CONDITIONING RECOMMENDATIONS FOR THE EXISTING LANDSCAPING AND FOLLOW ALL REPORT RECOMMENDATIONS FOR THE NEXT YEAR'S MAINTENANCE PROGRAM.
 2. WATERING: WATER THOROUGHLY AND DEEPLY AS DESCRIBED IN ITEM E – WATERING.
 3. EDGING: EDGE GROUND COVER TO KEEP IN BOUNDS AND TRIM TOP GROWTH AS NECESSARY TO ACHIEVE AN OVERALL EVEN APPEARANCE. KEEP AN 18" TO 24" DIAMETER CIRCLE AROUND THE BASE OF TREES CLEAR OF GROUND COVER TO REDUCE COMPETITION FOR NUTRIENTS BETWEEN. MAINTAIN BARK MULCH IN CLEAR ZONE.
 4. PRUNING: TREES & SHRUBS: SEE ITEM G – PRUNING BELOW FOR GUIDELINES. GROUND COVERS: WOODY GROUND COVERS SHOULD BE PRUNED TO MAINTAIN DENSITY AND HEIGHT AND MINIMIZE BUILD-UP OF DEAD, WOODY BRANCHES BELOW THE SURFACE THROUGH ANNUAL OR EVERY OTHER YEAR PRUNING AND THINNING. CUT BACK PERENNIALS YEARLY OR AS NEEDED TO REMOVE DEAD GROWTH, RETAIN SHAPE AND REVITALIZE PLANT. DIVIDE TUBEROUS PLANTS IN FALL OR WINTER BUT ONLY WHEN PLANTS BECOME OVERCROWDED OR TOO LARGE.
 5. REPLACEMENT PLANTS: DEAD AND MISSING PLANTS SHALL BE REPLACED IMMEDIATELY. REPLACEMENT PLANTS SHALL BE OF SAME SIZE AND PLANTED AT SAME SPACING AS ORIGINALLY CALLED OUT ON PLANTING PLANS. THE OWNER'S REPRESENTATIVE SHALL INSPECT THE LANDSCAPING ON A MONTHLY BASIS AND ANY DEAD OR DYING PLANTS (PLANTS THAT EXHIBIT OVER 30% DIEBACK) SHALL BE REPLACED WITHIN TEN DAYS OF THE INSPECTION. THREE INCHES DEEP MULCH SHOULD BE MAINTAINED IN ALL PLANTING AREAS.
 6. VINES: AS VINES GROW, ADD ADDITIONAL VINE TIES TO SPREAD VINE OUT AND TRAIN TO THEIR SUPPORT. IF VINES GET TANGLED OR HEAVY, THIN AND PRUNE TO SHAPE AND RE-ATTACH TO SUPPORT SURFACE AS NEEDED.
- D. LAWN CARE:
 1. MOWING AND EDGING: MOW GRASS TO A MINIMUM HEIGHT OF TWO INCHES IN WARM WEATHER AND ONE AND ONE HALF INCHES DURING THE RAINY SEASON. MOWING SHALL BE DONE AS NEEDED IN ORDER TO MAINTAIN SPECIFIED HEIGHTS. ALL TREES PLANTED IN LAWN AREAS SHALL HAVE A 12" DIAMETER CIRCLE AROUND TRUNK OF TREE FREE OF LAWN. THIS CIRCULAR AREA SHALL RECEIVE 2" DEPTH OF BARK MULCH. THIS WILL REDUCE DAMAGE TO TRUNKS AND ROOTS BY MACHINERY.
 2. WATERING: LAWNS SHALL BE WATERED AT SUCH FREQUENCY AS WEATHER CONDITIONS REQUIRE, TO REPLENISH SOIL MOISTURE BELOW ROOT ZONE. SEE ITEM E – WATERING FOR MORE DETAILED INFORMATION.
 3. FERTILIZATION: LAWNS SHOULD BE FERTILIZED APPROXIMATELY EVERY 6 TO 8 WEEKS OR AS NEEDED TO MAINTAIN HEALTHY VIGOROUS GROWTH. SEE C ABOVE FOR FERTILIZER.
 4. WEED CONTROL: CONTROL BROAD-LEAFED WEEDS WITH SELECTIVE HERBICIDES. FOR CRABGRASS, APPLY A SELECTIVE POST-EMERGENT HERBICIDE IN THE SPRING. PRE-EMERGENT HERBICIDES CAN BE APPLIED PRIOR TO CRABGRASS GERMINATION. ALL HERBICIDES SHALL BE APPLIED ONLY AS NECESSARY AND PER MANUFACTURER RECOMMENDATIONS.
 5. INSECT & DISEASE CONTROL: IF NECESSARY, APPLY APPROVED INSECTICIDES AND FUNGICIDES WHEN NEEDED. THIS SHALL BE DONE ON AN AS NEEDED BASIS ONLY, AND PER MANUFACTURER RECOMMENDATIONS.
 6. RENOVATING: TO PROMOTE HEALTHY GROWTH, LAWNS SHOULD BE DE-THATCHED AND AERATED PERIODICALLY. DE-THATCHING REMOVES THE THICK LAYER OF DEAD GRASS STEMS THAT ACCUMULATE OVER TIME AT THE SOIL LEVEL. HEAVY THATCH CAN REDUCE A LAWNS VIGOR AND GROWTH. DE-THATCHING SHOULD BE DONE IN FALL OR EARLY SPRING. AERATION IS DONE WITH EITHER HAND OR GAS POWERED TOLLS THAT REMOVE SMALL CORES OF GRASS AND SOIL FROM THE LAWN AREA. THIS INCREASES WATER PENETRATION AND AIR CIRCULATION AND IMPROVES PLANT GROWTH. THIS SHOULD BE DONE ANNUALLY, OR CAN BE DONE IN SPECIFIC AREAS ANY TIME AS NEEDED. SECTIONS OF LAWN THAT ARE IN POOR HEALTH, DISEASED OR DEAD CAN BE CUT OUT AND REPLACED WITH NEW SOD OR RE-SEEDED AS NECESSARY. BE SURE YOUR REPLACEMENT SOD OR SEED IS THE SAME SPECIES.
- E. WATERING :
 1. LAWNS. WAIT TO WATER A LAWN UNTIL YOU NOTICE ITS COLOR CHANGE FROM BRIGHT GREEN TO A DULL BLUE-GREEN. ALSO WHEN WALKING ON THE LAWN AND LOOKING BACK, YOU WILL NOTICE YOUR FOOTPRINTS. THESE ARE ALL SIGNS OF WATER STRESS, INDICATING IT'S TIME TO WATER. CAREFULLY MONITOR LAWN APPEARANCE TO DEVELOP THE PROPER WATERING SCHEDULE AT EACH SEASON.
 2. SHRUBS AND GROUND COVERS : REGULAR WATERING ENCOURAGES DEEP ROOTING. TREES AND SHRUBS WITH DEEP ROOTS CAN GO LONGER BETWEEN WATERING AND WITHSTAND DROUGHT BETTER. PLANTS WITH DEEP ROOTS HAVE A GREATER SOIL RESERVOIR OF MOISTURE. A SIMPLE TEST TO SEE IF SHRUBS AND GROUND COVERS NEED WATER IS TO STICK A PENCIL 4 TO 6 INCHES INTO THE GROUND. IF THE TIP IS DAMP OR WET, THEY DON'T NEED WATER. REMEMBER TO CHECK SEVERAL AREAS IN THE LANDSCAPE; AS SUNNY AREAS WILL TEND TO DRY-OUT MORE FREQUENTLY THAN SHADY AREAS. CAREFULLY MONITOR SHRUB AREAS IN THIS WAY TO DETERMINE THE PROPER WATERING SCHEDULE AT EACH SEASON.
 3. GENERAL TIPS: DON'T OVER WATER. OVER WATERING WILL DAMAGE OR KILL PLANTS. DON'T CONTINUE TO WATER AN AREA IF RUN-OFF OCCURS. INSTEAD, WATER THE AREA SEVERAL TIMES WITH SHORTER DURATIONS, ALLOWING AN HOUR OR SO BETWEEN WATERINGS. THIS GIVES THE WATER A CHANCE TO PENETRATE INTO THE SOIL. THE IRRIGATION CONTROLLER CAN BE PROGRAMMED WITH REPEAT CYCLES TO ALLOW THIS TYPE OF WATERING. CAREFULLY MONITOR THE SOIL TO DEVELOP PROPER IRRIGATION SCHEDULES. THE SOIL IN THIS AREA TENDS TO RETAIN MOISTURE, SO IT IS IMPORTANT TO ALLOW THE SOIL TO DRY OUT BETWEEN WATERING CYCLES.
 4. WATERING TIMES: WATERING SHALL BE DONE AT NIGHT OR APPLY WATER EARLY IN THE MORNING
- F. IRRIGATION SYSTEM CARE:
THE IRRIGATION SYSTEM SHALL BE CHECKED AND ADJUSTED AS FOLLOWS:
 1. WEEKLY: THE IRRIGATION SYSTEM SHALL BE VISUALLY INSPECTED BY RUNNING ALL VALVE STATIONS FROM THE IRRIGATION CONTROLLER AND LOOKING FOR LEAKS, BROKEN PIPES, MISSING SPRAY HEADS, SPRAY HEADS OUT OF ADJUSTMENT, OVER SPRAYING, MISTING OR CLOGGED, OR OTHER DAMAGE. REPAIR ANY DAMAGE, LEAKS, ETC., AND ADJUST SPRAY HEADS SO THAT IRRIGATION SYSTEM HAS OPTIMUM HEAD TO HEAD SPRAY COVERAGE WITHOUT OVER SPRAYING PLANTING AREA. ALL REPAIRS AND ADJUSTMENTS SHALL BE COMPLETED BEFORE THE NEXT SCHEDULED WATERING PERIOD, AND IN NO CASE SHALL DOWN TIME EXCEED ONE WEEK.
 2. WEEKLY: AS PART OF VISUAL INSPECTION NOTED ABOVE, CHECK FOR LOW HEAD DRAINAGE. REPAIR AND/OR ADD CHECK VALVES AS NECESSARY TO ELIMINATE LOW HEAD DRAINAGE.
 3. MONTHLY: CHECK VALVE BOXES TO SEE THAT THEY DRAIN PROPERLY AND CLEAN OUT DEBRIS, MUD OR PLANT GROWTH.
 4. MONTHLY: IRRIGATION CONTROLLERS SHALL BE ADJUSTED MONTHLY TO PROVIDE OPTIMUM WATERING TIMES FOR THE LANDSCAPE PLANT MATERIALS. MAKE WEEKLY INSPECTIONS OF LANDSCAPE PLANT MATERIALS AND CHECK SOIL MOISTURE LEVELS (SEE ITEM E – WATERING) AND ADJUST WATERING TIMES AS NECESSARY TO PROVIDE OPTIMUM PLANT GROWTH AND WATER CONSERVATION. UNUSUAL VARIATIONS IN WEATHER MAY REQUIRE THE CONTROLLER WATERING TIMES BE ADJUSTED MORE OR LESS FREQUENTLY.
 5. TWICE YEARLY: CHECK ALL QUICK COUPLERS AND MAKE ALL REPAIRS NECESSARY, AND REPAIR VALVE BOXES AS NECESSARY.
 6. IN WINTER: COVER OR PROTECT ALL BACKFLOW DEVICES DURING FREEZING WEATHER.
 7. DRIP MAINTENANCE CONSIDERATIONS: FILTER CLEANING AND FLUSHING SHOULD START OUT AS A MONTHLY PROCEDURE (MORE FREQUENTLY FOR DIRTY WATER SITUATIONS) AND ADJUST TIMING AS APPROPRIATE. VISUALLY CHECK FOR INDICATIONS OF PIPE BREAKS OR CLOGGED EMITTERS OR OUTLETS ON A REGULAR BASIS. DURING WINTER MONTHS, WHEN THE SYSTEM IS NOT IN USE, THE DRIP VALVES SHOULD BE RUN TWICE MONTHLY FOR A 2-4 MINIMUM MINUTE PERIOD (EXCEPT IN FREEZING AREAS).
- G. PRUNING:
PRUNE SHRUBS AND TREES TO ENHANCE THEIR NATURAL SHAPE. DEVELOP PROPER LIMB AND BRANCH STRUCTURES. KEEP CLEAR OF TRAFFIC, AND REMOVE DISEASED, INJURED, AND DEAD WOOD IN THE FALL. IN PRUNING OR EDGING, DO NOT SHEAR OR CREATE VERTICAL EDGES. PRUNE AND REMOVE DEAD FLOWERS FROM PERENNIALS, SUCH AS AGAPANTHUS AND HEMEROCALLIS, AS NEEDED TO KEEP THEM LOOKING GOOD. PRUNE TREES FOR PROPER FORM AND TO ELIMINATE DEAD, CROSSING OR BROKEN BRANCHES. DO NOT ALLOW TREES TO BECOME TOP HEAVY. PRUNE AS NEEDED TO ALLOW WIND PENETRATION THROUGH CANOPY. ALL TREE PRUNING SHALL BE DONE UNDER THE GUIDANCE OF A CERTIFIED ARBORIST FOLLOWING NURSERYMAN ASSOCIATION APPROVED PRUNING STANDARDS.
- H. BARK MULCH:
TWICE YEARLY ALL TREE AND SHRUB AREAS WITH BARK MULCH SHALL BE CHECKED AND MULCH ADDED AS NECESSARY TO RETAIN A MINIMUM 3" MULCH DEPTH. MULCH SHALL BE ORGANIC RECYCLED CHIPPED WOOD MULCH IN DARK BROWN COLOR. SHALL BE PROVIDED IN ALL PLANTING AREAS INCLUDING BIO-TREATMENT AREAS. THE MULCH SIZE SHALL NOT EXCEED 1-1/2 INCH IN DIAMETER. BLACK MULCH ARE NOT PERMITTED.
- I. STAKING:
ADJUST OR REMOVE STAKES AS NECESSARY TO PROVIDE THE BEST GROWING ENVIRONMENT FOR THE TREES. DO NOT ALLOW ANY STAKES TO LEAN OR BECOME LOOSE SO AS NOT TO PROVIDE NECESSARY SUPPORT FOR THE TREES. REPLACE RUBBER TIES WHICH ARE BROKEN OR DAMAGED; DO NOT USE WIRE TYPE TIES. LOOSEN TIED AS NEEDED TO ALLOW FOR PROPER TRUNK GROWTH. TRIM TREE STAKES AS NECESSARY TO ELIMINATE RUBBING AGAINST TREE BRANCHES. REMOVE STAKES FROM TREES ONCE A STRONG TRUNK HAS DEVELOPED IN APPROXIMATELY 2 TO 3 YEARS AFTER INSTALLATION.
- J. REPLACEMENT OF PLANTS:
DEAD PLANTS AND THOSE IN A STATE OF DECLINE SHALL BE REPLACED. REPLACEMENT PLANTS SHALL BE OF SAME SIZE, CONDITION AND VARIETY AS ORIGINALLY CALLED OUT ON PLANTING PLANS.



RIPLEY DESIGN GROUP, INC.
Landscape Architecture
Land Planning

1615 Bonanza St., Suite 314
Walnut Creek
California 94596
Tel 925.938.7377
Fax 925.938.7436

DEVELOPER:

**NUVERA
HOMES**

7041 KOLL CENTER
PKWY, PLEASANTON,
CA 94566

TEL. 925.309.8888

PROJECT:

**24656 & 24764
MOHR DRIVE**

HAYWARD,
CALIFORNIA

**LANDSCAPE
NOTES**



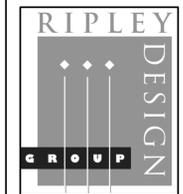
PROJECT #:
DATE: MAY 16, 2023
SCALE: -
DRAWN BY: CL
CHECKED BY: AMC

REVISIONS:

SHEET

L11

OF 13 SHEETS



RIPLEY DESIGN GROUP, INC.
Landscape Architecture
Land Planning
1615 Bonanza St., Suite 314
Walnut Creek
California 94596
Tel 925.938.7377
Fax 925.938.7436

DEVELOPER:

NUVERA HOMES

7041 KOLL CENTER
PKWY, PLEASANTON,
CA 94566

TEL. 925.309.8888

PROJECT:

**24656 & 24764
MOHR DRIVE**

HAYWARD,
CALIFORNIA

**PRECISE
PRELIMINARY
PLANTING
PLAN**



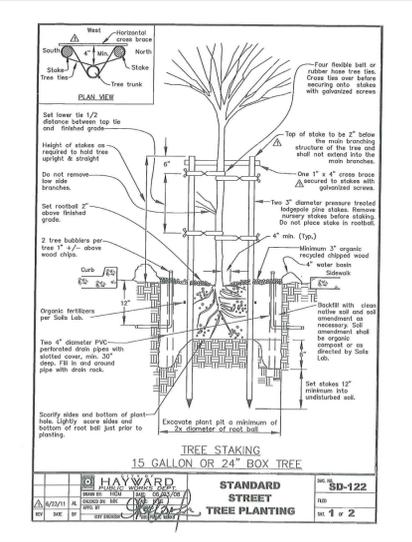
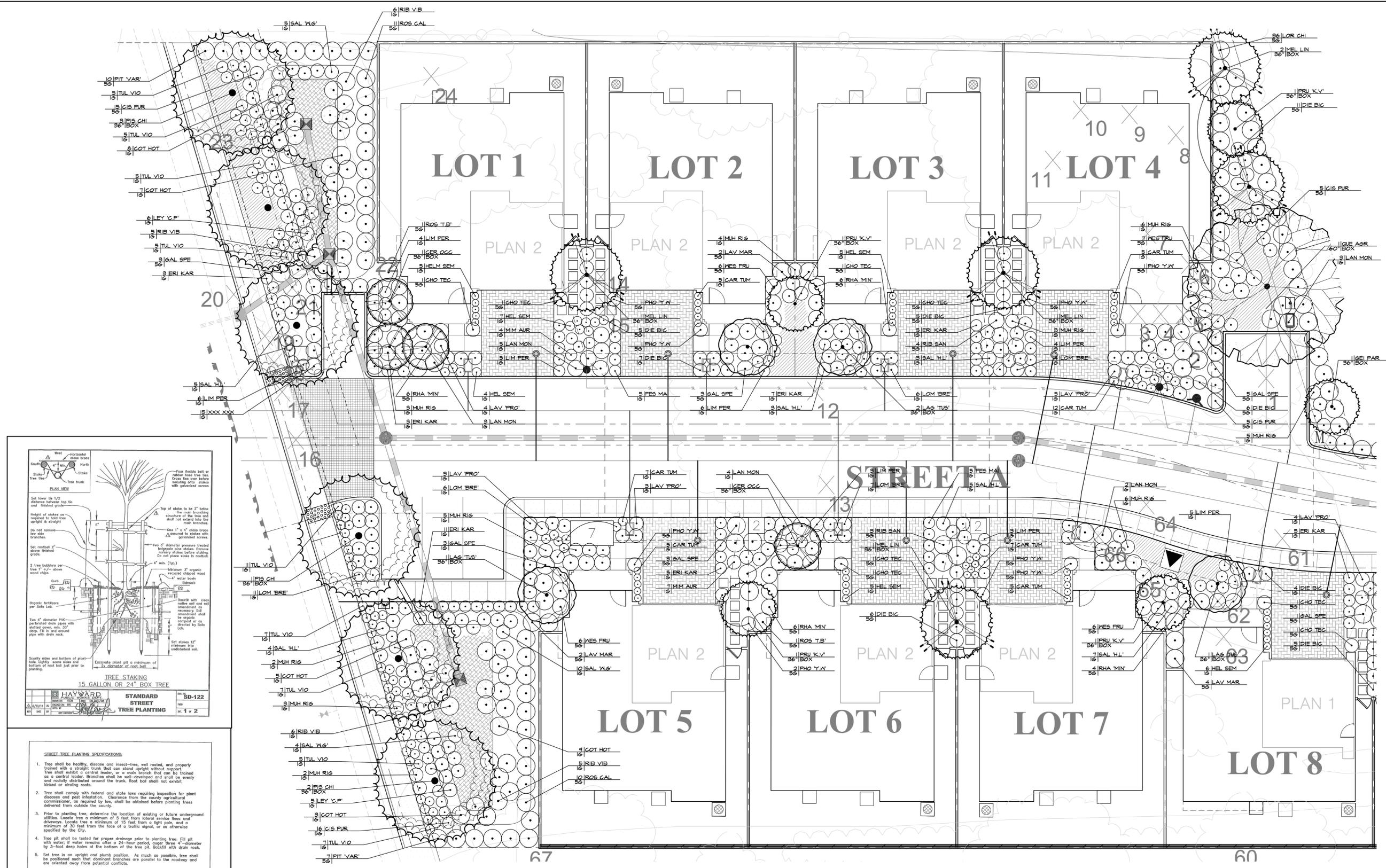
PROJECT #:
DATE: MAY 16, 2023
SCALE: 1"=10'
DRAWN BY: CL
CHECKED BY: AMC

REVISIONS:

SHEET

L12

OF 13 SHEETS

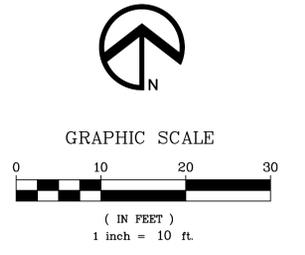


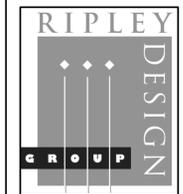
- STREET TREE PLANTING SPECIFICATIONS:**
- Tree shall be healthy, disease and insect-free, well rooted, and properly trained with a straight trunk that can stand upright without support. Tree shall exhibit a central leader, or a main branch that can be trained and readily distributed around the trunk. Root ball shall not exhibit kinked or circling roots.
 - Tree shall comply with federal and state laws requiring inspection for plant diseases and pest infestation. Clearance from the nearby agricultural commissioner, as required by law, shall be obtained before planting trees delivered from outside the county.
 - Prior to planting tree, determine the location of existing or future underground utilities. Locate tree a minimum of 5 feet from lateral service lines and driveway. Locate tree a minimum of 15 feet from a right pole, and a minimum of 30 feet from the face of a traffic signal, or as otherwise specified by the City.
 - Tree pit shall be tested for proper drainage prior to planting tree. Fill pit with water; if water remains after a 24-hour period, dig three 4\"/>
 - Set tree in an upright and plumb position. As much as possible, tree shall be positioned such that dominant branches are parallel to the roadway and are oriented away from potential conflicts.
 - If required by the City, a pressure-compensating bubbler, or drip emitters, shall be provided to each tree.
 - Depending on the winter strip width, or the tree well size and the tree species being planted, a 24\"/>
 - Stakes are to be removed when the tree diameter meets or exceeds the diameter of the stakes.

NOTE:
SEE SHEET L13 FOR PLANTING
NOTES AND PLANTING LEGEND

PLANT CALLOUT SYMBOL KEY

PLANT QTY	PLANT SYMBOL
SIZE	UNITS





RIPLEY DESIGN GROUP, INC.
Landscape Architecture
Land Planning
1615 Bonanza St., Suite 314
Walnut Creek
California 94596
Tel 925.938.7377
Fax 925.938.7436

DEVELOPER:

NUVERA HOMES

7041 KOLL CENTER
PKWY, PLEASANTON,
CA 94566

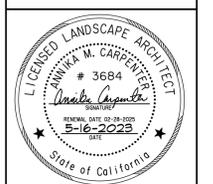
TEL. 925.309.8888

PROJECT:

**24656 & 24764
MOHR DRIVE**

HAYWARD,
CALIFORNIA

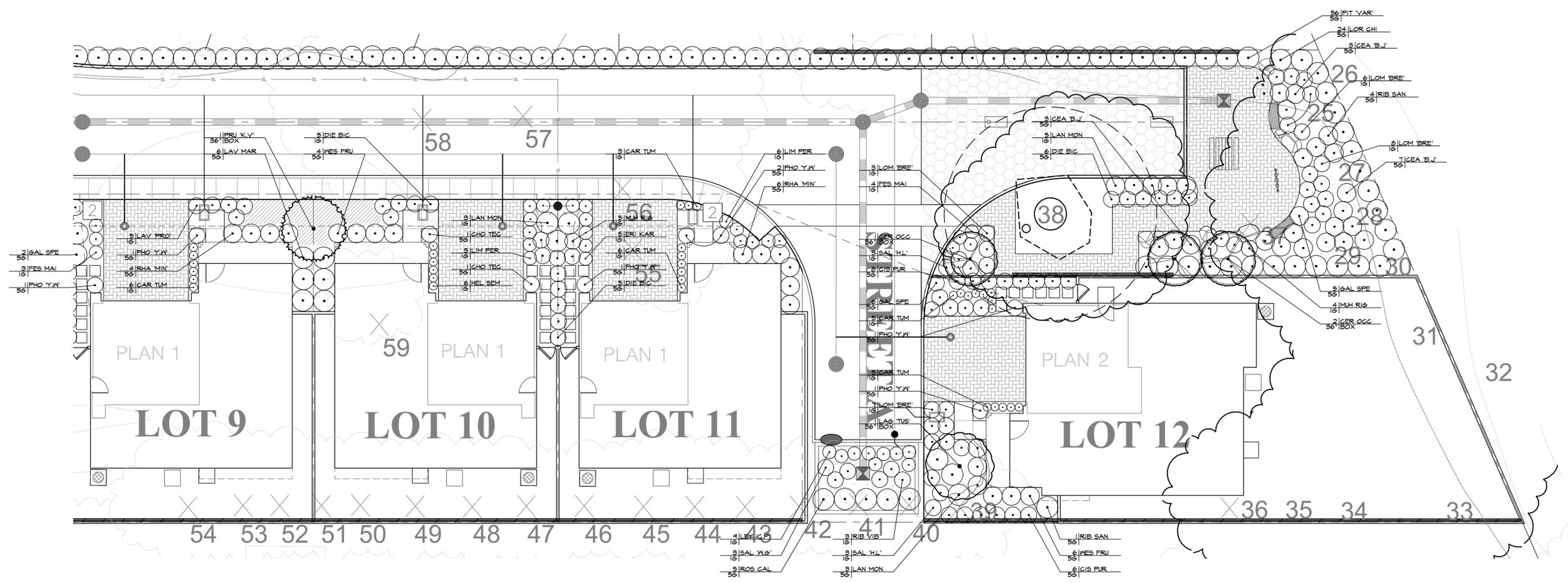
**PRECISE
PRELIMINARY
PLANTING
PLAN**



PROJECT #:
DATE: MAY 16, 2023
SCALE: 1"=10'
DRAWN BY: CL
CHECKED BY: AMC

REVISIONS:

SHEET
L13
OF 13 SHEETS



PLANTING NOTES

- THE CONTRACTOR SHALL MAINTAIN A QUALIFIED SUPERVISOR ON THE SITE AT ALL TIMES DURING CONSTRUCTION THROUGH COMPLETION OF PICK-UP WORK.
- THE CONTRACTOR SHALL FURNISH AND PAY FOR ALL FORMS OF PLANT MATERIALS AND SPECIFIED INSTALLATIONS, INCLUDING FLATTED GROUNDCOVER.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATION AND STAKING ALL SEWER, UTILITY AND WATER MAIN LINES PRIOR TO PLANTING. LANDSCAPE CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR ANY COSTS INCURRED DUE TO DAMAGE AND REPLACEMENT OF SAID UTILITIES. CALL COMMON GROUND ALLIANCE (CGA) AT 811 TO LOCATE AND MARK UTILITIES PRIOR TO EXCAVATION.
- SOIL PREPARATIONS: GROUNDCOVER AND TURF AREAS SHALL BE CROSSRIPPED OR TILLED TO A DEPTH OF NINE (9) INCHES. THE AMENDMENT SHALL BE UNIFORMLY BROADCAST PER 1,000 S.F. AND THOROUGHLY INCORPORATED TO A DEPTH OF 9" BY MEANS OF ROTOTILLER OR EQUAL. THE FOLLOWING FORMULA SHALL BE USED FOR BIDDING PURPOSES ONLY:
6 CU.YDS. COMPOST
35 LBS. 6-20-20 COMMERCIAL FERTILIZER
50 LBS. IRON SULFATE (20% Fe)
- BACKFILL FOR TREES AND SHRUBS: THE PLANTING PITS FOR TREES AND SHRUBS SHALL BE EXCAVATED TO TWICE THE DIAMETER AND TO THE DEPTH OF THE ROOTBALL. ON SITE SOIL SHALL BE USED FOR BACKFILL PURPOSES. THE FOLLOWING MIX SHALL BE USED FOR BIDDING PURPOSES ONLY:
6 PARTS BY VOLUME ON SITE SOIL
4 PARTS BY VOLUME ORGANIC AMENDMENT PER ABOVE
2LB./CU.YD. OF MIX 6-20-20
2LB./CU.YD. OF MIX IRON SULFATE PER CU.YD. OF MIX
- ALL SOIL AMENDMENTS SPECIFIED ARE FOR BIDDING PURPOSES ONLY. ONCE SITE HAS BEEN ROUGH GRADED, CONTRACTOR SHALL OBTAIN A SOILS REPORT (S3C TEST WITH RECOMMENDATIONS) FROM A&L WESTERN LABORATORIES, INC. (209-529-4060, WWW.A&L-LABS-WEST.COM). FOR SOIL AMENDMENTS, CONTRACTOR TO SUBMIT ONE COPY OF THE SOILS REPORT TO THE CITY, ONE COPY TO THE OWNER, AND ONE COPY TO THE LANDSCAPE ARCHITECT FOR USE IN PROVIDING UPDATED IRRIGATION SCHEDULING RECOMMENDATIONS TO BE INCLUDED PRIOR TO APPROVAL OF CERTIFICATE OF COMPLIANCE. CONTRACTOR SHALL FOLLOW THE SOIL PREPARATION, BACKFILL MIX AND FERTILIZATION PROGRAM PER THE REPORT.
- ALL 1 GALLON SHRUBS SHALL RECEIVE ONE (1) 21 GRAM AGRIFORM, ALL 5 GALLON SHRUBS SHALL RECEIVE TWO (2) 21 GRAM AGRIFORM PLANTING TABLETS, ALL 15 GALLON TREES SHALL RECEIVE FOUR (4) 21 GRAM AGRIFORM PLANTING TABLETS AND ALL BOX TREES SHALL RECEIVE EIGHT (8) 21 GRAM AGRIFORM TABLETS.
- ALL SHRUB AND GROUNDCOVER PLANTING AREAS INCLUDING BIO-TREATMENT AREAS EXCEPT FOR TURF AREA SHALL BE TO A MINIMUM DEPTH OF 3". MULCH TO BE ORGANIC RECYCLED WOOD WASTE, COLOR TO BE DARK BROWN, 1/2" TO 1" DIAMETER FROM WASTE MANAGEMENT, INC., SACRAMENTO, (916-452-0142).
- CONTRACTOR SHALL SPRAY ALL EXISTING WEEDS IN PLANTING AREAS PRIOR TO RIPPING AND APPLY PRE-EMERGENT TO ALL SHRUB AREAS AFTER PLANTING.
- CONTRACTORS SHALL APPLY FERTILIZER AND PRE-EMERGENT AT END OF MAINTENANCE PERIOD.
- LANDSCAPE ARCHITECT AND/OR OWNER RESERVES THE RIGHT TO SELECT OR REJECT ANY OR ALL PLANT MATERIAL.
- REFER TO TREE PLANTING/STAKING DETAIL, SHEET L12.
- THIS PLAN COMPLIES WITH THE CRITERIA OF THE CITY'S WATER EFFICIENT LANDSCAPE ORDINANCE AND APPLIES THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.

PRELIMINARY TREE PALETTE

BOTANICAL NAME	COMMON NAME	SIZE	WATER USE
TREES			
CERCIS OCCIDENTALIS	WESTERN REDBUD	36" BOX	LOW
LAGERSTROEMIA X 'TUSCARORA	GRAPE MYRTLE	36" BOX	LOW
MELALEUCA LINARIFOLIA	FLAXLEAF PAPERBARK	36" BOX	LOW
PRUNUS C. 'KRAUTER VESUVIUS'	FLOWERING PLUM	36" BOX	LOW
PISTACHIA CHINENSIS	CHINESE PISTACHE	36" BOX	LOW
QUERCUS AGRIFOLIA	COAST LIVE OAK	60" BOX	LOW

PRELIMINARY PROPOSED PLANT PALETTE

BOTANICAL NAME	COMMON NAME	WATER USE	SPACING	MATURE SIZE (H X W)
SHRUBS				
CAREX TUMICOLA	BERKELEY SEDGE	LOW	1.5'	1.5' X 1.5'
CEANOTHUS 'BLUE JEANS'	CALIFORNIA WILD LILAC	LOW	4'	4' X 4'
CHONDROPETALUM TECTORUM	SMALL CAPE RUSH	LOW	3'	3' X 4'
CISTUS X PURPUREUS	ORCHID ROCKROSE	LOW	3.5'	3.5' X 3.5'
DIETES BICOLOR	FORTNIGHT LILY	LOW	1.5'	2.5' X 2.5'
ERIGERON KARVINSKIANUS	SANTA BARBARA DAISY	LOW	2.5'	.5' X 2.5'
FESTUCA MAIREI	ATLAS FESCUE	LOW	2.5'	2.5' X 2.5'
GALVEZIA SPECIOSA	ISLAND SNAPPYDRAGON	LOW	2.5'	2.5' X 3'
HELIOTRICHON SEMPERVIRENS	BLUE OAT GRASS	LOW	2'	2' X 2'
LANTANA MONTEVIDENSIS	LANTANA	LOW	2.5'	2.5' X 3'
LAVANDULA X I. 'PROVENCE'	PROVENCE FRENCH LAVENDER	LOW	2'	2' X 3'
LAVATERA MARITIMA	TREE MALLOW	LOW	5'	5' X 5'
LIMONIUM PEREZII	SEA LAVENDER	LOW	2'	2' X 2'
LOMANDRA LONGIFOLIA	BREEZE DWARF MAT RUSH	LOW	2.5'	2' X 3'
LOROPETALUM CHINENSE	CHINESE FRINGE FLOWER	LOW	3.5'	4' X 4'
MIMULUS AURANTIACUS	STICKY MONKEY FLOWER	LOW	3'	3' X 3'
MUHLENBERGIA RIGENS	DEER GRASS	LOW	3'	3' X 4'
PHORMIUM 'YELLOW WAVE'	NEW ZEALAND FLAX	LOW	4'	4' X 4'
PITTIOSPORUM T. 'VARIEGATA'	VARIEGATED TOBIRA	LOW	4'	5' X 5'
RHAPHIOLEPIS U. 'MINOR'	DWARF YEDDO HAWTHORN	LOW	4'	4' X 4'
RIBES SANGUINEUM	RED FLOWERING CURRANT	LOW	4'	4' X 4'
ROSMARINUS O. 'TUSCAN BLUE'	ROSEMARY	LOW	3.5'	5' X 3.5'
SALVIA 'MICROPHYLLA HOT LIPS'	HOT LIPS SAGE	LOW	2'	2.5' X 2.5'
TULBAGHIA VIOLACEA	SOCIETY GARLIC	LOW	1'	2' X 1'
WESTRINGIA FRUTICOSA	COAST ROSEMARY	LOW	3'	3' X 3'
ZAUSCHNERIA CALIFORNICA	CALIFORNIA FUCHSIA	LOW	3'	3' X 3'

GROUNDCOVERS

	CISTUS SALVIFOLIUS PROSTRATUS	ROCKROSE
	1 GALLON @ 60" O.C. - LOW	

SHRUBS BIO-RETENTION

	COTONEASTER HORIZONTALIS	ROCK SPRAY COTONEASTER	LOW	4'	2' X 6'
	LEYMUS C. 'CANYON PRINCE'	CANYON PRINCE WILD RYE	LOW	2.5'	3' X 3'
	RIBES VIBURNIFOLIUM	CATALINA CURRANT	LOW	4'	4' X 5'
	ROSA CALIFORNICA	CALIFORNIA WILD ROSE	LOW	4'	3' X 5'
	SALVIA C. 'WINNIFRED GILMAN'	BLUE SAGE	LOW	3'	3' X 4'

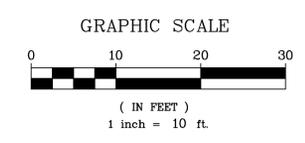
GROUNDCOVERS - BIORETENTION

	CAREX TUMICOLA	BERKELEY SEDGE
	1 GALLON @ 24" O.C. - LOW	

NOTE: PLANT MATERIAL WATER USE VERIFIED WITH ONLINE WUCOLS LANDSCAPE WATER-USE PLANNING TOOL. WWW.CCUH.UCDAVIS.EDU/WUCOLS

PLANT CALLOUT SYMBOL KEY

PLANT QTY	PLANT SYMBOL
SIZE	UNITS





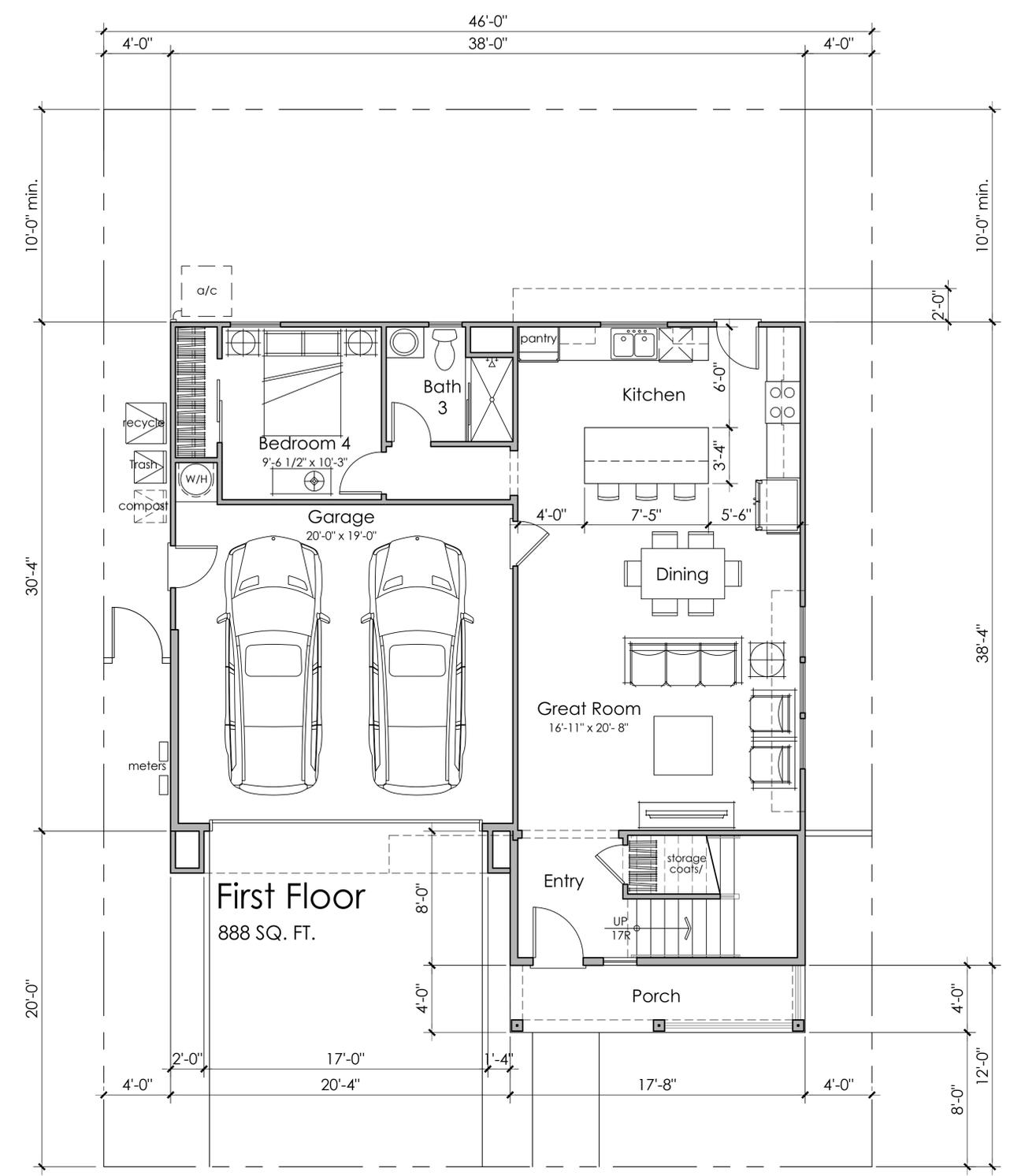
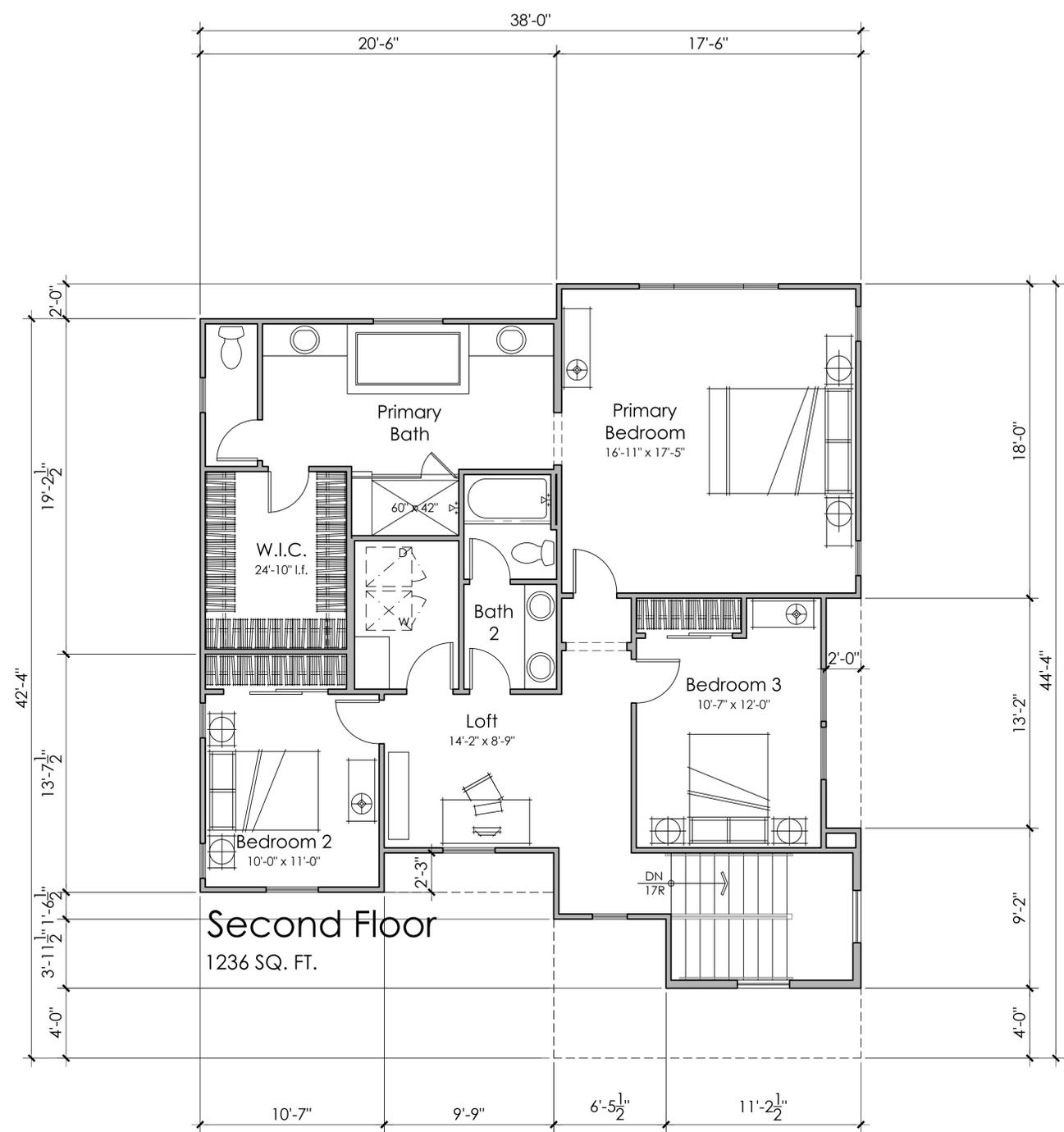
Front Elevation 1A - Farmhouse



Front Elevation 1B - Cottage



Front Elevation 1C - Craftsman



Architecture + Planning
888.456.5849
ktgy.com



MOHR DRIVE
HAYWARD, CA # 2022-0069

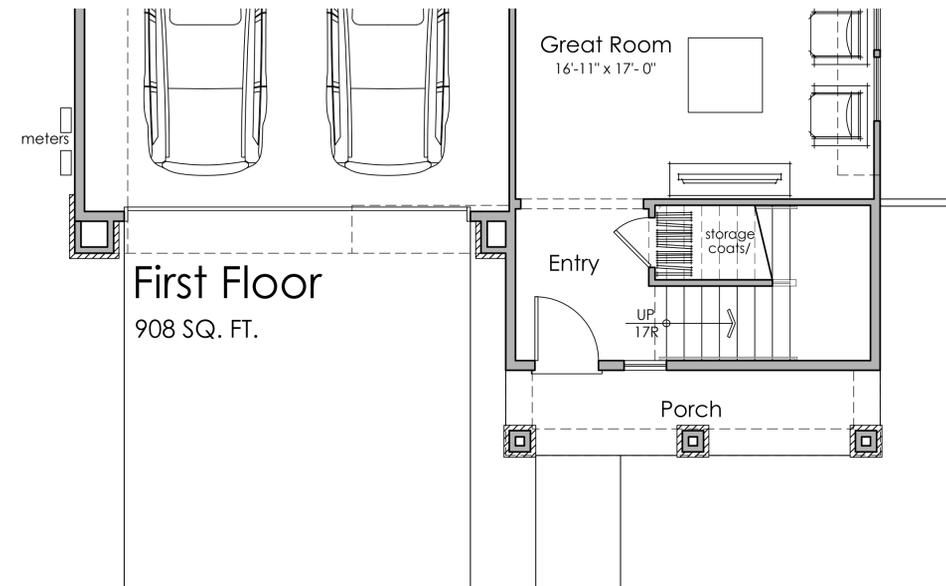
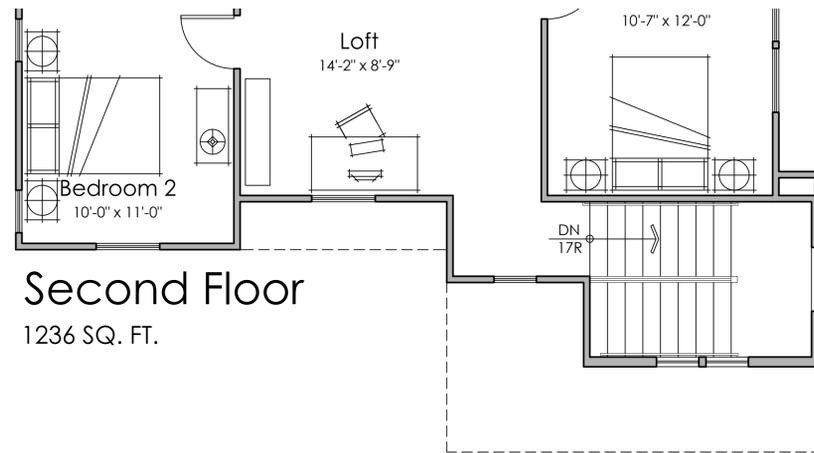
SCHEMATIC DESIGN
MAY 11, 2023



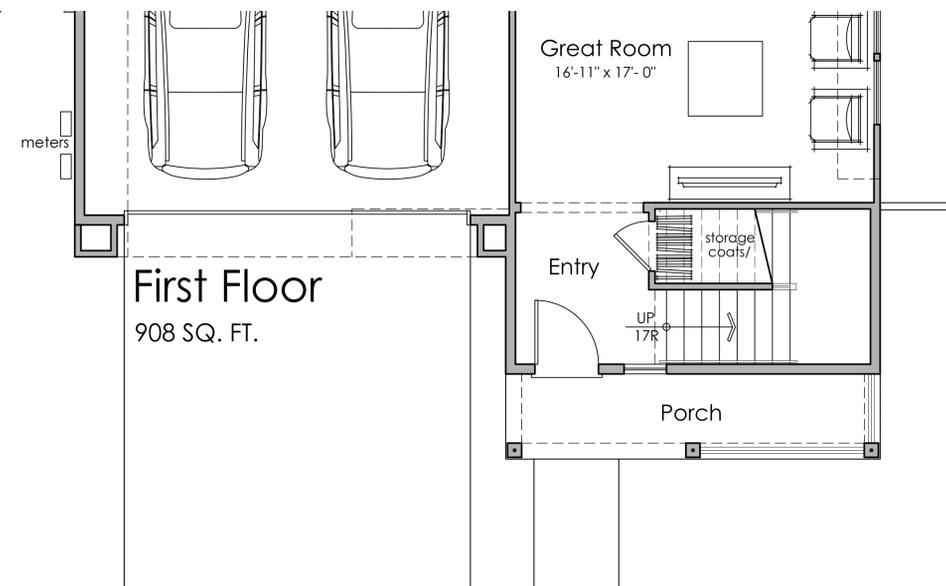
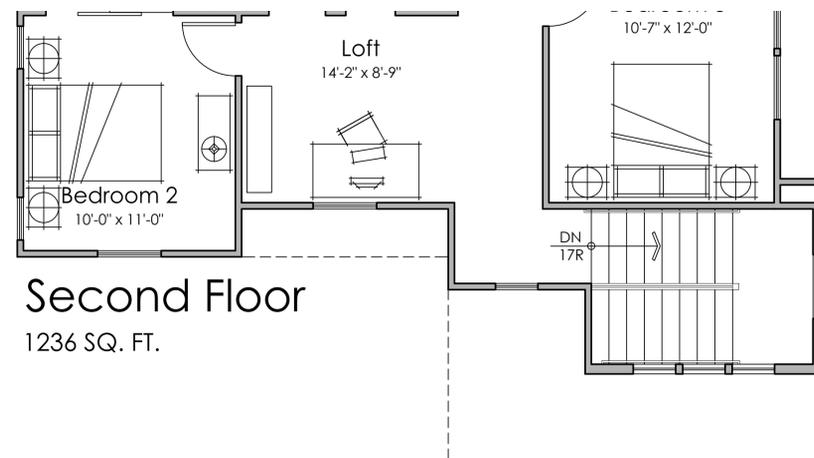
4 BEDROOMS
3 BATHS
2,124 S.F.

FLOOR PLAN 1

A1.1



PLAN 1C



PLAN 1B



Architecture + Planning
888.456.5849
ktgy.com



MOHR DRIVE
HAYWARD, CA # 2022-0069

SCHEMATIC DESIGN
AUGUST 29, 2022



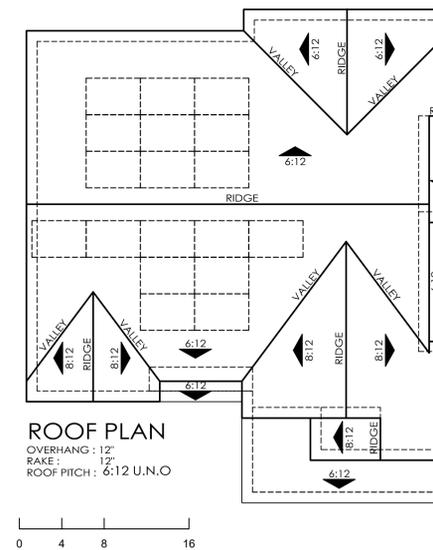
FLOOR PLAN 1 ADDENDA

A1.1.1

- 1A - Material Legend:
 Flat Concrete Tile Roofing
 Cementitious Board & Batt Siding
 Stucco Finish
 Decorative Shutters
 Stone Veneer
 Decorative Posts & Railing
 Decorative Gable End Detail
 Enhanced Head and Sill Trim



Front Elevation 1A - Farmhouse



Right Elevation



Rear Elevation



Left Elevation



Architecture + Planning
 888.456.5849
 ktgy.com



MOHR DRIVE
 HAYWARD, CA # 2022-0069

SCHEMATIC DESIGN
 AUGUST 29, 2022



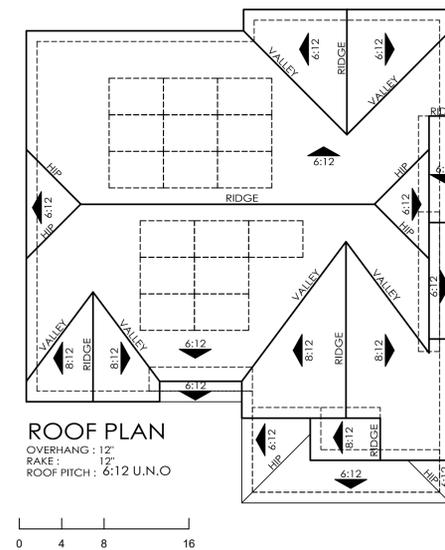
PLAN 1A - EXTERIOR ELEVATIONS

A1.2

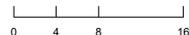
- 1B - Material Legend:
- Flat Concrete Tile Roofing
- Cementitious Lap Siding
- Stucco Finish
- Decorative Shutters
- Decorative Posts & Corbels
- Decorative Gable End Detail
- Enhanced Head and Sill Trim



Front Elevation 1B - Cottage



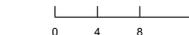
Right Elevation



Rear Elevation



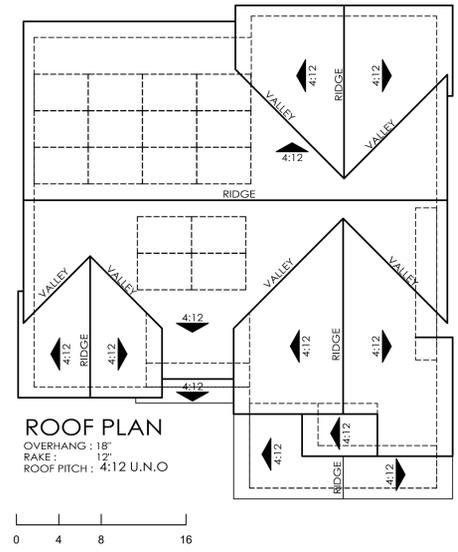
Left Elevation



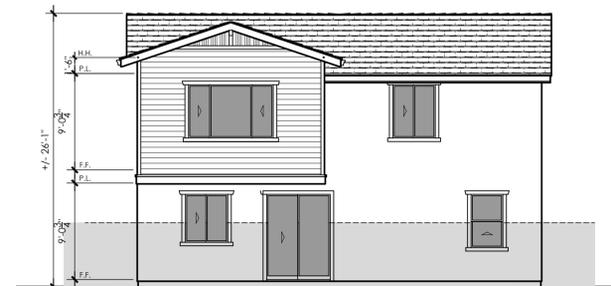
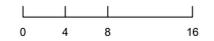
- 1C - Material Legend:
- Flat Concrete Tile Roofing
- Cementitious Lap Siding
- Stucco Finish
- Stone Veneer
- Decorative Columns
- Decorative Gable End Detail
- Enhanced Head and Sill Trim



Front Elevation 1C - Craftsman



Right Elevation



Rear Elevation



Left Elevation

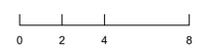


Architecture + Planning
 888.456.5849
 ktgy.com



MOHR DRIVE
 HAYWARD, CA # 2022-0069

SCHEMATIC DESIGN
 AUGUST 29, 2022



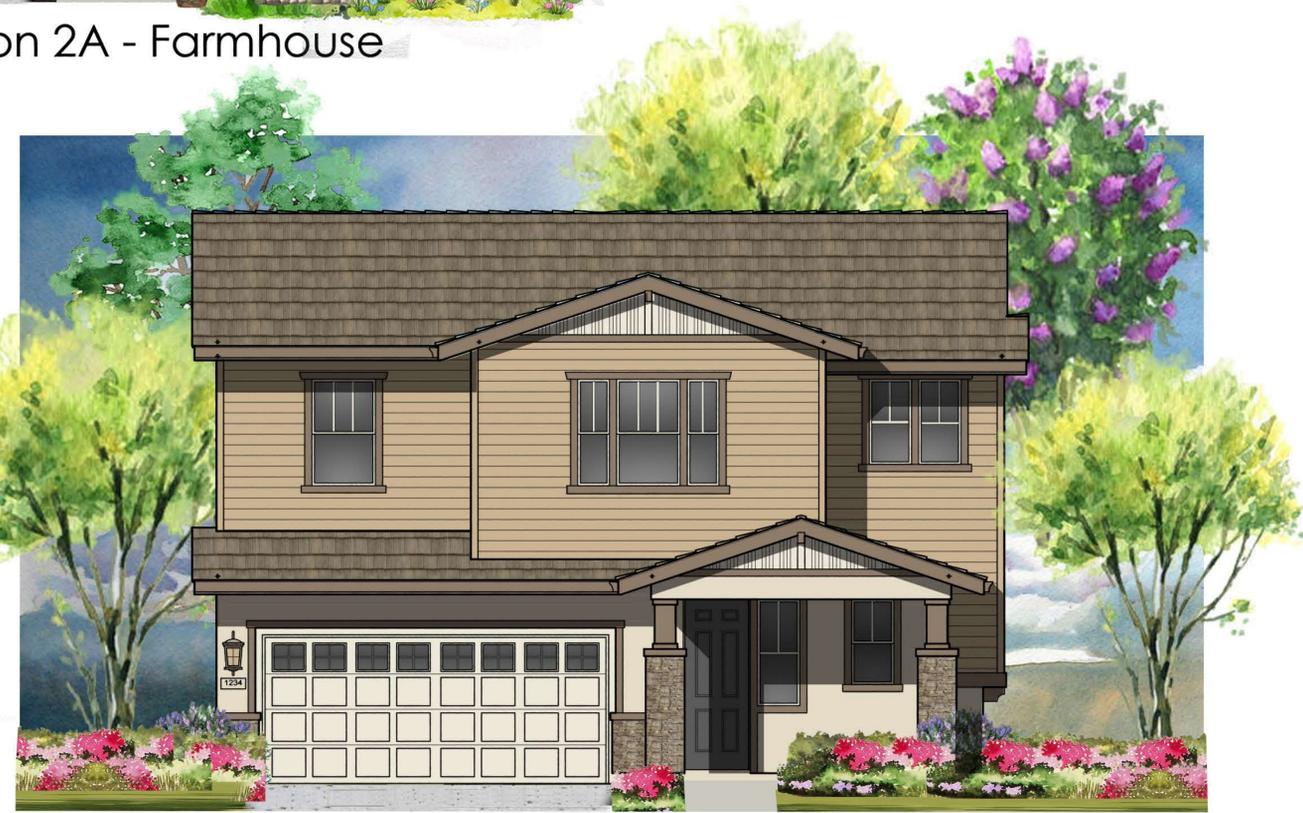
PLAN 1C - EXTERIOR ELEVATIONS



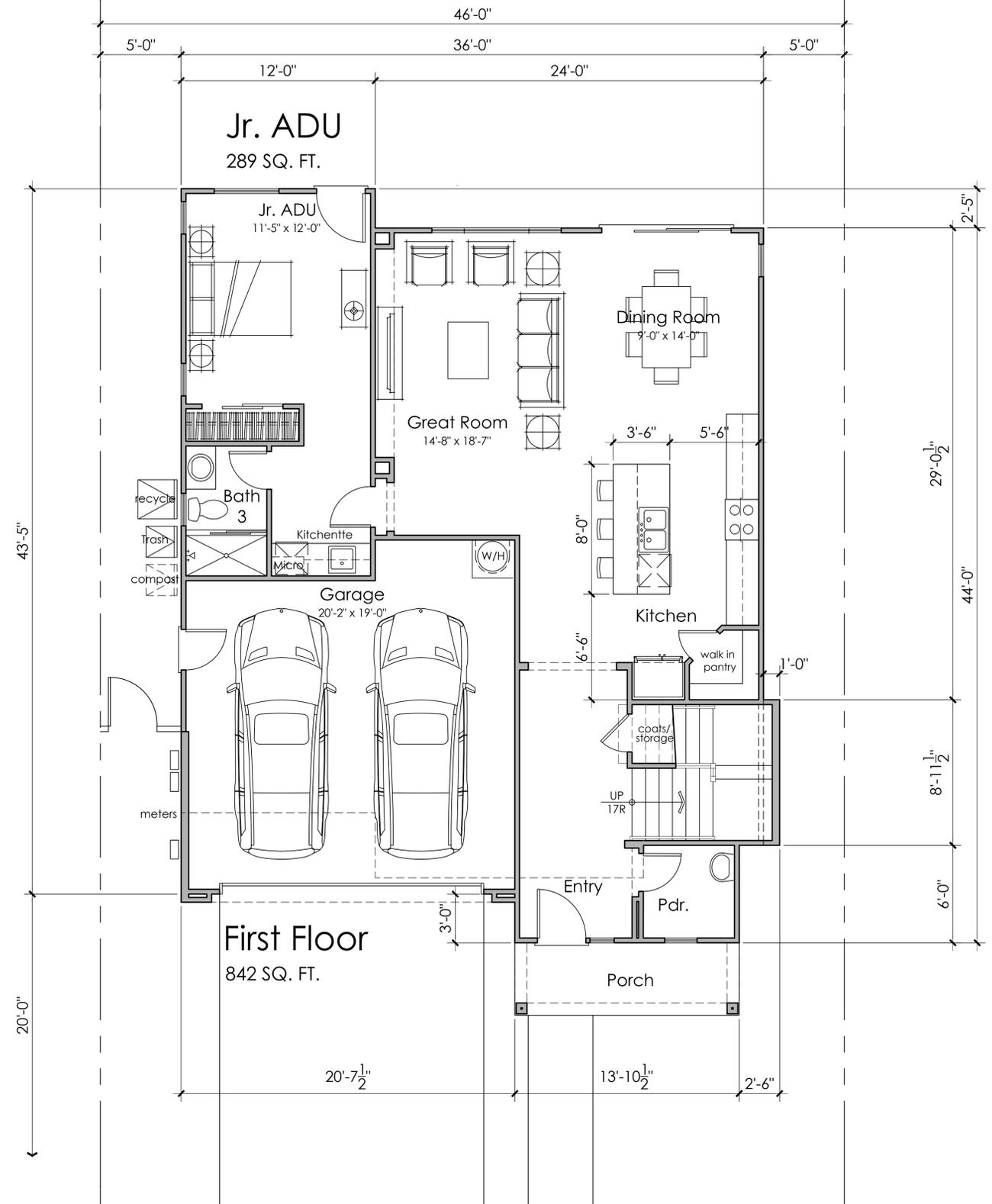
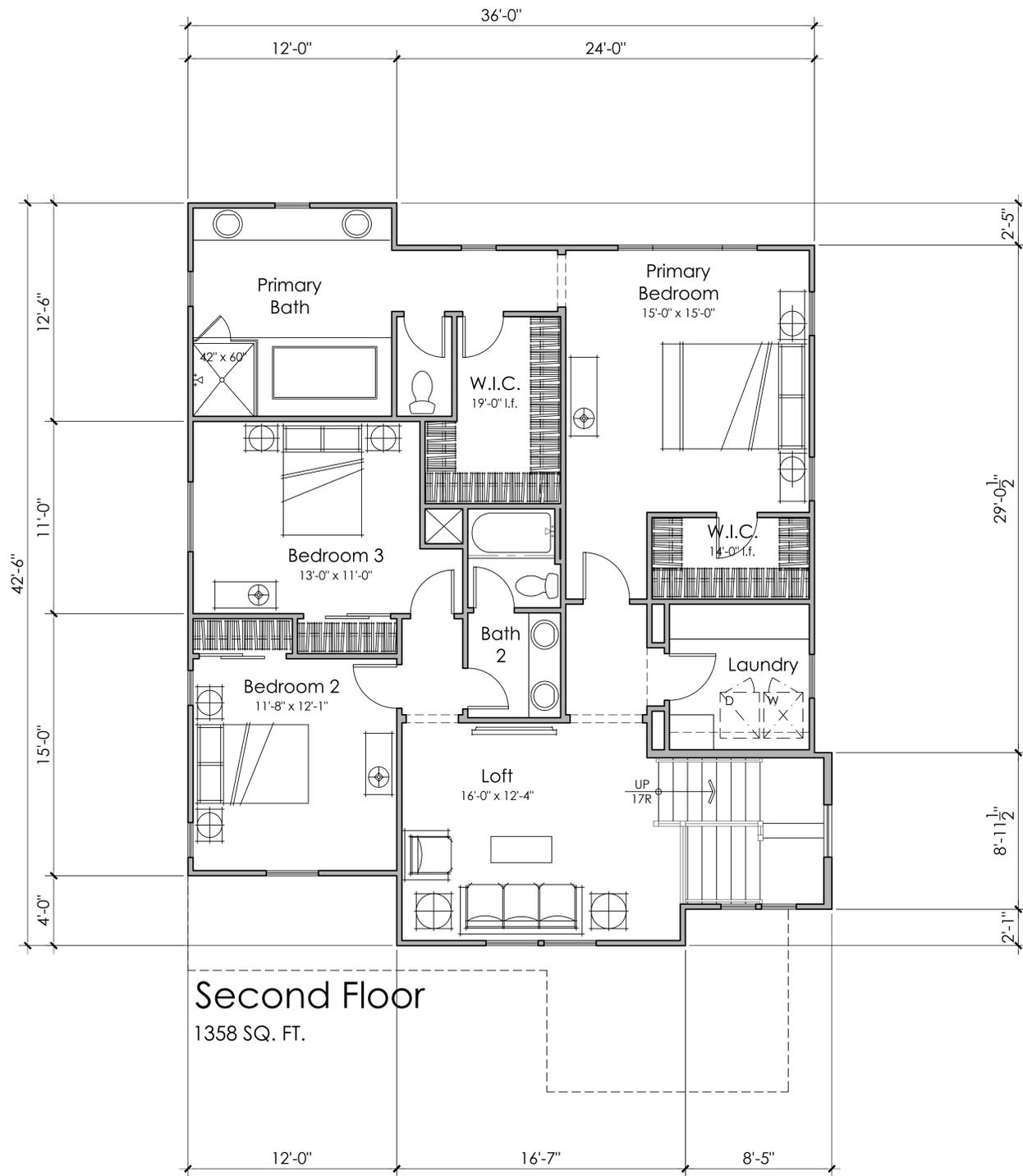
Front Elevation 2A - Farmhouse



Front Elevation 2B - Cottage



Front Elevation 2C - Craftsman



Architecture + Planning
888.456.5849
ktgy.com



MOHR DRIVE
HAYWARD, CA # 2022-0069

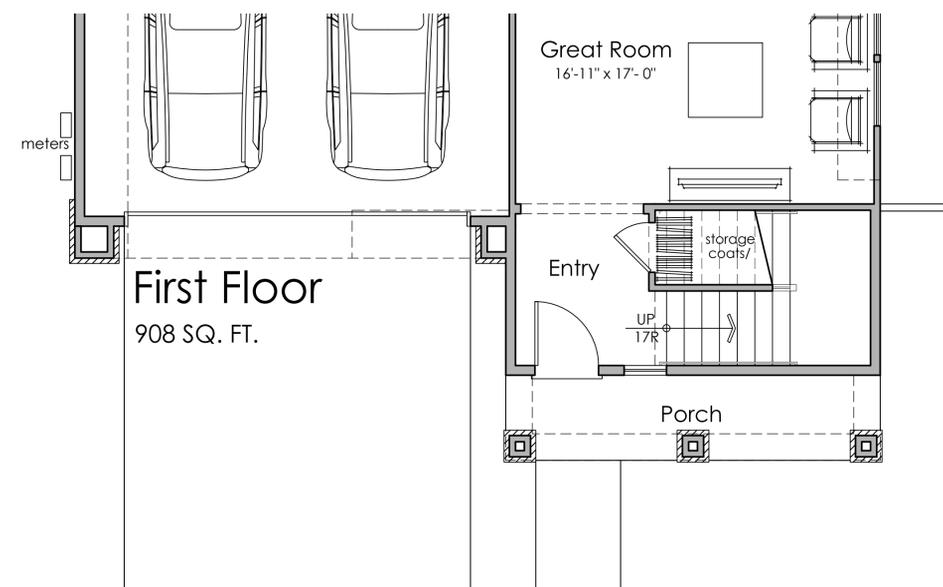
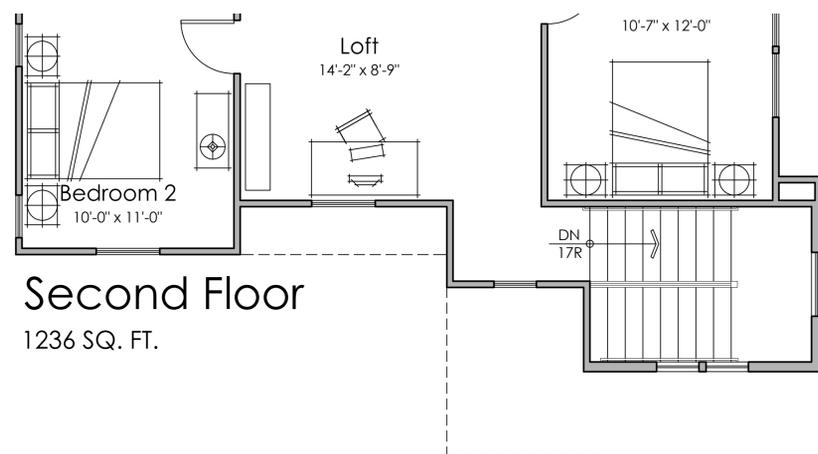
SCHEMATIC DESIGN
MAY 11, 2023



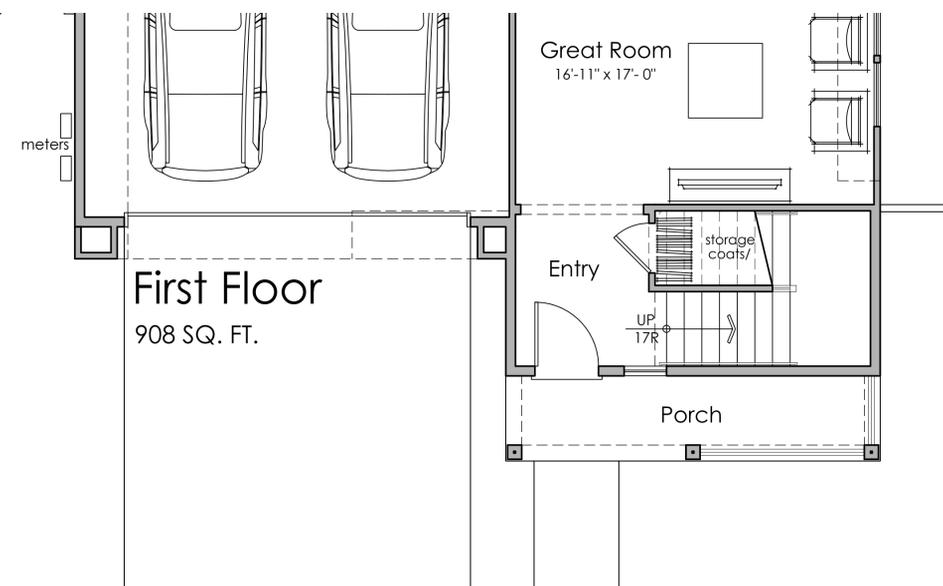
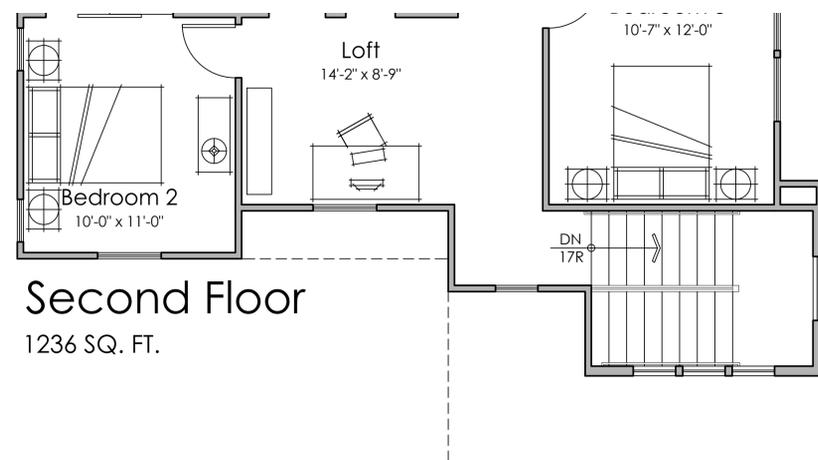
4 BEDROOMS
3 BATHS
2,200 S.F.
Jr. ADU 289 S.F.
2489 TOTAL S.F.

FLOOR PLAN 2

A2.1



PLAN 2C



PLAN 2B



Architecture + Planning
888.456.5849
ktgy.com



MOHR DRIVE
HAYWARD, CA # 2022-0069

SCHEMATIC DESIGN
AUGUST 29, 2022



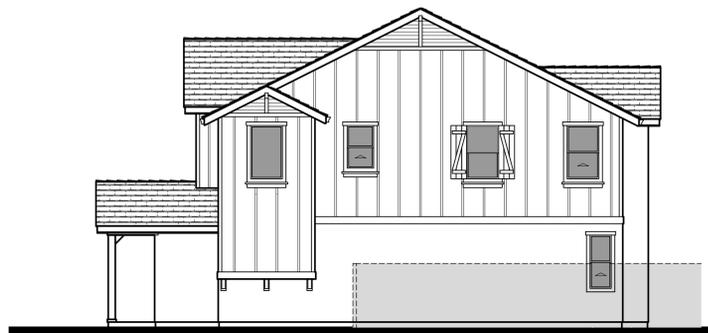
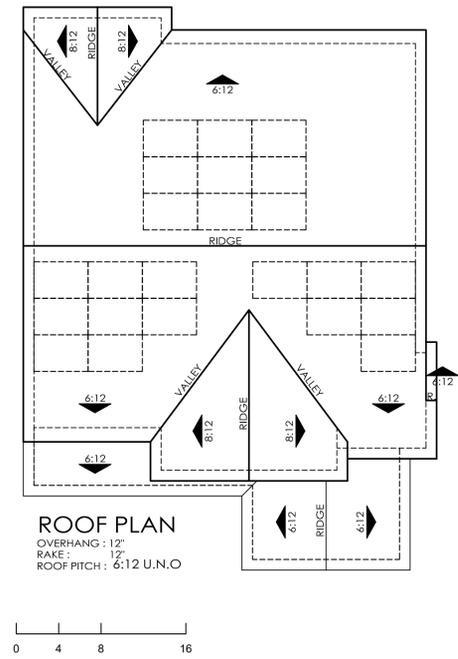
FLOOR PLAN 2 ADDENDA

A2.1.1

- 2A - Material Legend:
 Flat Concrete Tile Roofing
 Cementitious Board & Batt Siding
 Stucco Finish
 Decorative Shutters
 Decorative Posts & Corbels
 Decorative Gable End Detail
 Enhanced Head and Sill Trim



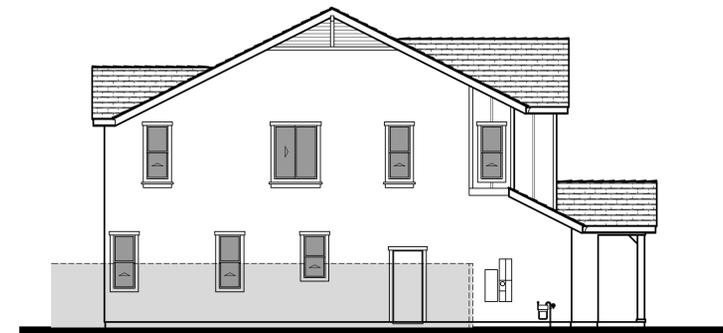
Front Elevation 2A - Farmhouse



Right Elevation



Rear Elevation



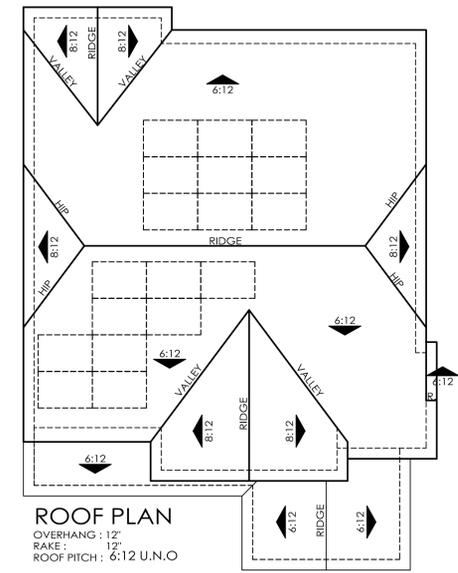
Left Elevation



2B - Material Legend:
 Flat Concrete Tile Roofing
 Cementitious Lap Siding
 Stucco Finish
 Decorative Shutters
 Decorative Posts & Corbels
 Decorative Gable End Detail
 Enhanced Head and Sill Trim



Front Elevation 2B - Cottage



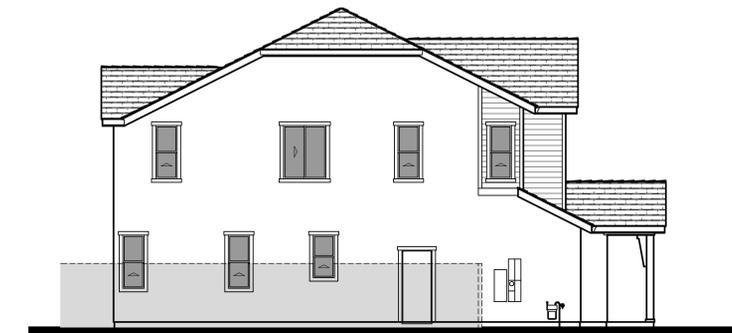
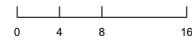
ROOF PLAN
 OVERHANG: 12"
 RAKE: 12"
 ROOF PITCH: 6:12 U.N.O.



Right Elevation



Rear Elevation



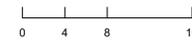
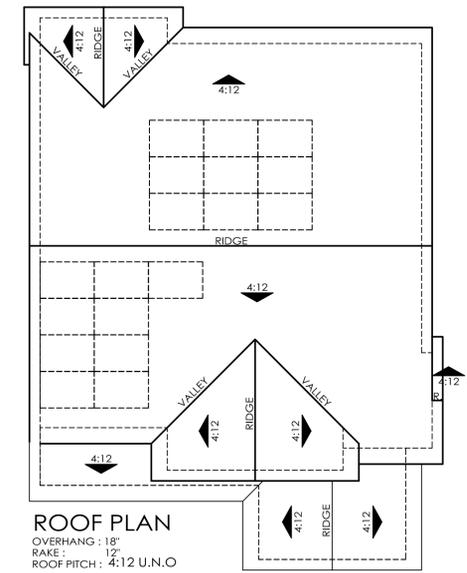
Left Elevation



2C - Material Legend:
 Flat Concrete Tile Roofing
 Cementitious Lap Siding
 Stucco Finish
 Stone Veneer
 Decorative Columns
 Decorative Gable End Detail
 Enhanced Head and Sill Trim



Front Elevation 2C - Craftsman



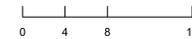
Right Elevation



Rear Elevation



Left Elevation



Architecture + Planning
 888.456.5849
 ktgy.com



MOHR DRIVE
 HAYWARD, CA # 2022-0069

SCHEMATIC DESIGN
 AUGUST 29, 2022



PLAN 2C - EXTERIOR ELEVATIONS

A2.4

MANUFACTURERS
 Kelly Moore
 Eagle Roofing
 Creative Mines

SCHEME 01

SCHEME 02

SCHEME 03

SCHEME 04

SCHEME 05

SCHEME 06

STUCCO BODY



KM 4898
SLOW PERCH



KM 4930
YOUNG COLT

STUCCO BODY



KM 4731
GRASS SKIRT



KM 4758
ITALIAN LACE

STUCCO BODY



KM 5735
BEACHSIDE VILLA

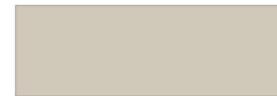


HLS 4201
ADOBE WHITE

SIDING / BATTEN



KM 5816
HARRISON GRAY



KM 5787
PARISIAN CASHMERE

SIDING / BATTEN



KM 4746
COUNTRY CHARM



KM 4592
INDIAN MUSLIN

SIDING / BATTEN



KM 5761
COLUSA WETLANDS



KM 5729
FOOTHILL DRIVE

FASCIA / EAVES / TRIM



KMW 49
GREAT WHITE



KM 23
SWISS COFFEE

FASCIA / EAVES / TRIM /
GARAGE DOORS



KMW 5297
DIAMOND DUST



KM 4574
DRY DOCK

FASCIA / EAVES / TRIM



KM 4562
OYSTER HAZE



KM 5779
EAGLES MEADOW

GARAGE DOORS /
SHUTTERS



KMA 87
STILETTO



KM 5826
VOLCANIC ROCK

ENTRY DOORS /
SHUTTERS



KM 5790
GRAPEVINE CANYON

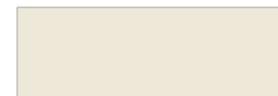


KM 5746
TURTLE BAY

GABLE SHINGLES /
GARAGE DOORS



KM 5762
HIKING BOOTS



KM 4730
PEARLY SWIRLY

ENTRY DOORS



HLS 4284-5
SEVILLE SCARLET



HLS 4242
RITZY

ROOF MATERIAL -
TAPERED FLAT SLATE



49634
KINGS CANYON



49581
ARCADIA BROWN

ENTRY DOORS



HLS 4228
RUSKIN RED



KM 4903
ZINC DUST

STONE VENEER



CRAFT PEAK LEDGE
SHADOW PLAY



CRAFT PEAK LEDGE
FOG BANK

ENTRY DOORS /
SHUTTERS



KM 5790
GRAPEVINE CANYON



KM 5746
TURTLE BAY

STONE VENEER



CRAFTSPLIT LEDGE 2.5" ONLY
GREEN TEA



CRAFTSPLIT LEDGE 2.5" ONLY
BISON

ROOF MATERIAL -
FLAT SLATE



4883
HILLSBOUROUGH BLEND



4697
SLATE RANGE

ROOF MATERIAL -
FLAT SHAKE



5808
TOMBSTONE



5689
BROWN RANGE



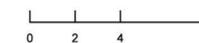
Architecture + Planning
 888.456.5849
 ktgy.com



MOHR DRIVE
 HAYWARD, CA

20220069

SCHEMATIC DESIGN
 01-26-2022



DIGITAL COLOR BOARD