

27865 MANON AVENUE

HAYWARD, CALIFORNIA 94544

APN: 453-90-14

SUBMITTAL DATE: 03.29.2021
 RESUBMITTAL: 07.27.2021
 RESUBMITTAL: 10.06.2021
 RESUBMITTAL: 05.13.2022



27865 MANON AVENUE

PROJECT TEAM:

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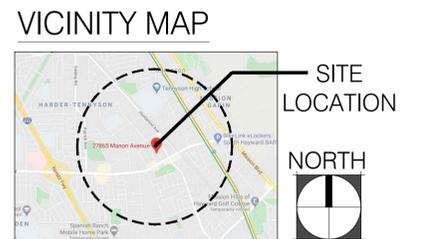
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MANON TOWNHOMES

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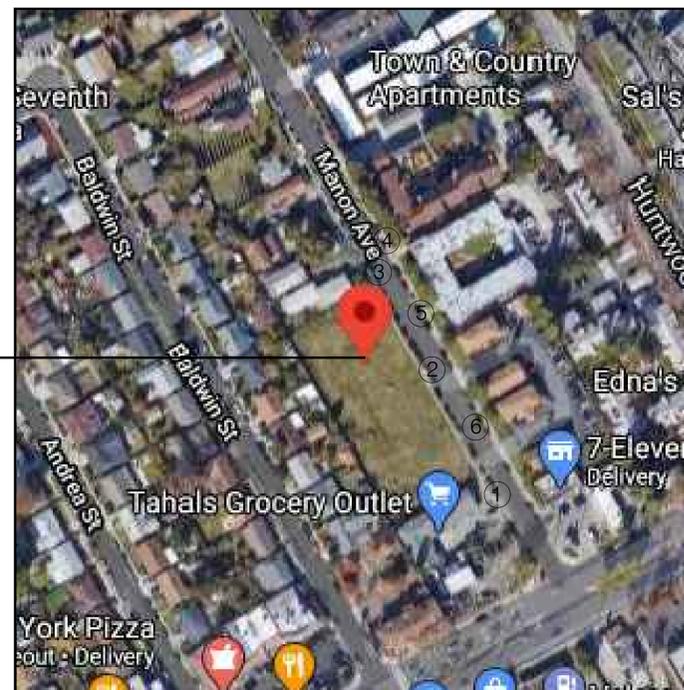
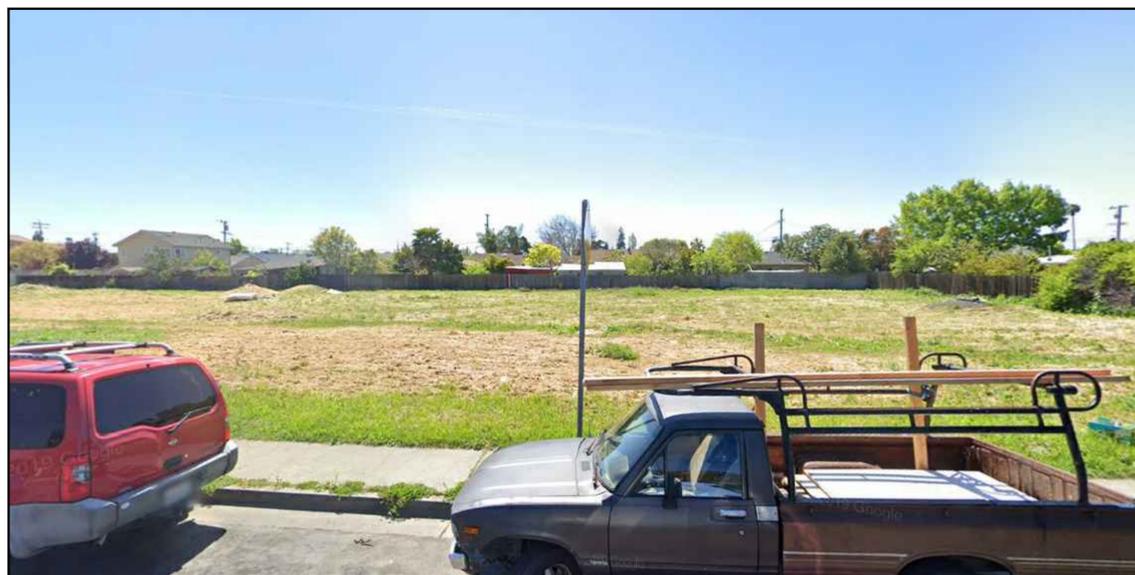
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COVER SHEET

CS

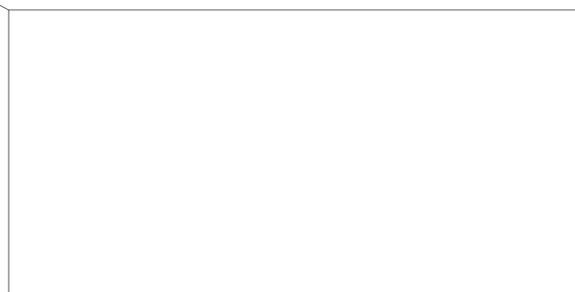
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MAP OF SITE LOCATION



① 27935 MANON AVE.



② 27865 MANON AVE.



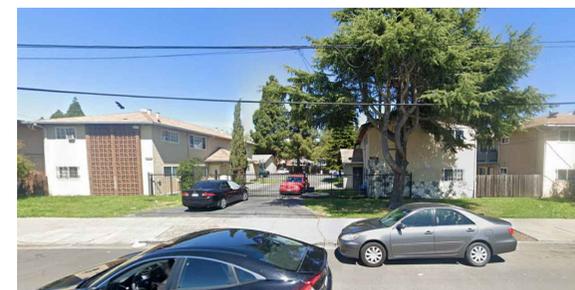
③ 27843 MANON AVE.



④ 27882 MANON AVE.



⑤ 27920 MANON AVE.



⑥ 27940 MANON AVE.

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PHOTOGRAPHIC DISPLAY

G1.0

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RS ZONING SUMMARY - REZONE TO RM:

PROJECT DATA OVERVIEW:

CATEGORY	REQUIRED/ALLOWED	PROPOSED	COMPLIES
GENERAL	RM ZONING		
PRIMARY USES PERMITTED	SINGLE FAMILY/ TOWNHOME APARTMENTS	22 TOWNHOME STYLE RENTAL UNITS	SEE BELOW
SECONDARY USES	ACCESSORY DWELLING UNITS		
LOT REQUIREMENTS	2,500 SQ.FT. / UNIT = (42,688.8 SQ FT./UNIT)/2,500 = 17	42,588.8 SQ.FT / 22 UNITS.= 1,936.9 SQ. FT./UNIT	NO - STATE DENSITY BONUS REQUESTED
MIN.AVG. LOT WIDTH	60 FT	319' - 10 1/2"	YES
MIN. AVG, LOT DEPTH	80 FT.	142' - 6 1/2"	YES
MAX. LOT COVERAGE:	40% = 17,076 SQ. FT.	17,052 SQ.FT. / 42,588.8 SQ.FT. =40% (INCLUDING AREA BELOW DECKS)	YES
YARD REQUIREMENTS			
MIN. FRONT SETBACK	20 FT.	11'- 4" TO BUILDING / 6'-11" TO PORCH	NO
SIDE SETBACK	10 FT.	±12'- 9" TO DECK AT 2ND LEVEL	YES
REAR SETBACK	20 FT.	13'-0" TO METER CLOSET, 15'-10" TO MAIN BLDG.	NO
	NO		
HEIGHT LIMIT:	40 FT.	±39'-3" FT.	YES
MAX. ACCESSORY BUILDING HT.	14 FT.	12 FT.	YES
PROJECTIONS INTO SETBACKS			
FRONT	5 FT.	5 FT. @BUILDING BAY / OPEN DECKS EXCEPTED	NO - SEE SETBACK
SIDE	2 FT.	N/A	YES
REAR	5 FT.	BUILDING IS SEEKING REAR YARD SETBACK WAIVER	NO- SEE SETBACK
OPEN SPACE			
GENERAL	(MIN. 350 SQ. FT./UNIT)22 UNITS = 7,700 SQ. FT.	8,632 SQ.FT.	YES
PRIVATE OPEN SPACE	PRIVATE USABLE OPEN SPACE MAY BE DOUBLED TOWARD TOTAL REQ'D		
AT GRADE	100 SQ. FT. MIN. / > 10 FT. IN ANY DIRECTION	YARDS: 3,456 SQ.FT. (1,940 SQ.FT. X 2 = 3,880 SQ.FT.)	
ABOVE GRADE	60 SQ. FT. MIN. / > 6 FT. IN ANY DIRECTION	DECKS: 2,668 SQ.FT. (1,400 X 2 = 2,800 SQ. FT.)	
	TOTAL PRIVATE X 2	6,680 SQ. FT. TOTAL PRIVATE	
GROUP OPEN SPACE	400 SQ. FT. MIN. / > 20 FT. IN ANY DIRECTION	1,952 SQ. FT. (20 FT. MIN.)	
		TOTAL OPEN SPACE = 8,662 SQ.FT.	
PARKING			
SPACES REQUIRED	2 + BEDROOMS = (1 COVERED + 1.1 OPEN)(12 UNITS) = 14 REQ'D AND OR 1.5 PER ----(10 UNITS) = 15 REQ'D	22 PROVIDED (22 COVERED/15 OPEN) = 37 SPACES	YES
VISITOR	10% TOTAL SPACES MARKED = 47 X 0.1= 5 SPACES	15 PROVIDED	
ACCESSIBLE SPACES	2 FOR (26-50) SPACES	5 PROVIDED @ OPEN PARKING	YES
LOCATION	NO CLOSER THAN 5 FT. TO ANY BUILDING/PROP. LINE	4 TOTAL: 3 WITHIN UNITS / 1 @ OPEN PARKING	YES
	-- 2 OR 2 1/2 FT OVERHANG REQUIRES 7 FT OR 7 1/2 FT.	7 FT. W/ 2FT. OVERHANG	YES
DIMENSIONS	11FT. X 19 FT. COVERED	11 FT. X 19 FT. (ALL SINGLE CAR)	YES
9FT. X 19 FT. OPEN PARKING	8FT. X 15 FT. COMPACT OPEN PARKING		
	*2FT. OVERHANG USED @ OPEN PARKING		
EMERGENCY VEHICLE REQMT.	REQ'D WHEN DWELL UNITS MORE THAN 150 FT.	LOT DEPTH FROM CURB = 153 FT./ NOT REQ'D	YES

PROJECT DATA		
PROPERTY ADDRESS:	27865 MANON AVE. HAYWARD, CA	
APN:	453-0090-014-00	
GENERAL PLAN:	MDR: MEDIUM DENSITY RESIDENTIAL	
ZONING:	RS	
LOT AREA:	42,688.8 SQ. FT. / 0.98 ACRES	
FLOOR AREA RATIO (FAR):	47,810 SQ.FT. / 42,688.8 SQ.FT. = 1.12	
PROPOSED USE:	MULTI-FAMILY RESIDENTIAL	
OCCUPANCIES:	R2, U	
CONSTRUCTION TYPE:	VB	
FIRE SPRINKLER SYSTEM:	N.F.P.A. 13R	
HEIGHT LIMIT:	30'-0" - 40FT.AT RM (±33' - 9" PROPOSED)	
NO. OF STORIES	THREE FOR ALL BUILDING	
NUMBER OF BLDGS.	4	
GROSS SQ.FT.	47,810 SQ.FT.	
NUMBER OF UNITS:	22 UNITS	
DENSITY (UNITS PER ACRE):	(20.4) DUA PER TOTAL LOT AREA	
PARKING		
INTERIOR	22 SPACES	
ON SITE	19 SPACES	
TOTAL	(41) PARKING SPACES	
BUILDING SQ.FT.		
BLDG A & D	TOTAL SQ.FT.	
GROUND FLOOR PLAN	4,869 SQ.FT.	
MAIN FLOOR PLAN	5,272 SQ.FT.	
UPPER FLOOR PLAN	5,174 SQ.FT.	
TOTAL	15,415 SQ.FT. x (2) = 30,830 SQ.FT.	
BLDG B & C		
GROUND FLOOR PLAN	2,798 SQ.FT.	
MAIN FLOOR PLAN	3,070 SQ.FT.	
UPPER FLOOR PLAN	2,963 SQ.FT.	
TOTAL	8,831 SQ.FT. X (2) = 17,662 SQ.FT.	
TOTAL BUILDING SQ.FT. ON SITE	= 48,492 SQ.FT.	
UNIT LIVING AREA SQUARE FOOTAGE COUNTS		
PROPOSED USES	TOTAL SQ.FT.	
UNIT TYPE 1 INT /1 ADA	(2) x 1,712 SQ.FT.	3,424 SQ.FT.
UNIT TYPE 2 INT	(10) x 1,671 SQ.FT.	16,710 SQ.FT.
UNIT TYPE 3 INT	(2) x 1,982 SQ.FT.	3,964 SQ.FT.
UNIT TYPE 3 END A	(4) x 2,307 SQ.FT.	9,228 SQ.FT.
UNIT TYPE 3 END B	(2) X 2,237 SQ.FT.	4,474 SQ.FT.
UNIT TYPE 3 END C INC. ADA	(2) x 2,119 SQ.FT.	4,238 SQ.FT.
TOTAL UNIT SQ.FT.	22 UNITS	42,038 SQ.FT.

MANON BEDROOM COUNT

BUILDING NUMBER	UNIT NUMBER	PLAN TYPE	ACCESSIBLE UNIT QTY	TOTAL UNIT QTY	ROOMS		
					BEDS	FLEX	BATHS
A	1	3 END A		1	5	0	4
	2,4,6	2 INT		3	3	1	4
	3	1 INT	1	1	4	0	4
	5	3 INT		1	4	0	4
	7	3 END B		1	5	0	4
B	8	3 END A	1	1	5	0	4
	9,10	2 INT		2	3	1	4
	11	3 END C		1	4	0	4
C	12	3 END A		1	5	0	4
	13,14	2 INT		2	3	1	4
	15	3 END C		1	4	0	4
D	16	3 END A		1	5	0	4
	17,19,21	2 INT		3	3	1	4
	18	3 INT		1	5	0	4
	20	1 INT	1	1	4	0	4
	22	3 END B		1	5	0	4
				TOTAL DU FLOOR			
				3	22	84	10 88

DATE: 5.013.2022

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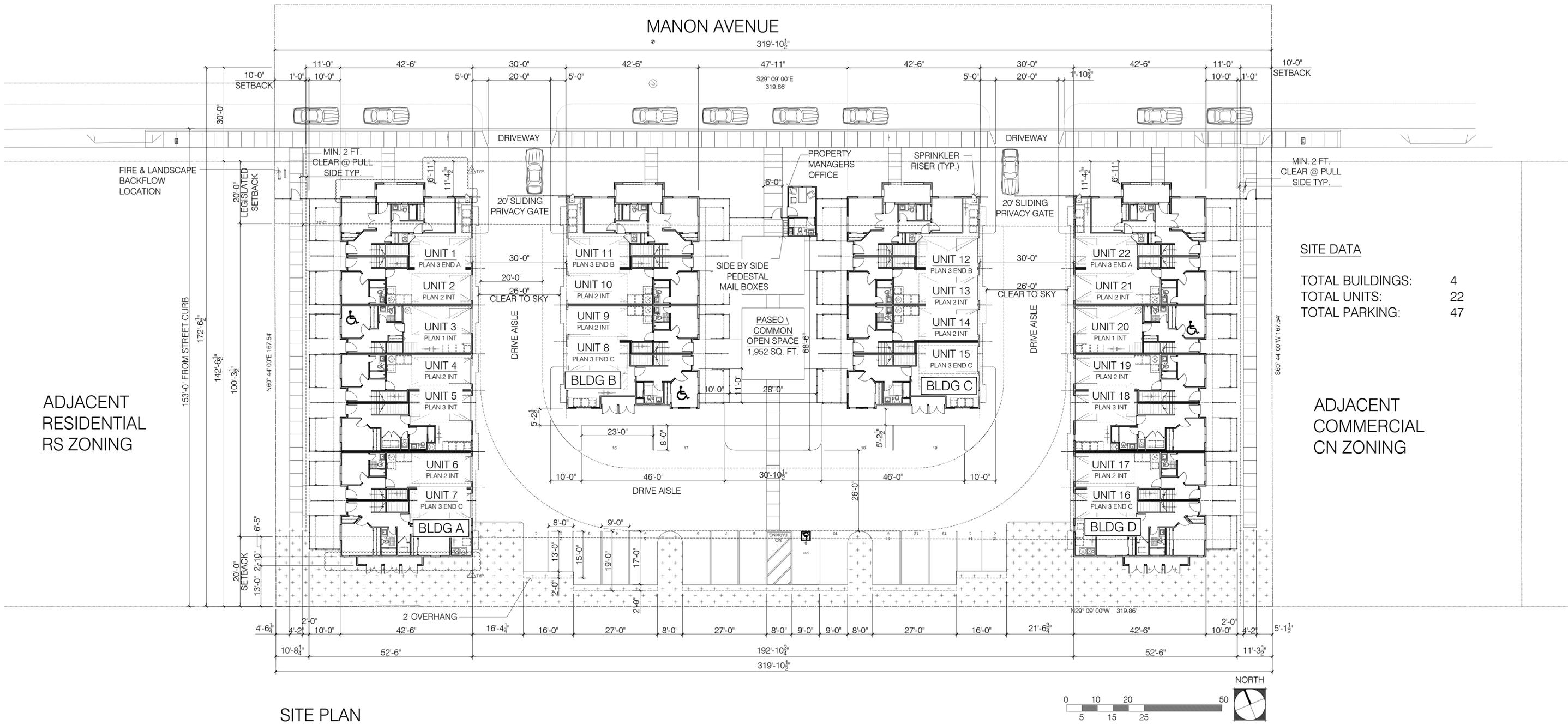
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PROJECT DATA & ZONING REQUIREMENTS

G2.0

SCALE: N.T.S.
DATE: 5.13.2022
PROJECT: 359002

MULTIFAMILY RESIDENTIAL
RM ZONING
ACROSS STREET



SITE DATA

TOTAL BUILDINGS:	4
TOTAL UNITS:	22
TOTAL PARKING:	47

SITE PLAN

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SITE PLAN
A1.0
SCALE: 1/16" = 1'-0"
DATE: 5.13.2022
PROJECT: 359002



MANON STREETScape

MANON TOWNHOMES

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STREETScape

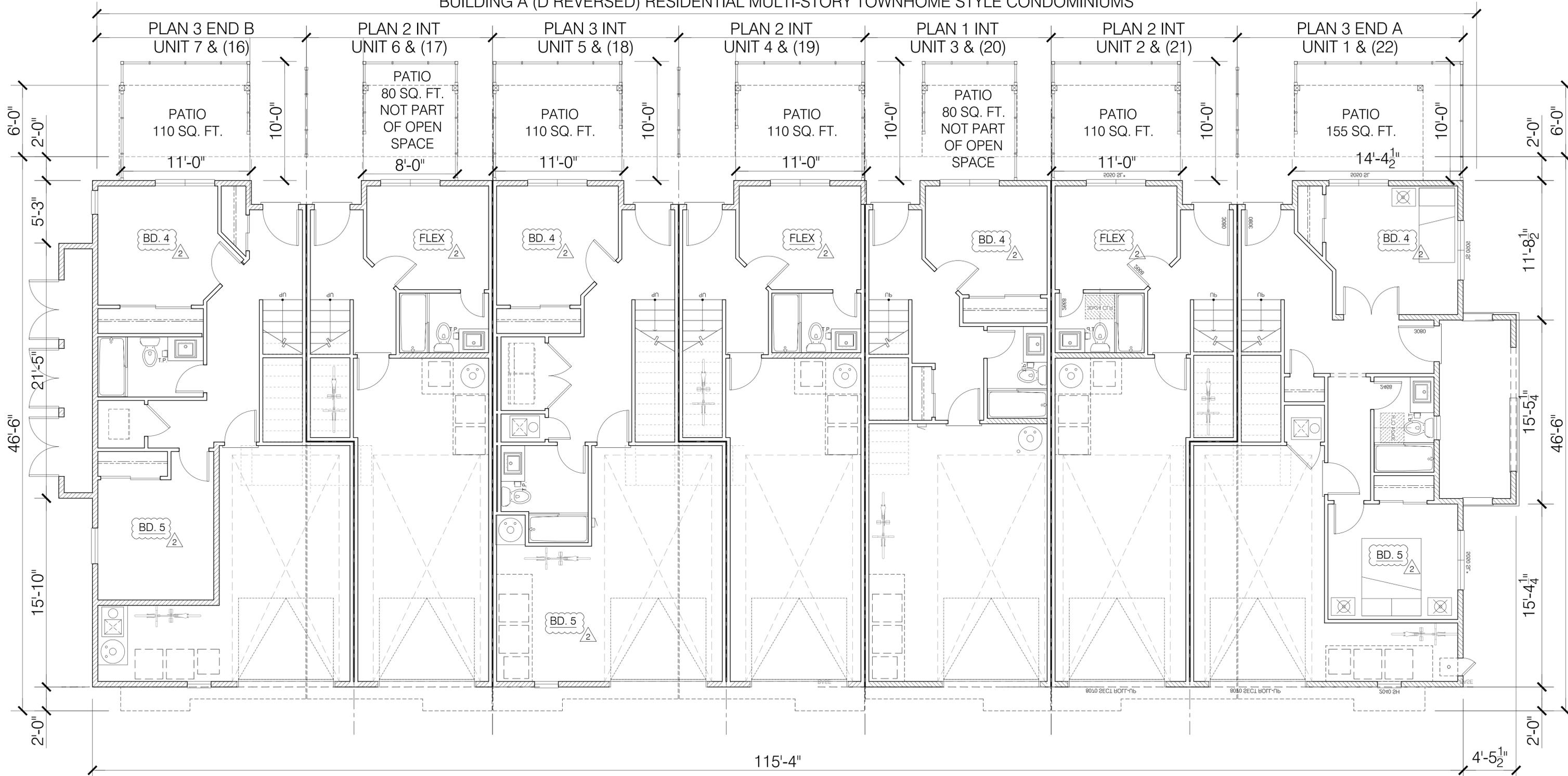
A1.1

SCALE: 3/32" = 1'-0"

DATE: 5.13.2022

PROJECT: 359002

BUILDING A (D REVERSED) RESIDENTIAL MULTI-STORY TOWNHOME STYLE CONDOMINIUMS



GROUND FLOOR PLAN

BUILDING A (BUILDING D REVERSED)

GROUND FLOOR PATIO SPACE = (4 UNITS)(110 SQ. FT.) + (1 UNIT)(155 SQ. FT.) = 595 SQ. FT X (2) BLDGS = 1,190 SQ. FT.

SQ.FT.: 4869 SQ. FT.

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BLDG. A (D REVERSED) - GROUND FLOOR PLAN

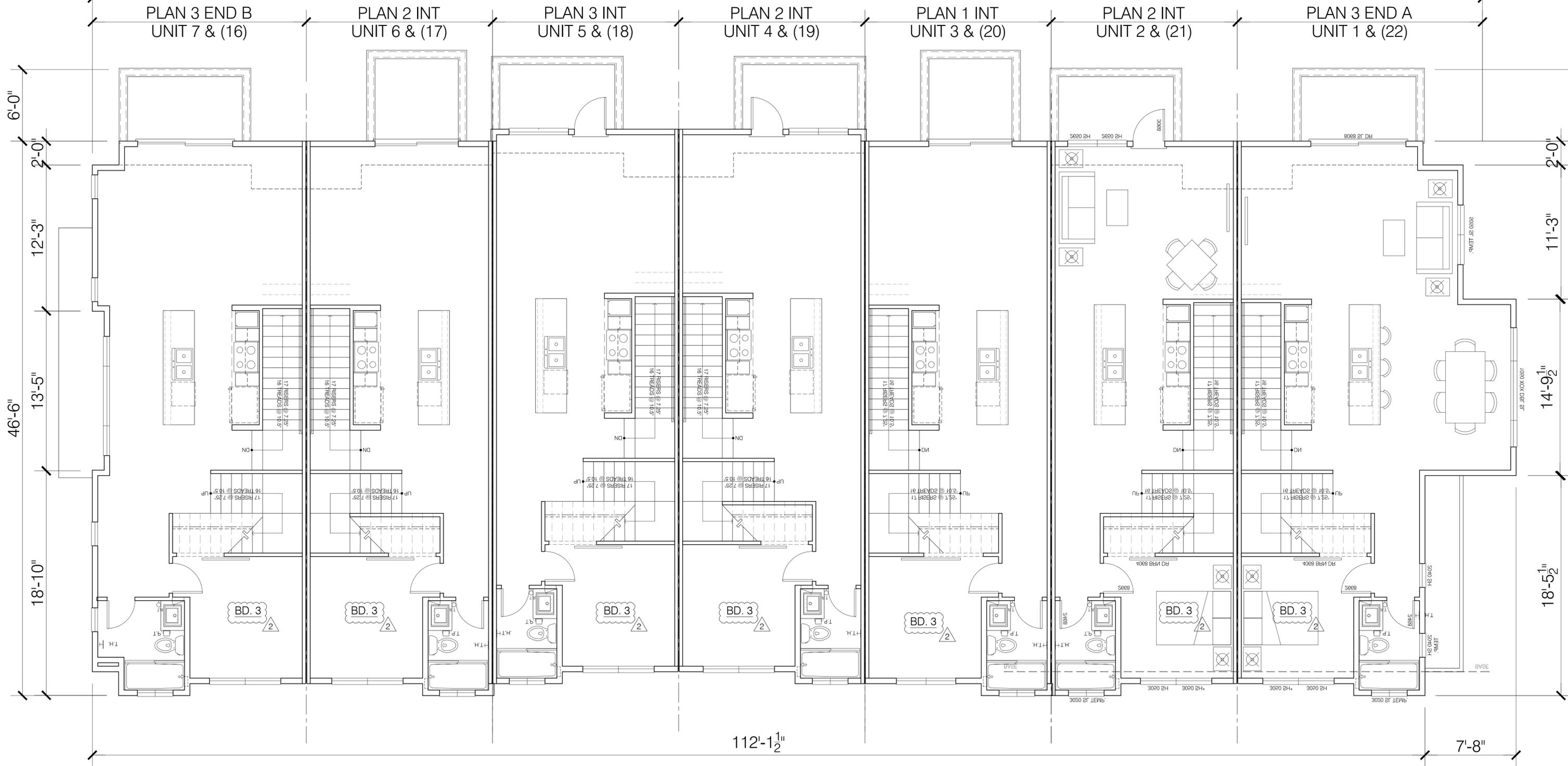
A2.0

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

DATE: 5.13.2022

PROJECT: 359002

BUILDING A (D REVERSED) RESIDENTIAL MULTI-STORY TOWNHOME STYLE CONDOMINIUMS



MAIN FLOOR PLAN

BUILDING A (BUILDING D REVERSED)

SQ.FT.: 5272 SQ. FT.

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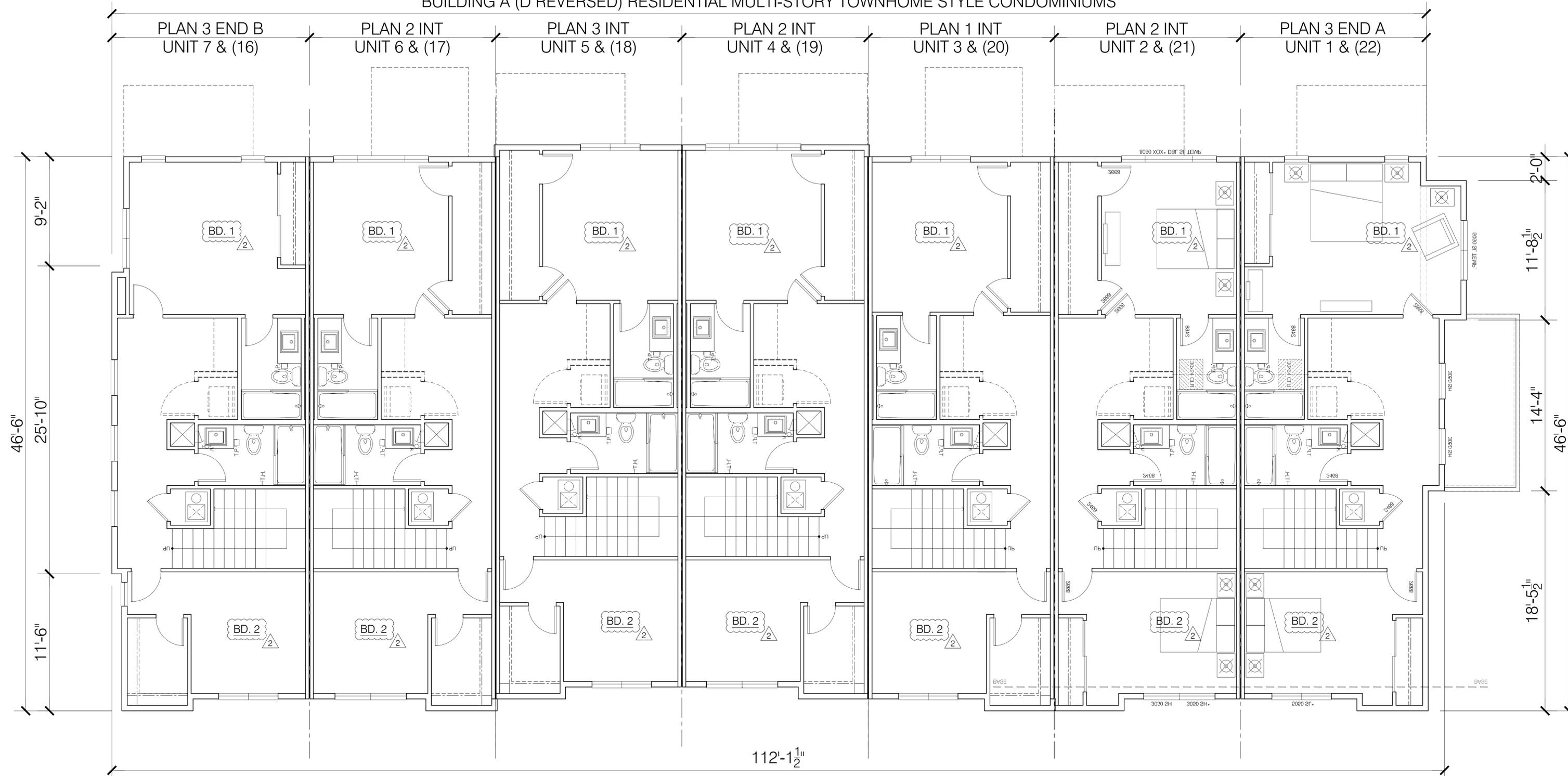
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BLDG. A (D REVERSED) - MAIN FLOOR PLAN

A2.1

SCALE: 1/4" = 1'-0"
 DATE: 5.13.2022
 PROJECT: 359002

BUILDING A (D REVERSED) RESIDENTIAL MULTI-STORY TOWNHOME STYLE CONDOMINIUMS



UPPER FLOOR PLAN

BUILDING A (BUILDING D REVERSED)

SQ.FT.: 5,174 SQ. FT.

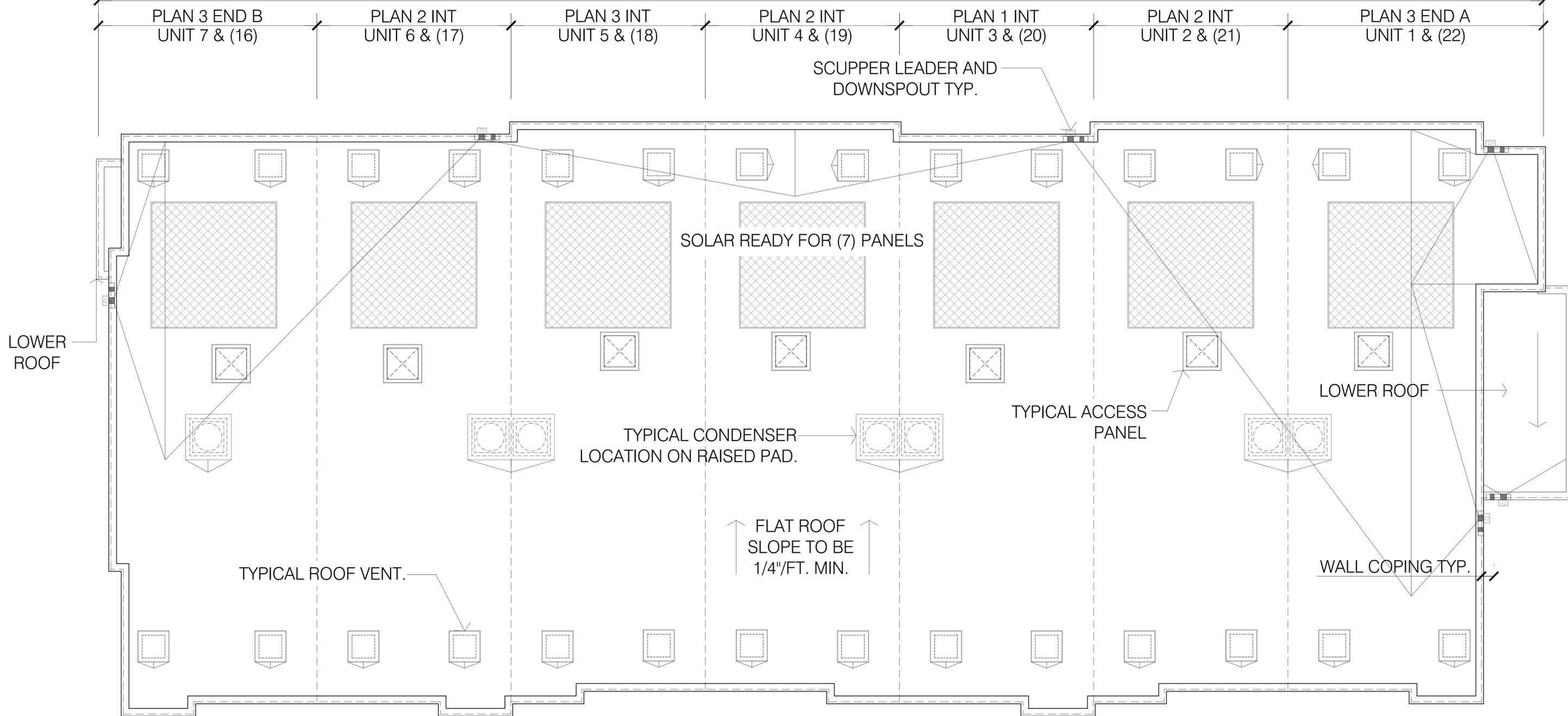
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BLDG. A (D REVERSED) - UPPER FLOOR PLAN
A2.2
 SCALE: 1/4" = 1'-0"
 DATE: 5.13.2022
 PROJECT: 359002

BUILDING A (D REVERSED) RESIDENTIAL MULTI-STORY TOWNHOME STYLE CONDOMINIUMS



ROOF PLAN

BUILDING A (BUILDING D REVERSED)

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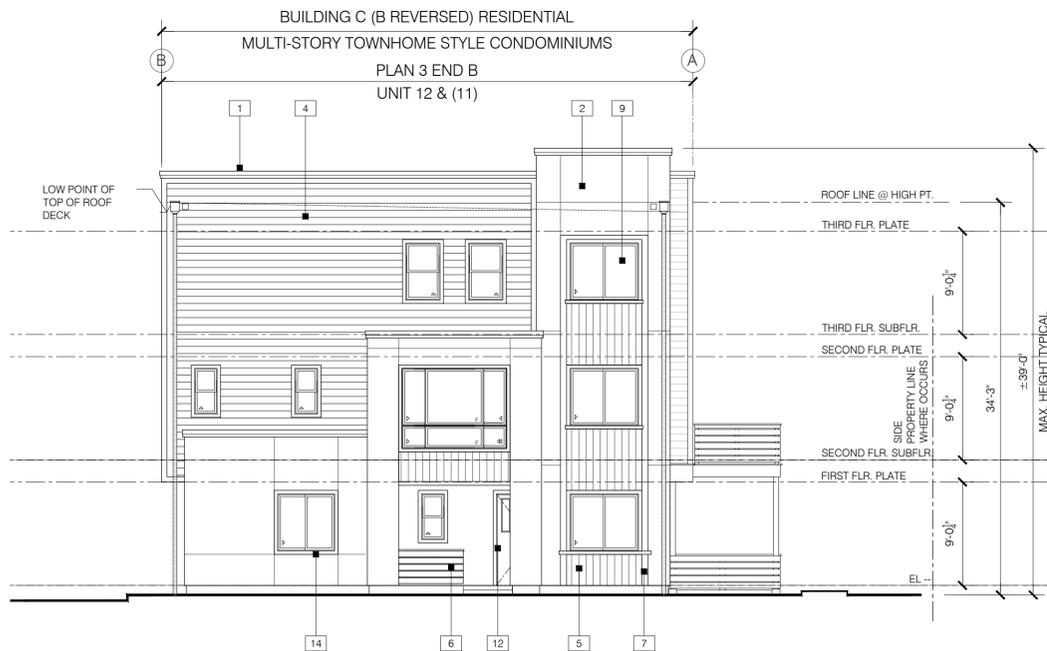
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BLDG. A ROOF PLAN

A2.3

SCALE: 1/4" = 1'-0"
DATE: 5.13.2022
PROJECT: 359002



FRONT ELEVATION_A1

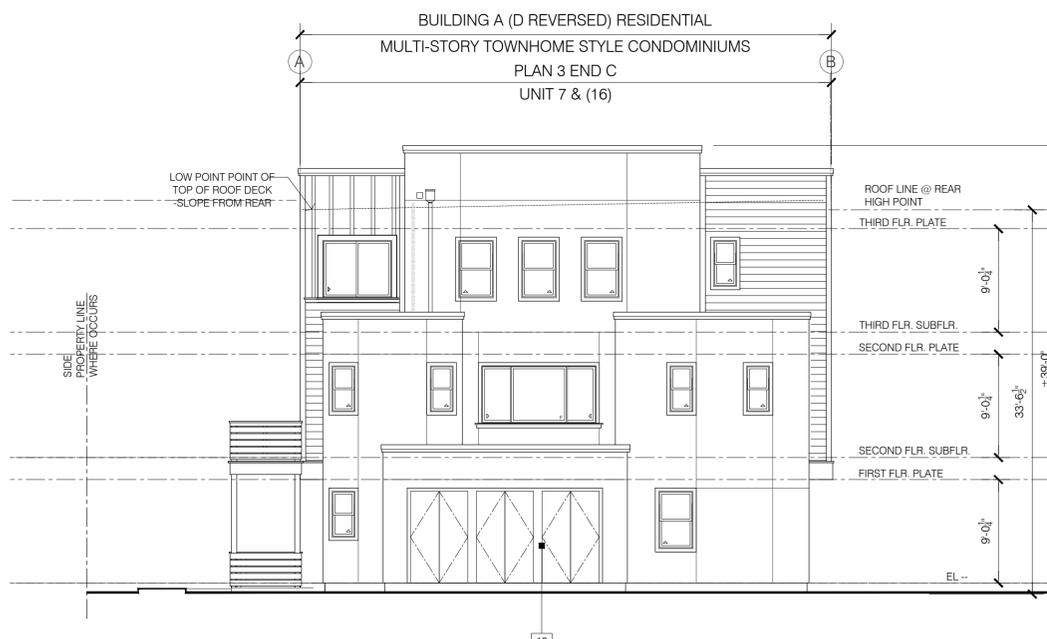
BUILDING C SHOWN - UNIT 12 (BUILDING B REVERSED)



SIDE A ELEVATION

BUILDING A SHOWN - UNITS 1-7 (BUILDING D REVERSED)

ELEVATION NOTES	
MATERIALS	
1.	PARAPET ROOF
2.	STUCCO
3.	BOARD & BATTEN
4.	HORIZONTAL SIDING
5.	VERTICAL SIDING
6.	WOOD RAILING
7.	WOOD TRIM
8.	GARAGE DOOR
9.	VINYL WINDOWS
10.	FRENCH DOOR
11.	SLIDING DOOR
12.	ENTRY DOOR
13.	METAL DOOR W/ HOLLOW METAL FRAME
14.	CONTROL JOINTS



REAR ELEVATION

BUILDING A SHOWN - UNIT 7 (BUILDING D REVERSED)



DRIVE ASILE ELEVATION

BUILDING A SHOWN - UNITS 1-7 (BUILDING D REVERSED)

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Architecture | Planning | Interiors BUILDING A (BLDG. D REVERSED) - EXTERIOR ELEVATIONS

A2.4

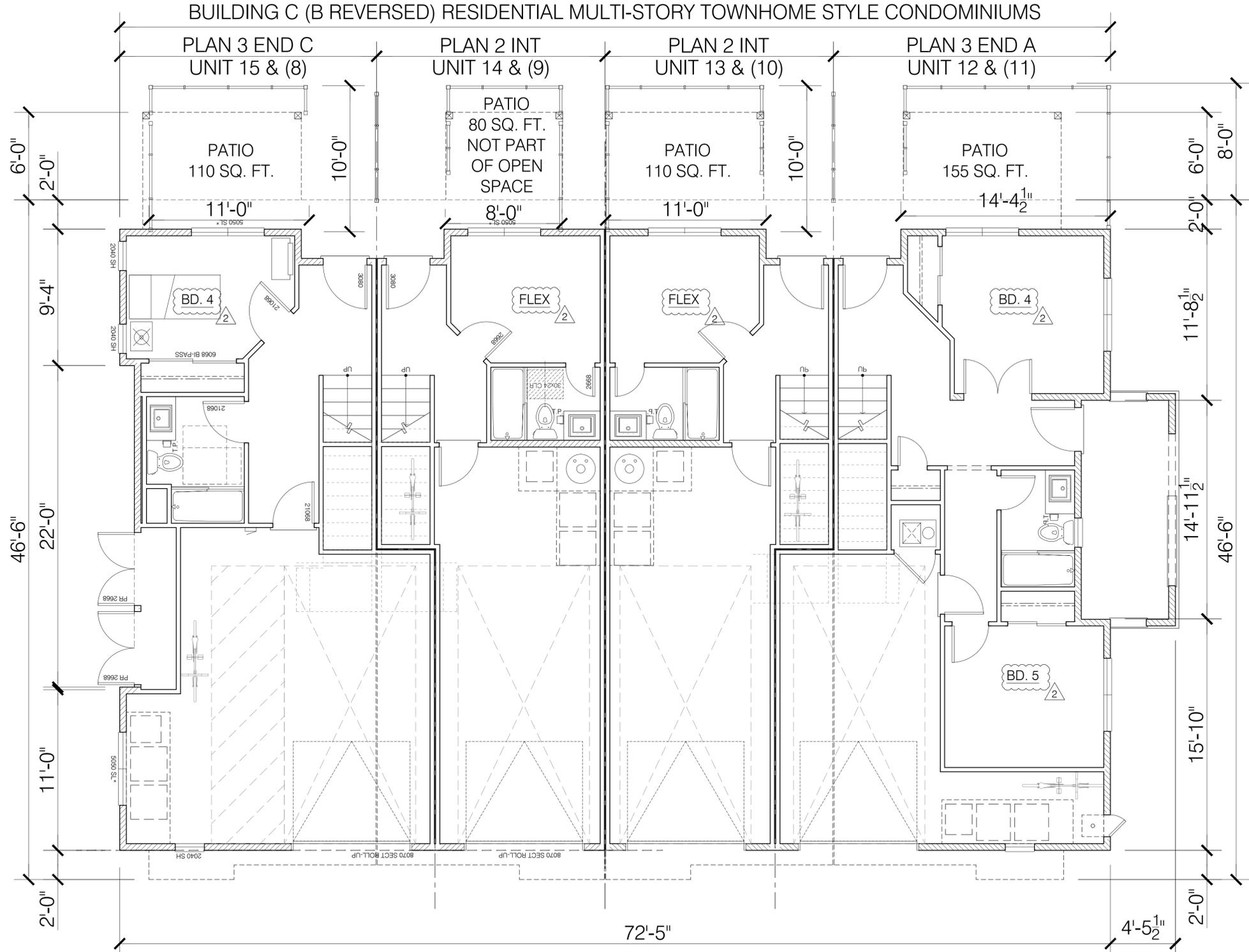
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GROUND FLOOR PLAN

BUILDING C (BUILDING B REVERSED)

SQ.FT.:2798 SQ. FT.

GROUND FLOOR PATIO SPACE = (2 UNITS)(110 SQ. FT.) + (1 UNIT)(155 SQ. FT.) = 375 SQ. FT X (2) BLDGS = 750 SQ. FT.

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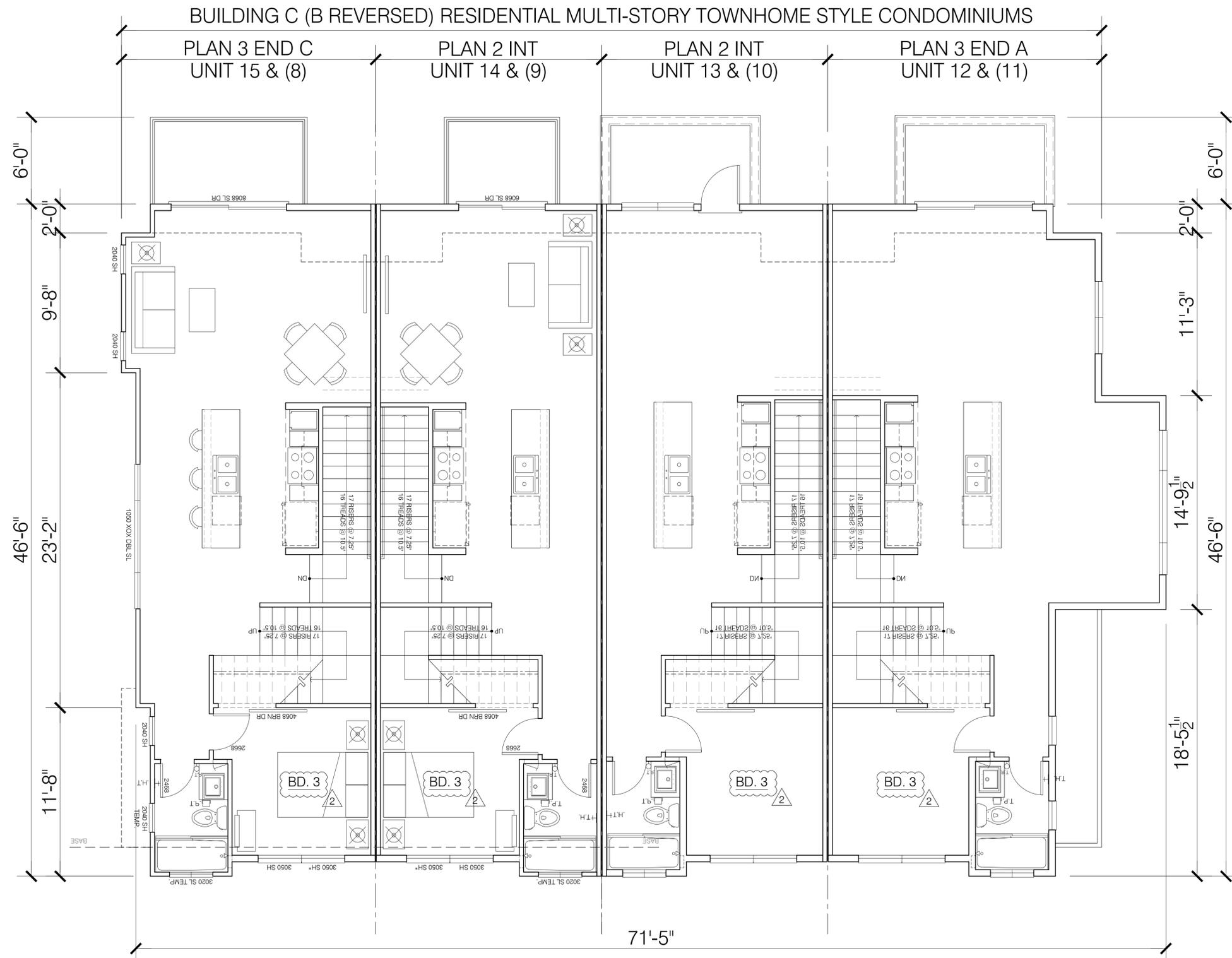
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BLDG. B (C REVERSED) - GROUND FLOOR PLAN

A2.5

SCALE: 1/4" = 1'-0"
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MAIN FLOOR PLAN

BUILDING C (BUILDING B REVERSED)

SQ.FT.: 3070 SQ. FT.

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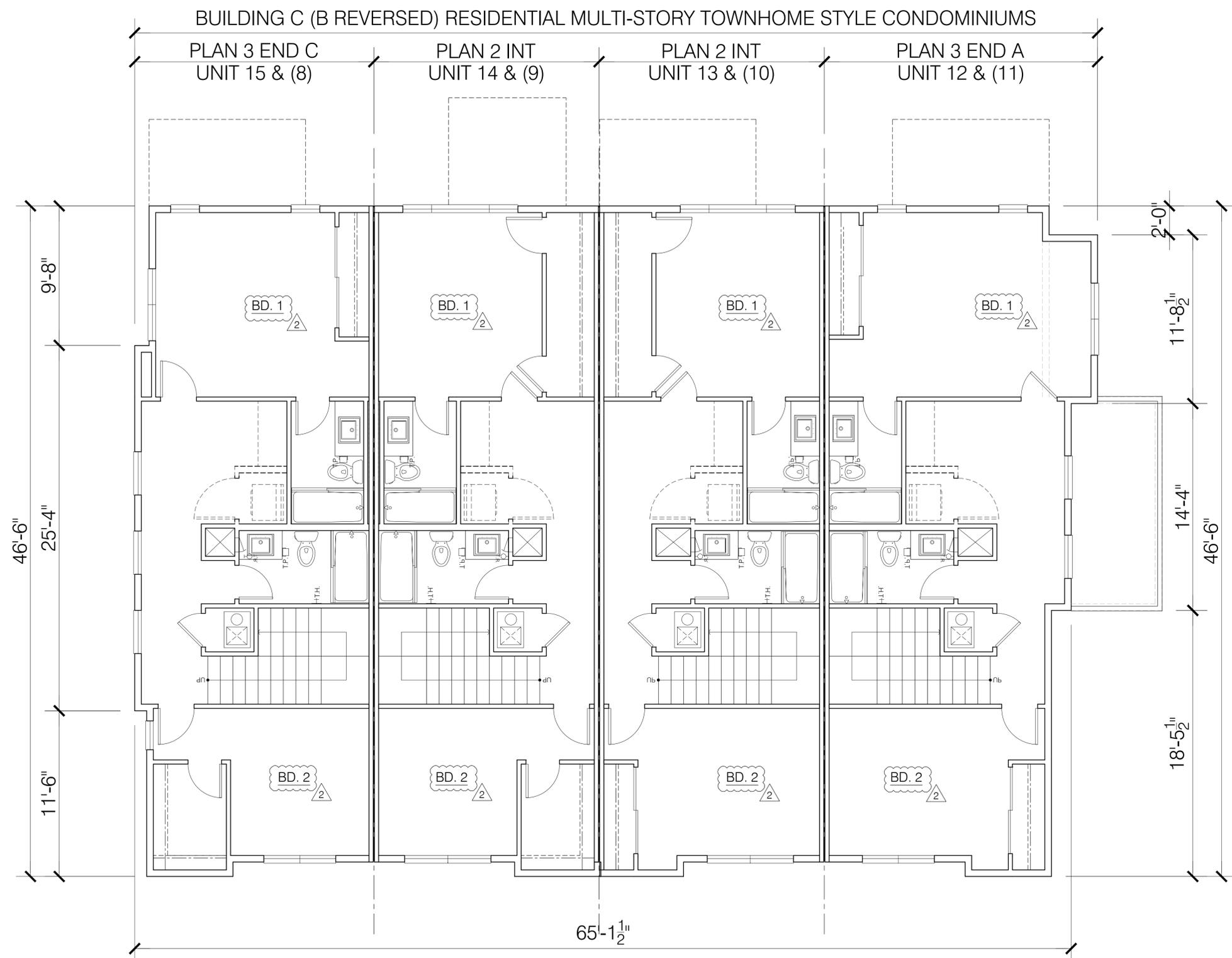
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BLDG. B (C REVERSED) - MAIN FLOOR PLAN

A2.6

SCALE: 1/4" = 1'-0"
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PROJECT: 359002



UPPER FLOOR PLAN

BUILDING C (BUILDING B REVERSED)

SQ.FT.: 2963 SQ. FT.

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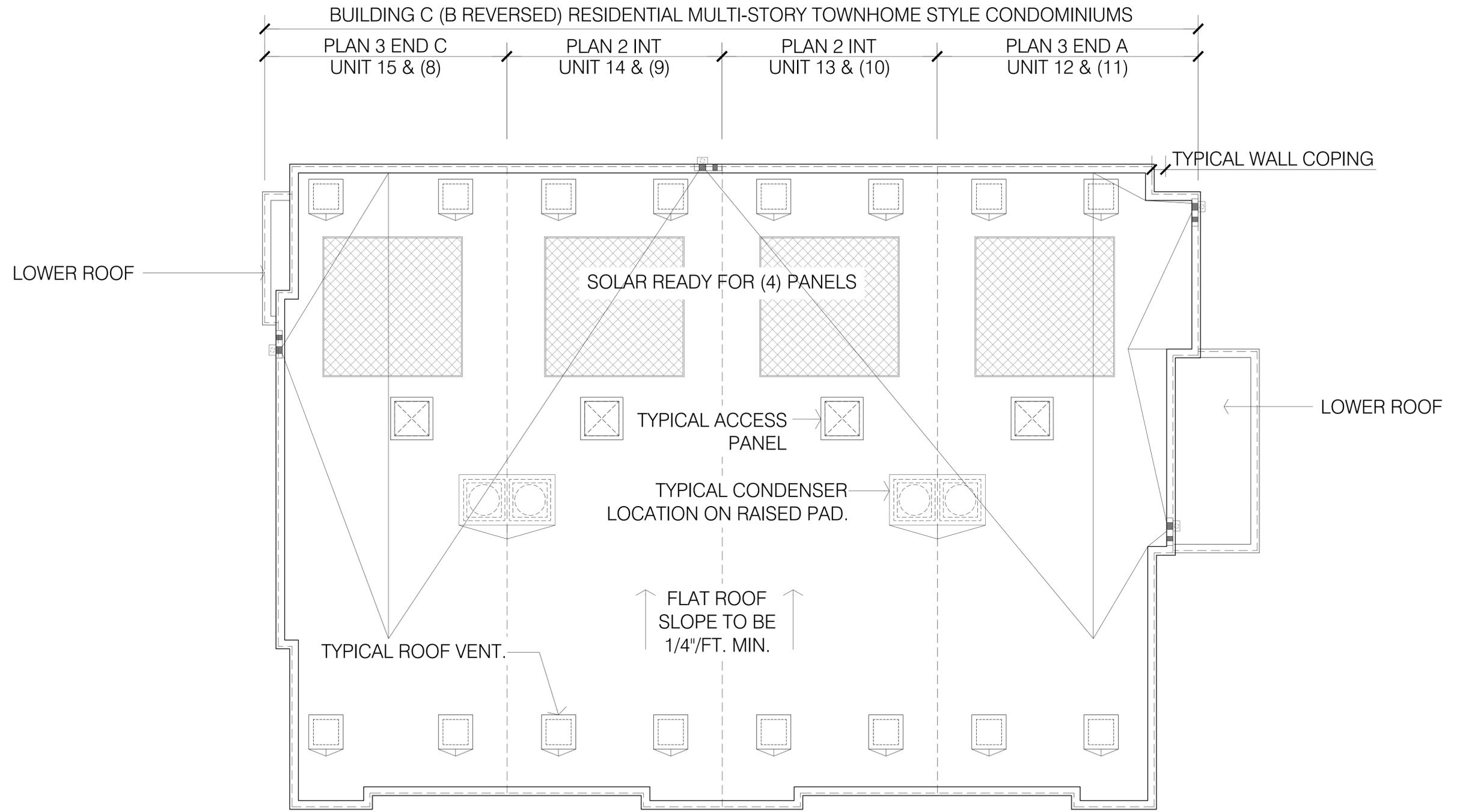
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BLDG. B (C REVERSED) - UPPER FLOOR PLAN

A2.7

SCALE: 1/4" = 1'-0"
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 PROJECT: 359002



ROOF PLAN
 BUILDING C (BUILDING B REVERSED)

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BLDG. C ROOF PLAN
A2.8
 SCALE: 1/4" = 1'-0"
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 PROJECT: 359002



FRONT ELEVATION_B1

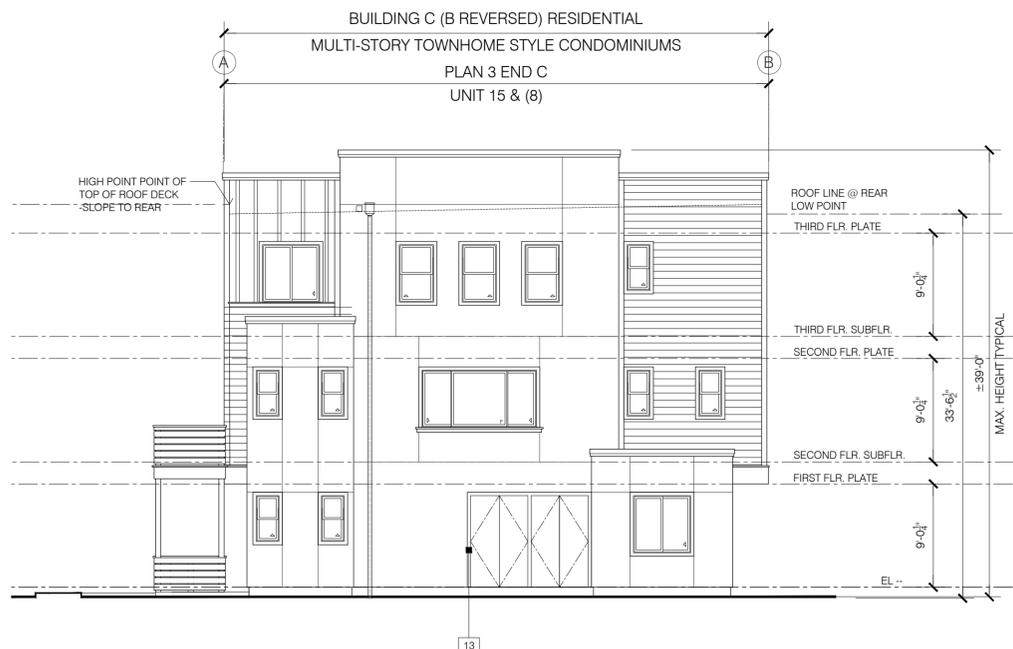
BUILDING C SHOWN - UNIT 12 (BUILDING B REVERSED)



SIDE A ELEVATION

BUILDING C SHOWN - UNITS 12 - 15 (BUILDING B REVERED)

ELEVATION NOTES	
MATERIALS	
1.	PARAPET ROOF
2.	STUCCO
3.	BOARD & BATTEN
4.	HORIZONTAL SIDING
5.	VERTICAL SIDING
6.	WOOD RAILING
7.	WOOD TRIM
8.	GARAGE DOOR
9.	VINYL WINDOWS
10.	FRENCH DOOR
11.	SLIDING DOOR
12.	ENTRY DOOR
13.	METAL DOOR W/ HOLLOW METAL FRAME
14.	CONTROL JOINTS



REAR ELEVATION

BUILDING C SHOWN - UNIT 15 (BUILDING B REVERSED)



DRIVE ASILE ELEVATION

BUILDING C SHOWN - UNITS 12 - 15 (BUILDING B REVERSED)

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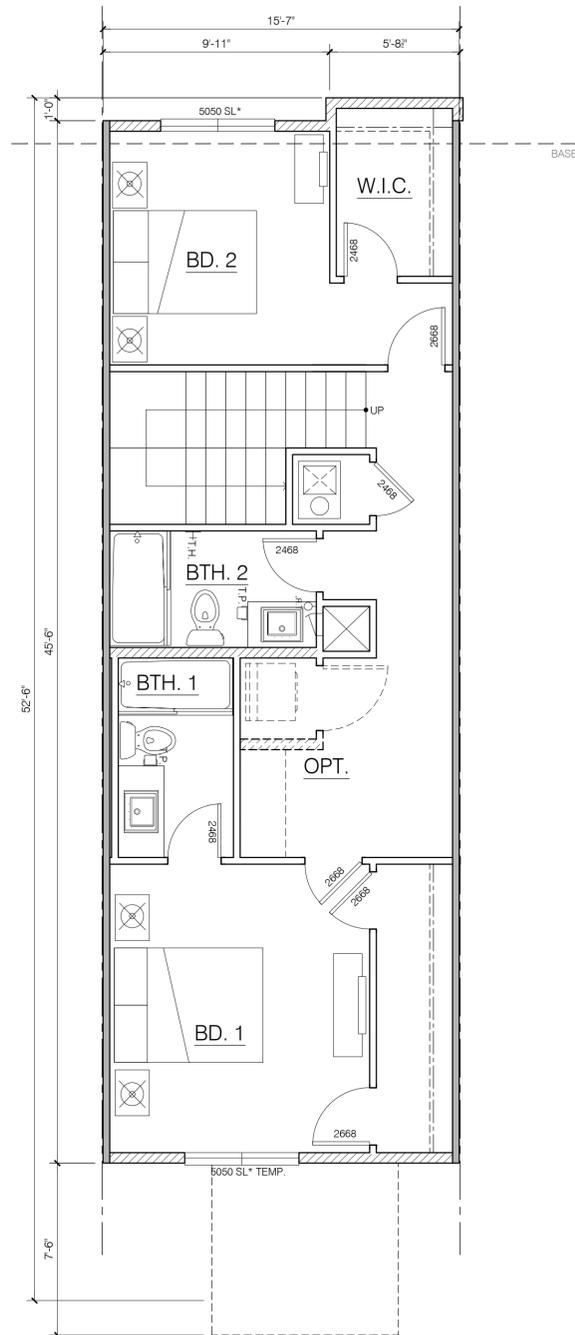
Architecture | Planning | Interiors BUILDING C (BLDG. B REVERSED) - EXTERIOR ELEVATIONS

A2.9

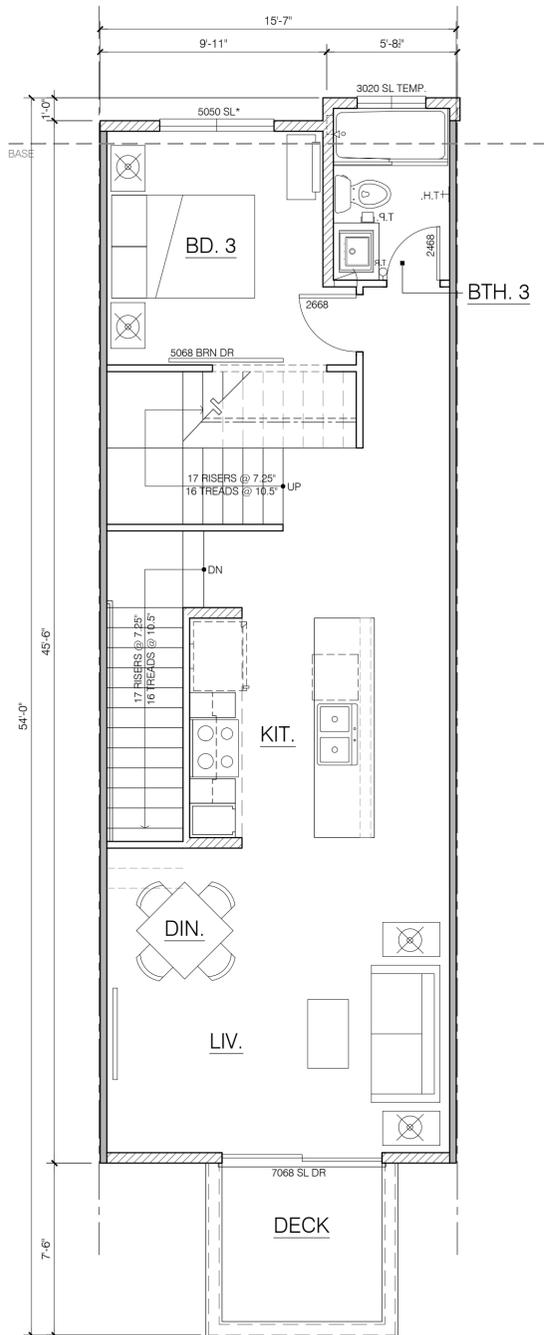
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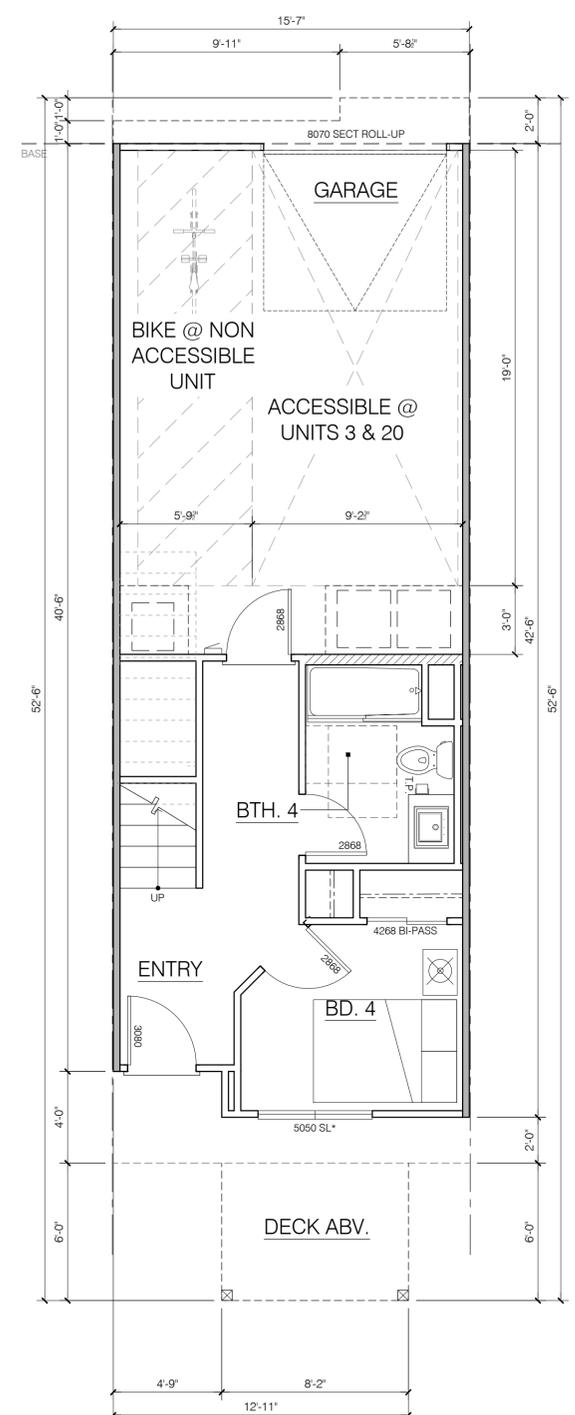
SCALE: 1/8" = 1'-0"
DATE: 5.13.2022
PROJECT: 359002



PLAN 1 INT
 UPPER LIVING: 715 SQ. FT.
 UPPER FLOOR



PLAN 1 INT
 MAIN LIVING: 715 SQ. FT.
 DECK: 61 SQ. FT.
 MAIN FLOOR



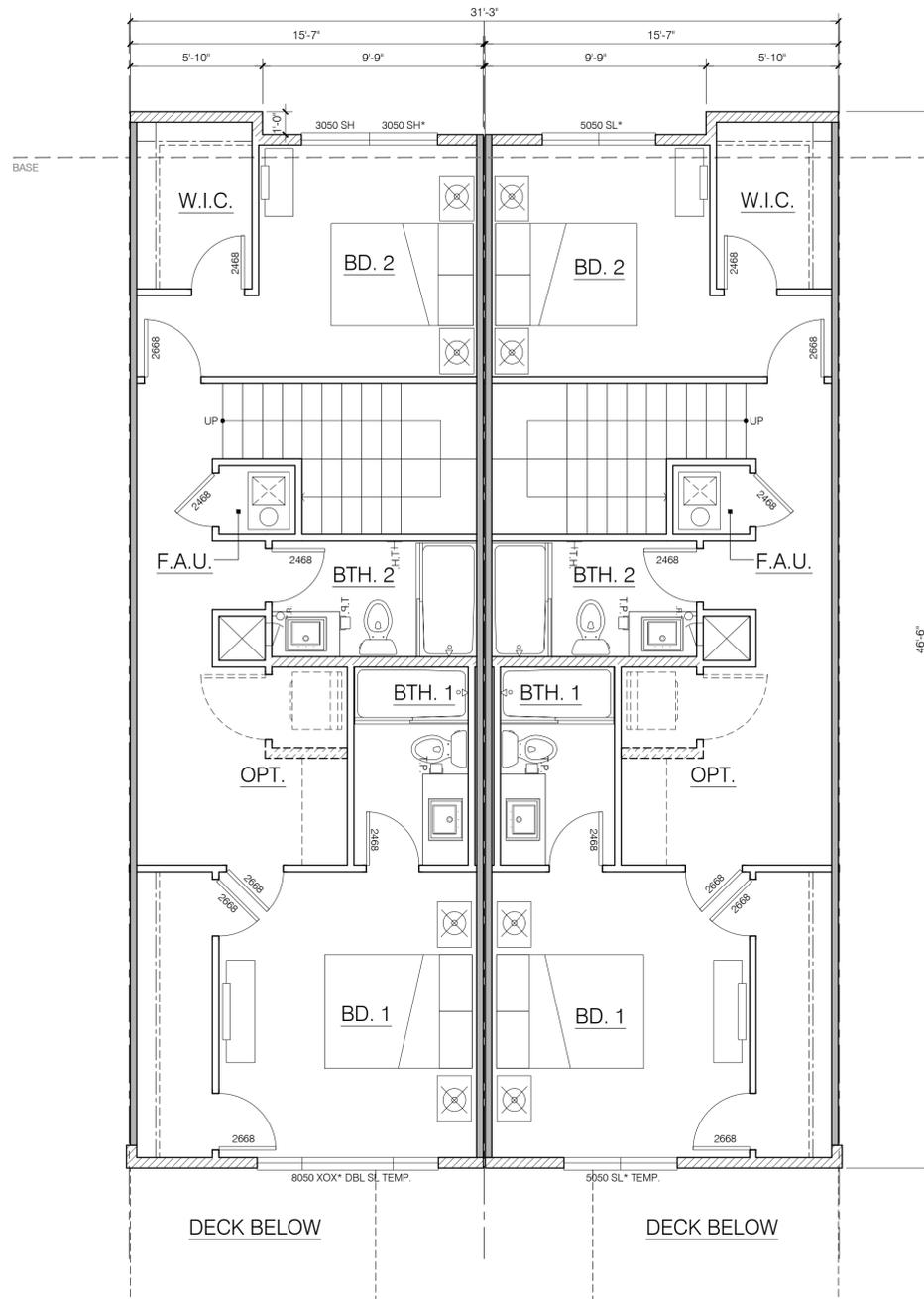
PLAN 1 INT
 GROUND LIVING: 282 SQ. FT.
 GARAGE: 370 SQ. FT.
 TOTAL LIVING: 1712 SQ. FT.
 GROUND FLOOR

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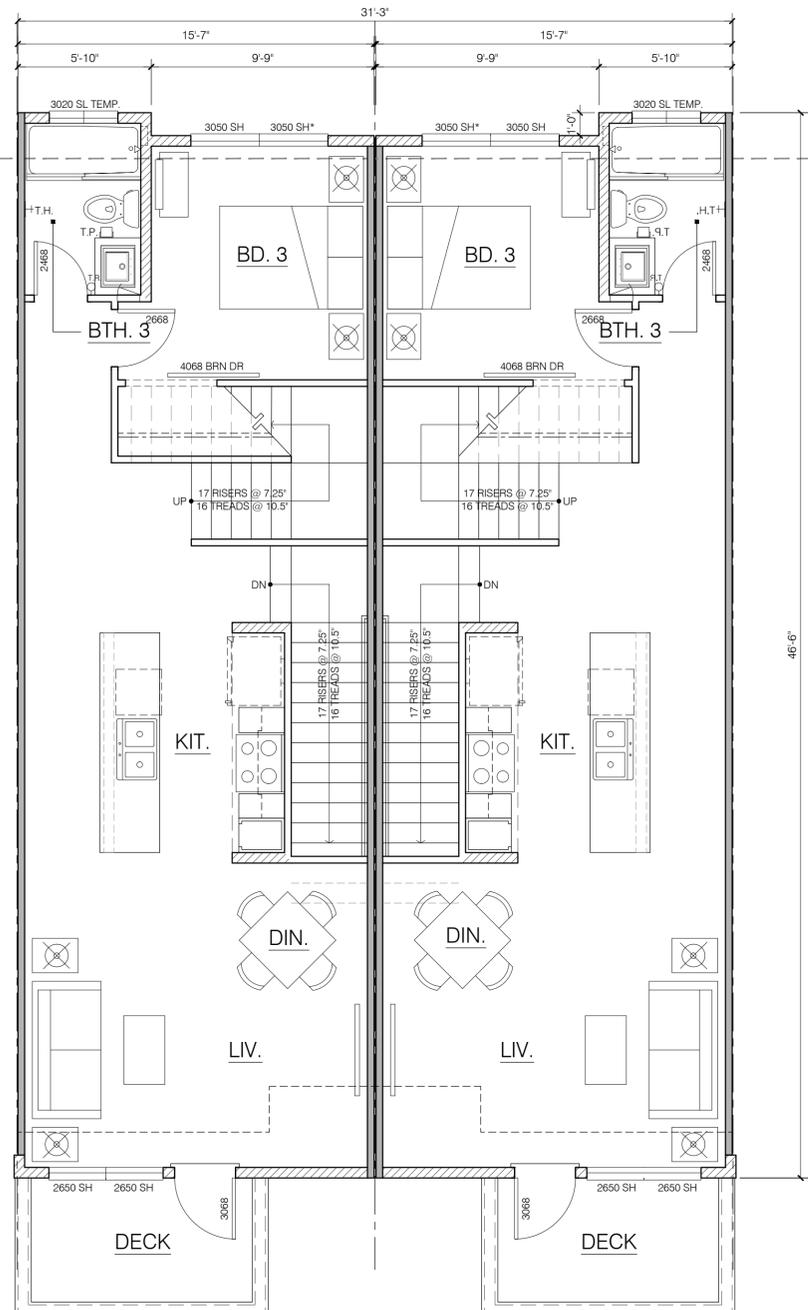
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UNIT 1 FLOOR PLANS
A3.0
 SCALE: 1/4" = 1'-0"
 DATE: 5.13.2022
 PROJECT: 359002



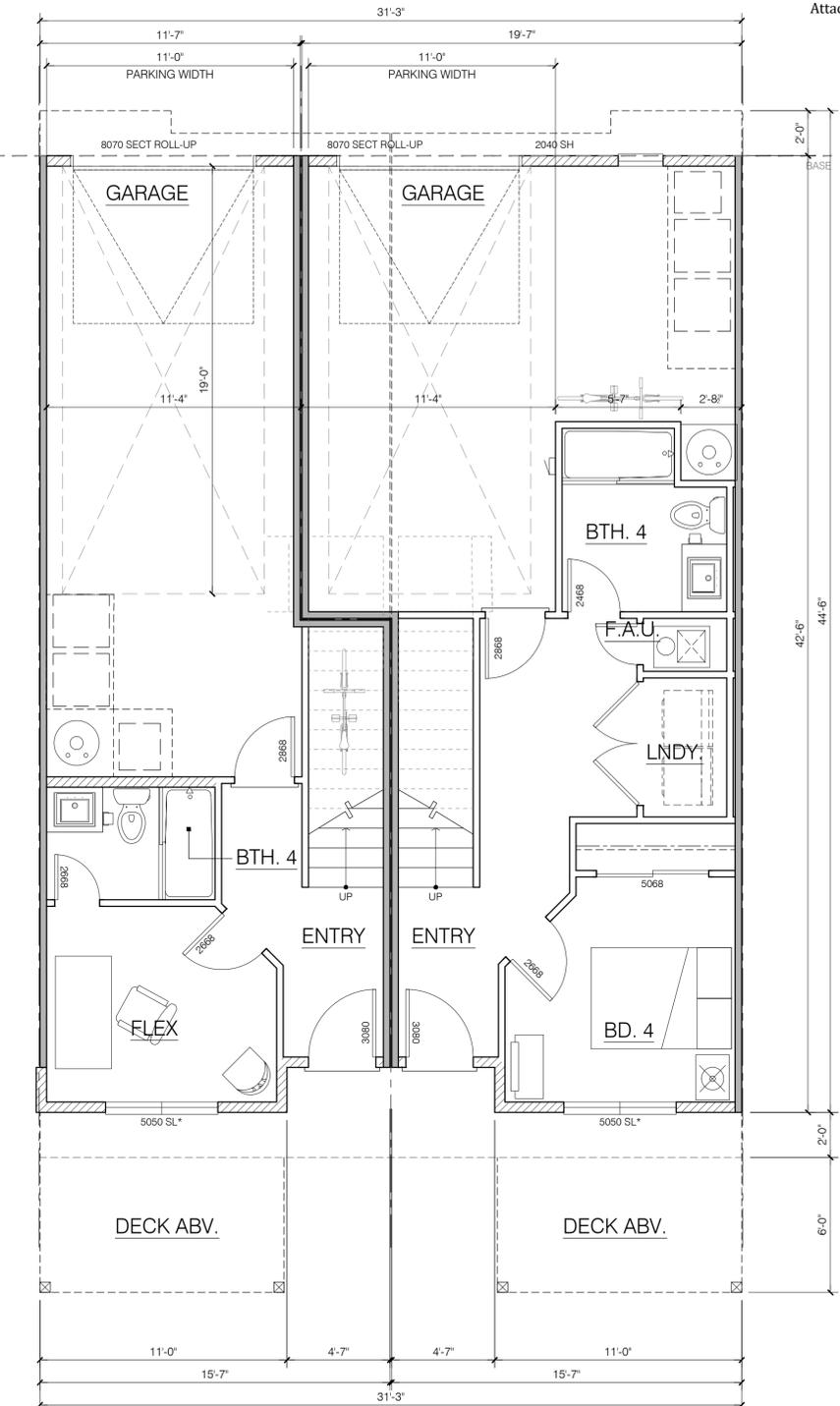
PLAN 2 INT PLAN 3 INT
 UPPER LIVING: 715 SQ. FT. UPPER LIVING: 715 SQ. FT.
 DECK: 55 SQ. FT. DECK: 55 SQ. FT.

UPPER FLOOR



PLAN 2 INT PLAN 3 INT
 MAIN LIVING: 715 SQ. FT. MAIN LIVING: 715 SQ. FT.
 DECK: 55 SQ. FT. DECK: 55 SQ. FT.

MAIN FLOOR



PLAN 2 INT PLAN 3 INT
 GROUND LIVING: 242 SQ. FT. GROUND LIVING: 400 SQ. FT.
 GARAGE: 330 SQ. FT. GARAGE: 336 SQ. FT.
 TOTAL LIVING: 1671 SQ. FT. TOTAL LIVING: 1830 SQ. FT.

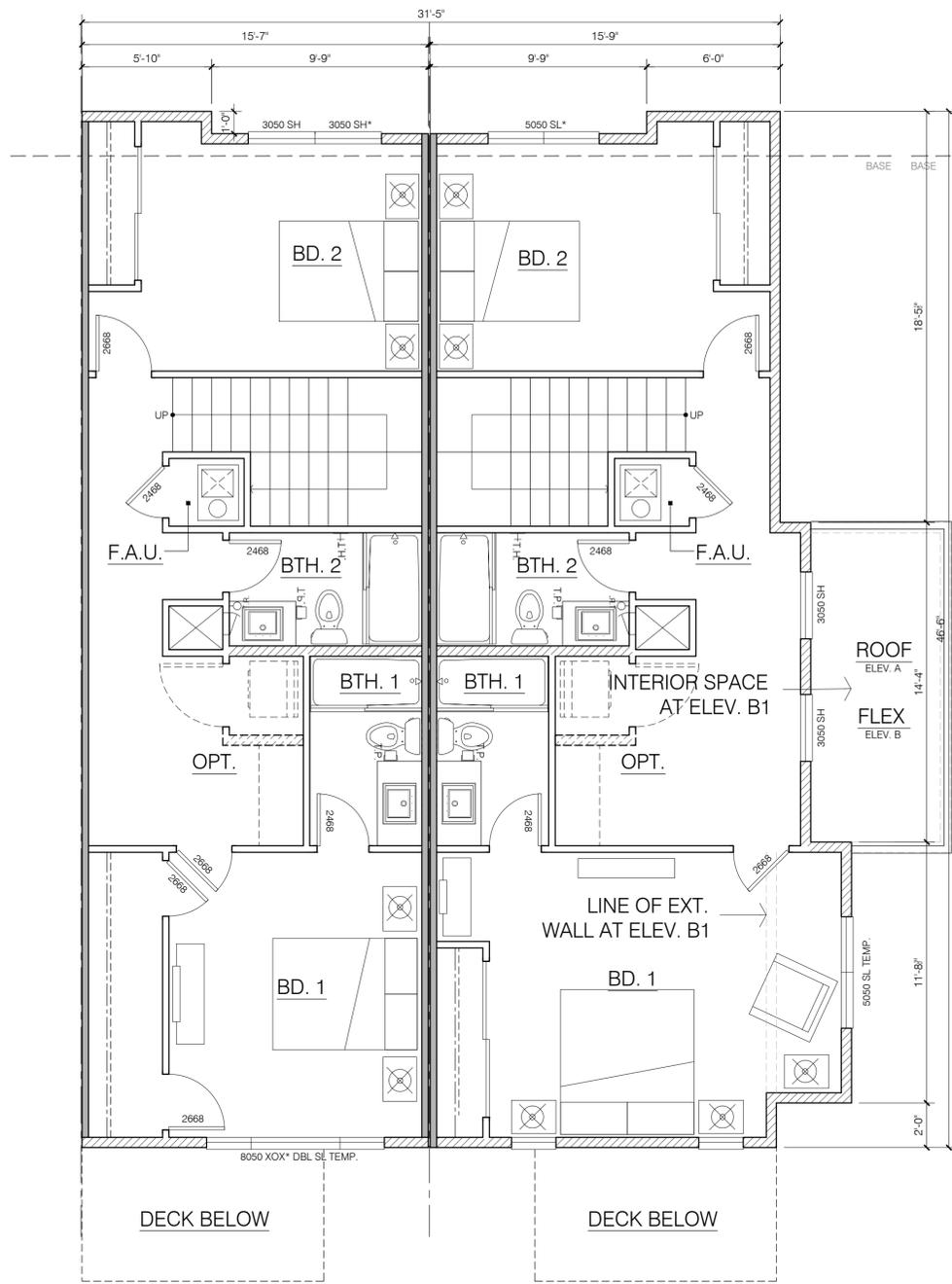
GROUND FLOOR

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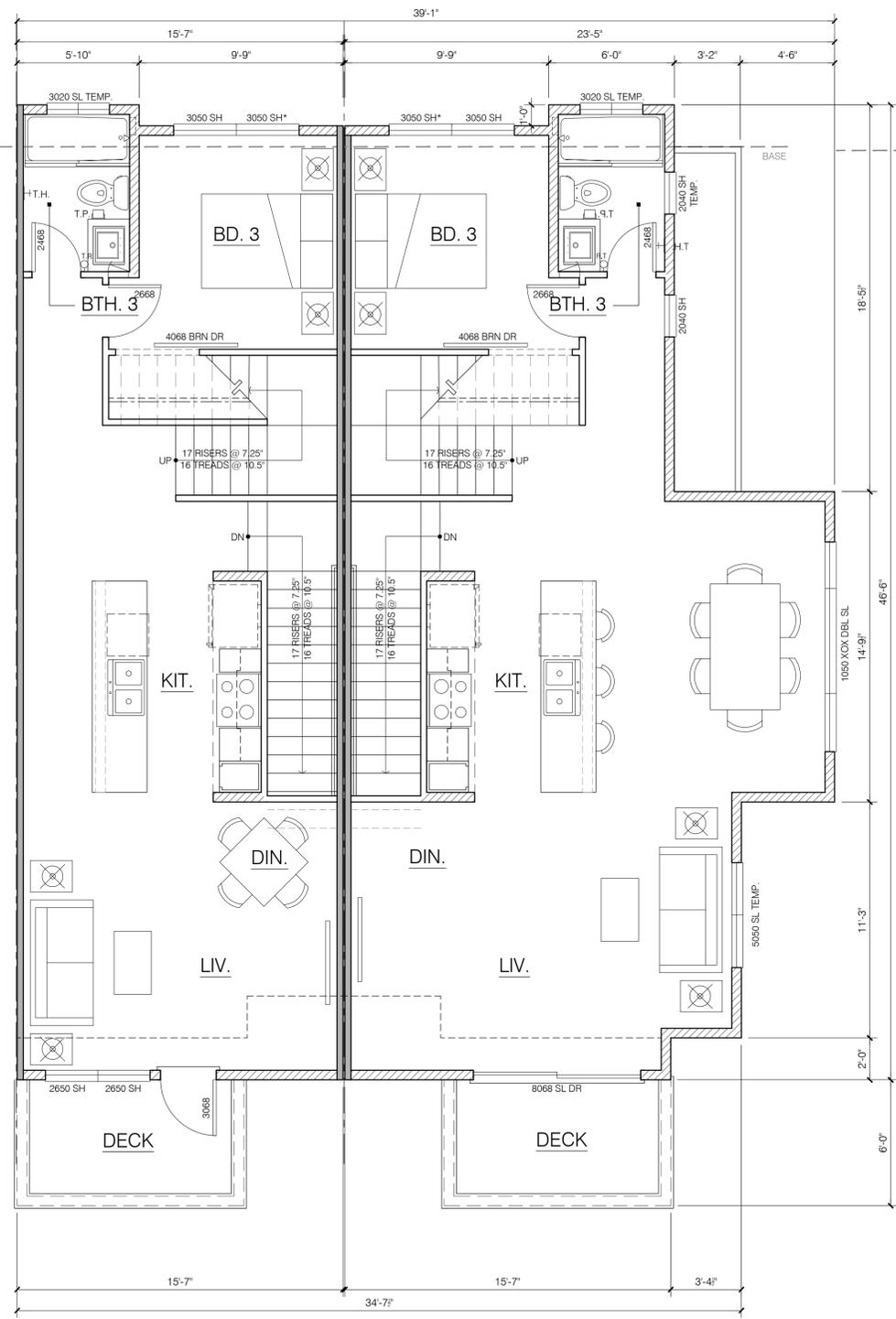


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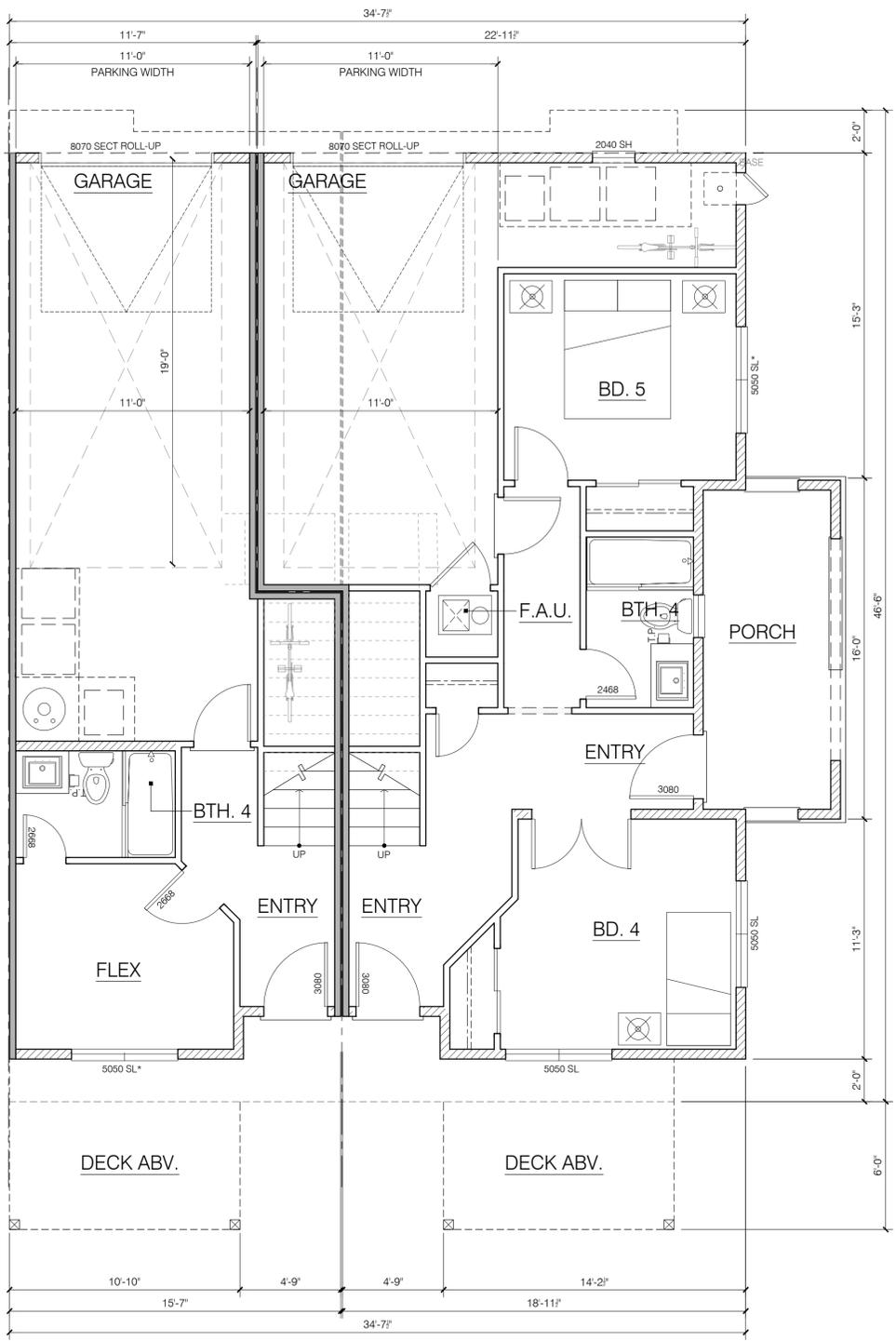
UNITS 2-3 INT FLOOR PLAN
A3.1
 SCALE: 1/4" = 1'-0"
 DATE: 5.13.2022
 PROJECT: 359002



PLAN 2 INT PLAN 3 END A
 UPPER LIVING: 715 SQ. FT. UPPER LIVING ELEV A1: 780 SQ. FT.
 UPPER LIVING ELEV B1: 834 SQ. FT.
UPPER FLOOR



PLAN 2 INT PLAN 3 END A
 MAIN LIVING: 715 SQ. FT. MAIN LIVING: 872 SQ. FT.
 DECK: 55 SQ. FT. DECK: 55 SQ. FT.
MAIN FLOOR



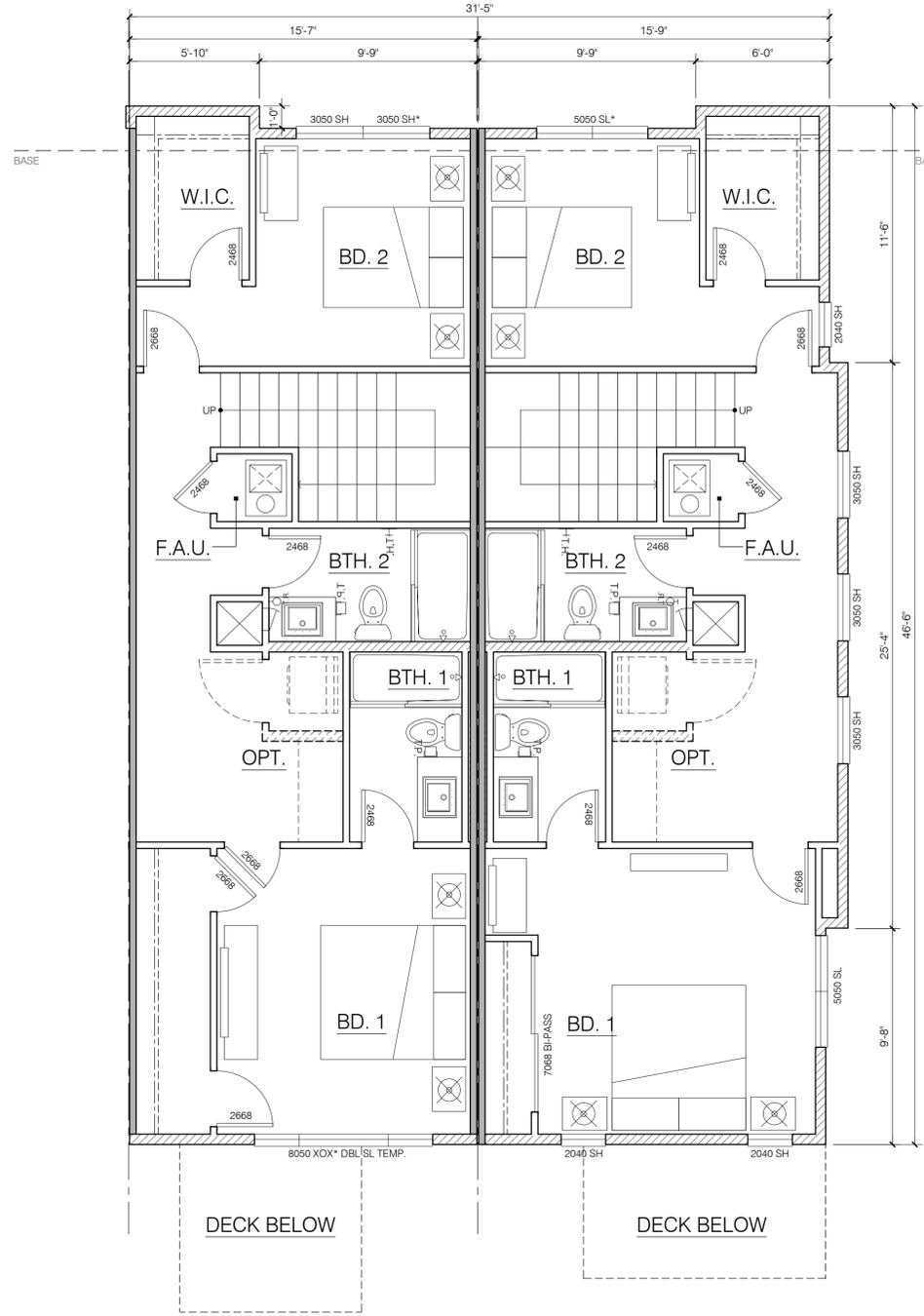
PLAN 2 INT PLAN 3 END A
 GROUND LIVING: 244 SQ. FT. GROUND LIVING: 554 SQ. FT.
 GARAGE: 320 SQ. FT. GARAGE: 295 SQ. FT.
 TOTAL LIVING: 1674 SQ. FT. TOTAL LIVING: 2260 SQ. FT. ELEV A
GROUND FLOOR 2314 SQ. FT. ELEV B

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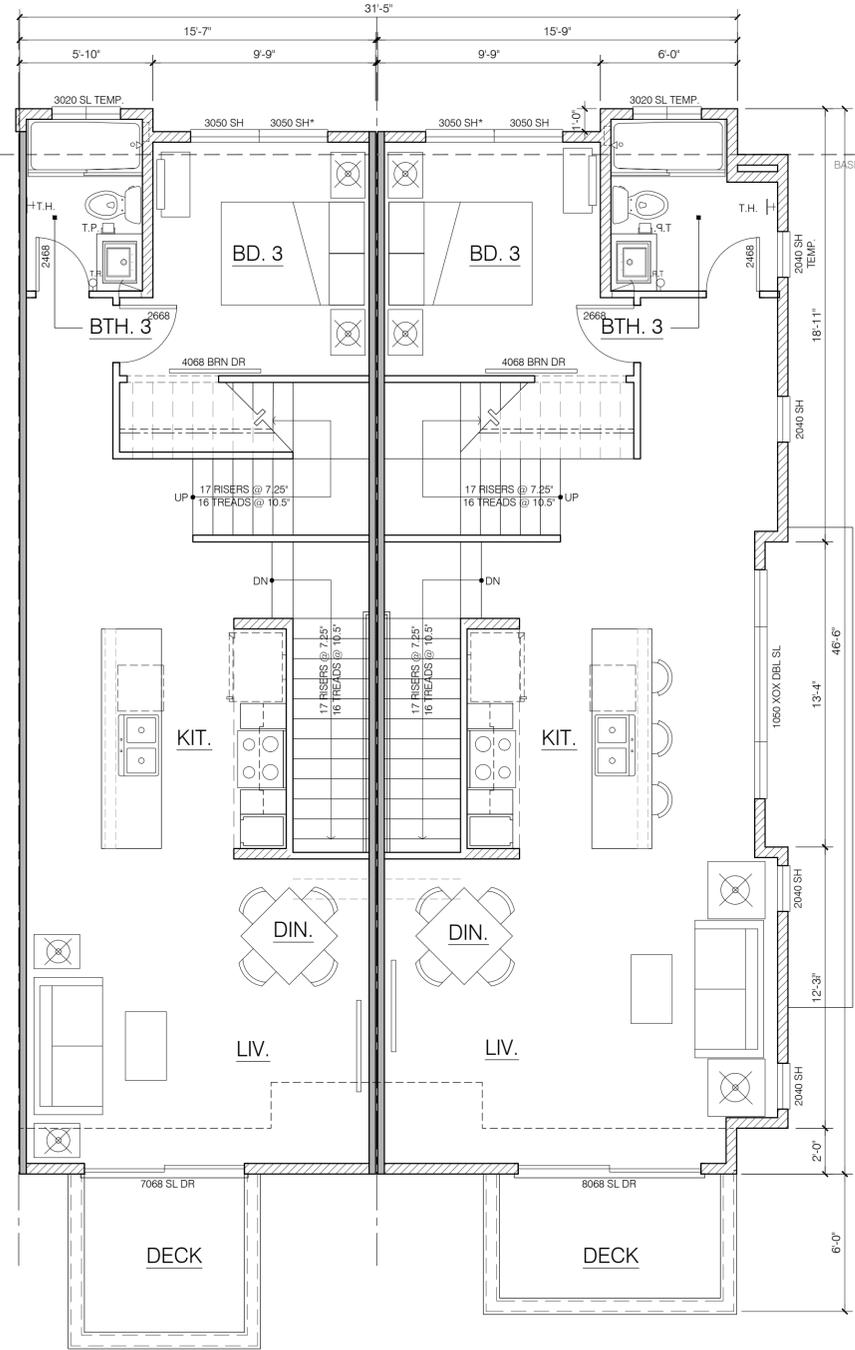


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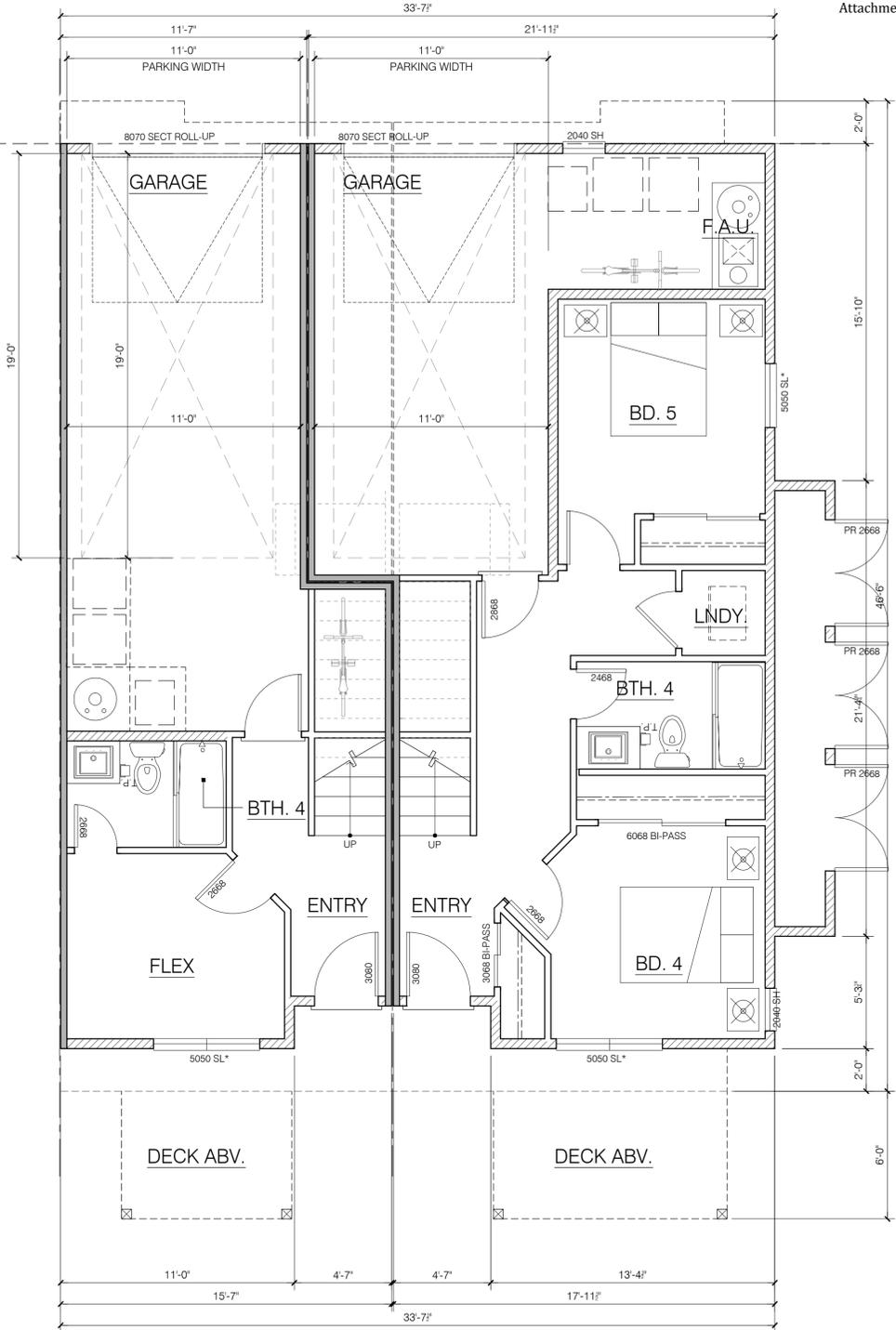
UNITS 2-3 END A FLOOR PLAN
A3.2
 SCALE: 1/4" = 1'-0"
 DATE: 5.13.2022
 PROJECT: 359002



PLAN 2 INT PLAN 3 END B
 UPPER LIVING: 715 SQ. FT. UPPER LIVING: 742 SQ. FT.
 UPPER FLOOR



PLAN 2 INT PLAN 3 END B
 MAIN LIVING: 715 SQ. FT. MAIN LIVING: 803 SQ. FT.
 DECK: 51 SQ. FT. DECK: 55 SQ. FT.
 MAIN FLOOR



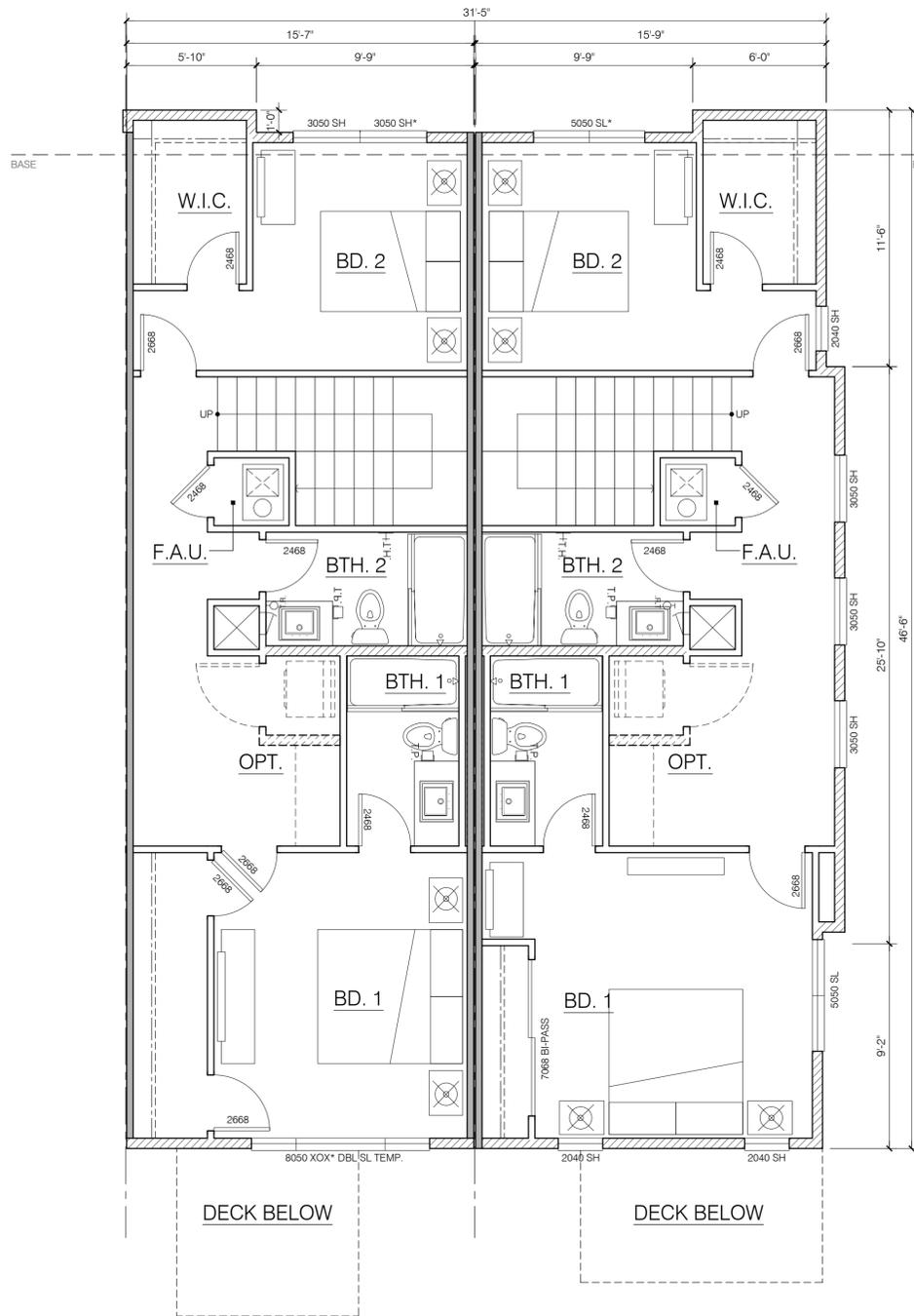
PLAN 2 INT PLAN 3 END B
 GROUND LIVING: 219 SQ. FT. GROUND LIVING: 594 SQ. FT.
 GARAGE: 352 SQ. FT. GARAGE: 303 SQ. FT.
 TOTAL LIVING: 1648 SQ. FT. TOTAL LIVING: 2139 SQ. FT.
 GROUND FLOOR

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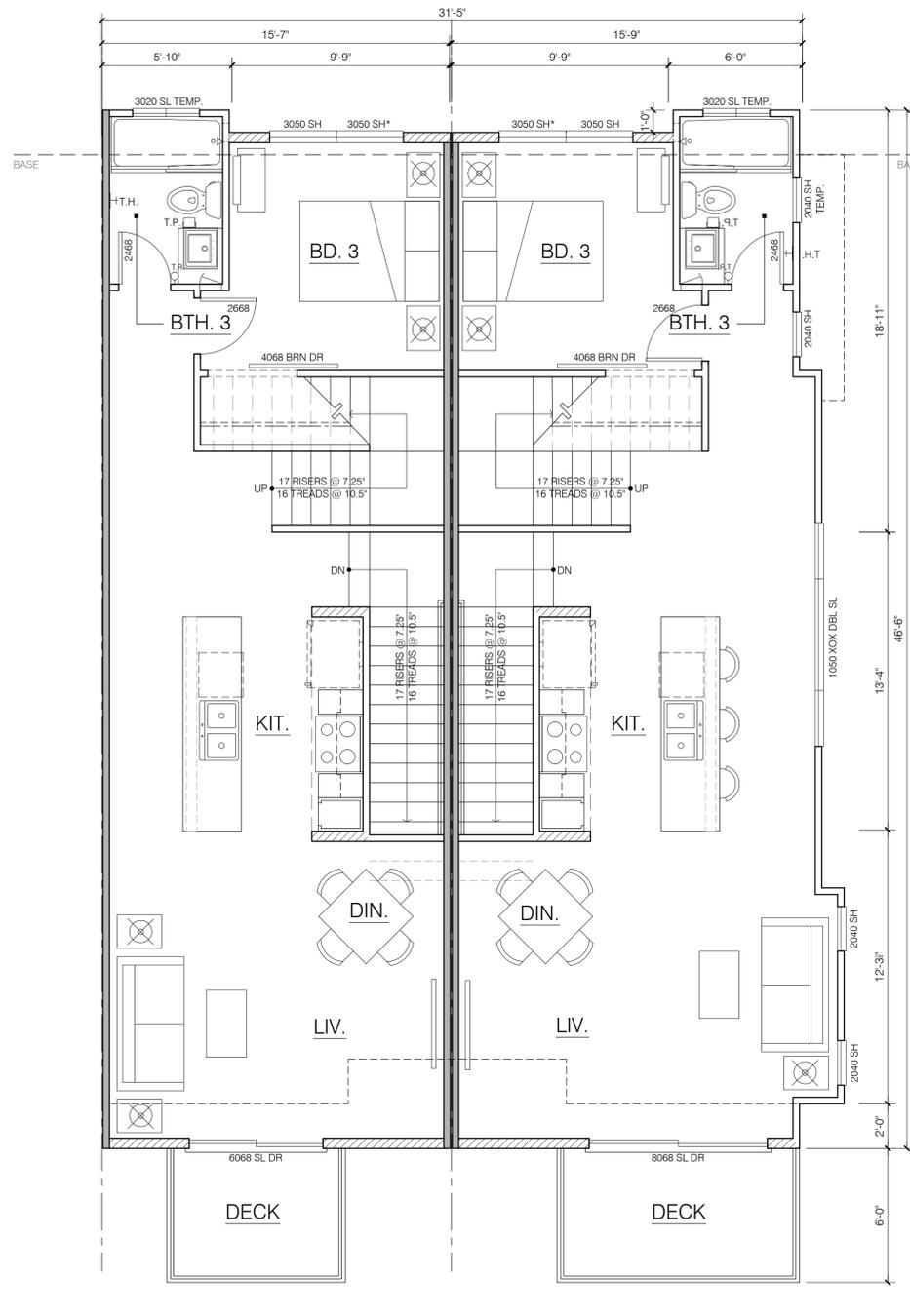


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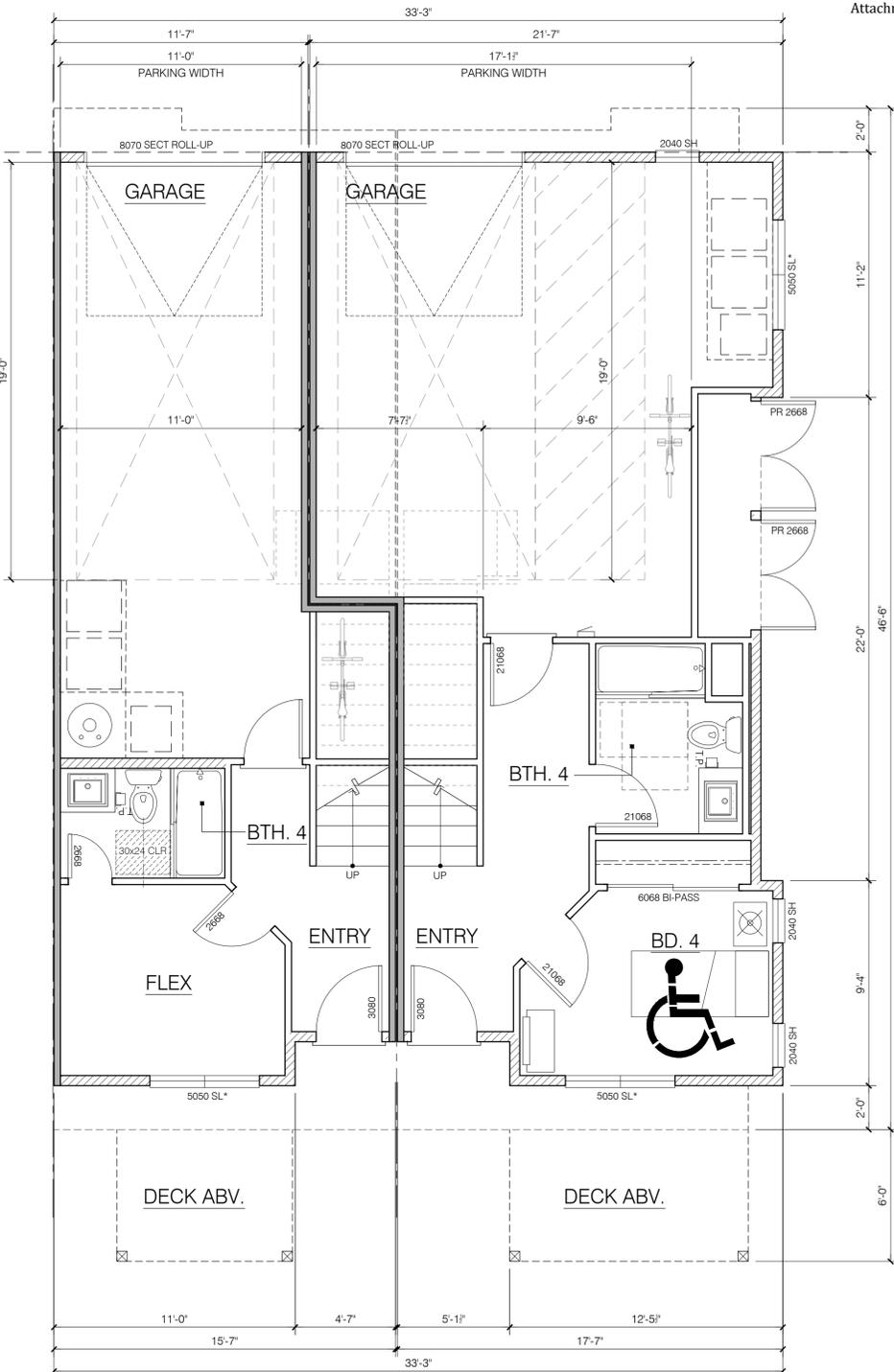
UNITS 2-3 END B - FLOOR PLAN
A3.3
 SCALE: 1/4" = 1'-0"
 DATE: 5.13.2022
 PROJECT: 359002



PLAN 2 INT PLAN 3 END C
 UPPER LIVING: 715 SQ. FT. UPPER LIVING: 743 SQ. FT.
 UPPER FLOOR



PLAN 2 INT PLAN 3 END C
 MAIN LIVING: 715 SQ. FT. MAIN LIVING: 759 SQ. FT.
 DECK: 48 SQ. FT. DECK: 65 SQ. FT.
 MAIN FLOOR



PLAN 2 INT PLAN 3 END C - UNIT 8 - ACCESSIBLE
 GROUND LIVING: 240 SQ. FT. GROUND LIVING: 338 SQ. FT.
 GARAGE: 324 SQ. FT. GARAGE: 453 SQ. FT.
 TOTAL LIVING: 1670 SQ. FT. TOTAL LIVING: 1839 SQ. FT.
 GROUND FLOOR

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UNITS 2-3 END C FLOOR PLAN
A3.4
 SCALE: 1/4" = 1'-0"
 DATE: 5.13.2022
 PROJECT: 359002

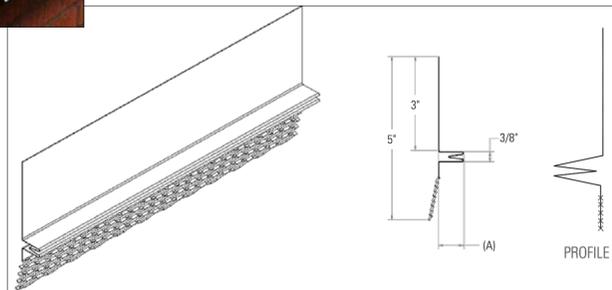
ROOF
ITEM / MAT: TPO - COOL ROOF
CO: FIRESTONE OR E.Q.
COLOR: WHITE



COPING & FASCIA
ITEM / MAT: 24 GA. STEEL
CO: PETERSEN ALUMINUM
COLOR: BURNISHED SLATE

PLATE LINE CONTROL JOINT (SHOWN)
ITEM: #15 SOLID LEG CONTROL JOINT
CO: CEMCO
COLOR: STEEL

CONTROL JOINT FOR VERTICAL CONT. WALLS
ITEM: #XJ-15 DOUBLE J CONTROL JOINT
CO: CEMCO
COLOR: STEEL



HORIZONTAL WINDOW LINE & WINDOW HEATHER
ITEM: #15 DOUBLE "V" CONTROL JOINT
CO: CEMCO
COLOR: PAINT TO MATCH WALL

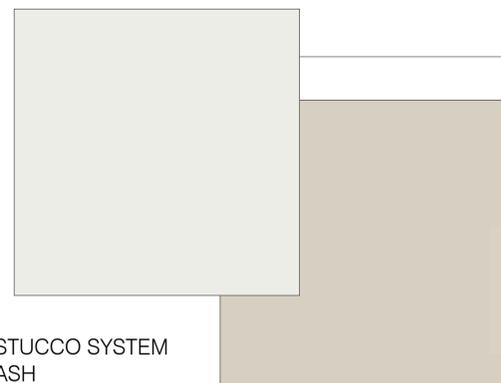


HORIZONTAL SIDING
ITEM / MAT: 7.25" SELECT CEDARMILL PLANK
CO: JAMES HARDIE
COLOR: SHERWIN WILLIAMS
WORLDLY GRAY SW 7043



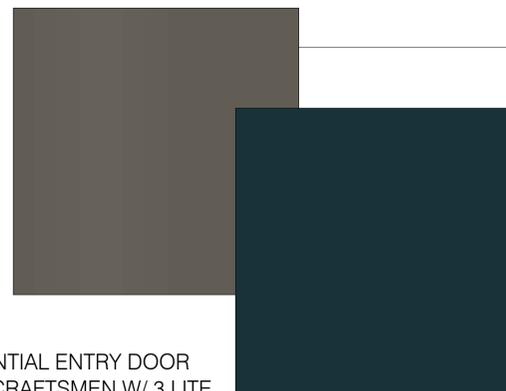
VERTICAL SIDING
ITEM / MAT: 7.25" SELECT CEDARMILL PLANK
CO: JAMES HARDIE
COLOR: SHERWIN WILLIAMS
INTELLECTUAL GRAY - SW 7045

BODY 2
ITEM / MAT: 3 COAT STUCCO SYSTEM
LIGHT DASH
CO: SHERWIN WILLIAMS
COLOR: INCREDIBLE WHITE - SW 7028



BODY 1
ITEM / MAT: 3 COAT STUCCO SYSTEM
LIGHT DASH
CO: SHERWIN WILLIAMS
COLOR: REALISTIC BEIGE - SW 6078

RAILING & TRIM
ITEM / MAT: METAL (PAINTED)
CO: T.B.D.
COLOR: SHERWIN WILLIAMS
ANONYMOUS SW 7046



ENTRY DOOR
ITEM / MAT: 8' RESIDENTIAL ENTRY DOOR
CLASSIC CRAFTSMEN W/ 3 LITE
CO: THERMA TRU
COLOR: SHERWIN WILLIAMS
MAREA BAJA SW 9185

27865 MANON AVE.
BLDG. A SHOWN



RESIDENTIAL WINDOWS & DECK DOORS
ITEM / MAT: VINYL
CO: MILGARD
COLOR: TWEED



BODY 1
ITEM / MAT: 3 COAT STUCCO SYSTEM
LIGHT DASH
CO: SHERWIN WILLIAMS
COLOR: REALISTIC BEIGE - SW 6078

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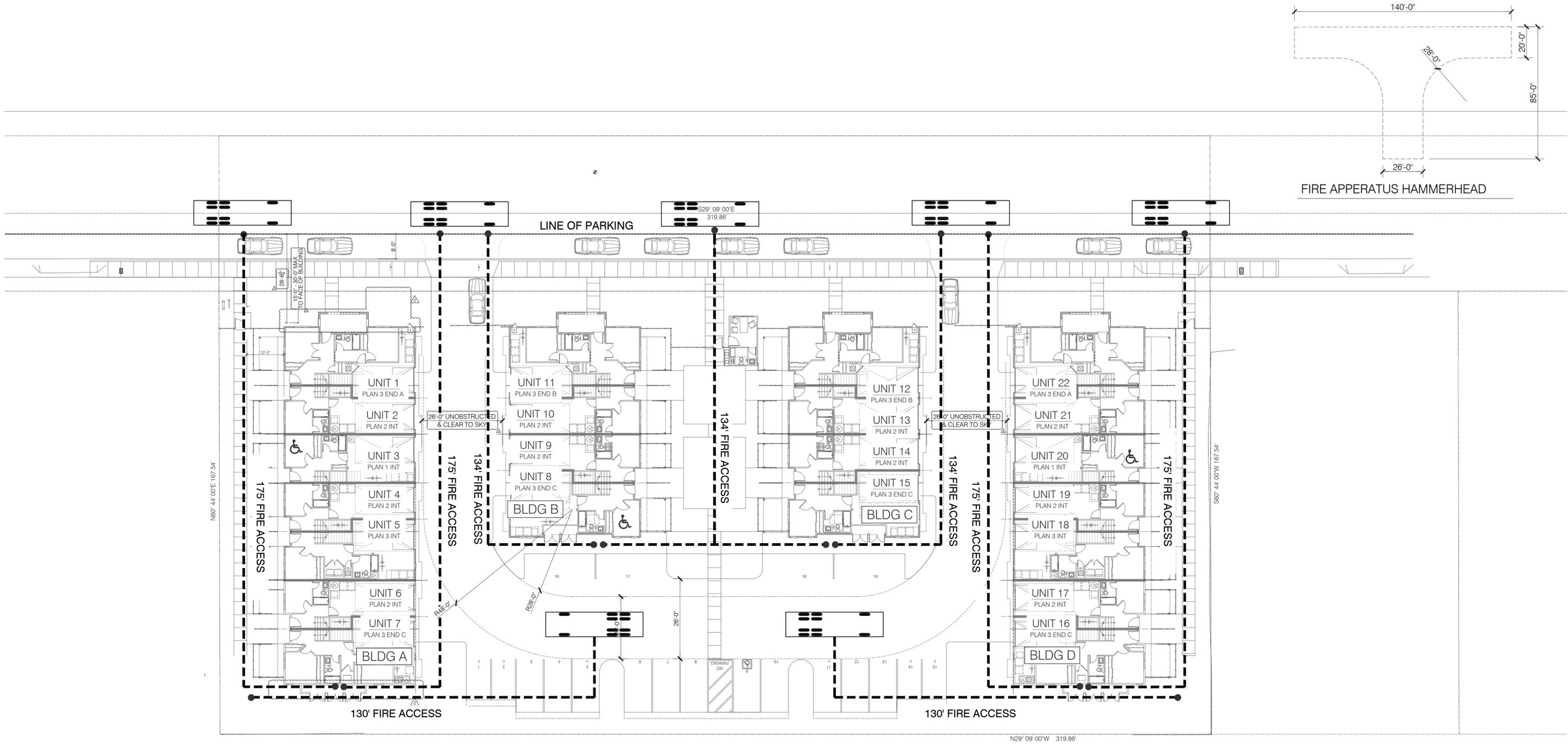
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MATERIAL BOARD

A4.0

SCALE: N.T.S.
DATE: 5.13.2022
PROJECT: 359002



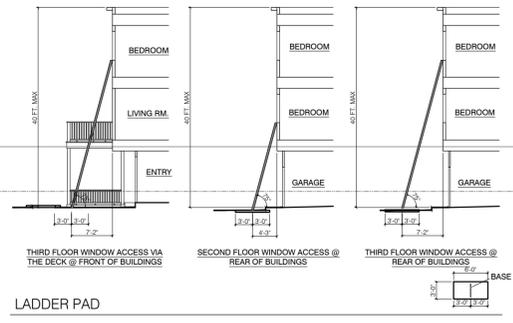
FIRE SAFETY - TRAVEL DISTANCES

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 APN: 453-90-14

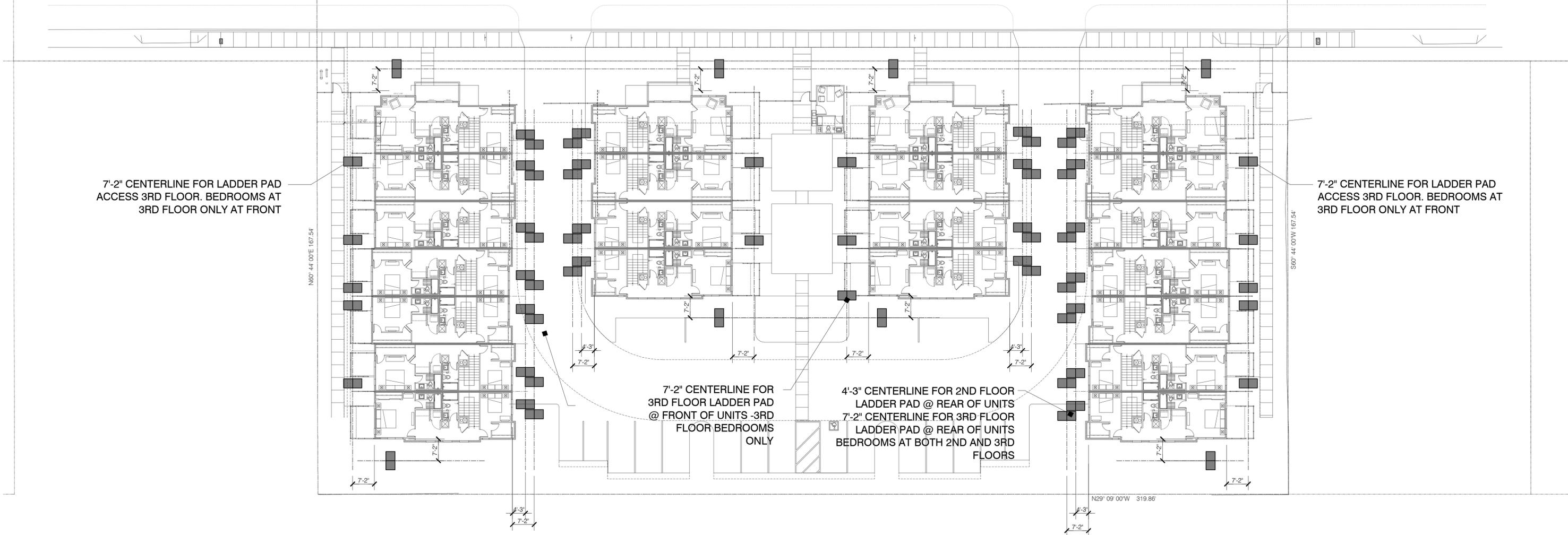


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FIRE SAFETY - TRAVEL DISTANCES
A5.0
 SCALE: NTS
 DATE: 5.13.2022
 PROJECT: 359002



LADDER PAD



7'-2" CENTERLINE FOR LADDER PAD ACCESS 3RD FLOOR. BEDROOMS AT 3RD FLOOR ONLY AT FRONT

7'-2" CENTERLINE FOR LADDER PAD ACCESS 3RD FLOOR. BEDROOMS AT 3RD FLOOR ONLY AT FRONT

7'-2" CENTERLINE FOR 3RD FLOOR LADDER PAD @ FRONT OF UNITS -3RD FLOOR BEDROOMS ONLY

4'-3" CENTERLINE FOR 2ND FLOOR LADDER PAD @ REAR OF UNITS
7'-2" CENTERLINE FOR 3RD FLOOR LADDER PAD @ REAR OF UNITS BEDROOMS AT BOTH 2ND AND 3RD FLOORS

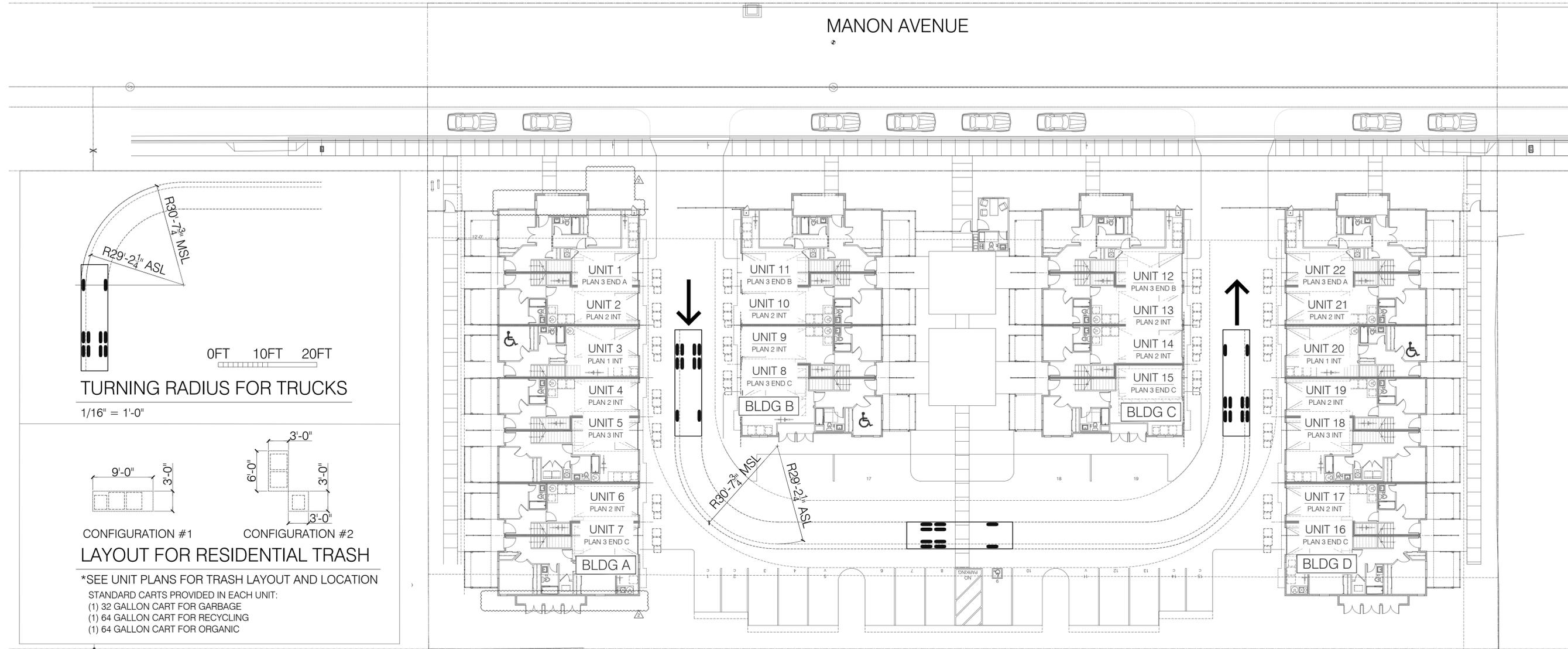
FIRE SAFETY - LADDER PAD ACCESS

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FIRE SAFETY - LADDER PAD ACCESS
A5.1
 SCALE: NTS
 DATE: 5.13.2022
 PROJECT: 359002



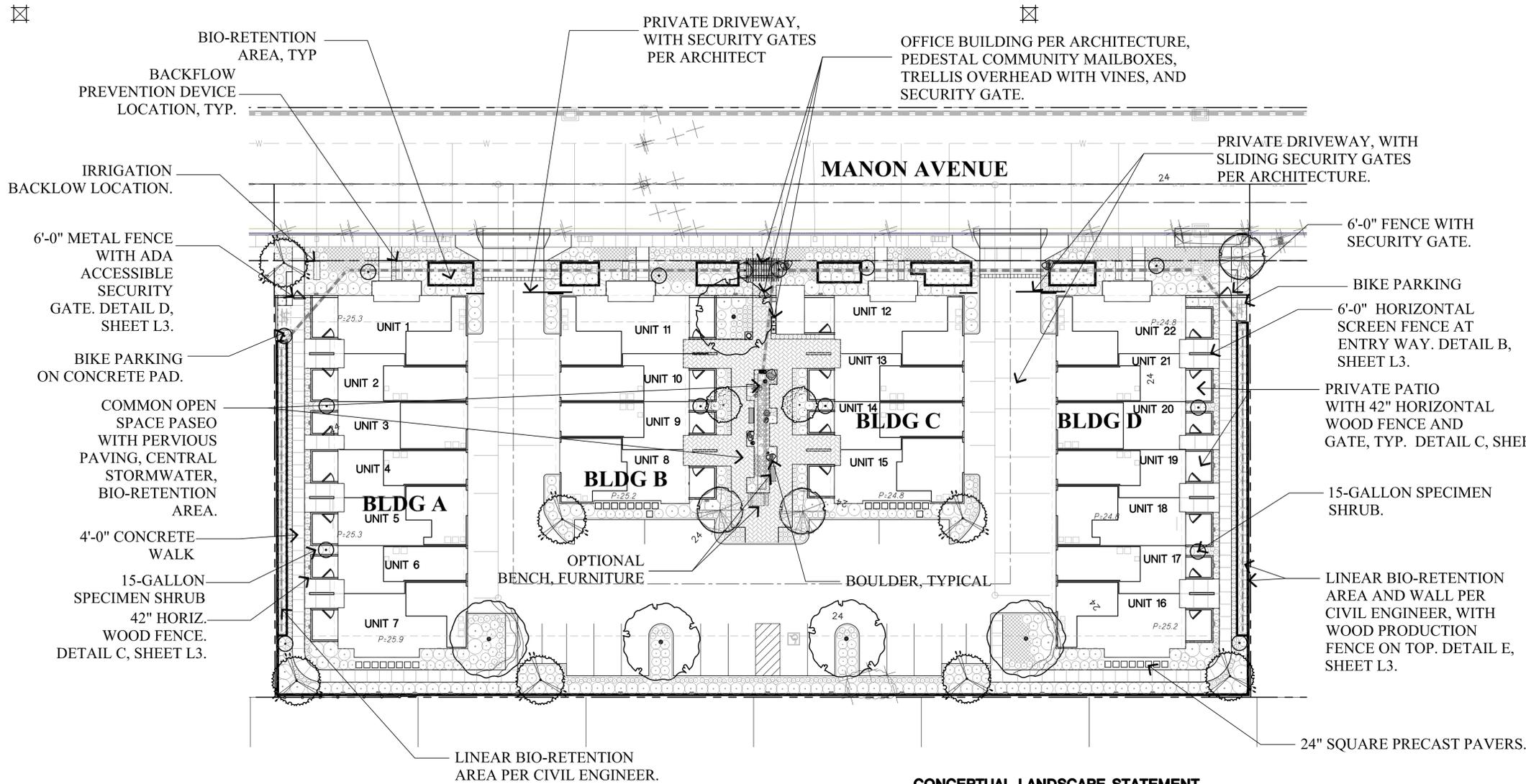
WASTE MANAGEMENT - REMOVAL PLAN

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WASTE MANAGEMENT - REMOVAL PLAN
A5.2
 SCALE: NTS
 DATE: 5.13.2022
 PROJECT: 359002



PRELIMINARY TREE PALETTE

BOTANICAL NAME	COMMON NAME	SIZE	WATER USE
TREES			
ACER BUERGERIANUM GINKGO B. 'PRINCETON SENTRY'	TRIDENT MAPLE MAIDENHAIR TREE	24" BOX	MEDIUM
ACER PALMATUM	JAPANESE MAPLE	24" BOX	MEDIUM
ARBUTUS 'MARINA' LAURUS NOBILIS	STRAWBERRY TREE SWEET BAY	24" BOX	LOW
LAGERSTROEMIA X 'TUSCARORA'	CRAPE MYRTLE	24" BOX	LOW
PISTACHIA CHINENSIS TRISTANIA CONFERTA	CHINESE PISTACHE BRISBANE BOX	24" BOX	LOW

PRELIMINARY PROPOSED PLANT PALETTE

SYMBOL	BOTANICAL NAME	COMMON NAME	WATER USE*	SPACING	MATURE SIZE (HIGH X WIDTH)
SHRUBS					
ABU 'HYB'	ABUTILON X HYBRIDUM 'VAR'	HYBRID FLOWERING MAPLE	MED	4'	6' X 4'
ACA 'C.I.'	ACACIA COGNATA 'COUSIN ITT'	LITTLE RIVER WATTLE	LOW	4'	2.5' X 4'
BUD 'B.K.'	BUDDLEIA D. 'BLACK KNIGHT'	BUTTERFLY BUSH	LOW	6'	6' X 6'
BUD 'P.H.'	BUDDLEIA D. 'PURPLE HAZE'	PURPLE HAZE SUMMER LILAC	LOW	3'	2.5' X 3'
CAR 'TUM'	CAREX TUMULICOLA*	BERKELEY SEDGE	LOW	2'	2' X 2'
CHO 'TEC'	CHONDROPETALUM 'TECTORUM'	DWARF CAPE RUSH	LOW	3'	3' X 3'
DIE 'BIC'	DIEBICKIA 'BICOLOR'	FORTNIGHT LILY	LOW	2.5'	2.5' X 2.5'
ERI 'KAR'	ERIGERON KARVINSKIANUS	SANTA BARBARA DAISY	LOW	2.5'	5" X 2.5"
EUN 'G.S.'	EUNYMIUS J. 'GREEN SPIRES'	GREEN SPIRES EUNYMIUS	LOW	2'	6' X 2'
FES 'MAI'	FESTUCA MAIREI	ATLAS FESCUE	LOW	2.5'	2.5' X 2.5'
HYP 'MOS'	HYPERICUM MOSERIANUM	GOLD FLOWER	LOW	3'	3' X 3'
JUN 'MED'	JUNIPERUS S. 'MEDORA'	COLUMNAR JUNIPER	LOW	3.5'	10' X 3.5'
LAN 'CHY'	LANTANA 'CHAPEL HILL YELLOW'	C.H. YELLOW LANTANA	LOW	2.5'	2.5' X 1.5'
LAV 'MAR'	LAVATERA MARITIMA	TREE MALLOW	LOW	5'	5' X 5'
LIM 'CAL'	LIMONIUM CALIFORNICUM*	MARSH ROSEMARY	LOW	1'	1' X 1'
LIM 'PER'	LIMONIUM PEREZII	SEA LAVENDER	LOW	2'	2' X 2'
LOR 'C.C.'	LOROPETALUM C. 'CERISE CHARM'	CHINESE FRINGE FLOWER	LOW	3'	3' X 3'
LOR 'CHI'	LOROPETALUM CHINENSE	CHINESE FRINGE FLOWER	LOW	3.5'	4' X 4'
MAH 'REP'	MAHONIA REPENS*	CREeping MAHONIA	LOW	3'	2' X 3'
MIM 'CAR'	MIMULUS CARDINALIS*	MONKEY FLOWER	LOW	2'	2' X 2'
MIM 'HYB'	MIMULUS HYBRIDS*	MONKEY FLOWER	LOW	1.5'	1.5' X 1.5'
MUH 'RIG'	MUHLENBERGIA RIGENS*	DEER GRASS	LOW	3'	3' X 4'
MYR 'COM'	MYRTUS C. 'COMPACTA'	DWARF MYRTLE	LOW	4'	5' X 4'
NAN 'G.S.'	NANDINA D. 'GULF STREAM'	G.S. HEAVENLY BAMBOO	LOW	2.5'	2.5' X 2.5'
NEP 'FAA'	NEPETA FAASSINII*	CATMINT	LOW	2'	2' X 2'
OLE 'L.O.'	OLEA E. 'LITTLE OLIVE'	DWARF OLIVE	LOW	3.5'	4' X 3.5'
PEN 'M.B.'	PENSTEMON 'MARGARITA BOP'	FOOTHILLS PENSTEMON	LOW	1.5'	1.5' X 2'
PHO 'D.D.'	PHORMIUM 'DARK DELIGHT'	NEW ZEALAND FLAX	LOW	4'	4' X 4'
PHO 'J.S.'	PHORMIUM 'JACK SPRAT'	NEW ZEALAND FLAX	LOW	2'	1.5' X 1.5'
PI 'VAR'	PITOSPORUM T. 'VARIEGATA'	VARIEGATED TOBIRA	LOW	4'	4' X 4'
ROS 'CAL'	ROSA CALIFORNICA	CAL. ROSE	LOW	6'	3' X 6'
ROS 'T.B.'	ROSMARINUS Q. 'TUSCAN BLUE'	ROSEMARY	LOW	3.5'	6' X 3.5'
SAL 'LEU'	SALVIA LEUCANTHA	MEXICAN BUSH SAGE	LOW	3'	3' X 3'
STA 'BYZ'	STACHYS BYZANTINA*	LAMB'S EARS	LOW	1.5'	1.5' X 1'
TEU 'AZU'	TEUCRIUM FRUTICANS 'AZUREUM'	AZURE BUSH GERMANDER	LOW	6'	6' X 6'
VER 'PUR'	VERBENA PERUVIANA	PERUVIAN VERBENA	LOW	2.5'	1' X 2.5'
WES 'G.B.'	WESTRINGIA F. 'GREY BOX'	DWARF COAST ROSEMARY	LOW	2'	2.5' X 2.5'
WES 'W.H.'	WESTRINGIA F. 'WYNABBIE HIGHLIGHT'	COAST ROSEMARY	LOW	3.5'	3.5' X 3.5'
XYL 'COM'	XYLOSMA C. 'COMPACTA'	COMPACT XYLOSMA	LOW	4'	6' X 4'
ZAU 'CAT'	ZAUSCHNERIA CALIFORNICA 'CATALINA'	CALIFORNIA FUCHSIA	LOW	3'	4' X 3'

GROUNDCOVERS	SYMBOL	BOTANICAL NAME	COMMON NAME	WATER USE	SPACING	MATURE SIZE
	CAREX TUMULICOLA*	BERKELEY SEDGE	LOW	1.5' X 6'		
	1 GALLON • 30" O.C.					
	CEANOTHUS G. H. 'DIAMOND HEIGHTS'	DIAMOND H CEANOTHUS	LOW	3'	1' X 3'	
	1 GALLON • 36" O.C.					
	THYMUS PSEUDOLANUGINOSUS	WOOLY THYME	LOW	3'	1' X 3'	
	1 GALLON • 36" O.C.					
	TURF	BOLERO SODDED TURF AVAILABLE FROM DELTA BLUE GRASS	TALL FESCUE	HIGH		

NOTE: PLANT MATERIAL WATER USE VERIFIED WITH ONLINE WUCOLS LANDSCAPE WATER-USE PLANNING TOOL. WWW.WATERWONK.US

* ALSO C3 PLANTS

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, TO ENSURE THAT JUST THE RIGHT PLANT IS SELECTED. A HIGH PERCENTAGE OF PLANTS SELECTED WILL BE DROUGHT TOLERANT AND ALL PLANTS WILL BE 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 PASEO SPACE THAT PROVIDES OPPORTUNITIES FOR ADULTS AND CHILDREN TO INTERACT. SEATING OPTIONS 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. 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.

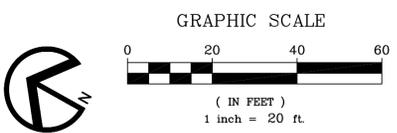
IT IS OUR INTENT TO SPECIFY IN THE LANDSCAPE CONSTRUCTION DOCUMENTS THE USE OF RECYCLED MATERIALS SUCH AS RECYCLED WOOD MULCH, INGREDIENTS WITHIN THE CONCRETE, FORMWORK, SITE FURNITURE, ETC. IT IS OUR INTENT TO STOCKPILE THE TOPSOIL FOR RE-USE, UNLESS SOIL TESTS DEEM THE SOIL INADEQUATE AND RECOMMEND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

NOTES:

- ALL TREES SHALL BE PLANTED AND STAKED PER CITY STANDARD SD-122.
- TREES BE PLANTED WITHIN 7' OF HARDSCAPE ELEMENTS, SHALL HAVE A LINEAR ROOT BARRIER INSTALLED ADJACENT TO THE HARDSCAPE ELEMENT AT TIME OF TREE PLANTING.
- LANDSCAPE AND IRRIGATION SHALL COMPLY WITH CITY'S CURRENT WATER-EFFICIENT LANDSCAPE ORDINANCE.
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- ALL PLANTING AREAS, INCLUDING BIO-RETENTION AREAS, SHALL BE MULCHED TO A MINIMUM DEPTH OF 3" WITH ORGANIC RECYCLED WOOD IN DARK BROWN COLOR. MULCH SIZE NOT TO EXCEED 1-1/2 INCHES.
- A MINIMUM OF 12" WIDE BAND OF LARGE SIZED NOIYA COBBLESTONE SHALL BE INSTALLED AROUND OVERFLOW CATCH BASIN OR BUBBLE UP BASIN.

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

Annika Carpenter MAY 12, 2022
ANNIKA M. CARPENTER CALIF. LANDSCAPE ARCH. #3684



RIPLY DESIGN GROUP
LANDSCAPE ARCHITECTURE
LAND PLANNING
1615 BONANZA STREET
SUITE 314
WALNUT CREEK, CA 94596
TEL: 925.938.7377
FAX: 925.9387436

SUNFLOWER MANON LLC

Preliminary Landscape Plan

Sunflower Manon
Hayward, California

May 12, 2022



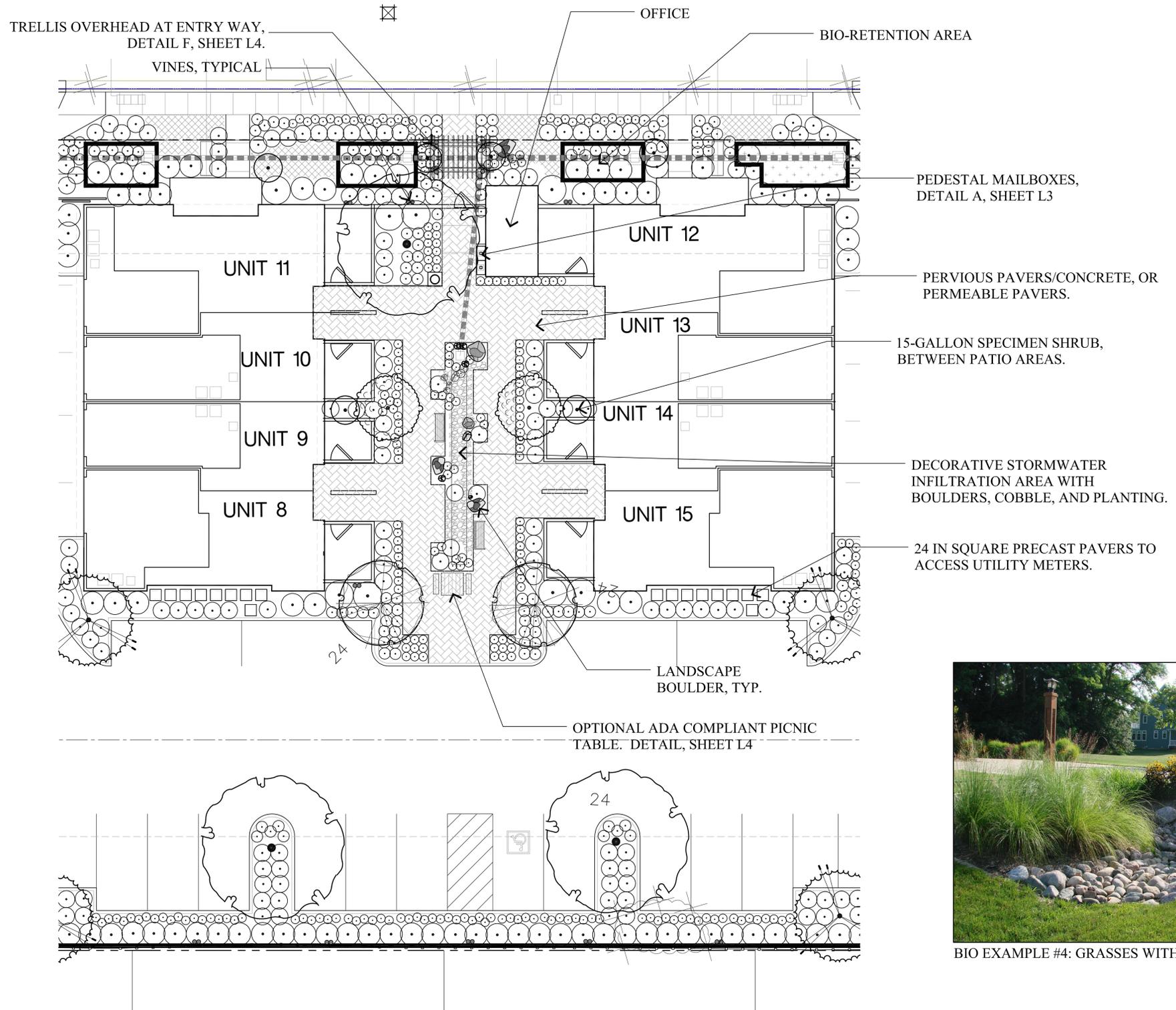
BIO EXAMPLE #1: MASS OF GRASSES AND PERENNIALS



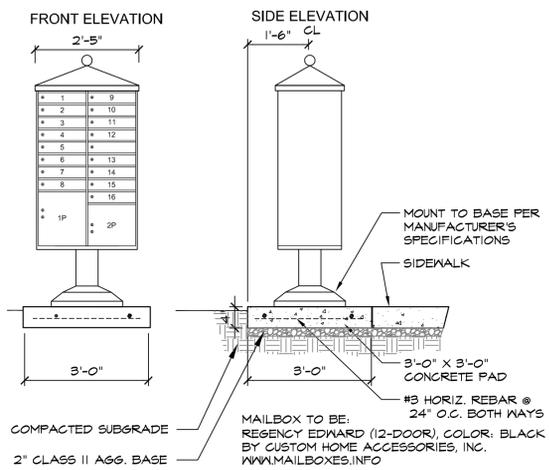
BIO EXAMPLE #2: MEADOW GRASS



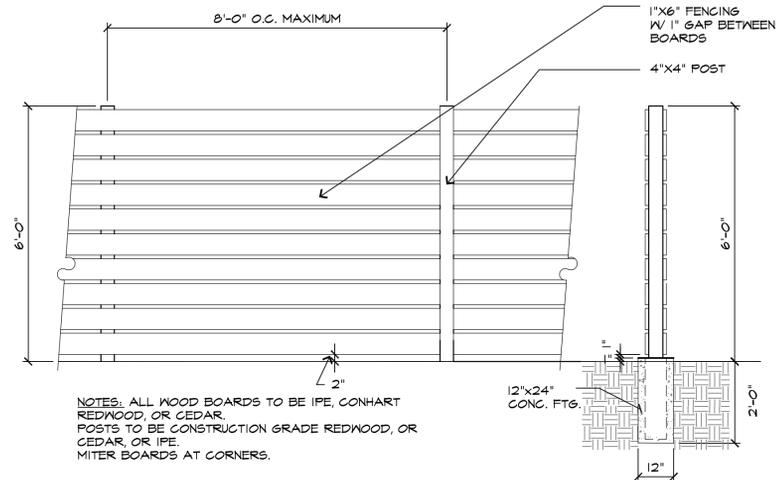
BIO EXAMPLE #3: MIXED PERENNIALS AND GRASSES



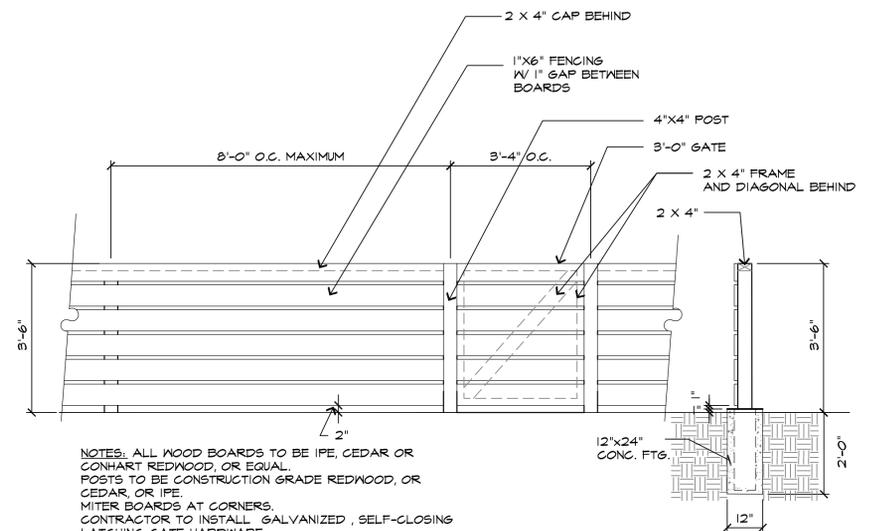
BIO EXAMPLE #4: GRASSES WITH COBBLE



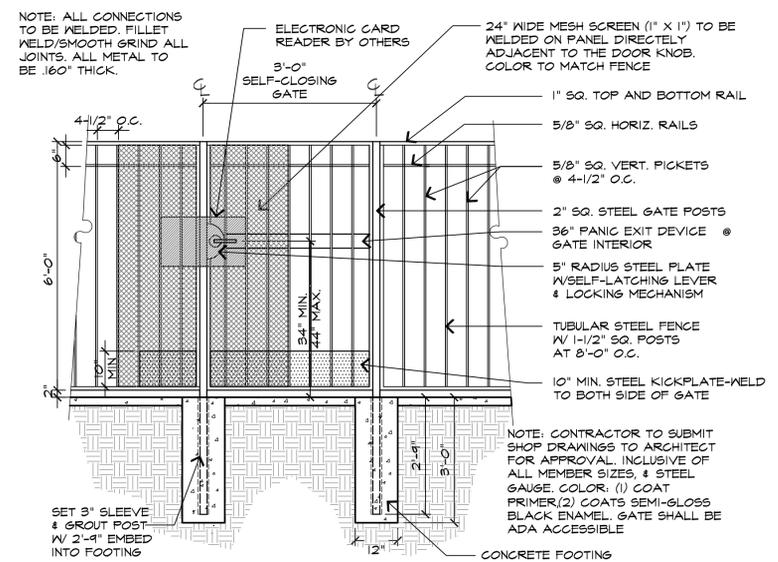
A COMMUNITY MAILBOXES SCALE: 1/2" = 1'-0" 024 - ProRur



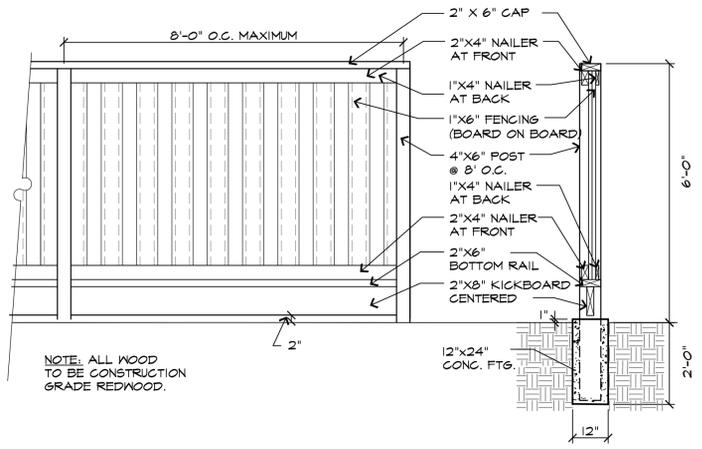
B 6' WOOD SCREEN SCALE: 1/2" = 1'-0" 024 - ProRur



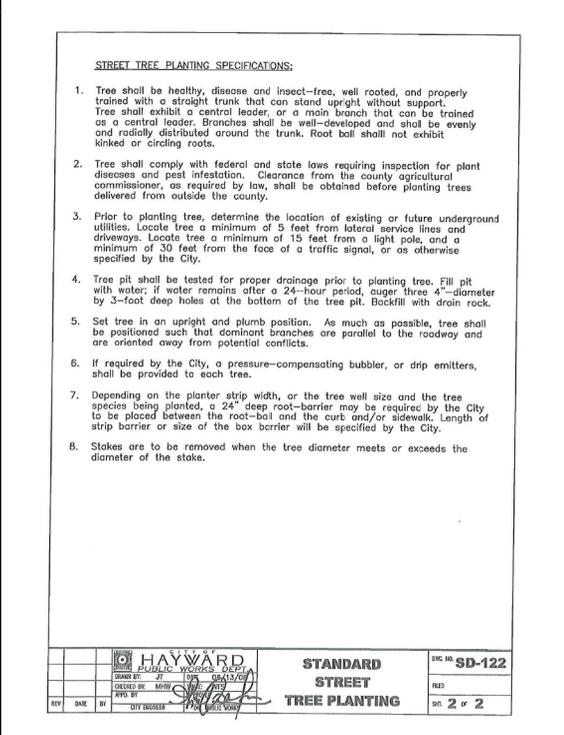
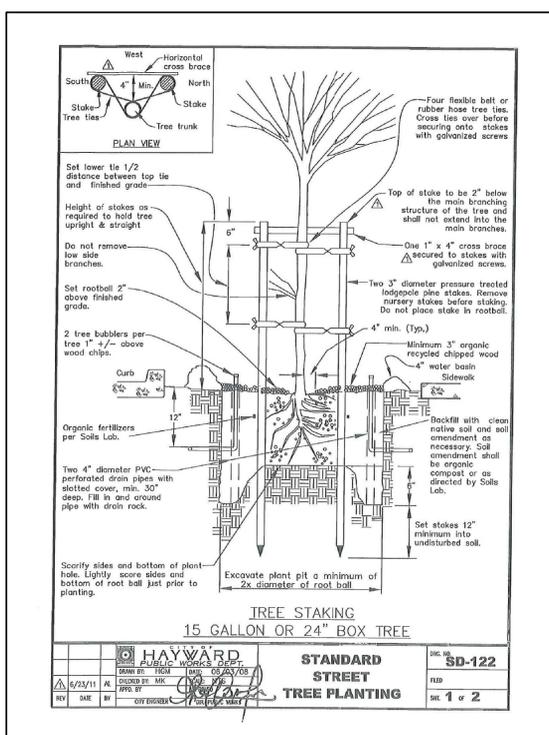
C 42' WOOD SCREEN & GATE SCALE: 1/2" = 1'-0" 024 - ProRur



D TUBULAR STEEL ADA GATE SCALE: 1/2" = 1'-0" 024 - ProRur



E WOOD FENCE W/KICKERBOARD SCALE: 1/2" = 1'-0" 024 - ProRur



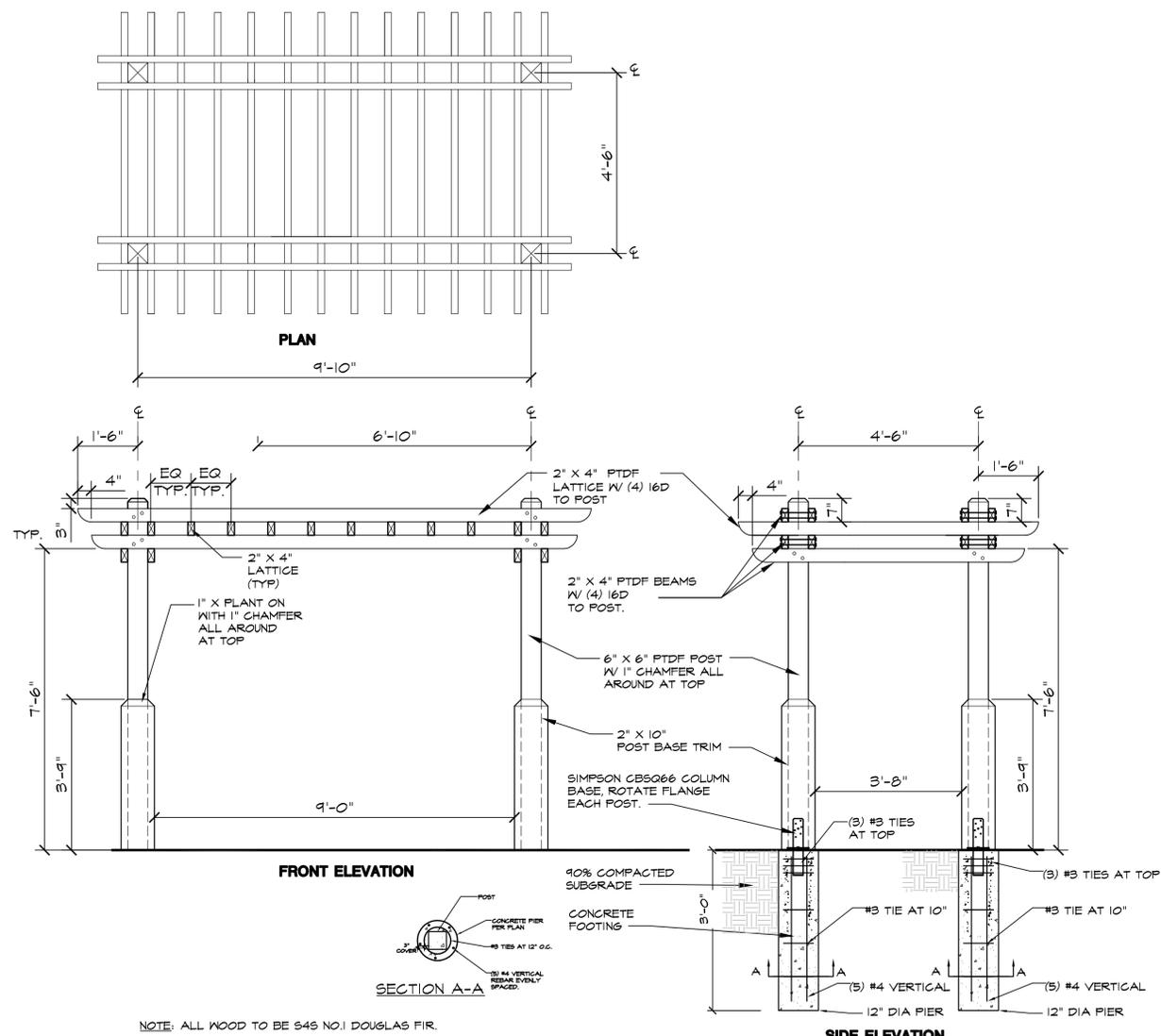
RIPLEY DESIGN GROUP
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SUNFLOWER MANON LLC
Preliminary Details

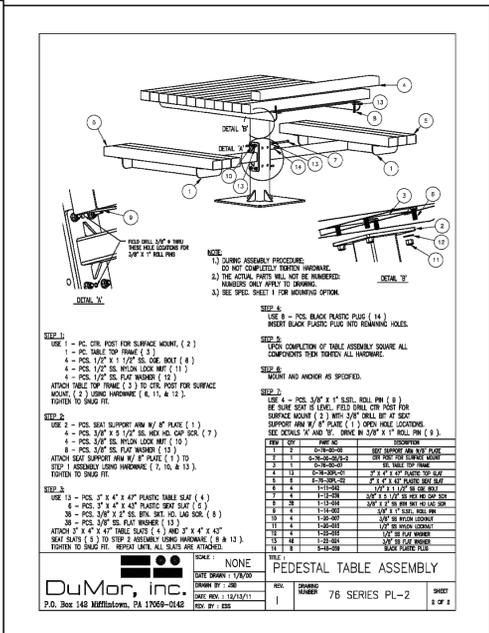
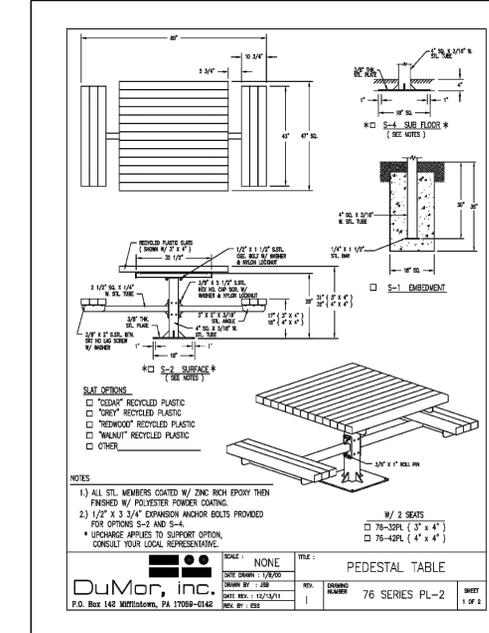
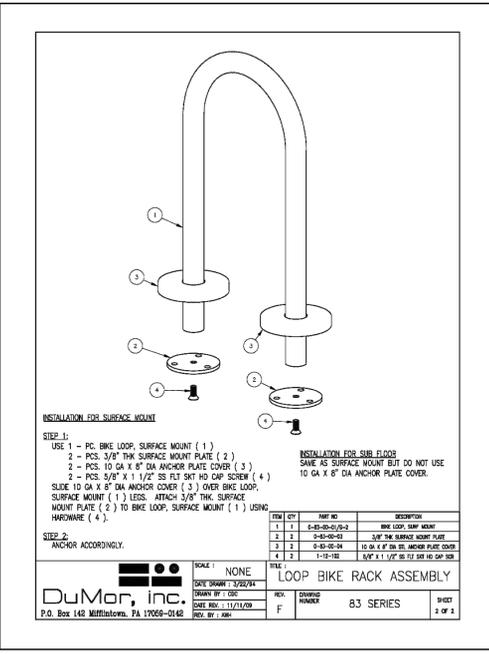
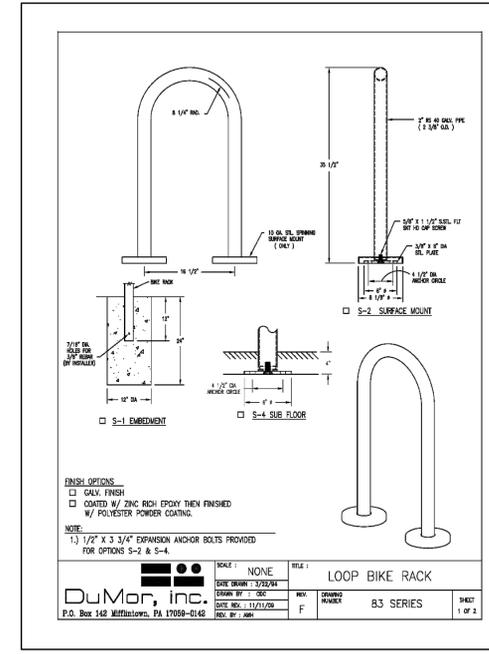
Sunflower Manon
 Hayward, California

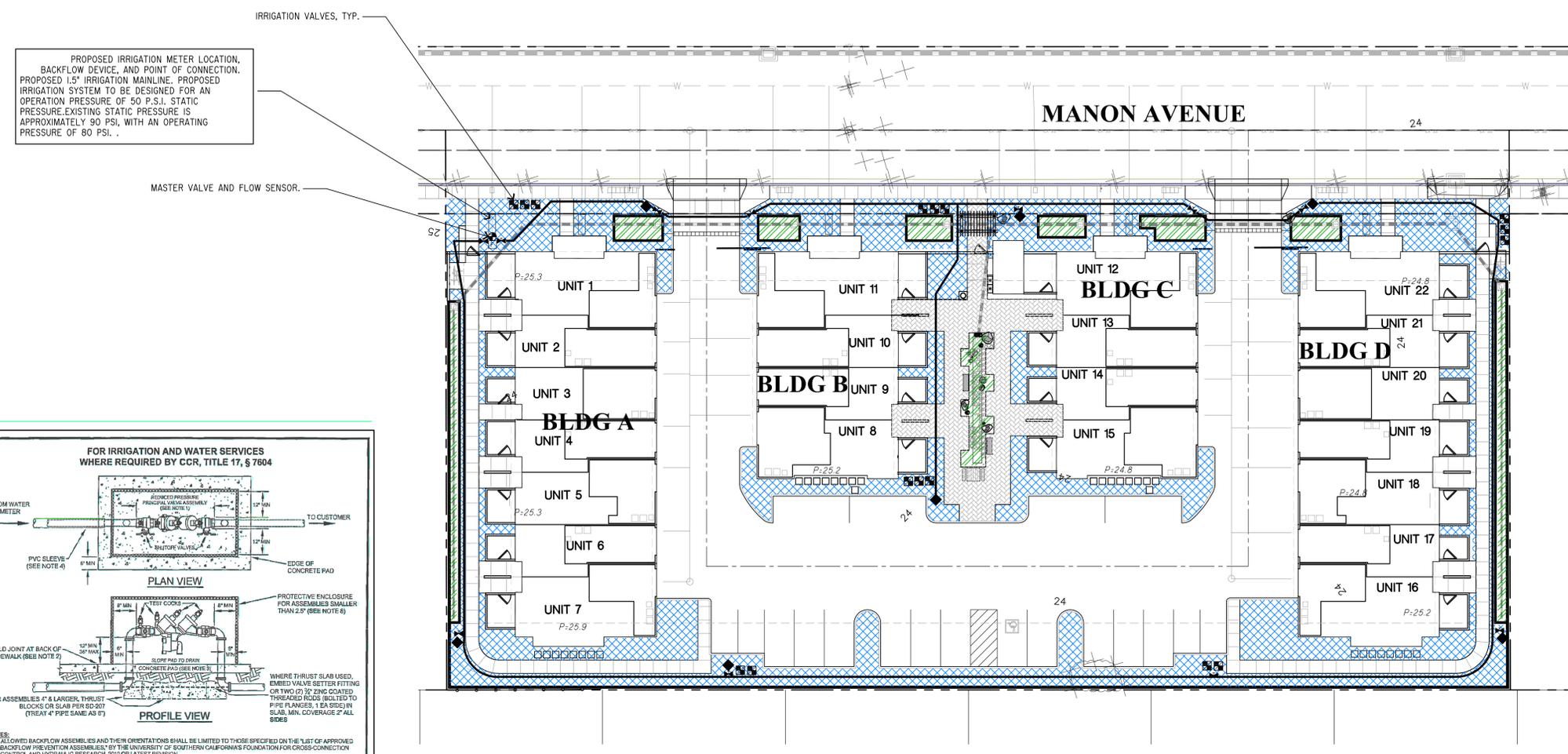
May 12, 2022

L3



F WOOD TRELLIS - FOUR POST





PROPOSED IRRIGATION METER LOCATION, BACKFLOW DEVICE, AND POINT OF CONNECTION. PROPOSED 1.5" IRRIGATION MAINLINE. PROPOSED IRRIGATION SYSTEM TO BE DESIGNED FOR AN OPERATION PRESSURE OF 50 P.S.I. STATIC PRESSURE. EXISTING STATIC PRESSURE IS APPROXIMATELY 90 PSI, WITH AN OPERATING PRESSURE OF 80 PSI.

MASTER VALVE AND FLOW SENSOR.

IRRIGATION VALVES, TYP.

LANDSCAPE HYDROZONE LEGEND

- ZONE A: 8,903 SQ. FEET PARTIAL TO FULL SUN, DROUGHT TOLERANT PLANTING WITH DRIP EMITTERS. LOW WATER USE.
- ZONE B: 970 SQ FEET BIO-RETENTION PLANTING WITH DRIP EMITTERS, LOW WATER USE
- ZONE C: 230 SQ FEET STREET TREES AND ACCENT TREES WITH INDIVIDUAL BUBBLERS (NOT SHOWN)

WATER BUDGET CALCULATIONS:

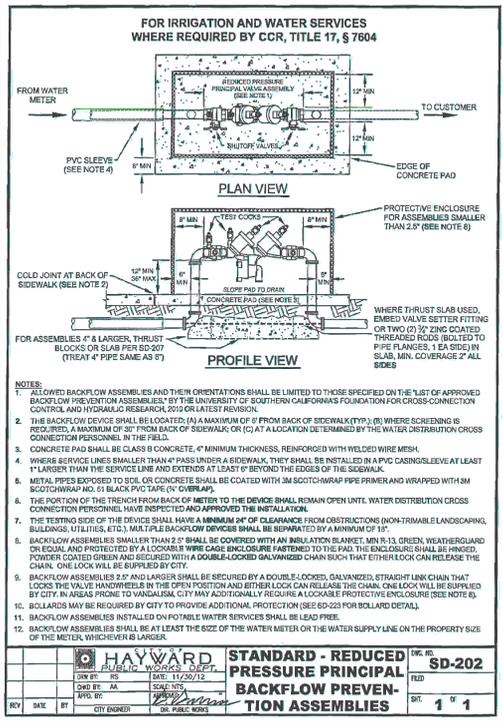
LOW WATER USE PLANTING AREA = 10,053 SF
 MEDIUM WATER USE PLANTING AREA = 120 SF
 HIGH WATER USE AREA - TURF = 0 SF
 TOTAL PLANTING AREA = 10,173 SF

ESTIMATED TOTAL WATER USE:
 ETWU (LOW WATER USE) = $(44.2) \times (10.62) \times \frac{(0.2 \times 10,053)}{0.71}$ = 77,603 GAL/YR
 ETWU (MEDIUM WATER USE) = $(44.2) \times (10.62) \times \frac{(0.4 \times 120)}{0.71}$ = 1,853 GAL/YR
 ETWU (HIGH WATER USE) = $(44.2) \times (10.62) \times \frac{(0.7 \times 0)}{0.71}$ = 0 GAL/YR
 TOTAL ETWU = 79,455 GAL/YR

MAXIMUM APPLIED WATER ALLOWANCE:
 MAWA (TOTAL LANDSCAPED AREA) = $(44.2) \times (10.62) \times (10.45 \times 10,173)$ = 125,451 GAL/YR

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.

I HAVE COMPLIED WITH THE CRITERIA OF CITY OF HAYWARD BAY-FRIENDLY WATER EFFICIENT LANDSCAPE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE AND IRRIGATION DESIGN PLAN.
Annika Carpenter
 ANNIKA M. CARPENTER CALIF. LANDSCAPE ARCH. #3684
 May 12, 2022

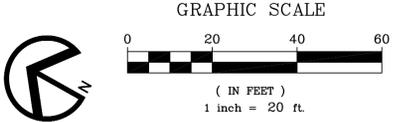


HAYWARD		STANDARD - REDUCED		PRINCIPAL	
BACKFLOW PREVENTION		PRESSURE		SD-202	
ASSEMBLIES		BACKFLOW PREVEN-		TION ASSEMBLIES	
REV	DATE	BY	CITY ENGINEER	OR	PUBLIC WORKS

- NOTES:**
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IRRIGATION SYSTEM LEGEND

SYMBOL	DESCRIPTION	SPECIFICATION	NOZZLE GPM	OPERATING PSI
	IRRIGATION WATER METER	-BY OTHER SECTION OF CONTRACT		
	IRRIGATION CONTROLLER	-TORO-EVO-4ID/EMOD-4/EUO-SC/EVO-WS (ET-BASED)		
	BACKFLOW PREVENTOR	-WILKINS 1" 975XL - REFER TO CIVIL PLANS & CITY OF HAYWARD STANDARD DETAIL SD-202		
	MASTER VALVE	-TORO REMOTE CONTROL ELECTRIC GLOBE VALVE W/ FLOW CONTROL NO. 220-26-06		
	FLOW SENSOR	-TORO FLOW SENSOR-TFS-150 OR EQUIVALENT		
	REMOTE CONTROL VALVES	-HUNTER ICV-101G-OR EQUAL		
	REMOTE CONTROL VALVES	-HUNTER ICV-101G W/REGULATOR & FILTER - OR EQUAL		
	BALL VALVE (master shut off)	-NIBCO-T-560-BR-20-IRR-LINE SIZE		
	QUICK COUPLER	-RAINBIRD-44LRC OR EQUAL		
	FLUSHING VALVE	-HUNTER AFV OR EQUAL		
	SUB-SURFACE EMITTER TUBING CIRCUIT (REPRESENTS COVERAGE AREA)	-HUNTER HDL SUB-SURFACE DRIPLINE OR EQUAL (0.4 GPH, 24" SPACING BOTH WAYS, COVER W/ 3" SOIL)		
	BUBBLER (TREE)	-HUNTER AFB (2 PER TREE)	.25	30
	BUBBLER (SHRUB)	-PEPCO-OCTA-BUBBLER	.16	30
	4" POP-UP TURF SPRAY HEADS	-HUNTER-MP800SR-ORANGE-90-8'R,10'R,12'R	0.23	30
	4" POP-UP TURF SPRAY HEADS	-HUNTER-MP800SR-ORANGE-180-8'R,10'R,12'R	0.42	30
	4" POP-UP TURF SPRAY HEADS	-HUNTER-MP800SR-ORANGE-210-8'R,10'R,12'R	0.49	30
	IRRIGATION SUPPLYLINE - 1"	-1120/SCHEDULE 40 PVC PIPE	-18" COVER	
	IRRIGATION SPRINKLERLINE	-1120/CLASS 200 PVC PIPE	-12" COVER	
	ELECTRICAL CONDUIT	-1120/SCHEDULE 80 PVC PIPE	-24" COVER	
	SLEEVING	-1120/SCHEDULE 80 PVC PIPE	-24" COVER	
	CONTROLLER STATION NUMBER			
	GALLONS PER MINUTE THROUGH VALVE			
	CONTROL VALVE SIZE (INCHES)			



RIPLY DESIGN GROUP
 LANDSCAPE ARCHITECTURE
 LAND PLANNING
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 TEL: 925.938.7377
 FAX: 925.9387436

SUNFLOWER MANON LLC
Preliminary Irrigation Plan

Sunflower Manon
 Hayward, California

May 12, 2022

L5

27865 MANON AVENUE

RESIDENTIAL DEVELOPMENT & PRELIMINARY STORMWATER CONTROL PLAN

CITY OF HAYWARD, CALIFORNIA

DATED: MAY 12, 2022

OWNER & DEVELOPER

SUNFLOWER MANON LLC
467 SARATOGA AVE., SUITE 1450
SAN JOSE, CA 95129
CONTACT: KISHORE PAL
(408) 627-1334

ARCHITECT

HUNT HALE JONES ARCHITECTS
444 SPEAR STREET, SUITE 105
SAN FRANCISCO, CA 94105
CONTACT: BOB IWERSEN, ARCHITECT
(415) 568-3843

CIVIL ENGINEER

P/A DESIGN RESOURCES, INC.
3021 CITRUS CIRCLE, SUITE 150
WALNUT CREEK, CA 94598-2635
CONTACT: R. ROSS AVEDIAN
(925) 210-9300

LANDSCAPE ARCHITECT

RIPLEY DESIGN GROUP
1615 BONANZA STREET, SUITE 314
WALNUT CREEK, CA 94596
CONTACT: ANNIKA CARPENTER
(925) 938-7377

APN

453-0090-014-00

ZONING

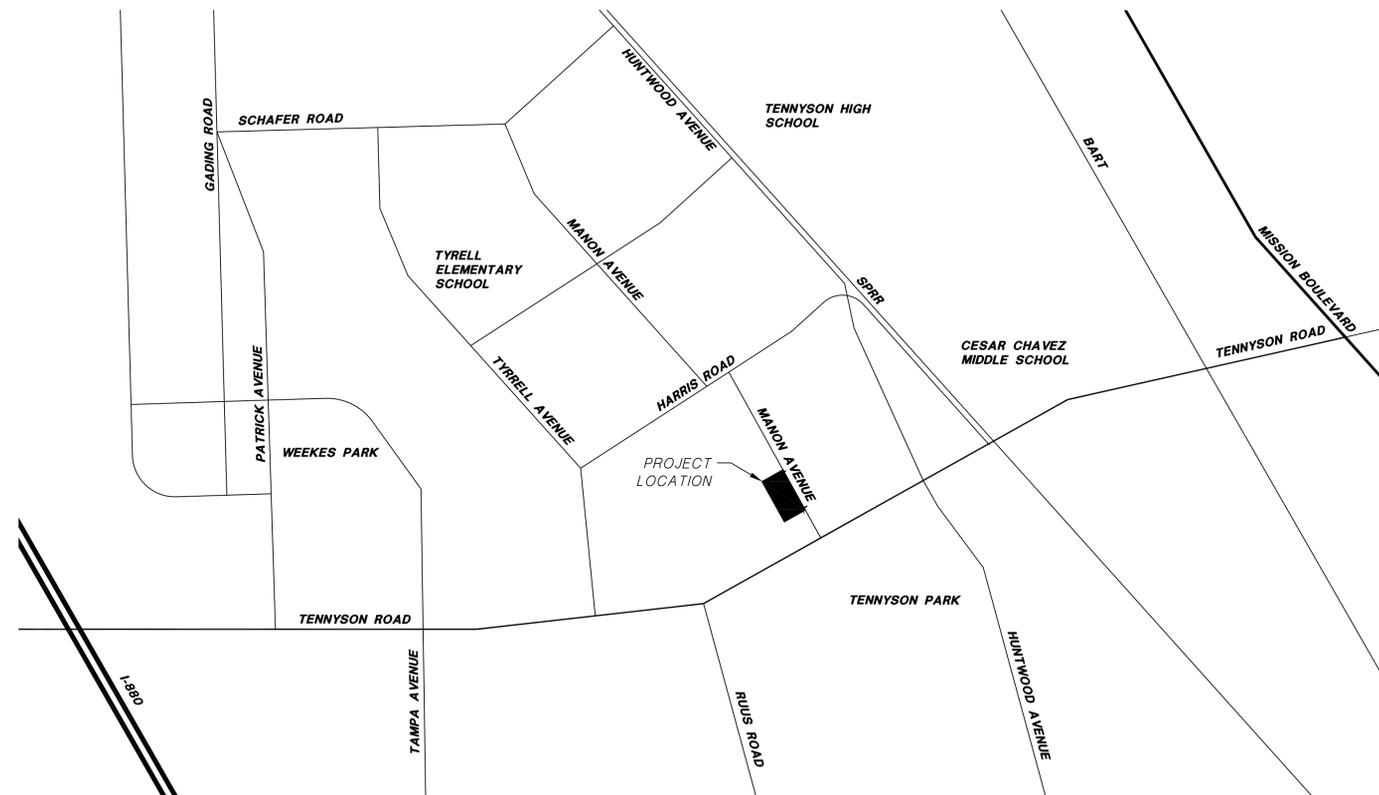
EXISTING: RM
PROPOSED: MULTI-FAMILY RESIDENTIAL

UTILITIES

WATER: CITY OF HAYWARD
SEWER: CITY OF HAYWARD
DRAINAGE: CITY OF HAYWARD
FIRE: CITY OF HAYWARD
ELECTRIC: P.G.&E.
GAS: P.G.&E.

FLOOD ZONE

THERE ARE NO EXISTING AREAS SUBJECT TO INUNDATION OR PONDING WITHIN THE PROPOSED SUBDIVISION. THE SUBJECT PROPERTY CAN BE FOUND ON THE FLOOD INSURANCE RATE MAP (FIRM), PANEL 06001C0289G AND IS LOCATED IN AN AREA DESIGNATED AS "ZONE X". ZONE X DEFINED AS OTHER AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.



VICINITY MAP
NTS

ABBREVIATIONS

BB	BOTTOM OF BASIN
BW	BOTTOM OF WALL (GROUND AT FACE OF WALL)
CL	CENTER LINE
C	COMPACT STALL
DCDA	DOUBLE CHECK DETECTOR ASSEMBLY (SD-204)
EP	EDGE OF PAVEMENT
EX	EXISTING
F/C	FACE OF CURB
FG	FINISHED GRADE
GF	GARAGE FINISHED FLOOR ELEVATION
GL	GARAGE LIP ELEVATION
HADU	HANDICAP ACCESSIBLE DWELLING UNIT
HP	HIGH POINT
ML	MAIN LEVEL TOP OF SLAB/TOP OF SHEATHING ELEVATION
M-M	MONUMENT TO MONUMENT
R/W	RIGHT OF WAY
TC	TOP OF CURB ELEVATION
TW	TOP OF WALL
TBW	TOP OF BASIN WALL
W	WATER SERVICE LATERAL
WM	WATER METER

LEGEND

	EXISTING FENCE
	EXISTING FIRE HYDRANT
	EXISTING STORM DRAIN
	STORM DRAIN
	P-25.0 BUILDING PAD ELEVATION
	PAD
	PROPERTY LINE
	SETBACK LINE
	1.0% SLOPE
	RETAINING WALL
	PERVIOUS PAVERS

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



RAZMIK AVEDIAN
P/A DESIGN RESOURCES, INC. DATE

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



RAZMIK AVEDIAN
P/A DESIGN RESOURCES, INC. DATE



3021 Citrus Circle, Suite 150
Walnut Creek, California 94598-2635 TEL (925) 210-9300

C1

OF 9

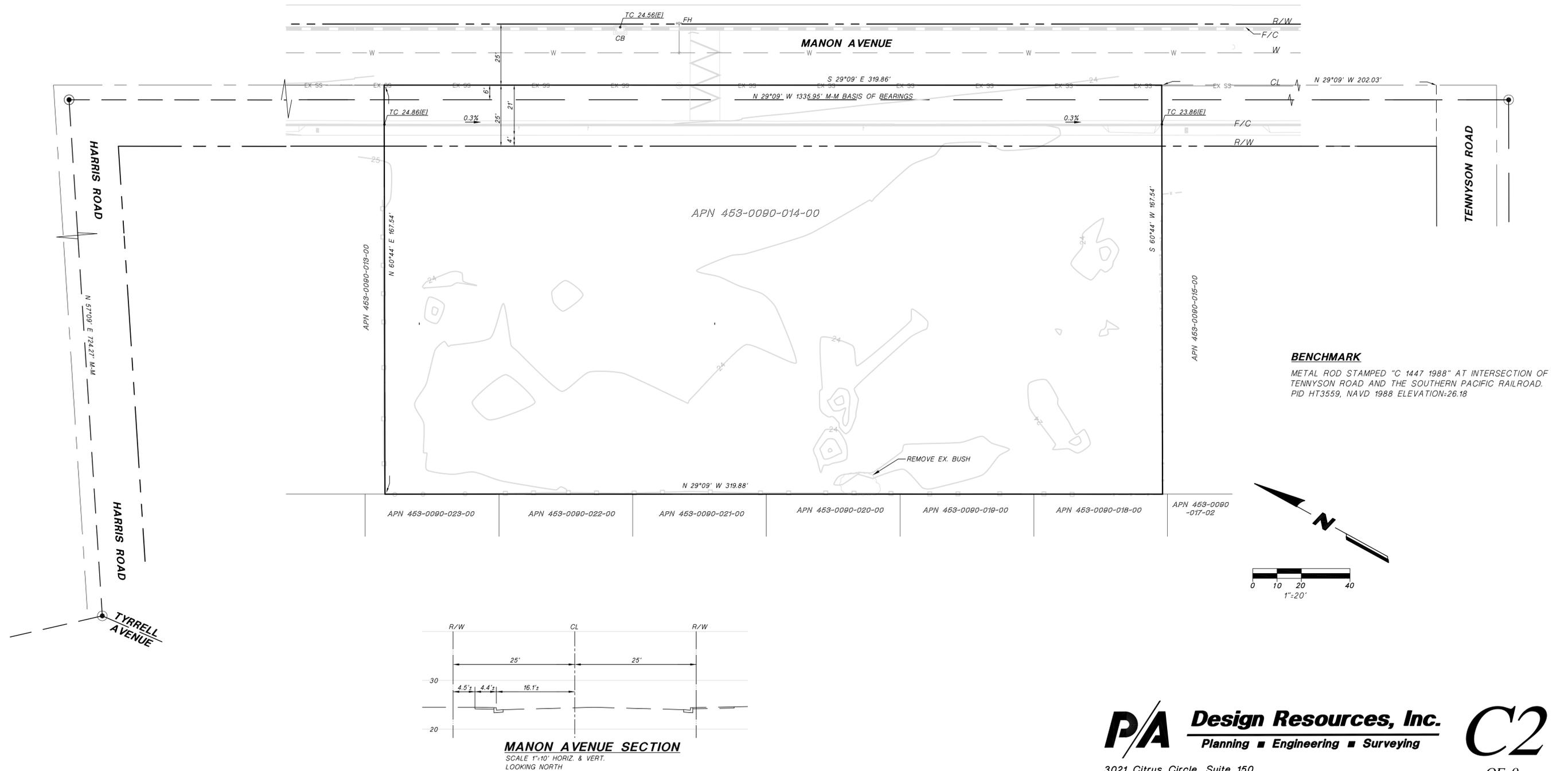
27865 MANON AVENUE

RESIDENTIAL DEVELOPMENT & PRELIMINARY STORMWATER CONTROL PLAN

CITY OF HAYWARD, CALIFORNIA

EXISTING CONDITIONS

DATED: MAY 12, 2022



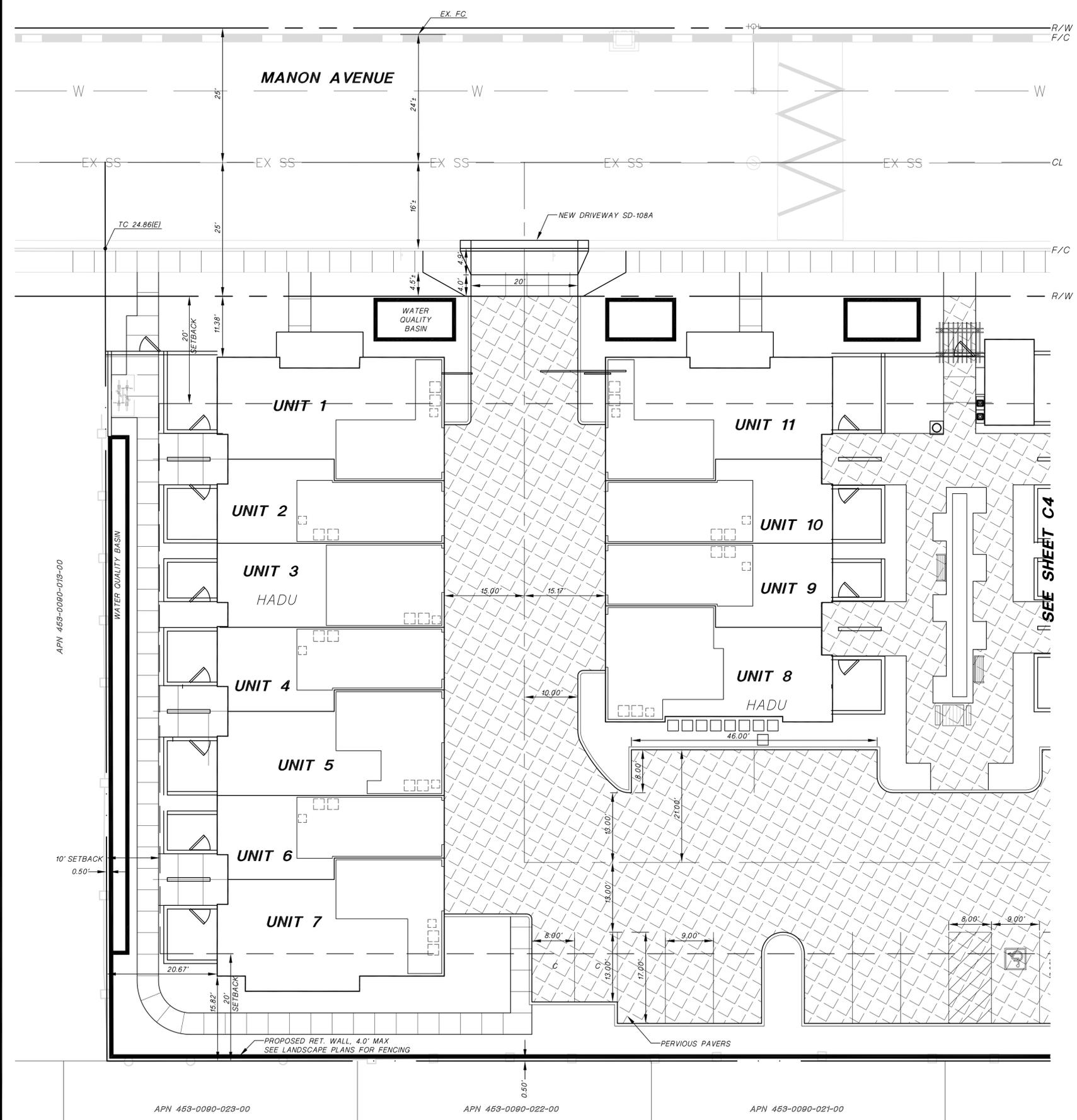
27865 MANON AVENUE

RESIDENTIAL DEVELOPMENT

CITY OF HAYWARD, CALIFORNIA

SITE PLAN

DATED: MAY 12, 2022

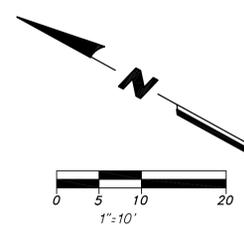


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APN 453-0090-022-00

APN 453-0090-021-00



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 Planning ■ Engineering ■ Surveying

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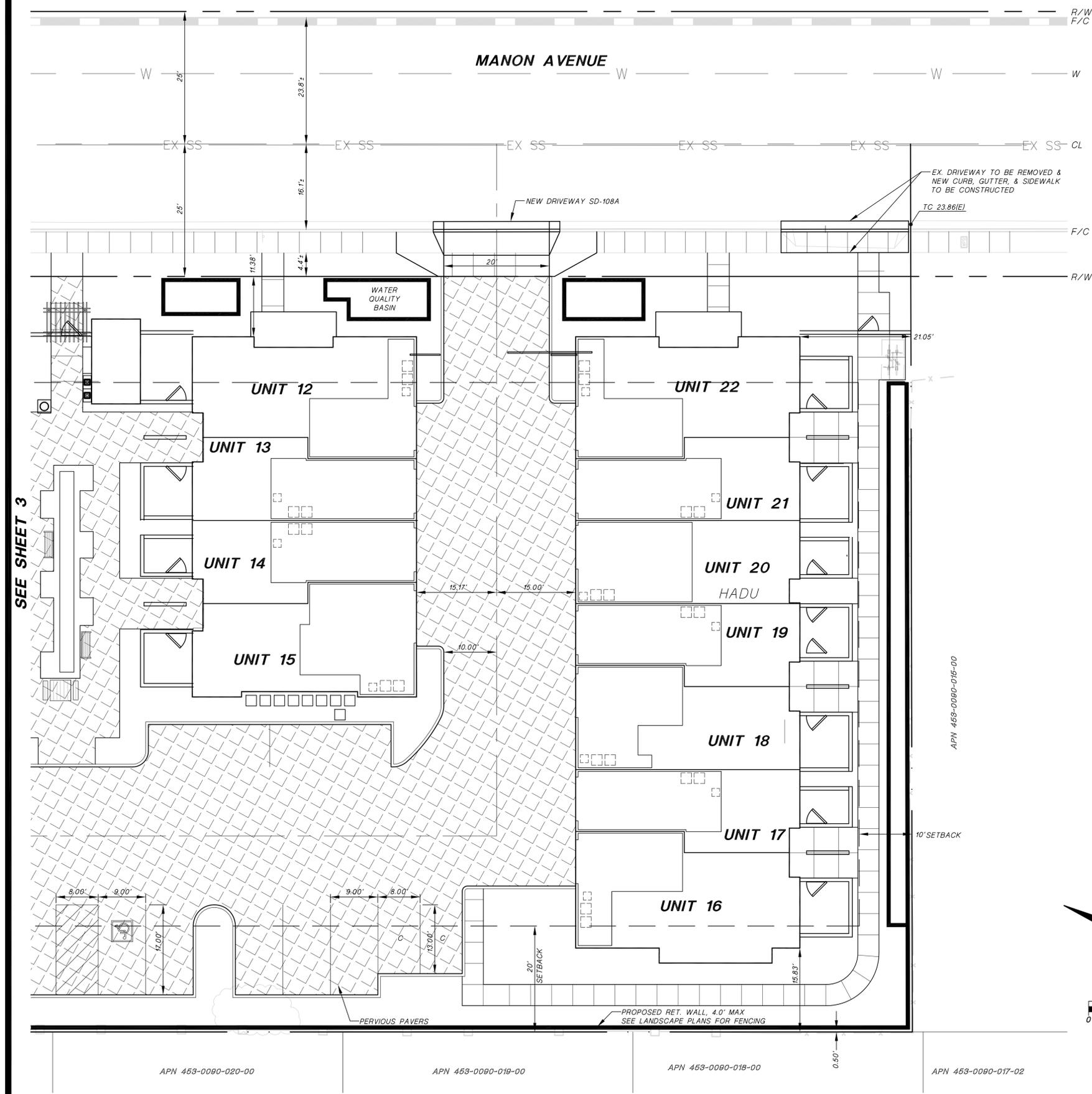
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RESIDENTIAL DEVELOPMENT

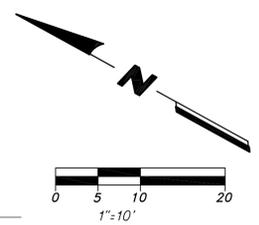
CITY OF HAYWARD, CALIFORNIA

SITE PLAN

DATED: MAY 12, 2022



SEE SHEET 3



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C4

OF 9

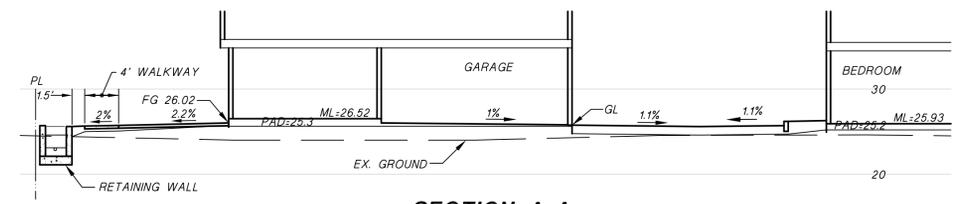
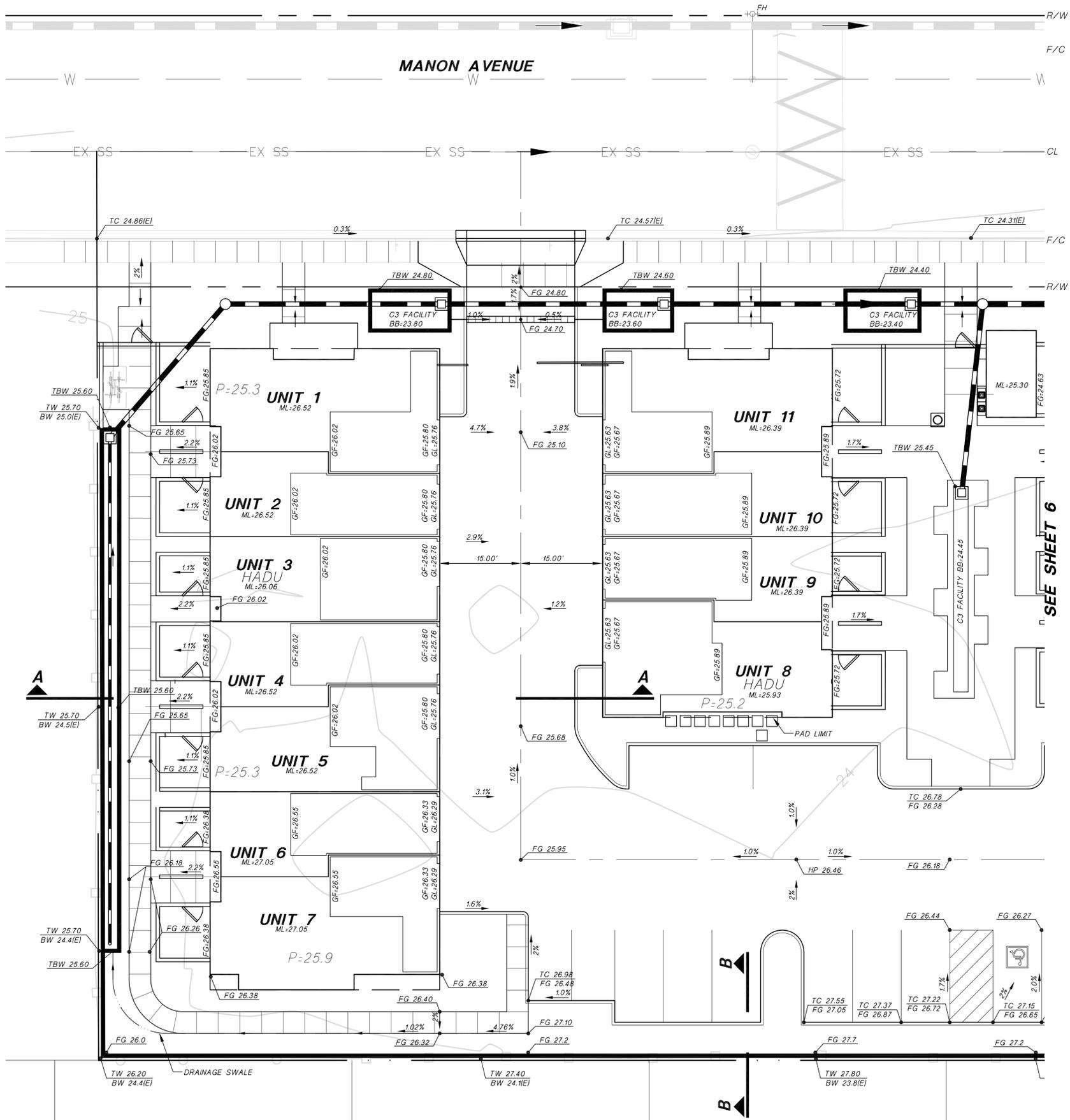
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RESIDENTIAL DEVELOPMENT

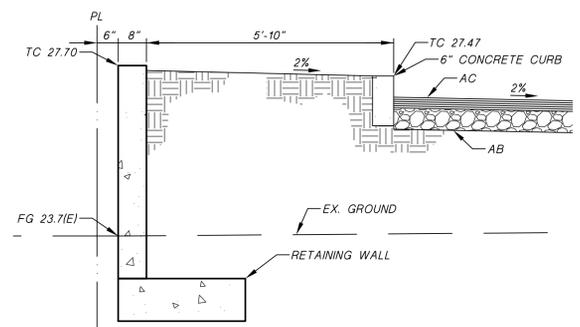
CITY OF HAYWARD, CALIFORNIA

GRADING PLAN

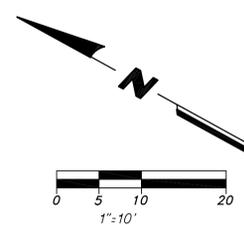
DATED: MAY 12, 2022



SECTION A-A
SCALE 1"=10' HORIZ. & VERT.



SECTION B-B
SCALE 1"=2' HORIZ. & VERT.



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Walnut Creek, California 94598-2635 TEL (925) 210-9300

C5
OF 9

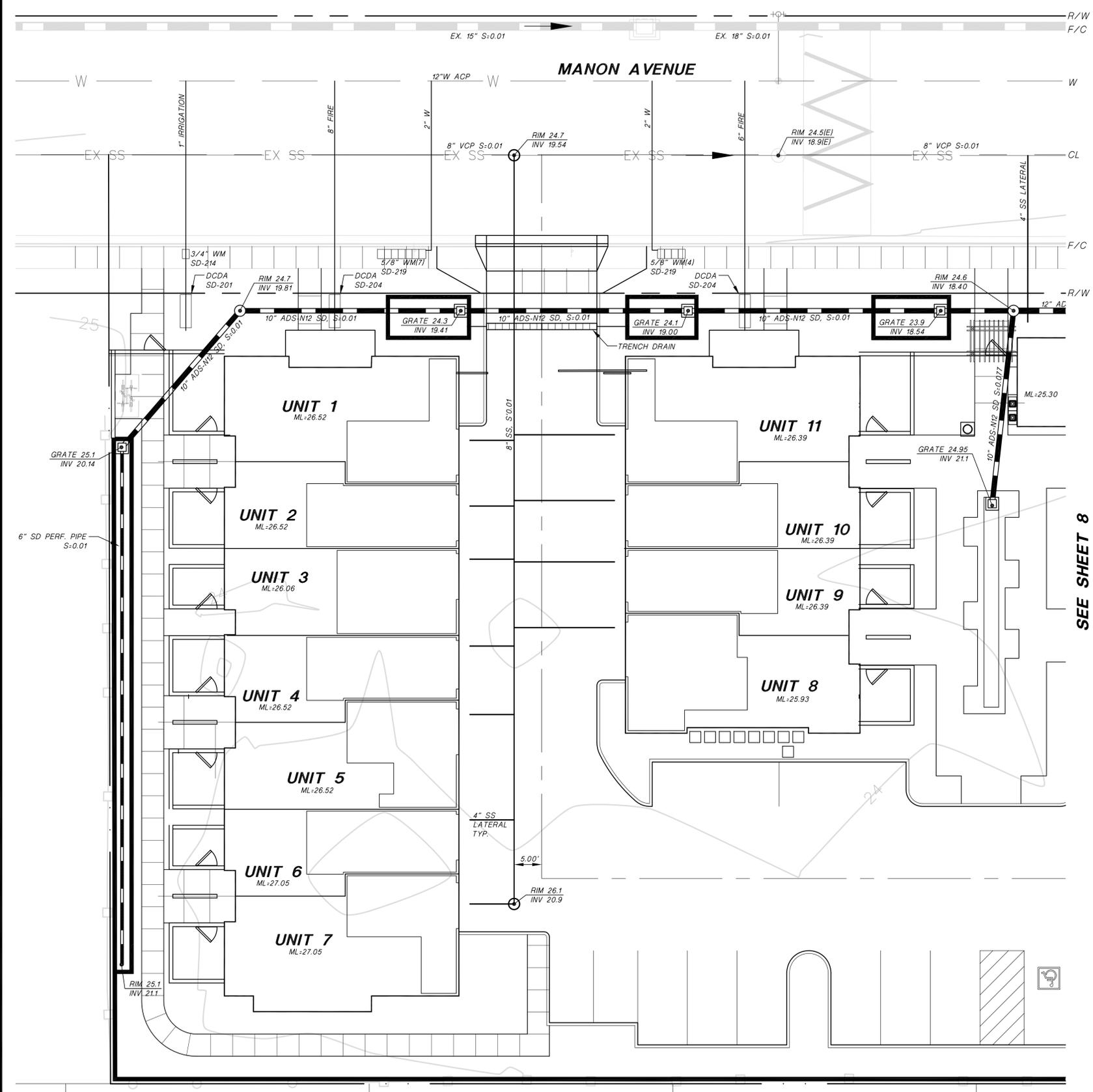
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RESIDENTIAL DEVELOPMENT

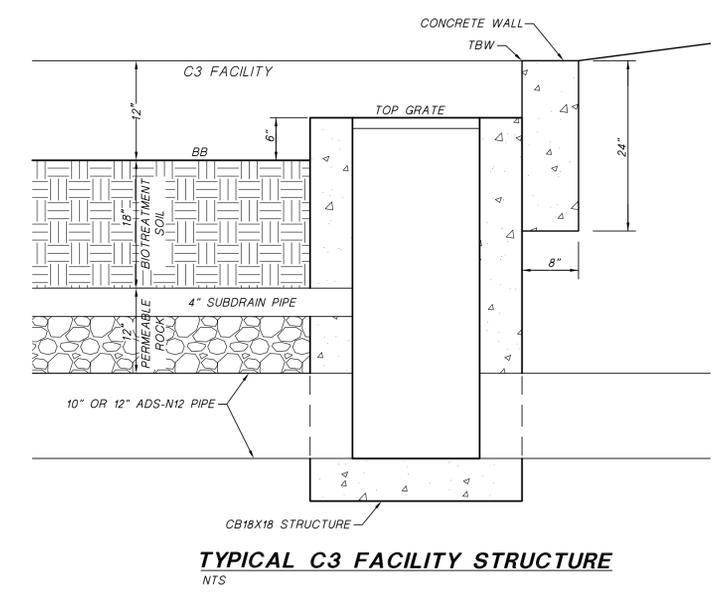
CITY OF HAYWARD, CALIFORNIA

UTILITY PLAN

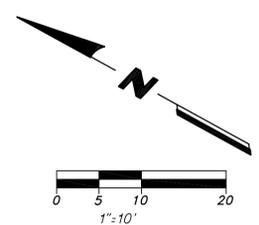
DATED: MAY 12, 2022



SEE SHEET 8



TYPICAL C3 FACILITY STRUCTURE
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C7
 OF 9

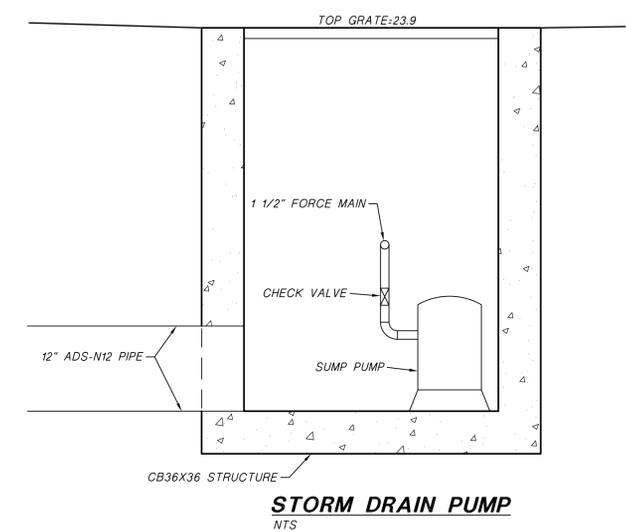
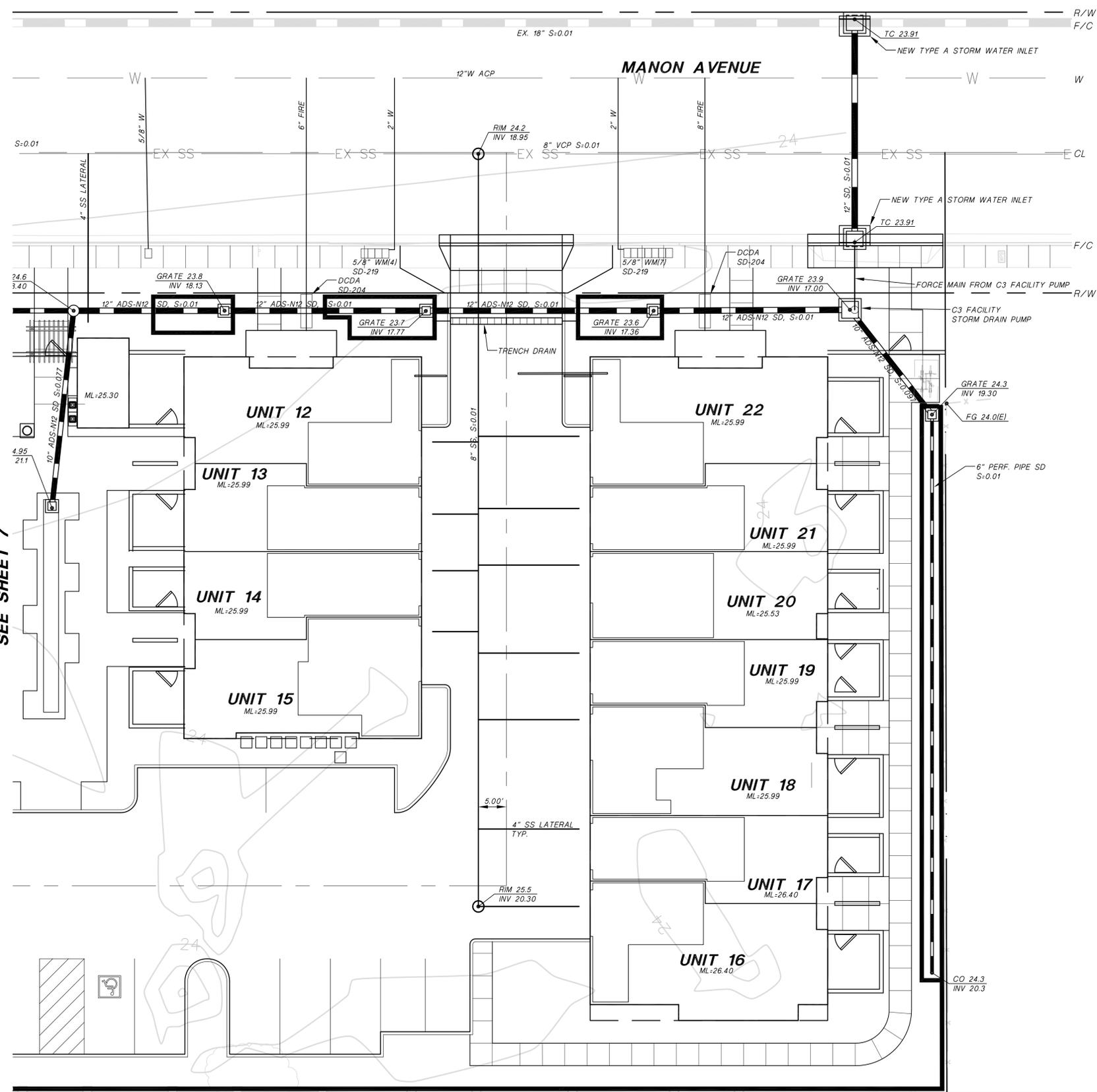
27865 MANON AVENUE

RESIDENTIAL DEVELOPMENT

CITY OF HAYWARD, CALIFORNIA

UTILITY PLAN

DATED: MAY 12, 2022



SEE SHEET 7

PA Design Resources, Inc.
 Planning ■ Engineering ■ Surveying

3021 Citrus Circle, Suite 150
 Walnut Creek, California 94598-2635 TEL (925) 210-9300

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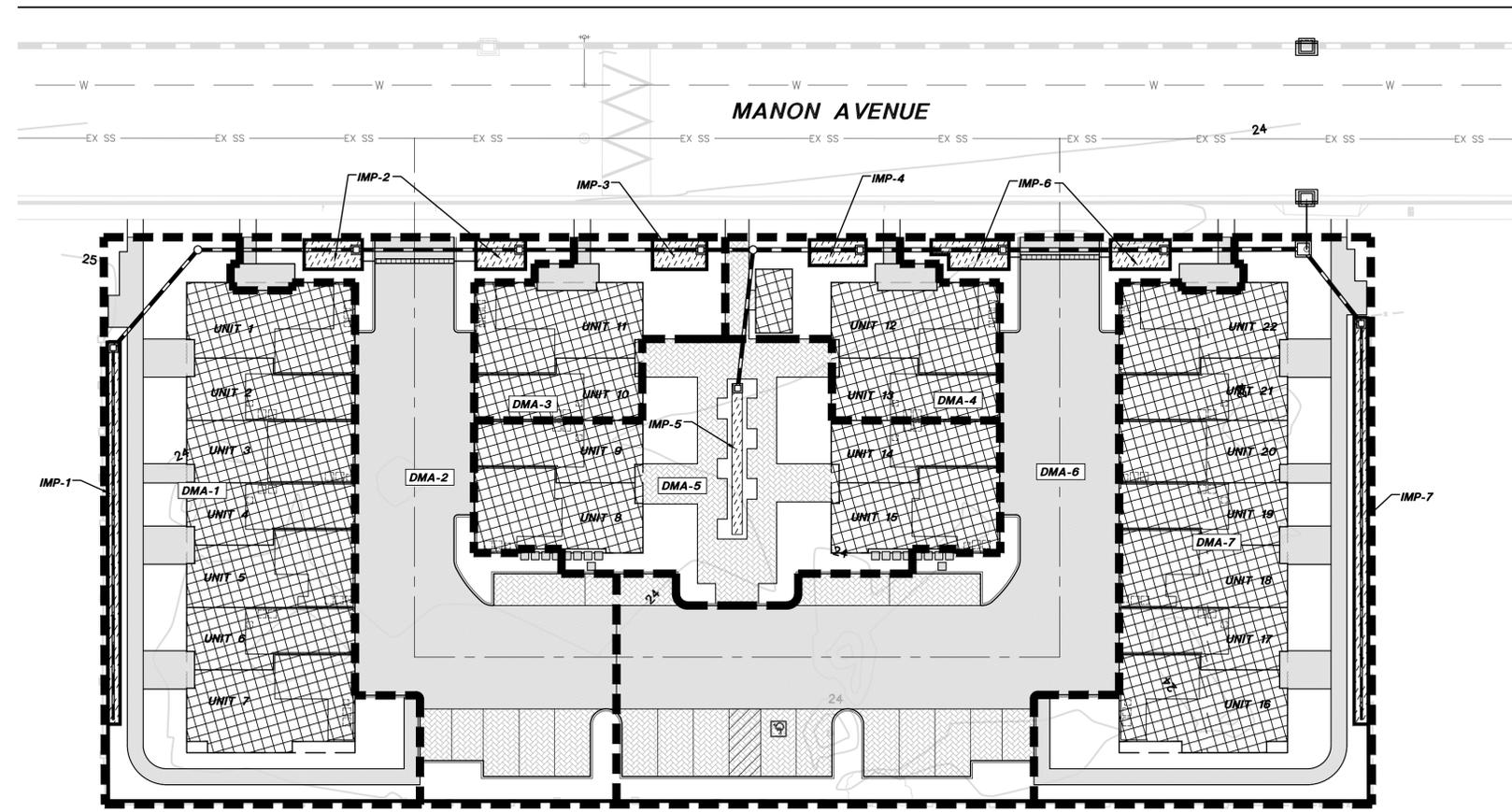
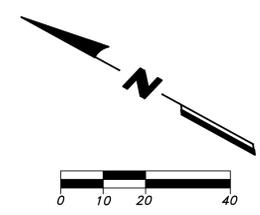
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RESIDENTIAL DEVELOPMENT

CITY OF HAYWARD, CALIFORNIA

STORMWATER CONTROL PLAN

DATED: MAY 12, 2022



LEGEND

- WATERSHED BOUNDARY
- ROOF AREA
- IMPERVIOUS PAVEMENT
- PERVIOUS PAVERS
- BIORETENTION AREA

AREA SUMMARY

AREA TYPE	DMA-1	DMA-2	DMA-3	DMA-4	DMA-5	DMA-6	DMA-7	TOTAL (SF)
ROOF (SF)	4,868	0	1,442	1,594	2,786	0	4,868	15,558
IMPERVIOUS PAVEMENT (SF)	1,503	4,303	134	134	36	5,916	1,531	13,557
LANDSCAPE (SF)	2,498	1,276	591	440	1,621	1,625	2,609	10,660
PERVIOUS PAVERS (SF)	0	919	0	162	1,549	2,070	0	4,700
IMP ID	IMP-1	IMP-2	IMP-3	IMP-4	IMP-5	IMP-6	IMP-7	TOTAL (SF)
BIORETENTION REQUIRED (SF)*	199	136	49	54	94	189	200	921
BIORETENTION PROVIDED (SF)	229	162	82	72	95	196	282	1,118
TOTAL (SF)	9,098	6,660	2,249	2,402	6,087	9,807	9,290	45,593

* MINIMUM BIORETENTION IS 3% OF EFFECTIVE IMPERVIOUS AREA BASED ON THE ALAMEDA COUNTY SIZING CALCULATOR FOR COMBINATION FLOW AND VOLUME.