SHEET INDEX

DEVELOPER

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

CIVIL ENGINEER

CARLSON, BARBEE & GIBSON INC.
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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: MOHAMED ELERAKY

JANUARY 30, 2019

NUVERA HOMES

ktgy Architecture+Planning

HARVEY AVENUE

PLANNED DEVELOPMENT

HAYWARD, CALIFORNIA

cbg CARLSON, BARBEE & GIBSON, Inc.
CIVIL ENGINEERS • SURVEYORS • PLANNERS

RIPLEY DESIGN GROUP

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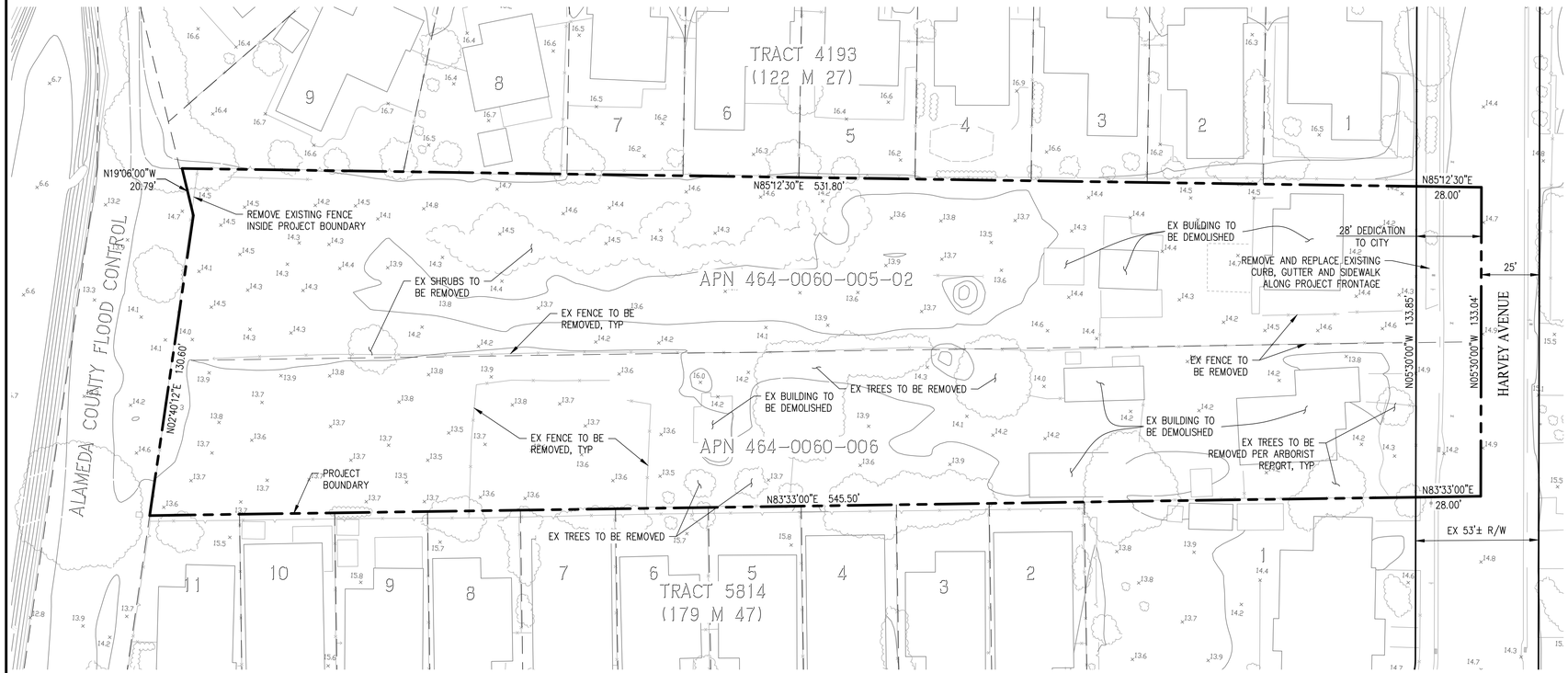
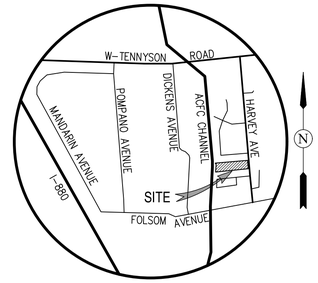


CONTACTS

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:	SILICON VALLEY SOIL ENGINEERING 2391 ZANKER ROAD, SUITE 350 SAN JOSE, CALIFORNIA 95131 (408) 324–1400 SEAN DEIVERT



VICINITY MAP
(NOT TO SCALE)

GENERAL NOTES

1.	ACCESSORS PARCEL NO.:	464–0060–005–02, 464–0060–006
2.	SITE ADDRESS:	28571 & 28591 HARVEY AVENUE, HAYWARD, CA
3.	EXISTING SITE AREA (GROSS): PROPOSED SITE AREA (NET):	1.83± ACRES (GROSS) 1.38± ACRES (NET) (NET AREA = GROSS AREA – DRIVE AISLE – SIDEWALK – DEDICATION)
4.	EXISTING ZONING: PROPOSED ZONING:	RS – SINGLE FAMILY RESIDENTIAL PD – PLANNED DEVELOPMENT DISTRICT
5.	EXISTING USE: PROPOSED USE:	SINGLE FAMILY RESIDENTIAL; 2 SINGLE FAMILY LOTS SINGLE FAMILY RESIDENTIAL; 12 SINGLE FAMILY LOTS, 5 WITH ACCESSORY UNITS, 5 PARCELS
6.	BENCHMARK:	MONUMENT DISK AT INTERSECTION OF FOLSOM AVENUE AND HARVEY AVENUE ELEVATION = 12.18 NGVD29, CITY OF HAYWARD DATUM MONUMENTATION PLAT FILE NO. 1–42
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.
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

ABBREVIATIONS

ACFC	ALAMEDA COUNTY FLOOD CONTROL
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

VESTING TENTATIVE MAP
EXISTING CONDITIONS
HARVEY AVENUE-TRACT 8442

CITY OF HAYWARD ALAMEDA COUNTY CALIFORNIA

0' 30' 90' 120'

SCALE: 1" = 30' DATE: JANUARY 30, 2018

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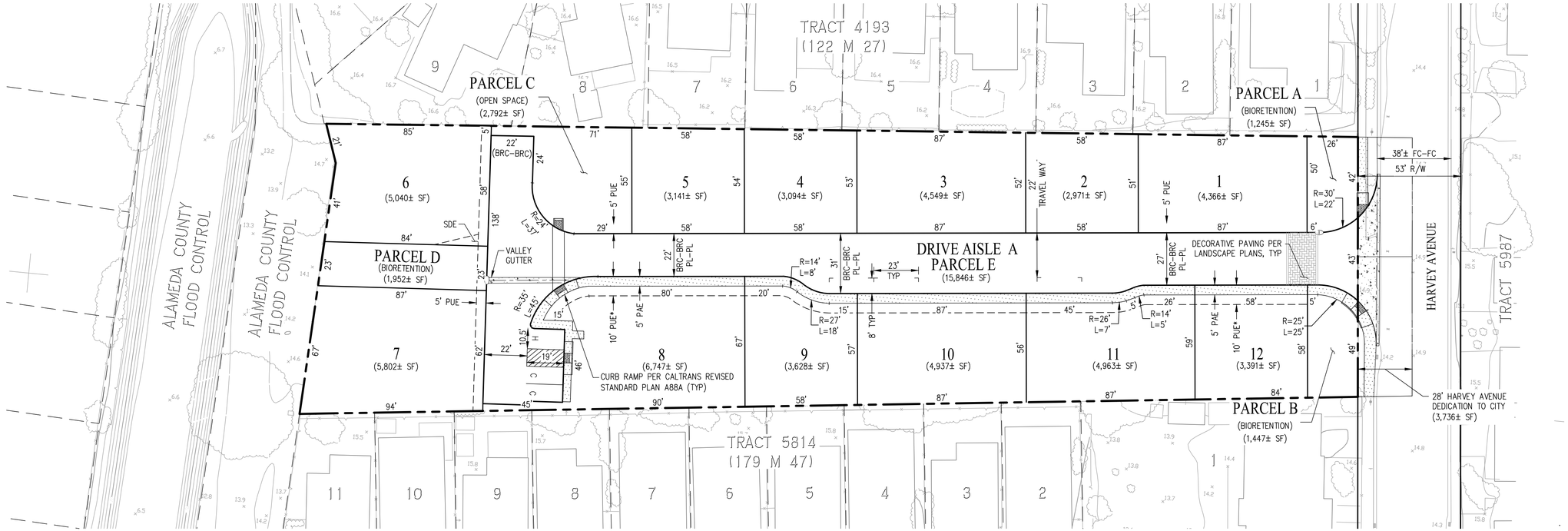
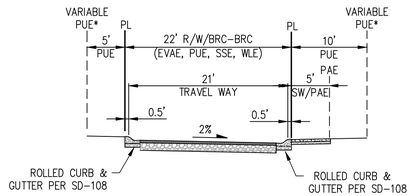
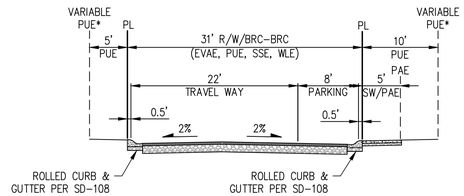


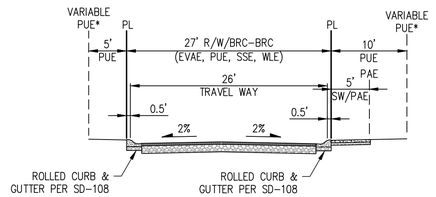
*FINAL LOCATION OF PUE TO BE DETERMINED WITH PRECISE PLAN



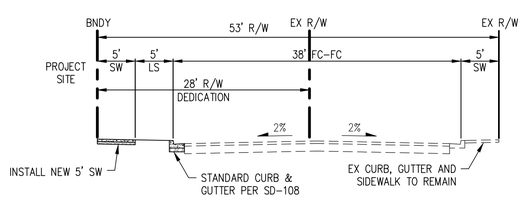
DRIVE AISLE A
22' BRC-BRC
(NOT TO SCALE)
(PRIVATE STREET)



DRIVE AISLE A
31' BRC-BRC
(NOT TO SCALE)
(PRIVATE STREET)



DRIVE AISLE A
27' BRC-BRC
(NOT TO SCALE)
(PRIVATE STREET)



HARVEY AVENUE
NORTH OF DRIVE AISLE
(NOT TO SCALE)

SITE DENSITY

GROSS AREA	1.83 AC
NET AREA	1.38 AC
12 LOTS	8.7 DU/ACRE

NOTES:
1. DENSITY RANGE 4.3 – 8.7 DU/ACRE
2. NET AREA = GROSS AREA – DRIVE AISLE, SIDEWALK AND DEDICATION
3. MINIMUM LOT SIZE – 3,000± SF
4. LOTS 1, 3, 8, 10 & 12 WILL INCLUDE ADDITIONAL ON LOT ACCESSORY PARKING SPACES PER CITY REQUIREMENTS FOR ACCESSORY DWELLING UNITS AND GUESTS

PARKING SUMMARY

PARKING TYPE	PARKING PROVIDED	
	RATIO	NUMBER OF SPACES
GARAGE	2 SPACES/DU	24
DRIVEWAY	2 SPACES/DU	28
ON-STREET/GUEST	0.5 SPACE/DU	6
ON LOT ACCESSORY	0.42 SPACE/DU	5
TOTAL	4.75 SPACES/DU	63

NOTES:
1. ON-STREET/GUEST PARKING DOES NOT INCLUDE LEGAL PUBLIC PARKING.
2. ONE VAN ACCESSIBLE SPACE IS PROVIDED (DENOTED BY "H" ON PLANS).

ABBREVIATIONS

BC	BACK OF CURB	PL	PROPERTY LINE
BRC	BACK OF ROLLED CURB	PUE	PUBLIC UTILITY EASEMENT
C	COMPACT PARKING STALL	R/W	RIGHT-OF-WAY
CL	CENTERLINE	SDE	STORM DRAIN EASEMENT
DW	DRIVEWAY	SSE	SANITARY SEWER EASEMENT
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT	SW	SIDEWALK
FC	FACE OF CURB	TC	TOP OF CURB AT FACE
H	VAN ACCESSIBLE PARKING STALL	TYP	TYPICAL
LS	LANDSCAPE	WLE	WATER LINE EASEMENT
PAE	PRIVATE ACCESS EASEMENT		

VESTING TENTATIVE MAP
SITE PLAN
HARVEY AVENUE-TRACT 8442

CITY OF HAYWARD ALAMEDA COUNTY CALIFORNIA

0' 30' 90' 120'

SCALE: 1" = 30' DATE: JANUARY 30, 2018

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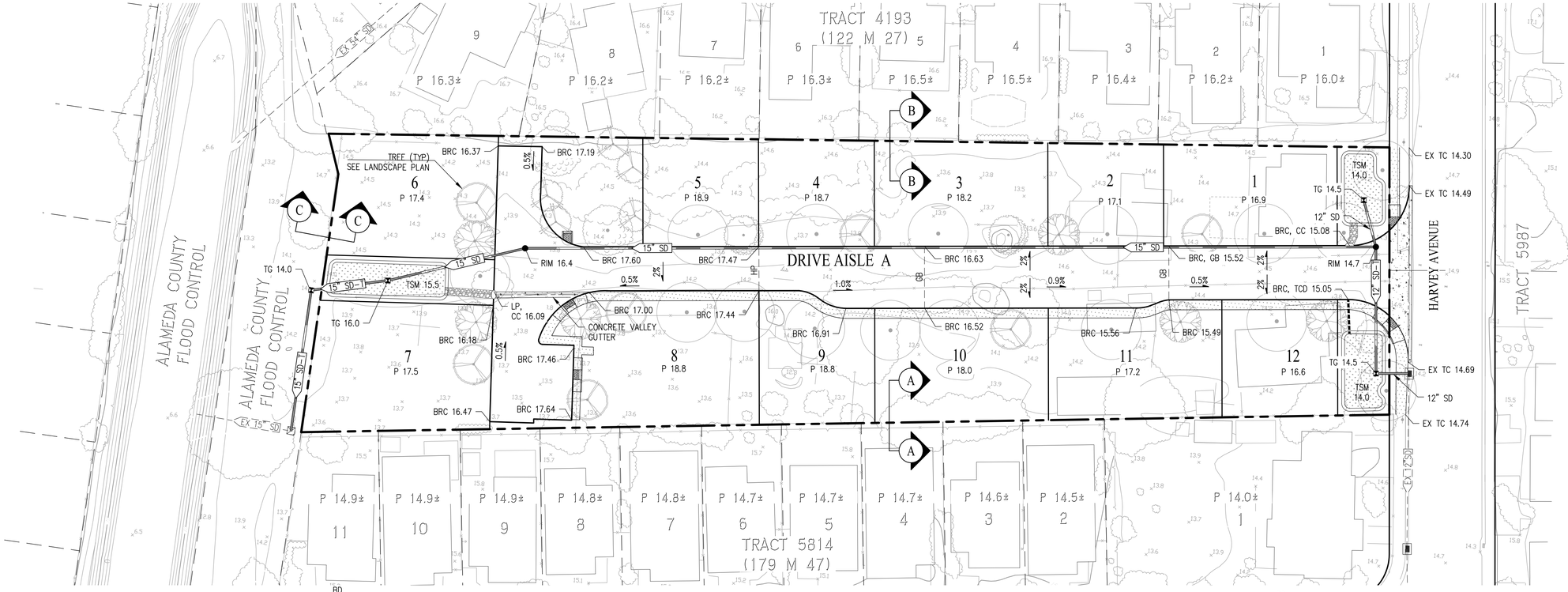
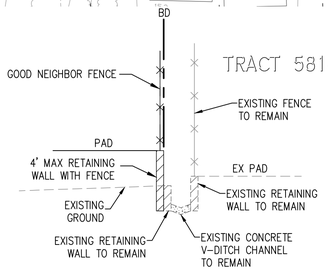


PAVEMENT DESIGN CHART

STREET	TI	R	HOT MIX ASPHALT (HSM)	CALTRANS CLASS 2 AGGREGATE BASE (AB)	TOTAL PAVEMENT THICKNESS
DRIVE AISLE A	5.5	6.0	4"	9"	13"

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



SECTION A-A
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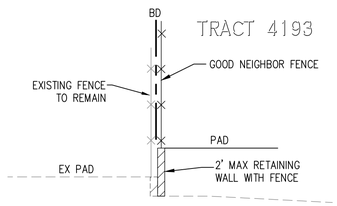

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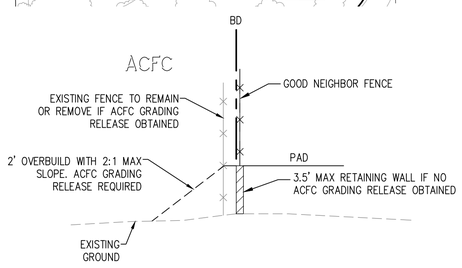

SECTION C-C
NOT TO SCALE

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
		CURB CUT

ABBREVIATIONS

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

VESTING TENTATIVE MAP
GRADING PLAN
HARVEY AVENUE-TRACT 8442

CITY OF HAYWARD ALAMEDA COUNTY CALIFORNIA

0' 30' 90' 120'

SCALE: 1" = 30' DATE: JANUARY 30, 2018

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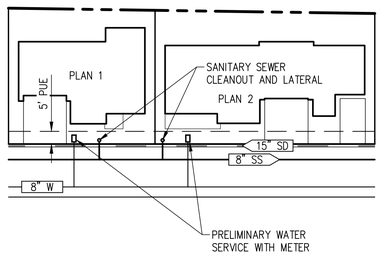
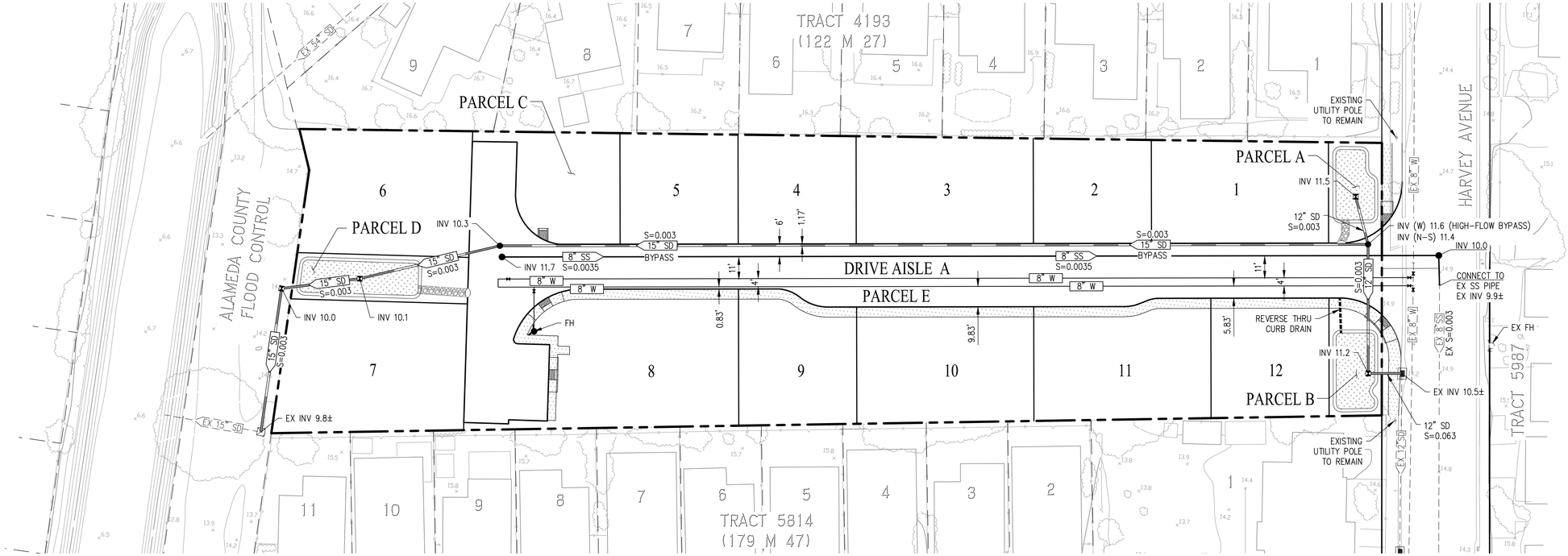


TYPICAL LOT UTILITIES

1" = 30'

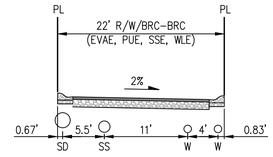


LEGEND

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

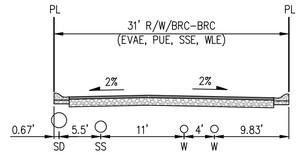
UTILITY NOTES

1. 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.
2. PUBLIC UTILITIES — PROPOSED WATER AND SANITARY SEWER FACILITIES WITHIN PRIVATE ROADWAYS ARE PUBLIC AND WILL BE WITHIN A SANITARY AND/OR WATER EASEMENT. PROPOSED WATER AND SANITARY SEWER FACILITIES WILL BE CONSTRUCTED PER CITY OF HAYWARD STANDARDS AND BE DEDICATED TO THE CITY.
3. PRIVATE UTILITIES — STORM DRAIN SYSTEM
   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 = 0.0025. 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.
4. 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.
5. 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.
7. GAS & ELECTRIC — PG&E
8. TELEPHONE — SBC
9. CABLE TV — COMCAST CABLE
10. UTILITIES — UTILITIES SHOWN ARE TO BE USED AS A GUIDE AND MAY CHANGE DURING FINAL DESIGN. DESIGN SHALL ADHERE TO CITY OF HAYWARD STANDARDS.



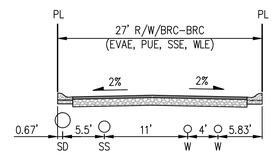
TYPICAL UTILITIES IN DRIVE AISLE

WITH PARKING
(NOT TO SCALE)



TYPICAL UTILITIES IN DRIVE AISLE

WITH PARKING
(NOT TO SCALE)



TYPICAL UTILITIES IN DRIVE AISLE

NO PARKING
(NOT TO SCALE)

ABBREVIATIONS

ACFC	ALAMEDA COUNTY FLOOD CONTROL
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
UTILITY PLAN
HARVEY AVENUE-TRACT 8442

CITY OF HAYWARD ALAMEDA COUNTY CALIFORNIA

0' 30' 90' 120'

SCALE: 1" = 30' DATE: JANUARY 30, 2018

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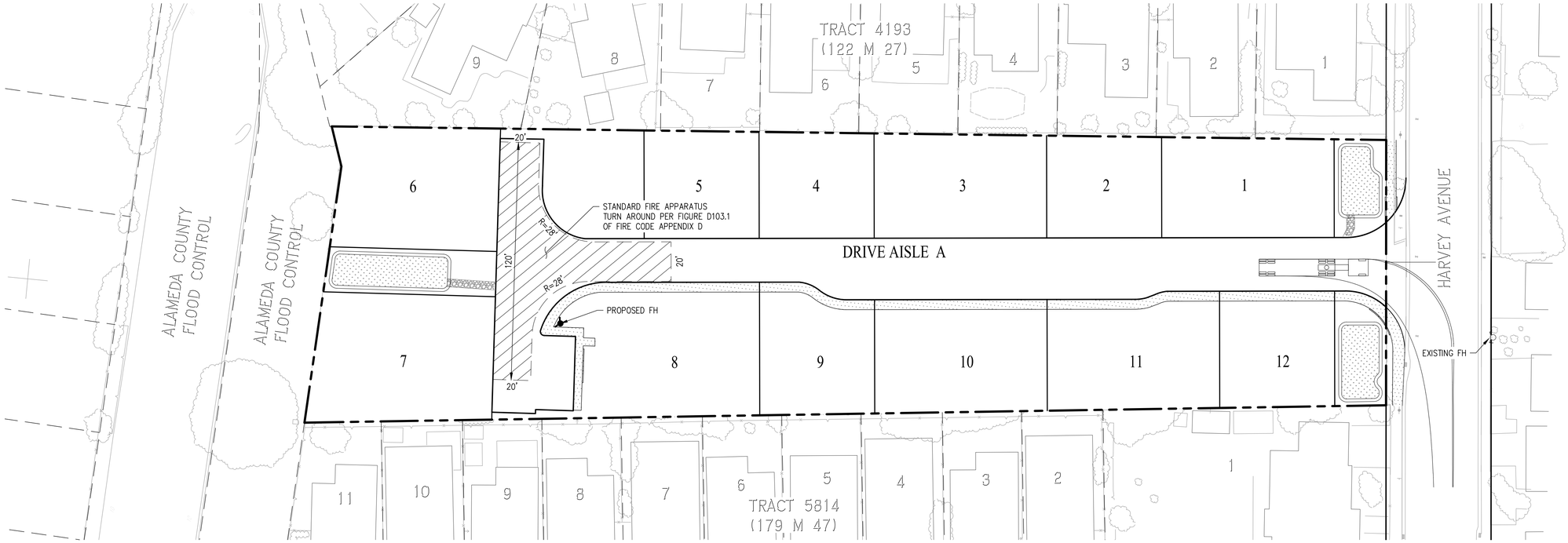

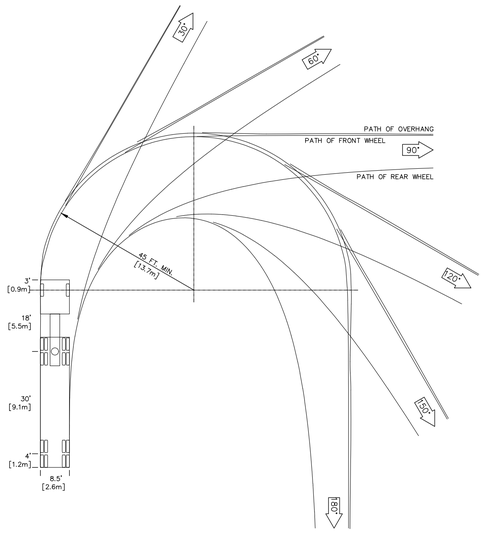

CITY OF HAYWARD FIRE DEPARTMENT WB-50
TRUCK TURNING TEMPLATE

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
HARVEY AVENUE-TRACT 8442

CITY OF HAYWARD ALAMEDA COUNTY CALIFORNIA

0' 30' 90' 120'

SCALE: 1" = 30' DATE: JANUARY 30, 2018

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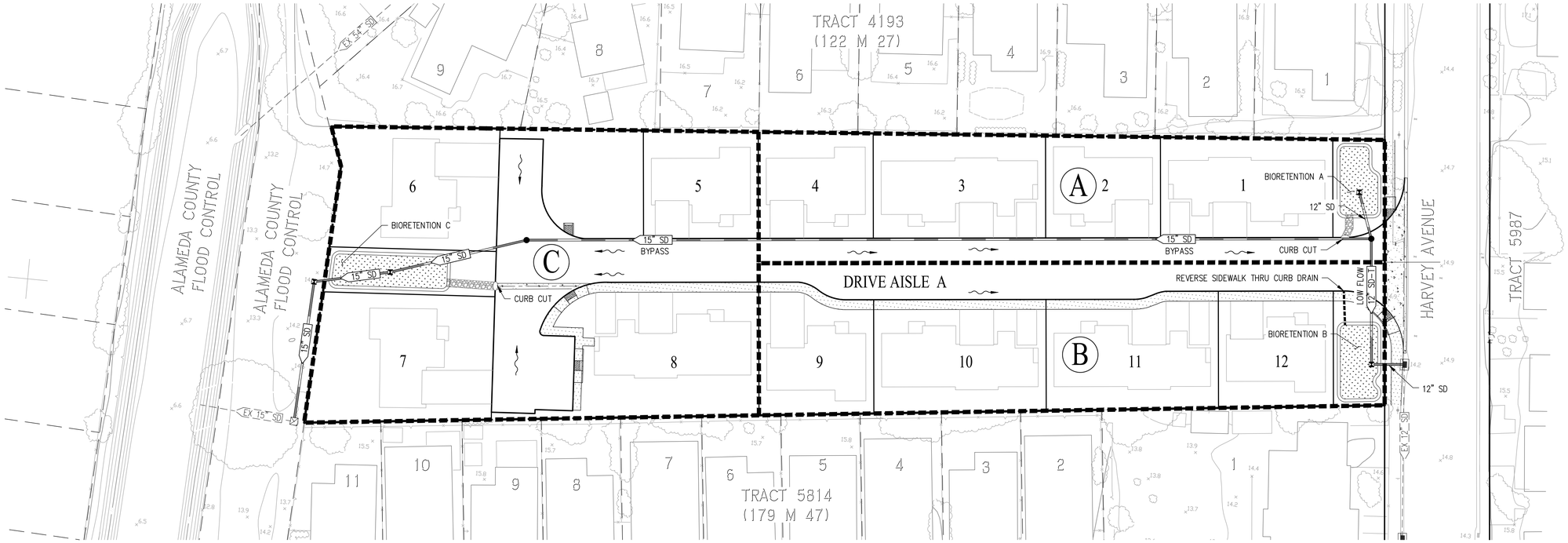

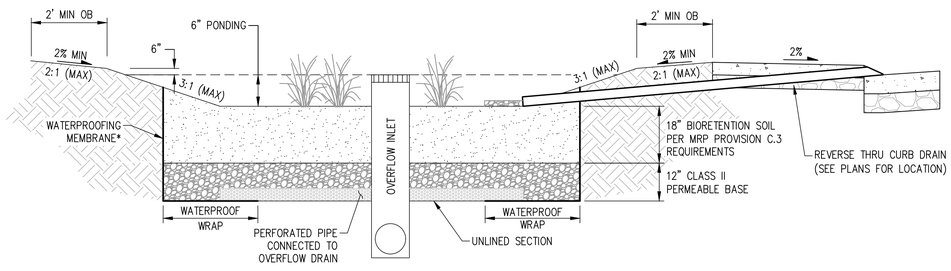

TYPICAL BIORETENTION AREA
NOT TO SCALE

*NOTE:
1. INSTALL DEEPENED 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

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	5,097	15,169	459	500
B	BIORETENTION	4,866	18,828	566	600
C	BIORETENTION	12,675	18,878	590	650

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

LEGEND

EXISTING	PROPOSED	DESCRIPTION
		CURB, GUTTER & SIDEWALK
EX SD	SD	STORM DRAIN LINE
		BIORETENTION AREA
		DRAINAGE AREA BOUNDARY
	A	DRAINAGE AREA ID
		CURB CUT
		DIRECTION OF FLOW

VESTING TENTATIVE MAP
STORMWATER CONTROL PLAN
HARVEY AVENUE-TRACT 8442

CITY OF HAYWARD ALAMEDA COUNTY CALIFORNIA

0' 30' 90' 120'

SCALE: 1" = 30' DATE: JANUARY 30, 2018

Carlson, Barbee & Gibson, Inc.
CIVIL ENGINEERS • SURVEYORS • PLANNERS
www.cbandg.com
SAN RAMON, CALIFORNIA (925) 866 - 0322
SACRAMENTO, CALIFORNIA (916) 375 - 1877

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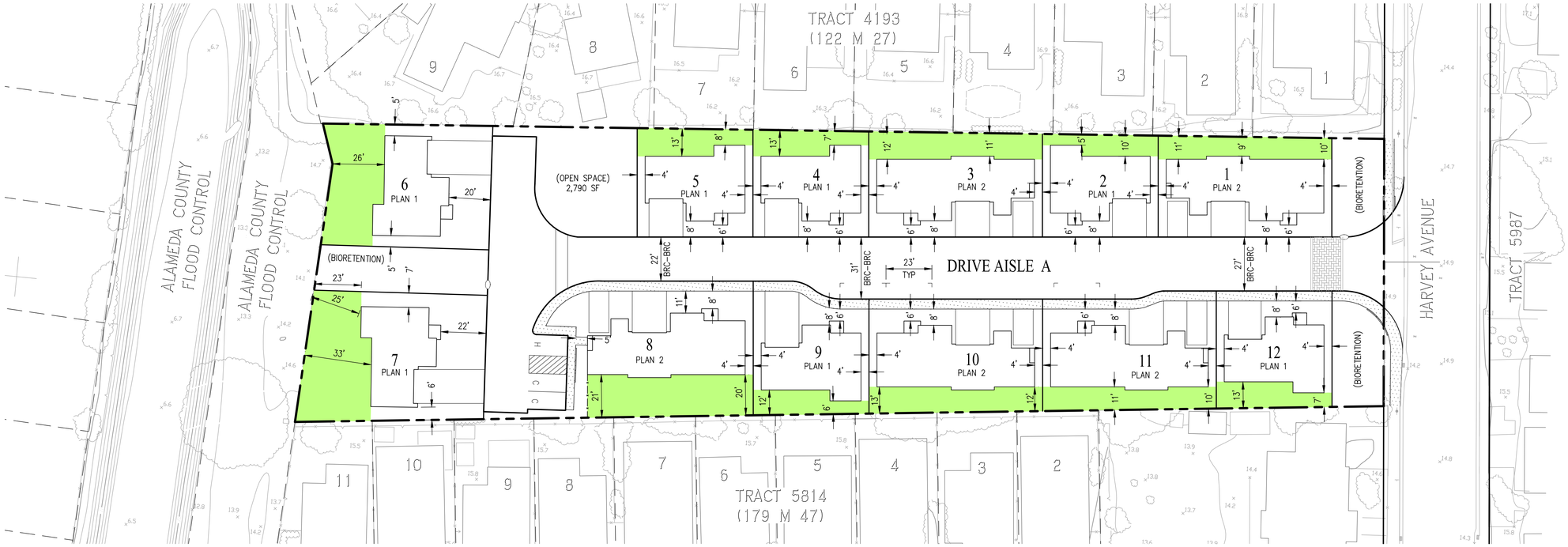

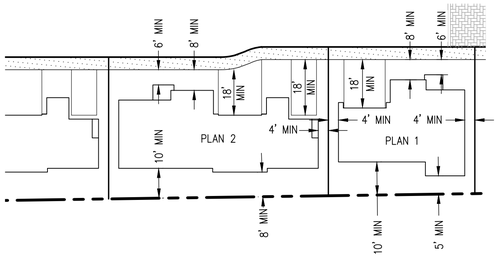

TYPICAL SETBACKS

NOT TO SCALE

LOT #	LOT AREA (SF)	GROSS BUILDING AREA (SF)	BUILDING COVERAGE	PRIVATE OPEN SPACE
1	4,366	2,152	49%	941
2	2,971	1,510	51%	515
3	4,549	2,152	47%	1,124
4	3,094	1,510	49%	637
5	3,141	1,510	48%	686
6	5,040	1,510	30%	1,632
7	5,802	1,510	26%	2,063
8	6,747	2,152	32%	1,709
9	3,628	1,510	42%	605
10	4,937	2,152	44%	1,077
11	4,963	2,152	43%	967
12	3,391	1,510	45%	645

NOTES:
1. ALL AREAS SHOWN ARE APPROXIMATE AND SUBJECT TO CHANGE WITH FINAL DESIGN.
2. PRIVATE OPEN SPACE SHOWN IN GREEN

GROUP OPEN SPACE REQUIRED	NUMBER OF LOTS	GROUP OPEN SPACE REQUIRED (SF)	GROUP OPEN SPACE PROVIDED (SF)
100 SF/LOT	12	1,200	2,792

SETBACKS

- PORCH: 6' MIN
- FRONT LIVING SPACE: 8' MIN
- GARAGE: 18' MIN
- SIDE: 4' MIN
- REAR: 5' MIN

DENSITY

- NET AREA = 1.38 AC
- MAX DENSITY PROPOSED FOR RS ZONING: 4.3-8.7 DU/AC
- MAX DENSITY PROPOSED FOR PD ZONING: 8.70 DU/AC

UNIT MIX

PLAN	SF	TOTAL	%
1	1,217	7	45%
2	2,049	5	55%
TOTAL		12	100%

NOTE: ALL SQUARE FOOTAGES AND PRODUCT MIX IS APPROXIMATE AND SUBJECT TO CHANGE WITH FINAL DESIGN.

VESTING TENTATIVE MAP
PLANNED DEVELOPMENT SITE PLAN
HARVEY AVENUE-TRACT 8442

CITY OF HAYWARD ALAMEDA COUNTY CALIFORNIA

0' 30' 90' 120'

SCALE: 1" = 30' DATE: JANUARY 30, 2018

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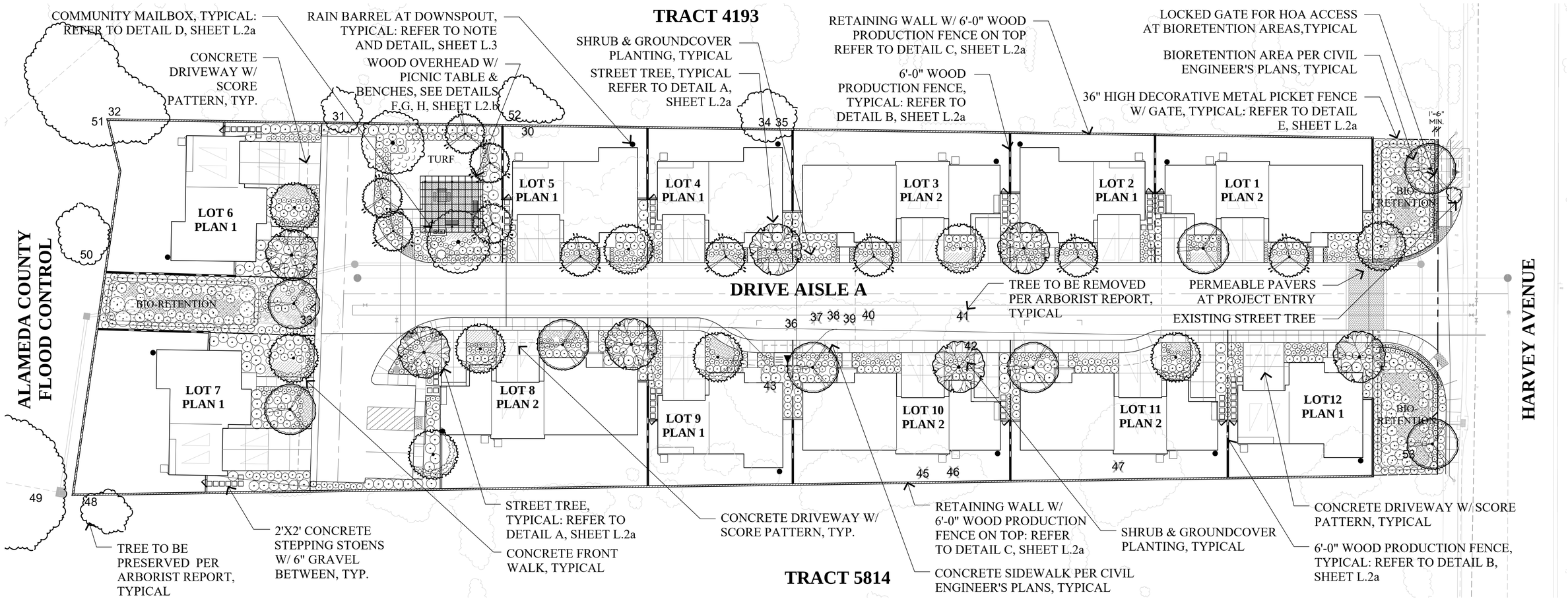


PRELIMINARY PLANT PALETTE

BOTANICAL NAME	COMMON NAME	SIZE	WATER USE	SPACING	MATURE SIZE (HIGH X WIDTH)
SHRUBS					
ACACIA 'COUSIN IT'	LITTLE RIVER WATTLE	1 GALLON	LOW	4'	2.5' X 4'
AGAVE ATTENUATA	FOX TAIL AGAVE	1 GALLON	LOW	6'	4' X 6'
AGAVE 'BLUE GLOW'	BLUE GLOW AGAVE	1 GALLON	LOW	3'	1.5' X 3'
ALOE 'BLUE ELF'	DWARF ALOE	1 GALLON	LOW	2'	2' X 2'
BUDDLEJA DAVIDII	BUTTERFLY BUSH	5 GALLON	LOW	6'	6' X 6'
CHORONDOPETALUM TECTORUM	CAPE RUSH	1 GALLON	LOW	2.5'	2.5' X 2.5'
DIETES BICOLOR	FORTNIGHT LILY	1 GALLON	LOW	2.5'	2.5' X 2.5'
DIETES IRIDIODES	FORTNIGHT LILY	1 GALLON	LOW	2.5'	2.5' X 2.5'
ERIGERON KARVINSKIANUS	SANTA BARBARA DAISY	1 GALLON	LOW	4'	2' X 4'
EUONYMUS J. 'MICROPHYLLUS'	BOXLEAF EUONYMUS	1 GALLON	LOW	2.5'	2.5' X 2.5'
FESTUCA GLAUCA	BLUE FESCUE	1 GALLON	LOW	1'	1' X 1'
GREVILLEA 'NOELLI'	WOOLY GREVILLEA	1 GALLON	LOW	5'	4' X 5'
HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	1 GALLON	LOW	3'	2.5' X 3'
JUNIPERUS S. 'MEDORA'	COLUMNAR JUNIPER	5 GALLON	LOW	2.5'	10' x 2.5'
LANTANA MONTEVIDENSIS	TRAILING LANTANA	1 GALLON	LOW	8'	1' x 8'
LAVATERA MARITIMA	TREE MALLOW	5 GALLON	LOW	5'	5' X 5'
LOROPETALUM CHINENSE	CHINESE FRINGE FLOWER	5 GALLON	LOW	6'	6' X 6'
LOROPETALUM C. 'RAZZLEBERRI'	RED FRINGE FLOWER	5 GALLON	LOW	6'	6' X 6'
MUHLENBERGIA RIGENS	DEER GRASS	1 GALLON	LOW	3'	3' X 4'
MYRTUS C. 'COMPACTA'	DWARF MYRTLE	1 GALLON	LOW	4'	5' X 4'
OLEA E. 'LITTLE OLLIE'	DWARF OLIVE	5 GALLON	LOW	5'	5' X 5'
PENNISETUM 'HAMELN'	DWARF FOUNTAIN GRASS	1 GALLON	LOW	2'	2.5' X 2'
PHORMIUM T. 'MAORI MAIDEN'	NEW ZEALAND FLAX	1 GALLON	LOW	3'	3' X 3'
PITTOSPORUM 'WHEELER'S DWARF'	DWARF TOBIRA	1 GALLON	LOW	4'	4' X 4'
RHAPHIOLEPIS I. 'BALLERINA'	INDIA HAWTHORN	5 GALLON	LOW	4'	2.5' X 4'
RHAPHIOLEPIS I. 'WHITE ENCHANTRESS'	INDIA HAWTHORN	5 GALLON	LOW	5'	4' X 5'
ROSMARINUS O.'COLLINGWOOD INGRAM'	ROSEMARY	1 GALLON	LOW	3'	4' x 3'
XYLOSMA C. 'COMPACTA'	COMPACT XYLOSMA	5 GALLON	LOW	4'	6' X 4'

BOTANICAL NAME	COMMON NAME	WATER USE
GROUNDCOVERS		
MYOPORUM PARVIFOLIUM I GALLON @ 36" O.C.	MYOPORUM	LOW
THYMUS PSEUDOLANUGINOSUS I GALLON @ 36" O.C.	WOOLY THYME	MEDIUM
SCAEVOLA 'MAUVE CLUSTERS' I GALLON @ 36" O.C.	FAN FLOWER	LOW
SENECIO MANDRALISCAE I GALLON @ 36" O.C.	BLUE CHALK STICKS	LOW

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

PRELIMINARY TREE PALETTE

BOTANICAL NAME	COMMON NAME	SIZE	WATER USE
STREET TREES			
ACER R. 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	36" BOX	MEDIUM
ARBUTUS 'MARINA'	MARINA STRAWBERRY TREE	36" BOX	LOW
PISTACIA C. 'KEITH DAVEY'	KEITH DAVEY CHINESE PISTACHE	36" BOX	LOW
ACCENT TREES			
LAGERSTROEMIA X TUSCARORA	CRAPE MYRTLE	24" BOX	LOW
SPECIMEN TREES			
QUERCUS LOBATA	VALLEY OAK	60" BOX	LOW

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 PLUMBED 'LAUNDRY TO LANDSCAPE' SYSTEM IN ACCORDANCE WITH THE STATE OF CALIFORNIA MWELO CODE, SECTION 10-12-14.
9. CONTRACTOR TO INSTALL ONE LIDDED RAINWATER CATCHMENT DEVICE (MINIMUM 50 GALLONS) FOR EACH NEW SINGLE FAMILY HOME IN ACCPRDANCE WITH SECTION 10-12-15.

PRELIMINARY LANDSCAPE PLAN

HARVEY AVENUE-TRACT 8442

CITY OF HAYWARD ALAMEDA COUNTY CALIFORNIA

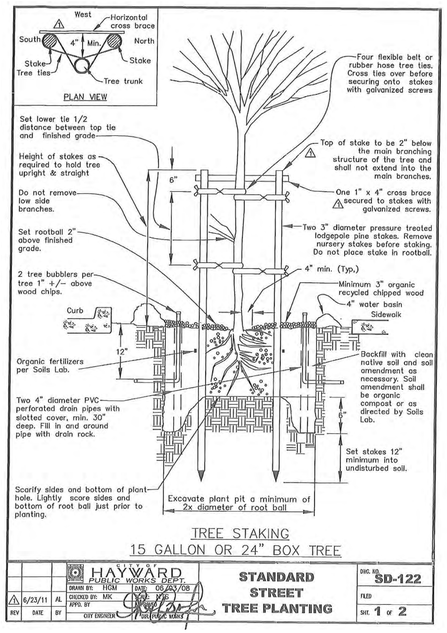
0' 20' 60' 80'

SCALE: 1" = 20'

DATE: JANUARY 25, 2019

RIPLEY DESIGN
Ripley Design Group, Inc.
LANDSCAPE ARCHITECTURE • LAND PLANNING
www.ripleydesign.com
WALNUT CREEK, CALIFORNIA (925) 938 - 7377

SHEET NO. L.1



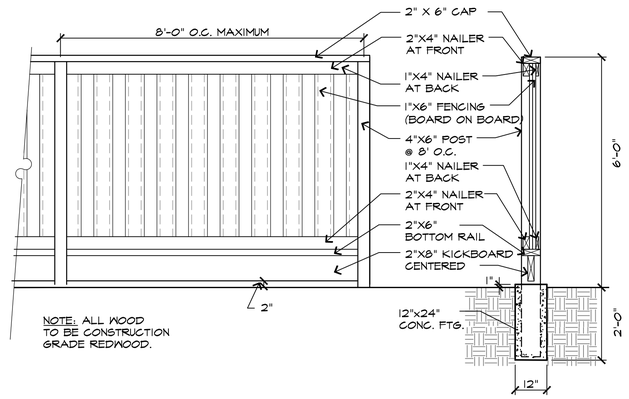
STREET TREE PLANTING SPECIFICATIONS:

1. 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 as a central leader. Branches shall be well–developed and shall be evenly and radially distributed around the trunk. Root ball shall not exhibit kinked or circling roots.
2. Tree shall comply with federal and state laws requiring inspection for plant diseases and pest infestation. Clearance from the county agricultural commissioner, as required by law, shall be obtained before planting trees delivered from outside the county.
3. 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 driveways. Locate tree a minimum of 15 feet from a light pole, and a minimum of 30 feet from the face of a traffic signal, or as otherwise specified by the City.
4. Tree pit shall be tested for proper drainage prior to planting tree. Fill pit with water; if water remains after a 24–hour period, auger three 4"–diameter by 3–foot deep holes at the bottom of the tree pit. Backfill with drain rock.
5. 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.
6. If required by the City, a pressure–compensating bubbler, or drip emitters, shall be provided to each tree.
7. Depending on the planter strip width, or the tree well size and the tree species being planted, a 24" deep root–barrier may be required by the City to be placed between the root–ball and the curb and/or sidewalk. Length of strip barrier or size of the box barrier will be specified by the City.
8. Stakes are to be removed when the tree diameter meets or exceeds the diameter of the stake.

CITY OF HAYWARD
PUBLIC WORKS DEPT.
DRAWN BY: JT DATE: 06/23/08
CHECKED BY: MKW
APPD. BY
CITY ENGINEER
DIR. PUBLIC WORKS
STANDARD STREET TREE PLANTING
DWG. NO. SD-122
FILED
SHT. 2 OF 2

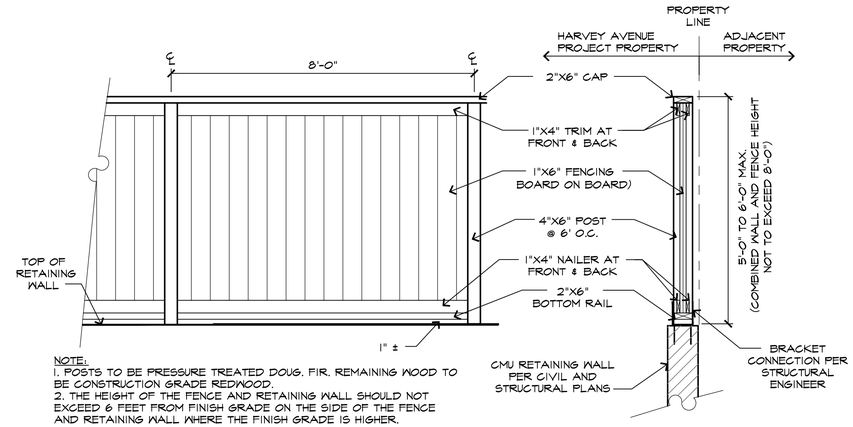
A **STANDARD STREET TREE PLANTING** SCALE : N.T.S.

024 - TreeStdPlntg



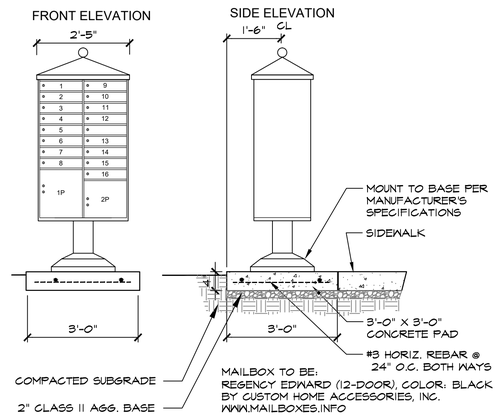
B **6' WOOD PRODUCTION FENCE W/ KICKERBOARD** SCALE: 1/2" = 1'-0"

024 -FncRsr

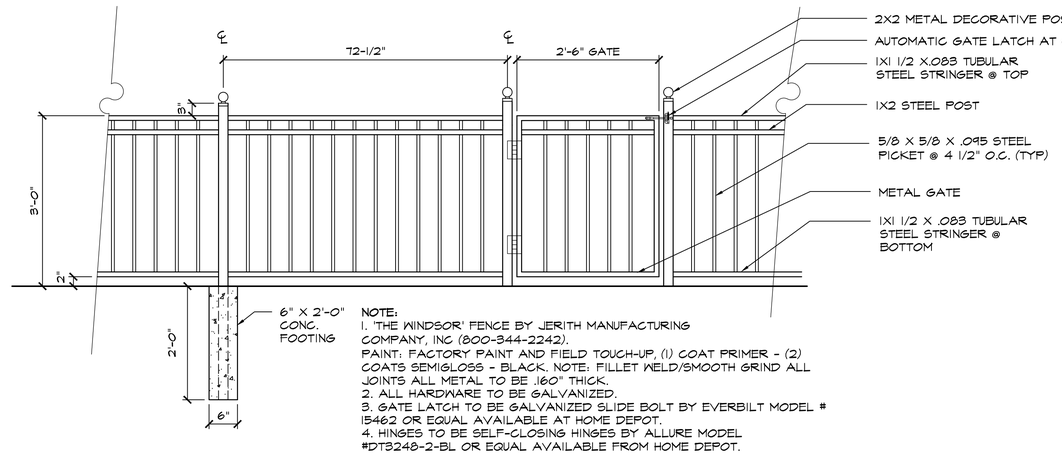


C **6' WOOD PRODUCTION FENCE W/ RETAINING WALL** SCALE: 1/2" = 1'-0"

024 - FncRetPrd2



D **COMMUNITY MAILBOXES**



E **36" HIGH METAL PICKET FENCE W/ GATE** SCALE: 3/4"=1'-0"

016 - Picket

PRELIMINARY LANDSCAPE CONSTRUCTION DETAILS

HARVEY AVENUE-TRACT 8442

CITY OF HAYWARD ALAMEDA COUNTY CALIFORNIA

SCALE: VARIES
DATE: JANUARY 25, 2019

RIPLEY DESIGN
Ripley Design Group, Inc.
LANDSCAPE ARCHITECTURE • LAND PLANNING
www.ripleydesign.com
WALNUT CREEK, CALIFORNIA (925) 938 - 7377

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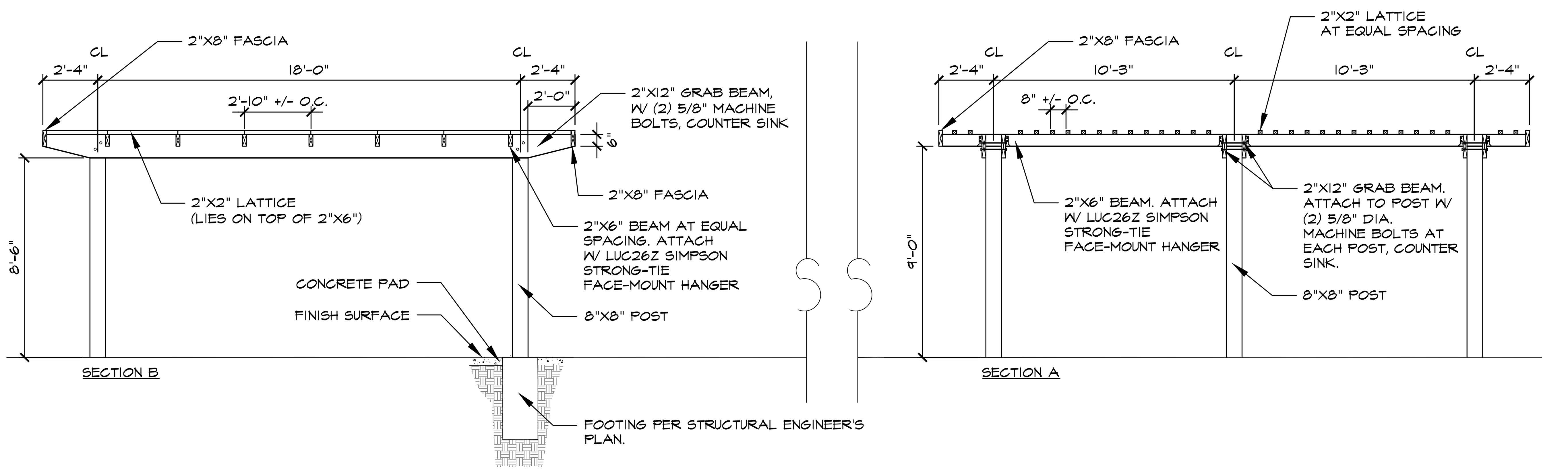
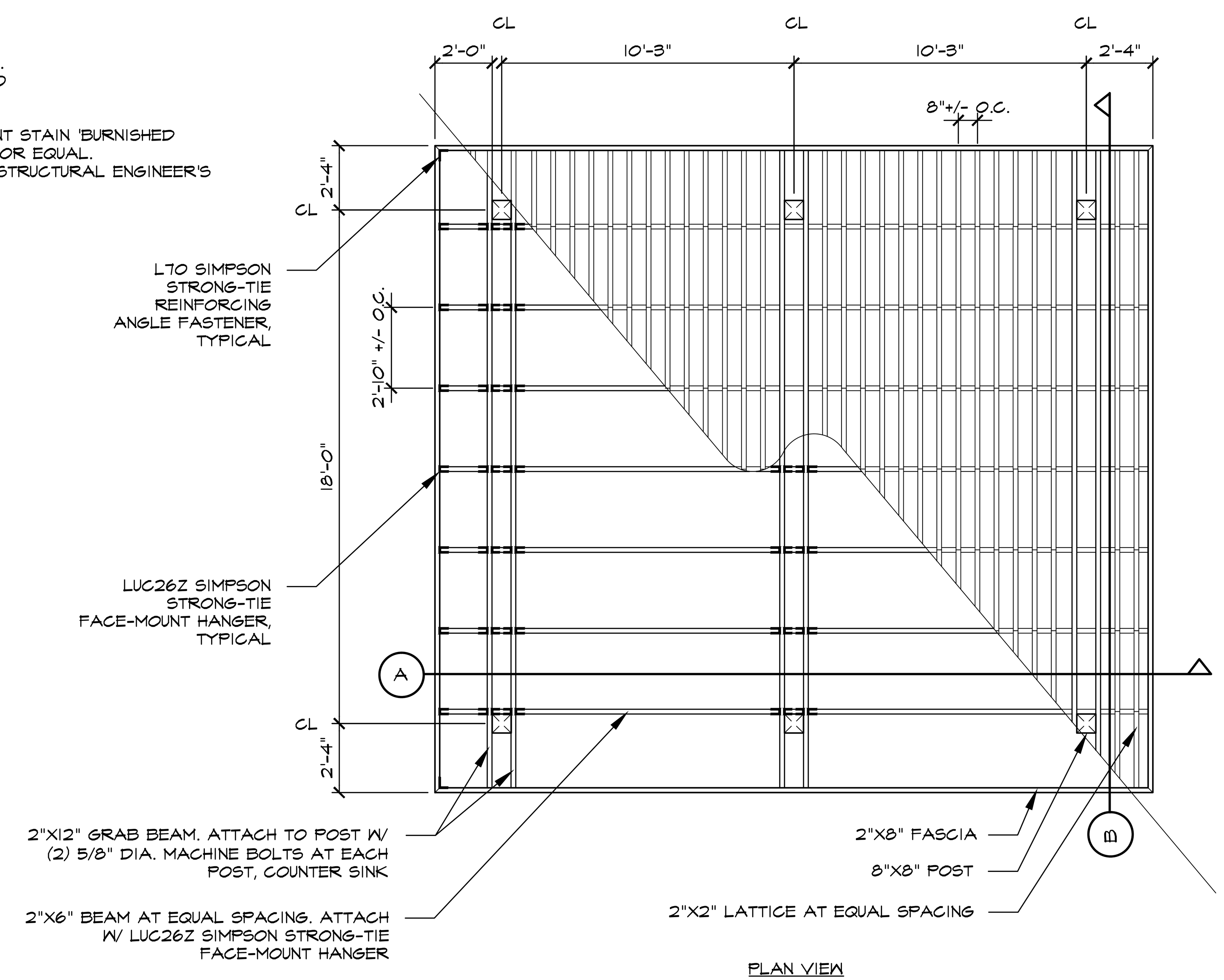
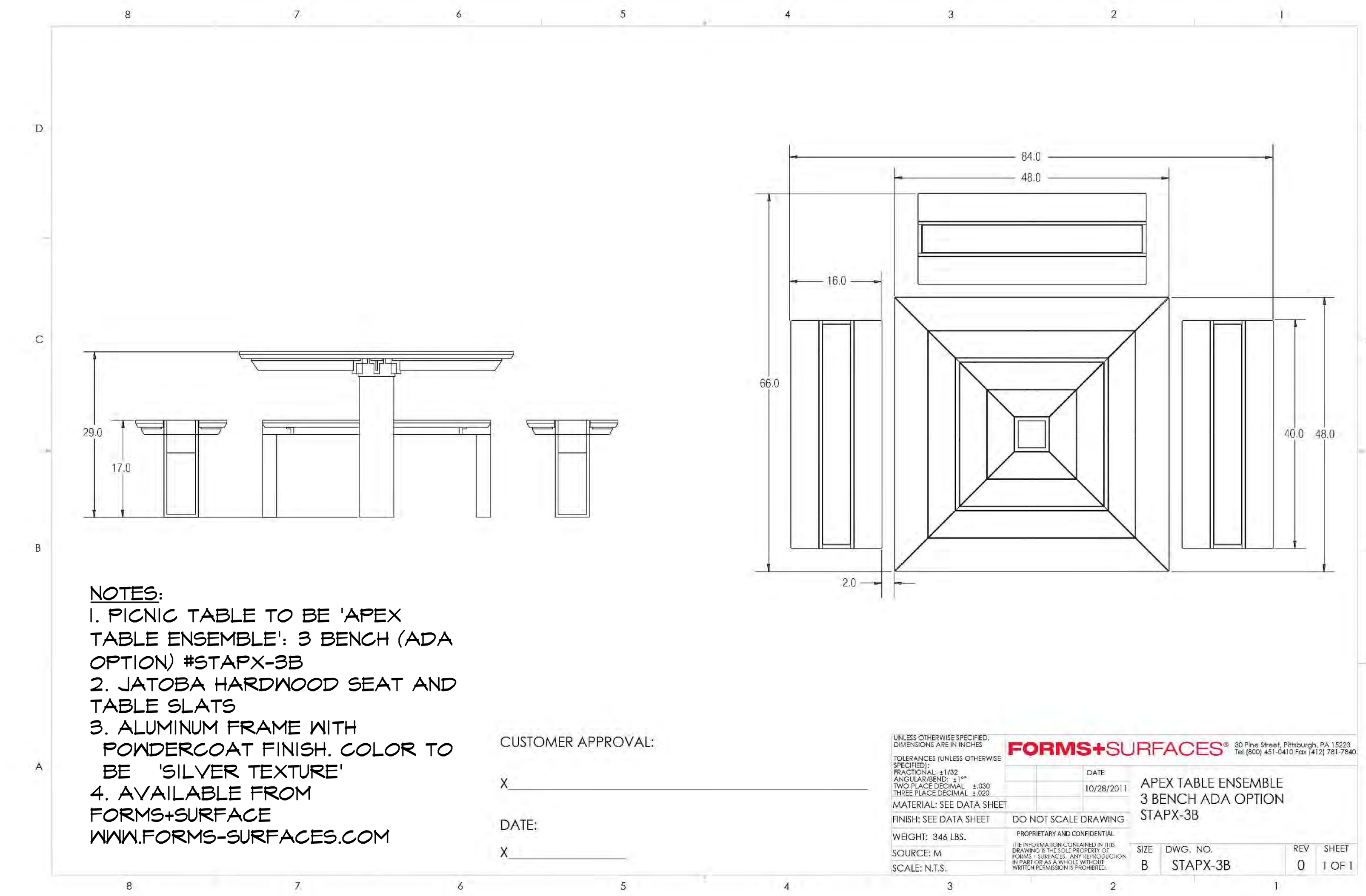


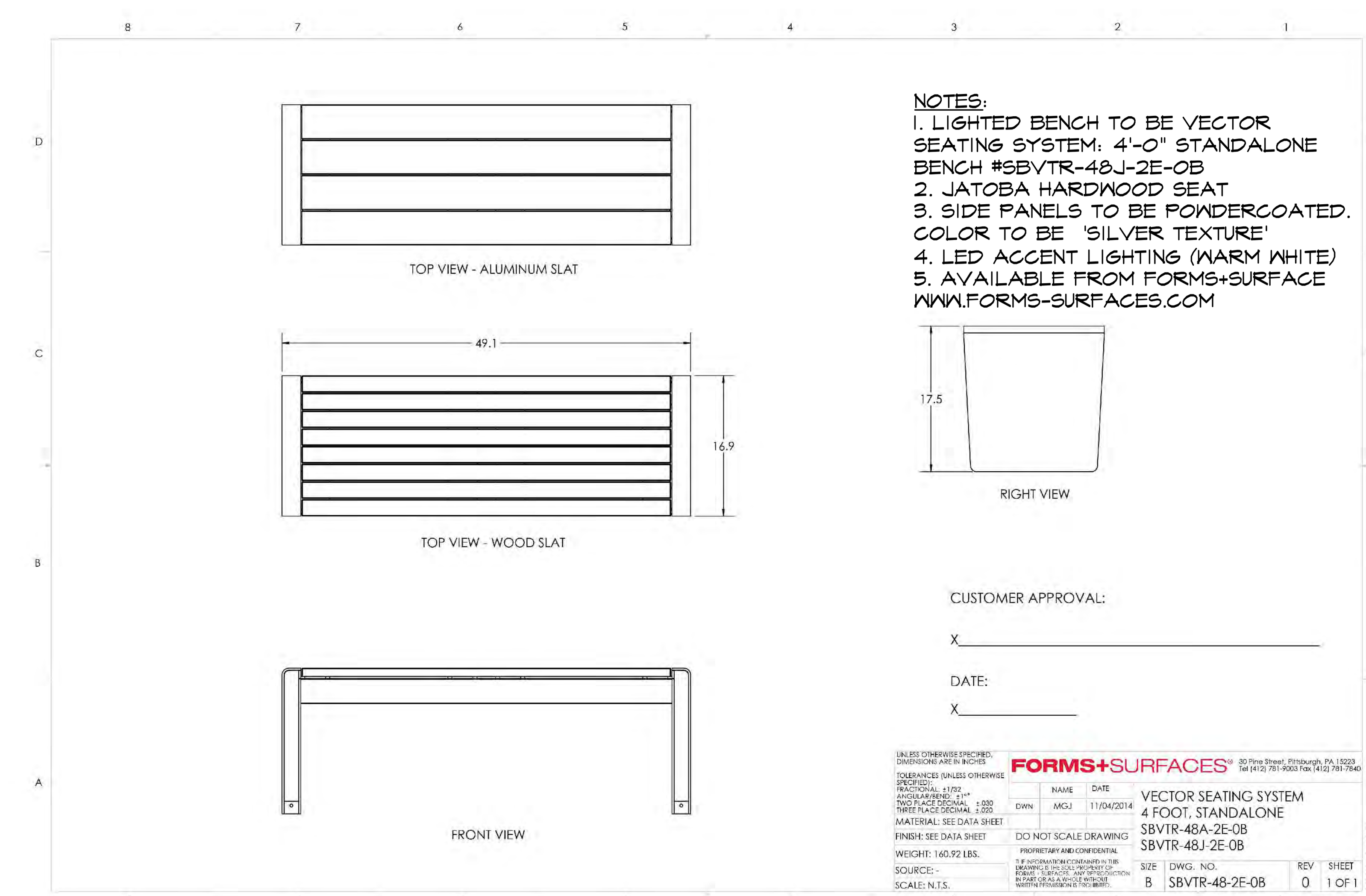
NOTES:
1. ALL WOOD TO BE S4S NO. 1 DOUG FIR. CAULK ALL SEAMS AND SAND. POSTS TO BE PTDF#1.
2. ALL HARDWARE TO BE GALVANIZED.
3. WOOD TO RECEIVE SEMI-TRANSPARENT STAIN 'BURNISHED WALNUT' #SW 3119 BY SHERWIN WILLIAMS OR EQUAL.
4. FOR INFORMATION NOT SHOWN - SEE STRUCTURAL ENGINEER'S DRAWINGS.



F **WOOD OVERHEAD** SCALE :1/4" =1'-0"



G **ADA PICNIC TABLE** SCALE: N.T.S.



H **LIGHTED BENCH** SCALE: N.T.S.

PRELIMINARY LANDSCAPE CONSTRUCTION DETAILS

HARVEY AVENUE-TRACT 8442

CITY OF HAYWARD ALAMEDA COUNTY CALIFORNIA

SCALE: VARIES
DATE: JANUARY 25, 2019

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LANDSCAPE ARCHITECTURE • LAND PLANNING
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WALNUT CREEK, CALIFORNIA (925) 938 - 7377

SHEET NO.
L.2b

FreeGarden™ RAIN

Installation instructions

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

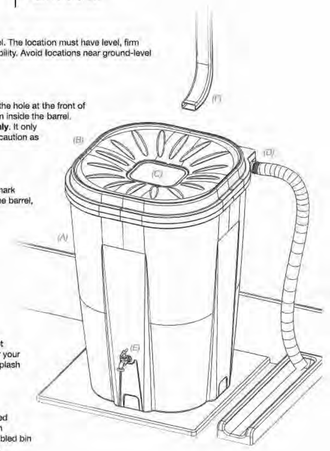
INCLUDED	REQUIRED
• rain barrel body (A)	• slothead and Phillips (crosshead) screwdrivers
• rain barrel lid (B)	• wrench
• mesh filter (preinstalled in lid) (C)	• tape measure and marker
• 1 overflow hose and 1 hose clamp (D)	• safety glasses, safety gloves
• 1 spout, 1 rubber gasket, 1 nut (E)	• hacksaw
• 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 3'x3' paving stone 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 back 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 elbow spout. **Wearing safety glasses and gloves**, cut the downspout using a hacksaw. Attach your existing elbow spout (F) to the new downspout end.

Step 4 Overflow

Choose which side overflow spout you will use. Both spouts are blocked by a plastic disc by default. Remove the disc by inserting a slot 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 slot 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 affix using the four provided screws and a crosshead screwdriver. Hand-tighten only. Over-tightening may crack the plastic. Place assembled bin under downspout and make ensure it is level and stable.

FreeGarden™ RAIN

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 BOTH plastic discs 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 other spout of the additional barrel and direct the open end to wherever your downspout originally drained (usually a splash pad or sewer drain).

Usage

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

- Watering lawns
- Watering gardens
- Washing cars
- Cleaning outdoor furniture
- Washing garden tools and containers
- Watering indoor and outdoor potted plants

Note: **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 erosion under/around rain barrel; platform/support must remain level and stable at all times.

WINTER
Drain 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 drowning. Never use a rain barrel without the lid securely affixed, or with a damged, cracked, warped or broken cover. Never place a rain barrel near a deck, stairs, chair, or other structures or items that may allow a child to climb above, on, 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 and/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 items not related to eating or drinking.

Tipping Hazard
A misinstalled rain barrel may tip over causing bodily injury or property damage. Never place rain barrels on non-level or uneven surfaces. Always use a solid, stable platform under the rain barrel. **Water is very heavy.** The preparation and placement of the installation are critical; the platform must be level and provide robust support for a filled rain barrel.

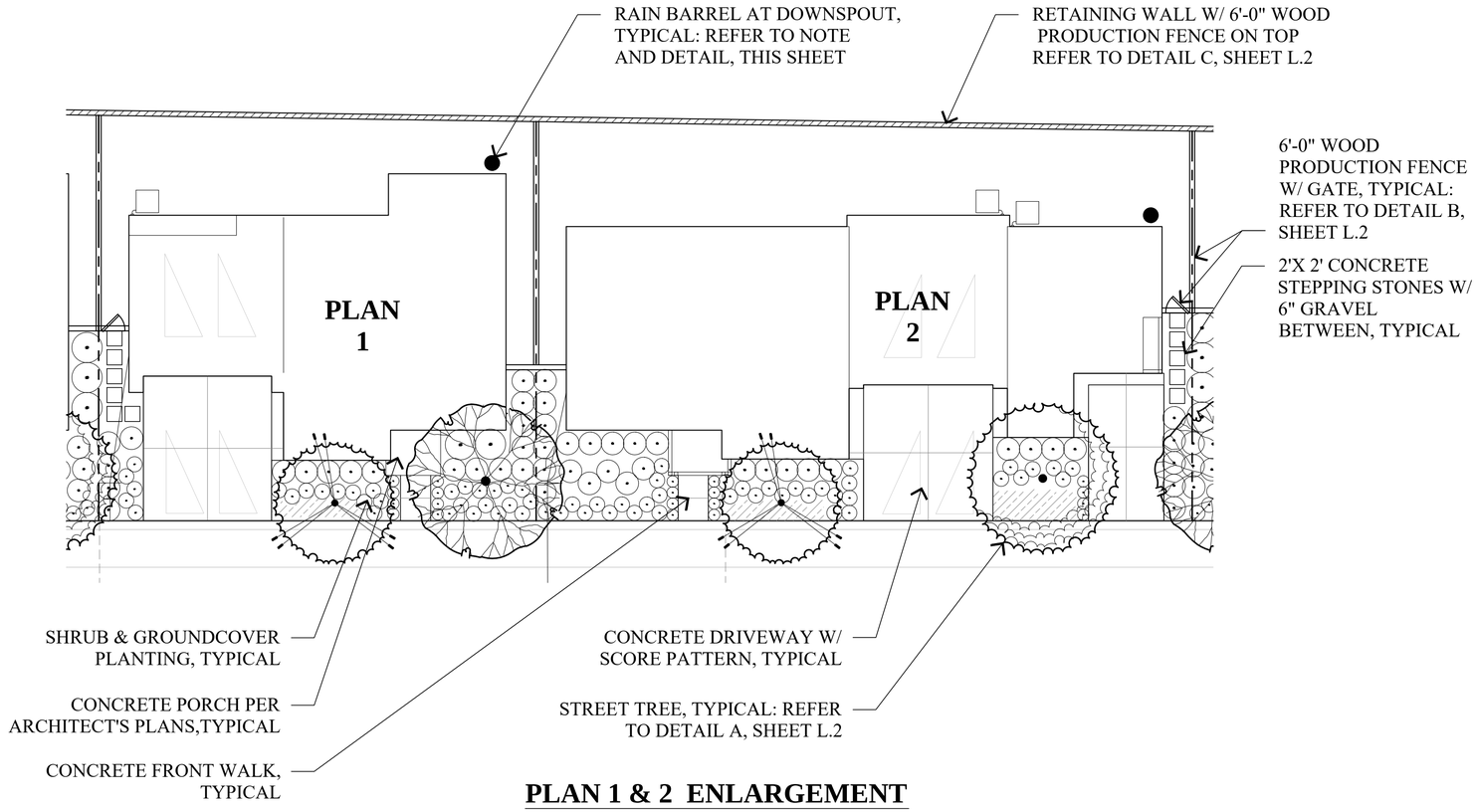
Electrical Hazard
If the downspout contains heating cables, there is a potential electrocution or fire hazard during installation. Ensure power is disconnected at the electrical panel before manipulating heated downspouts. Consult a qualified electrician for modifications to heated downspouts.

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 handling downspouts. Always wear safety glasses when cutting or drilling to prevent eye injuries. Protect siding from damage by inserting a sheet of plywood between the downspout and siding. Read all instructions and warnings thoroughly before installing this product.

Warning and Limitations
Improper 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 continued maintenance. Retain this sheet for future reference.

Enviro World

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



PLAN 1 & 2 ENLARGEMENT

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 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.

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 L.2. 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

PRELIMINARY LANDSCAPE ENLARGEMENT PLAN

HARVEY AVENUE-TRACT 8442

CITY OF HAYWARD ALAMEDA COUNTY CALIFORNIA

0' 10' 30' 40'

SCALE: 1" = 10'

DATE: JANUARY 25, 2019

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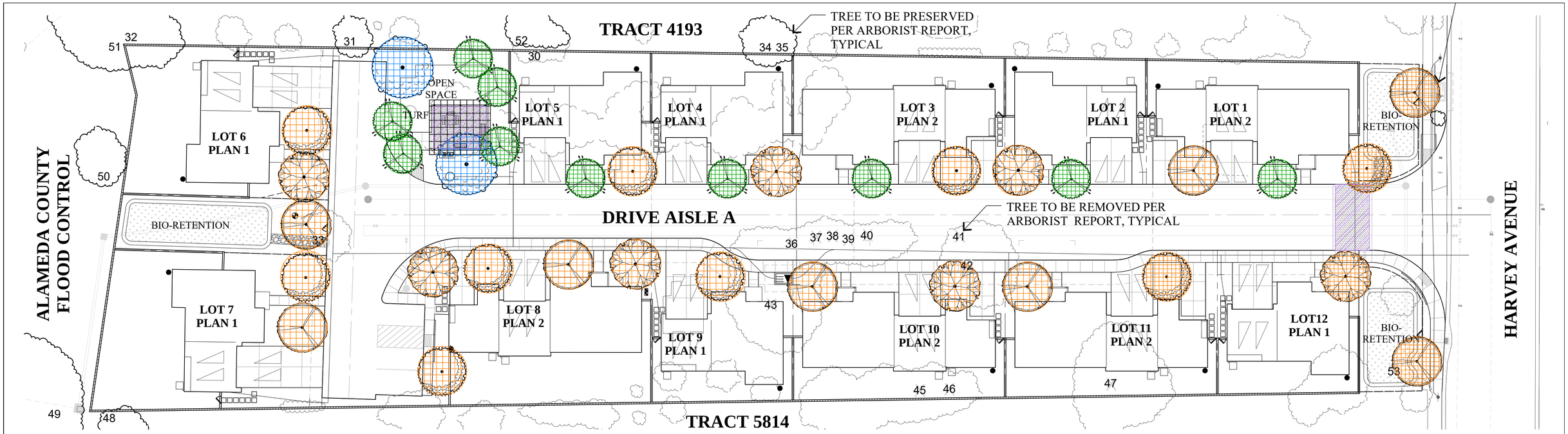
SHEET NO. L.3



TREE REPORT EVALUATION

(PER TREE REPORT PREPARED BY HORTSCIENCE, INC. AND DATED OCTOBER 21, 2018)

Tree Appraisal — 28571 & 28591 Harvey Ave. Hayward, CA October 2017 — HORT SCIENCE

Tree No.	Species	Trunk Diameter (in.)	Protected Tree?	Appraised Value
30	Mayten	4,3,2,2,2	Yes	$ 200.00
31	Callery pear	7	No	$ 450.00
32	Glossy privet	6,6,6,5	Yes	$ 600.00
33	California black walnut	4,4,3	Yes	$ 250.00
34	Apple	7	No	$ 700.00
35	Apple	7	No	$ 400.00
36	Cabbage palm	12,10,9,9,8,7,6,4	Yes	$ 1,050.00
37	Cabbage palm	8,7,6,6,4,4,4,4,3,2	Yes	$ 500.00
38	Cabbage palm	7,6,6,5,5,4,3,3	Yes	$ 400.00
39	Cabbage palm	10,9,8,7,7,6,5	Yes	$ 750.00
40	Cabbage palm	8,7,7,5,5,4	Yes	$ 500.00
41	Cabbage palm	13,10,10,8,7,6,4	Yes	$ 1,150.00
42	White mulberry	16	Yes	$ 850.00
43	White mulberry	16	Yes	$ 850.00
44	Crape myrtle	4,4,4,4,4,4	Yes	$ 1,650.00
45	Apple	5,5	Yes	$ 700.00
46	Apple	6,6	Yes	$ 1,000.00
47	Monterey pine	31	Yes	$ 3,400.00
48	Apple	10	Yes	$ 1,950.00
49	California black walnut	28	Yes	$ 6,250.00
50	Almond	9,7	Yes	$ 750.00
51	Red ironbark	36	Yes	$ 3,350.00
52	Mayten	10	Yes	$ 600.00
53	White mulberry	10,9,9,8	Yes	$ 1,200.00
				$ 29,500.00

TOTAL APPRAISED VALUE OF TREES TO REMAIN:	$16,700.00
TOTAL APPRAISED VALUE OF TREES TO BE REMOVED (MITIGATED):	$12,800.00

Table 3: Tree disposition
28571 & 28591 Harvey Ave., Hayward, CA

Tag #	Species	Protected	Disposition
X	Mayten	Yes	Remove; low suit.
31	Callery pear	No	Preserve? Off site near P/L
32	Glossy privet	Yes	Preserve? Off site near P/L
X	Ca. black walnut	Yes	Remove; low suit.
34	Apple	No	Preserve? Off site near P/L
35	Apple	No	Preserve? Off site near P/L
X	Cabbage palm	Yes	Remove; low suit.
X	Cabbage palm	Yes	Remove; low suit.
X	Cabbage palm	Yes	Remove; low suit.
X	Cabbage palm	Yes	Remove; low suit.
X	Cabbage palm	Yes	Remove; low suit.
X	Cabbage palm	Yes	Remove; low suit.
X	White mulberry	Yes	Remove; low suit.
X	White mulberry	Yes	Remove; low suit.
44	Crape myrtle	Yes	Preserve? Off site near P/L
X	Apple	Yes	Remove; low suit.
X	Apple	Yes	Remove; low suit.
X	Monterey pine	Yes	Remove
48	Apple	Yes	Preserve? Off site near P/L
49	Ca. black walnut	Yes	Preserve; off site
50	Almond	Yes	Preserve; off site
51	Red ironbark	Yes	Preserve; off site
52	Mayten	Yes	Preserve? Off site near P/L
X	White mulberry	Yes	Remove; low suit.

X DESIGNATES TREES TO BE REMOVED.

LEGEND

TREE UPGRADES

PROPOSED 24" BOX TREE

PROPOSED 36" BOX TREE

PROPOSED 60" BOX TREE

PROPOSED PERMEABLE PAVING

PROPOSED TREE MITIGATION MEASURES

COST OF MATERIALS- TREE UPGRADES	15 GALLON	24" BOX	36" BOX	60" BOX	IMPROVEMENT COST	PROPOSED QUANTITY	COST OF IMPROVEMENT
Replace (5) 15 Gallon Trees with (5) 24" Box Trees	$70.00	$150.00 ea.	n/a	n/a	$80.00 ea.	5	$400.00
Replace (24) 24" Box Trees with (24) 36" Box Trees	n/a	$150.00 ea.	$500.00 ea.	n/a	$350.00 ea.	24	$8,400.00
Replace (2) 24" Box Trees with (2) 60" Box Trees	n/a	$150.00 ea.	n/a	$4,000.00	$3,850.00	2	$7,700.00
						TOTAL MATERIAL UPGRADES=	$16,500.00

TOTAL PROPOSED TREE MITIGATION COSTS: $16,500.00

COST OF MATERIALS- PERMEABLE PAVERS	STANDARD CONCRETE	PERMEABLE PAVER	IMPROVEMENT COST	PROPOSED S.F.	COST OF IMPROVEMENT
Upgrade Vehicular Concrete Paving to Permeable Pavers	$3.75	$9.90	$6.15	376	$2,312.40
				TOTAL MATERIAL UPGRADES=	$2,312.40

TOTAL PROPOSED PERMEABLE PAVING COSTS: $2,312.40

TOTAL MITIGATION COSTS: $18,812.40

PRELIMINARY TREE MITIGATION MEASURES PLAN

HARVEY AVENUE-TRACT 8442

CITY OF HAYWARD ALAMEDA COUNTY CALIFORNIA

0' 20' 60' 80'

SCALE: 1" = 20' DATE: JANUARY 25, 2019

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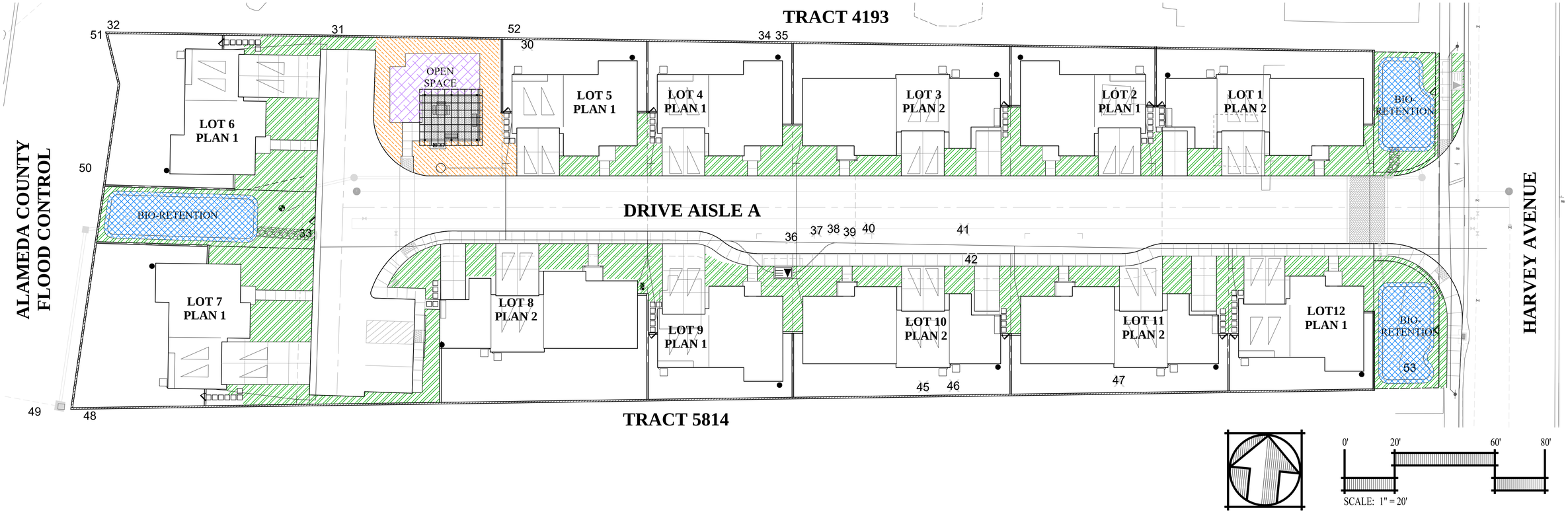
SHEET NO. L.4



LANDSCAPE HYDROZONE LEGEND

ZONE A:
PARTIAL TO FULL SUN, DROUGHT TOLERANT PLANTING WITH DRIP EMITTERS. LOW WATER USE.

ZONE B:
PARTIAL TO FULL SUN, SPECIAL LANDSCAPE AREA

ZONE C:
PARTIAL TO FULL SUN, SHRUBS. MEDIUM WATER USE.

ZONE D (NOT SHOWN):
PARTIAL TO FULL SUN, TREES. MEDIUM WATER USE.

ZONE D:
BIORETENTION PLANTING WITH DRIP EMITTERS, LOW WATER USE

WATER BUDGET CALCULATIONS:

LOW WATER USE SHRUB PLANTING AREA	= 10,176 SF
MEDIUM WATER USE SHRUB PLANTING AREA	= 1,505 SF
MEDIUM WATER USE TREE PLANTING AREA	= 252 SF
SPECIAL LANDSCAPE AREA-TURF	= 697 SF
TOTAL PLANTING AREA	= 12,630 SF

ESTIMATED TOTAL WATER USE:

ETWU (LOW WATER USE) = (44.2) X (0.62) X $\frac{(0.2 \times 10,176)}{0.71}$ = 78,553 GAL/YR

ETWU (MEDIUM WATER USE) = (44.2) X (0.62) X $\frac{(0.4 \times 252)}{0.71}$ = 3,891 GAL/YR

ETWU (SPECIAL LANDSCAPE) = (44.2) X (0.62) X $\frac{(0.7 \times 697)}{0.71}$ = 26,523 GAL/YR

TOTAL ETWU = 108,967 GAL/YR

MAXIMUM APPLIED WATER ALLOWANCE:

MAWA (TOTAL LANDSCAPED AREA) = (44.2) X (0.62) X (0.45 X 12,630) = 155,751 GAL/YR
MAWA (SPECIAL LANDSCAPED AREA) = (44.2) X (0.62) X (0.55 X 697) = 10,505 GAL/YR

MAWA (TOTAL LANDSCAPED AREA) = 166,256 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 PLUMBED 'LAUNDRY TO LANDSCAPE' SYSTEM IN ACCORDANCE WITH THE STATE OF CALIFORNIA MWELO CODE, SECTION 10-12-14.
9. CONTRACTOR TO INSTALL ONE LIDDED RAINWATER CATCHMENT DEVICE (MINIMUM 50 GALLONS) FOR EACH NEW SINGLE FAMILY HOME IN ACCPRDANCE WITH SECTION 10-12-15.

CONCEPTUAL HYDROZONE PLAN

HARVEY AVENUE-TRACT 8442

CITY OF HAYWARD ALAMEDA COUNTY CALIFORNIA

DATE: JANUARY 25, 2019

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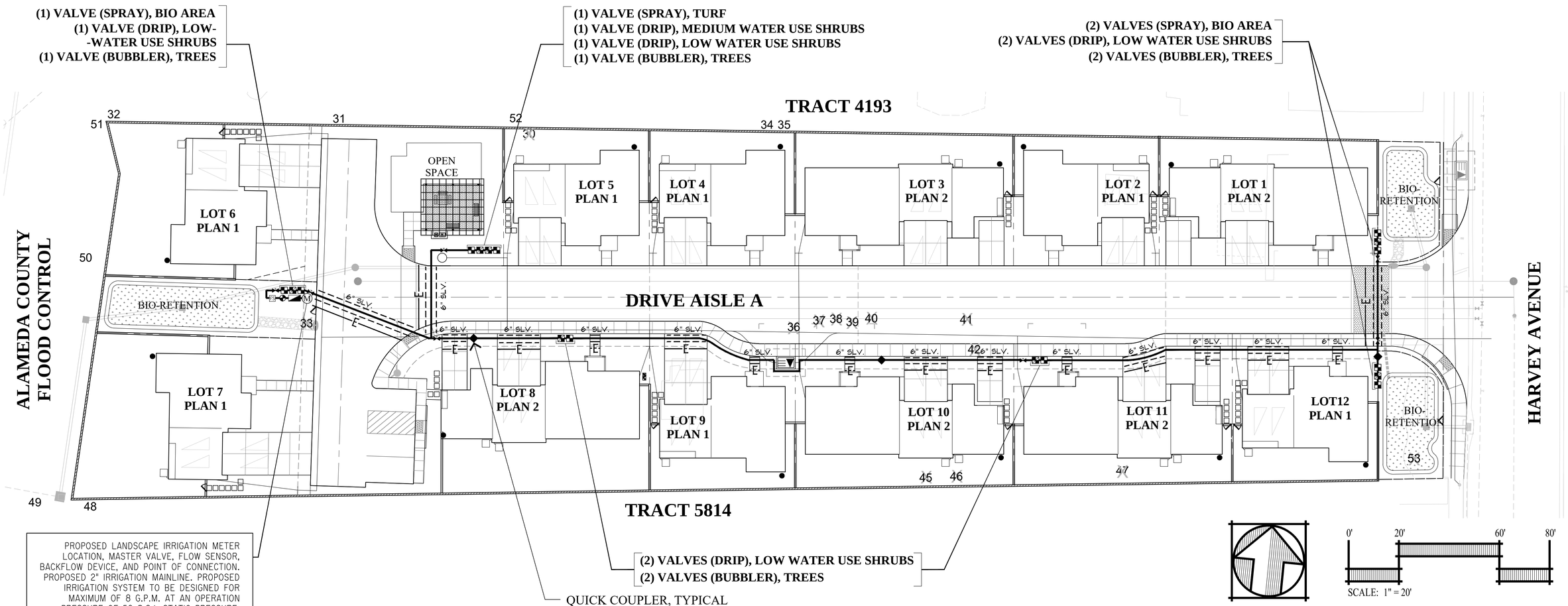
SHEET NO.
L.5



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.
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8. REFER TO ARCHITECTURE PLANS FOR LOCATION OF REQUIRED PLUMBED 'LAUNDRY TO LANDSCAPE' SYSTEM IN ACCORDANCE WITH THE STATE OF CALIFORNIA MWELO CODE, SECTION 10-12-14.
9. CONTRACTOR TO INSTALL ONE LIDDED RAINWATER CATCHMENT DEVICE (MINIMUM 50 GALLONS) FOR EACH NEW SINGLE FAMILY HOME IN ACCPRDANCE WITH SECTION 10-12-15.

CONCEPTUAL IRRIGATION PLAN
HARVEY AVENUE-TRACT 8442

CITY OF HAYWARD ALAMEDA COUNTY CALIFORNIA

DATE: JANUARY 25, 2019

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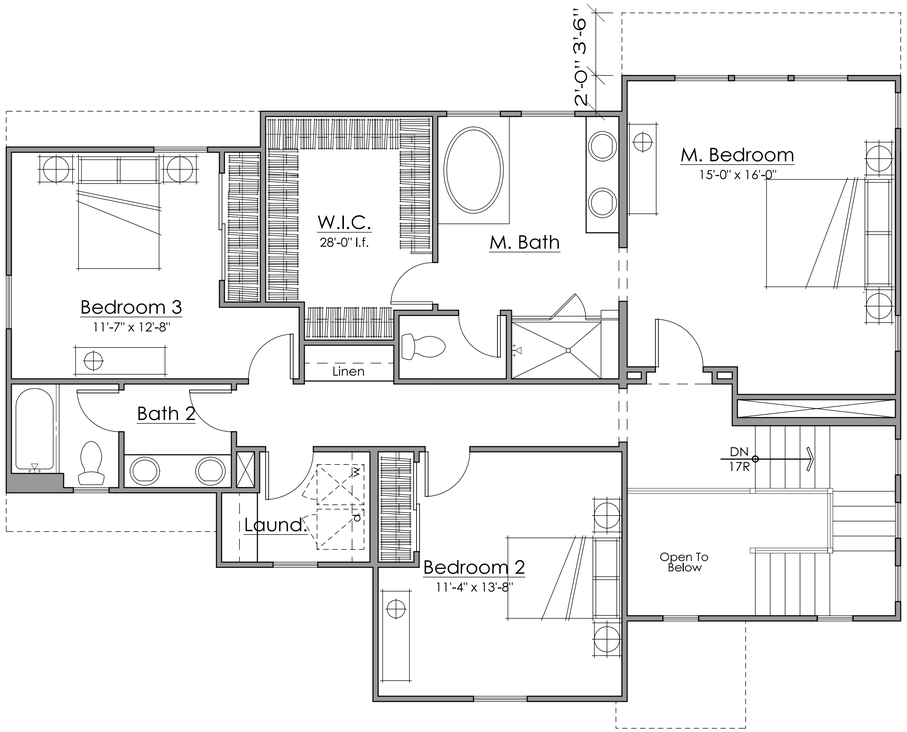
SHEET NO. L.6

Scheme 1

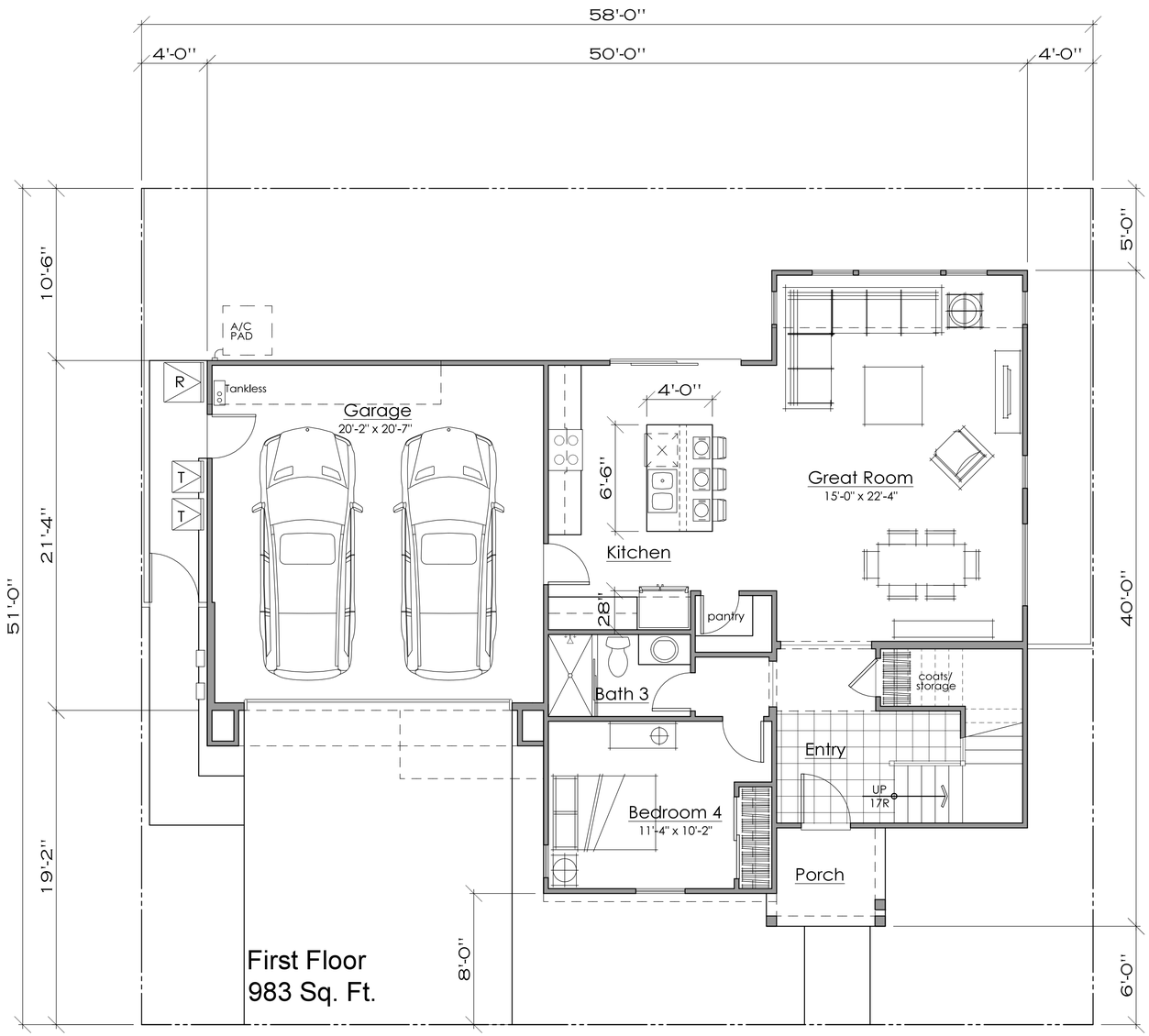
Plan 1A- Cottage

Scheme 4

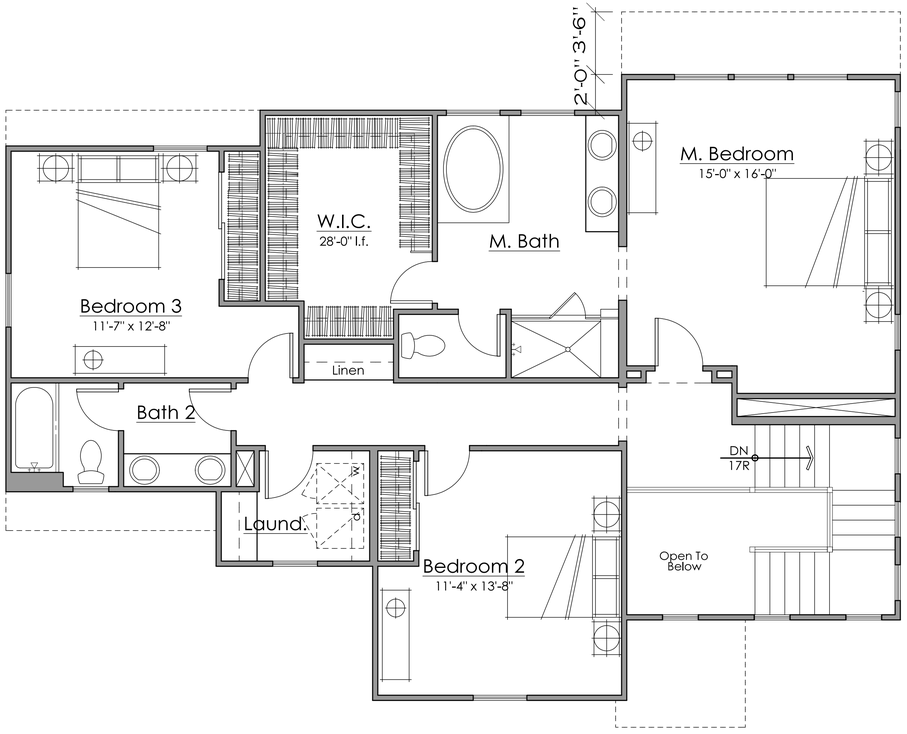
Plan 1B- French



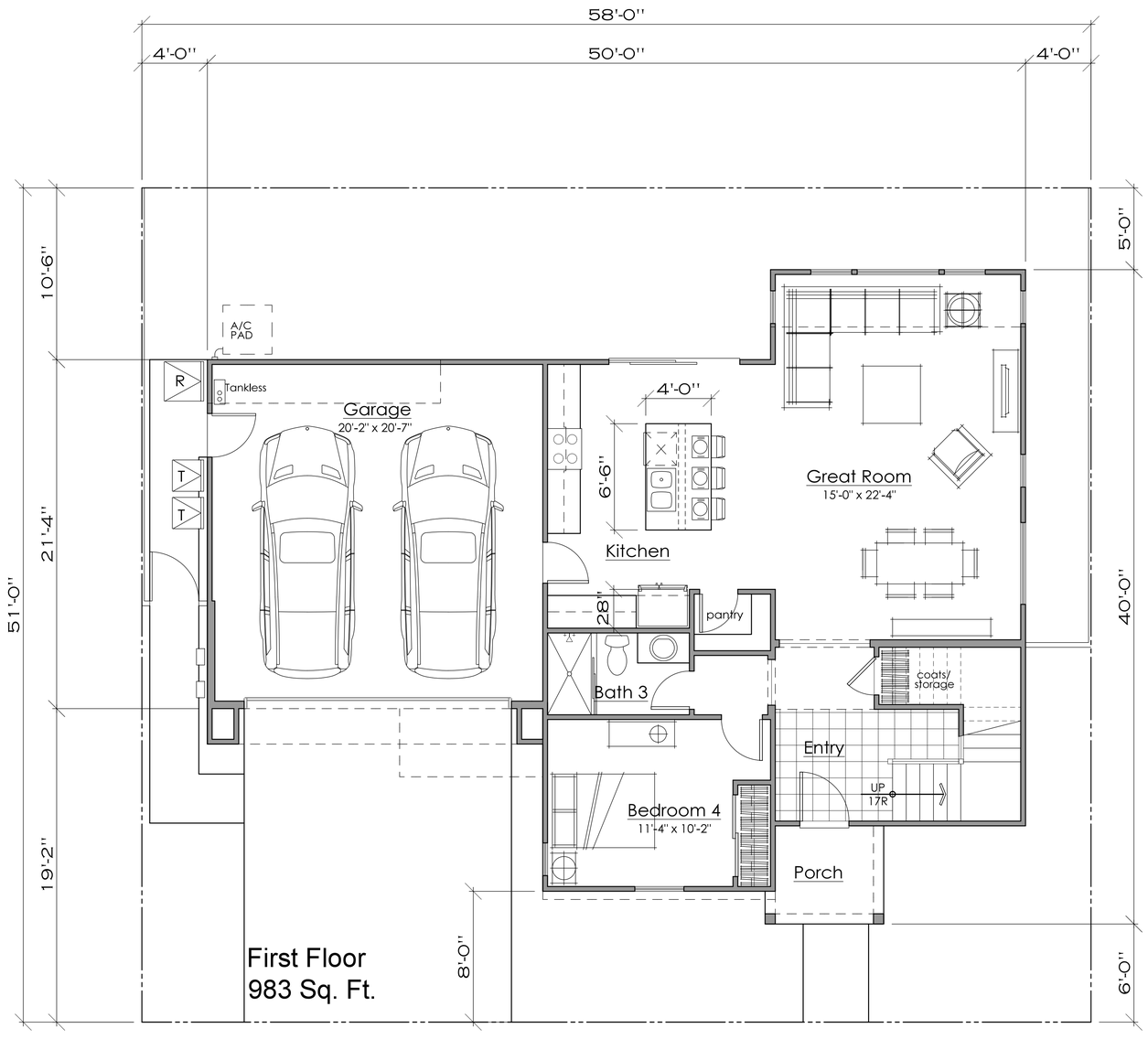
Second Floor
1272 Sq. Ft.



First Floor
983 Sq. Ft.



Second Floor
1272 Sq. Ft.



First Floor
983 Sq. Ft.

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NUVERA HOMES

HARVEY AVENUE
HAYWARD, CA
#2017-0641

SCHEMATIC DESIGN
10-05-2018

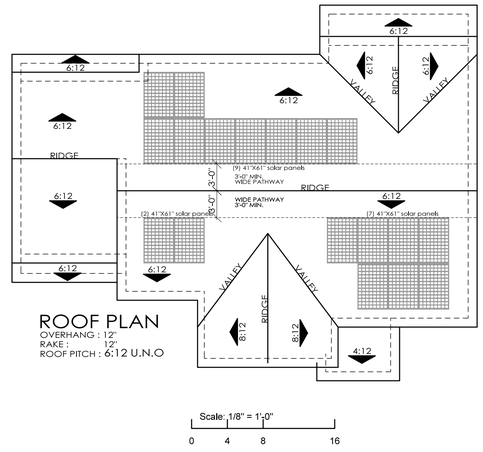
0 2 4 8

4 Bedrooms
3 Baths
2255 Sq. Ft.

PLAN 1B
FLOOR PLAN

A1.1.1

Cottage
Material Legend:
Flat Concrete Tile Roofing
Stucco Finish
Cementitious Board and Batt Siding
Decorative Shutters
Enhanced Sills
1x Stucco Finish Trim

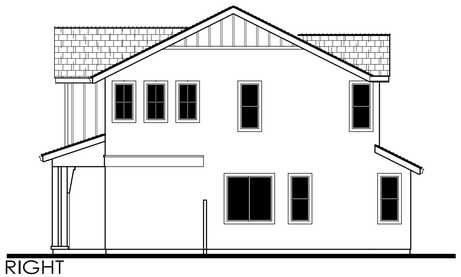


ROOF PLAN
OVERHANG : 12"
RAKE : 12"
ROOF PITCH : 6:12 U.N.O

Scale: 1/8" = 1'-0"
0 4 8 16

Plan 1A- Cottage

Scale: 1/4" = 1'-0"
0 2 4 8



RIGHT

Scale: 1/8" = 1'-0"
0 4 8 16

REAR

Scale: 1/8" = 1'-0"
0 4 8 16

LEFT

Scale: 1/8" = 1'-0"
0 4 8 16

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HARVEY AVENUE
HAYWARD, CA

#2017-0641

SCHEMATIC DESIGN
10-05-2018

0 2 4 8

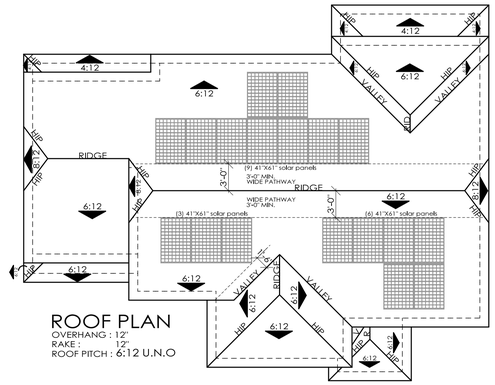
EXTERIOR ELEVATIONS - 1A

A1.2

French
Material Legend:
Flat Concrete Tile Roofing
Stucco Finish
Decorative Shutters
Stone Veneer
Enhanced Sills
1x Stucco Finish Trim

Plan 1B- French

Scale: 1/4" = 1'-0"
0 2 4 8



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

Scale: 1/8" = 1'-0"
0 4 8 16

RIGHT

Scale: 1/8" = 1'-0"
0 4 8 16

REAR

Scale: 1/8" = 1'-0"
0 4 8 16

LEFT

Scale: 1/8" = 1'-0"
0 4 8 16

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HARVEY AVENUE
HAYWARD, CA

#2017-0641

SCHEMATIC DESIGN
10-05-2018

0 2 4 8

EXTERIOR ELEVATIONS - 1B

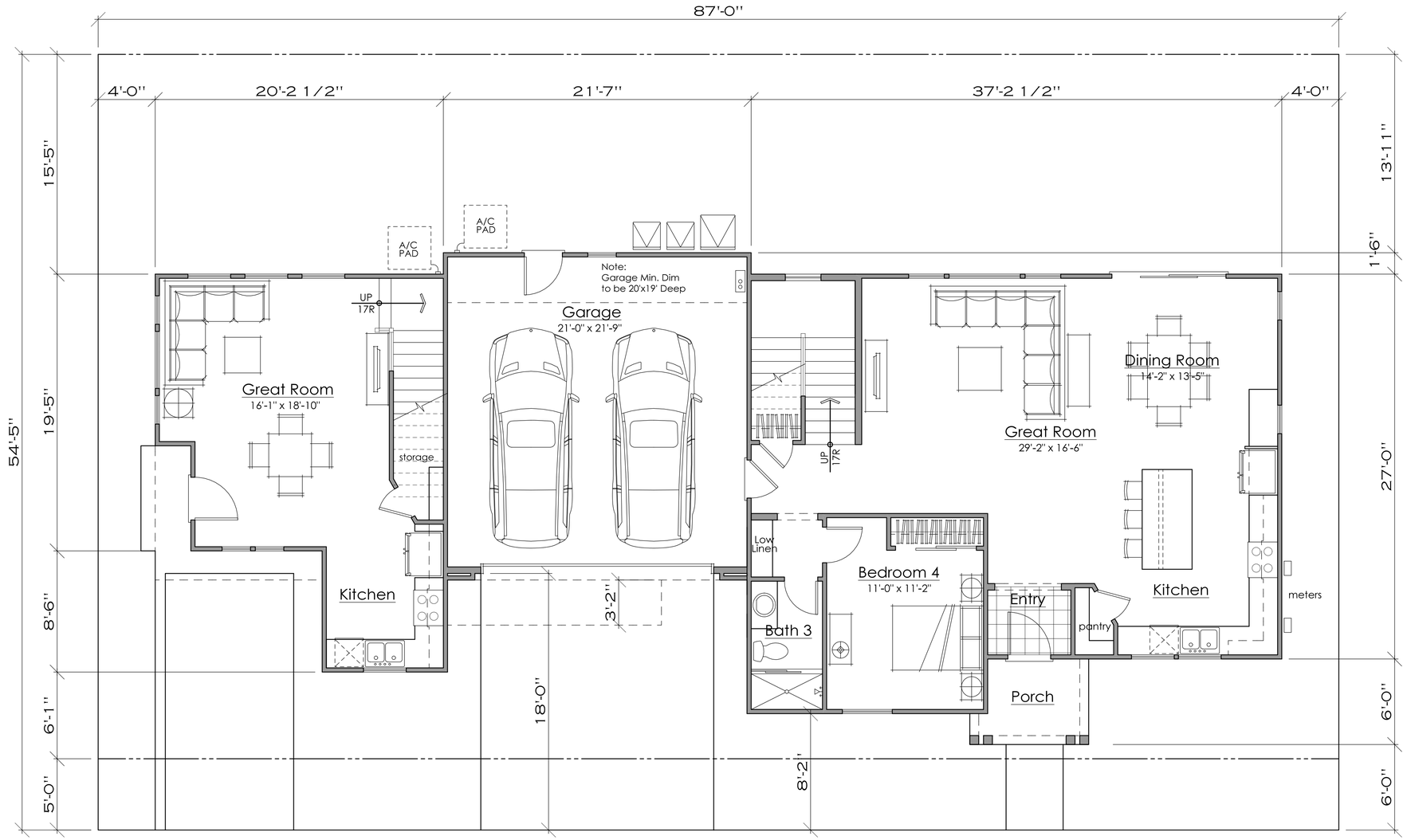
A1.3

Scheme 2

Plan 2A-Cottage

Scheme 5

Plan 2B-French



SQUARE FOOTAGE (IN SQUARE FEET)	PLAN 2	ADU	TOTAL
FIRST FLOOR	1077 SQ. FT.	455 SQ. FT.	1532 SQ. FT.
SECOND FLOOR	1453 SQ. FT.	411 SQ. FT.	1864 SQ. FT.
TOTAL LIVING	2530 SQ. FT.	866 SQ. FT.	3396 SQ. FT.

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NUVERA HOMES

HARVEY AVENUE
HAYWARD, CA

#2017-0641

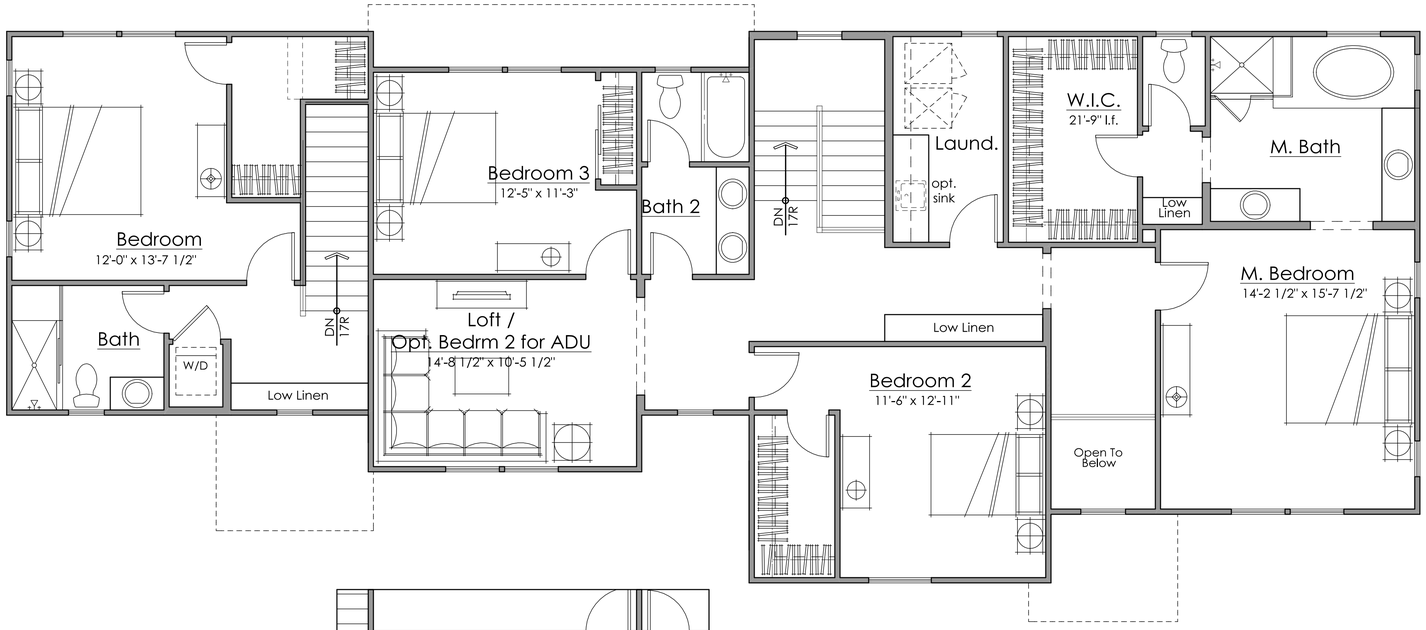
SCHEMATIC DESIGN
10-05-2018

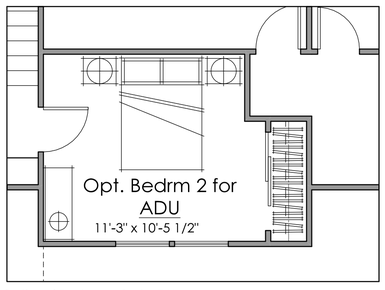
0 2 4 8

5 Bedrooms + Loft
Optional Bedroom 6
4 Baths
3396 Sq. Ft.

PLAN 2
FIRST FLOOR PLAN

A2.1





Optional Bedroom 2 at ADU

SQUARE FOOTAGE (IN SQUARE FEET)	PLAN 2	ADU	TOTAL
FIRST FLOOR	1077 SQ. FT.	455 SQ. FT.	1532 SQ. FT.
SECOND FLOOR	1453 SQ. FT.	411 SQ. FT.	1864 SQ. FT.
TOTAL LIVING	2530 SQ. FT.	866 SQ. FT.	3396 SQ. FT.

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HARVEY AVENUE
HAYWARD, CA

#2017-0641

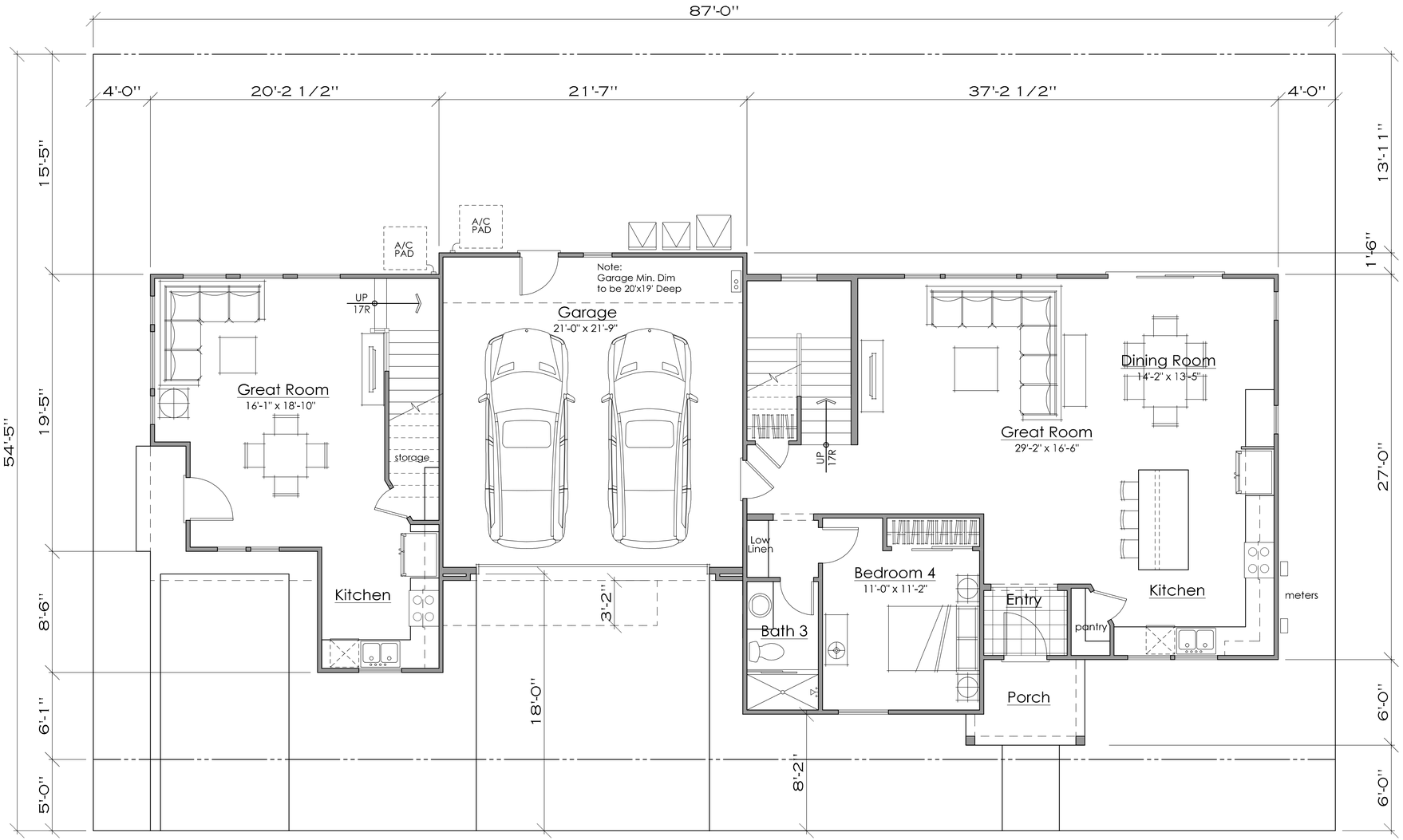
SCHEMATIC DESIGN
10-05-2018

0 2 4 8

5 Bedrooms + Loft
Optional Bedroom 6
4 Baths
3396 Sq. Ft.

PLAN 2
SECOND FLOOR PLAN

A2.2



SQUARE FOOTAGE (IN SQUARE FEET)	PLAN 2	ADU	TOTAL
FIRST FLOOR	1077 SQ. FT.	455 SQ. FT.	1532 SQ. FT.
SECOND FLOOR	1453 SQ. FT.	411 SQ. FT.	1864 SQ. FT.
TOTAL LIVING	2530 SQ. FT.	866 SQ. FT.	3396 SQ. FT.

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NUVERA HOMES

HARVEY AVENUE
HAYWARD, CA

#2017-0641

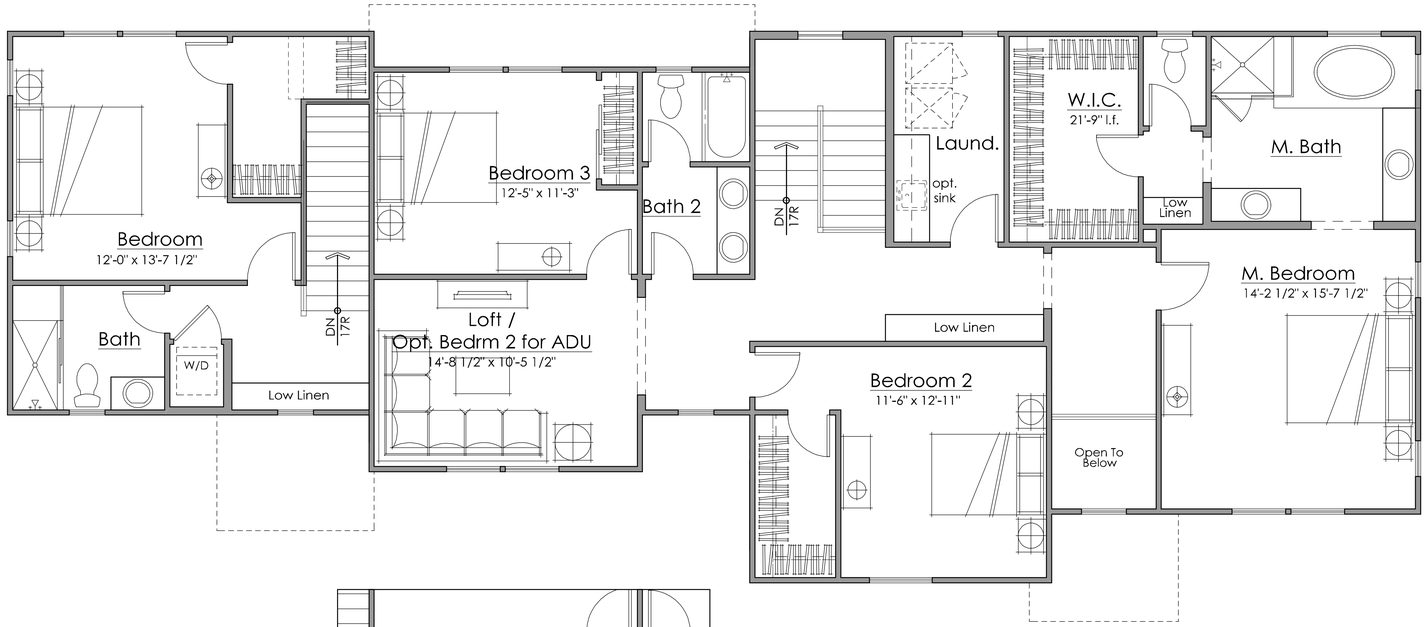
SCHEMATIC DESIGN
10-05-2018

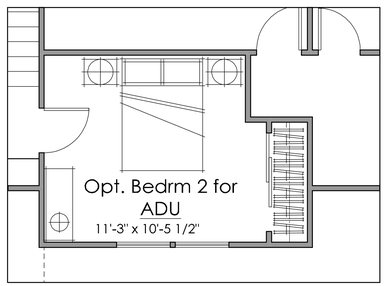
0 2 4 8

5 Bedrooms + Loft
Optional Bedroom 6
4 Baths
3396 Sq. Ft.

PLAN 2B
FIRST FLOOR PLAN

A2.1.1





Optional Bedroom 2 at ADU

SQUARE FOOTAGE (IN SQUARE FEET)	PLAN 2	ADU	TOTAL
FIRST FLOOR	1077 SQ. FT.	455 SQ. FT.	1532 SQ. FT.
SECOND FLOOR	1453 SQ. FT.	411 SQ. FT.	1864 SQ. FT.
TOTAL LIVING	2530 SQ. FT.	866 SQ. FT.	3396 SQ. FT.

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NUVERA HOMES

HARVEY AVENUE
HAYWARD, CA
#2017-0641

SCHEMATIC DESIGN
10-05-2018

0 2 4 8

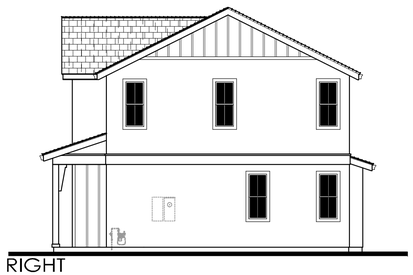
5 Bedrooms + Loft
Optional Bedroom 6
4 Baths
3396 Sq. Ft.

PLAN 2B
SECOND FLOOR PLAN

A2.1.2

Plan 2A-Cottage

Scale: 1/4" = 1'-0"
0 2 4 8



RIGHT

Scale: 1/8" = 1'-0"
0 4 8 16

REAR

Scale: 1/8" = 1'-0"
0 4 8 16

LEFT

Scale: 1/8" = 1'-0"
0 4 8 16

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NUVERA HOMES

HARVEY AVENUE
HAYWARD, CA

#2017-0641

SCHEMATIC DESIGN
10-05-2018

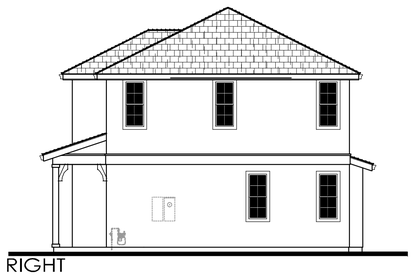
0 2 4 8

EXTERIOR ELEVATIONS - 2A

A2.3

Plan 2B-French

Scale: 1/4" = 1'-0"
0 2 4 8



RIGHT

Scale: 1/8" = 1'-0"
0 4 8 16

REAR

Scale: 1/8" = 1'-0"
0 4 8 16

LEFT

Scale: 1/8" = 1'-0"
0 4 8 16

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HAYWARD, CA

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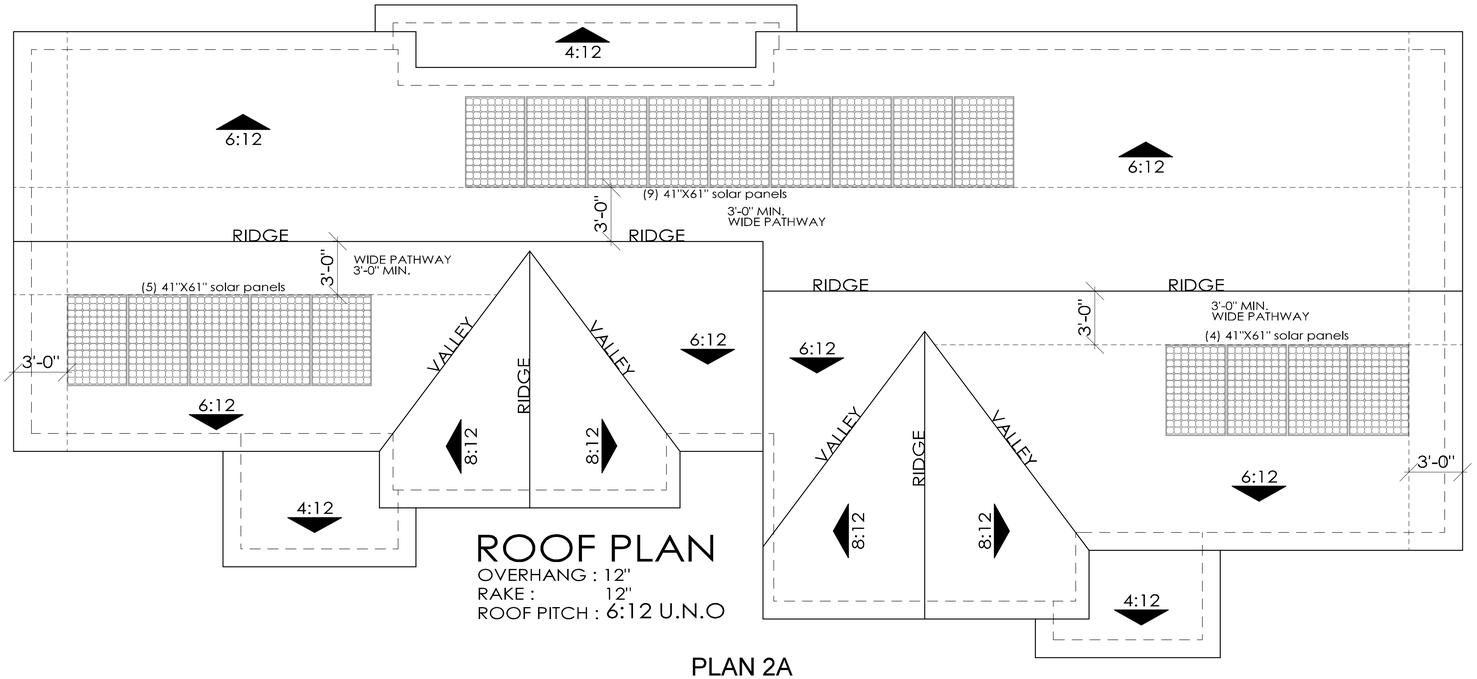
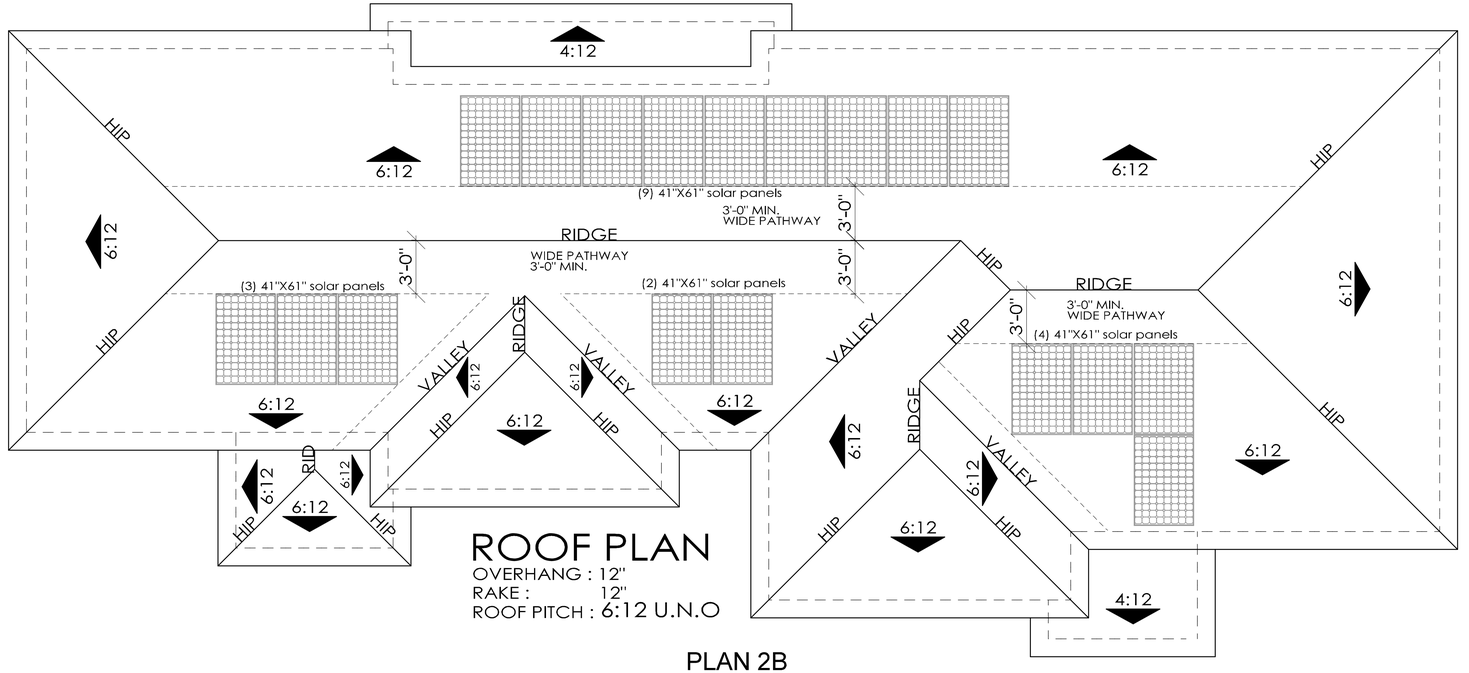
0 2 4 8

EXTERIOR ELEVATIONS - 2B

A2.4



PLAN 2A



PLAN 2B

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ROOF PLANS - PLAN 2

A2.5

Attachment VIII

MANUFACTURERS
Kelly Moore
Eagle Roofing
Creative Mines

	SCHEME 01	SCHEME 02	SCHEME 03
STUCCO BODY	KM 4930 YOUNG COLT	KM 5761 COLUSA WETLANDS	KM 5816 HARRISON GRAY
SIDING / BATTEN	KM 5787 PARISIAN CASHMERE	KM 4562 OYSTER HAZE	KM 4898 SLOW PERCH
FASCIA / EAVES / TRIM / GARAGE DOORS	KM 23 SWISS COFFEE	KM 5735 BEACHSIDE VILLA	KMW 49 GREAT WHITE
ENTRY DOOR 1 / SHUTTERS 1	KM 5826 VOLCANIC ROCK	KM 5762 HIKING BOOTS	KMA 87 STILETTO
ENTRY DOOR 2 / SHUTTERS 2	HLS 4284 SEVILLE SCARLET	HLS 4242 RITZY	KM 4761 TANGLED VINES
ROOF MATERIAL - FLAT SLATE	4697 SLATE RANGE	SCB 8802 NANTUCKET BLEND	4880 SHASTA BLEND

	SCHEME 04	SCHEME 05	SCHEME 06
STUCCO BODY	HLS 4201 ADOBE WHITE	KM 4579 GHOST TOWN	KM 4746 COUNTRY CHARM
STUCCO BODY ACCENT	KM 5729 FOOTHILL DRIVE	KM 4566 CITY LOFT	KM 4731 GRASS SKIRT
FASCIA / EAVES / TRIM / GARAGE DOORS / ENTRY DOOR	KM 5779 EAGLE MEADOW	KM 4730 PEARLY SWIRLY	KM 5297 DIAMOND DUST
SHUTTERS	KM 4903 ZINC DUST	HLS 4228 RUSKIN RED	KM 5790 GRAPEVINE CANYON
STONE VENEER	SAND DOLLAR URBAN CRAFT	WINTERFALL URBAN CRAFT	SAND DOLLAR URBAN CRAFT
ROOF MATERIAL - FLAT SLATE	4621 TEHACHAPI BLEND	SCB 8402 SANTA CRUZ BLEND	SCB 8827 TACOMA BLEND

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