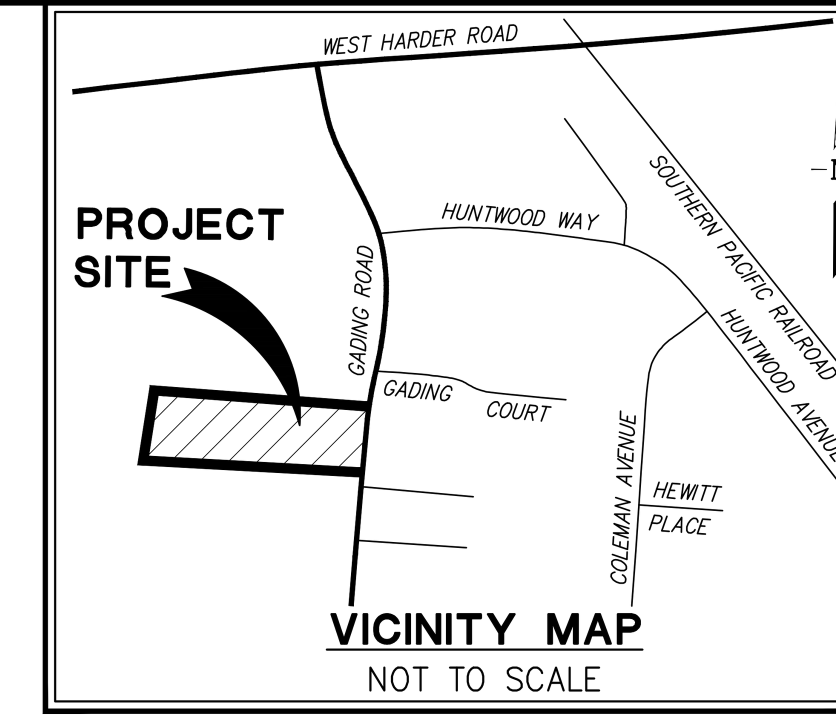
ATTACHMENT IV

BENCHMARK

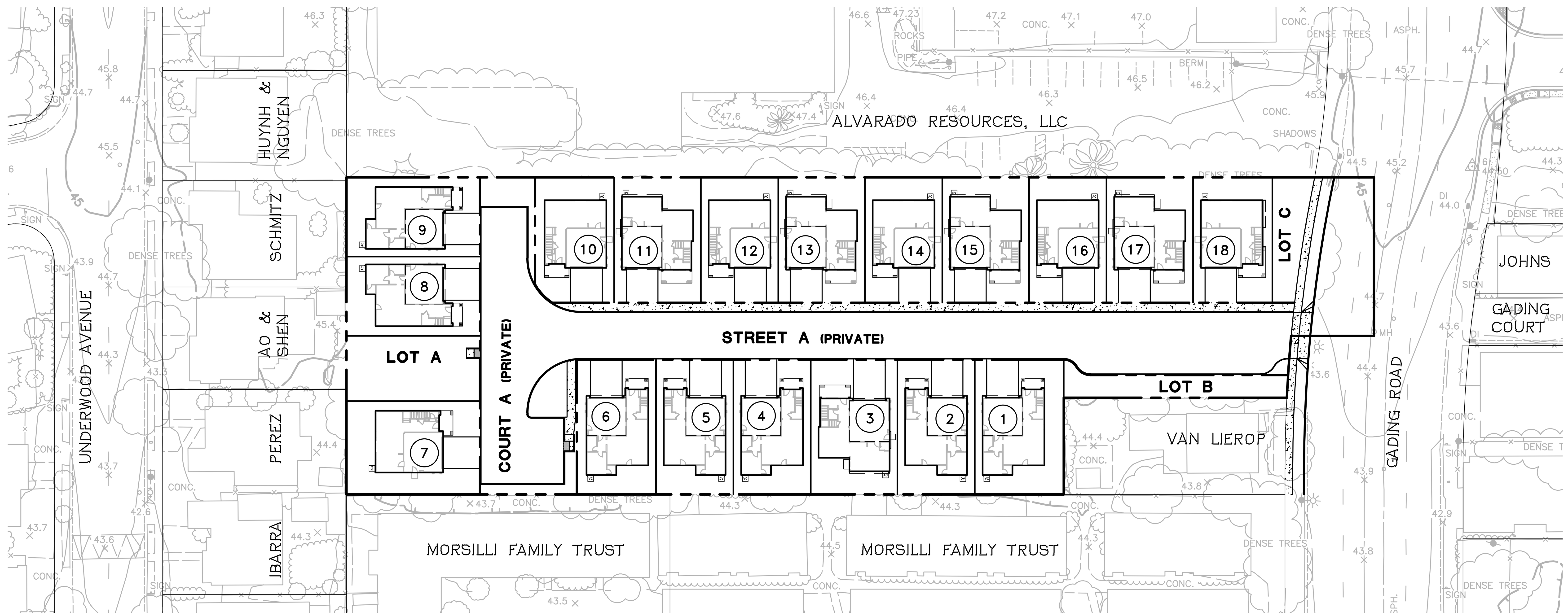
CITY OF HAYWARD BENCHMARK. A STANDARD CITY MONUMENT DISK LOCATED AT THE INTERSECTION OF GADING ROAD AND HUNTWOOD WAY.
ELEVATION = 46.705 FEET. (NGVD 29).

PRELIMINARY DEVELOPMENT PLAN
GADING II

CITY OF HAYWARD, ALAMEDA COUNTY, CALIFORNIA
FOR: DUTRA ENTERPRISES, INC.



VICINITY MAP
NOT TO SCALE



LOCATION MAP
NOT TO SCALE

PROJECT TEAM

1. APPLICANT: DUTRA ENTERPRISES, INC.
43360 MISSION BLVD., SUITE 230
FREMONT, CA 94539
TEL: (510) 403-7973
CONTACT: ZAHEER SIDDIQUI

2. CIVIL ENGINEER: RUGGERI-JENSEN-AZAR
4690 CHABOT DRIVE, SUITE 200
PLEASANTON, CA 94588
TEL: (925) 227-9100
CONTACT: STEVE LICHLITER

3. GEOTECHNICAL ENGINEER: ENGEO, INC.
2010 CROW CANYON PL, SUITE 250
SAN RAMON, CA 94583
TEL: (925) 866-9000
CONTACT: RANDY HILDEBRANT

4. ARCHITECT: KTGY GROUP, INC.
580 SECOND STREET, SUITE 200
OAKLAND, CA 94607
TEL: (510) 463-2046
CONTACT: CINDY MA

5. LANDSCAPE ARCHITECT: RIPLEY DESIGN GROUP
1615 BONANZA STREET, SUITE 314
WALNUT CREEK, CA 94596
TEL: (925) 938-7377
CONTACT: WILL GREEN

SHEET INDEX

RUGGERI-JENSEN-AZAR
ENGINEERS ▪ PLANNERS ▪ SURVEYORS
4690 CHABOT DRIVE, SUITE 200 PLEASANTON, CA 94588
PHONE: (925) 227-9100 FAX: (925) 227-9300

DATE: DECEMBER 11, 2017 JOB NO. 171030 P-1

G:\JOB2017\171030\CAD FILES\02-PLANNING\PD\P-1 TITLE SHEET.DWG 2/27/2018 HILLARY RAYA

PARKING SUMMARY	
GARAGE PARKING	36
DRIVEWAY PARKING	36
STREET PARKING	7
TOTAL	79

LOT SUMMARY	
LOT NO.	AREA (SF)
1	3,206
2	2,788
3	3,124
4	2,788
5	2,788
6	2,857
7	3,329
8	2,829
9	2,829
10	2,620
11	2,905
12	2,592
13	2,905
14	2,592
15	2,905
16	2,592
17	2,905
18	2,657
LOT A	2,328
LOT B	1,048
LOT C	1,397
STREET A & COURT A	18,632
GADING ROAD	3,077
TOTAL	77,693

LEGEND

- PERVIOUS PAVEMENT
- NEW CONCRETE PAVEMENT
- NEW ASPHALT PAVEMENT

N

0 20 40 60

1 inch = 20 ft.

PRELIMINARY DEVELOPMENT PLAN

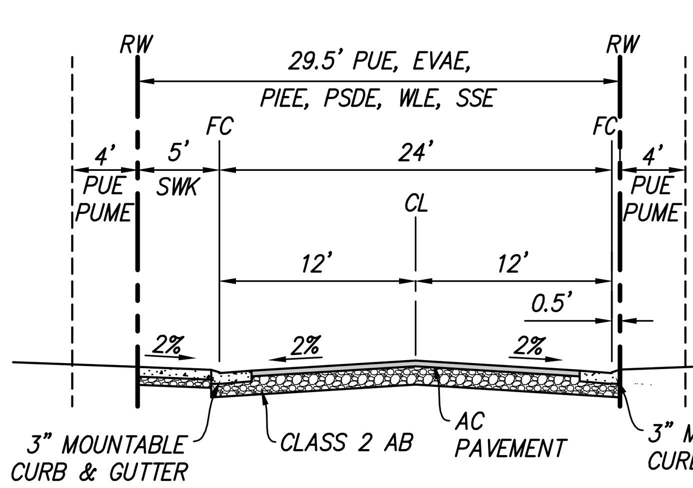
GADING II

PRELIMINARY SITE PLAN

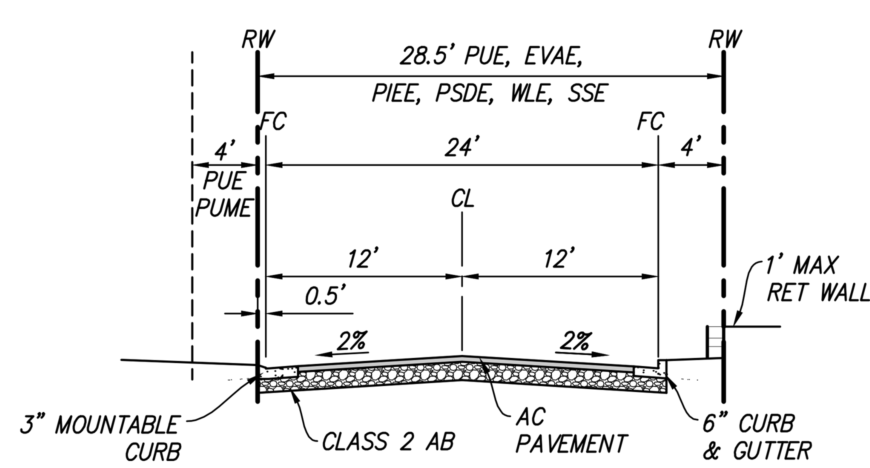
CITY OF HAYWARD, ALAMEDA COUNTY, CALIFORNIA
FOR: DUTRA ENTERPRISES, INC.

RJA
RUGGERI-JENSEN-AZAR
ENGINEERS • PLANNERS • SURVEYORS
4690 CHABOT DRIVE, SUITE 200 PLEASANTON, CA 94588
PHONE: (925) 227-9100 FAX: (925) 227-9300

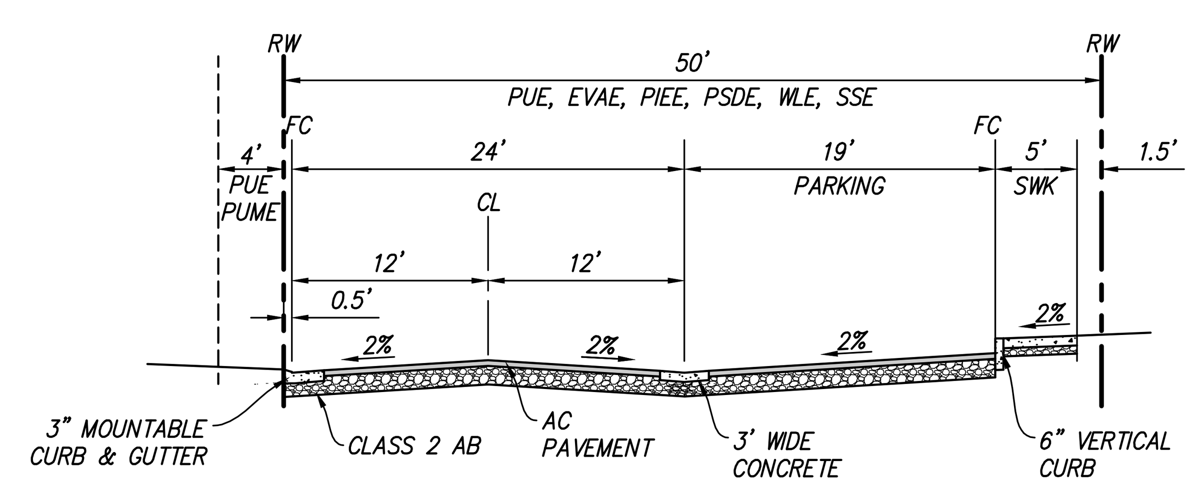
DATE: DECEMBER 11, 2017 JOB NO. 171030 P-2



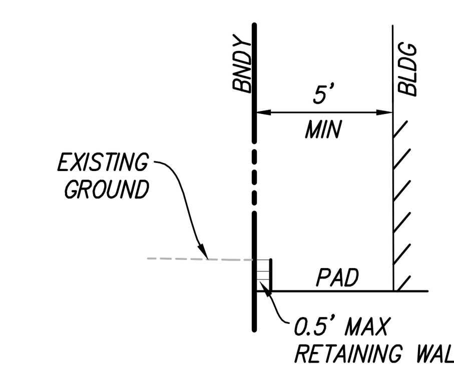
STREET A (PRIVATE)
NOT TO SCALE



COURT A (PRIVATE)
NOT TO SCALE



COURT A (PRIVATE) WITH PARKING
NOT TO SCALE



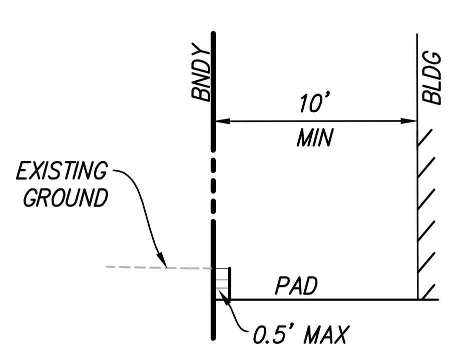
SECTION A
NOT TO SCALE

PRELIMINARY PAVEMENT DESIGN CHART

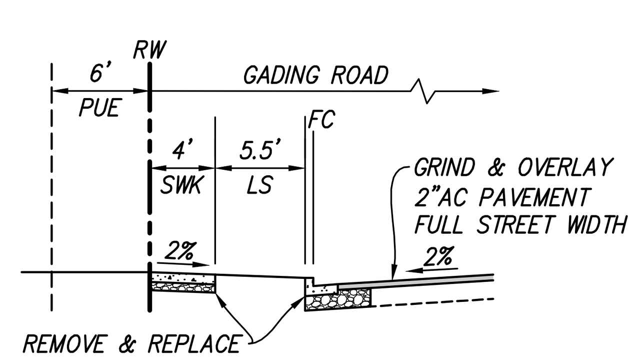
STREET NAME	TRAFFIC INDEX	"R" VALUE	AC PAVEMENT SECTION A.C.	AC PAVEMENT SECTION A.B.
STREET A	5	5	3.0"	10.0"
COURT A	5	5	3.0"	10.0"

LEGEND

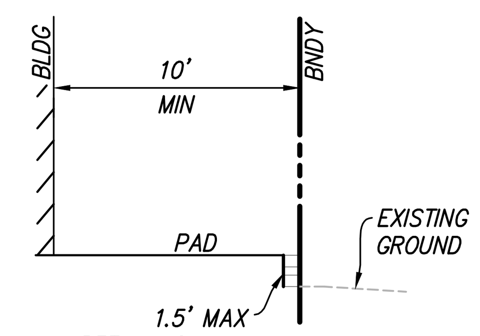
OVERLAND RELEASE



SECTION B
NOT TO SCALE



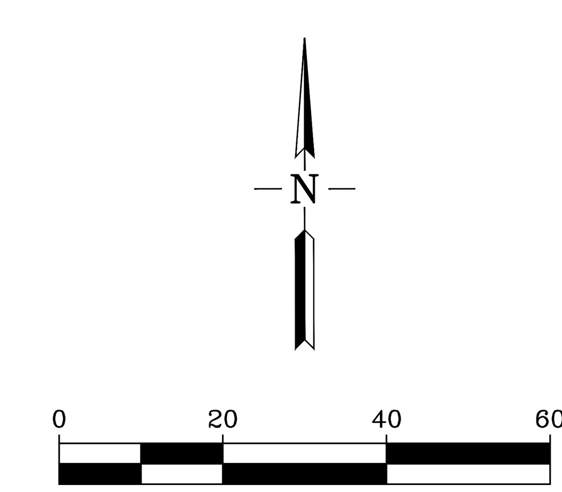
SECTION C
NOT TO SCALE



SECTION D
NOT TO SCALE

PRELIMINARY DEVELOPMENT PLAN
GADING II
PRELIMINARY GRADING PLAN

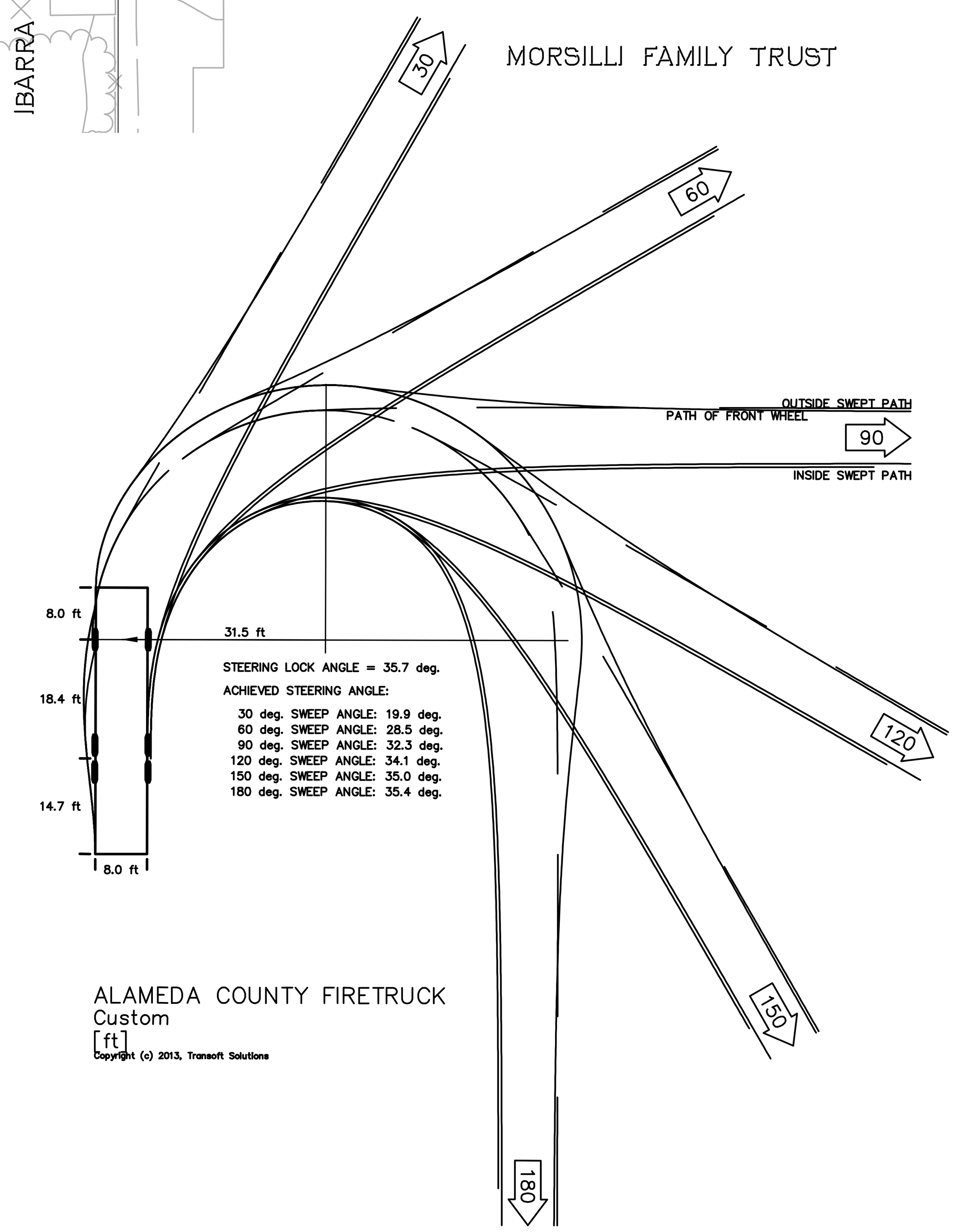
CITY OF HAYWARD, ALAMEDA COUNTY, CALIFORNIA
FOR: DUTRA ENTERPRISES, INC.



1 inch = 20 ft.

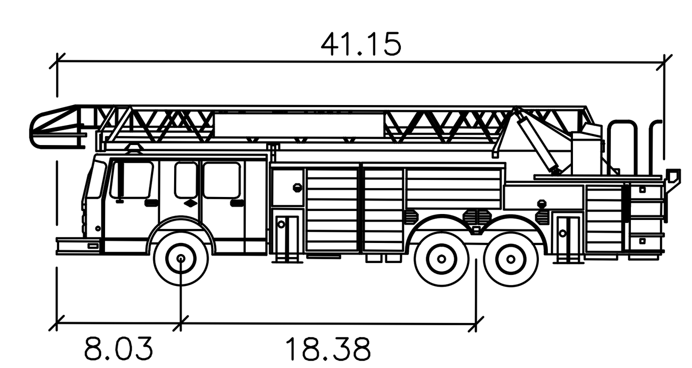
RUGGERI-JENSEN-AZAR
ENGINEERS ▪ PLANNERS ▪ SURVEYORS
4690 CHABOT DRIVE, SUITE 200 PLEASANTON, CA 94588
PHONE: (925) 227-9100 FAX: (925) 227-9300

DATE: DECEMBER 11, 2017 JOB NO. 171030



ALAMEDA COUNTY FIRETRUCK
Custom
[ft]
Copyright (c) 2013, Transoft Solutions

ALAMEDA COUNTY FIRETRUCK



feet	
Width	: 8.00
Track	: 9.06
Lock to Lock Time	: 4.0
Steering Angle	: 35.7

NOTES:

1. *HAMMERHEAD TURNAROUND PER CITY STD DETAIL SD-505.*

LEGEND

← – – *ACCESSIBILITY PATH*

N

0 20 40 60

1 inch = 20 ft.

PRELIMINARY DEVELOPMENT PLAN
GADING II
PRELIMINARY TRAFFIC CIRCULATION PLAN

CITY OF HAYWARD, ALAMEDA COUNTY, CALIFORNIA
FOR: DUTRA ENTERPRISES, INC.

RJA
RUGGERI-JENSEN-AZAR
ENGINEERS ▪ PLANNERS ▪ SURVEYORS
4690 CHABOT DRIVE, SUITE 200 PLEASANTON, CA 94588
PHONE: (925) 227-9100 FAX: (925) 227-9300

DATE: DECEMBER 11, 2017 JOB NO. 171030 P-4

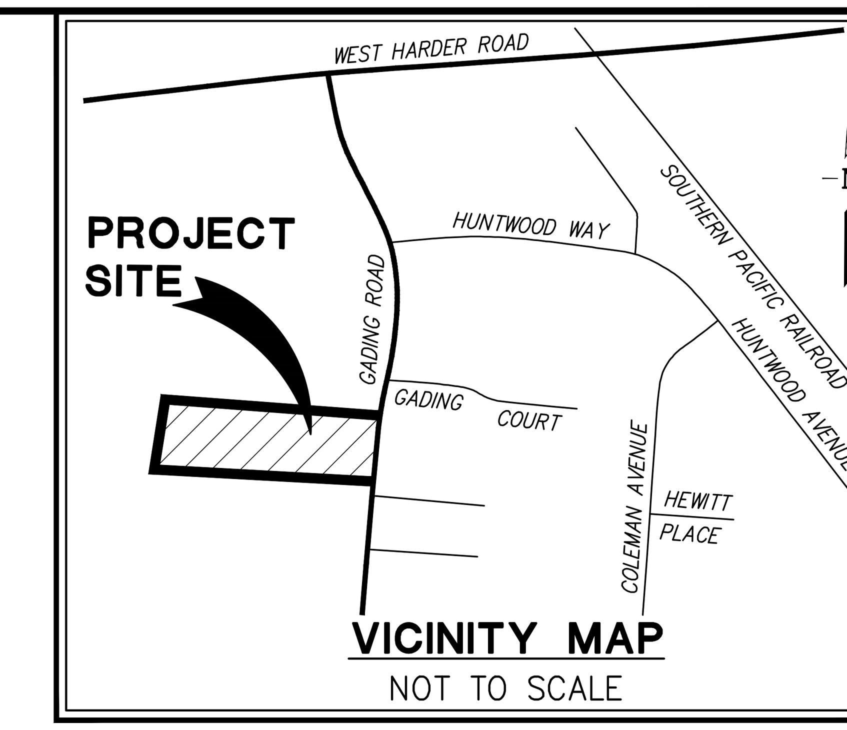
G:\JOB2017\171030\CAD FILES\02-PLANNING\PD\P-4 PRELIMINARY TRAFFIC CIRCULATION PLAN.DWG 10/25/2017 HILLARY RAYA

VESTING TENTATIVE MAP
TRACT 8432
GADING II

CITY OF HAYWARD, ALAMEDA COUNTY, CALIFORNIA
FOR: DUTRA ENTERPRISES, INC.

BENCHMARK

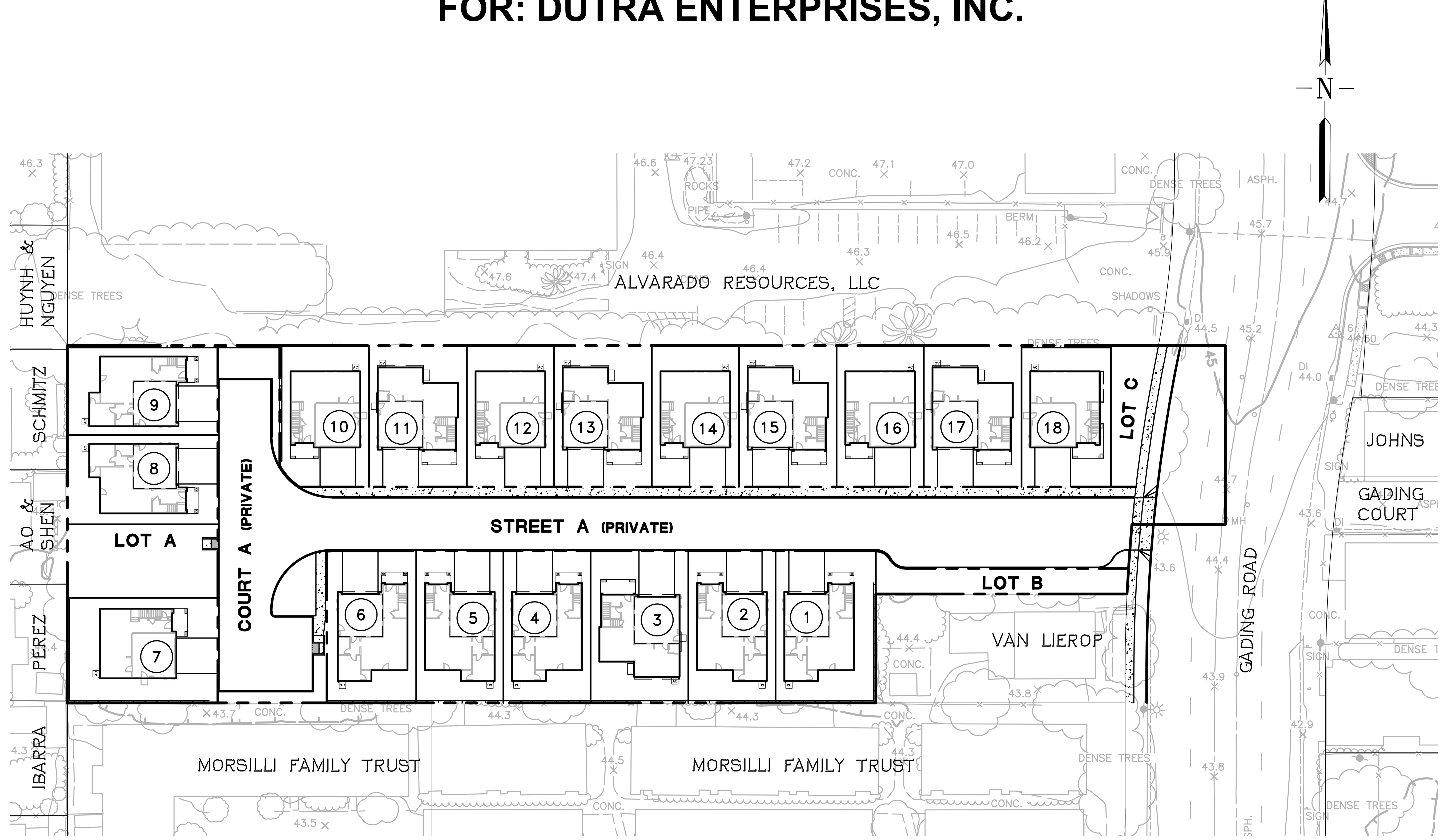
CITY OF HAYWARD BENCHMARK. A STANDARD CITY MONUMENT DISK LOCATED AT THE INTERSECTION OF GADING ROAD AND HUNTWOOD WAY. ELEVATION = 46.705 FEET. (NGVD 29).



VICINITY MAP
NOT TO SCALE

LEGEND

PROPOSED	DESCRIPTION	EXISTING
	TRACT BOUNDARY	
	LOT LINE	
	RIGHT OF WAY	
	CENTER LINE	
	RETAINING WALL	
	EASEMENT LINE	
12"SD	STORM DRAIN	EX 12"SD
8"SS	SANITARY SEWER	EX 8"SS
	WATER	EX 8"W
	GAS	EX 2"GAS
	CURB & GUTTER	
	SIDEWALK	
	OVERLAND RELEASE PATH	
	STORM WATER INLET	
	DROP INLET	
	AREA DRAIN	
	DIRECTION OF FLOW	
	MANHOLE	
	FIRE HYDRANT	
	SANITARY SEWER CLEAN OUT	
	SANITARY SEWER LATERAL	
	WATER LATERAL WITH METER	
	WATER BLOWOFF	
	WATER VALVE	
	STREET LIGHT	
	TRANSFORMER	
	JOINT TRENCH BOXES	2 C 17
	TREE	
130	CONTOUR ELEVATIONS	130
x 525.2	SPOT ELEVATION	+525.2
0.5%	SLOPE	(0.7% ±)
1	LOT NUMBER	
	BIO-RETENTION	



LOCATION MAP
NOT TO SCALE

SHEET INDEX

SHEET NO.	DESCRIPTION
C-1	TITLE SHEET
C-2	EXISTING CONDITIONS & DEMOLITION PLAN
C-3	PRELIMINARY SITE PLAN
C-4	PRELIMINARY GRADING PLAN
C-5	PRELIMINARY UTILITY PLAN
C-6	PRELIMINARY STORMWATER TREATMENT PLAN
C-7	DETAILS

GENERAL NOTES

1. OWNER: DUTRA ENTERPRISES, INC., 43360 MISSION BLVD., SUITE 230, FREMONT, CA 94539, TEL: (510) 403-7973, CONTACT: ZAHEER SIDDIQUI
2. CIVIL ENGINEER: RUGGERI-JENSEN-AZAR, 4690 CHABOT DRIVE, SUITE 200, PLEASANTON, CA 94588, TEL: (925) 227-9100, CONTACT: STEVE LICHLITER
3. GEOTECHNICAL ENGINEER: ENGEO, INC., 2010 CROW CANYON PL, SUITE 250, SAN RAMON, CA 94583, TEL: (925) 866-9000, CONTACT: RANDY HILDEBRANT
4. ARCHITECT: KTGY GROUP, INC., 580 SECOND STREET, SUITE 200, OAKLAND, CA 94607, TEL: (510) 463-2046, CONTACT: CINDY MA
5. LANDSCAPE ARCHITECT: RIPLEY DESIGN GROUP, 1615 BONANZA STREET, SUITE 314, WALNUT CREEK, CA 94596, TEL: (925) 938-7377, CONTACT: WILL GREEN
6. ASSESSOR'S PARCEL NUMBERS: 454-0020-062-02, 454-0020-069
7. CURRENT USE: VACANT LOT AND ONE SINGLE-FAMILY RESIDENCE
8. CURRENT GENERAL PLAN DESIGNATION: MEDIUM DENSITY RESIDENTIAL
9. PROPOSED USE: SINGLE-FAMILY DETACHED
10. EXISTING ZONING: SINGLE-FAMILY RESIDENTIAL & CIVIL SPACE ZONE
11. PROPOSED ZONING: PLANNED DEVELOPMENT
12. GROSS SITE AREA: 1.78 ACRES
13. NET DEVELOPMENT AREAS: 1.71 ACRES
14. PROPOSED SITE DENSITY: 10.5 (UNITS/ACRE)
15. TOTAL NUMBER OF PROPOSED LOTS: 18 SINGLE-FAMILY LOTS, 3 COMMON LOTS, TOTAL: 21 LOTS
16. OPEN SPACE: LOT A (2,327 SF), LOT B (1,397 SF), LOT C (1,048 SF)
17. UTILITIES:
    a. WATER: CITY OF HAYWARD
    b. SANITARY SEWER: CITY OF HAYWARD
    c. STORM DRAIN: CITY OF HAYWARD
    d. FIRE: CITY OF HAYWARD
    e. GAS AND ELECTRIC: PACIFIC GAS AND ELECTRIC
    f. TELEPHONE: AT&T
    g. CABLE TV: COMCAST
18. TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED ON AERIAL TOPOGRAPHIC SURVEY PROVIDED BY RADMAN AERIAL SURVEYS IN APRIL 2017.
19. THIS PROPERTY LIES WITHIN FLOOD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), AS SHOWN IN FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 289 OF 725, DATED AUGUST 3, 2009.
20. ALL EROSION CONTROL MEASURES SHALL BE IN CONFORMANCE WITH THE CRITERIA AND STANDARDS OF THE CITY OF HAYWARD.
21. THE HOMEOWNERS' ASSOCIATION WILL OWN AND MAINTAIN STREET A, COURT A, AND LOTS A, B & C.
22. A PRIVATE STORM DRAIN EASEMENT SHALL BE PROVIDED OVER LOT B AND LOT C.
23. BUILDING CONSTRUCTION SHALL MEET THE REQUIREMENTS OF THE 2016 CALIFORNIA RESIDENTIAL CODE.

ABBREVIATIONS

AB	AGGREGATE BASE	PAE	PRIVATE ACCESS EASEMENT
AC	ASPHALT CONCRETE	PIEE	PRIVATE INGRESS EGRESS EASEMENT
AD	AREA DRAIN	PL	PROPERTY LINE
BC	BEGINNING OF CURVE	PSDE	PRIVATE STORM DRAIN EASEMENT
BMP	BEST MANAGEMENT PRACTICE	PUE	PUBLIC UTILITY EASEMENT
BW	BACK OF WALK ELEVATION	PUME	PRIVATE UTILITY AND MAINTENANCE EASEMENT
CL	CENTER LINE	RET	CURB RETURN
DMA	DRAINAGE MANAGEMENT AREA	RW	RIGHT-OF-WAY
DS	DOMESTIC SERVICE	S	SLOPE
DWY	DRIVEWAY	SD	STORM DRAIN
EC	END OF CURVE	SDCO	STORM DRAIN CLEANOUT
EG	EXISTING GRADE	SF	SQUARE FEET
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT	SL	STREET LIGHT
EX	EXISTING	SO	SIDE OPENING INVERT
FC	FACE OF CURB	SS	SANITARY SEWER
FF	FINISH FLOOR	SSE	SANITARY SEWER EASEMENT
FG	FINISHED GRADE	SSMH	SANITARY SEWER MANHOLE
FI	FIELD INLET	SWI	STORM WATER INLET
FH	FIRE HYDRANT	SWK	SIDEWALK
FS	FIRE SERVICE	TC	TOP OF CURB
FL	FLOW LINE	TYP	TYPICAL
GB	GRADE BREAK	TRW	TOP OF RETAINING WALL
GE	GARAGE ELEVATION	TW	TOP OF WALL
HP	HIGH POINT	VG	VALLEY GUTTER
INV	INVERT ELEVATION	W/	WITH
JT	JOINT TRENCH	W	WATER LINE
LAT	LATERAL	WLE	WATER LINE EASEMENT
NO	NUMBER	WME	WATER MAIN EASEMENT
		WM	WATER METER
		WS	WATER SERVICE

OWNER'S STATEMENT

DUTRA ENTERPRISES, INC. AGREES TO THE FILING OF SAID MAP AND AGREES TO COMPLY WITH THE PROVISIONS OF THE CITY OF HAYWARD SUBDIVISION ORDINANCE AND THE STATE MAP ACT AS THEY APPLY TO THE PROCESSING AND APPROVAL OF SAID MAP.

DUTRA ENTERPRISES, INC.
ZAHEER SIDDIQUI

PLANS PREPARED UNDER THE DIRECTION OF:

JOHN STEVEN LICHLITER, RCE 41637
RUGGERI-JENSEN-AZAR

REGISTERED PROFESSIONAL ENGINEER · JOHN STEVEN LICHLITER · No. 41637 · CIVIL · STATE OF CALIFORNIA

DATE

RJA
RUGGERI-JENSEN-AZAR
ENGINEERS ▪ PLANNERS ▪ SURVEYORS
4690 CHABOT DRIVE, SUITE 200 PLEASANTON, CA 94588
PHONE: (925) 227-9100 FAX: (925) 227-9300

DATE: DECEMBER 11, 2017 JOB NO. 171030 C-1

G:\JOB2017\171030\CAD FILES\02-PLANNING\TENT-MAP\C-1 TITLE SHEET.DWG 2/27/2018 HILLARY RAYA

TREE NO.	SPECIES	TRUNK DIAMETER (IN.)	REMOVE OR PRESERVE
1	EVERGREEN PEAR	6	REMOVE
2	EVERGREEN PEAR	10	REMOVE
3	BLUE ATLAS CEDAR	36	REMOVE
4	DEODAR CEDAR	7	REMOVE
5	PURPLELEAF PLUM	9,6,4	REMOVE
6	PEAR	7,6,5,4,4	REMOVE
7	BOTTLEBRUSH	9,7,6	REMOVE
8	DOUGLAS FIR	16	REMOVE
9	BOTTLEBRUSH	13	REMOVE
10	GLOSSY PRIVET	4,4,4,3	REMOVE
11	INCENSE CEDAR	15	PRESERVE
12	ORANGE	5,4,4	REMOVE
13	GLOSSY PRIVET	4,4,4,3,2	REMOVE
14	GLOSSY PRIVET	4,3,2,2,2,2	REMOVE
15	AUSTRALIAN BUSH CHERRY	10,7	REMOVE
16	AUSTRALIAN BUSH CHERRY	5,4,2	REMOVE
17	AUSTRALIAN BUSH CHERRY	10	REMOVE
18	GLOSSY PRIVET	6,5,4	REMOVE
19	CAUCASIAN PERSIMMON	5,4,4	PRESERVE
20	PLUM	4,3,3,2	PRESERVE
21	CANARY ISLAND DATE PALM	38	PRESERVE
22	ALEPPO PINE	18	REMOVE
23	INCENSE CEDAR	35	REMOVE
24	APPLE	9,8	REMOVE
25	GRAPEFRUIT	5,4,3	REMOVE
26	PERSIMMON	9,7	REMOVE
27	GLOSSY PRIVET	7,4	REMOVE
28	GLOSSY PRIVET	6	REMOVE
29	LOQUAT	17	REMOVE
30	GLOSSY PRIVET	4	REMOVE

TREE NO.	SPECIES	TRUNK DIAMETER (IN.)	REMOVE OR PRESERVE
31	CHINESE HACKBERRY	15	REMOVE
32	CHINESE HACKBERRY	12	REMOVE
33	DEODAR CEDAR	28	REMOVE
34	GINKGO	7	REMOVE
35	GLOSSY PRIVET	4,3,2	REMOVE
36	COAST LIVE OAK	4,3,2	REMOVE
37	CANARY ISLAND PINE	21	REMOVE
38	OLIVE	7,6,6,5	REMOVE
39	CANARY ISLAND PINE	15	REMOVE
40	GLOSSY PRIVET	6,5,5	REMOVE
41	GLOSSY PRIVET	6	REMOVE
42	COAST LIVE OAK	4,3	REMOVE
43	MONTEREY PINE	9	REMOVE
44	FIG	9,6	REMOVE
45	BLACKWOOD ACACIA	16,15,15,12,9,5	REMOVE
46	LOQUAT	12,9	REMOVE
47	APRICOT	4	REMOVE
48	GLOSSY PRIVET	6,6	REMOVE
49	GLOSSY PRIVET	4	REMOVE
50	GLOSSY PRIVET	15,6	REMOVE
51	GLOSSY PRIVET	5	REMOVE
52	GLOSSY PRIVET	4,4,4,3,2	REMOVE
53	GLOSSY PRIVET	12,9,9,8	REMOVE
54	GLOSSY PRIVET	9,7,7,6,6,5,5,5	REMOVE
55	COAST LIVE OAK	18	REMOVE
56	GLOSSY PRIVET	6,4,3,3,2	REMOVE
57	BOXELDER	5	REMOVE
58	FIG	6,6,5,4	REMOVE
59	GLOSSY PRIVET	9,8,8,8,6,6,5,4,3	REMOVE

TREE NO.	SPECIES	TRUNK DIAMETER (IN.)	REMOVE OR PRESERVE
60	GLOSSY PRIVET	28 STEMS 10" & SMALLER	REMOVE
61	AVOCADO	4,4,4	REMOVE
62	APPLE	4,4,4	REMOVE
63	APRICOT	4,2,1,1,1	REMOVE
64	GLOSSY PRIVET	50 STEMS 10" & SMALLER	REMOVE
65	COAST LIVE OAK	7,6	REMOVE
66	FIG	12,11,9,8,7	REMOVE
67	FIG	7,5	REMOVE
68	FIG	11,9,7,7,5,5,5	REMOVE
69	COAST LIVE OAK	10	REMOVE
70	COAST LIVE OAK	9	REMOVE
71	GLOSSY PRIVET	10,5,3,1,1,1	REMOVE
72	GLOSSY PRIVET	4,3,1,1,1	REMOVE
73	LOQUAT	12,12	REMOVE
74	COAST LIVE OAK	5	REMOVE
75	COAST LIVE OAK	11	REMOVE
76	COAST LIVE OAK	7	REMOVE

TREE NO.	SPECIES	TRUNK DIAMETER (IN.)	REMOVE OR PRESERVE
77	COAST LIVE OAK	4	REMOVE
78	GLOSSY PRIVET	9,5,5	REMOVE
79	GLOSSY PRIVET	6	REMOVE
80	FIG	12,9,8,7,5	REMOVE
81	CANARY ISLAND DATE PALM	48	REMOVE
82	FIG	7,6,5,5,4	REMOVE
83	COAST LIVE OAK	9	REMOVE
84	COAST LIVE OAK	10	REMOVE
85	GLOSSY PRIVET	7,5,5,4,3	REMOVE
86	HOLLYWOOD JUNIPER	15,9,7,5,4	PRESERVE
87	HOLLYWOOD JUNIPER	17,14,8	PRESERVE
88	ENGLISH WALNUT	11	PRESERVE
89	GLOSSY PRIVET	7,7,6,6,5	PRESERVE
90	COAST LIVE OAK	6,5,5,4,4	PRESERVE
91	COAST LIVE OAK	9,8	PRESERVE
92	COAST LIVE OAK	12	PRESERVE
93	COAST LIVE OAK	9	PRESERVE

LEGEND

50 EXISTING TREE TO BE PRESERVED

~~50~~ EXISTING TREE TO BE REMOVED

NOTES:

1. EXISTING UNDERGROUND UTILITIES ARE BASED ON RECORDS PROVIDED BY OTHERS AND FIELD SURVEY IN GADING ROAD.
2. EXISTING ABOVE GROUND UTILITIES ON GADING ROAD FRONTING THE SITE SHALL BE PLACED IN UNDERGROUND CONDUITS AND VAULTS.
3. EXISTING WELL ON SITE TO BE ABANDONED AND DESTROYED PER ALAMEDA COUNTY STANDARDS.
4. EXISTING SEPTIC SYSTEM ON SITE TO BE ABANDONED AND DESTROYED PER ALAMEDA COUNTY ENVIRONMENT HEALTH'S LAND USE PROGRAM REGULATIONS.
5. REMOVE EXISTING CURB & GUTTER AT PROPOSED DRIVEWAY ENTRY.
6. THE EXISTING PUBLIC STREET, SIDEWALK AND PUBLIC UTILITY EASEMENT TO BE DEDICATED TO THE CITY OF HAYWARD AS PART OF GADING ROAD.

N

0 20 40 60

1 inch = 20 ft.

VESTING TENTATIVE MAP
TRACT 8432 - GADING II
EXISTING CONDITIONS & DEMOLITION PLAN

CITY OF HAYWARD, ALAMEDA COUNTY, CALIFORNIA
FOR: DUTRA ENTERPRISES, INC.

RJA
RUGGERI-JENSEN-AZAR
ENGINEERS • PLANNERS • SURVEYORS
4690 CHABOT DRIVE, SUITE 200 PLEASANTON, CA 94588
PHONE: (925) 227-9100 FAX: (925) 227-9300

DATE: DECEMBER 11, 2017 JOB NO. 171030 C-2

PARKING SUMMARY	
GARAGE PARKING	36
DRIVEWAY PARKING	36
STREET PARKING	7
TOTAL	79

LEGEND

- PERVIOUS PAVEMENT
- CONCRETE PAVEMENT
- ASPHALT PAVEMENT (GRIND AND OVERLAY)

LOT SUMMARY

LOT NO.	AREA (SF)
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17	2,905
18	2,657
LOT A	2,328
LOT B	1,048
LOT C	1,397
STREET A & COURT A	18,632
GADING ROAD	3,077
TOTAL	77,693

N

0 20 40 60

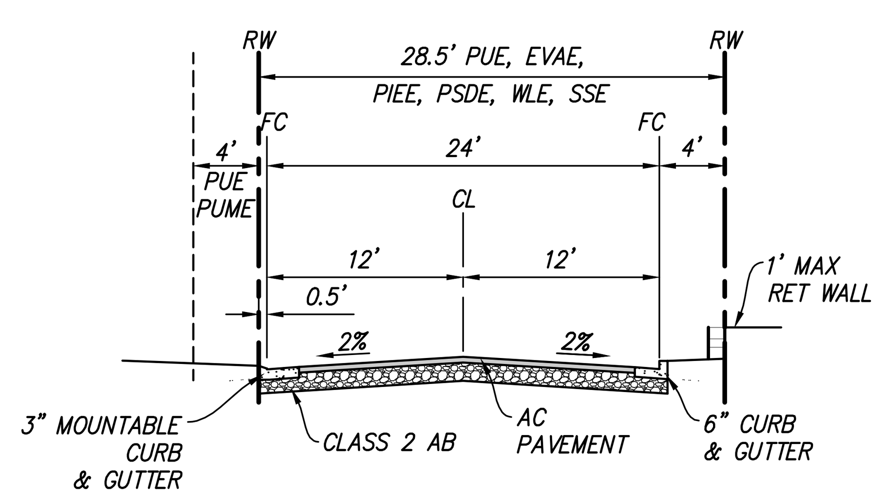
1 inch = 20 ft.

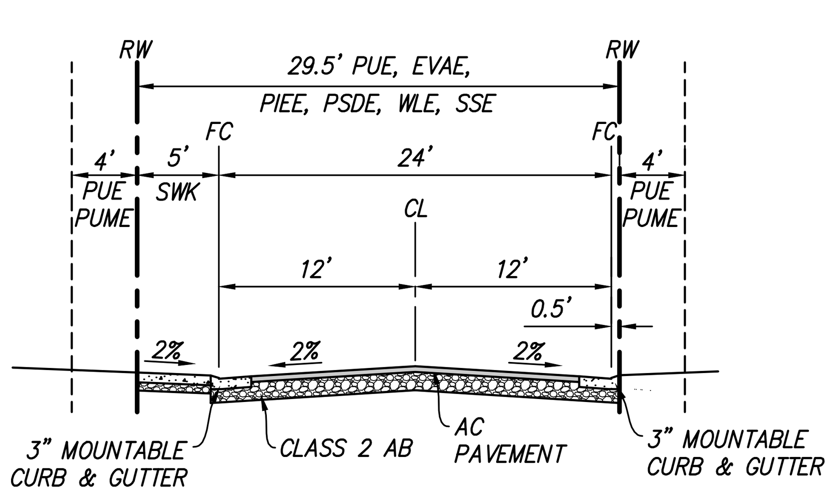
VESTING TENTATIVE MAP
TRACT 8432 - GADING II
PRELIMINARY SITE PLAN

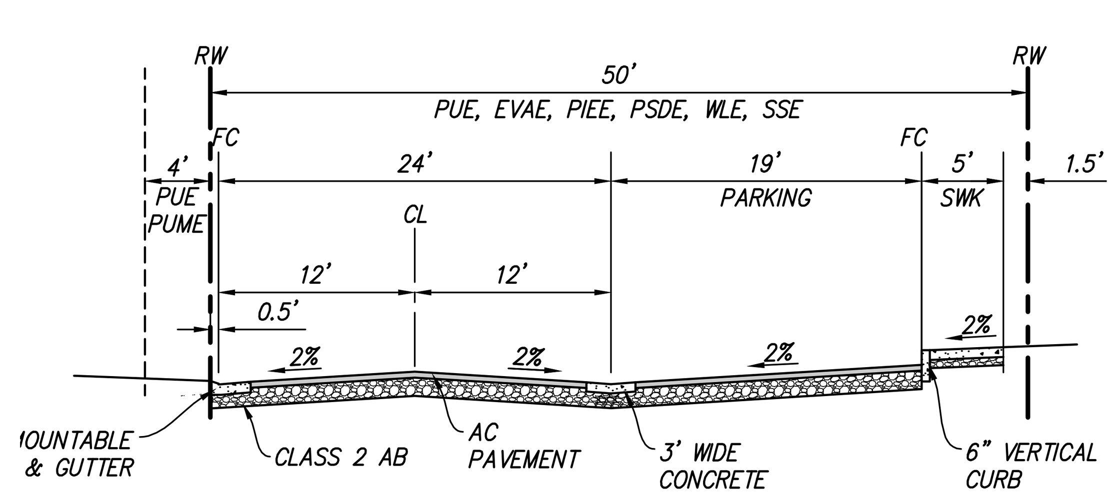
CITY OF HAYWARD, ALAMEDA COUNTY, CALIFORNIA
FOR: DUTRA ENTERPRISES, INC.

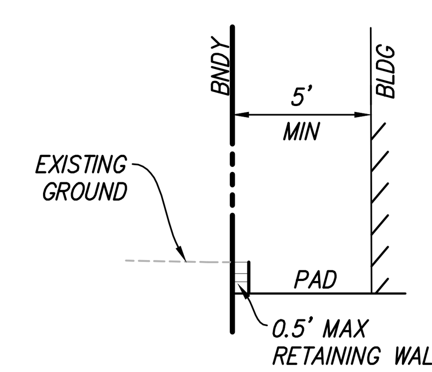
RJA
RUGGERI-JENSEN-AZAR
ENGINEERS ▪ PLANNERS ▪ SURVEYORS
4690 CHABOT DRIVE, SUITE 200 PLEASANTON, CA 94588
PHONE: (925) 227-9100 FAX: (925) 227-9300

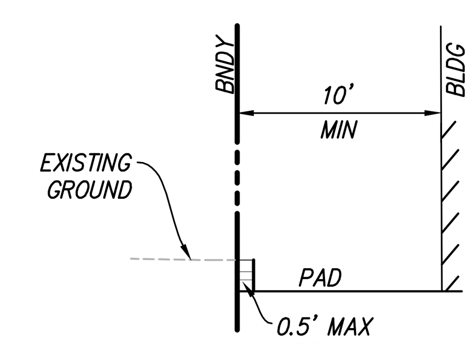
DATE: DECEMBER 11, 2017 JOB NO. 171030 C-3

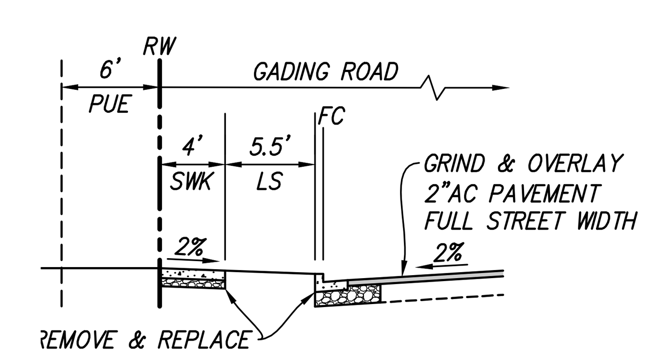

COURT A (PRIVATE)
NOT TO SCALE

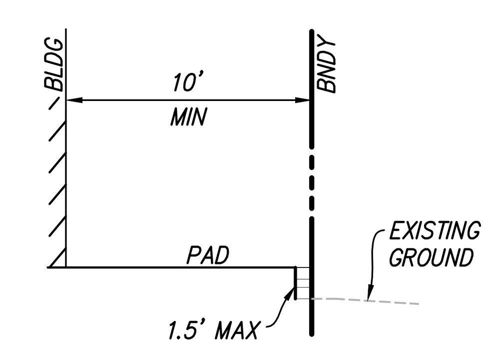

STREET A (PRIVATE)
NOT TO SCALE


COURT A (PRIVATE) WITH PARKING
NOT TO SCALE


SECTION A
NOT TO SCALE


SECTION B
NOT TO SCALE


SECTION C
NOT TO SCALE


SECTION D
NOT TO SCALE

PRELIMINARY PAVEMENT DESIGN CHART

STREET NAME	TRAFFIC INDEX	"R" VALUE	AC PAVEMENT SECTION A.C.	AC PAVEMENT SECTION A.B.
STREET A	5	5	3.0"	10.0"
COURT A	5	5	3.0"	10.0"

PRELIMINARY ESTIMATED EARTHWORK QUANTITIES

ITEMS	CUT (C.Y.)	FILL (C.Y.)
STRIPPING & DEMOLITION	–	–
LOTS	150	1,110
STREET A & COURT A	800	0
FOUNDATION & PLUMBING SPOIL	360	–
TRENCH SPOIL	760	–
C.3 SPOIL	250	–
SHRINKAGE (ASSUME 10%)	–	110
TOTAL	2,320	1,220
EXPORT	1,100	

NOTE:
1. ALL QUANTITIES SHOWN ON THIS PLAN ARE APPROXIMATE. CALCULATED CUT AND FILL ARE TO "ROUGH GRADE" AND EXISTING GROUND. THE ACTUAL AMOUNT OF EARTH MOVED IS VARIABLE DEPENDENT ON COMPACTION, CONSOLIDATION, STRIPPING REQUIREMENTS, AND THE CONTRACTOR'S METHOD OF OPERATION.
2. THE CONTRACTOR SHALL VERIFY ALL EARTHWORK QUANTITIES BEFORE START OF WORK. THE CONTRACTOR SHALL CONTACT THE CIVIL ENGINEER WITH ANY DISCREPANCIES.
3. FOUNDATION SPOIL ASSUMED AT 20 C.Y. PER LOT.
4. IT IS ASSUMED THAT THE SITE HAS UNDERGONE STRIPPING AND DEMOLITION.

VESTING TENTATIVE MAP
TRACT 8432 - GADING II
PRELIMINARY GRADING PLAN

CITY OF HAYWARD, ALAMEDA COUNTY, CALIFORNIA
FOR: DUTRA ENTERPRISES, INC.

0 20 40 60
1 inch = 20 ft.

RUGGERI-JENSEN-AZAR
ENGINEERS ▪ PLANNERS ▪ SURVEYORS
4690 CHABOT DRIVE, SUITE 200 PLEASANTON, CA 94588
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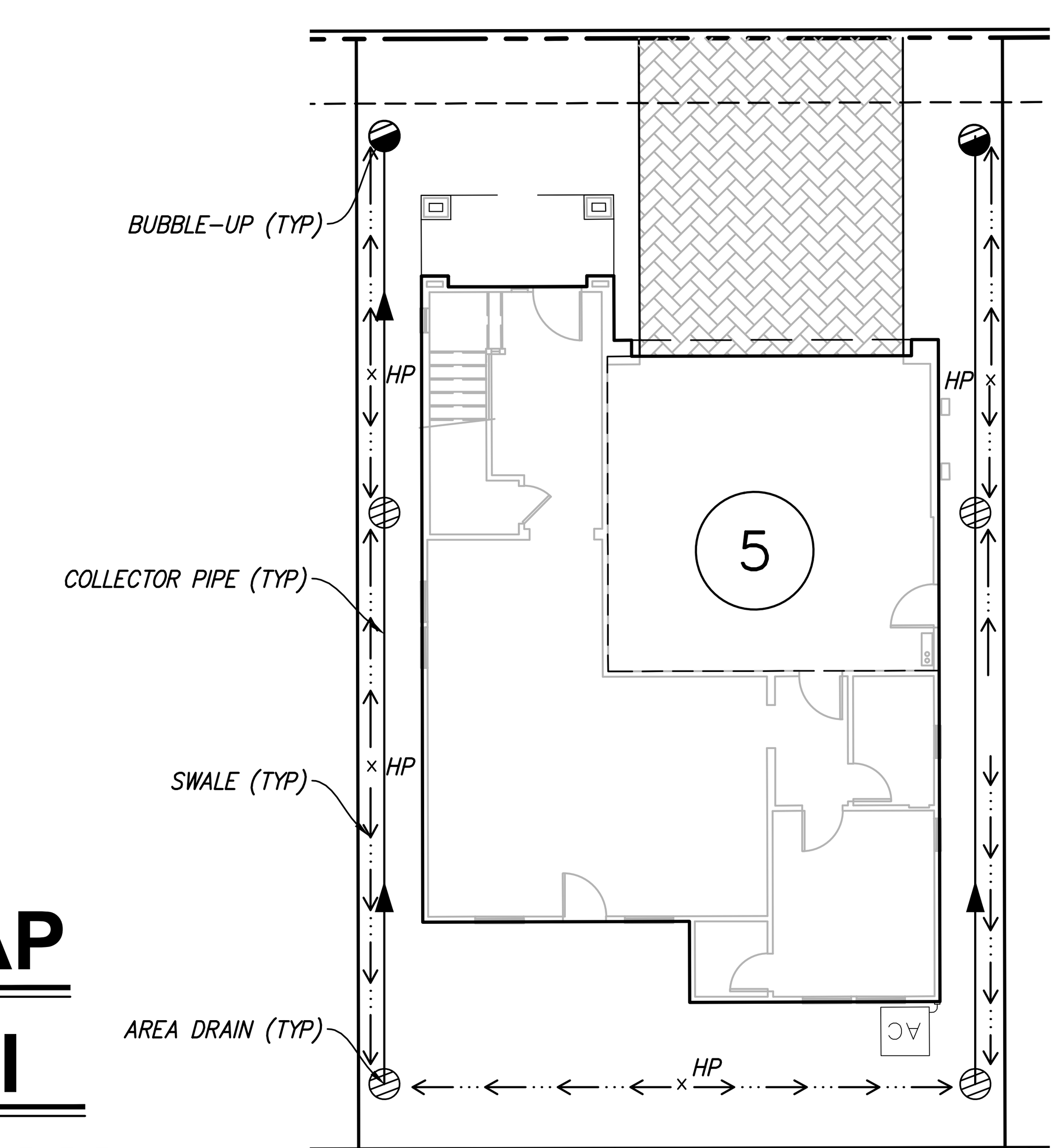
DATE: DECEMBER 11, 2017 JOB NO. 171030 C-4

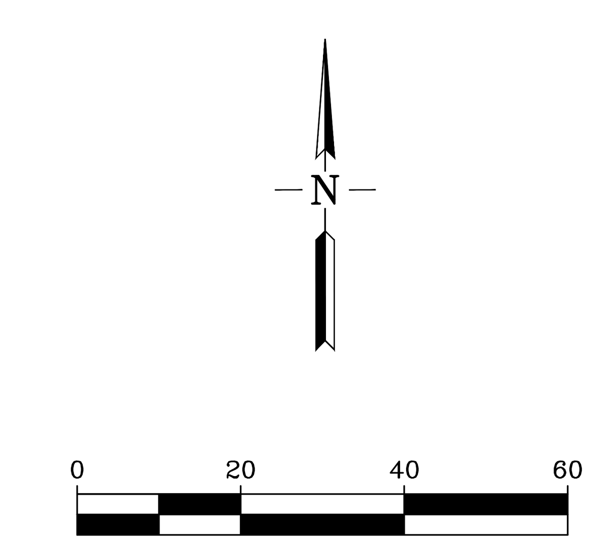
G:\JOB2017\171030\CAD FILES\02-PLANNING\TENT-MAP\C-5 PRELIMINARY GRADING PLAN.DWG 2/22/2018 HILLARY RAYA

NOTES:

1. EACH RESIDENTIAL DWELLING UNIT SHALL HAVE AN INDIVIDUAL SANITARY SEWER LATERAL AND BE CONSTRUCTED PER CITY STD DETAIL SD-312.
2. ALL DOMESTIC AND IRRIGATION WATER METERS SHALL BE RADIO-READ TYPE.
3. ALL RESIDENTIAL WATER METERS SHALL HAVE COMBINED DOMESTIC AND FIRE SERVICES PER CITY STD DETAIL SD-216.
4. WHERE THE PROPOSED PUBLIC WATER MAIN HAS LESS THAN 10 FEET HORIZONTAL CLEARANCE BETWEEN STORM DRAIN AND/OR SANITARY SEWER MAINS OR IS UNDER DECORATIVE, STAMPED, OR COLORED CONCRETE, THE WATER MAIN SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE.
5. SIDEWALK CROSS DRAIN TO BE INSTALLED ALONG STREET A TO CONVEY ON LOT DRAINAGE TO STREET. SEE DETAIL ON SHEET C-7.
6. THE PROPOSED GATE VALVE SHOWN AT THE NEW WATER MAIN CONNECTION IN GADING ROAD SHALL BE INSTALLED BY CITY WATER DISTRIBUTION PERSONNEL AT THE DEVELOPER'S EXPENSE.



TYPICAL LOT DRAINAGE
(NO SIDEWALK)
1"=10'



VESTING TENTATIVE MAP
TRACT 8432 - GADING II
PRELIMINARY UTILITY PLAN

CITY OF HAYWARD, ALAMEDA COUNTY, CALIFORNIA
FOR: DUTRA ENTERPRISES, INC.

RJA
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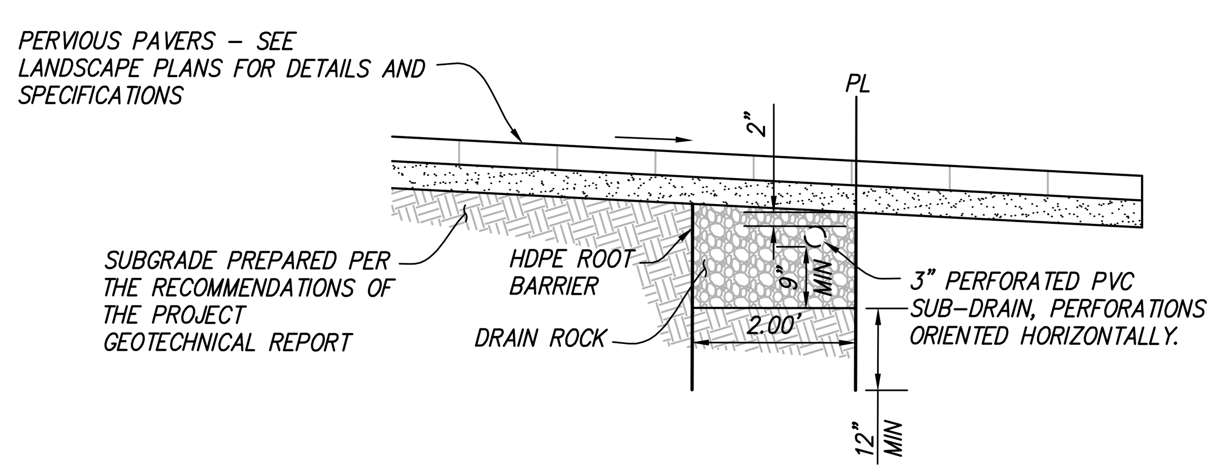
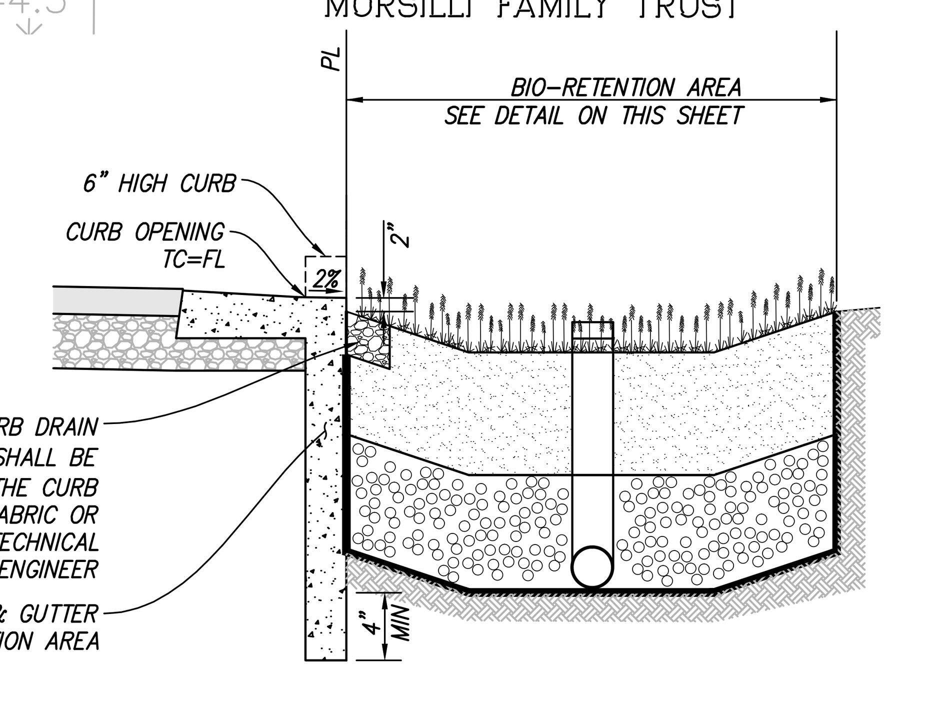
ENGINEERS ▪ PLANNERS ▪ SURVEYORS
4690 CHABOT DRIVE, SUITE 200 PLEASANTON, CA 94588
PHONE: (925) 227-9100 FAX: (925) 227-9300

REV DATE: JANUARY 11, 2018
DATE: DECEMBER 11, 2017 JOB NO. 171030

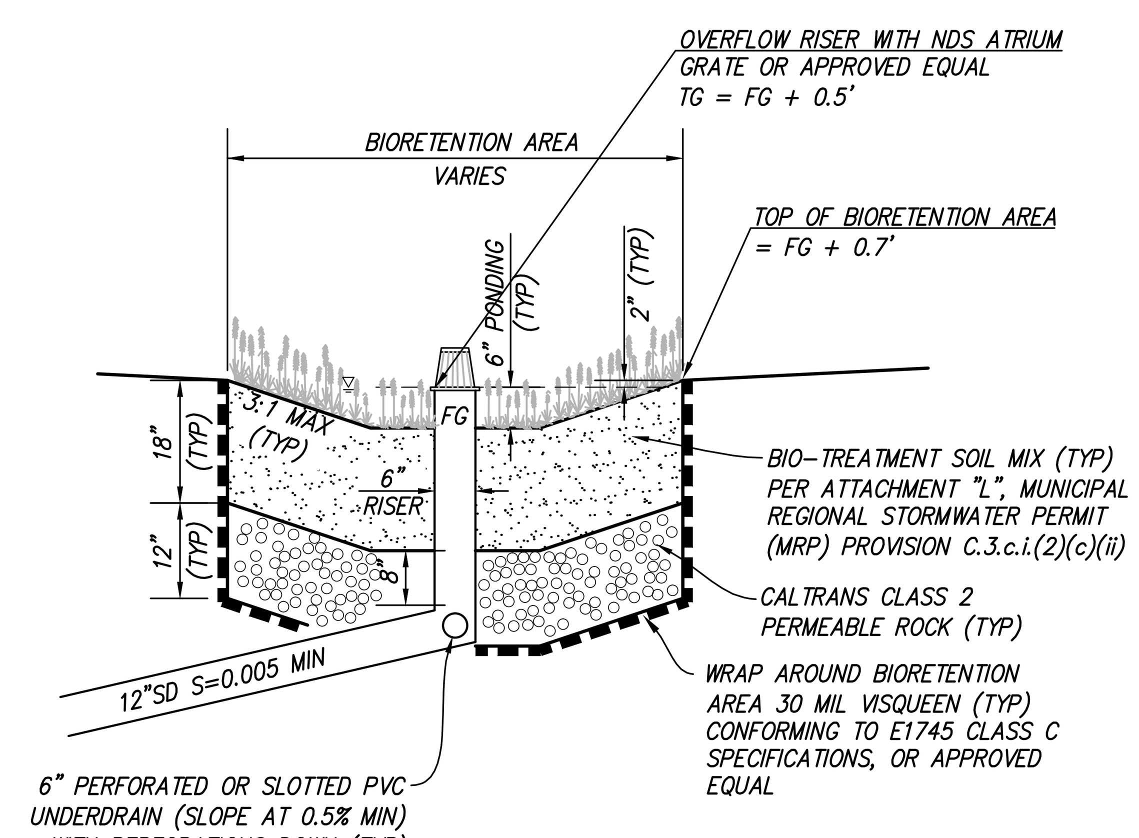


1 **DRIVEWAY SUBDRAIN**
NOT TO SCALE



NOTE:
1. DEEPENED CURB SHALL EXTEND A MINIMUM 4" BELOW CALTRANS CLASS 2 PERMEABLE ROCK IN BIO-RETENTION AREA, UNLESS OTHERWISE DIRECTED BY GEO-TECHNICAL ENGINEER.

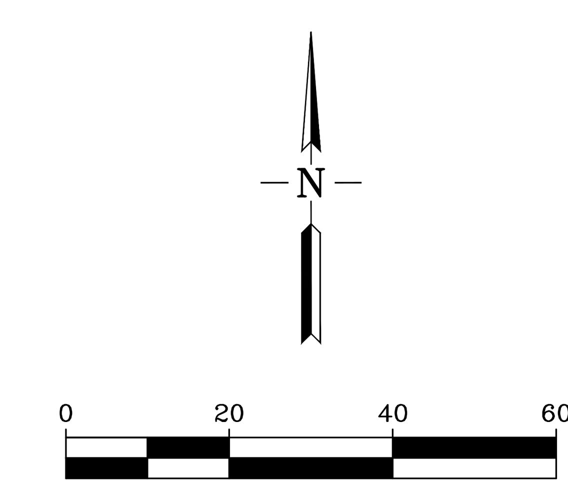
2 **DEEPEND CURB AT BIORETENTION AREA**
NOT TO SCALE



3 **BIO-RETENTION AREA**
NOT TO SCALE

LEGEND

▬ ▬ ▬	DMA
BR	BIO-RETENTION



PRELIMINARY STORMWATER TREATMENT CALCULATIONS

DMA #	SURFACE	IMPERVIOUS AREA (SF)	EFFECTIVE IMPERVIOUS AREA (SF)	TREATMENT AREA REQUIRED (SF)	TREATMENT AREA PROVIDED (SF)	TREATMENT CONTROL MEASURES
1	ROOF/HARDSCAPE/LANDSCAPE/STREET	9,379	9,842	394	400	BR#1
2	ROOF/HARDSCAPE/LANDSCAPE/STREET	12,878	13,947	558	775	BR#2
3	ROOF/HARDSCAPE/LANDSCAPE/STREET	8,449	9,192	368	718	BR#3
4	ROOF/HARDSCAPE/LANDSCAPE/STREET	8,048	8,759	350	350	BR#4, BR#5

NOTES:
1. THE CALCULATIONS ARE BASED ON THE ALAMEDA COUNTYWIDE CLEAN WATER PROGRAM, C.3 STORMWATER TECHNICAL GUIDANCE, DATED MAY 2, 2016, AND THE FOLLOWING CRITERIA:
   a. 0.2 INCHES/HOUR RAINFALL INTENSITY ON 100% IMPERVIOUS AREA.
   b. SOIL FOR TREATMENT MEDIUM WITH A 5 INCHES/HOUR INFILTRATION RATE.
   c. A TREATMENT MEDIUM OF 0.04 SIZING FACTOR FOR BIO-RETENTION AREAS.
2. SIZING FACTOR OF 0.04 NOTED ABOVE IS CALCULATED BASED ON THE FOLLOWING CRITERIA:
   a. SIZING FACTOR=(0.2 IN/HR)/(5 IN/HR)=0.04
   b. PERVIOUS AREAS DRAINING TO THE TREATMENT MEASURE ARE MULTIPLIED BY A FACTOR OF 0.1 TO OBTAIN THE AMOUNT OF "EFFECTIVE IMPERVIOUS AREA"

VESTING TENTATIVE MAP
TRACT 8432 - GADING II
PRELIMINARY STORMWATER TREATMENT PLAN

CITY OF HAYWARD, ALAMEDA COUNTY, CALIFORNIA
FOR: DUTRA ENTERPRISES, INC.

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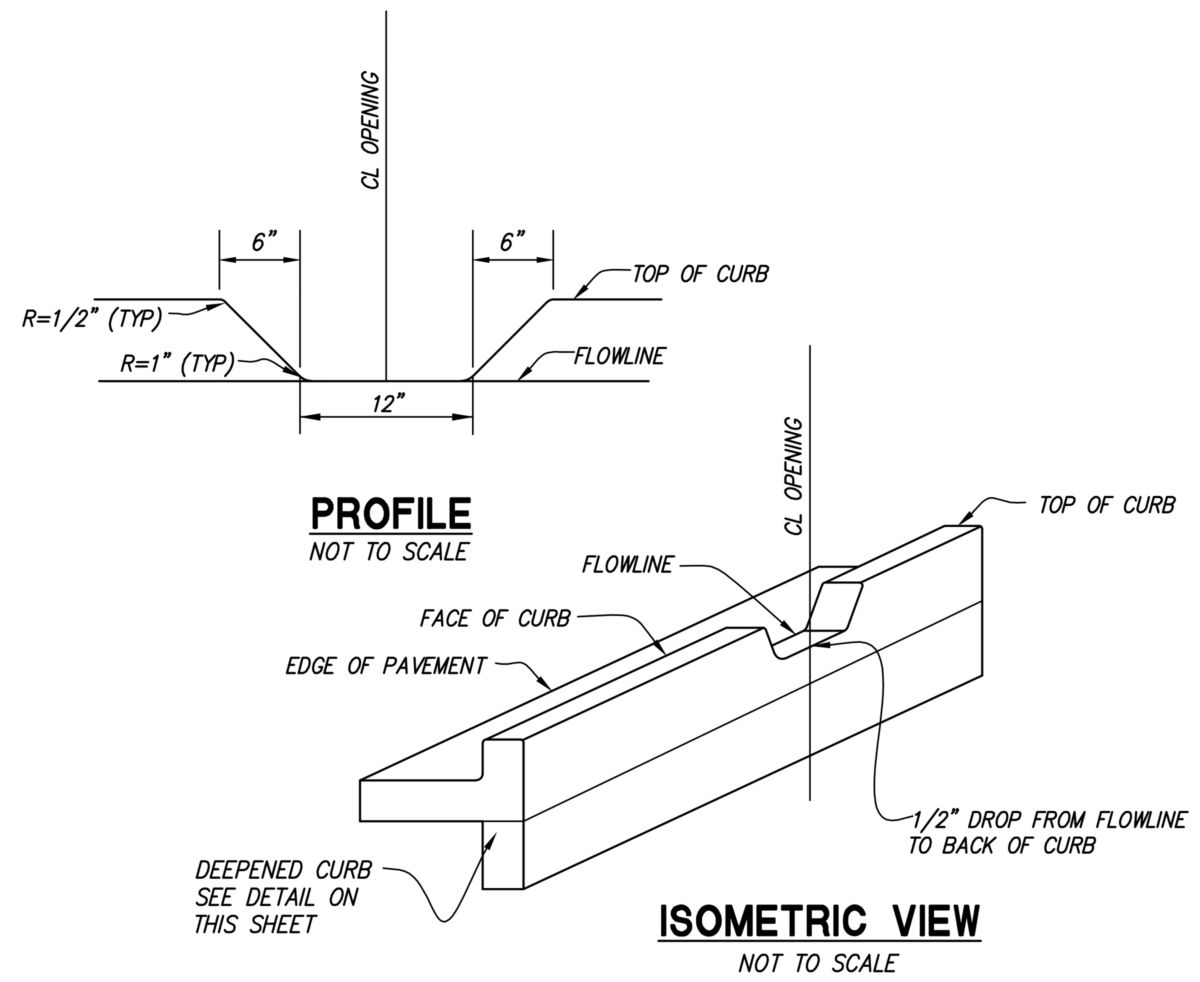
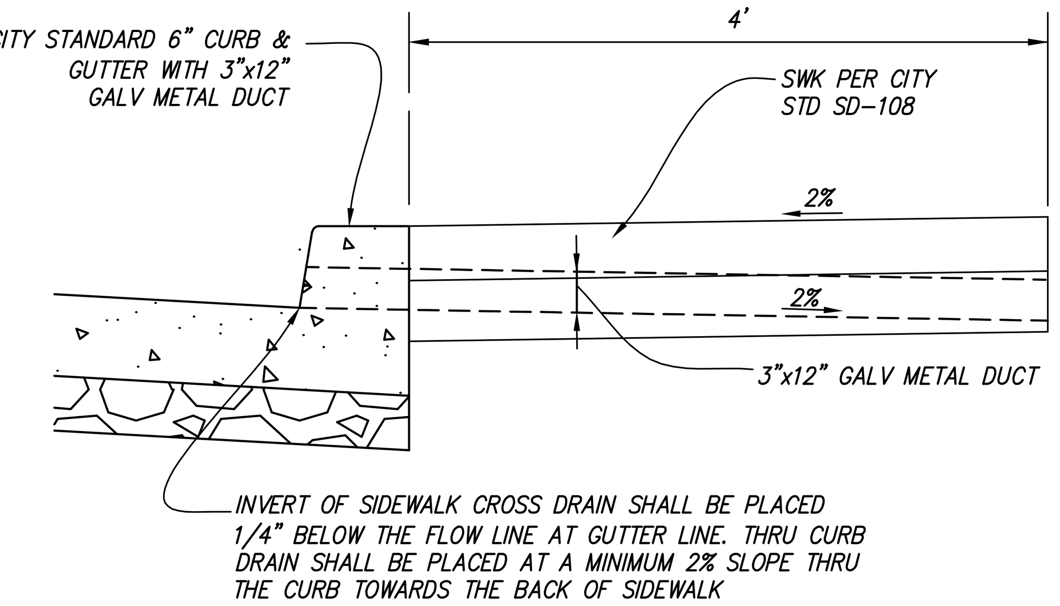
DATE: DECEMBER 11, 2017 JOB NO. 171030 C-6

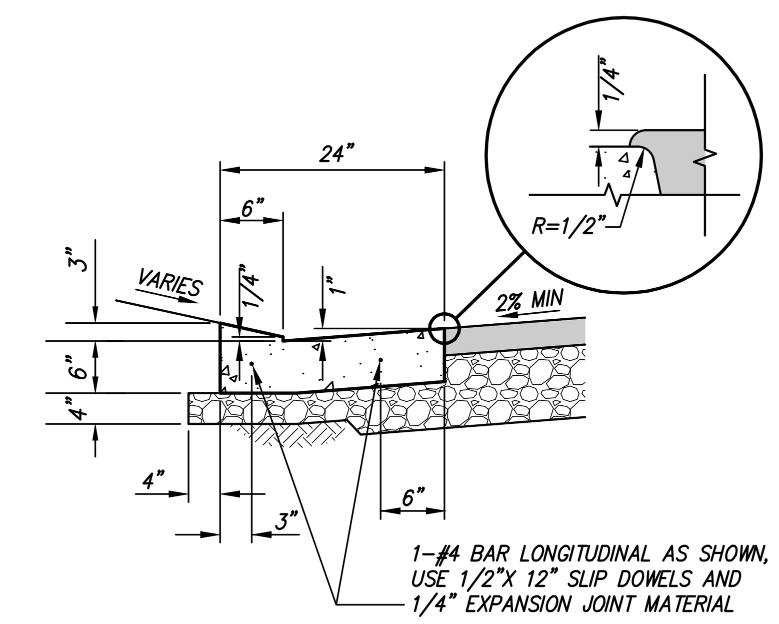
G:\JOB2017\171030\CAD FILES\02-PLANNING\TENT-MAP\C-7 PRELIMINARY STORMWATER TREATMENT PLAN.DWG 12/1/2017 HILLARY RAYA



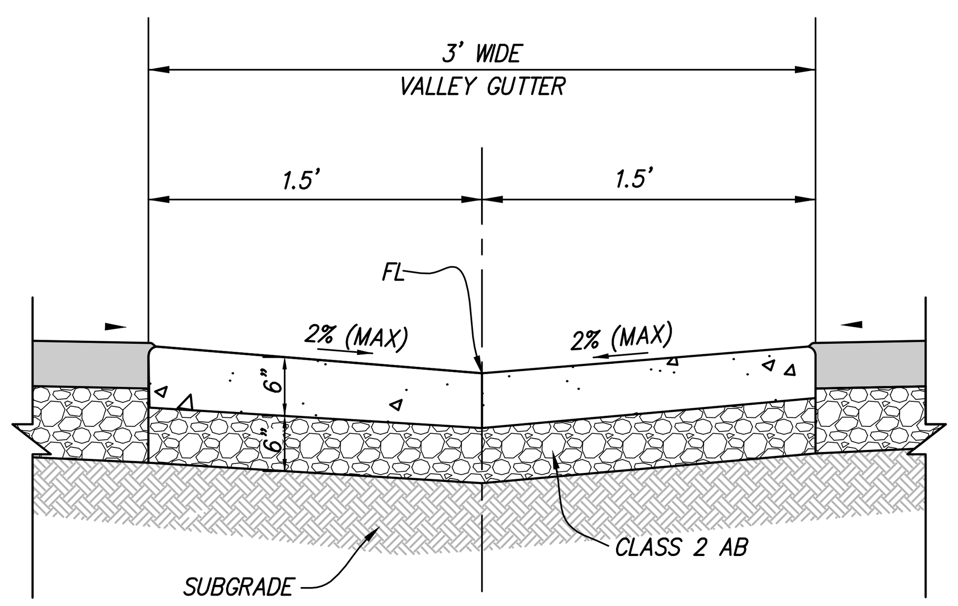
1 **CURB OPENING AT BIO-RETENTION AREA**
NOT TO SCALE



2 **SIDEWALK CROSS DRAIN**
NOT TO SCALE



3 **3" MOUNTABLE CURB**
NOT TO SCALE



4 **3' CONCRETE VALLEY GUTTER**
NOT TO SCALE

VESTING TENTATIVE MAP
TRACT 8432 - GADING II
DETAILS

CITY OF HAYWARD, ALAMEDA COUNTY, CALIFORNIA
FOR: DUTRA ENTERPRISES, INC.

RJA
RUGGERI-JENSEN-AZAR
ENGINEERS ▪ PLANNERS ▪ SURVEYORS
4690 CHABOT DRIVE, SUITE 200 PLEASANTON, CA 94588
PHONE: (925) 227-9100 FAX: (925) 227-9300

DATE: DECEMBER 11, 2017 JOB NO. 171030 C-7

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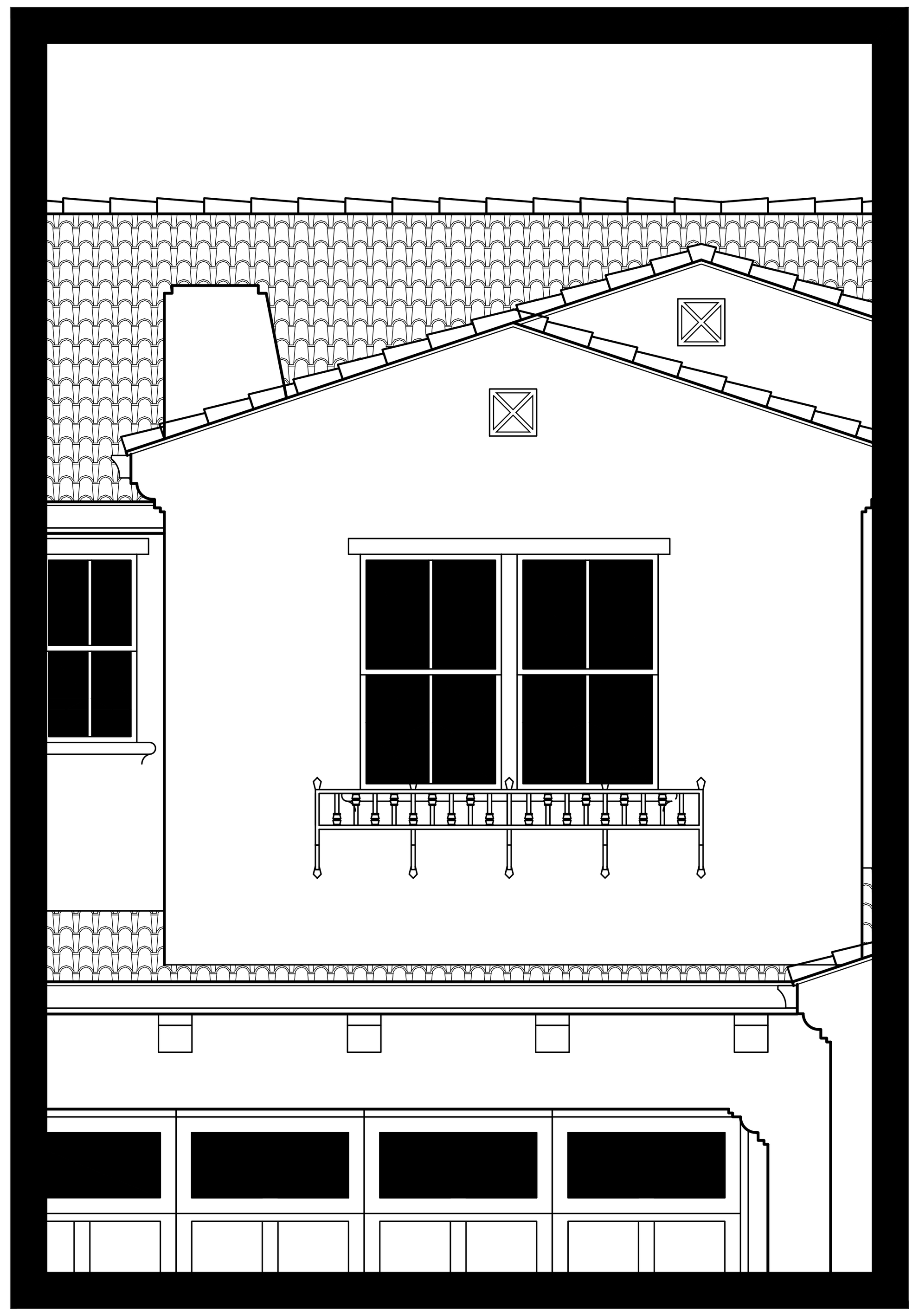
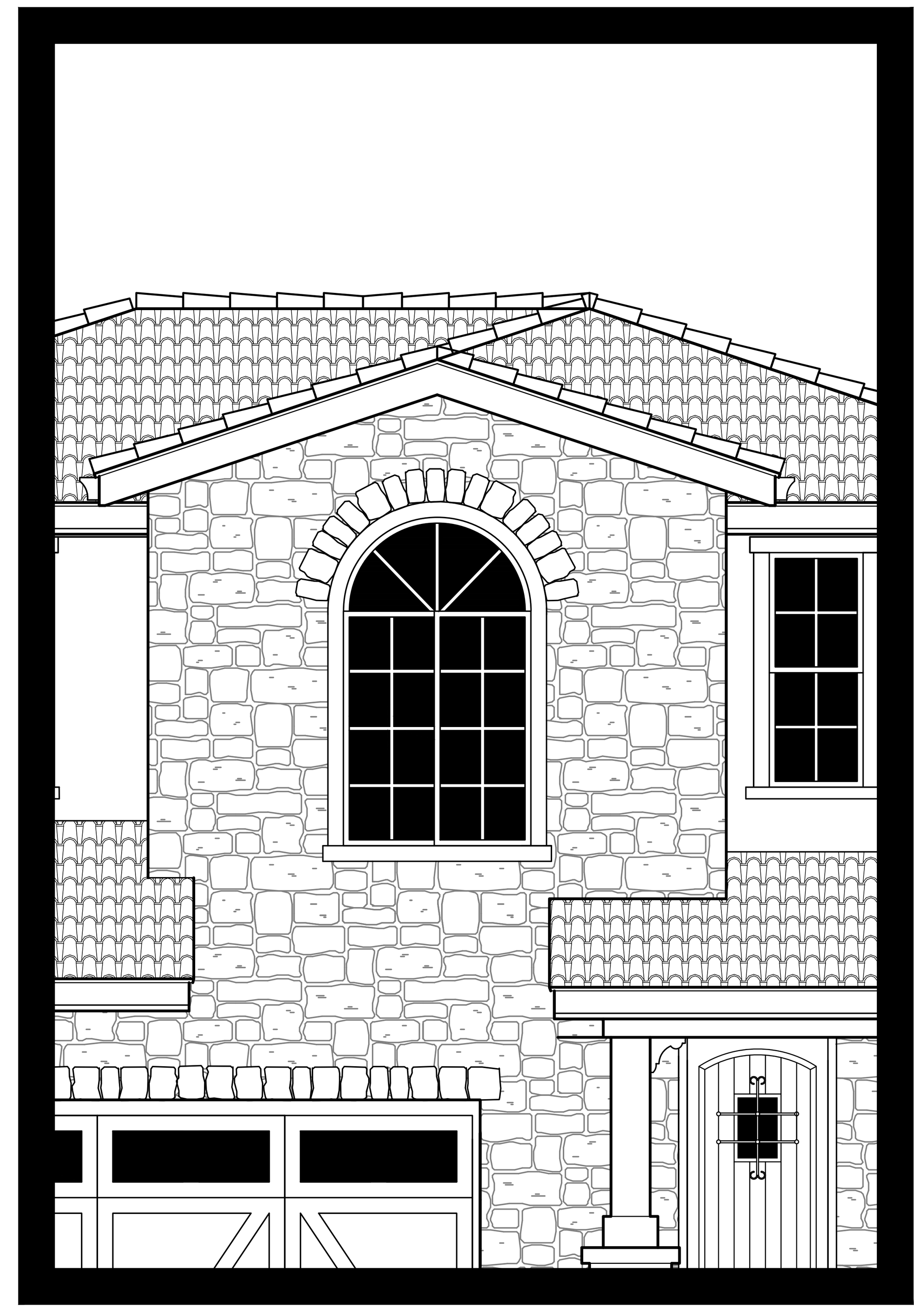
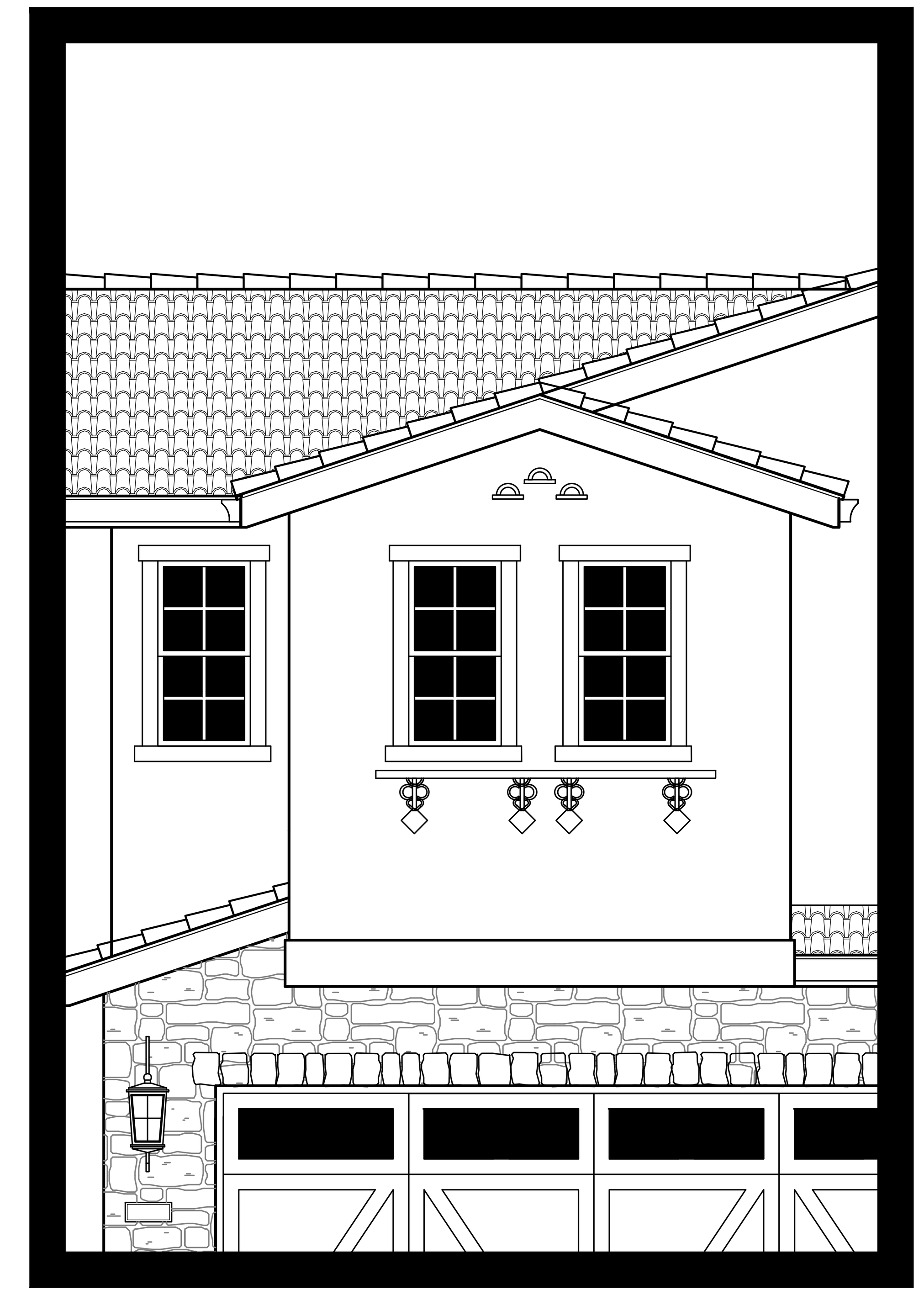
GADING II HAYWARD







NOTES:

1. Project scope of work: New Construction of 18 new single family homes, including all utilities, stormwater management and road improvements (see civil drawings)
2. Building construction shall meet the requirements of the 2016 CA Residential Code, 2016 CA Electrical, Mechanical, and Plumbing Codes, and 2016 Energy Efficiency Standards and the City of Hayward Municipal Code and Ordinances.
3. All Buildings shall be Type V-B Construction, R3 Occupancy with U Garage Occupancy. Provide NFPA 13D approved automatic fire sprinkler system.
4. All attached garages shall have conduit for electric vehicle charging capability
5. All homes shall be provided with photovoltaic solar panels

PROJECT TEAM

APPLICANT:
DUTRA ENTERPRISES, INC.
43360 MISSION BLVD. STE. 230
FREMONT, CA 94539
CONTACT: TONY DUTRA

CIVIL ENGINEER:
RUGGERI-JENSEN-AZAR
4690 CHABOT DRIVE, STE. 200
PLEASANTON, CA 94588
CONTACT: STEVE LICHLITER

ARCHITECT:
KTGY GROUP, INC.
1814 Franklin STREET, STE. 400
OAKLAND, CA 94612
CONTACT: JILL WILLIAMS

LANDSCAPE ARCHITECT:
RIPLEY DESIGN GROUP
1615 BONANZA STREET, STE 314
WALNUT CREEK, CA 94596
CONTACT: ANNIKA CARPENTER

DRAWING INDEX

UNIT SUMMARY:

Unit Name	Description	Type	Approx Gross SF*	#	%	Approx Gross total SF
P1	3 bd + 2.5 bath	Front Loaded	1956	5	28%	9780
P2	3 bd + 2.5 bath	Front Loaded	1638	6	33%	9828
P3	4 bd + 3 bath	Front Loaded	1915	7	39%	13405
Subtotal				**18**	100%	**33013**
Overall Density			**+/-**	**10.5**	**du/ac**	
Approx. GROSS Avg. Unit Square Foot			**+/-**	**1834**	**sq.ft.**	

***Gross SF measure to outside face of stud, excludes garage area**

PARKING SUMMARY:

Parking Provided				
Garage spaces:	18	x2	36	garage spaces
Private Driveway spaces:	18	x2	36	driveway spaces
On-street parking:			7	spaces
			79	total spaces provided

OPEN SPACE SUMMARY:

Open Space Required	
18 units X 350 sf/unit =	6300 SF
Open Space Provided	
Private	9750 SF
Group	2328 SF
Total:	12078 SF
	671 SF/Unit

LOT COVERAGE:

Lot No.	Lot S.F.	Plan	Ftprnt. S.F.	Coverage
1	3,206	3A	1,319	41%
2	2,788	3B	1,310	47%
3	3,124	1B	1,331	43%
4	2,788	3A	1,319	47%
5	2,788	3C	1,319	47%
6	2,857	3B	1,310	46%
7	3,329	2C	1,169	35%
8	2,829	3B	1,310	46%
9	2,829	3A	1,319	47%
10	2,620	2C	1,169	45%
11	2,905	1B	1,331	46%
12	2,592	2A	1,184	46%
13	2,905	1C	1,325	46%
14	2,592	2B	1,177	45%
15	2,905	1A	1,361	47%
16	2,592	2C	1,169	45%
17	2,905	1B	1,331	46%
18	2,657	2A	1,208	45%

1A Materials-
Concrete Roof Tile
"Low Profile S Tile"
12" Eaves, 2" Rakes
Decorative Details
Coach Light
1x Stucco Finish Trim
Corbels

ELEVATION 1A MISSION

1B Materials-
Concrete Roof Tile
"Low Profile S Tile"
12" Eaves & Rakes
Decorative Details
Coach Light
1x Stucco Finish Trim
Brackets

ELEVATION 1B SPANISH RESORT

1C Materials-
Concrete Roof Tile
"Low Profile S Tile"
12" Eaves & Rakes
Decorative Details
Coach Light
1x Stucco Finish Trim
Stone Veneer
Shutters

ELEVATION 1C HACIENDA

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Architecture + Planning
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Oakland, CA. 94612
510.272.2910
ktgy.com

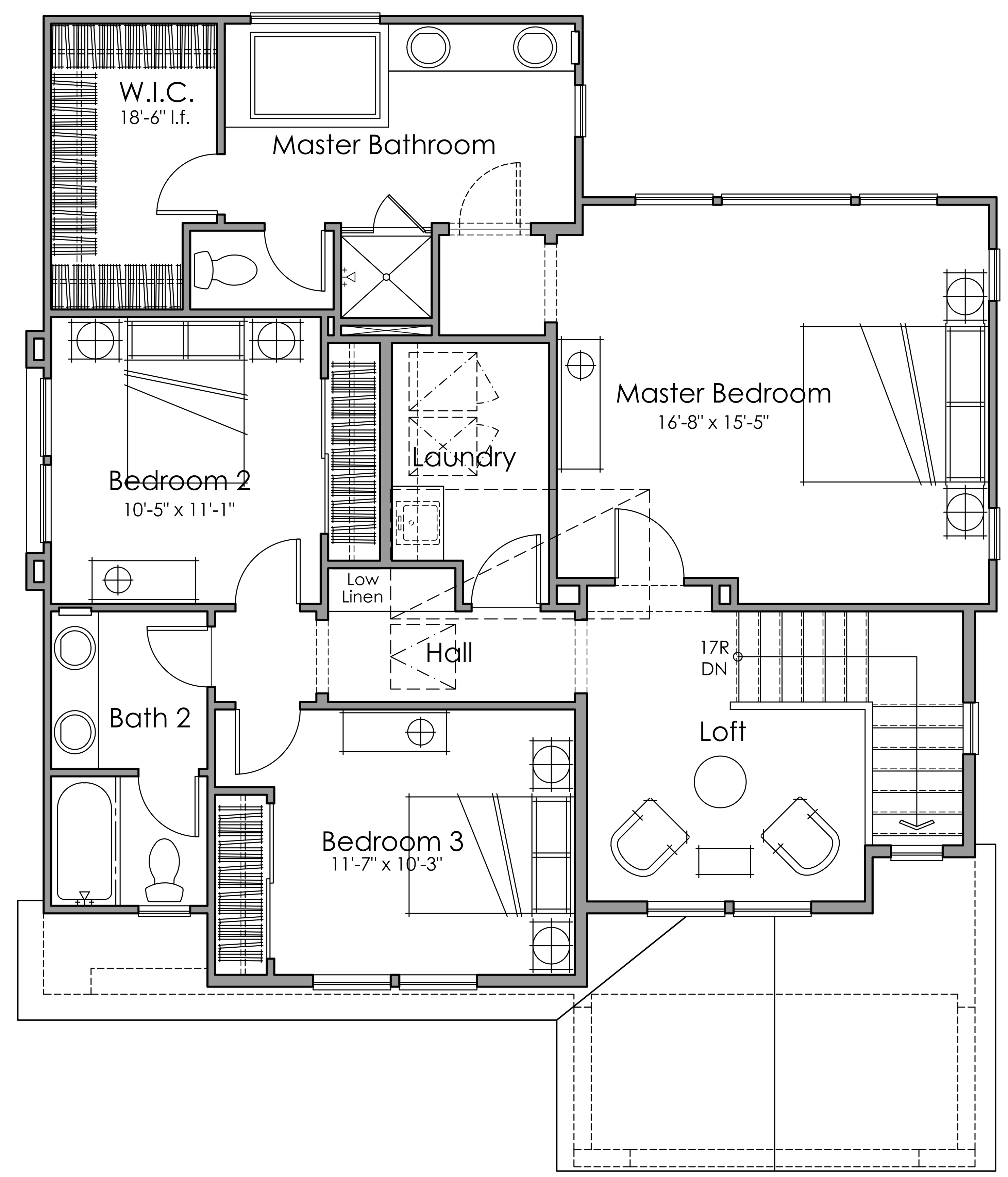
Dutra Enterprises INCORPORATED

GADING II HAYWARD
HAYWARD, CA # 170303

SCHEMATIC DESIGN
FEBRUARY 27, 2018

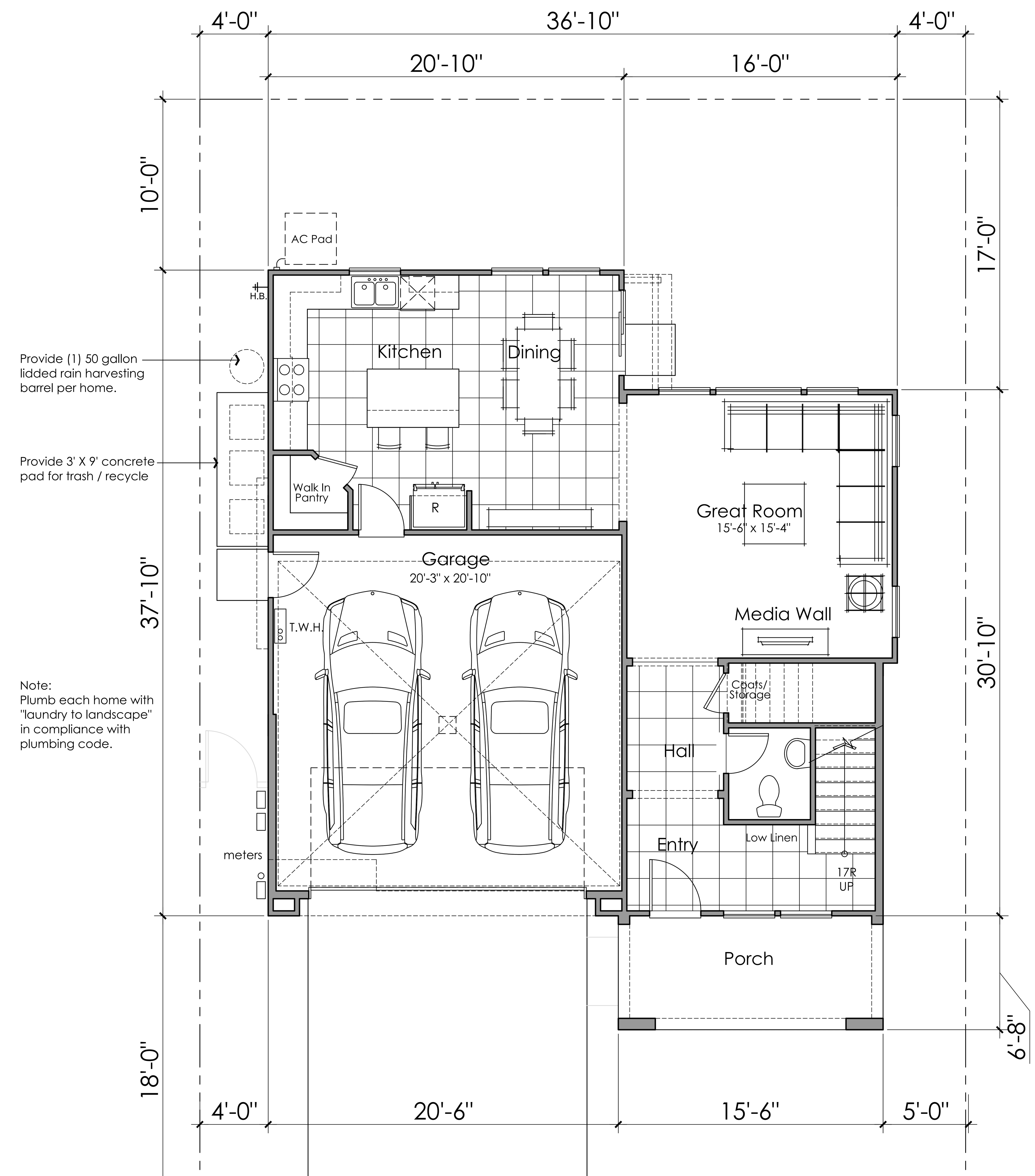
PLAN 1 FRONT ELEVATIONS

A1-01



Second Floor

1150 s.f.



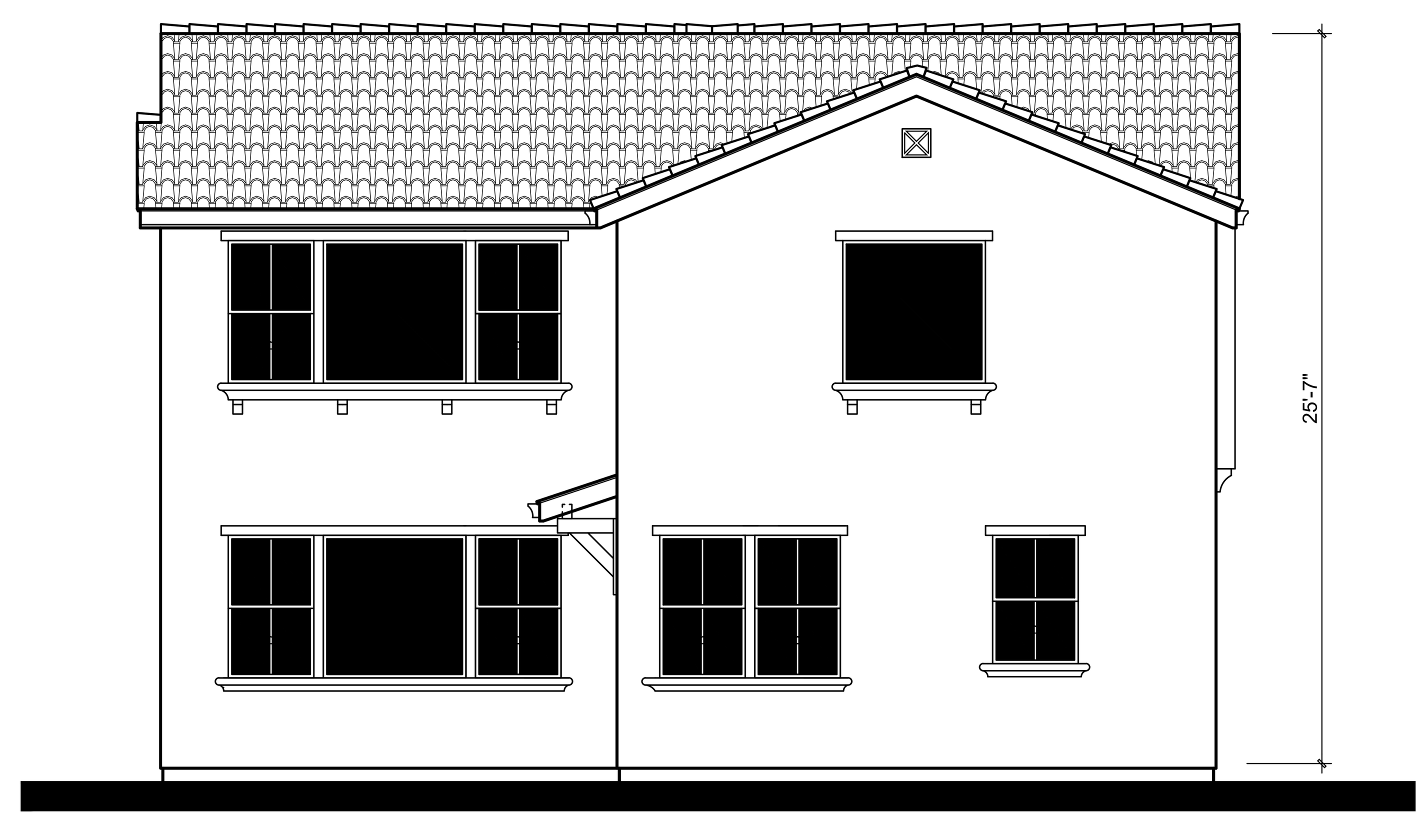
First Floor

806 s.f.

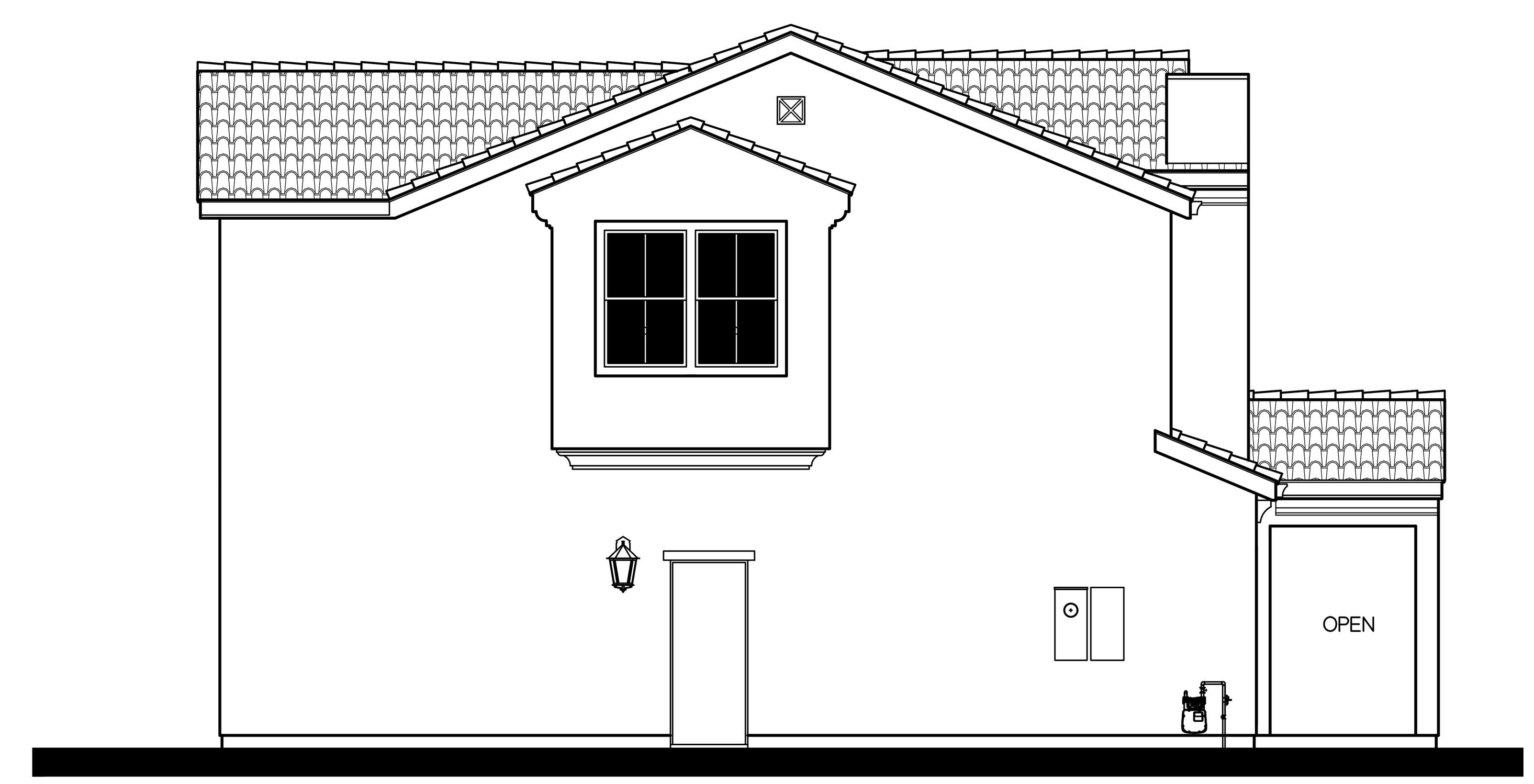
Floor Plan - Plan 1 Summary:
Great Room / Entertaining
3 Bedrooms and Loft
2.5 Baths
1,956 s.f.

FRONT

RIGHT

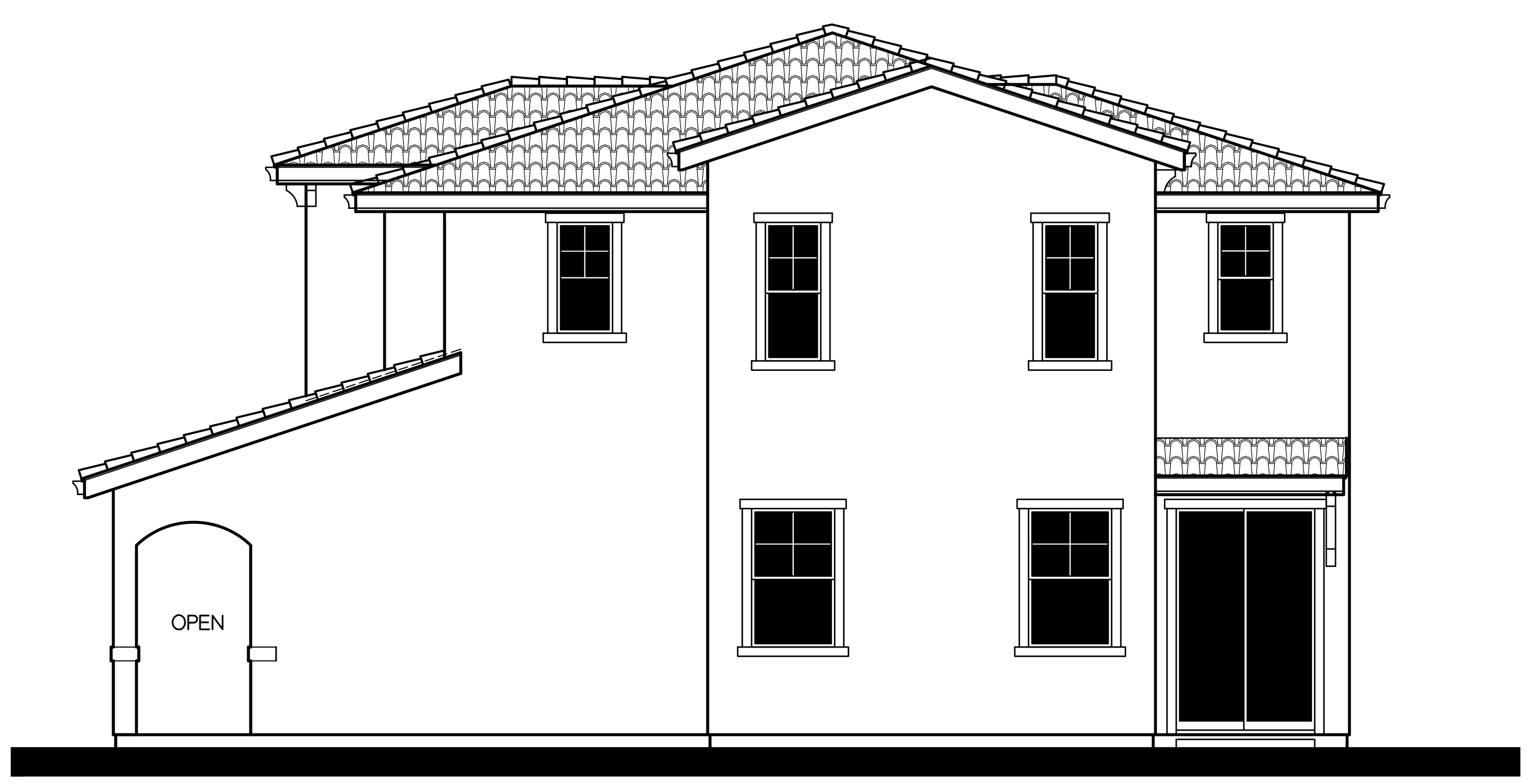


REAR



LEFT

FRONT



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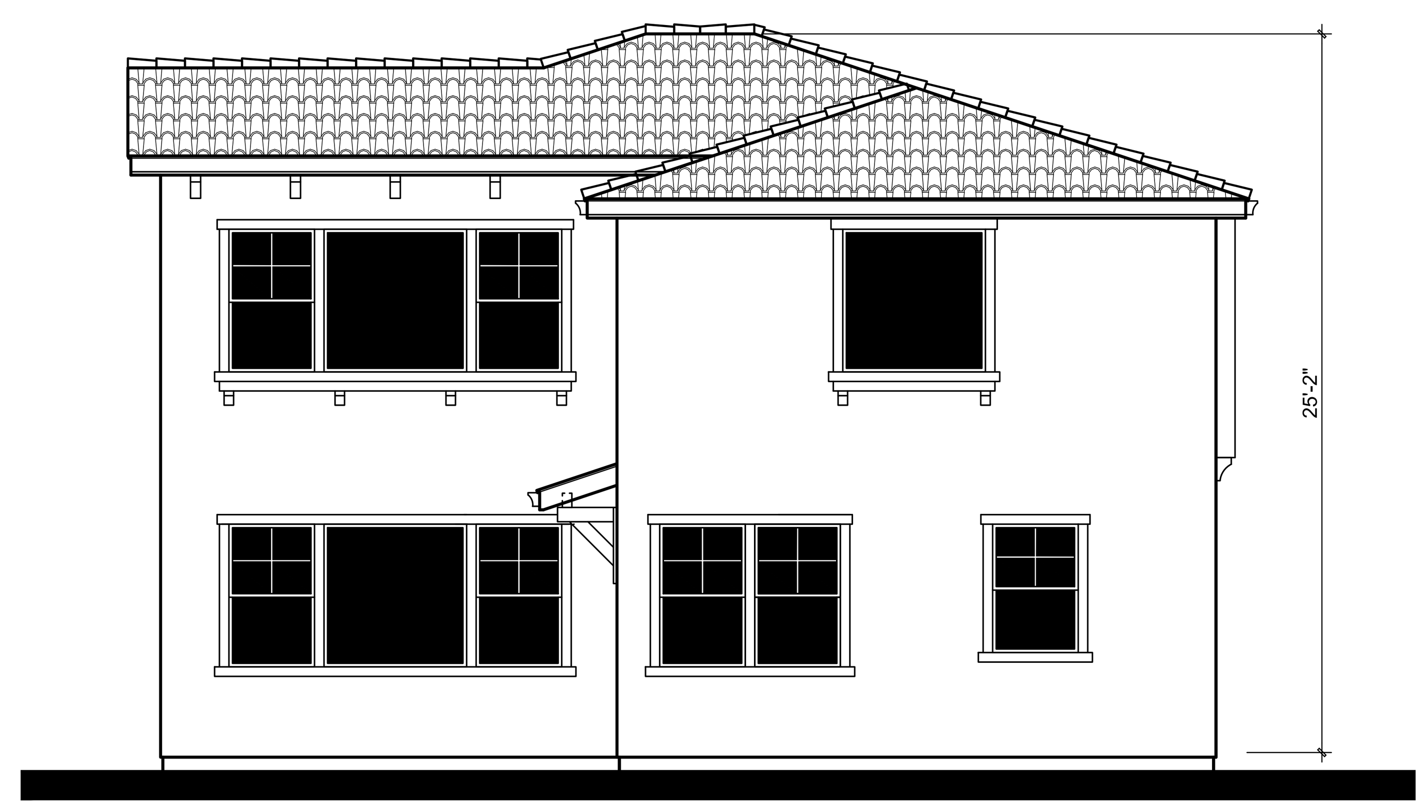

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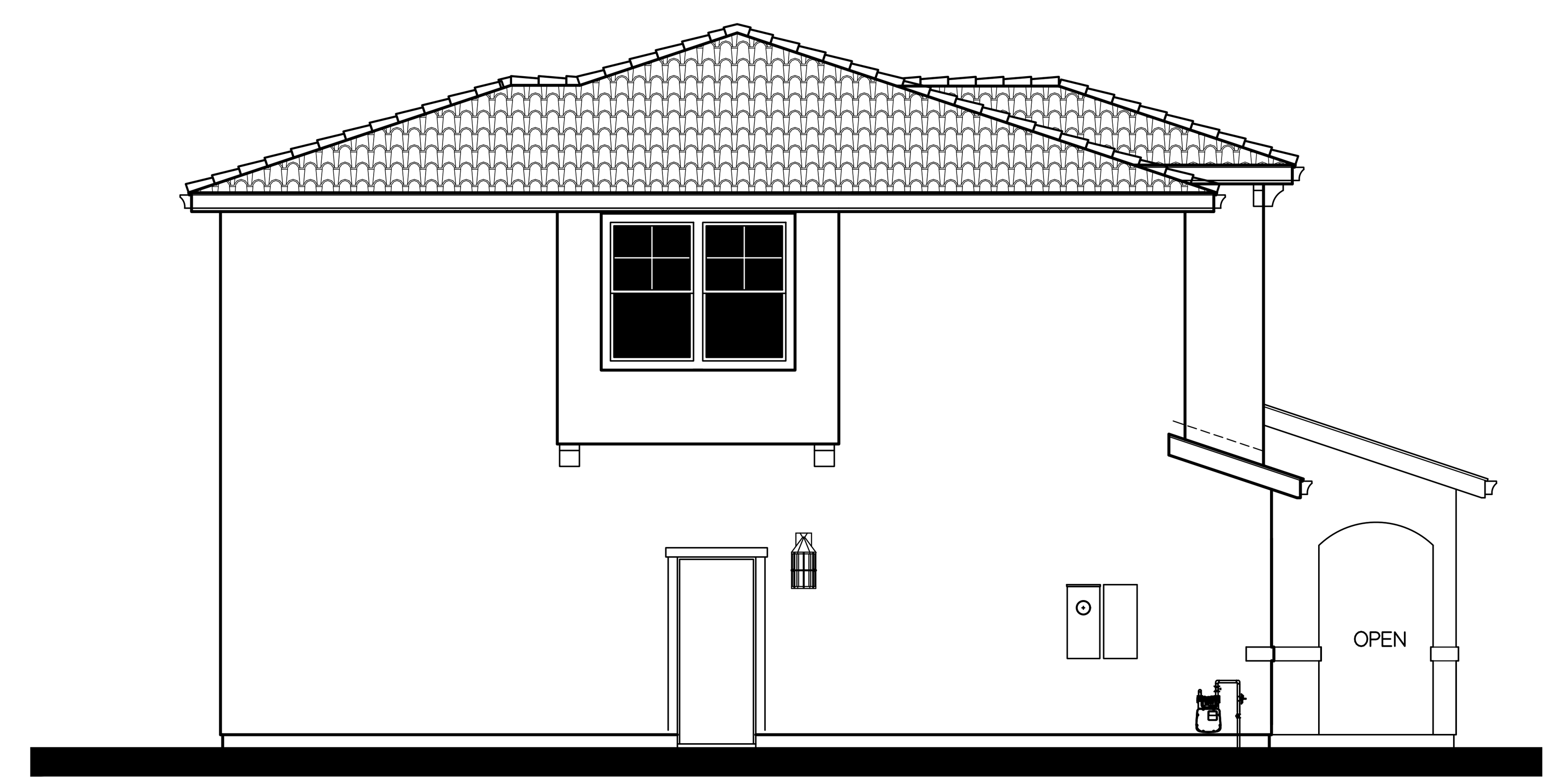

LEFT

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Oakland, CA. 94612
510.272.2910
ktgy.com

Dutra Enterprises INCORPORATED

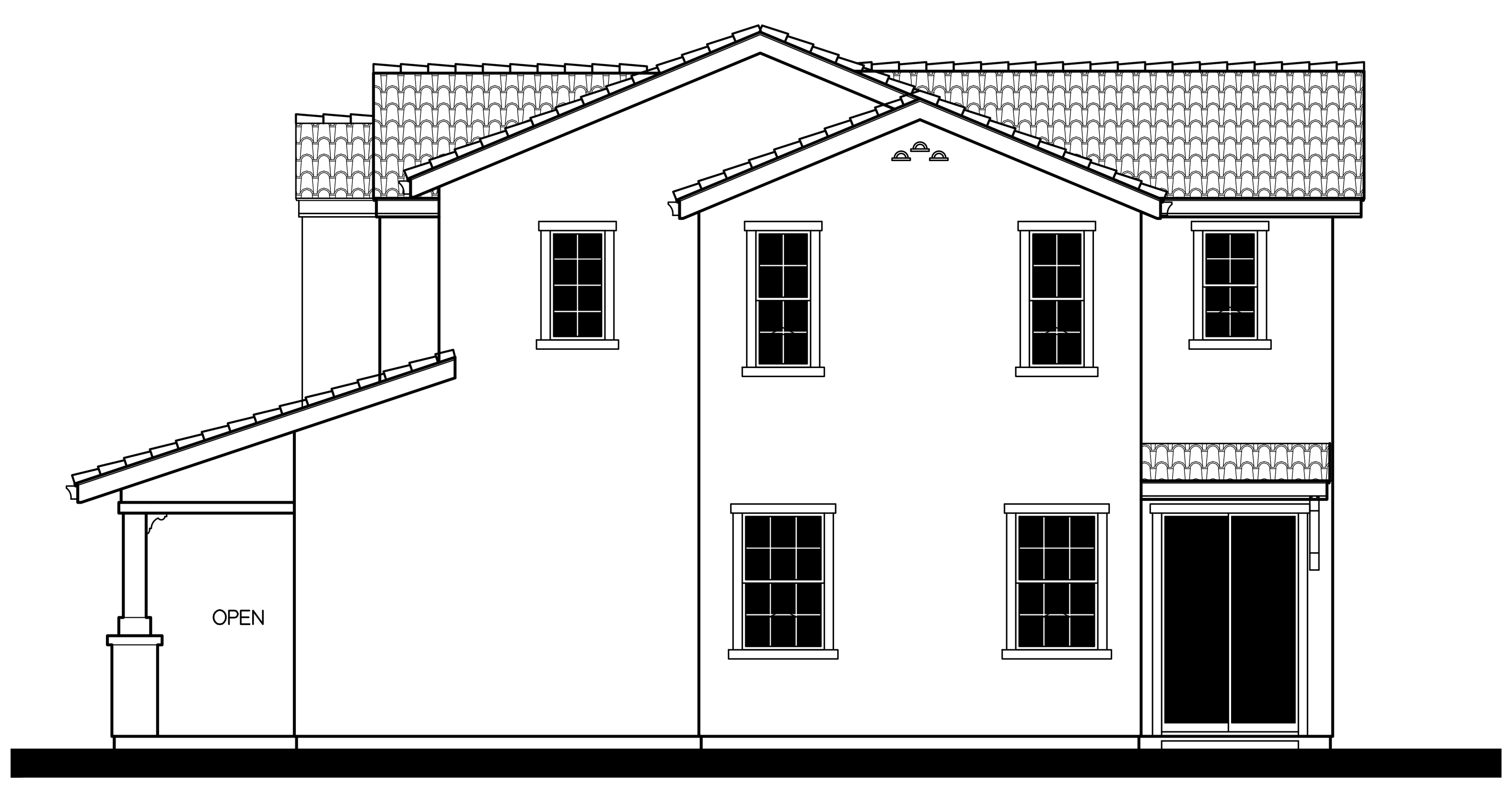
GADING II HAYWARD
HAYWARD, CA # 170303

SCHEMATIC DESIGN
FEBRUARY 27, 2018

PLAN 1 - 'B' EXTERIOR ELEVATIONS

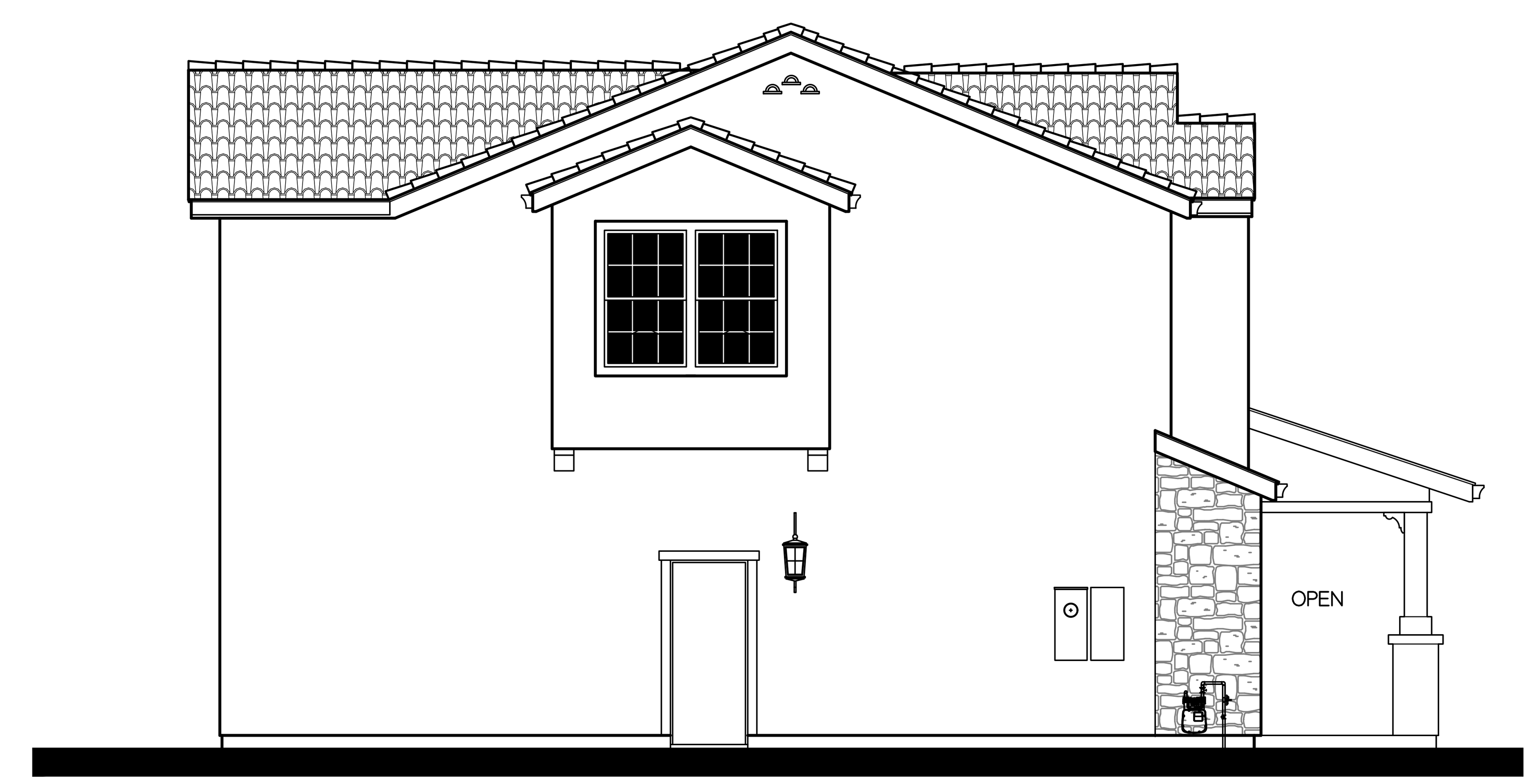
A1-12

FRONT



RIGHT

REAR



LEFT

1A Materials-
Concrete Roof Tile
"Low Profile S Tile"
12" Eaves, 2" Rakes
Decorative Details
Coach Light
1x Stucco Finish Trim

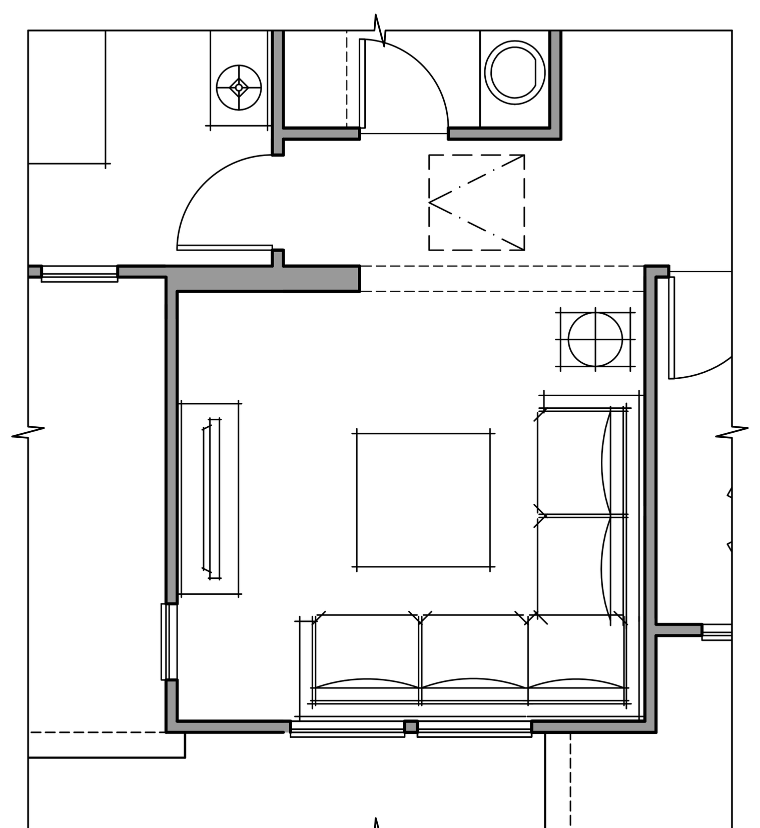
ELEVATION 2A MISSION

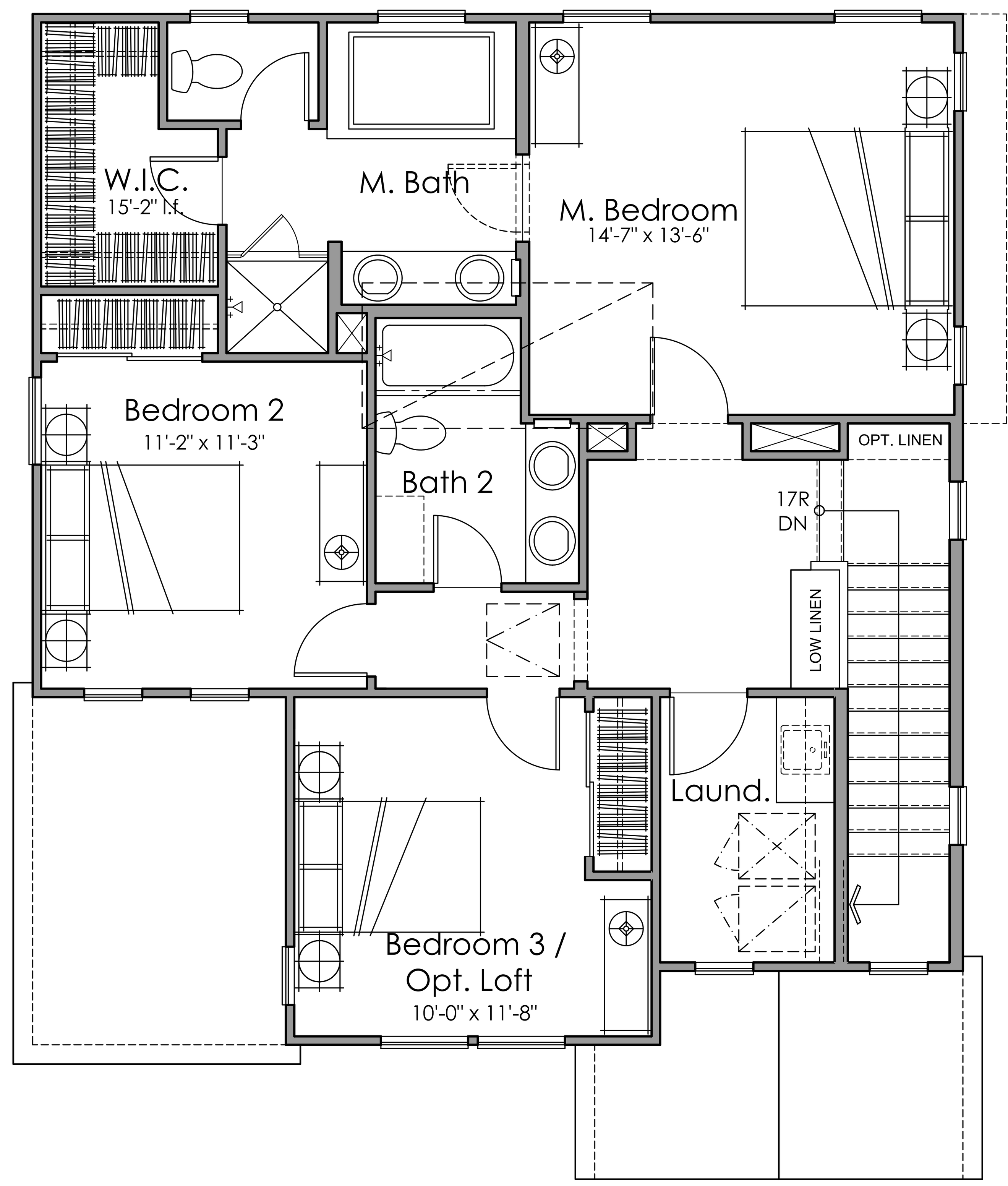
1B Materials-
Concrete Roof Tile
"Low Profile S Tile"
12" Eaves & Rakes
Decorative Details
Coach Light
1x Stucco Finish Trim
Brackets

ELEVATION 2B SPANISH RESORT

1C Materials-
Concrete Roof Tile
"Low Profile S Tile"
12" Eaves & Rakes
Decorative Details
Coach Light
1x Stucco Finish Trim
Stone Veneer

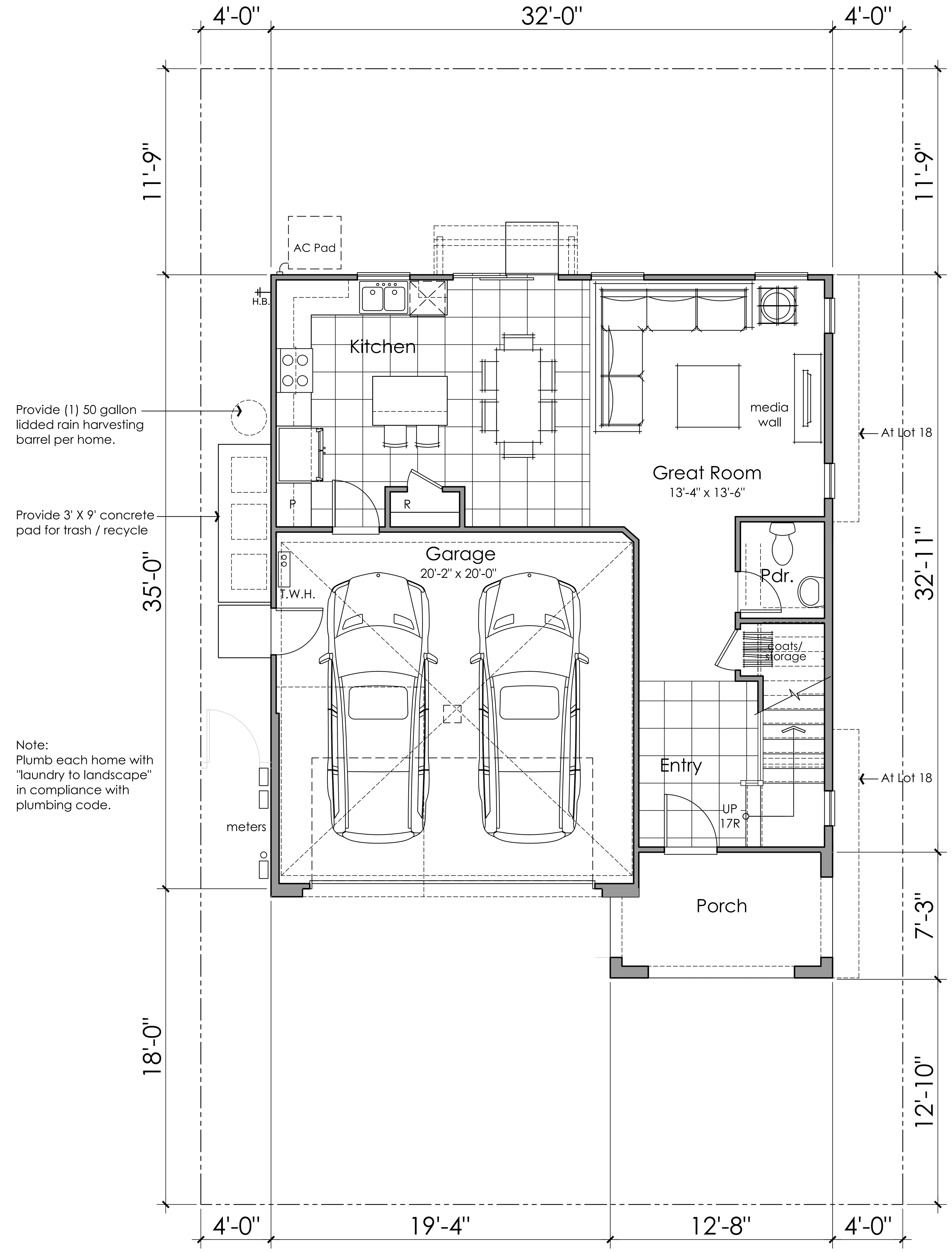
ELEVATION 2C HACIENDA





Second Floor

962 s.f.



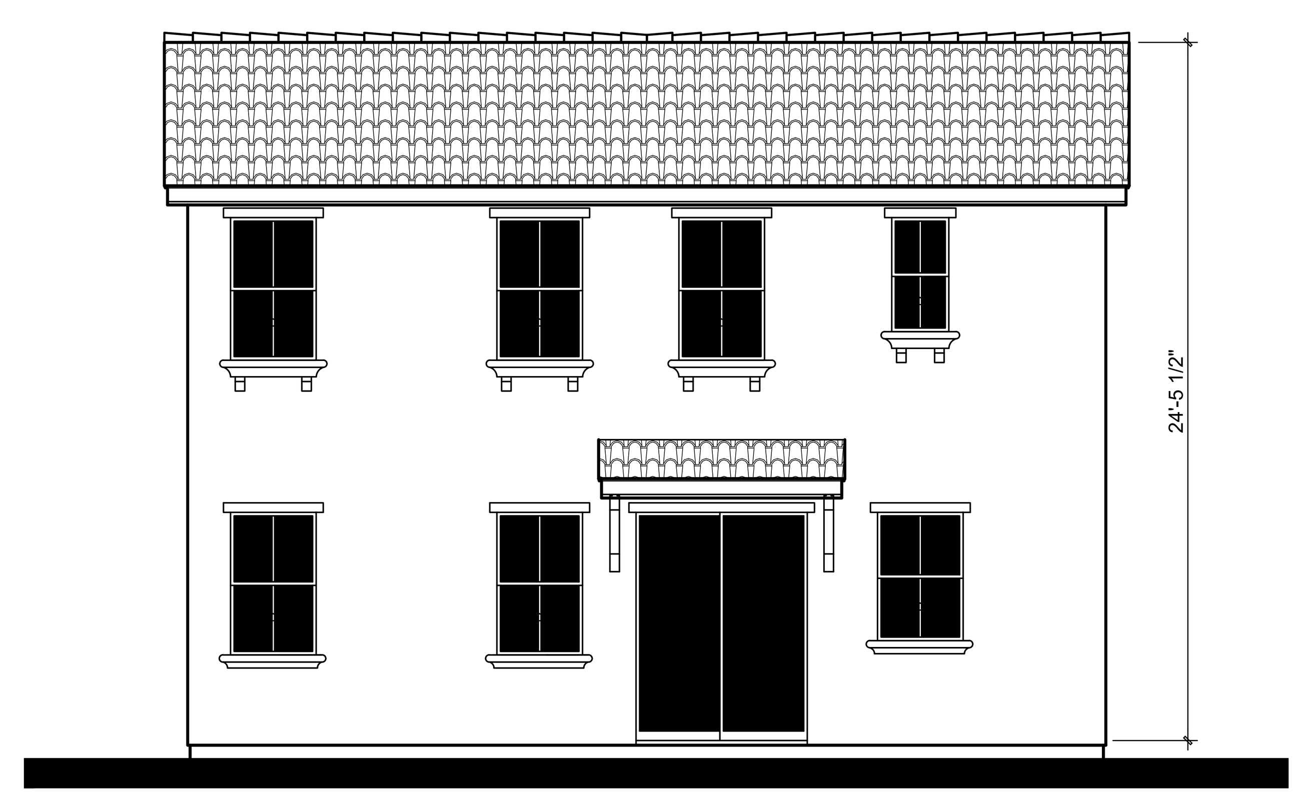
First Floor

676 s.f.

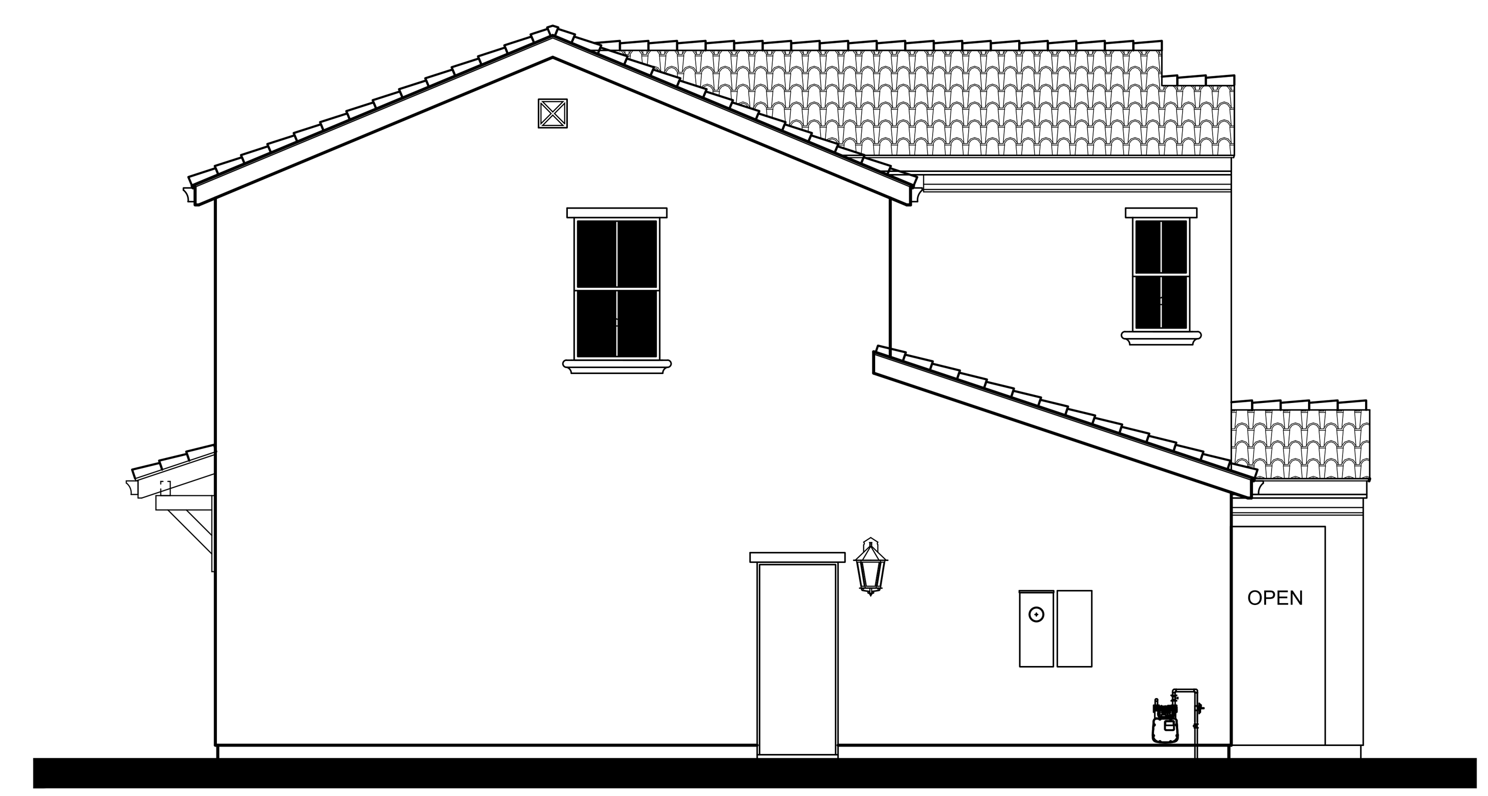
Floor Plan - Plan 2 Summary:
Great Room / Entertaining
3 Bedrooms W/ Loft Option
2.5 Baths
1,638 s.f.

FRONT

RIGHT



REAR



LEFT

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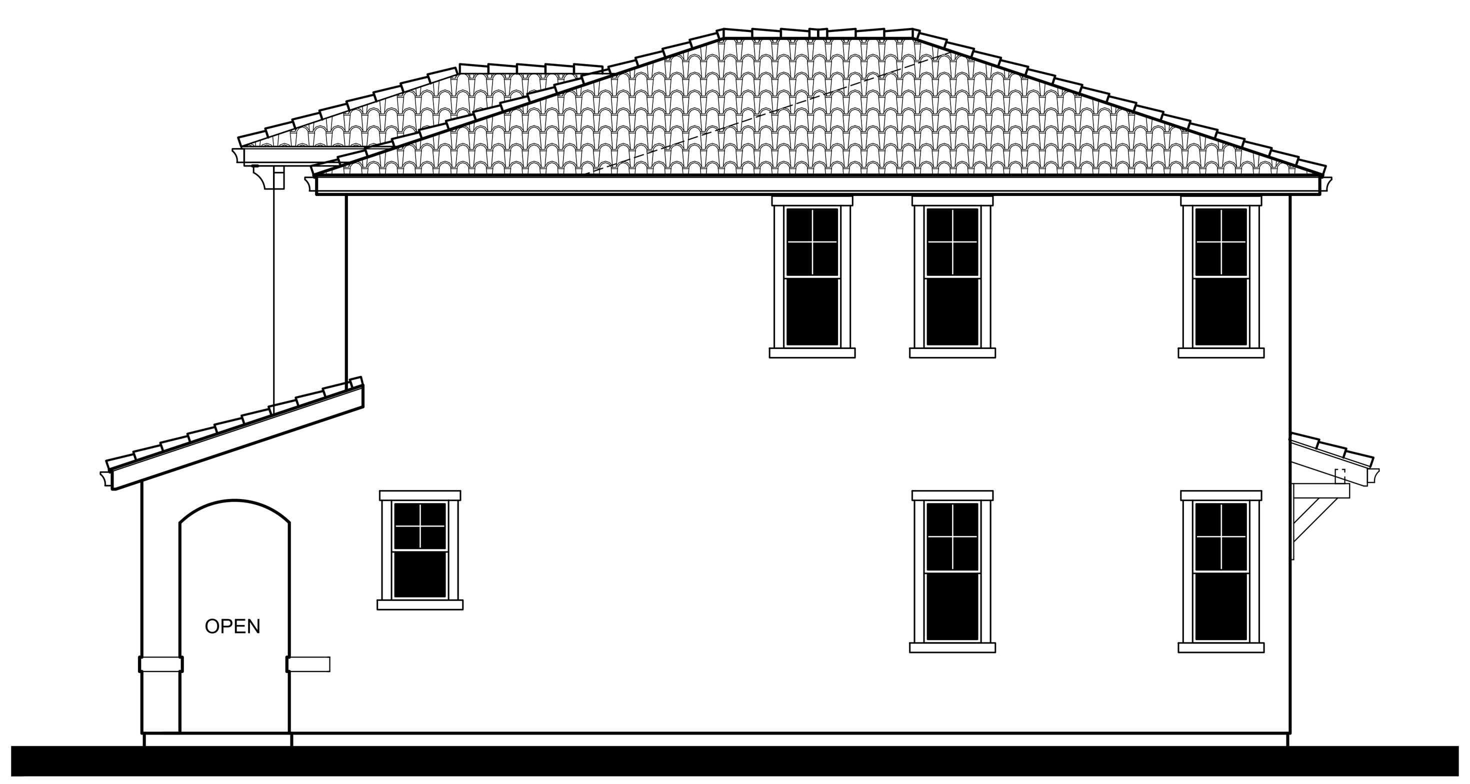
INCORPORATED

GADING II HAYWARD
HAYWARD, CA # 170303

SCHEMATIC DESIGN
FEBRUARY 27, 2018

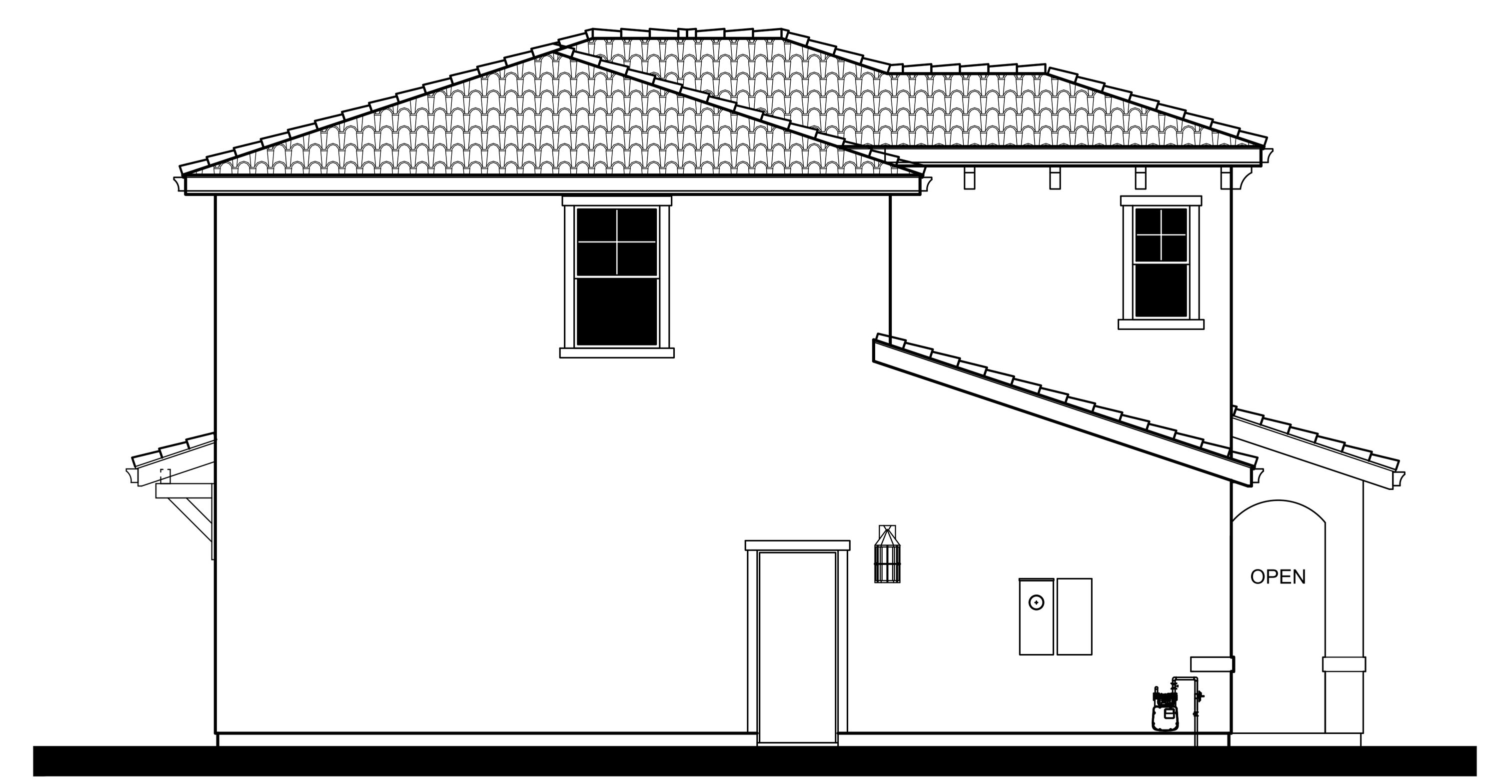
PLAN 2 - 'A' EXTERIOR ELEVATIONS

FRONT



RIGHT

REAR



LEFT

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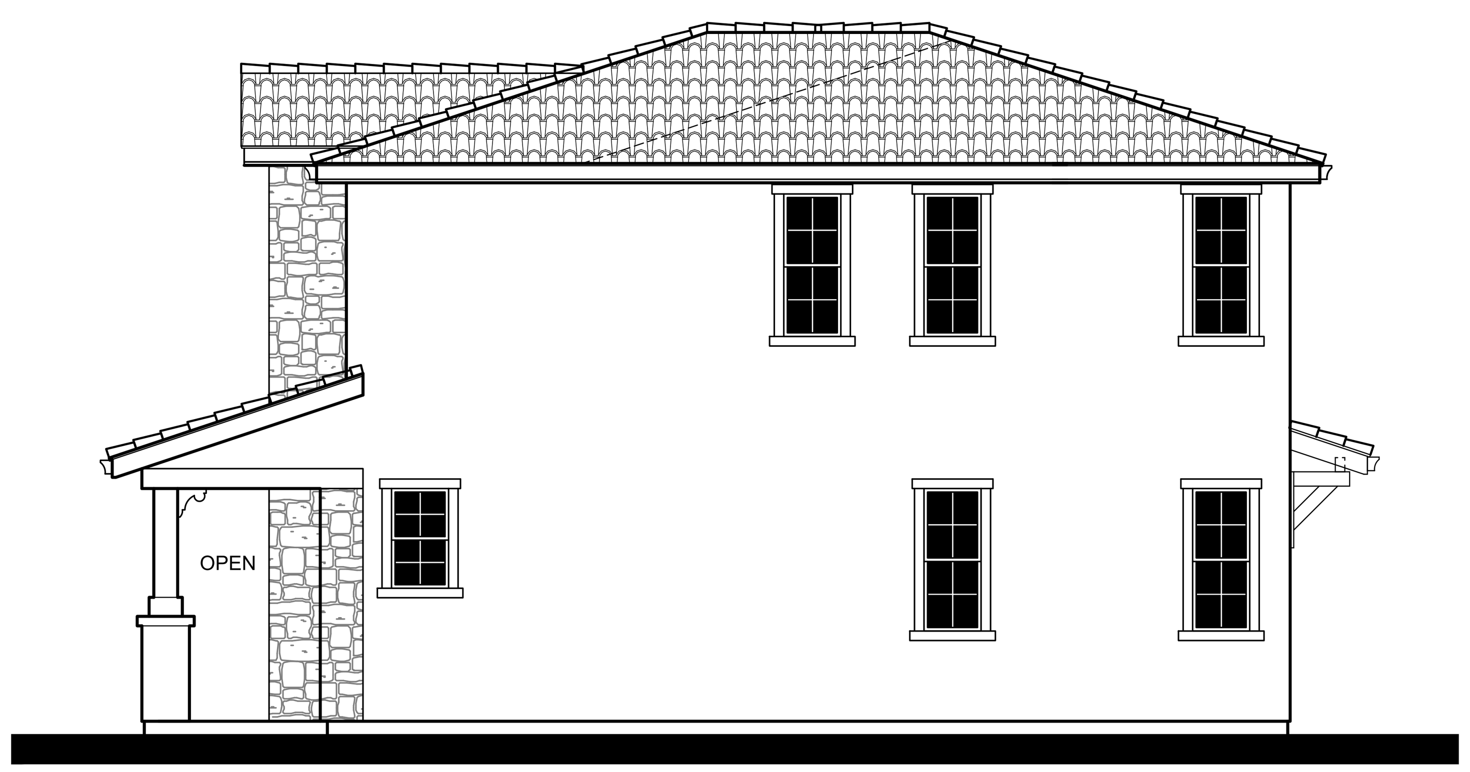
GADING II HAYWARD
HAYWARD, CA # 170303

SCHEMATIC DESIGN
FEBRUARY 27, 2018

PLAN 2 - 'B' EXTERIOR ELEVATIONS

A2-12

FRONT



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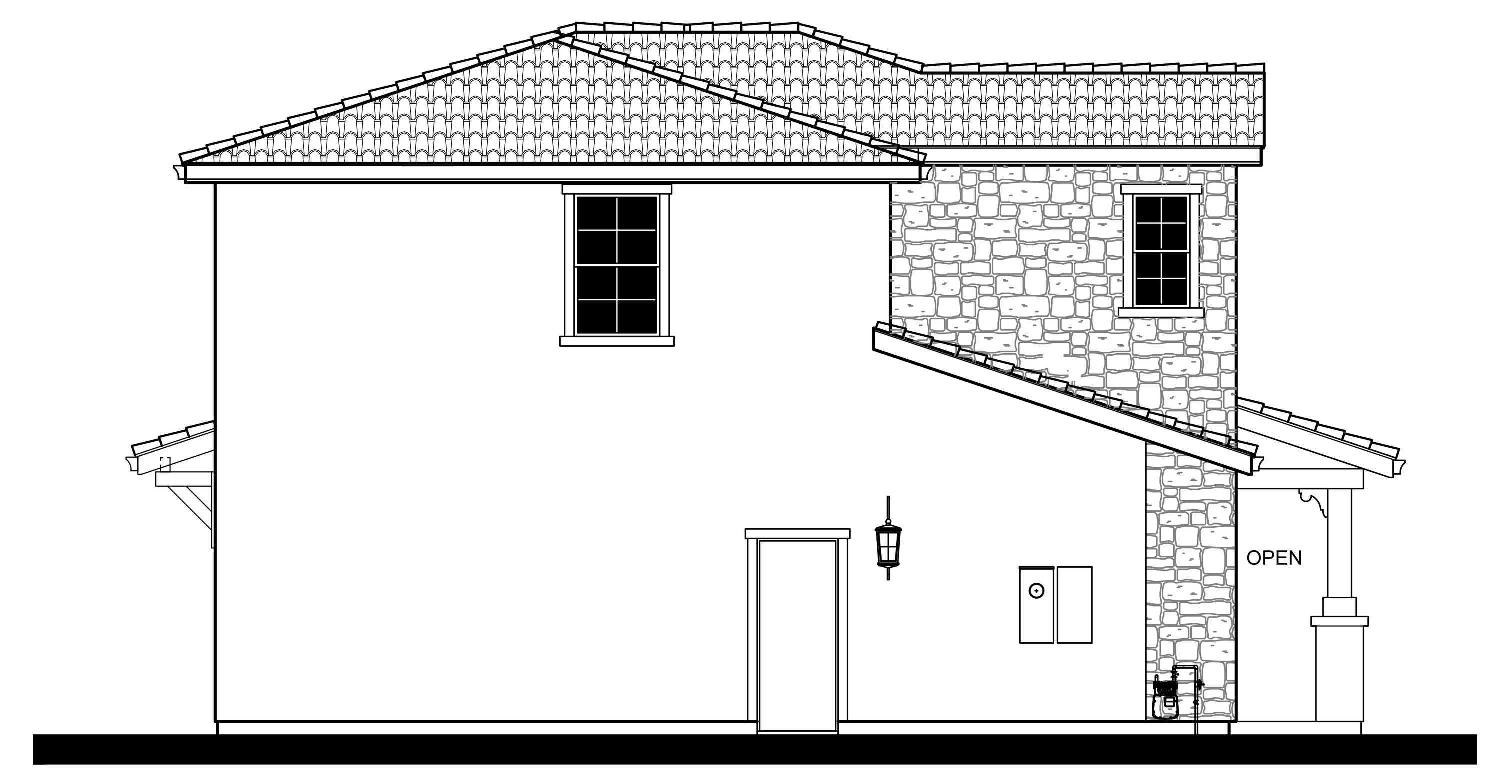

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GADING II HAYWARD
HAYWARD, CA # 170303

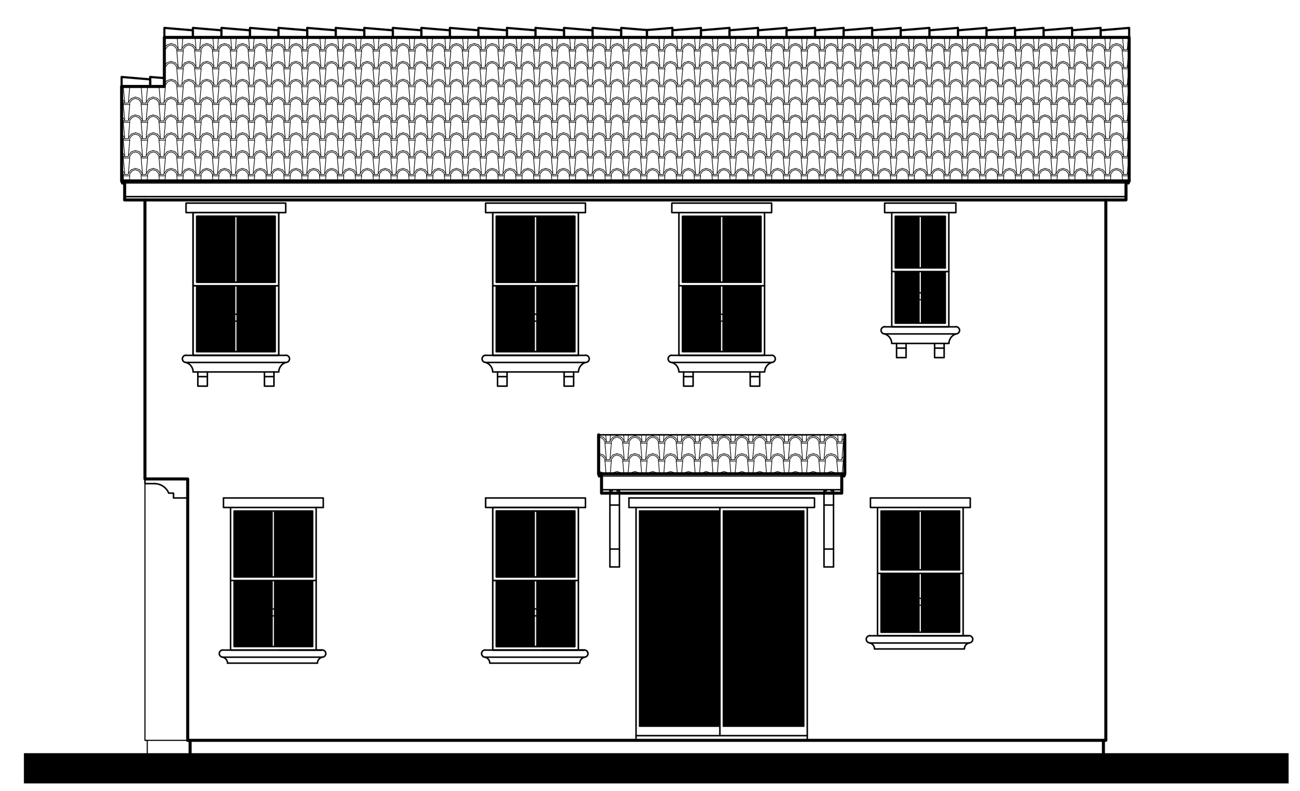
SCHEMATIC DESIGN
FEBRUARY 27, 2018

PLAN 2 - 'C' EXTERIOR ELEVATIONS

A2-13

FRONT

RIGHT - CORNER



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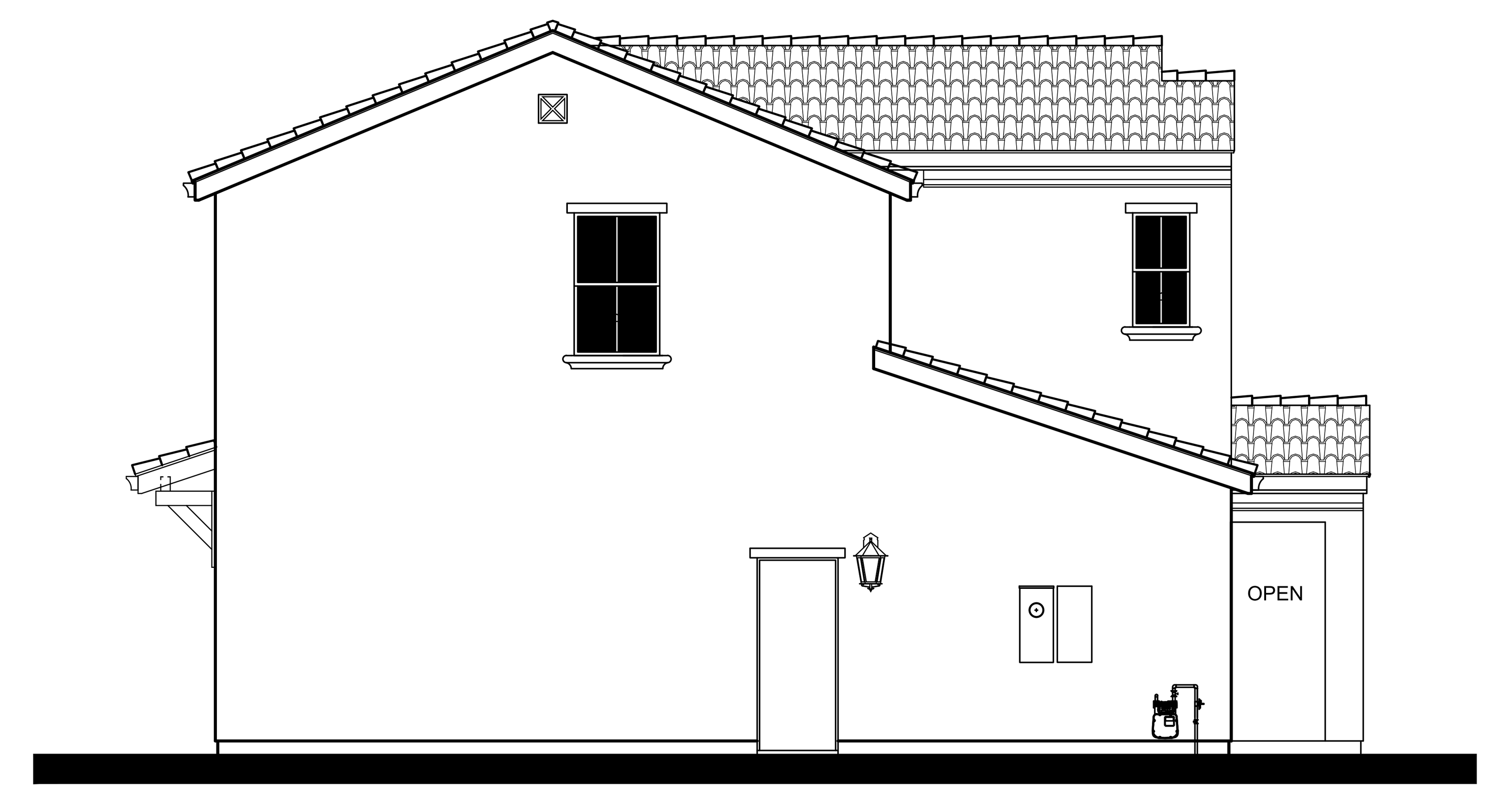

LEFT

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GADING II HAYWARD
HAYWARD, CA # 170303

SCHEMATIC DESIGN
FEBRUARY 27, 2018

PLAN 2 - 'A' CORNER ELEVATIONS
LOT 18

A2-14

3A Materials-
Concrete Roof Tile
"Low Profile S Tile"
12" Eaves, 2" Rakes
Decorative Details
Coach Light
1x Stucco Finish Trim

ELEVATION 3A MISSION

3B Materials-
Concrete Roof Tile
"Low Profile S Tile"
12" Eaves & Rakes
Decorative Details
Coach Light
1x Stucco Finish Trim
Brackets

ELEVATION 3B SPANISH RESORT

3C Materials-
Concrete Roof Tile
"Low Profile S Tile"
12" Eaves & Rakes
Decorative Details
Coach Light
1x Stucco Finish Trim
Stone Veneer

ELEVATION 3C HACIENDA

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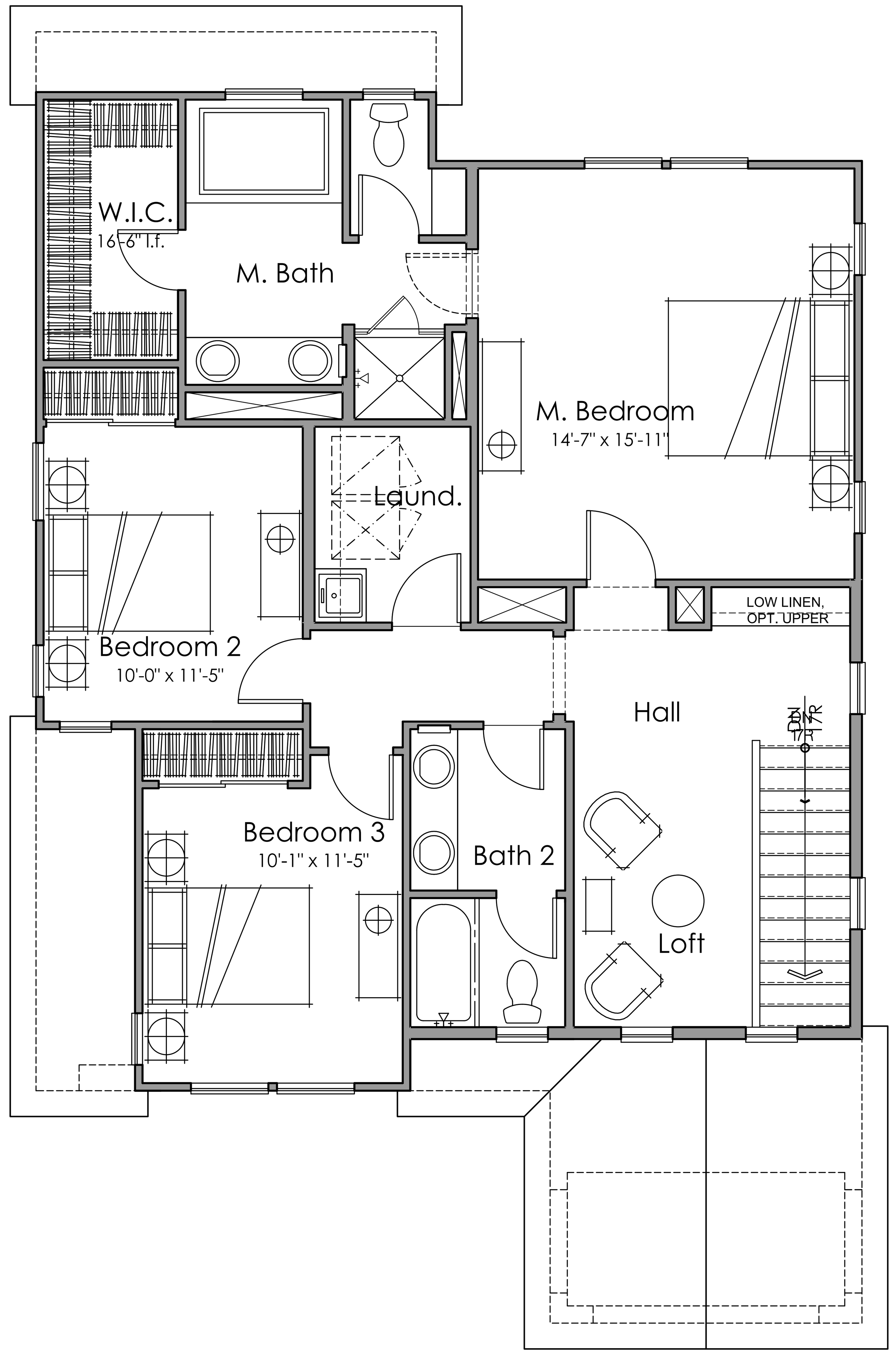
GADING II HAYWARD
HAYWARD, CA # 170303

SCHEMATIC DESIGN
FEBRUARY 27, 2018

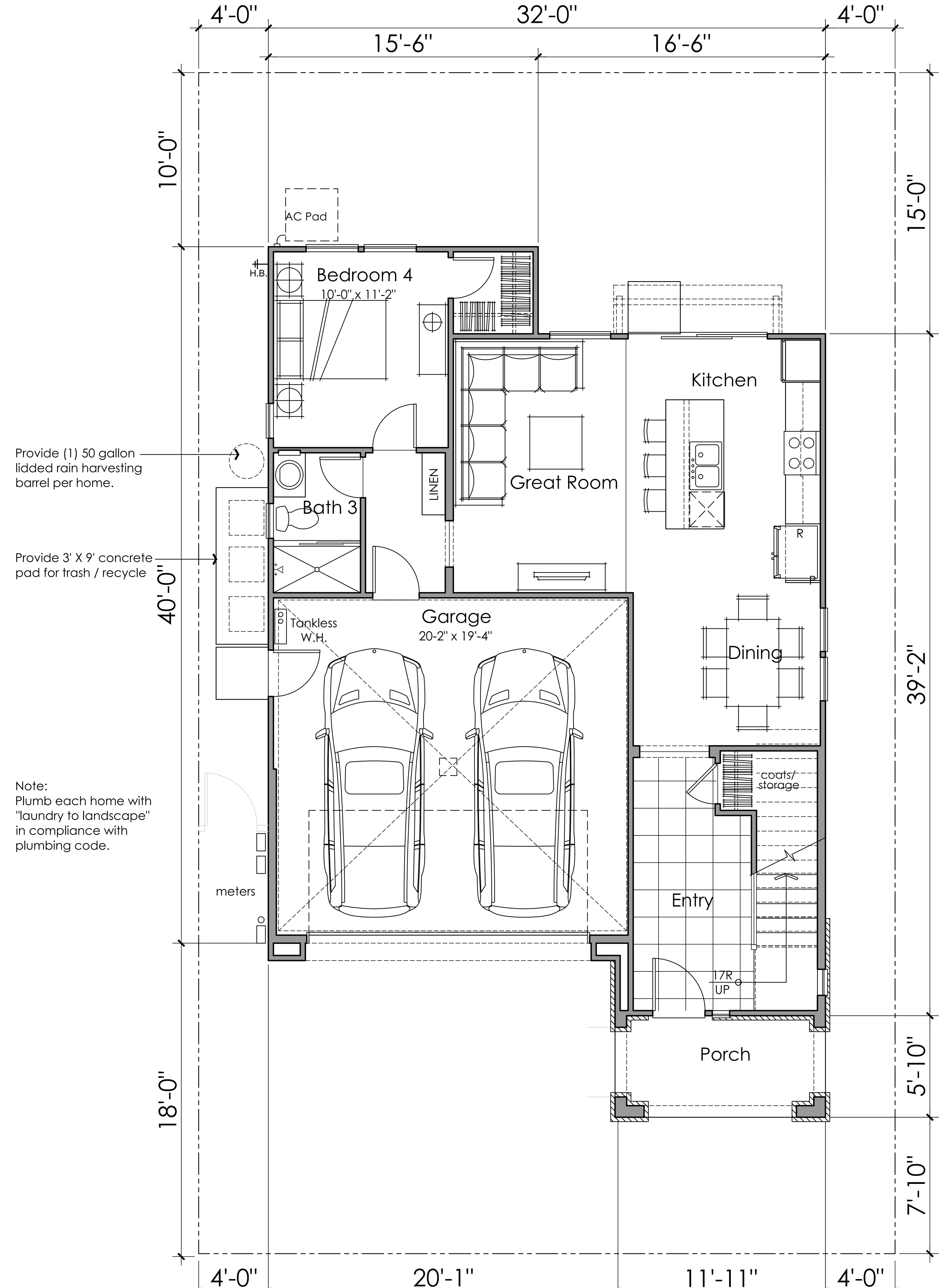
PLAN 3 FRONT ELEVATIONS

A3-01



Second Floor

1080 s.f.

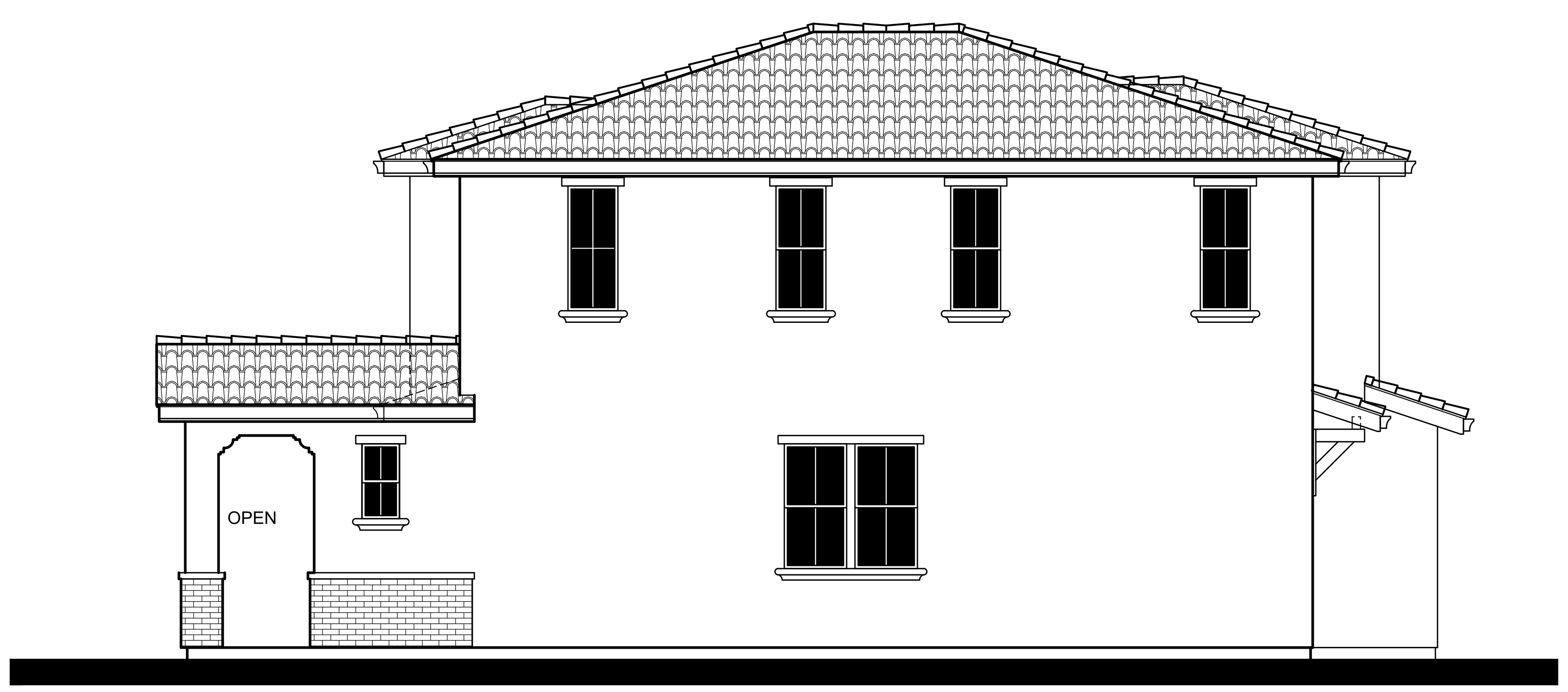


First Floor

835 s.f.

Floor Plan - Plan 3 Summary:
Great Room / Entertaining
4 Bedrooms W/ Loft
3 Baths
1,915 s.f.

FRONT



RIGHT

REAR

LEFT

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GADING II HAYWARD
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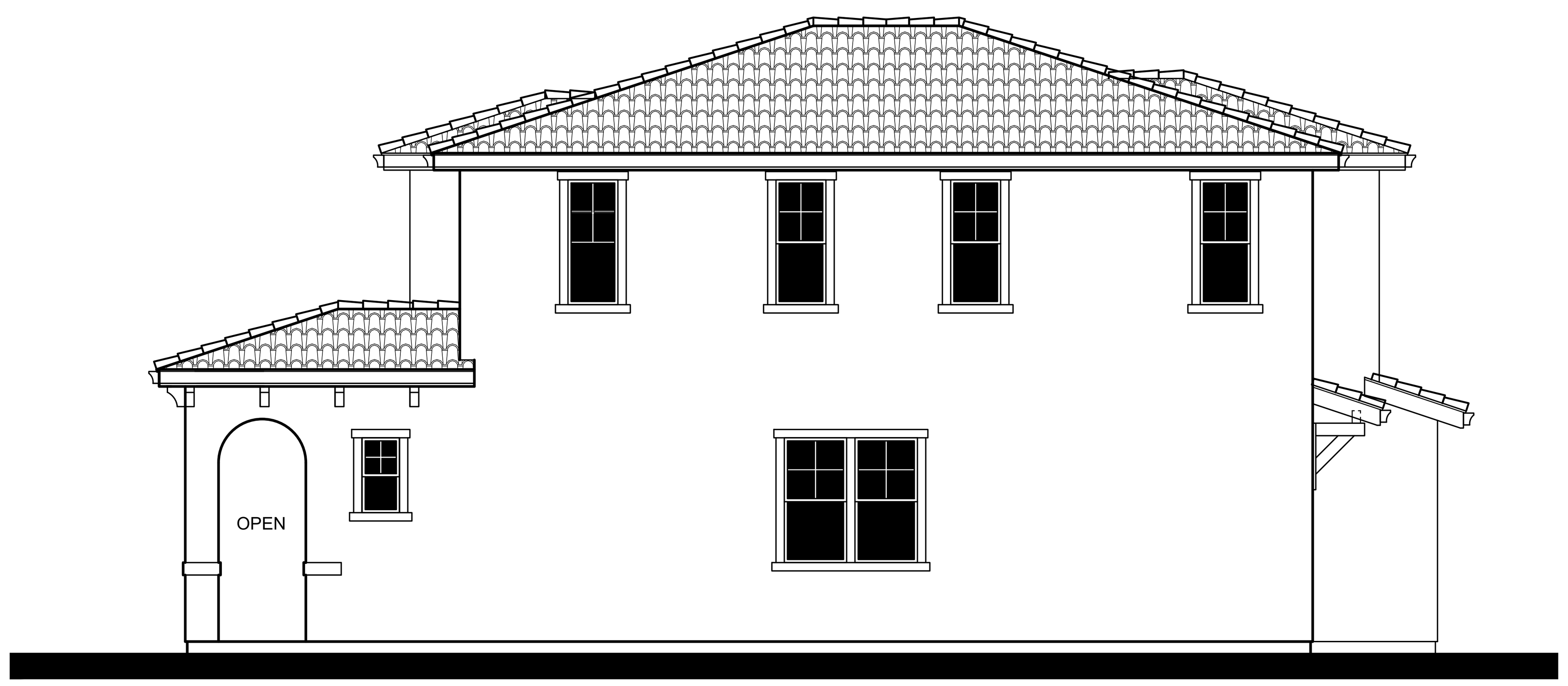
SCHEMATIC DESIGN
FEBRUARY 27, 2018

PLAN 3 - 'A' EXTERIOR ELEVATIONS

A3-11

FRONT



RIGHT

REAR

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GADING II HAYWARD
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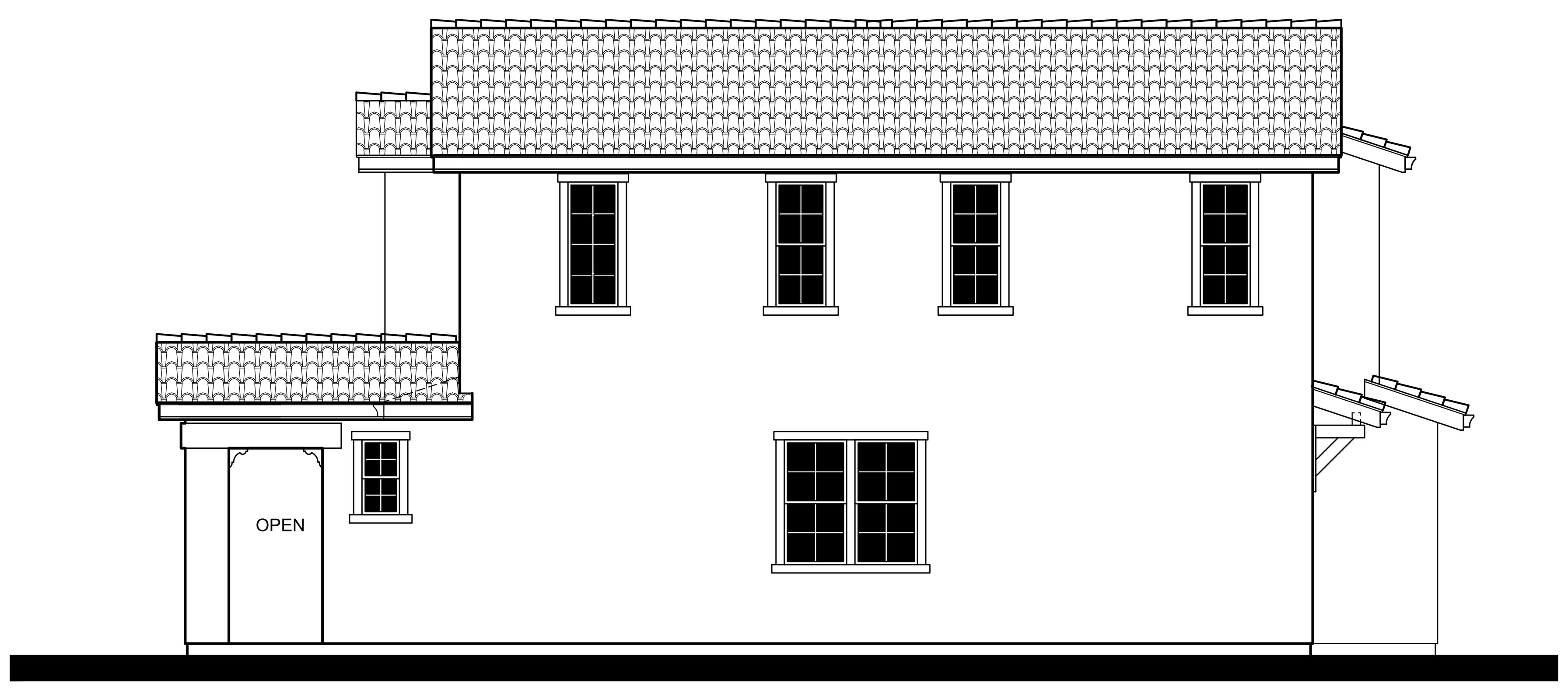
SCHEMATIC DESIGN
FEBRUARY 27, 2018

PLAN 3 - 'B' EXTERIOR ELEVATIONS

A3-12

FRONT



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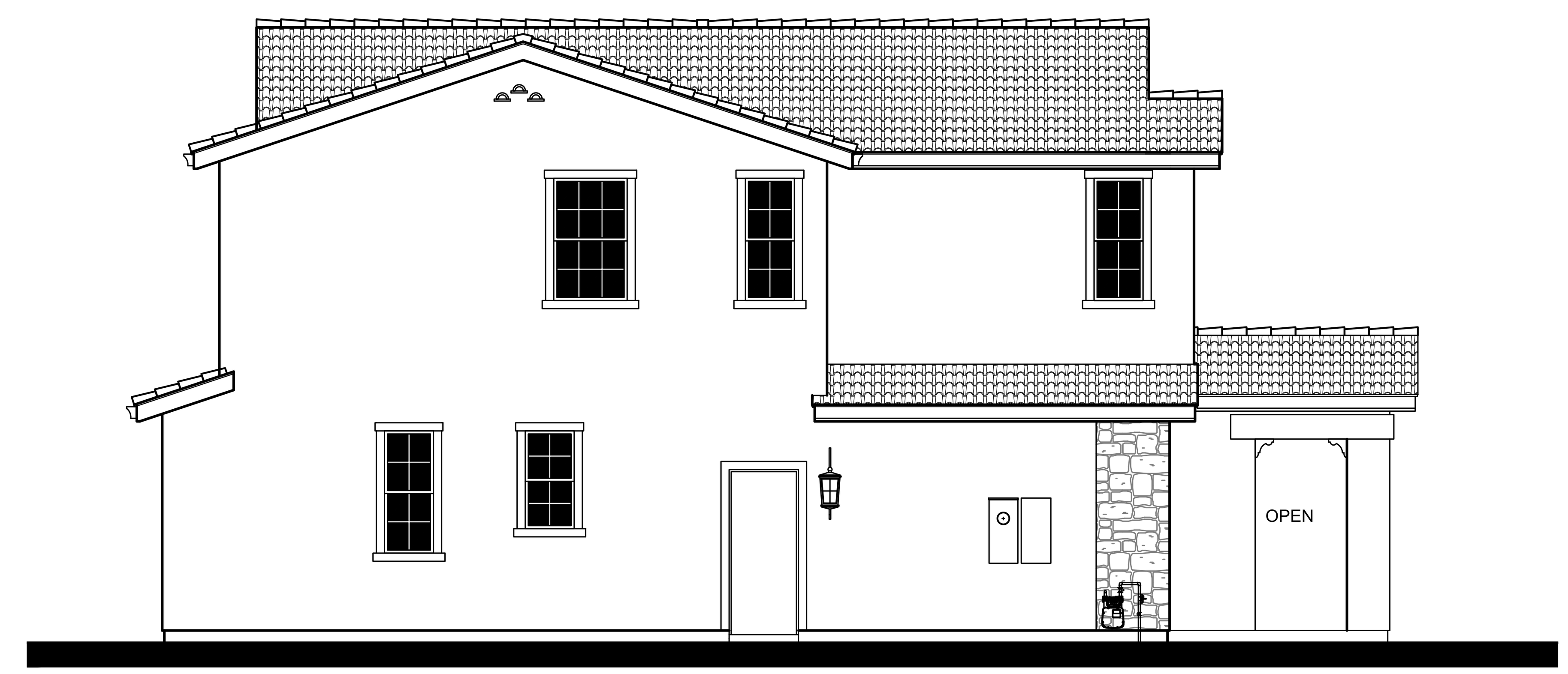
REAR



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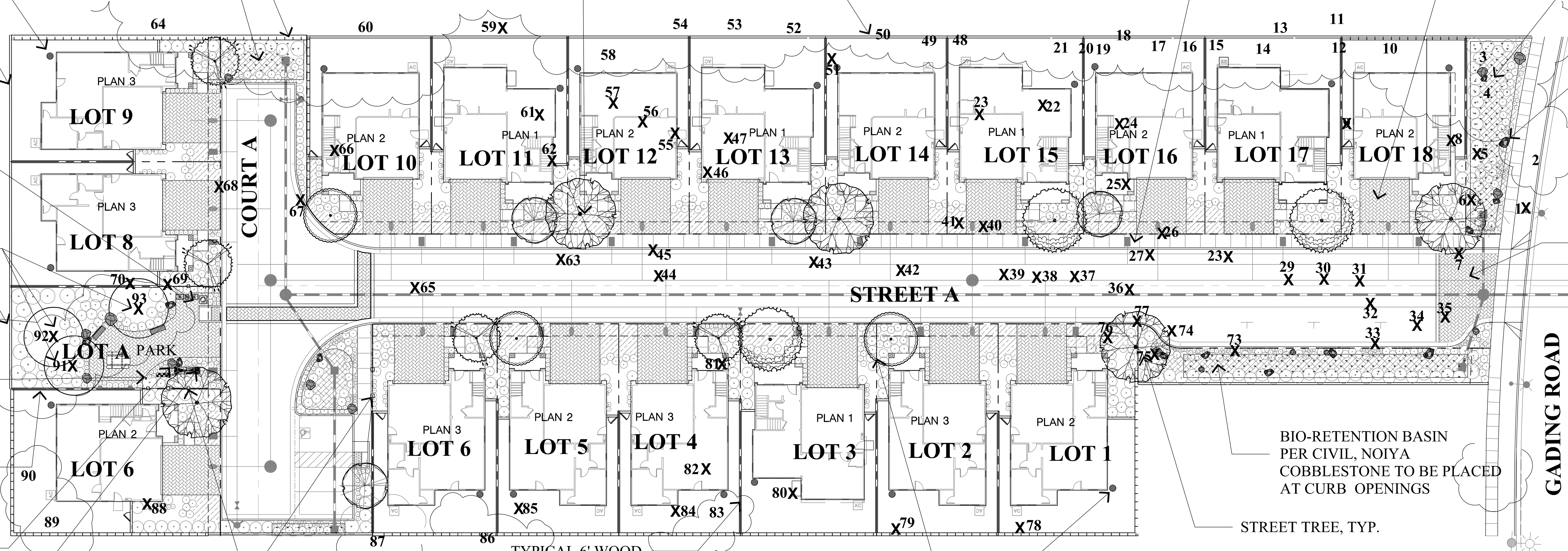
SCHEMATIC DESIGN
FEBRUARY 27, 2018

PLAN 3 - 'C' EXTERIOR ELEVATIONS



PRELIMINARY PROPOSED PLANT PALETTE

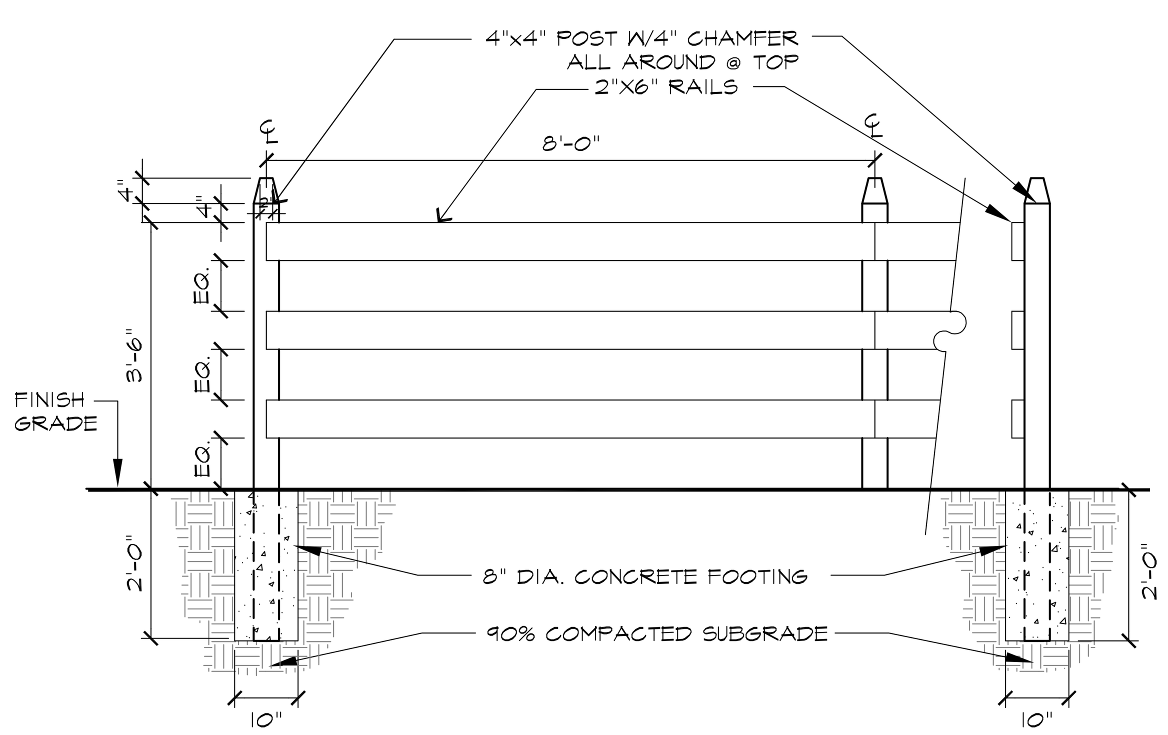
SYMBOL	BOTANICAL NAME	COMMON NAME	WATER USE*	SPACING	MATURE SIZE (HIGH X WIDTH)
SHRUBS					
ACA 'C.I.'	ACACIA COGNATA 'COUSIN ITT'	LITTLE RIVER WATTLE	LOW	4'	2.5' X 4'
BUD 'B.K.'	BUDDLEIA D. 'BLACK KNIGHT'*	BUTTERFLY BUSH	LOW	6'	6' X 6'
BUD 'P.H.'	BUDDLEIA D. 'PURPLE HAZE'*	PURPLE HAZE SUMMER LILAC	LOW	3'	2.5' X 3'
CAR TUM	CAREX TUMULICOLA*	BERKELEY SEDGE	LOW	2'	2' X 2'
DIE BIC	DIETES 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'
EUO 'G.S.'	EUONYMUS J. 'GREEN SPIRES'	GREEN SPIRES EUONYMUS	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 OLLIE'	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'
PIT 'VAR'	PITTOSPORUM T. 'VARIEGATA'	VARIEGATED TOBIRA	LOW	4'	4' X 4'
ROS CAL	ROSA CALIFORNICA	CAL. ROSE	LOW	6'	3' X 6'
ROS 'T.B'	ROSMARINUS O. 'TUSCAN BLUE'	ROSEMARY	LOW	3.5'	6' X 3.5'
SAL LEU	SALVIA LEUCANTHA	MEXICAN BUSH SAGE	LOW	3'	3' X 3'
STA BYZ	STACHY'S 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 'W.H.'	WESTRINGIA F. 'WYNYABBIE 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					
	CAREX TUMULICOLA* 1 GALLON @ 30"	BERKELEY SEDGE	LOW		1.5' X 6'
	THYMUS PSEUDOLANUGINOSUS 1 GALLON @ 36"	WOOLY THYME	LOW		1' X 3"
	ARCTOSTAPHYLOS D. 'PACIFIC MIST' 1 GALLON @ 36" O.C.	BEARBERRY	LOW		1' X 3'

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

* ALSO C3 PLANTS

PRELIMINARY TREE PALETTE

BOTANICAL NAME	COMMON NAME	SIZE	WATER USE
TREES			
ARBUTUS 'MARINA'	STRAWBERRY TREE	24" BOX	LOW
LAGERSTROEMIA X 'TUSCARORA	CRAPE MYRTLE	24" BOX	LOW
PISTACHIA CHINENSIS	CHINESE PISTACHE	60" BOX	LOW
PRUNUS C. 'KRAUTER VESUVIUS'	FLOWERING PLUM	24" BOX	LOW
QUERCUS AGRIFOLIA	COAST LIVE OAK	60" BOX	LOW



NOTE:
1. ALL HARDWARE TO BE GALVANIZED.
2. ALL WOOD TO BE PRESSURE TREATED.
3. REFER TO MATERIALS MATRIX FOR COLORS AND FINISHES.

(A) CORRAL FENCE — SCALE: 1/2" = 1'-0"

NOTES:

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

GRAPHIC SCALE
0 20 40 60
(IN FEET)
1 inch = 20 ft.

DUTRA ENTERPRISES, INC.

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

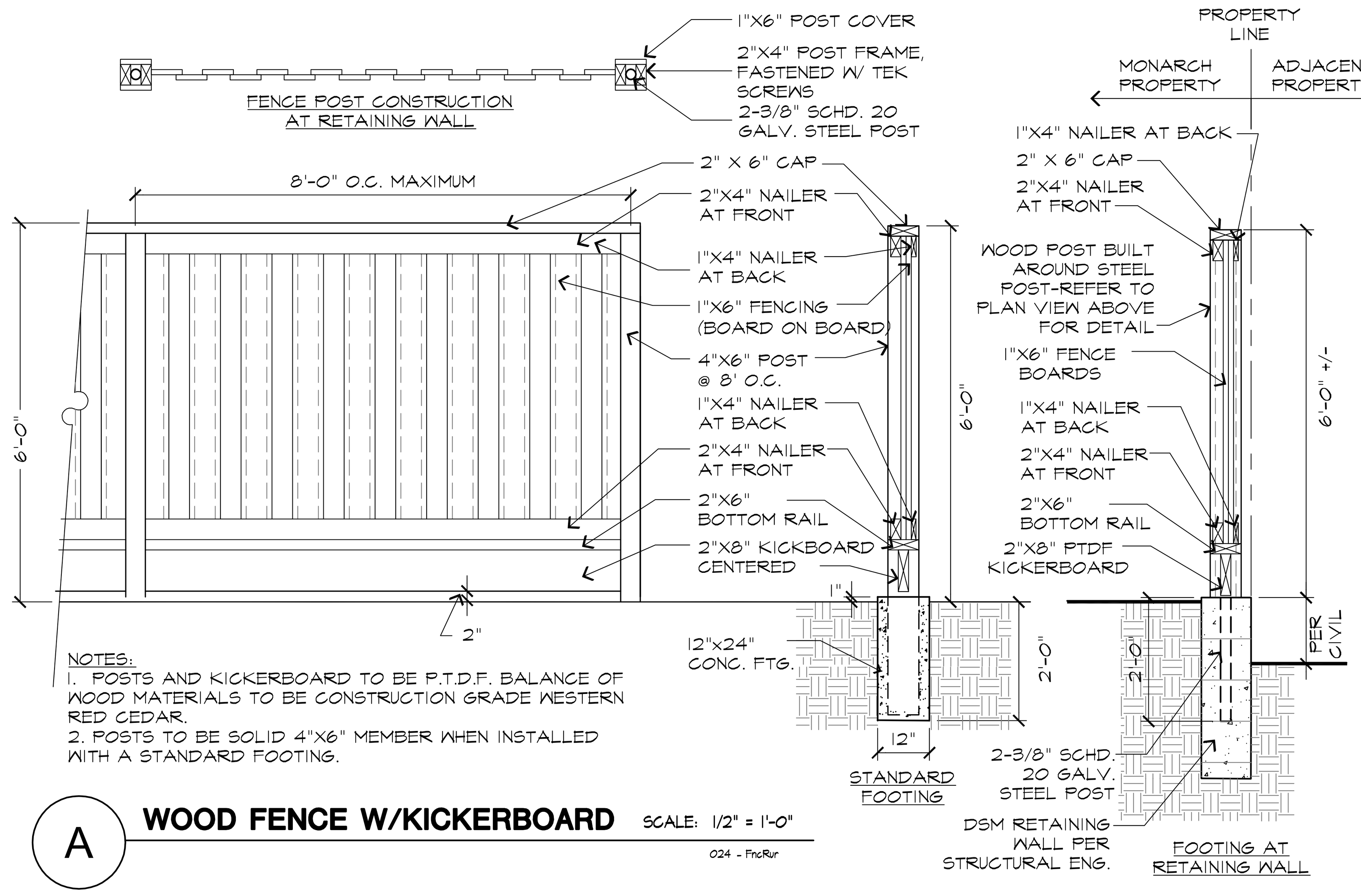
Preliminary Landscape Plan

Gading II

Hayward, California

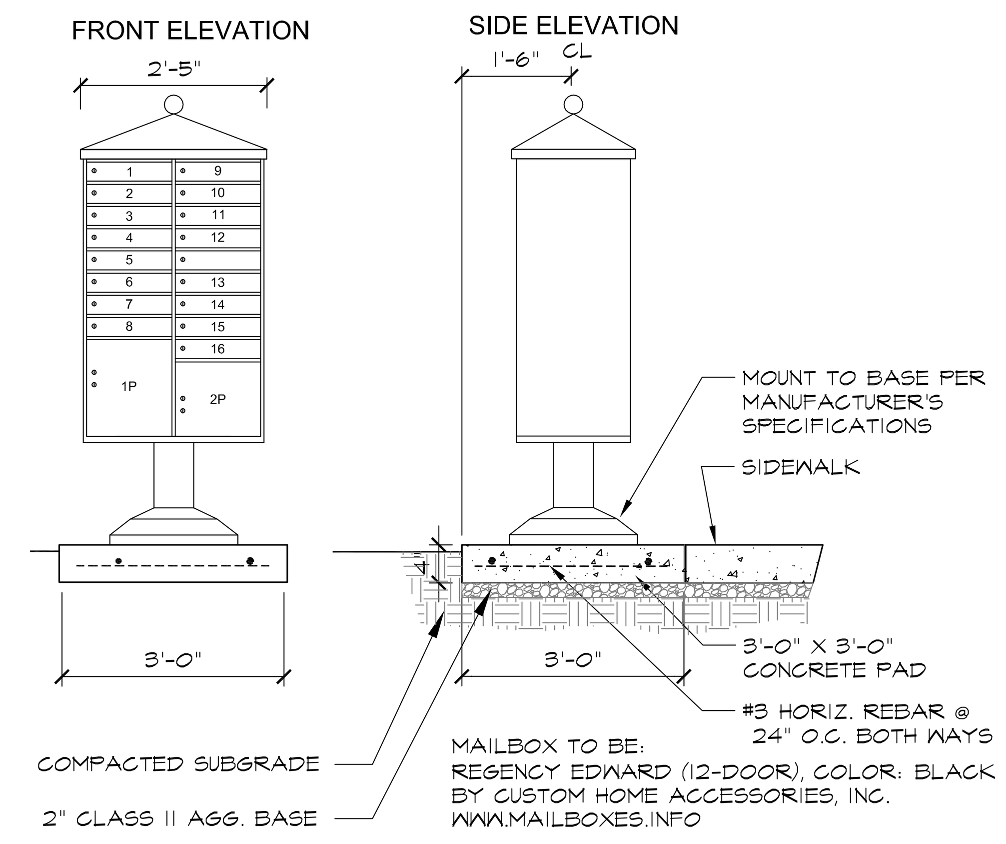
March 2, 2018

L1

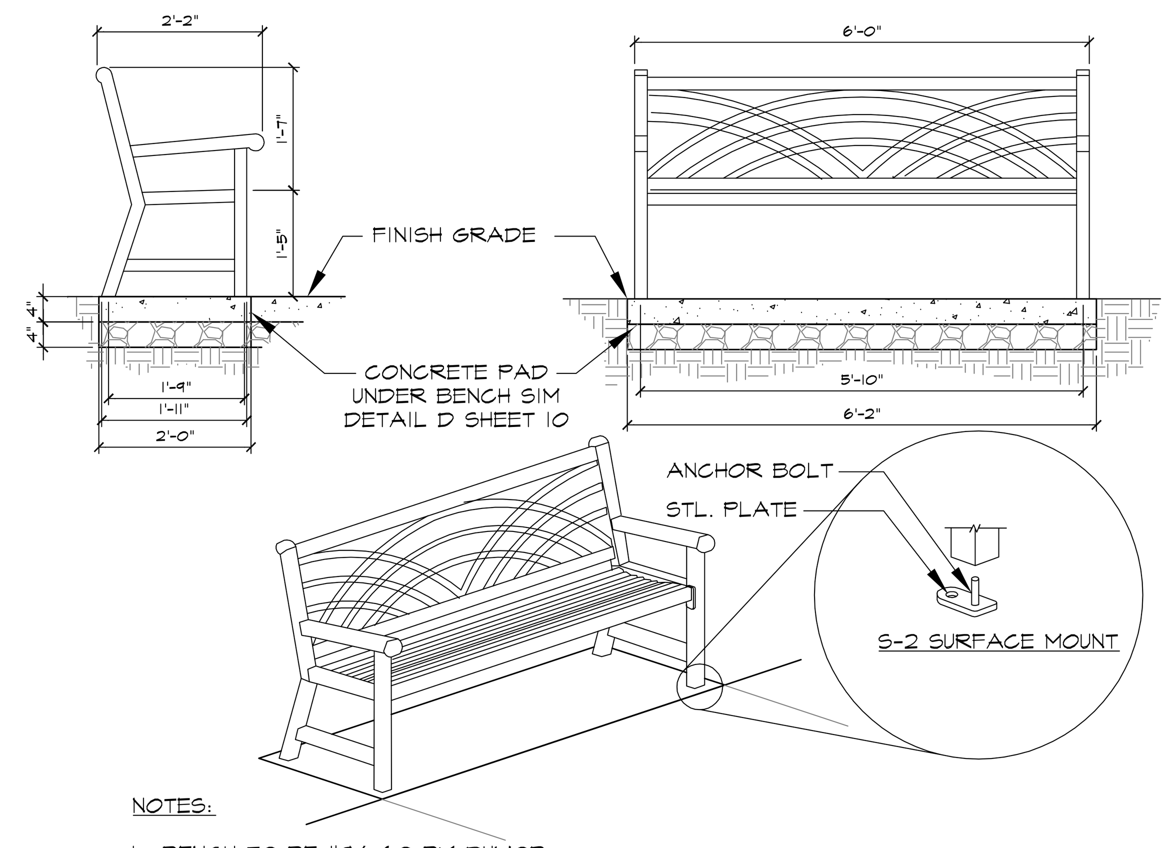


NOTES:
1. POSTS AND KICKERBOARD TO BE P.T.D.F. BALANCE OF WOOD MATERIALS TO BE CONSTRUCTION GRADE WESTERN RED CEDAR.
2. POSTS TO BE SOLID 4"X6" MEMBER WHEN INSTALLED WITH A STANDARD FOOTING.

A **WOOD FENCE W/KICKERBOARD** SCALE: 1/2" = 1'-0"

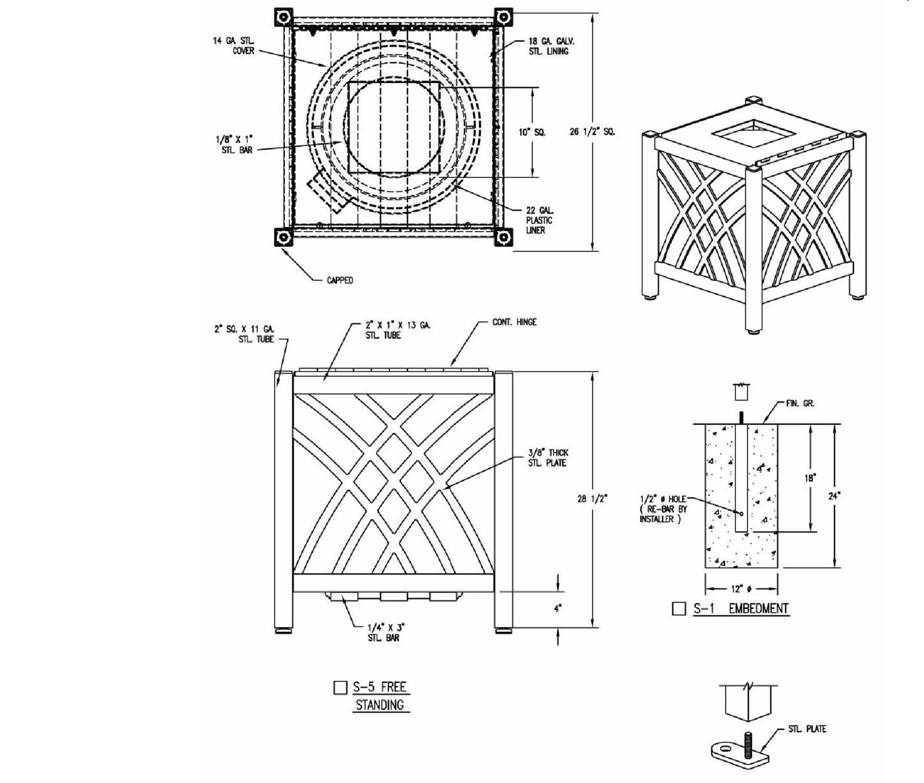


B **COMMUNITY MAILBOXES**



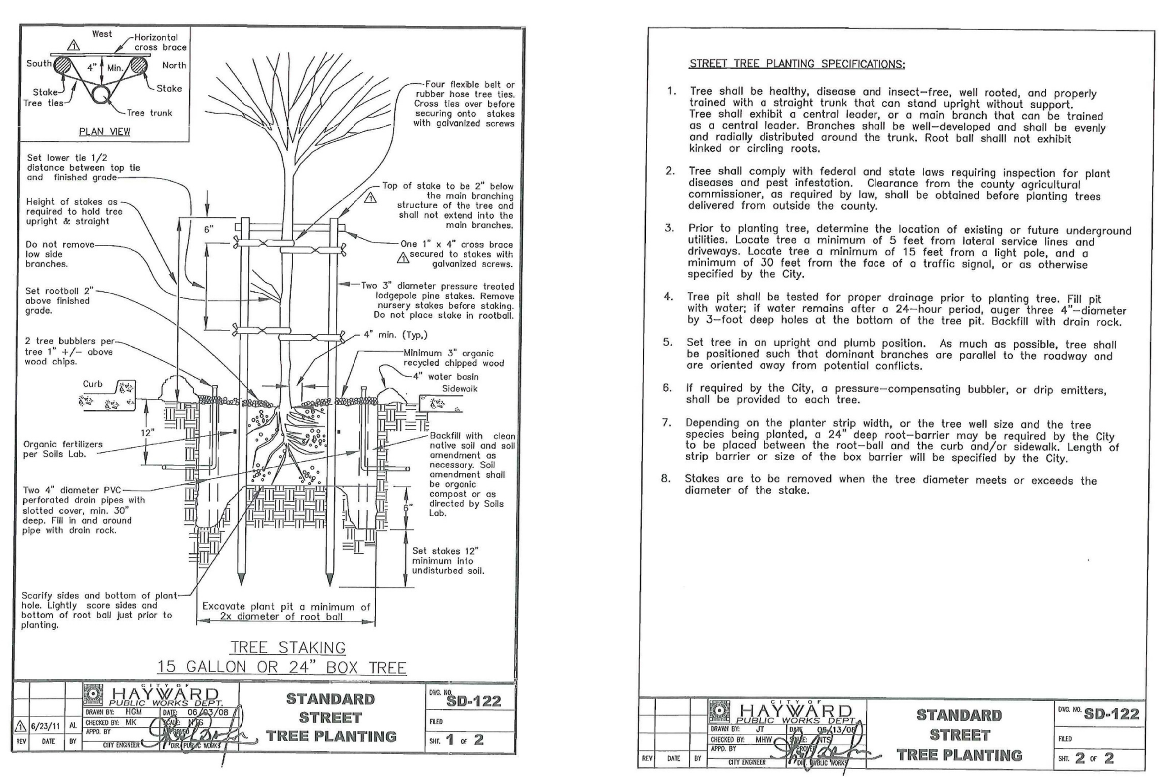
NOTES:
1. BENCH TO BE #94-60 BY DUMOR.
2. ALL STEEL MEMBERS COATED W/ ZINC RICH EPOXY THEN FINISHED W/ POLYESTER POWDER COATING. COLOR TO BE 'BRONZE'.
3. ALL WELDS CONTINUOUS, THEN GROUND SMOOTH.
4. BENCH SHIPPED UNASSEMBLED.
5. 1/2" x 3 3/4" EXPANSION ANCHOR BOLTS PROVIDED FOR S-2 OPTION.

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

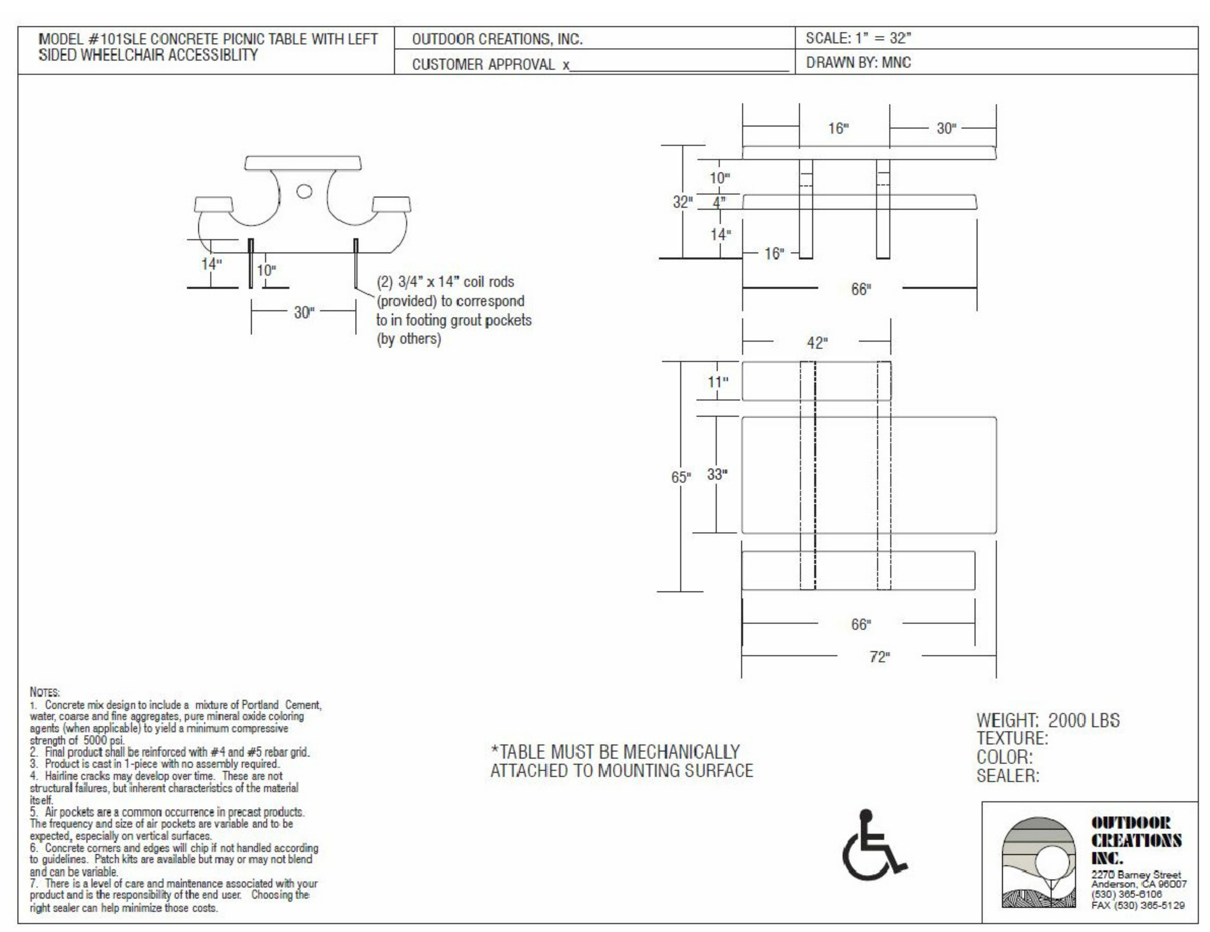


NOTES:
1. TRASH RECEPTACLE TO BE RECEPTACLE 17 (17-22) BY DUMOR.
2. ALL STEEL MEMBERS COATED W/ ZINC RICH EPOXY THEN FINISHED W/ POLYESTER POWDER COATING. COLOR TO BE 'BRONZE'.
3. ALL WELDS CONTINUOUS, THEN GROUND SMOOTH.
4. BENCH SHIPPED UNASSEMBLED.
5. 1/2" x 3 3/4" EXPANSION ANCHOR BOLTS PROVIDED FOR S-2 OPTION.

D **TRASH RECEPTACLE** NOT TO SCALE

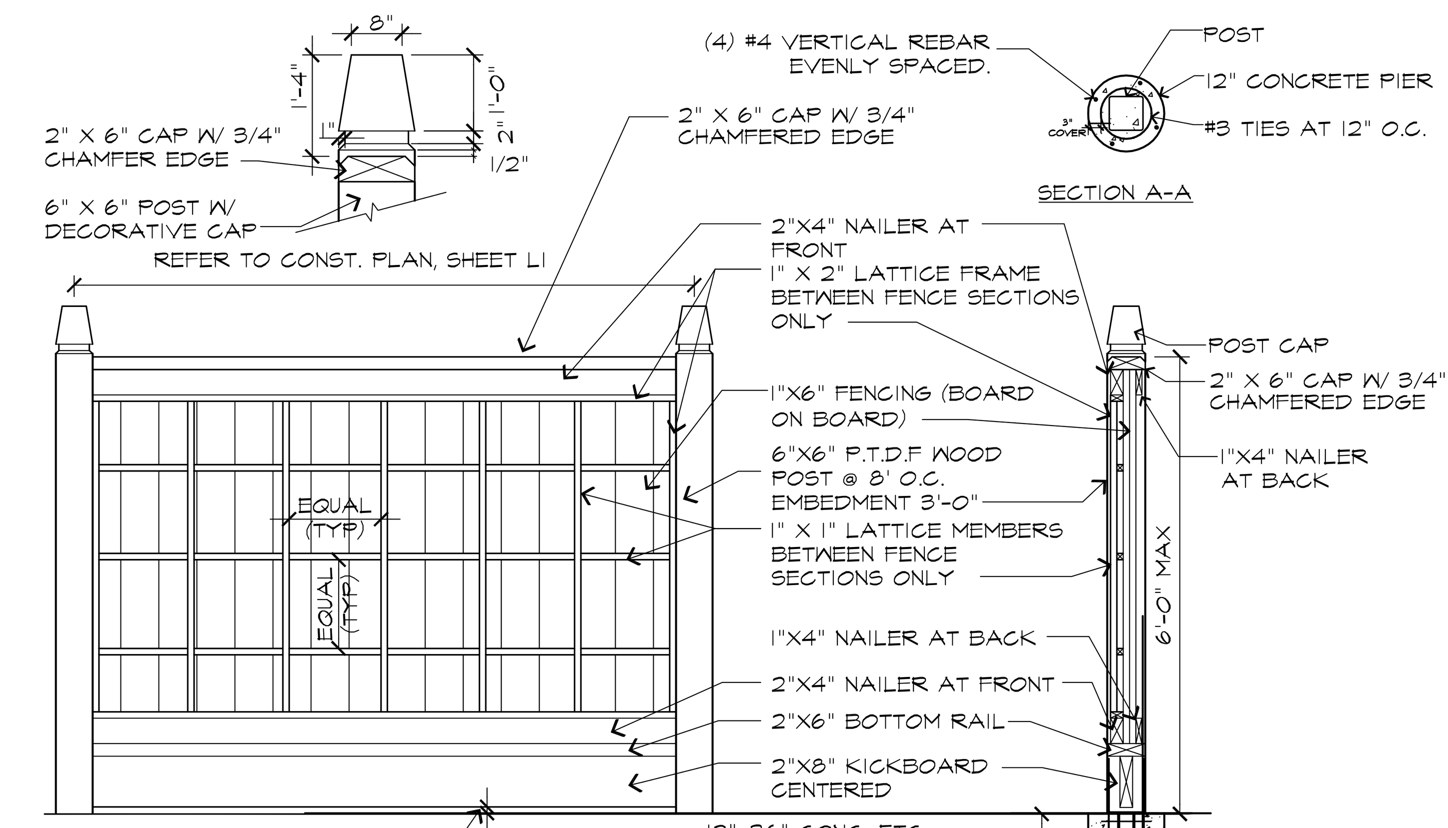


E **STANDARD STREET TREE PLANTING** NTS



F **ADA PICNIC TABLE** NTS

G **RAIN BARREL** NTS



NOTE: ALL WOOD TO BE S4S NO. 1 DOUG FIR. CAULK ALL SEAMS AND SAND. ALL HARDWARE TO BE GALVANIZED. COLOR TO BE SELECTED ALL WOOD TO RECEIVE TWO (2) COATS OF "FLAMESTOP II" WOOD PRESERVATIVE AND FIRE RETARDANT TREATMENT. ALLOW MINIMUM OF 48 HOURS BETWEEN COATS OF PRESERVATIVE, AND ALLOW TO DRY FOR MINIMUM OF 48 HOURS PRIOR TO PAINTING. AVAILABLE FROM WWW.FLAMESTOP.COM. APPLY PER MANUFACTURER'S SPECIFICATIONS. ALL WOOD TO RECEIVE (1) COAT PRIMER (2) COATS OF FLAT ENAMEL. STRUCTURAL CALCULATIONS TO BE PROVIDED BY PROJECT STRUCTURAL ENGINEER.

H **DECORATIVE WOOD SCREEN** SCALE: 1/2" = 1'-0"

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DUTRA ENTERPRISES, INC.

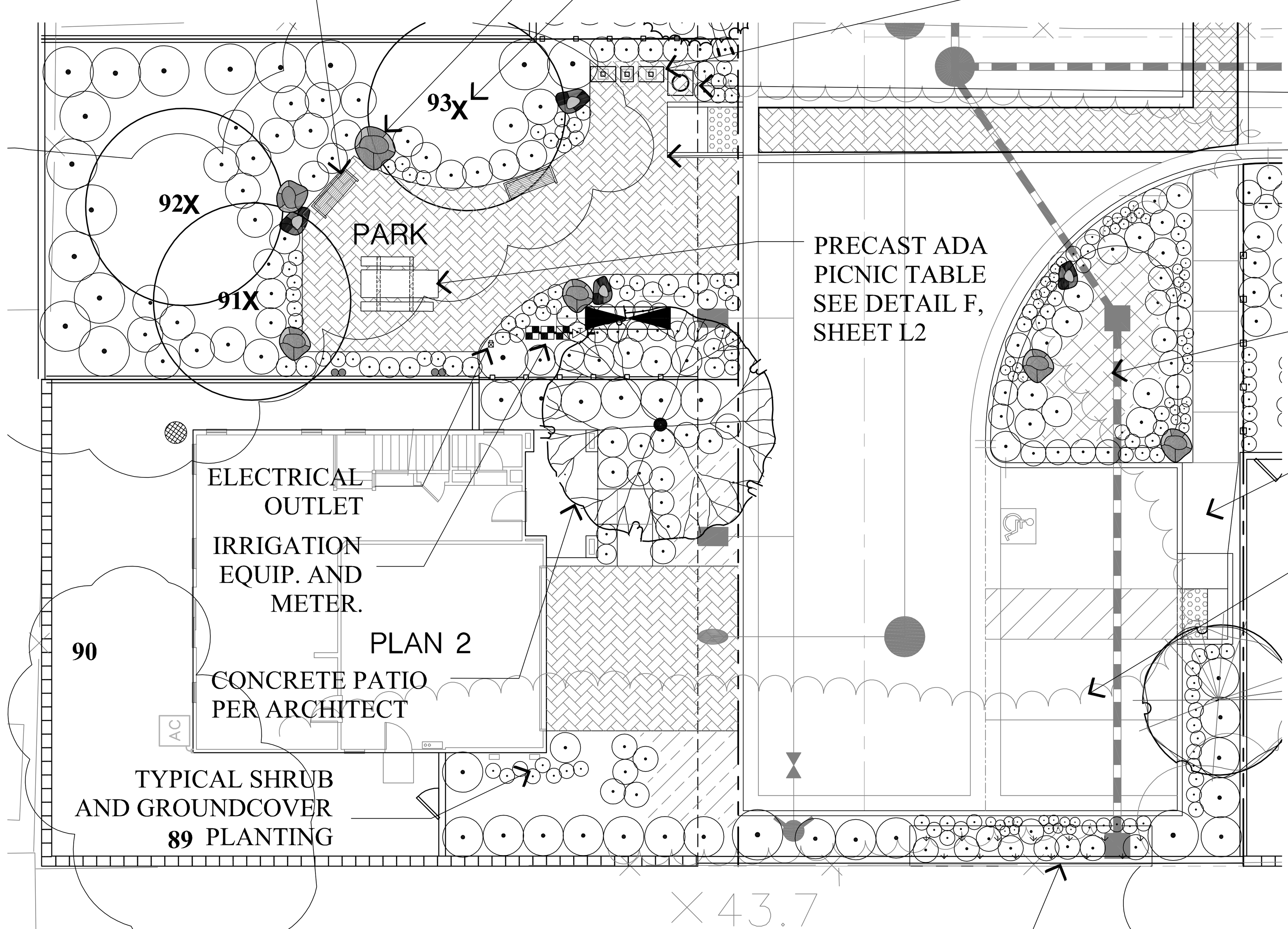
Preliminary Landscape Construction Details

Gading II

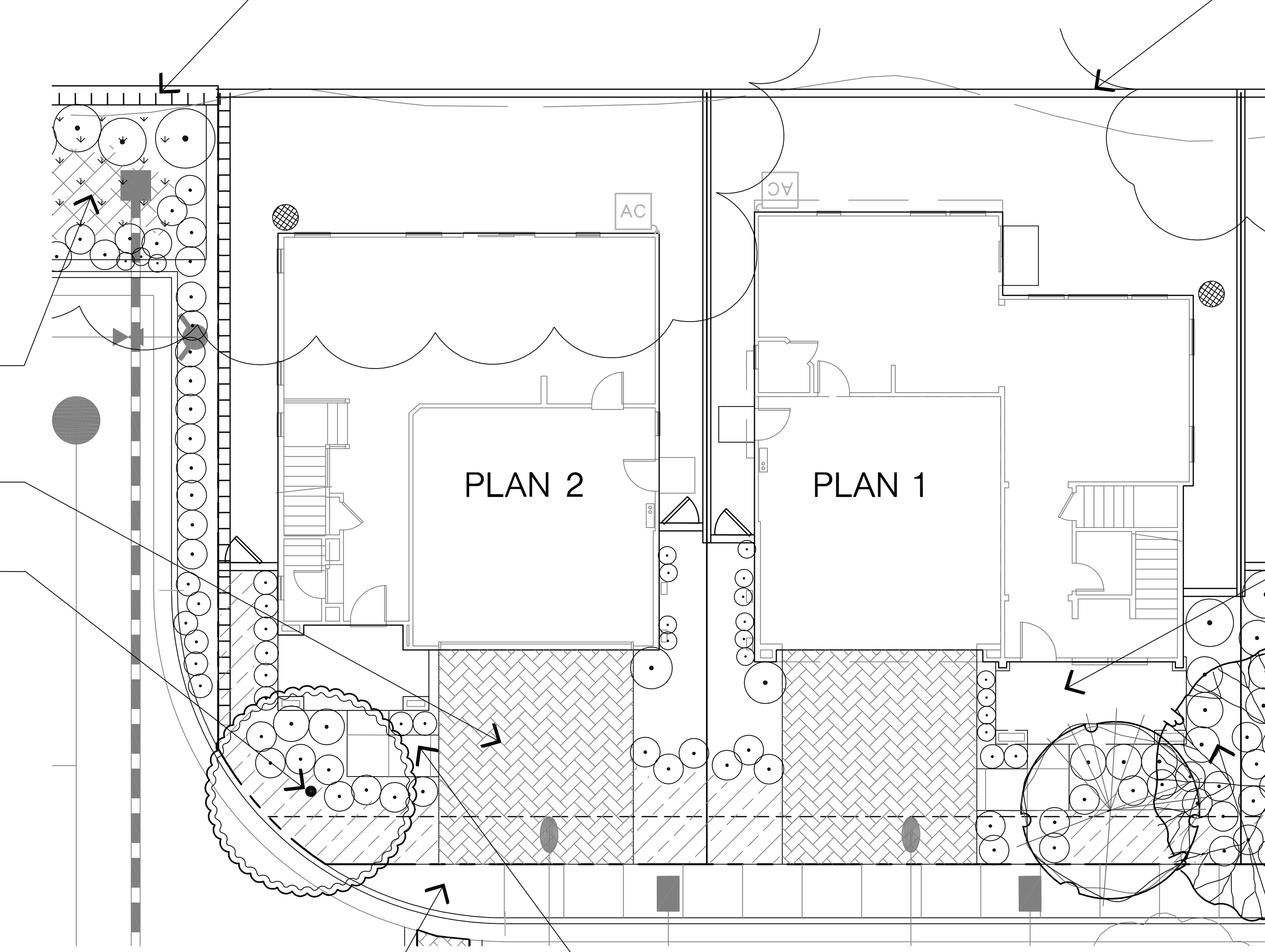
Hayward, California

March 2, 2018

L2



PARK ENLARGEMENT



PLAN 2 AND PLAN 1 ENLARGEMENT

GRAPHIC SCALE

0 10 20 30

(IN FEET)
1 inch = 10 ft.

CONCEPTUAL LANDSCAPE STATEMENT

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

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

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

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

THE PROJECT FEATURES A COMMON PARK SPACE THAT PROVIDES OPPORTUNITIES FOR ADULTS AND CHILDREN TO INTERACT. AN OPEN TURF AREA AND SEATING PROVIDE A FAMILY FRIENDLY SPACE THAT ALLOWS ITS USERS TO ENJOY THE OUTDOORS.

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

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

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DUTRA ENTERPRISES, INC.

Preliminary Landscape Enlargement Plans

Gading II

Hayward, California

March 2, 2018

L3

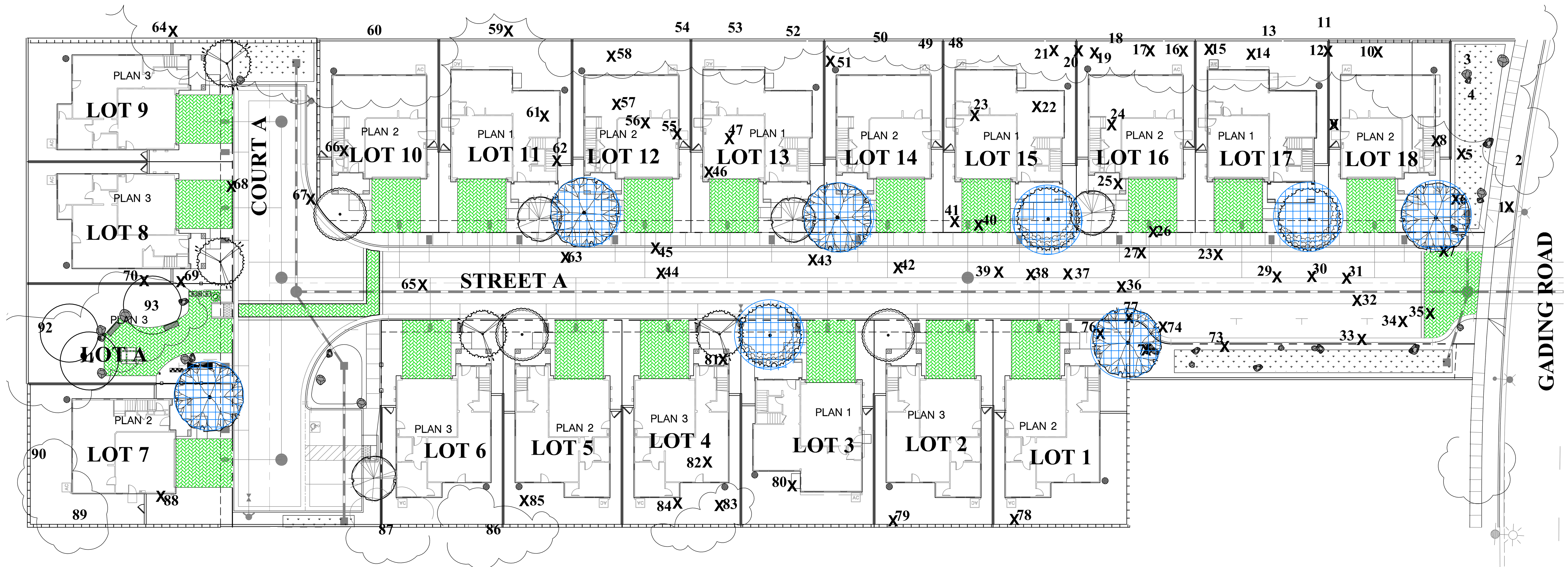
TREE REPORT EVALUATION

(PER TREE REPORT PREPARED BY HORTSCIENCE, INC. AND DATED OCTOBER 2017

Table 4: Appraisal of Value
25941 Gading Road, Hayward, CA.

Tree No.	Species	Trunk Diameter (in.)	Disp.	Appraised Value
1	Evergreen pear	6	Remove	$550
2	Evergreen pear	10	Remove	$1,450
3	Blue atlas cedar	36	Remove	$15,650
4	Deodar cedar	7	Remove	$700
5	Purpleleaf plum	9,6,4	Remove	$1,100
6	Pear	7,6,5,4,4	Remove	$1,050
7	Bottlebrush	9,7,6	Remove	$2,400
8	Douglas fir	16	Remove	$1,000
9	Bottlebrush	13	Remove	$2,450
10	Glossy privet	4,4,4,3	Remove	$300
11	Incense cedar	15	**Preserve**	$1,350
12	Orange	5,4,4	Remove	$1,000
13	Glossy privet	4,4,4,3,2	Remove	$250
14	Glossy privet	4,3,2,2,2,2	Remove	$150
15	Australian bush cherry	10,7	Remove	$1,100
16	Australian bush cherry	5,4,2	Remove	$350
17	Australian bush cherry	10	Remove	$750
18	Glossy privet	6,5,4	Remove	$350
19	Caucasian persimmon	5,4,4	Remove	$1,350
20	Plum	4,3,3,2	Remove	$500
21	Canary Island date palm	38	Remove	$1,500
22	Aleppo pine	18	Remove	$2,600
23	Incense cedar	35	Remove	$13,100
24	Apple	9,8	Remove	$1,800
25	Grapefruit	5,4,3	Remove	$1,250
26	Persimmon	9,7	Remove	$2,650
27	Glossy privet	7,4	Remove	$250
28	Glossy privet	6	Remove	$150
29	Loquat	17	Remove	$3,000
30	Glossy privet	4	Remove	$100
31	Chinese hackberry	15	Remove	$850
32	Chinese hackberry	12	Remove	$350
33	Deodar cedar	28	Remove	$8,650
34	Ginkgo	7	Remove	$300
35	Glossy privet	4,3,2	Remove	$100
36	Coast live oak	4,3,2	Remove	$500
37	Canary Island pine	21	Remove	$6,850
38	Olive	7,6,6,5	Remove	$1,300
39	Canary Island pine	15	Remove	$2,500
40	Glossy privet	6,5,5	Remove	$350
41	Glossy privet	6	Remove	$150
42	Coast live oak	4,3	Remove	$400
43	Monterey pine	9	Remove	$450
44	Fig	9,6	Remove	$1,600
45	Blackwood acacia	16,15,15,12,9,5	Remove	$4,050
46	Loquat	12,9	Remove	$4,250
47	Apricot	4	Remove	$150
48	Glossy privet	6,6	Remove	$300
49	Glossy privet	4	Remove	$100
50	Glossy privet	15,6	Remove	$950
51	Glossy privet	5	Remove	$100
52	Glossy privet	4,4,4,3,2	Remove	$250
53	Glossy privet	12,9,9,8	Remove	$1,350
54	Glossy privet	9,7,7,6,6,5,5,5	Remove	$800
55	Coast live oak	18	Remove	$6,550
56	Glossy privet	6,4,3,3,2	Remove	$350
57	Boxelder	5	Remove	$100
58	Fig	6,6,5,4	Remove	$1,550
59	Glossy privet	9,8,8,8,6,6,5,4,3	Remove	$1,300
60	Glossy privet	28 stems >10"	Remove	No Vallue
61	Avocado	4,4,4	Remove	$250
62	Apple	4,4,4	Remove	$1,000
63	Apricot	4,2,1,1,1	Remove	$350
64	Glossy privet	50 stems >10"	Remove	No Vallue
65	Coast live oak	7,6	Remove	$1,800
66	Fig	12,11,9,8,7	Remove	$5,500
67	Fig	7,5	Remove	$600
68	Fig	11,9,7,7,5,5,5	Remove	$4,050
69	Coast live oak	10	Remove	$2,100
70	Coast live oak	9	Remove	$1,700
71	Glossy privet	10,5,3,1,1,1	Remove	$650
72	Glossy privet	4,3,1,1,1	Remove	$100
73	Loquat	12,12	Remove	$3,900
74	Coast live oak	5	Remove	$400
75	Coast live oak	11	Remove	$2,500
76	Coast live oak	7	Remove	$750
77	Coast live oak	4	Remove	$300
78	Glossy privet	9,5,5	Remove	$500
79	Glossy privet	6	Remove	$150
80	Fig	12,9,8,7,5	Remove	$4,050
81	Canary Island date palm	48	Remove	$1,500
82	Fig	7,6,5,5,4	Remove	$1,000
83	Coast live oak	9	Remove	$1,200
84	Coast live oak	10	Remove	$1,500
85	Glossy privet	7,5,5,4,3	Remove	$500
86	Hollywood juniper	15,9,7,5,4	**Preserve**	$2,700
87	Hollywood juniper	17,14,8	**Preserve**	$3,850
88	English walnut	11	Remove	$600
89	Glossy privet	7,7,6,6,5	**Preserve**	$850
90	Coast live oak	6,5,5,4,4	**Preserve**	$1,500
91	Coast live oak	9,8	**Preserve**	$2,150
92	Coast live oak	12	**Preserve**	$2,100
93	Coast live oak	9	**Preserve**	$1,200
	Total			**$158,000**

PROPOSED APPRAISED TREE VALUE : **$ 142,300**



PROPOSED TREE MITIGATION MEASURES

COST OF MATERIALS- TREE UPGRADES	15 GALLON	24" BOX	60" BOX	COST OF UPGRADE	PROPOSED QTY	COST OF IMPROVEMENT
Upsize 15 Gallon Trees to 60" Box Trees	$70.00		$4,000.00	$3,930.00	4	$15,720.00
Upsize 24" Box Trees to 60" Box Trees		$150.00	$4,000.00	$3,850.00	4	$15,400.00
					TOTAL MATERIAL UPGRADES=	**$31,120.00**

COST OF LABOR- TREE UPGRADES	15 GALLON	24" BOX	60" BOX	COST OF UPGRADE	PROPOSED QTY	COST OF IMPROVEMENT
Upsize 15 Gallon Trees to 60" Box Trees	$20.00		$400.00	$380.00	4	$1,520.00
Upsize 24" Box Trees to 60" Box Trees		$50.00	$400.00	$350.00	4	$1,400.00
					TOTAL LABOR UPGRADES=	**$2,920.00**
					TOTAL UPGRADE COST=	**$34,040.00**

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	6,343	$39,009.45
Upgrade Pedestrian Concrete Paving to Permeable Pavers	$3.00	$9.90	$6.90	735	$5,071.50
				TOTAL MATERIAL UPGRADES=	**$44,080.95**

COST OF LABOR- PERMEABLE PAVERS	STANDARD CONCRETE	PERMEABLE PAVER	IMPROVEMENT COST	S.F.	COST OF IMPROVEMENT
Upgrade Vehicular Concrete Paving to Permeable Pavers	$3.75	$12.10	$8.35	6,343	$52,964.05
Upgrade Pedestrian Concrete Paving to Permeable Pavers	$3.00	$12.10	$9.10	735	$6,688.50
				TOTAL LABOR UPGRADES=	**$59,652.55**
				TOTAL UPGRADE COST=	**$103,733.50**

TOTAL PROPOSED TREE MITIGATION COSTS: $137,773

LEGEND

PERMEABLE PAVING

DRIVEWAYS TO BE:
HYDRO -FLO TECHNOLOGY PAVERS
AREA = 5,075 SQ FT

TREE UPGRADES

PROPOSED 60" BOX TREE

GRAPHIC SCALE
0 20 40 60
(IN FEET)
1 inch = 20 ft.
N

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

DUTRA ENTERPRISES, INC.

Preliminary Tree Mitigation Measures Plan

Gading II

Hayward, California

March 2, 2018

L4

LANDSCAPE HYDROZONE LEGEND

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

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

ZONE C:
STREET TREES AND ACCENT TREES WITH INDIVIDUAL BUBBLERS (NOT SHOWN)

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

WATER BUDGET CALCULATIONS:

LOW WATER USE PLANTING AREA	= 15,162SF
MEDIUM WATER USE PLANTING AREA	= 0 SF
HIGH WATER USE AREA -TURF	= 0 SF
TOTAL PLANTING AREA	= 15,162 SF

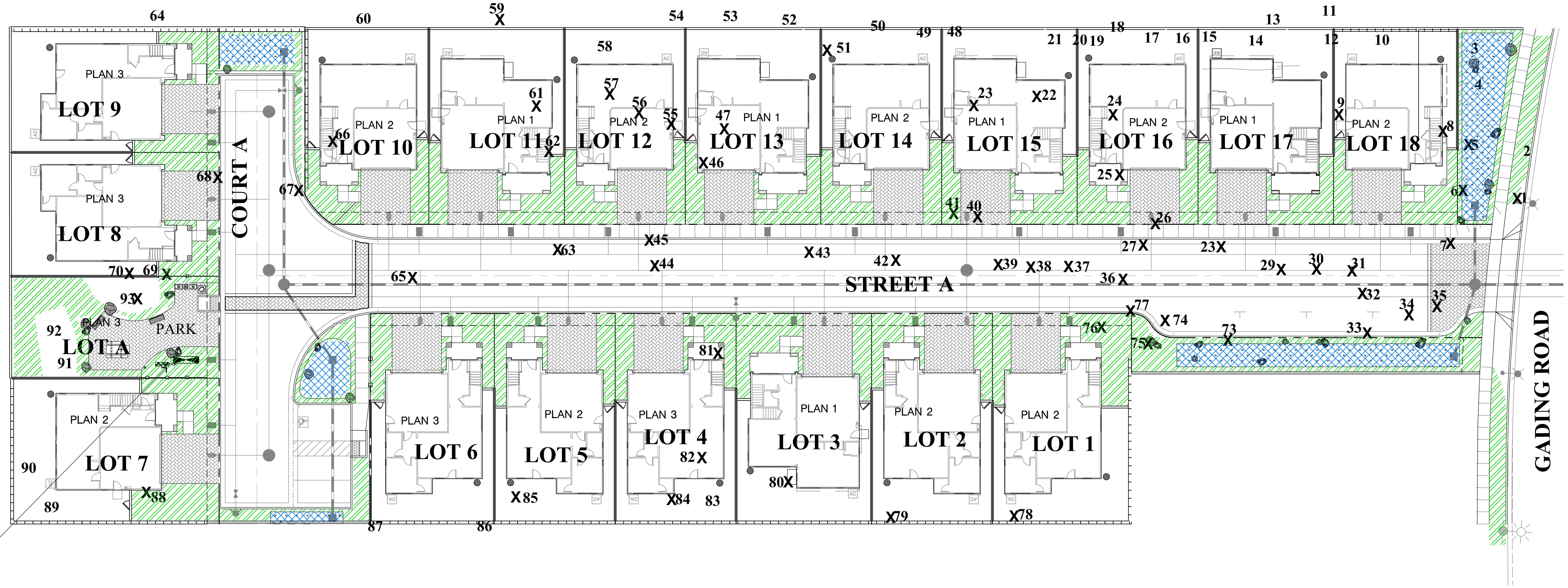
ESTIMATED TOTAL WATER USE:

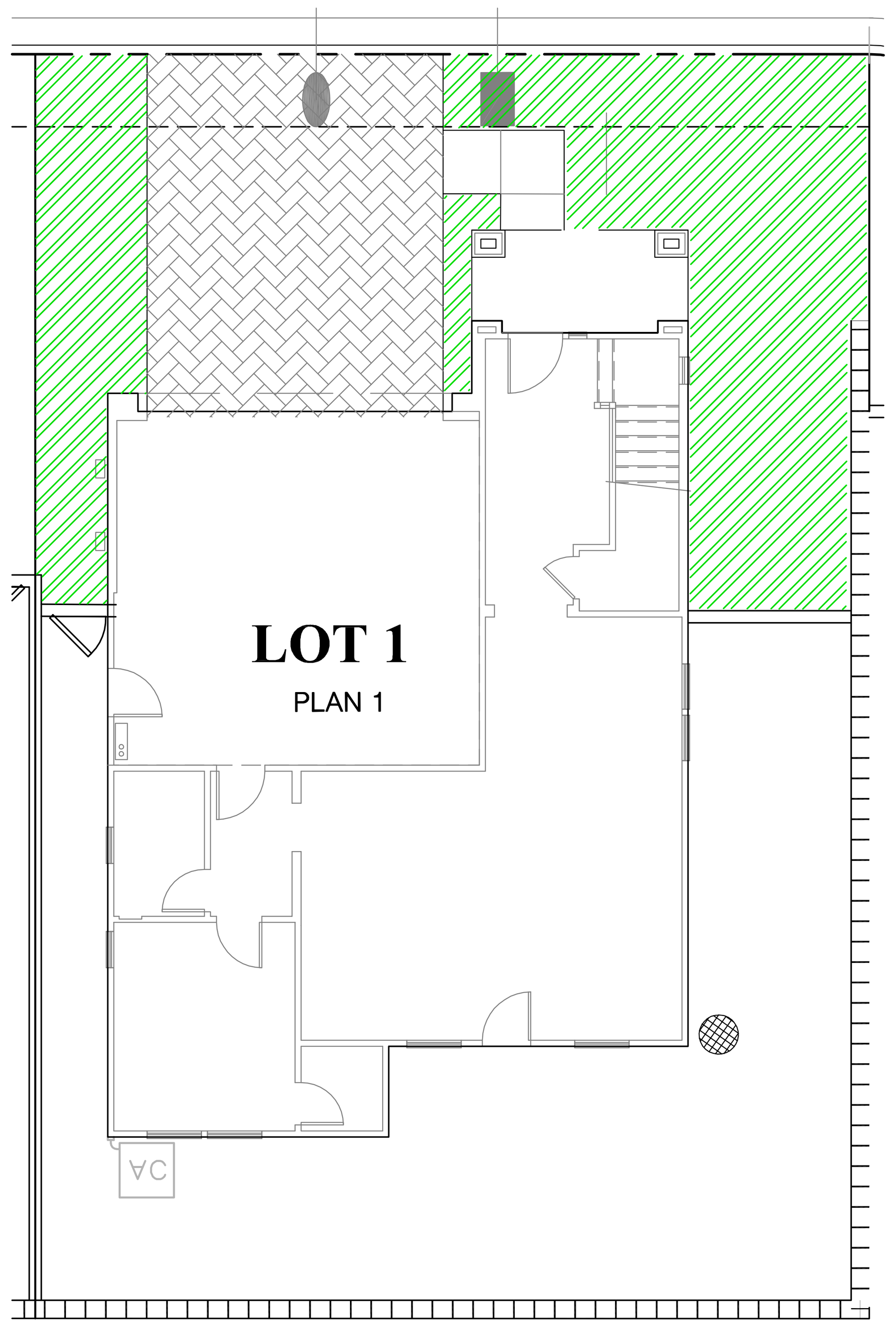
ETWU (LOW WATER USE)	= (44.2) X (0.62) X (0.2 X 15,162) / 0.71	= 117,042 GAL/YR
ETWU (MEDIUM WATER USE)	= (44.2) X (0.62) X (0.4 X 0) / 0.71	= 0 GAL/YR
ETWU (HIGH WATER USE)	= (44.2) X (0.62) X (0.7 X 0) / 0.71	= 0 GAL/YR
TOTAL ETWU		= 117,042 GAL/YR

MAXIMUM APPLIED WATER ALLOWANCE:

MAWA (TOTAL LANDSCAPED AREA) = (44.2) X (0.62) X (0.45 X 15,162) = 186,974 GAL/YR

PROPOSED IRRIGATION METER LOCATION, BACKFLOW DEVICE, AND POINT OF CONNECTION. PROPOSED 2" IRRIGATION MAINLINE. PROPOSED IRRIGATION SYSTEM TO BE DESIGNED FOR MAXIMUM OF 7 G.P.M. AT AN OPERATION PRESSURE OF 50 P.S.I. STATIC PRESSURE.





LANDSCAPE HYDROZONE LEGEND

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

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

ZONE C:
STREET TREES AND ACCENT TREES WITH INDIVIDUAL BUBBLERS (NOT SHOWN)

TYPICAL LOT WATER BUDGET CALCULATIONS (LOT 1):

LOW WATER USE PLANTING AREA	= 1188 SF
MEDIUM WATER USE PLANTING AREA	= 0 SF
HIGH WATER USE AREA -TURF	= 0 SF
TOTAL PLANTING AREA	= 1,188 SF

ESTIMATED TOTAL WATER USE:

ETWU (LOW WATER USE)	= (44.2) X (0.62) X (0.2 X 1188) / 0.71	= 9,170 GAL/YR
ETWU (MEDIUM WATER USE)	= (44.2) X (0.62) X (0.4 X 0) / 0.71	= 0 GAL/YR
ETWU (HIGH WATER USE)	= (44.2) X (0.62) X (0.7 X 0) / 0.71	= 0 GAL/YR
TOTAL ETWU		= 9,170 GAL/YR

MAXIMUM APPLIED WATER ALLOWANCE:

MAWA (LOW WATER USE) = (44.2) X (0.62) X (0.45 X 1,188) = 14,650 GAL/YR

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

GRAPHIC SCALE
0 20 40 60
(IN FEET)
1 inch = 20 ft.

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DUTRA ENTERPRISES, INC.

Conceptual Irrigation Plan

Gading II

Hayward, California

March 2, 2018

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