

PROJECT NOTES

PROJ ANALYSIS

VICINITY PLAN

DRAWING INDEX

- GENERAL NOTES**
- BEFORE STARTING ANY WORK OR SUBMITTING THE BID, THE CONTRACTOR SHALL VERIFY THE EXISTING SITE CONDITIONS AND ACCURACY OF THE SCOPE OF WORK AND SHALL INDICATE TO THE ARCHITECT OR OWNER ANY DISCREPANCIES THAT MAY BE DISCOVERED IN A TIMELY MANNER.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL APPLICABLE PERMITS AND FURNISHING THE OWNER WITH A COPY OF ALL PERMITS AND FINAL ACCEPTANCES GRANTED BY THE UTILITY COMPANIES AND REGULATORY AGENCIES INVOLVED.
 - THE CONTRACTOR SHALL COMPLY WITH THE RULES AND REGULATIONS OF THE CITY OF HAYWARD REGARDING SITE ACCESS, DELIVERIES, HANDLING OF MATERIALS, DEBRIS, ETC.
 - THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY UPON DISCOVERING ANY ASBESTOS AT THE JOBSITE IN ORDER FOR THE OWNER TO IMMEDIATELY MAKE ARRANGEMENT FOR PROPER REMOVAL BY A LICENSED ASBESTOS REMOVAL CONTRACTOR.
 - DO NOT DISTURB THE ADJACENT OCCUPIED AREAS DURING CONSTRUCTION. ALWAYS KEEP PATHWAYS CLEAR AND CLEAN.
 - DIMENSIONS ARE FROM OUTSIDE FACE OF EXTERIOR WALLS TO CENTERLINES OF COLUMNS; TO CENTERLINES OF WALLS WHERE WALLS ABUT AND ALIGN WITH COLUMNS; TO FACE OF CONCRETE; IN SOME CASES, AS IN ENLARGED DETAILS, TO FACE OF STUD.
 - ALL DIMENSIONS ARE TO BE WITHIN THE MARGIN OF ERROR OF 1/4" ALONG FULL HEIGHT AND ALONG FULL WIDTH OF WALLS.
 - PROVIDE MINIMUM 18" STRIKE SIDE CLEARANCE AT PULL SIDE OF ALL INTERIOR DOORS, AND 12" MINIMUM AT PUSH SIDE OF ALL INTERIOR DOORS WITH CLOSER, AND PROVIDE 24" STRIKE SIDE CLEARANCE AT ALL EXTERIOR DOORS.
 - "TYPICAL" OR "TYP." MEANS IDENTICAL FOR SIMILAR CONDITIONS.
 - "SIMILAR" OR "SIM." MEANS COMPARABLE CHARACTERISTICS FOR ITEM NOTED.
 - PROVIDE ADEQUATE WALL BACKING TO SUPPORT THE RELATIVE WEIGHT OF ALL WALL MOUNTED ITEMS AND FIXTURES.
 - WHERE U.L., G.A., OR U.B.C. CONSTRUCTION ASSEMBLIES ARE DESIGNATED, THE COMPONENTS AND INSTALLATION DETAILS MUST CONFORM IN EVERY DETAIL OF THE DESIGN NUMBER SPECIFIED.
 - A CURRENT SET OF RECORD DRAWINGS SHOWING ACTUAL LOCATIONS AND DEVIATIONS OF ITEMS AND COMPONENTS FROM THE CONSTRUCTION DRAWINGS MUST BE KEPT AT THE JOBSITE AT ALL TIMES AND SUBMITTED TO THE OWNER AT COMPLETION OF CONSTRUCTION.
 - ALL WALKWAYS FROM ACCESSIBLE PARKING TO THE ACCESSIBLE ENTRANCES OF THE BUILDING SHALL BE LEVEL WITH MAXIMUM SLOPE NOT TO EXCEED 1:20. CROSS WALKS ARE 2% MAXIMUM SLOPE.
 - RECORD DRAWINGS TO BE PROVIDED BY THE CONTRACTOR.

- FOLLOWING ARE RESPONSES TO COMMENTS DATED DECEMBER 13, 2018:**
- DEVELOPMENT SERVICES – PLANNING COMMENTS:**
- PARKING SHALL MEET THE REQUIRED RATIOS AND STANDARDS OUTLINED IN SECTION 10, ARTICLE 2 OF THE HAYWARD MUNICIPAL CODE.
 - PROPERTY OWNER TO ISSUE AN UPDATED BUSINESS PLAN TO PROVIDE A MORE DETAILED DESCRIPTION OF THE OPERATION AND MAINTENANCE OF THE FACILITY.
 - PROPERTY OWNER TO PROVIDE A SECURITY PLAN DETAILING OVERALL SECURE PROCEDURES FOR THE FACILITY AS WELL AS WHICH DEVICES ARE TO BE INSTALLED.
- DEVELOPMENT SERVICES – BUILDING COMMENTS:**
- PLEASE REFER TO SHEETS A-2.0 THROUGH A-2.5 FOR EXISTING AND PROPOSED PLANS.
 - PLEASE REFER TO SHEET A-1 FOR PROJECT DATA.
- DEVELOPMENT SERVICES – PREVENTION REVIEW COMMENTS:**
- PLEASE REFER TO SHEET A-1 FOR FIRE PROTECTION SYSTEM INFORMATION.
 - PLEASE REFER TO SHEET A-1 FOR WATER FLOW TEST DATA INFORMATION.
- UTILITIES/ ENVIRONMENTAL SERVICES – SOLID WASTE COMMENTS:**
- CONTRACTOR TO COMPLY WITH HAYWARD CONSTRUCTION AND DEMOLITION DEBRIS ORDINANCE REQUIREMENTS. DEBRIS RECYCLING STATEMENT TO BE ISSUED IF REQUIRED.
 - PLEASE REFER TO SHEET A-1 FOR WASTE MANAGEMENT FOR FACILITY.
- UTILITIES/ ENVIRONMENTAL SERVICES COMMENTS:**
- PLEASE REFER TO SHEET A-1 FOR UTILITY PLAN.
 - INDUSTRIAL & COMMERCIAL SANITARY SEWER CAPACITY FORM TO BE ISSUED WITH BUILDING PERMIT SET.
- POLICE DEPARTMENT – CRIME PREVENTION COMMENTS:**
- PLEASE REFER TO SECURITY PLAN PROVIDED BY PROPERTY OWNER FOR DETAILED INFORMATION REGARDING EMPLOYEES OF THE FACILITY.
 - PLEASE REFER TO UPDATED BUSINESS PLAN PROVIDED BY PROPERTY OWNER.

LAND AREA: APPROX. 42,246.45 SF (0.97 ACRES) - EXISTING NO CHANGE

BUILDING AREA: BLDG 1: APPROX. 6,302.1 SF. BLDG 2: APPROX. 3,022.8 SF.

ZONING: RS

PARKING: 14 STANDARD: 1 VAN ACCESSIBLE

PER NUMBER OF PATIENTS = 42 / 3 = 14 PARKING REQUIRED

TYPE OF CONSTRUCTION: V-B (EXISTING)

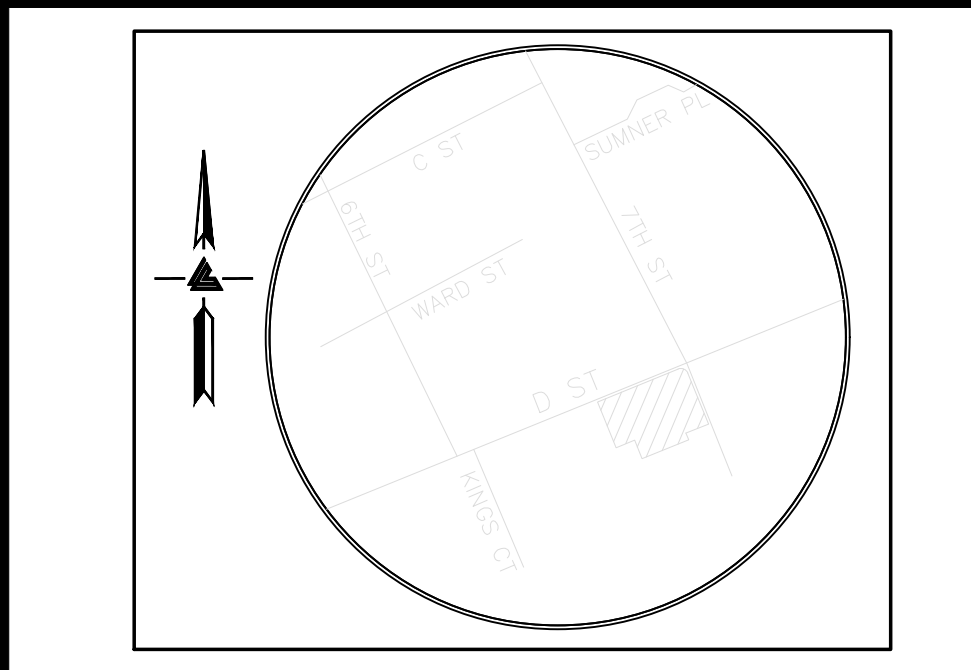
NUMBER OF STORIES: BLDG 1: 2 BLDG 2: 2

BUILDING OCCUPANCY GROUP: BLDG 1: R-2.1 (I-1 NOT USED PER CBC) BLDG 2: R-4 (EXISTING)

FIRE SPRINKLER SYSTEM: BLDG 1: EXISTING TO BE MODIFIED BLDG 2: EXISTING TO REMAIN

APPLICABLE CODES

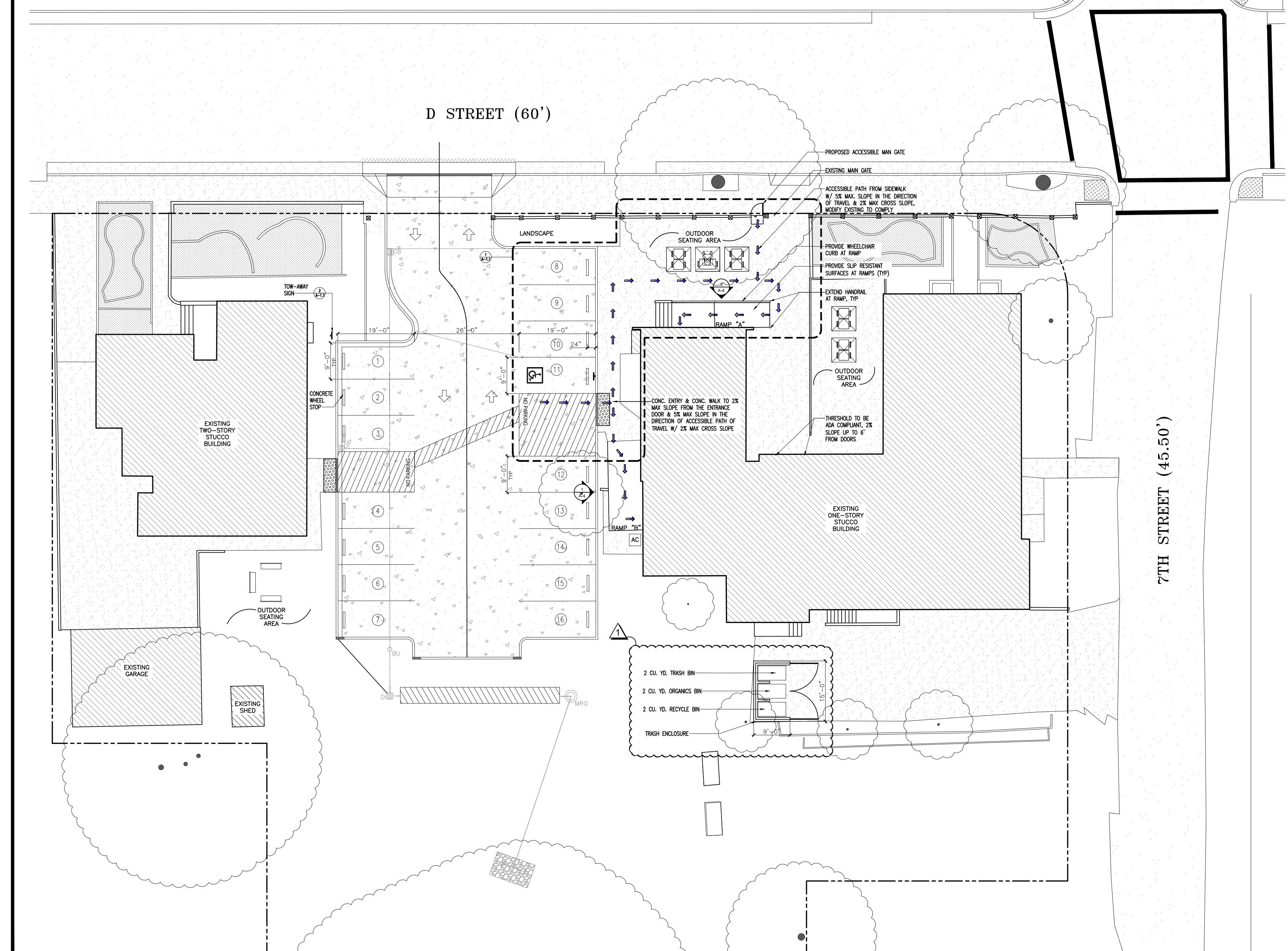
- 2016 California Building Code
- 2016 California Mechanical Code
- 2016 California Plumbing Code
- 2016 California Electrical Code
- 2016 California Green Building Code (CALGreen)
- 2016 California Fire Code (with local amendments)
- 2016 State of California Title 24 Energy Regulations
- 2016 State of California Title 24 Handicap Accessibility Regulations
- City of Hayward Local Codes and Ordinances (including local amendments to the above requirements)



ARCHITECTURAL		LANDSCAPE	
A-1	VICINITY/ SITE PLAN	PL-1	PRELIMINARY LANDSCAPE PLAN
A-1.1	ACCESSIBLE PARKING & SITE ACCESS PLAN & DTLS	PL-2	CONCEPTUAL IRRIGATION PLAN
A-2.0	EXISTING FLOOR PLAN W/ DEMO - BLDG 1		
A-2.1	FLOOR PLAN - BLDG 1		
A-2.3	EXISTING FLOOR PLAN - BLDG 2		
A-3.1	ELEVATIONS - BLDG 1		
A-3.2	ELEVATIONS - BLDG 2		
A-4.0	SITE DETAILS		
A-4.1	INT DETAILS & INT STANDARD ADA REFERENCE		
CIVIL			
C-1.0	TITLE SHEET		
C-2.0	PRELIMINARY GRADING, DRAINAGE & UTILITY PLAN		
C-3.0	PRELIM. HORIZ. CONTROL SIGNAGE & STRIPING PLAN (ONSITE & OFFSITE)		
ER-1	EROSION CONTROL PLAN		
BMP-1	BEST MANAGEMENT PRACTICES		

PROJ DESCRIPTION

UPDATE AN EXISTING R-2.1 BUILDING INTO AN ACCESSIBLE ADULT RESIDENTIAL FACILITY FOR UP TO 42 CLIENTS WITH DEFICITS IN SELF-HELP SKILLS, LIFE SKILLS, AND DIAGNOSIS OF MENTAL ILLNESS OR MENTAL DISORDER. UPDATE BATHROOMS IN BUILDING ONE TO MAKE ADA COMPLIANT. NO CHANGES BEING MADE TO BUILDING TWO. BOTH BUILDINGS ARE ASSISTED LIVING FACILITIES.



DOOR SCHEDULE

HDWR SCHEDULE:

- EXISTING HARDWARE
- INTERIOR LEVER TYPE LOCKSET, 1 1/2" PAIR HINGES.
- PROVIDE 10" HIGH KICKPLATE

TYPE	ROOM/LOCATION	DOOR		QTY.	FIN.	FRAME		RATING	DETAIL			HDWR	REMARKS
		WTH.	HT.			MTL.	FIN.		HEAD	JAMB	SILL		
D1	ENTRANCE	3'-8"	EXISTING	EXISTING	1	EXIST.	EXIST.	-	-	-	-	1	SEE NOTE 1
D2	BEDROOMS/ BLDG EXITS	3'-6"	EXISTING	EXISTING	16	EXIST.	EXIST.	-	-	-	-	1	SEE NOTE 1
D3	BEDROOMS/ EXITS	3'-0"	EXISTING	EXISTING	7	EXIST.	EXIST.	-	-	-	-	1	SEE NOTE 1
D4	BEDROOMS/ OFFICE/ STOR.	2'-8"	EXISTING	EXISTING	6	EXIST.	EXIST.	-	-	-	-	1	SEE NOTE 1
D5	BREAK RM/ STAFF RM/ HALLWAY	2'-4"	EXISTING	EXISTING	3	EXIST.	EXIST.	-	-	-	-	1	SEE NOTE 1
D6	LAUNDRY	2'-5"	EXISTING	EXISTING	1	EXIST.	EXIST.	-	-	-	-	1	SEE NOTE 1
D7	WC'S/ STORAGE	2'-2"	EXISTING	EXISTING	6	EXIST.	EXIST.	-	-	-	-	1	SEE NOTE 1
D8	PANTRY	2'-0"	EXISTING	EXISTING	1	EXIST.	EXIST.	-	-	-	-	1	SEE NOTE 1
AD	RESTROOMS	3'-0"	6'-8"	1-3/8"	4	HM	HM	PAINT	-	-	-	2	SEE NOTES 2 & 3

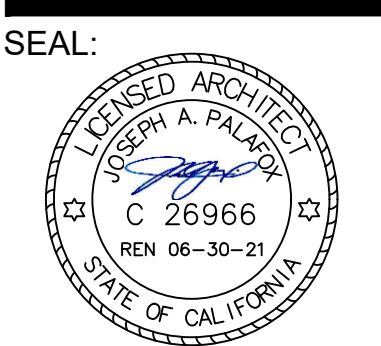
1 SITE PLAN SCALE: 1/16" = 1'-0"

ADULT RESIDENTIAL FACILITY



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PROJECT:
CONDITIONAL USE PERMIT
APPLICATION FOR ADULT
RESIDENTIAL FACILITY

PROGRESS SET
08-28-2019

SHEET CONTENTS:
VICINITY MAP,
AREA MAP,
SITE PLAN, NOTES

REV	DATE	ISSUE
1	12-16-19	PCC RESPONSE

drawn by IS
checked by JP
date 10-07-2019
job number 19071

A-1
sheet number

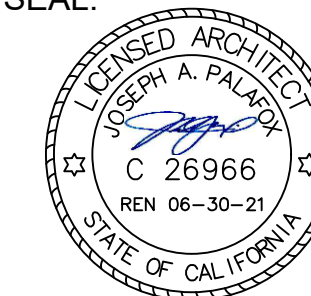
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PROJECT:
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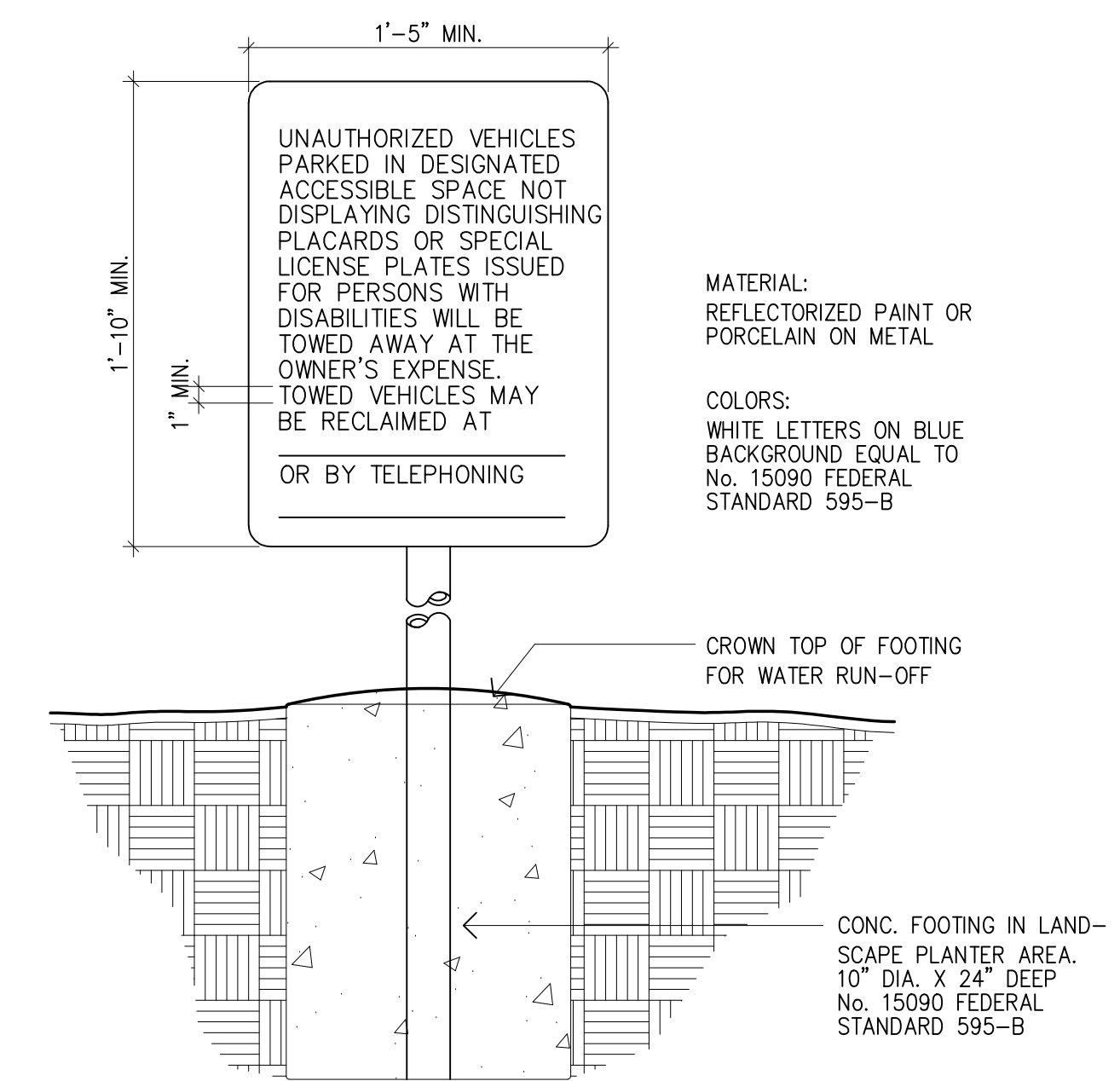
PROGRESS SET
08-28-2019

SHEET CONTENTS:
ENLARGED ACCESSIBLE
PARKING PLAN &
DETAILS

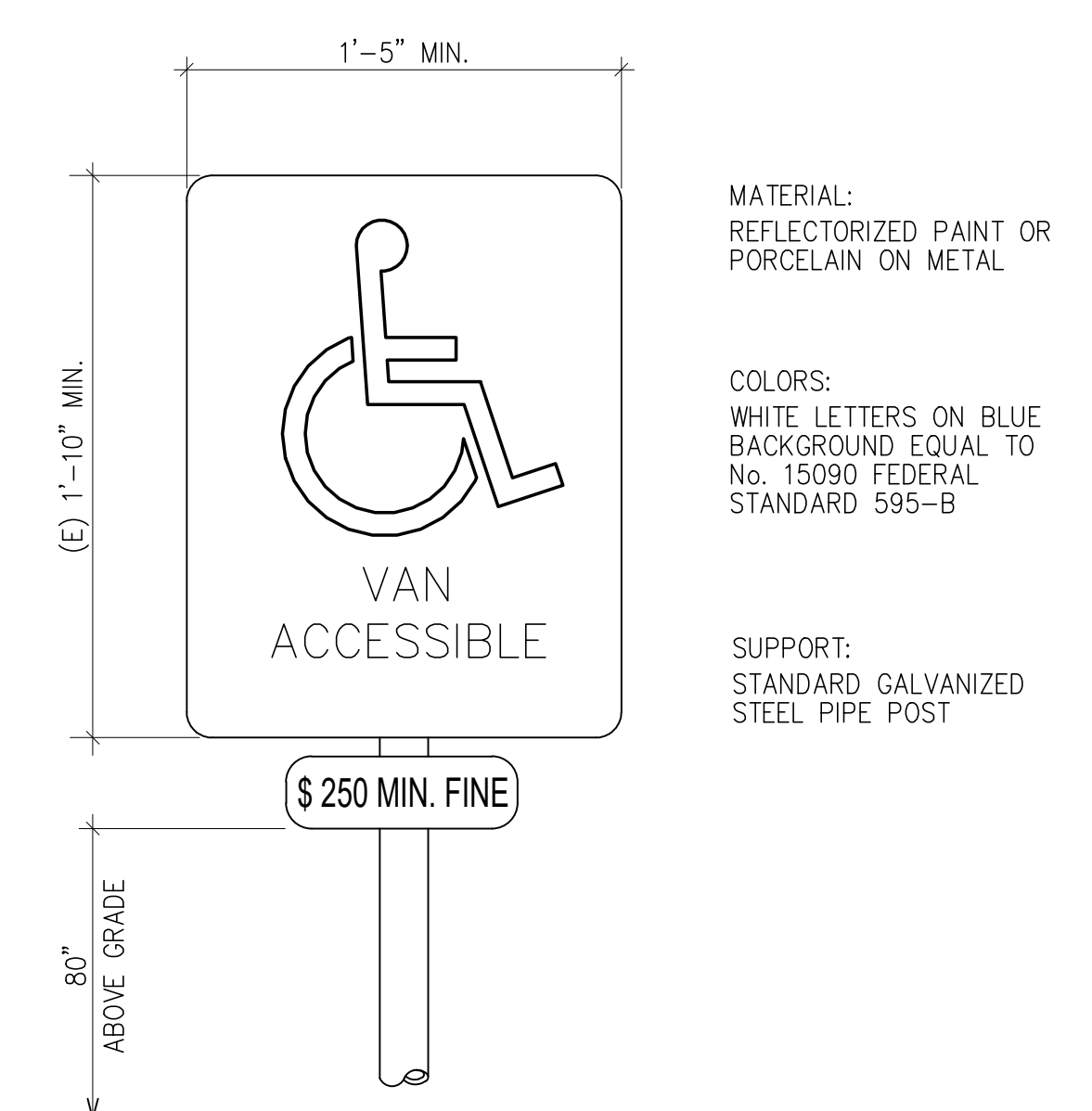
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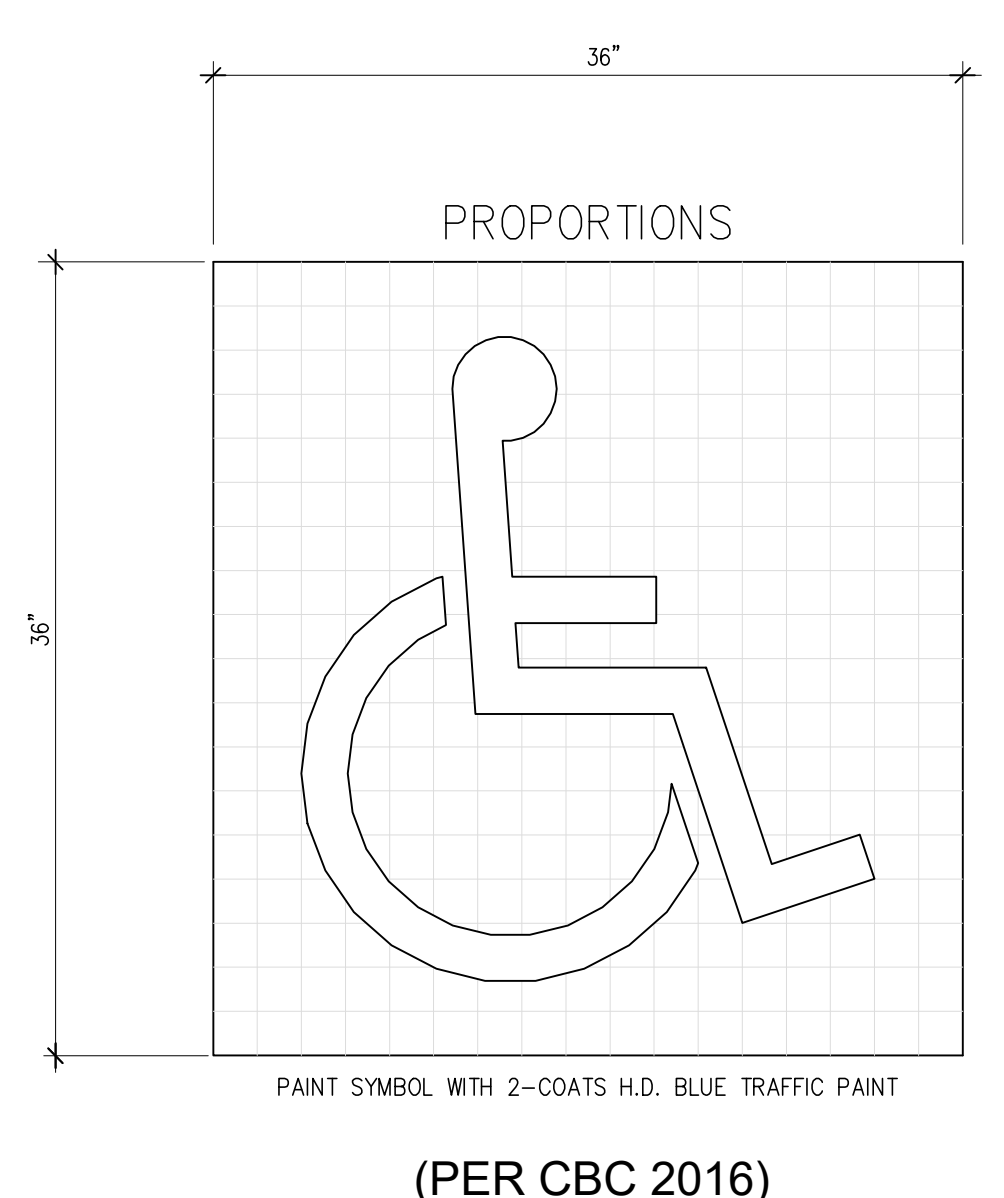
A-1.1
sheet number



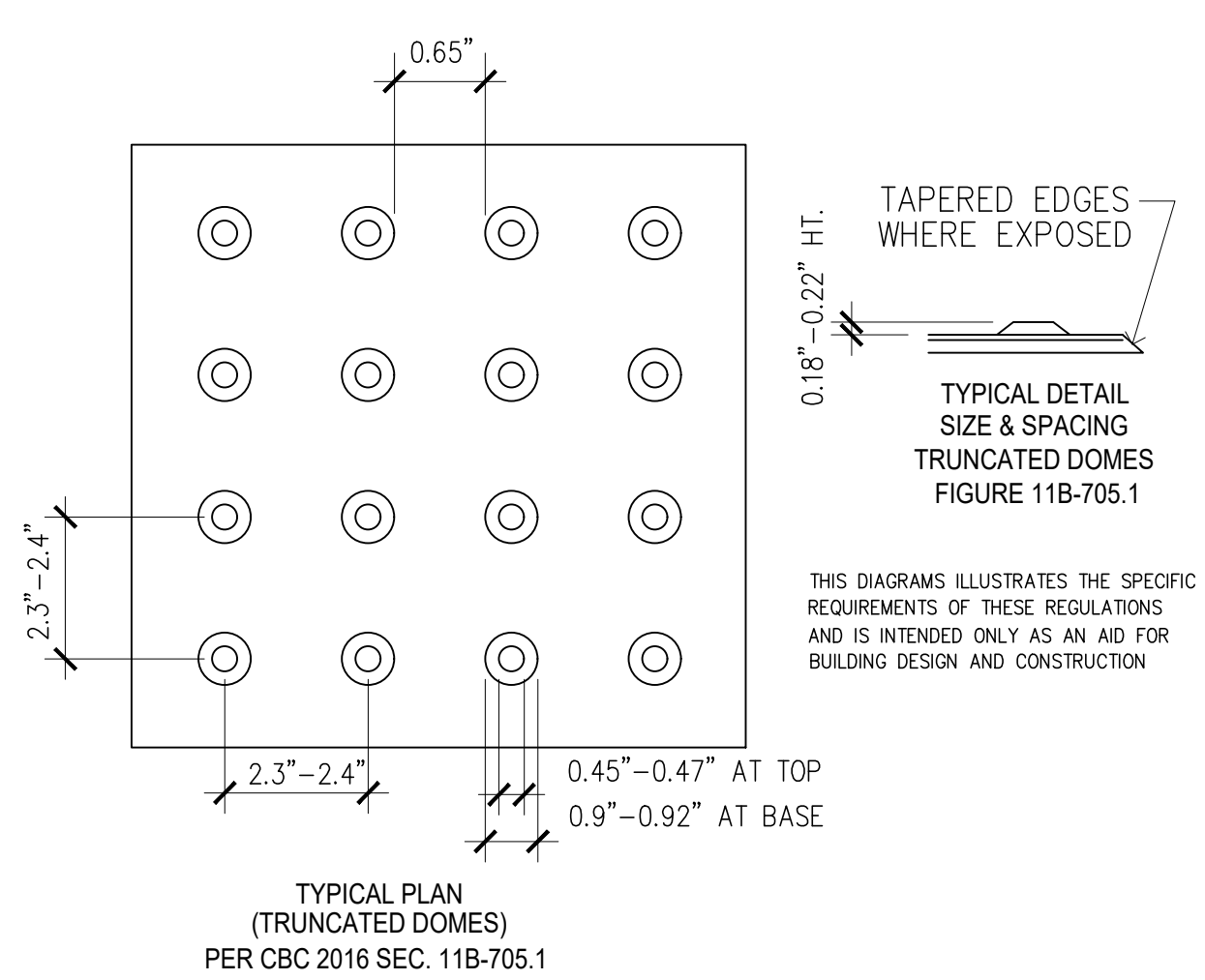
2 ACCESSIBLE TOW-AWAY SIGN
A-1.1 NTS



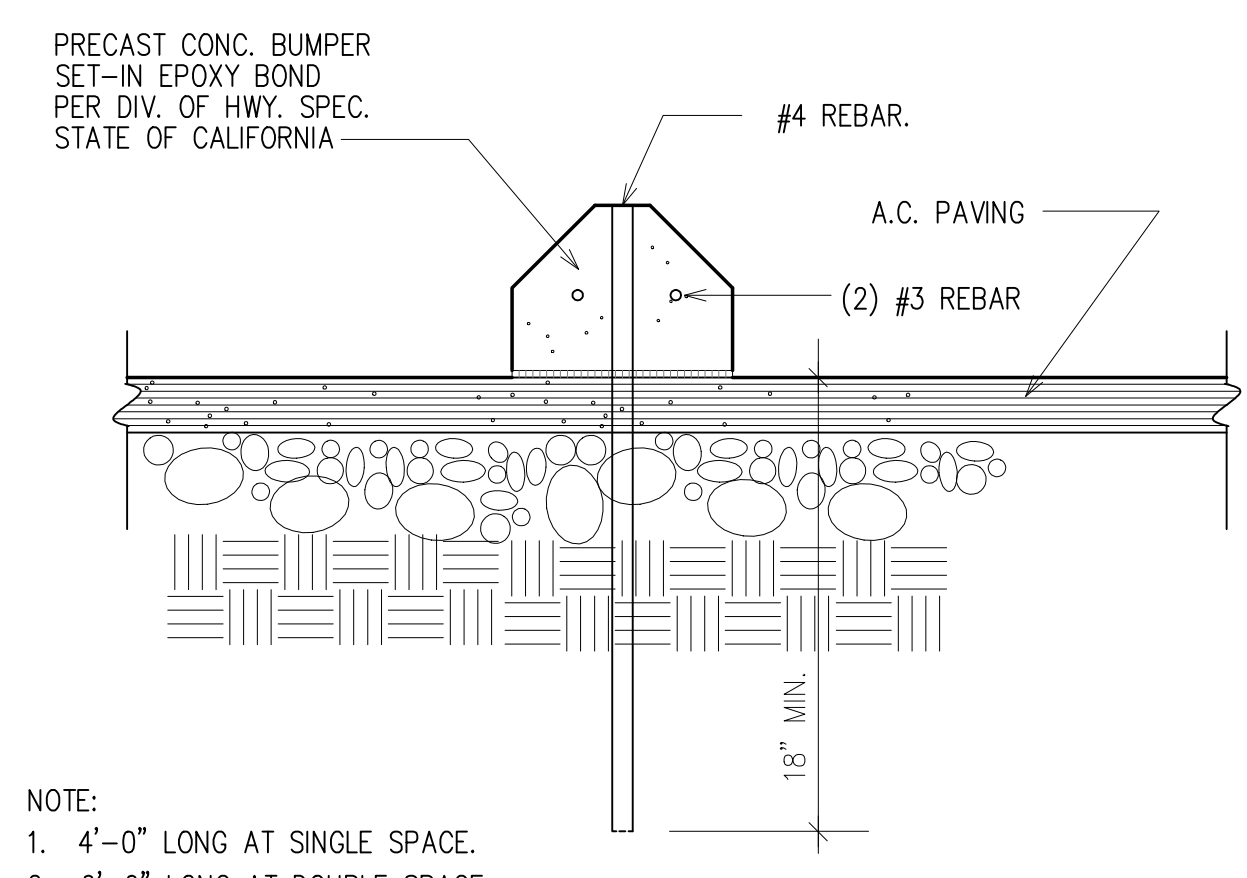
5 ACCESSIBLE PARKING (VAN) SIGN
A-1.1 NTS



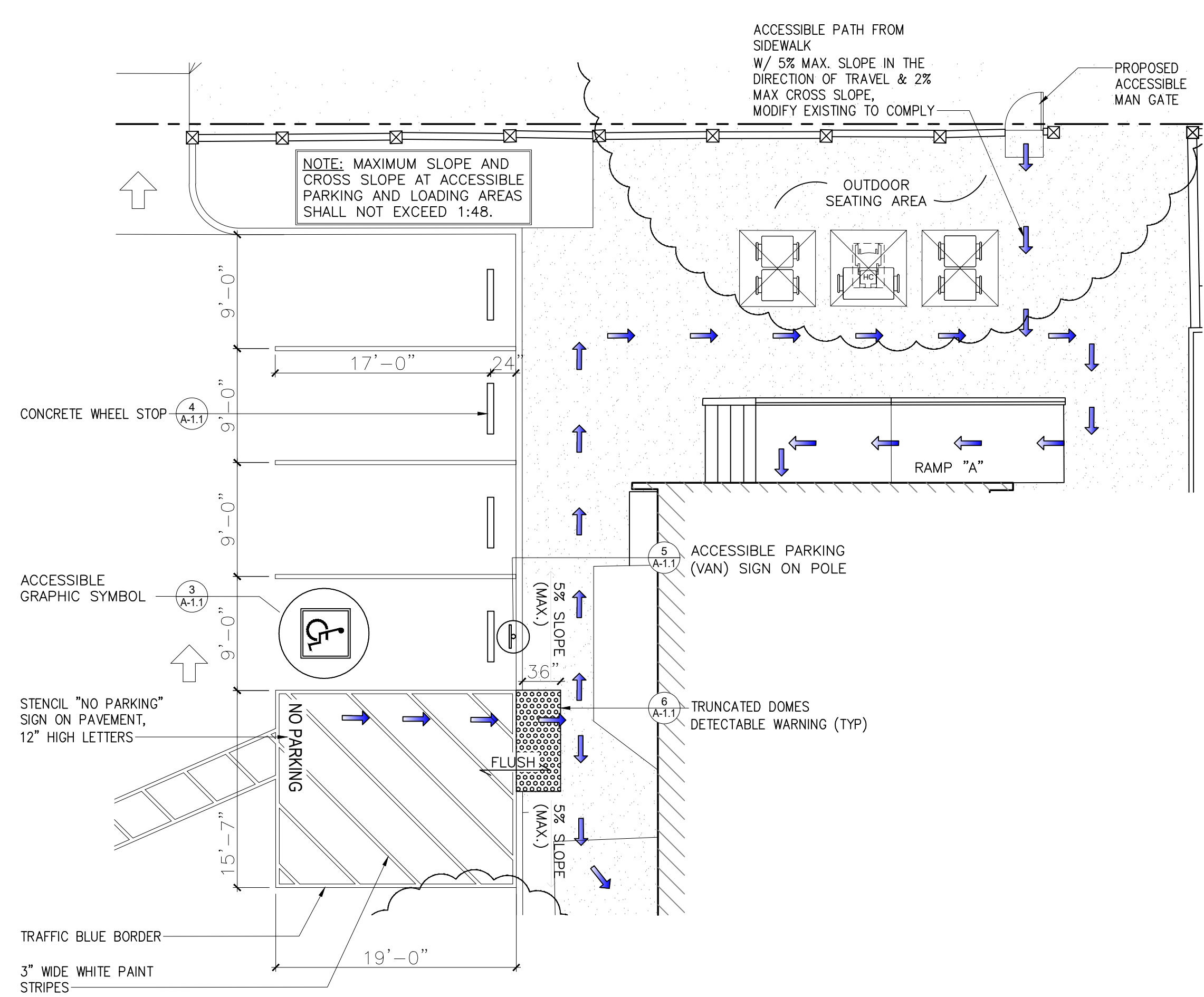
3 ACCESSIBLE PARKING SYMBOL
A-1.1 NTS



6 DETECTABLE WARNINGS
A-1.1 NTS



4 PRECAST CONC. PARKING BUMPER
A-1.1 NTS



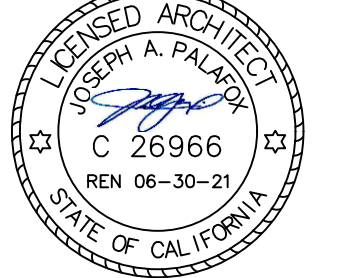
1 ENLARGED ACCESSIBLE PARKING & SITE ACCESS
A-4 SCALE: 1/8" = 1'-0"



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08-28-2019

PROJECT:
CONDITIONAL USE PERMIT
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SHEET CONTENTS:
EXISTING FLOOR PLAN
W/ DEMOLITION -
BUILDING 1

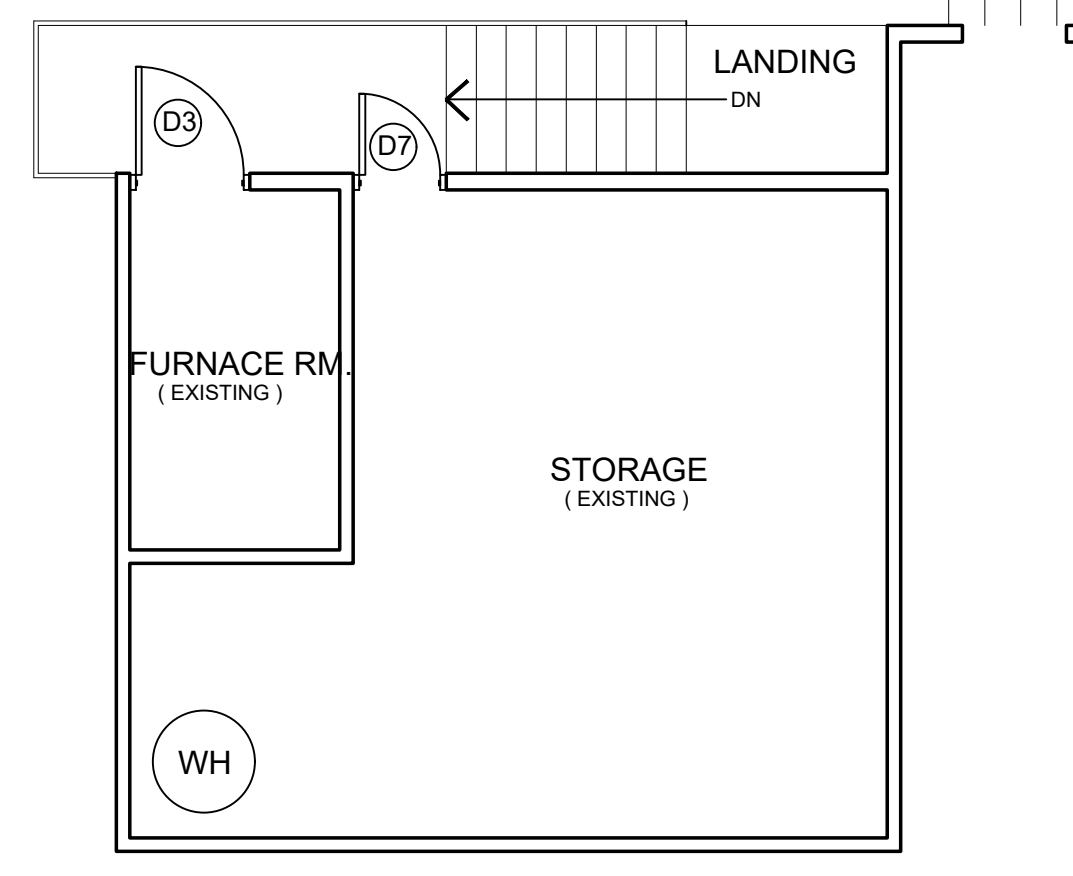
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1	12-16-19	PCC RESPONSE

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date 10-07-2019
job number 19071

A-2.0
sheet number



2 BASEMENT PLAN (E)
SCALE: 3/16"=1'-0"



1 GROUND FLOOR PLAN (E)
SCALE: 3/16"=1'-0"

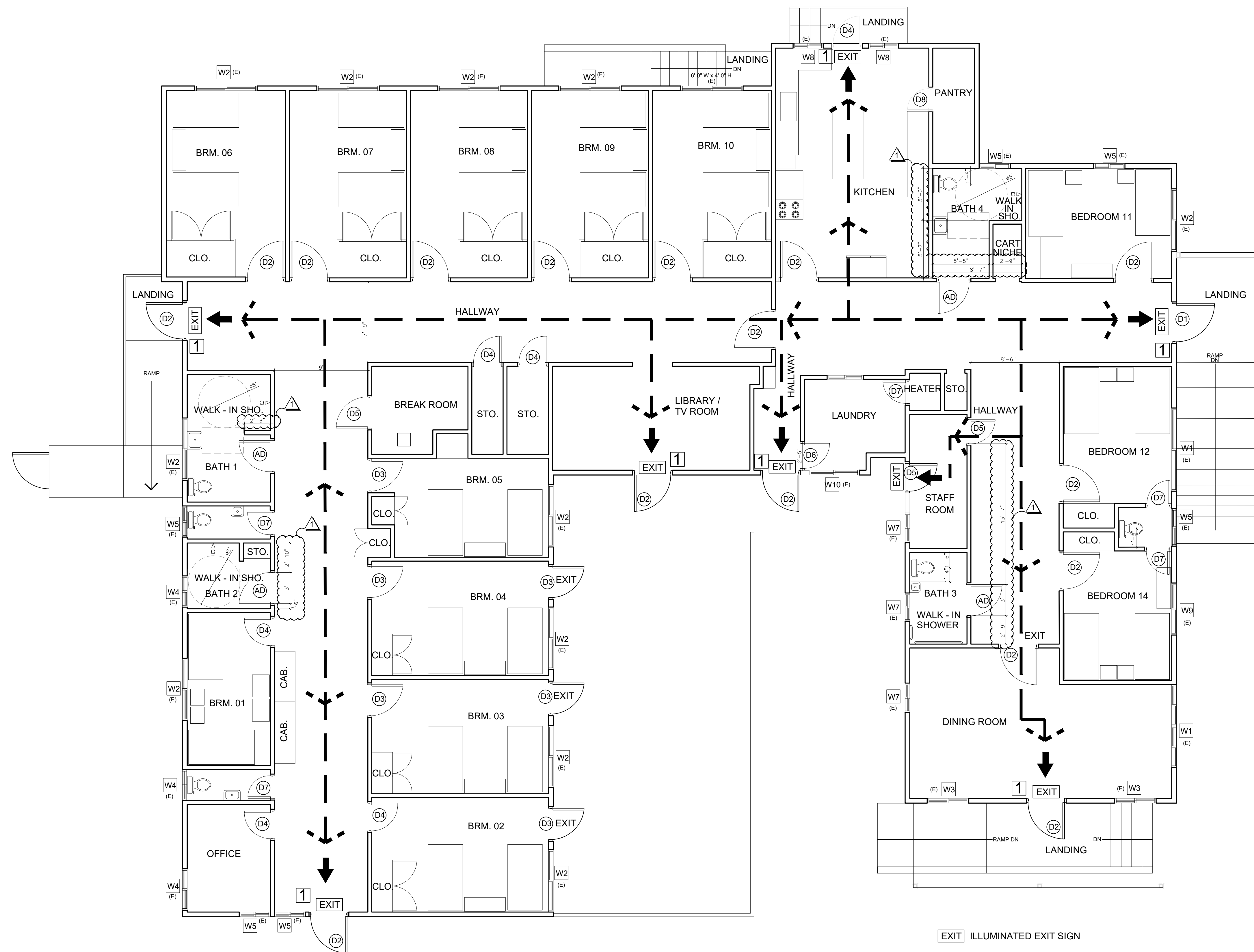
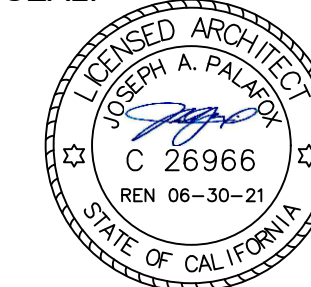
EXIT ILLUMINATED EXIT SIGN



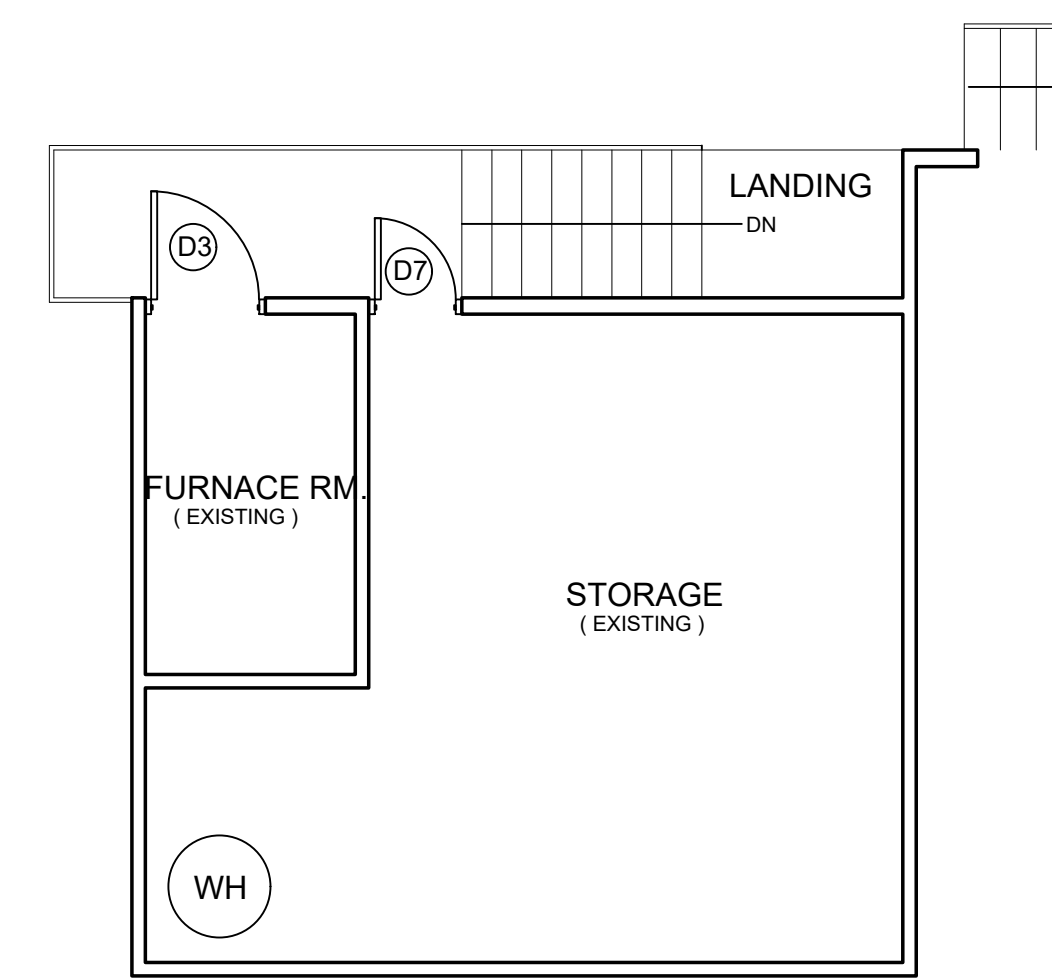
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SEAL:



1 GROUND FLOOR PLAN (N)
SCALE: 3/16"=1'-0"



2 BASEMENT PLAN (E)
SCALE: 3/16"=1'-0"

TACTILE SIGNAGE (EXISTING)

SECTION 11B-703.3 RAISED CHARACTER AND BRAILLE EXIT SIGNS:
Tactile exit signs shall be required at the following locations:

1. Each grade - level exterior exit door that is required to comply with CBC Chapter 10, shall be identified by a tactile exit sign with the word "EXIT".
2. Each exit door that is required to comply with CBC Chapter 10, and that leads directly to a grade - level exterior exit by means of stairway or ramp shall be identified by a tactile exit sign with the following words as appropriate:
 - 2.1 "EXIT STAIR DOWN"
 - 2.2 "EXIT RAMP DOWN"
 - 2.3 "EXIT STAIR UP"
 - 2.4 "EXIT RAMP UP"
3. Each exit door that is required to comply with CBC Chapter 10, and that leads directly to a grade - level exterior exit by means of an exit enclosure or an exit passageway shall be identified by a tactile exit sign with the word "EXIT ROUTE".
4. Each exit access door from an interior room or area to a corridor or hallway that is required to comply with CBC Chapter 10, shall be identified by a tactile exit sign with the words "EXIT ROUTE".
5. Each exit door through a horizontal exit that is required to comply with CBC Chapter 10, shall be identified by a sign with the words, "TO EXIT".

Raised character and Braille exit signs shall comply with CBC 11B-703.3

EXITING LEGEND:

- ILLUMINATED EXIT SIGN
- EXIT DOOR
- PATH OF TRAVEL AND DIRECTION OF EXIT

NOTES :

1. FOR DOOR SCHEDULE, SEE SHEET A-1.0

PROJECT:
CONDITIONAL USE PERMIT
APPLICATION FOR ADULT
RESIDENTIAL FACILITY

1641 & 1659 D STREET, HAYWARD, CA. 94541

SHEET CONTENTS:
FLOOR PLAN -
BUILDING 1

REV	DATE	ISSUE
1	12-16-19	PCC RESPONSE

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checked by JP
date 10-07-2019
job number 19071

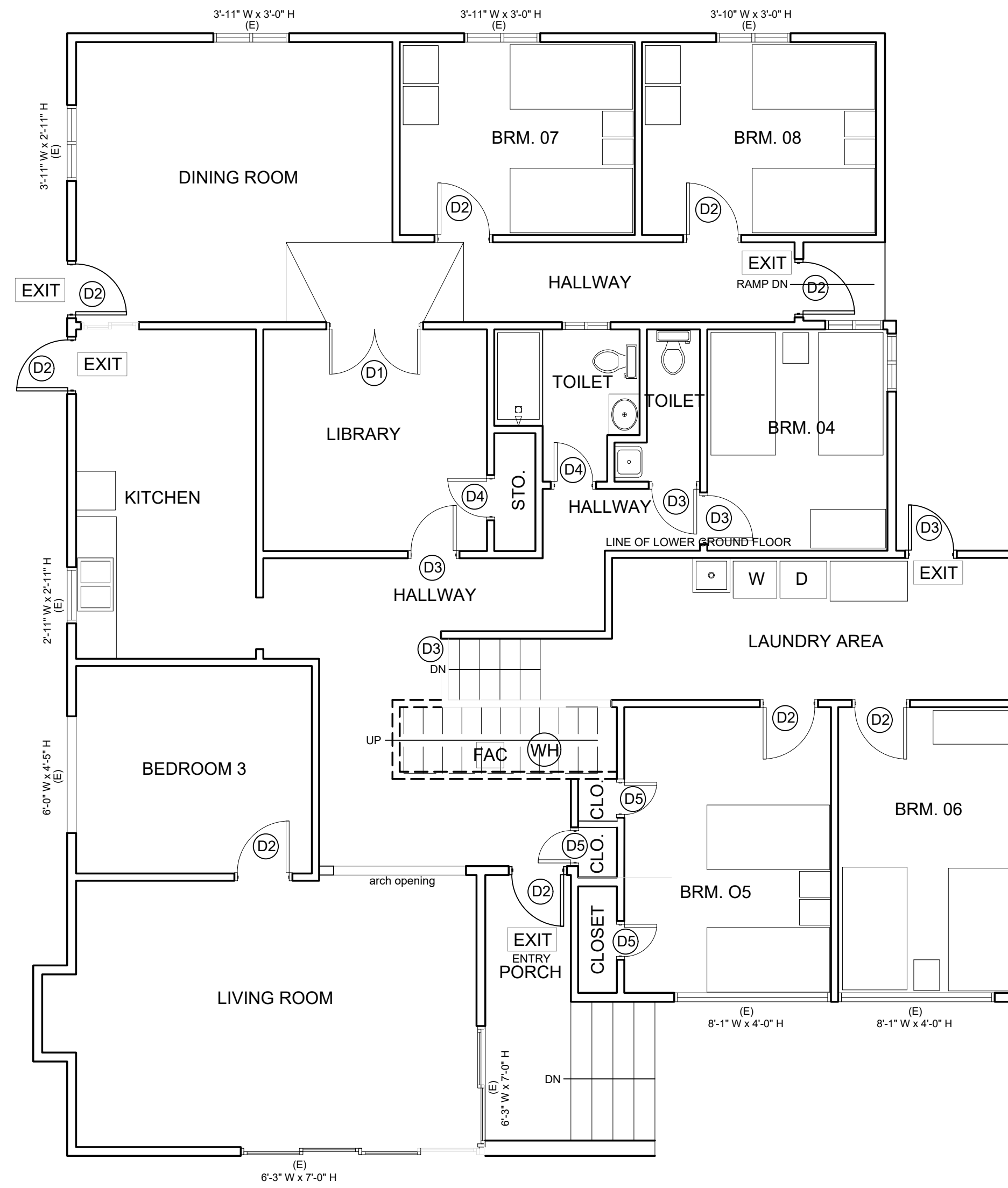
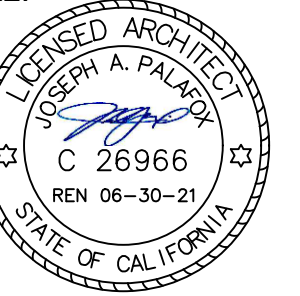
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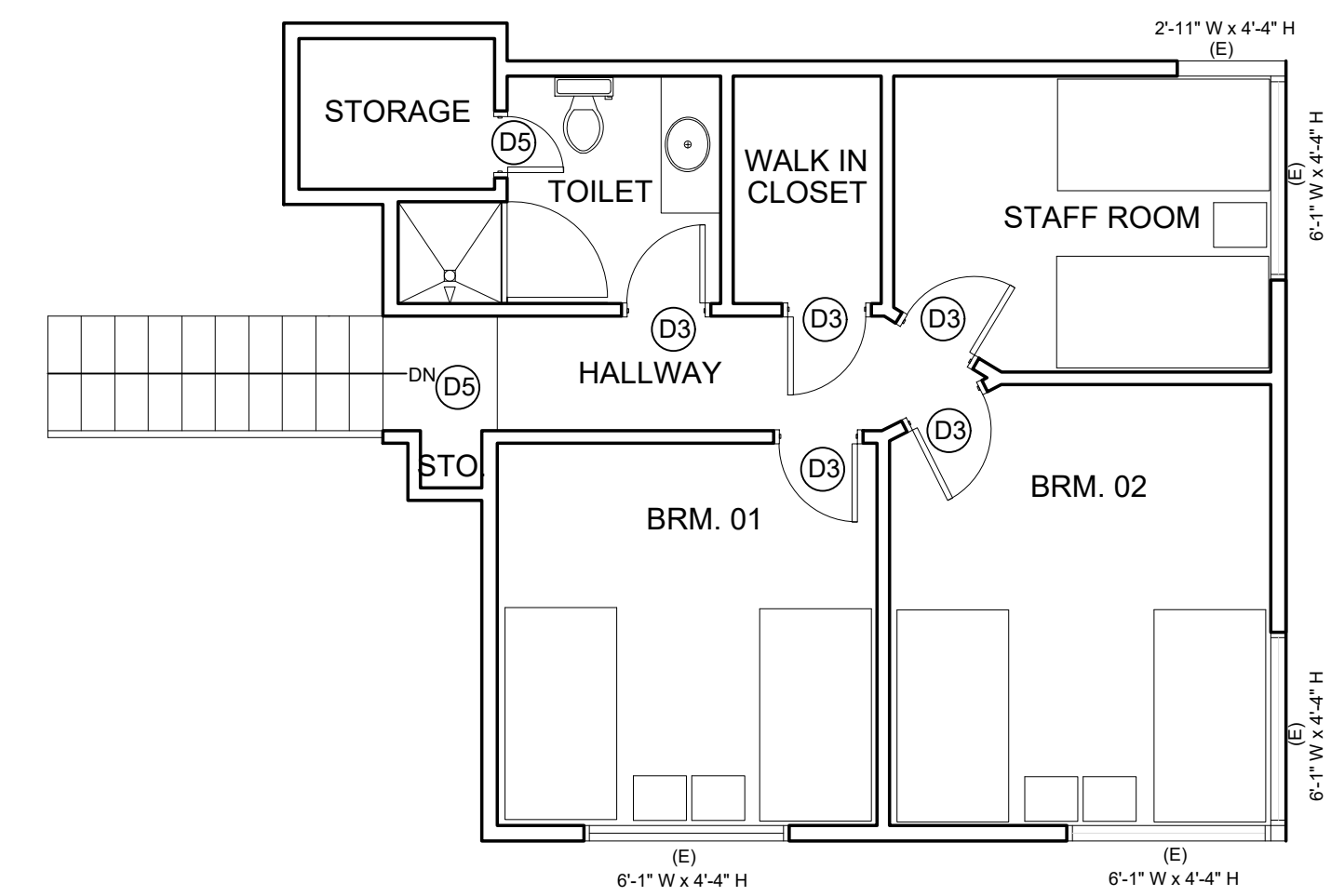
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SEAL:



1 GROUND FLOOR PLAN (E)
SCALE: 3/16"=1'-0"



2 BASEMENT PLAN (E)
SCALE: 3/16"=1'-0"

PROJECT:
PROGRESS SET
08-28-2019

CONDITIONAL USE PERMIT
APPLICATION FOR ADULT
RESIDENTIAL FACILITY

1641 & 1659 D STREET, HAYWARD, CA, 94541

SHEET CONTENTS:
EXISTING
FLOOR PLAN -
BUILDING 2

REV	DATE	ISSUE
1	12-16-19	PCC RESPONSE

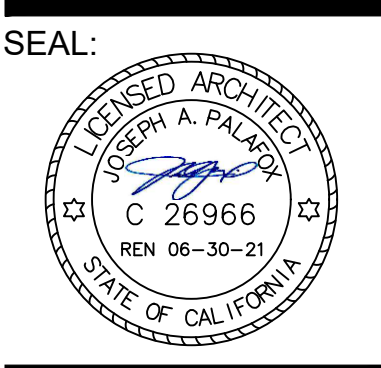
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A-2.3
sheet number



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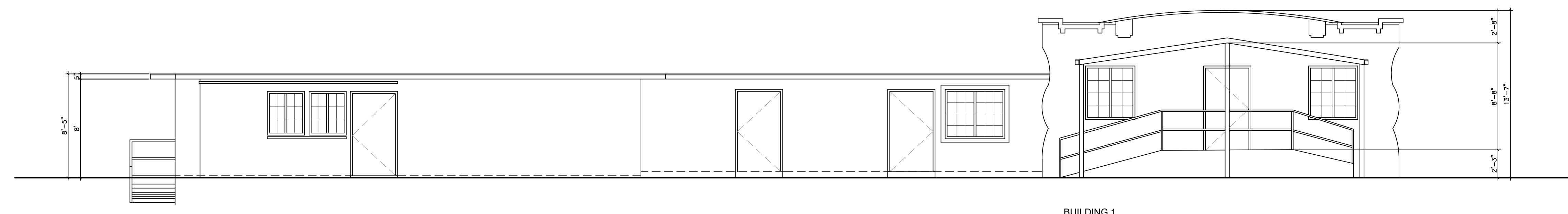
PROJECT:
CONDITIONAL USE PERMIT
APPLICATION FOR ADULT
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16411 & 1659 D STREET, HAYWARD, CA, 94541

SHEET CONTENTS:
EXTERIOR
ELEVATIONS -
BUILDING 1

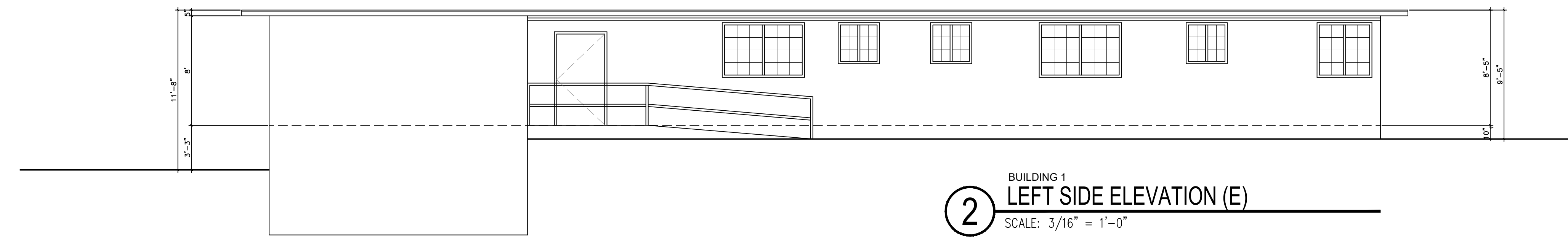
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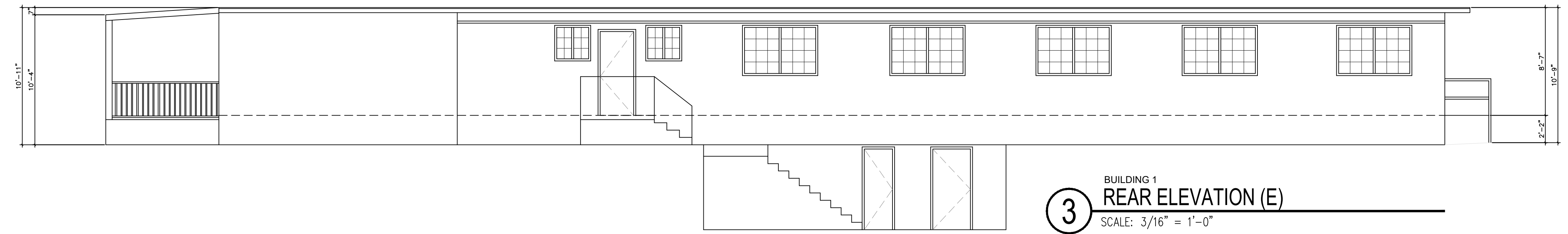
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sheet number



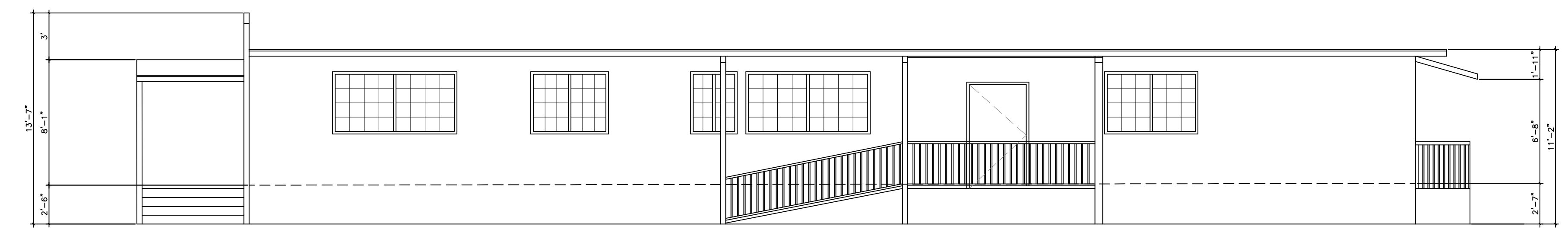
1 BUILDING 1
FRONT ELEVATION (E)
SCALE: 3/16" = 1'-0"



2 BUILDING 1
LEFT SIDE ELEVATION (E)
SCALE: 3/16" = 1'-0"



3 BUILDING 1
REAR ELEVATION (E)
SCALE: 3/16" = 1'-0"



4 BUILDING 1
RIGHT SIDE ELEVATION (E)
SCALE: 3/16" = 1'-0"

ADULT
RESIDENTIAL
FACILITY

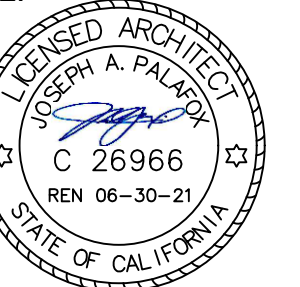


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CONDITIONAL USE PERMIT
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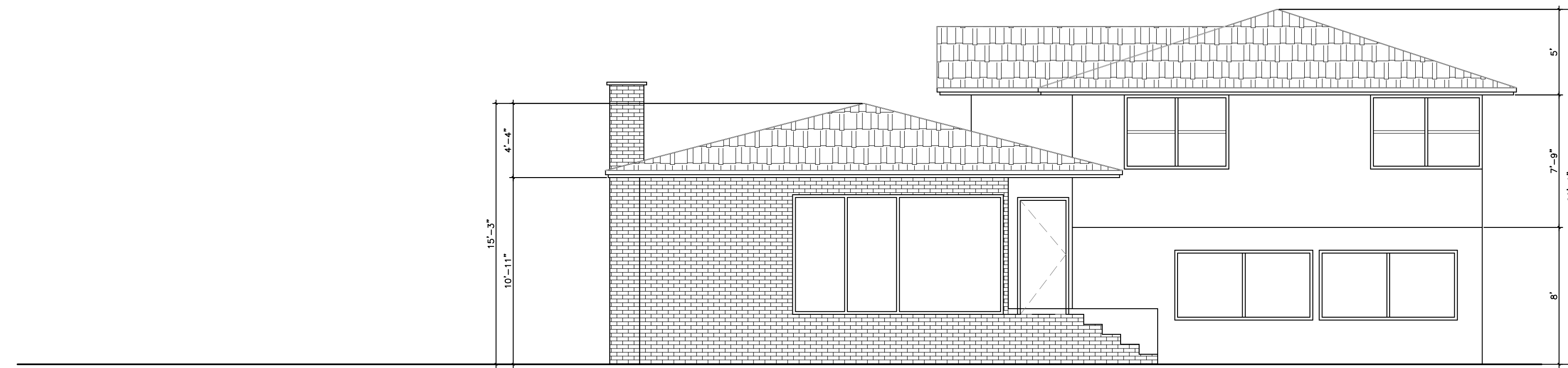
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SHEET CONTENTS:
EXTERIOR
ELEVATIONS -
BUILDING 2

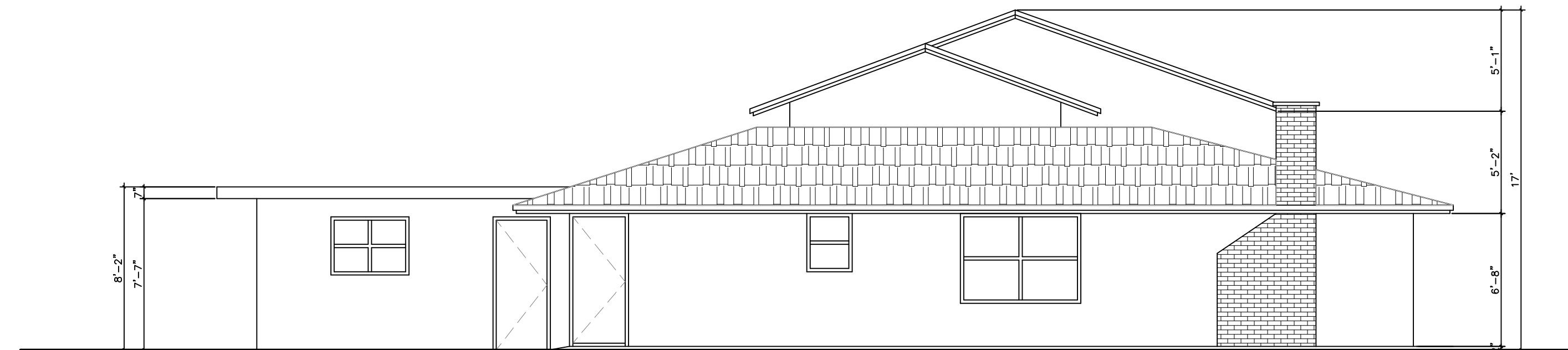
REV	DATE	ISSUE
1	12-16-19	PCC RESPONSE

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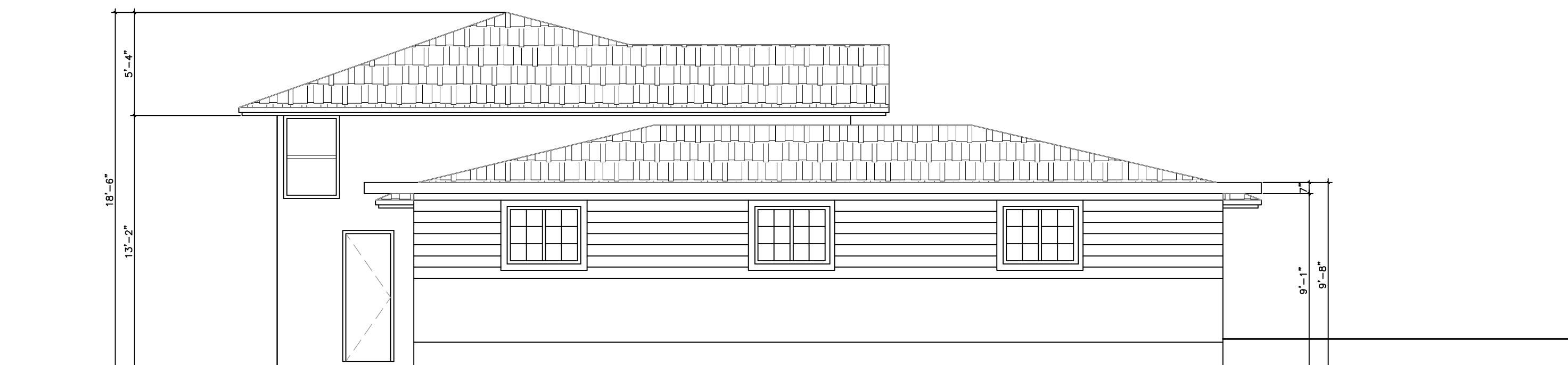
A-3.2
sheet number



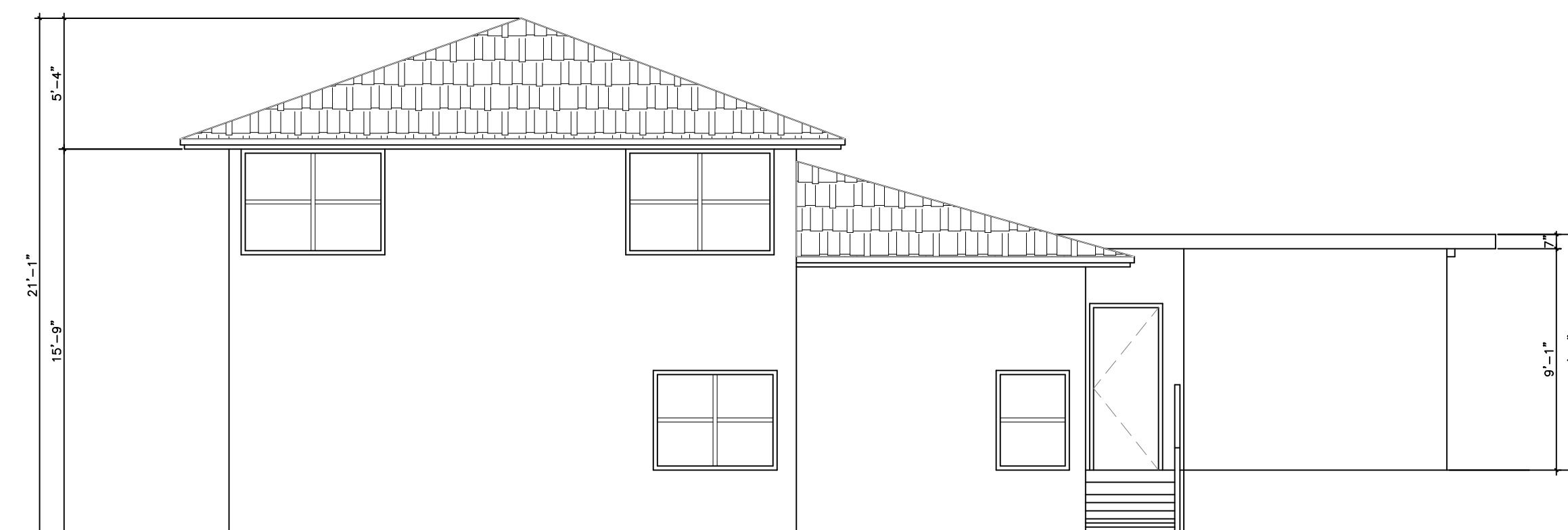
1 BUILDING 2
FRONT ELEVATION (E)
SCALE: 3/16" = 1'-0"



2 BUILDING 2
LEFT ELEVATION (E)
SCALE: 3/16" = 1'-0"



3 BUILDING 2
REAR ELEVATION (E)
SCALE: 3/16" = 1'-0"



4 BUILDING 2
RIGHT SIDE ELEVATION (E)
SCALE: 3/16" = 1'-0"

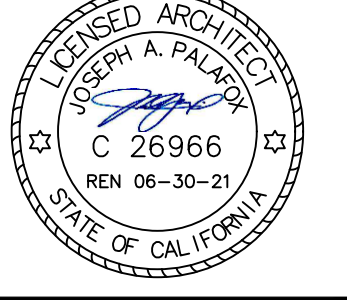
ADULT
RESIDENTIAL
FACILITY



ARCHITECTURE
PLANNING
INTERIORS
3939 SMITH STREET
UNION CITY, CALIFORNIA
94587
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SEAL:



PROGRESS SET
08-28-2019

PROJECT:
CONDITIONAL USE PERMIT
APPLICATION FOR ADULT
RESIDENTIAL FACILITY

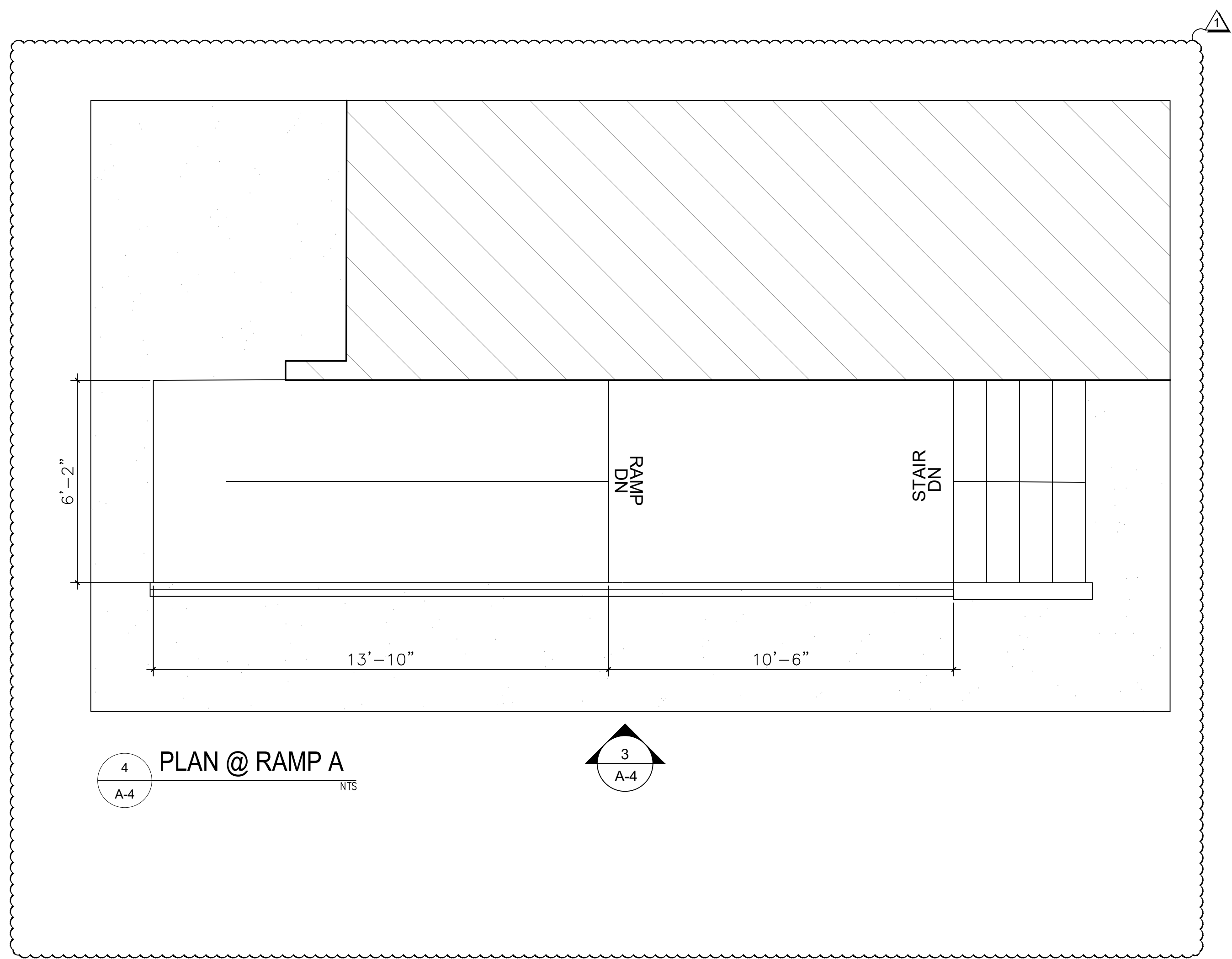
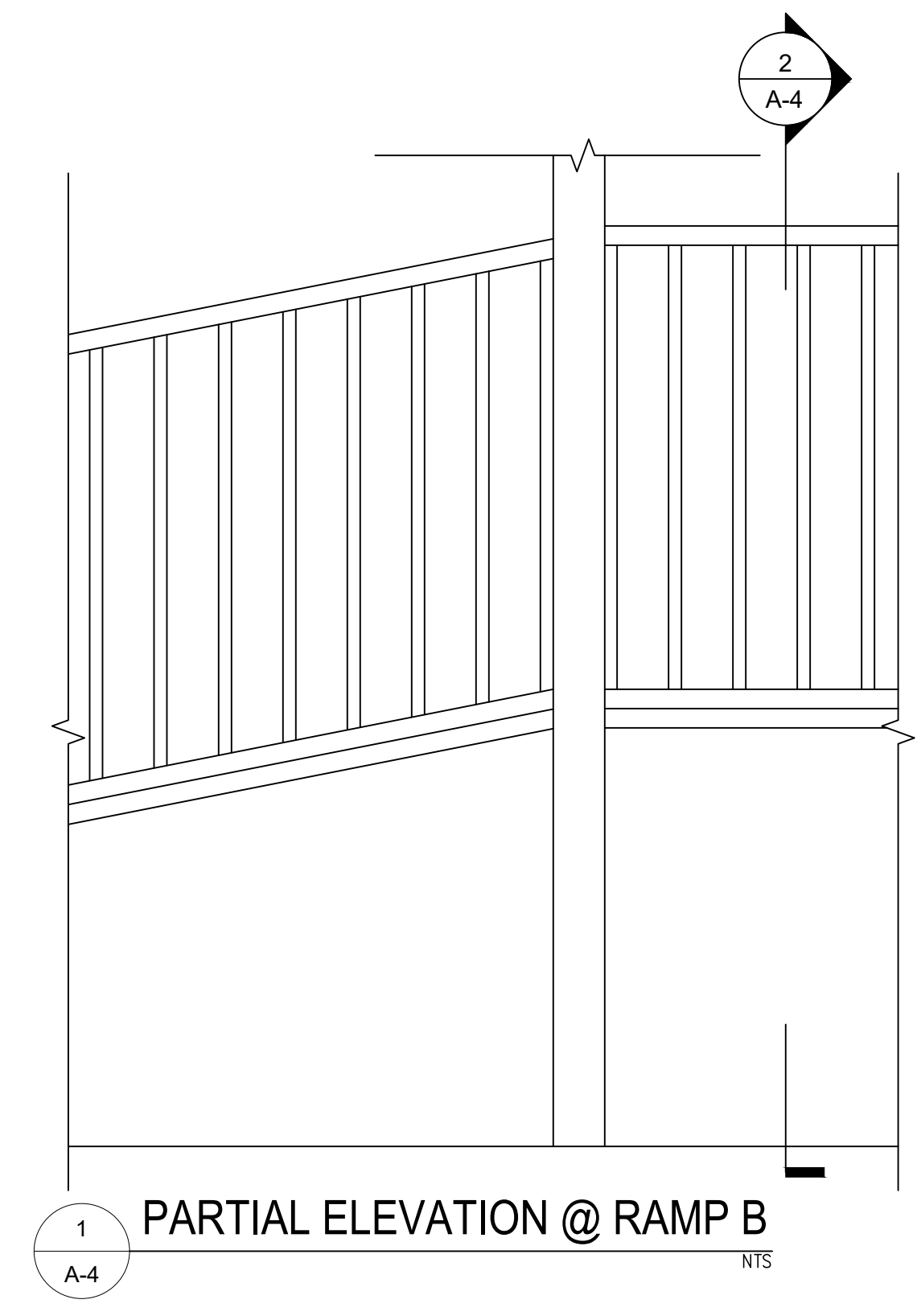
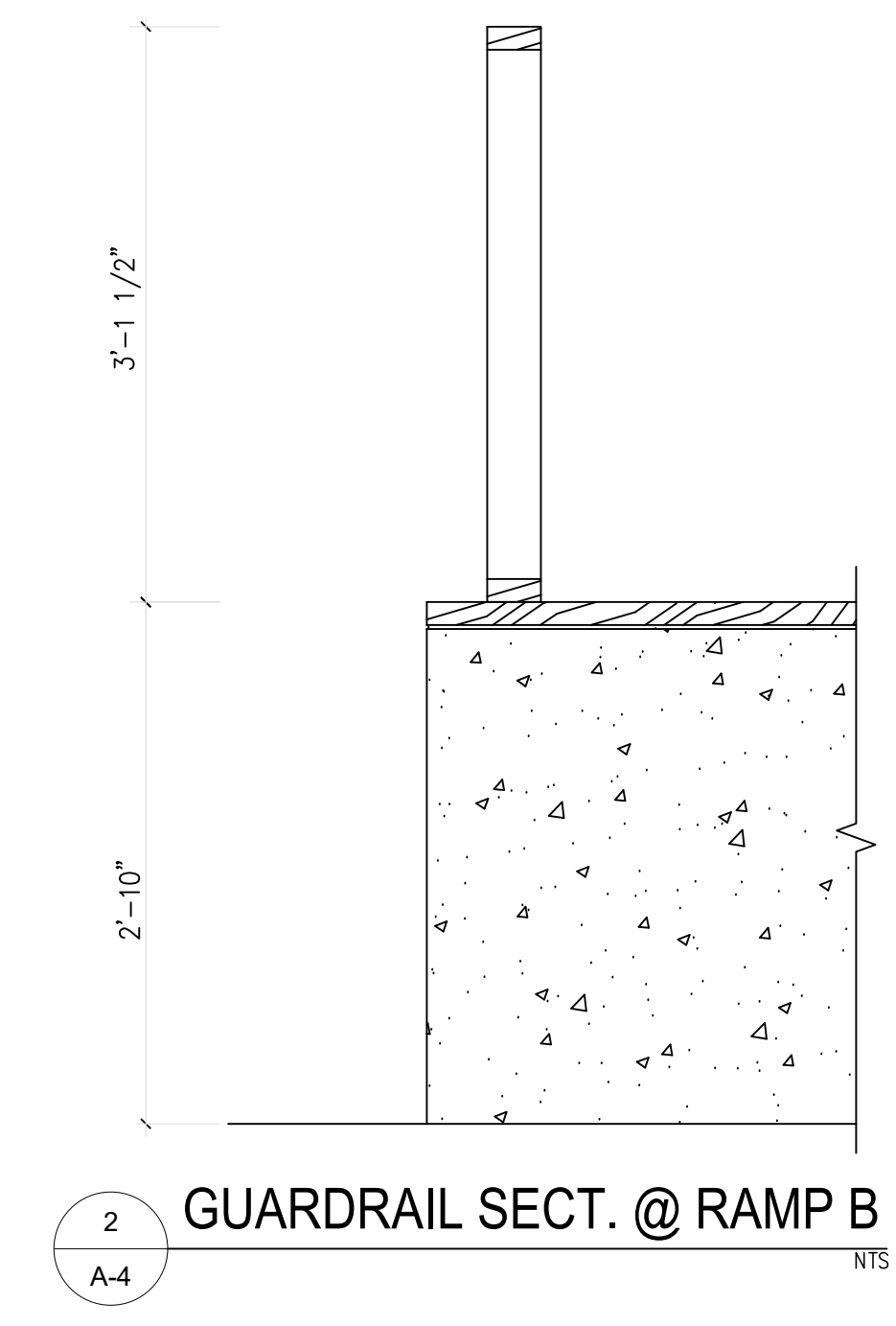
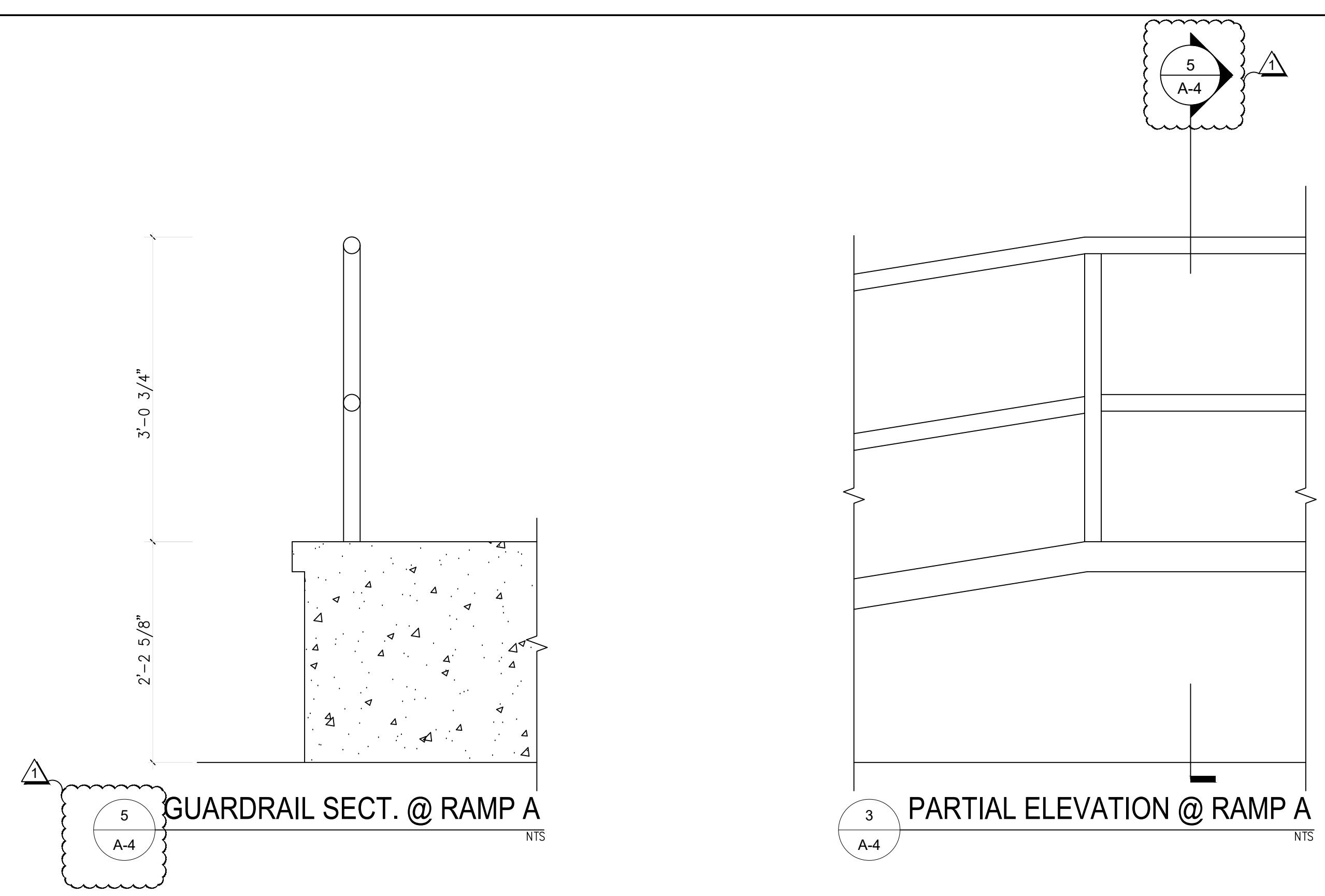
1641 & 1659 D STREET, HAYWARD, CA, 94541

SHEET CONTENTS:
SITE DETAILS

REV	DATE	ISSUE
1	12-16-19	PCC RESPONSE

drawn by IS
checked by JP
date 10-07-2019
job number 19071

A-4.0
sheet number

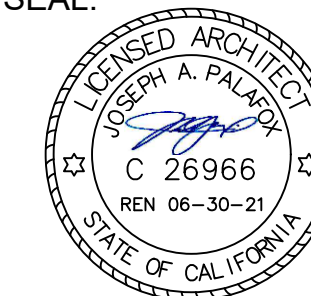




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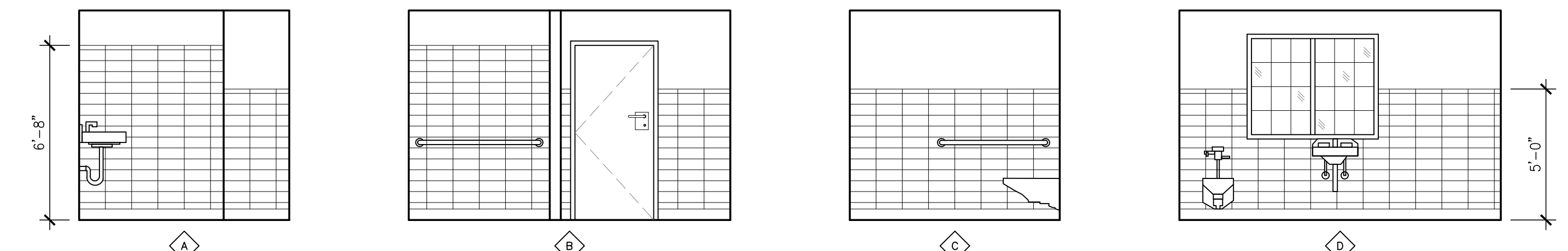
1641 & 1659 D STREET, HAYWARD, CA. 94541

SHEET CONTENTS:
INTERIOR DETAILS AND
INTERIOR STANDARD
ADA REFERENCE

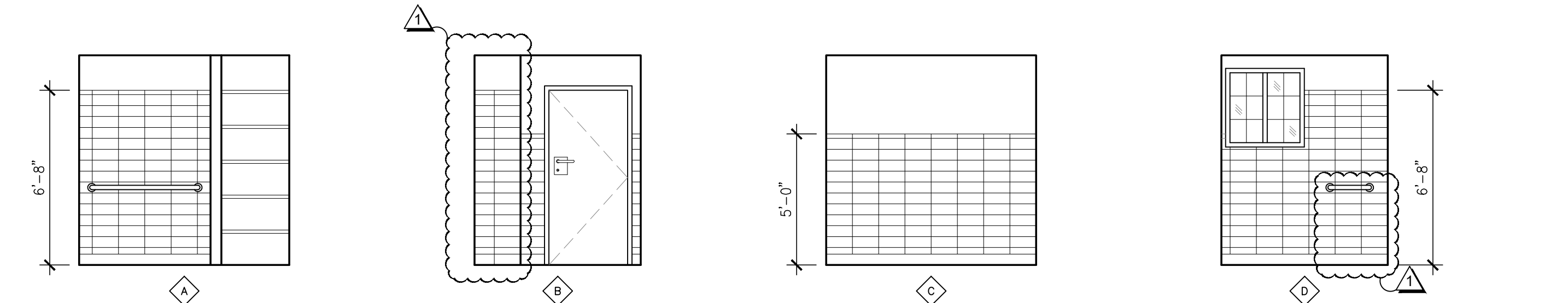
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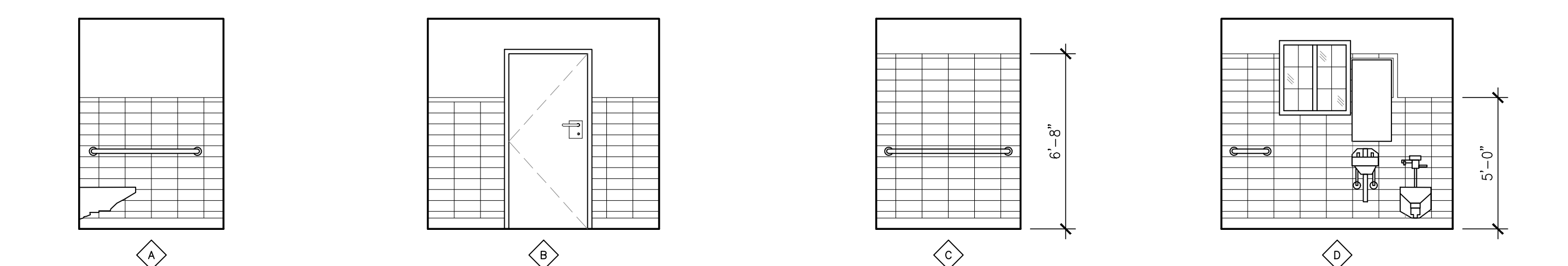
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sheet number



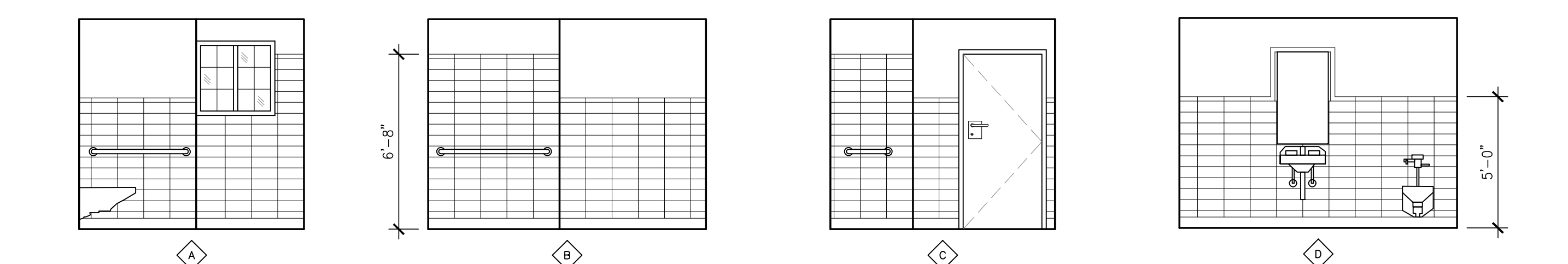
4 BATHROOM 1 INTERIOR ELEVATIONS
SCALE: 1/4" = 1'-0"



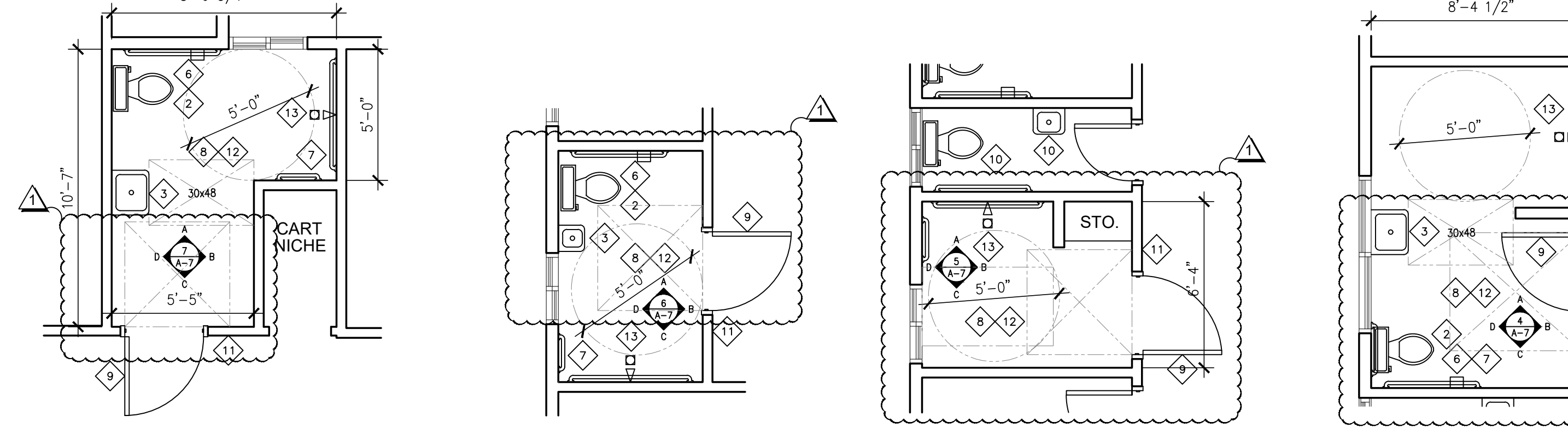
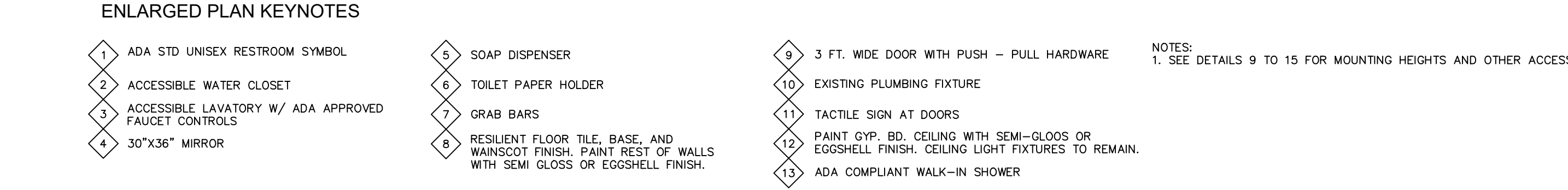
5 BATHROOM 2 INTERIOR ELEVATIONS
SCALE: 1/4" = 1'-0"



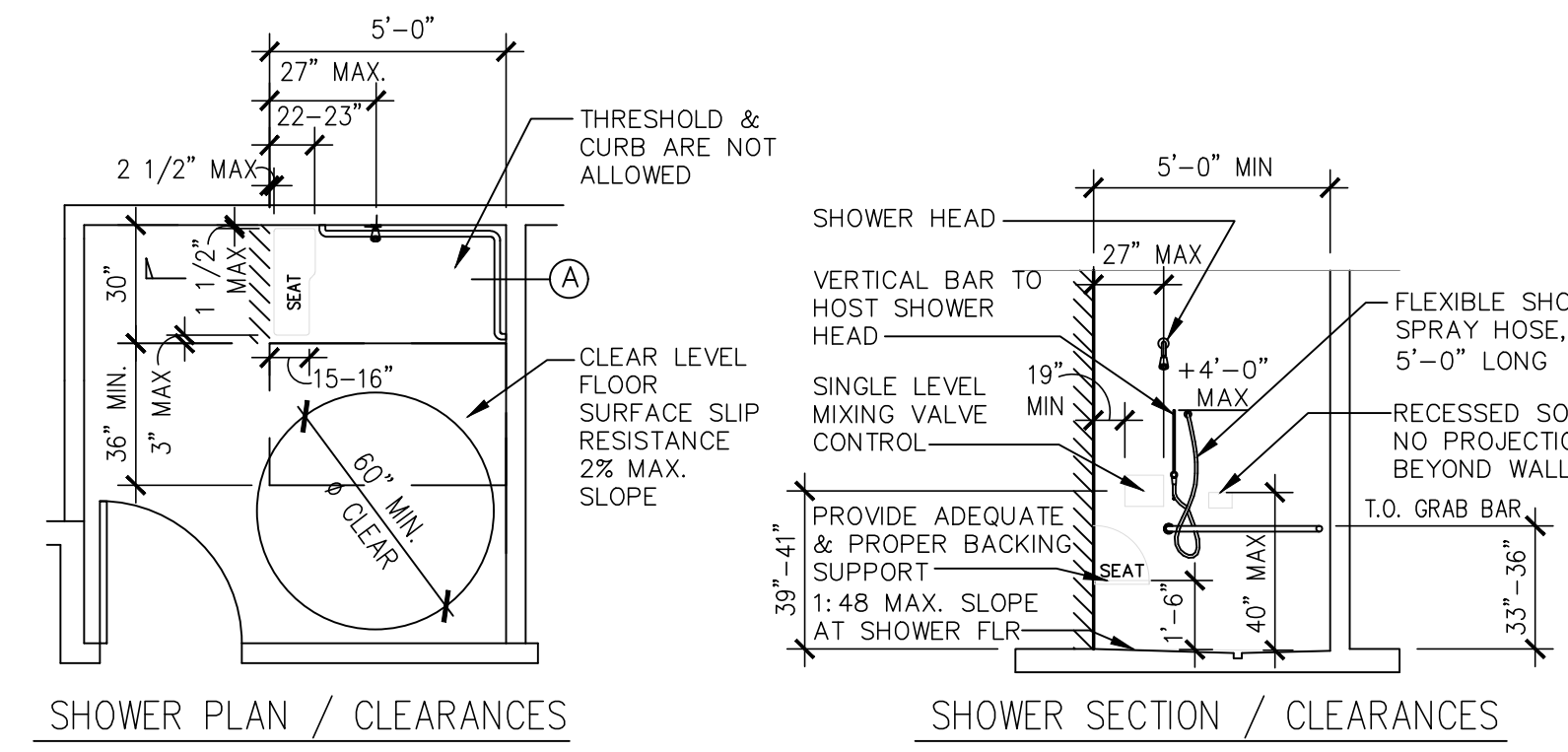
6 BATHROOM 3 INTERIOR ELEVATIONS
SCALE: 1/4" = 1'-0"



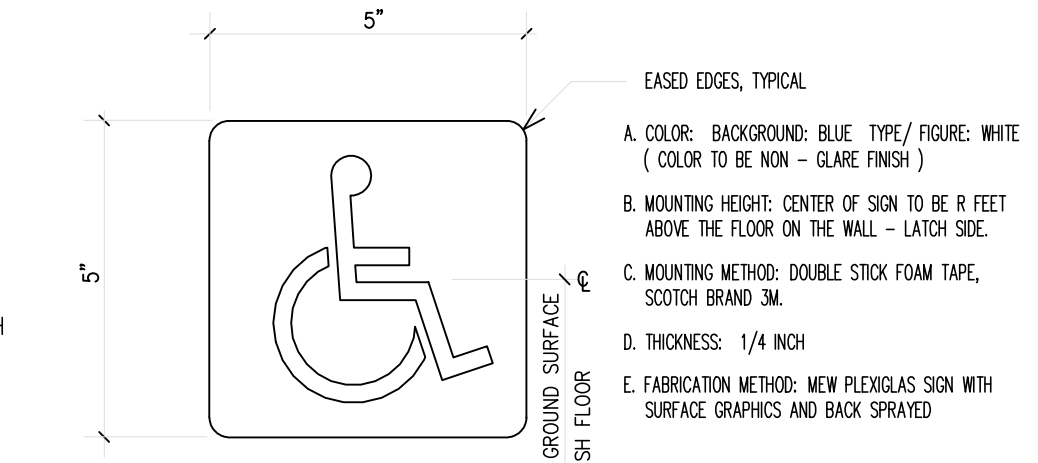
7 BATHROOM 4 INTERIOR ELEVATIONS
SCALE: 1/4" = 1'-0"



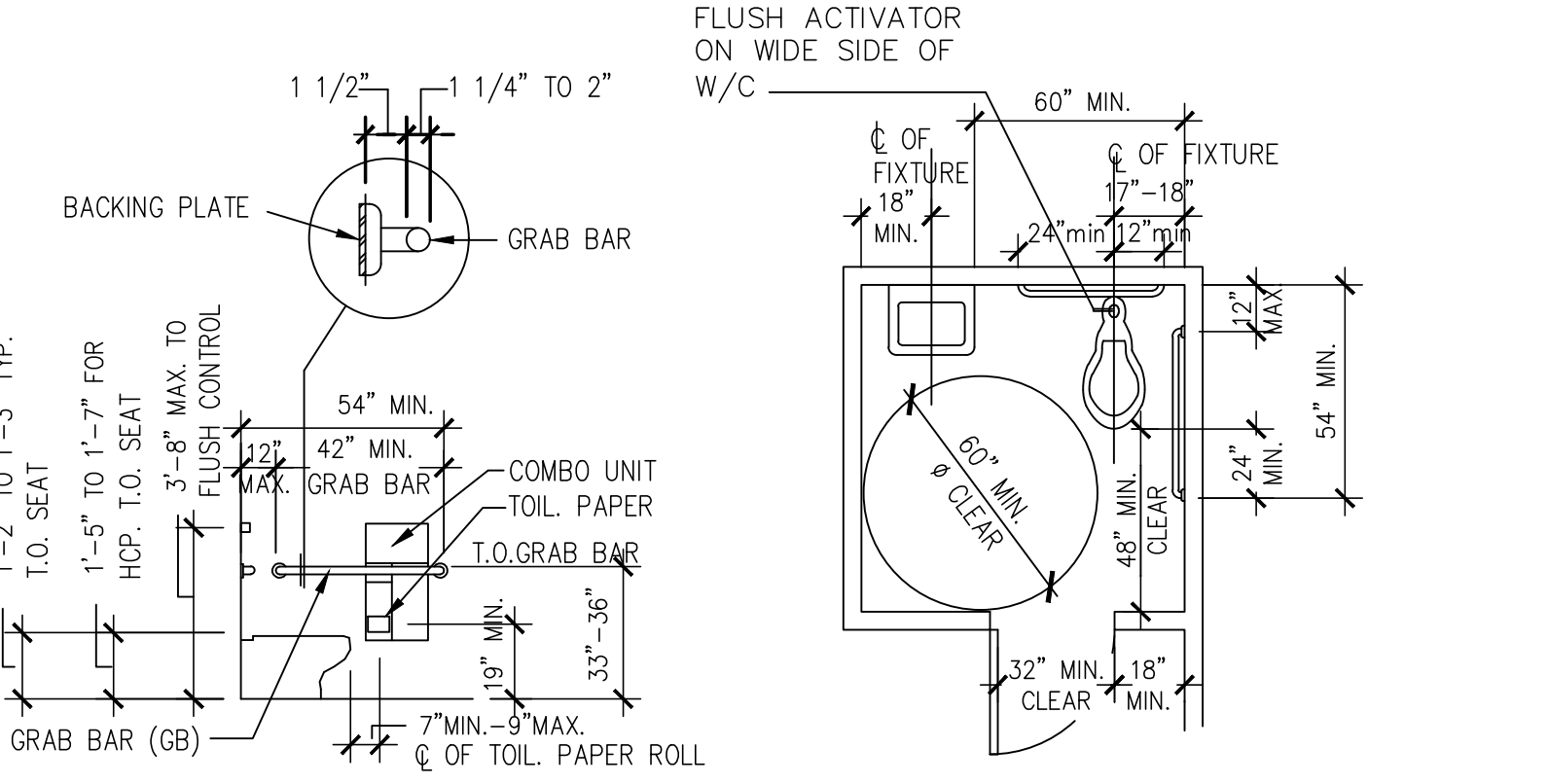
8 BATHROOM 4 SCALE: 1/4" = 1'-0"
3 BATHROOM 3 SCALE: 1/4" = 1'-0"
2 BATHROOM 2 SCALE: 1/4" = 1'-0"
1 BATHROOM 1 SCALE: 1/4" = 1'-0"



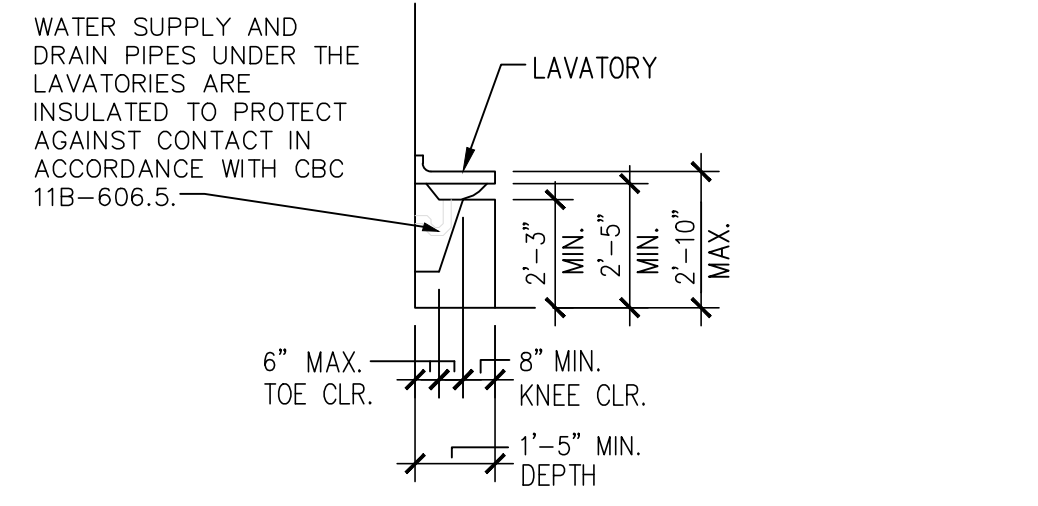
12 ACCESSIBLE ROLL-IN SHOWER CLEARANCES
NTS



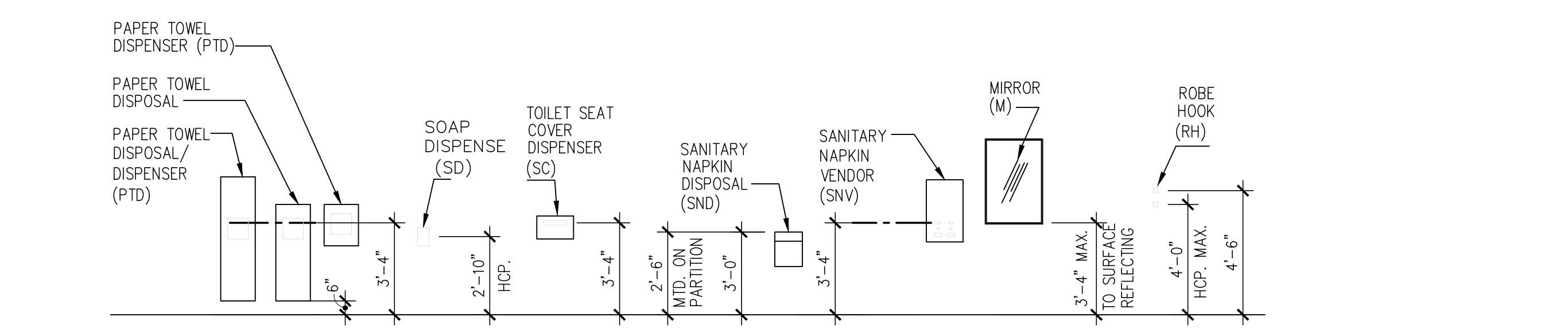
9 INT. SYMB. OF ACCESSIBILITY
NTS
PER CBC 2016 SEC. 11B-703.7.2.1



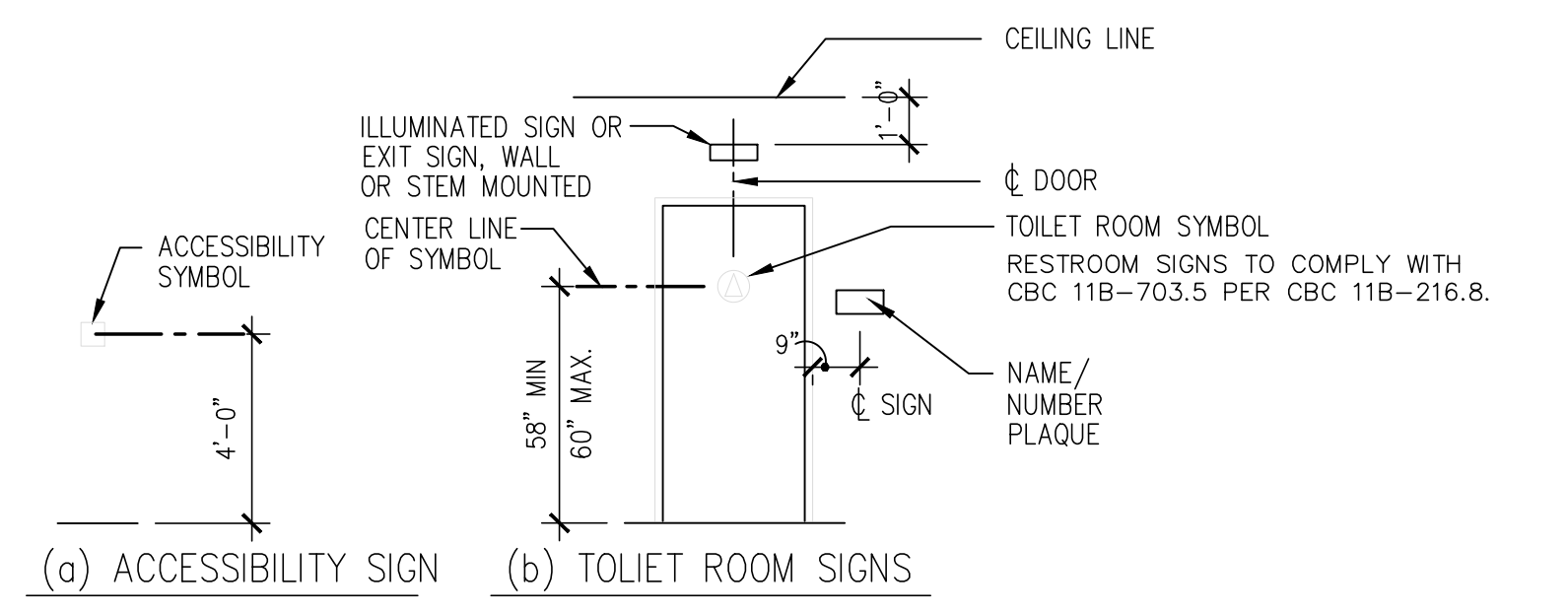
13 TOILET PLAN AND ELEV. CLEARANCES
NTS



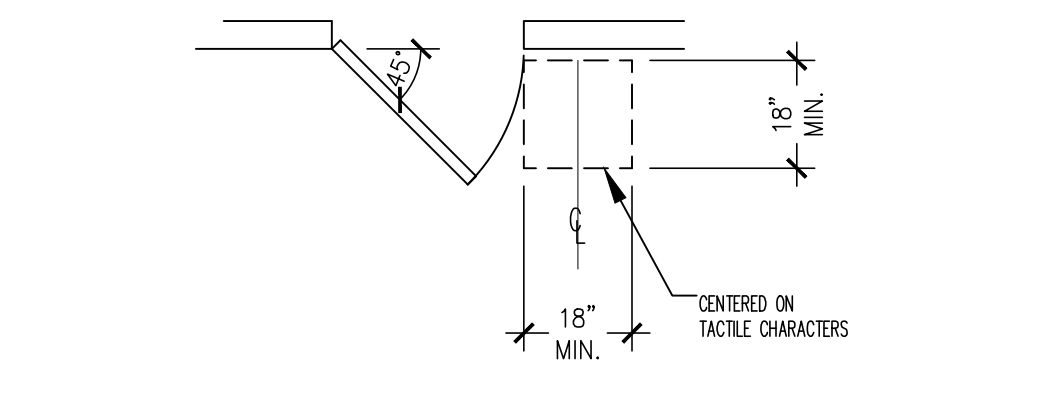
10 LAVATORY (ADA SINK)
NTS



14 RESTROOM ACCESSORIES MOUNTING HEIGHTS
NTS



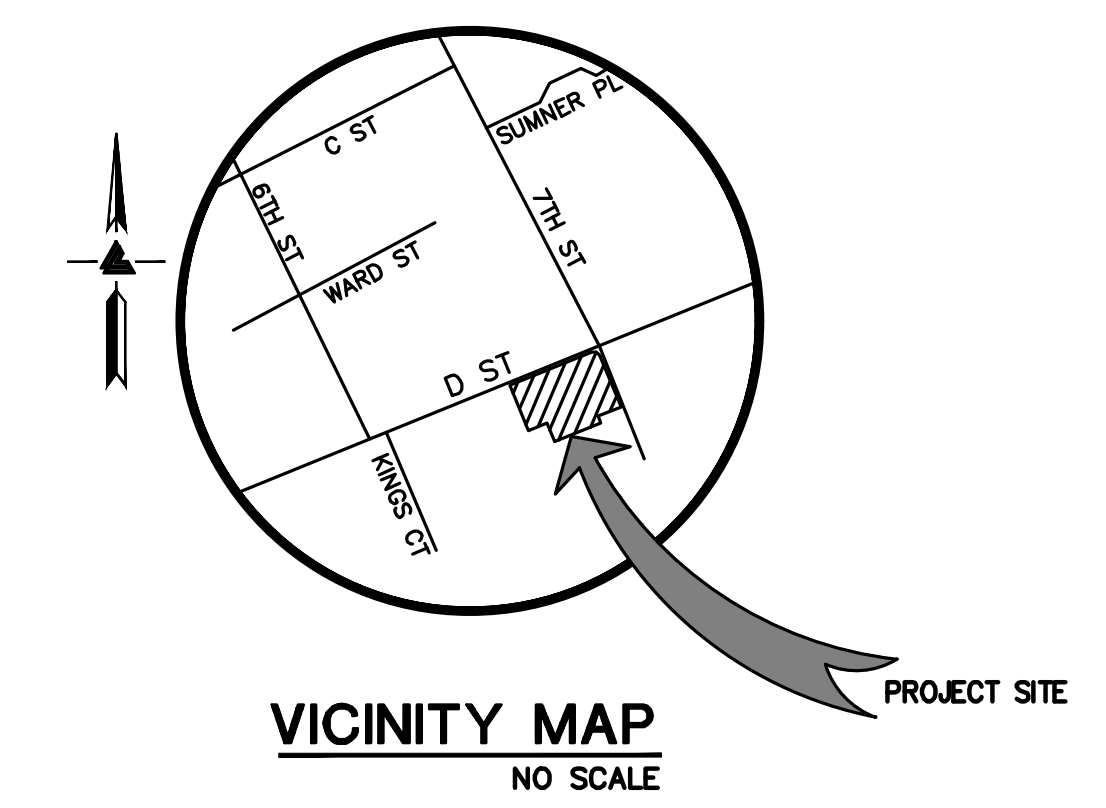
15 INTERIOR SIGNAGE
NTS



11 LOCATION OF TACTILE SIGN AT DOORS
NTS

DETAILS 9 TO 15 ARE INTERIOR STANDARD ADA REFERENCE

PRELIMINARY GRADING & DRAINAGE PLANS 1647 D STREET HAYWARD, CALIFORNIA



LEA & BRAZE ENGINEERING, INC.
 CIVIL ENGINEERS • LAND SURVEYORS
 REGIONAL OFFICES:
 OAKLAND, CA • RAY, WASH STATE
 BUREAUVILLE, CA • HAYWARD, CA
 SAN JOSE (COMING SOON)
 (510) 887-4086
 WWW.LEABRAZE.COM

OWNER'S INFORMATION
 OWNER: HAIDIE BAUTISTA
 1647 D STREET
 HAYWARD, CA
 APN: 427-0056-035-00

REFERENCES

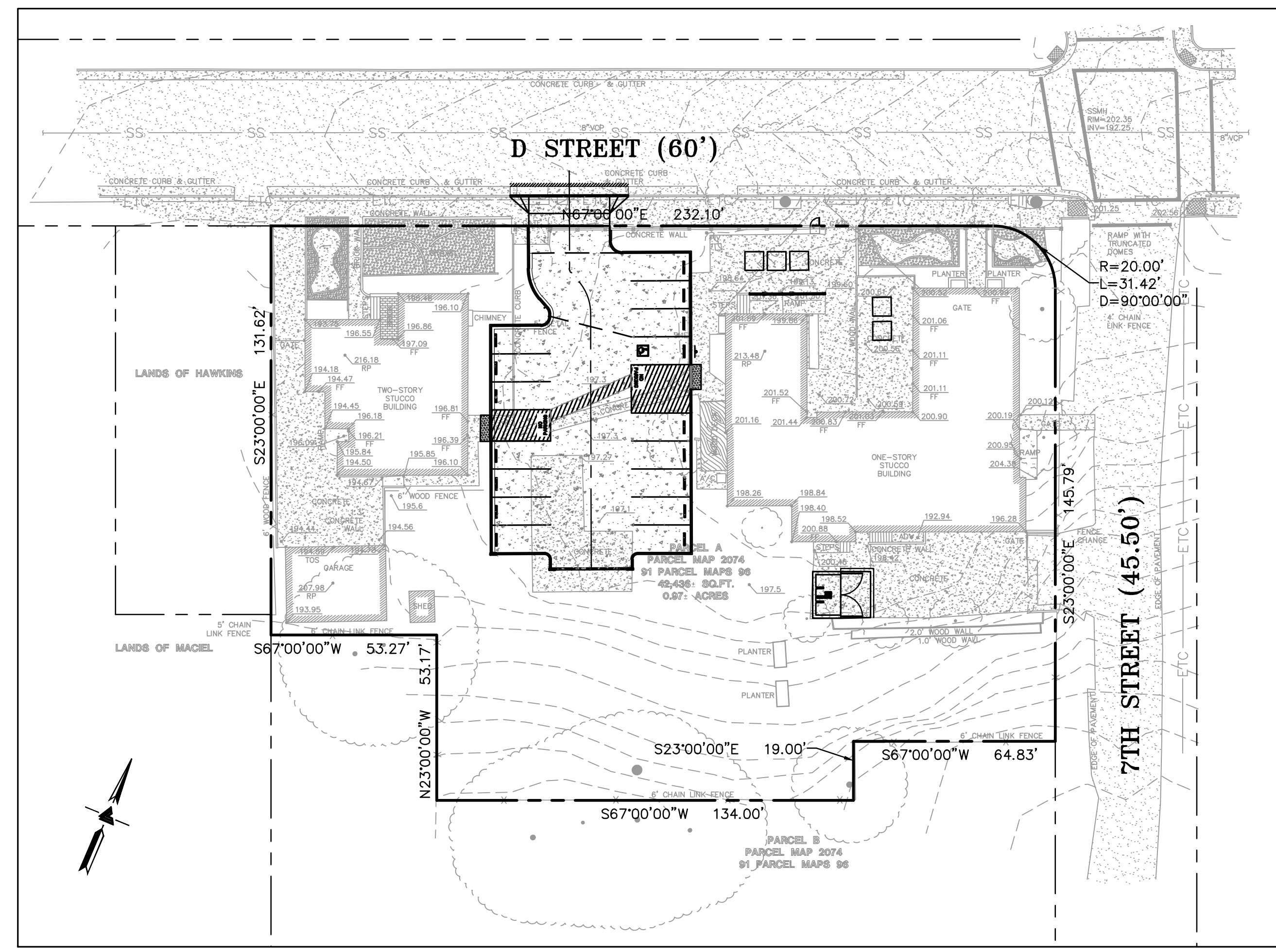
- THIS GRADING AND DRAINAGE PLAN IS SUPPLEMENTAL TO:
- TOPOGRAPHIC SURVEY BY LEA & BRAZE ENGINEERING INC., ENTITLED: "BOUNDARY AND TOPOGRAPHIC SURVEY" 1647 D STREET HAYWARD, CA DATED: 4-3-19 JOB#2190278
 - SITE PLAN BY PALAFOX ARCHITECT, INC., ENTITLED: "SITE PLAN" 1647 D STREET HAYWARD, CA DATED: 10-7-19 JOB#19071

THE CONTRACTOR SHALL REFER TO THE ABOVE NOTED SURVEY AND PLAN, AND SHALL VERIFY BOTH EXISTING AND PROPOSED ITEMS ACCORDING TO THEM.

**1647 D STREET
HAYWARD, CALIFORNIA**
 ALAMEDA COUNTY
 APN: 427-0056-035-00

TITLE SHEET

EXISTING	PROPOSED	DESCRIPTION
---	---	BOUNDARY
---	---	RETAINING WALL
---	---	FLUSHED CURB
---	---	SUBDRAIN LINE
---	---	TIGHTLINE
---	---	STORM DRAIN LINE
---	---	SANITARY SEWER LINE
---	---	WATER LINE
---	---	GAS LINE
---	---	PRESSURE LINE
---	---	JOINT TRENCH
---	---	SET BACK LINE
---	---	CONCRETE VALLEY GUTTER
---	---	EARTHEN SWALE
---	---	CATCH BASIN
---	---	JUNCTION BOX
---	---	AREA DRAIN
---	---	CURB INLET
---	---	STORM DRAIN MANHOLE
---	---	FIRE HYDRANT
---	---	SANITARY SEWER MANHOLE
---	---	STREET SIGN
---	---	SPOT ELEVATION
---	---	FLOW DIRECTION
---	---	DEMOLISH/REMOVE
---	---	BENCHMARK
---	---	CONTOURS
---	---	TREE TO BE REMOVED



KEY MAP
1" = 30'

DEVELOPMENT INFORMATION

GROSS SITE AREA	42,436 SQUARE FEET (0.974 ACRE)		
DISTURBED AREA	7,900 SQUARE FEET (0.181 ACRE)		
IMPERVIOUS AREAS	EXISTING	REMOVED	NEW
	TOTAL S.F.	TOTAL S.F.	TOTAL S.F.
BUILDING*	10,350	0	0
DRIVEWAY & PARKING	3,610	0	6,350
PATIOS, WALKWAYS & PADS	5,040	1,430	50
GRAVEL PAVEMENT	1,040	0	0
WOOD DECK	140	0	0
TOTAL DEVELOPED AREA	20,180	1,430	6,400
NET CHANGE IN DEVELOPED AREA	4,970 SQUARE FEET (NET INCREASE)		

*HARDSCAPE BELOW ROOF LINE INCLUDED IN ROOF AREA.
 **HARDSCAPE CONSIDERED AS PERVIOUS.

ESTIMATED EARTHWORK QUANTITIES

CUBIC YARDS	WITHIN BUILDING FOOTPRINT	OUTSIDE BUILDING FOOTPRINT	TOTAL CUBIC YARDS
CUT	0	0	0
FILL	0	30	30
IMPORT			30

NOTE:
 GRADING QUANTITIES REPRESENT BANK YARDAGE. IT DOES NOT INCLUDE ANY SWELLING OR SHRINKAGE FACTORS AND IS INTENDED TO REPRESENT IN-SITU CONDITIONS. QUANTITIES DO NOT INCLUDE OVER-EXCAVATION, TRENCHING, STRUCTURAL FOUNDATIONS OR PIERS, OR POOL EXCAVATION (IF ANY). NOTE ADDITIONAL EARTHWORKS, SUCH AS KEYWAYS OR BENCHING MAY BE REQUIRED BY THE GEOTECHNICAL ENGINEER IN THE FIELD AT TIME OF CONSTRUCTION. CONTRACTOR TO VERIFY QUANTITIES.

NOTES

- ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS OF A FOOT.
- UNDERGROUND UTILITY LOCATION IS BASED ON SURFACE EVIDENCE.
- BUILDING FOOTPRINTS ARE SHOWN TO FINISHED MATERIAL (STUCCO/SIDING) AT GROUND LEVEL.
- FINISH FLOOR ELEVATIONS ARE TAKEN AT DOOR THRESHOLD (EXTERIOR)

BENCHMARK

CITY OF HAYWARD BENCHMARK
 BENCH MARK LG38
 THE MONUMENT MARK IS A CROSS IN A 3/8" DIAMETER HEXAGONAL BRASS BOLT SET IN A CONCRETE MONUMENT UNDER A STANDARD CASTING ABOUT 0.8 MILE EAST OF THE HAYWARD CITY HALL AT THE INTERSECTION OF D STREET AND FIFTH STREET. IT IS IN THE PAVED ROADWAY NEAR THE CENTER OF THE INTERSECTION AND ABOUT 37 FEET FROM THE EAST POINT OF CURB RETURN OF THE SOUTHEAST CORNER OF THE INTERSECTION AND ABOUT 36 FEET FROM THE WEST POINT OF CURB RETURN OF THE SOUTHWEST CORNER OF THE INTERSECTION.
 ELEVATION = 172.030' (NGVD 29)

EASEMENT NOTE

A CURRENT TITLE REPORT FOR THE SUBJECT PROPERTY HAS NOT BEEN EXAMINED BY LEA & BRAZE ENGINEERING, INC. EASEMENTS OF RECORD MAY EXIST THAT ARE NOT SHOWN ON THIS MAP.

SITE BENCHMARK

SURVEY CONTROL POINT
 MAG AND SHINER SET IN ASPHALT
 ELEVATION = 199.14' (NGVD 29)

UTILITIES / SERVICES

WATER	CITY OF HAYWARD
SEWER	CITY OF HAYWARD
STORM DRAIN	CITY OF HAYWARD
GAS	PACIFIC GAS AND ELECTRIC (PG&E)
ELECTRICITY	PACIFIC GAS AND ELECTRIC (PG&E)

FEMA NOTES

SUBJECT SITE IS LOCATED WITHIN FEMA FLOOD ZONE "X." ZONE "X" IS DESIGNATED AREAS OF MINIMAL FLOOD HAZARD AS SHOWN ON FLOOD INSURANCE RATE MAP NO. 06001C0287G EFFECTIVE 8-3-2009.



SHEET INDEX

- C-1.0 TITLE SHEET
- C-2.0 PRELIMINARY GRADING, DRAINAGE & UTILITY PLAN
- C-3.0 PRELIMINARY HORIZONTAL CONTROL, SIGNAGE, & STRIPING PLAN [ONSITE & OFFSITE]
- ER-1 EROSION CONTROL PLAN
- BMP-1 BEST MANAGEMENT PRACTICES

ABBREVIATIONS

AB	AGGREGATE BASE	LF	LINEAR FEET
AC	ASPHALT CONCRETE	MAX	MAXIMUM
ACC	ACCESSIBLE	MH	MANHOLE
AD	AREA DRAIN	MIN	MINIMUM
BC	BEGINNING OF CURVE	MON.	MONUMENT
B & D	BEARING & DISTANCE	MRO	METERED RELEASE OUTLET
BM	BENCHMARK	(N)	NEW
BUB	BUBBLER BOX	NO.	NUMBER
BW/FG	BOTTOM OF WALL/FINISH GRADE	NTS	NOT TO SCALE
CB	CATCH BASIN	O.C.	ON CENTER
C & G	CURB AND GUTTER	O/	OVER
C	CENTER LINE	(PA)	PLANTING AREA
CPP	CORRUGATED PLASTIC PIPE (SMOOTH INTERIOR)	PED	PEDESTRIAN
CO	CLEANOUT	PIV	POST INDICATOR VALVE
COTG	CLEANOUT TO GRADE	PSS	PUBLIC SERVICES EASEMENT
CONC	CONCRETE	P	PROPERTY LINE
CONST	CONSTRUCT or -TION	PP	POWER POLE
CONC COR	CONCRETE CORNER	PUE	PUBLIC UTILITY EASEMENT
CY	CUBIC YARD	PVC	POLYVINYL CHLORIDE
D	DIAMETER	R	RADIUS
DI	DROP INLET	RCP	REINFORCED CONCRETE PIPE
DIP	DUCTILE IRON PIPE	RIM	RIM ELEVATION
EA	EACH	RW	RAINWATER
EC	END OF CURVE	R/W	RIGHT OF WAY
EG	EXISTING GRADE	S	SLOPE
EL	ELEVATIONS	S.A.D.	SEE ARCHITECTURAL DRAWINGS
EP	EDGE OF PAVEMENT	SAN	SANITARY
EQ	EQUIPMENT	SD	STORM DRAIN
EW	EACH WAY	SDMH	STORM DRAIN MANHOLE
(E)	EXISTING	SHT	SHEET
FC	FACE OF CURB	S.L.D.	SEE LANDSCAPE DRAWINGS
FDC	FIRE DEPARTMENT CONNECTION	SPEC	SPECIFICATION
FF	FINISHED FLOOR	SS	SANITARY SEWER
FG	FINISHED GRADE	SSCO	SANITARY SEWER CLEANOUT
FH	FIRE HYDRANT	SSMH	SANITARY SEWER MANHOLE
FL	FLOW LINE	ST.	STREET
FS	FINISHED SURFACE	STA	STATION
G	GAS	STD	STANDARD
GA	GAGE OR GAUGE	STRUC	STRUCTURAL
GB	GRADE BREAK	T	TELEPHONE
HDPE	HIGH DENSITY CORRUGATED POLYETHYLENE PIPE	TC	TOP OF CURB
HORIZ	HORIZONTAL	TOW	TOP OF WALL
HI PT	HIGH POINT	TEMP	TEMPORARY
H&T	HUB & TACK	TP	TOP OF PAVEMENT
ID	INSIDE DIAMETER	TW/FG	TOP OF WALL/FINISH GRADE
INV	INVERT ELEVATION	TYP	TYPICAL
JB	JUNCTION BOX	VC	VERTICAL CURVE
JT	JOINT TRENCH	VCP	VITRIFIED CLAY PIPE
JP	JOINT UTILITY POLE	VERT	VERTICAL
L	LENGTH	W/	WITH
LNDR	LANDING	W.WL	WATER LINE
		WM	WATER METER
		WWF	WELDED WIRE FABRIC



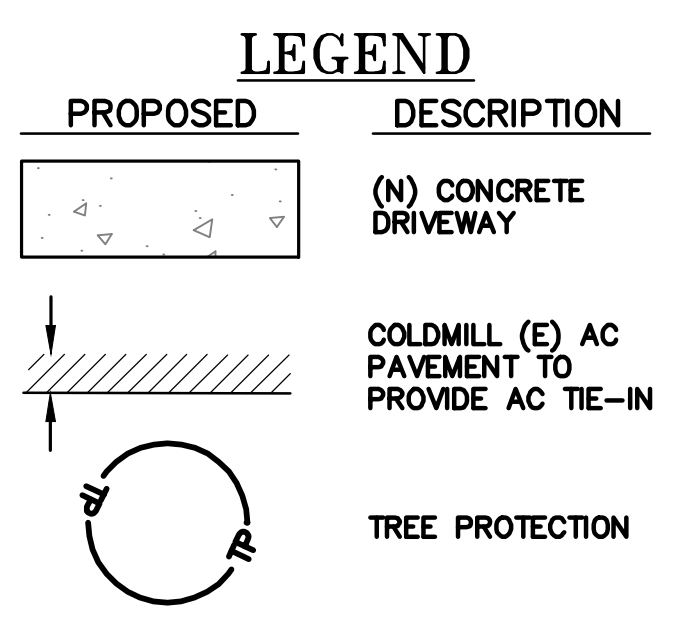
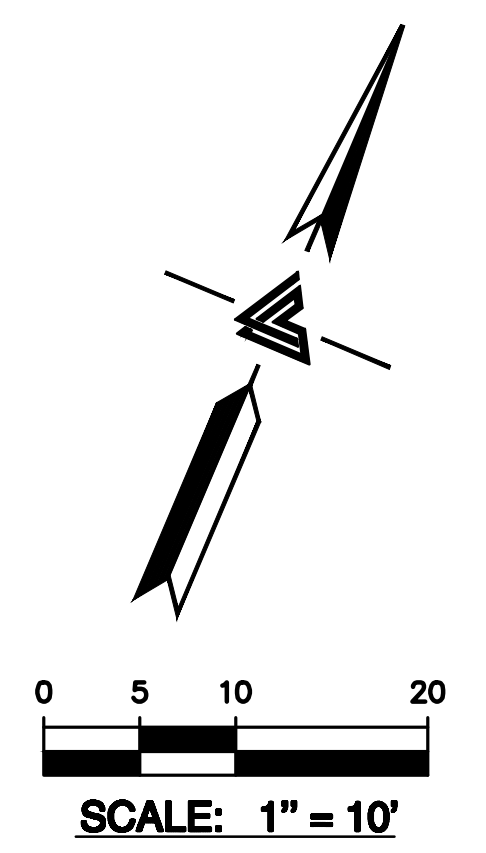
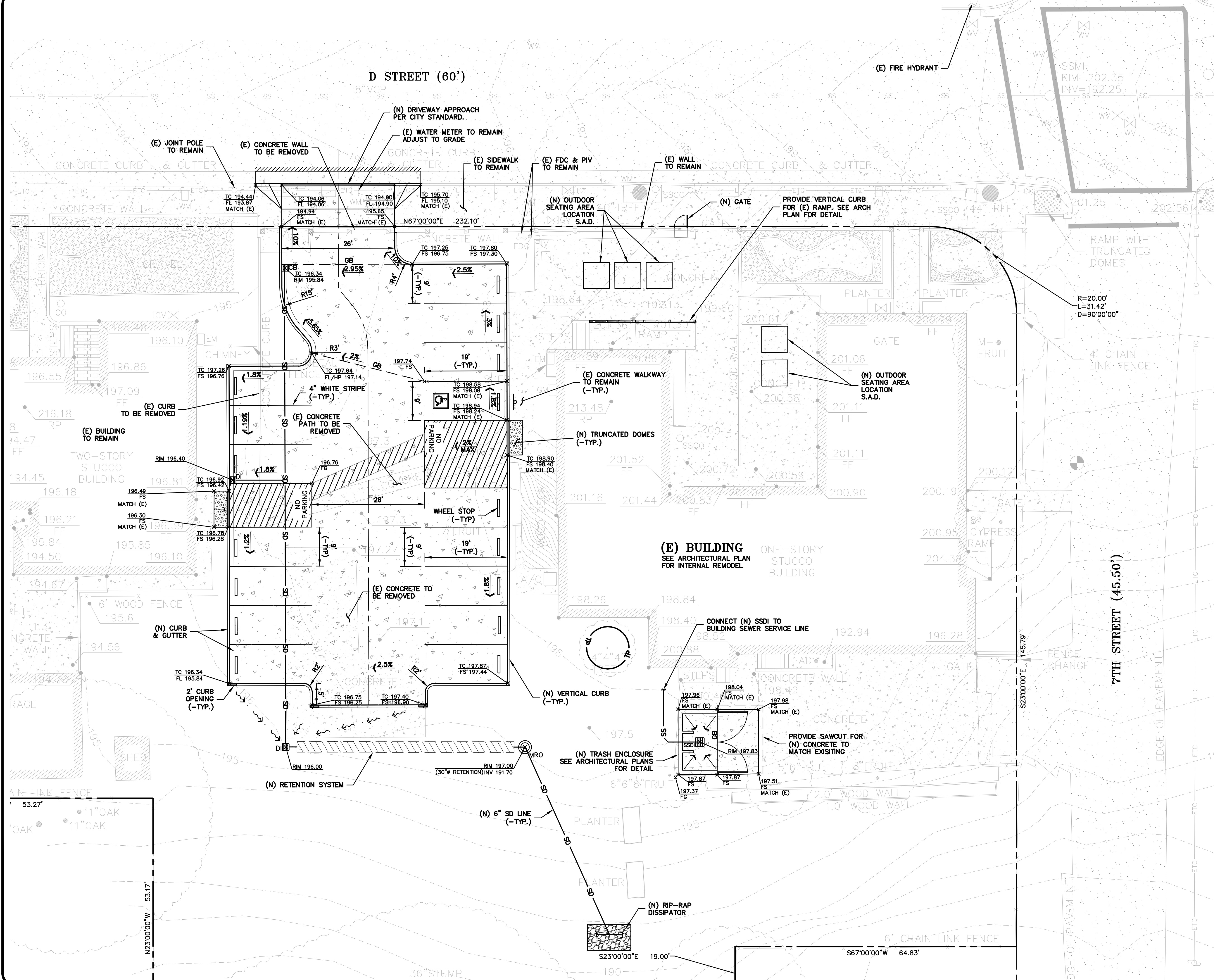
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 SAN JOSE (COMING SOON)
 WWW.LEABRAZZE.COM
 (510) 887-4086

**1647 D STREET
 HAYWARD, CALIFORNIA**
 ALAMEDA COUNTY APN: 427-0056-035-00

**PRELIMINARY
 GRADING, DRAINAGE
 & UTILITY**

NO.	DESCRIPTION	DATE	BY
1	PCC RESPONSE	12-5-19	MH
REVISIONS	BY		

JOB NO: 2191155
 DATE: 10-21-19
 SCALE: AS NOTED
 DESIGN BY: JC/MH
 DRAWN BY: WM
 SHEET NO:



DRAIN NOTES:
 MARK ON-SITE INLETS
 WITH THE WORDS "NO
 DUMPING" FLOWS TO
 "BAY" OR EQUIVALENT.

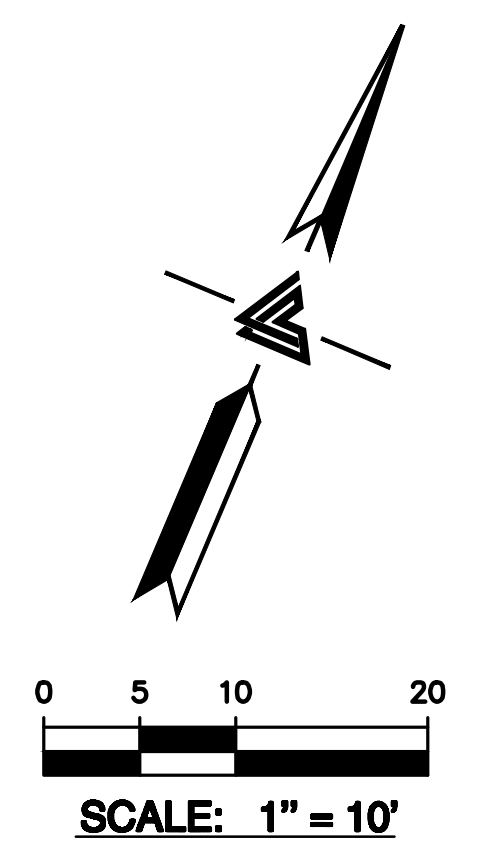
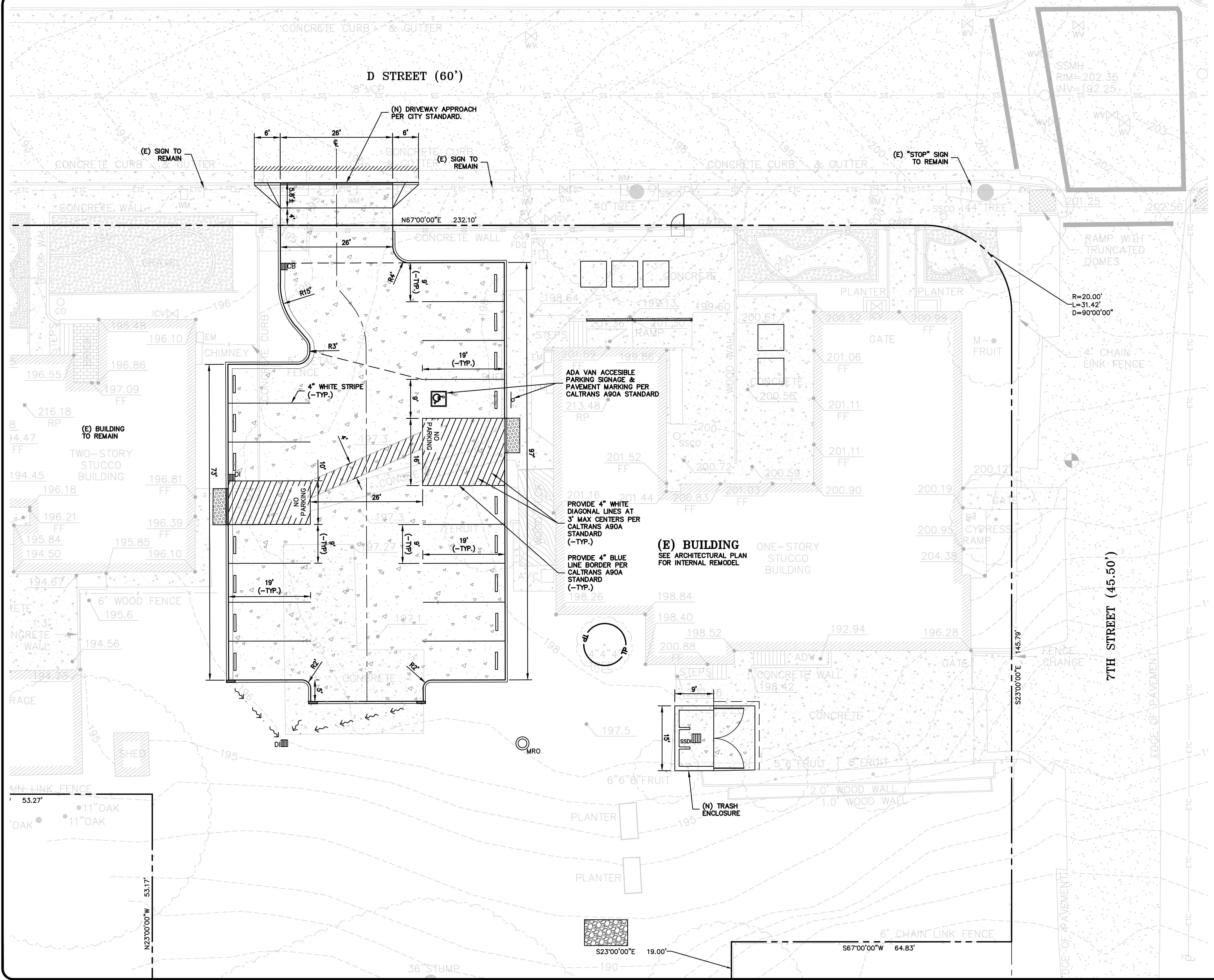


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PRELIMINARY
HORIZONTAL CONTROL,
SIGNAGE & STRIPING PLAN
[ONSITE & OFFSITE]

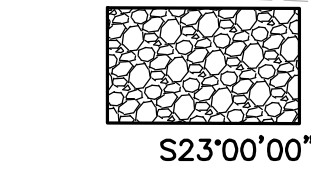
▲ PCC RESPONSE	MH
12-5-19	
REVISIONS	BY
JOB NO: 2191155	
DATE: 10-21-19	
SCALE: AS NOTED	
DESIGN BY: JC/MH	
DRAWN BY: WM	
SHEET NO:	



LEGEND

PROPOSED	DESCRIPTION
	(N) CONCRETE DRIVEWAY
	COLDMILL (E) AC PAVEMENT TO PROVIDE AC TIE-IN
	TREE PROTECTION

DRAIN NOTES:
 MARK ON-SITE INLETS WITH THE WORDS "NO DUMPING" FLOWS TO "BAY" OR EQUIVALENT.



(E) BUILDING
 SEE ARCHITECTURAL PLAN FOR INTERNAL REMODEL

PROVIDE 4" WHITE DIAGONAL LINES AT 3" MAX CENTERS PER CALTRANS A90A STANDARD (-TYP.)
 PROVIDE 4" BLUE LINE BORDER PER CALTRANS A90A STANDARD (-TYP.)

ADA VAN ACCESSIBLE PARKING SIGNAGE & PAVEMENT MARKING PER CALTRANS A90A STANDARD

(E) SIGN TO REMAIN

(E) SIGN TO REMAIN

(E) "STOP" SIGN TO REMAIN

D STREET (60')

7TH STREET (45.50')

(E) BUILDING TO REMAIN
 TWO-STORY STUCCO BUILDING

ONE-STORY STUCCO BUILDING

(E) BUILDING
 SEE ARCHITECTURAL PLAN FOR INTERNAL REMODEL

PROVIDE 4" WHITE DIAGONAL LINES AT 3" MAX CENTERS PER CALTRANS A90A STANDARD (-TYP.)
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**1647 D STREET
 HAYWARD, CALIFORNIA**
 ALAMEDA COUNTY
 APN: 427-0056-035-00

EROSION CONTROL PLAN

PCC RESPONSE	12-5-19	MH
REVISIONS	BY	
JOB NO:	2191155	
DATE:	10-21-19	
SCALE:	AS NOTED	
DESIGN BY:	JC/MH	
DRAWN BY:	WM	
SHEET NO:		

PURPOSE:

THE PURPOSE OF THIS PLAN IS TO STABILIZE THE SITE TO PREVENT EROSION OF GRADED AREAS AND TO PREVENT SEDIMENTATION FROM LEAVING THE CONSTRUCTION AREA AND AFFECTING NEIGHBORING SITES, NATURAL AREAS, PUBLIC FACILITIES OR ANY OTHER AREA THAT MIGHT BE AFFECTED BY SEDIMENTATION. ALL MEASURES SHOWN ON THIS PLAN SHOULD BE CONSIDERED THE MINIMUM REQUIREMENTS NECESSARY. SHOULD FIELD CONDITIONS DICTATE ADDITIONAL MEASURES, SUCH MEASURES SHALL BE PER CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD'S FIELD MANUAL FOR EROSION AND SEDIMENTATION CONTROL AND THE CALIFORNIA STORM WATER QUALITY ASSOCIATION BEST MANAGEMENT PRACTICES HANDBOOK FOR CONSTRUCTION. LEA & BRAZE ENGINEERING SHOULD BE NOTIFIED IMMEDIATELY SHOULD CONDITIONS CHANGE.

EROSION CONTROL NOTES:

- IT SHALL BE THE OWNER'S/CONTRACTOR'S RESPONSIBILITY TO MAINTAIN CONTROL OF THE ENTIRE CONSTRUCTION OPERATION AND TO KEEP THE ENTIRE SITE IN COMPLIANCE WITH THIS EROSION CONTROL PLAN.
- THE INTENTION OF THIS PLAN IS FOR INTERIM EROSION AND SEDIMENT CONTROL ONLY. ALL EROSION CONTROL MEASURES SHALL CONFORM TO CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD'S FIELD MANUAL FOR EROSION AND SEDIMENTATION CONTROL, THE CALIFORNIA STORM WATER QUALITY ASSOCIATION BEST MANAGEMENT PRACTICES HANDBOOK FOR CONSTRUCTION, AND THE LOCAL GOVERNING AGENCY FOR THIS PROJECT.
- OWNER/CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO, DURING, AND AFTER STORM EVENTS. PERSON IN CHARGE OF MAINTAINING EROSION CONTROL MEASURES SHOULD WATCH LOCAL WEATHER REPORTS AND ACT APPROPRIATELY TO MAKE SURE ALL NECESSARY MEASURES ARE IN PLACE.
- SANITARY FACILITIES SHALL BE MAINTAINED ON THE SITE AT ALL TIMES.
- DURING THE RAINY SEASON, ALL PAVED AREAS SHALL BE KEPT CLEAR OF EARTH MATERIAL AND DEBRIS. THE SITE SHALL BE MAINTAINED SO AS TO MINIMIZE SEDIMENT-LADEN RUNOFF TO ANY STORM DRAINAGE SYSTEM, INCLUDING EXISTING DRAINAGE SWALES AND WATERCOURSES.
- CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER THAT EROSION AND WATER POLLUTION WILL BE MINIMIZED. COMPLIANCE WITH FEDERAL, STATE AND LOCAL LAWS CONCERNING POLLUTION SHALL BE MAINTAINED AT ALL TIMES.
- CONTRACTOR SHALL PROVIDE DUST CONTROL AS REQUIRED BY THE APPROPRIATE FEDERAL, STATE AND LOCAL AGENCY REQUIREMENTS.
- ALL MATERIALS NECESSARY FOR THE APPROVED EROSION CONTROL MEASURES SHALL BE IN PLACE BY OCTOBER 15TH.
- EROSION CONTROL SYSTEMS SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE RAINY SEASON, OR FROM OCTOBER 15TH THROUGH APRIL 15TH, WHICHEVER IS LONGER.
- IN THE EVENT OF RAIN, ALL GRADING WORK IS TO CEASE IMMEDIATELY AND THE SITE IS TO BE SEALED IN ACCORDANCE WITH THE APPROVED EROSION CONTROL MEASURES AND APPROVED EROSION CONTROL PLAN.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING AND REPAIRING EROSION CONTROL SYSTEMS AFTER EACH STORM.
- ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED BY LOCAL JURISDICTION'S ENGINEERING DEPARTMENT OR BUILDING OFFICIALS.
- MEASURES SHALL BE TAKEN TO COLLECT OR CLEAN ANY ACCUMULATION OR DEPOSIT OF DIRT, MUD, SAND, ROCKS, GRAVEL OR DEBRIS ON THE SURFACE OF ANY STREET, ALLEY OR PUBLIC PLACE OR IN ANY PUBLIC STORM DRAIN SYSTEMS. THE REMOVAL OF AFORESAID SHALL BE DONE BY STREET SWEEPING OR HAND SWEEPING. WATER SHALL NOT BE USED TO WASH SEDIMENTS INTO PUBLIC OR PRIVATE DRAINAGE FACILITIES.
- EROSION CONTROL MEASURES SHALL BE ON-SITE FROM SEPTEMBER 15TH THRU APRIL 15TH.
- ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE RAINY SEASON OR FROM OCTOBER 15 THROUGH APRIL 15, WHICHEVER IS GREATER.
- PLANS SHALL BE DESIGNED TO MEET C3 REQUIREMENTS OF THE MUNICIPAL STORMWATER REGIONAL PERMIT ("MRP") NPDES PERMIT CAS 612008.
- THE CONTRACTOR TO NPDES (NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM) BEST MANAGEMENT PRACTICES (BMP) FOR SEDIMENTATION PREVENTION AND EROSION CONTROL TO PREVENT DELETERIOUS MATERIALS OR POLLUTANTS FROM ENTERING THE TOWN OR COUNTY STORM DRAIN SYSTEMS.
- THE CONTRACTOR MUST INSTALL ALL EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO THE INCEPTION OF ANY WORK ONSITE AND MAINTAIN THE MEASURES UNTIL THE COMPLETION OF ALL LANDSCAPING.
- THE CONTRACTOR SHALL MAINTAIN ADJACENT STREETS IN A NEAT, CLEAN DUST FREE AND SANITARY CONDITION AT ALL TIMES AND TO THE SATISFACTION OF THE TOWN INSPECTOR. THE ADJACENT STREET SHALL AT ALL TIMES BE KEPT CLEAN OF DEBRIS, WITH DUST AND OTHER NUISANCE BEING CONTROLLED AT ALL TIMES. THE CONTRACTOR BE RESPONSIBLE FOR ANY CLEAN UP ON ADJACENT STREETS AFFECTED BY THE BY THEIR CONSTRUCTION. METHOD OF STREET CLEANING SHALL BE BY DRY SWEEPING OF ALL PAVED AREAS. NO STOCKPIPING OF BUILDING MATERIALS WITHIN THE TOWN RIGHT-OF-WAY.
- SEDIMENTS AND OTHER MATERIALS SHALL NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONTRACTOR SHALL INSTALL A STABILIZED CONSTRUCTION ENTRANCE PRIOR TO THE INCEPTION OF ANY WORK ONSITE AND MAINTAIN IT FOR THE DURATION OF THE CONSTRUCTION PROCESS SO AS TO NOT INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC RIGHT-OF-WAY UNTIL THE COMPLETION OF ALL LANDSCAPING.
- THE CONTRACTOR SHALL PROTECT DOWN SLOPE DRAINAGE COURSES, STREAMS AND STORM DRAINS WITH ROCK FILLED SAND BAGS, TEMPORARY SWALES, SILT FENCES, AND EARTH PERMS IN CONJUNCTION OF ALL LANDSCAPING.
- STOCKPILED MATERIALS SHALL BE COVERED WITH VISQUEEN OR A TARPULIN UNTIL THE MATERIAL IS REMOVED FROM THE SITE. ANY REMAINING BARE SOIL THAT EXISTS AFTER THE STOCKPILE HAS BEEN REMOVED SHALL BE COVERED UNTIL A NATURAL GROUND COVER IS ESTABLISHED OR IT IS SEEDED OR PLANTED TO PROVIDE GROUND COVER PRIOR TO THE FALL RAINY SEASON.
- EXCESS OR WASTE CONCRETE MUST NOT BE WASHED INTO THE PUBLIC RIGHT-OF-WAY OR ANY OTHER DRAINAGE SYSTEM. PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTES ON SITE UNTIL THEY CAN BE DISPOSED OF AS SOLID WASTE.
- TRASH AND CONSTRUCTION RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION AND DISPERSAL BY WIND

EROSION CONTROL NOTES CONTINUED:

- FUELS, OILS, SOLVENTS AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOIL AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MUST BE CLEANED UP IMMEDIATELY AND DISPOSED OF IN A PROPER MANNER. SPILLS MUST NOT BE WASHED INTO THE DRAINAGE SYSTEM.
- DUST CONTROL SHALL BE DONE BY WATERING AND AS OFTEN AS REQUIRED BY THE TOWN INSPECTOR.
- SILT FENCE(S) AND/OR FIBER ROLL(S) SHALL BE INSTALLED PRIOR TO SEPTEMBER 15TH AND SHALL REMAIN IN PLACE UNTIL THE LANDSCAPING GROUND COVER IS INSTALLED. CONTRACTOR SHALL CONTINUOUSLY MONITOR THESE MEASURES, FOLLOWING AND DURING ALL RAIN EVENTS, TO PUBLIC OWNED FACILITIES.

EROSION CONTROL MEASURES:

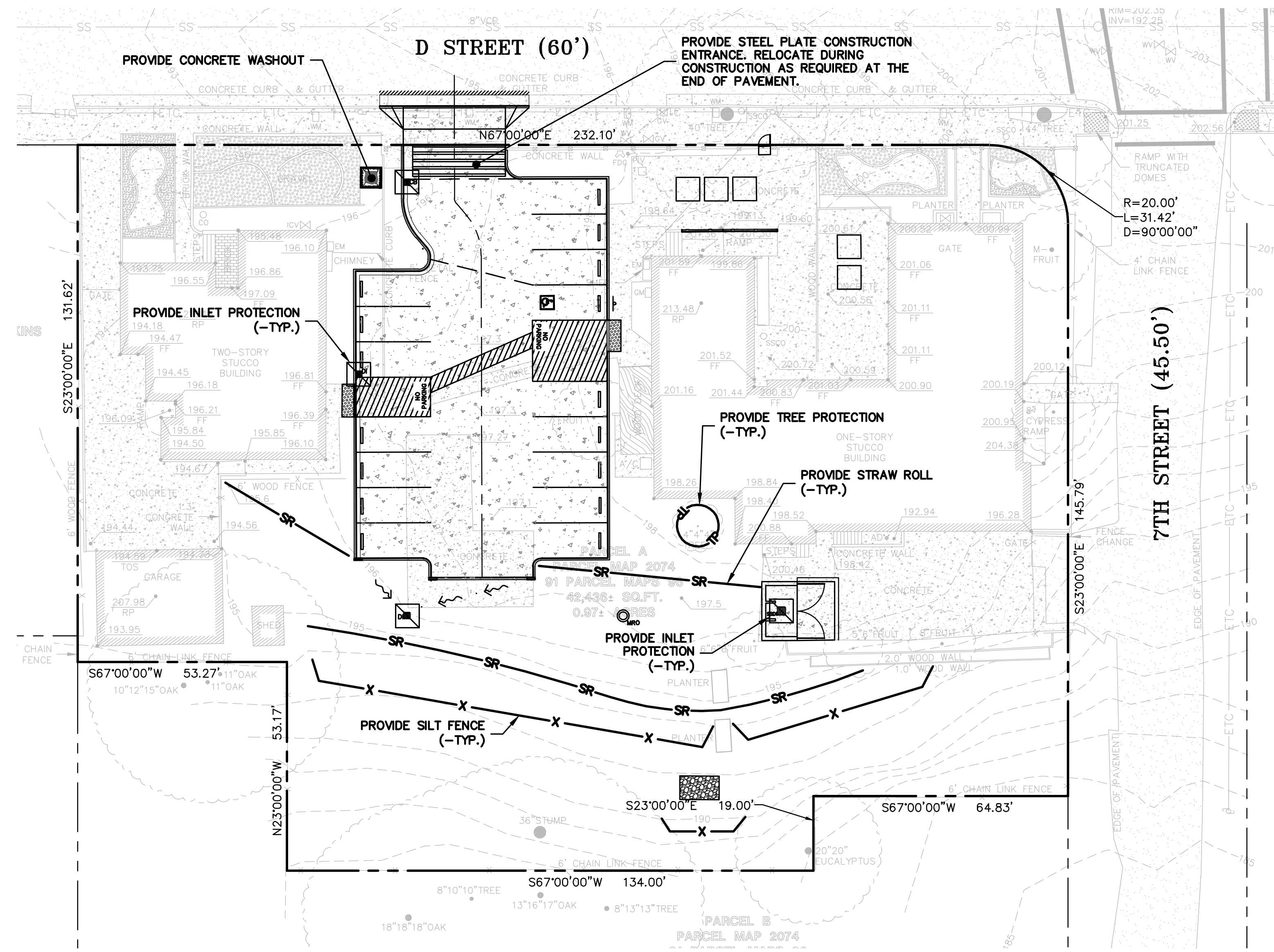
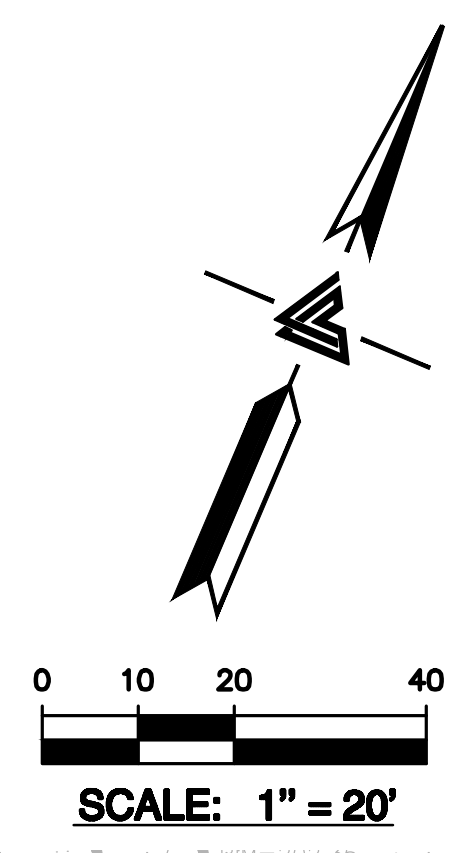
- THE FACILITIES SHOWN ON THIS PLAN ARE DESIGNED TO CONTROL EROSION AND SEDIMENT DURING THE RAINY SEASON, OCTOBER 15TH TO APRIL 15. EROSION CONTROL FACILITIES SHALL BE IN PLACE PRIOR TO OCTOBER 15TH OF ANY YEAR. GRADING OPERATIONS DURING THE RAINY SEASON WHICH LEAVE DENUDE SLOPES SHALL BE PROTECTED WITH EROSION CONTROL MEASURES IMMEDIATELY FOLLOWING GRADING ON THE SLOPES.
- SITE CONDITIONS AT TIME OF PLACEMENT OF EROSION CONTROL MEASURES WILL VARY. APPROPRIATE ACTION INCLUDING TEMPORARY SWALES, INLETS, HYDROSEEDING, STRAW BALES, ROCK SACKS, ETC. SHALL BE TAKEN TO PREVENT EROSION AND SEDIMENTATION FROM LEAVING SITE. EROSION CONTROL MEASURES SHALL BE ADJUSTED AS THE CONDITIONS CHANGE AND THE NEED OF CONSTRUCTION SHIFT.
- CONSTRUCTION ENTRANCES SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF GRADING. ALL CONSTRUCTION TRAFFIC ENTERING ONTO THE PAVED ROADS MUST CROSS THE STABILIZED CONSTRUCTION ENTRANCES. CONTRACTOR SHALL MAINTAIN STABILIZED ENTRANCE AT EACH VEHICLE ACCESS POINT TO EXISTING PAVED STREETS. ANY MUD OR DEBRIS TRACKED ONTO PUBLIC STREETS SHALL BE REMOVED DAILY AND AS REQUIRED BY THE GOVERNING AGENCY.
- ALL EXPOSED SLOPES THAT ARE NOT VEGETATED SHALL BE HYDROSEEDDED. IF HYDROSEEDING IS NOT USED OR IS NOT EFFECTIVE BY OCTOBER 15, THEN OTHER IMMEDIATE METHODS SHALL BE IMPLEMENTED, SUCH AS EROSION CONTROL BLANKETS, OR A THREE-STEP APPLICATION OF 1) SEED, MULCH, FERTILIZER 2) BLOWN STRAW 3) TACKIFIER AND MULCH. HYDROSEEDING SHALL BE IN ACCORDANCE WITH THE PROVISIONS OF SECTION 20" EROSION CONTROL AND HIGHWAY PLANTING" OF THE STANDARD SPECIFICATION OF THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION, AS LAST REVISED. REFER TO THE EROSION CONTROL SECTION OF THE GRADING SPECIFICATIONS THAT ARE A PART OF THIS PLAN SET FOR FURTHER INFORMATION.
- INLET PROTECTION SHALL BE INSTALLED AT OPEN INLETS TO PREVENT SEDIMENT FROM ENTERING THE STORM DRAIN SYSTEM. INLETS NOT USED IN CONJUNCTION WITH EROSION CONTROL ARE TO BE BLOCKED TO PREVENT ENTRY OF SEDIMENT. MINIMUM INLET PROTECTION SHALL CONSIST OF A ROCK SACKS OR AS SHOWN ON THIS PLAN
- THIS EROSION AND SEDIMENT CONTROL PLAN MAY NOT COVER ALL THE SITUATIONS THAT MAY ARISE DURING CONSTRUCTION DUE TO UNANTICIPATED FIELD CONDITIONS. VARIATIONS AND ADDITIONS MAY BE MADE TO THIS PLAN IN THE FIELD. A REPRESENTATIVE OF LEA & BRAZE ENGINEERING SHALL PERFORM A FIELD REVIEW AND MAKE RECOMMENDATIONS AS NEEDED. CONTRACTOR IS RESPONSIBLE TO NOTIFY LEA & BRAZE ENGINEERING AND THE GOVERNING AGENCY OF ANY CHANGES.
- THE EROSION CONTROL MEASURES SHALL CONFORM TO THE LOCAL JURISDICTION'S STANDARDS AND THE APPROVAL OF THE LOCAL JURISDICTION'S ENGINEERING DEPARTMENT.
- STRAW ROLLS SHALL BE PLACED AT THE TOE OF SLOPES AND ALONG THE DOWN SLOPE PERIMETER OF THE PROJECT. THEY SHALL BE PLACED AT 25 FOOT INTERVALS ON GRADED SLOPES. PLACEMENT SHALL RUN WITH THE CONTOURS AND BE TIGHTLY END BUTTED. CONTRACTOR SHALL REFER TO MANUFACTURERS SPECIFICATIONS FOR PLACEMENT AND INSTALLATION INSTRUCTIONS.

REFERENCES:

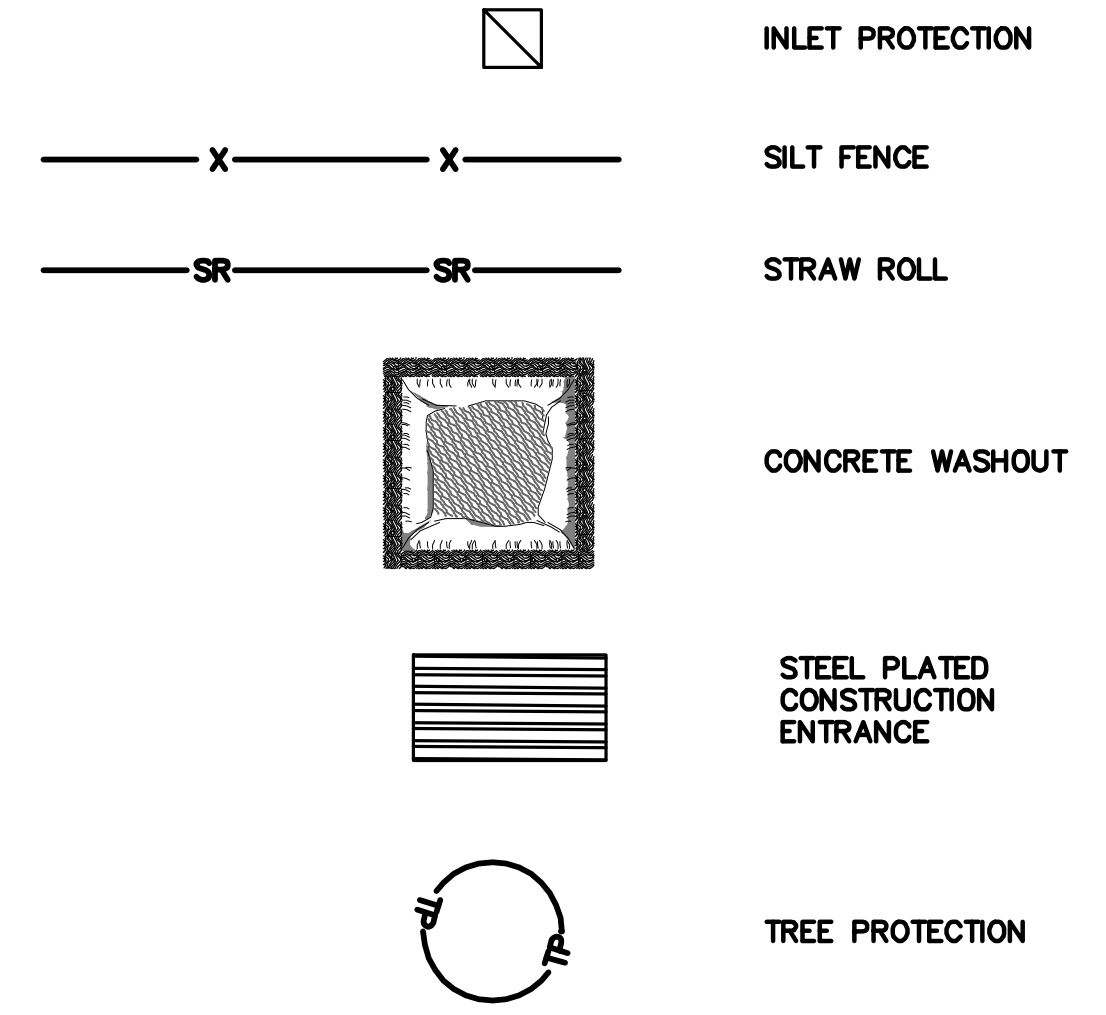
- CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD'S FIELD MANUAL FOR EROSION AND SEDIMENTATION CONTROL
- CALIFORNIA STORM WATER QUALITY ASSOCIATION BEST MANAGEMENT PRACTICES HANDBOOK FOR CONSTRUCTION

PERIODIC MAINTENANCE:

- MAINTENANCE IS TO BE PERFORMED AS FOLLOWS:
 - DAMAGES CAUSED BY SOIL EROSION OR CONSTRUCTION SHALL BE REPAIRED AT THE END OF EACH WORKING DAY.
 - SWALES SHALL BE INSPECTED PERIODICALLY AND MAINTAINED AS NEEDED.
 - SEDIMENT TRAPS, BERMS, AND SWALES ARE TO BE INSPECTED AFTER EACH STORM AND REPAIRS MADE AS NEEDED.
 - SEDIMENT SHALL BE REMOVED AND SEDIMENT TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN SEDIMENT HAS ACCUMULATED TO A DEPTH OF 1' FOOT.
 - SEDIMENT REMOVED FROM TRAP SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.
 - RILLS AND GULLIES MUST BE REPAIRED.
- GRAVEL BAG INLET PROTECTION SHALL BE CLEANED OUT WHENEVER SEDIMENT DEPTH IS ONE HALF THE HEIGHT OF ONE GRAVEL BAG.
- STRAW ROLLS SHALL BE PERIODICALLY CHECKED TO ASSURE PROPER FUNCTION AND CLEANED OUT WHENEVER THE SEDIMENT DEPTH REACHED HALF THE HEIGHT OF THE ROLL.
- SILT FENCE SHALL BE PERIODICALLY CHECKED TO ASSURE PROPER FUNCTION AND CLEANED OUT WHENEVER THE SEDIMENT DEPTH REACHES ONE FOOT IN HEIGHT.
- CONSTRUCTION ENTRANCE SHALL BE REGRAVELED AS NECESSARY FOLLOWING SILT/SOIL BUILDUP.
- ANY OTHER EROSION CONTROL MEASURES SHOULD BE CHECKED AT REGULAR INTERVALS TO ASSURE PROPER FUNCTION



EROSION CONTROL LEGEND



NOTE:
SEAL ALL OTHER INLETS NOT INTENDED TO ACCEPT STORM WATER AND DIRECT FLOWS TEMPORARILY TO FUNCTIONAL SEDIMENTATION BASIN INLETS. -TYP

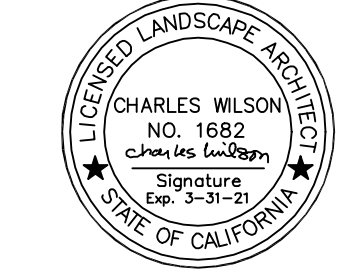


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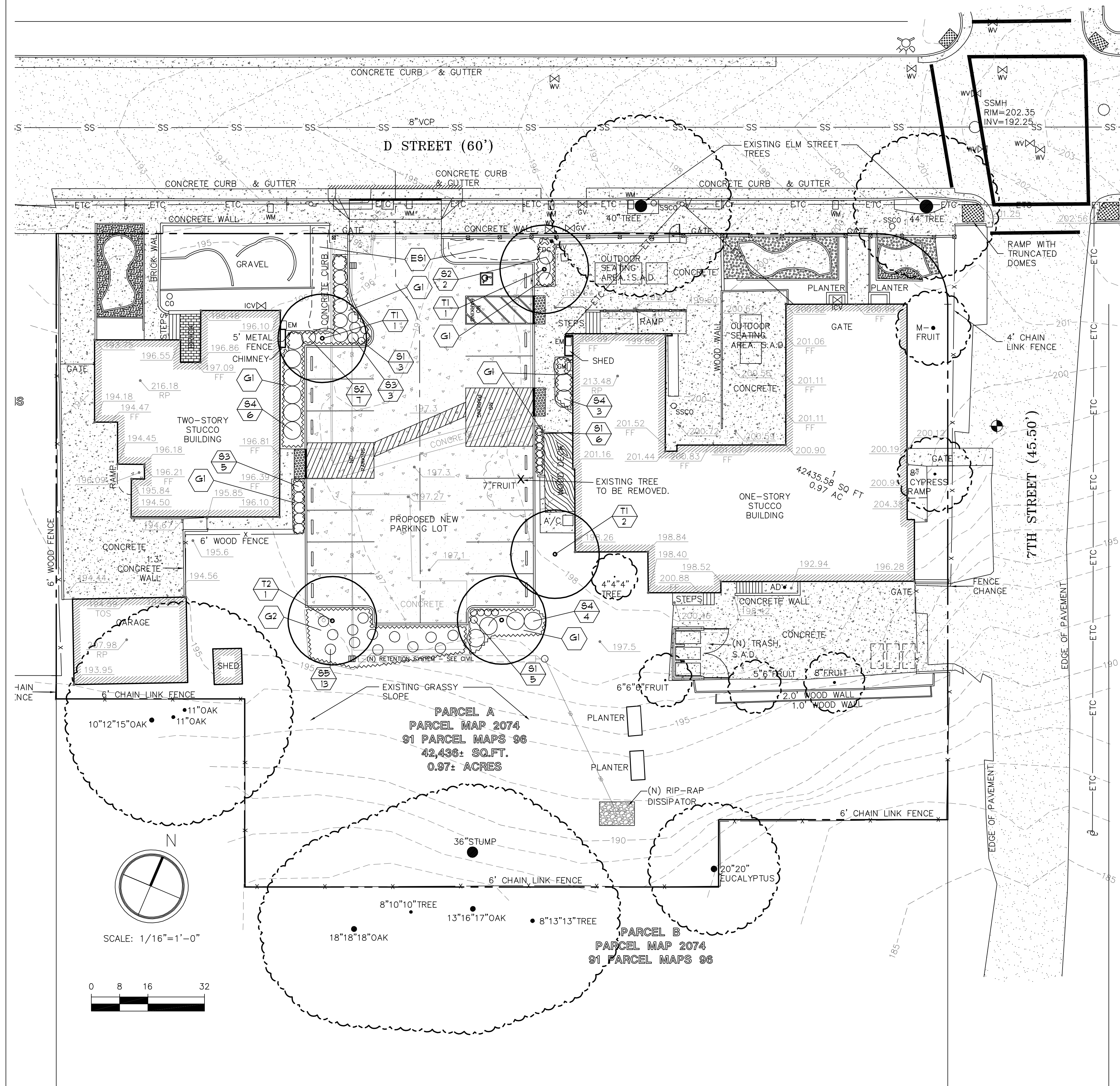
PROJECT:
CONDITIONAL USE PERMIT
APPLICATION FOR ADULT
RESIDENTIAL FACILITY

SHEET CONTENTS:
PRELIMINARY
LANDSCAPE PLAN

REV	DATE	ISSUE
1	12-5-19	PCC RESPONSE

drawn by cw
checked by
date 10-17-2019
job number 19071

PL-1
sheet number

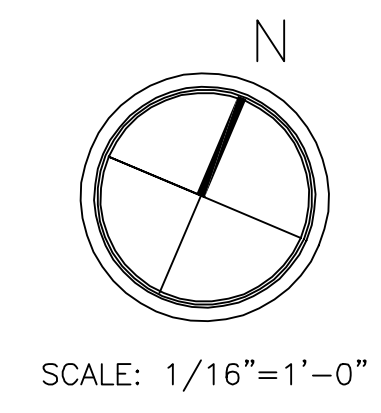


PLANT LEGEND

WUCOLS	KEY	BOTANICAL/COMMON NAME	SIZE	QTY.	REMARKS	APPROX. HEIGHT AND WIDTH
TREES						
L	T1	PISTACHIA CHINENSIS	15 G.C.	4		30'-60' x 30'-60'
M	T2	PLATANUS RACEMOSA	15 G.C.	1		30'-80' x 20'-60'
SHRUBS AND PERENNIALS						
M	S1	AGAPANTHUS X 'QUEEN ANNE'	1 G.C.	14		1-1/2' x 1-1/2'
L	S2	RAPIHOLEPIS I 'DANCER'	5 G.C.	9		4' x 5'
L	S3	LAVANDULA A 'HIDCOTE SUPERIOR'	5 G.C.	8		1-1/2'-2' x 1-1/2'
L	S4	XYLOSMA CONGESTUM	5 G.C.	13		8'-10' x 8'-10'
VL	S5	NASSELLA FULCHRA	1 G.C.	13		3' x 2'
-	E6	EXISTING SHRUBS TO REMAIN	-	-		16
GROUNDCOVERS						
-	G1	BARK MULCH, ORGANIC RECYCLED CHIPPED WOOD MULCH, DARK BROWN COLOR	1-1/2" MAX	AS REQ.	3' LAYER	
L	G2	DELTA BLUEGRASS BIO-FILTRATION SOD	SOD	AS REQ.	TO BE UN-MOWN	

NOTES

1. ALL OTHER EXISTING LANDSCAPE PLANTING AND IRRIGATION ON THIS SITE IS TO REMAIN.
2. A WATER CONSERVING AUTOMATIC IRRIGATION SYSTEM CONFORMING TO ALL STATE AND LOCAL 'WELCO' STANDARDS WILL BE PROVIDED FOR ALL NEW LANDSCAPE AREAS.
3. I HAVE COMPLIED WITH THE CRITERIA OF CITY OF HAYWARD BAY-FRIENDLY WATER EFFICIENT LANDSCAPE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE AND IRRIGATION DESIGN PLAN.
4. 'WUCOLS' INDICATES 'WATER USE CLASSIFICATION OF LANDSCAPE SPECIES' BY UC DAVIS. H=HIGH, M=MEDIUM, L=LOW, VL=VERY LOW.
5. ALL EXISTING TREES ON THIS SITE ARE WELL OUTSIDE THE PROPOSED DEVELOPMENT AREA AND ARE TO REMAIN, EXCEPT THE ONE FRUIT TREE ON THE MIDDLE EAST SIDE OF THE PROPOSED PARKING LOT WHICH IS TO BE REMOVED.



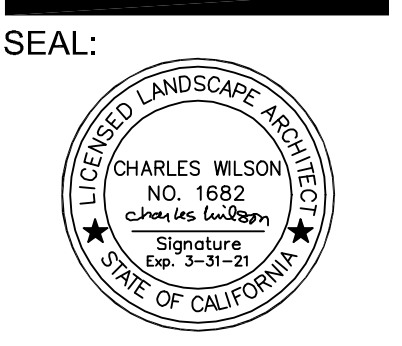
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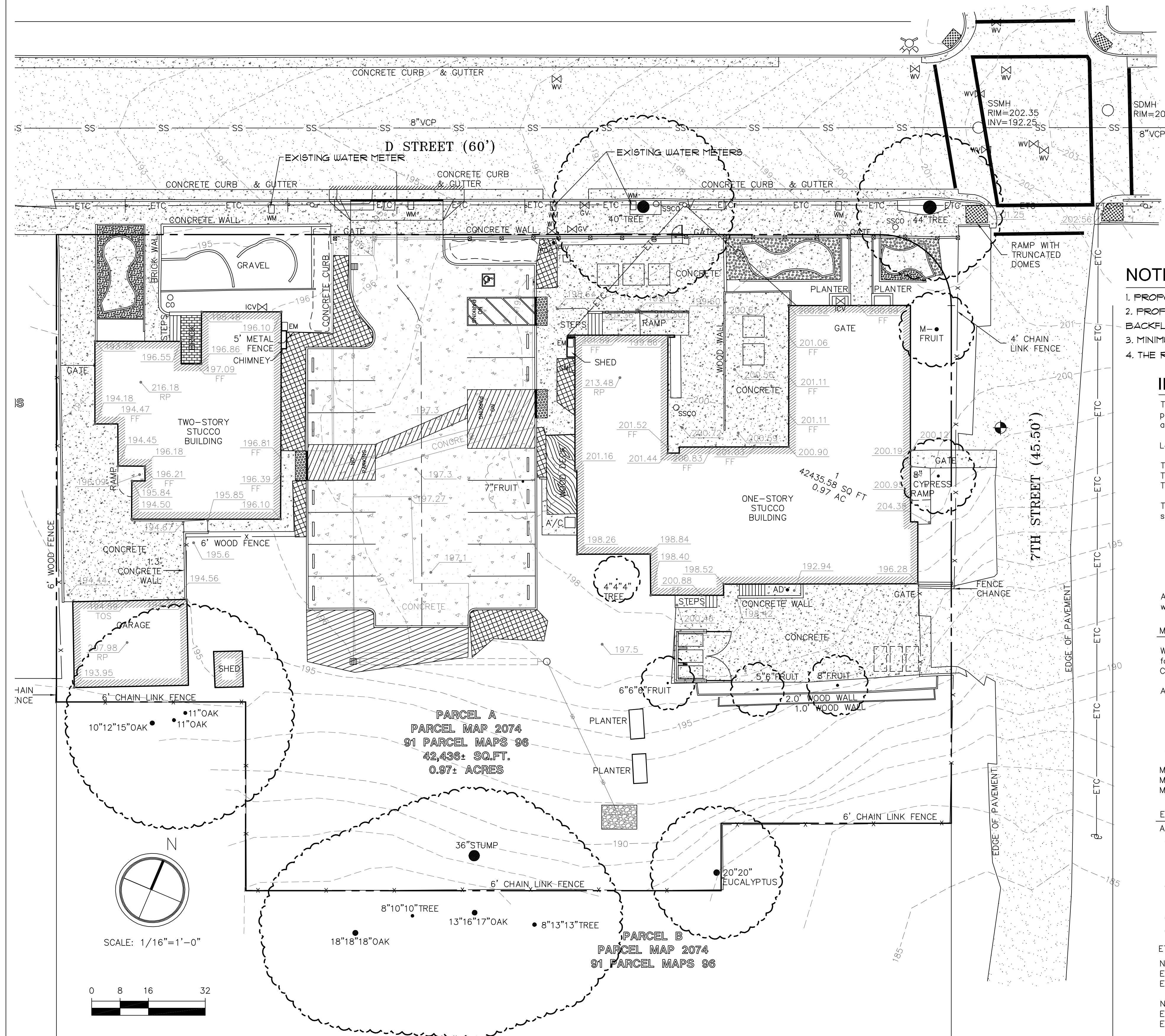
PROJECT:
CONDITIONAL USE PERMIT
APPLICATION FOR ADULT
RESIDENTIAL FACILITY
1641 & 1659 D STREET, HAYWARD, CA, 94541

SHEET CONTENTS:
CONCEPTUAL
IRRIGATION PLAN

REV	DATE	ISSUE
Δ	12-5-19	PCC RESPONSE

drawn by cw
checked by
date 12-5-2019
job number 9071

PL-2
sheet number



NEW LANDSCAPE AREAS HYDROZONE PLAN

- LOW AND MEDIUM WATER USE ZONES. DRIP IRRIGATION. 250 SQ. FT.
- BIOFILTRATION AREA ZONE. LOW WATER USE. SPRAY IRRIGATION. 580 SQ. FT.

NOTES

1. PROPOSED IRRIGATION CONTROLLER IS AN IRRITROL RAIN DIAL-R SERIES WITH 'CLIMATE LOGIC' WEATHER ADJUSTMENT FEATURE.
2. PROPOSED NEW IRRIGATION WILL BE CONNECTED TO ONE OF THE EXISTING WATER METERS WITH A NEW REDUCED PRESSURE BACKFLOW PREVENTION DEVICE.
3. MINIMUM DESIGN PRESSURE AT THE POINT OF CONNECTION IS 60 P.S.I.
4. THE REMAINDER OF THE SITE IRRIGATION IS TO REMAIN AS-IS.

IRRIGATION WATER BUDGET CALCULATIONS:

The following is an outline of the irrigation water requirements we anticipate for this project, a new parking area on a vacant area of a developed site with existing irrigation. These calculations are provided under the water efficiency requirements for this project.

Landscape and Irrigation Design Statement:

The landscaping for this project is planned for a site that is currently vacant. The proposed new parking site is generally level. The proposed new landscape area is under 2,500 sq. ft.

The new planting and irrigation system will be designed to current water conserving standards including:

- 1) Primarily drought resistant plantings grouped by hydrozone.
- 2) Soil mulching for water retention and weed control.
- 3) Irrigation zoning.
- 4) Microprocessor style controller with repeat cycles and water budgeting features.
- 5) Low volume precision type irrigation spray heads in bioswale area.
- 6) Drip irrigation used in new tree and shrub areas.

As such, we feel that the actual water use for the landscape irrigation on this site can stay within the Maximum Applied Water Allowance.

Maximum Applied Water Allowance (MAWA):

We have calculated below what would be the Maximum Applied Water Allowance (MAWA) for the new landscaping on this site based on criteria developed by the State for the "Water Conservation in Landscaping Act".

Assume:

- Annual Evapotranspiration (ET_a)=44.2 inches (based on City of Hayward supplied data).
- Conversion Factor from inches per square foot per year to gallons=0.62.
- New Landscape Area (LA) in square feet=1,430
- 0.45 Reference Evapotranspiration Adjustment Factor for new non-residential landscape. (ETAF)
- Special Landscape Area (SLA) in square feet=0

MAWA=(ET_a)(0.62)[(0.45xLA)+(0.3xSLA)]
MAWA=(44.2)(0.62)[(0.45x1,480)+(0.3x0)]
MAWA=18,251 gallons per year.

Estimated Total Water Use (ETWU):

Assume - as above plus:

- PF Plant Factors:
0.25 for low water use plants in bioswale area in sun.
0.45 for low and medium water usage tree, shrub, groundcover areas in sun.

- HA Hydrozone areas.
850 sq. ft. for new trees and shrubs area.
580 sq. ft. for new bioswale area.
- IE Irrigation Efficiency of 0.75 for high-efficiency precision spray heads.
- IE Irrigation Efficiency of 0.85 for drip irrigation.

ETWU=(ET_a)(0.62)(PFxHA/IE)
New trees and shrubs area.
ETWU=(44.2)(0.62)(0.45x850/0.85)
ETWU=12,332 gallons per year.

New bioswale area.
ETWU=(44.2)(0.62)(0.25x580/0.75)
ETWU=5,298 gallons per year.

Summing the above quantities yields an Estimated Total Water Use (ETWU) of 17,630 gallons per year. This is less than the Maximum Applied Water Allowance of 18,251 gallons per year.

