



LEA & BRAZE ENGINEERING, INC.
 CIVIL ENGINEERS & LAND SURVEYORS
 REGIONAL OFFICES:
 MAIN OFFICE: 18000 RAVEN HILL BLVD., DUBLIN, CA 94568
 HAYWARD OFFICE: 2495 INDUSTRIAL PARKWAY WEST, HAYWARD, CA 94545
 (510) 887-4086
 WWW.LEA-BRAZE.COM

SEQUOIA GROVE
 123 A STREET
 HAYWARD, CALIFORNIA
 HABITAT FOR HUMANITY EAST BAY/SILICON VALLEY INC.
 ALAMEDA COUNTY APN: 431-0016-088-03

VESTING TENTATIVE MAP
TRACT MAP #8104
TITLE SHEET

PERMIT REV 2	2023-08-03	VA
PERMIT REV 1	2023-06-13	VA
REVISIONS	BY	
JOB NO:	2230237PH1	
DATE:	02-10-23	
SCALE:	AS NOTED	
DESIGN BY:	PT/VA	
CHECKED BY:	JH/PC	
SHEET NO:	TM-1	
01 OF 06 SHEETS		

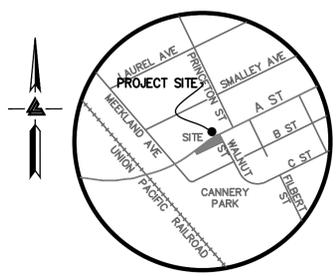
VESTING TENTATIVE MAP

TRACT MAP # 8104

SEQUOIA GROVE

123 A STREET

HAYWARD, CALIFORNIA



VICINITY MAP

OWNER'S INFORMATION

OWNER: CITY OF HAYWARD
 777 "B" STREET
 HAYWARD, CA 94541

APPLICANT: HABITAT FOR HUMANITY
 EAST BAY / SILICON VALLEY
 2619 BROADWAY
 OAKLAND, CA 94612
 PH. 510 251-6304

ENGINEER: LEA & BRAZE ENGINEERING, INC.
 2495 INDUSTRIAL PARKWAY WEST
 HAYWARD, CA 94545
 (510) 887-4086

APN: 431-0016-088-03

ZONING INFORMATION

EXISTING ZONING: RM/SD4
PROPOSED ZONING: PD

FEMA NOTES

SUBJECT SITE IS LOCATED WITHIN FEMA FLOOD ZONE "X". ZONE "X" IS DESIGNATED AS: AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD; WITH AVERAGE OF LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD. BASE FLOOD ELEVATION FOR SUBJECT SITE IS NOT SHOWN ON FLOOD INSURANCE RATE MAP NO. 06001C0286G, AUGUST 3, 2009.

REFERENCES

- THIS GRADING AND DRAINAGE PLAN IS SUPPLEMENTAL TO:
1. TOPOGRAPHIC SURVEY BY LEA AND BRAZE ENGINEERING, ENTITLED: "TOPOGRAPHIC SURVEY" 123 A STREET HAYWARD, CALIFORNIA DATED: TBD JOB#: 2230238
 2. SITE PLAN BY GEOFFREY HOLTON AND ASSOCIATES ENTITLED: "SITE PLAN - HABITAT FOR HUMANITY EAST BAY/ SILICON VALLEY, INC., SEQUOIA GROVE" "A" STREET & WALNUT STREET HAYWARD, CALIFORNIA
 3. CITY OF HAYWARD BASE MAPS FOR STORM DRAIN, SANITARY SEWER AND WATER.
 4. SOIL REPORT BY ROCKRIDGE GEOTECHNICAL ENTITLED: "GEOTECHNICAL INVESTIGATION" 123 A STREET HAYWARD, CALIFORNIA DATED: 7-19-12 JOB #: 11-354

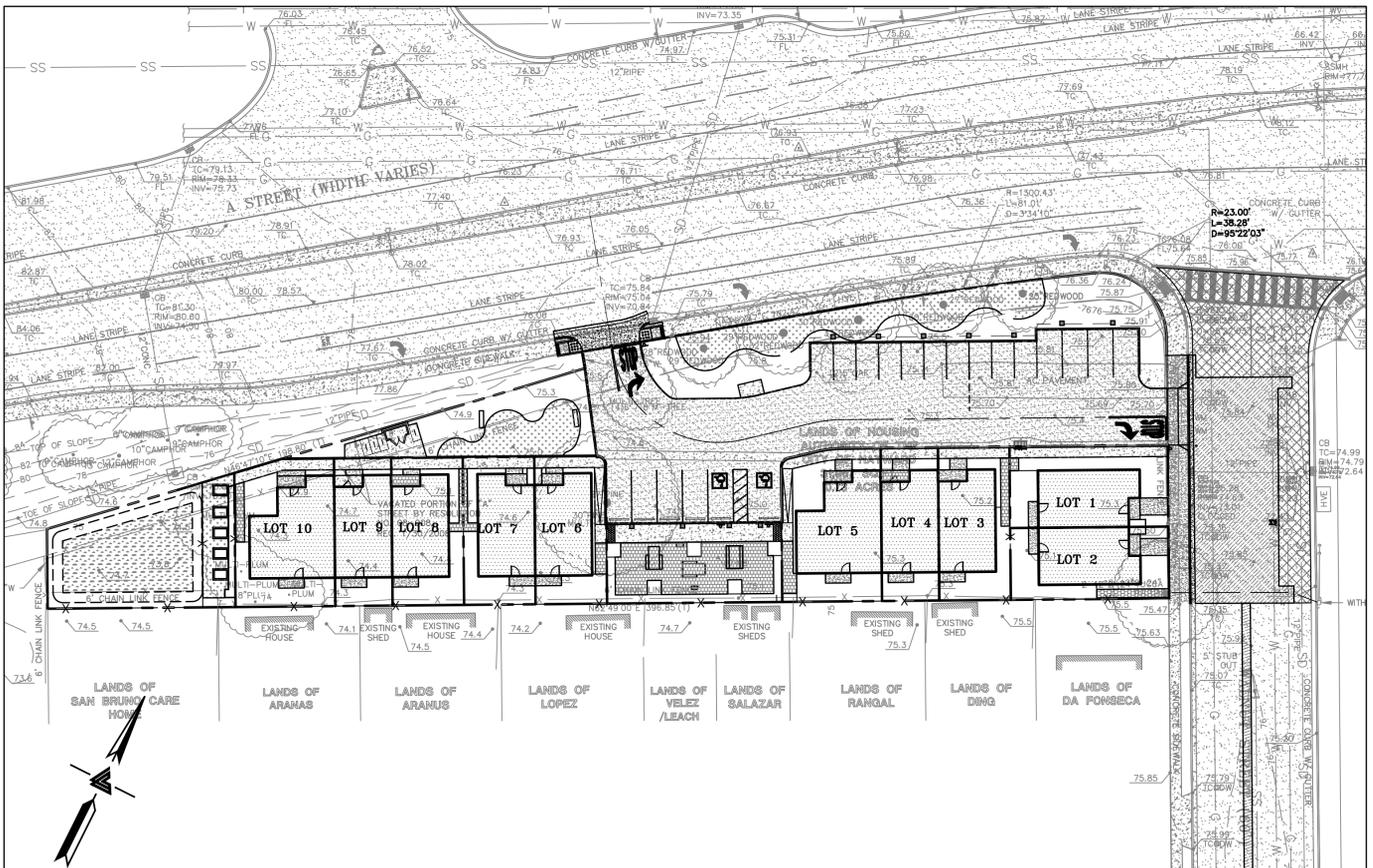
THE CONTRACTOR SHALL REFER TO THE ABOVE NOTED SURVEY AND PLAN, AND SHALL VERIFY BOTH EXISTING AND PROPOSED ITEMS ACCORDING TO THEM.

UTILITIES / SERVICES

WATER	CITY OF HAYWARD
SEWER	CITY OF HAYWARD
GAS	PACIFIC GAS AND ELECTRIC (PG&E)
ELECTRICITY	PACIFIC GAS AND ELECTRIC (PG&E)
TELEPHONE	AT&T
FIRE PROTECTION	CITY OF HAYWARD
STORM WATER	CITY OF HAYWARD

SHEET INDEX

TM-1	TITLE SHEET
TM-2	LOT LAYOUT PLAN
TM-3	PRELIMINARY GRADING PLAN
TM-4	PRELIMINARY UTILITY PLAN
TM-5	SITE SECTIONS
TM-6	STORM WATER CONTROL PLAN



KEY MAP

CIVIL ENGINEER	PETER CARLINO	79555
DATE		
LAND SURVEYOR	GREGORY F. BRAZE	7623
DATE		
GEOTECHNICAL ENGINEER		
DATE		

ESTIMATED EARTHWORK QUANTITIES

CUBIC YARDS	WITHIN BUILDING FOOTPRINT	OUTSIDE BUILDING FOOTPRINT	TOTAL CUBIC YARDS
CUT	270	645	915
FILL	0	0	0
EXPORT			915

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.

OWNER'S STATEMENT

I, _____ (AN AUTHORIZED SIGNING AGENT FOR HABITAT FOR HUMANITY EAST BAY/SILICON VALLEY, INC.) AGREE TO THE FILING OF SAID MAP AND AGREE 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.

AS OWNER:
 BY: _____ DATE: _____

NOTE:
 HOMEOWNERS' ASSOCIATION WILL OWN AND MAINTAIN ALL COMMON LOTS, PRIVATE DRIVEWAY, PRIVATE STREET LIGHTS, PRIVATE STORM DRAIN SYSTEM, WATER QUALITY TREATMENT FACILITIES AND COMMON AMENITIES



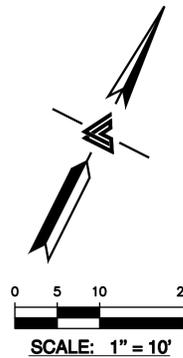
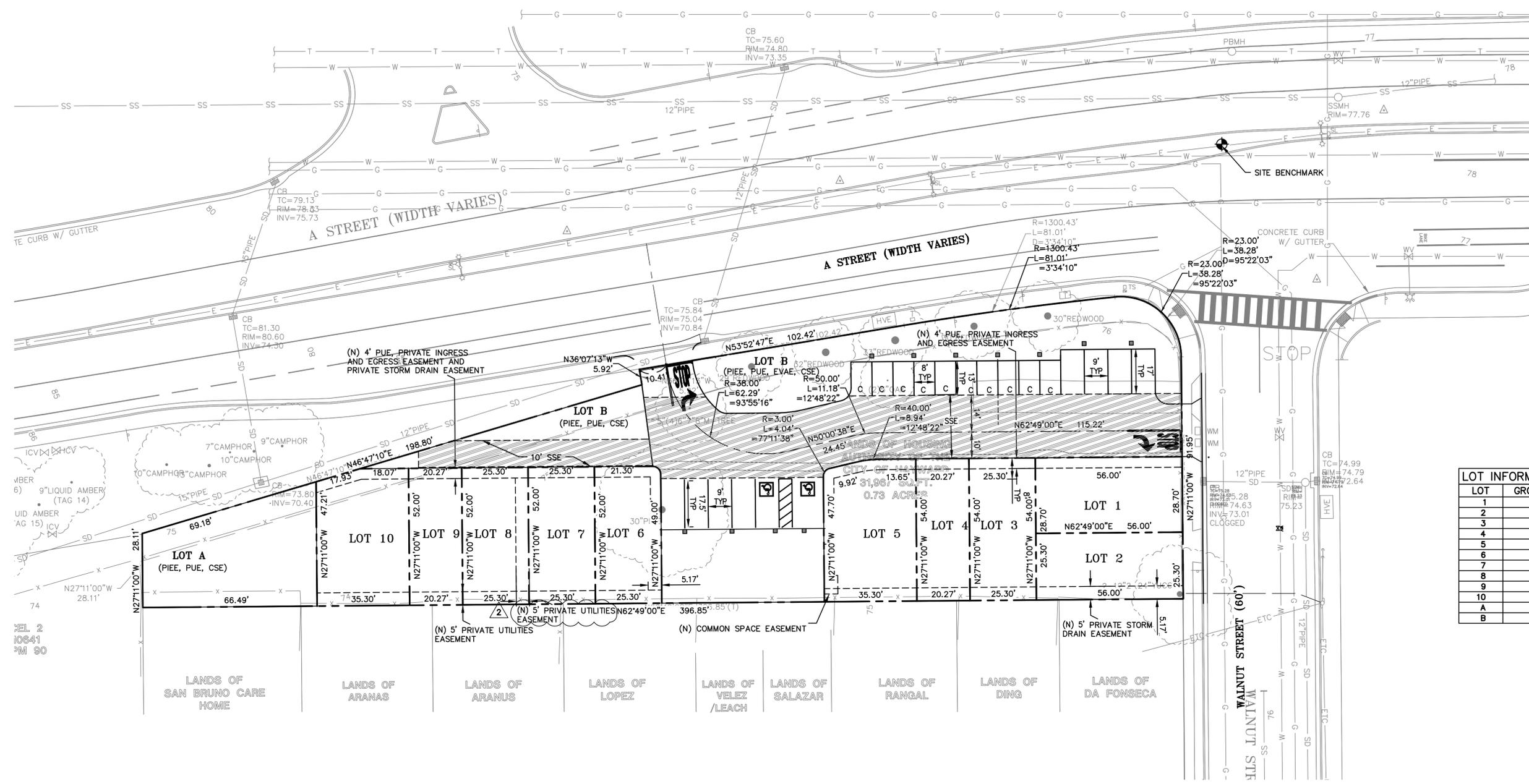
*** BUILDING PAD NOTE:**
 ADJUST PAD LEVEL AS REQUIRED. REFER TO STRUCTURAL PLANS FOR SLAB SECTION OR CRAWL SPACE DEPTH TO ESTABLISH PAD LEVEL.

NOTE:
 FOR CONSTRUCTION STAKING SCHEDULING OR QUOTATIONS PLEASE CONTACT ALEX ABAYA AT LEA & BRAZE ENGINEERING (510)887-4086 EXT 116. aabaya@leabraze.com

EXISTING	PROPOSED	DESCRIPTION
---	---	BOUNDARY
---	---	PROPERTY LINE
---	---	RETAINING WALL
---	---	LANDSCAPE RETAINING WALL
---	---	RAINWATER TIGHTLINE
---	---	SUBDRAIN LINE
---	---	TIGHTLINE
---	---	STORM DRAIN LINE
---	---	SANITARY SEWER LINE
---	---	WATER LINE
---	---	GAS LINE
---	---	STORM DRAIN PRESSURE LINE
---	---	SANITARY SEWER 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
---	---	TREE PROTECTION FENCING

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
CL	CENTER LINE	(PA)	PLANTING AREA
CPP	CORRUGATED PLASTIC PIPE (SMOOTH INTERIOR)	PE	PEDESTRIAN
CO	CLEANOUT	PIV	POST INDICATOR VALVE
COTG	CLEANOUT TO GRADE	PSS	PUBLIC SERVICES EASEMENT
CONC	CONCRETE	R	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
FF	FINISHED FLOOR	SPEC	SPECIFICATION
FG	FINISHED GRADE	SS	SANITARY SEWER
FH	FIRE HYDRANT	SSCO	SANITARY SEWER CLEANOUT
FL	FLOW LINE	SSMH	SANITARY SEWER MANHOLE
FS	FINISHED SURFACE	ST.	STREET
G	GAGE OR GAUGE	STA	STATION
GB	GRADE BREAK	STD	STANDARD
HDPE	HIGH DENSITY CORRUGATED POLYETHYLENE PIPE	STR	STRUCTURAL
HORIZ	HORIZONTAL	T	TELEPHONE
HI PT	HIGH POINT	TC	TOP OF CURB
H&T	HUB & TACK	TOW	TOP OF WALL
ID	INSIDE DIAMETER	TEMP	TEMPORARY
INV	INVERT ELEVATION	TP	TOP OF PAVEMENT
JB	JUNCTION BOX	TW/FG	TOP OF WALL/FINISH GRADE
JT	JOINT TRENCH	TYP	TYPICAL
JP	JOINT UTILITY POLE	VC	VERTICAL CURVE
L	LENGTH	VCP	VITRIFIED CLAY PIPE
LNDG	LANDING	VERT	VERTICAL
		W/	WITH
		W.WL	WATER LINE
		WM	WATER METER
		WWF	WELDED WIRE FABRIC



LOT	GROSS AREA (SF)
1	1,607
2	1,417
3	1,366
4	1,095
5	1,871
6	1,314
7	1,316
8	1,316
9	1,054
10	1,796
A	2,504
B	15,303

EASEMENT ABBREVIATIONS

CSE COMMON SPACE EASEMENT
 EVAE EMERGENCY VEHICLE ACCESS EASEMENT
 PIEE PRIVATE INGRESS/EGRESS EASEMENT
 PSDE PRIVATE STORM DRAIN EASEMENT
 PUE PUBLIC UTILITY EASEMENT
 SSE SANITARY SEWER EASEMENT
 WLE WATER LINE EASEMENT



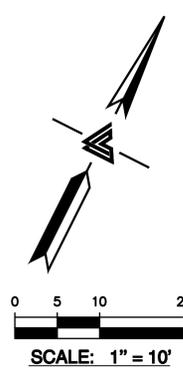
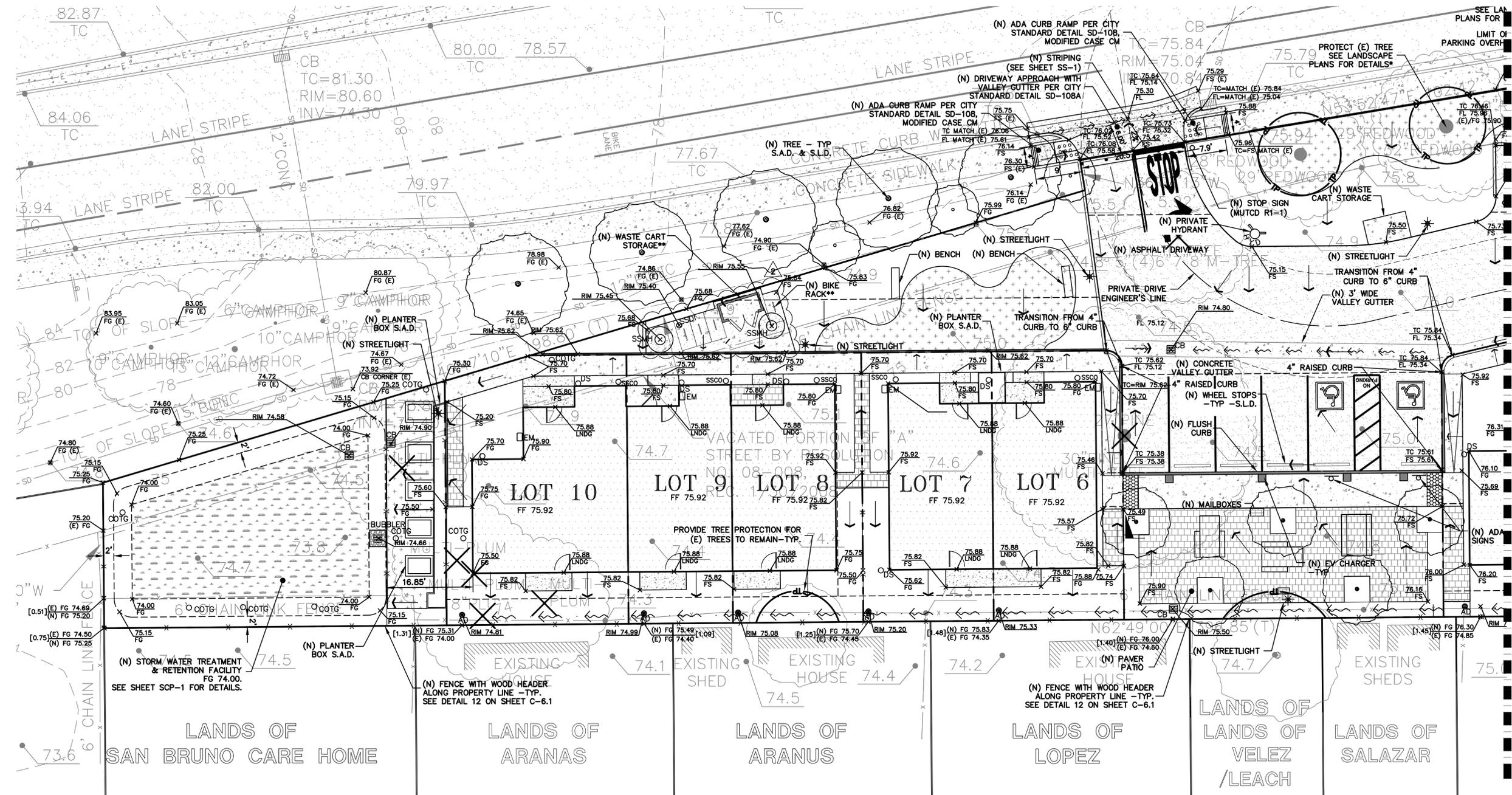
LEA & BRAZE ENGINEERING, INC.
 CIVIL ENGINEERS & LAND SURVEYORS
 REGIONAL OFFICES:
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 HAYWARD, CALIFORNIA 94545
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 123 A STREET
 HAYWARD, CALIFORNIA
 HABITAT FOR HUMANITY EAST
 BAY/SILICON VALLEY INC.
 ALAMEDA COUNTY APN: 431-0016-088-03

VESTING TENTATIVE MAP
TRACT MAP #8104
LOT LAYOUT PLAN

REVISIONS	BY
2	PERMIT REV 2 2023-08-03
1	PERMIT REV 1 2023-06-13

JOB NO: 2230237PH1
 DATE: 02-10-23
 SCALE: AS NOTED
 DESIGN BY: PT/VA
 CHECKED BY: JH/PC
 SHEET NO:



SEE SHEET TM-4

HATCHING LEGEND

-  ASPHALT PAVEMENT
-  CONCRETE SURFACE
-  PAVERS SET ON SAND
-  SLURRY SEAL (E) ASPHALT PAVEMENT

NOTE:
ALL EXISTING DRIVEWAY APPROACHES NO LONGER IN USE SHALL BE REMOVED AND REPLACED WITH CITY STANDARD CONCRETE CURB, GUTTER AND SIDEWALK. EXISTING BROKEN CURB AND GUTTER ALONG WALNUT STREET FRONTAGE SHALL BE REPLACED PER CITY STANDARDS

***NOTE:**
EXISTING REDWOOD TREES ALONG A STREET TO REMAIN. THEIR PRESERVATION IS PENDING ARBORIST OBSERVATION AT INITIAL EXCAVATION.

****NOTE:**
SCREENING AND BIKE RACKS TO BE REMOVABLE DUE TO LOCATION IN THE SANITARY SEWER EASEMENT (SSE)



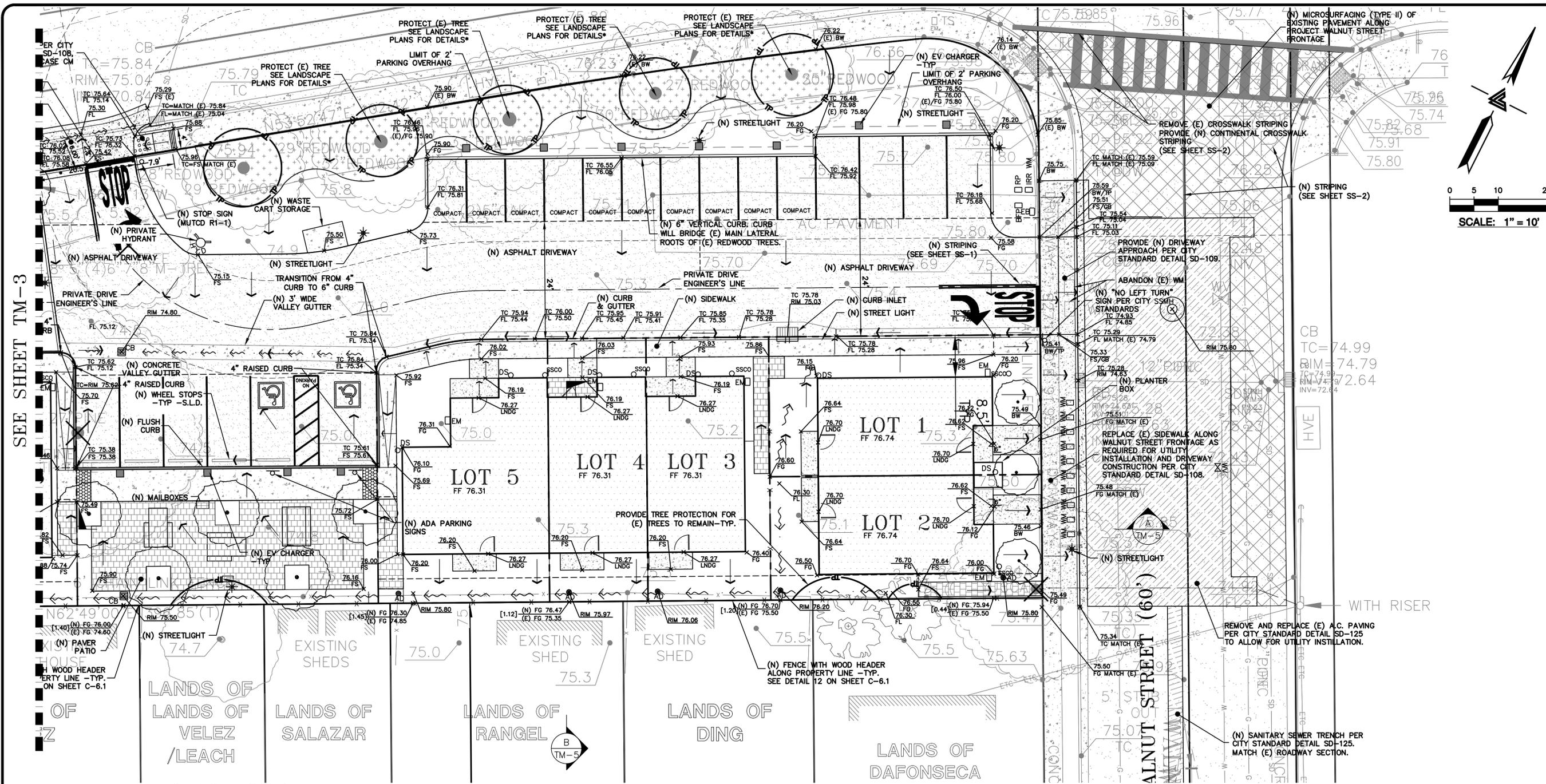
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APN: 431-0016-088-03

VESTING TENTATIVE MAP
TRACT MAP #8104
PRELIMINARY GRADING
PLAN

REVISIONS	BY	
2	2023-08-03	VA
1	2023-06-13	VA

JOB NO: 2230237PH1
DATE: 02-10-23
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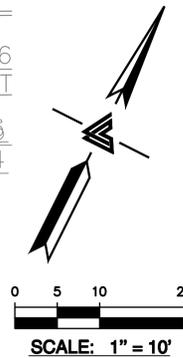
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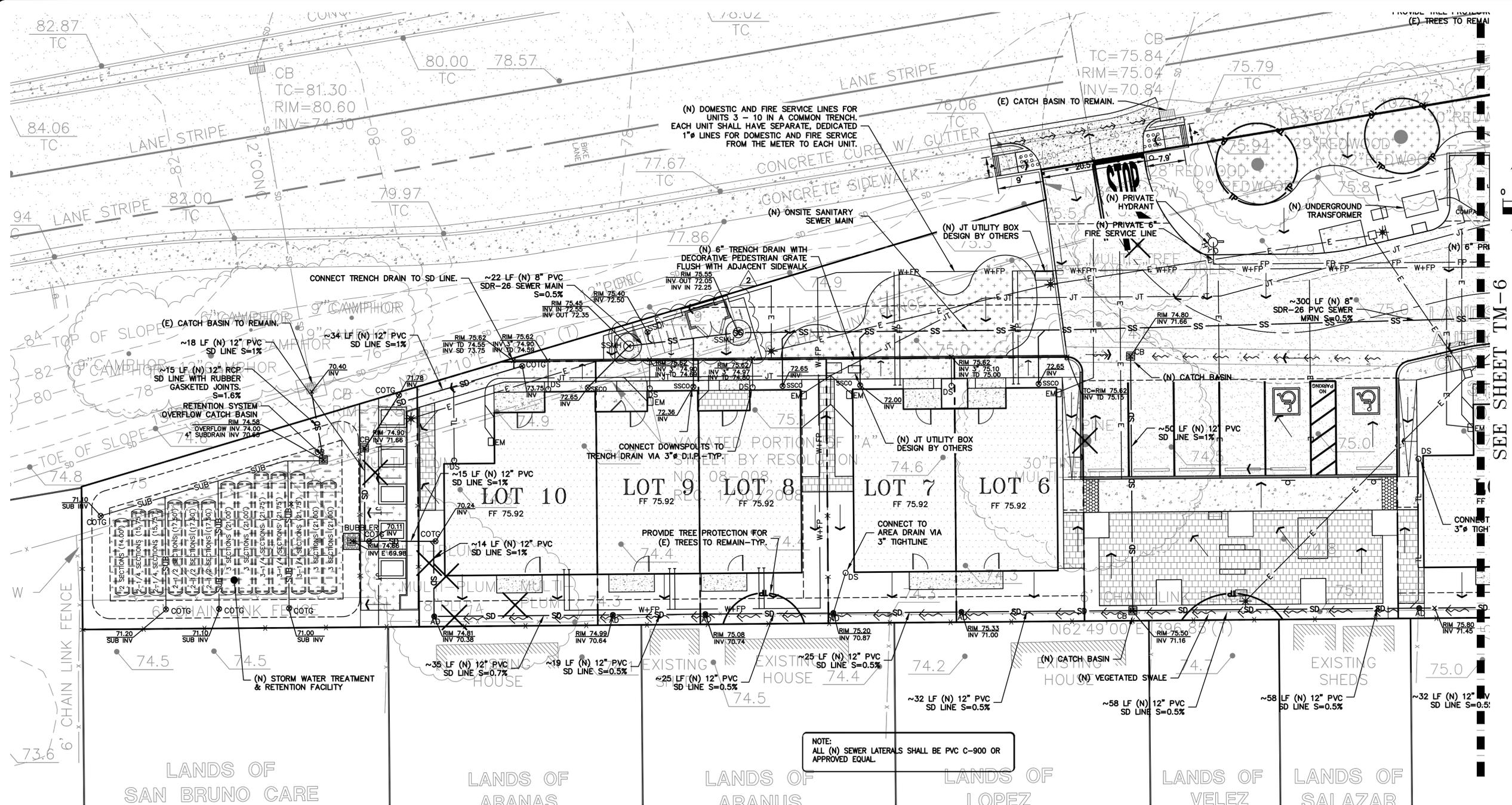
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VESTING TENTATIVE MAP
TRACT MAP #8104
PRELIMINARY GRADING
PLAN

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VESTING TENTATIVE MAP
TRACT MAP #8104
PRELIMINARY UTILITY
PLAN

REVISIONS	BY	
2	PERMIT REV 2 2023-08-03	VA
1	PERMIT REV 1 2023-06-13	VA

JOB NO: 2230237PH1
 DATE: 02-10-23
 SCALE: AS NOTED
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 SHEET NO:
TM-5
 05 OF 06 SHEETS

HATCHING LEGEND

-  ASPHALT PAVEMENT
-  CONCRETE SURFACE
-  PAVERS SET ON SAND
-  SLURRY SEAL
(E) ASPHALT PAVEMENT

****NOTE:**
 SCREENING AND BIKE RACKS TO BE
 REMOVABLE DUE TO LOCATION IN THE
 SANITARY SEWER EASEMENT (SSE)

NOTE:
 ALL (N) SEWER LATERALS SHALL BE PVC C-900 OR
 APPROVED EQUAL.

SEE SHEET TM-6



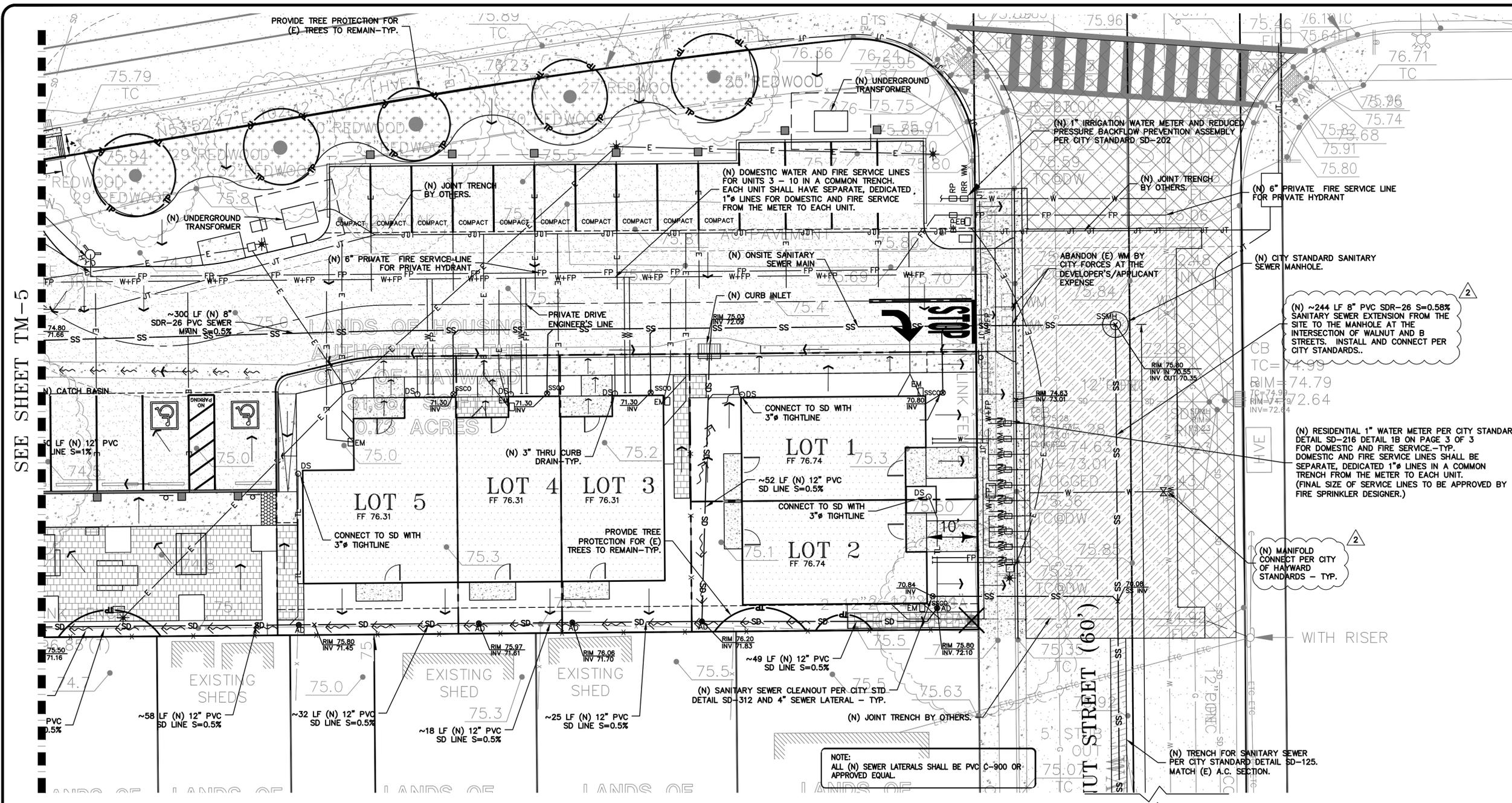
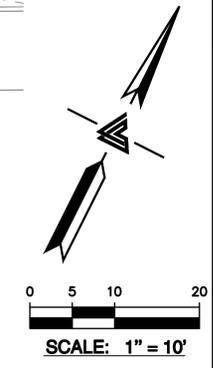
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 SAN JOSE OFFICE: 10100 N. SAN JOSE AVENUE, SAN JOSE, CALIFORNIA 95131
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SEQUOIA GROVE
 123 A STREET
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 ALAMEDA COUNTY APN: 431-0016-088-03

VESTING TENTATIVE MAP #8104
PRELIMINARY UTILITY PLAN

REVISIONS	BY
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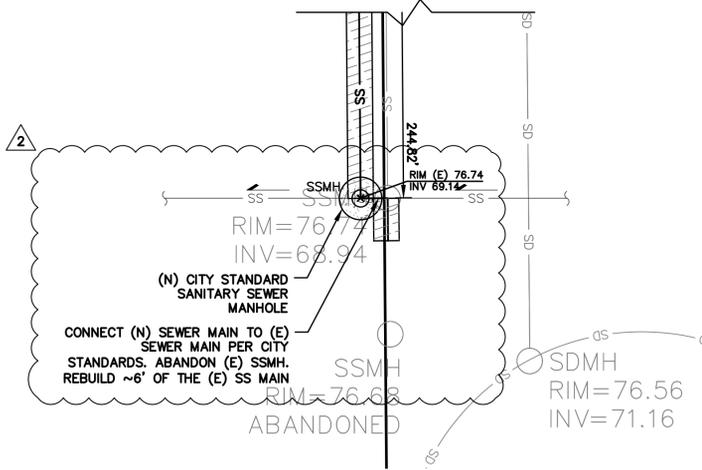
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TM-6
 06 OF 06 SHEETS



HATCHING LEGEND

- ASPHALT PAVEMENT
- CONCRETE SURFACE
- PAVERS SET ON SAND
- SLURRY SEAL
- (E) ASPHALT PAVEMENT

****NOTE:**
 SCREENING AND BIKE RACKS TO BE REMOVABLE DUE TO LOCATION IN THE SANITARY SEWER EASEMENT (SSE)



SEE SHEET TM-5



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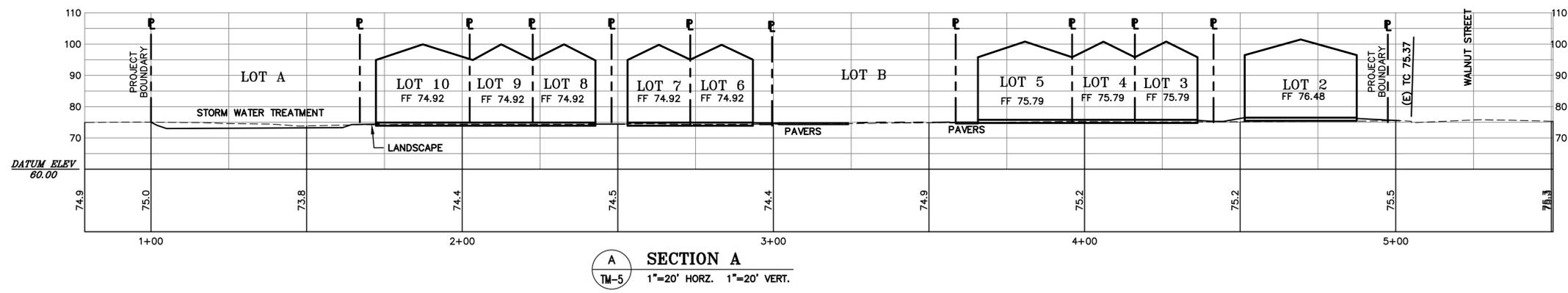
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PLAN

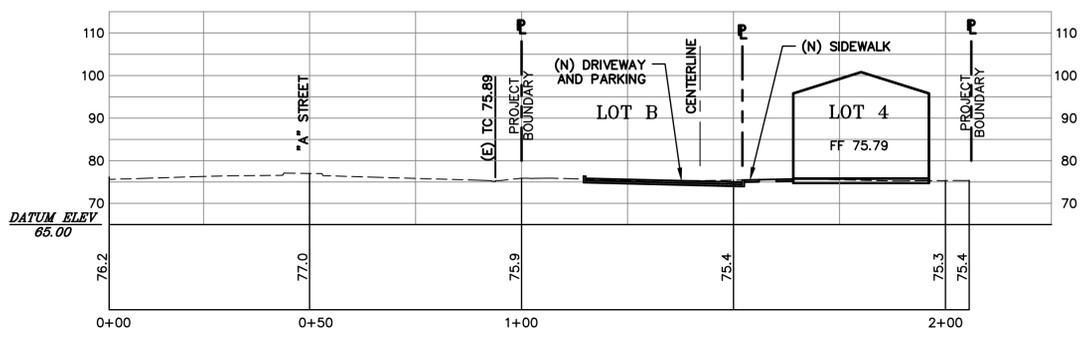
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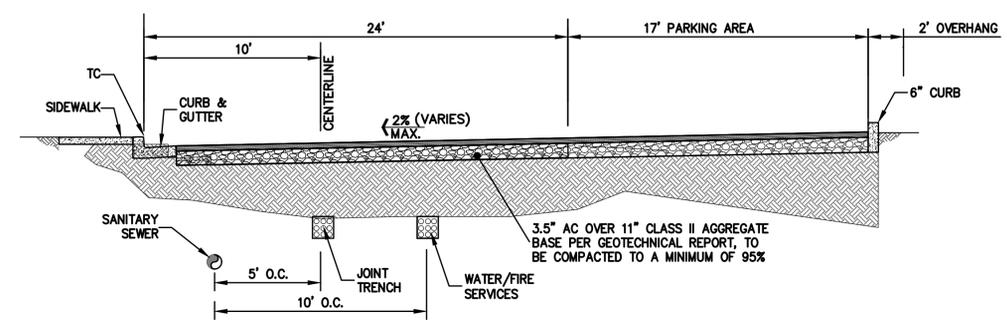
TM-7
 07 OF 06 SHEETS



A SECTION A
 TM-5 1"=20' HORZ. 1"=20' VERT.



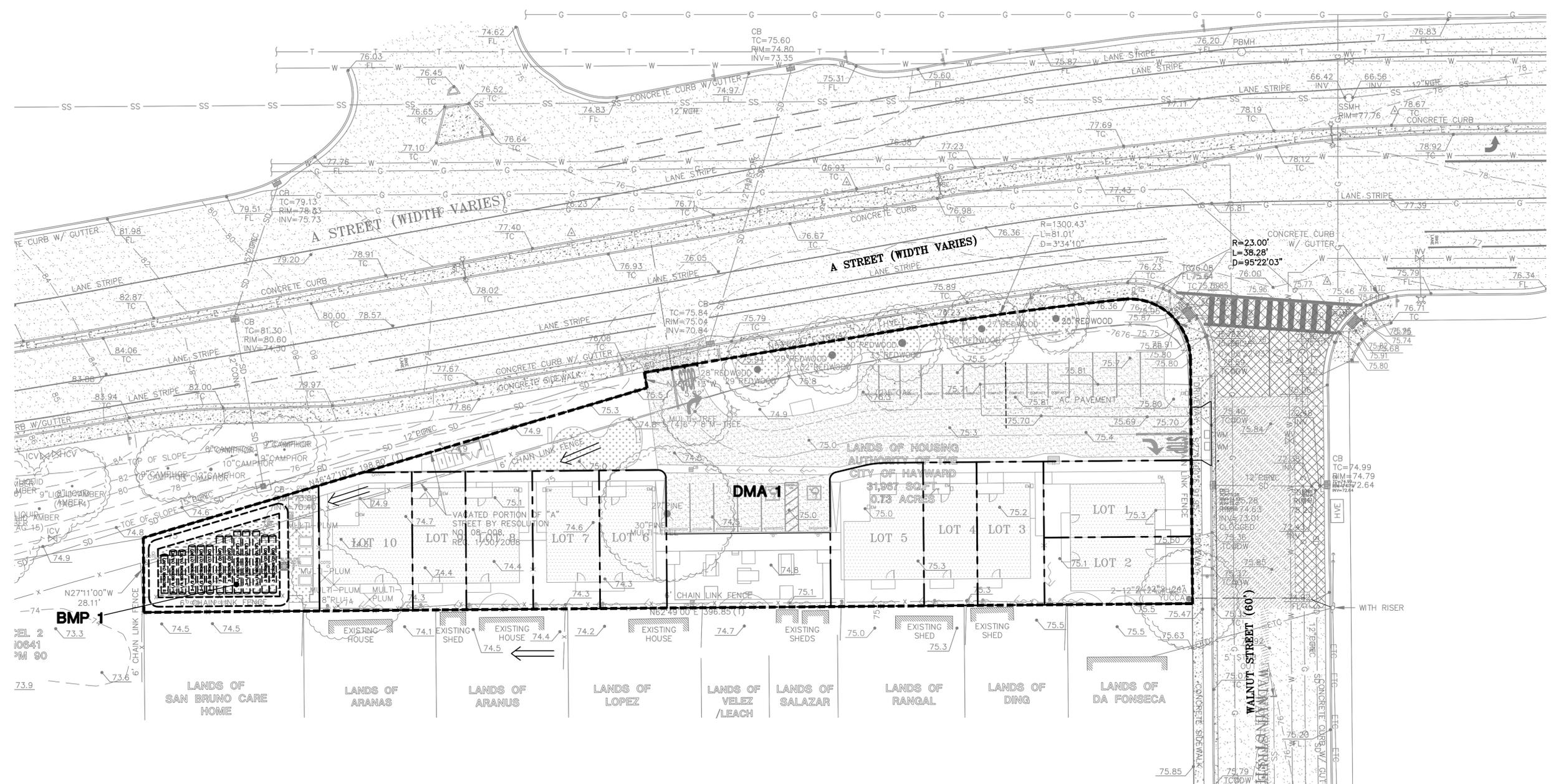
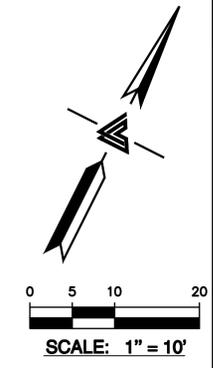
B SECTION B
 TM-5 1"=20' HORZ. 1"=20' VERT.



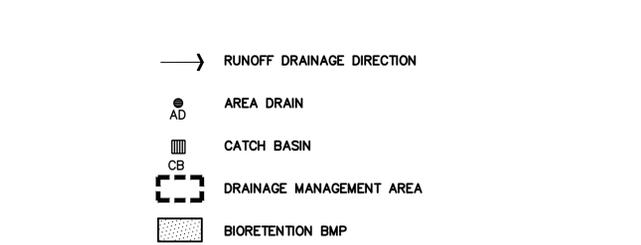
C TYPICAL DRIVEWAY SECTION
 TM-5 NTS



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DRAINAGE MANAGEMENT AREAS (DMA)	TOTAL IMPERVIOUS AREA	REQUIRED TREATMENT AREA (4%)	* AVAILABLE TREATMENT AREA
DMA-1	19,718 SF	789 SF	1,285 SF



PROJECT DESCRIPTION:

123 A STREET
 HAYWARD, CA 94541
 APN: 431-0016-088-03

DESCRIPTION OF FACILITY ACTIVITY:

CONSTRUCT HOUSING AND EXTEND UTILITIES TO SERVE THE RESIDENTS. FRONTAGE IMPROVEMENTS, ROUGH GRADING, DRIVEWAY, AND UTILITY STUBS WILL BE INSTALLED FOR THESE IMPROVEMENTS.

DESCRIPTION OF WATER BODIES:

THE PROJECT WILL TIE INTO THE CITY'S EXISTING STORM DRAIN SYSTEM.

IDENTIFICATION OF POTENTIAL POLLUTANTS:

POSSIBLE POLLUTANTS FOR THIS SITE INCLUDE TRASH, SEDIMENTS, NUTRIENTS, DUST, CONSTRUCTION DEBRIS, AUTOMOBILE DEBRIS, AND PESTICIDES. THE CONSTRUCTION OF THE PROJECT AND THE LONG TERM MAINTENANCE SHOULD NOT ADD ANY OF THE FOLLOWING: COPPER, NICKEL, DIAZINON, MERCURY, CHLORIDANE, DDT, DIELDRIN, AND PCB'S.

BMP DESCRIPTION

THIS PROJECT USES BMP RECOMMENDATIONS FROM THE ALAMEDA COUNTYWIDE CLEAN WATER PROGRAM INCLUDING A BIO-RETENTION AREA.

THE SITE IS APPROXIMATELY 31,984 SF. THE DEVELOPMENT WILL ADD APPROXIMATELY 19,104 SF OF IMPERVIOUS SURFACE. THE SITE WILL RETAIN APPROXIMATELY 40% PERVIOUS SURFACES, INCLUDING LANDSCAPING AREA AND PERVIOUS PAVING MATERIALS.

THE SITE IS COMPRISED OF ONE DRAINAGE MANAGEMENT AREA (DMA). AREA 1 USES A BIO-RETENTION AREA. BIORETENTION AREA SHALL USE A BIORETENTION MIX PER ATTACHMENT L OF THE E.3 TECHNICAL GUIDANCE DATED MAY 14, 2013.

POST CONSTRUCTION BMP MAINTENANCE AND/OR SOURCE CONTROL

FUEL, OIL, PETROLEUM PRODUCTS, PESTICIDES, AND OTHER STORM DRAINAGE POLLUTANT SPILLS NEED TO BE CONTAINED. OWNERS SHALL USE ABSORBENT MATERIAL ON SMALL SPILLS RATHER THEN HOSING SPILLS DOWN. REMOVE THE ABSORBENT MATERIAL PROMPTLY AND DISPOSE OF PROPERLY, AS REQUIRED BY CITY, STATE AND FEDERAL REGULATIONS.

DRAINAGE INLETS SHALL BE INSPECTED MONTHLY AND KEPT CLEAN OF ANY TRASH THAT MAY HAVE ACCUMULATED. IT IS THE RESPONSIBILITY OF THE PROPERTY MANAGER/OWNER TO HAVE THOSE INSPECTIONS PERFORMED, DOCUMENTED AND ANY REPAIRS MADE.

A. LANDSCAPE MAINTENANCE

LANDSCAPE AREAS SHALL BE COVERED WITH PLANTS OR SOME TYPE OF GROUND COVER TO MINIMIZE EROSION. NO AREAS ARE TO BE LEFT AS BARE DIRT THAT COULD ERODE. MOUNDING SLOPES SHALL NOT EXCEED 2 HORIZONTAL TO 1 VERTICAL.

PESTICIDES AND FERTILIZERS SHALL BE STORED AS HAZARDOUS MATERIALS AND IN APPROPRIATE PACKAGING. OVER SPRAYING ONTO PAVED AREAS SHALL BE AVOIDED WHEN APPLYING FERTILIZERS AND PESTICIDES. PESTICIDES AND FERTILIZERS WILL BE PROHIBITED FROM STORAGE OUTSIDE.

THE LANDSCAPE AREAS SHALL BE INSPECTED AND ALL TRASH PICKED UP AND OBSTRUCTIONS TO THE DRAINAGE FLOW REMOVED ON A MONTHLY BASIS MINIMUM. THIS SITE HAS BEEN DESIGNED WITH EFFICIENT IRRIGATION AND DRAINAGE TO REDUCE PESTICIDE USE. PLANTS HAVE BEEN SELECTED BASED ON SIZE AND ARE SITUATED TO REDUCE MAINTENANCE AND ROUTINE PRUNING.

THE INTEGRATED PEST MANAGEMENT INFORMATION ATTACHED WILL BE PROVIDED TO BUILDING MANAGEMENT.

B. DRAINAGE COLLECTION MANAGEMENT

THE STORM DRAINAGE SYSTEM CONSISTS OF AREA DRAINS, CATCH BASINS, COLLECTION AND DISTRIBUTION PIPING, SWALES, AND CLEAN OUTS. ALL STORM DRAIN INLETS MUST BE LABELED "NO DUMPING-DRAINS TO BAY" USING CITY APPROVED METHODS.

THE STORM DRAINAGE COLLECTION SYSTEM SHALL BE CLEANED YEARLY BY THE PROPERTY MANAGEMENT/OWNER. THE INSPECTION SHALL BE PERFORMED DURING THE DRY SEASON. THIS INCLUDES THE FOLLOWING:

*ALL TRASH AND OBSTRUCTIONS SHALL BE REMOVED FROM AREA DRAINS, BUBBLERS, CLEAN OUTS, AND CATCH BASINS.

C. BIO-RETENTION AREA

MAINTENANCE AGREEMENT UPON ACCEPTANCE OF THE DESIGN CONCEPT. A MAINTENANCE AGREEMENT WILL BE DEVELOPED REQUIRING THE PROPERTY MANAGER/OWNER TO PROVIDE THE FOLLOWING INFORMATION ON A ROUTINE BASIS. THESE REQUIREMENTS APPLY ONLY TO THE PORTION OF THE BIORETENTION AREA USED FOR STORM WATER TREATMENT.

MAINTENANCE STANDARDS:

*SOILS AND PLANTINGS MUST BE MAINTAINED, INCLUDING ROUTINE PRUNING, MOWING, IRRIGATION, REPLISHMENT OF MULCH, WEEDING, AND FERTILIZING WITH A SLOW-RELEASE FERTILIZER WITH TRACE ELEMENTS.

*REMOVE OBSTRUCTIONS AND TRASH FROM BIORETENTION AREA.

*ONLY PESTICIDES AND FERTILIZERS THAT ARE ACCEPTED WITHIN THE INTEGRATED PEST MANAGEMENT APPROACH FOR USE IN BIORETENTION AREA SHALL BE USED.

*EROSION AT INFLOW POINTS MUST BE REPAIRED.

BIORETENTION AREAS SHALL BE INSPECTED AND MAINTAINED MONTHLY TO REVIEW:

*OBSTRUCTION AND TRASH

*IF PONDED WATER IS OBSERVED, THE SURFACE SOILS SHALL BE REMOVED AND REPLACED AND SUBDRAIN SYSTEM INSPECTED.

*CONDITION OF GRASSES.

D. TRAINING PROGRAM

A COPY OF THE STORM WATER MANAGEMENT PLANS (SWMP) WILL BE MADE AVAILABLE TO PERSONNEL IN CHARGE OF FACILITY MAINTENANCE AND WILL BE DISTRIBUTED TO THE SUBCONTRACTOR REPRESENTATIVE ENGAGED IN THE MAINTENANCE OR INSTALLATION OF THE BMP'S.

MATERIAL PRESENTED IN THE INTEGRATED PEST MANAGEMENT PROGRAM WILL BE MADE AVAILABLE TO PERSONNEL IN CHARGE OF FACILITY MAINTENANCE AND WILL BE DISTRIBUTED TO THE SUBCONTRACTOR REPRESENTATIVE ENGAGED IN THE MAINTENANCE OR INSTALLATION OF THE BMP'S.

A COPY OF THE YEARLY INSPECTION REPORTS SHALL BE MANAGED BY THE PROPERTY MANAGER/OWNER.

VESTING TENTATIVE MAP
 TRACT MAP #8104
 PRELIMINARY UTILITY PLAN

SEQUOIA GROVE
 123 A STREET
 HAYWARD, CALIFORNIA
 HABITAT FOR HUMANITY EAST
 BAY/SILICON VALLEY INC.
 ALAMEDA COUNTY
 APN: 431-0016-088-03

REVISIONS	BY
2	VA
1	VA

JOB NO: 2230237PH1
 DATE: 02-10-23
 SCALE: AS NOTED
 DESIGN BY: PT/VA
 CHECKED BY: JH/PC
 SHEET NO:

SHEET INDEX

Table listing architectural, structural, mechanical, electrical, and plumbing sheet titles and numbers.

SYMBOLS

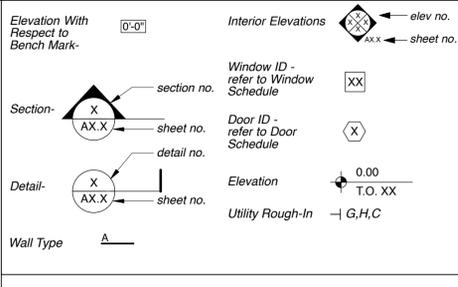


Table listing structural sheet titles and numbers.

Table listing mechanical sheet titles and numbers.

Table listing electrical sheet titles and numbers.

Table listing plumbing sheet titles and numbers.

DEFERRED SUBMITTALS

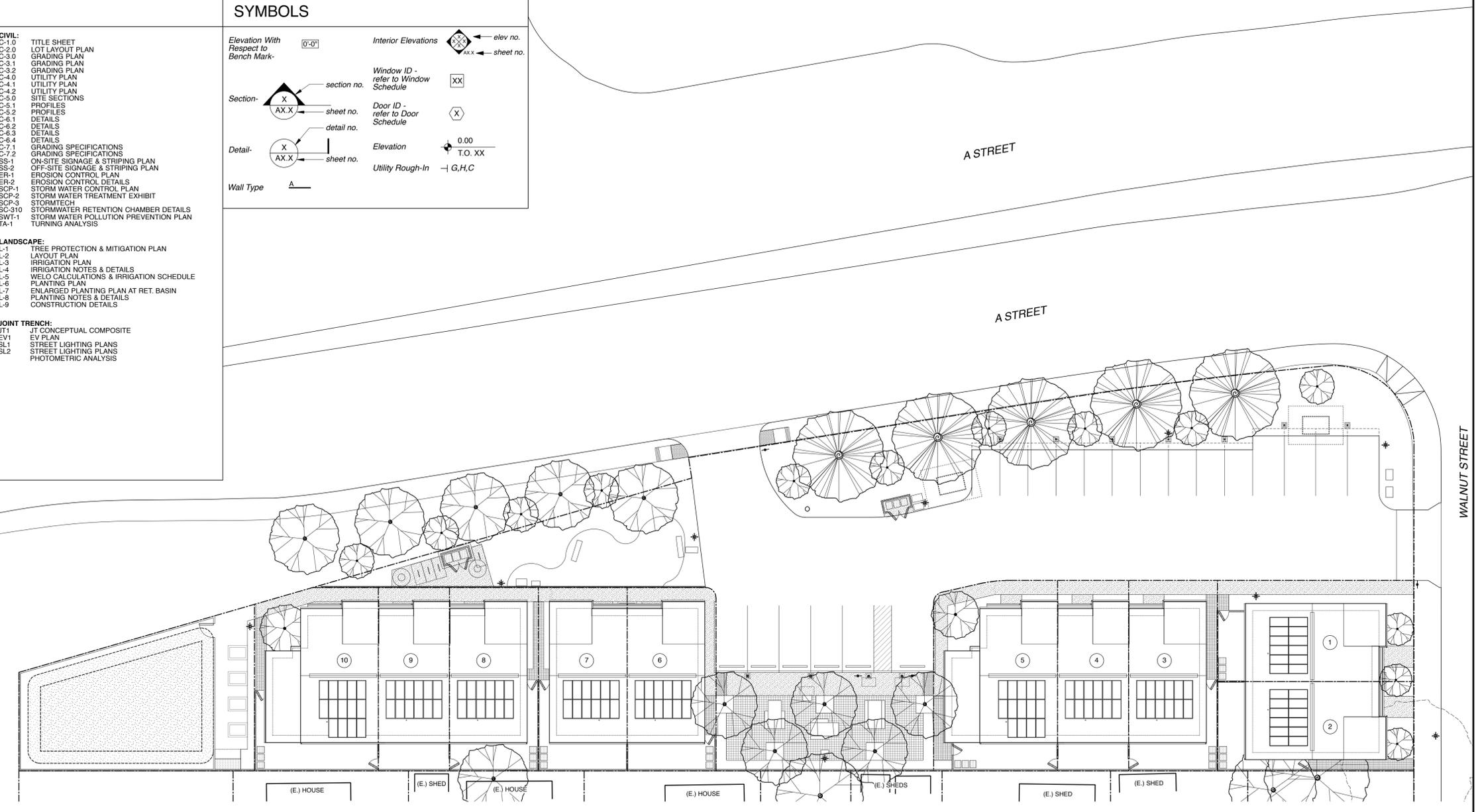
- List of deferred submittals including sprinklers, photovoltaics, and site signage.

GENERAL NOTES

- General notes detailing compliance with codes, construction requirements, and material specifications.

ABBREVIATIONS AND SYMBOLS

Table of abbreviations and symbols used throughout the drawing, such as Unit Number, Centerline, and various material codes.



HABITAT FOR HUMANITY EAST BAY / SILICON VALLEY - SEQUOIA GROVE - SITE PLAN. 123 A STREET, APN 431-0016-088-03. SCALE: 1" = 16'-0"

HABITAT FOR HUMANITY EAST BAY / SILICON VALLEY, INC.

SEQUOIA GROVE 123 A STREET, HAYWARD, CA 94541

Table listing professional credentials for Civil Engineer, Landscape Architect, Structural Engineer, MEP Engineer, Title-24 Energy Analyst, and Solar Design/Build.

PROJECT SUMMARY

Project summary details including address, zoning, occupancy group, owner, applicant, and proposed/required setbacks.

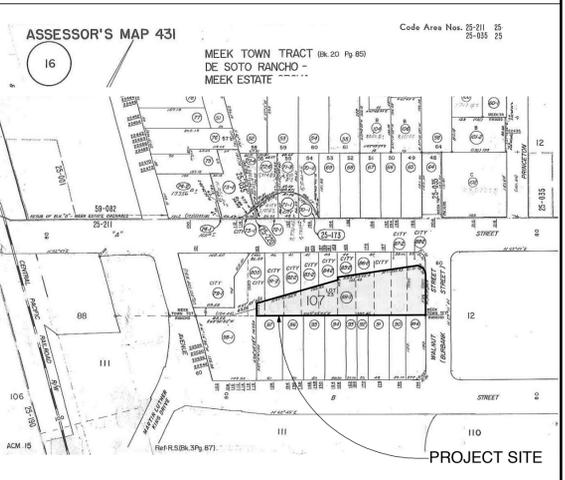
PROJECT DATA

Table of project data including unit types, number of homes, footprint, gross floor area, building types, parking, and accessibility.

REGIONAL MAP



ASSESSOR'S PARCEL MAP



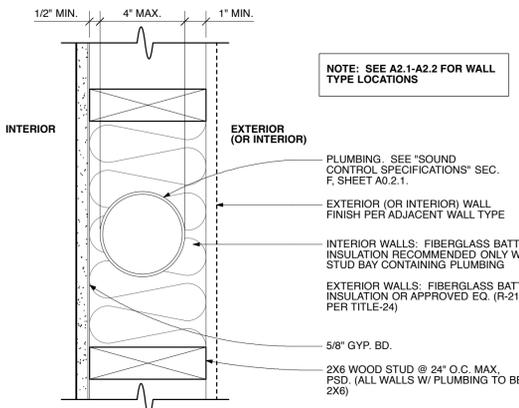
HABITAT FOR HUMANITY EAST BAY / SILICON VALLEY, INC. 123 A STREET, HAYWARD, CA 94541 SEQUOIA GROVE

GHA GEOFFREY HOLTON & ASSOCIATES

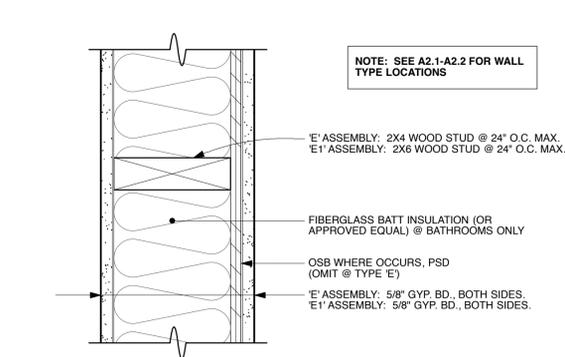
1743 Alcatraz Avenue Berkeley, CA 94703 tel: 510.663.9797 fax: 510.663.1807 http://www.ghadesign.net



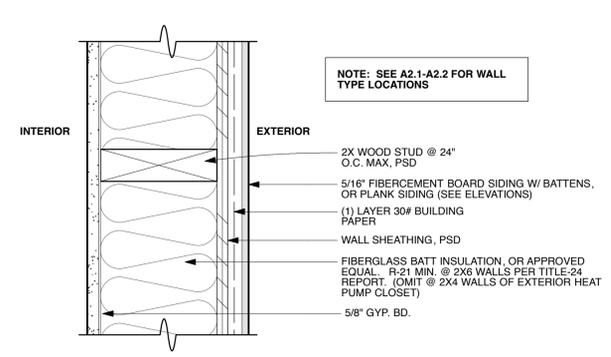
Current issue date 8/4/2023, Initial submittal date 6.7.2023, Revisions list, and Sheet No. A0.0 Roof Plan.



D PLAN DETAIL - 2x6 WALL with PLUMBING - NR
SCALE: 3" = 1'-0"



E1 PLAN DETAIL - 2x6 INTERIOR WALL - NR
E PLAN DETAIL - 2x4 INTERIOR WALL - NR
SCALE: 3" = 1'-0"



A1 2x4 EXTERIOR WALL - NR
A 2x6 EXTERIOR WALL - NR (non rated)
SCALE: 3" = 1'-0"

FIRE RATING:
UL U305

1. Wood Studs — Nom 2 by 4 in. spaced 16 in. OC max, effectively firestopped.

2. Joints and Nail-Heads — Joints covered with joint compound and paper tape. Joint compound and paper tape may be omitted when square edge boards are used. As an alternate, nom 3/32 in. thick gypsum veneer plaster may be applied to the entire surface of Classified veneer baseboard with the joints reinforced with paper tape. Nailheads exposed or covered with joint compound.

3. Gypsum Board — 5/8 in. thick paper or vinyl surfaced, with beveled, square, or tapered edges, applied either horizontally or vertically. Gypsum panels nailed 7 in. OC with 6d cement coated nails 1-7/8 in. long, 0.0915 in. shank diam and 15/64 in. diam heads. When used in widths other than 48 in., gypsum panels are to be installed horizontally.

4. Steel Corner Fasteners — (Optional) — For use at wall corners. Channel shaped, 2 in. long by 1 in. high on the back side with two 1/8 in. wide cleats protruding into the 5/8 in. wide channel, fabricated from 24 gauge galv steel. Fasteners applied only to the end or cut edge (not along tapered edges) of the gypsum board, no greater than 2 in. from corner of gypsum board, max spacing 16 in. OC. Nailed to adjacent stud through tab using one No. 6d cement coated nail per fastener. Corners of wall board shall be nailed to top and bottom plate using No. 6d cement coated nails.

5. Batts and Blankets — (Optional) — Required when Item 6A is used (RC-1) — Glass fiber or mineral wool insulation shall be friction-fitted to completely fill the stud cavities.

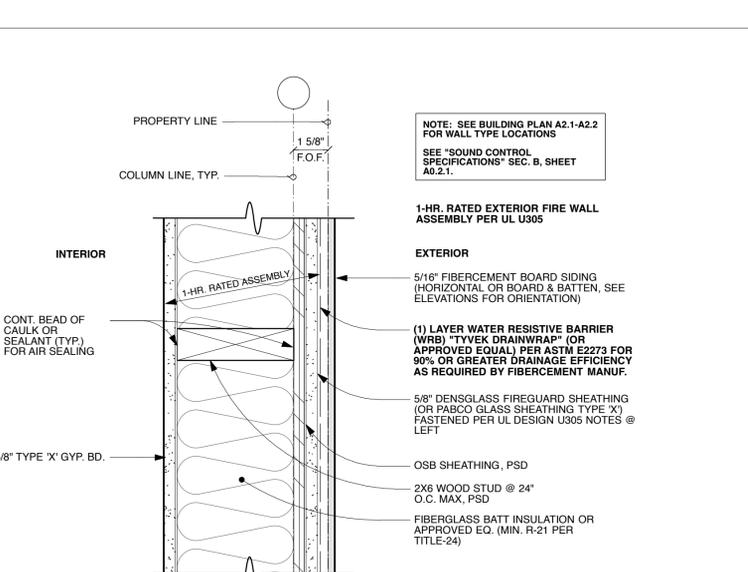
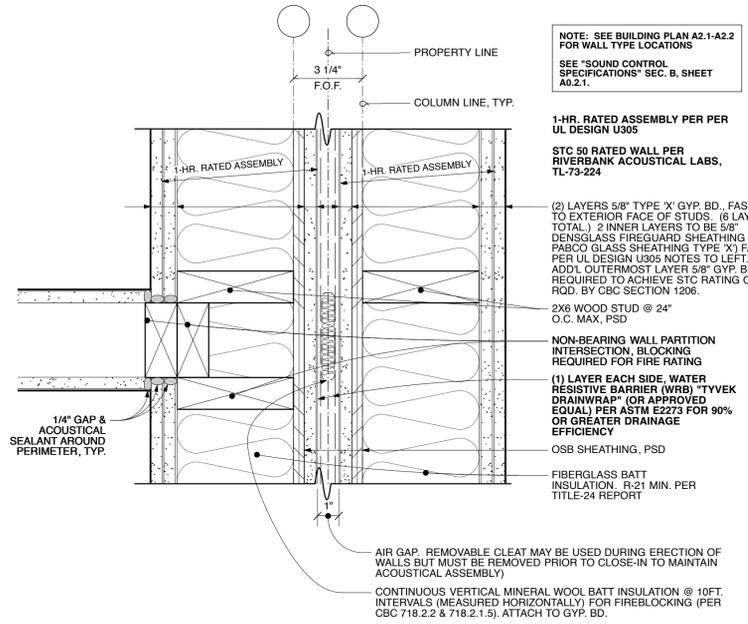
12. Non-Bearing Wall Partition Intersection — (Optional) — Two nominal 2 by 4 in. studs or nominal 2 by 6 in. studs nailed together with two 3 in. long 10d nails spaced a max. 16 in. OC, vertically and fastened to one side of the minimum 2 by 4 in. stud with 3 in. long 10d nails spaced a max. 16 in. OC, vertically. Intersection between partition wood studs to be flush with the 2 by 4 in. studs. The wall partition wood studs are to be framed by with a second 2 by 4 in. wood stud fastened with 3 in. long 10d nails spaced a max. 16 in. OC, vertically. Maximum one non-bearing wall partition intersection per stud cavity. Non-bearing wall partition stud depth shall be at a minimum equal to the depth of the bearing wall.

PENETRATIONS:
PENETRATIONS IN 1-HR. FIRE RATED ASSEMBLIES SHOULD BE PROTECTED WITH 1-HR. FIRE RATED CAULK (ASTM E814 OR UL 1478). THIS INCLUDES, BUT IS NOT LIMITED TO, CALK AROUND PLUMBING, OUTLET BOXES, SWITCHING BOXES, LIGHT FIXTURES, CABLE BOXES, DATA BOXES, ETC. SEE A0.2.1 FOR MORE INFORMATION ON ACOUSTICAL & FIREPROOF SEALANTS.

PLUMBING PENETRATIONS TO BE CAST IRON, COPPER, OR IRON PIPE. SEALED W/ MIN. 1-HR RATED FIRE CAULK.

NO PLUMBING IN PARTY WALLS TO MAINTAIN ACOUSTICAL SEPARATION AND PER CRC R302.2 FOR FIRE-RATED PARTY WALLS IN TOWNHOUSES.
EXCEPTION: SMALL-DIAMETER COPPER CONDENSATE DRAIN LINE MAY RUN FROM HOT WATER HEATER CLOSET IN 3 BEDR. UNITS TO EXTERIOR (SEE PLUMBING DWGS.) FIRE CAULK/SEAL PENETRATION.

C PLAN DETAIL
(2) 1-HR RATED FIRE WALLS, 50 STC TOTAL
SCALE: 3" = 1'-0"



FIRE RATING:
UL U305

1. Wood Studs — Nom 2 by 4 in. spaced 16 in. OC max, effectively firestopped.

2. Joints and Nail-Heads — Joints covered with joint compound and paper tape. Joint compound and paper tape may be omitted when square edge boards are used. As an alternate, nom 3/32 in. thick gypsum veneer plaster may be applied to the entire surface of Classified veneer baseboard with the joints reinforced with paper tape. Nailheads exposed or covered with joint compound.

3. Gypsum Board — 5/8 in. thick paper or vinyl surfaced, with beveled, square, or tapered edges, applied either horizontally or vertically. Gypsum panels nailed 7 in. OC with 6d cement coated nails 1-7/8 in. long, 0.0915 in. shank diam and 15/64 in. diam heads. When used in widths other than 48 in., gypsum panels are to be installed horizontally.

4. Steel Corner Fasteners — (Optional) — For use at wall corners. Channel shaped, 2 in. long by 1 in. high on the back side with two 1/8 in. wide cleats protruding into the 5/8 in. wide channel, fabricated from 24 gauge galv steel. Fasteners applied only to the end or cut edge (not along tapered edges) of the gypsum board, no greater than 2 in. from corner of gypsum board, max spacing 16 in. OC. Nailed to adjacent stud through tab using one No. 6d cement coated nail per fastener. Corners of wall board shall be nailed to top and bottom plate using No. 6d cement coated nails.

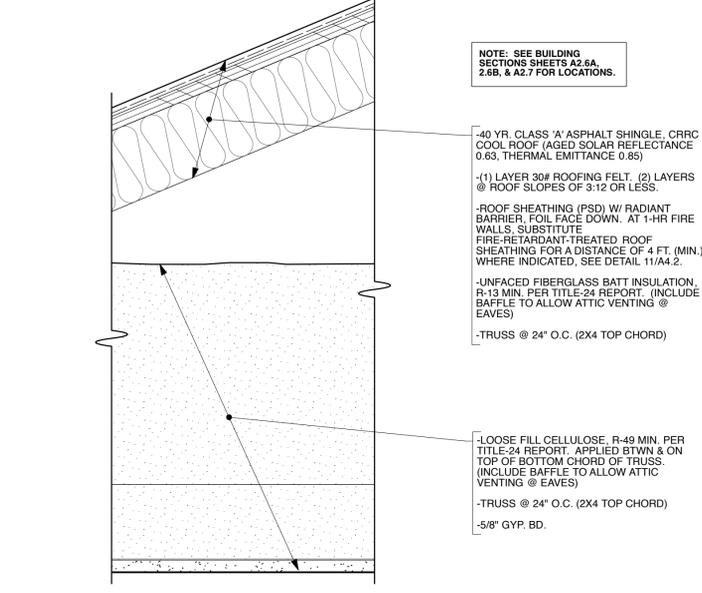
5. Batts and Blankets — (Optional) — Required when Item 6A is used (RC-1) — Glass fiber or mineral wool insulation shall be friction-fitted to completely fill the stud cavities.

12. Non-Bearing Wall Partition Intersection — (Optional) — Two nominal 2 by 4 in. studs or nominal 2 by 6 in. studs nailed together with two 3 in. long 10d nails spaced a max. 16 in. OC, vertically and fastened to one side of the minimum 2 by 4 in. stud with 3 in. long 10d nails spaced a max. 16 in. OC, vertically. Intersection between partition wood studs to be flush with the 2 by 4 in. studs. The wall partition wood studs are to be framed by with a second 2 by 4 in. wood stud fastened with 3 in. long 10d nails spaced a max. 16 in. OC, vertically. Maximum one non-bearing wall partition intersection per stud cavity. Non-bearing wall partition stud depth shall be at a minimum equal to the depth of the bearing wall.

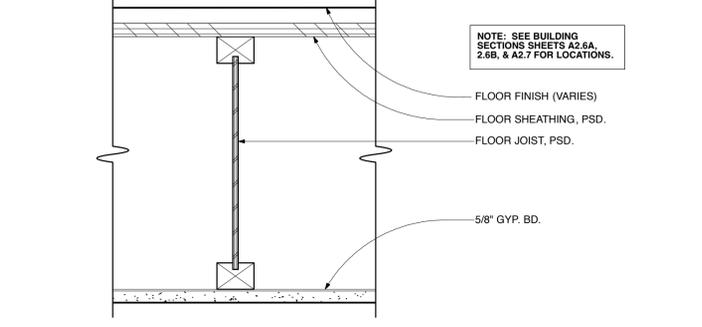
PENETRATIONS:
PENETRATIONS IN 1-HR. FIRE RATED ASSEMBLIES SHOULD BE PROTECTED WITH 1-HR. FIRE RATED CAULK (ASTM E814 OR UL 1478). THIS INCLUDES, BUT IS NOT LIMITED TO, CALK AROUND PLUMBING, OUTLET BOXES, SWITCHING BOXES, LIGHT FIXTURES, CABLE BOXES, DATA BOXES, ETC. SEE A0.2.1 FOR MORE INFORMATION ON ACOUSTICAL & FIREPROOF SEALANTS.

PLUMBING PENETRATIONS TO BE CAST IRON, COPPER, OR IRON PIPE. SEALED W/ MIN. 1-HR RATED FIRE CAULK.

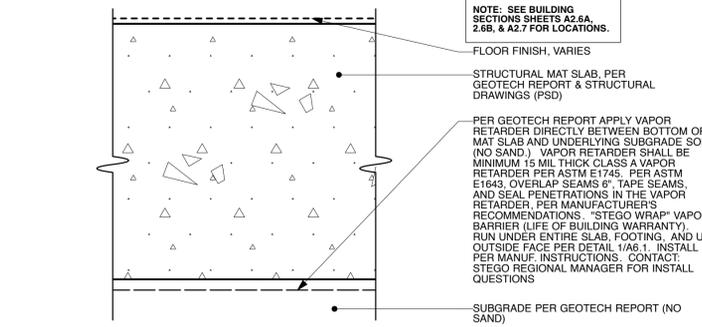
B PLAN DETAIL
2x6 EXTERIOR WALL - 1 HR. RATED
SCALE: 3" = 1'-0"



3 SECTION DETAIL - ROOF/CEILING - NR
SCALE: 3" = 1'-0"



2 SECTION DETAIL - FLOOR / CEILING - NR
SCALE: 3" = 1'-0"



1 SECTION DETAIL - FLOOR SLAB ON GRADE - NR (non rated)
SCALE: 3" = 1'-0"

HABITAT FOR HUMANITY
EAST BAY / SILICON VALLEY, INC.
123 A STREET, HAYWARD, CA 94541
SEQUOIA GROVE

GH^A
GEOFFREY HOLTON & ASSOCIATES
1743 Alcatraz Avenue
Berkeley, CA 94703
tel: 510.863.9787
fax: 510.863.1807
http://www.ghadesign.net

LICENSED ARCHITECT
KEYS
NO. 23096
Ren. 1.31.25
STATE OF CALIFORNIA

CURRENT ISSUE DATE
8.4.2023

INITIAL SUBMITTAL DATE
6.7.2023

REVISIONS

SPR/TTM RESUBMITTAL 6.7.2023

SPR/TTM RESUBMITTAL 8.4.2023

SHEET NO.
A0.2
WALL ASSEMBLIES

HABITAT FOR HUMANITY EAST BAY / SILICON VALLEY, INC.

123 A STREET, HAYWARD, CA 94541 SEQUOIA GROVE

GH^A GEOFFREY HOLTON & ASSOCIATES

1743 Alcatraz Avenue Berkeley, CA 94703 tel: 510.663.9797 fax: 510.663.1807 http://www.ghadesign.net

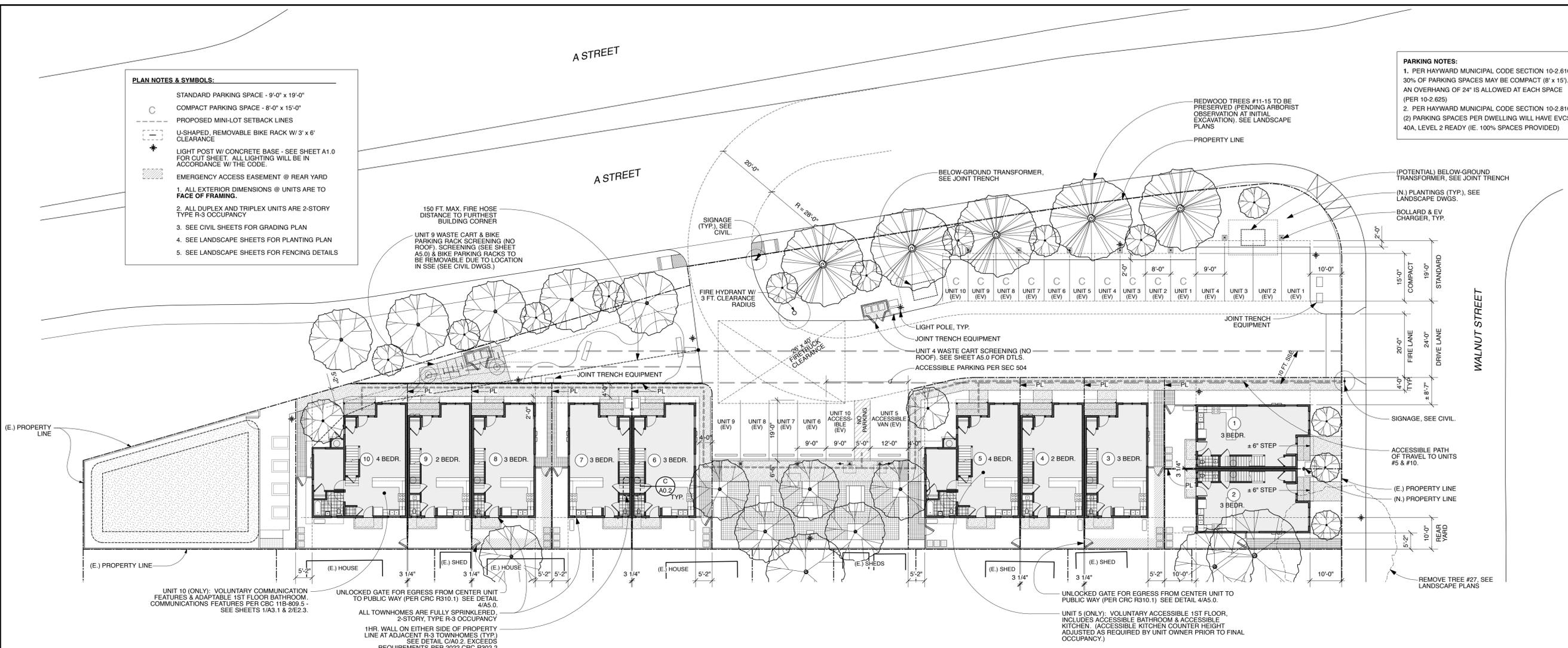


CURRENT ISSUE DATE 8/4/2023 INITIAL SUBMITTAL DATE 6.7.2023 REVISIONS SP/ITM RESUBMITTAL 6.7.2023 SP/ITM RESUBMITTAL 8.4.2023

SHEET NO. A0.4 GRAPHIC CODE ANALYSIS

- PLAN NOTES & SYMBOLS: STANDARD PARKING SPACE - 9'-0" x 19'-0" COMPACT PARKING SPACE - 8'-0" x 15'-0" PROPOSED MINI-LOT SETBACK LINES U-SHAPED, REMOVABLE BIKE RACK W/ 3' x 6' CLEARANCE LIGHT POST W/ CONCRETE BASE - SEE SHEET A1.0 FOR CUT SHEET. ALL LIGHTING WILL BE IN ACCORDANCE W/ THE CODE. EMERGENCY ACCESS EASEMENT @ REAR YARD 1. ALL EXTERIOR DIMENSIONS @ UNITS ARE TO FACE OF FRAMING. 2. ALL DUPLEX AND TRIPLEX UNITS ARE 2-STORY TYPE R-3 OCCUPANCY 3. SEE CIVIL SHEETS FOR GRADING PLAN 4. SEE LANDSCAPE SHEETS FOR PLANTING PLAN 5. SEE LANDSCAPE SHEETS FOR FENCING DETAILS

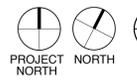
- PARKING NOTES: 1. PER HAYWARD MUNICIPAL CODE SECTION 10-2.610, 30% OF PARKING SPACES MAY BE COMPACT (8' x 15') AN OVERHANG OF 24" IS ALLOWED AT EACH SPACE (PER 10-2.625) 2. PER HAYWARD MUNICIPAL CODE SECTION 10-2.810 (2) PARKING SPACES PER DWELLING WILL HAVE EVCS, 40A, LEVEL 2 READY (IE. 100% SPACES PROVIDED)



HABITAT FOR HUMANITY EAST BAY / SILICON VALLEY - SEQUOIA GROVE - GRAPHIC CODE ANALYSIS

123 A STREET, APN 431-0016-088-03

SCALE: 1" = 16'-0"



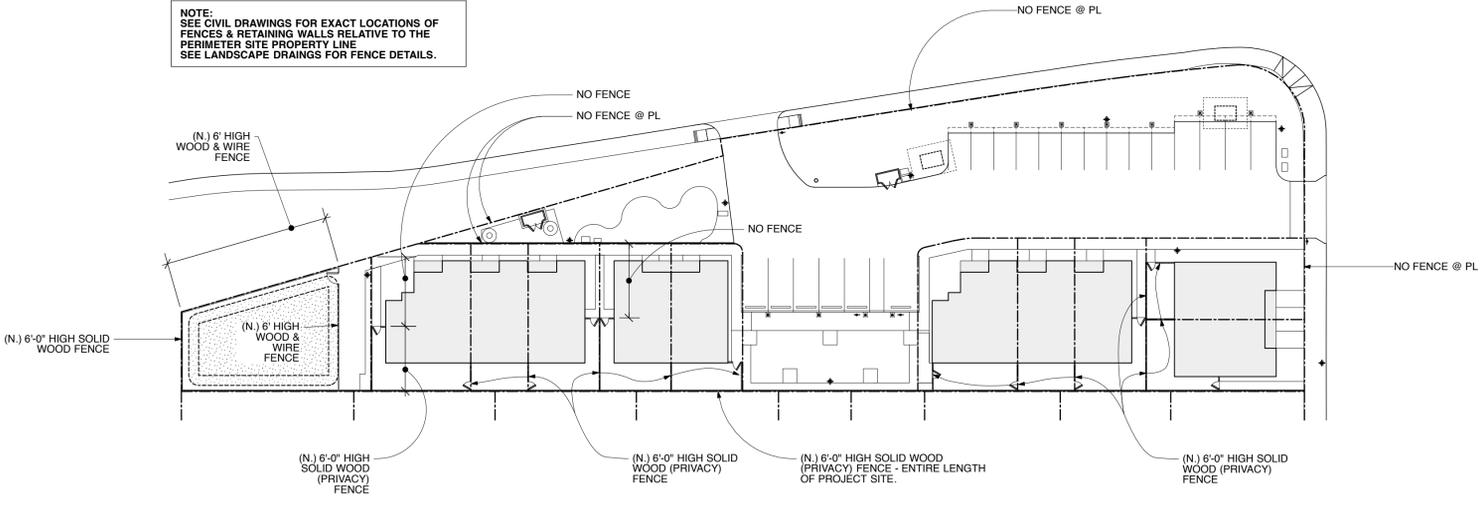
NOTE: SEE CIVIL DRAWINGS FOR EXACT LOCATIONS OF FENCES & RETAINING WALLS RELATIVE TO THE PERIMETER SITE PROPERTY LINE SEE LANDSCAPE DRAINGS FOR FENCE DETAILS.

HOME CODE ANALYSIS: PER 2022 CALIFORNIA RESIDENTIAL CODE Accessibility requirements from 2022 CBC Chapter 11A do not apply to individual single-family homes on separate sites, bounded by property lines. Per CBC 1102A.1 "Each building on a building site shall be considered separately when determining the requirements contained in this chapter..."

TABLE R302.1(2) EXTERIOR WALLS—DWELLINGS AND ACCESSORY BUILDINGS WITH AUTOMATIC RESIDENTIAL FIRE SPRINKLER PROTECTION

Table with 4 columns: EXTERIOR WALL ELEMENT, FIRE-RESISTANCE RATED, MINIMUM FIRE-RESISTANCE RATING, MINIMUM FIRE SEPARATION DISTANCE. Rows include Walls, Projections, Openings in walls, and Penetrations.

CRC R302.1 Exterior Walls Construction, projections, openings and penetrations of exterior walls of dwellings equipped throughout with an automatic sprinkler system installed in accordance with Section R313 shall comply with Table R302.1(2). CRC R302.2 Townhouses The definition of townhouse will apply to all buildings (per CRC Ch. 2 Definitions.) Therefore a MINIMUM 1-hr. fire resistance rated COMMON wall is adequate between adjacent units as long as this wall does not contain plumbing or mechanical equipment. CRC R302.2.1 Continuity Per this section, the common wall must extend up to the underside of the roof. CRC R302.2.2 Parapets Per the exception in this section, parapets are not required through the use of a minimum Class C roof covering AND the roof decking (or sheathing) is of non-combustible materials (or approved fire retardant-treated wood) for a distance of 4 ft. on each side of the common wall or walls. CRC R302.2.4 Structural independence Per exception 1, the project is not required to separate the foundations of 2 units at the common wall. CRC R310.1 Emergency escape and rescue required. Emergency escape and rescue openings shall open directly into a public way, or to a yard or court that opens to a public way. AN UNLOCKED GATE BETWEEN REAR YARDS IS SHOWN ON THE SITE PLAN A0.0 & A1.0 PER 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGREEN) All subcontractors must comply with CALIFORNIA GREEN BUILDING STANDARDS CODE Mandatory Measures on sheet A0.7.



PROPOSED FENCING PLAN

SCALE: 1" = 30'-0"

2 A0.4

HABITAT FOR HUMANITY EAST BAY / SILICON VALLEY, INC. 123 A STREET, HAYWARD, CA 94541 SEQUOIA GROVE

GHA GEOFFREY HOLTON & ASSOCIATES

1743 Alcatraz Avenue Berkeley, CA 94703 tel: 510.663.9797 fax: 510.663.1807 http://www.ghadesign.net



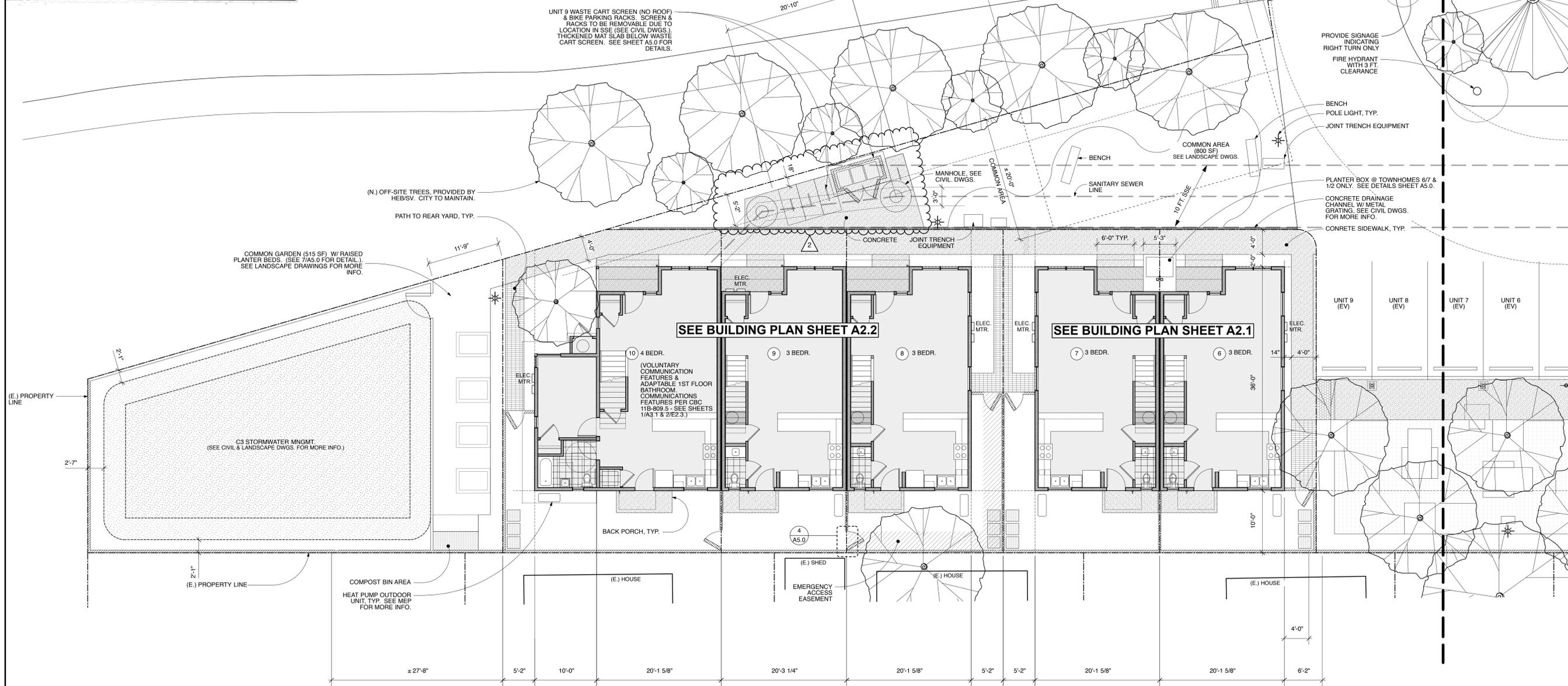
Table with 2 columns: Revisions, and 2 rows of revision details including dates and descriptions.

SHEET NO. A1.0A SITE PLAN

Technical drawing details including luminaire specifications, mounting instructions, and electrical requirements.

- PLAN NOTES & SYMBOLS: STANDARD PARKING SPACE - 9'-0" x 19'-0", COMPACT PARKING SPACE - 8'-0" x 15'-0", PROPOSED SETBACK LINES, U-SHAPED, REMOVABLE BIKE RACK W/ 3' x 6' CLEARANCE, LIGHT POST W/ CONCRETE BASE - SEE SHEET A1.0 FOR CUT SHEET. ALL LIGHTING WILL BE IN ACCORDANCE W/ THE CODE, EMERGENCY ACCESS EASEMENT @ REAR YARDS, 1. ALL EXTERIOR DIMENSIONS @ UNITS ARE TO FACE OF FRAMING, 2. ALL DUPLEX AND TRIPLEX UNITS ARE 2-STORY TYPE R-3 OCCUPANCY, 3. SEE CIVIL SHEETS FOR GRADING PLAN, 4. SEE LANDSCAPE SHEETS FOR PLANTING PLAN, 5. SEE LANDSCAPE SHEETS FOR FENCING DETAILS.

- EXTERIOR PAINT COLOR DESIGNATION PER LOT: LOT 1 - COLOR SET 3, LOT 2 - COLOR SET 2, LOT 3 - COLOR SET 1, LOT 4 - COLOR SET 2, LOT 5 - COLOR SET 3, LOT 6 - COLOR SET 2, LOT 7 - COLOR SET 1, LOT 8 - COLOR SET 3, LOT 9 - COLOR SET 2, LOT 10 - COLOR SET 1



HABITAT FOR HUMANITY EAST BAY / SILICON VALLEY - SEQUOIA GROVE - PRELIMINARY SITE PLAN

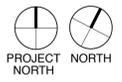
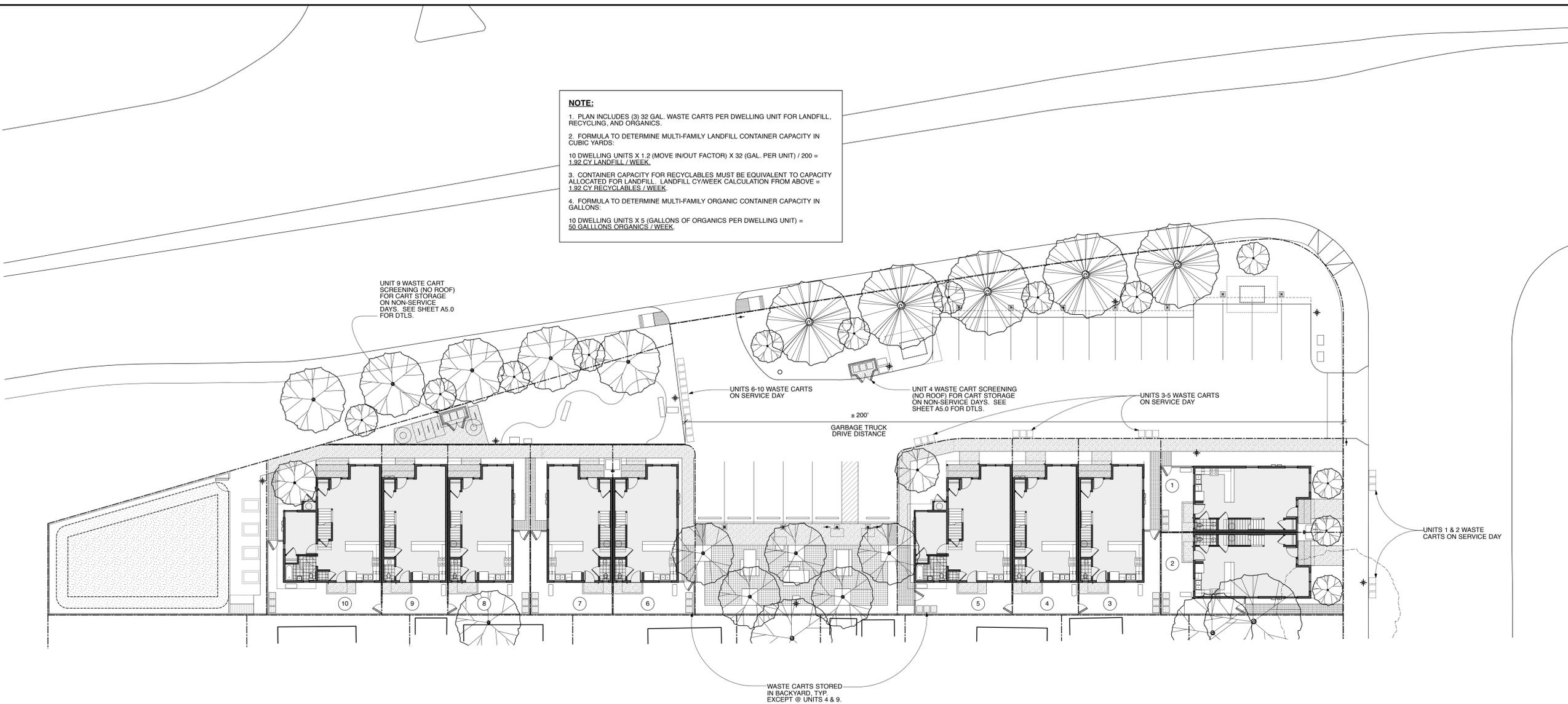


SCALE: 1/8" = 1'-0"

**HABITAT FOR HUMANITY
EAST BAY / SILICON VALLEY, INC.**
123 A STREET, HAYWARD, CA 94541
SEQUOIA GROVE

NOTE:

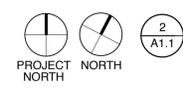
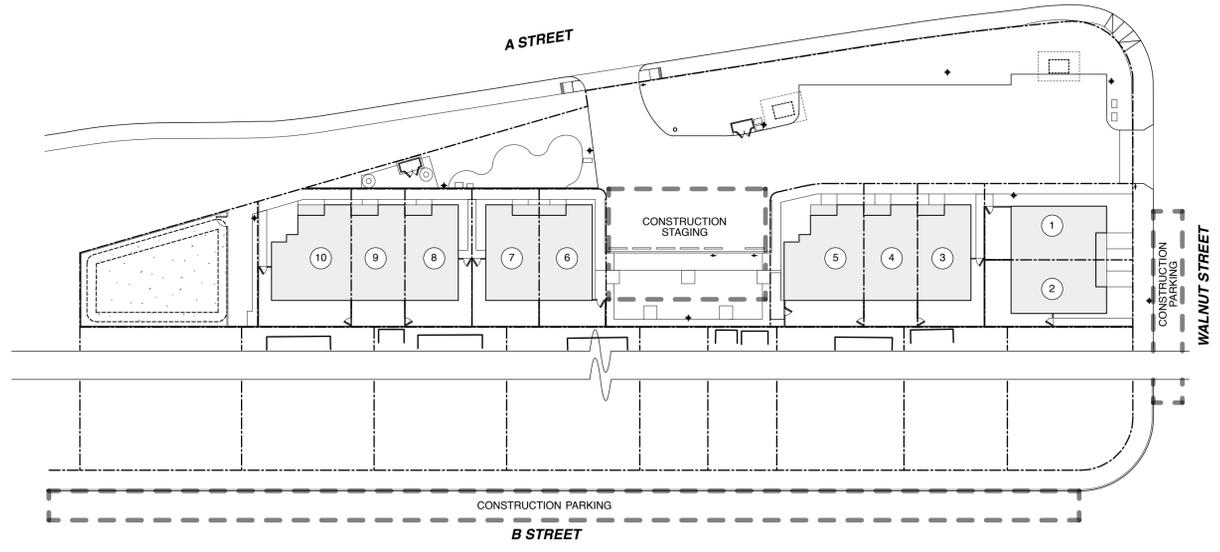
1. PLAN INCLUDES (3) 32 GAL. WASTE CARTS PER DWELLING UNIT FOR LANDFILL, RECYCLING, AND ORGANICS.
2. FORMULA TO DETERMINE MULTI-FAMILY LANDFILL CONTAINER CAPACITY IN CUBIC YARDS:
 $10 \text{ DWELLING UNITS} \times 1.2 \text{ (MOVE IN/OUT FACTOR)} \times 32 \text{ (GAL. PER UNIT)} / 200 = 1.92 \text{ CY LANDFILL / WEEK}$
3. CONTAINER CAPACITY FOR RECYCLABLES MUST BE EQUIVALENT TO CAPACITY ALLOCATED FOR LANDFILL. LANDFILL CY/WEEK CALCULATION FROM ABOVE = $1.92 \text{ CY RECYCLABLES / WEEK}$
4. FORMULA TO DETERMINE MULTI-FAMILY ORGANIC CONTAINER CAPACITY IN GALLONS:
 $10 \text{ DWELLING UNITS} \times 5 \text{ (GALLONS OF ORGANICS PER DWELLING UNIT)} = 50 \text{ GALLONS ORGANICS / WEEK}$



1
A1.1 HABITAT FOR HUMANITY EAST BAY / SILICON VALLEY - SEQUOIA GROVE - LANDFILL, RECYCLE, AND ORGANICS CARTS PLAN & CALCULATIONS

123 A STREET, APN 431-0016-088-03

SCALE: 1" = 16'-0"



2
A1.1 CONSTRUCTION STAGING & PARKING PLAN

SCALE: 1" = 32'-0"

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fax: 510.663.1807
http://www.ghadesign.net



CURRENT ISSUE DATE
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REVISIONS

1	SPR/TTM RESUBMITTAL 6.7.2023
2	SPR/TTM RESUBMITTAL 8.4.2023

SHEET NO.
A1.1
RECYCLE & WASTE PLAN

**HABITAT FOR HUMANITY
EAST BAY / SILICON VALLEY, INC.**

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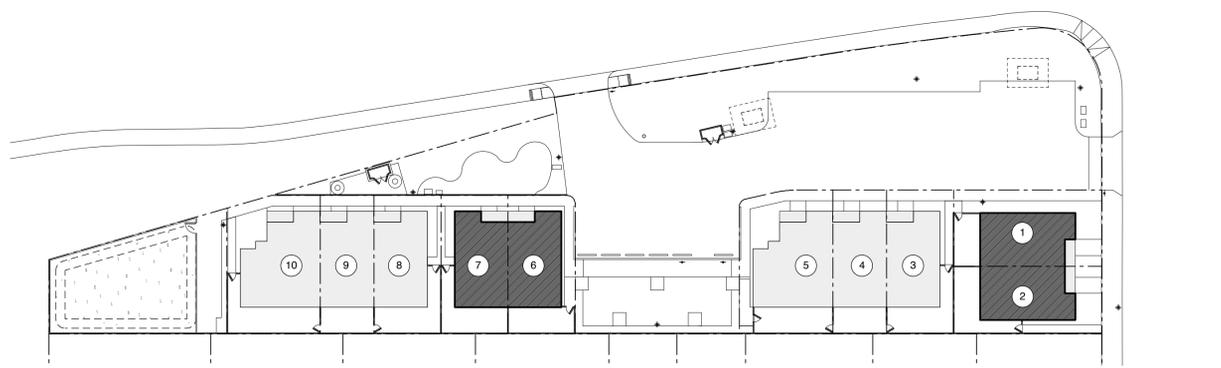
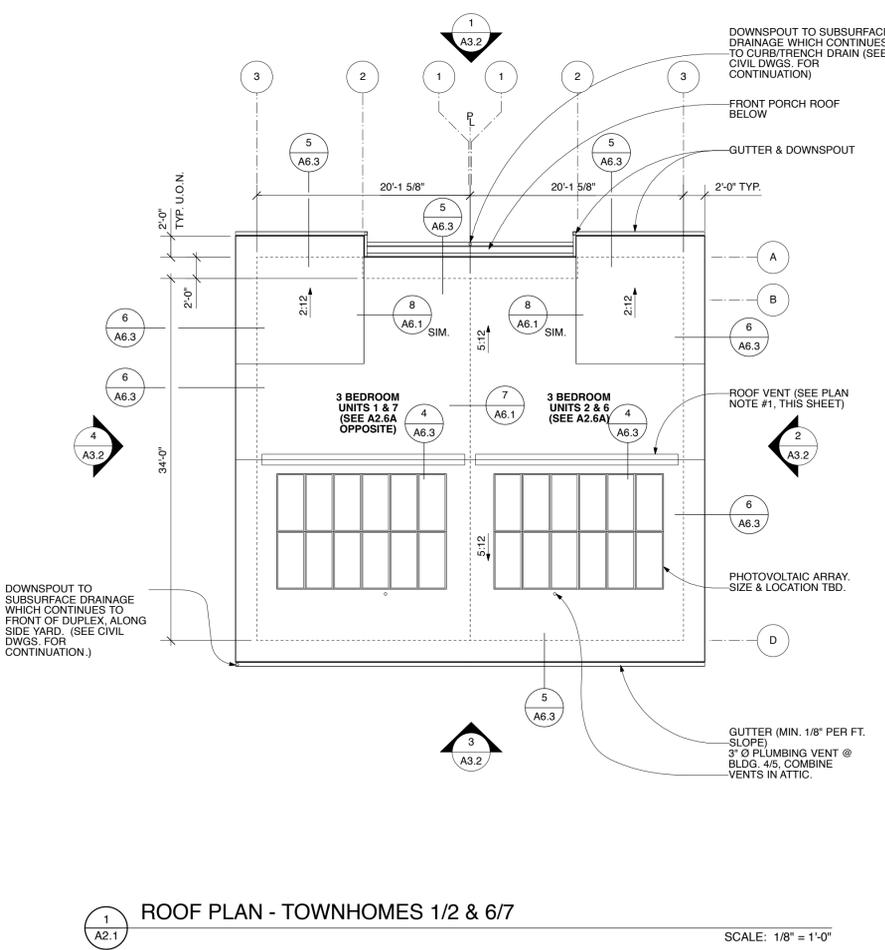
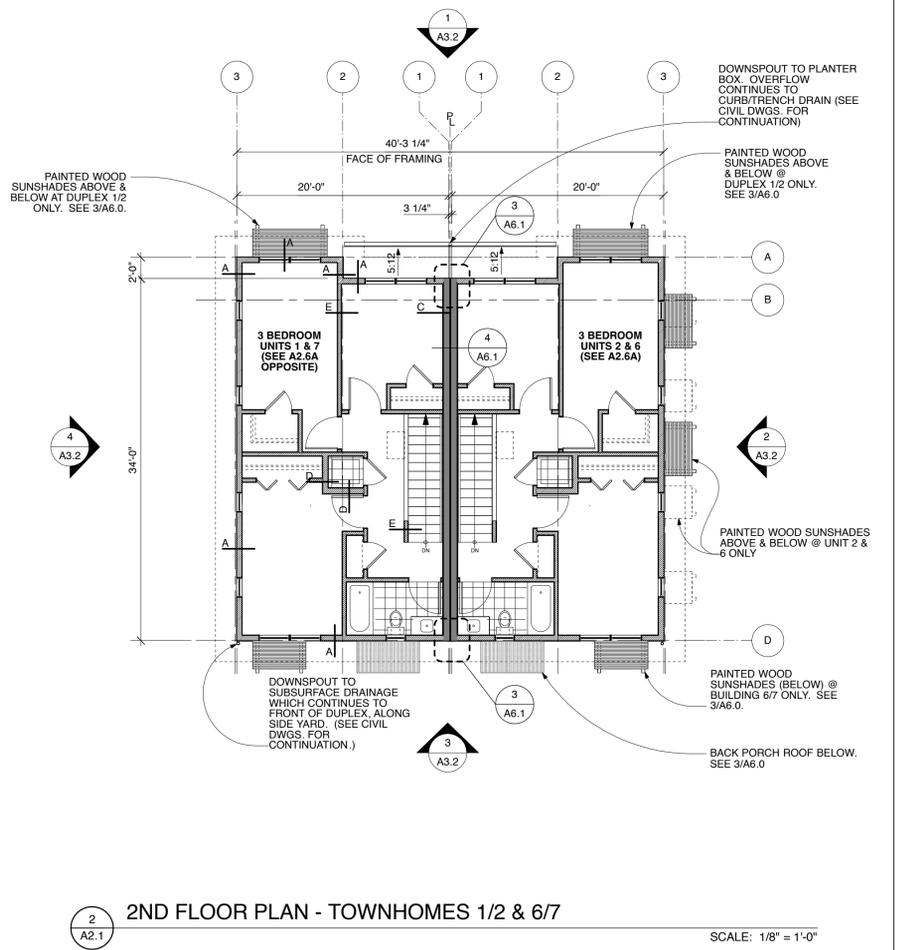
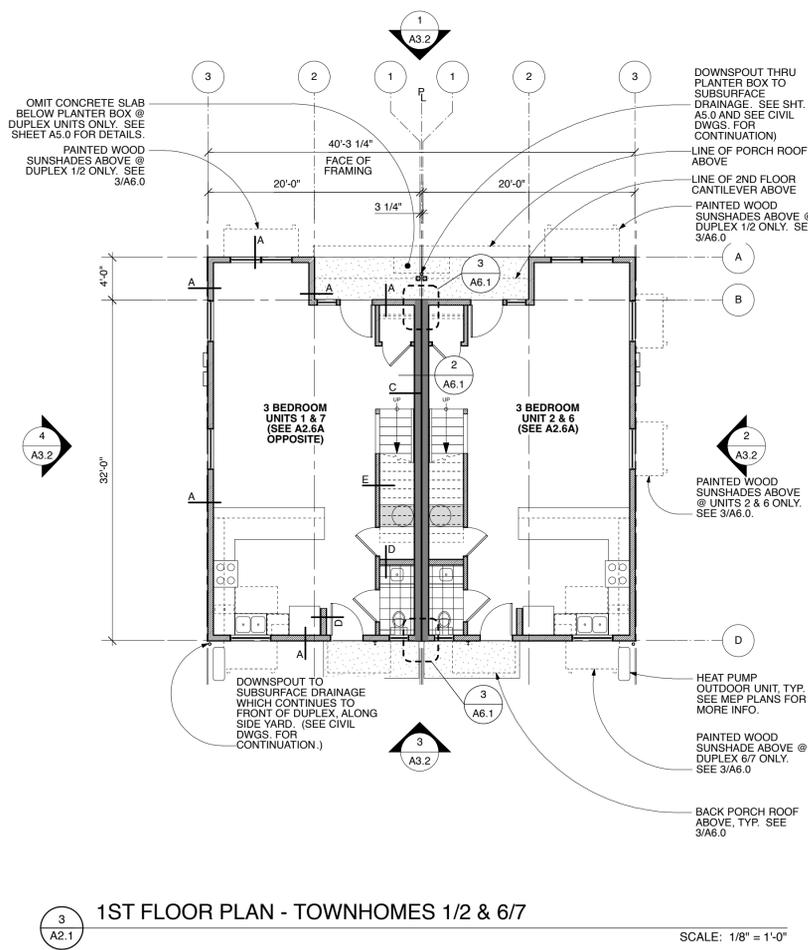
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SHEET NO.
A2.1
BUILDING PLANS



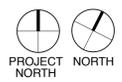
PLAN NOTES & SYMBOLS:

PER 2022 CBC SECTION 1203.2, THE NET FREE VENTILATION AREA (NFVA) SHALL BE NOT LESS THAN 1/300 OF THE AREA OF THE SPACE VENTILATED, WITH 50% OF THE REQUIRED VENTILATION AREA PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED AT LEAST 3 FT. ABOVE EAVE OR CORNICE VENTS W/ THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENTS.

1. VENTING AREA OF 3 BEDR. UNIT ATTIC = 705 SF / 300 = 338 SQ. IN. / 2 = 169 SQ. IN. REQUIRED AT UPPER AND LOWER PORTION OF ROOF.

UPPER: (1) CONTINUOUS ROOF RIDGE VENT @ 12 SQ. IN NFVA / 1 LINEAL FT. = 12 SQ. IN. x 20 FT. = 240 SQ. IN.
LOWER: (3) 2' Ø HOLES (3.14 SQ. IN.) @ 18 TRUSS BAYS = 169 SQ. IN.

2. ALL DIMENSIONS ARE MEASURED TO FACE OF FRAMING (F.O.F.), UNLESS OTHERWISE NOTED. (U.O.N.)



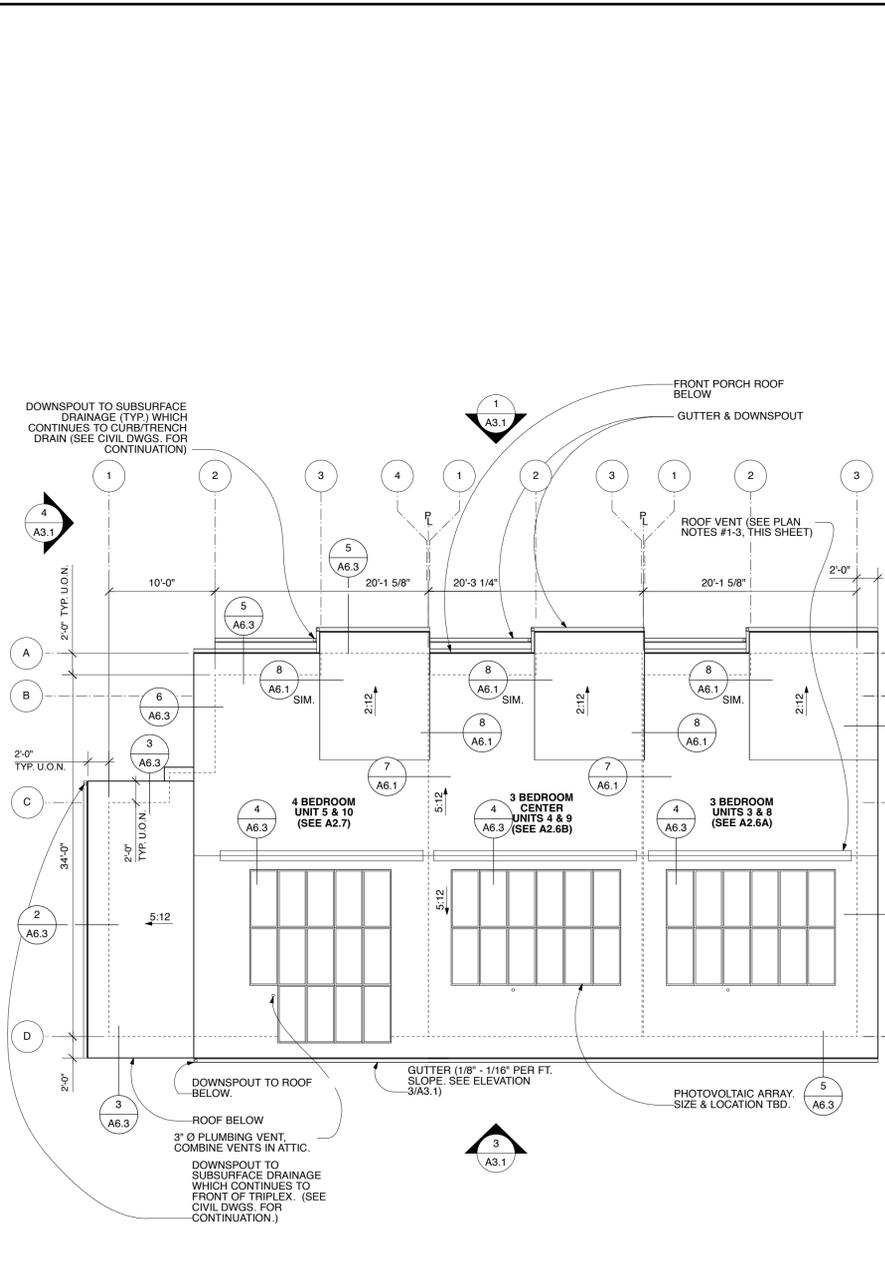
**HABITAT FOR HUMANITY
EAST BAY / SILICON VALLEY, INC.**

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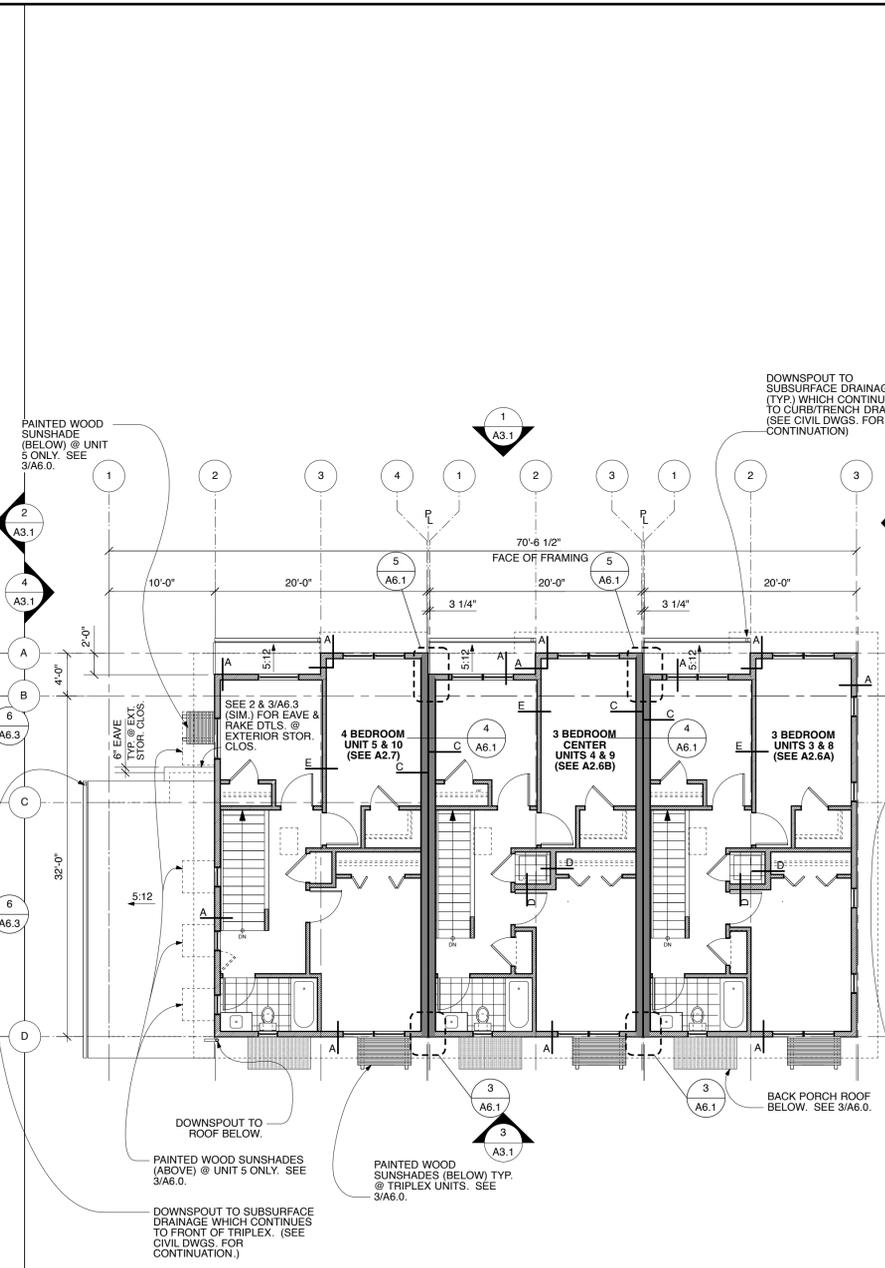


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REVISIONS
SPR/TTM RESUBMITTAL 6.7.2023
SPR/TTM RESUBMITTAL 8.4.2023

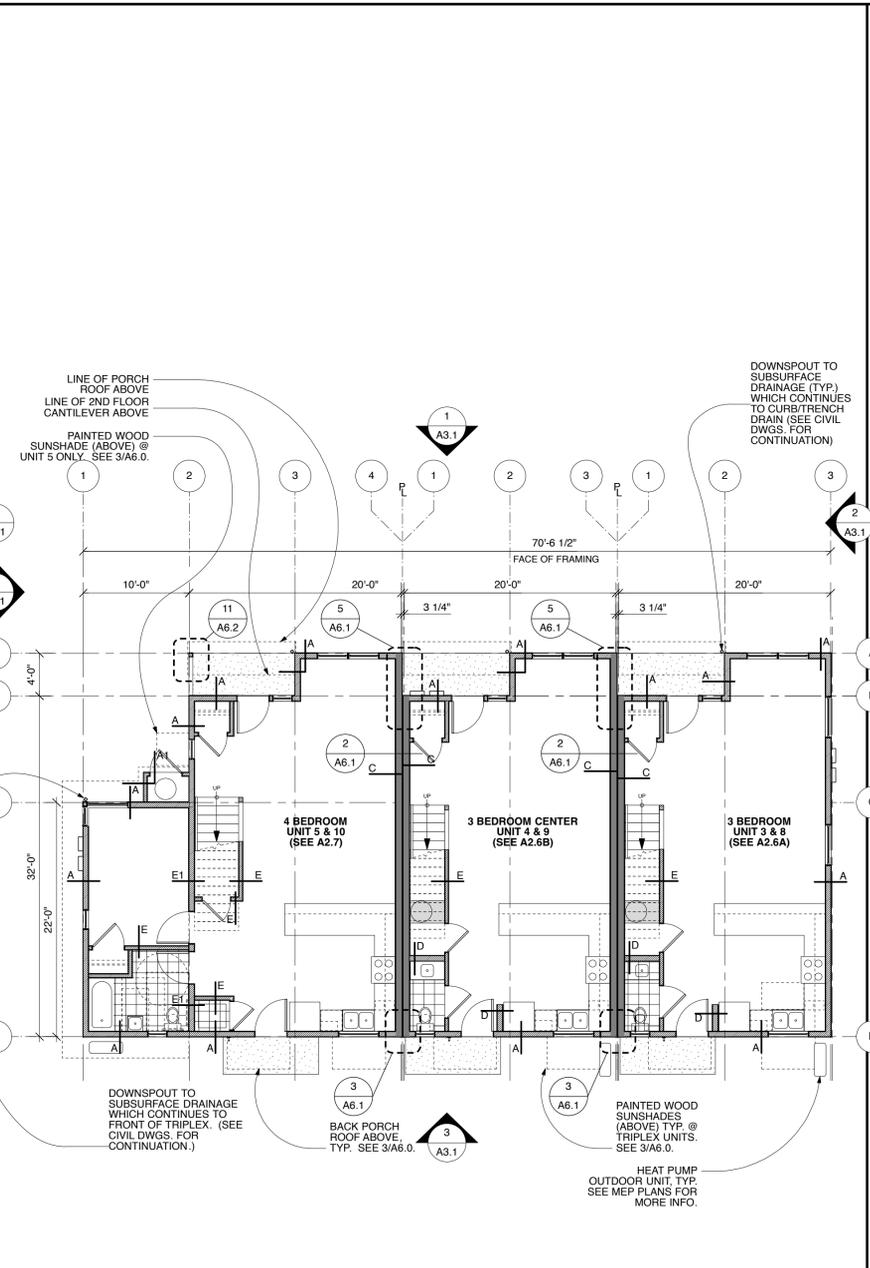
SHEET NO.
A2.2
BUILDING PLANS



1 ROOF PLAN - TOWNHOMES 3/4/5 & 8/9/10
SCALE: 1/8" = 1'-0"



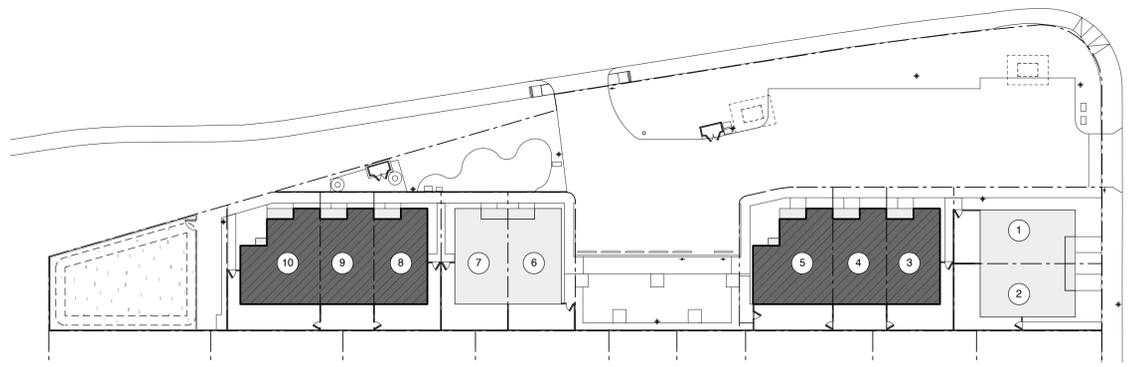
2 2ND FLOOR PLAN - TOWNHOMES 3/4/5 & 8/9/10
SCALE: 1/8" = 1'-0"



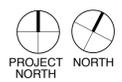
3 1ST FLOOR PLAN - TOWNHOMES 3/4/5 & 8/9/10
SCALE: 1/8" = 1'-0"

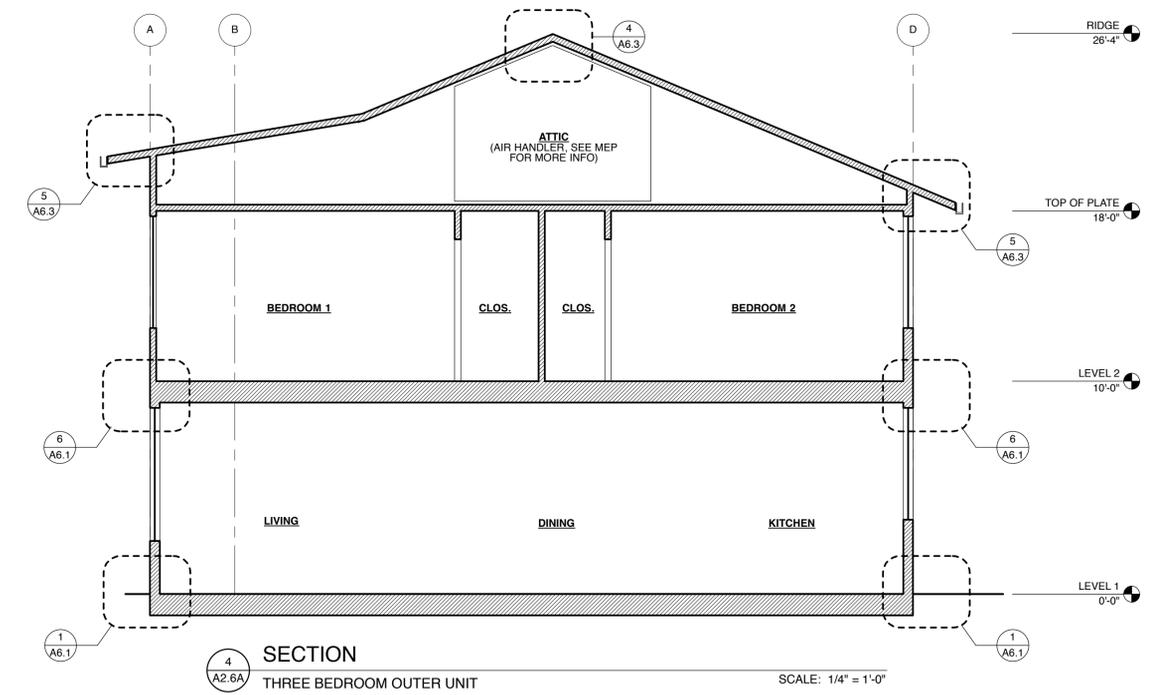
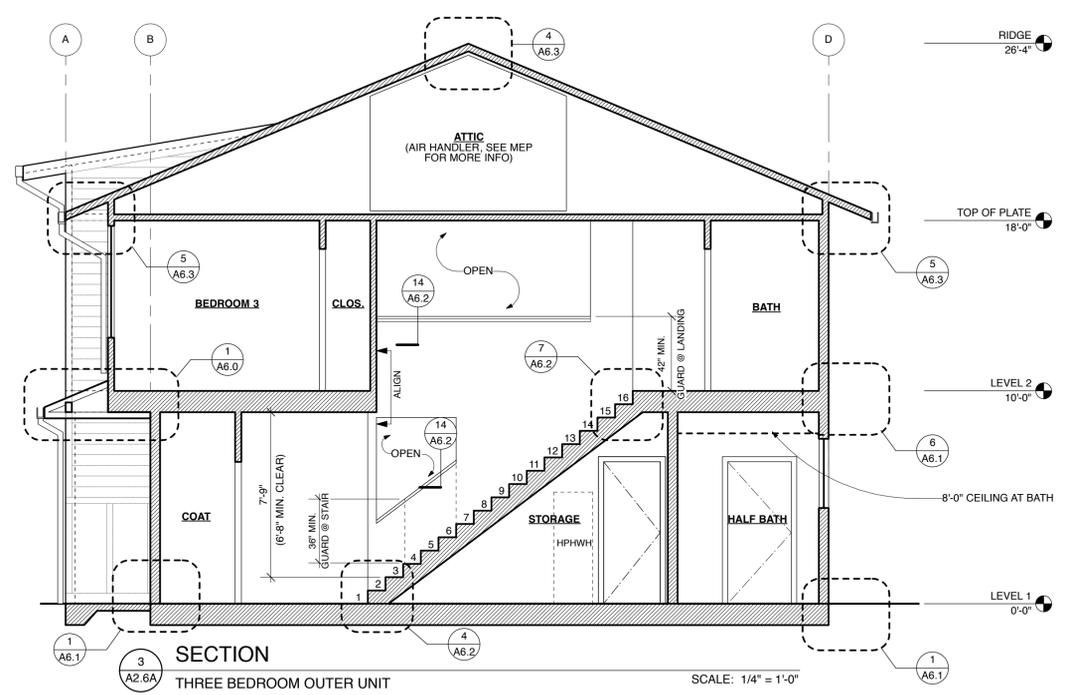
PLAN NOTES & SYMBOLS:

- PER 2022 CBC SECTION 1203.2, THE NET FREE VENTILATION AREA (NFVA) SHALL BE NOT LESS THAN 1/300 OF THE AREA OF THE SPACE VENTILATED, WITH 50% OF THE REQUIRED VENTILATION AREA PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED AT LEAST 3 FT. ABOVE EAVE OR CORNICE VENTS W/ THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENTS.
- VENTING AREA OF 3 BEDR. UNIT ATTIC = 705 SF / 300 = 338 SQ. IN. / 2 = 169 SQ. IN. REQUIRED AT UPPER AND LOWER PORTION OF ROOF.
UPPER: (1) CONTINUOUS ROOF RIDGE VENT @ 12 SQ. IN NFVA / 1 LINEAL FT. = 12 SQ. IN. x 20 FT. = 240 SQ. IN.
LOWER: (3) 2" Ø HOLES (3.14 SQ. IN.) @ 18 TRUSS BAYS = 169 SQ. IN.
 - VENTING AREA OF 4 BEDR. UNIT 2nd FLOOR ATTIC = 705 SF / 300 = 338 SQ. IN. / 2 = 169 SQ. IN. REQUIRED AT UPPER AND LOWER PORTION OF ROOF.
UPPER: (1) CONTINUOUS ROOF RIDGE VENT @ 12 SQ. IN NFVA / 1 LINEAL FT. = 12 SQ. IN. x 20 FT. = 240 SQ. IN.
LOWER: (3) 2" Ø HOLES (3.14 SQ. IN.) @ 18 TRUSS BAYS = 169 SQ. IN.
 - VENTING AREA OF 4 BEDR. UNIT 1st FLOOR ATTIC = 220 SF / 300 = 106 SQ. IN. / 2 = 53 SQ. IN. REQUIRED AT UPPER AND LOWER PORTION OF ROOF.
UPPER: (1) CONTINUOUS ROOF/WALL VENT @ 8.5 SQ. IN NFVA / 1 LINEAL FT. = 8.5 SQ. IN. x 22 FT. = 187 SQ. IN.
LOWER: (3) 2" Ø HOLES (3.14 SQ. IN.) @ 11 JOIST BAYS = 104 SQ. IN.
 - ALL DIMENSIONS MEASURED TO FACE OF FRAMING (F.O.F.), UNLESS OTHERWISE NOTED (U.O.N.)

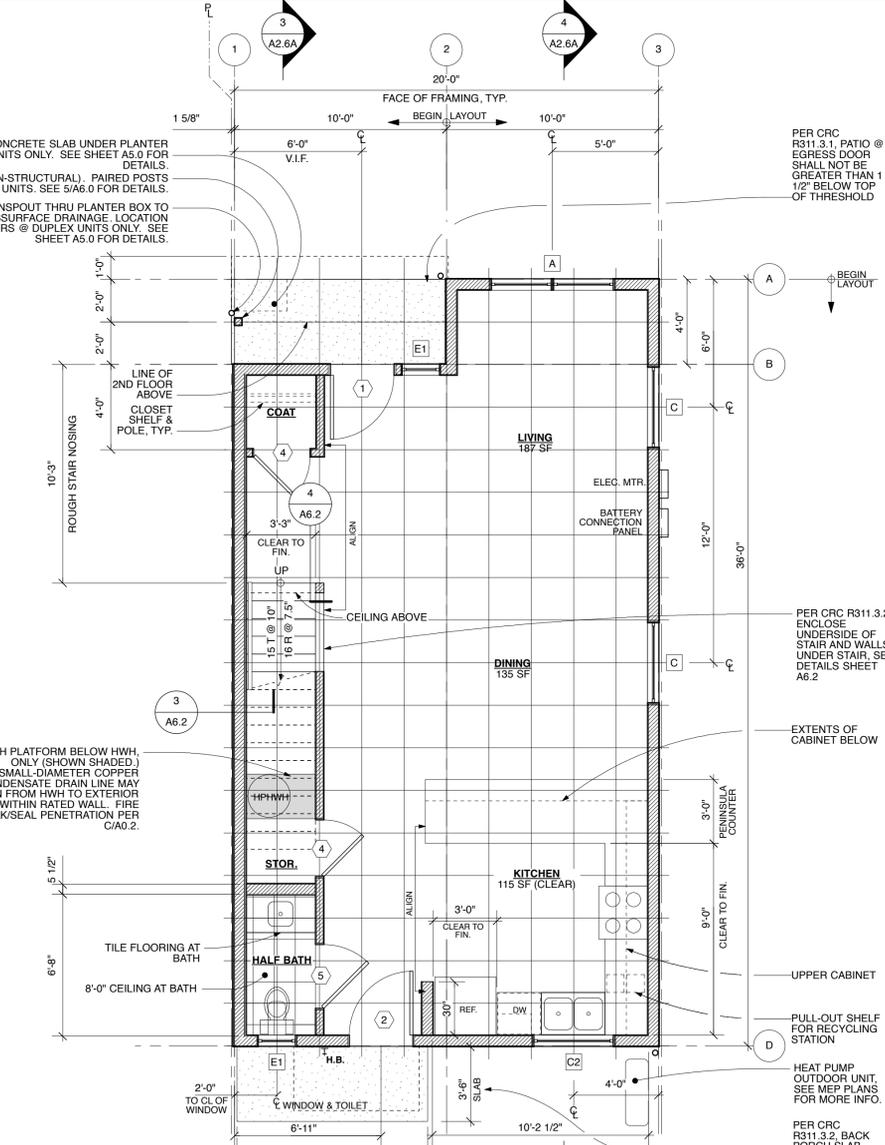
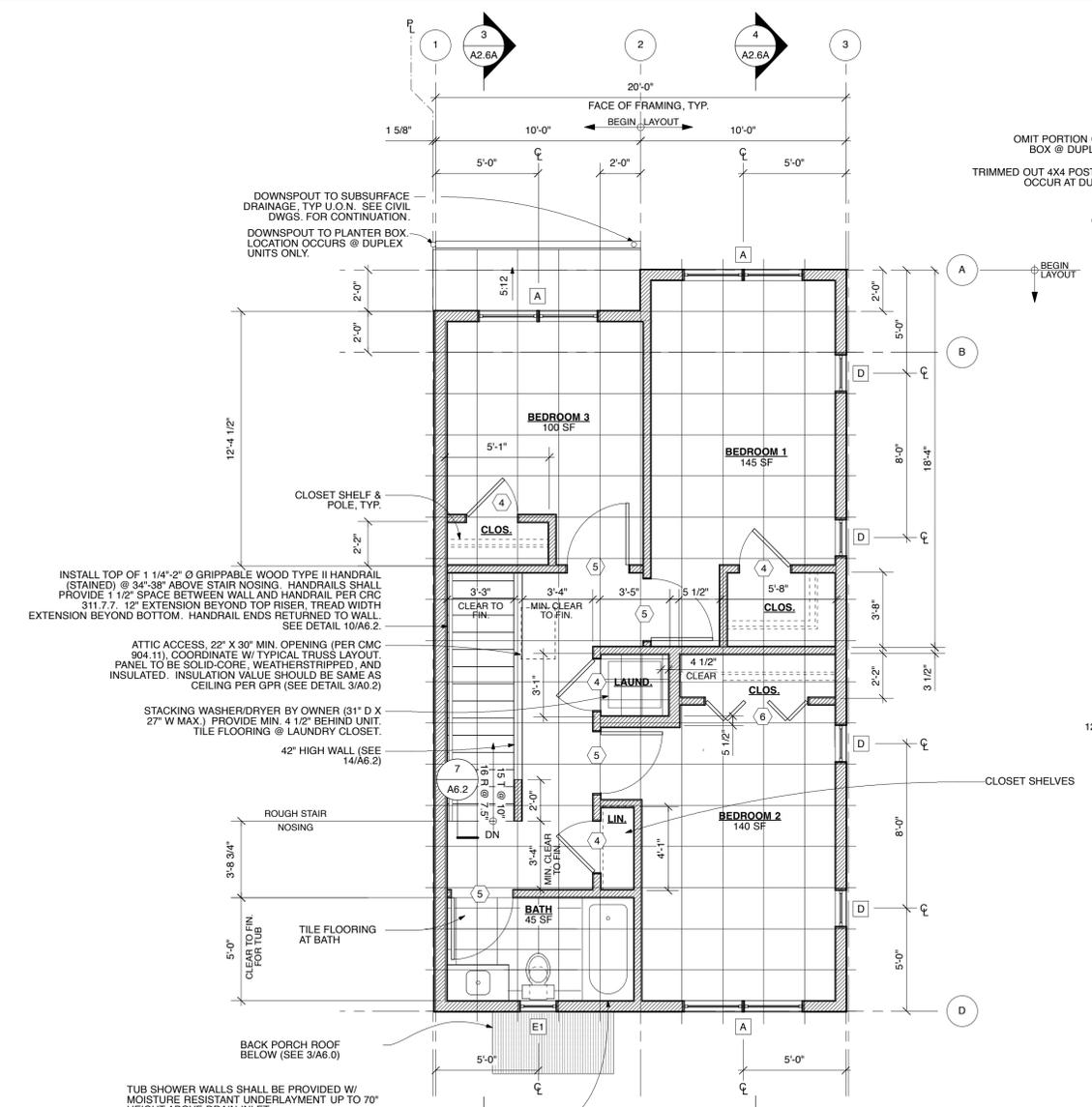


4 KEY SITE PLAN
SCALE: 1/32" = 1'-0"





- PLAN NOTES:**
1. ALL DIMENSIONS ARE TO FACE OF FRAMING, UNLESS OTHERWISE NOTED.
 2. SEE FINISH WINDOW & DOOR SCHEDULES ON SHEET A0.3.
 3. SEE A0.2 FOR WALL TYPES. SEE A2.1-A2.2 FOR WALL TYPE LOCATIONS.
 4. ALL ROOF TRUSSES, WALL STUDS, & FLOOR JOISTS FALL ON 2' X 2' FRAMING LAYOUT GRID, U.O.N.
 5. ALL SUBCONTRACTORS MUST COMPLY W/ CALGREEN MANDATORY MEASURES ON SHEET A0.7
- PLAN KEY:**
- 2X6 OR WET WALL @ SECOND FLOOR



1
A2.6A
SECOND FLOOR PLAN
THREE BEDROOM OUTER UNITS 1, 2, 3, 6, 7, 8
661 SF, SECOND FLOOR, GROSS FLOOR AREA

2
A2.6A
FIRST FLOOR PLAN
THREE BEDROOM OUTER UNITS 1, 2, 3, 6, 7, 8
680 SF, FIRST FLOOR, GROSS FLOOR AREA

HABITAT FOR HUMANITY
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123 A STREET, HAYWARD, CA 94541
SEQUOIA GROVE

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PER CRC R311.3.2 ENCLOSE UNDERSIDE OF STAIR AND WALLS UNDER STAIR, SEE DETAILS SHEET A6.2

PER CRC R311.3.1, PATIO @ EGRESS DOOR SHALL NOT BE GREATER THAN 1 1/2" BELOW TOP OF THRESHOLD

PER CRC R311.3.2 ENCLOSE UNDERSIDE OF STAIR AND WALLS UNDER STAIR, SEE DETAILS SHEET A6.2

EXTENTS OF CABINET BELOW

UPPER CABINET

PULL-OUT SHELF FOR RECYCLING STATION

HEAT PUMP OUTDOOR UNIT. SEE MEP PLANS FOR MORE INFO.

PER CRC R311.3.2, BACK PORCH SLAB SHALL NOT BE GREATER THAN 7 3/4" BELOW DOOR THRESHOLD

LICENSED ARCHITECT
GEOFFREY HOLTON
No. 20096
Exp. 1.31.25
STATE OF CALIFORNIA

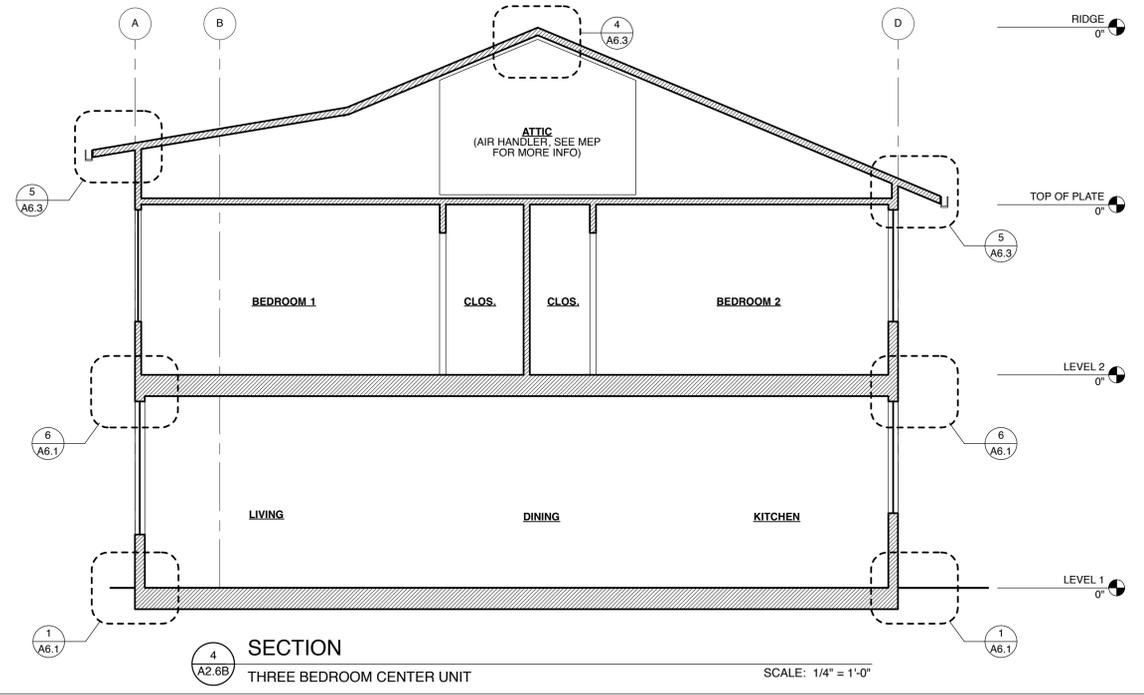
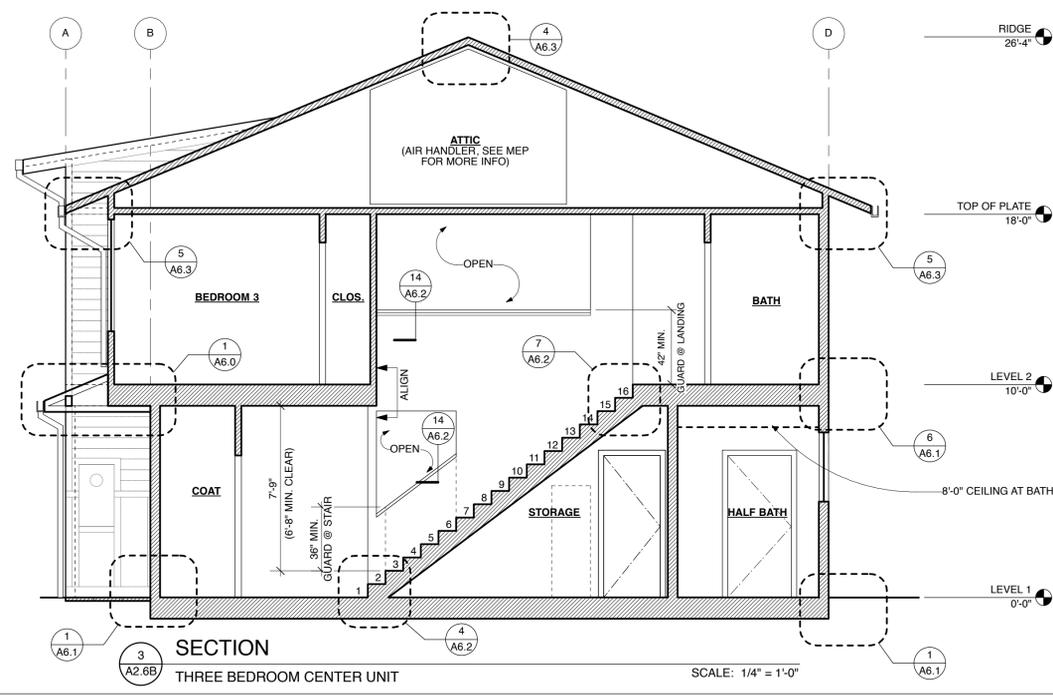
CURRENT ISSUE DATE
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1	SPR/TTM RESUBMITTAL	6.7.2023
2	SPR/TTM RESUBMITTAL	8.4.2023

SHEET NO.
A2.6A
3-BEDROOM OUTER UNIT PLANS

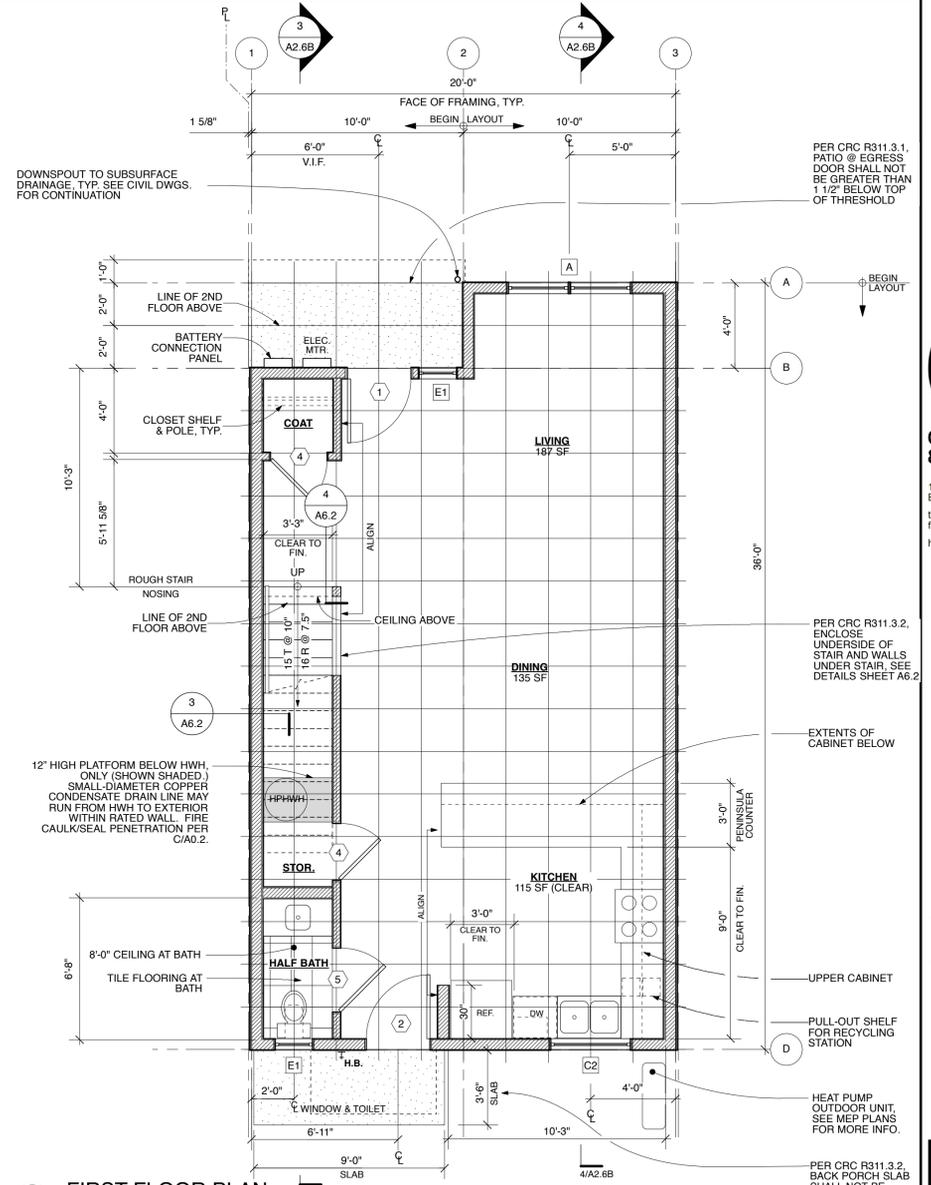
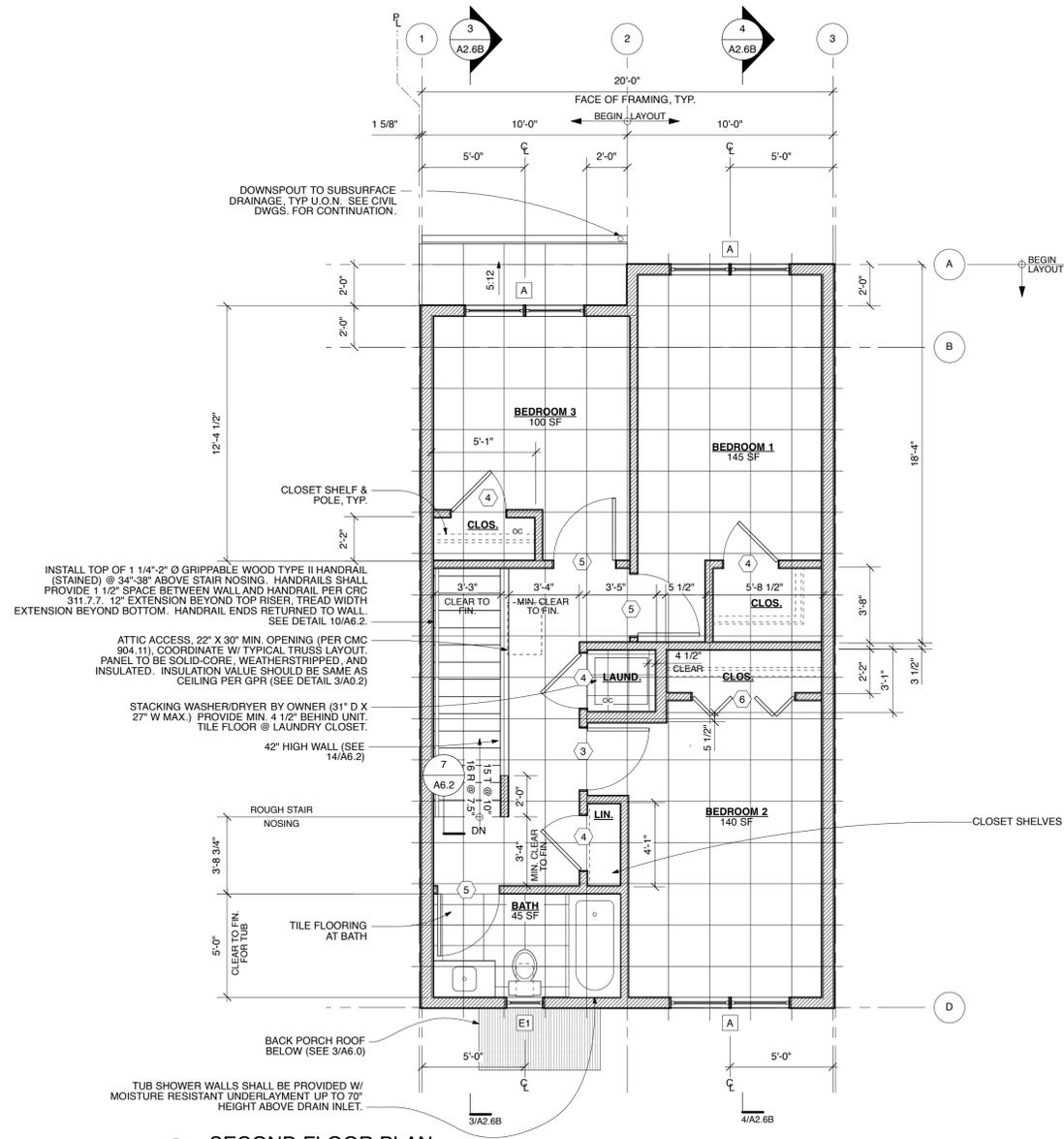


PLAN NOTES:

- ALL DIMENSIONS ARE TO FACE OF FRAMING, UNLESS OTHERWISE NOTED.
- SEE FINISH WINDOW & DOOR SCHEDULES ON SHEET A0.3.
- SEE A0.2 FOR WALL TYPES. SEE A2.1-A2.2 FOR WALL TYPE LOCATIONS.
- ALL ROOF TRUSSES, WALL STUDS, & FLOOR JOISTS FALL ON 2' X 2' FRAMING LAYOUT GRID, U.O.N.
- ALL SUBCONTRACTORS MUST COMPLY W/ CALGREEN MANDATORY MEASURES ON SHEET A0.7

PLAN KEY:

2X6 OR WET WALL @ SECOND FLOOR



1 SECOND FLOOR PLAN
THREE BEDROOM CENTER UNITS 4 & 9
661 SF, SECOND FLOOR, GROSS FLOOR AREA

2 FIRST FLOOR PLAN
THREE BEDROOM CENTER UNITS 4 & 9
680 SF, FIRST FLOOR, GROSS FLOOR AREA

**HABITAT FOR HUMANITY
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SEQUOIA GROVE

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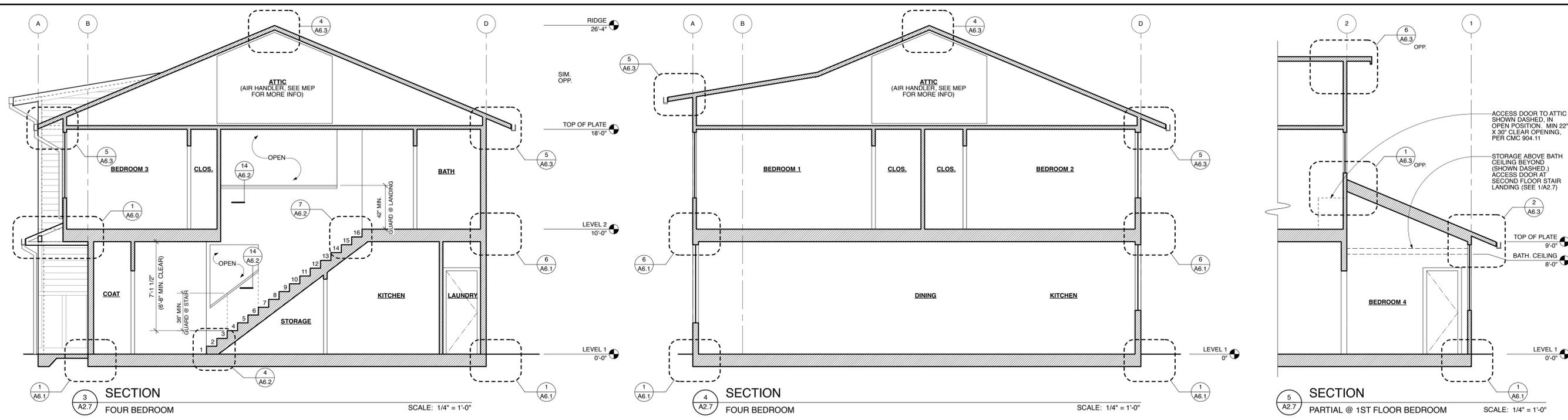
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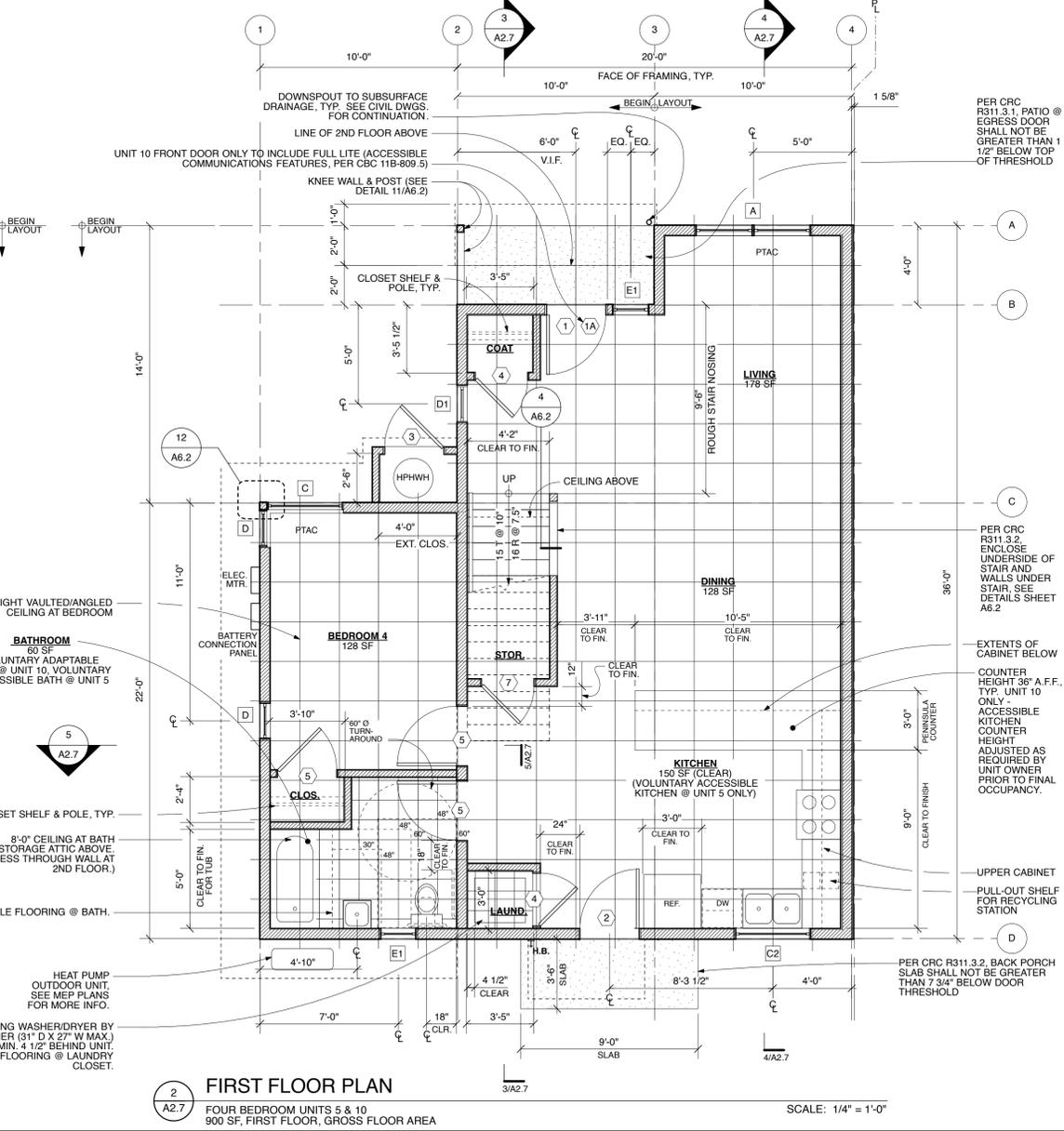
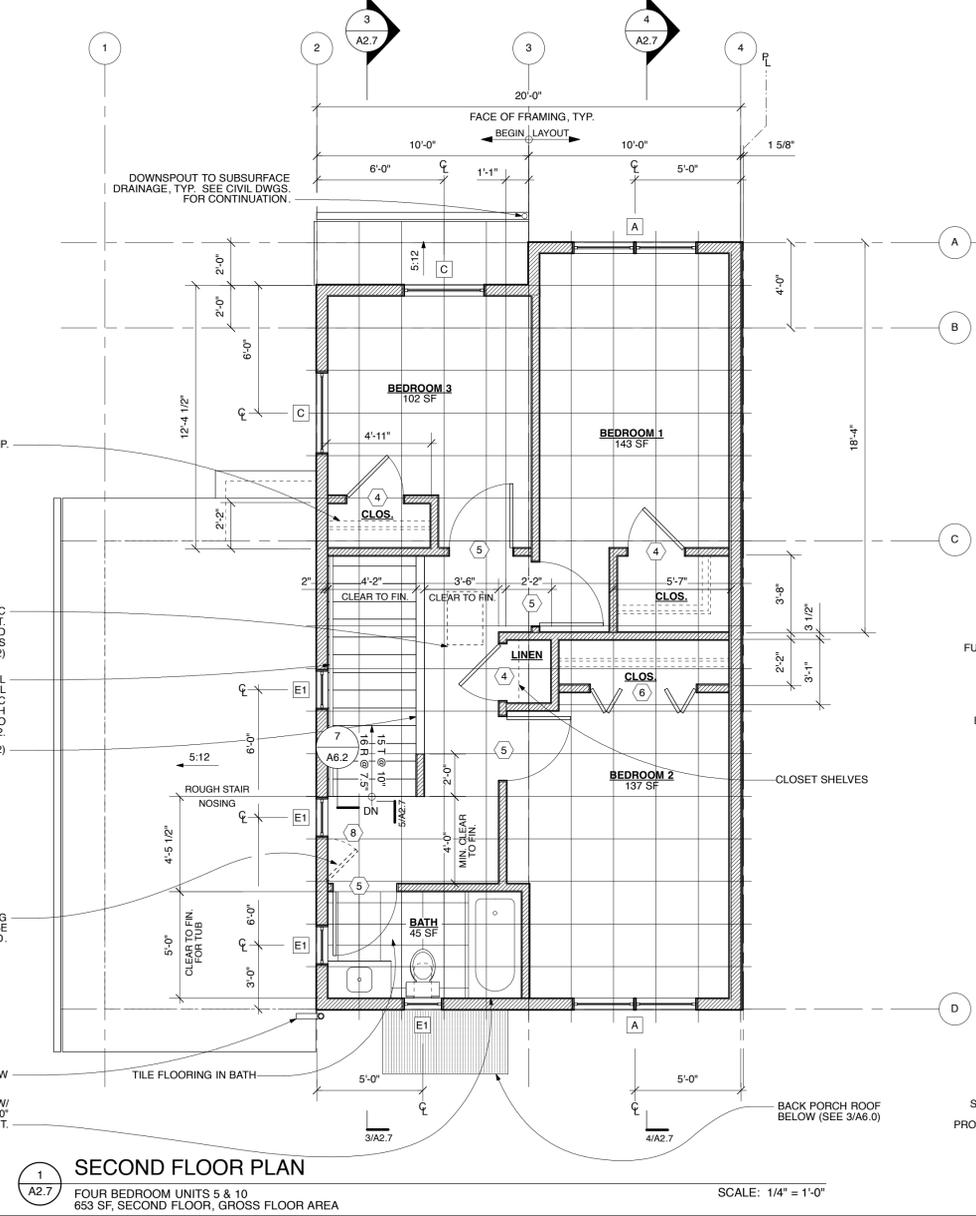
1	SPR/TTM RESUBMITTAL 6.7.2023
2	SPR/TTM RESUBMITTAL 8.4.2023

SHEET NO.
A2.6B
3-BEDROOM CENTER UNIT PLANS



PLAN NOTES:
1. ALL DIMENSIONS ARE TO FACE OF FRAMING, UNLESS OTHERWISE NOTED.
2. SEE FINISH WINDOW & DOOR SCHEDULES ON SHEET A0.3.
3. SEE A0.2 FOR WALL TYPES. SEE A2.1-A2.2 FOR WALL TYPE LOCATIONS.
4. ALL ROOF TRUSSES, WALL STUDS, & FLOOR JOISTS FALL ON 2' X 2' FRAMING LAYOUT GRID, U.O.N.
5. ALL SUBCONTRACTORS MUST COMPLY W/ CAL GREEN MANDATORY MEASURES ON SHEET A0.7

PLAN KEY:
2X6 OR WET WALL @ SECOND FLOOR



1 SECOND FLOOR PLAN
A2.7 FOUR BEDROOM UNITS 5 & 10
653 SF, SECOND FLOOR, GROSS FLOOR AREA

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

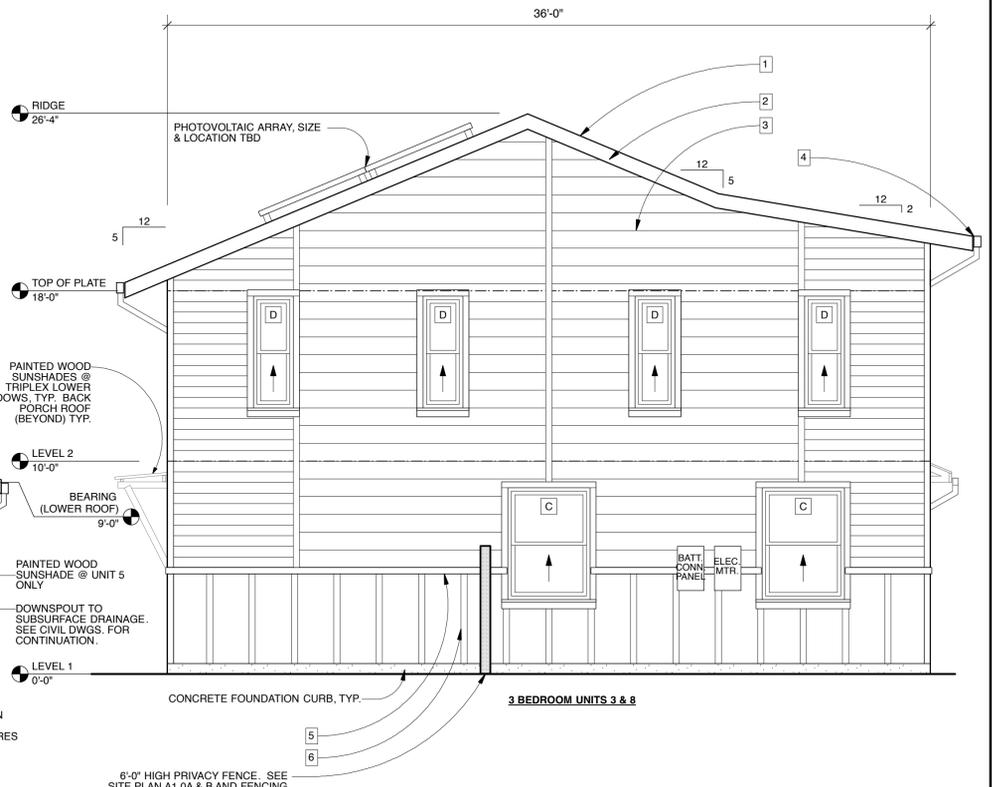
2 FIRST FLOOR PLAN
A2.7 FOUR BEDROOM UNITS 5 & 10
900 SF, FIRST FLOOR, GROSS FLOOR AREA

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



1 NORTH ELEVATION - TOWNHOMES 3/4/5 & 8/9/10

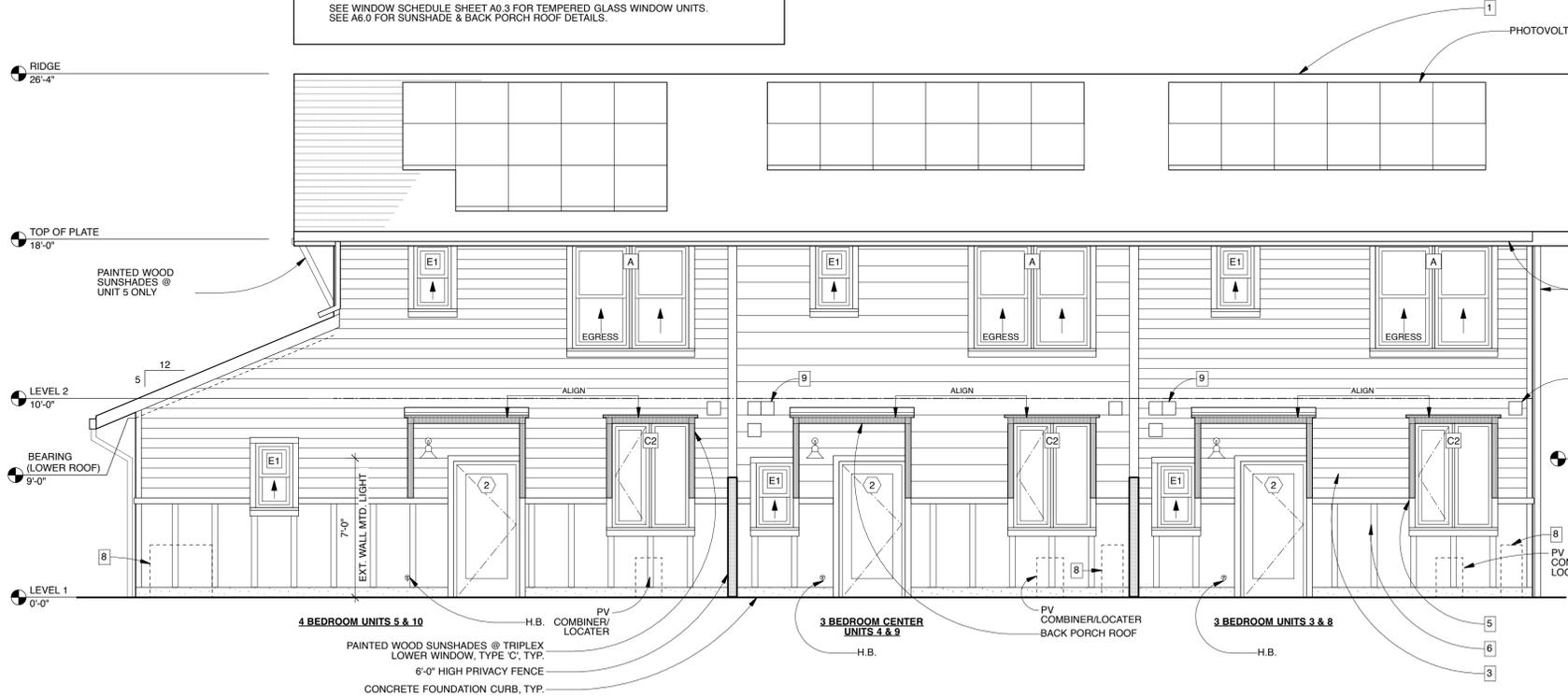
SCALE: 1/4" = 1'-0"



2 EAST ELEVATION - UNITS 3 & 8

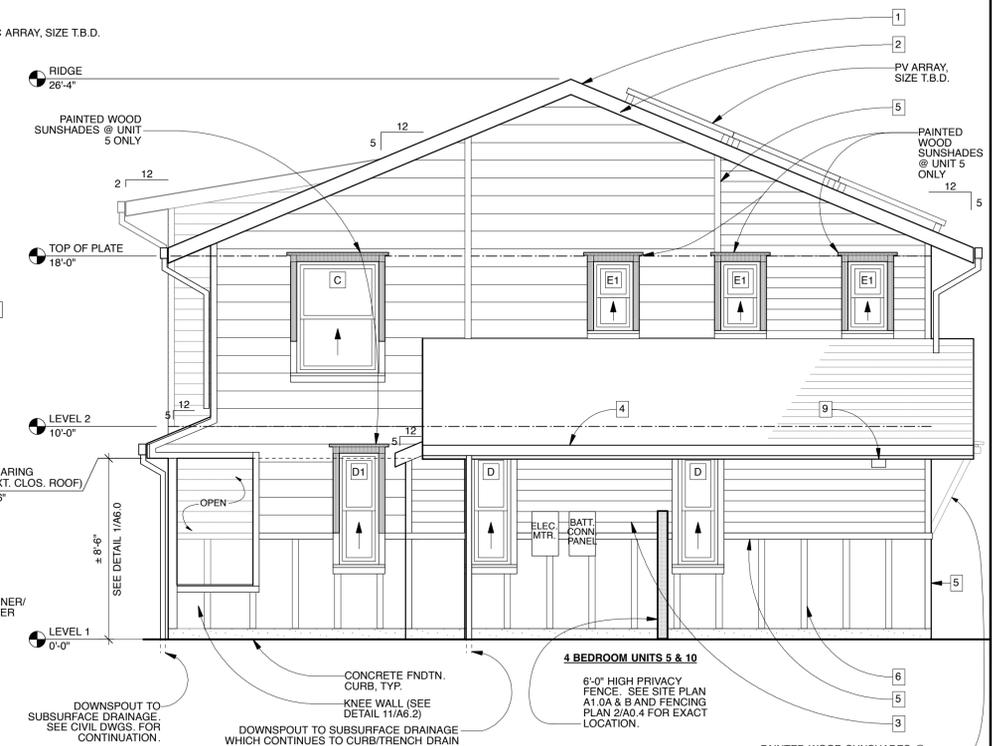
SCALE: 1/4" = 1'-0"

- SHEET NOTES:**
1. CLASS 'A' ASPHALT ROOF SHINGLES (40 YEAR)
 2. PAINTED WOOD FASCIA
 3. PAINTED FIBERCEMENT HORIZONTAL SIDING, 'SMOOTH' - (2) DIFFERENT WIDTHS: 6" & 10"
 4. 3" Ø ROUND DOWNSPOUT & 4"x6" FASCIA GUTTER (BONDERIZED METAL, NO OGEE), TYP. U.O.N. 6"x8" GUTTER & 4" Ø D.S. @ PORCH ROOF (ONLY)
 5. 2x4 TRIM, PAINTED
 6. 'SMOOTH' 1x4 BATTENS @ 24" O.C. OVER 'SMOOTH' 4x8' FIBERCEMENT PANEL WAINSCOTT, PAINTED. SEE DETAIL 3/A6.1 FOR MORE INFO.
 7. 'SMOOTH' 1x4 BATTENS @ 24" O.C. OVER 'SMOOTH' 4x8' FIBER CEMENT PANELING, PAINTED. HEAT PUMP OUTDOOR UNIT. SEE MEP PLANS FOR MORE INFO.
 8. ELECTRIC HEAT PUMP WATER HEATER VENT, DRYER VENT, OR BATH FAN VENT (36" MIN. CLEAR TO OPENING). SEE MEP DRAWINGS FOR MORE INFO.
 9. SEE WINDOW SCHEDULE SHEET A0.3 FOR TEMPERED GLASS WINDOW UNITS. SEE A6.0 FOR SUNSHADE & BACK PORCH ROOF DETAILS.



3 SOUTH ELEVATION - TOWNHOMES 3/4/5 & 8/9/10

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



4 WEST ELEVATION - UNITS 5 & 10

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

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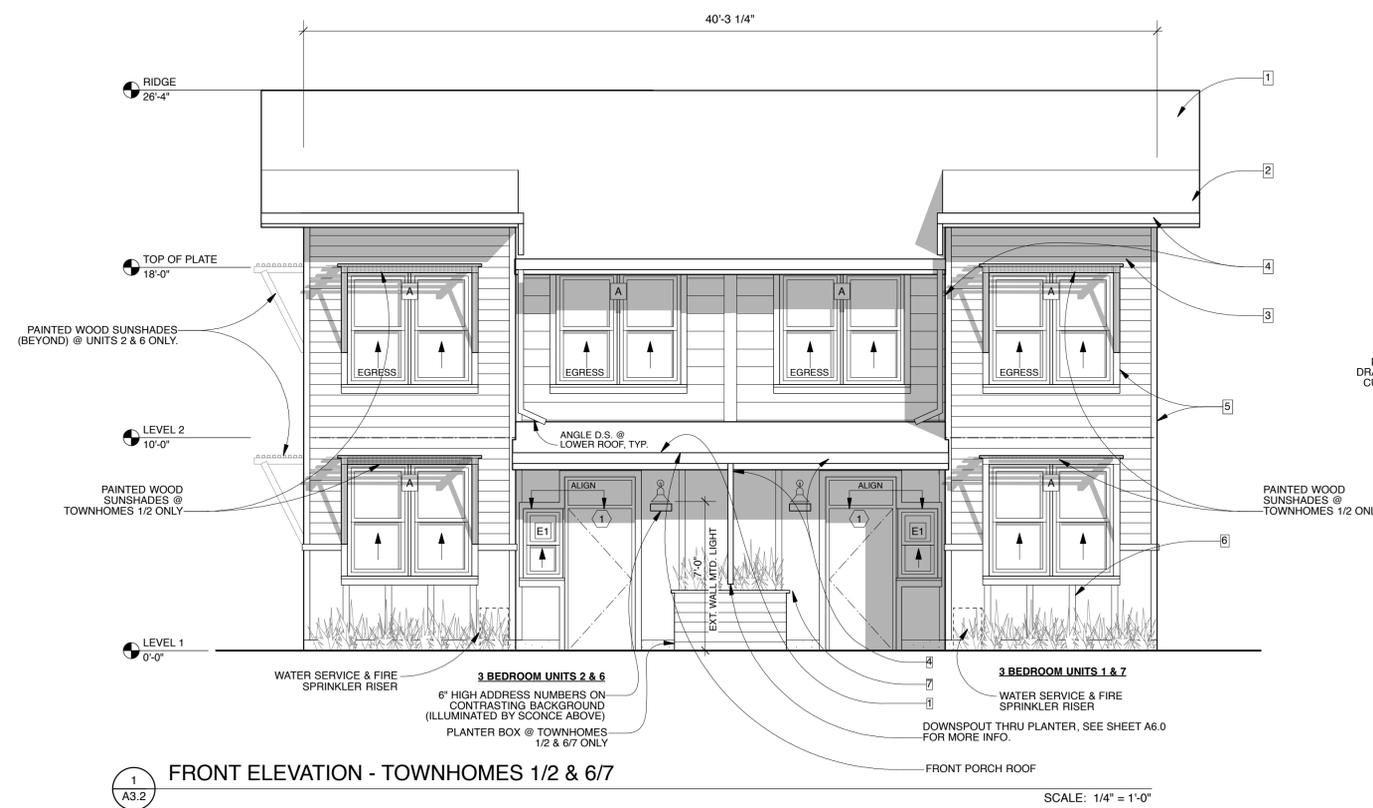
1	SPR/TTM RESUBMITTAL 6.7.2023
2	SPR/TTM RESUBMITTAL 8.4.2023



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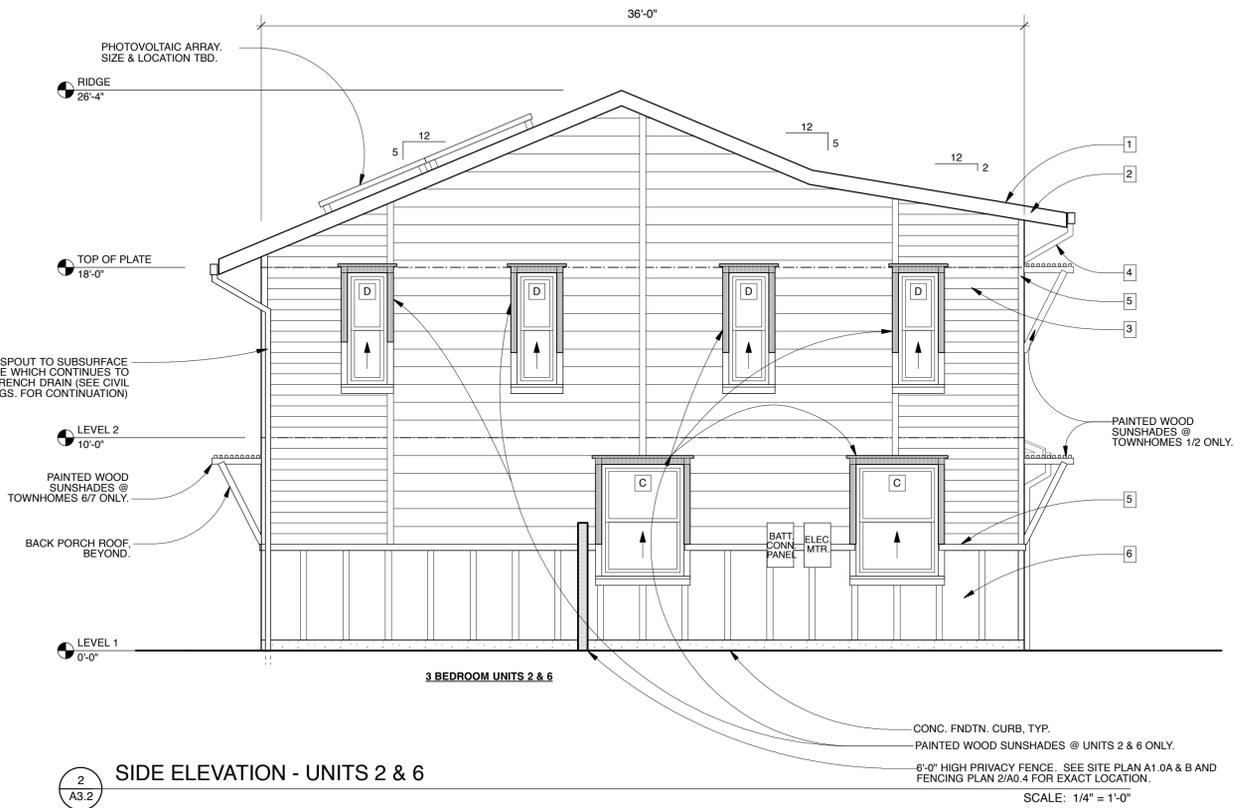


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1. SPR/TTM RESUBMITTAL 6.7.2023
2. SPR/TTM RESUBMITTAL 8.4.2023



1 FRONT ELEVATION - TOWNHOMES 1/2 & 6/7

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



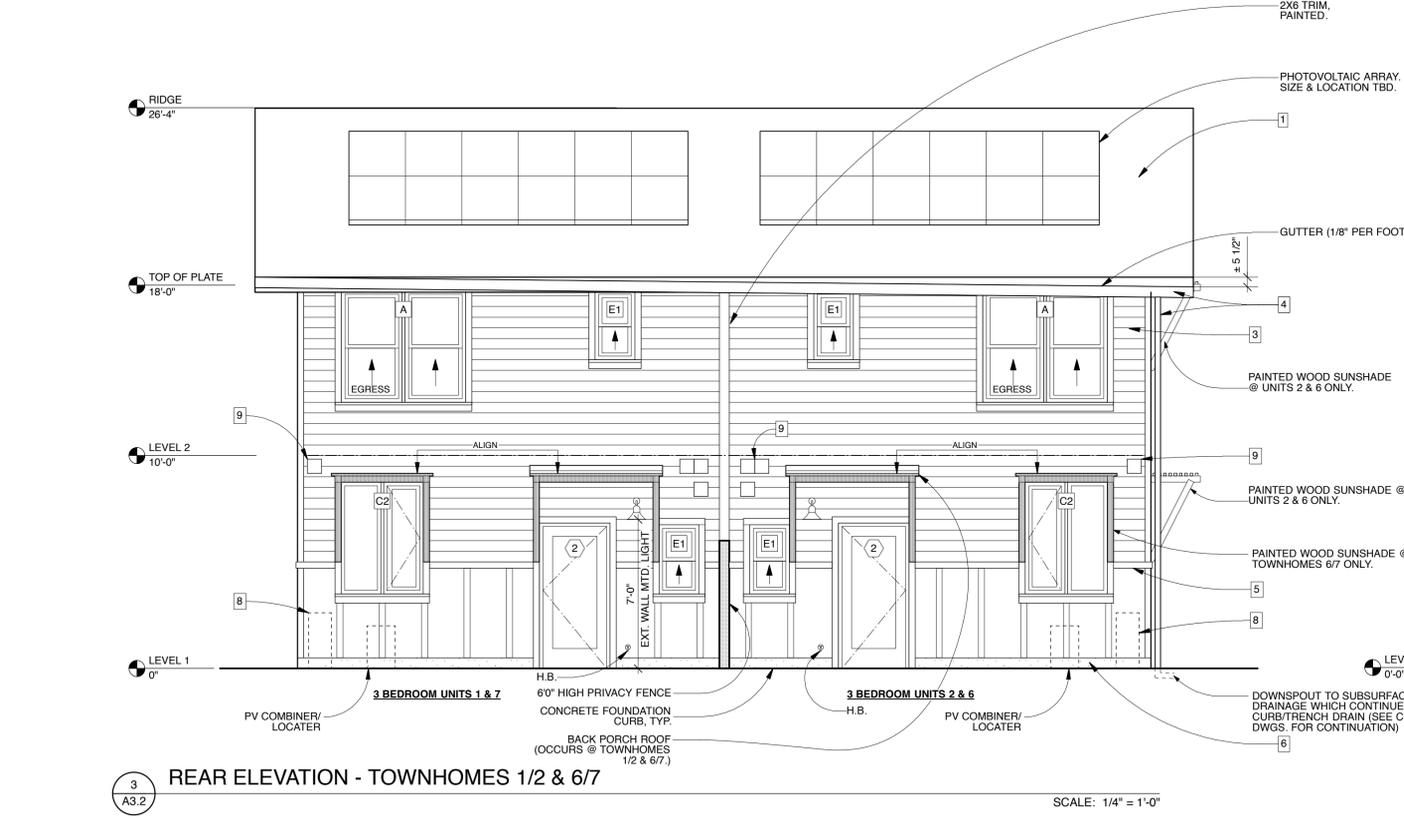
2 SIDE ELEVATION - UNITS 2 & 6

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

SHEET NOTES:

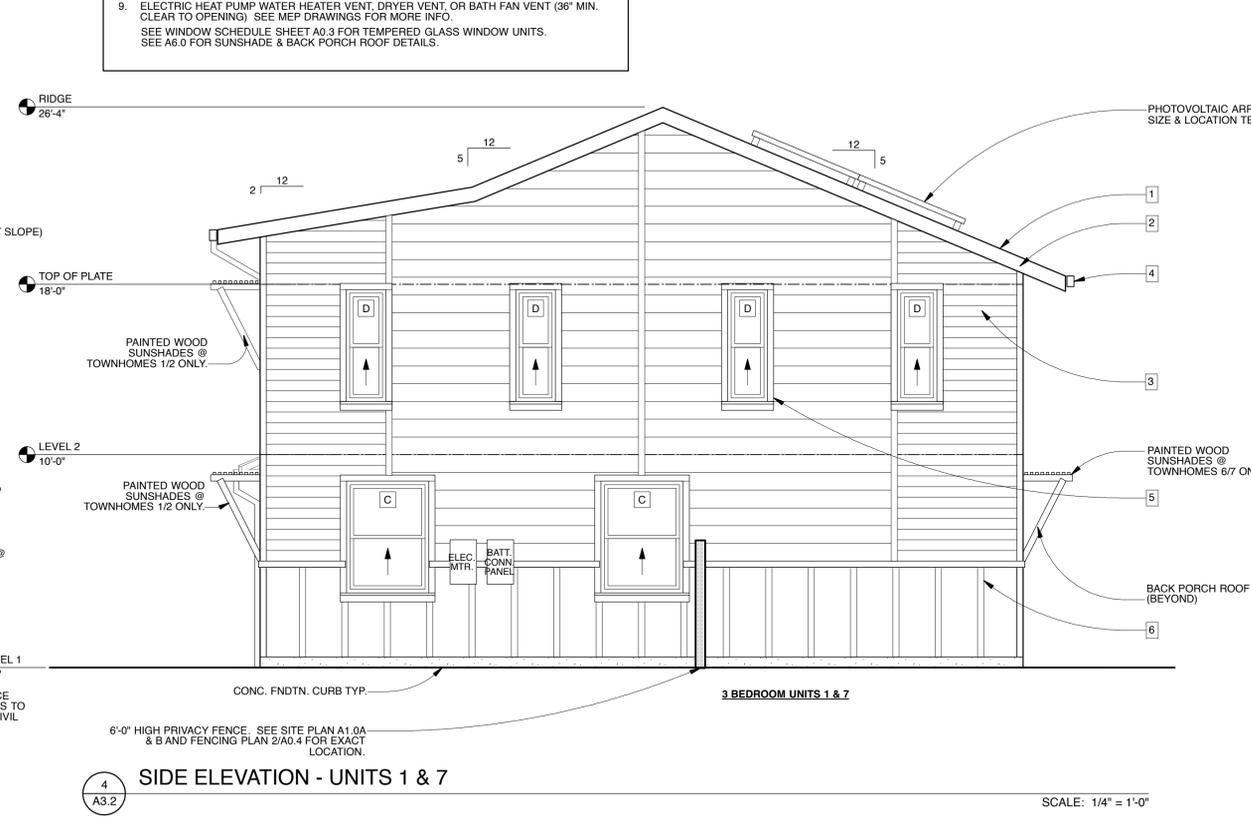
- CLASS 'A' ASPHALT ROOF SHINGLES (40 YEAR)
- PAINTED WOOD FASCIA
- PAINTED FIBERCEMENT HORIZONTAL SIDING, 'SMOOTH' - (2) DIFFERENT WIDTHS: 6" & 10"
- 3" O' ROUND DOWNSPOUT & 4"x6" FASCIA GUTTER (BONDERIZED METAL, NO OGEE), TYP. U.O.N. 6"x8" GUTTER & 4" O.D.S. @ PORCH ROOF (ONLY)
- 2x4 TRIM, PAINTED
- 'SMOOTH' 1x4 BATTENS @ 24" O.C. OVER 'SMOOTH' 4x8' FIBERCEMENT PANEL WAINSCOTT, PAINTED. SEE DETAIL 3/A5.1 FOR MORE INFO
- 'SMOOTH' 1x4 BATTENS @ 24" O.C. OVER 'SMOOTH' 4x8' FIBER CEMENT PANELING, PAINTED
- HEAT PUMP OUTDOOR UNIT. SEE MEP PLANS FOR MORE INFO
- ELECTRIC HEAT PUMP WATER HEATER VENT, DRYER VENT, OR BATH FAN VENT (36" MIN. CLEAR TO OPENING) SEE MEP DRAWINGS FOR MORE INFO.

SEE WINDOW SCHEDULE SHEET A0.3 FOR TEMPERED GLASS WINDOW UNITS.
SEE A6.0 FOR SUNSHADE & BACK PORCH ROOF DETAILS.



3 REAR ELEVATION - TOWNHOMES 1/2 & 6/7

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



4 SIDE ELEVATION - UNITS 1 & 7

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



1
A3.3

INTERIOR STREET ELEVATION - LOOKING SOUTH

SCALE: 3/16" = 1'-0"



2
A3.3

INTERIOR STREET ELEVATION - LOOKING SOUTH

SCALE: 3/16" = 1'-0"



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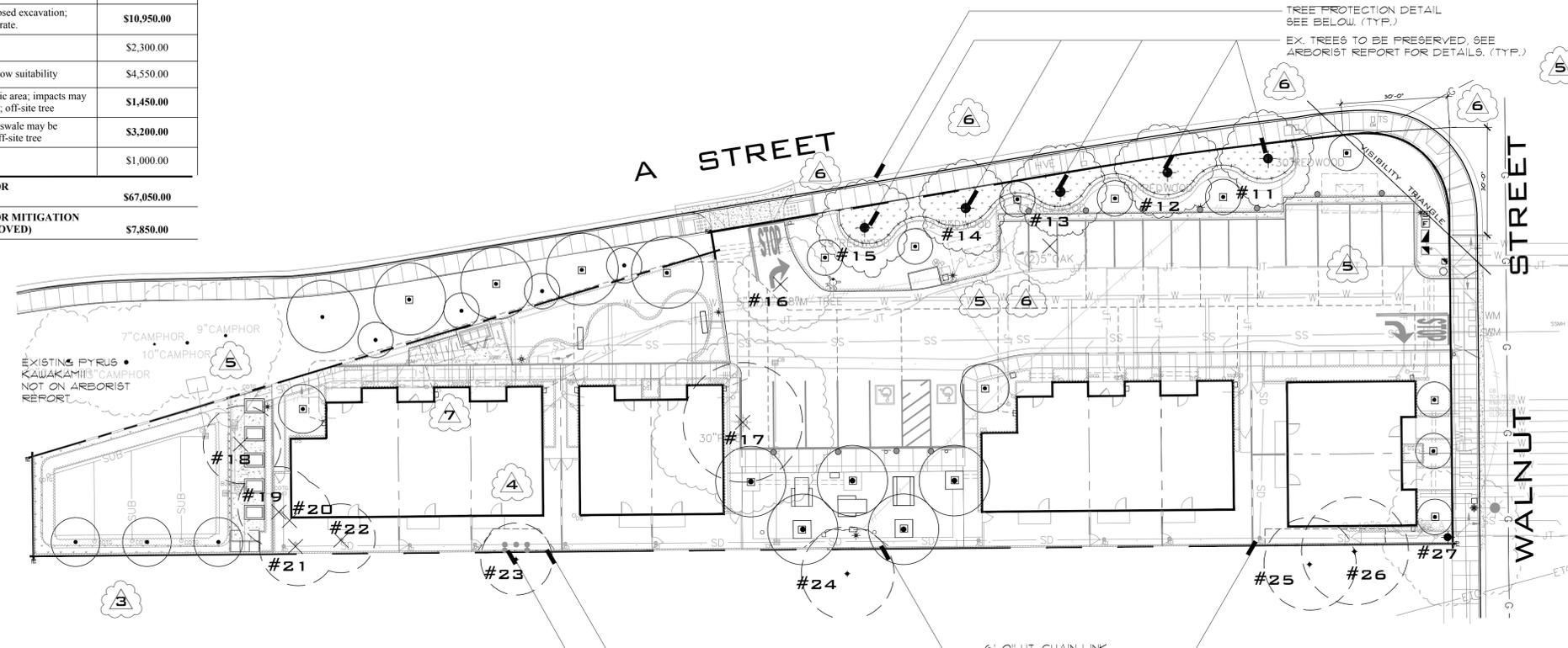
EXISTING TREE INVENTORY LIST FROM ARBORIST REPORT

TREE IDENTIFICATION #	TREE SPECIES	TRUNK DIAMETER (INCHES)	PROTECTED	STATUS / DISPOSITION	COMMENTS	APPRAISED VALUE (\$)
11	COAST REDWOOD	32	YES	*PRESERVE	10' from proposed excavation; impacts will likely exceed tolerance threshold	\$12,450.00
12	COAST REDWOOD	31	YES	*PRESERVE	10' from proposed excavation; impacts will likely exceed tolerance threshold	\$11,700.00
13	COAST REDWOOD	34	YES	*PRESERVE	4.5' from proposed excavation; impacts will likely exceed tolerance threshold.	\$14,050.00
14	COAST REDWOOD	33	YES	*PRESERVE	8.5' from proposed excavation; impacts will likely exceed tolerance threshold.	\$13,250.00
15	COAST REDWOOD	30	YES	PRESERVE	17' and 20' from proposed excavation; impacts may be moderate.	\$10,950.00
16	HOLLY OAK	6,6,6,6,6,5,5	YES	REMOVE	Within driveway	\$2,300.00
17	MONTEREY PINE	32	YES	REMOVE	Within construction; low suitability	\$4,550.00
23	COAST LIVE OAK	16	YES	PRESERVE	5' from proposed picnic area; impacts may be moderate to severe; off-site tree	\$1,450.00
26	AVOCADO	14,12,6	YES	PRESERVE	Impacts from earthen swale may be moderate to severe; off-site tree	\$3,200.00
27	SPANISH DAGGER YUCCA	28,25,11,11	YES	REMOVE	Low suitability	\$1,000.00

TOTAL VALUE FOR PRESERVATION \$67,050.00

TOTAL VALUE FOR MITIGATION (FOR TREES REMOVED) \$7,850.00

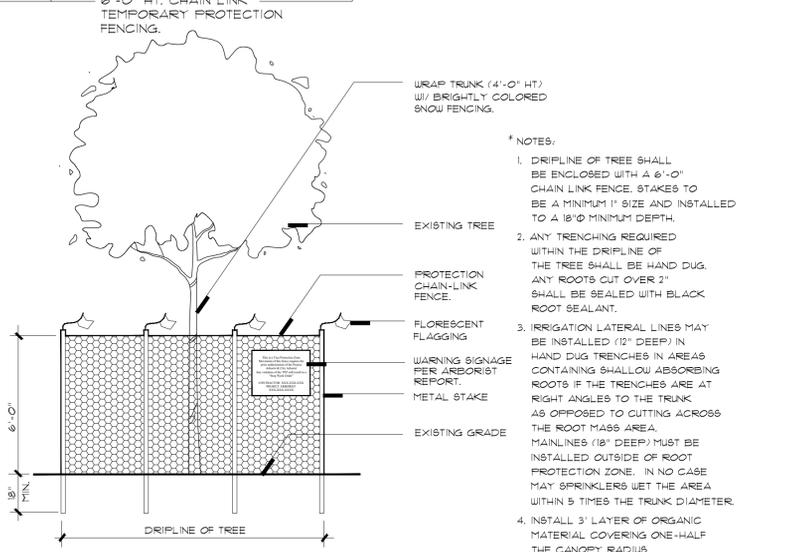
* PENDING ARBORIST REVIEW OF SUBSURFACE CONDITIONS DURING CONSTRUCTION.



4 FENCE CONC. FOOTING @ EXISTING TREE #23 SHALL BE LOCATED CENTERED AROUND THE TREE #23 TO MINIMIZE IMPACT TO THE TREE. CUTS TO THE ROOTS SHALL BE CLEAN AND THE TREATMENT TO THE ROOTS AFTER THE CUTS SHALL BE DONE UNDER THE PROJECT ARBORIST'S RECOMMENDATIONS.

TREE PROTECTION NOTES:

- HAND DIG OR USE AN AIRSPADE TO TRENCH ADJACENT TO REDWOODS #1-15 ALONG THE PROPOSED PERIMETER FOOTING FOR THE DRIVEWAY WHERE WITHIN 12' OF THE TREES. THE TRENCHING SHALL AVOID ANY DAMAGE TO ROOTS OVER 2" IN DIAMETER AND SHALL EXTEND DOWN TO THE DEPTH OF THE PROPOSED FOOTING. DESIGN ADJUSTMENTS, SUCH AS BRIDGING THE ROOTS, TO AVOID DAMAGE TO ROOTS OVER 2" WILL BE NECESSARY TO AVOID SIGNIFICANT DAMAGE TO THE TREES.
- ESTABLISH A TREE PROTECTION ZONE (TPZ) AROUND TREES #1-15, 23, 24 AND 26 AS INDICATED ON THE TREE INVENTORY MAP USING 6" CHAIN-LINK FENCING ATTACHED TO METAL STAKES DRIVEN FIRMLY INTO THE GROUND.
- APPLY A 4" LAYER OF CHIPPED MULCH THROUGHOUT THE TREE PROTECTION ZONE.
- IRRIGATE TREES TO A DEPTH OF 14" THROUGHOUT THEIR DRIFLINES WHERE EXTENDING OVER THE PROJECT PROPERTY 2 WEEKS PRIOR TO GRADING.
- KEEP ALL EQUIPMENT, DEBRIS, SUPPLIES, TRENCHING, GRADING, STOCKPILING, OR ANY OTHER ENCROACHMENTS OUTSIDE OF THE TPZ. ANY DESIRED ADJUSTMENT OR ENCROACHMENT WITHIN THE TPZ SHALL REQUIRE CONSULT WITH AN ARBORIST.
- ALL PRUNING SHALL BE PERFORMED BY ISA CERTIFIED ARBORISTS OR CERTIFIED TREE WORKERS UNDER THE PROJECT ARBORIST'S SUPERVISION. PRUNING TO COMPLY WITH ALL ISA AND ANSI PRUNING STANDARDS AND BEST MANAGEMENT PRACTICES.
- TREES #1-15, 24, AND 26 SHALL BE IRRIGATED WEEKLY TO A DEPTH OF 12-14" THROUGHOUT ALL ACCESSIBLE DRIFLINES, AND AT MINIMUM THE ENTIRE TPZ.
- SINCE TREES #23, 24, 25 AND 2 ARE ALL OFF SITE TREES THAT HANG OVER THE PROJECT, WRITTEN PERMISSION FROM THE TREE OWNERS WILL NEED TO BE GRANTED PRIOR TO ACCESSING THEIR CANOPIES.



TREE PROTECTION DETAIL

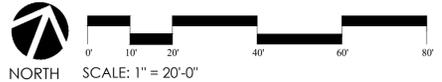
NOT TO SCALE 425.B2 TREE PROTECTION DETAIL

TREE MITIGATION SUMMARY CHART

REQUIRED TREES	REQUIRED TREE QUANTITY / SIZE / INSTALLED UNIT COST	PROPOSED TREE QUANTITY / SIZE / INSTALLED UNIT COST	UNIT COST DIFFERENCE (PROPOSED SIZE - REQUIRED SIZE)	MITIGATION VALUE
PARKING LOT TREES	6 / 15 GALLON / \$300	4 / 36" BOX / \$2,307	\$2,007.00	\$7,428.00
SCREENING TREES	10 / 15 GALLON / \$300	10 / 15 GALLON / \$300	\$0.00	\$0.00
ADDITIONAL TREES FOR MITIGATION	14 / 15 GALLON / \$300	14 / 24" BOX / \$870	\$570.00	\$7,980.00
TOTAL			\$15,408.00	
MITIGATION GOAL				\$7,850.00

SIGNATURE BLOCK

DATE: _____
 MS. MICHELLE KOO | LANDSCAPE ARCHITECT | EXP: XX-XXXX | CITY OF HAYWARD |
 SIGNATURE: _____
 DATE: _____
 MR. SAIED SAEBI | CITY ENGINEER | EXP: XX-XXXX | CITY OF HAYWARD |



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 www.rmlandscape.com

Habitat for Humanity
 East Bay/Silicon Valley

Sequoia Grove
 Hayward, CA

TREE PROTECTION & MITIGATION PLAN

DATE 10-26-15
 REVISIONS BASIN REV. 08-22-18
 CITY COMMENTS #3 08-26-19
 UTILITY REV. & REDWOOD REV. 03-29-23
 CITY COMMENTS #4 6-6-23
 CITY COMMENTS #7 8-2-23
 CITY COMMENTS #5

SHEET **L-1** OF 9

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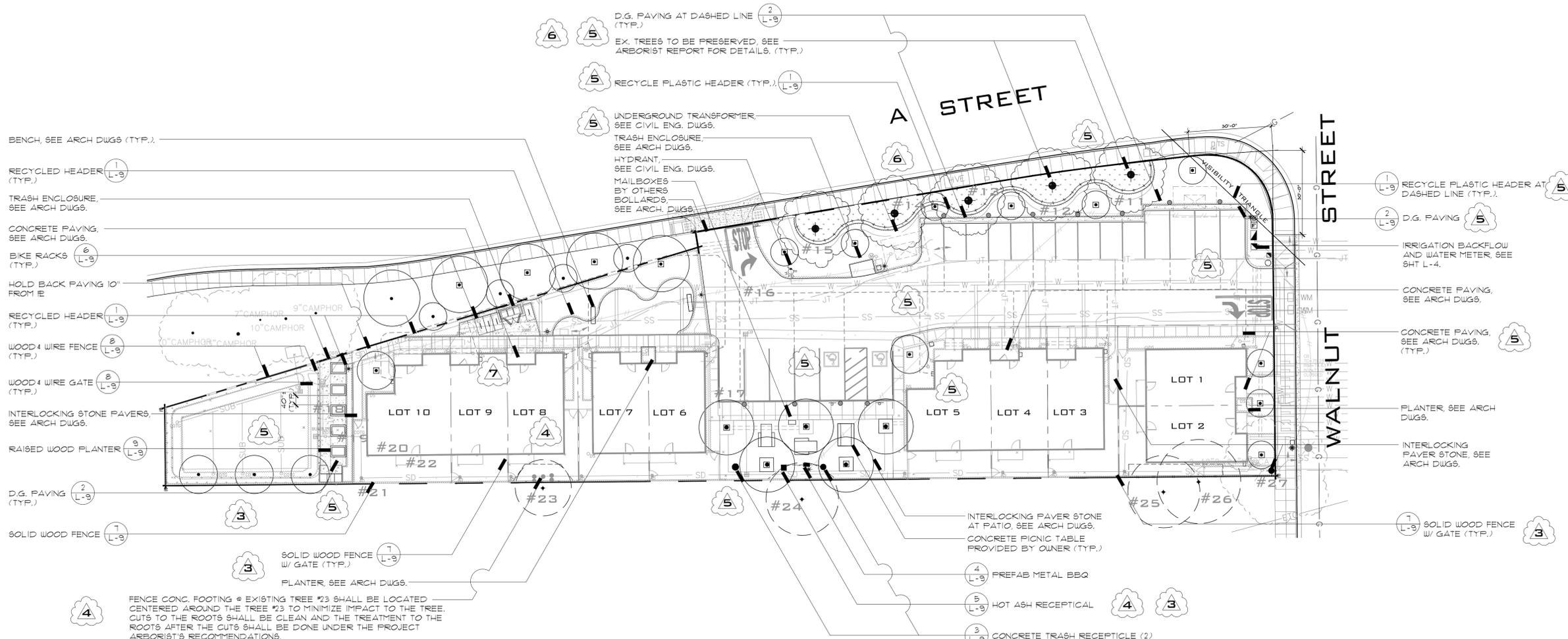
Sequoia Grove
 Hayward, CA

LAYOUT PLAN

DATE: 10-26-15
 REVISIONS: BASIN REV. 08-20-18
 #3 CITY COMMENTS 08-26-19
 #4 UTILITY REV. & REDWOOD REV. 03-29-23
 #5 CITY COMMENTS #4 6-6-23
 #7 CITY COMMENTS #5 8-2-23

SHEET
L-2
 OF 9

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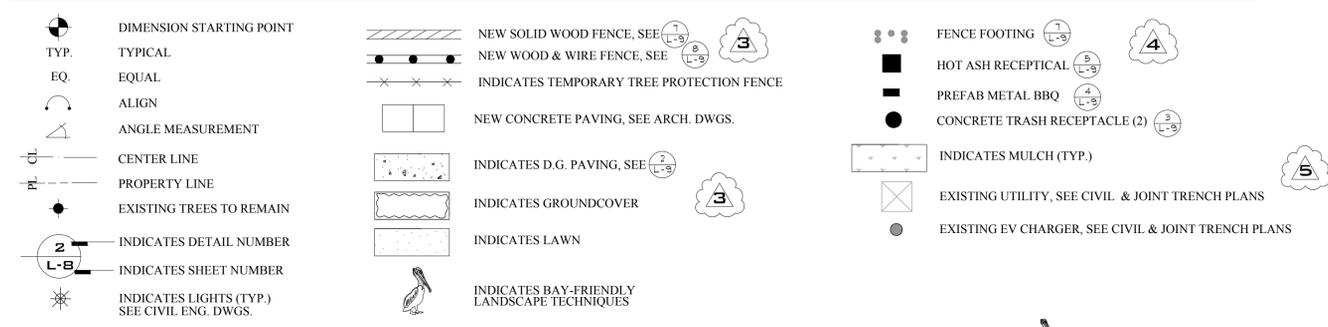
- 5 BENCH, SEE ARCH DWGS (TYP.)
- RECYCLED HEADER (TYP.)
- 7 TRASH ENCLOSURE, SEE ARCH DWGS.
- 5 CONCRETE PAVING, SEE ARCH DWGS.
- 7 BIKE RACKS (TYP.)
- HOLD BACK PAVING 10' FROM E
- RECYCLED HEADER (TYP.)
- 3 WOOD #4 WIRE FENCE (TYP.)
- WOOD #4 WIRE GATE (TYP.)
- INTERLOCKING STONE PAVERS, SEE ARCH DWGS.
- 5 RAISED WOOD PLANTER (TYP.)
- 3 D.G. PAVING (TYP.)
- SOLID WOOD FENCE (TYP.)

- 1 RECYCLE PLASTIC HEADER AT DASHED LINE (TYP.)
- 2 D.G. PAVING
- IRRIGATION BACKFLOW AND WATER METER, SEE SHT L-4.
- CONCRETE PAVING, SEE ARCH DWGS.
- CONCRETE PAVING, SEE ARCH DWGS. (TYP.)
- PLANTER, SEE ARCH DWGS.
- INTERLOCKING PAVEMENT STONE, SEE ARCH DWGS.
- 7 SOLID WOOD FENCE W/ GATE (TYP.)

LAYOUT NOTES

1. ALL WRITTEN DIMENSIONS SUPERCEDE SCALED DISTANCE AND DIMENSION.
2. ALL DIMENSIONS ARE TAKEN FROM FACE OF CURB, WALL, OR BUILDING ETC.
3. ALL CURVED PORTIONS OF REDWOOD HEADER OR WALKS ARE TO BE SMOOTH AND CONTINUOUS CURVES.
4. THE CONTRACTOR SHALL VERIFY IN THE FIELD ALL DISTANCES AND DIMENSIONS AND BRING ANY DISCREPANCIES TO THE ATTENTION OF THE OWNER AND LANDSCAPE ARCHITECT FOR A DECISION BEFORE PROCEEDING WITH THE WORK.
5. SITE INFORMATION WAS TAKEN FROM ARCHITECTS AND CIVIL ENG. PLANS PREPARED BY: GEOFFREY HOLTON AND ASSOCIATES - RECEIVED 9-18-15 1743 ALCATRAZ AVE, BERKELEY, CA 94703 TEL: 510.663.9797 LEA & BRAZE ENGINEERING INC - RECEIVED 9-18-15 2495 INDUSTRIAL PKWY W, HAYWARD, CA 94545 (510) 887-4086 VERIFY ALL DISTANCES AND DIMENSIONS PRIOR TO STARTING ANY WORK AND BRING ANY DISCREPANCIES TO THE OWNER AND LANDSCAPE ARCHITECT FOR A DECISION.
6. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES AND PROTECT THEM AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE DONE TO UTILITIES AND/OR PAVEMENT IN THE COURSE OF THEIR WORK.
7. THE OWNER'S REPRESENTATIVE SHALL APPROVE THE LAYOUT OF ALL WALKS AND PAVING FEATURES PRIOR TO CONSTRUCTION. CALL OWNER'S REPRESENTATIVE WITH 2 DAYS PRIOR NOTICE TO POURS.
8. ANY REQUIREMENTS IN THE PLANS AND/OR SPECS. SHALL BE CONSIDERED BINDING. ANY DISCREPANCIES SHALL BE REPORTED TO THE OWNER AND LANDSCAPE ARCHITECT IMMEDIATELY FOR A DECISION.
9. THE CONTRACTOR SHALL PERIODICALLY CLEAN THE SITE OF THEIR DEBRIS CREATED IN THE COURSE OF THEIR WORK. THE CONTRACTOR SHALL REMOVE ALL OF THEIR WASTE GENERATED BY THEIR WORK AT THE END OF THEIR CONTRACT.
10. ALL WORK SHALL BE INSTALLED IN CONFORMANCE WITH ALL APPLICABLE CODES AND ORDINANCES BY EXPERIENCED INSTALLERS AND A LICENSED LANDSCAPE CONTRACTOR.
11. ALL SCORES AND EXPANSION JOINTS SHALL BE LOCATED WHERE INDICATED ON PLANS.
12. CONTRACTOR SHALL NOT MAKE ANY FIELD CHANGES UNLESS AUTHORIZED BY THE OWNER & LANDSCAPE ARCHITECT. ANY UNAUTHORIZED CHANGES SHALL BE CORRECTED TO CONFORM WITH THE PLANS AT NO COST TO THE OWNER.
13. VERIFY THE LOCATION OF ALL UTILITIES AND PROTECT AT ALL TIMES. CONTRACTOR TO PAY FOR ANY DAMAGE TO UTILITIES. TELEPHONE U.S. ALERT TO LOCATE ANY UTILITY LOCATION IN DOUBT. ALLOW TWO DAYS LEAD TIME. (800) 227-2600. (811)

LAYOUT LEGEND

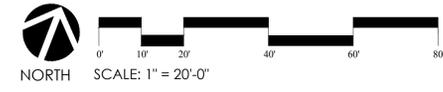


BAY-FRIENDLY NOTES

- USE OF A SMART IRRIGATION CONTROLLER.
- RAIN SENSING OVERRIDE DEVICE INCLUDED.
- CONTROLLER CAN DETECT AND RESPOND TO PROBLEMS SUCH AS BROKEN SPRINKLER HEADS.
- A COVERAGE TEST/ AUDIT TO BE PERFORMED AT TIME OF COMPLETION.

DEBRIS RECYCLING

- THE CONTRACTOR SHALL RECYCLE A MINIMUM OF 50% OF THE DEBRIS GENERATED BY THEIR WORK. SEPARATE OUT GREEN WASTE AND OFF-HAUL TO LOCAL GREEN WASTE RECYCLER.
- ALL PLASTIC CONTAINERS SHALL BE SEPARATED AND OFF-HAULED TO RECYCLE CENTER OR RETURNED TO NURSERY. ALL BOX AND WOOD DEBRIS SHALL BE CLEANED AND SORTED FOR OFF-HAUL TO LOCAL WOOD CHIP RECYCLE CENTER.
- ALL METAL DEBRIS TO BE SEPARATED AND OFF-HAULED TO METAL RECYCLING CENTER.



SIGNATURE BLOCK

DATE: _____
 MS. MICHELLE KOO | LANDSCAPE ARCHITECT | EXP: XX-XXXX | CITY OF HAYWARD |
 SIGNATURE: _____
 REVISION: _____
 DATE: _____
 MR. SAEED SAEBI | CITY ENGINEER | EXP: XX-XXXX | CITY OF HAYWARD |

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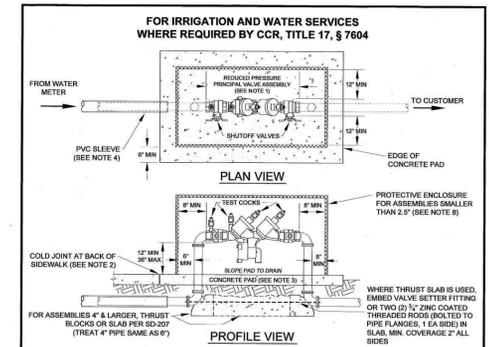
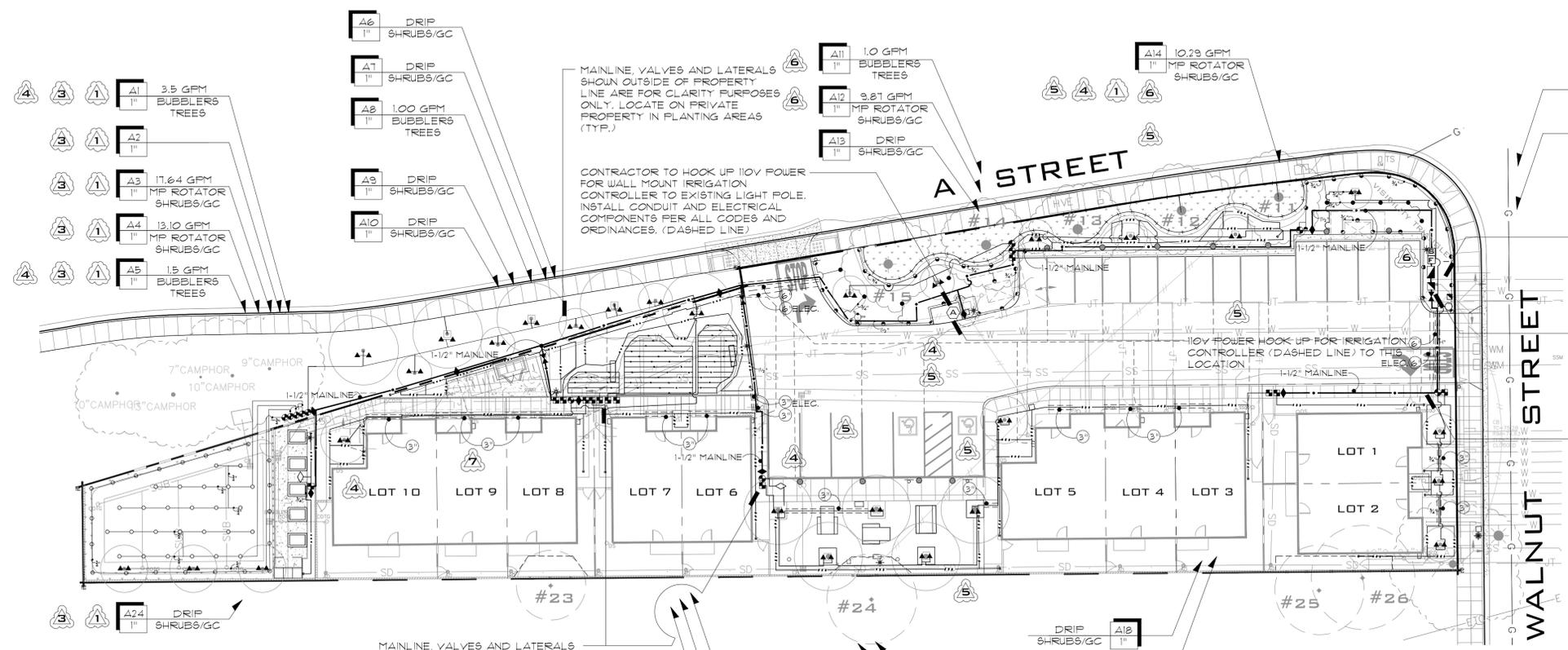
Sequoia Grove
 Hayward, CA

IRRIGATION PLAN

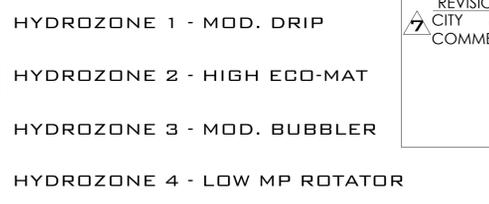
DATE: 10-26-15
 REVISIONS: #1 12-16-15
 #2 02-09-16
 #3 08-26-19
 #4 03-29-23
 #5 6-6-23

SHEET: **L-3**
 OF 9

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HAYWARD STANDARD - REDUCED PRESSURE PRINCIPAL BACKFLOW PREVENTION ASSEMBLIES		SD-202
REV	DATE	BY
01	08/15/2011	MS
02	08/15/2011	MS
03	08/15/2011	MS
04	08/15/2011	MS
05	08/15/2011	MS
06	08/15/2011	MS
07	08/15/2011	MS
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50	08/15/2011	MS



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DATE: _____

MS. MICHELLE KOO | LANDSCAPE ARCHITECT | EXP: XX-XXXX | CITY OF HAYWARD |

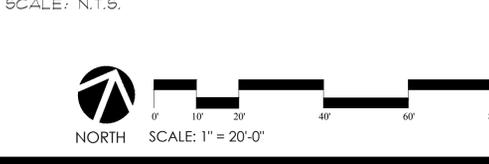
DATE: _____

MR. SAIED SAEBI | CITY ENGINEER | EXP: XX-XXXX | CITY OF HAYWARD |

IRRIGATION LEGEND

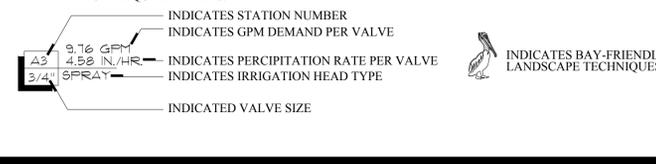
- (A) HUNTER I-CORE CONTROLLER, MODEL # IC-6000-M (WALL MOUNT METAL CABINET) INSTALL WITH RAIN CLIP AND TWO SEPARATE SOIL MOISTURE PROBES 25' AWAY. INSTALL PER MFG.'S SPECS; SEE PLAN FOR LOCATION.
- (B) NEW 1" IRRIGATION WATER METER, SEE CIVIL PLANS.
- (C) REDUCED PRESSURE FEBCO 1-1/2" #825Y BACKFLOW PREVENTER ASSEMBLY W/ PRIME 2X PAINTED 2X DARK GREEN, GALV. STEEL ENCLOSURE WITH FROST BLANKET (OR EQ.) WILKINS (OR EQ.) PRESSURE REDUCER ASSEMBLY IS REQUIRED IF PRESSURE EXCEEDS 80 P.S.I.; SET TO 70 P.S.I.
- (D) 1-1/2" BRONZE GATE VALVE IN AMETEK BOX W/ GRAVEL.
- (E) 1-1/2" FLOW CONTROL VALVE, GRISWOOD MODEL 2160 W/ FLOW SENSOR, MASTER CONTROL VALVE (NORMALLY CLOSED) AND FLOW CONTROL SENSOR AT EACH POINT OF CONNECTION W/ SCH 40 PVC (GREY) CONDUIT FROM MASTER CONTROL VALVE TO CONTROLLER.
- (F) 1-1/2" NIBCO FULL PORT BALL ISOLATION VALVE (2 T - 585-70) (OR EQ.) IN AMETEK BOX WITH GRAVEL. SIZE PER IRRIGATION MAINLINE SEE PLAN.
- (G) TORO REMOTE CONTROL VALVE MODEL # 9220-27-EZR-100-0-4. SIZE PER PLAN (OR EQ.)
- (H) 1" TORO DRIP VALVE KIT, MODEL # DZK-TPV-1-MF. SIZE PER PLAN (OR EQ.)
- (I) HUNTER 3/4" QUICK COUPLER VALVE W/ YELLOW RUBBER COVER, MODEL # HQ-44 (OR EQ.) HOSE BIBB ON WOOD RISER.
- (J) SCH 40 PVC MAINLINE, BURY MIN. 18" DEEP (MIN. 24" DEEP ROADWAYS). SIZE PER PLAN. ALL MAINLINE FITTINGS SCH 80. PRESSURE TEST 100 PSI FOR 48 HRS UNDER CITY PROJECT MANAGER'S DIRECTION.
- (K) SCH 40 PVC LATERAL, BURY 12" DEEP, SIZE PER PLAN.
- (L) SCH 40 PVC SLEEVE, BURY 18" DEEP, SIZE PER PLAN, MIN. 24" UNDER ROADWAYS (EXCEPT IF NOTED). EXTEND 12" PAST HARDSCAPED EDGES.
- (M) BLACK POLYETHYLENE 1/2" DRIP TUBING W/ 1/4" TUBES TO PLANTS. EMITTERS PER DETAIL. INSTALL FLUSHING MECHANISM AT END OF LINE. NOTE: INSTALL CLASS 200 PVC LATERAL FROM DRIP VALVE TO BLACK POLYETHYLENE DRIP TUBING W/ CONNECTOR / COMPRESSION COUPLING
- (N) HUNTER PLD-ESD17 *NO KNOWN EQUAL SUB SURFACE - BURY 3" DEEP (TYP.)
- (O) THREADED CAP DRIP FLUSHING ASSEMBLY
- (P) 12" POP-UP SHRUB MP ROTATOR
- (Q) HUNTER MPR PROS - 12 - PRS40 - CV - MP2000-360 (OR EQ.) LOW VOLUME HEADS 1.47 GPM @ 40 P.S.I.
- (R) HUNTER MPR PROS - 12 - PRS40 - CV - MP2000-270 (OR EQ.) 1.10 GPM @ 40 P.S.I.
- (S) HUNTER MPR PROS - 12 - PRS40 - CV - MP2000-180 (OR EQ.) 0.74 GPM @ 40 P.S.I.
- (T) HUNTER MPR PROS - 12 - PRS40 - CV - MP2000-90 (OR EQ.) 0.40 GPM @ 40 P.S.I.
- (U) HUNTER MP ROTATOR, MP2000 NOZZLE - 13-21" RADIUS
- (V) HUNTER PROS-12-PRS40-CV-MP1000360 8" 360° 12" POP-UP SHRUB MP ROTOR HEAD 0.84 GPM @ 40 P.S.I.
- (W) HUNTER PROS-12-PRS40-CV-MP1000180 8" 180° 12" POP-UP SHRUB MP ROTOR HEAD 0.42 GPM @ 40 P.S.I.
- (X) HUNTER PROS-12-PRS40-CV-MP1000090 8" 90° 12" POP-UP SHRUB MP ROTOR HEAD 0.21 GPM @ 40 P.S.I.
- (Y) HUNTER BUBBLER - PCN - 10 (OR EQ.) 6" POP-UP FLOOD BUBBLER 0.25 GPM @ 40 P.S.I.
- (Z) * ADJUST ALL RADIUS'S TO ELIMINATE OVERSPRAY. USE HUNTER MP800 SR FOR ALL SHORT RADIUS THROW REQUIRED AREAS.

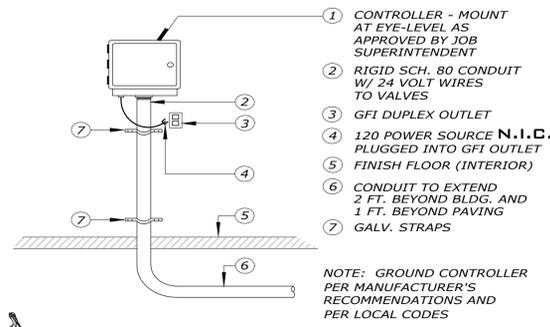
HYDROZONE PLAN



SEE SHEET L-5 FOR WELD, IRRIGATION SPECS & SCHEDULES

SEE SHEET L-4 FOR IRRIGATION NOTES, LEGEND & DETAILS

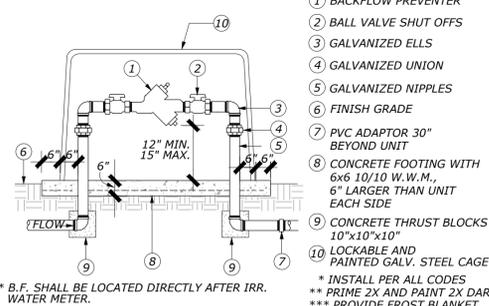




- CONTROLLER - MOUNT AT EYE-LEVEL AS APPROVED BY JOB SUPERINTENDENT
 - RIGID SCH. 80 CONDUIT W/ 24 VOLT WIRES TO VALVES
 - GFI DUPLEX OUTLET
 - 120 POWER SOURCE N.I.C. PLUGGED INTO GFI OUTLET FINISH FLOOR (INTERIOR)
 - CONDUIT TO EXTEND 2 FT. BEYOND BLDG. AND 1 FT. BEYOND PAVING GALV. STRAPS
- NOTE: GROUND CONTROLLER PER MANUFACTURER'S RECOMMENDATIONS AND PER LOCAL CODES

WALL MOUNT CONTROLLER

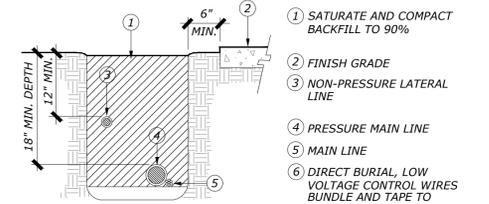
NOT TO SCALE



- BACKFLOW PREVENTER
 - BALL VALVE SHUT OFFS
 - GALVANIZED ELLS
 - GALVANIZED UNION
 - GALVANIZED NIPPLES
 - FINISH GRADE
 - PVC ADAPTOR 30" BEYOND UNIT
 - CONCRETE FOOTING WITH 6x6 10/10 W.W.M., 6" LARGER THAN UNIT EACH SIDE
 - CONCRETE THRUST BLOCKS 10"x10"x10"
 - LOCKABLE AND PAINTED GALV. STEEL CAGE
- * INSTALL PER ALL CODES
** PRIME 2X AND PAINT 2X DARK GREEN
*** PROVIDE FROST BLANKET

REDUCED PRESSURE BACKFLOW

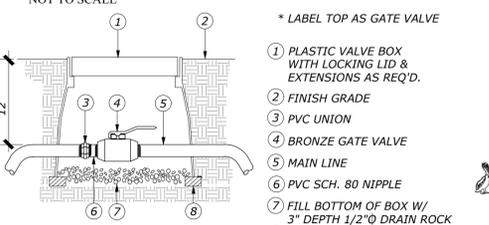
NOT TO SCALE



- SATURATE AND COMPACT BACKFILL TO 90%
- FINISH GRADE
- NON-PRESSURE LATERAL LINE
- PRESSURE MAIN LINE
- MAIN LINE
- DIRECT BURIAL, LOW VOLTAGE CONTROL WIRES BUNDLE AND TAPE TO PIPE AT 10 FT. O.C.

TRENCH LAYOUT

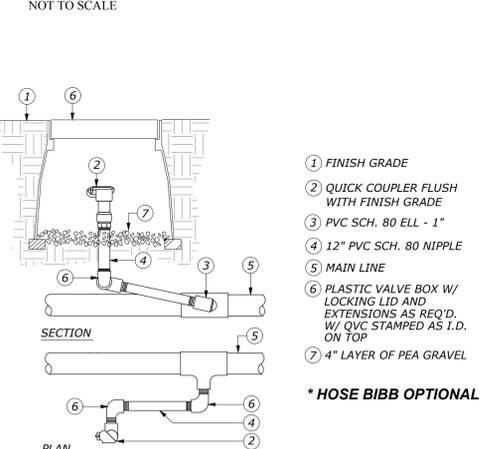
NOT TO SCALE



- PLASTIC VALVE BOX WITH LOCKING LID & EXTENSIONS AS REQ'D.
 - FINISH GRADE
 - PVC UNION
 - BRONZE GATE VALVE
 - MAIN LINE
 - PVC SCH. 80 NIPPLE
 - FILL BOTTOM OF BOX W/ 3" DEPTH 1/2" DRAIN ROCK
 - BRICKS TO SUPPORT BOX AS NEEDED
- * LABEL TOP AS GATE VALVE

GATE VALVE

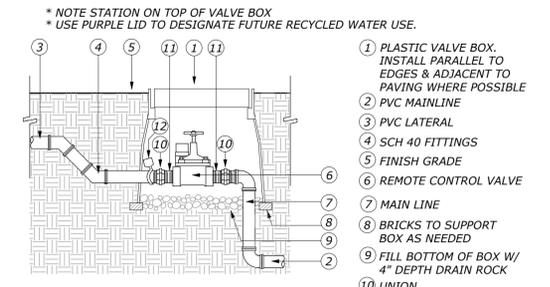
NOT TO SCALE



- FINISH GRADE
 - QUICK COUPLER FLUSH WITH FINISH GRADE
 - PVC SCH. 80 ELL - 1"
 - 12" PVC SCH. 80 NIPPLE
 - MAIN LINE
 - PLASTIC VALVE BOX W/ LOCKING LID AND EXTENSIONS AS REQ'D. W/ QVC STAMPED AS I.D. ON TOP
 - 4" LAYER OF PEA GRAVEL
- * HOSE BIBB OPTIONAL

QUICK COUPLER VALVE

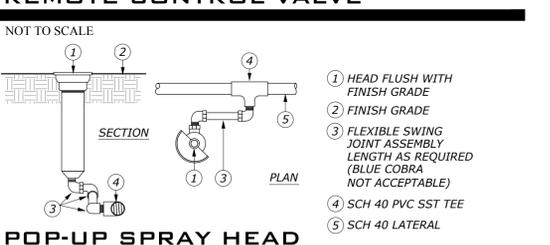
NOT TO SCALE



- * NOTE STATION ON TOP OF VALVE BOX
* USE PURPLE LID TO DESIGNATE FUTURE RECYCLED WATER USE.
- PLASTIC VALVE BOX, INSTALL PARALLEL TO EDGES & ADJACENT TO PAVING WHERE POSSIBLE
 - PVC MAINLINE
 - PVC LATERAL
 - SCH 40 FITTINGS
 - FINISH GRADE
 - REMOTE CONTROL VALVE
 - MAIN LINE
 - BRICKS TO SUPPORT BOX AS NEEDED
 - FILL BOTTOM OF BOX W/ 4" DEPTH DRAIN ROCK
 - UNION
 - SCH 40 PVC NIPPLE
 - PLASTIC I.D. TAG

REMOTE CONTROL VALVE

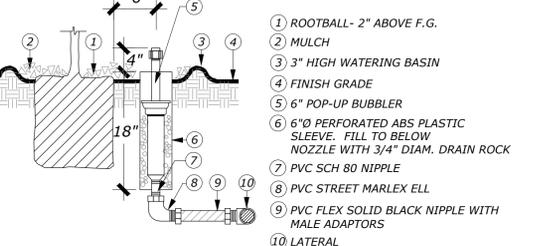
NOT TO SCALE



- HEAD FLUSH WITH FINISH GRADE
- FINISH GRADE
- FLEXIBLE SWING JOINT ASSEMBLY LENGTH AS REQUIRED (BLUE COBRA NOT ACCEPTABLE)
- SCH 40 PVC SST TEE
- SCH 40 LATERAL

POP-UP SPRAY HEAD

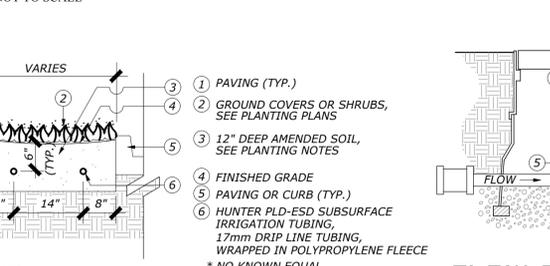
NOT TO SCALE



- ROOTBALL- 2" ABOVE F.G.
- MULCH
- 3" HIGH WATERING BASIN
- FINISH GRADE
- 6" POP-UP BUBBLER
- 6" O PERFORATED ABS PLASTIC SLEEVE, FILL TO BELOW NOZZLE WITH 3/4" DIAM. DRAIN ROCK
- PVC SCH 80 NIPPLE
- PVC STREET MARLEX ELL
- PVC FLEX SOLID BLACK NIPPLE WITH MALE ADAPTORS
- LATERAL

POP-UP BUBBLER HEAD- STREET TREES

NOT TO SCALE



- PAVING (TYP.)
 - GROUND COVERS OR SHRUBS, SEE PLANTING PLANS
 - 12" DEEP AMENDED SOIL, SEE PLANTING NOTES
 - FINISHED GRADE
 - PAVING OR CURB (TYP.)
 - HUNTER PLD-ESD SUBSURFACE IRRIGATION TUBING, 17mm DRIP LINE TUBING, WRAPPED IN POLYPROPYLENE FLEECE
- * NO KNOWN EQUAL

PLD-ESD

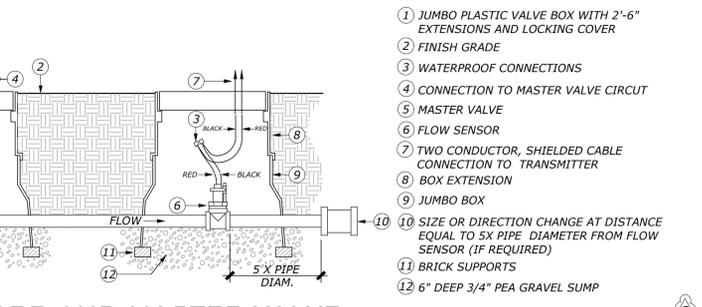
NOT TO SCALE

IRRIGATION LEGEND

- HUNTER I-CORE CONTROLLER, MODEL# IC-6000-M (WALL MOUNT METAL CABINET) INSTALL WITH RAIN CLIK AND TWO SEPERATE SOIL MOISTURE PROBES 25' AWAY. INSTALL PER MFG.'S SPECS; SEE PLAN FOR LOCATION.
 - NEW 1" IRRIGATION WATER METER, SEE CIVIL PLANS.
 - REDUCED PRESSURE FEBCO 1-1/2" #825Y BACKFLOW PREVENTER ASSEMBLY W/ PRIME 2X PAINTED 2X DARK GREEN, GALV. STEEL ENCLOSURE WITH FROST BLANKET (OR EQ.) WILKINS (OR EQ.) PRESSURE REDUCER ASSEMBLY IS REQUIRED IF PRESSURE EXCEEDS 80 P.S.I. SET TO 70 P.S.I.
 - 1-1/2" BRONZE GATE VALVE IN AMETEK BOX W/ GRAVEL.
 - 1-1/2" FLOW CONTROL VALVE, GRISWOOD MODEL 2160 W/ FLOW SENSOR, MASTER CONTROL VALVE (NORMALLY CLOSED) AND FLOW CONTROL SENSOR AT EACH POINT OF CONNECTION W/ SCH 40 PVC (GREY) CONDUIT FROM MASTER CONTROL VALVE TO CONTROLLER.
 - 1-1/2" NIBCO FULL PORT BALL ISOLATION VALVE (2 T - 585-70) (OR EQ.) IN AMETEK BOX WITH GRAVEL. SIZE PER IRRIGATION MAINLINE SEE PLAN.
 - TORO REMOTE CONTROL VALVE MODEL# 9220-27-EZR-100-0-4. SIZE PER PLAN (OR EQ.)
 - 1" TORO DRIP VALVE KIT, MODEL# DZK-TPV-1-MF. SIZE PER PLAN (OR EQ.)
 - HUNTER 3/4" QUICK COUPLER VALVE W/ YELLOW RUBBER COVER, MODEL # HQ-44 (OR EQ.) HOSE BIBB ON WOOD RISER.
 - SCH 40 PVC MAINLINE, BURY MIN. 18" DEEP (MIN. 24" DEEP ROADWAYS) SIZE PER PLAN. ALL MAINLINE FITTINGS SCH 80. PRESSURE TEST 100 PSI FOR 48 HRS UNDER CITY PROJECT MANAGER'S DIRECTION.
 - SCH 40 PVC LATERAL, BURY 12" DEEP, SIZE PER PLAN.
 - SCH 40 PVC SLEEVE, BURY 18" DEEP, SIZE PER PLAN, MIN. 24" UNDER ROADWAYS (EXCEPT IF NOTED), EXTEND 12" PAST HARDSCAPED EDGES.
 - BLACK POLYETHYLENE 1/2" DRIP TUBING W/ 1/4" TUBES TO PLANTS. EMITTERS PER DETAIL. INSTALL FLUSHING MECHANISM AT END OF LINE. NOTE: INSTALL CLASS 200 PVC LATERAL FROM DRIP VALVE TO BLACK POLYETHYLENE DRIP TUBING W/ CONNECTOR / COMPRESSION COUPLING
 - HUNTER PLD-ESD 17" *NO KNOWN EQUAL SUB SURFACE - BURY 3" DEEP (TYP.)
 - THREADED CAP DRIP FLUSHING ASSEMBLY
 - 12" POP-UP SHRUB MP ROTATOR
 - HUNTER MPR PROS - 12 - PRS40 - CV - MP2000-360 (OR EQ.) LOW VOLUME HEADS 1.47 GPM @ 40 P.S.I.
 - HUNTER MPR PROS - 12 - PRS40 - CV - MP2000-270 (OR EQ.) " " " 1.10 GPM @ 40 P.S.I.
 - HUNTER MPR PROS - 12 - PRS40 - CV - MP2000-180 (OR EQ.) " " " 0.74 GPM @ 40 P.S.I.
 - HUNTER MPR PROS - 12 - PRS40 - CV - MP2000-90 (OR EQ.) " " " 0.40 GPM @ 40 P.S.I.
 - HUNTER MPR ROTATOR, MP2000 NOZZLE F - 13-21" RADIUS
 - HUNTER PROS-12-PRS40-CV-MP1000360 8" 360" 12" POP-UP SHRUB MP ROTOR HEAD 0.84 GPM @ 40 P.S.I.
 - HUNTER PROS-12-PRS40-CV-MP1000180 8" 180" 12" POP-UP SHRUB MP ROTOR HEAD 0.42 GPM @ 40 P.S.I.
 - HUNTER PROS-12-PRS40-CV-MP1000090 8" 90" 12" POP-UP SHRUB MP ROTOR HEAD 0.21 GPM @ 40 P.S.I.
 - HUNTER BUBBLER - PCN - 10 (OR EQ.) 6" POP-UP FLOOD BUBBLER 0.25 GPM @ 40 P.S.I.
- * ADJUST ALL RADIUS'S TO ELIMINATE OVERSPRAY. USE HUNTER MP800 SR FOR ALL SHORT RADIUS THROW REQUIRED AREAS.
- INDICATES STATION NUMBER
 - INDICATES GPM DEMAND PER VALVE
 - INDICATES PERCIPITATION RATE PER VALVE
 - INDICATES IRRIGATION HEAD TYPE
 - INDICATED VALVE SIZE
 - INDICATES BAY-FRIENDLY LANDSCAPE TECHNIQUES
 - * LABEL TOP AS FLOW SENSOR AND MASTER VALVE

IRRIGATION NOTES

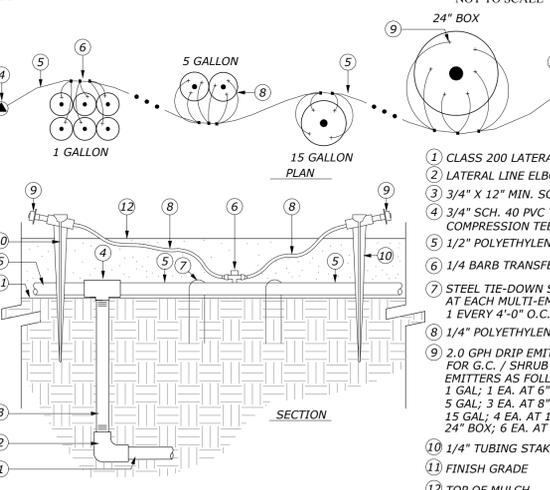
- THIS DESIGN IS DIAGRAMMATIC. ALL PIPING, VALVES, ETC. SHOWN WITHIN THE PAVED AREAS OR BUILDINGS IS FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED IN PLANTING AREAS WHERE POSSIBLE. AVOID CONFLICTS WITH PLANTING, PIPINGS, UTILITIES AND ARCHITECTURE WHERE POSSIBLE.
- DO NOT WILLFULLY INSTALL THE SYSTEMS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT OBSTRUCTIONS, GRADE DIFFERENCES, GPM AVAILABILITY, OR PRESSURES EXIST THAT MAY NOT HAVE BEEN INCLUDED IN THE ENGINEERING. SUCH OBSTRUCTIONS OR DIFFERENCES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE CITY AND LAND ARCH. FOR A DECISION. IN THE EVENT THAT NOTIFICATION IS NOT PERFORMED, THE IRRIGATION CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.
- 120 VOLT ELECTRICAL POWER OUTLET AT THE ELECTROLIER LOCATION SHALL BE PROVIDED BY OTHERS. THE IRRIGATION CONTRACTOR SHALL MAKE FINAL HOOK-UP FROM REMOTE CONTROL VALVES TO CONTROLLER.
- IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO FAMILIARIZE THEMSELVES WITH ALL GRADE DIFFERENCES, LOCATION OF WALLS, RETAINING WALLS, UTILITIES, PIPING, BUILDINGS, ETC. THE IRRIGATION CONTRACTOR SHALL COORDINATE HIS WORK WITH THE GENERAL CONTRACTOR FOR THE INSTALLATION OR PIPE SLEEVES THROUGH WALLS, UNDER ROADWAYS, STRUCTURES, ETC.
- THE IRRIGATION SYSTEM SHALL BE INSTALLED IN CONFORMANCE WITH ALL APPLICABLE STATE AND LOCAL CODES AND ORDINANCES BY A LICENSED LANDSCAPE CONTRACTOR AND EXPERIENCED INSTALLERS. CONTRACTOR TO OBTAIN AND PAY FOR ALL IRRIGATION PERMITS AND REQUIRED FEES.
- CONTRACTOR IS TO CONFIRM THE LOCATION OF EXISTING UTILITIES AND UNDERGROUND STRUCTURES PRIOR TO THE EXCAVATION OF TRENCHES. CONTRACTOR TO REPAIR ANY DAMAGE CAUSED BY, OR DURING THE PERFORMANCE OF THEIR WORK AT NO ADDITIONAL COST TO THE OWNER. CALL USA ALERT 3 DAYS PRIOR TO ANY EXCAVATION (800) 227-2600.(811)
- SYSTEM IS BASED UPON A STATIC MAINLINE PRESSURE OF 55 P.S.I. A PRESSURE REDUCER MAY (MAY NOT) BE REQUIRED SO THAT THE STATIC MAINLINE PRESSURE AS MEASURED AT THE POINT OF CONNECTION (AT THE BACK FLOW DEVICE) IS 80 P.S.I. AFTER CALCULATING PRESSURE LOSSES, THE SYSTEM IS DESIGNED TO OPERATE AT APPROXIMATELY 40 P.S.I. WORKING PRESSURE AT THE HEADS THROUGH ANY ONE VALVE. THE SYSTEM IS DESIGNED TO OPERATE AT A MAXIMUM OF 30 GPM ON 1" METER, AND NO MORE THAN 2 VALVES SHALL BE RUN AT THE SAME TIME.
- TRENCHES ARE TO BE OF SUFFICIENT DEPTH TO PROVIDE 18" OF COVER OVER MAINLINE AND 12" OF COVER OVER LATERAL LINES PRIOR TO THE INSTALLATION OF IRRIGATION HEADS. MAINLINE TO BE VISUALLY INSPECTED FOR LEAKS UNDER FULL OPERATING PRESSURE PRIOR TO BACKFILLING. MAINLINE UNDER STREETS TO BE 24" DEEP, MINIMUM.
- FLUSH MAINLINES PRIOR TO THE INSTALLATION OF REMOTE CONTROL VALVES. FLUSH LATERAL LINES PRIOR TO THE INSTALLATION OF IRRIGATION HEADS. MAINLINE TO BE VISUALLY INSPECTED FOR LEAKS UNDER FULL OPERATING PRESSURE PRIOR TO BACKFILLING.
- IRRIGATION CONTROL WIRE SHALL BE #14, U.L. APPROVED FOR DIRECT BURIAL. COMMON WIRE SHALL BE #14 U.L. APPROVED FOR DIRECT BURIAL, WHITE IN COLOR. INSTALL DRY SPLICE "SPEARS" CONNECTORS. WIRES TO INDIVIDUAL REMOTE CONTROL VALVES SHALL BE A COLOR OTHER THAN WHITE. ALL SPLICES SHALL BE MADE WITHIN REMOTE CONTROL VALVE BOXES. LEAVE 24" EXCESS WIRE COIL AT REMOTE CONTROL LOCATIONS. RUNS OVER 250' SHALL BE #12 U.L. APPROVED WIRES. INSTALL ONE SPARE FROM CONTROLLER TO EACH GANGED VALVE LOCATION.
- REMOTE CONTROL VALVE BOXES SHALL BE INSTALLED FLUSH WITH FINISH GRADE (NOT NECESSARILY PLUMB). ALIGN VALVE BOXES WITH ADJACENT PAVEMENT EDGES OR STRUCTURES. VALVE BOXES SHALL BE PLASTIC WITH BOLT DOWN LIDS AND WITH NUMBERED VALVE STATIONS IN STENCILS ON TOP.
- ALL EXCAVATIONS SHALL BE BACKFILLED TO 90% COMPACTION (MIN.). CONTRACTOR TO REPAIR SETTLED TRENCHES FOR ONE YEAR AFTER COMPLETION OF WORK.
- CONTRACTOR TO MAKE MINOR ADJUSTMENTS IN HEAD LOCATIONS AND ADJUST AND ADD HEADS IF NECESSARY FOR RADIUS (ARC IF APPLICABLE), FOR OPTIMUM COVERAGE AND ELIMINATE SPRAYING ONTO PAVEMENT, BUILDINGS, AND WALLS. USE FLAT SPRAY NOZZLES NEAR ANY BUILDING.
- CONTRACTOR TO MAINTAIN A SET OF "AS-BUILT" DRAWINGS THROUGHOUT THE COURSE OF CONSTRUCTION AND DELIVER THESE DRAWINGS TO THE OWNER UPON THE COMPLETION OF THE WORK. THE DRAWINGS SHALL BE IN REPRODUCIBLE FORM.
- CONTRACTOR SHALL GUARANTEE THE SYSTEM AND MATERIALS TO BE FREE FROM DEFECTS FOR A PERIOD OF ONE YEAR STARTING WITH ACCEPTANCE AT THE FINAL SITE REVIEW.
- ALL HEADS WHICH MAY EXPERIENCE LOW HEAD DRAINAGE SHOULD HAVE IN-LINE OR IN-HEAD CHECK VALVES INSTALLED.
- THE IRRIGATION CONTRACTOR SHOULD ARRANGE WITH THE LAND ARCH. & OWNER FOR A SITE REVIEW OF THE SYSTEM. CALL WITH TWO DAYS PRIOR NOTICE TO ARRANGE REVIEW DATES. REVIEWS WILL BE SCHEDULED TO REVIEW:
 - PRESSURE TEST TO MAIN LINE PRIOR TO BACKFILLING TRENCHES. 100PSI - 48 HRS.
 - COVERAGE TEST OF SPRINKLER SYSTEM PRIOR TO PLANTING.
 - FINAL WALK-THROUGH OF ALL ASPECTS OF THE IRRIGATION SYSTEM.
- STATIC PRESSURE WAS NOTED ON 9-28-15 BY ALICIA FROM THE ALAMEDA COUNTY WATER DEPARTMENT AT 90 P.S.I. AT THE INTERSECTION OF 'B STREET' AND 'WALNUT STREET'



- JUMBO PLASTIC VALVE BOX WITH 2'-6" EXTENSIONS AND LOCKING COVER
- FINISH GRADE
- WATERPROOF CONNECTIONS
- CONNECTION TO MASTER VALVE CIRCUIT
- MASTER VALVE
- FLOW SENSOR
- TWO CONDUCTOR, SHIELDED CABLE CONNECTION TO TRANSMITTER
- BOX EXTENSION
- JUMBO BOX
- SIZE OR DIRECTION CHANGE AT DISTANCE EQUAL TO 5X PIPE DIAMETER FROM FLOW SENSOR (IF REQUIRED)
- BRICK SUPPORTS
- 6" DEEP 3/4" PEA GRAVEL SUMP

FLOW SENSOR AND MASTER VALVE

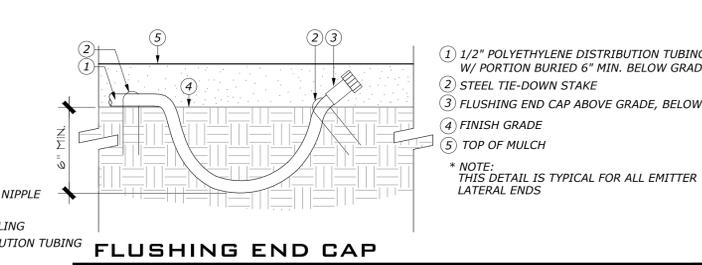
NOT TO SCALE



- CLASS 200 LATERAL LINE
- LATERAL LINE ELBOW (ST)
- 3/4" X 12" MIN. SCH. 80 PVC NIPPLE
- 3/4" SCH. 40 PVC THREADED COMPRESSION TEE OR COUPLING
- 1/2" POLYETHYLENE DISTRIBUTION TUBING
- 1/4 BARB TRANSFER T
- STEEL TIE-DOWN STAKES MINIMUM 2 AT EACH MULTI-EMITTER AND 1 EVERY 4'-0" O.C. (TYP.)
- 1/4" POLYETHYLENE EMITTER TUBING
- 2.0 GPH DRIP EMITTERS FOR G.C. / SHRUB AREAS EMITTERS AS FOLLOWS: 1 GAL; 1 EA. AT 6" FROM TRUNK / STEM 5 GAL; 3 EA. AT 8" FROM TRUNK / STEM 15 GAL; 4 EA. AT 12" FROM TREE TRUNK 24" BOX; 6 EA. AT 12" FROM TREE TRUNK
- 1/4" TUBING STAKE
- FINISH GRADE
- TOP OF MULCH
- FLUSHING CAP IN 6" PLASTIC BOX

DRIP EMITTER

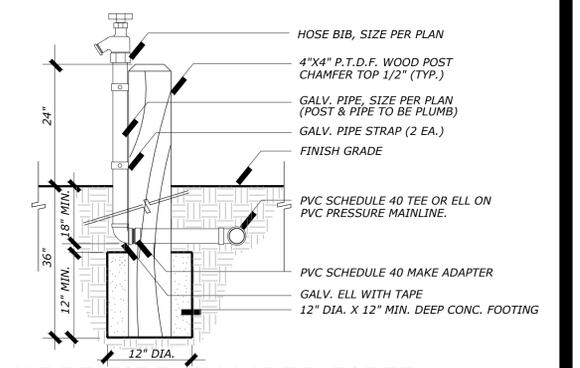
NOT TO SCALE



- 1/2" POLYETHYLENE DISTRIBUTION TUBING W/ PORTION BURIED 6" MIN. BELOW GRADE
 - STEEL TIE-DOWN STAKE
 - FLUSHING END CAP ABOVE GRADE, BELOW MULCH
 - FINISH GRADE
 - TOP OF MULCH
- * NOTE: THIS DETAIL IS TYPICAL FOR ALL EMITTER LATERAL ENDS

FLUSHING END CAP

NOT TO SCALE



- HOSE BIBB, SIZE PER PLAN
- 4"x4" P.T.D.F. WOOD POST CHAMFER TOP 1/2" (TYP.)
- GALV. PIPE, SIZE PER PLAN (POST & PIPE TO BE PLUMB)
- GALV. PIPE STRAP (2 EA.)
- FINISH GRADE
- PVC SCHEDULE 40 TEE OR ELL ON PVC PRESSURE MAINLINE.
- PVC SCHEDULE 40 MAKE ADAPTER
- GALV. ELL WITH TAPE
- 12" DIA. X 12" MIN. DEEP CONC. FOOTING

HOSE BIBB ON WOOD RISER (OPTION FOR QCV)

NOT TO SCALE

SIGNATURE BLOCK

REGISTERED LANDSCAPE ARCHITECT
ROBERT MOWAT ASSOCIATES
NO. 0209
SIGNATURE: [Signature]
RENEWAL DATE: [Date]
DATE: [Date]
STATE OF CALIFORNIA

DATE: 10-26-15
REVISIONS: #1 12-16-15
#3 08-26-19
#4 6-6-23
COMMENTS #4

DATE: [Date]
MS. MICHELLE KOO | LANDSCAPE ARCHITECT | EXP: XX-XXXX | CITY OF HAYWARD |
DATE: [Date]
MR. SAEED SAEBI | CITY ENGINEER | EXP: XX-XXXX | CITY OF HAYWARD |

ROBERT MOWAT ASSOCIATES
LANDSCAPE ARCHITECTURE + LAND PLANNING
1501 N. Broadway Suite 400 Walnut Creek, CA 94596
Phone 925.705.7424 Fax 925.954.1390
www.rmalandscape.com

Habitat for Humanity
East Bay/Silicon Valley

Sequoia Grove
Hayward, CA

IRRIGATION NOTES & DETAILS

DATE: 10-26-15
REVISIONS: #1 12-16-15
#3 08-26-19
#4 6-6-23
COMMENTS #4

SHEET
L-4
OF 9

HABITAT FOR HUMANITY-SEQUOIA GROVE, HAYWARD, CA © COPYRIGHT 2023 Robert Mowat Associates. No portion of this drawing may be reproduced, duplicated, or copied in any way without the express written consent of Robert Mowat Associates. This drawing is prepared for this particular site and may not be utilized for another site location.

MWEL0 CALCULATIONS

Table with 6 columns: SYMBOL, HYDROZONE TYPE, PLANT FACTOR (PF), HYDROZONE AREA (HA), IRRIGATION EFFICACY (IE), (PF X HA) IE. Rows include H1, H2, H3, H4.

TOTAL: 7,573 SF, 2672. ETWU: 44.2 X 0.62 (2672+0) = 73,223 GAL/YR. MAWA: 44.2 X 0.62 [(0.45 X 7573)+(1.0-.45)+0] = 93,403 GAL/YR.

MWEL0 CALCULATION REFERENCE

ETWU: ESTIMATED TOTAL WATER USE (GALLONS PER YEAR)

CALCULATION FORMULA: ETo x 0.62 (PF X HA / IE + SLA)

- ETo: REFERENCE EVAPOTRANSPIRATION (47.0 INCHES PER YEAR IN HAYWARD)
0.62: CONVERSION FACTOR (INCHES PER SQAURE FOOT TO GALLONS PER SQUARE FEET)
PF: PLANT FACTOR FROM WUCOLS IV, REGION 2
HA: HYDROZONE AREA (HIGH, MEDIUM AND LOW WATER USE AREAS) (IN SQUARE FEET)
IE: IRRIGATION EFFICIENCY (MINIMUM 0.70)
SLA: SPECIAL LANDSCAPED AREA (SQUARE FEET)

MAWA: MAXIMUM APPLIED WATER ALLOWANCE (GALLONS PER YEAR)

CALCULATION FORMULA: (ETo) x (0.62) x [(0.55 x LA) + (1.0 - 0.55) X SLA]

- ETo: REFERENCED EVAPOTRANSPIRATION (47.0 INCHES PER YEAR IN HAYWARD)
0.62: CONVERSION FACTOR (INCHES PER SQAURE FOOT TO GALLONS PER SQUARE FEET)
0.55: RESIDENTIAL REFERENCE EVAPOTRANSPIRATION ADJUSTMENT FACTOR (ETAF)
LA: LANDSCAPED AREA INCLUDING SLA (SQUARE FEET)
0.45: ADDITIONAL WATER ALLOWANCE FOR SLA
SLA: SPECIAL LANDSCAPED AREA (SQUARE FEET)

IRRIGATION SYSTEM

1. GENERAL

- A. CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, AND EQUIPMENT NECESSARY TO TURNISH AND INSTALL THE IRRIGATION SYSTEM AS INDICATED ON THE DRAWINGS AND AS SPECIFIED HEREIN.
B. COORDINATE THE INSTALLATION OF ALL IRRIGATION MATERIALS WITH THE CONSTRUCTION OF SITE AMENITIES AND PLANTING.
C. ALL WORK ON THE IRRIGATION SYSTEM, INCLUDING HYDROSTATIC, COVERAGE, AND OPERATIONAL TESTS AND THE BACKFILLING AND COMPACTION OF TRENCHES SHALL BE PERFORMED BEFORE PLANTING OPERATIONS.
D. DRAWINGS ARE DIAGRAMMATIC AND SHALL BE ADJUSTED AS NECESSARY TO CONFORM TO ACTUAL FIELD CONDITIONS. COSTS INCURRED DUE TO ANY ADJUSTMENT FOR COVERAGE, INCLUDING THOSE REQUESTED BY THE OWNER RELATIVE TO THE LOCATION OF IRRIGATION HEADS AS SHOWN ON THE DRAWINGS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
E. POINT OF CONNECTION (P.O.C.) AND OPERATING PRESSURE (P.S.I.) SHALL BE AS INDICATED ON THE DRAWINGS. CONTRACTOR SHALL VERIFY THE LOCATION AND SIZE OF WATER SOURCE, PSI, AND ELECTRICAL SUPPLY PRIOR TO COMMENCING INSTALLATION. IN CASE OF DISCREPANCY, CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER.

2. QUALITY ASSURANCE

- A. ALL LOCAL AND STATE LAWS, RULES AND REGULATIONS GOVERNING OR RELATING TO ANY PORTION OF THE IRRIGATION SYSTEM ARE HEREBY INCORPORATED INTO AND MADE A PART OF THESE SPECIFICATIONS. HOWEVER, IF THOSE SPECIFICATIONS CALL FOR OR DESCRIBE MATERIALS, WORKMANSHIP OR CONSTRUCTION OF A BETTER QUALITY, HIGHER STANDARD OR LARGER SIZE THAN IS REQUIRED BY THE ABOVE RULES, REGULATIONS OR REQUIREMENTS, THESE SPECIFICATIONS AND THE DRAWINGS SHALL TAKE PRECEDENCE.
B. IN THE EVENT ANY EQUIPMENT OR METHODS INDICATED ON THE DRAWINGS OR SPECIFIED HEREIN CONFLICT WITH APPLICABLE REGULATIONS, CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER IN WRITING PRIOR TO INSTALLATION. IN CASE OF DISCREPANCY, CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER.
C. DUE TO THE SCALE OF THE DRAWINGS, IT IS NOT POSSIBLE TO INDICATE ALL OFFSETS, FITTINGS, SLEEVES, AND RELATED OTHER EQUIPMENT, WHICH MAY BE REQUIRED. CONTRACTOR SHALL CAREFULLY INVESTIGATE THE STRUCTURAL AND FINISHED CONDITIONS AFFECTING THE WORK AND INSTALL A COMPLETE IRRIGATION SYSTEM WITHIN THE INTENT OF THE DRAWINGS AND SPECIFICATIONS.
D. MANUFACTURER'S WARRANTIES SHALL NOT RELIEVE THE CONTRACTOR OF LIABILITY UNDER THE PROVISIONS FOR GUARANTEES.

3. MATERIALS LIST

- A. WITHIN FIFTEEN (15) CALENDAR DAYS AFTER AWARD OF CONTRACT AND PRIOR TO INSTALLATION, THE CONTRACTOR SHALL SUBMIT TO THE OWNER A LIST OF MATERIALS INCLUDING THE MANUFACTURER, DESCRIPTION, MODEL NUMBER AND INSTALLATION DATA.
B. EQUIPMENT OR MATERIALS INSTALLED OR FURNISHED WITHOUT PRIOR ACCEPTANCE MAY BE REJECTED AND SUCH MATERIALS REMOVED FROM THE SITE AT THE CONTRACTOR'S EXPENSE.

4. PRODUCT DELIVERY, STORAGE AND HANDLING

CONTRACTOR SHALL EXERCISE CARE IN HANDLING, LOADING, UNLOADING AND STORING OF IRRIGATION MATERIALS AND EQUIPMENT.

5. PLASTIC PIPE

- A. PLASTIC PIPE, WHERE INDICATED ON THE DRAWINGS, SHALL BE INJECTION MOLDED; RIGID; UNPLASTICIZED POLYVINYL CHLORIDE (PVC); NSF APPROVED; OF HIGH TENSILE STRENGTH, CHEMICAL RESISTANT AND IMPACT STRENGTH, AND DEPENDING ON CLASS AND GRADE, CONFORM TO ASTM 2241 OR ASTM D-1785.
B. FITTINGS AND COUPLINGS SHALL BE THREADED PVC SCHEDULE 80 CONFORMING TO ASTM D-2464, OR SLIP-FITTING, TAPERED SOCKET, SOLVENT-WELD TYPE, PVC SCHEDULE 40 CONFORMING TO ASTM D-2466 OR PVC SCHEDULE 80 CONFORMING TO ASTM D-2467 OR BELL AND GASKET.
C. SOLVENT CEMENT AND PRIMER FOR RIGID PVC SOLVET-WELD PIPE AND FITTINGS SHALL BE OF COMMERCIAL QUALITY, IAPMO APPROVED, CONFORMING TO ASTM D-2564.



City of HAYWARD MONTHLY IRRIGATION SCHEDULE

Project Name: SEQUOIA GROVE CORNER OF A STREET AND WALNUT
Project Address: 1501 N. BROADWAY #400 WALNUT CREEK, CA 94596
Prepared by: ROBERT MOWAT ASSOCIATES

Monthly irrigation schedule table for Sequoia Grove. Columns: Valve or Station Number, Plant Type, Irrigation Type, Flow Rate, Precipitation Rate, Initial Plant Establishment Period, and months (SPR, SUM, FALL, JAN, FEB, MAR, APR, MAY, JUN, JUL, AUG, SEP, OCT, NOV, DEC).

NOTE: This Irrigation Schedule should be used as a guide. The landscaping should be monitored regularly and the schedule adjusted as needed for plant growth, local rainfall, and climatic conditions.

Month Run Time (Minutes per Day)
Days per Week

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Month Run Time (Minutes per Day)
Days per Week

- 6. BRASS PIPE
A. BRASS PIPE, WHERE INDICATED ON THE DRAWINGS, SHALL BE 86% RED BRASS, AMERICAN NATIONAL STANDARDS INSTITUTE, SCHEDULE 40 SCREWED PIPE, CONFORMING TO FEDERAL SPECIFICATIONS WW-P-351.
B. FITTINGS SHALL BE MEDIUM BRASS, SCREWED 125 POUND CLASS, CONFORMING TO FEDERAL SPECIFICATIONS WW-P-460.
7. GALVANIZED PIPE
A. GALVANIZED STEEL PIPE, WHERE INDICATED ON THE DRAWINGS, SHALL BE ASA SCHEDULE 40 MILD STEEL SCREWED PIPE. FITTINGS SHALL BE MEDIUM GALVANIZED SCREWED BEADED MALLEABLE IRON.
B. ALL GALVANIZED PIPE AND FITTINGS INSTALLED BELOW GRADE SHALL BE PAINTED WITH TWO (2) COATS OF COPPERS #50 BITUMASTIC, OR APPROVED EQUAL. PIPES MAY BE WRAPPED WITH AN APPROVED ASPHALTIC TAPE.
8. UV-R PVC PIPE
UV-R-PVC PIPE, WHERE INDICATED ON THE DRAWINGS, SHALL BE ULTRA-VIOLET RESISTANT, SCHEDULE 40 PVC PIPE. FITTINGS SHALL BE UV-R-PVC FITTINGS.
9. BACKFLOW PREVENTION UNIT
BACKFLOW PREVENTION UNIT SHALL BE FACTORY ASSEMBLED AND SHALL BE AS INDICATED IN THE IRRIGATION LEGEND ON THE DRAWINGS, OR APPROVED EQUAL. CONTRACTOR SHALL INSTALL BACKFLOW PREVENTION UNIT AS INDICATED IN THE DETAILED ON THE DRAWINGS AND IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATION.
10. VALVE BOXES
A. GATE VALVES AND REMOTE CONTROL VALVES, EXCEPT FOR ANTI-SIPHON VALVE, SHALL BE INSTALLED BELOW GRADE AS INDICATED IN THE DETAILS ON THE DRAWINGS, IN LOCKABLE VALVE BOXES MANUFACTURED BY BROOKS, FRASER, AMETEK, OR APPROVED EQUAL.
B. VALVE BOX LIDS SHALL BE GREEN IN COLOR. GATE VALVES SHALL BE IDENTIFIED BY STAMPING "GV" ON THE VALVE BOX COVER. REMOTE CONTROL VALVES SHALL BE IDENTIFIED BY STAMPING "RCV" AND STATION NUMBER ON THE VALVE BOX COVER.
C. VALVE BOXES SHALL BE SET ON ONE INCH (1") ABOVE FINISH GRADE, WITH VALVES SET AT SUFFICIENT DEPTH TO PROVIDE APPROPRIATE CLEARANCE BETWEEN THE COVER AND VALVE.
11. ISOLATION VALVES
A. ISOLATION VALVES (BALL) SHALL BE AS INDICATED IN THE IRRIGATION LEGEND ON THE DRAWINGS, OR APPROVED EQUAL. CONTRACTOR SHALL INSTALL ISOLATION VALVES AS INDICATED IN THE DETAILS ON THE DRAWINGS AND IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATION.
B. THE OPERATING UNIT SHALL BE LINE-SIZED AND HAVE ANY ARROW CAST IN THE METAL INDICATING THE DIRECTION OF OPENING. VALVE SHALL CONFORM TO AMERICAN WATER WORKS STANDARDS.
C. ISOLATION VALVES SHALL BE DESIGNED TO PERMIT DISMANTLING TO REPLACE SEALING COMPONENTS WITHOUT REMOVAL OF THE VALVE BODY FROM THE PIPELINE.
12. QUICK COUPLING VALVES
QUICK COUPLING VALVES SHALL BE AS INDICATED IN THE IRRIGATION LEGEND ON THE DRAWINGS, OR APPROVED EQUAL. CONTRACTOR SHALL INSTALL QUICK COUPLER VALVES AS INDICATED IN THE DETAILS ON THE DRAWINGS AND IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS, WITH A MOLDED VINYL OR THERMOPLASTIC RUBBER LOCKING YELLOW COVER. COUPLER KEYS AND HOSE ELLS SHALL BE OF THE SAME MANUFACTURER AS THE VALVE.
13. ANTI-DRAIN VALVES
WHERE INDICATED ON THE DRAWINGS, AND AS NEEDED FOR FIELD CONDITIONS, ANTI-DRAIN VALVES SHALL BE AS INDICATED IN THE IRRIGATION LEGEND ON THE DRAWINGS, OR APPROVED EQUAL. ANTI-DRAIN VALVES SHALL BE LINE-SIZED AND INSTALLED ON THE RISER DIRECTLY UNDER THE IRRIGATION HEADS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

- 14. REMOTE CONTROL VALVES
REMOTE CONTROL VALVES SHALL BE SOLENOID ACTIVATED, OF THE TYPE, MANUFACTURER AND SIZE AS INDICATED IN THE IRRIGATION LEGEND ON THE DRAWINGS, OR APPROVED EQUAL. CONTRACTOR SHALL INSTALL REMOTE CONTROL VALVES AS INDICATED IN THE DETAILS ON THE DRAWINGS AND IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
15. CONTROLLERS AND WIRING
CONTROLLER SHALL BE OF THE TYPE AND MANUFACTURER AS INDICATED IN THE IRRIGATION LEGEND ON THE DRAWINGS, OR APPROVED EQUAL. CONTRACTOR SHALL INSTALL CONTROLLER AS INDICATED IN THE DETAILS ON THE DRAWINGS AND IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
B. CONNECTIONS BETWEEN THE CONTROLLER AND THE REMOTE CONTROL VALVES SHALL BE MADE WITH DIRECT BURIAL SOLID COPPER WIRE. WIRE SHALL BE PVC INSULATED OF SINGLE CONDUCTOR TYPE, UNDERGROUND FEEDER CABLE, U.L. APPROVED.
C. AS PRACTICAL, PILOT WIRES SHALL BE A DIFFERENT COLOR FOR EACH VALVE. COMMON WIRES SHALL BE WHITE WITH A DIFFERENT COLOR STRIPE FOR EACH AUTOMATIC CONTROLLER.
D. WIRE SHALL BE BURIED A MINIMUM OF TWENTY-FOUR INCHES (24") IN DEPTH AND WHENEVER POSSIBLE SHALL OCCUPY THE SAME TRENCH AS MAINLINE. BUNDLED AND SECURED TO IRRIGATION PIPELINES AT TEN FOOT (10') INTERVALS WITH PLASTIC ELECTRICAL TAPE PROVIDING SUFFICIENT SLACK FOR EXPANSION AND CONTRACTION.
E. WIRE FOR SLOPE SYSTEMS SHALL BE INSTALLED IN A UV-R PVC SLEEVE LAID ADJACENT TO THE ON-GRADE PIPES.
F. PROVIDE A SEPARATE GROUND WIRE FOR EACH CONTROLLER.
G. AN EXPANSION CURL SHALL BE PROVIDED WITHIN THREE FEET (3') OF EACH WIRE CONNECTION AND CHANGE OF DIRECTION, AND AT LEAST EVERY 100 FEET OF WIRE LENGTH ON LONGER RUNS.
H. ALL SPLICES SHALL BE MADE WITH SCOTCH-LOK #3576 CONNECTOR SEALING PACKS, RAIN BIRD PEN-TITE, SEARS DS-400 WIRE CONNECTORS, 3M DBY WIRE SEALING PACKS, OR APPROVED EQUAL. USE ONE (1) SPLICE PER CONNECTOR SEALING PACK. WIRE SPLICES SHALL BE LOCATED IN PULL BOXES SET ONE INCH (1") ABOVE FINISH GRADE.
I. FIELD SPLICES BETWEEN THE CONTROLLER AND REMOTE CONTROL VALVES WILL NOT BE PERMITTED.
J. INSTALL A SPARE CONTROL WIRE OF A DIFFERENT COLOR ALONG ENTIRE MAINLINE. LOOP THIRTY-SIX INCHES (36") EXCESS WIRE INTO EACH SINGLE BOX AND INTO ONE VALVE BOX IN EACH GROUP OF VALVES.
16. IRRIGATION HEADS
A. IRRIGATION HEADS SHALL BE OF THE MANUFACTURER, SIZE, TYPE, AND RATE OF PRECIPITATION WITH THE DIAMETER (OR RADIUS) OF THROW, PRESSURE, AND DISCHARGE AS SPECIFIED IN THE IRRIGATION LEGEND ON THE DRAWINGS, OR APPROVED EQUAL, AND INSTALLED AS INDICATED IN THE DETAILS ON THE DRAWINGS AND IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
B. RISER UNITS SHALL BE ORIENTED PERPENDICULAR TO THE FINISH GRADE WITH NIPPLES OF THE SAME SIZE AS THE RISER OPENING IN THE IRRIGATION HEAD.
C. SPACING OF HEADS SHALL NOT EXCEED THE MAXIMUM SHOWN ON THE DRAWINGS AND IN NO CASE EXCEED THE MAXIMUM SPACING RECOMMENDED BY THE MANUFACTURER.
17. INSTALLATION
A. PIPE SHALL BE CUT SQUARE AND THE ENDS REAMED OUT TO THE FULL INSIDE DIAMETER OF THE PIPE AND THOROUGHLY CLEANED OF DIRT, DUST AND MOISTURE BEFORE INSTALLATION.
B. PVC PIPE SHALL BE PROTECTED FROM TOOL DAMAGE DURING ASSEMBLY. PLASTIC PIPE WHICH HAS BEEN NICKED, SCARRED OR DAMAGED SHALL BE REMOVED AND REPLACED AT THE CONTRACTOR'S EXPENSE.
C. PVC SOLVENT-WELD JOINTS SHALL BE MADE IN ACCORDANCE WITH ASTM D-2855. PIPE SHALL NOT BE EXPOSED TO WATER FOR TWENTY-FOUR (24) HOURS AFTER SOLVENT-WELD JOINTS ARE COMPLETED.

- D. TRENCHES SHALL BE OF OPEN VERTICAL CONSTRUCTION TO APPROPRIATE DEPTHS AS INDICATED ON THE DRAWINGS AND SPECIFIED HEREIN. PVC PIPE SHALL BE LAID ON NATIVE GRADE OR CERTIFIED COMPACTED SUBGRADE, FREE OF ROCKS OR SHARP-EDGED OBJECTS AND SNAKED FROM SIDE TO SIDE IN THE TRENCH TO ALLOW FOR EXPANSION AND CONTRACTION.
E. TEFLON TAPE SHALL BE USED ON ALL THREADED PVC TO PVC AND ON ALL THREADED PVC TO METAL JOINTS.
F. BRASS PIPE AND FITTINGS SHALL BE ASSEMBLED USING TEFLON DOPE, APPLIED TO THE MALE THREADS ONLY.
G. GALVANIZED PIPE THREADS SHALL BE CUT WITH CLEAN, SHARP DIES, CONFORMING TO AMERICAN STANDARDS ASSOCIATION SPECIFICATION. MALE PIPE THREADS SHALL BE COATED WITH A NON-TOXIC, NON-HARDENING, NON-CORROSIVE JOINT COMPOUND.
H. IRRIGATION LINES AND CONTROL WIRING SHALL BE INSTALLED UNDER PAVING IN SEPARATE PVC SCHEDULE 40 SLEEVES. SLEEVES SHALL BE INSTALLED WITH COVERAGE DEPTHS AS SPECIFIED HEREIN.
I. PIPING UNDER EXISTING PAVEMENT MAY BE INSTALLED BY JACKING, BORING OR HYDRAULIC DRIVING, EXCEPT THAT NO HYDRAULIC DRIVING WILL BE PERMITTED UNDER ASPHALTIC CONCRETE PAVEMENT. WHERE CUTTING OR BREAKING OF EXISTING PAVEMENT IS NECESSARY, OBTAIN PERMISSION FROM THE OWNER BEFORE CUTTING OR BREAKING PAVEMENT AND THEN MAKE ALL NECESSARY REPAIRS AND REPLACEMENTS TO THE SATISFACTION OF THE OWNER, AND AT NO ADDITIONAL COST TO THE OWNER.
J. ALL LINES SHALL HAVE A MINIMUM HORIZONTAL CLEARANCE OF SIX INCHES (6") FROM EACH OTHER AND FROM LINES OF OTHER TRADES. PARALLEL LINES SHALL NOT BE INSTALLED DIRECTLY OVER ONE ANOTHER.
K. PROVIDE THE FOLLOWING MINIMUM COVERAGE (WHERE LINES OCCUR UNDER PAVED AREAS, THESE COVERAGE DEPTHS SHALL BE CONSIDERED BELOW SUBGRADE):
PRESSURE MAINLINE 24"
NON - PRESSURE LATERAL LINES 12"
CONTROL WIRING 24"
18. ADJUSTING AND TESTING THE SYSTEM
A. CONTRACTOR SHALL FURNISH ALL EQUIPMENT, MATERIALS AND LABOR TO CONDUCT PIPELINE PRESSURE TESTS, COVERAGE TESTS AND OPERATIONAL TEST. ALL TESTS SHALL BE MADE IN THE PRESENCE OF THE OWNER PRIOR TO PLANTING OPERATIONS. TRENCHES SHALL NOT BE BACKFILLED UNTIL THE PIPELINE PRESSURE TESTS HAVE BEEN PERFORMED TO THE SATISFACTION OF THE OWNER.
B. AFTER COMPLETION OF PIPELINE ASSEMBLY, PRIOR TO INSTALLATION OF TERMINAL FITTINGS, INCLUDING BUT NOT LIMITED TO REMOTE CONTROL VALVES AND QUICK COUPLER VALVES, ENTIRE SYSTEM SHALL BE THOROUGHLY FLUSHED TO REMOVE DIRT, SCALE OR OTHER DELETERIOUS MATERIAL.
C. WITH OPEN ENDS CAPPED, PRIOR TO INSTALLING VALVES, PRESSURE TEST SUPPLY LINES FOR TWO (2) HOURS AT 150 PSI. WITH VALVE HEADS INSTALLED, WATER PRESSURE TEST LATERAL LINES FOR ONE (1) HOUR AT 75 PSI. LOAD PVC PIPE WITH A SMALL AMOUNT OF BACKFILL TO PREVENT ARCHING AND WHIPPING UNDER PRESSURE.
D. CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ALL PORTIONS OF THE WORK TWENTY-FOUR (24) HOURS AFTER THE FOLLOWING INSPECTIONS:
- SYSTEM LAYOUT
- PRESSURE PIPELINE TESTS
- COVERAGE TESTS
- OPERATIONAL TESTS (PRIOR TO COMMENCING OF PLANTING OPERATIONS)

SIGNATURE BLOCK

Signature block containing project name, date, and signatures of MS. MICHELLE KOO and MR. SAIED SAEBI.

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Habitat for Humanity East Bay/Silicon Valley logo and text.

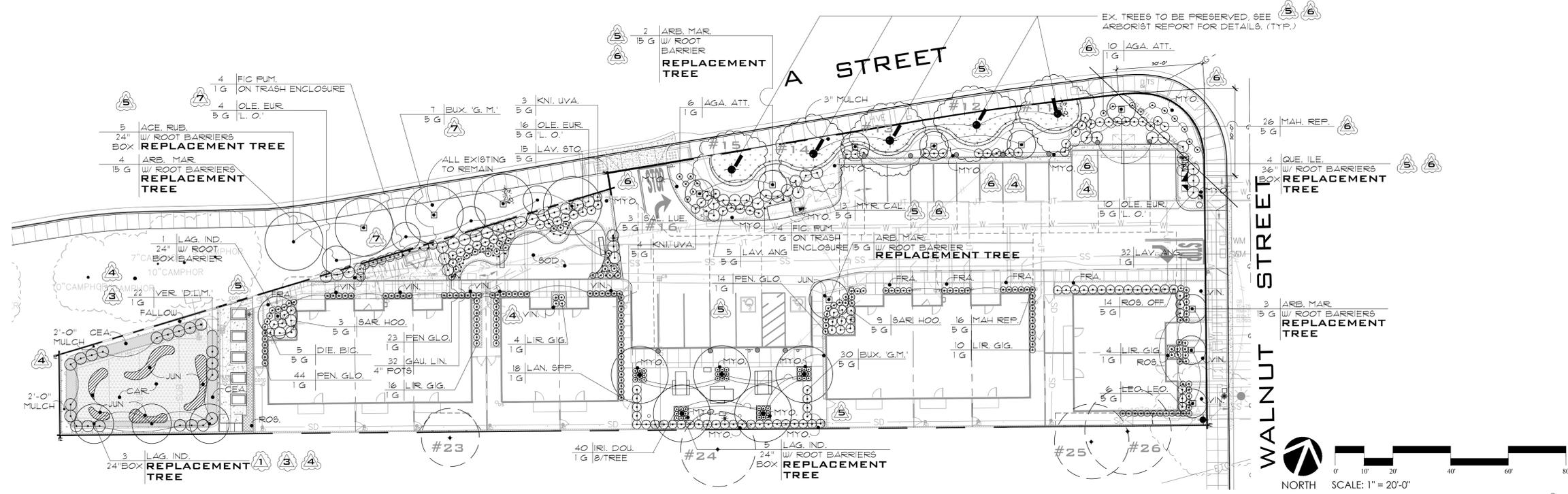
Sequoia Grove Irrigation Schedule logo and text.

WEL0 CALCULATIONS & IRRIGATION SCHEDULE logo and text.

Table with 2 columns: #, REVISIONS. Rows include #1, #2, #3, #4 with dates and descriptions.

SHEET L-5 OF 9

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PLANTING LEGEND

TREES							SHRUBS / GROUND COVERS								
SYMBOL	SIZE	BOTANICAL NAME	COMMON NAME	HEIGHT x SPREAD	WATER USE	QTY.	CA NATIVES	SYMBOL	SIZE	BOTANICAL NAME	COMMON NAME	HEIGHT x SPREAD	SPACING	WATER USE	NATIVES
4	24" BOX	Acer Rubrum 'October Glory' (R)	October Glory Maple	40' HT x 35' SP	MOD.	5		1 G	1 G	Ceanothus griseus 'Yankee Point'	Yankee Point Ceanothus	3' HT x 10' SP	@ 10'-0" O.C.	LOW	NATIVE-OWN @ RET. BASIN
4	15 GAL	Arbutus 'Marina' (R)	Strawberry Tree	45' HT x 50' SP	LOW	10	NATIVE	4" Pots	4" Pots	Carex tumulicola	Foothill Sedge	18" HT x 2' SP	@ 18" O.C.	LOW	NATIVE
3	24" BOX	Lagerstroemia indica (R)	Crape Myrtle - Purple	35' HT x 25' SP	MOD.	9		4" Pots	4" Pots	Fragaria vesca	Woodland Strawberry	6' HT x 2' SP	@ 18" O.C.	LOW	NATIVE
3	36" BOX	Quercus ilex (R)	Evergreen Oak	60' HT x 60' SP	LOW	4		4" Pots	4" Pots	Gaura lindheimeri	Gaura	3' HT x 2' SP	@ 10" O.C.	LOW	
2	SHRUBS / VINES							4" Pots	4" Pots	Juncus patens	Grey Rush	2' HT x 2' SP	@ 24" O.C.	LOW	NATIVE
SYMBOL	SIZE	BOTANICAL NAME	COMMON NAME	HEIGHT x SPREAD	WATER USE	QTY.	CA NATIVES	1 G	1 G	Myoporum parvifolium	Myoporum	1' HT x 6' SP	@ 72" O.C.	LOW	
Aga. att.	1 G	Agave attenuata	Foxtail Agave	2' HT x 3' SP	LOW	16	ACCENT 5'	4" Pots	4" Pots	Rosmarinus 'Huntington Carpet'	Creeping Rosemary	2' HT x 8' SP	@ 6'-0" O.C.	LOW	
Bux. 'G. M.'	5 G	Buxus 'Green Mountain'	Boxwood	5' HT x 3' SP	MOD.	27	3'-0" O.C.	4" Pots	4" Pots	Senecio mandraliscae	Senecio	18" HT x 2' SP	@ 24" O.C.	LOW	
Die. bic.	5 G	Dietes bicolor	Yellow Fortnight Lily	3' HT x 1' SP	LOW	5	3'-0" O.C. N.	4" Pots	4" Pots	Vinca minor	Periwinkle	18" HT x 2' SP	@ 18" O.C.	LOW	
Fic. pum.	1 G	Ficus pumila	Creeping Fig	15' FT x 8' SP	MOD.	8	5'-0" O.C.	SOD	SOD	Native Preservation Mix SOD	Koleria macrantha Stipa pulchra Nessella cernua Bolero Plus - From Delta Blue Grass Co.			LOW LOW LOW	NATIVE NATIVE NATIVE
Gau. lin.	4" POTS	Gaura lindheimeri	Gaura	3' HT x 2' SP	LOW	32	2'-0" O.C.	Mulch - Shredded Bark Mulch; 3" layer; see note #11 on Sheet L-8.							
Gel. sem.	1 G	Gelsemium sempervirens	Carolina Jessamine	20' HT x 8' SP	MOD.	0	5'-0" O.C.	IMPORTANT NOTES:							
Iri. dou.	1 G	Iris douglasiana	Douglas Iris	1' HT x 1' SP	MOD.	40	1'-0" O.C. N.	ALL TREES ALONG 'A STREET' TO BE PRUNED UP TO MINIMUM OF 6'-0" FOR AUTO VISIBILITY.							
Kni. uva.	5 G	Kniphofia uvaria	Torch Lily	4' HT x 3' SP	LOW	14	3'-0" O.C.	ROOT BARRIERS ARE REQUIRED WHEN TREES ARE PLANTED CLOSER THAN SEVEN FEET FROM EDGE OF HARDSCAPE INCLUDING STRUCTURES.							
Lan. spp.	1 G	Lantana - Yellow	Lantana	3' HT x 6' SP	LOW	18	1'-0" O.C.	JUTE MESH NOTE							
Lav. ang.	5 G	Lavandula angustifolia	English Lavendar	3' HT x 4' SP	LOW	37	3'-0" O.C.	INSTALL JUTE MESH TO RUN WITH CONTOURS ON BASIN SLOPES. INSTALL BOTTOM ROWS FIRST. INSTALL NETTING LAP MIN. 18". INSTALL SOIL STABILIZATION GALVANIZED STAPLES AT 12" O.C. NO MULCH IN JUTE MESH AREA.							
Lav. sto.	5 G	Lavandula stoechas	Spanish Lavendar	18" HT x 18" SP	LOW	15	2'-0" O.C.	SEE SHEET L-8 FOR PLANTING NOTES & DETAILS							
Leo. Leo.	5 G	Leonotis leonurus	Lion's Tail	4' HT x 6' SP	LOW	6	6'-0" O.C.	SIGNATURE BLOCK							
Lir. gig.	1 G	Liriope gigantea	Giant Lilyturf	2' HT x 3' SP	MOD.	34	1'-6" O.C.	REVISIONS							
Mah. rep.	5 G	Mahonia repens	Creeping Mahonia	2' HT x 3' SP	LOW	42	3'-0" O.C. N.	CITY COMMENTS #5							
Myr. cal.	5 G	Myrica californica	Pacific Wax Myrtle	8' HT x 6' SP	LOW	13	10'-0" O.C. N.	CITY COMMENTS #1							
Ole. eur. 'L.O.'	5 G	Olea europaea 'Little Ollie'	'Little Ollie' Olive	4' HT x 4' SP	LOW	26	3'-0" O.C.	CITY COMMENTS #2							
Pen. glo.	1 G	Penstemon gloxinoides	Red 'Firecracker'	30" HT x 18" SP	LOW	58	4'-0" O.C. N.	BASIN REV. 08-20-18							
Ros. off.	5 G	Rosmarinus officinalis	Rosemary 'Tuscan Blue'	3' HT x 4' SP	V. LOW	14	1'-6" O.C.	CITY COMMENTS #3							
Sal. leu.	5 G	Salvia leucantha	Mexican Sage	3' HT x 3' SP	LOW	3	5'-0" O.C.	UTILITY REV. & REDWOOD REV. 03-29-23							
Sar. hoo.	5 G	Sarcococca hookeriana	Sweet Sarcococca	4' HT x 4' SP	MOD.	9	3'-0" O.C. N.	CITY COMMENTS #4							
Ver. 'D.L.M.'	1 G	Verbena 'De La Mina'	Cedros Island Verbena	2' HT x 3' SP	LOW	22	4'-0" O.C. N.	CITY COMMENTS #5							

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Habitat for Humanity
 East Bay/Silicon Valley

Sequoia Grove
 Hayward, CA

PLANTING PLAN

DATE: 10-26-15
 REVISIONS:
 #1 12-16-15
 #2 02-09-16
 #3 08-26-19
 #4 06-23-23

SHEET **L-6** OF 9

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GENERAL PLANTING

- 1. GENERAL
A. CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS AND EQUIPMENT FOR THE INSTALLATION OF PLANT MATERIAL AS INDICATED ON THE DRAWINGS AND AS SPECIFIED HEREIN.
B. CONTRACTOR SHALL COORDINATE PLANTING WITH OTHER SITE IMPROVEMENTS, UNLESS OTHERWISE SPECIFIED. STRUCTURAL IMPROVEMENTS SHALL BE INSTALLED PRIOR TO PLANTING OPERATIONS.
C. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND STAKING EXISTING SEWER, WATER AND UTILITY LINES ABOVE OR BELOW GRADE THAT MIGHT BE DAMAGED AS A RESULT OF PLANTING OPERATIONS. CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR ANY COST INCURRED DUE TO DAMAGE AND FOR REPLACEMENT OF AFOREMENTIONED UTILITIES.
D. ALL WORK ON THE IRRIGATION SYSTEM, INCLUDING HYDROSTATS, COVERAGE, AND OPERATIONAL TESTS, AND THE BACKFILLING AND COMPACTION OF TRENCHES SHALL BE PERFORMED PRIOR TO PLANTING OPERATIONS.

- 2. PLANT MATERIAL QUALITY
A. PLANT MATERIAL SHALL BE IN ACCORDANCE WITH THE STATE DEPARTMENT OF AGRICULTURE'S REGULATIONS FOR NURSERY INSPECTIONS, RULES AND GRADING. ALL PLANTS SHALL BE OF NO. 1 GRADE AND HAVE A NORMAL HABIT OF GROWTH, AND SHALL BE SOUND, HEALTHY VIGOROUS AND FREE OF INSECT INFESTATIONS, PLANT DISEASES, SUN SCALDS, FRESH BARK ABRASIONS OR OTHER OBJECTIONABLE DISFIGUREMENTS. ALL PLANTS SHALL HAVE A NORMAL, WELL-DEVELOPED BRANCH SYSTEM AND VIGOROUS AND FIBROUS ROOT SYSTEM WHICH IS NOT ROOT BOUND AND IS FREE OF KINKED OR GIRDLING ROOTS.
B. NURSERY GROWTH STOCK SHALL BE SELECTED FROM HIGH QUALITY, WELL - SHAPED STOCK, GROWN UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE PROJECT LOCALITY. MINIMUM ACCEPTABLE SIZE OF PLANTS AS INDICATED IN THE DRAWINGS SHALL CORRESPOND WITH THAT NORMALLY EXPECTED FOR THE SPECIES AND VARIETY OF COMMERCIALY AVAILABLE NURSERY STOCK.
C. WHERE APPLICABLE, CALIPER SHALL BE THE DIAMETER OF THE TRUNK ONE FOOT (1') ABOVE THE GROUND SURFACE.
D. OVERSIZE PLANTS MAY BE USED IF NOT ROOT BOUND, BUT SHALL NOT INCREASE THE CONTRACT PRICE. UP TO TEN PERCENT (10%) OF UNDERSIZED PLANTS IN ANY ONE (1) VARIETY AND GRADE MAY BE USED, PROVIDED THEY ARE LARGER THAN THE AVERAGE SIZE OF THE NEXT SMALLEST GRADE.
E. SCIENTIFIC AND COMMON NAMES CONFORM TO CUSTOMARY NURSERY USAGE.
F. TYPES AND SIZES OF PLANT MATERIALS SHALL BE AS INDICATED ON THE DRAWINGS. QUANTITIES SHOWN ARE A GUIDE ONLY; CONTRACTOR SHALL VERIFY QUANTITIES BY PLAN CHECK.
G. OWNER RESERVES THE RIGHT TO REFUSE OR REJECT ANY UNSUITABLE PLANT MATERIAL. UNSUITABLE PLANTS SHALL BE REMOVED FROM THE PROJECT SITE AND REPLACED AT THE CONTRACTOR'S EXPENSE. REPLACEMENT PLANTS SHALL BE THE SAME SPECIES, VARIETY, SIZE AND CONDITIONS AS SPECIFIED.
H. PRUNING OF PLANT MATERIALS SHALL NOT BE DONE PRIOR DELIVERY. AFTER PLANTING, PRUNING SHALL BE LIMITED TO THE MINIMUM NECESSARY TO REMOVE INJURED TWIGS AND BRANCHES, DEAD WOOD AND SUCKERS.
I. PLANT MATERIAL IS SUBJECT TO SUBSTITUTION BASED UPON AVAILABILITY. SUBSTITUTED MATERIAL SHALL BE APPROVED IN ADVANCE BY THE OWNER.
J. SEED SHALL BE FRESH, CLEAN, PURE NEW CROP SEED. SEED SHALL BE DELIVERED TO THE SITE, UNMIXED, IN SEPARATE SEALED CONTAINERS. EACH SEALED CONTAINER SHALL BEAR THE SEED SUPPLIER'S TAG INDICATING THE CONTAINER WEIGHT, SEED TYPE, SEED PURITY AND GERMINATION, AND CERTIFICATE OF RELEASE BY A COUNTY AGRICULTURAL COMMISSIONER.
K. SOD SHALL BE GROWN FROM HIGH QUALITY PROPAGATIVE MATERIAL, FREE FROM WEEDS, DISEASES, AND INSECTS, AND SHALL BE IN ACCORDANCE WITH THE STANDARDS FOR REGULATION FOR NURSERY INSPECTION OF THE APPLICABLE STATE OF THE PROJECT. SOD SHALL BE MACHINE CUT AT A UNIFORM THICKNESS OF FIVE-EIGHTHS OF AN INCH (5/8") (EXCLUDING TOP GROWTH AND THATCH). INDIVIDUAL PIECES SHALL BE CUT TO THE SUPPLIER'S STANDARD WIDTH AND LENGTH WITH AN ALLOWABLE DEVIATION OF TWO PERCENT (2%). BROKEN ROLLS OR UNEVEN ENDS WILL NOT BE ACCEPTABLE. SOD SHALL BE HARVESTED, DELIVERED AND INSTALLED WITHIN A TWENTY - FOUR (24) HOUR PERIOD.

- 3. FERTILIZERS
A. FERTILIZERS SHALL COMPLY WITH APPLICABLE REQUIREMENTS OF THE STATE AGRICULTURAL CODE AND SHALL BE PACKAGED, FIRST GRADE, COMMERCIAL QUALITY PRODUCTS IDENTIFIED AS TO SOURCE, TYPE OF MATERIAL, WEIGHT AND MANUFACTURER'S GUARANTEED ANALYSIS. FERTILIZERS SHALL NOT CONTAIN TOXIC INGREDIENTS IN QUANTITIES HARMFUL TO HUMAN, ANIMAL, OR PLANT LIFE. WHEN REQUESTED, CONTRACTOR SHALL FURNISH THE OWNER WITH CERTIFICATE OF COMPLIANCE STATING THAT THE MATERIAL SUBSTANTIALLY MEETS THE SPECIFICATIONS.
B. COMMERCIAL FERTILIZER SHALL BE A PELLETTED, BEADED, OR GRANULAR PRODUCT HAVING THE CHEMICAL ANALYSIS SPECIFIED HEREIN AND SHALL BE FREE - FLOWING MATERIAL DELIVERED IN ORIGINAL UNOPENED CONTAINERS. USE OF MATERIAL WHICH BECOMES CAKED OR OTHERWISE DAMAGED SHALL NOT BE PERMITTED.
C. ORGANIC BASE FERTILIZER SHALL BE A HIGHLY CONCENTRATED HUMATE MATERIAL DERIVED FROM DECOMPOSED ANIMAL, FISH AND VEGETABLE MATTER WITH HUMIC ACIDS AND TRACE MATERIALS MANUFACTURED AS TRI - C ENTERPRISES, CHINO, CALIFORNIA OR APPROVED EQUAL.

- 4. AMENDMENTS
A. COMPOSTED MATERIAL
1. APPLY COMPOST AT 4 CU. YRDS/1000 S.F. TO ALL PLANTED AREAS. ROTOTILL TO A DEPTH OF 12" TYPICAL.
2. COMPOST SHALL BE A WELL DECOMPOSED, STABLE, WEED FREE ORGANIC MATTER SOURCE DERIVED FROM WASTE MATERIALS INCLUDING YARD DEBRIS, WOOD WASTES OR OTHER ORGANIC MATERIALS NOT INCLUDING MANURE OR BIOSOLIDS MEETING THE STANDARDS DEVELOPED BY THE US COMPOSTING COUNCIL (USCC).
THE PRODUCT SHALL BE CERTIFIED THROUGH THE USCC SEAL OF TESTING ASSURANCE (STA) PROGRAM (A COMPOST TESTING AND INFORMATION DISCLOSURE PROGRAM).
3. COMPOST QUALITY ANALYSIS - BEFORE DELIVERY OF THE COMPOST, THE SUPPLIER SHALL SUBMIT A COPY OF LAB ANALYSIS PERFORMED BY A LABORATORY THAT IS ENROLLED IN THE US COMPOSTING COUNCIL'S COMPOST ANALYSIS PROFICIENCY (CAP) PROGRAM AND USING APPROVED TEST METHODS FOR THE EVALUATION OF COMPOSTING AND COMPOST (TMECC).

- 5. TOP SOIL
TOPSOIL SHALL CONSIST OF FERTILE, FRIABLE SOIL OF LOAMY CHARACTER, AND SHALL CONTAIN AN AMOUNT OF ORGANIC MATTER NORMAL TO THE AREA. IT SHALL BE REASONABLE FREE FROM WEEDS, REFUSE, ROOTS, HEAVY OR STIFF CLAY, STONES LARGER THAN TWO INCH (2") IN DIAMETER, STICKS, BRUSH, LITTER AND OTHER DELETERIOUS SUBSTANCES. TOPSOIL MAY BE OBTAINED FROM THE SITE IF APPROVED BY THE OWNER.
B. WHEN REQUIRED, IMPORTED TOPSOIL SHALL BE SUBJECT TO INSPECTION AND TESTING AT THE SOURCE OF SUPPLY PRIOR TO DELIVERY TO THE PROJECT.
6. MATERIAL DELIVERY AND INSPECTION
A. PLANT MATERIAL SHALL BE DELIVERED WITH LEGIBLE IDENTIFICATION LABELS, HANDLED AND STORED ADEQUATELY TO MAINTAIN A HEALTHY CONDITION, PROTECTING THEM FROM DRYING OUT, WINDBURN OR ANY OTHER INJURY.
B. INSPECTION OF PLANT MATERIALS REQUIRED BY CITY / OWNER, COUNTY, STATE OR FEDERAL AUTHORITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. WHEN REQUESTED, CONTRACTOR SHALL FURNISH COPIES OF SUCH PERMITS OR CERTIFICATES TO CITY / OWNER.

- 7. SOIL PREPARATION
A. AREAS TO RECEIVE "SOIL PREPARATION" INCLUDE TURF, GROUND COVER FROM ROOTED CUTTINGS AND NON - SLOPE HYDROSEEDED AREAS.
B. RESULTING SOIL SHALL BE CLEAN, IN A FRIABLE CONDITION AND SUITABLE FOR PLANTING.

- 8. WEED ABATEMENT OPERATIONS
A. THE IRRIGATION SYSTEM AND FINISH GRADE SHALL BE COMPLETED PRIOR TO WEED ABATEMENT OPERATIONS.
B. CONTRACTOR SHALL OPERATE THE IRRIGATION SYSTEM TO KEEP PLANTING AREAS UNIFORMLY MOIST FOR A PERIOD OF THREE (3) WEEKS (21 CONSECUTIVE CALENDAR DAYS). AT THE END OF THE THREE (3) WEEK WATERING PERIOD, CONTRACTOR SHALL HAND REMOVE ALL WEEDS.

- 9. BACKFILL
A. BACKFILL SHALL BE AS SPECIFIED ; MACHINE - MIXED AND APPROVED BY THE OWNER PRIOR TO INCORPORATION IN PLANTING PITS.
B. THE FOLLOWING AMENDMENTS OR APPROVED EQUAL, SHALL BE INCORPORATED:
2 PARTS BY VOLUME ON - SITE SOIL
1 PARTS BY VOLUME ORGANIC AMENDMENT COMPOST
6 LBS PER CY OF MIX TRI - C 6 - 2 - 4 SOIL
1 CONDITIONER / FERTILIZER OR TRI - C IRON WITH MICROS (SON - STAIN)
1 LB PER CY OF MIX IRON SULFATE

- 10. INSTALLATION - SHRUBS, VINES, & TREES
A. STAKE PLANT LOCATIONS AND SECURE APPROVAL FROM THE OWNER BEFORE EXCAVATING PITS. EXCAVATED PITS SHALL BE AS INDICATED IN THE DETAILS ON THE DRAWINGS.
B. CONTAINERS SHALL BE OPENED AND REMOVED SUCH THAT THE ROOTBALL IS NOT INJURED. C. WATER ALL PLANTING AREAS THOROUGHLY AFTER INSTALLATION OF PLANT MATERIALS. ADDITIONAL BACKFILL SHALL BE ADDED TO FILL VOIDS CAUSED BY WATER SETTLEMENT. D. TREES SHALL BE STAKED AT TIME OF PLANTING AS INDICATED IN THE DETAILS ON THE DRAWINGS.

- 11. RECYCLED WOOD MULCH
A. SPREAD MULCH PLACED IN AREAS OUTSIDE OF PLANT BASINS TO A UNIFORM THICKNESS AS SHOWN ON THE DRAWINGS.
B. CONTRACTOR SHALL MAINTAIN A MINIMUM OF 3" OF MULCH AT ALL TIMES OVER SURFACE OF ALL NON-TURF PLANTING AREAS. KEEP MULCH 6" AWAY FROM TREE TRUNKS AND AWAY FROM SHRUB STEMS. MULCH SHALL BE APPLIED SO THAT IT IS BELOW GRADE (CURB, EDGING, ETC) BY HALF AN INCH. SOME ADDITIONAL GRADING PREPARATION AND GRADING OF AREAS ADJACENT TO SIDEWALKS OR EDGING, ETC. MAY BE REQUIRED TO KEEP THE FINISH GRADE OF THE MULCH AT AN APPROPRIATE LEVEL. MULCH MATERIALS SHALL BE RECOLOGY GROVER ENVIRONMENTAL PRODUCTS DECORATIVE MULCH LOCALLY SOURCED RECYCLED CHIPPED OR SHREDDED GREEN WASTE, WOOD CHIPS FROM PRUNING OPERATIONS, OR CHIPPED LANDSCAPE PRUNINGS. AT A MINIMUM REPLENISH MULCH ONCE PER YEAR IN NOVEMBER.
C. DECORATIVE MULCH MANUFACTURED BY RECOLOGY GROVER ORNAMENTAL PRODUCTS OR EQUIVALENT RECYCLED WOOD CHIP MULCH. RECYCLED MULCH CHIP SHALL BE MADE FROM KILN DRIED LUMBER AND BE ORGANIC NON-TOXIC DYE COLOR ENHANCED WITH MINERAL PIGMENTS THAT HAVE DEMONSTRATED A COLOR LONGEVITY OF +1 YEAR. COLOR SHALL BE DARK BROWN. ALL PRODUCTS MUST PASS A TWO INCH SCREEN. RECOLOGY GROVER ENVIRONMENTAL PRODUCTS DECORATIVE MULCH MADE FROM RECYCLED WOOD AND ARBOR PRODUCTS.

MULCH SITE: MODESTO, CA 95358 DECORATIVE MULCH MADE FROM RECYCLED WOOD & ARBOR PRODUCTS PHONE: (800) 208-2370

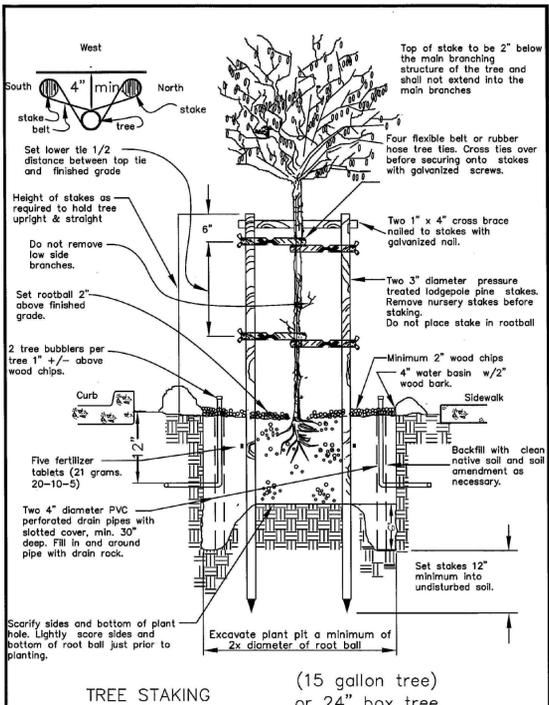
- 12. INSTALLATION - SOD
A. PREPARE SOIL AND PROVIDE WEED ABATEMENT OPERATIONS IN ACCORDANCE WITH THE GENERAL PLANTING SECTION, RAKE, CULTIVATE, FLOAT AND ROLL UNTIL AREAS TO RECEIVE TURF AREA IN A SMOOTH AND UNIFORM CONDITION.
B. FINISH GRADE FOR TURF AREAS SHALL BE ONE INCH (1") BELOW THE FINISH SURFACE OF WALKS, CURBS, OR RELATED HARDSCAPE.
C. PRIOR TO SODDING, SOIL SHALL BE MOIST TO MINIMUM DEPTH OF ONE INCH (1").
D. PRIOR TO INSTALLATION, AREA TO BE SODDED SHALL RECEIVE SULPHATE OF AMMONIA AT THE RATE OF ONE (1) POUND PER 200 SQUARE FEET.
E. SOD SHALL BE LAID AND TAMPED WITH BUTT JOINT IN A STAGGERED "RUNNING BOND" PATTERN.
F. AFTER INSTALLATION, SOD SHALL BE ROLLED WITH A 200 - POUND WATER - FILLED LAWN ROLLER.
G. SOD SHALL BE AS INDICATED ON THE DRAWINGS.

- 13. GUARANTEE
A. CONTRACTOR SHALL GUARANTEE PLANT MATERIAL THROUGH ONE (1) FULL YEAR AFTER THE DATE OF ACCEPTANCE OF THE WORK.
B. REPLACEMENT PLANT MATERIAL SHALL BE OF THE SAME SPECIES, VARIETY, & SIZE AS ORIGINALLY PLANTED AND SHALL BE GUARANTEED FOR ONE (1) FULL YEAR FROM THE DATE OF RE-PLANTING.
C. COST INCURRED DUE TO REPLACEMENT OF DEAD OR DYING PLANT MATERIAL SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

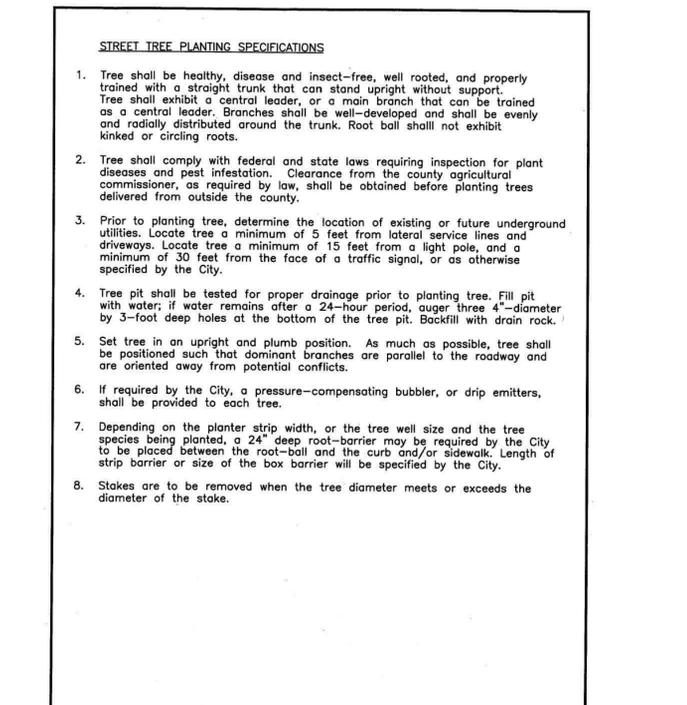
PLANTING NOTES

- 1. ALL WORK SHALL BE PERFORMED BY A LICENSED LANDSCAPE CONTRACTOR OR BY OWNER AND PERSONNEL FAMILIAR WITH THE WORK AND UNDER THE SUPERVISION OF A QUALIFIED PLANTING FOREMAN.
2. PLANT MATERIAL LOCATIONS ARE DIAGRAMMATIC AND SUBJECT TO CHANGE IN THE FIELD AS DIRECTED BY THE LANDSCAPE ARCHITECT AND CITY SUPERVISOR. LOCATE PLANT MATERIALS TO SCREEN UTILITIES, IRRIGATION DEVICES, ETC. AS MUCH AS POSSIBLE YET ALLOW ACCESS TO THEM.
3. ALL TREES SHALL BE STAKED AS SHOWN IN THE DETAILS.
4. THE OWNER RESERVES THE RIGHT TO MAKE SUBSTITUTIONS, ADDITIONS AND DELETIONS IN THE PLANTING SCHEME AS NECESSARY WHILE WORK IS IN PROGRESS. SUCH CASES ARE TO BE ACCOMPANIED BY EQUITABLE ADJUSTMENTS IN THE CONTRACT PRICE IF WHEN NECESSARY.
5. THE PLANT COUNT IS FOR THE CONTRACTOR'S CONVENIENCE. IN CASE OF A DISCREPANCY, THE PLAN SHALL GOVERN.
6. AMEND THE TOPSOIL AS PER THE RECOMMENDATIONS OF THE PLANS.
7. ANY REQUIREMENTS IN THE PLANS SHALL BE CONSIDERED BINDING. IN CASE OF DISCREPANCIES THE OWNER AND LAND. ARCH. SHALL BE IMMEDIATELY NOTIFIED FOR A DECISION BEFORE PROCEEDING WITH THE WORK.
8. THERE SHALL BE REGULAR SITE VISITS BY THE LANDSCAPE ARCHITECT AND THE OWNER THROUGHOUT CONSTRUCTION AND A FINAL SITE REVIEW.
1. TO INSPECT PLANTS ON ARRIVAL FROM NURSERY
2. AT TIME OF PLANTING
3. A FINAL SITE REVIEW

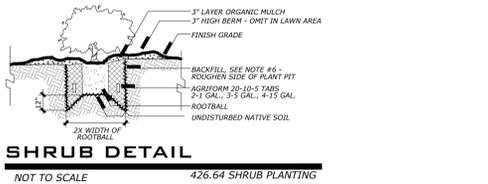
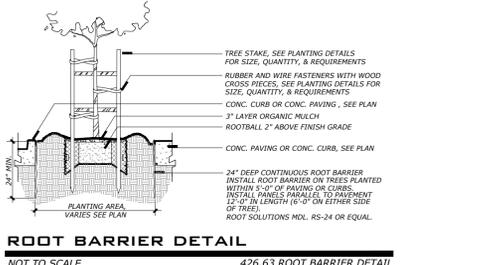
- 9. ALL WORK SHALL BE INSTALLED IN CONFORMANCE WITH ALL LOCAL CODES AND ORDINANCES. THE LANDSCAPE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS.
10. LOCATE ALL UTILITIES BEFORE PROCEEDING WITH THE WORK. COORDINATE ALL DIGGING AND TRENCHING PRIOR TO BEGINNING WORK WITH THE PROJECT SUPERVISOR FIRST.
11. ALL PLANT PITS SHALL BE FREE FROM ROCKS AND DEBRIS GREATER THAN 2" IN DIAMETER.
12. CONTRACTOR TO PROVIDE MAINTENANCE DURING CONSTRUCTION AND FOR A PERIOD OF 3 MONTHS FOLLOWING THE OWNER'S ACCEPTANCE OF THE COMPLETION OF THE FINAL PUNCH LIST AS PART OF THEIR BID. ALL FERTILIZING, MOWING, CLEAN-UP AND ASSOCIATED LANDSCAPE PRACTICES SHALL BE INCLUDED. THE 60 DAY MAINTENANCE PERIOD DOES NOT END UNTIL FINAL ACCEPTANCE BY THE OWNER.
13. CONTRACTOR TO SUBMIT UNIT PRICES FOR THE POSSIBLE ADDITION OF PLANTS TO THE PROJECT, UNLESS INSTALLED BY OWNER. SUBMIT UNIT PRICES FOR 24" BOX TREE, 15 GALLON TREES, 5 GALLON SHRUBS, 1 GALLON SHRUBS, LAWN AND GROUND COVER AT SQ. FT. PRICES.
14. ALL USED TREE BOXES SHALL BE DELIVERED TO A LOCAL GREEN WASTE RECYCLING TO BE "CHIPPED" INTO GREEN WASTE. ALL PLASTIC CANS TO BE RETURNED TO THE NURSERY.
15. INSTALL ORGANIC COMPOST PER THE PLAN RECOMMENDATIONS.
16. APPLY 3" OF ORGANIC COMPOST MULCH FOR A TOTAL OF A MINIMUM OF 3" OF MULCH FOR ALL PLANTING AREAS ON TOP OF CARDBOARD TO CONCEAL DRIP LINES. DO NOT BURY ROOT CROWNS OF PLANTS. FINAL MULCH GRADE SHALL BE INSTALLED 1" BELOW ANY PAVED SURFACE OR CURB.
17. VERIFY THE LOCATION OF ALL UTILITIES AND PROTECT AT ALL TIMES. CONTRACTOR TO PAY FOR ANY DAMAGE TO UTILITIES. TELEPHONE U.S. ALERT TO LOCATE ANY UTILITY LOCATION IN DOUBT. ALLOW TWO DAYS LEAD TIME. (800) 227-2600.



CITY OF HAYWARD ENGINEERING DIVISION. DRAWN BY: HGM, DATE: 06/03/08. CHECKED BY: MHW, DATE: 06/03/08. APPROVED BY: DR. PUBLIC WORKS. SHEET 1 OF 2. TREE PLANTING.



CITY OF HAYWARD ENGINEERING DIVISION. DRAWN BY: JT, DATE: 6-13-08. CHECKED BY: MHW, DATE: 6-13-08. APPROVED BY: DR. PUBLIC WORKS. SHEET 2 OF 2. TREE PLANTING.



SIGNATURE BLOCK. Includes fields for LICENSED LANDSCAPE ARCHITECT (MS. MICHELLE KOO) and CITY ENGINEER (MR. SAEED SAEBI) with signature lines and dates.

ROBERT MOWAT ASSOCIATES LANDSCAPE ARCHITECTURE + LAND PLANNING. 1501 N. Broadway Suite 400 Walnut Creek, CA 94596. Phone: 925.705.7424 Fax: 925.954.1390 www.rmatlandscpc.com

Habitat for Humanity East Bay/Silicon Valley logo.

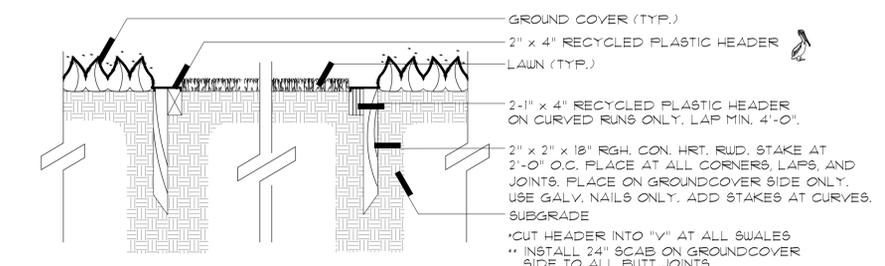
Sequoia Grove Hayward, CA logo.

PLANTING NOTES & DETAILS logo.

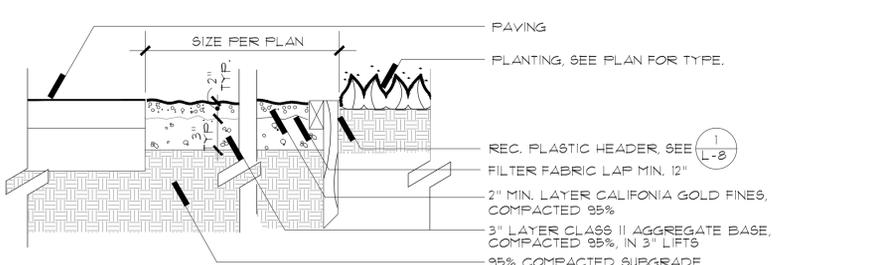
DATE 10-26-15 REVISIONS BASIN REV. 08-20-18 CITY COMMENTS #3 08-26-19

SHEET 1 OF 8 logo.

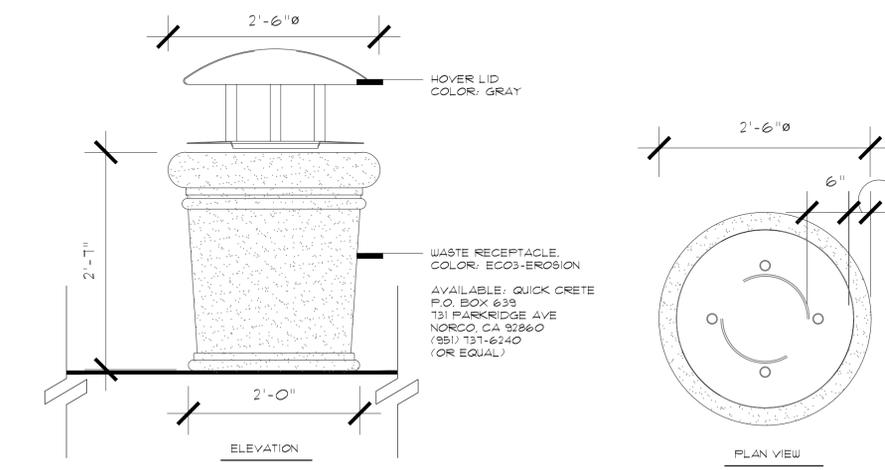
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1 RECYCLED PLASTIC HEADER
SCALE: 1" = 1' - 0"
280.01 PLASTIC HEADER



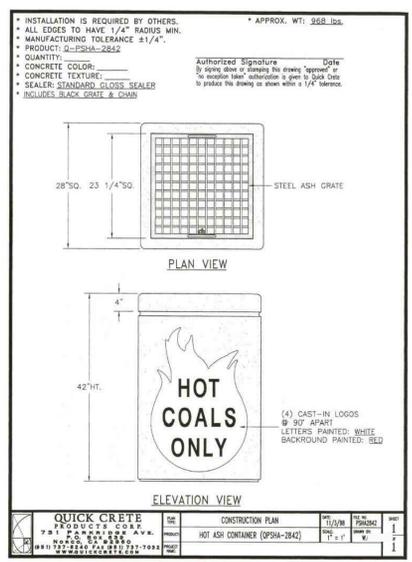
2 DECOMPOSED GRANITE PAVING
SCALE: 1" = 1' - 0"
411.68 DECOMPOSED GRANITE PAVING



3 TRASH CONTAINER
SCALE: 1" = 1' - 0"
510.15 TRASH CONTAINER



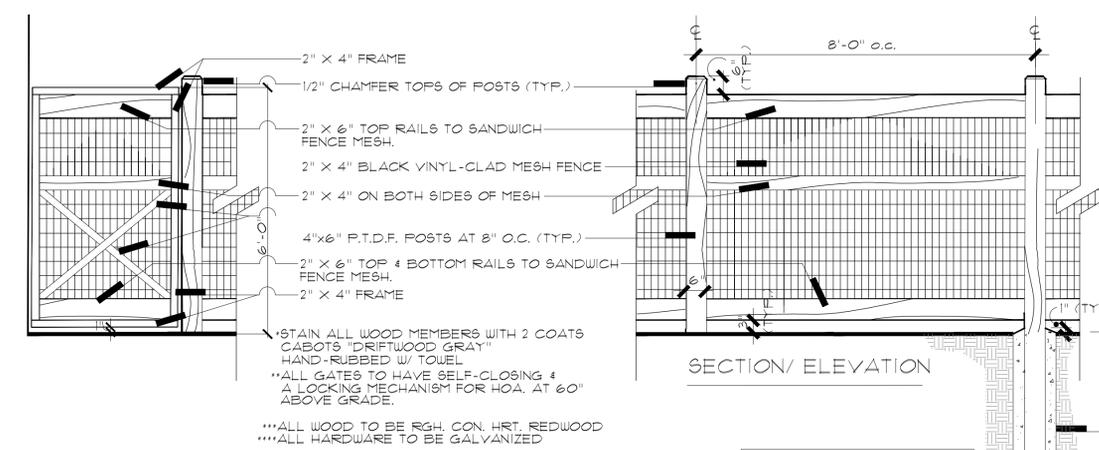
4 BBQ UNITS
NOT TO SCALE
040.63 BBQ UNIT



5 HOT ASH RECEPTACLE (OR EQUAL)
NOT TO SCALE



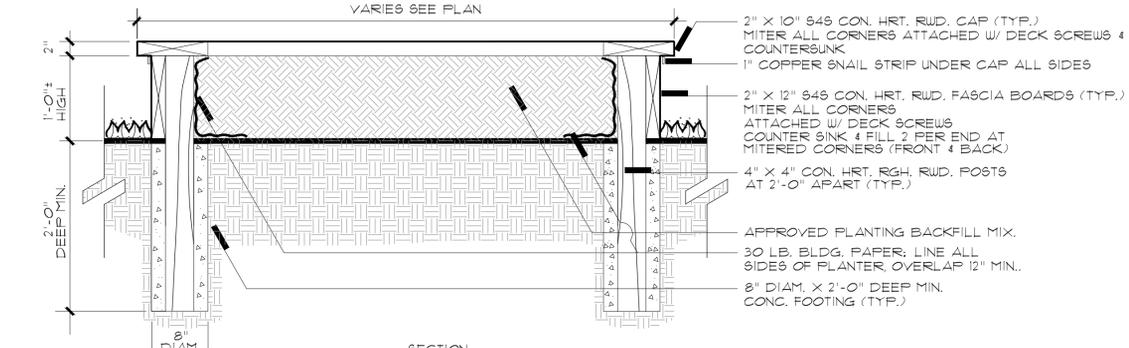
6 BIKE RACK
NOT TO SCALE
060.12 BIKE RACK



7 WOOD FENCE
SCALE: 1/2" = 1' - 0"
181.64 WOOD FENCE



8 WOOD & WIRE FENCE W/ GATE
SCALE: 1/2" = 1' - 0"
181.63 WOOD & WIRE FENCE



9 RAISED VEGETABLE PLANTER BOX
SCALE: 1" = 1' - 0"
431.09 RAISED PLANTER

SIGNATURE BLOCK

	DATE: _____
	MS. MICHELLE KOO LANDSCAPE ARCHITECT EXP. XX-XXXX CITY OF HAYWARD
DATE: _____	DATE: _____
MR. SAIED SAEBI CITY ENGINEER EXP. XX-XXXX CITY OF HAYWARD	

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Habitat for Humanity
East Bay/Silicon Valley

Sequoia Grove
Hayward, CA

CONSTRUCTION DETAILS

DATE: 10-26-15
REVISIONS:
BASIN REV. 08-20-18

SHEET **L-9** OF 9

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