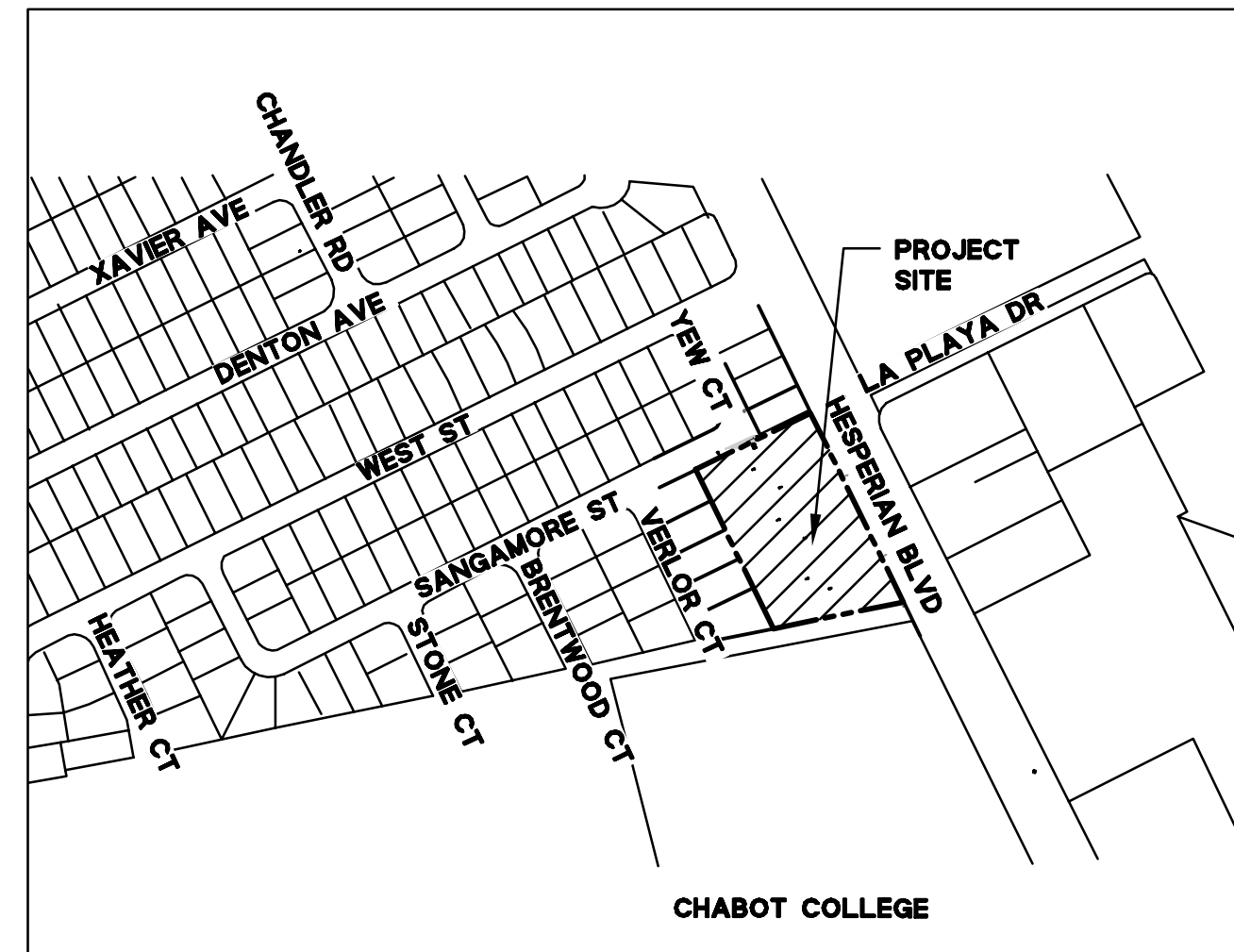


# 24765 HESPERIAN BOULEVARD

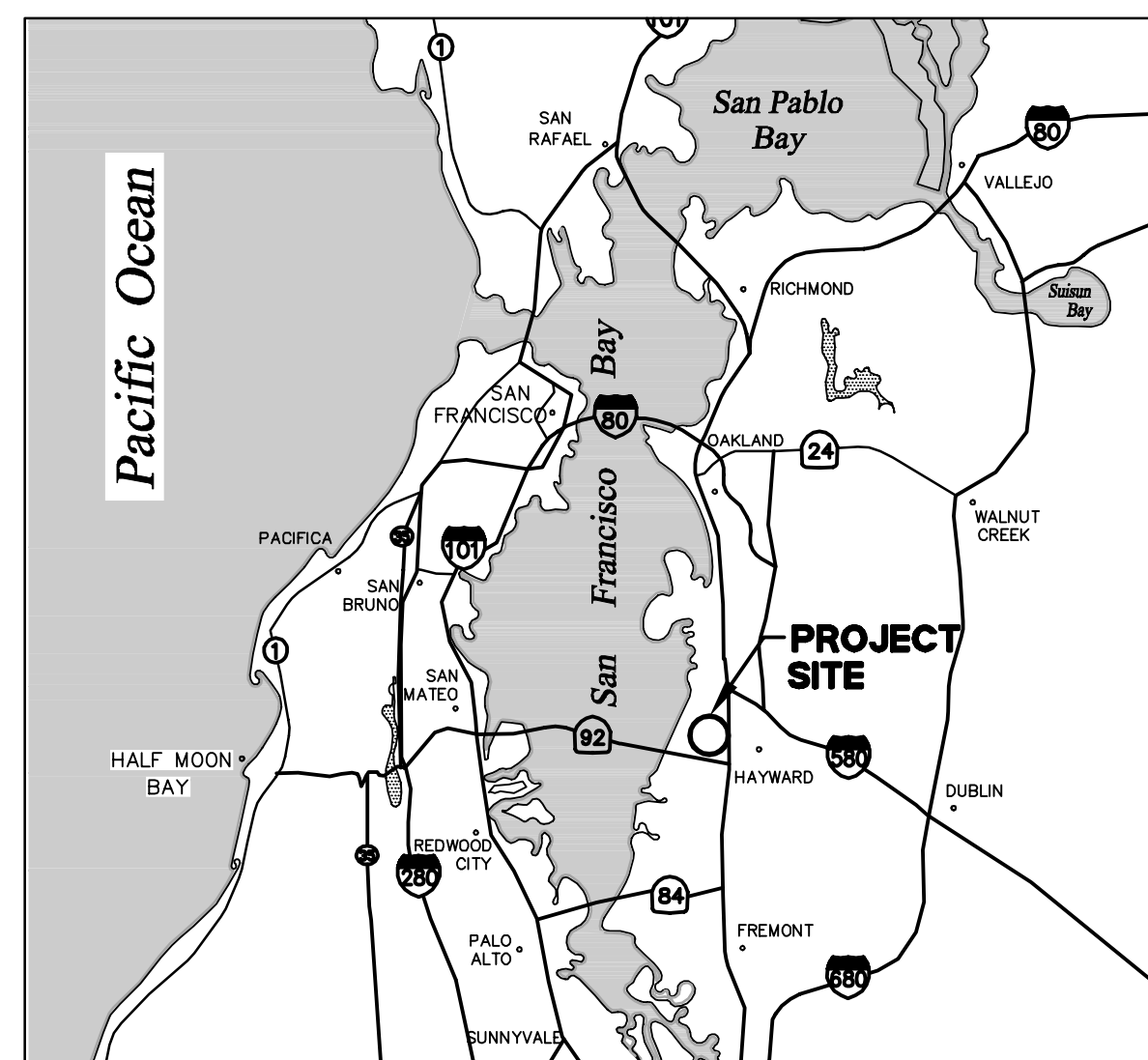
## VESTING TENTATIVE TRACT MAP #8359

CITY OF HAYWARD, ALAMEDA COUNTY, CALIFORNIA



**VICINITY MAP**

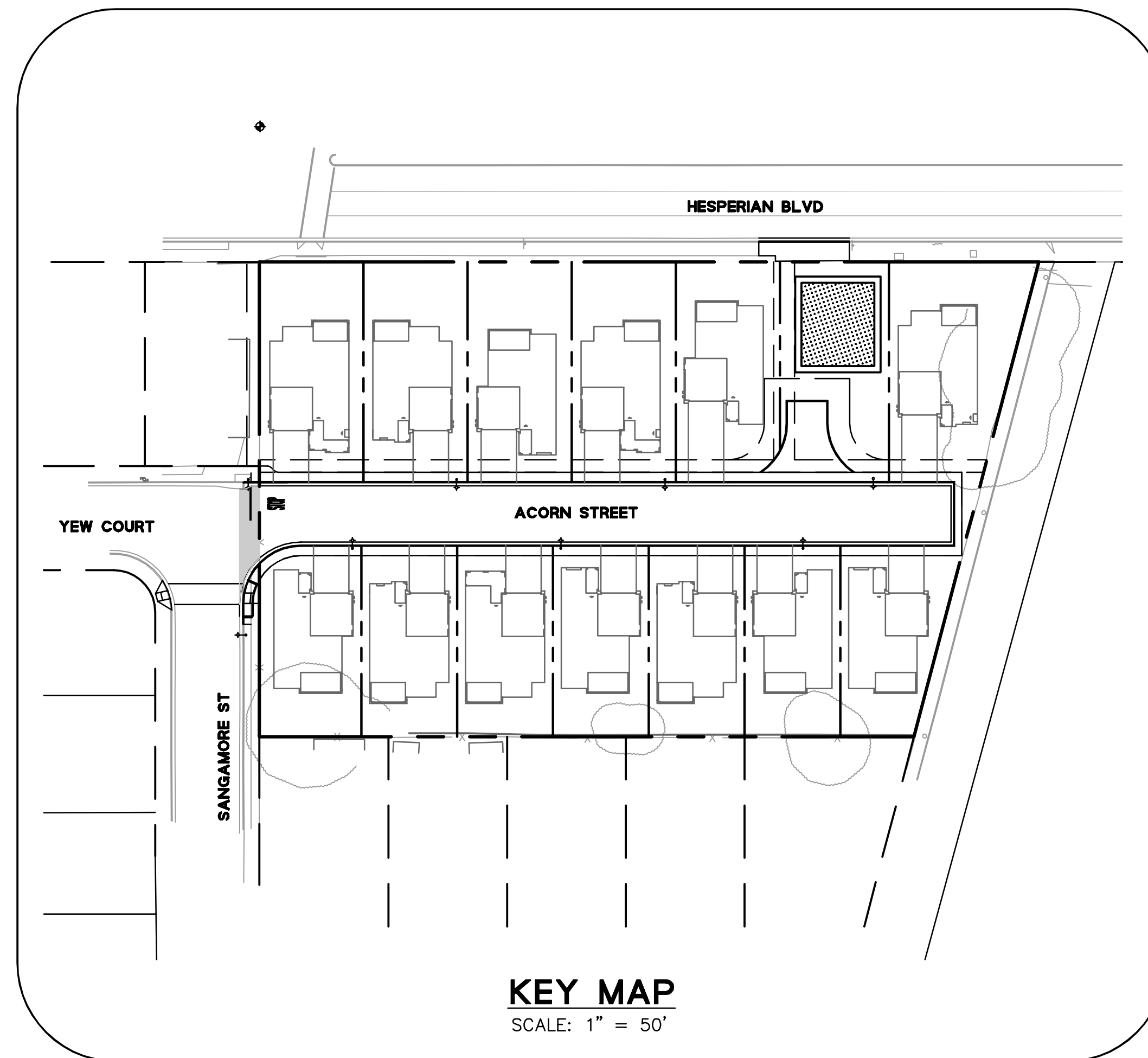
N.T.S.



**LOCATION MAP**

N.T.S.

SHEET INDEX	
SHEET NUMBER	SHEET TITLE
1	TITLE SHEET
2	EXISTING CONDITIONS AND DEMOLITION PLAN
3	PROPOSED LOT PLAN
4	PRELIMINARY SITE PLAN
5	PRELIMINARY GRADING PLAN
6	PRELIMINARY UTILITY PLAN
7	STORMWATER MANAGEMENT PLAN
8	EROSION CONTROL PLAN
8.1	EROSION CONTROL DETAILS
9	DETAILS AND SECTIONS
9.1	DETAILS AND SECTIONS
10	POLLUTION PREVENTION



**KEY MAP**

SCALE: 1" = 50'

**APPLICANT**

JOHN TREBLE  
THREE CEDARS, LLC  
1201 HOWARD AVENUE, SUITE 206  
BURLINGAME, CA 94010  
(650) 454-7854

**LANDSCAPE ARCHITECT**

KIRSTIN FLYNN  
BORRECCO/KILLIAN & ASSOCIATES  
1241 PINE STREET  
MARTINEZ, CA 94553  
(925) 372-5306

**BASIS OF BEARINGS**

THE BEARING NORTH 63°52'02" EAST BETWEEN FOUND MONUMENTS ON THE MONUMENT LINE OF SANGAMORE STREET AS SHOWN ON THAT CERTAIN MAP ENTITLED "TRACT 1407, CITY OF HAYWARD" FILED IN BOOK 34 OF MAPS AT PAGE 68, ALAMEDA COUNTY RECORDS IS THE BASIS OF ALL BEARINGS SHOWN UPON THIS MAP

**OWNER'S STATEMENT**

WE, THREE CEDARS, LLC, 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:  
THREE CEDARS, LLC

BY: \_\_\_\_\_

TITLE: \_\_\_\_\_

**CIVIL ENGINEER**

MIKE O'CONNELL, PE  
BKF ENGINEERS  
150 CALIFORNIA STREET, SUITE 650  
SAN FRANCISCO, CA 94111  
(415) 930-7900

**ARCHITECT**

BRIAN METCALF  
KTYG ARCHITECTURE + PLANNING  
580 SECOND STREET, SUITE 200  
OAKLAND, CA 94607  
(510) 463-2012

**BENCHMARK**

CITY OF HAYWARD BENCHMARK 3" BRASS DISK WITH PUNCH IN MONUMENT CASING LOCATED AT THE INTERSECTION OF HESPERIAN BOULEVARD AND LA PLAYA DRIVE.  
ELEVATION = 42.880' (CITY OF HAYWARD DATUM)

**PURPOSE**

TO SUBDIVIDE SUBJECT SITE INTO THIRTEEN RESIDENTIAL LOTS WITH OPEN SPACE.

**GEOTECHNICAL STATEMENT**

A SOILS REPORT ON THIS PROPERTY HAS BEEN PREPARED BY, ENGeo, ENTITLED GEOTECHNICAL EXPLORATION DATED JANUARY 11 2016, WHICH HAS BEEN FILED WITH THE CITY OF HAYWARD.

GEOTECHNICAL ENGINEER:

ROBERT H. BOECHE

TITLE: \_\_\_\_\_

**ABBREVIATIONS**

Δ DELTA	AGGREGATE BASE	L/C LANDSCAPE
AB ASPHALT CONCRETE	LF LINEAR FEET	LG LIP OF GUTTER
AD AREA DRAIN	LG LIP OF GUTTER	LID LOW IMPACT DEVELOPMENT
B/W BACK OF WALK	LT LIMIT OF WORK	LOW LIGHT
BFP BACKFLOW PREVENTER	LT LIGHT	N NORTH
BLDG BUILDING	N OVERHEAD	OH OVERHEAD
BTM BOTTOM	P PAD	P PERFORATED
C&G CURB AND GUTTER	PERF PERFORATED	PG&E PACIFIC GAS & ELECTRIC
CB CATCH BASIN	PL PROPERTY LINE	PR PROPOSED
CCP CONCRETE CYLINDER PIPE	PVCI POLYVINYL CHLORIDE	R RADIUS
CL CENTER LINE	RCP REINFORCED CONCRETE PIPE	S SOUTH
CONC CONCRETE	S S	S/W SIDEWALK
CTV CABLE TELEVISION	S.S.A.D. SEE ARCHITECTURAL DRAWINGS	SD STORM DRAIN
DGDA DOUBLE CHECK DETECTOR ASSEMBLY	SDAD STORM DRAIN AREA DRAIN	SDCO STORM DRAIN CLEANOUT
DOC DOCUMENT	SDDI STORM DRAIN DROP INLET	SMH STORM DRAIN MANHOLE
DU DWELLING UNITS	S.L.P. SEE LANDSCAPE PLANS	SQ SQUARE
DW DOMESTIC WATER	SS SANITARY SEWER	SSCO SANITARY SEWER CLEANOUT
DWY DRIVEWAY	SSMH SANITARY SEWER MANHOLE	ST STREET
E EAST, ELECTRIC	STA STATION	SW SIDEWALK
EG EXISTING GROUND	T TOTAL	TBD TO BE DETERMINED
ELEC ELECTRIC	TC TOP OF CURB	TCM TREATMENT CONTROL MEASURE
ELEV ELEVATION	TEL TELEPHONE	TYP TYPICAL
EP EDGE OF PAVEMENT	VERT VERTICAL CURVE	VC VERTICAL
ESMT EASEMENT	W WEST	WM WATER METER
EVA EMERGENCY VEHICLE ACCESS	WV WATER VALVE	
EVAE EMERGENCY VEHICLE ACCESS EASEMENT		
EX EXISTING		
FC FACE OF CURB		
FDC FIRE DEPARTMENT CHECK		
FF FINISHED FLOOR		
FG FINISHED GRADE		
FH FIRE HYDRANT		
FL FLOWLINE		
FNC FENCE		
FT FEET		
FW FIRE WATER		
GFF GROUND FINISHED FLOOR		
GND GROUND		
GR GRATE		
GRZ HORIZONTAL		
INV INVERT		
IRR IRRIGATION		
JP JOINT POLE		
L LENGTH		

**LEGEND**

EXISTING	PROPOSED	
---	---	PROPERTY LINE
---	---	LOT LINE
---	---	CONTOUR LINE
---	---	STORM DRAIN (SDR 35 PVC)
---	---	SANITARY SEWER (SDR 35 PVC)
---	---	WATER MAIN (C900 PVC)
---	---	WATER LATERAL (C900 PVC)
---	---	GAS LINE (PE)
---	---	FIBER OPTICS
---	---	JOINT TRENCH
○	○	SANITARY SEWER CLEANOUT
○	○	SANITARY SEWER MANHOLE
○	○	STORM DRAIN AREA DRAIN
○	○	STORM DRAIN DROP INLET
○	○	STORM DRAIN MANHOLE
○	○	BIORETENTION
○	○	WATER METER
○	○	WATER VALVE
○	○	FIRE HYDRANT
○	○	BACK FLOW PREVENTER
○	○	FIRE DETECTOR CHECK
○	○	DOUBLE CHECK DETECTOR ASSEMBLY
○	○	TRANSFORMER
○	○	ELECTRICAL BOX
○	○	OVERHEAD LINE POLE

**SYMBOL LEGEND**

SYMBOL	DESCRIPTION
	DETAIL SECTION A ON SHEET C8.0

**ENGINEER'S STATEMENT**

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

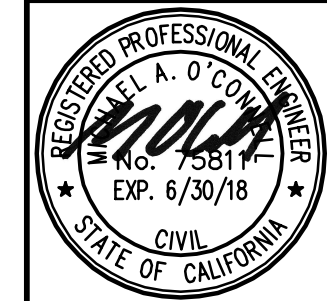
*MMA* 11/22/17  
MICHAEL O'CONNELL, P.E. DATE  
PROJECT MANAGER  
BKF ENGINEERS

**SURVEYORS'S STATEMENT**

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

KEVIN STEIN, P.L.S. DATE  
BKF ENGINEERS

**24765 HESPERIAN BOULEVARD-TRACT #8359**  
**VESTING TENTATIVE TRACT MAP**  
**TITLE SHEET**  
 CALIFORNIA  
 ALAMEDA COUNTY  
 HAYWARD



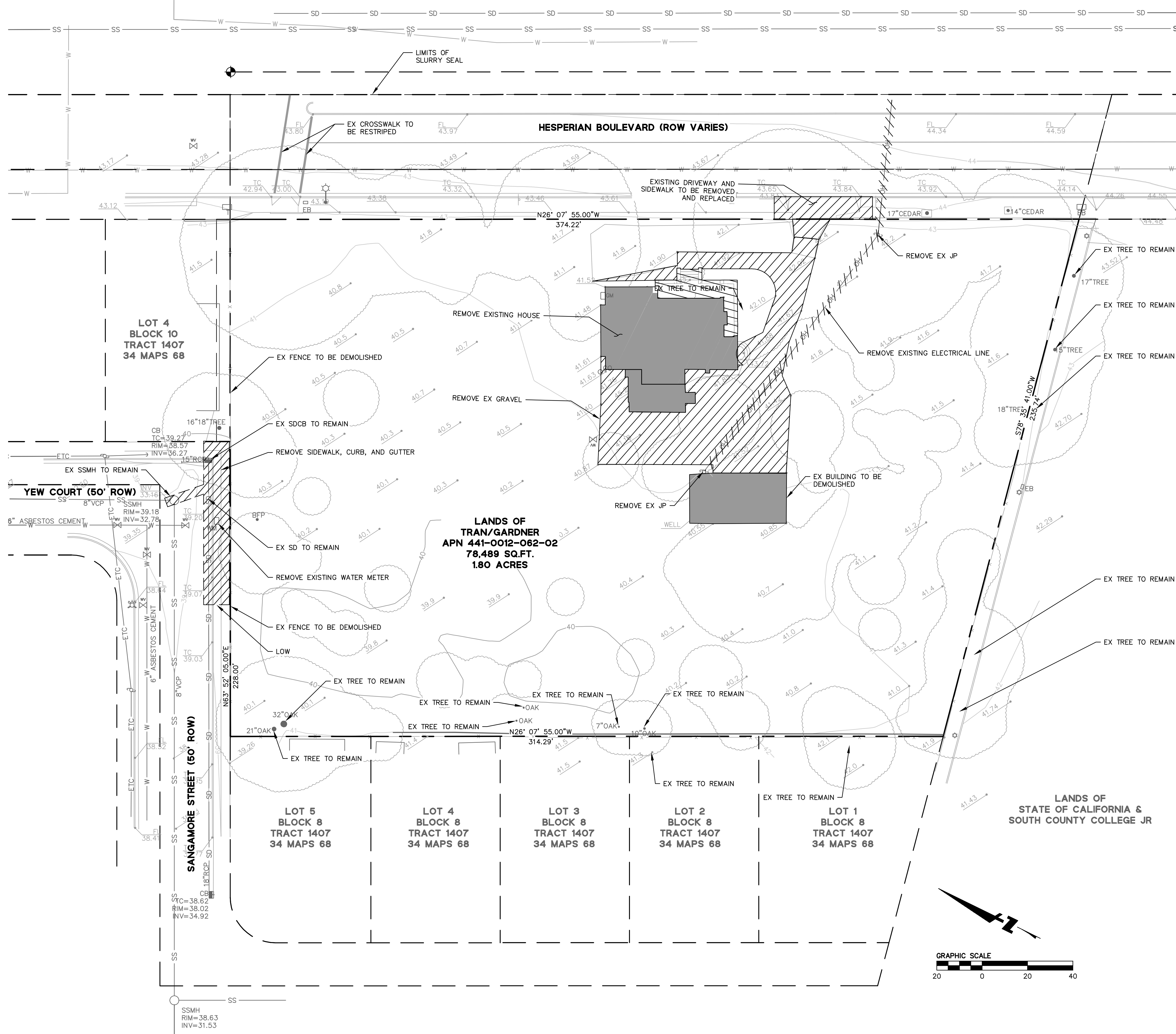
Date	Scale	As Shown	Design	AMJ	Drawn	SGM	Approved	MAO	Job No
11/22/17	AS SHOWN	AMJ	SGM	MAO					20150295

Revisions

Drawing Number: **C1.0**

1 OF 12

**NOT FOR CONSTRUCTION**

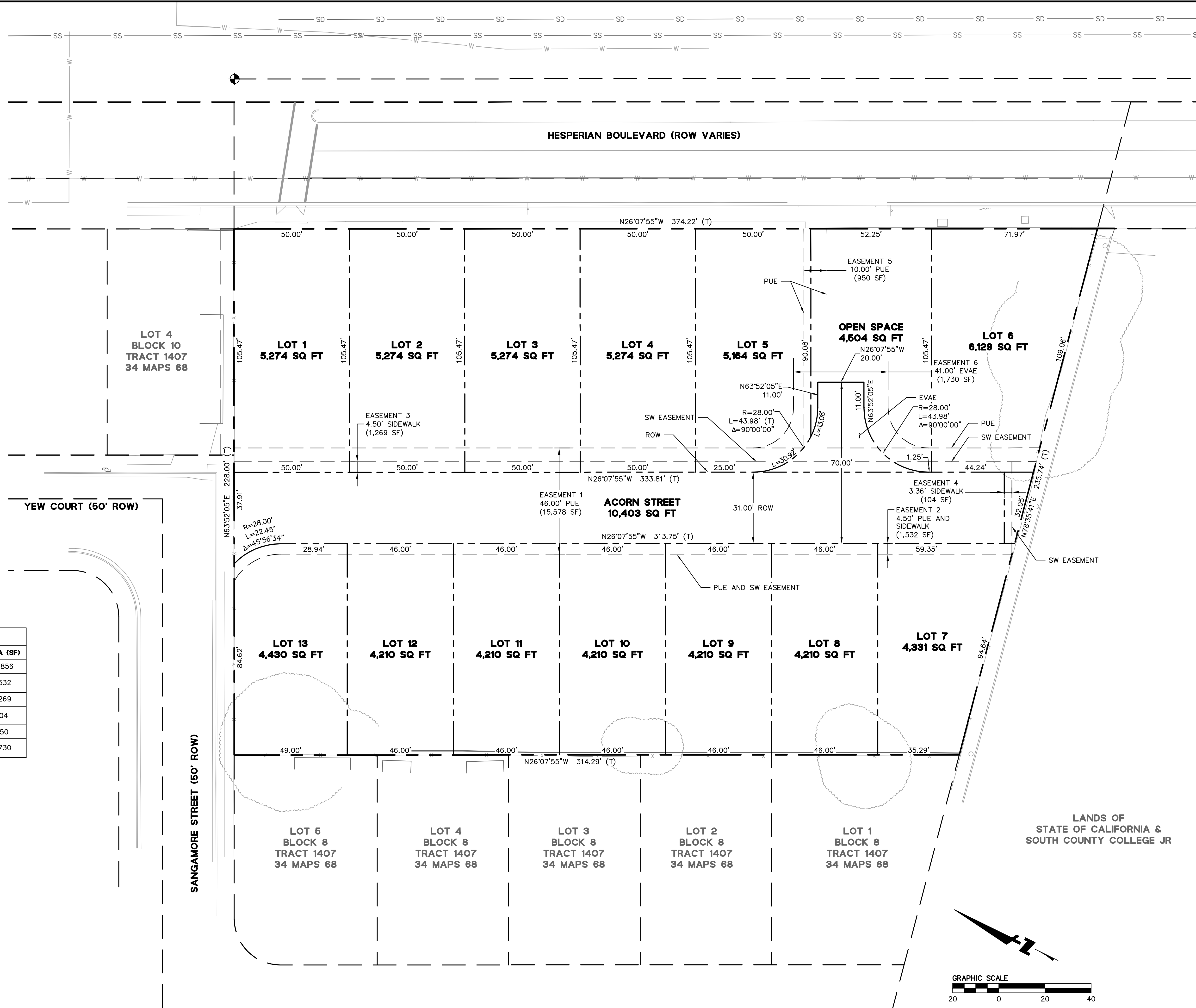


**NOTES:**  
1. ALL TREES TO BE REMOVED UNLESS OTHERWISE NOTED.  
2. EXISTING UTILITIES SHOWN ARE APPROXIMATE ONLY AND BASED ON RECORD DRAWINGS AND/OR SURVEY INFORMATION BY LEA & BRAZE ENGINEERING, INC.

**LEGEND:**  
- - - APPROXIMATE SAWCUT LINE (2' OFF PROPOSED LIP OF GUTTER).  
- - - REMOVE EXISTING UTILITIES  
- - - REMOVE EXISTING CONCRETE OR GRAVEL  
- - - REMOVE EXISTING BUILDING



DRAWING NAME: K:\2015\150295\_24765 Hesperian Blvd\_Hayward\ENG\VTM\SHEETS\C2.0 EXISTING CONDITIONS.dwg  
PLOT DATE: 11-22-17 PLOTTED BY: mitc



- NOTES:**
1. PROJECT SITE: 78,490 SF (1.8AC)
  2. PRIVATE STREET: 10,403 SF (0.27AC)
  3. SMALLEST LOT SIZE: 4,210 SF  
 LARGEST LOT SIZE: 6,129 SF  
 AVERAGE LOT SIZE: 4,784 SF
  4. DENSITY: 7.2 DU/AC

EASEMENT TABLE			
EASEMENT NO.	DESCRIPTION	BENEFACTOR	AREA (SF)
1	46.00' PUBLIC UTILITY EASEMENT	THE CITY	15,856
2	4.50' PUE AND SIDEWALK EASEMENT	THE CITY	1,532
3	4.50' SIDEWALK EASEMENT	THE CITY	1,269
4	3.36' SIDEWALK EASEMENT	THE CITY	104
5	10.00' PUBLIC UTILITY EASEMENT	THE CITY	950
6	41.00' EMERGENCY VEHICLE ACCESS EASEMENT	THE CITY	1,730

DRAWING NAME: K:\2015\150295\_24765 Hesperian Blvd\_Hayward\ENG\VTM\SHEETS\C3.0 TENTATIVE MAP.dwg  
 PLOT DATE: 11-16-17 PLOTTED BY: mitc

**PROJECT SUMMARY**

**OWNER:** AILINH TRAN, A MARRIED WOMAN, AS HER SOLE AND SEPARATE PROPERTY.

**SUBDIVIDER:** THREE CEDARS, LLC  
1201 HOWARD AVENUE SUITE 206  
BURLINGAME, CA 94010  
(650) 454-7854  
CONTACT: JOHN TREBLE

**ENGINEER:** BKF ENGINEERS  
150 CALIFORNIA STREET, SUITE 650  
SAN FRANCISCO, CA 94111  
(415) 930-7900  
CONTACT: MIKE O'CONNELL, PE

**AREA:** 1.80 ACRES

**ASSESSOR PARCEL NO.:** 441-0012-062-02

**EXISTING ZONING:** SINGLE FAMILY RESIDENTIAL

**PROPOSED ZONING:** SINGLE FAMILY RESIDENTIAL

**EXISTING LAND USE:** SINGLE FAMILY HOME

**PROPOSED LAND USE:** SUBDIVIDE SUBJECT SITE INTO THIRTEEN RESIDENTIAL LOTS.

**PARKING:**

**DENSITY:** 8.5 UNITS/ACRE

**FEMA ZONE:** FLOOD ZONE X (OUTSIDE OF 0.2% ANNUAL CHANCE FLOODPLAIN) PER MAP NO. 06001C0288G DATED 8/3/2009.

**UTILITIES:**

**WATER SUPPLY:** WATER FACILITIES WITHIN PUBLIC UTILITY EASEMENTS, UP TO AND INCLUDING WATER METERS, WILL BE OWNED AND MAINTAINED BY THE CITY OF HAYWARD.

**FIRE PROTECTION:** CITY OF HAYWARD

**SEWAGE DISPOSAL:** SANITARY SEWER FACILITIES SHALL BE PUBLIC, OWNED AND MAINTAINED BY THE CITY OF HAYWARD. IF THE SEWER MAINS EITHER THE ENTIRE ROADWAY SHALL BE A PUBLIC UTILITY EASEMENT OR A MINIMUM OF 10' WIDE EASEMENT SHALL BE GRANTED TO THE CITY.

**STORM DRAIN:** ON-SITE - PRIVATE  
OFF-SITE - CITY OF HAYWARD

**GAS:** PACIFIC GAS & ELECTRIC

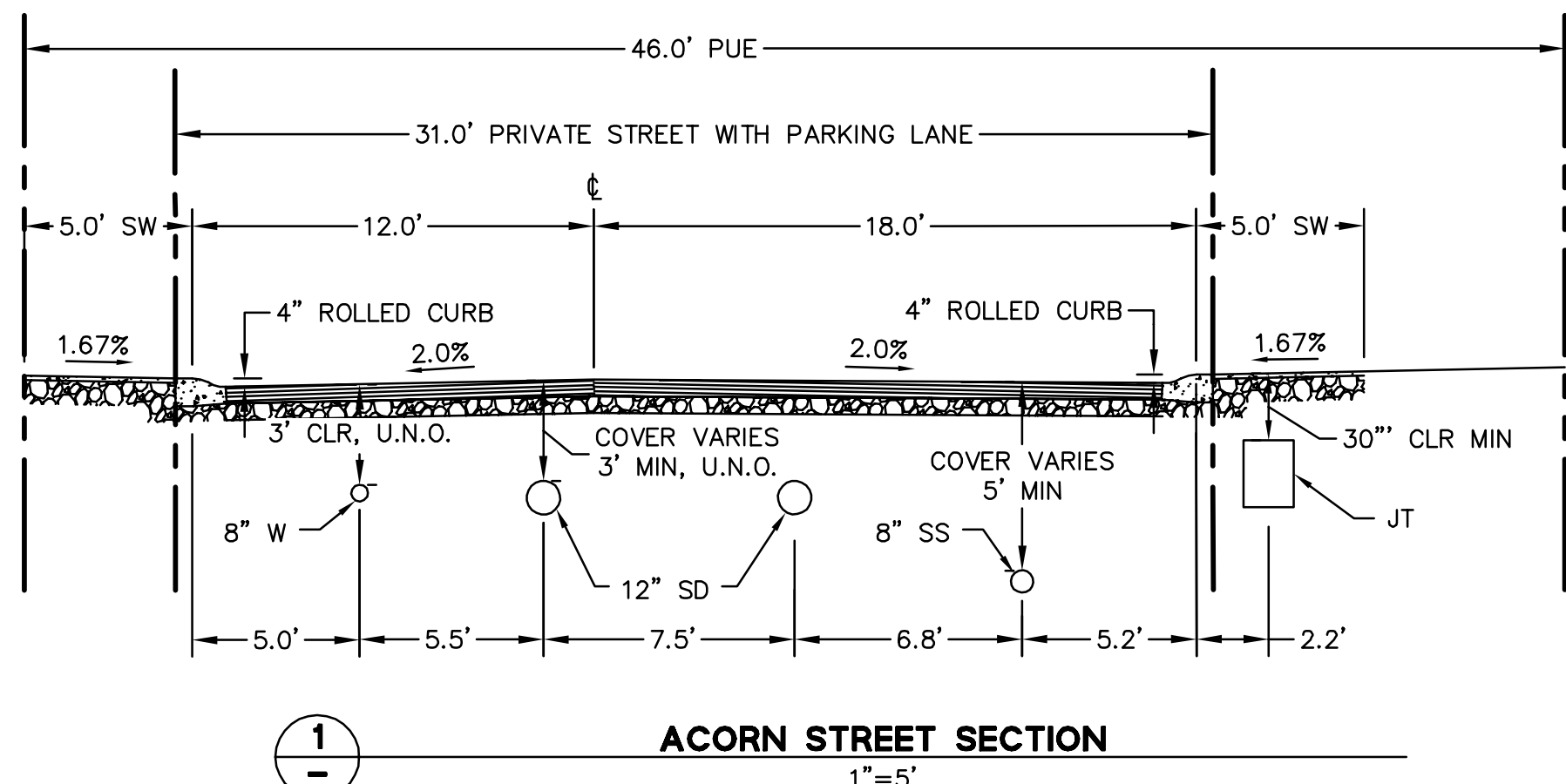
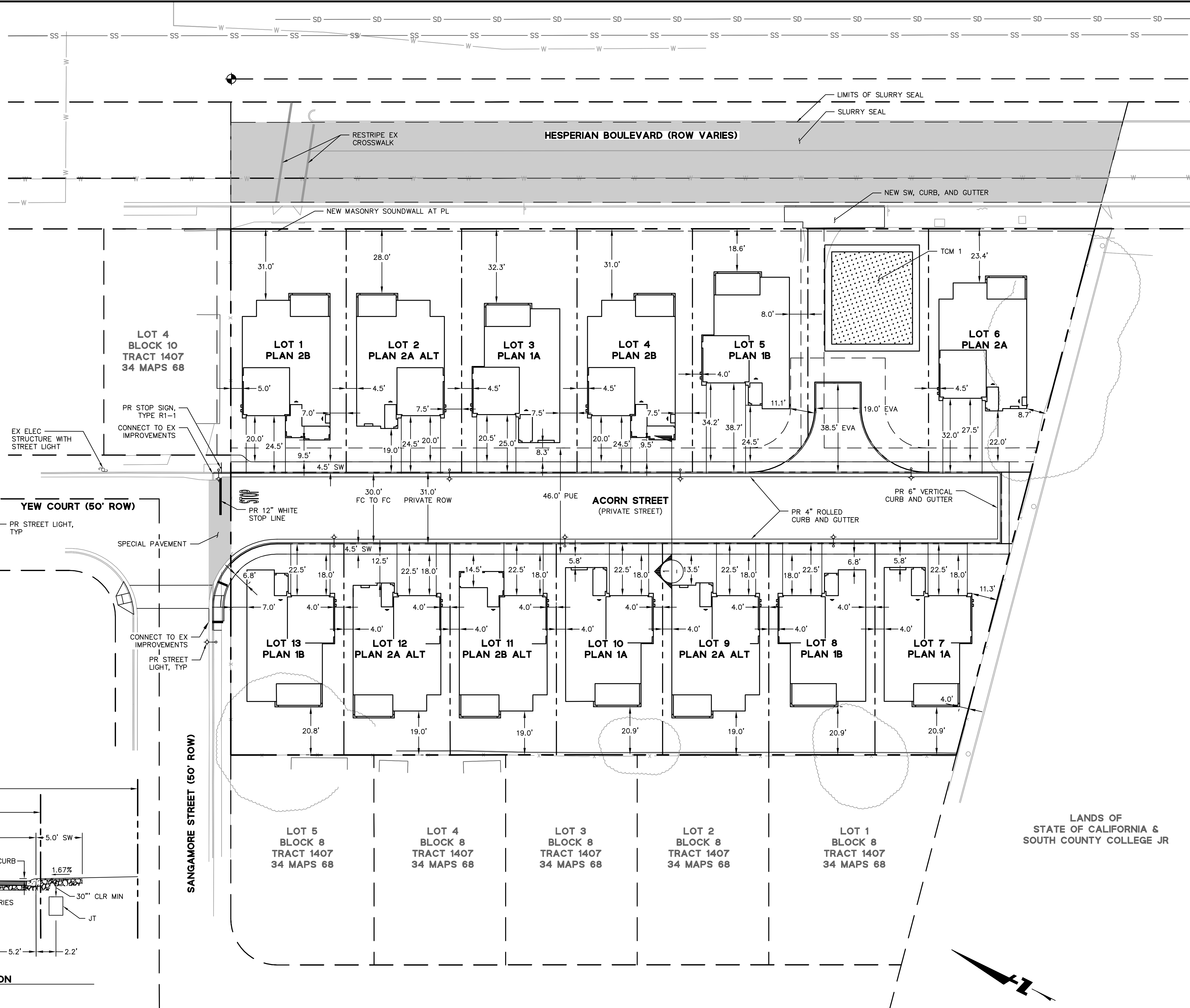
**ELECTRIC:** PACIFIC GAS & ELECTRIC

**TELEPHONE:** AT&T

**CABLE TELEVISION:** COMCAST

**LEGEND**

SPECIAL PAVEMENT

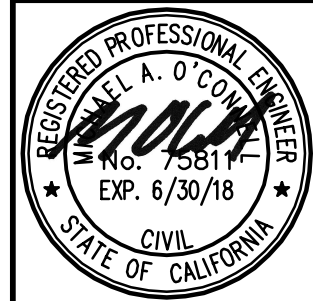


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**24765 HESPERIAN BOULEVARD-TRACT #8359**  
**VESTING TENTATIVE TRACT MAP**  
**PRELIMINARY SITE PLAN**

ALAMEDA COUNTY  
HAYWARD  
CALIFORNIA



Revisions	No.	Date	Scale	Design	Drawn	Approved	Job No.
		11/22/17	1"=20'	AMJ	SGM	MAO	20150295

Drawing Number: **C4.0**  
**4 OF 12**



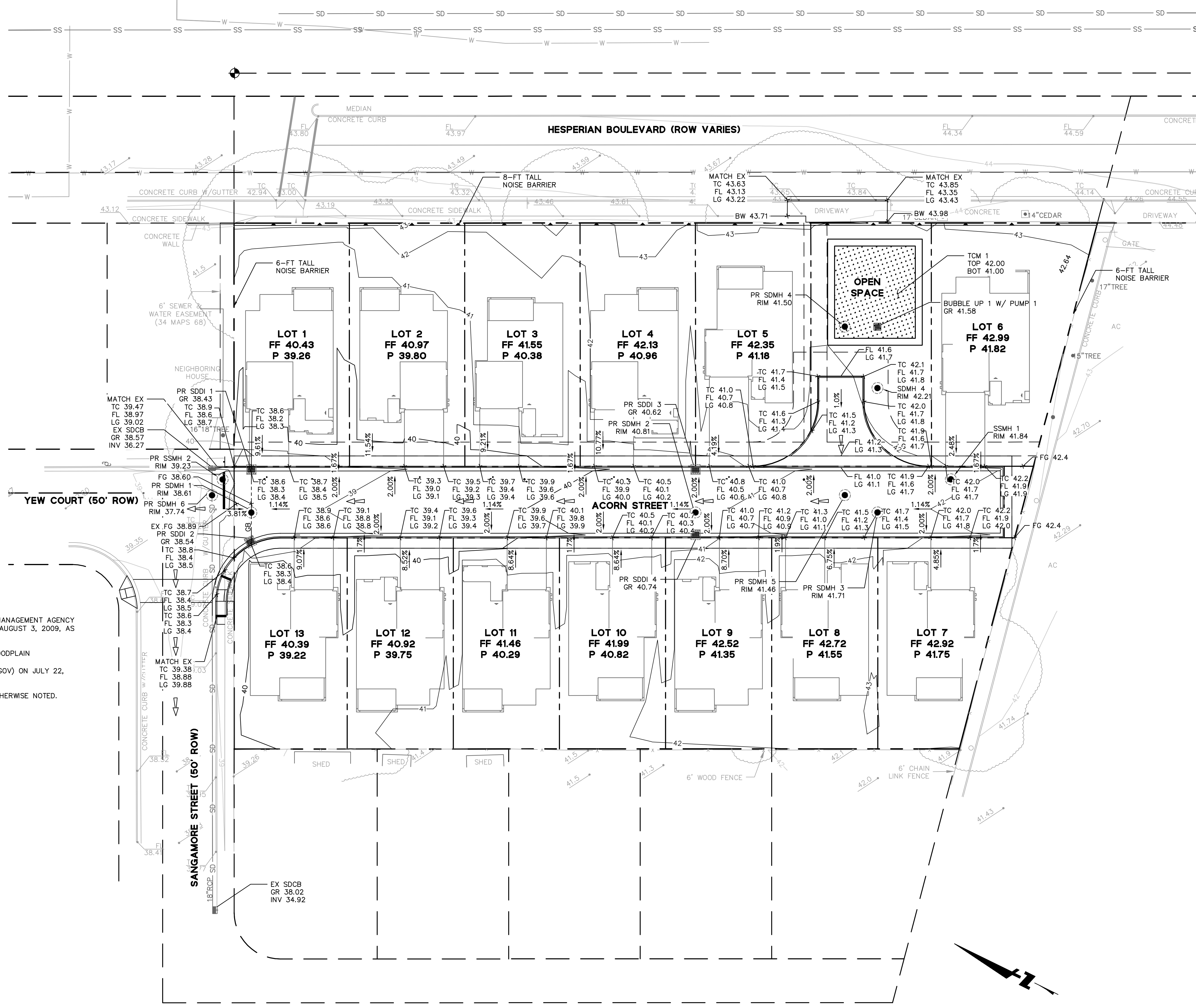
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PLOT DATE: 11-20-17 PLOTTED BY: mitc

**NOT FOR CONSTRUCTION**



No.	Date	Revisions
5	11/22/17	
6	11/22/17	
7	11/22/17	
8	11/22/17	
9	11/22/17	
10	11/22/17	
11	11/22/17	
12	11/22/17	

Drawing Number: **C5.0**  
 5 OF 12



**LEGEND:**  
 - - - GRADE BREAK  
 → OVERLAND RELEASE PATH

**NOTES:**  
 1. FLOOD ZONE NOTE:  
 THE SUBJECT PROPERTY IS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, MAP NUMBER 06001C0288G, DATED AUGUST 3, 2009, AS BEING LOCATED IN FLOOD ZONE X  
 AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN  
 INFORMATION WAS OBTAINED FROM THE FEMA WEBSITE (WWW.FEMA.GOV) ON JULY 22, 2016  
 2. LIMITS OF GRADING ARE EQUAL TO THE PROPERTY LINE UNLESS OTHERWISE NOTED.  
 3. TOTAL AREA GRADED= 78,490 SF (1.80 AC)

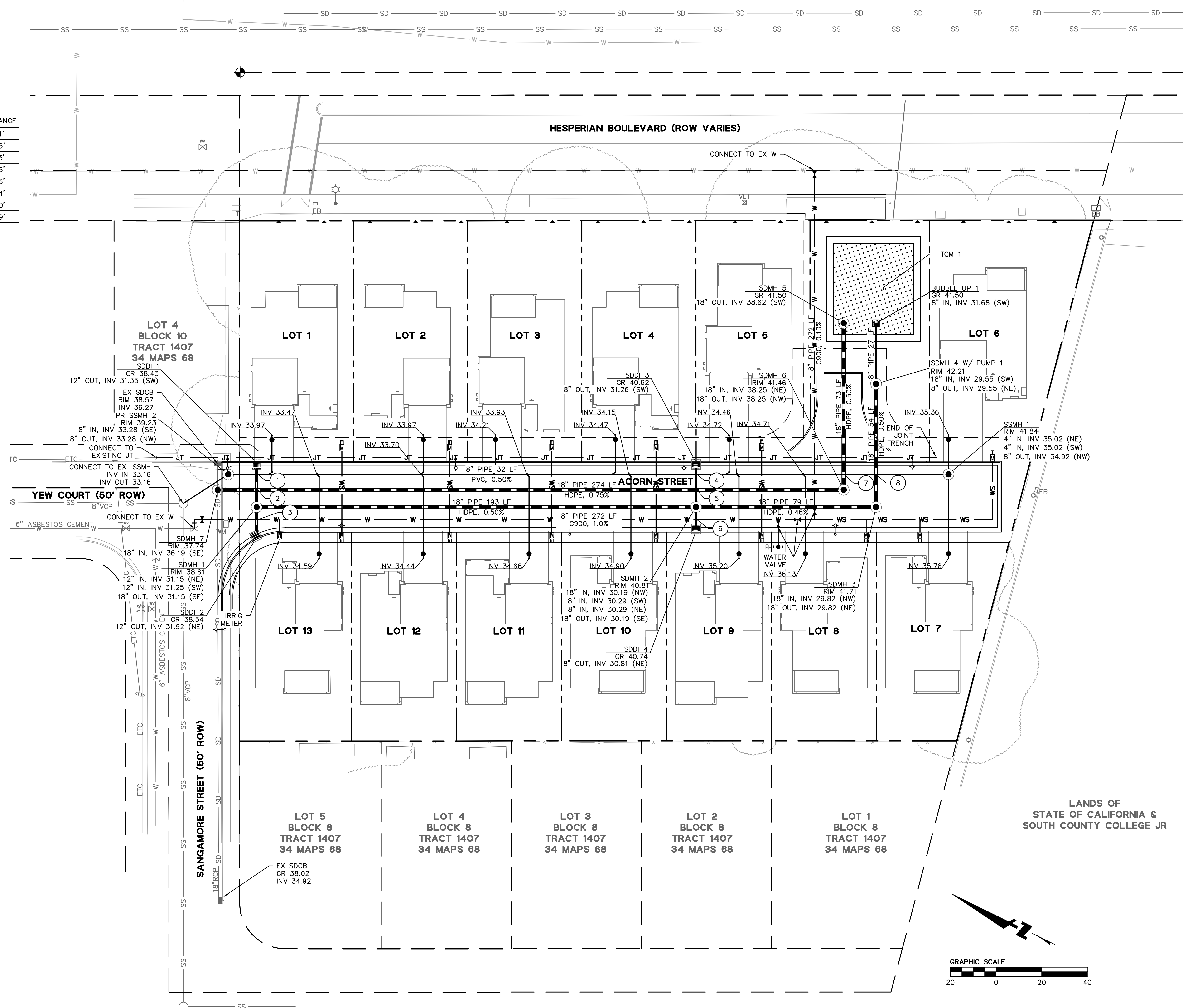
PRELIMINARY EARTHWORK	
	CUBIC YARDS (CY)
CUT	685
FILL	1,857
NET	1,172

DRAWING NAME: K:\2015\150295\_24765 Hesperian Blvd\_Hayward\ENG\VTM\SHEETS\C5.0 GRADING PLAN.dwg  
 PLOT DATE: 11-22-17 PLOTTED BY: mitc

**NOT FOR CONSTRUCTION**

PIPE CROSSING TABLE					
NUMBER	PIPE	TOP/BOTTOM	CROSSING PIPE	TOP/BOTTOM	CLEARANCE
1	SEWER	33.31	STORM DRAIN	32.30	1.01'
2	STORM DRAIN	36.22	STORM DRAIN	32.26	3.96'
3	WATER	34.79	STORM DRAIN	32.86	1.93'
4	SEWER	34.29	STORM DRAIN	31.44	2.86'
5	STORM DRAIN	37.66	STORM DRAIN	31.40	6.26'
6	WATER	36.99	STORM DRAIN	31.55	5.44'
7	SEWER	35.39	STORM DRAIN	38.19	2.80'
8	SEWER	34.66	STORM DRAIN	31.77	2.89'

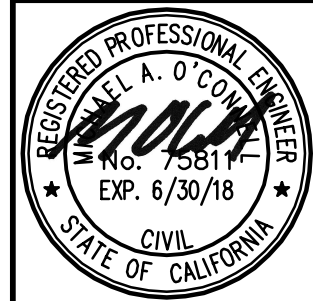
- NOTES:
- 1) WATER SERVICE LATERALS WILL HAVE 3' MIN COVER, U.N.O.
  - 2) JOINT TRENCH WILL MAINTAIN 30" MINIMUM COVER UNDER PAVEMENT AND 24" MINIMUM COVER UNDER LANDSCAPE
  - 3) ALL SEWER LATERAL SLOPES ARE 2%, U.N.O.



DRAWING NAME: K:\2015\150295\_24765 Hesperian Blvd\_Hayward\ENG\VTM\SHEETS\C6.0 UTILITY PLAN.dwg  
PLOT DATE: 11-22-17 PLOTTED BY: mitc

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**24765 HESPERIAN BOULEVARD-TRACT #8359**  
**VESTING TENTATIVE TRACT MAP**  
**PRELIMINARY UTILITY PLAN**  
ALAMEDA COUNTY  
HAYWARD  
CALIFORNIA

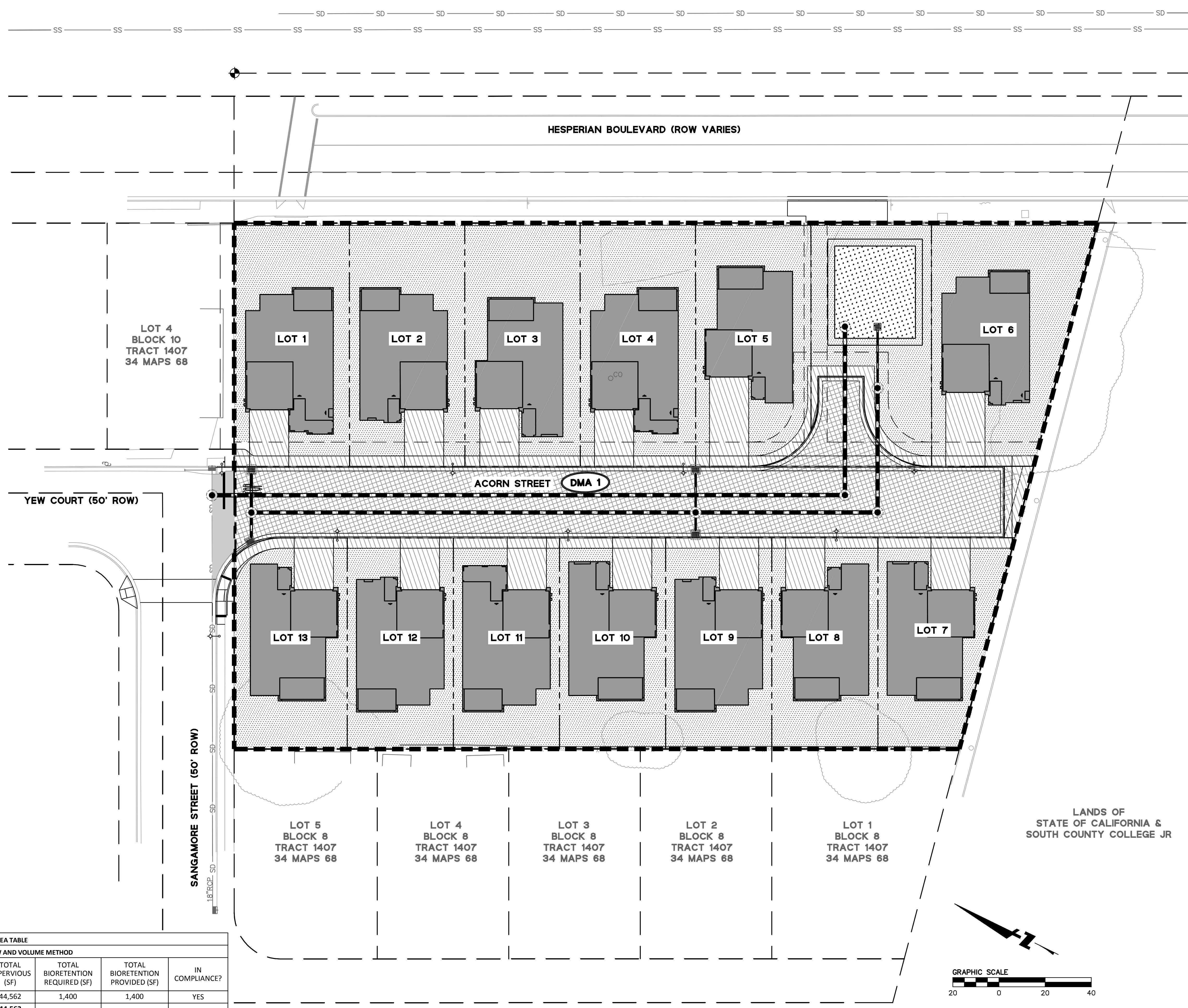


No.	Date	Revisions


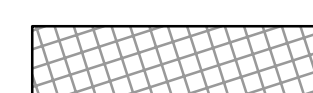

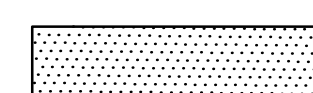
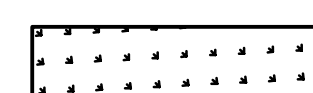

Date: 11/22/17  
Scale: 1"=20'  
Design: AMJ  
Drawn: SGM  
Approved: MAO  
Job No: 20150295

Drawing Number:  
**C6.0**  
OF 12

NOT FOR CONSTRUCTION



**LEGEND:**

-  IMPERVIOUS ROOF AREA
-  IMPERVIOUS PAVEMENT AREA
-  IMPERVIOUS CONCRETE AREA
-  PERVIOUS LANDSCAPE AREA
-  BIORETENTION AREA
-  DRAINAGE MANAGEMENT AREA (DMA)

DRAINAGE MANAGEMENT AREA TABLE									
BIORETENTION SIZING - COMBINATION FLOW AND VOLUME METHOD									
DRAINAGE MANAGEMENT AREA	TOTAL AREA (SF)	ROOFS (SF)	CONCRETE (SF)	PAVEMENT (SF)	LANDSCAPE* (SF)	TOTAL IMPERVIOUS (SF)	TOTAL BIORETENTION REQUIRED (SF)	TOTAL BIORETENTION PROVIDED (SF)	IN COMPLIANCE?
1	78,490	25,513	9,952	9,097	32,528	44,562	1,400	1,400	YES
<b>TOTAL</b>	<b>78,490</b>	<b>25,513</b>	<b>9,952</b>	<b>9,097</b>	<b>32,528</b>	<b>44,562</b>			

\* LANDSCAPE VALUES EXCLUDE PROPOSED BIORETENTION AREAS

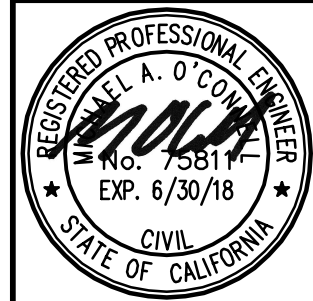
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PLOT DATE: 11-20-17 PLOTTED BY: mitc

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**24765 HESPERIAN BOULEVARD-TRACT #8359**  
**VESTING TENTATIVE TRACT MAP**  
**STORMWATER MANAGEMENT PLAN**

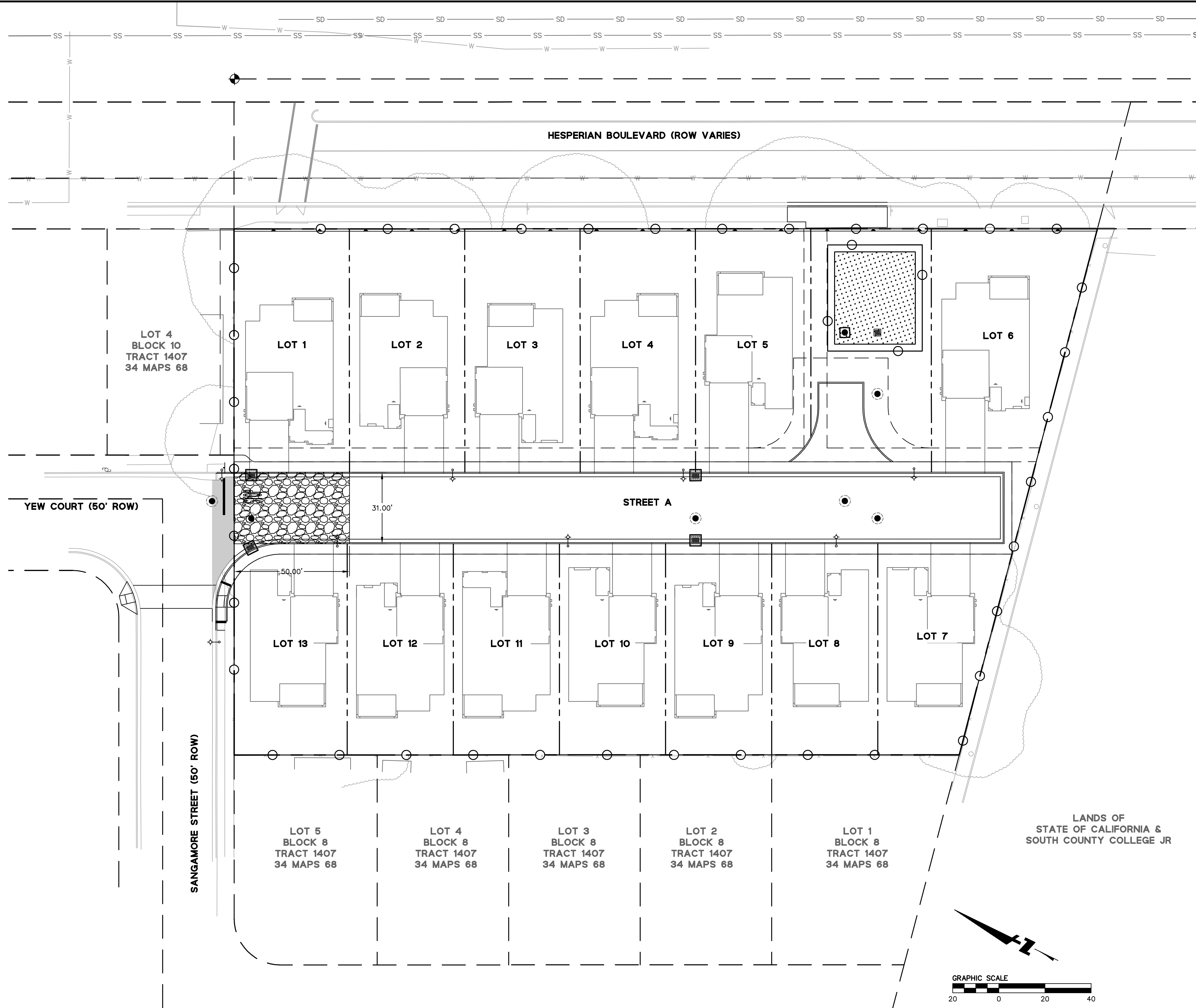
HAYWARD CALIFORNIA  
ALAMEDA COUNTY



Revisions	
No.	Date
	11/22/17
	Scale AS SHOWN
	Design AMJ
	Drawn SGM
	Approved MAO
	Job No 20150295

Drawing Number:  
**C7.0**  
7 OF 12

**NOT FOR CONSTRUCTION**



- LEGEND:**
- STORM DRAIN MANHOLE
  - FIBER ROLL (4 CB.1)
  - ▨ STABILIZED CONSTRUCTION ENTRANCE (2 CB.1)
  - ▤ INLET PROTECTION (1 CB.1, 3 CB.1)

**NOTES:**  
 1. TOTAL AREA OF LAND DISTURBANCE: 1.80 AC

DRAWING NAME: K:\2015\150295\_24765 Hesperian Blvd\_Hayward\ENG\VTM\SHEETS\C8.0 EROSION CONTROL PLAN.dwg  
 PLOT DATE: 11-16-17 PLOTTED BY: mitc

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 VESTING TENTATIVE TRACT MAP  
 EROSION CONTROL PLAN  
 ALAMEDA COUNTY  
 HAYWARD  
 CALIFORNIA

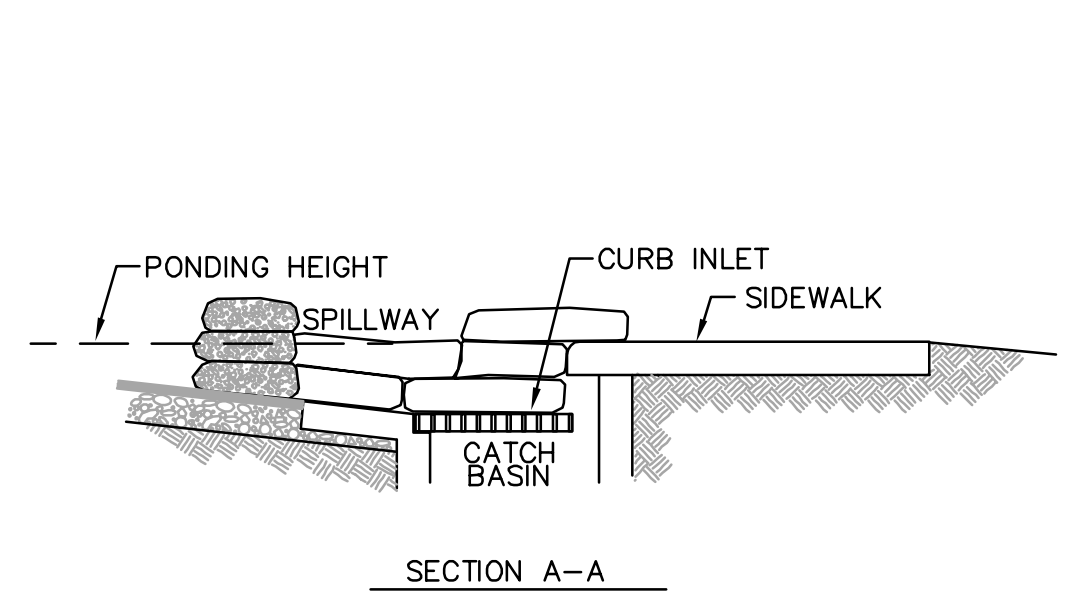
*MOVA*

Revisions	
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	11/22/17
	Scale AS SHOWN
	Design AMJ
	Drawn SGM
	Approved MAO
	Job No 20150295

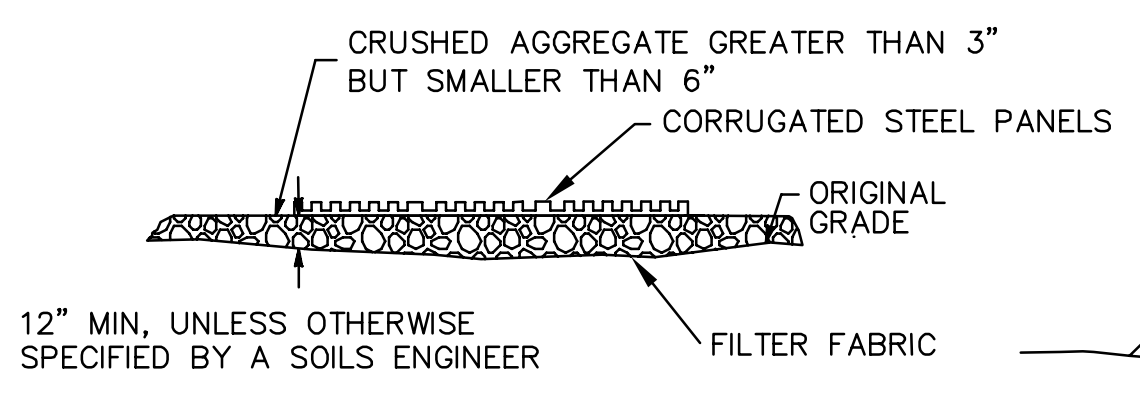
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**C8.0**  
 8 OF 12

**NOT FOR CONSTRUCTION**

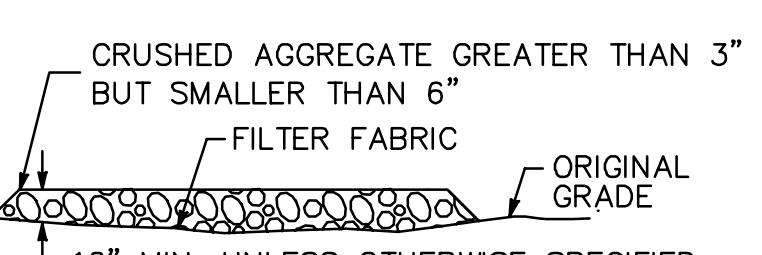




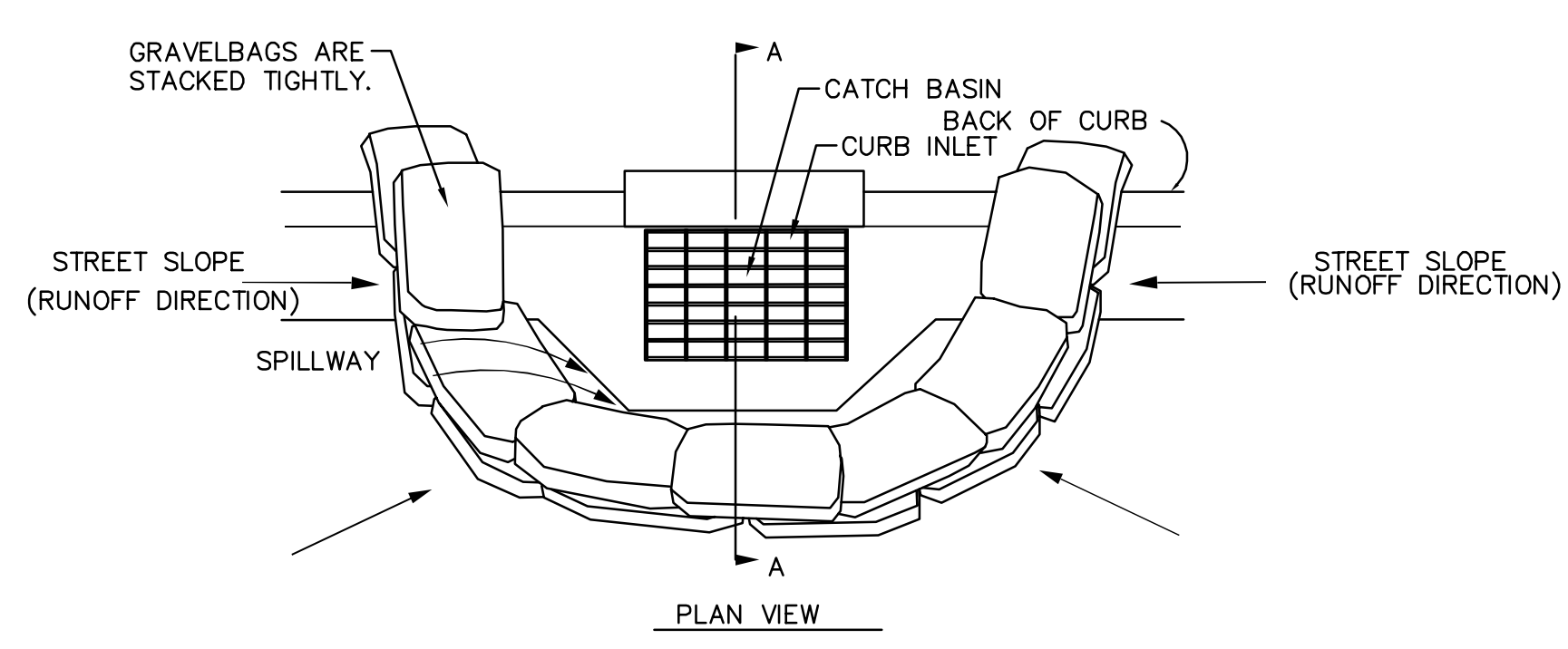
SECTION A-A  
NTS



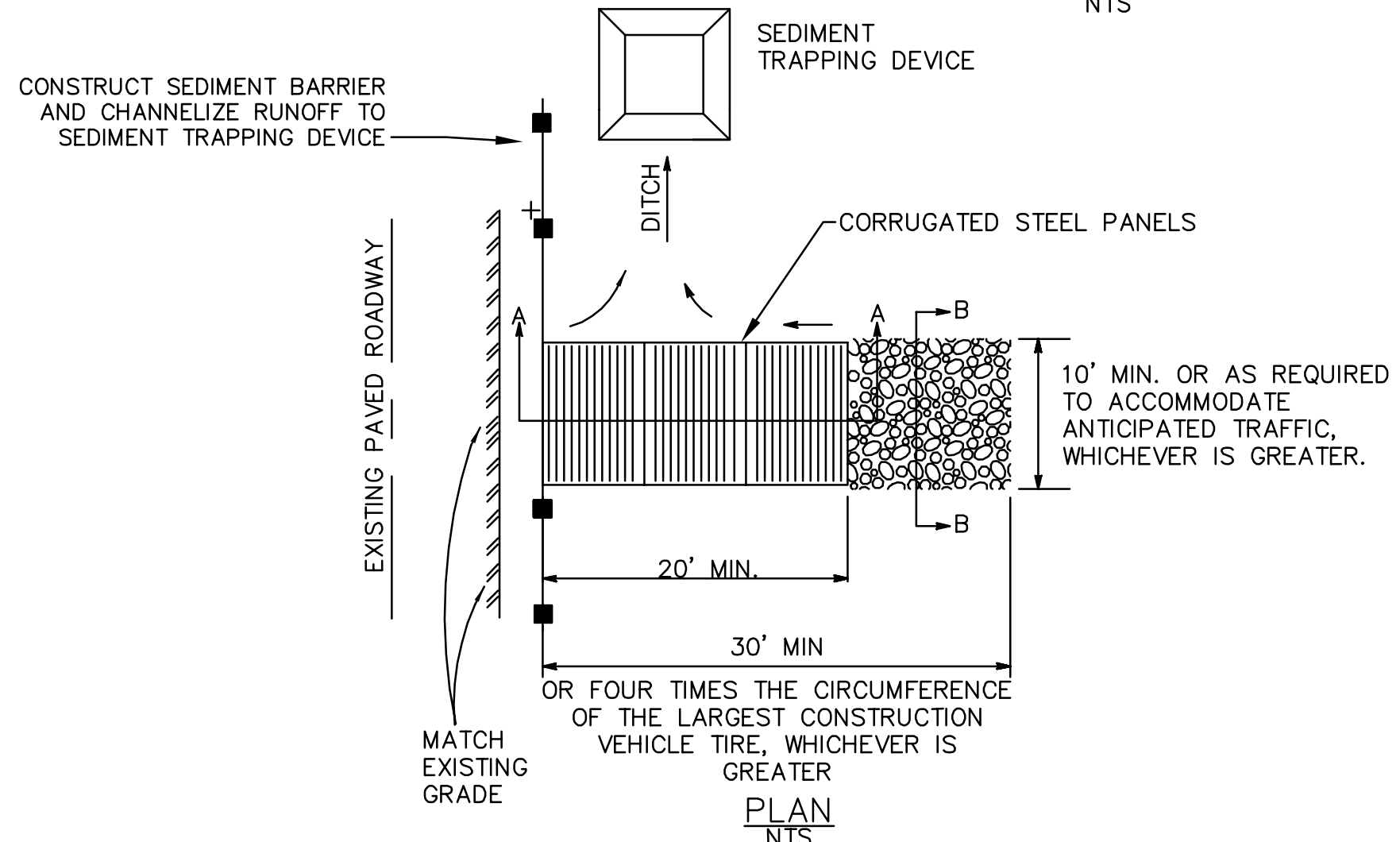
SECTION A-A  
NTS



SECTION B-B  
NTS



PLAN VIEW



PLAN  
NTS

**NOTES:**

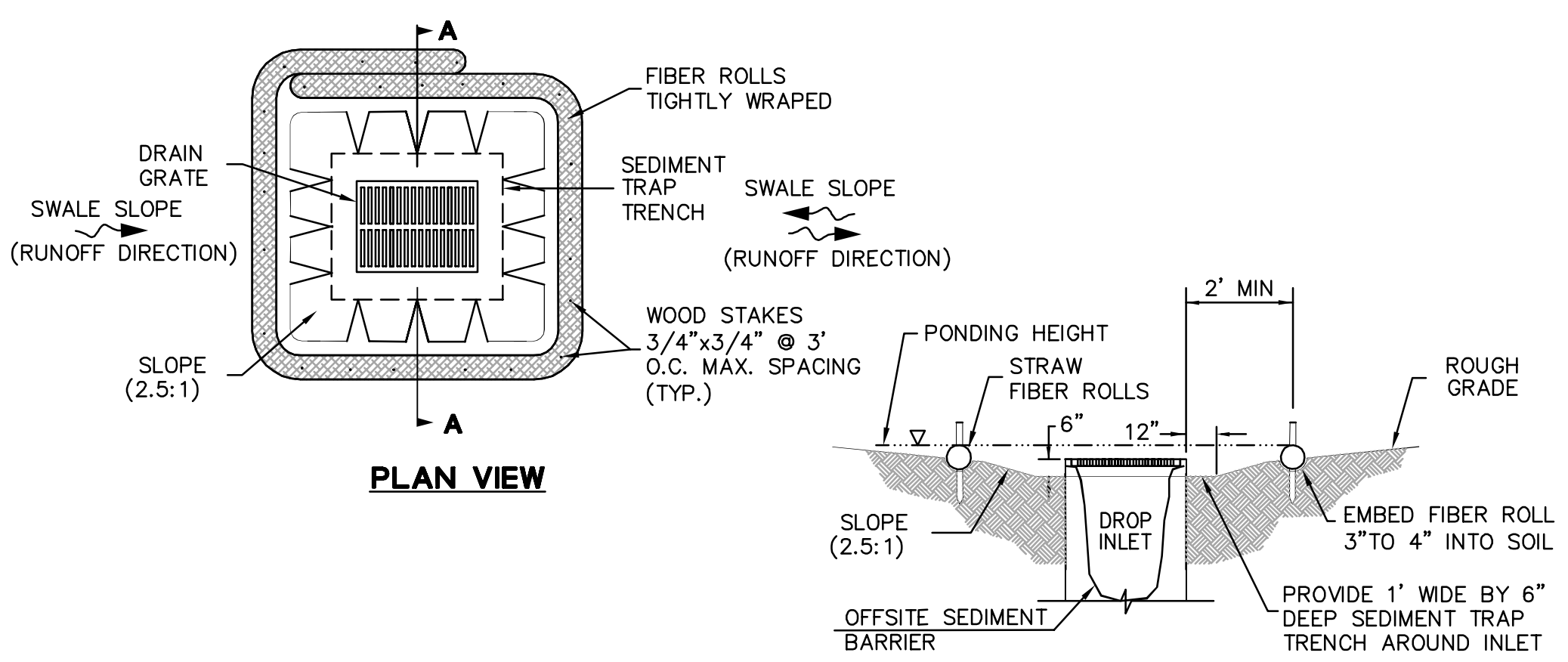
- PLACE CURB TYPE SEDIMENT BARRIERS ON GENTLY SLOPING STREETS, WHERE WATER CAN POND AND ALLOW SEDIMENT TO SEPARATE FROM RUNOFF.
- BAGS OF EITHER BURLAP OR WOVEN GEOTEXTILE FABRIC ARE FILLED WITH GRAVEL, LAYERED AND PACKED TIGHTLY.
- LEAVE ONE GRAVELBAG GAP IN THE TOP ROW TO PROVIDE A SPILLWAY OVERFLOW. TOP OF SPILLWAY SHALL BE LOWER THAN TOP OF CURB.
- INSPECT BARRIERS AND REMOVE SEDIMENT AFTER EACH STORM EVENT, SEDIMENT AND GRAVEL MUST BE REMOVED FROM THE TRAVELED WAY IMMEDIATELY.

**NOTES:**

- THE LOCATIONS SHOWN ARE FOR INFORMATION ONLY. CONSTRUCTION ENTRANCES SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL ROCK AS CONDITIONS DEMAND, AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USE TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHT-OF-WAYS SHALL BE REMOVED IMMEDIATELY.
- WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAYS. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED ROCK THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN. SEDIMENT SHALL BE PREVENTED FROM ENTERING THE STORM DRAIN, DITCH OR WATERCOURSE THROUGH USE OF INLET PROTECTION (E.G. GRAVELBAGS OR OTHER APPROVED METHODS).
- THE THICKNESS OF THE PAD SHALL NOT BE LESS THAN 12".
- THE WIDTH OF THE PAD SHALL NOT BE LESS THAN THE FULL WIDTH OF ALL POINTS OF INGRESS OR EGRESS, OR 10', WHICHEVER IS LESS.

**1**  
INLET PROTECTION  
NTS

**2**  
STABILIZED CONSTRUCTION ENTRANCE  
NTS

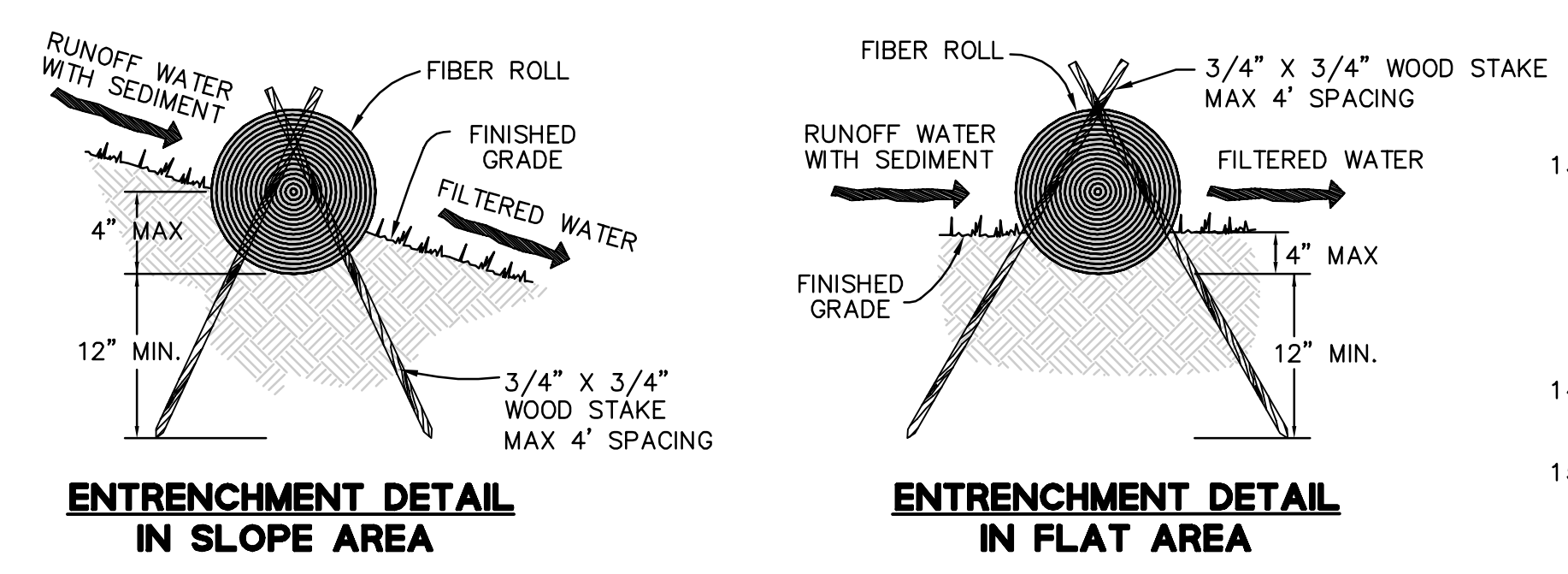


SECTION A-A (DROP INLET/SWALE LOW POINT)

**NOTES:**

- PLACE FIBER ROLLS AROUND THE INLET CONSISTENT WITH DROP INLET GRAVEL BAG PROTECTION AND CURB INLET GRAVEL BAG PROTECTION DETAILS SHOWN ON THIS SHEET. ROLLS ARE TUBES MADE FROM STRAW BOUND W/ PLASTIC NETTING, APPROX. 8" DIAMETER AND 20 TO 30 FEET LONG.
- FIBER ROLL INSTALLATION REQUIRES THE PLACEMENT AND SECURE STAKING OF THE FIBER ROLL IN A TRENCH, 3" - 4" DEEP, DUG ON CONTOUR. RUNOFF MUST NOT BE ALLOWED TO RUN UNDER OR AROUND FIBER ROLL.
- THE TOP OF THE STRUCTURE (PONDING HEIGHT) MUST BE WELL BELOW THE GROUND ELEVATION DOWNSLOPE TO PREVENT RUNOFF FROM BY-PASSING THE INLET. EXCAVATION OF A BASIN ADJACENT TO THE DROP INLET OR A TEMPORARY DIKE ON THE DOWNSLOPE OF THE STRUCTURE MAY BE NECESSARY.
- TEMPORARY REMOVABLE TRASH RACK: IF SITE CONDITIONS WARRANT, PROVIDE AND INSTALL TRASH RACK MADE FROM GALVANIZED WELDED WIRE FABRIC WITH OPENING SIZE 2" BY 2" FORMED AND ATTACHED TO THE INLET TOP GRATE WITH STEEL WIRE TIES AND BURRY WELDED WIRE FABRIC 4" MINIMUM BELOW TEMPORARY ROUGH GRADE GROUND ELEVATION.

**3**  
INLET PROTECTION / SEDIMENT BARRIER  
NTS



ENTRENCHMENT DETAIL  
IN SLOPE AREA

ENTRENCHMENT DETAIL  
IN FLAT AREA

**NOTES:**

- PREPARE SLOPE BEFORE THE FIBER ROLL PROCEDURE IS STARTED.
- FIBER ROLL INSTALLATION REQUIRES THE PLACEMENT AND SECURE STAKING OF THE ROLL IN A TRENCH, 3" TO 4" DEEP, RUN PARALLEL TO THE CONTOUR. INSTALL FIBER ROLL FROM THE BOTTOM OF THE SLOPE AND WORK UP.
- USE A STRAIGHT BAR TO DRIVE HOLES THROUGH THE FIBER ROLL AND INTO THE SOIL FOR WOODEN STAKES.
- DRIVE THE STAKE THROUGH THE PREPARED HOLE INTO THE SOIL. LEAVE ONLY ONE OR TWO INCHES OF STAKE EXPOSED ABOVE FIBER ROLL.
- INSTALL STAKES AT LEAST EVERY THREE FEET APART THROUGH THE FIBER ROLL.
- ADJACENT FIBER ROLLS SHALL TIGHTLY ABUT.
- RUNOFF MUST NOT BE ALLOWED TO RUN UNDER OR AROUND FIBER ROLL.
- INSTALL AT LOCATIONS SHOWN ON PLANS. IN SLOPE AREAS SPACE FIBER ROLLS EVERY 5 VERTICAL FEET ON SLOPE.

**4**  
FIBER ROLL  
NTS

**EROSION AND SEDIMENT CONTROL NOTES:**

- DEVELOPER: JOHN TREBLE, THREE CEDARS, LLC  
1440 CHAPIN AVENUE, SUITE 370  
BURLINGAME, CA 94010  
(650) 454-7854  
  
IT SHALL BE THE OWNER'S RESPONSIBILITY TO MAINTAIN CONTROL OF THE ENTIRE CONSTRUCTION OPERATION AND TO KEEP THE ENTIRE SITE IN COMPLIANCE WITH THE SOIL EROSION CONTROL PLAN.
- CIVIL ENGINEER: BKF ENGINEERS  
150 CALIFORNIA STREET, SUITE 650  
SAN FRANCISCO, CA 94111  
(415) 930-7900
- THIS PLAN IS INTENDED TO BE USED FOR INTERIM EROSION AND SEDIMENT CONTROL ONLY AND IS NOT TO BE USED FOR FINAL ELEVATIONS OR PERMANENT IMPROVEMENTS.
- DEVELOPER WILL SUBMIT TO THE CITY MONTHLY (AT THE FIRST OF EACH MONTH BETWEEN OCTOBER 15TH AND APRIL 15TH) CERTIFICATIONS THAT ALL EROSION/SEDIMENT MEASURES IDENTIFIED ON THE APPROVED EROSION CONTROL PLAN ARE IN PLACE. IF MEASURES ARE NOT IN PLACE, DEVELOPER SHALL PROVIDE THE CITY WITH A WRITTEN EXPLANATION OF WHY THE MEASURE IS NOT IN PLACE AND WHAT WILL BE DONE TO REMEDY THIS SITUATION.
- OWNER/CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING EROSION AND SEDIMENT CONTROL MEASURES PRIOR, DURING AND AFTER STORM EVENTS.
- REASONABLE CARE SHALL BE TAKEN WHEN HAULING ANY EARTH, SAND, GRAVEL, STONE, DEBRIS, PAPER OR OTHER SUBSTANCE OVER A PUBLIC STREET, ALLEY, OR OTHER PUBLIC PLACE. SHOULD THE HAUL MATERIAL BLOW, SPILL, OR TRACK OVER UPON SAID PUBLIC OR ADJACENT PRIVATE PROPERTY, IMMEDIATE REMEDY SHALL OCCUR.
- SANITARY FACILITIES SHALL BE MAINTAINED ON THE SITE.
- DURING THE RAINY SEASON, PAVED AREAS SHALL BE KEPT CLEAR OF EARTH MATERIALS AND DEBRIS. THE SITE SHALL BE MAINTAINED SO AS TO MINIMIZE SEDIMENT LADEN RUNOFF TO THE STORM DRAINAGE SYSTEM, INCLUDING EXISTING DRAINAGE SWALES AND WATER COURSES.
- CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER THAT EROSION AND WATER POLLUTION WILL BE MINIMIZED. STATE AND LOCAL LAWS CONCERNING THE POLLUTION ABATEMENT SHALL BE COMPLIED WITH.
- CONTRACTOR SHALL PROVIDE DUST CONTROL AS REQUIRED BY THE APPROPRIATE FEDERAL, STATE, AND LOCAL AGENCY REQUIREMENTS.
- THE CONTRACTOR SHALL UPDATE THE PLANS TO REFLECT CHANGING SITE CONDITIONS. PLAN UPDATES SHALL BE BASED UPON GENERAL SURVEY DATA. EROSION CONTROL EFFECTIVENESS SHALL ALSO BE MONITORED AND THE PLANS UPGRADED AS REQUIRED TO PREVENT SIGNIFICANT QUANTITIES OF SEDIMENT FROM ENTERING THE DOWNSTREAM DRAINAGE SYSTEM.
- THIS PLAN MAY NOT COVER ALL THE SITUATIONS THAT ARISE DURING CONSTRUCTION DUE TO UNANTICIPATED FIELD CONDITIONS. IN GENERAL, THE CONTRACTOR IS RESPONSIBLE FOR KEEPING THE STORM RUN OFF FROM LEAVING THE SITE. GRAVELBAGS, SILT FENCES AND FIBER ROLLS SHALL BE USED BY THE CONTRACTOR ON AN AS NEEDED BASIS TO INHIBIT SILT FROM LEAVING THE SITE AND ENTERING THE STORM DRAIN SYSTEM. EXISTING, TEMPORARY, OR PERMANENT CATCH BASINS SHALL USE ONE OF THE SEDIMENT BARRIERS SHOWN.
- THE CONTRACTOR WILL BE RESPONSIBLE FOR DAMAGES TO PUBLICLY AND/OR PRIVATELY OWNED AND MAINTAINED ROADS CAUSED BY THE CONTRACTOR'S GRADING ACTIVITIES, AND WILL BE RESPONSIBLE FOR THE CLEANUP OF MATERIAL SPILLED ON PUBLIC ROADS ON THE HAUL ROUTE. ADJACENT PUBLIC ROADS SHALL BE CLEANED AT THE END OF EACH WORKING DAY.
- BEST MANAGEMENT PRACTICES AS DEFINED IN THE SWPPP SHALL BE OPERABLE YEAR ROUND.
- THE NAME, ADDRESS AND 24 HOUR TELEPHONE NUMBER OF THE PERSON RESPONSIBLE FOR IMPLEMENTATION OF EROSION AND SEDIMENTATION CONTROL PLAN SHALL BE PROVIDED TO THE CONSTRUCTION MANAGER AND THE CITY.
- TRUCK TIRES SHALL BE CLEANED PRIOR TO EXITING THE PROPERTY.
- STOCKPILED MATERIAL  
A. EXCAVATED SOILS SHOULD NOT BE PLACED IN STREETS OR ON PAVED AREAS.  
B. EXCAVATED SOILS SHOULD BE REMOVED FROM THE SITE BY THE END OF THE DAY, UNLESS STOCKPILING IS NECESSARY.  
C. SURROUND STOCKPILES WITH PERIMETER SILT FENCES, FIBER ROLLS, APPROPRIATELY SIZED SECONDARY CONTAINMENT, OR OTHER RUNOFF CONTROLS.  
D. STABILIZE INACTIVE STOCKPILES WITH SOIL STABILIZER AND/OR MULCH, OR COVER WITH A TARPULIN.  
E. COVER STOCKPILES OF CRUSHED AC OR PCC PAVEMENT WITH A TARPULIN OR PROVIDE CASE-SPECIFIC DESIGNED SECONDARY CONTAINMENT AND SURROUND WITH APPROPRIATE RUNOFF CONTROLS.  
F. USE INLET PROTECTION FOR STORM DRAIN STRUCTURES ADJACENT TO THE MATERIAL.  
G. THOROUGHLY SWEEP PAVED AREAS EXPOSED TO SOIL EXCAVATION PLACEMENT.
- IF NO WORK HAS PROGRESSED FOR A PERIOD OF 6-WEEKS, FINAL DRAINAGE AND EROSION CONTROL IMPROVEMENTS SHALL BE INSTALLED IN ACCORDANCE WITH AN APPROVED WINTERIZATION PLAN.

- SEDIMENT AND DEBRIS SHALL BE REMOVED FROM TEMPORARY BASINS AND DRAIN INLETS AFTER EACH STORM. SLOPES SHALL BE REPAIRED AS SOON AS POSSIBLE WHEN DAMAGED.
- PADS SHALL BE GRADED TO MINIMIZE STANDING WATER. SPECIFIC LOCATIONS REQUIRING SUPPLEMENTAL GRADING TO ACHIEVE ACCEPTABLE DRAINAGE SHALL BE DETERMINED BY THE CONSTRUCTION MANAGER.
- STUBBED OUT ENDS OF PARTIALLY COMPLETED SUBDRAINS SHALL BE WRAPPED WITH AN APPROVED FABRIC TO PREVENT SOIL AND DEBRIS FROM ENTERING THE PIPE.
- HAUL ROADS ARE CURRENTLY NOT SHOWN ON THE PLANS. EROSION CONTROL MEASURES SHALL BE TAKEN TO MINIMIZE EROSION RELATED TO HAUL ROADS.
- DISPOSAL AREAS FOR SEDIMENT TO BE DETERMINED IN FIELD. WHEN MATERIAL IS STOCKPILED, IT SHALL BE SURROUNDED BY FIBER ROLLS.
- TEMPORARY AND PERMANENT SLOPES GREATER THAN 5 FEET SHALL BE SEEDED UNLESS OTHERWISE SHOWN ON THE PLAN.
- ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED DURING GRADING OPERATION, BEFORE OCTOBER 1 AND PRIOR TO INSTALLATION OF STORM DRAINAGE SYSTEM. SUCH ADDITIONAL MEASURES WILL BE CONTINGENT UPON THE STAGE OF GRADING OPERATION. CONTRACTOR SHALL IMPLEMENT ANY ADDITIONAL EROSION CONTROL MEASURES AS REQUIRED BY THE ENGINEER.

**EROSION AND SEDIMENT CONTROL MEASURES**

- THE FACILITIES SHOWN ON THIS PLAN ARE DESIGNED TO CONTROL EROSION AND SEDIMENT DURING THE RAINY SEASON, OCTOBER 15 TO APRIL 15. FACILITIES ARE TO BE OPERABLE PRIOR TO OCTOBER 1 OF ANY YEAR. GRADING OPERATIONS DURING THE RAINY SEASON WHICH LEAVE DENUDED SLOPES SHALL BE PROTECTED WITH EROSION CONTROL MEASURES IMMEDIATELY FOLLOWING GRADING ON THE SLOPES.
- THIS PLAN COVERS ONLY THE FIRST WINTER FOLLOWING GRADING WITH ASSUMED SITE CONDITIONS AS SHOWN ON THE EROSION CONTROL PLAN. PRIOR TO SEPTEMBER 15, THE COMPLETION OF SITE IMPROVEMENT SHALL BE EVALUATED AND REVISIONS MADE TO THIS PLAN AS NECESSARY WITH THE APPROVAL OF THE CITY ENGINEER. PLANS ARE TO BE RESUBMITTED FOR CITY APPROVAL PRIOR TO SEPTEMBER 1 OF EACH SUBSEQUENT YEAR UNTIL SITE IMPROVEMENTS ARE ACCEPTED BY THE CITY.
- CONSTRUCTION ENTRANCES SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF GRADING. CONSTRUCTION TRAFFIC ENTERING ONTO THE PAVED ROADS MUST CROSS THE STABILIZED CONSTRUCTION ENTRANCE WAYS.
- CONTRACTOR SHALL MAINTAIN STABILIZED ENTRANCE AT EACH VEHICLE ACCESS TO EXISTING PAVED STREETS. MUD OR DEBRIS TRACKED ONTO PUBLIC STREETS SHALL BE REMOVED DAILY AND AS REQUIRED BY THE CITY.
- IF HYDROSEEDING IS NOT USED OR IS NOT EFFECTIVE BY 10/10, THEN OTHER IMMEDIATE METHODS SHALL BE IMPLEMENTED, SUCH AS EROSION CONTROL BLANKETS, OR A THREE-STEP APPLICATION OF 1) SEED, MULCH, FERTILIZER 2) BLOWN STRAW 3) TACKIFIER AND MULCH.
- INLET PROTECTION SHALL BE INSTALLED AT OPEN INLETS TO PREVENT SEDIMENT FROM ENTERING THE STORM DRAIN SYSTEM. INLETS NOT USED IN CONJUNCTION WITH EROSION CONTROL ARE TO BE BLOCKED TO PREVENT ENTRY OF SEDIMENT.

**MAINTENANCE NOTES**

- MAINTENANCE IS TO BE PERFORMED AS FOLLOWS:  
A. REPAIR DAMAGES CAUSED BY SOIL EROSION OR CONSTRUCTION AT THE END OF EACH WORKING DAY.  
B. SWALES SHALL BE INSPECTED PERIODICALLY AND MAINTAINED AS NEEDED.  
C. SEDIMENT TRAPS, BERMS, AND SWALES ARE TO BE INSPECTED AFTER EACH STORM AND REPAIRS MADE AS NEEDED.  
D. SEDIMENT SHALL BE REMOVED AND SEDIMENT TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN SEDIMENT HAS ACCUMULATED TO A DEPTH OF 1 FOOT.  
E. SEDIMENT REMOVED FROM TRAP SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.  
F. RILLS AND GULLIES MUST BE REPAIRED.
- GRAVELBAG INLET PROTECTION SHALL BE CLEANED OUT WHENEVER SEDIMENT DEPTH IS ONE HALF THE HEIGHT OF ONE GRAVELBAG.

DRAWING NAME: K:\2015\150295\_24765 Hesperian Bivd\_Hayward\ENG\VTM\SHEETS\C8.0 EROSION CONTROL PLAN.dwg PLOT DATE: 11-16-17 PLOTTED BY: mitc

150 CALIFORNIA ST.,  
SUITE 650  
SAN FRANCISCO, CA 94111  
(415) 930-7900  
www.bkf.com

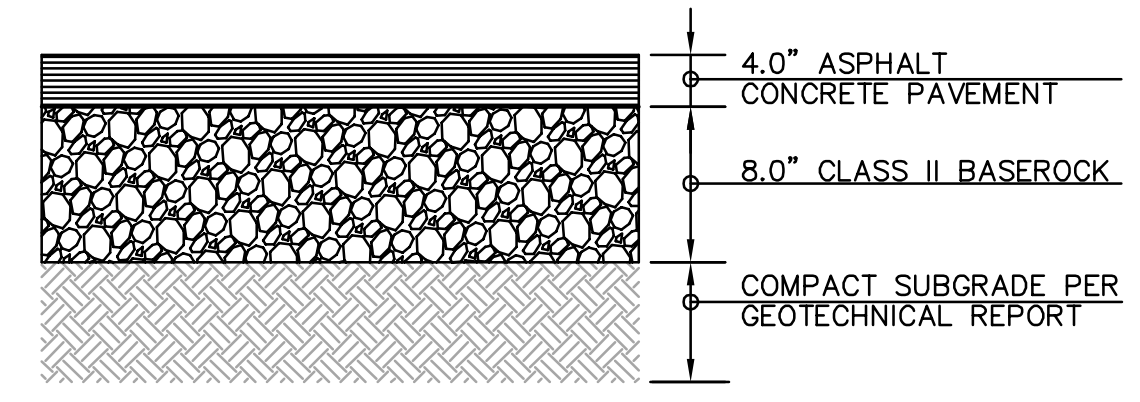
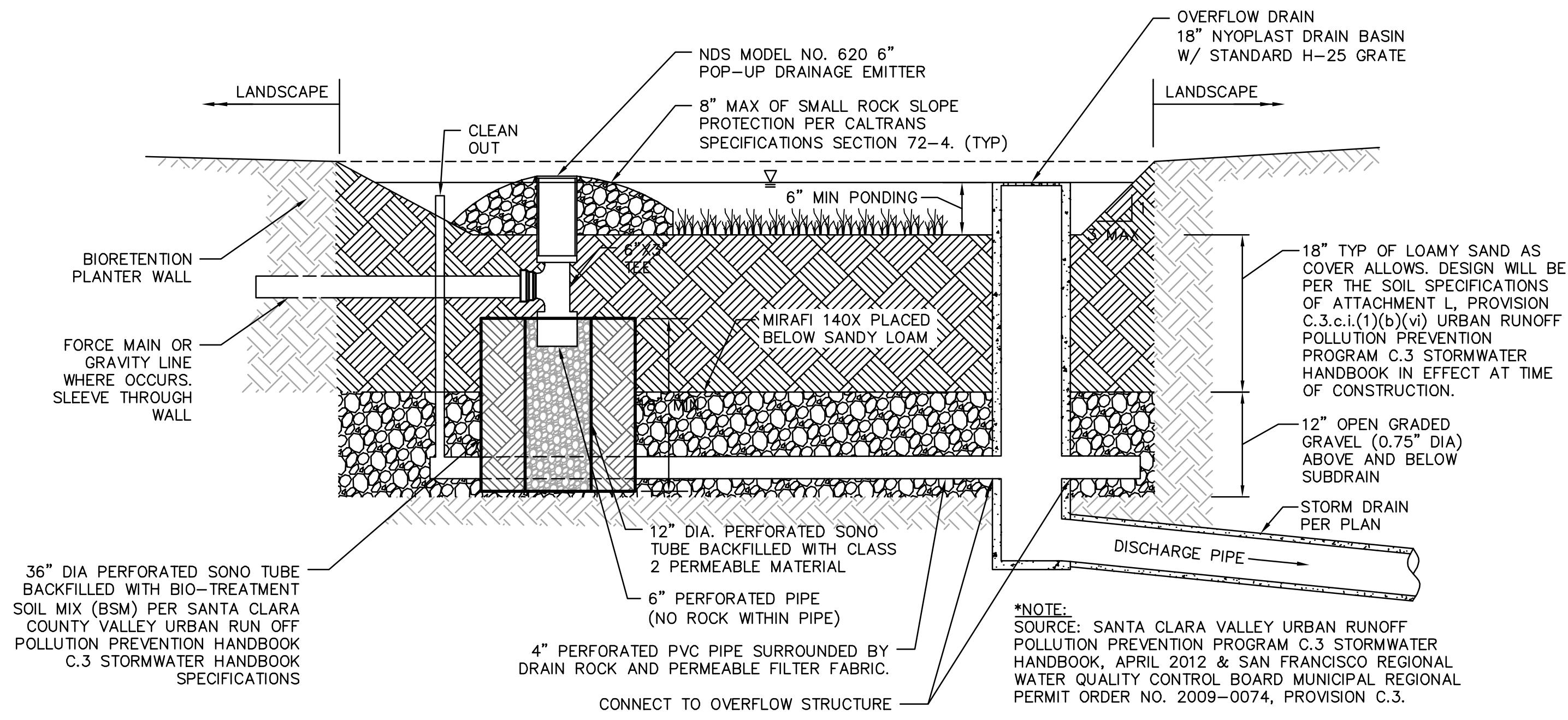
**BKF 100 YEARS**  
ENGINEERS . SURVEYORS . PLANNERS

**24765 HESPERIAN BOULEVARD-TRACT #8359**  
VESTING TENTATIVE TRACT MAP  
EROSION CONTROL DETAILS  
ALAMEDA COUNTY  
CALIFORNIA  
HAYWARD

*MOLA*

Revisions	No.	Date	Scale	AS SHOWN
		11/22/17		
			Design	AMJ
			Drawn	SGM
			Approved	MAO
			Job No	20150295
Drawing Number: <b>C8.1</b>				
<b>9</b> OF <b>12</b>				

**NOT FOR CONSTRUCTION**



**PAVEMENT DESIGN VALUES**  
 TI = 5  
 R=5

**1**  
 BIORETENTION AREA WITH BUBBLE-UP  
 NTS

**2**  
 ASPHALT PAVEMENT SECTIONS  
 NTS

DRAWING NAME: K:\2015\150295\_24765 Hesperian Blvd\_Hayward\ENG\VTM\SHEETS\C9.0 SECTIONS AND DETAILS.dwg  
 PLOT DATE: 11-16-17 PLOTTED BY: mitc

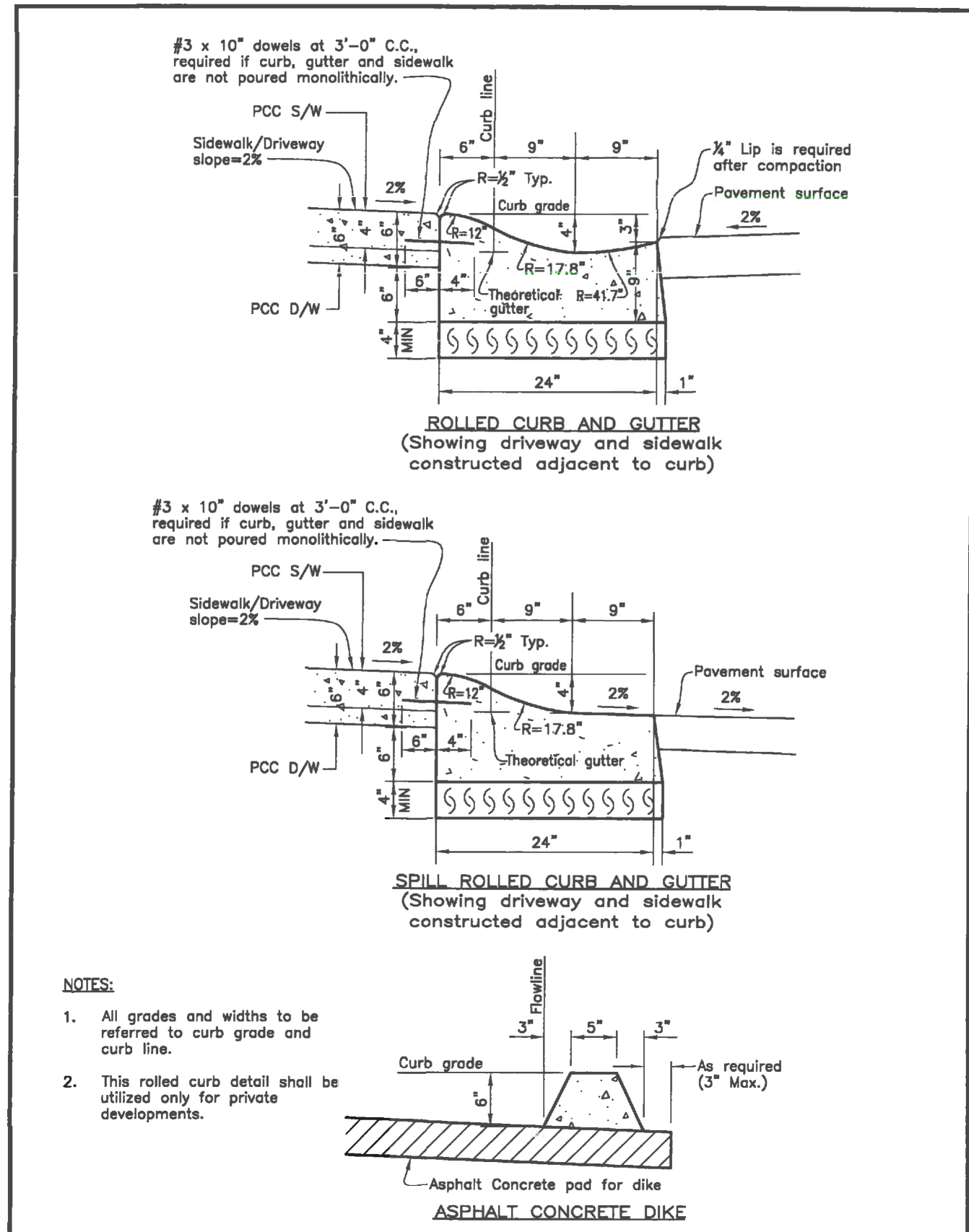
**BKF100**  
 150 CALIFORNIA ST., SUITE 650  
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 10 YEARS

**24765 HESPERIAN BOULEVARD-TRACT #8359**  
 VESTING TENTATIVE TRACT MAP  
 DETAILS AND SECTIONS  
 ALAMEDA COUNTY CALIFORNIA  
 HAYWARD



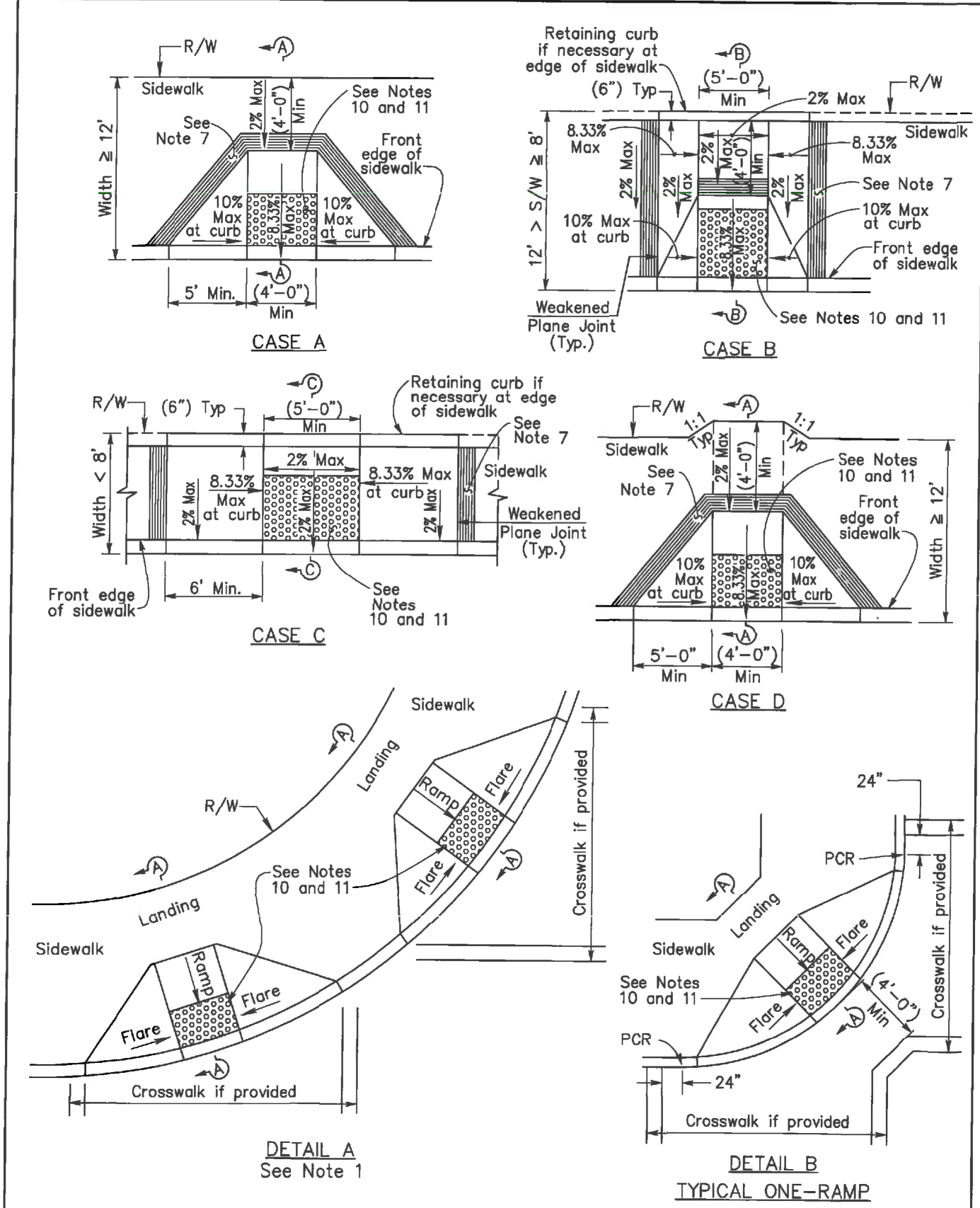
Date	11/22/17
Scale	
Design	AMJ
Drawn	SGM
Approved	MAO
Job No	20150295
Revisions	
No.	
Drawing Number:	<b>C9.0</b>
	<b>10 OF 12</b>

**NOT FOR CONSTRUCTION**



CITY OF HAYWARD PUBLIC WORKS DEPT.		STANDARD SIDEWALK, CURB AND GUTTER, ISLAND CURB AND CURB RAMP SECTIONS		DWG. NO. <b>SD-108</b>
REV	DATE	BY	DESCRIPTION	SHT. 2 OF 6

**1**  
 ROLLED CURB  
 NTS



CITY OF HAYWARD PUBLIC WORKS DEPT.		STANDARD SIDEWALK, CURB AND GUTTER, ISLAND CURB AND CURB RAMP SECTIONS		DWG. NO. <b>SD-108</b>
REV	DATE	BY	DESCRIPTION	SHT. 3 OF 6

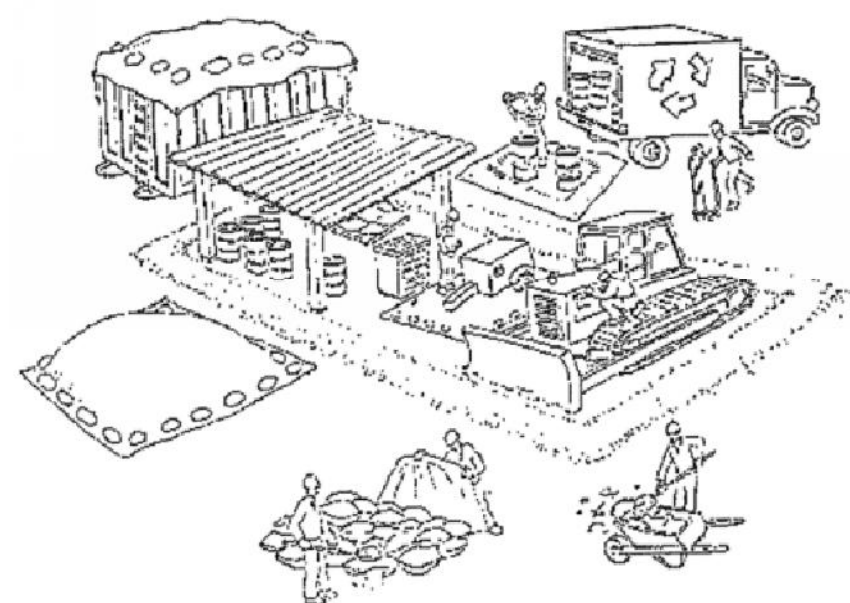
**2**  
 CURB RAMP SHEET 1  
 NTS

- NOTES**
- As site conditions dictate, CASE A through CASE G curb ramps may be used for corner installations similar to those shown in DETAIL A and DETAIL B. The case of curb ramps used in DETAIL A do not have to be the same. CASE A through CASE G curb ramps also may be used at mid block locations, as site conditions dictate.
  - If distance from curb to back of sidewalk is too short to accommodate ramp and 4'-0" platform (landing) as shown in CASE A, the sidewalk may be depressed longitudinally as in CASE B, or C or may be widened as in CASE D.
  - When ramp is located in center of curb return, crosswalk configuration must be similar to that shown for DETAIL B.
  - As site conditions dictate, the retaining curb side and the flared side of the CASE G ramp shall be constructed in reversed position.
  - If located on a curve, the sides of the ramp need not be parallel, but the minimum width of the ramp shall be 4'-0".
  - Side slope of ramp flares vary uniformly from a maximum of 10% at curb to the conform with longitudinal sidewalk adjacent to top of the ramp, except in CASE G, CASE CM and CASE F.
  - The curb ramp shall be outlined, as shown, with a 12" wide border with 1/4" grooves approximately 3/4" on center. See GROOVING DETAIL.
  - Transitions from ramps and landing to walks, gutters or streets shall be flush and free of abrupt changes.
  - Maximum slopes of adjoining gutters, the road surface immediately adjacent to the curb ramp and continuous passage to the curb ramp shall not exceed 5 percent within 4'-0" of the top and bottom of the curb ramp.
  - The edge of the detectable warning surface nearest to the street shall be between 6" and 8" from the gutter flowline.
  - Sidewalk and ramp thickness, shall be 4". All new handicap ramp installations shall be constructed on a 4" thick layer of aggregate subbase compacted to 90% relative compaction.
  - Utility pull boxes, manholes, vaults and all other utility facilities within the boundaries of the curb ramp shall be relocated or adjusted to grade prior to, or in conjunction with curb ramp construction.
  - For retrofit conditions, removal and replacement of curb apron (gutter) will be at the Contractor's option, unless shown on project plans.
  - Construction shall conform to SD-107.
  - Contractor shall verify all existing site conditions and if any maximum allowable slope cannot be met due to existing site conditions, contact the Supervising Construction Inspector for direction before proceeding with construction.

CITY OF HAYWARD PUBLIC WORKS DEPT.		STANDARD SIDEWALK, CURB AND GUTTER, ISLAND CURB AND CURB RAMP SECTIONS		DWG. NO. <b>SD-108</b>
REV	DATE	BY	DESCRIPTION	SHT. 6 OF 6

**3**  
 CURB RAMP SHEET 2  
 NTS

# Pollution Prevention - It's Part of the Plan



## Make sure your crews and subs do the job right!

Runoff from streets and other paved areas is a major source of pollution and damage to creeks and the San Francisco Bay. Construction activities can directly affect the health of creeks and the Bay unless contractors and crews plan ahead to keep dirt, debris, and other construction waste away from storm drains and local creeks. Following these guidelines and the project specifications will ensure your compliance with County of Alameda requirements.

### Materials storage & spill cleanup

#### Non-hazardous materials management

- ✓ Sand, dirt, and similar materials must be stored at least 10 feet (3 meters) from catch basins. All construction material must be covered with a tarp and contained with a perimeter control during wet weather or when rain is forecasted or when not actively being used within 14 days.
- ✓ Use (but don't overuse) reclaimed water for dust control as needed.
- ✓ Sweep or vacuum streets and other paved areas daily. Do not wash down streets or work areas with water!
- ✓ Recycle all asphalt, concrete, and aggregate base material from demolition activities. Comply with Alameda County Ordinances for recycling construction materials, wood, gyp board, pipe, etc.
- ✓ Check dumpsters regularly for leaks and to make sure they are not overfilled. Repair or replace leaking dumpsters promptly.
- ✓ Cover all dumpsters with a tarp at the end of every work day or during wet weather.

#### Hazardous materials management

- ✓ Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, county, state, and federal regulations.
- ✓ Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecasted.
- ✓ Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecasted within 24 hours.
- ✓ Be sure to arrange for appropriate disposal of all hazardous wastes.

#### Spill prevention and control

- ✓ Keep a stockpile of spill cleanup materials (rags, absorbents, etc.) available at the construction site at all times.
- ✓ When spills or leaks occur, contain them immediately and be particularly careful to prevent leaks and spills from reaching the gutter, street, or storm drain. Never wash spilled material into a gutter, street, storm drain, or creek!
- ✓ Dispose of all containment and cleanup materials properly.
- ✓ Report any hazardous materials spills immediately! Dial 911 or Alameda City of Hayward Public Works (510)-583-4730

#### Construction Entrances and Perimeter

- ✓ Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site.
- ✓ Sweep or vacuum any street tracking immediately and secure sediment source to prevent further tracking.

### Vehicle and equipment maintenance & cleaning

- ✓ Inspect vehicles and equipment for leaks frequently. Use drip pans to catch leaks until repairs are made; repair leaks promptly.
- ✓ Fuel and maintain vehicles on site only in a bermed area or over a drip pan that is big enough to prevent runoff.
- ✓ If you must clean vehicles or equipment on site, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or creeks.
- ✓ Do not clean vehicles or equipment on-site using soaps, solvents, degreasers, steam cleaning equipment, etc.



### Earthwork & contaminated soils

- ✓ Keep excavated soil on the site where it will not collect in the street.
- ✓ Transfer to dump trucks should take place on the site, not in the street.
- ✓ Use fiber rolls, silt fences, or other control measures to minimize the flow of silt off the site.
- ✓ Earth moving activities are only allowed during dry weather by permit and as approved by the County Inspector in the Field.
- ✓ Mature vegetation is the best form of erosion control. Minimize disturbance to existing vegetation whenever possible.
- ✓ If you disturb a slope during construction, prevent erosion by securing the soil with erosion control fabric, or seed with fast-growing grasses as soon as possible. Place fiber rolls down-slope until soil is secure.
- ✓ If you suspect contamination (from site history, discoloration, odor, texture, abandoned underground tanks or pipes, or buried debris), call the Engineer for help in determining what should be done, and manage disposal of contaminated soil according to their instructions.



### Dewatering operations

- ✓ Effectively manage all run-on, all runoff within the site, and all runoff that discharges from the site. Run-on from off site shall be directed away from all disturbed areas or shall collectively be in compliance.
- ✓ Reuse water for dust control, irrigation, or another on-site purpose to the greatest extent possible.
- ✓ Be sure to notify and obtain approval from the Engineer before discharging water to a street, gutter, or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- ✓ In areas of known contamination, testing is required prior to reuse or discharge of groundwater. Consult with the Engineer to determine what testing is required and how to interpret results. Contaminated groundwater must be treated or hauled off-site for proper disposal.



### Saw cutting

- ✓ Always completely cover or barricade storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or sand/gravel bags to keep slurry out of the storm drain system.
- ✓ Shovel, absorb, or vacuum saw-cut slurry and pick up all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner!).
- ✓ If saw cut slurry enters a catch basin, clean it up immediately.

### Paving/asphalt work

- ✓ Always cover storm drain inlets and manholes when paving or applying seal coat, tack coat, slurry seal, or fog seal.
- ✓ Protect gutters, ditches, and drainage courses with sand/gravel bags, or earthen berms.
- ✓ Do not sweep or wash down excess sand from sand sealing into gutters, storm drains, or creeks. Collect sand and return it to the stockpile, or dispose of it as trash.
- ✓ Do not use water to wash down fresh asphalt concrete pavement.



### Concrete, grout, and mortar storage & waste disposal

- ✓ Store concrete, grout, and mortar under cover, on pallets, and away from drainage areas. These materials must never reach a storm drain.
- ✓ Wash out concrete equipment/trucks off-site or into contained washout areas that will not allow discharge of wash water onto the underlying soil or onto the surrounding areas.
- ✓ Collect the wash water from washing exposed aggregate concrete and remove it for appropriate disposal off site.



### Painting

- ✓ Never rinse paint brushes or materials in a gutter or street!
- ✓ Paint out excess water-based paint before rinsing brushes, rollers, or containers in a sink.
- ✓ Paint out excess oil-based paint before cleaning brushes in thinner.
- ✓ Filter paint thinners and solvents for reuse whenever possible. Dispose of oil-based paint sludge and unusable thinner as hazardous waste.



### Landscape Materials

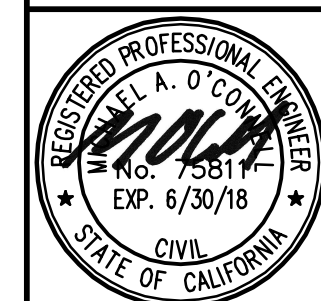
- ✓ Contain, cover, and store on pallets all stockpiled landscape materials (mulch, compost, fertilizers, etc.) during wet weather or when rain is forecasted or when not actively being used within 14 days.
- ✓ Discontinue the application of any erodible landscape material within 2 days of forecasted rain and during wet weather.

Storm drain polluters may be liable for fines of \$10,000 or more per day!

For references and more detailed information:  
www.cleanwaterprogram.org  
www.cabmphandbooks.com

DRAWING NAME: K:\2015\150295\_24765 Hesperian Blvd Hayward\ENG\VTM\SHEETS\C10.0 Pollution Prevention.dwg  
PLOT DATE: 11-16-17

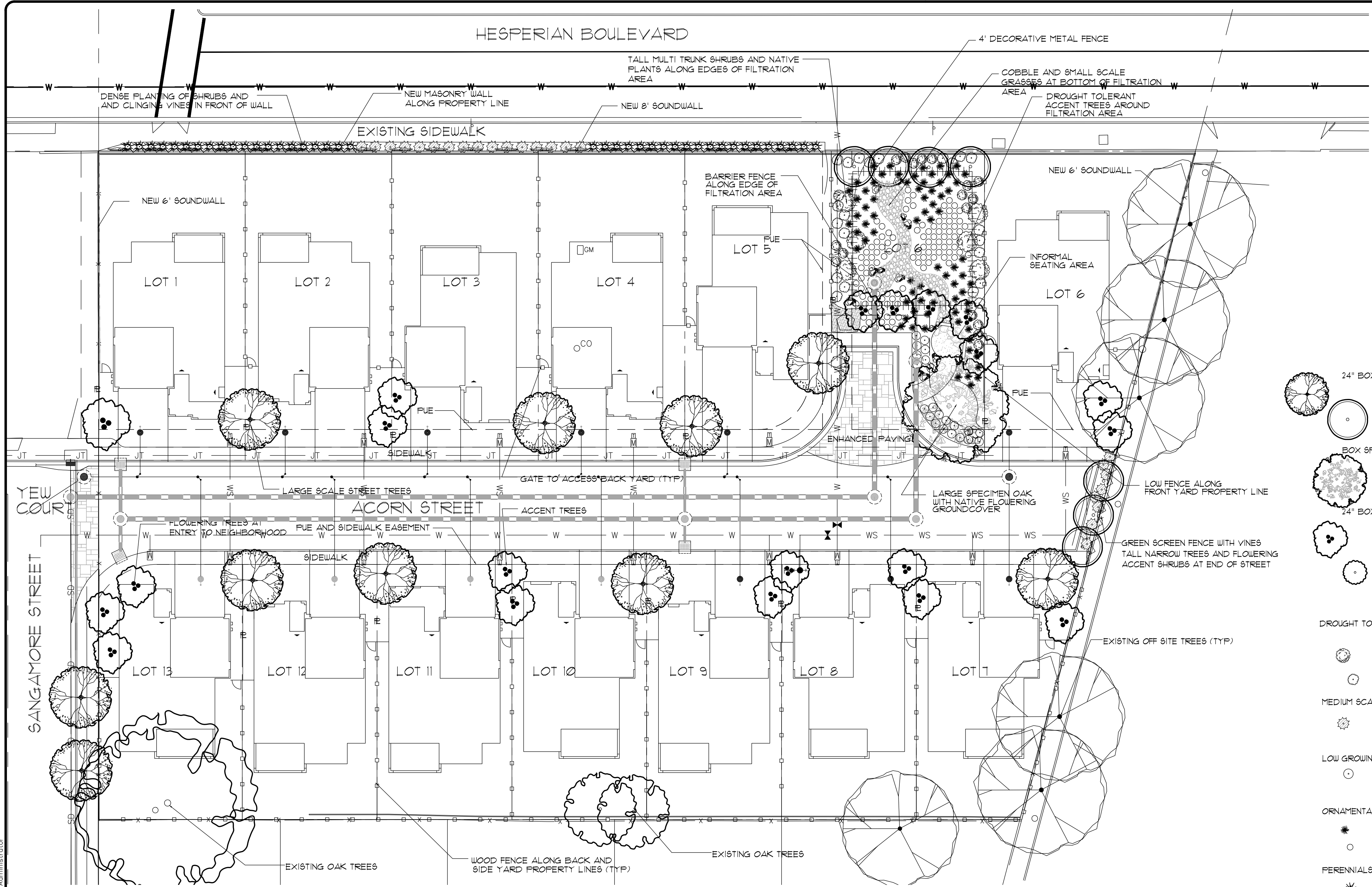
24765 HESPERIAN BOULEVARD-TRACT #8359  
VESTING TENTATIVE TRACT MAP  
POLLUTION PREVENTION  
ALAMEDA COUNTY  
CALIFORNIA



Date	11/22/17
Scale	AS SHOWN
Design	AMJ
Drawn	SGM
Approved	MAO
Job No	20150295
Revisions	
No.	
Drawing Number:	
C10.0	
12	OF 12

NOT FOR CONSTRUCTION

BKF100  
150 CALIFORNIA ST.,  
SUITE 650  
SAN FRANCISCO, CA 94111  
(415) 930-7900  
www.bkf.com  
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### LEGEND

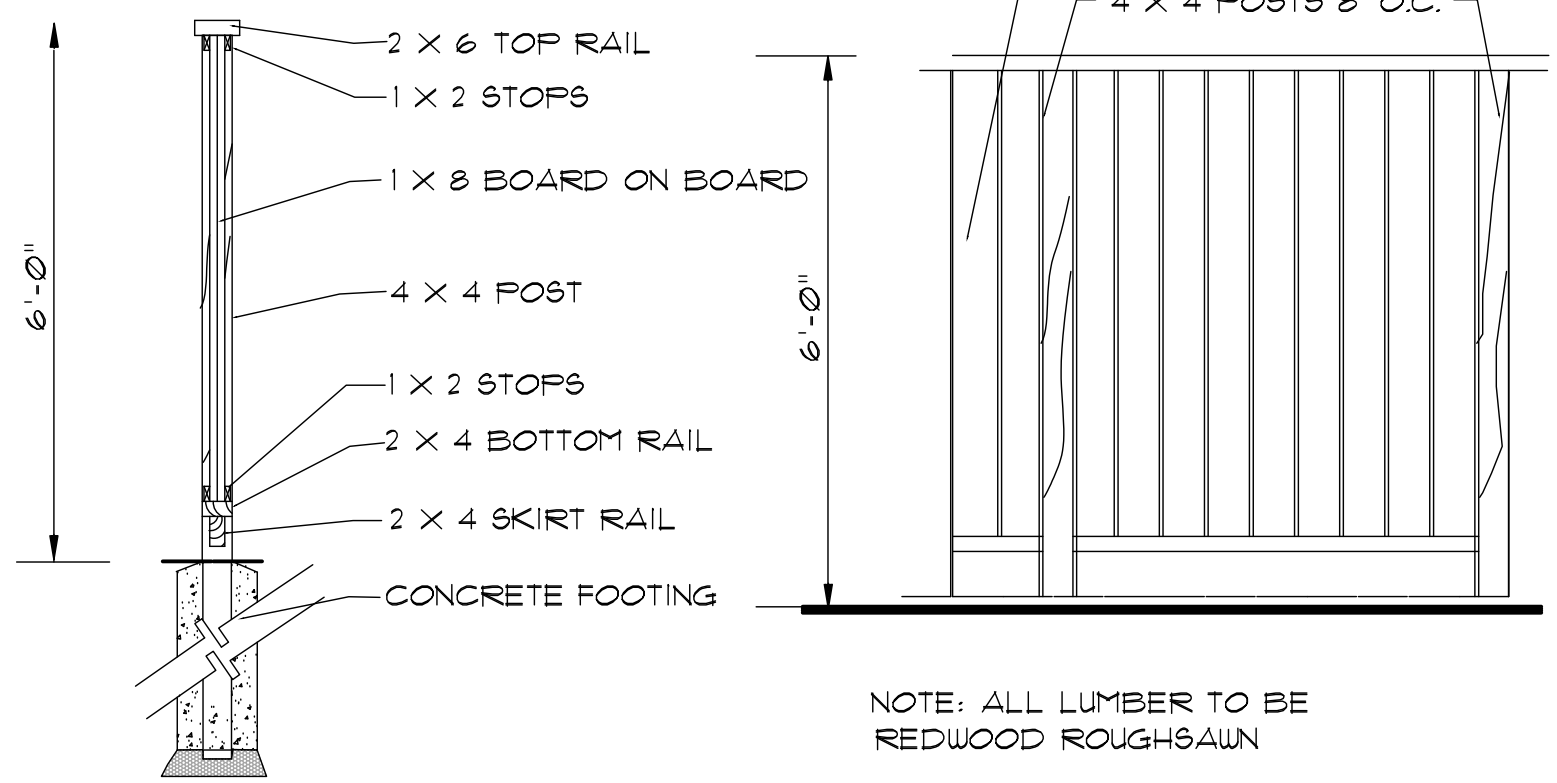
- STAMPED COLORED ASPHALT PAVING
- WASHED DECORATIVE COBBLE
- LARGE BOULDERS
- 4' DECORATIVE METAL FENCE
- 6' WOOD FENCE
- GREEN SCREEN VINE FENCE
- RUSTIC RAIL FENCE
- 8' SOUNDWALL
- 6' SOUNDWALL
- GOLD DECOMPOSED GRANITE AND RANDOM FLAGSTONE PAVING
- BENCH

### CONCEPTUAL PLANT LIST

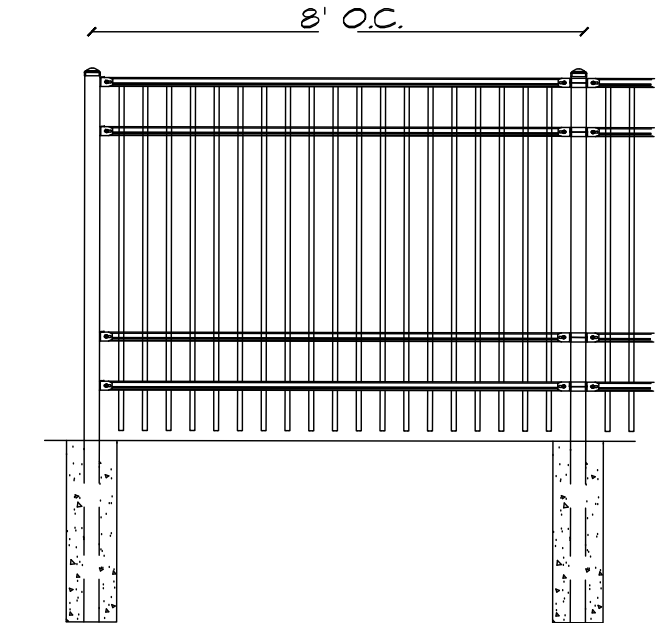
BOTANICAL NAME	COMMON NAME	WUCOLS WATER USE	MATURE SIZE WIDTH X HEIGHT	SPACING
24" BOX STREET TREE				
PYRUS CALLERYANA	ORNAMENTAL PEAR	5 / MED	20' x 34'	PER PLAN
TILIA CORDATA	LINDEN TREE	5 / MED	15' x 45'	PER PLAN
QUERCUS ROBUR 'CRIMSON SPIRE'	NARROW ENGLISH OAK	5 / MED	20' x 45'	PER PLAN
BOX SPECIMEN TREE				
QUERCUS AGRIFOLIA	LIVE OAK	3 / LOW	34' x 40'	PER PLAN
24" BOX ACCENT TREES				
ACER PALMATUM	JAPANESE MAPLE	5 / MED	12' x 12'	PER PLAN
ARBUTUS 'MARINA'	STRAWBERRY MADRONE	3 / LOW	20' x 20'	PER PLAN
AGONIS F. 'AFTERDARK'	BLACK PEPPERMINT TREE	3 / LOW	12' x 20'	PER PLAN
CERCIS R. 'OKLAHOMA'	CERCIS R. 'OKLAHOMA'	3 / LOW	20' x 20'	PER PLAN
CHILOPSIS LINEARIS	DESERT WILLOW	2 / VL	20' x 20'	PER PLAN
COTINUS COGGYGRIA	SMOKE TREE	3 / LOW	10' x 15'	PER PLAN
KOELREUTERIA BIFLORATA	CHINESE FLAME TREE	5 / MED	25' x 40'	PER PLAN
VITEX AGNUS-CASTUS	CHASTE TREE	3 / LOW	20' x 20'	PER PLAN
DROUGHT TOLERANT AND NATIVE SHRUBS				
CARPENTERIA CALIFORNICA	BUSH ANEMONE	3 / LOW	5' x 5'	5' O.C.
CEANTHOUS SP.	WILD LILAC	3 / LOW	6' x 5'	6' O.C.
DENDROMECON RIGIDA	BUSH POPPY	3 / LOW	6' x 4'	6' O.C.
FRANGULA C. 'LEATHER LEAF'	COFFEEBERRY	3 / LOW	5' x 5'	5' O.C.
CALYCANTHUS OCCIDENTALIS	SPICE BUSH	3 / LOW	6' x 6'	6' O.C.
SALVIA CLEVELANDII	FLOWERING GAGE	3 / LOW	3' x 3'	3' O.C.
MEDIUM SCALE ACCENT SHRUBS				
BERBERIS T. 'ATROPURPUREA'	JAPANESE BARBERRY	3 / LOW	4' x 3'	4' O.C.
OSMANTHUS H. 'GOSHIKI'	HOLLY LEAF OSMANTHUS	3 / LOW	5' x 3'-6"	5' O.C.
ROSA HYB. 'JULIA CHILD'	LANDSCAPE ROSE	5 / MED	3' x 3'	3' O.C.
LOW GROWING SHRUBS				
COLEONEMA P. 'SUNSET GOLD'	YELLOW BREATH OF HEAVEN	5 / MED	3'-6" x 2'	3'-6" O.C.
LAVANDULA HYB. 'SUPER'	LAVENDER	3 / LOW	30" x 30"	30" O.C.
RHAPHIOLEPIS 'BALLERINA'	DWARF INDIAN HAWTHORN	3 / LOW	3'-6" x 2'	3'-6" O.C.
ZAUSCHNERIA CALIFORNICA	CALIFORNIA FUCHSIA	3 / LOW	3' x 18"	3' O.C.
ORNAMENTAL GRASSES				
CALAMAGROSTIS A. 'OVERDAM'	VARIEGATED REED GRASS	5 / MED	30" x 30"	30" O.C.
PENNISETUM ORIENTALE	FOUNTAIN GRASS	3 / LOW	3' x 3'	3' O.C.
JUNCUS CALIFORNICA	CALIFORNIA GRAY RUSH	3 / LOW	2' x 2'	2' O.C.
LOMANDRA LONGIFOLIA	MAT RUSH	3 / LOW	42" x 30"	42" O.C.
PERENNIALS / ACCENT PLANTS				
AGAVE ATTENUATA	FOX TAIL AGAVE	3 / LOW	3' x 3'	3' O.C.
PHORMIUM TENAX - DWARF VARIETIES	DWARF NEW ZEALAND FLAX	3 / LOW	3' x 3'	3' O.C.
MEDIUM SCALE GROUND COVER				
ARCTOSTAPHYLOS 'JOHN DOURLEY'	MANZANITA	3 / LOW	5' x 3'	5' O.C.
CISTUS 'WARLEY'	ROCKROSE	3 / LOW	4' x 2'	4' O.C.
RIBES VIBURNIFOLIUM	CATALINA PERFUME	3 / LOW	8' x 3'	8' O.C.



GREEN SCREEN FENCE



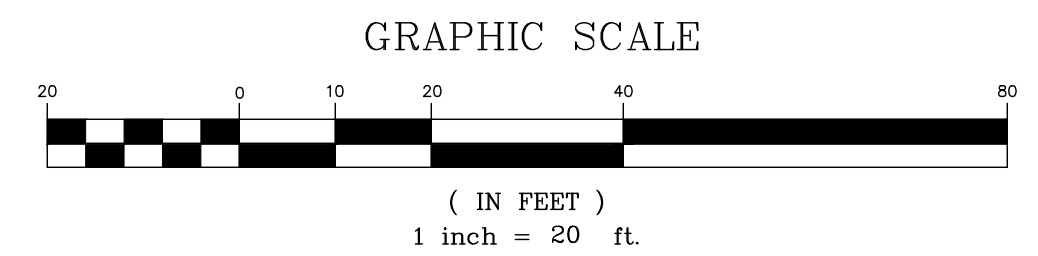
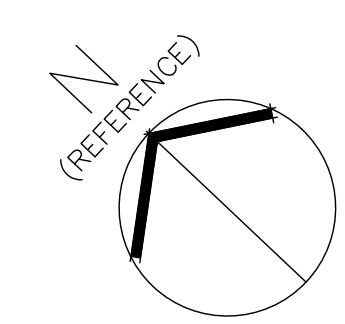
6' GOOD NEIGHBOR FENCE  
NO SCALE



DECORATIVE METAL FENCE

NOTES:  
1) Post size depends on fence height and wind loads. See MONTAGE II applications for post sizing chart and dimensions.  
2) Third & fourth rail optional.  
3) Available in Flush Bottom.

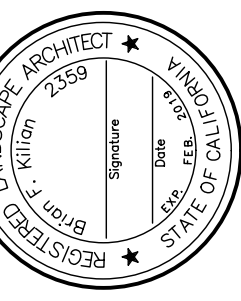
COLOR: BLACK  
4" MONTAGE II FENCE  
AVAILABLE FROM AMERISTAR FENCE PRODUCTS  
WWW.AMERISTARFENCE.COM PHONE 1-800-321-8724



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**LANDSCAPE ARCHITECTS**  
 1241 Pine Street  
 Martinez, California 94553  
 Phone: 925/572-5906  
 Fax: 925/572-5908



REV	DATE	DESCRIPTION

TITLE OF PROJECT  
**HESPERIAN BLVD**  
**HAYWARD, CA**

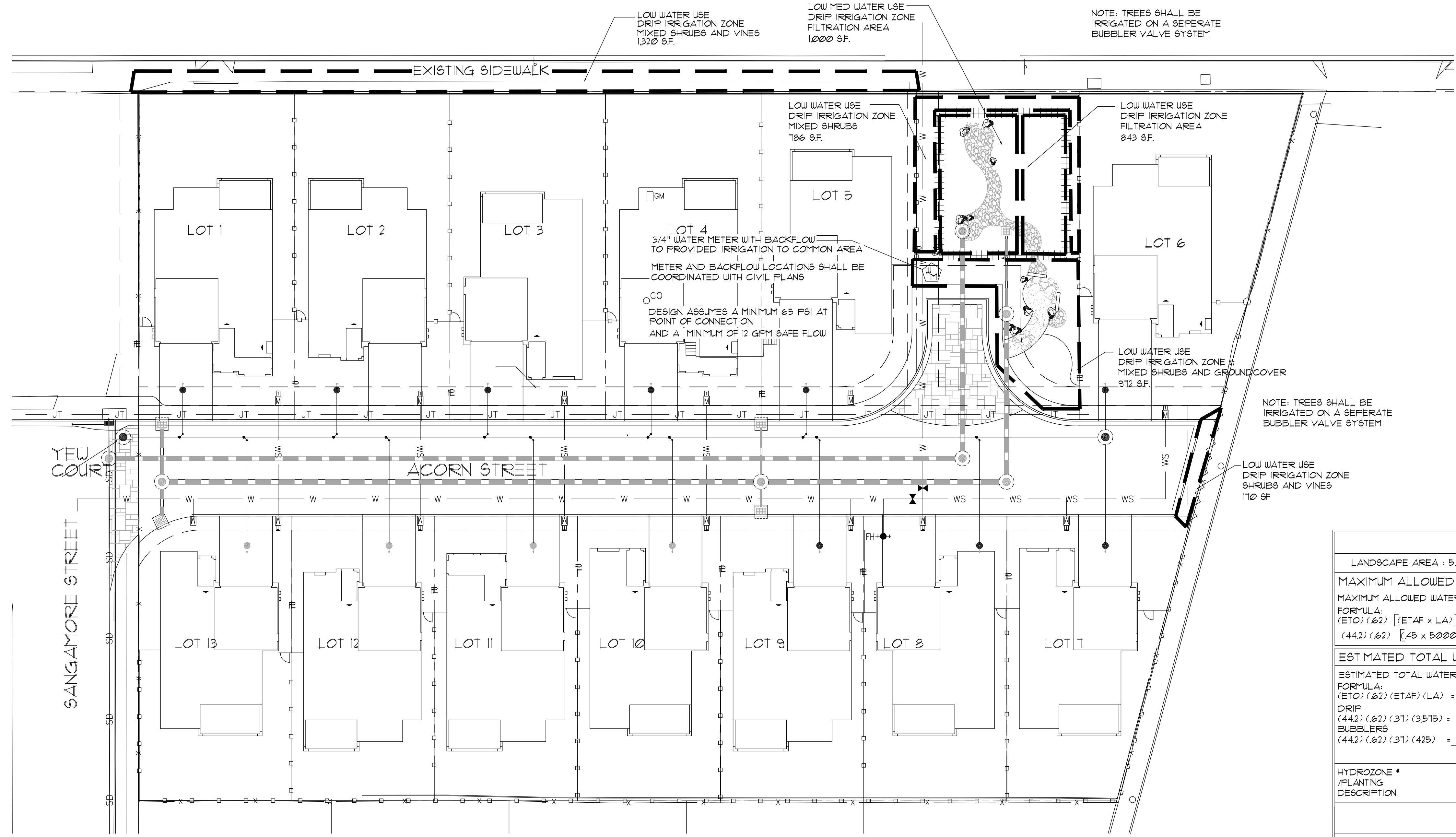
DATE: 11/20/17  
 DRAWN BY: KDF  
 THIS PLAN IS:

SHEET NUMBER  
**L-1**  
 TITLE OF DRAWING:

M:\Three Cedars\Hesperian November 2017\L-1 L-2 L-3 HESPERIAN SP 11-2017.dwg Nov. 27, 2017 - 8:51am Administrator

# CONCEPTUAL LANDSCAPE PLAN

M:\Three Cedars\Hesperian\November 2017\L-1 L-2 L-3 HESPERIAN SP 11-2017.dwg Nov. 27, 2017 8:53am Administrator



**CONCEPTUAL WATER BUDGET**

LANDSCAPE AREA : 5,000 SF REFERENCE ETO: 442

MAXIMUM ALLOWED WATER ALLOWANCE (MAWA) = 61,659

MAXIMUM ALLOWED WATER CALCULATIONS

FORMULA:  
 $(ETO) (.62) [(ETAF \times LA)] + ((1-ETAF) \times SLA) = MAWA$   
 $(442) (.62) [45 \times 5000] + 61,659$

ESTIMATED TOTAL WATER USE (ETWU) = 51,548

ESTIMATED TOTAL WATER USE CALCULATIONS

FORMULA:  
 $(ETO) (.62) (ETAF) (LA) = ETWU$

DRIP $(442) (.62) (.31) (3575) = 36,249$	DRIP $(442) (.62) (.62) (1000) = 16,990$
BUBBLERS $(442) (.62) (.31) (425) = 4,309$	

ETWU = 51,548

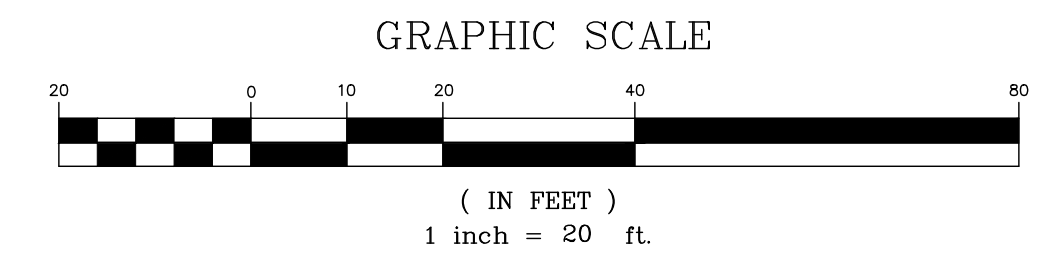
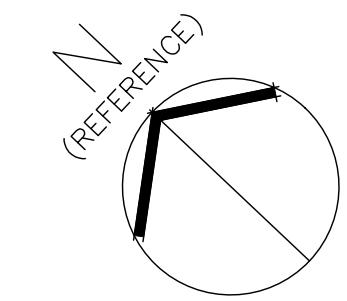
HYDROZONE * /PLANTING DESCRIPTION	WUCOLS FF	IRRIGATION METHOD	IRRIGATION EFFICIENCY (IE)	ETAF (FF/IE)	LANDSCAPE AREA (SQFT.)	ETAF X AREA	ETWU
	3 / LOW	DRIP	.81	.37	3,575	1,322	36,249
	3 / LOW	BUBBLER	.81	.37	425	157	4,309
MEDIUM WATER USE SHRUBS	5 / MED	DRIP	.81	.62	1,000	620	16,990
<b>TOTALS =</b>					<b>5,000</b>	<b>2,099</b>	<b>51,548</b>

AVERAGE ETAF = .42

ETAF CALCULATIONS		
A. TOTAL ETAF x AREA	2,099	(AVERAGE ETAF FOR REGULAR LANDSCAPE AREAS MUST BE 55 OR BELOW FOR RESIDENTIAL AREAS, AND 45 OR BELOW FOR NON-RESIDENTIAL AREAS.)
B. TOTAL LANDSCAPE AREA	5,000	
AVERAGE ETAF = (A/B)	.42	

LANDSCAPE PLANS COMPLY WITH THE CRITERIA OF THE CITY OF HAYWARD BAY FRIENDLY WATER EFFICIENT LANDSCAPE ORDINANCE AND HAVE APPLIED SUCH CRITERIA FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE AND IRRIGATION DESIGN.

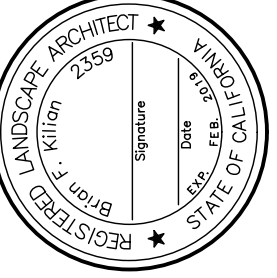
WATER USE CALCULATIONS SHALL BE SUPPLIED WITH THE CONSTRUCTION DOCUMENTS.



# HYDROZONE MAP

NOTE: ALL DRAWINGS, EXCEPT FOR THE ORIGINAL DESIGN, MUST BE PRINTED ON A WHITE BACKGROUND. ANY CHANGES TO THE ORIGINAL DESIGN MUST BE INDICATED BY A RED LINE OR OTHER MEANS. THE ORIGINAL DESIGN IS THE ONLY COPY TO BE USED FOR CONSTRUCTION. ANY CHANGES TO THE ORIGINAL DESIGN MUST BE INDICATED BY A RED LINE OR OTHER MEANS. THE ORIGINAL DESIGN IS THE ONLY COPY TO BE USED FOR CONSTRUCTION.

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**LANDSCAPE ARCHITECTS**  
 1241 Pine Street  
 Marina del Rey, California 90453  
 TEL: 310-372-3300 FAX: 310-372-3308



REV	DATE	DESCRIPTION

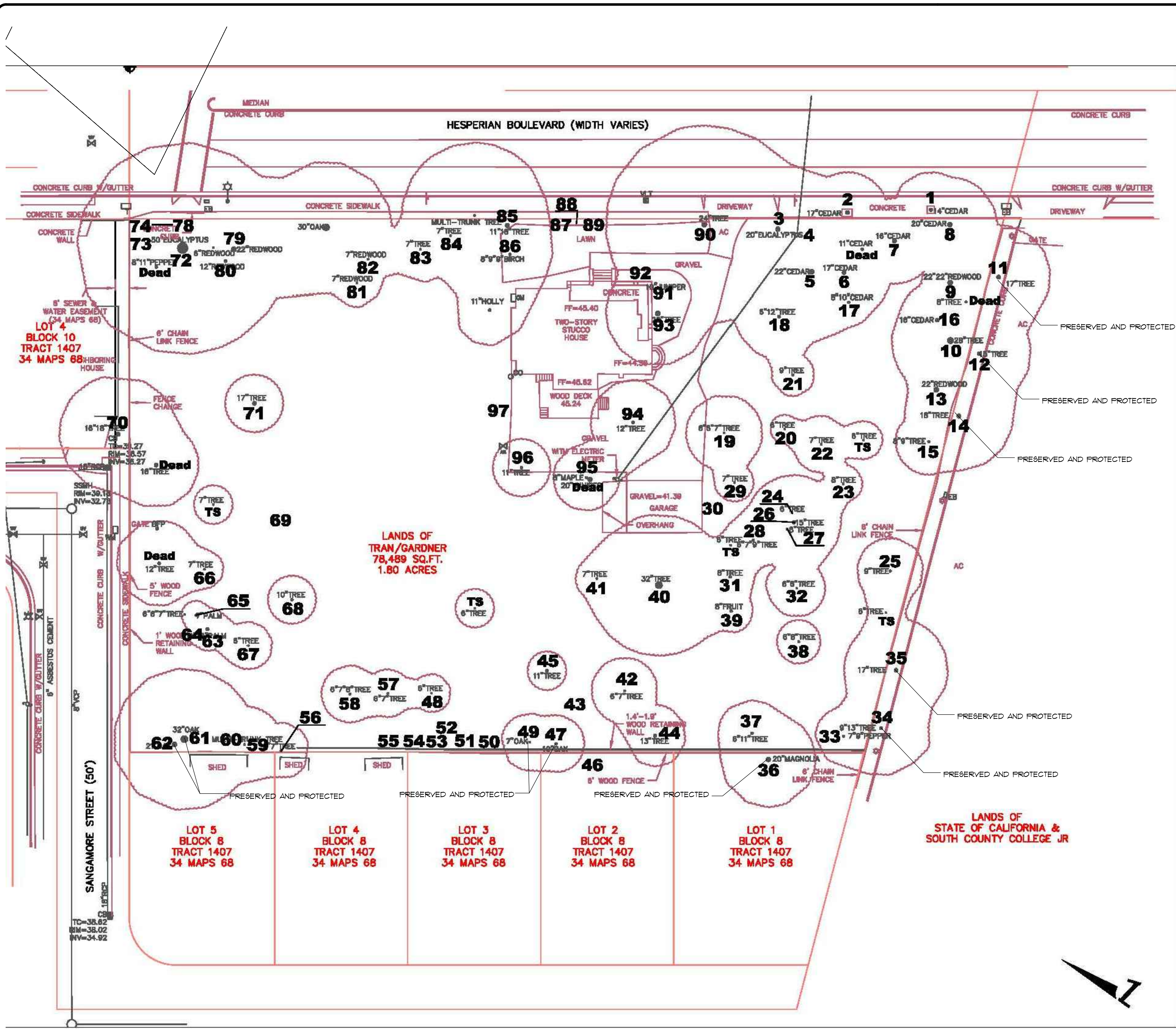
**HESPERIAN BLVD**  
**HAYWARD, CA**

DATE: 11/20/17  
 DRAWN BY: KCF  
 THIS PLAN IS:

SHEET NUMBER  
**L-2**  
 TITLE OF DRAWING:

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M:\Three Cedars\Hesperian\November 2017\L-1 L-2 L-3 HESPERIAN SP.11-2017.dwg Nov. 16, 2017 - 12:44pm Administrator



# Tree Assessment Plan

24765 Hesperian Blvd.  
Hayward, CA

Prepared for:  
Three Cedars  
Burlingame, CA

June 2016

No Scale

Notes:  
Base map provided by:  
BKF  
San Francisco, CA

Numbered tree locations  
are approximate.  
TS = (Too small) tree less than 6" in diameter  
Not included in this assessment.



325 Ray Street  
Pleasanton, CA 94566  
Phone 925.484.0211  
Fax 925.484.0596  
www.hortscience.com

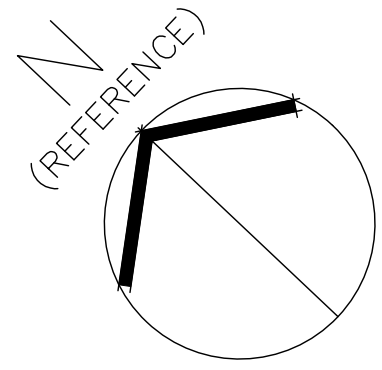
Tree No.	Species	Trunk Diameter (in.)	Protected Tree?	Appraised Value
1	Home oak	12	Yes	\$ 2,200
2	Home oak	20	Yes	\$ 3,700
3	Home oak	20	Yes	\$ 3,700
4	Home oak	20	Yes	\$ 3,700
5	Home oak	21	Yes	\$ 3,900
6	Home oak	28	Yes	\$ 5,000
7	Home oak	28	Yes	\$ 5,000
8	Home oak	28	Yes	\$ 5,000
9	Coast redwood	28.27	Yes	\$ 3,100
10	Coast redwood	24	Yes	\$ 3,100
11	Australian willow	15	Yes	\$ 2,000 PRESERVED AND PROTECTED
12	Australian willow	15	Yes	\$ 2,000 PRESERVED AND PROTECTED
13	Coast redwood	28	Yes	\$ 5,000 PRESERVED AND PROTECTED
14	Australian willow	15	Yes	\$ 2,000 PRESERVED AND PROTECTED
15	Home oak	15	Yes	\$ 300
16	Home oak	15	Yes	\$ 300
17	Home oak	10.9	Yes	\$ 200
18	Locust	14.7	Yes	\$ 1,000
19	Peppercorn	8.75	Yes	\$ 1,150
20	English walnut	5	No	\$ 200
21	Totora	7.5	No	\$ 200
22	Jacaranda	8.22	Yes	\$ 300
23	Yew	8.22	Yes	\$ 1,000
24	Yew	7.22	Yes	\$ 800
25	Arceuthobium	8.4	Yes	\$ 400
26	English walnut	18	Yes	\$ 800
27	English walnut	18	Yes	\$ 800
28	Arceuthobium	6.68	Yes	\$ 400
29	English hawthorn	8	Yes	\$ 100
30	Prunella sp.	6.43	Yes	\$ 1,000
31	Orange	5.55.3	Yes	\$ 500
32	Plum	7.63.4.4	Yes	\$ 1,000
33	California poplar	10.83.4	Yes	\$ 700
34	California poplar	18	Yes	\$ 1,750 PRESERVED AND PROTECTED
35	Australian willow	13	Yes	\$ 2,000 PRESERVED AND PROTECTED
36	Southern magnolia	28	Yes	\$ 10,650 PRESERVED AND PROTECTED
37	Cherry	15.3	Yes	\$ 800
38	Plum	7.85	Yes	\$ 800
39	Orange	8.44	Yes	\$ 300
40	Mulberry	38	Yes	\$ 3,800
41	Peppercorn	8	Yes	\$ 1,500

Tree No.	Species	Trunk Diameter (in.)	Protected Tree?	Appraised Value
42	Peppercorn	8.7	Yes	\$ 1,000
43	Red horehound	8.4	No	\$ 800
44	Cher	13	Yes	\$ 900
45	Peppercorn	8	No	\$ 400
46	Peppercorn	8	No	\$ 400
47	Coast live oak	13	Yes	\$ 1,650 PRESERVED AND PROTECTED
48	Pear	13	Yes	\$ 600 PRESERVED AND PROTECTED
49	Coast live oak	9	Yes	\$ 600 PRESERVED AND PROTECTED
50	Plum	7	No	\$ 200
51	Plum	7	No	\$ 200
52	Coast live oak	12	Yes	\$ 1,400
53	Coast live oak	5.3	Yes	\$ 500
54	Plum	6.33	Yes	\$ 500
55	Plum	7.65.4.4.3	Yes	\$ 1,200
56	Plum	5.44.3.3.3	Yes	\$ 700
57	Apple	6.5.4.4	Yes	\$ 650
58	Apple	6.5.4.4	Yes	\$ 650
59	Plum	7.65.4.4.4	Yes	\$ 1,150
60	Plum	8.7.6.5.5.5	Yes	\$ 1,700
61	Coast live oak	37	Yes	\$ 17,000 PRESERVED AND PROTECTED
62	Coast live oak	27	Yes	\$ 7,650 PRESERVED AND PROTECTED
63	Mexican fan palm	20	Yes	\$ 250
64	Mexican fan palm	20	Yes	\$ 250
65	Mexican fan palm	20	Yes	\$ 250
66	Apple	5.43.3.3	Yes	\$ 400
67	Peppercorn	6.5.4.4	Yes	\$ 800
68	Apple	6.5.5.4.3	Yes	\$ 2,000
69	Peppercorn	4.4.3	Yes	\$ 1,150
70	Glazed privet	25.2	Yes	\$ 650
71	Pear	6.5.5.4.4	Yes	\$ 600
72	Blue gum	65	Yes	\$ 6,950
73	Decid. cedar	5	No	\$ 400
74	Decid. cedar	8	Yes	\$ 1,050
75	Decid. cedar	6	No	\$ 400
76	Decid. cedar	4	No	\$ 400
77	Decid. cedar	4	No	\$ 400
78	Decid. cedar	4	No	\$ 400
79	Coast redwood	22	Yes	\$ 1,850
80	Coast redwood	15	Yes	\$ 700
81	Coast redwood	9	Yes	\$ 150

Tree No.	Species	Trunk Diameter (in.)	Protected Tree?	Appraised Value
82	Coast redwood	2	No	\$ 20
83	Red horehound	8	Yes	\$ 750
84	Indian laurel	18.18.15.11.10.8.8	Yes	\$ 3,050
85	English laurel	5	No	\$ 400
86	Common catalpa	24.12	Yes	\$ 6,950
87	Decid. cedar	6	No	\$ 450
88	Decid. cedar	6	No	\$ 450
89	Decid. cedar	6	No	\$ 450
90	Common catalpa	29	Yes	\$ 5,050
91	Hollywood juniper	11	Yes	\$ 850
92	Alamy-nut	4	No	\$ 20
93	Red oak	27	Yes	\$ 2,400
94	Mulberry	14	Yes	\$ 300
95	Japanese maple	8	Yes	\$ 200
96	English hawthorn	11	Yes	\$ 300
97	Clary island pine	12	Yes	\$ 1,850
98	English holly	12	Yes	\$ 200
Total				\$ 17,400

OVERALL TREE VALUE • \$ 17,400  
LESS NON PROTECTED TREES • -1,300  
LESS TREES TO BE PRESERVED • -41,100  
REQUIRED TREE MITIGATION • \$ 27,000

# TREE REMOVAL PLAN AND PROTECTION MEASURES



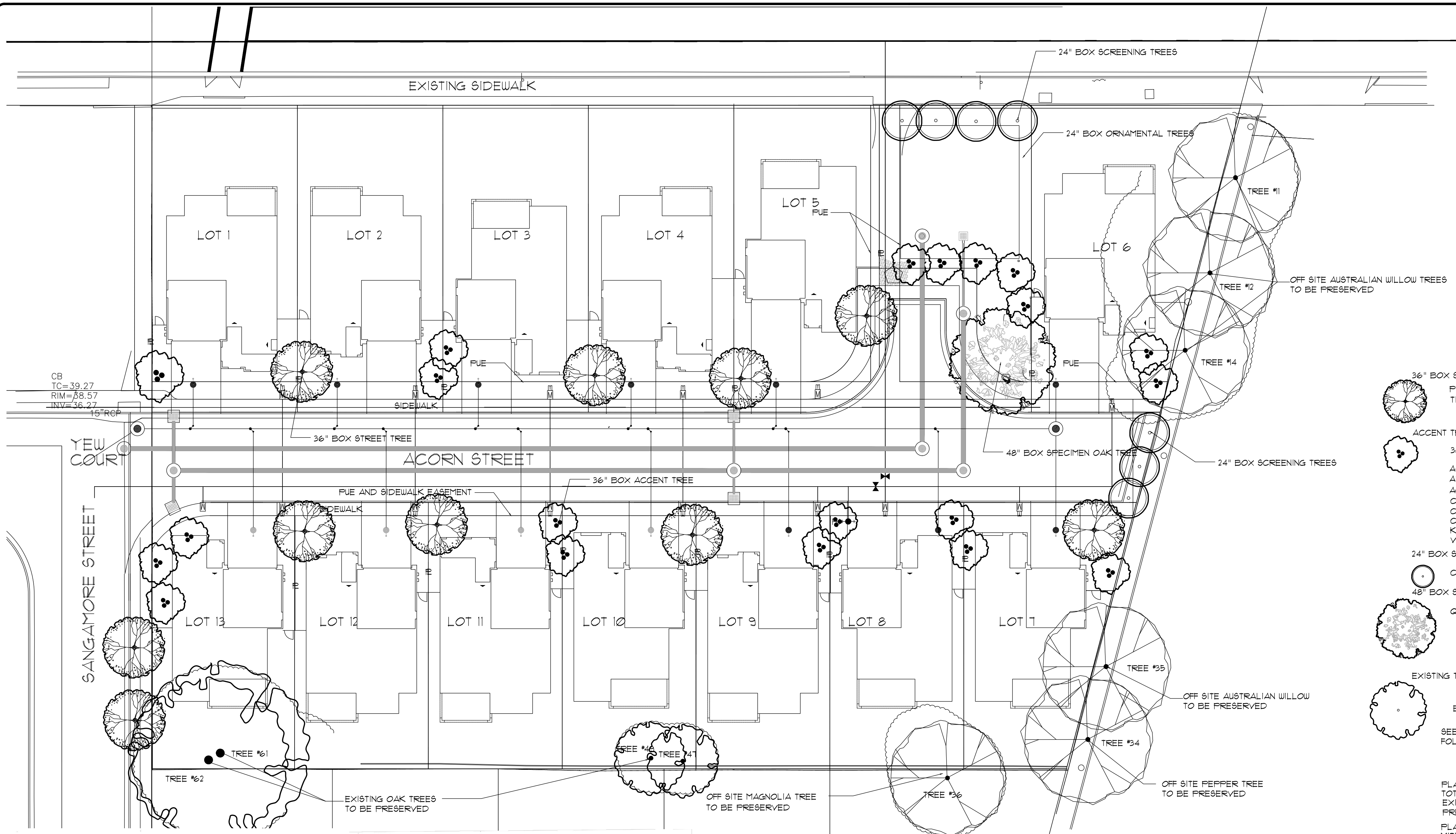
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LANDSCAPE ARCHITECTS  
1241 Pine Street  
Martinez, California 94553  
Phone: 925/372-5306  
FAX: 925/372-5308

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DRAWN BY: KDF  
THIS PLAN IS:

SHEET NUMBER  
L-3  
TITLE OF DRAWING:  
HESPERIAN BLVD  
HAYWARD, CA



**TREE LEGEND**

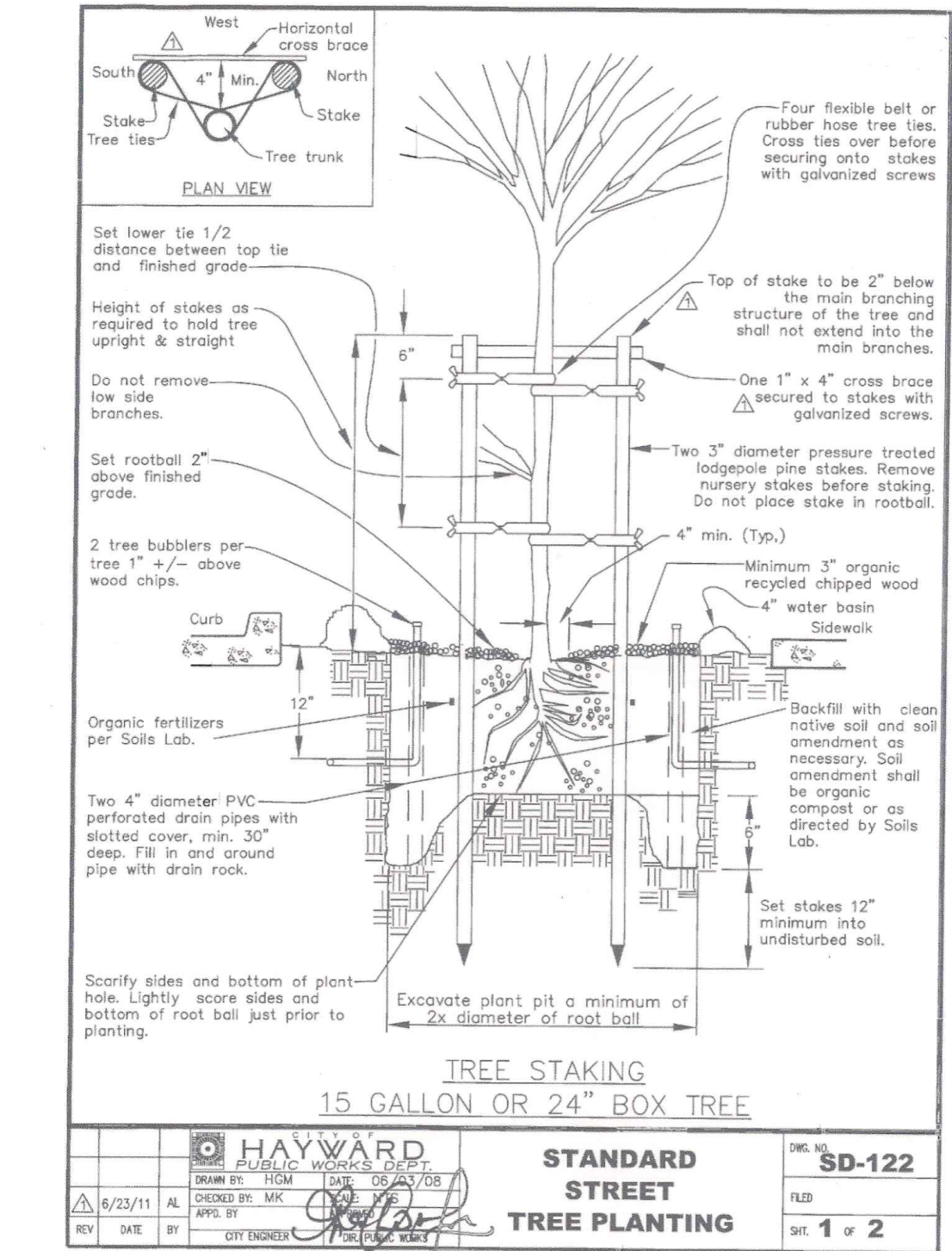
36" BOX STREET TREE PYRUS CALLERYANA TILIA CORDATA	ORNAMENTAL PEAR LINDEN TREE	5 / MED 5 / MED
ACCENT TREES 36" BOX		
24" BOX SCREENING TREE		
48" BOX SPECIMEN OAK TREE		
EXISTING TREES		
EXISTING NATIVE OAK TREE		
EXISTING MISC. TREES		

**PROPOSED TREE MITIGATION**  
 PLANS CALL FOR THE REMOVAL OF SIXTY NINE (69) PROTECTED TREES  
 TOTAL DOLLAR VALUE: \$122,000  
 EXISTING TREE DOLLAR VALUE BASED ON ARBORIST REPORT  
 PREPARED BY HORTSCIENCE SEE SHEET L-3  
 PLANS PROPOSE THE PLANTING OF 42 TREES  
 MITIGATION VALUE = \$16,850

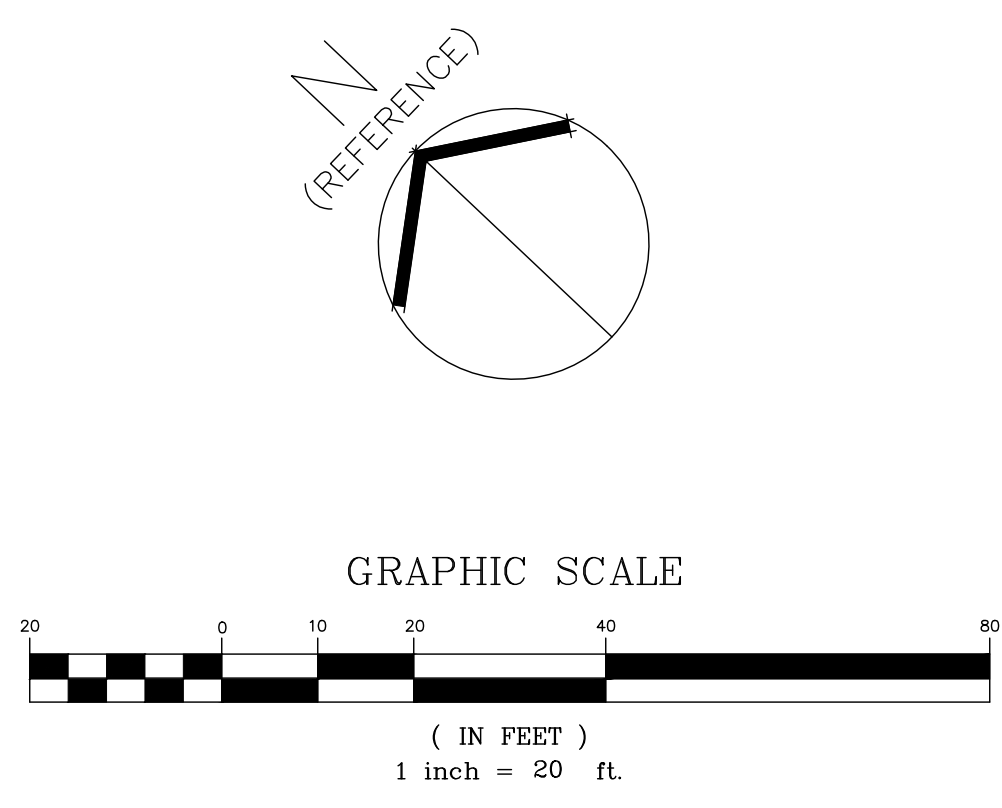
**PROPOSED MITIGATION TREES**

10 - 36" BOX STREET TREES	• \$350 = \$ 3,500
1 - 36" BOX STREET TREES	• \$450 = \$ 2,450
MINIMUM OF 1 - 24" BOX TREE REQUIRED, TREES HAVE BEEN UP-SIZED TO 36" BOX AS PART OF THE TREE MITIGATION REQUIREMENTS.	
13 - 36" BOX ORNAMENTAL TREES	• \$500 = \$ 7,500
1 - 24" BOX SCREENING TREES	• \$200 = \$ 1,400
1 - 48" BOX SPECIMEN TREE	• \$1,200 = \$ 1,200
<b>PROPOSED ON SITE TREE MITIGATION</b>	<b>\$15,700</b>

**CITY STANDARD TREE CLEARANCES**  
 FINAL LOCATIONS OF TREES SHALL BE FIELD LOCATED BY THE PROJECT LANDSCAPE ARCHITECT.  
 TREES SHALL BE LOCATED A MINIMUM OF 5' AWAY FROM ALL UNDERGROUND UTILITIES AND 5' AWAY FROM EDGE OF PAVING.  
 TREES SHALL BE LOCATED A MINIMUM OF 15' AWAY FROM LIGHT POLES.  
 ROOT BARRIERS REQUIRED FOR TREES SHALL BE LOCATED A WITHIN OF 1' OF STRUCTURE OR HARDSCAPE.



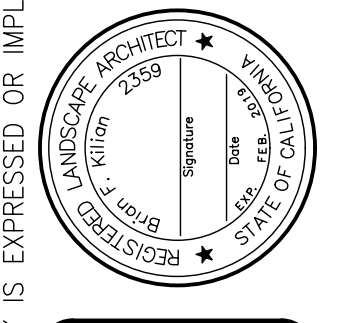
- STREET TREE PLANTING SPECIFICATIONS:**
- Tree shall be healthy, disease and insect-free, well rooted, and properly trained with a straight trunk that can stand upright without support. Tree shall exhibit a central leader, or a main branch that can be trained as a central leader. Branches shall be well-developed and shall be evenly and radially distributed around the trunk. Root ball shall not exhibit kinked or circling roots.
  - Tree shall comply with federal and state laws requiring inspection for plant diseases and pest infestation. Clearance from the county agricultural commissioner, as required by law, shall be obtained before planting trees delivered from outside the county.
  - Prior to planting tree, determine the location of existing or future underground utilities. Locate tree a minimum of 5 feet from lateral service lines and driveways. Locate tree a minimum of 15 feet from a light pole, and a minimum of 30 feet from the face of a traffic signal, or as otherwise specified by the City.
  - Tree pit shall be tested for proper drainage prior to planting tree. Fill pit with water; if water remains after a 24-hour period, dig three 4"-diameter by 3-foot deep holes at the bottom of the tree pit. Backfill with drain rock.
  - Set tree in an upright and plumb position. As much as possible, tree shall be positioned such that dominant branches are parallel to the roadway and are oriented away from potential conflicts.
  - If required by the City, a pressure-compensating bubbler, or drip emitters, shall be provided to each tree.
  - Depending on the planter strip width, or the tree well size and the tree species being planted, a 24" deep root-barrier may be required by the City to be placed between the root-ball and the curb and/or sidewalk. Length of strip barrier or size of the box barrier will be specified by the City.
  - Stakes are to be removed when the tree diameter meets or exceeds the diameter of the stake.



**PROPOSED TREE PLANTING PLAN**

NOTE  
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**BORRECCO/KILIAN & ASSOCIATES, INC.**  
 LANDSCAPE ARCHITECTS  
 1241 Pine Street  
 Martinez, California 94553  
 Phone: 925/372-5306  
 Fax: 925/372-5308



REV	DATE	DESCRIPTION

**HESPERIAN BLVD**  
**HAYWARD, CA**

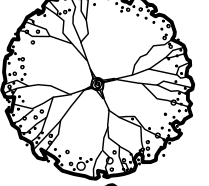
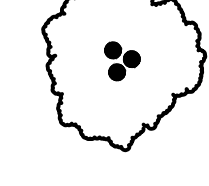


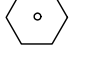

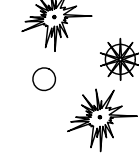

DATE: 11/20/17  
 DRAWN BY: KDF  
 THIS PLAN IS:  
**4**  
 SHEET NUMBER  
 TITLE OF DRAWING

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M:\Three Cedars\hesperian\November 2017\1-1 L-2 L-3 HESPERIAN SP. 11-2017.dwg Nov. 27, 2017 - 8:59am Administrator



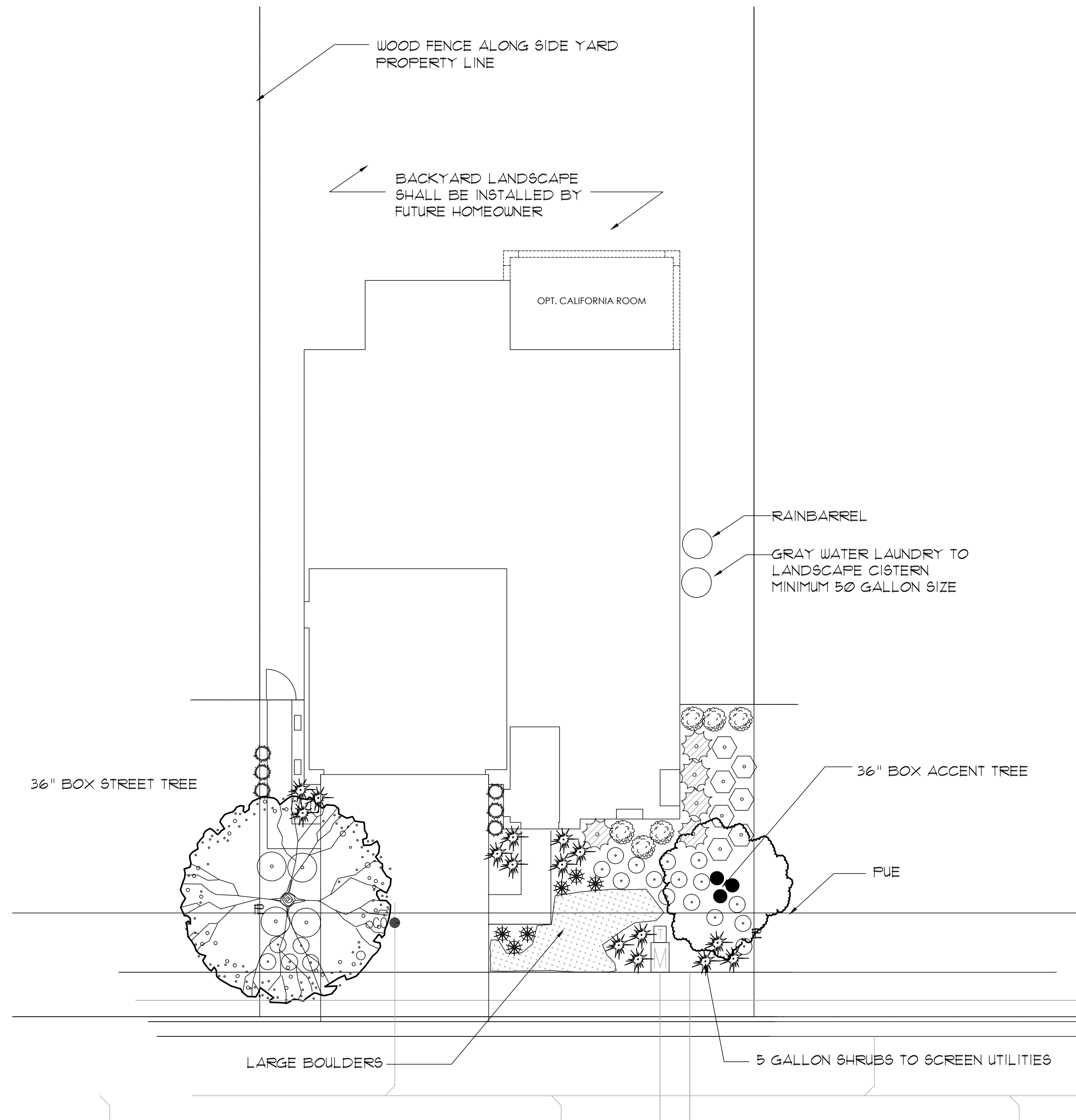
### CONCEPTUAL PLANT LIST

TREES	BOTANICAL NAME	COMMON NAME	WATER USE	WIDTH x HEIGHT	SPACING
	PYRUS CALLERYANA 'CHANTICLEER'	ORNAMENTAL PEAR	5/ MED	20' x 34'	PER PLAN
	TILIA CORDATA 'CORINTHIAN'	LINDEN TREE	5/ MED	15' x 45'	PER PLAN
	ACER PALMATUM	JAPANESE MAPLE	5/ MED	12' x 12'	PER PLAN
	ARBUTUS 'MARINA'	STRAUBERRY MADRONE	3 / LOW	20' x 20'	PER PLAN
	AGONIS F. 'AFTERDARK'	BLACK PEPPERMINT TREE	3 / LOW	12' x 20'	PER PLAN
	CERCIS R. 'OKLAHOMA'	REDBUD	3 / LOW	20' x 20'	PER PLAN
	CHILOPSIS LINEARIS	DESERT WILLOW	3 / LOW	20' x 20'	PER PLAN
	COTINUS COGGRYGRIA	SMOKE TREE	3 / LOW	10' x 15'	PER PLAN
	KOELREUTERIA BIFINNATA	CHINESE FLAME TREE	5/ MED	25' x 40'	PER PLAN
	VITEX ANGUS-CASTUS	CHASTE TREE	3 / LOW	20' x 20'	PER PLAN
<b>MEDIUM SCALE SHRUBS</b>					
	BERBERIS T. 'ATROPURPUREA'	JAPANESE BARBERRY	3 / LOW	4' x 3'	4' O.C.
	CALLISTEMON V. 'LITTLE JOHN'	DWARF BOTTLE BRUSH	3 / LOW	3' x 3'	3' O.C.
	LEONOTUS LEONORUS	LIONS TAIL	3 / LOW	4' x 4'	4' O.C.
	CUPRESSUS S. 'TINY TOWER'	DWARF ITALIAN CYPRESS	3 / LOW	18" x 5'	18" O.C.
	NANDINA D. LEMON LIME	HEAVENLY BAMBOO	3 / LOW	3' x 3'	3' O.C.
	NERIUM 'PETITE SALMON'	DWARF OLEANDER	3 / LOW	4' x 4'	4' O.C.
	SALVIA HYB. 'AMISTAD'	FLOWERING SAGE	3 / LOW	3' x 3'	3' O.C.
<b>MEDIUM SCALE SHRUBS</b>					
	LOROPETALUM HYB. 'SUZANNE'	LOW GROWING FRINGE FLOWER	3 / LOW	3' x 3'	3' O.C.
	MYRTUS COMMUNIS 'COMPACTA'	DWARF MYRTLE	3 / LOW	3' x 3'	3' O.C.
	PRUNUS L. 'OTTO LUYKEN'	DWARF ENGLISH LAUREL	5/ MED	4' x 3'	4' O.C.
	PUNICA G. 'NANA'	FLOWERING POMEGRANATE	3 / LOW	3' x 3'	3' O.C.
<b>LOW GROWING SHRUBS</b>					
	COLEONEMA P. 'SUNSET GOLD'	YELLOW BREATH OF HEAVEN	5/ MED	3'-6" x 2'	3'-6" O.C.
	LAVANDULA HYB. 'SUPER'	LAVENDER	3 / LOW	30" x 30"	30" O.C.
	RHAPHIOLEPIS 'BALLERINA'	DWARF INDIAN HAWTHORN	3 / LOW	3'-6" x 2'	3'-6" O.C.
	ROSA HYB.	LANDSCAPE ROSE	5/ MED	3' x 3'	3' O.C.
	SALVIA G. 'HEATWAVE SERIES'	FLOWERING SAGE	3 / LOW	30" x 30"	30" O.C.
<b>ORNAMENTAL GRASSES</b>					
	CALAMAGROSTIS A. 'OVERDAM'	VARIEGATED REED GRASS	5/ MED	30" x 30"	30" O.C.
	LOMANDRA LONGIFOLIA	MAT RUSH	3 / LOW	42" x 30"	42" O.C.
	MUHLENBERGIA RIGENS	DEER GRASS	3 / LOW	46" x 3'	4'-6" O.C.
	PENNISETUM ORIENTALE	FOUNTAIN GRASS	3 / LOW	30" x 42"	30" O.C.
<b>PERENNIALS / ACCENT PLANTS</b>					
	AGAVE ATTENUATA	FOX TAIL AGAVE	3 / LOW	3' x 3'	3' O.C.
	ANIGOZANTHOS SPP.	KANGAROO PAWS	3 / LOW	2' x 3'	2' O.C.
	BULBINE FRUTESCENS	N.C.N.	3 / LOW	30" x 18"	30" O.C.
	PHORMIUM TENAX - DWARF VARIETIES	DWARF NEW ZEALAND FLAX	3 / LOW	3' - 3'	3' O.C.
<b>SMALL SCALE GROUND COVER</b>					
	CAREX DIVULSA	BERKELEY SEDGE	3 / LOW	30" x 18"	30" O.C.
	ERIGERON KARVINSKIANUS	SANTA BARBARA DAISY	3 / LOW	30" x 18"	30" O.C.
	FESTUCA I. 'SISKIYOU BLUE'	BLUE FESTUCA	3 / LOW	18" x 18"	18" O.C.
	GREVILLEA LANIGERA 'COASTAL GEM'	WHOLLY GREVILLEA	3 / LOW	42" x 12"	42" O.C.
	ROSA HYB.	FLOWER CARPET ROSE	5/ MED	3' x 2'	3' O.C.
	SENECIO MANDRALSICAE	CHALK FINGERS	3 / LOW	3' x 12"	3' O.C.
	TEUCRIUM SP.	DWARF GERMANDER	3 / LOW	2' x 18"	2' O.C.

NOTE: PLANT SIZES SOURCED FROM SUNSET WESTERN GARDEN BOOK

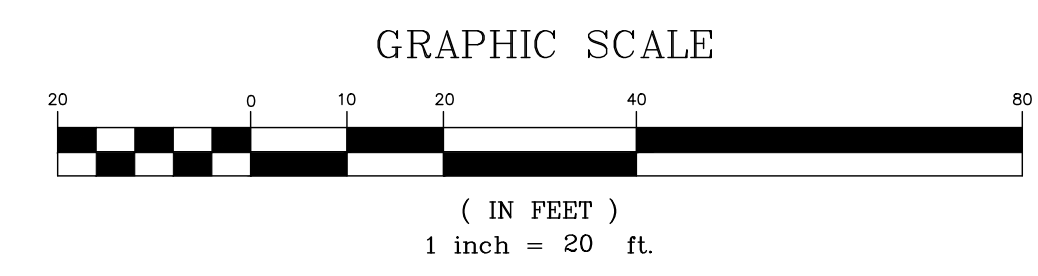
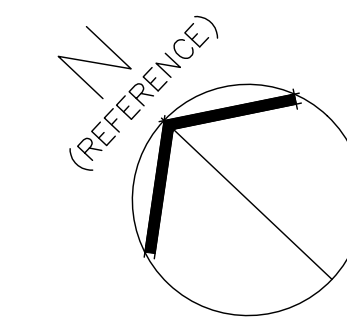
#### GENERAL NOTES

- THE LANDSCAPE CONTRACTOR SHALL VISIT THE SITE PRIOR TO BIDDING IN ORDER TO DETERMINE EXISTING CONDITIONS. ADDITIONAL COMPENSATION RESULTING FROM ALLEGED IGNORANCE OF LOCAL AND/OR EXISTING CONDITIONS AND THEIR EFFECT UPON THE COST OF THE WORK WILL NOT BE SUBSEQUENTLY APPROVED.
- PRIOR TO COMMENCING WORK, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING WITH THE GENERAL CONTRACTOR THAT THE PRELIMINARY GRADING AS SHOWN ON THE CIVIL ENGINEER'S DRAWING HAS BEEN COMPLETED, AND THAT ALL CONCRETE, ASPHALT, LARGE ROCKS, BASE ROCK MATERIAL AND ANY OTHER DEBRIS HAS BEEN REMOVED FROM ALL LANDSCAPE PLANTER AREAS. THE LANDSCAPE CONTRACTOR SHALL PROVIDE A WRITTEN COPY OF THE VERIFICATION TO BK&A PRIOR TO PLANTING.
- LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR FINISH GRADING OF ALL PLANTING AREAS. FINISH GRADE SHALL BE SMOOTH, EVEN AND UNIFORM PLANE WITH NO LOW SPOTS OR ABRUPT CHANGE OF SURFACE. SLOPE TO DRAIN, AND SLOPE ALL GRADES AWAY FROM BUILDINGS A MINIMUM OF 2%. FINISH GRADE SHALL BE TWO INCHES (2") BELOW ADJACENT PAVING, CURB, SIDEWALK AND HEADERBOARD AND GENERALLY CROWNED TOWARDS THE CENTER OF THE PLANTER. THE ADDITION OF BARK MULCH OR LAWN SHALL RAISE ALL PLANTER AREAS LEVEL WITH ADJACENT SIDEWALKS AND OTHER PEDESTRIAN AREAS.
- AS PART OF THIS WORK, THE LANDSCAPE CONTRACTOR SHALL HIRE A SOIL & PLANT LABORATORY TO TAKE SAMPLES AND PROVIDE A SOILS TEST AND RECOMMENDATIONS FOR ORGANIC SOIL AMENDMENTS AND SOIL PREPARATION FOR EACH OF THE FOLLOWING LANDSCAPE AREAS: TREE, SHRUB AND GROUND COVER PLANTING AREAS.
- TEST SHALL BE COMPLETED AFTER THE SITE IS GRADED AND PRIOR TO PLANTING. CONTRACTOR SHALL PROVIDE COPIES OF THE SOIL TEST TO BK&A AND THE OWNER'S REPRESENTATIVE PRIOR TO AMENDING THE SOIL. THE WRITTEN RESULTS SHALL BE PROVIDED TO BK&A AND THE OWNER PRIOR TO THE FINAL WALK-THROUGH AND ACCEPTANCE.
- ONLY ORGANIC AMENDMENTS AND FERTILIZERS SHALL BE USED.
- UNLESS MODIFIED OTHERWISE BY THE SOIL REPORT, THE LANDSCAPE CONTRACTOR SHALL PROVIDE, PLACE AND GRADE SANDY LOAM TOPSOIL FOR ALL PLANTING AREAS REQUIRING BACKFILL AND/OR MOUNDING TO MEET SPECIFIED FINISH GRADES. THE LANDSCAPE CONTRACTOR SHALL COORDINATE BACKFILL REQUIREMENTS WITH THE GENERAL CONTRACTOR PRIOR TO PLANTING. RIP SUBSOIL TO A DEPTH OF 3" PRIOR TO PLANTING TOPSOIL.
- FOR BIDDING PURPOSES ONLY, CONTRACTOR SHALL INCLUDE A UNIT PRICE PER CUBIC YARD OF TOPSOIL INSTALLED.
- FOR ACTUAL CONSTRUCTION, PROVIDE TOPSOIL/SOIL AMENDMENTS PER THE SOIL REPORT, AND PROVIDE OWNER'S REPRESENTATIVE WITH WRITTEN DOCUMENTATION ON TOTAL QUANTITY OF TOPSOIL USED.
- ALL SOIL AMENDMENTS SHALL BE BASED ON ORGANIC COMPOST TO BRING ORGANIC MATTER TO MEET MINIMUM 5% DRY WEIGHT. ALL FERTILIZERS SHALL BE ORGANIC. SOIL AMENDMENTS AND FERTILIZERS SHALL MEET BAY FRIENDLY GUIDELINES AND CITY OF HAYWARD REQUIREMENTS.
- THE PLANT LIST IS FOR THE CONVENIENCE OF THE CONTRACTOR. THE CONTRACTOR SHALL VERIFY TOTAL QUANTITY IN THE FIELD BASED ON THE LANDSCAPE PLANS, AND SHALL NOT RELY SOLELY ON THE PLANT LIST.
- CONTRACTOR SHALL PROVIDE THE NAME OF THE NURSERY FROM WHERE THE PLANTS ARE BEING PURCHASED FROM, AND, IF REQUIRED AS PART OF THE BID PACKAGE, ARRANGE A TREE INSPECTION AT THE NURSERY WITH THE OWNER'S REPRESENTATIVE. A THREE (3) DAY ADVANCED NOTICE IS REQUIRED TO SET UP THE INSPECTION.
- ANY TREE PLANTED CLOSER THAN SEVEN FT. (7') TO ANY HARDSCAPE SURFACE OR FOUNDATION SHALL HAVE A ROOT BARRIER INSTALLED. ROOT BARRIER SHALL BE A CONTINUOUS BARRIER 18 INCHES DEEP, PLASTIC ROLL WITH RAISED RIBS FACING PLANTER AREA. ROOT BARRIERS SHALL BE INSTALLED AT THE BACK OF SIDEWALK, ALONG CURB OR OTHER HARDSCAPE IN TRENCH AT SLIGHT ANGLE. INSTALL ROOT BARRIER ALONG SIDE OF HARDSCAPE AREA ONLY, FOR A DISTANCE OF 3 FT. TO BOTH SIDES OF TREE TRUNK.
- PERCOLATION TEST - CONTRACTOR SHALL PERFORM A PERCOLATION TEST ON TWO (2) RANDOMLY SELECTED TREE PITS AND DEMONSTRATE TO THE OWNER'S REPRESENTATIVE IN THE FIELD THEIR DRAINAGE PERFORMANCE. LOCATION OF PITS SHALL BE DOCUMENTED ON THE RECORD DRAWINGS AND RETURNED TO THE OWNER FOR THEIR RECORD. IF WATER LEVEL IN TREE PITS DROPS LESS THAN 6" WITHIN A 6 HOUR PERIOD, CONTACT THE OWNER'S REPRESENTATIVE IN WRITING FOR RESOLUTION PRIOR TO CONTINUING WORK.
- DO NOT INSTALL ANY PLANT IN A SWALE OR IN SUCH A MANNER WHICH WILL INTERFERE WITH DRAINAGE.
- ORGANIC RECYCLED CHIPPED WOOD MULCH DARK BROWN COLOR - ALL AREAS SHALL RECEIVE A THREE INCH (3") LAYER OF CHIPPED WOOD MULCH, 1/2" TO 2" SIZE. KEEP ALL MULCH 6 INCHES AWAY FROM THE TRUNK OF PLANTS. SUBMIT SAMPLE OF BARK MULCH FOR APPROVAL PRIOR TO DELIVERY TO PROJECT. NO 'GORILLA HAIR' OR SHREDDED MULCH ALLOWED.



LANDSCAPE PLANS COMPLY WITH THE CRITERIA OF THE CITY OF HAYWARD BAY FRIENDLY WATER EFFICIENT LANDSCAPE ORDINANCE AND HAVE APPLIED SUCH CRITERIA FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE AND IRRIGATION DESIGN.

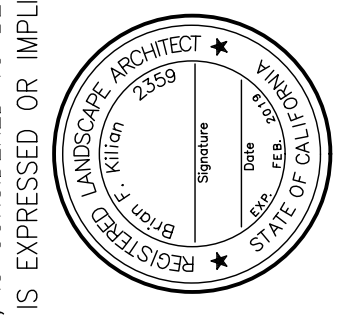
WATER USE CALCULATIONS SHALL BE SUPPLIED WITH THE CONSTRUCTION DOCUMENTS.



## CONCEPTUAL LANDSCAPE PLAN

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**BORRECCO/KILIAN & ASSOCIATES, INC.**  
**LANDSCAPE ARCHITECTS**  
 1241 Pine Street  
 Hayward, CA 94553  
 Telephone: 510.572.5306  
 Fax: 510.572.5308



REV	DATE	DESCRIPTION

TITLE OF PROJECT  
**HESPERIAN BLVD**  
**HAYWARD, CA**

DATE: 11/20/17  
 DRAWN BY: KDF  
 THIS PLAN IS:

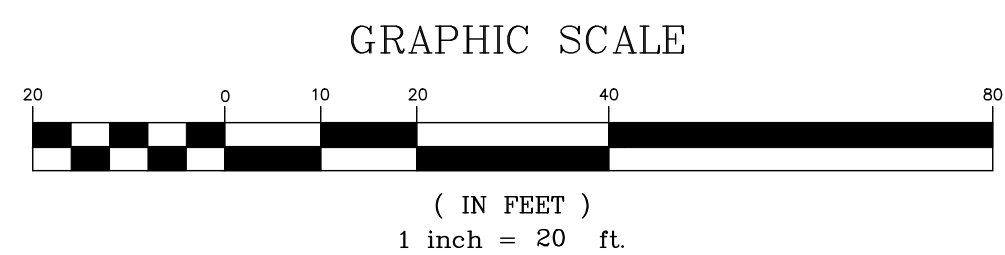
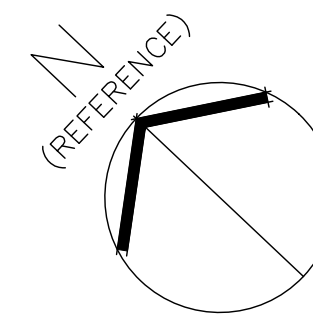
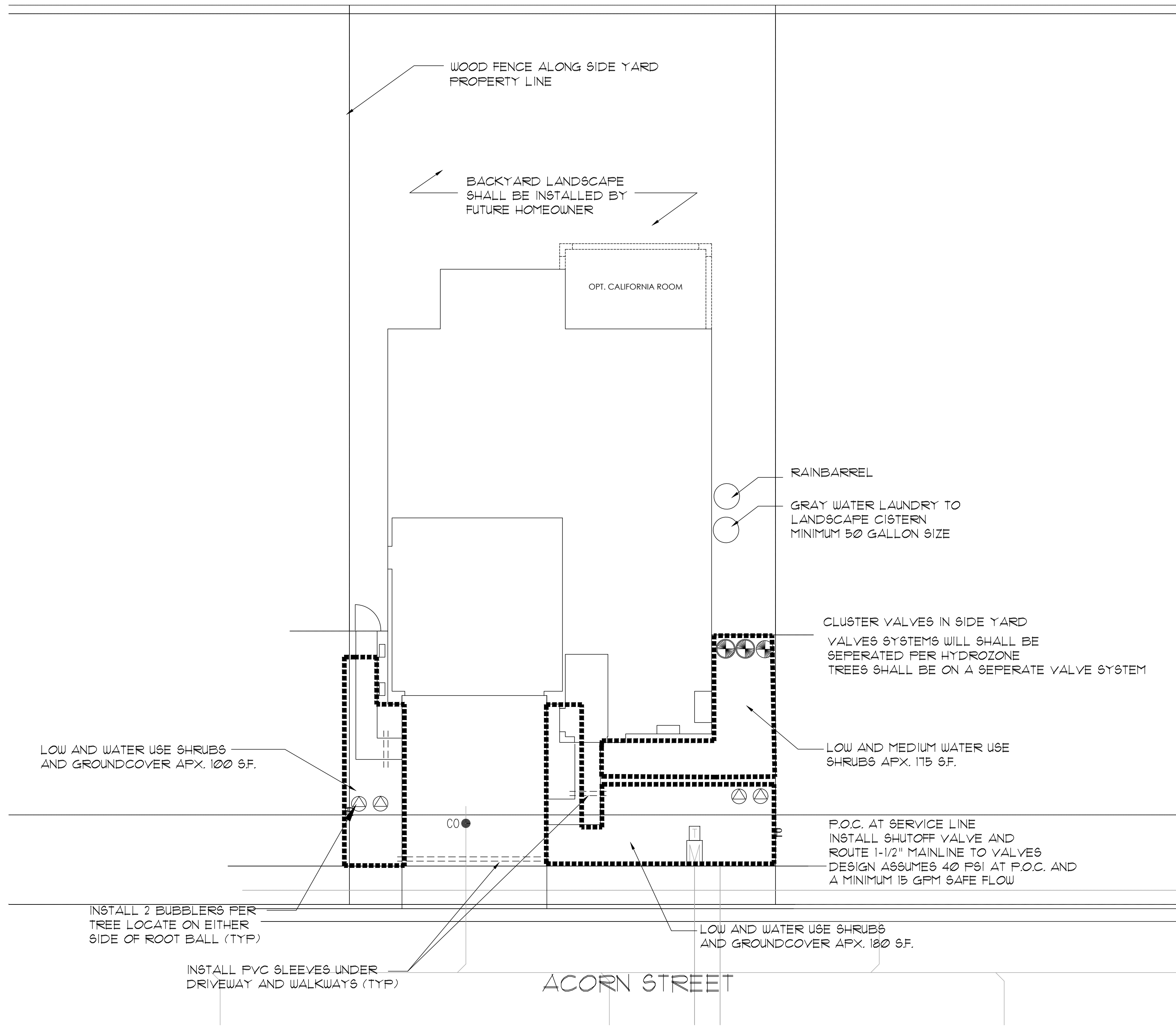
SHEET NUMBER  
**L-5**  
 TITLE OF DRAWING:

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CONCEPTUAL FRONT YARD WATER BUDGET								
LANDSCAPE AREA : 455 SF				REFERENCE ETO: 44.2				
MAXIMUM ALLOWED WATER ALLOWANCE (MAWA) = 6,858								
MAXIMUM ALLOWED WATER CALCULATIONS								
FORMULA: (ETO) (.62) [(ETAF x LA)] + ((1-ETAF) x SLA) = MAWA (44.2) (.62) [55 x 455] = 6,858								
ESTIMATED TOTAL WATER USE (ETWU) = 5,812								
ESTIMATED TOTAL WATER USE CALCULATIONS								
FORMULA: (ETO) (.62) (ETAF) (LA) = ETWU								
DRIP (44.2) (.62) (.37) (230) = 2,332		DRIP (44.2) (.62) (.62) (115) = 2,913		BUBBLERS (44.2) (.62) (.37) (50) = 507				
				ETWU = 5,812				
HYDROZONE * /PLANTING DESCRIPTION	WUCOLS PF	IRRIGATION METHOD	IRRIGATION EFFICIENCY (IE)	ETAF (PF/IE)	LANDSCAPE AREA (SQ.FT.)	ETAF X AREA	ETWU	
	.3 / LOW	DRIP	.81	.37	230	85	2,332	
	.3 / LOW	BUBBLER	.81	.37	50	19	507	
MEDIUM WATER USE SHRUBS	.5 / MED	DRIP	.81	.62	115	41	2,913	
				TOTALS =		455	151	5,812
AVERAGE ETAF = .42								
ETAF CALCULATIONS								
A. TOTAL ETAF x AREA	151	(AVERAGE ETAF FOR REGULAR LANDSCAPE AREAS MUST BE .55 OR BELOW FOR RESIDENTIAL AREAS, AND .45 OR BELOW FOR NON-RESIDENTIAL AREAS.)						
B. TOTAL LANDSCAPE AREA	455							
AVERAGE ETAF = (B/A)	.33							

LANDSCAPE PLANS COMPLY WITH THE CRITERIA OF THE CITY OF HAYWARD BAY FRIENDLY WATER EFFICIENT LANDSCAPE ORDINANCE AND HAVE APPLIED SUCH CRITERIA FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE AND IRRIGATION DESIGN.

WATER USE CALCULATIONS SHALL BE SUPPLIED WITH THE CONSTRUCTION DOCUMENTS.



# CONCEPTUAL HYDROZONE MAP

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**BORRECO/KILIAN & ASSOCIATES, INC.**  
**LANDSCAPE ARCHITECTS**  
 1241 Pine Street  
 Hayward, CA 94533  
 Phone: 925/572-5308  
 Fax: 925/572-5308

REGISTERED LANDSCAPE ARCHITECT  
 No. 2559  
 State of California

REV	DATE	DESCRIPTION

TITLE OF PROJECT: **HESPERIAN BLVD HAYWARD, CA**

DATE: 11/20/17  
 DRAWN BY: KCDF  
 THIS PLAN IS:

SHEET NUMBER: 6  
 TITLE OF DRAWING:



ELEVATION '2B' - FARMHOUSE

ELEVATION '2A ALT' - SPANISH

ELEVATION '1A' - SPANISH

**PROJECT TEAM**

APPLICANT:  
 THREE CEDARS, LLC  
 1440 CHAPIN AVENUE, SUITE 370  
 BURLINGAME, CA 94010  
 CONTACT: JOHN TREBLE  
 650-454-7854

CIVIL ENGINEER:  
 BKF ENGINEERS  
 150 CALIFORNIA STREET, STE. 650  
 SAN FRANCISCO, CA 94111  
 CONTACT: ALYSSA JACOBSON  
 415-930-7904

ARCHITECT:  
 KTGy GROUP, INC.  
 1814 FRANKLIN ST., SUITE 400  
 OAKLAND, CA 94612  
 CONTACT: BRIAN METCALF  
 510-272-2910

LANDSCAPE ARCHITECT:  
 BORRECCO/KILLIAN & ASSOC.  
 1241 PINE STREET  
 MARTINEZ, CA 94553  
 CONTACT: KIRSTIN BALDWIN  
 415-930-7900

**PROJECT INFO**

SINGLE FAMILY RESIDENTIAL: 13 NEW UNITS  
 PROJECT SITE: 78,490 S.F. (1.8 AC)

NOTES:

-PROJECT SCOPE OF WORK: NEW CONSTRUCTION OF 13 NEW HOMES, INCLUDING ALL UTILITIES, STORMWATER MANAGEMENT AND ROAD IMPROVEMENTS (SEE CIVIL DRAWINGS).

- BUILDING CONSTRUCTION SHALL MEET THE REQUIREMENTS OF 2016 CA RESIDENTIAL CODE, 2016 CA BUILDING CODE, 2016 CA ELECTRICAL CODE, 2016 CA MECHANICAL CODE, 2016 CA ENERGY EFFICIENCY STANDARDS, AND THE CITY OF HAYWARD MUNICIPAL CODE & ORDINANCES.

- ALL BUILDINGS SHALL BE TYPE V-B CONSTRUCTION, R-3 OCCUPANCY GROUP

-ALL ATTACHED GARAGES SHALL BE PRE-WIRED FOR ELECTRIC VEHICLE CHARGING CAPABILITY.

-ALL HOUSES TO BE PROVIDED WITH PHOTOVOLTAIC SOLAR PANELS.

-ALL HOUSES TO HAVE AN APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM IN ACCORDANCE WITH NFPA 13D STANDARDS.

-ALL HOUSES TO HAVE BASIC 'LAUNDRY TO LANDSCAPE' PLUMBING INSTALLED & 50 GALLON MIN. RAIN CATCHMENT DEVICE

**DRAWING INDEX**

- CIVIL  
 C-1 TITLE SHEET  
 C-2 EXISTING CONDITIONS AND DEMOLITION PLAN  
 C-3 PROPOSED LOT PLAN  
 C-4 PRELIMINARY SITE PLAN  
 C-5 PRELIMINARY GRADING PLAN  
 C-6 PRELIMINARY UTILITY PLAN  
 C-7 STORMWATER MANAGEMENT PLAN  
 C-8 EROSION CONTROL PLAN  
 C8.1 EROSION CONTROL DETAILS  
 C9 DETAILS AND SECTIONS  
 C9.1 DETAILS AND SECTIONS  
 C-10 POLLUTION PREVENTION

- LANDSCAPE  
 L-1 CONCEPTUAL LANDSCAPE PLAN  
 L-2 CONCEPTUAL HYDROZONE MAP  
 L-3 PROPOSED TREE REMOVAL PLAN  
 L-4 PROPOSED TREE PLANING PLAN  
 L-5 CONCEPTUAL LANDSCAPE PLAN  
 L-6 CONCEPTUAL HYDROZONE MAP

ARCHITECTURE

- A0.0 TITLE SHEET  
 A1.0.0 PLAN 1 COLORED ELEVATIONS  
 A1.0 PLAN 1 FRONT ELEVATIONS  
 A1.1 PLAN 1 FLOOR PLAN  
 A1.2 PLAN 1A EXTERIOR ELEVATIONS & ROOF PLAN  
 A1.2.1 PLAN 1A OPT. CALIF. ROOM ELEVATIONS  
 A1.3 PLAN 1B EXTERIOR ELEVATIONS  
 A1.3.1 PLAN 1B OPT. CALIF. ROOM ELEVATIONS  
 A1.4 PLAN 1B ADDENDA FLOOR PLAN  
 A2.0.0 PLAN 2 COLORED ELEVATIONS  
 A2.0 PLAN 2 FRONT ELEVATIONS  
 A2.1 PLAN 2 FLOOR PLAN  
 A2.2 PLAN 2A EXTERIOR ELEVATIONS & ROOF PLAN  
 A2.2.1 PLAN 2A OPT. CALIF. ROOM ELEVATIONS  
 A2.3 PLAN 2B EXTERIOR ELEVATIONS  
 A2.3.1 PLAN 2B OPT. CALIF. ROOM ELEVATIONS  
 A2.4 PLAN 2B ADDENDA FLOOR PLAN  
 A2.5.0 PLAN 2ALT COLORED ELEVATIONS  
 A2.5 PLAN 2ALT FRONT ELEVATIONS  
 A2.6 PLAN 2ALT FLOOR PLAN  
 A2.7 PLAN 2AALT EXTERIOR ELEV. & ROOF PLAN  
 A2.7.1 PLAN 2AALT OPT. CALIF. ROOM ELEVATIONS  
 A2.8 PLAN 2BALT EXTERIOR ELEVATIONS  
 A2.8.1 PLAN 2BALT OPT. CALIF. ROOM ELEVATIONS  
 A2.9 PLAN 2BALT ADDENDA FLOOR PLAN  
 A3.0 DIGITAL COLOR AND MATERIALS BOARD



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TITLE SHEET

A0.0



ELEVATION '1B' - FARMHOUSE



ELEVATION '1A' - SPANISH



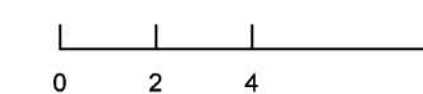
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PLAN 1 COLORED ELEVATIONS

A1.0.0



ELEVATION '1B' - FARMHOUSE

1B - FARMHOUSE

Material Legend:

Flat Concrete Tile Roofing

Stucco Finish

Cementitious Board and Batt Siding

Decorative Kicker / Corbel

Enhanced Sills

2x Stucco Finish Trim



ELEVATION '1A' - SPANISH

1A - Spanish

Material Legend:

Concrete Low Profile 'S' Tile

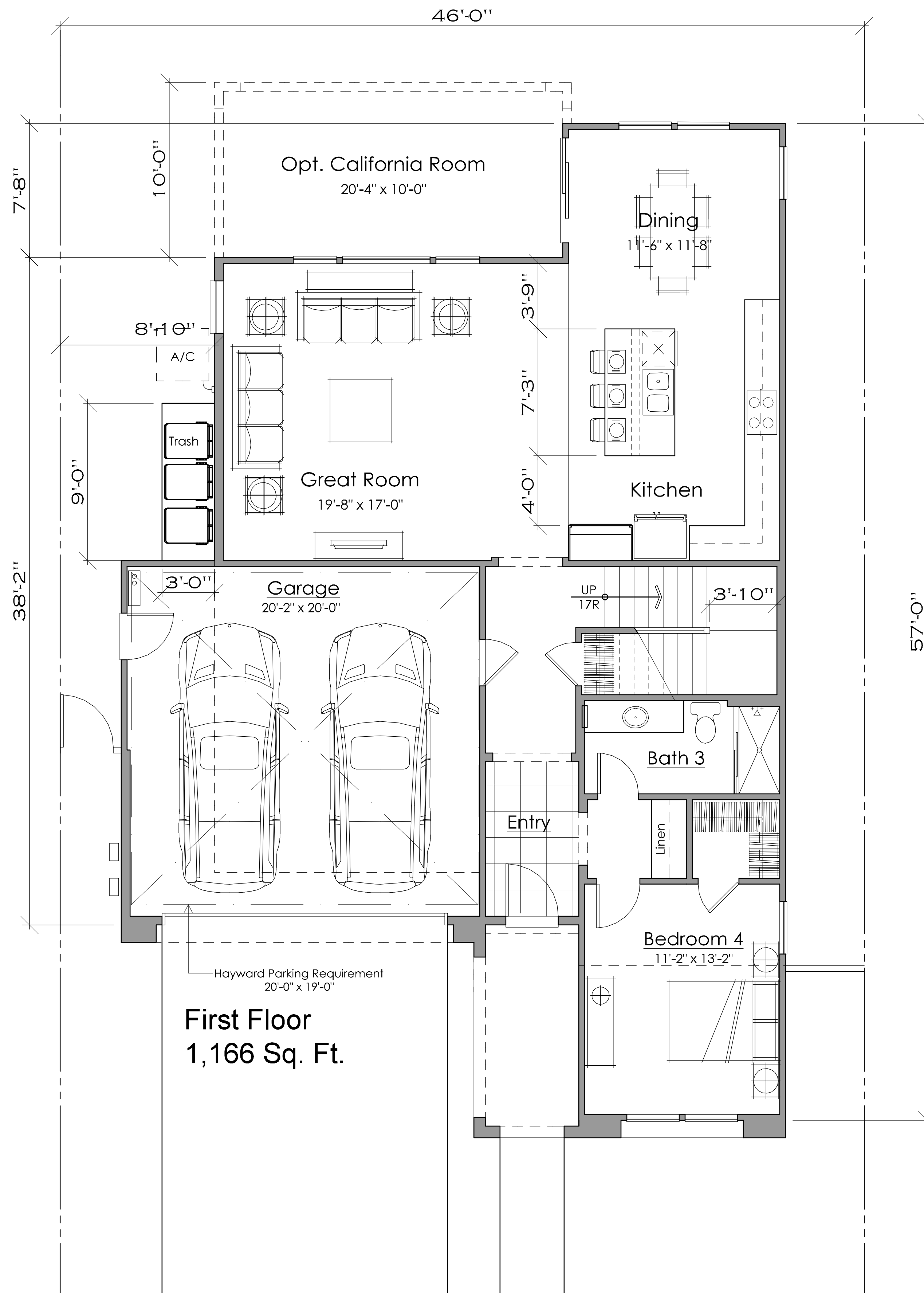
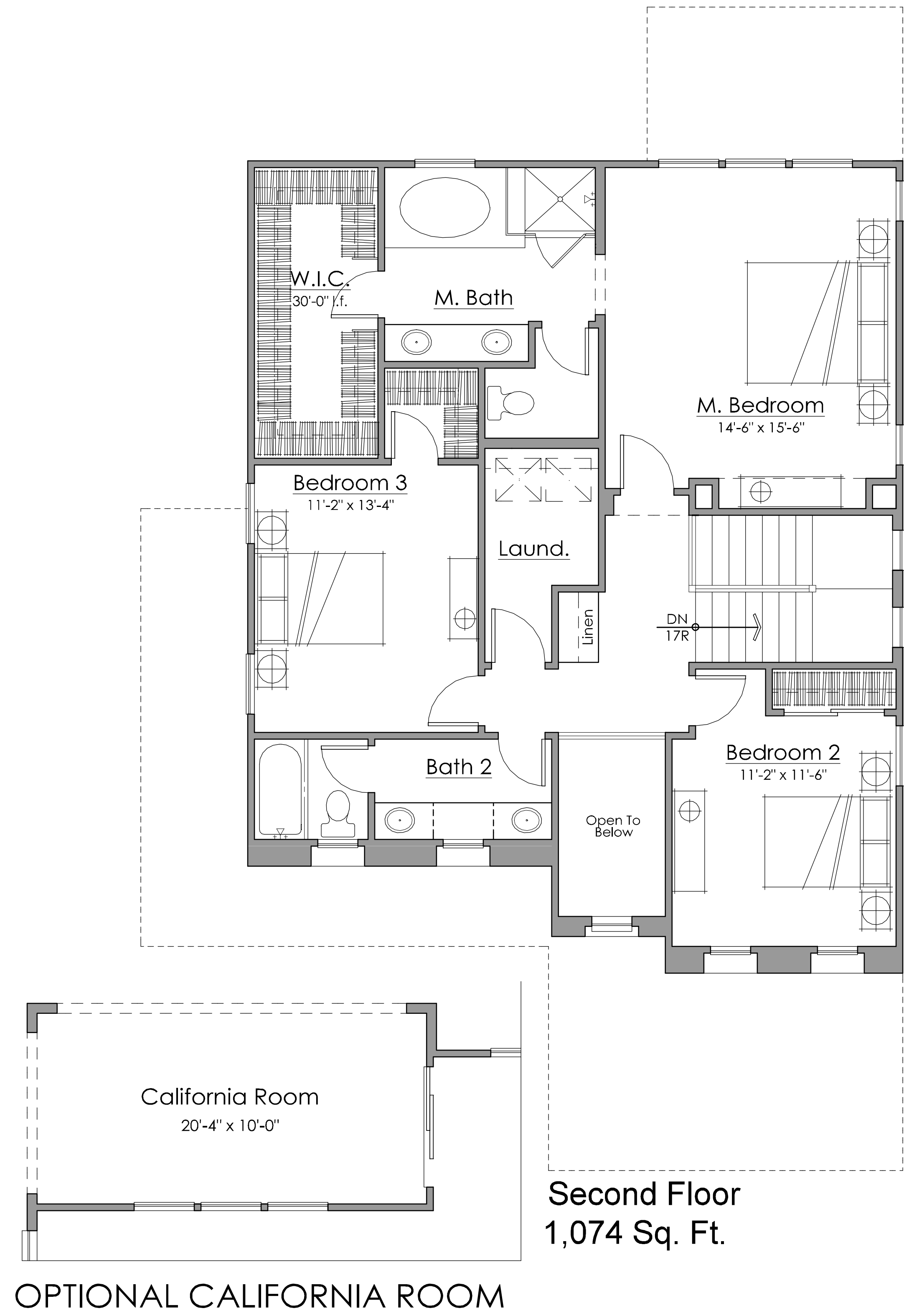
Stucco Finish

Decorative Finial

Decorative Gable End Detail

Enhanced Sills

2x Stucco Finish Trim



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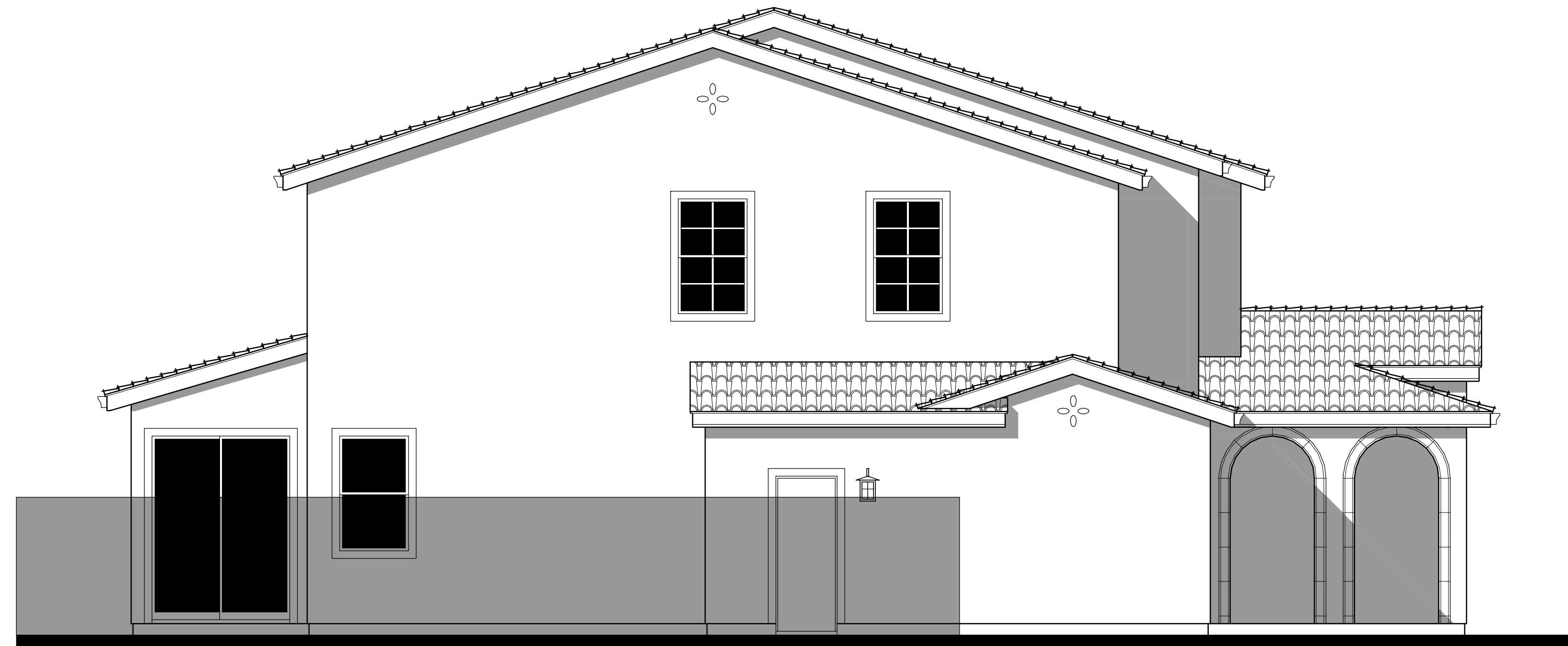
SCHEMATIC DESIGN  
11-27-2017



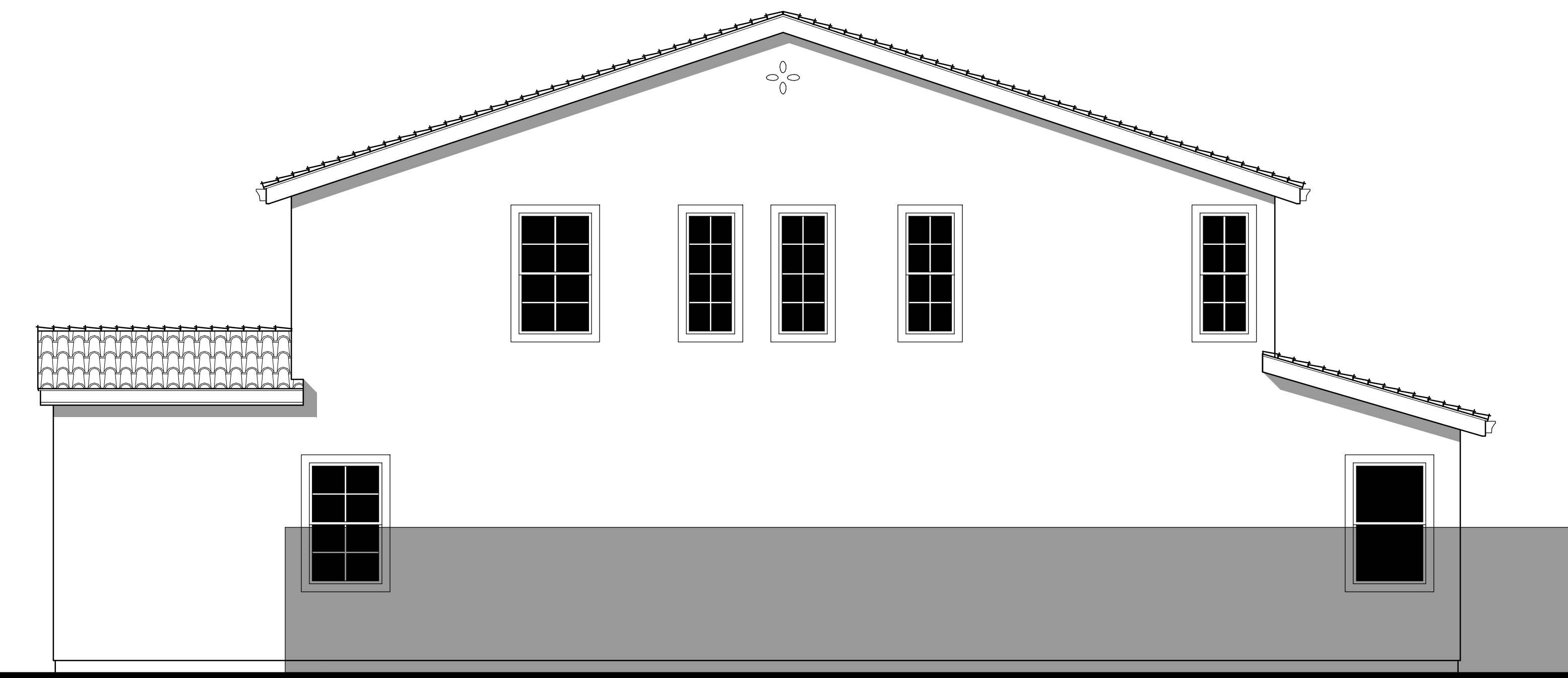
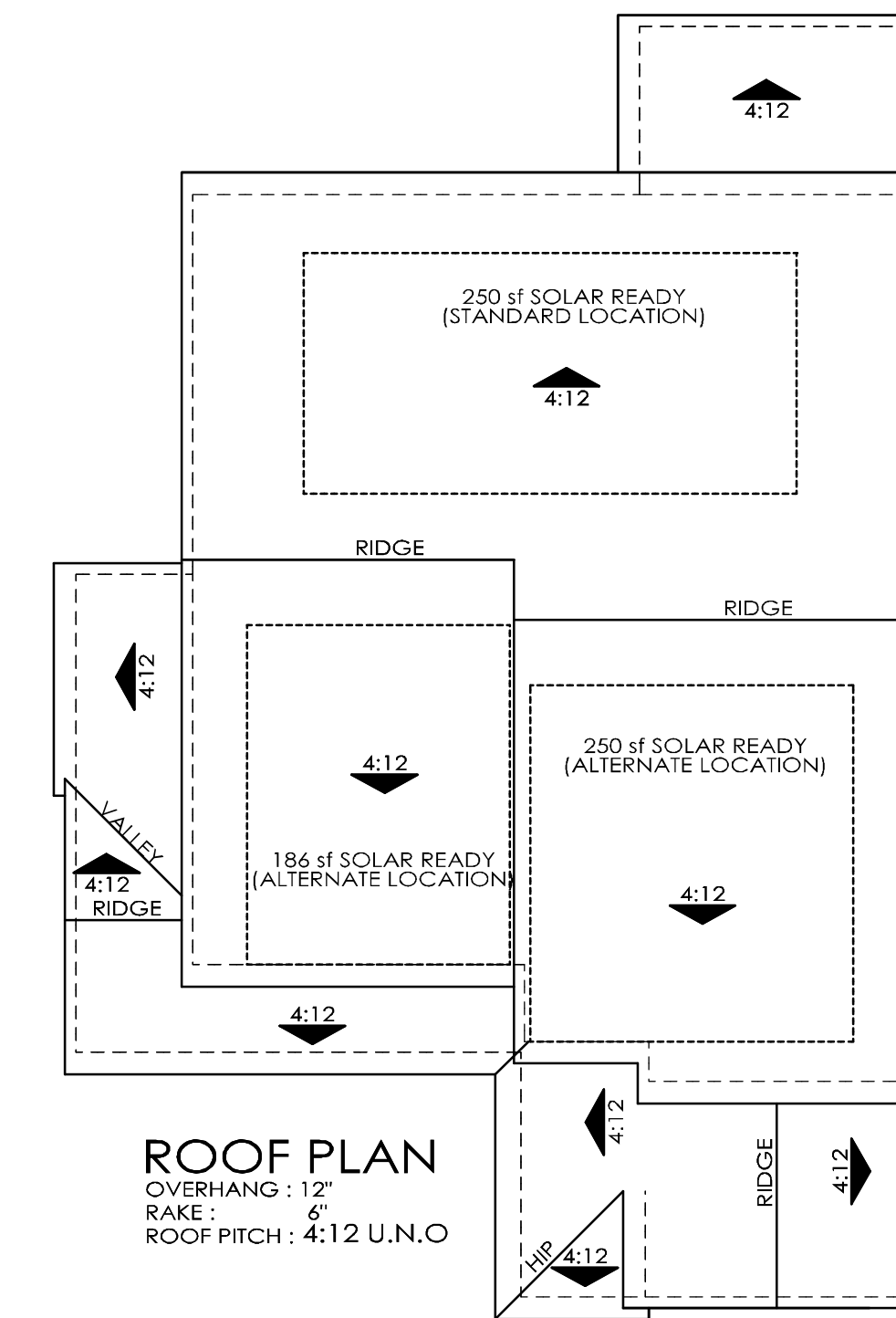
4 Bedrooms  
3 Baths  
2,240 Sq. Ft.

PLAN 1  
FLOOR PLAN

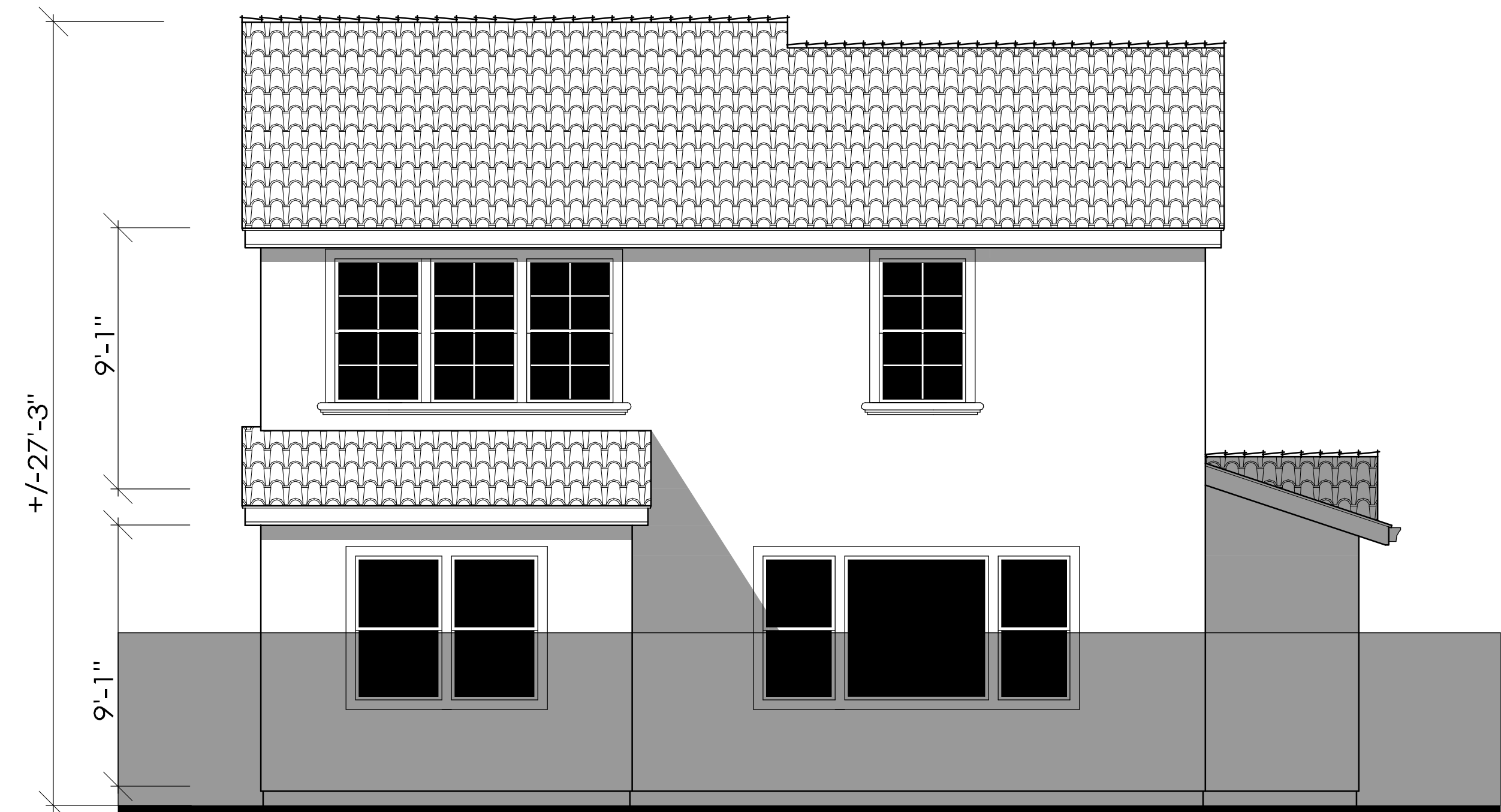
A1.1



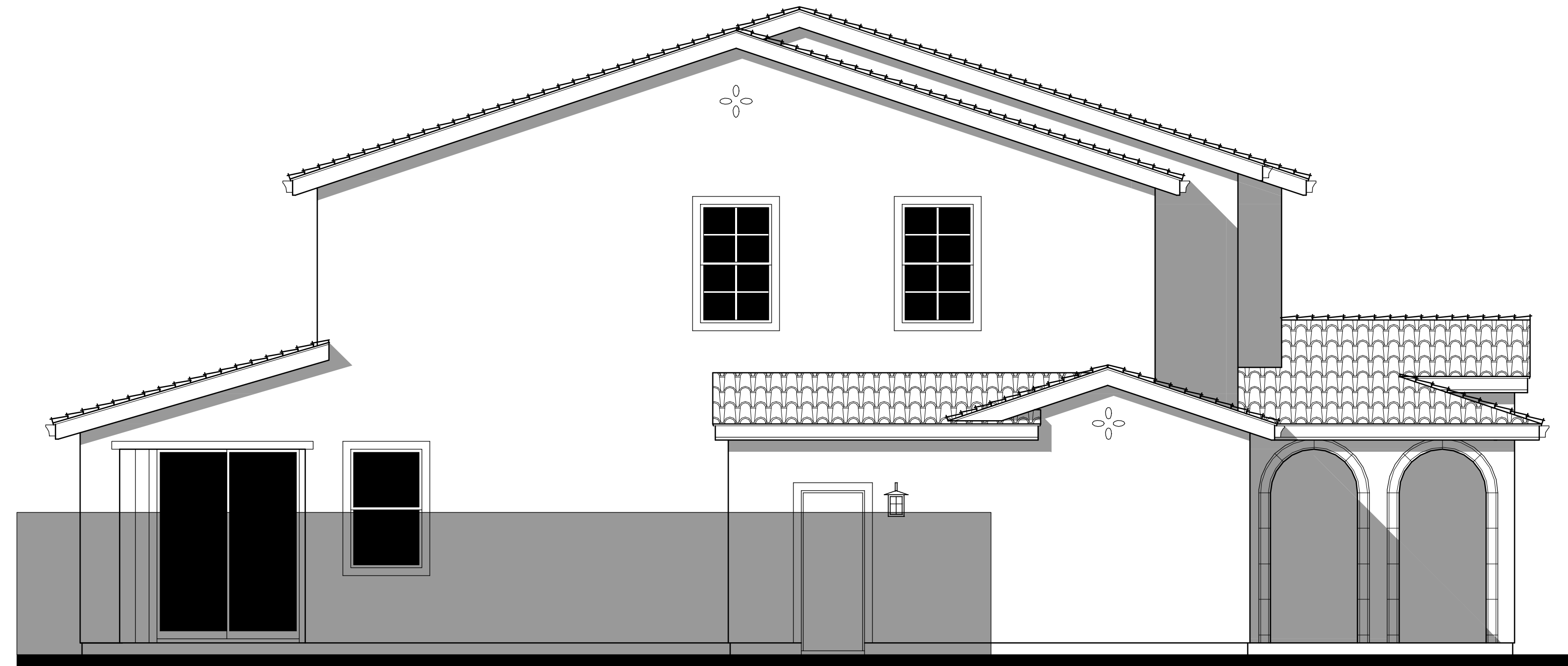
LEFT



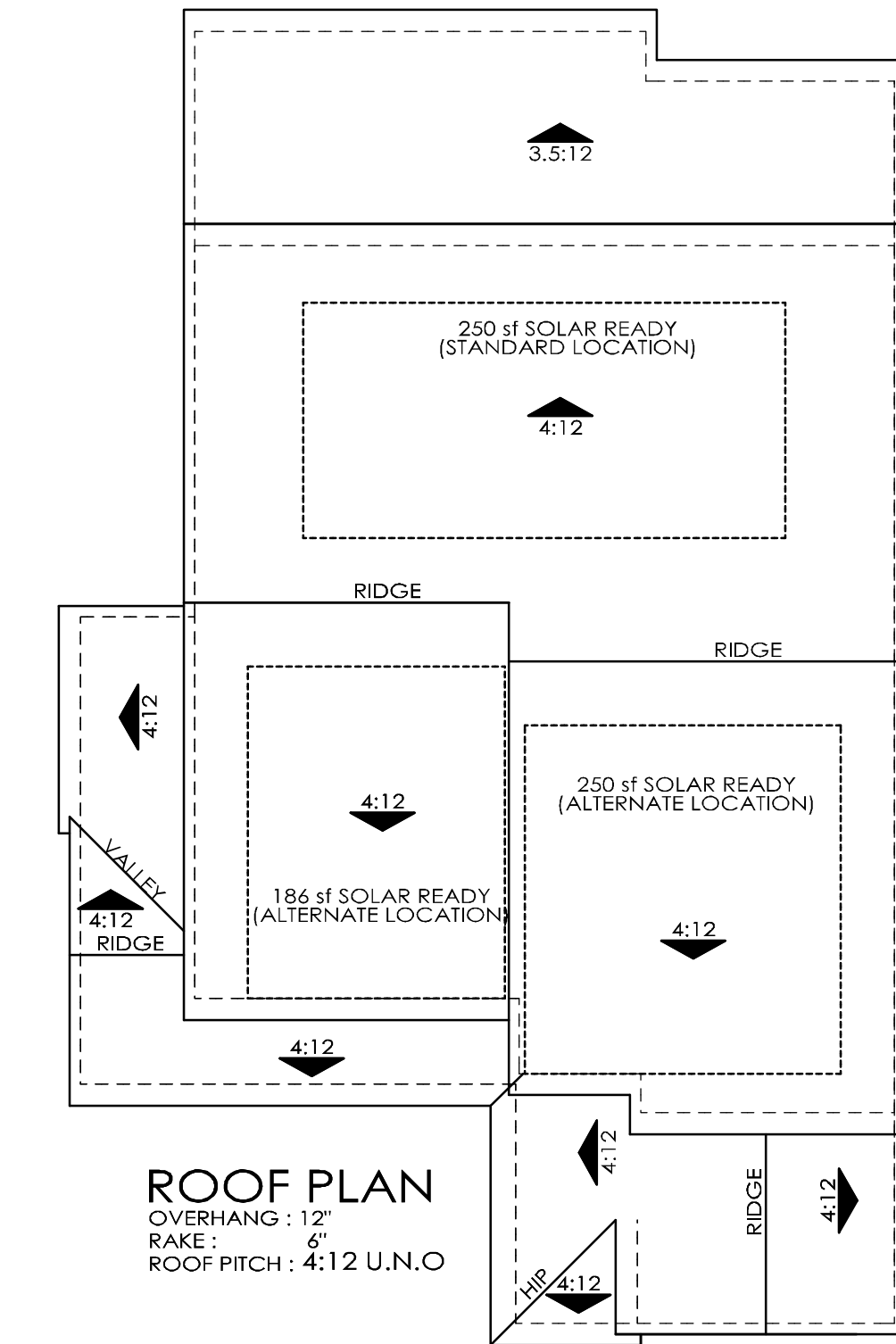
RIGHT



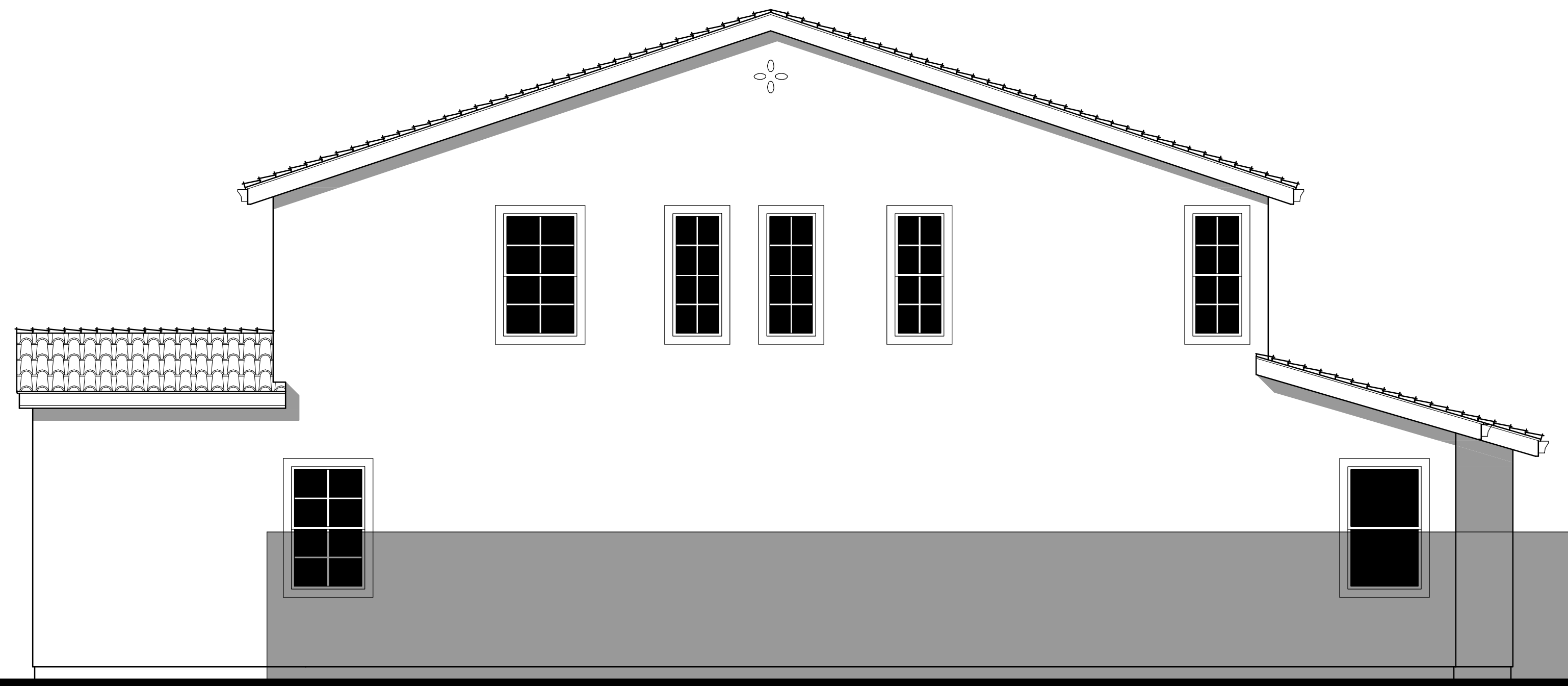
REAR



LEFT AT OPTIONAL CALIFORNIA ROOM



ROOF PLAN  
OVERHANG: 12"  
RAKE: 6"  
ROOF PITCH: 4:12 U.N.O.



RIGHT AT OPTIONAL CALIFORNIA ROOM



REAR AT OPTIONAL CALIFORNIA ROOM



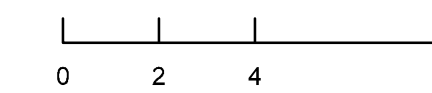
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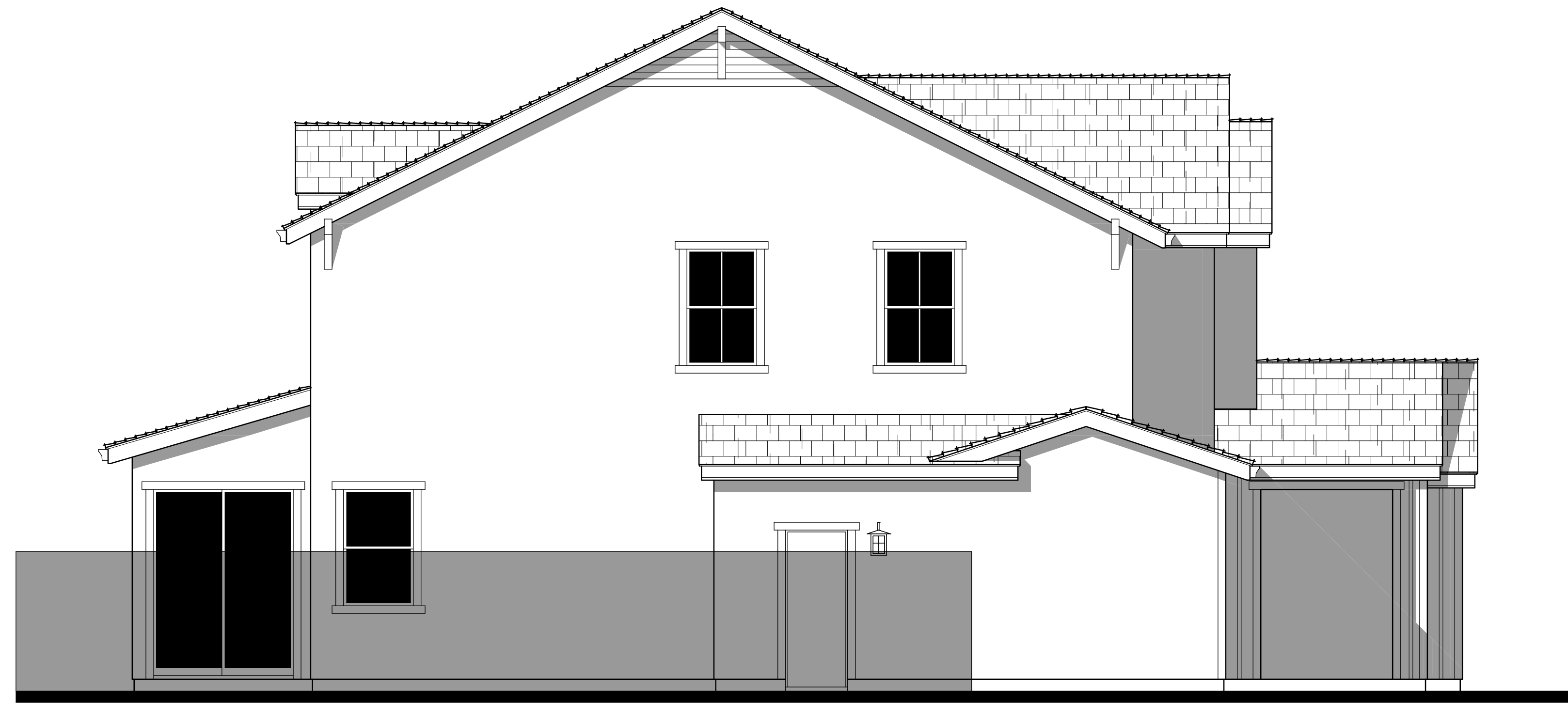
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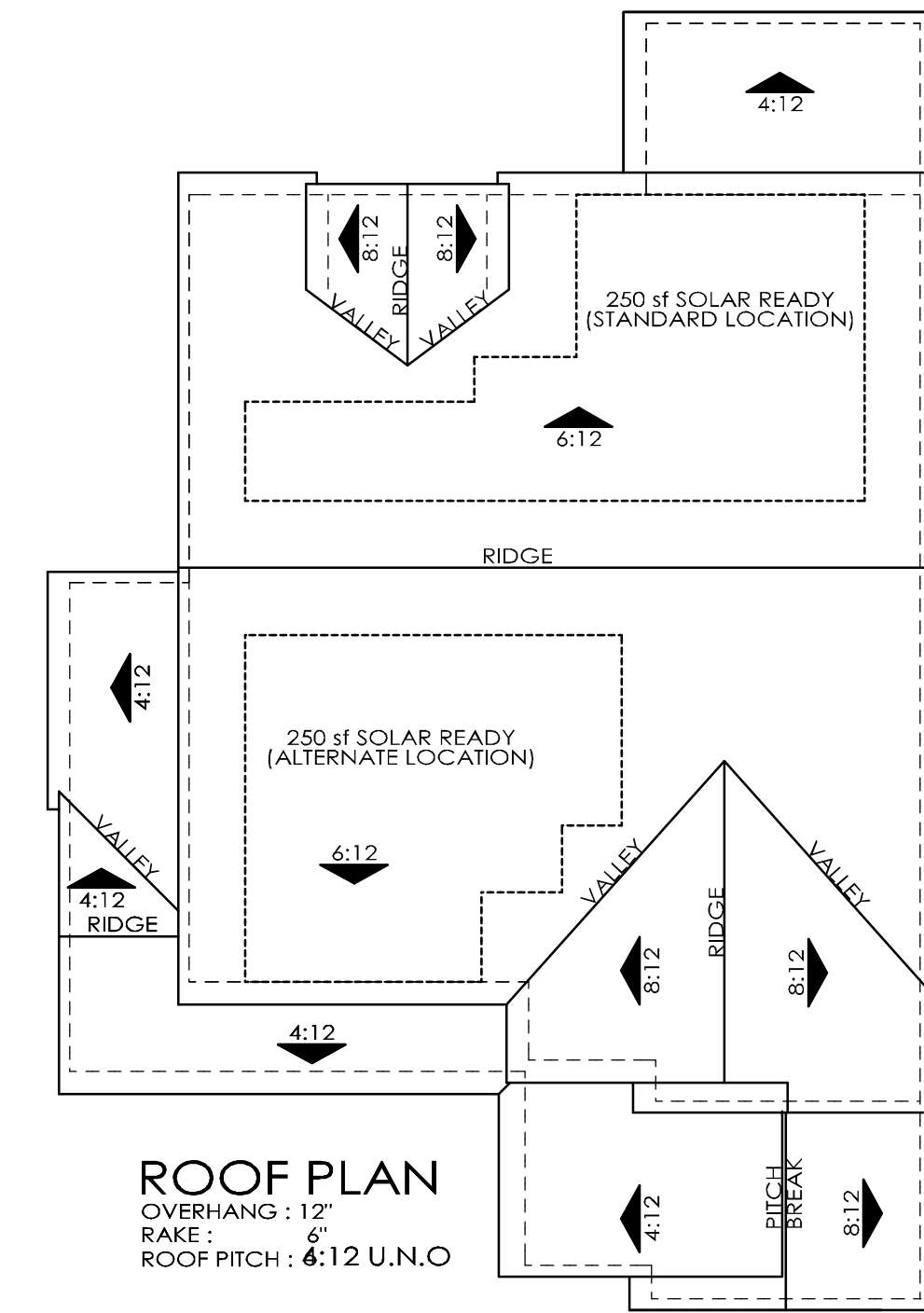


PLAN 1A OPT. CALIF. RM ELEVS

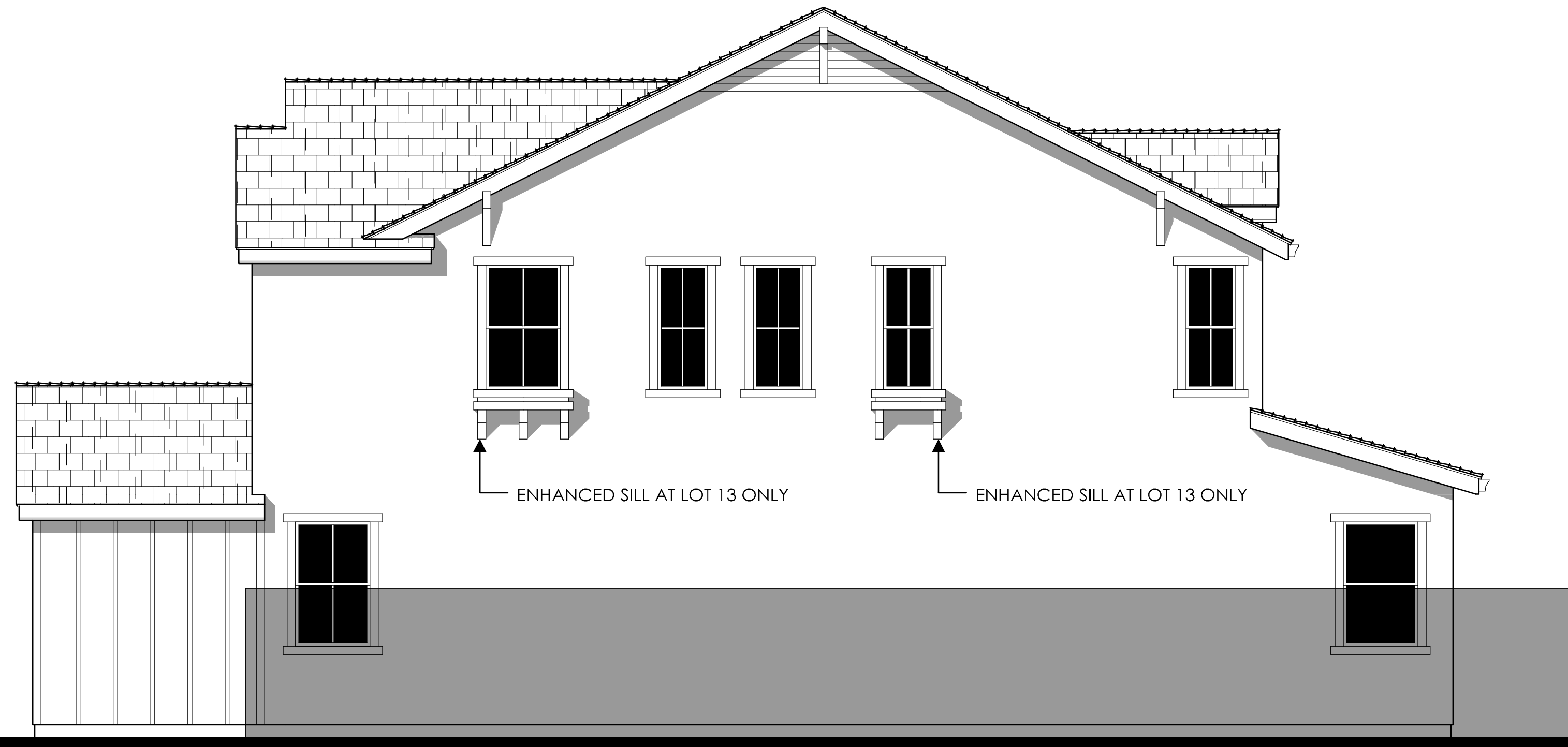




LEFT



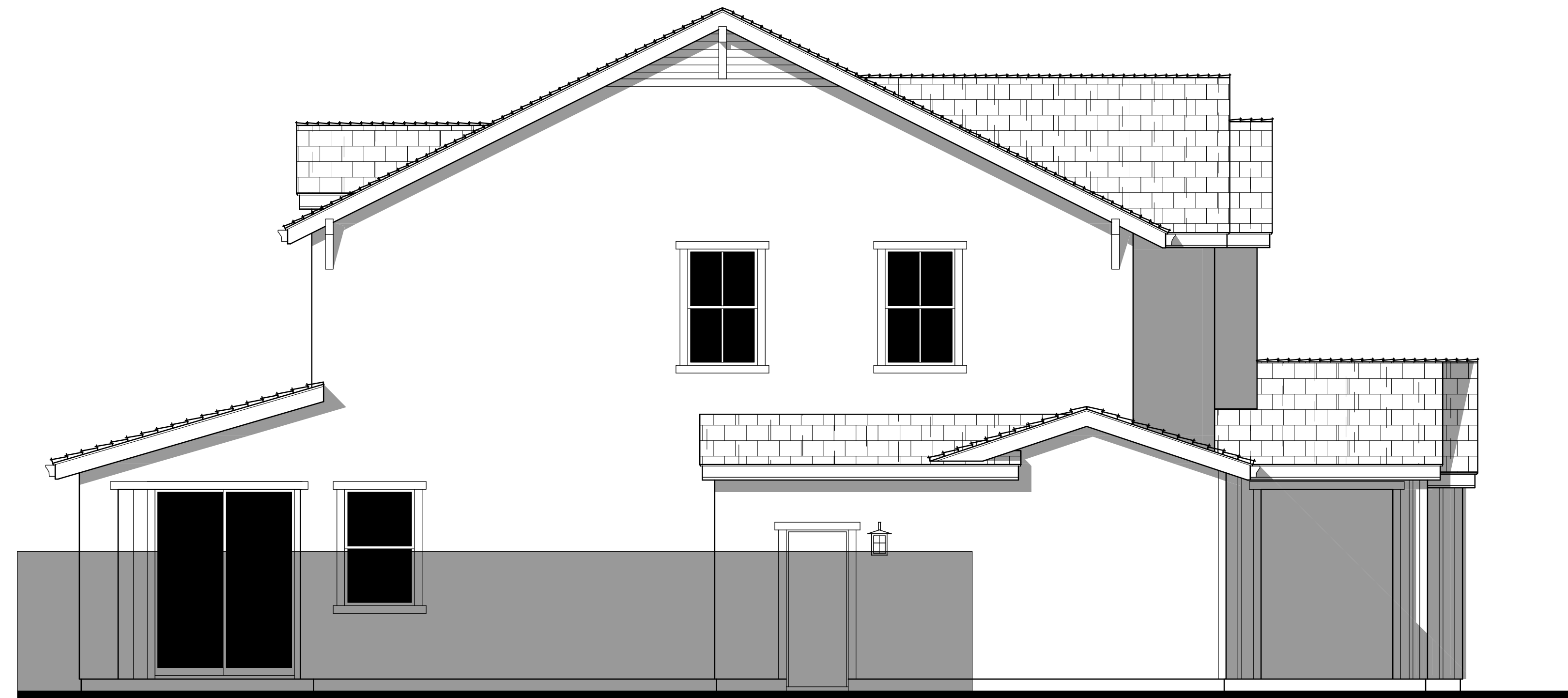
ROOF PLAN  
OVERHANG: 12"  
RAKE: 6"  
ROOF PITCH: 6:12 U.N.O.



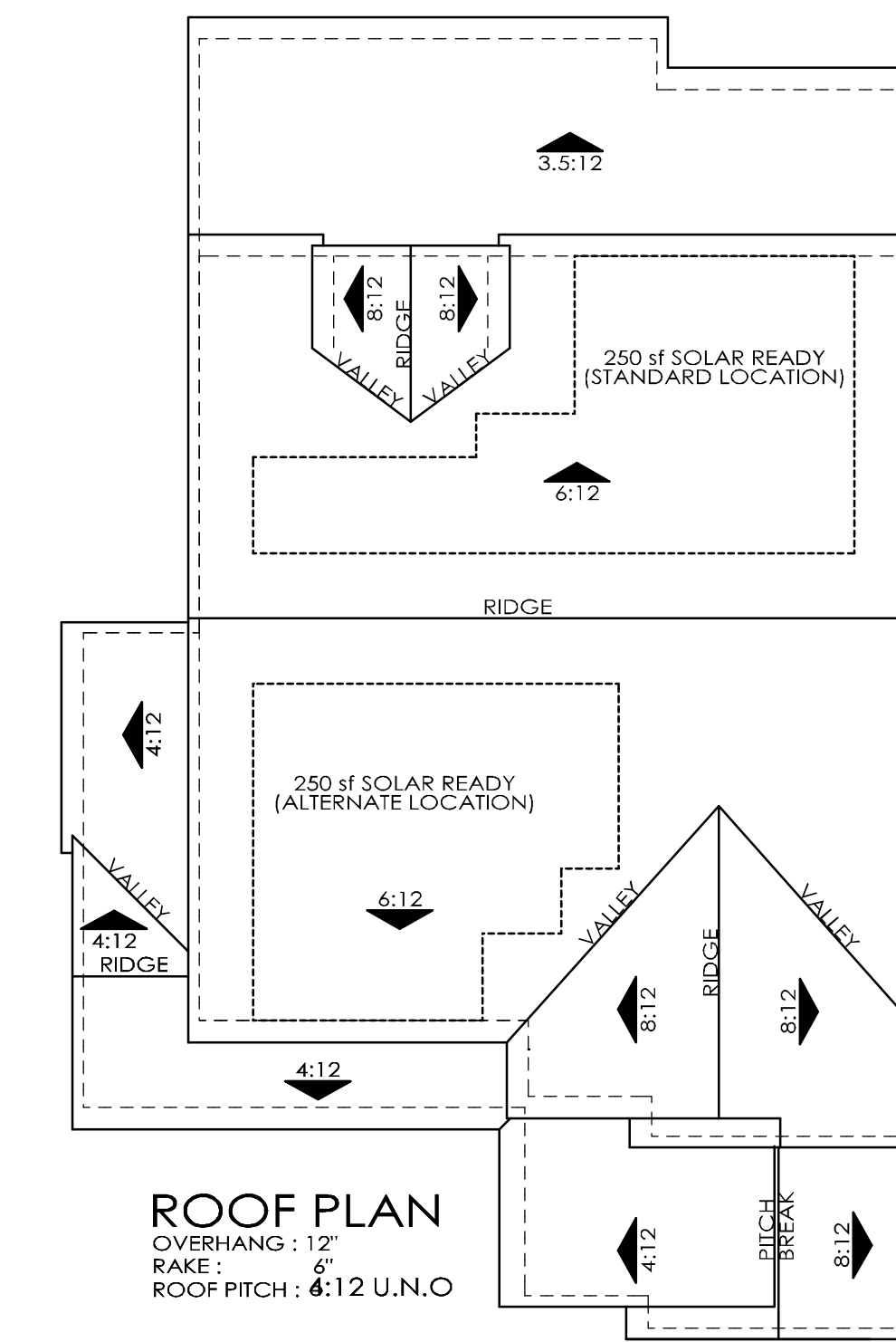
RIGHT



REAR



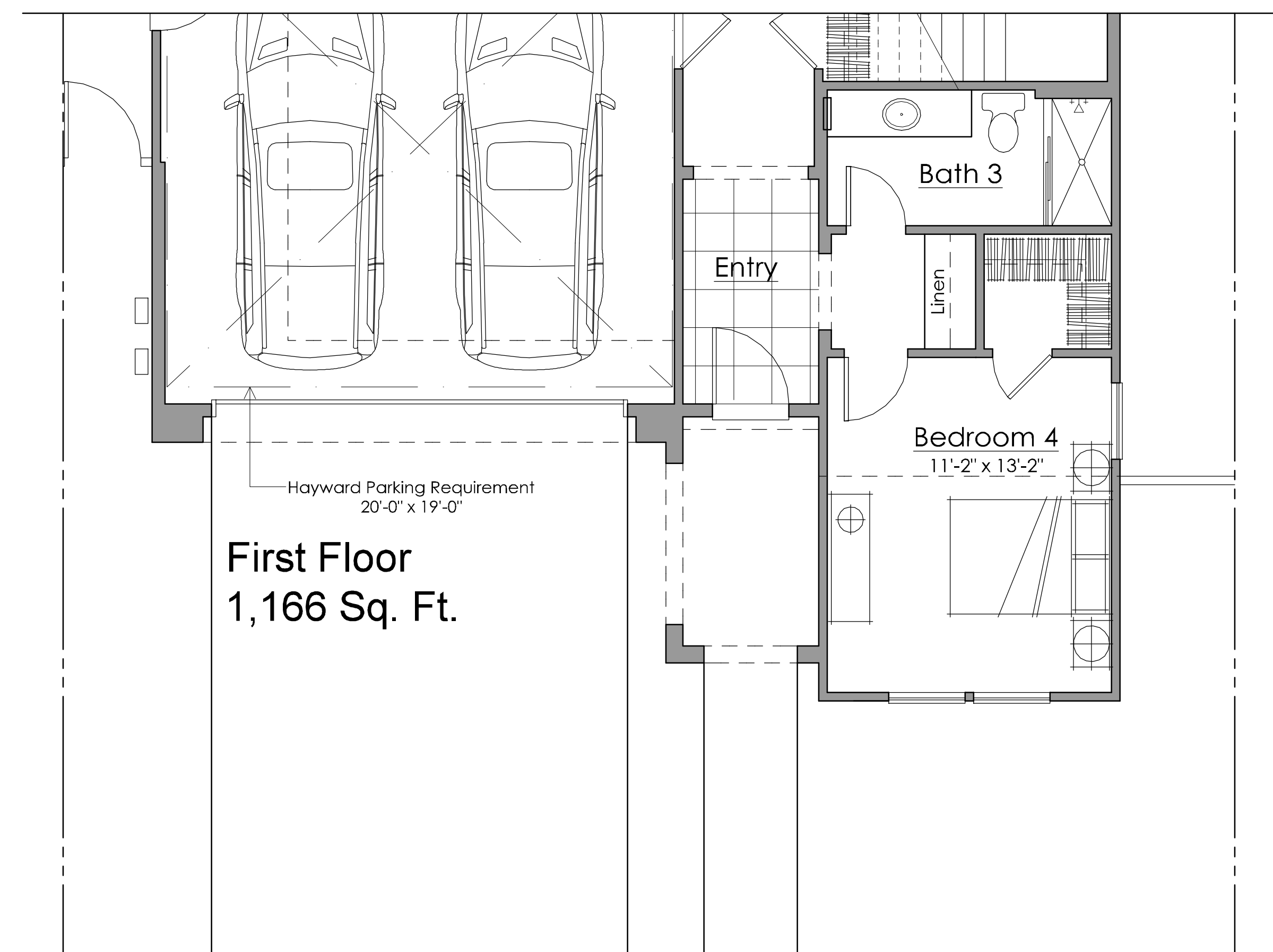
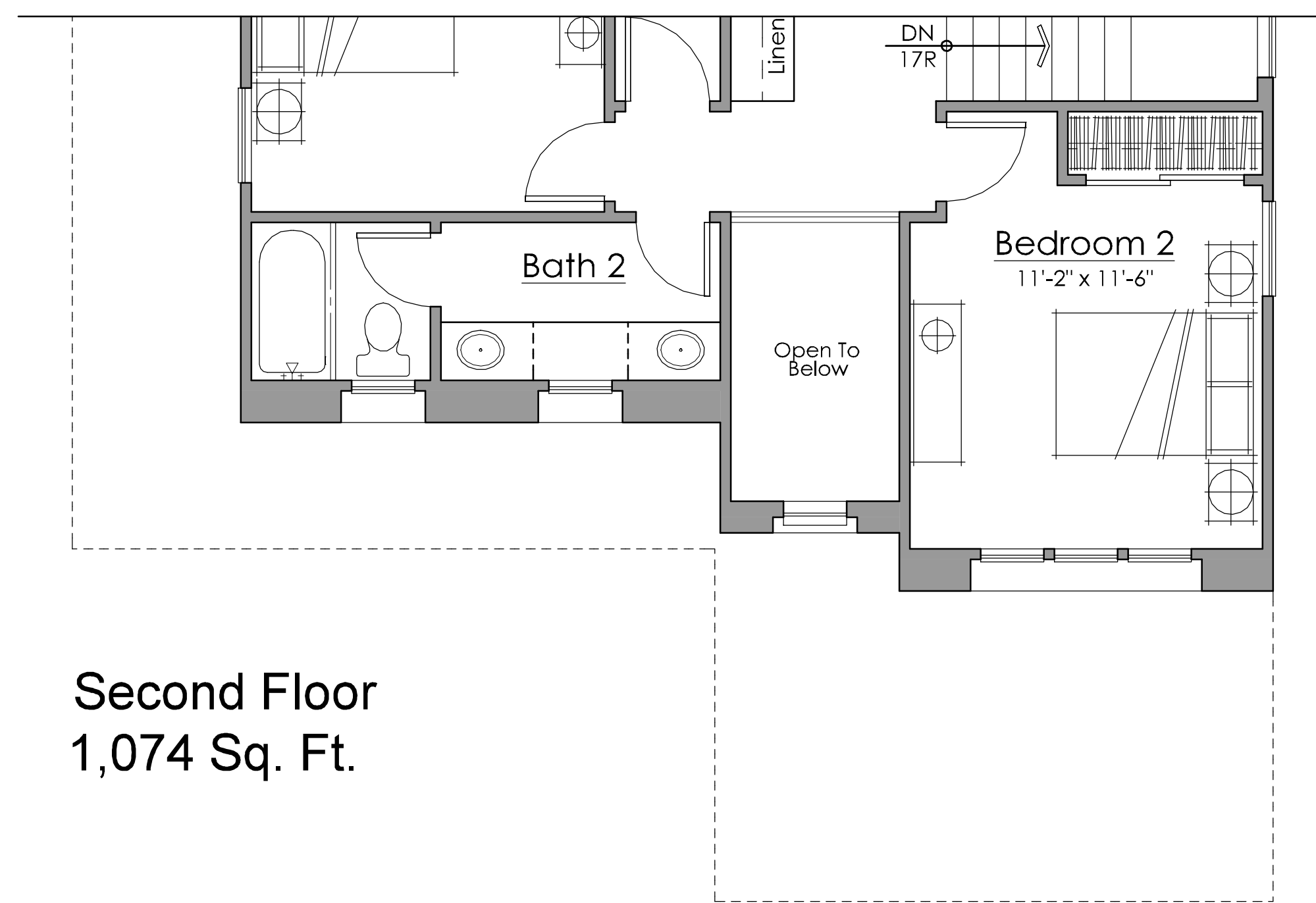
LEFT AT OPTIONAL CALIFORNIA ROOM



RIGHT AT OPTIONAL CALIFORNIA ROOM



REAR AT OPTIONAL CALIFORNIA ROOM



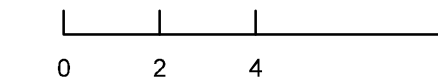
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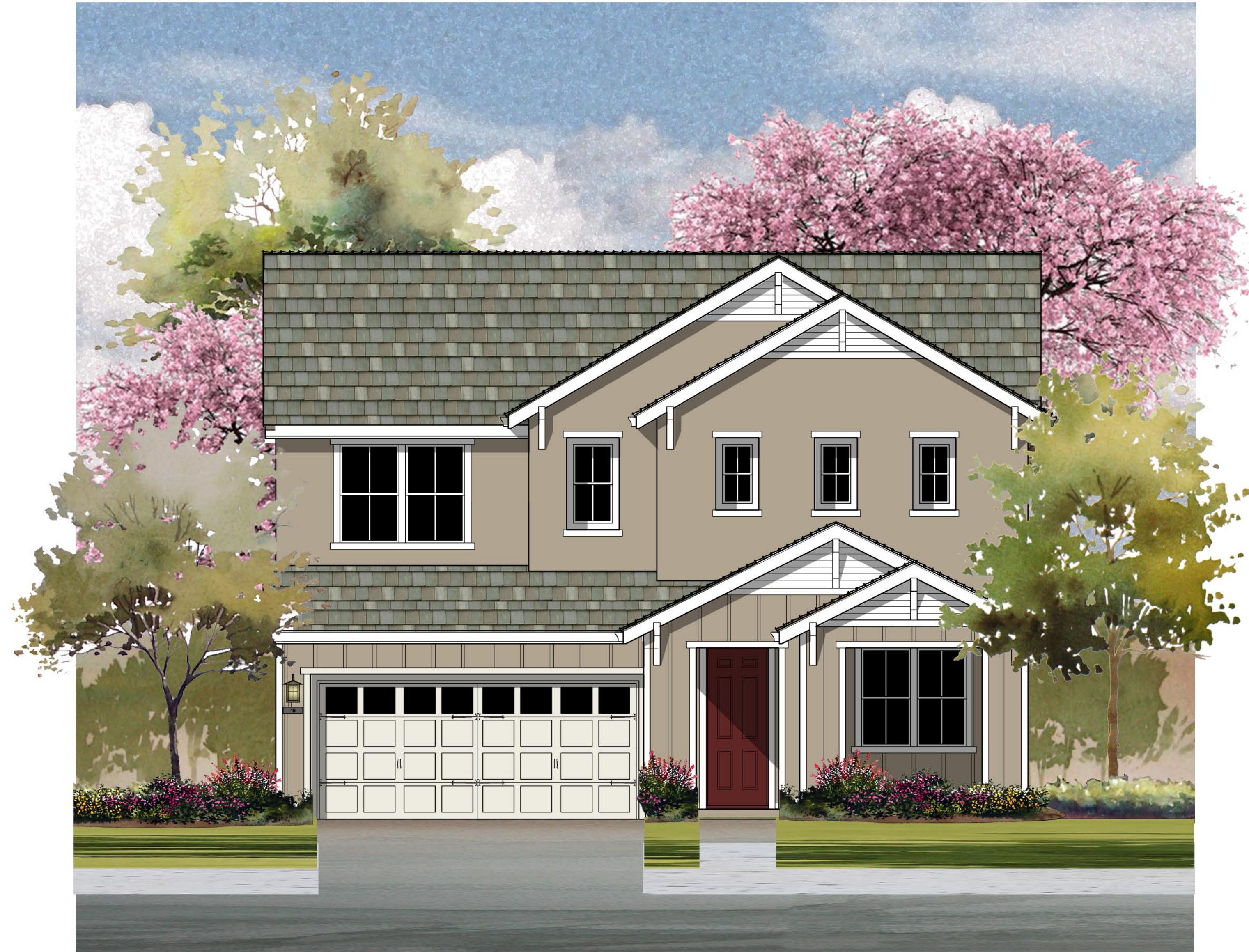
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PLAN 1B ADDENDA



ELEVATION '2B' - FARMHOUSE



ELEVATION '2A' - SPANISH



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PLAN 2 COLORED ELEVATIONS

A2.0.0



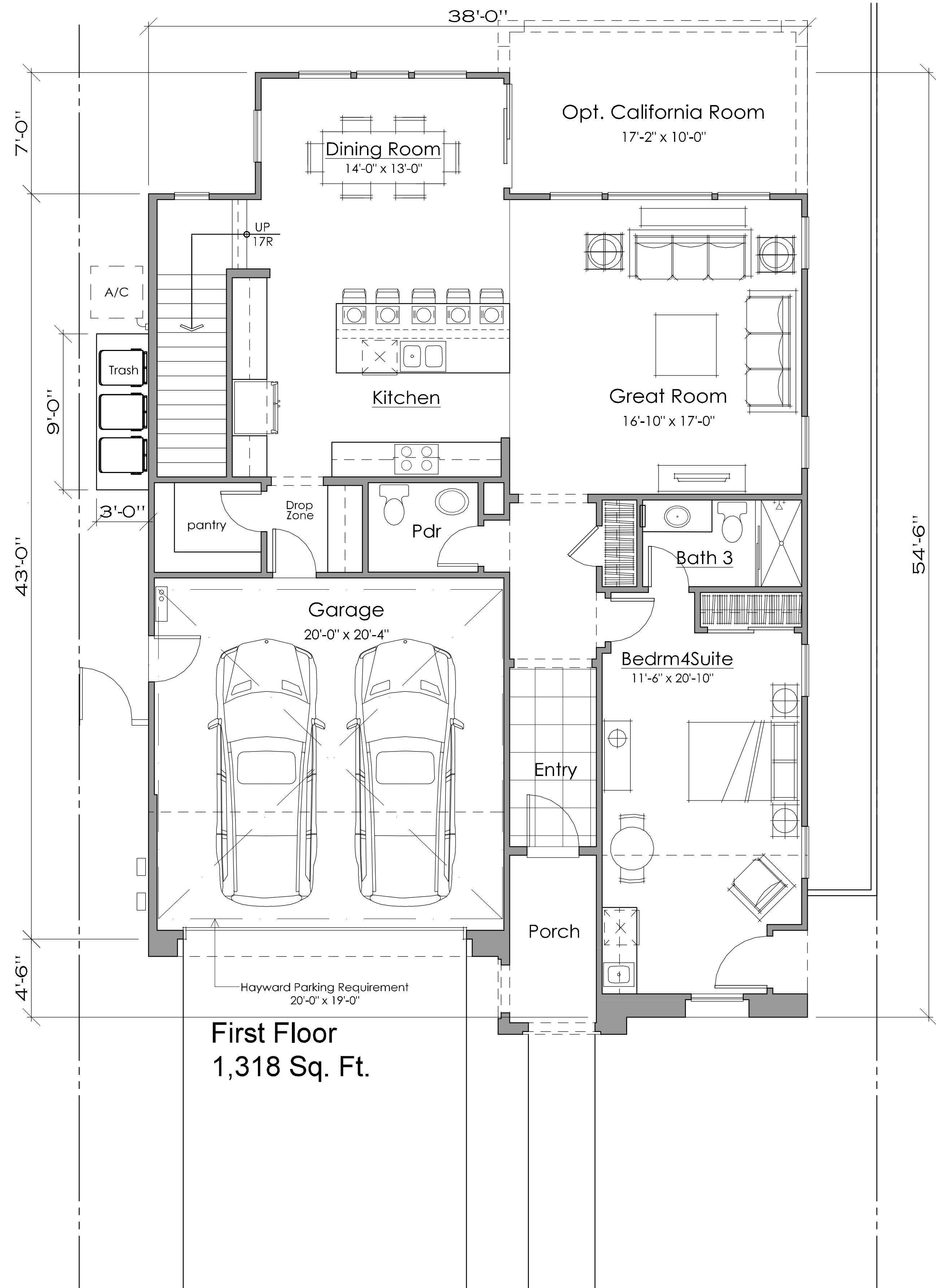
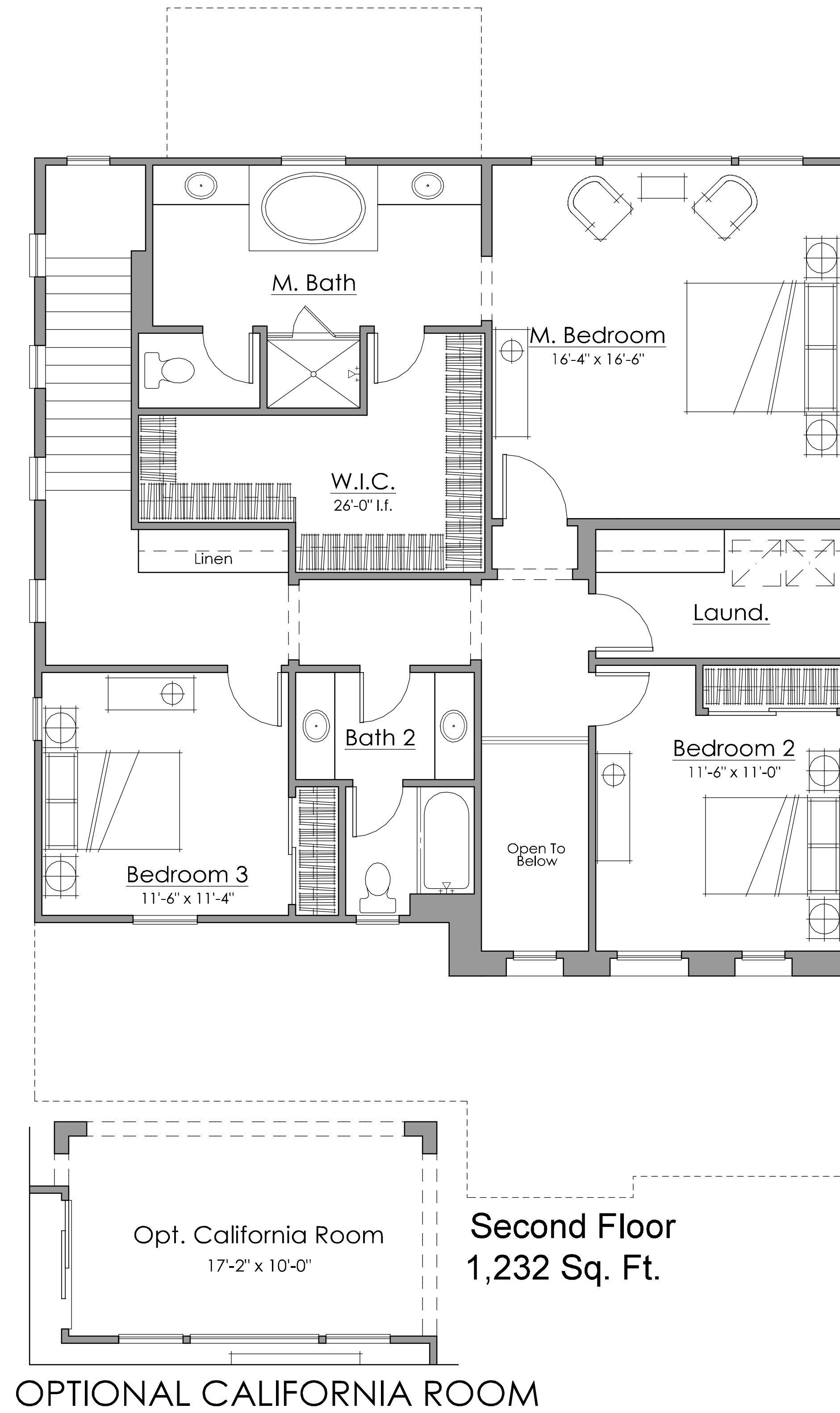
**ELEVATION '2B' - FARMHOUSE**

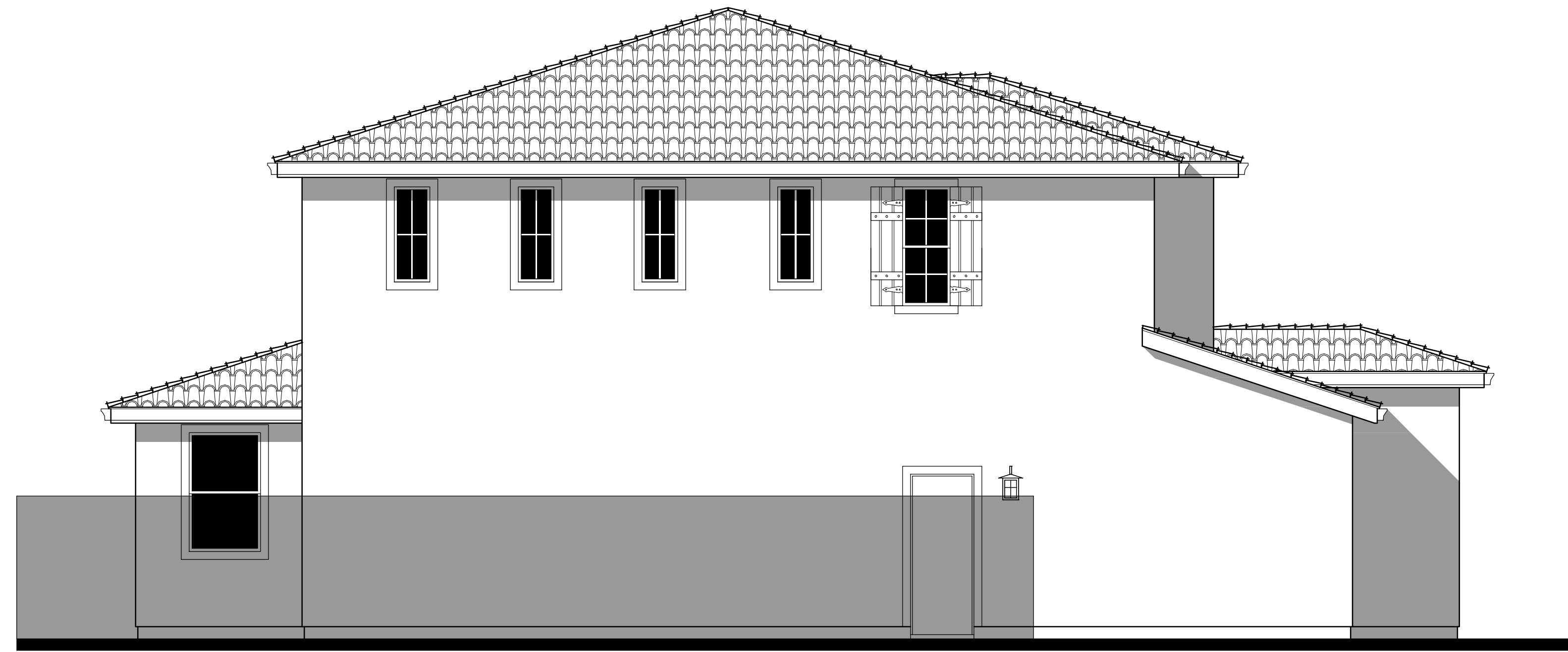
2B - FARMHOUSE  
 Material Legend:  
 Flat Concrete Tile Roofing  
 Stucco Finish  
 Cementitious Board and Batt Siding  
 Decorative Kicker / Corbel  
 Enhanced Sills  
 2x Stucco Finish Trim



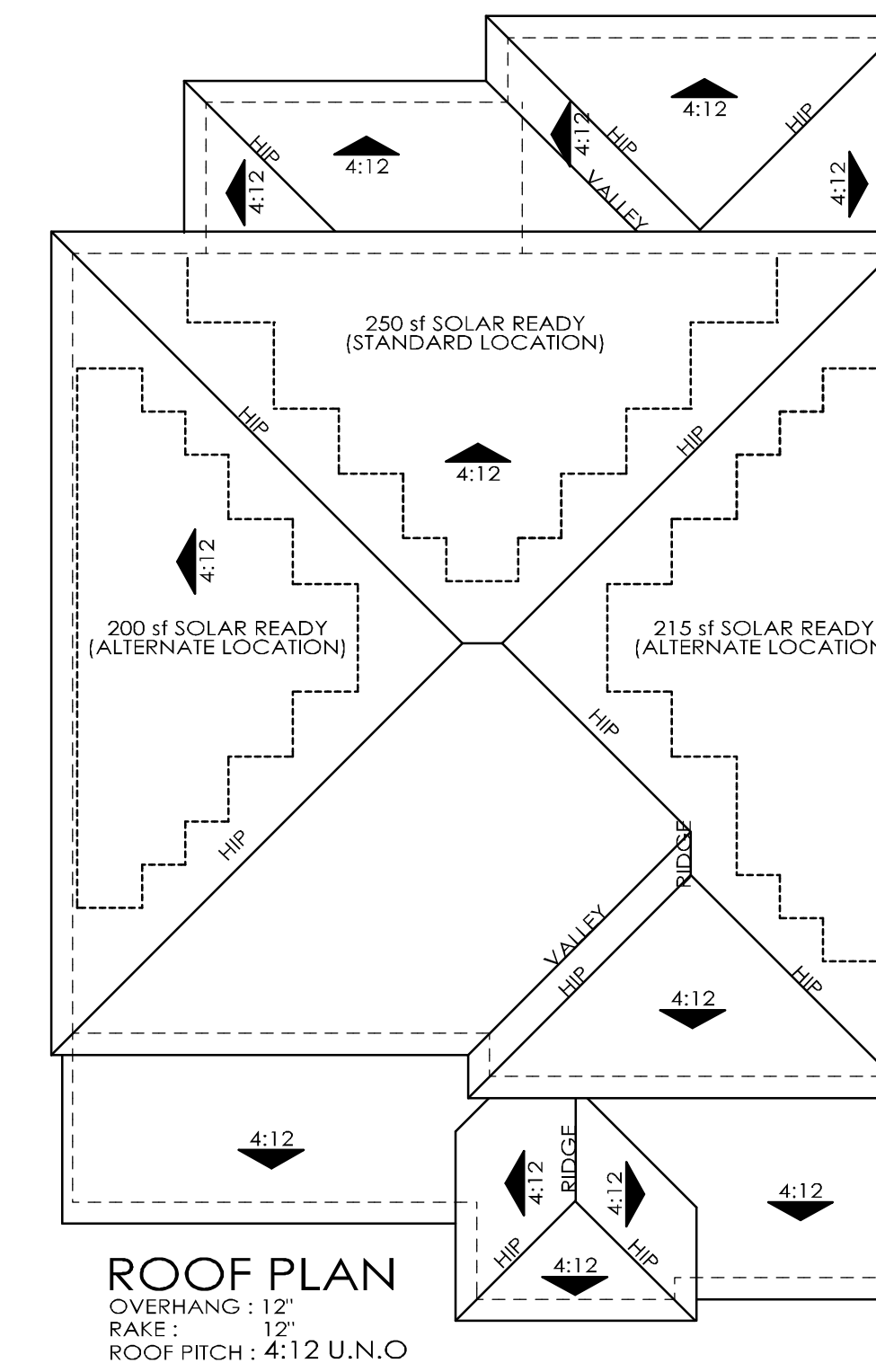
**ELEVATION '2A' - SPANISH**

2A - Spanish  
 Material Legend:  
 Concrete Low Profile 'S' Tile  
 Stucco Finish  
 Decorative Finial  
 Decorative Gable End Detail  
 Enhanced Sills  
 2x Stucco Finish Trim



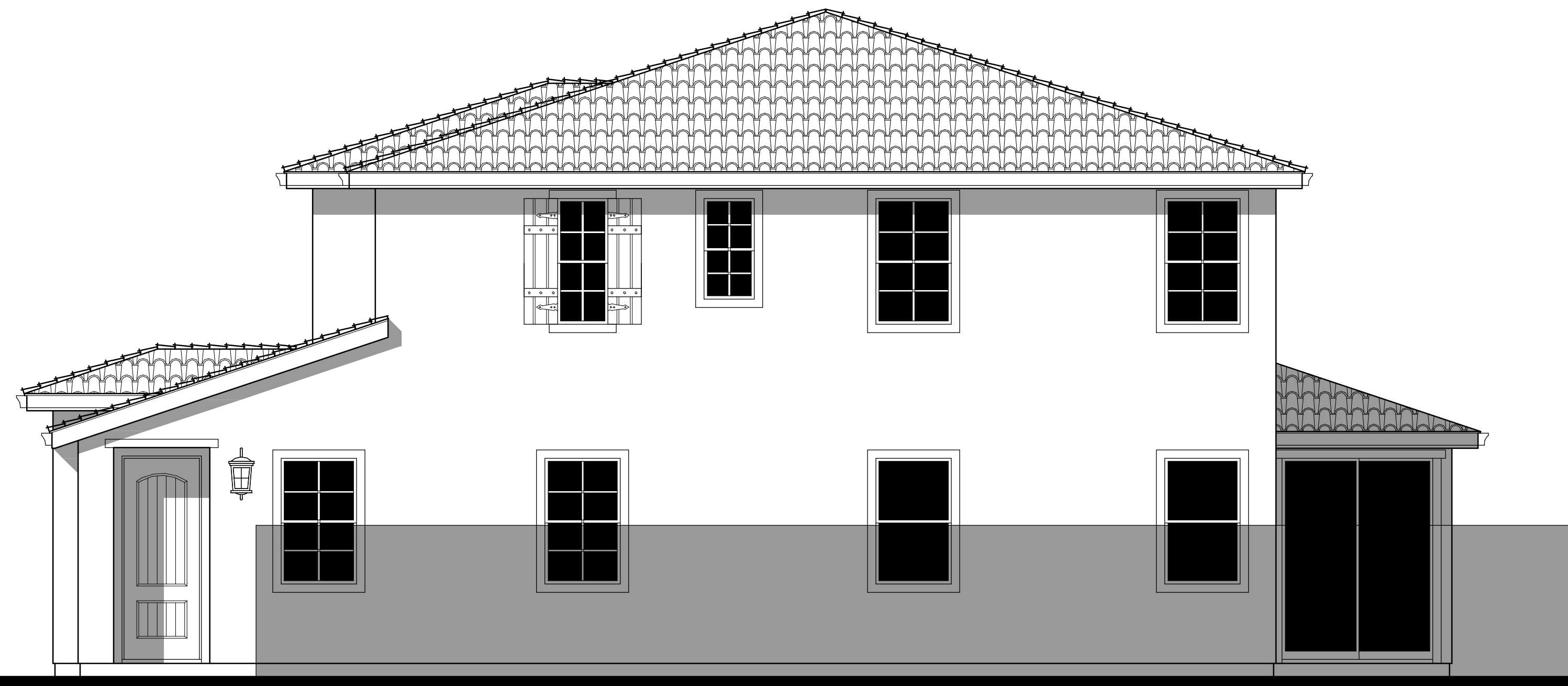


LEFT



ROOF PLAN

OVERHANG: 12"  
RAKE: 12"  
ROOF PITCH: 4:12 U.N.O.



RIGHT



REAR



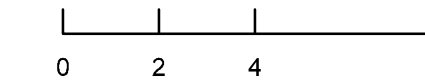
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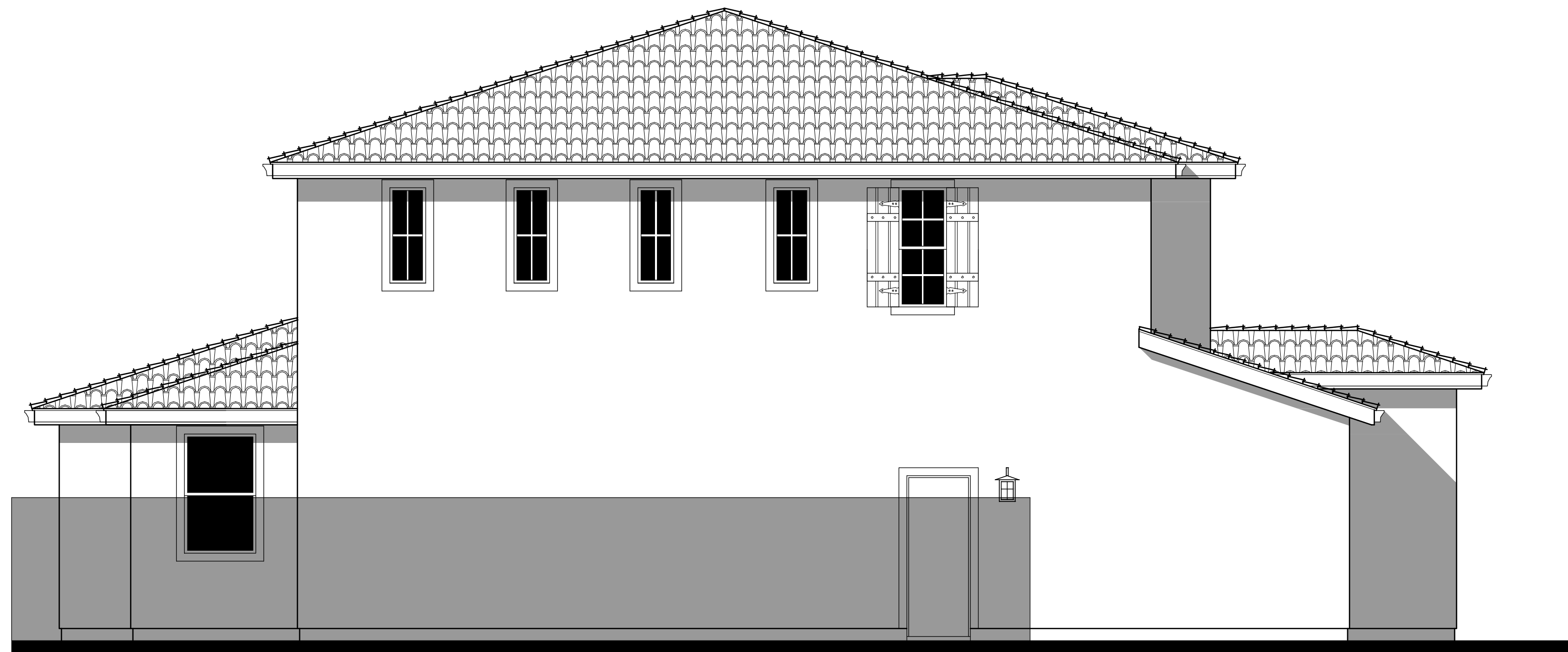
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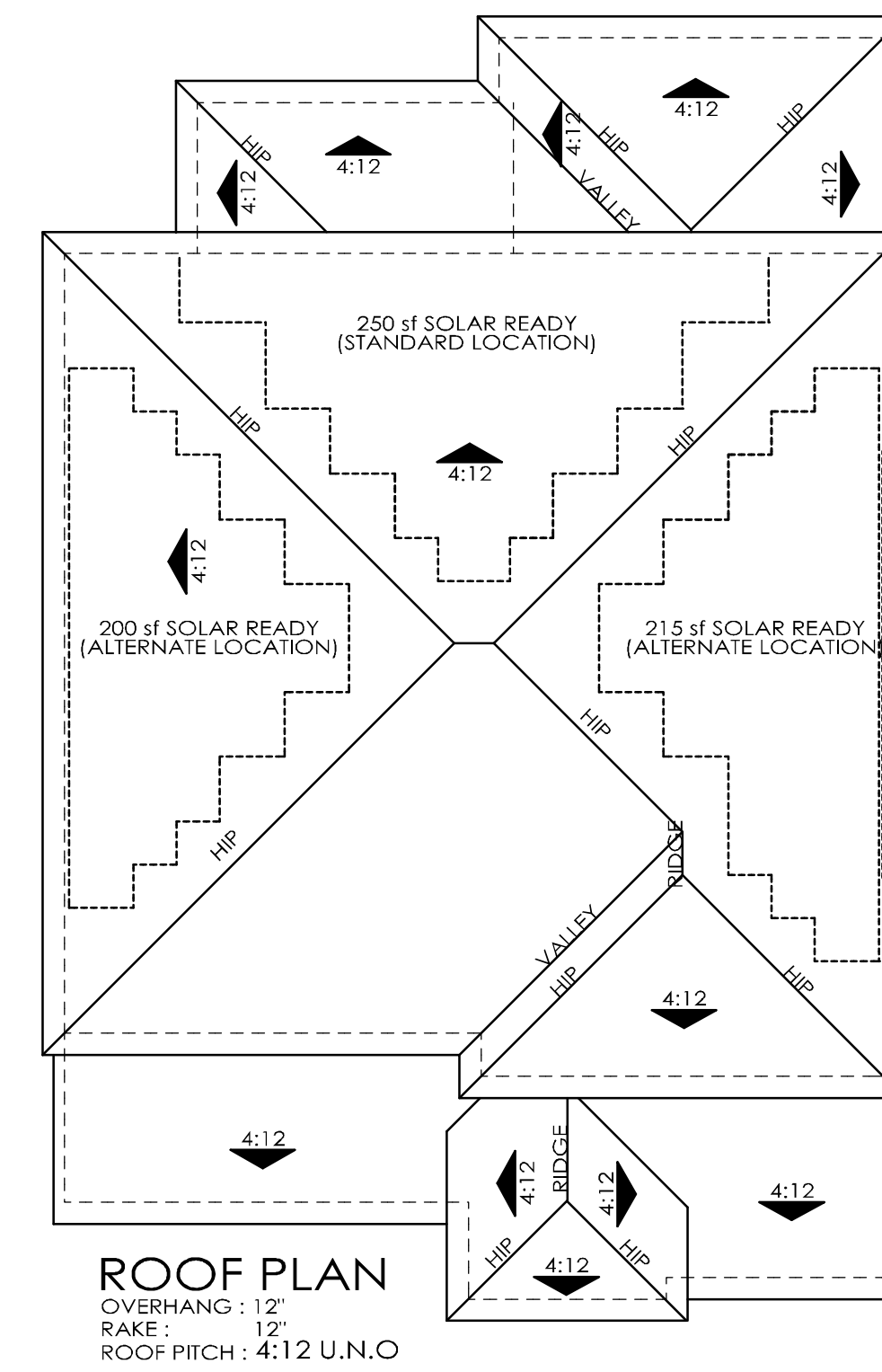
SCHEMATIC DESIGN  
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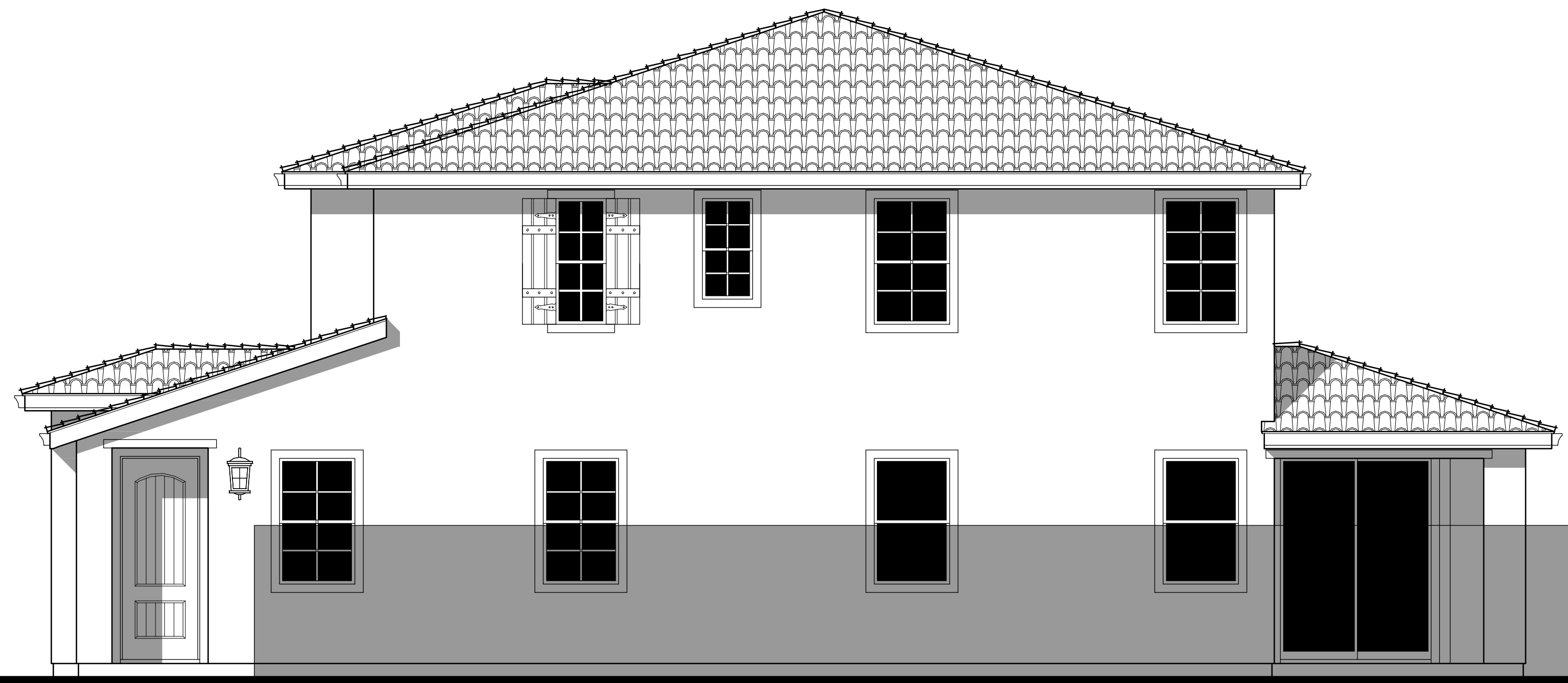
PLAN 2A EXTERIOR ELEVATIONS



LEFT AT OPTIONAL CALIFORNIA ROOM



ROOF PLAN  
OVERHANG: 12"  
RAKE: 12"  
ROOF PITCH: 4:12 U.N.O.



RIGHT AT OPTIONAL CALIFORNIA ROOM



REAR AT OPTIONAL CALIFORNIA ROOM



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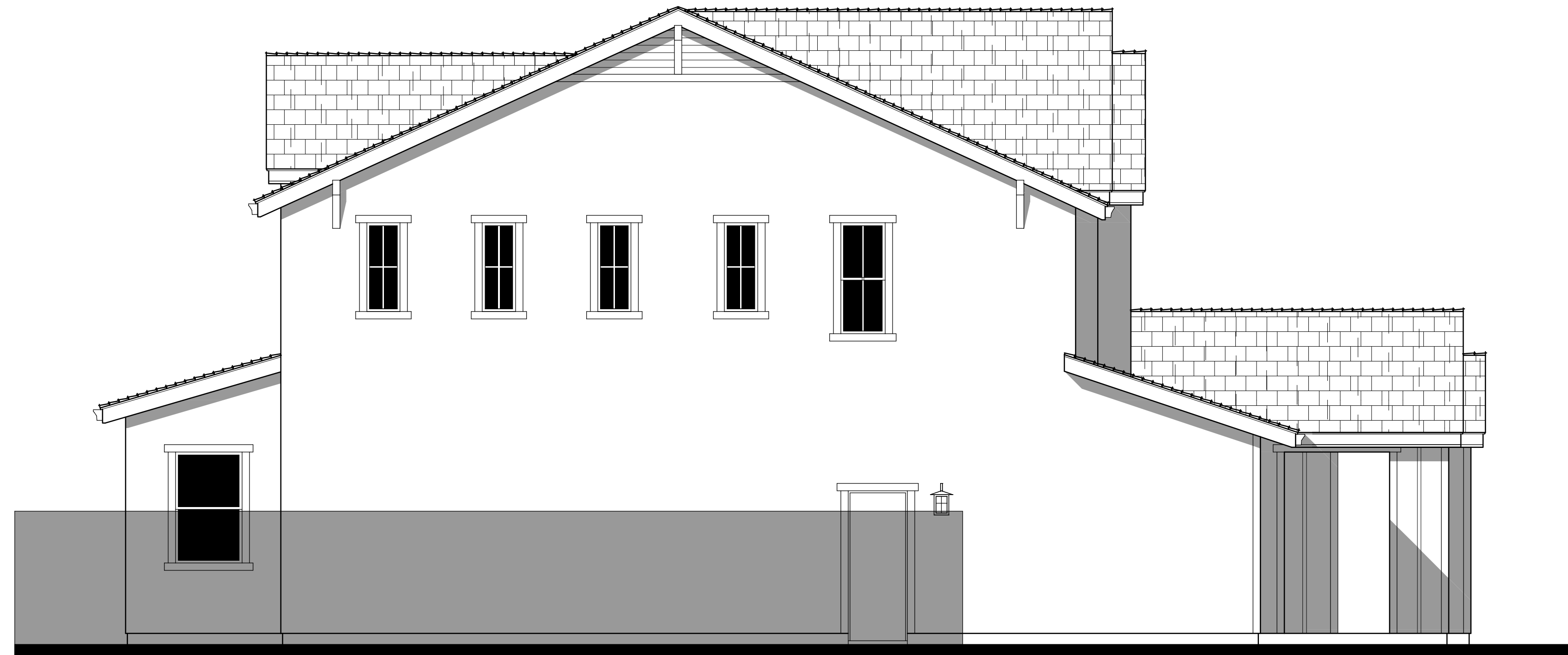
SCHEMATIC DESIGN  
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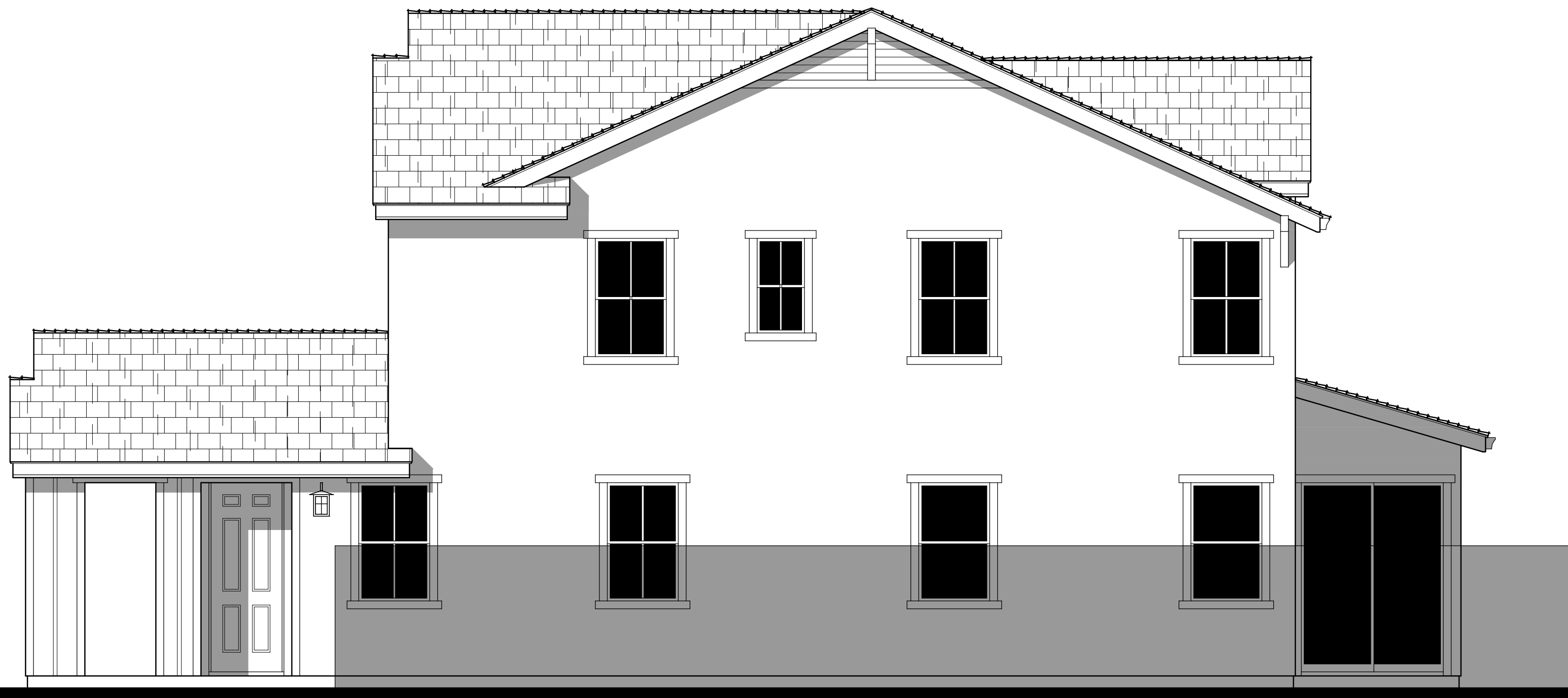
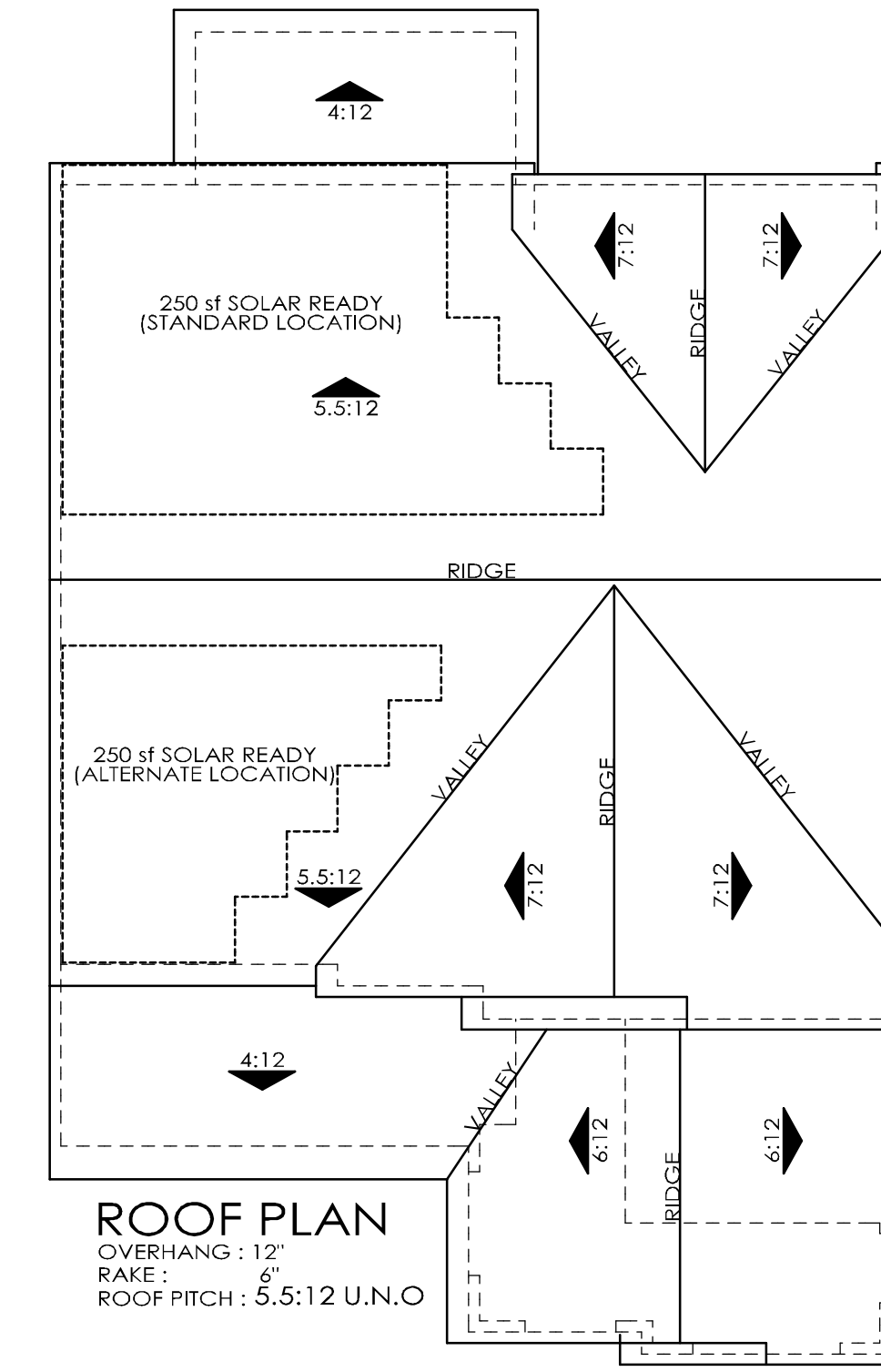
PLAN 2A OPT. CALIF. RM ELEV

A2.2.1





LEFT



RIGHT



REAR



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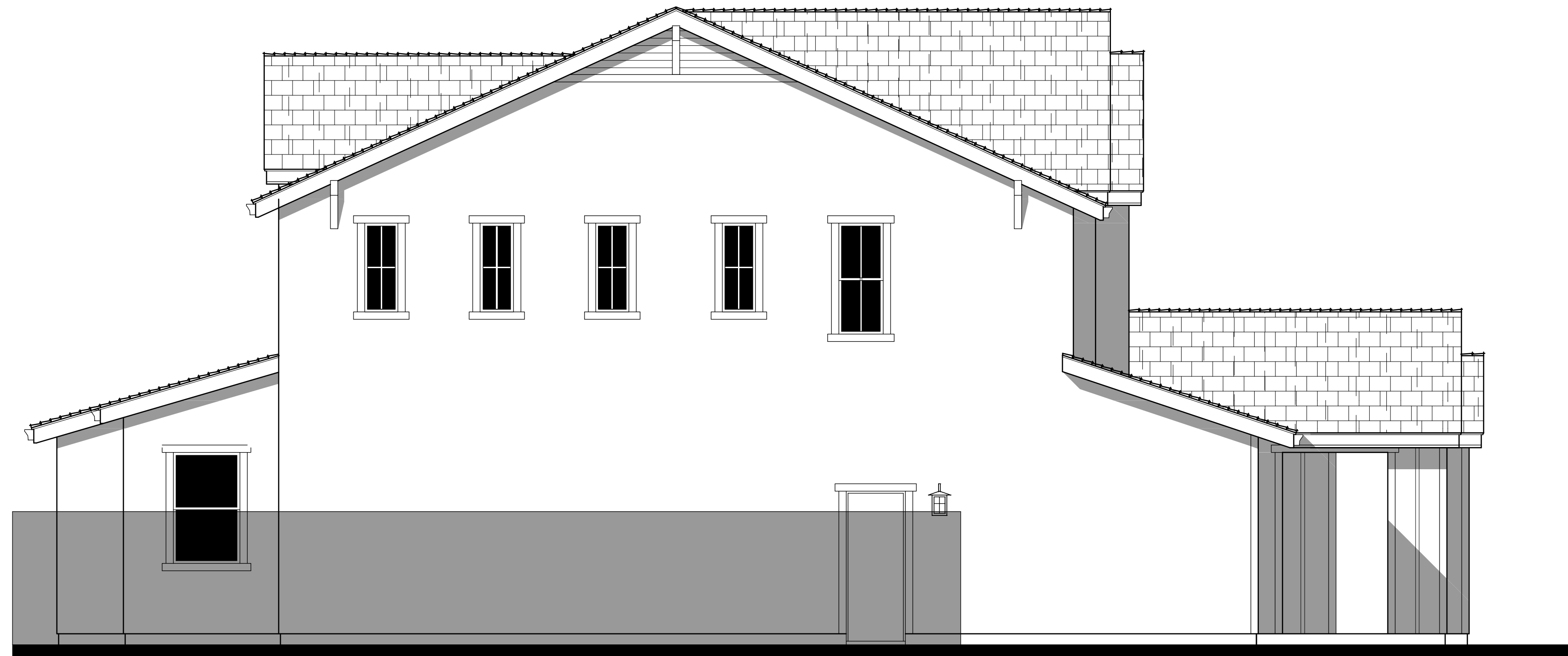
#2015-0995

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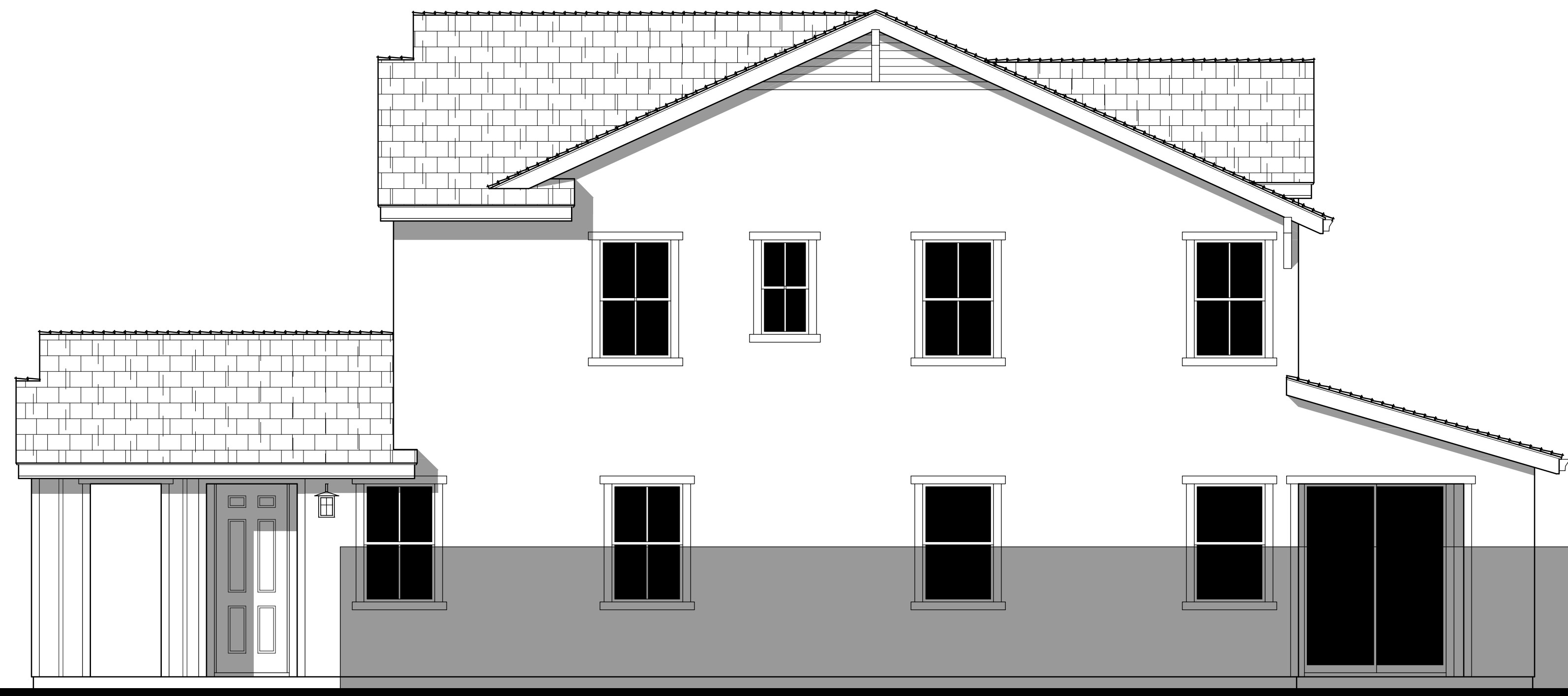
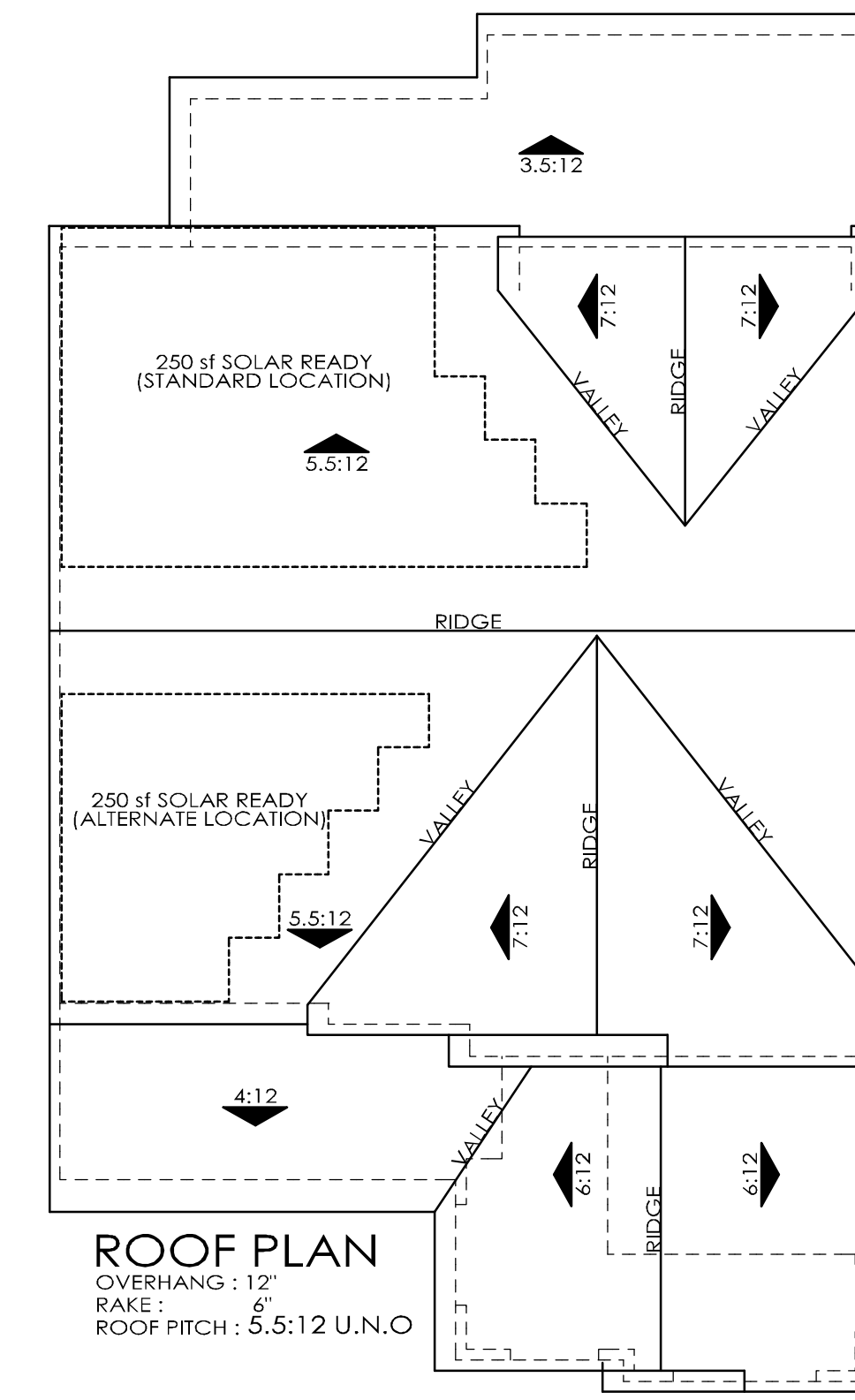


PLAN 2B EXTERIOR ELEVATIONS

A2.3



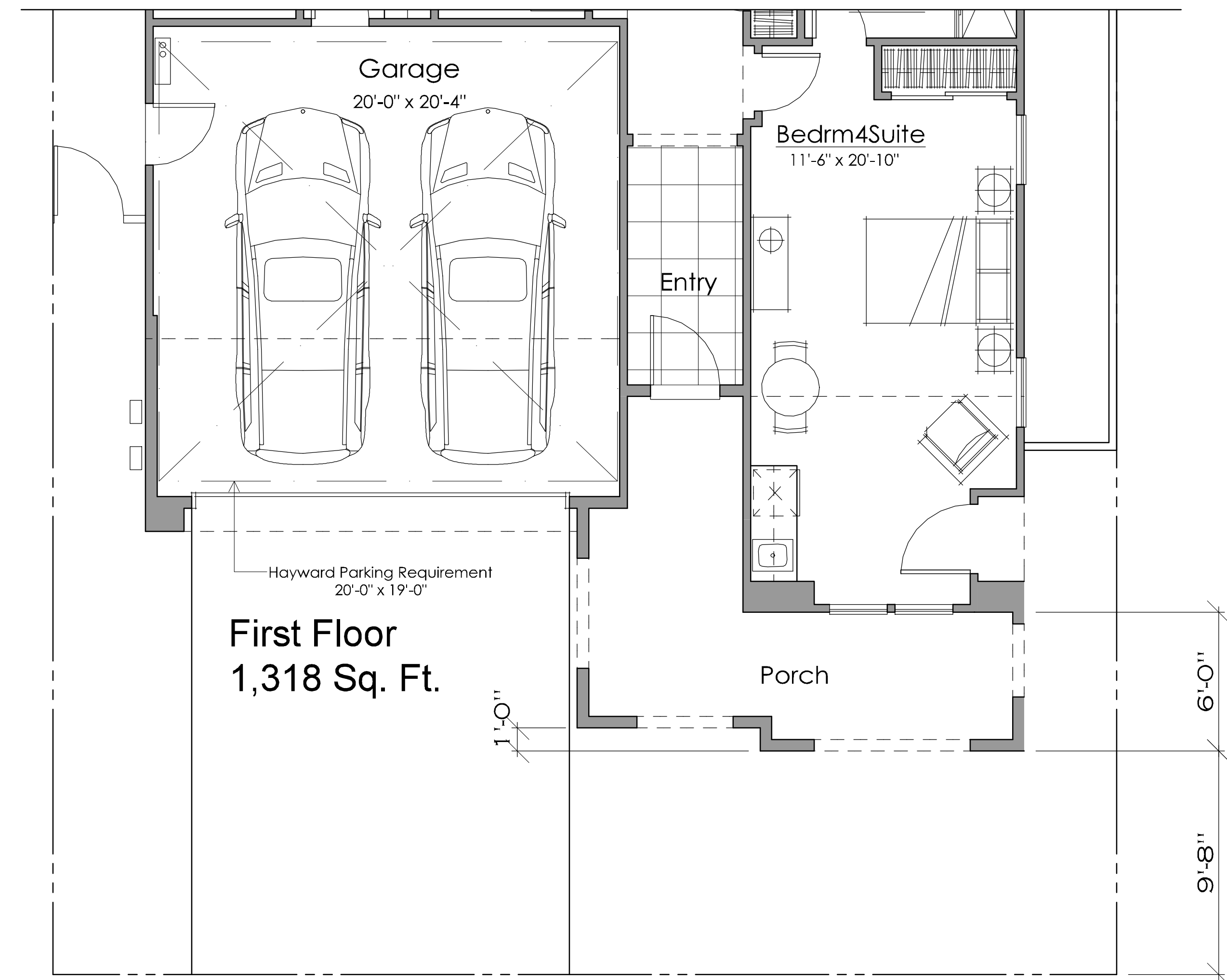
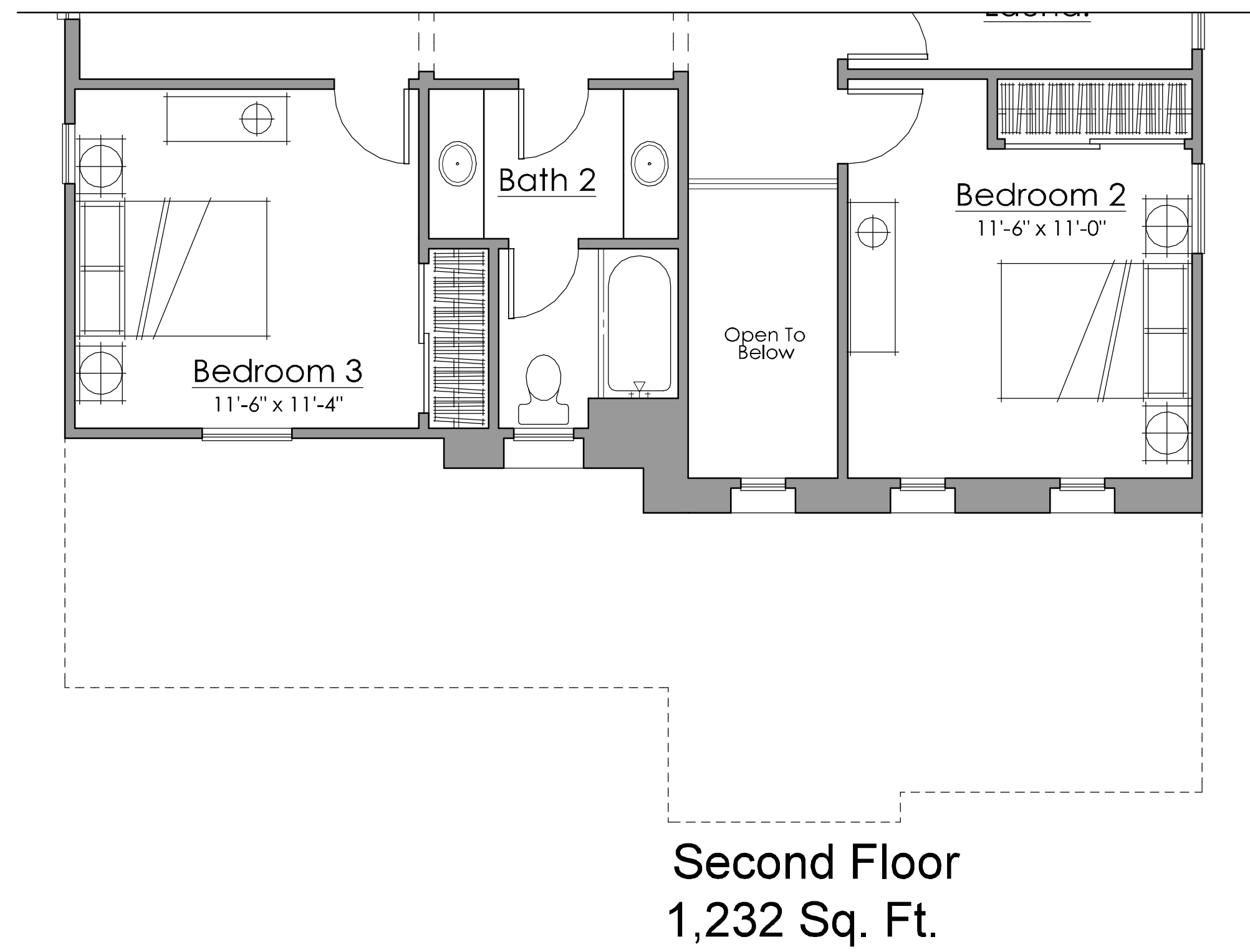
LEFT AT OPTIONAL CALIFORNIA ROOM



RIGHT AT OPTIONAL CALIFORNIA ROOM



REAR AT OPTIONAL CALIFORNIA ROOM



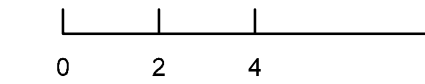
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PLAN 2B ADDENDA



ELEVATION '2B ALT' - FARMHOUSE



ELEVATION '2A ALT' - SPANISH



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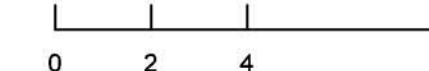


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PLAN 2 ALT COLORED ELEVATIONS

**A2.5.0**



**ELEVATION '2B ALT' - FARMHOUSE**

2B ALT - FARMHOUSE

Material Legend:

Flat Concrete Tile Roofing

Stucco Finish

Cementitious Board and Batt Siding

Decorative Kicker / Corbel

Enhanced Sills

2x Stucco Finish Trim



**ELEVATION '2A ALT' - SPANISH**

2A ALT - Spanish

Material Legend:

Concrete Low Profile 'S' Tile

Stucco Finish

Decorative Finial

Decorative Gable End Detail

Enhanced Sills

2x Stucco Finish Trim



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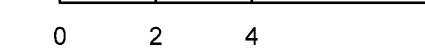


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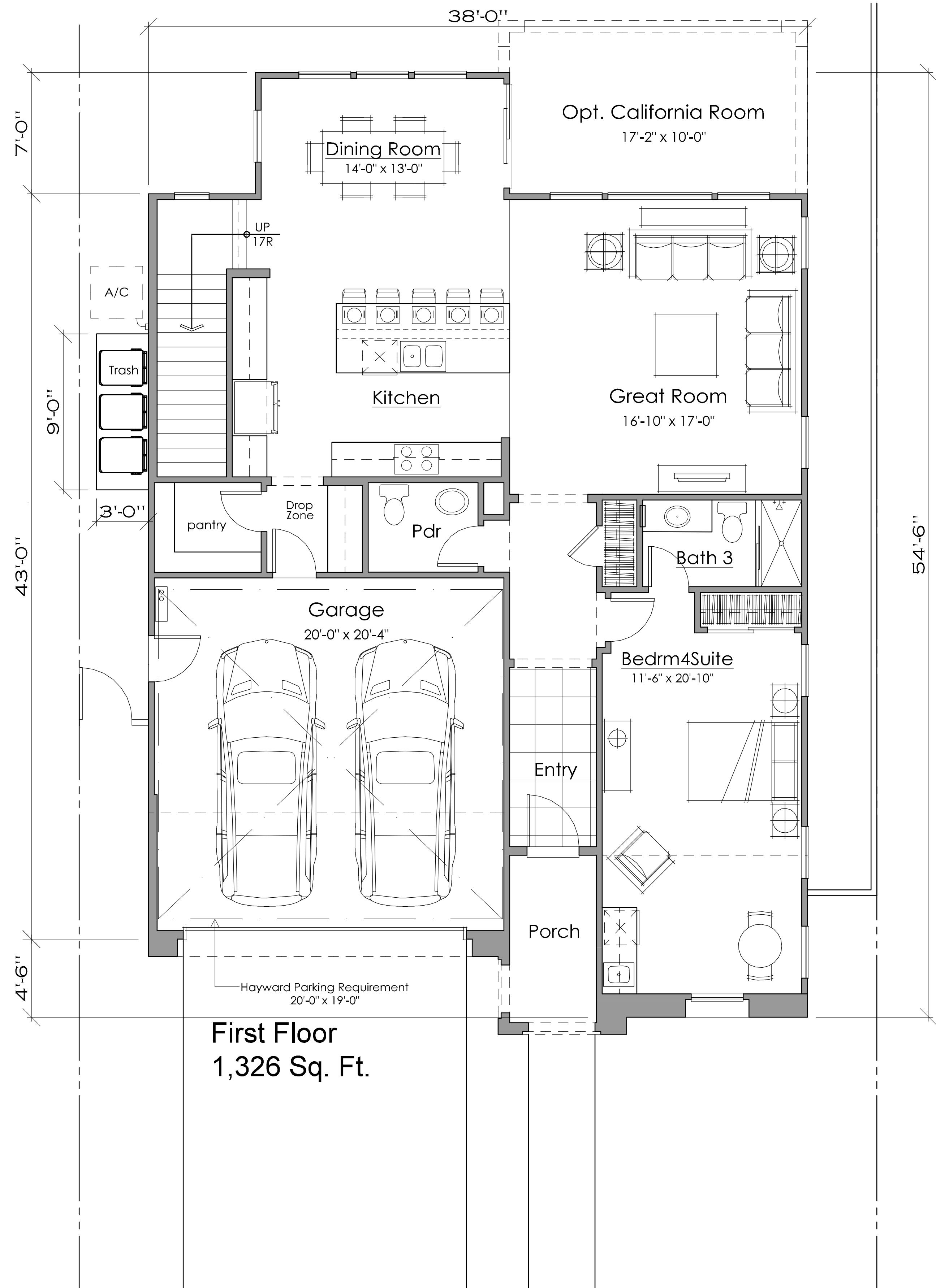
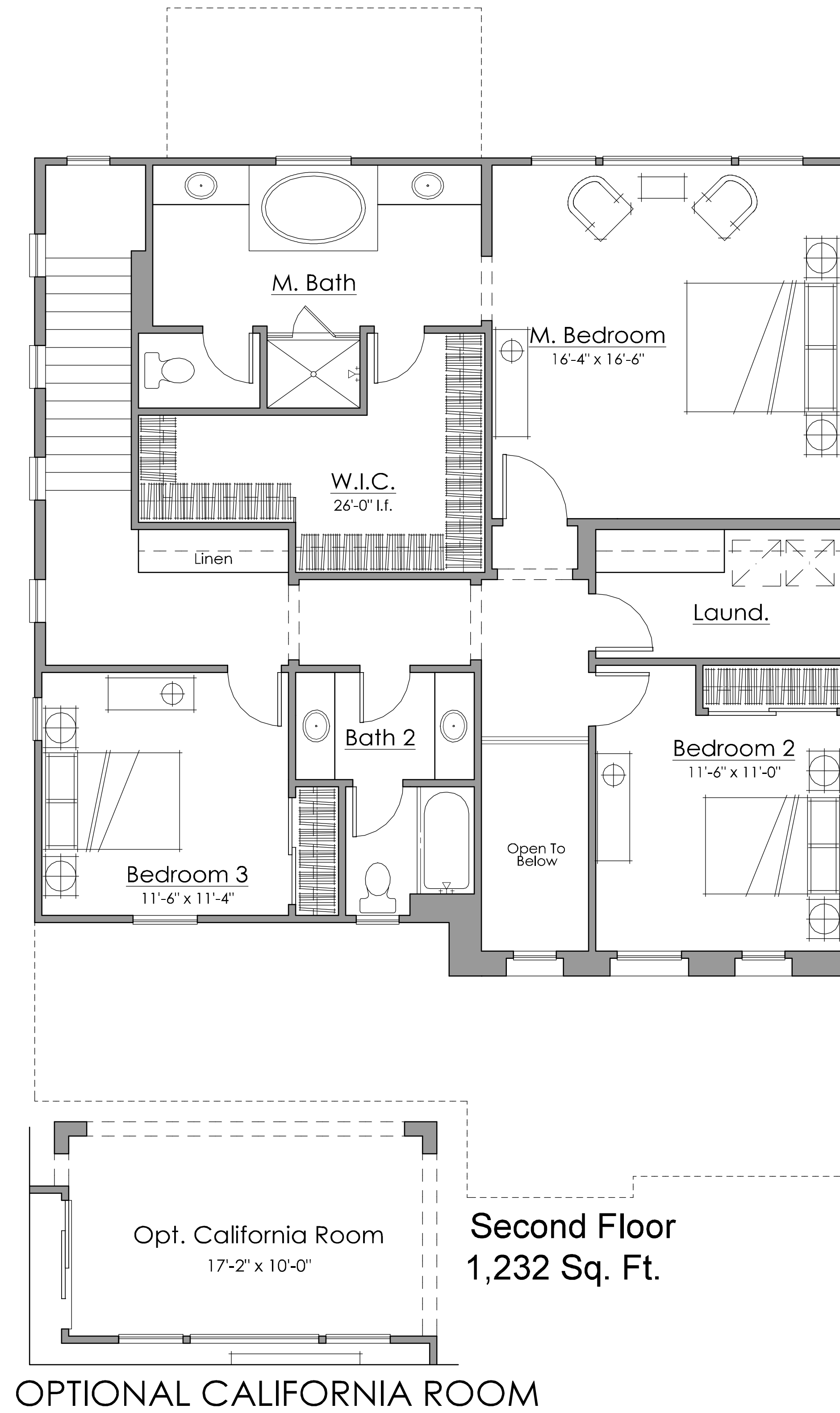
**HESPERIAN BOULEVARD**  
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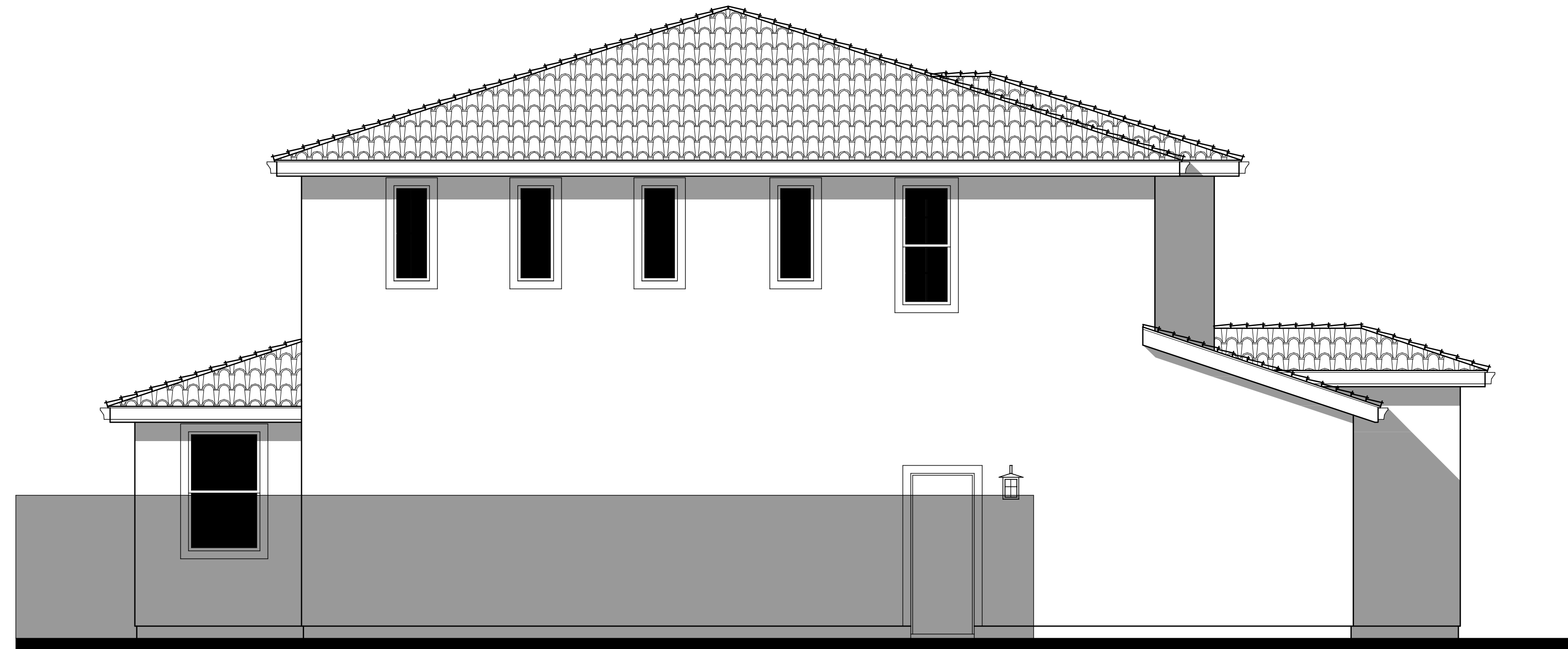
#2015-0995

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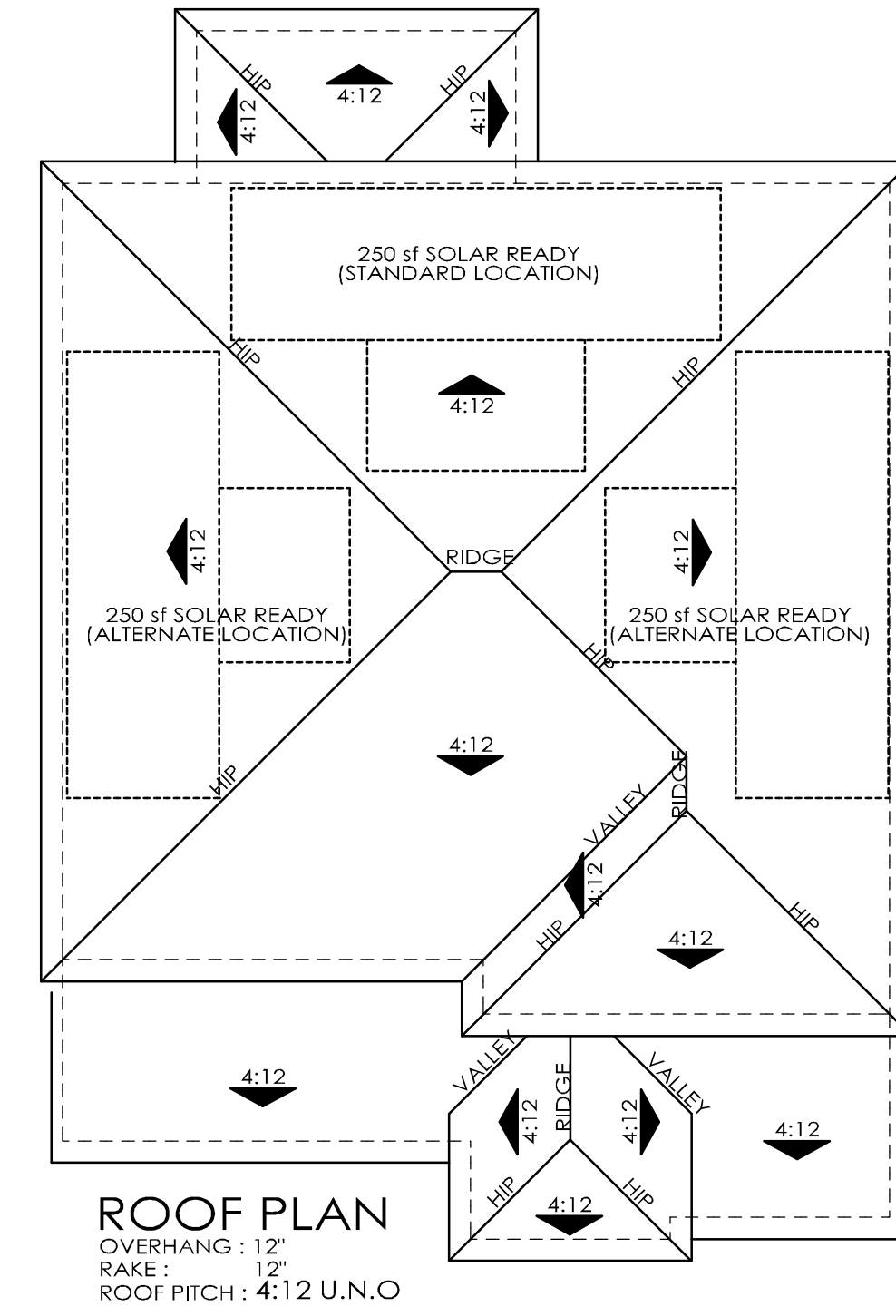


PLAN 2 ALT FRONT ELEVATIONS

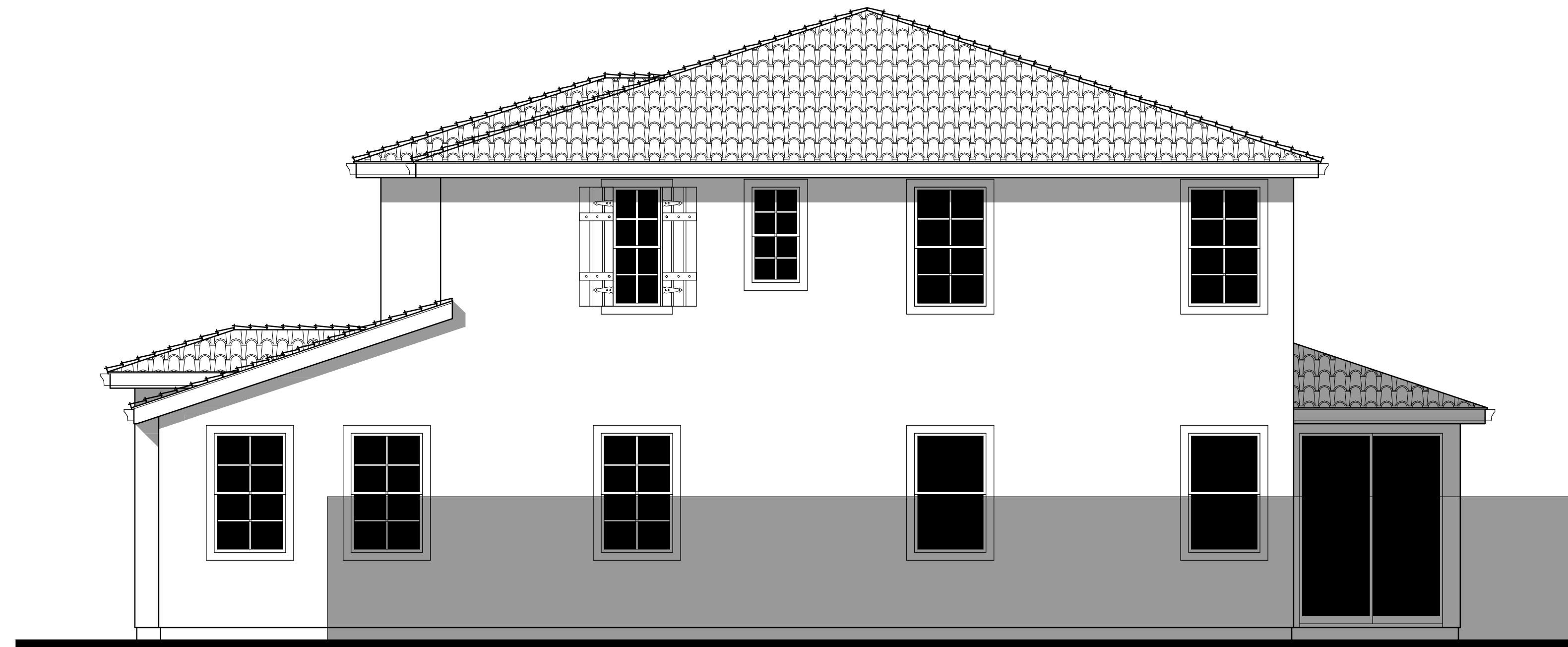




LEFT



ROOF PLAN  
OVERHANG: 12"  
RAKE: 12"  
ROOF PITCH: 4:12 U.N.O.



RIGHT



REAR



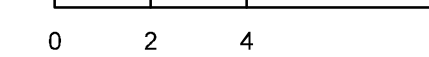
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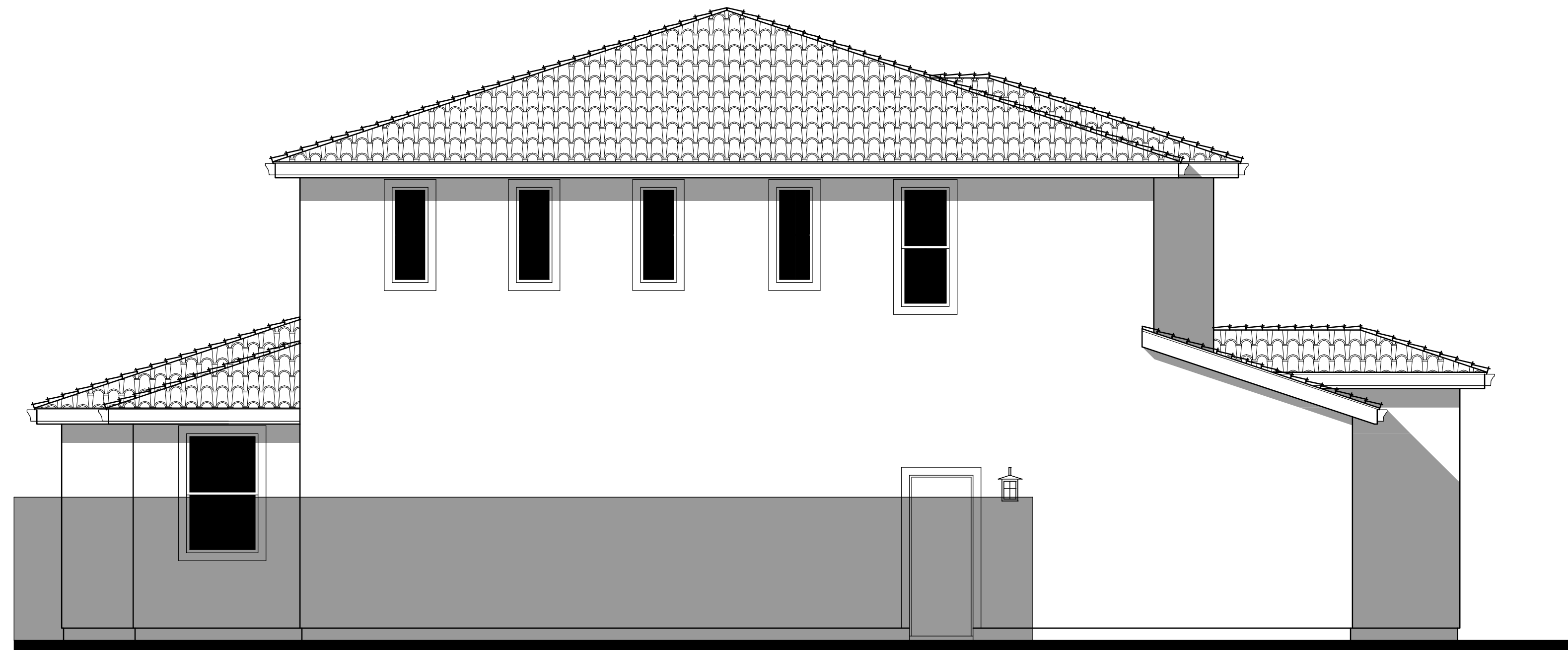
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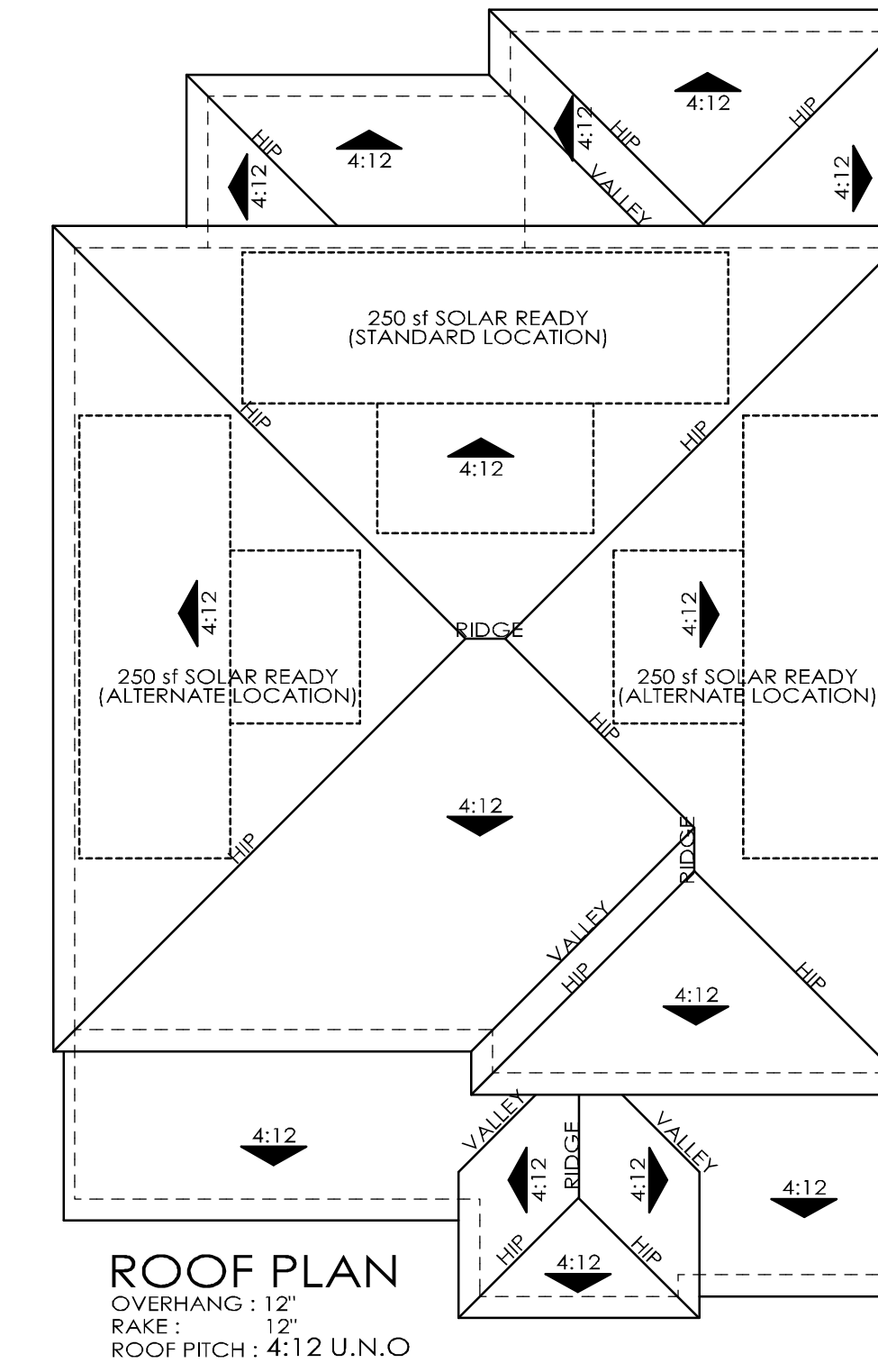


PLAN 2A ALT EXTERIOR ELEVATIONS

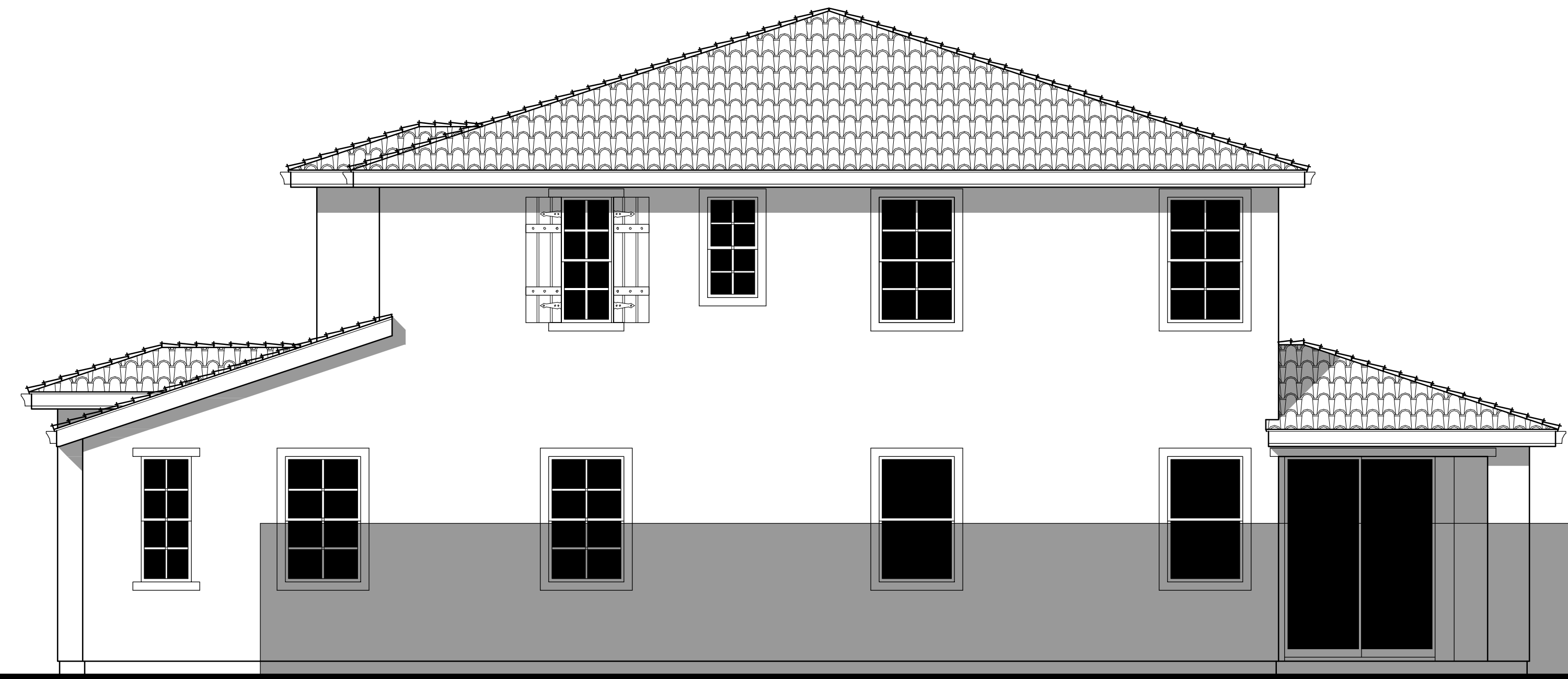
A2.7



LEFT AT OPTIONAL CALIFORNIA ROOM



ROOF PLAN  
OVERHANG: 12"  
RAKE: 12"  
ROOF PITCH: 4:12 U.N.O.

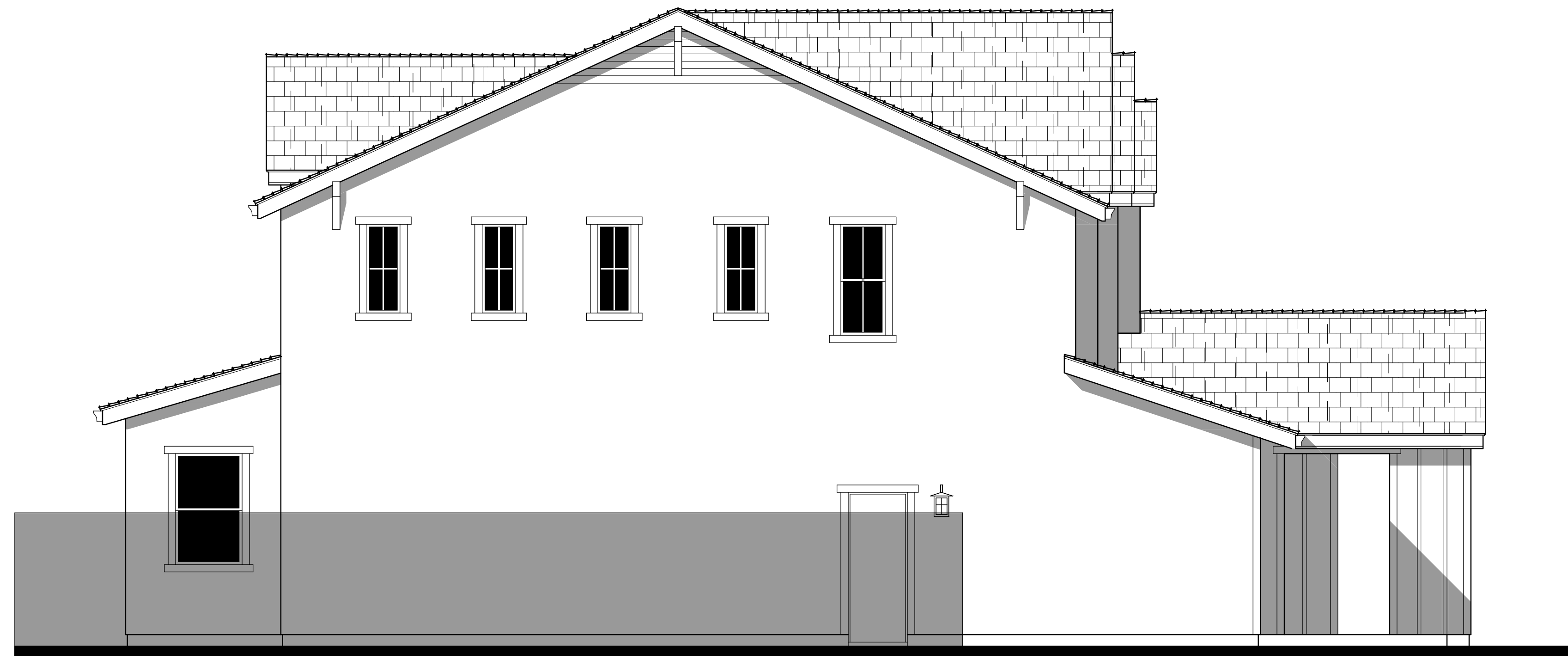


RIGHT AT OPTIONAL CALIFORNIA ROOM

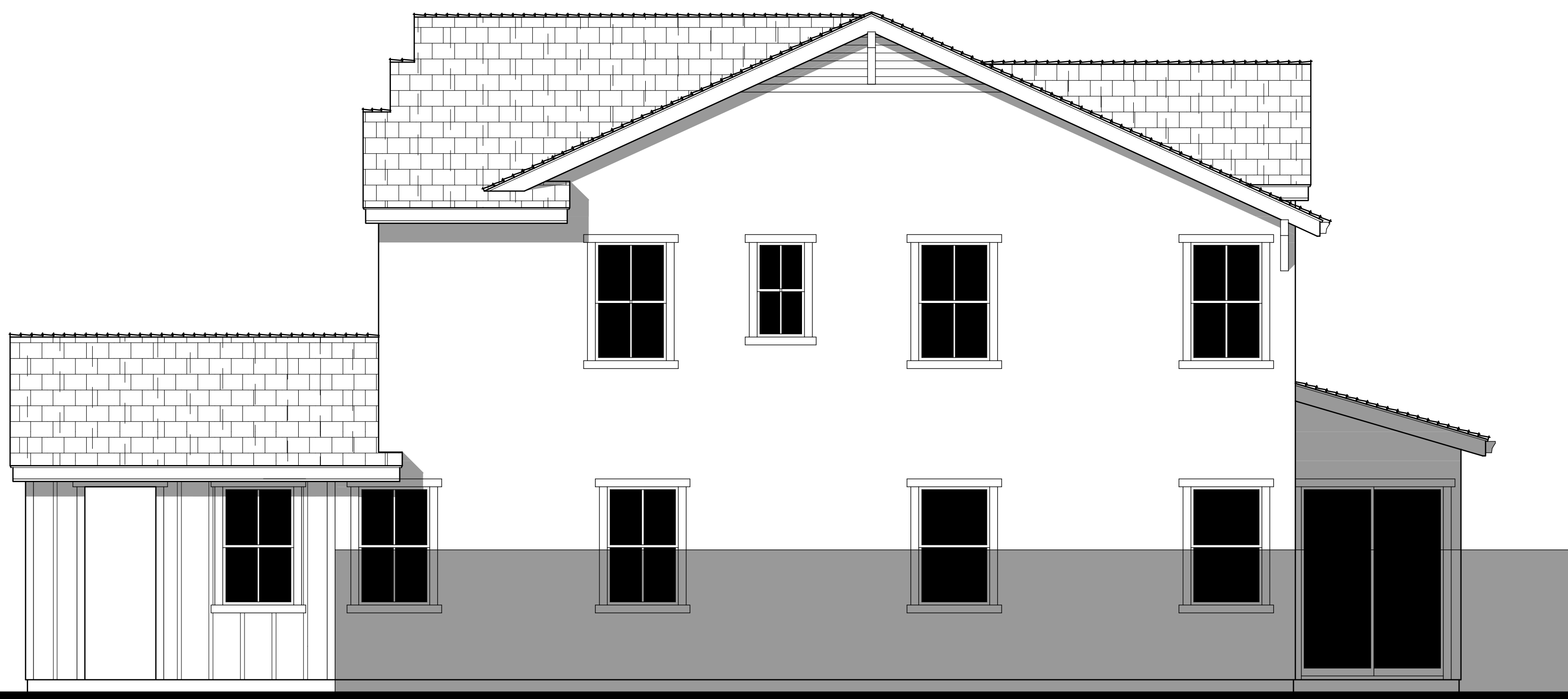
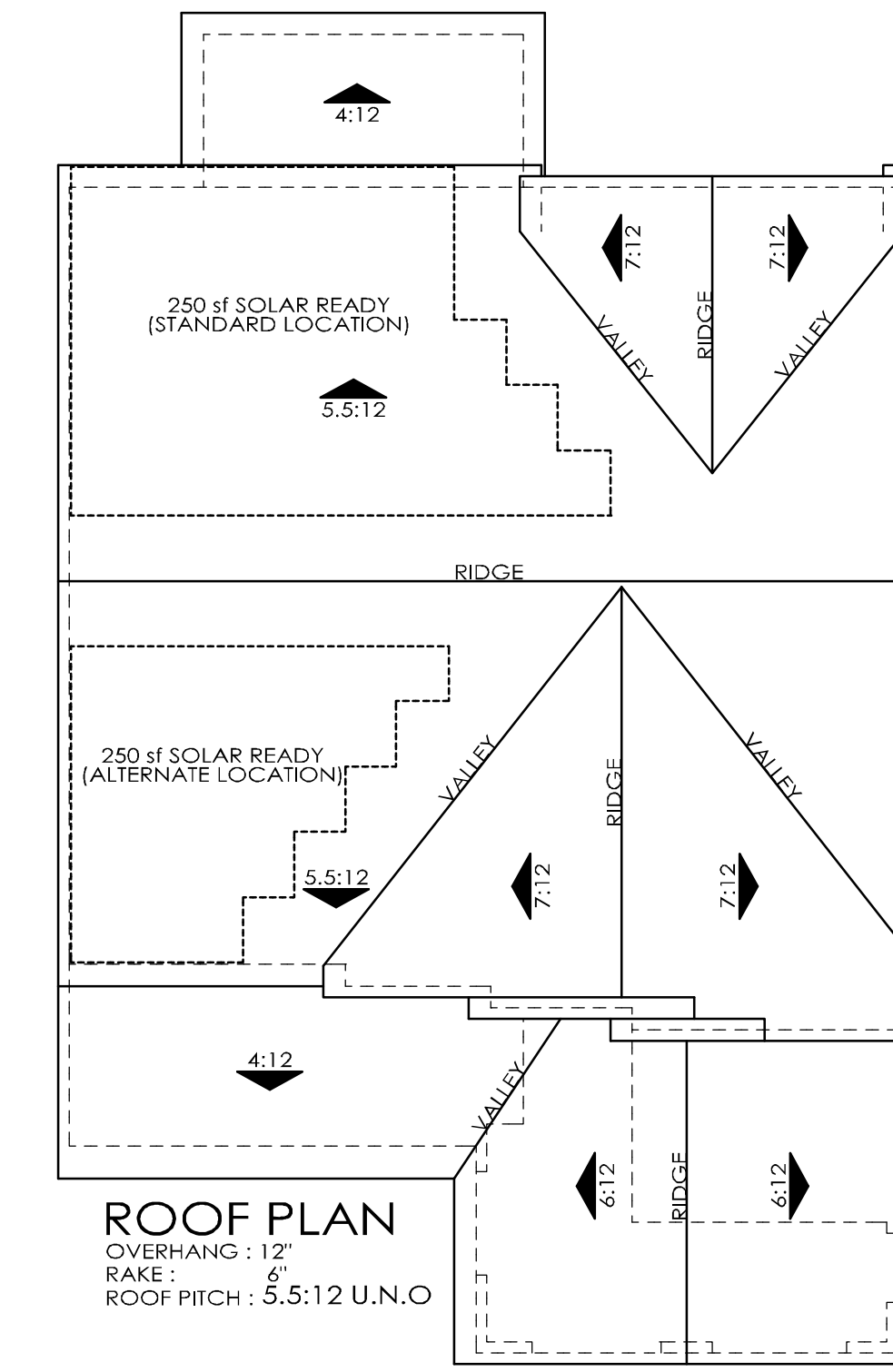


REAR AT OPTIONAL CALIFORNIA ROOM





LEFT



RIGHT



REAR



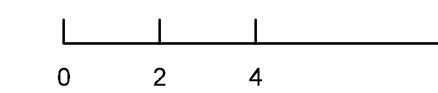
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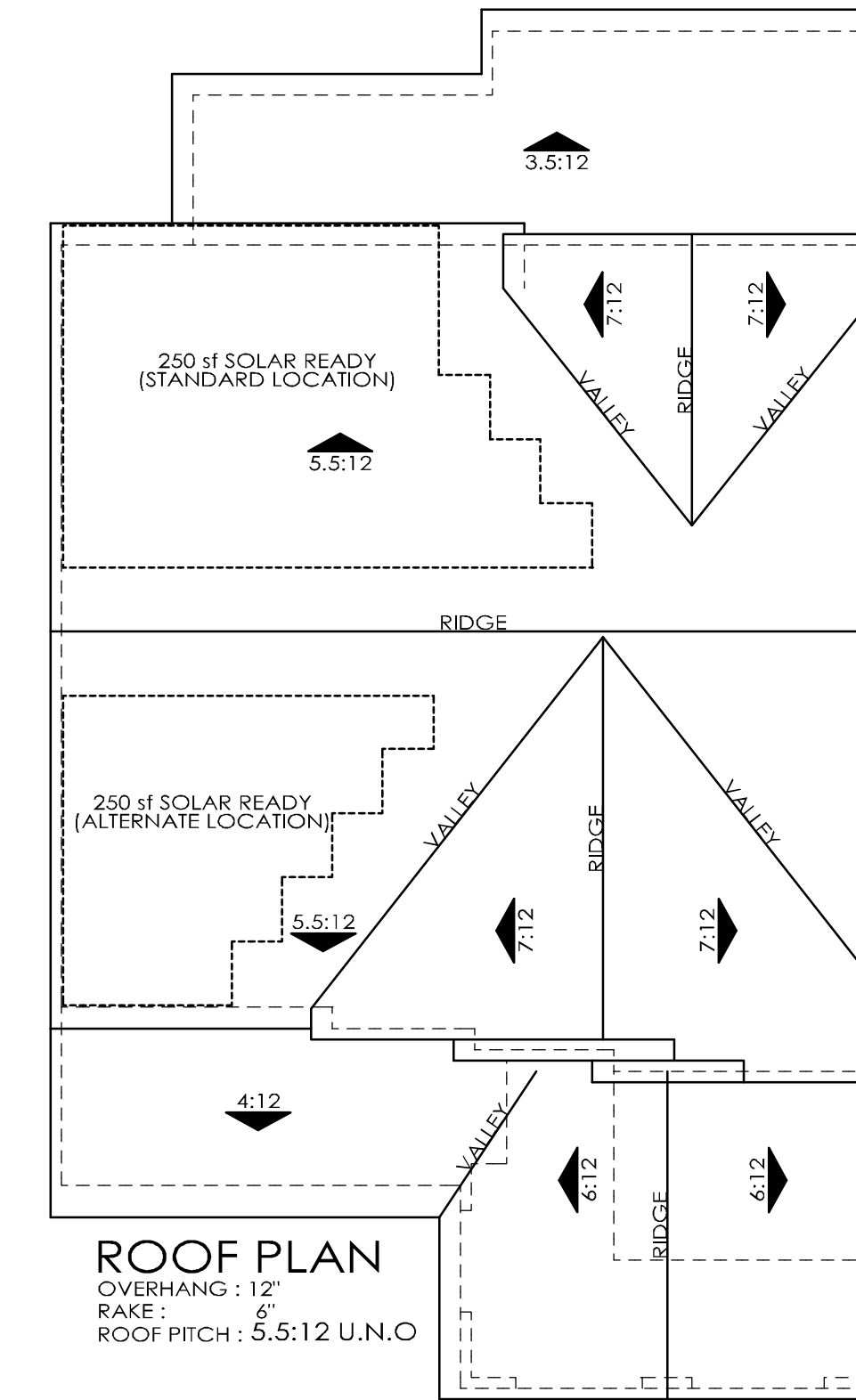
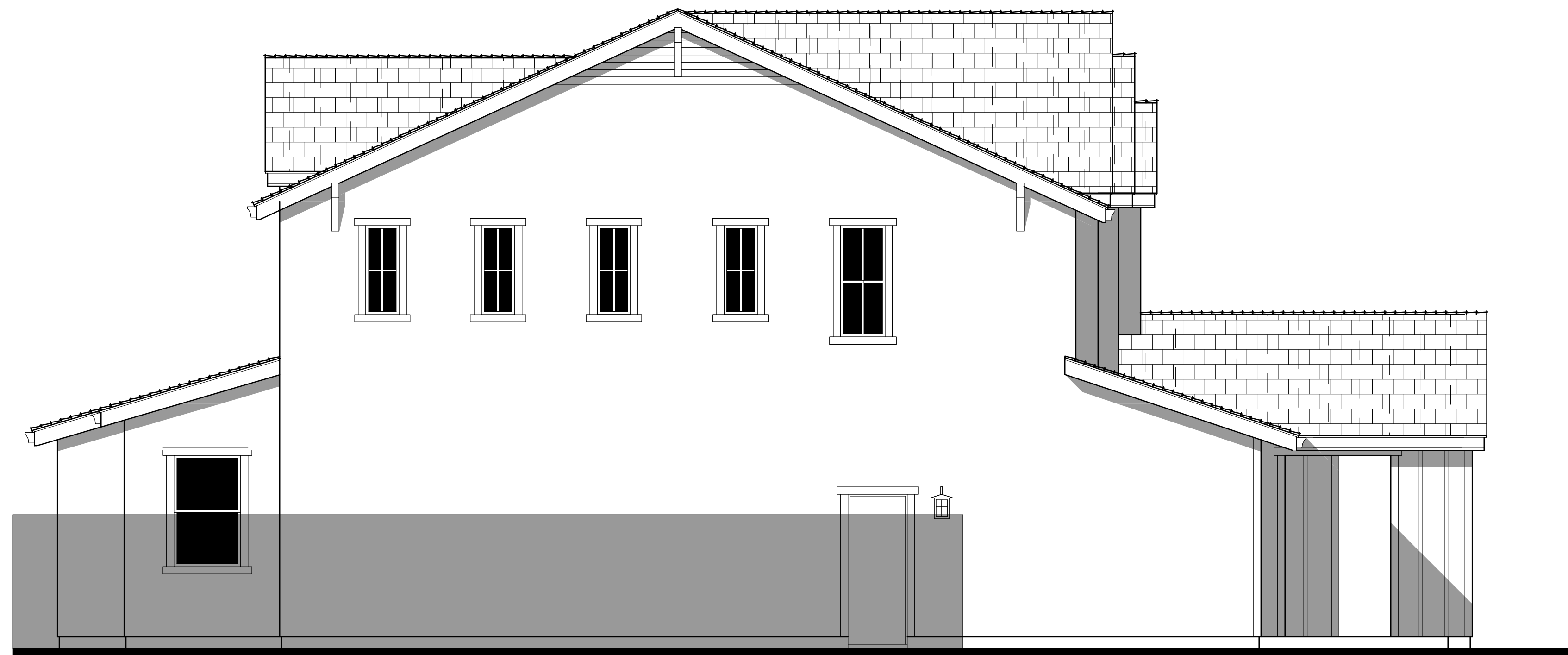
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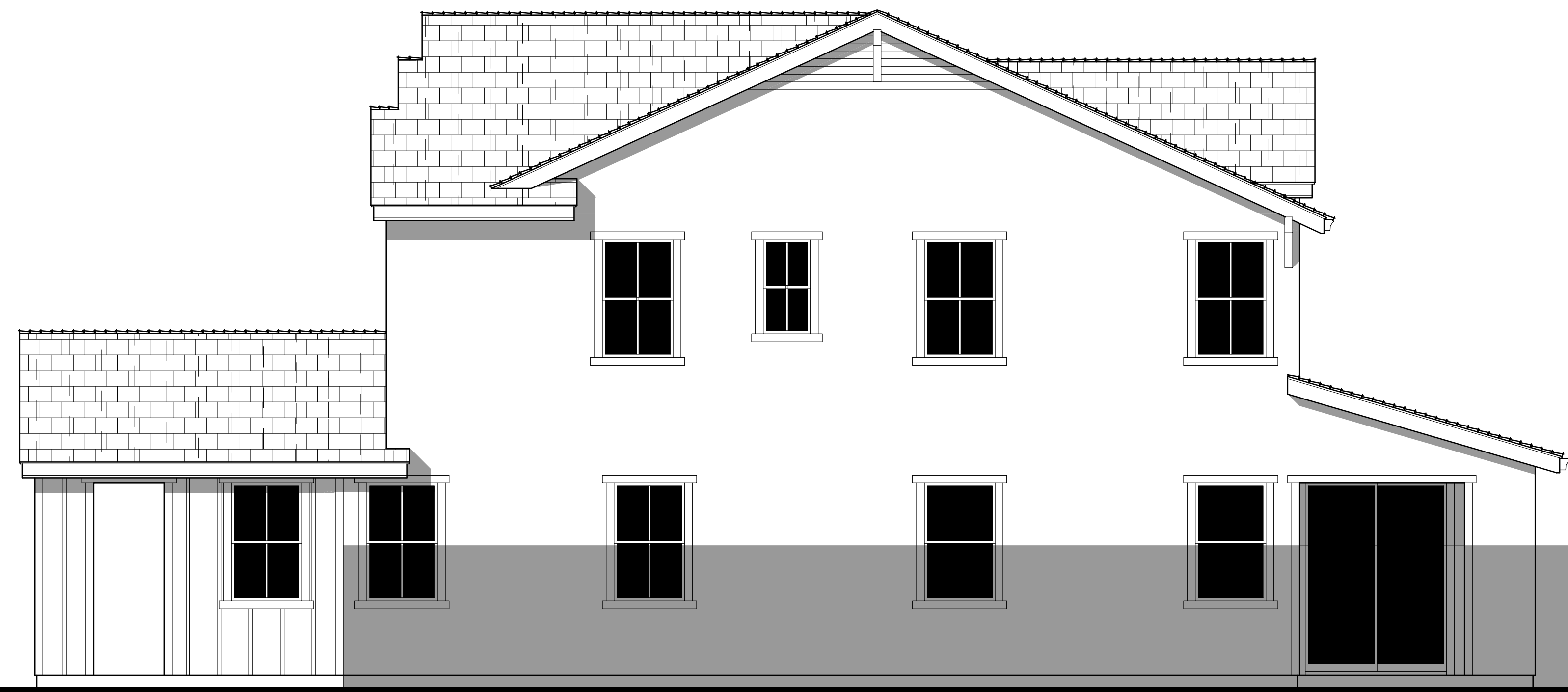
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PLAN 2B ALT EXTERIOR ELEVATIONS



LEFT AT OPTIONAL CALIFORNIA ROOM



RIGHT AT OPTIONAL CALIFORNIA ROOM



REAR AT OPTIONAL CALIFORNIA ROOM



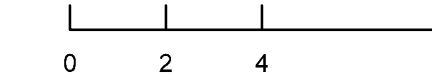
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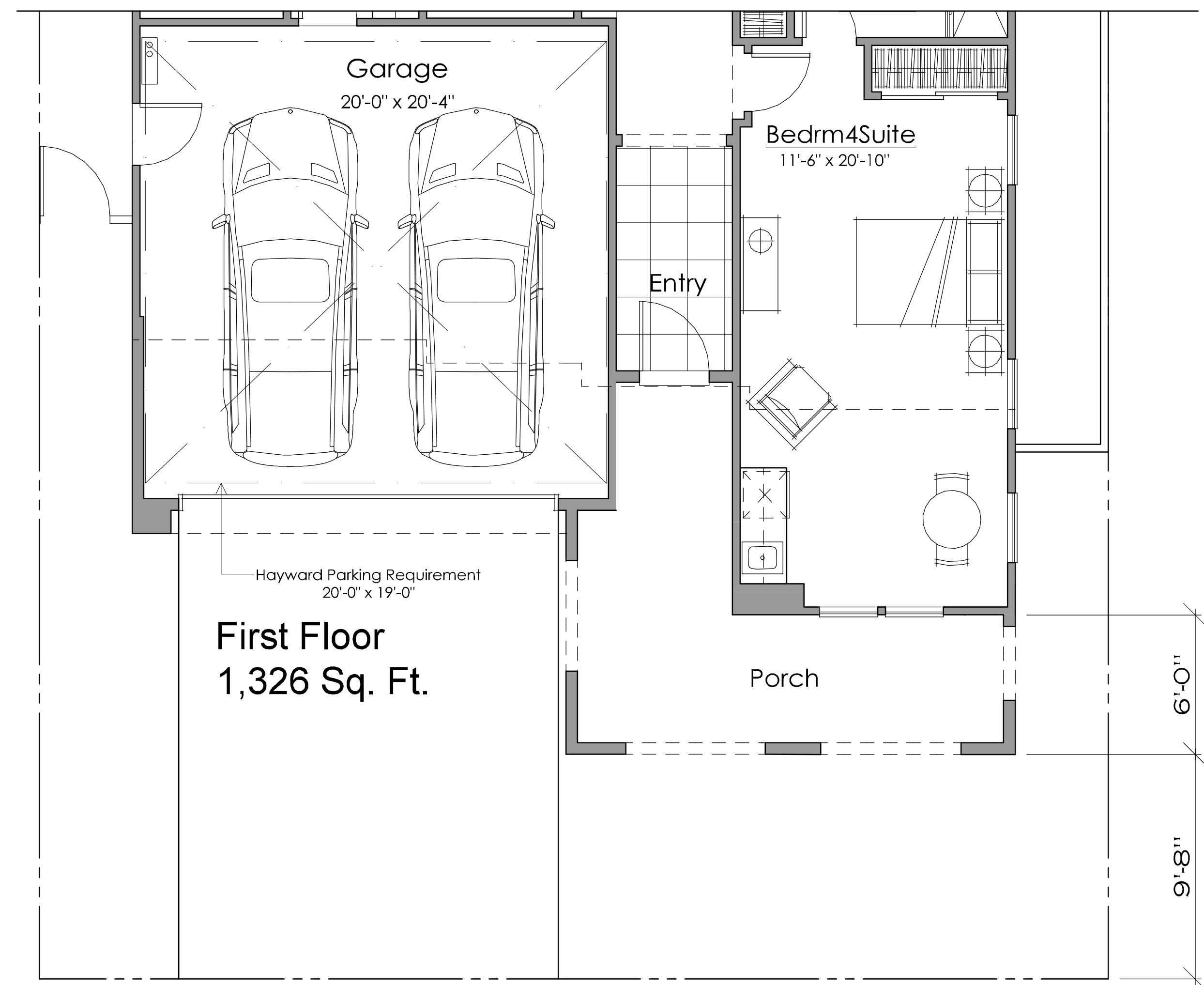
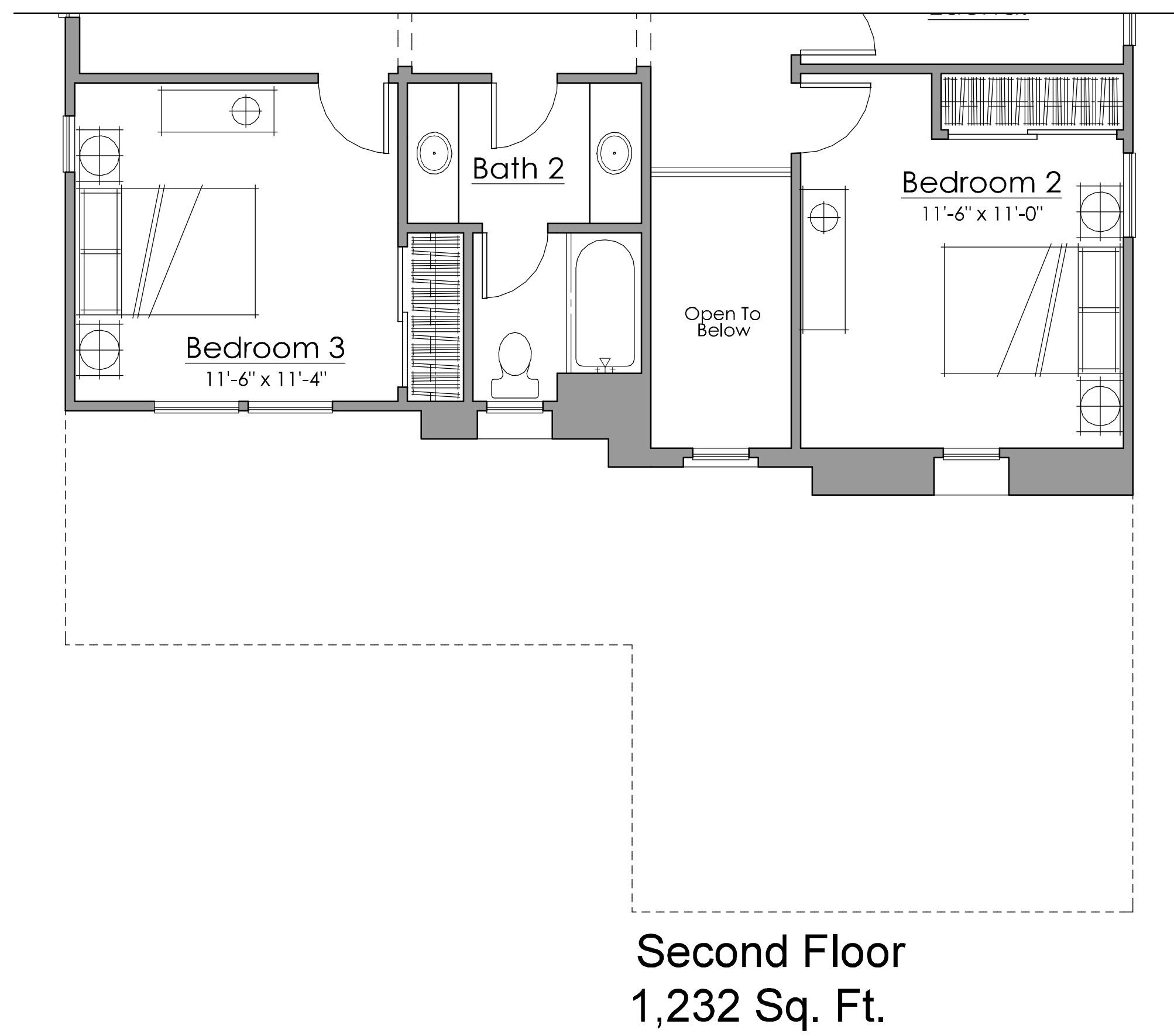
THREE CEDARS  
1201 Howard Ave. Suite 206  
Burlingame, Ca. 94010  
(650) 454-7854

HESPERIAN BOULEVARD  
HAYWARD, CA #2015-0995

SCHEMATIC DESIGN  
11-27-2017



PLAN 2B ALT OPT. CALIF. RM ELEVS



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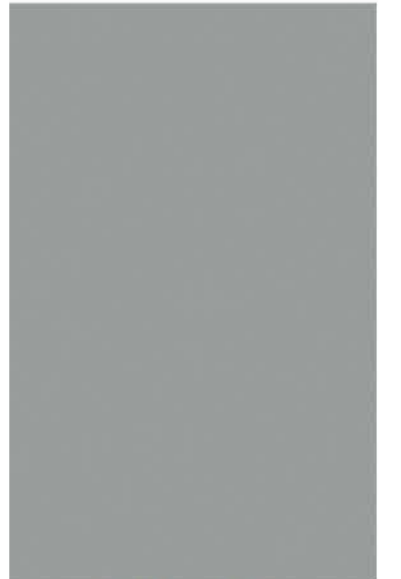


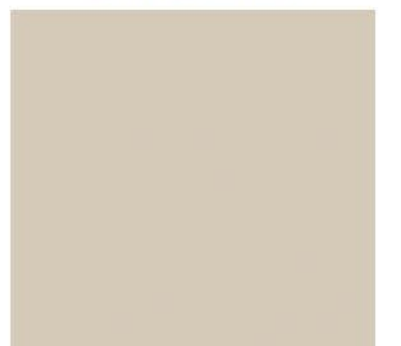
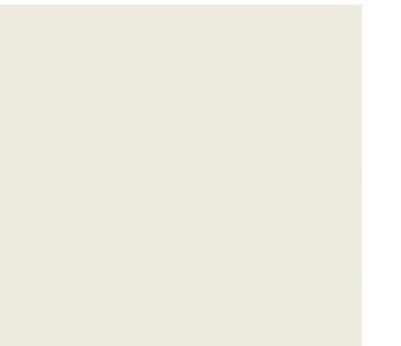
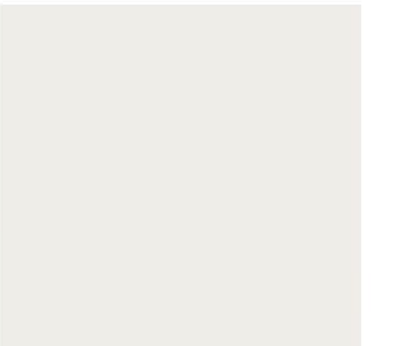



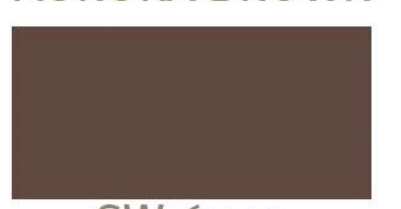
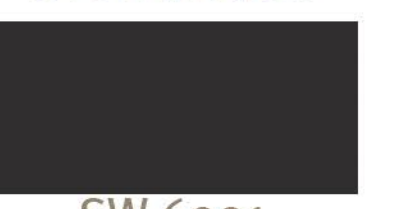



PLAN 2B ALT ADDENDA

### Spanish Elevations

	1	2	3	4
Concrete Tile Low "S" Tile				
	50% 3636 PIEDMONT 50% 3723 ADOBE	50% 3636 PIEDMONT 50% 8402 SANTA CRUZ	50% 3605 SAN BENITO 50% 3773 WALNUT CREEK	50% SCC 8830 ALBUQUERQUE 50% SMC 8402 SANTA CRUZ
Stucco Body				
	SW 7508 TAVERN TAUPE	SW 7544 KHAKI SHADE	SW 7030 ANEW GRAY	SW 7514 FOOTHILLS
Fascia Boards / Rolled Stucco Fascia Cornice / Trim / Columns / Precast Stucco Trim				
	SW 6147 PANDA WHITE	SW 7575 CHOP STICKS	SW 7551 GREEK VILLA	SW 7632 MODERN GRAY
Garage Doors				
	SW 7506 LOGGIA	SW 7034 STATUS BRONZE	SW 7046 ANONYMOUS	SW 7633 TAUPE TONE
Entry Doors / Shutters				
	SW 0007 DECOROUS AMBER	SW 2807 ROCKWOOD MED. BROWN	SW 6132 RELIC BRONZE	SW 7069 IRON ORE

### Farmhouse Elevations

	5	6	7
Concrete Tile Flat Slate			
	4697 BEL AIR SLATE RANGE	SCB 8805 BEL AIR SEATTLE BLEND	SCB 8805 BEL AIR SEATTLE BLEND
Siding Body			
	SW 7660 EARL GREY	SW 7038 TONY TAUPE	SW 7574 ECHELON ECRU
Fascia / Eaves / All Trim / Garage Door			
	SW 7036 ACCESSIBLE BEIGE	SW 7008 ALABASTER	SW 7005 PURE WHITE
Entry Door			
	SW 2837 AURORA BROWN	SW 7586 STOLEN KISS	SW 6074 SPALDING GRAY
Shutters			
	SW 6041 OTTER	SW 6991 BLACK MAGIC	SW 2848 ROYCROFT PEWTER