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Landscape Architecture
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DEVELOPER:

NUVERA HOMES

7041 KOLL CENTER
PARKWAY
SUITE 170
PLEASANTON, CA
94566

TEL. 925.309.8888
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PROJECT:

EDEN VILLAGE

HAYWARD,
CALIFORNIA

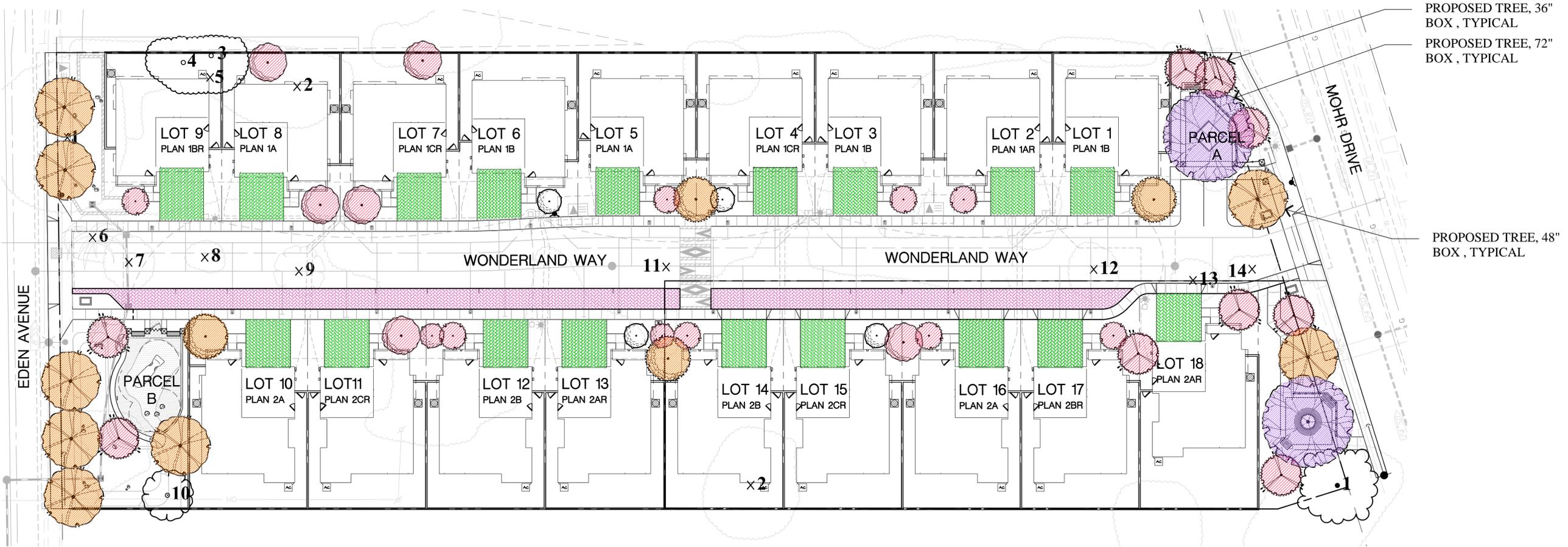
COLOR SITE PLAN



PROJECT #:
DATE: APR. 29, 2019
SCALE: 1"=20'
DRAWN BY: TV
CHECKED BY: AMC

REVISIONS:

SHEET
L1
OF 9 SHEETS



PROPOSED TREE, 36" BOX, TYPICAL

PROPOSED TREE, 72" BOX, TYPICAL

PROPOSED TREE, 48" BOX, TYPICAL

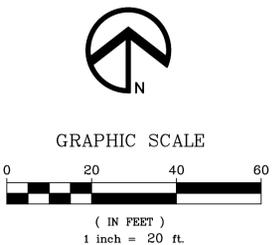
LEGEND

- PERMEABLE PAVING:
DRIVEWAYS : to be Hydro-Flo Technology Pavers or equal
Area = 1,602 sf
- SPECIAL PAVING: to be Hydro-Flo Technology Pavers or equal
Area = 1,200 sf
- BIoretention AREA:
PER CIVIL'S PLAN
Area = 825 sf
- TREE UPGRADES:
PROPOSED TREE - 36" BOX
- PROPOSED TREE - 48" BOX
- PROPOSED TREE - 72" BOX

PRELIMINARY TREE PALETTE

BOTANICAL NAME	COMMON NAME	SIZE	WATER USE
EXISTING TREES TO BE REMOVED			
TREES			
	CERCIS OCCIDENTALIS	WESTERN REDBUD	36" BOX LOW
	GINKGO 'PRINCETON SENTRY'	MAIDENHAIR TREE	36" BOX MEDIUM
	LAGERSTROMIA 'ACOMA'	GRAPE MYRTLE	24" BOX LOW
	MELALEUCA LINARIFOLIA	FLAXLEAF PAPERBARK	36" BOX LOW
	NYSSA SYLVATICA	BLACK GUM	48" BOX LOW
	PISTACIA CHINENSIS	CHINESES PISTACHE	48" BOX LOW
	QUERCUS AGRIFOLIA	COAST LIVE OAK	72" BOX LOW

PHASE ONE: LOT 1-13
PHASE TWO: LOT 14-18



LEGEND		DESCRIPTION
EXISTING	PROPOSED	SUBDIVISION BOUNDARY
		RIGHT-OF-WAY
		PROPERTY LINE
		PUBLIC UTILITY EASEMENT
		FENCE
		SIDEWALK
		SPOT ELEVATIONS
		LOT NUMBER
		TRAFFIC DIRECTION
		STORM DRAIN
		SANITARY SEWER
		WATER
		SANITARY SEWER MANHOLE
		STORM DRAIN MANHOLE
		CATCH BASIN
		FIELD INLET
		FIRE HYDRANT
		POWER POLE
		RETAINING WALL

ABBREVIATIONS	
BD	BOUNDARY
BRC	BACK OF ROLLED CURB
BW	BACK OF WALK
CB	CATCH BASIN
CL	CENTER LINE
EP	EDGE OF PAVEMENT
EX	EXISTING
FC	FACE OF CURB
FL	FLOWLINE
FS	FINISHED SURFACE
GB	GRADE BREAK
HP	HIGH POINT
INV	INVERT
LP	LOW POINT
LS	LANDSCAPE
P	PAD
PL	PROPERTY LINE
PP	POWER POLE
PUE	PUBLIC UTILITY EASEMENT
R/W	RIGHT-OF-WAY
SD	STORM DRAIN
SS	SANITARY SEWER
SW	SIDEWALK
TC	TOP OF CURB
TCD	THRU CURB DRAIN
TG	TOP OF GRATE
W	WATER

SHEET INDEX	
TM.1	EXISTING PROPERTY
TM.2	SITE & CIRCULATION PLAN
TM.3	GRADING PLAN
TM.4	UTILITY PLAN
TM.5	STORMWATER MANAGEMENT PLAN

CONTACTS	
1. OWNER/DEVELOPER/ARCHITECT:	NUVERA HOMES 7041 KOLL CENTER PARKWAY, SUITE 170 PLEASANTON, CA 94566 (925) 309-8888 CONTACT: JEFF LAWRENCE CONTACT: ARCHIE ANGULO
2. CIVIL ENGINEER:	CARLSON, BARBEE & GIBSON, INC. 2633 CAMINO RAMON, SUITE 350 SAN RAMON, CA 94583 (925) 866-0322 CONTACT: LEE ROSENBLATT, RCE #65469
3. SOILS ENGINEER:	SILICON VALLEY SOIL ENGINEERING 2391 ZANKER ROAD, SUITE 350 SAN JOSE, CA (408) 324-1404 CONTACT: SEAN DEIVERT

I, JEFFREY LAWRENCE, AGREE TO THE FILING OF SAID MAP AND 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.

BY: _____ DATE: _____

I, LEE ROSENBLATT, 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.

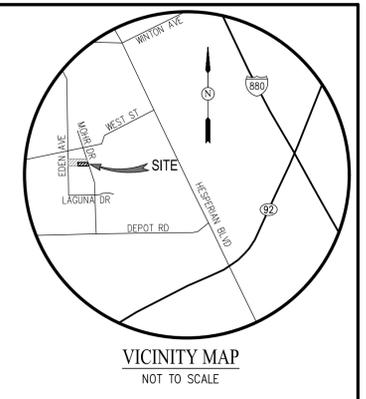
BY: _____ DATE: _____
LEE ROSENBLATT, RCE #65469

A SOILS REPORT ON THIS PROPERTY HAS BEEN PREPARED BY SILICON VALLEY SOIL ENGINEERING ENTITLED "UPDATED GEOTECHNICAL INVESTIGATION", DATED JUNE 13, 2018, WHICH HAS BEEN FILED WITH THE CITY OF HAYWARD.

BY: _____ DATE: _____
ALAN S. BORIS, RCE #155

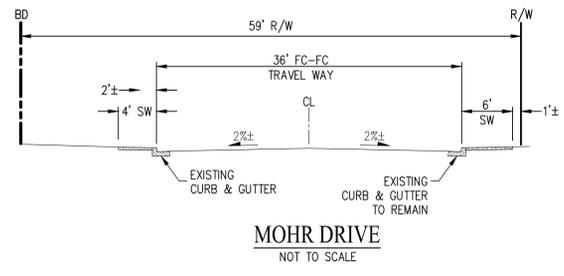
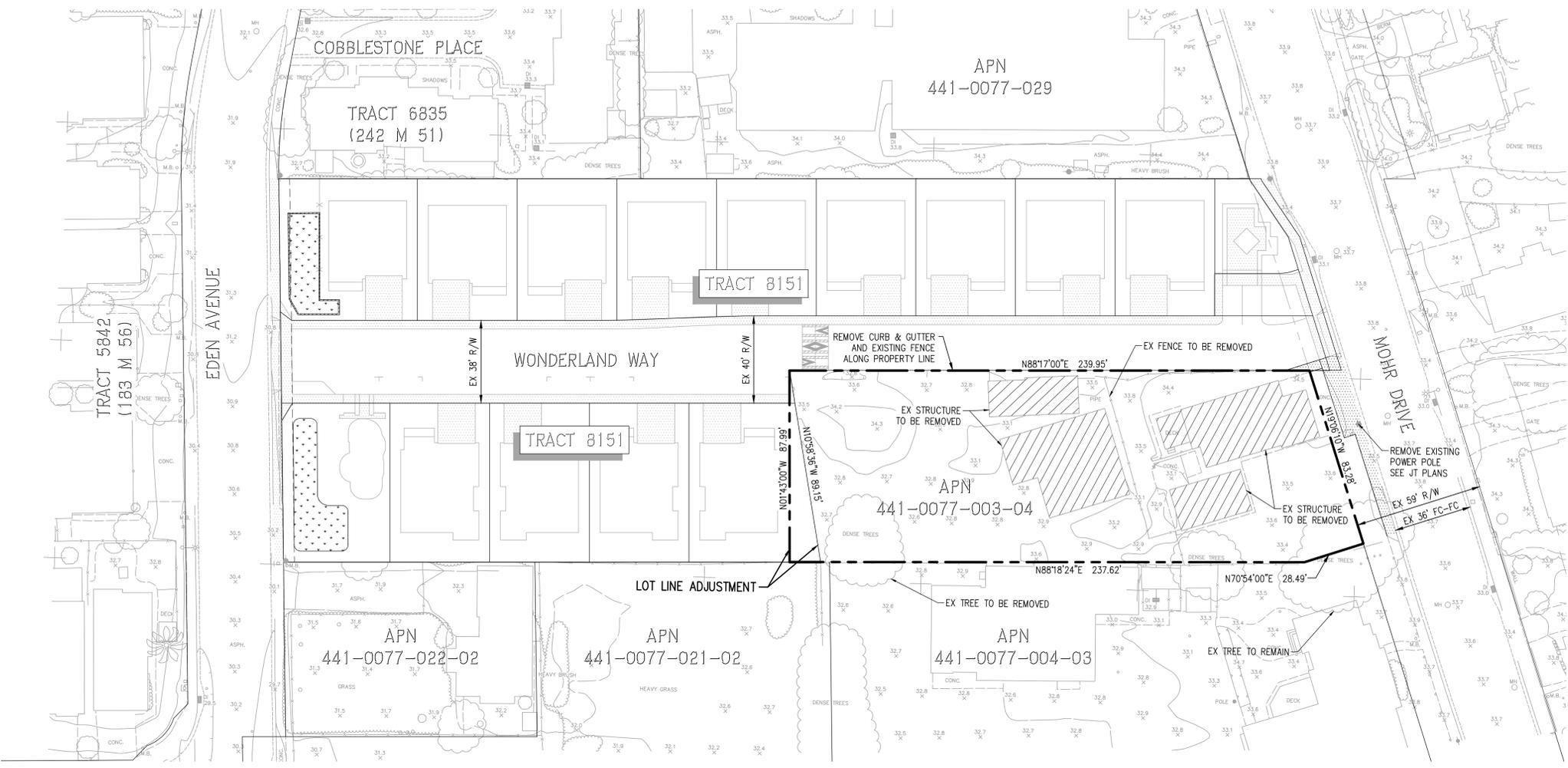
I, MARK H. WEBER, A LICENSED LAND SURVEYOR IN THE STATE OF CALIFORNIA, HEREBY STATE THAT THIS TENTATIVE MAP IS BASED UPON A SURVEY UNDER MY DIRECT SUPERVISION AND THAT IT COMPLIES WITH THE CITY OF HAYWARD SUBDIVISION ORDINANCE AND THE STATE MAP ACT.

BY: _____ DATE: _____
MARK H. WEBER



NOTE
TRACT 8482 IS PHASE 2 OF APPROVED TRACT 8151

- GENERAL NOTES:**
- ASSESSORS PARCEL NO: 441-0077-003-04
 - SITE ADDRESS: 24763 MOHR DRIVE, HAYWARD, CA 94545
 - SITE AREA: 0.51± AC (POST-LOT LINE ADJUSTMENT WITH LOT 13 [TRACT 8151])
 - GROSS DENSITY: 9.8 UNITS/AC
NET DENSITY: 11.4 UNITS/AC
 - EXISTING ZONING: SINGLE-FAMILY RESIDENTIAL B4
PROPOSED ZONING: PLANNED DEVELOPMENT
 - EXISTING USE: SINGLE-FAMILY DWELLING
PROPOSED USE: SINGLE FAMILY RESIDENTIAL; 5 SINGLE FAMILY LOTS, 2 PARCELS
 - MINIMUM SINGLE FAMILY LOT SIZE: 46± X 73± (3,357 SF±)
 - BENCHMARK: THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CITY OF HAYWARD BENCHMARK INTERSECTION OF WEST STREET AND MOHR DRIVE ELEVATION: 32.612 FEET (NGVD 29)
 - EXISTING STRUCTURES: ALL EXISTING BUILDINGS, PAVEMENT, AND TREES WITHIN BOUNDARY TO BE REMOVED
 - STREETS: ALL STREETS WITHIN THE DEVELOPMENT WILL BE PUBLIC STREETS WITH AND WILL BE OWNED AND MAINTAINED BY THE CITY OF HAYWARD. THE MINIMUM LONGITUDINAL SLOPE OF ALL STREETS WILL BE 0.50%
 - STREET TREES: STREET TREES ALONG STREETS WITHIN THE DEVELOPMENT WILL BE PROVIDED AS REQUIRED BY THE CITY OF HAYWARD AND WILL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION. LOCATION AND SPECIES TO BE SHOWN ON FUTURE LANDSCAPE CONSTRUCTION DOCUMENTS IN CONFORMANCE WITH PROJECT CONDITIONS OF APPROVAL.
 - STREET LIGHTS: ALL EXISTING STREET LIGHTS ALONG MOHR DRIVE TO BE RELOCATED (AS NEEDED). ALL STREET LIGHTS ALONG MOHR DRIVE TO BE MAINTAINED BY THE CITY OF HAYWARD. ALL STREET LIGHTS WITHIN THE DEVELOPMENT WILL BE PRIVATE AND PRIVATELY MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
 - FENCING: ALL EXISTING FENCING WITHIN THE DEVELOPMENT LIMIT TO BE REMOVED.
 - PUBLIC UTILITIES: PROPOSED ONSITE WATER AND SANITARY SEWER FACILITIES WILL BE PUBLIC AND WILL BE OWNED AND MAINTAINED BY THE CITY OF HAYWARD.
 - PRIVATE UTILITIES: PROPOSED ONSITE STORM DRAIN FACILITIES WILL BE PRIVATE AND PRIVATELY MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
 - LANDSCAPE: ALL LANDSCAPE AREAS WITHIN PARCEL C AND ADJACENT TO STREET A INCLUDING THE FRONT YARD OF EACH LOT WILL BE PRIVATE AND PRIVATELY MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
 - FLOOD ZONE: ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN REFER TO: FLOOD INSURANCE RATE MAP PANEL 06001C0288G (AUGUST 3, 2009)
 - ONSITE WELLS: NONE
 - WATER: CITY OF HAYWARD
 - SANITARY SEWER: CITY OF HAYWARD
 - STORM DRAIN: ALL ONSITE STORM DRAIN FACILITIES WILL BE PRIVATE AND PRIVATELY MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
 - GAS & ELECTRIC: PG&E
 - TELEPHONE: AT&T
 - CABLE TV: COMCAST CABLE
 - DIMENSIONS: ALL DIMENSIONS ARE PRELIMINARY AND SUBJECT TO FINAL MAP
 - EASEMENTS: ALL EXISTING EASEMENTS TO REMAIN



EXISTING PROPERTY VESTING TENTATIVE MAP

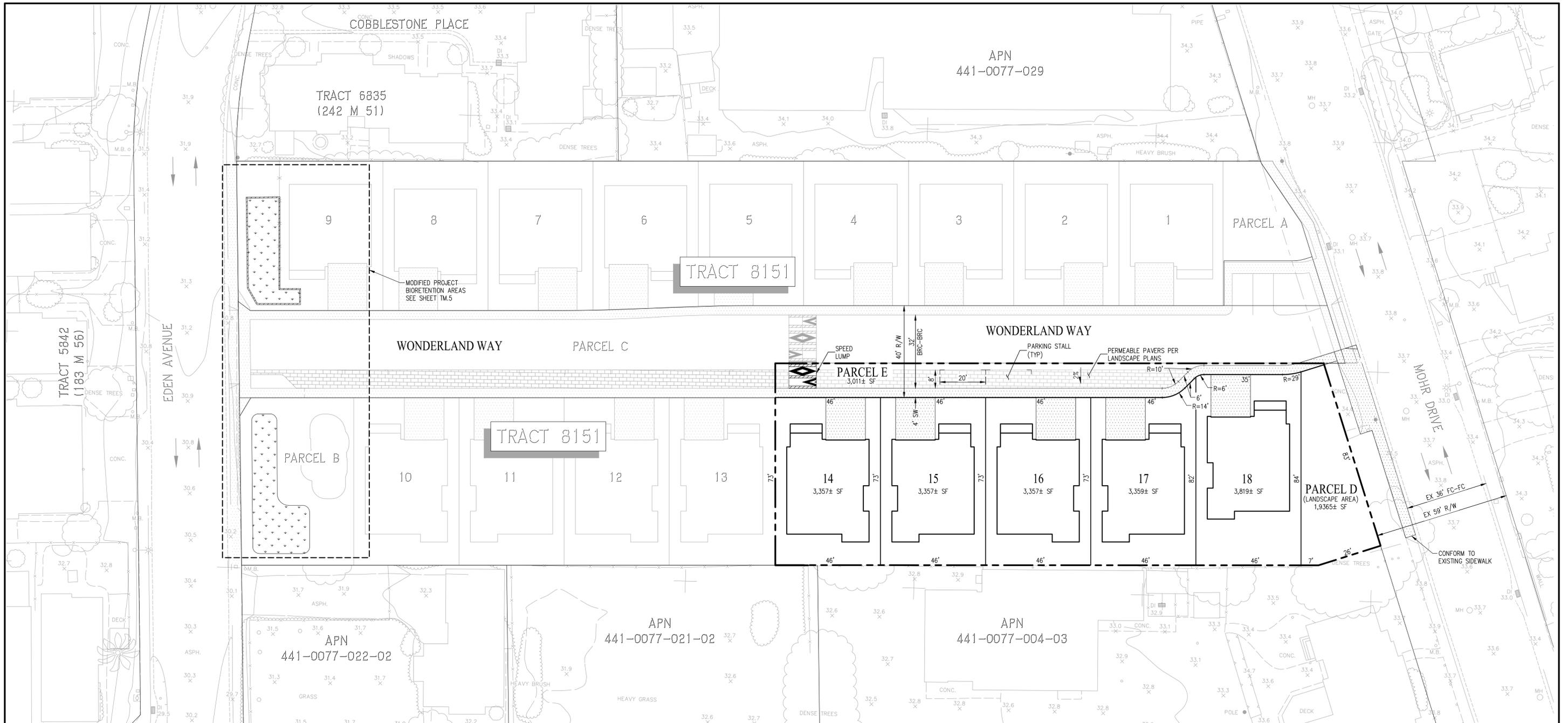
EDEN VILLAGE - TRACT 8482

CITY OF HAYWARD ALAMEDA COUNTY CALIFORNIA

SCALE: 1" = 30'

DATE: FEBRUARY, 2019

<p>Carlson, Barbee & Gibson, Inc. CIVIL ENGINEERS • SURVEYORS • PLANNERS</p> <p>2633 CAMINO RAMON, SUITE 350 SAN RAMON, CALIFORNIA 94583</p> <p>(925) 866-0322</p>	<p>SHEET NO.</p> <p>TM.1</p> <p>OF 21 SHEETS</p>
	<p>G:\2180-010ACAD\TM1.MXD</p> <p>3/20/2019 2:16 PM</p>



PARKING SUMMARY

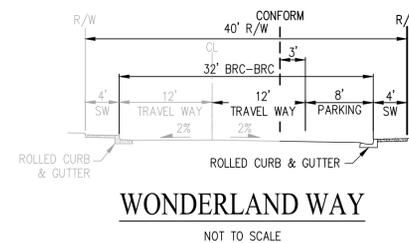
PARKING TYPE	PARKING REQUIRED*		PARKING PROVIDED	
	RATIO	NUMBER OF SPACES	RATIO	NUMBER OF SPACES
GARAGE	2 SPACES/DU	10 SPACES	2 SPACES/DU	10 SPACES
ON-STREET/DRIVEWAY	2 SPACE/DU*	4 SPACES	2 SPACES/DU	4 SPACES
GUEST	0.10 SPACE/DU	1 SPACES	0.4 SPACE/DU	2 SPACES
TOTAL	-	15 SPACES	-	16 SPACES

* PER CITY OF HAYWARD OFF-STREET PARKING STANDARDS FOR SINGLE-FAMILY DWELLINGS
 ** OFF-STREET CURB PARKING ON MOHR DRIVE IS NOT COUNTED IN SUMMARY

PAVEMENT DESIGN CHART

STREET	TI	R	ASPHALTIC CONCRETE (AC)	CALTRANS CLASS 2 AGGREGATE BASE (AB)	TOTAL PAVEMENT THICKNESS
WONDERLAND WAY	5.5	5	4"	9.0"	13.0"

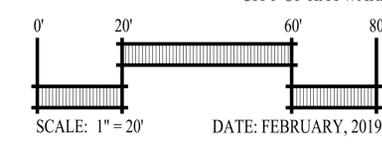
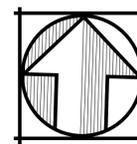
NOTES:
 1. R-VALUE TO BE FINALIZED BY GEOTECHNICAL ENGINEER WITH FINAL DESIGN.



NOTE
 TRACT 8482 IS PHASE 2 OF APPROVED TRACT 8151

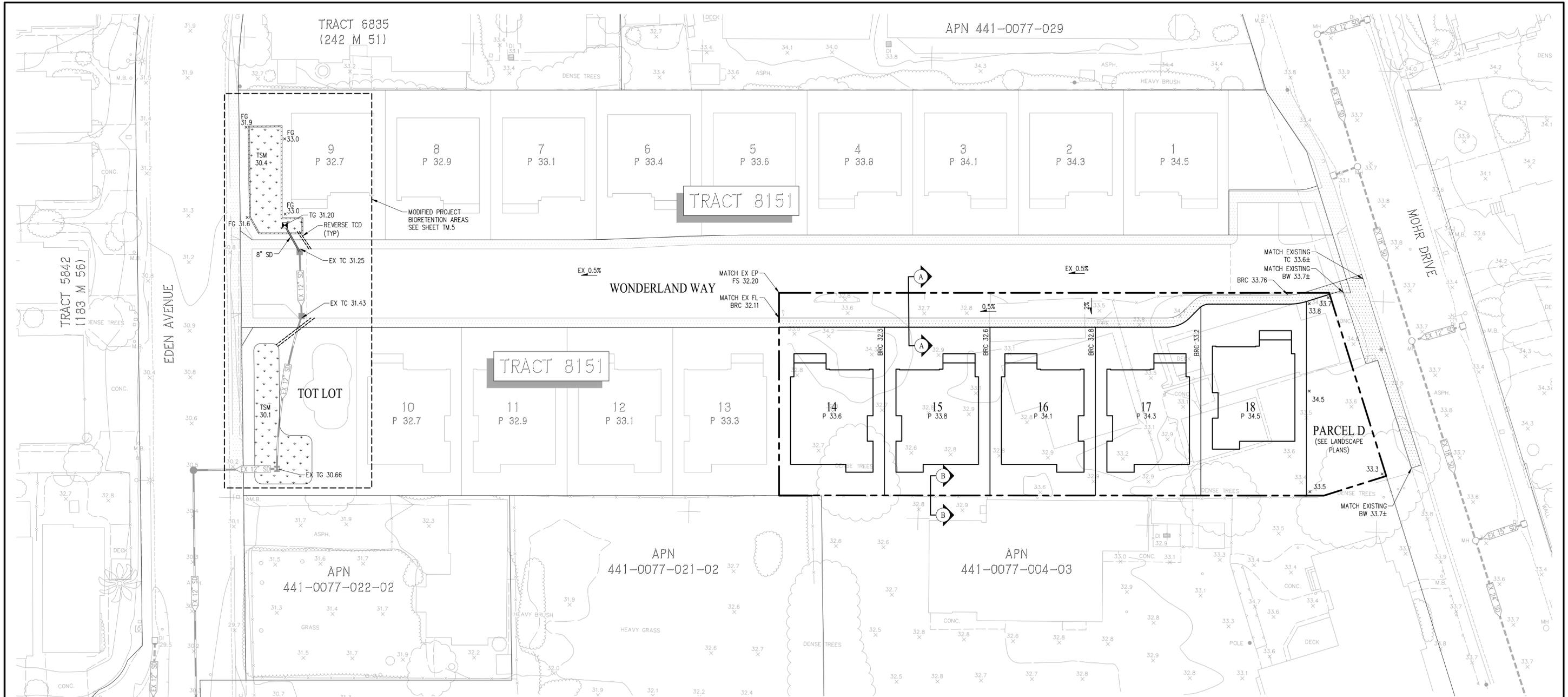
SITE & CIRCULATION PLAN
VESTING TENTATIVE MAP
EDEN VILLAGE - TRACT 8482

CITY OF HAYWARD ALAMEDA COUNTY CALIFORNIA

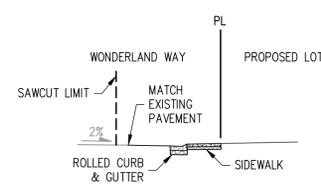


cbg Carlson, Barbee & Gibson, Inc.
 CIVIL ENGINEERS • SURVEYORS • PLANNERS
 2833 CAMINO RAMON, SUITE 350
 SAN RAMON, CALIFORNIA 94583 (925) 866-0322

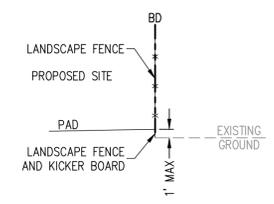
SHEET NO.
TM.2
 OF 21 SHEETS



NOTES
 1. PAD GRADES FOR LOTS 1-13 ARE BASED ON THE LATEST APPROVED IMPROVEMENT PLANS PREPARED BY MID-VALLEY ENGINEERING, INC. AND ARE SUBJECT TO CHANGE.



SECTION A-A
NOT TO SCALE



SECTION B-B
NOT TO SCALE

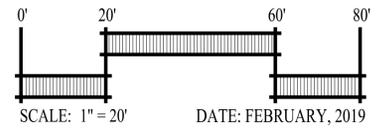
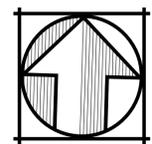
NOTE
 TRACT 8482 IS PHASE 2 OF APPROVED TRACT 8151

GRADING PLAN

VESTING TENTATIVE MAP

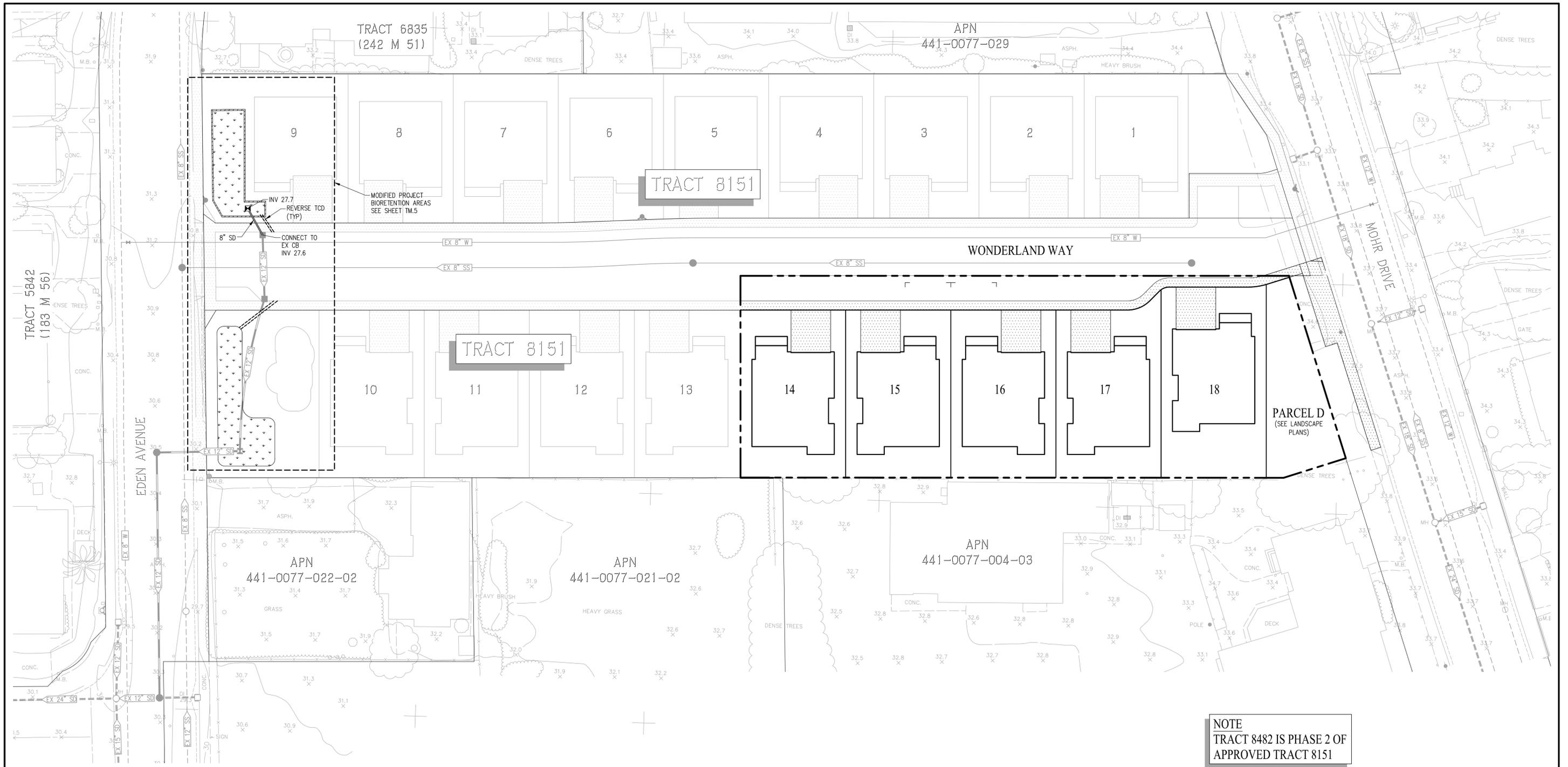
EDEN VILLAGE - TRACT 8482

CITY OF HAYWARD ALAMEDA COUNTY CALIFORNIA



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SHEET NO.
TM.3
 OF 21 SHEETS



NOTE
TRACT 8482 IS PHASE 2 OF
APPROVED TRACT 8151

UTILITY NOTES:

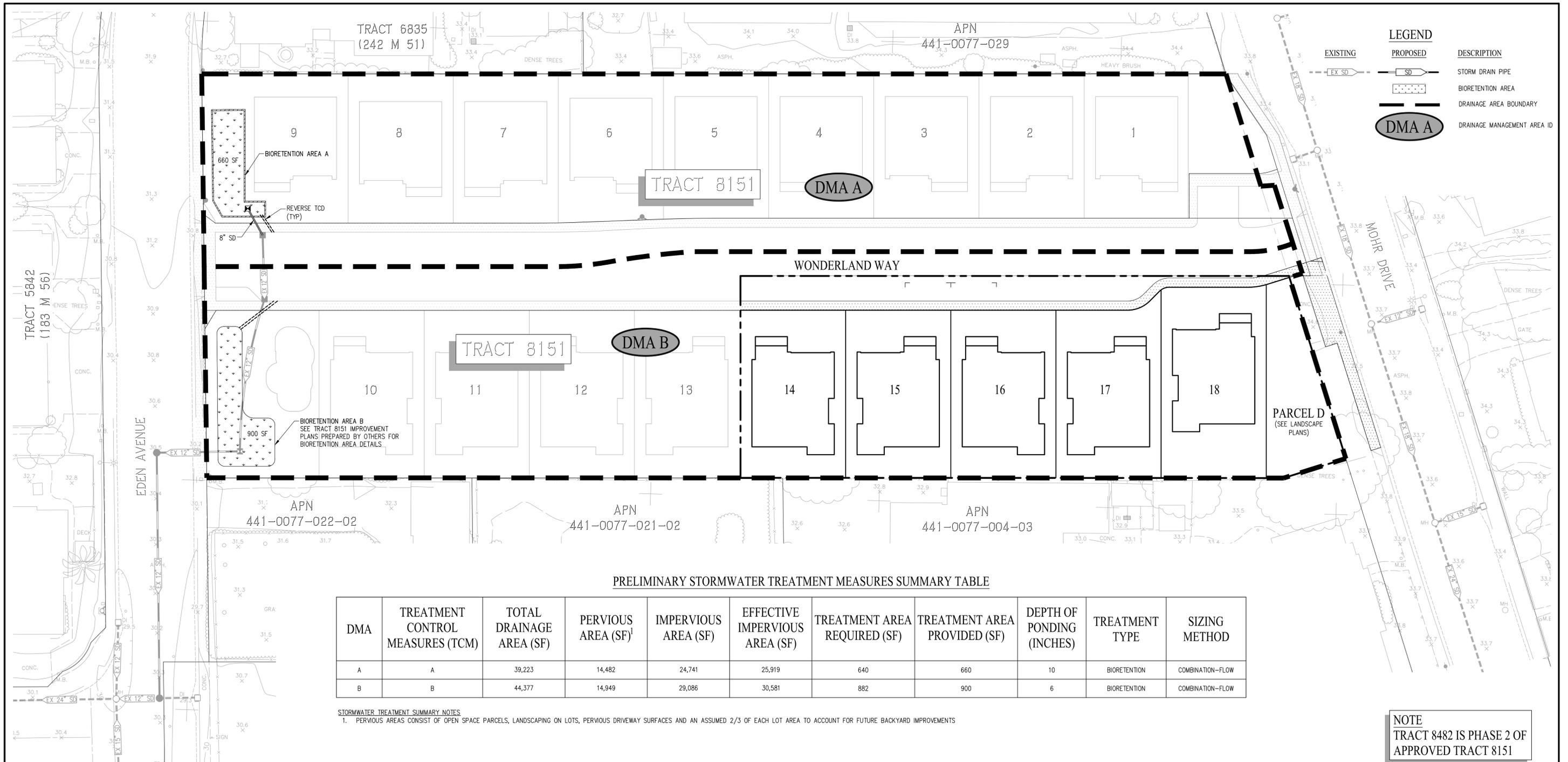
1. EXISTING UTILITIES: ALL EXISTING UTILITIES WITHIN THE BOUNDARY TO BE REMOVED UNLESS OTHERWISE NOTED. ALL EXISTING OVERHEAD POWER LINES/UTILITIES ALONG THE FRONTAGE OF MOHR DRIVE WILL BE UNDERGROUND PER JOINT TRENCH PLANS. WATER AND SEWER SERVICES TO BE CONNECTED TO NEW SEWER AND WATER MAINS PER TRACT 8151 IMPROVEMENT PLANS.
2. PUBLIC UTILITIES: PROPOSED ONSITE WATER AND SANITARY SEWER FACILITIES WILL BE PUBLIC AND WILL BE OWNED AND MAINTAINED BY THE CITY OF HAYWARD. SERVICES SHALL CONNECT TO NEW WATER AND SANITARY SEWER MAINS PER TRACT 8151 IMPROVEMENT PLANS.
3. PRIVATE UTILITIES: PROPOSED ONSITE STORM DRAIN FACILITIES WILL BE PRIVATE AND PRIVATELY MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
4. STORM DRAIN: ONSITE STORM DRAIN FACILITIES WILL BE PRIVATE AND PRIVATELY MAINTAINED BY THE HOMEOWNER'S ASSOCIATION. MINIMUM SLOPE OF PROPOSED STORM DRAIN PIPE = 0.003.
5. SANITARY SEWER: ALL SANITARY SEWER FACILITIES TO BE CONSTRUCTED PER CITY OF HAYWARD STANDARDS. MINIMUM SLOPE OF PROPOSED SANITARY SEWER PIPE = 0.005.
6. WATER: ALL WATER FACILITIES TO BE CONSTRUCTED PER CITY OF HAYWARD STANDARDS.
7. GAS & ELECTRIC: PG&E
8. TELEPHONE: AT&T
9. CABLE TV: COMCAST CABLE
10. UTILITIES: UTILITIES SHOWN ARE TO BE USED AS A GUIDE AND MAY CHANGE DURING FINAL DESIGN. DESIGN SHALL ADHERE TO CITY OF HAYWARD STANDARDS.

UTILITY PLAN
VESTING TENTATIVE MAP
EDEN AVENUE - TRACT 8482

CITY OF HAYWARD ALAMEDA COUNTY CALIFORNIA

SCALE: 1" = 20' DATE: FEBRUARY, 2019

<p>Carlson, Barbee & Gibson, Inc. CIVIL ENGINEERS • SURVEYORS • PLANNERS</p> <p>2633 CAMINO RAMON, SUITE 350 SAN RAMON, CALIFORNIA 94583</p> <p>(925) 866-0322</p>	<p>SHEET NO.</p> <p>TM.4</p> <p>OF 21 SHEETS</p>
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LEGEND

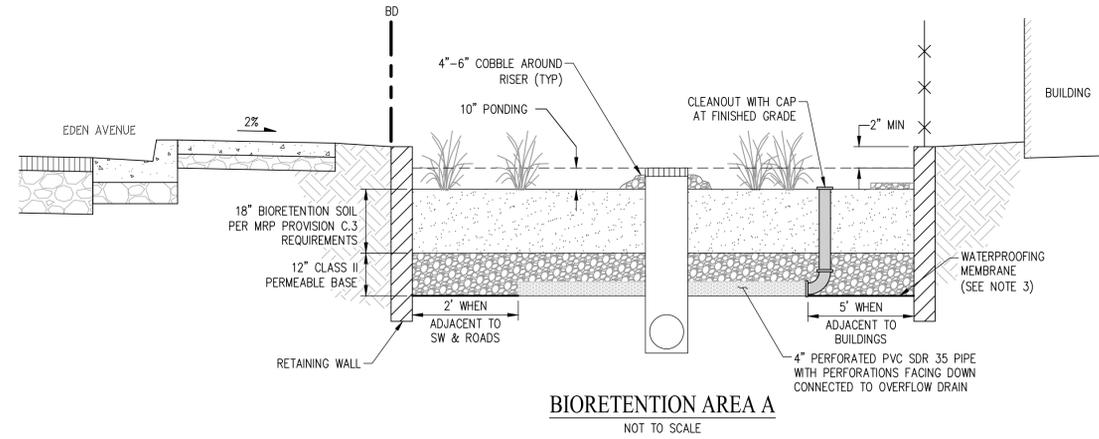
EXISTING	PROPOSED	DESCRIPTION
EX SD	SD	STORM DRAIN PIPE
		BIORETENTION AREA
		DRAINAGE AREA BOUNDARY
		DRAINAGE MANAGEMENT AREA ID

PRELIMINARY STORMWATER TREATMENT MEASURES SUMMARY TABLE

DMA	TREATMENT CONTROL MEASURES (TCM)	TOTAL DRAINAGE AREA (SF)	PERVIOUS AREA (SF) ¹	IMPERVIOUS AREA (SF)	EFFECTIVE IMPERVIOUS AREA (SF)	TREATMENT AREA REQUIRED (SF)	TREATMENT AREA PROVIDED (SF)	DEPTH OF PONDING (INCHES)	TREATMENT TYPE	SIZING METHOD
A	A	39,223	14,482	24,741	25,919	640	660	10	BIORETENTION	COMBINATION-FLOW
B	B	44,377	14,949	29,086	30,581	882	900	6	BIORETENTION	COMBINATION-FLOW

STORMWATER TREATMENT SUMMARY NOTES
 1. PERVIOUS AREAS CONSIST OF OPEN SPACE PARCELS, LANDSCAPING ON LOTS, PERVIOUS DRIVEWAY SURFACES AND AN ASSUMED 2/3 OF EACH LOT AREA TO ACCOUNT FOR FUTURE BACKYARD IMPROVEMENTS

NOTE
 TRACT 8482 IS PHASE 2 OF APPROVED TRACT 8151



STORMWATER MANAGEMENT PLAN VESTING TENTATIVE MAP EDEN AVENUE - TRACT 8482

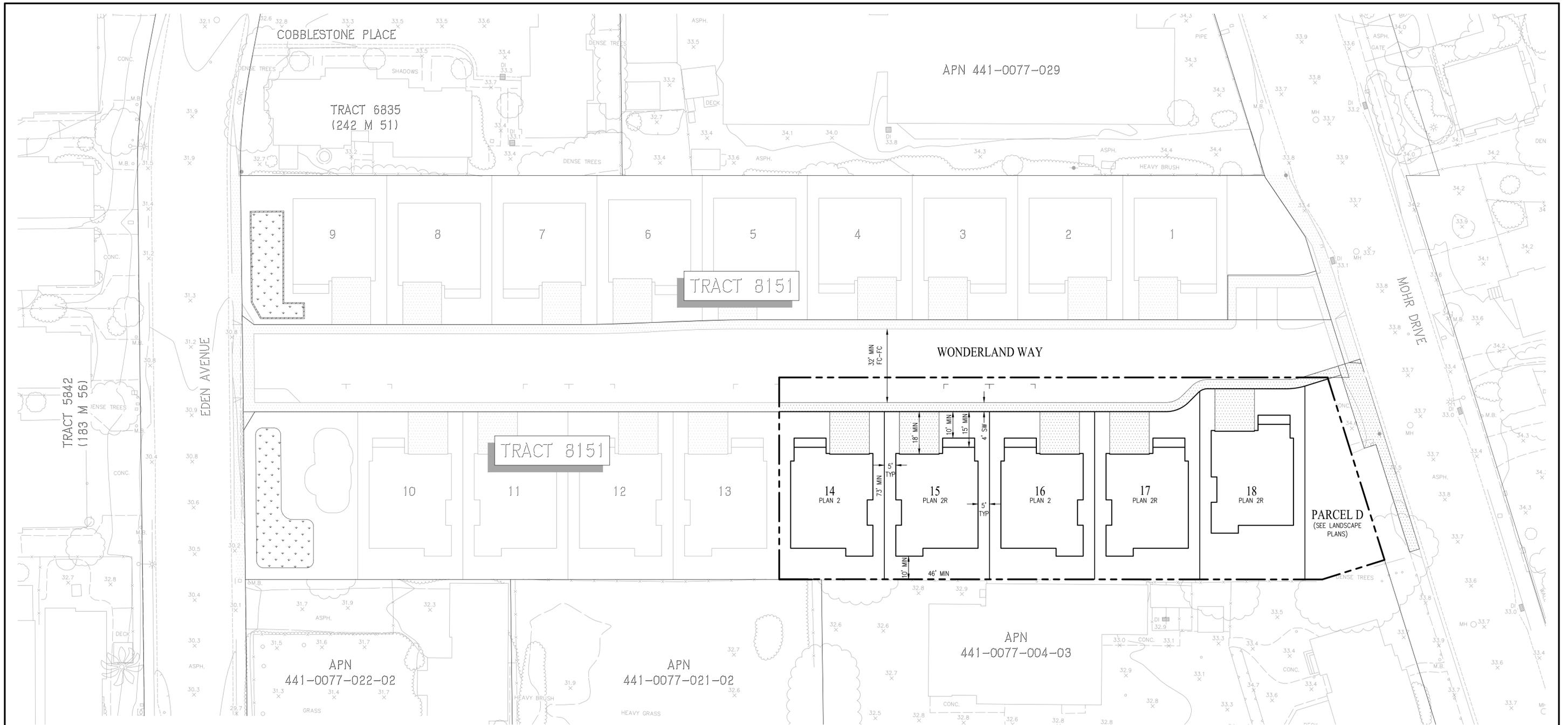
CITY OF HAYWARD ALAMEDA COUNTY CALIFORNIA

cbg Carlson, Barbee & Gibson, Inc.
 CIVIL ENGINEERS • SURVEYORS • PLANNERS

2633 CAMINO RAMON, SUITE 350
 SAN RAMON, CALIFORNIA 94583 (925) 866-0322

SCALE: 1" = 20' DATE: MARCH, 2019

SHEET NO. **TM.5**
 OF 21 SHEETS



TYPICAL BUILDING & LOT SIZE

PLAN	PLAN TOTAL	PLAN MIX (% TOTAL)	MIN LOT AREA, SF	BUILDING FOOTPRINT, SF	MAX LOT COVERAGE
2	2	40%	3,357	1,554	46%
2R	3	60%	3,357	1,554	46%
TOTAL	5	100%			

NOTE:
1. TYPICAL SETBACKS AS SHOWN ON THIS SITE PLAN INDICATE THE MOST RESTRICTIVE ALLOWABLE SETBACKS.

SITE DENSITY

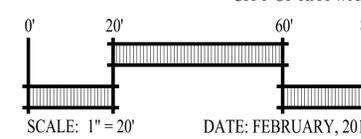
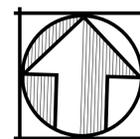
GROSS DENSITY	NET DENSITY
9.8 DU/AC	11.4 DU/AC

NOTE:
1. NET DENSITY EXCLUDES SIDEWALK AND PORTIONS IN THE RIGHT OF WAY AND PARCEL D

NOTE
TRACT 8482 IS PHASE 2 OF APPROVED TRACT 8151

PLANNED DEVELOPMENT SITE PLAN EDEN VILLAGE - TRACT 8482

CITY OF HAYWARD ALAMEDA COUNTY CALIFORNIA



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SHEET NO.
C.1
OF 21 SHEETS

EDEN VILLAGE

HAYWARD, CALIFORNIA
PHASE 2

PRECISE PRELIMINARY LANDSCAPE PACKAGE

DEVELOPER:

NUVERA HOMES
7041 KOLL CENTER PARKWAY
SUITE 170
PLEASANTON, CA 94566
TEL. (925) 309-8888
FAX. (888) 569-4937

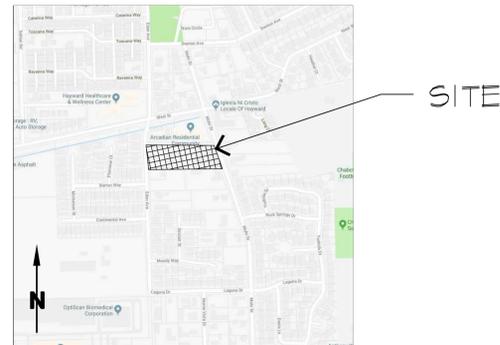
CIVIL ENGINEER:

CBG ENGINEERING
2633 CAMINO RAMON
SUITE 350
SAN RAMON, CA 94583
TEL. (925) 866-0322

LANDSCAPE ARCHITECT:

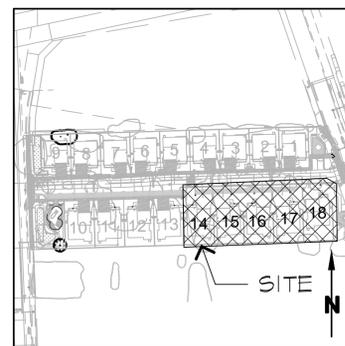
RIPLEY DESIGN GROUP, INC.
1615 BONANZA STREET
SUITE 314
WALNUT CREEK, CA 94596
TEL. (925) 938-7377
FAX (925) 938-7436

SITE LOCATION:



1 OF 9	LC1.	CONSTRUCTION PLAN LOTS 14-18
2 OF 9	LC2.	CONSTRUCTION DETAILS
3 OF 9	LC3.	CONSTRUCTION DETAILS
4 OF 9	LH3.	HYDROZONES PLAN LOTS 14-18
5 OF 9	LI1.	IRRIGATION PLAN LOTS 14-18
6 OF 9	LI2.	IRRIGATION DETAILS
7 OF 9	LI2.	W.E.L.O CALCULATIONS & MAINTENANCE NOTES
8 OF 9	LP1.	TREE MITIGATION PLAN 14-18
9 OF 9	LP2.	PLANTING PLAN LOTS 14-18

SITE MAP:



THIS SUBDIVISION IS APPROXIMATELY 15,230 SF OF LANDSCAPE AND CONSISTS OF 18 RESIDENTIAL LOTS

LANDSCAPE DOCUMENT PACKAGE CHECKLIST:	
<input checked="" type="checkbox"/> PROJECT INFORMATION: DATE APPLICANT ADDRESS TOTAL LANDSCAPE AREA PROJECT TYPE WATER SUPPLY TYPE CHECKLIST CONTACT INFORMATION SIGNED COMPLIANCE STATEMENT	<input checked="" type="checkbox"/> ESTIMATED TOTAL WATER USE
<input checked="" type="checkbox"/> WATER EFFICIENT LANDSCAPE WORKSHEET HYDROZONE INFORMATION TABLE WATER BUDGET CALCULATION	<input checked="" type="checkbox"/> ESTIMATED TOTAL ADJUSTMENT FACTOR
<input checked="" type="checkbox"/> MAXIMUM APPLIED WATER ALLOWANCE	<input checked="" type="checkbox"/> SOIL MANAGEMENT REPORT BUILDER TO PROVIDE TO CITY
	<input checked="" type="checkbox"/> LANDSCAPE DESIGN PLAN
	<input checked="" type="checkbox"/> IRRIGATION DESIGN PLAN
	<input checked="" type="checkbox"/> GRADING DESIGN PLAN

I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.

Annika Carpenter
ANNIKA M. CARPENTER CALIF. LANDSCAPE ARCH. #3684



APRIL 29, 2019

EDEN VILLAGE PHASE 2 - HAYWARD, CA - LANDSCAPE CONSTRUCTION DOCUMENTS

PRECISE PLAN SET - NOT FOR CONSTRUCTION



RIPLEY DESIGN GROUP, INC.
Landscape Architecture
Land Planning
1615 Bonanza St., Suite 314
Walnut Creek
California 94596
Tel 925.938.7377
Fax 925.938.7436

DEVELOPER:

NUVERA HOMES

7041 KOLL CENTER
PARKWAY
SUITE 170
PLEASANTON, CA
94566

TEL. 925.309.8888
FAX. 888.589.4937

PROJECT:

EDEN VILLAGE

HAYWARD,
CALIFORNIA

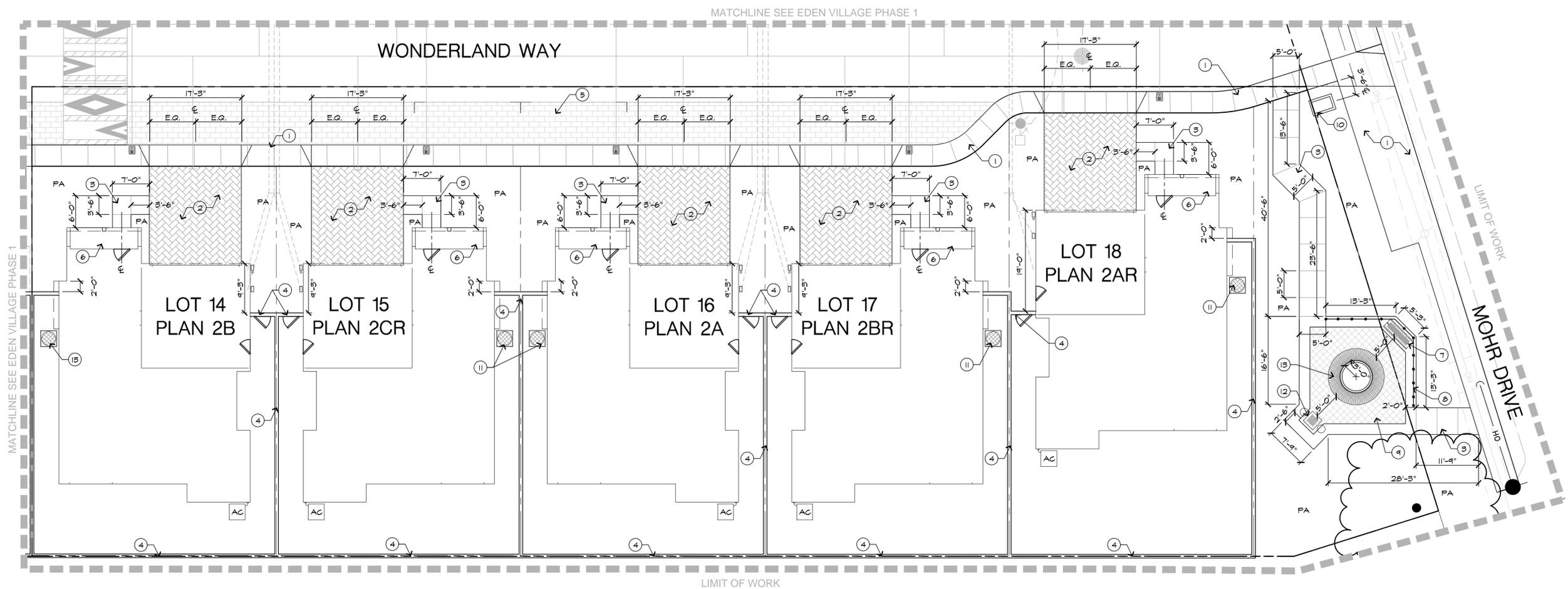
**CONSTRUCTION
PLAN LOTS
14-18**



PROJECT #:
DATE: APR. 29, 2019
SCALE: 1"=10'
DRAWN BY: TV
CHECKED BY: AMC

REVISIONS:

SHEET
LC1
OF 9 SHEETS



CONSTRUCTION LEGEND

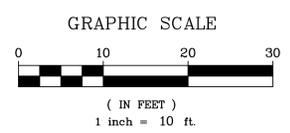
- CONCRETE SIDEWALK PER ENGINEER'S IMPROVEMENT PLANS.
- DRIVEWAY WITH PERMEABLE PAVERS: TO BE HYDRO-FLOW UNIVERSAL 'HOLLAND' 80MM INTERLOCKING PERMEABLE PAVERS TO BE INSTALLED IN HERRINGBONE PATTERN. COLOR TO BE COUNTY LOAM (B-10). REFER TO DETAIL L, SHEET LC2.
- CONCRETE WALK W/ SCORE PATTERN: 3.5" THICK CONCRETE WITH #3 REBAR 24" O.C. EACH WAY ON 2" CRUSHER ROCK BASE OVER COMPACTED SUBGRADE. INSTALL 8" WIDE SCORED BANDS AND/OR SCORE LINES AS SHOWN. CONCRETE FINISH: BROOM. CONCRETE COLOR: NATURAL.
- 6'-0" WOOD PRODUCTION FENCE W/ GATE: INSTALL PER DETAIL A & B, SHEET LC2.
- PERMEABLE PAVERS • PARKING STALLS: TO BE HYDRO-FLOW UNIVERSAL; 80MM 'HOLLAND' INTERLOCKING PAVERS. PAVERS TO BE INSTALLED IN RUNNING BOND PATTERN. COLOR TO BE MONTEREY SANDS (B-7). REFER TO DETAIL E, SHEET LC2.
- CONCRETE STOOP PER ARCHITECTURAL PLANS.
- CONCRETE MOSAIC BENCH REFER TO DETAIL I, SHEET LC3.
- ORNAMENTAL STEEL FENCE REFER TO DETAIL C, LC3.
- INTERLOCKING PAVERS W/ 2'-0" CONCRETE BAND: PAVERS TO BE 12"x12" 'ESTATE' SERIES BY PACIFIC INTERLOCKING PAVERS OR EQUIVALENT. AVAILABLE FROM WWW.PACIFICINTERLOCK.COM OR (408) 379-1436. COLOR TO BE MONTEREY SANDS (B7). INSTALL PER DETAIL F, SHEET LC2.
- ENTRY MONUMENT STONE PILASTERS REFER TO DETAIL G, SHEET LC2.
- RAIN BARREL W/ CONCRETE PAD: INSTALL PER DETAIL H, SHEET LC2. REFER TO ARCHITECTURE PLANS FOR LOCATION OR REQUIRED PLUMBED 'LAUNDRY TO LANDSCAPE' SYSTEM IN ACCORDANCE WITH THE STATE OF CALIFORNIA MWELO CODE, SECTION 10-12-14.
- PRECAST CONCRETE GAME TABLE WITH PEDESTAL SEATING. TABLE AVAILABLE FROM BRAVADO OUTDOOR PRODUCTS OR EQUIVALENT. WWW.CONCRETETABLETENNIS.COM OR (541) 671-6318. REFER TO DETAIL K, SHEET LC3.
- CIRCULAR METAL BENCH: BENCH TO BE 'CIRCULAR BENCH TREE BENCH' BY BELSON OUTDOORS OR EQUIVALENT. AVAILABLE FROM WWW.BELSON.COM OR (800) 323-5664. COLOR TO BE SELECTED BY CLIENT. REFER TO DETAIL J, SHEET LC3. INSTALL PER MANUFACTURER'S SPECIFICATIONS.

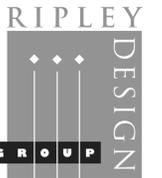
PA = PLANTING AREA

CONSTRUCTION NOTES:

- ALL DIMENSIONS ARE TAKEN FROM FACE OF BUILDING, FACE OF WALL OR EDGE OF PAVING, UNLESS OTHERWISE NOTED ON THE PLAN. THE DIMENSIONS SHOWN ARE FOR APPROXIMATE LINE ONLY. ALL RADI AND CURVES SHALL HAVE SMOOTH CONTINUOUS TRANSITIONS WITHOUT ABRUPT CHANGES OR BENDS.
- ALL FORMS AND ALIGNMENT OF PAVING AND WALL FOOTINGS SHALL BE INSPECTED AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO PAVING, A MINIMUM OF 24 HOUR NOTICE REQUIRED. RIPLEY DESIGN GROUP, INC. WILL NOT BE RESPONSIBLE FOR FIELD CHANGES, QUALITY OF CONSTRUCTION, AND PLAN CONFORMANCE UNLESS APPROVED AND/OR REVIEWED BY RIPLEY DESIGN GROUP, INC.
- CONTRACTOR SHALL VERIFY LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION AND SHALL BE HELD LIABLE FOR ALL DAMAGES INCURRED.
- CONTRACTOR SHALL NOTE AND INSTALL ALL SLEEVES AS INDICATED ON THE IRRIGATION PLANS.
- SEE PLANTING PLANS FOR ANY BOXED TREE TO BE INSTALLED PRIOR TO PAVING.
- ALL HARDWARE, NAILS, LAGS, MACHINE BOLTS, ETC. SHALL BE GALVANIZED.
- CONTRACTOR SHALL CHECK ALL DIMENSIONS, FRAMING CONDITIONS AND SITE CONDITIONS BEFORE STARTING WORK. THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES OR POSSIBLE DEFICIENCIES.
- CONTRACTOR SHALL INSTALL STEPS AS REQUIRED PER INDIVIDUAL LOT CONDITIONS. CONTRACTOR SHALL NOT INSTALL ANY SINGLE RISERS ON WALKS. CONTRACTOR SHALL NOT INSTALL MORE THAN THREE (3) RISERS IN A SET. SETS OF RISERS SHALL BE SEPARATED BY A LANDING A MINIMUM OF 4'-0" IN LENGTH. INSTALL STEPS PER DETAIL A, SHEET LC3.
- CONTRACTOR TO INSTALL ONE LIDDED RAINWATER CATCHMENT DEVICE (MINIMUM 50 GALLONS) FOR EACH NEW SINGLE FAMILY HOME IN ACCORDANCE WITH SECTION 10-12-15.

PHASE ONE: LOT 1-13
PHASE TWO: LOT 14-18





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PROJECT:

EDEN VILLAGE

HAYWARD,
CALIFORNIA

CONSTRUCTION
DETAILS



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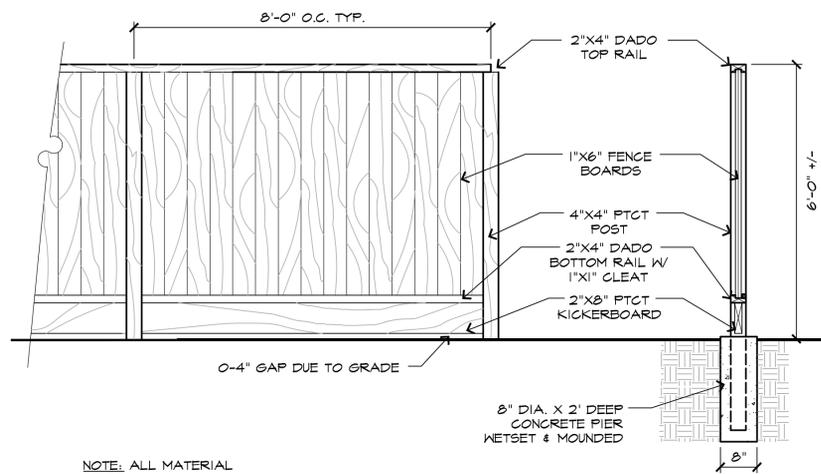
CHECKED BY: AMC

REVISIONS:

SHEET

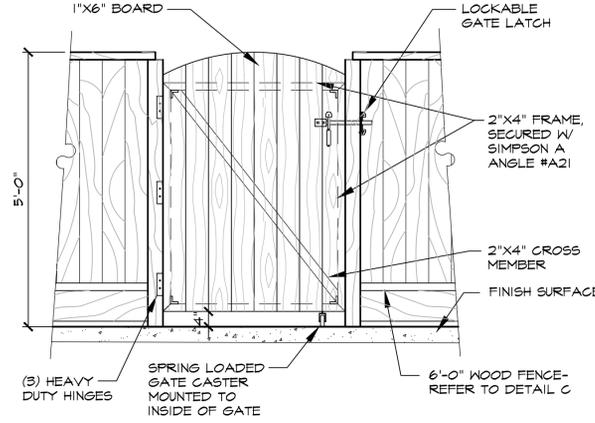
LC2

OF 9 SHEETS



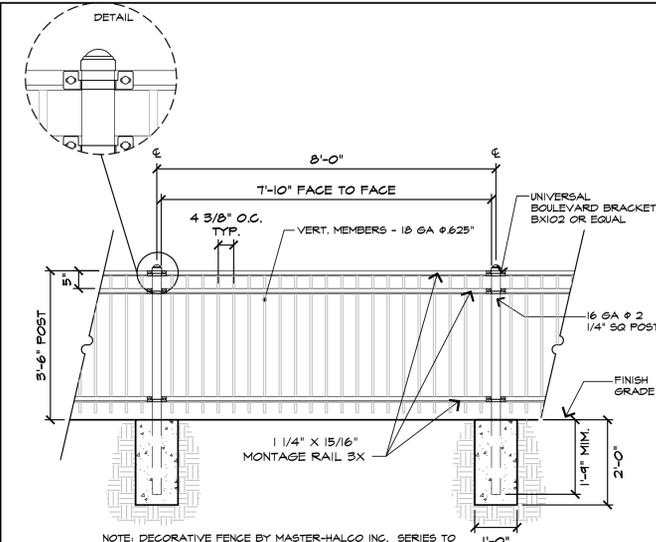
NOTE: ALL MATERIAL IS CONST. COMMON REDWOOD, U.N.O.

A 6' BOARD ON BOARD FENCE SCALE: 1/2" = 1'-0"
024 -



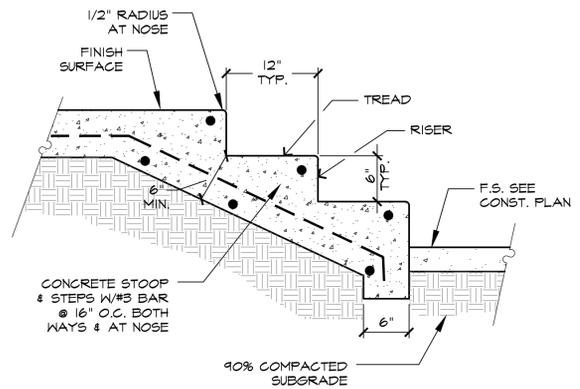
NOTE:
1. ALL NAILS TO BE NON-CORROSIVE ALUMINUM ALLOY, STAINLESS STEEL, OR HOT DIPPED GALVANIZED. 8 PENNY COOLERS AT FENCE BOARDS, 10 PENNY AT FRAME.
2. WOOD TO BE NO. 1 S4S DOUG. FIR. PAINT: (1) COAT PRIMER, (2) COATS FLAT ENAMEL. COLOR TO BE KM4008-5 'ROYAL CROWN' BY KELLY MOORE.

B WOOD GATE SCALE: 1/2" = 1'-0"
024 -

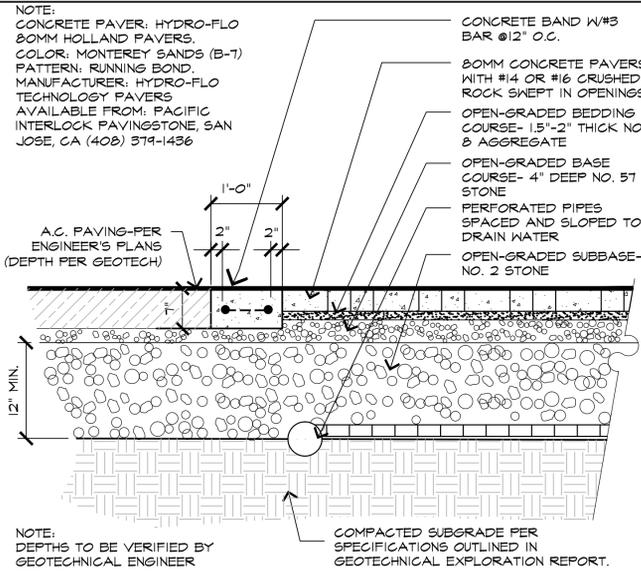


NOTE: DECORATIVE FENCE BY MASTER-HALCO INC. SERIES TO BE MONTAGE MAJESTIC 2/8-RAIL. INSTALL PER MANUFACTURER'S SPECIFICATIONS. COLOR TO BE MIDNIGHT BLACK.

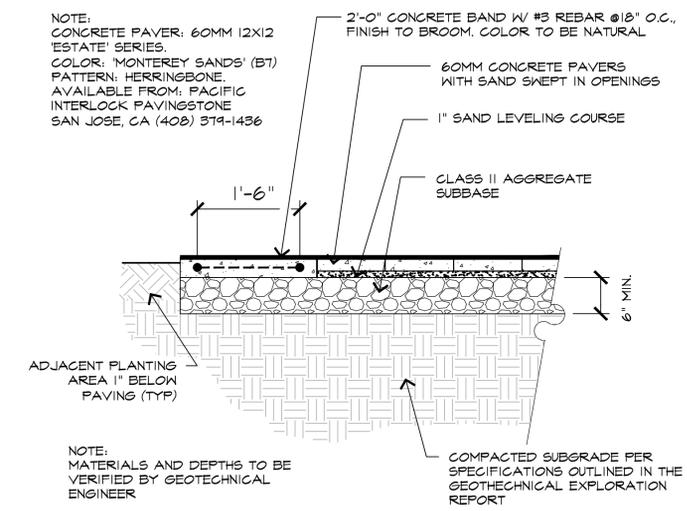
C ORNAMENTAL STEEL FENCE SCALE: 1/2" = 1'-0"
024 -



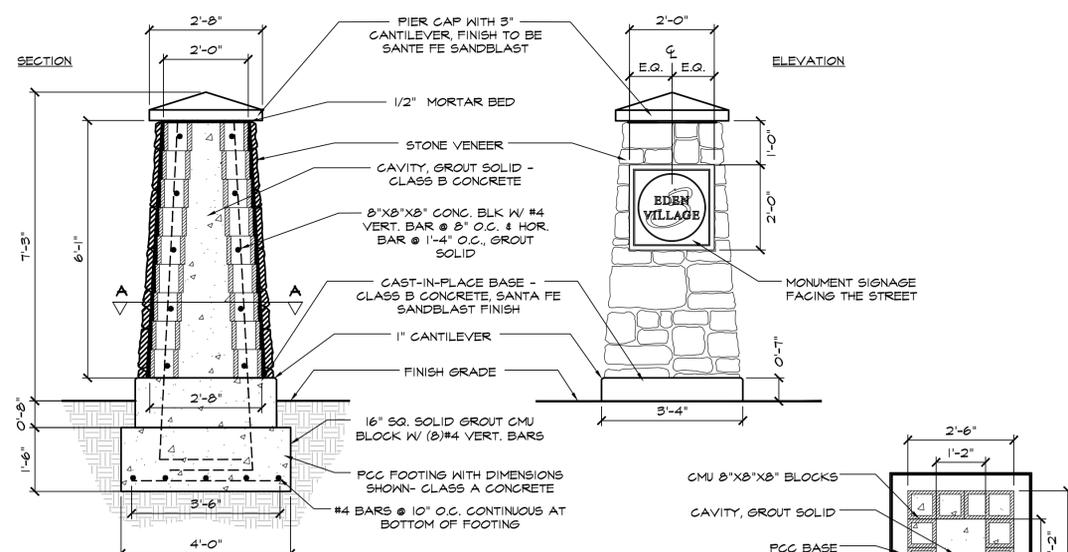
D CONCRETE STEPS SCALE: 1" = 1'-0"
02 -



E PERMEABLE VEHICULAR PAVING SCALE: 3/4" = 1'-0"
016 - P/PreCast



F PEDESTRIAN PLAZA SCALE: 3/4" = 1'-0"
016 - P/PreCast



G STONE PILASTER MONUMENT W/ ENTRY SIGNAGE SCALE: 1/2" = 1'-0"
024 - XXXXX

FreeGarden RAIN

Installation instructions

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

INCLUDED	REQUIRED
• rain barrel body (1)	• slothead and Phillips (crosshead) screwdrivers
• rain barrel lid (1)	• wrench
• mesh filter (pre-installed in bag) (1)	• tape measure and marker
• 1 overflow hose and 1 hose clamp (2)	• safety glasses, safety gloves
• 1 spout, 1 rubber gasket, 1 nut (1)	• lock-wax
• 4 screws	• hammer or chisel

Step 1 Locate
Choose a location below a downspout for your rain barrel. The location must have level, firm ground. A 2"x2" paving stone can be used to provide stability. Avoid locations near ground-level basement windows or window wells.

Step 2 Assemble
Put the rubber gasket on the spout and place it through the hole at the front of the barrel. Thread the nut onto the back of the spout from inside the barrel. Tighten the nut to secure it with a wrench and hand tighten only. If only needs to be tight enough to prevent water leakage. Use caution as overtightening can crack the barrel.

Step 3 Cut Downspout
Place the barrel below the downspout to measure and mark your required cut. Make sure to allow enough room for the barrel, lid and overflow hose. Wearing safety glasses and gloves, cut the downspout using a hand saw. Attach your overflow hose (with 1" hose clamp) to the new downspout end.

Step 4 Overflow
Choose which side overflow spout you will use. Both spouts are located by a plastic disc or metal. Remove the disc by inserting a flat screwdriver or chisel into the overflow hole from the outside, and gently pry with a screwdriver around the edges of the disc until it pops free. Attach the overflow hose using that hole. Clamp and a slot screwdriver. Direct the other end of the hose to wherever your downspout originally drained, which should be either a splash pad or sewer drain.

Step 5 Attach Lid & Place
Place the lid on the barrel and affix using the four provided screws (1" x 1" and a crosshead screwdriver). Hand tighten only. Overtightening may crack the plastic. Place assembled bin under downspout and secure it to level and stable.

Option Connecting Multiple Barrels

Multiple FreeGarden® RAIN barrels can be connected to collect additional water from the same downspout. On each additional barrel tap out BOTH plastic clips in the overflow spout as in Step 4 above, then connect and clamp the end of the first barrel's overflow hose to one of the spouts of the additional barrel. Clamp and connect another overflow hose to the other spout of the additional barrel and direct the overflow to wherever your downspout originally drained (usually a splash pad or sewer drain).

Usage

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

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

WARNING: NEVER DRINK OR INGEST STANDING WATER. Do not allow ingestion by pets and animals, and do not cook or wash anything in collected rainwater in any way that may result in ingestion. Ingestion may cause nausea, dizziness or death. See below for further important warnings.

Maintenance

Clean the screen once a month to prevent clogging. Check for erosion under/around rain barrel; platform/support must remain level and stable at all times.

Winter

Drain barrel and store in shed or garage. If left outside with freezing water inside, the barrel may crack.

WARNINGS

<p>Drowning Hazard</p> <p>Never permit children to play on, in, or near a rain barrel. Always affix the lid securely during downpours. Never use a rain barrel without the lid securely affixed, or with a damaged, cracked, water contaminated, or broken cover. Never place a rain barrel near a creek, ditch, or other structure or items that may allow a child to climb, slide, or fall into the rain barrel.</p>	<p>Water Contamination Hazard</p> <p>Do not use collected water for drinking, cooking, washing or in any way that may result in ingestion of the water for humans and/or animals. Water in rain barrels may become stagnant and harbor bacteria. Ingesting rain barrel water may cause nausea, dizziness or death. Use only for watering plants and cleaning of outdoor items not related to eating or drinking.</p>	<p>Tipping Hazard</p> <p>A rain barrel may tip over causing bodily injury or property damage. Never place rain barrels on non-level or uneven surfaces. Always use a solid, stable platform under the rain barrel. Water is very heavy. The preparation and placement of the rain barrel are critical. The platform must be level and provide about 4" support for a flat rain barrel.</p>
<p>Electrical Hazard</p> <p>If the downspout contains heating cables, there is a potential electrocution or fire hazard during downpours. Ensure power is disconnected at the electrical panel before attempting to handle downspouts. Always wear safety glasses when cutting or drilling to prevent eye injuries. Protect siding from damage by inserting a sheet of plywood between the downspout and siding. Read all instructions and warnings thoroughly before installing this product.</p>	<p>Installation Hazards</p> <p>Rain barrels are for water collection and outdoor use only. No other uses are recommended. Downspout edges may be sharp. Wear protective gloves when cutting and handling downspouts. Always wear safety glasses when cutting or drilling to prevent eye injuries. Protect siding from damage by inserting a sheet of plywood between the downspout and siding. Read all instructions and warnings thoroughly before installing this product.</p>	<p>Warning and Limitations</p> <p>Rain barrels are for water collection and outdoor use only. No other uses are recommended. Downspout edges may be sharp. Wear protective gloves when cutting and handling downspouts. Always wear safety glasses when cutting or drilling to prevent eye injuries. Protect siding from damage by inserting a sheet of plywood between the downspout and siding. Read all instructions and warnings thoroughly before installing this product.</p>

Enviro World
Enviro World Corporation • www.enviroworld.com • 800-888-8888

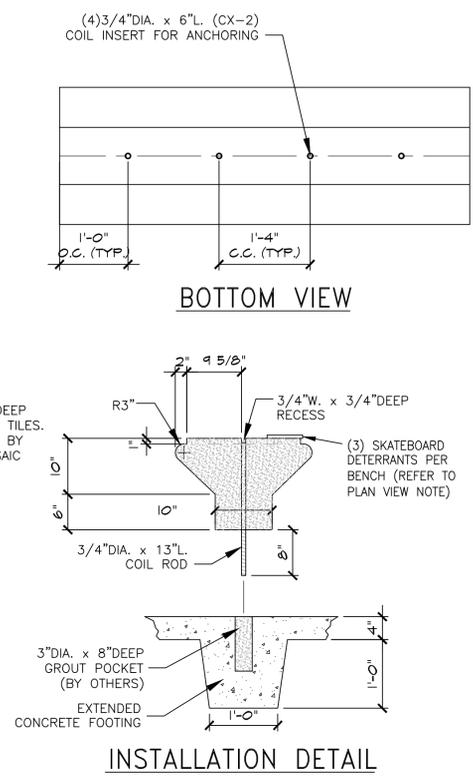
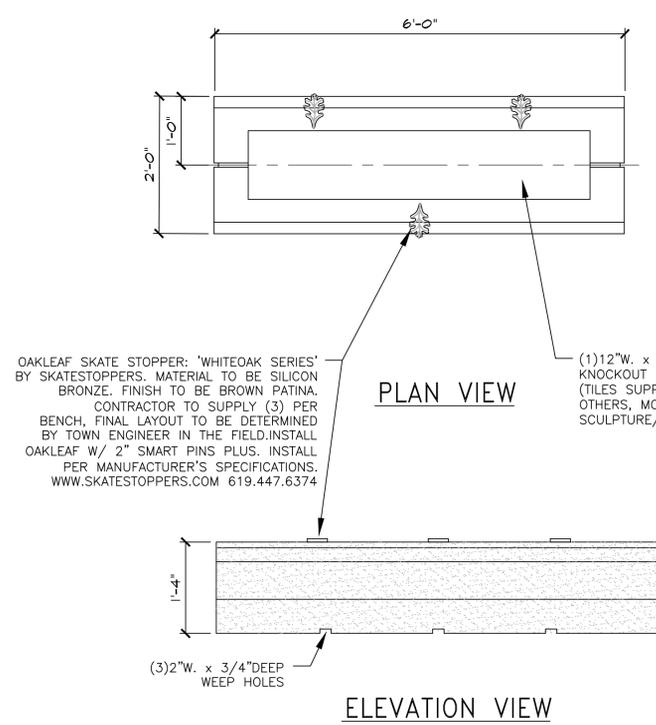
H 50 GALLON RAINBARREL SCALE: -
024 -

- * INSTALLATION IS REQUIRED BY OTHERS.
- * ALL EDGES TO HAVE 1/4" RADIUS MIN.
- * MANUFACTURING TOLERANCE ±1/4".
- * PRODUCT: 24"W x 78"L. x 16"HT. "SEATTLE" STYLE BENCH
- * QUANTITY: 1
- * CONCRETE COLOR: BUNGALOW
- * CONCRETE TEXTURE: ACID ETCH
- * SEALER: 511 POROUS SEALER
- * ANCHORING METHOD BY OTHERS
- * STD. COLOR & TEXTURE OPTIONS

APROX. WT. 1,604 Lbs.
(CUSTOMER TO OFFLOAD IF OVER 8000 Lbs.)

HARDWARE LIST	
QTY	TYPE
16	3/4" DIA. X13"L. COIL ROD

*NOTE: QUICK CRETE RECOMMENDS ANCHORING BENCH TO A CONCRETE FOOTING AS SHOWN BELOW.



I BENCH DETAIL

SCALE: 3/4" = 1'-0"
016 -

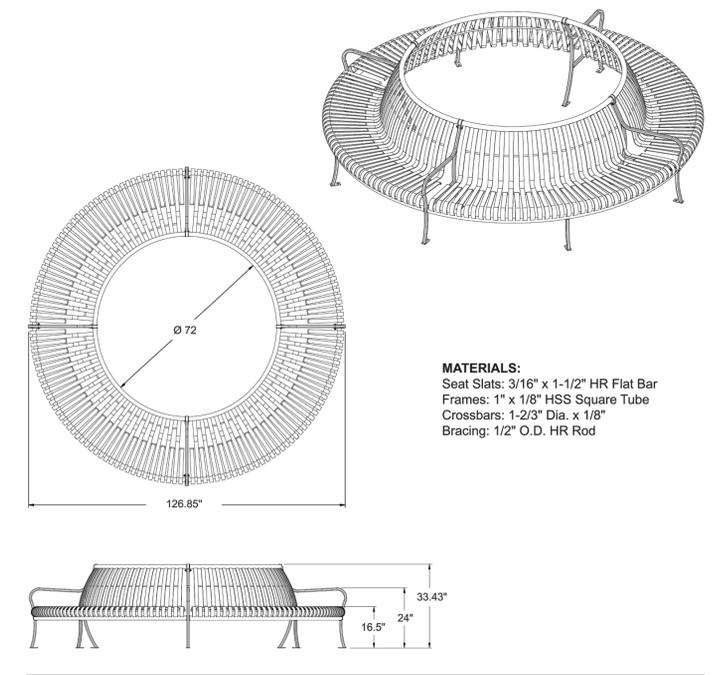


111 North River Road
North Aurora, IL 60542
Phone: (800) 323-5664
Fax: (630) 897-0573
sales@belson.com

Model # PCS-72-360

Dimension Sheet

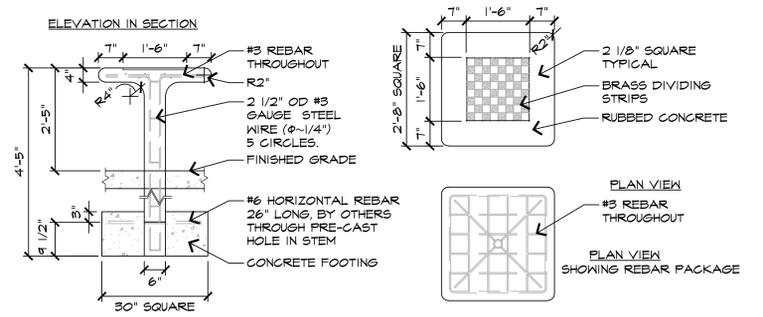
CIRCULAR BENCH | 72" I.D. 360 DEGREE



- MATERIALS:**
Seat Slats: 3/16" x 1-1/2" HR Flat Bar
Frames: 1" x 1/8" HSS Square Tube
Crossbars: 1-2/3" Dia. x 1/8"
Bracing: 1/2" O.D. HR Rod

J PRECAST CONCRETE PEBBLE

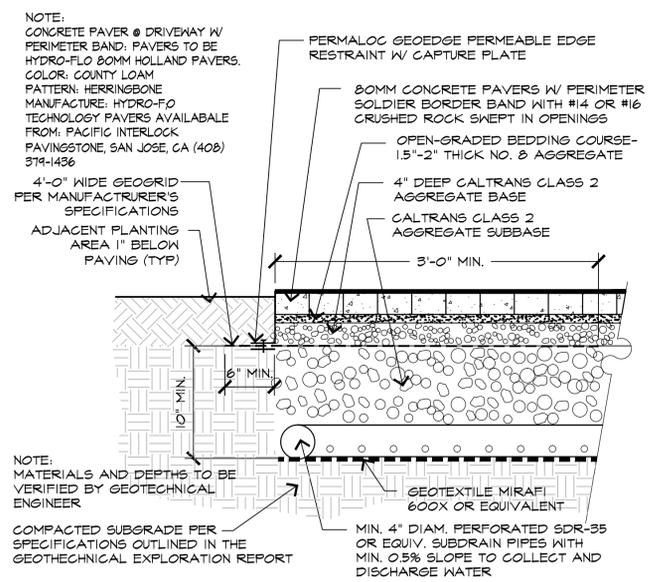
SCALE: 1/2" = 1'-0"
024 -



NOTE: CHECKER TABLES SHALL BE SET SO THAT A PERSON SEATED ON THE BENCH WILL HAVE A WHITE SQUARE IN THE LOWER RIGHT HAND CORNER OF THE BOARD

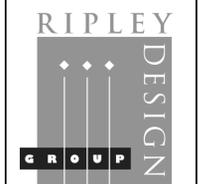
K PRECAST CHEST TABLE

SCALE: 1/2" = 1'-0"
024 - P/Precast



L PERMEABLE DRIVEWAY PAVERS

SCALE: 3/4" = 1'-0"
016 - P/Precast



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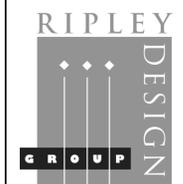
HAYWARD,
CALIFORNIA

CONSTRUCTION DETAILS



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PROJECT:

EDEN VILLAGE

HAYWARD,
CALIFORNIA

IRRIGATION PLAN LOTS 14-18



PROJECT #:
DATE: APR. 29, 2019
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DRAWN BY: TV
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REVISIONS:

SHEET

LI1

OF 9 SHEETS

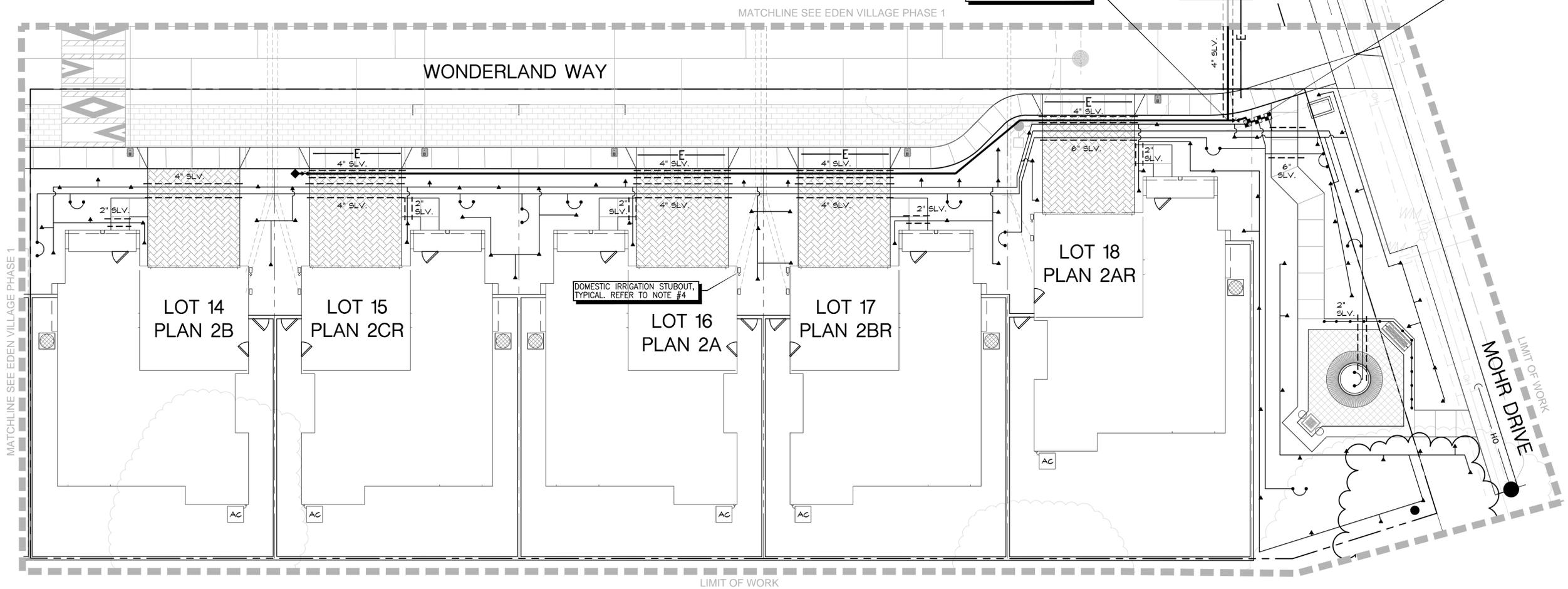
Call Before You Dig
In California, Nevada and Hawaii

1-800-642-2444

Underground Service Alert
4090 Nelson Avenue, Suite A, Concord, CA 94520-1232
Administrative Phone: 925-798-9504, Fax: 925-798-1683

HYDROZONES

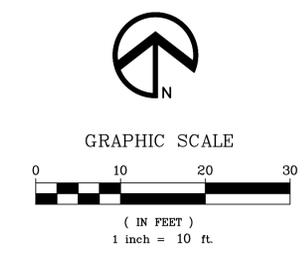
NAME	TYPE	WATER USE	DESCRIPTION
PHASE II - LOTS 14-18			
A-9	DRIP	LOW	SHRUBS - FRONTAGE & ALONG MOHR DRIVE
A-10	BUBBLER	MED	TREES - LOTS 17 & 18
A-11	BUBBLER	LOW	TREES - FRONTAGE & ALONG MOHR DRIVE

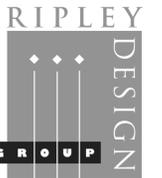


IRRIGATION SYSTEM LEGEND

SYMBOL	DESCRIPTION	SPECIFICATION	NOZZLE GPM	OPERATING PSI
	IRRIGATION WATER METER	-BY OTHER SECTION OF CONTRACT		
	ELECTRIC CONTROLLER	-TORO-EV0-4ID/EMOD-4/EMOD-4/EVO-SC/EVO-WS (ET-BASED)		
	BACKFLOW PREVENTOR	-WILKINS 1" 975XL - REFER TO CIVIL PLANS & CITY OF HAYWARD STANDARD DETAIL SD-202		
	MASTER VALVE	-TORO REMOTE CONTROL ELECTRIC GLOBE VALVE W/ FLOW CONTROL NO. 220-26-06		
	FLOW SENSOR	-TORO FLOW SENSOR-TFS-150 OR EQUIVALENT		
	REMOTE CONTROL VALVES	-TORO 700 SERIES		
	BALL VALVE (master shut off)	-NIBCO-T-560-BR-20-IRR-LINE SIZE		
	QUICK COUPLER	-RAINBIRD-44LRC OR EQUAL		
	BUBBLER (TREE)	-HUNTER AFB (2 PER TREE)	.25	30
	BUBBLER (SHRUB)	-PEPCO-OCTA-BUBBLER	.16	30
	IRRIGATION SUPPLYLINE - 1"	-1120/SCHEDULE 40 PVC PIPE	-18" COVER	
	IRRIGATION SPRINKLERLINE	-1120/CLASS 200 PVC PIPE	-12" COVER	
	ELECTRICAL CONDUIT	-1120/SCHEDULE 80 PVC PIPE	-24" COVER	
	SLEEVING	-1120/SCHEDULE 80 PVC PIPE	-24" COVER	
	CONTROLLER STATION NUMBER			
	GALLONS PER MINUTE THROUGH VALVE			
	CONTROL VALVE SIZE (INCHES)			

PHASE ONE: LOT 1-13
PHASE TWO: LOT 14-18





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IRRIGATION DETAILS



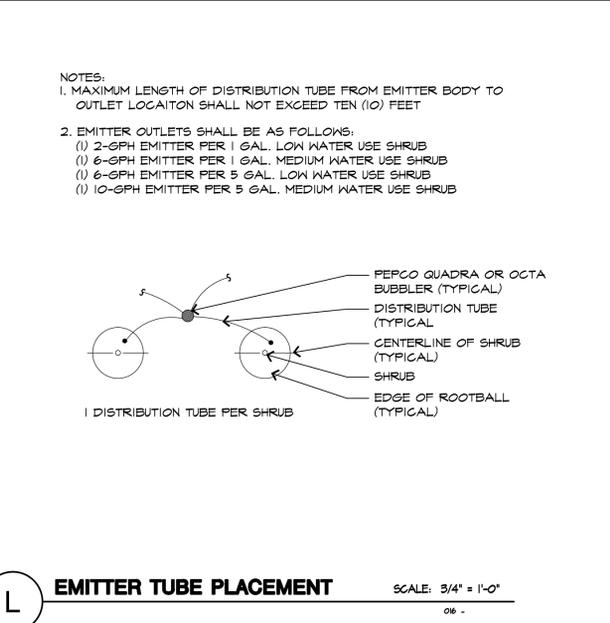
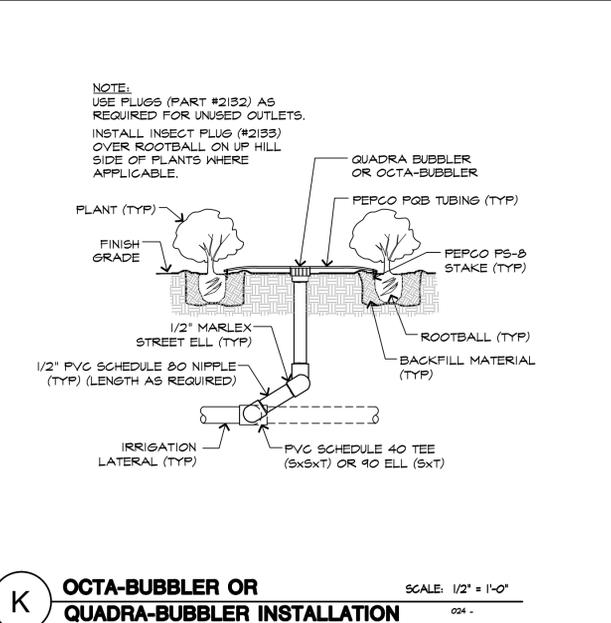
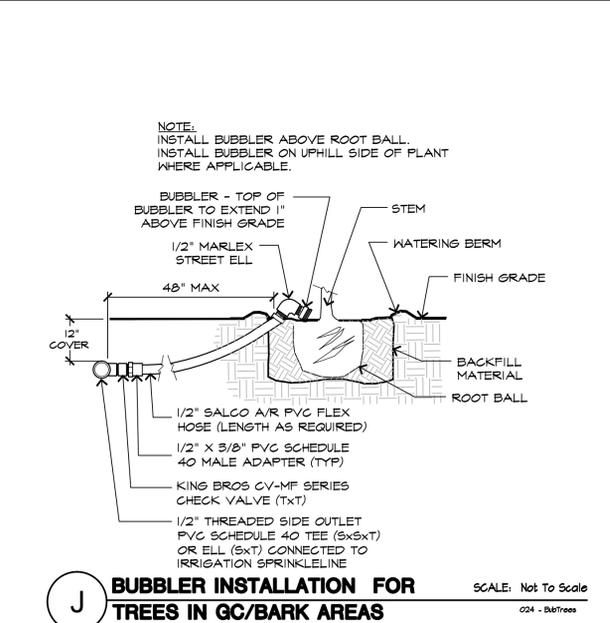
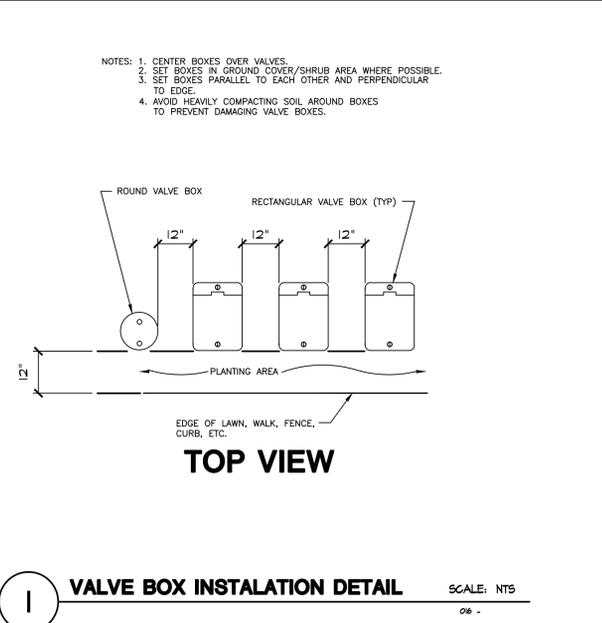
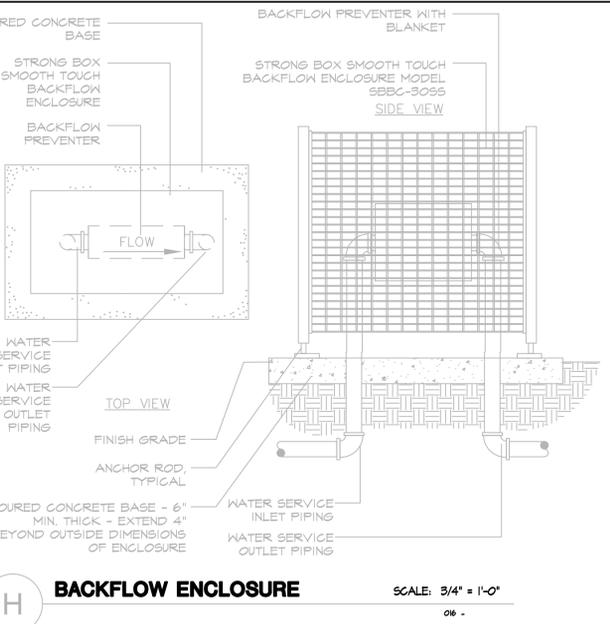
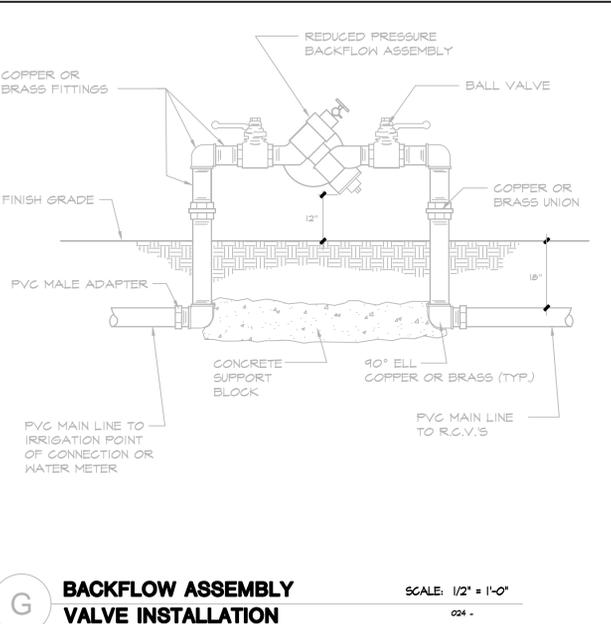
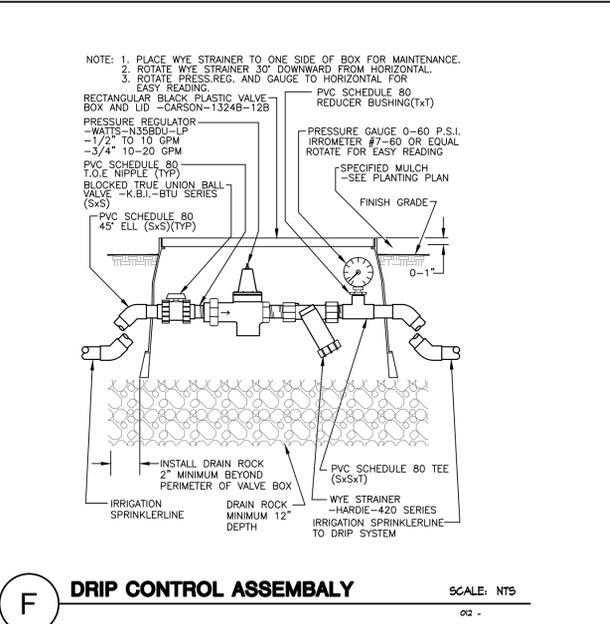
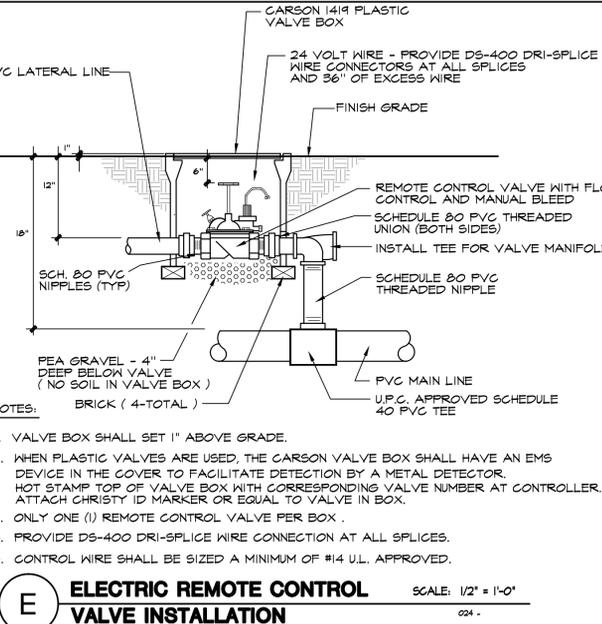
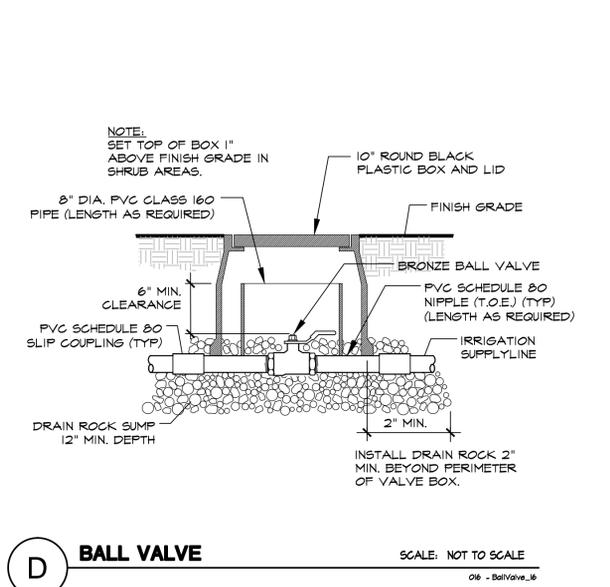
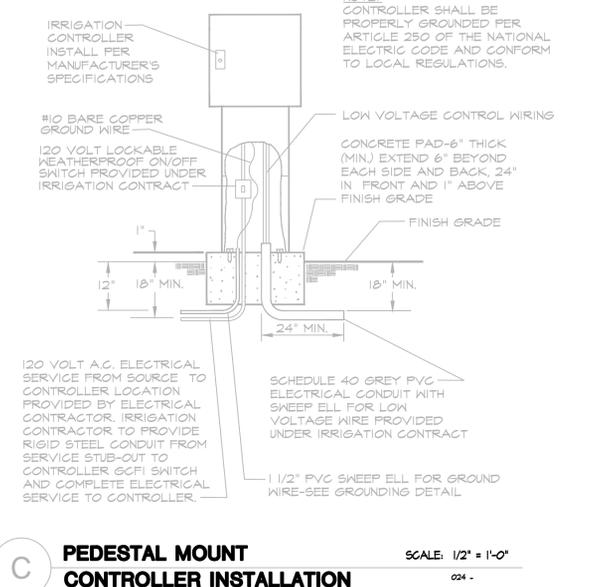
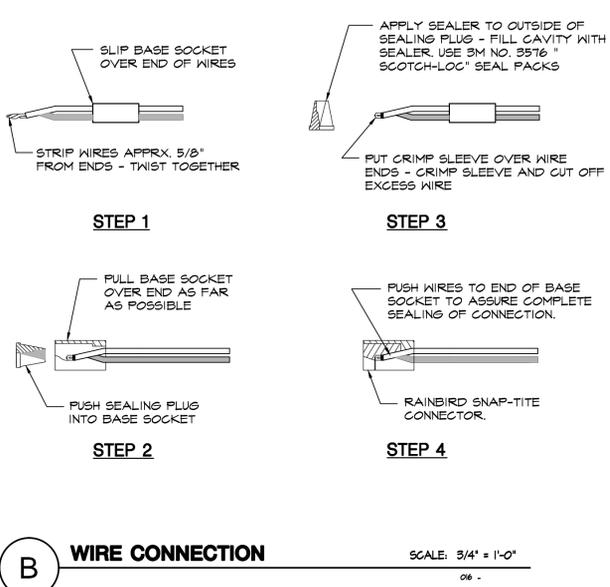
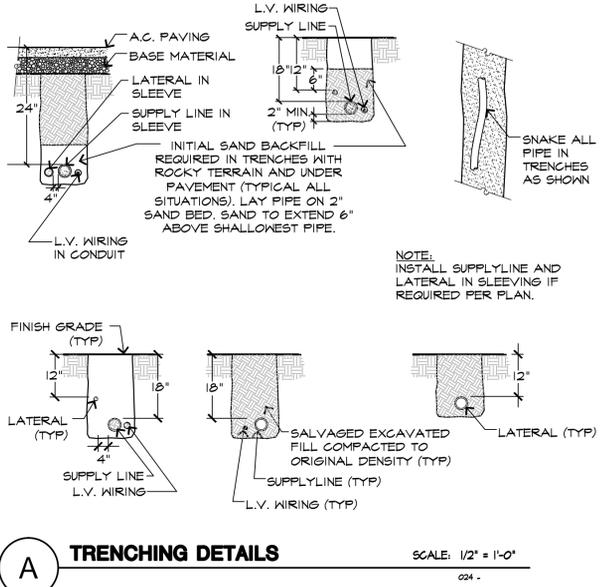
PROJECT #:
 DATE: APR. 29, 2019
 SCALE: AS SHOWN
 DRAWN BY: TV
 CHECKED BY: AMC

REVISIONS:

SHEET

LI2

OF 9 SHEETS



WATER EFFICIENT LANDSCAPE CALCULATIONS

PHASE II - HOA

EDEN VILLAGE - PHASE II Frontage
PAGE 1 of 3
Water Efficient Landscape Worksheet for projects in Hayward, CA

This worksheet shall be filled out by the project applicant for each Point of Connection. This form will help you determine your site specific water budget and establish a planting mix that will meet your water budget. Your Estimated Total Water Use must be less than your Maximum Applied Water Allowance.

MAWA=[Eto](0.62)[(0.55KLA)] +[0.45SLA]
 ETWU=[Eto](0.62)[(PFxHA/E)+SLA]

Where:
 MAWA = Maximum Applied Water Allowance (gallons per year)
 Eto = Reference Evapotranspiration (inches per year)
 0.62 = Conversion Factor (to gallons)
 0.45 = ET Adjustment Factor (ETAF)
 LA = Landscape Area including SLA (square feet)
 0.45 = Additional Water Allowance for SLA
 SLA = Special Landscape Area (square feet)
 ETWU = Estimated Total Water Use (gallons per year)
 PF = Plant Factor from WUCOLS
 HA = Hydrozone Area (high, medium and low water use areas) (square feet)
 E = Irrigation Efficiency (minimum 0.71)

Net Evapotranspiration (inches per year)
 These numbers have been modified to remove effective precipitation (Epppt) from the affected months

Month	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec	Total Annual Eto
Net Eto	1.4	1.8	3.1	4.2	5.4	5.9	6.4	5.7	4.4	3.1	1.5	1.2	44.2

Maximum Applied Water Allowance Calculation
 MAWA=[Eto](0.62)[(0.55KLA)] +[0.45SLA]
 Include SLA in Total Landscaped Area.

Enter Total Landscaped Area				
4,447	x	0.45	=	2,001

Enter Special Landscaped Area				
0	x	0.45	=	0

MAWA = 44.2 x 0.62 x 2,001 = 54,840 gallons per year

PAGE 2 of 2
Water Efficient Landscape Worksheet

Estimated Total Water Use Calculation
 ETWU=(Eto)(0.62)[(PFxHA/E)+SLA]

HYDROZONE INFORMATION TABLE

Hydrozone	Plant Water Use Type (low, medium or high)	Plant Factor(PF) (0-1.0, see below)	Hydrozone Area(HA) (sq ft)	% of Total Area	Type of Irrigation (rotors, spray, drip, bubblers, etc.)	Irrigation Efficiency (IE) (71-100%, see below)	PFxHA/IE
A-9	low	0.15	4,363	98%	drip	81%	808
A-10	medium	0.40	28	1%	bubblers	81%	14
A-11	low	0.15	56	1%	bubblers	81%	10
		SUM	4,447	100%			832

ETWU= 44.2 x 0.62 x 832 = 22,805 gallons per year

Estimated Total Adjustment Factor Calculations

Total ETAF(PF/IE) x Area	832
Total Area	4447

Average ETAF* 0.19

*Average ETAF must be less than 0.55 for residential
 *Average ETAF must be less than 0.45 for non-residential

Plant Factor Typical Ranges (PF)
 To calculate plant factor see "Guide to Estimating Irrigation Water Needs of Landscape Plantings in California and WUCOL www.coue.water.ca.gov/docs/wucols09.pdf

Low Water Use	0.0-0.3
Medium Water Use	0.4-0.6
High Water Use	0.7-1.0

Plant Factor Formula - Plants With a Factor over 1.0 are prohibited.
 Plant Factor (PF) = K₁ x K₂ x K₃
 K₁ = Species Factor (range 0.1-0.9, see WUCOLS list)
 K₂ = Density Factor (range 0.5-1.3, see WUCOLS list)
 K₃ = Microclimate Factor (range 0.5-1.4, see WUCOLS list)

Irrigation Efficiency Ranges (IE)
 Irrigation efficiency will vary by soil type, weather conditions, design, head type, construction quality, maintenance, etc. Please estimate irrigation efficiency somewhere in the ranges listed below.

Stream Rotor Heads	71-75%
Spray Heads	71-75%
Bubblers	75-85%
Drip Emitters	80-90%
Subsurface Irrigation	80-90%

PAGE 1 of 1
Monthly Water Use Calculation

This spreadsheet is optional, but will help you determine your run times for each valve on a monthly basis. The Landscape Schedule must determine, the number, frequency and duration of run times during each month. Calculations are based on information inputted on Water Efficient Worksheet - Pages 1 and 2.

Hydrozone	Precipitation Rate from Manufacturer (inches/hour)	Run Times in Minutes Per Month												Annual Irrigation Run Time Needed
		January	February	March	April	May	June	July	August	September	October	November	December	
A-9	0.7	22.2	28.6	49.2	66.7	85.7	93.7	101.6	90.5	69.8	49.2	23.8	19.0	700
A-10	3	13.8	17.8	30.6	41.5	53.3	58.3	63.2	56.3	43.5	30.6	14.8	11.9	436
A-11	3	5.2	6.7	11.5	15.6	20.0	21.9	23.7	21.1	16.3	11.5	5.6	4.4	163
Total Combined Run Time Per Month (in hours)		0.7	0.9	1.5	2.1	2.7	2.9	3.1	2.8	2.2	1.5	0.7	0.6	

SCHEDULE - CONTROLLER A (ESTABLISHMENT PERIOD)

STA	RUN TIME	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	ANNUAL RUN TIME
A-9	20	2	2	4	4	5	6	6	5	4	4	2	2	1,400
A-10	20	2	2	3	3	5	6	6	5	3	2	2	2	880
A-11	8	1	1	2	2	5	6	6	5	3	3	2	2	328

TOTAL MINUTES 2,608

NOTE: RUN TIME EQUALS TOTAL MINUTES PER DAY OF IRRIGATION. STATIONS MAY HAVE MULTIPLE CYCLES
 NOTE: THE NUMBER IN THE MONTH COLUMN EQUALS TOTAL DAYS OF IRRIGATION PER MONTH

SCHEDULE - CONTROLLER A (ESTABLISHED SHRUBS)

STA	RUN TIME	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	ANNUAL RUN TIME
A-9	14	2	2	4	4	5	6	6	5	4	4	2	2	760
A-10	10	2	2	3	3	5	6	6	5	3	2	2	2	440
A-11	4	1	1	2	2	5	6	6	5	3	3	2	2	164

TOTAL MINUTES 1,304

NOTE: RUN TIME EQUALS TOTAL MINUTES PER DAY OF IRRIGATION. STATIONS MAY HAVE MULTIPLE CYCLES
 NOTE: THE NUMBER IN THE MONTH COLUMN EQUALS TOTAL DAYS OF IRRIGATION PER MONTH

IRRIGATION SYSTEM NOTES

- IRRIGATION SYSTEMS ARE DESIGNED FOR A MAXIMUM OF 18 G.P.M. AT AN OPERATING PRESSURE OF 50 P.S.I. STATIC PRESSURE. VERIFY PRESSURE OF 50 P.S.I. AT THE POINT OF CONNECTION PRIOR TO INSTALLATION OF THE IRRIGATION SYSTEM. NOTIFY OWNERS REPRESENTATIVE IF MEASURED PRESSURE IS MORE THAN 70 P.S.I. OR LESS THAN 45 P.S.I.
- NOTIFY OWNERS REPRESENTATIVE SIX (6) DAYS PRIOR TO INSTALLATION TO SCHEDULE ANY REQUIRED PRE-INSTALLATION CONFERENCE AND FIELD REVIEW COORDINATION FOR TRENCH DEPTHS, ASSEMBLY REVIEW, PRESSURE TESTS, COVERAGE TESTS, PRE-MAINTENANCE AND FINAL REVIEWS. A CONTINUITY TEST WILL BE REQUIRED FOR CONTROL WIRE STUBOUTS. NO SUBSTITUTIONS WILL BE ALLOWED WITHOUT PRIOR WRITTEN APPROVAL FROM THE OWNERS REPRESENTATIVE.
- IRRIGATION WATER STUBOUT IS PROVIDED FOR IN IMMEDIATE VICINITY BY PLUMBING SECTION OF CONTRACT. CONNECT TO DISCHARGE SIDE OF STUBOUT.
- DOMESTIC WATER STUBOUT IS PROVIDED FOR IN IMMEDIATE VICINITY BY PLUMBING SECTION OF CONTRACT. CONNECT TO DISCHARGE SIDE OF STUBOUT.
- ALL EQUIPMENT REQUIRED BUT NOT SPECIFIED ON THE PLANS SHALL BE PROVIDED TO INSURE A COMPLETE AND FUNCTIONAL SYSTEM. INSTALL ALL EQUIPMENT IN ACCORDANCE WITH LOCAL CODES, MANUFACTURERS INSTRUCTIONS AND AS INDICATED ON THE PLANS. AVOID ANY CONFLICTS BETWEEN SPRINKLER SYSTEM, PLANTING OR OTHER ARCHITECTURAL FEATURES. NOTIFY IRRIGATION CONSULTANT, PRIOR TO INSTALLATION, OF ANY AREA OR GRADE DIFFERENCES OR OBSTRUCTIONS NOT INDICATED ON THE PLANS.
- PRIOR TO COMMENCING WORK, CONTRACTOR TO LOCATE ALL CABLES, CONDUITS, SEWERS, AND OTHER UTILITIES OR ARCHITECTURAL FEATURES THAT ARE COMMONLY ENCOUNTERED UNDERGROUND AND TAKE PROPER PRECAUTIONS NOT TO DAMAGE OR DISTURB SUCH IMPROVEMENTS. ANY DAMAGE MADE DURING THE INSTALLATION OF THE IRRIGATION SYSTEM OF THE AFOREMENTIONED ITEMS SHALL BE REPAIRED AND/OR REPLACED TO THE SATISFACTION OF THE OWNER AT THE CONTRACTORS OWN EXPENSE.
- INSTALL PEDESTAL MOUNTED CONTROLLER, APPROXIMATELY WHERE INDICATED. EXACT LOCATION OF WALL MOUNT CONTROLLERS TO BE DETERMINED AT JOBSITE BY ARCHITECT. 120 VOLT ELECTRICAL SUPPLY IS PROVIDED FOR IN IMMEDIATE VICINITY BY ELECTRICAL SECTION OF CONTRACT. MAKE FINAL 120 VOLT ELECTRICAL CONNECTION TO CONTROLLER. USE THIN WALL METAL CONDUIT ABOVE GRADE. PROGRAM CONTROLLERS TO NOT EXCEED MAXIMUM FLOW RATE STATED IN NOTE NO. 1. INSTALL PER MANUFACTURERS SPECIFICATIONS. CONTROLLERS SHALL BE PROPERLY GROUNDED PER ARTICLE 250 OF THE NATIONAL ELECTRIC CODE AND CONFORM TO LOCAL REGULATIONS. INSTALL AS DETAILED. SEAL ALL CONDUIT HOLES WITH SILICONE OR EQUAL. PROGRAM CONTROLLERS PER MANUFACTURERS SPECIFICATIONS.
- USE APPROPRIATE SOLVENT AND APPLICATOR, AND PRIMER IF REQUIRED, FOR PIPE SIZE AND TYPE APPLICATIONS. APPLY PER MANUFACTURERS RECOMMENDATIONS. PIPE JOINT COMPOUND FOR THREADED JOINTS SHALL BE WHITLAM BLUE MAGIC INDUSTRIAL GRADE THREAD SEALING COMPOUND. APPLY PER MANUFACTURERS RECOMMENDATIONS.
- INSTALL ALL EQUIPMENT AS DETAILED.
- ALL HEADS SHALL HAVE RISER ASSEMBLIES AS DETAILED. INSTALL CHECK VALVES AS SHOWN ON BUBBLER RISER ASSEMBLY DETAIL WHERE LOW HEAD DRAINAGE OCCURS. NOTE ESPECIALLY TO AVOID DRAINAGE AT SIDEWALKS AND OTHER POINTS WHERE PUDDLING WILL CAUSE DAMAGE OR HAZARD. LEAN SPRINKLER HEADS ON SLOPES (ANGLE VARIES DEPENDING UPON TRAJECTORY OF SPRAY AND DEGREE OF SLOPE) TO MAXIMIZE UPHILL THROW. INSTALL FLOOD BUBBLERS ON UP HILL SIDE OF TREES.
- ADJUST ALL BUBBLERS AT TREES AS REQUIRED FOR DEEP ROOT WATERING. OVERHEAD IRRIGATION SHALL BE SCHEDULED BETWEEN 8:00PM AND 10:00AM UNLESS WEATHER CONDITIONS PREVENT.
- ALL PIPE UNDER PAVEMENT SHALL BE SCHEDULE 40 PVC. ALL WIRING UNDER PAVEMENT TO BE INSTALLED IN PVC SCHEDULE 40 ELECTRICAL CONDUIT AT A TWENTY FOUR INCH (24") DEPTH BELOW GRADE. SURROUND PIPES WITH SAND IN AREAS WHERE ROCKY TERRAIN IS ENCOUNTERED.
- ALL VALVE CONTROL WIRE SHALL BE MINIMUM NO. 14 AWG COPPER UL APPROVED FOR DIRECT BURIAL IN GROUND. CONNECT WIRES USING 3M DBY CONNECTORS PER MANUFACTURERS SPECIFICATIONS. TAPE WIRES IN BUNDLES EVERY TEN FEET (10').
- MULTI-OUTLET EMITTERS SHOWN ARE DIAGRAMMATIC ONLY. INSTALL EMITTER IN GROUPS OF PLANTS AND RUN DISTRIBUTION TUBING TO PLANTS. INSTALL OUTLETS AS FOLLOWS:
 - PCC-2 GPH EMITTER AT EACH 1-GALLON LOW WATER USE PLANT
 - PCC-6 GPH EMITTER AT EACH 1-GALLON MEDIUM WATER USE PLANT
 - PCC-6 GPH EMITTER AT EACH 5-GALLON LOW WATER USE PLANT
 - PCC-10 GPH EMITTER AT EACH 5-GALLON MEDIUM WATER USE PLANT
 INSTALL EMITTERS ON UP GRADE SIDE OF PLANTS ABOVE ROOTBALL
- PROVIDE LITERATURE OF ALL DRIP SYSTEM COMPONENTS INCLUDING ANY PREVENTATIVE MAINTENANCE AND TROUBLE SHOOTING GUIDES TO OWNER AND REVIEW MAINTENANCE PROCEDURES INCLUDING:
 - CLEANING FILTER IN WYE STRAINER(S)
 - REPAIRING BREAKS IN PIPE(S)
 - ADDING EMITTERS AND TUBING FOR EXPANSION/INSTALLING PLUGS
 - INSPECTION OF EMITTERS AND OUTLETS
- MAINTENANCE CONSIDERATIONS: FILTER CLEANING AND FLUSHING SHOULD START OUT AS A MONTHLY PROCEDURE(MORE FREQUENT FOR DIRTY WATER SITUATIONS) AND ADJUST TIMING AS APPROPRIATE. VISUALLY CHECK FOR INDICATIONS OF PIPE BREAKS OR CLOGGED EMITTERS ON A REGULAR BASIS. DURING WINTER MONTHS, WHEN THE SYSTEM IS NOT IN USE, THE DRIP SYSTEM(S) SHOULD BE RUN ABOUT EVERY 2 WEEKS FOR 2-4 MINUTE MINIMUM RUNTIME.
- ALL SUPPLYLINE PIPES SHALL BE TESTED HYDRAULICALLY AT 125% OF DESIGN PRESSURE AND SPRINKLER LINE PIPES SHALL BE TESTED AT LINE PRESSURE. THERE SHALL BE NO LEAKS FOR A PERIOD OF TWO (2) HOURS. CENTER LOAD PIPING (BUT DO NOT COVER FITTINGS) TO PREVENT ARCHING OR SLIPPING UNDER PRESSURE.
- ALL BACKFILL MATERIAL SHALL BE FREE OF ROCKS, CLODS, AND OTHER EXTRANEIOUS MATERIALS. COMPACT BACKFILL TO ORIGINAL DENSITY OF SOIL.
- AT JOB COMPLETION, SUPPLY OWNER WITH TWO (2) KEYS FOR CONTROLLER.
- OBTAIN CLEAN SET OF IRRIGATION PLANS FROM ARCHITECT AND ACCURATELY AND NEATLY MARK ALL CHANGES MADE DURING CONSTRUCTION. ALL DRAFTING TO BE DONE BY A COMPETENT DRAFTSPERSON. SUBMIT TO OWNER FOR ACCEPTANCE.
- GUARANTEE THE IRRIGATION SYSTEM AGAINST DEFECTIVE MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF FINAL ACCEPTANCE.
- THE IRRIGATION SCHEDULES ARE BASED ON THE IRRIGATION SYSTEMS ATTRIBUTES AND ARE ONLY GUIDELINES FOR PROGRAMMING CONTROLLERS. THESE SCHEDULES TAKE INTO ACCOUNT HISTORICAL WEATHER DATA AND ESTIMATES OF SOIL COMPOSITION, PLANT TRANSPIRATION CHARACTERISTICS AND IRRIGATION SYSTEM UNIFORMITY. SINCE RUN TIMES ARE BASED ON AVERAGE HISTORICAL WEATHER DATA FOR A PARTICULAR REGION, THE PROGRAMS SHOULD BE ADJUSTED TO REFLECT ACTUAL VARIATIONS IN THE WEATHER. IDEALLY ADJUSTMENTS SHOULD BE MAKE FOR EACH WATERING CYCLE; HOWEVER, WEEKLY ADJUSTMENTS ARE ACCEPTABLE, MONTHLY ADJUSTMENTS BEING THE MINIMUM REQUIREMENT, IN ORDER TO AFFECT SIGNIFICANT WATER SAVINGS. IN ADDITION TO MAKING THESE ADJUSTMENTS, THE GROUNDS SHOULD BE MONITORED REGULARLY TO ASSESS THE ESTIMATED SCHEDULE AND THE CONTROLLER PROGRAMS SHOULD BE 'TUNED' TO ADJUST TO SITE CONDITIONS.
- THIS PLAN COMPLIES WITH THE CRITERIA OF THE CITY'S WATER EFFICIENT LANDSCAPE ORDINANCE AND APPLIES THEM FOR THE EFFICIENT USE OF WATER IN THE IRRIGATION DESIGN PLAN.
- AFTER INSTALLATION CONTRACTOR SHALL ARRANGE AN IRRIGATION WATER USE ANALYSIS/WATER AUDIT TO BE CONDUCTED BY A CERTIFIED LANDSCAPE IRRIGATION AUDITOR. CONTACT THE LANDSCAPE ARCHITECT TO COMPLETE THE CERTIFICATE OF COMPLETION FOR SUBMITTAL TO CITY FOR OCCUPANCY PERMIT.
- LOCAL WATER PURVEYOR: CITY OF HAWARD 777 'B' STREET HAYWARD, CALIFORNIA 94541 PH. (510) 583-4000

LANDSCAPE MAINTENANCE GUIDELINES & SCHEDULE

- WEEDING AND PEST CONTROL: WEEDING SHALL BE DONE ON A WEEKLY BASIS, PEST CONTROL AS NEEDED. KEEP BASINS AND AREAS BETWEEN PLANTS FREE OF WEEDS. IF ANY PLANTS SHOW SIGNS OF PEST INFESTATION OR DISEASE, PRUNE OFF A SMALL PORTION OF THE INFECTED AREA FOR ANALYSIS BY A QUALIFIED NURSERY. APPLY THE APPROPRIATE TREATMENT TO CORRECT THE PROBLEM AS RECOMMENDED BY THE NURSERY.
- LITTER, LEAF AND TRASH REMOVAL: ALL LITTER, LEAVES, DEBRIS AND TRASH SHALL BE PICKED UP WEEKLY AND THE SITE SHALL BE LEFT IN A NEAT AND CLEAN CONDITION.
- TREE, SHRUB, VINE AND GROUND COVER CARE:
 - FERTILIZATION: APPLY FERTILIZER AND PRE-EMERGENT TO ALL AREAS IN SEPTEMBER AND MARCH, WATERING ALL MATERIALS IN THOROUGHLY ACCORDING TO THE MANUFACTURER'S SPECIFICATIONS. RATES AND EXACT FREQUENCY OF FERTILIZATION SHALL BE OBTAINED FROM LANDSCAPE SPECIFICATIONS AND SOILS ANALYSIS REPORT. ON A YEARLY BASIS, OBTAIN THREE SOIL SAMPLES FROM DIFFERENT PARTS OF THE PROJECT AND SEND TO A CERTIFIED SOIL AND PLANT LABORATORY FOR FERTILITY TESTING. REQUEST TEST REPORT SHALL CONTAIN FERTILIZATION AND CONDITIONING RECOMMENDATIONS FOR THE EXISTING LANDSCAPING AND FOLLOW ALL REPORT RECOMMENDATIONS FOR THE NEXT YEAR'S MAINTENANCE PROGRAM.
 - WATERING: WATER THOROUGHLY AND DEEPLY AS DESCRIBED IN ITEM E- WATERING.
 - EDGING: EDGE GROUND COVER TO KEEP IN BOUNDS AND TRIM TOP GROWTH AS NECESSARY TO ACHIEVE AN OVERALL EVEN APPEARANCE. KEEP AN 18" TO 24" DIAMETER CIRCLE AROUND THE BASE OF TREES CLEAR OF GROUND COVER TO REDUCE COMPETITION FOR NUTRIENTS BETWEEN. MAINTAIN BARK MULCH IN CLEAR ZONE.
 - PRUNING: TREES & SHRUBS: SEE ITEM G- PRUNING BELOW FOR GUIDELINES. GROUND COVERS: WOODY GROUND COVERS SHOULD BE PRUNED TO MAINTAIN DENSITY AND HEIGHT AND MINIMIZE BUILD-UP OF DEAD, WOODY BRANCHES BELOW THE SURFACE THROUGH ANNUAL OR EVERY OTHER YEAR PRUNING AND THINNING. CUT BACK PERENNIALS YEARLY OR AS NEEDED TO REMOVE DEAD GROWTH, RETAIN SHAPE AND REVITALIZE PLANT. DIVIDE TUBEROUS PLANTS IN FALL OR WINTER BUT ONLY WHEN PLANTS BECOME OVERCROWDED OR TOO LARGE.
 - REPLACEMENT PLANTS: DEAD AND MISSING PLANTS SHALL BE REPLACED IMMEDIATELY. REPLACEMENT PLANTS SHALL BE OF SAME SIZE AND PLANTED AT SAME SPACING AS ORIGINALLY CALLED OUT ON PLANTING PLANS.
 - VINES: AS VINES GROW, ADD ADDITIONAL VINE TIES TO SPREAD VINE OUT AND TRAIN TO THEIR SUPPORT. IF VINES GET TANGLED OR HEAVY, THIN AND PRUNE TO SHAPE AND RE-ATTACH TO SUPPORT SURFACE AS NEEDED.
- LAWN CARE:
 - MOWING AND EDGING: MOW GRASS TO A MINIMUM HEIGHT OF TWO INCHES IN WARM WEATHER AND ONE AND ONE HALF INCHES DURING THE RAINY SEASON. MOWING SHALL BE DONE AS NEEDED IN ORDER TO MAINTAIN SPECIFIED HEIGHTS. ALL TREES PLANTED IN LAWN AREAS SHALL HAVE A 12" DIAMETER CIRCLE AROUND TRUNK OF TREE FREE OF LAWN. THIS CIRCULAR AREA SHALL RECEIVE 2" DEPTH OF BARK MULCH. THIS WILL REDUCE DAMAGE TO TRUNKS AND ROOTS BY MACHINERY.
 - WATERING: LAWNS SHALL BE WATERED AT SUCH FREQUENCY AS WEATHER CONDITIONS REQUIRE, TO REPLENISH SOIL MOISTURE BELOW ROOT ZONE. SEE ITEM E- WATERING. FOR MORE DETAILED INFORMATION.
 - FERTILIZATION: LAWNS SHOULD BE FERTILIZED APPROXIMATELY EVERY 6 TO 8 WEEKS OR AS NEEDED TO MAINTAIN HEALTHY VIGOROUS GROWTH. SEE C ABOVE FOR FERTILIZER.
 - WEED CONTROL: CONTROL BROAD-LEAFED WEEDS WITH SELECTIVE HERBICIDES. FOR CRABGRASS, APPLY A SELECTIVE POST-EMERGENT HERBICIDE IN THE SPRING. PRE-EMERGENT HERBICIDES CAN BE APPLIED PRIOR TO CRABGRASS GERMINATION. ALL HERBICIDES SHALL BE APPLIED ONLY AS NECESSARY AND PER MANUFACTURER RECOMMENDATIONS.
 - INSECT & DISEASE CONTROL: IF NECESSARY, APPLY APPROVED INSECTICIDES AND FUNGICIDES WHEN NEEDED. THIS SHALL BE DONE ON AN AS NEEDED BASIS ONLY, AND PER MANUFACTURER RECOMMENDATIONS.
 - RENOVATING: TO PROMOTE HEALTHY GROWTH, LAWNS SHOULD BE DE-THATCHED AND AERATED PERIODICALLY. DE-THATCHING REMOVES THE THICK LAYER OF DEAD GRASS STEMS THAT ACCUMULATE OVER TIME AT THE SOIL LEVEL. HEAVY THATCH CAN REDUCE A LAWNS VIGOR AND GROWTH. DE-THATCHING SHOULD BE DONE IN FALL OR EARLY SPRING. AERATION IS DONE WITH EITHER HAND OR GAS. POWERED TOLLS THAT REMOVE SMALL CORES OF GRASS AND SOIL FROM THE LAWN AREA. THIS INCREASES WATER PENETRATION AND AIR CIRCULATION AND IMPROVES PLANT GROWTH. THIS SHOULD BE DONE ANNUALLY, OR CAN BE DONE IN SPECIFIC AREAS ANY TIME AS NEEDED. SECTIONS OF LAWN THAT ARE IN POOR HEALTH, DISEASED OR DEAD CAN BE CUT OUT AND REPLACED WITH NEW SOD OR RE-SEED AS NECESSARY. BE SURE YOUR REPLACEMENT SOD OR SEED IS THE SAME SPECIES.
- WATERING :
 - LAWNS. WAIT TO WATER A LAWN UNTIL YOU NOTICE ITS COLOR CHANGE FROM BRIGHT GREEN TO A DULL BLUE-GREEN. ALSO WHEN WALKING ON THE LAWN AND LOOKING BACK, YOU WILL NOTICE YOUR FOOTPRINTS. THESE ARE ALL SIGNS OF WATER STRESS, INDICATING ITS TIME TO WATER. CAREFULLY MONITOR LAWN APPEARANCE TO DEVELOP THE PROPER WATERING SCHEDULE AT EACH SEASON.
 - SHRUBS AND GROUND COVERS : REGULAR WATERING ENCOURAGES DEEP ROOTING. TREES AND SHRUBS WITH DEEP ROOTS CAN GO LONGER BETWEEN WATERING AND WITHSTAND DROUGHT BETTER. PLANTS WITH DEEP ROOTS HAVE A GREATER SOIL RESERVOIR OF MOISTURE. A SIMPLE TEST TO SEE IF SHRUBS AND GROUND COVERS NEED WATER IS TO STICK A PENCIL 4 TO 6 INCHES INTO THE GROUND. IF THE TIP IS DAMP OR WET, THEY DON'T NEED WATER. REMEMBER TO CHECK SEVERAL AREAS IN THE LANDSCAPE, AS SUNNY AREAS WILL TEND TO DRY-OUT MORE FREQUENTLY THAN SHADY AREAS. CAREFULLY MONITOR SHRUB AREAS IN THIS WAY TO DETERMINE THE PROPER WATERING SCHEDULE AT EACH SEASON.
 - GENERAL TIPS: DON'T OVER WATER. OVER WATERING WILL DAMAGE OR KILL PLANTS. DON'T CONTINUE TO WATER AN AREA IF RUN-OFF OCCURS. INSTEAD, WATER THE AREA SEVERAL TIMES WITH SHORTER DURATIONS, ALLOWING AN HOUR OR SO BETWEEN WATERINGS. THIS GIVES THE WATER A CHANCE TO PENETRATE INTO THE SOIL. THE IRRIGATION CONTROLLER CAN BE PROGRAMMED WITH REPEAT CYCLES TO ALLOW THIS TYPE OF WATERING. CAREFULLY MONITOR THE SOIL TO DEVELOP PROPER IRRIGATION SCHEDULES. THE SOIL IN THIS AREA TENDS TO RETAIN MOISTURE, SO IT IS IMPORTANT TO ALLOW THE SOIL TO DRY OUT BETWEEN WATERING CYCLES.
 - WATERING TIMES: WATERING SHALL BE DONE AT NIGHT OR APPLY WATER EARLY IN THE MORNING
- IRRIGATION SYSTEM CARE: THE IRRIGATION SYSTEM SHALL BE CHECKED AND ADJUSTED AS FOLLOWS:
 - WEEKLY: THE IRRIGATION SYSTEM SHALL BE VISUALLY INSPECTED BY RUNNING ALL VALVE STATIONS FROM THE IRRIGATION CONTROLLER AND LOOKING FOR LEAKS, BROKEN PIPES, MISSING SPRAY HEADS, SPRAY HEADS OUT OF ADJUSTMENT, OVER SPRAYING, MISTING OR CLOGGED, OR OTHER DAMAGE. REPAIR ANY DAMAGE, LEAKS, ETC., AND ADJUST SPRAY HEADS SO THAT IRRIGATION SYSTEM HAS OPTIMUM HEAD TO HEAD SPRAY COVERAGE WITHOUT OVER SPRAYING PLANTING AREA. ALL REPAIRS AND ADJUSTMENTS SHALL BE COMPLETED BEFORE THE NEXT SCHEDULED WATERING PERIOD, AND IN NO CASE SHALL DOWN TIME EXCEED ONE WEEK.
 - WEEKLY: AS PART OF VISUAL INSPECTION NOTED ABOVE, CHECK FOR LOW HEAD DRAINAGE. REPAIR AND/OR ADD CHECK VALVES AS NECESSARY TO ELIMINATE LOW HEAD DRAINAGE.
 - MONTHLY: CHECK VALVE BOXES TO SEE THAT THEY DRAIN PROPERLY AND CLEAN OUT DEBRIS, MUD OR PLANT GROWTH.
 - MONTHLY: IRRIGATION CONTROLLERS SHALL BE ADJUSTED MONTHLY TO PROVIDE OPTIMUM WATERING TIMES FOR THE LANDSCAPE PLANT MATERIALS. MAKE WEEKLY INSPECTIONS OF LANDSCAPE PLANT MATERIALS AND CHECK SOIL MOISTURE LEVELS (SEE ITEM E- WATERING) AND ADJUST WATERING TIMES AS NECESSARY TO PROVIDE OPTIMUM PLANT GROWTH AND WATER CONSERVATION. UNUSUAL VARIATIONS IN WEATHER MAY REQUIRE THE CONTROLLER WATERING TIMES BE ADJUSTED MORE OR LESS FREQUENTLY.
 - TWICE YEARLY: CHECK ALL QUICK COUPLERS AND MAKE ALL REPAIRS NECESSARY, AND REPAIR VALVE BOXES AS NECESSARY.
 - IN WINTER: COVER OR PROTECT ALL BACKFLOW DEVICES DURING FREEZING WEATHER.
 - DRIP MAINTENANCE CONSIDERATIONS: FILTER CLEANING AND FLUSHING SHOULD START OUT AS A MONTHLY PROCEDURE (MORE FREQUENTLY FOR DIRTY WATER SITUATIONS) AND ADJUST TIMING AS APPROPRIATE. VISUALLY CHECK FOR INDICATIONS OF PIPE BREAKS OR CLOGGED EMITTERS OR OUTLETS ON A REGULAR BASIS. DURING WINTER MONTHS, WHEN THE SYSTEM IS NOT IN USE, THE DRIP VALVES SHOULD BE RUN TWICE MONTHLY FOR A 2-4 MINIMUM MINUTE PERIOD (EXCEPT IN FREEZING AREAS).
 - PRUNING: PRUNE SHRUBS AND TREES TO ENHANCE THEIR NATURAL SHAPE, DEVELOP PROPER LIMB AND BRANCH STRUCTURES, KEEP CLEAR OF TRAFFIC, AND REMOVE DISEASED, INJURED, AND DEAD WOOD IN THE FALL. IN PRUNING OR EDGING, DO NOT SHEAR OR CREATE VERTICAL EDGES. PRUNE AND REMOVE DEAD FLOWERS FROM PERENNIALS, SUCH AS AGAPANTHUS AND HEMEROCALLIS, AS NEEDED TO KEEP THEM LOOKING GOOD. PRUNE TREES FOR PROPER FORM AND TO ELIMINATE DEAD, CROSSING OR BROKEN BRANCHES. DO NOT ALLOW TREES TO BECOME TOP HEAVY. PRUNE AS NEEDED TO ALLOW WIND PENETRATION THROUGH CANOPY. ALL TREE PRUNING SHALL BE DONE UNDER THE GUIDANCE OF A CERTIFIED ARBORIST FOLLOWING NURSERYMAN ASSOCIATION APPROVED PRUNING STANDARDS.
 - BARK MULCH: TWICE YEARLY ALL TREE AND SHRUB AREAS WITH BARK MULCH SHALL BE CHECKED AND MULCH ADDED AS NECESSARY TO RETAIN A MINIMUM 3" MULCH DEPTH.
 - STAKING: ADJUST OR REMOVE STAKES AS NECESSARY TO PROVIDE THE BEST GROWING ENVIRONMENT FOR THE TREES. DO NOT ALLOW ANY STAKES TO LEAN OR BECOME LOOSE SO AS NOT TO PROVIDE NECESSARY SUPPORT FOR THE TREES. REPLACE RUBBER TIES WHICH ARE BROKEN OR DAMAGED; DO NOT USE WIRE TIE TYPES. LOOSEN TIED AS NEEDED TO ALLOW FOR PROPER TRUNK GROWTH. TRIM TREE STAKES AS NECESSARY TO ELIMINATE RUBBING AGAINST TREE BRANCHES. REMOVE STAKES FROM TREES ONCE A STRONG TRUNK HAS DEVELOPED IN APPROXIMATELY 2 TO 3 YEARS AFTER INSTALLATION.
 - REPLACEMENT OF PLANTS: DEAD PLANTS AND THOSE IN A STATE OF DECLINE SHALL BE REPLACED. REPLACEMENT PLANTS SHALL BE OF SAME SIZE, CONDITION AND VARIETY AS ORIGINALLY CALLED OUT ON PLANTING PLANS.



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 FAX. 888.589.4937

PROJECT:

EDEN VILLAGE

HAYWARD, CALIFORNIA

IRRIGATION CALCULATIONS



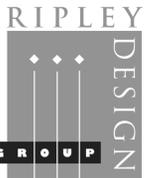
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 CHECKED BY: AMC

REVISIONS:

SHEET

LI3

OF 9 SHEETS



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PROJECT:

EDEN VILLAGE

HAYWARD, CALIFORNIA

TREE MITIGATION PLAN LOTS 14-18



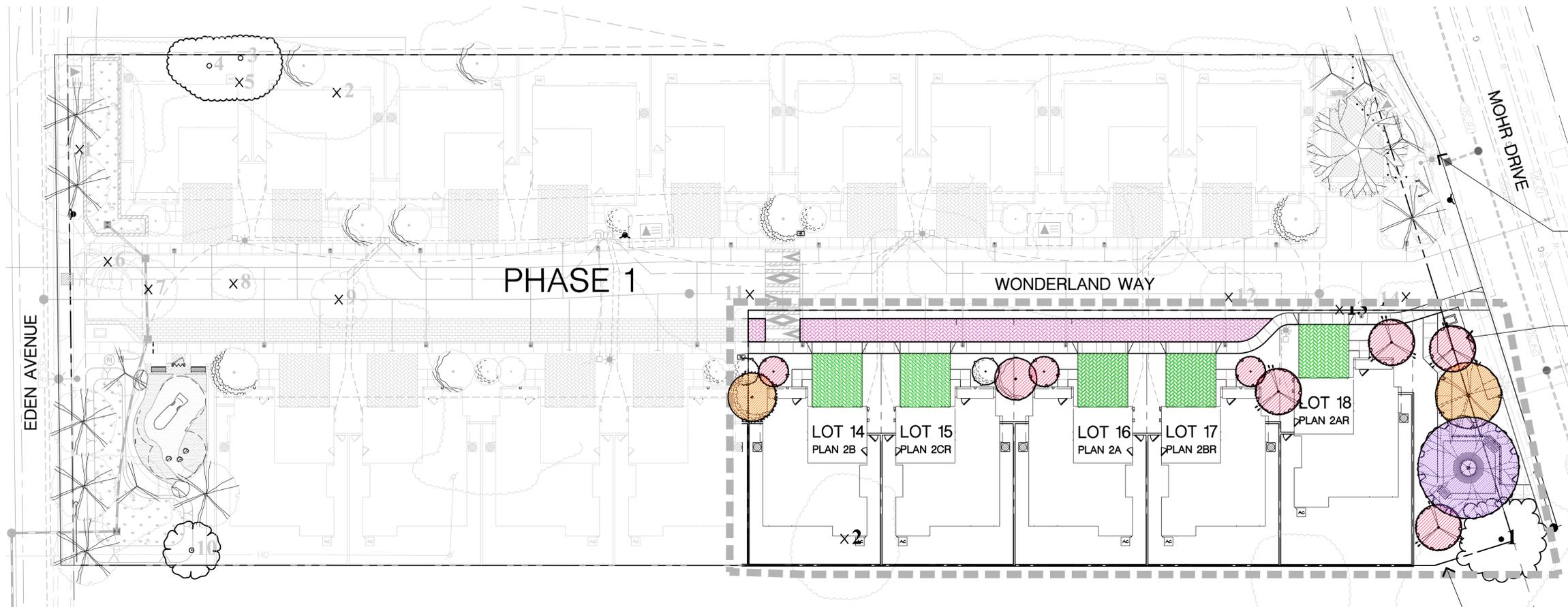
PROJECT #:
DATE: APR. 29, 2019
SCALE: 1"=20'
DRAWN BY: TV
CHECKED BY: AMC

REVISIONS:

SHEET

LP1

OF 9 SHEETS



POINT OF CONNECTION:
1" IRRIGATION WATER METER, PER EDEN VILLAGE PHASE I

PROPOSED TREE, 48" BOX, TYPICAL

PROPOSED TREE, 36" BOX, TYPICAL

LEGEND

PERMEABLE PAVING:
DRIVEWAYS - to be Hydro-Flo Technology Pavers or equal
Area = 1,602 sf

SPECIAL PAVING: to be Hydro-Flo Technology Pavers or equal
Area = 1,200 sf

BIORETENTION AREA:
PER CIVIL'S PLAN
Area = 825 sf

TREE UPGRADES:

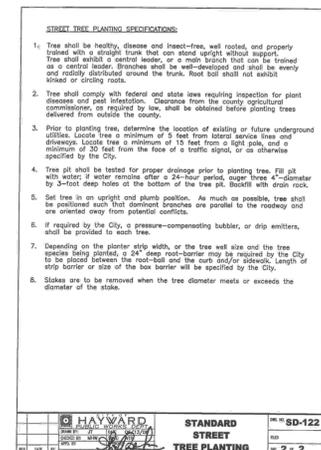
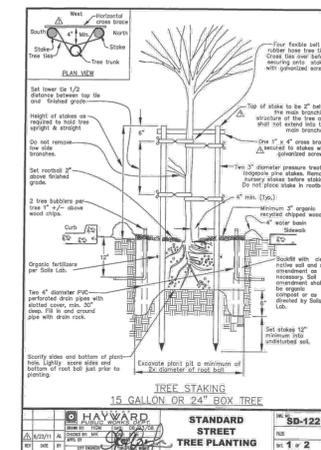
PROPOSED TREE - 36" BOX

PROPOSED TREE - 48" BOX

PROPOSED TREE - 72" BOX

PRELIMINARY TREE PALETTE

BOTANICAL NAME	COMMON NAME	SIZE	WATER USE
EXISTING TREES TO BE REMOVED			
X	TREES		
CERCIS OCCIDENTALIS	WESTERN REDBUD	36" BOX	LOW
GINKGO 'PRINCETON SENTRY'	MAIDENHAIR TREE	36" BOX	MEDIUM
LAGERSTROMIA 'ACOMA'	CRAPE MYRTLE	24" BOX	LOW
MELALEUCA LINARIFOLIA	FLAXLEAF PAPERBARK	36" BOX	LOW
NYSSA SYLVATICA	BLACK GUM	48" BOX	LOW
PISTACIA CHINENSIS	CHINESE PISTACHE	48" BOX	LOW
QUERCUS AGRIFOLIA	COAST LIVE OAK	72" BOX	LOW

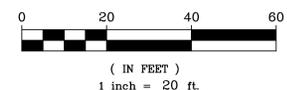


A STANDARD STREET TREE PLANTING



PHASE ONE: LOT 1-13
PHASE TWO: LOT 14-18

GRAPHIC SCALE



TREE NO.	SPECIES	COMMON NAME	SIZE	SYMBOL	PROPOSED ACTION	VALUE
1	ROBINIA PSEUDOACACIA	LOCUST	63" DIA.	O	PRESERVE	\$2,050.00
2	PRUNUS DULCIS	WILLOW	40" DIA.	X	REMOVE	\$2,050.00

TOTAL REMOVED: \$2,050.00

NOTES:
ALL 24" BOX TREES AND SMALLER TO BE STAKED PER CITY STANDARD, DETAIL A, THIS SHEET.
ALL 36" BOX TREES AND LARGER TO BE STAKED PER DETAIL B, SHEET LP2.

TREE MITIGATION MEASURES CHART

COST OF MATERIALS- TREE UPGRADES	15 Gallon	24" BOX	36" BOX	48" BOX	60" BOX	COST OF UPGRADE	PROPOSED QTY	COST OF IMPROVEMENT
Upsize 15 Gallon Trees to 36" Box Trees	\$70.00		\$500.00			\$430.00	8	\$3,440.00
Upsize 24" Box Trees to 48" Box Trees		\$150.00		\$1,800.00		\$1,650.00	2	\$3,300.00
Upsize 15G Trees to 60" Box Trees	\$70.00				\$4,000.00	\$3,930.00	1	\$3,930.00
TOTAL MATERIAL UPGRADES=								\$10,670.00
TOTAL PROPOSED MITIGATION COSTS = \$10,670.00								



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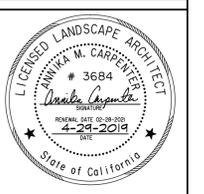
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PROJECT:
EDEN VILLAGE

HAYWARD, CALIFORNIA

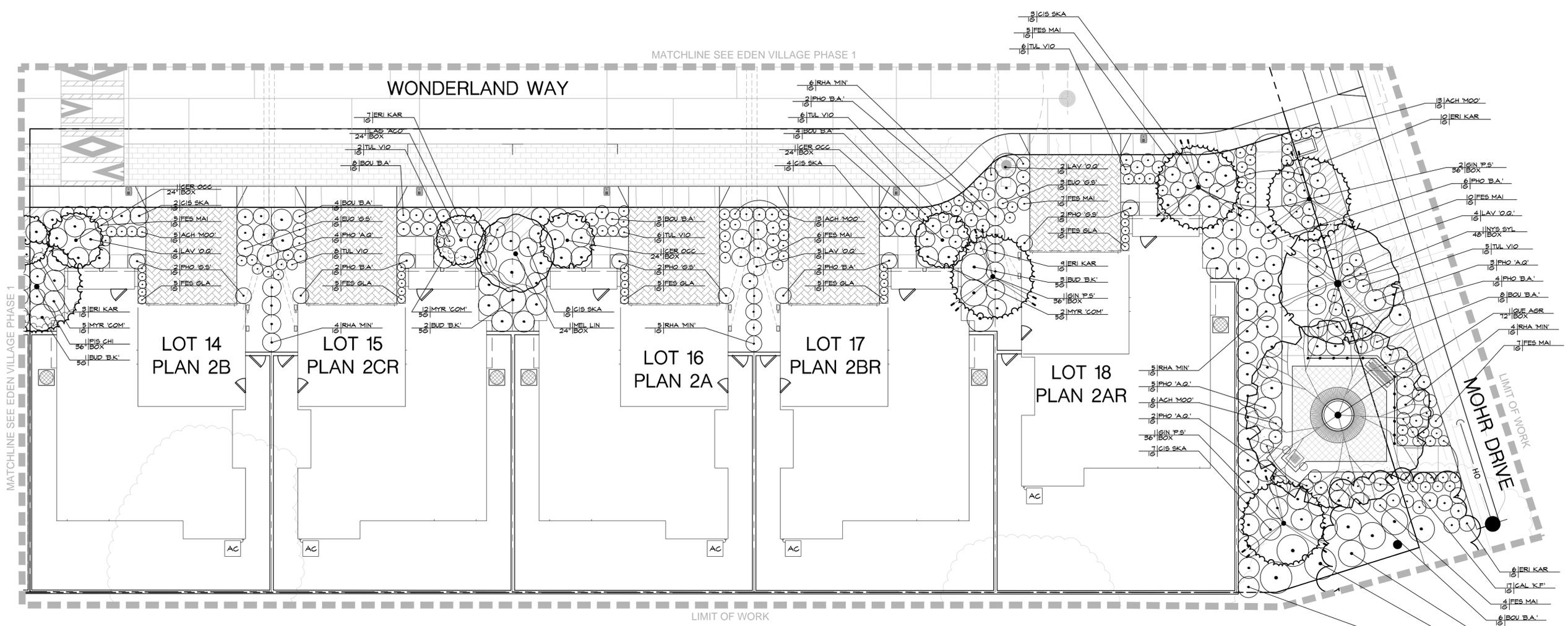
PLANTING PLAN LOTS 14-18



PROJECT #:
DATE: APR. 29, 2019
SCALE: 1"=10'
DRAWN BY: TV
CHECKED BY: AMC

REVISIONS:

SHEET
LP2
OF 9 SHEETS

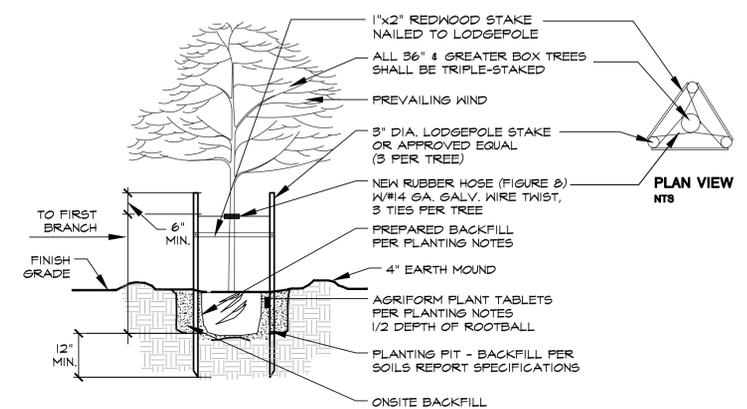
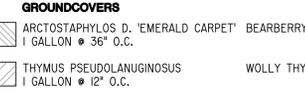


PLANTING NOTES

- THE CONTRACTOR SHALL MAINTAIN A QUALIFIED SUPERVISOR ON THE SITE AT ALL TIMES DURING CONSTRUCTION THROUGH COMPLETION OF PICK-UP WORK.
- THE CONTRACTOR SHALL FURNISH AND PAY FOR ALL FORMS OF PLANT MATERIALS AND SPECIFIED INSTALLATIONS, INCLUDING FLATTED GROUNDCOVER.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATION AND STAKING ALL SEWER, UTILITY AND WATER MAIN LINES PRIOR TO PLANTING. LANDSCAPE CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR ANY COSTS INCURRED DUE TO DAMAGE AND REPLACEMENT OF SAID UTILITIES. CALL COMMON GROUND ALLIANCE (CGA) AT 811 TO LOCATE AND MARK UTILITIES PRIOR TO EXCAVATION.
- SOIL PREPARATIONS: GROUNDCOVER AND TURF AREAS SHALL BE CROSSRIPPED OR TILLED TO A DEPTH OF NINE (9) INCHES. THE AMENDMENT SHALL BE UNIFORMLY BROADCAST PER 1,000 S.F. AND THOROUGHLY INCORPORATED TO A DEPTH OF 9" BY MEANS OF ROTOTILLER OR EQUAL. THE FOLLOWING FORMULA SHALL BE USED FOR BIDDING PURPOSES ONLY:
6 CU.YDS. COMPOST
35 LBS. 6-20-20 COMMERCIAL FERTILIZER
50 LBS. IRON SULFATE (20% Fe)
- BACKFILL FOR TREES AND SHRUBS: THE PLANTING PITS FOR TREES AND SHRUBS SHALL BE EXCAVATED TO TWICE THE DIAMETER AND TO THE DEPTH OF THE ROOTBALL. ON SITE SOIL SHALL BE USED FOR BACKFILL PURPOSES. THE FOLLOWING MIX SHALL BE USED FOR BIDDING PURPOSES ONLY:
6 PARTS BY VOLUME ON SITE SOIL
4 PARTS BY VOLUME ORGANIC AMENDMENT PER ABOVE
2LB./CU.YD. OF MIX 6-20-20
2LB./CU.YD. OF MIX IRON SULFATE PER CU.YD. OF MIX
- ALL SOIL AMENDMENTS SPECIFIED ARE FOR BIDDING PURPOSES ONLY. ONCE SITE HAS BEEN ROUGH GRADED, CONTRACTOR SHALL OBTAIN A SOILS REPORT FROM WAIPOINT ANALYTICAL, CALIFORNIA, INC. (408-727-0350) FOR SOIL AMENDMENTS. CONTRACTOR TO SUBMIT ONE COPY OF THE SOILS REPORT TO THE CITY, ONE COPY TO THE OWNER, AND ONE COPY TO THE LANDSCAPE ARCHITECT FOR USE IN PROVIDING UPDATED IRRIGATION SCHEDULING RECOMMENDATIONS TO BE INCLUDED PRIOR TO APPROVAL OF CERTIFICATE OF COMPLIANCE. CONTRACTOR SHALL FOLLOW THE SOIL PREPARATION AND BACKFILL MIX PER THE REPORT.
- ALL 5 GALLON SHRUBS SHALL RECEIVE TWO (2) 21 GRAM AGRIFORM PLANTING TABLETS, ALL 15 GALLON TREES SHALL RECEIVE FOUR (4) 21 GRAM AGRIFORM PLANTING TABLETS AND ALL BOX TREES SHALL RECEIVE EIGHT (8) 21 GRAM AGRIFORM TABLETS.
- ALL SHRUB AND GROUNDCOVER PLANTING AREAS SHALL BE MULCHED TO A MINIMUM DEPTH OF 3". MULCH TO BE RECYCLED WOOD WASTE, COLOR TO BE BLACK, 1/2" TO 1" DIAMETER FROM WASTE MANAGEMENT, INC., SACRAMENTO, (916-452-0142).
- CONTRACTOR SHALL SPRAY ALL EXISTING WEEDS IN PLANTING AREAS PRIOR TO RIPPING AND APPLY PRE-EMERGENT TO ALL SHRUB AREAS AFTER PLANTING.
- CONTRACTORS SHALL APPLY FERTILIZER AND PRE-EMERGENT AT END OF MAINTENANCE PERIOD.
- LANDSCAPE ARCHITECT AND/OR OWNER RESERVES THE RIGHT TO SELECT OR REJECT ANY OR ALL PLANT MATERIAL.
- FOR 24" BOX TREES OR SMALLER REFER TO TREE PLANTING/STAKING DETAIL A, SHEET LPL. FOR 36" BOX TREES OR LARGER REFER TO TREE PLANTING/STAKING DETAIL B, SHEET LP2.
- THIS PLAN COMPLIES WITH THE CRITERIA OF THE CITY'S WATER EFFICIENT LANDSCAPE ORDINANCE AND APPLIES THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.

PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE	SPACING	MATURE (HEIGHT/WIDTH)	QUANTITY
TREES							
CER OCC	CERCIS OCCIDENTALIS	WESTERN REDBUD	36" BOX	LOW	18	18'/18'	3
GIN 'P.S'	GINKGO BILOBA 'PRINCETON SENTRY'	MAIDENHAIR TREE	36" BOX	MEDIUM	30'	50'/30'	4
LAG 'ACO'	LAGERSTROMIA 'ACOMA'	CRAPE MYRTLE	24" BOX	LOW	8'	8'/8'	1
MEL LIN	MELALEUCA LINARIFOLIA	FLAXLEAF PAPERBARK	36" BOX	LOW	25'	30'/25'	1
NYS SYL	NYSSA SYLVATICA	BLACK GUM	48" BOX	LOW	30'	50'/30'	1
PIS CHI	PISTACIA CHINENSIS	CHINESE PISTCHE	48" BOX	LOW	25'	25'/25'	1
QUE AGR	QUERCUS AGRIFOLIA	COAST LIVE OAK	72" BOX	LOW	30'	30'/30'	1
SHRUBS							
ACH 'MOO'	ACHILLEA 'MOONSHINE'	YARROW	1 GAL	LOW	1'	2'/1'	37
BOU 'B.A'	BOUTELOUA G. 'BLONDE AMBITION'	GRAMA GRASS	1 GAL	LOW	2'	2'/2'	35
BUD 'B.K'	BUDDLEJA DAVIDII 'BLACK KNIGHT'	PURPLE BUTTERFLY BUSH	5 GAL	LOW	6'	8'/6'	9
CAL 'K.F'	CALAMAGROSTIS x A. 'KARL FOERESTER'	FEATHER REED GRASS	1 GAL	LOW	2'	7'/2'	17
CIS SKA	CISTUS SKANBERGII	PINK CORAL ROCKROSE	1 GAL	LOW	3'	3'/3'	24
ERI KAR	ERIGERON KARWINKIANUS	SANTA BARBARA DAISY	1 GAL	LOW	3'	20'/3'	35
EUO 'G.S'	EUONYMUS J. 'GREEN SPIRES'	GREEN SPIRES	1 GAL	LOW	2'	6'/2'	6
FES GLA	FESTUCA GLAUCA	BLUE FESCUE	1 GAL	LOW	10"	10"/10"	25
FES MAI	FESTUCA MAIREI	MAIRE'S FESCUE	1 GAL	LOW	3'	3'/3'	44
LAV 'O.O'	LAVANDULA STOECHES 'OTTO QUAST'	SPANISH LAVANDER	1 GAL	LOW	3'	3'/3'	15
MYR 'COM'	MYRTUS C. 'COMPACTA'	DWARF MYRTLE	5 GAL	LOW	4'	4'/4'	47
PHO 'A.Q'	PHORMIUM 'APRICOT QUEEN'	NEW ZEALAND FLAX	1 GAL	LOW	4'	4'/4'	14
PHO 'B.A'	PHORMIUM T. 'BLACK ADDER'	NEW ZEALAND FLAX	1 GAL	LOW	4'	2.5'/4'	16
PHO 'G.S'	PHORMIUM T. 'GOLDEN SWORD'	NEW ZEALAND FLAX	1 GAL	LOW	4'	4'/4'	6
RHA 'MIN'	RHAPHOLEPIS UMBELLATA 'MINOR'	DWARF YEDDO HAWTHORN	1 GAL	LOW	3'	6'/3'	24
TUL VIO	TULBAGHIA VIOLACEA	SOCIETY GARLIC	1 GAL	LOW	1'	2'/1'	33
GROUNDCOVERS							
ARCTOSTAPHYLOS D.	ARCTOSTAPHYLOS D. 'EMERALD CARPET'	BEARBERRY	1 GALLON @ 36" O.C.	LOW	38	38	1
THYMUS PSEUDOLANUGINOSUS	THYMUS PSEUDOLANUGINOSUS	WOLLY THYME	1 GALLON @ 12" O.C.	LOW	148	148	1



NOTE:
1. ROOT CONTROL PLANTER BOXES SHALL BE REQUIRED ON ALL STREET TREES. EWING STANDARD PLANTER, UNIVERSAL PLANTER, ROOT BARRIER UB-24-2 OR EQUAL MAY BE USED CENTERED ON TREE.
2. ALL HARDWARE TO BE GALVANIZED PER CITY STANDARDS.

B STREET TREE STAKING DETAIL
36" BOX & GREATER
SCALE: 1/2" = 1'-0"
024 - TreeStaking



PHASE ONE: LOT 1-13
PHASE TWO: LOT 14-18



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PROJECT:

EDEN VILLAGE

HAYWARD,
CALIFORNIA

**PARKLET
LANDSCAPE
DIAGRAM**



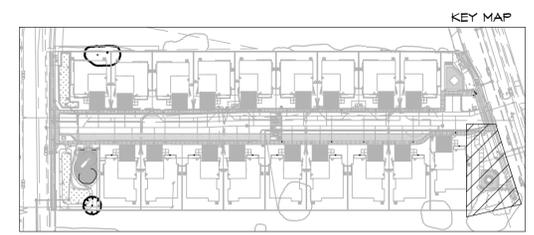
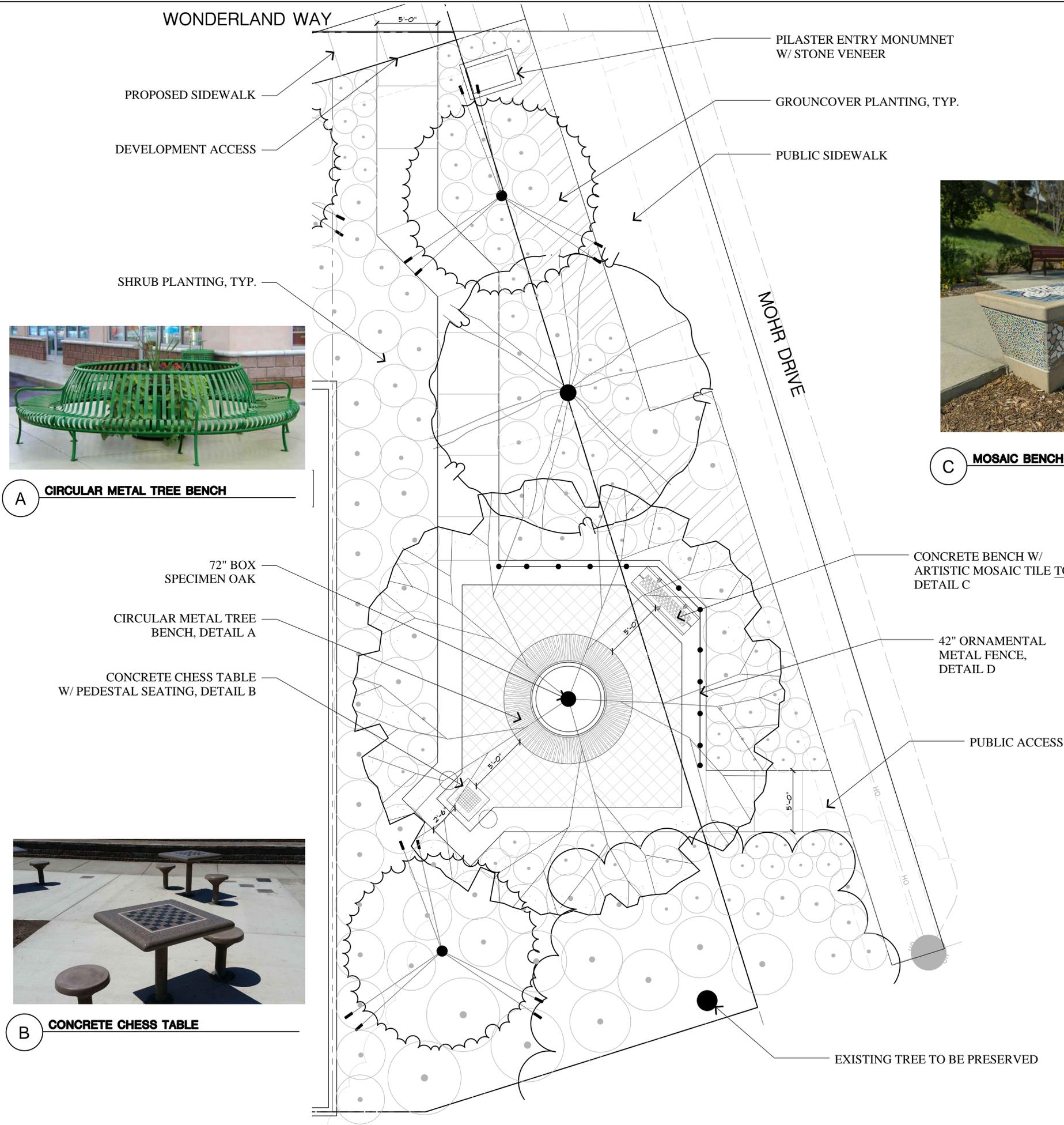
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CHECKED BY: AMC

REVISIONS:

SHEET

LD1

OF 9 SHEETS



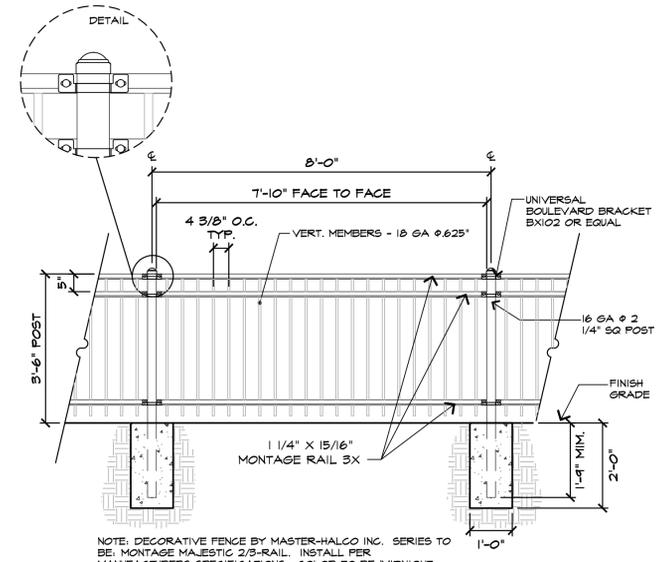
A CIRCULAR METAL TREE BENCH



B CONCRETE CHESS TABLE

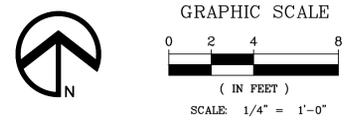


C MOSAIC BENCH



D ORNAMENTAL STEEL FENCE SCALE: 1/2"=1'-0"

NOTE:
THIS IS JUST AN ENLARGEMENT SHEET FOR INFORMATIONAL USE ONLY. ALL THE INFORMATION HEREIN IS ALREADY THOROUGHLY REPRESENTED IN THE LANDSCAPING PLAN SET.





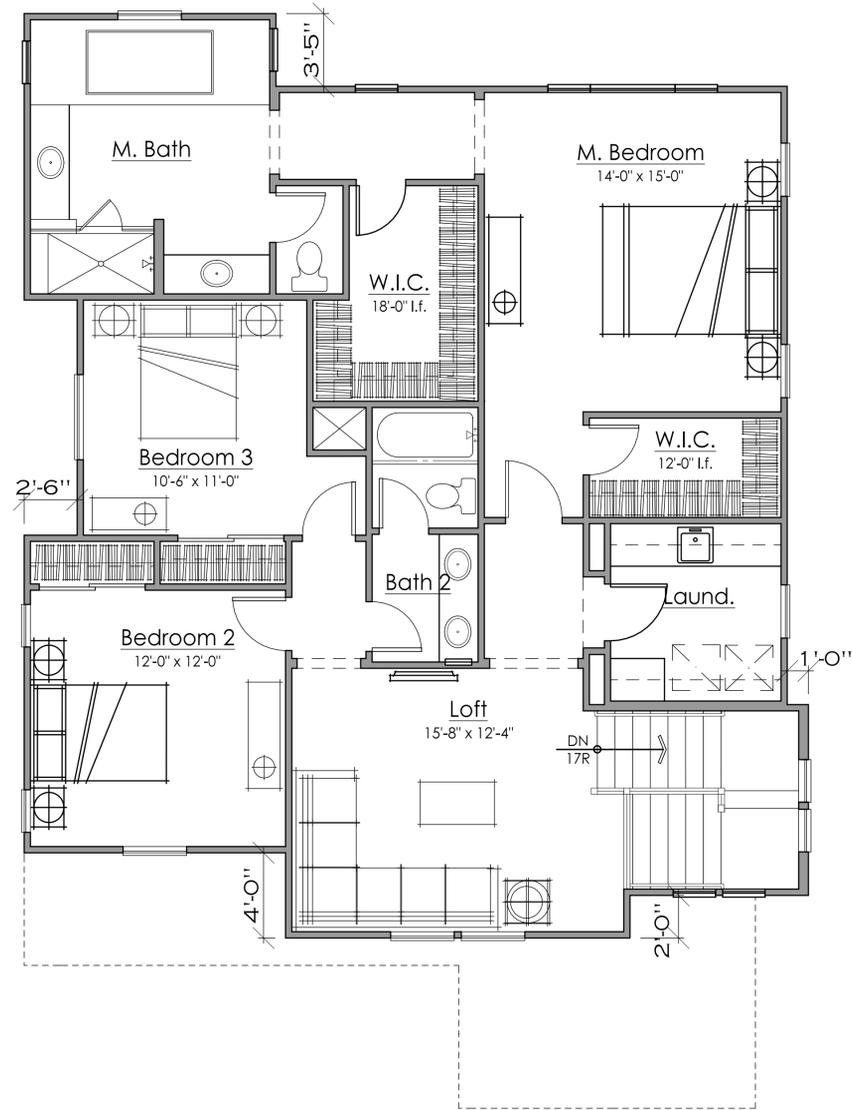
ELEVATION '2A' - Farmhouse



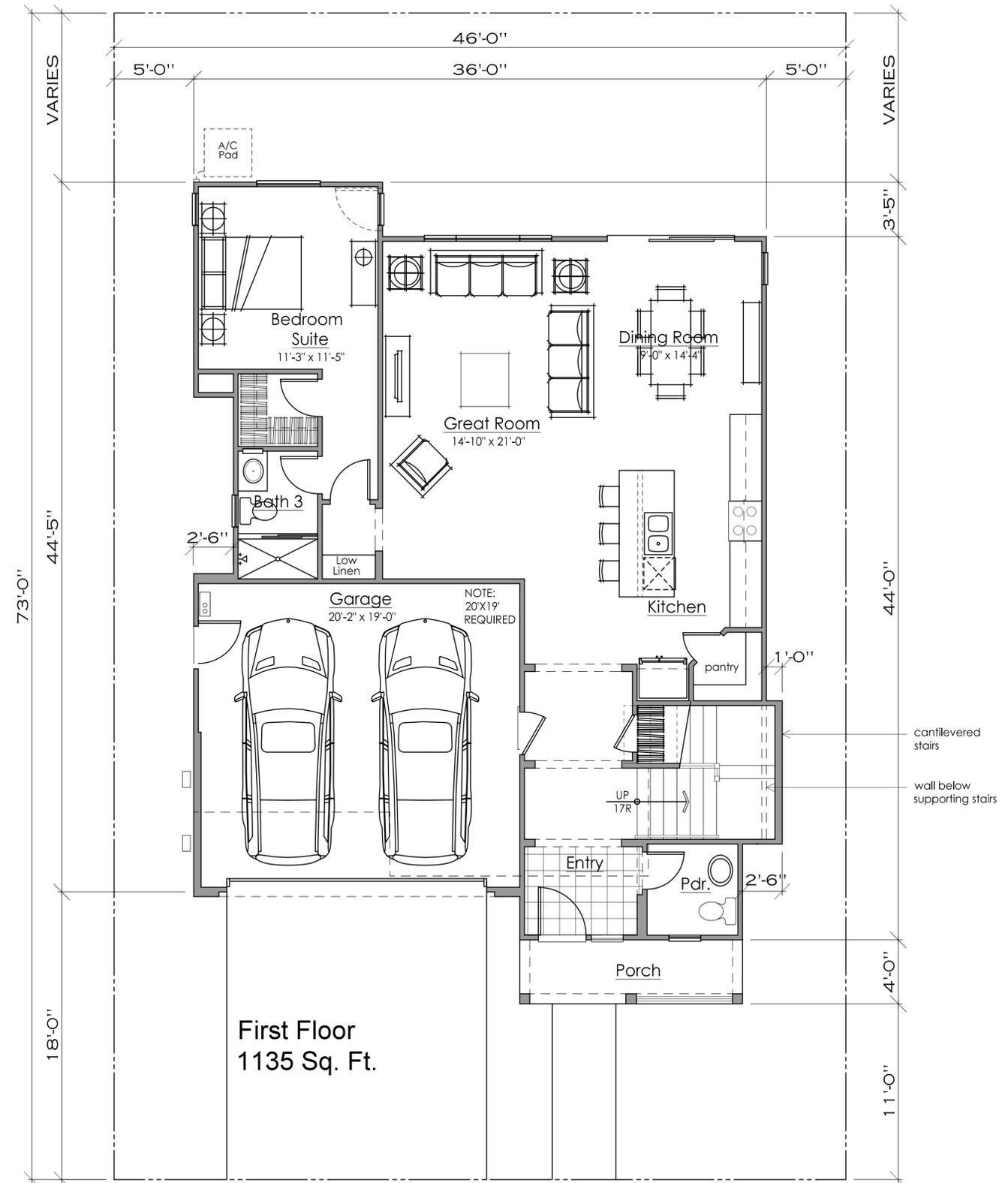
ELEVATION '2B' - Cottage



ELEVATION '2C' - Craftsman



Second Floor
1338 Sq. Ft.



First Floor
1135 Sq. Ft.



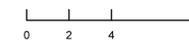
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EDEN VILLAGE
HAYWARD, CA

#2018-0640

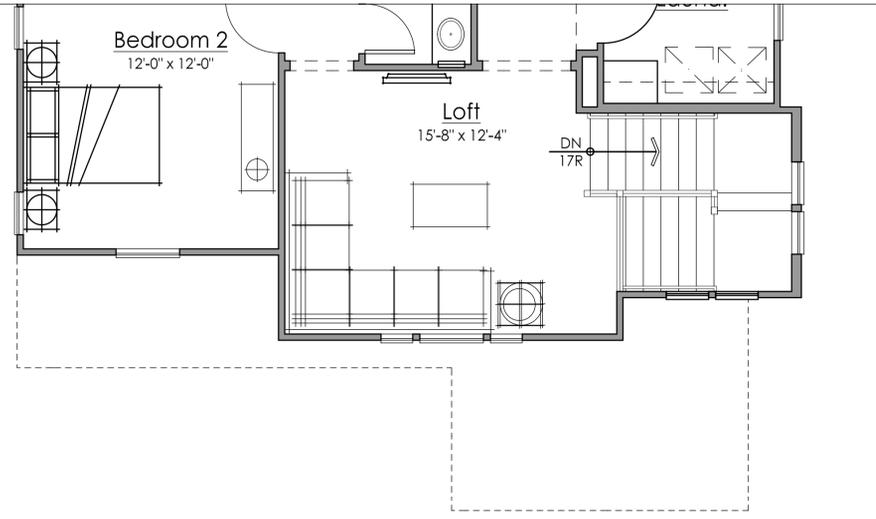
SCHEMATIC DESIGN
09-13-2018



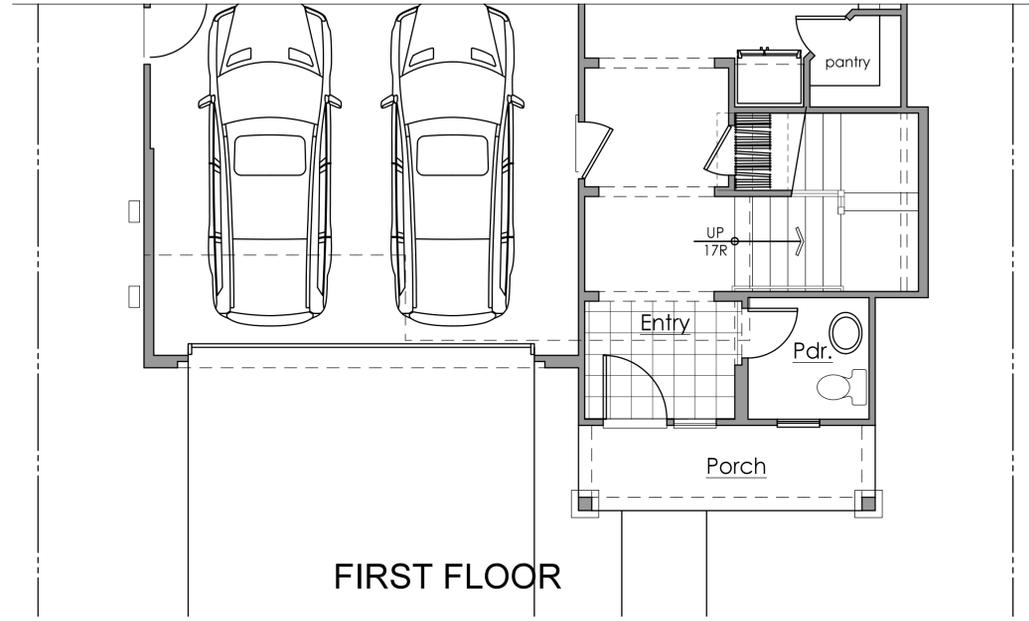
4 Bedrooms + Loft
3.5 Baths
2473 Sq. Ft.

PLAN 2A
FLOOR PLAN

A2.1

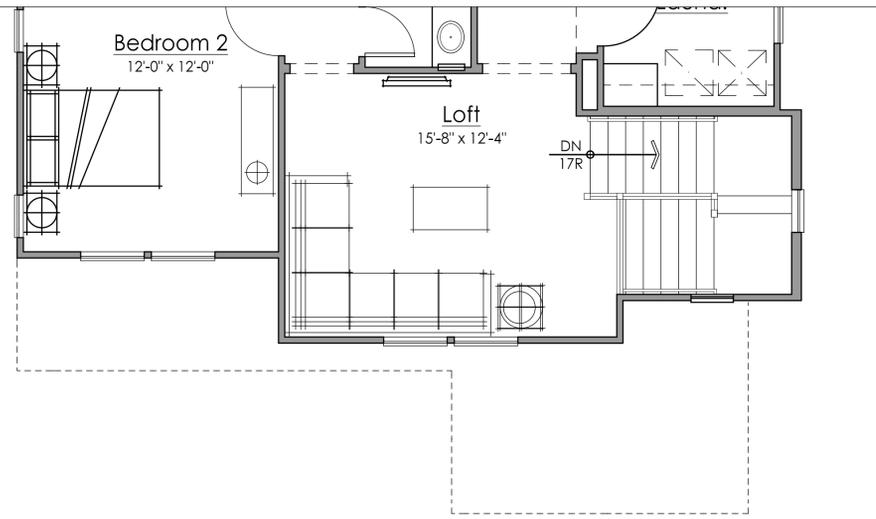


SECOND FLOOR

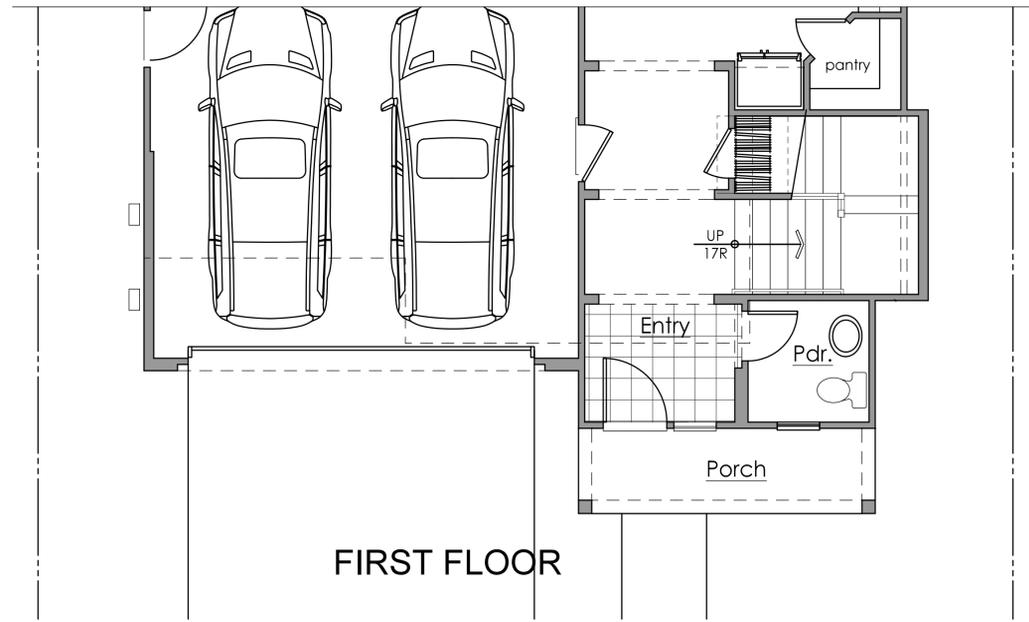


FIRST FLOOR

PLAN 2C ADDENDA



SECOND FLOOR



FIRST FLOOR

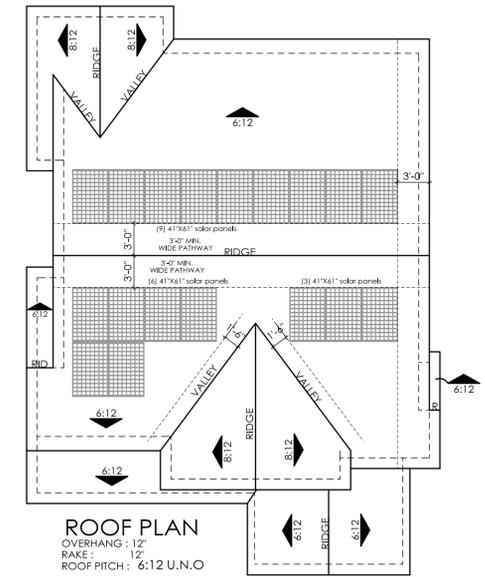
PLAN 2B ADDENDA

- 2A - FARMHOUSE
 Material Legend:
 Flat Concrete Tile Roofing
 Stucco Finish
 Cementitious Board & Batt Sidng / Lap Siding
 Shutters
 Decorative Railing & Wood Posts
 Enhanced Sills
 1x Stucco Finish Trim



ELEVATION '2A' - Farmhouse

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



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

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



RIGHT

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



REAR

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



LEFT

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



RIGHT AT ENHANCED LOT 18

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



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EDEN VILLAGE
 HAYWARD, CA

#2018-0640

SCHEMATIC DESIGN
 09-13-2018

0 2 4 8

PLAN 2A EXTERIOR ELEVATIONS

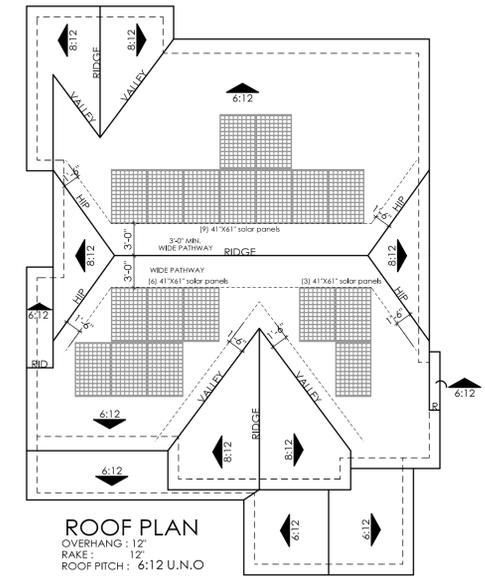
A2.2

- 2B - COTTAGE
 Material Legend:
 Flat Concrete Tile Roofing
 Stucco Finish
 Cementitious Siding / Shingles
 Shutters
 Decorative Wood Posts & Kickers
 Enhanced Sills
 1x Stucco Finish Trim



ELEVATION '2B' - Cottage

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



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

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



RIGHT

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



REAR

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



LEFT

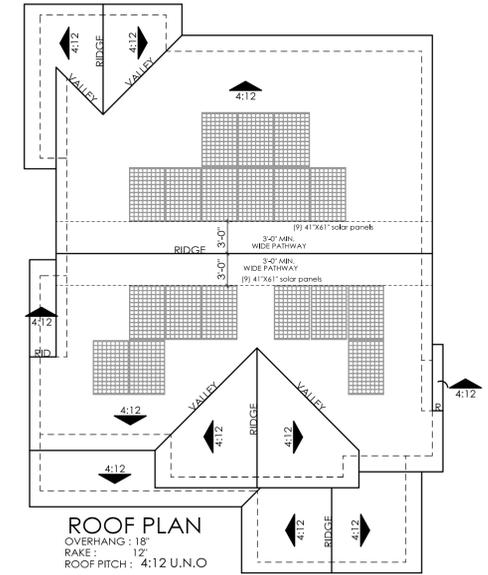
Scale: 1/8" = 1'-0"
 0 4 8 16

- 2C - FRENCH
 Material Legend:
 Flat Concrete Tile Roofing
 Stucco Finish
 Stone Veneer
 Shutters
 Decorative Wood Posts & Kickers
 Enhanced Sills
 1x Stucco Finish Trim



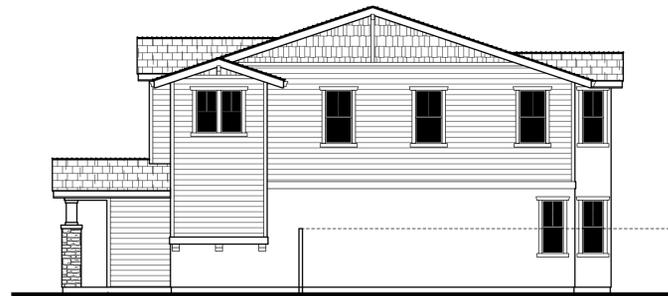
ELEVATION '2C' - Craftsman

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



ROOF PLAN
 OVERHANG: 18"
 RAKE: 12"
 ROOF PITCH: 4:12 U.N.O.

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



RIGHT

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



REAR

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



LEFT

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