

# RUSSELL WAY GARDEN

1289 RUSSELL WAY  
HAYWARD, CA

**PROJECT DESCRIPTION:**  
3 STORY 14 UNIT  
APARTMENT BUILDING WITH COVERED GARAGE

**DEFERRED SUBMITTAL:**  
FIRE SPRINKLER SYSTEM NFPA13R  
FIRE ALARM  
SUBMIT SHOP DRAWINGS FOR APPROVAL

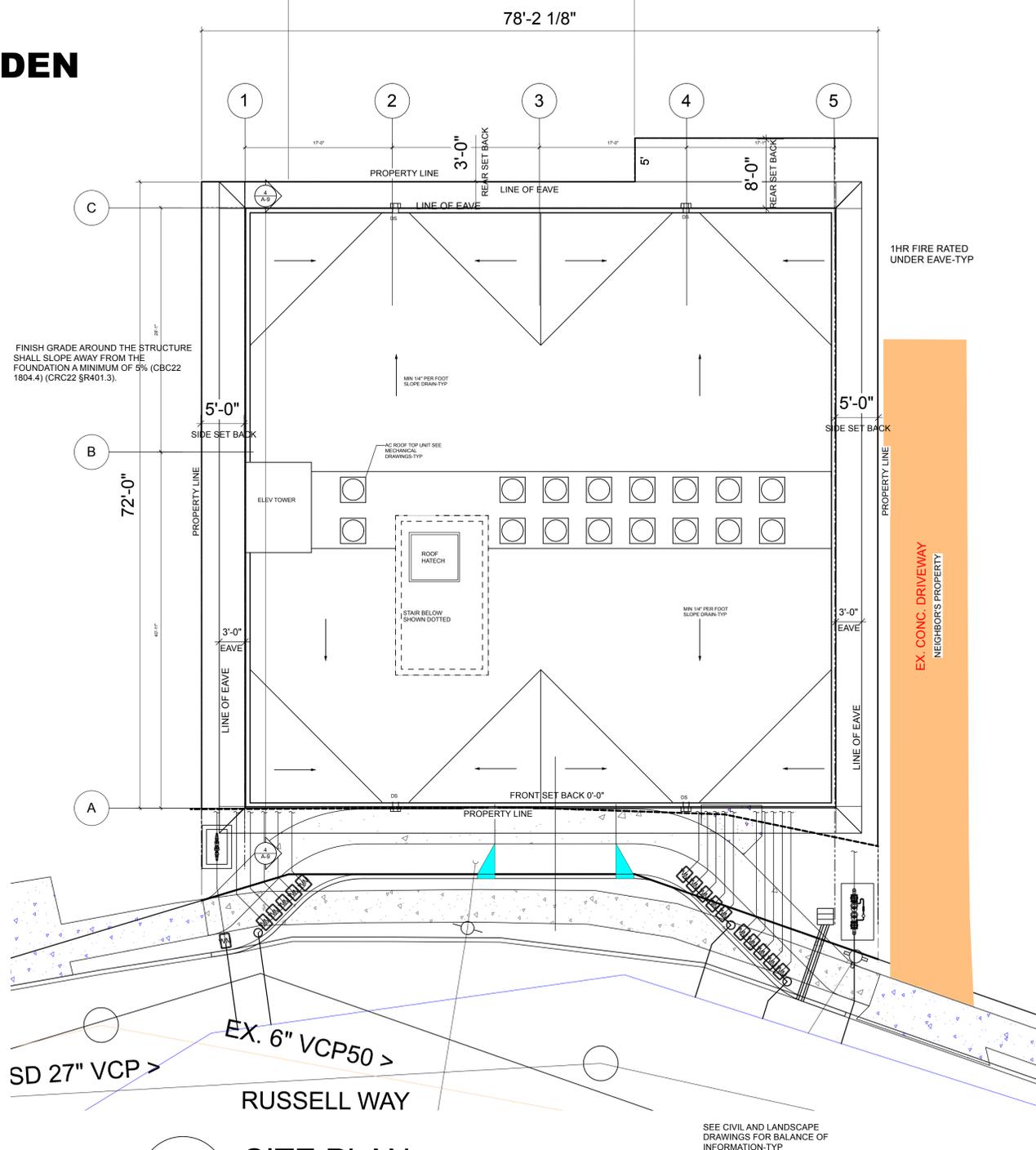
## Project Summary for Russell Way Gardens

Item	Required	Proposed
Lot size	Width 50 ft x 100 ft deep	Width 78 feet x 90 feet suggested we move 7ft 6 inches back with no setback in front
Zoning	Urban Neighborhood	Urban Neighborhood
Set back	5 feet across the perimeter of the building except the back can be 0 feet.	Sides 5 feet, front 0 feet, back 3 feet. City mitigation for any future 40-50 yr erosion and street expansion requires no front setback
Density	4.8 to 13.2 units	13 plus 1 add'l unit is requested per SDBL
Floor Area	Empty Lot	Floor area One Bedrm 466 sq feet x 10= 4666 sq feet 2 Bedrm 533 sq feet x 3=1601 sq feet ADA unit 662 Total Living area=7056 sq feet SEE SHEET A-4 FOR CALC Parking and drive way 4700 sq feet Floor Area= 4700x2=9400 sq feet FAR=9400/6556=1.43 OK
Height Limit	30 feet	30 feet
Parking	17 spaces	7 spaces Asking for 1 concession for Parking
Bicycle Parking	Long Term 4 Short Term 2	Long Term 4 Short Term 2 minimum

Waivers	0 Waivers	We will require several waivers allowed by the State Density Bonus Waiver Law: a) Front Setback 0 feet versus 5 feet. City asked for 7.5 feet to widen road and mitigate creek erosion. b) Multiplex Large Building type, our lot is 78x90 versus 50x150 c) Façade Zone- we will probably need a waiver d) Architectural Features we might need a waiver even though Juliet balconies are decorative not real stand up balcony e) Frontage Type, we will probably need a waiver for this
Affordability	1 very low income unit	1 very low income unit
Building Type	Garage Concrete Type I Building Type V	Garage Concrete Type I Building Type V
Water Pressure	12 inch pipe per Tay Nguyen and City of Hayward water plans	Paid \$362 to confirm fire-hydrant water flow should be over 1500gpm since on same block new construction shows new fire hydrant 1750gpm-at 20psi =2700gpm
Fence Height	0 required	5feet 10 inches on the sides, on the back existing fence to stay at 6 feet

Lot Coverage	81%	84% because City of Hayward asked for a 7ft 6 in setback therefore the building in front has no setback making the lot coverage larger
Required Fire Flow	950 GPM because garage is concrete requires only 325gpm because of sprinklers in garage and top 2 floors require 625gpm sum Total= 950GPM	2885 GPM being provided at 20 PSI from 12 inch pipe

FINISH GRADE AROUND THE STRUCTURE SHALL SLOPE AWAY FROM THE FOUNDATION A MINIMUM OF 5% (CBC22 1804.4) (CRC22 §R401.3).



1 **SITE PLAN**  
Scale: 1/8" = 1'-0"

**SUBMITTED ITEMS**  
1. APPROVED GRADING PLAN  
2. APPROVED LANDSCAPE PLAN  
3. APPROVED TRENCH PLAN AND APPROVED UTILITY CONNECTION PLAN

OCCUPANCY R-2 CONDO UNITS  
S-2 GARAGE  
TYPE OF CONSTRUCTION V-A IHR  
ROOF 3HR  
FIRE SPRINKLER NFPA 13R

### APPLICABLE CODES AND REGULATIONS

CALIFORNIA BUILDING CODE 2022CBC  
CALIFORNIA MECHANICAL CODE 2022CMC  
CALIFORNIA PLUMBING CODE 2022CPC  
CALIFORNIA ELECTRICAL CODE 2022CEC  
CALIFORNIA ENERGY CODE 2022CEC  
HAYWARD MUNICIPAL CODE  
CALIFORNIA GREEN CODE 2022CGC  
CALIFORNIA FIRE CODE 2022CFC

CRC IS NOT APPLIED FOR THIS PROJECT

**PROJECT DIRECTORY**  
OWNER: HARACIO WOOLCOTT  
1018 OAKLAND AVE, APT E,  
PIEDMONT, CA94611

ARCHITECT  
FUMIO SUDA ARCHITECT  
1522 WALNUT ST  
BERKELEY, CA94709

GOVERNMENT AGENCY  
CITY OF HAYWARD

### APPLICABLE CODES AND REGULATIONS

CALIFORNIA RESIDENTIAL CODE 2022CRC  
CALIFORNIA BUILDING CODE 2022CBC  
CALIFORNIA MECHANICAL CODE 2022CMC  
CALIFORNIA PLUMBING CODE 2022CPC  
CALIFORNIA ELECTRICAL CODE 2022CEC  
CALIFORNIA ENERGY CODE 2022CEC

**SHEET INDEX**  
A-0 TITLE SHEET  
SU-1 SURVEY PLAN  
A-001 SITE PLAN/FLOOR PLAN  
A-0.1 FIRE FLOW CALCULATION  
A-0.2 AREA CALCULATION  
A-0.3 AREA CALCULATION CONTINUED  
A-0.4 FENCE & BICYCLE PARKING

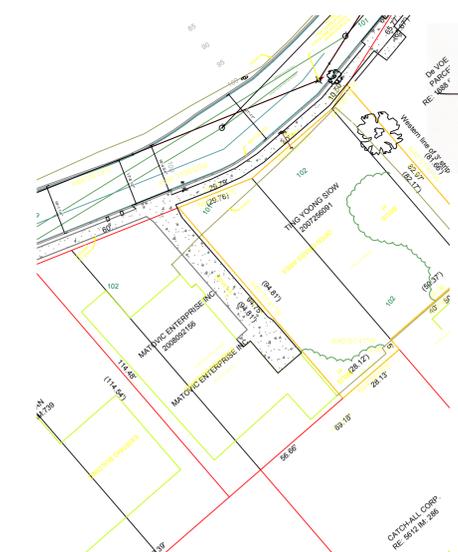
T-1 ARBORIST REPORT  
T-2 TREE ASSESSMENT  
T-3 TREE REPORT  
T-4 TREE REPORT  
T-5 TREE REPORT  
T-6 TREE REPORT  
T-7 MITIGATION  
L-1 LANDSCAPE PLAN  
L-2 HYDROZONE PLAN  
L-3 IRRIGATION PLAN  
L-4 DOCUMENTS

A-1 EGRESS DIAGRAM  
A-1.1 1ST FL PLAN  
A-1.2 2ND FL PLAN  
A-1.3 3RD FL PLAN  
A-1.4 ROOF PLAN  
A-2 DOOR AND WINDOW SCHEDULE

A-3.1 FRONT & RIGHT ELEVATIONS  
A-3.2 REAR & LEFT ELEVATIONS  
A-3.3 BUILDING SECTIONS

A-4 TYPICAL UNIT PLAN  
A-4.1 ADA UNIT PLAN

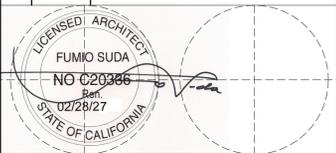
A-5.1 COLOR AND MATERIAL  
A-5.2 BICYCLE CAGE SPEC



2 **VICINITY MAP**  
Scale: 1/32" = 1'-0"

No.	Date	By	Revision Notes

No.	Date	Issue Notes



Design Firm  
**FUMIO SUDA ARCHITECT**  
1522 WALNUT ST, BERKELEY, CA94709

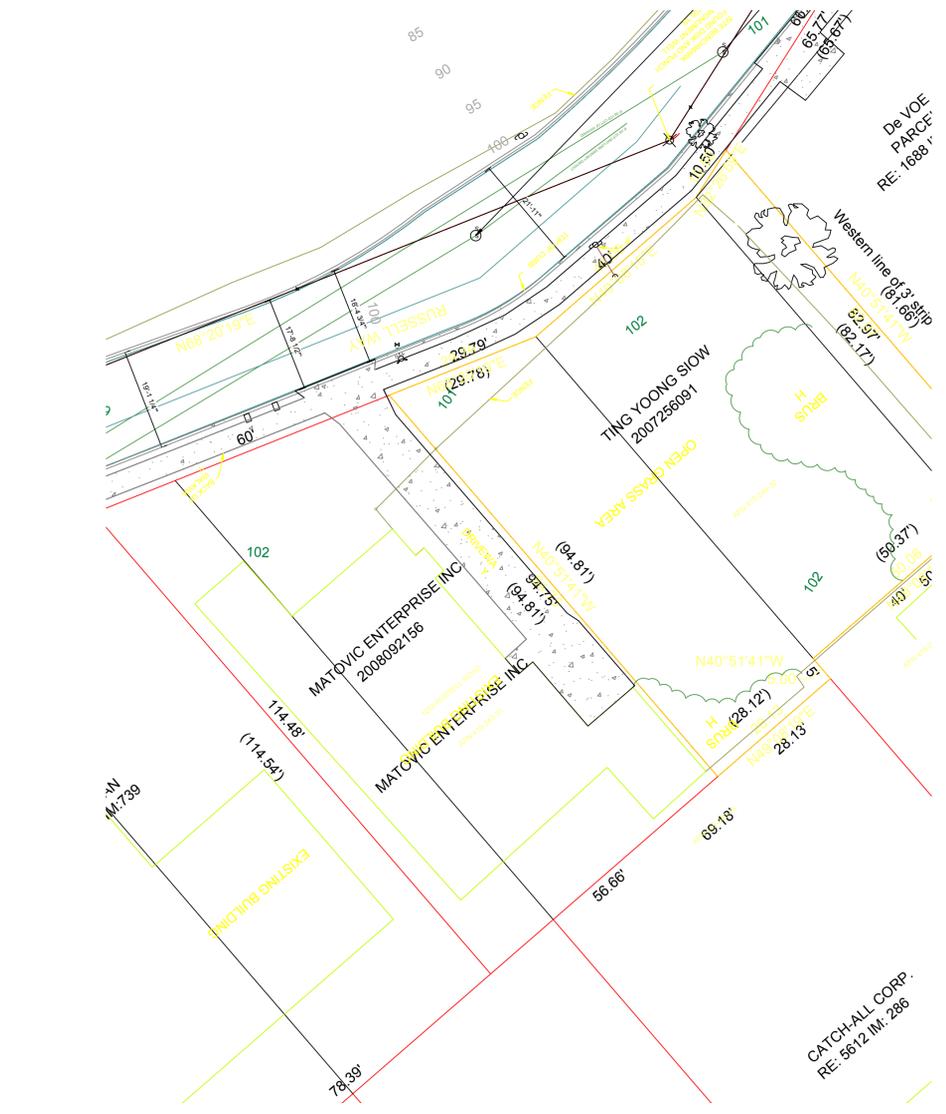
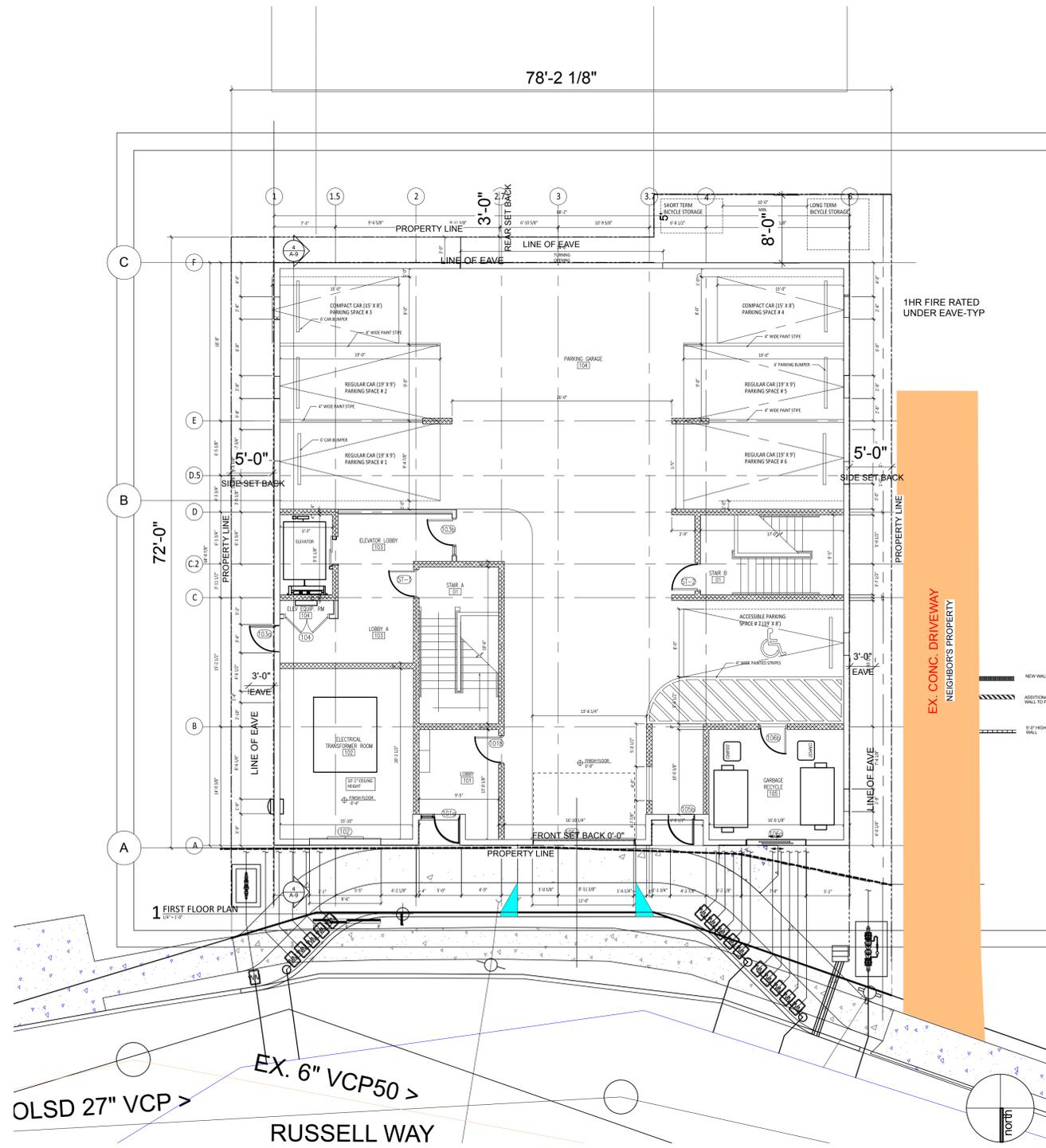
Consultant  
Consultant Name  
Consultant Address

Project Title  
**RUSSELL GARDEN**  
1289 RUSSELL WAY, HAYWARD, CA

Sheet Title  
**TITLE SHEET**

Project Manager FUMIO SUDA	Project ID 2022-513
Drawn By Drawn By FS	Scale 1:1
Reviewed By Reviewed By FS	Sheet No. A-0
Date 4/14/2024	of
CAD File Name	34





**1 SITE PLAN**  
Scale: 1/8" = 1'-0"

**SUBMITTED ITEMS**  
 1. APPROVED GRADING PLAN  
 2. APPROVED LANDSCAPE PLAN  
 3. APPROVED TRENCH PLAN AND APPROVED UTILITY CONNECTION PLAN

**APPLICABLE CODES AND REGULATIONS**  
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 CALIFORNIA MECHANICAL CODE 2022CMC  
 CALIFORNIA PLUMBING CODE 2022CPC  
 CALIFORNIA ELECTRICAL CODE 2022CEC  
 CALIFORNIA ENERGY CODE 2022CEC  
 CALIFORNIA GREEN CODE 2022CGC  
 CALIFORNIA FIRE CODE 2022CFC

CRC IS NOT APPLIED FOR THIS PROJECT

**2 VICINITY MAP**  
Scale: 1/16" = 1'-0"

No.	Date	By	Revision Notes

No.	Date	Issue Notes



Design Firm  
**FUMIO SUDA ARCHITECT**  
 1522 WALUT ST, BERKELEY, CA94709

Consultant  
 Consultant Name  
 Consultant Address

Project Title  
**RUSSELL GARDEN**  
 1289 RUSSELL WAY, HAYWARD, CA

Sheet Title  
**Site plan/1st Floor plan**

Project Manager FUMIO SUDA	Project ID 2022-513
Drawn By Drawn By FS	Scale 1:1
Reviewed By Reviewed By FS	Sheet No. <b>A-0.01</b>
Date 4/14/2024	of 34
CAD File Name	

### Fire Flow Calculation for Russell Way Gardens

Type V Construction for 2 upper floors area= 9200 square feet

Per Table B105.1 (1)

3601 sq ft or greater ½ value in Table B105.1(2) if with Sprinklers Flow Duration 1 hr.

Per Table B105.1(2) Square Feet

Type V-Ba 7701-9400 square feet 2500GPM for 2 hours

Therefore 2500gpm/2=1250 GPM required for 2 hours flow for the buildings 2 wood frame floors. So for 1 hour of fire suppression 1250gpm/2= 625GPM for 1 hour fire suppression

Concrete Garage with sprinklers 4745 square feet area

Type I- 4550 square feet 1500GPM required for 2 hours

Therefore 1500GPM/2 = 750GPM per 2 hour fire suppression

Or for 1 hour of fire suppression it requires 750GPM/2 or 325GPM for 1 hour fire suppression

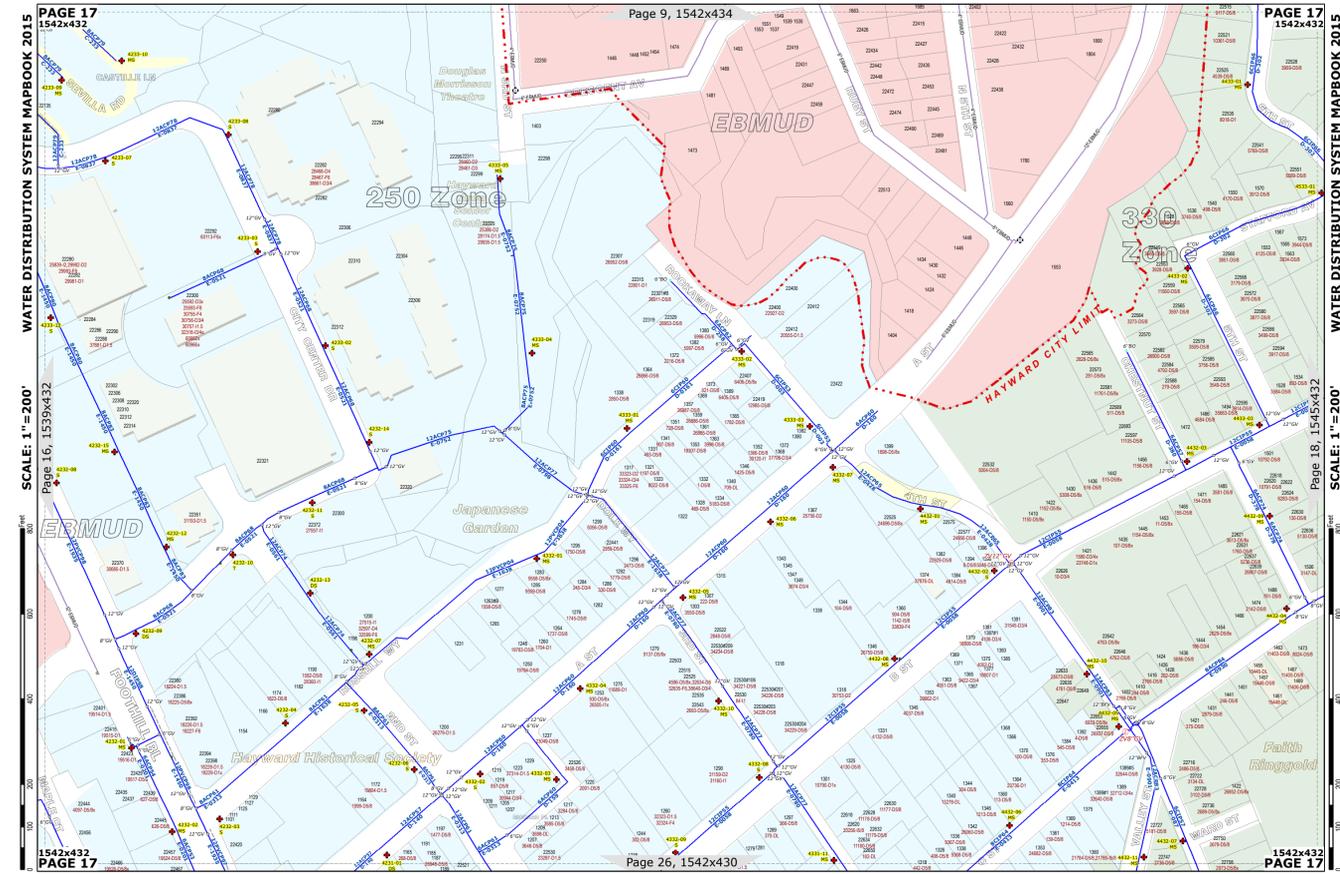
Sum total of the Garage and the Type V building areas= 625gpm +325GPM= 950 GPM for 1 hour fire suppression if you also have sprinklers in place.

#### HAYWARD WATER SYSTEM FIRE FLOW TEST

DATE: 3/17/2023 TIME: 10:30 AM TEST BY: Water Distribution  
 APPROXIMATE LOCATION: 1285 Russell Way  
 NOTES:

HYDRANT NUMBER	APPROXIMATE LOCATION	PRESSURE --- PSI				DISCHARGE --- GPM	
		Static *	Residual	Pitot	Orifice	Observed	20 psi calc.
4332-01	Russell Way	60	53		2.5	1,125.6	2,885.0
4333-01	Russell Way			45	2.5		

\* When conducting the design of any fire protection system, a maximum static pressure of 80 psi should be used. Residual pressures used for the calculation should be adjusted accordingly.



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**RUSSELL GARDEN**  
 1289 RUSSELL WAY, HAYWARD, CA

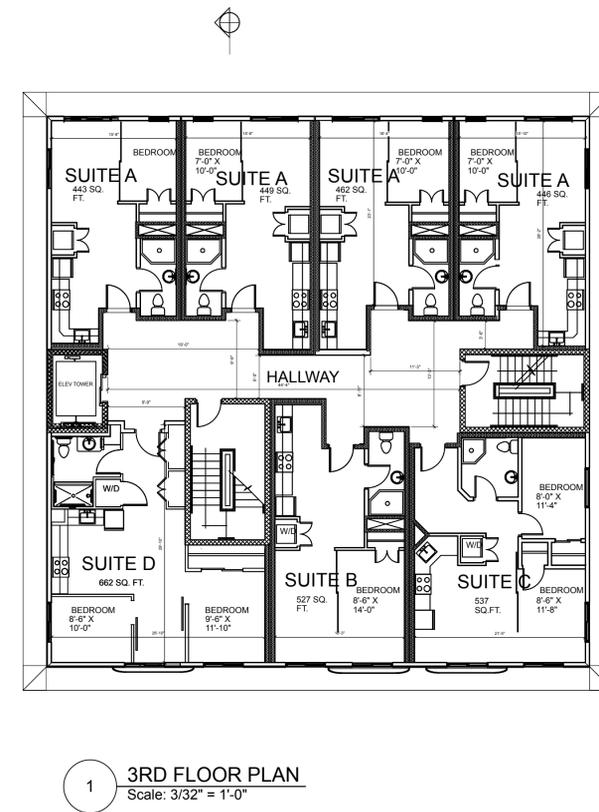
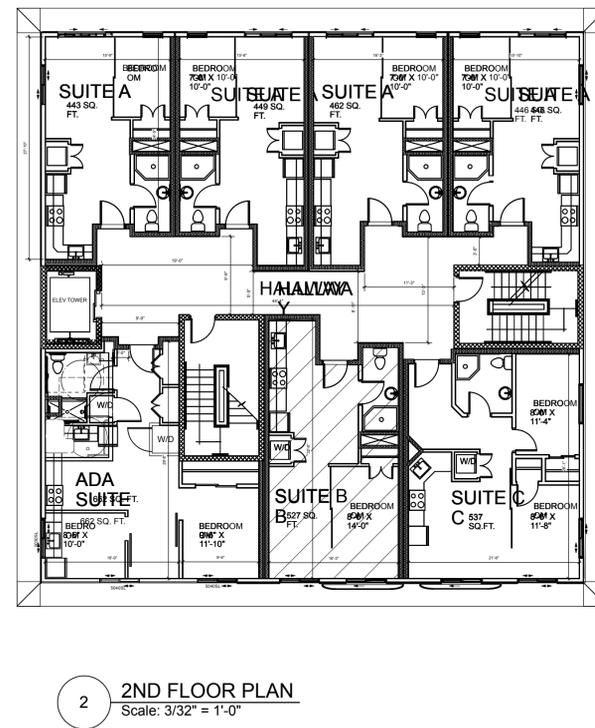
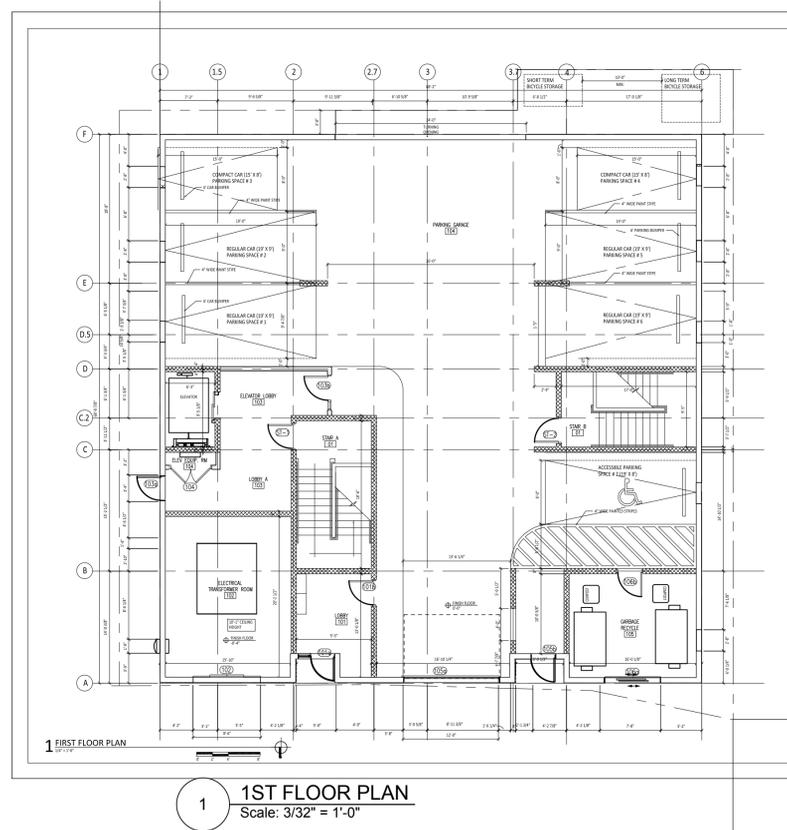
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Drawn By Drawn By FS	Scale 1:1
Reviewed By Reviewed By FS	Sheet No. <b>A-01</b>
Date 4/14/2024	of
CAD File Name	34

FLOOR AREA  
4700 sqft

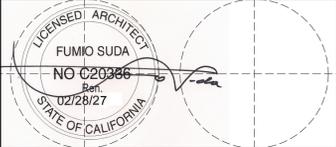
FLOOR AREA  
4700 sqft

FLOOR AREA  
4700 sqft



No.	Date	By	Revision Notes

No.	Date	Issue Notes



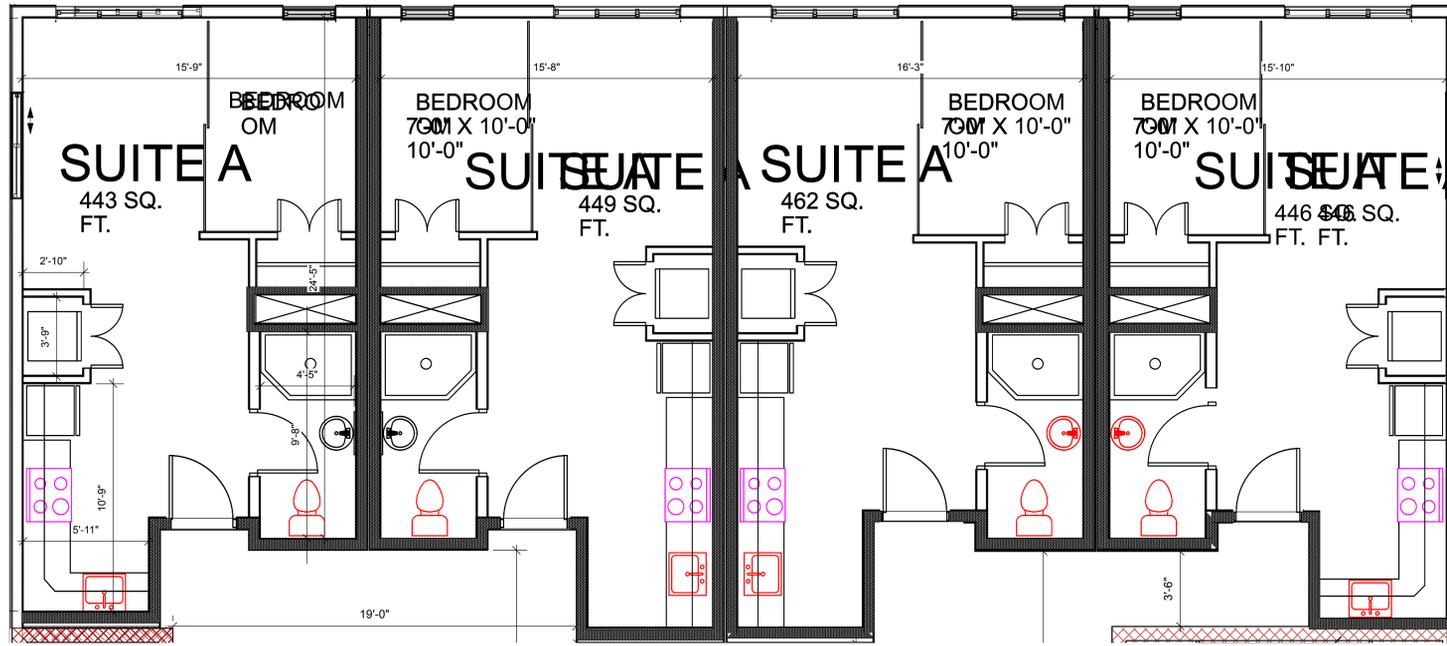
Design Firm  
FUMIO SUDA ARCHITECT  
1522 WALUT ST, BERKELEY, CA94709

Consultant  
Consultant Name  
Consultant Address

Project Title  
RUSSELL GARDEN  
1289 RUSSELL WAY, HAYWARD, CA

Sheet Title  
AREA CALCULATION

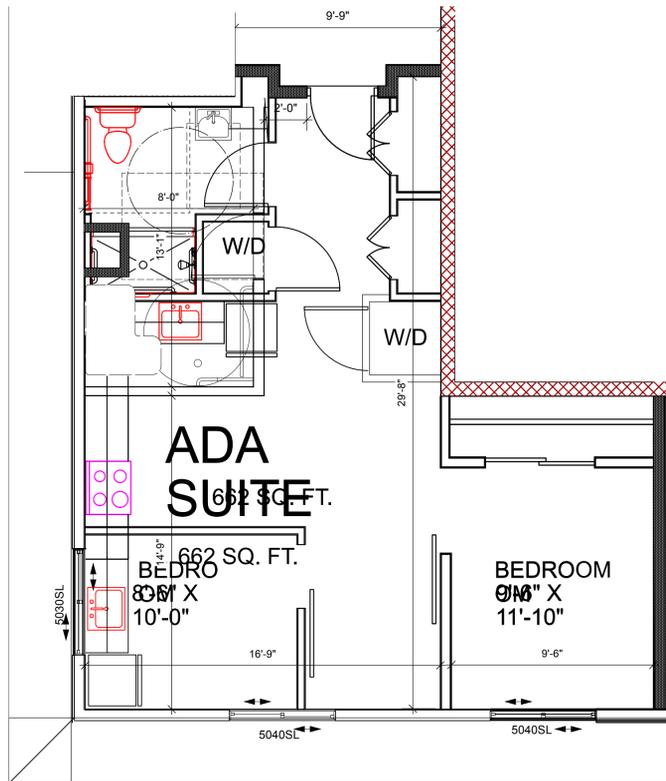
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Reviewed By Reviewed By FS	Sheet No. A-02
Date 4/14/2024	of 34
CAD File Name	



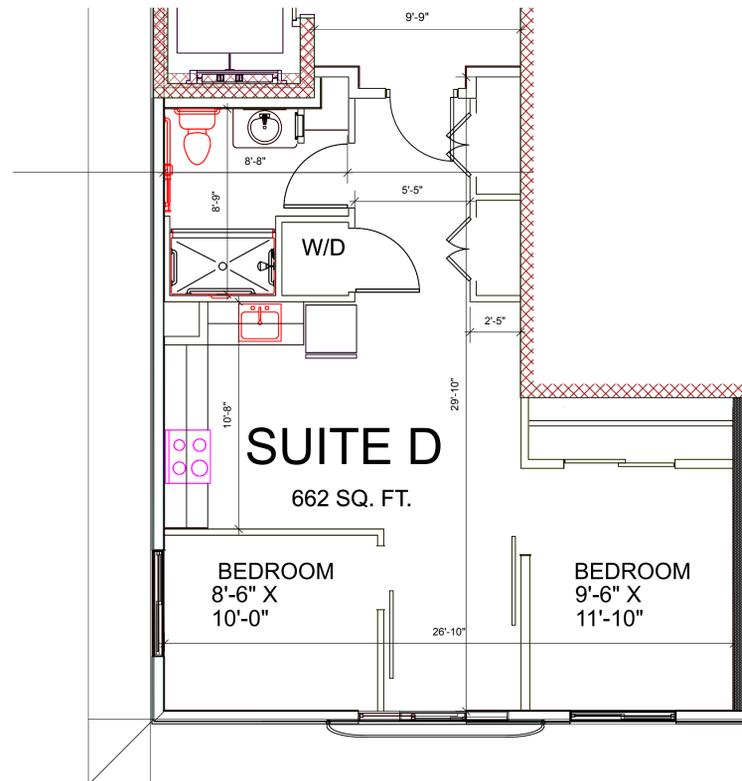
FLOOR	INTERIOR WALL	SHAFT	ELEVATOR SHAFT	SUBTOTAL
2ND	4556	37	54	4465
3RD	4556	37	54	4465
		TOTAL		8930

**CEILING HEIGHT**  
 BEDROOM 8'-0"  
 LIVING RM 8'-0"  
 DINING 8'-0"  
 TOILET 7'-0" MIN  
 HALL WAY 7'-0" MIN

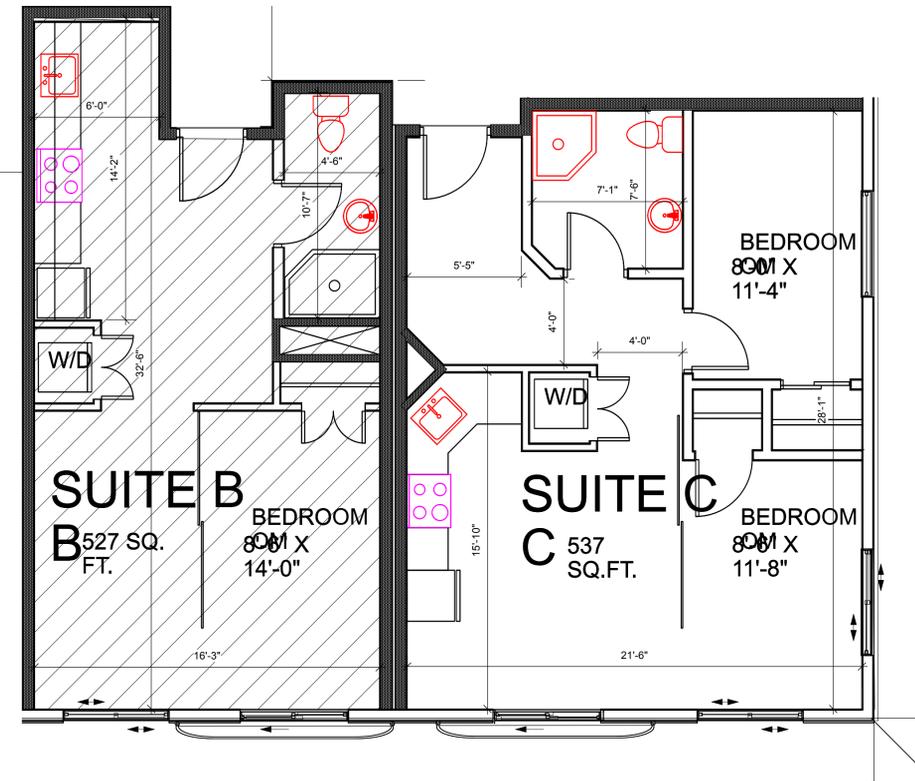
1  
 A6 TYPICAL ONE BEDROOM UNIT  
 1/4"=1'-0"



3  
 A6 ADA UNIT  
 1/4"=1'-0"



2  
 A6 TYPICAL TWO BEDROOM UNIT  
 1/4"=1'-0"



1.1  
 A6 TYPICAL ONE BEDROOM UNIT  
 1/4"=1'-0"

No.	Date	By	Revision Notes

No.	Date	Issue Notes



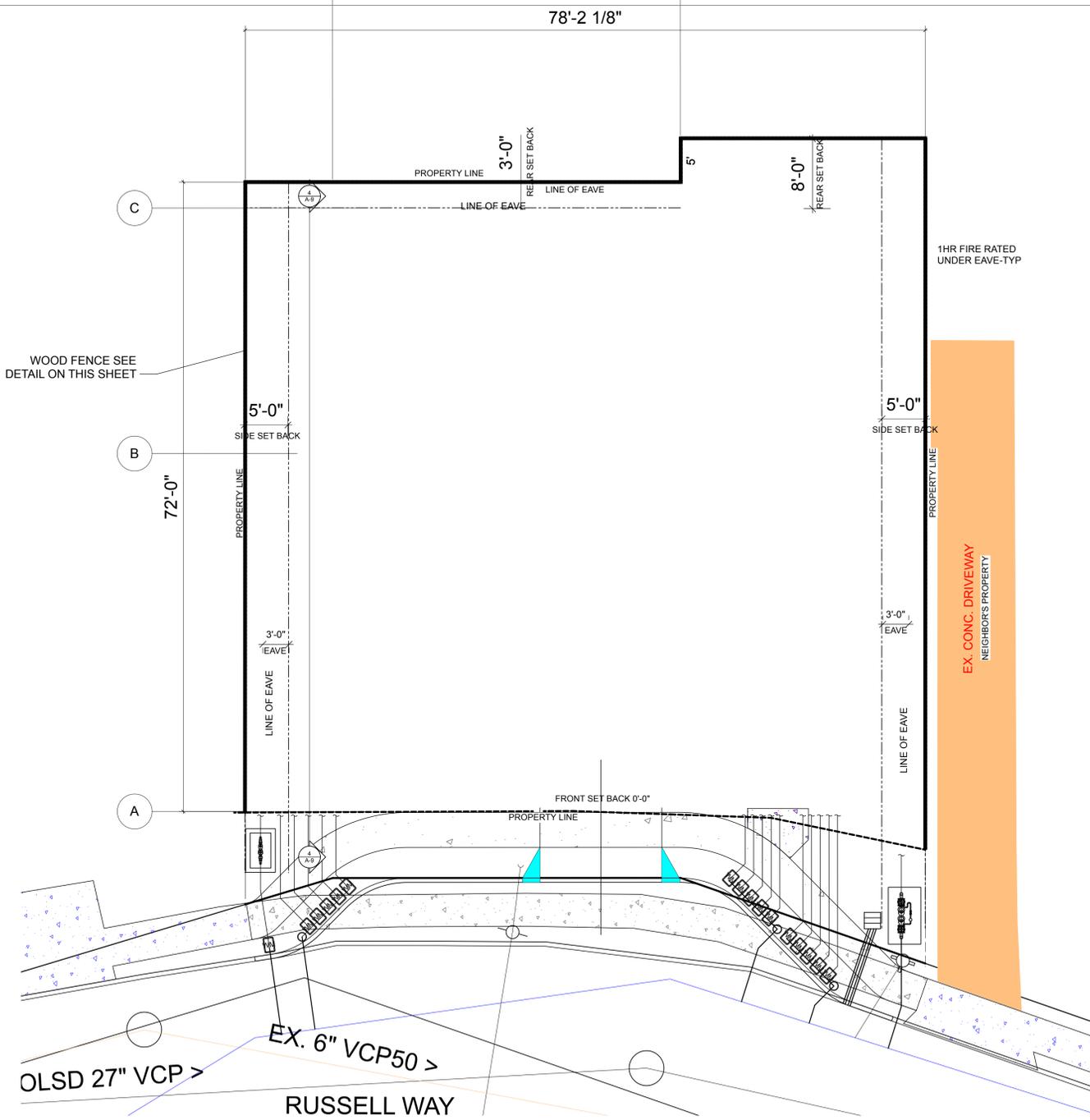
Design Firm: FUMIO SUDA ARCHITECT  
 1522 WALUT ST, BERKELEY, CA94709

Consultant Name  
 Consultant Address

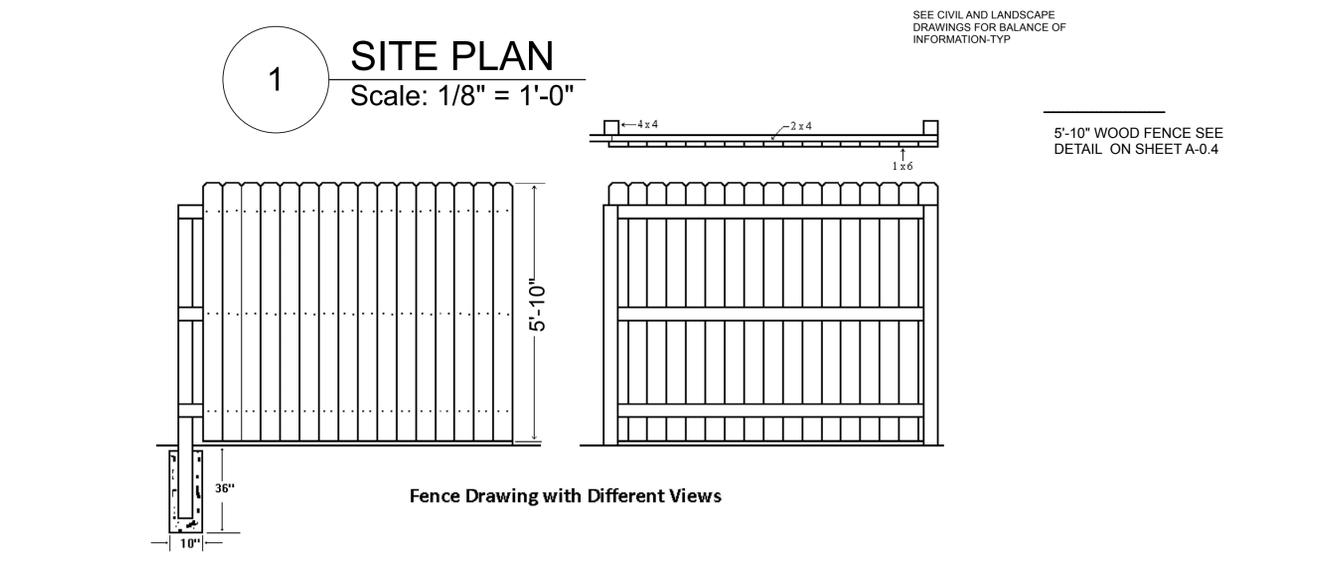
Project Title: RUSSELL GARDEN  
 1289 RUSSELL WAY, HAYWARD, CA

Sheet Title: AREA CALCULATION

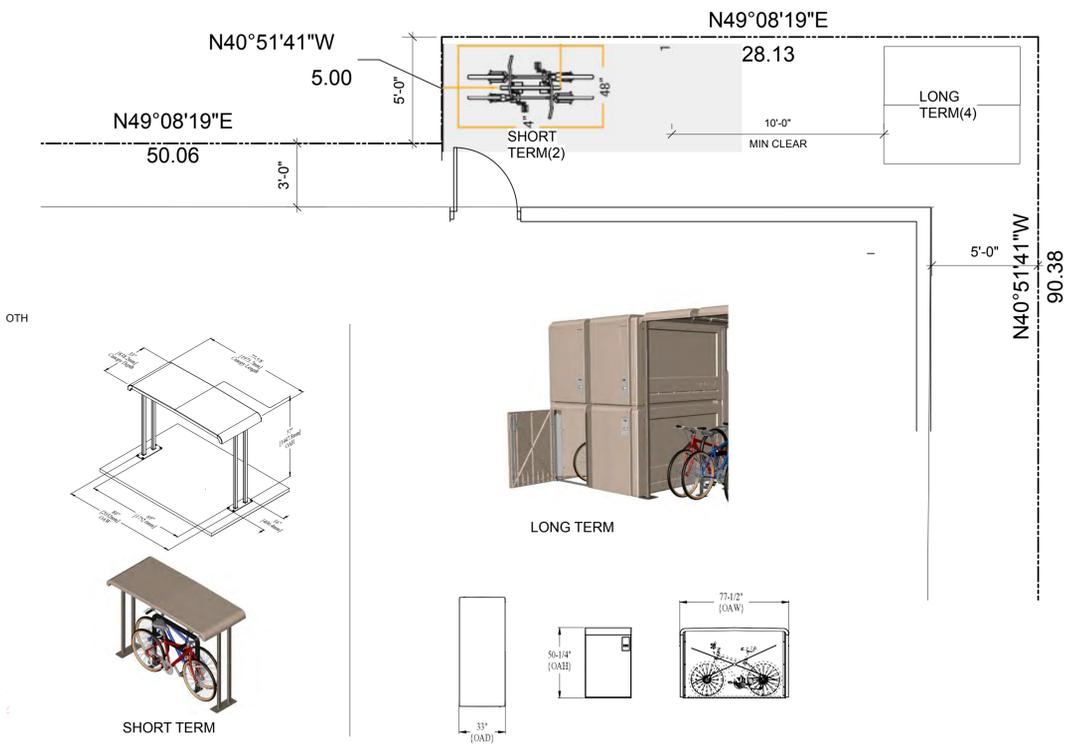
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Drawn By: FS	Scale: 1:1
Reviewed By: FS	Sheet No. A-03
Date: 4/14/2024	of
CAD File Name	34



**1 SITE PLAN**  
Scale: 1/8" = 1'-0"

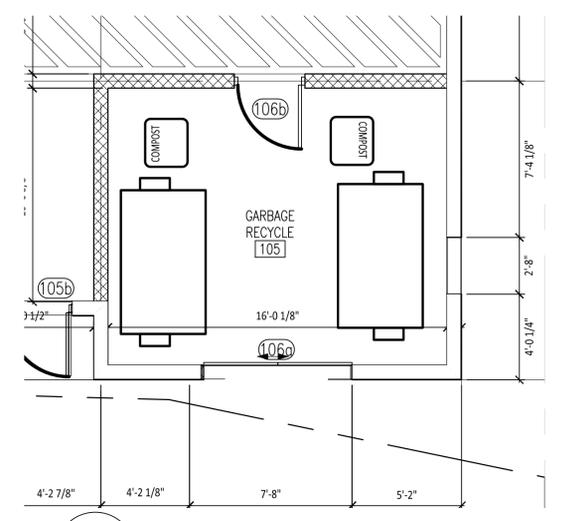


Fence Drawing with Different Views

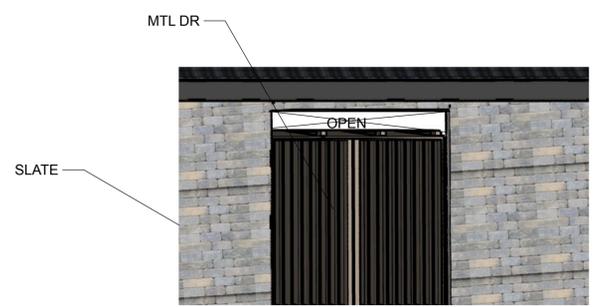


**2 BICYCLE PARKING**  
Scale: 1/4" = 1'-0"

STYLE OPTIONS



**3 TRASH ENCLOSURE PLAN**  
Scale: 1/4" = 1'-0"



**4 TRASH ENCLOSURE ELEVATION**  
Scale: 1/4" = 1'-0"

No.	Date	By	Revision Notes
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No.	Date	Issue Notes
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Design Firm  
**FUMIO SUDA ARCHITECT**  
1522 WALUT ST, BERKELEY, CA94709

Consultant  
Consultant Name  
Consultant Address

Project Title  
**RUSSELL GARDEN**  
1289 RUSSELL WAY, HAYWARD, CA

Sheet Title  
**FENCE AND BICYCLE PARKING**

Project Manager FUMIO SUDA	Project ID 2022-513
Drawn By Drawn By FS	Scale 1:1
Reviewed By Reviewed By FS	Sheet No. A-04
Date 4/14/2024	of 34
CAD File Name	



**SUBJECT: ARBORIST REPORT**  
Horacio Woolcott  
1283 Russell Way,  
Hayward, CA 94541

You are developing the property at 1283 Russell Way with the construction of a 4-story apartment building on a currently vacant parcel (photo 1). There are (3) on-site trees within the area of construction, and two (2) off-site trees with driplines within the construction footprint.



Photo 1. The vacant lot was located within the Downtown Hayward neighborhood.

Photo source: Google Image capture January 2023 ©2023 Google

The City of Hayward Municipal Code Article 15 Tree Preservation requires an assessment of native (4" dia.) and non-native (8" dia.) trees potentially affected by development by a certified consulting arborist to determine tree health, the effects of the proposed development upon the trees, suitability for preservation, appraised value, and precautions necessary to ensure their preservation, or evaluation of criteria for removal, as appropriate.

BUENA VISTA TREE SERVICE was asked to respond to city requirements to assess the trees, determine construction impacts and tree suitability for preservation, appraise the value of the trees, provide recommendations, and compile into an **ARBORIST REPORT**. This report includes the following:

1. Assessment of the health and condition of three (3) on-site and two (2) off-site trees from a visual inspection from the ground.
2. Determination of tree suitability for preservation from construction impacts, including site access and storage of equipment and materials.
3. Criteria for removal in compliance with the City of Hayward Municipal Code Section 10-15.11 and Section 10-15.22.
4. Appraisal of tree value utilizing the standards and methodology in the *Guide for Plant Appraisal*, Council of Tree & Landscape Appraisers, 10<sup>th</sup> Edition.
5. Summary of findings, methodologies applied, assessments, and recommended actions.

BUENA VISTA TREE SERVICE  
ARBORIST REPORT 1283 RUSSELL WAY, HAYWARD 94541

Page 1  
January 2024

#### Assessment process

A tree and site assessment was conducted on November 7, 2022, and March 29, 2023. Three (3) on-site and two (2) off-site trees were represented by four (4) species:

- Camphor (*Cinnamomum camphora*) off-site street tree #1.
- Coast live oak (*Quercus agrifolia*) #2 and off-site #5.
- Edible fig (*Ficus carica*) #3.
- Sweet cherry (*Prunus avium*) #4.

The property was a vacant parcel located in the Downtown Hayward neighborhood in a high-density residential zoning district. It was northeast and within walking distance to shopping and restaurants in the heart of the city.

Strobridge Elementary School, Bret Harte Middle School, and Hayward High School were all within a mile. Nearby greenbelts and recreational opportunities included Hayward Japanese Gardens to the north, San Felipe Community Park to the east, and Hayward Recreation Area and Park District to the south. Transportation via main thoroughfares, public transport including BART, and freeway networks were easily accessible.

I evaluated tree health and structural condition of the three (3) on-site and two (2) off-site trees using a scale of 1-5 (table 1). See **Tree Assessment and Tree Assessment Map** (attached).

Table 1. Tree health and condition	
Rating:	
5	A healthy, vigorous tree with good form and structure.
4	Slight decline in vigor with minor dieback and defects.
3	Moderate vigor, defects, and dieback.
2	Tree in decline, epicormic shoots, significant defects.
1	Severe decline, dieback of branches and/or trunk.

**Camphor #1** was a street tree off-site to the northwest and planted between the curb and the sidewalk. It was a semi-mature specimen, 16" in trunk diameter at breast height (dbh), with buttress roots pruned at the curb.

It was characterized with poor structure, codominant branching at 7', 9' and 12', with branches removed in the lower canopy for vehicle and pedestrian access, and lion's-tailed for line clearance.

The canopy extended over the subject site by 11' in the northern corner. Overall, the camphor was in 2.5 fair-poor condition with a compromised root structure, dead branches throughout the canopy with sparse foliage, and in low vigor (photo 2).



Photo 2. Camphor #1 was compromised in structure with buttress roots removed at the curb, and lion's-tailed branches to provide clearance for the power lines.

BUENA VISTA TREE SERVICE  
ARBORIST REPORT 1283 RUSSELL WAY, HAYWARD 94541

Page 2  
January 2024

**Coast live oak #2** was at the northern property line, and to the northeast of camphor #1 (photo 3). It was a mature specimen with a 30" dbh, and poor structure having multiple attachments at 7' with upright stems.

The canopy was full, with a spread of 23' to the south over the subject property. Leaf size and leaf color were normal with evidence of foliage flagging in the outer canopy and browning leaves throughout, symptoms of drought stress. The tree was in 3-fair condition with moderate vigor.

**Edible fig #3** (7, 6, 6") and **sweet cherry #4** (10") were in the northeastern portion of the site adjacent to the northern property line fence (photo 4). They were growing together in a sprawling habit with branches intermingled and ivy growing within the canopies.

Both trees had poor structure and suppressed canopies, with edible fig #3 in 3-fair condition and moderate vigor, and sweet cherry #4 in 2.5 fair-poor condition with low-moderate vigor. Edible fig (*Ficus carica*) is classified as an invasive plant species by the California Invasive Plant Council (Cal-IPC) with an invasive rating of "moderate" (<https://www.cal-ipc.org>).

**Coast live oak #5** was a mature specimen, 30" dbh, and off-site in the neighboring backyard to the east. It had poor structure with a sweeping trunk lean to the west corrected at 8', considered a partial tree failure. The lower laterals were removed on the west side of the trunk, with codominant branching at the top of the trunk with a full, asymmetrical canopy.

The foliage was normal size and color, with browning leaves throughout the crown, a symptom of drought stress. The trunk was approximately 7' to the east of the property line fence, with a spread of 18' over the subject site. Overall, it was in 3-fair condition with moderate vigor.



Photo 3. Coast live oak #2 was a mature specimen with massive branches extending over the site.



Photo 4. On-site edible fig #3 (left) and sweet cherry #4 (right) had sprawling habits.



Photo 5. Boundary line coast live oak #5 had a trunk lean to the west, corrected at 8', with codominant branching at the top of the trunk at 8'.

BUENA VISTA TREE SERVICE  
ARBORIST REPORT 1283 RUSSELL WAY, HAYWARD 94541

Page 3  
January 2024

#### Protected Tree Status

The City of Hayward Municipal Code, Section 10-15.13 defines "Protected Trees" as:

1. Single-trunked trees having a minimum trunk diameter of eight inches (8") measured 54" above the ground.
2. Multi-trunked trees having a minimum trunk diameter of eight inches (8") measured 54" above the ground when adding the diameters of the three (3) largest stems together.
3. Street trees.
4. Trees of the following species that have reached a minimum of four inches (4") diameter trunk size measured 54" above the ground: coast live oak (*Quercus agrifolia*).

As per Section 10-15.11 Application of Ordinance, trees within the backyard of a single-family residential property are exempt from protected tree status unless required to be planted or protected as part of conditions of approval or discretionary action.

According to these relevant criteria, three (3) on-site, and one (1) off-site tree qualified as "Protected Trees", with one (1) off-site tree being exempt:

- Off-site camphor #1 (16" dbh)
- Coast live oak #2 (30")
- Edible fig #3 (7", 6", 6")
- Sweet cherry #4 (10")
- Off-site coast live oak #5 (30") exempt

#### Appraisal of value

Four (4) factors were considered in determining tree value, which were:

1. The size of the tree in trunk diameter measured typically four and one-half feet (4 1/2') above ground level (dbh).
2. Tree species factoring the tree's ability to thrive in the East Bay area.
3. The condition or health and structural integrity of the tree.
4. The location reflecting the site, placement, and contribution of the tree in its surroundings.

I applied the methodology as prescribed in the *Guide for Plant Appraisal*, 10<sup>th</sup> Edition, by the Council of Tree & Landscape Appraisers (CTLA), and companion *Species Classification and Group Assignment* by the Western Chapter International Society of Arboriculture (2004). I utilized the cost approach to calculate the cost of replacing the trees by applying the trunk formula technique.

The cost approach calculates the cost to produce a tree of the same size as a subject tree by overlaying multiples of the largest, commonly available nursery tree and average cost. This is common practice and recommended by the CLTA.

Multi-trunk trees were appraised on the full value of the largest stem, and 1/2 value of additional stems. Based on the above calculations, the appraised value of three (3) on-site and one (1) off-site tree is **\$33,500** (see **Appraisal of Value and Appraisal Calculations Worksheet**, attached).

BUENA VISTA TREE SERVICE  
ARBORIST REPORT 1283 RUSSELL WAY, HAYWARD 94541

Page 4  
January 2024

#### Suitability for preservation

The evaluation of suitability for preservation considers tree health, species response, structural stability, and tree age (table 2).

A ratings range of **high to moderate to low** was employed, with **high** being trees in good health, **moderate** trees being somewhat declining in health or with structural defects that can be treated to **low** being trees in poor health with structural defects that cannot be abated with treatment. Therefore, the following apply:

- Healthy trees are generally more tolerant of root injury from root pruning during excavation, soil disturbance, and compaction. Camphor #1 in fair-poor condition is reduced in its tolerance to root injury.
- Species vary in response to root injury from root pruning, soil disturbance, and soil compaction that occurs during construction. As a species, coast live oak have a high tolerance to site disturbance during non-drought years.
- Trees with significant structural defects that cannot be abated with treatment should not be preserved. The dramatic trunk lean in off-site coast live oak #5 is considered a partial tree failure, therefore the tree is not suitable for preservation.
- Young trees like edible fig #3 and sweet cherry #4 are more vigorous and better able to heal wounding and generate new tissue in response to root pruning than more mature specimens like off-site camphor #1, coast live oak #2, and off-site coast live oak #5.

Considering the above criteria and proximity to construction activities including the staging of equipment and materials as well as access routes and potential for significant damage, the following ratings for suitability for preservation apply:

- Camphor #1 and coast live oak #5 were rated **low**.
- Coast live oak #2, edible fig #3, and sweet cherry #4 are within the construction footprint and will require removal.

#### Discussion of construction impacts

I utilized the architectural set of drawings by Fumio Suda Architect (08-15-22) to assess development impacts from the building design, and the Russell Way Garden Landscape Project Set for the project by Sue Oda, Landscape Architect (3-29-23) for earthwork, irrigation, and planting around the building. Structural details were not provided.

As per sheet A-0.1 on the architectural set, the proposed footprint of the 4-story apartment building extends to within 5' of the property line to the southwest, northwest, and northeast. As per the landscaping plan sheet L-2, the 5' buffer between the building and the property line will be landscaped with plantings around the perimeter.

The following impacts to three (3) on-site, one (1) boundary line, and and one (1) off-site tree are anticipated from building construction, including material and equipment storage and access:

Table 2. Suitability for preservation	
Rating:	
High	Trees with good health and structural stability that have the potential for longevity at the site.
Moderate	Trees with somewhat declining health and/or structural defects that can be abated with treatment.
Low	Trees in poor health or with significant structural defects that cannot be mitigated are expected to decline regardless of treatment.

BUENA VISTA TREE SERVICE  
ARBORIST REPORT 1283 RUSSELL WAY, HAYWARD 94541

Page 5  
January 2024

1. Camphor #1 is an off-site city street planted in a landscape parking strip between the sidewalk and curb. The plan is to remove and replace the sidewalk. Typically, structural roots are encountered in this process as they reside in the top 4-8" of soil just under sidewalks, coming up for air out of the compacted sub base. Concrete removal can potentially tear or damage roots that are stuck to the bottom of the slab.

Due to the semi-mature age of the tree, compromised structure from previous sidewalk repair and root pruning, fair-moderate condition, low vigor, and moderate species tolerance to root disturbance, it is recommended that the tree be removed and replaced with a suitable species in an engineered planting site, with surface permeability, and adequate soil volume to provide a stable rooting base.

2. Coast live oak #2 is at the northeastern property line adjacent to the proposed 5' landscaping buffer around the building footprint. A structural root loss and canopy loss of approximately 45% along the property line is anticipated when excavating for the foundation at 5' from the trunk, and earthwork, irrigation system installation, and planting within the 5' buffer area between the tree trunk and the building. These impacts are outside the tolerance of the tree, considered a partial removal, and would render the tree structurally unstable. Coast live oak #2 will require removal.
3. Edible fig #3 and sweet cherry #4 are within the building footprint and will require removal.
4. Tree preservation does not apply to coast live oak #5 as per Section 10-15.11 Application of Ordinance.

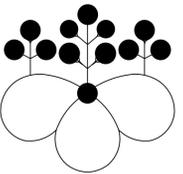
#### Criteria for removal

The City of Hayward Municipal Code Section 10-15.22 – Criteria for Evaluating Applications stipulates the standards and conditions under which "Protected Trees" are evaluated for removal or cutting. For the subject two (2) off-site and three (3) on-site "Protected Trees", the following removal criteria apply:

1. Off-site camphor #1 (16" dbh)
  - o Protected tree – street tree.
  - o Interference with overhead utility lines.
  - o Sidewalk to be replaced up to the tree trunk at the sidewalk interface where stabilizing buttress roots and structural roots are located.
  - o Fair-poor condition and compromised in structural stability from previous root pruning, buttress root removal, and lion's tail pruning.
  - o Encroachment into the critical root zone of the tree is necessary in order to allow reasonable use of the property.
2. Coast live oak #2 (30")
  - o Protected tree.
  - o Anticipated 50% canopy loss and 50% root removal equate to partial tree removal rendering the tree structurally unsound.
  - o Construction impacts of development outside the tolerance of the tree and no remedy can be applied.
  - o Encroachment into the critical root zone of the tree is necessary in order to allow reasonable use of the property.

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Page 6  
January 2024



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3	03/31/23
4	04/27/23
5	05/03/23
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13	09/23/25

JOB TITLE

**RUSSELL WAY GARDEN**  
RUSSELL WAY, APN 415-240-32  
HAYWARD, CALIFORNIA

SHEET TITLE  
**ARBORIST'S REPORT**

SCALE N/A DATE 11/08/22

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SHEET **T1** OF **7** SHEETS

3. Edible fig #3 (7", 6", 6")
  - o Protected tree.
  - o Within the development footprint.
  - o Encroachment into the critical root zone of the tree is necessary in order to allow reasonable use of the property.
4. Sweet cherry #4 (10")
  - o Protected tree.
  - o Within the development footprint.
  - o Encroachment into the critical root zone of the tree is necessary in order to allow reasonable use of the property.
5. Boundary line coast live oak #5 (30")
  - o Encroaching into the protected zone of the tree is necessary for development.
  - o Anticipated root loss at 25% coupled with extensive canopy loss at 25-40%, both of which cannot be abated with treatment, will compromise the structural integrity of the tree, and increase the likelihood of whole tree failure.
  - o Construction impacts of development are outside the tolerance of the tree and no remedy can be applied.
  - o Encroachment into the critical root zone of the tree is necessary in order to allow reasonable use of the property.

**Recommendations**

1. For "Protected Tree" removal, refer to the application process for a Protected Tree Removal permit as provided in the City of Hayward Municipal Code, Section 10-15.21.
2. Replace camphor #1 with a suitable species in an engineered planting site, with surface permeability to ensure adequate air and moisture will be provided to the root system. This will minimize the likelihood of roots coming to the surface and heaving concrete slabs. Provide adequate soil volume to develop a stable rooting base.
3. Mitigate on-site tree loss as required.
4. All tree work shall be performed by an International Society of Arboriculture Certified Arborist or Certified Tree Worker and adhere the latest edition of applicable ANSI A300 standard practices and ANSI Z133 safety standards.

Please let me know if you have any questions or concerns regarding this report.

Prepared and respectfully submitted by

*Carol Randisi*  
 Carol Randisi  
 Certified Arborist WE #6481A  
 Buena Vista Tree Service  
 925.525.7708

Attachments:  
 Tree Assessment  
 Tree Assessment Map  
 Appraisal of Value  
 Appraisal Calculations Worksheet

BUENA VISTA TREE SERVICE  
 ARBORIST REPORT 1283 RUSSELL WAY, HAYWARD 94541

Page 7  
 January 2024

**Appraisal of Value of trees at 1283 Russell Way, Hayward, CA 94541**

Tree No.	Species	Trunk Diameter (in.)	Appraised Value
1	<i>Cinnomum camphora</i>	16	\$2,050
2	<i>Quercus agrifolia</i>	30	\$16,450
3	<i>Ficus carica</i>	7.6,6	\$700
4	<i>Prunus avium</i>	10	\$600
5	<i>Quercus agrifolia</i>	30	\$13,700
			<b>\$33,500</b>

**Appraisal Calculations Worksheet 1283 Russell Way, Hayward**

**#1 Camphor**

Line	Item	Source	Units
1	Cross sectional area of 2" dbh replacement tree	Guide for Plant Appraisal, 10th Edition*	3 inches
2	Cost for replacement tree	Western Star Nursery, Galt	\$218.30
3	Unit cost	Line 2 divided by Line 1	\$72.77
4	Camphor dbh	Field measurement	16 inches
5	Cross sectional area	Guide for Plant Appraisal, 10th Edition*	201 inches
6	Basic tree cost	Line 5 x Line 3	\$14,626
7	Tree condition	Fair-poor (50%)	0.5
8	Tree location criteria	site contribution place	-
9	Tree location factors	0.6 0.3 0.3	-
10	Calculated location factor	site + contribution + place divided by 3	0.4
11	Species factor	Species Classification and Group Assignment**	0.7
12	Appraised value	Line 6 x Line 7 x Line 10 x Line 11	\$2,048
<b>Appraised value rounded to nearest \$50</b>			<b>\$2,050</b>

**#2 Coast live oak**

Line	Item	Source	Units
1	Cross sectional area of 2" dbh replacement tree	Guide for Plant Appraisal, 10th Edition*	3 inches
2	Cost for replacement tree	Capitol Nursery, San Jose	\$323.30
3	Unit cost	Line 2 divided by Line 1	\$107.77
4	Coast live oak dbh	Field measurement	30 inches
5	Cross sectional area	Guide for Plant Appraisal, 10th Edition*	707 inches
6	Basic tree cost	Line 5 x Line 3	\$76,191
7	Tree condition	Fair (60%)	0.6
8	Tree location criteria	site contribution place	-
9	Tree location factors	0.6 0.3 0.3	-
10	Calculated location factor	site + contribution + place divided by 3	0.4
11	Species factor	Species Classification and Group Assignment**	0.9
12	Appraised value	Line 6 x Line 7 x Line 10 x Line 11	\$16,457
<b>Appraised value rounded to nearest \$50</b>			<b>\$16,450</b>

**#3 Fig**

Line	Item	Source	Units
1	Cross sectional area of 2" dbh replacement tree	Guide for Plant Appraisal, 10th Edition*	3 inches
2	Cost for replacement tree	Alden Lane Nursery, Livermore	\$226.60
3	Unit cost	Line 2 divided by Line 1	\$75.53
4	Fig dbh	Field measurement	7.6,6 inches
5	Cross sectional area	Guide for Plant Appraisal, 10th Edition*	79 inches
6	Basic tree cost	Line 5 x Line 3	\$5,967
7	Tree condition	Fair (60%)	0.6
8	Tree location criteria	site contribution place	-
9	Tree location factors	0.6 0.3 0.3	-
10	Calculated location factor	site + contribution + place divided by 3	0.4
11	Species factor	Species Classification and Group Assignment**	0.5
12	Appraised value	Line 6 x Line 7 x Line 10 x Line 11	\$716
<b>Appraised value rounded to nearest \$50</b>			<b>\$700</b>

**Appraisal Calculations Worksheet 1283 Russell Way, Hayward**

**#4 Cherry**

Line	Item	Source	Units
1	Cross sectional area of 2" dbh replacement tree	Guide for Plant Appraisal, 10th Edition*	3 inches
2	Cost for replacement tree	Alden Lane Nursery, Livermore	\$226.60
3	Unit cost	Line 2 divided by Line 1	\$75.53
4	Cherry dbh	Field measurement	10 inches
5	Cross sectional area	Guide for Plant Appraisal, 10th Edition*	79 inches
6	Basic tree cost	Line 5 x Line 3	\$5,967
7	Tree condition	Fair-poor (50%)	0.5
8	Tree location criteria	site contribution place	-
9	Tree location factors	0.6 0.3 0.3	-
10	Calculated location factor	site + contribution + place divided by 3	0.4
11	Species factor	Species Classification and Group Assignment**	0.5
12	Appraised value	Line 6 x Line 7 x Line 10 x Line 11	\$597
<b>Appraised value rounded to nearest \$50</b>			<b>\$600</b>

**#5 Coast live oak**

Line	Item	Source	Units
1	Cross sectional area of 2" dbh replacement tree	Guide for Plant Appraisal, 10th Edition*	3 inches
2	Cost for replacement tree	Capitol Nursery, San Jose	\$323.40
3	Unit cost	Line 2 divided by Line 1	\$107.80
4	Coast live oak dbh	Field measurement	30 inches
5	Cross sectional area	Guide for Plant Appraisal, 10th Edition*	707 inches
6	Basic tree cost	Line 5 x Line 3	\$76,215
7	Tree condition	Fair (60%)	0.6
8	Tree location criteria	site contribution place	-
9	Tree location factors	0.6 0.2 0.2	-
10	Calculated location factor	site + contribution + place divided by 3	0.3
11	Species factor	Species Classification and Group Assignment**	0.9
12	Appraised value	Line 6 x Line 7 x Line 10 x Line 11	\$13,719
<b>Appraised value rounded to nearest \$50</b>			<b>\$13,700</b>

\*Guide for Plant Appraisal, 10th edition, Council of Landscape Appraisers, 2019

\*\*Species Classification and Group Assignment, Western Chapter International Society of Arboriculture, 2004.



**Tree Assessment**

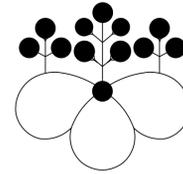
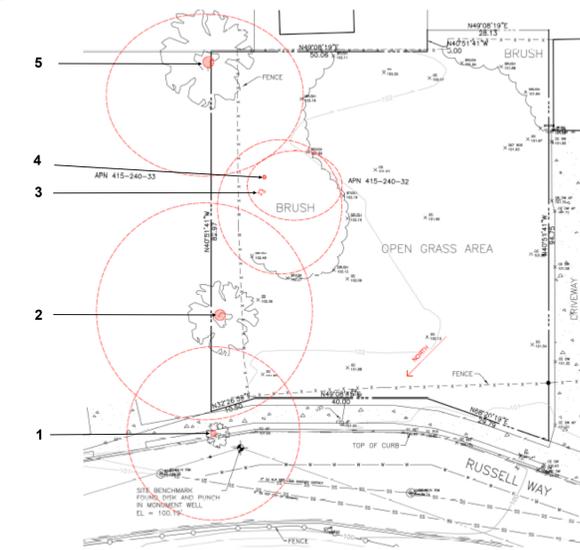
1283 Russell Way  
 Hayward, CA 94541  
 November 7, 2022

Tree No. (no tags)	Scientific name	Common name	Trunk Diameter (in.)	Condition 1-poor 5-excellent	Protected Tree?	Driplines N S E W	Comments	Recommendations
1	<i>Cinnomum camphora</i>	Camphor	16	2.5	Yes	11 15 18 10	Off-site to NW; street tree; between sidewalk and street curb; poor structure; buttress roots pruned at curb; codominant at 7', 9', 12'; lower branches removed; dead branches; main laterals lion's tailed for traffic and line clearance; thinning foliage; low vigor.	Construction impacts outside tolerance range. Satisfies criteria for removal per City of Hayward MC Section 10-15.22.
2	<i>Quercus agrifolia</i>	Coast live oak	30	3	Yes	27 28 27 28	At N boundary; poor structure; multiple attachments at 7'; upright stems; normal leaf size; some foliage flagging; browning foliage throughout canopy; ivy on trunk; moderate vigor.	Construction impacts outside tolerance range. Satisfies criteria for removal per City of Hayward MC Section 10-15.22.
3	<i>Ficus carica</i>	Edible fig	7.6,6	3	Yes	21 20 21 18	Poor structure; multi-trunked; rounded, spreading, bushy form; moderate vigor; classified as moderately invasive by the California Invasive Plant Council (Cal-IPC).	Construction impacts outside tolerance range. Satisfies criteria for removal per City of
4	<i>Prunus avium</i>	Sweet cherry	10	2.5	Yes	10 9 10 8	Poor structure; suppressed by #3 to NW; ivy growing in canopy; low-moderate vigor.	Construction impacts outside tolerance range. Satisfies criteria for removal per City of Hayward MC Section 10-15.22.
5	<i>Quercus agrifolia</i>	Coast live oak	30	3	No	23 19 18 23	Off-site; poor structure; sinuous trunk lean to W; large lateral removed on W side of trunk; multiple attachments at 8'; upright stems; full canopy; normal leaf size; moderate vigor.	To be determined.



**Tree Assessment Map**

1283 Russell Way  
 Hayward, CA 94541  
 November 7, 2022 and March 29, 2023



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3	03/31/23
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JOB TITLE  
**RUSSELL WAY GARDEN**  
 RUSSELL WAY, APN 415-240-32  
 HAYWARD, CALIFORNIA

SHEET TITLE  
**ARBORIST'S REPORT**

SCALE N/A DATE 11/08/22

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SHEET **T2** OF **7** SHEETS

**Gerald Smith Tree Consulting**  
 3624 Arcadian Drive, Castro Valley, CA 94546  
 510-581-7377

March 11, 2023

To: Horatio Woolcott  
 From: Gerald Smith  
 Re: Arborist Report

Enclosed is a report of my findings following my March 9, 2023, onsite Visual Tree Assessment (VTA) at the vacant lot (APN 415-240-32) adjacent to 1295 Russell Way, Hayward Ca. This assessment was requested by Mr. Horatio Woolcott to assure that preventative measures are being implemented to eliminate any threat that high-risk trees may pose to his property, the public, and the adjacent property at 1295 Russell Way. Mr. Woolcott requested my services as a consultant to:

- 1) Inspect and assess one oak tree and the risk potential this tree poses to the surrounding areas beneath the canopy.
- 2) Take photos and provide recommendations for removal/pruning of this oak tree.

Per your request I have provided a report that fit these criteria.

In brief, based on topography and parcel map measurements for the property adjacent to 1295 Russell Way, I determined the oak tree in question is within the property boundaries of the property owned by Mr. Woolcott (APN 415-240-32). I also observed several visible structural defects that would put this tree into the high-risk category. The proximity of this tree to the adjacent home, and the public right of way poses a significant threat should limb failures occur due to these structural defects. Entire tree removal is the only way to completely eliminate any risks posed to the public, right of ways and the adjacent properties.

I hope you find this information useful. Please feel free to call me if you have any questions, at (510) 581-7377. It has been a pleasure working with you on this assignment.

Gerald D. Smith, Certified Arborist WC-ISA #0429A  
 Member, American Society of Consulting Arborists

Russell Way Page 1

**Summary**

I was contacted by Mr. Horatio Woolcott on March 8, 2023, for the purpose of being retained to evaluate and report on the risk potential of one (1) oak tree growing on an undeveloped lot on Russell Way in Hayward, Ca. The proximity of this oak tree to the adjacent home and the public right of way has prompted Mr. Woolcott to retain my services. Consequently, further investigation was considered essential and necessary for public safety. At my onsite visit on March 9, 2023, I inspected this oak (coast live oak) tree to determine its risk potential to the surrounding areas and target zones. I observed visible cracks and decay in the branch attachments of large, overextended limbs that posed significant risks to the adjacent property and the public right of way. There were also visible defects in the limbs growing over Mr. Woolcott's property that posed the same high risks to the areas beneath its canopy. See Appendix A, (Maps and Photos). Complete removal of the entire tree is the only way to completely eliminate all risks this tree poses to the area.

**Assignment**

After my contact with Mr. Woolcott, we agreed that my assignment was to:

1. Determine ownership, and visually inspect and evaluate one oak on the undeveloped lot adjacent to 1295 Russell Way that may pose a significant risk to the public safety or the adjacent properties in general.
2. Submit a written report of my findings.

**Limits of the Assignment**

This report is limited to a visual assessment of potential tree removals and landscape management strategies.

**Site Description**

I made two (2) on-site visits to the subject property on Russell Way on March 9 & 10, 2023. During these visits I observed that this site is comprised of level areas with no developed structures within the fenced perimeter. The tree described in this report is near the property boundary adjacent to 1295 Russell Way, Hayward, Ca. The close proximity of this tree to things of value (adjacent property, public, sidewalk, vehicles, etc.) highlights the importance of abating high-risk situations related to the trees and landscape.

Gerald Smith Tree Consulting

**RUSSELL WAY, HAYWARD, CA**  
**APN # 415-240-32**  
**Arborist Report**

Submitted by  
 Gerald D. Smith  
 March 13, 2023



**Gerald Smith Tree Consulting**  
 3624 Arcadian Drive  
 Castro Valley, CA 94546  
 510-581-7377

Russell Way Page 2

**Tree Description**

Tree #	Species	Diameter	Priority	Reason for Removal or Pruning
1	Quercus agrifolia	34"	High Risk	Visible cracks/splits in major scaffold limbs overhanging right of way and adjacent home. Removal recommended.

Complete removal for safety is recommended. There are visible defects in the branch attachments that compromise the integrity of the entire crown. Potential limb failures pose a high risk to the public, street, and the adjacent property. Its location is shown in Appendix A, (Russell Way - Aerial View). A specific assessment of root crown excavation, or decay detection drilling were not requested and would not change my evaluation related to the potential risk this tree poses to public safety.

**Discussion**

During my onsite visit it became clear that my primary concern was to determine whether this oak tree was within the property boundaries of Mr. Woolcott's property and the potential risks it may pose to the surrounding areas. Measurements were taken (based on Topographic and Parcel Map information) and the oak tree in question appears to be within the parcel boundaries of Mr. Woolcott's property (See Appendix A). I also observed there were visible structural defects in this tree (coast live oak) that posed potential high risks to the adjacent home, driveway, and public right of way (See Appendix A, Maps & Photos). Consequently, this tree does pose a potential high risk to public safety.

**Conclusion**

The purpose of this assignment was to determine the location (ownership) of the oak tree in question, evaluate its health and safety, and potential risks to the public and adjacent properties. After my visual inspection of the aforementioned oak tree, I have concluded that due to its proximity to potential targets (public, neighboring properties) and the visible structural defects (splits, cracks, decay, weak attachments), the oak tree described in this report poses a High Risk and could cause damage or injury in the future.

**Recommendation**

Based on my observations and assessment of the oak tree growing on the undeveloped lot adjacent to 1295 Russell Way, I would recommend complete removal for safety. See location of tree on the "Russell Way - Aerial View" in Appendix "A" (Page 3).

Gerald Smith Tree Consulting

**Table of Contents**

Summary.....1

Assignment.....1

Limits of the Assignment.....1

Site Description.....1

Tree Descriptions.....2

Discussion.....2

Conclusions.....2

Recommendation.....2

Appendix A – Maps and Photos- Permit Criteria.....3-7

Appendix B – Assumptions & Limiting Conditions.....8

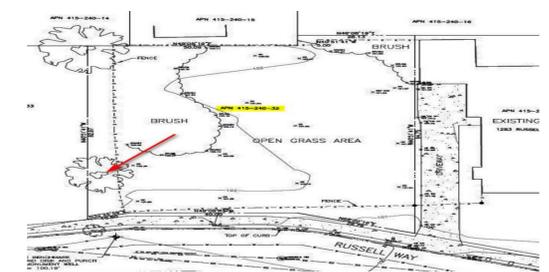
Appendix D – Certification of Performance.....9

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Russell Way Page 3

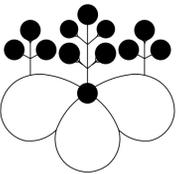
**APPENDIX A – MAPS AND PHOTOS**

MAPS – Russell Way - Aerial View – Topographic - Tree Location



Top photo shows aerial view of lot (X) and tree location (arrow). Bottom photo shows topographic map with tree location (arrow).

Gerald Smith Tree Consulting



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**RUSSELL WAY GARDEN**  
 RUSSELL WAY, APN 415-240-32  
 HAYWARD, CALIFORNIA

SHEET TITLE  
 SUPPLEMENTAL  
 ARBORIST'S REPORT

SCALE N/A DATE 11/08/22

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SHEET **T3** OF **7** SHEETS

APPENDIX A – MAPS & PHOTOS (cont.)

Photos – Proximity to R.O.W and Adjacent Home.



Top photo show risks posed to the public, street/sidewalk (arrows). Bottom photo shows risks posed to neighboring property (arrows).

Gerald Smith Tree Consulting

APPENDIX A – MAPS & PHOTOS (cont.)

Photos – Visible defects

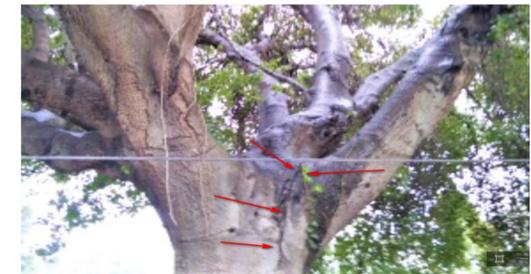


Top photo shows significant crack/split in the main crotch (arrows). Bottom photo (taken in the tree) shows how this crack/split extends from the side (top photo) across the entire main crotch of the tree's trunk. The potential for failure is extremely high.

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Appendix A- Maps and Photos (cont.)

Photos – Additional Visible Defects



Both top and bottom photos show other weak attachments different from previous photos. Large, heavy, and overextended primary limbs have created significant stress cracks that will eventually fail. High risk to surrounding areas beneath canopy.

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These copies of the criteria used to issue a Tree Removal Permit show several factors that would apply to the oak tree described in this report.

WHAT CRITERIA ARE USED TO ISSUE A TREE REMOVAL/PRUNING PERMIT?

Criteria considered in determining if a tree can be removed include:

- a. Condition of the tree, such as previous topping or disfigurement of the tree, dieback or poor health that might render the tree a hazard, poorly rooted trees, or fire prone trees in hillside areas.
b. Location of the tree, such as proximity to existing structures or required pavement, or interference with utilities.
c. Significance and value of the tree;
d. Importance of tree to prevent soil erosion and drainage problems; and
e. Number of other trees on site.
f. Necessity to remove tree to allow reasonable development of property;

SEC. 10-15.22 - CRITERIA FOR EVALUATING APPLICATIONS.

The following criteria will be used when evaluating Protected Tree Removal or cutting requests:

- a. The condition of the existing Protected Tree with respect to disease, danger of falling, or deadwood.
b. Danger to the public or to other Protected Trees in its present condition or location.
c. Interference with existing utilities (e.g., sewer lines, power lines) or with a neighboring property's view; provided that the view interference was not pre-existing or the tree is estimated not to have existed prior to the neighboring house being built.

CRITERIA FOR EVALUATING APPLICATIONS,

- a. Danger of failing.
b. Danger to the public.
c. Interference with utilities.

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Appendix B – Assumptions & Limiting Conditions

- 1. Any legal description provided to the consultant/appraiser is assumed to be correct. Any titles and ownerships to any property are assumed to be good and marketable. No responsibility is assumed for matters legal in character. Any and all property is appraised or evaluated as free and clear, under responsible ownership and competent management.
2. Care has been taken to obtain all information from reliable sources. All data has been verified insofar as possible; however, the consultant/appraiser can neither guarantee nor be responsible for the accuracy of information provided by others.
3. The consultant/appraiser shall not be required to give testimony or attend court by reason of this report unless subsequent contractual arrangements are made, including payment of an additional fee for such services as described in the fee schedule and contract of engagement.
4. Loss or alteration of any part of this report invalidates the entire report.
5. Possession of this report or a copy thereof does not imply right of publication or use for any purpose by any other than the person to whom it is addressed, without the prior expressed written or verbal consent of the consultant/appraiser.
6. Neither all nor any part of the contents of this report, nor copy thereof, shall be conveyed by anyone, including the client, to the public through advertising, public relation, news sales or other media, without the prior expressed written or verbal consent of the consultant/appraiser particularly as to value conclusion, identity of the consultant/appraiser, or any reference to any professional society or institute or to any initial designation conferred upon the consultant/appraiser as stated in his qualification.
7. This report and values expressed herein represent the opinion of the consultant/appraiser, and the consultant's/appraiser's fee is in no way contingent upon the reporting of a specified value, a stipulated result, the occurrence of a subsequent event, nor upon any finding to be reported.
8. Sketches, diagrams, graphs, and photographs in this report, being intended as visual aids, are not necessarily to scale and should not be construed as engineering or architectural reports or surveys.
9. Unless expressed otherwise: (1) information contained in this report covers only those items that were examined and reflects the condition of those items at the time of inspection; and (2) the inspection is limited to visual examination of accessible items without dissection, excavation, probing, or coring. There is no warranty or guarantee, expressed or implied, that problems or deficiencies of the plants or property in question may not arise in the future.

Gerald Smith Tree Consulting

Appendix C – Certification of Performance

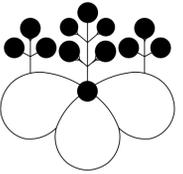
I, Gerald Smith, certify that:

- I have inspected the tree and the property referred to in this report and have stated my findings accurately. The extent of the evaluation or appraisal is stated in the attached report and the Terms of Assignment.
I have no current or prospective interest in the vegetation or the property that is the subject of this report and have no personal interest or bias with respect to the parties involved.
The analysis, opinions, and conclusions stated herein are my own and are based on current scientific procedures and facts.
My analysis, opinions, and conclusions were developed, and this report has been prepared according to commonly accepted arboricultural practices.
No one provided significant professional assistance to me, except as indicated within the report.
My compensation is not contingent upon the reporting of a predetermined conclusion that favors the cause of the client or any other party nor upon the results of the assessment, the attainment of stipulated cause of the client or any other party nor upon the results of the assessment, the attainment of stipulated results, or the occurrence of any subsequent events.

I further certify that I am a member in good standing of the American Society of Consulting Arborists, and the International Society of Arboriculture in a full-time capacity.

Signed: Gerald Smith

Date: March 11, 2023



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REVISIONS

Table with 2 columns: Revision number (1-13) and Date (12/15/22 to 09/23/25)

RUSSELL WAY GARDEN
RUSSELL WAY, APN 415-240-32
HAYWARD, CALIFORNIA

Table with project details: SHEET TITLE (SUPPLEMENTAL ARBORIST'S REPORT), SCALE (N/A), DATE (11/08/22), DRAWN (NR), CHECKED (SEO), SHEET (T4) OF (7) SHEETS

**Gerald Smith Tree Consulting**  
3624 Arcadian Drive, Castro Valley, CA 94546  
510-581-7377

March 27, 2023

To: Horatio Woolcott  
From: Gerald Smith  
Re: Arborist Report

Enclosed is a report of my findings following my March 18, and March 24, 2023, onsite Visual Tree Assessment (VTA) at 1295 Russell Way, Hayward Ca. This assessment was requested by Mr. Horatio Woolcott to assure us that preventative measures are being implemented to eliminate any threat that high-risk trees may pose to his property adjacent to 1295 Russell Way. Mr. Woolcott requested my services as a consultant to:

- 1) Inspect and assess one oak tree (T5 on Topo map) and the risk potential this tree poses to the surrounding areas beneath the canopy.
- 2) Take photos and provide recommendations for removal/pruning of this oak tree.

Per your request I have provided a report that fit these criteria.

In brief, I was allowed access to inspect the subject oak tree at 1295 Russell Way and based on topography and parcel map measurements for Mr. Woolcott's property, the oak tree in question appears to be located on the property of 1295 Russell Way. During my inspection, I observed this tree had several visible structural defects that compromise its structural integrity. In addition, the canopy had been previously over-pruned (over rear property), creating an unbalanced crown that over-extends the subject property and the other adjacent properties. Reasonable enjoyment of Mr. Woolcott's property requires access to the airspace over his property. This space is inaccessible due to the overextended branches from the subject oak tree. Removal of these branches will further unbalance the crown, increasing the potential threat to the adjacent home and its occupants. There are also visible defects related to the degree of lean, stability, and weak branch attachments, that compound risks of failure. This oak tree's unbalanced crown, poor structure and visible defects reduce its value and future contribution to the area. Replacement trees, planted in proper locations, would provide the future benefits this tree will not. Entire tree removal is the only way to completely eliminate any risks this tree poses to the nearby properties.

I hope you find this information useful. Please feel free to call me if you have any questions, at (510) 581-7377. It has been a pleasure working with you on this assignment.

Gerald D. Smith, Certified Arborist WC-ISA #0429A  
Member, American Society of Consulting Arborists

1295 Russell Way Page 1

**Summary**

I was contacted by Mr. Horatio Woolcott, most recently, on March 17, 2023, for the purpose of being retained to evaluate and report on (1) oak tree growing on a developed property at 1295 Russell Way, Hayward, Ca. The poor structure and location of this tree poses risks to both the subject property, and Mr. Woolcott's adjacent property. At my two (2) onsite visits on March 18 & 24, 2023, I inspected the subject oak tree to determine its risk potential to the surrounding areas and suitability for preservation. I observed this tree showed several visible defects including trunk lean, weak attachments, and unbalanced canopy. Additionally, approximately one third of the canopy was previously removed over the property directly behind 1295 Russell Way. The severe reduction of the canopy over the rear property (1286 A St.) has caused the tree to overcompensate by redirecting growth into the remaining primary limbs. As a result, the majority of the weight is on the leaning side of the trunk toward both Mr. Woolcott's property and the subject property. The natural structure and shape of this oak tree has been permanently disfigured. Corrective pruning cannot restore its symmetry or reduce its risk potential to the surrounding areas. Complete removal of the entire tree is the only way to completely eliminate all risks this tree poses to the area.

**Assignment**

After my contact with Mr. Woolcott, we agreed that my assignment was to:

1. Visually inspect and assess the health and condition of one (1) on-site tree at the rear of the property at 1295 Russell Way.
2. Evaluate suitability of preservation in compliance with City of Hayward, Tree Preservation Ordinance.
3. Submit a written report of my findings.

**Limits of the Assignment**

This report is limited to a visual assessment of potential tree removals and landscape management strategies.

**Site Description**

I made two (2) on-site visits to the subject property at 1295 Russell Way on March 18 & 24, 2023. During these visits I observed that this site is comprised of level areas with developed structures within a fenced perimeter. The tree is located at the rear of the property. The close proximity of this tree to things of value highlights the importance of abating potential high-risk situations related to the trees and landscape.

Gerald Smith Tree Consulting

**1295 RUSSELL WAY, HAYWARD, CA**  
**Arborist Report**

Submitted by  
**Gerald D. Smith**  
March 27, 2023



**Gerald Smith Tree Consulting**  
3624 Arcadian Drive  
Castro Valley, CA 94546  
510-581-7377

1295 Russell Way Page 2

**Tree Description**

Tree #	Species	Diameter	Priority	Reason for Removal or Pruning
1	Quercus agrifolia	30"	High Risk	The unbalanced canopy leans toward adjacent properties, weak attachments in major scaffold limbs overhanging adjacent structures. Removal recommended.

Unbalanced canopy on leaning side increases potential uprooting of entire tree and poses significant risk to the areas beneath the canopy (fall zones), and the adjacent properties. Its location is shown in Appendix A, (Aerial View). A specific assessment of root crown excavation, or decay detection drilling were not requested and would not change my evaluation related to the potential risk this tree poses to public safety.

**Discussion**

During my onsite visits it became clear that my primary concern was to determine whether the subject oak tree was suitable for preservation and the potential risks it may pose to the surrounding areas. Measurements were taken and based on Topographic and Parcel Map information; the subject oak tree is within the parcel boundaries of 1295 Russell Way. (See Appendix A - Maps & Photos). During my inspection I observed visible structural defects in this oak tree that posed potential risks to the subject property and Mr. Woolcott's property. There was also visible evidence of damage to the fence at 1286 A Street. The fence was being lifted at the base of the tree, opposite the significant lean. This shows potential movement in the root plate. There was also a large branch adversely impacting the garage roof, next door, at the rear of 1282 A Street (See Appendix A - Maps & Photos). Consequently, this tree does pose a high risk to adjacent property.

**Conclusion**

The purpose of this assignment was to determine the location of the oak tree in question, evaluate its health and safety, and potential risks to the public and adjacent properties. After my visual inspection of the aforementioned oak tree, I have concluded that due to its proximity to potential targets (near and beneath the canopy), visible structural defects (leaning trunk, root ball stability, unbalanced canopy, overextended branches, weak attachments), the oak tree described in this report poses a High Risk and could cause damage or injury in the future.

Gerald Smith Tree Consulting

**Table of Contents**

Summary.....1

Assignment.....1

Limits of the Assignment.....1

Site Description.....1

Tree Descriptions.....2

Discussion.....2

Conclusions.....2

Recommendation.....3

Appendix A – Maps and Photos- Permit Criteria.....4-6

Appendix B – Assumptions & Limiting Conditions.....7

Appendix D – Certification of Performance.....8

Gerald Smith Tree Consulting

1295 Russell Way Page 3

**Recommendation**

Based on my observations and assessment of the oak tree growing within the rear yard area of this developed single family property at 1295 Russell Way, I would recommend complete removal for safety due to poor structure, disfigurement, and proximity to existing structures. I would also like to refer to sections of the criteria used to issue a Tree Removal Permit. There are several factors listed that would apply to the oak tree described in this report.

1. Condition of the tree, such as previous topping or disfigurement of the tree, dieback or poor health that might render the tree a hazard, poorly rooted trees, or fire prone trees in hillside areas.
2. Location of tree, such as proximity to existing structures or required pavement, or interference with utilities.

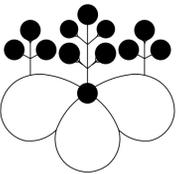
While I am not current on the Application of Ordinance (Sec. 10-15.11) there appears to be an exemption for trees within the rear yards of single-family properties (see below).

**SEC. 10-15.11 - APPLICATION OF ORDINANCE.**

The Tree Preservation Ordinance is applicable to all types of existing Industrial, Commercial, and Multi-family development, and to new development, under-developed properties, or undeveloped properties. Maintenance and removal of street trees is governed by the City's Street Tree Ordinance. **On developed single family properties, only those trees that were required to be planted as part of the Zoning Ordinance or were required to be planted or protected in place as a condition of approval for development are Protected Trees that require a permit for trimming or cutting, relocation or removal.** Trees required to be planted on a single family lot as part of the Zoning Ordinance include Street Trees or trees required to be planted in the front yard as 'street trees'. Side yard trees on a corner lot outside of the fence are also Protected Trees under this Ordinance. **Trees within the rear yard area of single-family properties are exempt unless they were required to be planted or protected in place as part of the conditions of approval or discretionary action.** Examples of non-exempt trees in rear yards may include trees planted adjacent to BART or railroad right-of-way or a Specimen Tree that was in place prior to the homes being developed. Trees planted by a single-family homeowner for purposes other than as a Condition of Approval are exempt from all portions of this Ordinance.

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Gerald Smith Tree Consulting



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HAYWARD, CALIFORNIA

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**ARBORIST'S REPORT**

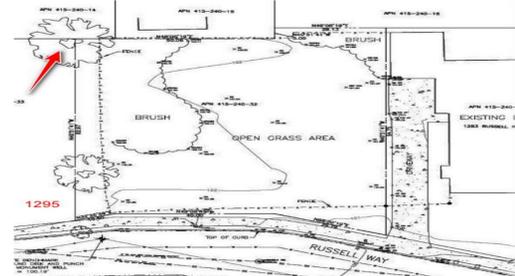
SCALE N/A DATE 11/08/22

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SHEET **T5** OF **7** SHEETS

APPENDIX A – MAPS AND PHOTOS

MAPS – Russell Way - Aerial View – Topographic - Tree Location



Top photo shows aerial view 1295 Russell Way (X) and tree location (X). Bottom photo shows topographic map with tree location (arrow).

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APPENDIX A – MAPS & PHOTOS (cont.)

Photos – Rear & Front View of Subject Tree

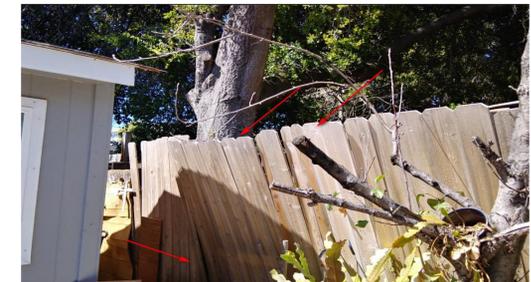


Top photo shows the over-pruned back side and limbs on neighbor's building (arrows) Bottom photo shows overextended, tip heavy limbs growing over existing property roofs and adjacent undeveloped lot on other side of fence. (arrows).

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APPENDIX A – MAPS & PHOTOS (cont.)

Photos – Significant Lean and Fence Upheaval



Top photo shows significant trunk lean (toward existing structures) and weak attachment. The majority of weight of the entire tree is on the leaning side of the canopy. Bottom photo (taken in neighbor's yard) shows section of fence lifted by the base of the tree's trunk.

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Appendix A- Maps and Photos (cont.)

Photos – Weak Attachments, Stress Sites



Top photo (front side of the trunk) shows the weak attachment of a major co-dominant limb that overextends the subject property. The bottom photo shows the stress crack on back side of the same large, tip heavy limb. Over-weighted limbs with weak attachments will eventually fail. Substantial risk to surrounding areas beneath canopy.

Gerald Smith Tree Consulting

Appendix B – Assumptions & Limiting Conditions

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Gerald Smith Tree Consulting

Appendix C – Certification of Performance

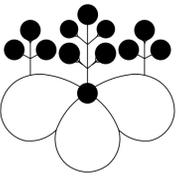
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- My analysis, opinions, and conclusions were developed, and this report has been prepared according to commonly accepted arboricultural practices.
- No one provided significant professional assistance to me, except as indicated within the report.
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I further certify that I am a member in good standing of the American Society of Consulting Arborists, and the International Society of Arboriculture in a full-time capacity.

Signed: Gerald Smith

Date: March 27, 2023



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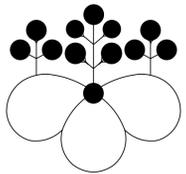
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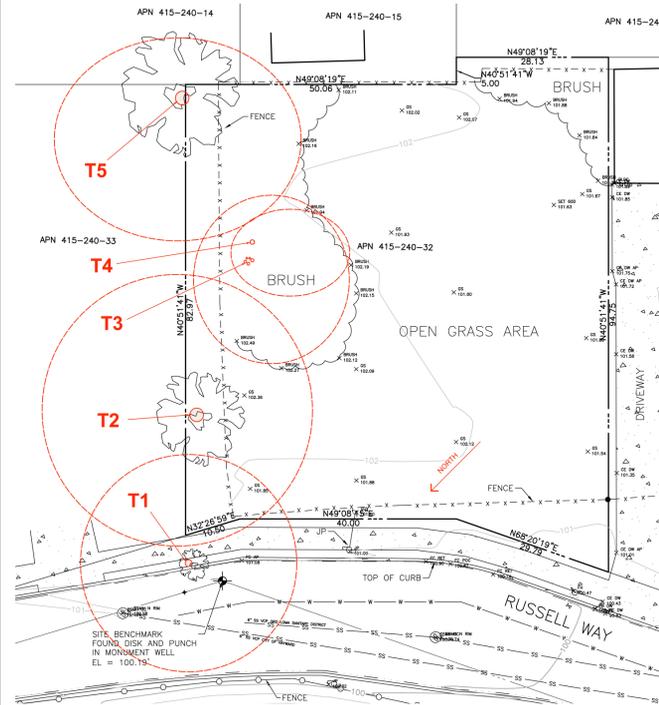
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HAYWARD, CALIFORNIA

SHEET TITLE  
**TREE MITIGATION CHART**

SCALE	N/A	DATE	11/08/22
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SHEET	<b>T7</b>	OF	<b>7</b> SHEETS

**TREE LOCATION MAP**



**TREE MITIGATION CHART**

**1. Existing Tree Inventory List from Arborist Report**

Tree No.	Tree Species	Trunk Diameter (inches)	Protected	Status	Appraised Value
T1	CINNAMOMUM CAMPHORA	16	YES	REMOVAL	\$2,750.00
T2	QUERCUS AGRIFOLIA	30	YES	REMOVAL	\$10,500.00
T3	FICUS CARICA	7,6,6	YES	REMOVAL	\$1,750.00
T4	PRUNUS AVIUM	10	YES	REMOVAL	\$950.00
T5	QUERCUS AGRIFOLIA	30	NO	REMOVAL	\$8,750.00
<b>TOTAL APPRAISED VALUE</b>					<b>\$24,700.00</b>

**2. Tree Mitigation Summary Chart**

Required Trees	Required tree quantity/size/ installed unit cost	Proposed tree quantity/size/ installed unit cost	Unit Cost Difference (Proposed size - required size)	MITIGATION VALUE
STREET TREES	2 - 24" BOX	0	\$0.00	\$0.00
NO ADDITIONAL TREES FOR MITIGATION: SEE SHEET L1 FOR COMMENTS				\$0.00
<b>TOTAL</b>				<b>\$0.00</b>

MITIGATION GOAL	<b>\$15,950.00</b>
Less Trees for Mitigation	<b>\$0.00</b>
<b>BALANCE - OFF SITE MITIGATION @ CITY DESIGNATED SITE / LA VISTA PARK</b>	<b>\$15,950.00</b>

**NOTE:**

T5 IS ON NEIGHBOR'S PROPERTY, NEIGHBOR IS IN CONVERSATION WITH CITY FOR TREE REMOVAL.



From: Mr. Kan Chien-Sheng  
10340 Johnson Ave  
Cupertino, CA 95014  
Email: [chienshengkan@yahoo.com](mailto:chienshengkan@yahoo.com)  
Cell: 408-253-6498

To: Ms. Michelle Koo, RLA  
Landscape Architect  
Planning Division, DSD  
Phone 510-583-4208 | Email [michelle.koo@hayward-ca.gov](mailto:michelle.koo@hayward-ca.gov)  
777 B Street, Hayward, CA 94544

Subject: Oak tree removal at the rear of my property 1295 which is leaning onto Mr. Horacio Woolcott's Property

Dear Ms. Koo:

My name is Kan Chien-Sheng and I am the owner of the neighboring property to Mr. Woolcott's open lot, and my property is 1295 Russell Way, Hayward, California 94541. The Oak tree located in the back of my property is over 40 years old, leaning toward Mr. Woolcott's property and it was not required to be planted as any type of improvement to my existing property.

Therefore, both I and Mr. Woolcott have talked about having this tree removed and I therefore give consent to remove the Oak Tree in the back of my property adjacent to Mr. Woolcott's property as long as Mr. Woolcott pays for the removal of the tree and the root of the tree stump. Once the removal takes place it is my understanding that Mr. Woolcott will be placing a fence on or within 6 inches of his property line adjacent to my property. Since we do not need this tree, and we have agreed with Mr. Woolcott, that he does not have to provide us with any type of replacement tree.

Last but not least we are happy to see this open lot developed to improve the neighborhood appearance and bring more students and nice people to our neighborhood.

Sincerely,

Mr. Kan Chien-sheng  
Property Owner  
1295 Russell Way  
Hayward, CA 94541

Horacio Woolcott  
Property Owner  
0 Russell Way  
Hayward, CA 94541



From: Mr. Horacio R. Woolcott  
1018 Oakland ave. #E  
Oakland, CA 94611  
Email: [h.woolcott@4wr-llc.com](mailto:h.woolcott@4wr-llc.com)  
Cell: 510-910-1911

To: Ms. Michelle Koo  
City Landscape Architect  
City of Hayward  
Phone 510-583-4208 | Email [michelle.koo@hayward-ca.gov](mailto:michelle.koo@hayward-ca.gov)  
777 B Street, Hayward, CA 94544

Subject: "SPR 202205806 at 0 Russell Way, Hayward, CA- Consent to Offsite Tree Mitigation at La Vista Park

Dear Ms. Koo:

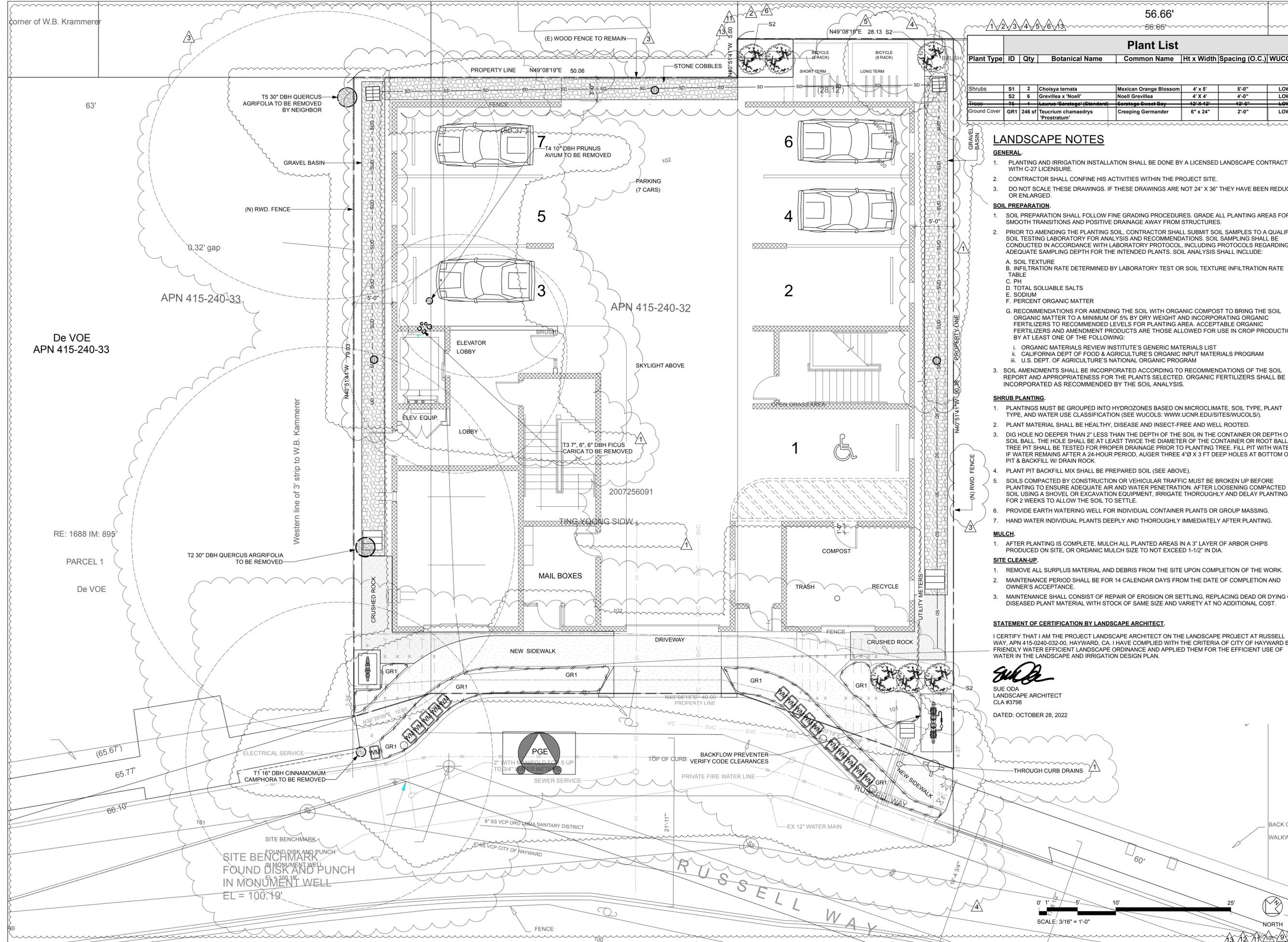
My name is Horacio Woolcott and I am the owner of the 0 Russell Way property currently undeveloped, in Hayward, California 94541.

I am in agreement to mitigate unmet tree mitigation value of \$15,950.00 at La Vista Park, and expect the planning division will issue an invoice accordingly. I also agree that the payment shall be received by the City prior to issuance of a grading permit. This means that once the payment is made Mr. Woolcott will not have to provide any additional replacement trees for his property.

Last but not least the City of Hayward should be happy to see this open lot developed to improve the neighborhood appearance and bring more students and nice people to our neighborhood.

Sincerely,

Horacio Woolcott  
Property Owner  
0 Russell Way  
Hayward, CA 94541



Plant List									
Plant Type	ID	Qty	Botanical Name	Common Name	Ht x Width	Spacing (O.C.)	WUCOLS		
Shrubs	S1	2	Chelaya ternata	Mexican Orange Blossom	4' x 5'	5'-0"	LOW		
	S2	6	Grevillea x 'Noell'	Noell Grevillea	4' x 4'	4'-0"	LOW		
Grass	G1	1	Lawnus-Santegozi-(Standard)	Santegozi Sweet Bay	12'-x-12'	12'-0"	LOW		
	G2	1	Lawnus-Santegozi-(Standard)	Santegozi Sweet Bay	12'-x-12'	12'-0"	LOW		
Ground Cover	GR1	246 sf	Tauscium chamaedrys 'Prostratum'	Creeping Germander	6" x 24"	2'-0"	LOW		

**LANDSCAPE NOTES**

- GENERAL:**
1. PLANTING AND IRRIGATION INSTALLATION SHALL BE DONE BY A LICENSED LANDSCAPE CONTRACTOR WITH C-27 LICENSURE.
  2. CONTRACTOR SHALL CONFINE HIS ACTIVITIES WITHIN THE PROJECT SITE.
  3. DO NOT SCALE THESE DRAWINGS. IF THESE DRAWINGS ARE NOT 24" X 36" THEY HAVE BEEN REDUCED OR ENLARGED.

- SOIL PREPARATION:**
1. SOIL PREPARATION SHALL FOLLOW FINE GRADING PROCEDURES. GRADE ALL PLANTING AREAS FOR SMOOTH TRANSITIONS AND POSITIVE DRAINAGE AWAY FROM STRUCTURES.
  2. PRIOR TO AMENDING THE PLANTING SOIL, CONTRACTOR SHALL SUBMIT SOIL SAMPLES TO A QUALIFIED SOIL TESTING LABORATORY FOR ANALYSIS AND RECOMMENDATIONS. SOIL SAMPLING SHALL BE CONDUCTED IN ACCORDANCE WITH LABORATORY PROTOCOL, INCLUDING PROTOCOLS REGARDING ADEQUATE SAMPLING DEPTH FOR THE INTENDED PLANTS. SOIL ANALYSIS SHALL INCLUDE:
    - A. SOIL TEXTURE
    - B. INFILTRATION RATE DETERMINED BY LABORATORY TEST OR SOIL TEXTURE INFILTRATION RATE TABLE
    - C. PH
    - D. TOTAL SOLUBLE SALTS
    - E. SODIUM
    - F. PERCENT ORGANIC MATTER
  3. SOIL AMENDMENTS SHALL BE INCORPORATED ACCORDING TO RECOMMENDATIONS OF THE SOIL REPORT AND APPROPRIATENESS FOR THE PLANTS SELECTED. ORGANIC FERTILIZERS SHALL BE INCORPORATED AS RECOMMENDED BY THE SOIL ANALYSIS.
    - i. ORGANIC MATERIALS REVIEW INSTITUTE'S GENERIC MATERIALS LIST
    - ii. CALIFORNIA DEPT OF FOOD & AGRICULTURE'S ORGANIC INPUT MATERIALS PROGRAM
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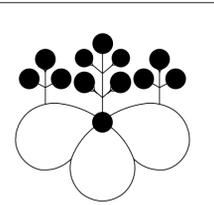
- SHRUB PLANTING:**
1. PLANTINGS MUST BE GROUPED INTO HYDROZONES BASED ON MICROCLIMATE, SOIL TYPE, PLANT TYPE, AND WATER USE CLASSIFICATION (SEE WUCOLS: WWW.UCNR.EDU/SITES/WUCOLS/).
  2. PLANT MATERIAL SHALL BE HEALTHY, DISEASE AND INSECT-FREE AND WELL ROOTED.
  3. DIG HOLE NO DEEPER THAN 2" LESS THAN THE DEPTH OF THE SOIL IN THE CONTAINER OR DEPTH OF SOIL BALL. THE HOLE SHALL BE AT LEAST TWICE THE DIAMETER OF THE CONTAINER OR ROOT BALL. TREE PIT SHALL BE TESTED FOR PROPER DRAINAGE PRIOR TO PLANTING TREE. FILL PIT WITH WATER; IF WATER REMAINS AFTER A 24-HOUR PERIOD, AUGER THREE 4'Ø X 3 FT DEEP HOLES AT BOTTOM OF PIT & BACKFILL W/ DRAIN ROCK.
  4. PLANT PIT BACKFILL MIX SHALL BE PREPARED SOIL (SEE ABOVE).
  5. SOILS COMPACTED BY CONSTRUCTION OR VEHICULAR TRAFFIC MUST BE BROKEN UP BEFORE PLANTING TO ENSURE ADEQUATE AIR AND WATER PENETRATION. AFTER LOOSENING COMPACTED SOIL USING A SHOVEL OR EXCAVATION EQUIPMENT, IRRIGATE THOROUGHLY AND DELAY PLANTING FOR 2 WEEKS TO ALLOW THE SOIL TO SETTLE.
  6. PROVIDE EARTH WATERING WELL FOR INDIVIDUAL CONTAINER PLANTS OR GROUP MASSING.
  7. HAND WATER INDIVIDUAL PLANTS DEEPLY AND THOROUGHLY IMMEDIATELY AFTER PLANTING.

- MULCH:**
1. AFTER PLANTING IS COMPLETE, MULCH ALL PLANTED AREAS IN A 3" LAYER OF ARBOR CHIPS PRODUCED ON SITE, OR ORGANIC MULCH SIZE TO NOT EXCEED 1-1/2" IN DIA.
- SITE CLEAN-UP:**
1. REMOVE ALL SURPLUS MATERIAL AND DEBRIS FROM THE SITE UPON COMPLETION OF THE WORK.
  2. MAINTENANCE PERIOD SHALL BE FOR 14 CALENDAR DAYS FROM THE DATE OF COMPLETION AND OWNER'S ACCEPTANCE.
  3. MAINTENANCE SHALL CONSIST OF REPAIR OF EROSION OR SETTLING, REPLACING DEAD OR DYING OR DISEASED PLANT MATERIAL WITH STOCK OF SAME SIZE AND VARIETY AT NO ADDITIONAL COST.

**STATEMENT OF CERTIFICATION BY LANDSCAPE ARCHITECT:**

I CERTIFY THAT I AM THE PROJECT LANDSCAPE ARCHITECT ON THE LANDSCAPE PROJECT AT RUSSELL WAY, APN 415-0240-032-00, HAYWARD, CA. I HAVE COMPLIED WITH THE CRITERIA OF CITY OF HAYWARD BAY-FRIENDLY WATER EFFICIENT LANDSCAPE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE AND IRRIGATION DESIGN PLAN.

*Sue Oda*  
 SUE ODA  
 LANDSCAPE ARCHITECT  
 CLA #3798  
 DATED: OCTOBER 28, 2022



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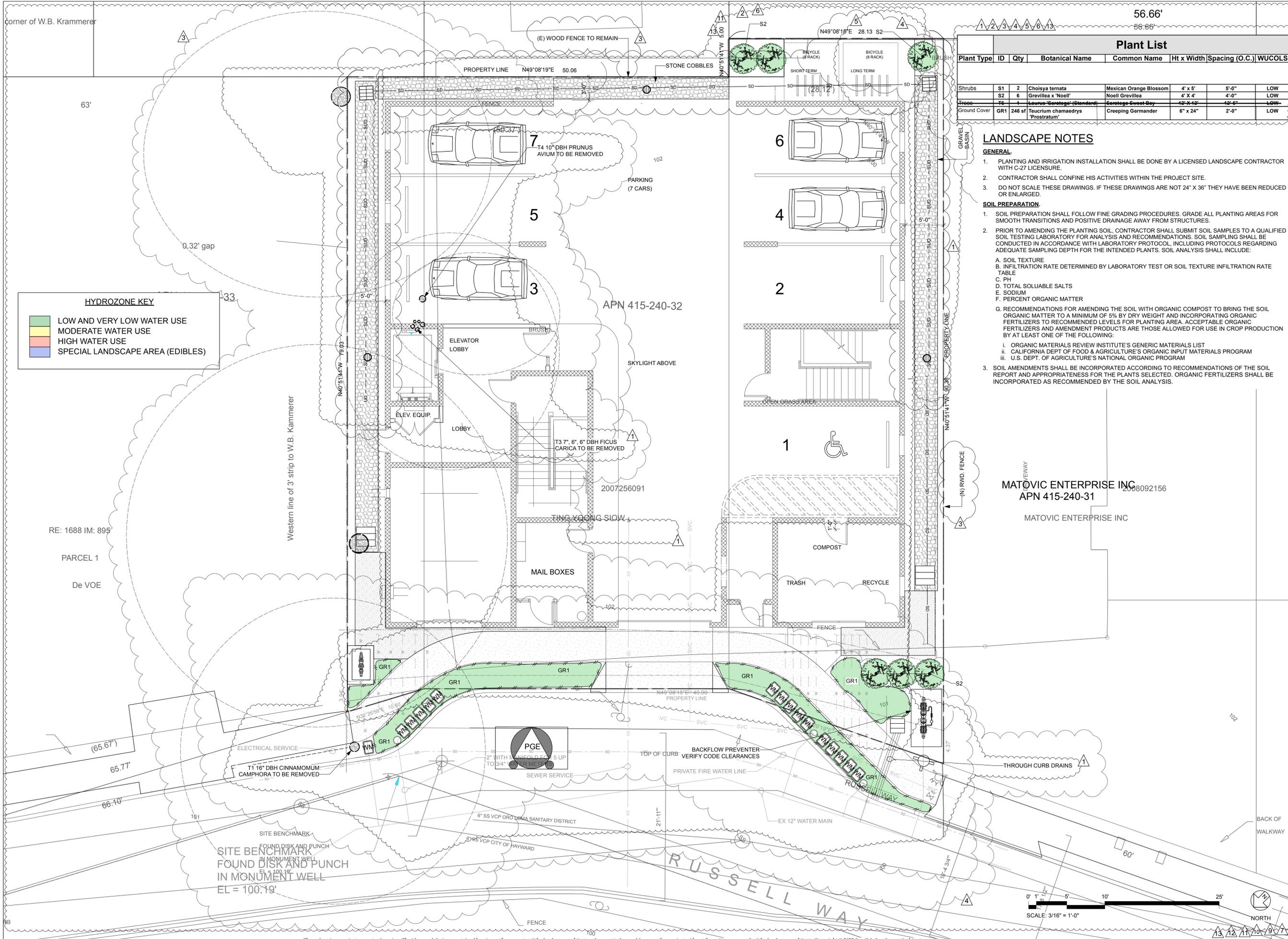


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**RUSSELL WAY GARDEN**  
 RUSSELL WAY, APN 415-240-32  
 HAYWARD, CALIFORNIA

JOB TITLE  
 SHEET TITLE  
**PLANTING PLAN**  
 SCALE: 3/16" = 1'-0" DATE: 11/08/22  
 DRAWN: NR CHECKED: SEO  
 SHEET **L1** OF **4** SHEETS



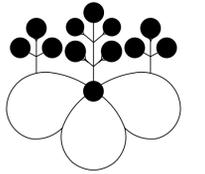
**HYDROZONE KEY**

- LOW AND VERY LOW WATER USE
- MODERATE WATER USE
- HIGH WATER USE
- SPECIAL LANDSCAPE AREA (EDIBLES)

Plant List							
Plant Type	ID	Qty	Botanical Name	Common Name	Ht x Width	Spacing (O.C.)	WUCOLS
Shrubs	S1	2	Cheloya ternata	Mexican Orange Blossom	4' x 5'	5'-0"	LOW
	S2	6	Grevillea x 'Noell'	Noell Grevillea	4' x 4'	4'-0"	LOW
Tree	T6	1	Laurus-Santegozi (Standard)	Santegozi Sweet Bay	12' x 12'	12'-0"	LOW
Ground Cover	GR1	246 sf	Tauscium chamaedrys 'Prostratum'	Creeping Germander	6" x 24"	2'-0"	LOW

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    - E. SODIUM
    - F. PERCENT ORGANIC MATTER
    - G. RECOMMENDATIONS FOR AMENDING THE SOIL WITH ORGANIC COMPOST TO BRING THE SOIL ORGANIC MATTER TO A MINIMUM OF 5% BY DRY WEIGHT AND INCORPORATING ORGANIC FERTILIZERS TO RECOMMENDED LEVELS FOR PLANTING AREA. ACCEPTABLE ORGANIC FERTILIZERS AND AMENDMENT PRODUCTS ARE THOSE ALLOWED FOR USE IN CROP PRODUCTION BY AT LEAST ONE OF THE FOLLOWING:
      - i. ORGANIC MATERIALS REVIEW INSTITUTE'S GENERIC MATERIALS LIST
      - ii. CALIFORNIA DEPT. OF FOOD & AGRICULTURE'S ORGANIC INPUT MATERIALS PROGRAM
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**RUSSELL WAY GARDEN**  
RUSSELL WAY, APN 415-240-32  
HAYWARD, CALIFORNIA

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

SHEET TITLE: **HYDROZONE PLAN**

SCALE: 3/16" = 1'-0" DATE: 11/08/22

DRAWN: NR CHECKED: SEO

SHEET **L2** OF **4** SHEETS

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corner of W.B. Krammer

### IRRIGATION EQUIPMENT LEGEND

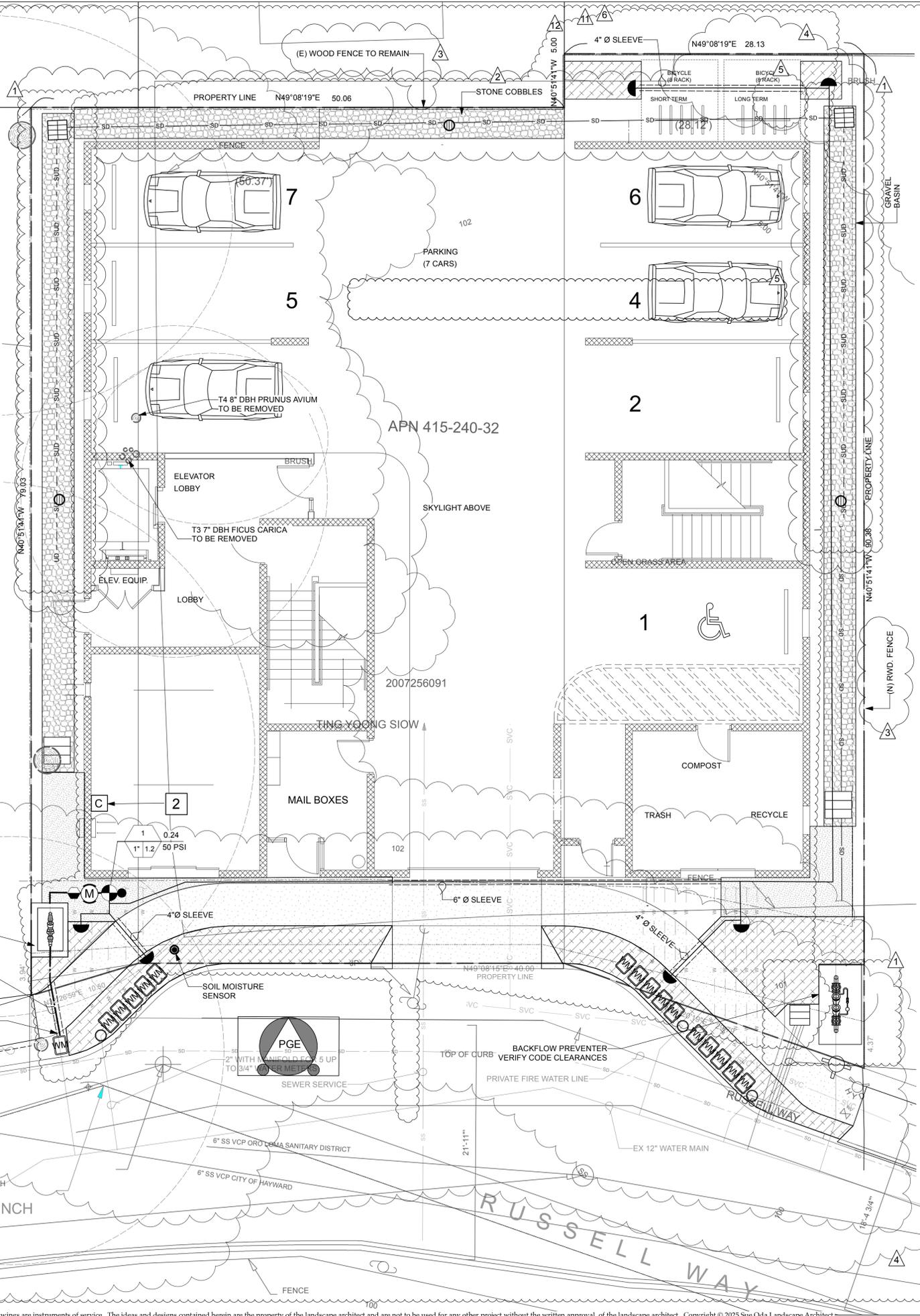
SYMBOL	MANUF.	MODEL	DESCRIPTION
	---	---	5/8" DEDICATED IRRIGATION WATER METER
	WILKINS	375XL-3/4"	BACKFLOW ASSEMBLY. REDUCED PRESSURE BACKFLOW ASSEMBLY AND PRESSURE REGULATOR. PROVIDE PROTECTIVE ENCLOSURE PER DETAIL.
	HUNTER	PGV-101G FLOW-CLIK FCT-100	MASTER CONTROL VALVE & FLOW SENSOR: HUNTER MASTER CONTROL VALVE, NORMALLY CLOSED, WITH FLOW-CLIK SENSOR AND TEE
	HUNTER	HPC-400 + SOIL-CLIK	IRRIGATION CONTROLLER: 4-STATION IRRIGATION CONTROLLER SYSTEM W/ WEATHER SHUT OFF & SOIL MOISTURE SENSOR. MOUNT CONTROLLER IN LOCKABLE METAL BOX. PROVIDE GOOD WIFI ACCESS. PROVIDE 120V SERVICE.
	HUNTER	HQ-33DLRD+LRC	QUICK COUPLER: 3/4" BRASS QUICK COUPLER W/ LOCKING COVER.
	APOLLO	32-100	MANUAL SHUT OFF: APOLLO BALL VALVE (PLACE IN OPEN POSITION)
	HUNTER	ICZ-101-LF-40	DRIP REMOTE CONTROL VALVE: 1" EMITTER REMOTE CONTROL VALVE W/ FILTER & 40 PSI PRESSURE REGULATION. IN VALVE BOX. INSTALL WITH SAME SIZE APOLLO MANUAL BALL VALVE ON SUPPLY SIDE OF R.C. VALVE (PLACE IN OPEN POSITION).
	SCH. 40	PVC	MAIN LINE PIPE: 1 1/2" DIA. ALL MAIN LINES SHALL HAVE 18" COVER.
	CLASS 200	PVC	LATERAL LINE PIPE: IRRIGATION LATERAL LINE. 1" DIA. MIN. SIZE. ALL LATERAL LINES SHALL HAVE 12" COVER.

	---	1120 - SCH. 40 PVC	PIPE SLEEVES: PIPE & WIRE SLEEVING UNDER ALL PAVING AS INDICATED ON PLAN. ALL MAIN LINES & WIRING UNDER PAVEMENT SHALL BE SLEEVED W/ 24" COVER. ALL LATERAL LINES UNDER PAVEMENT SHALL BE SLEEVED W/ 18" COVER. EXTEND SLEEVES 12" BEYOND EDGES OF PAVEMENT. MULTIPLE CROSSINGS AT THE SAME POINT SHALL HAVE INDIVIDUAL SLEEVES. SLEEVE SHALL BE MINIMUM TWICE THE DIAMETER OF THE PIPE BEING SLEEVED.
	HUNTER	SOIL-CLIK	SOIL MOISTURE SENSOR: INSTALL PER MANUFACTURER'S RECOMMENDATIONS AND @ 6" DEPTH.

	NETAFIM	TECHLINE COPPER TLHCVR4-1201	SUB-SURFACE DRIP LINE: 17 MM DRIPLINE W/ PRESSURE COMPENSATING, SELF-FLUSHING EMITTERS. NETAFIM FITTINGS. STAPLE LINES AT 5'-0" O.C. USE 2 STAPLES OVER EACH TEE, ELBOW OR CROSS. 18" EMITTER SPACING. 0.42 GPM EMITTERS. INSTALL TUBING AT A SPACING OF 12" BETWEEN ROWS. 2"-4" FROM PAVEMENT OR LANDSCAPE EDGE. TRIANGULATE THE EMITTER PORTS BETWEEN ROWS. BURY DRIPLINE EVENLY THROUGHOUT THE ZONE AT A DEPTH OF 4". EACH DRIP LINE TUBING ZONE SHALL INCLUDE NETAFIM TECHLINE MANUAL FLUSH VALVE.
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### IRRIGATION SHEET NOTES

- IRRIGATION POINT OF CONNECTION TO (N) IRRIGATION WATER METER. IRRIGATION DEMAND: 2 GPM MAX. @ 50 ± AVERAGE STATIC PSI AT THE WATER METER.
- IRRIGATION CONTROLLER: SERVICE CONTROLLER WITH 120 V.A.C./15 AMP ELECTRICAL SERVICE PER ELECTRICAL CODE. WIFI RANGE MUST BE ACCESSIBLE TO THE CONTROLLER.



### IRRIGATION NOTES

#### GENERAL

- CONTRACTOR QUALIFICATIONS: THE SYSTEM SHALL BE INSTALLED BY AN EXPERIENCED FIRM, REGULARLY ENGAGED IN IRRIGATION INSTALLATION. CONTRACTOR SHALL HAVE A MINIMUM OF THREE YEARS OF SUCCESSFUL EXPERIENCE WITH INSTALLATIONS.
- CONTRACTOR SHALL OBTAIN PERMITS REQUIRED AND PROVIDE LABOR AND MATERIALS NECESSARY TO FULLY COMPLETE THE WORK IN ACCORDANCE WITH THE DRAWINGS.
- PROTECTION: THE CONTRACTOR SHALL LOCATE AND PROTECT NEW AND EXISTING UTILITIES PRIOR TO EXCAVATION. PROTECT ALL MATERIALS AND WORK AGAINST INJURY FROM ANY CAUSE AND SHALL PROVIDE AND MAINTAIN ALL NECESSARY SAFEGUARDS FOR THE PROTECTION OF THE PUBLIC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE IMMEDIATE REPAIR OF ANY DAMAGE CAUSED BY HIS WORK. DO NOT STORE PVC PIPE IN DIRECT SUNLIGHT. BEDS ON WHICH PIPE ARE STORED MUST EXTEND FULL LENGTH OF PIPE.
- MWEL: THE IRRIGATION SYSTEM SHALL COMPLY WITH THE CALIFORNIA MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWEL) AS REQUIRED BY LOCAL JURISDICTIONS WHILE ACHIEVING THE GOAL OF EFFECTIVELY AND EFFICIENTLY PROVIDING THE LANDSCAPE WITH WATER BY MEANS OF DRIP IRRIGATION TO PLANTING AREAS AS APPLICABLE. THE IRRIGATION CONTROLLER SHALL BE SET TO PROVIDE THE MINIMUM AMOUNT OF WATER REQUIRED TO SUSTAIN GOOD PLANT HEALTH.
- AUTOMATIC IRRIGATION: CONTRACTOR SHALL PROVIDE AN AUTOMATIC DRIP IRRIGATION SYSTEM TO PROVIDE IRRIGATION TO ALL PLANTING AREAS. A STATE OF THE ART E.T. BASED SELF-ADJUSTING IRRIGATION CONTROLLER SHALL BE SPECIFIED FOR THIS PROJECT TO AUTOMATICALLY CONTROL THE WATER ALLOCATED TO EACH VALVE GROUPED PER INDIVIDUAL HYDROZONE (BASED ON PLANT TYPE AND EXPOSURE). IRRIGATION CONTROLLER LOCATION MUST HAVE WIFI ACCESS. IRRIGATION CONTROLLER SHALL HAVE A SOIL MOISTURE SENSOR FOR A HIGHER LEVEL OF WATER CONSERVATION.
- TREE BUBBLERS: TREE BUBBLERS SHALL BE INCLUDED ON SEPARATE CIRCUITS TO ISOLATE THE IRRIGATION TO THE TREES AND PROVIDE DEEP WATERING TO PROMOTE A DEEPER ROOT STRUCTURE. PROVIDE 2 BUBBLERS PER TREE. 0.25 GPM PER BUBBLER.
- BACKFLOW PREVENTION: CONTRACTOR SHALL PROVIDE BACKFLOW PROTECTION TO THE POTABLE WATER SYSTEM. ALL WORK SHALL BE PERFORMED IN ACCORDANCE TO STATE, LOCAL AND MUNICIPAL CODES. INSTALLATION OF BACKFLOW DEVICE SHALL BE AT POINT OF CONNECTION, UPSTREAM OF ANY OTHER IRRIGATION EQUIPMENT.
- SCOPE OF WORK: THE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, AND EQUIPMENT FOR A COMPLETE OPERATING UNDERGROUND IRRIGATION SYSTEM AS SPECIFIED HEREIN AND AS SHOWN ON THE DRAWINGS. WORK AND MATERIALS SHALL CONFORM TO ALL CURRENT STATE AND LOCAL LAWS, RULES, CODES OR REGULATIONS AS MAY BE APPLICABLE TO THIS WORK.
- WARRANTY: MATERIALS, EQUIPMENT, AND WORKMANSHIP FURNISHED UNDER THIS CONTRACT SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE. THE WARRANTY SHALL INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING:
  - FILLING DEPRESSIONS & REPLACING PLANTS DUE TO SETTLEMENT OF IRRIGATION TRENCHES.
  - ENSURING THAT THE IRRIGATION SYSTEM HAS BEEN ADJUSTED TO SUPPLY PROPER WATER COVERAGE OF AREAS DESIGNED TO RECEIVE WATER.

#### MATERIALS

- MAINLINE: SCHEDULE 40 PVC PIPE.
- LATERAL LINES CLASS 200 PVC.
- PVC FITTINGS: SCHEDULE 40, TYPE 1, NSF APPROVED.
- PVC SLEEVES: MIN SCHEDULE 40 PVC.
- PIPE THREAD SEALANT COMPOUND: PERMATEX 51 OR RECTOR SEAL T+2.
- CONTROL WIRE: SOLID STRAND COPPER WITH U.L. APPROVAL FOR DIRECT BURIAL IN GROUND, SIZE AWG-UF #14-1. COMMON GROUND WIRE: WHITE INSULATING JACKET. CONTROL WIRE: INSULATING JACKET OF COLOR OTHER THAN WHITE. SPLICES: MADE WITH 3M-DBY-SEAL PACKS.

#### BACKFLOW PREVENTION

- CONTRACTOR SHALL PROVIDE BACKFLOW PROTECTION TO THE POTABLE WATER SYSTEM. ALL WORK SHALL BE PERFORMED IN ACCORDANCE TO STATE, LOCAL AND MUNICIPAL CODES.
- INSTALLATION OF BACKFLOW DEVICE SHALL BE IMMEDIATELY AFTER IRRIGATION WATER METER, UPSTREAM OF ANY OTHER IRRIGATION EQUIPMENT.

#### INSTALLATION

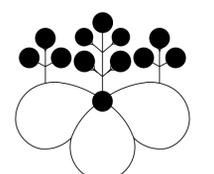
- PRIOR TO COMMENCING CONSTRUCTION, VERIFY WATER PRESSURE AT POINT OF CONNECTION AND CONFIRM LOCATION OF ALL EXISTING SUBSURFACE UTILITIES.
- TRENCHING AND BACKFILLING: CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING NEAR EXISTING UTILITIES AND STRUCTURES. TRENCHES SHALL BE EXCAVATED TO THE REQUIRED DEPTHS FOR PIPE INSTALLATION, AND SHALL BE STRAIGHT AND UNIFORM. BACKFILL MATERIAL SHALL BE SOIL FREE OF ROCK, GRAVEL LARGER THAN 2", ORGANIC MATERIAL, OR DEBRIS. BACKFILL SHALL BE COMPACTED BY UNIFORM TAMPING IN LOOSE LIFT THICKNESSES OF 8" TO A DENSITY APPROXIMATELY EQUAL TO THE ADJACENT UNDISTURBED SOIL.
- INSTALLATION OF PLASTIC PIPE SHALL BE SNAKED FROM ONE SIDE TO THE OTHER IN TRENCHES TO ALLOW FOR EXPANSION AND CONTRACTION. PIPE SHALL BE INSTALLED UNDER DRIVEWAYS OR PARKING AREAS IN SCHEDULE 40 SLEEVES AT LEAST 12" BELOW FINISH GRADE. 18" FOR MAINLINE PIPE. PIPE SLEEVES SHALL BE 2X THE DIAMETER OR SUM OF DIAMETERS OF PIPES BEING SLEEVED THROUGH. SHALL EXTEND MIN. 12" BEYOND EDGE OF PAVING, WALL, OR STRUCTURE BEING SLEEVED THROUGH. PARALLEL PIPES MAY BE INSTALLED IN A COMMON TRENCH. PROVIDE MINIMUM SEPARATION OF 3". DO NOT INSTALL PIPES DIRECTLY ABOVE ONE ANOTHER.
- BUBBLERS: PROVIDE BUBBLERS ON RISERS AT TREES. 2 BUBBLERS PER TREE.
- AUTOMATIC CONTROL VALVES: IN A VALVE BOX POSITIONED OVER THE VALVE SO THAT ALL PARTS OF THE VALVE CAN BE REACHED FOR SERVICE. SET VALVE BOXES FLUSH WITH FINISH GRADE.
- IRRIGATION CONTROL WIRES:
  - INSTALL ONE SPARE WIRE OF A DIFFERENT COLOR ALONG THE ENTIRE MAIN LINE. LOOP 36" EXCESS WIRE INTO EACH SINGLE VALVE BOX. WEATHERPROOF UNUSED WIRE ENDS.
  - SPLICING OF 24V WIRES IS NOT PERMITTED EXCEPT IN VALVE BOXES. LEAVE A 36" LONG, 1" DIAMETER COIL OF EXCESS WIRE AT EACH SPLICE AND A 36" LONG EXPANSION LOOP EVERY 100 FEET ALONG WIRE RUN. TAPE WIRES TOGETHER EVERY 10 FEET. TAPING OF WIRES IS NOT REQUIRED INSIDE SLEEVES.

#### DRIP IRRIGATION

- GENERAL: DRIP IRRIGATION TUBING AND EMITTERS SHALL BE INSTALLED ONLY AFTER PLANTING AND FINISH GRADING IS COMPLETE, WATERING WELLS ARE INSTALLED.
- FLUSH AND ADJUST EMITTER HEADS FOR EFFICIENT PERFORMANCE. PREVENT WATER ON THE WALKS AND PAVEMENT. FLUSH SOLID WALL PVC PIPE PRIOR TO INSTALLING DRIP IRRIGATION TUBING. PROVIDE EMULCATOR CONNECTIONS AT ALL TIMES TO PREVENT PARTICLES FROM CLOGGING TUBING AND EMITTERS.
- TUBING UNDER PAVEMENT OR PATHWAYS SHALL BE INSTALLED IN RIGID PIPE SLEEVES, MINIMUM 6" BELOW FINISHED GRADE.
- FILTER: FLUSHABLE WYE FILTER SHALL HAVE A MINIMUM OF 200 MESH SCREEN.
- PRESSURE REDUCER: IF WATER PRESSURE AFTER FILTER EXCEEDS 25 PSI, PROVIDE PRESSURE REDUCER SET TO 25 PSI.
- DRIPLINE GRID: NETAFIM TECHLINE

#### SITE CLEAN-UP

- REMOVE DEBRIS AND ACCUMULATION OF DEBRIS AS A RESULT OF IRRIGATION CONSTRUCTION FROM THE SITE AND LEAVE AREA IN A CLEAN CONDITION ACCEPTABLE TO THE OWNER.
- CONTRACTOR SHALL SCHEDULE A FINAL WALK THROUGH WITH CLIENT.
- AS-BUILT DRAWINGS - DURING THE COURSE OF THE INSTALLATION, THE IRRIGATION CONTRACTOR SHALL RECORD ALL CHANGES MADE TO THE IRRIGATION SYSTEM DURING INSTALLATION. CHANGES SHALL BE CAREFULLY DRAWN IN RED LINE ON A PRINT OF THE IRRIGATION SYSTEM DRAWING. UPON COMPLETION OF THE INSTALLATION, THIS RED LINE DRAWING SHALL BE GIVEN TO THE OWNER FOR USE AS AN AS-BUILT DRAWING.
- MANAGEMENT INSTRUCTIONS: THE OWNER SHALL BE INSTRUCTED IN THE COMPLETE OPERATION AND MAINTENANCE OF THE SYSTEM.



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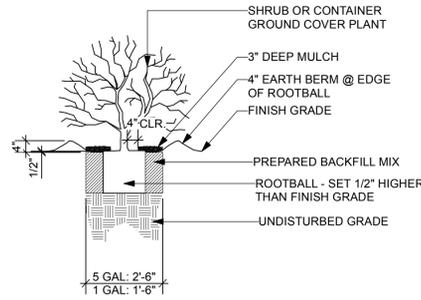
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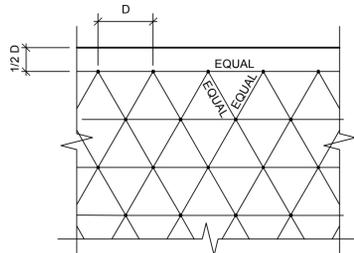
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**SHRUB PLANTING**  
NOT TO SCALE



D= SPACING DISTANCE SPECIFIED

**GROUND COVER PLANTING**  
NOT TO SCALE

**WATER EFFICIENT LANDSCAPE WORKSHEET**  
This worksheet is filled out by the project applicant and is a required element of the Landscape Documentation Package

Evapotranspiration (Eto): 44.2

Hydrozone # /Plant Description	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency (IE)	ETAF (PF/IE)	Landscape Areas (sq ft)	ETAF x Area	Estimated Total Water Use (ETWU)
VALVE 1	0.3	D	0.81	0.37	334	123.7	3,390.0
				<b>Totals</b>	<b>334</b>	<b>123.7</b>	<b>3,390.0</b>

Special Landscape Areas								
				1.00				
				1.00				
				1.00				
				<b>Totals</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	
							<b>ETWU Total</b>	<b>3,390.0</b>
							<b>Maximum Allowed Water Allowance (MAWA)</b>	<b>4,118.8</b>

**Hydrozone & Planting Description**  
e.g. 1) front lawn  
2) low water use plantings  
3) medium water use plantings

**Irrigation Method**  
S = overhead spray  
D = drip

**Irrigation Efficiency**  
0.75 for spray head  
0.81 for drip

**ETWU (Annual Gallons Required)**  
Eto x 0.62 x ETAF x Area  
where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year

**MAWA (Annual Gallons Allowed)** = (Eto) (0.62) [(ETAF x LA) + ((1-ETAF) x SLA)]  
Where 0.62 is a conversion factor that converts acre-inches per acre per year to Gallons per square foot per year. LA is the total landscape area in square feet. SLA is the total special landscape area in square feet, and ETAF is .55 for residential and 0.45 for non-residential areas.

**ETAF Calculations**

Regular Landscape Areas

Total ETAF x Area	123.7
Total Area	334
<b>Average ETAF</b>	<b>0.37</b>

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

All Landscape Areas

Total ETAF x Area	123.7
Total Area	334
<b>Sitewide ETAF</b>	<b>0.37</b>

**MAXIMUM APPLIED WATER ALLOWANCE (MAWA)**

**WATER BUDGET CALCULATIONS**

Maximum Applied Water Allowance (MAWA)	
Formula: MAWA = (Eto) (.62) [(ETAF x LA) + (1 - ETAF) x SLA]	
Reference Annual Eto (in./year) =	44.2 x
MAWA =	44.2 x 0.62 x [(ETAF x LA) + (1 - ETAF) x SLA]
MAWA =	44.2 x 0.62 x [(0.45 x 334) + (1 - 0.45) x 0]
MAWA =	44.2 x 0.62 x [(150.3) + (0)]
<b>MAWA =</b>	<b>4,118.8 gallons per year</b>

0.62 = Conversion factor  
LA = Total Landscape Area in S.F.  
SLA = Total Special Landsc. Area in S.F.  
ETAF = 0.55 for residential, 0.45 for non-residential

**ESTIMATED TOTAL WATER USAGE (ETWU)**

Hydrozone Table for Calculating ETWU

Reference Evapotranspiration Eto) = 44.2

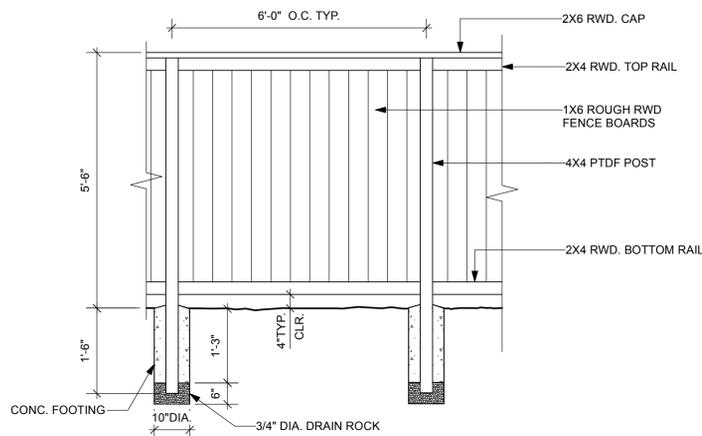
Hydrozone	Plant Factor (PF)	Irrigation Method *	Irrigation Efficiency (IE)**	ETAF (PF / IE)	Landscape Area (LA) in Sq. Ft.	% of Landscape Area	ETAF x Area	Estimated Total Water Use (ETWU)
VALVE 1	0.3	D	0.81	0.37	334	100.0%	123.7	3,390.0
				<b>TOTALS:</b>	<b>334</b>	<b>100.0%</b>	<b>123.7</b>	<b>3,390.0</b>

SLA - Special Landscape Areas								
							<b>ETWU Total:</b>	<b>3,390.0</b>
							<b>Maximum Allowed Water Allowance (MAWA):</b>	<b>4,118.8</b>

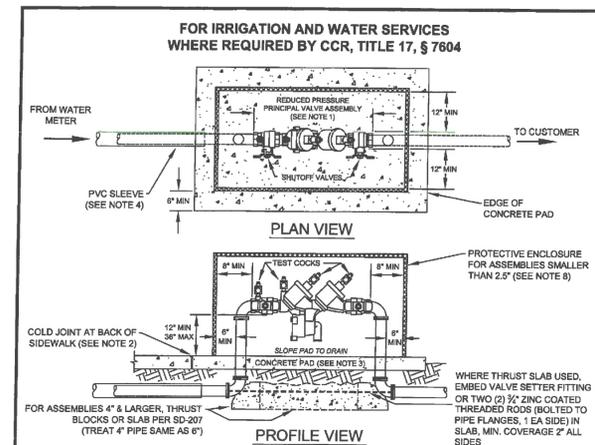
**Plant Factor**  
High Water (HW) = 0.8  
Medium Water (MW) = 0.5  
Low Water (LW) = 0.3  
Very Low Water (VLW) = 0.1

**\*Irrigation Method**  
D = Drip  
S = Spray  
R = Rotor  
B = Bubbler  
MS = Micro-spray

**\*\* Irrigation Efficiency**  
0.75 for Spay  
0.81 for Drip

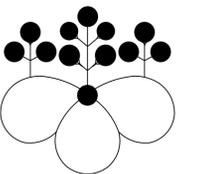


**REDWOOD FENCE**  
SCALE: 1/2" = 1'-0"



- NOTES:**
- ALLOWED BACKFLOW ASSEMBLIES AND THEIR ORIENTATIONS SHALL BE LIMITED TO THOSE SPECIFIED ON THE "LIST OF APPROVED BACKFLOW PREVENTION ASSEMBLIES" BY THE UNIVERSITY OF SOUTHERN CALIFORNIA'S FOUNDATION FOR CROSS-CONNECTION CONTROL AND HYDRAULIC RESEARCH, 2010 LA TEST REVISION.
  - THE BACKFLOW DEVICE SHALL BE LOCATED: (A) A MAXIMUM OF 5' FROM BACK OF SIDEWALK (TYP.); (B) WHERE SCREENING IS REQUIRED, A MAXIMUM OF 30" FROM BACK OF SIDEWALK; OR (C) AT A LOCATION DETERMINED BY THE WATER DISTRIBUTION CROSS CONNECTION PERSONNEL IN THE FIELD.
  - CONCRETE PAD SHALL BE CLASS B CONCRETE, 4" MINIMUM THICKNESS, REINFORCED WITH WELDED WIRE MESH.
  - WHERE SERVICE LINES SMALLER THAN 4" PASS UNDER A SIDEWALK, THEY SHALL BE INSTALLED IN A PVC CASING/SLEEVE AT LEAST 1" LARGER THAN THE SERVICE LINE AND EXTENDS AT LEAST 6" BEYOND THE EDGES OF THE SIDEWALK.
  - METAL PIPES EXPOSED TO SOIL OR CONCRETE SHALL BE COATED WITH 3M SCOTCHWRAP PIPE PRIMER AND WRAPPED WITH 3M SCOTCHWRAP HD. 51 BLACK P.V.C. TAPE (5" OVERLAP).
  - THE PORTION OF THE TRENCH FROM BACK OF METER TO THE DEVICE SHALL REMAIN OPEN UNTIL WATER DISTRIBUTION CROSS CONNECTION PERSONNEL HAVE INSPECTED AND APPROVED THE INSTALLATION.
  - THE TESTING SIDE OF THE DEVICE SHALL HAVE A MINIMUM 24" OF CLEARANCE FROM OBSTRUCTIONS (NON-TRIMMABLE LANDSCAPING, BUILDINGS, UTILITIES, ETC.). WATER BACKFLOW DEVICES SHALL BE SEPARATED BY A MINIMUM OF 18".
  - BACKFLOW ASSEMBLIES SMALLER THAN 2.5" SHALL BE COVERED WITH AN INSULATION BLANKET, MIN R-13, GREEN, WEATHERGUARD OR EQUAL AND PROTECTED BY A LOCKABLE WIRE CAGE ENCLOSURE FASTENED TO THE PAD. THE ENCLOSURE SHALL BE HINGED, POWDER COATED GREEN AND SECURED WITH A DOUBLE-LOCKED GALVANIZED CHAIN SUCH THAT EITHER LOCK CAN RELEASE THE CHAIN. ONE LOCK WILL BE SUPPLIED BY CITY.
  - BACKFLOW ASSEMBLIES 2.5" AND LARGER SHALL BE SECURED BY A DOUBLE-LOCKED, GALVANIZED, STRAIGHT LINK CHAIN THAT LOCKS THE VALVE HANDWHEELS IN THE OPEN POSITION AND EITHER LOCK CAN RELEASE THE CHAIN. ONE LOCK WILL BE SUPPLIED BY CITY. IN AREAS PRONE TO VANDALISM, CITY MAY ADDITIONALLY REQUIRE A LOCKABLE PROTECTIVE ENCLOSURE (SEE NOTE 9).
  - BOLLARDS MAY BE REQUIRED BY CITY TO PROVIDE ADDITIONAL PROTECTION (SEE SD-223 FOR BOLLARD DETAIL).
  - BACKFLOW ASSEMBLIES INSTALLED ON POTABLE WATER SERVICES SHALL BE LEAD FREE.
  - BACKFLOW ASSEMBLIES SHALL BE AT LEAST THE SIZE OF THE WATER METER OR THE WATER SUPPLY LINE ON THE PROPERTY SIZE OF THE METER, WHICHEVER IS LARGER.

		<b>STANDARD - REDUCED PRESSURE PRINCIPAL BACKFLOW PREVENTION ASSEMBLIES</b>	DGC NO. <b>SD-202</b> FILED 1 OF 1
DATE: 11/29/12 DWD BY: AA APP. BY: [Signature] CITY ENGINEER	SCALE: NTS [Signature] DIR. PUBLIC WORKS		



**SUE ODA**  
LANDSCAPE ARCHITECT  
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EL CERRITO, CA 94530  
510-684-8789  
INFO@SUEODA.COM  
WWW.SUEODA.COM  
LICENSE #CLA3798



**REVISIONS**

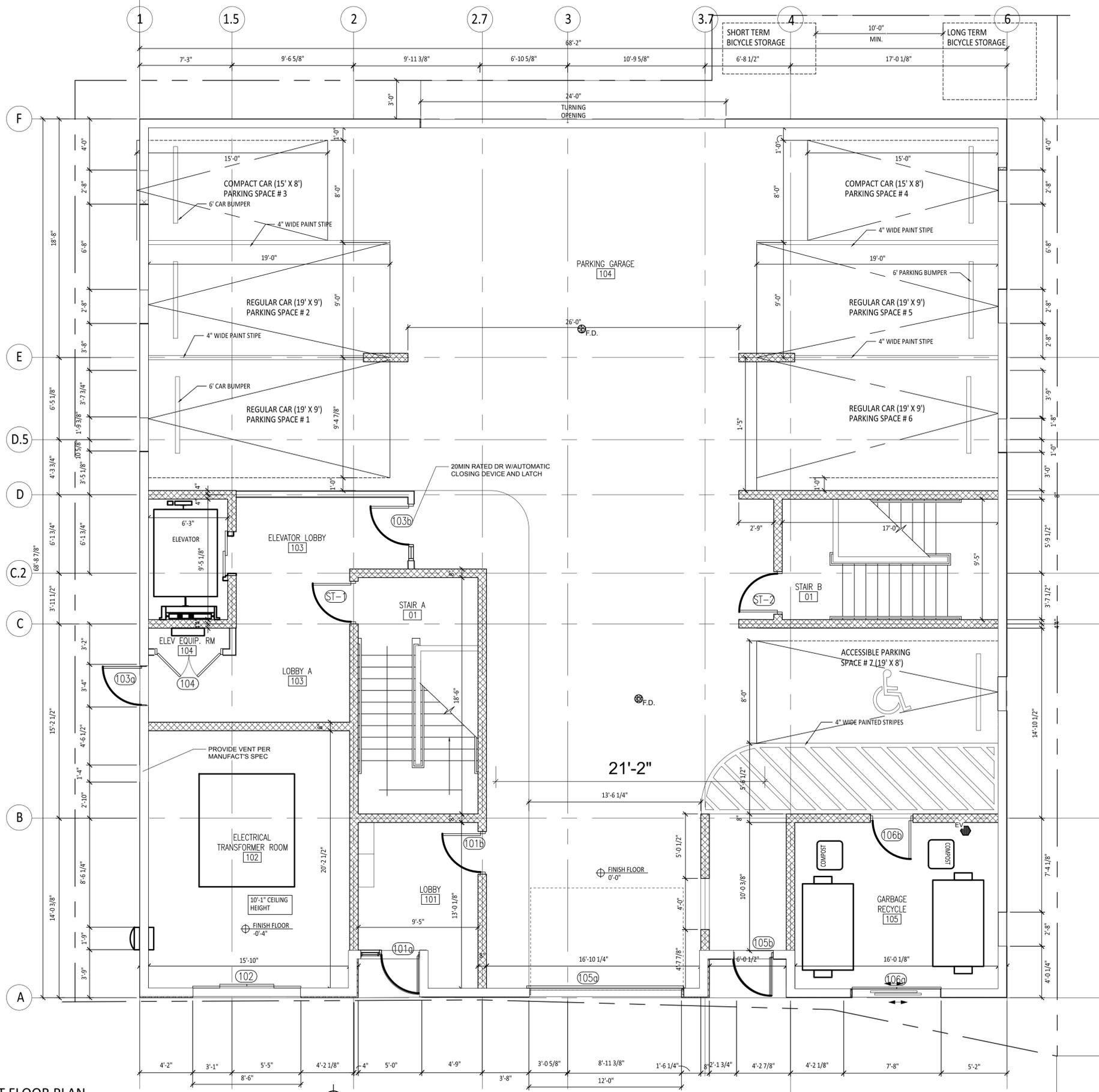
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2	01/20/23
3	03/31/23
4	04/27/23
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7	04/30/24
8	06/26/24
9	8/12/24
10	12/02/24
11	06/04/25
12	08/29/25
13	09/23/25

JOB TITLE  
**RUSSELL WAY GARDEN**  
RUSSELL WAY, APN 415-240-32  
HAYWARD, CALIFORNIA

SHEET TITLE  
DETAILS & DOCUMENTATION

SCALE VARIES DATE 11/08/22  
DRAWN NR CHECKED SEO  
SHEET **L4** OF **4** SHEETS





- EV OUTLET 7x40%=2.8  
3 EV PROVIDED
- F.D. FLOOR DRAIN

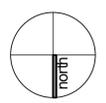
3 HOUR SEPARATION FROM GARAGE FLOOR AND LIVING AREAS  
DOORS ON THIS FLOOR TO BE SELF CLOSING AND SELF-LATCHING 1HR RATED



TACTILE TEXT AND GRADE 2 BRAILLE - ADA COMPLIANT

- NEW WALL 1HR RATED WHERE REQUIRED
- ADDITIONAL 1HR RATED WALL TO PROTECT STAIRS

**1** FIRST FLOOR PLAN  
1/4" = 1'-0"



No.	Date	By	Revision Notes

No.	Date	Issue Notes

Design Firm: **FUMIO SUDA ARCHITECT**  
1522 WALUT ST, BERKELEY, CA94709

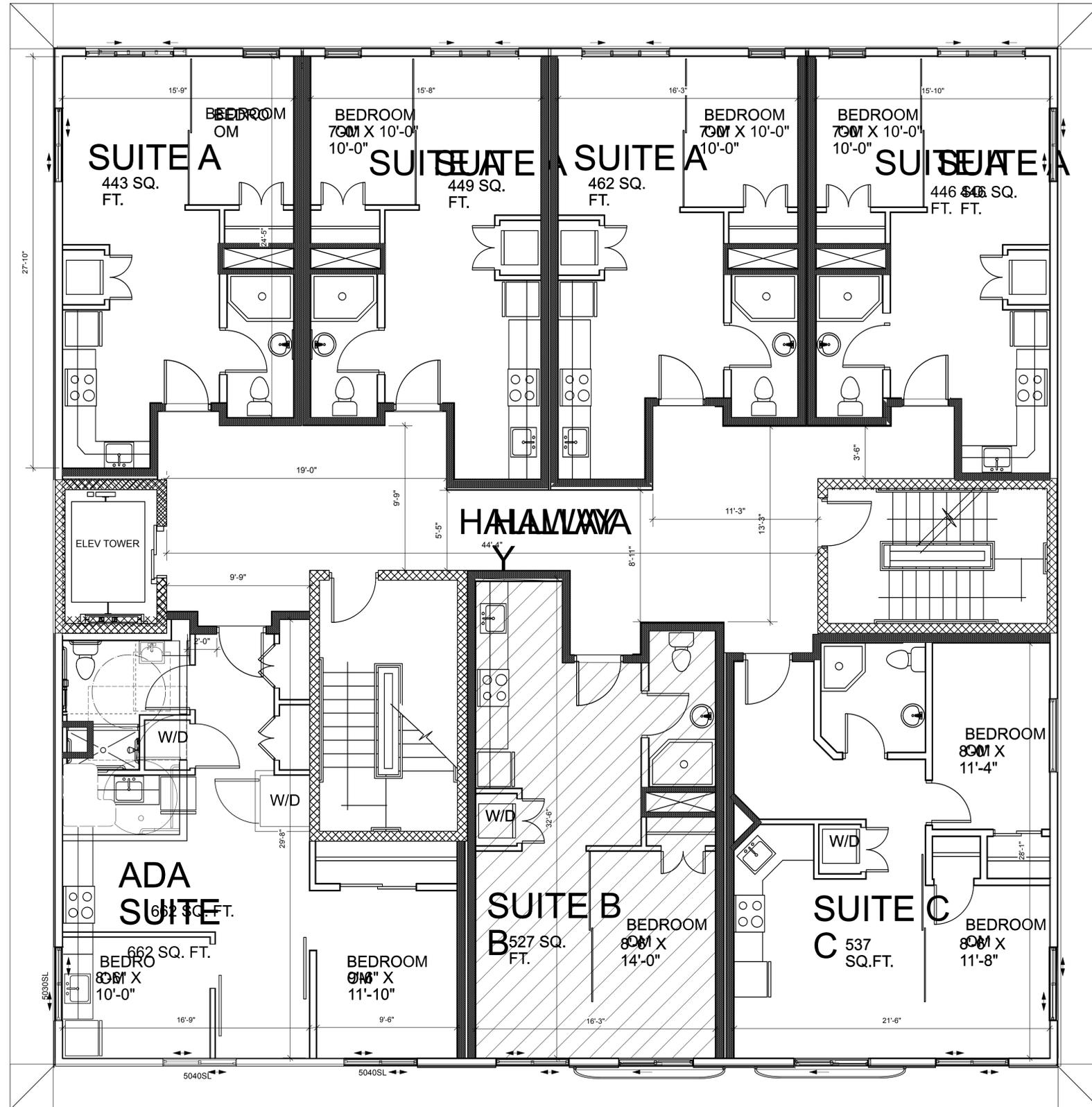
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Consultant Address: **Consultant Address**

Project Title: **RUSSELL GARDEN**  
1289 RUSSELL WAY, HAYWARD, CA

Sheet Title: **1ST FLOOR PLAN**

Project Manager: <b>FUMIO SUDA</b>	Project ID: <b>2022-513</b>
Drawn By: <b>Drawn By FS</b>	Scale: <b>1:1</b>
Reviewed By: <b>Reviewed By FS</b>	Sheet No.: <b>A-1.1</b>
Date: <b>4/14/2024</b>	
CAD File Name: <b> </b>	

of  
34

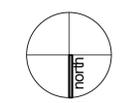
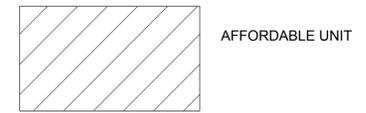


3 HOUR SEPARATION FROM GARAGE FLOOR AND LIVING AREAS  
DOORS ON THIS FLOOR TO BE SELF CLOSING AND SELF-LATCHING 1HR RATED



TACTILE TEXT AND GRADE 2 BRAILLE - ADA COMPLIANT

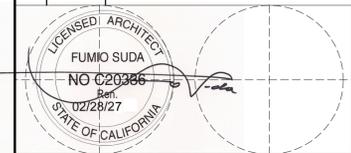
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- ADDITIONAL 1HR RATED WALL TO PROTECT STAIRS



1. **2ND FLOOR PLAN**  
Scale: 1/4" = 1'-0"

No.	Date	By	Revision Notes

No.	Date	Issue Notes



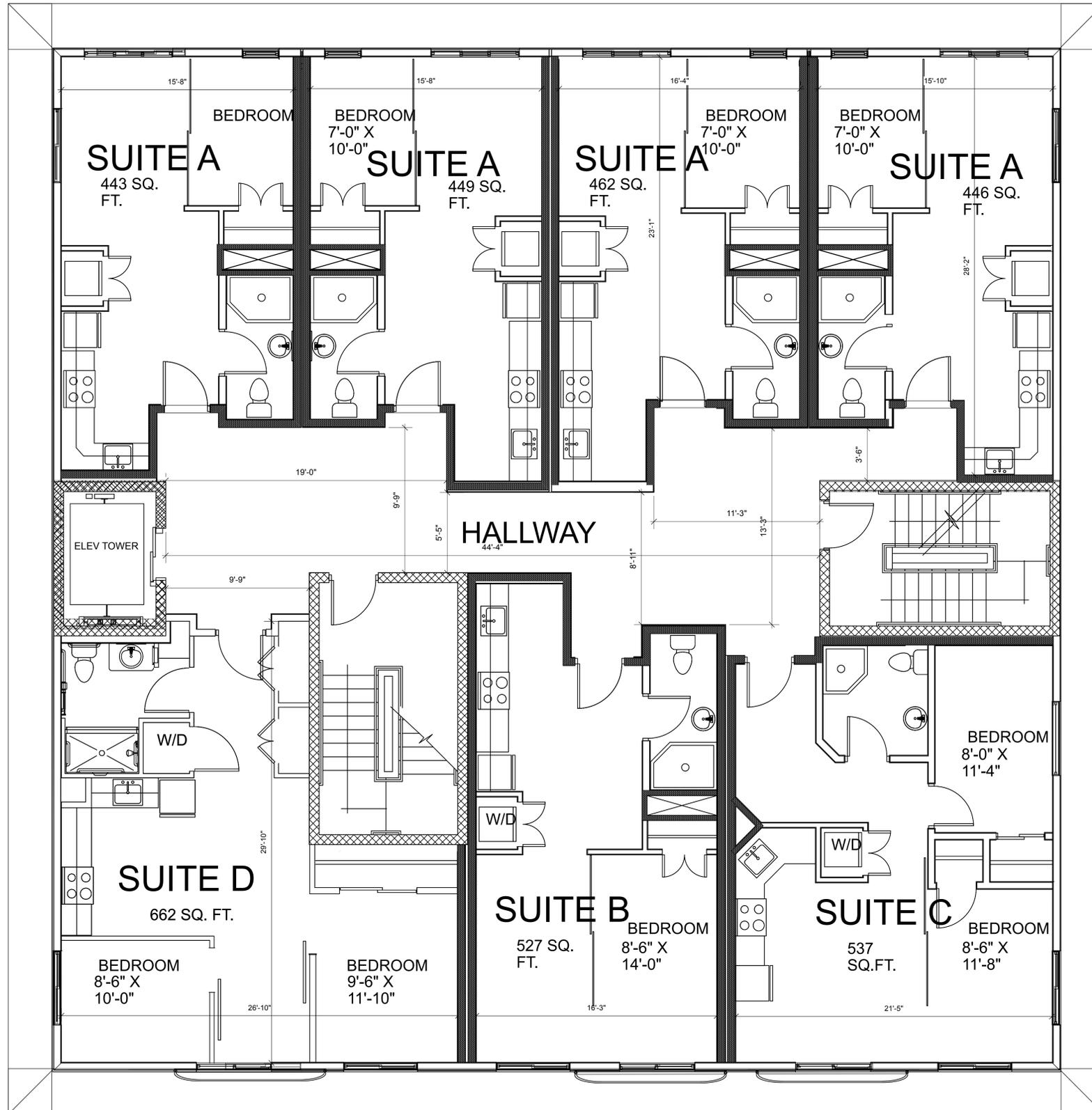
Design Firm: FUMIO SUDA ARCHITECT  
1522 WALUT ST, BERKELEY, CA94709

Consultant Name  
Consultant Address

Project Title  
RUSSELL GARDEN  
1289 RUSSELL WAY, HAYWARD, CA

Sheet Title  
2ND FLOOR PLAN

Project Manager: FUMIO SUDA	Project ID: 2022-513
Drawn By: Drawn By FS	Scale: 1:1
Reviewed By: Reviewed By FS	Sheet No.:
Date: 4/14/2024	<b>A-1.2</b>
CAD File Name:	of
	34



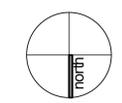
1. **3RD FLOOR PLAN**  
Scale: 1/4" = 1'-0"

3 HOUR SEPARATION FROM GARAGE FLOOR AND LIVING AREAS  
DOORS ON THIS FLOOR TO BE SELF CLOSING AND SELF-LATCHING 1HR RATED



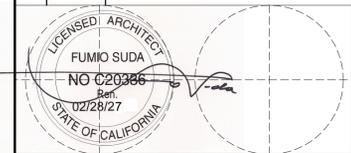
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- NEW WALL 1HR RATED WHERE REQUIRED
- ADDITIONAL 1HR RATED WALL TO PROTECT STAIRS



No.	Date	By	Revision Notes

No.	Date	Issue Notes



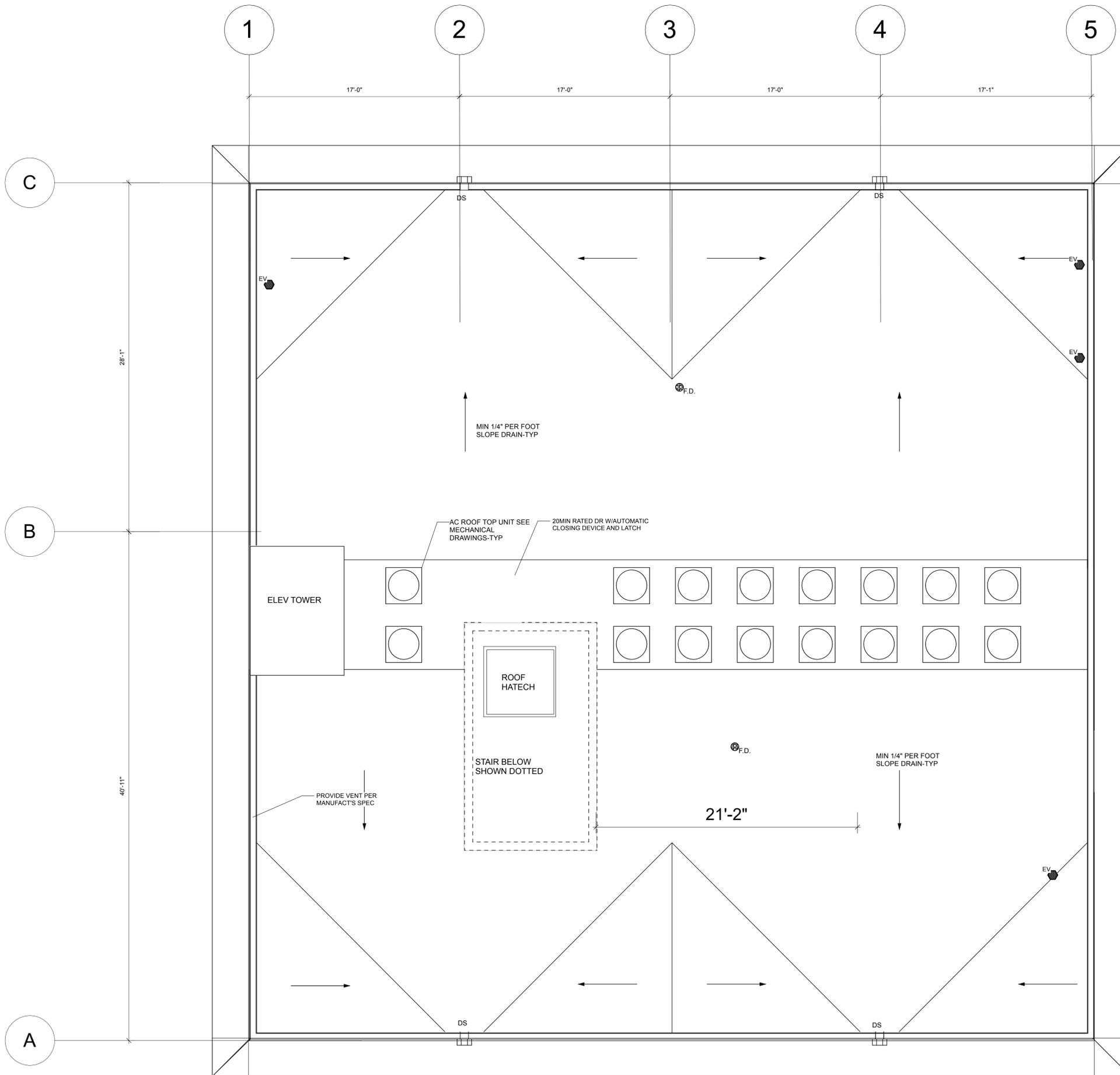
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1522 WALUT ST, BERKELEY, CA94709

Consultant Name  
Consultant Address

Project Title  
**RUSSELL GARDEN**  
1289 RUSSELL WAY, HAYWARD, CA

Sheet Title  
**3RD FLOOR PLAN**

Project Manager <b>FUMIO SUDA</b>	Project ID 2022-513
Drawn By <b>Drawn By FS</b>	Scale 1:1
Reviewed By <b>Reviewed By FS</b>	Sheet No. <b>A-1.3</b>
Date 4/14/2024	of
CAD File Name	34

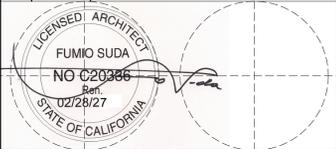


1 ROOF PLAN  
Scale: 1/4" = 1'-0"

No.	Date	By	Revision Notes
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No.	Date	Issue Notes
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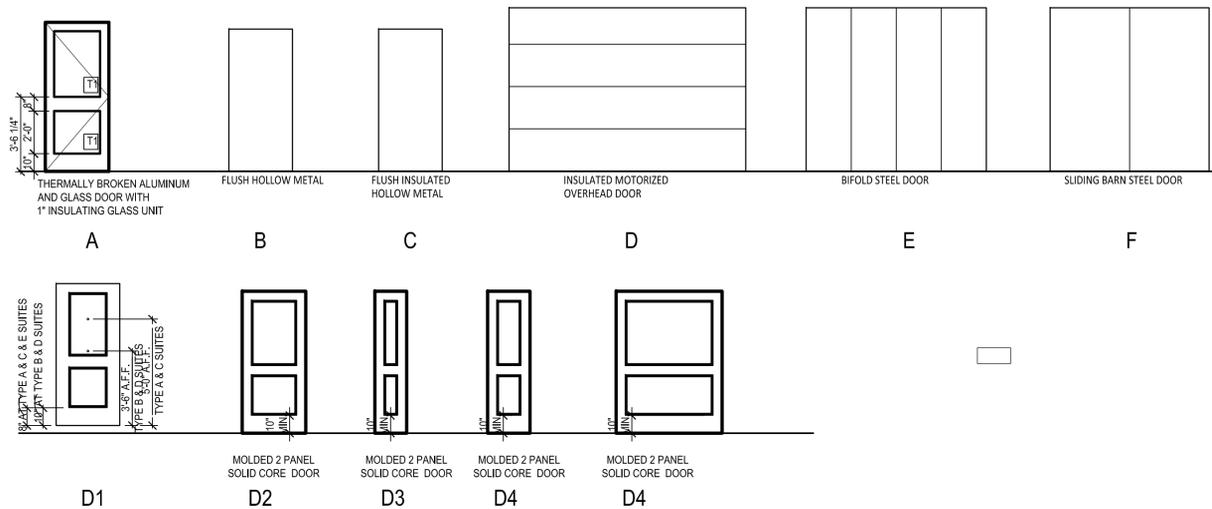
Design Firm  
**FUMIO SUDA ARCHITECT**  
 1522 WALUT ST, BERKELEY, CA94709

Consultant  
 Consultant Name  
 Consultant Address

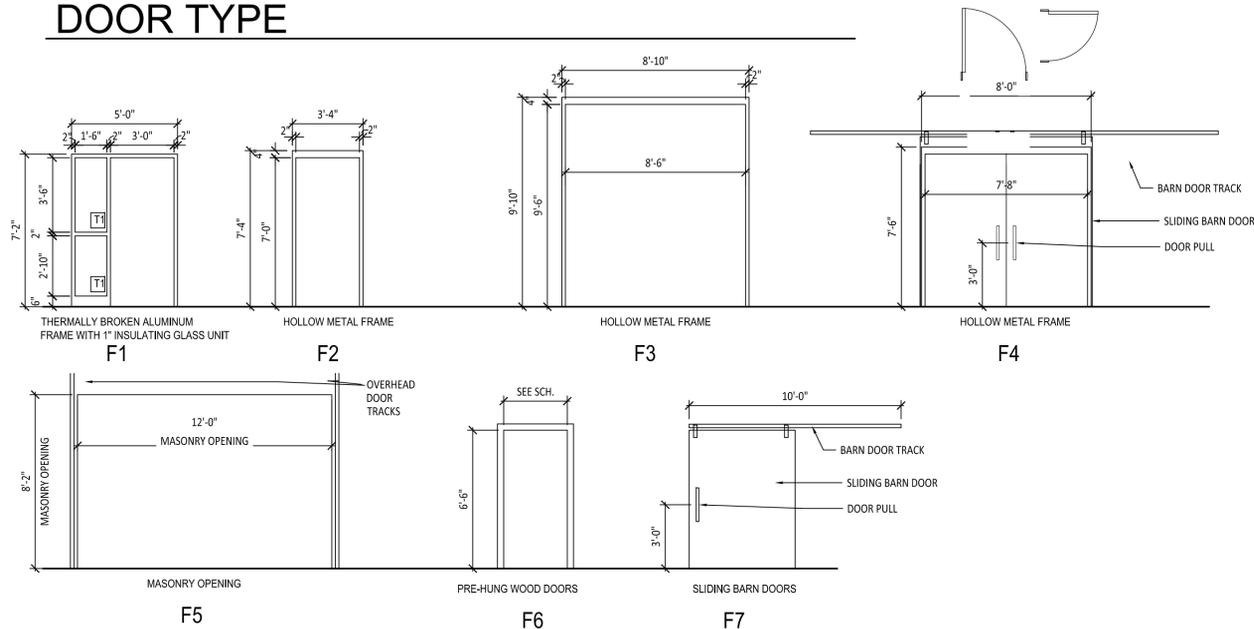
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**RUSSELL GARDEN**  
 1289 RUSSELL WAY, HAYWARD, CA

Sheet Title  
**ROOF PLAN**

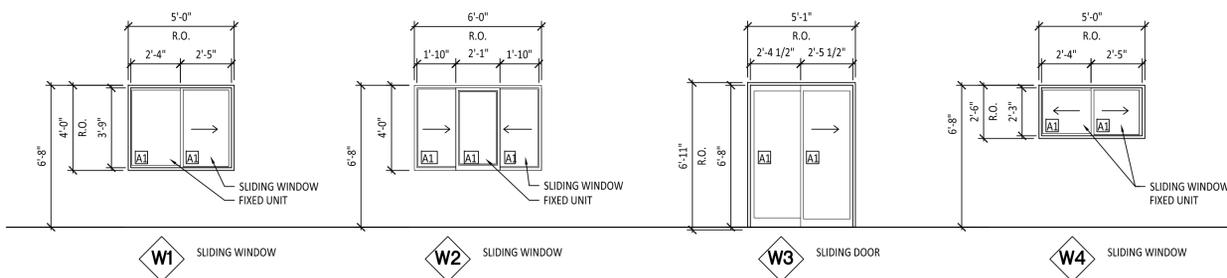
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Drawn By Drawn By FS	Scale 1:1
Reviewed By Reviewed By FS	Sheet No. <b>A-1.4</b>
Date 4/14/2024	of 34
CAD File Name	



### DOOR TYPE



### FRAME TYPE



### WINDOW TYPES

#### GLAZING LEGEND

A1 1" INSULATED ANNEALED LOW-E

WINDOWS BASIS OF DESIGN:  
 \*\* MANUFACTURER: PELLA WINDOWS  
 \*\* SERIES: HURRICANE SHIELD SERIES SLIDING WINDOWS  
 \*\* GLASS THICKNESS: 7/8" BLUE IG  
 \*\*\* GAP FILLED: ARGON  
 \*\*\* U-FACTOR: 0.47  
 \*\*\* SHGC: 0.34  
 \*\*\* VLT: 0.48

Door And Frame Schedule												
MARK	DOOR				DOOR FRAME			FIRE RATING	HARDWARE SET	REMARKS		
	DOOR SIZE	DOOR TYPE	DOOR MATERIAL	DOOR FINISH	FRAME TYPE	FRAME MATERIAL	FRAME FINISH					
<b>FIRST FLOOR</b>												
101a	5'-0" X 7'-0"	A	ALM	FF	F1	ALM	FF	-	-	-		
101b	3'-0" X 7'-0"	B	HM	PT	F2	HM	PT	-	-	-		
102	PR 4'-3" X 9'-6"	E	STEEL	PT	F5	STEEL	PT	-	-	-		
103a	3'-0" X 7'-0"	C	IHM	PT	F2	HM	PT	-	-	-		
103b	3'-0" X 7'-0"	B	HM	PT	F2	HM	PT	60 MIN	-	-		
104	PR 3'-0" X 7'-0"	B	HM	PT	F4	HM	PT	60 MIN	-	-		
105a	12'-0" X 8'-4"	D	FG	-	F5	STEEL	-	-	-	-		
105b	3'-0" X 7'-0"	C	IHM	PT	F2	HM	PT	-	-	-		
106a	PR 3'-10" X 7'-0"	F	STEEL	PT	F4	STEEL	PT	-	-	-		
106b	3'-0" X 7'-0"	C	IHM	PT	F2	HM	PT	60 MIN	-	-		
107	3'-0" X 7'-0"	C	IHM	PT	F2	HM	PT	-	-	-		
ST-1	3'-0" X 7'-0"	B	HM	PT	F2	HM	PT	60 MIN	-	-		
ST-2	3'-0" X 7'-0"	B	HM	PT	F2	HM	PT	60 MIN	-	-		
<b>SECOND FLOOR</b>												
ST-3	3'-0" X 7'-0"	B	HM	PT	F2	HM	PT	60 MIN	-	-		
ST-4	3'-0" X 7'-0"	B	HM	PT	F2	WD	PT	60 MIN	-	-		
<b>THIRD FLOOR</b>												
ST-5	3'-0" X 7'-0"	B	HM	PT	F2	HM	PT	60 MIN	-	-		
ST-6	3'-0" X 7'-0"	B	HM	PT	F2	WD	PT	60 MIN	-	-		
<b>ROOF</b>												
ST-7	3'-0" X 7'-0"	B	HM	PT	F2	WD	PT	-	-	-		
<b>SUTES</b>												
A	3'-0" X 7'-0"	D1	WD	PT	F2	WD	PT	20 MIN	-	-		
B	3'-0" X 6'-8"	D2	WD	PT	F6	WD	PT	-	-	-		
C	PR 1'-6" X 6'-8"	D3	WD	PT	F6	WD	PT	-	-	-		
D	PR 2'-06" X 6'-8"	D4	WD	PT	F6	WD	PT	-	-	-		
E	5'-0" X 6'-8"	D5	WD	PT	F7	GYP	PT	-	-	-		

No.	Date	By	Revision Notes

No. Date Issue Notes

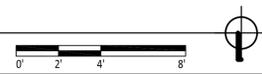
Design Firm  
**FUMIO SUDA ARCHITECT**  
 1522 WALUT ST, BERKELEY, CA94709

Consultant  
 Consultant Name  
 Consultant Address

Project Title  
**RUSSELL GARDEN**  
 1289 RUSSELL WAY, HAYWARD, CA

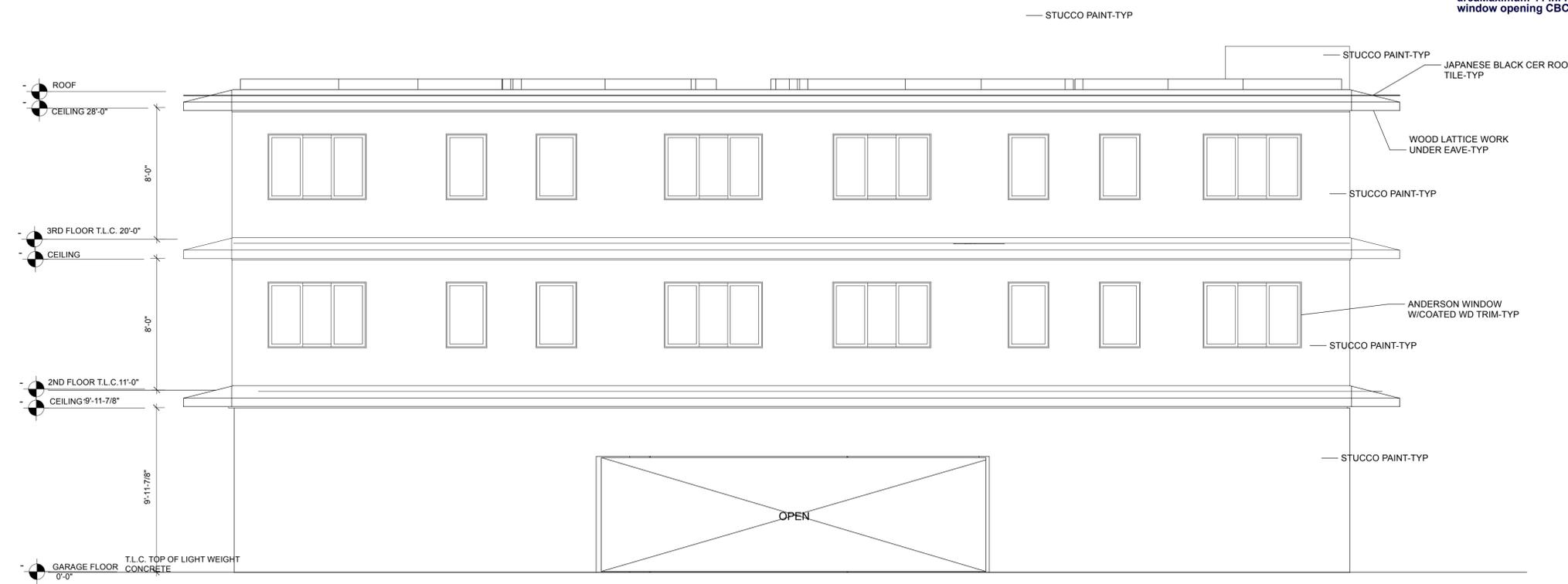
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**DOOR AND WINDOW SCHEDULE**

Project Manager FUMIO SUDA	Project ID 2022-513
Drawn By Drawn By FS	Scale 1:1
Reviewed By Reviewed By FS	Sheet No. <b>A-2</b>
Date 4/14/2024	of
CAD File Name	34

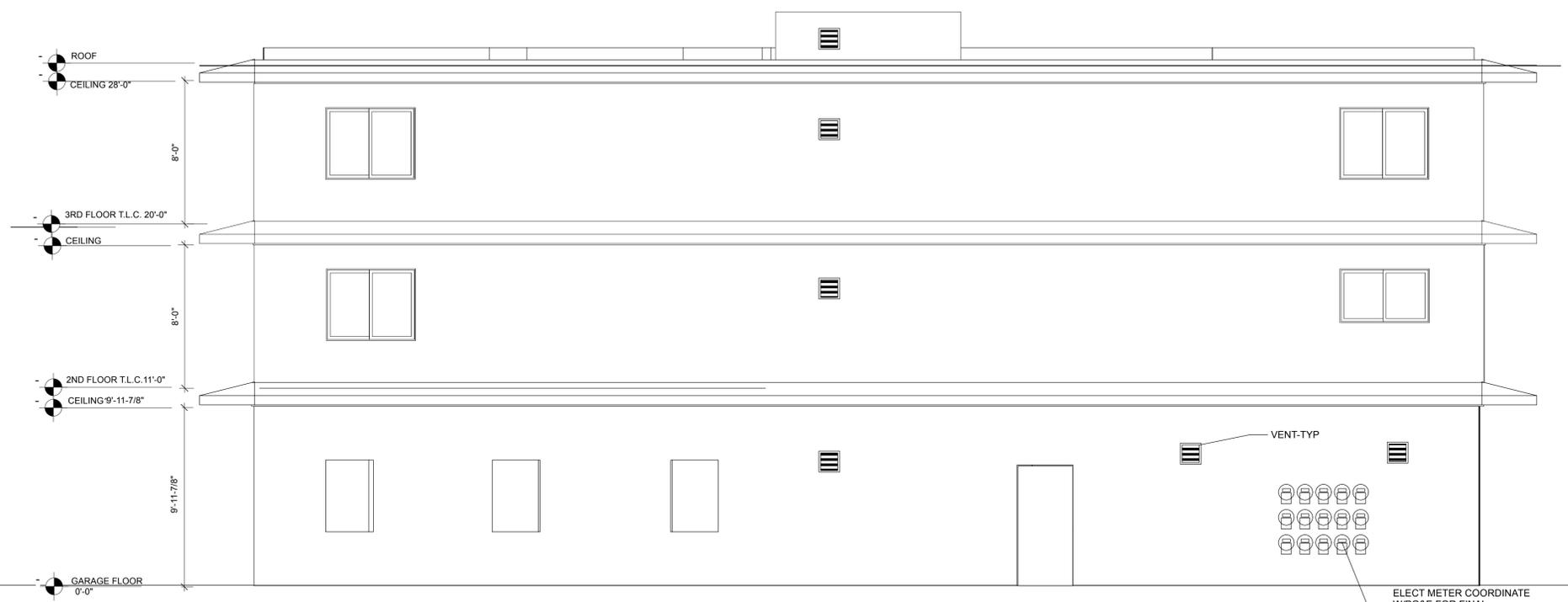




**BEDROOM RESCUE WINDOWS MUST MEET ALL:**  
 Minimum 20 in. clear width  
 Minimum 24 in. clear height  
 Minimum 5.7 sq. ft. (or on ground floor minimum 5.0 sq ft.) of clear opening area  
 Maximum 44 in. from floor to bottom window opening  
 CBC 1031



**1 REAR ELEVATION**  
 Scale: 1/4" = 1'-0"



**2 LEFT ELEVATION**  
 Scale: 1/4" = 1'-0"

No.	Date	By	Revision Notes
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No.	Date	Issue Notes
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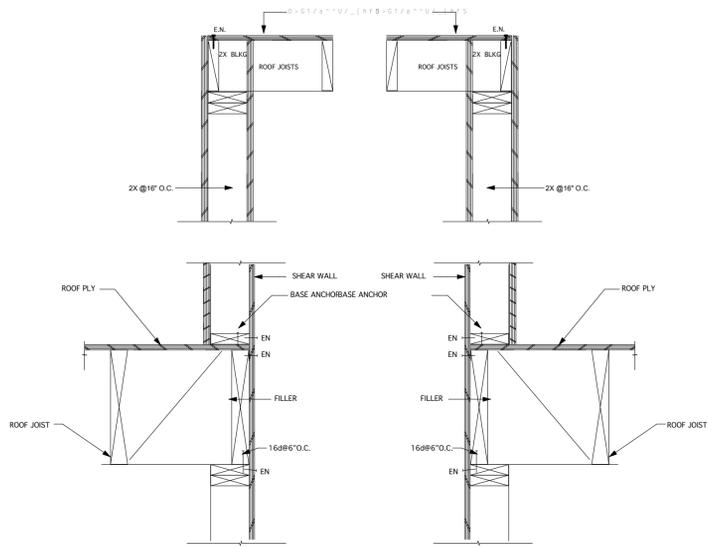
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**FUMIO SUDA ARCHITECT**  
 1522 WALUT ST, BERKELEY, CA94709

Consultant  
 Consultant Name  
 Consultant Address

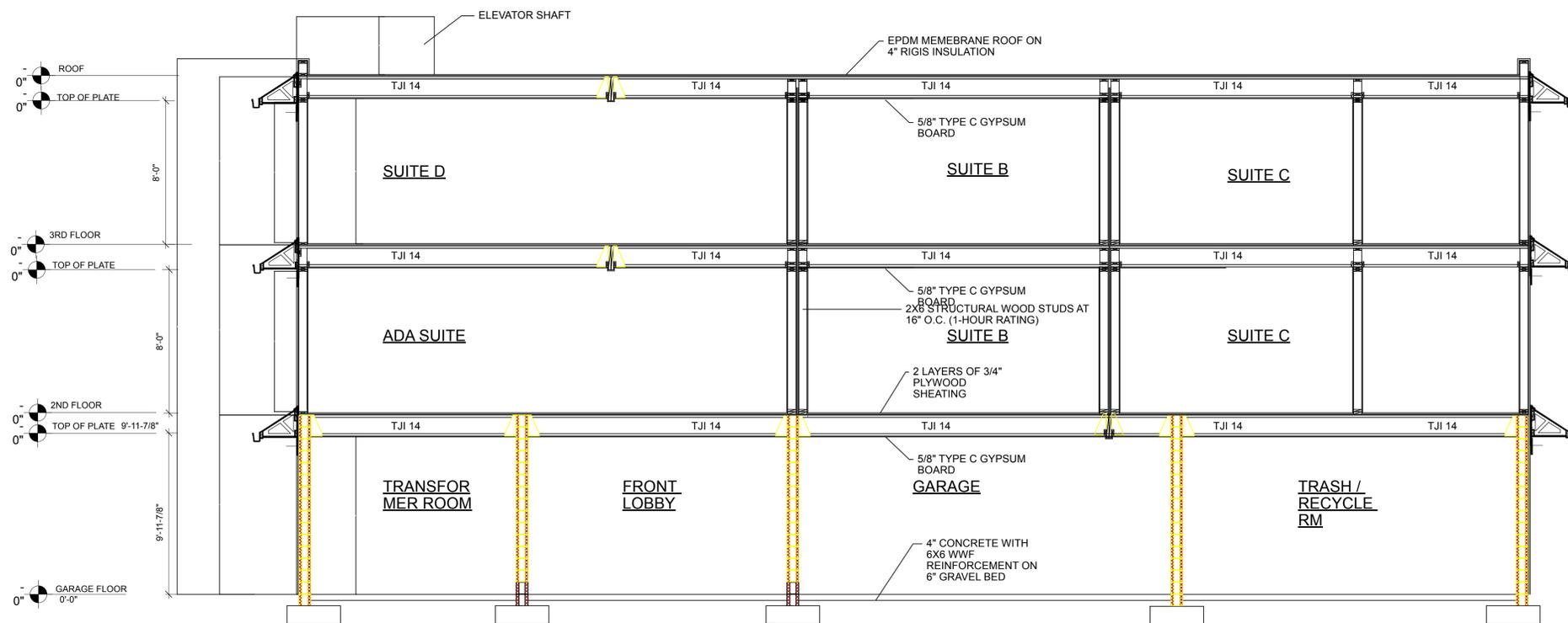
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**RUSSELL GARDEN**  
 1289 RUSSELL WAY, HAYWARD, CA

Sheet Title  
**EXTERIOR ELEVATIONS**

Project Manager FUMIO SUDA	Project ID 2022-513
Drawn By Drawn By FS	Scale 1:1
Reviewed By Reviewed By FS	Sheet No. <b>A-3.2</b>
Date 4/14/2024	of
CAD File Name	34



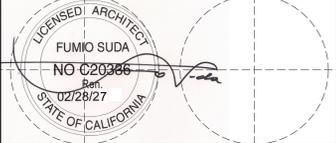
**ELEVATOR SHAFT ROOF TOP DETAIL**  
SCALE: NTS



**1 BUILDING SECTION**  
Scale: 1/4" = 1'-0"

No.	Date	By	Revision Notes

No.	Date	Issue Notes



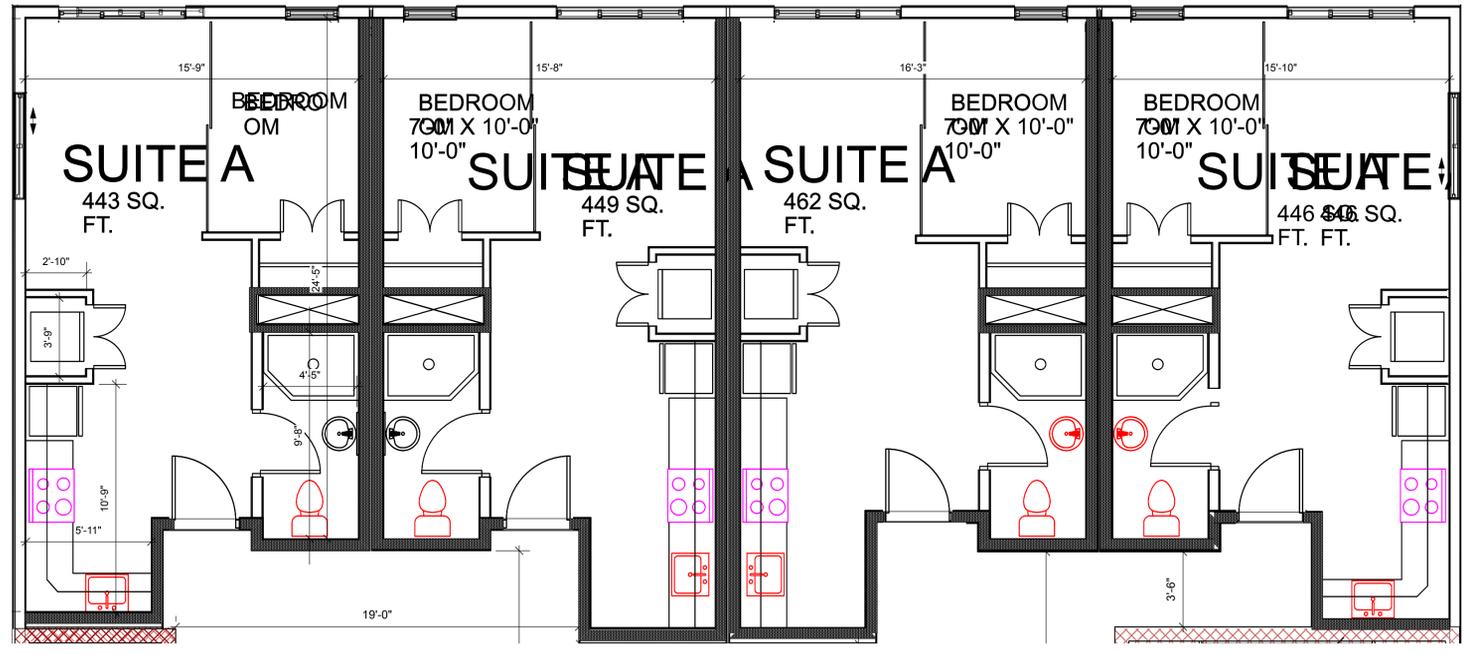
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1522 WALUT ST, BERKELEY, CA94709

Consultant Name  
Consultant Address

Project Title  
**RUSSELL GARDEN**  
1289 RUSSELL WAY, HAYWARD, CA

Sheet Title  
**BUILDING SECTION**

Project Manager FUMIO SUDA	Project ID 2022-513
Drawn By Drawn By FS	Scale 1:1
Reviewed By Reviewed By FS	Sheet No. <b>A-3.3</b>
Date 4/14/2024	of
CAD File Name	34

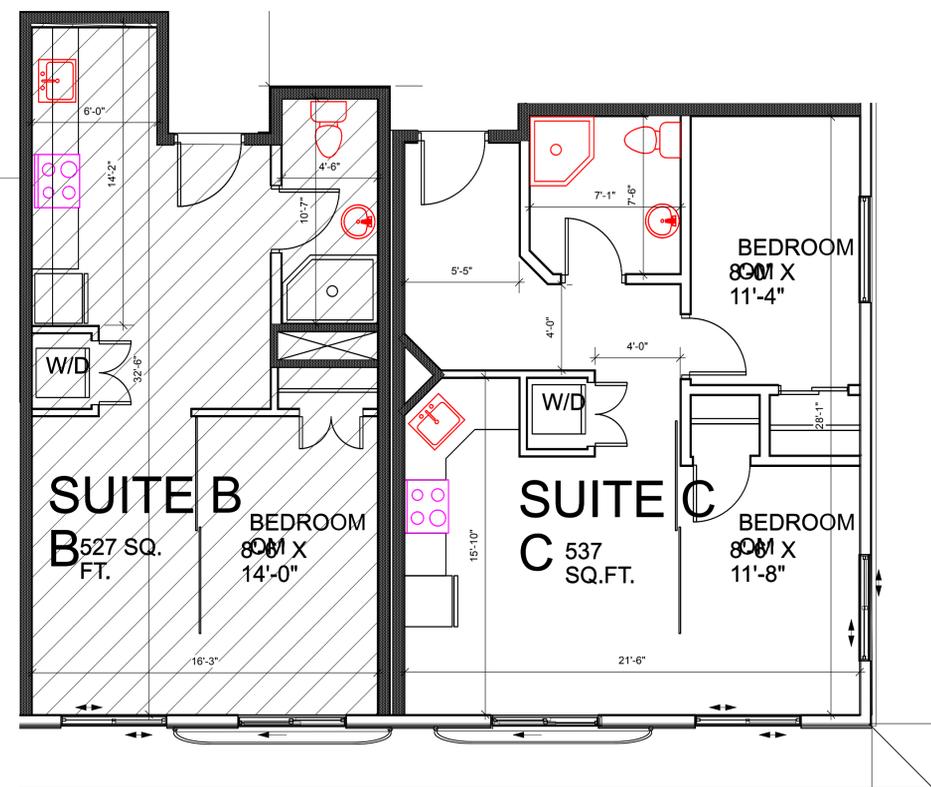
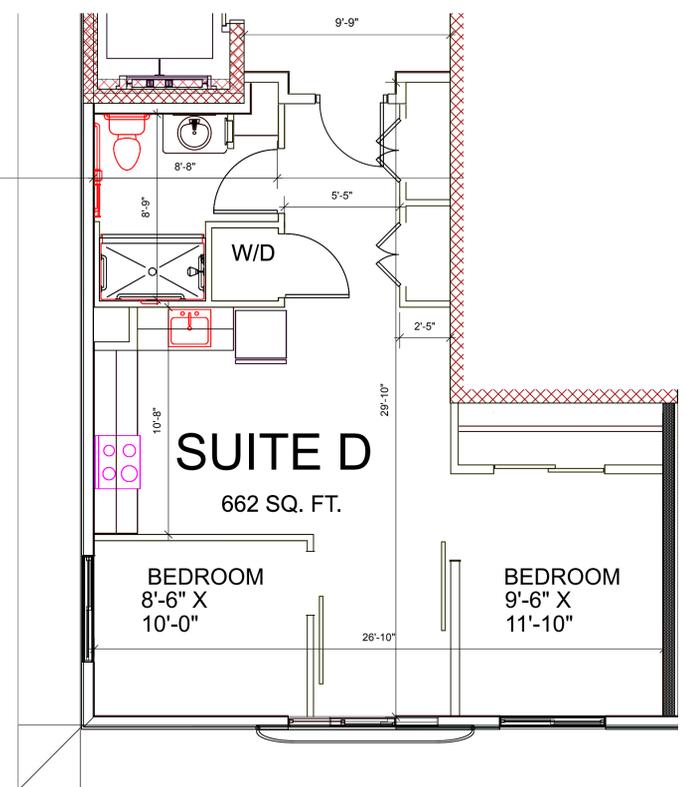
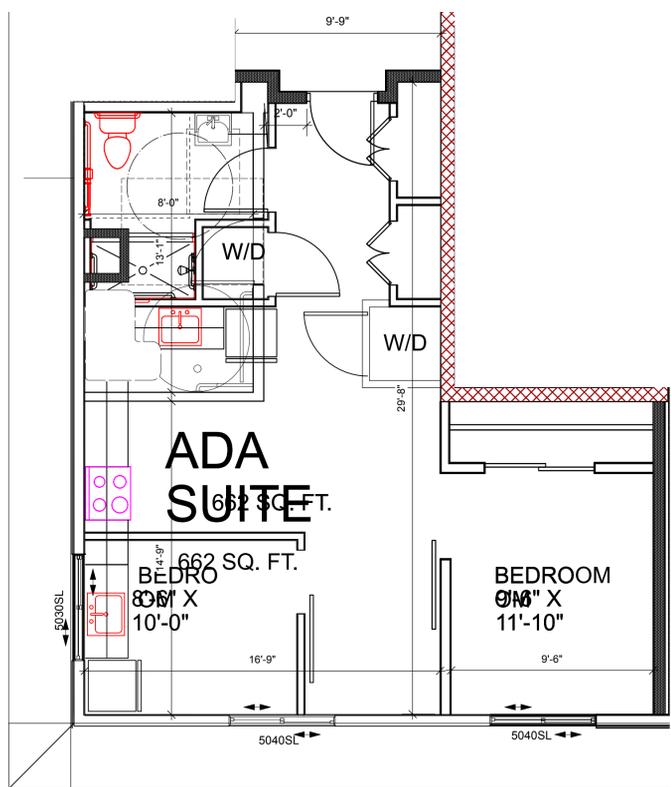


FLOOR	SUITE A	SUITE A	SUITE A	SUITE A	SUITE B	SUITE C	SUITE D	ADA	SUBTOTAL
2ND	445	449	462	446	527	537	662		3528
3RD	445	449	462	446	527	537		662	3528
								TOTAL	7056

FLOOR	INTERIOR WALL	SHAFT	ELEVATOR SHAFT	SUBTOTAL
2ND	4556	37	54	4465
3RD	4556	37	54	4465
			TOTAL	8930

**CEILING HEIGHT**  
 BEDROOM 8'-0"  
 LIVING RM 8'-0"  
 DINING 8'-0"  
 TOILET 7'-0" MIN  
 HALL WAY 7'-0" MIN

1  
A6  
TYPICAL ONE BEDROOM UNIT  
1/4"=1'-0"



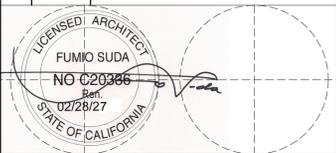
3  
A6  
ADA UNIT  
1/4"=1'-0"

2  
A6  
TYPICAL TWO BEDROOM UNIT 1/4"=1'-0"

1.1  
A6  
TYPICAL ONE BEDROOM UNIT  
1/4"=1'-0"

No.	Date	By	Revision Notes

No.	Date	Issue Notes



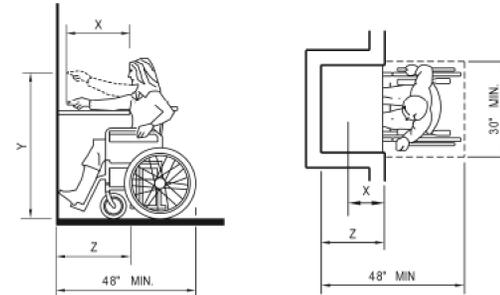
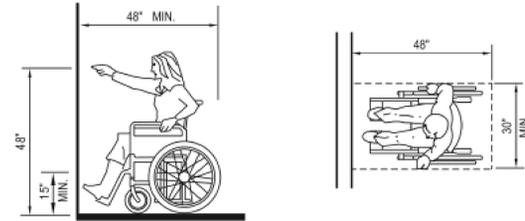
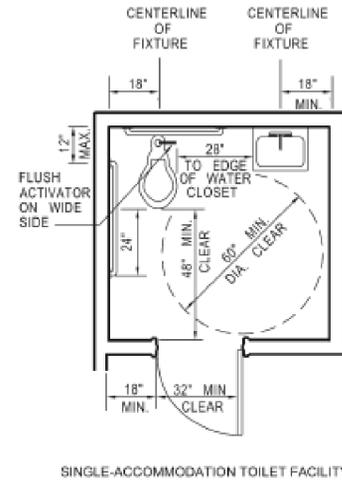
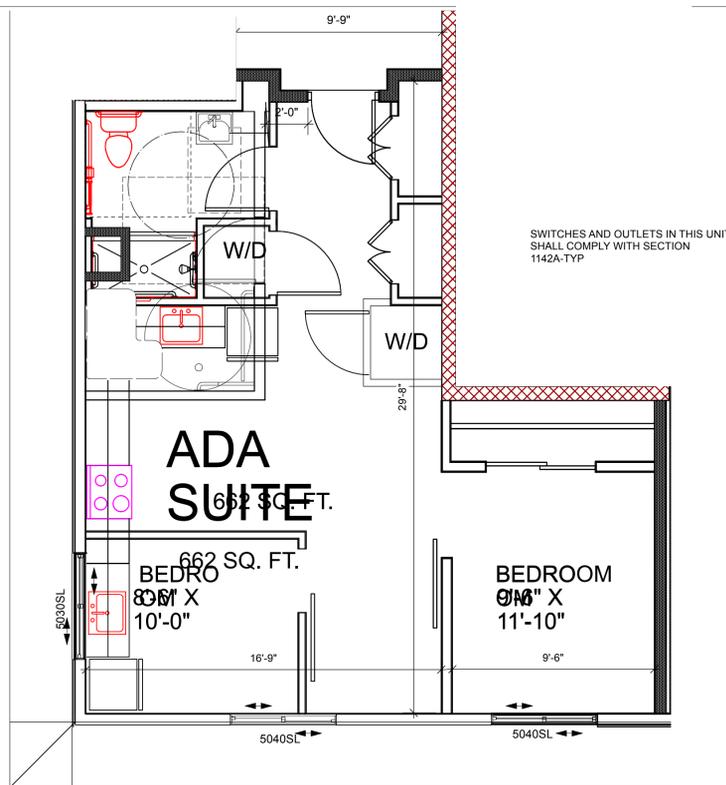
Design Firm: FUMIO SUDA ARCHITECT  
 1522 WALUT ST, BERKELEY, CA94709

Consultant Name: Consultant Name  
 Consultant Address: Consultant Address

Project Title: RUSSELL GARDEN  
 1289 RUSSELL WAY, HAYWARD, CA

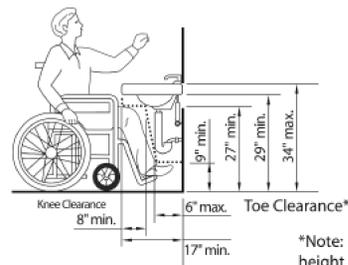
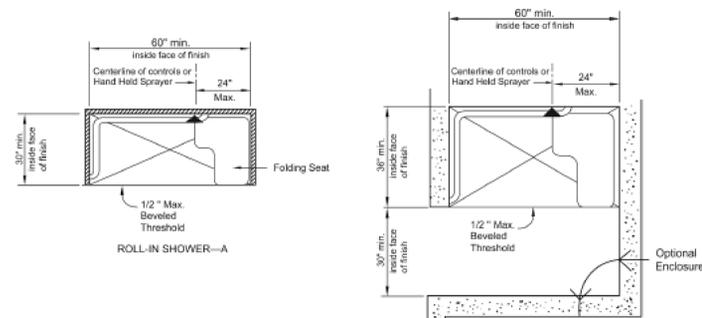
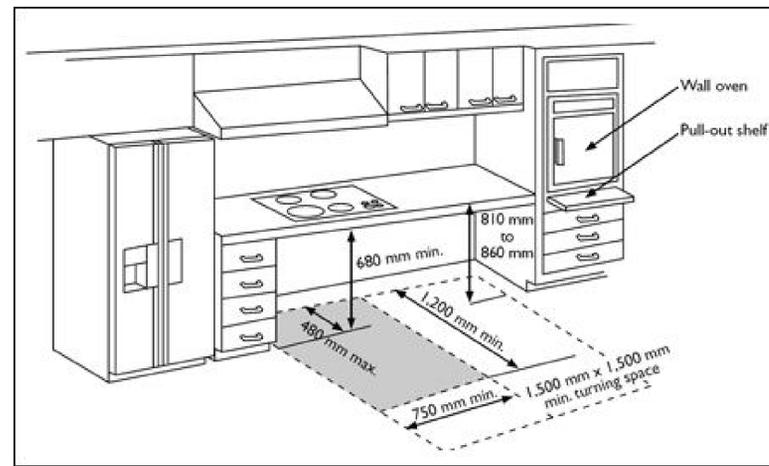
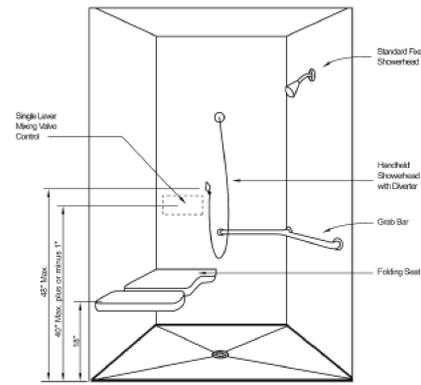
Sheet Title: TYPICAL UNIT PLAN

Project Manager: FUMIO SUDA	Project ID: 2022-513
Drawn By: Drawn By FS	Scale: 1:1
Reviewed By: Reviewed By FS	Sheet No.: A-4
Date: 4/14/2024	of
CAD File Name:	34

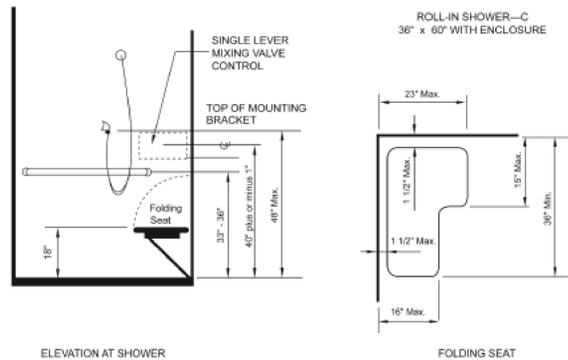
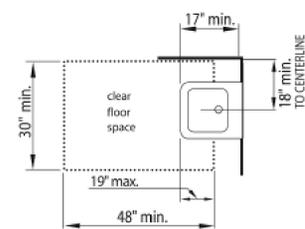


NOTE: X SHALL BE LESS THAN OR EQUAL TO 25 INCHES. Z SHALL BE GREATER THAN OR EQUAL TO X. WHEN X IS LESS THAN 20 INCHES, THEN Y SHALL BE 48 INCHES MAXIMUM. WHEN X IS 20 TO 25 INCHES, THEN Y SHALL BE 44 INCHES MAXIMUM.

1 PARTIAL PLAN ADA UNIT  
Scale: 1/4" = 1'-0"



\*Note: If a minimum 9 inches height of toe clearance is provided, a maximum of 6 inches of the 48 inches of clear floor space required at the fixture may extend into the toe space.

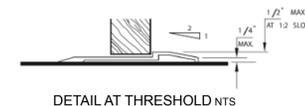


ROLL-IN SHOWER

DOORS:

All entrances and exterior and interior exit doors regardless of the occupant load shall be made accessible to persons with disabilities.

- > Size = Min 3'-0" wide (32" clear when 90° open) and 6'-8" in height.
- > Door hardware = operable with a single effort without requiring ability to grasp hardware.
- > Effort to operate doors = 8.5 pounds at exterior doors and 5 pounds at interior doors
- > Door hardware height = 30" - 44" above floor.



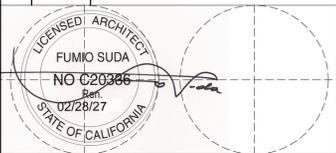
No.	Date	By	Revision Notes
No.	Date	Issue Notes	
Design Firm: FUMIO SUDA ARCHITECT 1522 WALUT ST, BERKELEY, CA94709			
Consultant Name: Consultant Address			
Project Title: RUSSELL GARDEN 1289 RUSSELL WAY, HAYWARD, CA			
Sheet Title: ADA UNIT PLAN			
Project Manager: FUMIO SUDA		Project ID: 2022-513	
Drawn By: Drawn By FS		Scale: 1:1	
Reviewed By: Reviewed By FS		Sheet No.: A-4.1	
Date: 4/14/2024		of	
CAD File Name		34	



# COLOR AND MATERIAL

No.	Date	By	Revision Notes

No.	Date	Issue Notes



Design Firm  
**FUMIO SUDA ARCHITECT**  
 1522 WALUT ST, BERKELEY, CA94709

Consultant  
 Consultant Name  
 Consultant Address

Project Title  
**RUSSELL GARDEN**  
 1289 RUSSELL WAY, HAYWARD, CA

Sheet Title  
**COLOR AND MATERIAL**

Project Manager FUMIO SUDA	Project ID 2022-513
Drawn By Drawn By FS	Scale 1:1
Reviewed By Reviewed By FS	Sheet No. <b>A-5.1</b>
Date 4/14/2024	of 34
CAD File Name	

## Optimized for low-rise buildings – this is the MRL traction elevator you've been waiting for

If hydraulic elevators have been the workhorses of the low-rise market, the Schindler 3100 is a comparably priced traction thoroughbred. Save space while providing passengers with a safe, reliable ride. It's easy to order, and simple to install.

### An enlightened elevator

The Schindler 3100 provides all the benefits of our highly regarded Schindler 3300, but is configured cost-effectively for the two- and three-story market. It is a MRL traction solution that is engineered like no other low-rise elevator: offering amazingly smooth performance, makes less noise, and fits easily into a traditional hydraulic elevator hoistway.

The Schindler 3100 is the smart choice for two- or three-stop commercial and residential buildings. It delivers the same level of product quality and safe, reliable service, and our distinctive range of design and aesthetic options are available.

### MRL Traction vs. MRL Hydraulic

	Traction	Hydraulic
Space saving	✓	✓
Smooth ride	✓	–
Low noise	✓	–
No odor	✓	–
Large cab	✓	–
Fits standard hoistway	✓	✓
Affordably priced	✓	✓

### Fast facts

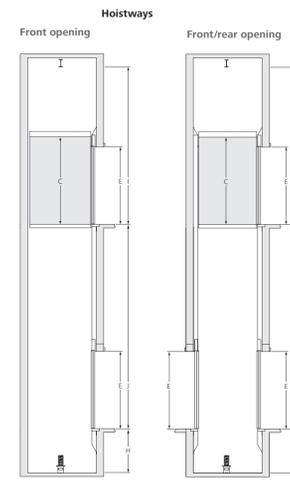
Capacity	2,100 – 3,500 lbs.
Travel height	Max. 56 feet
Stops/Opening	3 stops, with up to 3 front and 3 rear openings
Door width	36 – 42 inches
Door height	84 inches
Drive	Regenerative drive standard
Speed	100 FPM
Control	Selective collective
Interior	Plastic laminate or brushed stainless steel
Compliance	Meets applicable federal, state and local codes. Check with your local sales representative for details.



The design efficiencies of the Schindler 3100 MRL traction elevator reduce its overall space requirements by as much as 20%.

## Schindler 3100 MRL Traction Elevator General Purpose

Capacity 2,100 – 3,500 lbs.  
Passengers 13 – 21  
Speed 100 fpm  
Travel height Up to 56'<sup>7</sup>  
Openings 3 front, 3 rear  
Cab height 7'-9"<sup>4</sup>  
Door height 7'<sup>1</sup>



**Abbreviations:**  
A Cab width  
B Cab depth  
C Cab height<sup>1</sup>  
D Door width  
E Door height  
F Hoistway width  
G Hoistway depth  
H Pit depth  
I Clear overhead  
SSCO Single speed center opening door  
2SSO Two speed side opening door<sup>1</sup>

## Schindler 3100 MRL Traction Elevator General Purpose

Machine room-less traction elevator with regenerative drive  
Capacity 2100 – 3500 lbs, 13 – 21 passengers

Load Capacity lbs (kg)	Passengers Max	Number of stops max.	Available entrances max.	Car (Inside)		Door	Shaft (Inside)				
				Cab Width	Cab Depth		Door Type <sup>1</sup>	Hoistway Width <sup>1,2</sup>	Hoistway Depth	Pit Depth <sup>3</sup>	Clear Overhead <sup>4</sup>
2,100 (950)	13	3	3 Front	5'-9 5/16" (1761)	4'-4 7/8" (1342)	2SSO	3'-0" (914)	7'-6" (2286)	5'-9" (1753)	5'-0" (1524)	12'-7" (3870)
		3/3	3 Front 3 Rear			SSCO	3'-6" (1067)	7'-6" (2286)	6'-5 5/8" (1972)	5'-0" (1524)	12'-7" (3870)
2,500 (1130)	15	3	3 Front	6'-9 5/16" (2066)	4'-4 7/8" (1342)	2SSO/SSCO	3'-6" (1067)	8'-6" (2591)	5'-9" (1753)	5'-0" (1524)	12'-7" (3870)
		3/3	3 Front 3 Rear			SSCO	3'-6" (1067)	8'-6" (2591)	6'-5 5/8" (1972)	5'-0" (1524)	12'-7" (3870)
3,000 (1360)	18	3	3 Front	6'-9 5/16" (2066)	4'-10 7/8" (1465)	2SSO/SSCO	3'-6" (1067)	8'-6" (2591)	6'-3" (1930)	5'-0" (1524)	12'-7" (3870)
		3/3	3 Front 3 Rear			SSCO	3'-6" (1067)	8'-6" (2591)	6'-11 5/8" (2128)	5'-0" (1524)	12'-7" (3870)
3,500 (1590)	21	3	3 Front	6'-9 5/16" (2066)	5'-6 7/8" (1698)	2SSO/SSCO	3'-6" (1067)	8'-6" (2591)	6'-11 7/8" (2118)	5'-0" (1524)	12'-7" (3870)
		3/3	3 Front 3 Rear			SSCO	3'-6" (1067)	8'-6" (2591)	7'-7 5/8" (2328)	5'-0" (1524)	12'-7" (3870)

**A** Inside cab width  
**B** Inside cab depth  
**C** Inside cab height to underside of roof  
**D** Inside cab height to finished ceiling is 7'-5 3/16" (2265.1)  
**E** Door Width  
**F** Door Height  
**G** Inside cab height to underside of roof  
**H** Inside cab height to finished ceiling is 7'-5 3/16" (2265.1)  
**I** Inside cab height to finished ceiling is 7'-5 3/16" (2265.1)  
**J** 2SSO 2-speed side opening door  
**K** SSCO Single speed center opening door  
**L** Shaft width  
**M** Shaft depth  
**N** Shaft depth  
**O** Pit depth  
**P** Overhead

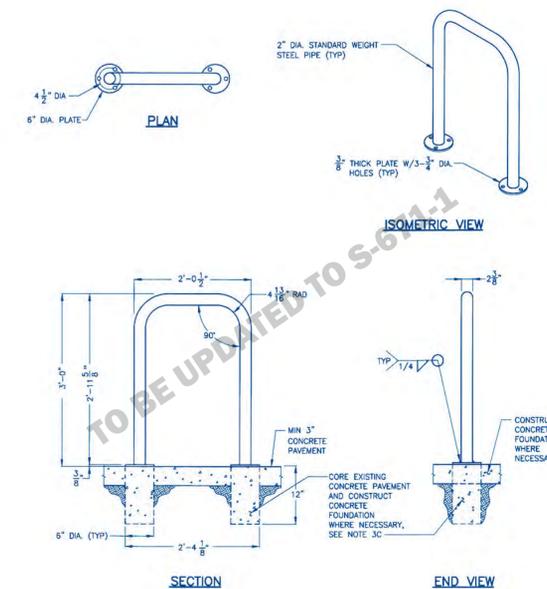
**Notes:**  
1. 2SSO doors available with right or left opening.  
2. Duplex operation available.  
3. Seismic areas require 2" more hoistway width. Please contact your Schindler Sales Representative for details and options.  
4. Inside cab height is to underside of roof. Inside cab height to finished ceiling is 7'-5 3/16" (2265.1mm).  
5. Clear overhead is defined from the lowest point below any obstruction such as: hoist beams, building beams, or roof structure to floor of top landing.  
6. Where permitted by code, no control closet is required. A 3 phase disconnect must be located in both the hoistway overhead and a location in the building outside of the hoistway.  
7. 110v disconnect should be located outside of hoistway. Disconnects are not required to be an elevator-dedicated space. Please conform with local requirements.  
8. 24" max. floor to roof travel.  
9. Schindler 3100 also fits into a smaller hydraulic footprint with 2" less hoistway width. Please contact your Schindler Sales Representative for additional information.  
10. Please contact your Schindler Sales Representative for options less than 5'-0".  
11. Please contact your Schindler Sales Representative for additional hatch options such as diagonal entrances.  
12. All dimensions are for information only and cannot be used for construction purposes without Schindler confirmation.



LONG TERM BICYCLE STORAGE

### ATTACHMENT 1

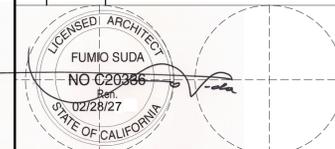
Bike Rack Standard Plan S-671-1 (Sheet 1)



BUREAU OF ENGINEERING		DEPARTMENT OF PUBLIC WORKS		CITY OF LOS ANGELES	
PREPARED: CARLOS MORALES SEPT. OF TRANSPORTATION ANIS BRADSHAW, P.E. INTERIM SEN. MANAGER RONALD LAM BUREAU OF ENGINEERING		SUBMITTED: ANIS BRADSHAW, P.E. DATE 3/14/24 RONALD LAM K. R. M. DATE 3/14/24		APPROVED: GARY VEE MOORE, P.E. DATE 3/14/24 CITY ENGINEER	
CHECKED: PATRICK LEE, P.E. BUREAU OF ENGINEERING		DATE 3/14/24		SHEET 1 OF 2 SHEETS	

No.	Date	By	Revision Notes

No.	Date	Issue Notes



Design Firm  
**FUMIO SUDA ARCHITECT**  
1522 WALUT ST, BERKELEY, CA94709

Consultant  
Consultant Name  
Consultant Address

Project Title  
**RUSSELL GARDEN**  
1289 RUSSELL WAY, HAYWARD, CA

Sheet Title  
**BICYCLE CAGE DETAIL**

Project Manager <b>FUMIO SUDA</b>	Project ID 2022-513
Drawn By <b>Drawn By FS</b>	Scale 1:1
Reviewed By <b>Reviewed By FS</b>	Sheet No. <b>A-5.2</b>
Date 4/14/2024	of
CAD File Name	34