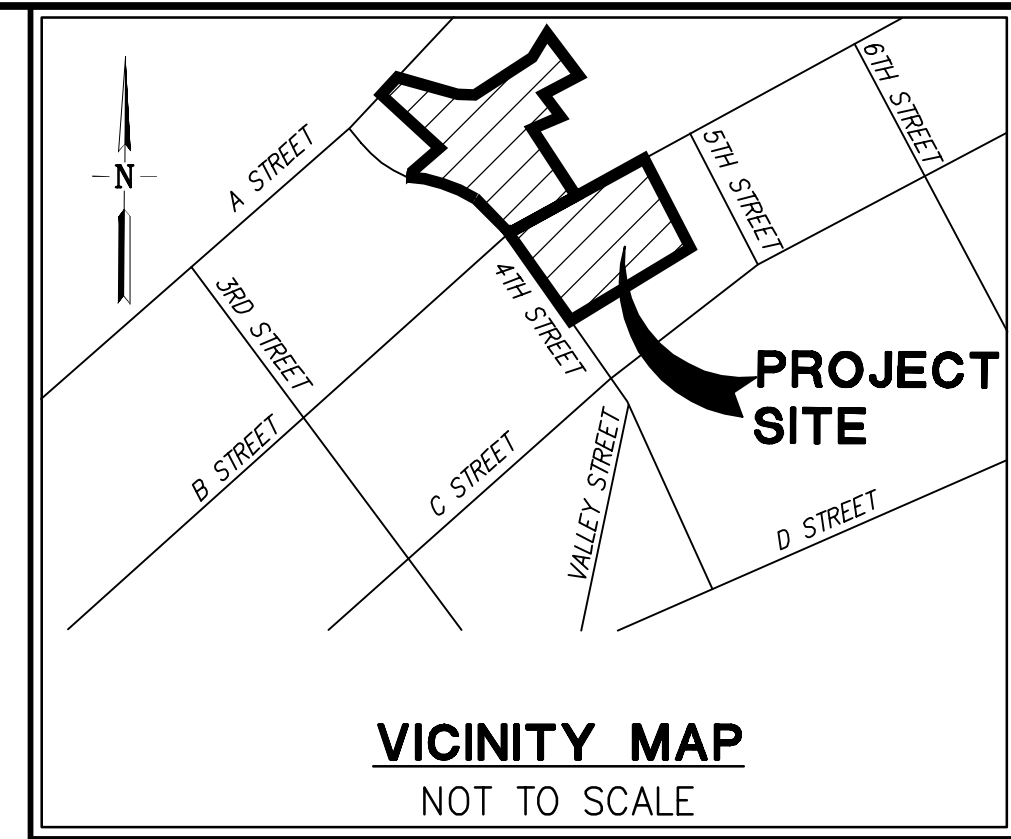


PLANNED DEVELOPMENT SUBMITTAL B STREET

CITY OF HAYWARD, ALAMEDA COUNTY, CALIFORNIA



PROJECT TEAM

1. **OWNER:** DUTRA ENTERPRISES, INC.
43360 MISSION BLVD, SUITE 230
FREMONT, CA 94539
TEL: (510) 353-9984
CONTACT: TONY DUTRA
2. **APPLICANT:** DUTRA ENTERPRISES, INC.
43360 MISSION BLVD, SUITE 230
FREMONT, CA 94539
TEL: (510) 353-9984
CONTACT: TONY DUTRA
3. **CIVIL ENGINEER:** RUGGERI-JENSEN-AZAR
4690 CHABOT DRIVE, SUITE 200
PLEASANTON, CA 94588
TEL: (925) 227-9100
CONTACT: STEVE LICHLITER
4. **GEOTECHNICAL ENGINEER:** ENGeo INCORPORATED
2010 CROW CANYON PLACE, SUITE 250
SAN RAMON, CA 94583
TEL: (925) 866-9000
CONTACT: RANDY HILDEBRANT
5. **ARCHITECT:** KTCY GROUP, INC.
580 SECOND STREET, SUITE 200
OAKLAND, CA 94607
TEL: (510) 272-2910
CONTACT: PERLA AGUAYO
6. **LANDSCAPE ARCHITECT:** RIPLEY DESIGN GROUP
1615 BONANZA STREET, SUITE 314
WALNUT CREEK, CA 94596
TEL: (925) 938-7377
CONTACT: ANNIKA CARPENTER



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- C-1.0 PRELIMINARY SITE PLAN
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G:\022016\161071\CAD_FILES\02-PLANNING\PD\PD-T1_CV-161071.DWG 11/13/2017 SAMIRA NOROUZPOUR



North Site Area:	2.6 acres *
South Site Area:	1.6 acres *
Total Site Area:	4.1 acres *
*Acres are approximate	

North Site Summary

Unit Name	Description	Type	Approx Gross SF*	#	%	Approx Gross total SF
Plan 1	3 bd + 2.5 bath	Alley Loaded	1452	2	8%	2904
Plan 2	3 bd + 2.5 bath	Front Loaded	1621	9	36%	14589
Plan 3	4 bd + 3 bath	Front Loaded	1885	5	20%	9425
Plan 4	3 bd + 2.5 bath	Front Loaded	1921	4	16%	7684
Plan 5	4 bd + 3 bath	Front Loaded	2251	5	20%	11255
Subtotal				25	100%	45857
Overall Density			+/-	9.8	du/ac	
Approx. NET Avg. Unit Square Foot			+/-	1834	sq.ft.	

*Gross SF measure to outside face of stud, excludes garage area

Parking (North)		
Garage spaces:	25 x2	50 garage spaces
Private Driveway spaces:	10 x2	20 driveway spaces
On-street parking total (in Resi + 4th Street)	10 + 7	17 open spaces
		87 total spaces provided

South Site Summary

Unit Name	Description	Type	Approx Gross SF*	#	%	Approx Gross total SF
Plan 1	3 bd + 2.5 bath	Alley Loaded	1452	3	19%	4356
Plan 2	3 bd + 2.5 bath	Front Loaded	1621	3	19%	4863
Plan 3	4 bd + 3 bath	Front Loaded	1885	2	13%	3770
Plan 4	4 bd + 3 bath	Front Loaded	1921	6	38%	11526
Plan 5	4 bd + 2.5 bath	Front Loaded	2223	2	13%	4446
Subtotal				16	100%	28961
Overall Density			+/-	10.0	du/ac	
Approx. NET Avg. Unit Square Foot			+/-	1810	sq.ft.	

*Gross SF measure to outside face of stud, excludes garage area

Parking (South)		
Garage spaces:	16 x2	32 garage spaces
Private Driveway spaces:	5 x2	10 driveway spaces
On-street parking total (in Resi + 4th Street)	8 + 5	13 open spaces
		55 total spaces provided

Open Space Summary

Open Space Required:	North
25 units X 350 sf/unit =	8750 SF
Open Space Provided:	North
Private	22274 SF
Group	13578 SF
Total:	35852 SF
	1434 SF/Unit

Open Space Summary

Open Space Required:	South
16 units X 350 sf/unit =	5600 SF
Open Space Provided:	South
Private	5772 SF
Group	3000 SF
Total:	8772 SF
	548 SF/Unit

Open Space Summary

Open Space Required:	North + South
41 units X 350 sf/unit =	14350 SF
Open Space Provided:	North + South
Private	28046 SF
Group	16578 SF
Total:	44624 SF
	1088 SF/Unit

Lot Coverage

Lot #	Lot s.f.	Plan #	Ftpt. s.f.	Coverage
1	3,131	P1AR	1,078	34%
2	2,180	P1BR	1,041	48%
3	4,830	P5.1A	1,467	30%
4	3,645	P2B	1,075	29%
5	3,996	P3A	1,319	33%
6	3,383	P2B	1,075	32%
7	3,567	P2A	1,075	30%
8	4,738	P5B	1,468	31%
9	4,246	P3AR	1,319	31%
10	4,241	P3B	1,319	31%
11	4,697	P3AR	1,319	28%
12	4,814	P2B	1,075	22%
13	2,074	P2BR	1,075	52%
14	2,857	P5A	1,467	51%
15	2,857	P5BR	1,468	51%
16	2,540	P3AR	1,319	52%
17	2,529	P2B	1,075	43%
18	2,678	P2A	1,075	40%
19	2,222	P2B	1,075	48%
20	2,012	P2A	1,075	53%
21	3,060	P5B	1,468	48%
22	2,562	P4A	1,254	49%
23	3,001	P4BR	1,254	42%
24	3,041	P4A	1,296	43%
25	2,616	P4BR	1,296	50%
26	5,020	P4BR	1,296	26%
27	2,369	P1A	1,078	46%
28	3,185	P4A	1,296	41%
29	2,826	P1B	1,041	37%
30	3,705	P4A	1,296	35%
31	3,141	P5A	1,467	47%
32	2,671	P3BR	1,319	49%
33	2,870	P5BR	1,468	51%
34	4,076	P3A	1,319	32%
35	3,314	P2B	1,075	32%
36	2,332	P2A	1,075	46%
37	2,192	P2B	1,075	49%
38	4,025	P4.1AR	1,254	31%
39	3,600	P4.1B	1,296	36%
40	2,400	P1A	1,078	45%
41	3,409	P4.1AR	1,296	38%

* Indicates Enhanced Elevation (Lots 12, 17, 21, 22, 23, 24, 25, 26)



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SITE PLAN
SITE SUMMARY & OPEN SPACE

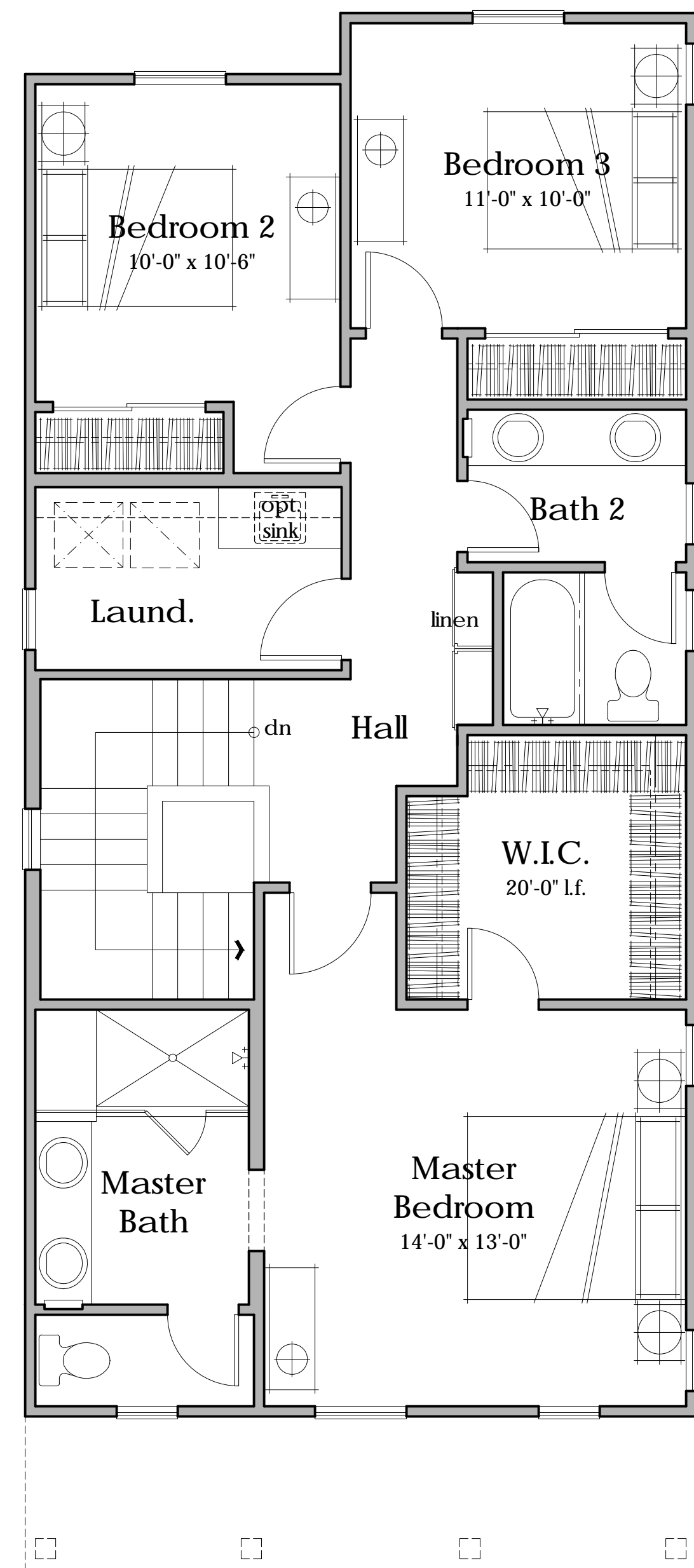
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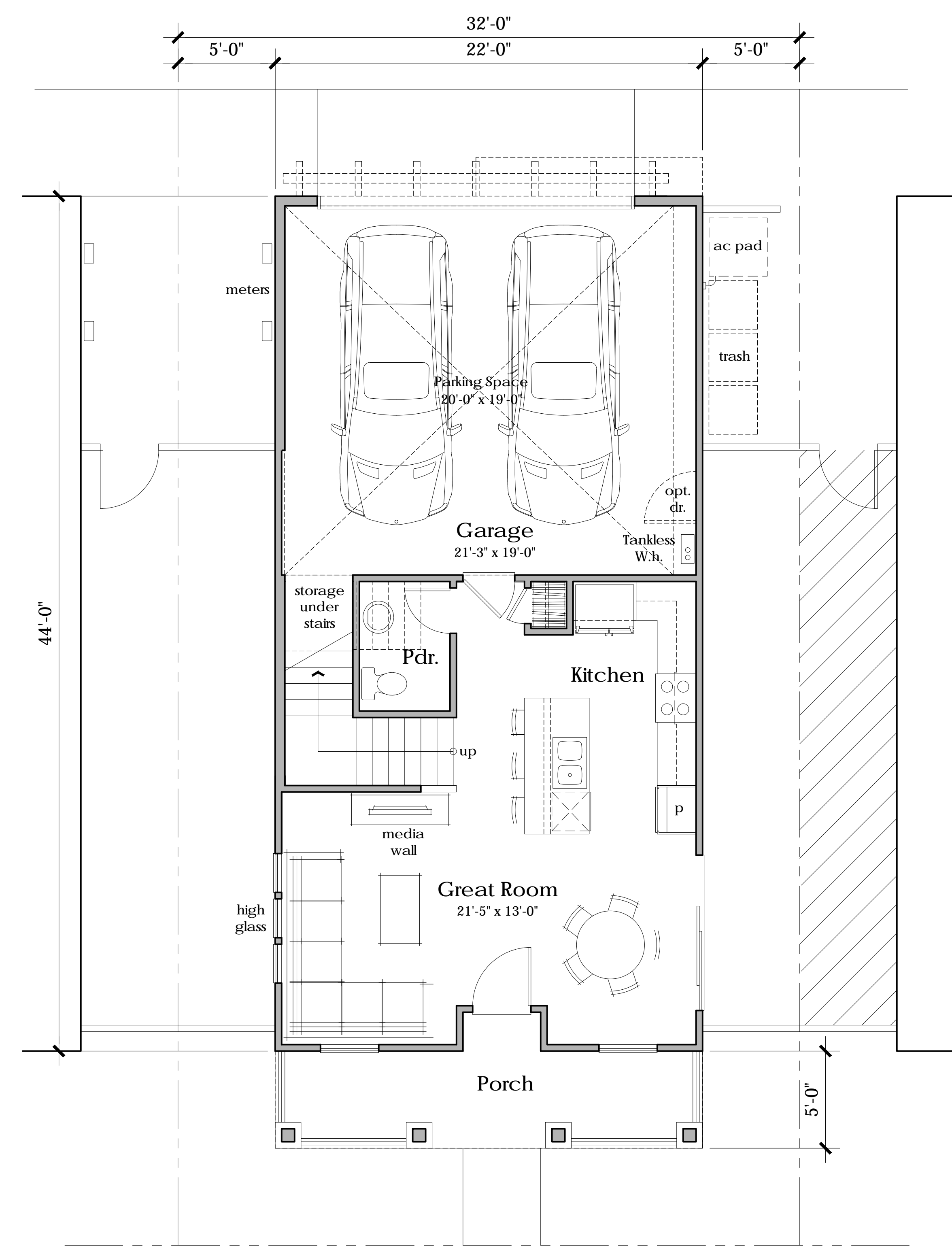
ELEVATION '1B'



ELEVATION '1A'



Second Floor
937 s.f.



First Floor
515 s.f.

Floor Plan
3 Bedrooms
2.5 Baths
1,452 s.f.



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PLAN 1A FLOOR PLAN

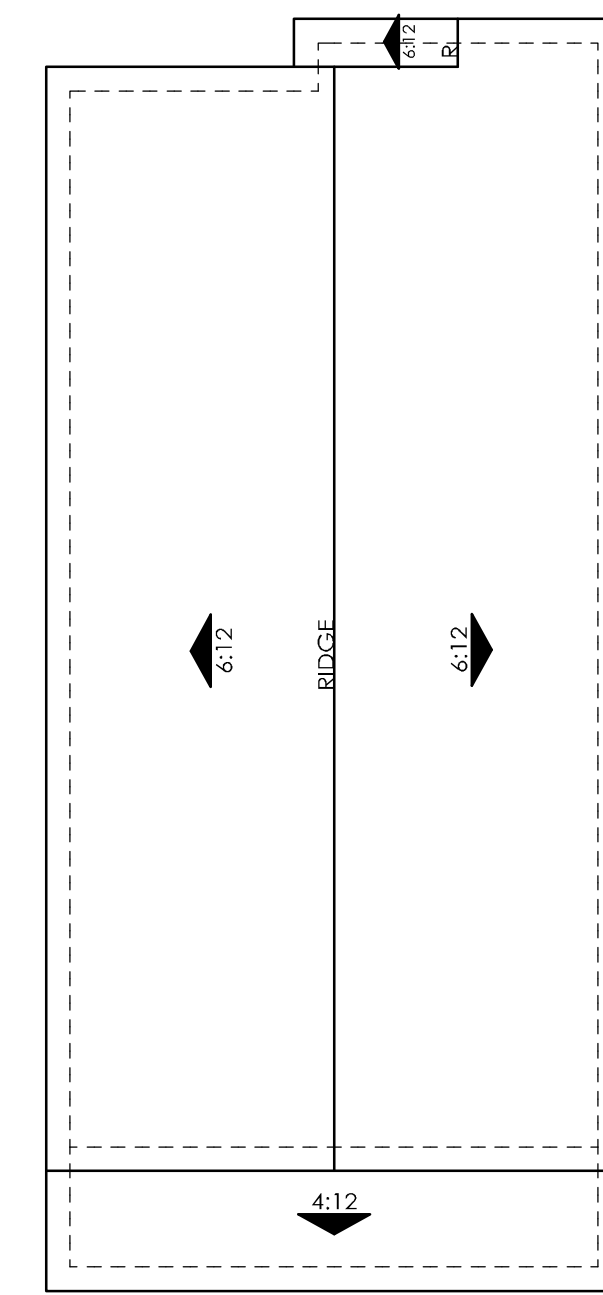
A1.1

- 1A
 Material Legend:
 Flat Concrete Tile Roofing (Alt. Arch. Grade Composition Shingle)
 Stucco Finish
 Cementitious Siding/ Board & Batt
 Shutters
 Decorative Railing & Wood Posts
 Enhanced Sills

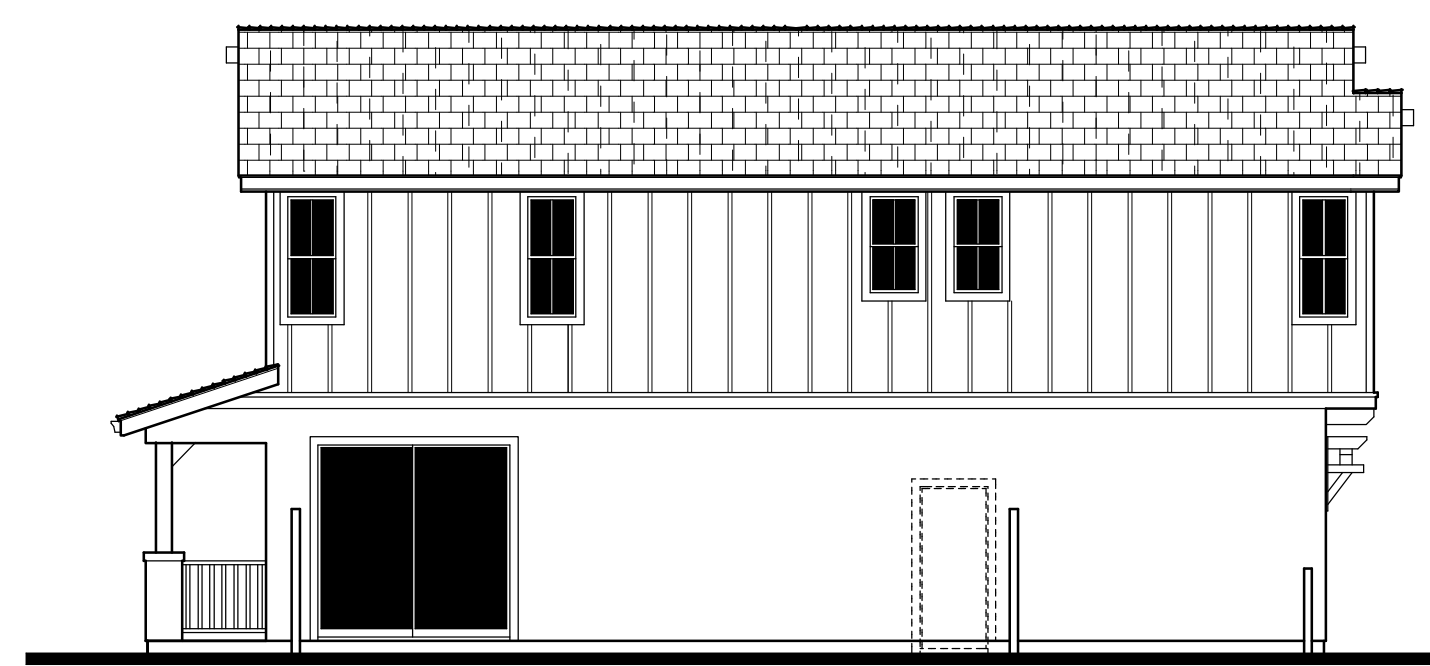


ELEVATION '1A'

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

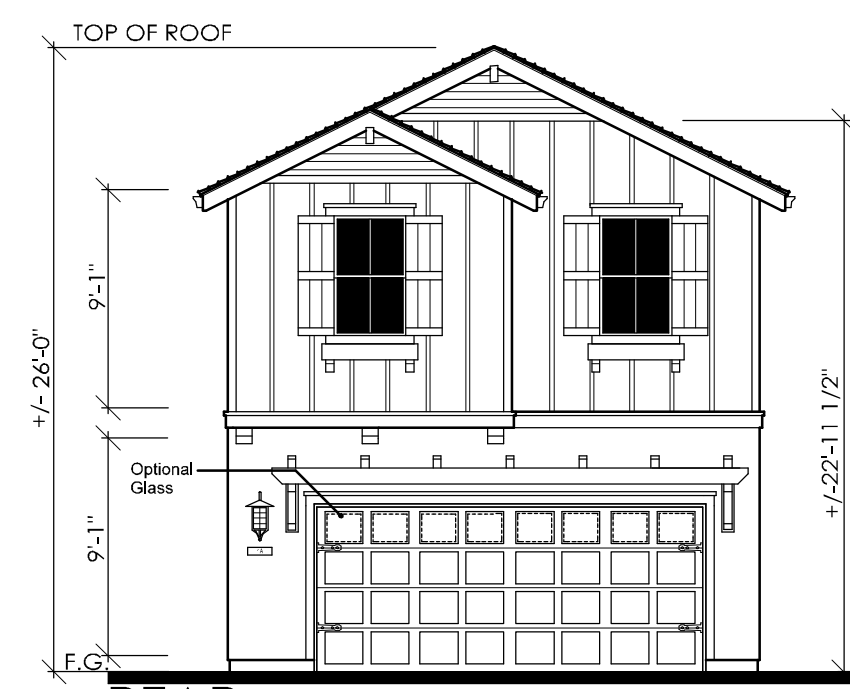


ROOF PLAN
 OVERHANG: 12"
 RAKE: 12"
 ROOF PITCH: 6:12 U.N.O
 Scale: 1/8" = 1'-0"
 0 4 8 16



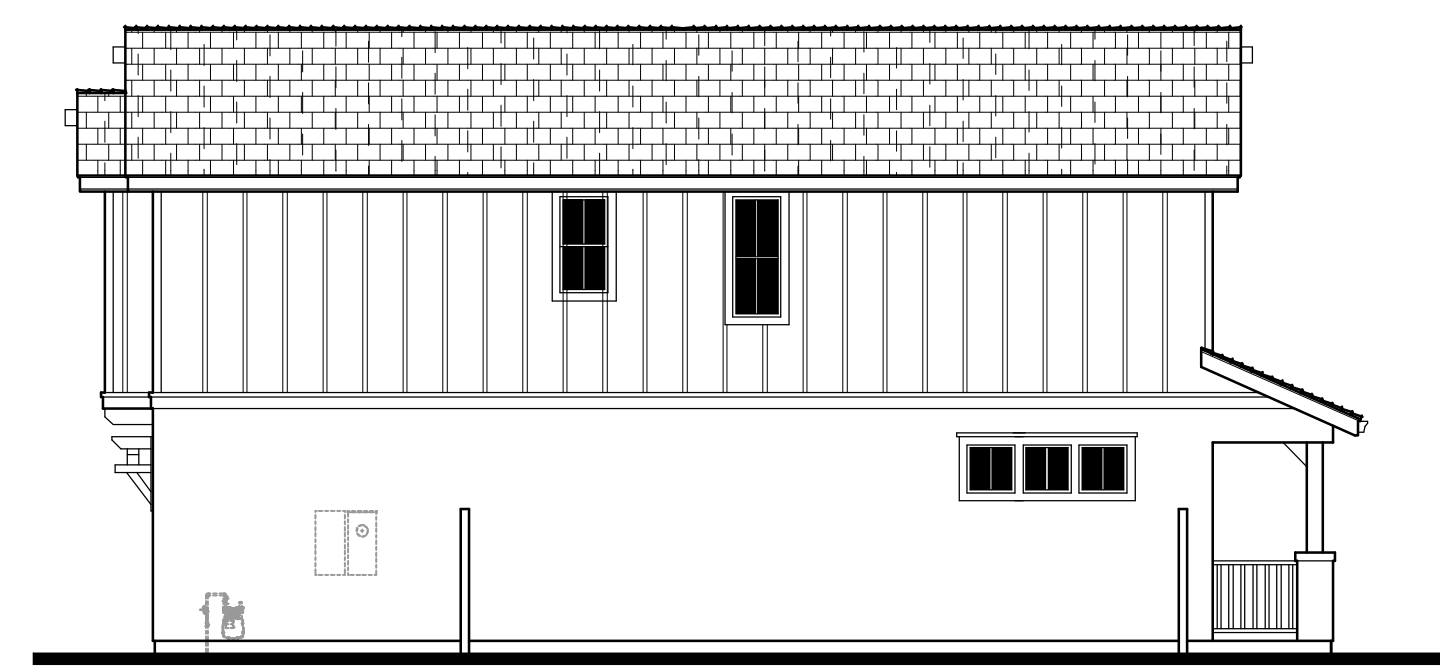
RIGHT

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



REAR

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



LEFT

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



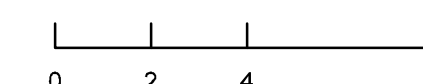
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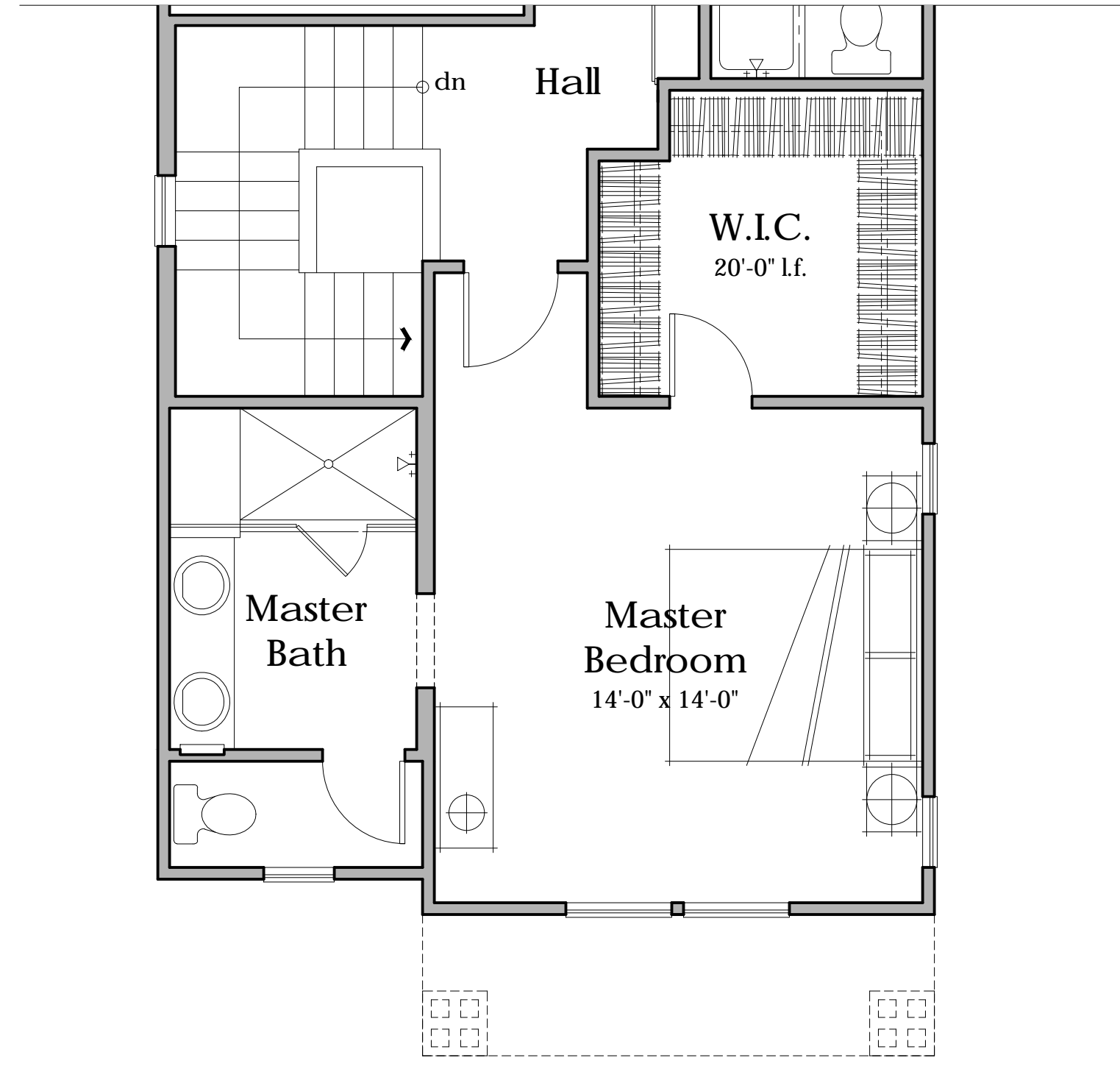
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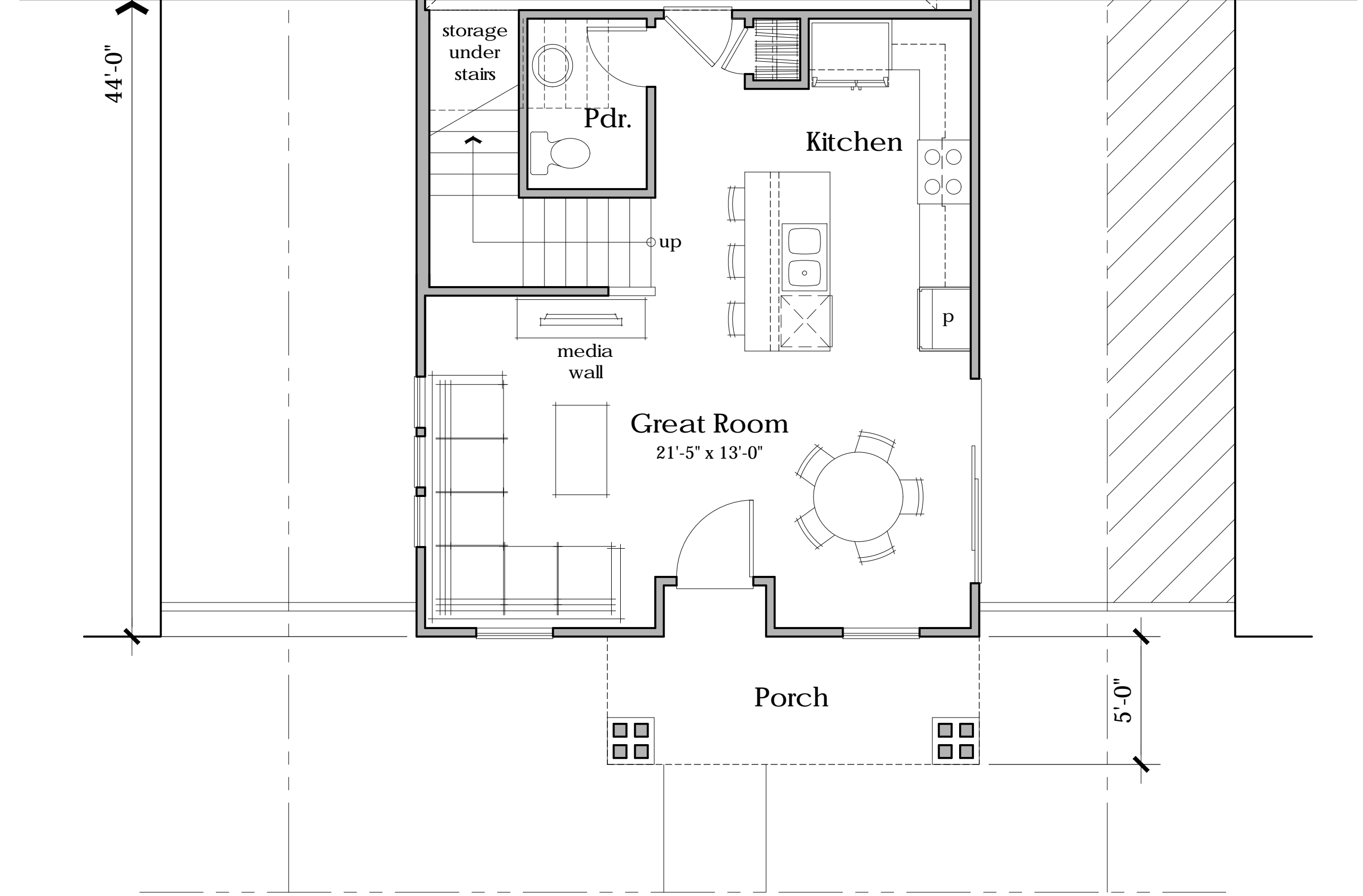


PLAN 1A EXTERIOR ELEVATIONS

A1.2



Second Floor
952 s.f.



First Floor
515 s.f.

Floor Plan
3 Bedrooms
2.5 Baths
1,467 s.f.

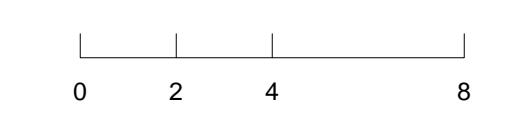


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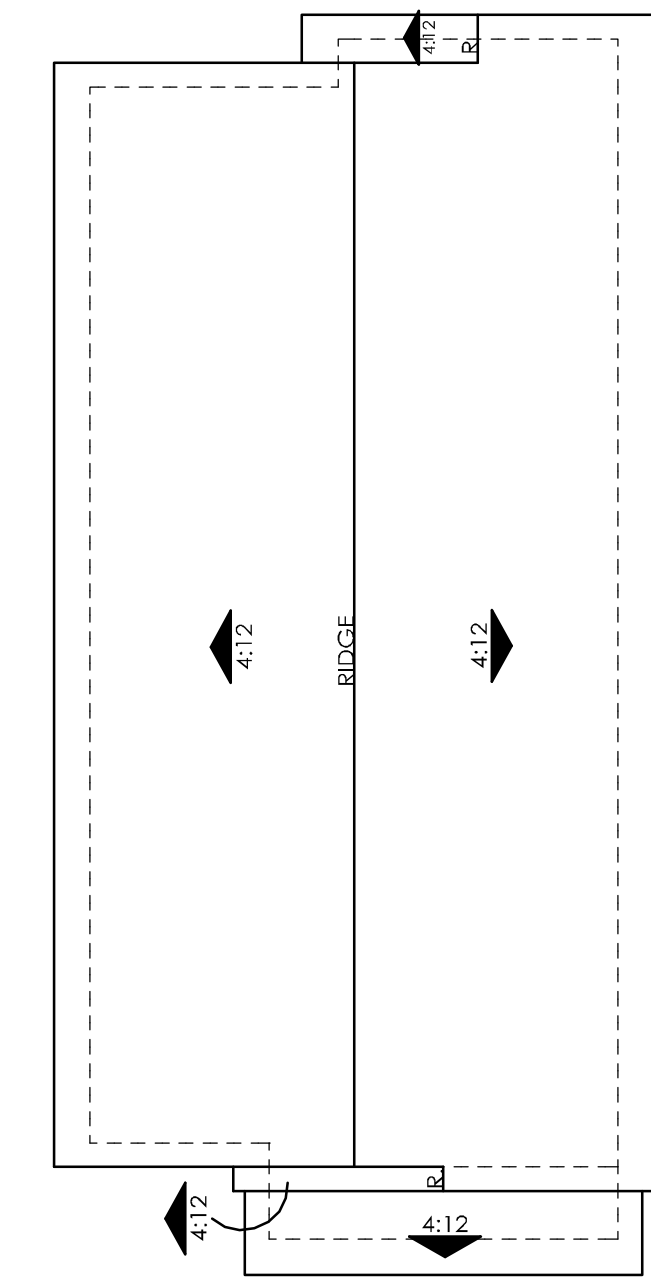
PLAN 1B PLAN CHANGE

- 1B
 Material Legend:
 Flat Concrete Tile Roofing (Alt. Arch. Grade Composition Shingle)
 Cementitious Siding
 Shutters
 Stone Veneer
 Enhanced Sills



ELEVATION '1B'

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



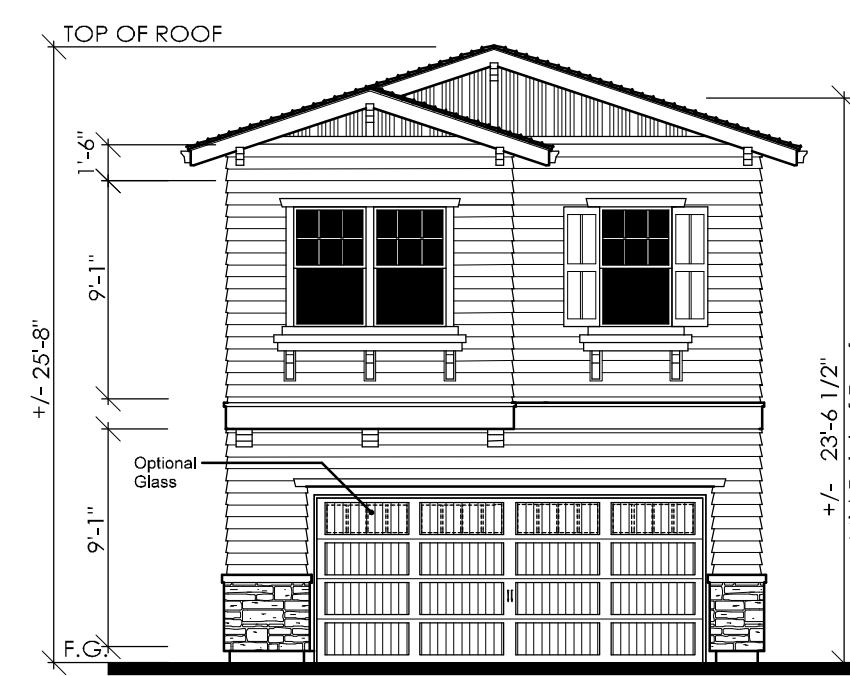
ROOF PLAN
 OVERHANG: 18"
 RAKE: 12"
 ROOF PITCH: 4:12 U.N.O.

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



RIGHT

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



REAR

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



LEFT

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



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B STREET
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#2016-0385

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0 2 4 8

PLAN 1B EXTERIOR ELEVATIONS

A1.4



Shown with Optional Glass at Garage Door

ELEVATION '2B'



Shown with Optional Glass at Garage Door

ELEVATION '2A'



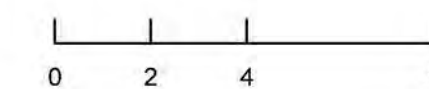
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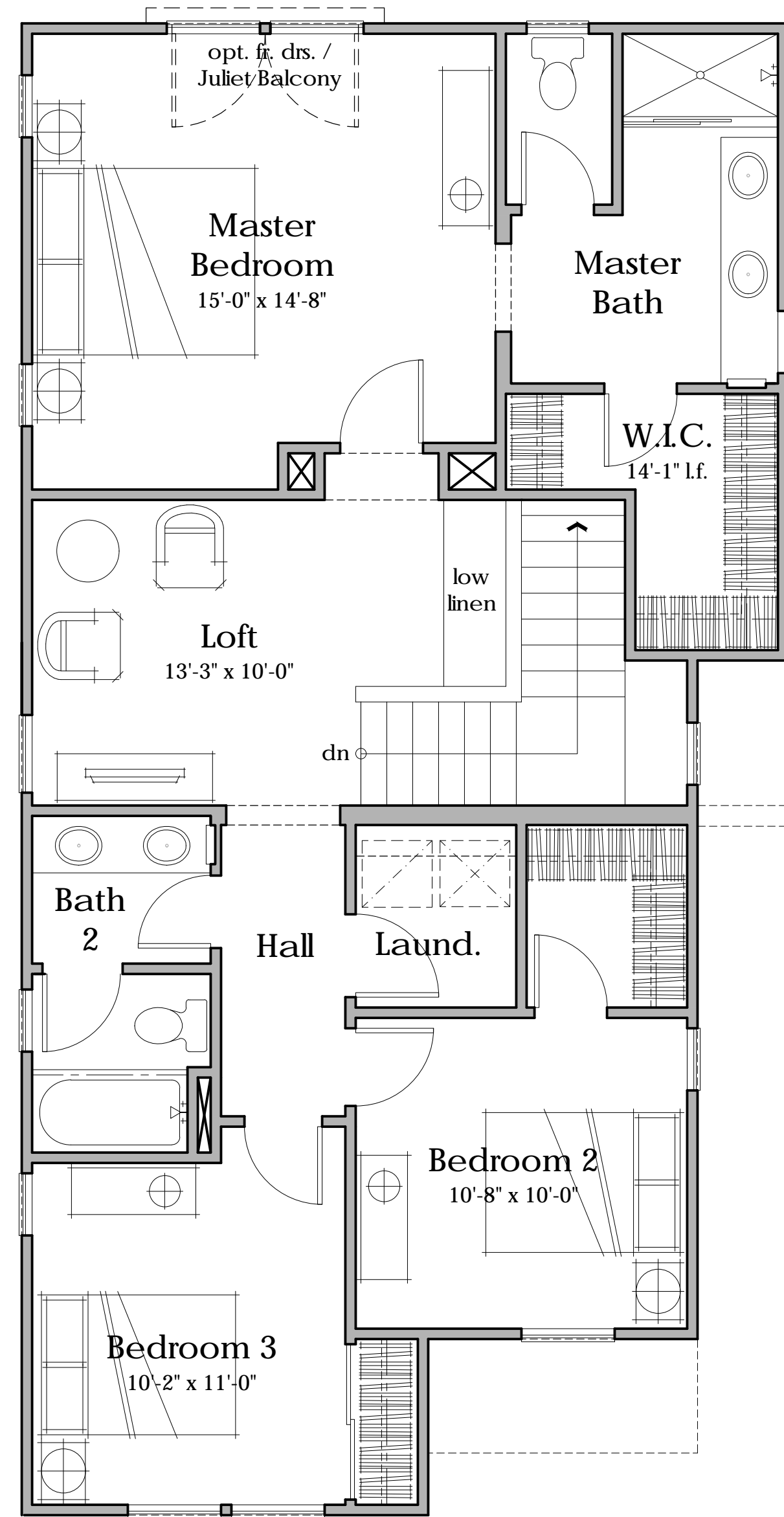
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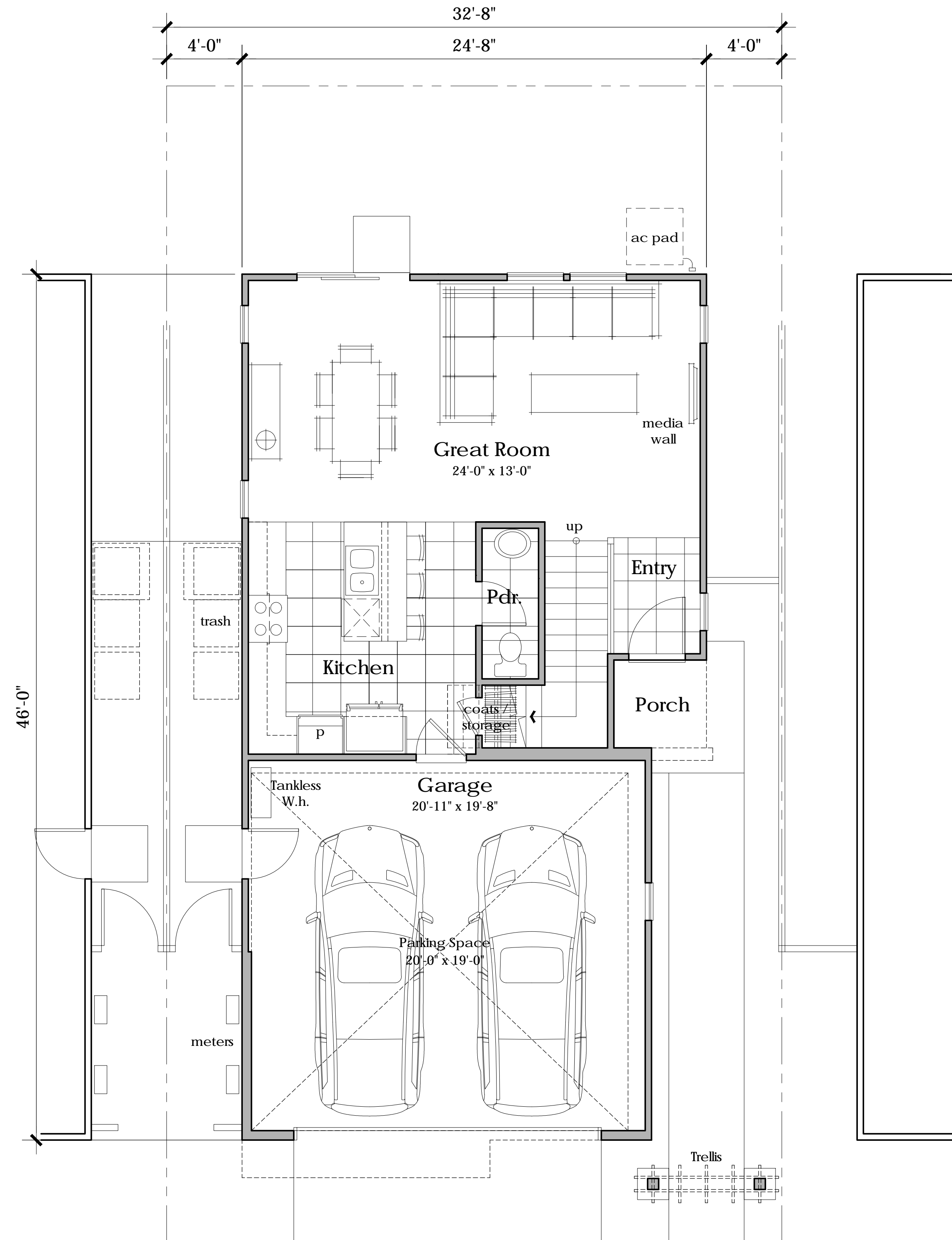


PLAN 2 - FRONT ELEVATIONS

A2.0



Second Floor
1,010 s.f.



First Floor
611 s.f.

Floor Plan
3 Bedrooms + Loft
2.5 Baths
1,621 s.f.

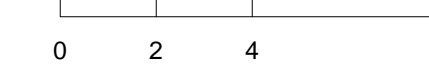


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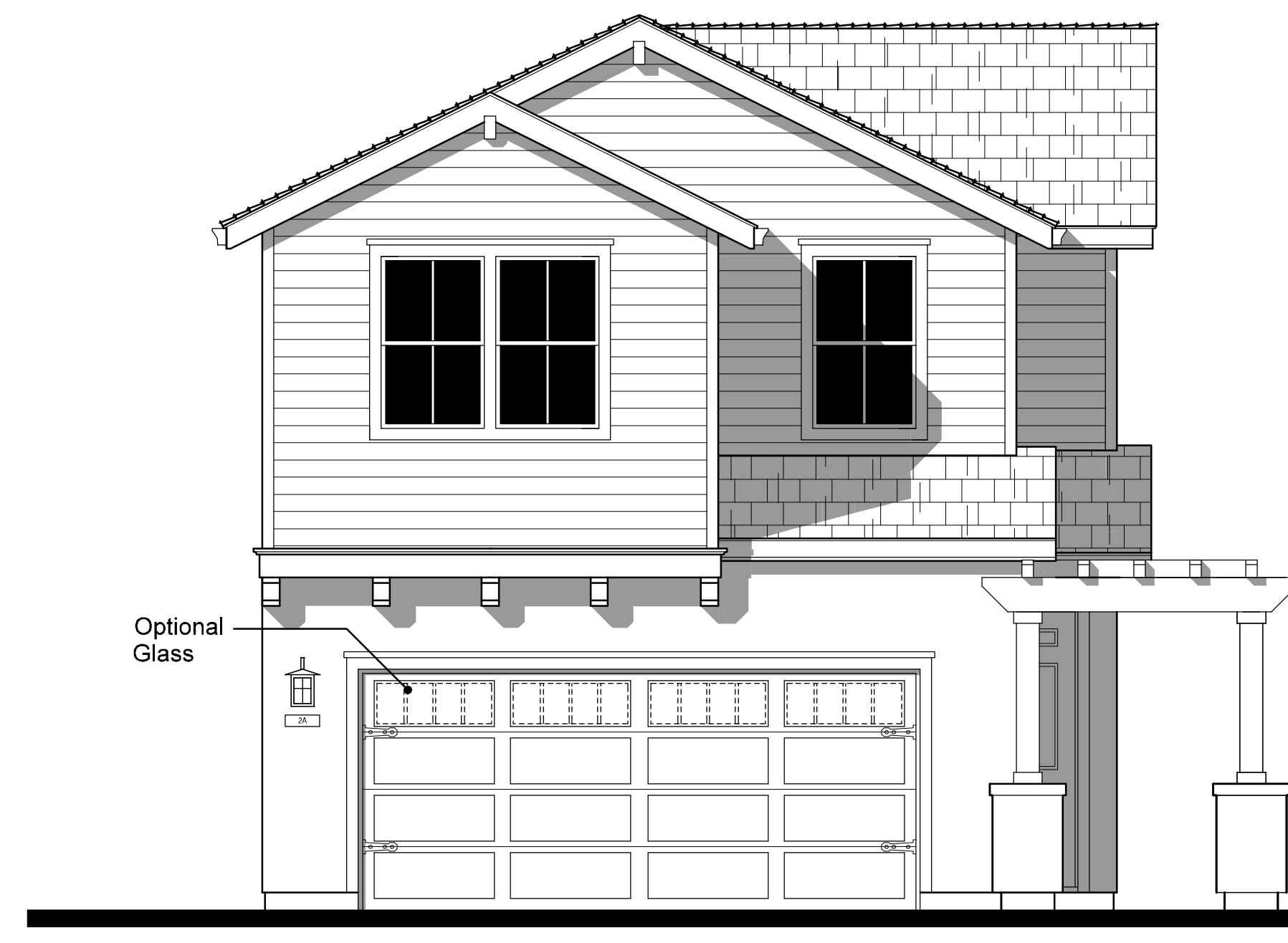
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PLAN 2A FLOOR PLAN

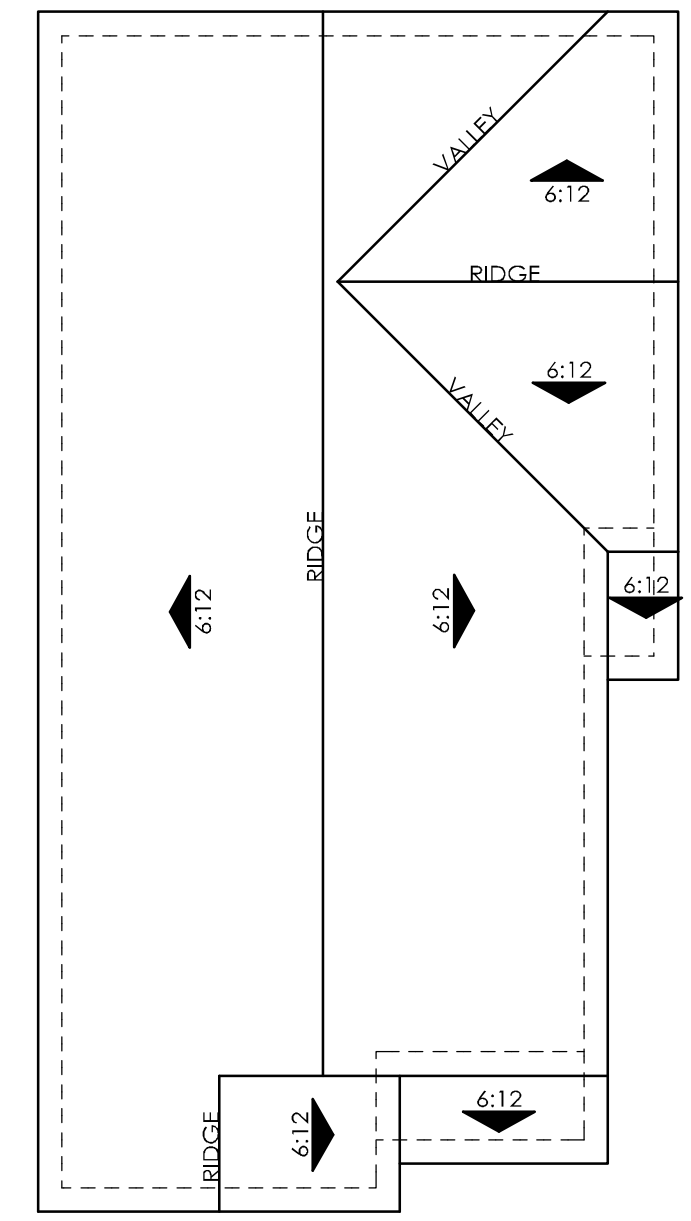
A2.1

2A
 Material Legend:
 Flat Concrete Tile Roofing (Alt. Arch. Grade Composition Shingle)
 Stucco Finish
 Cementitious Siding
 Enhanced Sills



ELEVATION '2A'

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



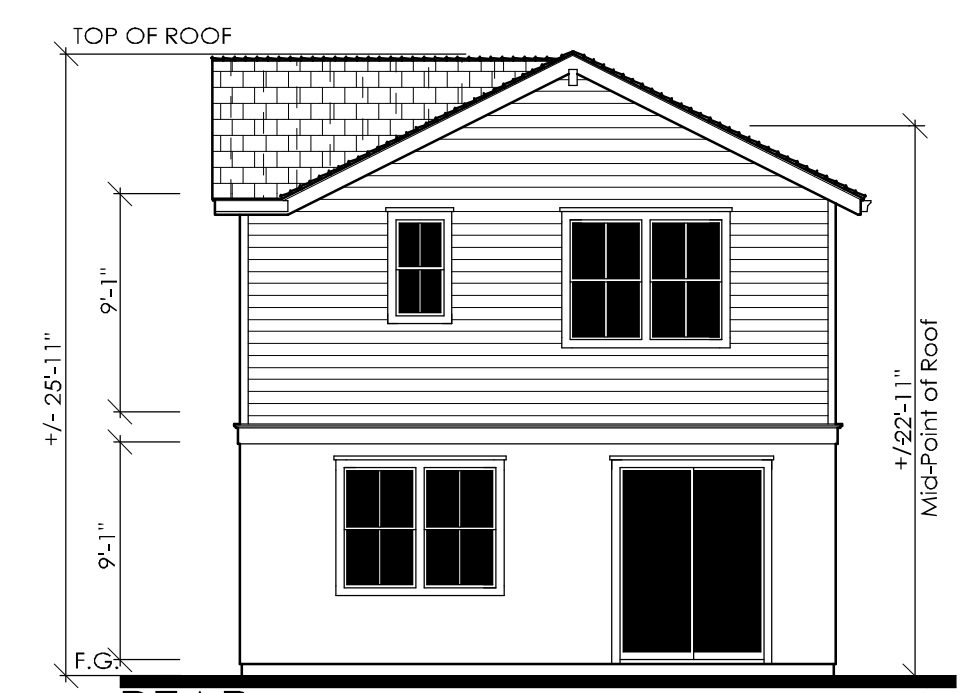
ROOF PLAN
 OVERHANG: 12"
 RAKE: 12"
 ROOF PITCH: 6:12 U.N.O

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



RIGHT

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



REAR

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



LEFT

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



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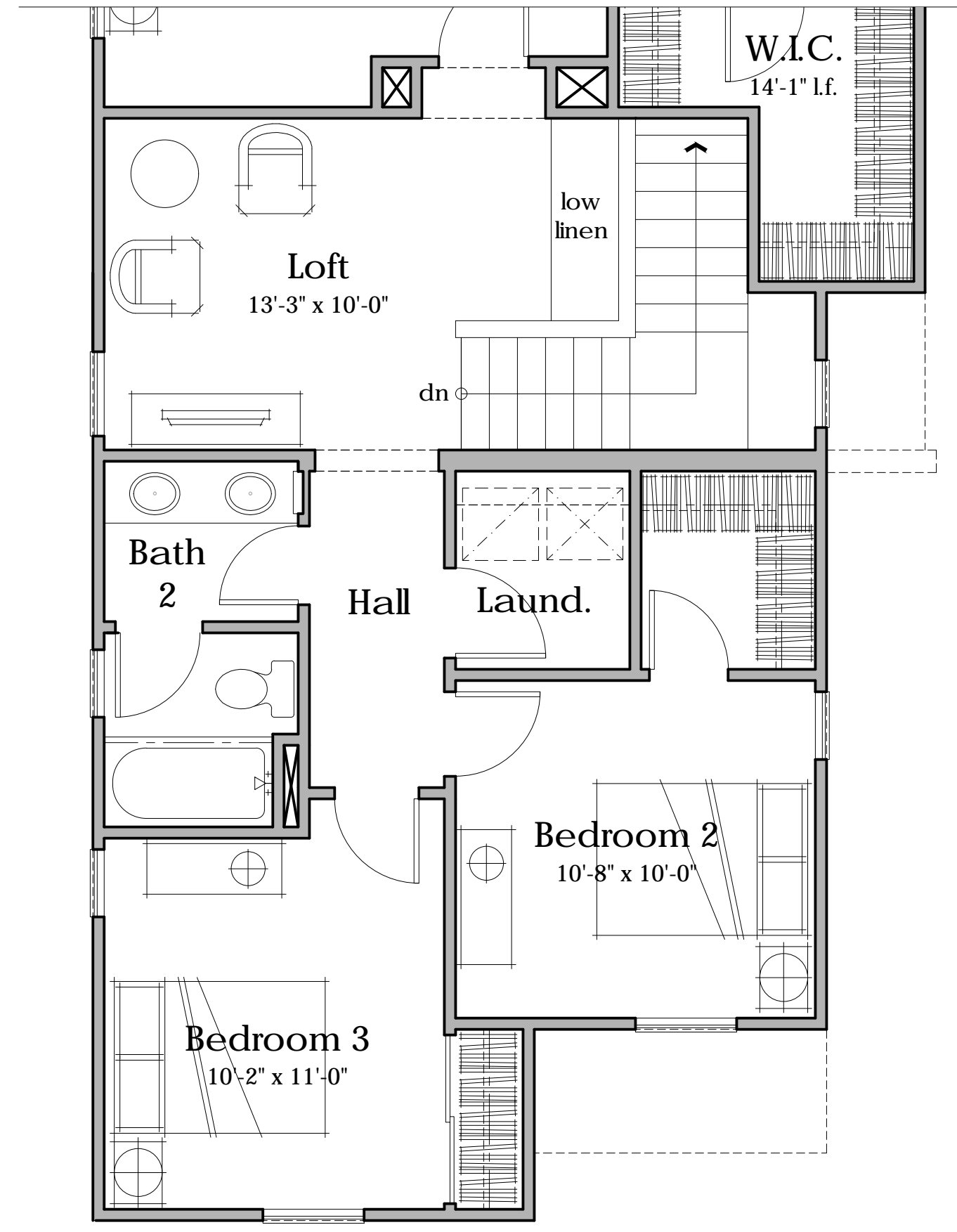
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 HAYWARD, CA

#2016-0385

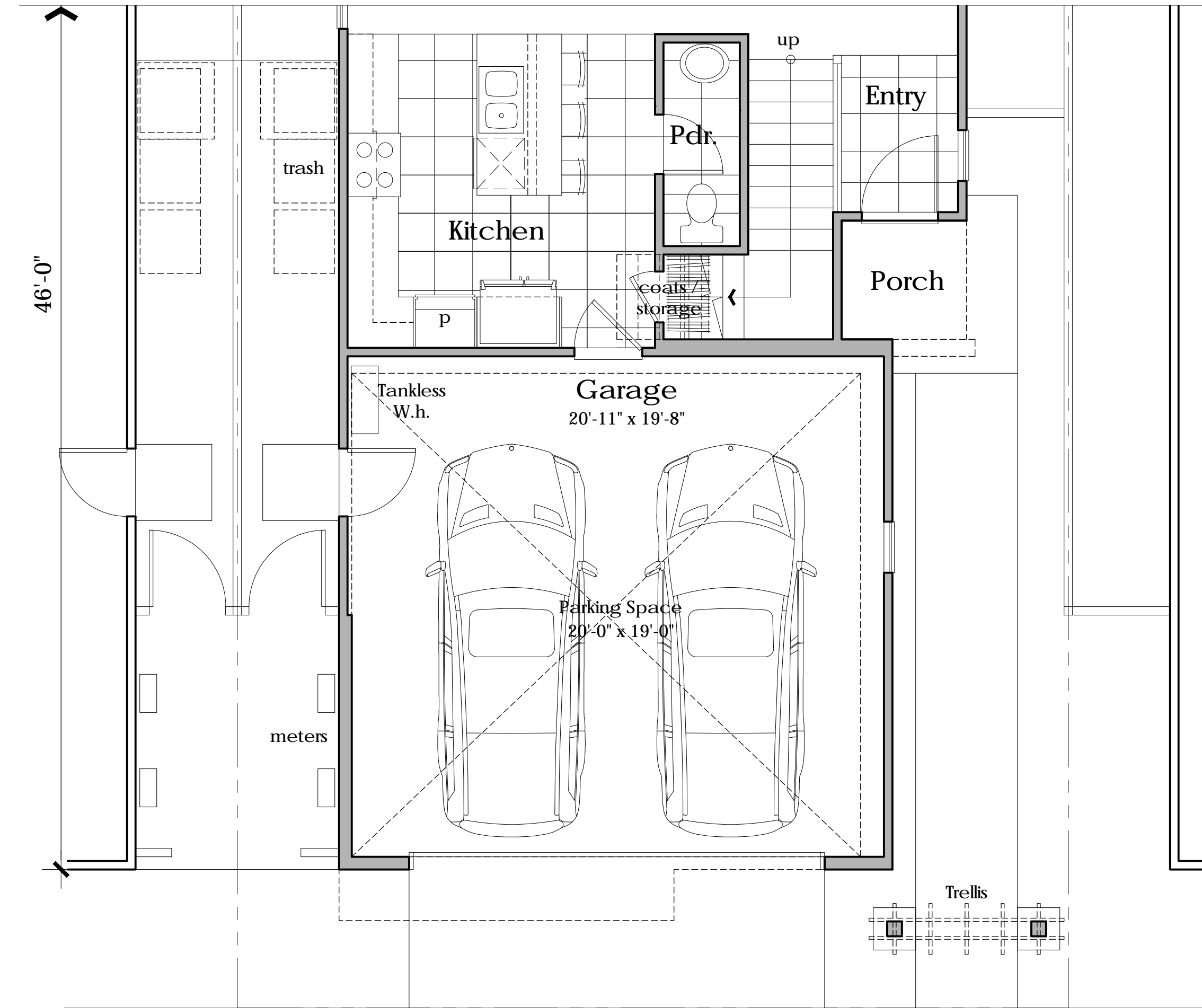
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0 2 4 8

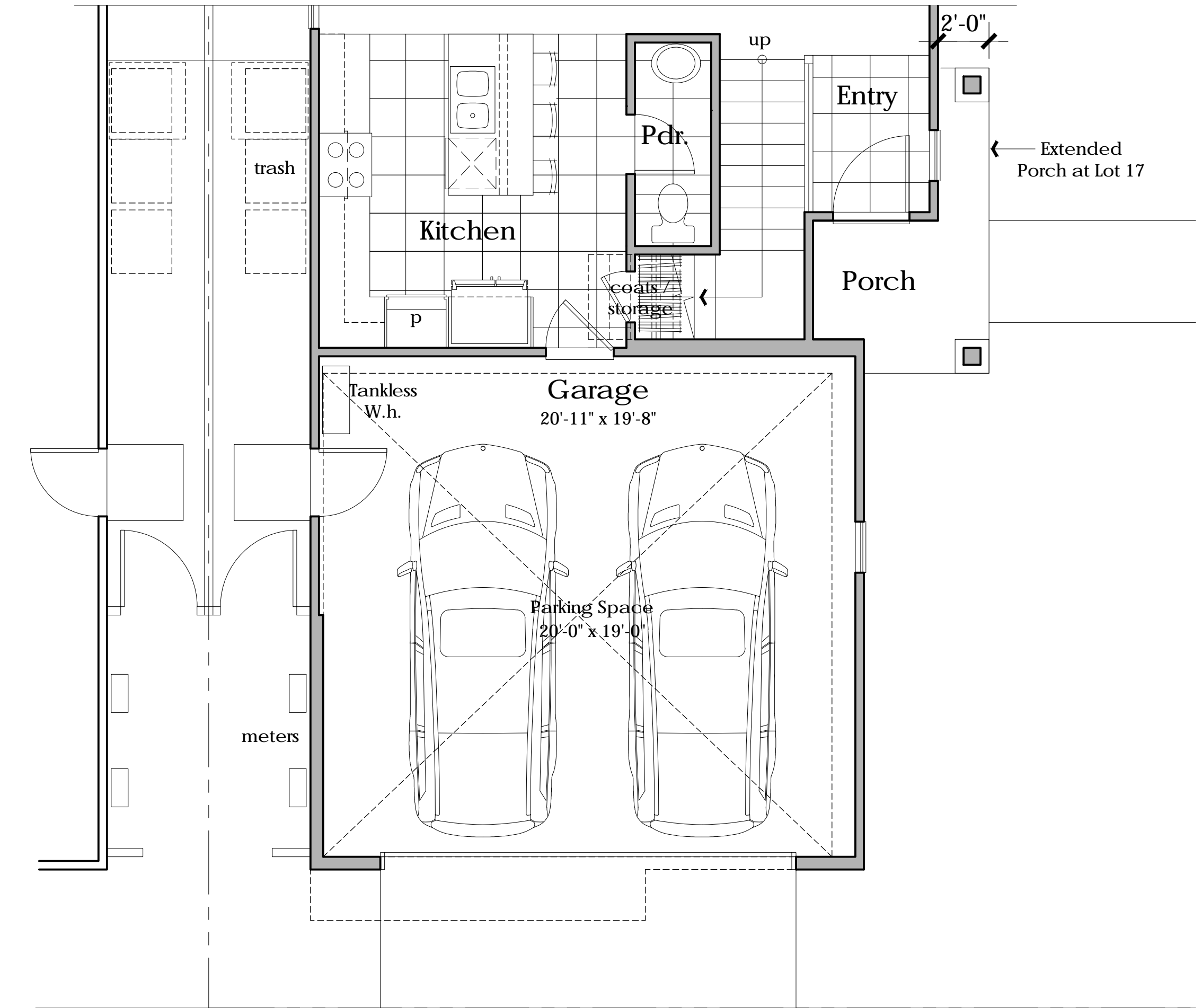
PLAN 2A EXTERIOR ELEVATIONS



Second Floor
1,010 s.f.



First Floor
611 s.f.



First Floor
Lot 17

Floor Plan
3 Bedrooms + Loft
2.5 Baths
1,621 s.f.



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HAYWARD, CA # 2016-0385

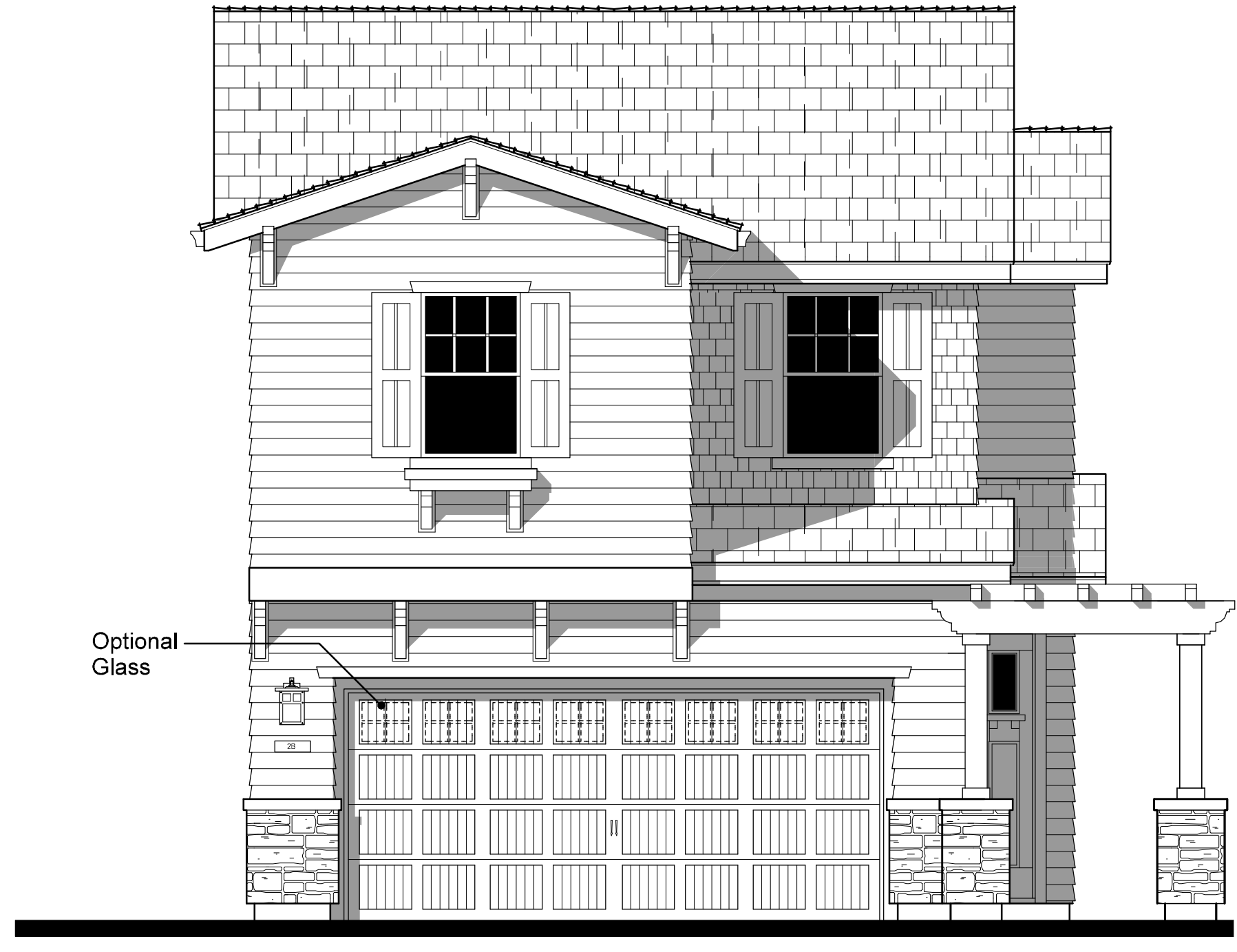
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PLAN 2B PLAN CHANGE

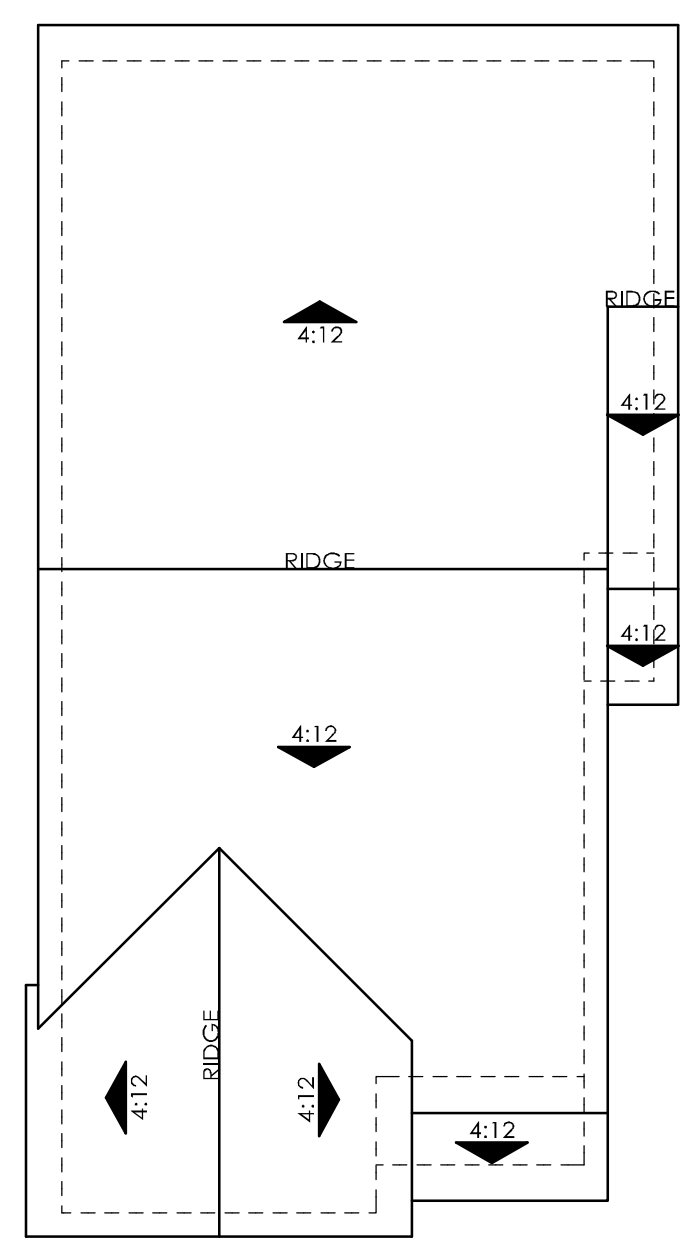
A2.3

2B
 Material Legend:
 Flat Concrete Tile Roofing (Alt. Arch. Grade Composition Shingle)
 Cementitious Siding
 Stone Veneer
 Enhanced Sills



ELEVATION '2B'

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



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

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



RIGHT AT ENHANCED LOCATIONS

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



RIGHT

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



REAR

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



LEFT

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



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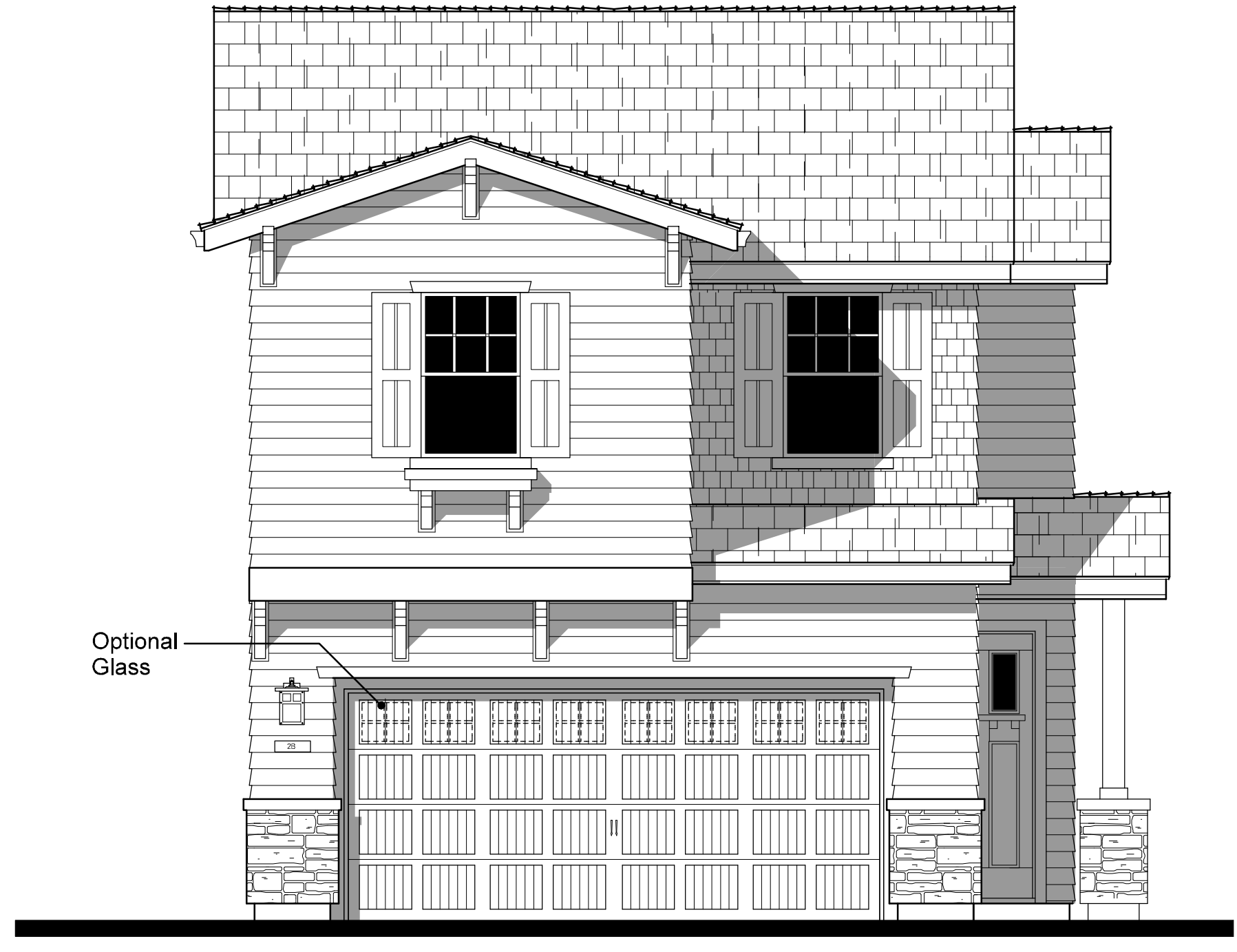
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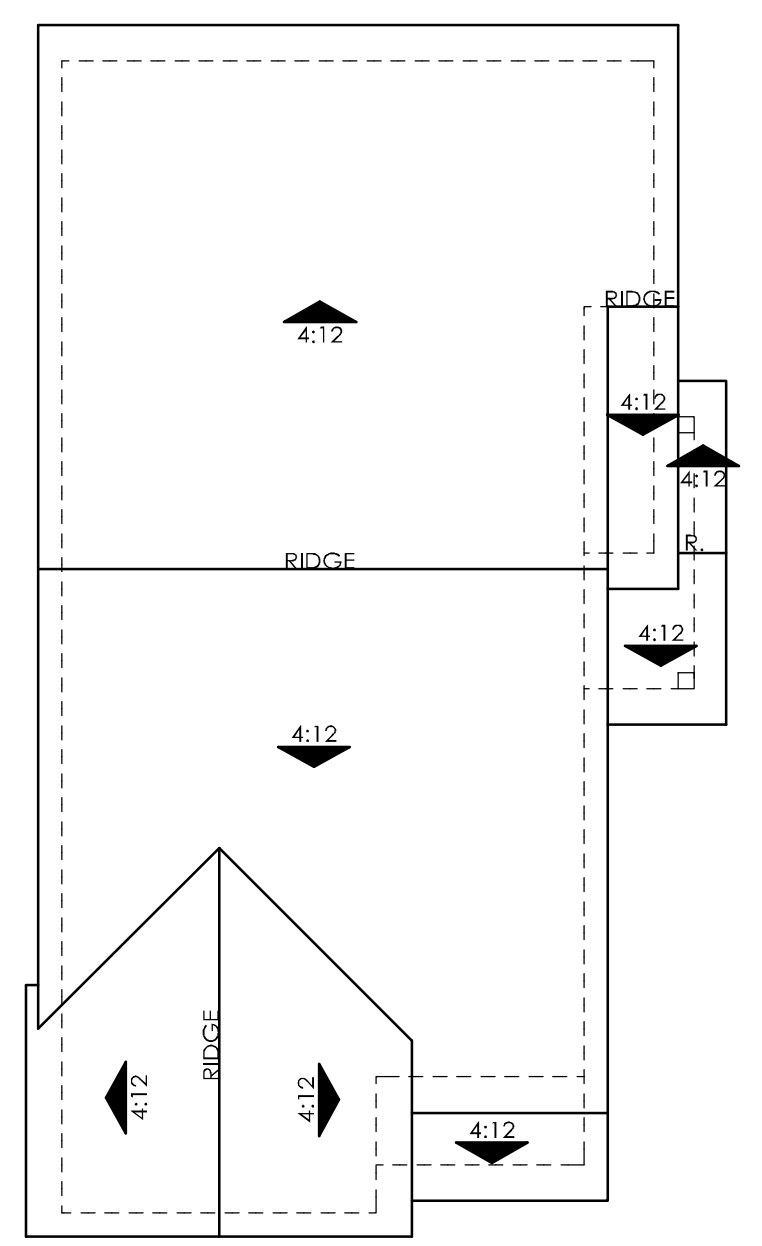
PLAN 2B EXTERIOR ELEVATIONS

- 2B
 Material Legend:
 Flat Concrete Tile Roofing (Alt. Arch. Grade Composition Shingle)
 Cementitious Siding
 Stone Veneer
 Enhanced Sills



ELEVATION '2B'-LOT 17

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



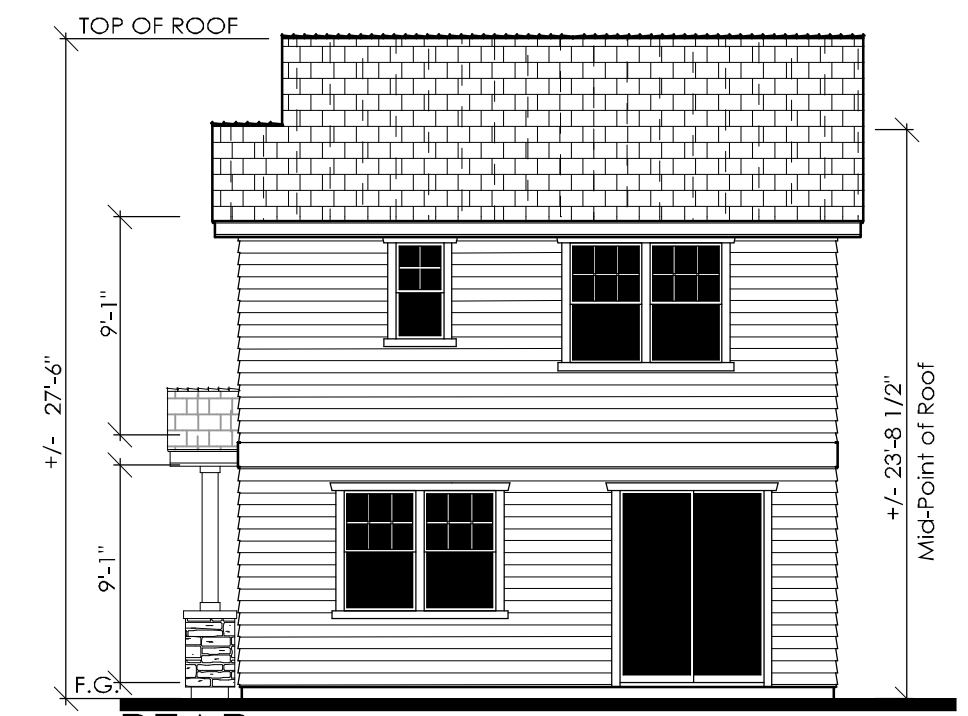
ROOF PLAN
 OVERHANG: 18"
 RAKE: 12"
 ROOF PITCH: 4:12 U.N.O

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



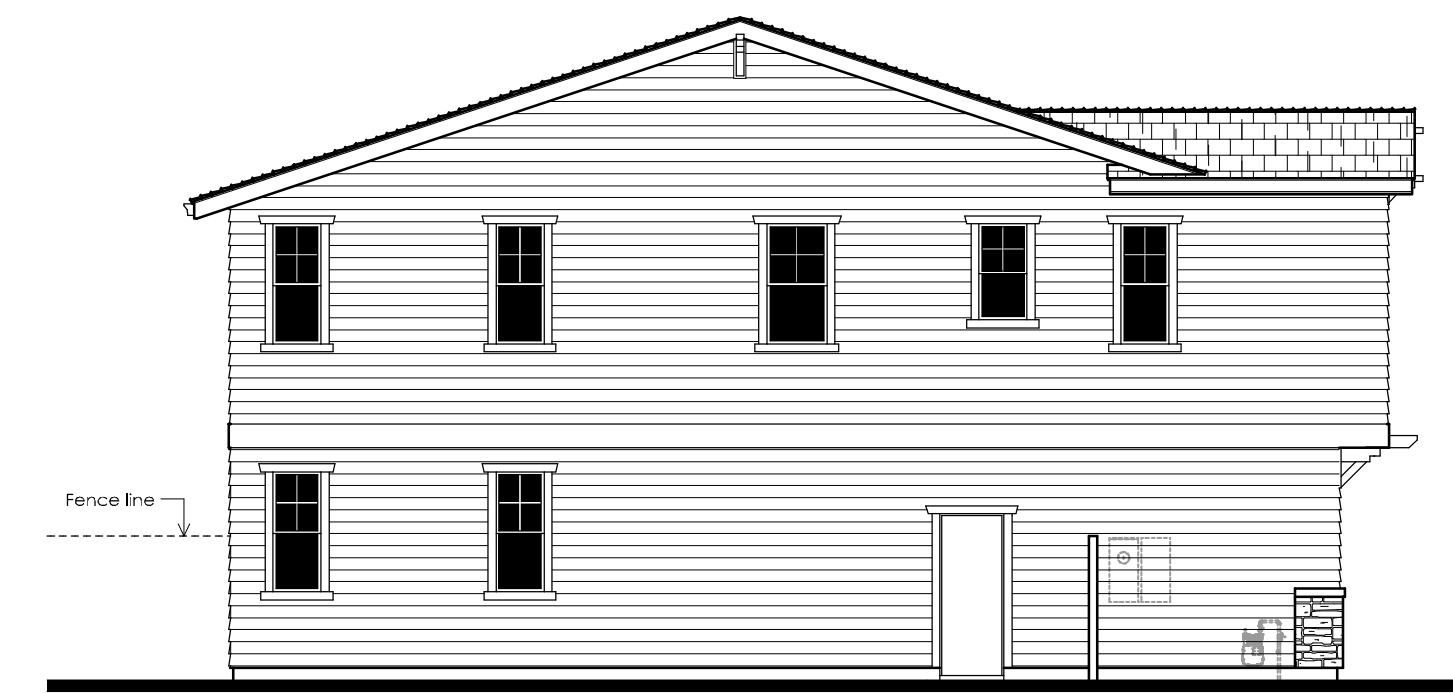
RIGHT

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



REAR

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



LEFT

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



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 HAYWARD, CA

#2016-0385

SCHEMATIC DESIGN
 05-04-2018

0 2 4 8

PLAN 2B EXTERIOR ELEVATIONS
 LOT 17

A2.5



Shown with Optional Glass at Garage Door

ELEVATION '3B'



Shown with Optional Glass at Garage Door

ELEVATION '3A'



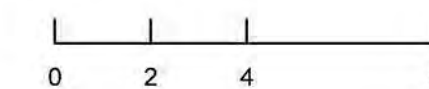
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B STREET
HAYWARD, CA

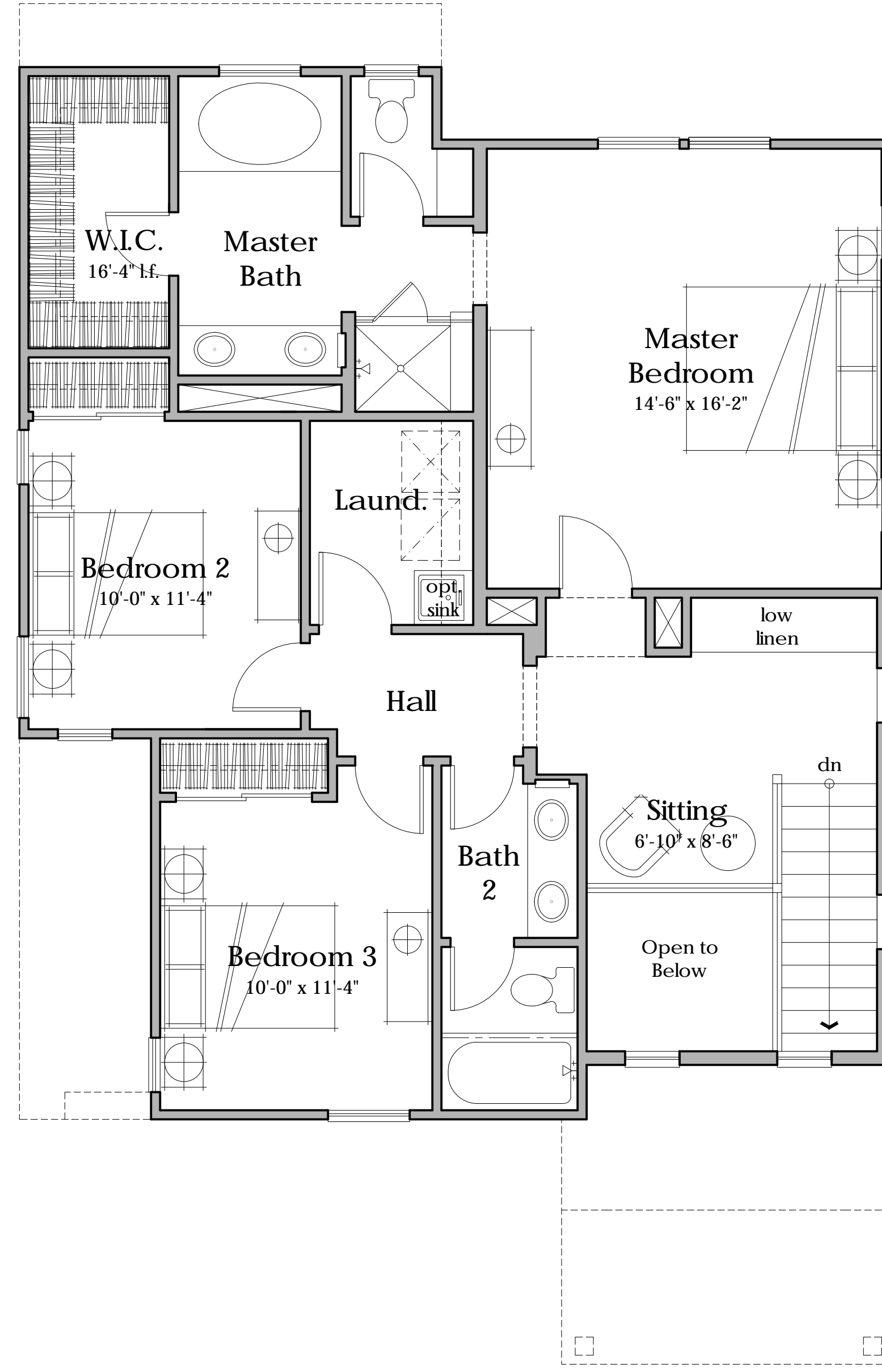
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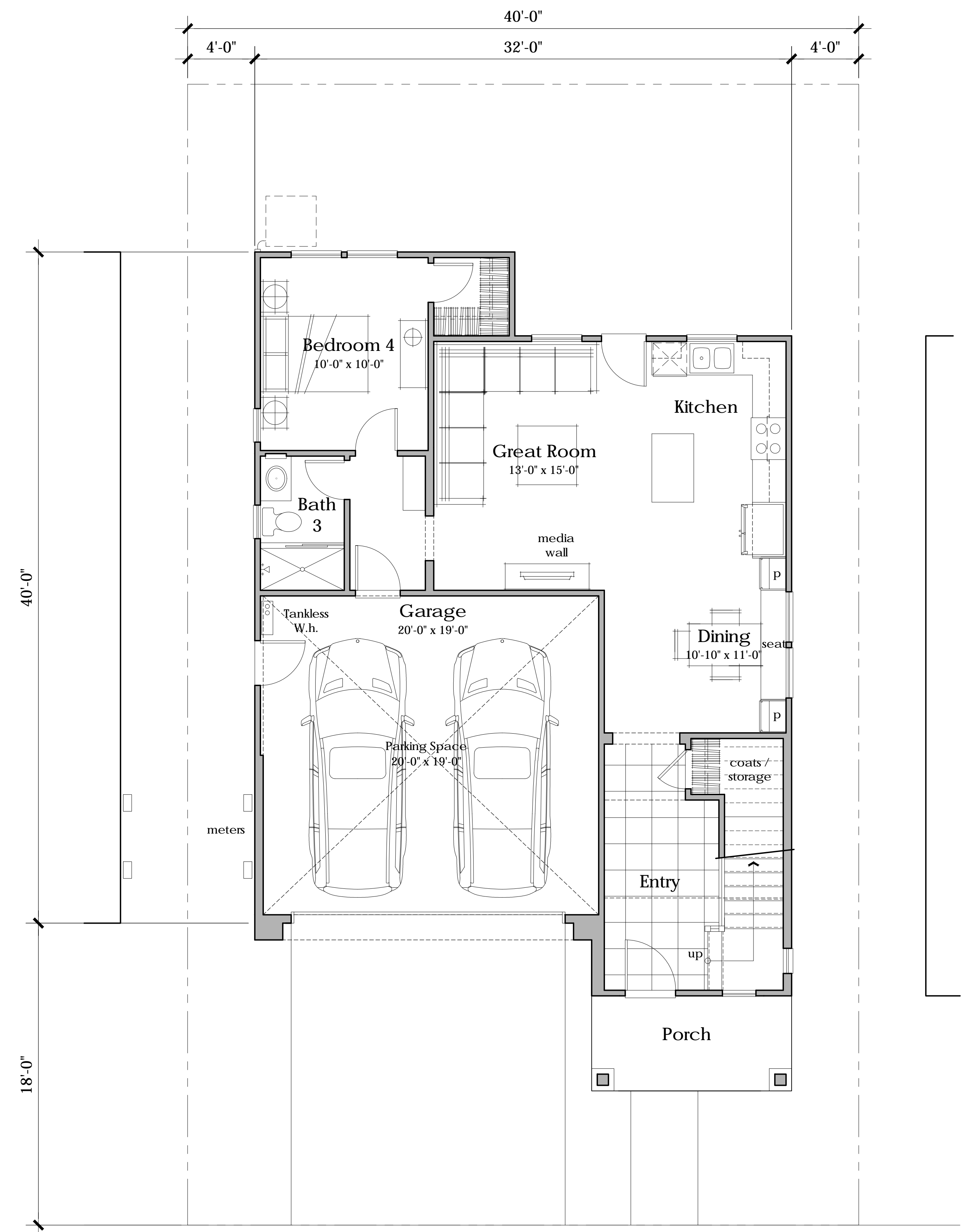


PLAN 3 - FRONT ELEVATIONS

A3.0



Second Floor
1,037 s.f.



First Floor
848 s.f.

Floor Plan
4 Bedrooms
3 Baths
1,885 s.f.

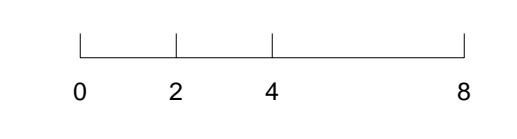


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B STREET
HAYWARD, CA # 2016-0385

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05-04-2018



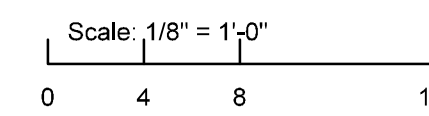
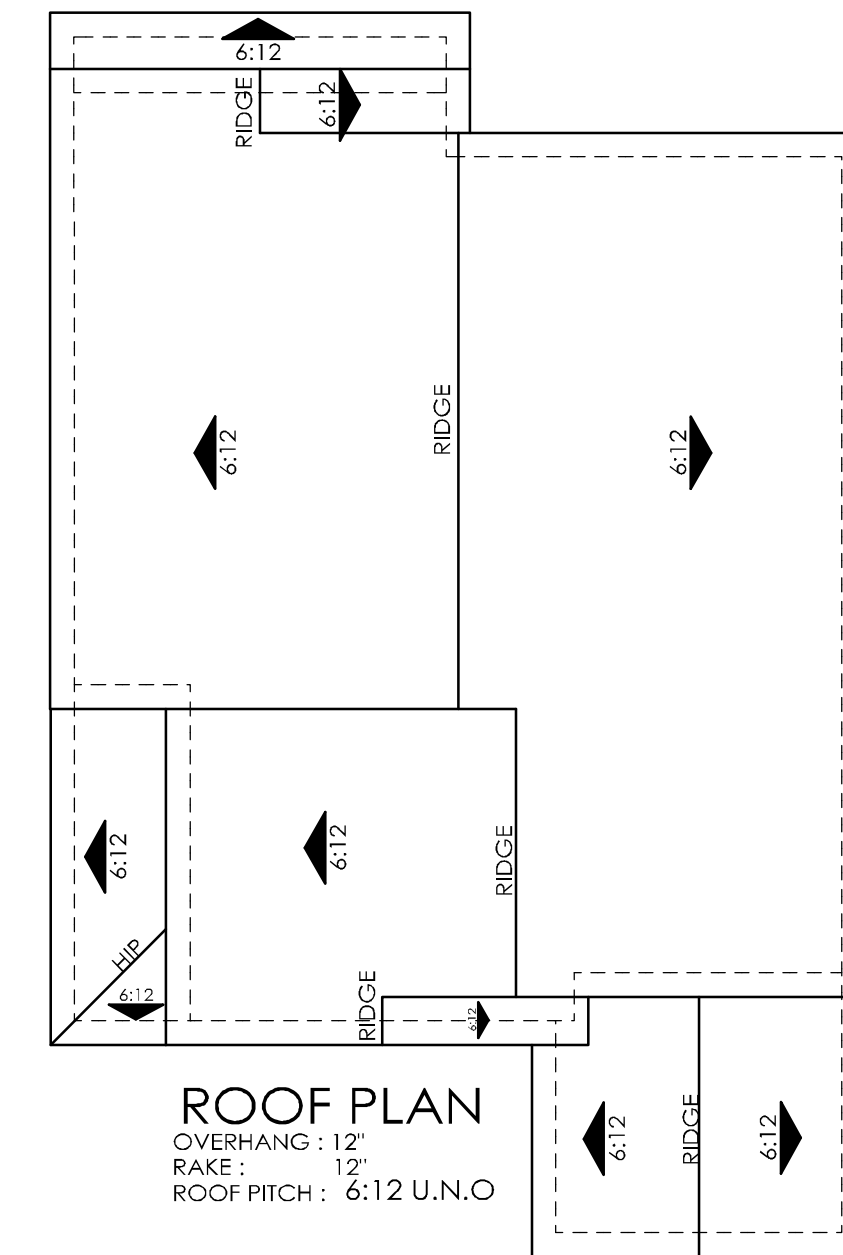
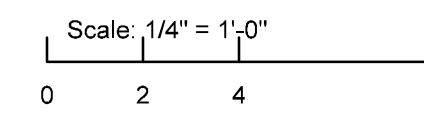
PLAN 3A FLOOR PLAN

A3.1

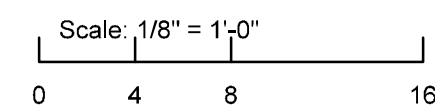
- 3A
 Material Legend:
 Flat Concrete Tile Roofing (Alt. Arch. Grade Composition Shingle)
 Stucco Finish
 Cementitious Board & Batt
 Shutters
 Enhanced Sills



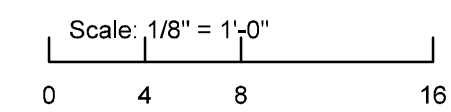
ELEVATION '3A'



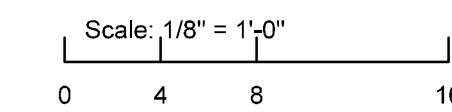
RIGHT

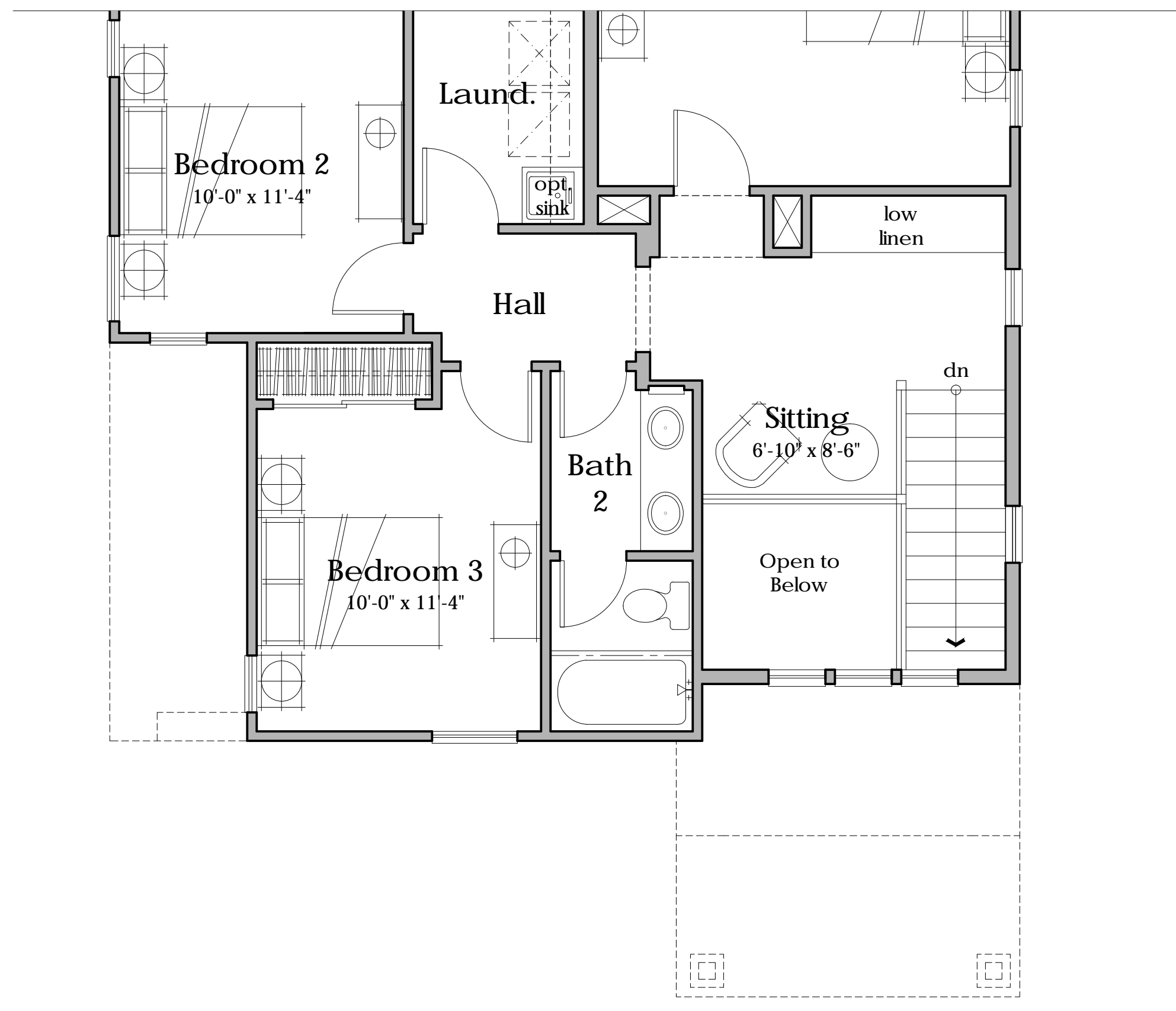


REAR

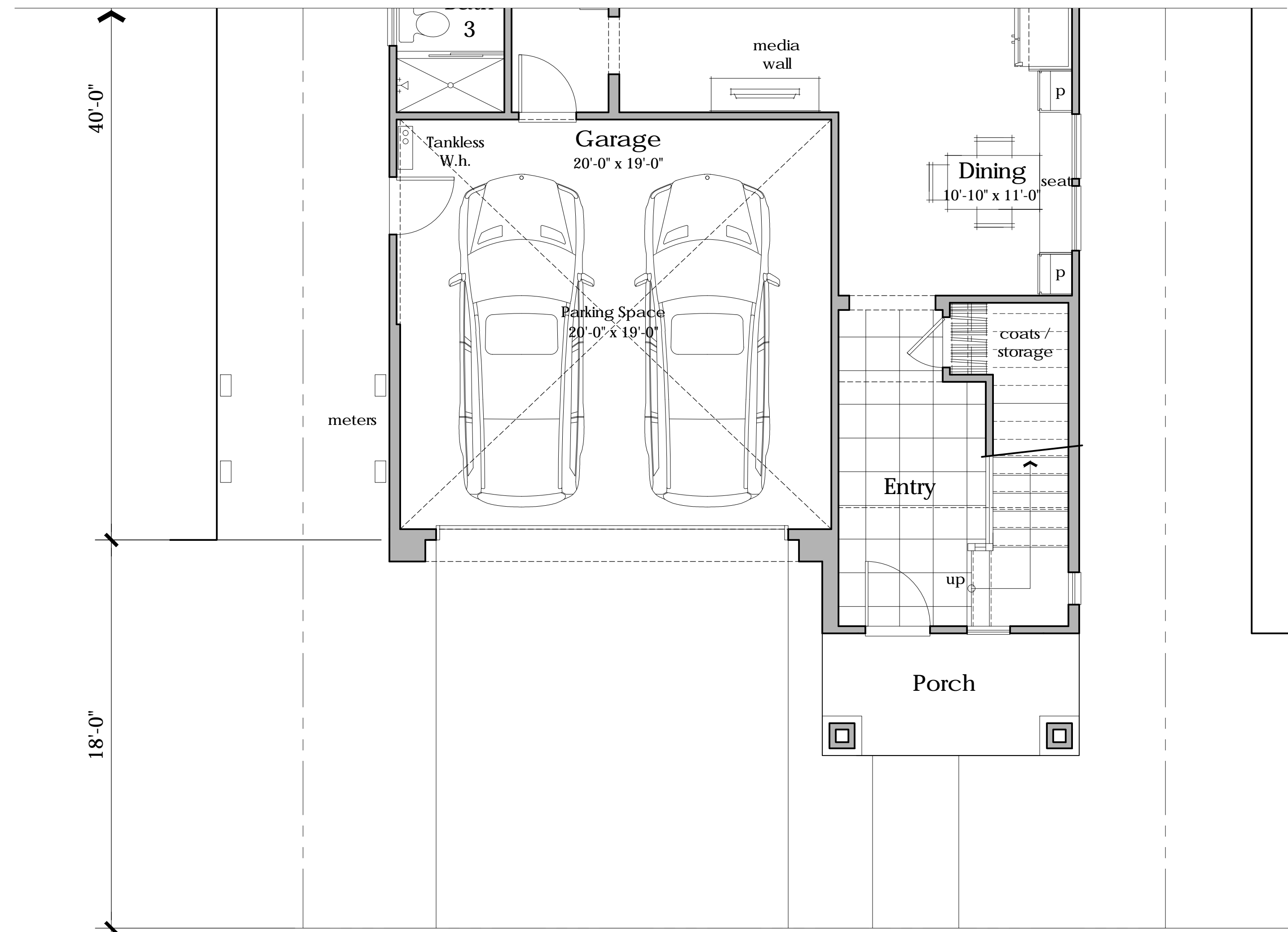


LEFT





Second Floor
1,037 s.f.



First Floor
848 s.f.

Floor Plan
4 Bedrooms
3 Baths
1,885 s.f.

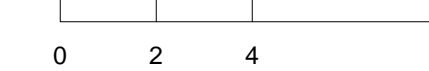


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B STREET
HAYWARD, CA # 2016-0385

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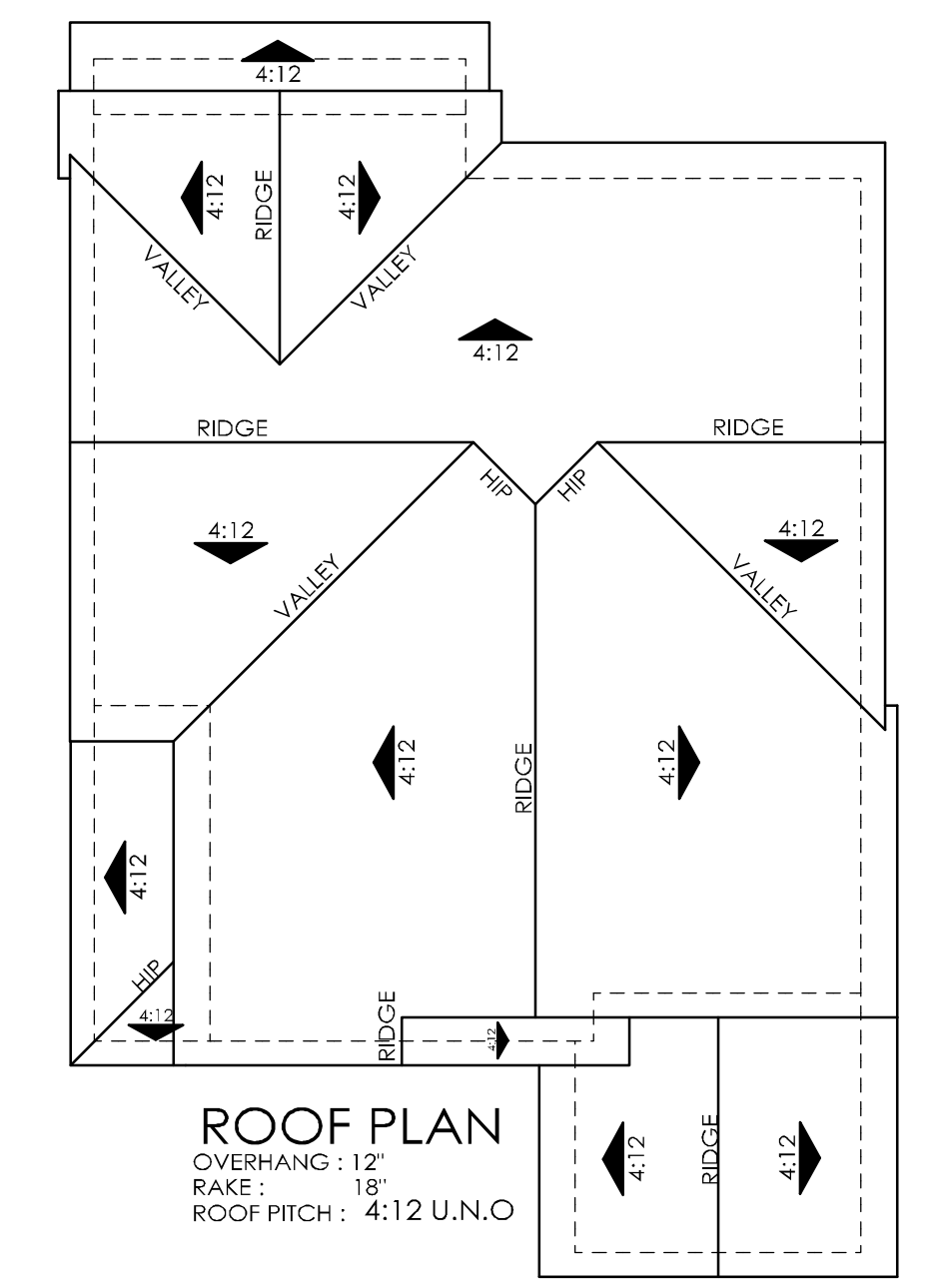
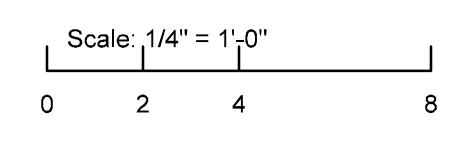
PLAN 3B PLAN CHANGE

A3.3

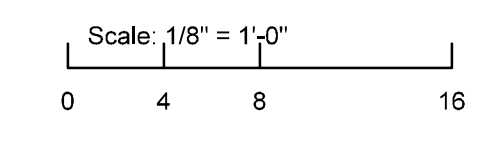
- 3B
 Material Legend:
 Flat Concrete Tile Roofing (Alt. Arch. Grade Composition Shingle)
 Cementitious Shingles / Siding
 Shutters
 Stone Veneer
 Enhanced Sills



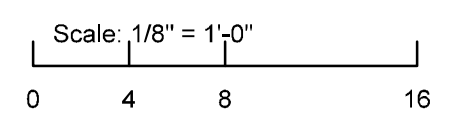
ELEVATION '3B'



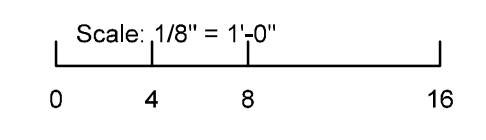
ROOF PLAN
 OVERHANG : 12"
 RAKE : 18"
 ROOF PITCH : 4:12 U.N.O



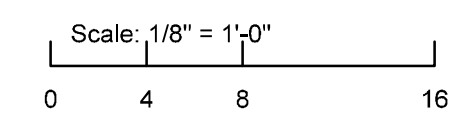
RIGHT



REAR



LEFT



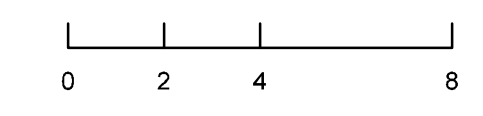
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B STREET
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#2016-0385

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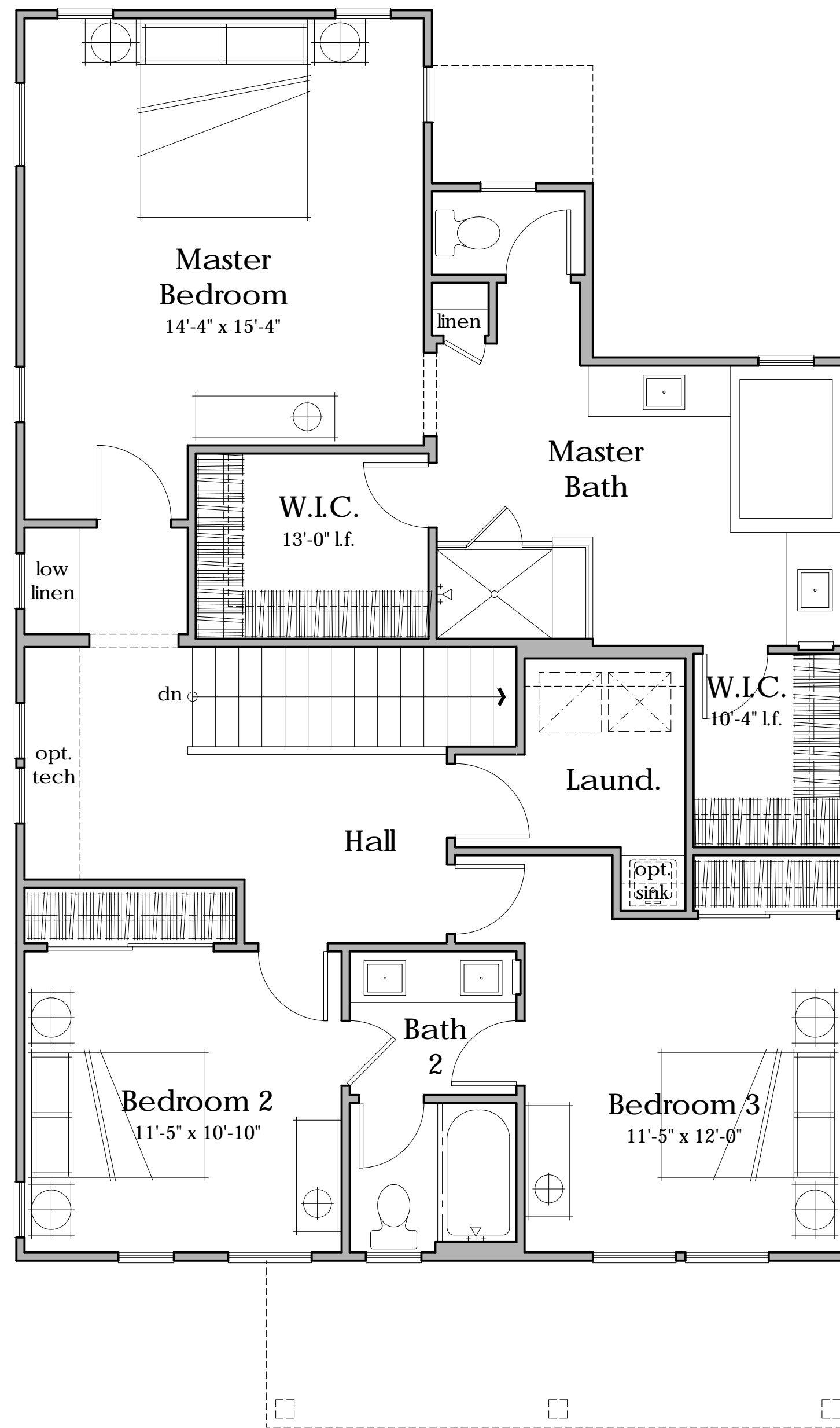
PLAN 3B EXTERIOR ELEVATIONS



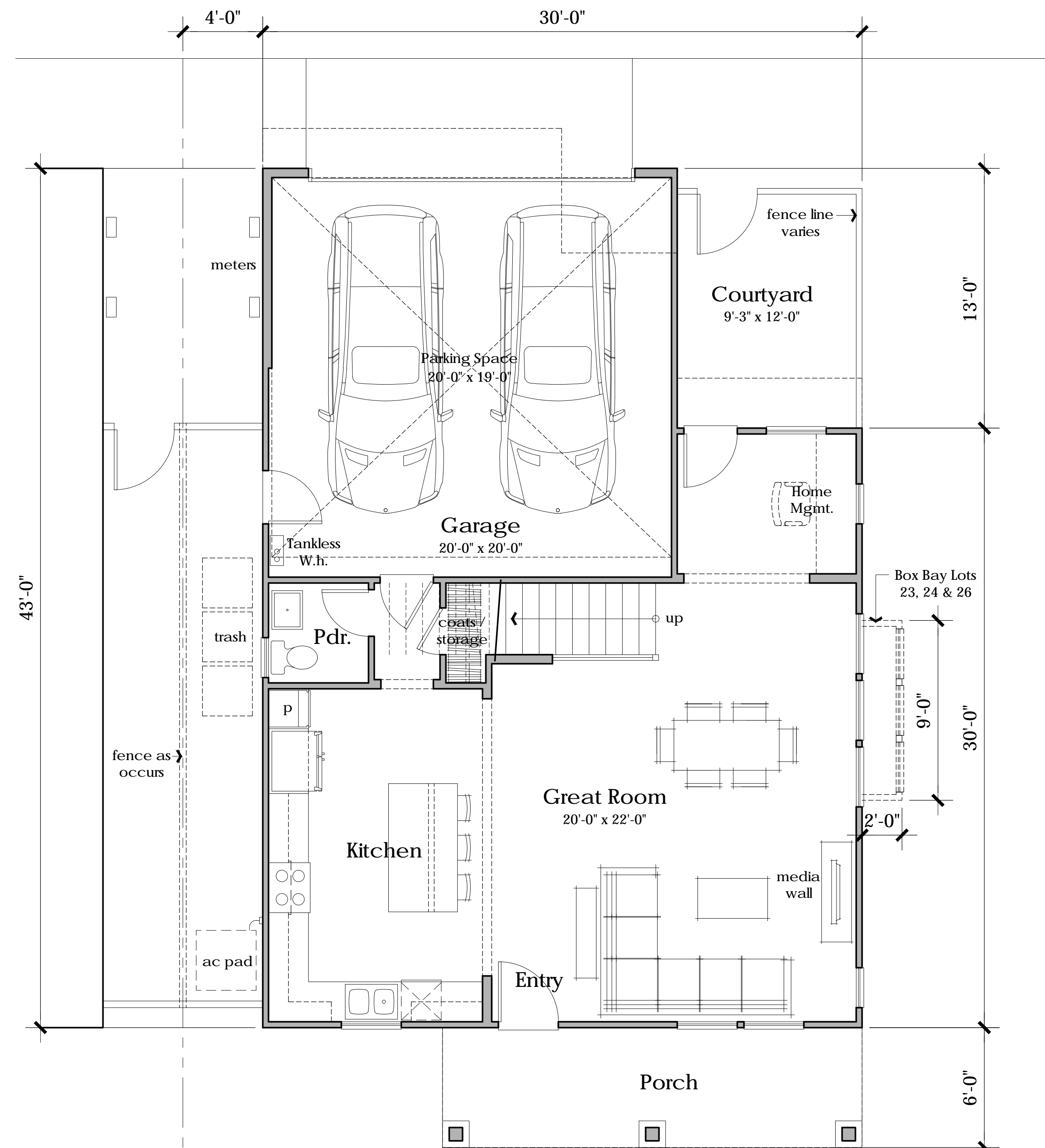
ELEVATION '4B'



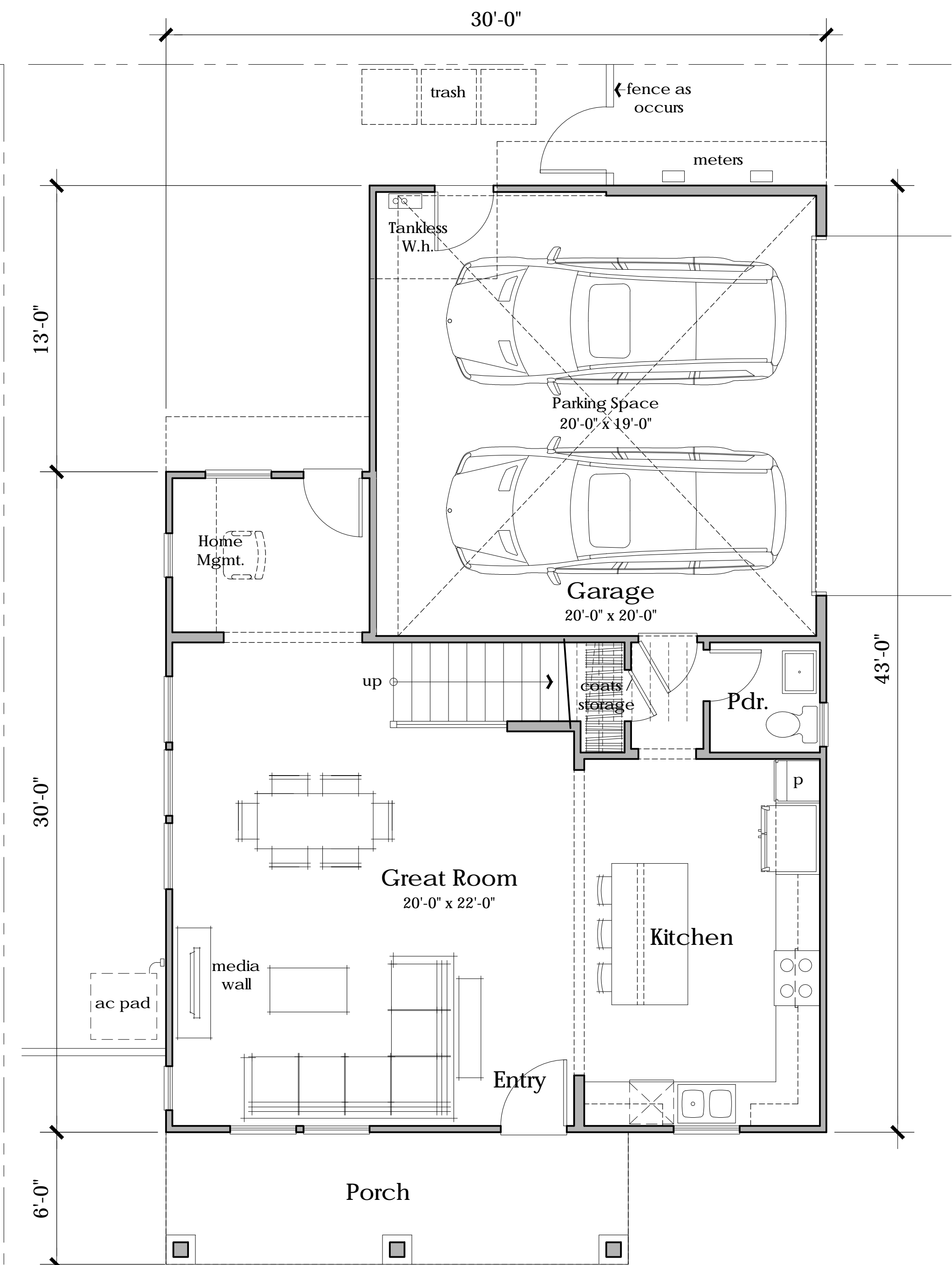
ELEVATION '4A'



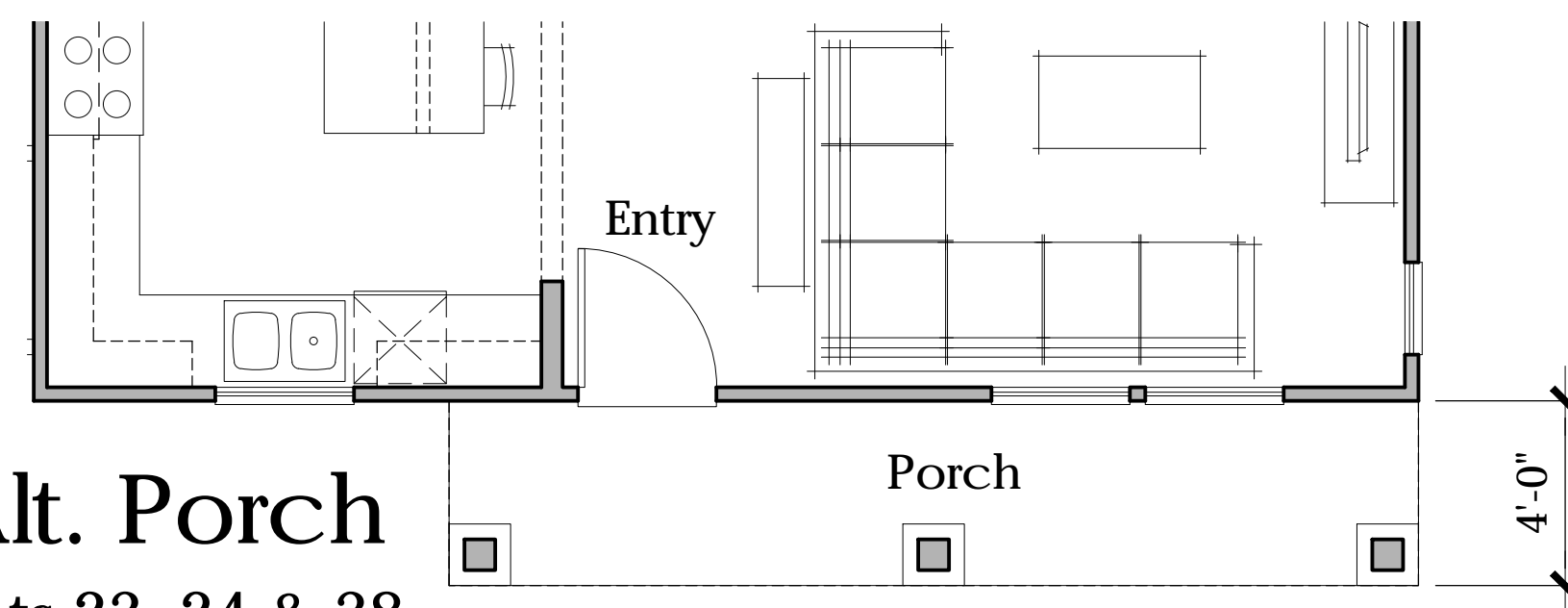
Second Floor
1,174 s.f.



First Floor
747 s.f.



4.1R First Floor
Lots 38, 39 & 41



Alt. Porch
Lots 23, 24 & 38

4 & 4.1 Floor Plan
3 Bedrooms
2.5 Baths
1,921 s.f.



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PLAN 4&4.1A FLOOR PLAN

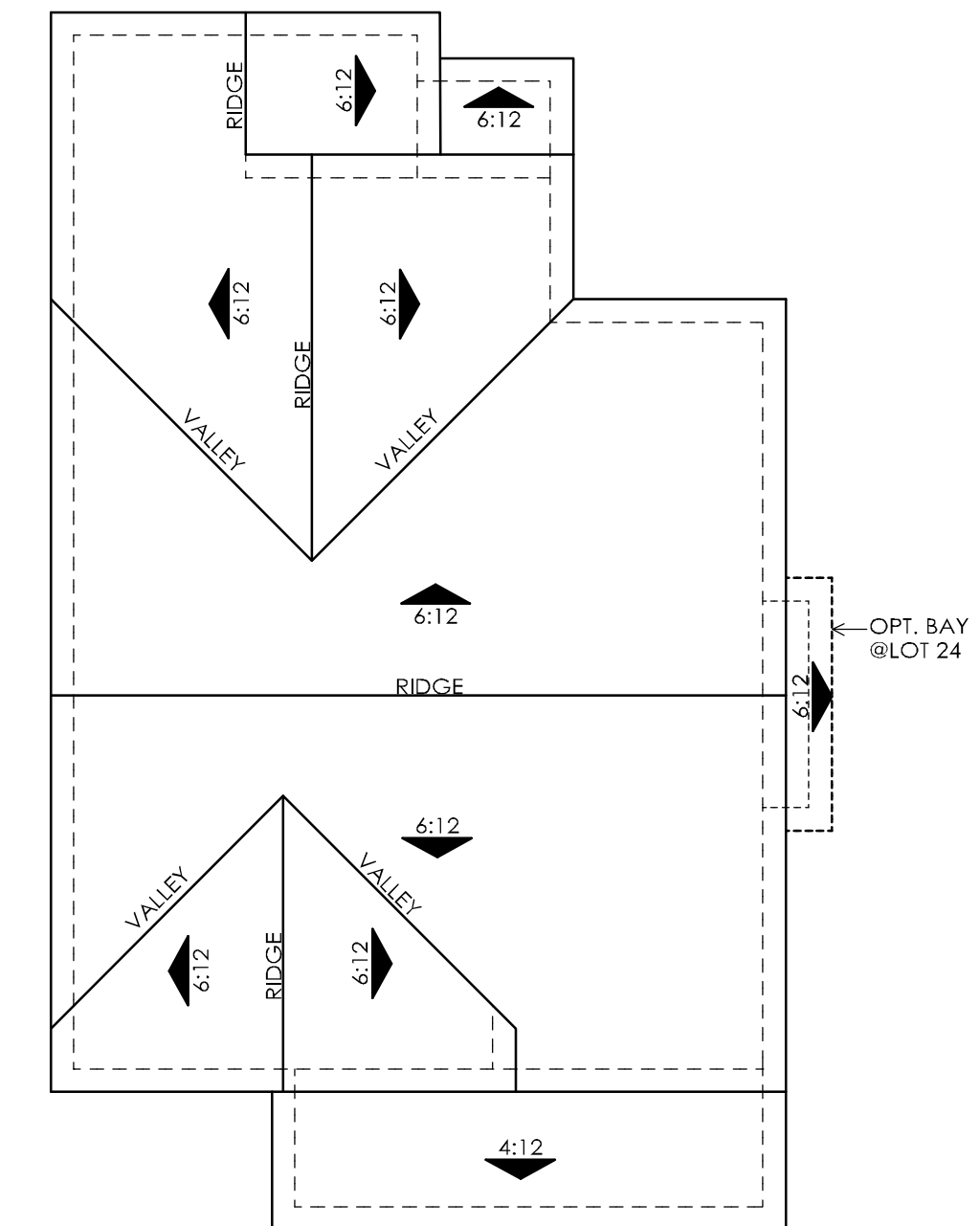
A4.1

- 4A
 Material Legend:
 Flat Concrete Tile Roofing (Alt. Arch. Grade Composition Shingle)
 Stucco Finish
 Cementitious Siding/ Board & Batt
 Enhanced Sills



ELEVATION '4A'

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



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

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



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



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



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



RIGHT AT ENHANCED LOCATIONS
 Scale: 1/8" = 1'-0"
 0 4 8 16



RIGHT- LOT 24
 Scale: 1/8" = 1'-0"
 0 4 8 16



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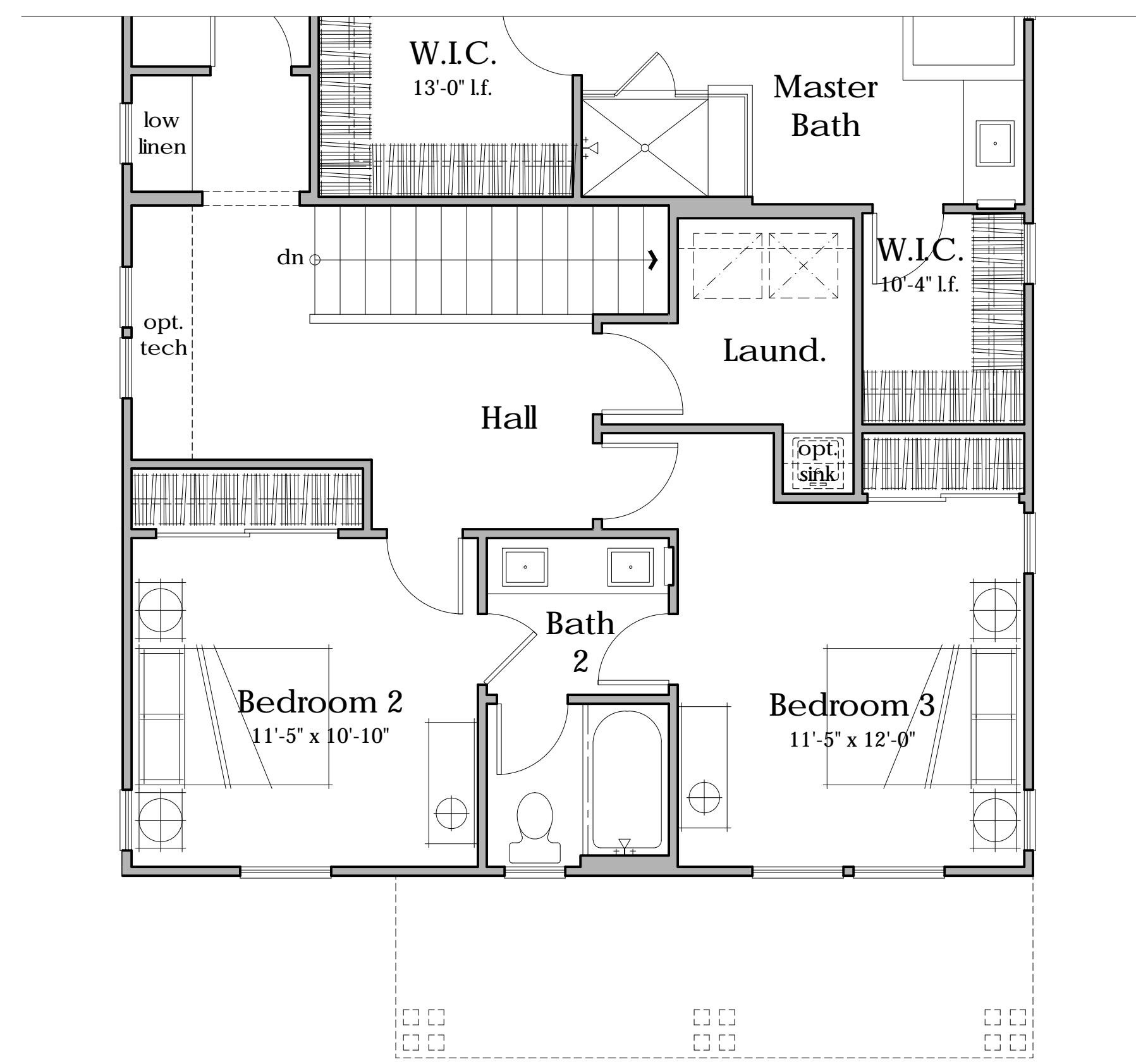
#2016-0385

SCHEMATIC DESIGN
 05-04-2018

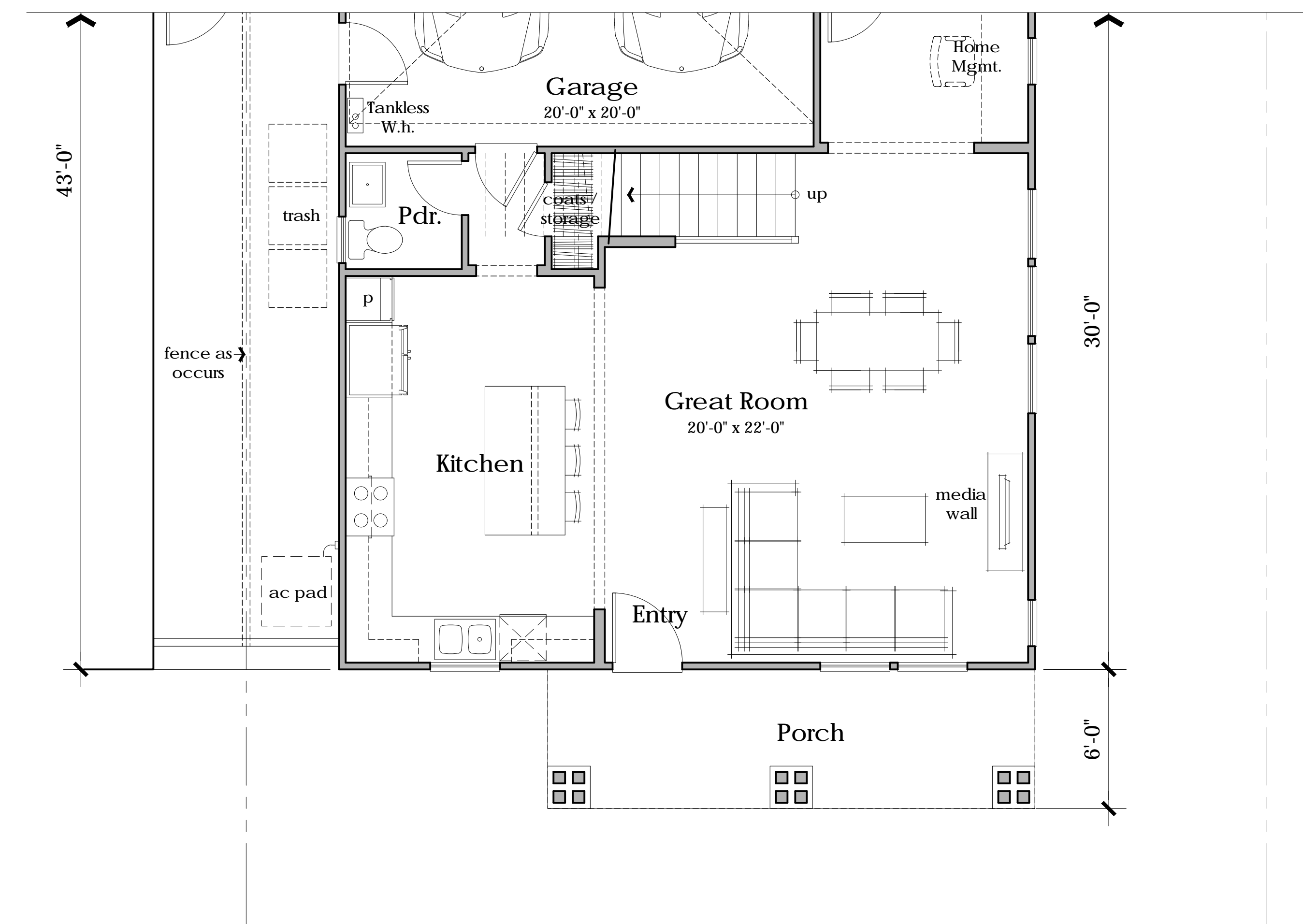
0 2 4 8

PLAN 4A EXTERIOR ELEVATIONS

A4.2



Second Floor
1,174 s.f.



First Floor
747 s.f.

Floor Plan
3 Bedrooms
2.5 Baths
1,921 s.f.

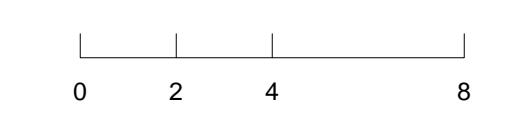


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HAYWARD, CA # 2016-0385

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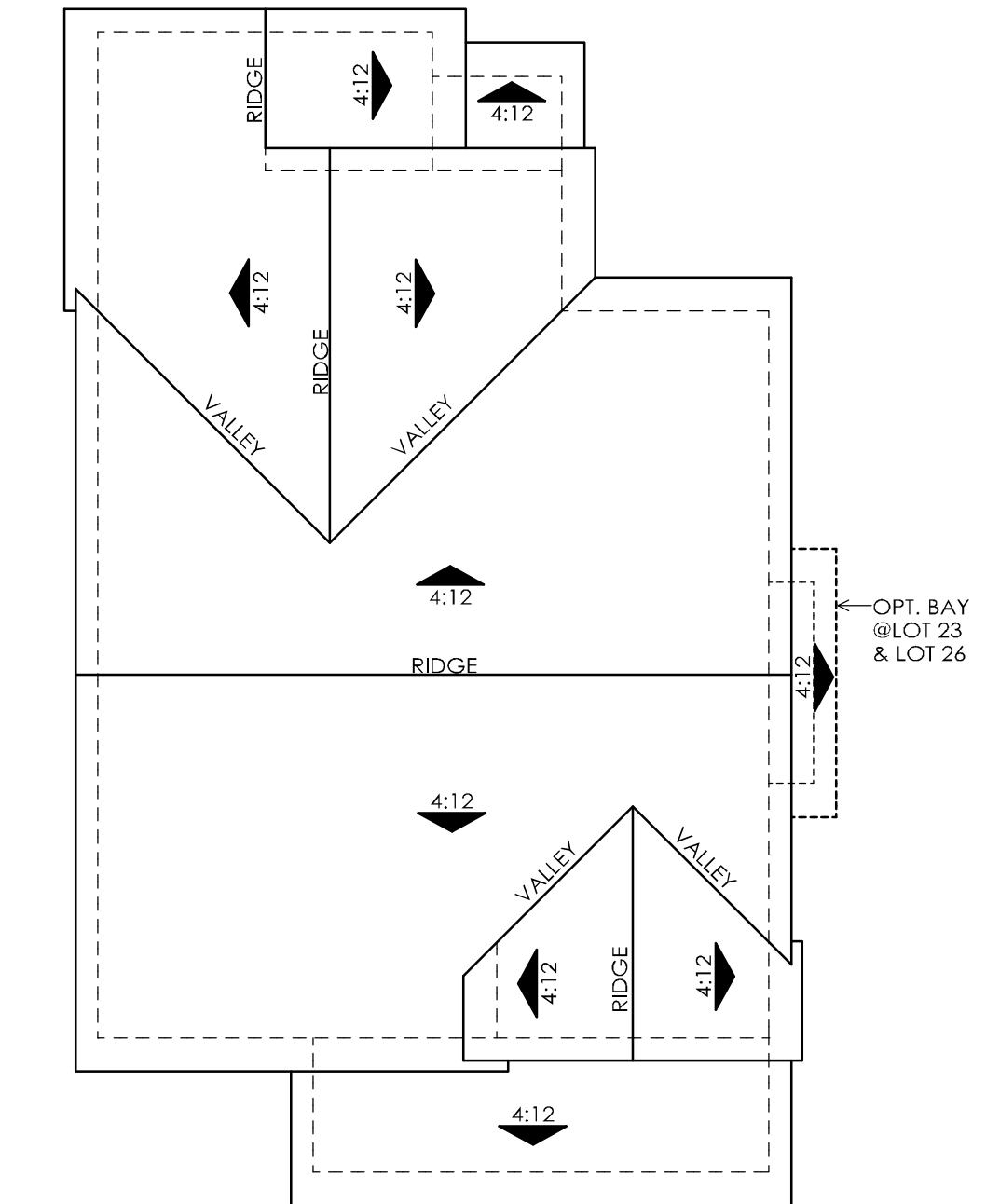
PLAN 4B PLAN CHANGE

4B
 Material Legend:
 Flat Concrete Tile Roofing (Alt. Arch. Grade Composition Shingle)
 Cementitious Siding
 Stone Veneer
 Enhanced Sills



ELEVATION '4B'

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



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

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



RIGHT

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



REAR

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



LEFT

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



RIGHT AT ENHANCED LOCATIONS

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



RIGHT- LOT 23 AND 26

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



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B STREET
 HAYWARD, CA

#2016-0385

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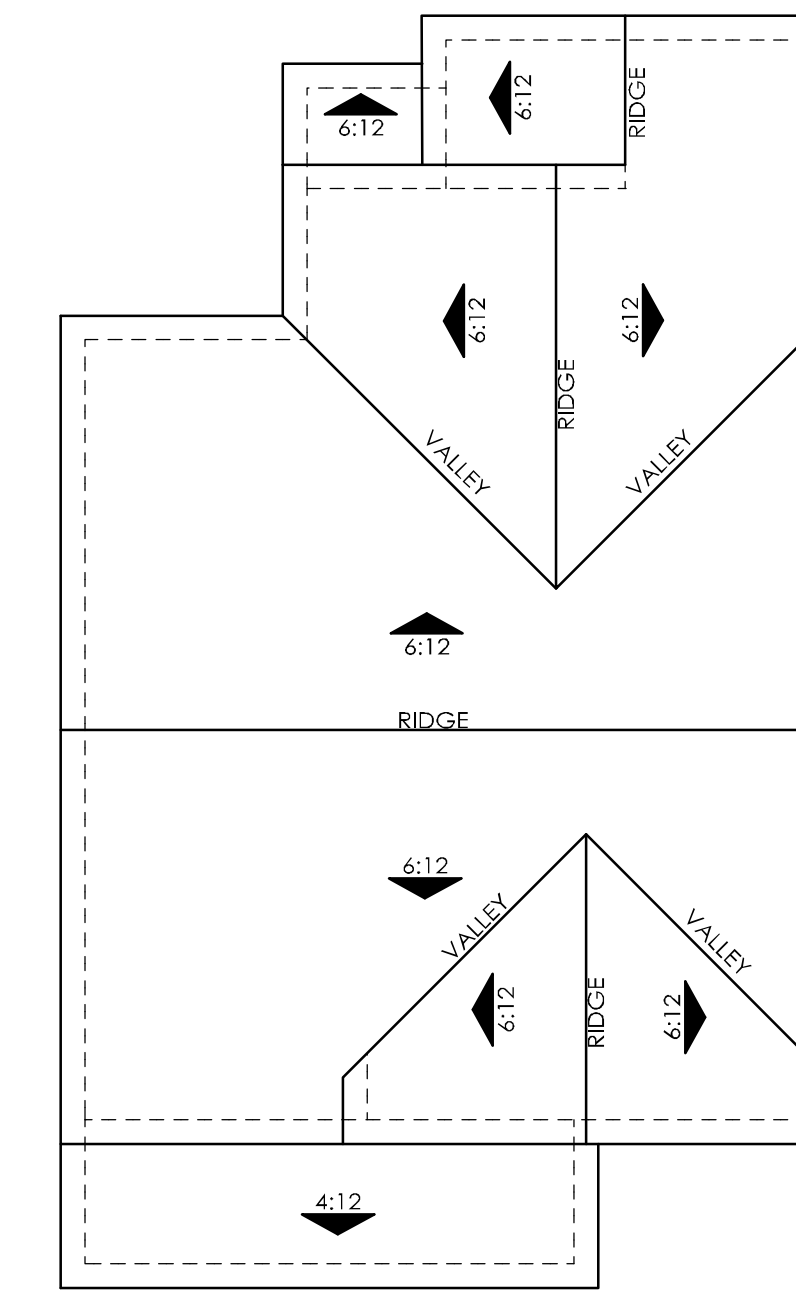
0 2 4 8

- 4A
 Material Legend:
 Flat Concrete Tile Roofing (Alt. Arch. Grade Composition Shingle)
 Stucco Finish
 Cementitious Siding
 Enhanced Sills



ELEVATION '4.1 AR' - LOT 38 & 41

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



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

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



LEFT AT ALTERNATE GARAGE LOCATION - LOT 41

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



REAR AT ALTERNATE GARAGE LOCATION - LOT 41

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



RIGHT AT ALTERNATE GARAGE LOCATION - LOT 41

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



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 HAYWARD, CA

#2016-0385

SCHEMATIC DESIGN
 05-04-2018

0 2 4 8

PLAN 4.1AR EXTERIOR ELEVATIONS

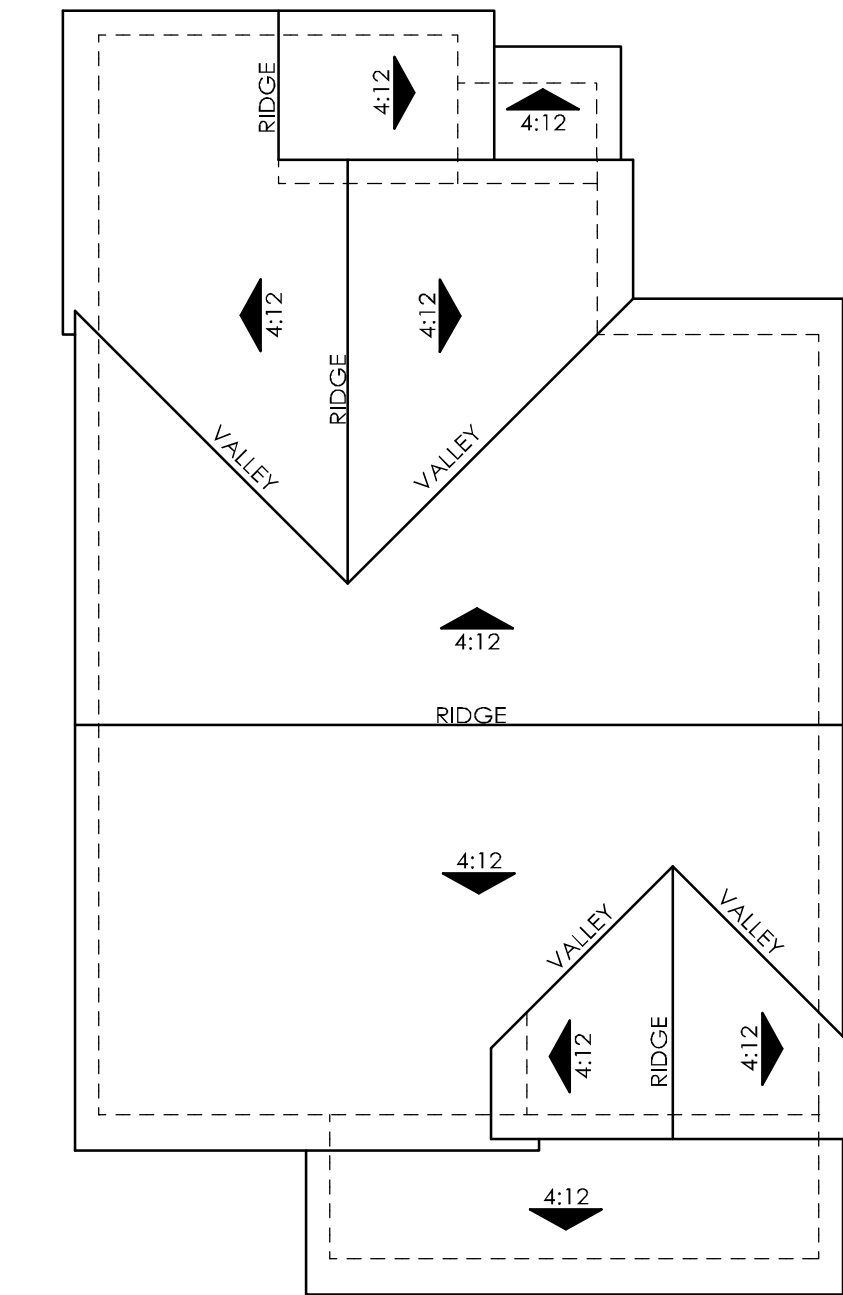
A4.5

- 4B
 Material Legend:
 Flat Concrete Tile Roofing (Alt. Arch. Grade Composition Shingle)
 Stucco Finish
 Cementitious Siding/ Board & Batt
 Stone Veneer
 Enhanced Sills



ELEVATION '4.1B' - LOT 39

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



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

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



RIGHT AT ALTERNATE GARAGE LOCATION - LOT 39

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



REAR AT ALTERNATE GARAGE LOCATION - LOT 39

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



LEFT AT ALTERNATE GARAGE LOCATION - LOT 39

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



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



Shown with Optional Glass at Garage Door

ELEVATION '5B'



Shown with Optional Glass at Garage Door

ELEVATION '5A'



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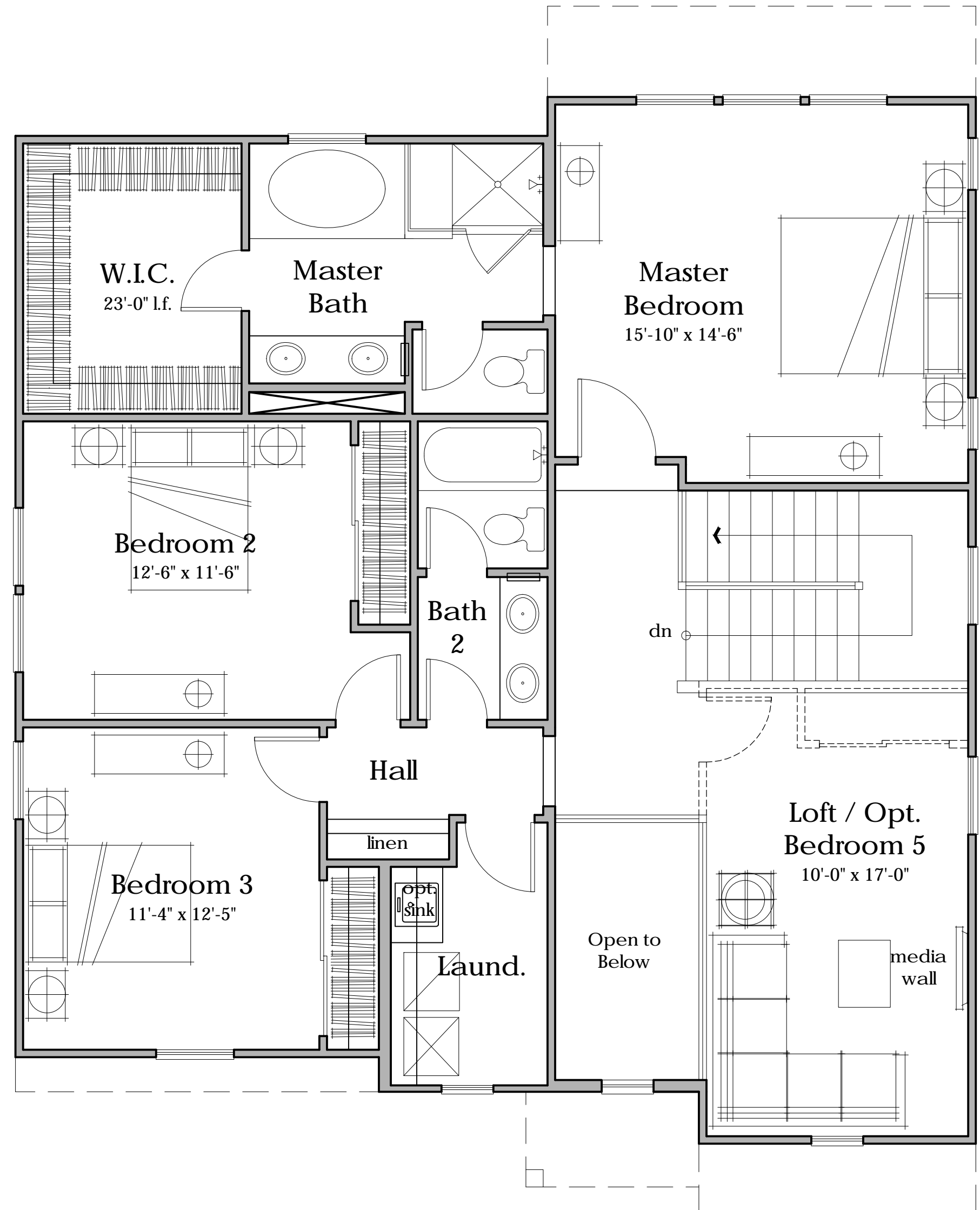
#2016-0385

SCHEMATIC DESIGN
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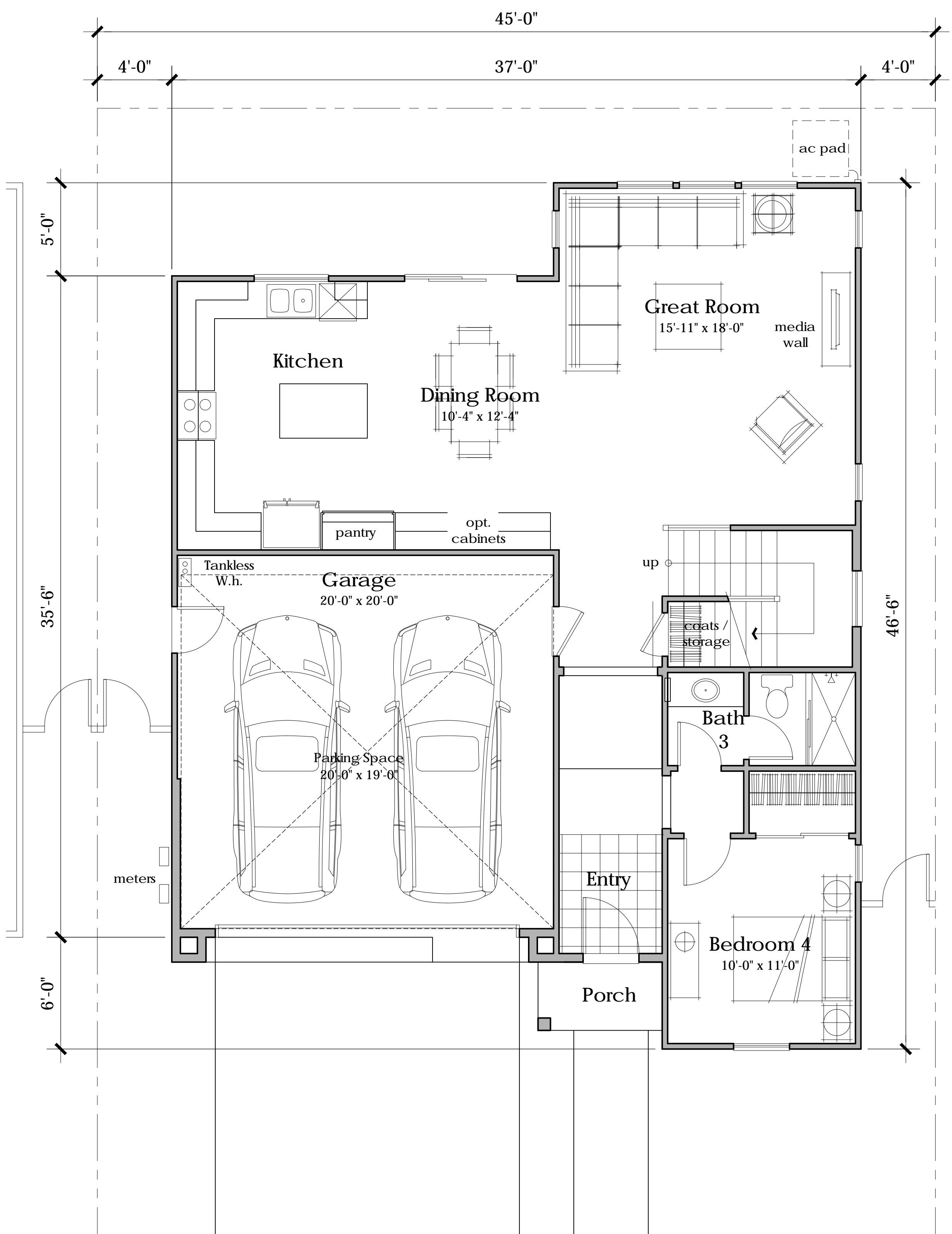


PLAN 5 - FRONT ELEVATIONS

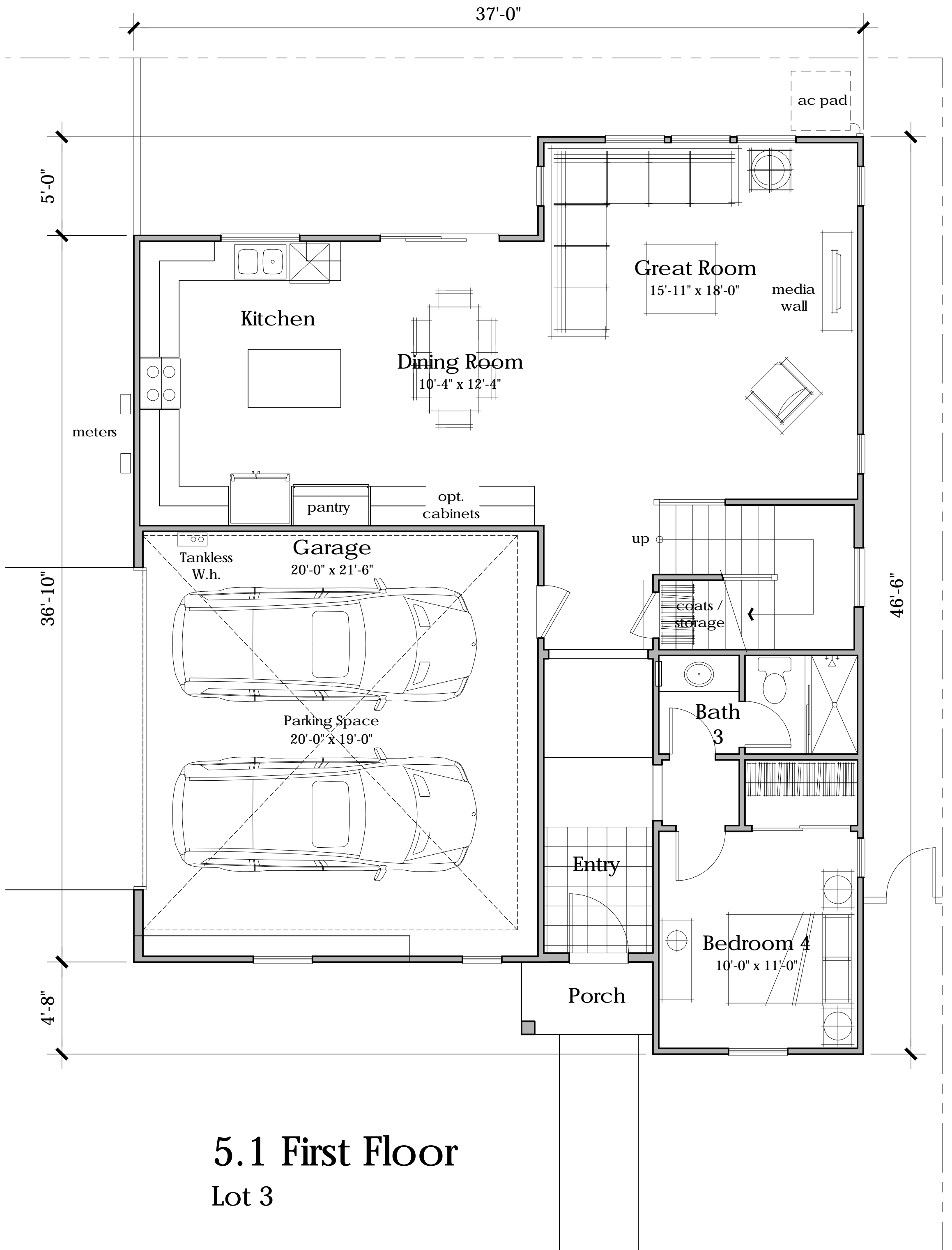
A5.0



Second Floor
1,270 s.f.



First Floor
1,048 s.f.



5.1 First Floor
Lot 3

5 & 5.1 Floor Plan
4 Bedrooms + Loft
Opt. Bedroom 5
3 Baths
2,318 s.f.

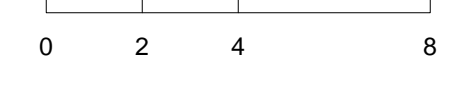


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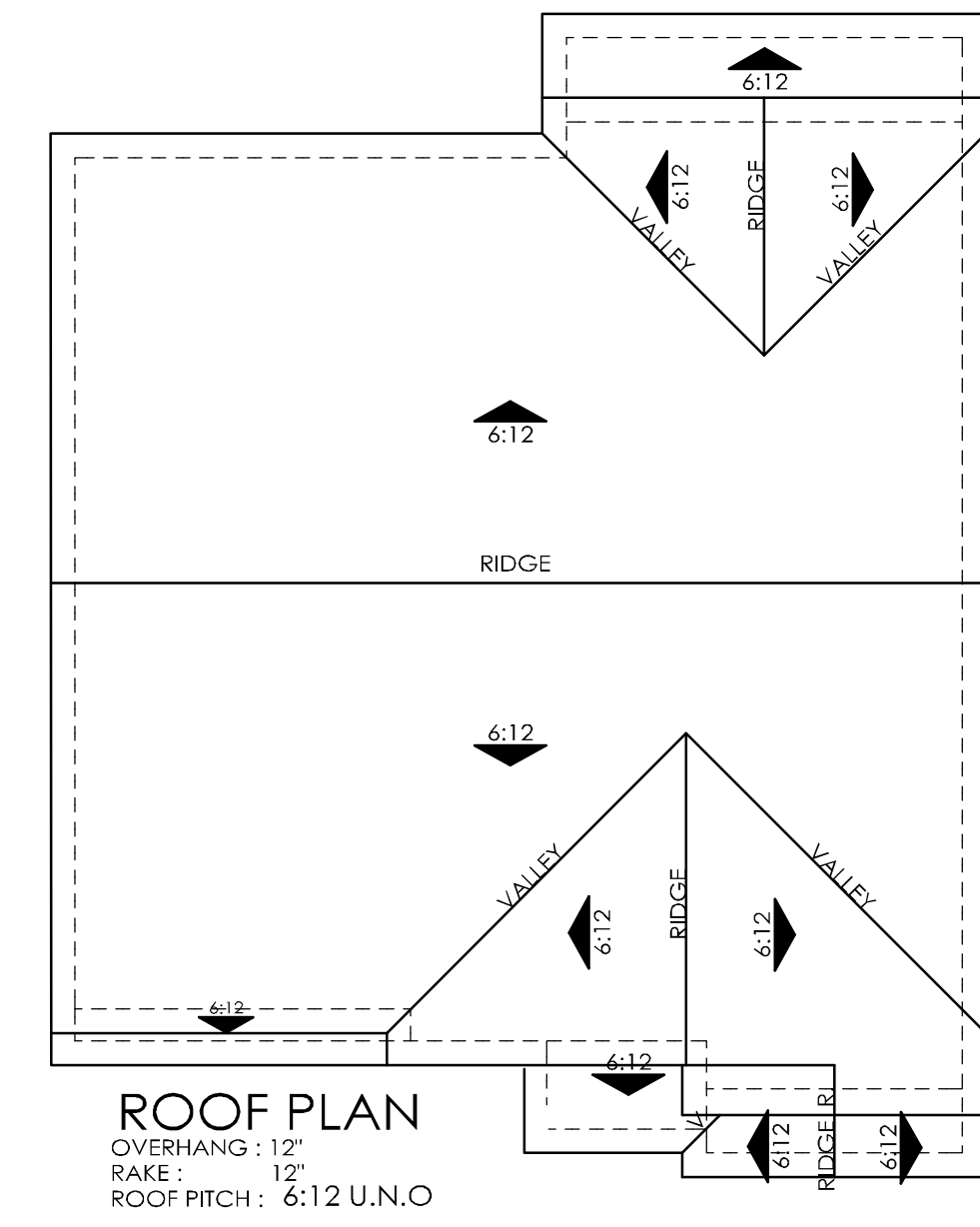
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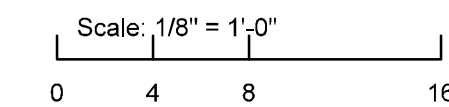
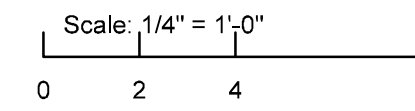
PLAN 5&5.1A FLOOR PLAN

A5.1

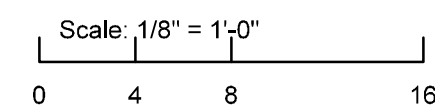
- 5A
 Material Legend:
 Flat Concrete Tile Roofing (Alt. Arch. Grade Composition Shingle)
 Cementitious Siding
 Shutters
 Enhanced Sills



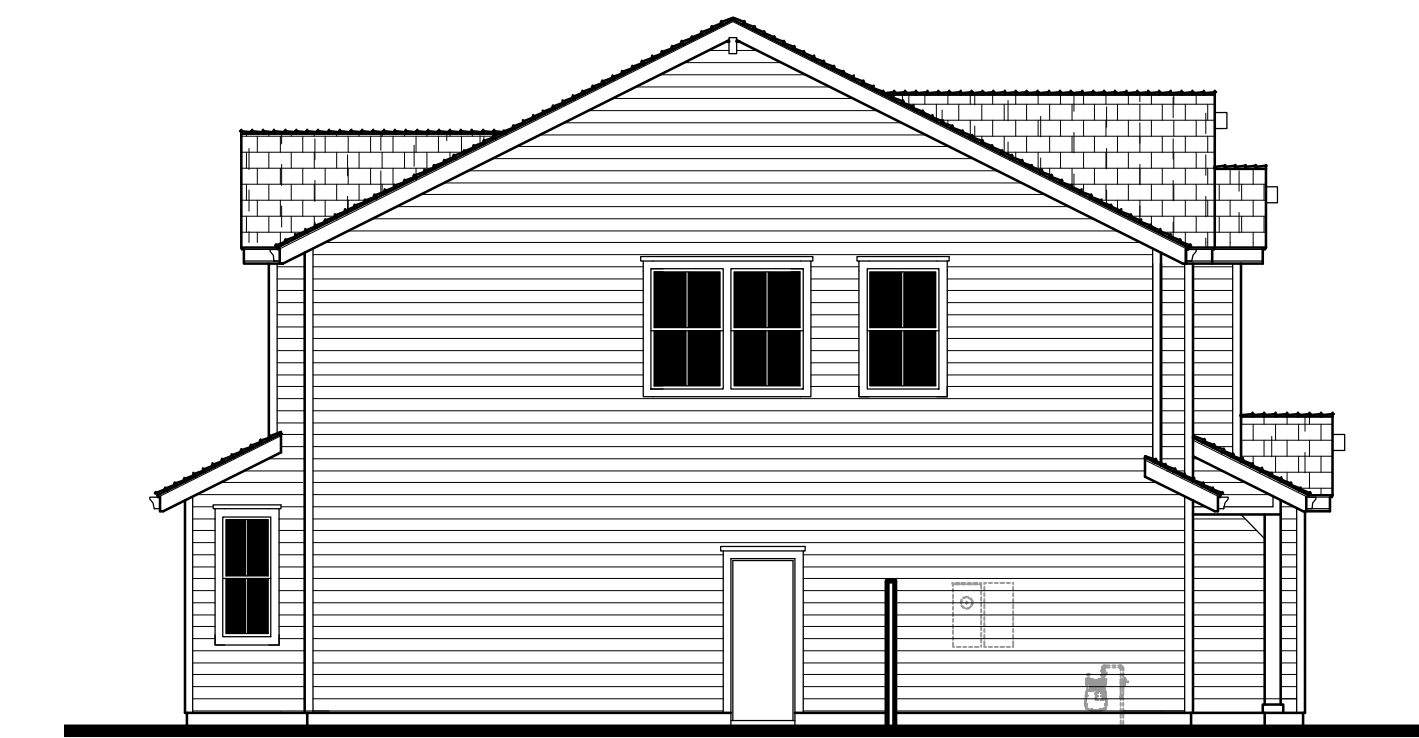
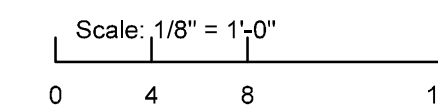
ELEVATION '5A'



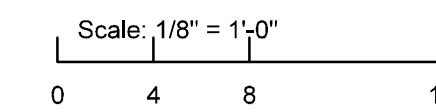
RIGHT



REAR



LEFT



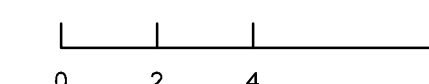
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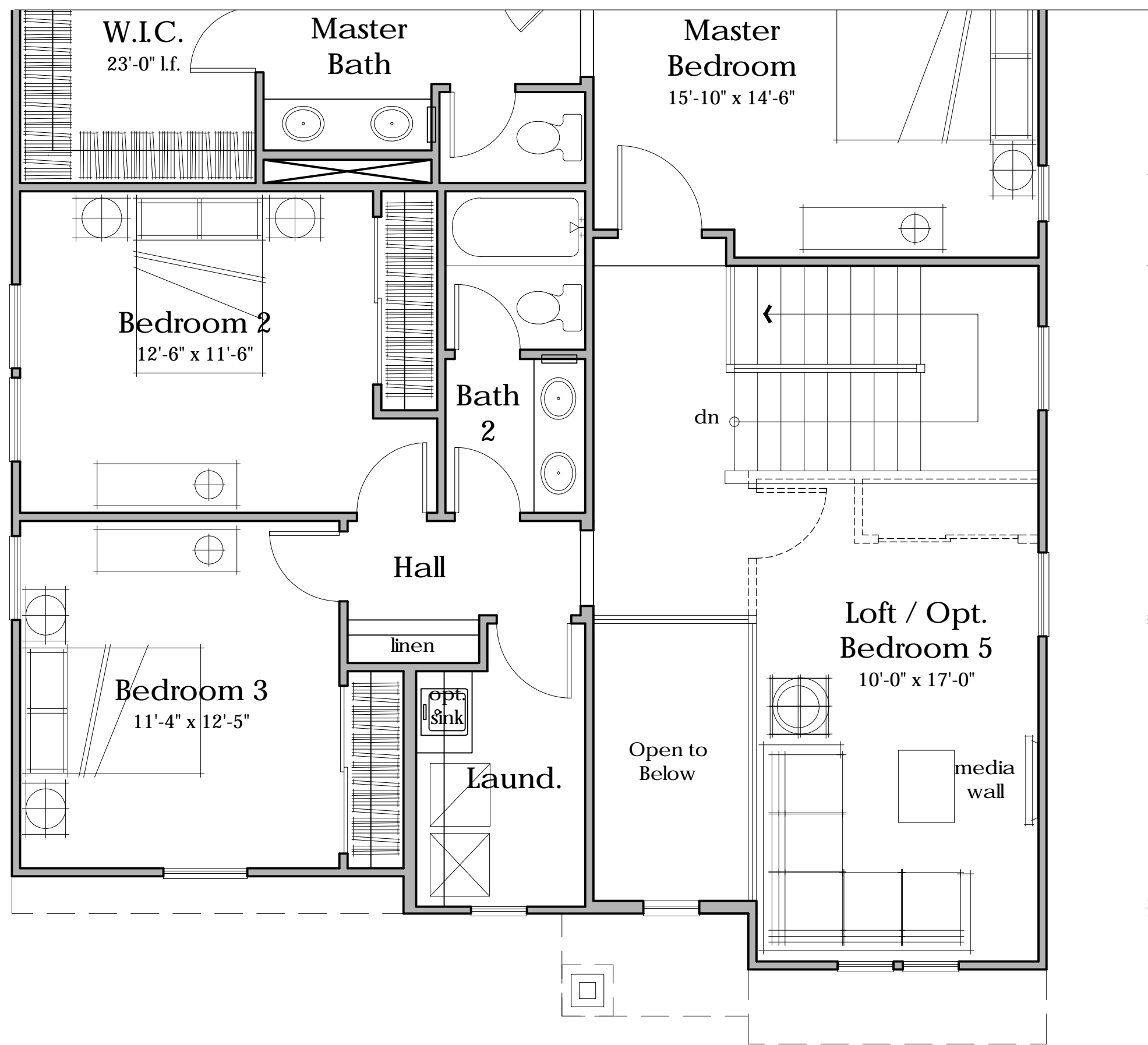
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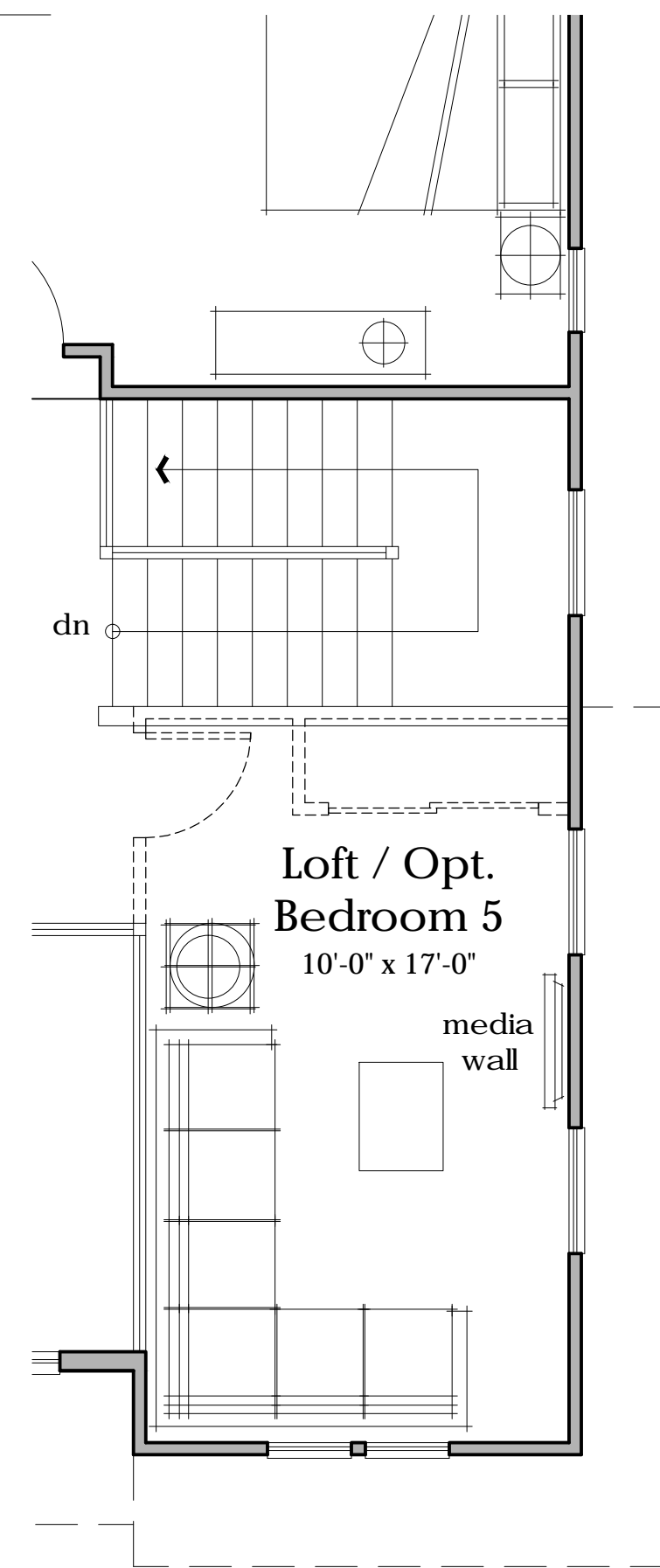
SCHEMATIC DESIGN
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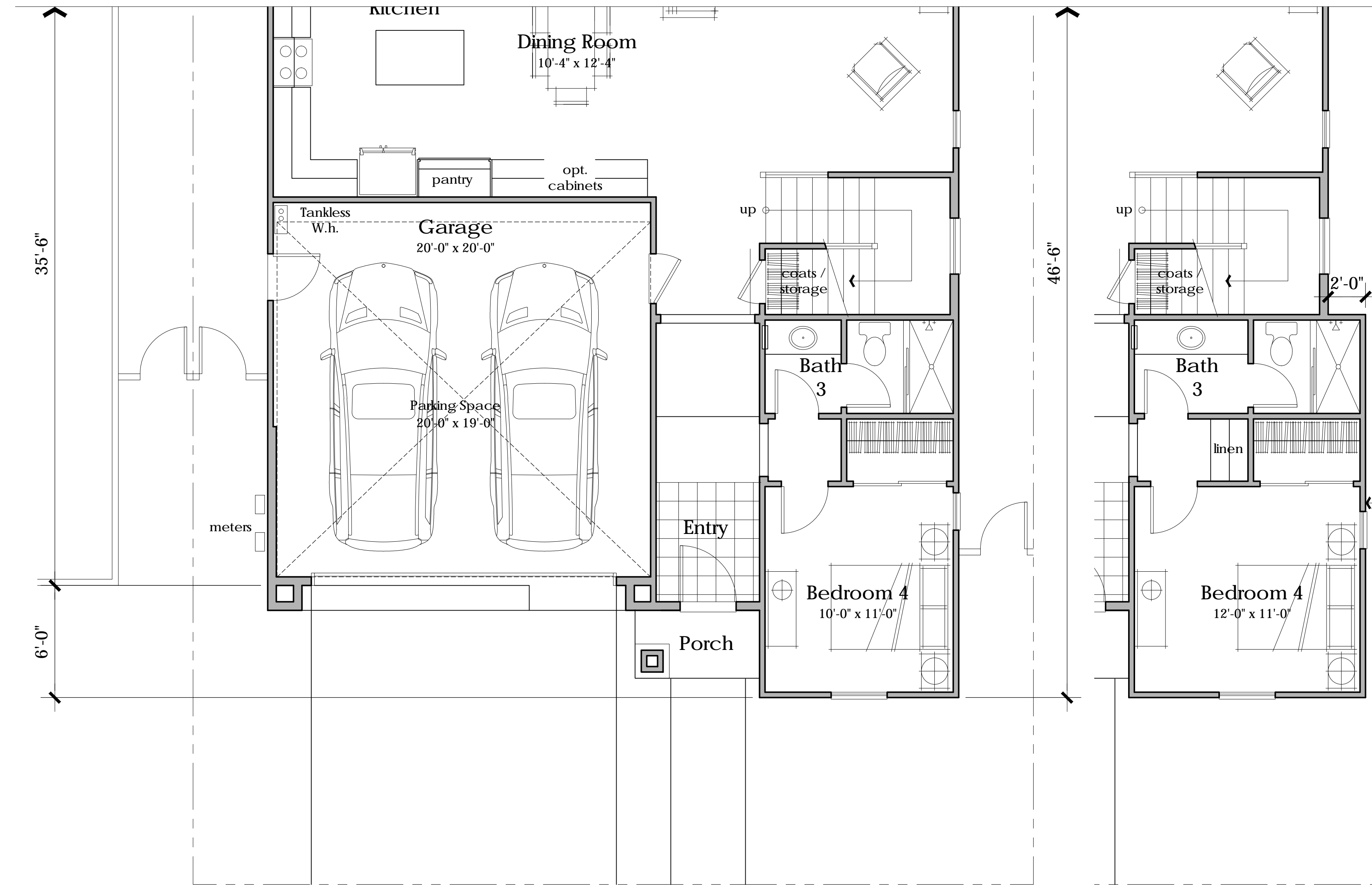
PLAN 5A EXTERIOR ELEVATIONS



Second Floor
1,232 s.f.



Second Floor
Lot 21



First Floor
1,040 s.f.

First Floor
Lot 21

Floor Plan
4 Bedrooms + Loft
Opt. Bedroom 5
3 Baths
2,272 s.f.



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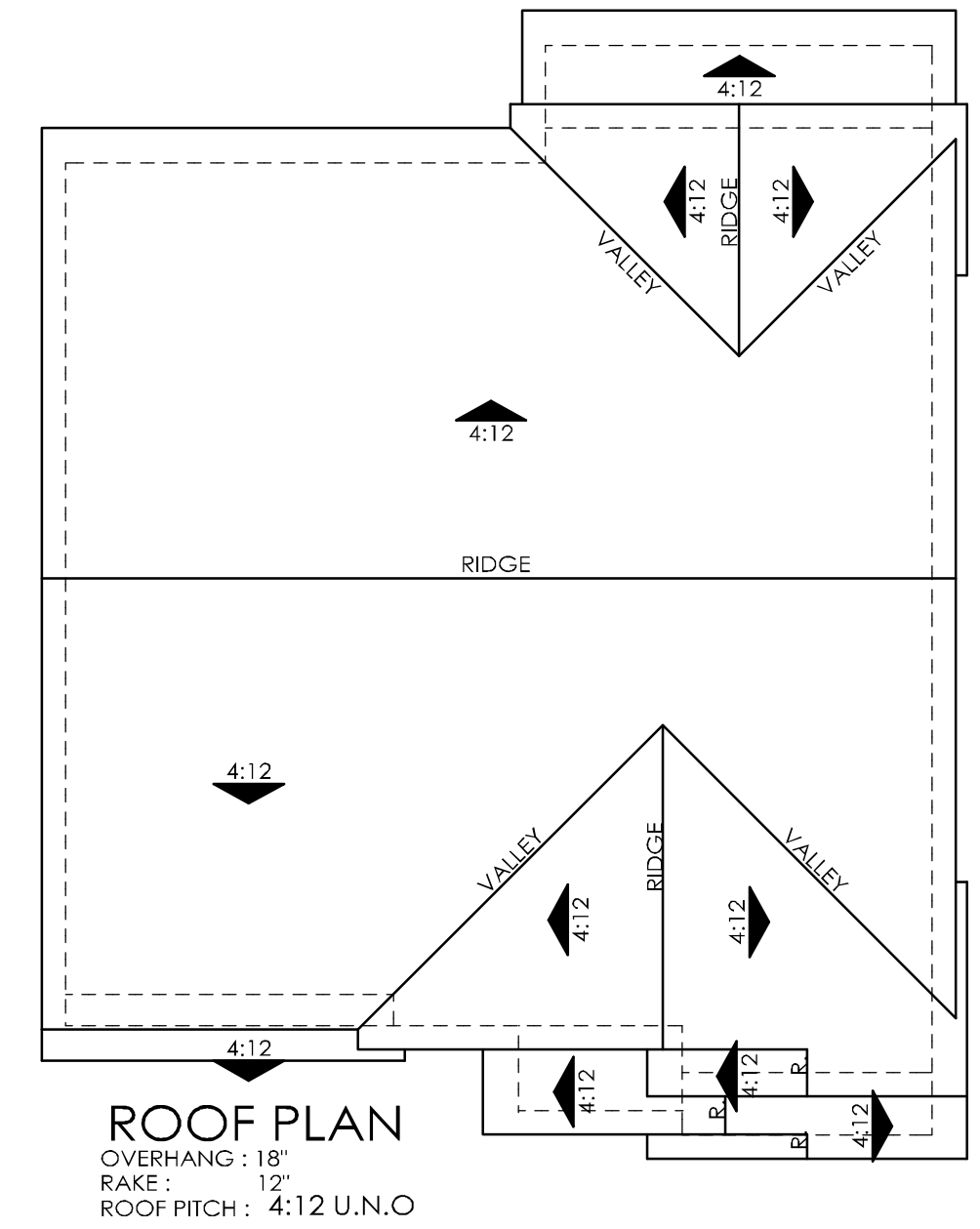
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PLAN 5B PLAN CHANGE

A5.3

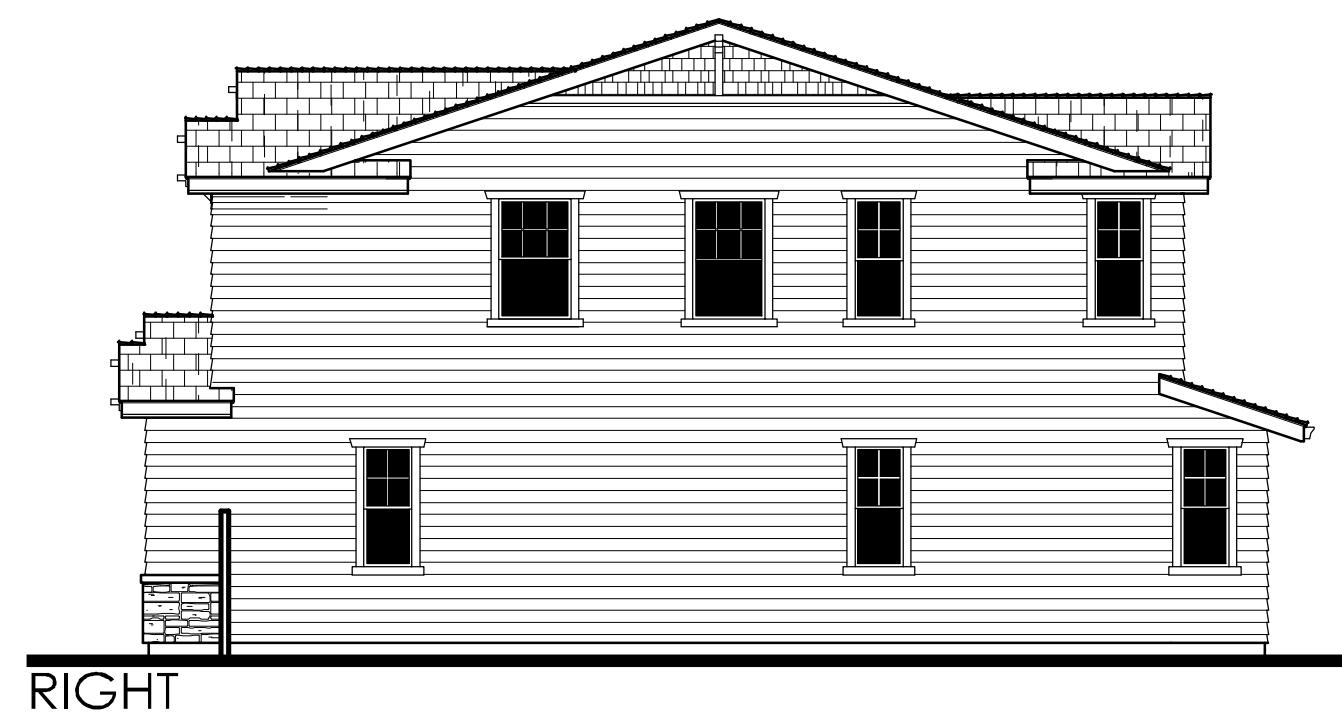
- 5B
 Material Legend:
 Flat Concrete Tile Roofing (Alt. Arch. Grade Composition Shingle)
 Cementitious Siding
 Shutters
 Stone Veneer
 Enhanced Sills



ELEVATION '5B'

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

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



RIGHT

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



REAR

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



LEFT

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



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B STREET
 HAYWARD, CA

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0 2 4 8

PLAN 5B EXTERIOR ELEVATIONS

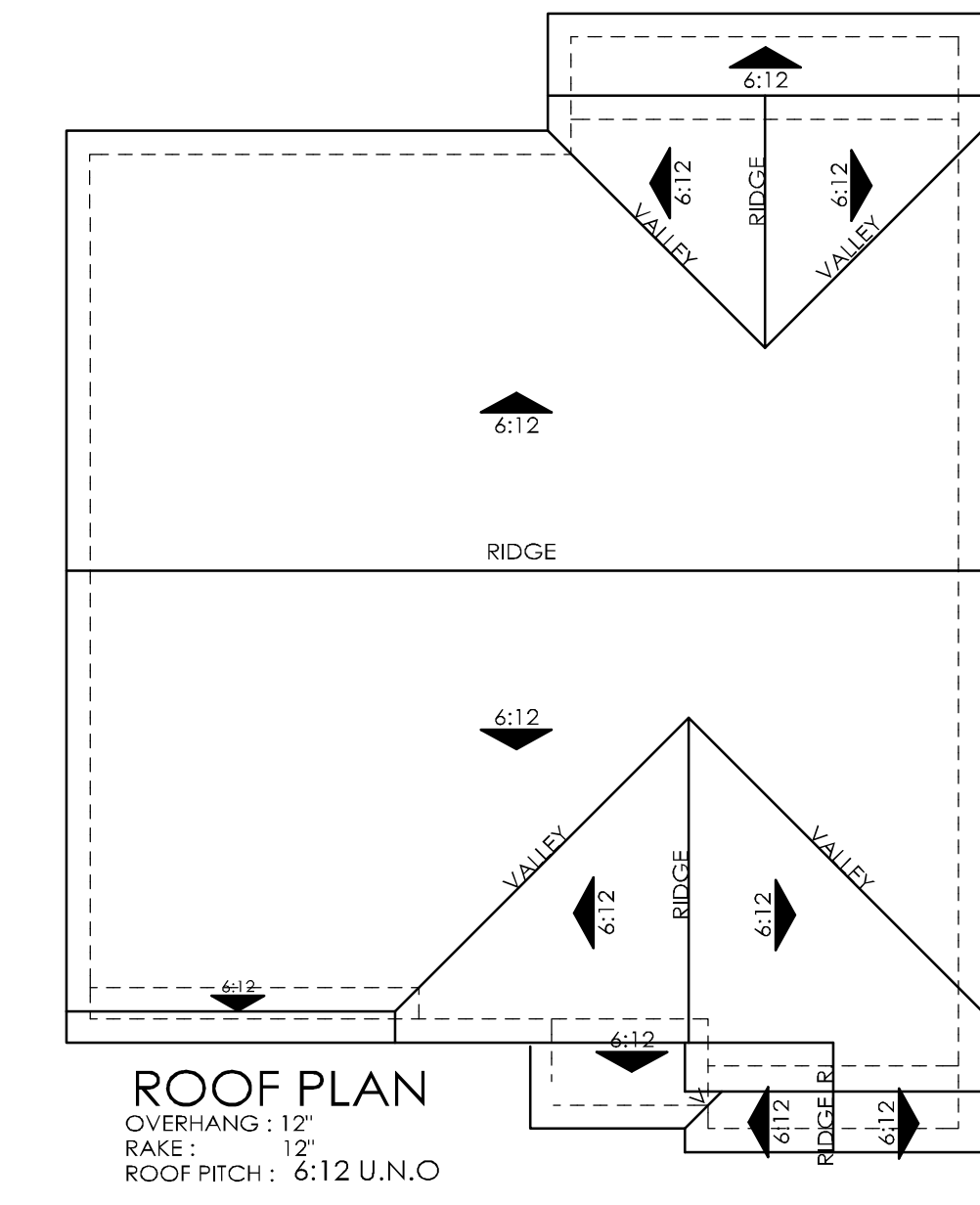
A5.4

- 5A
 Material Legend:
 Flat Concrete Tile Roofing (Alt. Arch. Grade Composition Shingle)
 Stucco Finish
 Cementitious Siding
 Enhanced Sills



ELEVATION '5.1A' - LOT 3

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



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



LEFT AT ALTERNATE GARAGE LOCATION - LOT 3

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



REAR

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



RIGHT

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



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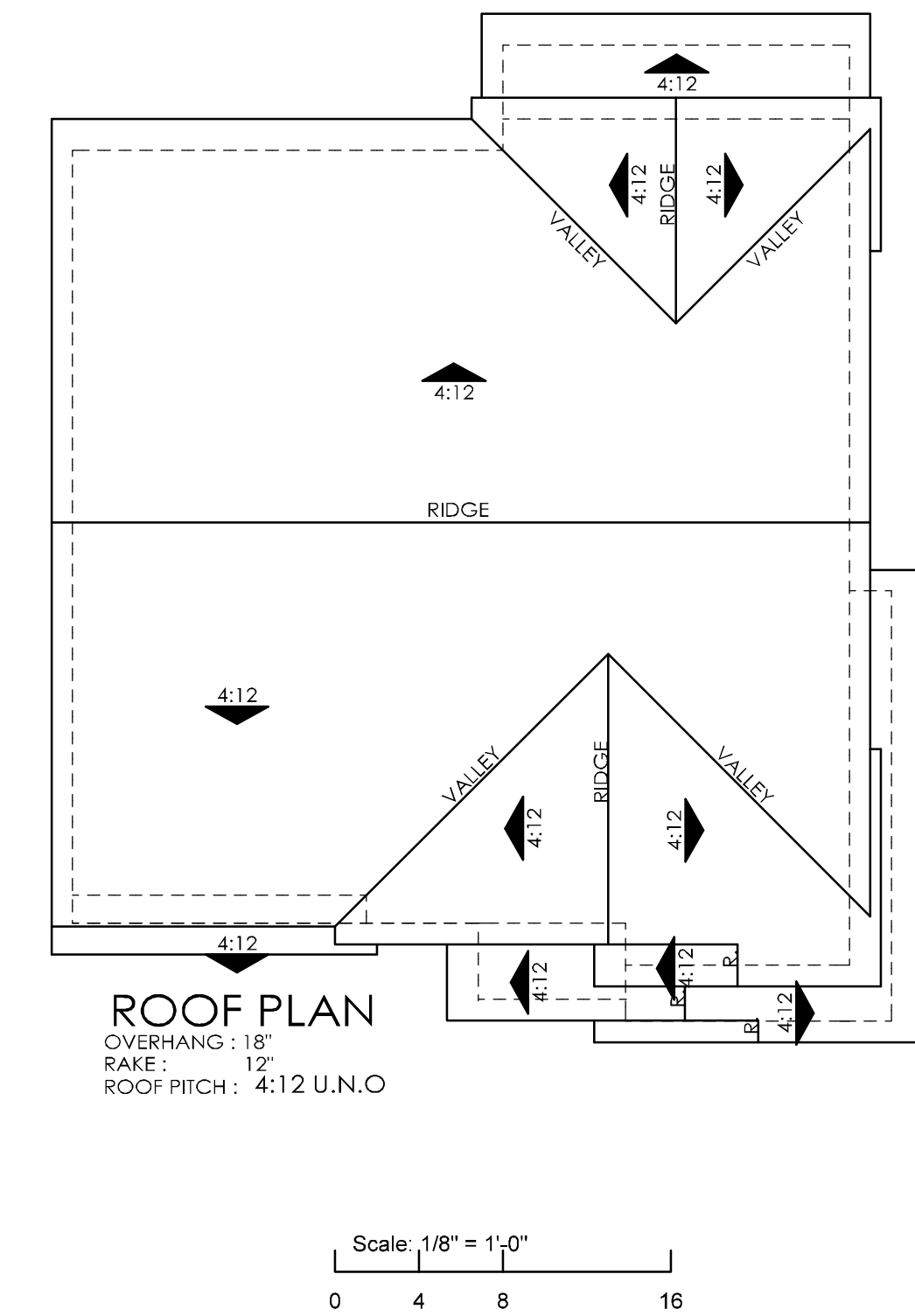
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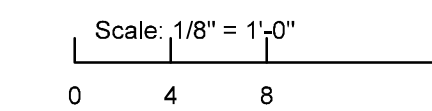
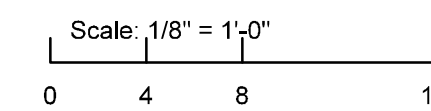
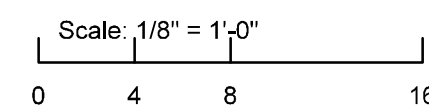
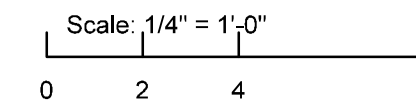
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Scale: 1/8" = 1'-0"
 0 2 4 8

- 5B
 Material Legend:
 Flat Concrete Tile Roofing (Alt. Arch. Grade Composition Shingle)
 Stucco Finish
 Cementitious Siding
 Enhanced Sills



ELEVATION '5B'- LOT 21



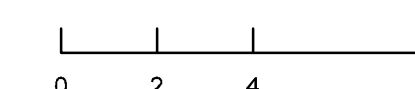
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PLAN 5B EXTERIOR ELEVATIONS
 LOT 21

A5.6

1

2

3

4

5

6

7

8

9

Asphalt Roofing Shingles



SHENANDOAH



OLD OVERTON



AGED BARK

Shingles (1A & 2A) Shingles (3A) Siding @ 2nd Floor



SW 7725 YEARLING



SW 2842 ROYCROFT SUEDE



SW 6159 HIGH TEA

Fascia/Eaves/Trim 1 / Rails Posts (1A,2A,4A, Lot 28) / Shingles (3A)



SW 2806 ROOKWOOD BROWN



SW 6145 THATCH BROWN



SW 2807 ROOKWOOD MED. BROWN

Trim 2: Door & Window Trim (1A&2A) Trim 2: Door & Window Trim (3A) Not Used



SW 7506 LOGGIA



SW 6148 WOOL SKEIN



SW 7540 ARTISAN TAN

(1A & 2A) Gable Siding Insets / Garage Door (3A) Siding (1A,2A,4A) Entry DR&Shutters (3A, Lot 28)



SW 6068 BREVITY BROWN



SW 7530 BARCELONA BEIGE



SW 6103 TEA CHEST

Entry Door & Shutters (1A, 2A, 4A)



SW 7750 OLYMPIC RANGE



SW 7069 IRON ORE



SW 2838 POLISHED MAHOGANY

Fascia/Eaves/Trim Posts/ Rails (3A) GD (1A,2A,4A)



SW 6068 BREVITY BROWN



SW 2843 ROYCROFT BRASS



SW 2823 ROOKWOOD CLAY

Stone Veneer



BITTEROOT MTN. LEDGESTONE



CASCADE RUSTIC LEDGESTONE



SANTA FE STACKED STONE

Asphalt Roofing Shingles



CHESTNUT



MOUNTAIN TIMBER



PLATINUM

Siding Body



SW 7540 ARTISAN TAN



SW 2861 AVOCADO



SW 7053 ADAPTIVE SHADE

Fascia / Eaves / All Trim / Posts



SW 7004 SNOWBOUND



SW 7554 STEAMED MILK



SW 7555 PATIENCE

Garage Doors



SW 7531 CANVAS TAN



SW 6141 SOFTER TAN



SW 7550 RESORT TAN

Entry Doors / Shutters



SW 7545 PIER



SW 7675 SEALSKIN



SW 6076 TURKISH COFFEE

Stone Veneer



COUNTRY SIDE CYPRESS RIDGE




MOONLIGHT ROUGH CUT




CLEARWATER RUSTIC LEDGESTONE


Asphalt Roofing Shingles



OLD OVERTON

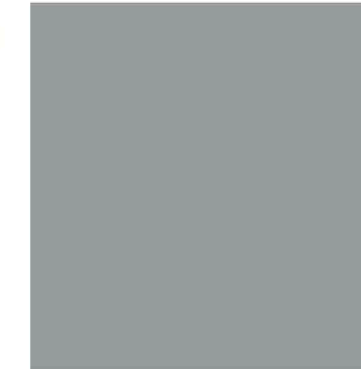


MOIRE BLACK

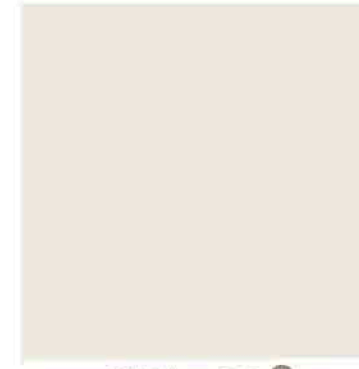


MOUNTAIN TIMBER

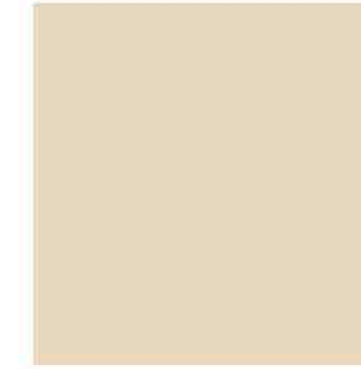
Siding Body



SW 7660 EARL GREY




SW 7008 ALABASTER

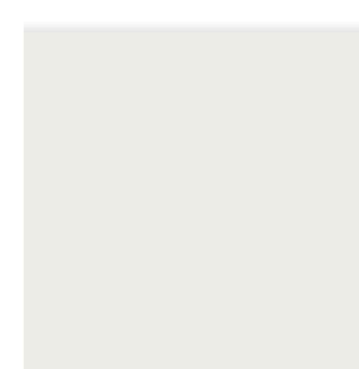


SW 7574 ECHELON ECRU


Fascia / Eaves / All Trim / Garage Door



SW 7036 ACCESSIBLE BEIGE




SW7006 EXTRA WHITE




SW 7005 PURE WHITE


Entry Door



SW 2837 AURORA BROWN




SW 7586 STOLEN KISS




SW 6074 SPALDING GRAY


Shutters (1C,2C,4C)



SW 2837 AURORA BROWN




SW 6991 BLACK MAGIC




SW 6074 SPALDING GRAY


Gable Siding Insets (1C,2C) Shutters (3C)



SW 6041 OTTER




SW 6991 BLACK MAGIC




SW 2848 ROYCROFT PEWTER

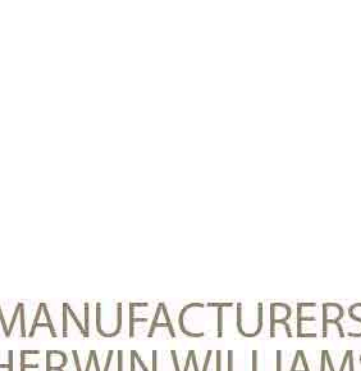
Brick Veneer



HEBRON BOOTLEGGER



HEBRON LEO'S PUB



HEBRON BOURBON STREET

MANUFACTURERS:
 PAINT - SHERWIN WILLIAMS
 ROOFING - CERTAINTEED LANDMARK TL
 STONE VENEER - EL DORADO
 BRICK VENEER - HEBRON OR EQUAL.



Architecture + Planning
 888.456.5849
 ktgy.com

DUTRA LAND & CONSULTING SERVICES, INC.
 43430 Mission Blvd., Suite 210
 Fremont, CA 94539

B STREET
 HAYWARD, CA # 2016-0385

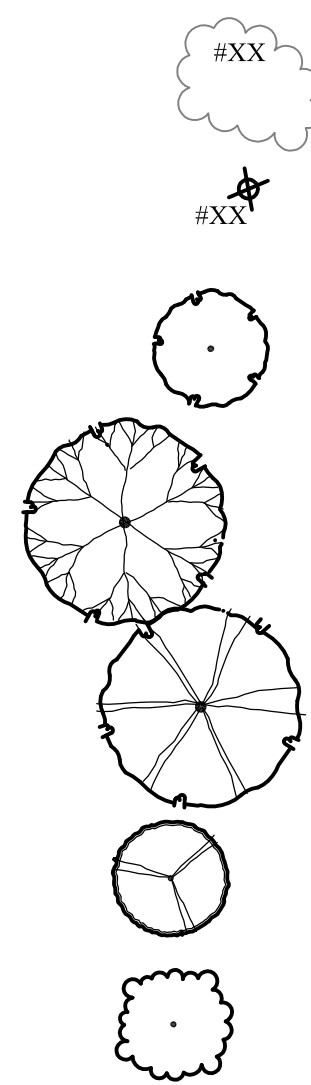
SCHEMATIC DESIGN

COLOR & MATERIALS

A-C

PRELIMINARY PROPOSED PLANT PALETTE

BOTANICAL NAME	COMMON NAME	SIZE	WIDTH / HEIGHT	WATER USE
EXISTING TREE TO REMAIN # XXX				
EXISTING TREE TO BE REMOVED #XXX				
INTERIOR STREET TREE				
ACER PLATANOIDES 'COLUMNAR'	NORWAY MAPLE	24/48"BOX	15' WIDE/35' HIGH	MEDIUM
SPECIMEN TREE				
QUERCUS AGRIFOLIA	COAST LIVE OAK	48/60"BOX	40' WIDE/60' HIGH	LOW
TRAIL TREE				
GEIJERA PARVIFLORA	AUSTRALIAN WILLOW	36" BOX	20' WIDE/30' HIGH	LOW
B-STREET STREET TREE				
PRUNUS 'KRAUTER VESUVIUS'	PURPLE-LEAF PLUM	48" BOX	15' WIDE/20' HIGH	LOW
ACCENT TREE				
LAGERSTROEMIA I. 'NATCHEZ'	WHITE CRAPE MYRTLE	24/36"BOX	12' WIDE/20' HIGH	LOW



CONCEPTUAL LANDSCAPE STATEMENT

REGIONAL AND MICRO-CLIMATE CONDITIONS, SOLAR ORIENTATION AND SOIL CONDITIONS WILL BE TAKEN INTO ACCOUNT WITH REGARDS TO PLANT SELECTION AND PLACEMENT. THE PLANT PALETTE PROVIDES MANY PLANTS WITH VARYING GROWTH HABITS, PREFERENCES AND TOLERANCES, SO SELECTION OF JUST THE RIGHT PLANT SHOULD NOT BE DIFFICULT. A HIGH PERCENTAGE OF PLANTS SELECTED WILL BE DROUGHT TOLERANT AND APPROPRIATE FOR THE CLIMATE. THIS PALETTE, ALONG WITH A DRIP IRRIGATION SYSTEM WILL CONSERVE WATER WITHIN THE PROJECT.

BY SPECIFYING PLANTS WHICH REQUIRE LITTLE TO NO PRUNING, THE GREEN WASTE WILL BE REDUCED. PLANTS SELECTED WILL COMPLEMENT THE ARCHITECTURE.

ENTRYWAYS AND PICTURE WINDOWS WILL BE FRAMED BY SPECIMEN SHRUBS AND NODES WILL HAVE ACCENT PLANTINGS. PLANT SPECIES WHICH ENHANCE THE ARCHITECTURAL ELEVATIONS SHALL BE USED. A DIVERSE USE OF PLANT SPECIES WILL DISPLAY VARIOUS TEXTURES, FORMS, FOLIAGE COLOR, AND FLOWERS; WILL CREATE A BEAUTIFUL LANDSCAPE TO CONTRIBUTE AESTHETICALLY TO THE SURROUNDING NEIGHBORHOODS.

THE TREES HAVE BEEN SELECTED TO HAVE NON-INVASIVE ROOT SYSTEMS, AND PLACED WITH ADEQUATE SETBACKS TO ENSURE NO CONFLICT WITH UTILITIES AND HARDSCAPE, OR CONFLICT WITH ANY SITE LINE DISTANCES. ROOT BARRIERS WILL BE INSTALLED ON ALL TREES NEAR PAVING AND UTILITIES. WHERE FEASIBLE, TREES HAVE BEEN PLACED TO MITIGATE SOLID BUILDING SURFACES AND FENCES. TALLER SHRUBS WILL ALSO BE LOCATED AT SOLID BUILDING SURFACES AND FENCES, WHILE LOWER SHRUBS WILL BE LOCATED WHERE GROUND LEVEL WINDOWS AND ARCHITECTURAL FEATURES OCCUR, AND AT CORNERS TO MAINTAIN SITE LINE DISTANCES.

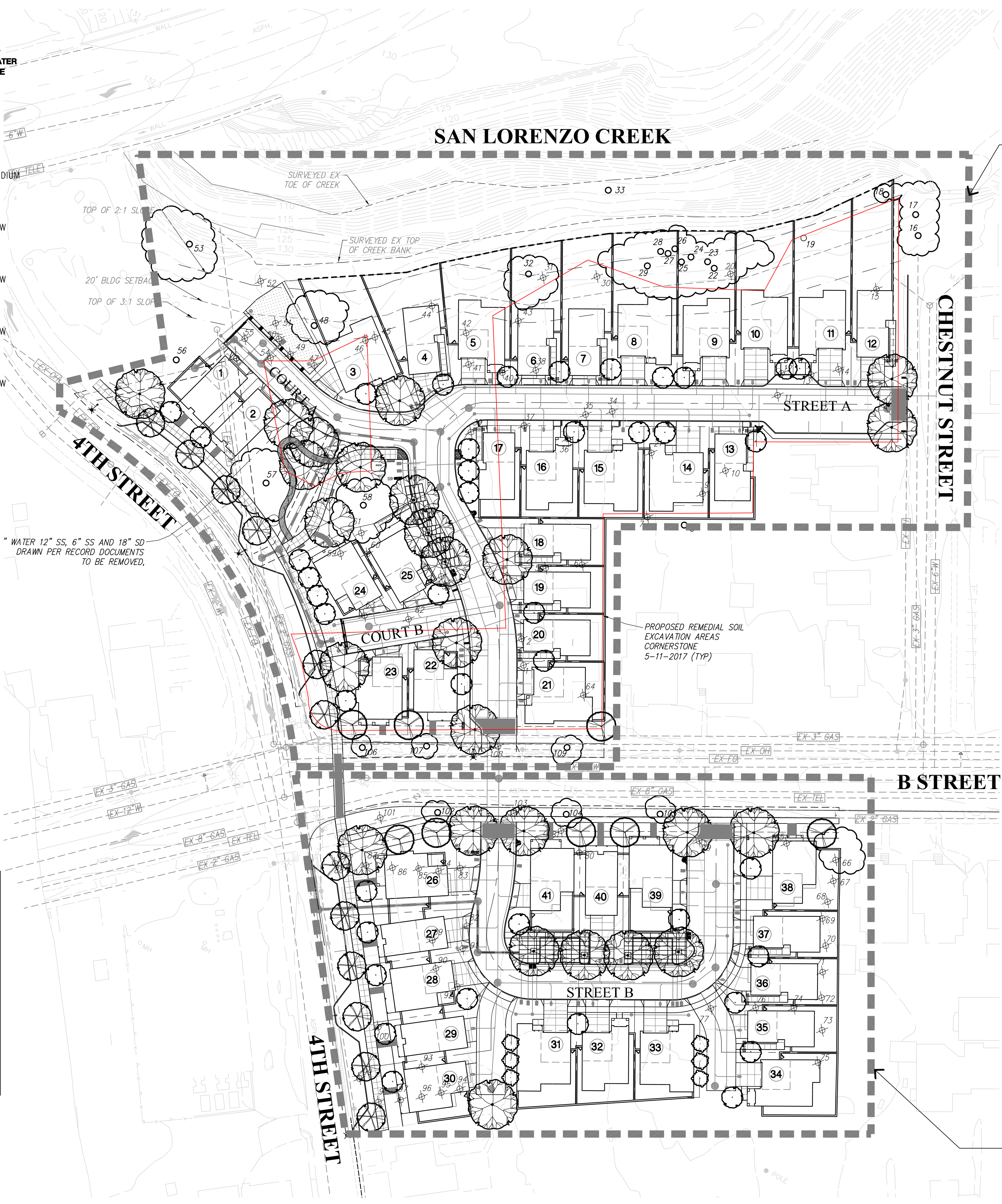
THE PROJECT FEATURES A TRAIL SYSTEM ALONG 4TH STREET THAT WILL INTEGRATE PLANTING AND HARDSCAPE MATERIALS TO ADD VISUAL INTEREST WHILE DRIVING ALONG THIS CORRIDOR AND WILL SEAMLESSLY TRANSITION THE PRIVATE FRONT YARD ENTRYWAYS WITH THE PUBLIC CORRIDOR.

THE IRRIGATION SYSTEM WILL USE WEATHER-BASED CONTROLLERS TO CONSERVE THE USE OF WATER. SPRAY IRRIGATION WILL ONLY OCCUR AT TURF AREAS, AND SPRAY HEADS WITH LOW PRECIPITATION RATES WILL BE USED TO MINIMIZE RUNOFF, EROSION AND OVERSPRAY. THE BALANCE OF THE PLANTING AREAS WILL BE IRRIGATED USING DRIP IRRIGATION METHODS. THE TREES WILL BE ON SEPARATE VALVES AND WILL BE IRRIGATED WITH BUBBLERS. SHRUBS WILL BE HYDROZONED ACCORDING TO THEIR WATER REQUIREMENTS AND MICROCLIMATES.

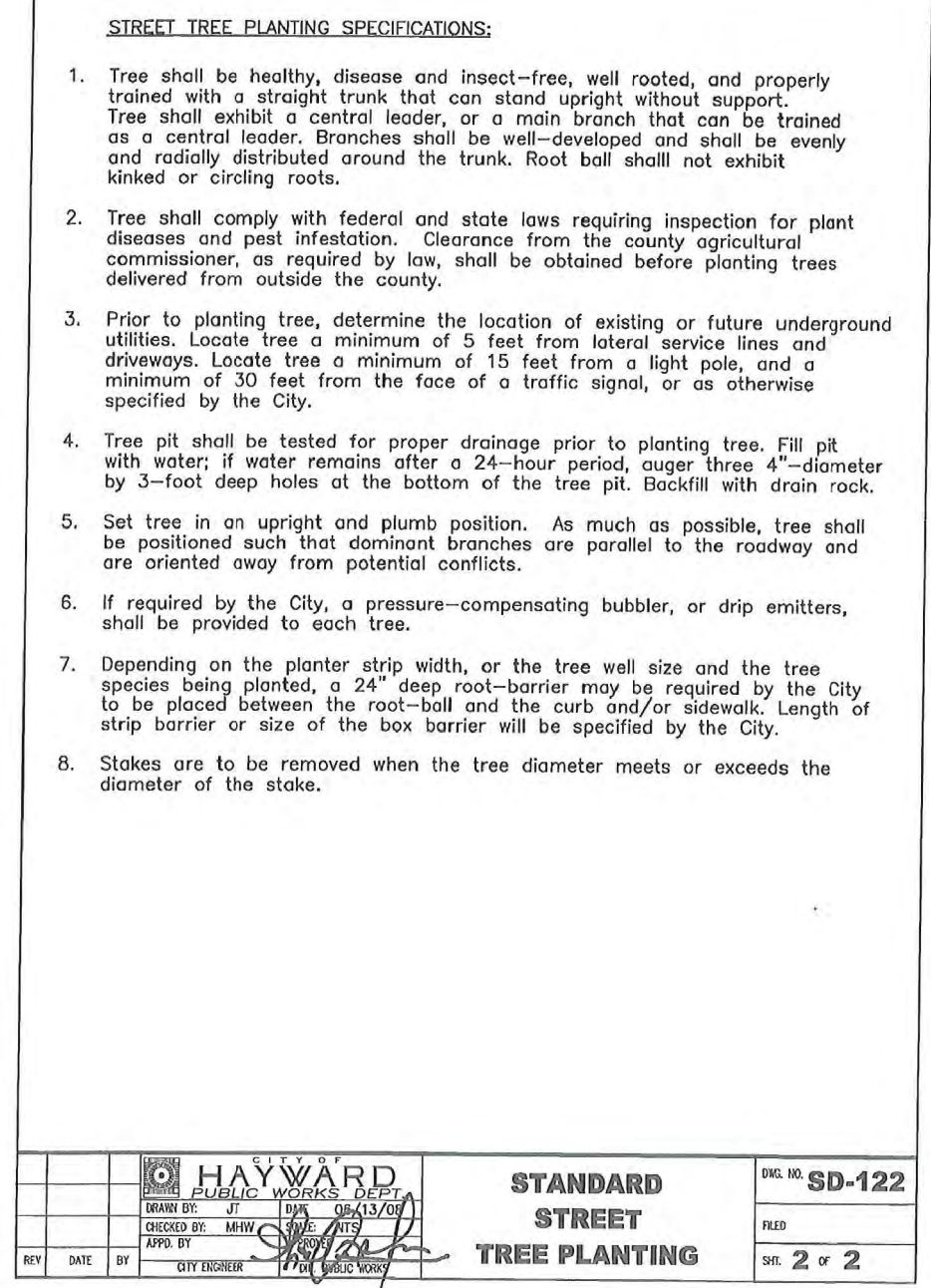
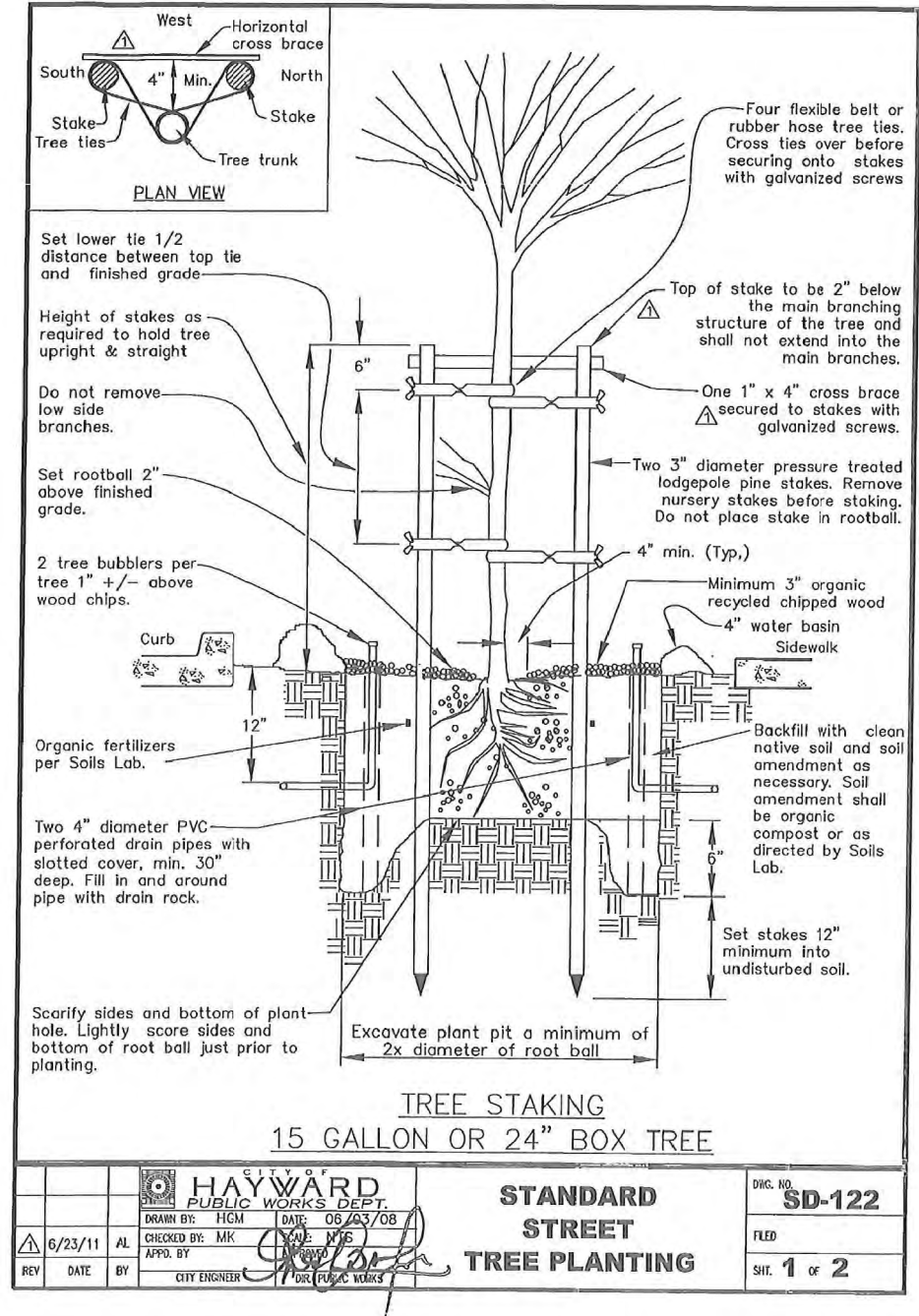
IT IS OUR INTENT TO SPECIFY IN THE LANDSCAPE CONSTRUCTION DOCUMENTS THE USE OF RECYCLED MATERIALS SUCH AS RECYCLED WOOD MULCH, INGREDIENTS WITHIN THE CONCRETE, FORMWORK, SITE FURNITURE, ETC. IT IS OUR INTENT TO STOCKPILE THE TOPSOIL FOR RE-USE, UNLESS SOIL TESTS DEEM THE SOIL INADEQUATE AND RECOMMEND IMPORTED SOIL. WE INTEND TO RECYCLE A MINIMUM OF 50% OF THE LANDSCAPE CONSTRUCTION AND GREEN WASTES.

GENERAL NOTES:

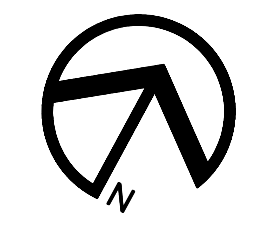
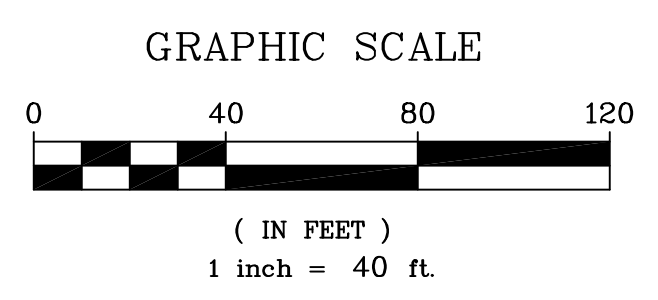
1. ALL TREES SHALL BE PLANTED AND STAKED PER CITY DETAIL SD-122.
2. TREES BE PLANTED WITHIN 7" OF HARDSCAPE ELEMENTS, SHALL HAVE A LINEAR ROOT BARRIER INSTALLED ADJACENT TO THE HARDSCAPE ELEMENT AT TIME OF TREE PLANTING.
3. LANDSCAPE AND IRRIGATION SHALL COMPLY WITH CITY'S CURRENT WATER-EFFICIENT LANDSCAPE ORDINANCE AND BAY-FRIENDLY WATER EFFICIENT LANDSCAPE ORDINANCE.
4. ALL PLANTING AREAS SHALL BE AUTOMATICALLY IRRIGATED PER CITY STANDARDS. USING LOW-FLOW SPRAY, BUBBLERS OR DRIP METHODS.
5. ALL PLANTING AREAS SHALL BE MULCHED TO A MINIMUM DEPTH OF 3".



SEE ENLARGEMENT SHEET - L2



SEE ENLARGEMENT SHEET - L3

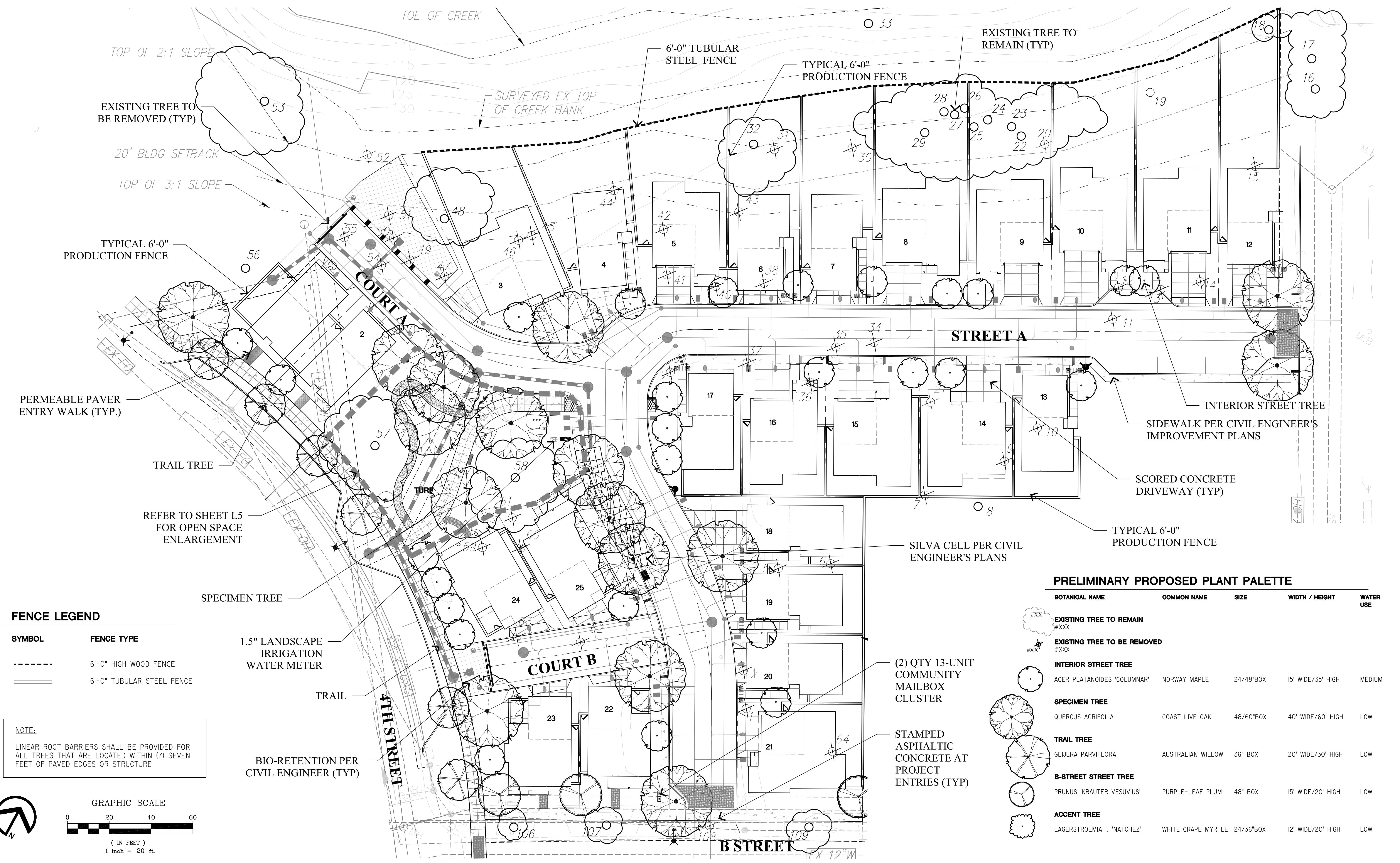


RIPLEY DESIGN GROUP
LANDSCAPE ARCHITECTURE
LAND PLANNING
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WALNUT CREEK, CA 94596
TEL: 925.938.7377
www.ripleydesign.com

Dutra Enterprises
43360 Mission Blvd
Suite #230
Fremont, CA 94539
Tel. (510) 353-9984

**B. Street
Hayward, CA
May 10, 2018**

**Preliminary Landscape
Site Plan**



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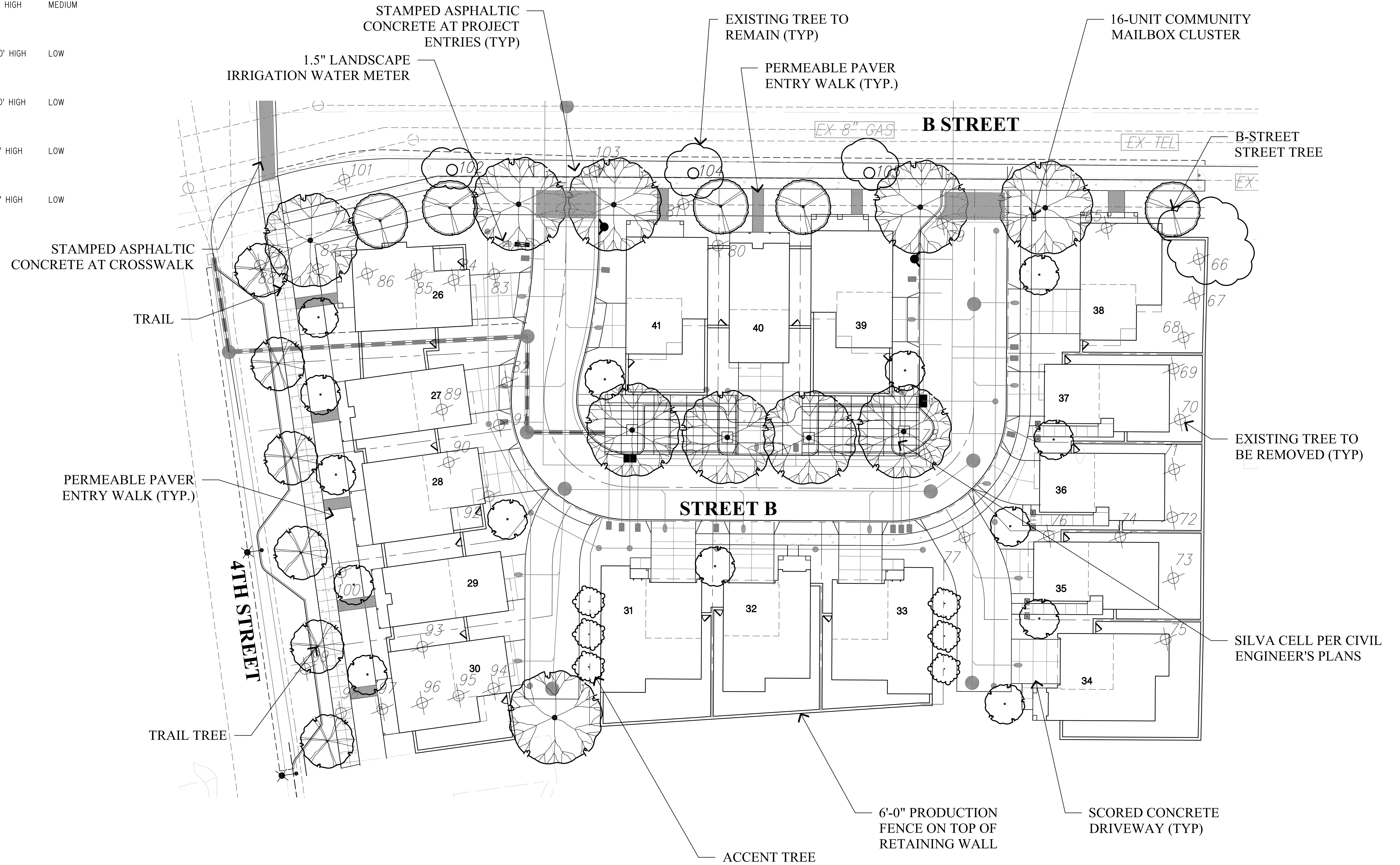
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Hayward, CA**
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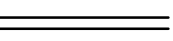
Preliminary Landscape Site Enlargement Plan

PRELIMINARY PROPOSED PLANT PALETTE

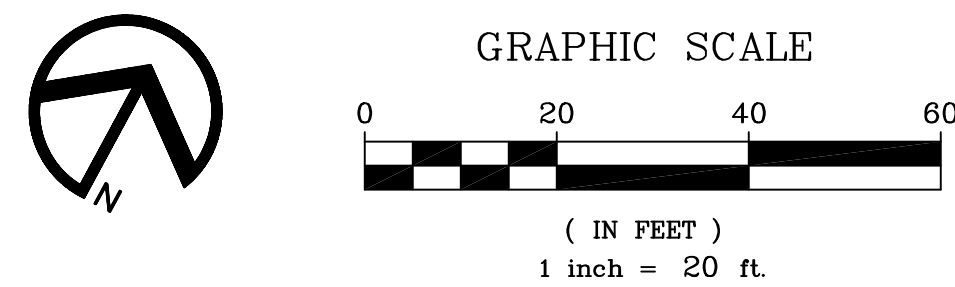
BOTANICAL NAME	COMMON NAME	SIZE	WIDTH / HEIGHT	WATER USE
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 EXISTING TREE TO BE REMOVED #XXX				
 INTERIOR STREET TREE				
ACER PLATANOIDES 'COLUMNAR'	NORWAY MAPLE	24/48"BOX	15' WIDE/35' HIGH	MEDIUM
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 ACCENT TREE				
LAGERSTROEMIA I. 'NATCHEZ'	WHITE CRAPE MYRTLE	24/36"BOX	12' WIDE/20' HIGH	LOW



FENCE LEGEND

SYMBOL	FENCE TYPE
	6'-0" HIGH WOOD FENCE
	6'-0" TUBULAR STEEL FENCE

NOTE:
LINEAR ROOT BARRIERS SHALL BE PROVIDED FOR ALL TREES THAT ARE LOCATED WITHIN (7) SEVEN FEET OF PAVED EDGES OR STRUCTURE

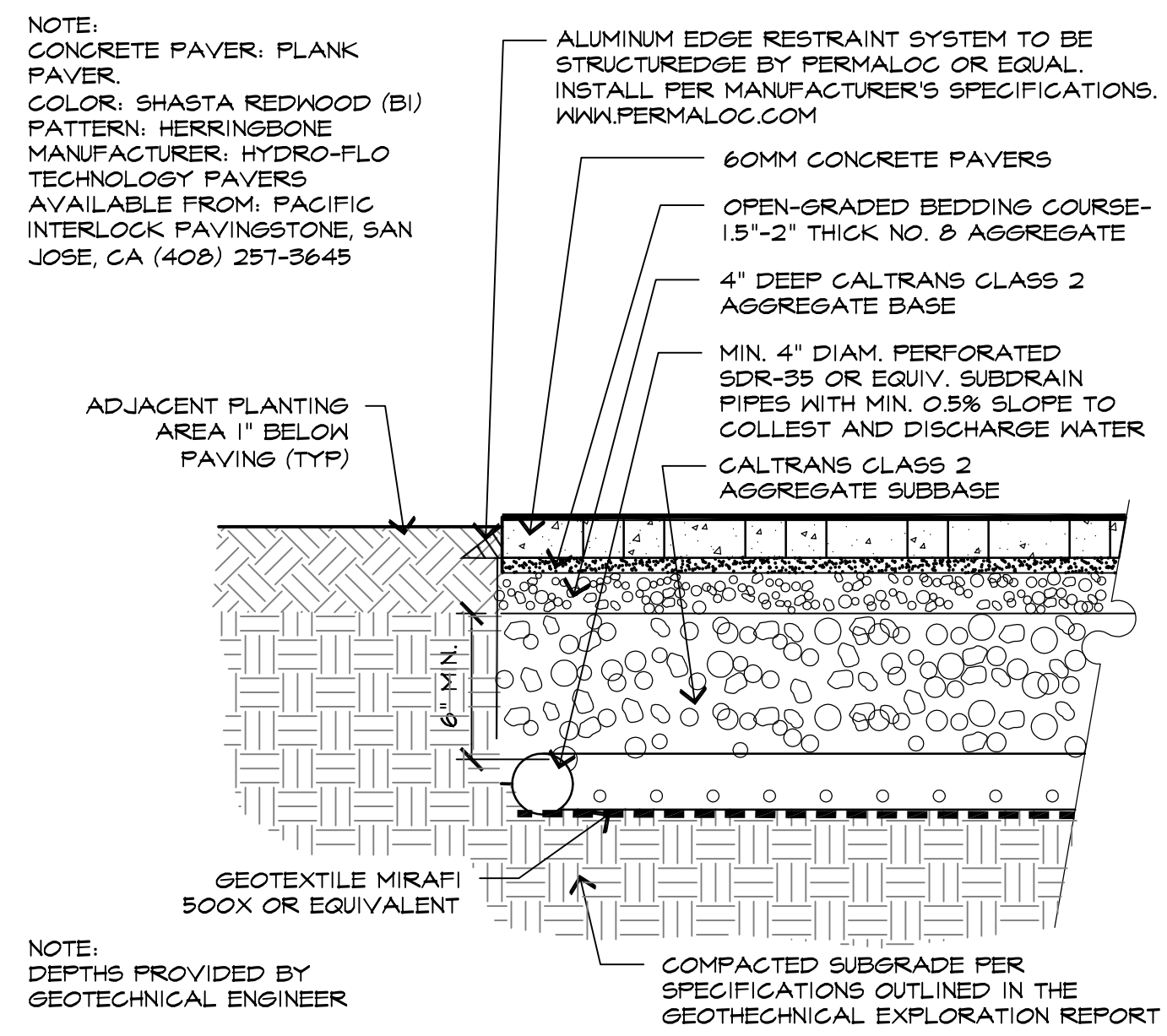


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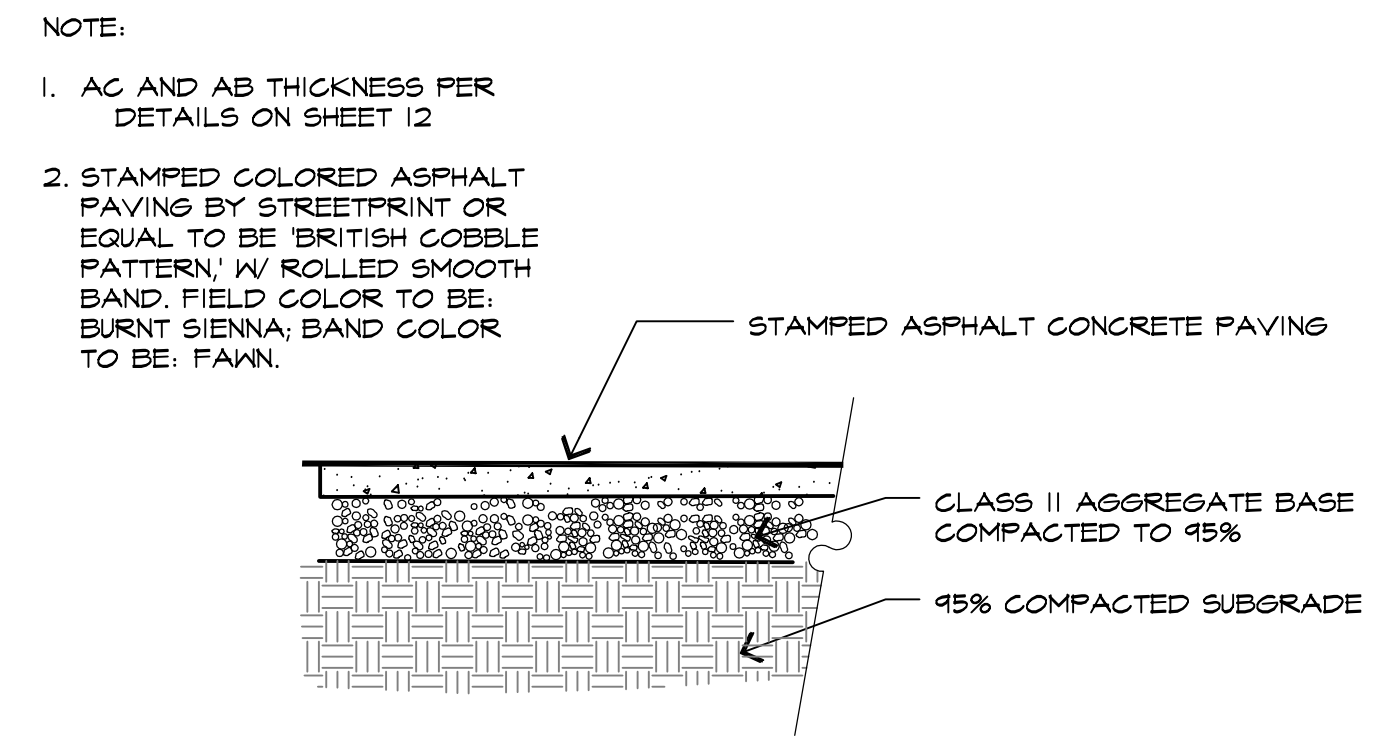
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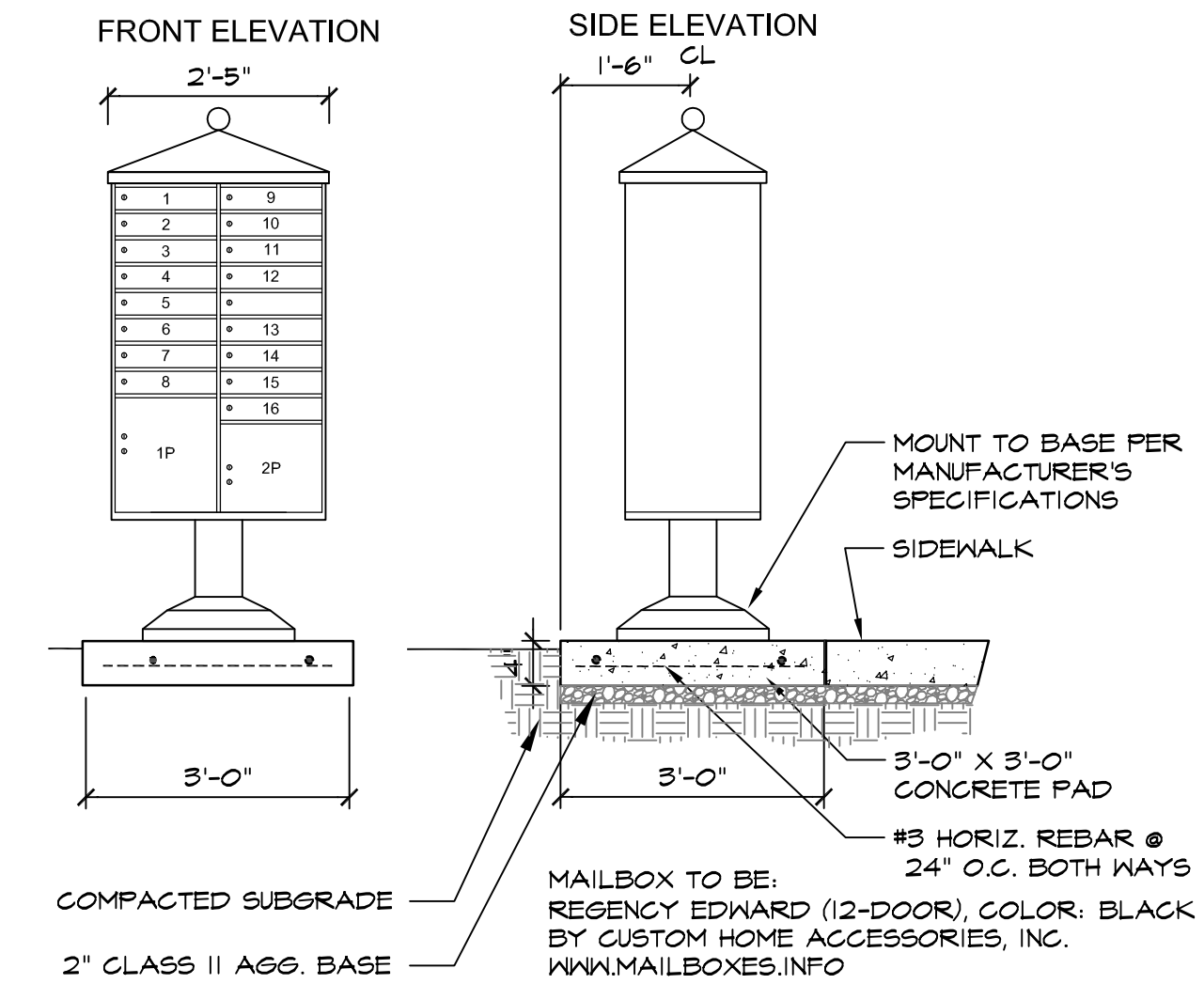
**Preliminary Landscape
Site Enlargement Plan**



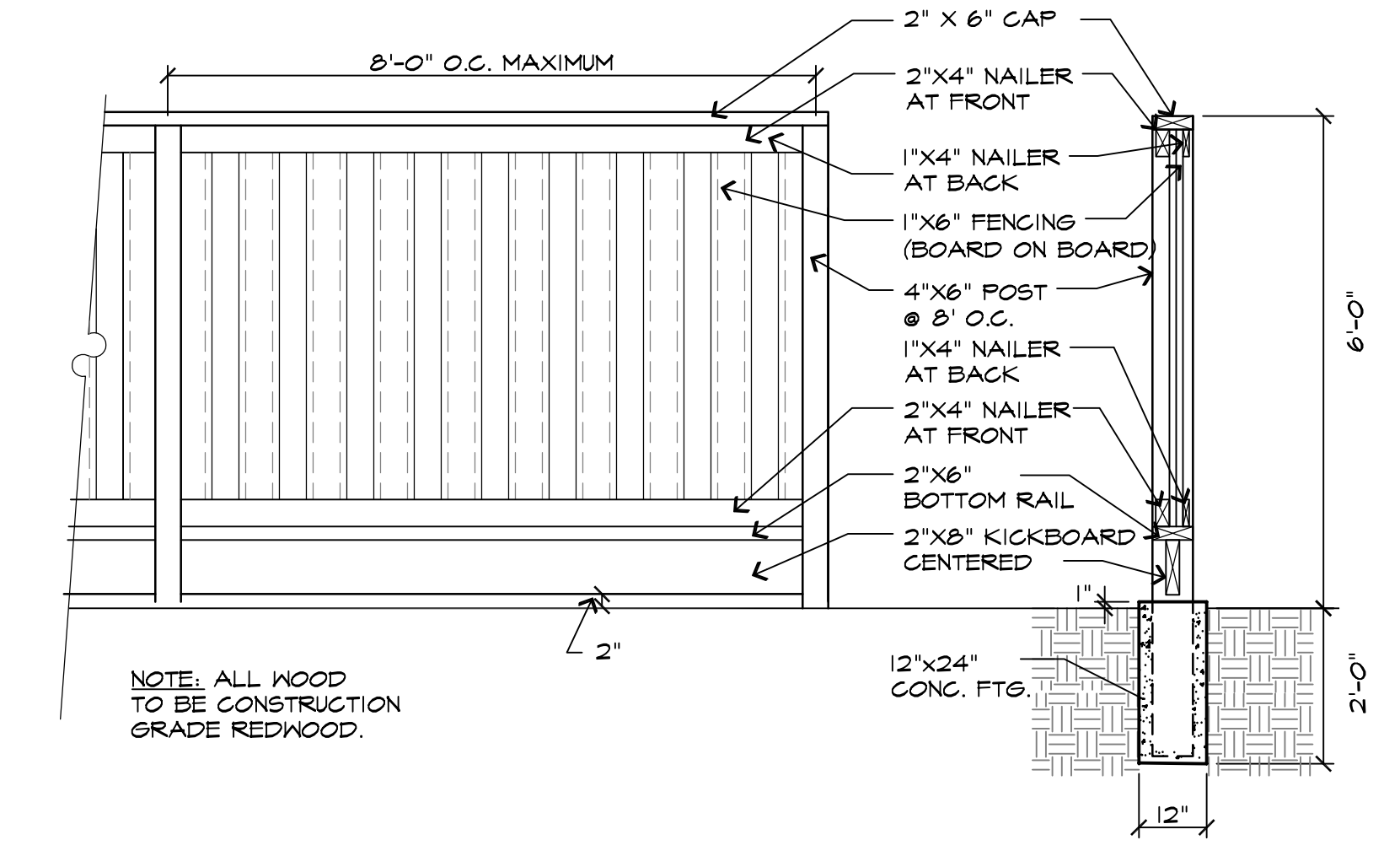
PERMEABLE PEDESTRIAN WALK SCALE: 3/4"=1'-0"
026 - P/Pr/Cal



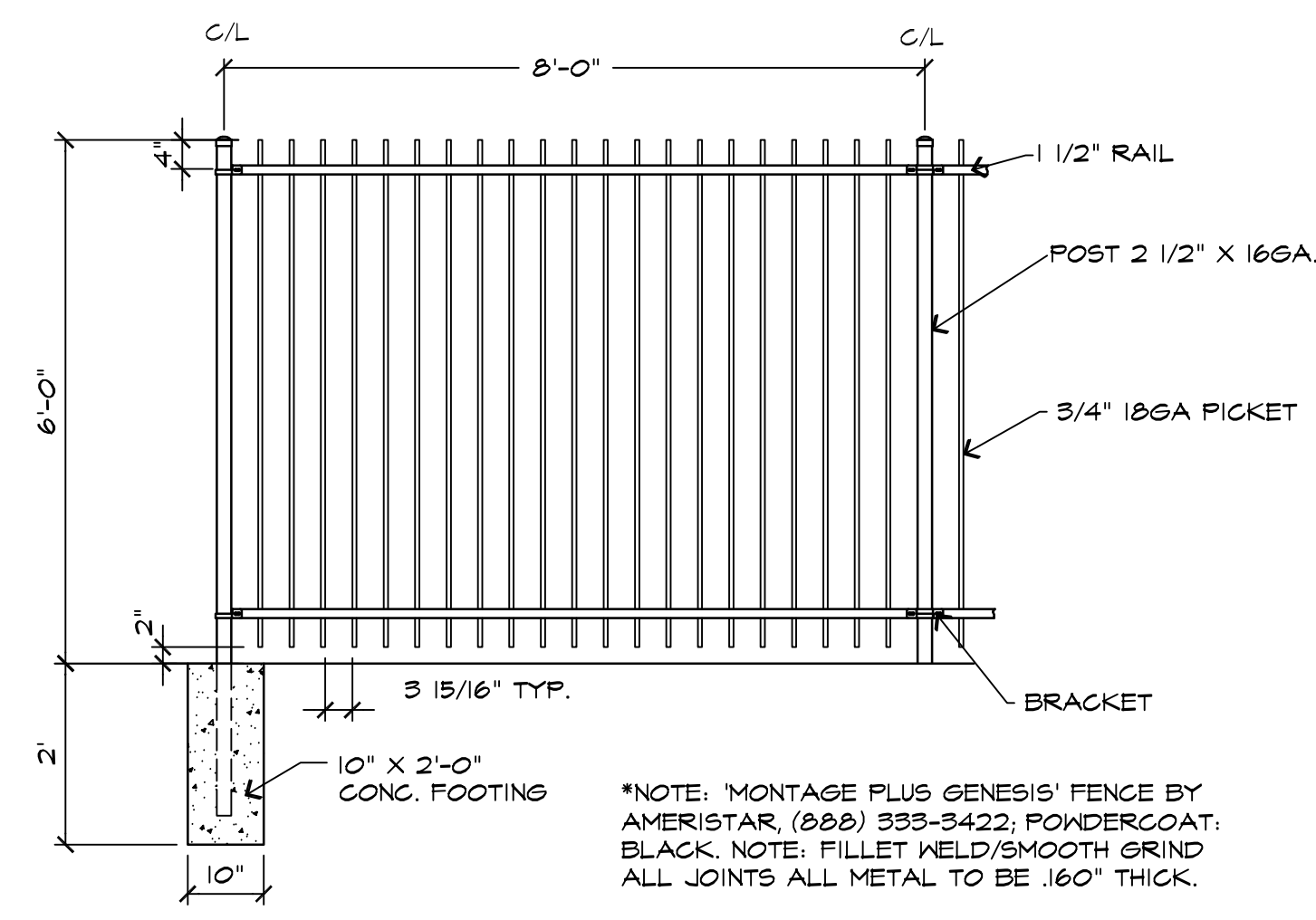
STAMPED ASPHALT PAVING SCALE: 1/2"=1'-0"
024 - P/Pr/Cal



COMMUNITY MAILBOXES SCALE: 1/2"=1'-0"
024 - P/Pr/Cal



WOOD FENCE W/KICKERBOARD SCALE: 1/2"=1'-0"
024 - P/Pr/Cal



TUBULAR STEEL FENCE SCALE: 1/2"=1'-0"
024 - P/Pr/Cal

Bushman BUSHMAN PART NUMBER
CRB50

TOP VIEW
LID
Material: HDPE
Diameter: 24"

SIDE VIEW
BARREL
Material: HDPE
OVERFLOW
Height: 31" / 150"
SPIGOT
Thread: Male Thread
Height: 12" / 0"
DRAIN
Thread: Male Thread
Height: 2" / 0"

OVERVIEW
53" Truck Load
Quantity = 642

FEATURES

COLORS
CHARCOAL

CONTACT
Corporate Headquarters
26049 Tree Road, P.O. Box 890051
Torrance, California 92589-3051
866.920.8245 (pt)
951.296.6133 (ft)
www.bushmanusa.com

Canada
6185 Sunken Road, Unit 3-5
Mississauga, Ontario L5T1X3
800.387.8332 (pt)
905.565.8282 (ft)

RAIN BARREL NO SCALE
024 - P/Pr/Cal

PRELIMINARY PROPOSED OPEN SPACE PLANT PALETTE

SYMBOL	BOTANICAL NAME	COMMON NAME	CONTAINER SIZE	WATER USE	SPACING (ON CENTER)	SIZE AT MATURITY (HEIGHT X WIDTH)
TREES						
QUE AGR	QUERCUS AGRIFOLIA	COAST LIVE OAK	60" BOX	LOW	SEE PLAN	60' X 40'
SHRUBS						
ACA 'C.I.'	ACACIA COGNATA 'COUSIN IT'	RIVER WATTLE	5 GALLON	LOW	4' O.C.	2'-3' X 4'-6'
AGA ATT	AGAVE ATTENUATA	FOX TAIL AGAVE	5 GALLON	LOW	4' O.C.	4'-5' X 6'-8'
ARC 'H.M.'	ARCTOSTAPHYLOS 'HOWARD MCMINN'	MANZANITA	5 GALLON	LOW	4.5' O.C.	6'-10" X 6'-12"
CIS HYB	CISTUS HYBRIDUS	ROCKROSE	5 GALLON	LOW	4' O.C.	2' X 6'-8"
ERIG KAR	ERIGERON KARVINSKIANS	SANTA BARBARA DAISY	1 GALLON	LOW	2.5' O.C.	1' X 3'
LAN MON	LANTANA MONTEVIDENSIS	TRAILING LANTANA	1 GALLON	LOW	4' O.C.	2' X 6'
LEO LEO	LEONOTIS LEONURUS	LIONS' TAIL	5 GALLON	LOW	4' O.C.	5'-6" X 4'-5"
OLE 'L.O.'	OLEA E. 'LITTLE OLLIE'	DWARF OLIVE	5 GALLON	LOW	4' O.C.	6'-8" X 4'-5"
ROS RUG	ROSA REGUSA	REGUSA ROSE	5 GALLON	LOW	3.5' O.C.	3'-6" X 3'-6"
ROS 'C.I.'	ROSMARINUS O. 'COLLINGWOOD INGRAM'	ROSEMARY	1 GALLON	LOW	3' O.C.	2'-3" X 4'
SAL 'L.L.'	SALVIA 'LIME LIGHT'	LIME LIGHT SAGE	1 GALLON	LOW	2.5' O.C.	4'-6" X 2'-3"
SAN CHA	SANTOLINA CHAMAECYPARISSUS	LAVENDER COTTON	1 GALLON	LOW	2.5' O.C.	2' X 3'
GROUNDCOVERS						
NATIVE WILDFLOWERS & GRASSES			NATIVE WILDFLOWERS		LOW	
HYDROSEEDED MIX:						
0.75 LBS.	ACHILLEA MILLEFOLIUM - NATIVE WHITE YARROW					
5.00 LBS.	DESCHAMPSIA CAESPITOSA 'HOLLOWFORMS' - TUFTED HARRGRASS					
1.00 LBS.	ESCHSCHOLZIA CALIFORNIA MARTIMA - NATIVE POPPY					
16.0 LBS.	FESTUCA DAHOENSIS - NATIVE IDAHOE FESCUE 'MT. TAM'					
6.0 LBS.	FESTUCA OCCIDENTALIS - WESTERN FESCUE WIRELUMINE					
7.0 LBS.	FESTUCA RUBRA MOLATA - WOLATE RED FESCUE					
2.50 LBS.	LUPINUS NANUS - SKY LUPINE					
46.70 LBS./ACRE						

NOTE: PLANT MATERIAL WATER USE VERIFIED WITH ONLINE MUCOLS LANDSCAPE WATER-USE PLANNING TOOL. WWW.WATERWONK.US. PLANT SPREADS HAVE BEEN CROSSED REFERENCED TO THE BOOKS LISTED IN THE CITY OF HAYWARD BAY-FRIENDLY WATER EFFICIENT LANDSCAPE ORDINANCE SEC.10-12.05(B)(2) AND LOCAL PLANT NURSERIES.

8' BALANCE BEAM

Xccent Fitness Features

- 100% Recycled, Engineered, and Manufactured in USA
- Fully Assembled
- No Post-Install Crank Pins, Engagements, or Frictioners
- Patented Anti-Design Feature No. D-460-013
- Steel Components Made Using an Average Recycled Steel Content of 25%
- Patented Vinyl Handles and Feet Pads for Improved Grip-Usability in Rain or Snow

Material Specifications

- Frame: High-tensile steel with a corrosion-resistant coated steel feet
- Handles: 304/316 stainless steel with a diameter of 1.5" and a length of 10.5" for a total length of 10.5" x 10.5"
- Feet: 100% recycled, engineered, and manufactured in USA
- Post-Install Crank Pins: 304/316 stainless steel with a diameter of 0.75" and a length of 1.5"
- Engagements: 304/316 stainless steel with a diameter of 0.75" and a length of 1.5"
- Frictioners: 304/316 stainless steel with a diameter of 0.75" and a length of 1.5"

Warranty

- 100 year warranty on stainless steel handles, steel arches, posts, and feet
- 13 year warranty on all steel components (except 100 year posts, and steel arches, posts, steel arches)
- 3 year warranty on all weather PVC handles, feet, posts, repins, and post caps
- 3 year warranty on mounting posts

DOUBLE HIP TWIST

Xccent Fitness Features

- 100% Recycled, Engineered, and Manufactured in USA
- Fully Assembled
- No Post-Install Crank Pins, Engagements, or Frictioners
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- 3 year warranty on mounting posts

PLYOMETRIC BOXES

Xccent Fitness Features

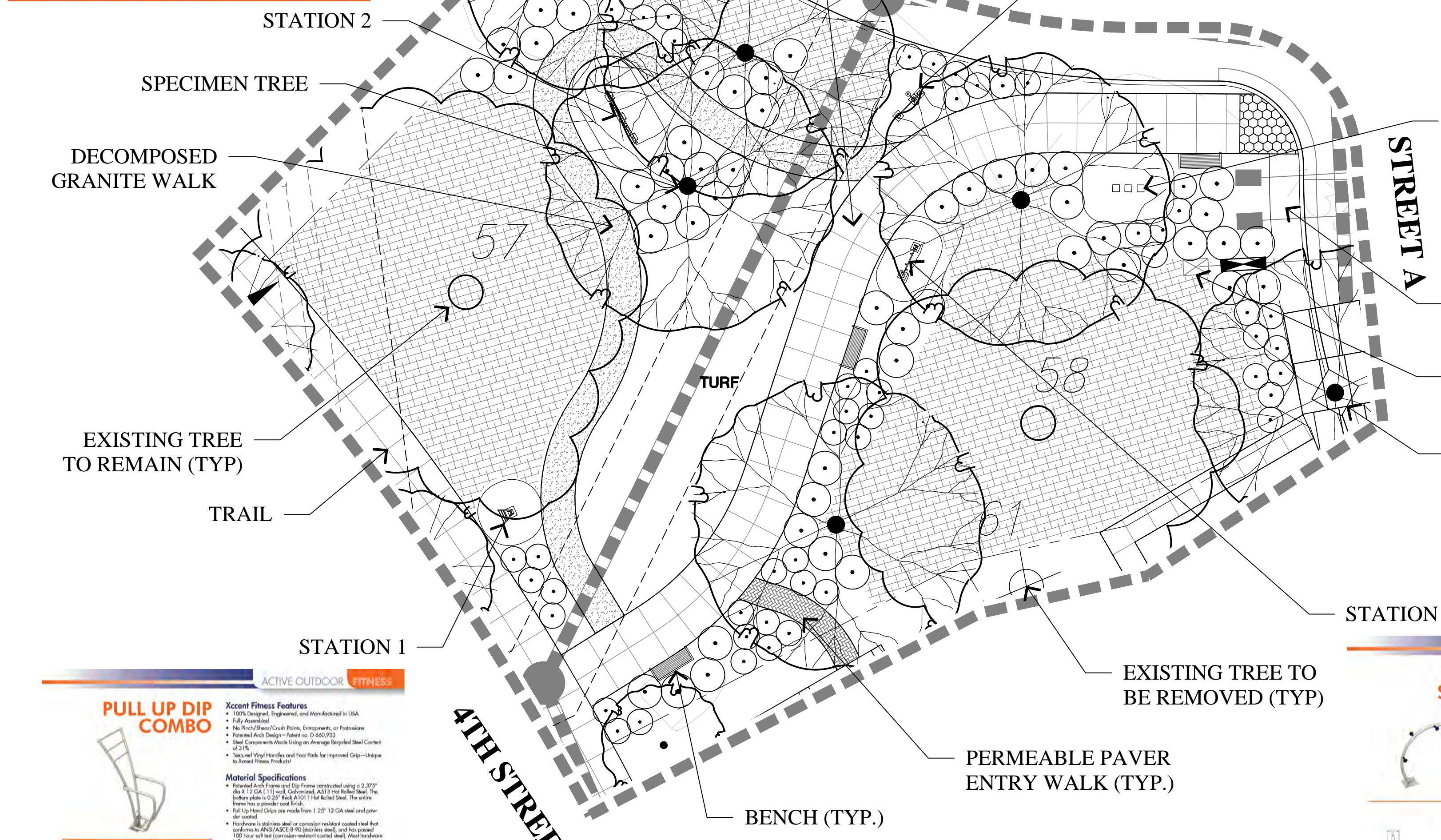
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Material Specifications

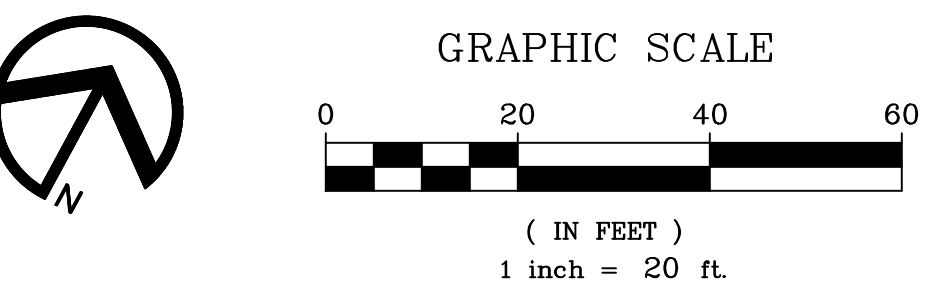
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NOTE:
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PULL UP DIP COMBO

Xccent Fitness Features

- 100% Recycled, Engineered, and Manufactured in USA
- Fully Assembled
- No Post-Install Crank Pins, Engagements, or Frictioners
- Patented Anti-Design Feature No. D-460-013
- Steel Components Made Using an Average Recycled Steel Content of 25%
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DOUBLE STRETCH

Xccent Fitness Features

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- Fully Assembled
- No Post-Install Crank Pins, Engagements, or Frictioners
- Patented Anti-Design Feature No. D-460-013
- Steel Components Made Using an Average Recycled Steel Content of 25%
- Patented Vinyl Handles and Feet Pads for Improved Grip-Usability in Rain or Snow

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WALNUT CREEK, CA 94596
TEL: 925.938.7377
www.ripleydesign.com

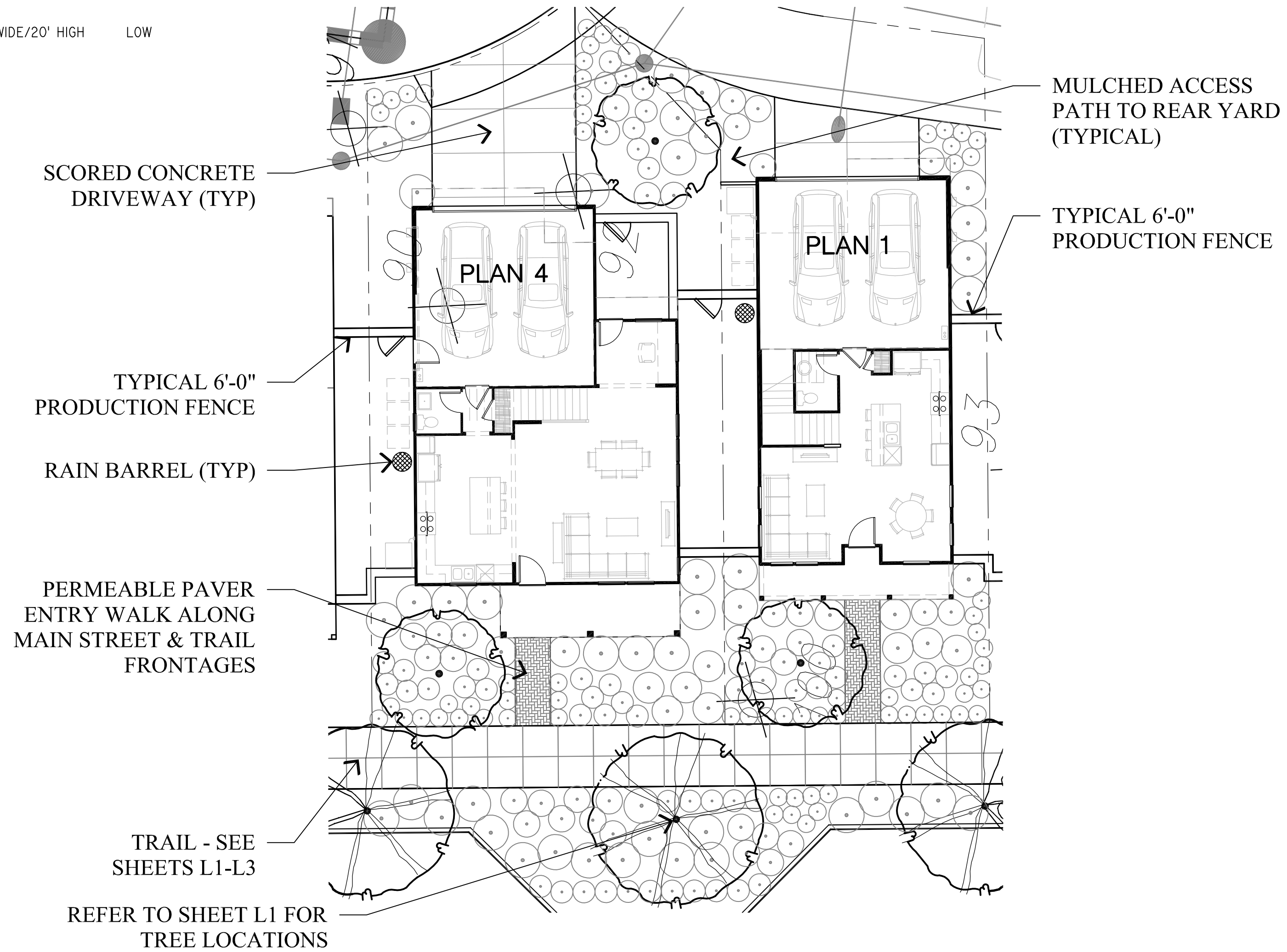
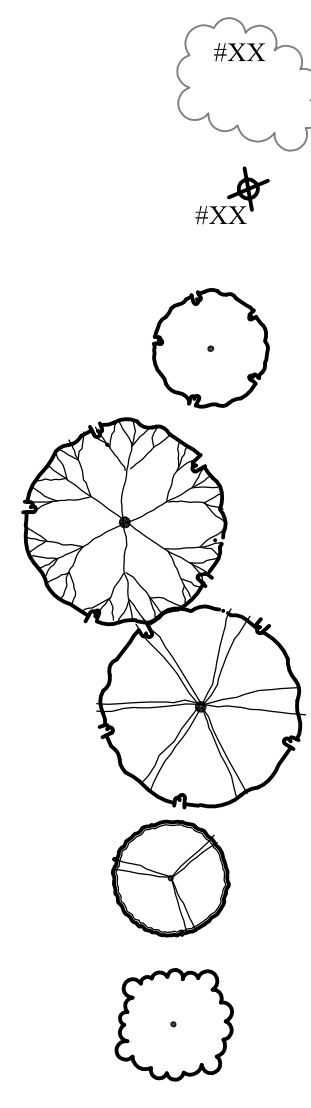
Dutra Enterprises
43360 Mission Blvd
Suite #230
Fremont, CA 94539
Tel. (510) 353-9984

**B. Street
Hayward, CA**
May 10, 2018

**Preliminary Landscape
Open Space Enlargement Plan**

PRELIMINARY PROPOSED PLANT PALETTE

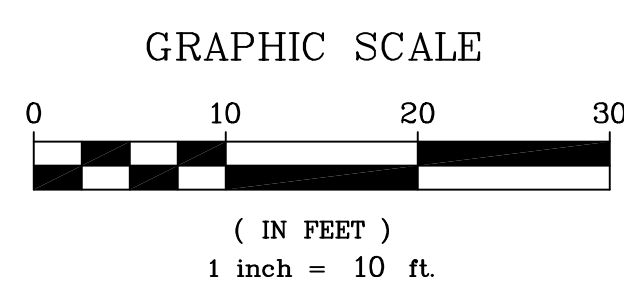
BOTANICAL NAME	COMMON NAME	SIZE	WIDTH / HEIGHT	WATER USE
EXISTING TREE TO REMAIN #XXX				
EXISTING TREE TO BE REMOVED #XXX				
INTERIOR STREET TREE				
ACER PLATANOIDES 'COLUMNAR'	NORWAY MAPLE	24/48"BOX	15' WIDE/35' HIGH	MEDIUM
SPECIMEN TREE				
QUERCUS AGRIFOLIA	COAST LIVE OAK	48/60"BOX	40' WIDE/60' HIGH	LOW
TRAIL TREE				
GEIJERA PARVIFLORA	AUSTRALIAN WILLOW	36" BOX	20' WIDE/30' HIGH	LOW
B-STREET STREET TREE				
PRUNUS 'KRAUTER VESUVIUS'	PURPLE-LEAF PLUM	48" BOX	15' WIDE/20' HIGH	LOW
ACCENT TREE				
LAGERSTROEMIA I. 'NATCHEZ'	WHITE CRAPE MYRTLE	24/36"BOX	12' WIDE/20' HIGH	LOW



PRELIMINARY PROPOSED PLANT PALETTE

SYMBOL	BOTANICAL NAME	COMMON NAME	CONTAINER SIZE	WATER USE	SPACING (ON CENTER)	SIZE AT MATURITY (HEIGHT X WIDTH)
SHRUBS						
ACA 'C.I.'	ACACIA COGNATA 'COUSIN IT'	RIVER WATTLE	5 GALLON	LOW	4' 0.C	2'-3' X 4'-6'
AGA ATT	AGAVE ATTENUATA	FOX TAIL AGAVE	5 GALLON	LOW	4' 0.C	4'-5' X 6'-8'
ALO POL	ALOE POLYPHYLLA	SPHAL ALOE	1 GALLON	LOW	1.5' 0.C	1' X 2'
ANI 'B.T'	ANIGAZANTHOS 'BUSH TANGO'	KANGAROO PAW	1 GALLON	LOW	2' 0.C	2'-3' X 2'-3'
ARB COM	ARBUTUS U. 'COMPACTA'	COMPACT STRAWBERRY TREE	5 GALLON	LOW	4.5' 0.C	6'-8' X 5'-6'
ARC 'H.M.'	ARCTOSTAPHYLOS 'HOWARD MCMINN'	MANZANITA	5 GALLON	LOW	4.5' 0.C	6'-10' X 6'-12'
BOU 'B.A'	BOUTELOUA T. 'BLONDE AMBITION'	BLUE GAMMA GRASS	1 GALLON	LOW	2' 0.C	2'-3' X 2'-3'
BUD 'DAV'	BUDDLEJA DAVIDII	BUTTERFLY BUSH	5 GALLON	LOW	3.5' 0.C	6'-8' X 4'-6'
CAR TUM	CAREX 'TUMULICOLA'	BERKELEY SEDGE	1 GALLON	LOW	1.5' 0.C	1'-2' X 1'-2'
CHO TEC	CHONDRPETALUM TECTORUM	CAPE RUSH	5 GALLON	LOW	3' 0.C	2'-3' X 3'-4'
CIS HYB	CISTUS HYBRIDUS	ROCKROSE	5 GALLON	LOW	4' 0.C	2' X 6'-8'
DIE BIC	DIETES BICOLOR	FORTNIGHT LILY	1 GALLON	LOW	3' 0.C	3'-4' X 3'-4'
DIE IRI	DIETES IRIDIODES	FORTNIGHT LILY	1 GALLON	LOW	3' 0.C	3'-4' X 3'-4'
ERI KAR	ERIGERON KARVINSKIANUS	SANTA BARBARA DAISY	1 GALLON	LOW	2.5' 0.C	1' X 3'
EUO 'G.S.'	EUONYMUS J. 'GREEN SPIRE'	GREEN SPIRE EUONYMUS	5 GALLON	LOW	1.5' 0.C	6' X 1'-2'
EUR 'MUN'	EURYOPS P. 'MUNCHKIN'	DWARF EURYOPS	1 GALLON	LOW	3' 0.C	3' X 4'
FES GLA	FESTUCA GLAUCA	BLUE FESCUE	1 GALLON	LOW	1' 0.C	1' X 1'
FES MAR	FESTUCA MAIREI	MAIRE'S FESCUE	1 GALLON	LOW	2' 0.C	2'-3' X 2'-3'
GRE 'NOE'	GREVILLEA 'NOELLI'	WOOLY GREVILLEA	5 GALLON	LOW	3.5' 0.C	4' X 4'-5'
GAU LIN	GAURA LINDHEIMERI	WHITE GAURA	1 GALLON	LOW	2' 0.C	2'-4' X 2'-3'
HEL SEM	HELIOTRICHON SEMPERVIRENS	BLUE OAT GRASS	1 GALLON	LOW	2' 0.C	2'-3' X 2'-3'
KNI UVIA	KNIPHOFIA UVARIA	RED HOT POKER	1 GALLON	LOW	3' 0.C	3'-4' X 3'-4'
LAN MON	LANTANA MONTEVIDENSIS	TRAILING LANTANA	1 GALLON	LOW	4' 0.C	2' X 6'
LAV 'MUN'	LAVANDULA A. 'MUNSTEAD'	ENGLISH LAVANDER	1 GALLON	LOW	1' 0.C	1'-2' X 1'-2'
LAV 'O.O'	LAVANDULA S. 'OTTO OUAST'	SPANISH LAVANDER	1 GALLON	LOW	2' 0.C	2'-3' X 2'-3'
LEO LEO	LEONOTIS LEONURUS	LIONS' TAIL	5 GALLON	LOW	4' 0.C	5'-6' X 4'-5'
MUH RIG	MUHLENBERGIA RIGENS	DEER GRASS	5 GALLON	LOW	4' 0.C	4'-5' X 4'-6'
MYR CO	MYRTUS COMMUNIS	TRUE MYRTLE	5 GALLON	LOW	4' 0.C	8'-12' X 8'-12'
MYR 'COM'	MYRTUS C. 'COMPACTA'	DWARF MYRTLE	5 GALLON	LOW	2.5' 0.C	2'-4' X 2'-4'
NAS PUL	NASELLA PULCHRA	PURPLE NEEDLE GRASS	1 GALLON	LOW	2' 0.C	3' X 2'-3'
NEP FAA	NEPETA FAASSENII	CATMINT	1 GALLON	LOW	2.5' 0.C	1'-2' X 3'-4'
OLE 'L.O.'	OLEA E. 'LITTLE OLLIE'	DWARF OLIVE	5 GALLON	LOW	4' 0.C	6'-8' X 4'-5'
PEN 'HAM'	PENNISETUM 'HADELN'	DWARF FOUNTAIN GRASS	1 GALLON	LOW	2' 0.C	2'-3' X 2'-3'
PHO 'C.D.'	PHORMIUM 'CREAM DELIGHT'	NEW ZEALAND FLAX	5 GALLON	LOW	4' 0.C	2'-3' X 4'-6'
PHO 'D.D.'	PHORMIUM 'DARK DELIGHT'	NEW ZEALAND FLAX	5 GALLON	LOW	3' 0.C	3'-4' X 3'-5'
PHO 'J.S.'	PHORMIUM 'JACK SPRATT'	NEW ZEALAND FLAX	1 GALLON	LOW	1.5' 0.C	1'-2' X 1'-2'
PHO 'M.M.'	PHORMIUM T. 'MAORI MAIDEN'	NEW ZEALAND FLAX	5 GALLON	LOW	2.5' 0.C	2'-3' X 2'-3'
PHO 'T.T.'	PHORMIUM 'TOM THUMB'	NEW ZEALAND FLAX	1 GALLON	LOW	1.5' 0.C	2' X 2'
PHO 'Y.W.'	PHORMIUM 'YELLOW WAVE'	NEW ZEALAND FLAX	5 GALLON	LOW	3' 0.C	3'-4' X 3'-4'
ROS RUG	ROSA REGUSA	REGUSA ROSE	5 GALLON	LOW	3.5' 0.C	3'-6' X 3'-6'
ROS 'C.I.'	ROSMARINUS O. 'COLLINGWOOD INGRAM'	ROSEMARY	1 GALLON	LOW	3' 0.C	2'-3' X 4'
SAL 'L.L.'	SALVIA 'LIME LIGHT'	LIME LIGHT SAGE	1 GALLON	LOW	2.5' 0.C	4'-6' X 2'-3'
SAN CHA	SANTOLINA CHAMAECYPARISSUS	LAVENDER COTTON	1 GALLON	LOW	2.5' 0.C	2' X 3'
SOL HET	SOLLYA HETEROPHYLLA	BLUEBELL CREEPER	1 GALLON	LOW	3.5' 0.C	3'-5' X 3'-5'
STA BYZ	STACHYS BYZANTINA	LAMB'S EAR	1 GALLON	LOW	1' 0.C	1'-2' X 1'-2'
TUL VIO	TULBAGHIA VIOLACEA	SOCIETY GARLIC	1 GALLON	LOW	1' 0.C	1'-2' X 1'-2'
SHRUBS - C3 PLANTERS						
BUD 'DAV'	BUDDLEJA DAVIDII	BUTTERFLY BUSH	5 GALLON	LOW	3.5' 0.C	6'-8' X 4'-6'
JUN PAT	JUNCUS PATENS	CALIFORNIA RUSH	1 GALLON	LOW	2.5' 0.C	2'-3' X 2'-3'
MIM AUR	MIMULUS AURANTIACUS	MONKEY FLOWER	1 GALLON	LOW	1.5' 0.C	1'-2' X 1'-2'
MUH RIG	MUHLENBERGIA RIGENS	DEER GRASS	5 GALLON	LOW	4' 0.C	4'-5' X 4'-6'
NAS PUL	NASELLA PULCHRA	PURPLE NEEDLE GRASS	1 GALLON	LOW	2' 0.C	3' X 2'-3'
NEP FAA	NEPETA FAASSENII	CATMINT	1 GALLON	LOW	2.5' 0.C	1'-2' X 3'-4'
PEN 'M.B'	PENSTEMON H. 'MARGARITA BOP'	BLUE PENSTEMON	1 GALLON	LOW	1.5' 0.C	1'-2' X 1'-2'
ROS CAL	ROSA CALIFORNICA	CALIFORNIA WILD ROSE	5 GALLON	LOW	4' 0.C	3'-6' X 3'-6'
SAL 'W.G'	SALVIA C. 'WINNIFRED GILMAN'	SAGE	1 GALLON	LOW	4' 0.C	4'-5' X 4'-5'
GROUNDCOVERS						
CEA 'D.H'	CEANOTHUS G. H. 'DIAMOND HEIGHTS'	CARMEL CREEPET	1 GALLON	LOW	3.5' 0.C	1' X 4'-6'
GAZ 'MIT'	GAZANIA R. 'MITSUWA WHITE'	GAZANIA - WHITE	1 GALLON	LOW	3' 0.C	1' X 3'
OST FRU	OSTEOSPERMUM FRUTICOSUM	TRAILING AFRICAN DAISY	1 GALLON	LOW	3' 0.C	1' X 3'-4'
GROUNDCOVERS - C3 PLANTERS						
CLA AMO	CLARKIA AMOENA	FAREWELL TO SPRING	1 GALLON	LOW	2' 0.C	2'-3' X 1'-2'

NOTE: PLANT MATERIAL WATER USE VERIFIED WITH ONLINE WUCOLS LANDSCAPE WATER-USE PLANNING TOOL. WWW.WATERWONK.US, PLANT SPREADS HAVE BEEN CROSSED REFERENCED TO THE BOOKS LISTED IN THE CITY OF HAYWARD BAY-FRIENDLY WATER EFFICIENT LANDSCAPE ORDINANCE SEC.10-12.05(B)(2) AND LOCAL PLANT NURSERIES.



RAIN BARREL INFORMATION

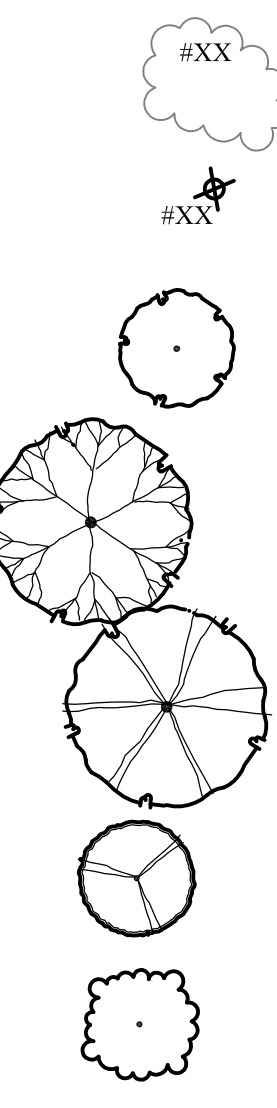
- 55 GALLON RAIN BARREL WITH BRASS SPIGOT - TYPICAL LOCATION - SET ON LEVEL 3' X 3' PRECAST CONCRETE PAVER. CONNECT TO CLOSEST DOWNSPOUT. CONNECT OVERFLOW HOSE TO DRAINAGE SYSTEM. REFER TO DETAIL 6, SHEET L04.

RAIN BARREL TO BE MODEL NUMBER 'CRB50' BY BUSHMAN. AVAILABLE FROM WWW.BUSHMANUSA.COM. 3' X 3' PRECAST PAVER TO DIVERSITECH MODEL '2YJ85' AVAILABLE FROM GRAINGER OR EQUAL. WWW.GRAINGER.COM

NOTE:
REFER TO ARCHITECTURAL FLOOR PLANS FOR HOSE BIB LOCATIONS

PRELIMINARY PROPOSED PLANT PALETTE

BOTANICAL NAME	COMMON NAME	SIZE	WIDTH / HEIGHT	WATER USE
EXISTING TREE TO REMAIN #XXX				
EXISTING TREE TO BE REMOVED #XXX				
INTERIOR STREET TREE				
ACER PLATANOIDES 'COLUMNAR'	NORWAY MAPLE	24/48"BOX	15' WIDE/35' HIGH	MEDIUM
SPECIMEN TREE				
QUERCUS AGRIFOLIA	COAST LIVE OAK	48/60"BOX	40' WIDE/60' HIGH	LOW
TRAIL TREE				
GEIJERA PARVIFLORA	AUSTRALIAN WILLOW	36" BOX	20' WIDE/30' HIGH	LOW
B-STREET STREET TREE				
PRUNUS 'KRAUTER VESUVIUS'	PURPLE-LEAF PLUM	48" BOX	15' WIDE/20' HIGH	LOW
ACCENT TREE				
LAGERSTROEMIA I. 'NATCHEZ'	WHITE CRAPE MYRTLE	24/36"BOX	12' WIDE/20' HIGH	LOW

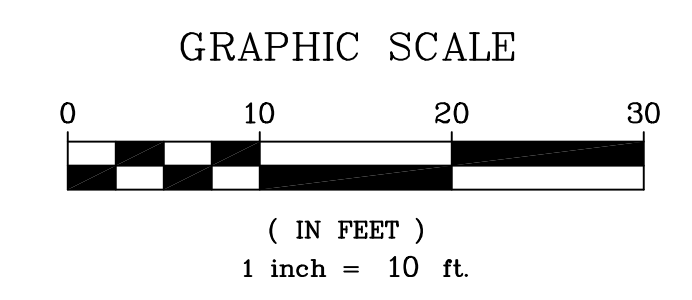
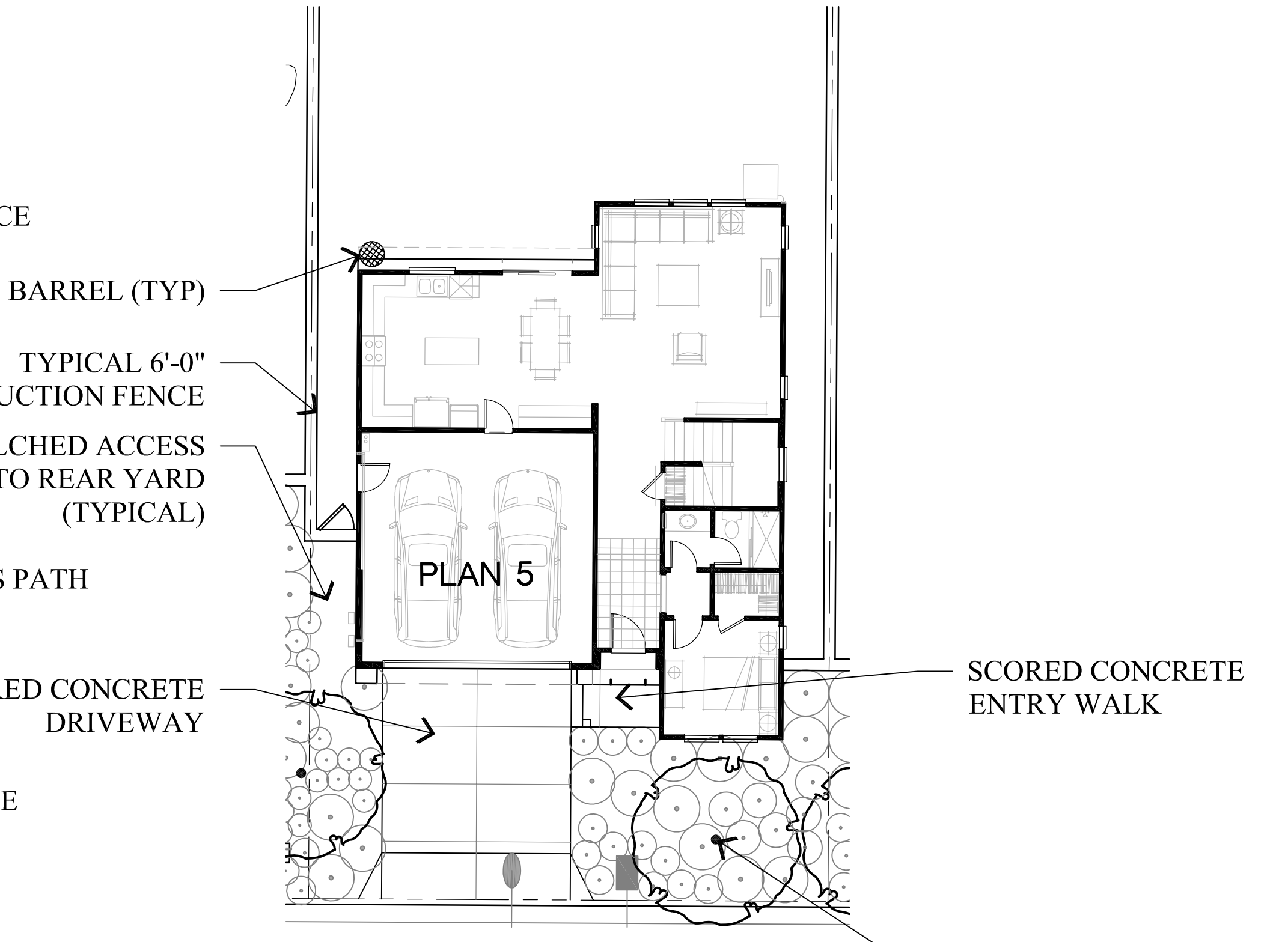
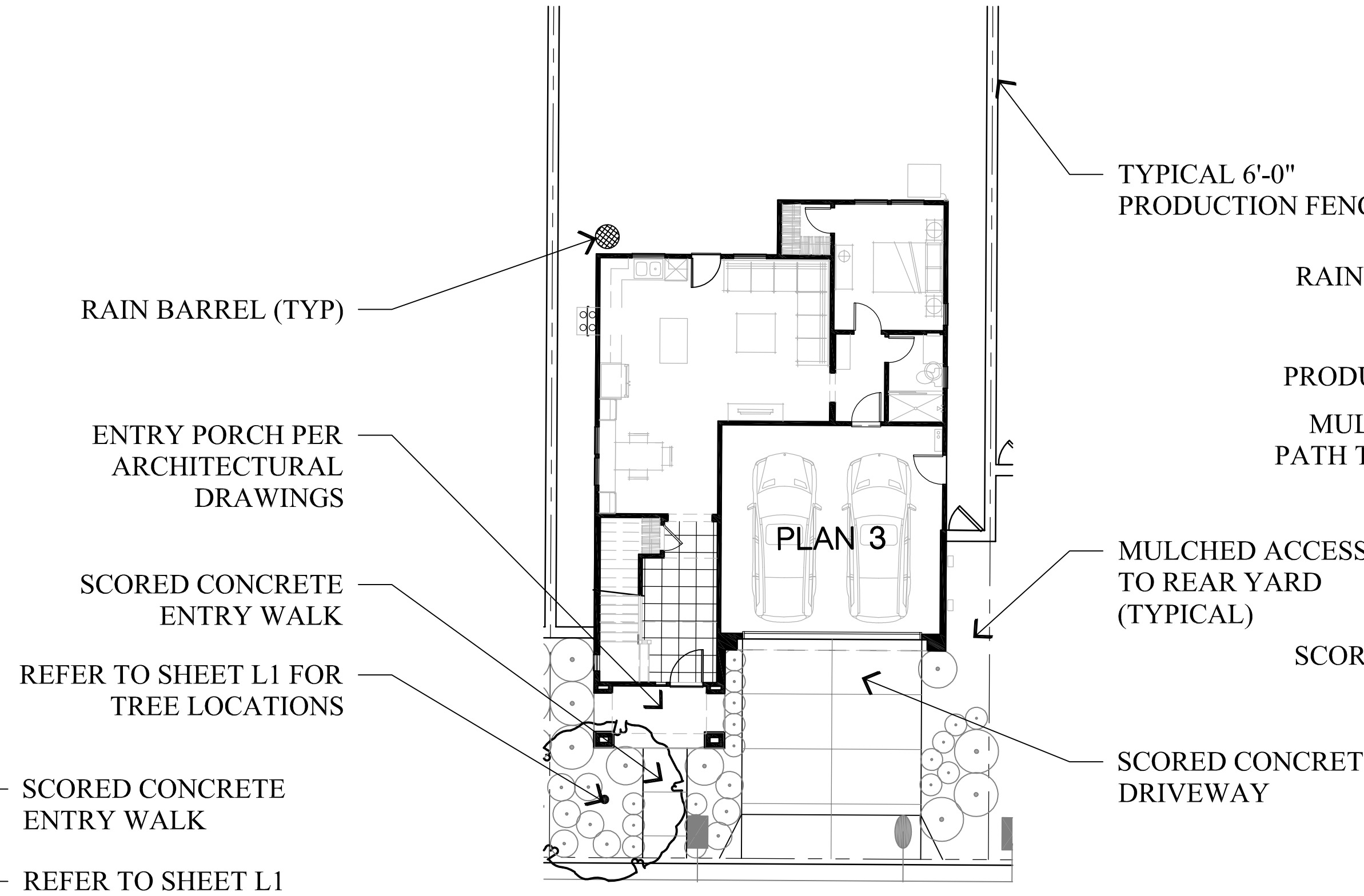
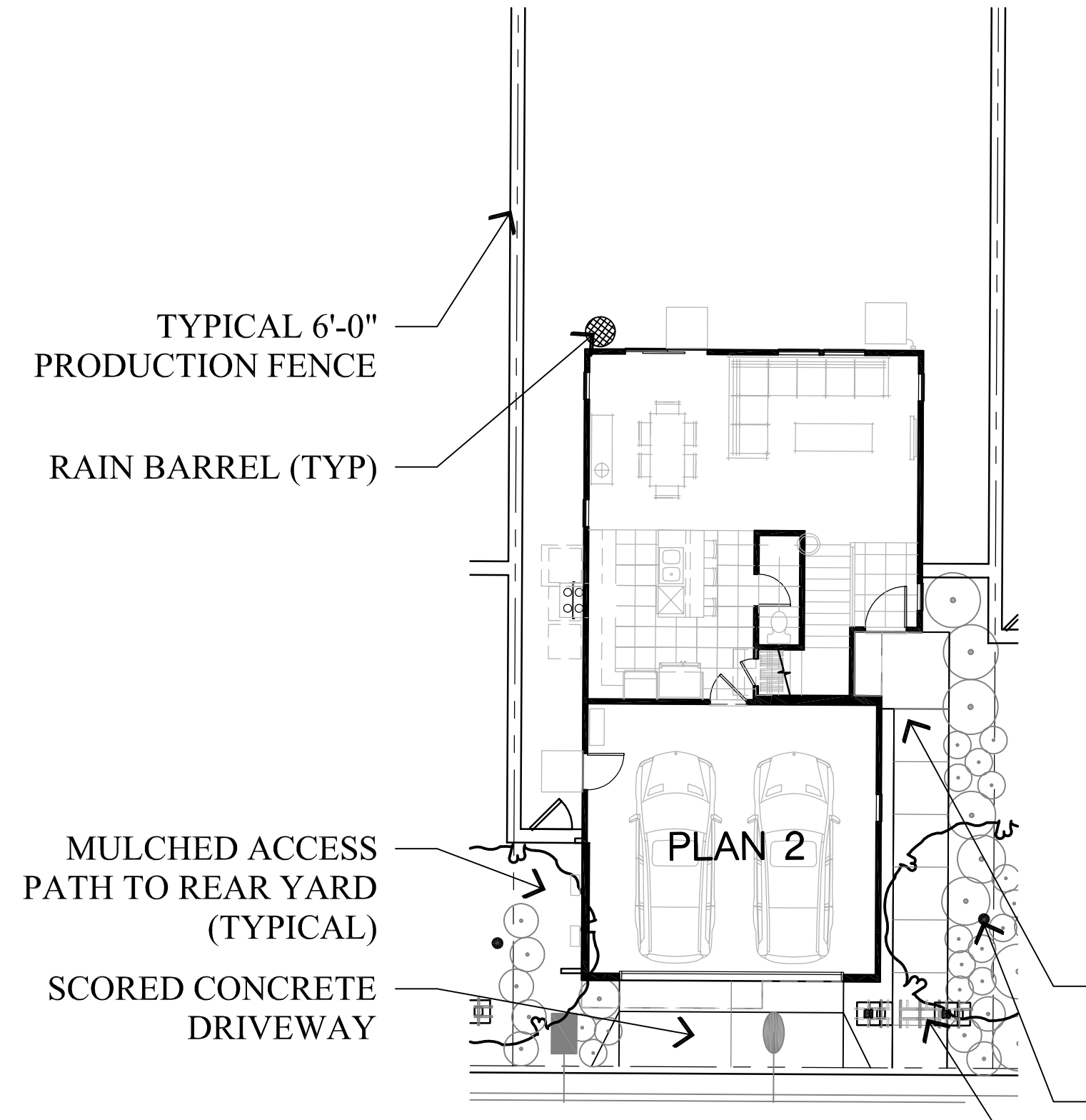


PRELIMINARY PROPOSED PLANT PALETTE

SYMBOL	BOTANICAL NAME	COMMON NAME	CONTAINER SIZE	WATER USE	SPACING (ON CENTER)	SIZE AT MATURITY (HEIGHT X WIDTH)
SHRUBS						
ACA 'C.I.'	ACACIA COGNATA 'COUSIN IT'	RIVER WATTLE	5 GALLON	LOW	4' 0.C	2'-3' X 4'-6'
AGA ATT	AGAVE ATTENUATA	FOX TAIL AGAVE	5 GALLON	LOW	4' 0.C	4'-5' X 6'-8'
ALO POL	ALOE POLYPHYLLA	SPIRAL ALOE	1 GALLON	LOW	1.5' 0.C	1' X 2'
ANI 'B.T.'	ANIGAZANTHOS 'BUSH TANGO'	KANGAROO PAW	1 GALLON	LOW	2' 0.C	2'-3' X 2'-3'
ARB COM	ARBUTUS U. 'COMPACTA'	COMPACT STRAWBERRY TREE	5 GALLON	LOW	4.5' 0.C	6'-8' X 5'-6'
ARC 'H.M.'	ARCTOSTAPHYLOS 'HOWARD MCMINN'	MANZANITA	5 GALLON	LOW	4.5' 0.C	6'-10' X 6'-12'
BOU 'B.A.'	BOUTELOUA T. 'BLONDE AMBITION'	BLUE GAMMA GRASS	1 GALLON	LOW	2' 0.C	2'-3' X 2'-3'
BUD 'DAV'	BUDDLEJA DAVIDII	BUTTERFLY BUSH	5 GALLON	LOW	3.5' 0.C	6'-8' X 4'-6'
CAR TUM	CAREX 'TUMULICOLA'	BERKELEY SEDGE	1 GALLON	LOW	1.5' 0.C	1'-2' X 1'-2'
CHO TEC	CHONDROPETALUM TECTORUM	CAPE RUSH	5 GALLON	LOW	3' 0.C	2'-3' X 3'-4'
CIS HYB	CISTUS HYBRIDUS	ROCKROSE	5 GALLON	LOW	4' 0.C	2' X 6'-8'
DIE BIC	DIETES BICOLOR	FORTNIGHT LILY	1 GALLON	LOW	3' 0.C	3'-4' X 3'-4'
DIE IRI	DIETES IRIDIODES	FORTNIGHT LILY	1 GALLON	LOW	3' 0.C	3'-4' X 3'-4'
ERI KAR	ERIGERON KARVINSKIANUS	SANTA BARBARA DAISY	1 GALLON	LOW	2.5' 0.C	1' X 3'
EUO 'G.S.'	EUONYMUS J. 'GREEN SPIRE'	GREEN SPIRE EUONYMUS	5 GALLON	LOW	1.5' 0.C	6' X 1'-2'
EUR 'MUN'	EURYOPIS P. 'MUNCHKIN'	DWARF EURYOPIS	1 GALLON	LOW	3' 0.C	3' X 4'
FES GLA	FESTUCA GLAUCA	BLUE FESCUE	1 GALLON	LOW	1' 0.C	1' X 1'
FES MAR	FESTUCA MAIREI	MAIRE'S FESCUE	1 GALLON	LOW	2' 0.C	2'-3' X 2'-3'
GRE 'NOE'	GREVILLEA 'NOELLI'	WOOLY GREVILLEA	5 GALLON	LOW	3.5' 0.C	4' X 4'-5'
GAU LIN	GAURA LINDHEIMERI	WHITE GAURA	1 GALLON	LOW	2' 0.C	2'-4' X 2'-3'
HEL SEM	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	1 GALLON	LOW	2' 0.C	2'-3' X 2'-3'
KNI UVA	KNIPHOFIA UVARIA	RED HOT POKER	1 GALLON	LOW	3' 0.C	3'-4' X 3'-4'
LAV MON	LANTANA MONTEVIDENSIS	TRAILING LANTANA	1 GALLON	LOW	4' 0.C	2' X 6'
LAV 'MUN'	LAVANDULA A. 'MUNSTEAD'	ENGLISH LAVANDER	1 GALLON	LOW	1' 0.C	1'-2' X 1'-2'
LAV 'O.O.'	LAVANDULA S. 'OTTO QUAST'	SPANISH LAVANDER	1 GALLON	LOW	2' 0.C	2'-3' X 2'-3'
LEO LEO	LEONOTIS LEONURUS	LIONS' TAIL	5 GALLON	LOW	4' 0.C	5'-6' X 4'-5'
MUH RIG	MUHLENBERGIA RIGENS	DEER GRASS	5 GALLON	LOW	4' 0.C	4'-5' X 4'-6'
MYR CO	MYRTUS COMMUNIS	TRUE MYRTLE	5 GALLON	LOW	4' 0.C	8'-12' X 8'-12'
MYR 'COM'	MYRTUS C. 'COMPACTA'	DWARF MYRTLE	5 GALLON	LOW	2.5' 0.C	2'-4' X 2'-4'
NAS PUL	NASELLA PULCHRA	PURPLE NEEDLE GRASS	1 GALLON	LOW	2' 0.C	3' X 2'-3'
NEP FAA	NEPETA FAASSENII	CATMINT	1 GALLON	LOW	2.5' 0.C	1'-2' X 3'-4'
OLE 'L.O.'	OLEA E. 'LITTLE OLLIE'	DWARF OLIVE	5 GALLON	LOW	4' 0.C	6'-8' X 4'-5'
PEN 'HAM'	PENNISETUM 'HAMELN'	DWARF FOUNTAIN GRASS	1 GALLON	LOW	2' 0.C	2'-3' X 2'-3'
PHO 'D.D.'	PHORMIUM 'CREAM DELIGHT'	NEW ZEALAND FLAX	5 GALLON	LOW	4' 0.C	2'-3' X 4'-6'

NOTE: PLANT MATERIAL WATER USE VERIFIED WITH ONLINE WUCOLS LANDSCAPE WATER-USE PLANNING TOOL. WWW.WATERWOK.US. PLANT SPREADS HAVE BEEN CROSSED REFERENCED TO THE BOOKS LISTED IN THE CITY OF HAYWARD BAY-FRIENDLY WATER EFFICIENT LANDSCAPE ORDINANCE SEC.10-12.05(B)(2) AND LOCAL PLANT NURSERIES.

SYMBOL	BOTANICAL NAME	COMMON NAME	CONTAINER SIZE	WATER USE	SPACING (ON CENTER)	SIZE AT MATURITY (HEIGHT X WIDTH)
SHRUBS (CONTD)						
PHO 'D.D.'	PHORMIUM 'DARK DELIGHT'	NEW ZEALAND FLAX	5 GALLON	LOW	3' 0.C	3'-4' X 3'-5'
PHO 'J.S.'	PHORMIUM 'JACK SPRATT'	NEW ZEALAND FLAX	1 GALLON	LOW	1.5' 0.C	1'-2' X 1'-2'
PHO 'M.M.'	PHORMIUM T. 'MAORI MAIDEN'	NEW ZEALAND FLAX	5 GALLON	LOW	2.5' 0.C	2'-3' X 2'-3'
PHO 'T.T.'	PHORMIUM 'TOM THUMB'	NEW ZEALAND FLAX	1 GALLON	LOW	1.5' 0.C	2' X 2'
PHO 'Y.W.'	PHORMIUM 'YELLOW WAVE'	NEW ZEALAND FLAX	5 GALLON	LOW	3' 0.C	3'-4' X 3'-4'
ROS RUG	ROSA REGUSA	REGUSA ROSE	5 GALLON	LOW	3.5' 0.C	3'-6' X 3'-6'
ROS 'C.I.'	ROSMARINUS O. 'COLLINGWOOD INGRAM'	ROSEMARY	1 GALLON	LOW	3' 0.C	2'-3' X 4'
SAL 'L.L.'	SALVIA 'LIME LIGHT'	LIME LIGHT SAGE	1 GALLON	LOW	2.5' 0.C	4'-6' X 2'-3'
SAN CHA	SANTOLINA CHAMAECYPARISSUS	LAVENDER COTTON	1 GALLON	LOW	2.5' 0.C	2' X 3'
SOL HET	SOLLYA HETEROPHYLLA	BLUEBELL CREEPER	1 GALLON	LOW	3.5' 0.C	3'-5' X 3'-5'
STA BYZ	STACHYS BYZANTINA	LAMB'S EAR	1 GALLON	LOW	1' 0.C	1'-2' X 1'-2'
TUL VIO	TULBAGHIA VIOLACEA	SOCIETY GARLIC	1 GALLON	LOW	1' 0.C	1'-2' X 1'-2'
SHRUBS - C3 PLANTERS						
BUD 'DAV'	BUDDLEJA DAVIDII	BUTTERFLY BUSH	5 GALLON	LOW	3.5' 0.C	6'-8' X 4'-6'
JUN PAT	JUNCUS PATENS	CALIFORNIA RUSH	1 GALLON	LOW	2.5' 0.C	2'-3' X 2'-3'
MIN AUR	MINULUS AURANTIACUS	MONKEY FLOWER	1 GALLON	LOW	1.5' 0.C	1'-2' X 1'-2'
MUH RIG	MUHLENBERGIA RIGENS	DEER GRASS	5 GALLON	LOW	4' 0.C	4'-5' X 4'-6'
NAS PUL	NASELLA PULCHRA	PURPLE NEEDLE GRASS	1 GALLON	LOW	2' 0.C	3' X 2'-3'
NEP FAA	NEPETA FAASSENII	CATMINT	1 GALLON	LOW	2.5' 0.C	1'-2' X 3'-4'
PEN 'M.B.'	PENSTEMON H. 'MARGARITA BOP'	BLUE PENSTEMON	1 GALLON	LOW	1.5' 0.C	1'-2' X 1'-2'
ROS CAL	ROSA CALIFORNICA	CALIFORNIA WILD ROSE	5 GALLON	LOW	4' 0.C	3'-6' X 3'-6'
SAL 'W.G.'	SALVIA C. 'WINNIFRED GILMAN'	SAGE	1 GALLON	LOW	4' 0.C	4'-5' X 4'-5'
GROUNDCOVERS						
CEA 'D.H'	CEANOOTHUS G. H. 'DIAMOND HEIGHTS'	CARMEL CREEPET	1 GALLON	LOW	3.5' 0.C	1' X 4'-6'
GAZ 'MIT'	GAZANIA R. 'MITSUWA WHITE'	GAZANIA - WHITE	1 GALLON	LOW	3' 0.C	1' X 3'
OST FRU	OSTEOSPERMUM FRUTICOSUM	TRAILING AFRICAN DAISY	1 GALLON	LOW	3' 0.C	1' X 3'-4'
GROUNDCOVERS - C3 PLANTERS						
CLA AMO	CLARKIA AMOENA	FAREWELL TO SPRING	1 GALLON	LOW	2' 0.C	2'-3' X 1'-2'





RAIN BARREL INFORMATION

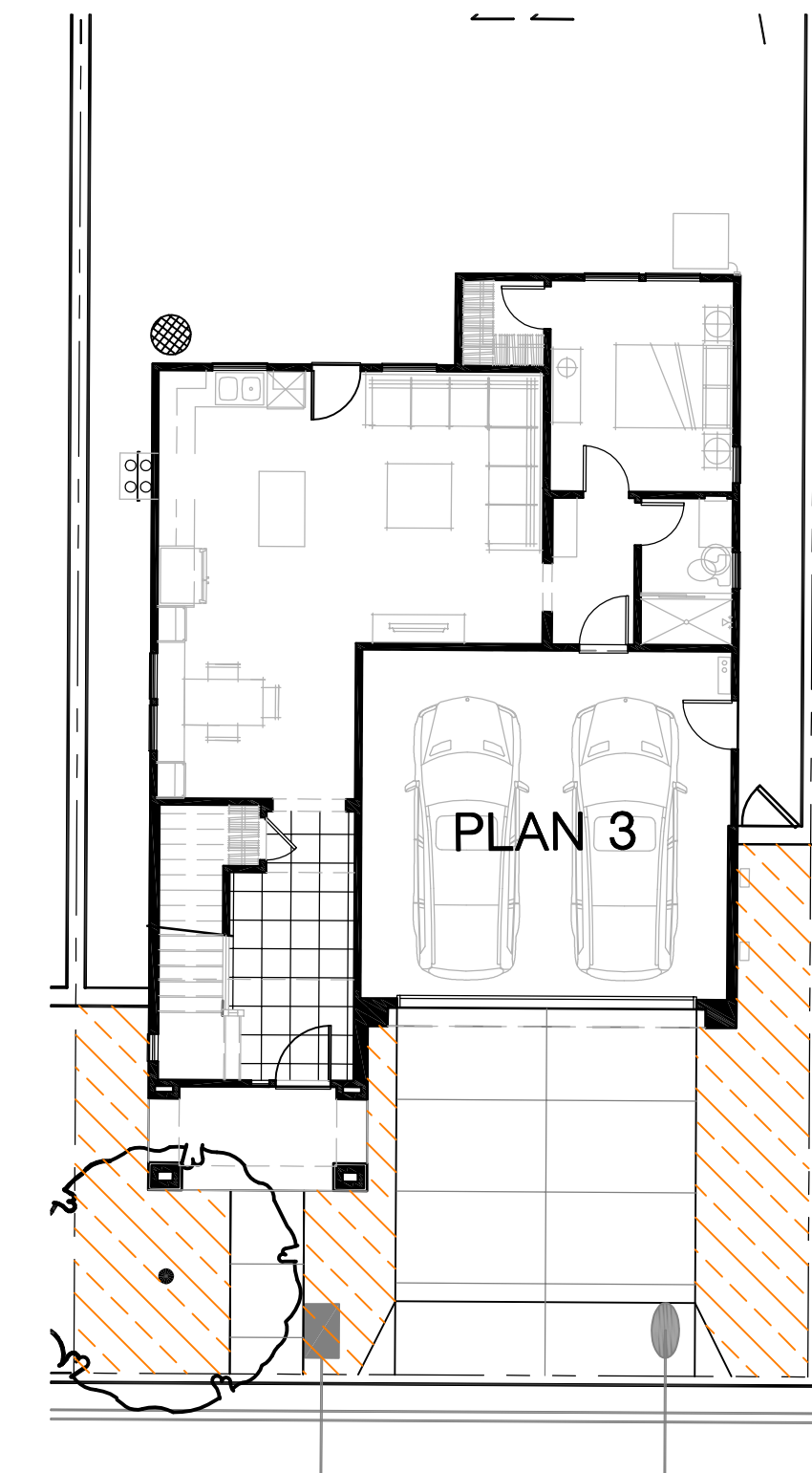
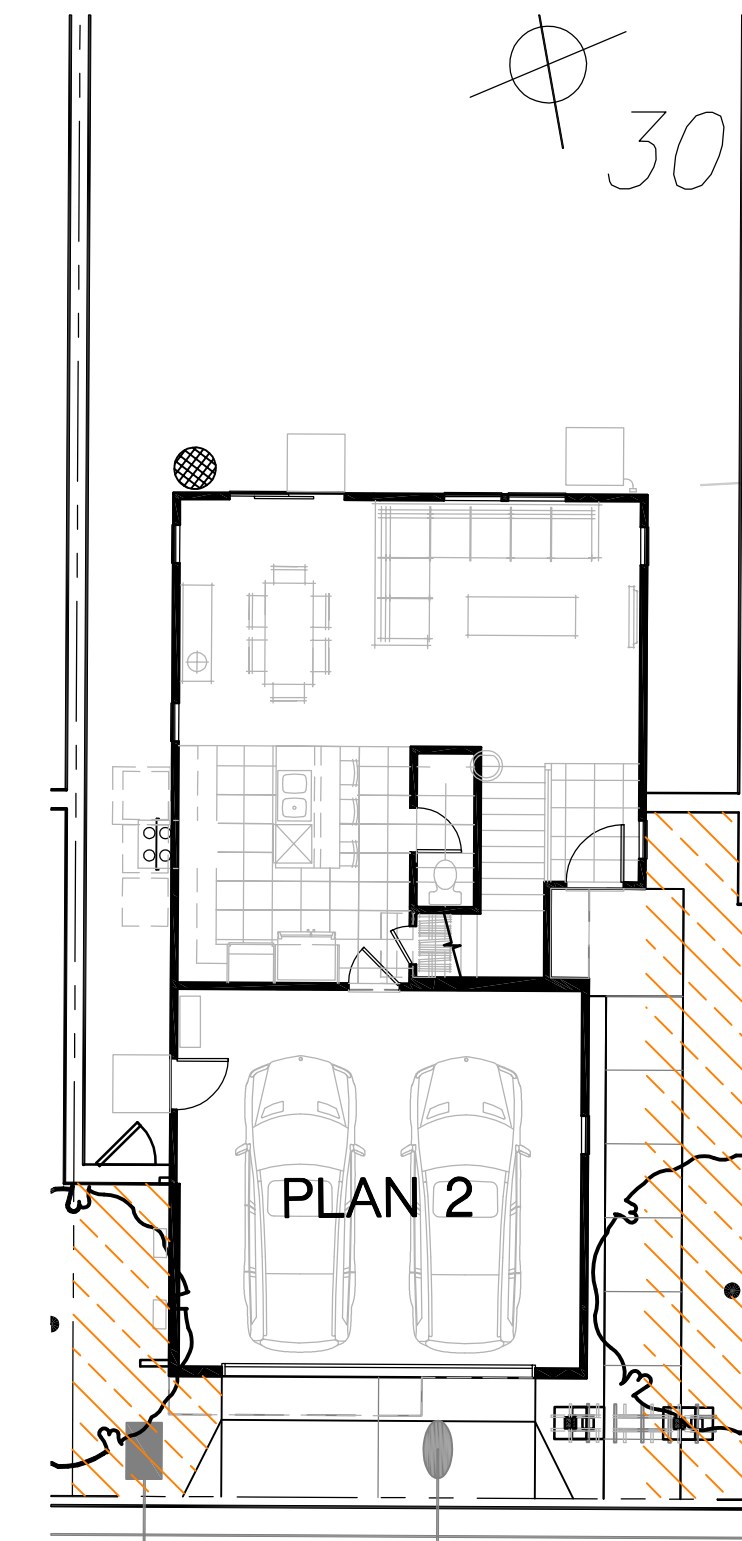
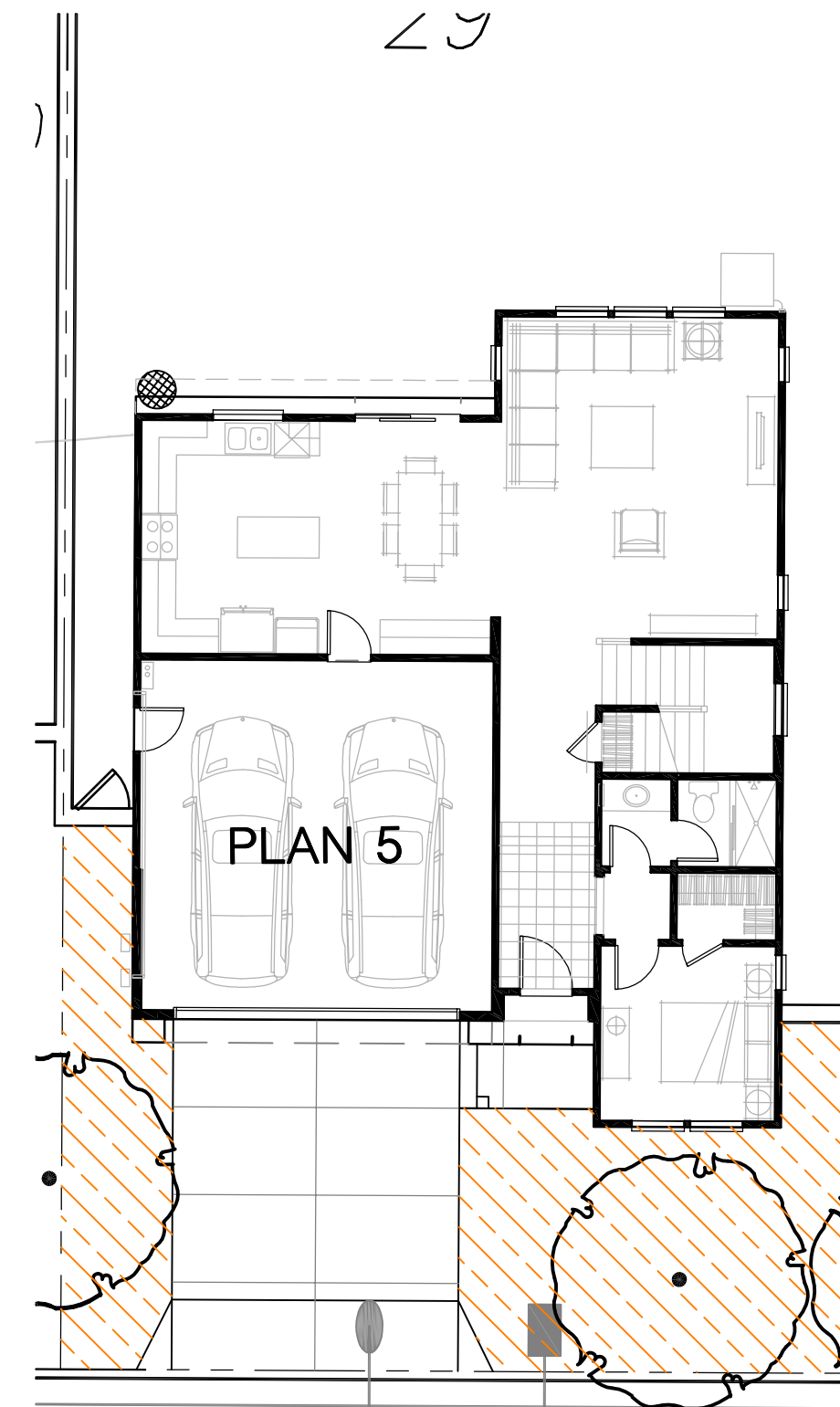
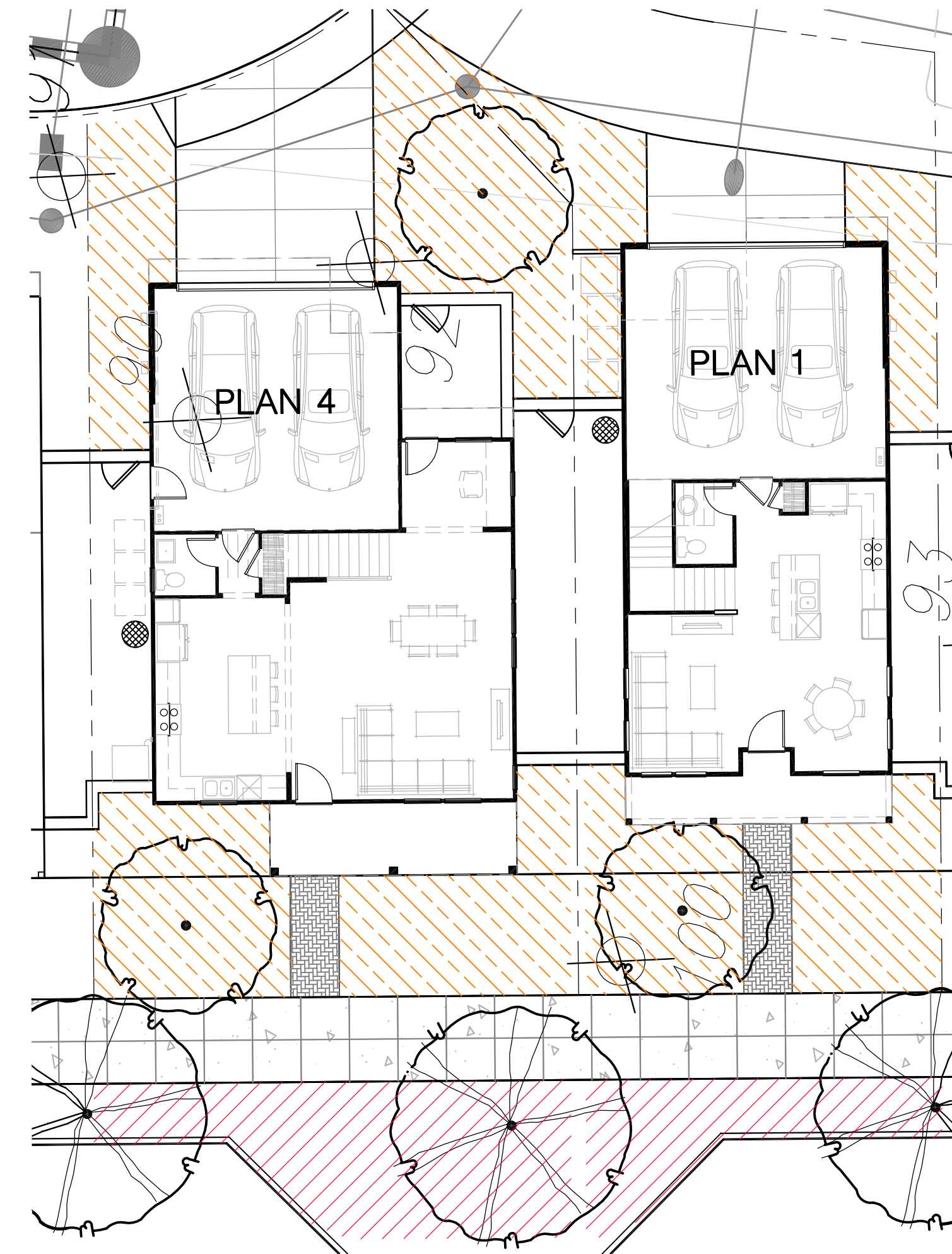
- 55 GALLON RAIN BARREL WITH BRASS SPIGOT - TYPICAL LOCATION - SET ON LEVEL 3' X 3' PRECAST CONCRETE PAVER. CONNECT TO CLOSEST DOWNSPOUT. CONNECT OVERFLOW HOSE TO DRAINAGE SYSTEM. REFER TO DETAIL 6, SHEET L04.

RAIN BARREL TO BE MODEL NUMBER 'CRB50' BY BUSHMAN. AVAILABLE FROM WWW.BUSHMANUSA.COM. 3' X 3' PRECAST PAVER TO DIVERSITECH MODEL '2YJB5' AVAILABLE FROM GRAINGER OR EQUAL. WWW.GRAINGER.COM

NOTE:
REFER TO ARCHITECTURAL FLOOR PLANS FOR HOSE BIB LOCATIONS

LANDSCAPE HYDROZONE LEGEND

-  ZONE A:
PRIVATE FRONT YARD
DROUGHT TOLERANT PLANTING WITH
DRIP EMITTERS
-  ZONE B:
COMMON AREA LANDSCAPE
DROUGHT TOLERANT PLANTING WITH
DRIP EMITTERS
- ZONE C:
STREET TREES WITH INDIVIDUAL
BUBBLERS (NOT SHOWN)



WATER BUDGET CALCULATIONS:

LOW WATER USE PLANTING AREA	=	1,468 SF
MEDIUM WATER USE PLANTING AREA	=	0 SF
HIGH WATER USE AREA -TURF	=	0 SF
TOTAL PLANTING AREA	=	1,468 SF
ESTIMATED TOTAL WATER USE:		
ETWU (LOW WATER USE)	=	$(44.2) \times (0.62) \times \frac{(0.3 \times 1,468)}{0.81}$
TOTAL ETWU	=	14,900 GAL/YR
MAXIMUM APPLIED WATER ALLOWANCE:		
MAWA (LOW WATER USE)	=	$(44.2) \times (0.62) \times (0.55 \times 1,468)$
TOTAL MAWA	=	22,125 GAL/YR

WATER BUDGET CALCULATIONS:

LOW WATER USE PLANTING AREA	=	824 SF
MEDIUM WATER USE PLANTING AREA	=	0 SF
HIGH WATER USE AREA -TURF	=	0 SF
TOTAL PLANTING AREA	=	824 SF
ESTIMATED TOTAL WATER USE:		
ETWU (LOW WATER USE)	=	$(44.2) \times (0.62) \times \frac{(0.3 \times 824)}{0.81}$
TOTAL ETWU	=	8,363 GAL/YR
MAXIMUM APPLIED WATER ALLOWANCE:		
MAWA (LOW WATER USE)	=	$(44.2) \times (0.62) \times (0.55 \times 824)$
TOTAL MAWA	=	12,419 GAL/YR

WATER BUDGET CALCULATIONS:

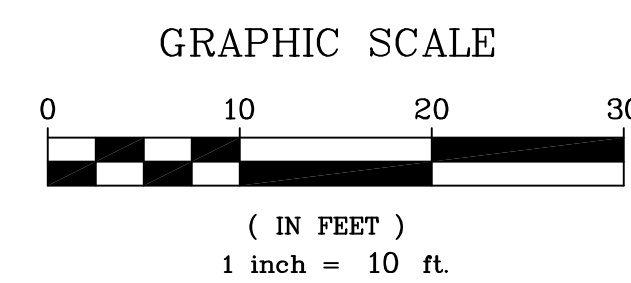
LOW WATER USE PLANTING AREA	=	506 SF
MEDIUM WATER USE PLANTING AREA	=	0 SF
HIGH WATER USE AREA -TURF	=	0 SF
TOTAL PLANTING AREA	=	506 SF
ESTIMATED TOTAL WATER USE:		
ETWU (LOW WATER USE)	=	$(44.2) \times (0.62) \times \frac{(0.3 \times 506)}{0.81}$
TOTAL ETWU	=	5,135 GAL/YR
MAXIMUM APPLIED WATER ALLOWANCE:		
MAWA (LOW WATER USE)	=	$(44.2) \times (0.62) \times (0.55 \times 506)$
TOTAL MAWA	=	7,626 GAL/YR

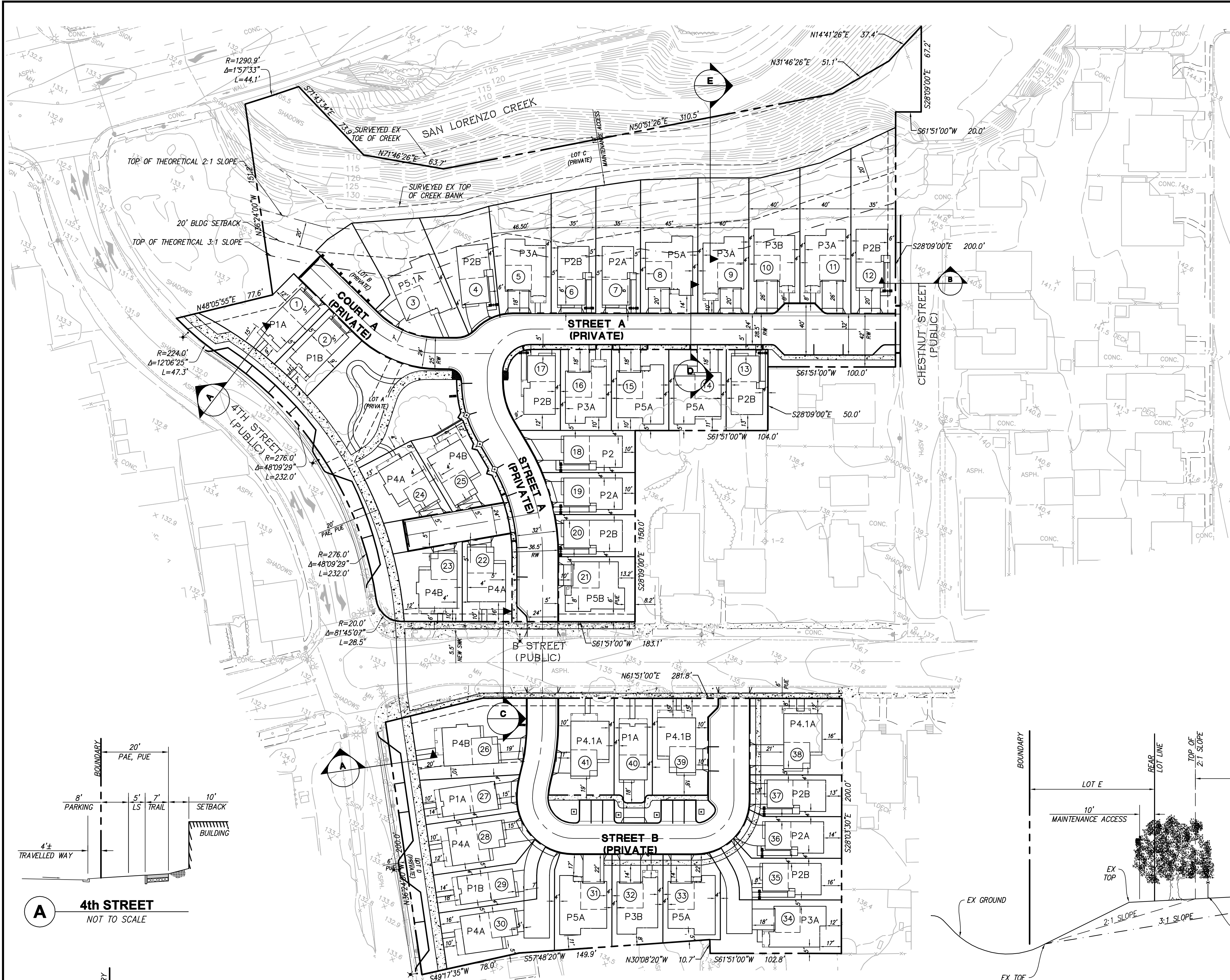
WATER BUDGET CALCULATIONS:

LOW WATER USE PLANTING AREA	=	280 SF
MEDIUM WATER USE PLANTING AREA	=	0 SF
HIGH WATER USE AREA -TURF	=	0 SF
TOTAL PLANTING AREA	=	280 SF
ESTIMATED TOTAL WATER USE:		
ETWU (LOW WATER USE)	=	$(44.2) \times (0.62) \times \frac{(0.3 \times 280)}{0.81}$
TOTAL ETWU	=	2,841 GAL/YR
MAXIMUM APPLIED WATER ALLOWANCE:		
MAWA (LOW WATER USE)	=	$(44.2) \times (0.62) \times (0.55 \times 280)$
TOTAL MAWA	=	4,220 GAL/YR

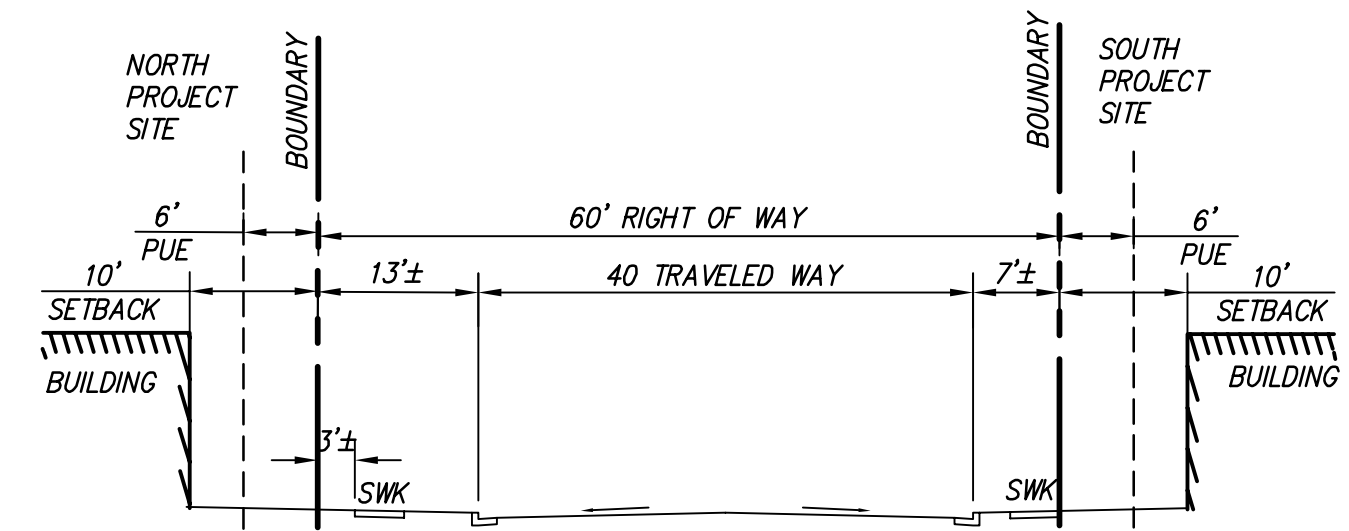
WATER BUDGET CALCULATIONS:

LOW WATER USE PLANTING AREA	=	338 SF
MEDIUM WATER USE PLANTING AREA	=	0 SF
HIGH WATER USE AREA -TURF	=	0 SF
TOTAL PLANTING AREA	=	338 SF
ESTIMATED TOTAL WATER USE:		
ETWU (LOW WATER USE)	=	$(44.2) \times (0.62) \times \frac{(0.3 \times 338)}{0.81}$
TOTAL ETWU	=	3,430 GAL/YR
MAXIMUM APPLIED WATER ALLOWANCE:		
MAWA (LOW WATER USE)	=	$(44.2) \times (0.62) \times (0.55 \times 338)$
TOTAL MAWA	=	5,094 GAL/YR

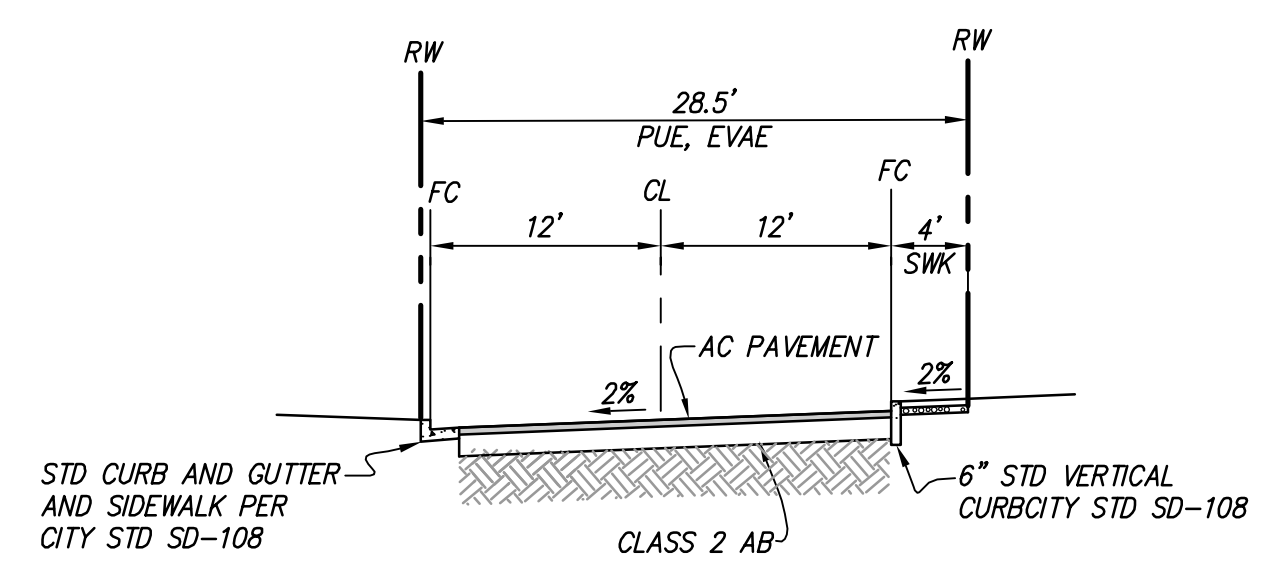




- MINIMUM SETBACKS:**
- MINIMUM 5' GARAGE SETBACK
 - MINIMUM 5' REAR SETBACK, 10' TO SECOND STORY
 - MINIMUM 10' SETBACK TO B STREET RW (4' PORCH ENCROACHMENT ALLOWED)
 - MINIMUM 10' SETBACK TO 4TH STREET MEASURED FROM TRAIL (4' PORCH ENCROACHMENT ALLOWED)
 - MINIMUM 4' SIDE SETBACK

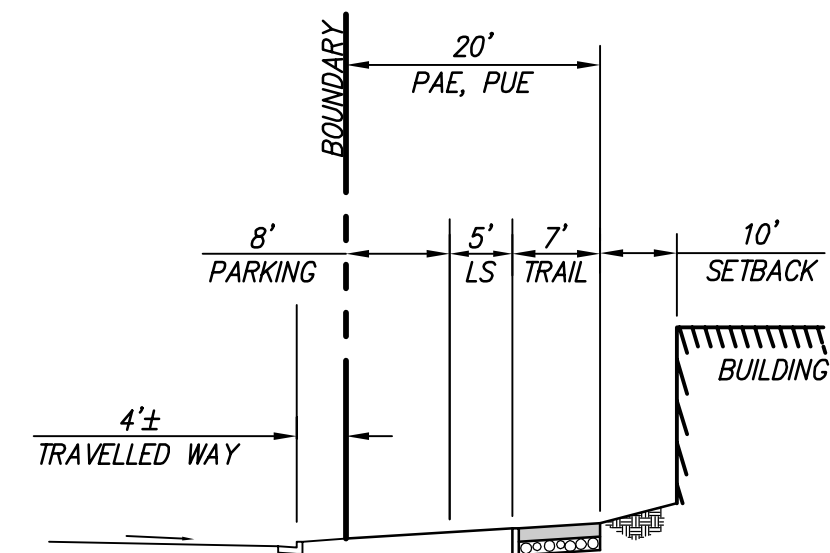


C B STREET
NOT TO SCALE

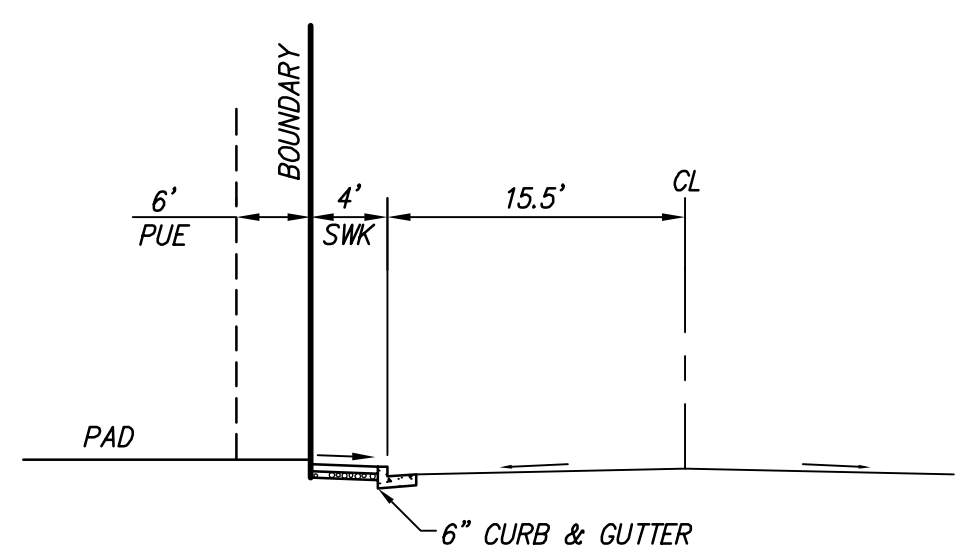


D TYPICAL CROSS SECTION
NOT TO SCALE

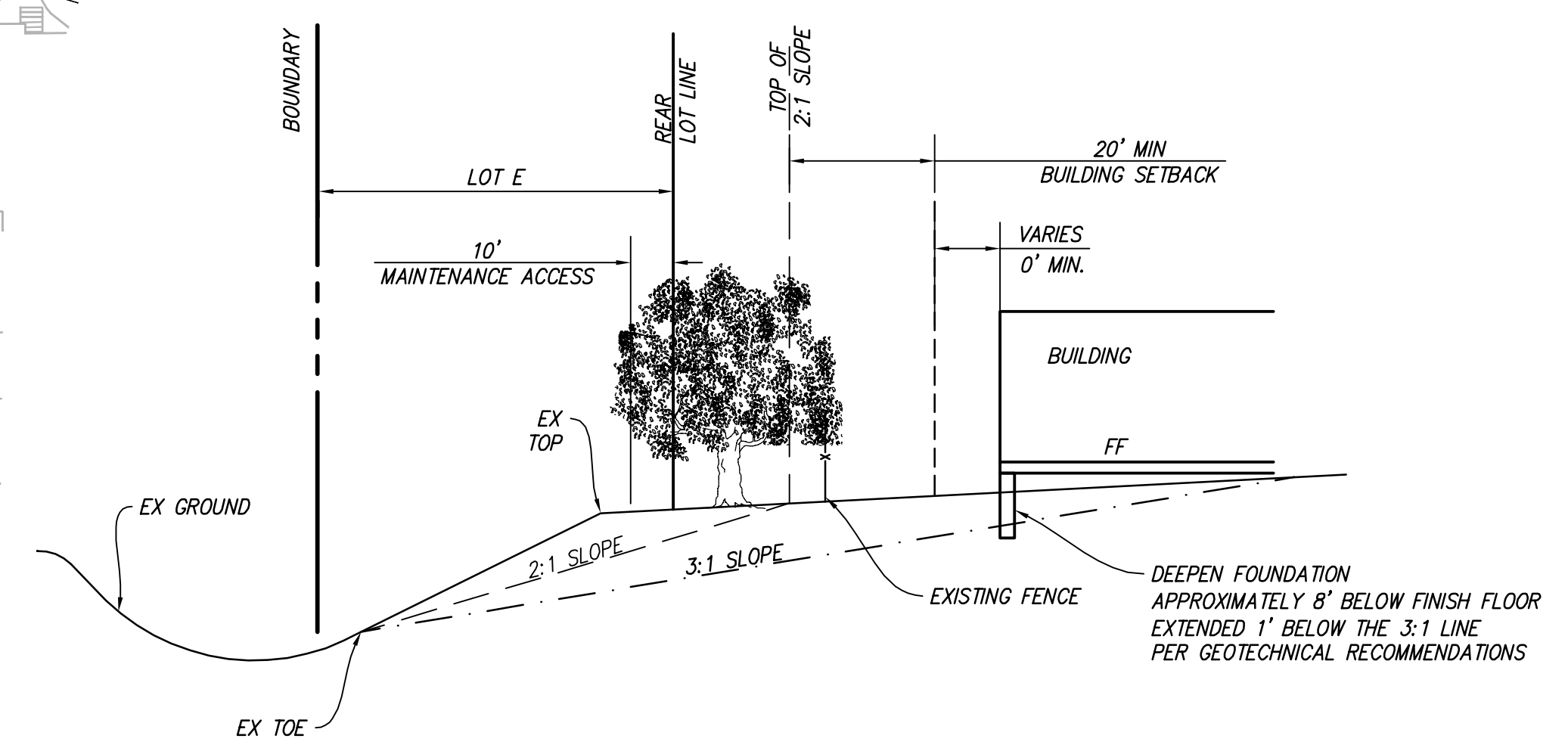
LOT AREAS (NORTH)	
LOT	AREA (SF)
1	3,131
2	2,180
3	4,830
4	3,645
5	3,996
6	3,383
7	3,567
8	4,738
9	4,246
10	4,241
11	4,697
12	4,814
13	2,074
14	2,857
15	2,857
16	2,540
17	2,529
18	2,678
19	2,222
20	2,012
21	3,060
22	2,562
23	3,001
24	3,041
25	2,616
A (OPEN SPACE)	7,084
B (BIORETENTION)	1,703
C (OPEN SPACE)	29,204
D (OPEN SPACE)	1,473



A 4th STREET
NOT TO SCALE



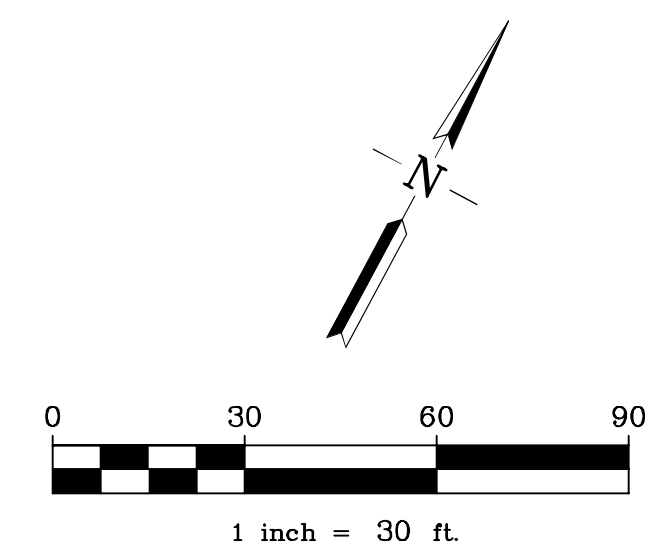
B CHESTNUT STREET
NOT TO SCALE



E SAN LORENZO CREEK SETBACK SECTION
NOT TO SCALE

PLANNED DEVELOPMENT SUBMITTAL
B STREET
PRELIMINARY SITE PLAN

CITY OF HAYWARD, ALAMEDA COUNTY, CALIFORNIA



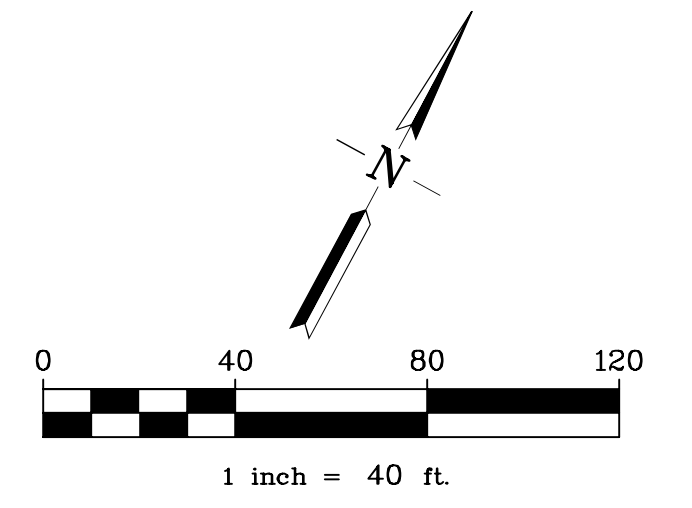
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4690 CHABOT DRIVE, SUITE 200 PLEASANTON, CA 94588
PHONE: (925) 227-9100 FAX: (925) 227-9300

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PARKING COUNT

ON-STREET PARKING	= 30
GARAGE PARKING	= 41 X 2 = 82
* DRIVEWAY PARKING	= 15 X 2 = 30

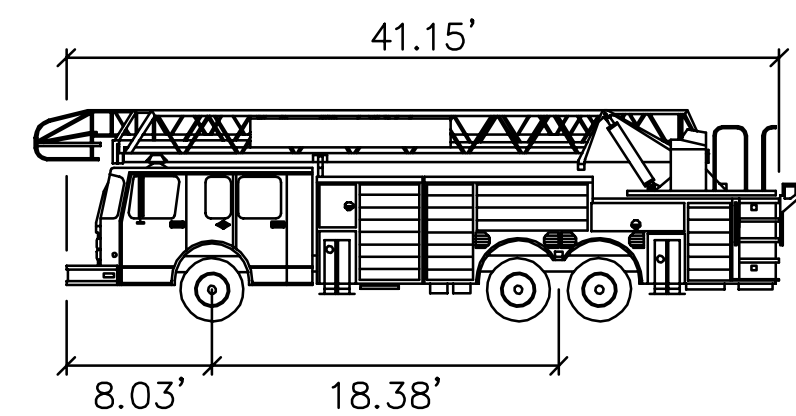
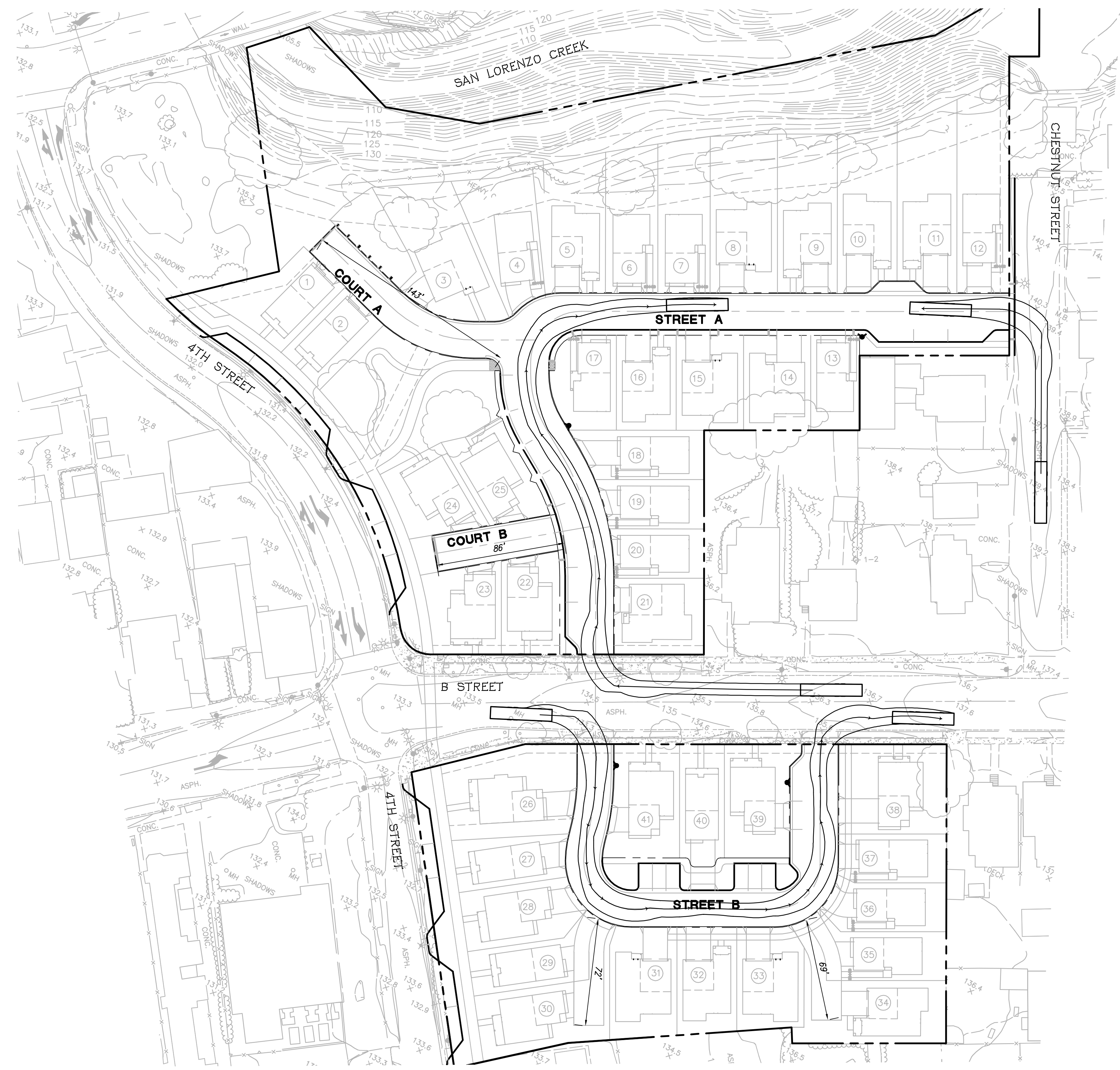


PLANNED DEVELOPMENT SUBMITTAL
B STREET
PROPOSED PARKING PLAN

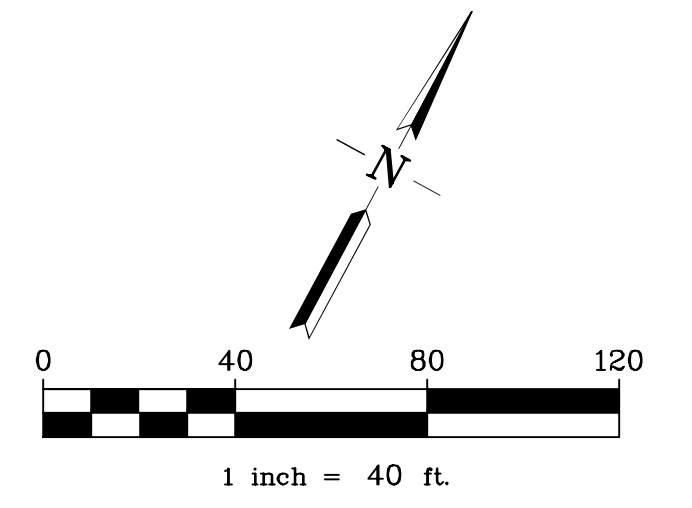
CITY OF HAYWARD, ALAMEDA COUNTY, CALIFORNIA


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ALAMEDA COUNTY FIRETRUCK
 Width : 8.00'
 Track : 9.06'
 Lock to Lock Time : 4.0"
 Steering Angle : 35.7'



PLANNED DEVELOPMENT SUBMITTAL
B STREET
PRELIMINARY FIRE TURNING PATH

CITY OF HAYWARD, ALAMEDA COUNTY, CALIFORNIA

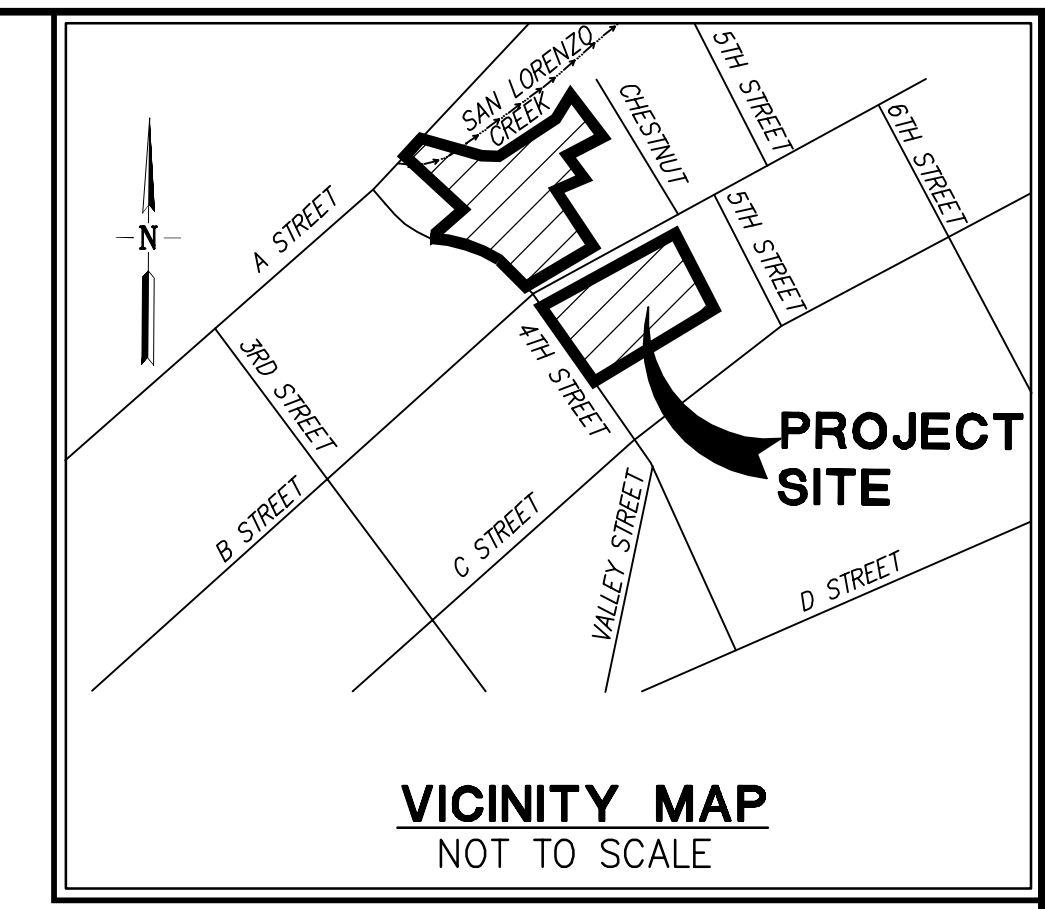
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 PHONE: (925) 227-9100 FAX: (925) 227-9300

DATE: MAY 4, 2018 JOB NO. 161071 C-3.0

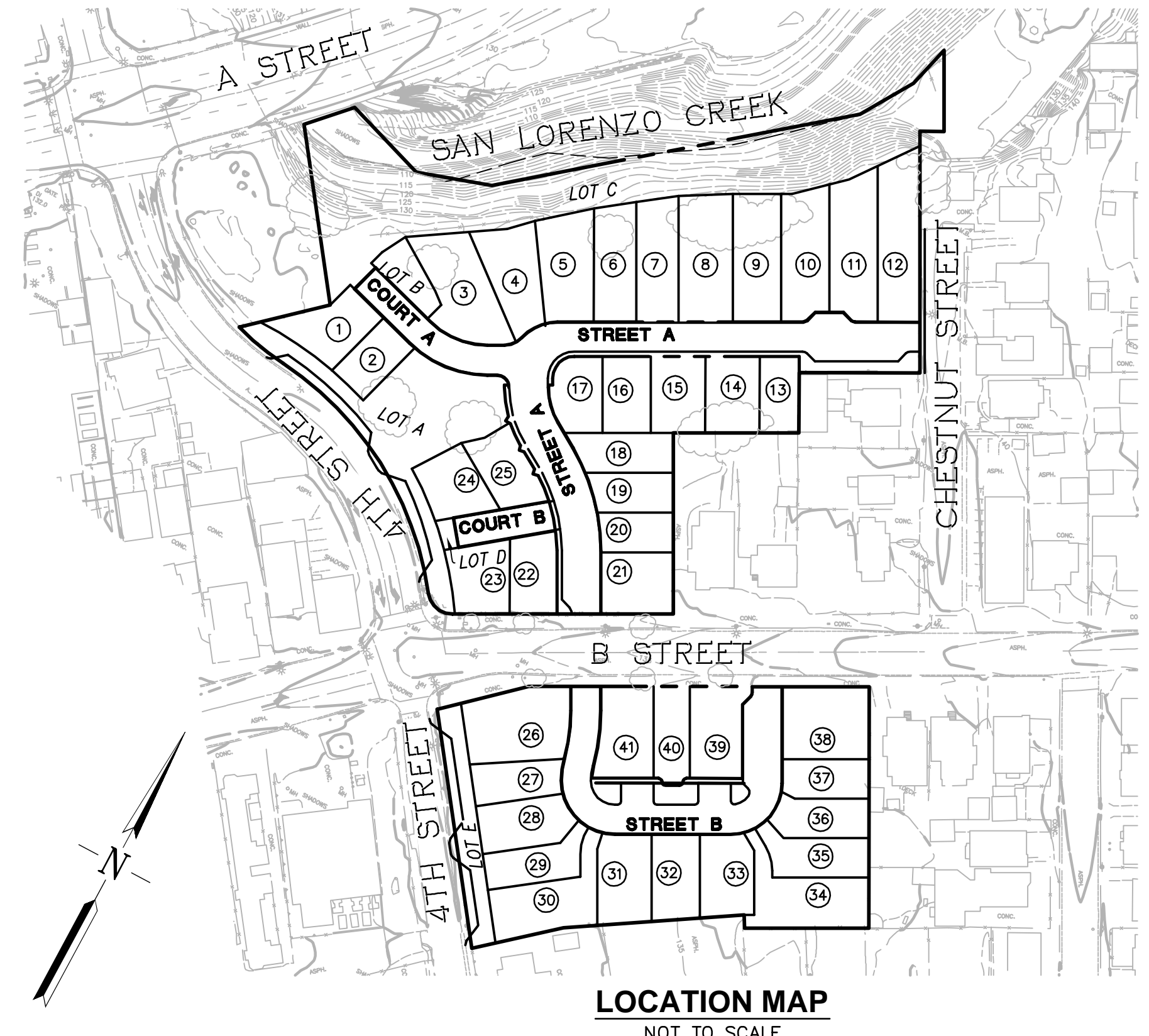
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VESTING TENTATIVE MAP TRACT 8427 B STREET

CITY OF HAYWARD, ALAMEDA COUNTY, CALIFORNIA



PROPOSED	DESCRIPTION	EXISTING
---	TRACT BOUNDARY	---
---	LOT LINE	---
---	RIGHT OF WAY	---
---	CENTER LINE	---
---	RETAINING WALL	---
---	EASEMENT LINE	---
---(12"SD)---	STORM DRAIN	---(EX)12"SD---
---(8"SS)---	SANITARY SEWER	---(EX)12"SS---
---(8"W)---	WATER	---(EX)8"W---
---	GAS	---(EX)2" GAS---
---	CURB & GUTTER	---
---	SIDEWALK	---
←	OVERLAND RELEASE PATH	---
■	BIORETENTION AREA	□
■	SILVA CELL AREA	□
■	STORM WATER INLET	□
■	DROP INLET	□
⊙	AREA DRAIN	○
⊙	BUBBLE UP	○
⊙	MANHOLE	○
⊙	FIRE HYDRANT	⊙
⊙	SANITARY SEWER CLEAN OUT	⊙
---	SANITARY SEWER LATERAL	---
---	WATER LATERAL WITH METER	---
---	WATER BLOWOFF	---
---	WATER VALVE	---
---	STREET LIGHT	---
---	TRANSFORMER	---
---	JOINT TRENCH BOXES	---
---	CONTOUR ELEVATIONS	---
525.2	SPOT ELEVATION	+525.2
0.5%	SLOPE	(0.7% ±)
1	LOT NUMBER	
P 140.1	PAD ELEVATION	



GENERAL NOTES

- OWNER:** DUTRA ENTERPRISES, INC.
43360 MISSION BLVD, SUITE 230
FREMONT, CA 94539
TEL: (510) 353-9984
CONTACT: TONY DUTRA
- APPLICANT:** DUTRA ENTERPRISES, INC.
43360 MISSION BLVD, SUITE 230
FREMONT, CA 94539
TEL: (510) 353-9984
CONTACT: TONY DUTRA
- CIVIL ENGINEER:** RUGGERI-JENSEN-AZAR
4690 CHABOT DRIVE, SUITE 200
PLEASANTON, CA 94588
TEL: (925) 227-9100
CONTACT: STEVE LICHLITER
- GEOTECHNICAL ENGINEER:** ENGeo INCORPORATED
2010 CROW CANYON PLACE, SUITE 250
SAN RAMON, CA 94583
TEL: (925) 866-9000
CONTACT: RANDY HILDEBRANT
- ARCHITECT:** KTG GROUP, INC.
580 SECOND STREET, SUITE 200
OAKLAND, CA 94607
TEL: (510) 272-2910
CONTACT: PERLA AGUAYO
- LANDSCAPE ARCHITECT:** RIPLEY DESIGN GROUP
1615 BONANZA STREET, SUITE 314
WALNUT CREEK, CA 94596
TEL: (925) 938-7377
CONTACT: ANNIKA CARPENTER
- ASSESSOR'S PARCEL NUMBER:** 427-0036-033-05, 06, 07 AND 427-0036-085-01
427-0036-055-019
- CURRENT USE:** VACANT
- CURRENT GENERAL PLAN DESIGNATION:** MEDIUM DENSITY RESIDENTIAL
- PROPOSED USE:** SINGLE FAMILY DETACHED
- EXISTING ZONING:** RS : SINGLE FAMILY RESIDENTIAL
- PROPOSED ZONING:** PLANNED DEVELOPMENT
- GROSS SITE AREA:** 5.1 ACRES
- NET DEVELOPMENT AREA:** 5.1 ACRES
- PROPOSED SITE DENSITY:** 8.0 (UNITS/ACRE)
- TOTAL NUMBER OF PROPOSED LOTS:** 41 LOTS RESIDENTIAL
5 LOTS HOA OPEN SPACE (LOTS A, B, C, D AND E)
- UTILITIES:**
 - a. WATER: CITY OF HAYWARD
 - b. SANITARY SEWER: CITY OF HAYWARD
 - c. STORM DRAIN: CITY OF HAYWARD
 - d. FIRE: CITY OF HAYWARD
 - e. GAS AND ELECTRIC: CITY OF HAYWARD
 - f. TELEPHONE: CITY OF HAYWARD
 - g. CABLE TV: CITY OF HAYWARD
- TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED ON AERIAL TOPOGRAPHIC SURVEY PROVIDED BY RADMAN AERIAL SURVEY DATED NOVEMBER 2016.**
- THIS PROPERTY LIES WITHIN FLOOD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), AS SHOWN IN FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 289 OF 725, DATED AUGUST 3, 2009.**
- ALL EROSION CONTROL MEASURES SHALL BE IN CONFORMANCE WITH THE CRITERIA AND STANDARDS OF THE CITY OF HAYWARD.**
- BUILDING CONSTRUCTION SHALL MEET THE REQUIREMENTS OF THE 2013 CALIFORNIA RESIDENTIAL CODE.**
- INERTIAL STREETS AND COURT ARE PRIVATE AND SHALL BE OWNED AND MAINTAINED BY THE HOA.**
- STORMWATER TREATMENT FACILITIES ARE PRIVATE AND SHALL BE OWNED AND MAINTAINED BY THE HOA.**

ABBREVIATIONS

AB	AGGREGATE BASE	PAE	PRIVATE ACCESS EASEMENT
AC	ASPHALT CONCRETE	PIE	PRIVATE INGRESS EGRESS EASEMENT
AD	AREA DRAIN	PL	PROPERTY LINE
BBA	BOTTOM OF BIORETENTION AREA	PSDE	PRIVATE STORMDRAIN EASEMENT
BC	BEGINNING OF CURVE	PUE	PUBLIC UTILITY EASEMENT
BSC	BOTTOM OF SILVA CELL	RET	CURB RETURN
BW	BACK OF WALK ELEVATION	RPBA	REDUCED PRESSURE BACKFLOW PREVENTION ASSEMBLY
CL	CENTER LINE	RW	RIGHT-OF-WAY
DMA	DRAINAGE MANAGEMENT AREA	S	SLOPE
DS	DOMESTIC SERVICE	SD	STORM DRAIN
DWY	DRIVEWAY	SDCO	STORM DRAIN CLEANOUT
EC	END OF CURVE	SDE	PUBLIC STORM DRAIN EASEMENT
EG	EXISTING GRADE	SF	SQUARE FEET
EL	ELEVATION	SL	STREET LIGHT
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT	SO	SIDE OPENING INVERT
EX	EXISTING	SS	SANITARY SEWER
FC	FACE OF CURB	SSE	SANITARY SEWER EASEMENT
FF	FINISH FLOOR	SSMH	SANITARY SEWER MANHOLE
FG	FINISHED GRADE	SW	STORM WATER INLET
FI	FIELD INLET	SWK	SIDEWALK
FH	FIRE HYDRANT	TBA	TOP OF BIORETENTION AREA
FS	FIRE SERVICE	TC	TOP OF CURB
FL	FLOW LINE	TCM	TREATMENT CONTROL MEASURES
GB	GRADE BREAK	TCS	TOP OF SILVA CELL
GE	GARAGE ELEVATION	TYP	TYPICAL
HOA	HOMEOWNER ASSOCIATION	TRW	TOP OF RETAINING WALL
HP	HIGH POINT	TW	TOP OF WALL
INV	INVERT ELEVATION	VG	VALLEY GUTTER
JT	JOINT TRENCH	W	WITH
LAT	LATERAL	WL	WATER LINE
NO	NUMBER	WME	WATER MAIN EASEMENT
		WM	WATER METER
		WS	WATER SERVICE

SHEET INDEX

SHEET NO.	DESCRIPTION
C-1	TITLE SHEET
C-2	EXISTING CONDITIONS AND DEMOLITION PLAN
C-3	PRELIMINARY SITE PLAN
C-4	PRELIMINARY SITE PLAN
C-5	PRELIMINARY GRADING PLAN
C-6	PRELIMINARY UTILITY PLAN
C-7	STORMWATER MANAGEMENT PLAN
C-8	STORMWATER TREATMENT DETAILS

OWNER'S STATEMENT

DUTRA ENTERPRISES AGREES TO THE FILING OF SAID MAP AND AGREES TO COMPLY WITH THE PROVISIONS OF THE CITY OF HAYWARD SUBDIVISION ORDINANCE AND THE STATE MAP ACT AS THEY APPLY TO THE PROCESSING AND APPROVAL OF SAID MAP.

PLANS PREPARED UNDER THE DIRECTION OF:

JOHN STEVEN LICHLITER, RCE 41637
RUGGERI-JENSEN-AZAR



DATE



RUGGERI-JENSEN-AZAR
ENGINEERS • PLANNERS • SURVEYORS
4690 CHABOT DRIVE, SUITE 200 PLEASANTON, CA 94588
PHONE: (925) 227-9100 FAX: (925) 227-9300

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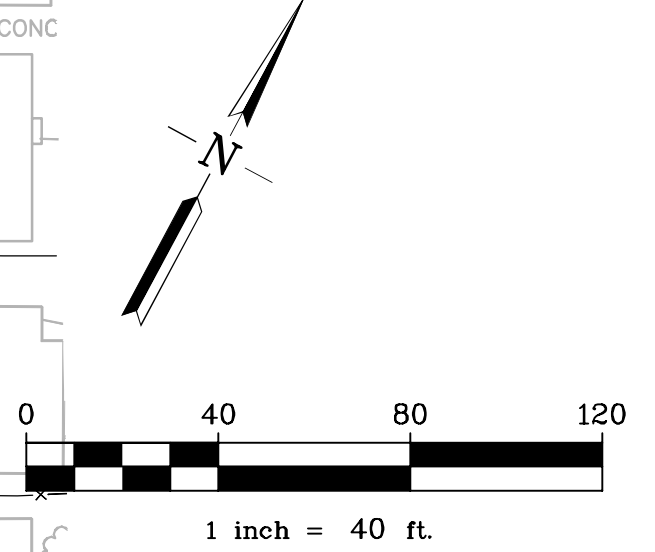


- NOTES:**
- EXISTING CURB AND GUTTER, SIDEWALK, DRIVEWAY, PLANTER STRIP, SIGNS, AND UTILITIES ALONG PROJECT FRONTAGE ON 4TH STREET AND B STREET ARE TO REMAIN, UNLESS OTHERWISE NOTED ON PLAN.
 - WITHIN PROJECT BOUNDARY, REMOVE ALL OF EXISTING PAVEMENT, TREES, SHRUBS, UNDERGROUND UTILITIES, WATER WELLS (IF EXIST), AND SEPTIC TANKS (IF EXIST), UNLESS OTHERWISE NOTED ON PLAN.
 - NOT ALL EXISTING UNDERGROUND UTILITIES AND EXISTING ABOVE GROUND STRUCTURES ARE SHOWN ON THIS DEMOLITION PLAN. CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN AND REVIEW AS-BUILT/RECORD PLANS FROM THE OWNER AND/OR CITY PRIOR TO START OF DEMOLITION TO VERIFY EXISTING IMPROVEMENTS TO BE DEMOLISHED.
 - LIMITS OF PROPOSED REMEDIAL SOIL EXCAVATIONS ARE SHOWN PER THE SOIL REPORT PREPARED BY CORNERSTONE DATED MAY 11, 2017.

- KEY SYMBOL**
- ① SAWCUT LINE, 2' MIN FROM EX LIP OF GUTTER, GRIND AND OVERLAY 2" AC PAVEMENT
 - ② REMOVE & REPLACE EX CURB & GUTTER
 - ③ REMOVE & REPLACE EX SIDEWALK
 - ④ REMOVE EX DRIVEWAY
 - ⑤ REMOVE EX FENCE
 - ⑥ REMOVE & RELOCATE EX SIGN "NO PARKING"
 - ⑦ REMOVE & RELOCATE EX SPEED SIGNS
 - ⑧ REMOVE & RELOCATE UNDERGROUND THE EX JOINT POLE AND OVERHEAD LINE
 - ⑨ EX STREET LIGHT TO BE REMAIN

- DEMOLITION LEGEND**
- EX BUILDING, DRIVEWAY AND CONCRETE PAD TO BE REMOVED
 - EX CURB & GUTTER, AC PAVEMENT AND SIDEWALK TO BE REMOVED AND REPLACED
 - EXISTING TREE TO REMAIN
 - EXISTING TREE TO BE REMOVED

VESTING TENTATIVE MAP
TRACT 8427 - B STREET
EXISTING SITE CONDITIONS & DEMOLITION PLAN
 CITY OF HAYWARD, ALAMEDA COUNTY, CALIFORNIA

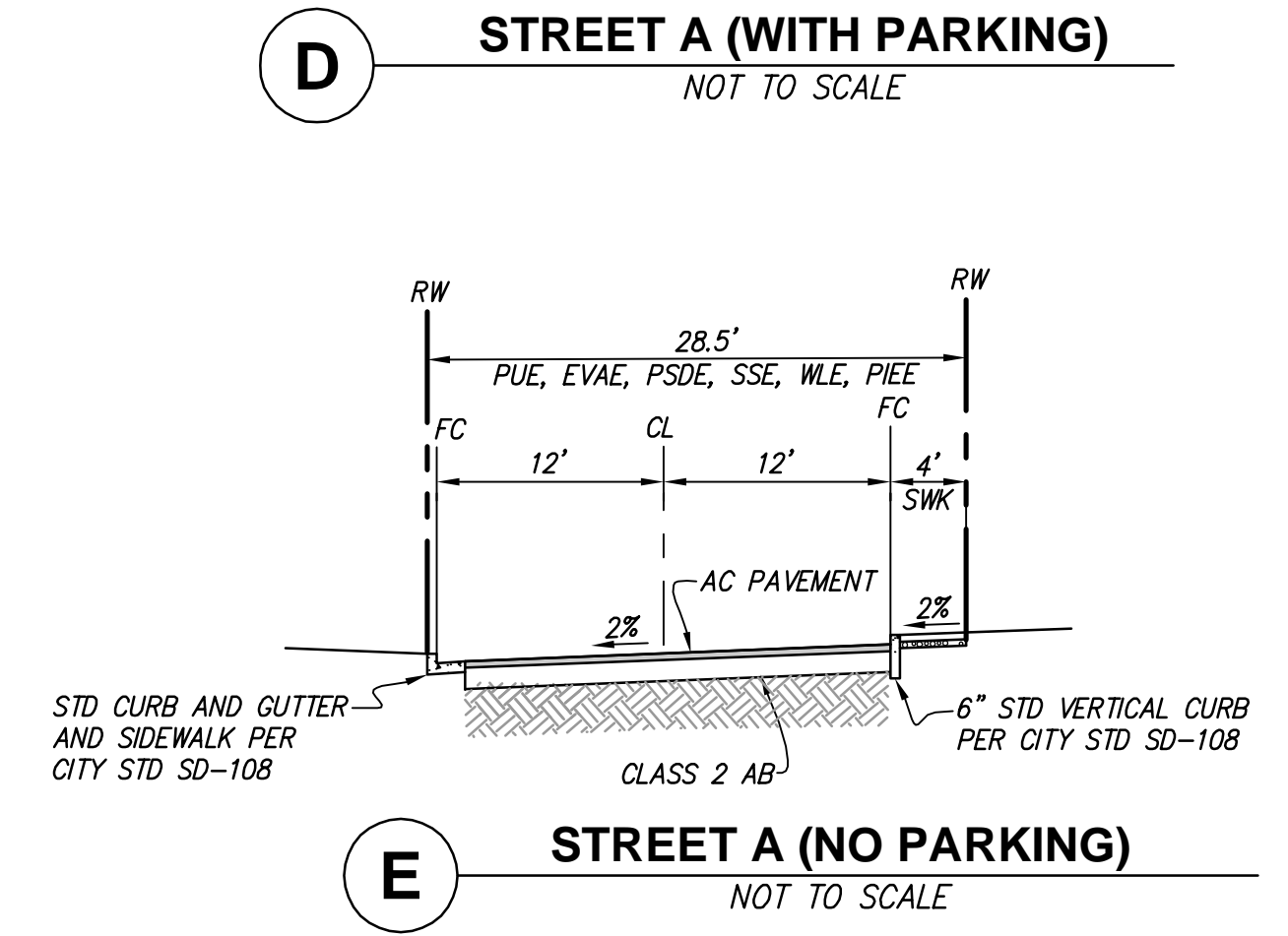
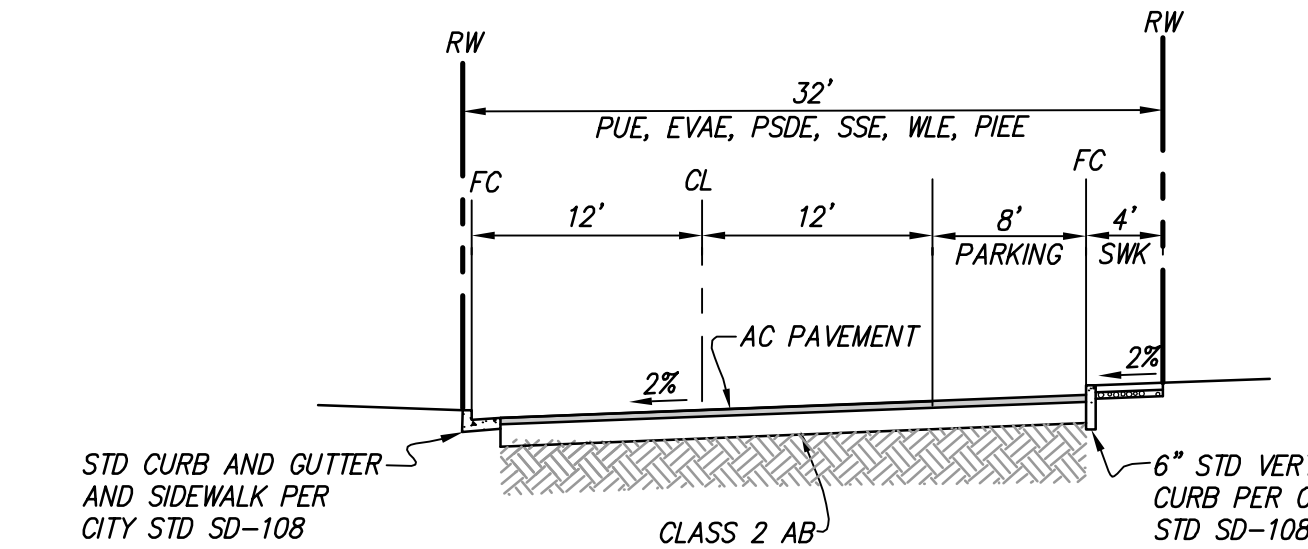


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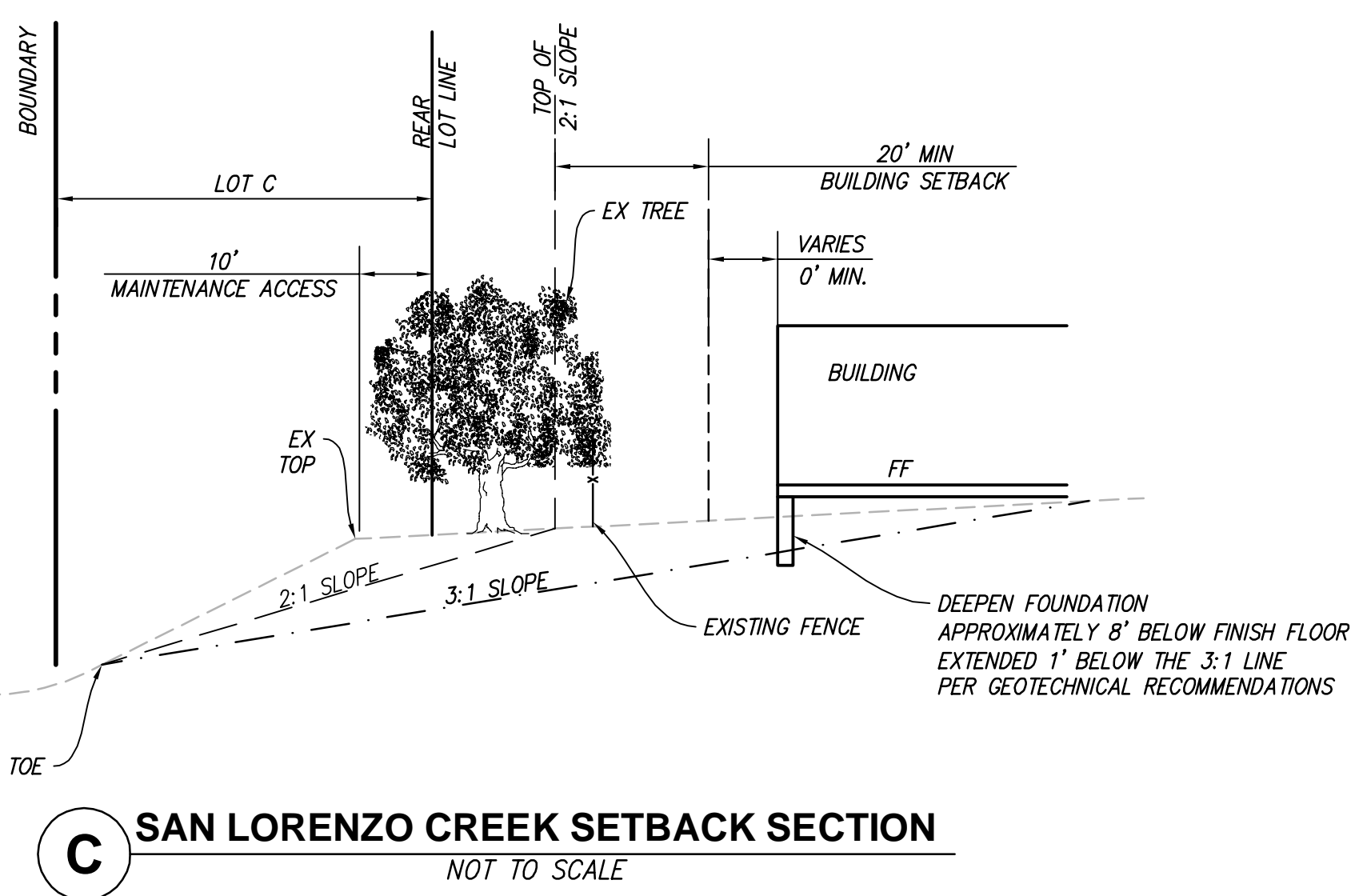
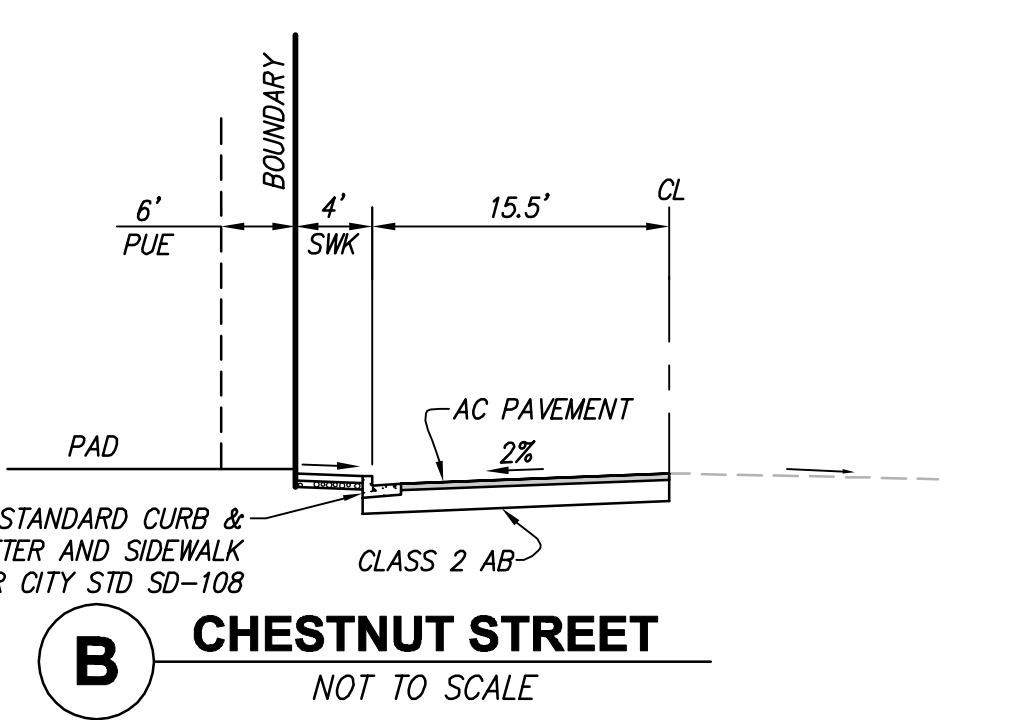
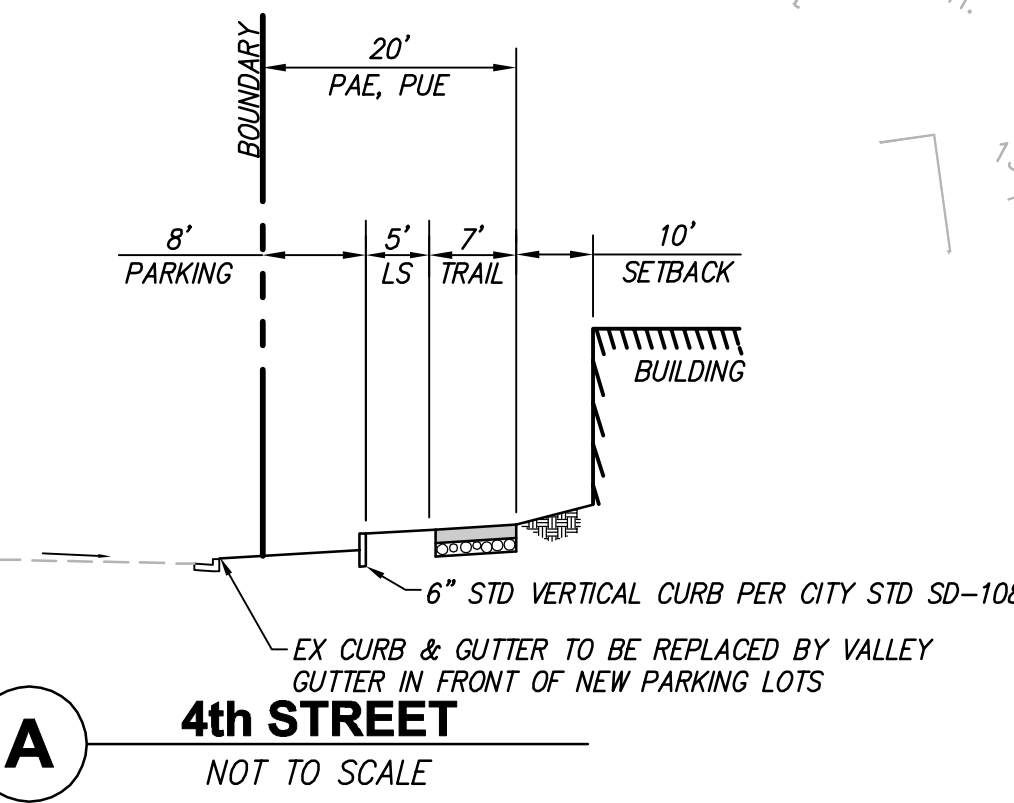
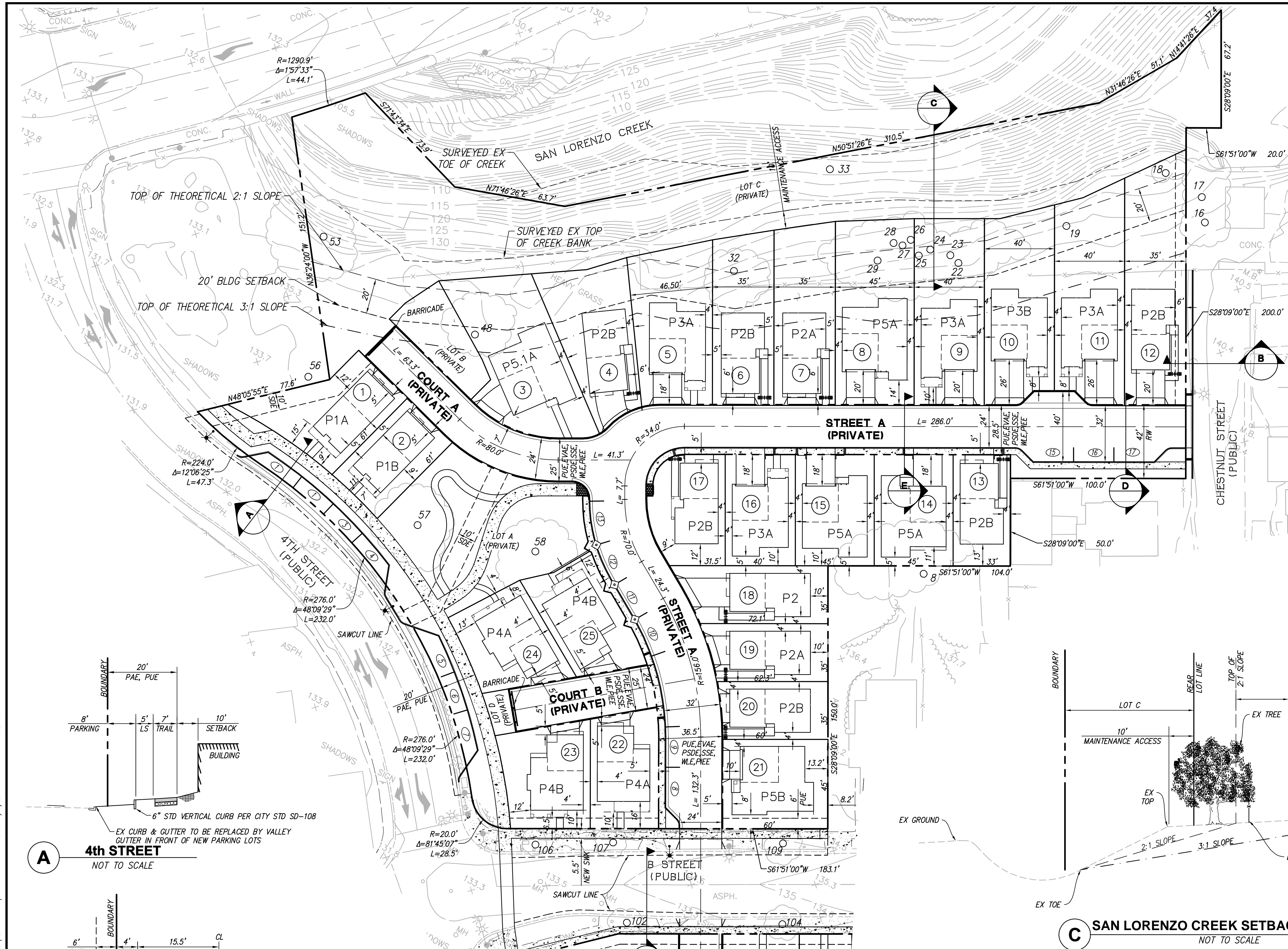
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 4690 CHABOT DRIVE, SUITE 200 PLEASANTON, CA 94588
 PHONE: (925) 227-9100 FAX: (925) 227-9300

MINIMUM BUILDING SETBACKS CRITERIA:

- MINIMUM 5' GARAGE SETBACK
- MINIMUM 5' REAR SETBACK, 10' TO SECOND STORY (4' PORCH ENCROACHMENT ALLOWED)
- MINIMUM 10' SETBACK TO B STREET RW (4' PORCH ENCROACHMENT ALLOWED)
- MINIMUM 10' SETBACK TO 4TH STREET MEASURED FROM TRAIL (4' PORCH ENCROACHMENT ALLOWED)
- MINIMUM 4' SIDE SETBACK

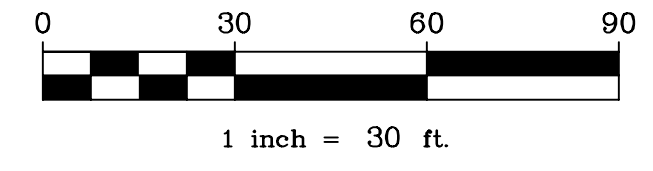


LOT AREAS (NORTH)	
LOT	AREA (SF)
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16	2,540
17	2,529
18	2,678
19	2,222
20	2,012
21	3,060
22	2,562
23	3,001
24	3,041
25	2,616
A (OPEN SPACE)	12,918
B (BIORETENTION)	1,703
C (OPEN SPACE)	29,204
D (BIORETENTION)	335



VESTING TENTATIVE MAP TRACT 8427 - B STREET PRELIMINARY SITE PLAN (NORTH)

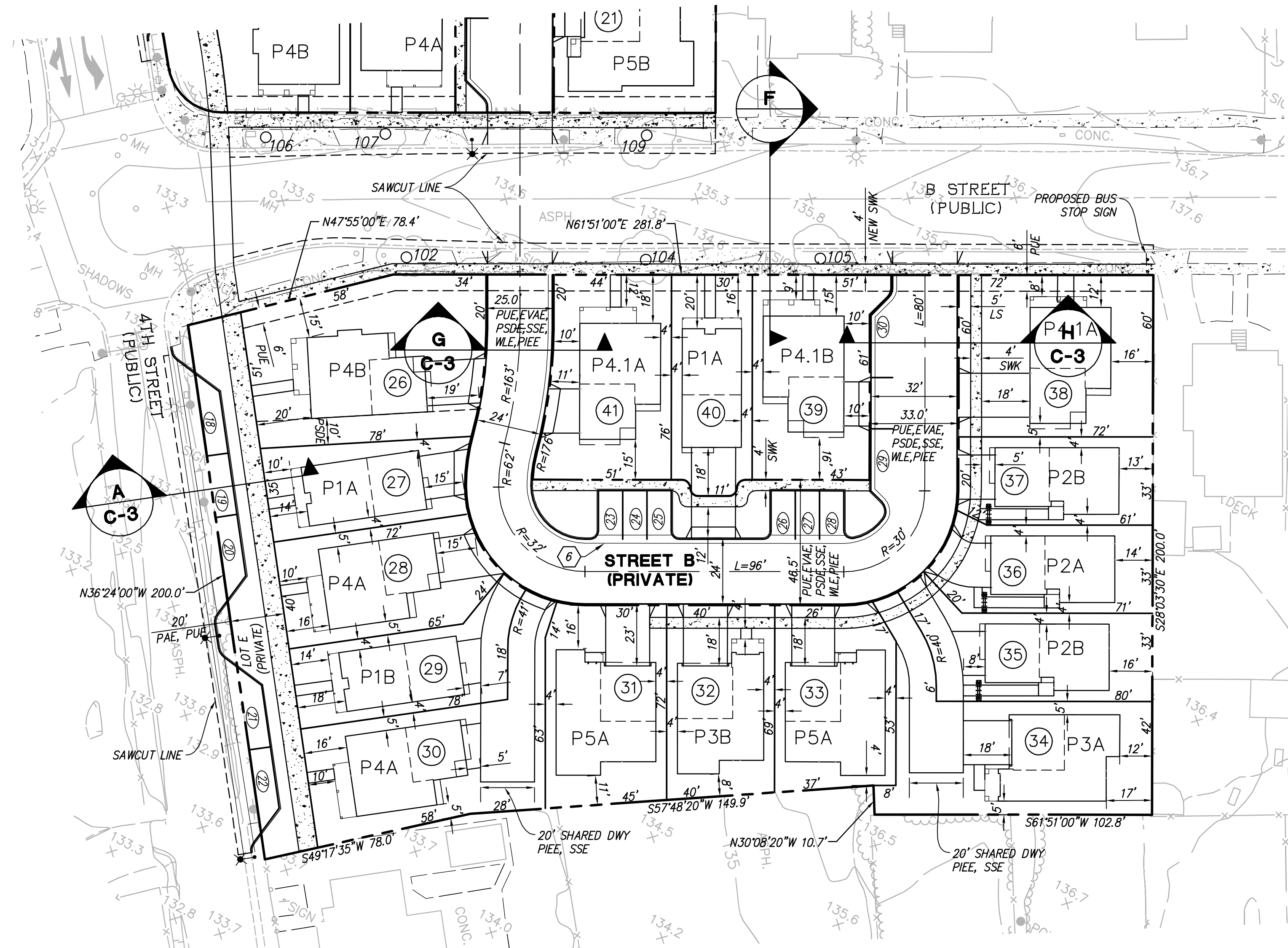
CITY OF HAYWARD, ALAMEDA COUNTY, CALIFORNIA



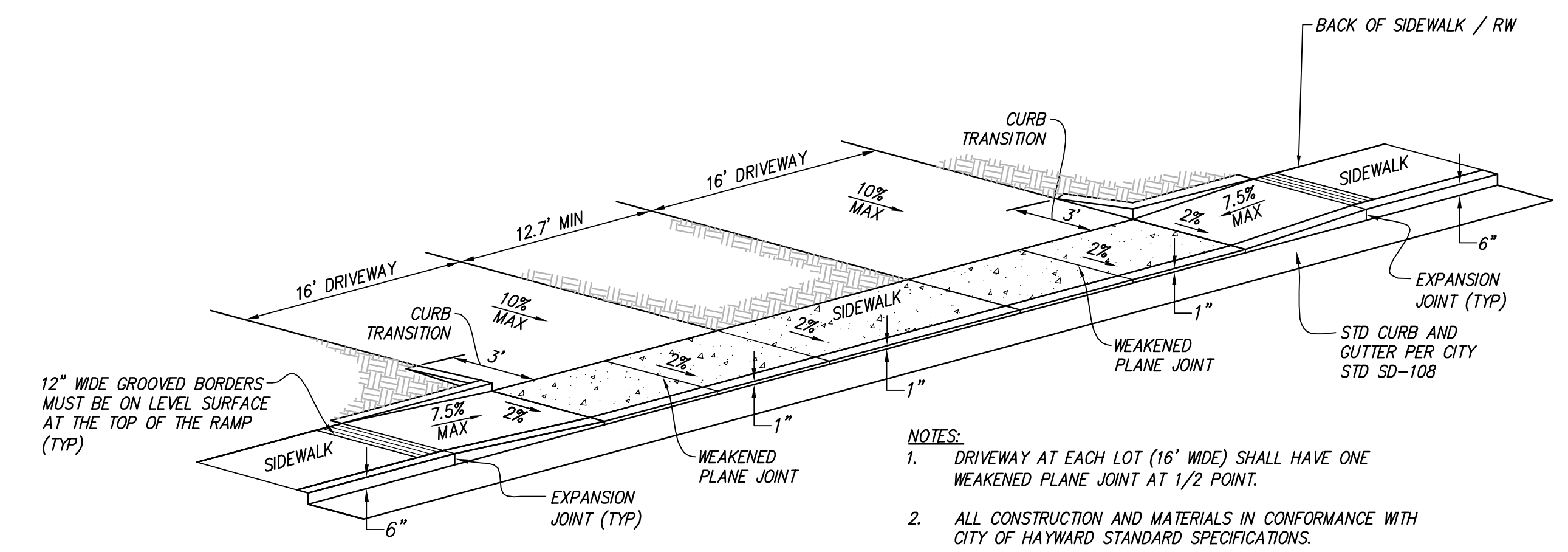
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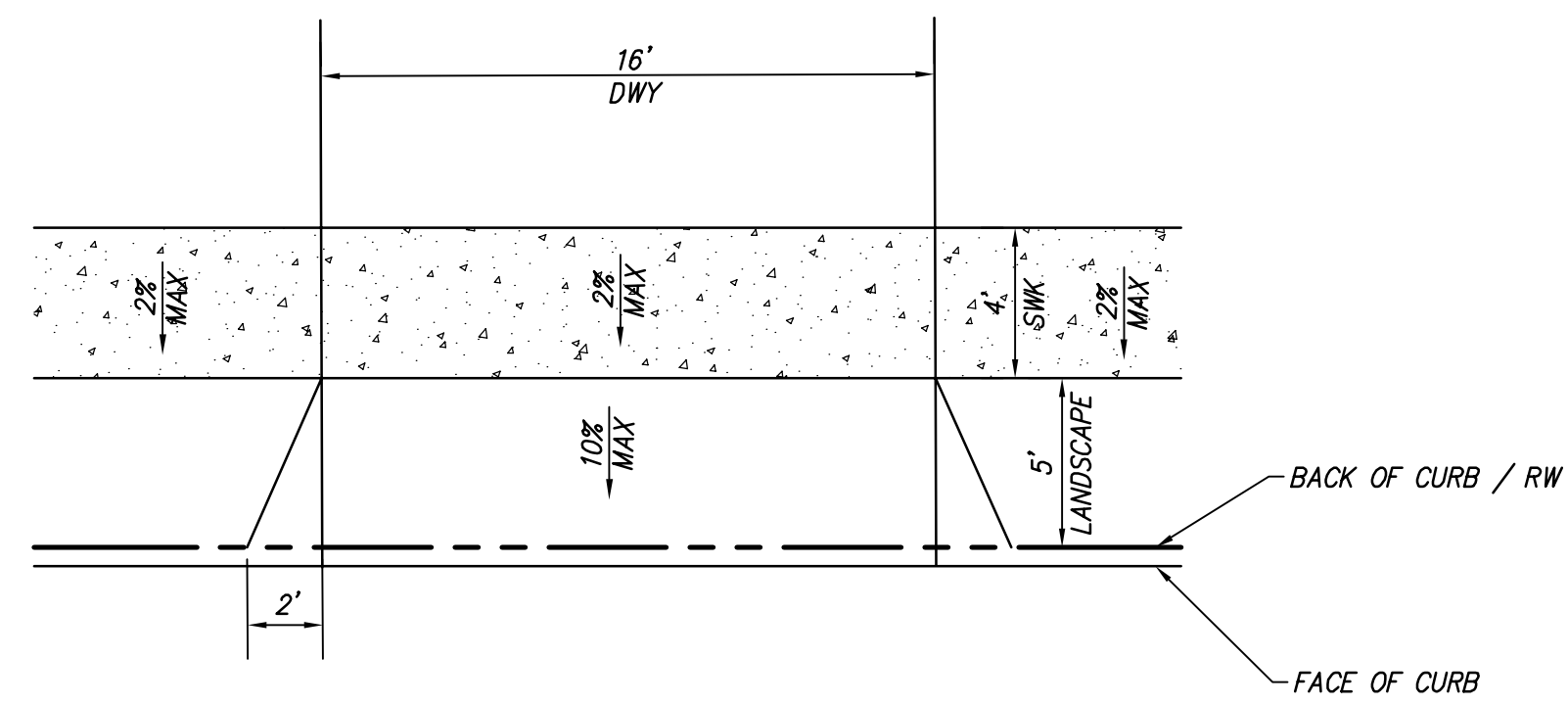
SEE SHEET 3



- MINIMUM SETBACKS:**
- MINIMUM 5' GARAGE SETBACK
 - MINIMUM 5' REAR SETBACK, 10' TO SECOND STORY (4' PORCH ENCROACHMENT ALLOWED)
 - MINIMUM 10' SETBACK TO B STREET RW (4' PORCH ENCROACHMENT ALLOWED)
 - MINIMUM 10' SETBACK TO 4TH STREET MEASURED FROM TRAIL (4' PORCH ENCROACHMENT ALLOWED)
 - MINIMUM 4' SIDE SETBACK

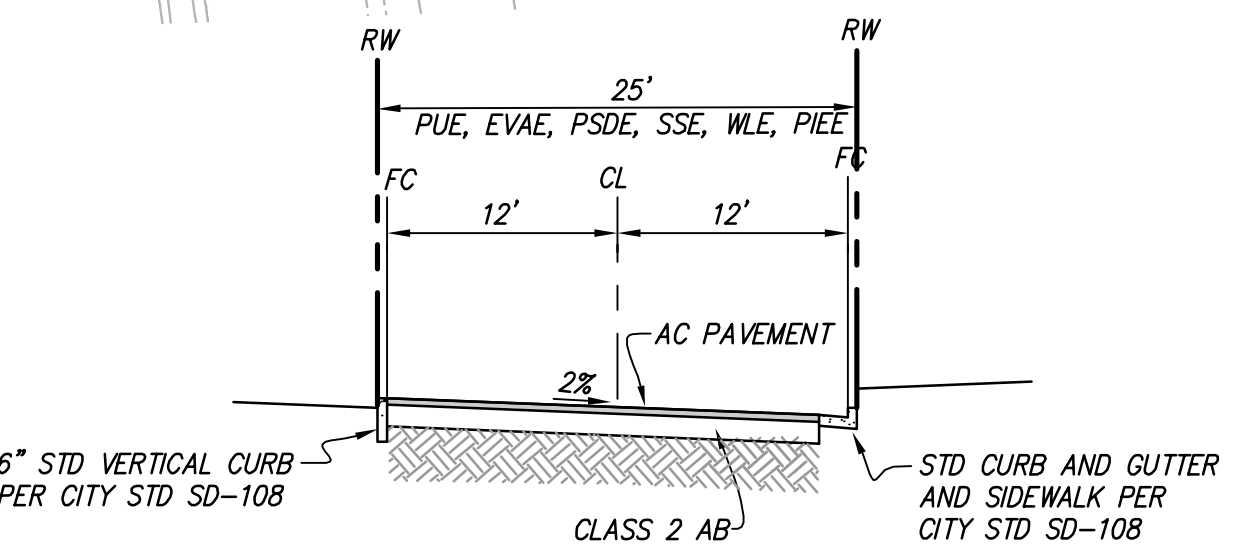


1 DRIVEWAY WITH MONOLITHIC SIDEWALK
NOT TO SCALE

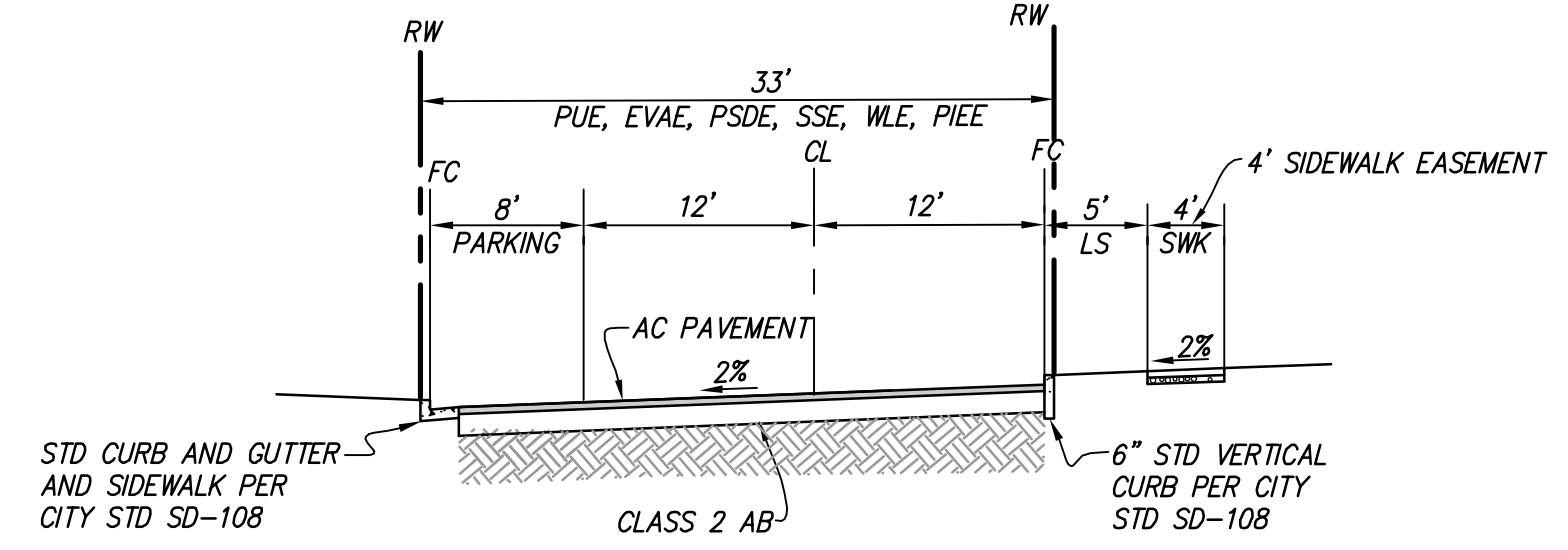


2 DRIVEWAY WITH DETACHED SIDEWALK
NOT TO SCALE

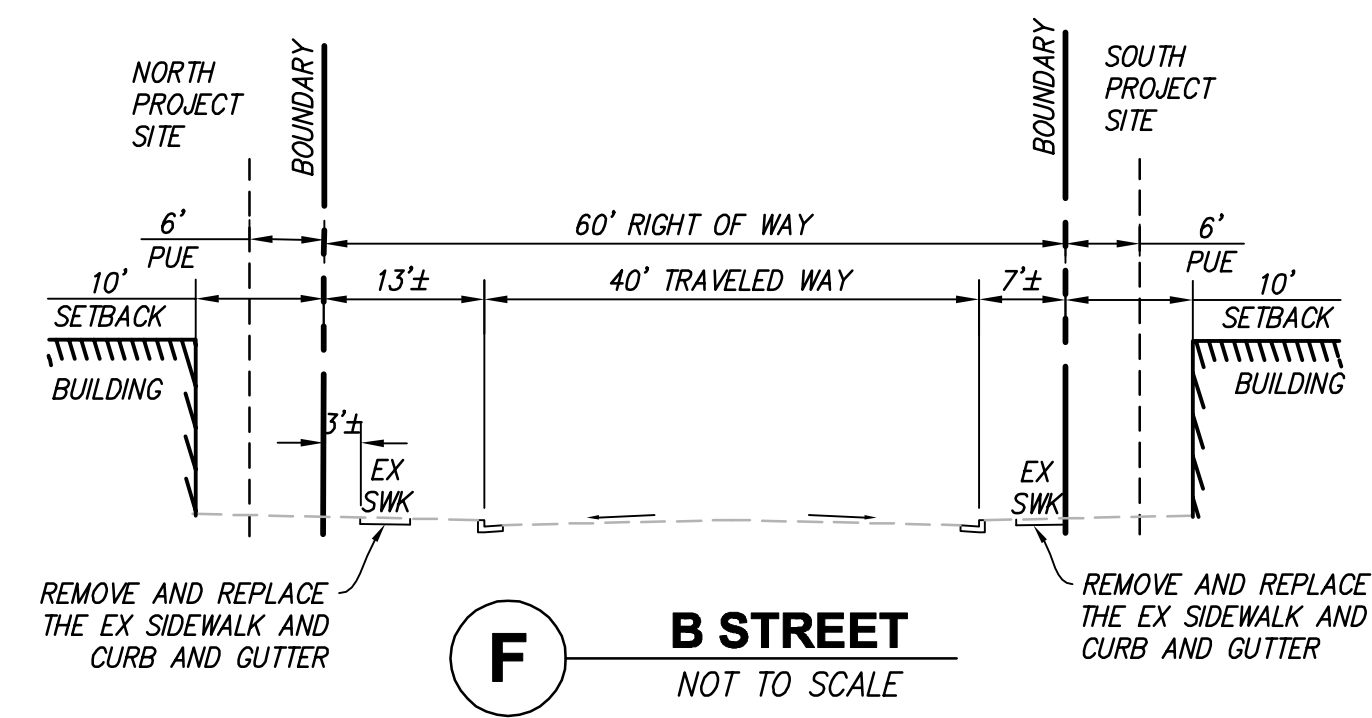
LOT AREAS (SOUTH)	
LOT	AREA (S.F.)
26	5,020
27	2,369
28	3,185
29	2,826
30	3,705
31	3,141
32	2,671
33	2,870
34	4,076
35	3,314
36	2,332
37	2,192
38	4,025
39	3,600
40	2,400
41	3,409
LOT E (OPEN SPACE)	4,004



G STREET B
NOT TO SCALE



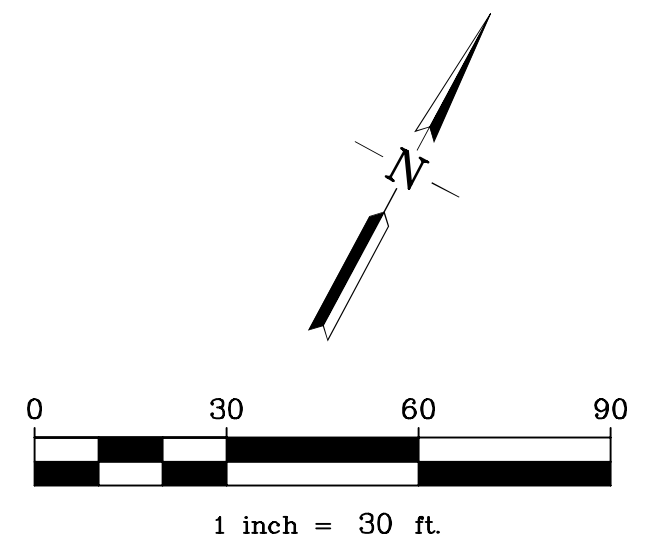
H STREET B (WITH PARKING)
NOT TO SCALE



F B STREET
NOT TO SCALE

VESTING TENTATIVE MAP
TRACT 8427 - B STREET
PRELIMINARY SITE PLAN (SOUTH)

CITY OF HAYWARD, ALAMEDA COUNTY, CALIFORNIA

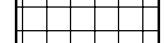

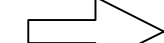


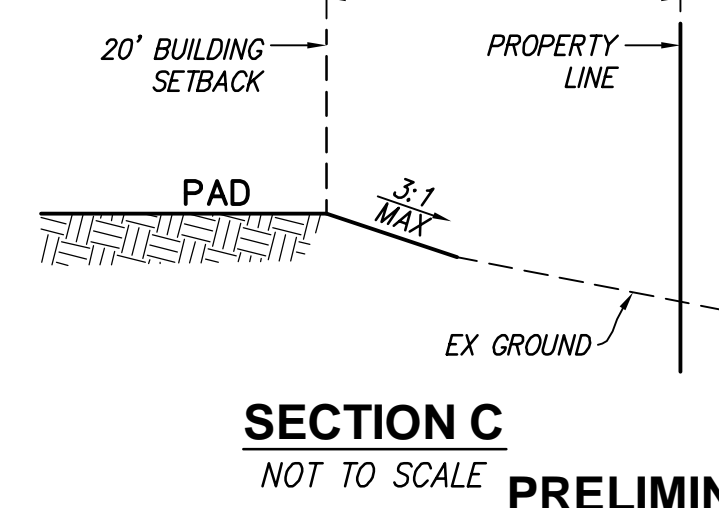
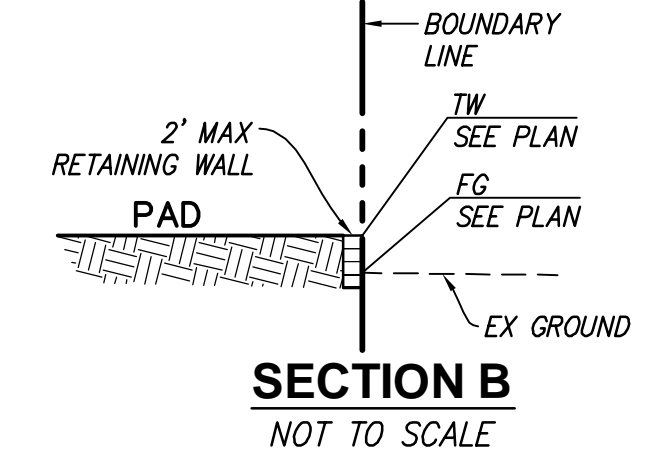
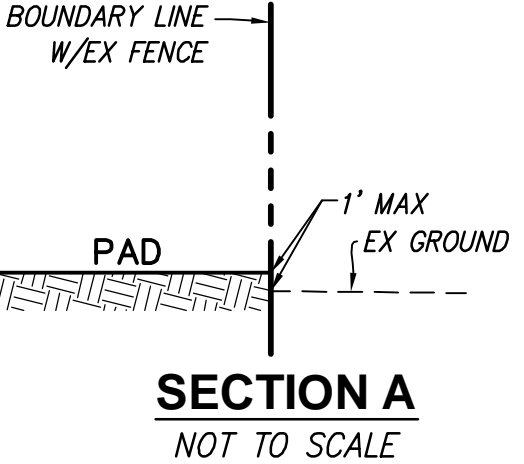
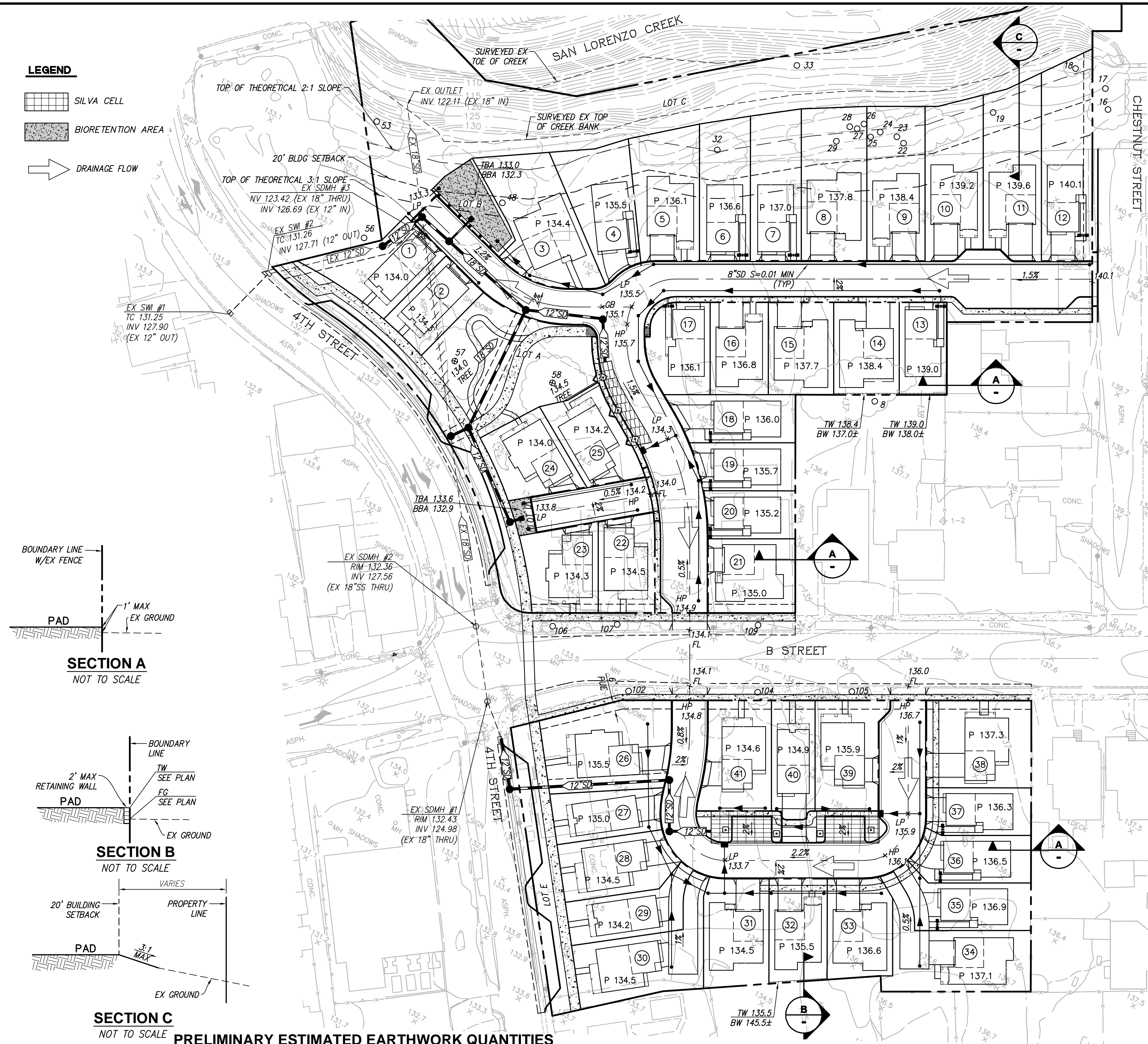
PRELIMINARY PAVEMENT DESIGN CHART				
STREET NAME	TRAFFIC INDEX	"R" VALUE	AC PAVEMENT SECTION	
			A.C.	A.B.
PRIVATE STREETS AND COURTS	5	5	3.0"	10.0"
4TH STREET	7	5	4.0"	16.0"

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LEGEND

-  SILVA CELL
-  BIORETENTION AREA
-  DRAINAGE FLOW



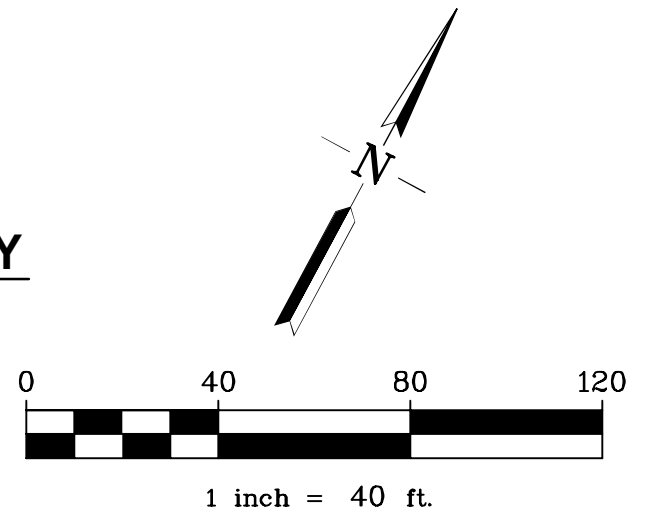
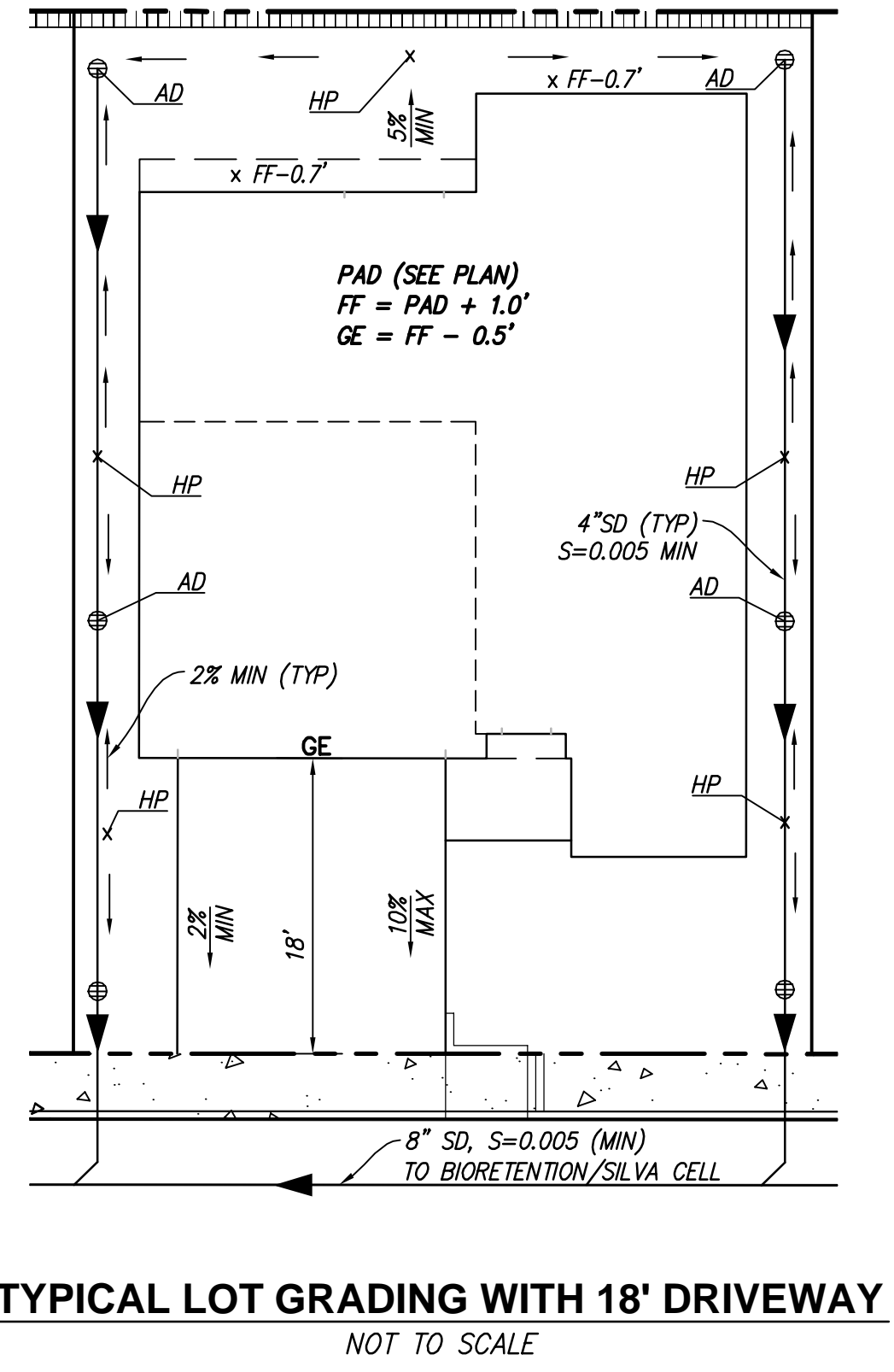
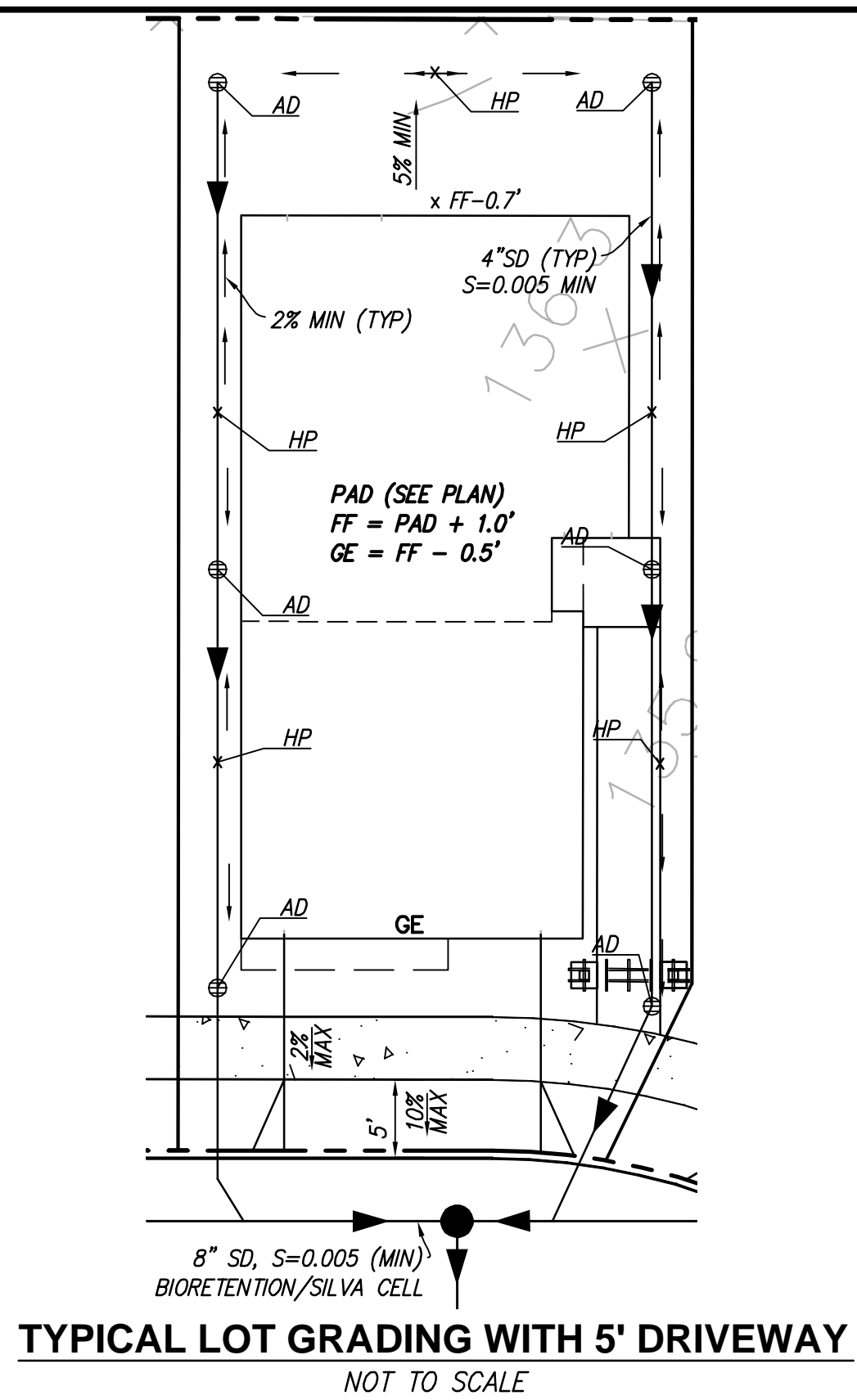
PRELIMINARY ESTIMATED EARTHWORK QUANTITIES

ITEMS	CUT (C.Y.)	FILL (C.Y.)
TOPO ADJUSTMENT FOR 1' DEEP CONTAMINATED SOIL REMOVAL	(2,000)	2,000
LOTS	454	3,300
STREETS & SIDEWALK	3,456	190
BIORETENTION SPOIL	545	
FOUNDATION SPOIL	1,230	
TRENCH SPOIL	2,150	
SHRINKAGE (10% ASSUMED)		550
TOTAL	5,835	6,039
	EXPORT	204

NOTE:
 1. ALL QUANTITIES SHOWN ON THIS PLAN ARE APPROXIMATE. CALCULATED CUT AND FILL ARE TO "MASS GRADE" AND EXISTING GROUND. THE ACTUAL AMOUNT OF EARTH MOVED IS VARIABLE DEPENDENT ON COMPACTION, CONSOLIDATION, STRIPPING REQUIREMENTS, AND THE CONTRACTOR'S METHOD OF OPERATION.
 2. FOUNDATION SPOIL ASSUMED AT 30 C.Y. PER LOT (INCLUDES GARAGE UNDERCUT)

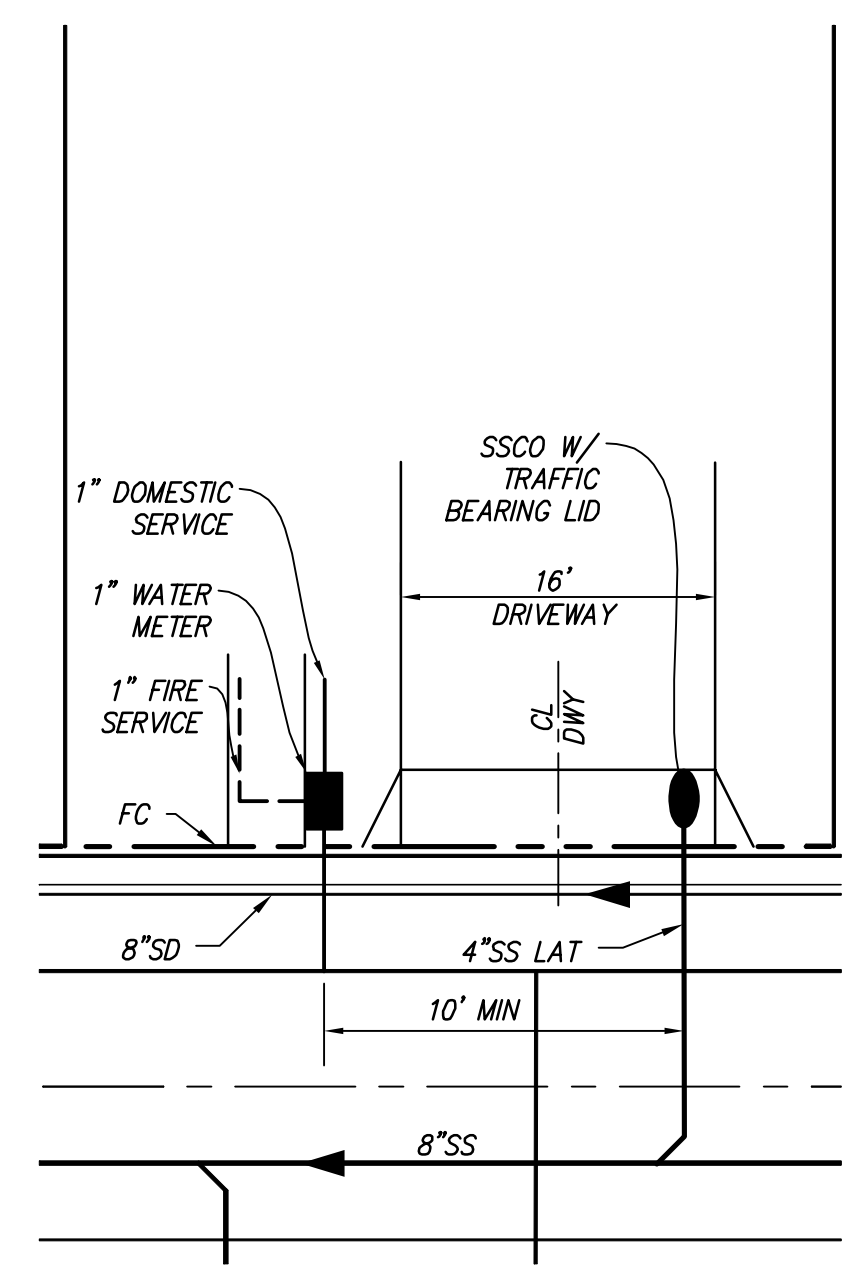
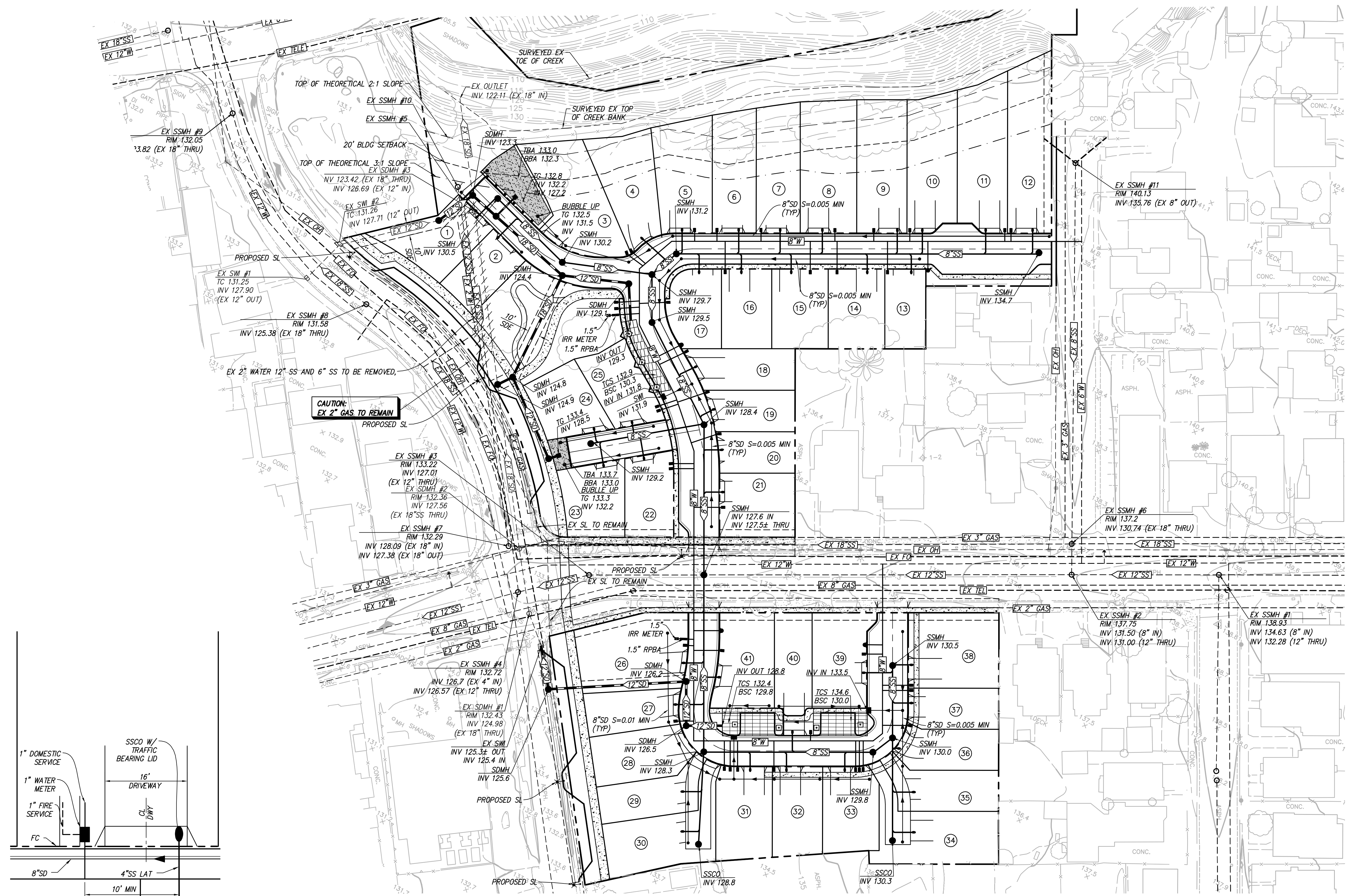
VESTING TENTATIVE MAP
TRACT 8427 - B STREET
PRELIMINARY GRADING PLAN

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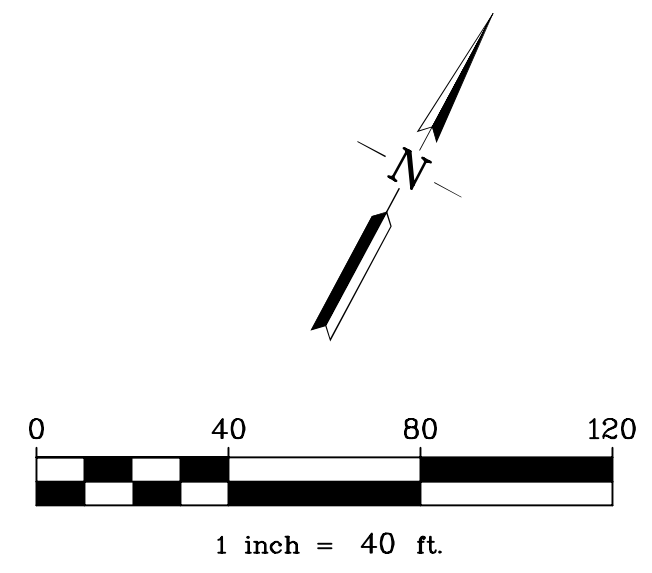
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TYPICAL UTILITY SERVICES
NOT TO SCALE

VESTING TENTATIVE MAP
TRACT 8427 - B STREET
PRELIMINARY UTILITY PLAN

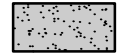


CITY OF HAYWARD, ALAMEDA COUNTY, CALIFORNIA

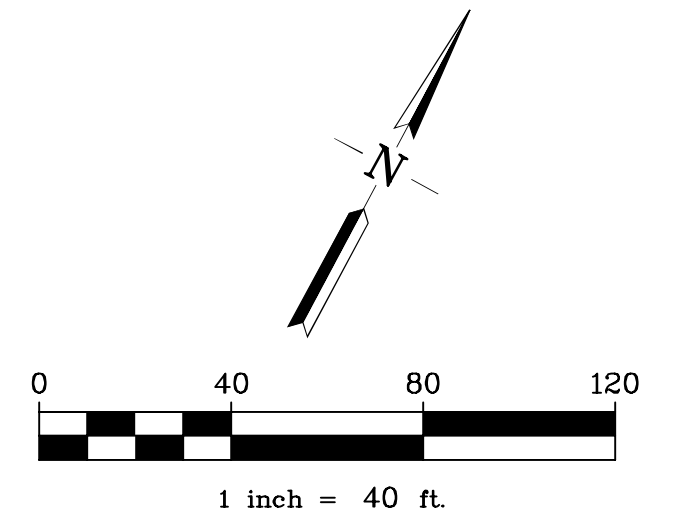


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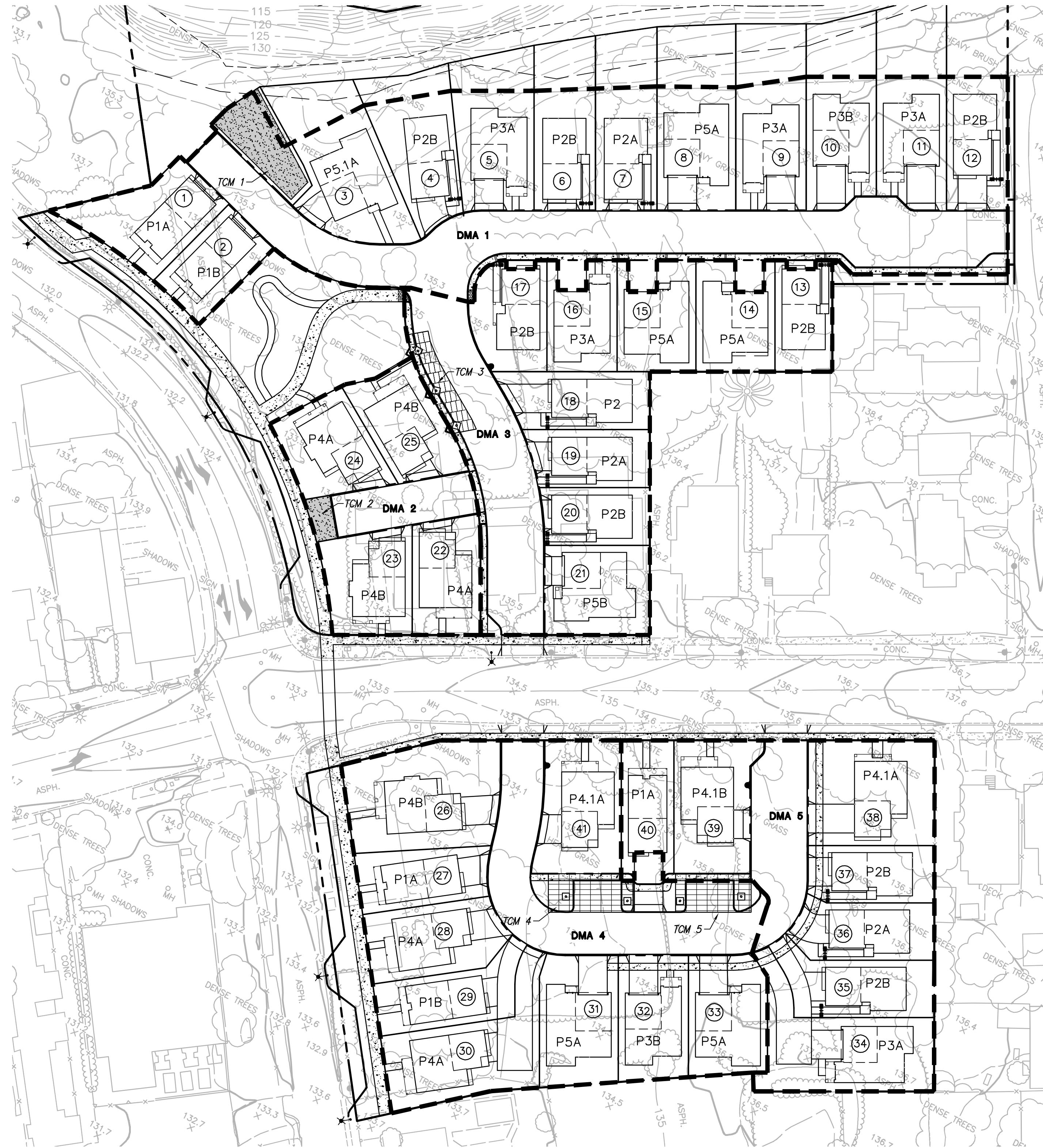
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LEGEND

-  TREATMENT CONTROL MEASURES, BIORETENTION AREA
-  TREATMENT CONTROL MEASURES, SILVA CELL AREA
-  DRAINAGE MANAGEMENT AREA



AREA ID	TOTAL AREA (SF)	CONCRETE AREA (SF)	ASPHALT AREA (SF)	ROOF AREA (SF)	TOTAL IMPERVIOUS AREA (SF)	LANDSCAPE AREA (SF)	EFFECTIVE IMPERVIOUS AREA (SF)	TREATMENT AREA REQUIRED (SF)	TREATMENT AREA PROVIDED (SF)	TCM ID
DMA 1	51,517	5,488	13,029	14,126	32,643	18,874	34,530	1,381	1,405	1
DMA 2	13,257	568	1,943	5,004	7,515	5,742	8,089	324	335	2
DMA 3	29,211	859	6,423	10,619	17,901	11,310	19,032	761	800	3
DMA 4	38,706	5,132	6,917	11,042	23,091	15,615	24,653	986	1,067	4
DMA 5	25,578	2,821	3,441	7,869	14,131	11,447	15,276	611	1,232	5

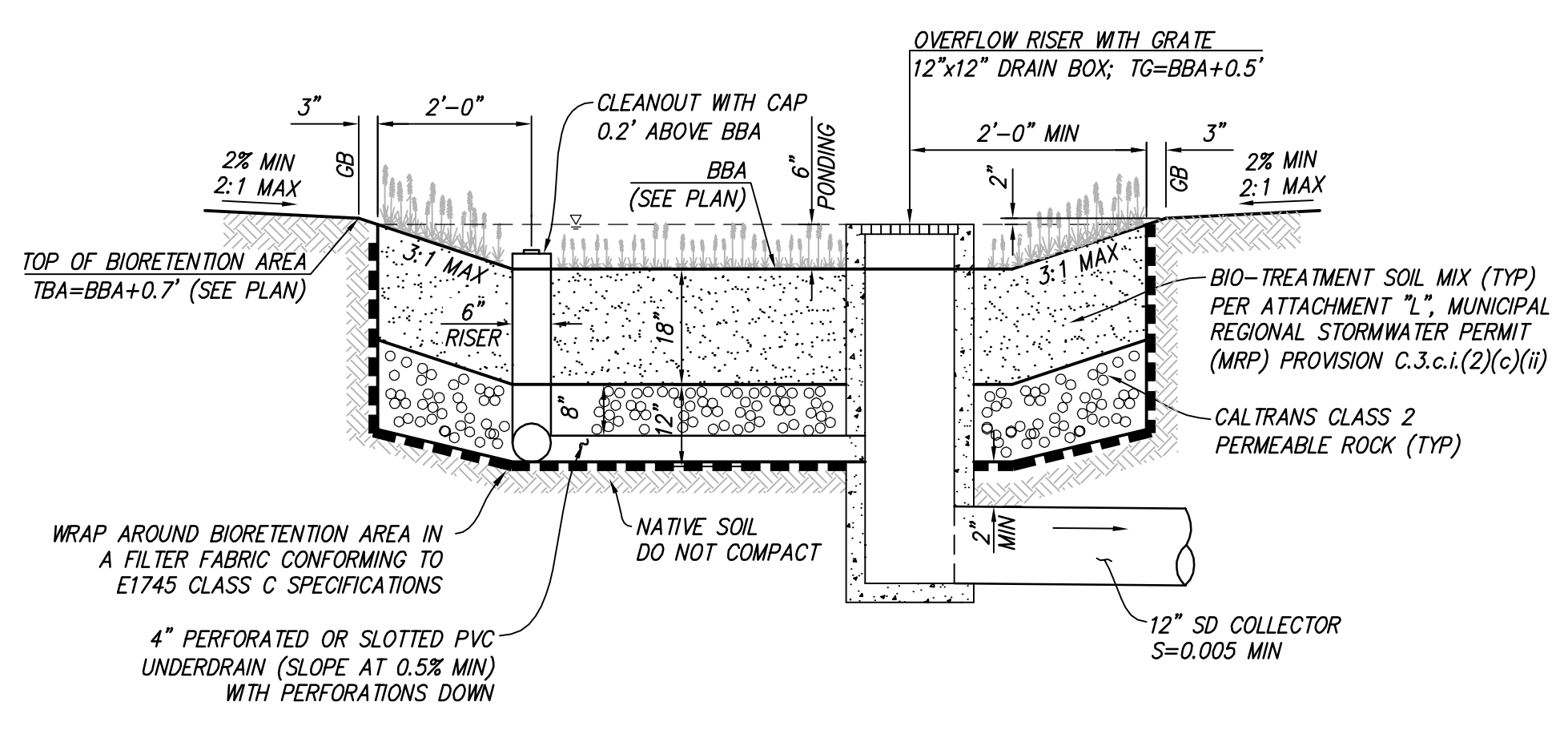


VESTING TENTATIVE MAP
TRACT 8427 - B STREET
PRELIMINARY STORM WATER TREATMENT PLAN

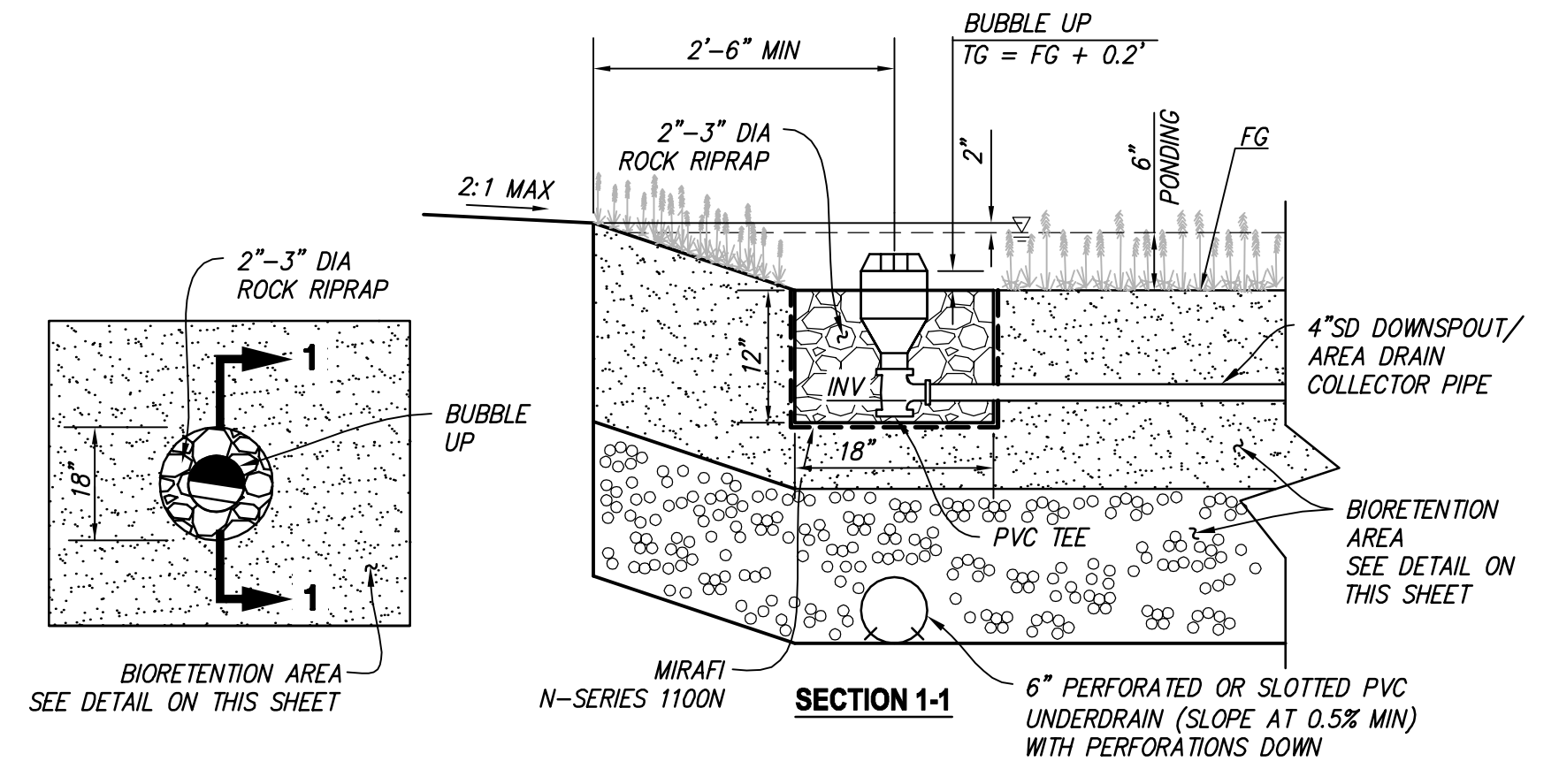
CITY OF HAYWARD, ALAMEDA COUNTY, CALIFORNIA



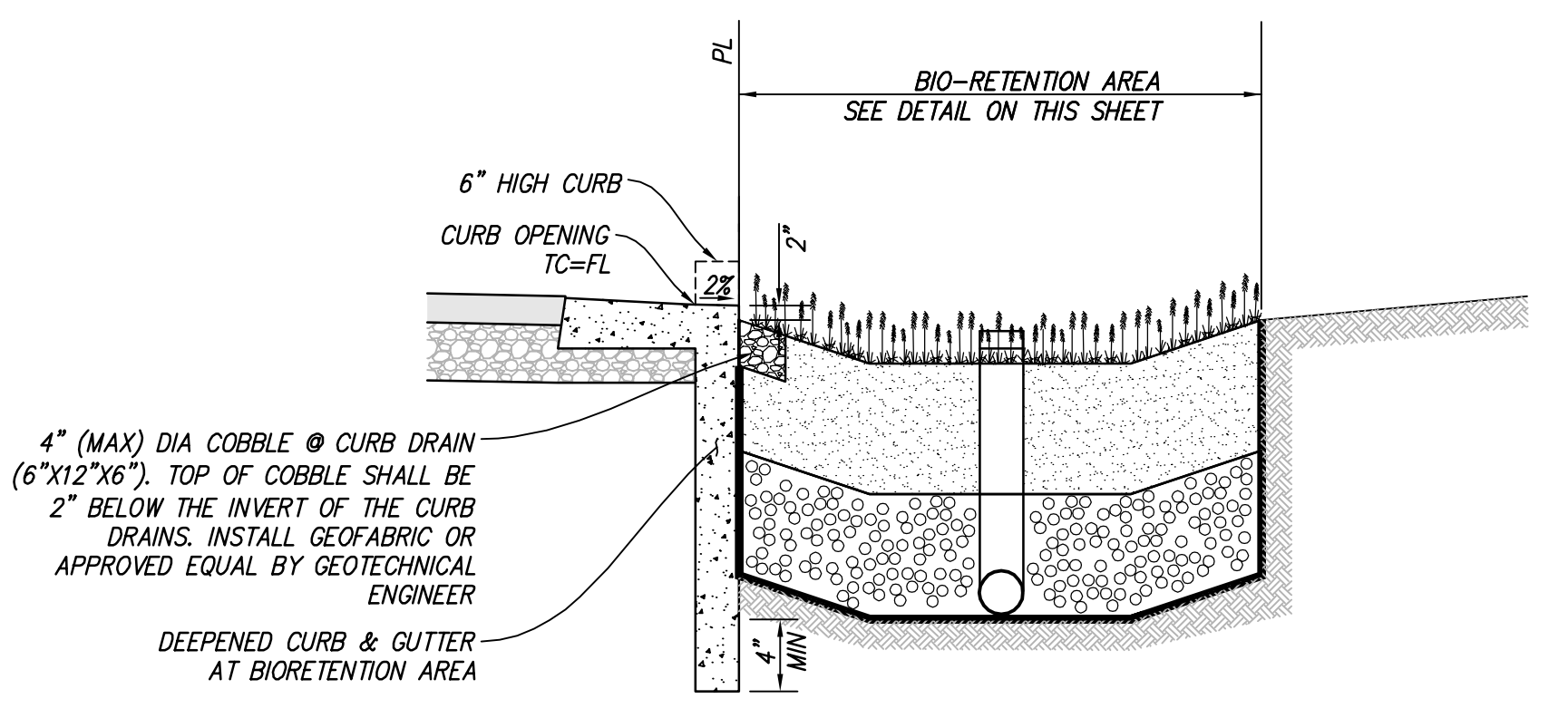
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1 BIORETENTION AREA
NOT TO SCALE

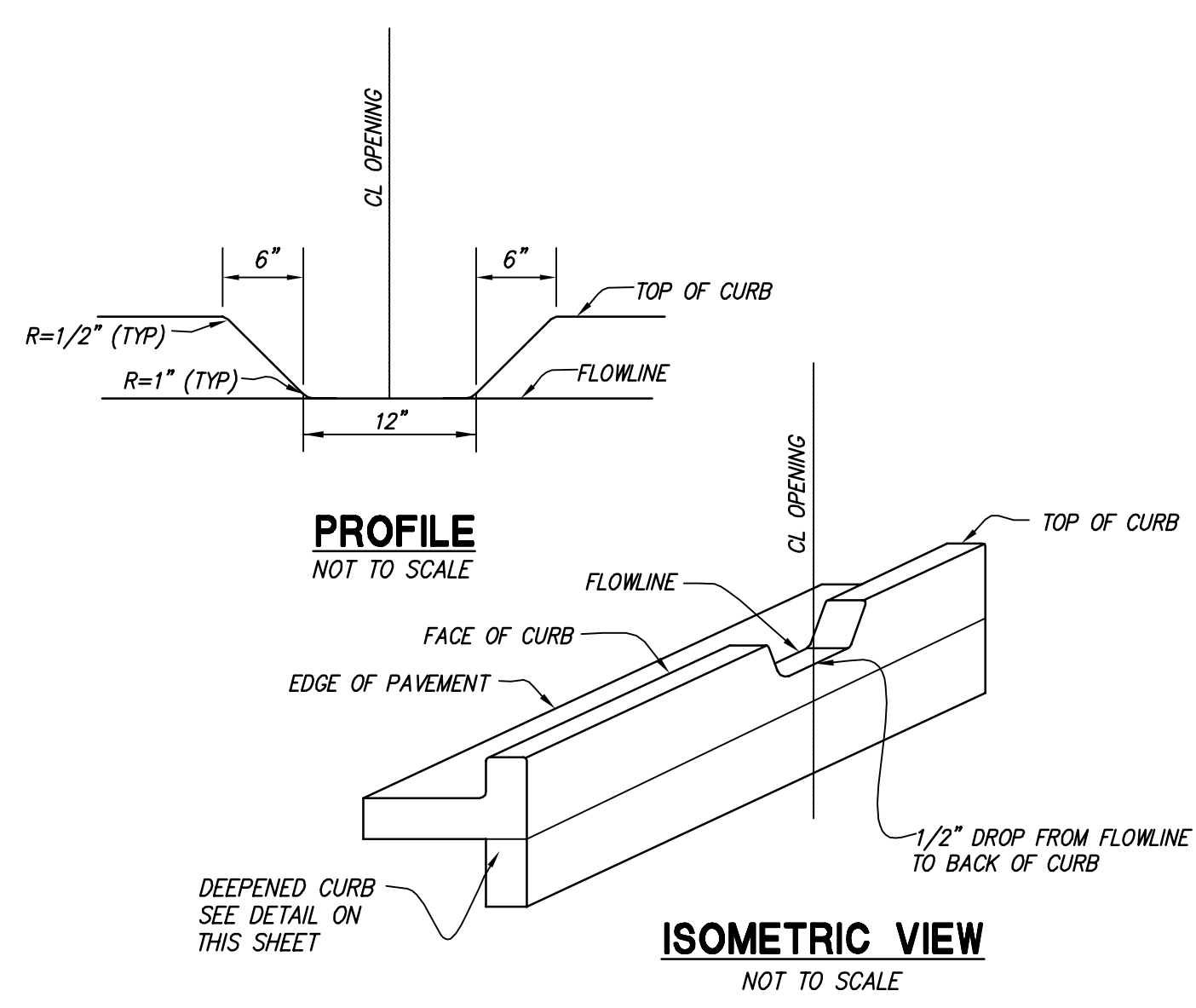


2 BUBBLE UP WITH ROCK RIPRAP DETAIL
NOT TO SCALE

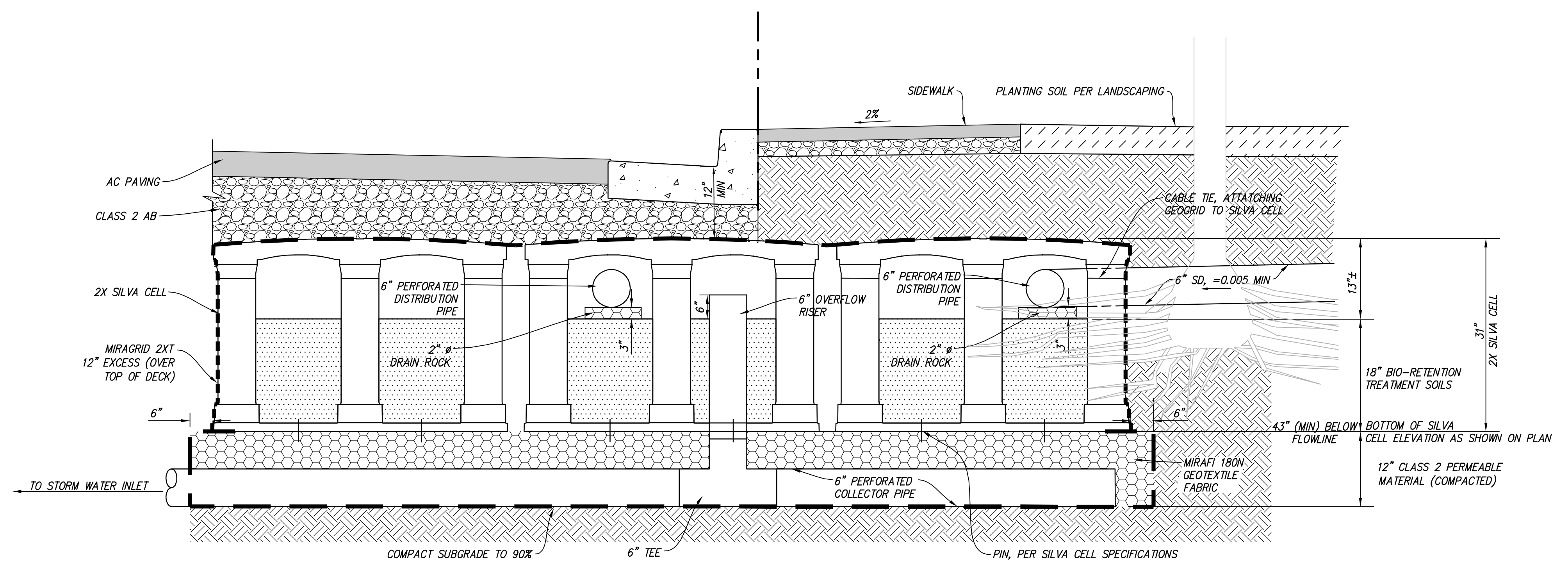


3 DEEPEMED CURB AT BIORETENTION AREA
NOT TO SCALE

NOTE:
1. DEEPEMED CURB SHALL EXTEND A MINIMUM 4" BELOW CALTRANS
CLASS 2 PERMEABLE ROCK IN BIO-RETENTION AREA.



4 CURB OPENING AT BIO-RETENTION AREA
NOT TO SCALE



5 TYPICAL SILVA CELL SECTION
NOT TO SCALE

VESTING TENTATIVE MAP
TRACT 8427 - B STREET
STORM WATER TREATMENT DETAILS

CITY OF HAYWARD, ALAMEDA COUNTY, CALIFORNIA



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