



PROJECT TEAM

APPLICANT:
 DUTRA ENTERPRISES, INC.
 43430 MISSION BLVD. STE. 210
 FREMONT, CA 94539
 CONTACT: TONY DUTRA

CIVIL ENGINEER:
 RUGGERI-JENSEN-AZAR
 4690 CHABOT DRIVE, SUITE 200
 PLEASANTON, CA 04588
 CONTACT: MARK FALGOUT

ARCHITECT:
 KTGy GROUP, INC.
 580 SECOND STREET, SUITE 200
 OAKLAND, CA 94607
 CONTACT: JILL WILLIAMS

LANDSCAPE ARCHITECT:
 RIPLEY DESIGN GROUP
 1615 BONANZA STREET, SUITE 314
 WALNUT CREEK, CA 94596
 CONTACT: ANNIKA CARPENTER

PROJECT INFO

SINGLE FAMILY RESIDENTIAL: 24 NEW UNITS

TOTAL PROJECT SIZE: 84,330 SF

NOTES:

- BUILDING CONSTRUCTION SHALL MEET THE REQUIREMENTS OF THE 2013 CALIFORNIA RESIDENTIAL CODE.
- ALL BUILDINGS SHALL BE INSTALLED WITH AUTOMATIC FIRE SPRINKLER SYSTEMS ACCORDING TO 2010 NFPA 13D.

SHEET INDEX

CIVIL

C1	GENERAL NOTES
C2	EXISTING SITE CONDITIONS & DEMOLITION PLAN
C3	PRELIMINARY SITE PLAN
C4	PRELIMINARY GRADING PLAN
C5	PRELIMINARY UTILITY PLAN
C6	PRELIMINARY STORMWATER TREATMENT PLAN

ARCHITECTURE

A-0.1	SITE PLAN - PROJECT, OPEN SPACE & PARKING SUMMARY
A-1.0	PLAN 1 FRONT ELEVATIONS
A-1.1	PLAN 1 FIRST & SECOND FLOOR PLANS
A-1.2	PLAN 1A EXTERIOR ELEVATIONS
A-1.3	PLAN 1C EXTERIOR ELEVATIONS
A-2.0	PLAN 2 FRONT ELEVATIONS
A-2.1	PLAN 2 FIRST & SECOND FLOOR PLANS
A-2.2	PLAN 2A EXTERIOR ELEVATIONS
A-2.3	PLAN 2B EXTERIOR ELEVATIONS
A-3.0	PLAN 3 FRONT ELEVATIONS
A-3.1	PLAN 3 FIRST & SECOND FLOOR PLANS
A-3.2	PLAN 3A EXTERIOR ELEVATIONS
A-3.3	PLAN 3C EXTERIOR ELEVATIONS

LANDSCAPE

L1	CONCEPTUAL LANDSCAPE PLAN
L2	CONCEPTUAL LANDSCAPE ENLARGEMENT PLAN
L3	CONCEPTUAL LANDSCAPE DETAILS
L4	CONCEPTUAL LANDSCAPE DETAILS
L5	CONCEPTUAL IRRIGATION PLAN
L6	PRELIMINARY TREE MITIGATION MEASURES PLAN

EDEN 3



HAYWARD, CA

KTGY # 2014-0902

05/27/2015
 04.27.2015 2nd SUBMITTAL
 02.23.2015 1st SUBMITTAL

KTGY Group, Inc.
 Architecture+Planning
 580 Second St., Suite 200
 Oakland, CA 94607
 510.272.2910
 ktgy.com



SHEET NOTES:

1. BUILDING-MOUNTED EXTERIOR LIGHTING TO BE ± 8'-0" A.F.F. @ PRIVATE STREET, TYP. LIGHTING AT GARAGE EXTERIOR TO BE DAYLIGHT SENSOR CONTROLLED.

2. SEE LANDSCAPE PLANS FOR ALL (E) TREES TO REMAIN, (N) TREES, PAVED SITE PATHWAYS, SITE LIGHTING, SITE FURNITURE, (N) LANDSCAPE PLANTING AREAS & IRRIGATION DESIGN.

3. SEE CIVIL DRAWINGS FOR BOUNDARIES, UTILITIES, (N) GRADING, STREET & CURB IMPROVEMENTS & STORM WATER MANAGEMENT CONTROL.

4. BUILDINGS REQUIRED TO INSTALL FIRE SPRINKLER SYSTEMS IN ACCORDANCE WITH NFPA 13D.

5. PROVIDE AUDIBLE ALARM AT BUILDING EXTERIOR AND INTERIOR.

6. PROVIDE SMOKE AND CO DETECTORS AS REQUIRED BY CODE.

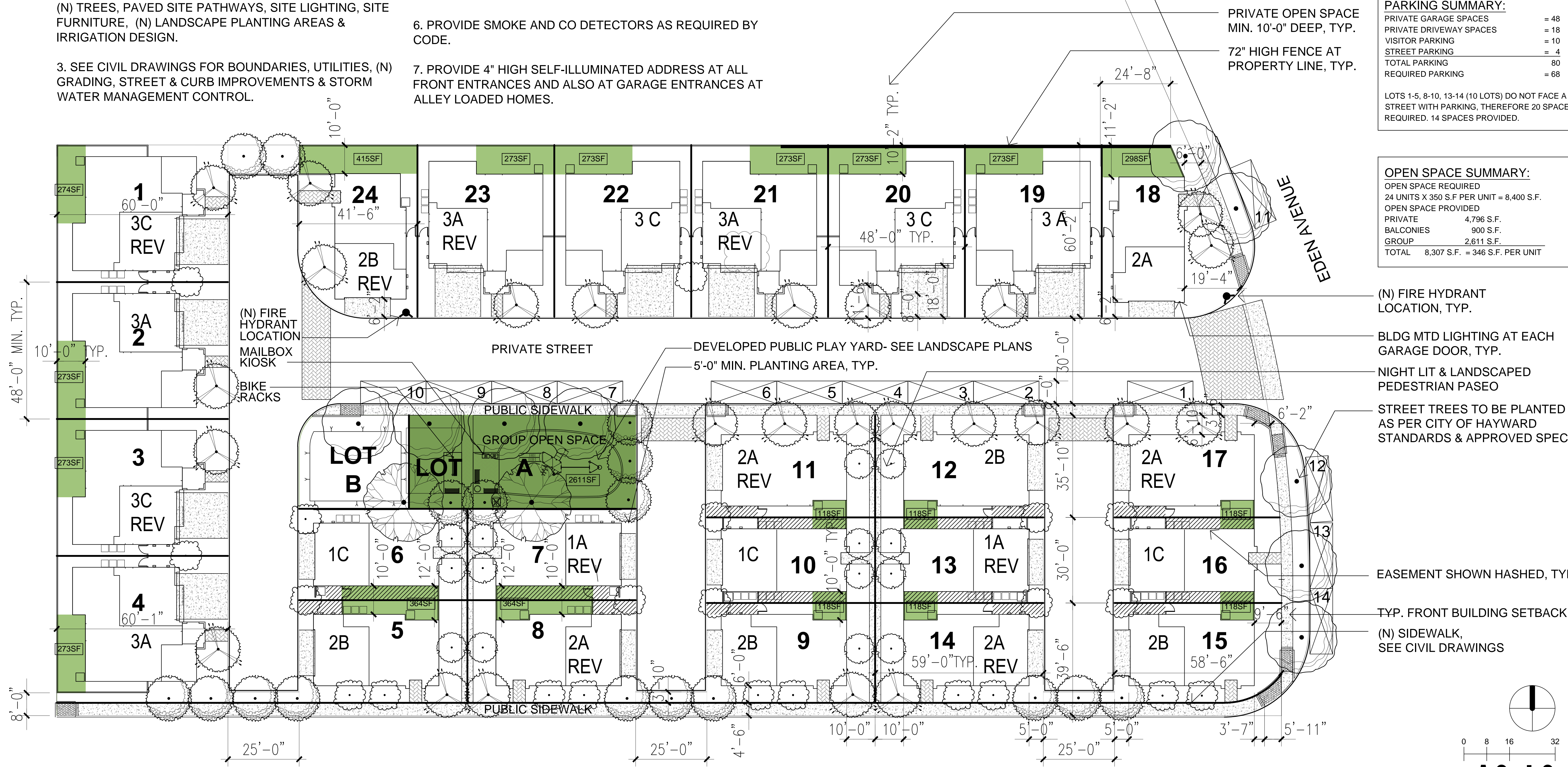
7. PROVIDE 4" HIGH SELF-ILLUMINATED ADDRESS AT ALL FRONT ENTRANCES AND ALSO AT GARAGE ENTRANCES AT ALLEY LOADED HOMES.

UNIT SUMMARY:		
UNIT 1	(5) 1,444 S.F.	= 7,220 S.F.
UNIT 2	(10) 1,603 S.F.	= 16,030 S.F.
UNIT 3	(9) 2,205 S.F.	= 19,845 S.F.
TOTAL		43,095 S.F.

PARKING SUMMARY:	
PRIVATE GARAGE SPACES	= 48
PRIVATE DRIVEWAY SPACES	= 18
VISITOR PARKING	= 10
STREET PARKING	= 4
TOTAL PARKING	80
REQUIRED PARKING	= 68

LOTS 1-5, 8-10, 13-14 (10 LOTS) DO NOT FACE A STREET WITH PARKING, THEREFORE 20 SPACES REQUIRED. 14 SPACES PROVIDED.

OPEN SPACE SUMMARY:	
OPEN SPACE REQUIRED	24 UNITS X 350 S.F PER UNIT = 8,400 S.F.
OPEN SPACE PROVIDED	
PRIVATE	4,796 S.F.
BALCONIES	900 S.F.
GROUP	2,611 S.F.
TOTAL	8,307 S.F. = 346 S.F. PER UNIT



(N) FIRE HYDRANT LOCATION, TYP.

BLDG MTD LIGHTING AT EACH GARAGE DOOR, TYP.

NIGHT LIT & LANDSCAPED PEDESTRIAN PASEO

STREET TREES TO BE PLANTED AS PER CITY OF HAYWARD STANDARDS & APPROVED SPECIE:

EASEMENT SHOWN HASHED, TYP.

TYP. FRONT BUILDING SETBACK
(N) SIDEWALK, SEE CIVIL DRAWINGS

EDEN 3

PROPOSED SITE PLAN

A0.10



HAYWARD, CA
KTGY # 2014-0902

07/15/2015
05/27/2015 3rd SUBMITTAL
04.27.2015 2nd SUBMITTAL
02.23.2015 1st SUBMITTAL

KTGY Group, Inc.
Architecture+Planning
580 Second St., Suite 200
Oakland, CA 94607
510.272.2910
ktgy.com

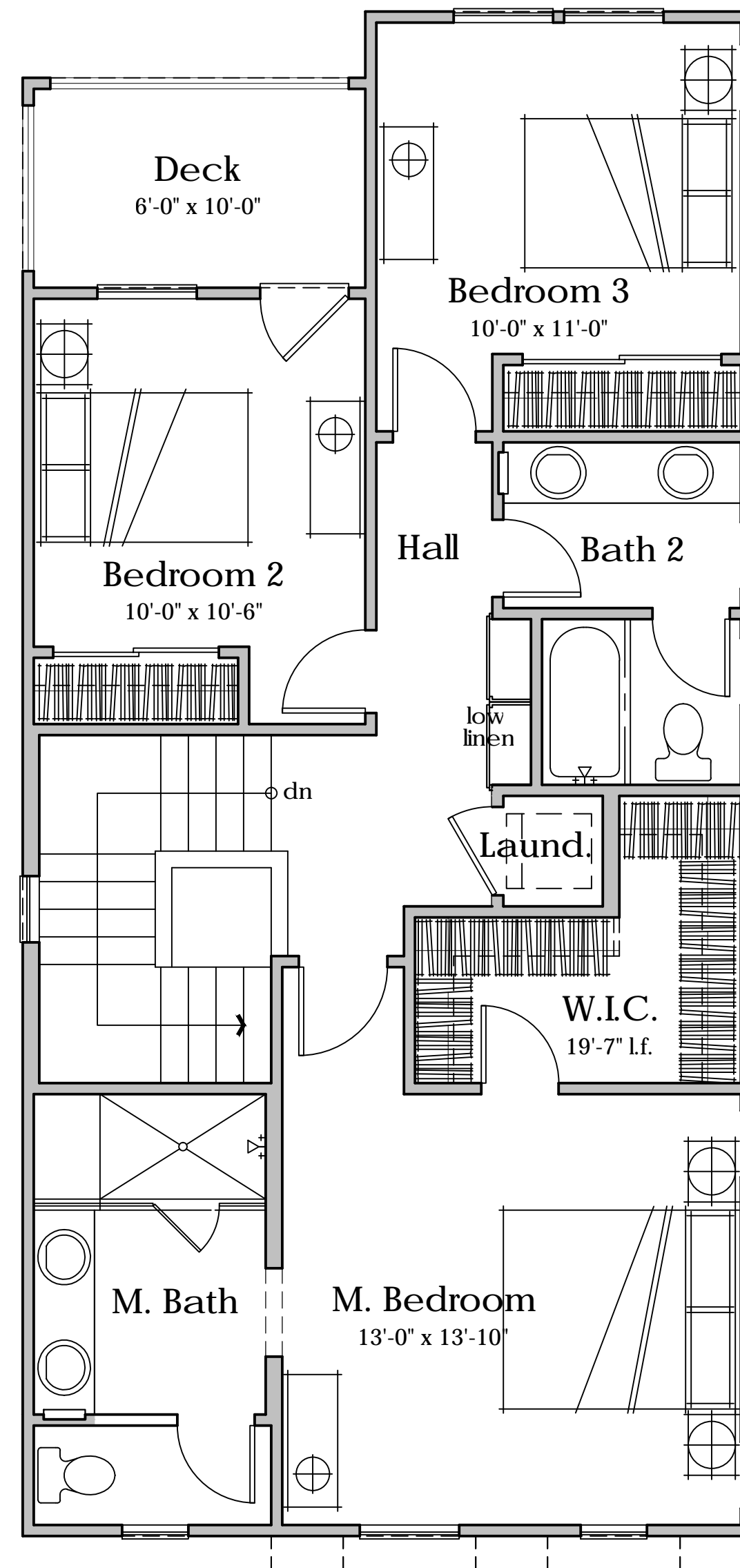




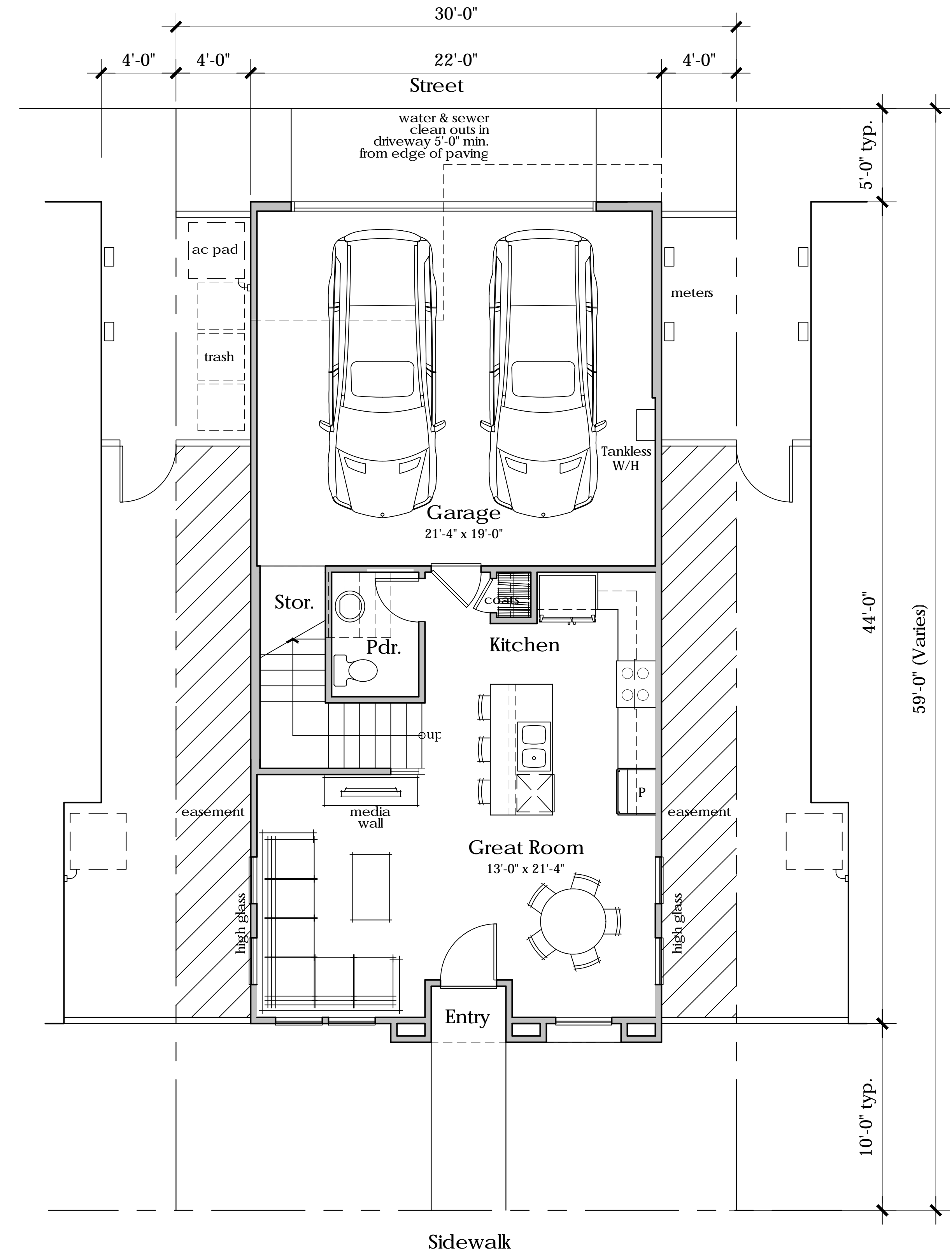
ELEVATION '1C'



ELEVATION '1A'

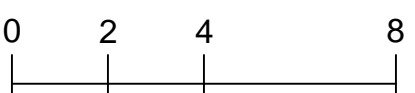


Second Floor



First Floor

Floor Plan
3 Bedrooms
2.5 Baths
1444 s.f.



AI.I

EDEN 3

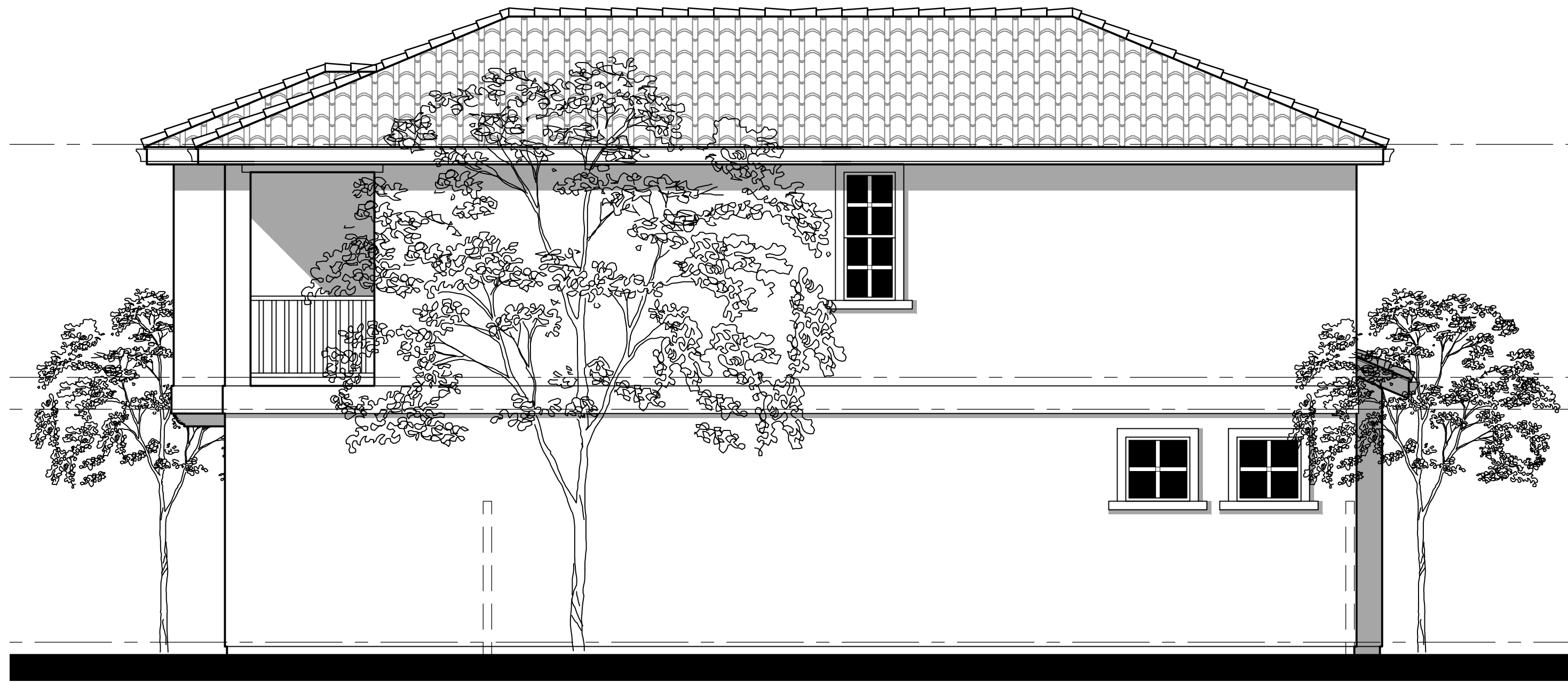


HAYWARD, CA
KTGY # 2014-0902

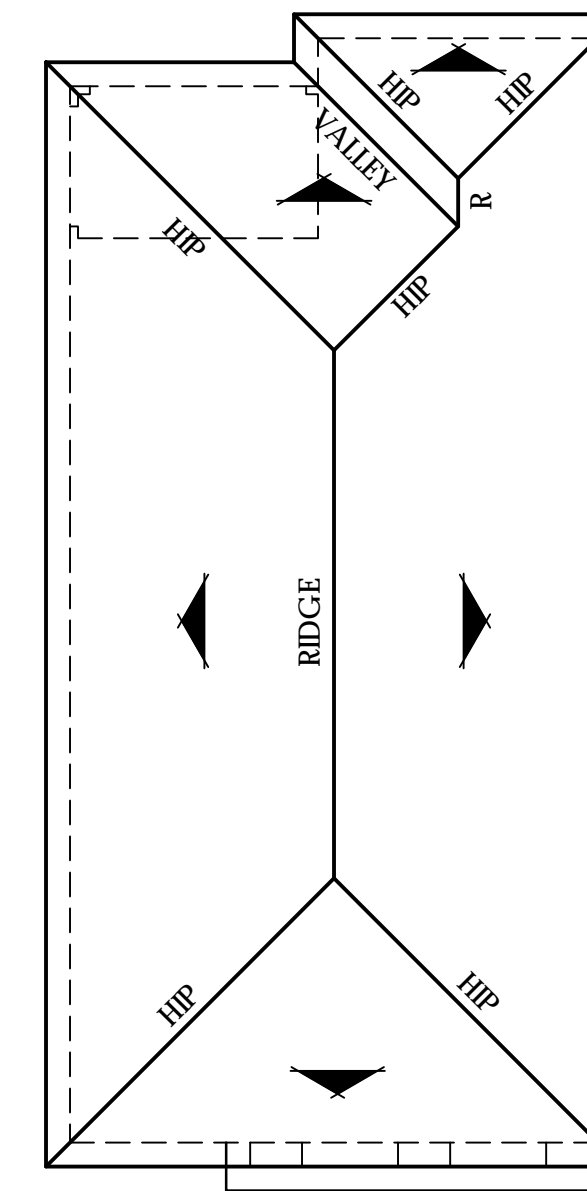
07/15/2015
05/27/2015 3rd SUBMITTAL
04/27/2015 2nd SUBMITTAL
02/23/2015 1st SUBMITTAL

KTGY Group, Inc.
Architecture+Planning
580 Second St., Suite 200
Oakland, CA 94607
510.272.2910
ktgy.com





Left Elevation

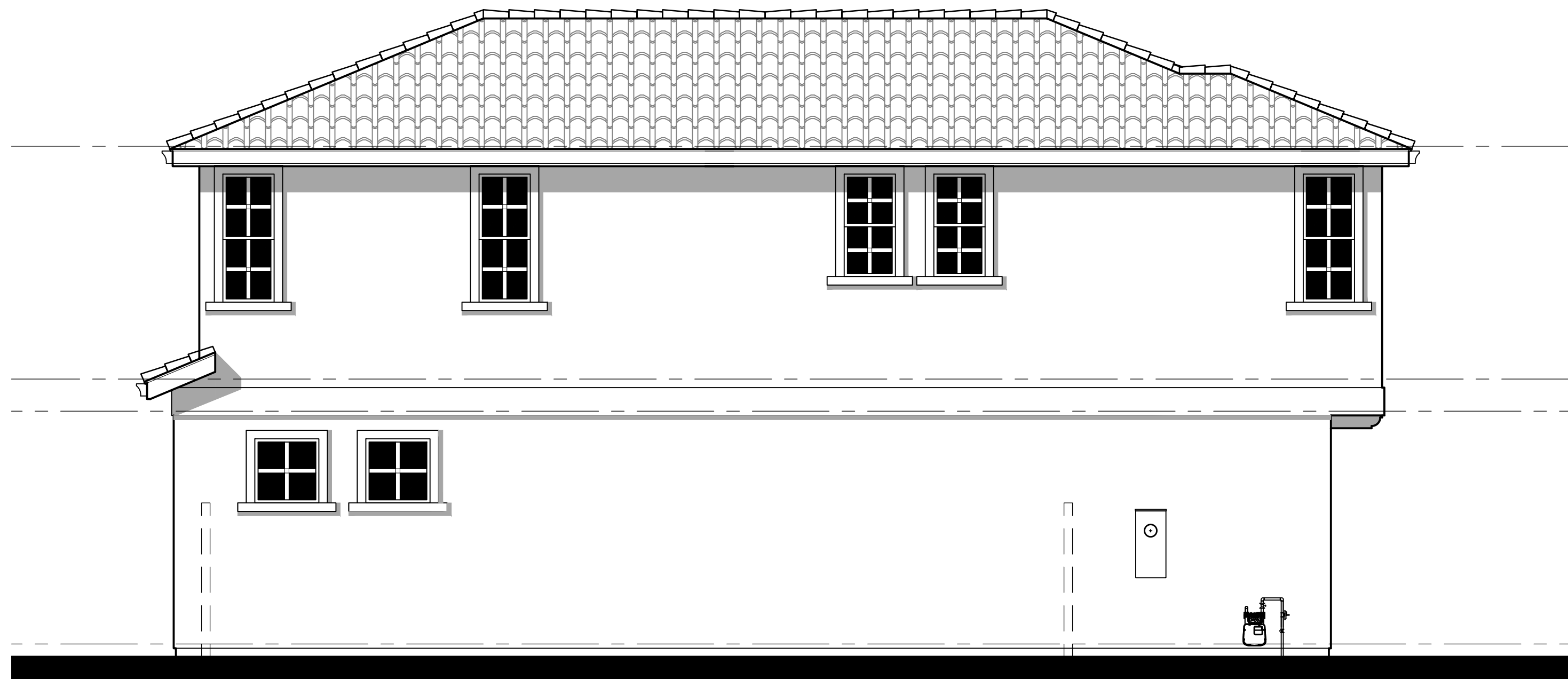


Roof Plan

EAVE : 12"
 RAKE : 12"
 ROOF PITCH : 5:12 U.N.O.

1A Material List

- Roof: Concrete "S" Tile
- Walls: Stucco
- Trims: 2x Stucco Finish
- Accents: Enhanced Sills
Decorative Shutters



Right Elevation



Rear Elevation

EDEN 3



PLAN 1A EXTERIOR ELEVATIONS

HAYWARD, CA

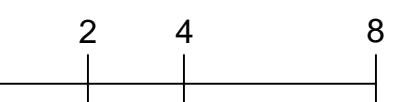
KTGY # 2014-0902

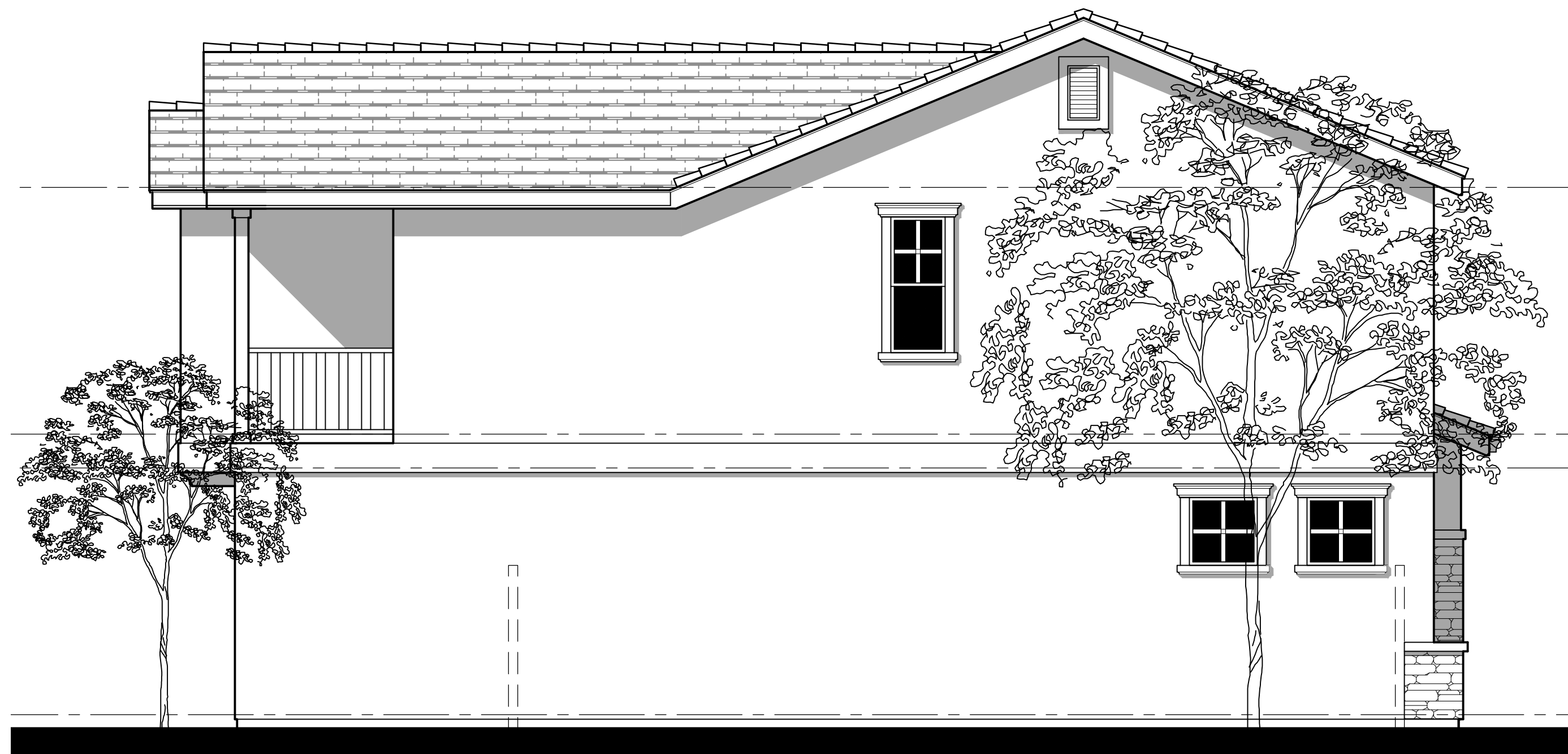
05/27/2015
 04.27.2015 2nd SUBMITTAL
 02.23.2015 1st SUBMITTAL

KTGY Group, Inc.
 Architecture+Planning
 580 Second St., Suite 200
 Oakland, CA 94607
 510.272.2910
 ktgy.com

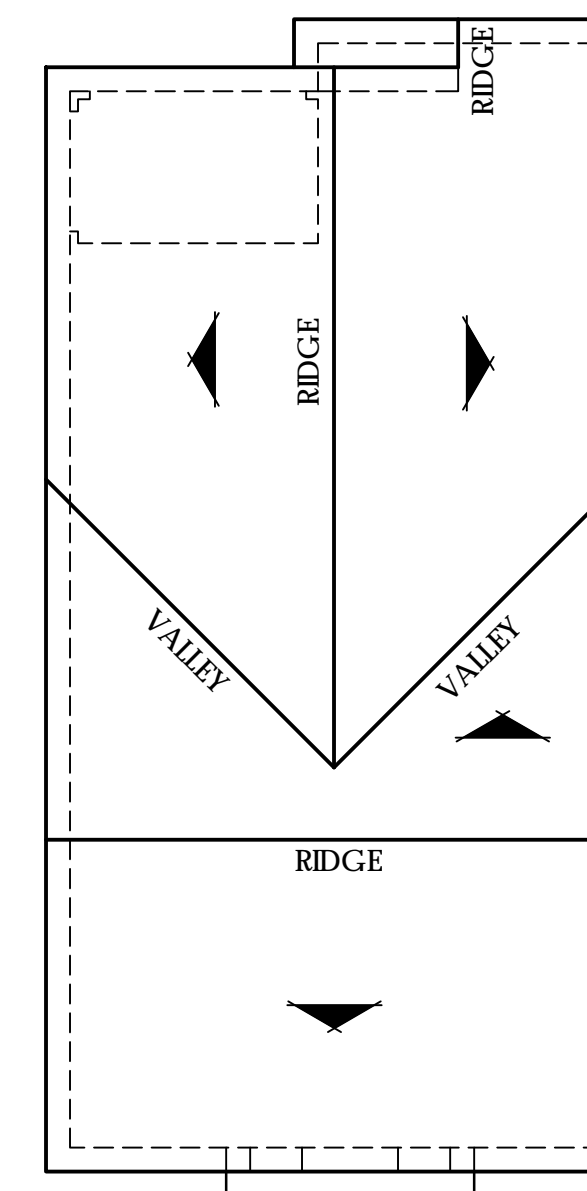


AI.2





Left Elevation



Roof Plan

EAVE : 12"
 RAKE : 12"
 ROOF PITCH : 5:12 U.N.O.

- 1C Material List**
- Roof: Flat Concrete Tile
 - Walls: Stucco
 - Trims: 2x Stucco Finish
 - Accents: Enhanced Sills
Stone Veneer



Right Elevation



Rear Elevation

EDEN 3



PLAN 1C EXTERIOR ELEVATIONS

HAYWARD, CA
 KTG # 2014-0902

05/27/2015
 04.27.2015 2nd SUBMITTAL
 02.23.2015 1st SUBMITTAL

KTGY Group, Inc.
 Architecture+Planning
 580 Second St., Suite 200
 Oakland, CA 94607
 510.272.2910
 ktgy.com



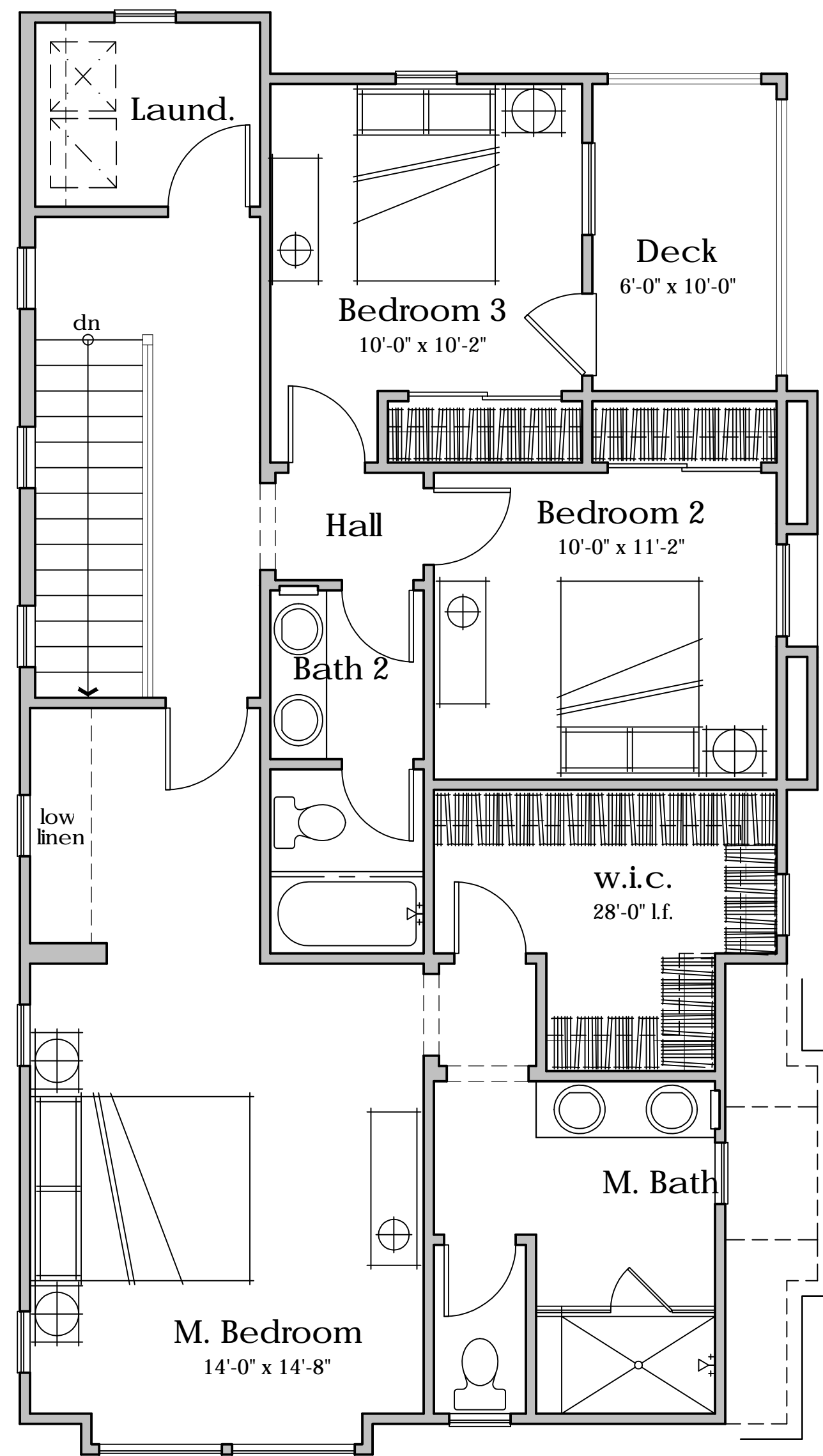
AI.3



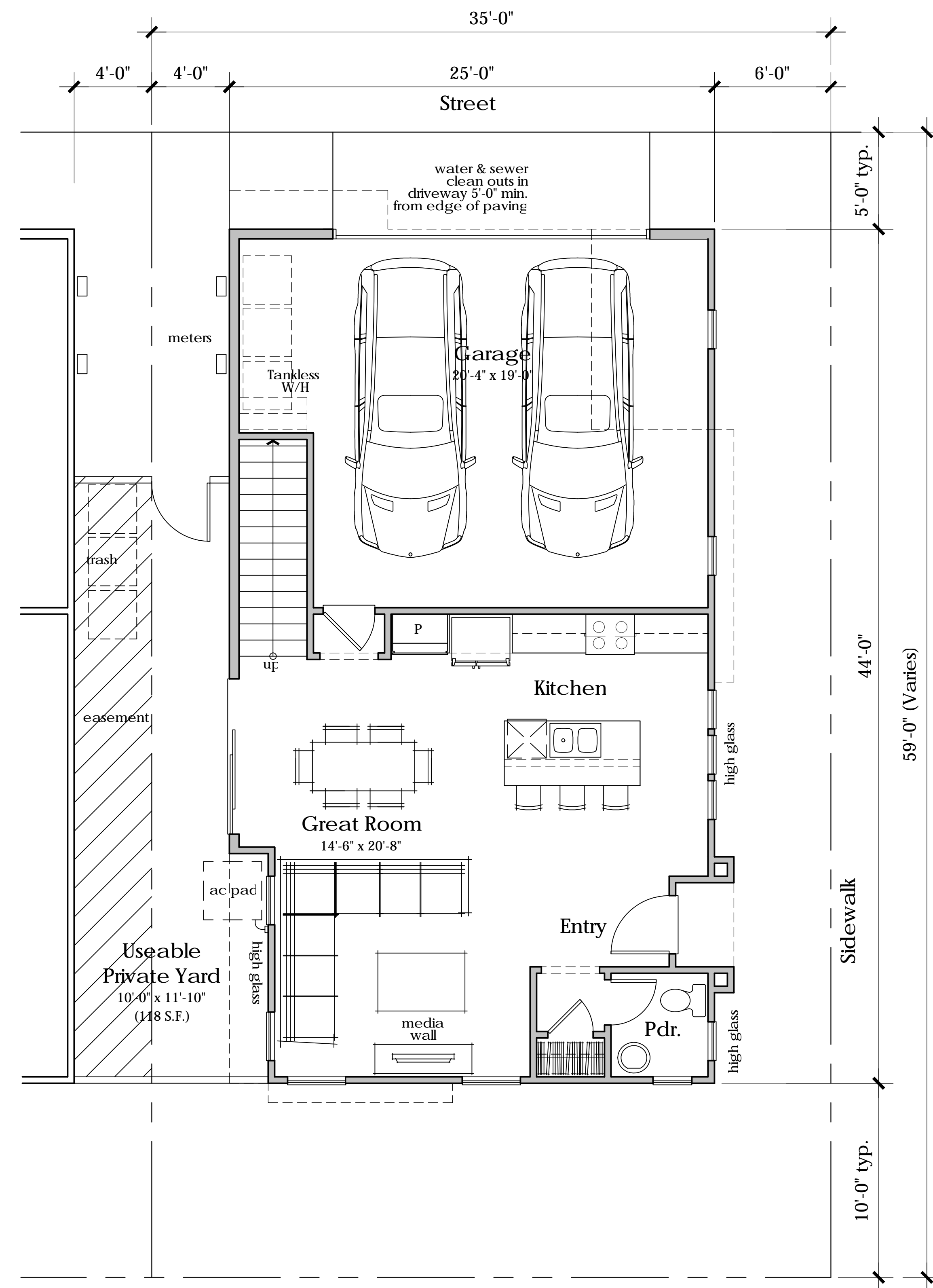
ELEVATION '2B'



ELEVATION '2A'



Second Floor

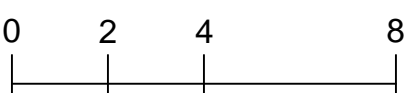


First Floor

Floor Plan
3 Bedrooms
2.5 Baths
1603 s.f.

EDEN 3

PLAN 2A FLOOR PLAN



A2.1



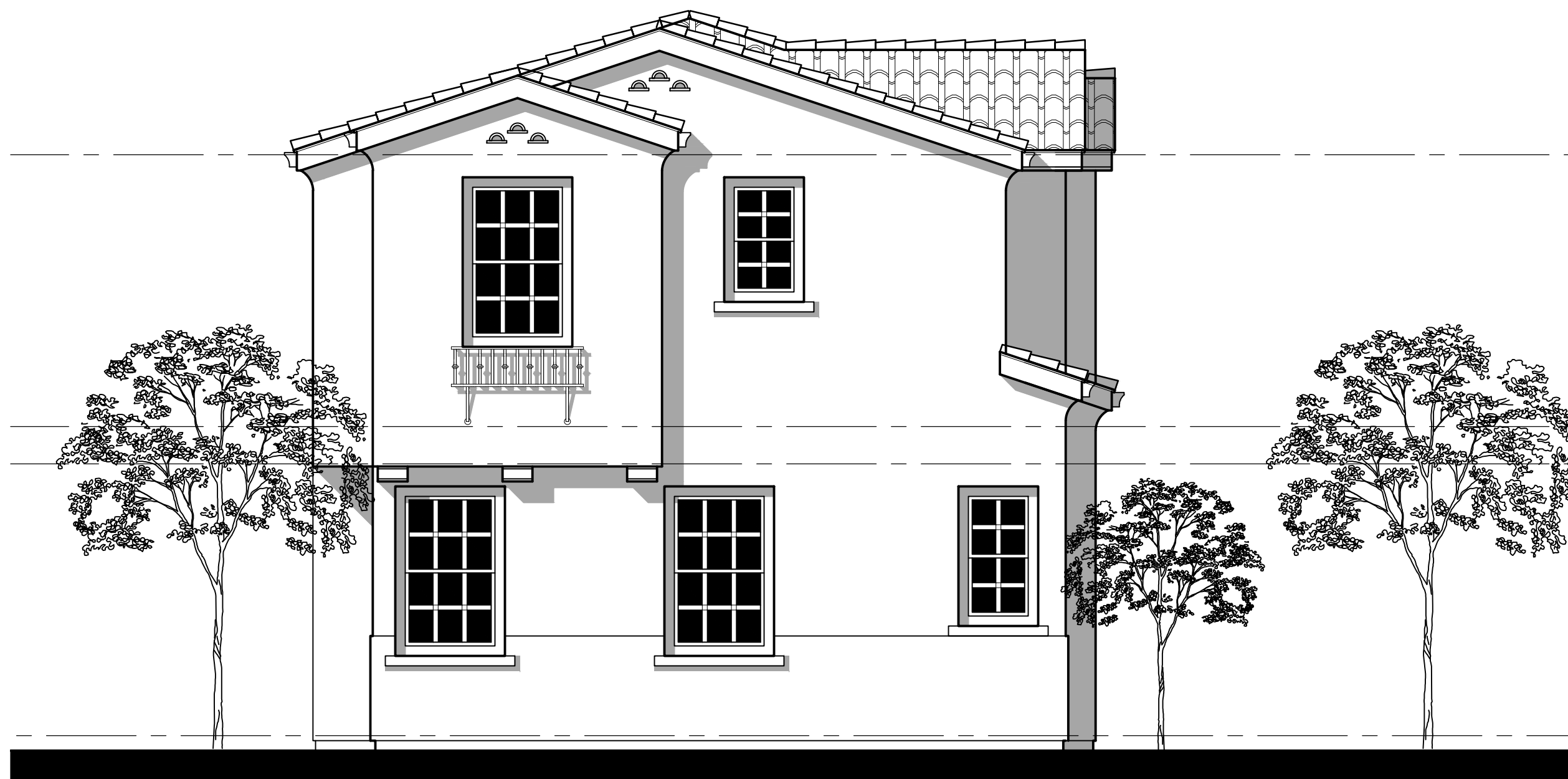
HAYWARD, CA

KTGY # 2014-0902

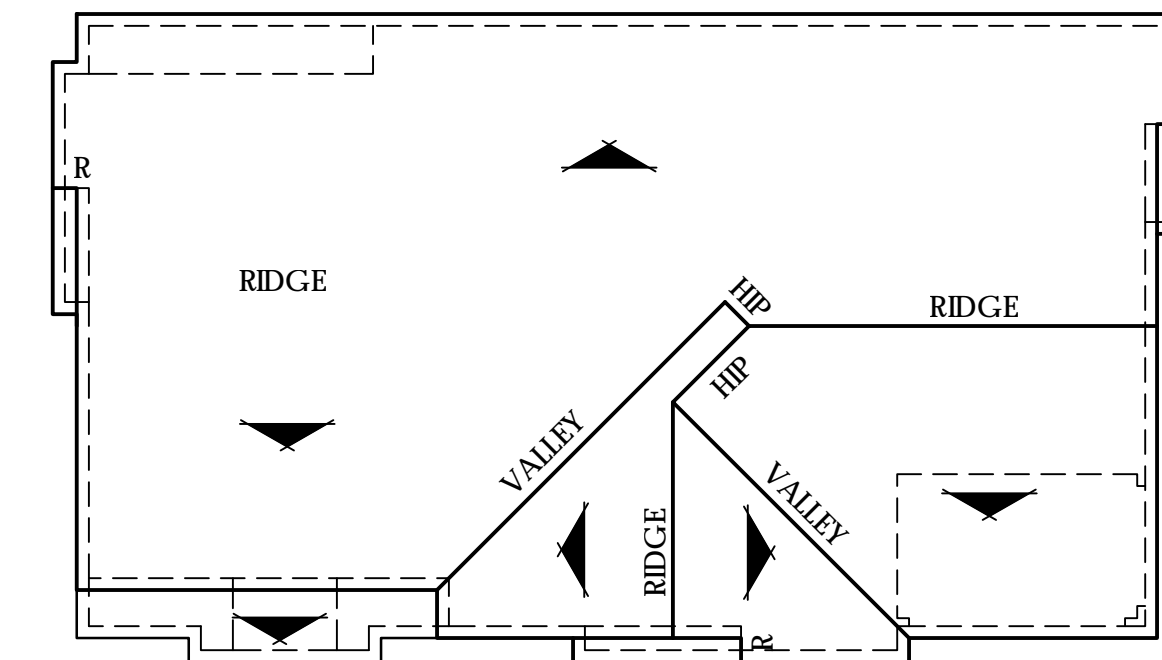
05/27/2015
04.27.2015 2nd SUBMITTAL
02.23.2015 1st SUBMITTAL

KTGY Group, Inc.
Architecture+Planning
580 Second St., Suite 200
Oakland, CA 94607
510.272.2910
ktgy.com





Left Elevation



Roof Plan

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

2A Material List

- Roof: Concrete "S" Tile
- Walls: Stucco
- Trims: 2x Stucco Finish
- Accents: Gable End Detail
 Enhanced Eave Detail
 Wood Railing
 W.I. Detail



Right Elevation



Rear Elevation

EDEN 3



PLAN 2A EXTERIOR ELEVATIONS

HAYWARD, CA

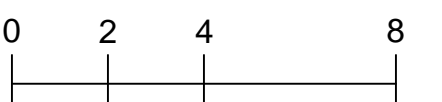
KTGY # 2014-0902

05/27/2015
 04.27.2015 2nd SUBMITTAL
 02.23.2015 1st SUBMITTAL

KTGY Group, Inc.
 Architecture+Planning
 580 Second St., Suite 200
 Oakland, CA 94607
 510.272.2910
 ktgy.com

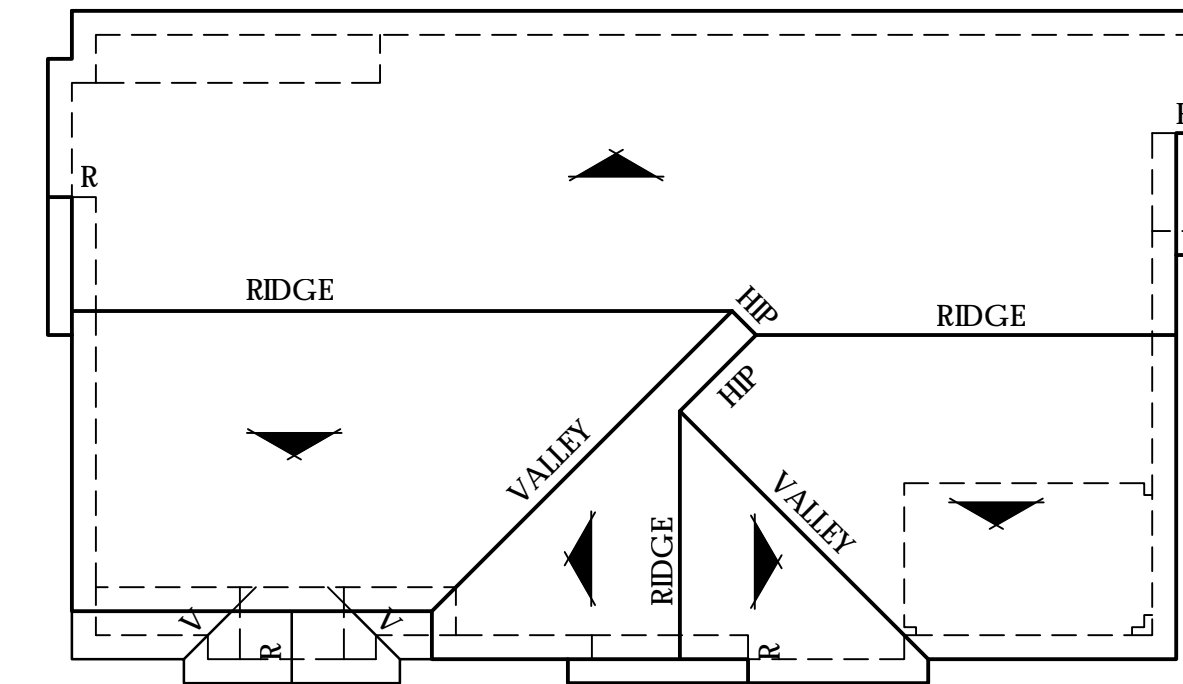


A2.2





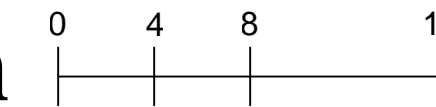
Left Elevation



2B Material List

- Roof: Flat Concrete Tile
- Walls: Stucco
- Trims: 2x Stucco Finish
- Accents: Gable End Detail
Enhanced Sills
Decorative Shutters

Roof Plan



EAVE : 12"
RAKE : 12"
ROOF PITCH : 5:12 U.N.O.



Right Elevation



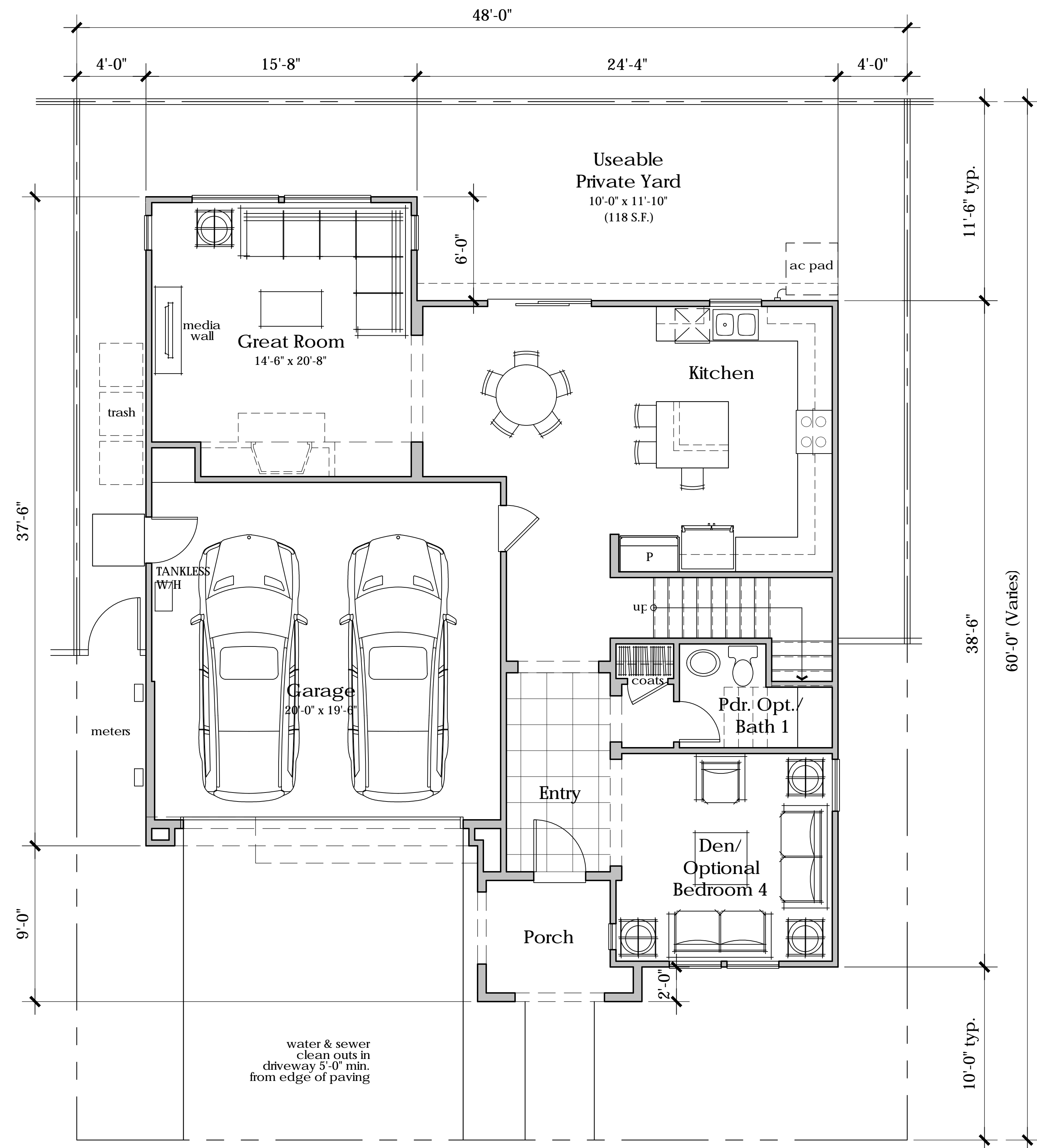
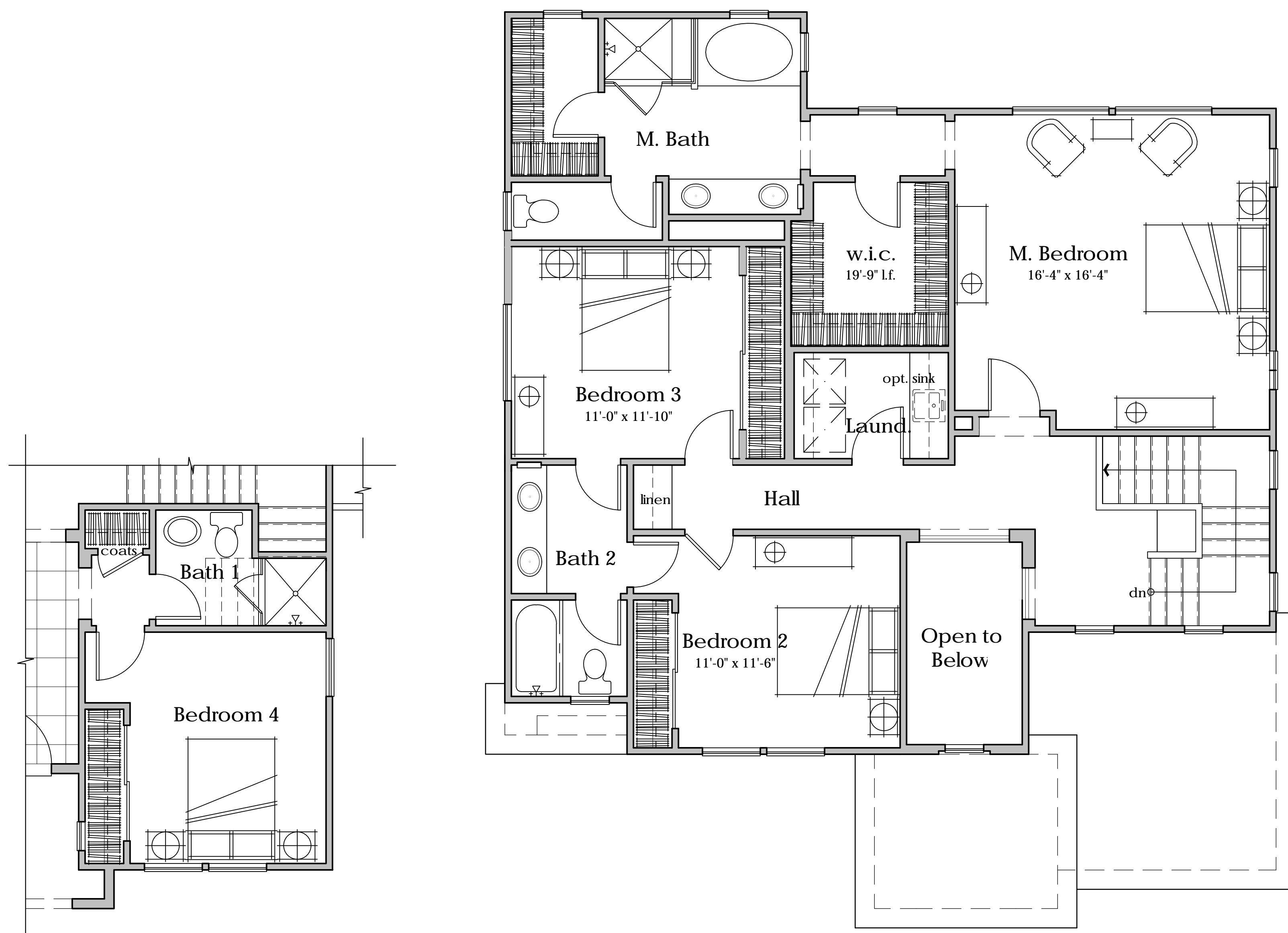
Rear Elevation



ELEVATION '3C'



ELEVATION '3A'



Opt. Bedroom 4/
Bath 1

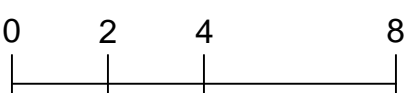
Second Floor

First Floor

Floor Plan
3 Bedrooms (opt. 4)
2.5 Baths
2205 s.f.

EDEN 3

PLAN 3A FLOOR PLAN



A3.1



HAYWARD, CA

KTGY # 2014-0902

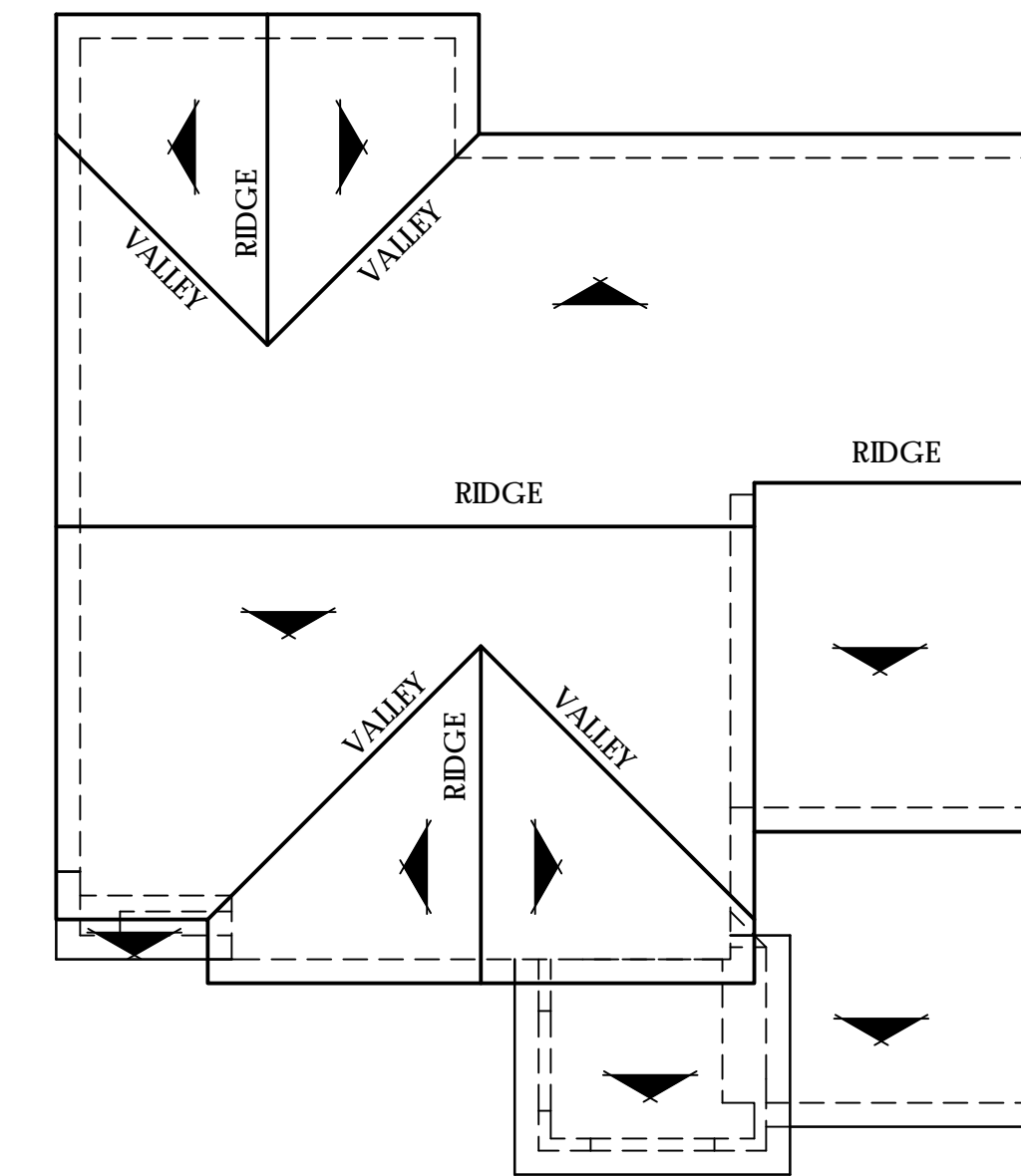
05/27/2015
04/27/2015 2nd SUBMITTAL
02/23/2015 1st SUBMITTAL

KTGY Group, Inc.
Architecture+Planning
580 Second St., Suite 200
Oakland, CA 94607
510.272.2910
ktgy.com





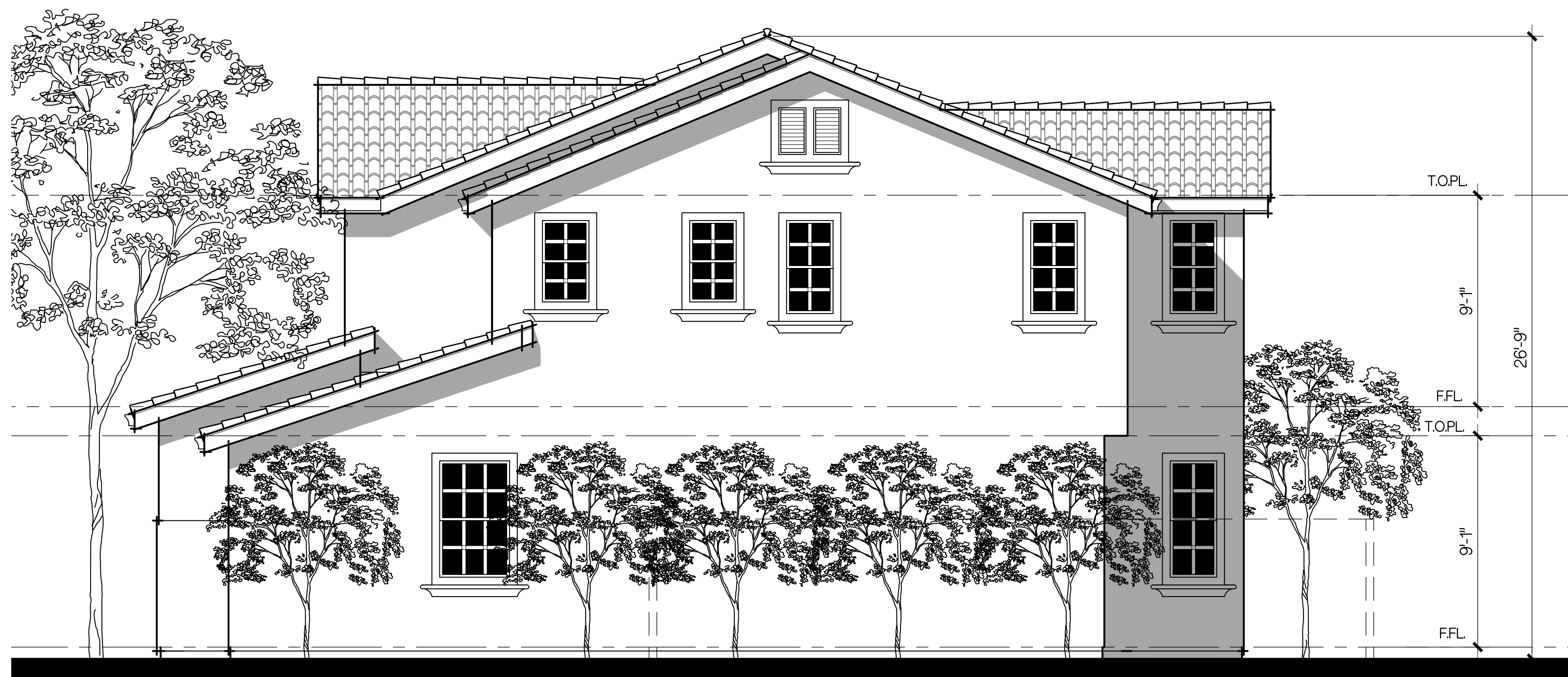
Left Elevation



Roof Plan

EAVE : 12"
 RAKE : 12"
 ROOF PITCH : 5:12 U.N.O.

- 3A Material List
 Roof: Concrete "S" Tile
 Walls: Stucco
 Trims: 2x Stucco Finish
 Accents: W.I. Detail



Right Elevation



Rear Elevation

PLAN 3A EXTERIOR ELEVATIONS

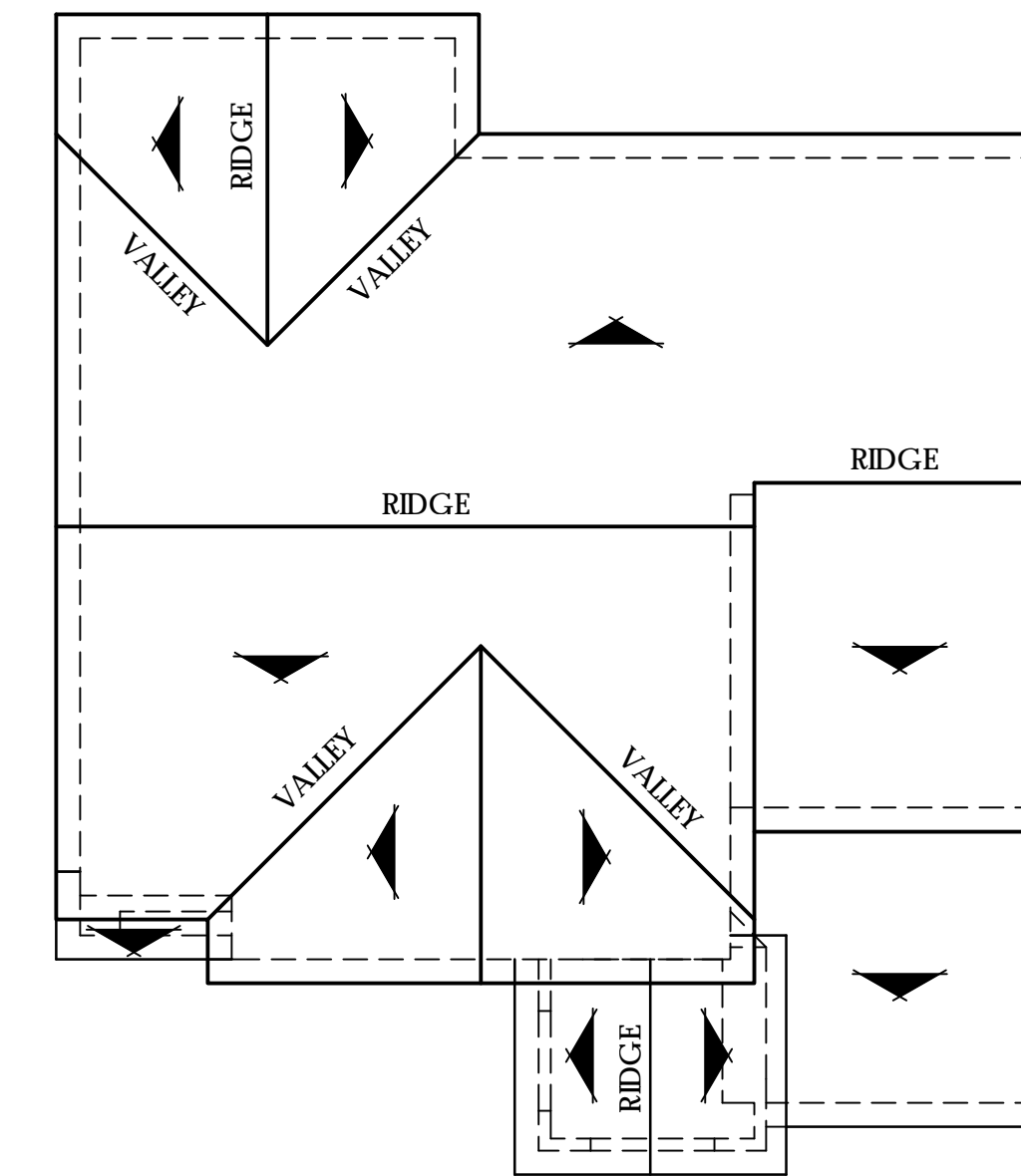
0 2 4 8

A3.2





Left Elevation



Roof Plan

EAVE : 12"
 RAKE : 12"
 ROOF PITCH : 5:12 U.N.O.

- 3C Material List**
- Roof: Flat Concrete Tile
 - Walls: Stucco
 - Trims: 2x Stucco Finish
 - Accents: Gable End Detail
 - Enhanced Sills
 - Stone Veneer
 - Decorative Shutters



Right Elevation



Rear Elevation

EDEN 3



PLAN 3C EXTERIOR ELEVATIONS

HAYWARD, CA

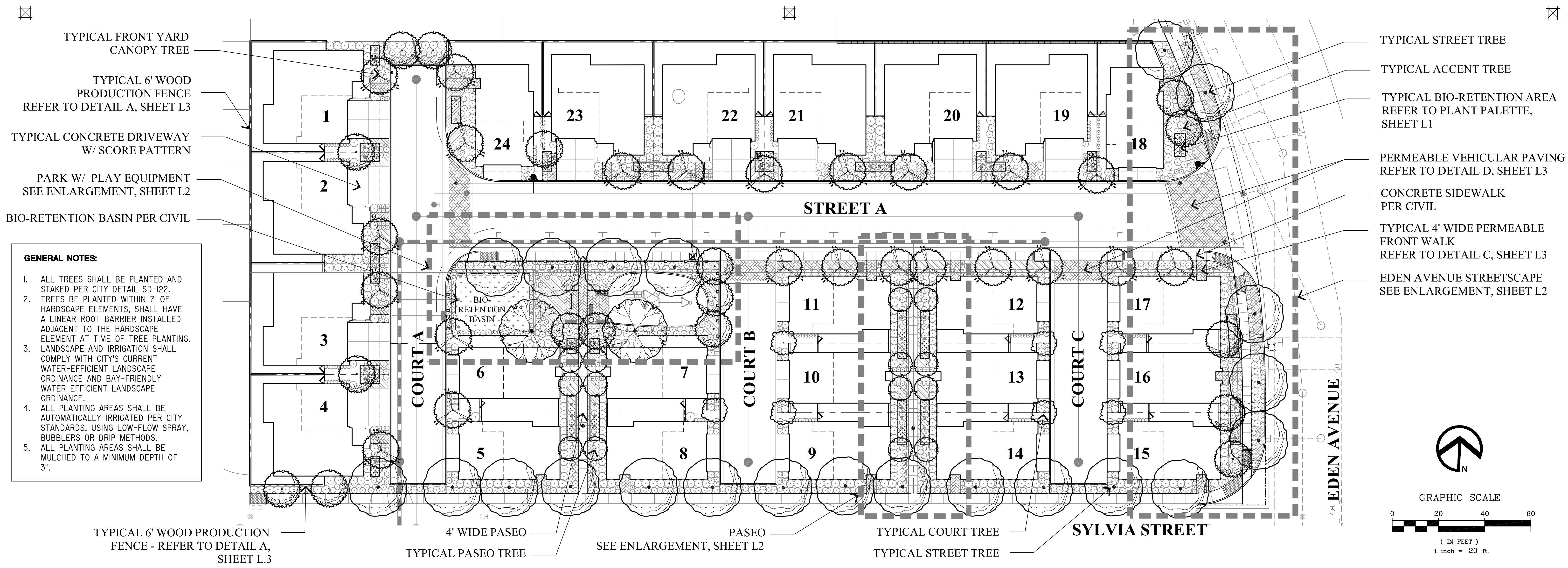
KTGY # 2014-0902

05/27/2015
 04.27.2015 2nd SUBMITTAL
 02.23.2015 1st SUBMITTAL

KTGY Group, Inc.
 Architecture+Planning
 580 Second St., Suite 200
 Oakland, CA 94607
 510.272.2910
 ktgy.com

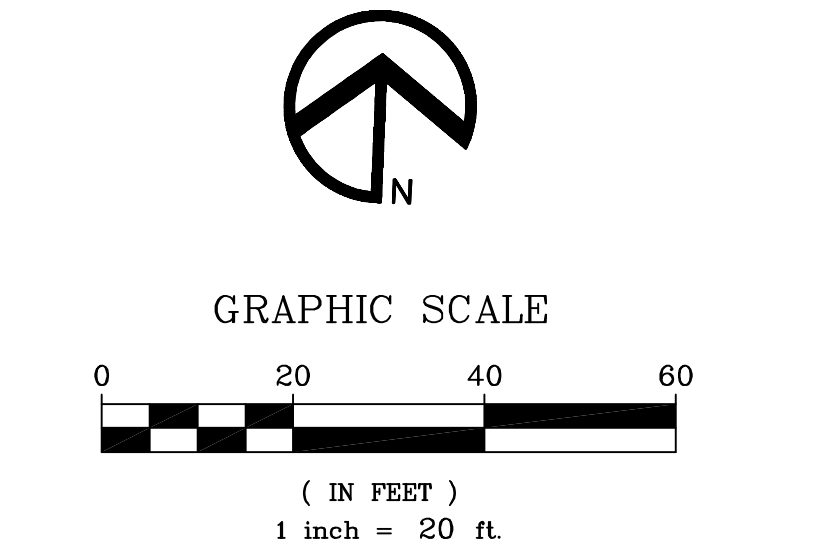


A3.3



- 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".

- TYPICAL FRONT YARD CANOPY TREE
- TYPICAL 6' WOOD PRODUCTION FENCE REFER TO DETAIL A, SHEET L3
- TYPICAL CONCRETE DRIVEWAY W/ SCORE PATTERN
- PARK W/ PLAY EQUIPMENT SEE ENLARGEMENT, SHEET L2
- BIO-RETENTION BASIN PER CIVIL
- TYPICAL STREET TREE
- TYPICAL ACCENT TREE
- TYPICAL BIO-RETENTION AREA REFER TO PLANT PALETTE, SHEET L1
- PERMEABLE VEHICULAR PAVING REFER TO DETAIL D, SHEET L3
- CONCRETE SIDEWALK PER CIVIL
- TYPICAL 4' WIDE PERMEABLE FRONT WALK REFER TO DETAIL C, SHEET L3
- EDEN AVENUE STREETSCAPE SEE ENLARGEMENT, SHEET L2



PROPOSED TREE PALETTE

BOTANICAL NAME	COMMON NAME	MINIMUM SIZE	WATER USE
STREET TREES			
ARBUS 'MARINA'	MARINA ARBUS	24" BOX	LOW
CELTIS SINENSIS	CHINESE HACKBERRY	24" BOX	LOW
PISTACIA CHINENSIS	CHINESE PISTACHE	24" BOX	LOW
OPEN SPACE CANOPY TREES			
JACARANDA MIMOSIFOLIA	JACARANDA	36" BOX	LOW
ACCENT TREES			
ACER BUERGERANUM	TRIDENT MAPLE	24" BOX	MEDIUM
LAGERSTROEMIA 'MUSKOGEE'	CRAPE MYRTLE	24" BOX	LOW
MAGNOLIA G. 'ST. MARYS'	SOUTHERN MAGNOLIA	24" BOX	MEDIUM
PYRUS KAWAKAMII	EVERGREEN PEAR	24" BOX	MEDIUM
FRONT YARD CANOPY TREES			
LAGERSTROEMIA X 'NATCHEZ'	CRAPE MYRTLE	24" BOX	LOW
CERCIS C. 'FOREST PANSY'	EASTERN REDBUD	24" BOX	MEDIUM
LAGERSTROEMIA X 'NATCHEZ'	CRAPE MYRTLE	24" BOX	LOW
LAURUS NOBILIS 'SARATOGA'	SARATOGA LAUREL	24" BOX	LOW
PASEO TREES			
CERCIS C. 'OKLAHOMA'	TEXAS REDBUD	15 GALLON	MEDIUM
PRUNUS C. 'PURPLE PONY'	PURPLE-LEAF PLUM	15 GALLON	LOW
PRUNUS CAROLIANA	CAROLINA CHERRY	15 GALLON	LOW
COURT TREES			
PRUNUS CAROLIANA 'COMPACTA'	DWARF CAROLINA CHERRY	15 GALLON	LOW

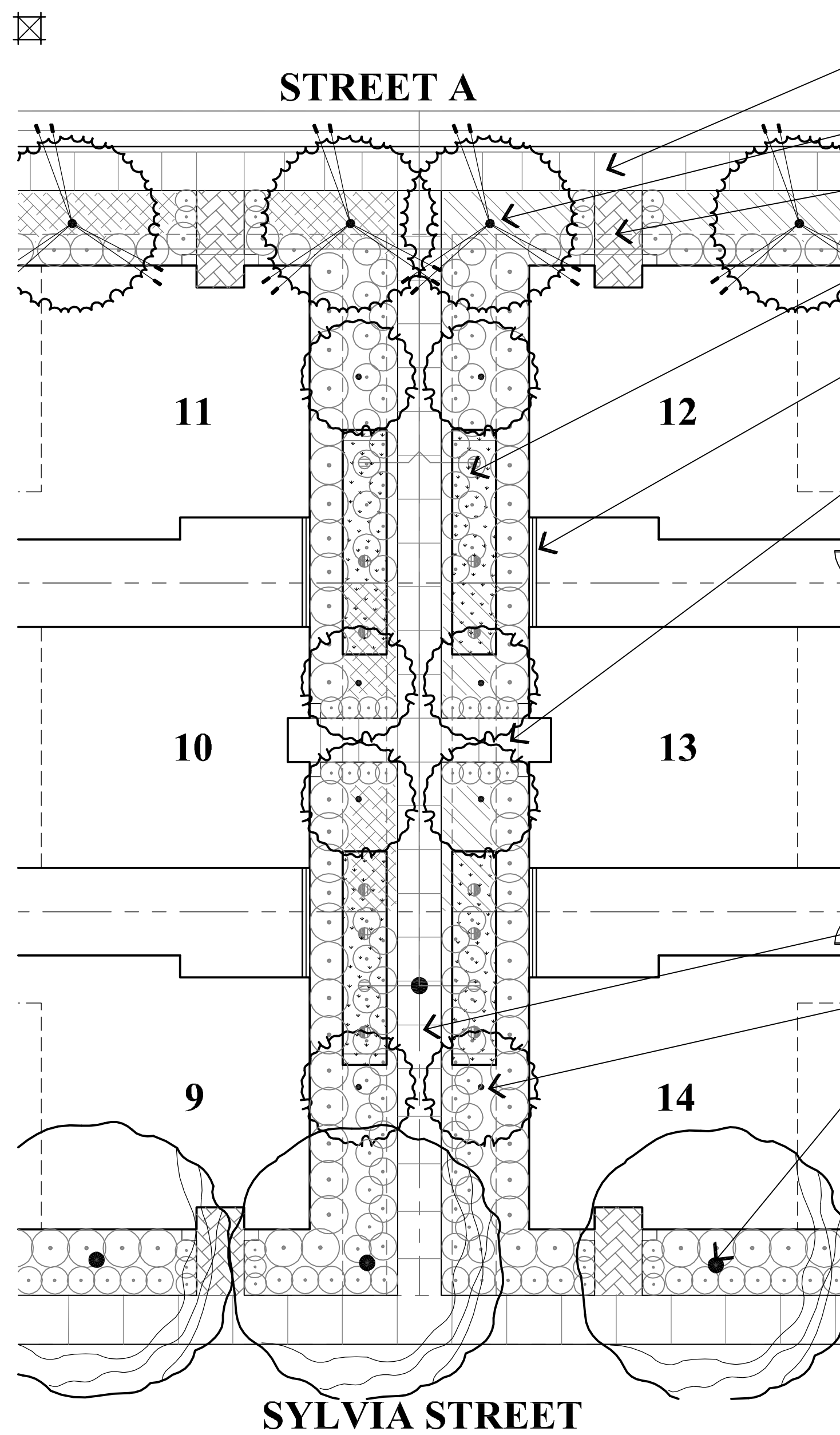
PROPOSED PLANT PALETTE

BOTANICAL NAME	COMMON NAME	SIZE	WATER USE	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE
ACCENT TREES				SHRUBS				SHRUBS - BIO-RETENTION			
BETULA PENDULA	EUROPEAN WHITE BIRCH	15 GALLON	MEDIUM	ABELIA G. 'PROSTRATA'	DWARF GLOSSY ABELIA	5 GALLON	MEDIUM	BUDDLEJA DAVIDII	BUTTERFLY BUSH	1 GALLON	LOW
CERCIS OCCIDENTALIS	WESTERN REDBUD	15 GALLON	LOW	LILY-OF-THE-NILE	LILY-OF-THE-NILE	1 GALLON	MEDIUM	IRIS DOUGLASSIANA	PACIFIC COAST IRIS	1 GALLON	LOW
LAGERSTROEMIA INDICA	CRAPE MYRTLE	15 GALLON	LOW	COMPACT STRAWBERRY TREE	COMPACT STRAWBERRY TREE	5 GALLON	LOW	JUNCUS PATENS	CALIFORNIA RUSH	1 GALLON	HIGH
LAURUS NOBILIS	GRECIAN LAUREL	15 GALLON	LOW	MANZANITA	MANZANITA	5 GALLON	LOW	MULLENBERGIA RIGENS	DEERGRASS	1 GALLON	LOW
MAGNOLIA G. 'ST. MARYS'	SOUTHERN MAGNOLIA	15 GALLON	MEDIUM	SUN AZALEA	SUN AZALEA	5 GALLON	MEDIUM	NASELLA PULCHRA	PURPLE NEEDLEGRASS	1 GALLON	LOW
OLEA EUROPAEA 'SWAN HILL'	FRUITLESS OLIVE	15 GALLON	LOW	BUTTERFLY BUSH	BUTTERFLY BUSH	5 GALLON	LOW	NEPETA FAASSENII	CATMINT	1 GALLON	LOW
PRUNUS CAROLIANA	CAROLINA CHERRY	15 GALLON	LOW	BOXWOOD	BOXWOOD	1 GALLON	MEDIUM	PENSTEMON HYBRIDS	GARDEN PENSTEMON	1 GALLON	LOW
PRUNUS C. 'KRAUTER VESUVIUS'	PURPLE-LEAF PLUM	15 GALLON	LOW	CAMELLIA	CAMELLIA	5 GALLON	MEDIUM	RHAMNUS CALIFORNICA	COFFEEBERRY	1 GALLON	LOW
PRUNUS SARGENTII	SARGENT CHERRY	15 GALLON	MEDIUM	AUTUMN SEDGE	AUTUMN SEDGE	1 GALLON	MEDIUM	ROSA CALIFORNICA	CALIFORNIA WILD ROSE	1 GALLON	LOW
PYRUS C. 'BRADFORD'	BRADFORD PEAR	15 GALLON	MEDIUM	ROCKROSE	ROCKROSE	5 GALLON	LOW	SALVIA CLEVELANDII	CLEVELAND SAGE	1 GALLON	LOW
PYRUS KAWAKAMII	EVERGREEN PEAR	15 GALLON	MEDIUM	FORTNIGHT LILY	FORTNIGHT LILY	1 GALLON	LOW	SANTOLINA SPP.	SANTOLINA	1 GALLON	LOW
VITEX AGNUS-CASTUS	CHASTE TREE	15 GALLON	LOW	BRIGHT & TIGHT	BRIGHT & TIGHT	1 GALLON	LOW	SISYRINCHIUM BELLUM	BLUE-EYED GRASS	1 GALLON	LOW
SHRUBS				SHRUBS (CONT)				GROUNDCOVERS			
ABELIA G. 'PROSTRATA'	DWARF GLOSSY ABELIA	5 GALLON	MEDIUM	JUNIPERUS S. 'COL'	COLUMNAR JUNIPER TOPIARY	5 GALLON	LOW	ARCTOSTAPHYLOS D. 'EMERALD CARPET'	BEARBERRY	1 GALLON @ 30" O.C.	LOW
AGAPANTHUS AFRICANUS	LILY-OF-THE-NILE	1 GALLON	MEDIUM	COLUMNAR JUNIPER	COLUMNAR JUNIPER	5 GALLON	LOW	MYOPORUM PARVIFOLIUM 'PINK'	DWARF MYOPORUM	1 GALLON @ 30" O.C.	LOW
ARBUS U. 'COMPACTA'	COMPACT STRAWBERRY TREE	5 GALLON	LOW	SPIRAL JUNIPER TOPIARY	SPIRAL JUNIPER TOPIARY	5 GALLON	LOW	SCAEVOLA 'MAUVE CLUSTERS'	FAN FLOWER	1 GALLON @ 36" O.C.	LOW
ARCTOSTAPHYLOS 'HOWARD MCMINN'	MANZANITA	5 GALLON	LOW	TRAILING LANTANA	TRAILING LANTANA	1 GALLON	LOW				
AZALEA 'SOUTHERN INDICA'	SUN AZALEA	5 GALLON	MEDIUM	TREE MALLOW	TREE MALLOW	5 GALLON	LOW				
BUDDLEJA DAVIDII	BUTTERFLY BUSH	5 GALLON	LOW	ENGLISH LAVANDER	ENGLISH LAVANDER	1 GALLON	LOW				
BUXUS JAPONICA	BOXWOOD	1 GALLON	MEDIUM	SPANISH LAVANDER	SPANISH LAVANDER	1 GALLON	LOW				
CAMELLIA SASANQUA	CAMELLIA	5 GALLON	MEDIUM	JAPANESE PRIVET	JAPANESE PRIVET	5 GALLON	MEDIUM				
CAREX DIPSAEA	AUTUMN SEDGE	1 GALLON	MEDIUM	LIGUSTRUM J. 'TEXANUM'	LIGUSTRUM J. 'TEXANUM'	1 GALLON	MEDIUM				
CISTUS HYBRIDUS	ROCKROSE	5 GALLON	LOW	LIRIOPE GIGANTEA	GIANT LILY TURF	1 GALLON	MEDIUM				
DIETES BICOLOR	FORTNIGHT LILY	1 GALLON	LOW	LOROPETALUM CHINENSE	CHINESE FRINGE FLOWER	5 GALLON	LOW				
DIETES IRIDIODES	BRIGHT & TIGHT	1 GALLON	LOW	LOROPETALUM C. 'RAZZLEBERRY'	RED FRINGE FLOWER	5 GALLON	LOW				
DIOSMA PULCHRUM	BREATH-OF-HEAVEN	1 GALLON	MEDIUM	MULLENBERGIA RIGENS	DEER GRASS	5 GALLON	LOW				
ERIGERON KARVINSKIANUS	SANTA BARBARA DAISY	1 GALLON	LOW	MYRTUS C. 'COMPACTA'	DWARF MYRTLE	5 GALLON	LOW				
ERYSIMUM 'BOWLES MAUVE'	MAUVE CLUSTERS	1 GALLON	LOW	NANDINA DOMESTICA	HEAVENLY BAMBOO	5 GALLON	LOW				
ESCALLONIA 'FRADESII'	ESCALLONIA	5 GALLON	MEDIUM	NANDINA D. 'COMPACTA'	DWARF HEAVENLY BAMBOO	5 GALLON	LOW				
EUONYMUS J. 'MICROPHYLLUS'	BOXLEAF EUONYMUS	5 GALLON	LOW	NANDINA D. 'GULF STREAM'	GULF STREAM BAMBOO	1 GALLON	LOW				
EURYOPS P. 'MUNCHKIN'	DWARF EURYOPS	1 GALLON	LOW	NEPETA FAASSENII	CATMINT	1 GALLON	LOW				
FESTUCA GLAUCA	PINEAPPLE GUAVA	5 GALLON	LOW	NERIUM OLEANDER	OLEANDER	5 GALLON	LOW				
GERANIUM 'JOHNSON'S BLUE'	BLUE FESCUE	1 GALLON	LOW	OLEA E. 'LITTLE OLLIE'	DWARF OLIVE	5 GALLON	LOW				
GREVILLEA 'NOELLI'	GERANIUM	1 GALLON	MEDIUM	PENNINGTON 'HAMELIN'	PENNINGTON 'HAMELIN'	5 GALLON	LOW				
HELICTOTRICHON SEMPERVIRENS	WOOLY GREVILLEA	5 GALLON	LOW	PHORNIUM T. 'MAORI MAIDEN'	INDIA HAWTHORN	1 GALLON	LOW				
HEMEROCALLIS HYBRIDS	BLUE OAT GRASS	1 GALLON	LOW	PITTOSPORUM 'WHEELER'S DWARF'	DWARF TOBIRA	1 GALLON	MEDIUM				
ILEX C. 'BURFORDI'	DAYLILY	1 GALLON	MEDIUM	PODOCARPUS GRACILIOR	VARIEGATED TOBIRA	5 GALLON	MEDIUM				
ILEX VOMITORIA 'NANA'	BURFORD HOLLY	5 GALLON	LOW	PRUNUS 'BRIGHT & TIGHT'	BRIGHT & TIGHT LAUREL	5 GALLON	LOW				
	DWARF YAUPOIN HOLLY	5 GALLON	LOW	PRACANTHA 'SANTA CRUZ'	PROSTRATE FIRETHORN	1 GALLON	LOW				
				RHAPHIOLEPIS L. 'BALLERINA'	INDIA HAWTHORN	5 GALLON	LOW				
				RHAPHIOLEPIS L. 'WHITE ENCHANTRESS'	CECILE BRUNNER ROSE	5 GALLON	LOW				
				ROSA 'CECILE BRUNNER'	CECILE BRUNNER ROSE	5 GALLON	LOW				
				ROSA 'MEIDLAND WHITE'	ROSEMARY	5 GALLON	LOW				
				ROSA 'LOWER CARPET PINK'	WHITE SHRUB ROSE	5 GALLON	MEDIUM				
				SOLLYA HETEROPHYLLA	GROUNDCOVER ROSE	1 GALLON	MEDIUM				
				STRELITZIA REGINAE	BLUEBELL CREEPER	1 GALLON	LOW				
				SYRINGA VULGARIS	BIRD-OF-PARADISE	5 GALLON	MEDIUM				
				TRACHELOSPERMUM JASMINOIDES	COMMON LILAC	5 GALLON	LOW				
				DAYLILY	STAR JASMINE	1 GALLON	MEDIUM				
				BURFORD HOLLY	LAURUSTINUS	5 GALLON	MEDIUM				
				DWARF YAUPOIN HOLLY	COMPACT XYLOSMA	5 GALLON	LOW				

RIPLEY DESIGN GROUP
 LANDSCAPE ARCHITECTURE
 LAND PLANNING
 1615 BONANZA STREET
 SUITE 314
 WALNUT CREEK, CA 94596
 TEL: 925.938.7377
 FAX: 925.938.7436

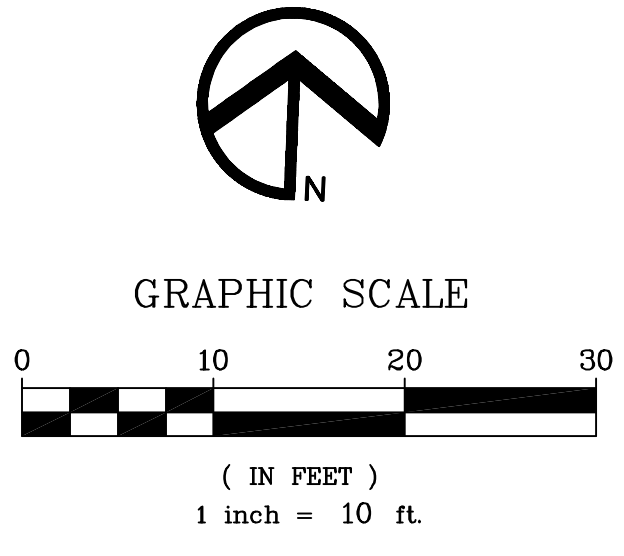
DUTRA ENTERPRISES, INC.
Conceptual Landscape Plan

Eden 3
 Hayward, California

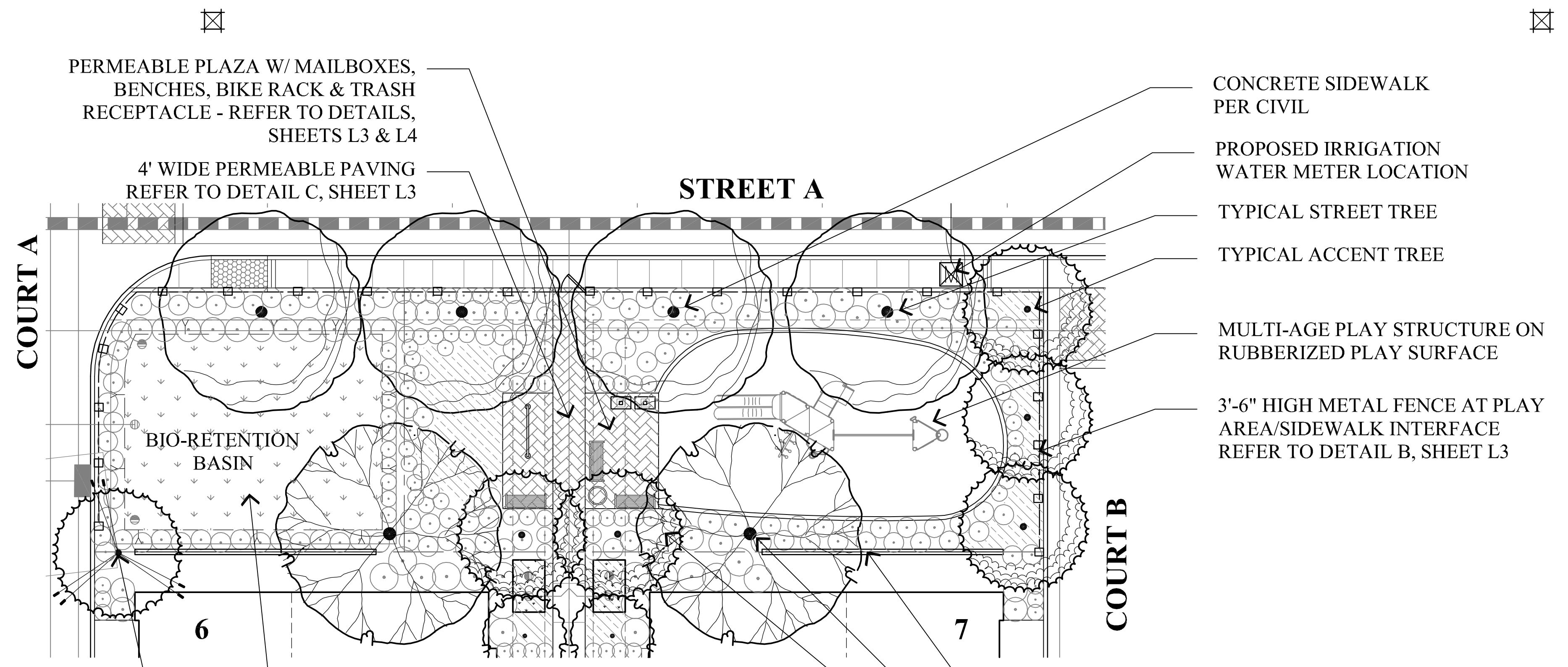


PASEO ENLARGEMENT
SCALE: 1"=10'

- CONCRETE SIDEWALK PER CIVIL
- TYPICAL FRONT YARD CANOPY TREE
- TYPICAL 4' WIDE PERMEABLE FRONT WALK REFER TO DETAIL C, SHEET L3
- TYPICAL BIO-RETENTION AREA REFER TO PLANT PALETTE, SHEET L1
- TYPICAL 6' WOOD PRODUCTION FENCE REFER TO DETAIL A, SHEET L3
- TYPICAL 4' WIDE CONCRETE FRONT WALK



- 4' WIDE CONCRETE PASEO WALK
- TYPICAL PASEO TREE
- TYPICAL STREET TREE



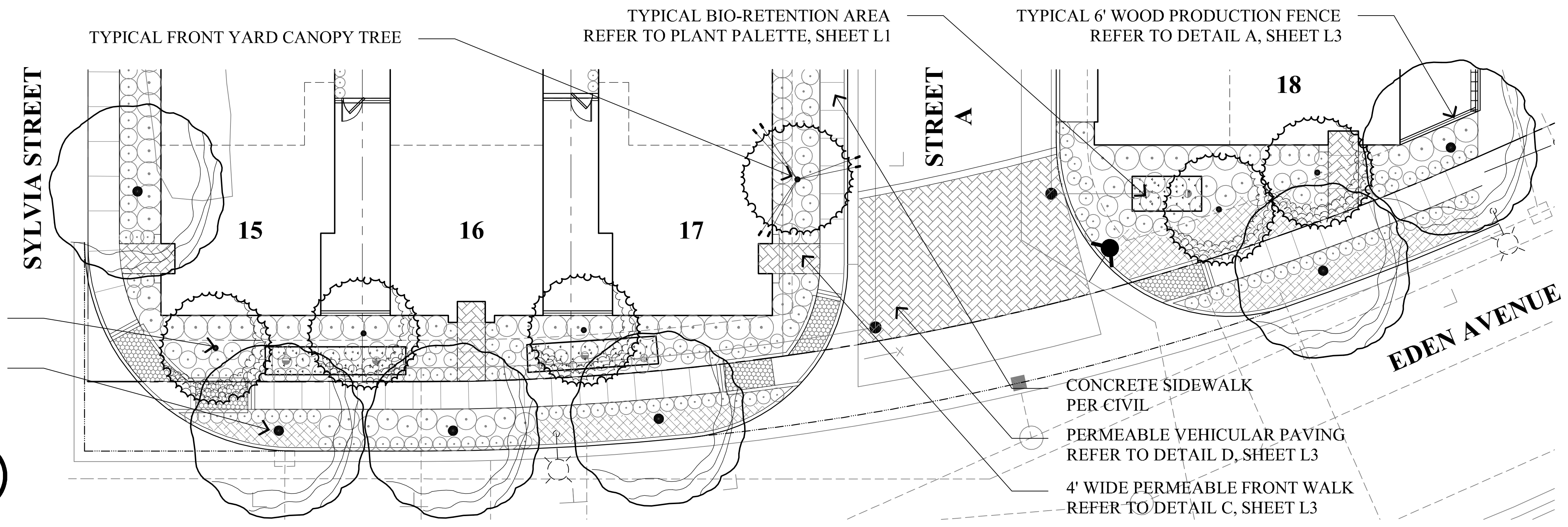
PARK ENLARGEMENT
SCALE: 1"=10'

- PERMEABLE PLAZA W/ MAILBOXES, BENCHES, BIKE RACK & TRASH RECEPTACLE - REFER TO DETAILS, SHEETS L3 & L4
- 4' WIDE PERMEABLE PAVING REFER TO DETAIL C, SHEET L3

- CONCRETE SIDEWALK PER CIVIL
- PROPOSED IRRIGATION WATER METER LOCATION
- TYPICAL STREET TREE
- TYPICAL ACCENT TREE
- MULTI-AGE PLAY STRUCTURE ON RUBBERIZED PLAY SURFACE
- 3'-6" HIGH METAL FENCE AT PLAY AREA/SIDEWALK INTERFACE REFER TO DETAIL B, SHEET L3

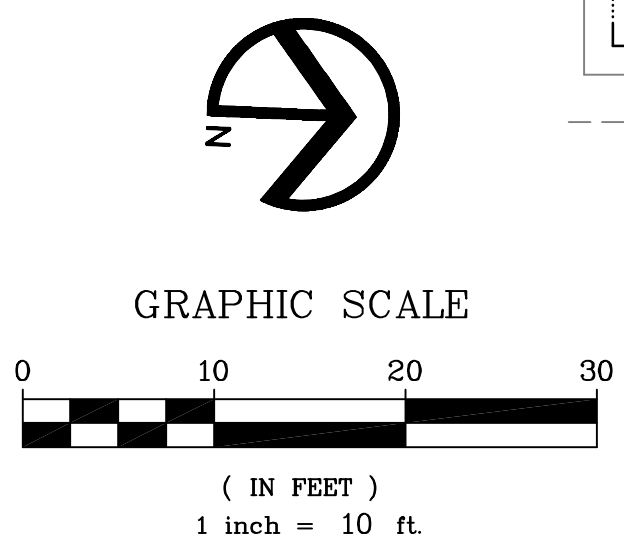
BASIN TO BE LANDSCAPED WITH PLANT MATERIAL OF VARYING COLORS, TEXTURES AND HEIGHTS

- TYPICAL 6' WOOD PRODUCTION FENCE REFER TO DETAIL A, SHEET L3
- TYPICAL OPEN SPACE CANOPY TREE
- PROPOSED WATER METER LOCATION

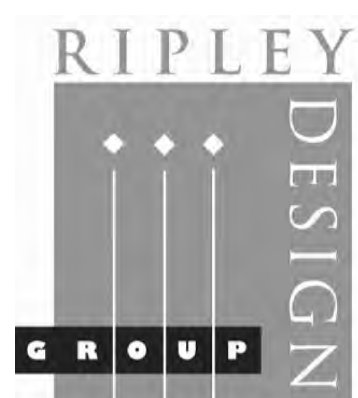


EDEN AVENUE ENLARGEMENT
SCALE: 1"=10'

- TYPICAL ACCENT TREE
- TYPICAL STREET TREE



- CONCRETE SIDEWALK PER CIVIL
- PERMEABLE VEHICULAR PAVING REFER TO DETAIL D, SHEET L3
- 4' WIDE PERMEABLE FRONT WALK REFER TO DETAIL C, SHEET L3



LANDSCAPE ARCHITECTURE
LAND PLANNING
1615 BONANZA STREET
SUITE 314
WALNUT CREEK, CA 94596
TEL: 925.938.7377
FAX: 925.9387436

DUTRA ENTERPRISES, INC.

Eden 3

Hayward, California

Conceptual Landscape Enlargement Plan

MAY 27, 2015

L2

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.

TURF AREAS ARE ALSO MINIMIZED THROUGHOUT THE PROJECT AND CONCENTRATED IN THE COMMON OPEN SPACE AREA. BY MINIMIZING TURF AND SPECIFYING PLANTS WHICH REQUIRE LITTLE TO NO PRUNING, THE GREEN WASTE WILL BE REDUCED. PLANTS SELECTED WILL COMPLEMENT THE ARCHITECTURE.

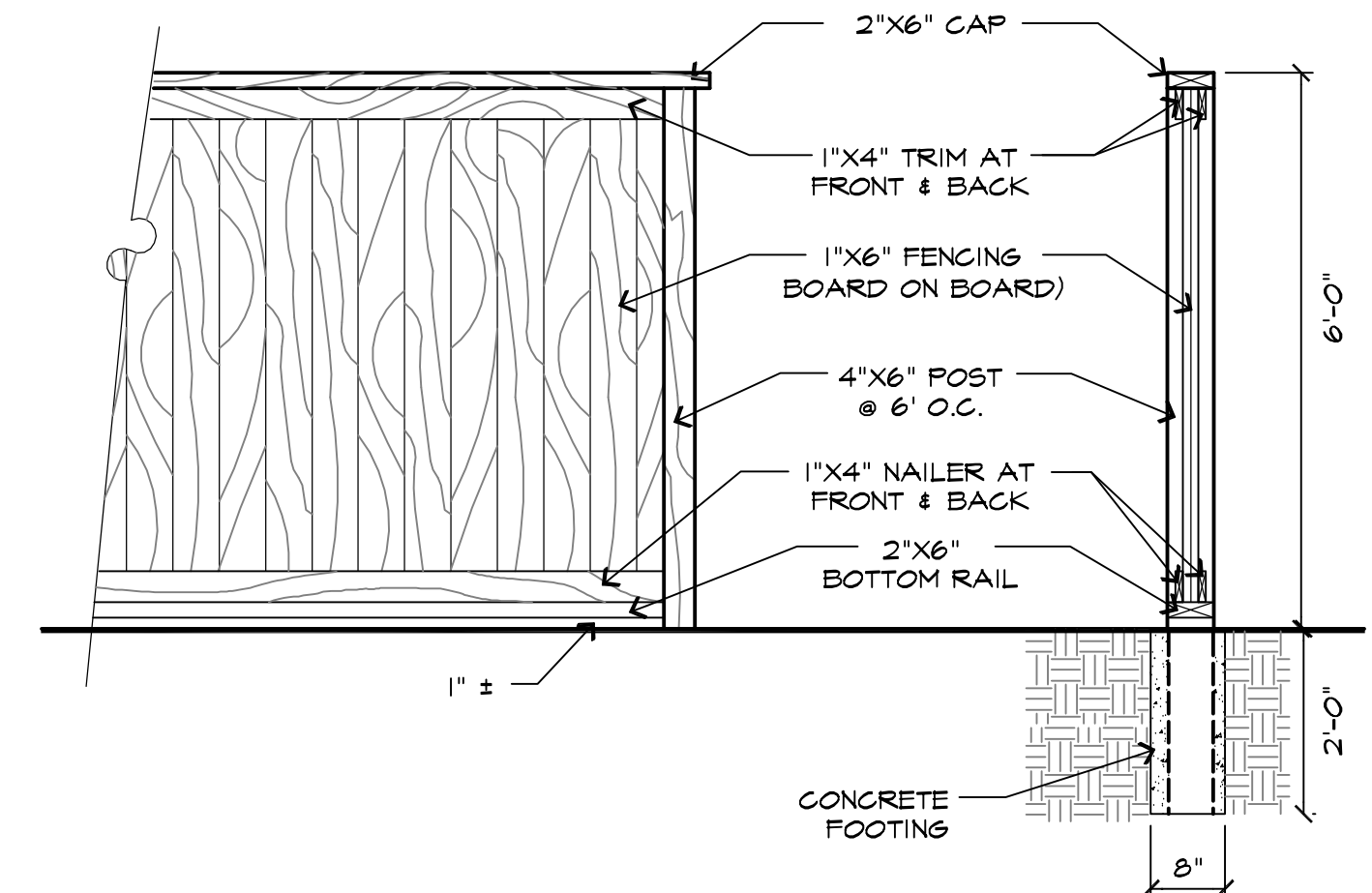
ENTRYWAYS AND PICTURE WINDOWS WILL BE FRAMED BY SPECIMEN SHRUBS AND NODES WILL HAVE ACCENT PLANTINGS. PLANT SPECIES WHICH IDENTIFY WITH THE ARCHITECTURAL ELEVATIONS SHALL BE USED. FOR EXAMPLE, A GROUNDCOVER ROSE MAY BE SPECIFIED FOR A COTTAGE STYLE ELEVATION, WHILE FLAX MAY BE SPECIFIED FOR A CRAFTSMAN STYLE ELEVATION, AND A BIRD OF PARADISE MAY BE SPECIFIED FOR A SPANISH STYLE ELEVATION. THIS DIVERSE USE OF PLANT SPECIES WILL DISPLAYING 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.

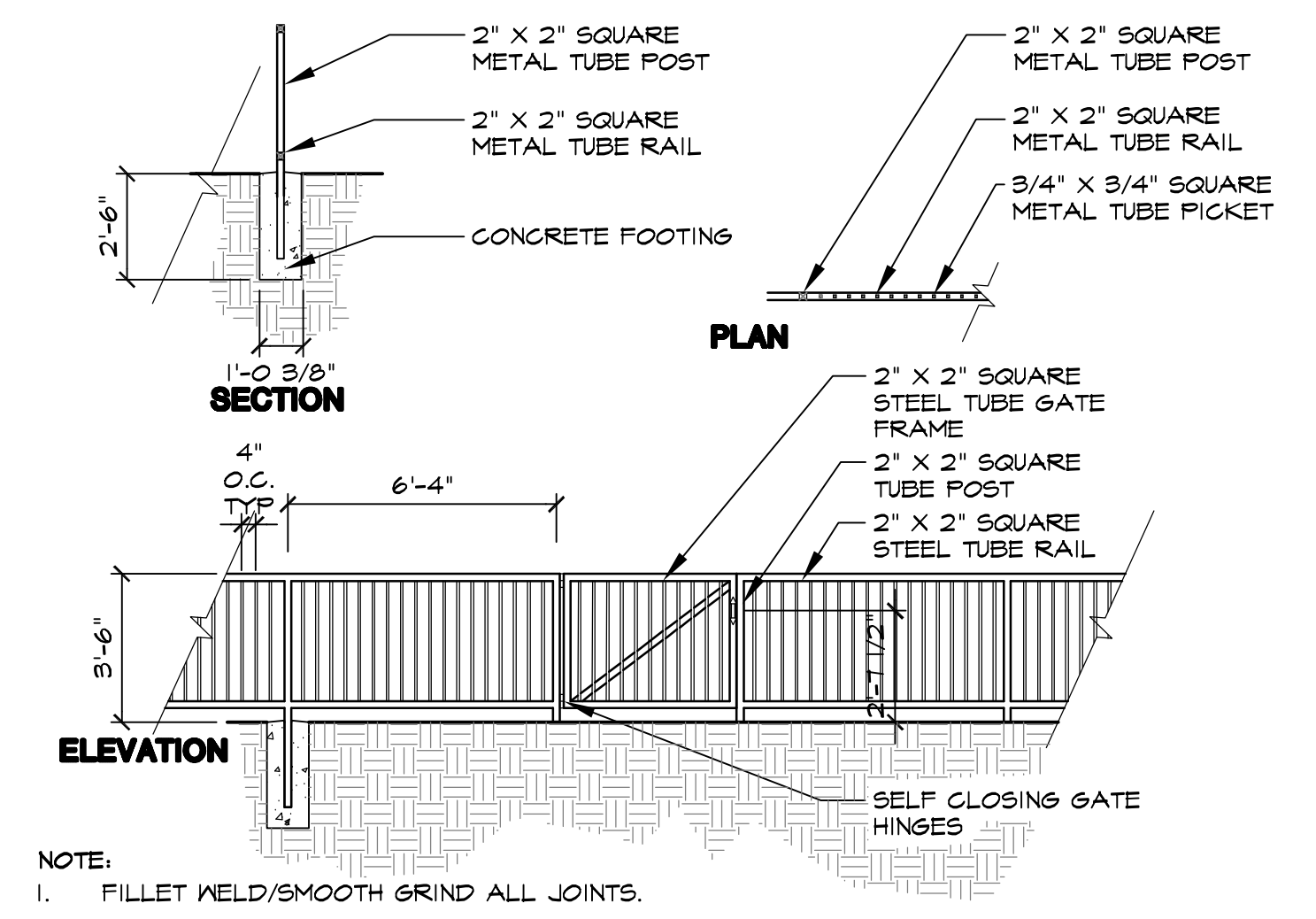
THE PROJECT ENHANCES CIRCULATION BY PROVIDING OPPORTUNITIES FOR PEDESTRIANS AND VEHICLES TO TRAVERSE THROUGH THE PROJECT. SIDEWALKS AND PASEOS PROVIDING PEDESTRIAN CONNECTIONS FROM STREET TO STREET HELP TO PROVIDE A SAFE PEDESTRIAN NETWORK. THE USE OF COMMON PASEO WALKS MINIMIZES THE IMPERMEABLE HARDSCAPE AND PROVIDES MAXIMUM LANDSCAPE.

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.

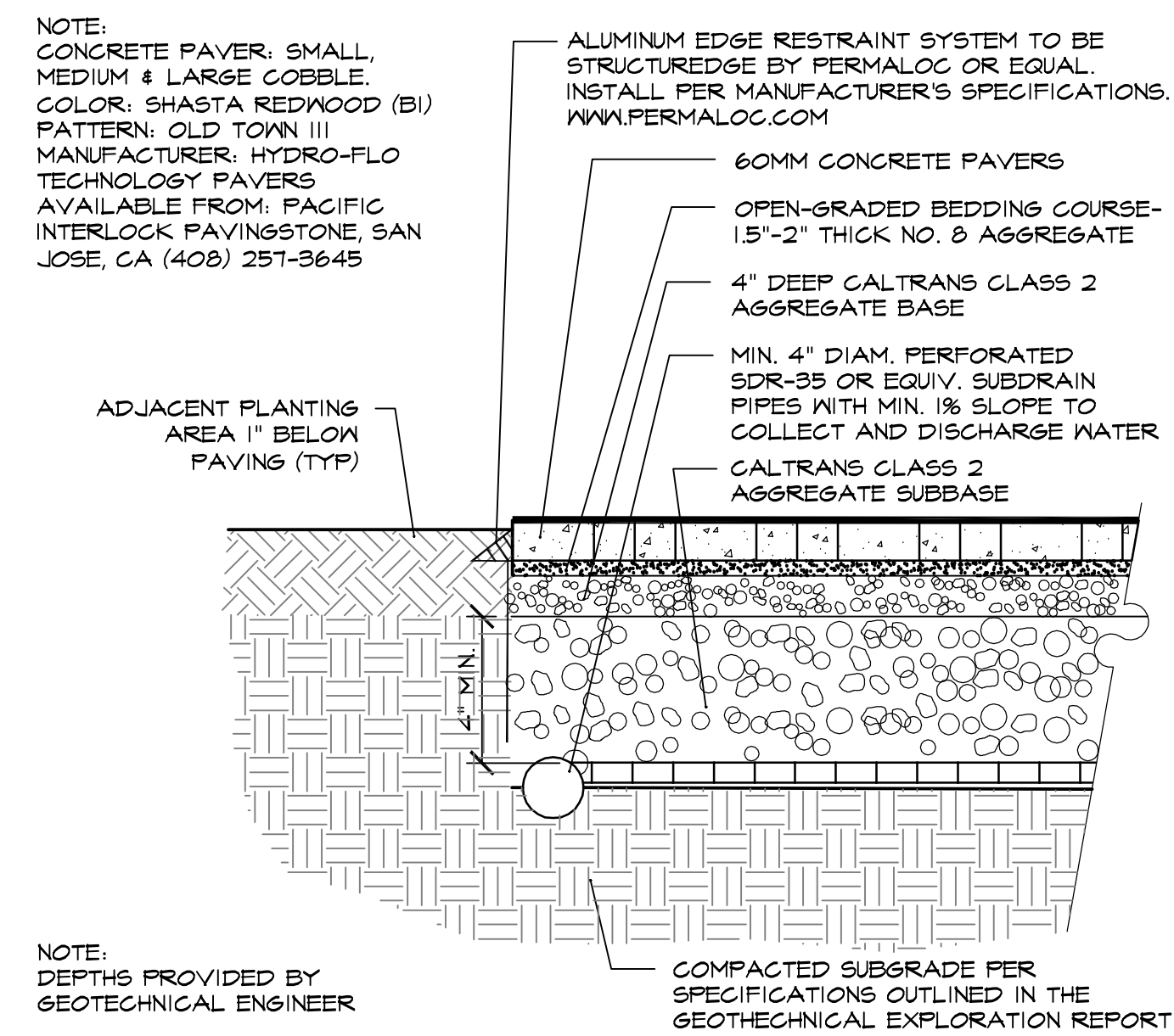


A 6' WOOD PRODUCTION FENCE SCALE: 1/2" = 1'-0"
024 - P/PH/CS/2

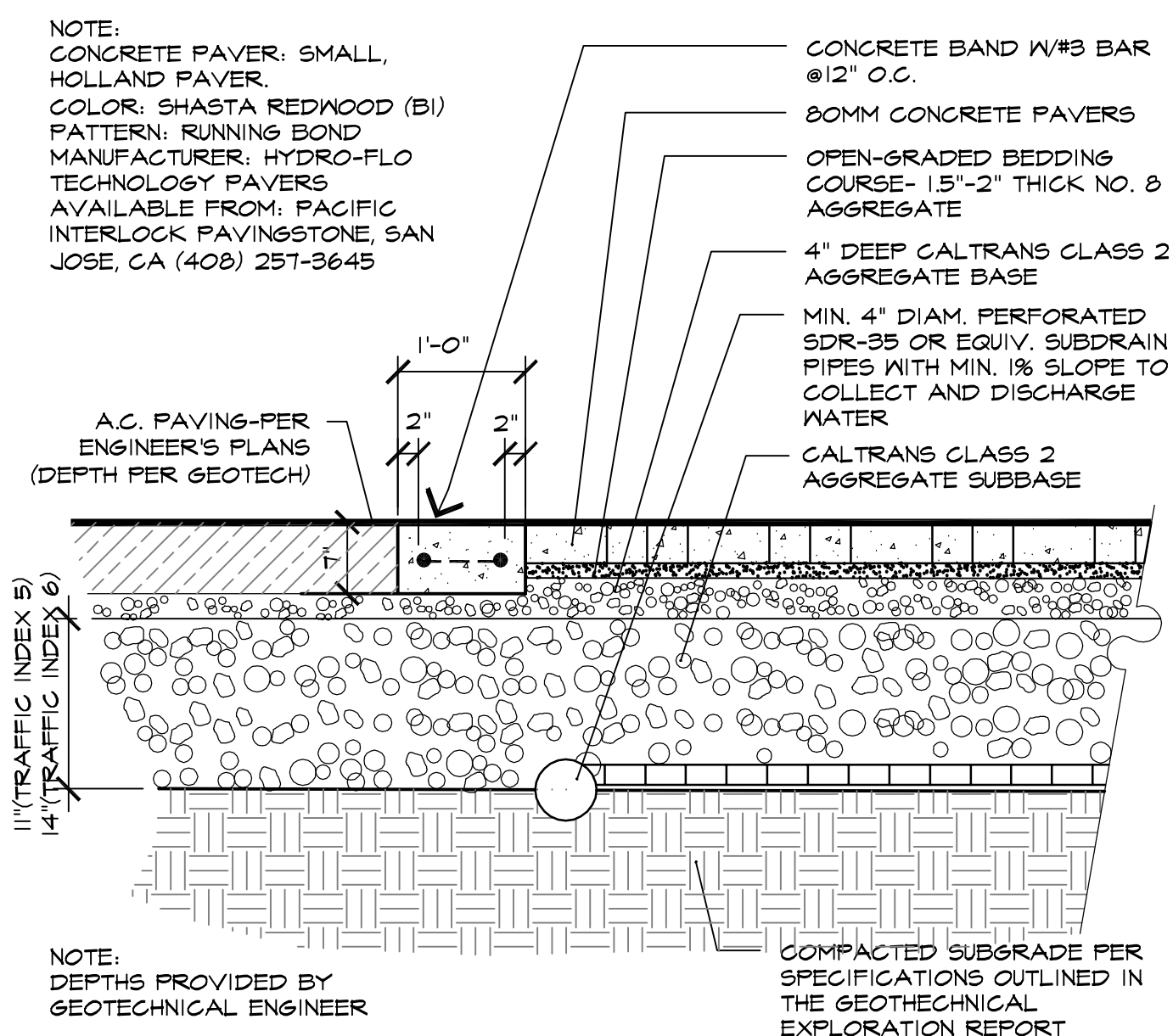


- NOTE:**
1. FILLET WELD/SMOOTH GRIND ALL JOINTS.
 2. CAP ALL EXPOSED ENDS.
 3. PAINT COLOR TO BE 'RESESA GREEN' BY SHERWIN WILLIAMS (RAL 6011) OR EQUAL. CONTRACTOR TO PROVIDE SAMPLE OF COLOR TO LANDSCAPE ARCHITECT FOR APPROVAL.
 4. PAINT AND FIELD TOUCH UP: (1) COAT PRIMER - (2) COATS COLOR TO MATCH PAINT COLOR.

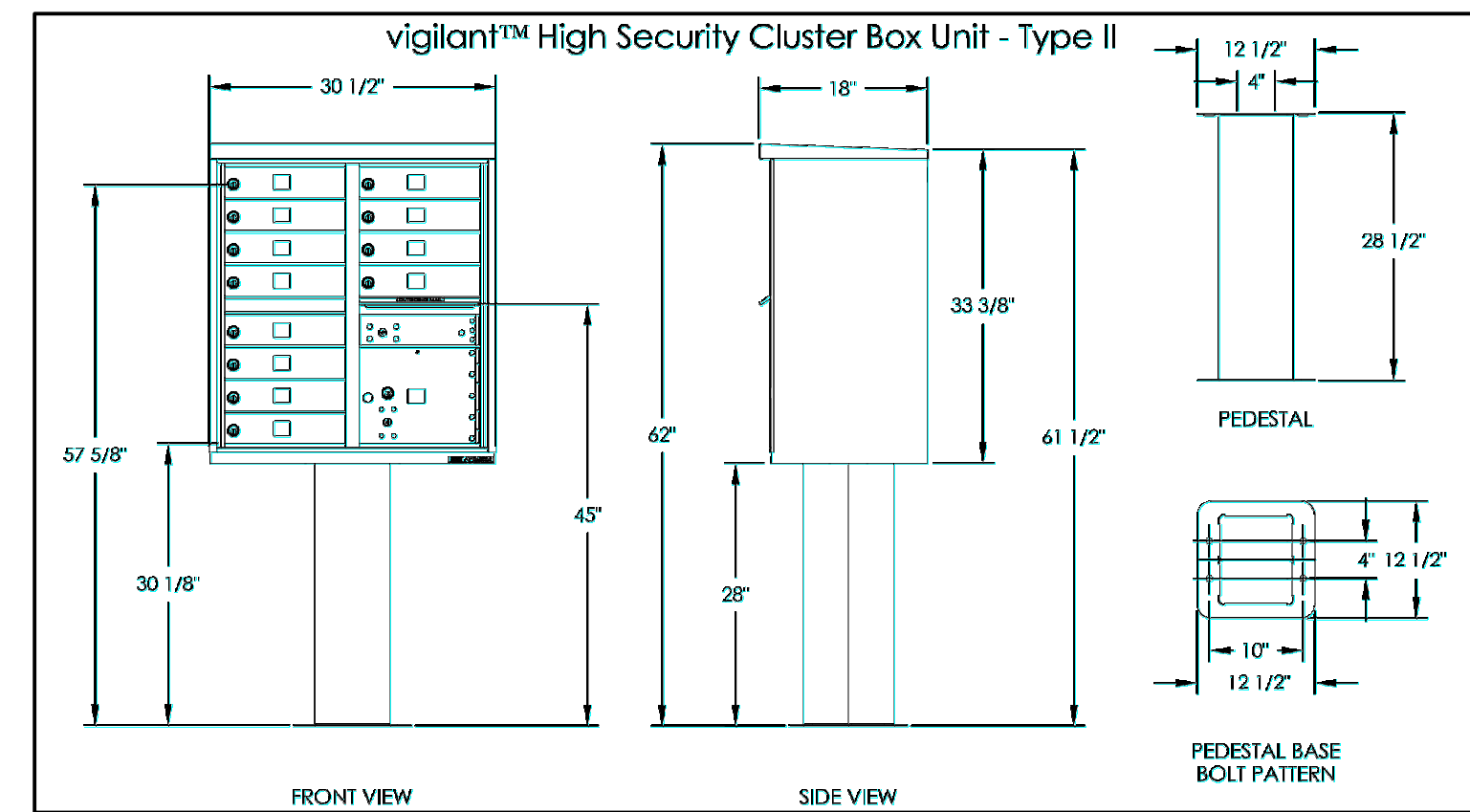
B METAL FENCE SCALE: 1/4" = 1'-0"
048 -



C PERMEABLE PEDESTRIAN WALK SCALE: 3/4" = 1'-0"
016 - P/PH/CS/1



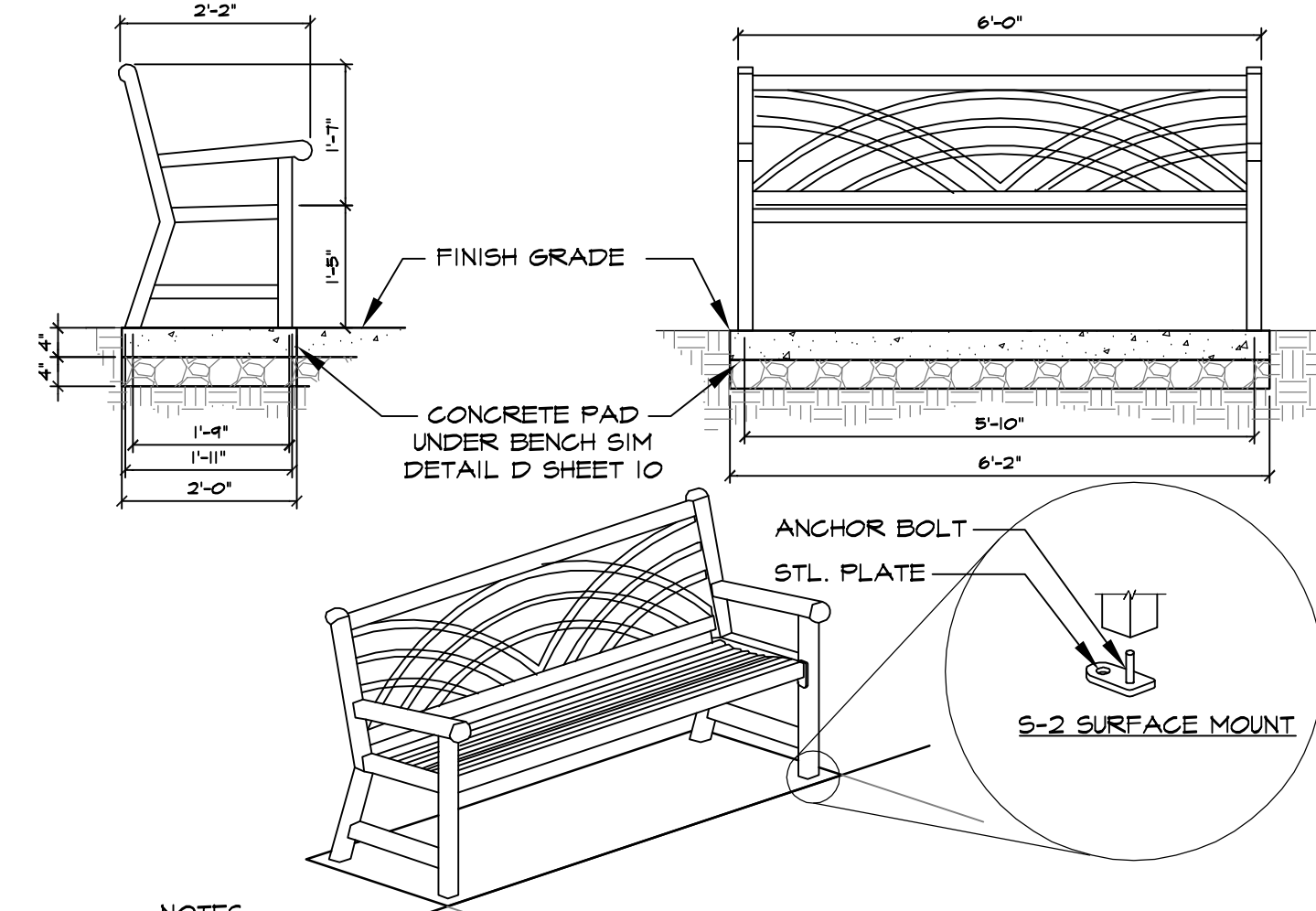
D PERMEABLE VEHICULAR PAVING SCALE: 3/4" = 1'-0"
016 - P/PH/CS/1



MAILBOX TO BE:
HIGH SECURITY CLUSTER BOX UNIT
#HSCBU, TYPE II, 12-DOOR WITH PEDESTAL
COLOR: BRONZE
BY CUSTOM HOME ACCESSORIES, INC.
WWW.MAILBOXES.INFO

F COMMUNITY MAILBOX

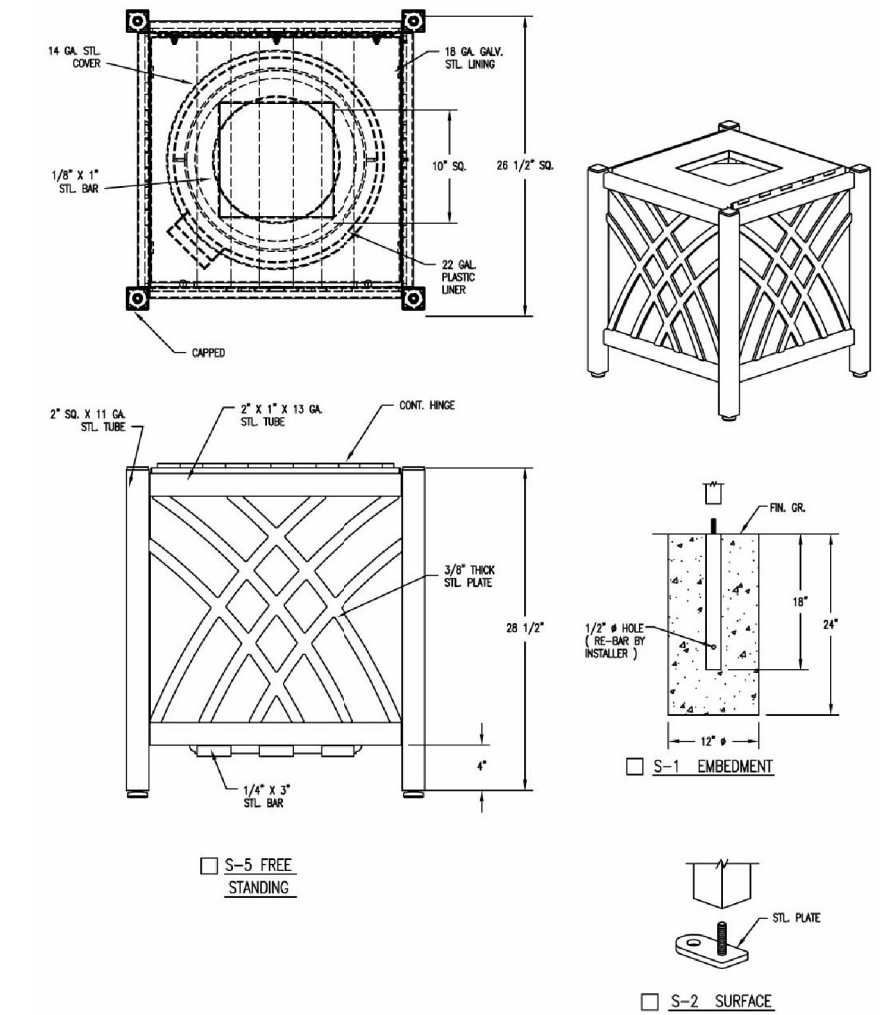
SCALE: NTS
024 -



- NOTES:
- BENCH TO BE #94-60 BY DUMOR.
 - ALL STEEL MEMBERS COATED W/ ZINC RICH EPOXY THEN FINISHED W/ POLYESTER POWDER COATING. COLOR TO BE 'BRONZE'.
 - ALL WELDS CONTINUOUS, THEN GROUND SMOOTH.
 - BENCH SHIPPED UNASSEMBLED.
 - 1/2" x 3 3/4" EXPANSION ANCHOR BOLTS PROVIDED FOR S-2 OPTION.

G BENCH

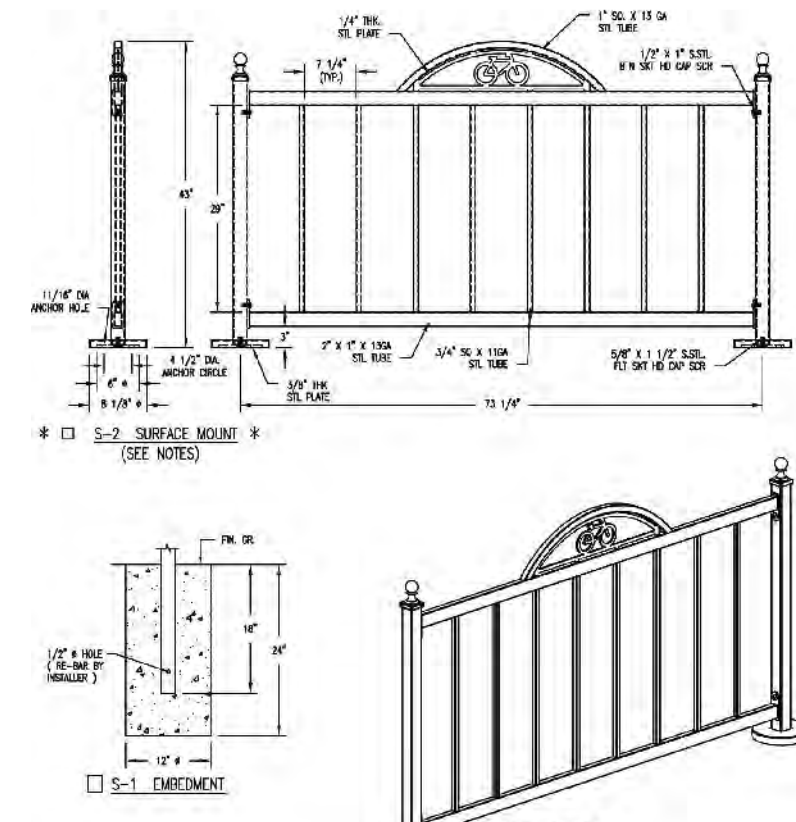
SCALE: 1/2" = 1'-0"
024 -



- NOTES:
- TRASH RECEPTACLE TO BE RECEPTACLE IT (17-22) BY DUMOR.
 - ALL STEEL MEMBERS COATED W/ ZINC RICH EPOXY THEN FINISHED W/ POLYESTER POWDER COATING. COLOR TO BE 'BRONZE'.
 - ALL WELDS CONTINUOUS, THEN GROUND SMOOTH.
 - BENCH SHIPPED UNASSEMBLED.
 - 1/2" x 3 3/4" EXPANSION ANCHOR BOLTS PROVIDED FOR S-2 OPTION.

H TRASH RECEPTACLE

NOT TO SCALE
024 -



- NOTES:
- ALL STL. MEMBERS COATED W/ ZINC RICH EPOXY THEN FINISHED W/ POLYESTER POWDER COATING.
 - 1/2" x 3 3/4" EXPANSION ANCHOR BOLTS PROVIDED FOR S-2 OPTION.
 - EXPANSION ANCHORS TO SUPPORT OPTION - CONSULT YOUR LOCAL REPRESENTATIVE.

- NOTES:
- BIKE RACK TO BE #108-09 4-CAPACITY BIKE RACK BY DUMOR.
 - ALL STEEL MEMBERS COATED W/ ZINC RICH EPOXY THEN FINISHED W/ POLYESTER POWDER COATING. COLOR: BRONZE.
 - ALL WELDS CONTINUOUS, THEN GROUND SMOOTH.
 - 1/2" x 3 3/4" EXPANSION ANCHOR BOLTS PROVIDED FOR S-2 OPTION.

I BIKE RACK

SCALE: NTS
024 -

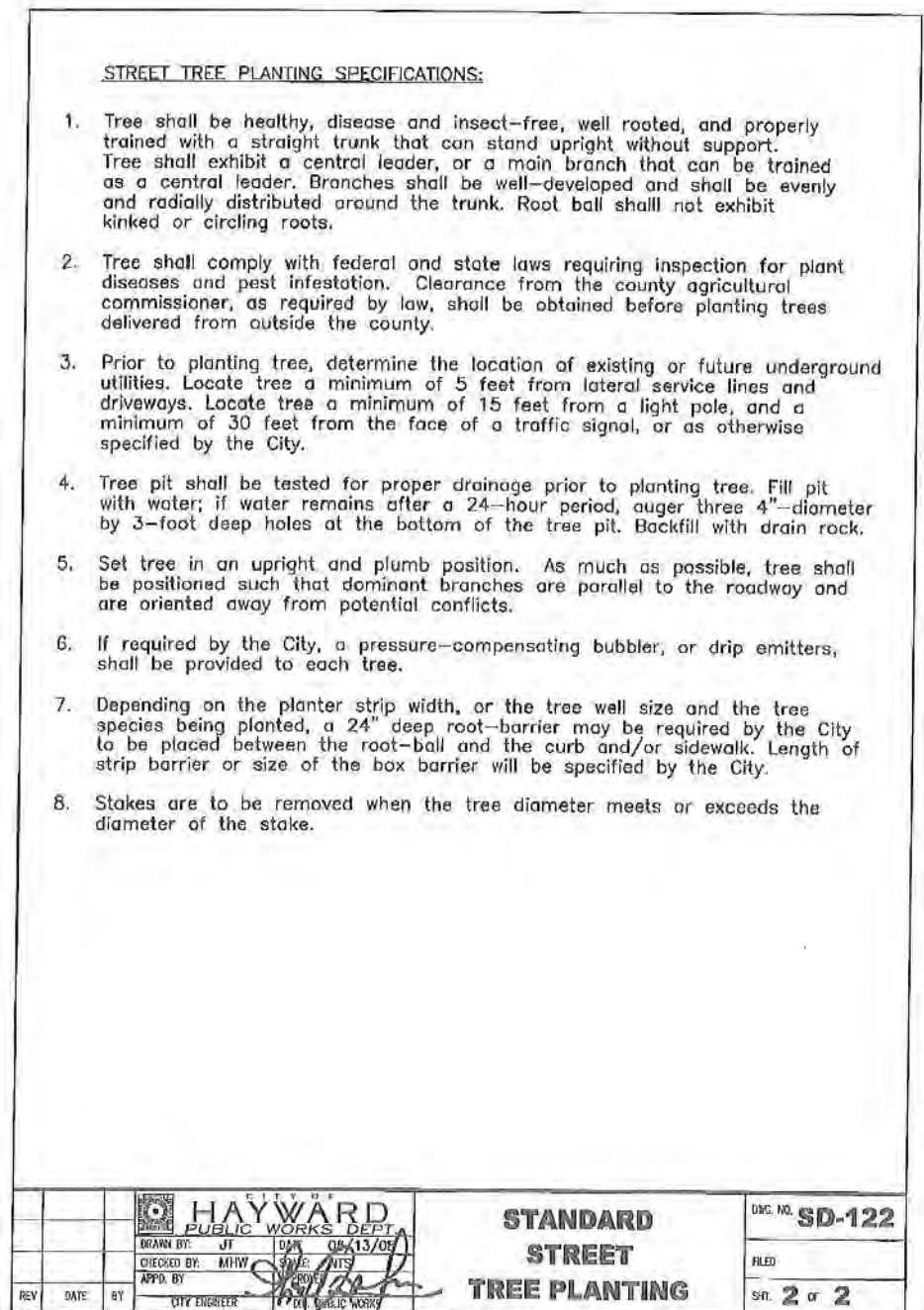
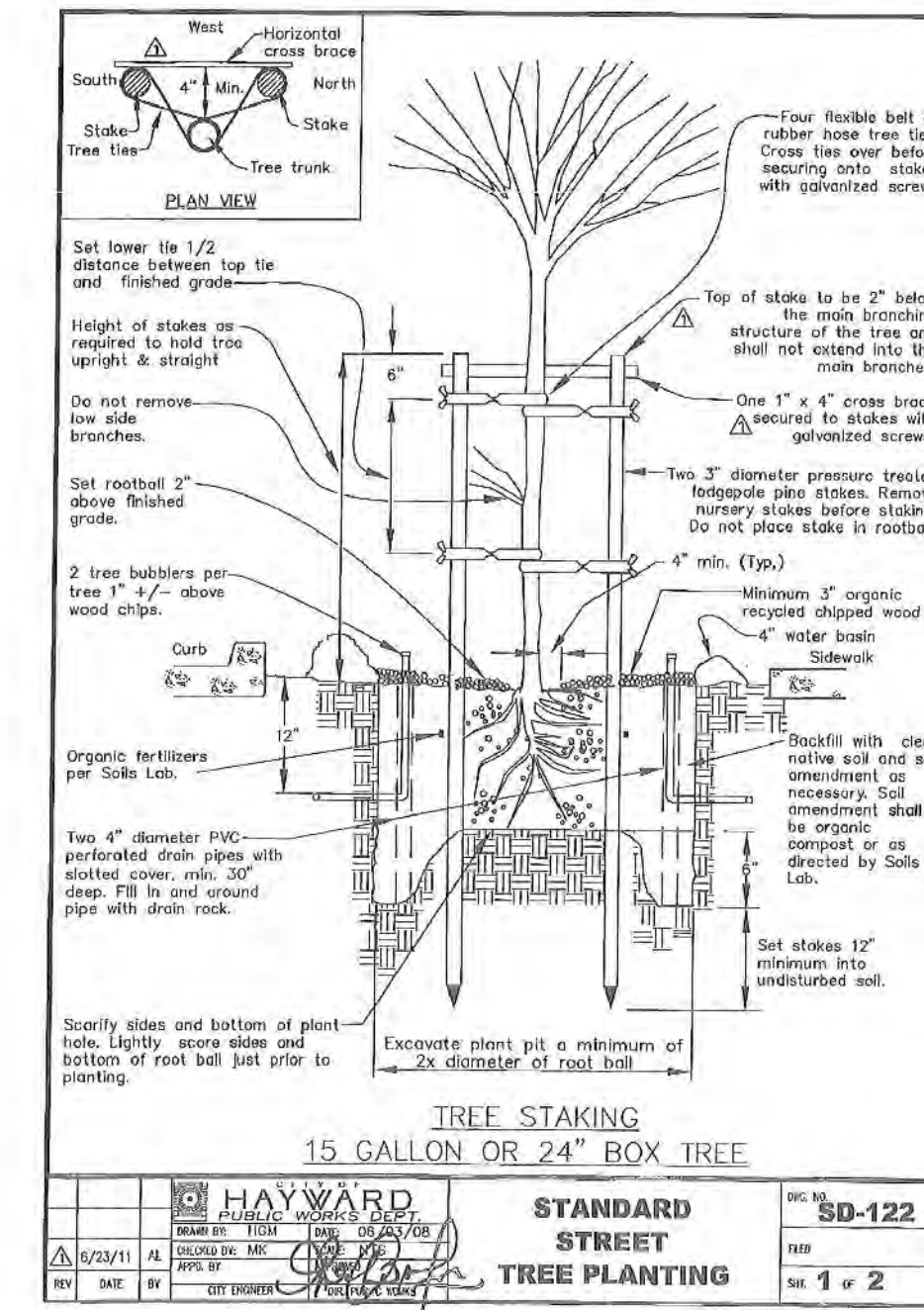


NOTE:
PLAY STRUCTURE TO BE
'PLAYBOOSTER' BY LANDCAPE STRUCTURES
(888) 438-6574 WWW.PLAYLSI.COM

COLORS:
POLYETHYLENE = DENIM
DECKS = GRAY
PANELS = LIMON
POSTS = METALLIC SILVER
PIPES/RAILS = LIMON

J PLAY STRUCTURE

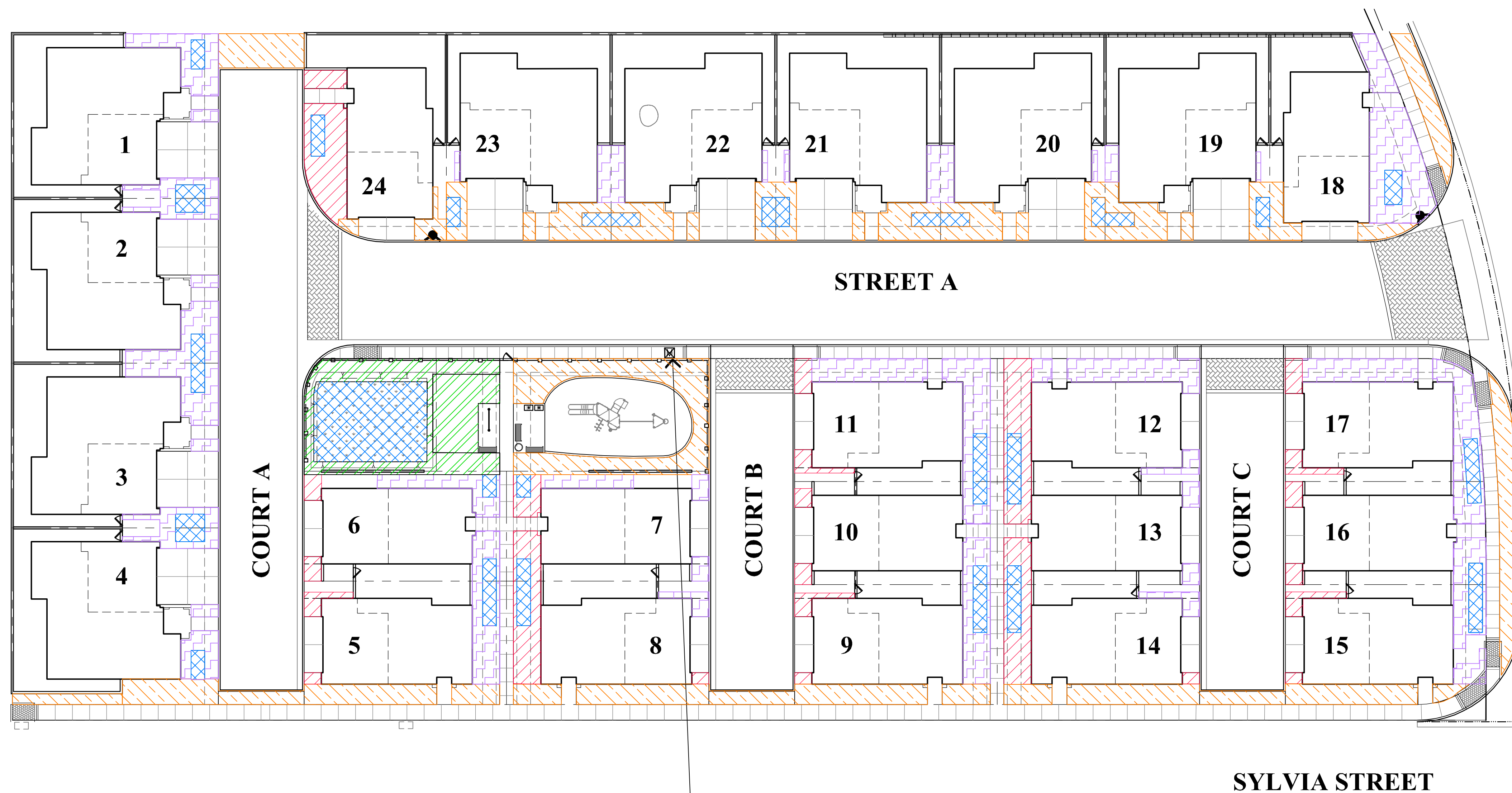
SCALE: NTS
024 -



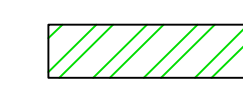




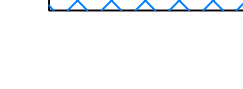
- STREET TREE PLANTING SPECIFICATIONS:
- Tree shall be healthy, disease and insect-free, well rooted, and properly trained with a straight trunk that can stand upright without support. Tree shall exhibit a central leader, or a main branch that can be trained as a central leader. Branches shall be well-developed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

HAYWARD STANDARD STREET TREE PLANTING		SD-122
DATE: 05/11/11	BY: [Signature]	SCALE: 1/2" = 2'

HAYWARD STANDARD STREET TREE PLANTING		SD-122
DATE: 05/11/11	BY: [Signature]	SCALE: 1/2" = 2'



LANDSCAPE HYDROZONE LEGEND

-  ZONE A:
FULL SUN EXPOSURE, MEDIUM TO HIGH WATER USE PLANTING WITH DRIP EMITTERS
-  ZONE B:
FULL SUN EXPOSURE, DROUGHT TOLERANT PLANTING WITH DRIP EMITTERS
-  ZONE C:
PARTIAL TO FULL SUN, DROUGHT TOLERANT PLANTING WITH DRIP EMITTERS
-  ZONE D:
PARTIAL TO FULL SHADE, DROUGHT TOLERANT PLANTING WITH DRIP EMITTERS
-  ZONE E:
BIORETENTION PLANTING WITH DRIP EMITTERS, MEDIUM WATER USE
-  ZONE F:
STREET TREES AND ACCENT TREES WITH INDIVIDUAL BUBBLERS (NOT SHOWN)

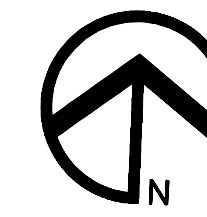
NOTE:
MEDIUM WATER USE SHRUB PLANTING AREAS SHALL NOT EXCEED 20% OF TOTAL LANDSCAPED AREA. SEPARATE VALVES TO BE USED FOR MEDIUM WATER USE SHRUBS.

WATER BUDGET CALCULATIONS:

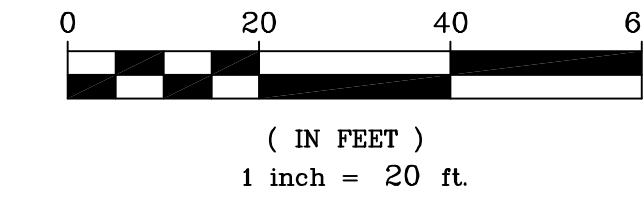
LOW WATER USE PLANTING AREA	= 11,644 SF
MEDIUM WATER USE PLANTING AREA	= 3,212 SF
HIGH WATER USE AREA - TURF	= 0 SF
TOTAL PLANTING AREA	= 14,856 SF
ESTIMATED TOTAL WATER USE:	
ETWU (LOW WATER USE)	= (44.2) X (0.62) X $\frac{(0.3 \times 11,644)}{0.70}$ = 136,754 GAL/YR
ETWU (MEDIUM WATER USE)	= (44.2) X (0.62) X $\frac{(0.6 \times 3,212)}{0.70}$ = 75,447 GAL/YR
ETWU (HIGH WATER USE)	= (44.2) X (0.62) X $\frac{(1.0 \times 0)}{0.70}$ = 0 GAL/YR
TOTAL ETWU	= 212,201 GAL/YR

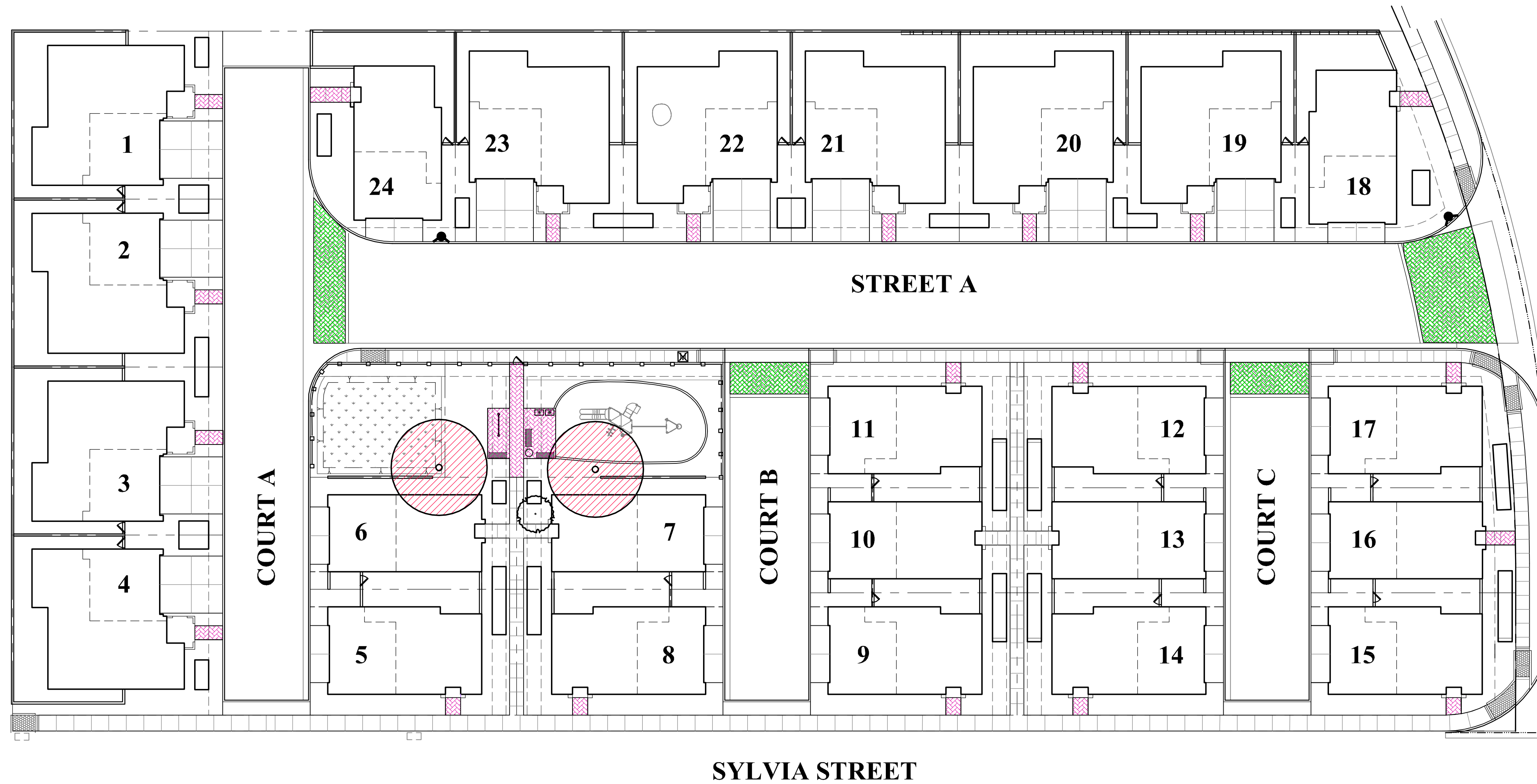
MAXIMUM APPLIED WATER ALLOWANCE:	
MAWA (LOW WATER USE)	= (44.2) X (0.62) X (0.7 X 14,856) = 284,980 GAL/YR

IRRIGATION SYSTEMS ARE DESIGNED FOR A MAXIMUM OF 32 G.P.M. AT AN OPERATING PRESSURE OF 50 P.S.I. STATIC PRESSURE. EXISTING PRESSURE OF 75 P.S.I. AT THE POINT OF CONNECTION TO BE VERIFIED PRIOR TO INSTALLATION OF THE IRRIGATION SYSTEM. NOTIFY OWNERS REPRESENTATIVE IF MEASURED PRESSURE IS MORE THAN 75 P.S.I. OR LESS THAN 45 P.S.I.
WATER METER AND BACKFLOW DEVICE TO BE SCREENED FROM VIEW WITH PLANTING.



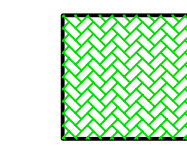
GRAPHIC SCALE



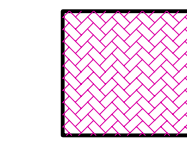


LEGEND

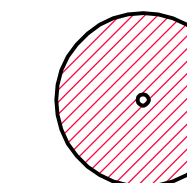
PERMEABLE PAVING:



ALLEY CROSSINGS: to be Hydro-Flo Technology Pavers
Area = 1,375 sf



COMMON WALKS: to be Hydro-Flo Technology Pavers
Area = 991 sf



TREE UPGRADES:

PROPOSED 36" BOX TREE

TREE REPORT EVALUATION (PER TREE REPORT PREPARED BY HORTSCIENCE, INC. AND DATED 2-16-2015)

Table 2. Proposed action and appraisal of value. Eden Avenue. Hayward CA.

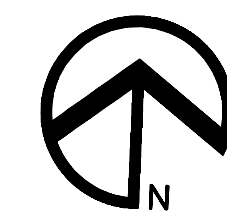
Tree No.	Species	Trunk Diameter (in.)	Protected Tree?	Condition 1=poor 5=excell.	Appraised Value	Proposed Action	Notes
55	Deodar cedar	42	Yes	3	\$12,500	Remove	Impacts from development
56	Deodar cedar	7	No	5	--	Remove	Good tree; impacts from development
57	Deodar cedar	6	No	4	--	Remove	Good tree; impacts from development
58	Almond	6,6,5,4	Yes	2	\$200	Remove	Poor tree.
59	Weeping willow	18,14	Yes	2	\$1,150	Remove	Poor tree.
60	Coast live oak	7,7	Yes	3	\$700	Remove	Impacts from development.
61	Paradox walnut	28,24,16	Yes	3	\$8,650	Preserve	Property line; prune to remove 16" stem that leans into project.
62	Blackwood acacia	23	Yes	4	\$2,000	Preserve	Off-site; prune to provide clearance for new home.
63	Purpleleaf plum	17,7	Yes	2	\$1,000	Preserve	Off-site; prune to provide clearance for new home.

TOTAL PROPOSED TREE VALUE = \$ 26,200.00

TREE MITIGATION MEASURES CHART

COST OF MATERIALS- TREE UPGRADES						
	15 GALLON	24" BOX	36" BOX	IMPROVEMENT COST	PROPOSED QUANTITY	COST OF IMPROVEMENT
Additional 36" Box Trees at Lot A	\$0.00	\$0.00	\$500.00	\$500.00	2	\$1,000.00
TOTAL MATERIAL UPGRADES=						\$1,000.00
COST OF LABOR- TREE UPGRADES						
	15 GALLON	24" BOX	36" BOX	IMPROVEMENT COST	PROPOSED QUANTITY	COST OF IMPROVEMENT
Additional 36" Box Trees at Lot A	\$0.00	\$0.00	\$250.00	\$250.00	2	\$500.00
TOTAL LABOR UPGRADES=						\$500.00
COST OF MATERIALS- PERMEABLE PAVERS						
	STANDARD CONCRETE	PERMEABLE PAVER	IMPROVEMENT COST	S.F.	COST OF IMPROVEMENT	
ALLEY CROSSINGS	\$3.75	\$9.90	\$6.15	1,375	\$8,456.25	
COMMON WALKS	\$3.00	\$9.90	\$6.90	991	\$6,837.90	
TOTAL MATERIAL UPGRADES=					\$15,294.15	
COST OF LABOR- PERMEABLE PAVERS						
	STANDARD CONCRETE	PERMEABLE PAVER	IMPROVEMENT COST	S.F.	COST OF IMPROVEMENT	
ALLEY CROSSINGS	\$3.75	\$12.10	\$8.35	1,375	\$11,481.25	
COMMON WALKS	\$3.00	\$12.10	\$9.10	991	\$9,018.10	
TOTAL LABOR UPGRADES=					\$20,499.35	

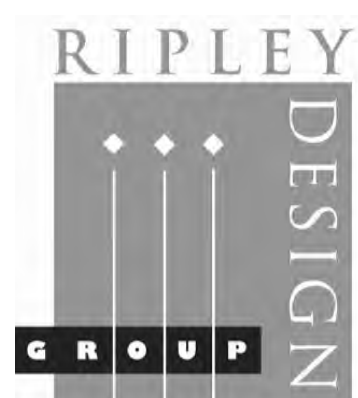
TOTAL PROPOSED MITIGATION COSTS = \$ 37,293.50



GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.



LANDSCAPE ARCHITECTURE
LAND PLANNING
1615 BONANZA STREET
SUITE 314
WALNUT CREEK, CA 94596
TEL: 925.938.7377
FAX: 925.9387436

DUTRA ENTERPRISES, INC.

Eden 3

Hayward, California

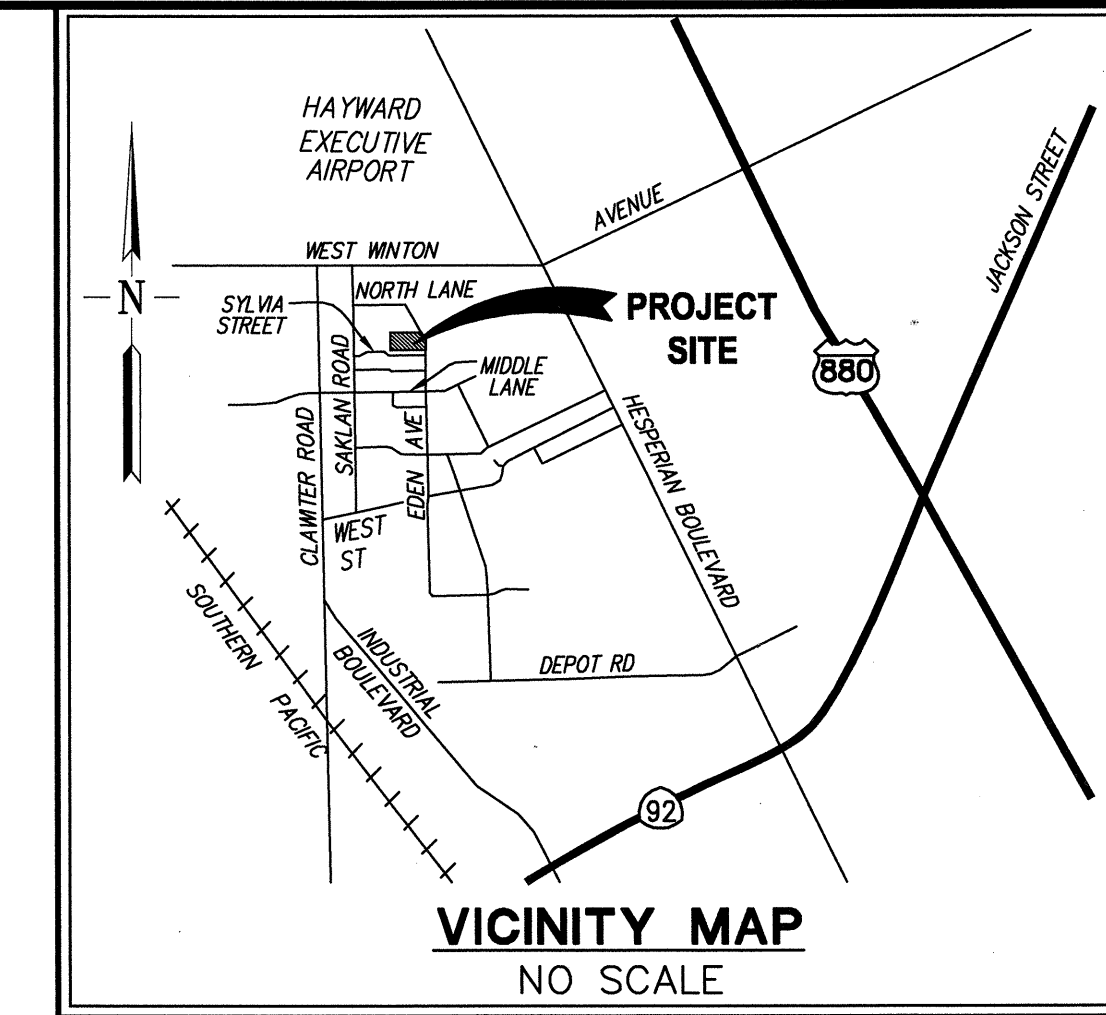
Preliminary Tree Mitigation Measures Plan

MAY 27, 2015

L6

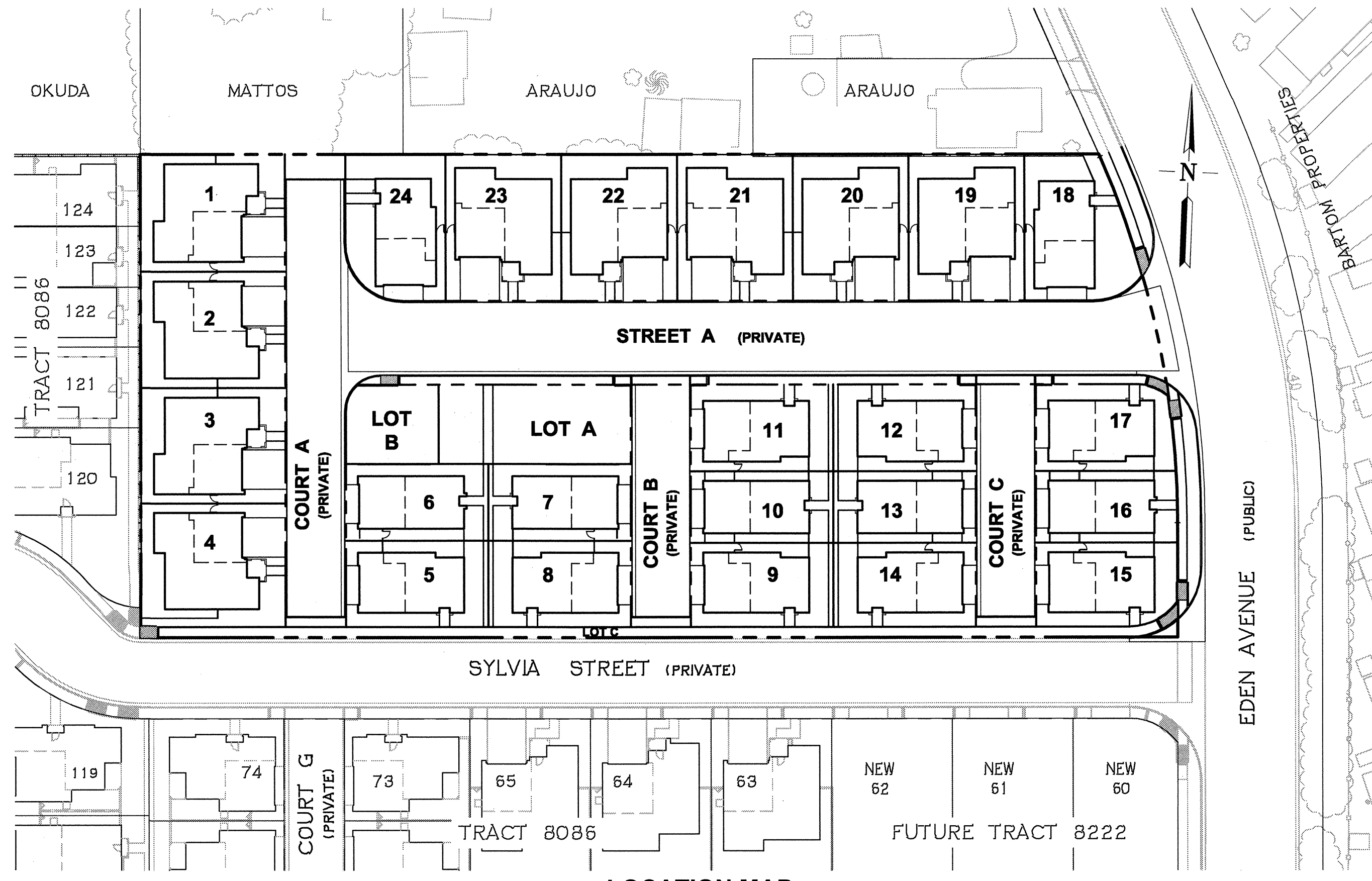
VESTING TENTATIVE TRACT MAP 8242 EDEN 3

CITY OF HAYWARD, ALAMEDA COUNTY, CALIFORNIA



PROPOSED	DESCRIPTION	EXISTING
---	TRACT BOUNDARY	---
---	LOT LINE	---
---	LOT LINE TO BE DELETED	---
---	RIGHT OF WAY	---
---	CENTER LINE	---
---	RETAINING WALL	---
---	EASEMENT LINE	---
---	STORM DRAIN	EX 12"SD
---	SANITARY SEWER	EX 8"SS
---	WATER	EX 8"W
---	GAS	EX 2"G
---	CURB & GUTTER	---
---	SIDEWALK	---
---	OVERLAND RELEASE PATH	---
---	BIORETENTION AREA	---
---	FILTERRA UNIT	---
---	STORM WATER INLET	---
---	DROP INLET	---
---	AREA DRAIN	---
---	DIRECTION OF FLOW	---
---	MANHOLE	---
---	FIRE HYDRANT	---
---	SANITARY SEWER CLEAN OUT	---
---	SANITARY SEWER LATERAL	---
---	WATER LATERAL WITH METER	---
---	WATER VALVE	---
---	STREET LIGHT	---
---	TRANSFORMER	---
---	JOINT TRENCH BOXES	---
---	TREE	---
---	CONTOUR ELEVATIONS	---
---	SPOT ELEVATION	---
---	SLOPE	---

ABBREVIATIONS	
AB	AGGREGATE BASE
AC	ASPHALT CONCRETE
AD	AREA DRAIN
BC	BEGINNING OF CURVE
BMP	BEST MANAGEMENT PRACTICE
BW	BOTTOM OF RETAINING WALL
CL	CENTER LINE
DMA	DRAINAGE MANAGEMENT AREA
DS	DOMESTIC SERVICE
DWY	DRIVEWAY
EC	END OF CURVE
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
EX	EXISTING
FC	FACE OF CURB
FF	FINISH FLOOR
FG	FINISHED GRADE
FI	FIELD INLET
FH	FIRE HYDRANT
FS	FIRE SERVICE
FL	FLOW LINE
GB	GRADE BREAK
GE	GARAGE ELEVATION
HP	HIGH POINT
INV	INVERT ELEVATION
JT	JOINT TRENCH
LAT	LATERAL
NO	NUMBER
PAE	PRIVATE ACCESS EASEMENT
PL	PROPERTY LINE
PUE	PUBLIC UTILITY EASEMENT
PUME	PRIVATE UTILITY AND MAINTENANCE EASEMENT
PYE	PRIVATE YARD EASEMENT
RET	CURB RETURN
RW	RIGHT-OF-WAY
S	SLOPE
SD	STORM DRAIN
SDCO	STORM DRAIN CLEANOUT
SF	SQUARE FEET
SL	STREET LIGHT
SO	SIDE OPENING INVERT
SS	SANITARY SEWER
SSE	SANITARY SEWER EASEMENT
SSMH	SANITARY SEWER MANHOLE
SWI	STORM WATER INLET
SWK	SIDEWALK
TC	TOP OF CURB
TYP	TYPICAL
TRW	TOP OF RETAINING WALL
TW	TOP OF WALL
W	WATER LINE
WME	WATER MAIN EASEMENT
WM	WATER METER
WS	WATER SERVICE



SHEET NO.	DESCRIPTION
C1	GENERAL NOTES
C2	EXISTING SITE CONDITIONS & DEMOLITION PLAN
C3	PRELIMINARY SITE PLAN
C4	PRELIMINARY GRADING PLAN
C5	PRELIMINARY UTILITY PLAN
C6	PRELIMINARY STORMWATER TREATMENT PLAN

- GENERAL NOTES**
- OWNERS: DUTRA ENTERPRISES, INC. 43430 MISSION BOULEVARD, SUITE 210 FREMONT, CA 94539 TEL: (510) 353-9984 CONTACT: TONY DUTRA
 - APPLICANT: DUTRA ENTERPRISES, INC. 43430 MISSION BOULEVARD, SUITE 210 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: MARK FALGOUT
 - GEOTECHNICAL ENGINEER: ENGO INCORPORATED 2010 CROW CANYON PLACE, SUITE 250 SAN RAMON, CA 94583 TEL: (925) 866-9000 CONTACT: RANDY HILDEBRANT
 - ARCHITECT: KTOY GROUP, INC. 580 SECOND STREET, SUITE 200 OAKLAND, CA 94607 TEL: (510) 272-2910 CONTACT: JILL D. WILLIAMS
 - LANDSCAPE ARCHITECT: RIPLEY DESIGN GROUP 1615 BONANZA STREET, SUITE 314 WALNUT CREEK, CA 94596 TEL: (925) 938-7377 CONTACT: ANNIKA CARPENTER
 - ASSESSOR'S PARCEL NUMBERS: 441-0095-008-02, 441-0095-009-02
 - CURRENT USE: SINGLE-FAMILY DETACHED
 - CURRENT GENERAL PLAN DESIGNATION: MDR : MEDIUM DENSITY RESIDENTIAL
 - PROPOSED USE: SINGLE-FAMILY DETACHED
 - EXISTING ZONING: RM : MEDIUM DENSITY RESIDENTIAL
 - PROPOSED ZONING: PLANNED DEVELOPMENT
 - GROSS SITE AREA: 1.9 ACRES
 - NET DEVELOPMENT AREAS: 1.9 ACRES
 - PROPOSED SITE DENSITY: 12.6 (UNITS/ACRE)
 - TOTAL NUMBER OF PROPOSED LOTS: 24 LOTS
 - PRIVATE OPEN SPACE: LOTS A AND B (3,858 SF)
 - PRIVATE ACCESS EASEMENT: LOT C (1,945 SF)
 - 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:	PACIFIC GAS AND ELECTRIC
f. TELEPHONE:	AT&T
g. CABLE TV:	COMCAST
 - TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED ON AERIAL TOPOGRAPHIC SURVEY PROVIDED BY AERO-GEODETIC CORPORATION IN AUGUST 2007.
 - 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. 288 OF 725, DATED AUGUST 3, 2009.
 - ALL EROSION CONTROL MEASURES SHALL BE IN CONFORMANCE WITH THE CRITERIA AND STANDARDS OF THE CITY OF HAYWARD.
 - THE HOMEOWNERS' ASSOCIATION WILL OWN AND MAINTAIN PRIVATE STREET, ALL PRIVATE COURTS, LOTS A, B AND C.
 - BUILDING CONSTRUCTION SHALL MEET THE REQUIREMENTS OF THE 2013 CALIFORNIA RESIDENTIAL CODE.
 - THE PROPOSED SUBDIVISION IS LOCATED IN THE BENEFIT DISTRICT 411-06, FORMED ON JANUARY 16, 2007; THEREFORE, IT IS SUBJECT TO THE FEES AND CREDIT STIPULATED IN THE BENEFIT DISTRICT FORMATION.

OWNERS' STATEMENT

WE (RUBEN DORRIS, RUBY DORRIS, AND DUTRA ENTERPRISES INC.) AGREE TO THE FILING OF SAID MAP AND AGREE TO COMPLY WITH THE PROVISIONS OF THE CITY OF HAYWARD SUBDIVISION ORDINANCE AND THE STATE MAP ACT AS THEY APPLY TO THE PROCESSING AND APPROVAL OF SAID MAP.

DUTRA ENTERPRISES, INC.

RUBEN DORRIS

RUBY DORRIS

PLANS PREPARED UNDER THE DIRECTION OF:

Mark A. Falgout
MARK A. FALGOUT, RCE 63394
RUGGERI-JENSEN-AZAR

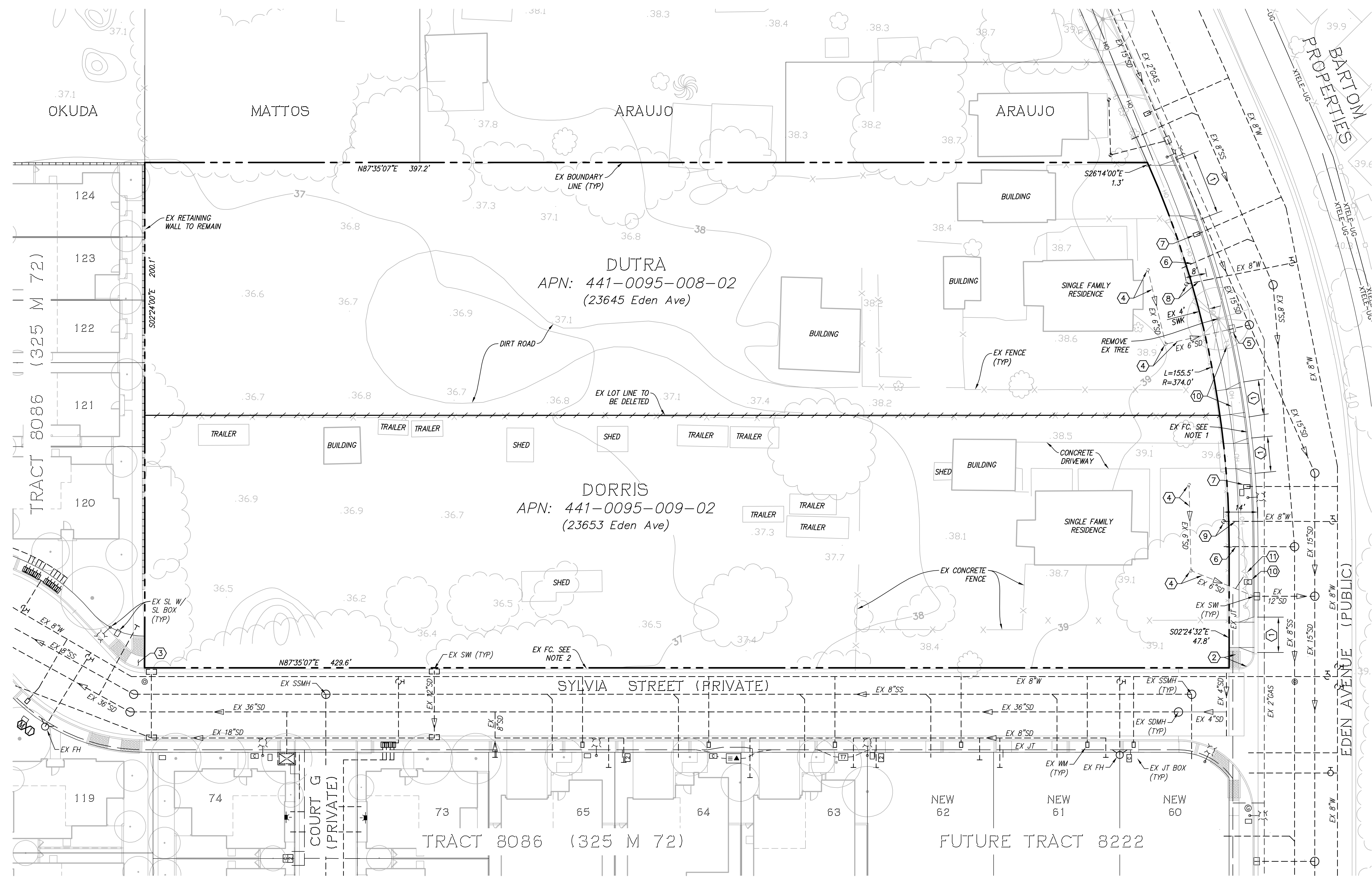
REGISTERED PROFESSIONAL ENGINEER
MARK A. FALGOUT
No. C 63394
CIVIL
STATE OF CALIFORNIA

6/3/2015
DATE



G:\JOB2014\141096\CAD FILES\02-PLANNING\TEXT-MAP\01C-141096T.MXD 5/27/2015 ANN LE

G:\JOB2014\141096\CAD_FILES\02-PLANNING\TEXT-MAP\02E-141096.TXDWG 5/26/2015 4:55 AM LE



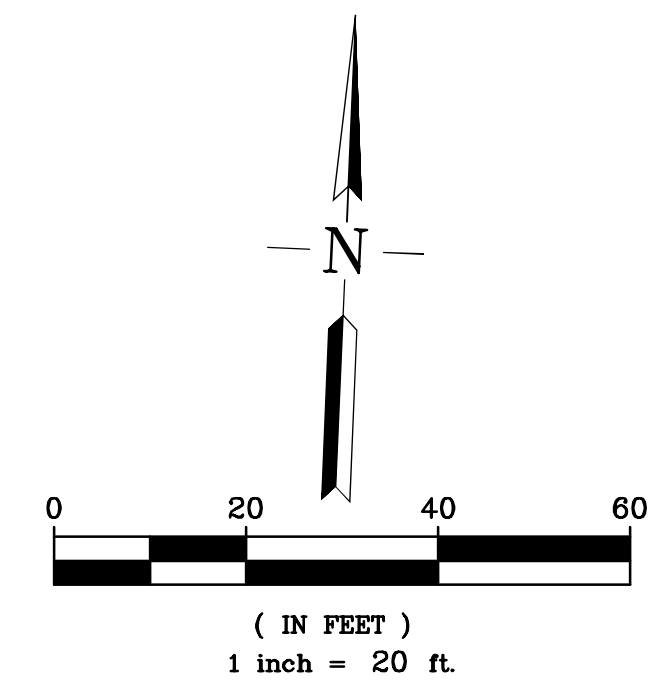
NOTES

1. REMOVE EX CURB AND GUTTER, SIDEWALK, DRIVEWAYS, AND PLANTER STRIP ALONG PROJECT FRONTAGE ON EDEN AVENUE. REPLACE WITH NEW CURB AND GUTTER, SIDEWALK, VALLEY GUTTER AND PLANTER STRIP. SEE SHEET C3 (PRELIMINARY SITE PLAN) FOR ADDITIONAL DETAILS.
2. EX CURB AND GUTTER ALONG PROJECT FRONTAGE ON SYLVIA STREET IS TO REMAIN, UNLESS OTHERWISE NOTED ON PLAN.
3. PROTECT EX UTILITIES ALONG PROJECT FRONTAGE ON SYLVIA STREET AND EDEN AVENUE, UNLESS OTHERWISE NOTED ON PLAN.
4. WITHIN PROJECT BOUNDARY, REMOVE ALL OF EX BUILDINGS, TRAILERS, SHEDS, DRIVEWAYS, TREES, FENCES, MAILBOXES, UNDERGROUND UTILITIES, ABOVE GROUND STRUCTURES, WATER WELLS (IF EXIST), AND SEPTIC TANKS (IF EXIST), UNLESS OTHERWISE NOTED ON PLAN.

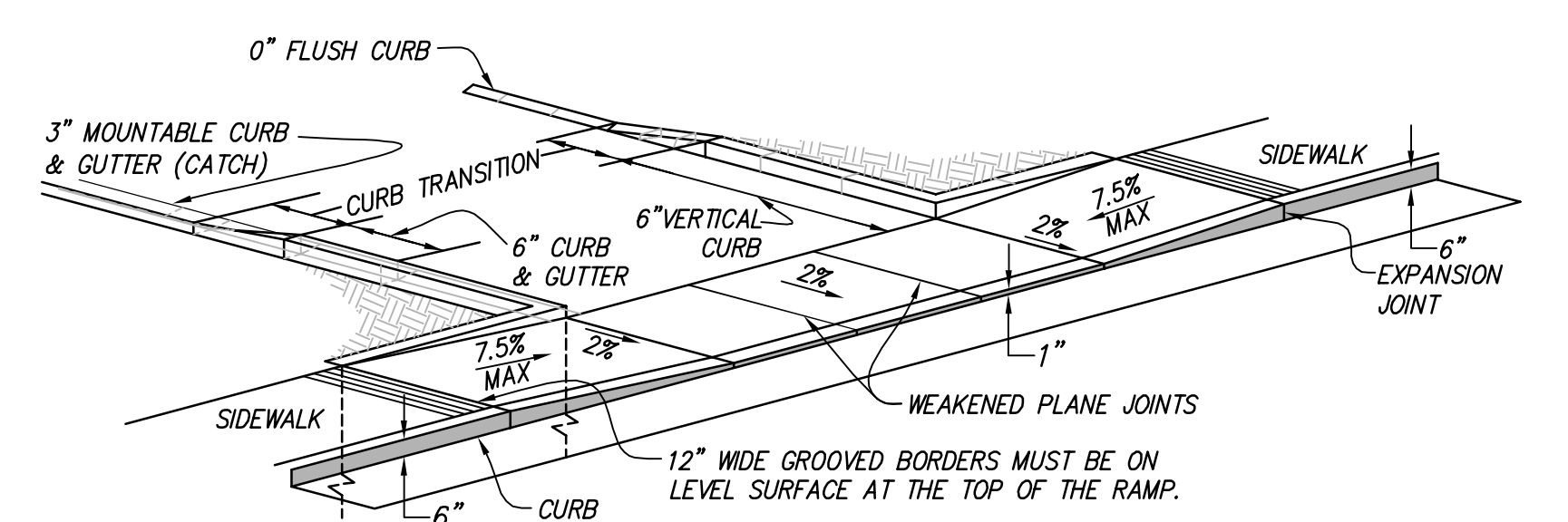
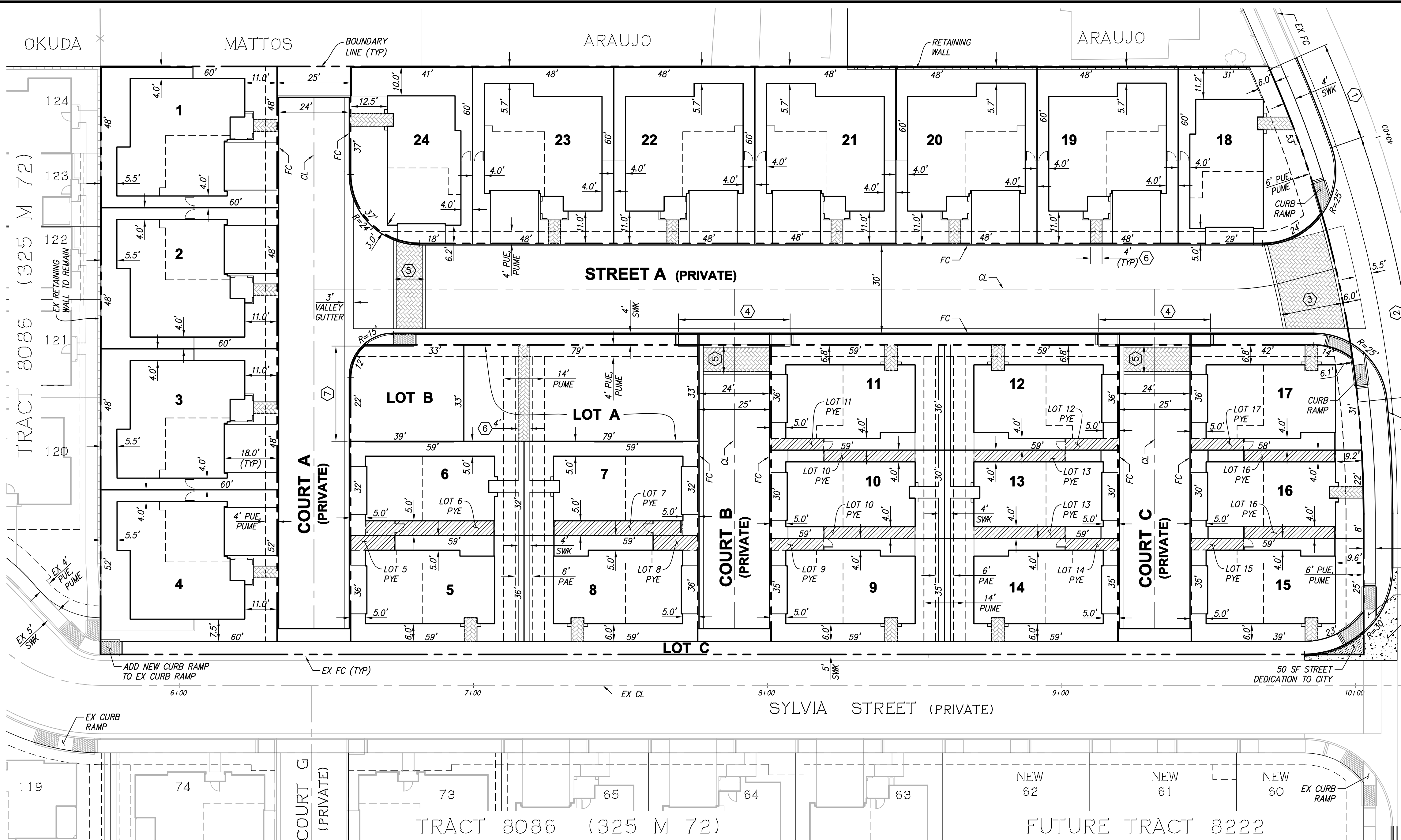
KEY SYMBOL

- 1 REMOVE EX DRIVEWAY. SEE NOTE 1.
- 2 REMOVE AND REPLACE EX CURB RAMP & CURB AND GUTTER. SEE NOTE 1.
- 3 MODIFY EX CURB RAMP
- 4 REMOVE EX AREA DRAIN AND 6"SD
- 5 REMOVE TOP OF EX SW AND REPLACE WITH GUTTER INLET FRAME & GRATE
- 6 ABANDON IN PLACE EX SS LATERAL
- 7 EX WATER SERVICE AND WATER METER TO BE ABANDONED TO THE MAIN BY THE CITY'S WATER DISTRIBUTION PERSONNEL, AT THE DEVELOPER'S EXPENSE
- 8 REMOVE EX BLOW-OFF AND 8LF EX 8"W FOR CONNECTION TO NEW 8"W
- 9 REMOVE EX BLOW-OFF AND 14LF EX 8"W. THE REMAINING OF EX 8"W WATER MAIN STUB OUT TO BE ABANDONED TO THE MAIN BY THE CITY'S WATER DISTRIBUTION PERSONNEL, AT THE DEVELOPER'S EXPENSE.
- 10 EX CABLE BOX TO REMAIN
- 11 REMOVE EX OVERHEAD LINE, JOINT POLE AND GUY WIRE ALONG PROJECT FRONTAGE ON EDEN AVENUE

VESTING TENTATIVE TRACT MAP 8242
EDEN 3
EXISTING SITE CONDITIONS & DEMOLITION PLAN
 CITY OF HAYWARD, ALAMEDA COUNTY, CALIFORNIA

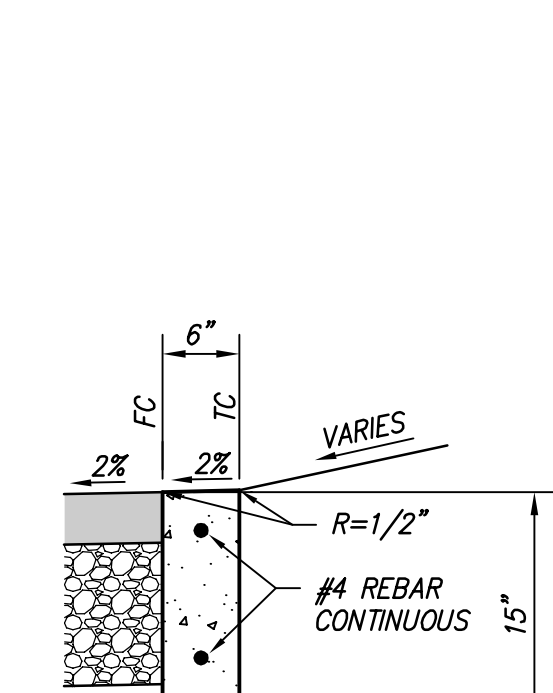


RJA
RUGGERI-JENSEN-AZAR
 ENGINEERS • PLANNERS • SURVEYORS
 4690 CHABOT DRIVE, SUITE 200 PLEASANTON, CA 94588
 PHONE: (925) 227-9100 FAX: (925) 227-9300

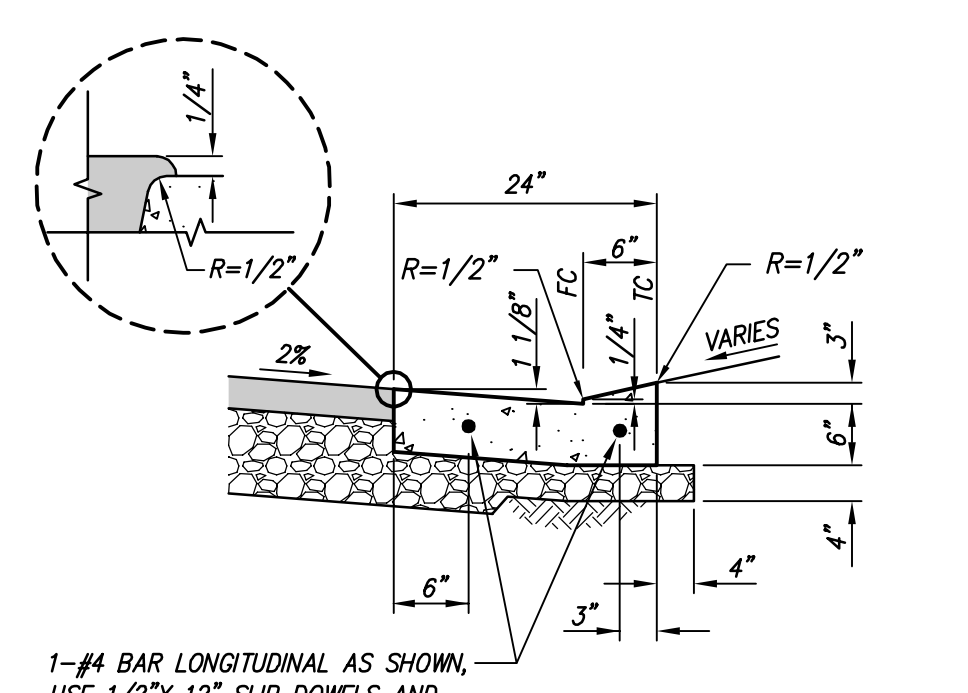


NOTES:
 1. DRIVEWAY AT COURT ENTRANCE (24' WIDE) SHALL HAVE TWO WEAKENED PLANE JOINTS EVENLY SPACED AT 1/3 AND 2/3 POINTS.
 2. ALL CONSTRUCTION AND MATERIALS IN CONFORMANCE WITH CITY OF HAYWARD STANDARD SPECIFICATIONS.

1 PRIVATE COURT DRIVEWAY WITH MONOLITHIC SIDEWALK
NOT TO SCALE

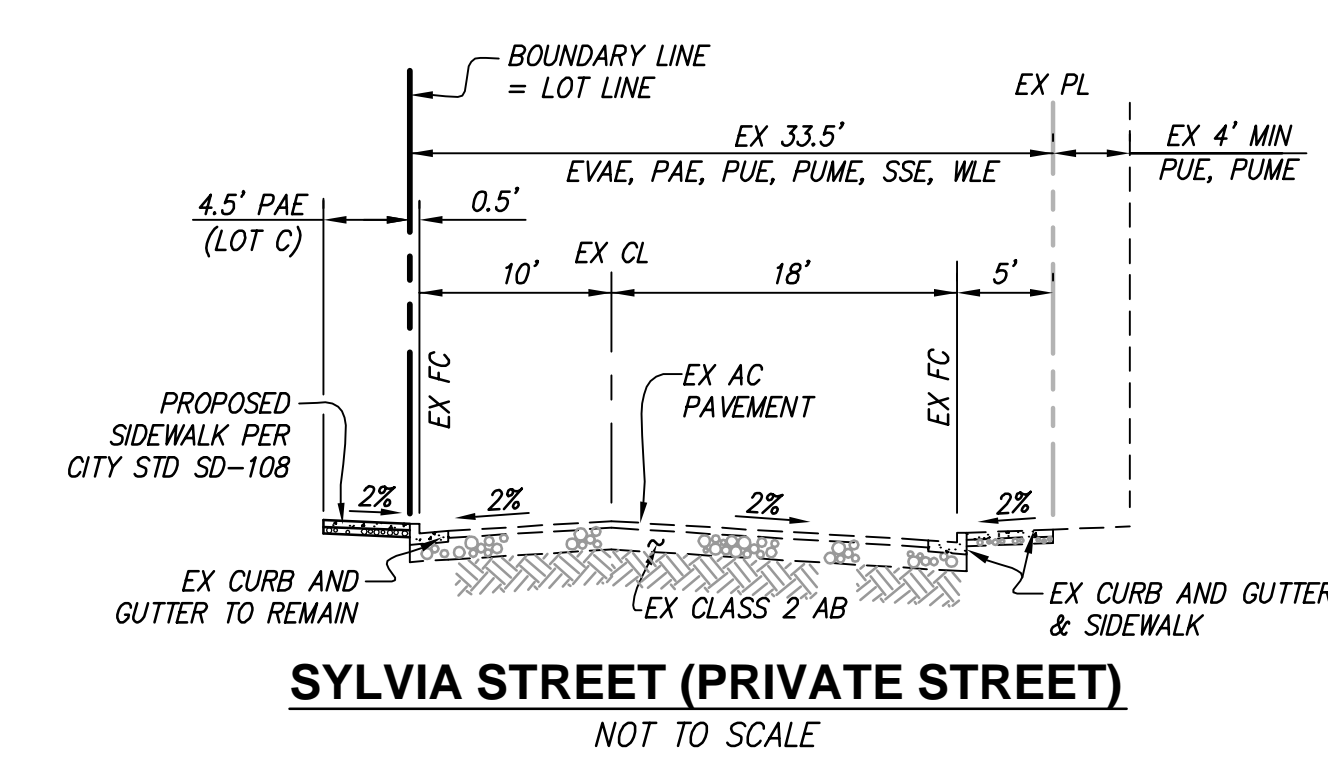
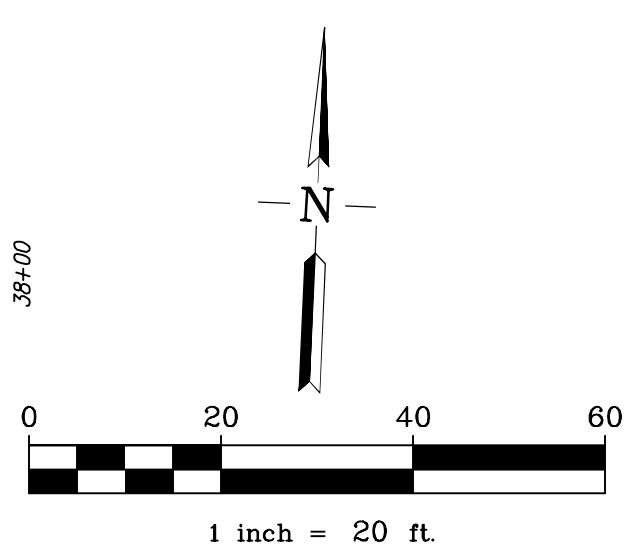


2 FLUSH CURB AT PRIVATE COURT
NOT TO SCALE

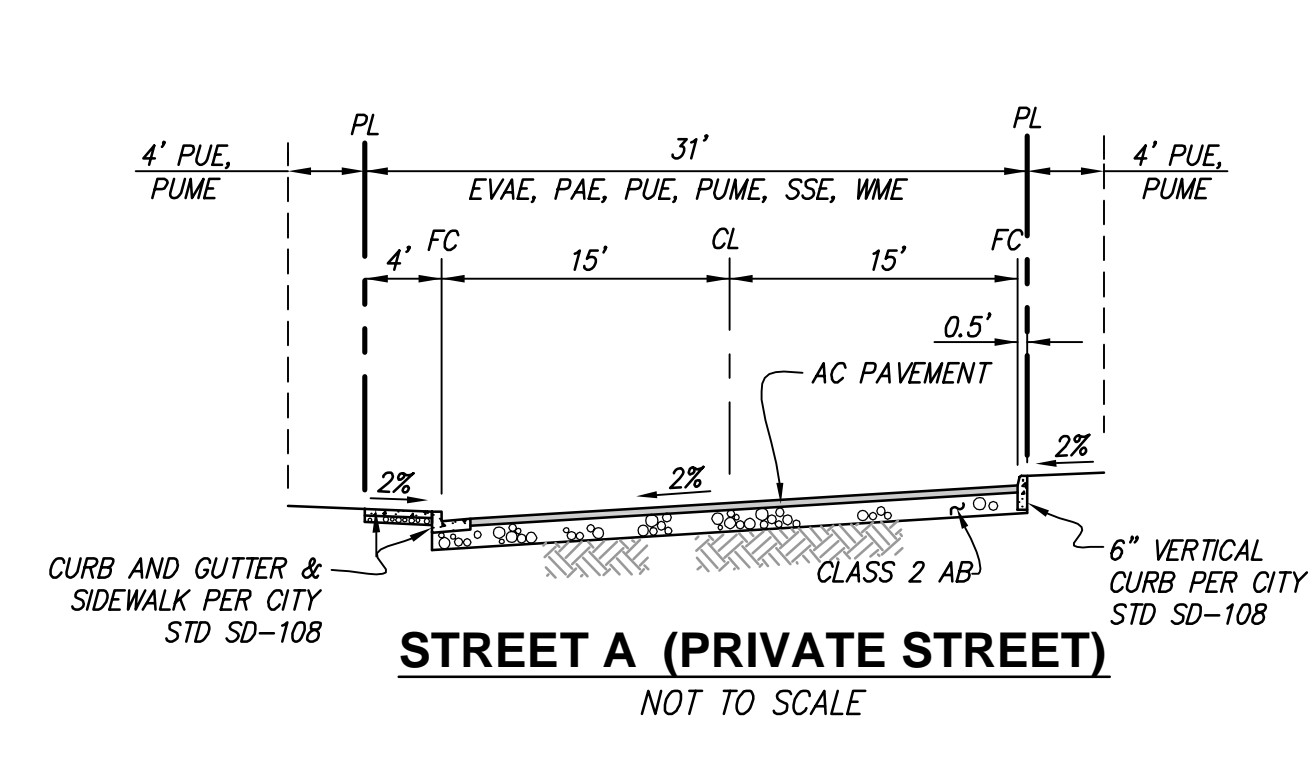


3 MOUNTABLE CURB & GUTTER AT DRIVEWAY
NOT TO SCALE

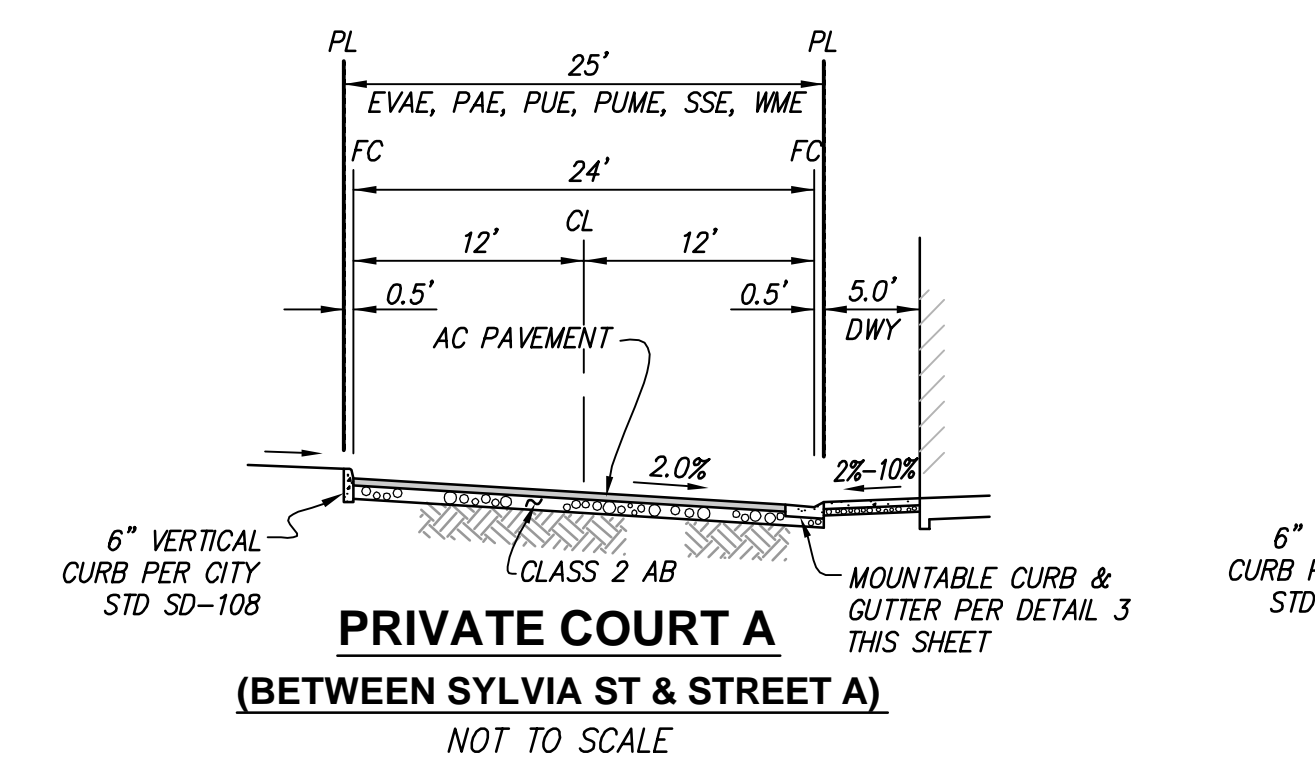
LOT SUMMARY TABLE			
LOT NUMBER	LOT SIZE (SF)	LOT NUMBER	LOT SIZE (SF)
1	2,883	16	1,753
2	2,881	17	2,002
3	2,881	18	2,457
4	3,092	19	2,890
5	2,124	20	2,890
6	1,888	21	2,890
7	1,888	22	2,890
8	2,124	23	2,890
9	2,065	24	2,379
10	1,770	LOT A	2,611
11	2,115	LOT B	1,247
12	2,115	LOT C	1,945
13	1,770	STREET A	11,855
14	2,065	COURT A	4,889
15	1,989	COURT B	2,521
		COURT C	2,521
TOTAL = 84,280 SF			



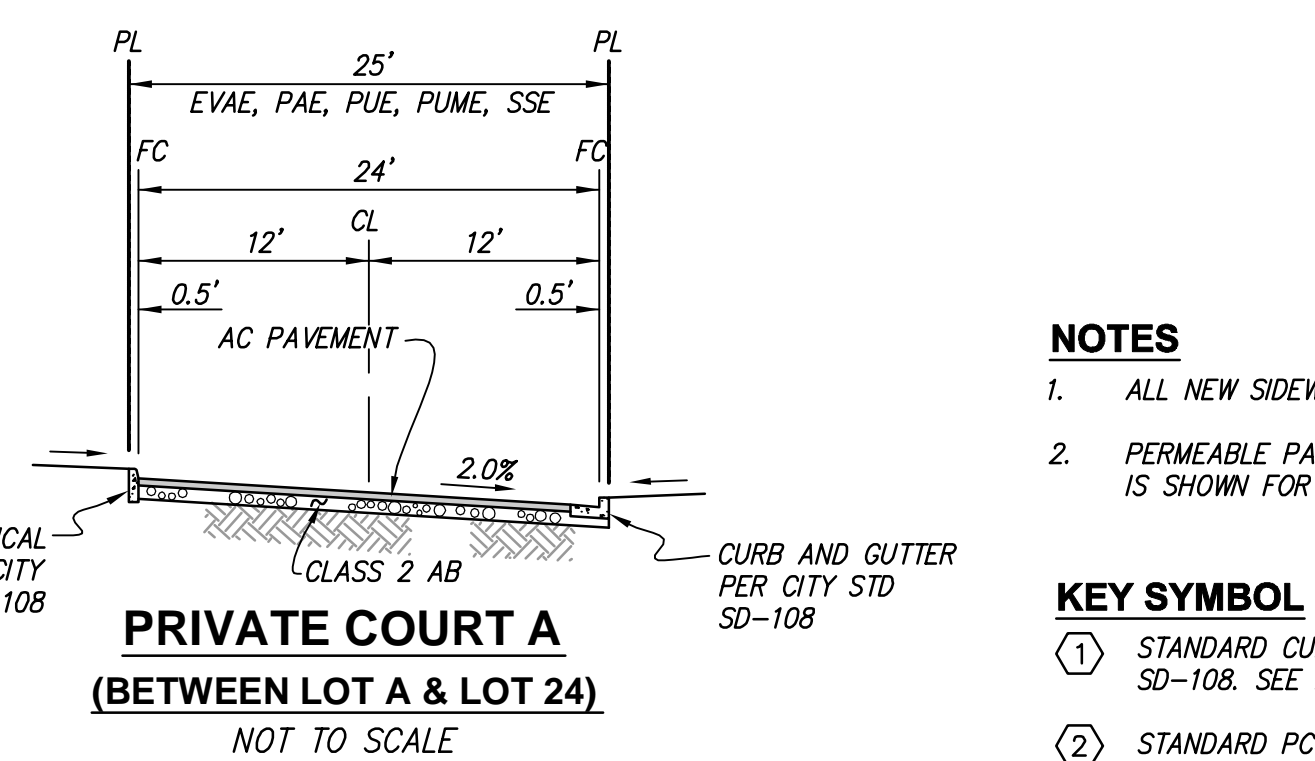
SYLVIA STREET (PRIVATE STREET)
NOT TO SCALE



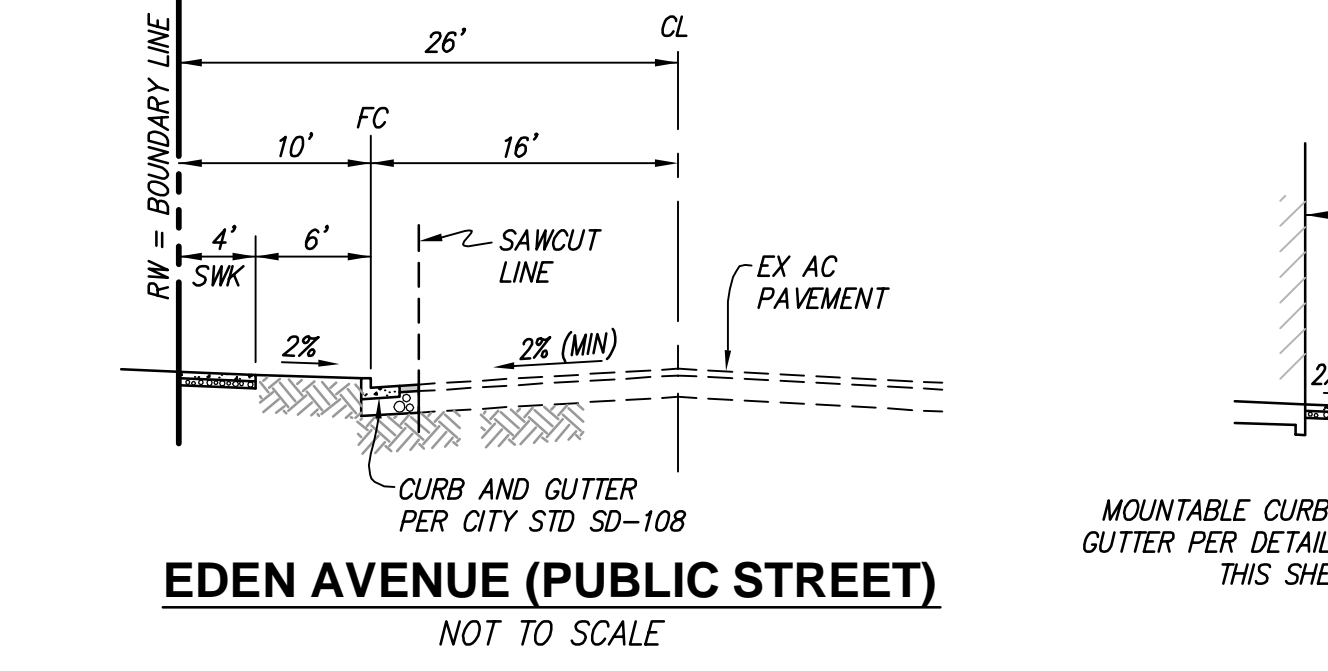
STREET A (PRIVATE STREET)
NOT TO SCALE



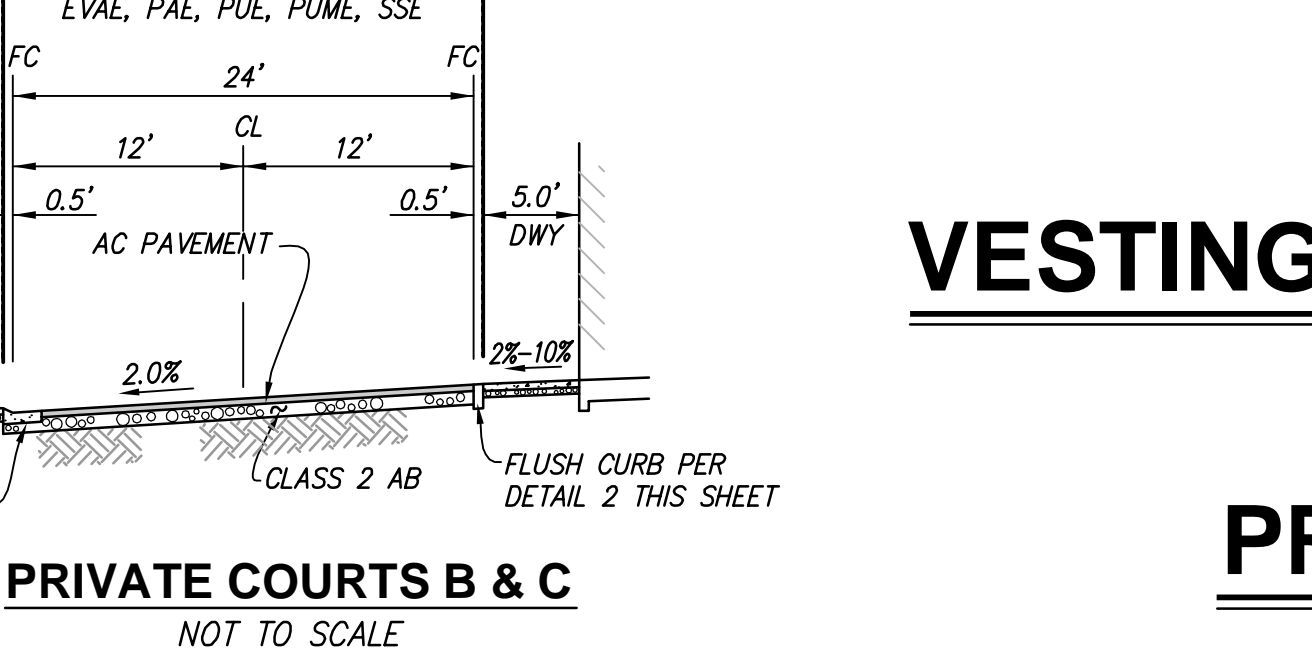
PRIVATE COURT A (BETWEEN SYLVIA ST & STREET A)
NOT TO SCALE



PRIVATE COURT A (BETWEEN LOT A & LOT 24)
NOT TO SCALE



EDEN AVENUE (PUBLIC STREET)
NOT TO SCALE



PRIVATE COURTS B & C
NOT TO SCALE

PRELIMINARY PAVEMENT DESIGN CHART				
STREET TYPE	TRAFFIC INDEX	"R" VALUE	AC PAVEMENT SECTION	
			A.C.	A.B.
STREET A	6	5	4"	12"
COURTS A, B & C	5	5	4"	8"

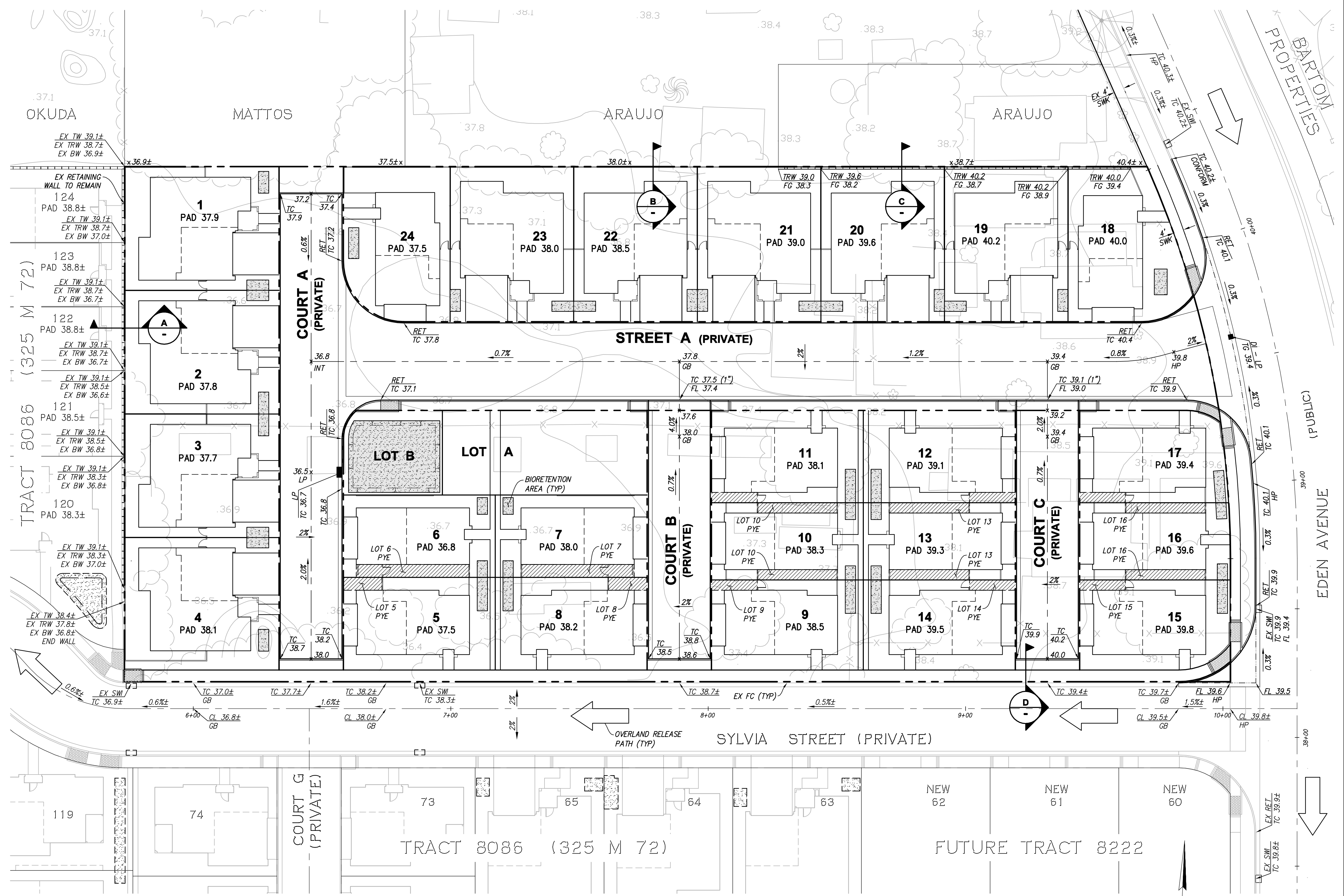
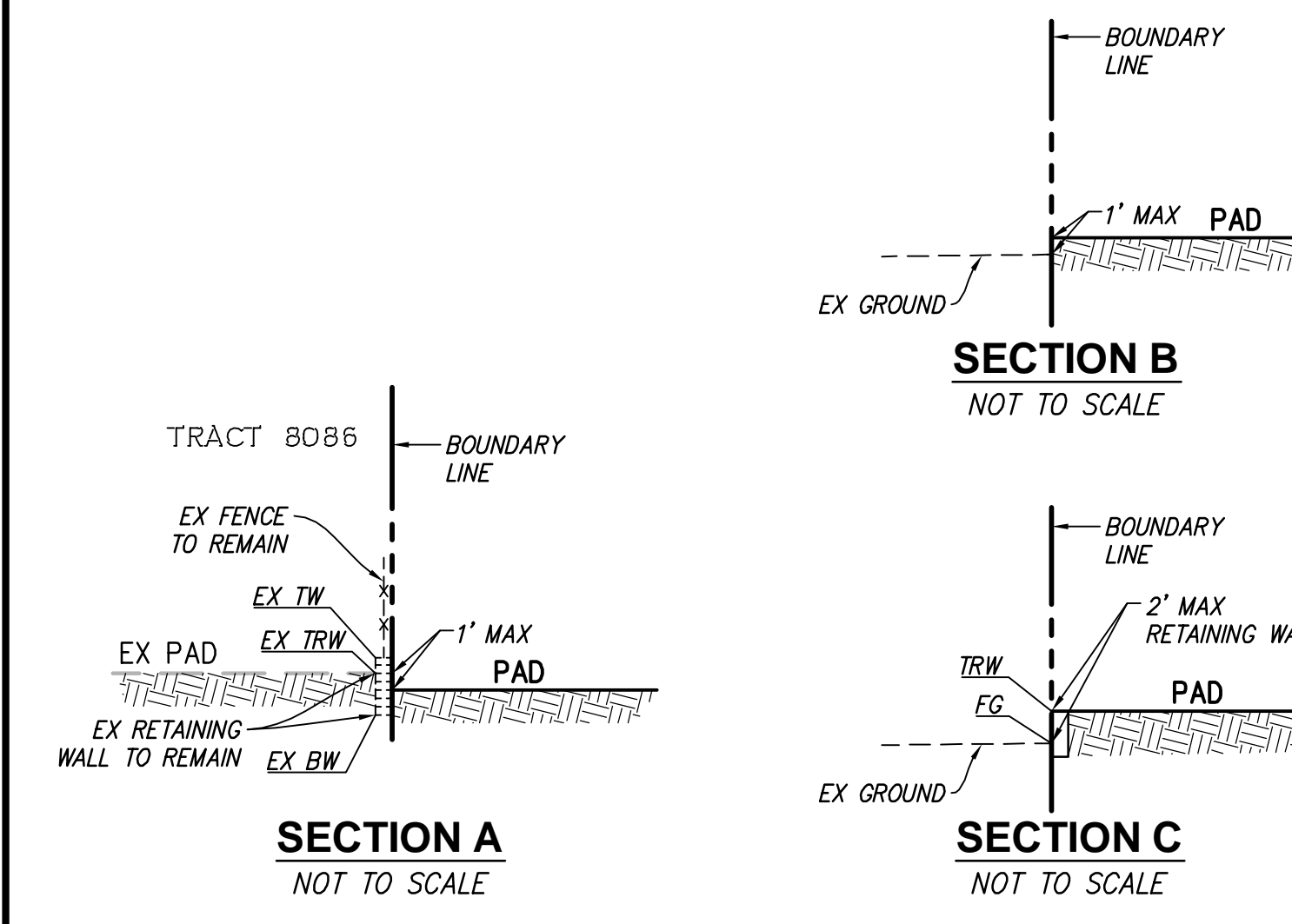
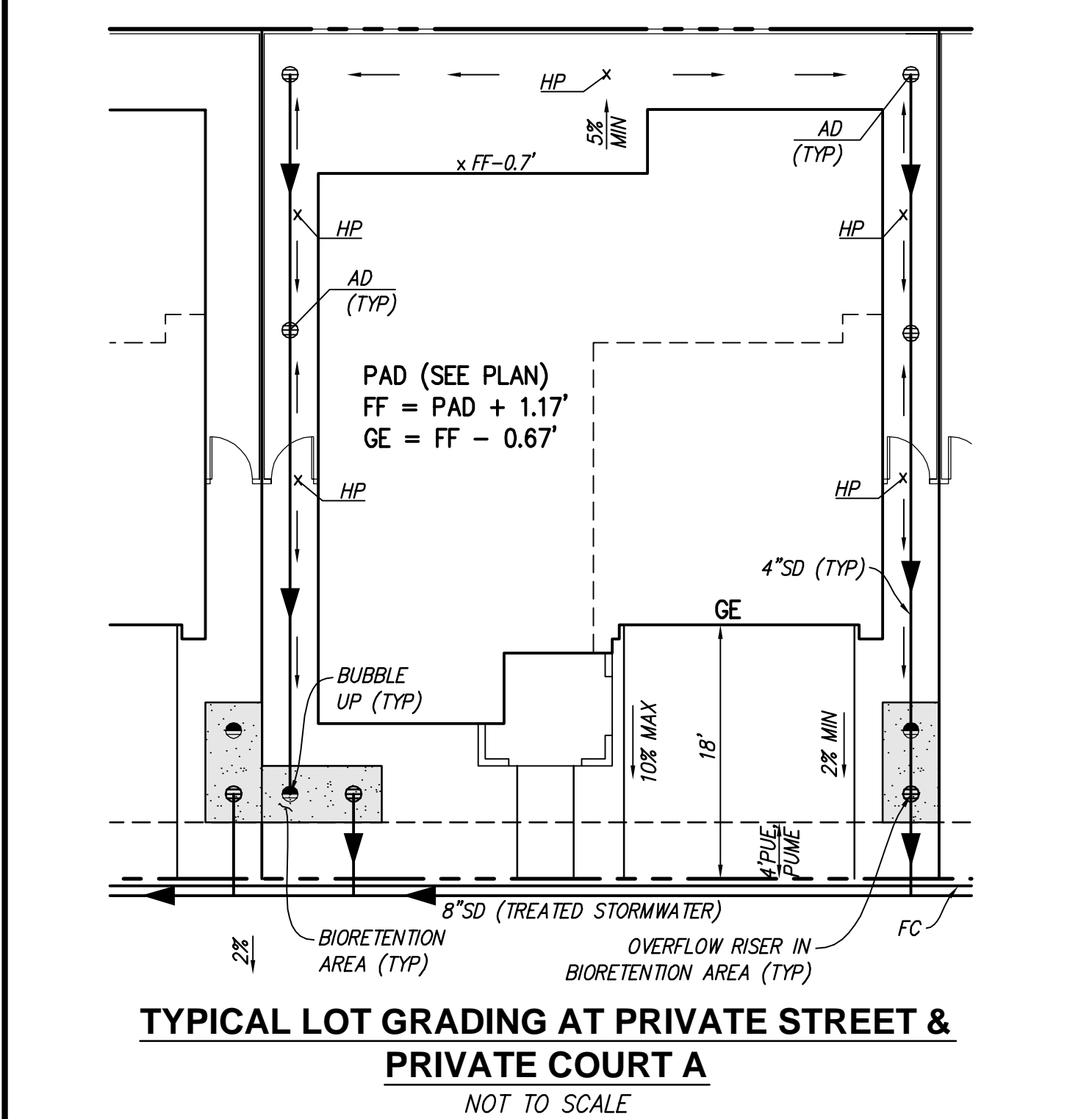
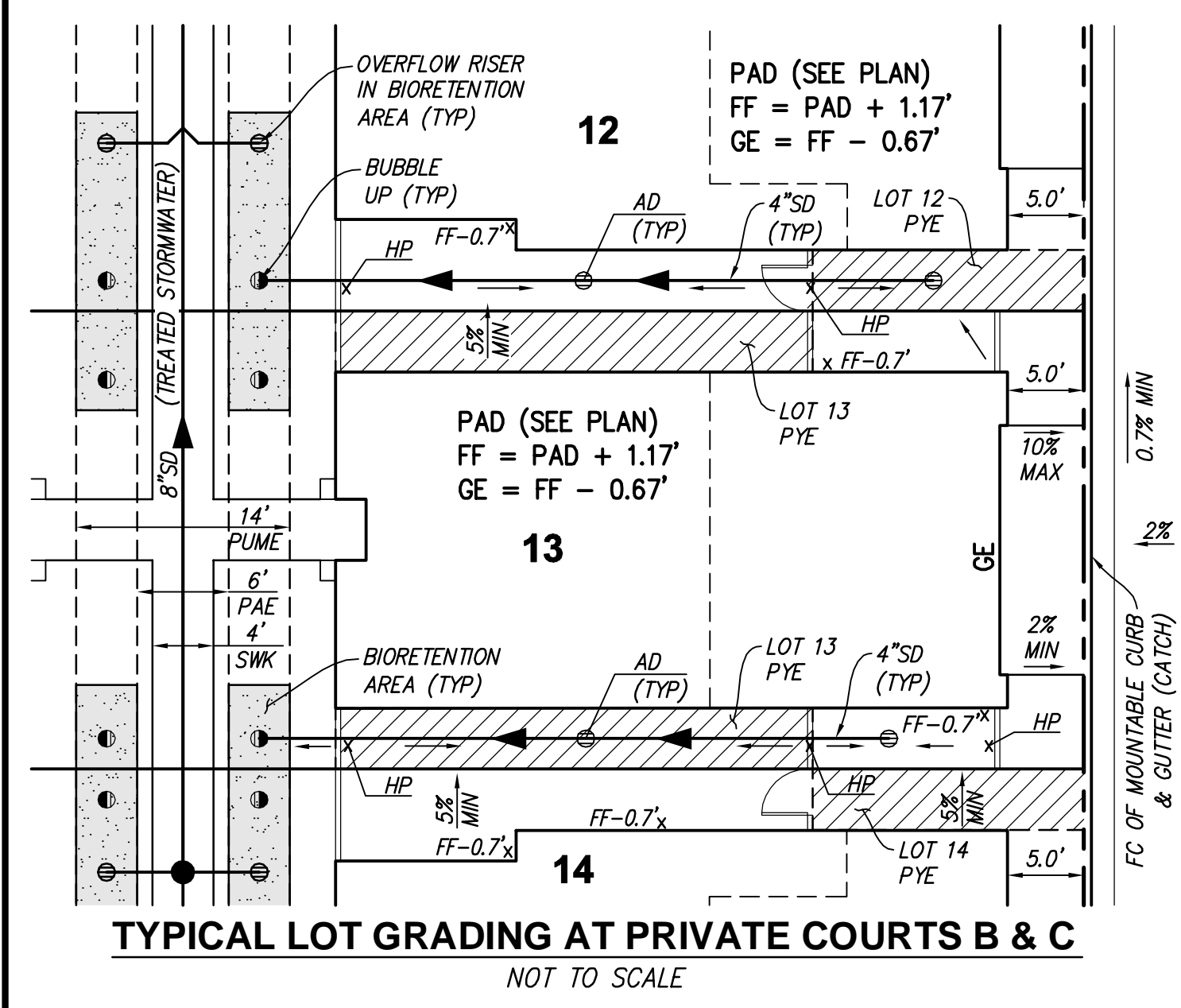
VESTING TENTATIVE TRACT MAP 8242
EDEN 3
PRELIMINARY SITE PLAN
 CITY OF HAYWARD, ALAMEDA COUNTY, CALIFORNIA

- NOTES:**
- ALL NEW SIDEWALK SHALL BE CONCRETE, UNLESS OTHERWISE NOTED ON PLAN.
 - PERMEABLE PAVING AT SIDEWALK, PRIVATE STREET AND PRIVATE COURT ENTRANCES IS SHOWN FOR REFERENCE ONLY. SEE LANDSCAPE PLANS FOR DETAILS.
- KEY SYMBOL**
- STANDARD CURB AND GUTTER, SIDEWALK AND PLANTER STRIP PER CITY STD SD-108. SEE LANDSCAPE PLANS FOR PLANTER STRIP DETAILS.
 - STANDARD PCC VALLEY GUTTER AND APRON PER CITY STD SD-110A
 - PERMEABLE VEHICULAR PAVING AT STREET ENTRANCE. SEE NOTE 2.
 - COURT DRIVEWAY WITH MONOLITHIC SIDEWALK PER DETAIL 1 THIS SHEET.
 - PERMEABLE VEHICULAR PAVING AT COURT ENTRANCE. SEE NOTE 2.
 - PERMEABLE PAVING AT PEDESTRIAN WALK. SEE NOTE 2.
 - DEEPEDED CURB & GUTTER ALONG BIORETENTION AREA WITH 18" WIDE CURB OPENING AT 5'-0" ON CENTER
 - REMOVE & REPLACE CURB AND VALLEY GUTTER

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

G:\JCB2014\141096\CAD FILES\02-PLANNING\TEXT-MAP\035-141096.TXDWG 5/27/2015, ANN LE

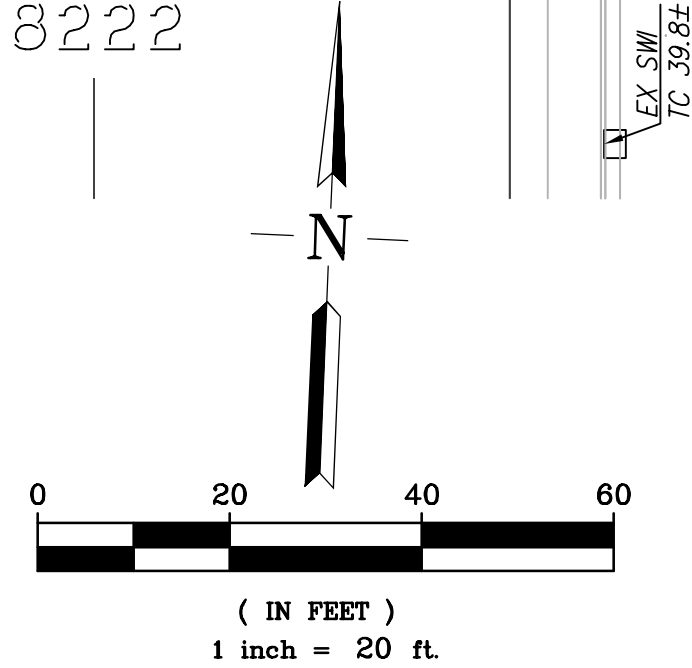
G:\JCB2014\141096\CAD FILES\02-PLANNING\TEXT-MAP\046-141096\DWG 4/23/2015 ANN LE



PRELIMINARY ESTIMATED EARTHWORK QUANTITIES

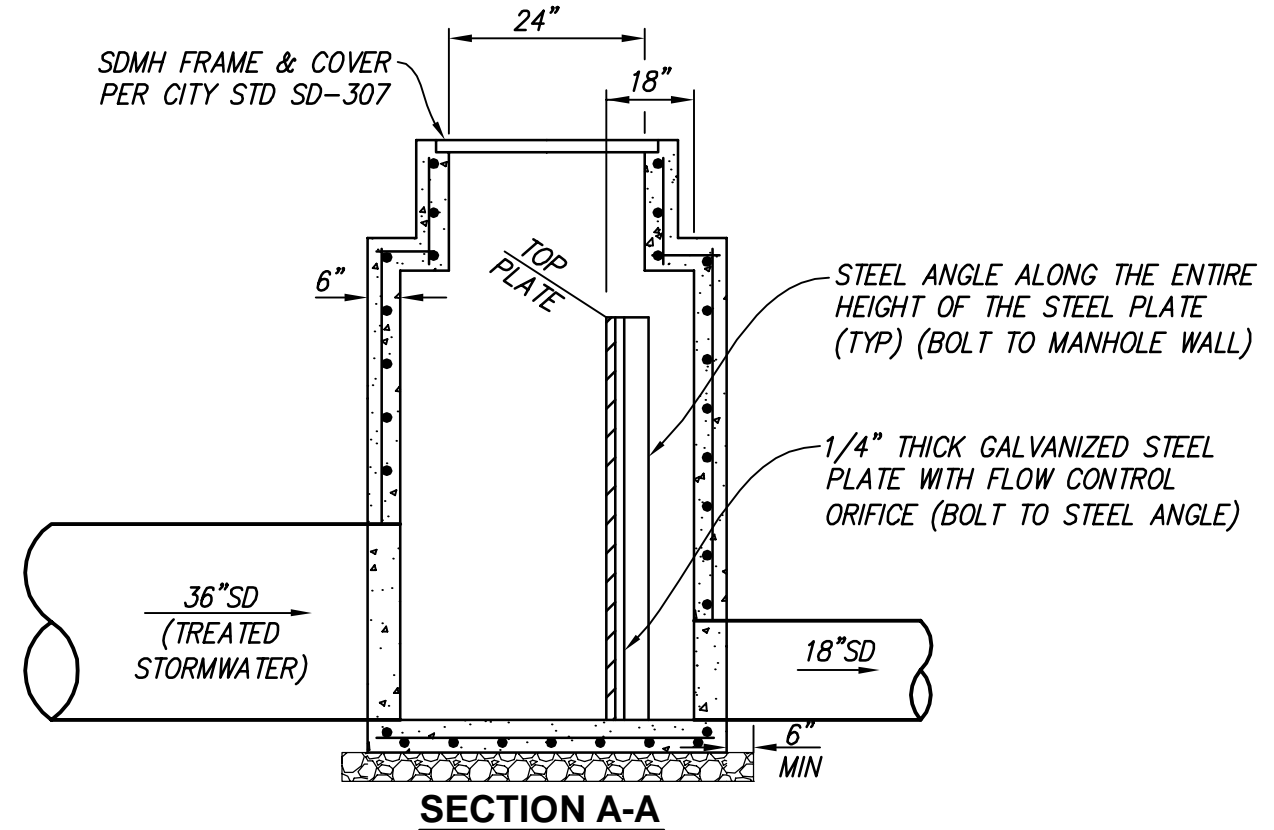
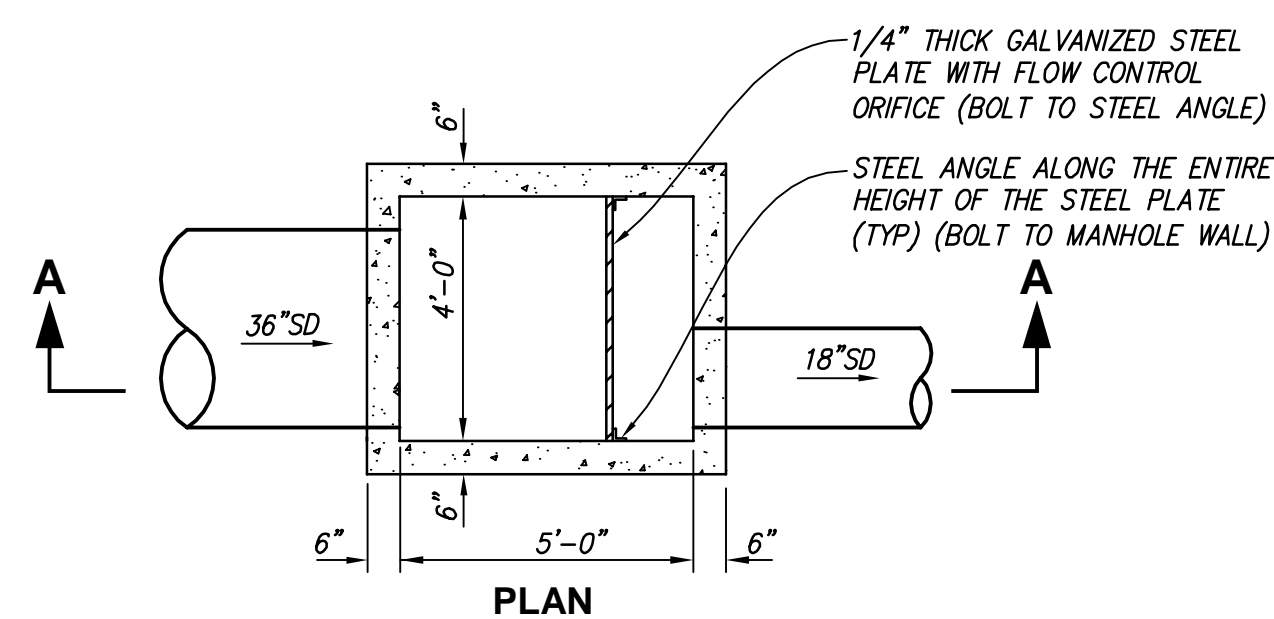
ITEMS	CUT (C.Y.)	FILL (C.Y.)
LOTS	20	2,000
STREETS & SIDEWALK	500	50
BIORETENTION SPOIL	150	-
*FOUNDATION SPOIL	720	-
TRENCH SPOIL	870	-
SHRINKAGE (10% ASSUMED)	-	210
TOTAL	2,260	2,260

* FOUNDATION SPOIL INCLUDE GARAGE UNDERCUT
 NOTE: 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.

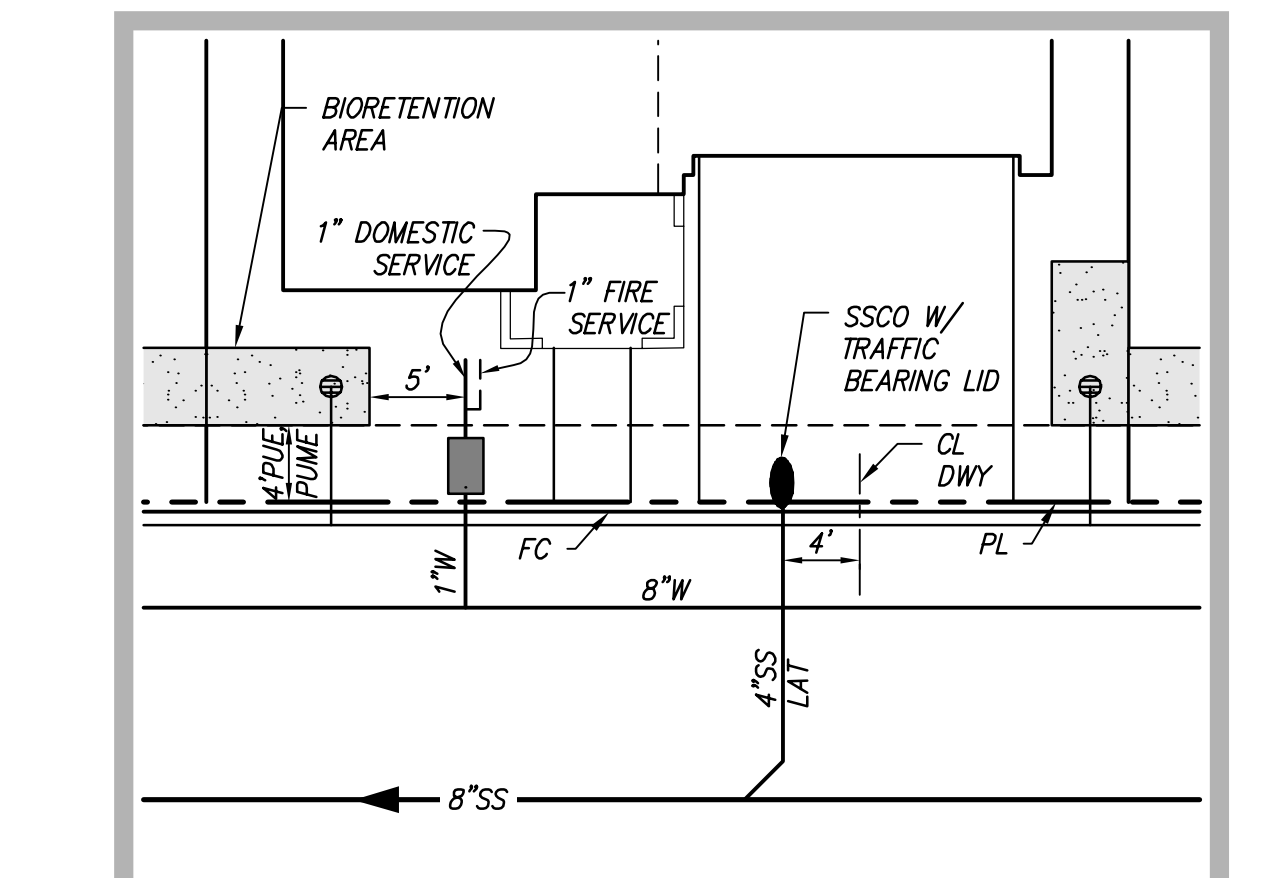


VESTING TENTATIVE TRACT MAP 8242
EDEN 3
PRELIMINARY GRADING PLAN
 CITY OF HAYWARD, ALAMEDA COUNTY, CALIFORNIA

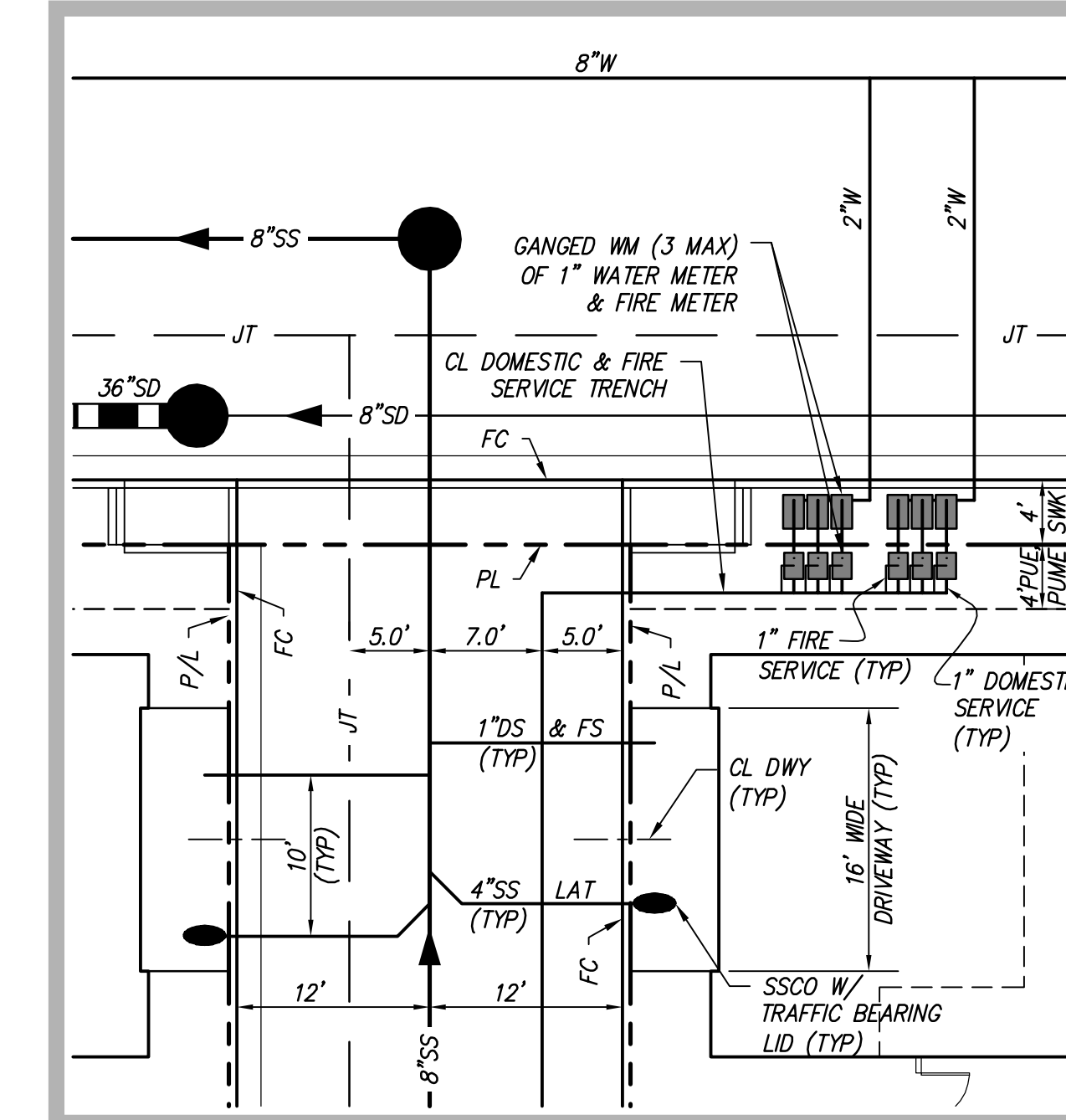
RJA
RUGGERI-JENSEN-AZAR
 ENGINEERS • PLANNERS • SURVEYORS
 4690 CHABOT DRIVE, SUITE 200 PLEASANTON, CA 94588
 PHONE: (925) 227-9100 FAX: (925) 227-9300



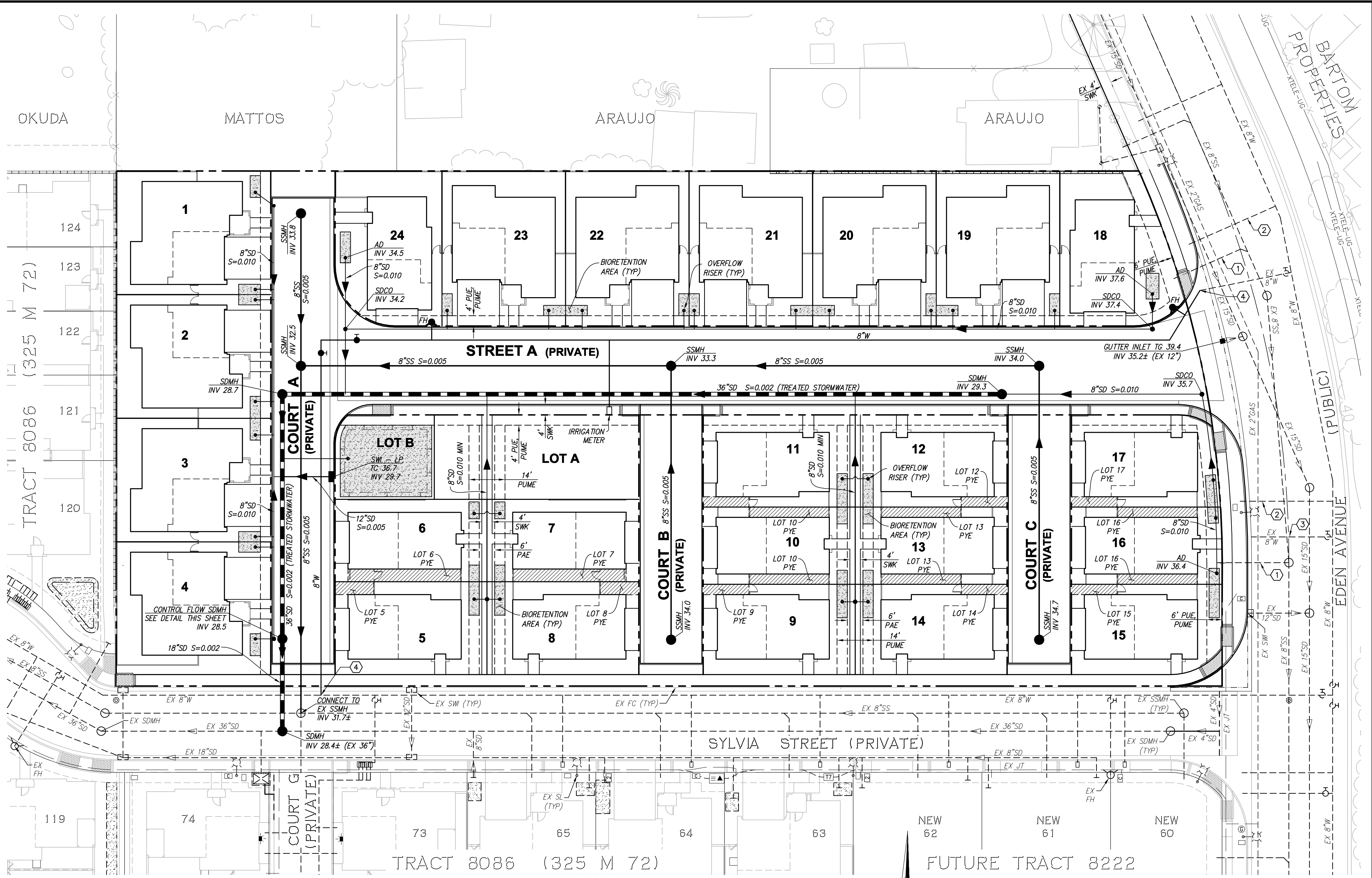
CONTROL FLOW STORM DRAIN MANHOLE
NOT TO SCALE



TYPICAL UTILITY SERVICES AT STREET A & COURT A
NOT TO SCALE



TYPICAL UTILITY SERVICES AT COURTS B & C
NOT TO SCALE

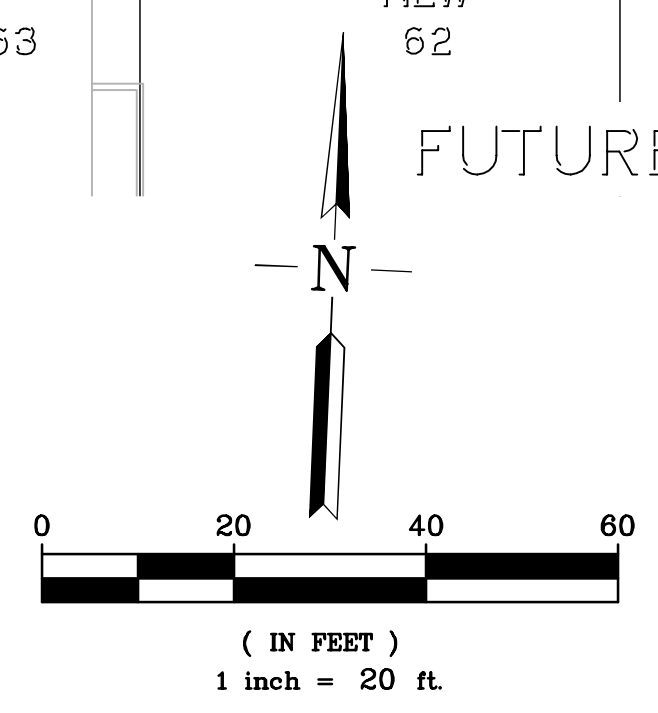


NOTES

- SEE SHEET C2 (EXISTING SITE CONDITIONS & DEMOLITION PLAN) FOR ADDITIONAL INFORMATION.
- EXISTING UTILITIES SHOWN ON THIS SHEET ARE TO REMAIN OR TO BE ABANDONED ONLY. SEE SHEET C2 (EXISTING SITE CONDITIONS & DEMOLITION PLAN) FOR COMPLETE EXISTING UTILITIES WITHIN PROJECT SITE.

KEY SYMBOL

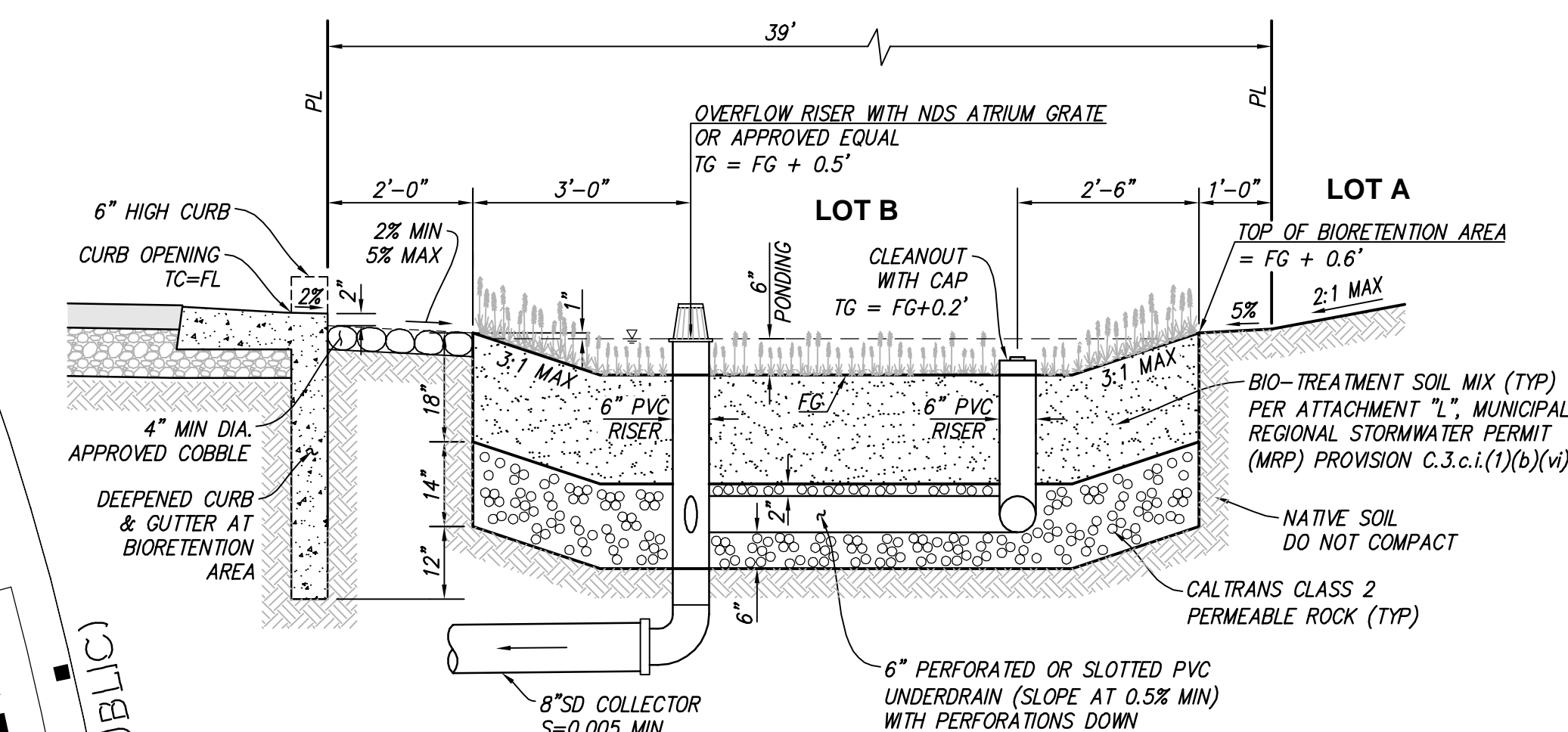
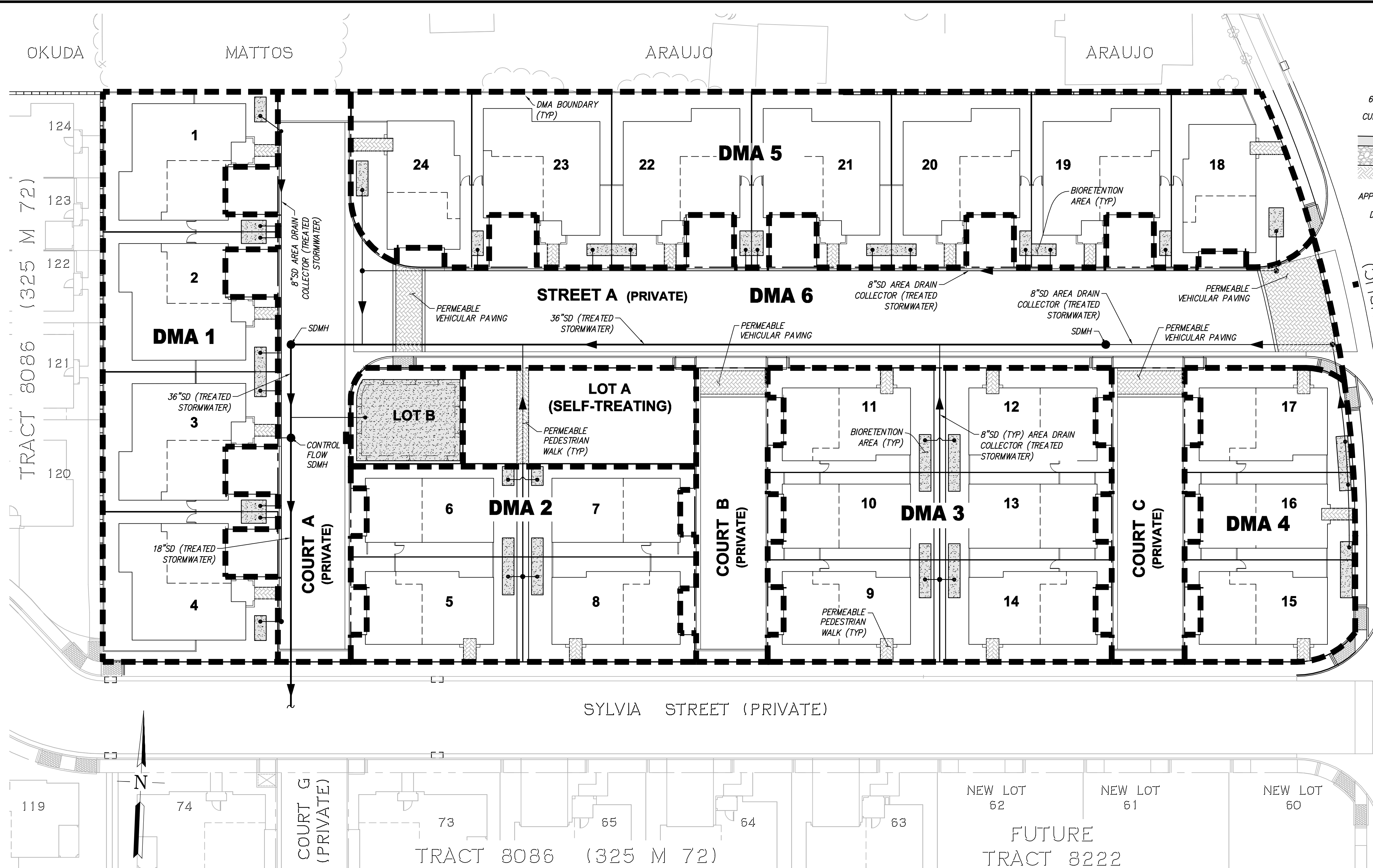
- EX SS LATERAL TO BE ABANDONED IN PLACE. SEE NOTE 1.
- EX WATER SERVICE AND WATER METER TO BE ABANDONED TO THE MAIN BY THE CITY'S WATER DISTRIBUTION PERSONNEL, AT THE DEVELOPER'S EXPENSE. SEE NOTE 1.
- EX 8" WATER MAIN STUB OUT TO BE ABANDONED TO THE MAIN BY THE CITY'S WATER DISTRIBUTION PERSONNEL, AT THE DEVELOPER'S EXPENSE. SEE NOTE 1.
- CONNECT TO EX 8"W



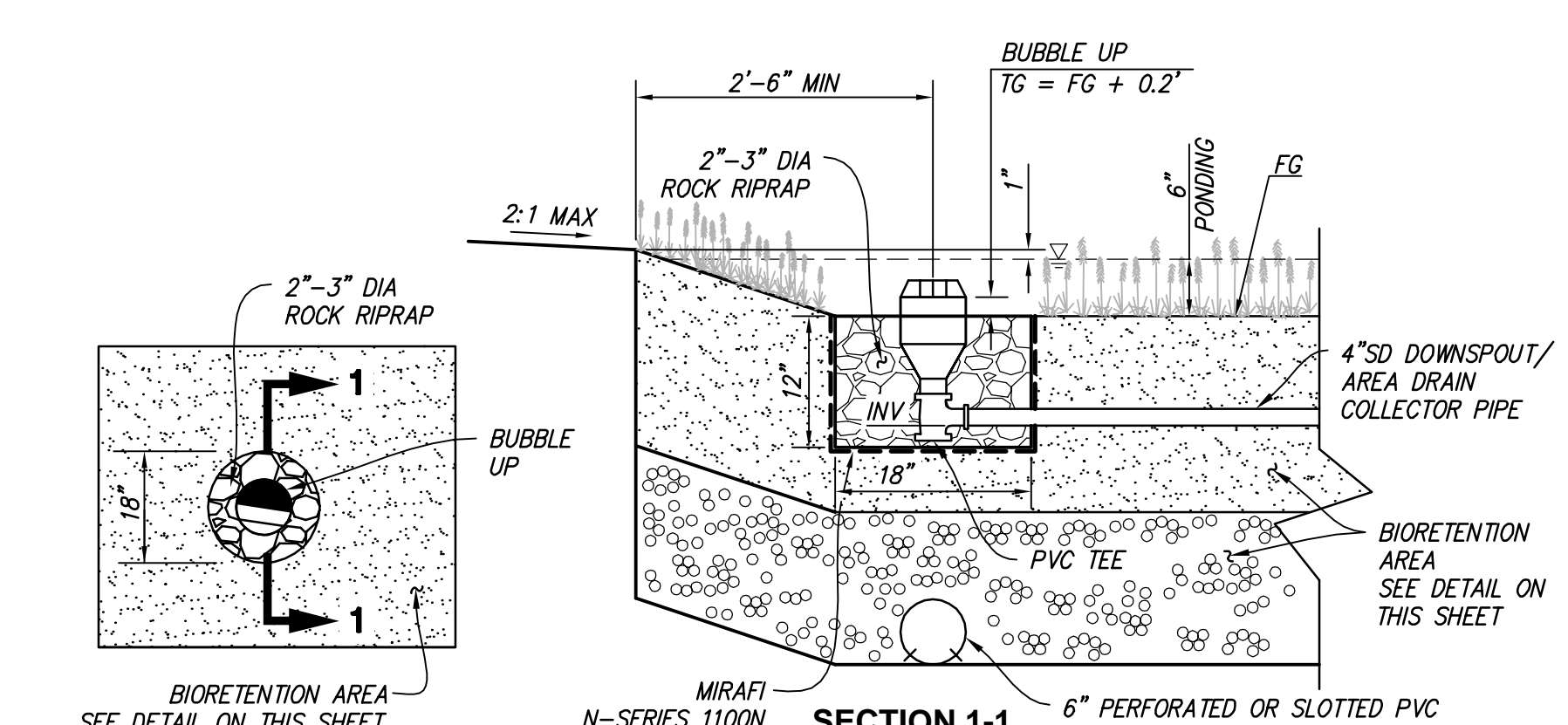
VESTING TENTATIVE TRACT MAP 8242
EDEN 3
PRELIMINARY UTILITY PLAN
CITY OF HAYWARD, ALAMEDA COUNTY, CALIFORNIA


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

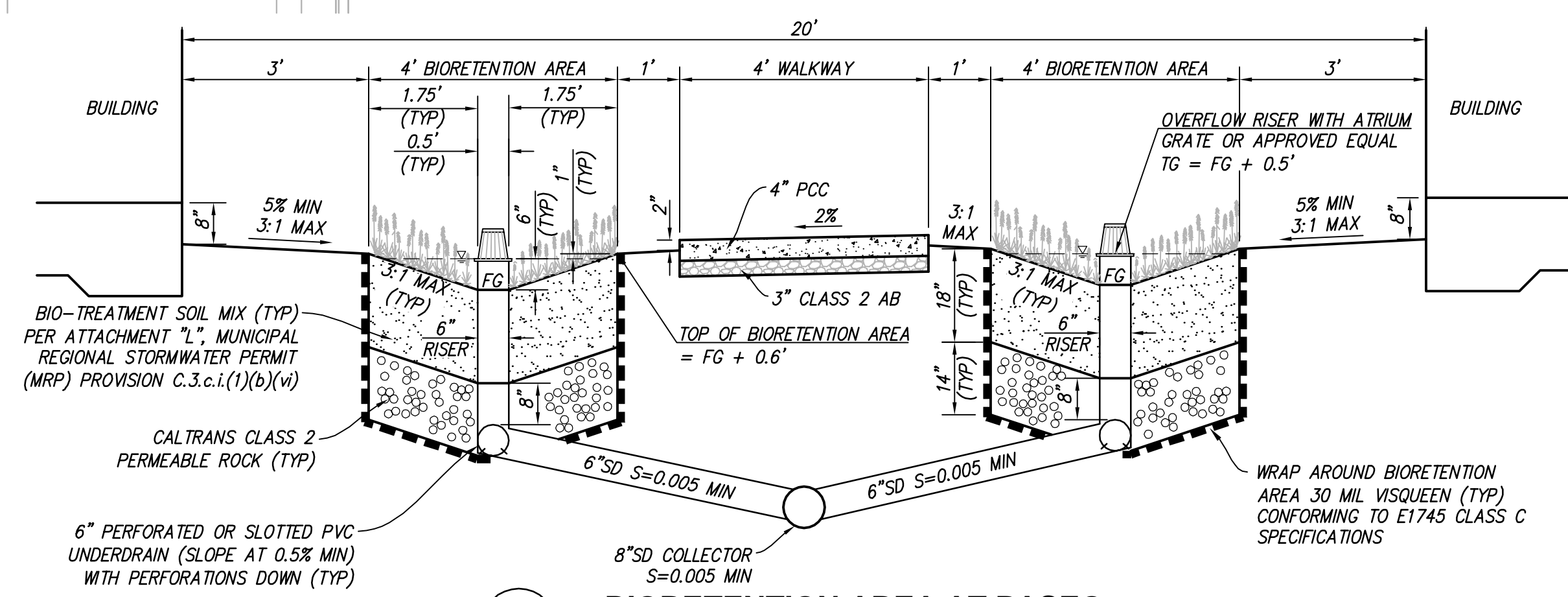
G:\J082014\141096\CAD FILES\02-PLANNING\TEXT-MAP\05U-141096T.MXD 5/27/2015 ANN LE



1 BIO-RETENTION AREA AT LOT B
NOT TO SCALE



2 BUBBLE UP WITH ROCK RIPRAP DETAIL
NOT TO SCALE



3 BIORETENTION AREA AT PASEO
NOT TO SCALE

PRELIMINARY STORMWATER TREATMENT CALCULATIONS

DMA AREA ID	IMPERVIOUS AREA ROOF AREA (SF)	CONCRETE WALK AREA (SF)	DRIVEWAY & PAVEMENT AREA (SF)	TOTAL IMPERVIOUS AREA (SF)	LANDSCAPING & PERMEABLE PAVING AREA (SF)	BMP USED : BIORETENTION AREA	
						REQUIRED AREA (SF)	PROVIDED AREA (SF)
DMA 1	6,130	0	0	6,130	4,430	263	270
DMA 2	4,030	440	0	4,470	3,200	192	200
DMA 3	6,150	570	0	6,720	4,640	287	300
DMA 4	3,070	0	0	3,070	2,400	132	150
DMA 5	9,780	0	0	9,780	7,840	423	430
DMA 6	0	1,110	22,760	23,870	1,810	962	970

- NOTES:**
- THE CALCULATIONS ARE BASED ON THE ALAMEDA COUNTYWIDE CLEAN WATER PROGRAM, C.3 STORMWATER TECHNICAL GUIDANCE, DATED MAY 2013, AND THE FOLLOWING CRITERIA:
 - 0.2 INCHES/HOUR RAINFALL INTENSITY ON 100% IMPERVIOUS AREA.
 - 0.2 INCHES/HOUR RAINFALL INTENSITY ON 10% LANDSCAPING AND PERMEABLE PAVING AREA.
 - SOIL FOR TREATMENT MEDIUM WITH A 5 INCHES/HOUR INFILTRATION RATE.
 - A TREATMENT MEDIUM OF 0.04 SIZING FACTOR FOR BIORETENTION AREAS.
 - SIZING FACTOR OF 0.04 NOTED ABOVE IS CALCULATED BASED ON THE FOLLOWING CRITERIA:

$$\text{SIZING FACTOR} = (0.2 \text{ IN/HR}) / (5 \text{ IN/HR}) = 0.04$$

VESTING TENTATIVE TRACT MAP 8242
EDEN 3
PRELIMINARY STORMWATER TREATMENT PLAN
CITY OF HAYWARD, ALAMEDA COUNTY, CALIFORNIA

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

G:\JCB2014\141096\CAD FILES\02-PLANNING\TEXT-MAP\06SW-141096.TM.DWG 5/27/2015 ANN LE