

ABBREVIATIONS

&	and	EQ	equal	MAINT	maintenance	S	sink
@	at	EQUIP	equipment	MAS	masonry	SC	solid core
AC	air conditioning	EXTR	extruded	MAT	material	SCHED	schedule
AB	anchor bolt	EXG	existing	MAX	maximum	SD	soap dispenser
	angle	EXP	expansion	MB	machine bolt	SEC	section
ADJ	adjustable		exterior	MC	mechanical	SF	square feet
AL	aluminum	EXT		MTL	mechanical	SH	shelf, shelving
ALUM	aluminum			MECH	mechanical	SHGL	shingle
ALT	alternate	FAU	forced air unit	MEMB	membrane	SHR	shower
ANC	anchor	FB	face brick	MET	metal	SHT	sheet
AP	access panel	FD	floor drain	MTL	metal	SHTG	sheathing
APPROX	approximate	FDN	foundation	MTL	metal	SIM	similar
ARCH	architect (ural)	FE	fire extinguisher	MFR	manufacturer	SL	slid (er) (ing)
AV	audio visual	FFE	finish floor	MH	manhole	SMT	sealant
			elevation	MIN	minimum	SPEC	specification
B	brick	FFL	finish floor level	MIR	mirror	SQ	square
BD	board	FIN	finish (ed)	MISC	miscellaneous	SST	stainless steel
BDG	bridging	FIX	fixture	ML	match line	STD	standard
BIT	bituminous	FL	floor (ing)	MO	masonry opening	STFR	stiffener
BLDG	building	FLG	flash (ing)	MSRY	masonry	STL	steel
BLKG	blocking	FOC	face of concrete	MTD	mounted	STOR	storage
BM	beam	FOF	face of finish	MUL	mullion	STRUC	structure, structural
	bench mark	FOM	face of masonry	MW	microwave	STR	structure, structural
BOT	bottom	FOS	face of stud			SUSP	suspend (ed) (sion)
BP	building paper	FP	fire proof	N	north	SV	sheet vinyl
BR	bedroom	FR	fire rated	(N)	new	SW	shear wall
BRG	bearing		fire retardant	NIC	not in contract	SYM	symmetrical
BTWN	between		frame (d) (ing)	NO, #	number	SYS	system
BUR	built-up roofing	FTG	foaming	NOM	nominal		
		FUR	furr (ed) (ing)	NS	non-slip	T	tread
C	steel channel	FURN	furnish (ed)	NTS	not to scale	TB	towel bar
CAB	cabinet			OC	on center	TC	trash compactor
CAV	cavity	G	gas	OD	outside diameter	T&G	tongue and groove
CB	catch basin	GA	gauge	OFF	office	TEL	telephone
CE	center line	GALV	galvanized	OH	overhead	TEMP	temperature, tempered
CEM	cement	GB	grade beam	OPN	opening	THK	thick
CER	ceramic	GC	general	OPP	opposite	THR	threshold
CLG	counterflashing	GCI	contractor	OV	oven	TOB	top of beam
CHAM	chamfer		ground fault			TOBM	top of beam
CI	cast iron		circuit inteuptor			TOC	top of concrete
CJ	construction joint	GL	glass / glazing	PB	protection board	TOF	top of curb
CJT	control joint	GPBD	gypsum board	PBD	particle board	TOM	top of masonry
CLG	ceiling	GSM	galvanized sheet	PC	precast	TOMAS	top of masonry
CLO	closer		metal	PERIM	perimeter	TOPL	top of plate
CLR	clear (ance)	GYP	gypsum	PL	property line	TPD	toilet paper dispenser
CMU	concrete masonry unit			PLAM	plastic laminate	TPH	toilet paper holder
		HB	hose bib	PLAS	plaster	TS	tube steel
COL	column	HC	hollow core	PNL	panel	TSL	top of slab
COMP	composition	HCPD	handicapped	PRKG	parking	TST	top of steel
CONC	concrete	HDR	header	PNT	paint (ed)	TYP	typical
CONN	connect (tion)	HDR	hardware	PR	pair		
CONST	construction	HM	hollow metal	PSF	pounds per square foot	UNO	unless noted otherwise
CONT	continuous	HORIZ	horizontal			VAN	vanity
CONTR	contractor	HPWD	hardwood	PSI	pounds per square inch	VAR	varies
CPT	carpet (ed)		plywood	PT	pressure treated	VB	vapor barrier
CT	ceramic tile	HR	hour		wood, point,	VCT	vinyl composition tile
CTR	center (ed)	HT	height	PTD	paint (ed)	VENT	ventilator (ing)
CW	cold water	HW	hot water		paper towel	VERT	vertical
		HWD	hardwood		dispenser	VEST	vestibule
D	dryer	ID	inside diameter	PTN	partition	VIF	verify in field
DEM	demolish /	INCL	include (d) (ing)	PWD	plywood	VIN	vinyl
	demolition	INS	insulate (d)			VIN B	vinyl base
DET	detail		insulation	QT	quarry tile	VNR	veneer
DF	drinking fountain	INT	interior	QTY	quantity	VSE	veneer shelf elevation
	douglas fir			R	riser	VT	vinyl tile
DIA, Ø	diameter	J	joist	RA	return air	W	steel wide flange
DIAG	diagonal	JAN	janitor	RAD	radius	W/	with
DIM	dimension	JST	joist	RD	roof drain	W/O	without
DN	down	JT	joint	RDN	radiation	WC	water closet
DP	damproofing			REC	recessed	WD	wood
DR	door	KIT	kitchen	REF	reference	WDW	window
DS	downspout	KO	knockout	REFR	refrigerator	WH	water heater
DT	drain tile	L	light, linen	REINF	reinforce (d) (ing)	WP	waterproof
DWG	drawing	LAM	laminat (d)	REQ	required	WR	water resistant
DW	dishwasher	LAU	laundry	RESIL	resilient	WT	weight
DWR	drawer	LAV	lavatory	RET	retain (ing)	WWF	welded wire fabric
		LD, #	pound	REV	revise (d), revision	X	by (dimensions)
(E)	existing	LDG	landing	RFG	roofing	YD	yard
EA	each	LF	light fixture,	RM	room		
EJT	expansion joint	LOC	linear feet	RO	rough opening		
EL	elevation	LT	light	RWD	redwood		
ELEC	electric (al)	LWT	light weight	RWL	rain water leader		
ELEV	elevator						
EPB	electrical panel board						

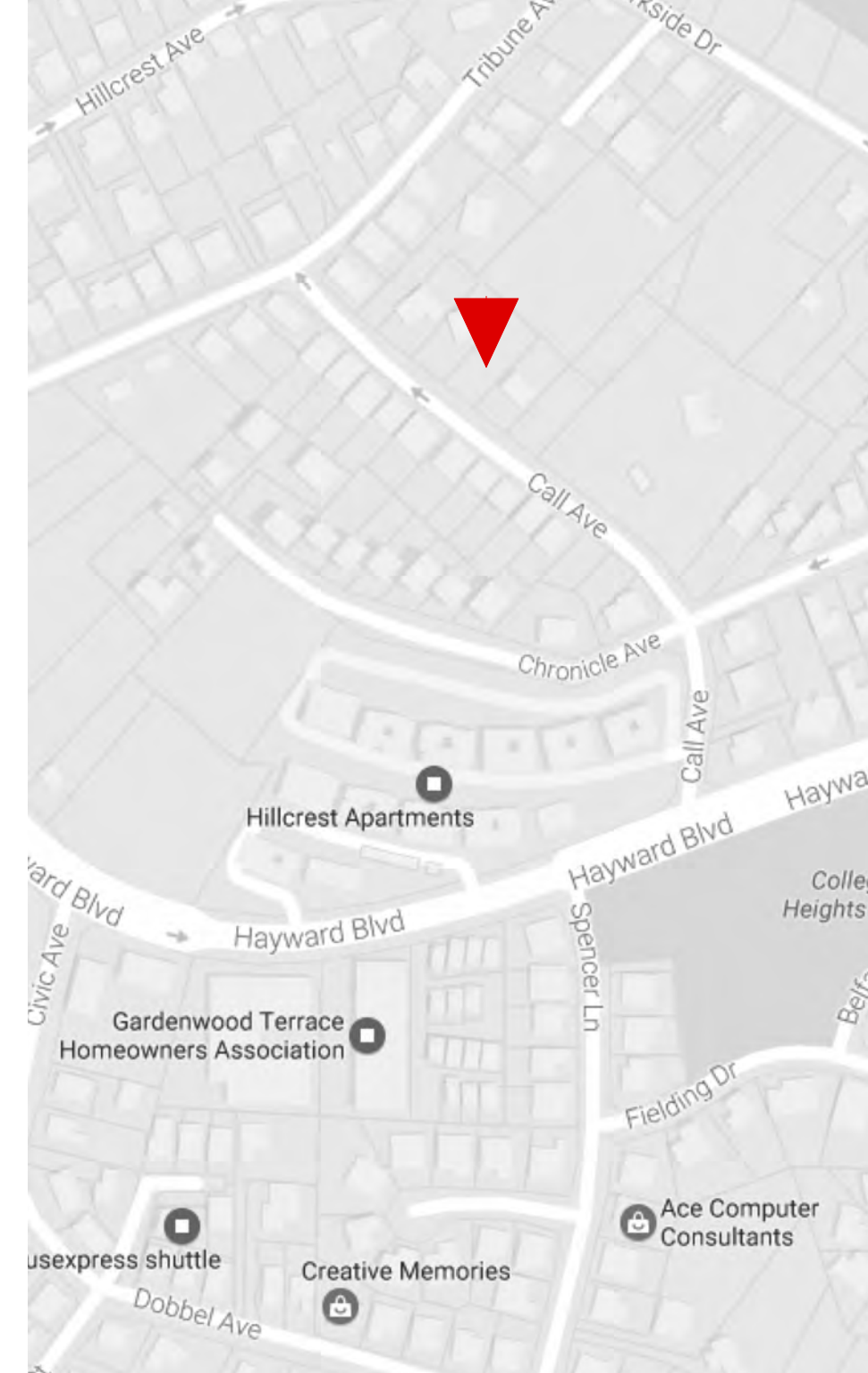
SYMBOLS

	Living Room	Room Name
	102	Room Number
	1 A&B.1	Detail Number
	1 A&B.3	Sheet Number
	1 A&B.1	Section Number
	1 A&B.3	Sheet Number
	1 A&B.1	Elevation Number
	1 A&B.1	Sheet Number
	Property Line	
	Setback or Easement Line	
	Fence Line	
	Hidden Line	
	Center Line	
	45 Existing Contour	
	56 Proposed Contour	
	Elevation Datum	
	+ 10'-0" Existing Point Elevation	
	+ 10'-0" Proposed Point Elevation	
	A Column/ Grid line	
	1 Window Identification	
	1 Door Identification	
	Revision	

MATERIALS

	Existing Construction
	Earth
	Granular Fill
	Concrete
	Metal Flashing
	Steel/ Metal Stud Wall
	Wood Framing (Continuous)
	Wood Framing (Interrupted)
	Finish Wood
	Plywood
	Batt Insulation
	Rigid Insulation
	Gypsum Board/ Plaster

VICINITY MAP



GENERAL NOTES

**Scope of Work:**  
The project involves a new two-story house design with attached three-car garage.

**Fire Sprinklers:**  
Automatic fire sprinklers are required throughout the house under a separate permit.

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BUILDING CODES

1. California Building Code (CBC), 2016 Edition
2. California Residential Code (CRC), 2016 Edition
3. California Plumbing Code (CPC), 2016 Edition
4. California Mechanical Code (CMC), 2016 Edition
5. California Electrical Code (CEC), 2016 Edition
6. California Energy Code (Energy), 2016 Edition
7. California Fire Code (Fire), 2016 Edition
8. California Green Building Code (CalGreen), 2016 Edition
9. City of Hayward Municipal Codes

new house:

**allu residence**

call avenue  
hayward, ca 94542  
apn: 81d-1665-26

PROJECT TEAM

**Architects:**  
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gdiebel@diebelstudio.com

**Land Surveyors:**  
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**Civil and Structural Engineers:**  
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2051 Junction Ave., Suite 95131  
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mgendly@gpmengineers.com  
(510) 377-7866

**Geotechnical Engineers:**  
Wayne Ting  
Wayne Ting & Associates  
42329 Osgood Road, Unit A  
Fremont CA 94539  
wayneting@sbcglobal.net  
(510) 623-7768

**Landscape Architects:**  
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1756 Reliez Valley Road  
Lafayette, CA 94549  
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DRAWING INDEX

A0.1	Cover Sheet
A1.1	Site Plan
A2.1	First Floor Plan
A2.2	Second Floor Plan
A2.3	Roof Plan
A3.1	Exterior Elevations
A3.2	Exterior Elevations
A3.3	Building Sections
A3.4	Building Sections
L1	Landscape Concept Plan
L2	Irrigation Concept Plan
C1	Cover Sheet
C2	Preliminary Grading and Drainage Plan
C3	Site Section
C4	Erosion Control Plan
SU1	Topographic Survey



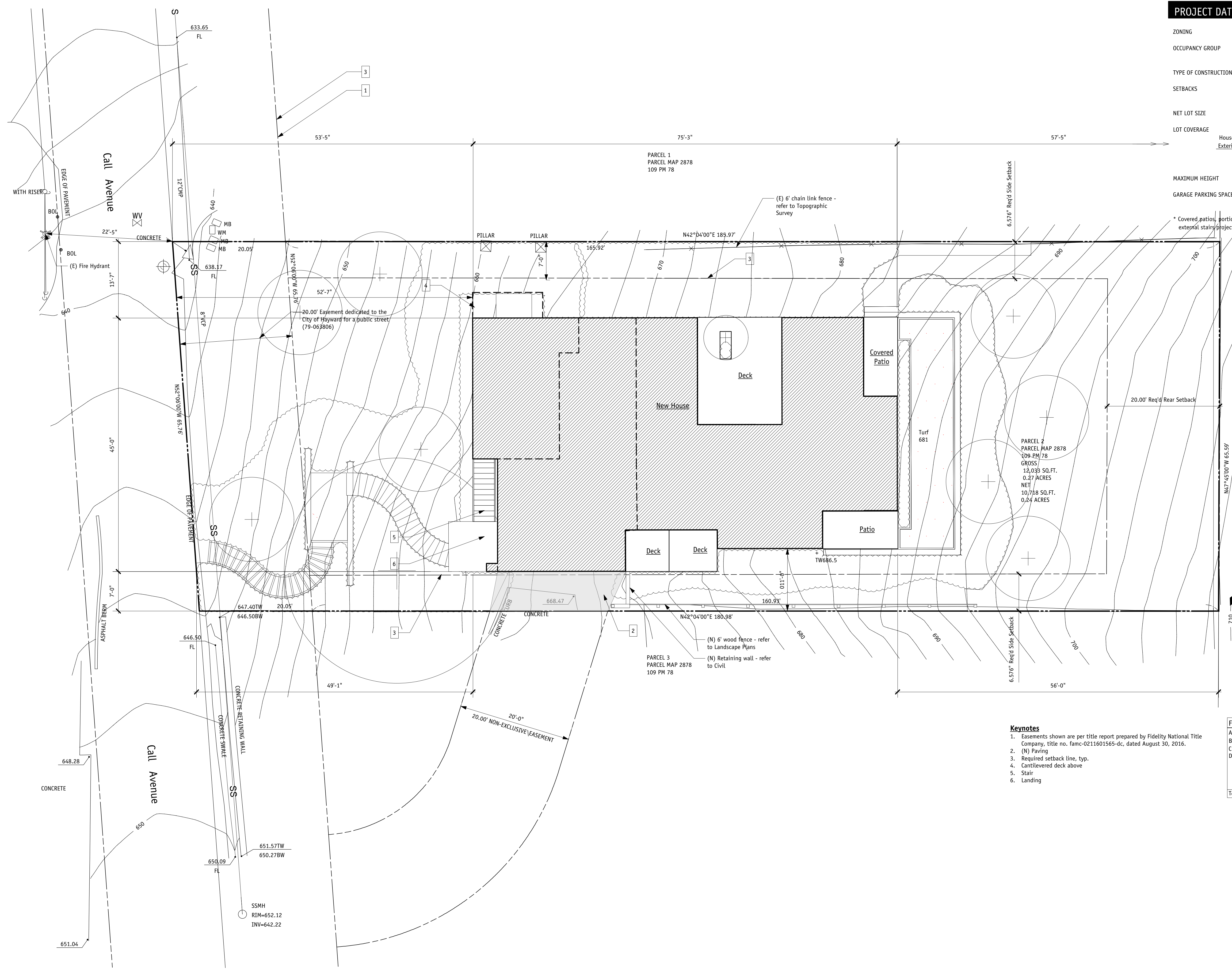
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PROJECT DATA			
ZONING	R1	Single Family Residence	
OCCUPANCY GROUP	R3	Dwelling Garage	
TYPE OF CONSTRUCTION	VB	Fire Sprinklers	
SETBACKS	FRONT	REAR	SIDES
	20'0"	20'0"	6.576'
NET LOT SIZE	10,719 sf (12,033 sf Gross Area)		
LOT COVERAGE	PROPOSED	ALLOWABLE	
	House Footprint	2337 sf	-
	Exterior Spaces*	679 sf	-
	Total	3016 sf	4287 sf
		28%	40%
MAXIMUM HEIGHT	30'0"		
GARAGE PARKING SPACES	PROPOSED	REQUIRED	
	3	3	

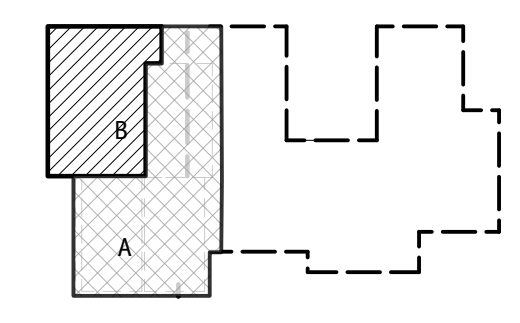
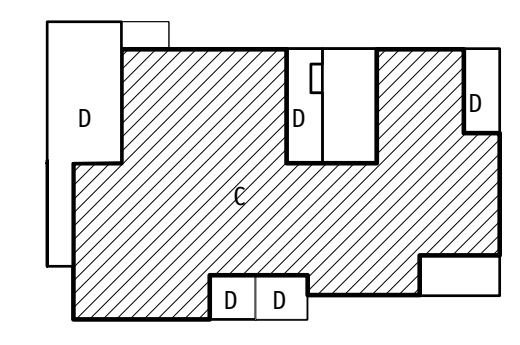
\* Covered patios, portions of decks over 30" above grade, open balconies, external stairs projecting more than 4' from building wall.



- Keynotes**
1. Easements shown are per title report prepared by Fidelity National Title Company, title no. famc-0211601565-dc, dated August 30, 2016.
  2. (N) Paving
  3. Required setback line, typ.
  4. Cantilevered deck above
  5. Stair
  6. Landing

**Floor Area Calculations**

A	779 sf Attached Garage
B	425 sf Lower Level Bedroom Suite
C	2337 sf Upper Level Conditioned
D	670 sf Covered Patios, portions of Decks over 30" above grade, Open Balconies, External Stairs projecting more than 4' from building wall.
<b>Total</b>	<b>4211 sf</b>



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Keynotes

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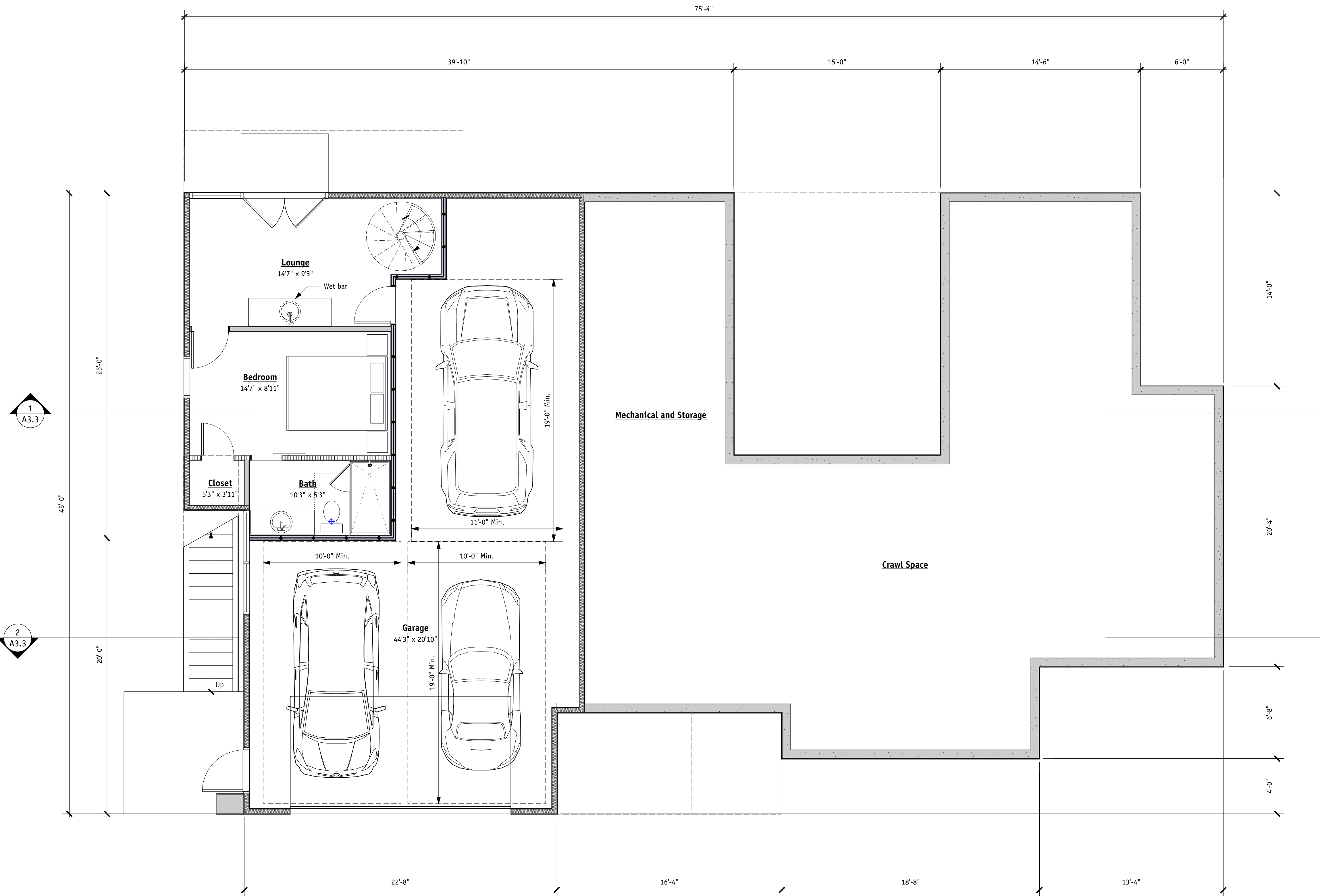
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new house:

allu residence

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hayward, ca 94542  
apn: 81d-1665-26



Wall Type Legend

- (N) Exterior Stucco. Three-coat, 7/8" smooth finish stucco (acrylic elastomeric paint) over metal lath, 3/8" rainscreen, two layers of "D" stucco paper, Tyvek house wrap, plywood sheathing on 2x4 wood studs @ 16" o.c. (UNO). Provide R-13 batt insulation in cavity. Pressure treated wood sills at the foundation. Interior finish per Room Finish Schedule, UNO.
- (N) Interior Wall. 2x4 studs at 16" o.c., interior finish per Room Finish Schedule, UNO.
- (N) Interior wall. 2x4 or 2x6 studs at 16" o.c., interior finish per Room Finish Schedule, UNO. Provide acoustical insulation full height.
- (N) Interior wall. Garage/dwelling separation wall. 2x4 wood studs @ 16" o.c. (UNO). Provide R-13 batt insulation in cavity. Interior finish per Room Finish Schedule, UNO. Pressure treated wood sills at the foundation. Minimum 1/2-inch gypsum board applied to the garage side. CRC Table R302.6.
- (N) Interior Partial Height Wall. 2x4 studs at 16" o.c., interior finish per Room Finish Schedule, UNO.
- (N) Glass Shower Wall. 1" tempered glass.
- (N) Foundation wall. CIP w/ stucco finish on exterior side. Refer to Structural.



job name Allu residence

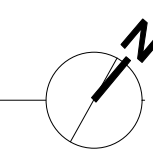
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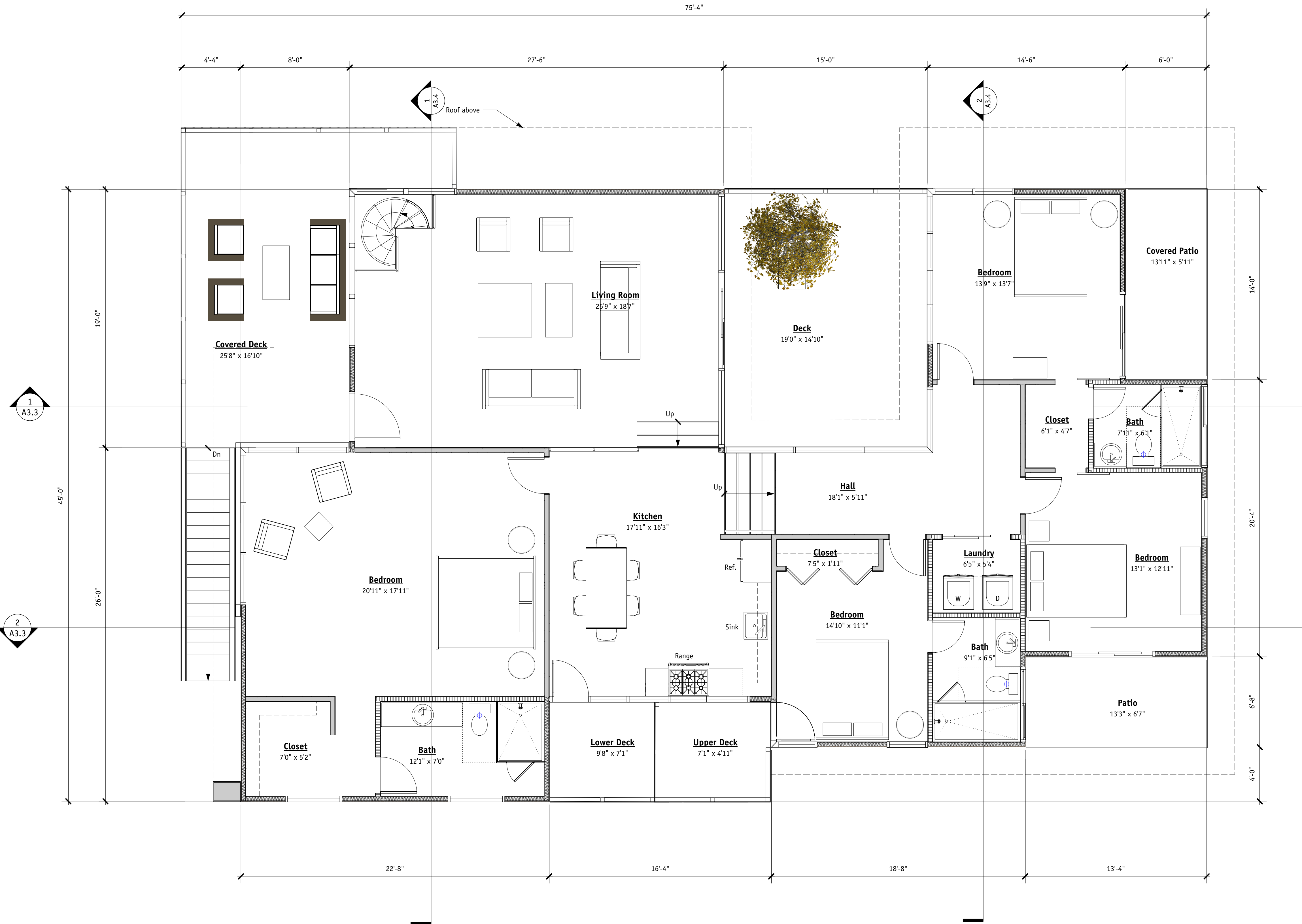
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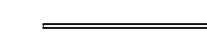

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Wall Type Legend

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-  (N) Glass Shower Wall. 1" tempered glass.
-  (N) Foundation wall. CIP w/ stucco finish on exterior side. Refer to Structural.

1 SECOND FLOOR PLAN  
A2.2 1/4" = 1'-0"

6/27/16 Allu Residence R24b-v018.rvt



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A2.2

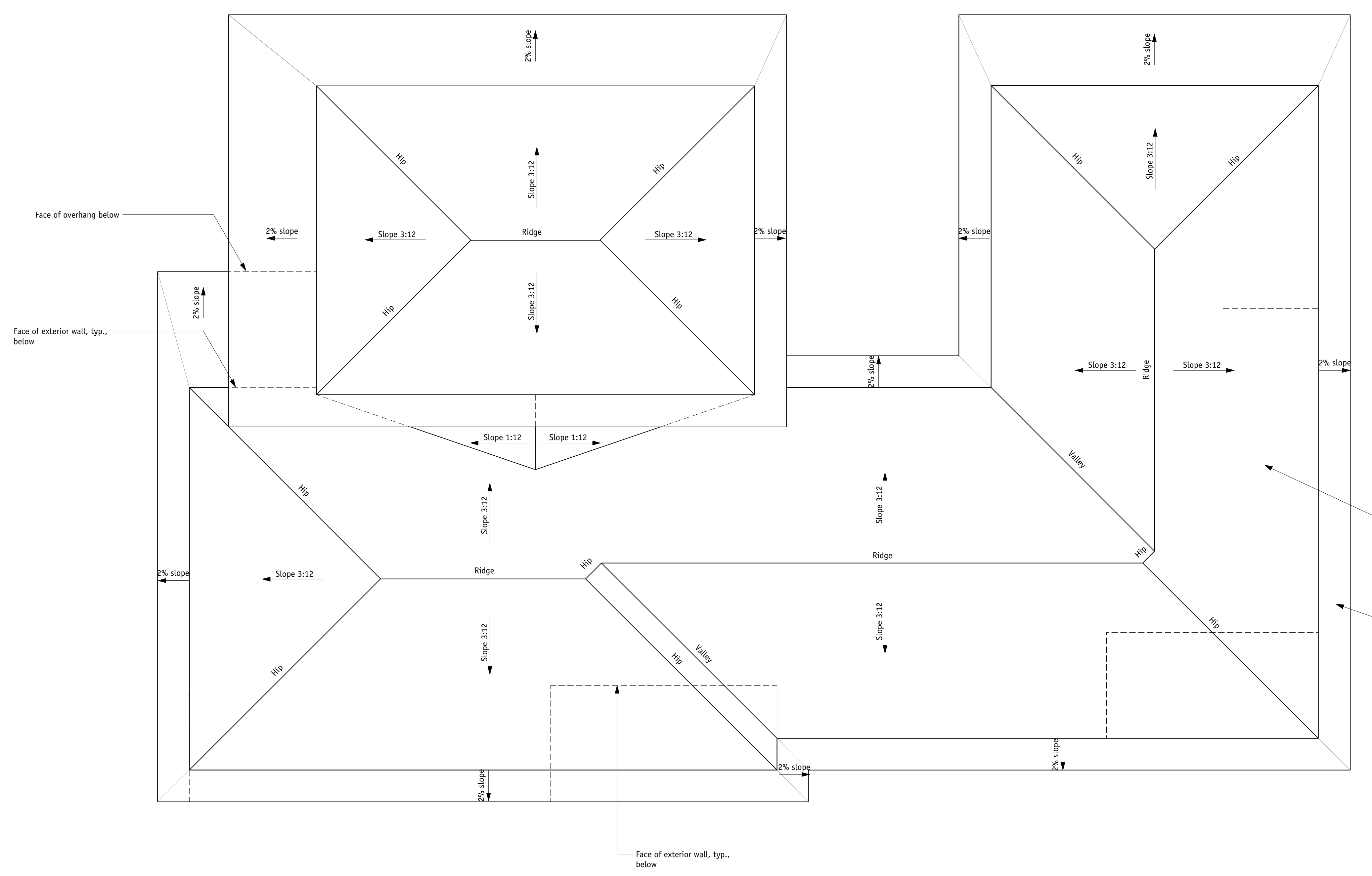
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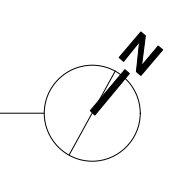
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Class A Owens Corning "Duration, Driftwood" composition roofing shingles, or approved equal 3:12 roof slope.

Class A modified bitumen low-slope roof, color to match composition roofing, typ, 2% min. slope.

6/27/18  
Allu Residence R24b-v018.rvt



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**Exterior Elevations Keynotes**



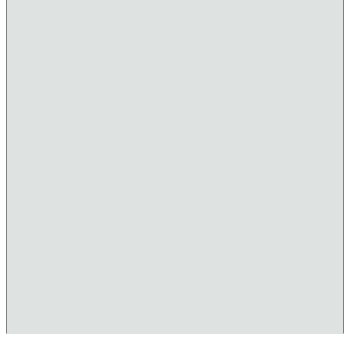
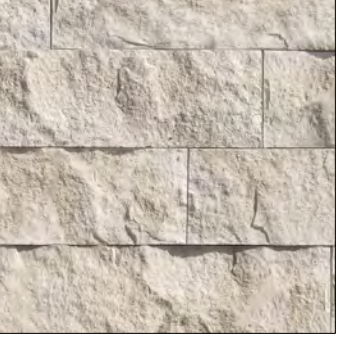
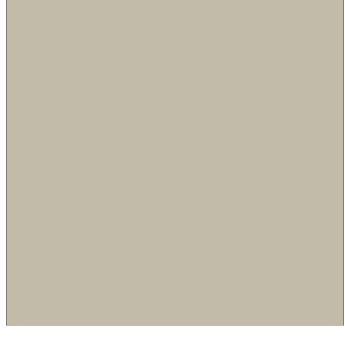
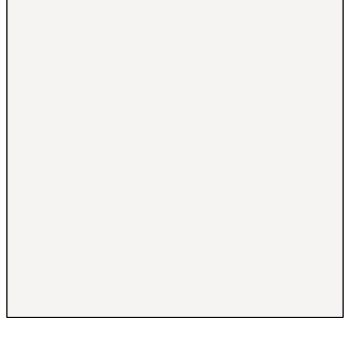

1. Exterior stucco to be three-coat, 7/8" smooth finish stucco (acrylic elastomeric paint) over metal lath, 3/8" rainscreen, two layers of "D" stucco paper, on housewrap over sheathing.
2. Exterior wood siding to be 6" exposure, smooth surfaced clear fire retardant Western Red Cedar with transparent stain, on 3/8" rainscreen, on housewrap over sheathing.
3. Stained wood guard post and top rail with stainless steel cables, 43" height above finished floor. Guard openings less than 4", typ.
4. Patios to be concrete slab-on-grade.
5. Windows and glazed doors to be clear anodized aluminum, double-glazed Fleetwood, or approved equal.
6. Wood decks to be 2x6 redwood decking.



1 SOUTH ELEVATION  
 A3.1 1/4" = 1'-0"



2 WEST ELEVATION  
 A3.1 1/4" = 1'-0"

	<b>Wood Siding:</b> Fire retardant Western Red Cedar with PPG Cetol Butternut transparent stain		<b>Composition Roofing Shingles:</b> Owens Corning "Duration Driftwood"
	<b>Stucco Paint:</b> Benjamin Moore "Iced Cube Silver" 2121-50, acrylic elastomeric paint, or color match approved equal		<b>Retaining Wall Stone:</b> Coronado 6" Split Limestone - Cream
	<b>Stucco Paint:</b> Benjamin Moore "Senora Gray" 1530, acrylic elastomeric paint, or color match approved equal		
	<b>Trim Paint:</b> Benjamin Moore "Chantilly Lace" 2121-70, acrylic elastomeric paint, or color match approved equal		
	<b>Redwood Deck:</b> Behr #ST-159 "Boat Hill Grey" Semi-Transparent Waterproofing Stain and Sealer, or approved equal.		

3 EXTERIOR COLOR BOARD  
 A3.1



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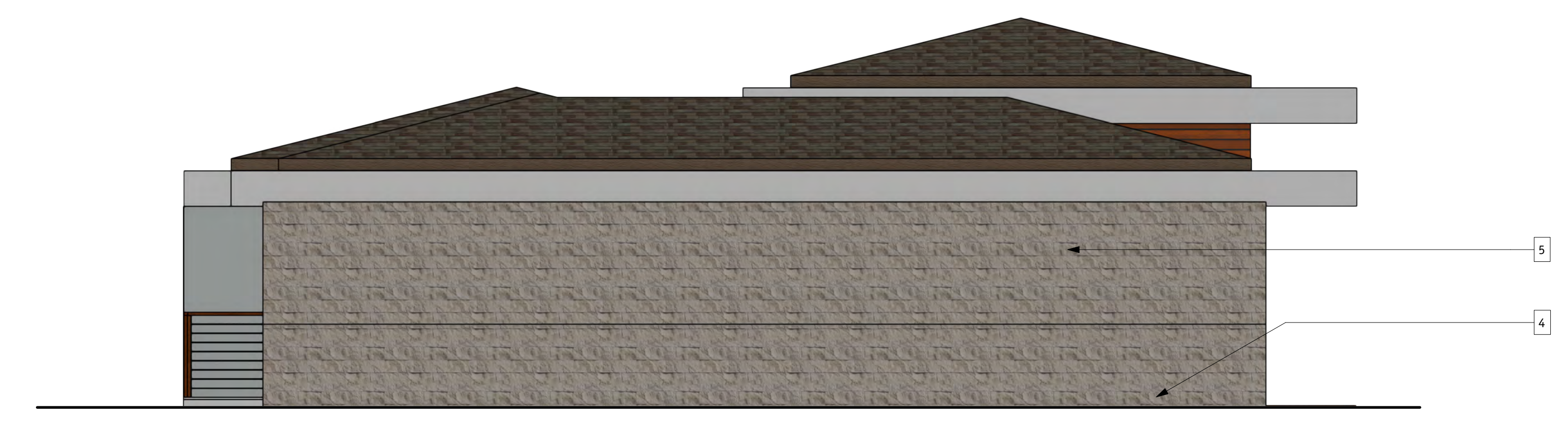
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- Exteriopr Elevation Keynotes**
1. Exterior stucco to be three-coat, 7/8" smooth finish stucco (acrylic elastomeric paint) over metal lath, 3/8" rainscreen, two layers of "D" stucco paper, on housewrap over sheathing.
  2. Exterior wood siding to be 6" exposure, smooth surfaced clear fire retardant Western Red Cedar with transparent stain, on 3/8" rainscreen, on housewrap over sheathing.
  3. Stained wood guard post and top rail with stainless steel cables, 43" height above finished floor. Guard openings less than 4", typ.
  4. Patios to be concrete slab-on-grade.
  5. Windows and glazed doors to be clear anodized aluminum, double-glazed Fleetwood, or approved equal.
  6. Wood decks to be 2x6 redwood decking.



4 NORTH ELEVATION  
 A3.2 1/4" = 1'-0"



3 EAST ELEVATION  
 A3.2 1/4" = 1'-0"

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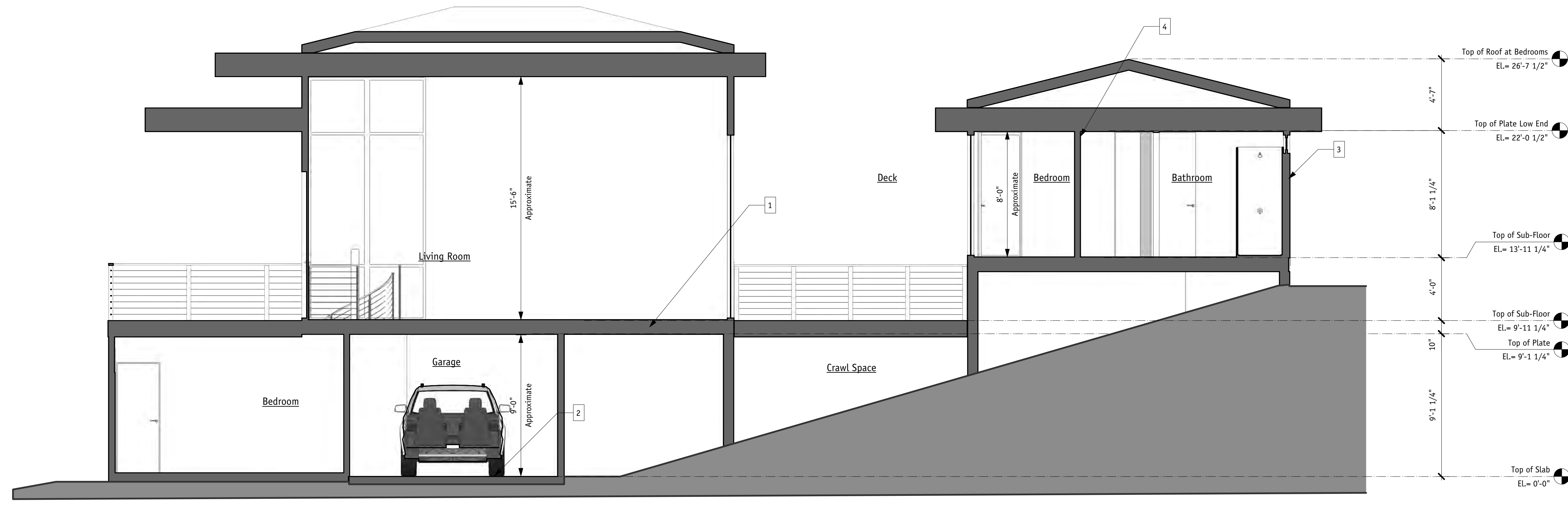
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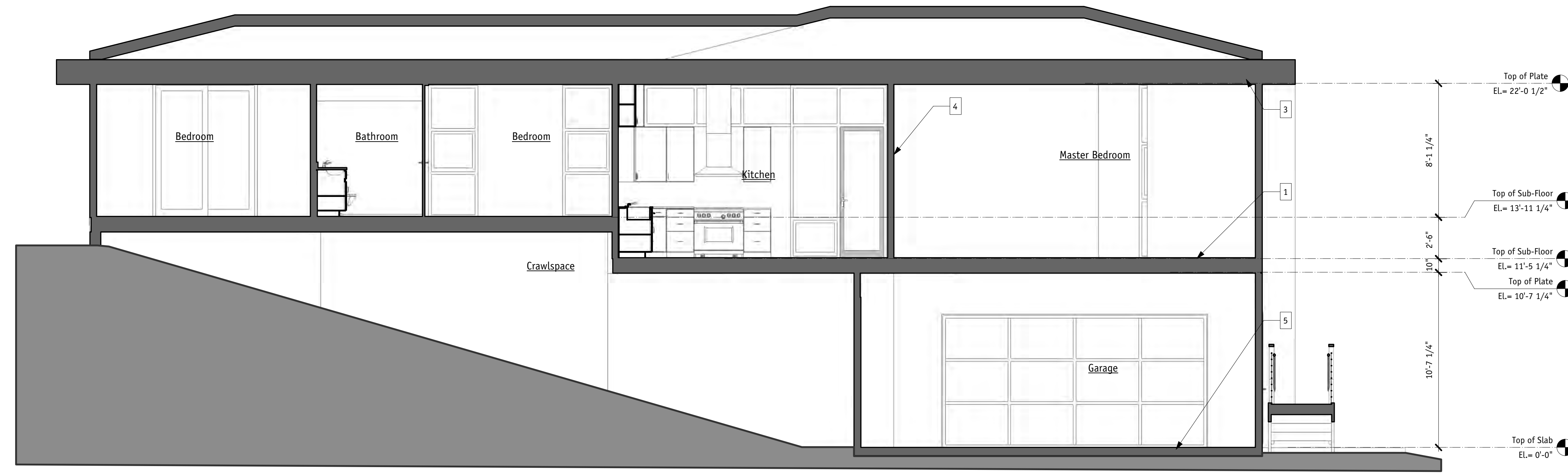
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- Keynotes**
- (N) Wood-frame floor construction to be flooring, subfloor on floor joists. Install R-19 batt insulation under floor in wire hoops at crawl space. Refer to Structural.
  - Concrete slab-on-grade with 10 mil Stego vapor barrier. Refer to Structural for slab details and base.
  - Exterior Wall Construction: Three-coat, 7/8" stucco with texture to be selected by Owner (acrylic elastomeric paint) over metal lath, two layers of "D" stucco paper, sheathing, wood studs (UNO). Provide R-13 batt insulation in cavity. Pressure treated wood sills at the foundation. Interior finish per Room Finish Schedule. UNO.
  - Interior Wall Construction: Wall finish on 2x4 wood studs @ 16" o.c. (UNO). See floor plans for acoustical walls. Verify finishes.
  - Concrete slab-on-grade with 10 mil Stego vapor barrier. Refer to Structural for slab details and base.



1 BUILDING SECTION  
 A3.3 1/4" = 1'-0"



2 BUILDING SECTION  
 A3.3 1/4" = 1'-0"



Keynotes

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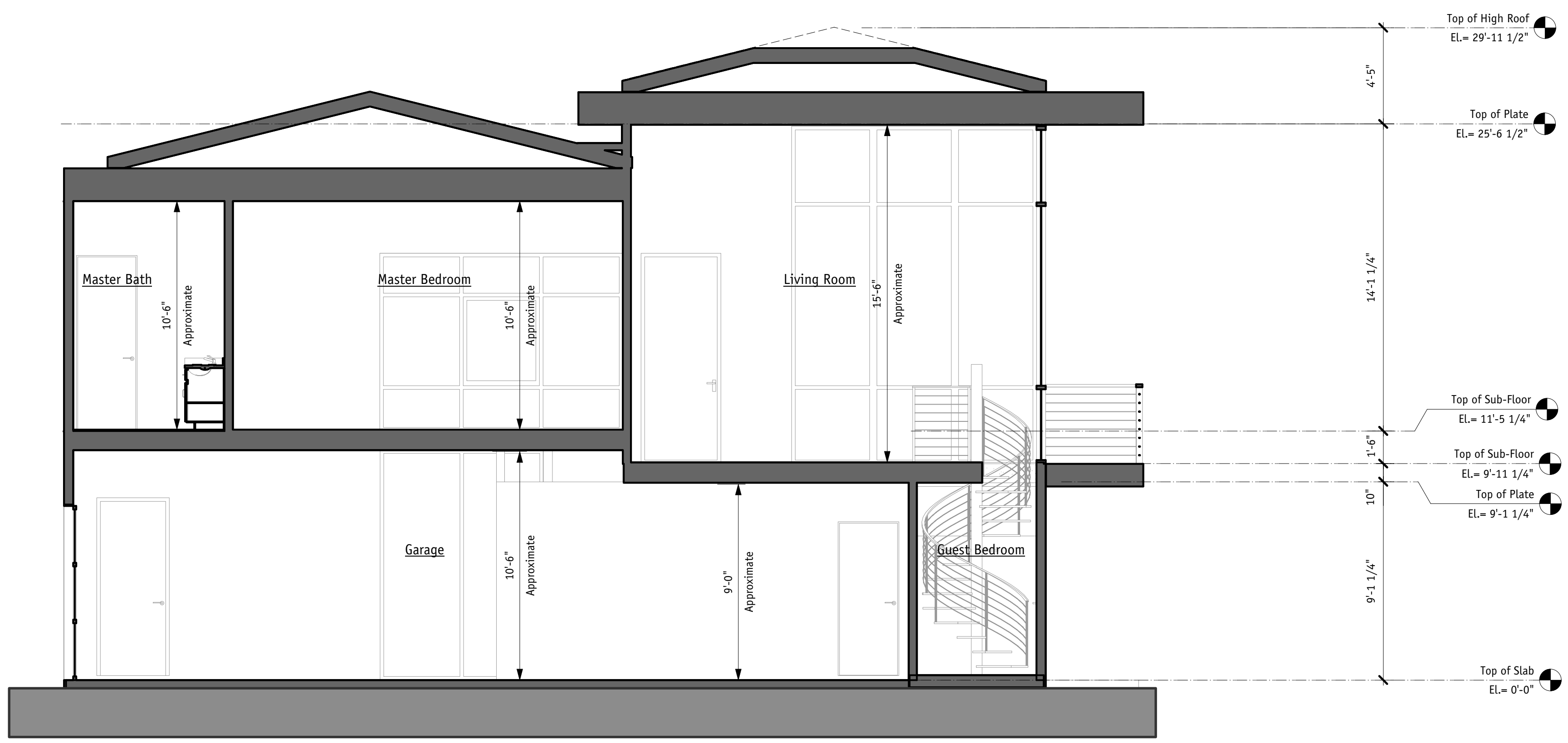
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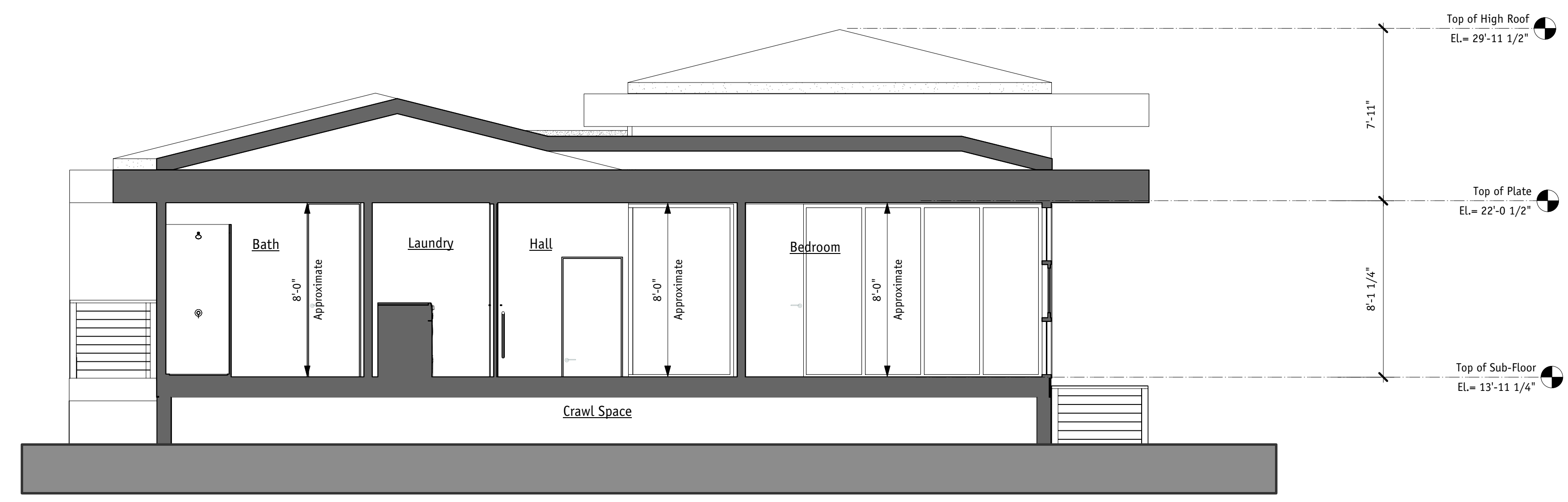
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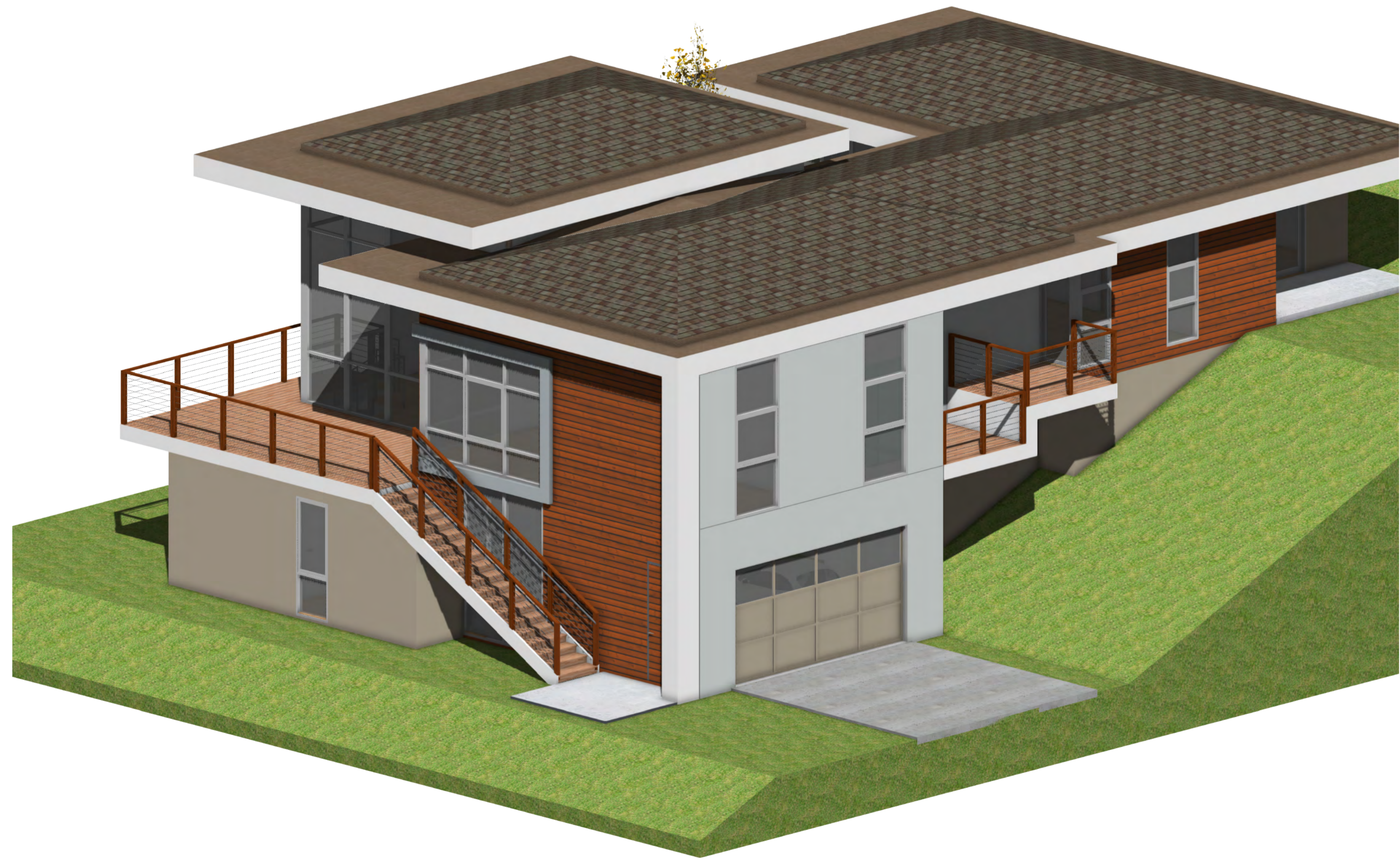
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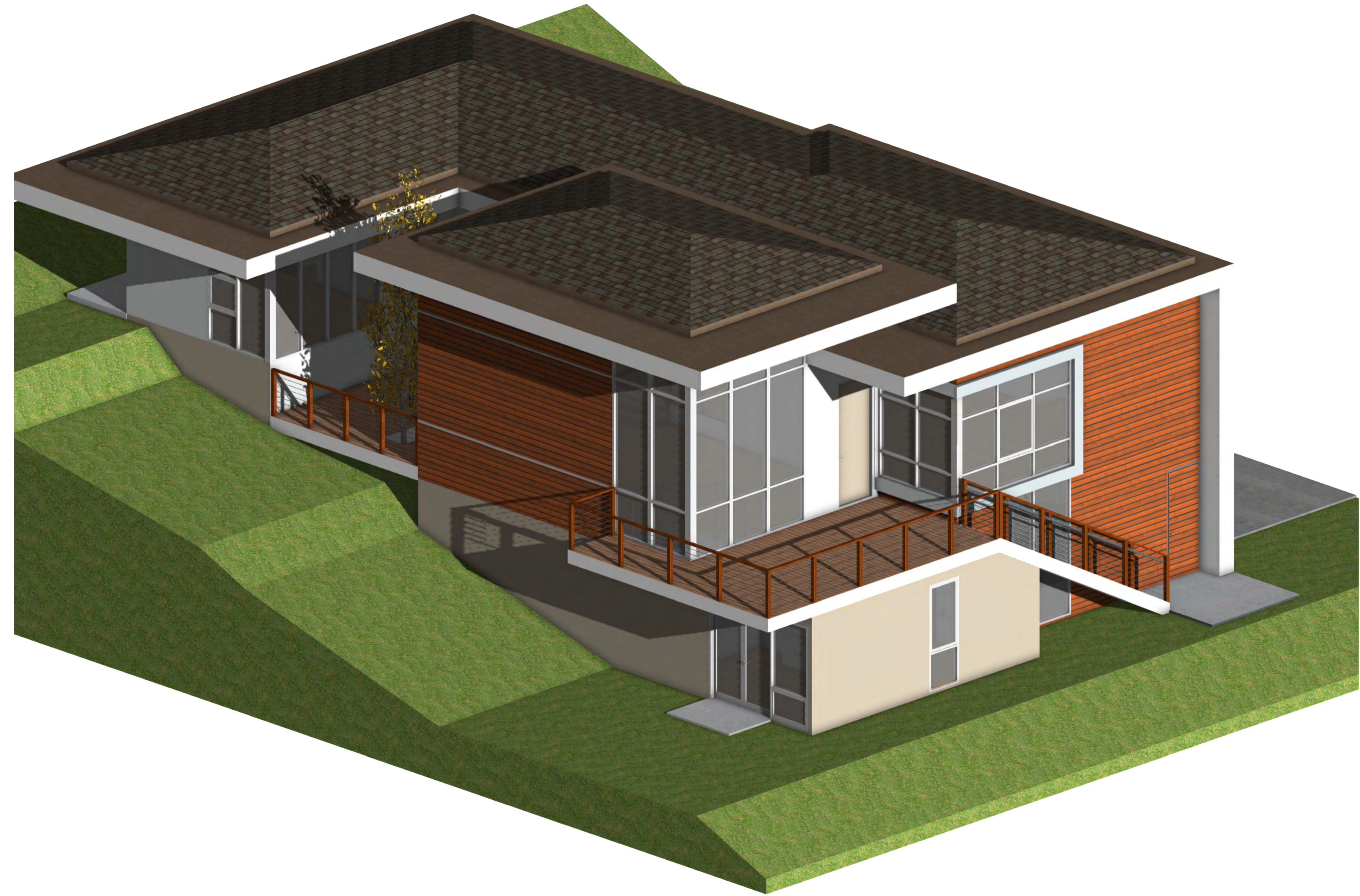


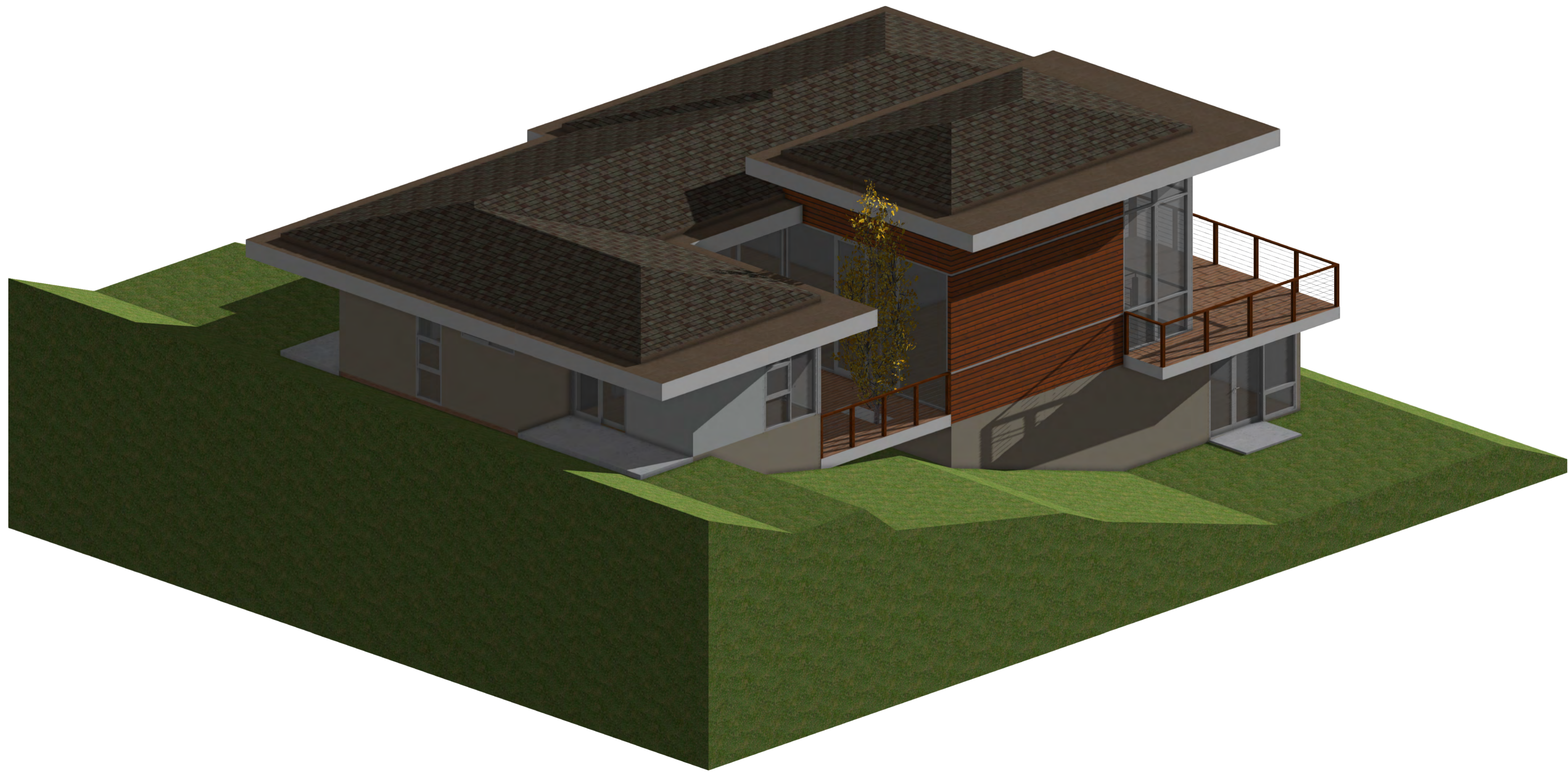
1 Building Section  
A3.4 1/4" = 1'-0"



2 Building Section  
A3.4 1/4" = 1'-0"





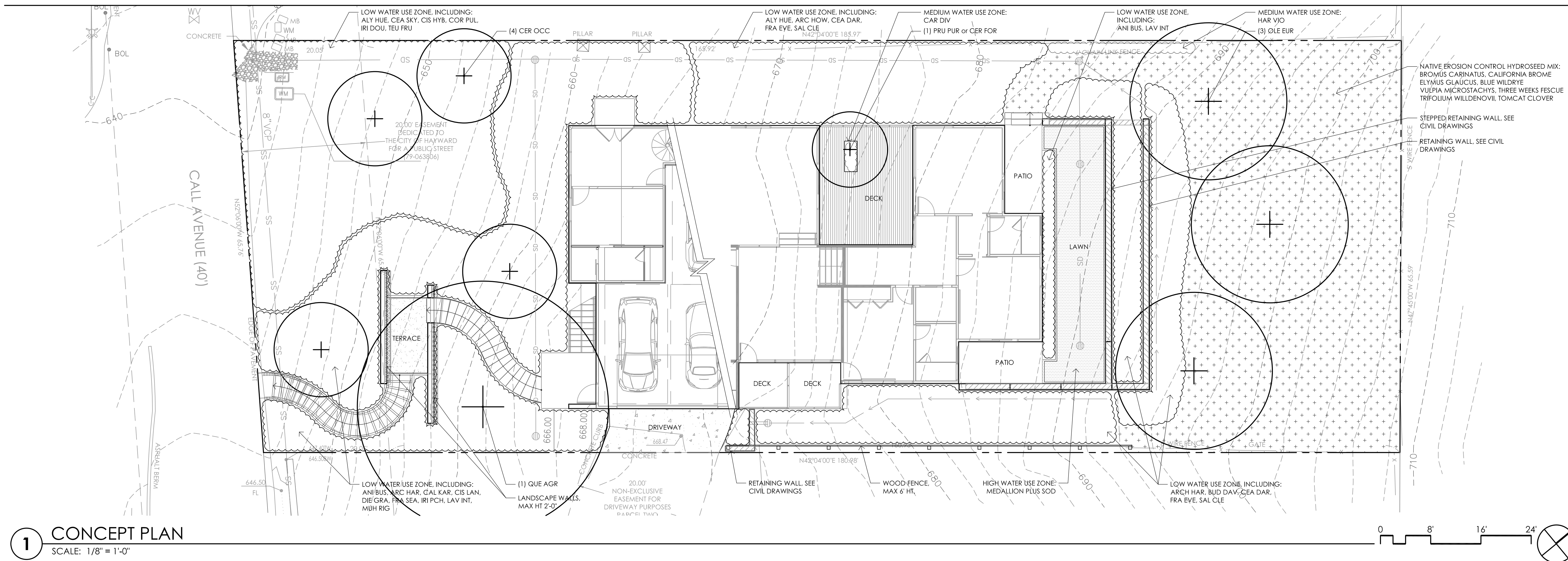




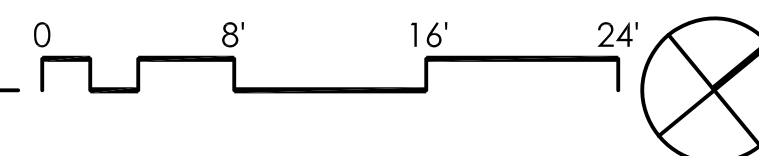
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Allu Residence

Call Avenue  
Hayward, CA 94542  
apn: 81d-1665-26



**1** CONCEPT PLAN  
SCALE: 1/8" = 1'-0"



PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	PLANTING SIZE	WATER REQ.	WATER REFERENCE	PROJECT SPACING	MATURE SIZE (WxH)
<b>TREES</b>							
CER FOR	<i>Cercis canadensis</i> 'Forest Pansy'	Purple-leaved Eastern Redbud	24" box	M	WUCOLS	N/A	15'-20" x 20'-25'
CER OCC	<i>Cercis occidentalis</i>	Western Redbud	24" box	VL	WUCOLS	N/A	10'-18" x 10'-18"
OLE EUR	<i>Olea europaea</i> 'Swan Hill'	Fruitless Olive	48" box	VL	WUCOLS	N/A	25'-30" x 25'-30"
PRU PUR	<i>Prunus cerasifera</i> 'Purple Pony'	Purple-leaf Plum	24" box	M	WUCOLS	N/A	12' x 10'-12'
QUE AGR	<i>Quercus agrifolia</i>	Coast Live Oak	60" box	VL	WUCOLS	N/A	20'-70" x 20'-70"
<b>SHRUBS</b>							
ALY HUE	<i>Alyogyne huegelii</i>	Blue Hibiscus	5 gal	L	WUCOLS	4' oc	4'-8" x 4'-8"
ANI BUS	<i>Anigozanthos</i> 'Bush Gold'	Yellow Kangaroo Paw	5 gal	L	WUCOLS	3' oc	2'-3" x 2'-3"
ARC HAR	<i>Arctostaphylos densiflora</i> 'Harmony'	Harmony Manzanita	5 gal	L	WUCOLS	6' oc	6' x 4'
ARC HOW	<i>Arctostaphylos densiflora</i> 'Howard McMinn'	Howard McMinn Manzanita	5 gal	L	WUCOLS	7' oc	7' x 5'-8"
BUD DAV	<i>Buddleja davidii</i> 'Petite Indigo'	Dwarf Butterfly Bush	5 gal	M	WUCOLS	5' oc	5' x 5'
CEA DAR	<i>Ceanothus</i> 'Dark Star'	Dark Star Wild Lilac	5 gal	L	WUCOLS	8' oc	8'-10" x 5'-6"
CEA SKY	<i>Ceanothus thyrsiflorus</i> 'Skylark'	Wild Lilac	5 gal	L	WUCOLS	5' oc	5' x 3'-6"
CIS LAN	<i>Cistus landanifer</i>	Crimson Spot Rockrose	5 gal	L	WUCOLS	4' oc	3'-5" x 3'-5"
CIS HYB	<i>Cistus x hybridus</i>	White Rockrose	5 gal	L	WUCOLS	4' oc	4'-8" x 3'-4"
CIS SKA	<i>Cistus x skanbergii</i>	Pink Rockrose	5 gal	L	WUCOLS	8' oc	8' x 3'
COR PUL	<i>Correa pluchella</i> 'Pink Flamingo'	Australian Fuchsia	5 gal	L	WUCOLS	2' oc	2'-3" x 2'-3"
DIE BIC	<i>Dietes bicolor</i>	Fornight Lily	5 gal	L	WUCOLS	3' oc	3' x 2'-3'
DIE GRA	<i>Dietes grandiflora</i>	Fairy Iris	5 gal	L	WUCOLS	3' oc	3' x 3'
FRA EVE	<i>Frangula californica</i> 'Eve Case'	California Coffeeberry 'Eve Case'	5 gal	L	WUCOLS	4' oc	4'-8" x 4'-8"
IRI DOU	<i>Iris douglasiana</i>	Douglas Iris	1 gal	L	WUCOLS	2' oc	18"-3' x 18"-3'
IRI PCH	<i>Iris Pacific Coast Hybrids</i>	Pacific Coast Iris, White and Yellow	1 gal	L	WUCOLS	2' oc	2' x 12"-18"
KNH HYB	<i>Kniphofia hybrids</i>	Poker Plant, Orange and Yellow	1 gal	L	WUCOLS	2' oc	2'-3" x 2'-3"
LAV INT	<i>Lavandula x intermedia</i> 'Provence'	Provence Lavander	5 gal	L	WUCOLS	3' oc	3' x 2'-3'
SAL CLE	<i>Salvia clevelandii</i>	Cleveland Sage	5 gal	L	WUCOLS	3' oc	3'-5" x 3'-5"
SAL ELE	<i>Salvia elegans</i> 'Pineapple'	Pineapple Sage	5 gal	L	WUCOLS	3' oc	3'-5" x 3'-5"
SAL LEU	<i>Salvia leucantha</i> 'Midnight'	Mexican Bush Sage	5 gal	L	WUCOLS	3' oc	3'-5" x 3'-5"
TEU FRU	<i>Teucrium fruticans</i> 'Compactum'	Dwarf Bush Germander	5 gal	L	WUCOLS	3' oc	3' x 3'
<b>VINES</b>							
HAR VIO	<i>Hardenbergia violacea</i>	Lilac Vine	1 gal	M	WUCOLS	12' oc	12-16'
<b>GROUND COVER</b>							
ARC JOH	<i>Arctostaphylos</i> 'John Dourley'	John Dourley Manzanita	1 gal	L	WUCOLS	5' oc	4'-8" x 2'-4"
CEA GRI	<i>Ceanothus griseus</i> 'Carmel Creeper'	Carmel Creeper	5 gal	L	WUCOLS	5' oc	5'-15' x 1'-2'
FRA SEA	<i>Frangula californica</i> 'Sea View'	California Coffeeberry 'Sea View'	5 gal	L	WUCOLS	6' oc	6'-8" x 1'-2'
<b>GRASSES</b>							
CAL KAR	<i>Calamagrostis x acutiflora</i> 'Karl Forester'	Feather Reed Grass	1 gal	M	WUCOLS	3' oc	3' x 3'
CAR DIV	<i>Carex divulsa</i>	Berkeley Sedge	1 gal	L	WUCOLS	2' oc	2' x 18"
CHO TEC	<i>Chondropetalum tectorum</i>	Cape Rush	5 gal	L	WUCOLS	4' oc	3'-4" x 2'-3"
HEL SEM	<i>Helictotrichon sempervirens</i>	Blue Oat Grass	5 gal	L	WUCOLS	3' oc	2'-3" x 2'-3"
MUH LIN	<i>Muhlenbergia lindheimeri</i>	Lindheimer's Muhly	5 gal	L	WUCOLS	4' oc	3'-5" x 3'-5"
MUH RIG	<i>Muhlenbergia rigens</i>	Deer Grass	5 gal	L	WUCOLS	3' oc	3'-4" x 3'-4"

LAYOUT NOTES

- BASE TOPOGRAPHIC SURVEY PROVIDED BY LEA & BRAZE ENGINEERING, INC. PLAN DATED 10/18/2016.
- ALL DIMENSIONS, UNLESS OTHERWISE INDICATED, ARE TO FACE OF WALL OR STRUCTURE. WRITTEN DIMENSIONS SUPERCEDE SCALED DIMENSIONS.
- THE INTENT OF THE LAYOUT IS THAT ALIGNMENT TO ARCHITECTURE OR CENTER LINES SHALL GOVERN OVER THE DIMENSIONS.
- ALL ANGLES APPEARING TO BE 90 DEGREES ARE INTENDED TO BE 90 DEGREES.
- PERFORM WORK IN ACCORDANCE WITH APPLICABLE CODE REQUIREMENTS AND APPLICABLE REQUIREMENTS OF ALL OTHER REGULATORY AGENCIES.
- COORDINATE ALL WORK WITH EXISTING CONDITIONS, INCLUDING, BUT NOT LIMITED TO, IRRIGATION PIPES, ELECTRICAL CONDUIT, WATER LINES, DRAINAGE LINES, GAS LINES, ETC.
- PROTECT ALL SITE CONDITIONS TO REMAIN INCLUDING TREES, PLANTING, PAVING, ETC.
- INSTALL ALL EQUIPMENT AND MATERIALS PER MANUFACTURER'S RECOMMENDATIONS.
- A SOIL ANALYSIS REPORT SHALL BE PREPARED AFTER MASS GRADING AND PRIOR TO PLANTING TO DETERMINE RECOMMENDATIONS FOR AMENDING THE SOIL TO ENCOURAGE HEALTHY PLANT GROWTH AND REDUCE RUNOFF.
- PLANTING PLAN PROVIDES A GUIDE FOR GENERAL PLANTING LAYOUT ONLY. FINAL LAYOUT SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. FIELD ADJUSTMENTS MAY BE MADE AT THIS TIME.
- PLANT SPACING SHALL TAKE PRECEDENCE OVER IRRIGATION VALVE BOX, PIPE AND OTHER EQUIPMENT LOCATIONS.
- A COMPOST LAYER 2" DEEP SHALL BE WORKED INTO THE SOIL TO A DEPTH OF 6" THROUGHOUT ALL PLANTING AREAS.
- A MULCH LAYER 3" DEEP SHALL BE PLACED OVER ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT IN TURF OR HYDROSEED AREA.
- MULCH SHALL BE ORGANIC CHIPPED WOOD MULCH CLEAN AND FREE OF DEBRIS, DARK BROWN COLOR.
- ALL VALVE BOX LOCATIONS SHALL BE APPROVED BY THE ARCHITECT PRIOR TO INSTALLATION.
- IRRIGATION SHALL BE A HYDROZONED DRIP IRRIGATION SYSTEM WITH A 12-VALVE HUNTER HC-HYDRAWISE IRRIGATION CONTROLLER.

PLANT SCHEDULE NOTES

- A PLANT THAT IS ADAPTED TO SUMMER DRY CLIMATES MUST BE IDENTIFIED BY A THIRD PARTY REFERENCE. BELOW IS A LIST OF SOURCES THAT QUALIFY WITH THE FOLLOWING CLASSIFICATIONS:
- EBMUD - PLANTS AND LANDSCAPES FOR SUMMER-DRY CLIMATES OF THE SAN FRANCISCO BAY REGION BY EBMUD -- "INFREQUENT" OR "OCCASIONAL" OR "NO SUMMER WATER", PLANTS THAT ARE "OCCASIONAL TO MODERATE" WATER MAY QUALIFY IF THEY ARE IN THE APPROPRIATE CLIMATE AND EXPOSURE.
  - CNP - CALIFORNIA NATIVE PLANTS FOR THE GARDEN BY BORNSTEIN, FROSS & O'BRIEN -- "OCCASIONAL" OR "INFREQUENT" OR "DROUGHT TOLERANT".
  - SUNSET - SUNSET WESTERN GARDEN BOOK - "LITTLE" OR "NO WATER"
  - WUCOLS - WATER USE CLASSIFICATION OF LANDSCAPE SPECIES - "LOW" OR "VERY LOW" WATER.

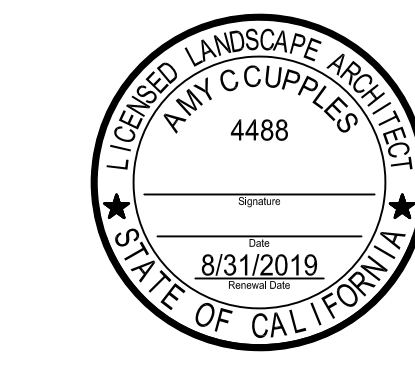
LANDSCAPE STATEMENT

I HAVE COMPLIED WITH THE CRITERIA OF CITY OF HAYWARD BAY-FRIENDLY WATER EFFICIENT LANDSCAPE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE AND IRRIGATION DESIGN PLAN.

TREE MITIGATION SUMMARY

PROPERTY IS A STEEPLY SLOPED GRASSLAND WITH MINIMAL SCRUB BRUSH AND NO TREES REQUIRED FOR REMOVAL.

Seals and Signatures



No.	Issue	Date
1	DEV PERMIT	5/30/17
2	DEV PERMIT RESUBMITTAL	12/27/17

Drawing Title

LANDSCAPE CONCEPT PLAN

Sheet Number

**L1**

Date 30 MAY 17

Scale 1/8" = 1'-0"

Project No. 1702

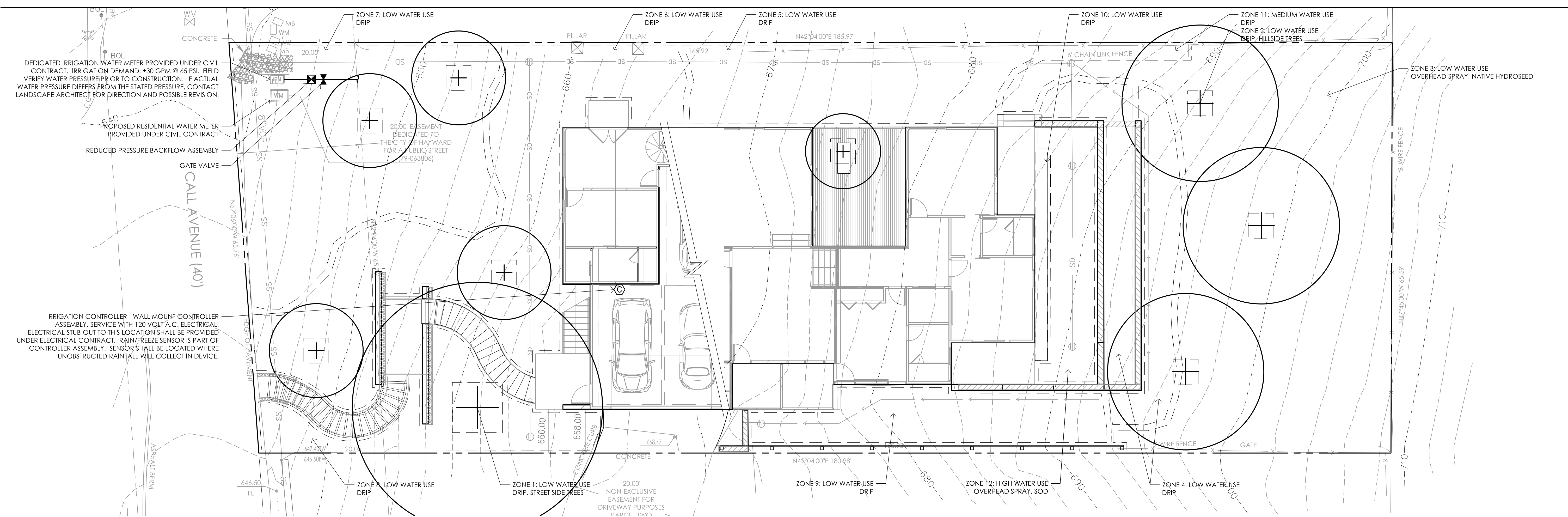
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Allu Residence

Call Avenue  
Hayward, CA 94542  
apn: 81d-1665-26



1 IRRIGATION CONCEPT PLAN  
SCALE: 1/8" = 1'-0"

**WATER EFFICIENT LANDSCAPE WORKSHEET**  
**City of Hayward Reference Evapotranspiration (ET<sub>0</sub>) 44.2**

Hydrozone # (Planting Description)	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency (IE)	ETAF (PF/IE)	Landscape Area (sq. ft.)	ETAF x Area	Estimated Total Water Use (ETWU)
<b>Regular Landscape Areas</b>							
Native Grass Mix	0.3	spray	.75	0.40	2,623	1,049	28,747
Low	0.3	drip	.81	0.37	5,190	1,920	52,616
Medium	0.5	drip	.81	0.62	129	80	2,192
High (lawn)	1.0	spray	.75	1.33	344	458	12,551
					<b>Totals</b>	<b>(A) 8,286</b>	<b>(B) 3,444</b>
<b>Special Landscape Areas</b>							
					1		
					1		
					1		
					<b>Totals</b>	<b>(C)</b>	<b>(D)</b>
						<b>ETWU Total</b>	<b>96,106</b>
						<b>Maximum Allowed Water Allowance (MAWA)</b>	<b>122,296</b>

**Hydrozone #/Planting Description**  
E.g.  
1) front lawn  
2) low water use plantings  
3) medium water use planting

**Irrigation Method**  
overhead spray or drip  
or drip

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

**ETWU (Annual Gallons Required) =**  
 $ETWU = 0.62 \times ETAF \times Area$   
where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year.

**MAWA (Annual Gallons Allowed) =**  
 $MAWA = 0.62 [(ETAF \times LA) + (1-ETAF) \times SLA]$   
where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year. LA is the total landscape area in square feet, SLA is the total special landscape area in square feet, and ETAF is .65 for residential areas and 0.45 for non-residential areas.

**ETAF Calculations**

<b>All Landscape Areas</b>		<b>Regular Landscape Area</b>	
Total ETAF x Area	(B+D)	Total ETAF x Area	(B)
Total Area	(A+C)	Total Area	(A)
Sitewide ETAF	(B+D) ÷ (A+C)	Sitewide ETAF	B ÷ A

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

IRRIGATION NOTES

- THESE IRRIGATION DRAWINGS ARE DIAGRAMMATIC AND INDICATIVE OF THE WORK TO BE INSTALLED. ALL PIPING, VALVES, ETC. SHOWN WITHIN PAVED AREAS IS FOR CLARITY ONLY AND ARE TO BE INSTALLED WITHIN PLANTING AREAS WHERE POSSIBLE. DUE TO THE SCALE OF THE DRAWINGS, IT IS NOT POSSIBLE TO INDICATE ALL OFFSETS, FITTINGS, SLEEVES, ETC., WHICH MAY BE REQUIRED. THE CONTRACTOR IS REQUIRED TO INVESTIGATE THE STRUCTURAL AND FINISHED CONDITIONS AFFECTING ALL OF THE CONTRACT WORK INCLUDING OBSTRUCTIONS, GRADE DIFFERENCES OR AREA DIMENSIONAL DIFFERENCES WHICH MAY NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. IN THE EVENT OF FIELD DIFFERENCES, THE CONTRACTOR IS REQUIRED TO PLAN THE INSTALLATION WORK ACCORDINGLY BY NOTIFICATION AND APPROVAL OF THE LANDSCAPE ARCHITECT AND ACCORDING TO THE CONTRACT SPECIFICATION. THE CONTRACTOR IS ALSO REQUIRED TO NOTIFY AND COORDINATE IRRIGATION CONTRACT WORK WITH ALL APPLICABLE CONTRACTORS FOR THE LOCATION AND INSTALLATION OF PIPE, CONDUIT OR SLEEVES THROUGH OR UNDER WALLS, ROADWAYS, PAVING, STRUCTURE, ETC., BEFORE CONSTRUCTION. IN THE EVENT THESE NOTIFICATIONS ARE NOT PERFORMED, THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL REQUIRED REVISIONS.
- THE CONTRACTOR SHALL EXERCISE CARE IN LOCATING PIPING AS TO NOT CONFLICT WITH OTHER UTILITIES. DO NOT INSTALL IRRIGATION PIPING PARALLEL TO AND DIRECTLY OVER OTHER UTILITIES.
- THE INTENT OF THIS IRRIGATION SYSTEM IS TO PROVIDE THE MINIMUM AMOUNT OF WATER REQUIRED TO SUSTAIN GOOD PLANT HEALTH.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND/OR OWNER TO PROGRAM THE IRRIGATION CONTROLLERS TO PROVIDE THE MINIMUM AMOUNT OF WATER NEEDED TO SUSTAIN GOOD PLANT HEALTH. THIS INCLUDES MAKING ADJUSTMENTS TO THE PROGRAM FOR SEASONAL WEATHER CHANGES, PLANT MATERIAL, WATER REQUIREMENTS, MOUNDS AND SLOPES, SUN, SHADE, AND WIND EXPOSURES.
- 120 VOLT A.C. (2.5 AMP DEMAND) ELECTRICAL SERVICE TO IRRIGATION CONTROLLER LOCATION TO BE PROVIDED UNDER ELECTRICAL CONTRACT WORK. IRRIGATION CONTRACTOR TO MAKE FINAL CONNECTION FROM ELECTRICAL STUB-OUT TO CONTROLLER AND PROVIDE PROPER GROUNDING PER CONTROLLER MANUFACTURER'S INSTRUCTIONS.
- CONTRACTOR SHALL PROGRAM THE IRRIGATION CONTROLLER TO PROVIDE IRRIGATION TO ALL PLANTING WITHIN THE ALLOWED WATERING WINDOW OF TIME AS REQUIRED. THE CONTRACTOR SHALL CREATE CONTROLLER PROGRAMMING THAT WILL NOT EXCEED THE MAXIMUM GALLONS PER MINUTE FLOW RATE STATED ON THE DRAWINGS, AND NOT EXCEED THE CAPACITY OF ANY MAIN LINE PIPING.
- PLASTIC VALVE BOXES ARE TO BE BLACK IN COLOR WITH BOLT DOWN, NON-HINGED COVER MARKED "IRRIGATION". BOX BODY SHALL HAVE KNOCK OUTS. MANUFACTURER SHALL BE CARSON INDUSTRIES.
- INSTALL REMOTE CONTROL VALVE BOXES 12" FROM WALK, CURB, LAWN, HEADER BOARD, BUILDING, OR LANDSCAPE FEATURE. AT MULTIPLE VALVE BOX GROUPS, EACH BOX SHALL BE AN EQUAL DISTANCE FROM THE WALK, CURB, LAWN, ETC., AND EACH BOX SHALL BE 12" APART. SHORT SIDE OF RECTANGULAR VALVE BOXES SHALL BE PARALLEL TO WALK, CURB, ETC.
- THE IRRIGATION CONTRACTOR SHALL FLUSH AND ADJUST ALL SPRINKLER HEADS FOR OPTIMUM PERFORMANCE AND TO PREVENT OVER SPRAY ONTO WALKS, ROADWAYS, AND/OR BUILDINGS AS MUCH AS POSSIBLE. THIS SHALL INCLUDE SELECTING THE BEST DEGREE OF ARC TO FIT THE EXISTING SITE CONDITIONS AND TO THROTTLE THE FLOW CONTROL AT EACH VALVE TO OBTAIN THE OPTIMUM OPERATING PRESSURE FOR EACH SYSTEM.
- ALL SPRINKLER HEADS SHALL BE SET PERPENDICULAR TO FINISH GRADE OF THE AREA TO BE IRRIGATED UNLESS OTHERWISE NOTED ON THE DRAWINGS.
- LOCATE BUBBLERS ON UP-HILL SIDE OF PLANT OR TREE.
- INSTALL A VALCON 5000 SERIES SPRING LOADED CHECK VALVE BELOW THOSE BUBBLERS WHERE LOW HEAD DRAINAGE WILL CAUSE EROSION AND/OR EXCESS WATER.
- WHERE IT IS NECESSARY TO EXCAVATE ADJACENT TO EXISTING TREES, THE CONTRACTOR SHALL USE ALL POSSIBLE CARE TO AVOID INJURY TO TREES AND TREE ROOTS. EXCAVATION IN AREAS WHERE TWO (2) INCH AND LARGER ROOTS OCCUR SHALL BE DONE BY HAND. TRENCHES ADJACENT TO TREE SHOULD BE CLOSED WITHIN TWENTY-FOUR (24) HOURS, AND WHERE THIS IS NOT POSSIBLE, THE SIDE OF THE TRENCH ADJACENT TO THE TREE SHALL BE KEPT SHADED WITH BURLAP OR CANVAS.
- IRRIGATION CONTRACTOR TO NOTIFY ALL LOCAL JURISDICTIONS FOR INSPECTION AND TESTING OF INSTALLED BACKFLOW PREVENTION DEVICE.
- PRESSURE TEST PROCEDURE. THE CONTRACTOR SHALL:
  - NOTIFY ARCHITECT AT LEAST THREE (3) DAY IN ADVANCE OF TESTING.
  - PERFORM TESTING AT HIS OWN EXPENSE.
  - CENTER LOAD PIPING WITH SMALL AMOUNT OF BACKFILL TO PREVENT ARCHING OR SLIPPING UNDER PRESSURE. NO FITTING SHALL BE COVERED.
  - APPLY THE FOLLOWING TESTS AFTER WELD PLASTIC PIPE JOINTS HAVE CURED AT LEAST 24 HOURS.
    - TEST LIVE (CONSTANT PRESSURE) AND QUICK COUPLER LINE HYDROSTATICALLY AT 125 PSI, MINIMUM. LINES WILL BE APPROVED IF TEST PRESSURE IS MAINTAINED FOR SIX (6) HOURS. THE LINE WILL BE APPROVED OR NOT APPROVED AS SUCH RESULTS MAY INDICATE. THE CONTRACTOR SHALL MAKE TESTS AND REPAIRS AS NECESSARY UNTIL TEST CONDITIONS ARE MET.
    - TEST RCV CONTROLLED LATERAL LINES WITH WATER AT LINE PRESSURE AND VISUALLY INSPECT FOR LEAKS. RETEST AFTER CORRECTING DEFECTS.
- THE SPRINKLER SYSTEM DESIGN IS BASED ON THE MINIMUM OPERATING PRESSURE SHOWN ON THE IRRIGATION DRAWINGS. THE IRRIGATION CONTRACTOR SHALL VERIFY WATER PRESSURE PRIOR TO CONSTRUCTION. REPORT ANY DIFFERENCE BETWEEN THE WATER PRESSURE INDICATED ON THE DRAWINGS AND THE ACTUAL PRESSURE READING AT THE IRRIGATION POINT OF CONNECTION TO THE OWNER'S AUTHORIZED REPRESENTATIVE.

Seals and Signatures



No.	Issue	Date
1	DEV PERMIT	5/30/17
2	DEV PERMIT RESUBMITTAL	12/27/17

Drawing Title

IRRIGATION CONCEPT PLAN

Sheet Number

L2

Date 30 MAY 17

Scale 1/8" = 1'-0"

Project No. 1702

LANDSCAPE STATEMENT

I HAVE COMPLIED WITH THE CRITERIA OF CITY OF HAYWARD BAY-FRIENDLY WATER EFFICIENT LANDSCAPE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE AND IRRIGATION DESIGN PLAN.

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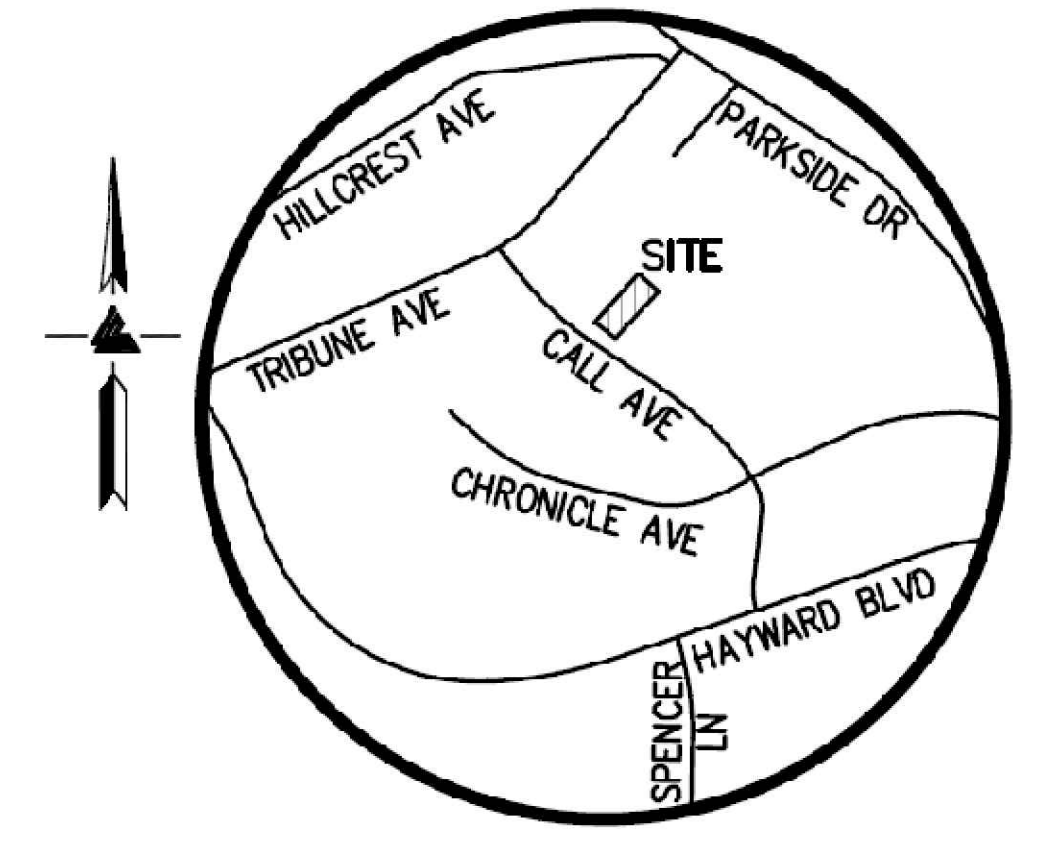
# PRELIMINARY GRADING AND DRAINAGE PLAN

## NEW RESIDENCE AT APN 081D-1665-026-00

### CALL AVE., HAYWARD, CA

#### SURVEY

DRAWINGS BASED ON TOPOGRAPHIC SURVEY BY LEA AND BRAZE ENGINEERING, INC.



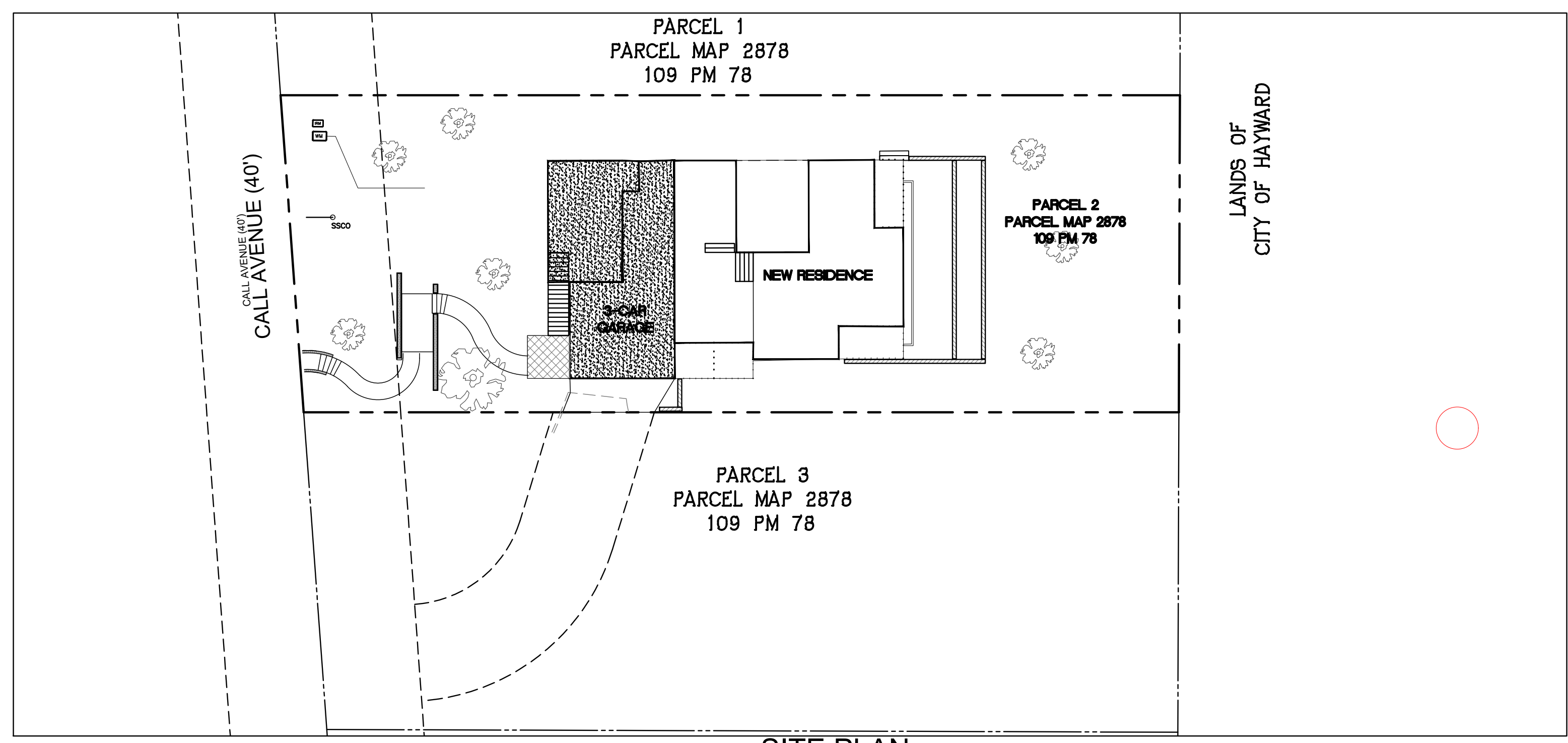
VICINITY MAP  
NO SCALE

#### BENCHMARK

CITY OF HAYWARD BENCHMARK MONUMENT AT THE INTERSECTION OF TRIBUNE AVE AND CALL AVE.  
ELEVATION = 610.38'  
(CITY OF HAYWARD DATUM)

#### SITE BENCHMARK

SURVEY CONTROL POINT MAG AND SHNER SET IN ASPHALT  
ELEVATION = 640.11'  
(CITY OF HAYWARD DATUM)



SITE PLAN  
SCALE 1"=40'

#### NOTES

- ALL GRADING SHALL CONFORM TO THE CITY/COUNTY STANDARDS
  - ALL GRADING SHALL BE DONE UNDER SUPERVISION OF THE PROJECT SOILS ENGINEER WHEN A SOIL STUDY WAS CONDUCTED
  - A SEPARATE ENCROACHMENT PERMIT IS REQUIRED FOR ANY PROPOSED CONSTRUCTION WORK WITHIN THE CITY OF HAYWARD RIGHT-OF-WAY (STREET, SIDEWALK, DRIVEWAY, ETC.). THE CONTRACTOR SHALL OBTAIN AN ENCROACHMENT PERMIT PRIOR TO STARTING ANY WORK WITHIN THE CITY OF HAYWARD RIGHT-OF-WAY. ALL CONSTRUCTION WITHIN THE CITY OF HAYWARD RIGHT-OF-WAY SHALL CONFORM TO CURRENT CITY STANDARDS AND SPECIFICATIONS.
  - FINISHED GROUND SURFACES SHALL BE GRADED TO DRAIN THE FINISHED SITE PROPERLY. FINISHED GROUND SLOPE WITHIN FIVE FEET OF THE BUILDING OR STRUCTURE SHALL SLOPE AWAY AT A 5%. ALL EXTERIOR HARD SURFACES (INCLUDING TERRACES) SHALL BE INSTALLED WITH A 1% MINIMUM SLOPE AND SHALL DRAIN AWAY FROM THE BUILDING. DRAINAGE SWALES SHALL HAVE A MINIMUM SLOPE OF 1.5%. MAXIMUM ALLOWABLE GRADED SLOPE IS 3 HORIZONTAL TO 1 VERTICAL (33%).
  - ALL GRADES SHOWN ARE FINISHED GRADES, UNLESS OTHERWISE NOTED.
  - AREA DRAINS SHALL HAVE A MIN. 6 INCHES DIAMETER GRATE OPENINGS
  - ALL DRAIN LINES SHALL HAVE A 1% MIN. SLOPE
  - WHEN A PERFORATED DRAIN LINE IS CONNECTED TO A SOLID DRAIN LINE, THE INVERT OF THE SOLID DRAIN SHALL BE HELD BELOW THE INVERT OF THE PERFORATED LINE
  - ALL STORM DRAIN PIPE SHALL BE PVC SOR 35 OR EQUIVALENT, SLOPED AT 1% MIN. UNLESS OTHERWISE SPECIFIED ON THE PLANS. PIPES SHALL BE SIZED AS SPECIFIED ON THE PLANS. ALL CHANGES IN DIRECTIONS SHALL BE MADE WITH A WYE CONNECTION, ELBOWS, TEE'S SHOULD BE AVOIDED
  - UTILITY COMPANIES SHALL BE CONSULTED AND NECESSARY PERMITS SHALL BE SECURED FOR DISCONNECTION/RECONNECTION OF UTILITY SERVICE LINES.
  - INSTALLATION/CONNECTION OF GAS AND ELECTRIC METERS SHALL BE COORDINATED BY THE CONTRACTOR WITH PG&E. GAS SERVICE TO BE DETERMINED BY PG&E. TYPICAL TRENCH SECTION PER LATEST EDITION OF PG&E GREEN BOOK.
  - GRASS SWALES SHALL BE 12" WIDE, WITH SIDE SLOPE 3:1 (3" DROP) AND HYDROSEEDING TO AVOID EROSION.
  - LOT GRADING SHALL CONFORM AT THE PROPERTY LINES AND SHALL NOT SLOPE TOWARD NEIGHBORING PROPERTY. HISTORIC DRAINAGE PATTERNS SHALL NOT BE ALTERED IN A MANNER TO CAUSE DRAINAGE PROBLEMS TO NEIGHBORING PROPERTY.
  - ALL CUT SLOPES SHALL BE ROUNDED TO MEET EXISTING GRADES AND BLEND WITH SURROUNDING TOPOGRAPHY. ALL GRADED SLOPES OVER FIVE FEET IN HEIGHT SHALL BE PLANTED WITH SUITABLE GROUND COVER.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF SAID GRADING QUANTITIES PRIOR TO THE START OF THE GRADING OPERATION. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR DISTRIBUTING ANY EXCESS MATERIAL OR SUPPLY MATERIAL FOR DEFICIENCIES TO BRING PAVEMENT OR LOTS TO REQUIRED GRADE. CLARIFICATION OF GRADING SHALL BE DONE BY THE SURVEYOR.
- PRIOR TO ANY GRADING, DEMOLITION OF THE SITE SHOULD BE COMPLETED. DEMOLITION SHOULD INCLUDE THE COMPLETE REMOVAL OF ALL SURFACE AND SUBSURFACE STRUCTURES. IF ANY OF THE FOLLOWING ARE ENCOUNTERED: TREE ROOT SYSTEMS, CONCRETE, SEPTIC TANKS, GAS OR OIL TANKS, STORM INLETS, IRRIGATION PIPES, FOUNDATIONS, ASPHALT, DEBRIS AND TRASH, THESE SHOULD ALSO BE REMOVED, WITH THE EXCEPTION OF ITEMS SPECIFIED BY THE OWNER FOR SALVAGE.
  - SEE SOILS REPORT FOR PAD PREPARATION
  - CALL BEFORE YOU DIG! Call Underground Service Alert (USA) at 811 or at 1-800-227-2600 at least 2 working days before excavating.
  - NEW RAINWATER DOWNSPOUTS SHALL BE DISCONNECTED AND RUNOFF DIRECTED TO A LANDSCAPED AREA. DOWNSPOUTS MAY BE CONNECTED TO A POP-UP DRAINAGE EMITTER IN THE LANDSCAPED AREA OR MAY DRAIN TO SPLASH BLOCKS OR COBBLESTONES THAT DIRECT WATER AWAY FROM THE BUILDING. "THRU-CURB" DRAINS ARE NOT ALLOWED.
  - UTILITY WORK WITHIN THE CITY OF HAYWARD RIGHT-OF-WAY WHICH IS NOT INSTALLED BY THE CONTRACTOR WILL REQUIRE A SEPARATE ENCROACHMENT PERMIT ISSUED TO THE UTILITY AGENCY PERFORMING THE WORK.
  - ALL CONTRACTORS AND SUBCONTRACTORS SHALL IMPLEMENT CONSTRUCTION BEST MANAGEMENT PRACTICES TO PROTECT STORM WATER QUALITY AND PREVENT POLLUTANTS FROM ENTERING THE STORM DRAIN SYSTEM. FAILURE TO IMPLEMENT AND COMPLY WITH THE APPROVED CONSTRUCTION BEST MANAGEMENT PRACTICES WILL RESULT IN THE ISSUANCE OF CORRECTION NOTICES, CITATIONS, OR STOP ORDERS.

#### LEGEND

PROPOSED	EXISTING	DESCRIPTION
---	---	PROPERTY LINE EASEMENTS
---	---	NEW LOT LINES
⊕	⊕	MONUMENT
⊕	⊕	BENCHMARK
—XX SD	—EX XX SD	STORM DRAIN LINE
⊠	⊠	CATCH BASIN
⊠	⊠	FIELD INLET
⊠	⊠	STORM DRAIN MANHOLE
—AD	—AD	AREA DRAIN W/ PVC LINE
⊕	⊕	BUBBLER
—XX SS	—EX XX SS	SANITARY SEWER LINE
⊕	⊕	SANITARY SEWER MANHOLE
---	---	SANITARY SEWER LATERAL
⊕	⊕	SANITARY SEWER CLEANOUT
⊕	⊕	WATER VALVE
⊕	⊕	WATER METER
⊕	⊕	UTILITY POLE
⊕	⊕	WATER MAIN LINE
⊕	⊕	GAS
⊕	⊕	ELECTRICAL
⊕	⊕	JOINT TRENCH

#### LEGEND

PROPOSED	EXISTING	DESCRIPTION
⊕	⊕	TREE TO BE REMOVED
⊕	⊕	TREE PROTECTION ZONE WITH TYPE II FENCING AT DRIP LINE AND BACK OF WALK
xx.xx	xx.xx	SPOT ELEVATION
xx.xx	xx.xx	CONTOUR LINE ELEVATIONS
⊕	⊕	SPLASH BLOCK AT ROOF DOWNSPOUT
⊕	⊕	OVERLAND RELEASE
⊕	⊕	RET WALL
⊕	⊕	STREET SIGN
⊕	⊕	SITE OR STREET LIGHT
⊕	⊕	FIRE HYDRANT
⊕	⊕	EARTHEN SWALE
---	---	WOOD FENCE
---	---	CMU FENCE
⊕	⊕	BUILDING ENTERANCE

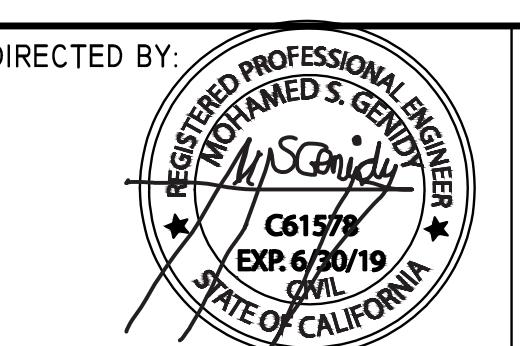
#### ABBREVIATIONS

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
⊕	AT	MAX	MAXIMUM
AB	AGGREGATE BASE	MIN	MINIMUM
AC	ASPHALT CONCRETE	NO., #	NUMBER
AD	AREA DRAIN	NTS	NOT TO SCALE
BC	BEGINNING OF CURVE	PAE	PEDESTRIAN ACCESS EASEMENT
BLDG	BUILDING	PCC	PORTLAND CEMENT CONCRETE
BOS	BOTTOM OF STEPS	PCR	PACIFIC GAS AND ELECTRIC
BW	BACK OF WALK	PG&E	PG&E
CB	CATCH BASIN	PL, P/L	PROPERTY LINE
CL	CENTERLINE	POC	POINT ON CURVE
CONC	CONCRETE	PRC	POINT OF REVERSE CURVE
CONT	CONTINUATION	PSDE	PRIVATE STORM DRAIN EASEMENT
DDCV	DOUBLE DETECTOR CHECK VALVE	PT	POINT
DI	DROP INLET	PUE	PUBLIC UTILITY EASEMENT
DS	DOWN SPOUT	PVC	POLYVINYL CHLORIDE
DWY	DRIVEWAY	PVI	POINT OF VERTICAL INTERSECTION
EB	ELECTRICAL BOX	R	RADIUS
EC	END OF CURVE	RCP	REINFORCED CONCRETE PIPE
EL, ELEV.	ELEVATION	RIM	RIM ELEVATION
EP	EDGE OF PAVEMENT	R/W	RIGHT OF WAY
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT	S	SLOPE
EX, EXIST.	EXISTING	SD	STORM DRAIN
F/C	FACE OF CURB	SDE	STORM DRAIN EASEMENT
FF	FINISHED FLOOR ELEVATION	SDMH	STORM DRAIN MANHOLE
FG	FINISHED GRADE	SS	SANITARY SEWER
FH	FIRE HYDRANT	SSCO	SANITARY SEWER LATERAL CLEANOUT
FL	FLOW LINE	SSDI	SANITARY SEWER DRAIN INLET
FP	FINISHED PAVEMENT	SSGB	SANITARY SEWER GRADE BREAK
FPW	FIRE PROTECTION WATER	SSE	SANITARY SEWER EASEMENT
FS	FINISHED SERVICE ELEV.	SSMH	SANITARY SEWER MANHOLE
FT	FEET	ST	STREET
G	GAS	STA	STATION
GB	GRADE BREAK	S/W	SIDEWALK
GFF	GARAGE FINISHED FLOOR ELEV.	T	TELEPHONE
GRND	GROUND	TC	TOP OF CURB
HDPE	HIGH DENSITY POLYETHYLENE	TEMP	TEMPORARY
HGL	HYDRAULIC GRADE LINE	TG	TOP OF GRATE
HP	HIGH POINT	TP	TOP OF PAVEMENT
INV	INVERT	TOS	TOP OF STEPS
IRR	IRRIGATION	TYP	TYPICAL
JT	JOINT TRENCH	VC	VERTICAL CURVE
LF	LINEAR FEET	W, WL	WATERLINE
LP	LOW POINT	WLE	WATER LINE EASEMENT
LT	LEFT	WM	WATER METER
		WS	WATER SERVICE
		WV	WATER VALVE

#### SHEET INDEX

SHEET NO.	TITLE
C1	TITLE SHEET
C2	GRADING AND DRAINAGE PLAN
C3	SITE SECTIONS
C4	EROSION CONTROL

DATE:	NO.	REVISION	DATE	DIRECTED BY:
12-13-2017	△			
AS NOTED	△			
DESIGNED BY: MG	△			
DRAWN BY: EH	△			



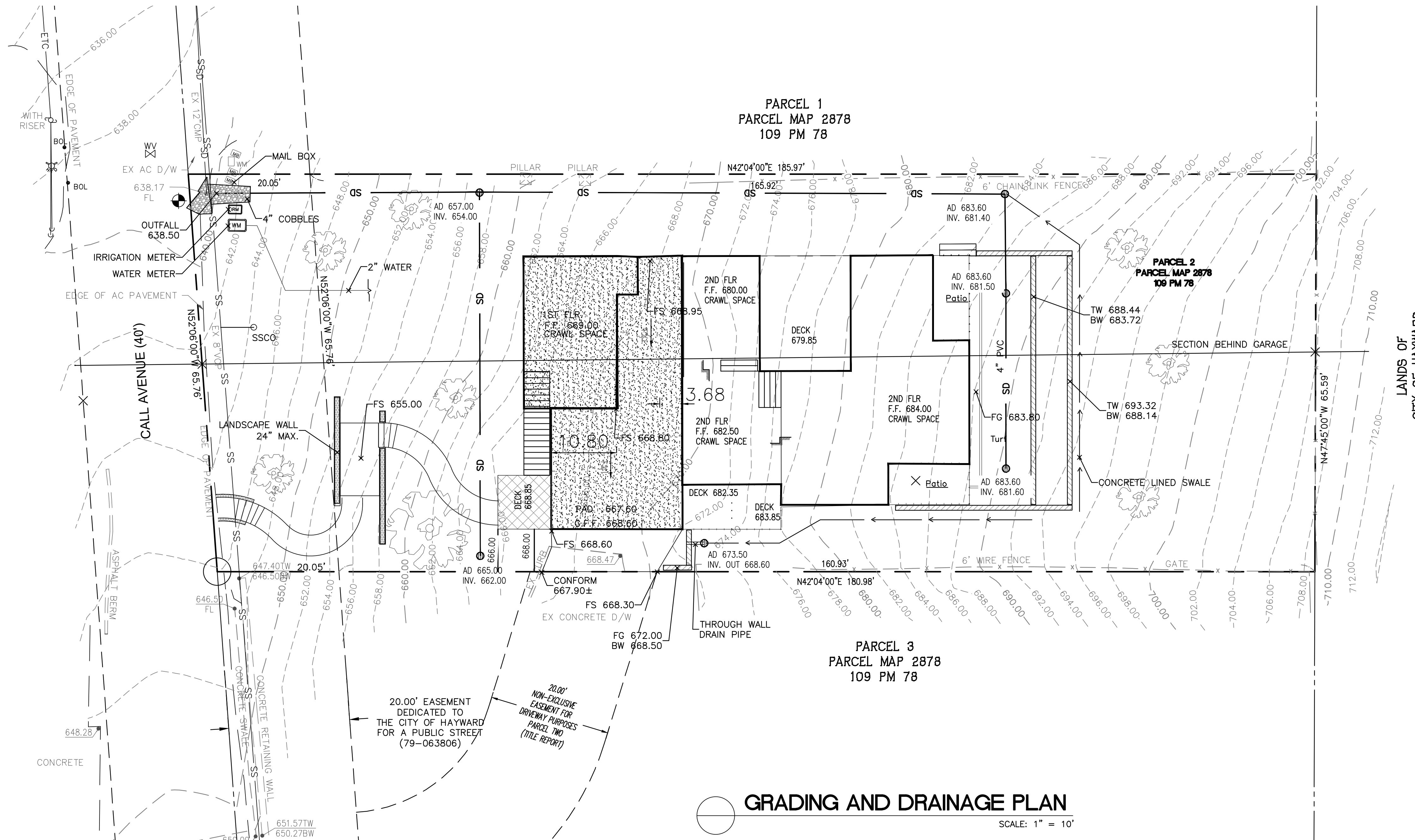
**GPM ENGINEERS**  
2051 Junction Ave. SUITE 235  
San Jose, CA 95131  
TEL. (650) 331-7264 FAX (650) 472-9004  
WWW.GPMENGINEERS.COM

CIVIL • STRUCTURAL • PLANNING • DEVELOPMENT

PROJECT:  
**NEW RESIDENCE**  
CALL AVE., HAYWARD

SHEET TITLE:  
**COVER SHEET**

SHEET NUMBER  
**CI**  
1 OF 4

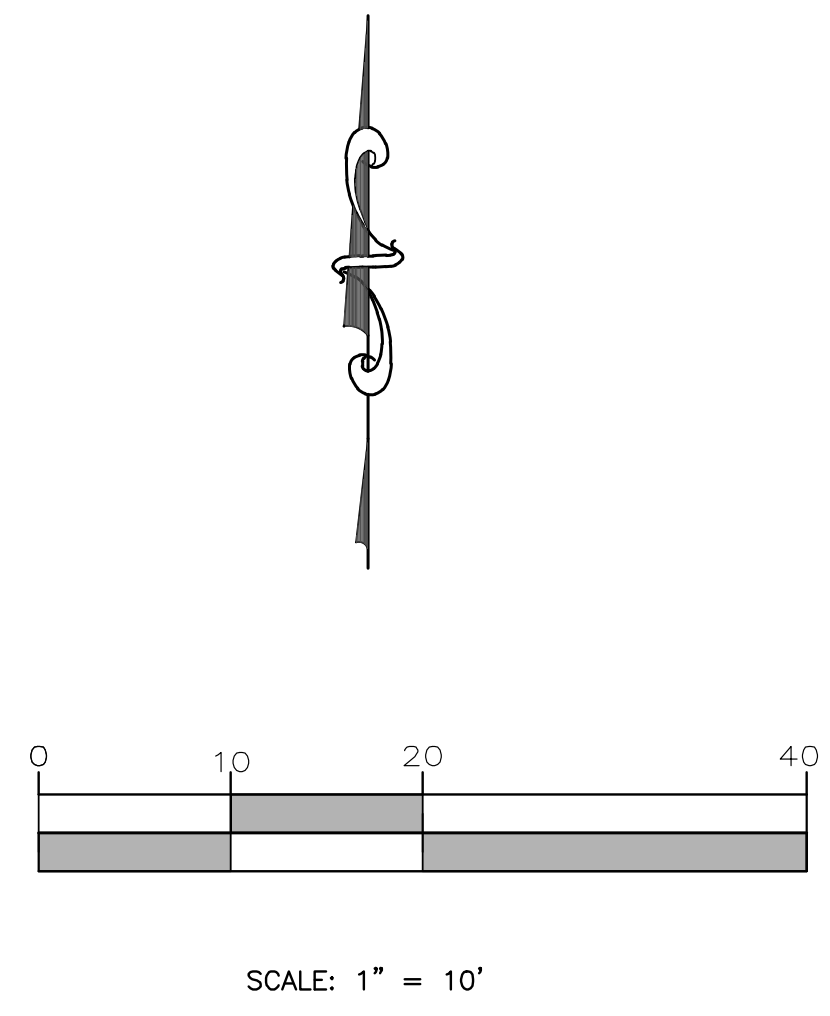
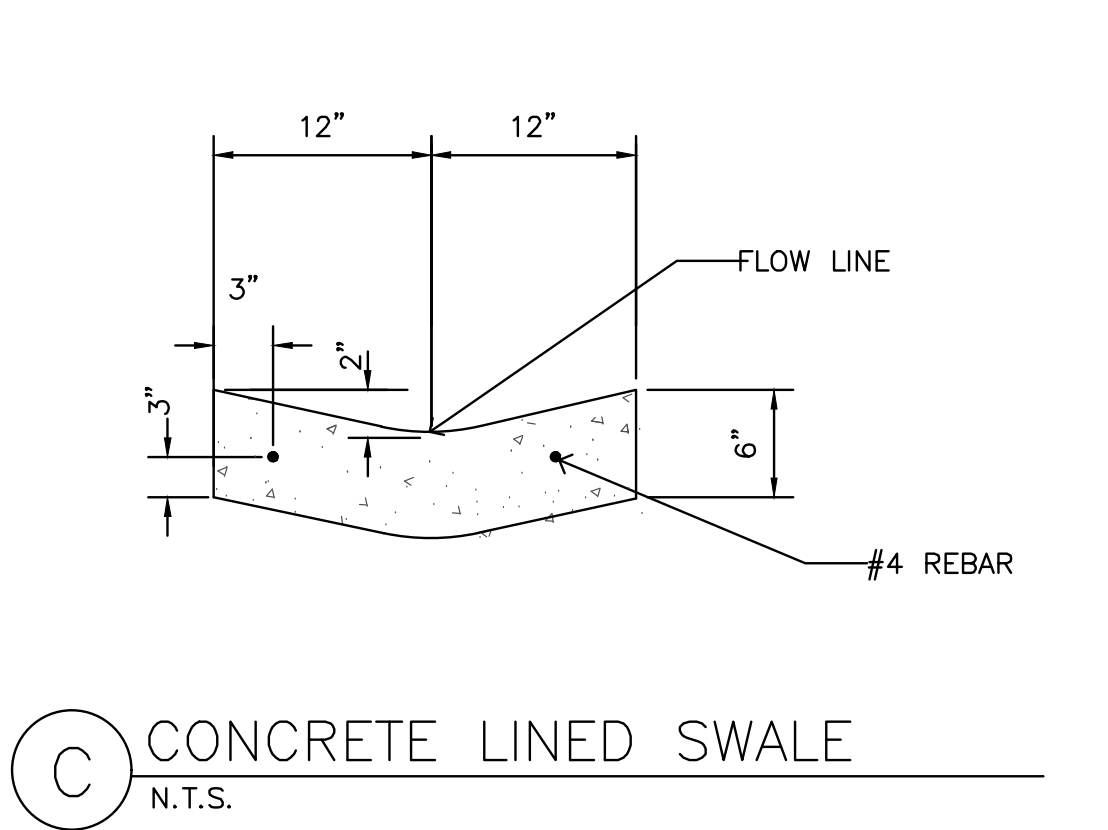
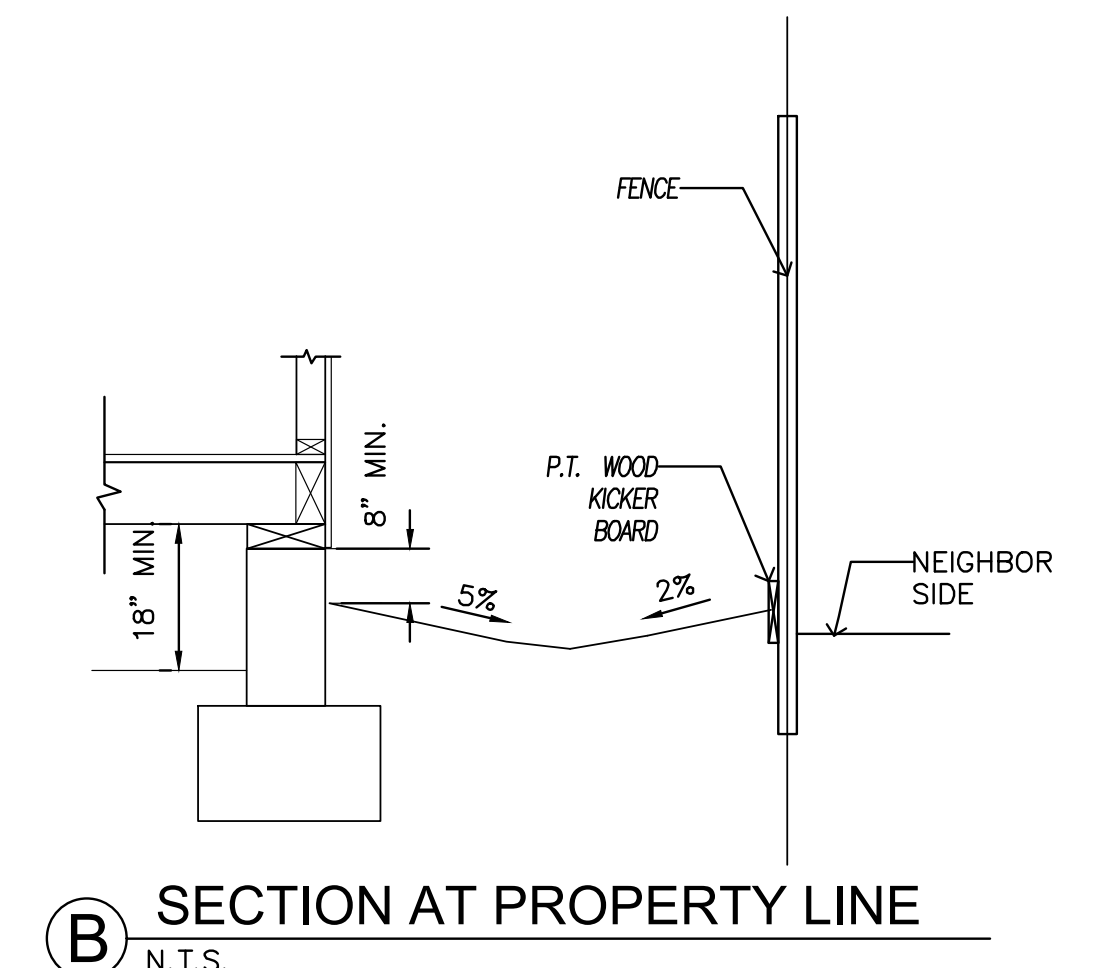
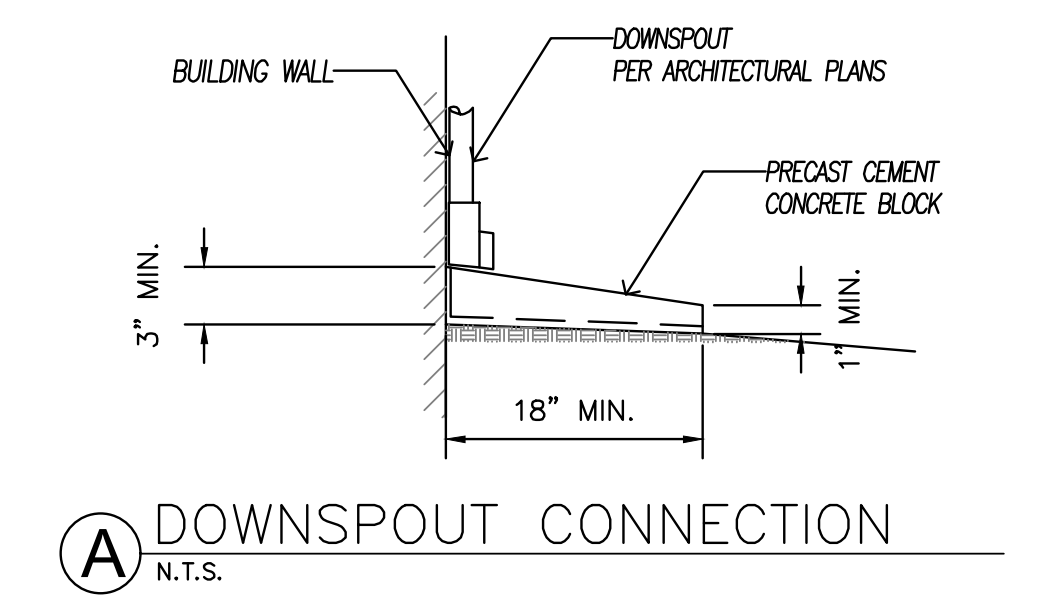


EARTH WORK QUANTITIES	
CUT:	240 CY
FILL:	50 CY
EXPORT:	190 CY
IMPORT:	0 CY

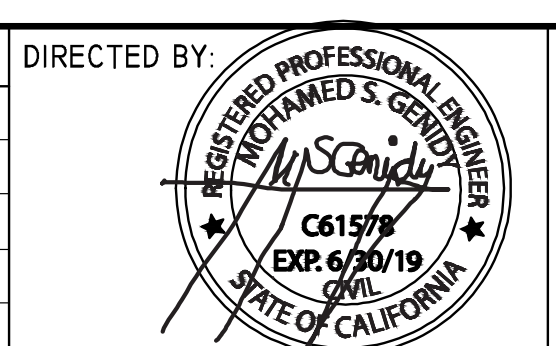
NOTE: EARTHWORK QUANTITIES SHOWN ARE APPROXIMATE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO INDEPENDENTLY ESTIMATE QUANTITIES FOR HIS/HER OWN USE.

**GRADING AND DRAINAGE PLAN**  
SCALE: 1" = 10'

**AVERAGE SLOPE (S) = L \* I \* 100 / A**  
**L=2,226'**  
**I=2'**  
**A=12,034 SF**  
**S=37%**



DATE:	NO.	REVISION	DATE
12-13-2017	△		
AS NOTED	△		
DESIGNED BY: MG	△		
DRAWN BY: EH	△		



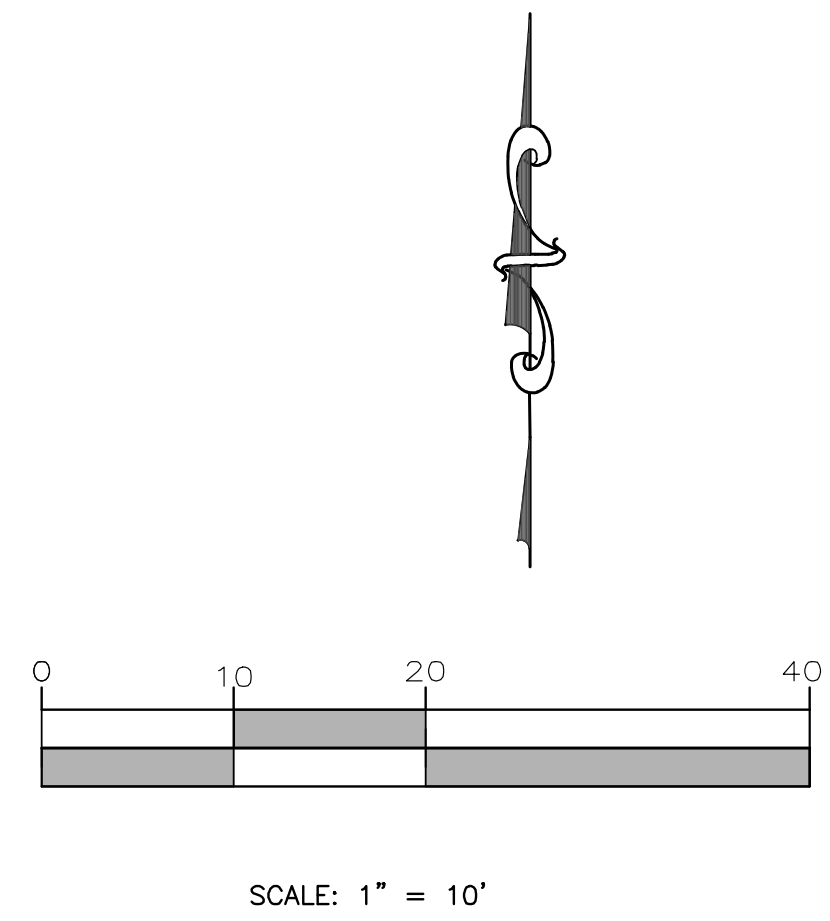
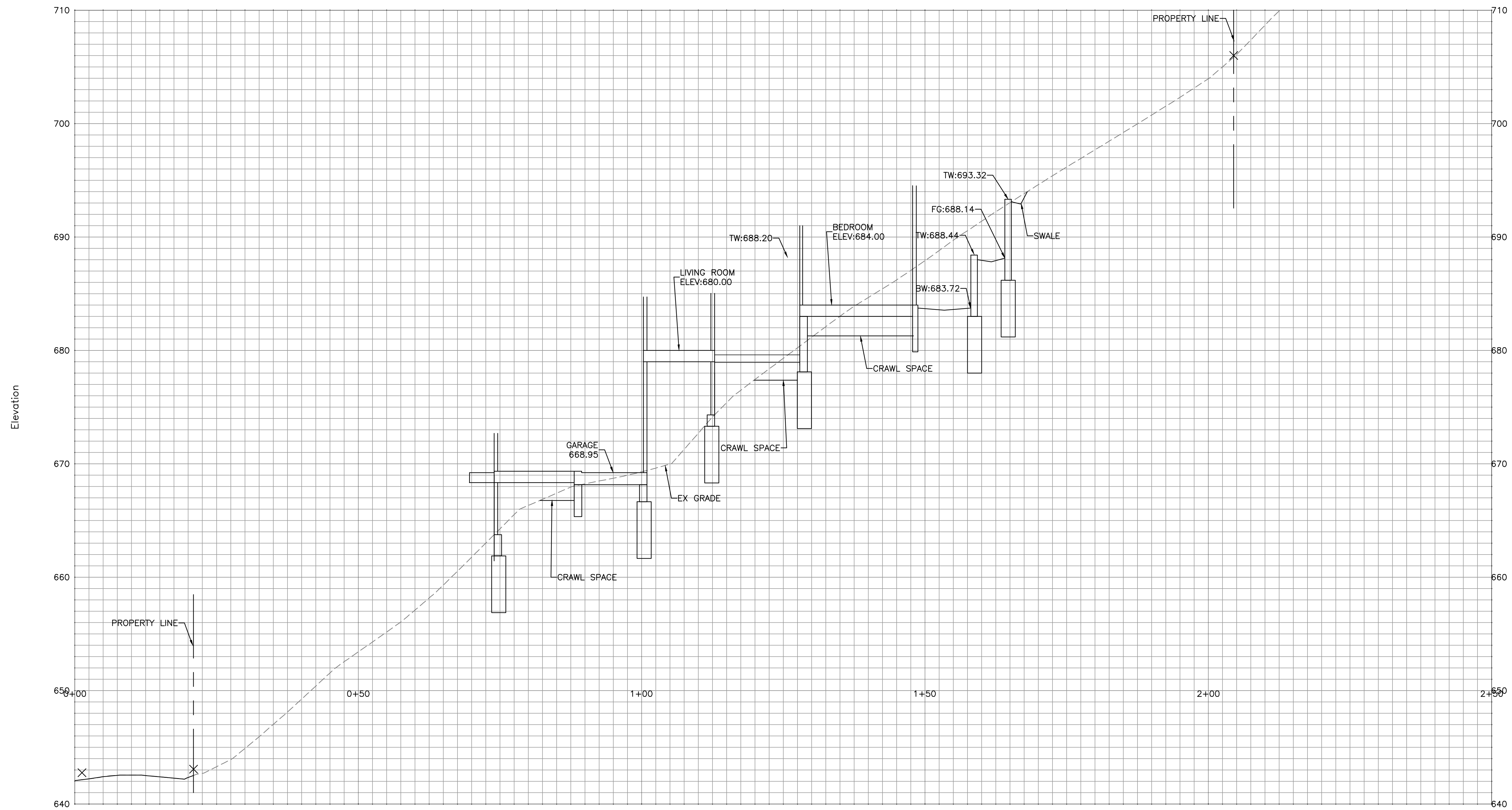
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PROJECT:  
**NEW RESIDENCE**  
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SHEET TITLE:  
**PRELIMINARY GRADING AND DRAINAGE PLAN**

SHEET NUMBER  
**C2**  
 2 OF 4

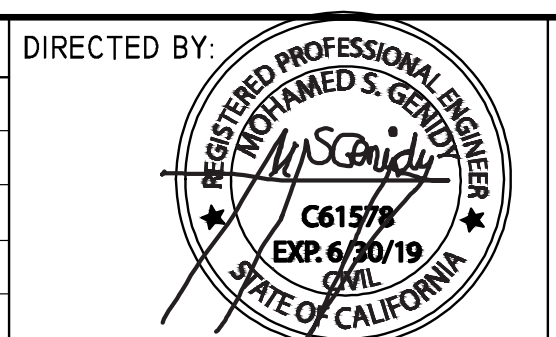




**SECTION BEHIND GARAGE**

SCALE: H 1" = 10'-0"  
V 1" = 5'-0"

DATE:	12-13-2017	NO.	REVISION	DATE	DIRECTED BY:
SCALE:	AS NOTED	△			
DESIGNED BY:	MG	△			
DRAWN BY:	EH	△			
		△			
		△			



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PROJECT:  
**NEW RESIDENCE**  
 CALL AVE., HAYWARD

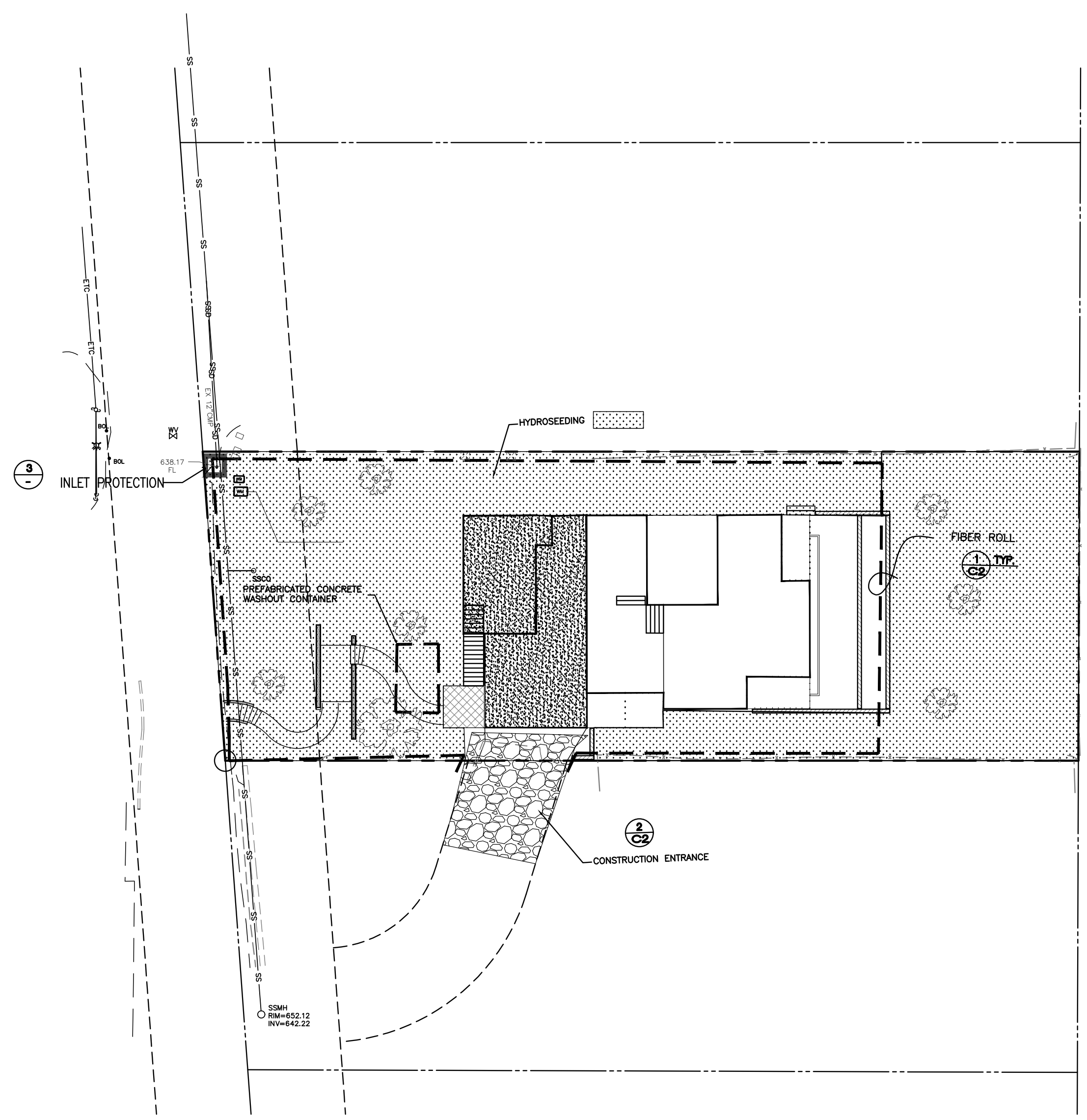
SHEET TITLE:  
**SITE SECTIONS**

SHEET NUMBER  
**C3**  
 3 OF 4



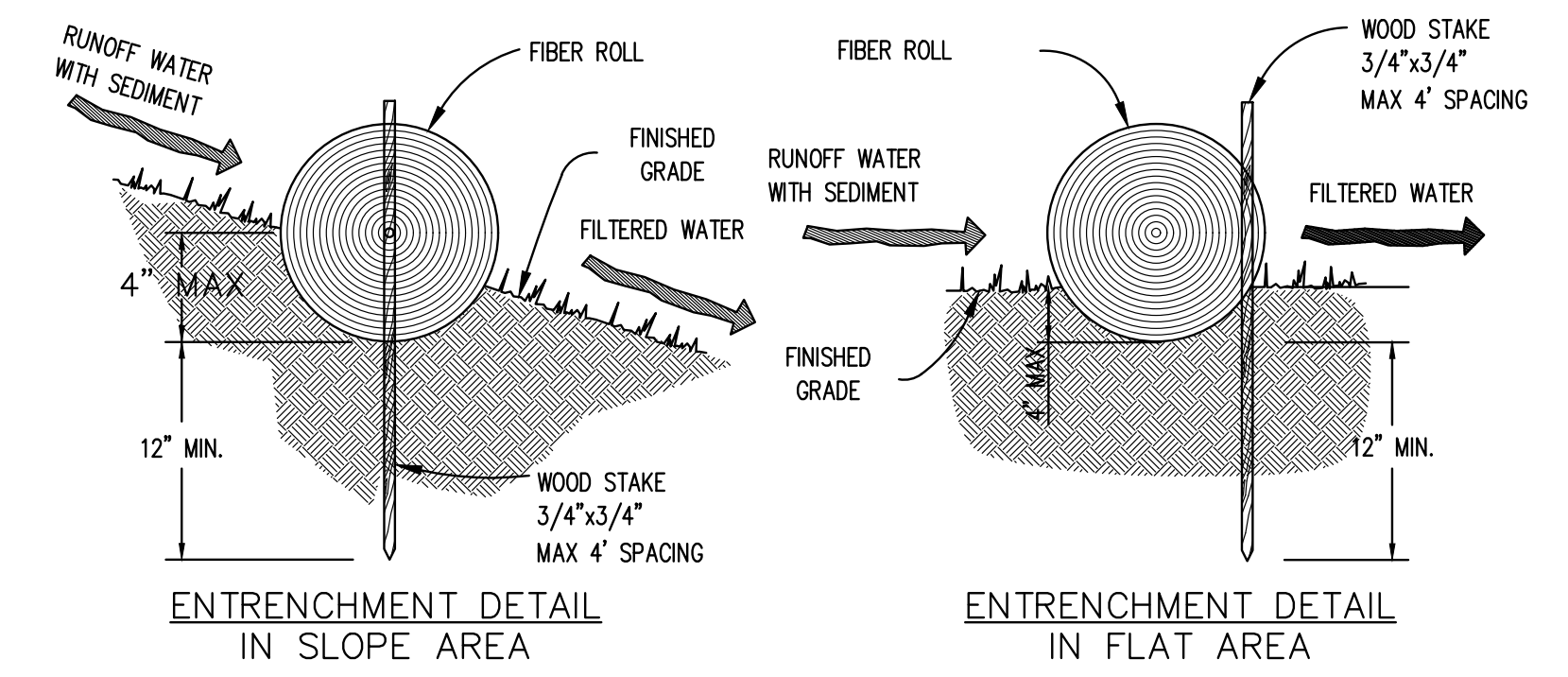
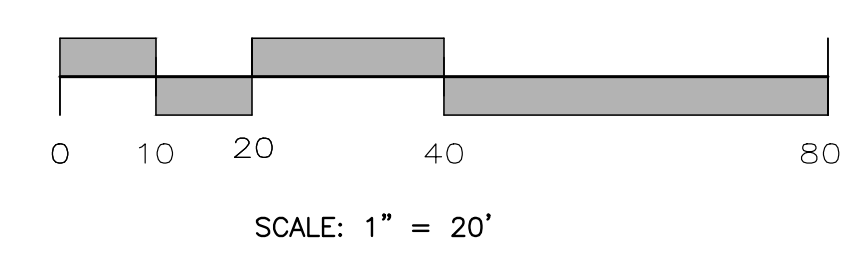
**EROSION CONTROL NOTES:**

- ALL GRADING, EROSION CONTROL AND RELATED WORK UNDERTAKEN ON THIS SITE IS SUBJECT TO ALL TERMS AND CONDITIONS OF CITY REGULATIONS AND MADE A PART HEREOF BY REFERENCE. EROSION CONTROL MEASURES SHALL BE IN ACCORDANCE WITH THE ASSOCIATION OF BAY AREA GOVERNMENT'S (ABAG) MANUAL OF STANDARDS FOR EROSION AND SEDIMENT CONTROL MEASURES AND IN ACCORDANCE WITH STANDARD DETAILS SHOWN.
- THE CONTRACTOR WILL BE LIABLE FOR ANY AND ALL DAMAGE TO ANY PUBLIC OWNED AND MAINTAINED ROAD CAUSED BY THE AFORESAID CONTRACTOR'S GRADING ACTIVITIES, AND SHALL BE RESPONSIBLE FOR THE CLEANUP OF ANY MATERIALS SPILLED ON ANY PUBLIC ROAD ON THE HAUL ROUTE.
- THE EROSION CONTROL MEASURES ARE TO BE OPERABLE DURING THE RAINY SEASON., OCTOBER 1ST TO APRIL 15TH.
- ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL DISTURBED AREAS ARE STABILIZED AND CHANGES TO THIS EROSION AND SEDIMENT CONTROL PLAN SHALL BE MADE TO MEET FIELD CONDITIONS ONLY WITH THE APPROVAL ON OR AT THE DIRECTION OF THE SOILS ENGINEER.
- DURING THE RAINY SEASON, ALL PAVED AREAS SHALL BE KEPT CLEAR OF EARTH MATERIAL AND DEBRIS. THE SITE SHALL BE MAINTAINED SO AS TO MINIMIZE SEDIMENT RUNOFF TO ANY STORM DRAINAGE SYSTEM.
- ALL EROSION CONTROL FACILITIES MUST BE INSPECTED AND REPAIRED AT THE END OF EACH WORKING DAY DURING THE RAINY SEASON.
- WHEN NO LONGER NECESSARY AND PRIOR TO FINAL ACCEPTANCE OF DEVELOPMENT, SEDIMENT BASINS SHALL BE REMOVED OR OTHERWISE DEACTIVATED AS REQUIRED BY THE COUNTY.
- A CONSTRUCTION ENTRANCE SHALL BE PROVIDED AT ANY POINT OF EGRESS FROM THE SITE TO ROADWAY. A CONSTRUCTION ENTRANCE SHOULD BE COMPOSED OF COARSE DRAIN ROCK (2" TO 3" MIN. DIAMETER) AT LEAST EIGHT INCH THICK BY FIFTY FEET LONG BY TWENTY FEET WIDE AND SHALL BE MAINTAINED UNTIL SITE IS PAVED.
- HYDROSEED ALL CUT AND FILL SLOPES IMMEDIATELY AFTER GRADING. ALL AREAS SPECIFIED FOR HYDROSEEDING SHALL BE NOZZLE PLANTED WITH STABILIZATION MATERIAL CONSISTING OF FIBER, SEED, FERTILIZER, TACKIFIER AND WATER, MIXED AND APPLIED IN THE FOLLOWING PROPORTIONS:  
 FIBER, 2000 LBS/ACRE  
 SEED, 200 LBS/ACRE  
 FERTILIZER (11-8-4), 500 LBS/ACRE  
 TACKIFIER, 6 LBS/ACRE  
 WATER, AS REQUIRED BY APPLICATION
- SEED MIX SHALL BE CLYDE ROBINS OR #180/CR #190/C4R #120
- WATER UTILIZED IN THE STABILIZATION MATERIAL SHALL BE OF SUCH QUALITY THAT IT WILL PROMOTE GERMINATION AND STIMULATE GROWTH OF PLANTS. IT SHALL BE FREE OF POLLUTANT MATERIALS AND WEED SEED.
- HYDROSEEDING SHALL CONFORM TO THE PROVISIONS OF SECTION 20, "EROSION CONTROL AND HIGHWAY PLANTING", OF THE STANDARD SPECIFICATIONS OF THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION, AS LAST REVISED.
- A DISPERSING AGENT MAY BE ADDED TO THE HYDROSEEDING MATERIAL, PROVIDED THAT THE CONTRACTOR FURNISHES SUITABLE EVIDENCE THAT THE ADDITIVE WILL NOT ADVERSELY AFFECT THE PERFORMANCE OF THE SEEDING MIXTURE.
- STABILIZING MATERIALS SHALL BE APPLIED AS SOON AS PRACTICABLE AFTER COMPLETION OF GRADING OPERATIONS AND PRIOR TO THE ONSET OF WINTER RAINS, OR AT SUCH OTHER TIME AS DIRECTED BY THE COUNTY ENGINEER. THE MATERIAL SHALL BE APPLIED BEFORE INSTALLATION OF OTHER LANDSCAPING MATERIALS SUCH AS TREES, SHRUBS AND GROUND COVERS.
- THE STABILIZATION MATERIAL SHALL BE APPLIED WITHIN 4-HOURS AFTER MIXING. MIXED MATERIAL NOT USED WITHIN 4-HOURS SHALL BE REMOVED FROM THE SITE.
- THE CONTRACTOR SHALL MAINTAIN THE SOIL STABILIZATION MATERIAL AFTER PLACEMENT. THE SOILS ENGINEER MAY REQUIRE SPRAY APPLICATION OF WATER OR OTHER MAINTENANCE ACTIVITIES TO ASSURE THE EFFECTIVENESS OF THE STABILIZATION PROCESS. APPLICATION OF WATER SHALL BE ACCOMPLISHED USING NOZZLES THAT PRODUCE A SPRAY THAT DOES NOT CONCENTRATE OR WASH AWAY THE STABILIZATION MATERIALS.
- ALL GRADED AREAS SHOULD BE PLANTED WITH LOW-WATER, DEEP ROOTED, FAST GROWING VEGETATION.
- THERE IS TO BE NO RAIN PREDICTED DURING THE SEVEN DAYS PRECEEDING THE START DATE FOR GRADING OPERATION
- THERE IS TO BE NO RAIN PREDICTED DURING THE SEVEN DAYS FOLLOWING THE START DATE FOR GRADING OPERATION
- ALL CUT AND FILL SLOPES SHALL BE PROTECTED.
- ALL OPERATIONS IN PHASE I SHALL BE COMPLETED BEFORE ANY GRADING.
- ALL CUT AND FILL SLOPES STEEPER THAN 3:1 SHALL BE PROTECTED BY STRAW MULCH AFTER HYDROSEEDING (CONFIRMING TO CAL TRANS STANDARD SPECIFICATION SECTION 20-2.06) BEFORE ANY RAIN STORM.
- ALL SWALES SHALL BE PROTECTED BY STRAW WATTLES NOT TO EXCEED 20' APART.



**A EROSION CONTROL PLAN**

SCALE: 1" = 20'

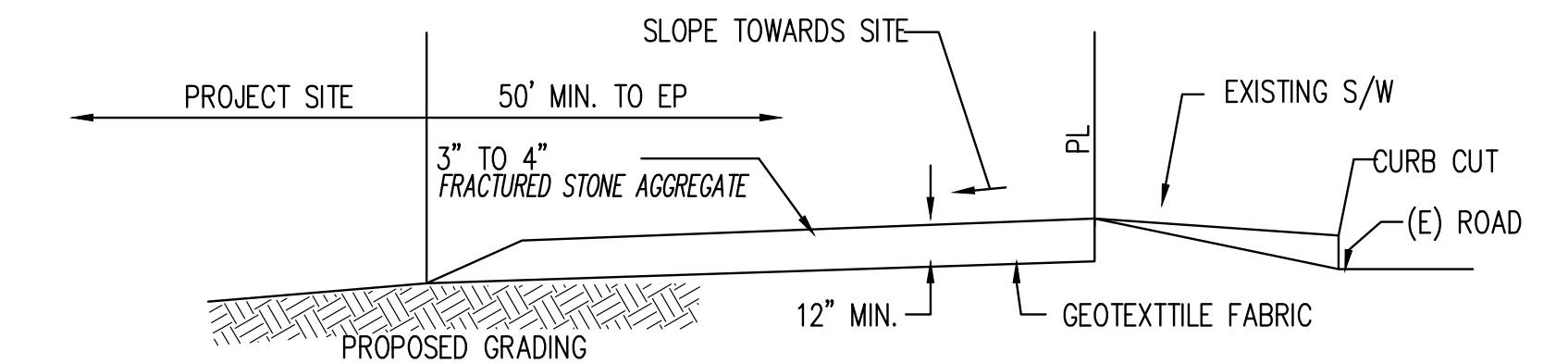


- NOTES:**
- FIBER ROLL INSTALLATION REQUIRES THE PLACEMENT AND SECURE STAKING OF THE ROLL IN A TRENCH, 3" TO 4" DEEP, DUG ON CONTOUR.
  - ADJACENT ROLLS SHALL TIGHTLY ABUT.
  - RUNOFF MUST NOT BE ALLOWED TO RUN UNDER OR AROUND FIBER ROLL.

**FIBER ROLL DETAIL**

N.T.S.

1

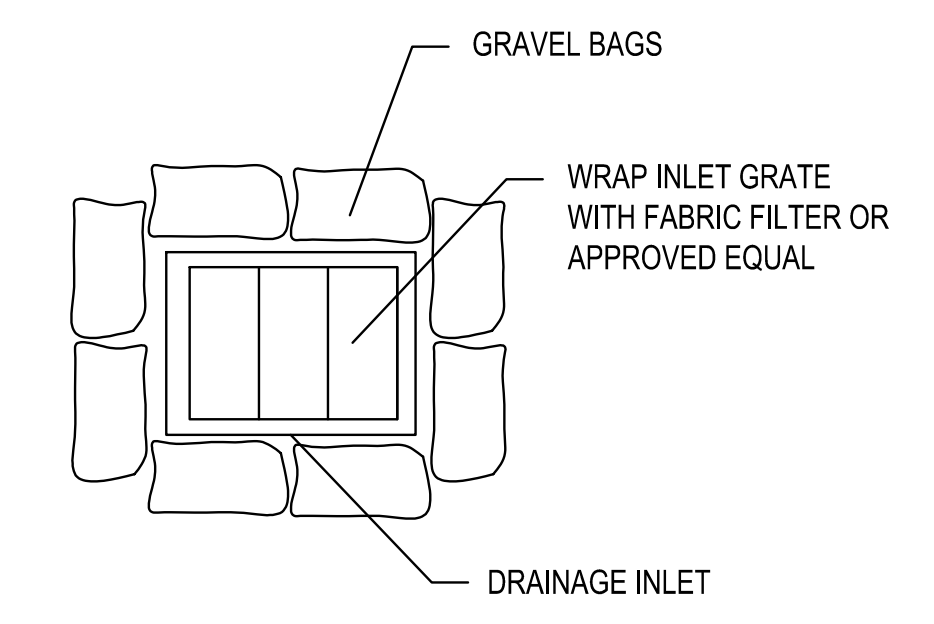


- NOTES:**
- ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND, AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY SHALL BE REMOVED IMMEDIATELY.
  - WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAYS. IT SHALL BE DONE ON A WASH RACK THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN AS DETAILED ON THESE PLANS. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH, OR WATERCOURSE THROUGH THE USE OF INLET PROTECTION (E.G. SAND BAGS OR OTHER APPROVED METHODS.)
  - THE MATERIAL FOR CONSTRUCTION OF THE PAD SHALL BE 3" TO 4" STONE.
  - THE THICKNESS OF THE PAD SHALL NOT BE LESS THAN 8".
  - THE LENGTH OF THE PAD SHALL BE AS REQUIRED, BUT NOT LESS THAN 50'.

**2 STABILIZED CONSTRUCTION ENTRANCE**

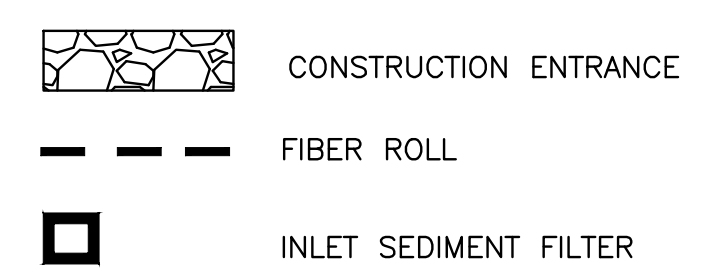
N.T.S.

2



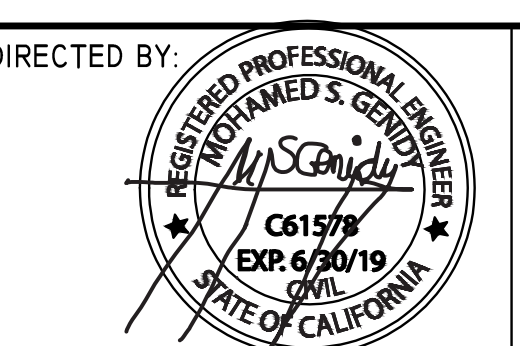
**3 NEW DRAINAGE INLET PROTECTION**

N.T.S.



- NOTES:**
- KEEP CONSTRUCTION TRAFFIC OUT OF STORMWATER TREATMENT AREA LOCATIONS, AND MINIMIZE COMPACTION OF EXISTING SOILS.
  - PROTECT STORMWATER TREATMENT AREAS FROM CONSTRUCTION SITE RUNOFF. RUNOFF FROM UNSTABILIZED AREAS MUST BE DIVERTED AWAY FROM STORMWATER TREATMENT AREAS.
  - MORE CONSTRUCTION BMPS MAY BE REQUIRED AT THE DISCRETION OF THE CITY ENGINEER OR STORMWATER INSPECTOR.

DATE:	12-13-2017	NO.	REVISION	DATE	DIRECTED BY:
SCALE:	AS NOTED	△			
DESIGNED BY:	MG	△			
DRAWN BY:	EH	△			
		△			
		△			



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PROJECT:  
**NEW RESIDENCE**  
 CALL AVE., HAYWARD

SHEET TITLE:  
**EROSION CONTROL PLAN**

SHEET NUMBER  
**C4**  
 4 OF 4

