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DEVELOPER

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 7041 KOLL CENTER PARKWAY, SUITE 170  
 PLEASANTON, CA 94566  
 (925) 309-8888  
 CONTACT: JEFFREY LAWRENCE

CIVIL ENGINEER

CARLSON, BARBEE & GIBSON INC.  
 2633 CAMINO RAMON, SUITE 350  
 SAN RAMON, CA 94582  
 (925) 866-0322  
 CONTACT: LEE ROSENBLATT

LANDSCAPE ARCHITECT

RIPLEY DESIGN GROUP  
 1615 BONANZA STREET  
 WALNUT CREEK, CA 94596  
 (925) 938-7377  
 CONTACT: ANNIKA CARPENTER

ARCHITECT

KTGY GROUP INC.  
 580 SECOND STREET, SUITE 200  
 OAKLAND, CA 94607  
 (510) 272-2910  
 CONTACT: JILL D. WILLIAMS



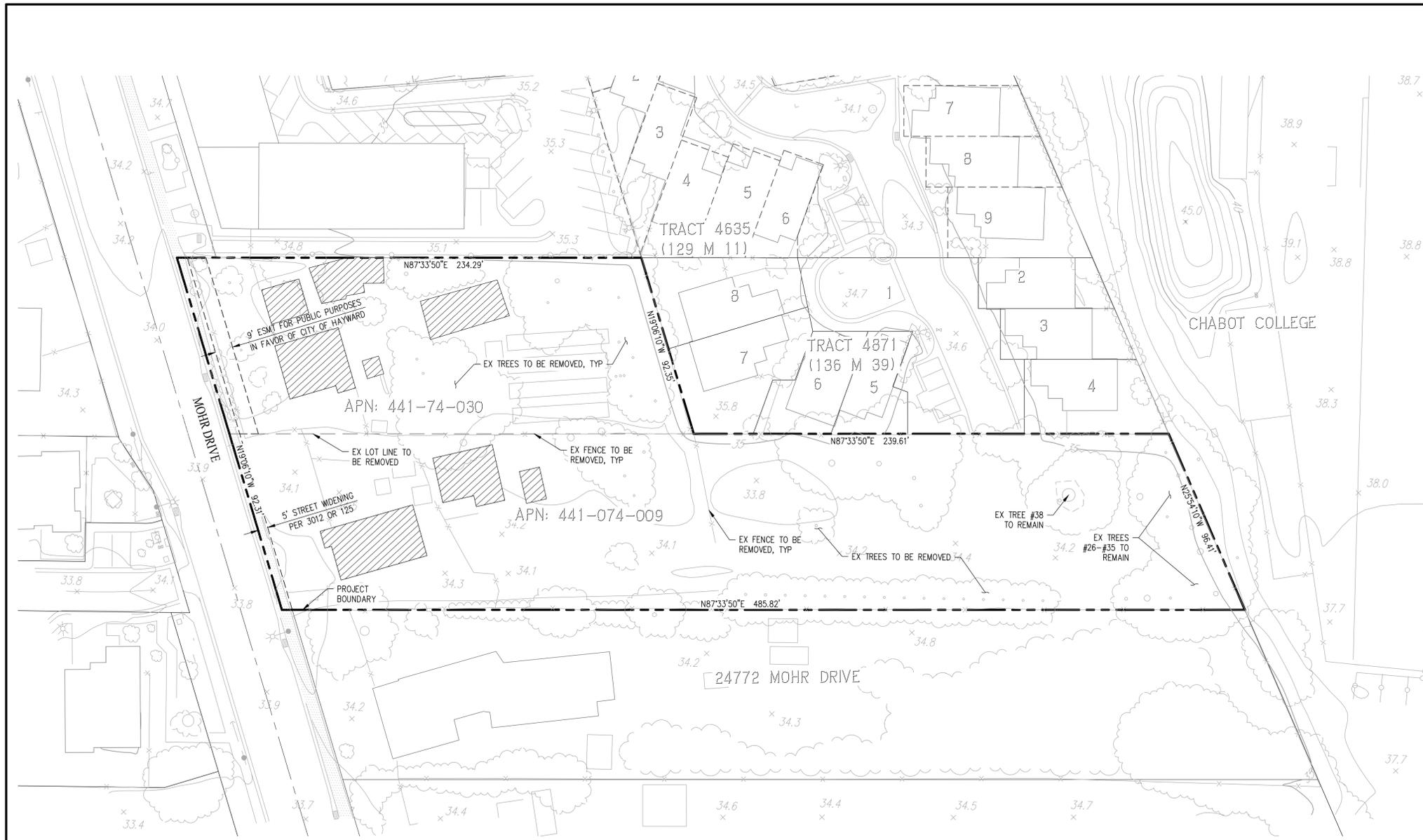
NOVEMBER 2023



*MOHR DRIVE*  
*TRACT 8670*

*PLANNED DEVELOPMENT & VESTING TENTATIVE MAP*  
 HAYWARD, CALIFORNIA





**CONTACTS**

- 1. DEVELOPER: NUVERA HOMES  
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PLEASANTON, CALIFORNIA 94566  
(925) 309-8888  
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2633 CAMINO RAMON, SUITE 350  
SAN RAMON, CALIFORNIA 94583  
(925) 866-0322  
LEE ROSENBLATT, RCE 65469
- 3. SOILS ENGINEER: QUANTUM GEOTECHNICAL, INC.  
1110 BURNETT AVENUE, SUITE B  
CONCORD, CA 94520  
(925) 788-2751  
SIMON MAKDESSI

**GENERAL NOTES**

- 1. ACCESSOR'S PARCEL NO.: 441-074-030, 441-074-009
- 2. SITE ADDRESS: 24656 & 24764 MOHR DRIVE, HAYWARD, CA
- 3. EXISTING SITE AREA (GROSS): 1.45± ACRES (GROSS)  
PROPOSED SITE AREA (NET): 1.22± ACRES (NET) (NET AREA = GROSS AREA - DRIVE AISLE - SIDEWALK)
- 4. EXISTING ZONING: RMB3.5, RSD4  
PROPOSED ZONING: PD - PLANNED DEVELOPMENT DISTRICT
- 5. EXISTING USE: SINGLE FAMILY RESIDENTIAL; 2 SINGLE FAMILY LOTS  
PROPOSED USE: SINGLE FAMILY RESIDENTIAL; 12 SINGLE FAMILY LOTS, 8 WITH JUNIOR ACCESSORY DWELLING UNITS, 5 PARCELS
- 6. BENCHMARK: THE CITY OF HAYWARD BENCHMARK INTERSECTION OF WEST STREET AND MOHR DRIVE  
ELEVATION = 32.612 NGVD29
- 7. EXISTING STRUCTURES: ALL EXISTING BUILDINGS AND PAVEMENT WITHIN BOUNDARY TO BE REMOVED
- 8. STREETS: ALL ROADWAYS WITHIN THE SUBDIVISION WILL BE PRIVATE AND WILL BE PRIVATELY MAINTAINED BY THE HOMEOWNER'S ASSOCIATION. ALL PRIVATE STREETS WILL BE WITHIN PUE'S. THE MINIMUM LONGITUDINAL SLOPE OF ALL STREETS IS TO BE 0.50%.
- 9. TREES: ALL TREES WITHIN SITE BOUNDARY TO BE REMOVED, UNLESS OTHERWISE NOTED.
- 10. STREET TREES: STREET TREES SHALL BE INSTALLED PER SD-122
- 11. WALLS AND FENCING: ALL WALLS AND FENCING WILL BE PRIVATE FACILITIES AND PRIVATELY MAINTAINED
- 12. STORM DRAIN: PROPOSED ONSITE STORM DRAIN FACILITIES WILL BE PRIVATE FACILITIES AND WILL BE PRIVATELY MAINTAINED BY THE HOMEOWNER'S ASSOCIATION
- 13. PUBLIC UTILITIES: PROPOSED ONSITE WATER AND SANITARY SEWER FACILITIES ARE PUBLIC AND WILL BE WITHIN A SANITARY SEWER AND/OR WATER EASEMENT. PROPOSED WATER AND SANITARY SEWER FACILITIES WILL BE CONSTRUCTED PER CITY OF HAYWARD STANDARDS AND DEDICATED TO THE CITY.
- 14. FLOOD ZONE: ZONE X  
REFER TO:  
FLOOD INSURANCE RATE MAP  
PANEL 06001C0289G, AUGUST 3, 2009
- 15. WELLS ONSITE: NONE
- 16. WATER: CITY OF HAYWARD
- 17. SEWER: CITY OF HAYWARD
- 18. GAS & ELECTRIC: PG&E
- 19. TELEPHONE: SBC
- 20. CABLE TV: COMCAST CABLE
- 21. DIMENSIONS: ALL DIMENSIONS ARE PRELIMINARY AND SUBJECT TO FINAL MAP
- 22. FINAL MAP: ONE FINAL MAP SHALL BE FILED FOR THIS SITE
- 23. MAINTENANCE: A HOMEOWNER'S ASSOCIATION SHALL BE CREATED FOR THE DEVELOPMENT TO MAINTAIN ALL PRIVATE FACILITIES

**LEGEND**

EXISTING	PROPOSED	DESCRIPTION
---	---	SUBDIVISION BOUNDARY
---	---	RIGHT-OF-WAY
---	---	EASEMENT
---	---	ADJACENT LOT LINE
---	---	CURB, GUTTER & SIDEWALK
---	---	FENCE
x 62.0	x 62.0	SPOT ELEVATIONS
---	---	EXISTING STRUCTURE TO BE DEMOLISHED
○	○	EXISTING TREE

**ABBREVIATIONS**

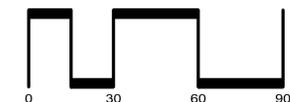
DW	DRIVEWAY
EX	EXISTING
FC	FACE OF CURB
PL	PROPERTY LINE
PUE	PUBLIC UTILITY EASEMENT
RW	RIGHT-OF-WAY
SW	SIDEWALK
TYP	TYPICAL

**SHEET INDEX**

Sheet Number	Sheet Title
TM.1	EXISTING CONDITIONS
TM.2	SITE PLAN
TM.3	PRELIMINARY GRADING PLAN
TM.4	PRELIMINARY UTILITY PLAN
TM.5	FIRE TRUCK CIRCULATION PLAN
TM.6	PRELIMINARY STORMWATER CONTROL PLAN

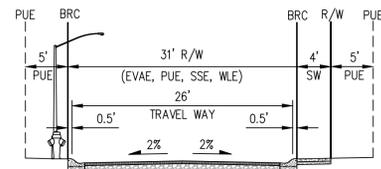
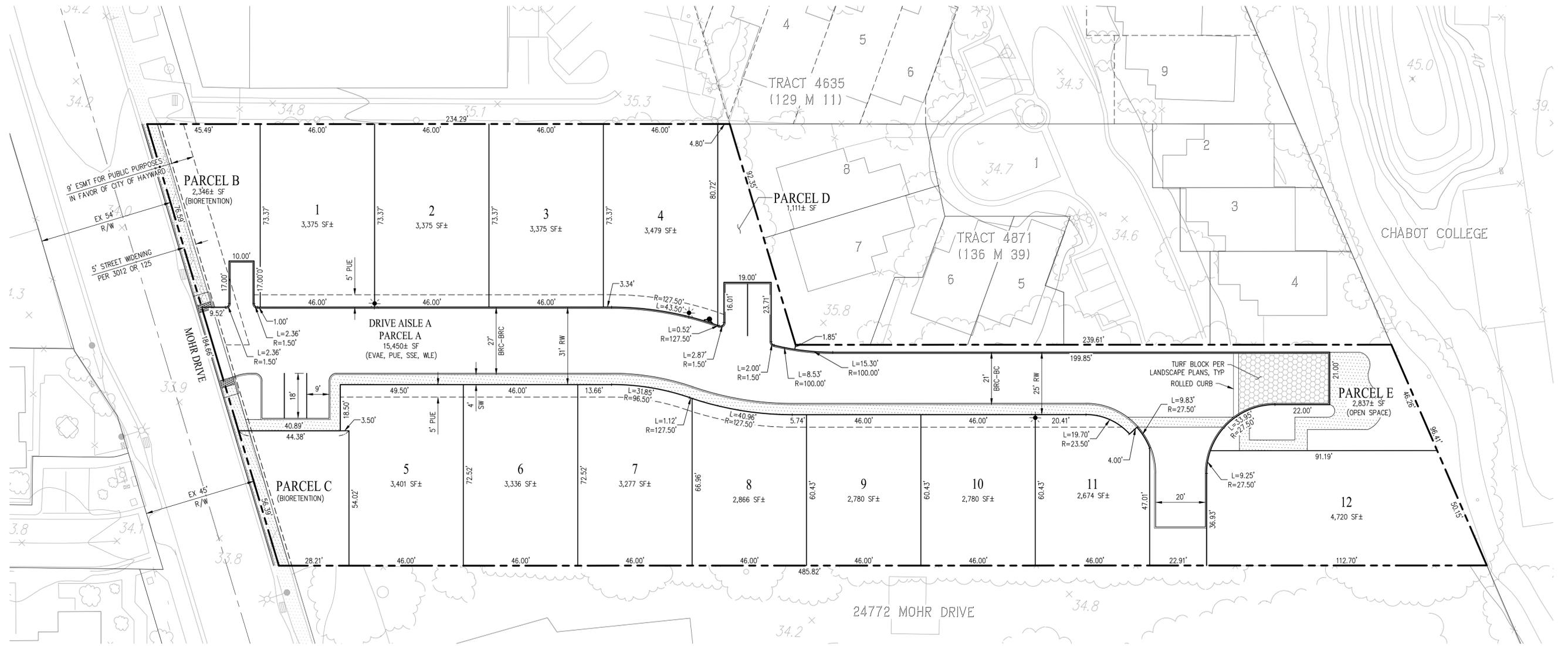
**VESTING TENTATIVE MAP  
EXISTING CONDITIONS  
MOHR DRIVE - TRACT 8670**

CITY OF HAYWARD ALAMEDA COUNTY CALIFORNIA  
SCALE: 1" = 20' DATE: NOVEMBER 2023

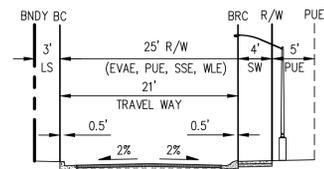


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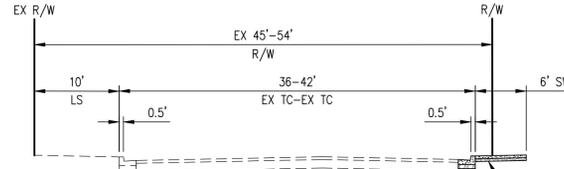
SHEET NO.  
**TM.1**  
OF - SHEETS



**DRIVE AISLE A**  
31' R/W  
(NOT TO SCALE)  
(PRIVATE STREET)



**DRIVE AISLE A**  
25' R/W  
(NOT TO SCALE)  
(PRIVATE STREET)



**MOHR DRIVE**  
45'-54' R/W  
(NOT TO SCALE)  
(PUBLIC STREET)

EX CURB, GUTTER & SIDEWALK TO BE REMOVED AND REPLACED PER CITY STANDARD DETAILS.

PARKING SUMMARY		
PARKING TYPE	PARKING PROVIDED	
	RATIO	NUMBER OF SPACES
GARAGE	2 SPACES/DU	24
DRIVEWAY	2 SPACES/DU	24
GUEST	0.5 SPACE/DU	6
TOTAL	4.5 SPACES/DU	54

NOTES:  
1. ON-STREET/GUEST PARKING DOES NOT INCLUDE LEGAL PUBLIC PARKING.

**ABBREVIATIONS**

- BC BACK OF CURB
- BRC BACK OF ROLLED CURB
- CL CENTERLINE
- DW DRIVEWAY
- EVAE EMERGENCY VEHICLE ACCESS EASEMENT
- FC FACE OF CURB
- LS LANDSCAPE
- PL PROPERTY LINE
- PUE PUBLIC UTILITY EASEMENT
- R/W RIGHT-OF-WAY
- SSE SANITARY SEWER EASEMENT
- SW SIDEWALK
- TC TOP OF CURB AT FACE
- TYP TYPICAL
- WLE WATER LINE EASEMENT

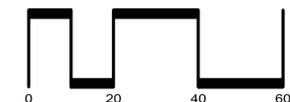
**LEGEND**

- FIRE HYDRANT
- ELECTROLIER

**VESTING TENTATIVE MAP  
SITE PLAN**

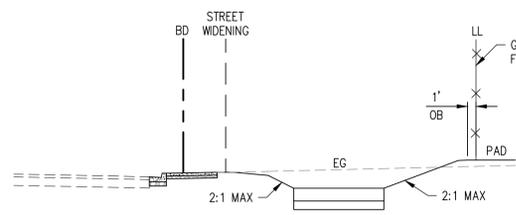
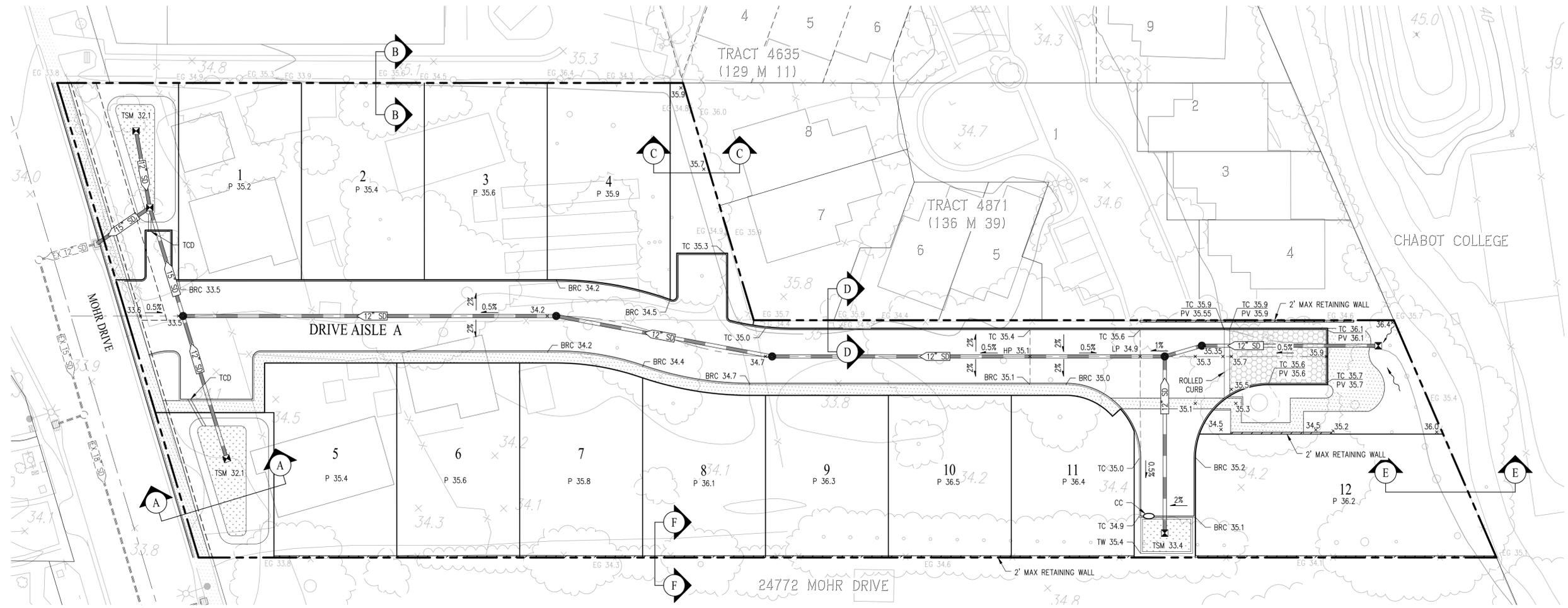
**MOHR DRIVE - TRACT 8670**

CITY OF HAYWARD ALAMEDA COUNTY CALIFORNIA  
SCALE: 1" = 20' DATE: NOVEMBER 2023

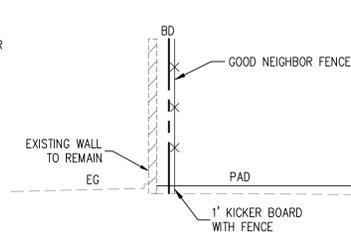


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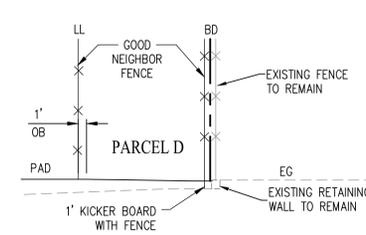
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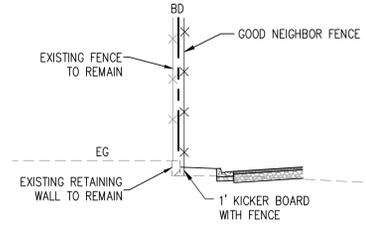
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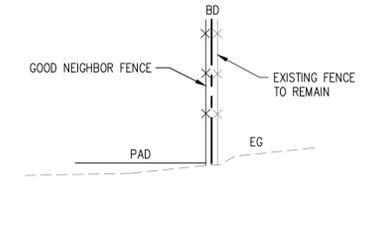
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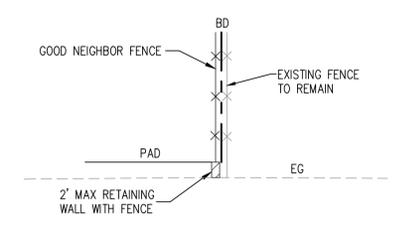
SECTION C-C  
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SECTION D-D  
NOT TO SCALE



SECTION E-E  
NOT TO SCALE



SECTION F-F  
NOT TO SCALE

**LEGEND**

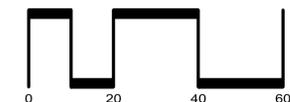
EXISTING	PROPOSED	DESCRIPTION
---	---	SUBDIVISION BOUNDARY
---	---	RETAINING WALL
---	---	PRECAST WALL
---	---	FENCE
---	---	SIDEWALK, PATHWAY
---	---	VALLEY GUTTER
x 100.0	x 100.0	SPOT ELEVATIONS
---	---	DECORATIVE PAVING
---	---	BIORETENTION AREA
o	o	CURB CUT

**ABBREVIATIONS**

BD	BOUNDARY	P	PAD
BRC	BACK OF ROLLED CURB	PL	PROPERTY LINE
CC	CURB CUT	PUE	PUBLIC UTILITY EASEMENT
DW	DRIVEWAY	RW	RIGHT-OF-WAY
FF	FINISH FLOOR	SD	STORM DRAIN
GB	GRADE BREAK	SD-T	TREATED STORM DRAIN
HP	HIGH POINT	SW	SIDEWALK
LL	LOT LINE	TC	TOP OF CURB
LP	LOW POINT	TCD	THRU CURB DRAIN
LS	LANDSCAPE	TG	TOP OF GRATE
		TSM	TOP OF SOIL MIX

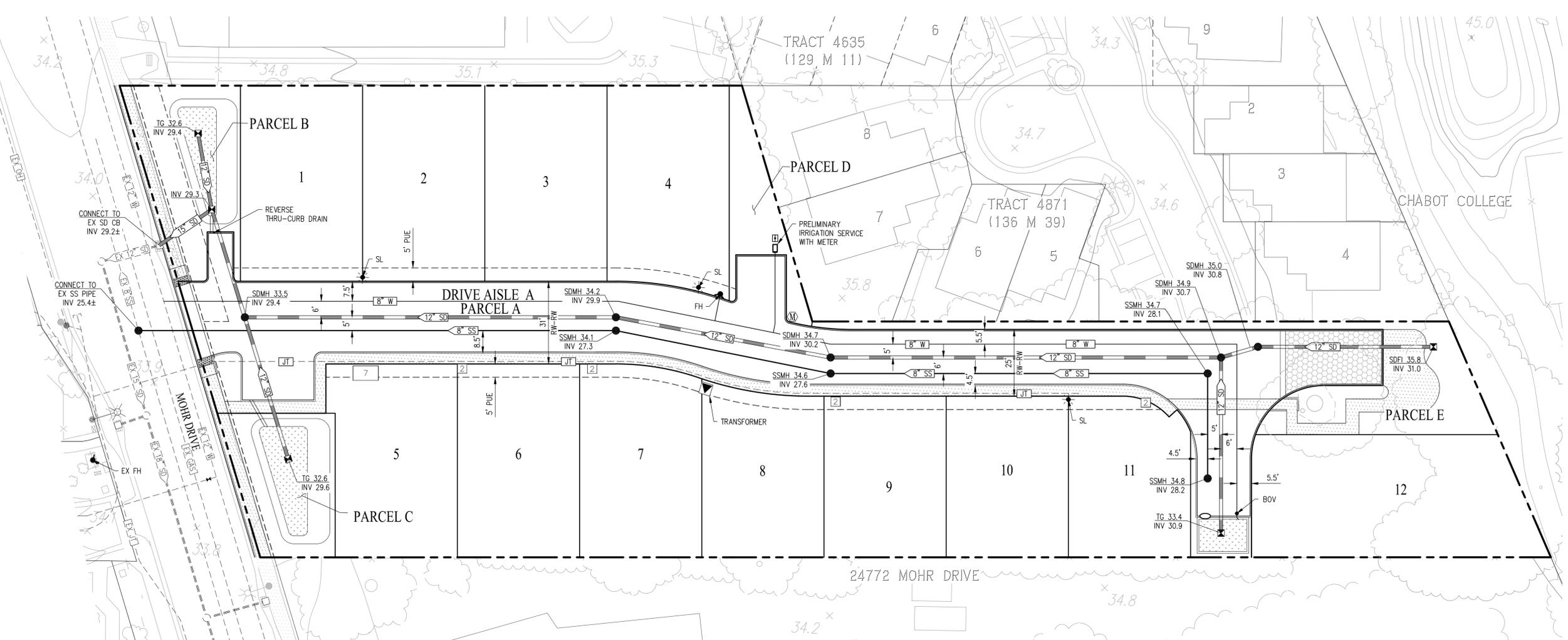
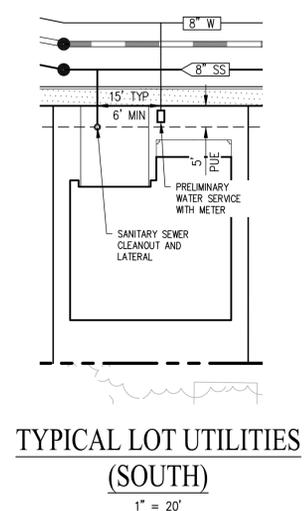
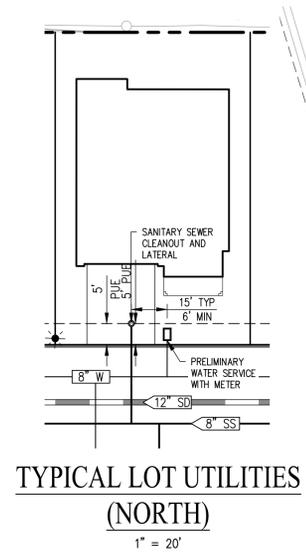
VESTING TENTATIVE MAP  
PRELIMINARY GRADING PLAN  
**MOHR DRIVE - TRACT 8670**

CITY OF HAYWARD ALAMEDA COUNTY CALIFORNIA  
SCALE: 1" = 20' DATE: NOVEMBER 2023



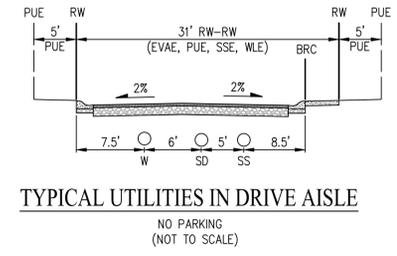
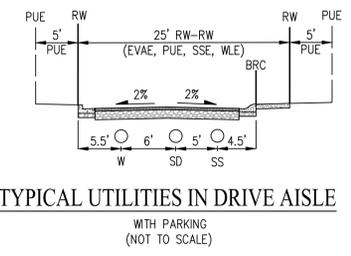
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**UTILITY NOTES**

- EXISTING UTILITIES** ALL EXISTING UTILITIES SERVING ORIGINAL USE WITHIN THE BOUNDARY TO BE REMOVED. EXISTING STORM DRAIN, SANITARY SEWER AND WATER WITHIN EASEMENTS TO REMAIN.
- PUBLIC UTILITIES** PROPOSED WATER AND SANITARY SEWER FACILITIES WITHIN PRIVATE ROADWAYS ARE PUBLIC AND WILL BE WITHIN A SANITARY AND/OR WATER EASEMENT. PROPOSED WATER AND SANITARY SEWER FACILITIES WILL BE CONSTRUCTED PER CITY OF HAYWARD STANDARDS AND BE DEDICATED TO THE CITY.
- PRIVATE UTILITIES** STORM DRAIN SYSTEM  
PROPOSED ONSITE STORM DRAIN FACILITIES WILL BE PRIVATE AND WILL BE PRIVATELY MAINTAINED BY THE HOMEOWNER'S ASSOCIATION. MIN SLOPE OF PROPOSED STORM DRAIN PIPE = 0.0035. PUBLIC STORM DRAIN FACILITIES TO BE CONSTRUCTED TO CITY OF HAYWARD STANDARDS. ALL STORM PIPE TO BE RCP OR NDS N-12 PER CITY OF HAYWARD STANDARDS.
- WATER** A. WATER SHALL BE CONSTRUCTED PER CITY OF HAYWARD STANDARDS  
B. PROVIDE KEYS/ACCESS CODE/AUTOMATIC GATE OPENER TO UTILITIES FOR ALL METERS ENCLOSED BY A FENCE/GATE AS PER HAYWARD MUNICIPAL CODE 11-2.02.1. ONLY WATER DISTRIBUTION PERSONNEL SHALL PERFORM OPERATION OF VALVES ON THE HAYWARD WATER SYSTEM.  
C. WATER SERVICE AVAILABLE SUBJECT TO STANDARD CONDITIONS AND FEES IN EFFECT AT TIME OF APPLICATION.  
D. ALL WATER MAINS OUTSIDE OF ROADWAY OR UNDER DECORATIVE PAVEMENT TO BE DUCTILE IRON PIPE.
- SEWER** CITY OF HAYWARD STANDARD MIN SLOPE OF PROPOSED SEWER PIPE = 0.0035  
MIN SIZE OF PROPOSED SEWER MAIN IS 8". SEWER SHALL BE CONSTRUCTED OF PVC PIPE PER CITY OF HAYWARD STANDARDS. SEWER SERVICE AVAILABLE SUBJECT TO STANDARD CONDITIONS AND FEES IN EFFECT AT TIME OF APPLICATION.  
CONTRACTOR TO INSTALL LATERALS WITH REQUIRED CLEARANCES TO OTHER UTILITIES. SEWER LATERALS TO BE PVC DR14 C900 WHERE CLEARANCE IS VERTICALLY LESS THAN 1' AND HORIZONTALLY LESS THAN 10' FROM A WATER LATERAL (AS NOTED ON PLANS).
- GAS & ELECTRIC** PG&E
- TELEPHONE** SBC
- CABLE TV** COMCAST CABLE
- UTILITIES** UTILITIES SHOWN ARE TO BE USED AS A GUIDE AND MAY CHANGE DURING FINAL DESIGN. DESIGN SHALL ADHERE TO CITY OF HAYWARD STANDARDS.

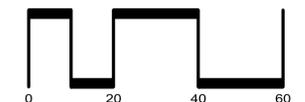


**ABBREVIATIONS**

- |      |                                   |
|------|-----------------------------------|
| EVAE | EMERGENCY VEHICLE ACCESS EASEMENT |
| EX   | EXISTING                          |
| INV  | INVERT                            |
| PL   | PROPERTY LINE                     |
| PUE  | PUBLIC UTILITY EASEMENT           |
| S    | SLOPE                             |
| SD   | STORM DRAIN (PRIVATE)             |
| SSE  | SANITARY SEWER EASEMENT           |
| WLE  | WATER LINE EASEMENT               |

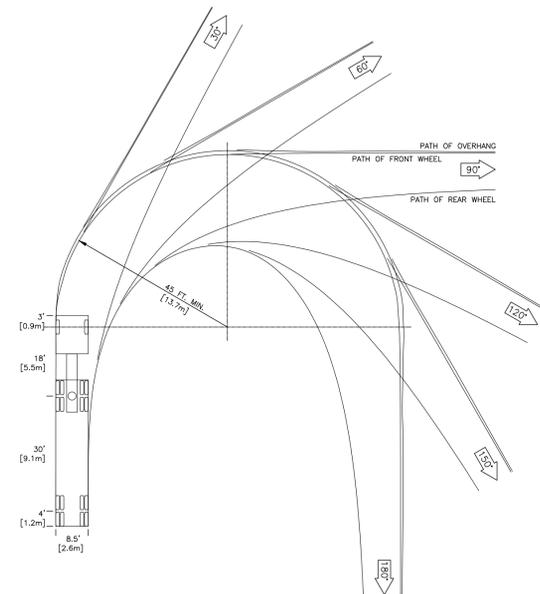
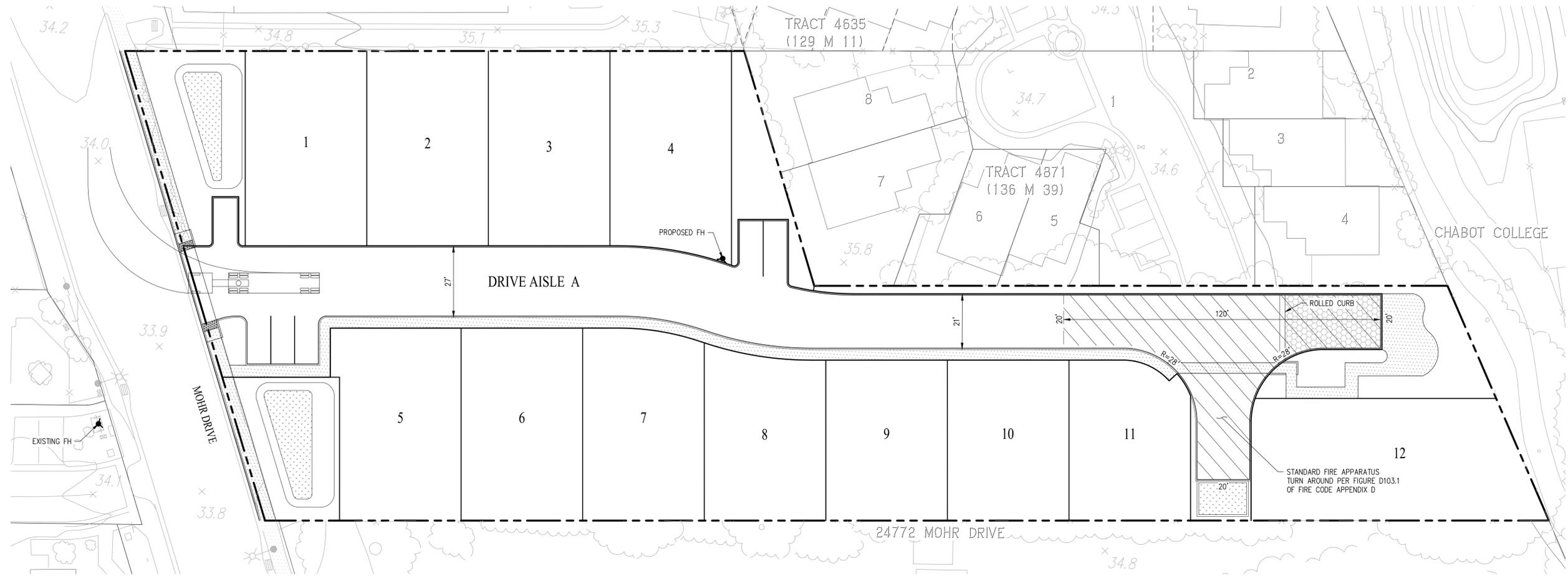
**VESTING TENTATIVE MAP  
PRELIMINARY UTILITY PLAN  
MOHR DRIVE - TRACT 8670**

CITY OF HAYWARD ALAMEDA COUNTY CALIFORNIA  
SCALE: 1" = 20' DATE: NOVEMBER 2023



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CITY OF HAYWARD FIRE DEPARTMENT WB-50  
TRUCK TURNING TEMPLATE

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NOTE: MOST RESTRICTIVE TURN SHOWN ON PLAN FOR EACH TURNING MOVEMENT

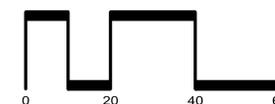
**LEGEND**

- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT

**NOTE:**  
FIRE FLOW DATA (STATIC PRESSURE, RESIDUAL PRESSURE, PITOT PRESSURE, TEST FLOW, CALCULATED AVAILABLE WATER FLOW AT 20 PSI) SHALL BE SHOWN ON BUILDING PLANS SUBMITTAL. THE APPLICANT SHALL REQUEST FOR A NEW FIRE HYDRANT FLOW TEST IF AVAILABLE DATA IS MORE THAN 5 YEARS OLD. THE FIRE FLOW SHALL NOT BE LESS THAN 1,500 GPM.

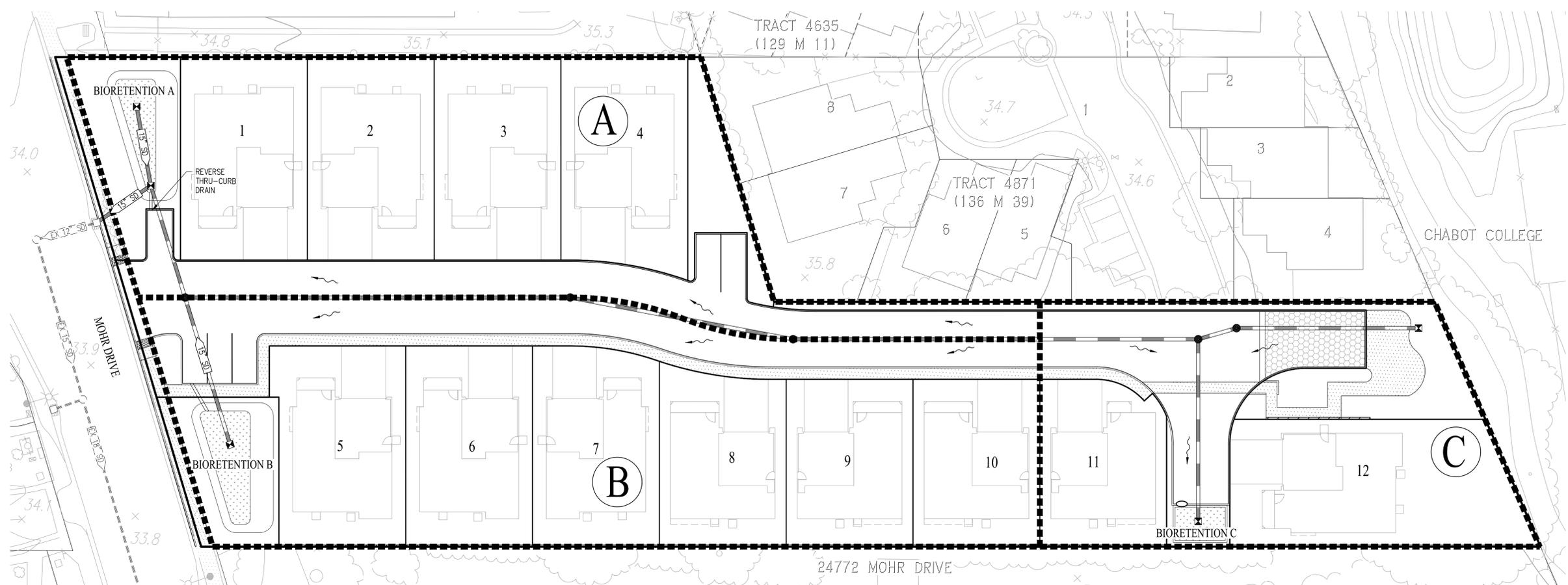
VESTING TENTATIVE MAP  
FIRE TRUCK CIRCULATION PLAN  
MOHR DRIVE - TRACT 8670

CITY OF HAYWARD ALAMEDA COUNTY CALIFORNIA  
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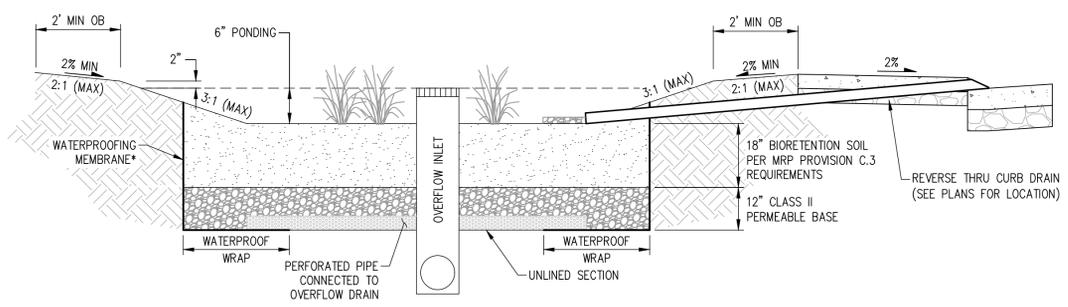
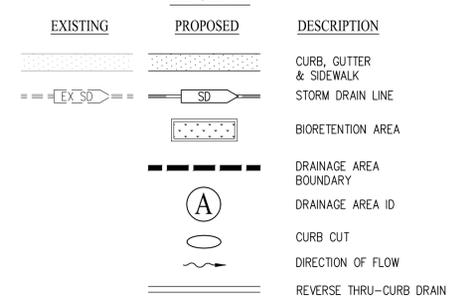


PRELIMINARY STORM WATER TREATMENT SUMMARY

AREA ID	TREATMENT TYPE	PERVIOUS AREA (SF)	IMPERVIOUS AREA (SF)	TREATMENT AREA REQUIRED (SF)*	TREATMENT AREA PROVIDED (SF)
A	BIORETENTION	9,602	12,203	375	380
B	BIORETENTION	9,689	16,574	499	520
C	BIORETENTION	6,938	7,423	231	235

\*BIORETENTION TREATMENT AREA REQUIRED IS CALCULATED USING THE C.3 FLOW-COMBINATION METHOD

LEGEND

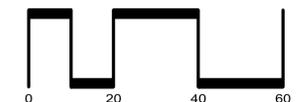


TYPICAL BIORETENTION AREA  
NOT TO SCALE

- \*NOTE:
1. INSTALL DEEPEMED CURB IN ADDITION TO WATERPROOF BARRIER WHERE NECESSARY PER GEOTECHNICAL RECOMMENDATIONS
  2. INSTALL 3" OF FLOAT-RESISTING MULCH ON EXPOSED SOIL AREAS BETWEEN PLANTINGS PER ALAMEDA COUNTY C.3 STORMWATER TECHNICAL GUIDANCE DATED OCTOBER 31, 2017.
  3. PROPOSED BMPs SHALL USE A BIORETENTION SOIL MIX PER ATTACHMENT L OF THE C.3 STORMWATER CONTROL TECHNICAL GUIDANCE DATED APRIL 11, 2016 WITH A MINIMUM INFILTRATION RATE OF 5" PER HOUR

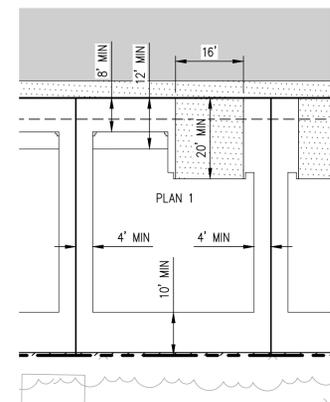
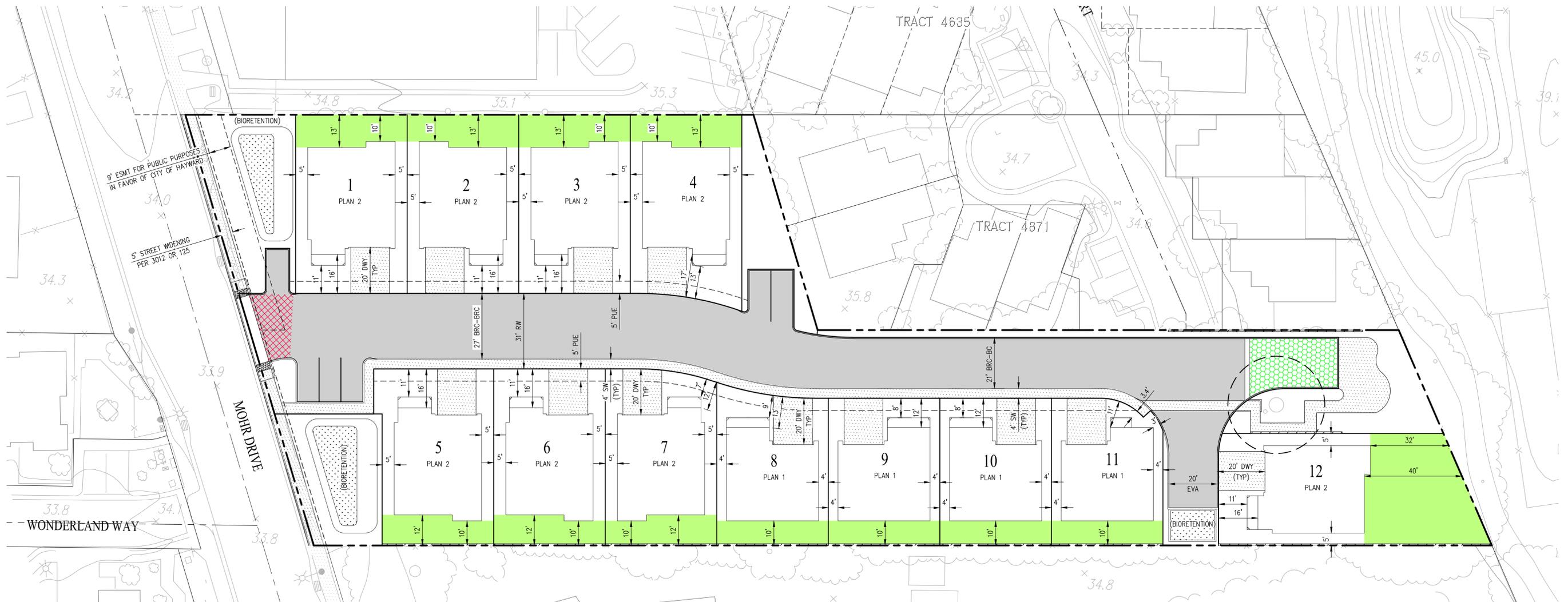
VESTING TENTATIVE MAP  
PRELIMINARY STORMWATER CONTROL PLAN  
MOHR DRIVE - TRACT 8670

CITY OF HAYWARD ALAMEDA COUNTY CALIFORNIA  
SCALE: 1" = 20' DATE: NOVEMBER 2023

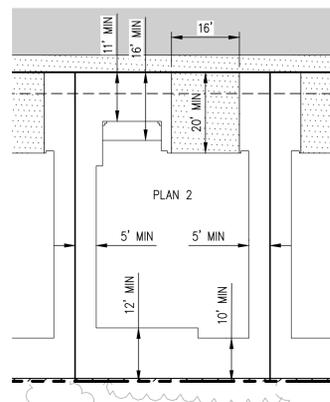


SAN RAMON (925) 866-0322  
ROSEVILLE (916) 788-4456  
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SHEET NO.  
TM.6  
OF SHEETS



TYPICAL SETBACKS  
PLAN 1  
NOT TO SCALE



TYPICAL SETBACKS  
PLAN 2  
NOT TO SCALE

SETBACK SUMMARY		
SETBACK	DIMENSION (MINIMUM)	DIMENSION (TYPICAL)
FRONT	3'	12'
GARAGE	20'	20'
REAR	10'	12'±
SIDE	4'	PLAN 1-4'/PLAN 2-5'

LOT SUMMARY TABLE				
LOT #	LOT AREA (SF)	GROSS BUILDING AREA (SF)	BUILDING COVERAGE	PRIVATE OPEN SPACE
1	3,375	1,523	45%	574
2	3,375	1,523	45%	574
3	3,375	1,523	45%	574
4	3,479	1,523	44%	574
5	3,336	1,523	46%	534
6	3,336	1,523	46%	534
7	3,277	1,523	46%	534
8	2,866	1,299	45%	464
9	2,780	1,299	47%	464
10	2,780	1,299	47%	464
11	2,758	1,299	47%	464
12	4,720	1,523	32%	1,915

\* PROPOSED AVERAGE LOT WIDTH FOR LOTS 1 - 12 IS 46'  
 \*\* PROPOSED AVERAGE LOT DEPTH FOR LOTS 1 - 12 IS 67.5'  
 \*\*\* PROPOSED DRIVEWAY WIDTH FOR LOTS 1 THROUGH 12 IS 16'

UNIT MIX			
PLAN	SF	TOTAL	%
1	2,124	4	33%
2	2,489	8	67%

LEGEND

- LANDSCAPING
- PAVED DRIVE AISLE
- TURF BLOCK
- DECORATIVE PAVEMENT
- WALKWAY/DRIVEWAY
- BIORETENTION AREA

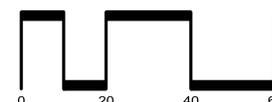
SITE DENSITY			
SITE AREA	NET SITE AREA	UNIT COUNT	SITE DENSITY
1.45 AC±	1.22 AC±	12	9.8 DU/AC

\* SITE DENSITY IS BASED ON NET SITE AREA (SITE AREA MINUS DRIVE AISLE)

# VESTING TENTATIVE MAP PLANNED DEVELOPMENT SITE PLAN 24656 & 24764 MOHR DRIVE

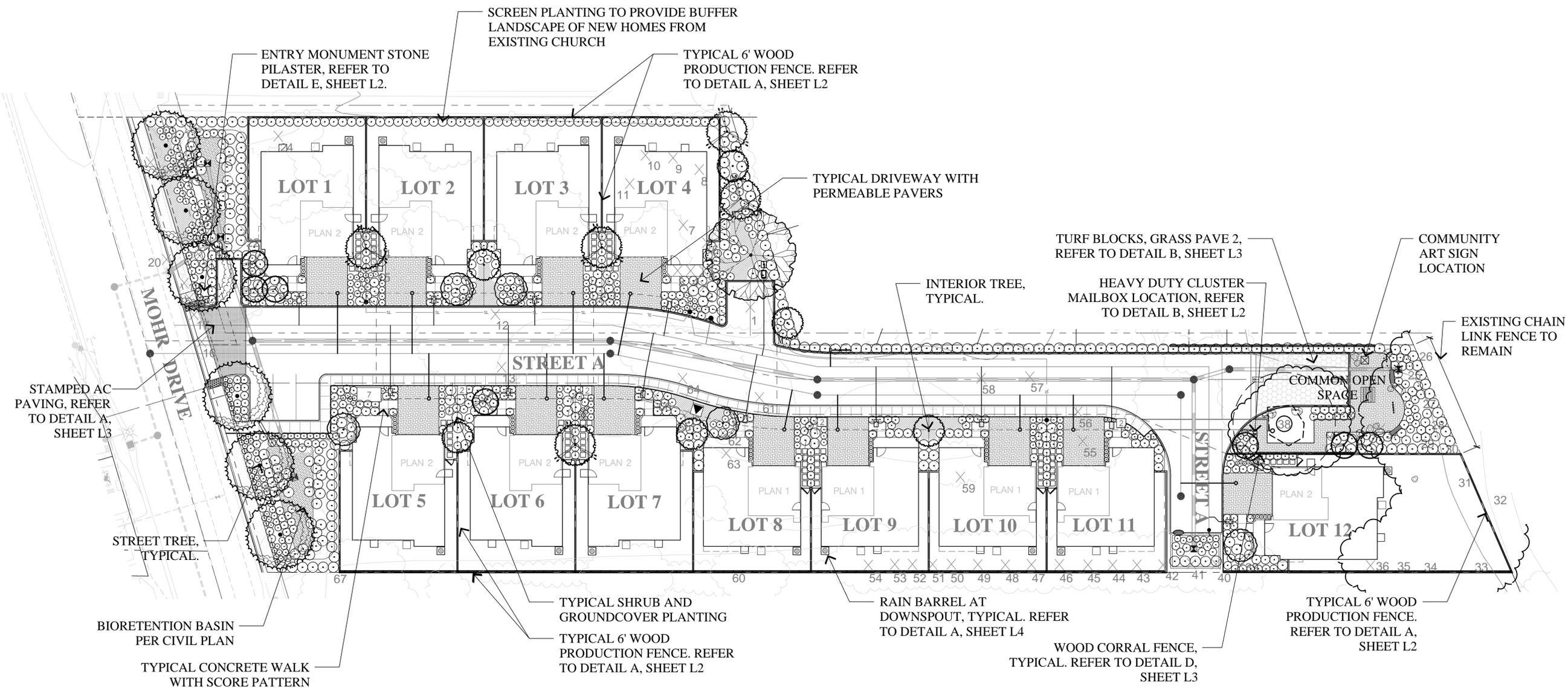
CITY OF HAYWARD ALAMEDA COUNTY CALIFORNIA

SCALE: 1" = 20' DATE: NOVEMBER 2023



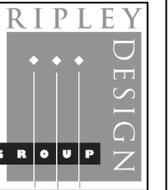
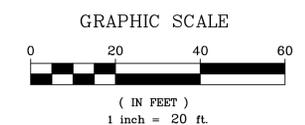
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SHEET NO.  
**C.1**  
 OF # SHEETS



**NOTES:**

1. ALL TREES SHALL BE PLANTED AND STAKED PER CITY STANDARDS.
2. TREES BE PLANTED WITHIN 3' 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.
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".



RIPLEY DESIGN GROUP, INC.  
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DEVELOPER:

**NUVERA  
HOMES**

7041 KOLL CENTER  
PKWY, PLEASANTON,  
CA 94566

TEL. 925.309.8888

PROJECT:

**24656 & 24764  
MOHR DRIVE**

HAYWARD,  
CALIFORNIA

**PRECISE  
PRELIMINARY  
LANDSCAPE  
PLAN**



PROJECT #:

DATE: NOV. 8, 2023

SCALE: 1"=20'

DRAWN BY: CL

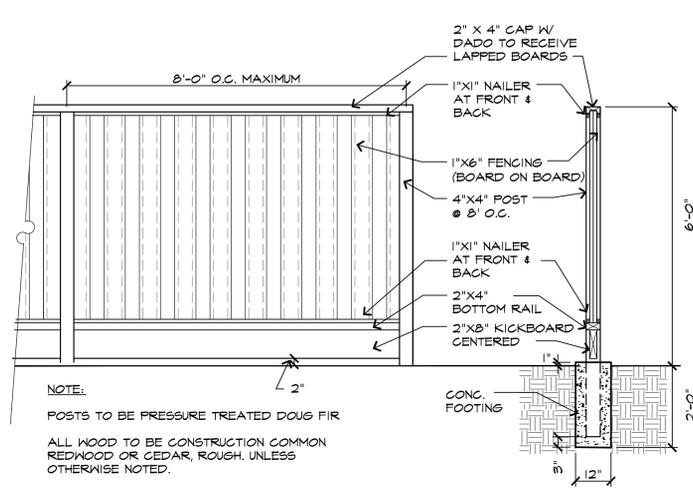
CHECKED BY: AMC

REVISIONS:

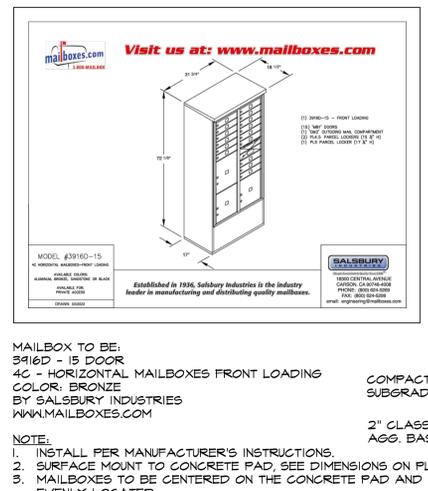

SHEET

**L1**

OF 13 SHEETS



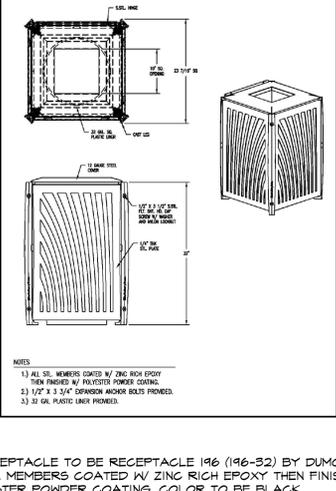
**A INTERIOR SIDERYARD WOOD FENCE W/ KICKERBOARD** SCALE: 1/2" = 1'-0" 024 - FndRr



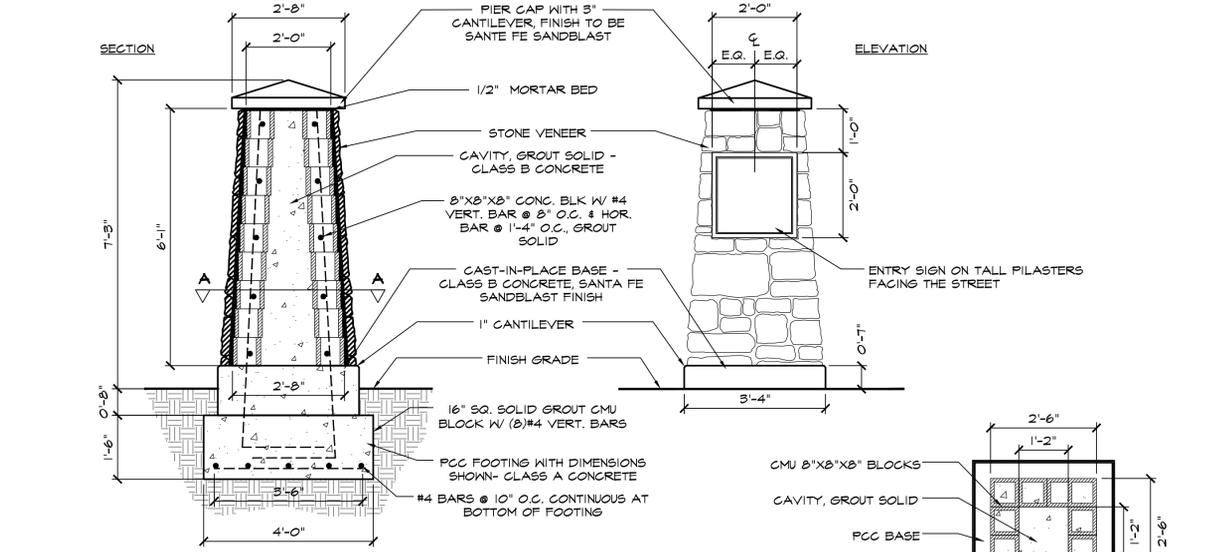
**B HEAVY DUTY COMMUNITY MAILBOXES** SCALE: 1/2" = 1'-0" 024 -



**C BENCH** SCALE: 1/2" = 1'-0" 024 -



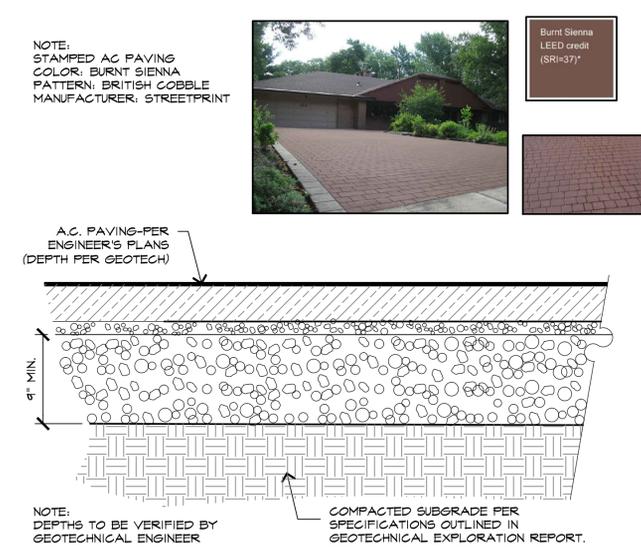
**D TRASH RECEPTACLE** NOT TO SCALE 024 -



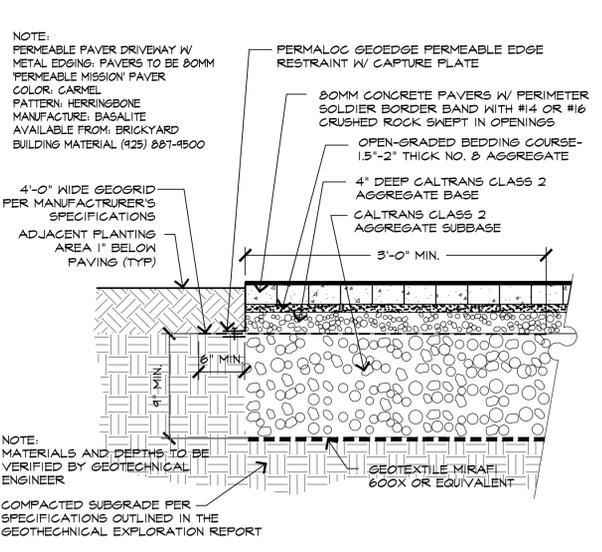
**E STONE VENEER PILASTER W/ ENTRY PLAQUE** SCALE: 1/2" = 1'-0" 024 - XXXXX



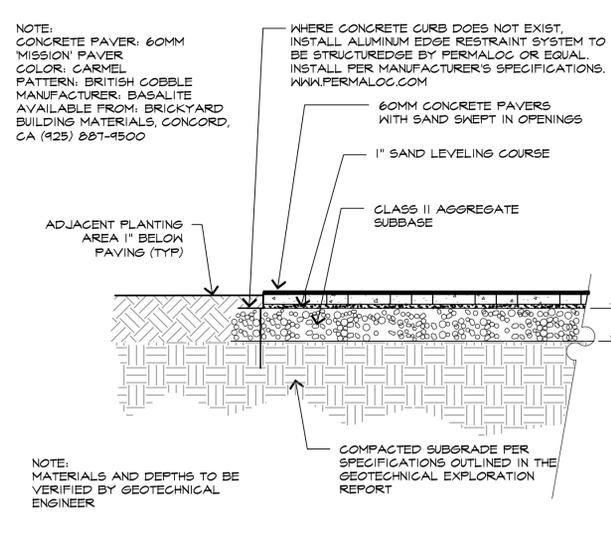
**F PICNIC TABLE** SCALE: 1/2" = 1'-0" 024 -



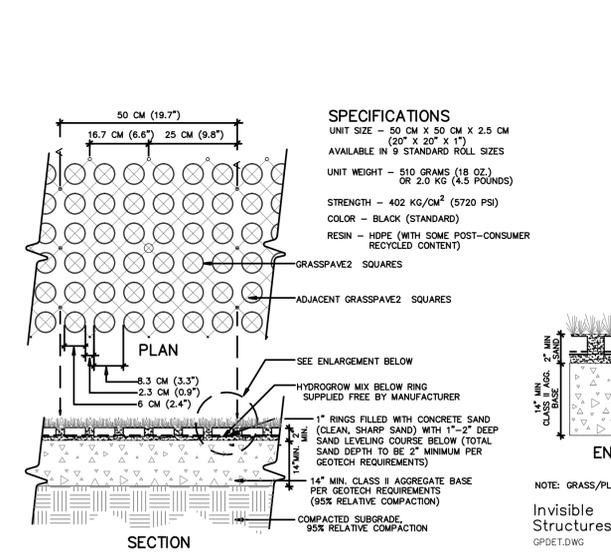
**G AC PAVING** SCALE: 3/4"=1'-0" 06 - P/PreCalc



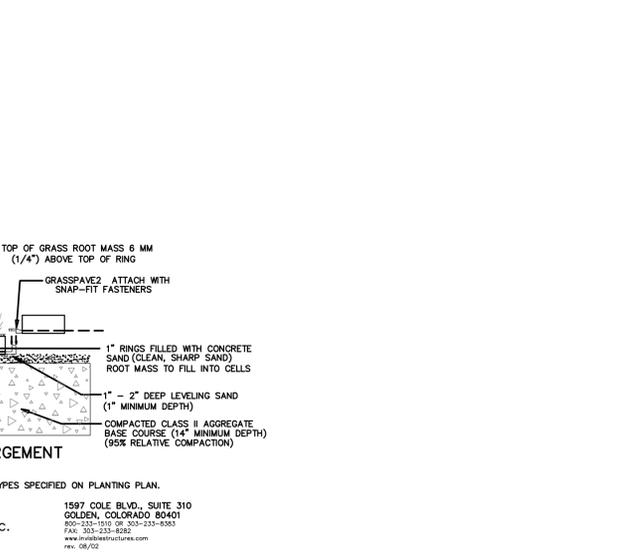
**H PERMEABLE DRIVEWAY PAVERS** SCALE: 3/4"=1'-0" 06 - P/PreCalc



**I PEDESTRIAN PAVERS** SCALE: 3/4"=1'-0" 06 - P/PreCalc



**J TURFBLOCK - GRASS PAVE 2** SCALE: N.T.S. 01 - D/Prftr



**G AC PAVING** SCALE: 3/4"=1'-0" 06 - P/PreCalc

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**DEVELOPER:**  
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 PKWY, PLEASANTON,  
 CA 94566

TEL. 925.309.8888

**PROJECT:**  
 24656 & 24764  
**MOHR DRIVE**

HAYWARD,  
 CALIFORNIA

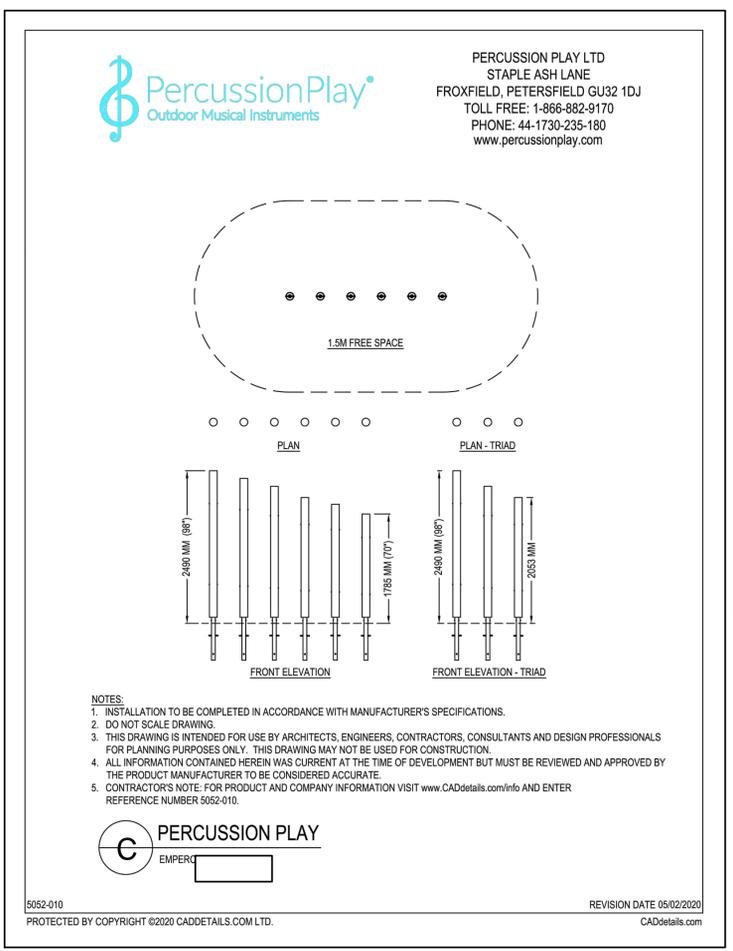
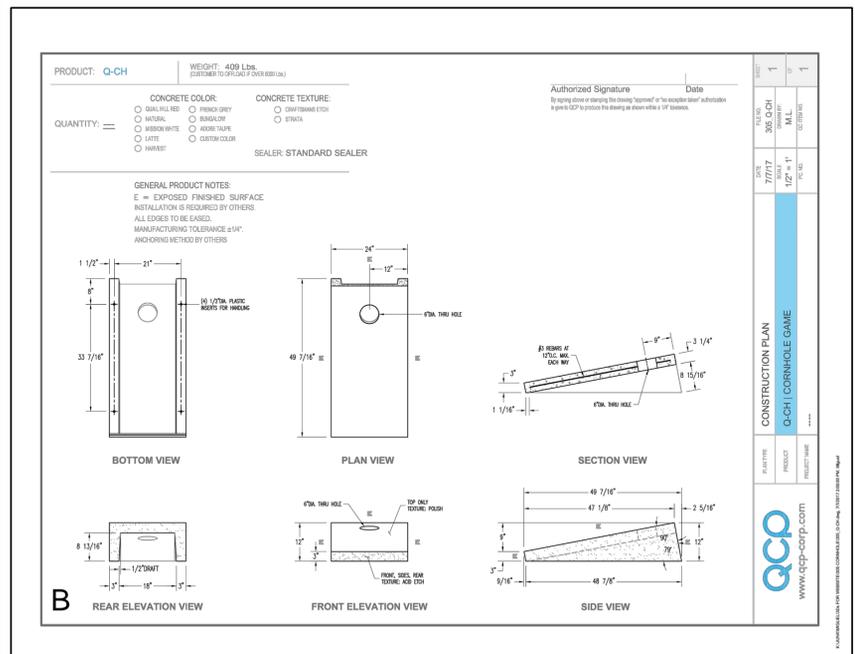
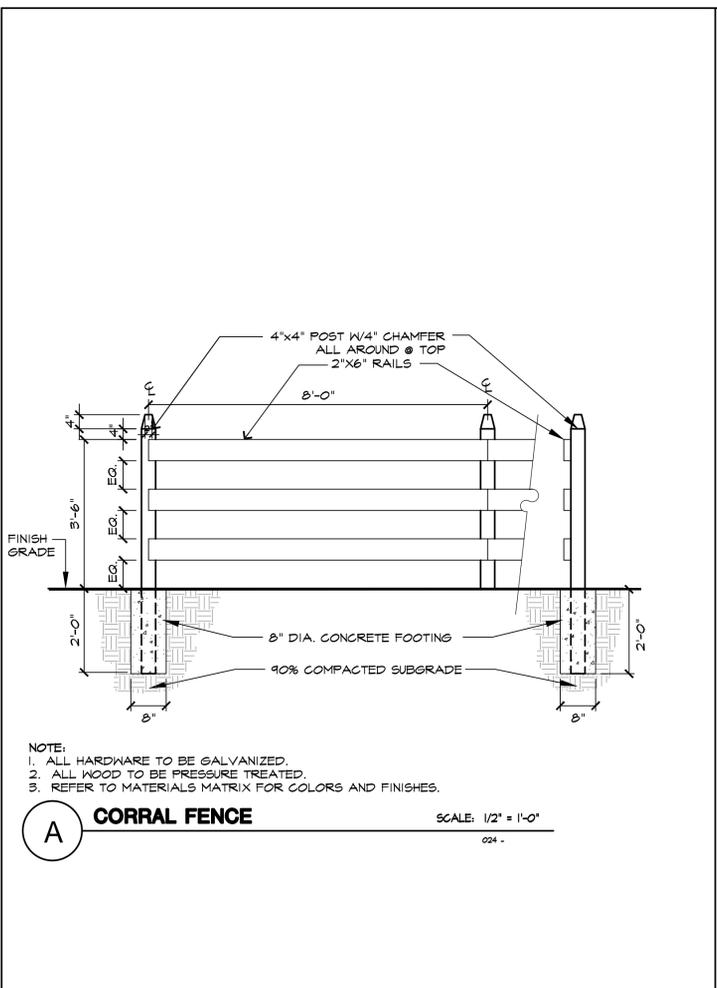
**PRECISE PRELIMINARY LANDSCAPE DETAILS**



**PROJECT #:**  
 DATE: NOV. 8, 2023  
 SCALE: AS SHOWN  
 DRAWN BY: CL  
 CHECKED BY: AMC

**REVISIONS:**


**SHEET**  
**L2**  
 OF 13 SHEETS



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PROJECT:

**24656 & 24764 MOHR DRIVE**

HAYWARD, CALIFORNIA

**PRECISE PRELIMINARY LANDSCAPE DETAILS**

PROJECT #:  
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REVISIONS:


SHEET

**L3**

OF 13 SHEETS

**Traditional Tic-Tac-Toe \$968.<sup>00</sup>**

Meets National Standards for: ✓ ASTM F1487-17 ✓ CPSC Guidelines #325

**Product Description**  
 Tic-tac-toe is a classic game which is often one of the first that children learn to play. Because of this it is one that most children will know, making it a great activity for encouraging kids to interact with one another and form new friendships and social skills. The Traditional Tic-Tac-Toe panel brings the classic game right to the playground, where children can play it again and again. This panel has nine cylinders which make up the spaces of the tic-tac-toe board. All of these cylinders can be rotated to display an "X" or "O" or a blank space. Kids can take turns marking their spaces by rotating the cylinders until they display the right letter. Then, once a game is completed, the cylinders can all be turned to the blank spaces to reset the board. The panel is double-sided, so either side can be used to play the game.

**Product Specifications**  
 Price: \$968.<sup>00</sup>  
 Model Number: PFS002P  
 Age Range: 2-12 years  
 Post Diameter: 3.5-inch  
 Product Type: Panels  
 Safety Zone: None required

**D**

NVB Playgrounds, Inc. DBA PlaygroundEquipment.com 800-667-0097 | PLAYGROUND-EQUIPMENT.COM

**E WOOD PLANTERS** NTS

**NOTES:**

1. PLANTERS TO BE CUSTOM MADE FROM RECLAIMED WOOD. REFER TO ADJACENT IMAGES FOR SIMILAR.
2. PLANTERS TO BE IRRIGATED WITH DRIP SYSTEM ON COMMON IRRIGATION SYSTEM.
3. PLANTINGS TO BE LOW WATER USE PLANTS PER WCOLS.

**LOG COLUMN**

**OVERSIZED STUMP SECTION**

**DEDICATION PLAQUE**

**LOG WALL WITH STEEL FRAME**

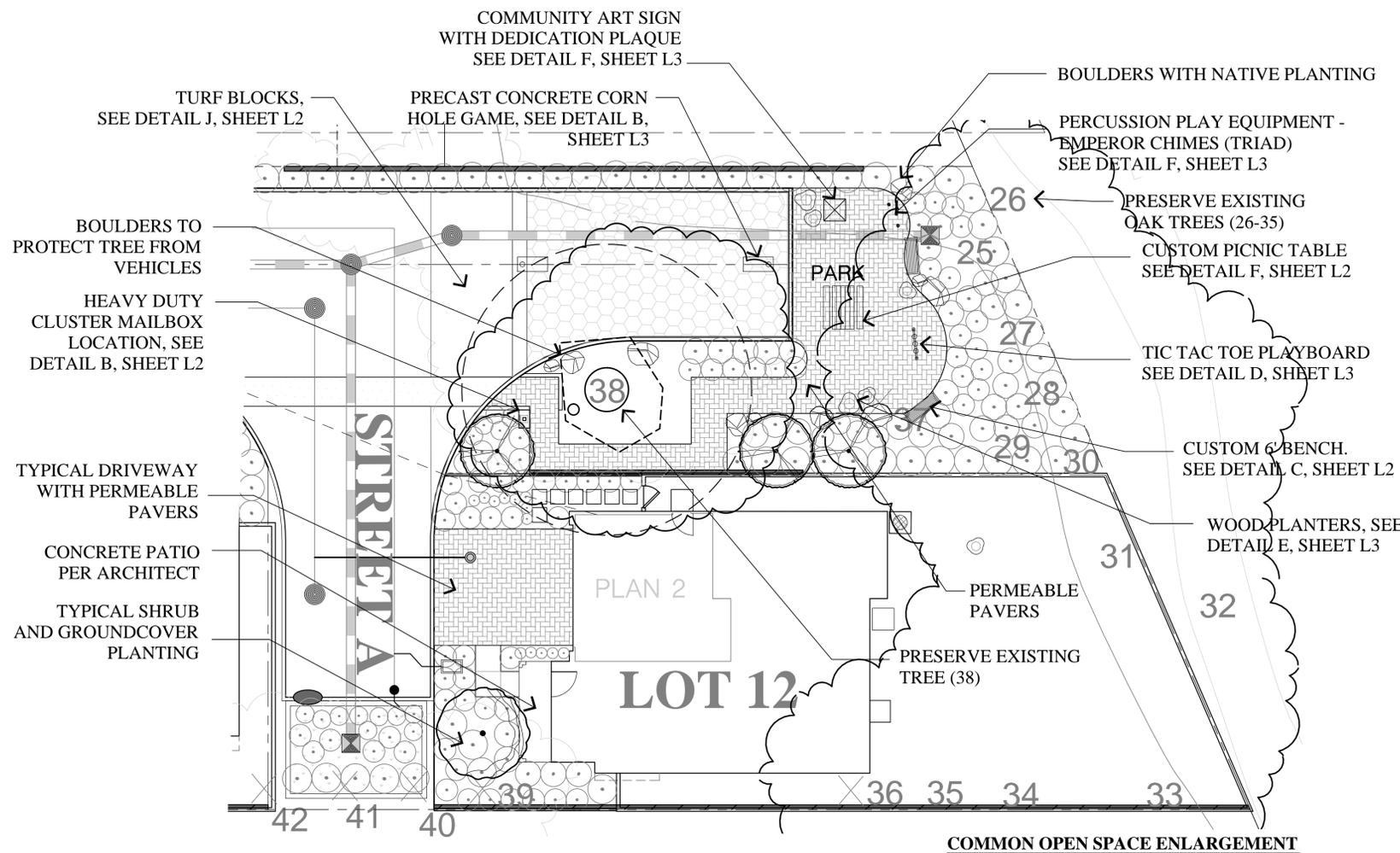
**ART SIGN COLUMN CONCEPT**

METAL DEDICATION PLAQUE  
 METAL FRAME COLOR TO BE BLACK  
 RECLAIMED LOGS OF VARYING DIAMETER  
 FINISH GRADE

**NOTES:**

1. ART SIGN TO BE CUSTOM MADE FROM RECLAIMED WOOD. REFER TO ADJACENT IMAGES FOR SIMILAR. FINAL DESIGN TO BE APPROVED BY THE CITY.

**F COMMUNITY ART SIGN WITH PLAQUE** NTS



**Installation instructions**

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

INCLUDED	REQUIRED
<ul style="list-style-type: none"> <li>• Rain barrel body (1)</li> <li>• Rain barrel lid (1)</li> <li>• 1/2" hose and 1/2" hose clamp (1)</li> <li>• 1/2" hose, 1/2" rubber gasket, 1" nut (1)</li> <li>• 4 screws</li> </ul>	<ul style="list-style-type: none"> <li>• Drill and Phillips (posihead) screwdriver</li> <li>• Wrench</li> <li>• Saw, measure and marker</li> <li>• Safety glasses, safety gloves</li> <li>• Hammer</li> <li>• Hammer or chisel</li> </ul>

**Step 1 Locate**  
Choose a location below a downspout for your rain barrel. The location must have level, firm ground. A 2" x 4" framing board can be used to provide stability. Avoid locations near ground-level basement windows or window wells.

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

**Step 3 Cut Downspout**  
Place the barrel beside the downspout to measure and mark your required cut. Make sure to allow enough room for the barrel, lid and downspout. Wearing safety glasses and gloves, cut the downspout using a hacksaw. Attach your existing downspout (1) to the new downspout end.

**Step 4 Overflow**  
Choose which side overflow spout you will use. Both spouts are locked by a plastic disc to prevent rain from overflowing. Remove the disc by inserting a side screwdriver or chisel into the overflow hole from the outside, and gently tap with a hammer around the edges of the disc until it pops free. Attach the overflow hose using the hose clamp and a nut screwdriver. Direct the other end of the hose to wherever your downspout originally drained, which should be either a sump pit or sewer drain.

**Step 5 Attach Lid & Place**  
Place the lid on the barrel and after using the four provided screws (1) and a crosshead screwdriver, hand tighten only. Over-tightening may crack the plastic. Place assembled bin under downspout and make sure it is level and stable.

**RAIN BARREL**

**RAIN BARREL INFORMATION**

55 GALLON RAIN BARREL W/ BRASS SPIGOT - LOCATE AT AND CONNECT TO NEAREST DOWNSPOUT - SET ON LEVEL 3'X3' PRECAST CONCRETE PAVER. CONNECT OVERFLOW HOSE TO DRAINAGE SYSTEM. REFER TO DETAIL X, SHEET L2. RAIN BARREL TO BE MODEL NUMBER 'EWC-10' BY ENVIRO WORLD. AVAILABLE FROM HOME DEPOT OR EQUAL. 3'X3' PRECAST PAVER TO BE DIVERSITECH MODEL '2YJ85' AVAILABLE FROM GRAINGER OR EQUAL. WWW.GRAINGER.COM

**CONCEPTUAL LANDSCAPE STATEMENT**

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

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

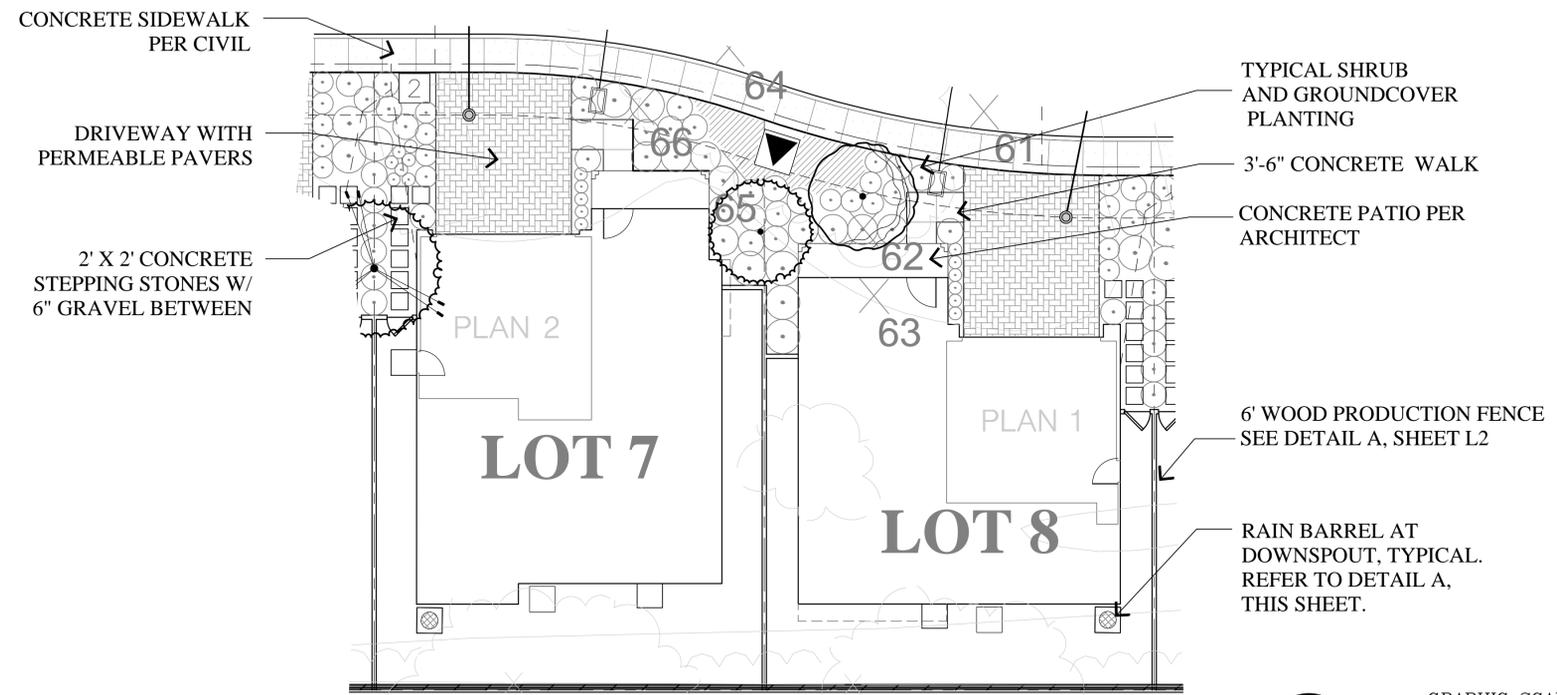
ENTRYWAYS AND PICTURE WINDOWS WILL BE FRAMED BY SPECIMEN SHRUBS AND NODES WILL HAVE ACCENT PLANTINGS. PLANT SPECIES WHICH ENHANCE THE ARCHITECTURAL ELEVATIONS SHALL BE USED. A DIVERSE USE OF PLANT SPECIES WILL DISPLAY VARIOUS TEXTURES, FORMS, FOLIAGE COLOR, AND FLOWERS; WILL CREATE A BEAUTIFUL LANDSCAPE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

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

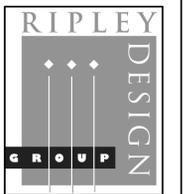
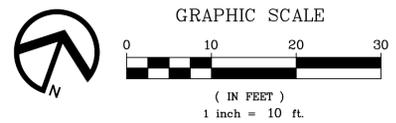
THE PROJECT FEATURES A COMMON PARK SPACE WITH AN OPEN TURF AREA USING TURF BLOCK PAVERS AND SEATING. THE SPACE WILL INCLUDE PERCUSSION PLAY EQUIPMENT THAT ALLOWS ADULTS AND CHILDREN TO INTERACT AND EXPLORE THEIR MUSICAL TALENTS, WHICH WILL PROVIDE A FAMILY FRIENDLY SPACE THAT ALLOWS ITS USERS TO ENJOY THE OUTDOORS.

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.



**PLAN 1 AND PLAN 2 ENLARGEMENT**



**RIPLEY DESIGN GROUP, INC.**  
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**DEVELOPER:**

**NUVERA HOMES**  
7041 KOLL CENTER PKWY, PLEASANTON, CA 94566

TEL. 925.309.8888

**PROJECT:**

**24656 & 24764 MOHR DRIVE**

HAYWARD, CALIFORNIA

**PRECISE PRELIMINARY LANDSCAPE ENLARGEMENT PLAN**



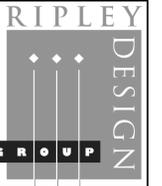
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**DATE:** NOV. 8, 2023  
**SCALE:** 1"=10'  
**DRAWN BY:** CL  
**CHECKED BY:** AMC

**REVISIONS:**

**SHEET**

**L4**

**OF 13 SHEETS**



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PROJECT:

**24656 & 24764  
MOHR DRIVE**

HAYWARD,  
CALIFORNIA

**PRECISE  
PRELIMINARY  
TREE  
MITIGATION  
MEASURE  
PLAN**



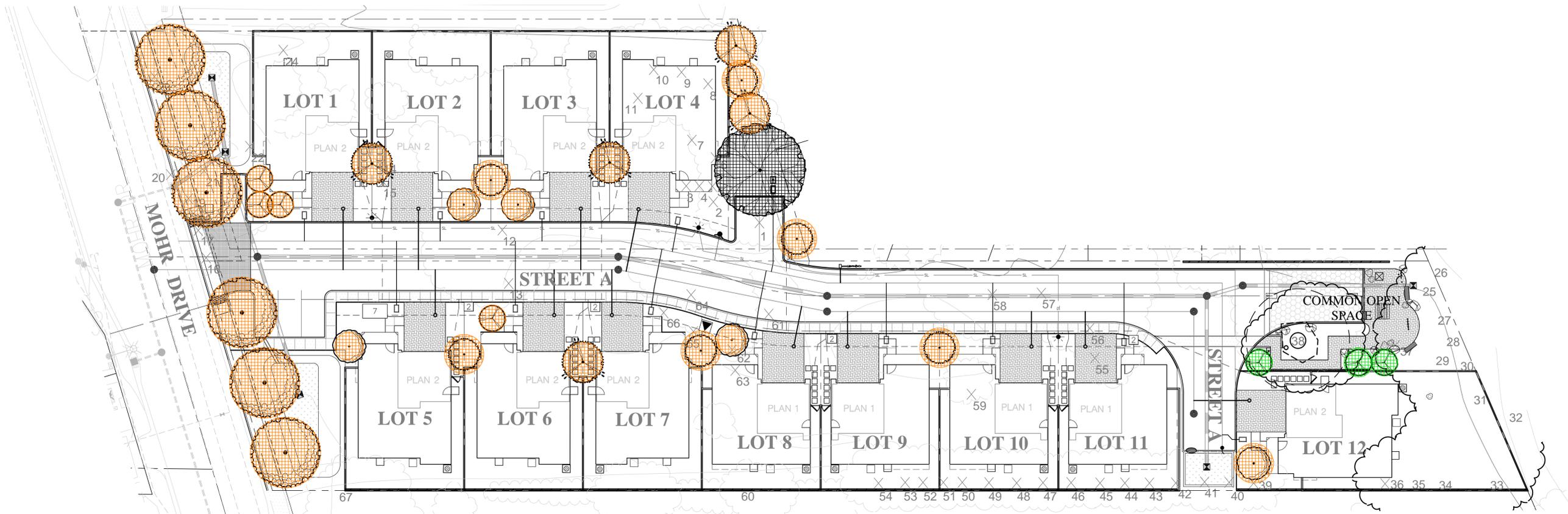
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REVISIONS:

SHEET

**L5**

OF 13 SHEETS



**TREE REPORT EVALUATION**  
(PER TREE REPORT PREPARED BY HORTSCIENCE, INC. AND DATED MARCH 2022)

**PROPOSED TREE MITIGATION MEASURES**

COST OF MATERIALS- TREE UPGRADES							
	15 GALLON	24" BOX	36" BOX	60" BOX	COST OF UPGRADE	PROPOSED QTY	COST OF IMPROVEMENT
Upsize 15 Gallon Trees to 24" Box Trees	\$70.00	\$150.00			\$80.00	3	\$240.00
Upsize 24" Box Trees to 36" Box Trees		\$150.00	\$500.00		\$350.00	26	\$9,100.00
Upsize 24" Box Trees to 60" Box Trees			\$150.00	\$4,000.00	\$3,850.00	1	\$3,850.00
<b>TOTAL MATERIAL UPGRADES=</b>							<b>\$13,190.00</b>

COST OF LABOR- TREE UPGRADES							
	15 GALLON	24" BOX	36" BOX	60" BOX	COST OF UPGRADE	PROPOSED QTY	COST OF IMPROVEMENT
Upsize 15 Gallon Trees to 24" Box Trees	\$20.00	\$50.00			\$30.00	3	\$90.00
Upsize 24" Box Trees to 36" Box Trees		\$50.00	\$100.00		\$50.00	26	\$1,300.00
Upsize 24" Box Trees to 60" Box Trees			\$50.00	\$400.00	\$350.00	1	\$350.00
<b>TOTAL LABOR UPGRADES=</b>							<b>\$1,740.00</b>

COST OF MATERIALS- PERMEABLE PAVERS						
	STANDARD CONCRETE	PERMEABLE PAVER	IMPROVEMENT COST	PROPOSED S.F.	COST OF IMPROVEMENT	
Upgrade Vehicular Concrete Paving to Turf Blocks		\$9.90	\$6.15	1,110	\$6,827.38	
Upgrade Vehicular Concrete Paving to Permeable Pavers	\$3.75	\$9.90	\$6.15	3,578	\$22,004.70	
Upgrade Pedestrian Concrete Paving to Permeable Pavers	\$3.00	\$9.90	\$6.90	855	\$5,899.50	
<b>TOTAL MATERIAL UPGRADES=</b>						<b>\$34,731.58</b>

COST OF LABOR- PERMEABLE PAVERS						
	STANDARD CONCRETE	PERMEABLE PAVER	IMPROVEMENT COST	S.F.	COST OF IMPROVEMENT	
Upgrade Vehicular Concrete Paving to Turf Blocks	\$3.75	\$12.10	\$8.35	1,110	\$9,269.69	
Upgrade Vehicular Concrete Paving to Permeable Pavers	\$3.75	\$12.10	\$8.35	3,578	\$29,876.30	
Upgrade Pedestrian Concrete Paving to Permeable Pavers	\$3.00	\$12.10	\$9.10	855	\$7,780.50	
<b>TOTAL LABOR UPGRADES=</b>						<b>\$46,926.49</b>

**TOTAL PROPOSED TREE MITIGATION COSTS: \$96,588.07**

**LEGEND**

**PERMEABLE PAVING**

PERMEABLE PAVERS  
AREA = 3,578 SQ FT

TURF BLOCKS  
AREA = 1,110 SQ FT

**TREE UPGRADES**

PROPOSED 24" BOX TREE

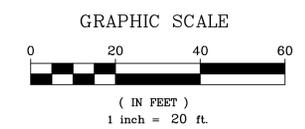
PROPOSED 36" BOX TREE

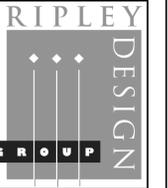
PROPOSED 60" BOX TREE

Tree Disposition						
Tree No.	Species	Trunk Diameter (in)	Protected Tree?	Feasibility	Disposition	Comments
1	Booth rose	13	Yes	Medium	Remove	Located where road paving is planned
2	Flowering quince	11	Yes	Low	Remove	Located where house construction is planned
3	Leaved cypress	6	No	Medium	Remove	Low suitability for preservation
4	Leaved cypress	4	No	Low	Remove	Located where house construction is planned
5	Leaved cypress	6	No	Low	Remove	Located where house construction is planned
6	Apple	7	No	Low	Remove	Located where house construction is planned
7	Flowering quince	13	Yes	Low	Remove	Located where house construction is planned
8	Cherry apple	6	Yes	Low	Remove	Located where house construction is planned
9	Cherry apple	18	Yes	Low	Remove	Located where house construction is planned
10	Fig tree	20	Yes	Low	Remove	Located where house construction is planned
11	Fig tree	12	Yes	Low	Remove	Located where house construction is planned
12	Blue gum	20	Yes	Low	Remove	Located where road paving is planned
13	Blue gum	40	Yes	Low	Remove	Located where road paving is planned
14	Permethene apple	7	No	Low	Remove	Located where road paving is planned
15	Permethene apple	8	Yes	Low	Remove	Located where road paving is planned
16	Lemon eucalyptus	20	Yes	Low	Remove	Located where road paving is planned
17	Lemon eucalyptus	13	Yes	Low	Remove	Located where road paving is planned
18	Lemon eucalyptus	15	Yes	Low	Remove	Located where road paving is planned
19	Lemon eucalyptus	10	Yes	Low	Remove	Located where road paving is planned
20	Lemon eucalyptus	20	Yes	Low	Remove	Located where road paving is planned
21	Black olive tree	12	Medium	Low	Remove	Located where road paving is planned
22	Chive	15	Yes	Low	Remove	Located where road paving is planned
23	Lemon eucalyptus	13	Yes	Low	Remove	Located where road paving is planned
24	California bay	22	Yes	Low	Remove	Located where road paving is planned
25	McIntyre pine	17	Yes	Low	Remove	Located where road paving is planned
26	Coast live oak	12	Yes	Low	Remove	Located where road paving is planned
27	Coast live oak	19	Yes	Low	Remove	Located where road paving is planned
28	Coast live oak	12	Yes	Low	Remove	Located where road paving is planned
29	Coast live oak	9	Yes	Low	Remove	Located where road paving is planned
30	Coast live oak	26	Yes	Low	Remove	Located where road paving is planned
31	Coast live oak	38	Yes	Low	Remove	Located where road paving is planned
32	Coast live oak	8	Yes	Low	Remove	Located where road paving is planned
33	Coast live oak	28	Yes	Low	Remove	Located where road paving is planned
34	Coast live oak	10	Yes	Low	Remove	Located where road paving is planned
35	Coast live oak	38	Yes	Low	Remove	Located where road paving is planned
36	Coast live oak	10	Yes	Low	Remove	Located where road paving is planned
37	Blue gum	38	Yes	Low	Remove	Located where road paving is planned
38	Coast live oak	77	Yes	Low	Remove	Located where road paving is planned
39	Coast live oak	10	Yes	Low	Remove	Located where road paving is planned
40	Coast live oak	10	Yes	Low	Remove	Located where road paving is planned
41	Coast live oak	9	Yes	High	Remove	Conflicts with proposed solar panels, with a landscaped backyard of new house
42	Coast live oak	10	Yes	High	Remove	Conflicts with proposed solar panels, with a landscaped backyard of new house
43	Coast live oak	8	Yes	High	Remove	Conflicts with proposed solar panels, with a landscaped backyard of new house
44	Coast live oak	10	Yes	High	Remove	Conflicts with proposed solar panels, with a landscaped backyard of new house
45	Coast live oak	12	Yes	High	Remove	Conflicts with proposed solar panels, with a landscaped backyard of new house
46	Coast live oak	11	Yes	High	Remove	Conflicts with proposed solar panels, with a landscaped backyard of new house
47	Coast live oak	11	Yes	High	Remove	Conflicts with proposed solar panels, with a landscaped backyard of new house
48	Coast live oak	11	Yes	High	Remove	Conflicts with proposed solar panels, with a landscaped backyard of new house
49	Coast live oak	13	Yes	High	Remove	Conflicts with proposed solar panels, with a landscaped backyard of new house
50	Coast live oak	13	Yes	High	Remove	Conflicts with proposed solar panels, with a landscaped backyard of new house
51	Coast live oak	13	Yes	High	Remove	Conflicts with proposed solar panels, with a landscaped backyard of new house
52	Coast live oak	13	Yes	High	Remove	Conflicts with proposed solar panels, with a landscaped backyard of new house
53	Coast live oak	13	Yes	High	Remove	Conflicts with proposed solar panels, with a landscaped backyard of new house
54	Coast live oak	14	Yes	High	Remove	Conflicts with proposed solar panels, with a landscaped backyard of new house
55	Red maple	14	Yes	High	Remove	Located where driveway construction is planned
56	Red maple	20	Yes	High	Remove	Located where driveway construction is planned
57	McIntyre pine	26	Yes	Low	Remove	Located where road paving is planned
58	Coast live oak	37	Yes	High	Remove	Located where road paving is planned
59	Permethene apple	10	Yes	Medium	Remove	Located where house construction is planned
60	Coast live oak	24	Yes	High	Remove	Located where house construction is planned
61	Lambton poplar	13	Yes	Low	Remove	Located where house construction is planned
62	Lambton poplar	9	Yes	Low	Remove	Located where house construction is planned
63	Lambton poplar	41	Yes	Low	Remove	Located where house construction is planned
64	Lambton poplar	11	Yes	Low	Remove	Located where house construction is planned
65	Lambton poplar	42	Yes	Low	Remove	Located where house construction is planned
66	Lambton poplar	42	Yes	Low	Remove	Located where house construction is planned
67	California black walnut	42	Yes	Medium	Remove	Located where house construction is planned

Estimated Value				
Tree No.	Species	Trunk Diameter (in)	Protected Tree	Estimated Value
1	Booth rose	13	Yes	\$ 800
2	Flowering quince	11	Yes	\$ 800
3	Leaved cypress	6	No	\$ 800
4	Leaved cypress	4	No	\$ 400
5	Leaved cypress	6	No	\$ 400
6	Apple	7	No	\$ 400
7	Flowering quince	13	Yes	\$ 700
8	Cherry apple	6	Yes	\$ 750
9	Cherry apple	18	Yes	\$ 1,100
10	Fig tree	20	Yes	\$ 1,200
11	Fig tree	12	Yes	\$ 600
12	Blue gum	20	Yes	\$ 11,800
13	Blue gum	40	Yes	\$ 7,000
14	Permethene apple	7	No	\$ 800
15	Permethene apple	8	Yes	\$ 400
16	Lemon eucalyptus	20	Yes	\$ 1,300
17	Lemon eucalyptus	13	Yes	\$ 1,400
18	Lemon eucalyptus	15	Yes	\$ 750
19	Lemon eucalyptus	10	Yes	\$ 1,400
20	Lemon eucalyptus	20	Yes	\$ 1,750
21	Black olive tree	12	Yes	\$ 1,400
22	Chive	15	Yes	\$ 550
23	Lemon eucalyptus	13	Yes	\$ 400
24	California bay	22	Yes	\$ 3,500
25	McIntyre pine	17	Yes	\$ 1,800
26	Coast live oak	12	Yes	\$ 300
27	Coast live oak	19	Yes	\$ 1,050
28	Coast live oak	12	Yes	\$ 300
29	Coast live oak	9	Yes	\$ 900
30	Coast live oak	26	Yes	\$ 13,700
31	Coast live oak	38	Yes	\$ 8,000
32	Coast live oak	8	Yes	\$ 1,100
33	Coast live oak	28	Yes	\$ 3,950
34	Coast live oak	10	Yes	\$ 1,100
35	Coast live oak	38	Yes	\$ 6,950
36	Coast live oak	10	Yes	\$ 3,000
37	Blue gum	38	Yes	\$ 14,800
38	Coast live oak	77	Yes	\$ 53,000
39	Coast live oak	10	Yes	\$ 1,450
40	Coast live oak	10	Yes	\$ 1,450
41	Coast live oak	9	Yes	\$ 1,300
42	Coast live oak	10	Yes	\$ 2,000
43	Coast live oak	8	Yes	\$ 1,500
44	Coast live oak	10	Yes	\$ 2,000
45	Coast live oak	12	Yes	\$ 2,000
46	Coast live oak	11	Yes	\$ 2,000
47	Coast live oak	11	Yes	\$ 2,000
48	Coast live oak	13	Yes	\$ 2,000
49	Coast live oak	13	Yes	\$ 2,000
50	Coast live oak	13	Yes	\$ 2,000
51	Coast live oak	13	Yes	\$ 3,000
52	Coast live oak	13	Yes	\$ 3,000
53	Coast live oak	13	Yes	\$ 3,000
54	Coast live oak	14	Yes	\$ 3,000
55	Red maple	14	Yes	\$ 3,000
56	Red maple	20	Yes	\$ 3,000
57	McIntyre pine	26	Yes	\$ 6,150
58	Coast live oak	37	Yes	\$ 13,800
59	Permethene apple	10	Yes	\$ 1,800
60	Coast live oak	24	Yes	\$ 7,000
61	Lambton poplar	13	Yes	\$ 1,100
62	Lambton poplar	9	Yes	\$ 900
63	Lambton poplar	41	Yes	\$ 9,150
64	Lambton poplar	11	Yes	\$ 1,100
65	Lambton poplar	42	Yes	\$ 6,200
66	Lambton poplar	42	Yes	\$ 6,200
67	California black walnut	42	Yes	\$ 16,500
<b>Total</b>				<b>\$ 296,550</b>

PROPOSED TREE VALUE: \$141,550.00





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**DEVELOPER:**

**NUVERA HOMES**

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TEL. 925.309.8888

**PROJECT:**

**24656 & 24764  
MOHR DRIVE**

HAYWARD,  
CALIFORNIA

**PRECISE  
PRELIMINARY  
HYDROZONE  
PLAN**



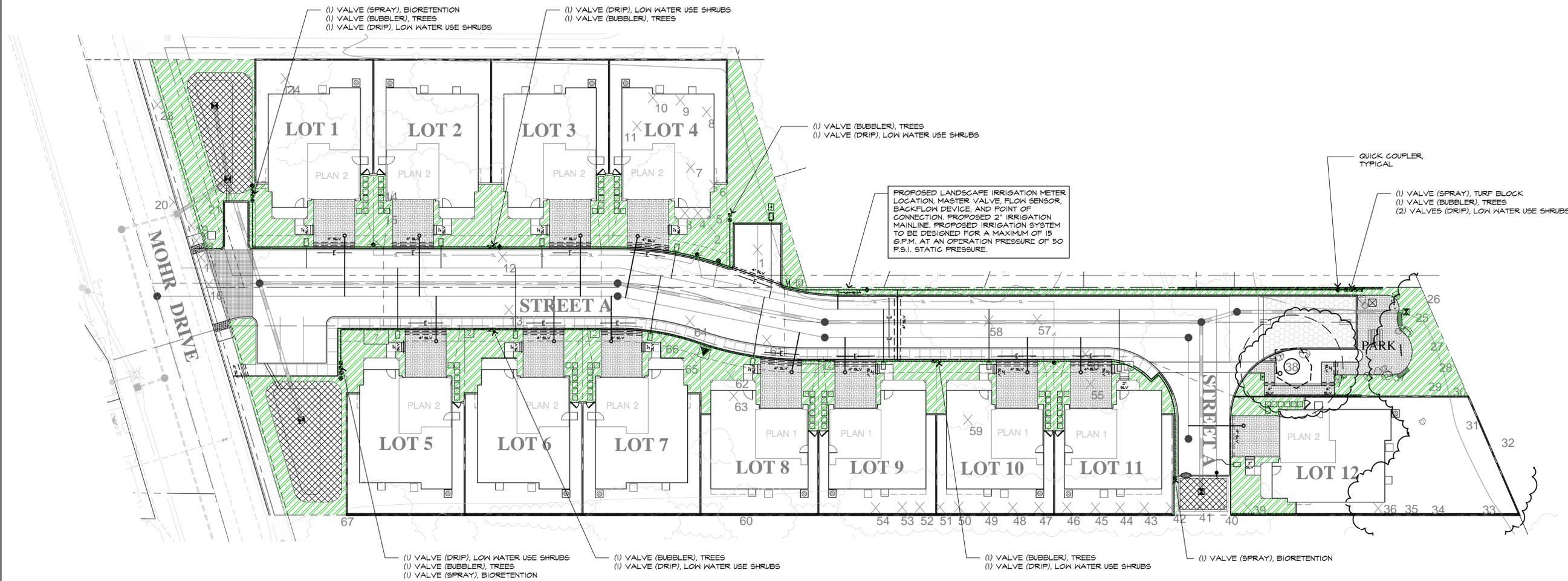
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**DATE:** NOV. 8, 2023  
**SCALE:** 1"=20'  
**DRAWN BY:** CL  
**CHECKED BY:** AMC

**REVISIONS:**

**SHEET**

**L6**

OF 13 SHEETS



**LANDSCAPE HYDROZONE LEGEND**

- ZONE A:**  
PARTIAL TO FULL SUN, DROUGHT TOLERANT PLANTING WITH DRIP EMITTERS. LOW WATER USE.
- ZONE B:**  
BIORETENTION PLANTING WITH SPRAY, LOW WATER USE
- ZONE C:**  
STREET TREES AND ACCENT TREES WITH INDIVIDUAL BUBBLERS (NOT SHOWN)
- ZONE D:**  
TURF BLOCKS WITH SPRAY, HIGH WATER USE

**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 = 12,409 SF  
MEDIUM WATER USE PLANTING AREA = 0 SF  
HIGH WATER USE AREA - TURF = 1,110 SF  
TOTAL PLANTING AREA = 13,519 SF

**ESTIMATED TOTAL WATER USE:**

ETWU (LOW WATER USE) =  $(44.2) \times (0.62) \times \frac{(0.2 \times 12,409)}{0.71} = 95,790 \text{ GAL/YR}$

ETWU (MEDIUM WATER USE) =  $(44.2) \times (0.62) \times \frac{(0.4 \times 0)}{0.71} = 0 \text{ GAL/YR}$

ETWU (HIGH WATER USE) =  $(44.2) \times (0.62) \times \frac{(0.7 \times 1,110)}{0.71} = 29,990 \text{ GAL/YR}$

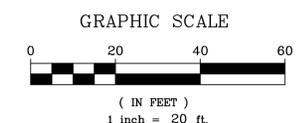
TOTAL ETWU = 124,780 GAL/YR

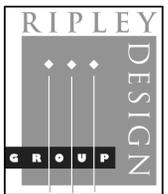
**MAXIMUM APPLIED WATER ALLOWANCE:**

MAWA (TOTAL LANDSCAPED AREA) =  $(44.2) \times (0.62) \times (0.45 \times 13,519) = 166,713 \text{ GAL/YR}$

**NOTES:**

1. ALL TREES SHALL BE PLANTED AND STAKED PER CITY STANDARDS.
2. TREES BE PLANTED WITHIN 3' OF HARDSCAPE REQUIRE ROOT BARRIERS 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.
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".
6. AN AUTOMATIC WEATHER-BASED IRRIGATION CONTROLLER WITH SOIL MOISTURE AND/OR RAIN SENSOR SHALL BE USED.
7. SHRUBS AND TREES SHALL BE IRRIGATED ON SEPARATE VALVES AND PLANTS SHALL BE HYDROZONED. REFER TO ARCHITECTURE PLANS FOR LOCATION OF REQUIRED PLUMED 'LAUNDRY TO LANDSCAPE' SYSTEM IN ACCORDANCE WITH THE STATE OF CALIFORNIA MWEL0 CODE, SECTION 10-12-14.
8. CONTRACTOR TO INSTALL ONE LIDDED RAINWATER CATCHMENT DEVICE (MINIMUM 50 GALLONS) FOR EACH NEW SINGLE FAMILY HOME IN ACCORDANCE WITH SECTION 10-12-15.





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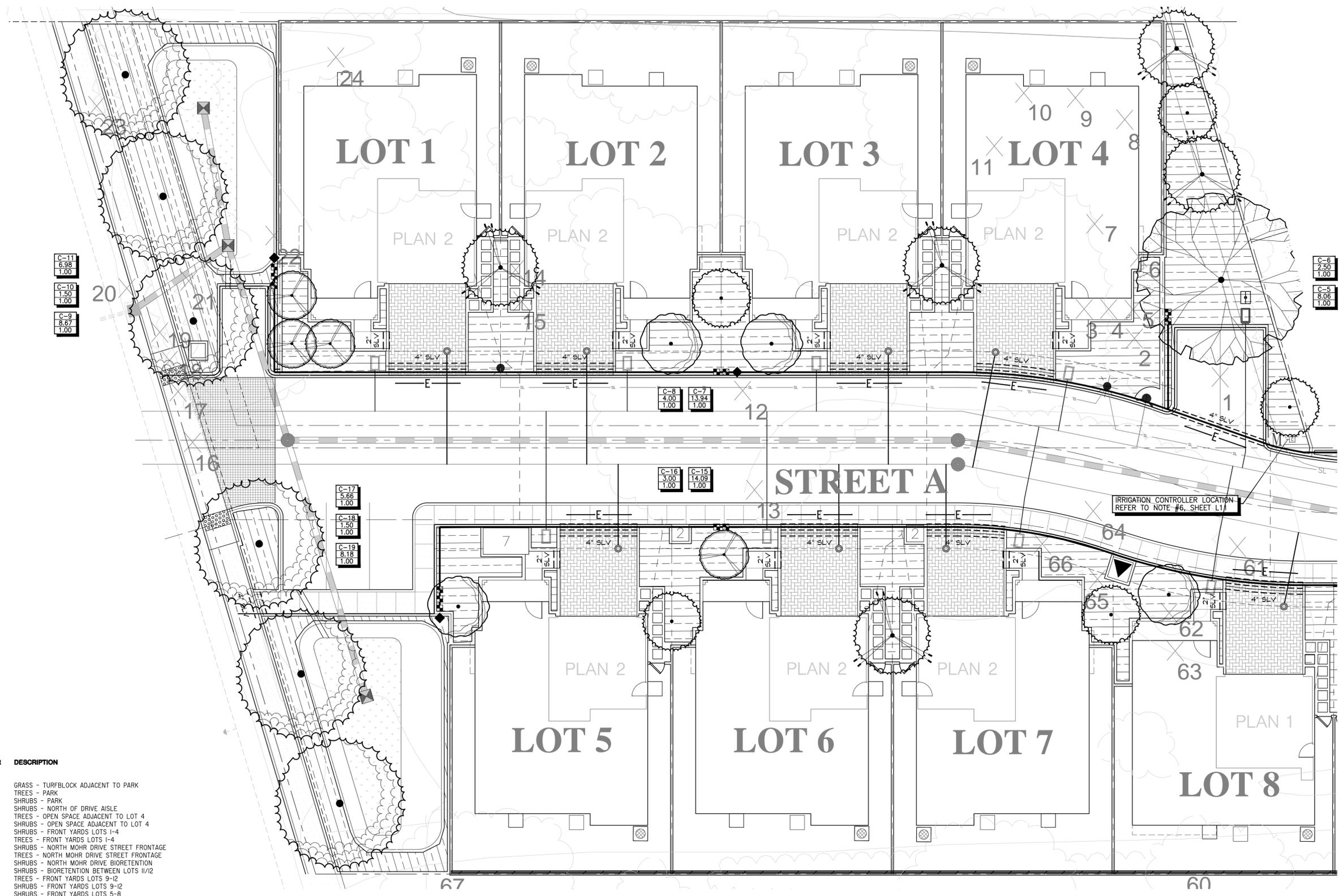
**PRECISE  
PRELIMINARY  
IRRIGATION  
PLAN**



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REVISIONS:

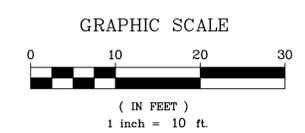

SHEET  
**L7**  
OF 13 SHEETS

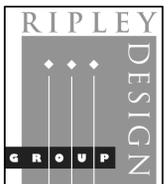


**HYDROZONES**

NAME	TYPE	WATER USE	DESCRIPTION
C-1	SPRAY	HIGH	GRASS - TURFBLOCK ADJACENT TO PARK
C-2	BUBBLER	LOW	TREES - PARK
C-3	DRIP	LOW	SHRUBS - PARK
C-4	DRIP	LOW	SHRUBS - NORTH OF DRIVE AISLE
C-5	BUBBLER	LOW	TREES - OPEN SPACE ADJACENT TO LOT 4
C-6	DRIP	LOW	SHRUBS - OPEN SPACE ADJACENT TO LOT 4
C-7	DRIP	LOW	SHRUBS - FRONT YARDS LOTS 1-4
C-8	BUBBLER	LOW	TREES - FRONT YARDS LOTS 1-4
C-9	DRIP	LOW	SHRUBS - NORTH MOHR DRIVE STREET FRONTAGE
C-10	BUBBLER	LOW	TREES - NORTH MOHR DRIVE STREET FRONTAGE
C-11	SPRAY	LOW	SHRUBS - NORTH MOHR DRIVE BIORETENTION
C-12	SPRAY	LOW	SHRUBS - BIORETENTION BETWEEN LOTS 11/12
C-13	BUBBLER	LOW	TREES - FRONT YARDS LOTS 9-12
C-14	DRIP	LOW	SHRUBS - FRONT YARDS LOTS 9-12
C-15	DRIP	LOW	SHRUBS - FRONT YARDS LOTS 5-8
C-16	BUBBLER	LOW	TREES - FRONT YARDS LOTS 5-8
C-17	DRIP	LOW	SHRUBS - SOUTH MOHR DRIVE STREET FRONTAGE
C-18	BUBBLER	LOW	TREES - SOUTH MOHR DRIVE STREET FRONTAGE
C-19	SPRAY	LOW	SHRUBS - SOUTH MOHR DRIVE BIORETENTION

**NOTE:**  
REFER TO SHEET L8 FOR IRRIGATION  
LEGEND  
  
IRRIGATION SLEEVING AND MAINLINE SHOWN  
IS FOR VISUALIZATION, FINAL PLACEMENT TO  
BE DETERMINED BY CONTRACTOR AT BACK  
OF CURB OR WALKWAYS, TYP.





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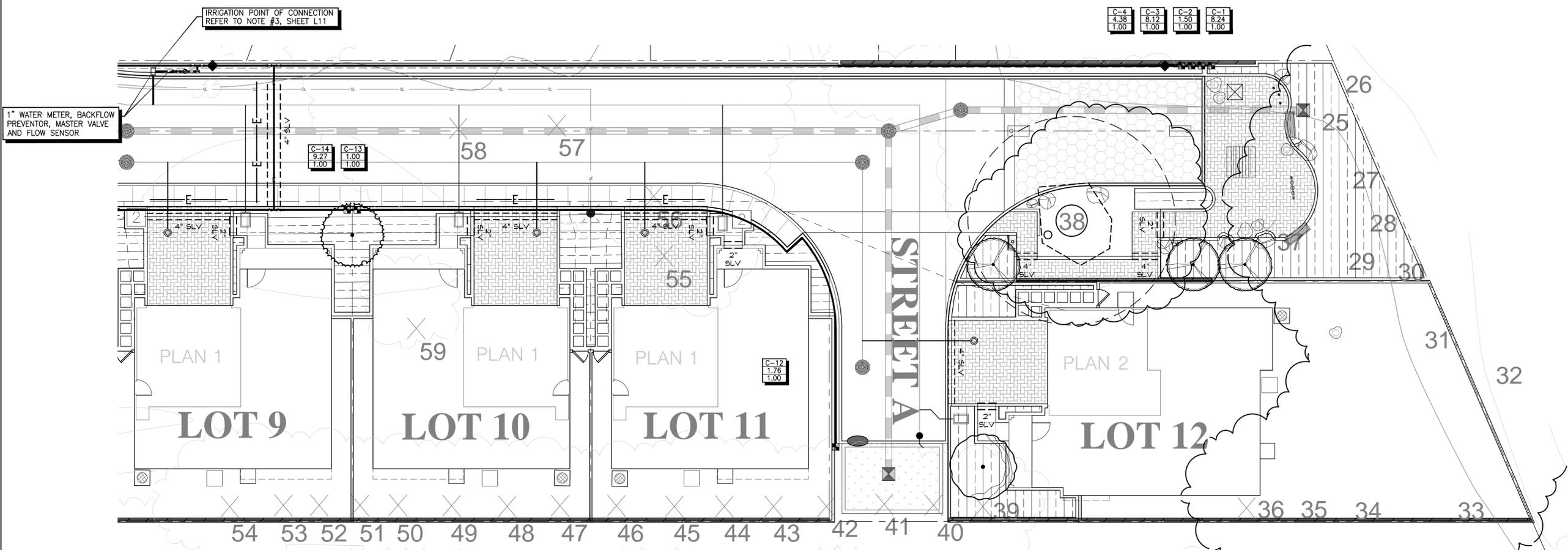
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DATE: NOV. 8, 2023  
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CHECKED BY: AMC

REVISIONS:

SHEET

**L8**

OF 13 SHEETS



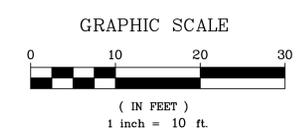
**IRRIGATION SYSTEM LEGEND**

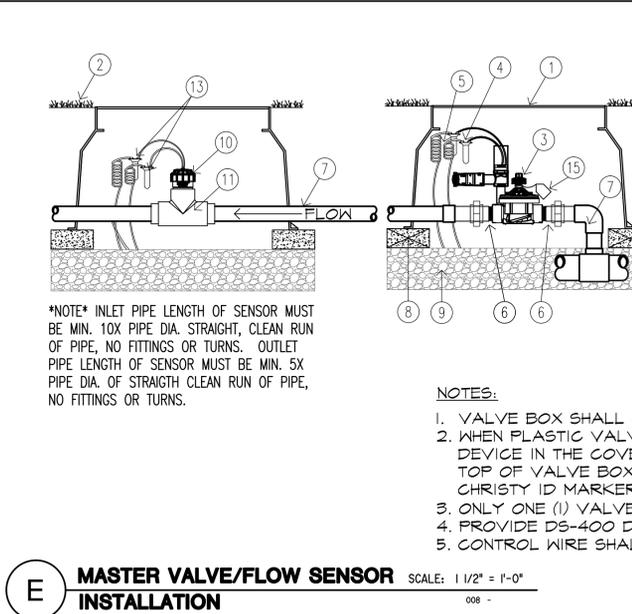
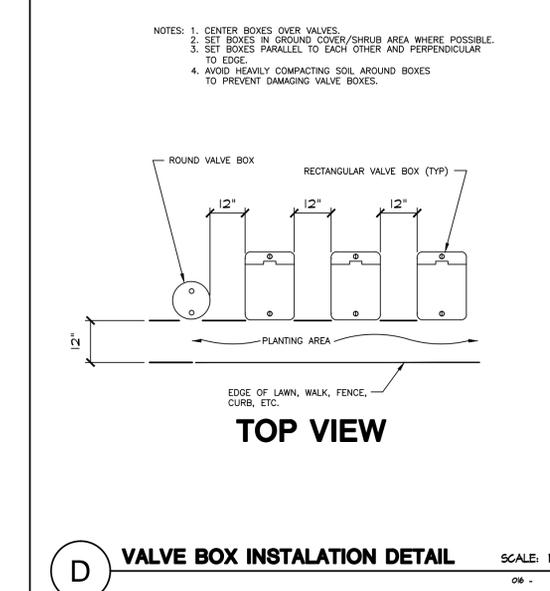
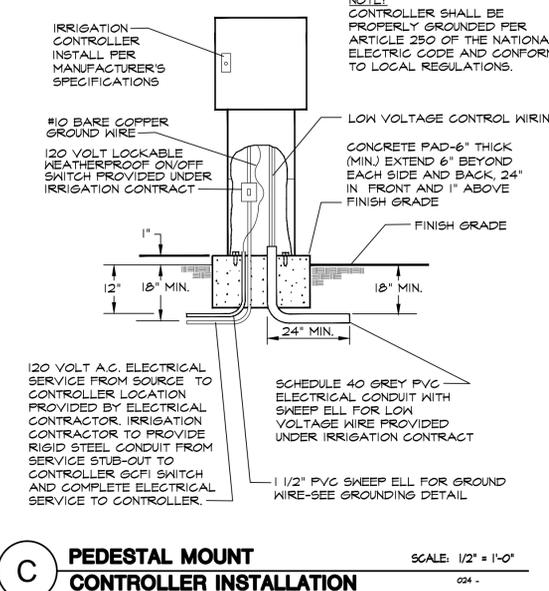
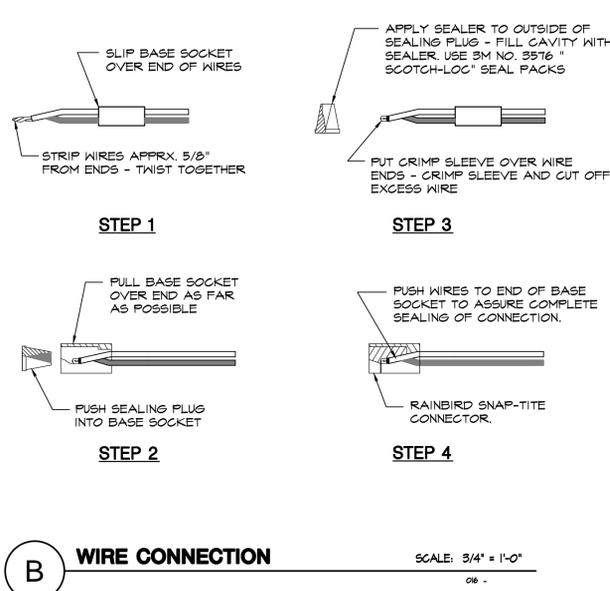
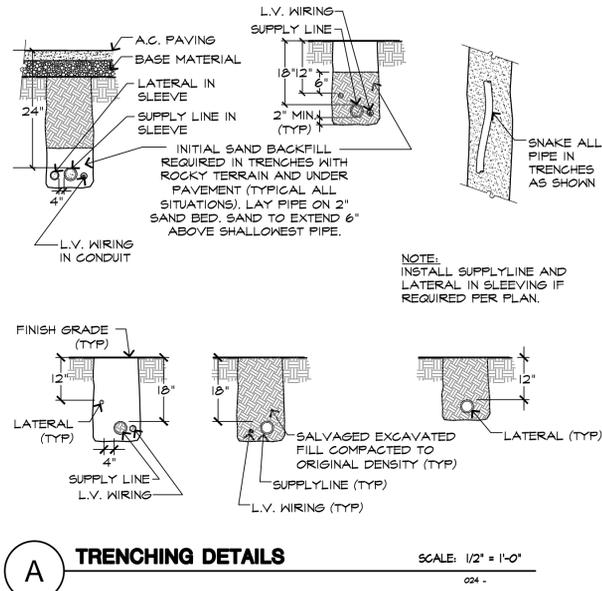
SYMBOL	DESCRIPTION	SPECIFICATION	NOZZLE GPM	OPERATING PSI
[Symbol]	IRRIGATION WATER METER	-BY OTHER SECTION OF CONTRACT		
[Symbol]	ELECTRIC CONTROLLER	-HUNTER I2C-800-PED-SS/(2)ICM-800/WSS-SEN (SOLAR SYNC)		
[Symbol]	BACKFLOW PREVENTOR	-WILKINS 1" 975XL - REFER TO CIVIL PLANS & CITY OF HAYWARD STANDARD DETAIL SD-202		
[Symbol]	MASTER VALVE	-HUNTER-IBV-101G-FS-AS-ADJ		
[Symbol]	FLOW SENSOR	-CREATIVE SENSOR TECHNOLOGY FSI-T10-001		
[Symbol]	REMOTE CONTROL VALVES	-HUNTER-ICV-101G-FS		
[Symbol]	REMOTE CONTROL VALVES	-HUNTER-ICZ-101-LF		
[Symbol]	BALL VALVE (master shut off)	-NIBCO-T-560-BR-20-IRR-LINE SIZE		
[Symbol]	QUICK COUPLER	-HUNTER-HQ44-LRC OR EQUAL		
[Symbol]	BUBBLER (TREE)	-HUNTER-PCB-25 OR EQUAL(2 PER TREE)	.25	30
[Symbol]	SUB-SURFACE EMITTER TUBING CIRCUIT (REPRESENTS COVERAGE AREA)	-HUNTER HLD-CV SUB-SURFACE DRIPLINE OR EQUAL (0.6 GPH, 18" SPACING BOTH WAYS, W/ 3" MULCH COVER)		
[Symbol]	FLUSHING VALVE	-HUNTER-AFV-B		
[Symbol]	12" POP-UP TURF SPRAY HEADS	-HUNTER-PROS-12-PRS40-MP800SR-ORANGE-90'	0.23	40
[Symbol]	12" POP-UP TURF SPRAY HEADS	-HUNTER-PROS-12-PRS40MP800SR-ORANGE-180'	0.42	40
[Symbol]	12" POP-UP TURF SPRAY HEADS	-HUNTER-PROS-12-PRS40MP800SR-GREEN-360'	0.78	40
[Symbol]	IRRIGATION SUPPLYLINE - 1"	-1120/SCHEDULE 40 PVC PIPE		-18" COVER
[Symbol]	IRRIGATION SPRINKLERLINE	-1120/CLASS 200 PVC PIPE		-12" COVER
[Symbol]	ELECTRICAL CONDUIT	-1120/SCHEDULE 80 PVC PIPE		-24" COVER
[Symbol]	SLEEVING	-1120/SCHEDULE 80 PVC PIPE		-24" COVER
[Symbol]	CONTROLLER STATION NUMBER			
[Symbol]	GALLONS PER MINUTE THROUGH VALVE			
[Symbol]	CONTROL VALVE SIZE (INCHES)			

**HYDROZONES**

NAME	TYPE	WATER USE	DESCRIPTION
C-1	SPRAY	HIGH	GRASS - TURFBLOCK ADJACENT TO PARK
C-2	BUBBLER	LOW	TREES - PARK
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C-4	DRIP	LOW	SHRUBS - NORTH OF DRIVE AISLE
C-5	BUBBLER	LOW	TREES - OPEN SPACE ADJACENT TO LOT 4
C-6	DRIP	LOW	SHRUBS - OPEN SPACE ADJACENT TO LOT 4
C-7	DRIP	LOW	SHRUBS - FRONT YARDS LOTS 1-4
C-8	BUBBLER	LOW	TREES - FRONT YARDS LOTS 1-4
C-9	DRIP	LOW	SHRUBS - NORTH MOHR DRIVE STREET FRONTAGE
C-10	BUBBLER	LOW	TREES - NORTH MOHR DRIVE STREET FRONTAGE
C-11	SPRAY	LOW	SHRUBS - NORTH MOHR DRIVE BIORETENTION
C-12	SPRAY	LOW	SHRUBS - BIORETENTION BETWEEN LOTS 11/12
C-13	BUBBLER	LOW	TREES - FRONT YARDS LOTS 9-12
C-14	DRIP	LOW	SHRUBS - FRONT YARDS LOTS 9-12
C-15	DRIP	LOW	SHRUBS - FRONT YARDS LOTS 5-8
C-16	BUBBLER	LOW	TREES - FRONT YARDS LOTS 5-8
C-17	DRIP	LOW	SHRUBS - SOUTH MOHR DRIVE STREET FRONTAGE
C-18	BUBBLER	LOW	TREES - SOUTH MOHR DRIVE STREET FRONTAGE
C-19	SPRAY	LOW	SHRUBS - SOUTH MOHR DRIVE BIORETENTION

NOTE:  
IRRIGATION SLEEVING AND MAINLINE SHOWN IS FOR VISUALIZATION, FINAL PLACEMENT TO BE DETERMINED BY CONTRACTOR AT BACK OF CURB OR WALKWAYS, TYP.





**LEGEND**

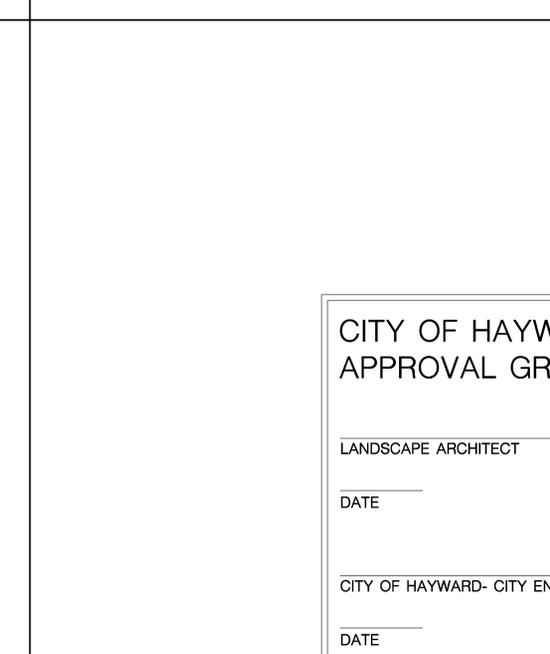
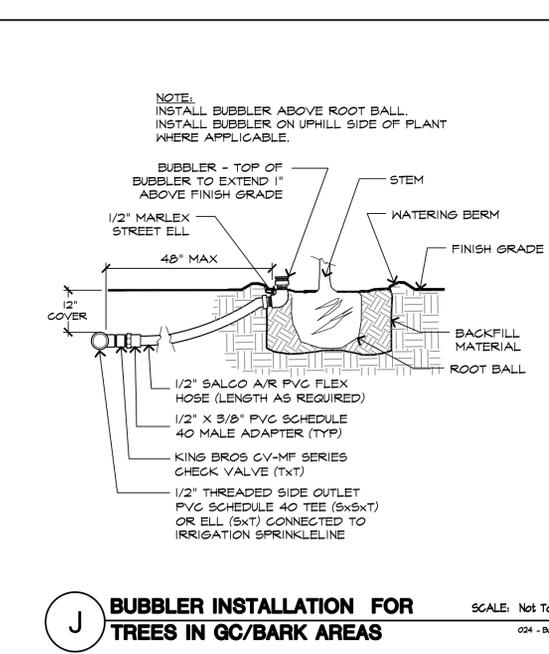
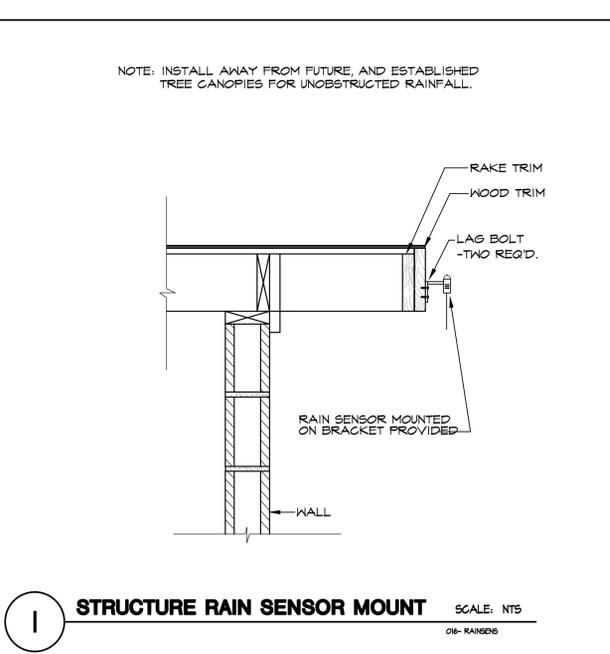
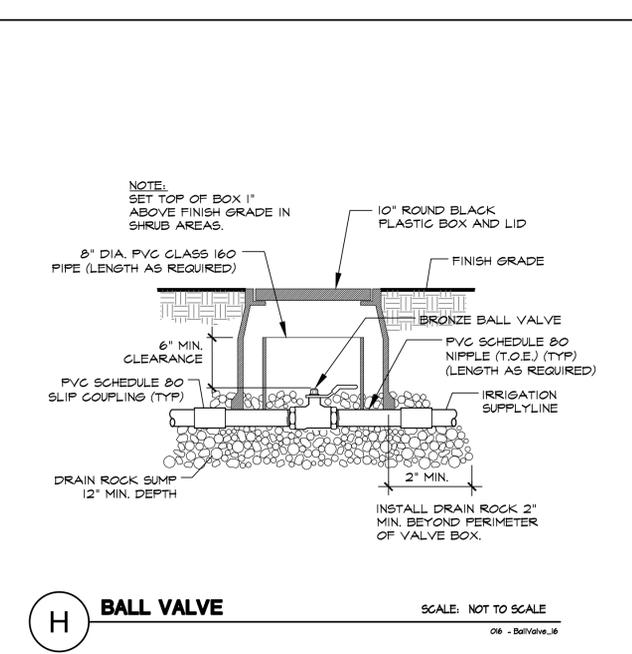
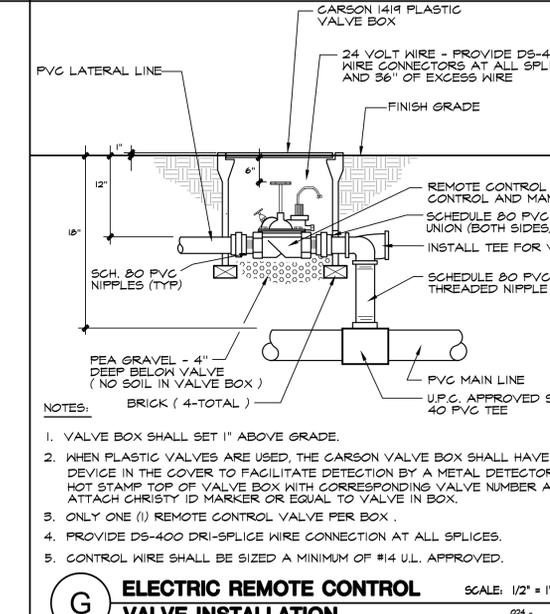
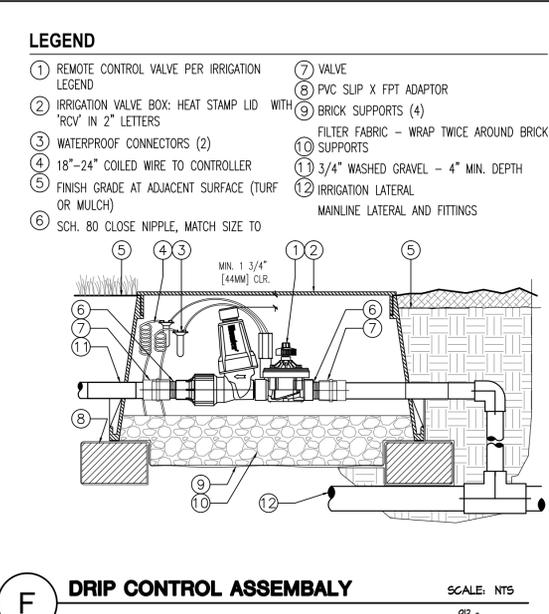
- 1 REMOTE CONTROL VALVE PER IRRIGATION LEGEND
- 2 IRRIGATION VALVE BOX: HEAT STAMP LID WITH "RCV" IN 2" LETTERS
- 3 WATERPROOF CONNECTORS (2)
- 4 18"-24" COILED WIRE TO CONTROLLER
- 5 FINISH GRADE AT ADJACENT SURFACE (TURF OR MULCH)
- 6 SCH. 80 CLOSE NIPPLE, MATCH SIZE TO
- 7 VALVE
- 8 PVC SLIP X FPT ADAPTOR
- 9 BRICK SUPPORTS (4)
- 10 SUPPORTS
- 11 FILTER FABRIC - WRAP TWICE AROUND BRICK
- 12 3/4" WASHED GRAVEL - 4" MIN. DEPTH
- 13 IRRIGATION LATERAL MAINLINE LATERAL AND FITTINGS

**FCT FITTING SELECTION**

FCT	SIZE	SCH.
FCT100	1 INCH	SCH. 40
FCT150	1.5 INCH	SCH. 40
FCT158	1.5 INCH	SCH. 80
FCT200	2 INCH	SCH. 40
FCT208	2 INCH	SCH. 80
FCT300	3 INCH	SCH. 40
FCT308	3 INCH	SCH. 80
FCT400	4 INCH	SCH. 40

**NOTES:**

- VALVE BOX SHALL BE SET 1" ABOVE GRADE.
- WHEN PLASTIC VALVES ARE USED, THE CARSON VALVE BOX SHALL HAVE AN EMS DEVICE IN THE COVER TO FACILITATE DETECTION BY A METAL DETECTOR. HOT STAMP TOP OF VALVE BOX WITH CORRESPONDING VALVE NUMBER AT CONTROLLER. ATTACH CHRISTY ID MARKER OR EQUAL TO VALVE IN BOX.
- ONLY ONE (1) VALVE PER BOX.
- PROVIDE DS-400 DRI-SPLICE WIRE CONNECTION AT ALL SPLICES.
- CONTROL WIRE SHALL BE SIZED A MINIMUM OF #14 U.L. APPROVED.



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**NUVERA HOMES**

7041 KOLL CENTER PKWY, PLEASANTON, CA 94566

TEL. 925.309.8888

**PROJECT:**  
**24656 & 24764 MOHR DRIVE**

HAYWARD, CALIFORNIA

**IRRIGATION DETAILS**

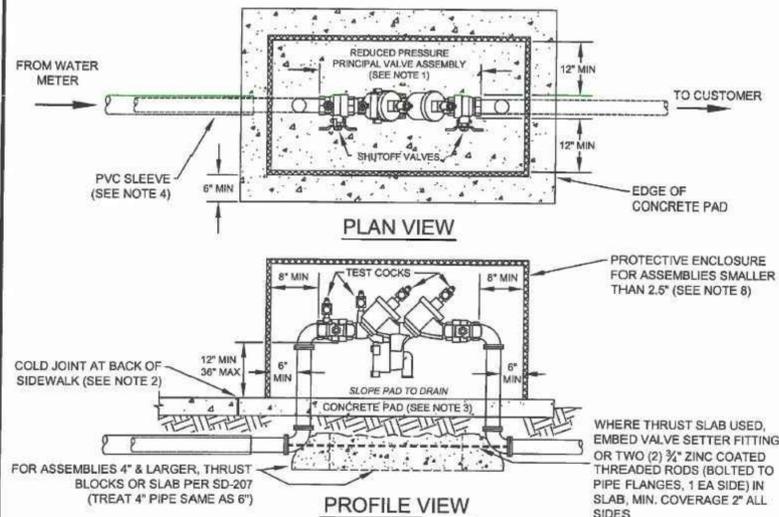
**LICENSED LANDSCAPE ARCHITECT**  
ANNIKA M. CARPENTER  
# 3684  
GENERAL DATE 02-28-2025  
11-8-2023  
State of California

**PROJECT #:**  
**DATE: NOV. 8, 2023**  
**SCALE: 1"=20'**  
**DRAWN BY: CL**  
**CHECKED BY: AMC**

**REVISIONS:**

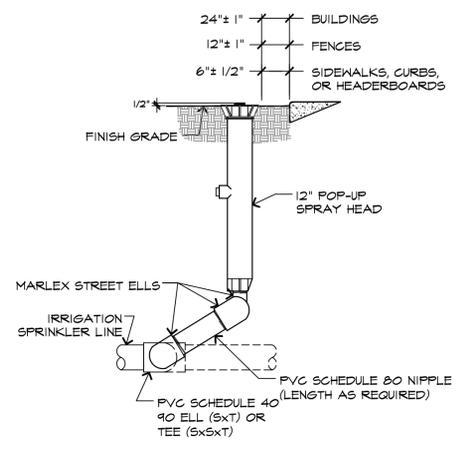
**SHEET**  
**L9**  
OF 13 SHEETS

**FOR IRRIGATION AND WATER SERVICES  
WHERE REQUIRED BY CCR, TITLE 17, § 7604**

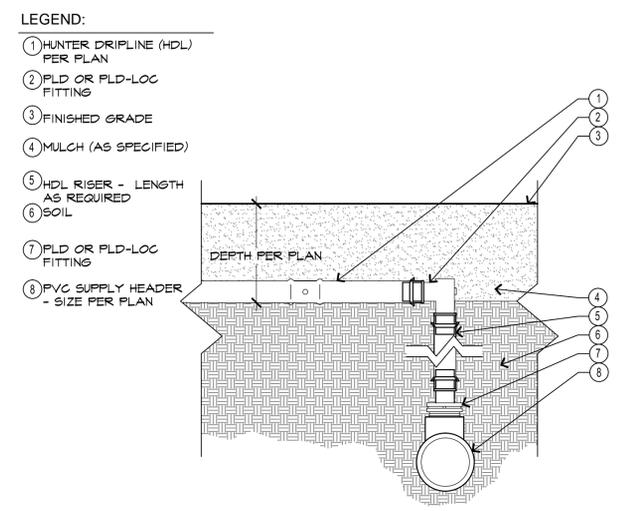


- NOTES:**
1. ALLOWED BACKFLOW ASSEMBLIES AND THEIR ORIENTATIONS SHALL BE LIMITED TO THOSE SPECIFIED ON THE "LIST OF APPROVED BACKFLOW PREVENTION ASSEMBLIES," BY THE UNIVERSITY OF SOUTHERN CALIFORNIA'S FOUNDATION FOR CROSS-CONNECTION CONTROL AND HYDRAULIC RESEARCH, 2010 OR LATEST REVISION.
  2. THE BACKFLOW DEVICE SHALL BE LOCATED: (A) A MAXIMUM OF 5' FROM BACK OF SIDEWALK (TYP.); (B) WHERE SCREENING IS REQUIRED, A MAXIMUM OF 30' FROM BACK OF SIDEWALK; OR (C) AT A LOCATION DETERMINED BY THE WATER DISTRIBUTION CROSS CONNECTION PERSONNEL IN THE FIELD.
  3. CONCRETE PAD SHALL BE CLASS B CONCRETE, 4" MINIMUM THICKNESS, REINFORCED WITH WELDED WIRE MESH.
  4. WHERE SERVICE LINES SMALLER THAN 4" PASS UNDER A SIDEWALK, THEY SHALL BE INSTALLED IN A PVC CASING/SLEEVE AT LEAST 1" LARGER THAN THE SERVICE LINE AND EXTENDS AT LEAST 6" BEYOND THE EDGES OF THE SIDEWALK.
  5. METAL PIPES EXPOSED TO SOIL OR CONCRETE SHALL BE COATED WITH 3M SCOTCHWRAP PIPE PRIMER AND WRAPPED WITH 3M SCOTCHWRAP NO. 51 BLACK PVC TAPE (3" OVERLAP).
  6. THE PORTION OF THE TRENCH FROM BACK OF METER TO THE DEVICE SHALL REMAIN OPEN UNTIL WATER DISTRIBUTION CROSS CONNECTION PERSONNEL HAVE INSPECTED AND APPROVED THE INSTALLATION.
  7. THE TESTING SIDE OF THE DEVICE SHALL HAVE A MINIMUM 24" OF CLEARANCE FROM OBSTRUCTIONS (NON-TRIMMABLE LANDSCAPING, BUILDINGS, UTILITIES, ETC.). MULTIPLE BACKFLOW DEVICES SHALL BE SEPARATED BY A MINIMUM OF 18".
  8. BACKFLOW ASSEMBLIES SMALLER THAN 2.5" SHALL BE COVERED WITH AN INSULATION BLANKET, MIN R-13, GREEN, WEATHERGUARD OR EQUAL AND PROTECTED BY A LOCKABLE WIRE CAGE ENCLOSURE FASTENED TO THE PAD. THE ENCLOSURE SHALL BE HINGED, POWDER COATED GREEN AND SECURED WITH A DOUBLE-LOCKED GALVANIZED CHAIN SUCH THAT EITHER LOCK CAN RELEASE THE CHAIN. ONE LOCK WILL BE SUPPLIED BY CITY.
  9. BACKFLOW ASSEMBLIES 2.5" AND LARGER SHALL BE SECURED BY A DOUBLE-LOCKED, GALVANIZED, STRAIGHT LINK CHAIN THAT LOCKS THE VALVE HANDWHEELS IN THE OPEN POSITION AND EITHER LOCK CAN RELEASE THE CHAIN. ONE LOCK WILL BE SUPPLIED BY CITY. IN AREAS PRONE TO VANDALISM, CITY MAY ADDITIONALLY REQUIRE A LOCKABLE PROTECTIVE ENCLOSURE (SEE NOTE 8).
  10. BOLLARDS MAY BE REQUIRED BY CITY TO PROVIDE ADDITIONAL PROTECTION (SEE SD-223 FOR BOLLARD DETAIL).
  11. BACKFLOW ASSEMBLIES INSTALLED ON POTABLE WATER SERVICES SHALL BE LEAD FREE.
  12. BACKFLOW ASSEMBLIES SHALL BE AT LEAST THE SIZE OF THE WATER METER OR THE WATER SUPPLY LINE ON THE PROPERTY SIDE OF THE METER, WHICHEVER IS LARGER.

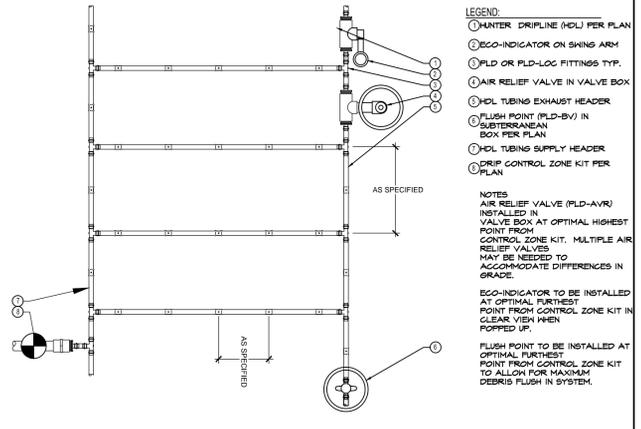
		<b>STANDARD - REDUCED PRESSURE PRINCIPAL BACKFLOW PREVENTION ASSEMBLIES</b>		DWG. NO. <b>SD-202</b>
DRW BY: RS CHKD BY: AA APPD. BY: [Signature]	DATE: 11/30/12 SCALE: NTS	FILED		SHT. 1 OF 1
REV. DATE BY	CITY ENGINEER	DR. PUBLIC WORKS		



**A 12" POP-UP SPRAY HEAD RISER ASSEMBLY DETAIL** SCALE: 3/4" = 1'-0"



**B DRIPLINE CONNECTION W/ DRIPLINE & ELBOW** SCALE: Not To Scale



**C DRIPLINE PLANTING BED** SCALE: NOT TO SCALE

**CITY OF HAYWARD  
APPROVAL GRANTED**

LANDSCAPE ARCHITECT \_\_\_\_\_  
DATE \_\_\_\_\_

CITY OF HAYWARD- CITY ENGINEER \_\_\_\_\_  
DATE \_\_\_\_\_

**RIPLEY DESIGN GROUP**

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**PROJECT:**

**24656 & 24764 MOHR DRIVE**

HAYWARD, CALIFORNIA

**IRRIGATION DETAILS**

**PROJECT #:**  
**DATE:** NOV. 8, 2023  
**SCALE:** AS SHOWN  
**DRAWN BY:** CL  
**CHECKED BY:** AMC

**REVISIONS:**


**SHEET**

**L10**

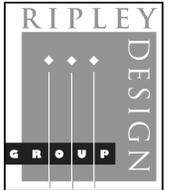
OF 13 SHEETS

## IRRIGATION SYSTEM NOTES

1. IRRIGATION SYSTEMS ARE DESIGNED FOR A MAXIMUM OF 18 G.P.M. AT AN OPERATING PRESSURE OF 50 P.S.I. STATIC PRESSURE. VERIFY PRESSURE OF 50 P.S.I. AT THE POINT OF CONNECTION PRIOR TO INSTALLATION OF THE IRRIGATION SYSTEM. NOTIFY OWNERS REPRESENTATIVE IF MEASURED PRESSURE IS MORE THAN 70 P.S.I. OR LESS THAN 45 P.S.I.
2. NOTIFY OWNERS REPRESENTATIVE SIX (6) DAYS PRIOR TO INSTALLATION TO SCHEDULE ANY REQUIRED PRE-INSTALLATION CONFERENCE AND FIELD REVIEW COORDINATION FOR TRENCH DEPTHS, ASSEMBLY REVIEW, PRESSURE TESTS, COVERAGE TESTS, PRE-MAINTENANCE AND FINAL REVIEWS. A CONTINUITY TEST WILL BE REQUIRED FOR CONTROL WIRE STUBOUTS. NO SUBSTITUTIONS WILL BE ALLOWED WITHOUT PRIOR WRITTEN APPROVAL FROM THE OWNERS REPRESENTATIVE.
3. IRRIGATION WATER STUBOUT IS PROVIDED FOR IN IMMEDIATE VICINITY BY PLUMBING SECTION OF CONTRACT. CONNECT TO DISCHARGE SIDE OF STUBOUT.
4. ALL EQUIPMENT REQUIRED BUT NOT SPECIFIED ON THE PLANS SHALL BE PROVIDED TO INSURE A COMPLETE AND FUNCTIONAL SYSTEM. INSTALL ALL EQUIPMENT IN ACCORDANCE WITH LOCAL CODES, MANUFACTURERS INSTRUCTIONS AND AS INDICATED ON THE PLANS. AVOID ANY CONFLICTS BETWEEN SPRINKLER SYSTEM, PLANTING OR OTHER ARCHITECTURAL FEATURES. NOTIFY IRRIGATION CONSULTANT, PRIOR TO INSTALLATION, OF ANY AREA OR GRADE DIFFERENCES OR OBSTRUCTIONS NOT INDICATED ON THE PLANS.
5. PRIOR TO COMMENCING WORK, CONTRACTOR TO LOCATE ALL CABLES, CONDUITS, SEWERS, AND OTHER UTILITIES OR ARCHITECTURAL FEATURES THAT ARE COMMONLY ENCOUNTERED UNDERGROUND AND TAKE PROPER PRECAUTIONS NOT TO DAMAGE OR DISTURB SUCH IMPROVEMENTS. ANY DAMAGE MADE DURING THE INSTALLATION OF THE IRRIGATION SYSTEM OF THE AFOREMENTIONED ITEMS SHALL BE REPAIRED AND/OR REPLACED TO THE SATISFACTION OF THE OWNER AT THE CONTRACTORS OWN EXPENSE.
6. INSTALL PEDESTAL CONTROLLER, APPROXIMATELY WHERE INDICATED ON IRRIGATION PLAN, SHEET L6.A. EXACT LOCATION OF PEDESTAL CONTROLLERS TO BE DETERMINED AT JOBSITE BY LANDSCAPE ARCHITECT. 120 VOLT ELECTRICAL SUPPLY IS PROVIDED FOR IN IMMEDIATE VICINITY BY ELECTRICAL SECTION OF CONTRACT. MAKE FINAL 120 VOLT ELECTRICAL CONNECTION TO CONTROLLER, USE THIN WALL METAL CONDUIT ABOVE GRADE. PROGRAM CONTROLLERS TO NOT EXCEED MAXIMUM FLOW RATE STATED IN NOTE NO. 1. INSTALL PER MANUFACTURERS SPECIFICATIONS. CONTROLLERS SHALL BE PROPERLY GROUNDED PER ARTICLE 250 OF THE NATIONAL ELECTRIC CODE AND CONFORM TO LOCAL REGULATIONS. INSTALL AS DETAILED. SEAL ALL CONDUIT HOLES WITH SILICONE OR EQUAL. PROGRAM CONTROLLERS PER MANUFACTURERS SPECIFICATIONS.
7. USE APPROPRIATE SOLVENT AND APPLICATOR, AND PRIMER IF REQUIRED, FOR PIPE SIZE AND TYPE APPLICATIONS. APPLY PER MANUFACTURERS RECOMMENDATIONS. PIPE JOINT COMPOUND FOR THREADED JOINTS SHALL BE WHITLAM BLUE MAGIC INDUSTRIAL GRADE THREAD SEALING COMPOUND. APPLY PER MANUFACTURERS RECOMMENDATIONS.
8. INSTALL ALL EQUIPMENT AS DETAILED.
9. ALL HEADS SHALL HAVE RISER ASSEMBLIES AS DETAILED. INSTALL CHECK VALVES AS SHOWN ON BUBBLER RISER ASSEMBLY DETAIL WHERE LOW HEAD DRAINAGE OCCURS. NOTE ESPECIALLY TO AVOID DRAINAGE AT SIDEWALKS AND OTHER POINTS WHERE PUDDLING WILL CAUSE DAMAGE OR HAZARD. LEAN SPRINKLER HEADS ON SLOPES (ANGLE VARIES DEPENDING UPON TRAJECTORY OF SPRAY AND DEGREE OF SLOPE) TO MAXIMIZE UPHILL THROW. INSTALL FLOOD BUBBLERS ON UP HILL SIDE OF TREES.
10. ADJUST ALL SPRINKLER HEADS FOR COMPLETE COVERAGE WITH MINIMUM SPRAY ON BUILDINGS, ASPHALT, SIDEWALKS, ROADWAYS, ETC., AND THROTTLE FLOW CONTROL AT VALVES FOR OPTIMUM OPERATION. WHEN THROTTLING IS NOT USED TO CONTROL MISTING OR OVERSPRAY, BACK-OFF MANUAL FLOW CONTROL 1/2 TO 1 1/2 TURNS FROM POINT WHERE CLOSING EFFECTS SPRINKLER COVERAGE. ADJUST ALL BUBBLERS AT TREES AS REQUIRED FOR DEEP ROOT WATERING. OVERHEAD IRRIGATION SHALL BE SCHEDULED BETWEEN 8:00PM AND 10:00AM UNLESS WEATHER CONDITIONS PREVENT.
11. ALL PIPE UNDER PAVEMENT SHALL BE SCHEDULE 40 PVC. ALL WIRING UNDER PAVEMENT TO BE INSTALLED IN PVC SCHEDULE 40 ELECTRICAL CONDUIT AT A TWENTY FOUR INCH (24") DEPTH BELOW GRADE. SURROUND PIPES WITH SAND IN AREAS WHERE ROCKY TERRAIN IS ENCOUNTERED.
12. ALL VALVE CONTROL WIRE SHALL BE MINIMUM NO. 14 AWG COPPER UL APPROVED FOR DIRECT BURIAL IN GROUND. CONNECT WIRES USING 3M DBY CONNECTORS PER MANUFACTURERS SPECIFICATIONS. TAPE WIRES IN BUNDLES EVERY TEN FEET (10').
13. MULTI-OUTLET EMITTERS SHOWN ARE DIAGRAMMATIC ONLY. INSTALL EMITTER IN GROUPS OF PLANTS AND RUN DISTRIBUTION TUBING TO PLANTS. INSTALL OUTLETS AS FOLLOWS:
  - 1 PCC-2 GPH EMITTER AT EACH 1-GALLON LOW WATER USE PLANT
  - 1 PCC-2 GPH EMITTER AT EACH 1-GALLON MEDIUM WATER USE PLANT
  - 1 PCC-2 GPH EMITTER AT EACH 5-GALLON LOW WATER USE PLANT
  - 1 PCC-2 GPH EMITTER AT EACH 5-GALLON MEDIUM WATER USE PLANT
 INSTALL EMITTERS ON UP GRADE SIDE OF PLANTS ABOVE ROOTBALL
14. PROVIDE LITERATURE OF ALL DRIP SYSTEM COMPONENTS INCLUDING ANY PREVENTATIVE MAINTENANCE AND TROUBLE SHOOTING GUIDES TO OWNER AND REVIEW MAINTENANCE PROCEDURES INCLUDING:
  - CLEANING FILTER IN WYE STRAINER(S)
  - REPAIRING BREAKS IN PIPE(S)
  - ADDING EMITTERS AND TUBING FOR EXPANSION/INSTALLING PLUGS
  - INSPECTION OF EMITTERS AND OUTLETS
15. MAINTENANCE CONSIDERATIONS: FILTER CLEANING AND FLUSHING SHOULD START OUT AS A MONTHLY PROCEDURE(MORE FREQUENT FOR DIRTY WATER SITUATIONS) AND ADJUST TIMING AS APPROPRIATE. VISUALLY CHECK FOR INDICATIONS OF PIPE BREAKS OR CLOGGED EMITTERS ON A REGULAR BASIS. DURING WINTER MONTHS, WHEN THE SYSTEM IS NOT IN USE, THE DRIP SYSTEM(S) SHOULD BE RUN ABOUT EVERY 2 WEEKS FOR 2-4 MINUTE MINIMUM RUNTIME.
16. ALL SUPPLYLINE PIPES SHALL BE TESTED HYDRAULICALLY AT 125% OF DESIGN PRESSURE AND SPRINKLER LINE PIPES SHALL BE TESTED AT LINE PRESSURE. THERE SHALL BE NO LEAKS FOR A PERIOD OF TWO (2) HOURS. CENTER LOAD PIPING (BUT DO NOT COVER FITTINGS) TO PREVENT ARCHING OR SLIPPING UNDER PRESSURE.
17. ALL BACKFILL MATERIAL SHALL BE FREE OF ROCKS, CLODS, AND OTHER EXTRANEIOUS MATERIALS. COMPACT BACKFILL TO ORIGINAL DENSITY OF SOIL.
18. AT JOB COMPLETION, SUPPLY OWNER WITH TWO (2) KEYS FOR CONTROLLER.
19. OBTAIN CLEAN SET OF IRRIGATION PLANS FROM ARCHITECT AND ACCURATELY AND NEATLY MARK ALL CHANGES MADE DURING CONSTRUCTION. ALL DRAFTING TO BE DONE BY A COMPETENT DRAFTSPERSON. SUBMIT TO OWNER FOR ACCEPTANCE.
20. GUARANTEE THE IRRIGATION SYSTEM AGAINST DEFECTIVE MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF FINAL ACCEPTANCE.
21. THE IRRIGATION SCHEDULES ARE BASED ON THE IRRIGATION SYSTEM'S ATTRIBUTES AND ARE ONLY GUIDELINES FOR PROGRAMMING CONTROLLERS. THESE SCHEDULES TAKE INTO ACCOUNT HISTORICAL WEATHER DATA AND ESTIMATES OF SOIL COMPOSITION, PLANT TRANSPIRATION CHARACTERISTICS AND IRRIGATION SYSTEM UNIFORMITY. SINCE RUN TIMES ARE BASED ON AVERAGE HISTORICAL WEATHER DATA FOR A PARTICULAR REGION, THE PROGRAMS SHOULD BE ADJUSTED TO REFLECT ACTUAL VARIATIONS IN THE WEATHER. IDEALLY ADJUSTMENTS SHOULD BE MADE FOR EACH WATERING CYCLE; HOWEVER, WEEKLY ADJUSTMENTS ARE ACCEPTABLE, MONTHLY ADJUSTMENTS BEING THE MINIMUM REQUIREMENT. IN ORDER TO AFFECT SIGNIFICANT WATER SAVINGS, IN ADDITION TO MAKING THESE ADJUSTMENTS, THE GROUNDS SHOULD BE MONITORED REGULARLY TO ASSESS THE ESTIMATED SCHEDULE AND THE CONTROLLER PROGRAMS SHOULD BE 'TUNED' TO ADJUST TO SITE CONDITIONS.
22. THIS PLAN COMPLIES WITH THE CRITERIA OF THE CITY'S WATER EFFICIENT LANDSCAPE ORDINANCE AND APPLIES THEM FOR THE EFFICIENT USE OF WATER IN THE IRRIGATION DESIGN PLAN.
23. AFTER INSTALLATION CONTRACTOR SHALL ARRANGE AN IRRIGATION WATER USE ANALYSIS/WATER AUDIT TO BE CONDUCTED BY A CERTIFIED LANDSCAPE IRRIGATION AUDITOR. CONTACT THE LANDSCAPE ARCHITECT TO COMPLETE THE CERTIFICATE OF COMPLETION FOR SUBMITTAL TO CITY FOR OCCUPANCY PERMIT.
24. LOCAL WATER PURVEYOR:  
CITY OF HAYWARD  
777 B ST,  
HAYWARD, CA 94541  
PH. (510)-583-4000

## LANDSCAPE MAINTENANCE GUIDELINES & SCHEDULE

- A. WEEDING AND PEST CONTROL:  
WEEDING SHALL BE DONE ON A WEEKLY BASIS, PEST CONTROL AS NEEDED. KEEP BASINS AND AREAS BETWEEN PLANTS FREE OF WEEDS. IF ANY PLANTS SHOW SIGNS OF PEST INFESTATION OR DISEASE, PRUNE OFF A SMALL PORTION OF THE INFECTED AREA FOR ANALYSIS BY A QUALIFIED NURSERY. APPLY THE APPROPRIATE TREATMENT TO CORRECT THE PROBLEM AS RECOMMENDED BY THE NURSERY.
- B. LITTER, LEAF AND TRASH REMOVAL:  
ALL LITTER, LEAVES, DEBRIS AND TRASH SHALL BE PICKED UP WEEKLY AND THE SITE SHALL BE LEFT IN A NEAT AND CLEAN CONDITION.
- C. TREE, SHRUB, VINE AND GROUND COVER CARE:
  1. FERTILIZATION: APPLY FERTILIZER AND PRE-EMERGENT TO ALL AREAS IN SEPTEMBER AND MARCH, WATERING ALL MATERIALS IN THOROUGHLY ACCORDING TO THE MANUFACTURER'S SPECIFICATIONS. RATES AND EXACT FREQUENCY OF FERTILIZATION SHALL BE OBTAINED FROM LANDSCAPE SPECIFICATIONS AND SOIL ANALYSIS REPORT. ON A YEARLY BASIS, OBTAIN THREE SOIL SAMPLES FROM DIFFERENT PARTS OF THE PROJECT AND SEND TO A CERTIFIED SOIL AND PLANT LABORATORY FOR FERTILITY TESTING. REQUEST TEST REPORT SHALL CONTAIN FERTILIZATION AND CONDITIONING RECOMMENDATIONS FOR THE EXISTING LANDSCAPING AND FOLLOW ALL REPORT RECOMMENDATIONS FOR THE NEXT YEAR'S MAINTENANCE PROGRAM.
  2. WATERING: WATER THOROUGHLY AND DEEPLY AS DESCRIBED IN ITEM E - WATERING.
  3. EDGING: EDGE GROUND COVER TO KEEP IN BOUNDS AND TRIM TOP GROWTH AS NECESSARY TO ACHIEVE AN OVERALL EVEN APPEARANCE. KEEP AN 18" TO 24" DIAMETER CIRCLE AROUND THE BASE OF TREES CLEAR OF GROUND COVER TO REDUCE COMPETITION FOR NUTRIENTS BETWEEN. MAINTAIN BARK MULCH IN CLEAR ZONE.
  4. PRUNING: TREES & SHRUBS: SEE ITEM G - PRUNING BELOW FOR GUIDELINES. GROUND COVERS: WOODY GROUND COVERS SHOULD BE PRUNED TO MAINTAIN DENSITY AND HEIGHT AND MINIMIZE BUILD-UP OF DEAD, WOODY BRANCHES BELOW THE SURFACE THROUGH ANNUAL OR EVERY OTHER YEAR PRUNING AND THINNING. CUT BACK PERENNIALS YEARLY OR AS NEEDED TO REMOVE DEAD GROWTH, RETAIN SHAPE AND REVITALIZE PLANT. DIVIDE TUBEROUS PLANTS IN FALL OR WINTER BUT ONLY WHEN PLANTS BECOME OVERCROWDED OR TOO LARGE.
  5. REPLACEMENT PLANTS: DEAD AND MISSING PLANTS SHALL BE REPLACED IMMEDIATELY. REPLACEMENT PLANTS SHALL BE OF SAME SIZE AND PLANTED AT SAME SPACING AS ORIGINALLY CALLED OUT ON PLANTING PLANS. THE OWNER'S REPRESENTATIVE SHALL INSPECT THE LANDSCAPING ON A MONTHLY BASIS AND ANY DEAD OR DYING PLANTS (PLANTS THAT EXHIBIT OVER 30% DIEBACK) SHALL BE REPLACED WITHIN TEN DAYS OF THE INSPECTION. THREE INCHES DEEP MULCH SHOULD BE MAINTAINED IN ALL PLANTING AREAS.
  6. VINES: AS VINES GROW, ADD ADDITIONAL VINE TIES TO SPREAD VINE OUT AND TRAIN TO THEIR SUPPORT. IF VINES GET TANGLED OR HEAVY, THIN AND PRUNE TO SHAPE AND RE-ATTACH TO SUPPORT SURFACE AS NEEDED.
- D. LAWN CARE:
  1. MOWING AND EDGING: MOW GRASS TO A MINIMUM HEIGHT OF TWO INCHES IN WARM WEATHER AND ONE AND ONE HALF INCHES DURING THE RAINY SEASON. MOWING SHALL BE DONE AS NEEDED IN ORDER TO MAINTAIN SPECIFIED HEIGHTS. ALL TREES PLANTED IN LAWN AREAS SHALL HAVE A 12" DIAMETER CIRCLE AROUND TRUNK OF TREE FREE OF LAWN. THIS CIRCULAR AREA SHALL RECEIVE 2" DEPTH OF BARK MULCH. THIS WILL REDUCE DAMAGE TO TRUNKS AND ROOTS BY MACHINERY.
  2. WATERING: LAWNS SHALL BE WATERED AT SUCH FREQUENCY AS WEATHER CONDITIONS REQUIRE, TO REPLENISH SOIL MOISTURE BELOW ROOT ZONE. SEE ITEM E - WATERING FOR MORE DETAILED INFORMATION.
  3. FERTILIZATION: LAWNS SHOULD BE FERTILIZED APPROXIMATELY EVERY 6 TO 8 WEEKS OR AS NEEDED TO MAINTAIN HEALTHY VIGOROUS GROWTH. SEE C ABOVE FOR FERTILIZER.
  4. WEED CONTROL: CONTROL BROAD-LEAFED WEEDS WITH SELECTIVE HERBICIDES. FOR CRABGRASS, APPLY A SELECTIVE POST-EMERGENT HERBICIDE IN THE SPRING. PRE-EMERGENT HERBICIDES CAN BE APPLIED PRIOR TO CRABGRASS GERMINATION. ALL HERBICIDES SHALL BE APPLIED ONLY AS NECESSARY AND PER MANUFACTURER RECOMMENDATIONS.
  5. INSECT & DISEASE CONTROL: IF NECESSARY, APPLY APPROVED INSECTICIDES AND FUNGICIDES WHEN NEEDED. THIS SHALL BE DONE ON AN AS NEEDED BASIS ONLY, AND PER MANUFACTURER RECOMMENDATIONS.
  6. RENOVATING: TO PROMOTE HEALTHY GROWTH, LAWNS SHOULD BE DE-THATCHED AND AERATED PERIODICALLY. DE-THATCHING REMOVES THE THICK LAYER OF DEAD GRASS STEMS THAT ACCUMULATE OVER TIME AT THE SOIL LEVEL. HEAVY THATCH CAN REDUCE A LAWNS VIGOR AND GROWTH. DE-THATCHING SHOULD BE DONE IN FALL OR EARLY SPRING. AERATION IS DONE WITH EITHER HAND OR GAS POWERED TOLLS THAT REMOVE SMALL CORES OF GRASS AND SOIL FROM THE LAWN AREA. THIS INCREASES WATER PENETRATION AND AIR CIRCULATION AND IMPROVES PLANT GROWTH. THIS SHOULD BE DONE ANNUALLY, OR CAN BE DONE IN SPECIFIC AREAS ANY TIME AS NEEDED. SECTIONS OF LAWN THAT ARE IN POOR HEALTH, DISEASED OR DEAD CAN BE CUT OUT AND REPLACED WITH NEW SOD OR RE-SEEDED AS NECESSARY. BE SURE YOUR REPLACEMENT SOD OR SEED IS THE SAME SPECIES.
- E. WATERING :
  1. LAWNS. WAIT TO WATER A LAWN UNTIL YOU NOTICE ITS COLOR CHANGE FROM BRIGHT GREEN TO A DULL BLUE-GREEN. ALSO WHEN WALKING ON THE LAWN AND LOOKING BACK, YOU WILL NOTICE YOUR FOOTPRINTS. THESE ARE ALL SIGNS OF WATER STRESS, INDICATING IT'S TIME TO WATER. CAREFULLY MONITOR LAWN APPEARANCE TO DEVELOP THE PROPER WATERING SCHEDULE AT EACH SEASON.
  2. SHRUBS AND GROUND COVERS : REGULAR WATERING ENCOURAGES DEEP ROOTING. TREES AND SHRUBS WITH DEEP ROOTS CAN GO LONGER BETWEEN WATERING AND WITHSTAND DROUGHT BETTER. PLANTS WITH DEEP ROOTS HAVE A GREATER SOIL RESERVOIR OF MOISTURE. A SIMPLE TEST TO SEE IF SHRUBS AND GROUND COVERS NEED WATER IS TO STICK A PENCIL 4 TO 6 INCHES INTO THE GROUND. IF THE TIP IS DAMP OR WET, THEY DON'T NEED WATER. REMEMBER TO CHECK SEVERAL AREAS IN THE LANDSCAPE: AS SUNNY AREAS WILL TEND TO DRY-OUT MORE FREQUENTLY THAN SHADY AREAS. CAREFULLY MONITOR SHRUB AREAS IN THIS WAY TO DETERMINE THE PROPER WATERING SCHEDULE AT EACH SEASON.
  3. GENERAL TIPS: DON'T OVER WATER. OVER WATERING WILL DAMAGE OR KILL PLANTS. DON'T CONTINUE TO WATER AN AREA IF RUN-OFF OCCURS. INSTEAD, WATER THE AREA SEVERAL TIMES WITH SHORTER DURATIONS, ALLOWING AN HOUR OR SO BETWEEN WATERINGS. THIS GIVES THE WATER A CHANCE TO PENETRATE INTO THE SOIL. THE IRRIGATION CONTROLLER CAN BE PROGRAMMED WITH REPEAT CYCLES TO ALLOW THIS TYPE OF WATERING. CAREFULLY MONITOR THE SOIL TO DEVELOP PROPER IRRIGATION SCHEDULES. THE SOIL IN THIS AREA TENDS TO RETAIN MOISTURE, SO IT IS IMPORTANT TO ALLOW THE SOIL TO DRY OUT BETWEEN WATERING CYCLES.
  4. WATERING TIMES: WATERING SHALL BE DONE AT NIGHT OR APPLY WATER EARLY IN THE MORNING
- F. IRRIGATION SYSTEM CARE:  
THE IRRIGATION SYSTEM SHALL BE CHECKED AND ADJUSTED AS FOLLOWS:
  1. WEEKLY: THE IRRIGATION SYSTEM SHALL BE VISUALLY INSPECTED BY RUNNING ALL VALVE STATIONS FROM THE IRRIGATION CONTROLLER AND LOOKING FOR LEAKS, BROKEN PIPES, MISSING SPRAY HEADS, SPRAY HEADS OUT OF ADJUSTMENT, OVER SPRAYING, MISTING OR CLOGGED, OR OTHER DAMAGE. REPAIR ANY DAMAGE, LEAKS, ETC., AND ADJUST SPRAY HEADS SO THAT IRRIGATION SYSTEM HAS OPTIMUM HEAD TO HEAD SPRAY COVERAGE WITHOUT OVER SPRAYING PLANTING AREA. ALL REPAIRS AND ADJUSTMENTS SHALL BE COMPLETED BEFORE THE NEXT SCHEDULED WATERING PERIOD, AND IN NO CASE SHALL DOWN TIME EXCEED ONE WEEK.
  2. WEEKLY: AS PART OF VISUAL INSPECTION NOTED ABOVE, CHECK FOR LOW HEAD DRAINAGE. REPAIR AND/OR ADD CHECK VALVES AS NECESSARY TO ELIMINATE LOW HEAD DRAINAGE.
  3. MONTHLY: CHECK VALVE BOXES TO SEE THAT THEY DRAIN PROPERLY AND CLEAN OUT DEBRIS, MUD OR PLANT GROWTH.
  4. MONTHLY: IRRIGATION CONTROLLERS SHALL BE ADJUSTED MONTHLY TO PROVIDE OPTIMUM WATERING TIMES FOR THE LANDSCAPE PLANT MATERIALS. MAKE WEEKLY INSPECTIONS OF LANDSCAPE PLANT MATERIALS AND CHECK SOIL MOISTURE LEVELS (SEE ITEM E- WATERING) AND ADJUST WATERING TIMES AS NECESSARY TO PROVIDE OPTIMUM PLANT GROWTH AND WATER CONSERVATION. UNUSUAL VARIATIONS IN WEATHER MAY REQUIRE THE CONTROLLER WATERING TIMES BE ADJUSTED MORE OR LESS FREQUENTLY.
  5. TWICE YEARLY: CHECK ALL QUICK COUPLERS AND MAKE ALL REPAIRS NECESSARY, AND REPAIR VALVE BOXES AS NECESSARY.
  6. IN WINTER: COVER OR PROTECT ALL BACKFLOW DEVICES DURING FREEZING WEATHER.
  7. DRIP MAINTENANCE CONSIDERATIONS: FILTER CLEANING AND FLUSHING SHOULD START OUT AS A MONTHLY PROCEDURE (MORE FREQUENTLY FOR DIRTY WATER SITUATIONS) AND ADJUST TIMING AS APPROPRIATE. VISUALLY CHECK FOR INDICATIONS OF PIPE BREAKS OR CLOGGED EMITTERS OR OUTLETS ON A REGULAR BASIS. DURING WINTER MONTHS, WHEN THE SYSTEM IS NOT IN USE, THE DRIP VALVES SHOULD BE RUN TWICE MONTHLY FOR A 2-4 MINIMUM MINUTE PERIOD (EXCEPT IN FREEZING AREAS).
- G. PRUNING:  
PRUNE SHRUBS AND TREES TO ENHANCE THEIR NATURAL SHAPE. DEVELOP PROPER LIMB AND BRANCH STRUCTURES, KEEP CLEAR OF TRAFFIC, AND REMOVE DISEASED, INJURED, AND DEAD WOOD IN THE FALL. IN PRUNING OR EDGING, DO NOT SHEAR OR CREATE VERTICAL EDGES. PRUNE AND REMOVE DEAD FLOWERS FROM PERENNIALS, SUCH AS AGAPANTHUS AND HEMEROCALLIS, AS NEEDED TO KEEP THEM LOOKING GOOD. PRUNE TREES FOR PROPER FORM AND TO ELIMINATE DEAD, CROSSING OR BROKEN BRANCHES. DO NOT ALLOW TREES TO BECOME TOP HEAVY. PRUNE AS NEEDED TO ALLOW WIND PENETRATION THROUGH CANOPY. ALL TREE PRUNING SHALL BE DONE UNDER THE GUIDANCE OF A CERTIFIED ARBORIST FOLLOWING NURSERYMAN ASSOCIATION APPROVED PRUNING STANDARDS.
- H. BARK MULCH:  
TWICE YEARLY ALL TREE AND SHRUB AREAS WITH BARK MULCH SHALL BE CHECKED AND MULCH ADDED AS NECESSARY TO RETAIN A MINIMUM 3" MULCH DEPTH. MULCH SHALL BE ORGANIC RECYCLED CHIPPED WOOD MULCH IN DARK BROWN COLOR, SHALL BE PROVIDED IN ALL PLANTING AREAS INCLUDING BIO-TREATMENT AREAS. THE MULCH SIZE SHALL NOT EXCEED 1-1/2 INCH IN DIAMETER. BLACK MULCH ARE NOT PERMITTED.
- I. STAKING:  
ADJUST OR REMOVE STAKES AS NECESSARY TO PROVIDE THE BEST GROWING ENVIRONMENT FOR THE TREES. DO NOT ALLOW ANY STAKES TO LEAN OR BECOME LOOSE SO AS NOT TO PROVIDE NECESSARY SUPPORT FOR THE TREES. REPLACE RUBBER TIES WHICH ARE BROKEN OR DAMAGED; DO NOT US WIRE TYPE TIES. LOOSEN TIED AS NEEDED TO ALLOW FOR PROPER TRUNK GROWTH. TRIM TREE STAKES AS NECESSARY TO ELIMINATE RUBBING AGAINST TREE BRANCHES. REMOVE STAKES FROM TREES ONCE A STRONG TRUNK HAS DEVELOPED IN APPROXIMATELY 2 TO 3 YEARS AFTER INSTALLATION.
- J. REPLACEMENT OF PLANTS:  
DEAD PLANTS AND THOSE IN A STATE OF DECLINE SHALL BE REPLACED. REPLACEMENT PLANTS SHALL BE OF SAME SIZE, CONDITION AND VARIETY AS ORIGINALLY CALLED OUT ON PLANTING PLANS.



**RIPLEY DESIGN GROUP, INC.**  
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Land Planning

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DEVELOPER:

**NUVERA  
HOMES**

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PKWY, PLEASANTON,  
CA 94566

TEL. 925.309.8888

PROJECT:

**24656 & 24764  
MOHR DRIVE**

HAYWARD,  
CALIFORNIA

**LANDSCAPE  
NOTES**



PROJECT #:

DATE: NOV. 8, 2023

SCALE: -

DRAWN BY: CL

CHECKED BY: AMC

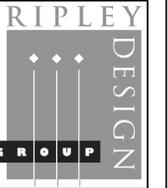
REVISIONS:

NO.	DESCRIPTION

SHEET

**L11**

OF 13 SHEETS



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**PRECISE  
PRELIMINARY  
PLANTING  
PLAN**



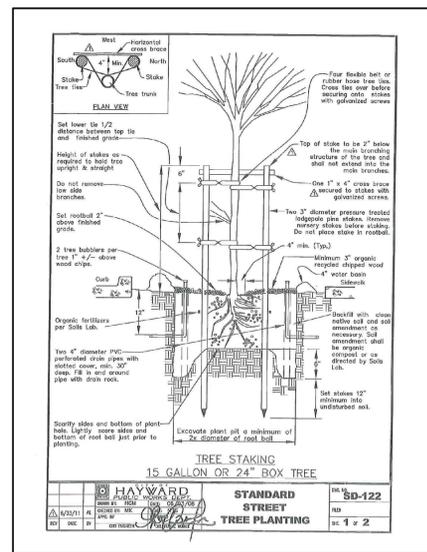
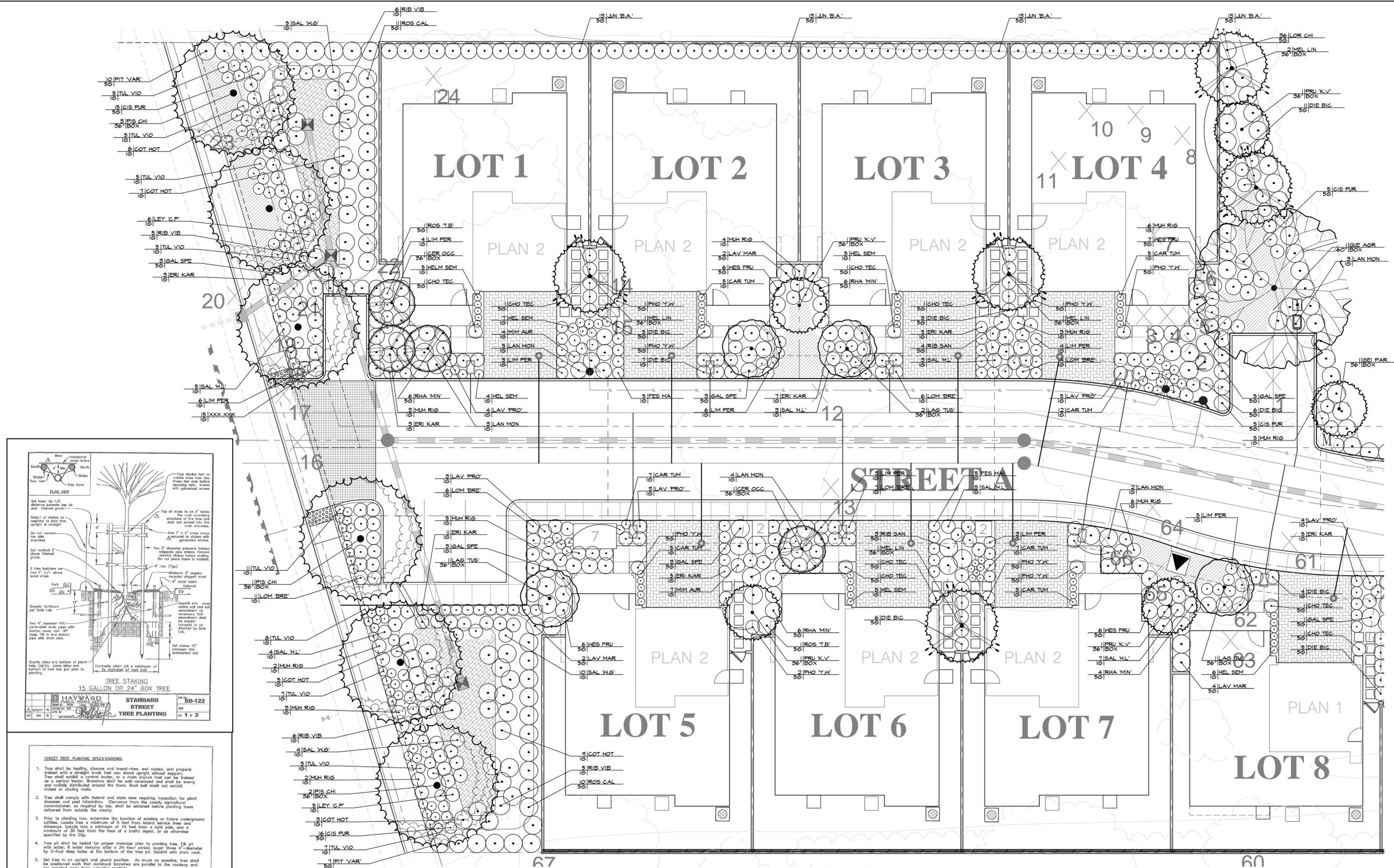
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DATE: NOV. 8, 2023  
SCALE: 1"=10'  
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CHECKED BY: AMC

REVISIONS:

SHEET

**L12**

OF 13 SHEETS



**STREET TREE PLANTING SPECIFICATIONS:**

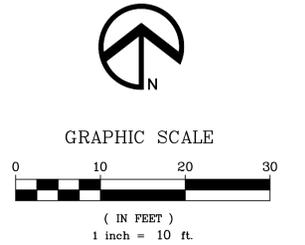
- Tree shall be healthy, disease and insect-free, well rooted, and properly trained with a straight trunk that can stand upright without support. Tree shall exhibit a central leader, or a main branch that can be trained as a central leader. Branches shall be well-developed and shall be evenly and radially 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 driveway. 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, pour 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 stakes.

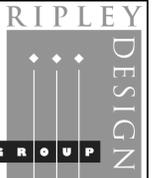
**HAYWARD STANDARD STREET TREE PLANTING** (SD-122) (2 x 2)

**NOTE:**  
SEE SHEET L13 FOR PLANTING NOTES AND PLANTING LEGEND

**PLANT CALLOUT SYMBOL KEY**

PLANT QTY	PLANT SYMBOL
SIZE	UNITS





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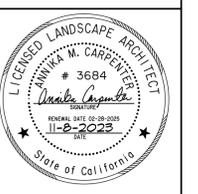
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PROJECT:

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MOHR DRIVE**

HAYWARD,  
CALIFORNIA

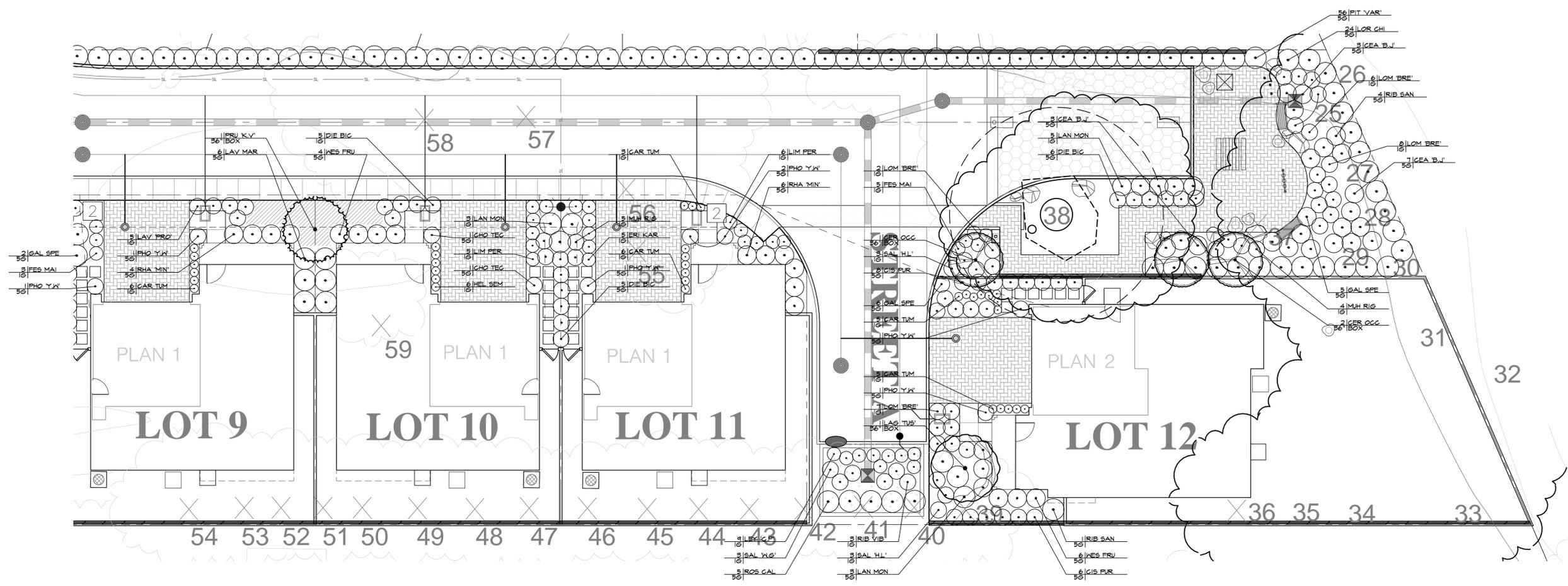
**PRECISE  
PRELIMINARY  
PLANTING  
PLAN**



PROJECT #:  
DATE: NOV. 8, 2023  
SCALE: 1"=10'  
DRAWN BY: CL  
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REVISIONS:


SHEET  
**L13**  
OF 13 SHEETS



**PLANTING NOTES**

- THE CONTRACTOR SHALL MAINTAIN A QUALIFIED SUPERVISOR ON THE SITE AT ALL TIMES DURING CONSTRUCTION THROUGH COMPLETION OF PICK-UP WORK.
- THE CONTRACTOR SHALL FURNISH AND PAY FOR ALL FORMS OF PLANT MATERIALS AND SPECIFIED INSTALLATIONS, INCLUDING FLATTED GROUNDCOVER.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATION AND STAKING ALL SEWER, UTILITY AND WATER MAIN LINES PRIOR TO PLANTING. LANDSCAPE CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR ANY COSTS INCURRED DUE TO DAMAGE AND REPLACEMENT OF SAID UTILITIES. CALL COMMON GROUND ALLIANCE (CGA) AT 811 TO LOCATE AND MARK UTILITIES PRIOR TO EXCAVATION.
- SOIL PREPARATIONS: GROUNDCOVER AND TURF AREAS SHALL BE CROSSRIPPED OR TILLED TO A DEPTH OF NINE (9) INCHES. THE AMENDMENT SHALL BE UNIFORMLY BROADCAST PER 1,000 S.F. AND THOROUGHLY INCORPORATED TO A DEPTH OF 9" BY MEANS OF ROTOTILLER OR EQUAL. THE FOLLOWING FORMULA SHALL BE USED FOR BIDDING PURPOSES ONLY:  
6 CU.YDS. COMPOST  
35 LBS. 6-20-20 COMMERCIAL FERTILIZER  
50 LBS. IRON SULFATE (20% Fe)
- BACKFILL FOR TREES AND SHRUBS: THE PLANTING PITS FOR TREES AND SHRUBS SHALL BE EXCAVATED TO TWICE THE DIAMETER AND TO THE DEPTH OF THE ROOTBALL. ON SITE SOIL SHALL BE USED FOR BACKFILL PURPOSES. THE FOLLOWING MIX SHALL BE USED FOR BIDDING PURPOSES ONLY:  
6 PARTS BY VOLUME ON SITE SOIL  
4 PARTS BY VOLUME ORGANIC AMENDMENT PER ABOVE  
2LB./CU.YD. OF MIX 6-20-20  
2LB./CU.YD. OF MIX IRON SULFATE PER CU.YD. OF MIX
- ALL SOIL AMENDMENTS SPECIFIED ARE FOR BIDDING PURPOSES ONLY. ONCE SITE HAS BEEN ROUGH GRADED, CONTRACTOR SHALL OBTAIN A SOILS REPORT (SSC TEST WITH RECOMMENDATIONS) FROM ABL WESTERN LABORATORIES, INC. (209-529-4080, WWW.ABL-LABS-WEST.COM). FOR SOIL AMENDMENTS, CONTRACTOR TO SUBMIT ONE COPY OF THE SOILS REPORT TO THE CITY, ONE COPY TO THE OWNER, AND ONE COPY TO THE LANDSCAPE ARCHITECT FOR USE IN PROVIDING UPDATED IRRIGATION SCHEDULING RECOMMENDATIONS TO BE INCLUDED PRIOR TO APPROVAL OF CERTIFICATE OF COMPLIANCE. CONTRACTOR SHALL FOLLOW THE SOIL PREPARATION, BACKFILL MIX AND FERTILIZATION PROGRAM PER THE REPORT.
- ALL 1 GALLON SHRUBS SHALL RECEIVE ONE (1) 21 GRAM AGRIFORM. ALL 5 GALLON SHRUBS SHALL RECEIVE TWO (2) 21 GRAM AGRIFORM PLANTING TABLETS; ALL 15 GALLON TREES SHALL RECEIVE FOUR (4) 21 GRAM AGRIFORM PLANTING TABLETS AND ALL BOX TREES SHALL RECEIVE EIGHT (8) 21 GRAM AGRIFORM TABLETS.
- ALL SHRUB AND GROUNDCOVER PLANTING AREAS INCLUDING BIO-TREATMENT AREAS EXCEPT FOR TURF AREA SHALL BE TO A MINIMUM DEPTH OF 3". MULCH TO BE ORGANIC RECYCLED WOOD WASTE, COLOR TO BE DARK BROWN, 1/4" TO 1" DIAMETER FROM WASTE MANAGEMENT, INC., SACRAMENTO, (916-452-0142).
- CONTRACTOR SHALL SPRAY ALL EXISTING WEEDS IN PLANTING AREAS PRIOR TO RIPPING AND APPLY PRE-EMERGENT TO ALL SHRUB AREAS AFTER PLANTING.
- CONTRACTORS SHALL APPLY FERTILIZER AND PRE-EMERGENT AT END OF MAINTENANCE PERIOD.
- LANDSCAPE ARCHITECT AND/OR OWNER RESERVES THE RIGHT TO SELECT OR REJECT ANY OR ALL PLANT MATERIAL.
- REFER TO TREE PLANTING/STAKING DETAIL, SHEET L12.
- THIS PLAN COMPLIES WITH THE CRITERIA OF THE CITY'S WATER EFFICIENT LANDSCAPE ORDINANCE AND APPLIES THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.

**PRELIMINARY TREE PALETTE**

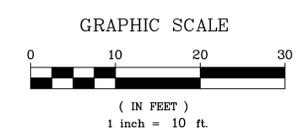
BOTANICAL NAME	COMMON NAME	SIZE	WATER USE
<b>TREES</b>			
CERCIS OCCIDENTALIS	WESTERN REDBUD	36" BOX	LOW
LAGERSTROEMIA X TUSCARORA	CRAPE MYRTLE	36" BOX	LOW
MELALEUCA LINARIFOLIA	FLAXLEAF PAPERBARK	36" BOX	LOW
PRUNUS C. 'KRAUTER VESUVIUS'	FLOWERING PLUM	36" BOX	LOW
PISTACHIA CHINENSIS	CHINESE PISTACHE	36" BOX	LOW
QUERCUS AGRIFOLIA	COAST LIVE OAK	60" BOX	LOW

**PRELIMINARY PROPOSED PLANT PALETTE**

BOTANICAL NAME	COMMON NAME	WATER USE	SPACING	MATURE SIZE (H X W)
<b>SHRUBS</b>				
CAREX TUMICOLA	BERKELEY SEDGE	LOW	1.5'	1.5' X 1.5'
CEANOTHUS 'BLUE JEANS'	CALIFORNIA WILD LILAC	LOW	4'	4' X 4'
CHONDRPETALUM TECTORUM	SMALL CAPE RUSH	LOW	3'	3' X 4'
CISTUS X PURPUREUS	ORCHID ROCKROSE	LOW	3.5'	3.5' X 3.5'
DIETES BICOLOR	FORTNIGHT LILY	LOW	1.5'	2.5' X 2.5'
ERIGERON KARVINSKIANUS	SANTA BARBARA DAISY	LOW	2.5'	.5' X 2.5'
FESTUCA MAIREI	ATLAS FESCUE	LOW	2.5'	2.5' X 2.5'
GALVEZIA SPECIOSA	ISLAND SNAPDRAGON	LOW	2.5'	2.5' X 3'
HELIOTRICHON SEMPERVIRENS	BLUE OAT GRASS	LOW	2'	2' X 2'
JUNIPERUS 'BLUE ARROW'	BLUE ARROW JUNIPER	LOW	3.5'	2-3' X 15'
LANTANA MONTEVIDENSIS	LANTANA	LOW	2.5'	2.5' X 3'
LAVANDULA X I. 'PROVENCE'	PROVENCE FRENCH LAVENDER	LOW	2'	2' X 3'
LAVATERA MARITIMA	TREE MALLOW	LOW	5'	5' X 5'
LIMONIUM PEREZII	SEA LAVENDER	LOW	2'	2' X 2'
LOMANDRA LONGIFOLIA	BREEZE DWARF MAT RUSH	LOW	2.5'	2' X 3'
LOROPETALUM CHINENSE	CHINESE FRINGE FLOWER	LOW	3.5'	4' X 4'
MIMULUS AURANTIACUS	STICKY MONKEY FLOWER	LOW	3'	3' X 3'
MUHLENBERGIA RIGENS	DEER GRASS	LOW	3'	3' X 4'
PHORMIUM 'YELLOW WAVE'	NEW ZEALAND FLAX	LOW	4'	4' X 4'
PITTIOSPORUM T. 'VARIEGATA'	VARIEGATED TOBIRA	LOW	4'	5' X 5'
RHAPHIOLEPIS U. 'MINOR'	DWARF YEDDO HAWTHORN	LOW	4'	4' X 4'
RIBES SANGUINEUM	RED FLOWERING CURRANT	LOW	4'	4' X 4'
ROSMARINUS O. 'TUSCAN BLUE'	ROSEMARY	LOW	3.5'	5' X 3.5'
SALVIA MICROPHYLLA 'HOT LIPS'	HOT LIPS SAGE	LOW	2'	2.5' X 2.5'
TULBAGHIA VIOLACEA	SOCIETY GARLIC	LOW	1'	2' X 1'
WESTRINGIA FRUTICOSA	COAST ROSEMARY	LOW	3'	3' X 3'
ZAUSCHNERIA CALIFORNICA	CALIFORNIA FUCHSIA	LOW	3'	3' X 3'
<b>GROUNDCOVERS</b>				
CISTUS SALVIFOLIUS PROSTRATUS	ROCKROSE	LOW	1 GALLON @ 60" O.C.	
<b>SHRUBS BIO-RETENTION</b>				
COTONEASTER HORIZONTALIS	ROCK SPRAY COTONEASTER	LOW	4'	2' X 6'
LEYMUS C. 'CANYON PRINCE'	CANYON PRINCE WILD RYE	LOW	2.5'	3' X 3'
RIBES VIBURNIFOLIUM	CATALINA CURRANT	LOW	4'	4' X 5'
ROSA CALIFORNICA	CALIFORNIA WILD ROSE	LOW	4'	3' X 6'
SALVIA C. 'WINNIFRED GILMAN'	BLUE SAGE	LOW	3'	3' X 4'
<b>GROUNDCOVERS - BIORETENTION</b>				
CAREX TUMICOLA	BERKELEY SEDGE	LOW	1 GALLON @ 24" O.C.	

**PLANT CALLOUT SYMBOL KEY**

PLANT QTY	PLANT SYMBOL
SIZE	UNITS



NOTE: PLANT MATERIAL WATER USE VERIFIED WITH ONLINE WUCOLS LANDSCAPE WATER-USE PLANNING TOOL. WWW.CCUH.UCDAVIS.EDU/WUCOLS



Front Elevation 1A - Farmhouse

**UPDATES MADE TO ELEVATIONS**

1A - Farmhouse:  
Added a mixture of stucco surfaces and board & batt siding.  
Lower roofs are now standing seam metal roofing.  
Added brick veneer to face of garage.

1B - Cottage:  
Hipped main roof and lowered pitch to 5:12  
Added mixture of hips and gables.  
Added mixture of stucco surfaces and lap siding

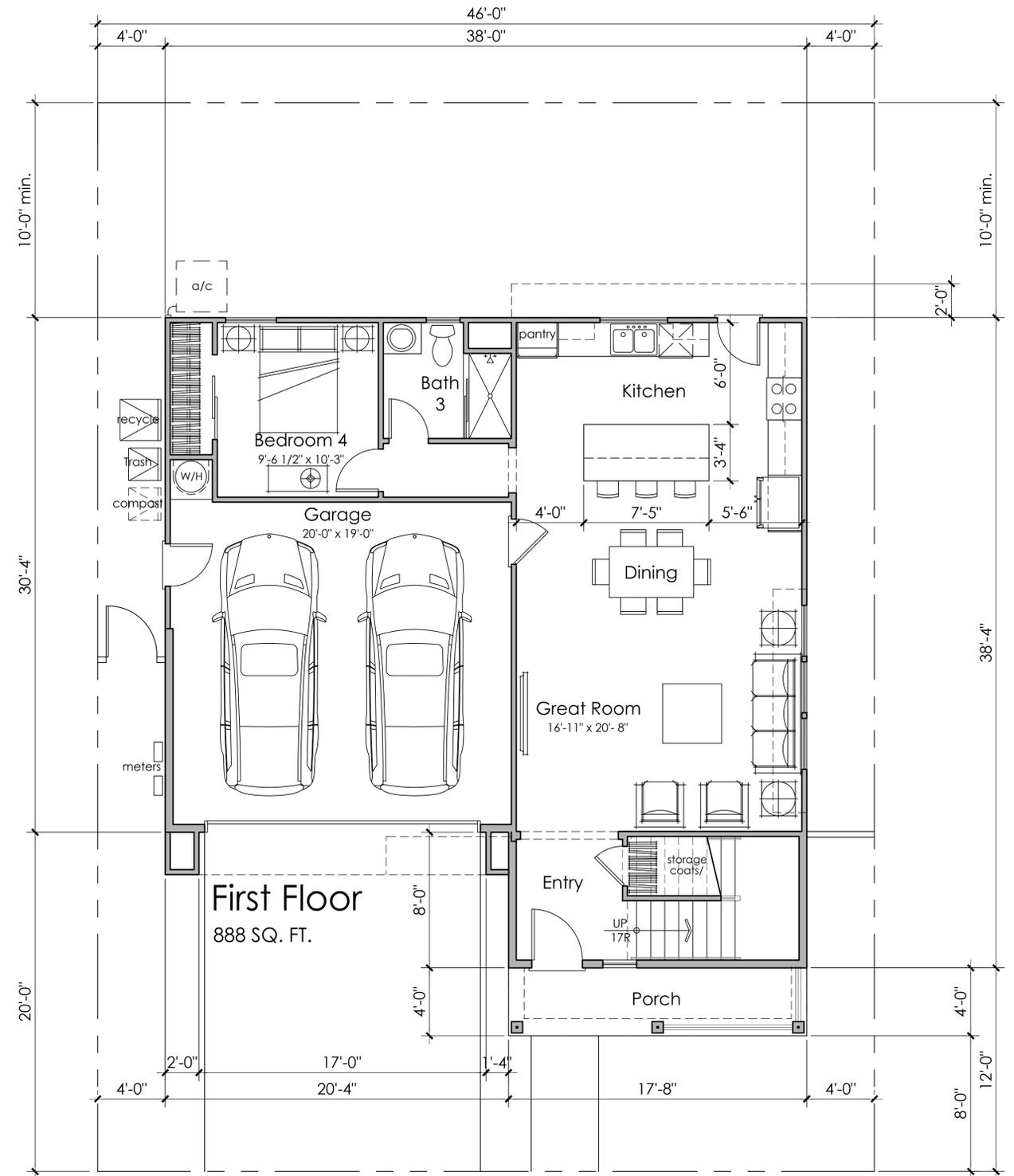
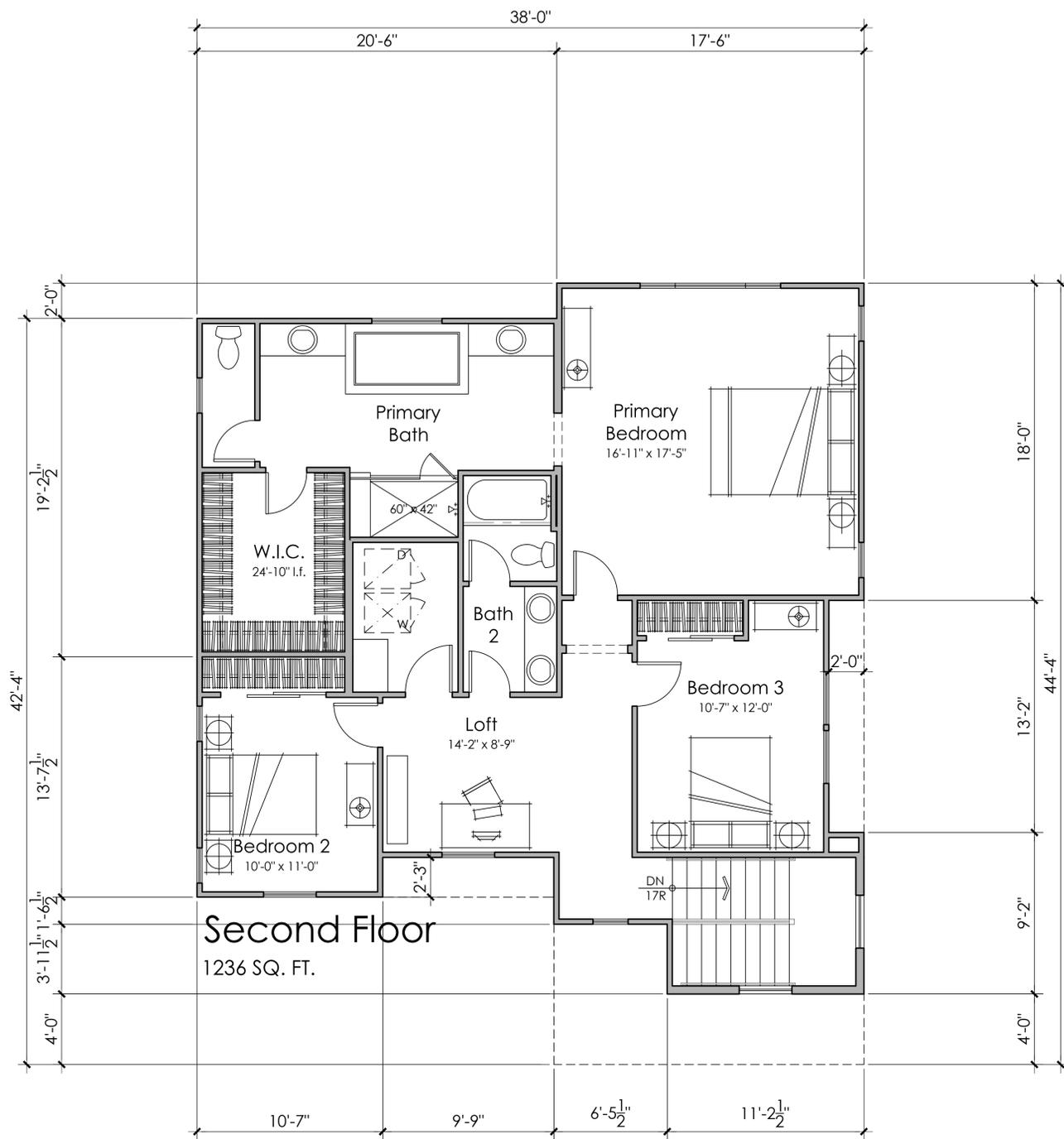
1C - Craftsman:  
Remained unchanged

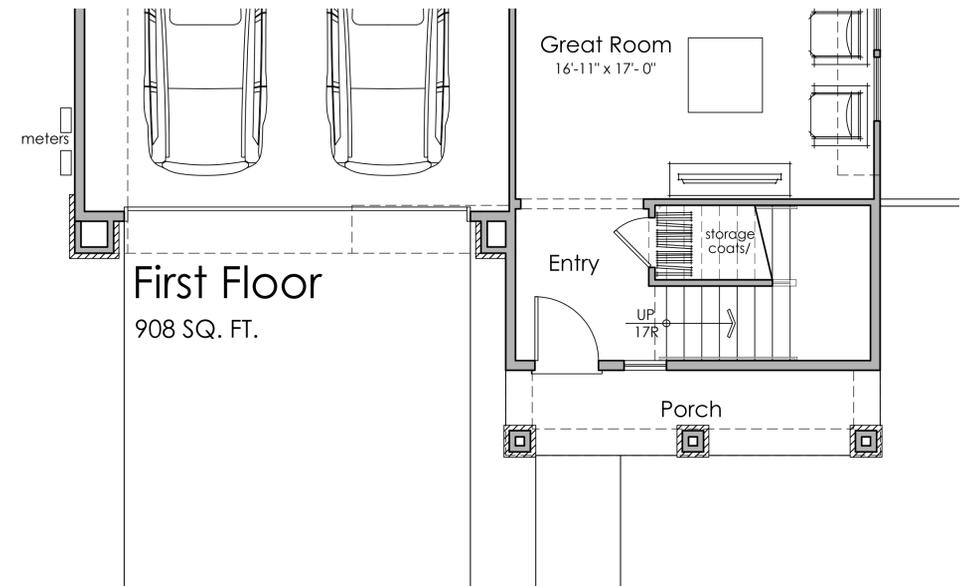
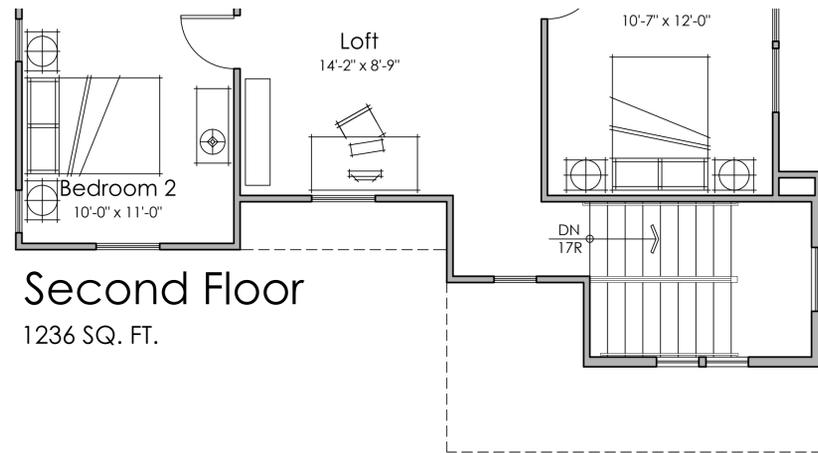


Front Elevation 1B - Cottage

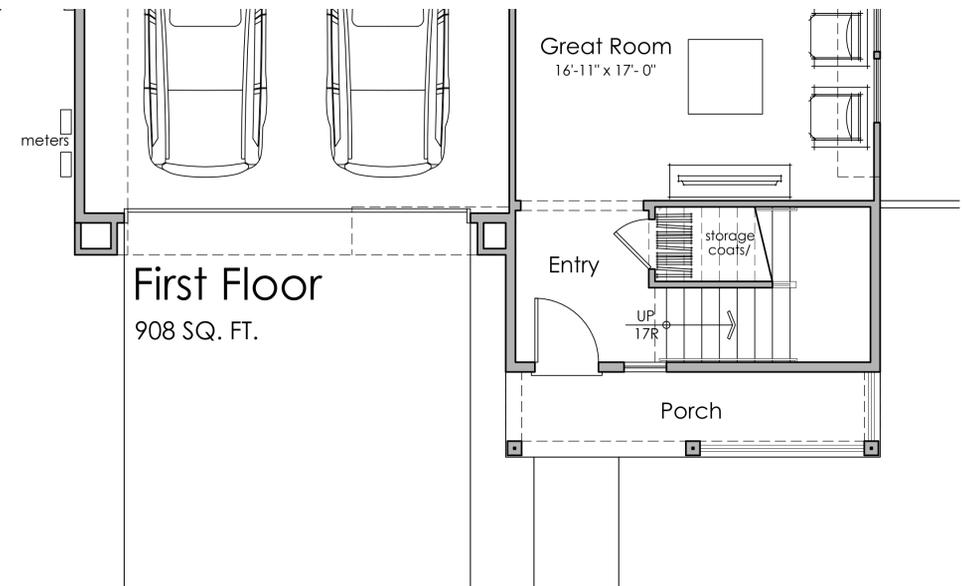
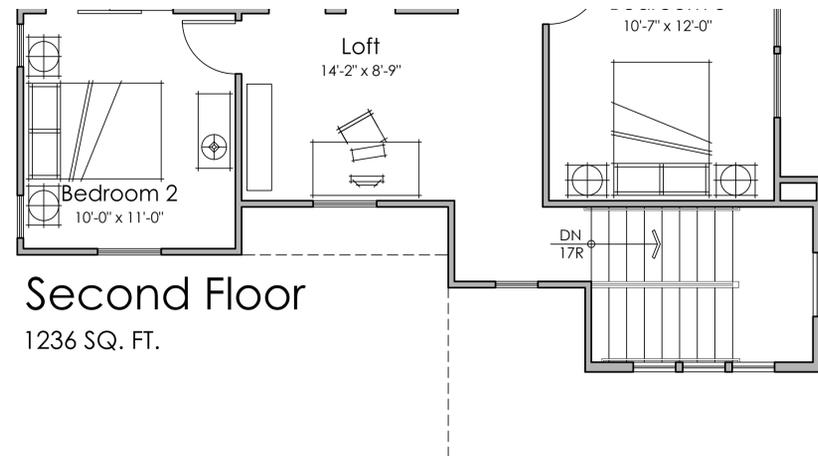


Front Elevation 1C - Craftsman





PLAN 1C



PLAN 1B



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MOHR DRIVE  
HAYWARD, CA # 2022-0069

SCHEMATIC DESIGN  
AUGUST 29, 2022



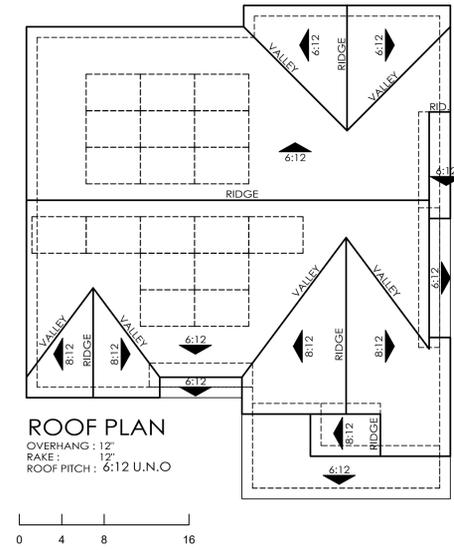
FLOOR PLAN 1 ADDENDA

A1.1.1

- 1A - Material Legend:  
 Flat Concrete Tile Roofing  
 Cementitious Board & Batt Siding  
 Stucco Finish  
 Decorative Shutters  
 Stone Veneer  
 Decorative Posts & Railing  
 Decorative Gable End Detail  
 Enhanced Head and Sill Trim



Front Elevation 1A - Farmhouse



Right Elevation



Rear Elevation



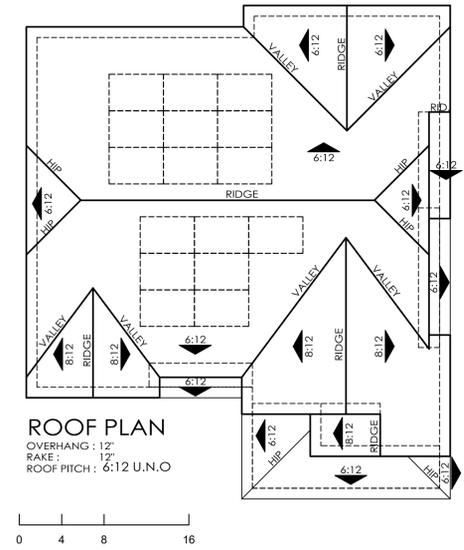
Left Elevation



- 1B - Material Legend:
- Flat Concrete Tile Roofing
- Cementitious Lap Siding
- Stucco Finish
- Decorative Shutters
- Decorative Posts & Corbels
- Decorative Gable End Detail
- Enhanced Head and Sill Trim



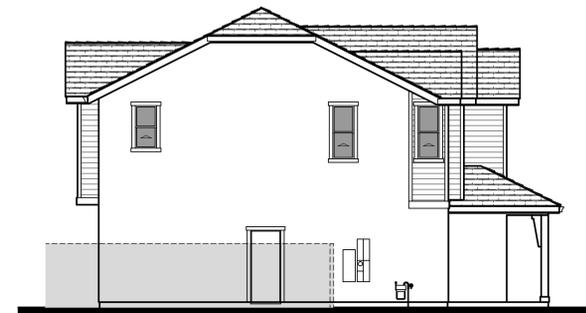
Front Elevation 1B - Cottage



Right Elevation



Rear Elevation

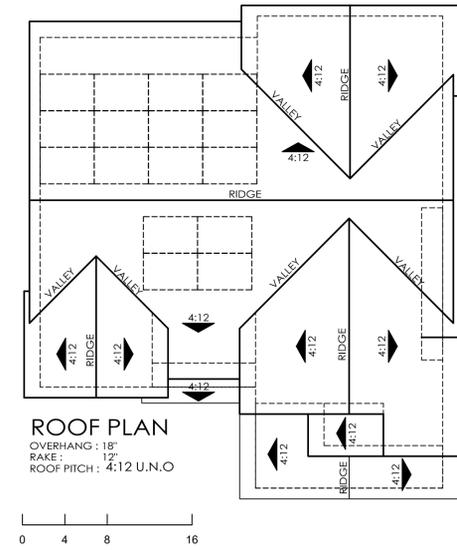


Left Elevation

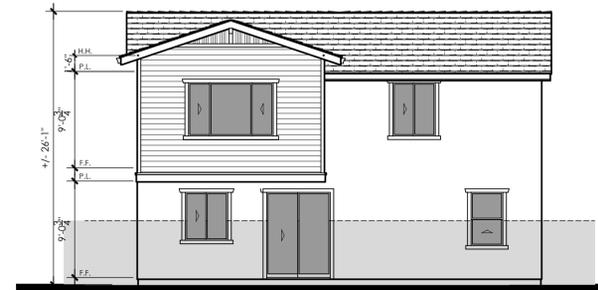
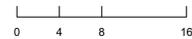
- 1C - Material Legend:
- Flat Concrete Tile Roofing
- Cementitious Lap Siding
- Stucco Finish
- Stone Veneer
- Decorative Columns
- Decorative Gable End Detail
- Enhanced Head and Sill Trim



Front Elevation 1C - Craftsman



Right Elevation



Rear Elevation



Left Elevation



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PLAN 1C - EXTERIOR ELEVATIONS

A1.4



Front Elevation 2A - Farmhouse

**UPDATES MADE TO ELEVATIONS**

2A - Farmhouse:  
Added a mixture of stucco surfaces and board & batt siding.  
Lower roofs are now standing seam metal roofing.  
Added brick veneer wainscot across full width of home.

2B - Cottage:  
Hipped main roof and lowered pitch to 5:12.  
Added mixture of hips and gables.  
Added mixture of stucco surfaces and lap siding

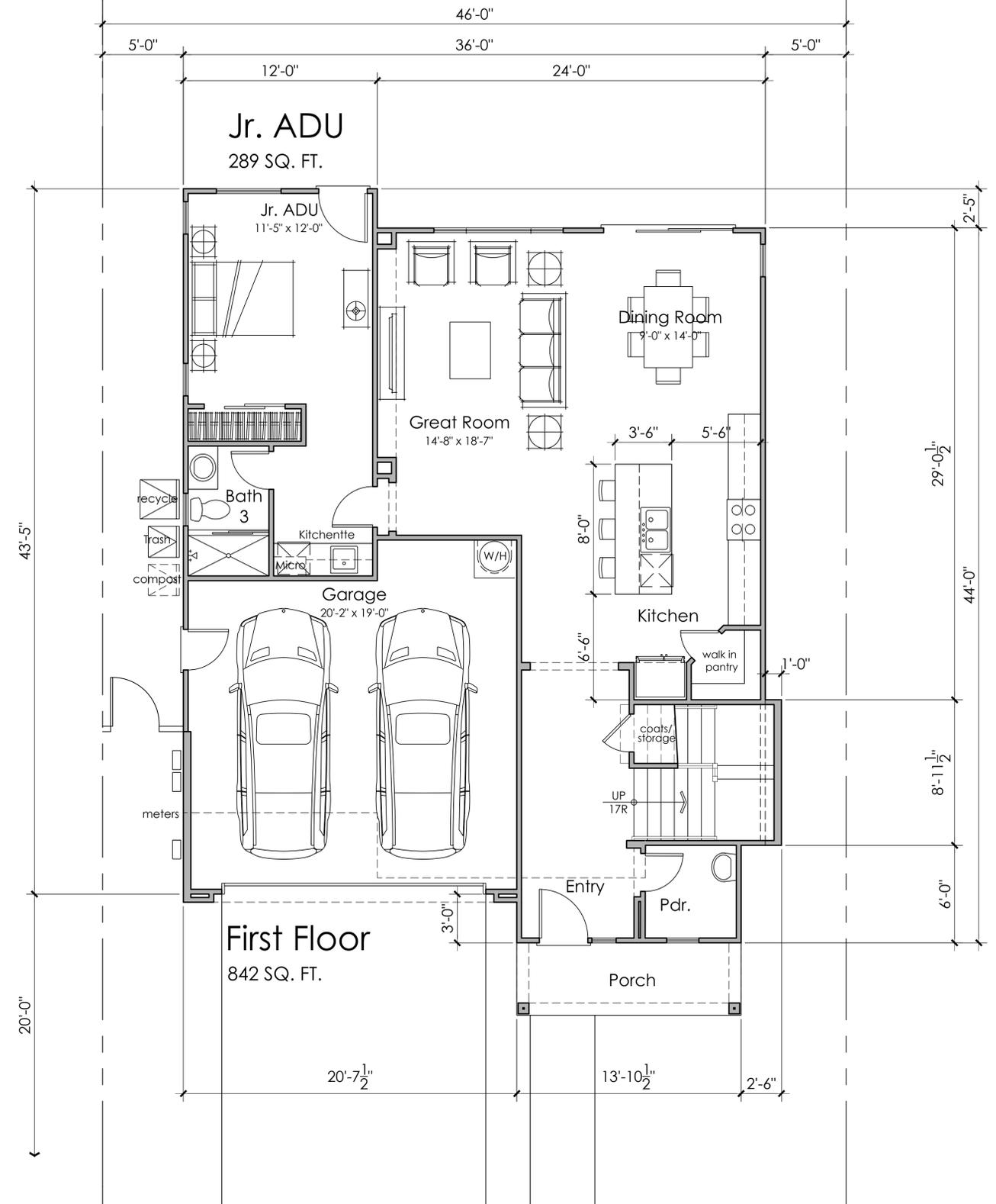
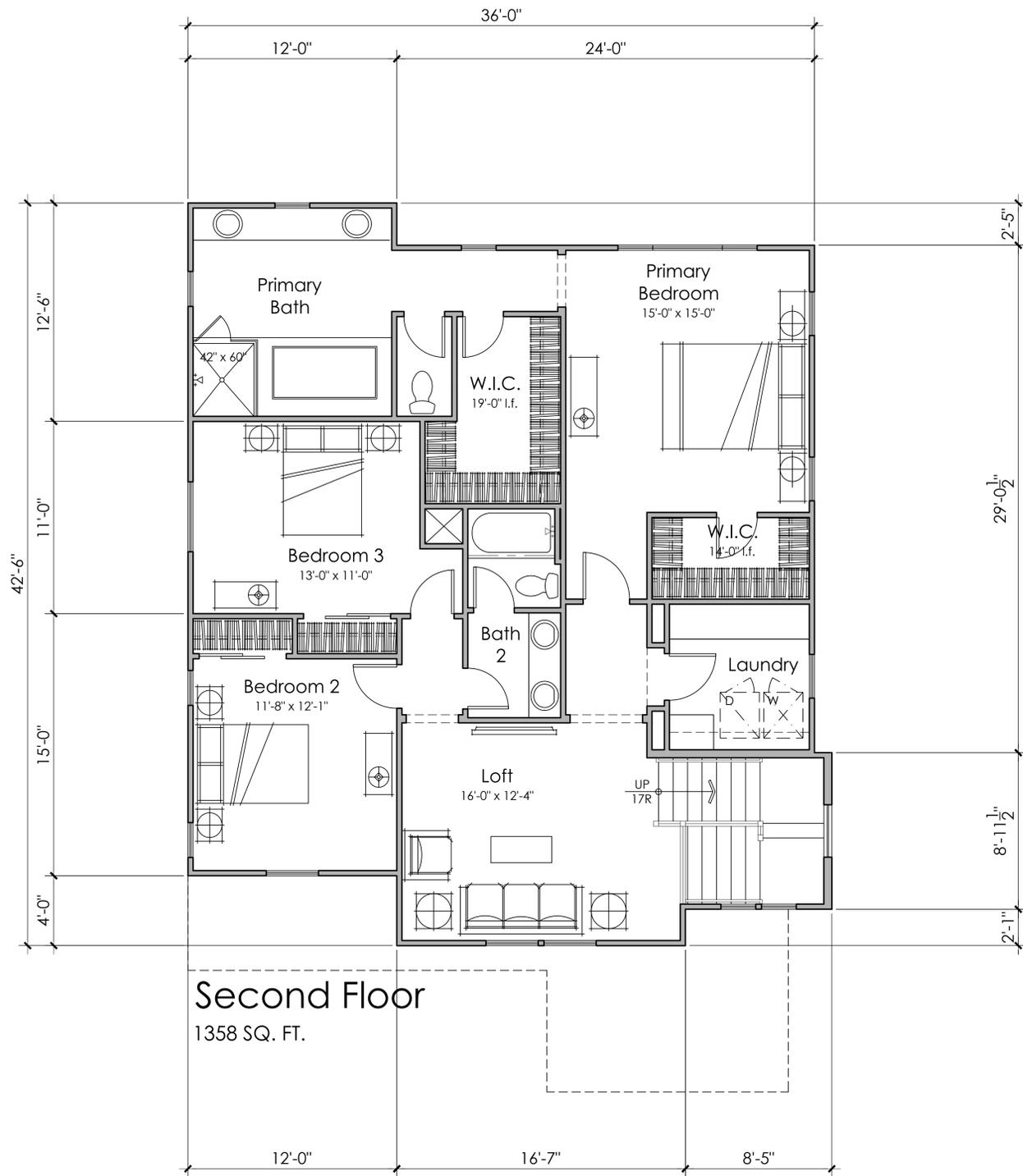
2C - Craftsman:  
Remained unchanged



Front Elevation 2B - Cottage



Front Elevation 2C - Craftsman



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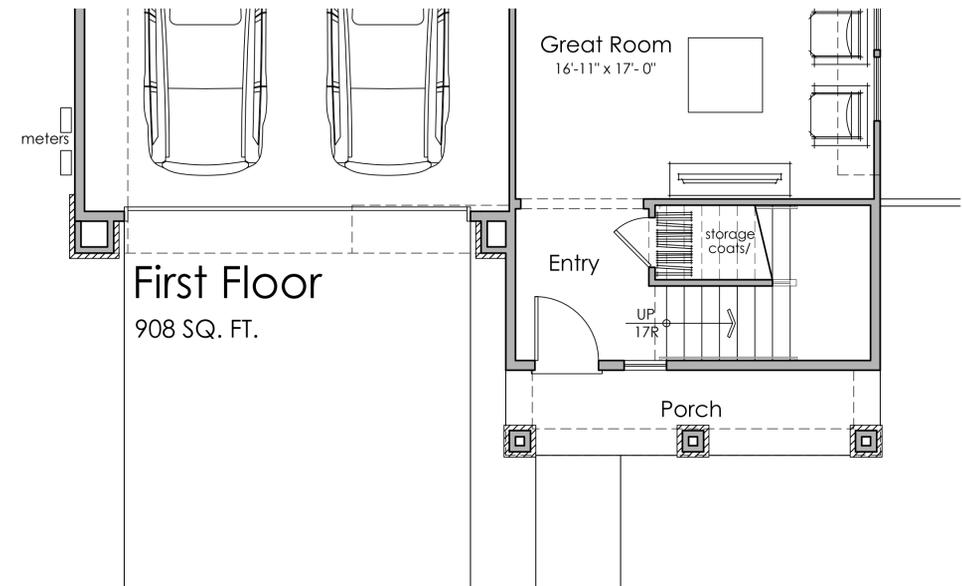
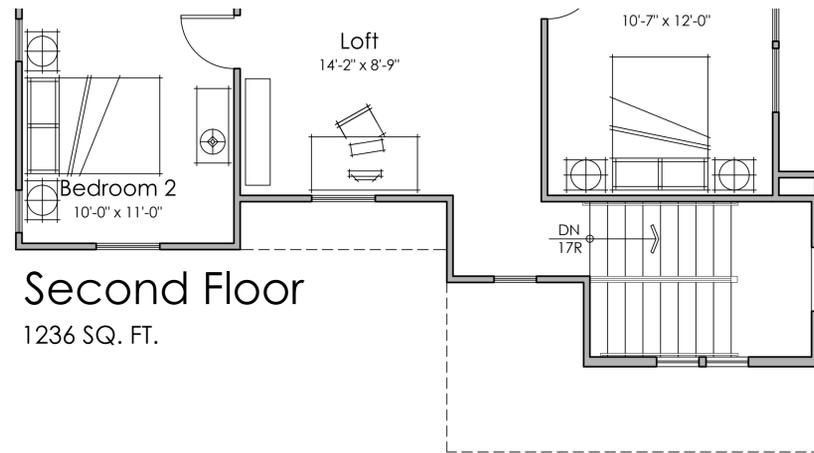
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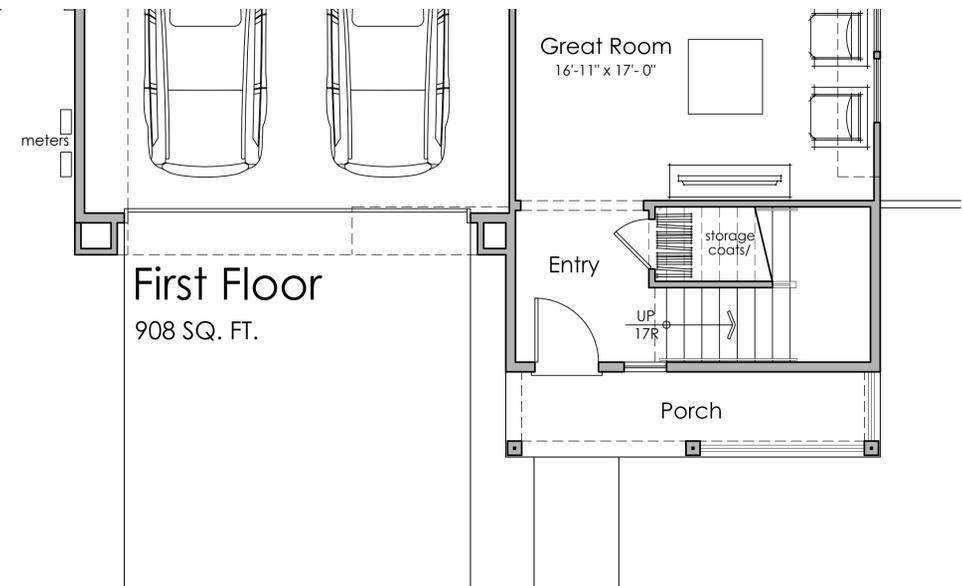
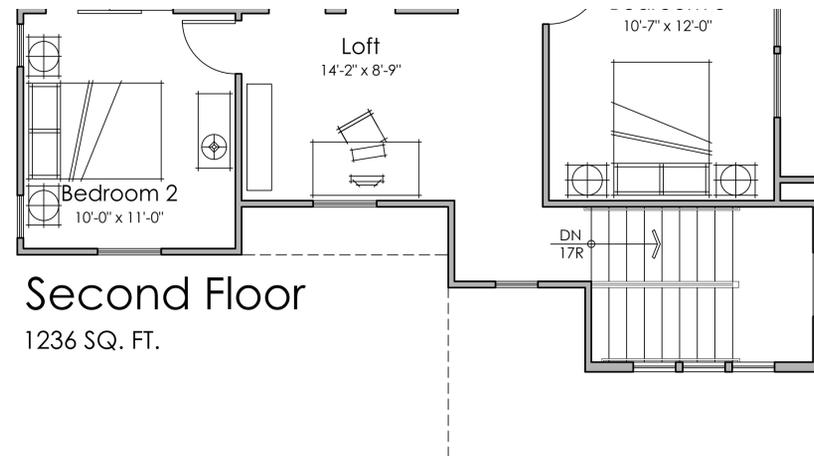
4 BEDROOMS  
3 BATHS  
2,200 S.F.  
Jr. ADU 289 S.F.  
2489 TOTAL S.F.

FLOOR PLAN 2

A2.1



PLAN 2C



PLAN 2B



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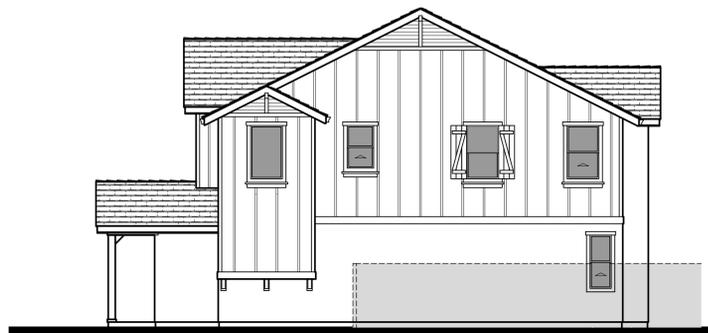
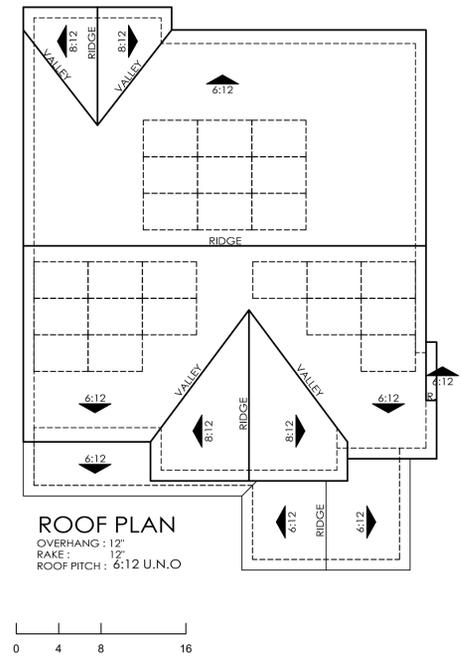
FLOOR PLAN 2 ADDENDA

A2.1.1

- 2A - Material Legend:  
 Flat Concrete Tile Roofing  
 Cementitious Board & Batt Siding  
 Stucco Finish  
 Decorative Shutters  
 Decorative Posts & Corbels  
 Decorative Gable End Detail  
 Enhanced Head and Sill Trim



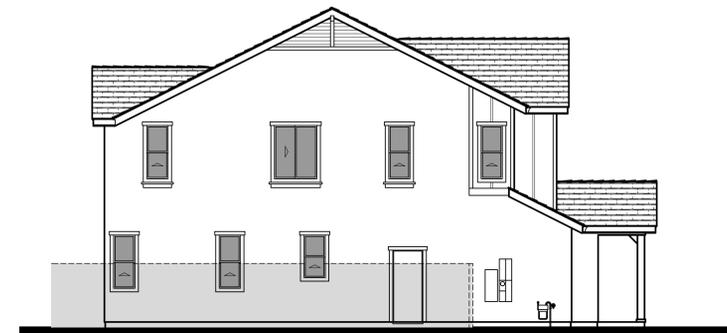
Front Elevation 2A - Farmhouse



Right Elevation



Rear Elevation



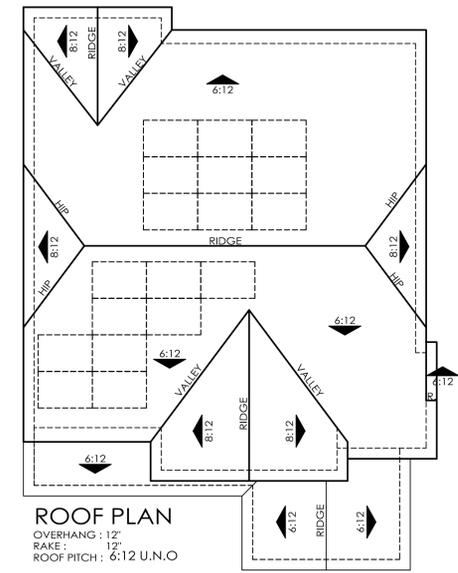
Left Elevation



2B - Material Legend:  
 Flat Concrete Tile Roofing  
 Cementitious Lap Siding  
 Stucco Finish  
 Decorative Shutters  
 Decorative Posts & Corbels  
 Decorative Gable End Detail  
 Enhanced Head and Sill Trim



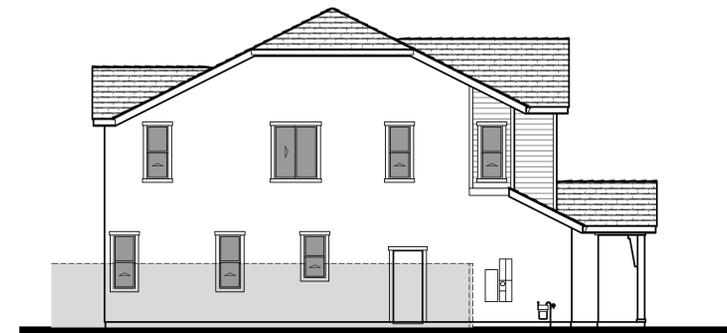
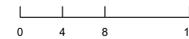
Front Elevation 2B - Cottage



Right Elevation



Rear Elevation



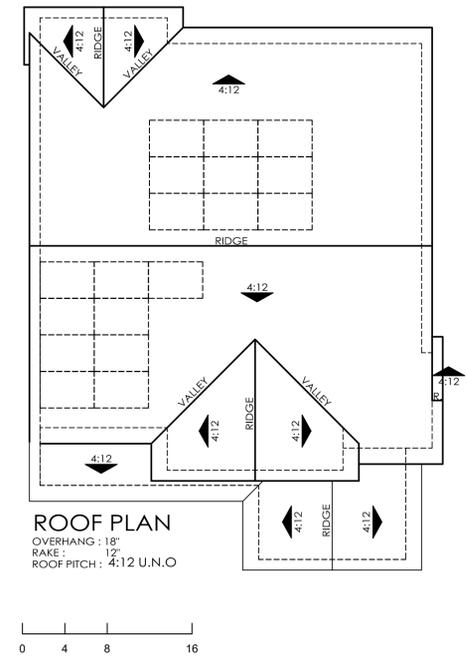
Left Elevation



2C - Material Legend:  
 Flat Concrete Tile Roofing  
 Cementitious Lap Siding  
 Stucco Finish  
 Stone Veneer  
 Decorative Columns  
 Decorative Gable End Detail  
 Enhanced Head and Sill Trim



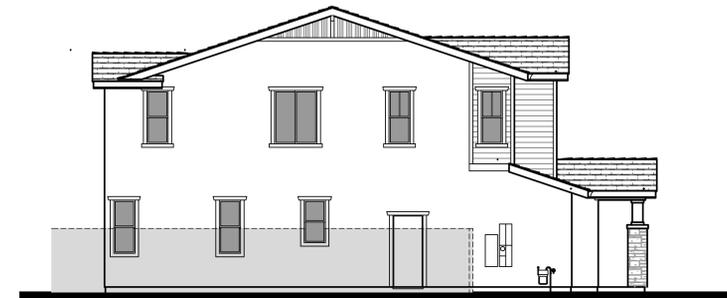
Front Elevation 2C - Craftsman



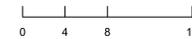
Right Elevation



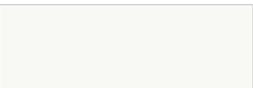
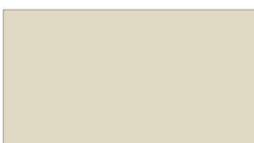
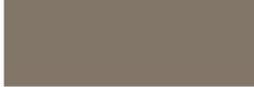
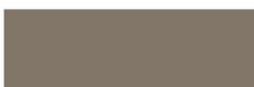
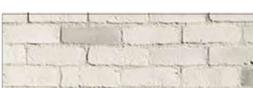
Rear Elevation



Left Elevation



MANUFACTURERS  
Kelly Moore  
Eagle Roofing  
Creative Mines

	SCHEME 01	SCHEME 02	SCHEME 03	SCHEME 04	SCHEME 05	SCHEME 06
STUCCO BODY	 KMW 4899 WHITEST WHITE	 KM 5787 PARISIAN CASHMERE	 KM 4731 GRASS SKIRT	 KM 4758 ITALIAN LACE	 KM 5735 BEACHSIDE VILLA	 KM 5729 FOOTHILL DRIVE
BATTEN SIDING / GABLE SIDING / WINDOW TRIM	 KMW 4899 WHITEST WHITE	 KM 5787 PARISIAN CASHMERE				
FASCIA / EAVES	 KMW 4897 YIN MIST	 KM 23 SWISS COFFEE	 KM 4746 COUNTRY CHARM	 KM 4592 INDIAN MUSLIN	SIDING / BATTEN  KM 5761 COLUSA WETLANDS	 KM 5729 FOOTHILL DRIVE
ENTRY DOORS	 KMW 4897 YIN MIST	 KMA 35 WILLOW BLUE			FASCIA / EAVES / TRIM  KM 4562 OYSTER HAZE	 KM 4574 DRY DOCK
GARAGE DOORS	 KMW 4897 YIN MIST	 KM 5826 VOLCANIC ROCK	FASCIA / EAVES / TRIM / GARAGE DOORS  KMW 5297 DIAMOND DUST	 KM 4574 DRY DOCK	GABLE SHINGLES / GARAGE DOORS  KM 5762 HIKING BOOTS	 KM 4574 DRY DOCK
BRICK VENEER / OBP	 CHALK DUST BRICK: OBP SNOW WHITE	 CHALK DUST BRICK: OBP SNOW WHITE			ENTRY DOORS  HLS 4228 RUSKIN RED	 KM 4903 ZINC DUST
METAL ROOF	 SILVERSTONE	 VERMONT SLATE	ENTRY DOORS / SHUTTERS  KM 5790 GRAPEVINE CANYON	 KM 5746 TURTLE BAY	STONE VENEER  CRAFTSPPLIT LEDGE 2.5\"	 CRAFTSPPLIT LEDGE 2.5\"
POSTS / RAILINGS	 KMW 5824 WINTERS PARK	ROOF MATERIAL - FLAT SLATE PROFILE  4697 SLATE RANGE				
ROOF MATERIAL - FLAT SLATE PROFILE	 4697 SLATE RANGE		ROOF MATERIAL - TAPERED FLAT SLATE  49634 KINGS CANYON	 49581 ARCADIA BROWN	ROOF MATERIAL - FLAT SHAKE  5808 TOMBSTONE	 5689 BROWN RANGE



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COLOR / MATERIAL BOARD