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DEVELOPER

NUVERA HOMES
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

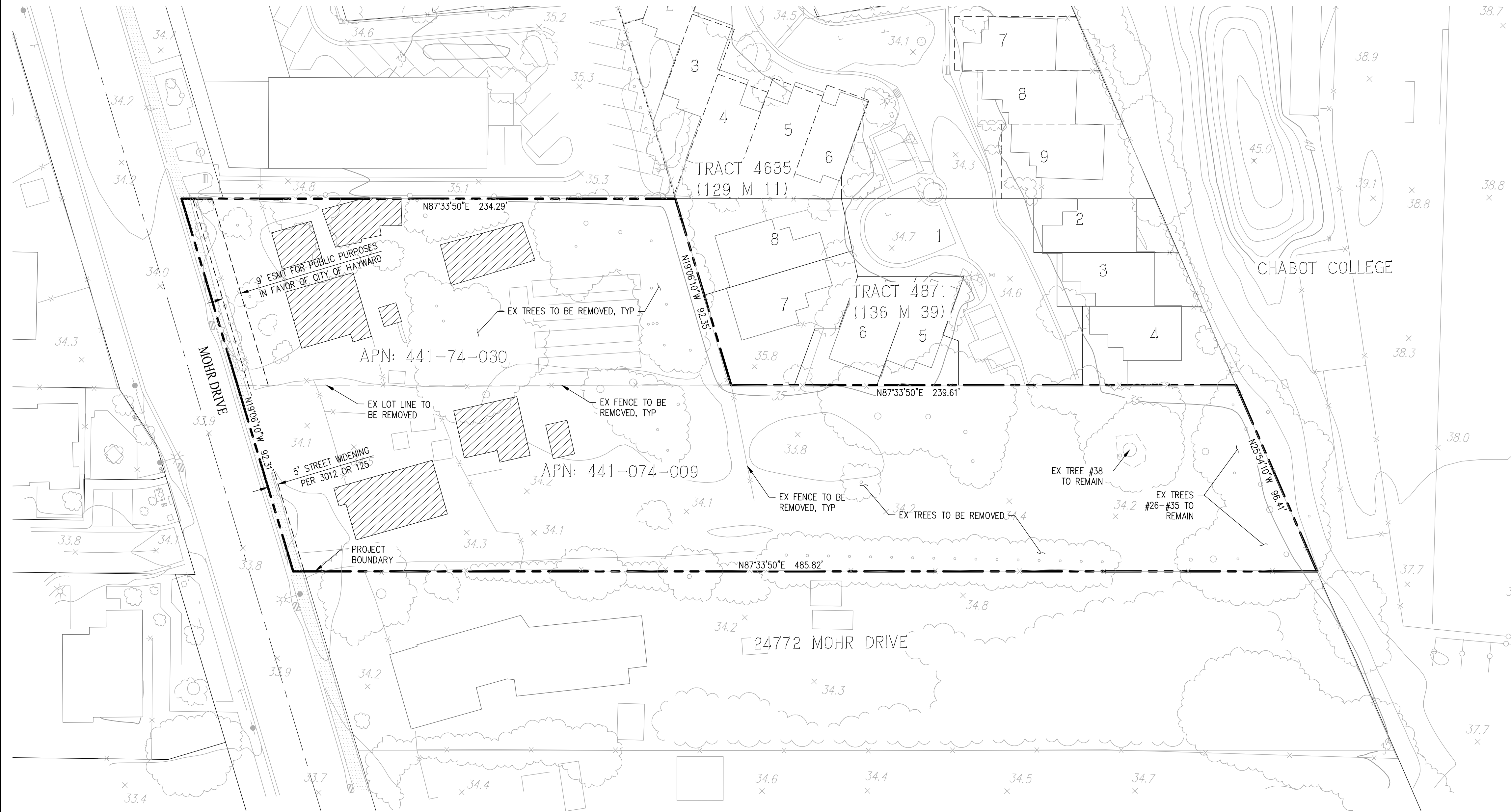
PLANNED DEVELOPMENT & VESTING TENTATIVE MAP
HAYWARD, CALIFORNIA



CARLSON,
BARBEE &
GIBSON, Inc.

CIVIL ENGINEERS • SURVEYORS • PLANNERS





CONTACTS

1. DEVELOPER:

NUVERA HOMES
7041 KOLL CENTER PARKWAY, SUITE 170
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(925) 309-8888
JEFFREY LAWRENCE
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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):
PROPOSED SITE AREA (NET):

1.45± ACRES (GROSS)
1.22± ACRES (NET) (NET AREA = GROSS AREA - DRIVE AISLE - SIDEWALK)
4. EXISTING ZONING:
PROPOSED ZONING:

RMB3.5, RSB4
PD - PLANNED DEVELOPMENT DISTRICT
5. EXISTING USE:
PROPOSED USE:

SINGLE FAMILY RESIDENTIAL; 2 SINGLE FAMILY LOTS
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

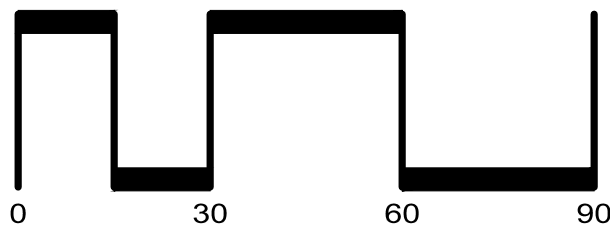
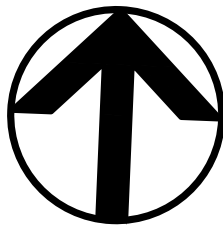
ABBREVIATIONS

EXISTING	PROPOSED	DESCRIPTION		
		SUBDIVISION BOUNDARY	DW	DRIVEWAY
		RIGHT-OF-WAY	EX	EXISTING
		EASEMENT	FC	FACE OF CURB
		ADJACENT LOT LINE	PL	PROPERTY LINE
		CURB, GUTTER & SIDEWALK	PUE	PUBLIC UTILITY EASEMENT
		FENCE	RW	RIGHT-OF-WAY
		SPOT ELEVATIONS	SW	SIDEWALK
		EXISTING STRUCTURE TO BE DEMOLISHED	TYP	TYPICAL
		EXISTING TREE		

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

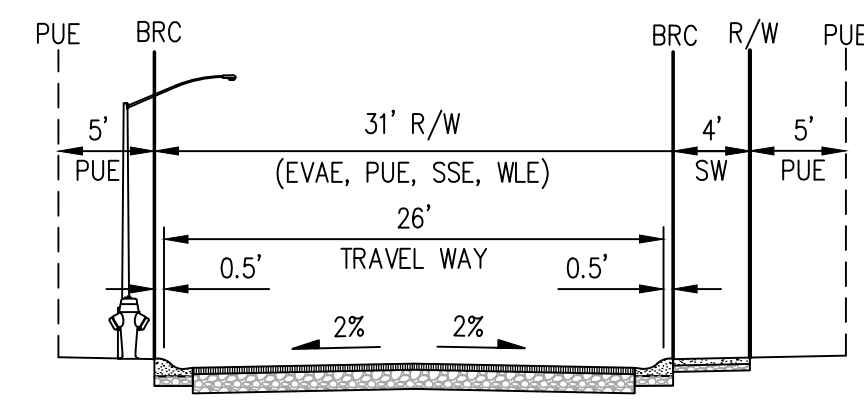
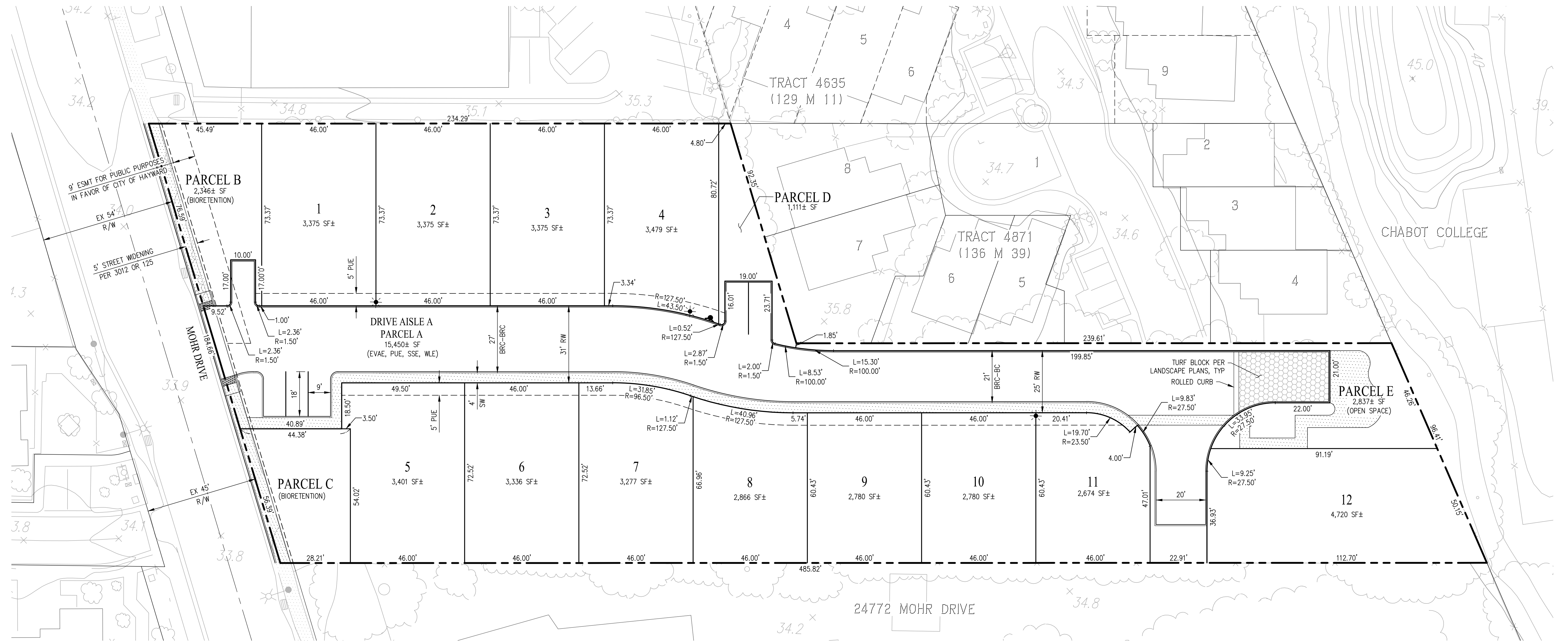
VESTING TENTATIVE MAP
EXISTING CONDITIONS
MOHR DRIVE - TRACT 8670

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

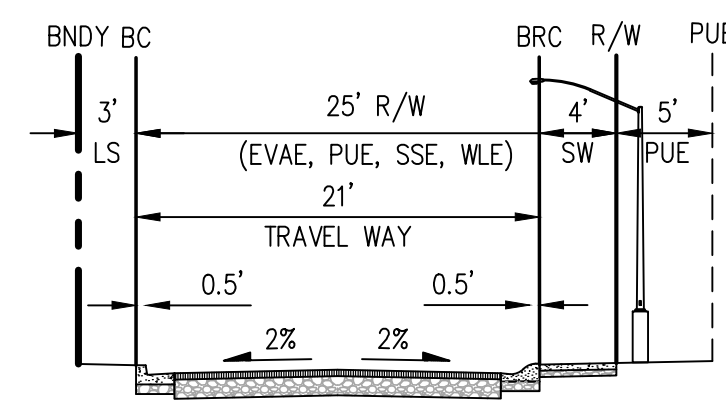


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ROSEVILLE (916) 788-4456
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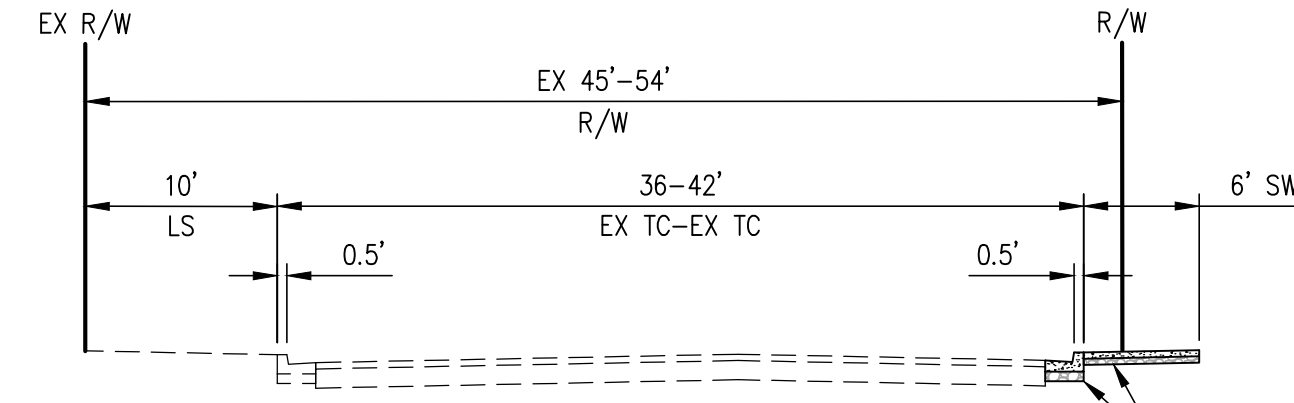
SHEET NO.
TM.1
OF - SHEETS



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

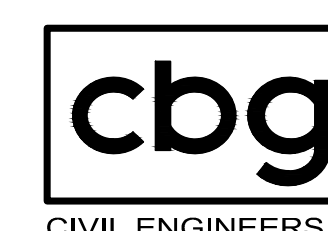
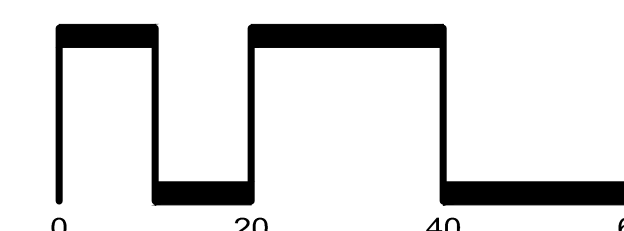
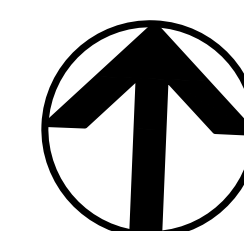
LEGEND

	FIRE HYDRANT
	ELECTROLIER

VESTING TENTATIVE MAP SITE PLAN

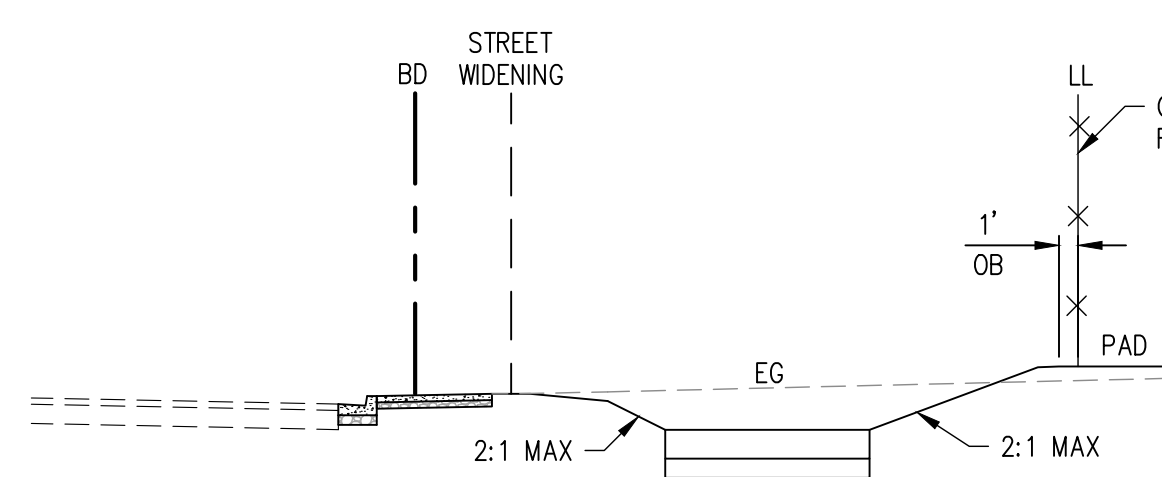
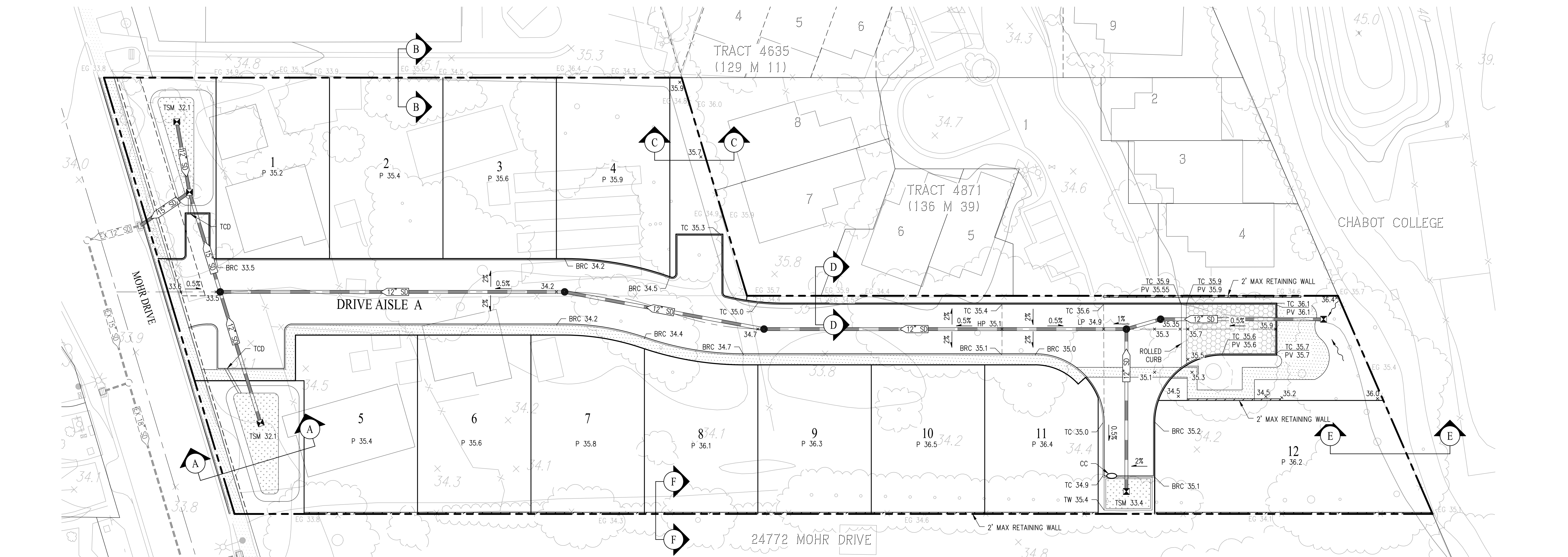
MOHR DRIVE - TRACT 8670

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

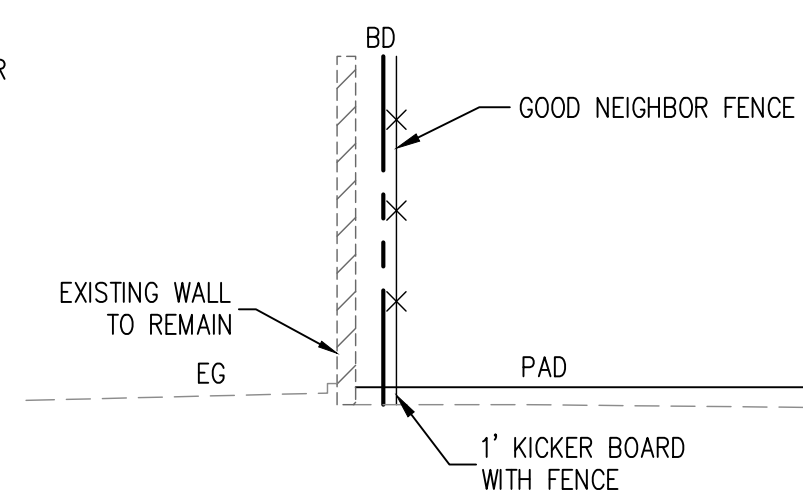


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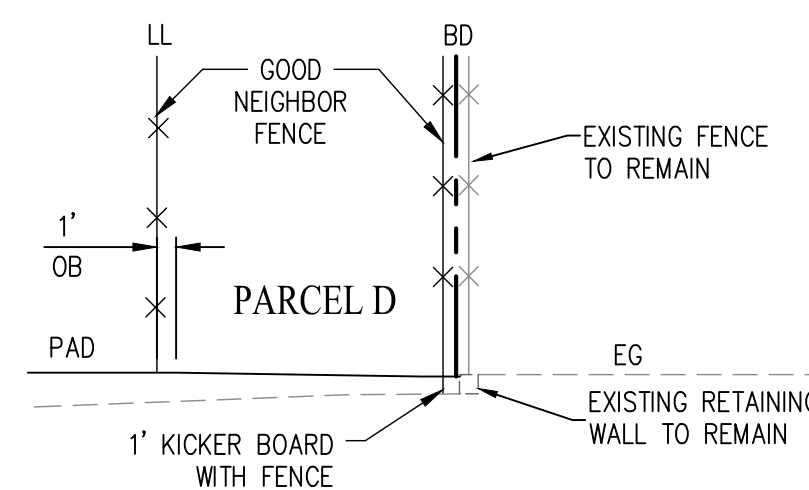
SHEET NO.
TM.2
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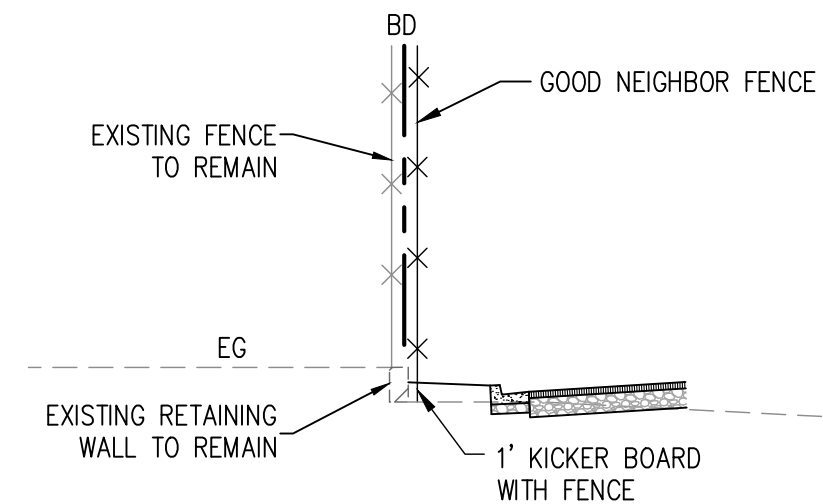
SECTION A-A
NOT TO SCALE



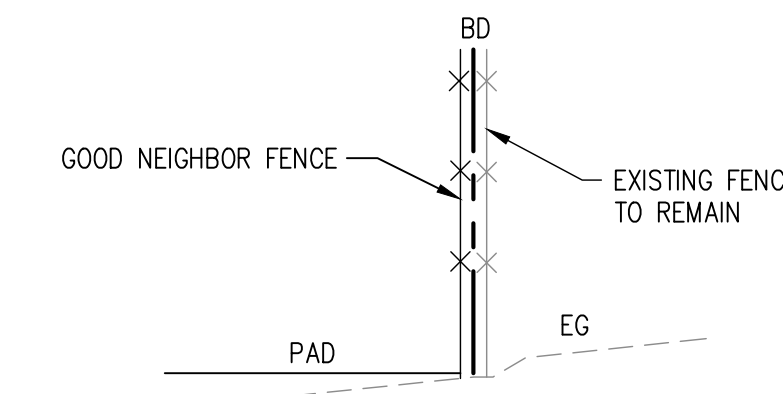
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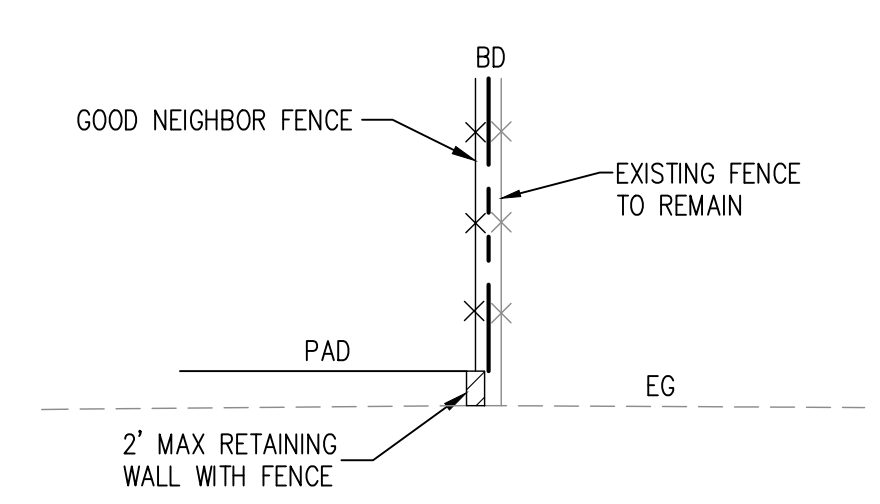
SECTION C-C
NOT TO SCALE



SECTION D-D
NOT TO SCALE



SECTION E-E
NOT TO SCALE



SECTION F-F
NOT TO SCALE

LEGEND

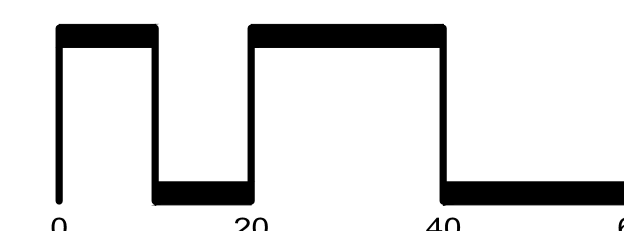
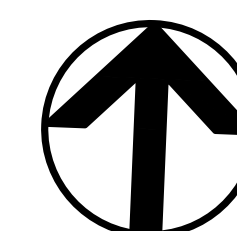
EXISTING	PROPOSED	DESCRIPTION
---	---	SUBDIVISION BOUNDARY
---	---	RETAINING WALL
---	---	PRECAST WALL
---	---	FENCE
---	---	SIDEWALK, PATHWAY
---	---	VALLEY GUTTER
---	---	SPOT ELEVATIONS
---	---	DECORATIVE PAVING
---	---	BIORETENTION AREA
---	---	CURB CUT

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

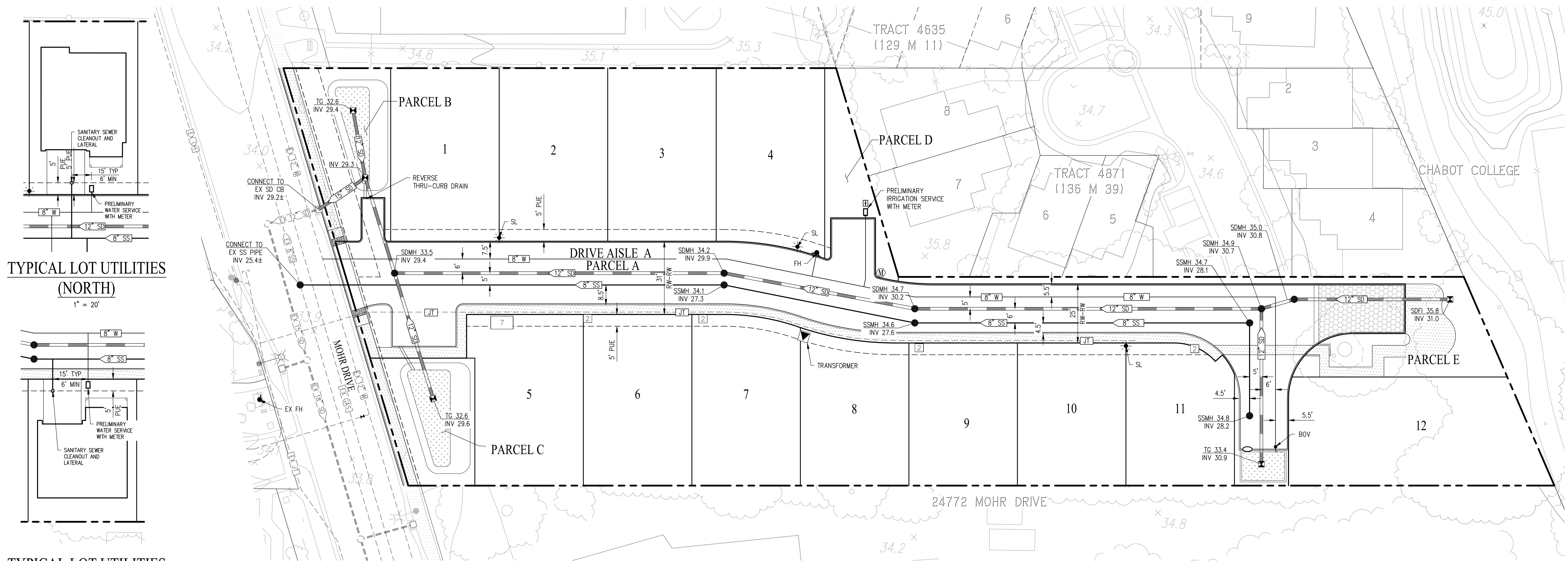
VESTING TENTATIVE MAP PRELIMINARY GRADING PLAN MOHR DRIVE - TRACT 8670

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



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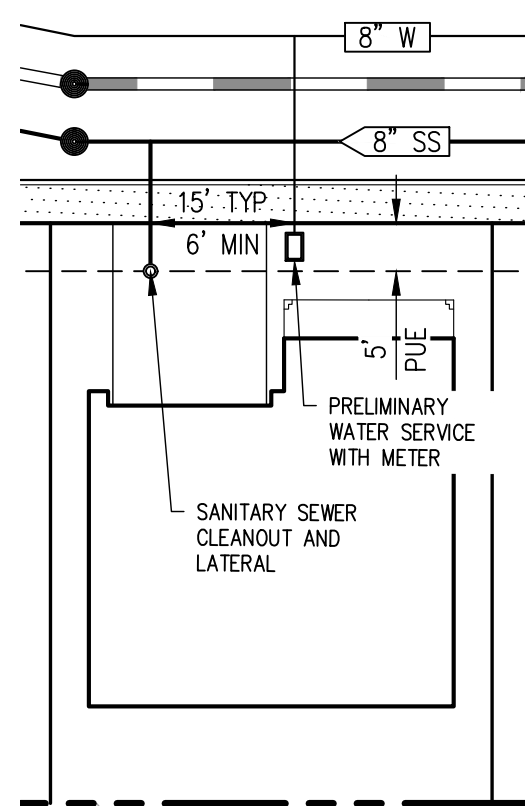
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TM.3
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TYPICAL LOT UTILITIES

(NORTH)

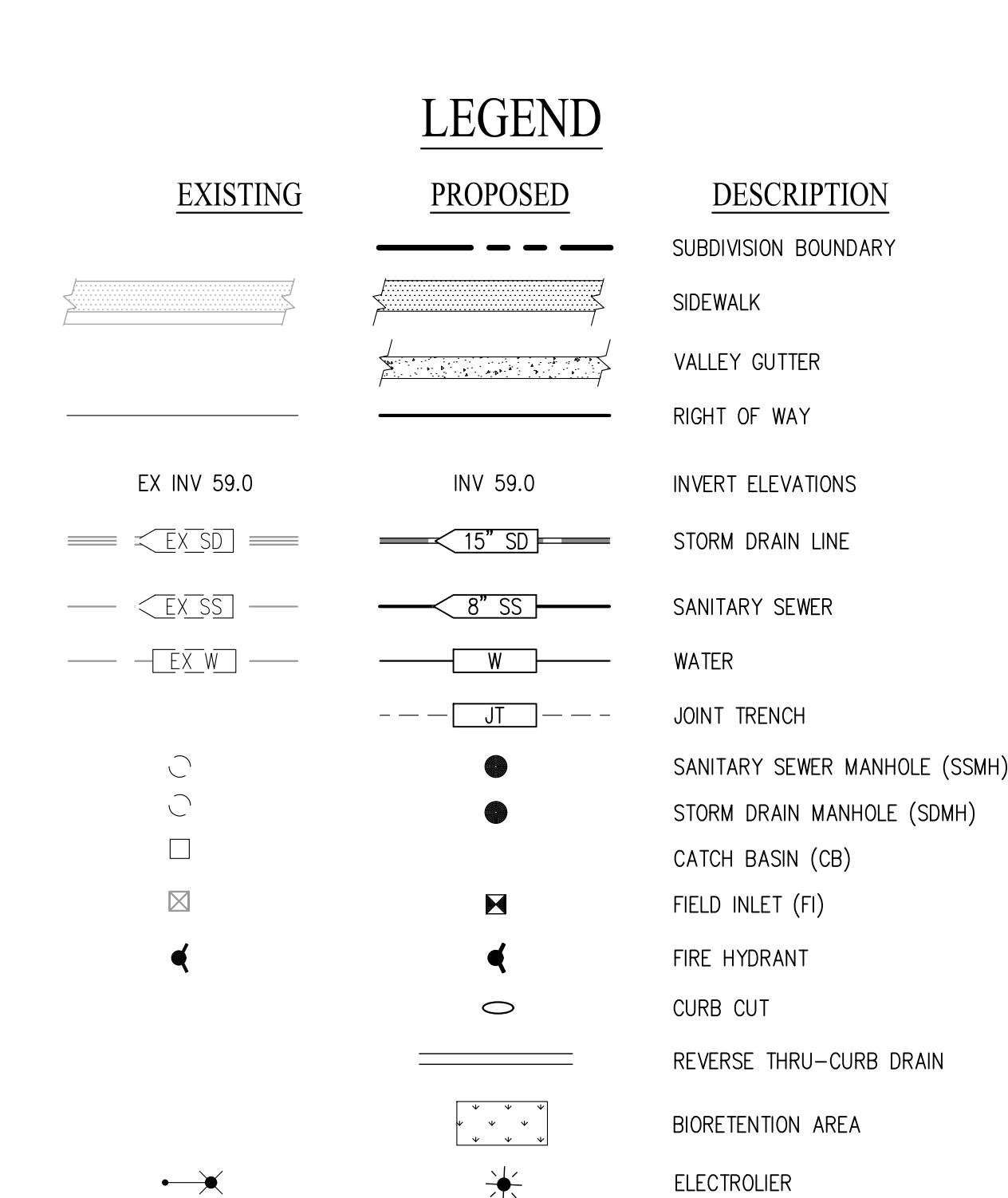
1" = 20'



TYPICAL LOT UTILITIES

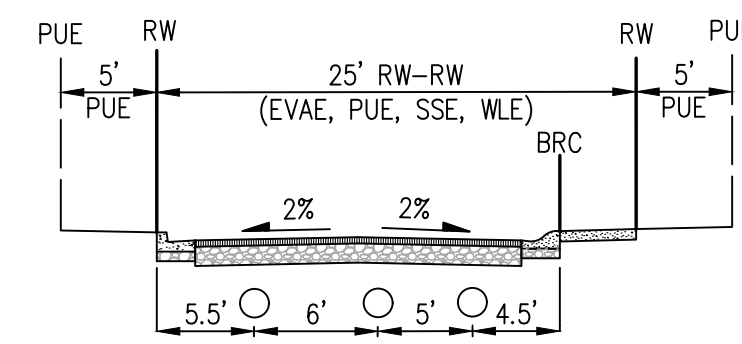
(SOUTH)

1" = 20'

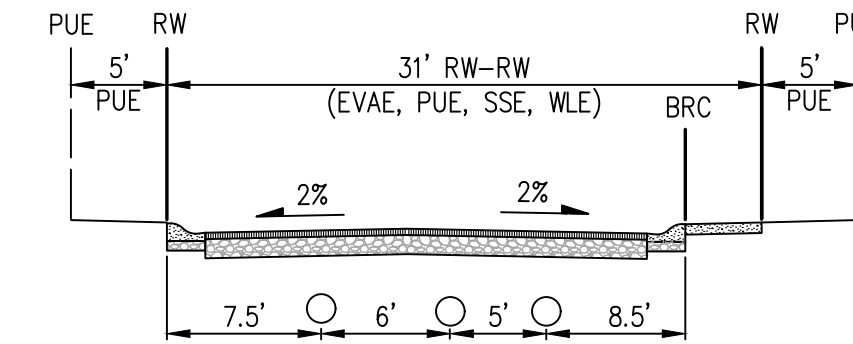


UTILITY NOTES

- 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 DRI4 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.



TYPICAL UTILITIES IN DRIVE AISLE

WITH PARKING
(NOT TO SCALE)

TYPICAL UTILITIES IN DRIVE AISLE

NO PARKING
(NOT TO SCALE)

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

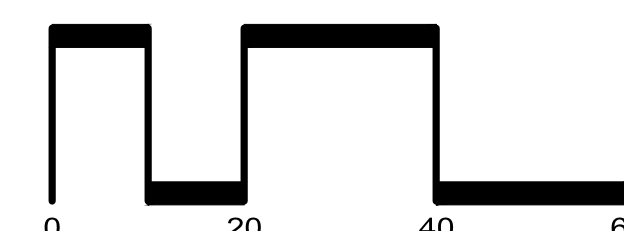
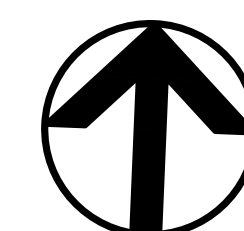
VESTING TENTATIVE MAP

PRELIMINARY UTILITY PLAN

MOHR DRIVE - TRACT 8670

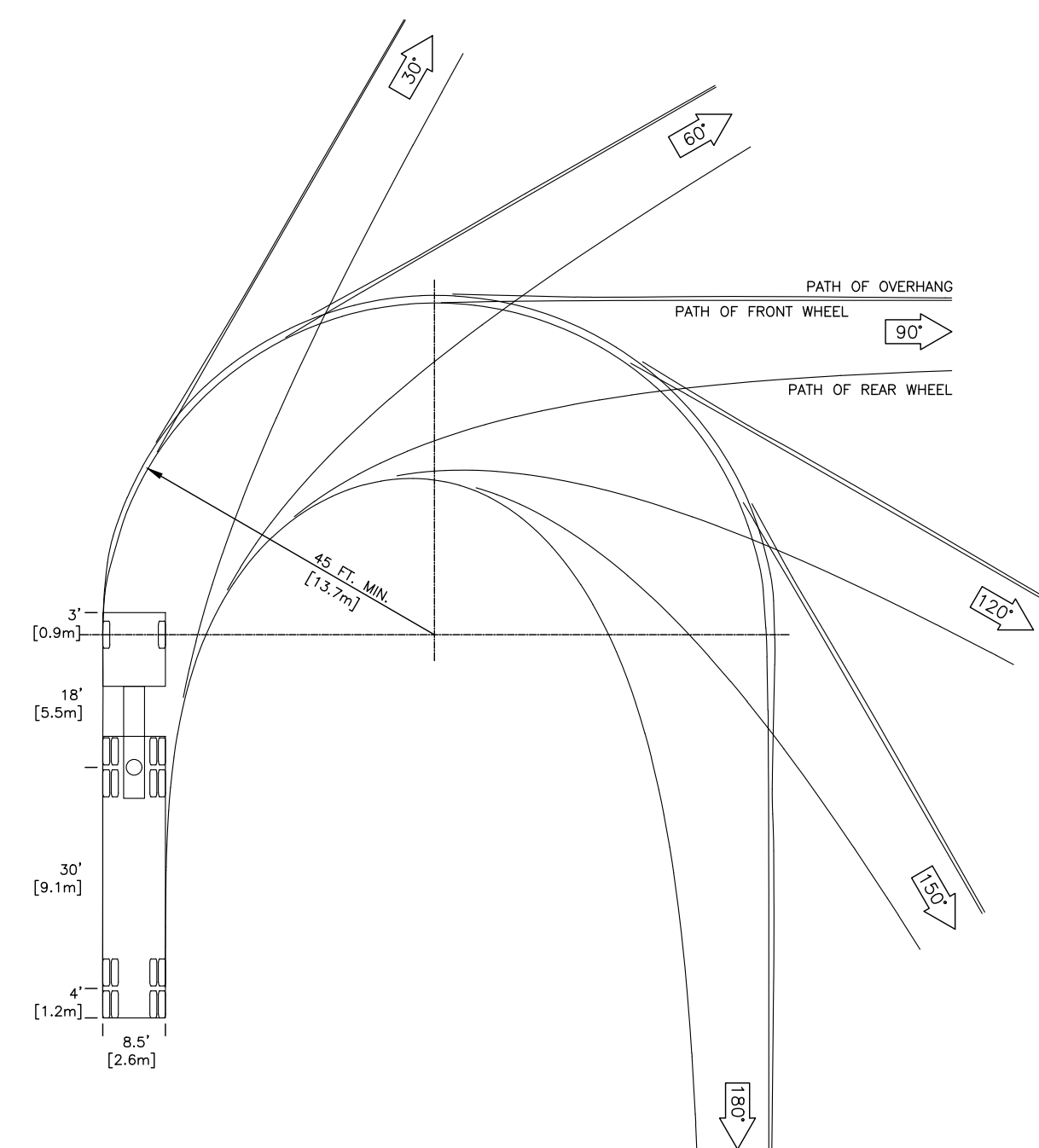
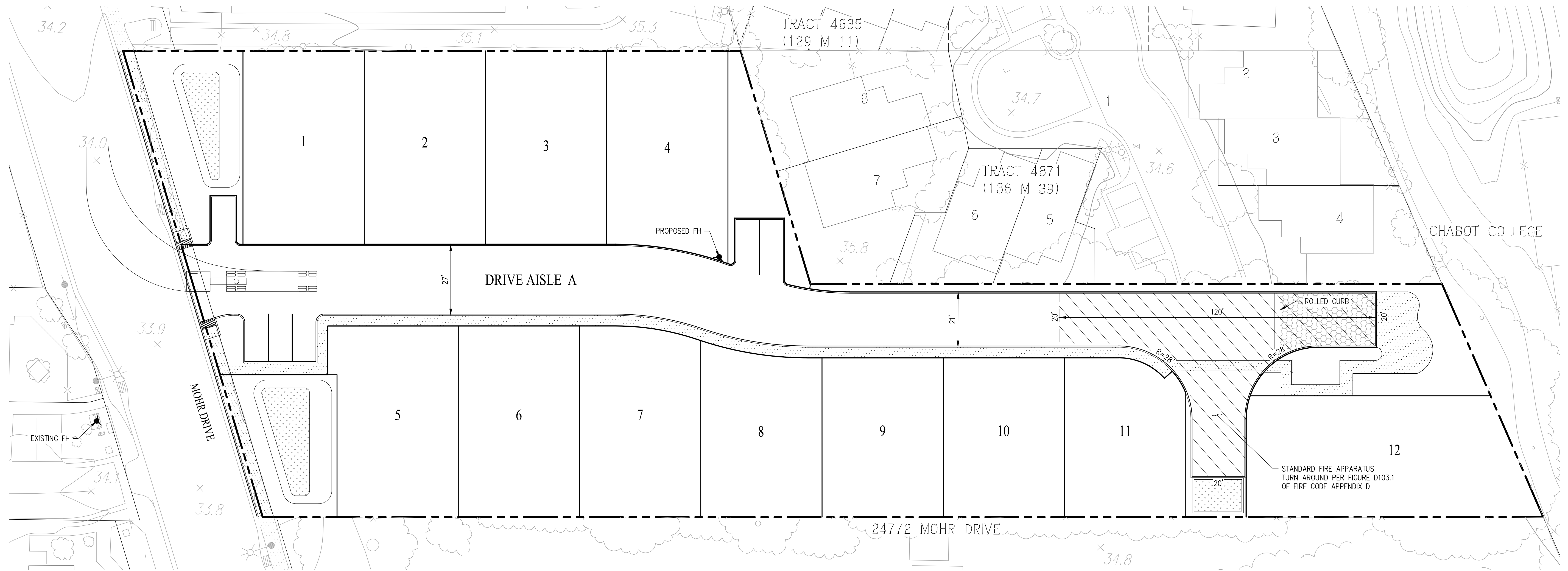
CITY OF HAYWARD ALAMEDA COUNTY CALIFORNIA

SCALE: 1" = 20' DATE: NOVEMBER 2023



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SHEET NO.
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CITY OF HAYWARD FIRE DEPARTMENT WB-50
TRUCK TURNING TEMPLATE

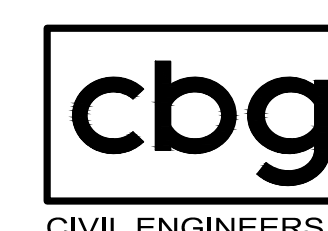
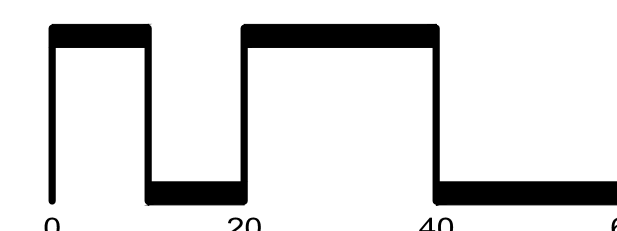
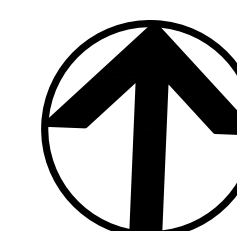
NOT TO SCALE
NOTE: MOST RESTRICTIVE TURN SHOWN ON PLAN FOR EACH TURNING MOVEMENT

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.

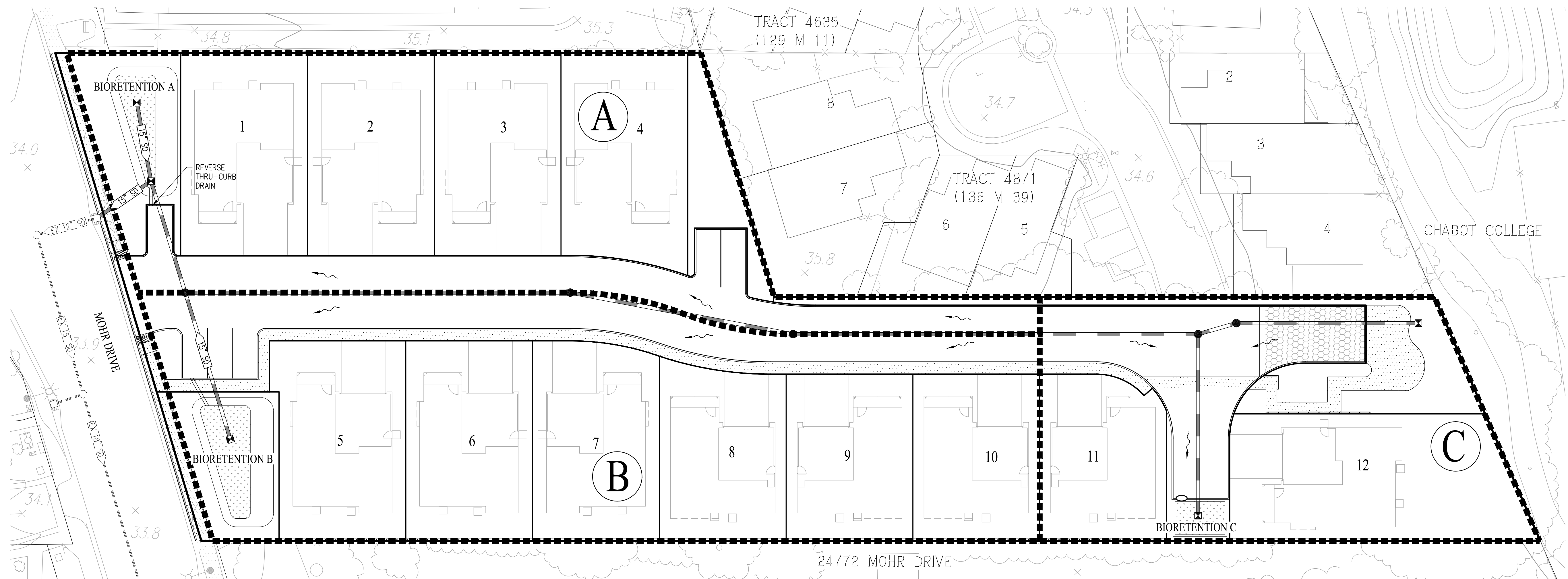
VESTING TENTATIVE MAP FIRE TRUCK CIRCULATION PLAN MOHR DRIVE - TRACT 8670

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



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SHEET NO.
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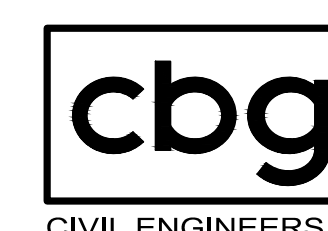
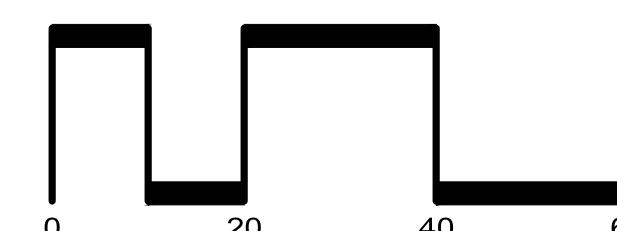
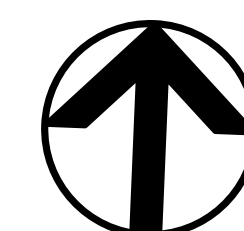
PRELIMINARY STORM WATER TREATMENT SUMMARY					
AREA ID	TREATMENT TYPE	PERVIOUS AREA (SF)	IMPERVIOUS AREA (SF)	TREATMENT AREA REQUIRED (SF)*	TREATMENT AREA PROVIDED (SF)
A	BIORETENTION	9,602	12,203	375	380
B	BIORETENTION	9,689	16,574	499	520
C	BIORETENTION	6,938	7,423	231	235

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

LEGEND		DESCRIPTION
EXISTING	PROPOSED	
		CURB, GUTTER & SIDEWALK
		STORM DRAIN LINE
		BIORETENTION AREA
		DRAINAGE AREA BOUNDARY
		DRAINAGE AREA ID
		CURB CUT
		DIRECTION OF FLOW
		REVERSE THRU-CURB DRAIN

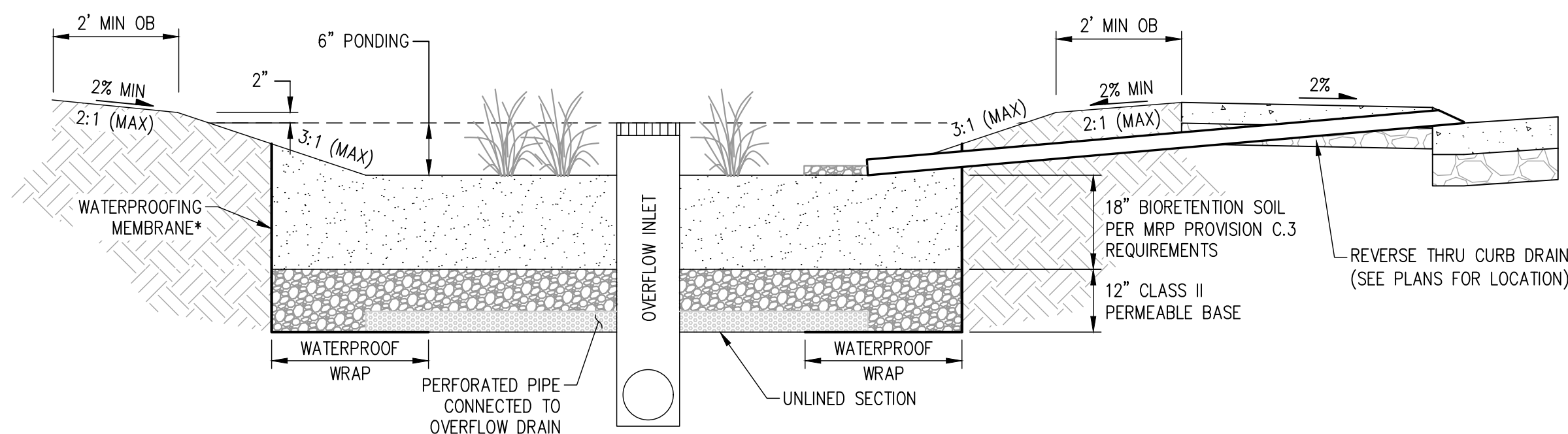
VESTING TENTATIVE MAP PRELIMINARY STORMWATER CONTROL PLAN MOHR DRIVE - TRACT 8670

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



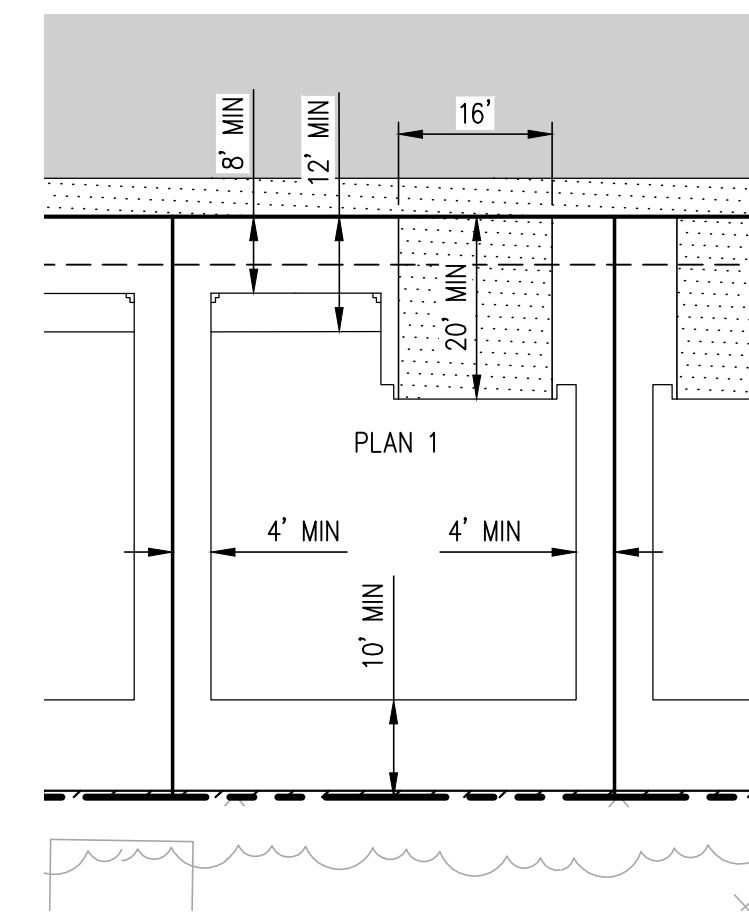
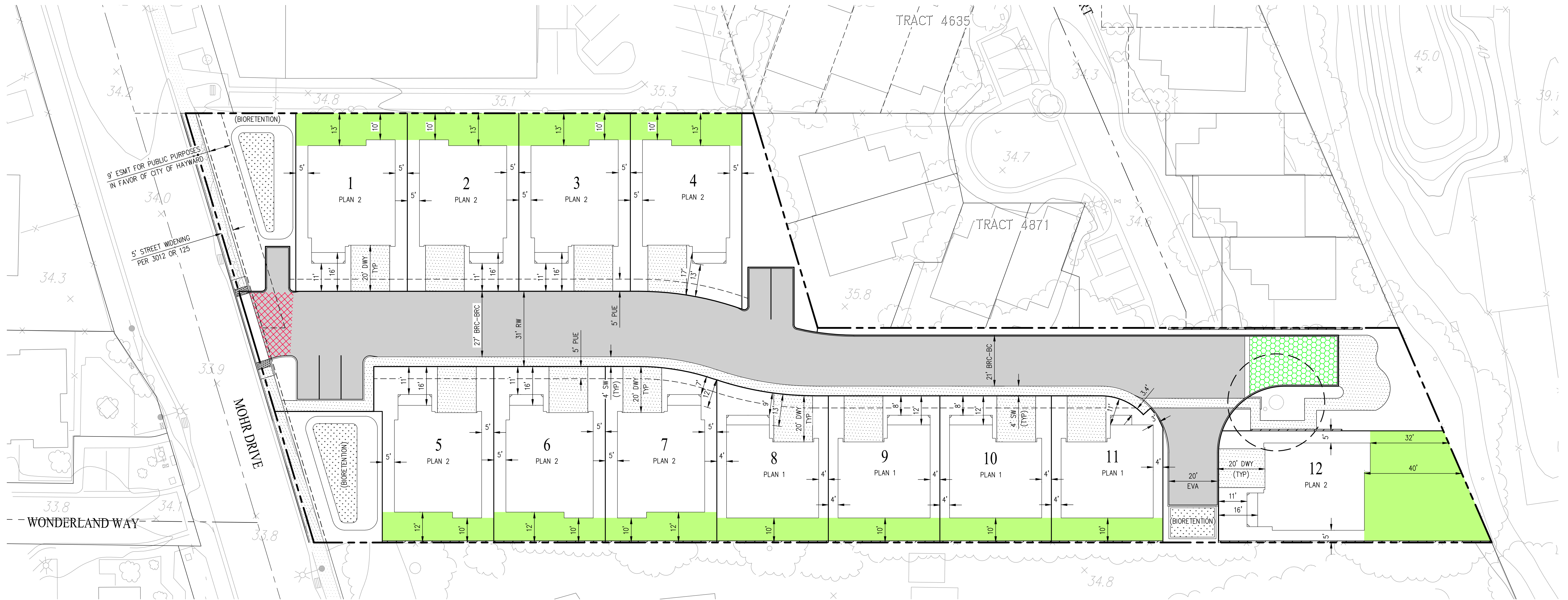
SAN RAMON (925) 866-0322
ROSEVILLE (916) 788-4456
WWW.CBANDG.COM
CIVIL ENGINEERS SURVEYORS PLANNERS

SHEET NO.
TM.6
OF - SHEETS

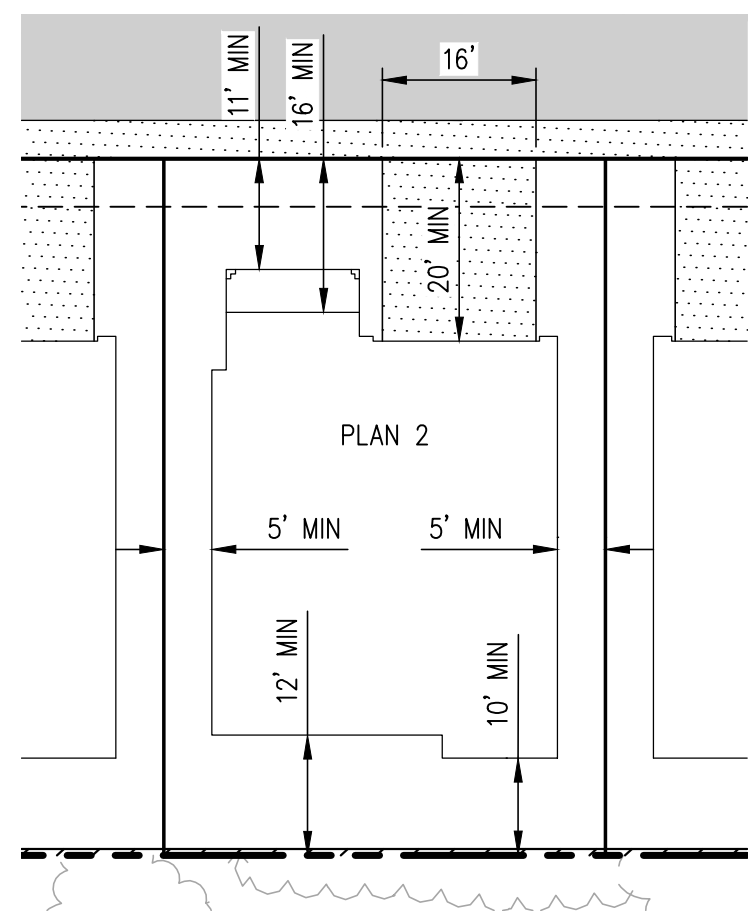


TYPICAL BIORETENTION AREA
NOT TO SCALE

- *NOTE:
1. INSTALL DEEPENED 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



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

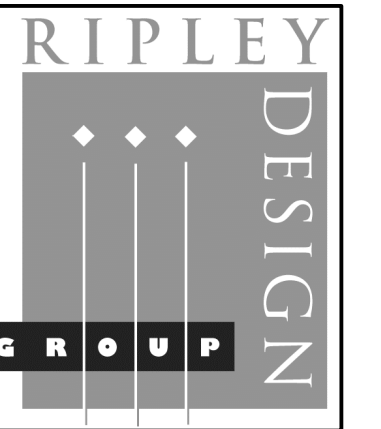
SITE DENSITY			
SITE AREA	NET SITE AREA	UNIT COUNT	SITE DENSITY
1.45 AC±	1.22 AC±	12	9.8 DU/AC

* 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

SAN RAMON • (925) 866-0322
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Fax 925.938.7436**

DEVELOPER:

NUVERA HOMES

**7041 KOLL CENTER
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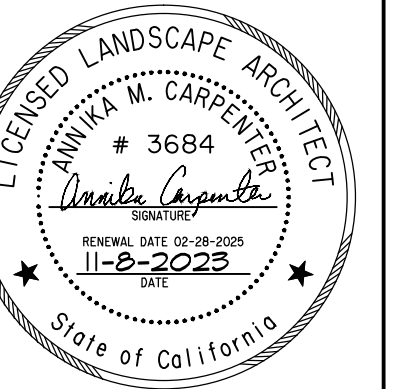
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PROJECT:

**24656 & 24764
MOHR DRIVE**

HAYWARD,
CALIFORNIA

**PRECISE
PRELIMINARY
LANDSCAPE
PLAN**



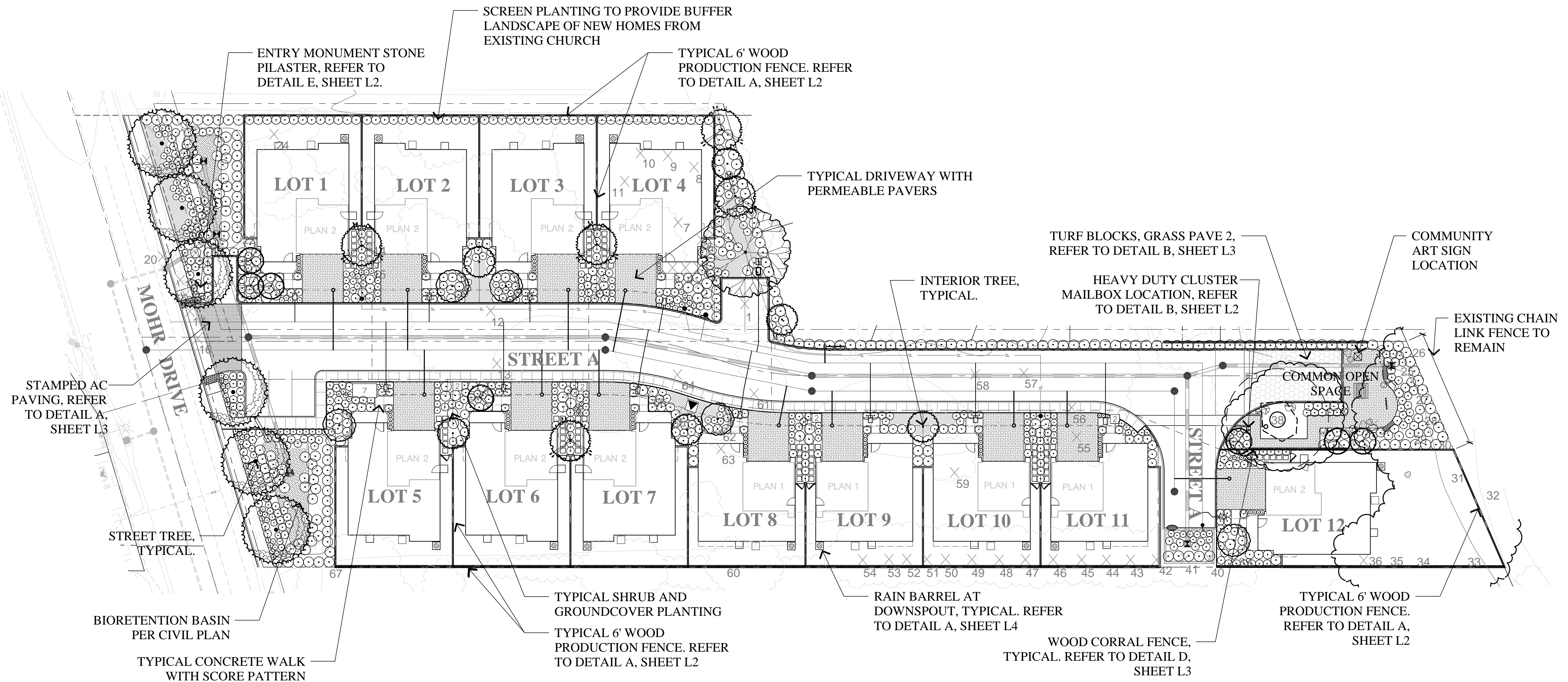
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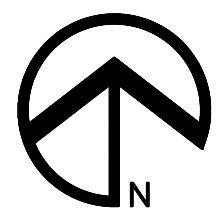
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OF 13 SHEETS

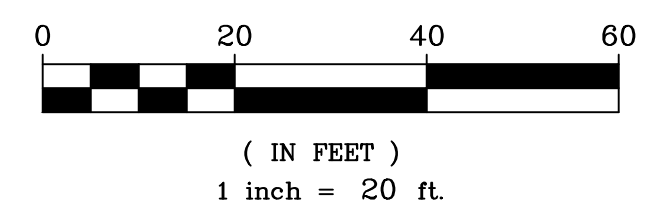


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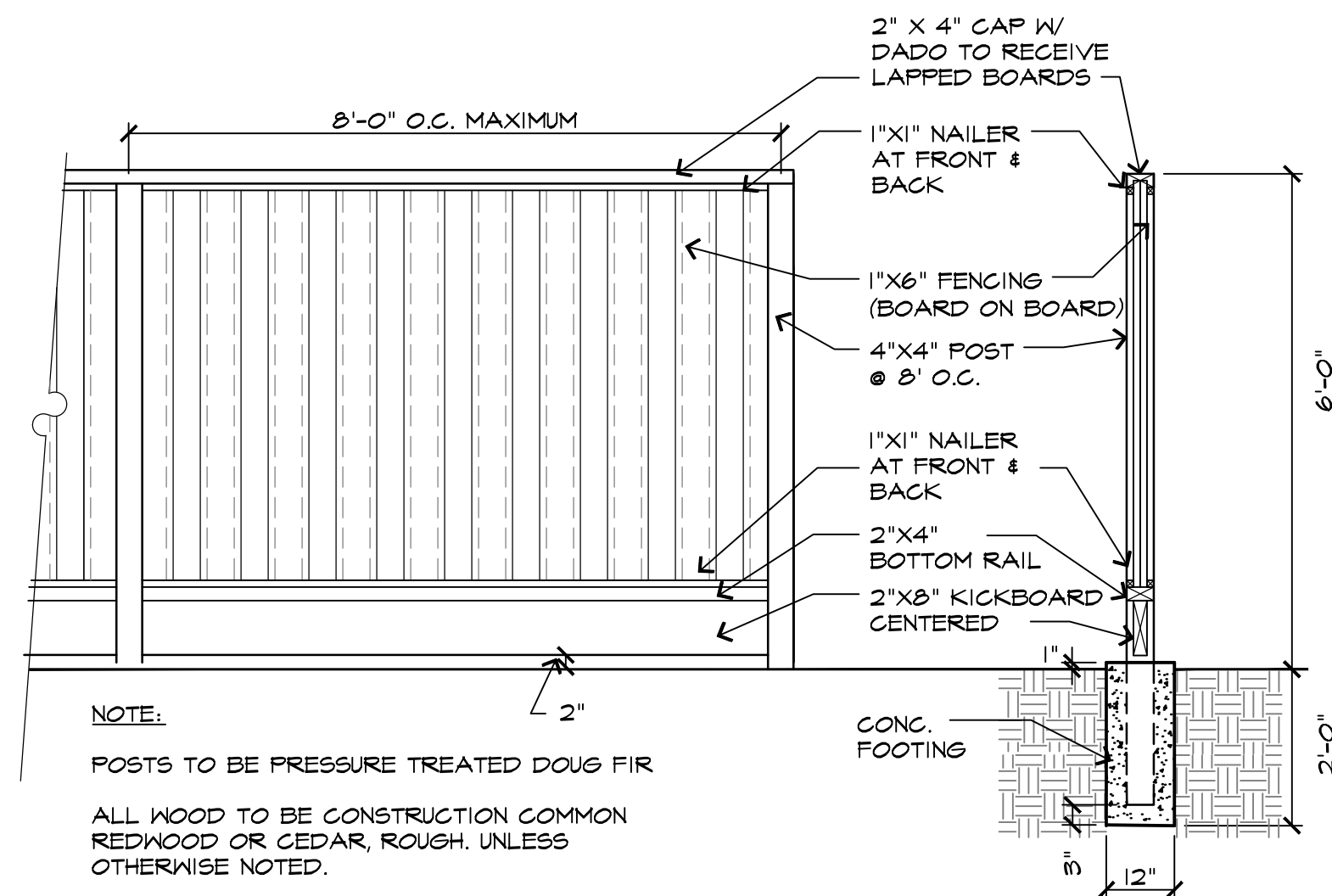
1. ALL TREES SHALL BE PLANTED AND STAKED PER CITY STANDARDS.
2. TREES BE PLANTED WITHIN 3' OF HARDSCAPE ELEMENTS, SHALL HAVE A LINEAR ROOT BARRIER INSTALLED ADJACENT TO THE HARDSCAPE ELEMENT AT TIME OF TREE PLANTING.
3. LANDSCAPE AND IRRIGATION SHALL COMPLY WITH CITY'S CURRENT WATER-EFFICIENT LANDSCAPE 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".



GRAPHIC SCALE



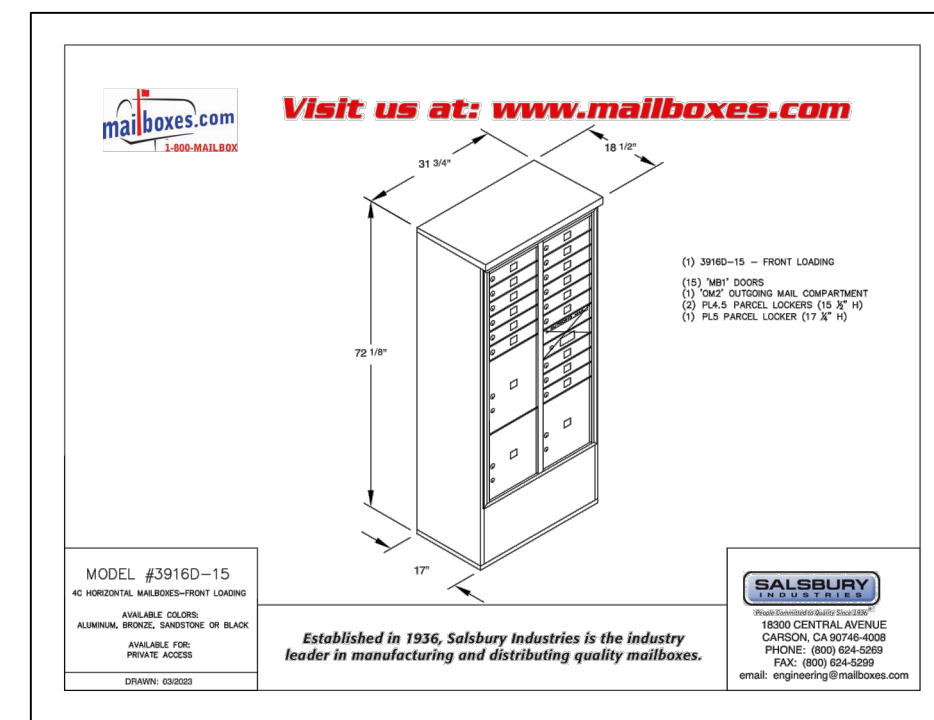
(IN FEET)
1 inch = 20 ft.



A INTERIOR SIDEYARD WOOD FENCE W/ KICKERBOARD

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

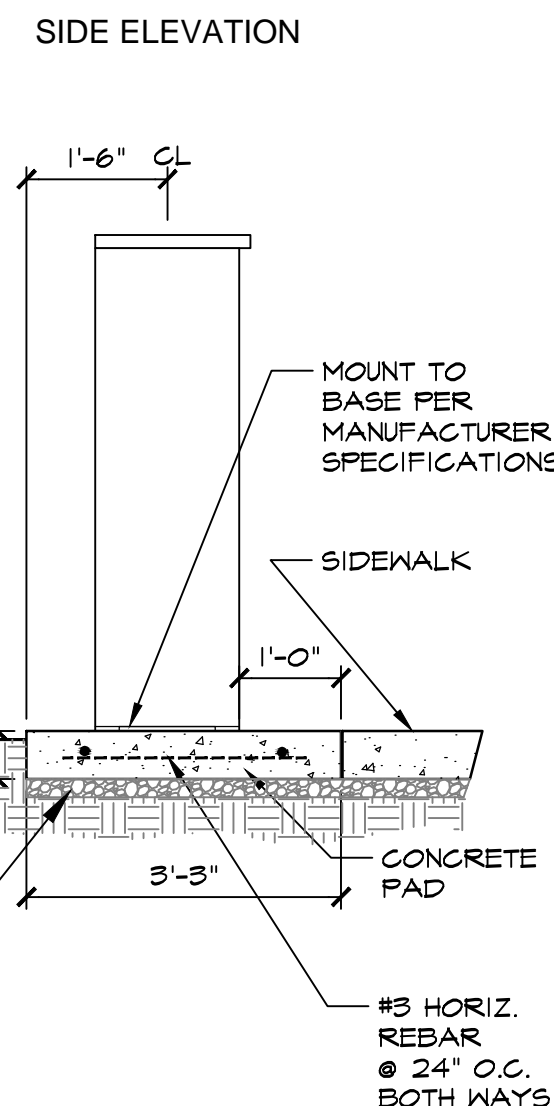
024 - FndRr



B HEAVY DUTY COMMUNITY MAILBOXES

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

024 -

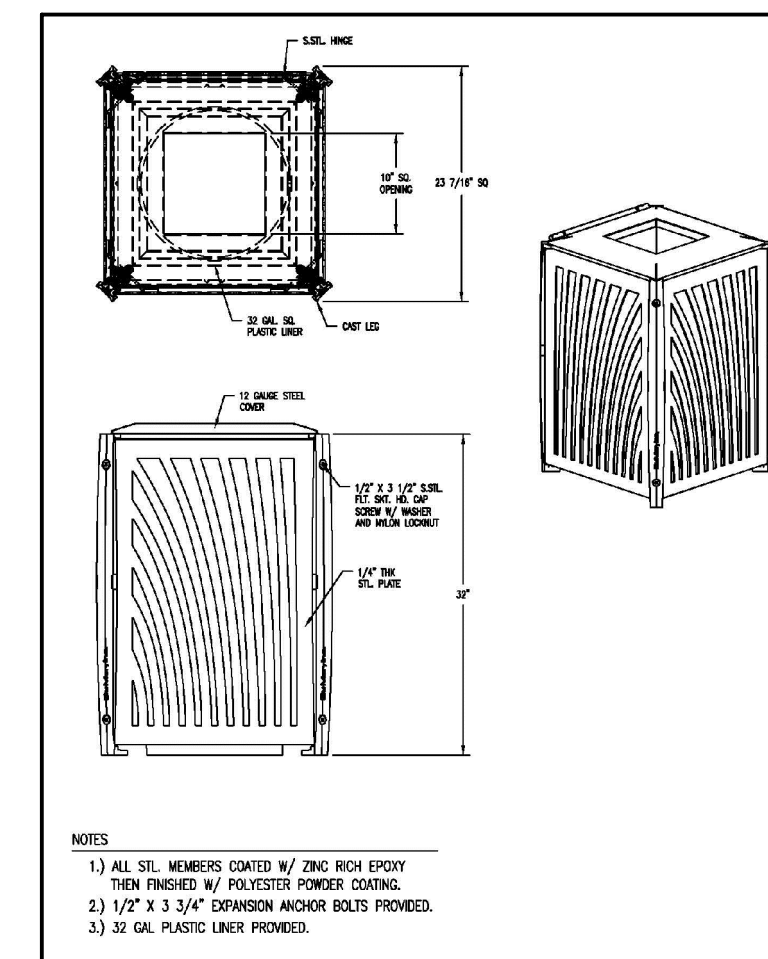


C BENCH



NOTES:

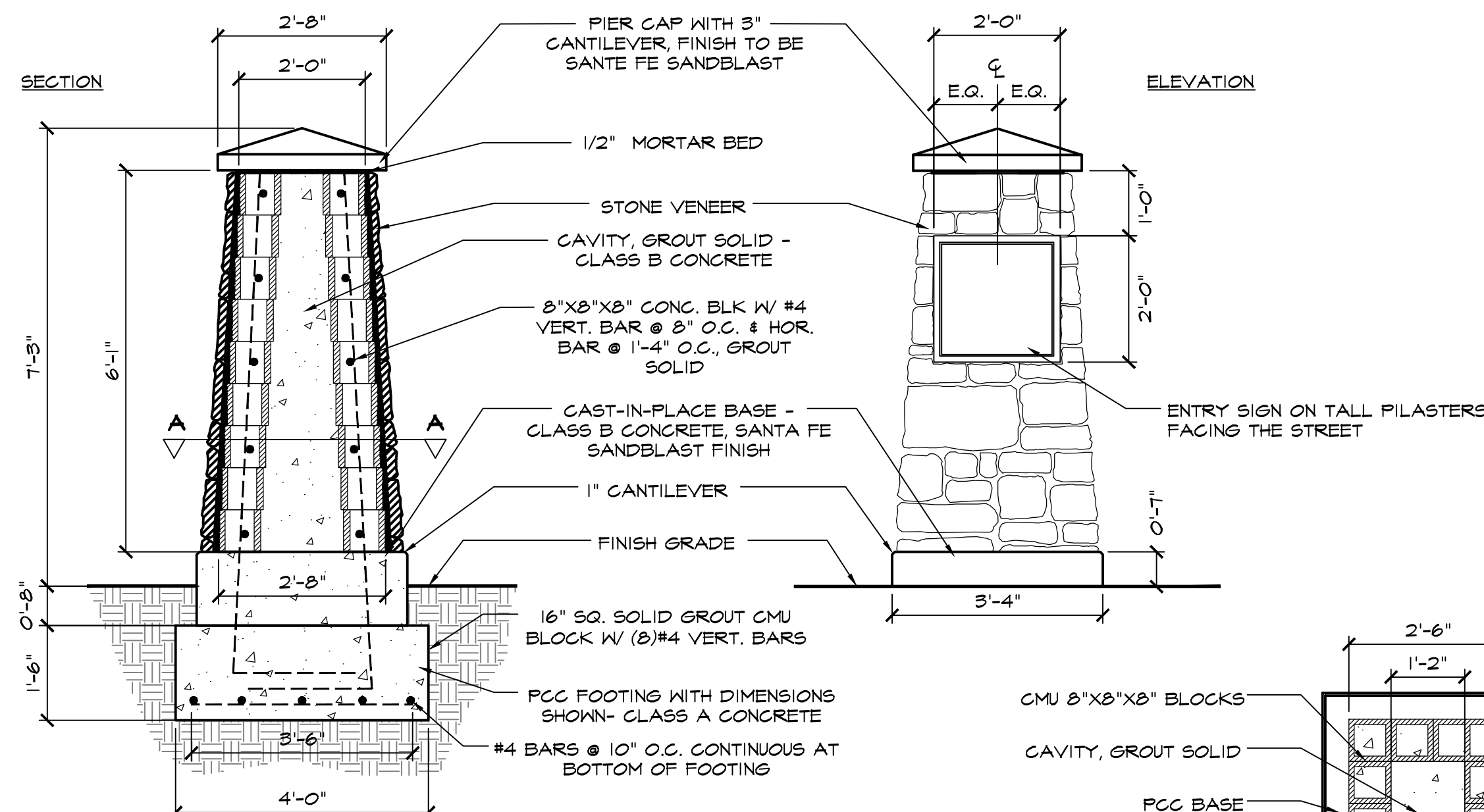
1. 6' LONG BENCH TO BE CUSTOM MADE FROM RECLAIMED WOOD. REFER TO IMAGE ABOVE FOR SIMILAR.
2. ALL STEEL FRAME MEMBERS COATED W/ ZINC RICH EPOXY THEN FINISHED W/ POLYESTER POWDER COATING. COLOR TO BE BLACK.
3. ALL WELDS CONTINUOUS, THEN GROUND SMOOTH.
4. BENCH TO BE 16"-17" ABOVE GRADE.
5. BENCH TO BE ANCHOR BOLTED TO FINISH SURFACE.



D TRASH RECEPTACLE

NOT TO SCALE

024 -



E STONE VENEER PILASTER W/ ENTRY PLAQUE

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

024 - XXXXX



F PICNIC TABLE

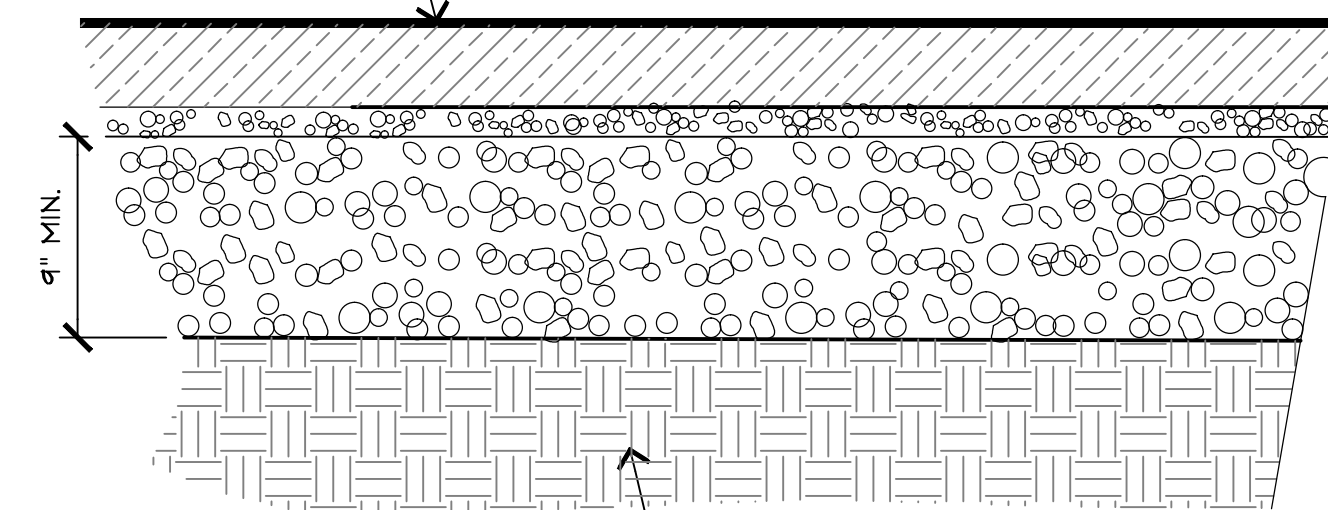
NOTES:

1. 6' LONG PICNIC TABLE TO BE CUSTOM MADE FROM RECLAIMED WOOD. REFER TO ADJACENT IMAGE FOR SIMILAR.
2. ALL STEEL FRAME MEMBERS COATED W/ ZINC RICH EPOXY THEN FINISHED W/ POLYESTER POWDER COATING. COLOR TO BE BLACK.
3. ALL WELDS CONTINUOUS, THEN GROUND SMOOTH.
4. PICNIC TABLE TO BE ADA COMPLIANT.
5. PICNIC TABLE TO BE ANCHOR BOLTED TO FINISH SURFACE.

NOTE:
STAMPED AC PAVING COLOR: BURNT SIENNA PATTERN; BRITISH COBBLE MANUFACTURER: STREETPRINT



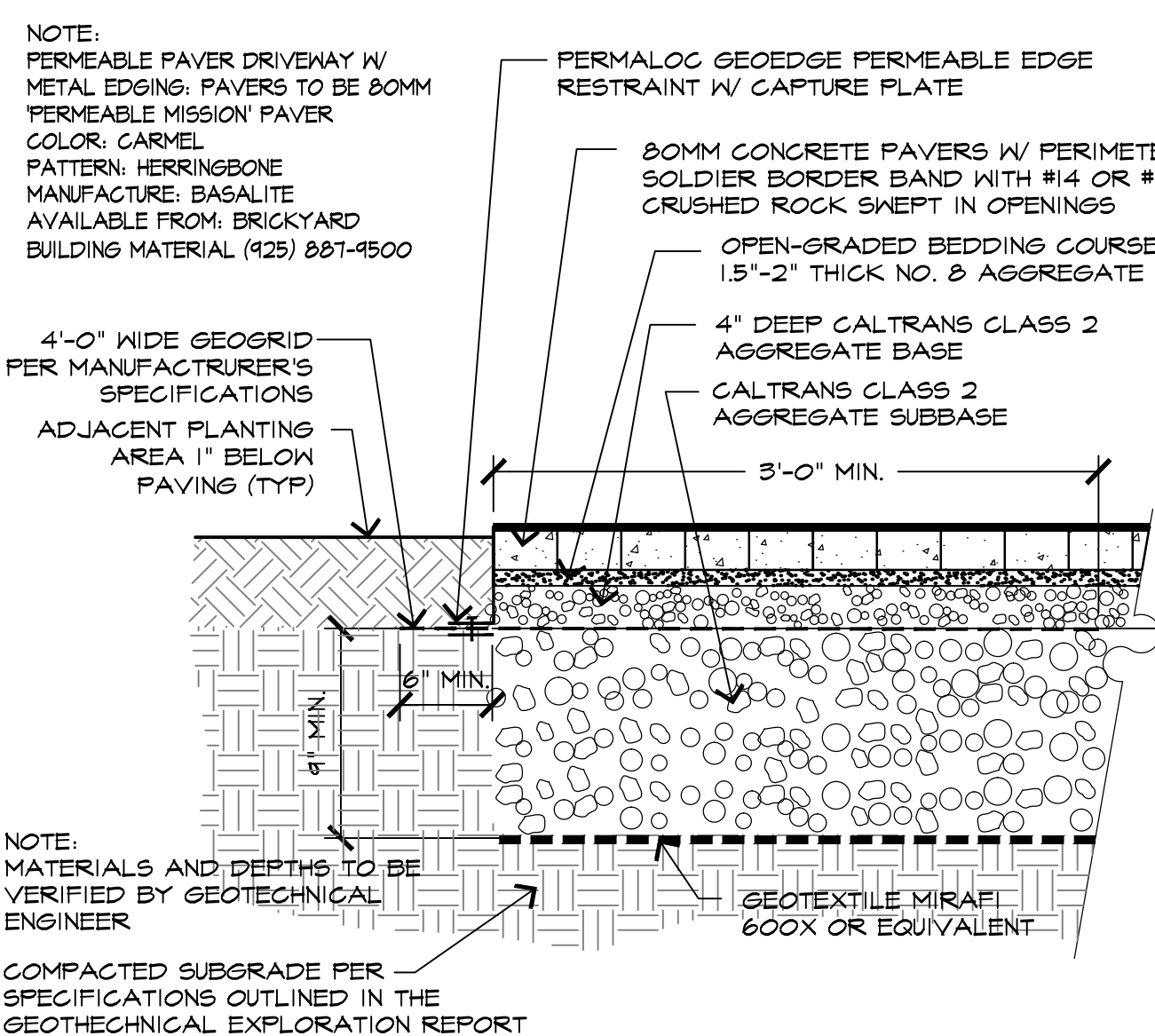
NOTE:
AC PAVING-PER ENGINEER'S PLANS (DEPTH PER GEOTECH)



G AC PAVING

SCALE: 3/4"=1'-0"

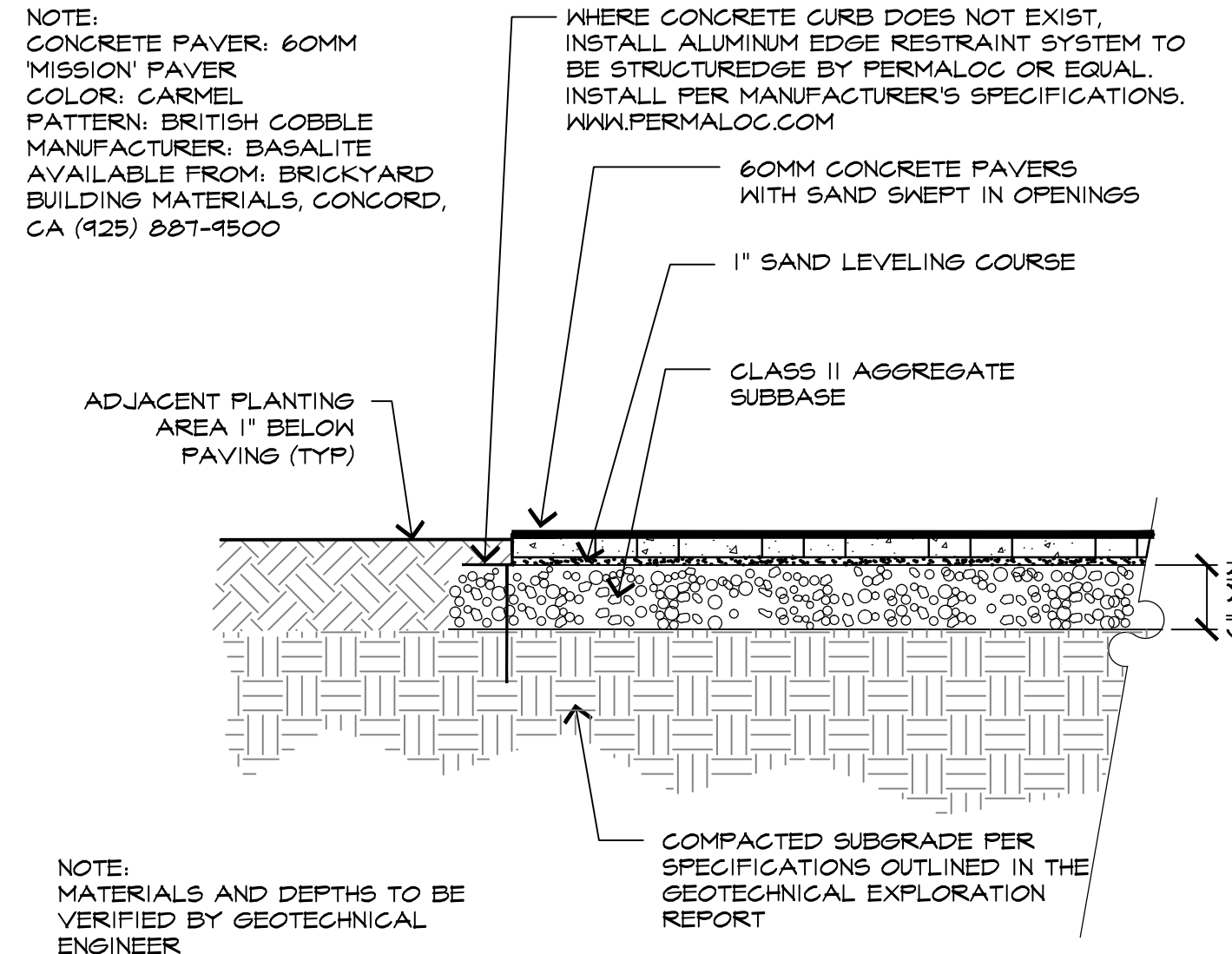
06 - P/PrefCast



H PERMEABLE DRIVEWAY PAVERS

SCALE: 3/4"=1'-0"

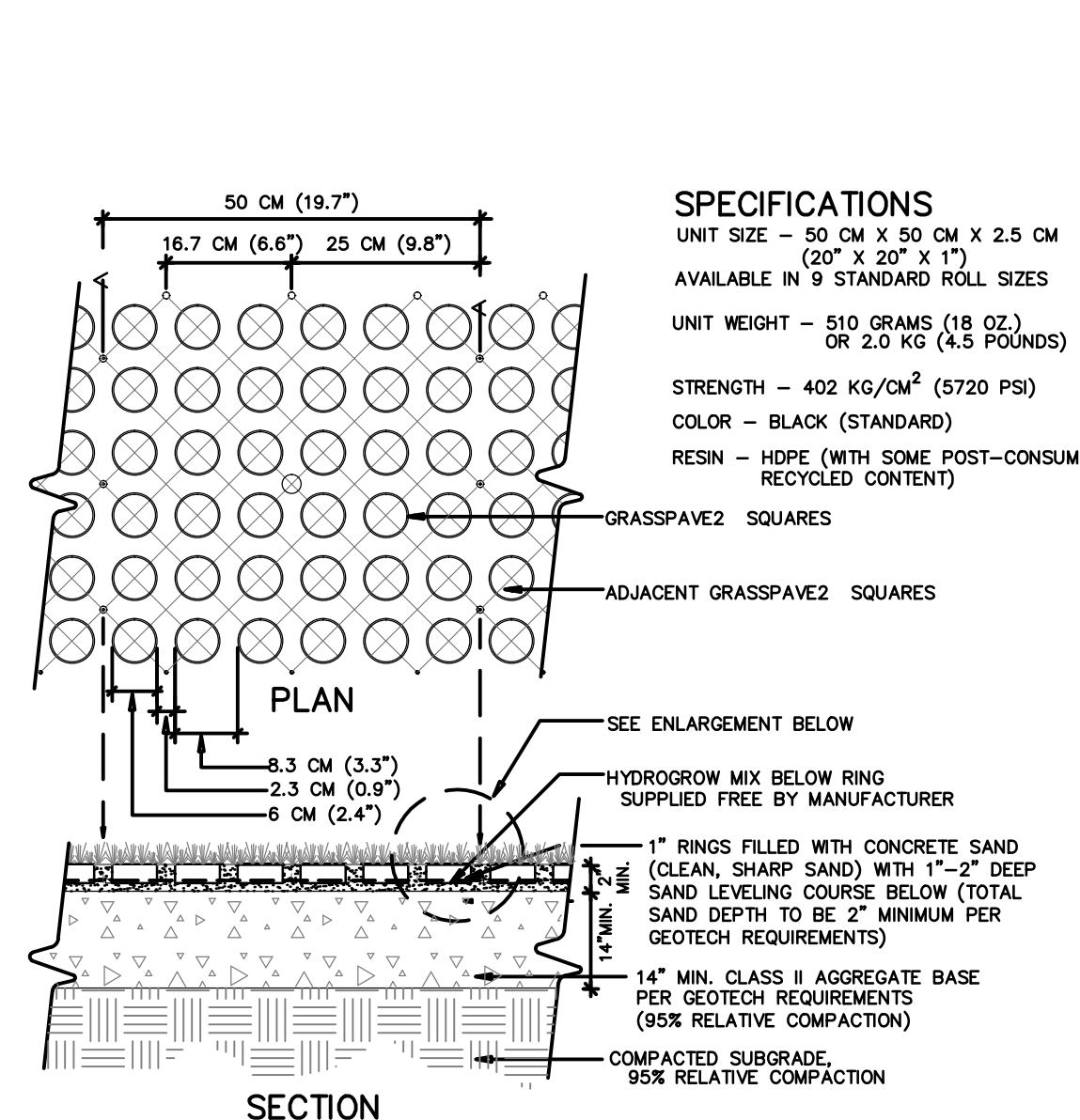
06 - P/PrefCast



I PEDESTRIAN PAVERS

SCALE: 3/4"=1'-0"

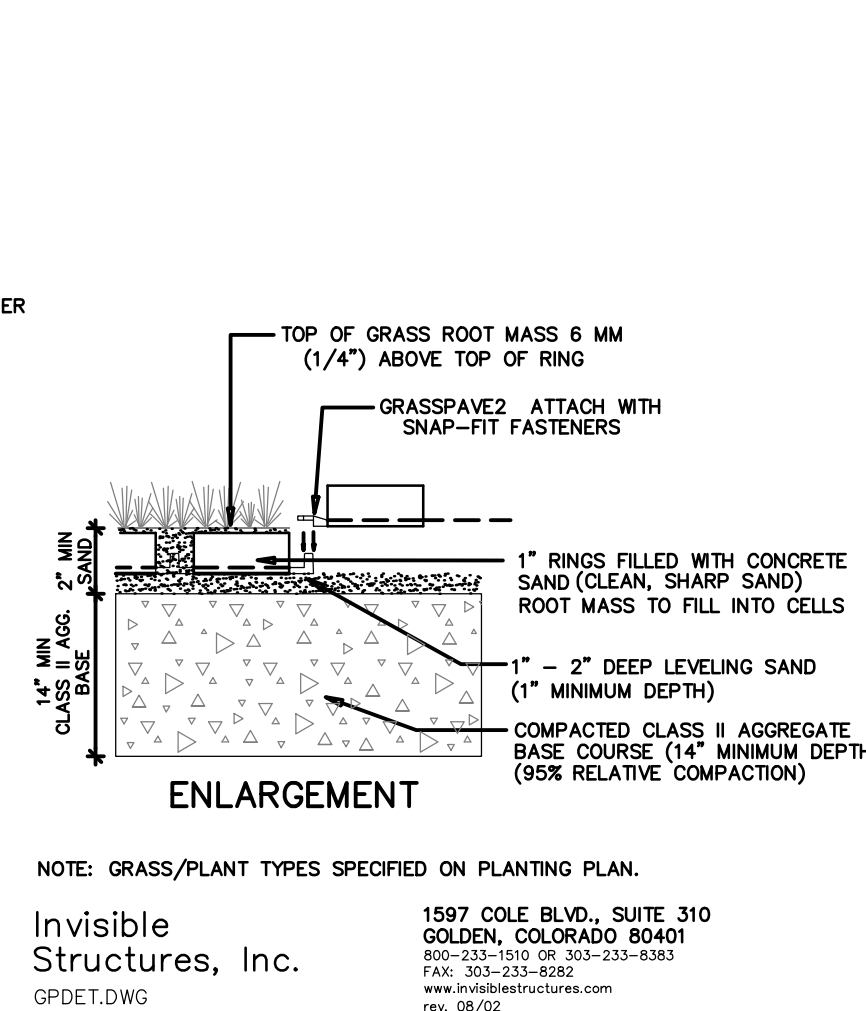
06 - P/PrefCast



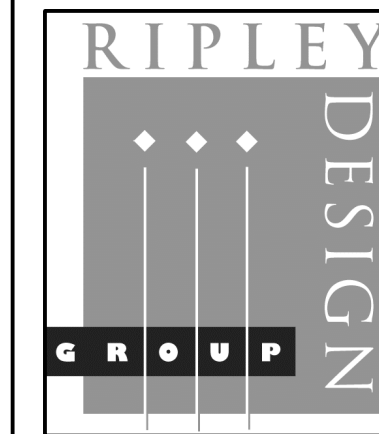
J TURFBLOCK - GRASS PAVE 2

SCALE: N.T.S.

06 - P/PrefCast



Invisible Structures, Inc.
1597 COLE BLVD., SUITE 310
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800-233-1000 (TOLL FREE)
303-233-8282
www.invisiblestructures.com
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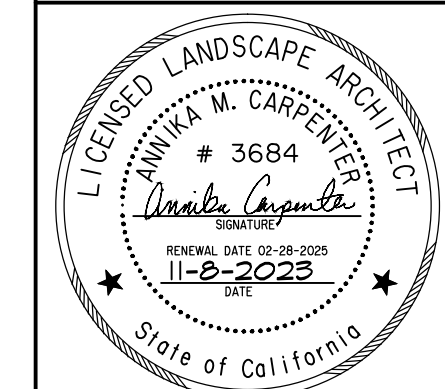
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PROJECT:

**24656 & 24764
MOHR DRIVE**

**HAYWARD,
CALIFORNIA**

**PRECISE
PRELIMINARY
LANDSCAPE
DETAILS**



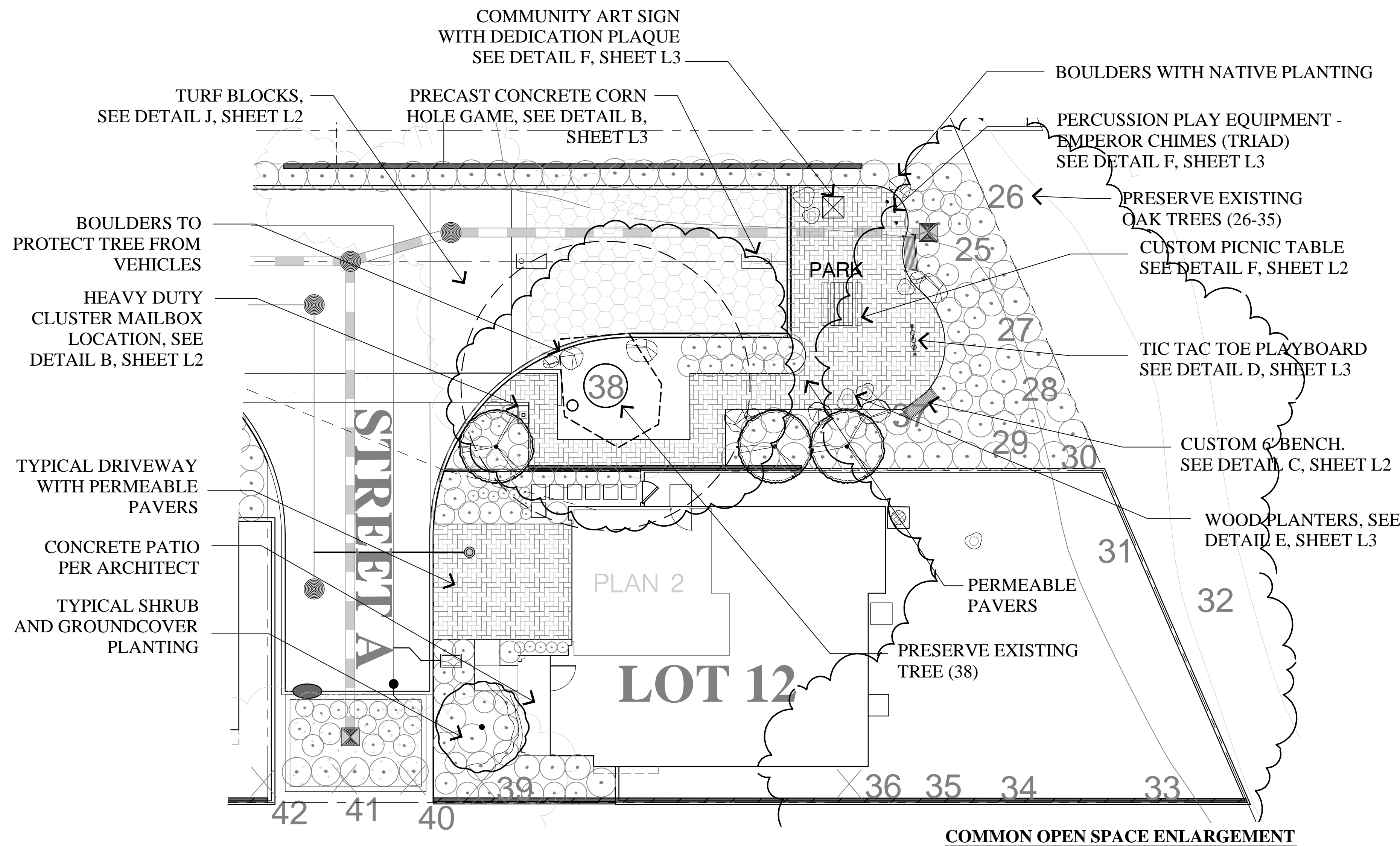
PROJECT #:
DATE: NOV. 8, 2023
SCALE: AS SHOWN
DRAWN BY: CL
CHECKED BY: AMC

REVISIONS:

SHEET

L2

OF 13 SHEETS



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.

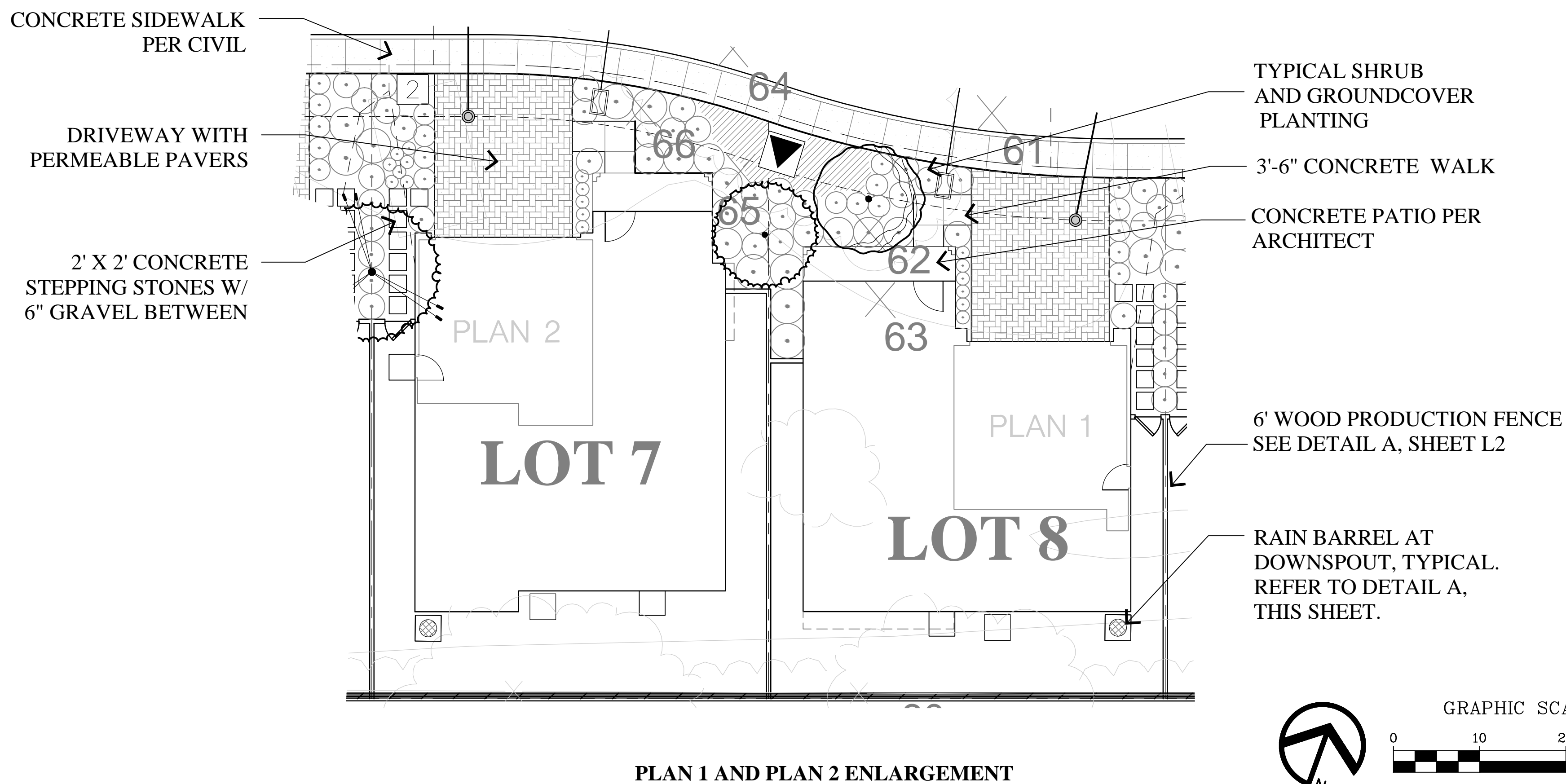
ENTRYWAYS AND PICTURE WINDOWS WILL BE FRAMED BY SPECIMEN SHRUBS AND NODES WILL HAVE ACCENT PLANTINGS. PLANT SPECIES WHICH ENHANCE THE ARCHITECTURAL ELEVATIONS SHALL BE USED. A DIVERSE USE OF PLANT SPECIES WILL DISPLAY VARIOUS TEXTURES, FORMS, FOLIAGE COLOR, AND FLOWERS; WILL CREATE A BEAUTIFUL LANDSCAPE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



FreeGarden[®] RAIN

Installation instructions

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

INCLUDED	REQUIRED
<ul style="list-style-type: none"> • Rain barrel body (1) • Rain barrel lid (1) • Mesh filter (pre-installed in lid) (1) • 1 overflow hose and 1 hose clamp (1) • 1 spigot, 1 rubber gasket, 1 nut (1) • 4 screws 	<ul style="list-style-type: none"> • Drillbit and Phillips (orhexhead) screwdrivers • Wrench • Tape measure and marker • Safety glasses, safety gloves • Bucket • Hammer or chisel

Step 1 Locate
Choose a location below a downspout for your rain barrel. The location must have level, firm ground. A 2'x2' paving stone 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 spigot and place it through the hole at the front of the barrel. Thread the nut onto the back of the spigot 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 overflow spout. Wearing safety glasses and gloves, cut the downspout using a hacksaw. Attach your overflow elbow spout (7) to the new downspout end.

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

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

Option Connecting Multiple Barrels
Multiple FreeGarden[®] RAIN barrels can be connected to collect additional water from the same downspout. On each additional barrel tap out BCTH plastic discs in the overflow spouts as in Step 4 above, then connect and clamp the end of the first barrel's overflow hose to one of the spouts of the additional barrel. Clamp and connect another overflow hose to the other spout of the additional barrel and direct the spout end to wherever your downspout originally drained (usually a splash pit or sewer drain).

Usage
Congratulations! You can use your collected rainwater for many purposes, such as:

- Watering lawns
- Watering gardens
- Cleaning outdoor furniture
- Watering garden beds and containers
- Watering indoor and outdoor potted plants

Note: NEVER DRINK OR INGEST STANDING WATER. Do not allow ingestion by pets and animals, and do not cook or wash anything in collected rainwater in any way that may result in ingestion. Ingestion may cause serious illness or death. See below for further important warnings.

Maintenance
SUMMER
Clean the screen once a month to prevent clogging. Check for weasion underneath rain barrel, platform/support must remain level and stable at all times.
WINTER
Drain barrel and store in shed or garage. If left outside with freezing water inside, the barrel may crack.

WARNINGS

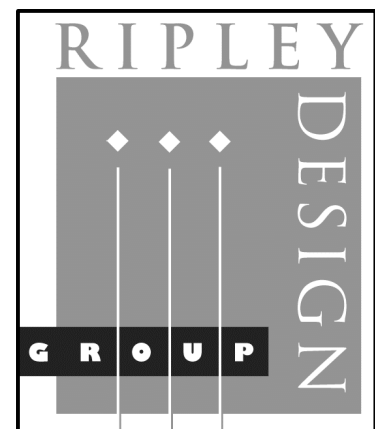
<p>Drowning Hazard Never permit children to play on, in, or near a rain barrel. Always affix the lid securely to avoid drowning. Never use a rain barrel without the lid securely affixed, or with a damaged, cracked, warped or broken cover. Never place a rain barrel near a deck, stairs, chair, or other structure or items that may allow a child to climb above, on, or in the rain barrel.</p>	<p>Water Contamination Hazard Do not use collected water for drinking, cooking, watering or in any way that may result in ingestion of the water by humans or other animals. Water in rain barrels may become stagnant and/or contaminated. Ingesting rain barrel water may cause serious illness or death. Use only for watering plants and cleaning of outdoor items not related to eating or drinking.</p>	<p>Tipping Hazard A misinstalled rain barrel may tip over, causing bodily injury or property damage. Never place rain barrels on non-level or uneven surfaces. Always use a solid, stable platform under the rain barrel. Water is very heavy. The preparation and placement of the installation are critical; the platform must be level and provide robust support for a filled rain barrel.</p>
<p>Electrical Hazard If the downspout contains heating cables there is a potential electrocution or fire hazard during installation. Ensure power is disconnected at the electrical panel before manipulating heated downspouts. Consult a qualified electrician for modifications to heated downspouts.</p>	<p>Installation Hazards Rain barrels are for water collection and outdoor use only. No other uses are recommended. Downspout endgates may be sharp. Wear protective gloves when cutting and handling downspouts. Always wear safety glasses when cutting or drilling to prevent eye injuries. Protect siding from damage by inserting a sheet of plywood between the downspout and siding. Read all instructions and warnings thoroughly before installing this product.</p>	<p>Warning and Limitations Improper installation and maintenance may result in property damage, bodily injury and/or death. Enviro World Corporation is not responsible for any damages or injuries caused by or resulting from improper installation and/or continued maintenance. Retain this sheet for future reference.</p>

Enviro World
Enviro World Corporation • www.enviroworldusa.com • solutions@enviroworldusa.com

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 PAVES TO BE DIVERSITECH MODEL '2YJ85' AVAILABLE FROM GRAINGER OR EQUAL. WWW.GRAINGER.COM



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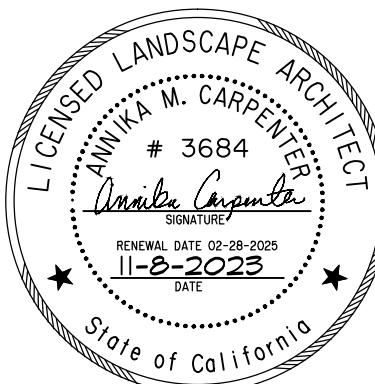
TEL. 925.309.8888

PROJECT:

**24656 & 24764
MOHR DRIVE**

HAYWARD,
CALIFORNIA

**PRECISE
PRELIMINARY
LANDSCAPE
ENLARGEMENT
PLAN**



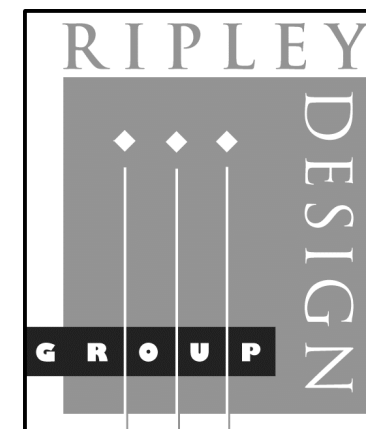
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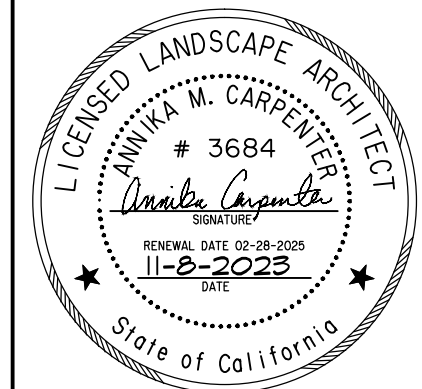
TEL. 925.309.8888

PROJECT:

**24656 & 24764
MOHR DRIVE**

HAYWARD,
CALIFORNIA

**PRECISE
PRELIMINARY
TREE
MITIGATION
MEASURE
PLAN**



PROJECT #:

DATE: NOV. 8, 2023

SCALE: 1"=20'

DRAWN BY: CL

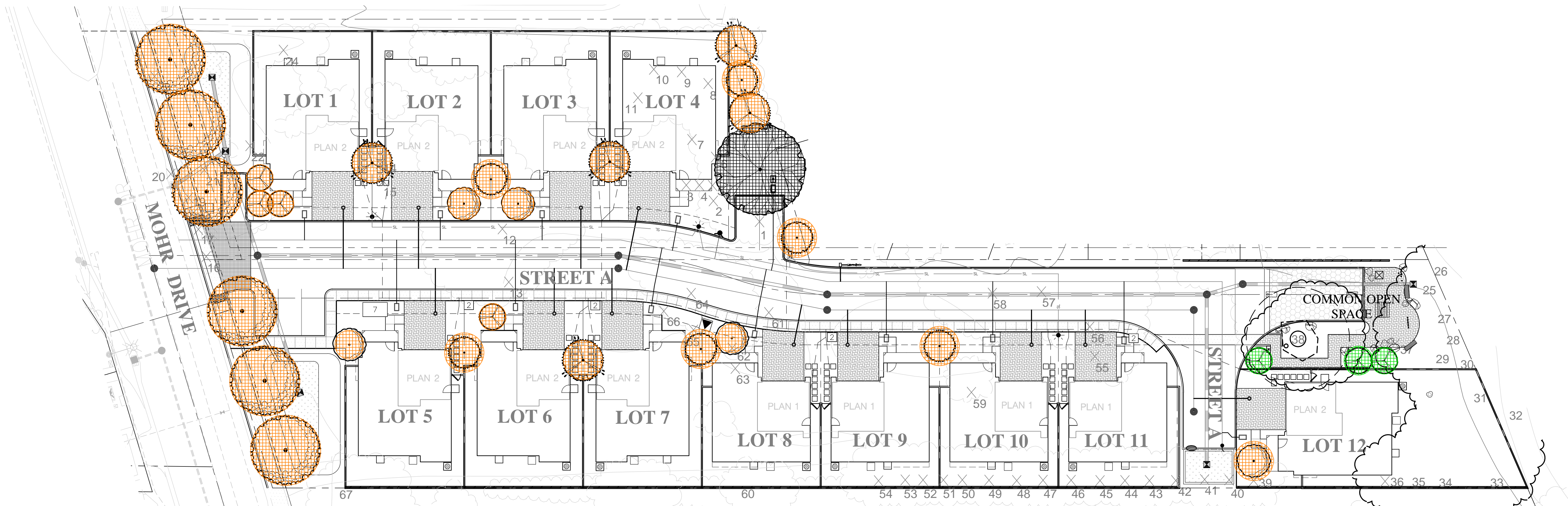
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REVISIONS:

SHEET

L5

OF 13 SHEETS



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
					TOTAL MATERIAL UPGRADES=		\$13,190.00

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
					TOTAL LABOR UPGRADES=		\$1,740.00
					TOTAL UPGRADE COST=		\$14,930.00

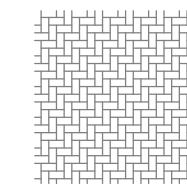
COST OF MATERIALS- PERMEABLE PAVERS					
	STANDARD CONCRETE	PERMEABLE PAVER	IMPROVEMENT COST	PROPOSED S.F.	COST OF IMPROVEMENT
Upgrade Vehicular Concrete Paving to Turf Blocks	\$3.75	\$9.90	\$6.15	1,110	\$6,827.38
Upgrade Vehicular Concrete Paving to Pemeable Pavers	\$3.75	\$9.90	\$6.15	3,578	\$22,004.70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

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
				TOTAL LABOR UPGRADES=	\$46,926.49
				TOTAL UPGRADE COST=	\$81,658.07

TOTAL PROPOSED TREE MITIGATION COSTS: \$96,588.07

LEGEND

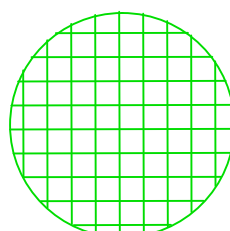
PERMEABLE PAVING



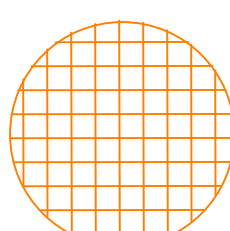
PERMEABLE PAVERS
AREA = 3,578 SQ FT

TURF BLOCKS
AREA = 1,110 SQ FT

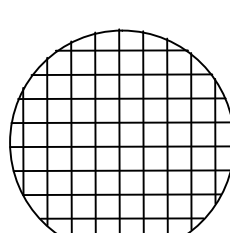
TREE UPGRADES



PROPOSED 24" BOX TREE



PROPOSED 36" BOX TREE



PROPOSED 60" BOX TREE

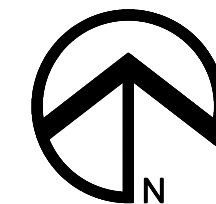
TREE REPORT EVALUATION

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

Tree Disposition					
Tree No.	Species	Trunk Diameter (in.)	Protected Tree?	Suitability for Preservation	Disposition
1	Bornia spp.	13	Yes	Moderate	Remove
2	Fraxinus	11	Yes	Low	Remove
3	Larix	6	No	Moderate	Remove
4	Larix	6	No	Low	Remove
5	Larix	6	No	Low	Remove
6	Alnus	13	Yes	Low	Remove
7	Alnus	13	Yes	Low	Remove
8	Alnus	13	Yes	Low	Remove
9	Alnus	13	Yes	Low	Remove
10	Alnus	13	Yes	Low	Remove
11	Alnus	13	Yes	Low	Remove
12	Alnus	13	Yes	Low	Remove
13	Alnus	13	Yes	Low	Remove
14	Alnus	13	Yes	Low	Remove
15	Alnus	13	Yes	Low	Remove
16	Alnus	13	Yes	Low	Remove
17	Alnus	13	Yes	Low	Remove
18	Alnus	13	Yes	Low	Remove
19	Alnus	13	Yes	Low	Remove
20	Alnus	13	Yes	Low	Remove
21	Alnus	13	Yes	Low	Remove
22	Alnus	13	Yes	Low	Remove
23	Alnus	13	Yes	Low	Remove
24	Alnus	13	Yes	Low	Remove
25	Alnus	13	Yes	Low	Remove
26	Alnus	13	Yes	Low	Remove
27	Alnus	13	Yes	Low	Remove
28	Alnus	13	Yes	Low	Remove
29	Alnus	13	Yes	Low	Remove
30	Alnus	13	Yes	Low	Remove
31	Alnus	13	Yes	Low	Remove
32	Alnus	13	Yes	Low	Remove
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38	Alnus	13	Yes	Low	Remove
39	Alnus	13	Yes	Low	Remove
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62	Alnus	13	Yes	Low	Remove
63	Alnus	13	Yes	Low	Remove
64	Alnus	13	Yes	Low	Remove
65	Alnus	13	Yes	Low	Remove
66	Alnus	13	Yes	Low	Remove
67	Alnus	13	Yes	Low	Remove

Estimated Value				
Tree No.	Species	Trunk Diameter (in.)	Protected Tree	Estimated Value
1	Bornia spp.	13	Yes	\$ 800
2	Fraxinus	11	Yes	\$ 800
3	Larix	6	No	\$ 800
4	Larix	6	No	\$ 800
5	Larix	6	No	\$ 800
6	Alnus	13	Yes	\$ 700
7	Alnus	13	Yes	\$ 700
8	Alnus	13	Yes	\$ 700
9	Alnus	13	Yes	\$ 700
10	Alnus	13	Yes	\$ 700
11	Alnus	13	Yes	\$ 700
12	Alnus	13	Yes	\$ 700
13	Alnus	13	Yes	\$ 700
14	Alnus	13	Yes	\$ 700
15	Alnus	13	Yes	\$ 700
16	Alnus	13	Yes	\$ 700
17	Alnus	13	Yes	\$ 700
18	Alnus	13	Yes	\$ 700
19	Alnus	13	Yes	\$ 700
20	Alnus	13	Yes	\$ 700
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60	Alnus	13	Yes	\$ 700
61	Alnus	13	Yes	\$ 700
62	Alnus	13	Yes	\$ 700
63	Alnus	13	Yes	\$ 700
64	Alnus	13	Yes	\$ 700
65	Alnus	13	Yes	\$ 700
66	Alnus	13	Yes	\$ 700
67	Alnus	13	Yes	\$ 700
Total				\$ 141,550.00

PROPOSED TREE VALUE: \$141,550.00

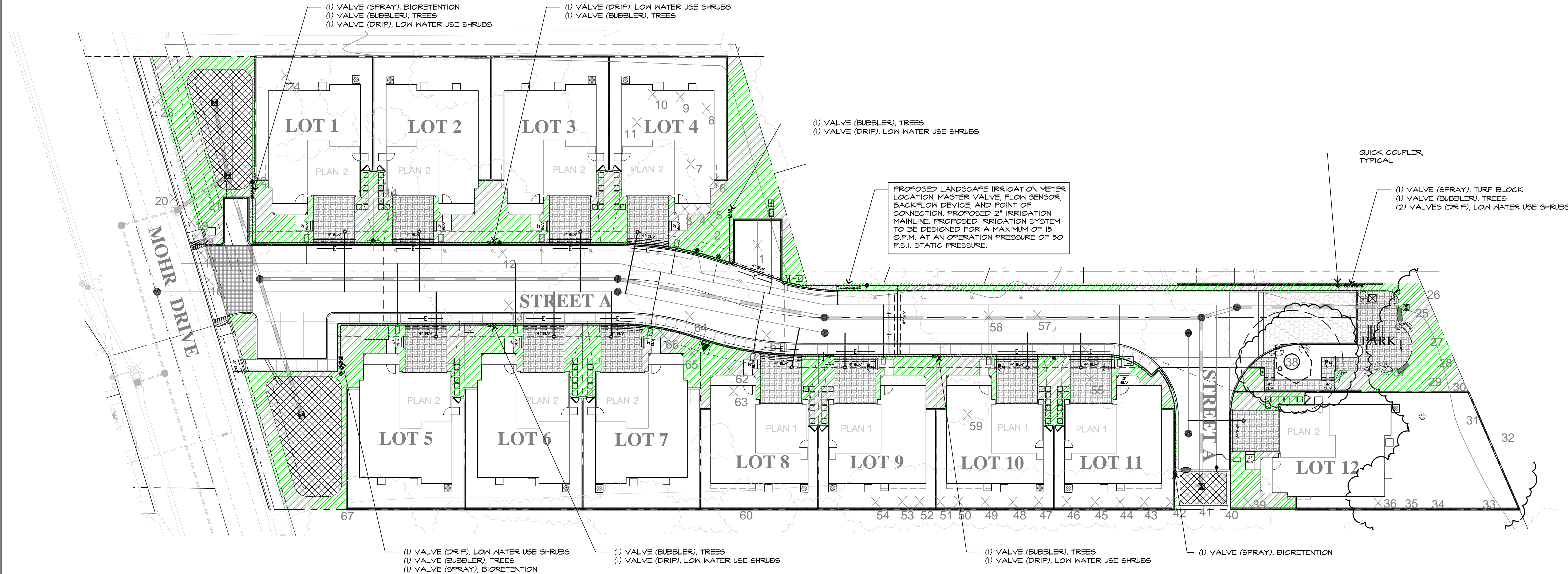


GRAPHIC SCALE



(IN FEET)

1 inch = 20 ft.



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) = $(44.2) \times (0.62) \times \left(\frac{0.2 \times 12,409}{0.7}\right)$ = 95,790 GAL/YR

ETWU (MEDIUM WATER USE) = $(44.2) \times (0.62) \times \left(\frac{0.4 \times 0}{0.7}\right)$ = 0 GAL/YR

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

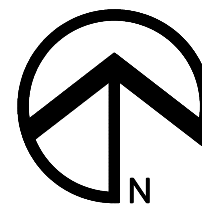
TOTAL ETWU = 109,014 GAL/YR

MAXIMUM APPLIED WATER ALLOWANCE:

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

NOTES:

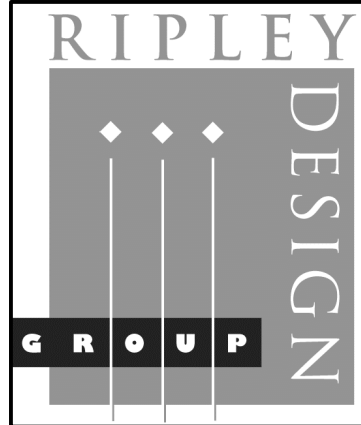
- ALL TREES SHALL BE PLANTED AND STAKED PER CITY STANDARDS.
- TREES BE PLANTED WITHIN 3' OF HARDSCAPE REQUIRE ROOT BARRIERS INSTALLED ADJACENT TO THE HARDSCAPE ELEMENT AT TIME OF TREE PLANTING.
- LANDSCAPE AND IRRIGATION SHALL COMPLY WITH CITY'S CURRENT WATER-EFFICIENT LANDSCAPE ORDINANCE.
- ALL PLANTING AREAS SHALL BE AUTOMATICALLY IRRIGATED PER CITY STANDARDS. USING LOW-FLOW SPRAY, BUBBLERS OR DRIP METHODS.
- ALL PLANTING AREAS SHALL BE MULCHED TO A MINIMUM DEPTH OF 3".
- AN AUTOMATIC WEATHER-BASED IRRIGATION CONTROLLER WITH SOIL MOISTURE AND/OR RAIN SENSOR SHALL BE USED.
- 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 MWELO CODE, SECTION 10-12-14.
- CONTRACTOR TO INSTALL ONE LIDDED RAINWATER CATCHMENT DEVICE (MINIMUM 50 GALLONS) FOR EACH NEW SINGLE FAMILY HOME IN ACCORDANCE WITH SECTION 10-12-15.



GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.



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Walnut Creek
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Tel 925.938.7377
Fax 925.938.7436

DEVELOPER:

**NUVERA
HOMES**

7041 KOLL CENTER
PKWY, PLEASANTON,
CA 94566

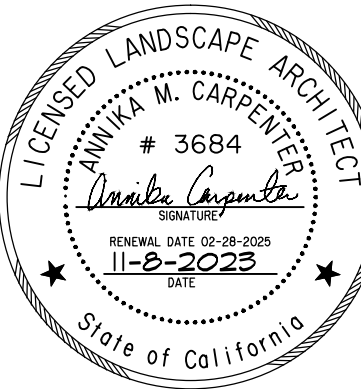
TEL. 925.309.8888

PROJECT:

**24656 & 24764
MOHR DRIVE**

HAYWARD,
CALIFORNIA

**PRECISE
PRELIMINARY
HYDROZONE
PLAN**



PROJECT #:

DATE: NOV. 8, 2023

SCALE: 1"=20'

DRAWN BY: CL

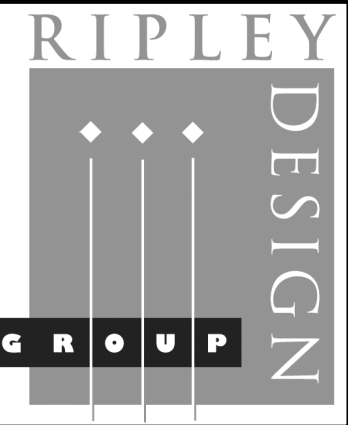
CHECKED BY: AMC

REVISIONS:

SHEET

L6

OF 13 SHEETS



RIPLEY DESIGN GROUP, INC.
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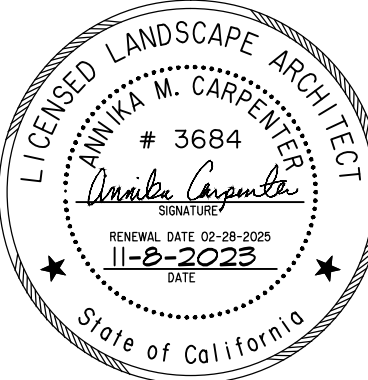
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PROJECT:

**24656 & 24764
MOHR DRIVE**

HAYWARD,
CALIFORNIA

**PRECISE
PRELIMINARY
IRRIGATION
PLAN**



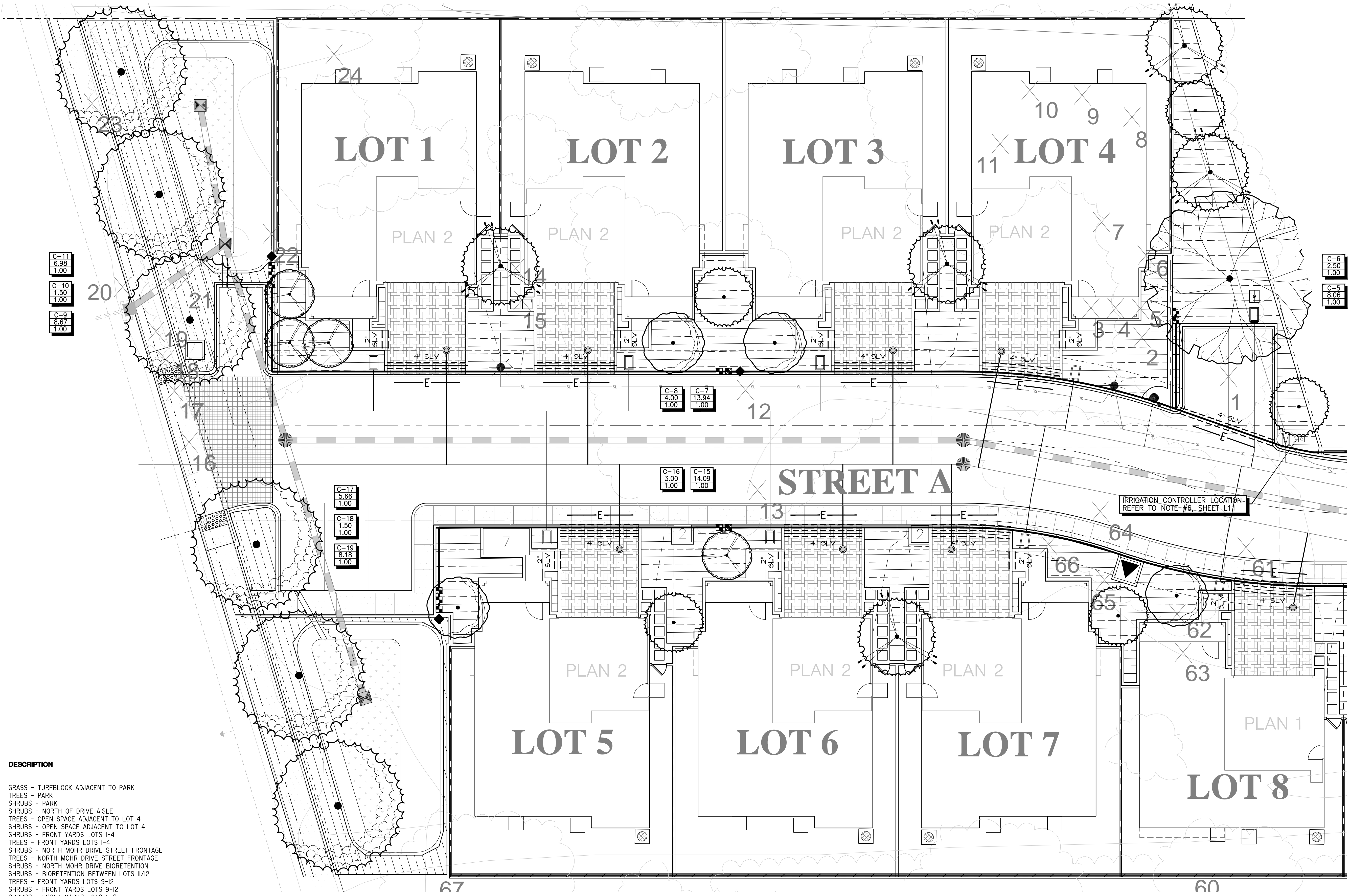
PROJECT #:
DATE: NOV. 8, 2023
SCALE: 1"=10'
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CHECKED BY: AMC

REVISIONS:

SHEET

L7

OF 13 SHEETS



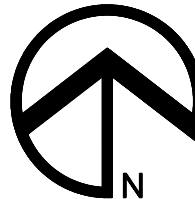
HYDROZONES

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 II/II2
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

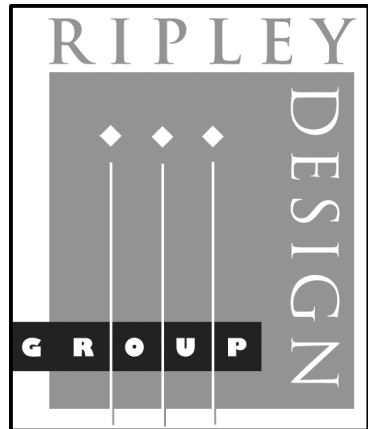
IRRIGATION SLEEVING AND MAINLINE SHOWN
IS FOR VISUALIZATION, FINAL PLACEMENT TO
BE DETERMINED BY CONTRACTOR AT BACK
OF CURB OR WALKWAYS, TYP.



GRAPHIC SCALE



(IN FEET)
1 inch = 10 ft.



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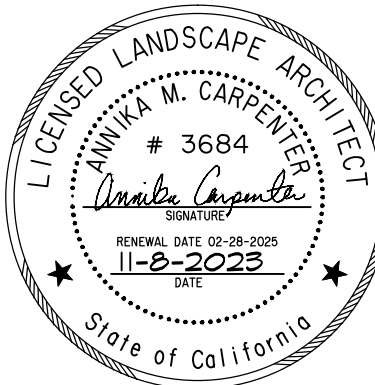
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PROJECT:

24656 & 24764
MOHR DRIVE

HAYWARD,
CALIFORNIA

PRECISE
PRELIMINARY
IRRIGATION
PLAN



PROJECT #:

DATE: NOV. 8, 2023

SCALE: 1"=10'

DRAWN BY: CL

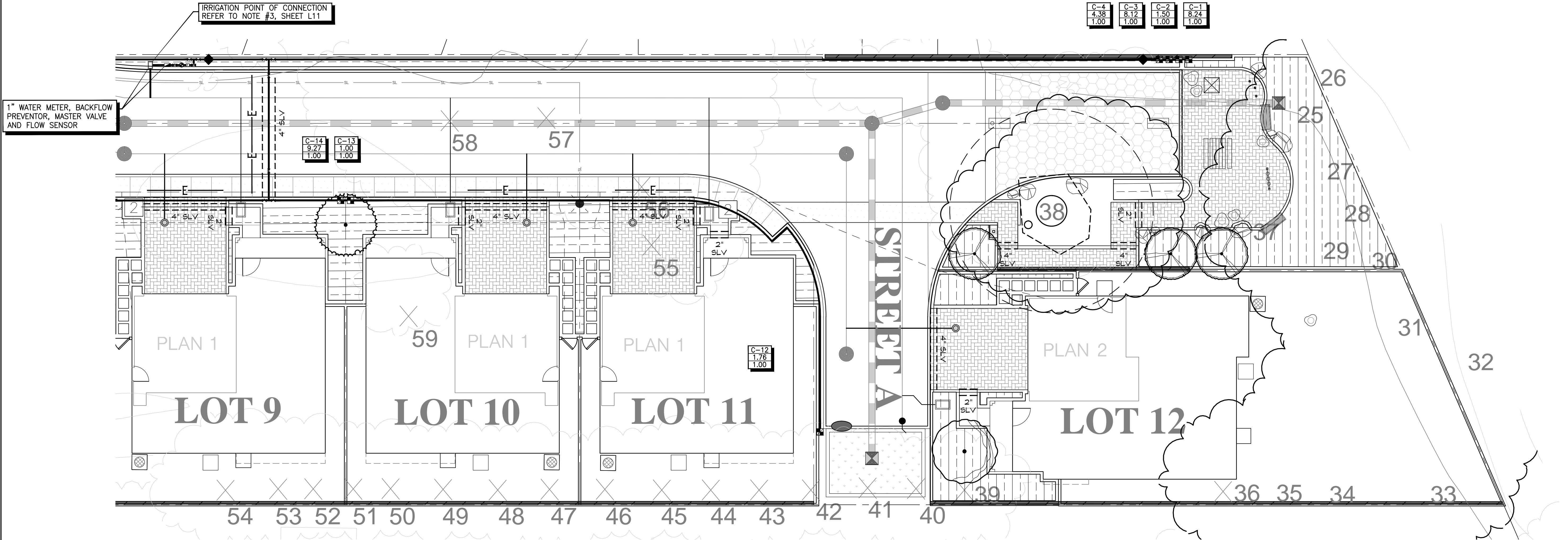
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REVISIONS:

SHEET

L8

OF 13 SHEETS



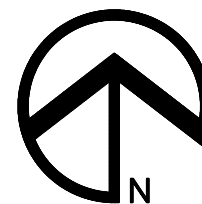
IRRIGATION SYSTEM LEGEND

SYMBOL	DESCRIPTION	SPECIFICATION	NOZZLE GPM	OPERATING PSI
	IRRIGATION WATER METER	-BY OTHER SECTION OF CONTRACT		
	ELECTRIC CONTROLLER	-HUNTER I2C-800-PED-SS/(2)ICM-800/WSS-SEN (SOLAR SYNC)		
	BACKFLOW PREVENTOR	-WILKINS 1" 975XL - REFER TO CIVIL PLANS & CITY OF HAYWARD STANDARD DETAIL SD-202		
	MASTER VALVE	-HUNTER-IBV-101G-FS-AS-ADJ		
	FLOW SENSOR	-CREATIVE SENSOR TECHNOLOGY FSI-T10-001		
	REMOTE CONTROL VALVES	-HUNTER-ICV-101G-FS		
	REMOTE CONTROL VALVES	-HUNTER-ICZ-101-LF		
	BALL VALVE (master shut off)	-NIBCO-T-560-BR-20-IRR-LINE SIZE		
	QUICK COUPLER	-HUNTER-HQ44-LRC OR EQUAL		
	BUBBLER (TREE)	-HUNTER-PCB-25 OR EQUAL(2 PER TREE)	.25	30
	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)		
	FLUSHING VALVE	-HUNTER-AFV-B		
	12" POP-UP TURF SPRAY HEADS	-HUNTER-PROS-12-PRS40-MP800SR-ORANGE-90°	0.23	40
	12" POP-UP TURF SPRAY HEADS	-HUNTER-PROS-12-PRS40MP800SR-ORANGE-180°	0.42	40
	12" POP-UP TURF SPRAY HEADS	-HUNTER-PROS-12-PRS40MP800SR-GREEN-360°	0.78	40
	IRRIGATION SUPPLYLINE - 1"	-1120/SCHEDULE 40 PVC PIPE		-18" COVER
	IRRIGATION SPRINKLERLINE	-1120/CLASS 200 PVC PIPE		-12" COVER
	ELECTRICAL CONDUIT	-1120/SCHEDULE 80 PVC PIPE		-24" COVER
	SLEEVING	-1120/SCHEDULE 80 PVC PIPE		-24" COVER
	CONTROLLER STATION NUMBER			
	GALLONS PER MINUTE THROUGH VALVE			
	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
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

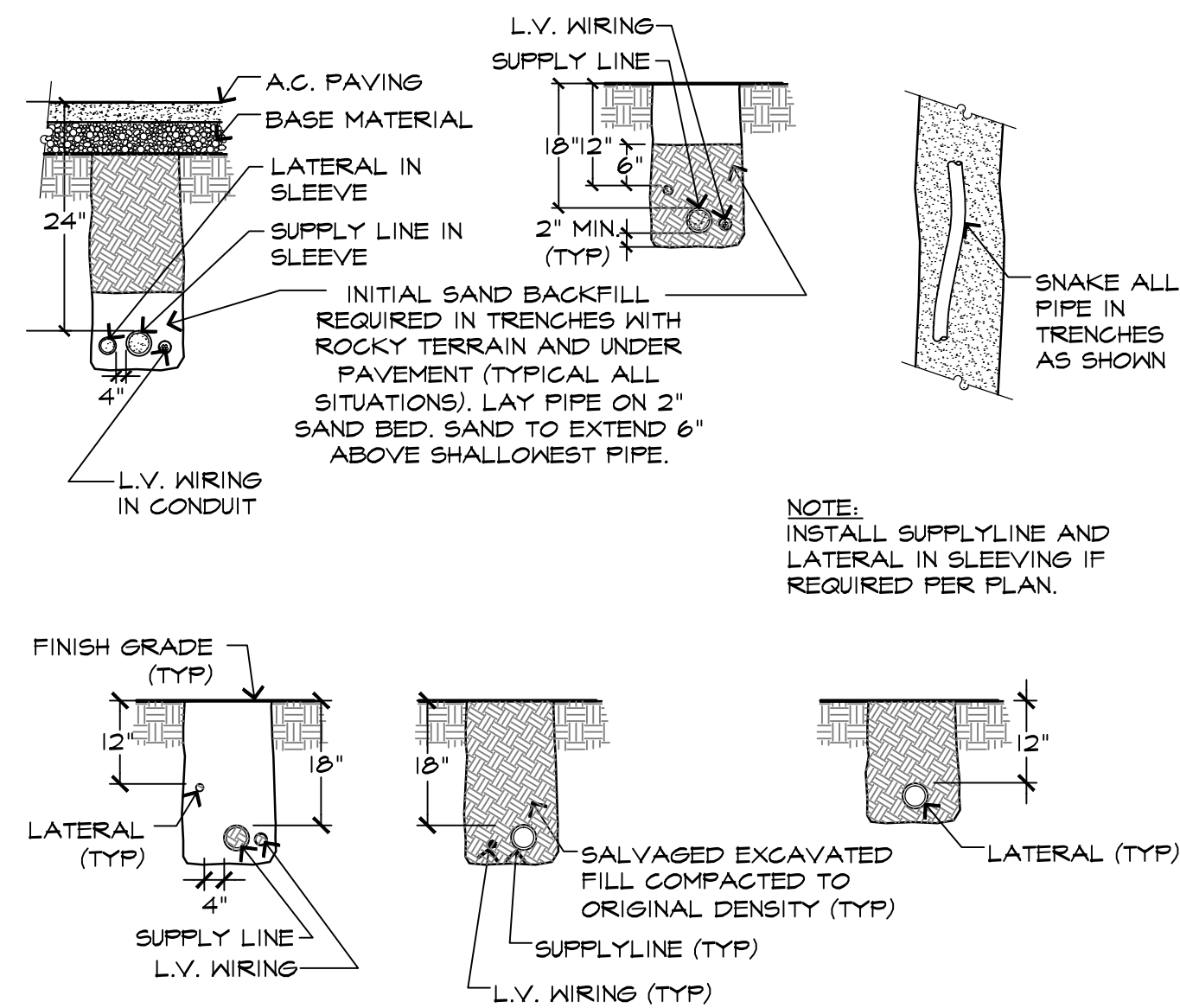
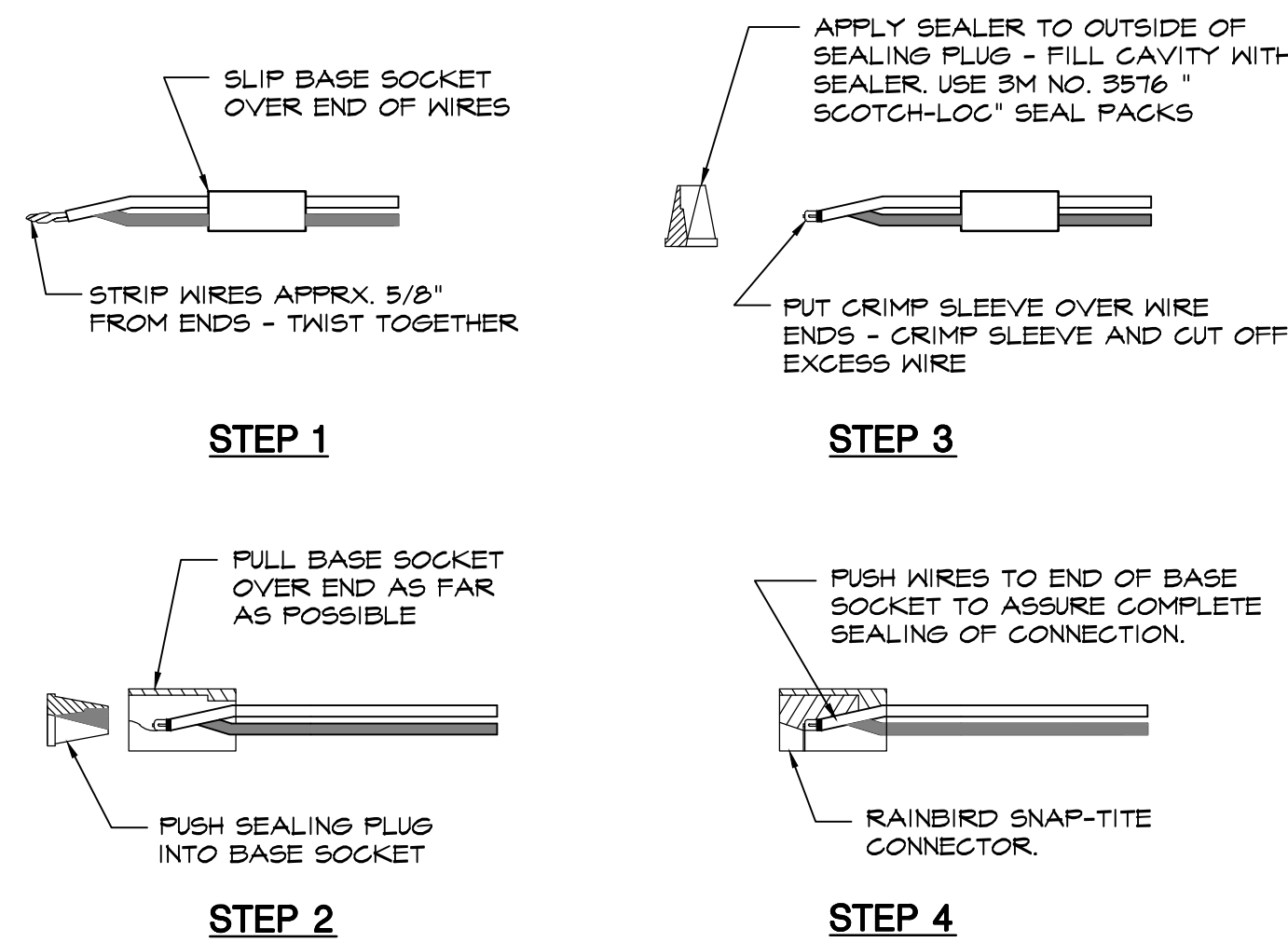
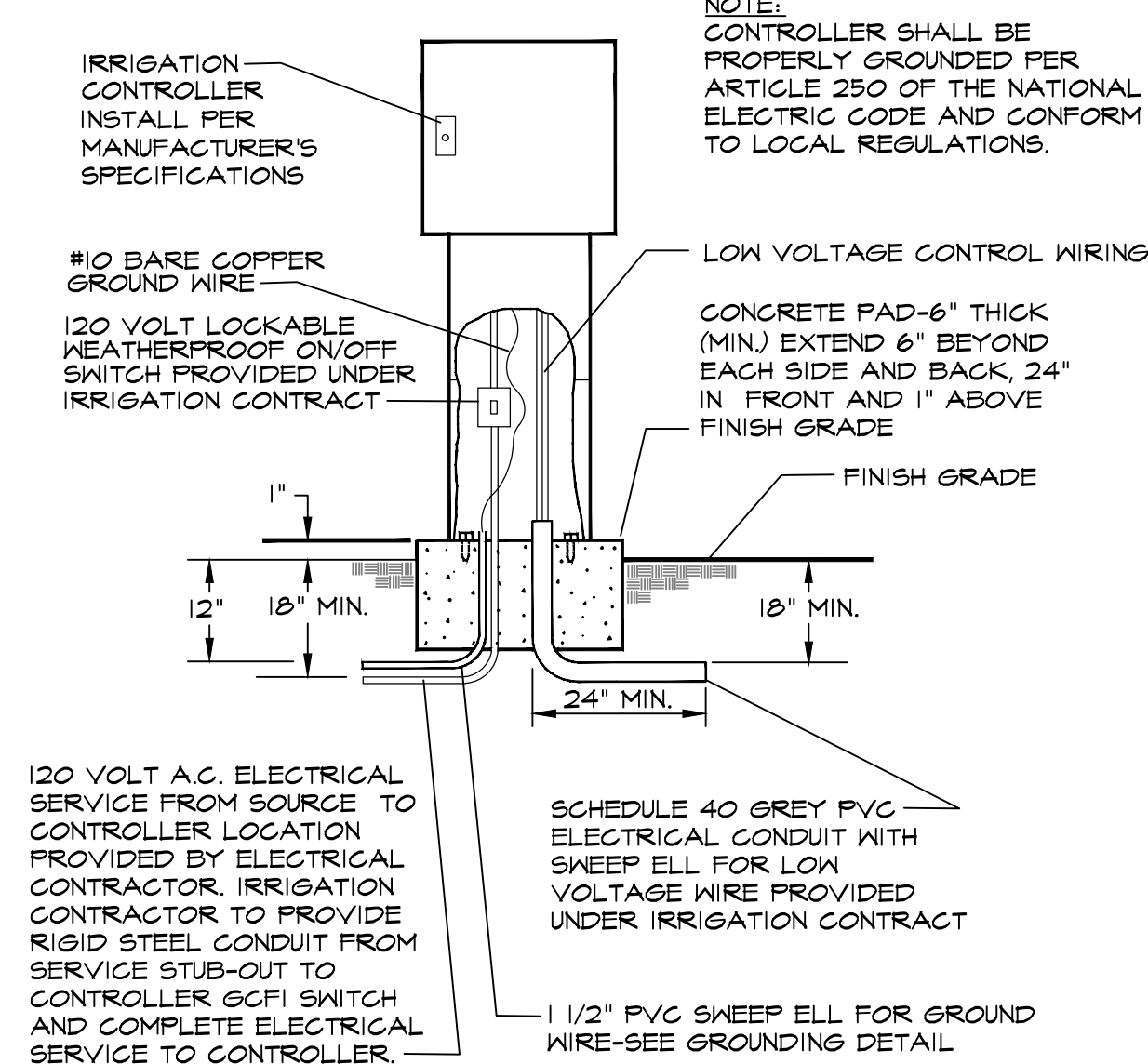
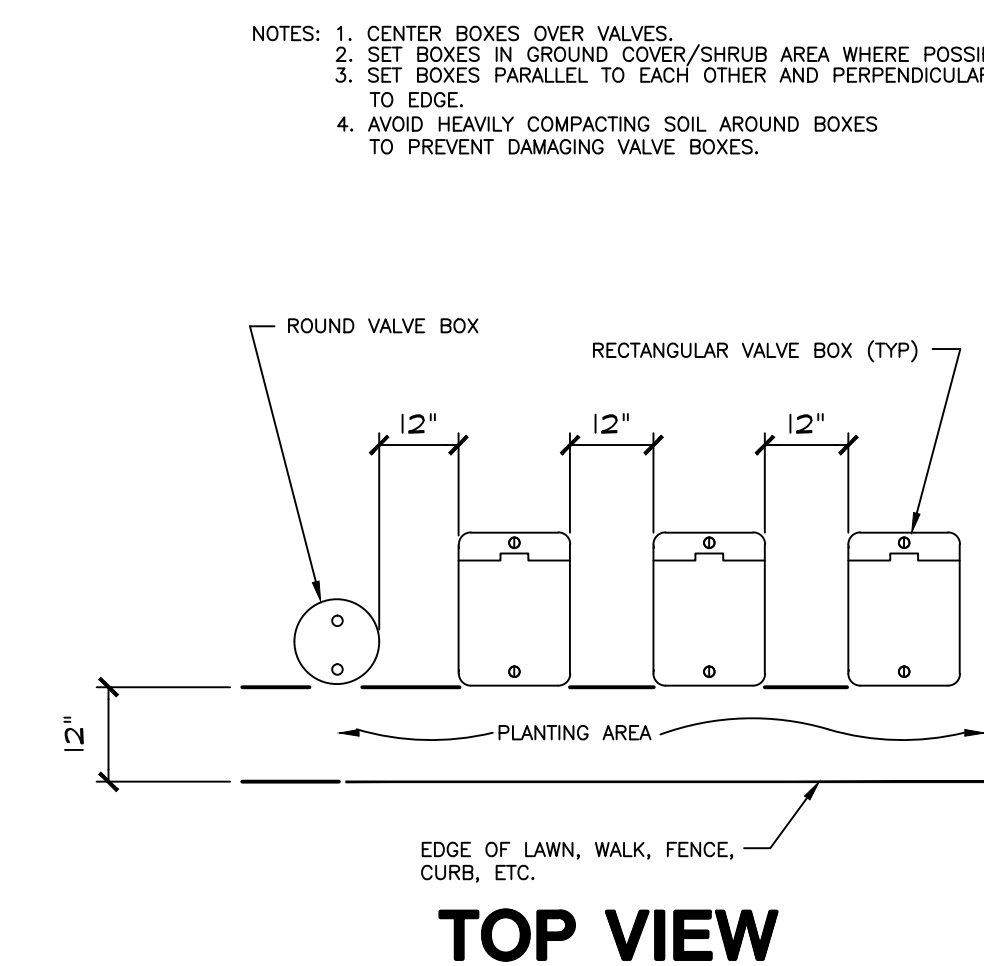
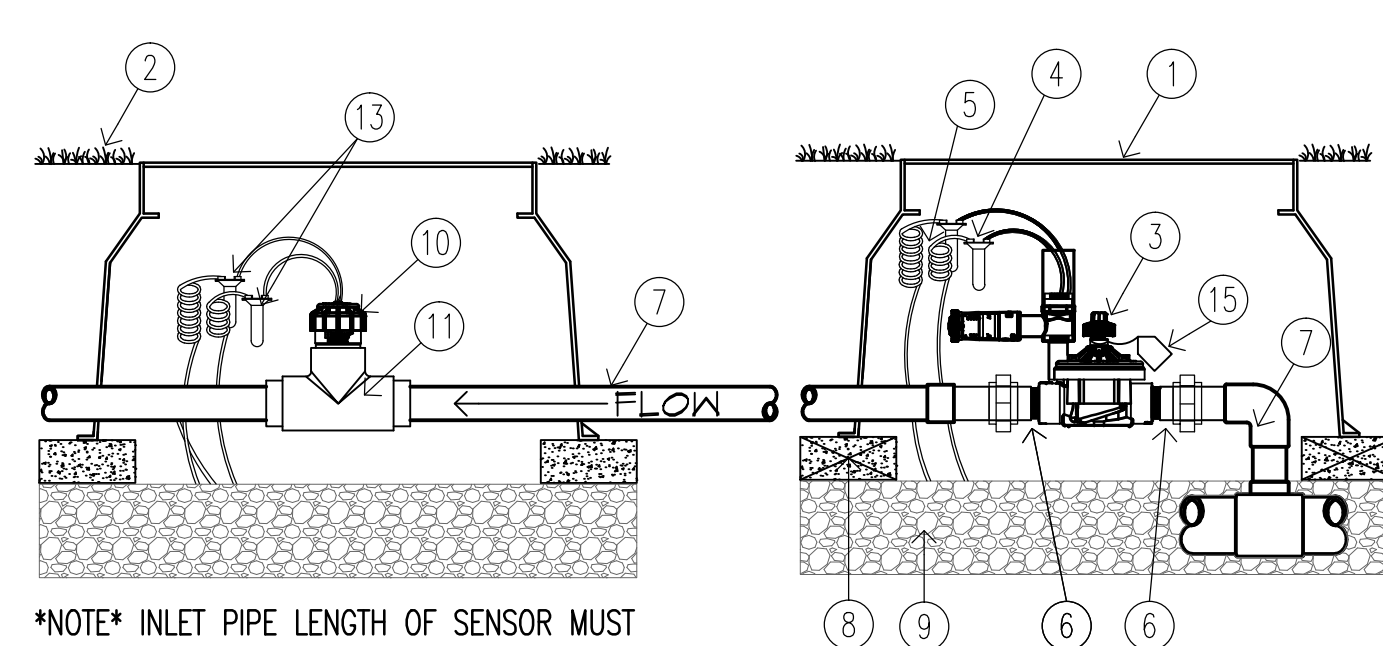
NOTE:
IRRIGATION SLEEVING AND MAINLINE SHOWN
IS FOR VISUALIZATION, FINAL PLACEMENT TO
BE DETERMINED BY CONTRACTOR AT BACK
OF CURB OR WALKWAYS, TYP.



GRAPHIC SCALE



(IN FEET)
1 inch = 10 ft.

**A TRENCHING DETAILS**SCALE: 1/2" = 1'-0"
024 -**B WIRE CONNECTION**SCALE: 3/4" = 1'-0"
016 -**C PEDESTAL MOUNT CONTROLLER INSTALLATION**SCALE: 1/2" = 1'-0"
024 -**D VALVE BOX INSTALLATION DETAIL**SCALE: NTS
016 -**E MASTER VALVE/FLOW SENSOR INSTALLATION**SCALE: 1 1/2" = 1'-0"
008 -

- ① STANDARD VALVE BOX
② FINISH GRADE
③ REMOTE CONTROL VALVE MODEL ICV-101G
④ WATERPROOF CONNECTORS (2)
⑤ 18"-24" COILED WIRE
⑥ SCH 80 T.O.E. NIPPLE
⑦ MAIN LINE PIPE & FITTINGS
⑧ BRICK SUPPORTS (4)
⑨ 3/4" MINUS WASHED GRAVEL
- ⑩ FLOW SENSOR MODEL (SEE IRRIGATION LEGEND, SHEET LI.1)
⑪ MODEL (SEE IRRIGATION LEGEND, SHEET LI.1)
⑬ MIN. 18/2 WIRE TO INTERFACE PANEL. MAXIMUM WIRE DISTANCE RUN OF 1,000'
⑭ PRESSURE REGULATOR - ACCU SYNC AS-AJ
⑮ PURPLE VALVE I.D. TAG AND RECYCLED WATER WARNING TAG

FCT FITTING SELECTION

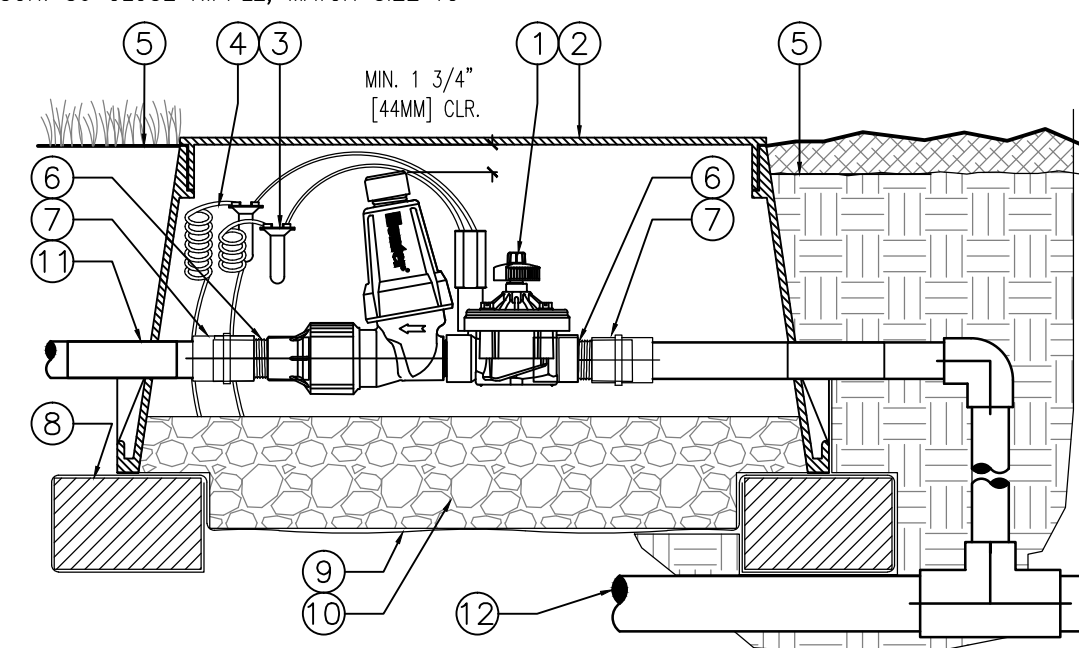
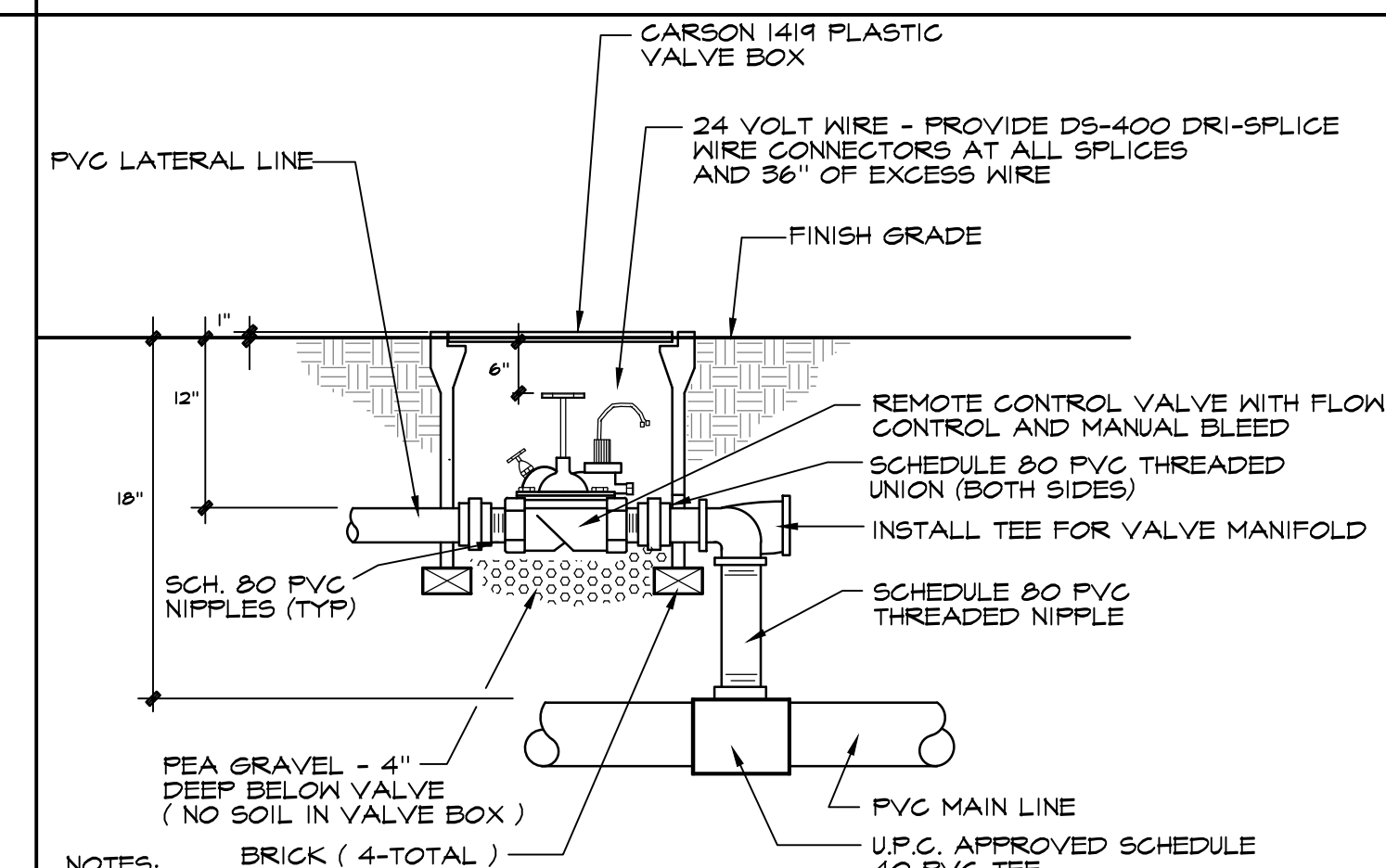
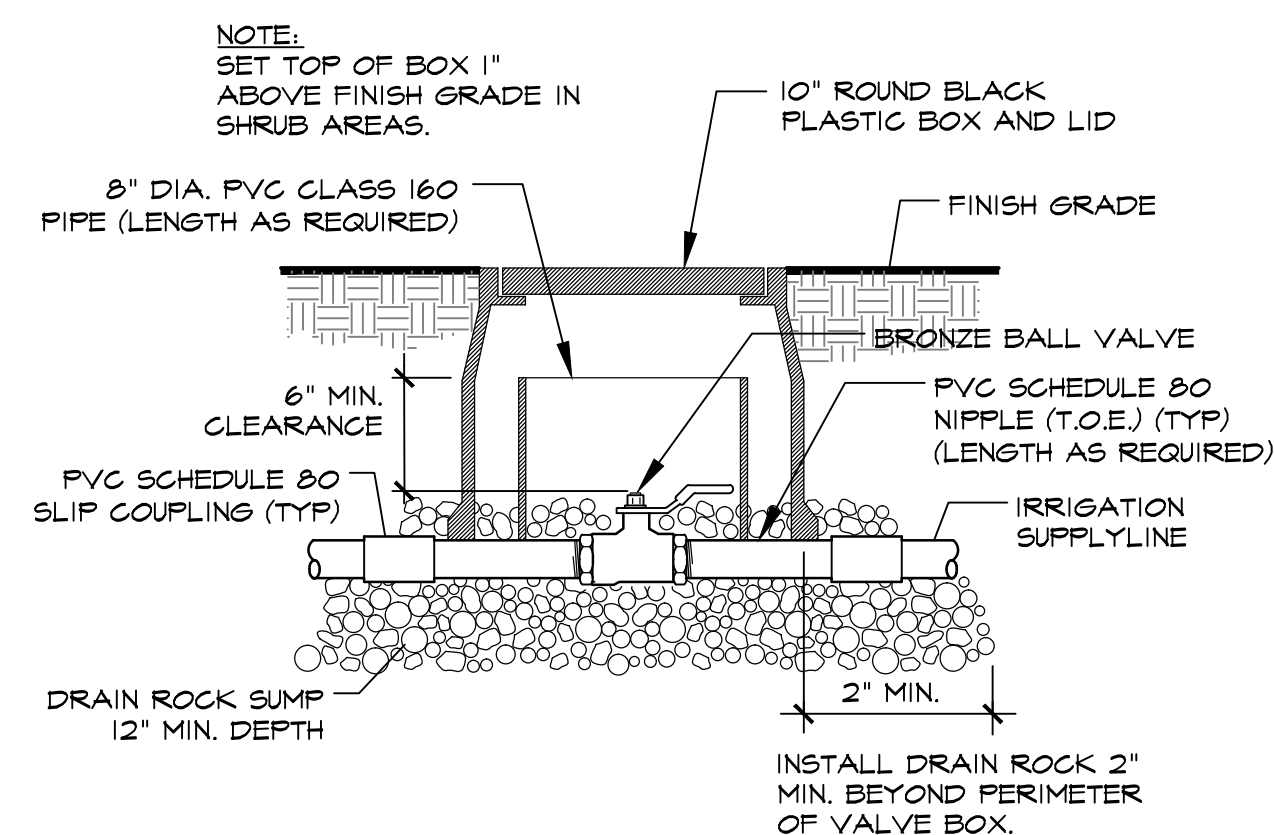
FCT100	1 INCH	SCH. 40
FCT150	1.5 INCH	SCH. 40
FCT158	1.5 INCH	SCH. 80
FCT200	2 INCH	SCH. 40
FCT208	2 INCH	SCH. 80
FCT300	3 INCH	SCH. 40
FCT308	3 INCH	SCH. 80
FCT400	4 INCH	SCH. 40

NOTES:

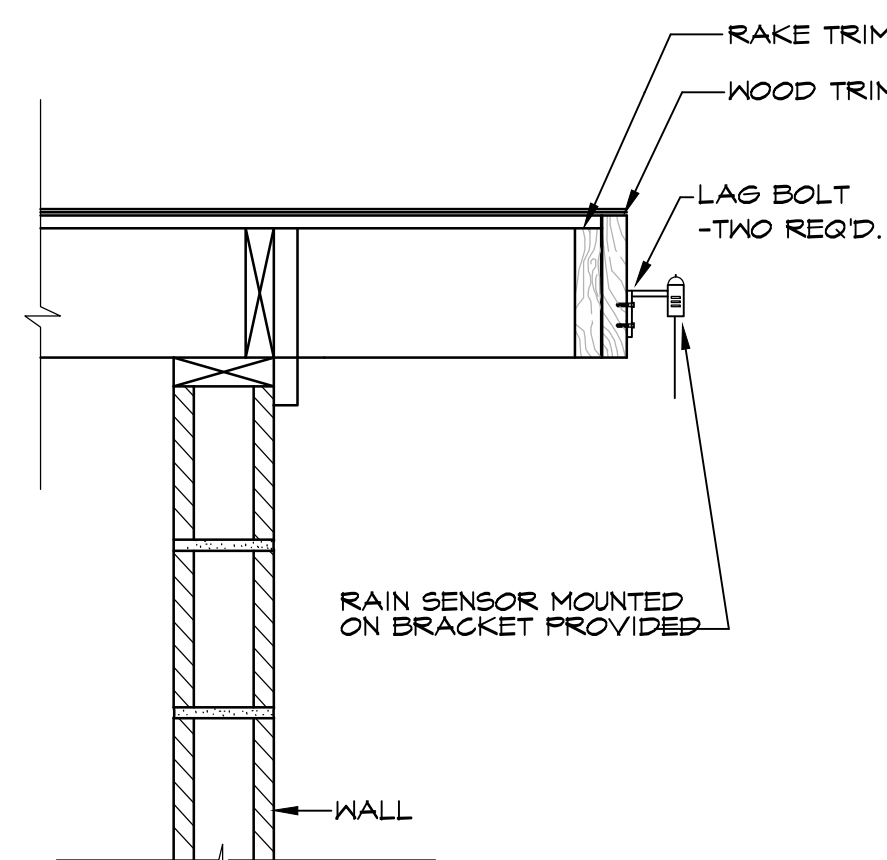
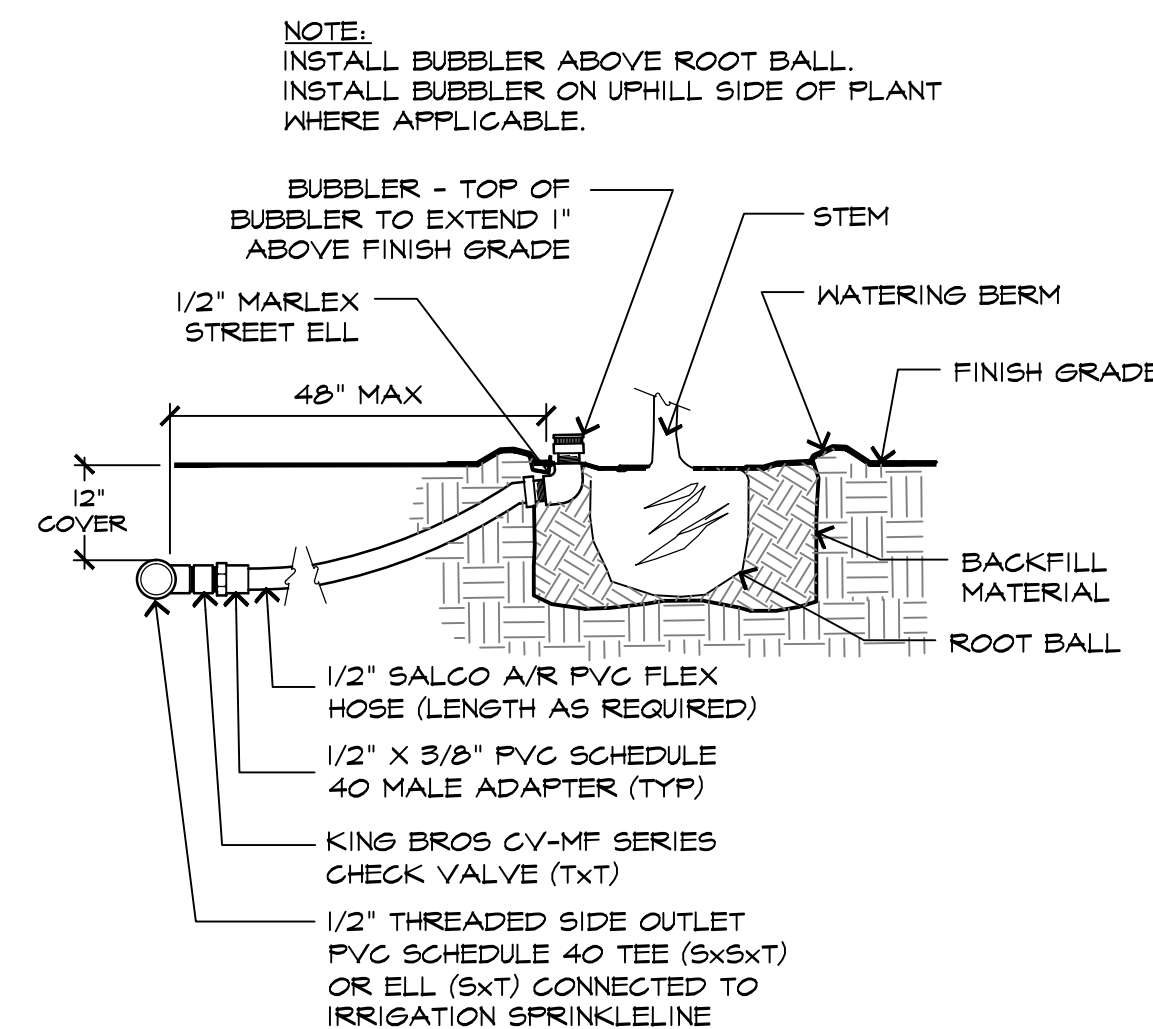
1. VALVE BOX SHALL BE SET 1" ABOVE GRADE.
2. WHEN PLASTIC VALVES ARE USED, THE CARSON VALVE BOX SHALL HAVE AN EMS DEVICE IN THE COVER TO FACILITATE DETECTION BY A METAL DETECTOR. HOT STAMP TOP OF VALVE BOX WITH CORRESPONDING VALVE NUMBER AT CONTROLLER. ATTACH CHRISTY ID MARKER OR EQUAL TO VALVE IN BOX.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

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 3/4" WASHED GRAVEL - 4" MIN. DEPTH
⑫ IRRIGATION LATERAL MAINLINE LATERAL AND FITTINGS

**F DRIP CONTROL ASSEMBLY**SCALE: NTS
02 -**G ELECTRIC REMOTE CONTROL VALVE INSTALLATION**SCALE: 1/2" = 1'-0"
024 -**H BALL VALVE**SCALE: NOT TO SCALE
016 - Ball Valve.16

NOTE: INSTALL AWAY FROM FUTURE, AND ESTABLISHED TREE CANOPIES FOR UNOBSTRUCTED RAINFALL.

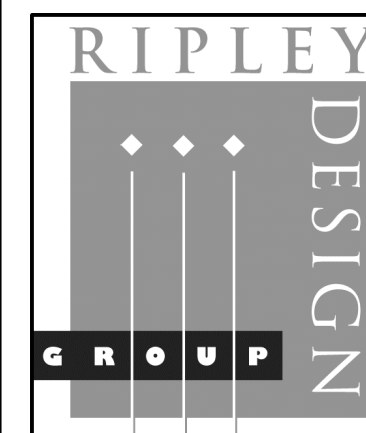
**I STRUCTURE RAIN SENSOR MOUNT**SCALE: NTS
016 - RAINSENS**J BUBBLER INSTALLATION FOR TREES IN GC/BARK AREAS**SCALE: Not To Scale
024 - BubblerCITY OF HAYWARD
APPROVAL GRANTED

LANDSCAPE ARCHITECT

DATE

CITY OF HAYWARD- CITY ENGINEER

DATE

RIPLEY DESIGN GROUP, INC.
Landscape Architecture
Land Planning1615 Bonanza St., Suite 314
Walnut Creek
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Tel 925.938.7377
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DEVELOPER:

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

TEL. 925.309.8888

PROJECT:

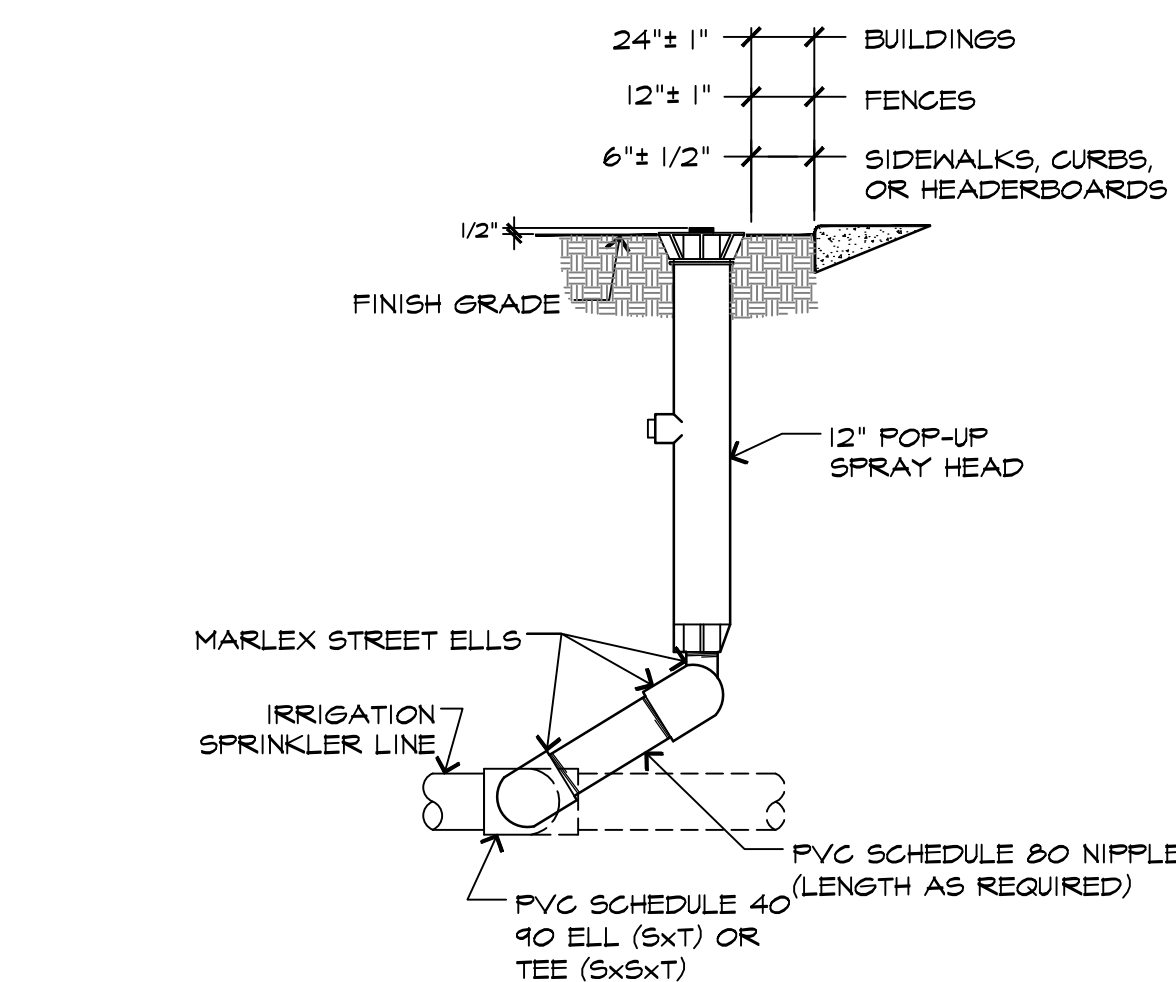
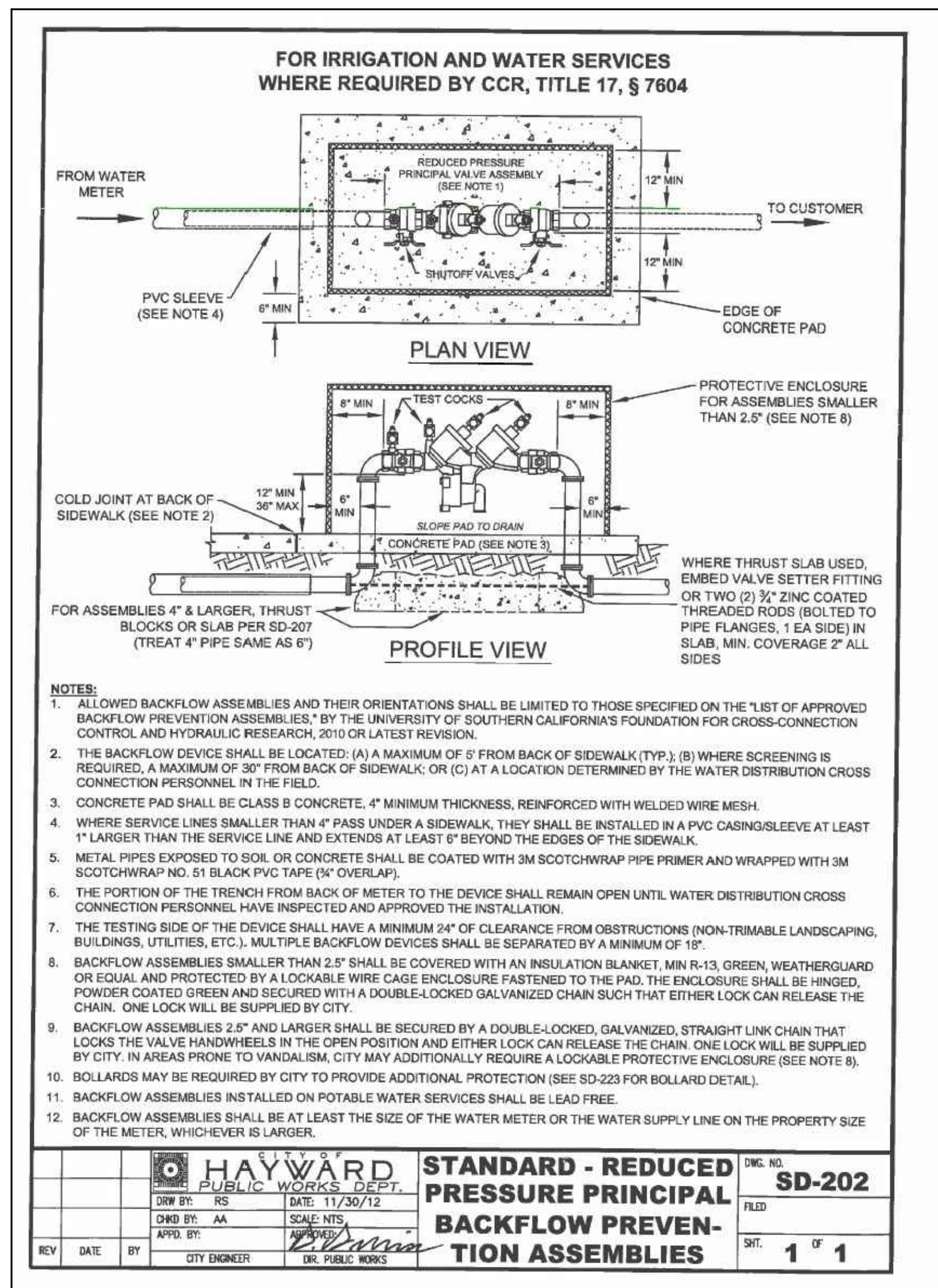
**24656 & 24764
MOHR DRIVE**HAYWARD,
CALIFORNIA**IRRIGATION
DETAILS**PROJECT #:
DATE: NOV. 8, 2023
SCALE: 1"=20'
DRAWN BY: CL
CHECKED BY: AMC

REVISIONS:

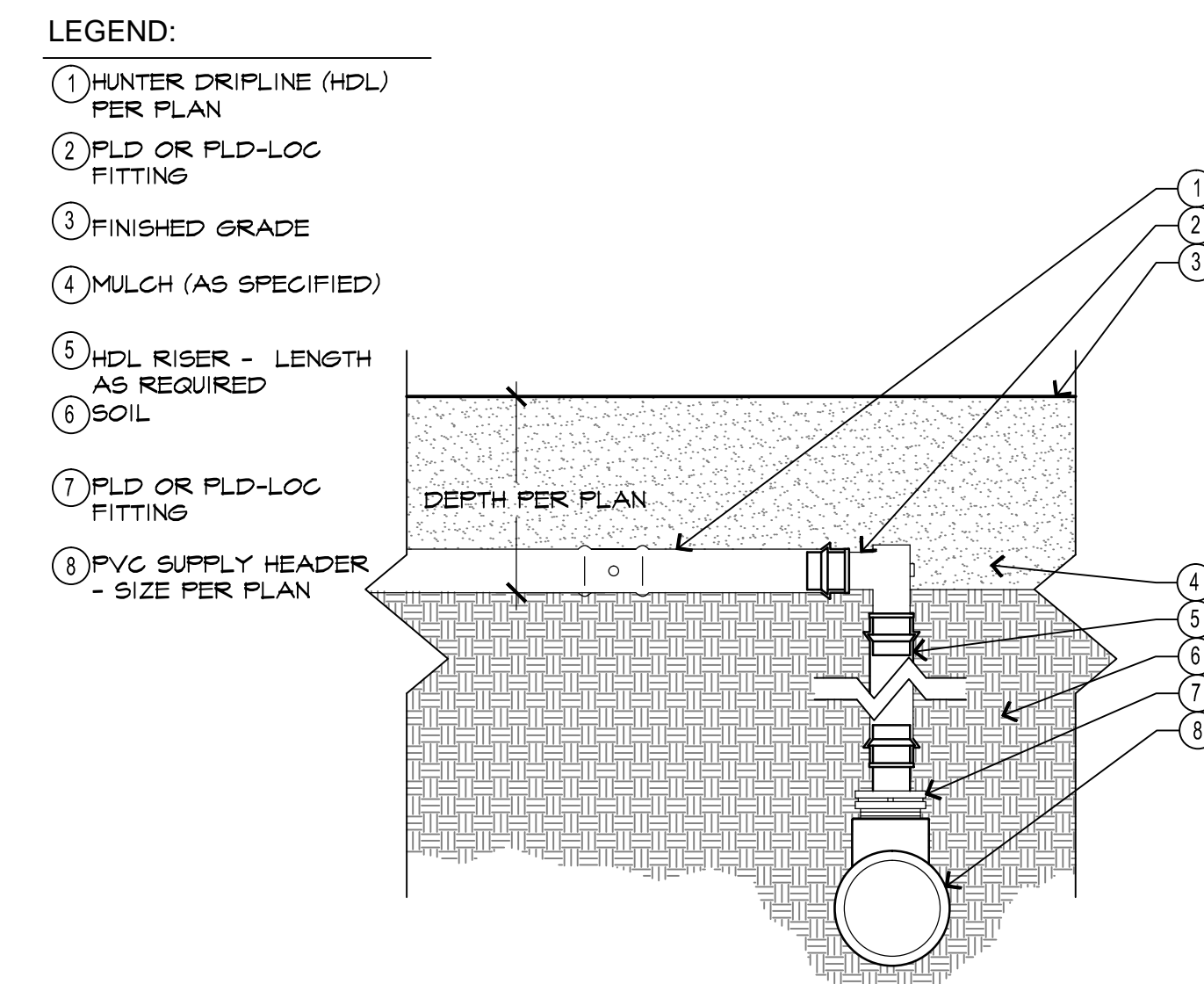
SHEET

L9

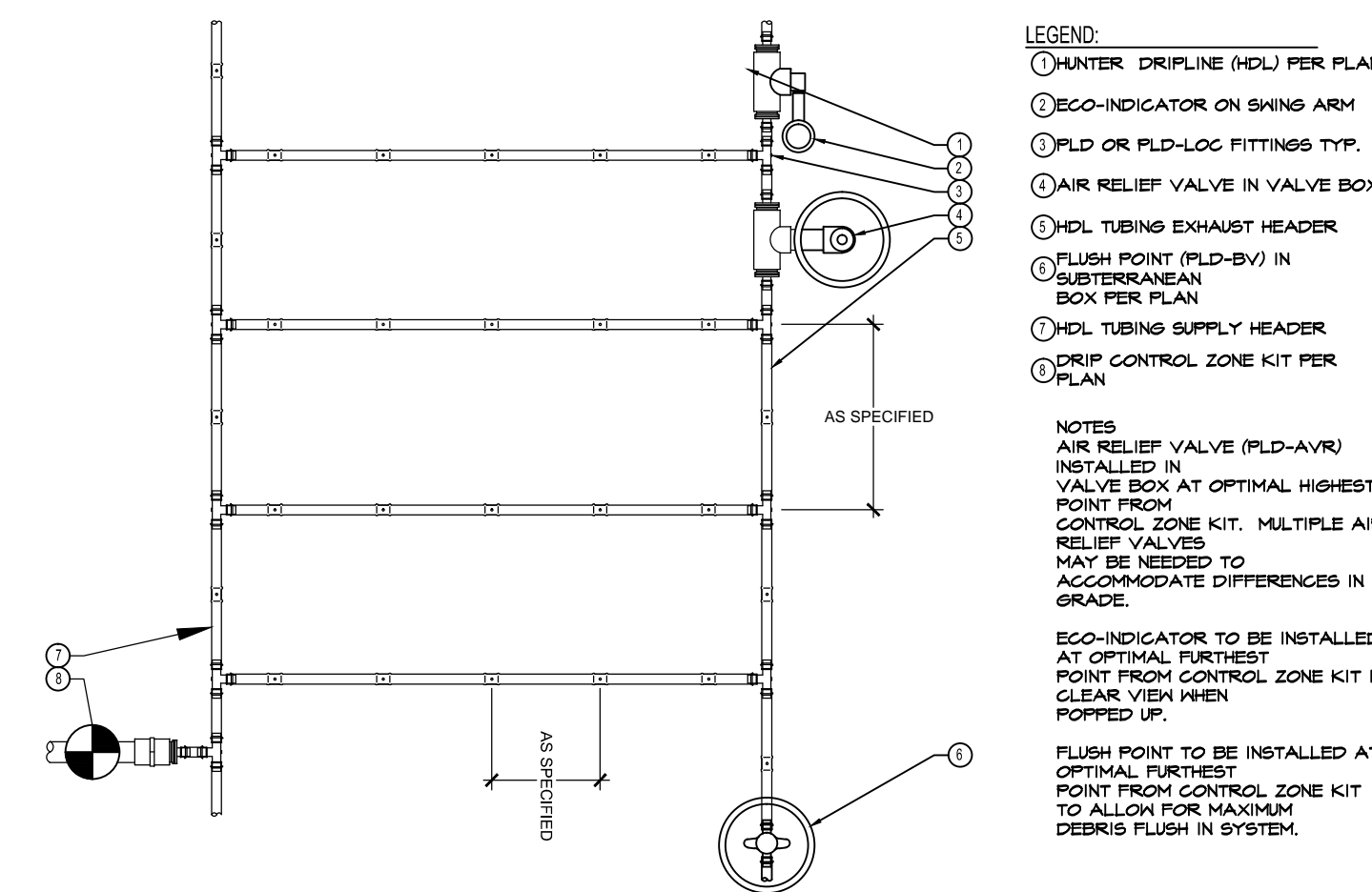
OF 13 SHEETS



**A 12" POP-UP SPRAY HEAD
RISER ASSEMBLY DETAIL** SCALE: 3/4" = 1'-
0/16 -



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



C **DRIPLINE** SCALE: NOT TO SCALE
PLANTING BED 006 - DRIPLINES


CITY OF HAYWARD
APPROVAL GRANTED

LANDSCAPE ARCHITECT

DATE _____

CITY OF HAYWARD- CITY ENGINEER

DATE _____



RIPLEY
DESIGN
GROUP

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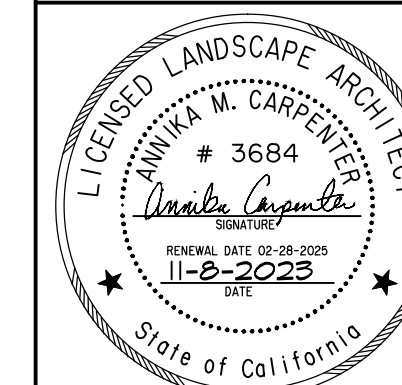
TEL. 925.309.8888

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

- I. 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. I. 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 THROTTTLING 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:

I PCC-2 GPH EMITTER AT EACH 1-GALLON LOW WATER USE PLANT

I PCC-2 GPH EMITTER AT EACH 1-GALLON MEDIUM WATER USE PLANT

I PCC-2 GPH EMITTER AT EACH 5-GALLON LOW WATER USE PLANT

I 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 MAKE 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 SOILS 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-SEEDDED 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 ITS 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 WATERING'S. 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.

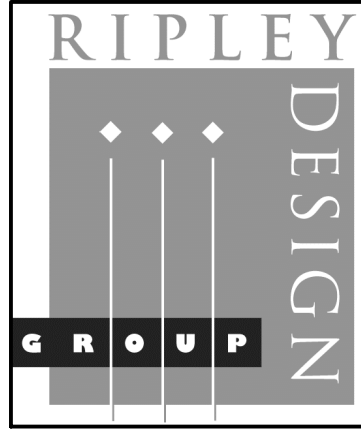
7. DRIP MAINTENANCE CONSIDERATIONS: FILTER CLEANING AND FLUSHING SHOULD START OUT AS A MONTHLY PROCEDURE (MORE FREQUENTLY FOR DIRTY WATER SITUATIONS) AND ADJUST TIMING AS APPROPRIATE. VISUALLY CHECK FOR INDICATIONS OF PIPE BREAKS OR CLOGGED EMITTERS OR OUTLETS ON A REGULAR BASIS. DURING WINTER MONTHS, 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.



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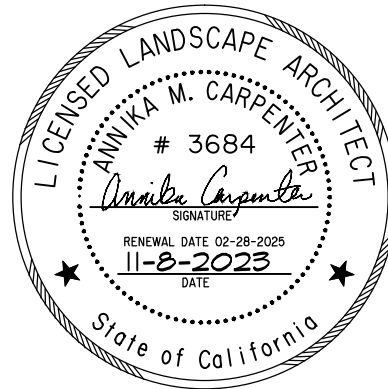
TEL. 925.309.8888

PROJECT:

24656 & 24764
MOHR DRIVE

HAYWARD,
CALIFORNIA

LANDSCAPE
NOTES



PROJECT #:

DATE: NOV. 8, 2023

SCALE: -

DRAWN BY: CL

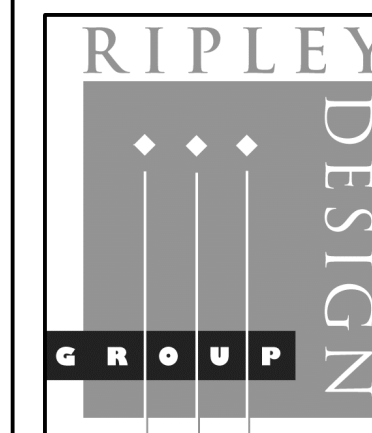
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REVISIONS:

SHEET

L11

OF 13 SHEETS



RIPLEY DESIGN GROUP, INC.
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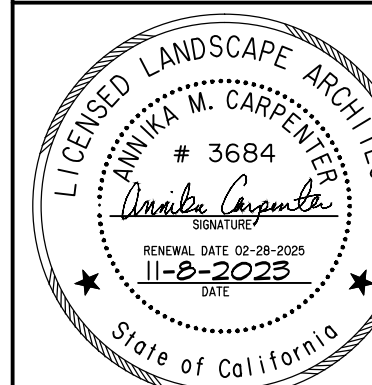
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PROJECT:

**24656 & 24764
MOHR DRIVE**

HAYWARD,
CALIFORNIA

PRECISE PRELIMINARY PLANTING PLAN



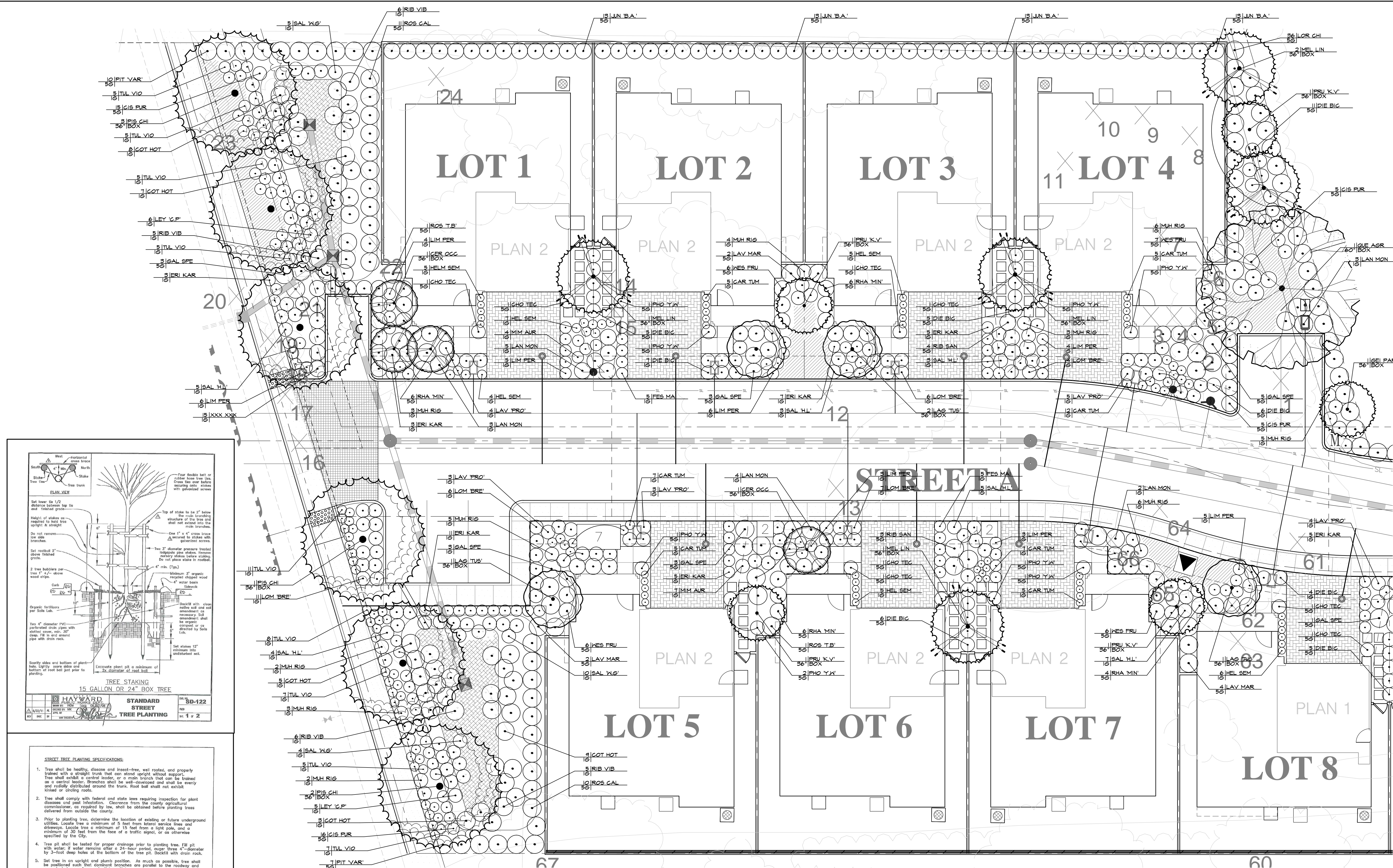
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DATE: NOV. 8, 2023
SCALE: 1"=10'
DRAWN BY: CL
CHECKED BY: AMC

REVISIONS:

SHEET

L12

OF 13 SHEETS



NOTE:

SEE SHEET LI3 FOR PLANTING
NOTES AND PLANTING LEGEND

PLANT CALLOUT SYMBOL KEY

PLANT QTY SIZE	PLANT SYMBOL UNITS
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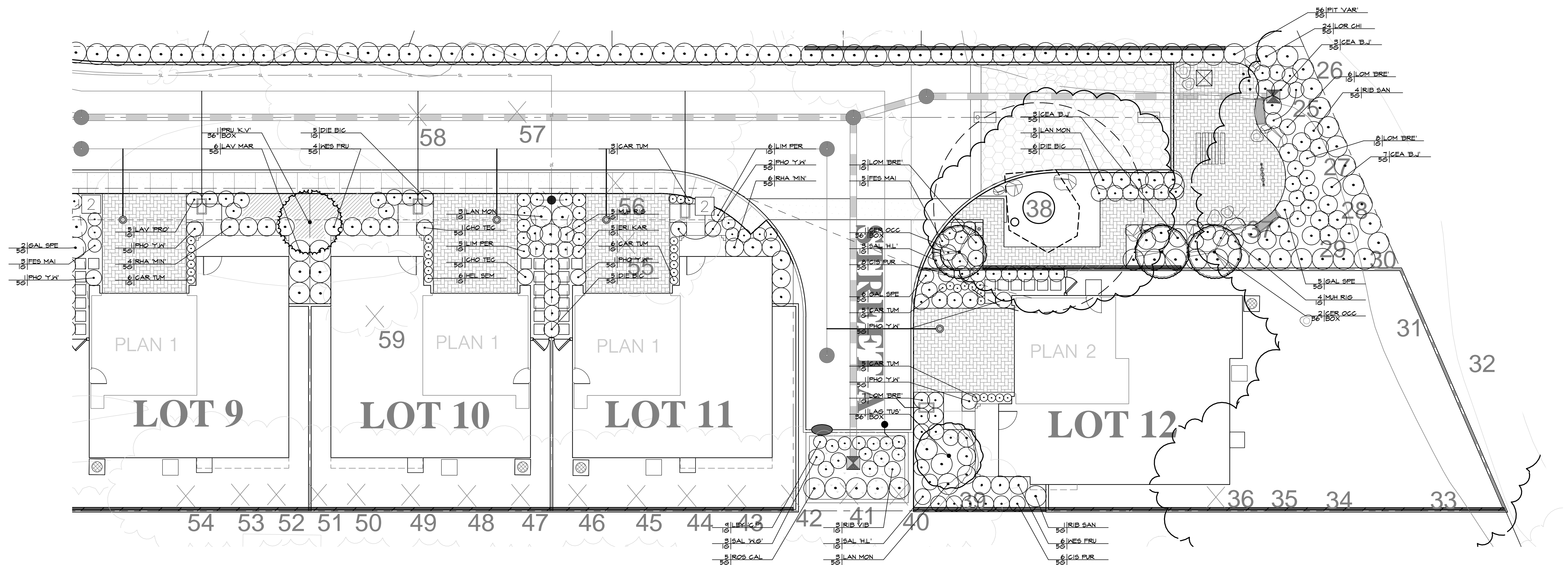
GRAPHIC SCALE



(IN FEET)

1 inch = 10 ft.

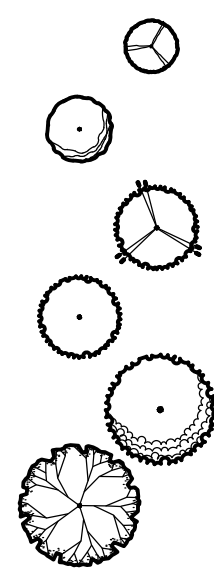
1 inch = 10 ft.



PLANTING NOTES

1. THE CONTRACTOR SHALL MAINTAIN A QUALIFIED SUPERVISOR ON THE SITE AT ALL TIMES DURING CONSTRUCTION THROUGH COMPLETION OF PICK-UP WORK.
2. THE CONTRACTOR SHALL FURNISH AND PAY FOR ALL FORMS OF PLANT MATERIALS AND SPECIFIED INSTALLATIONS, INCLUDING FLATTED GROUNDCOVER.
3. 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.
4. 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)
5. 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
6. ALL SOIL AMENDMENTS SPECIFIED ARE FOR BIDDING PURPOSES ONLY. ONCE SITE HAS BEEN ROUGH GRADED, CONTRACTOR SHALL OBTAIN A SOILS REPORT (S3C TEST WITH RECOMMENDATIONS) FROM A&L WESTERN LABORATORIES, INC. (209-529-4080, WWW.AL-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.
7. 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.
8. 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, 1/2" TO 1" DIAMETER FROM WASTE MANAGEMENT, INC., SACRAMENTO, (916-452-0142).
9. CONTRACTOR SHALL SPRAY ALL EXISTING WEEDS IN PLANTING AREAS PRIOR TO RIPPING AND APPLY PRE-EMERGENT TO ALL SHRUB AREAS AFTER PLANTING.
10. CONTRACTORS SHALL APPLY FERTILIZER AND PRE-EMERGENT AT END OF MAINTENANCE PERIOD.
11. LANDSCAPE ARCHITECT AND/ OR OWNER RESERVES THE RIGHT TO SELECT OR REJECT ANY OR ALL PLANT MATERIAL.
12. REFER TO TREE PLANTING/STAKING DETAIL, SHEET L12.
13. 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
TREES			
CERCIS OCCIDENTALIS	WESTERN REDBUD	36" BOX	LOW
LAGERSTROEMIA X 'TUSCARORA	GRAPE 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')
SHRUBS				
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'
PITTOSPORUM 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'

GROUNDCOVERS

	CISTUS SALVIFOLIUS PROSTRATUS	ROCKROSE
1 GALLON @ 60" O.C.	LOW	

SHRUBS BIO-RETENTION

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. 'WIRNIFRED GILMAN'	BLUE SAGE	LOW	3'	3' X 4'

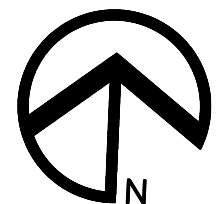
GROUNDCOVERS - BIORETENTION

	CAREX TUMICOLA	BERKELEY SEDGE
1 GALLON @ 24" O.C.	LOW	

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

PLANT CALLOUT SYMBOL KEY

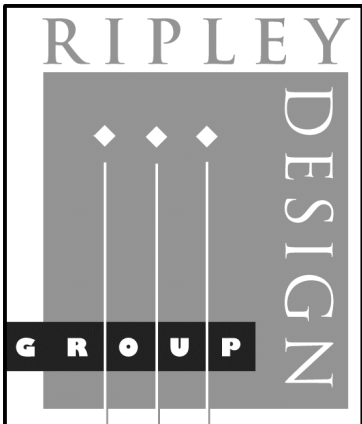
PLANT QTY	PLANT SYMBOL
SIZE	UNITS



GRAPHIC SCALE



(IN FEET)
1 inch = 10 ft.



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PROJECT:

24656 & 24764
MOHR DRIVE

HAYWARD,
CALIFORNIA

PRECISE PRELIMINARY PLANTING PLAN



PROJECT #:

DATE: NOV. 8, 2023

SCALE: 1"=10'

DRAWN BY: CL

CHECKED BY: AMC

REVISIONS:

SHEET

L13

OF 13 SHEETS



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:

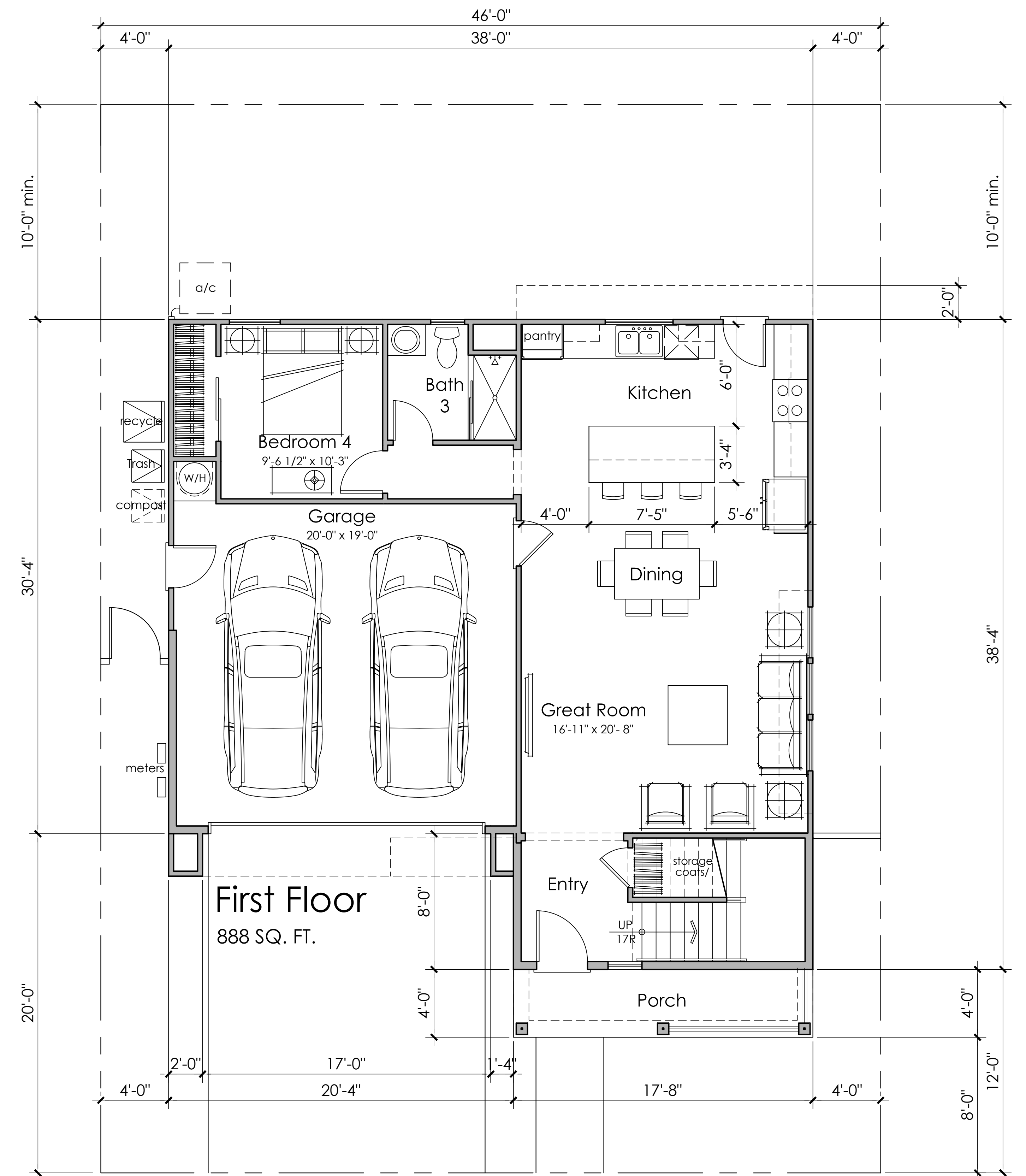
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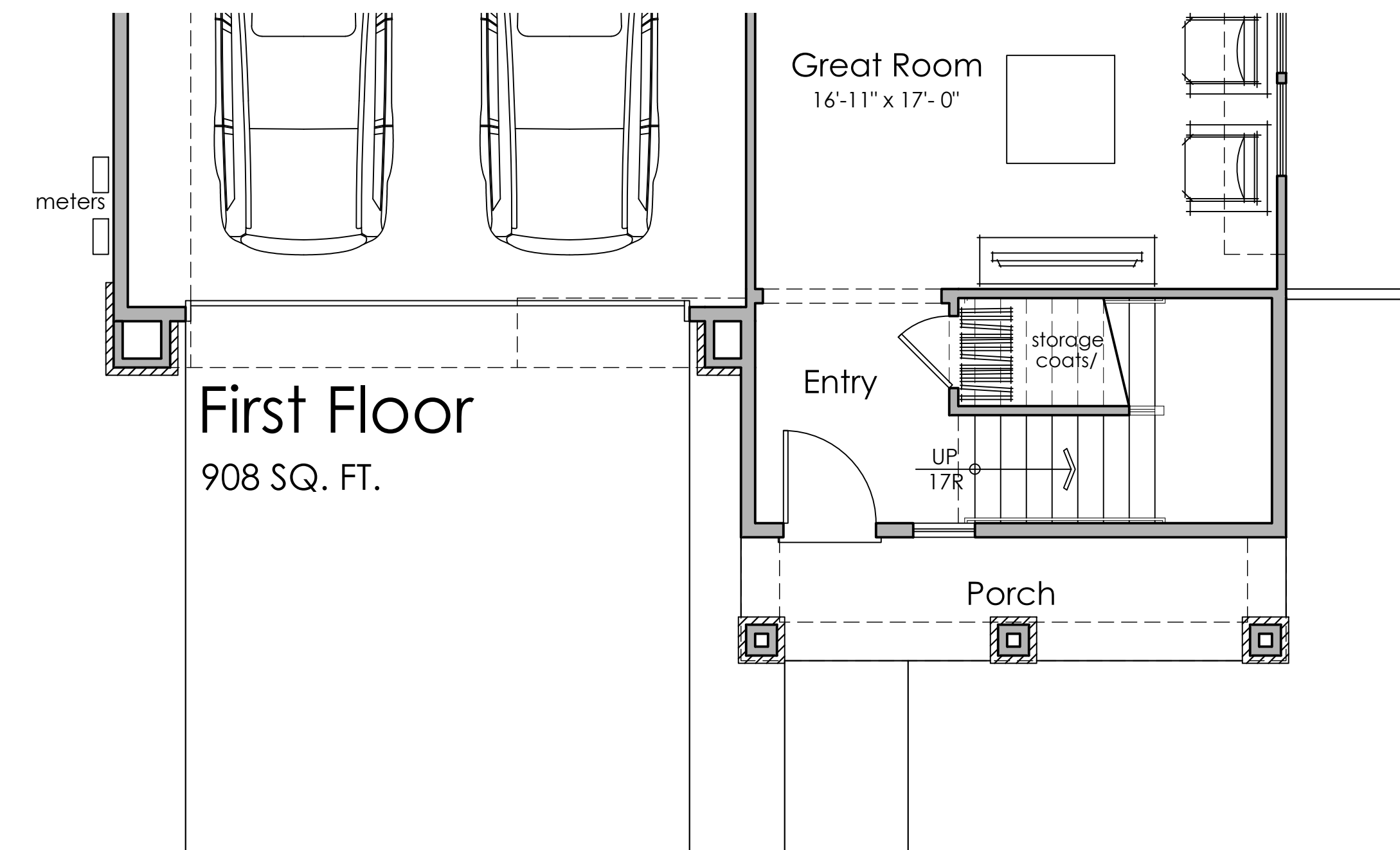
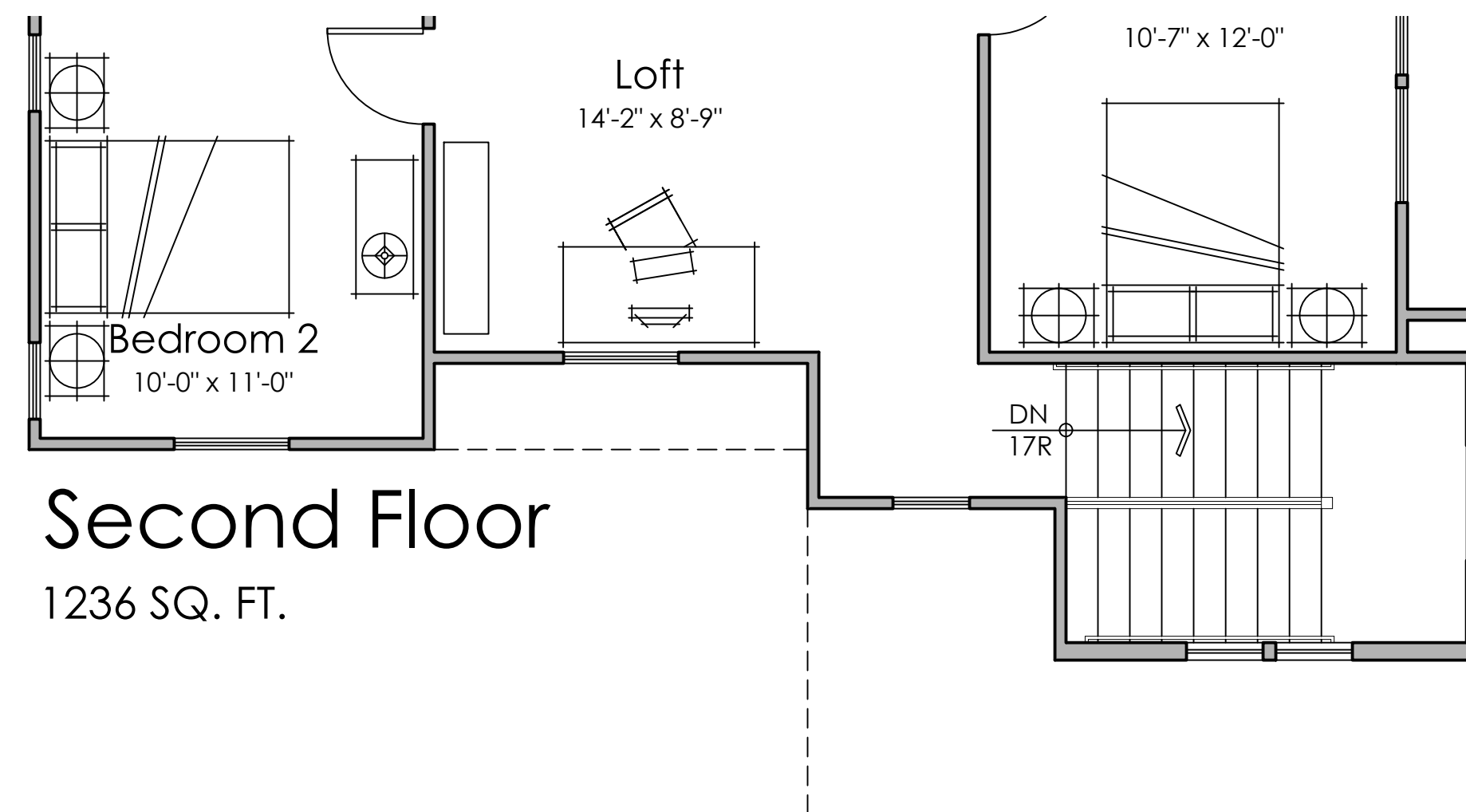


Front Elevation 1B - Cottage

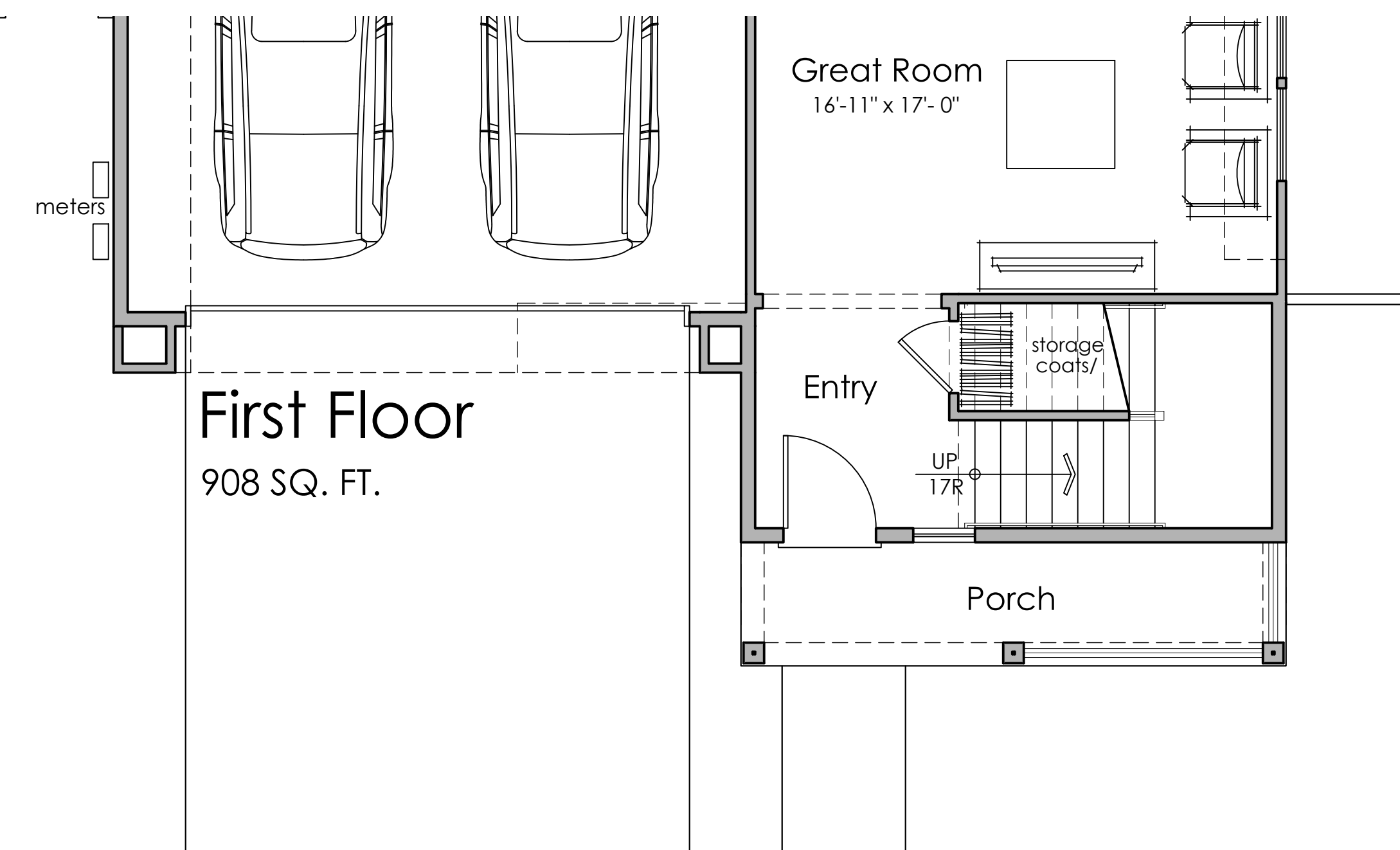
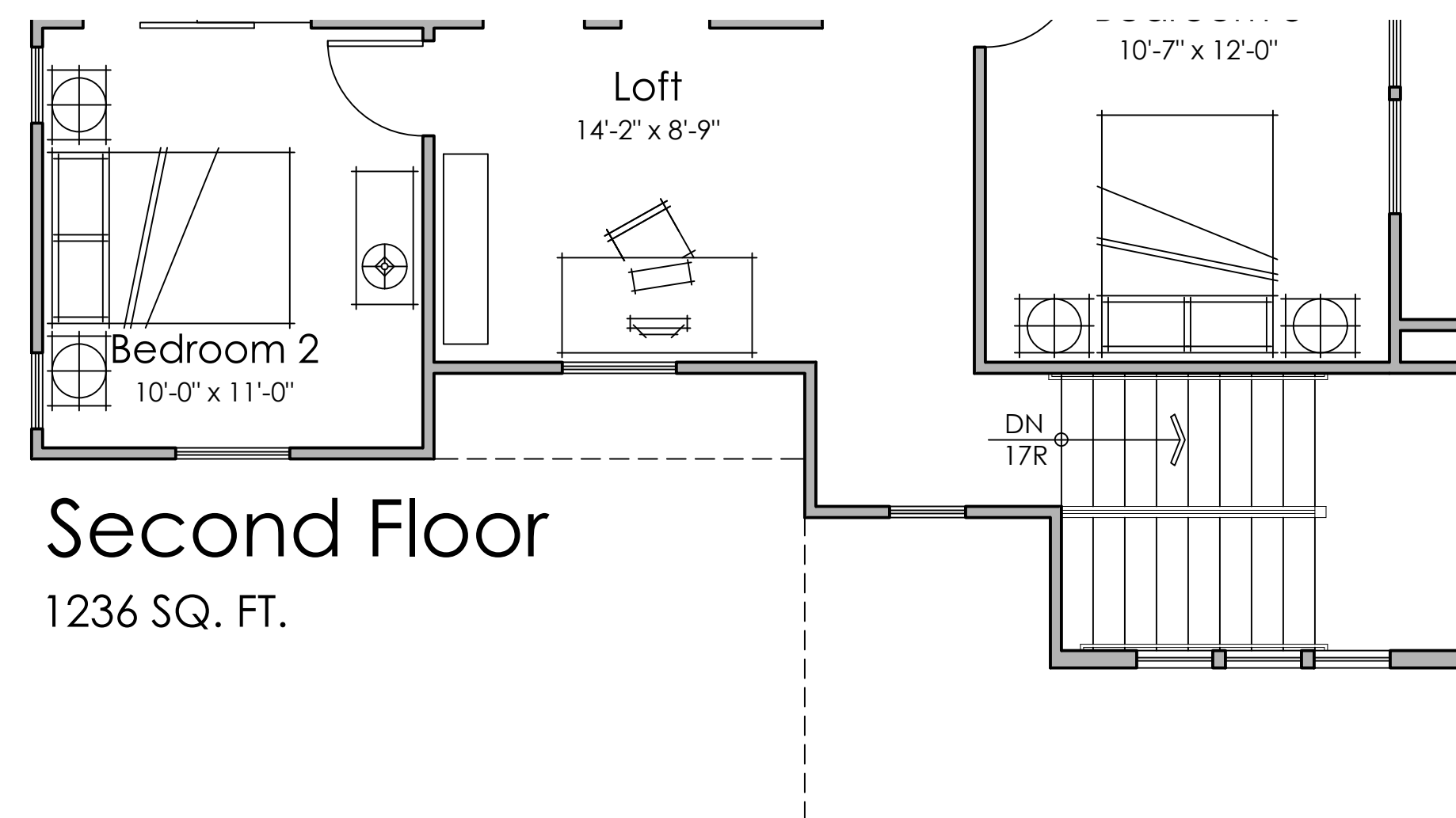


Front Elevation 1C - Craftsman





PLAN 1C

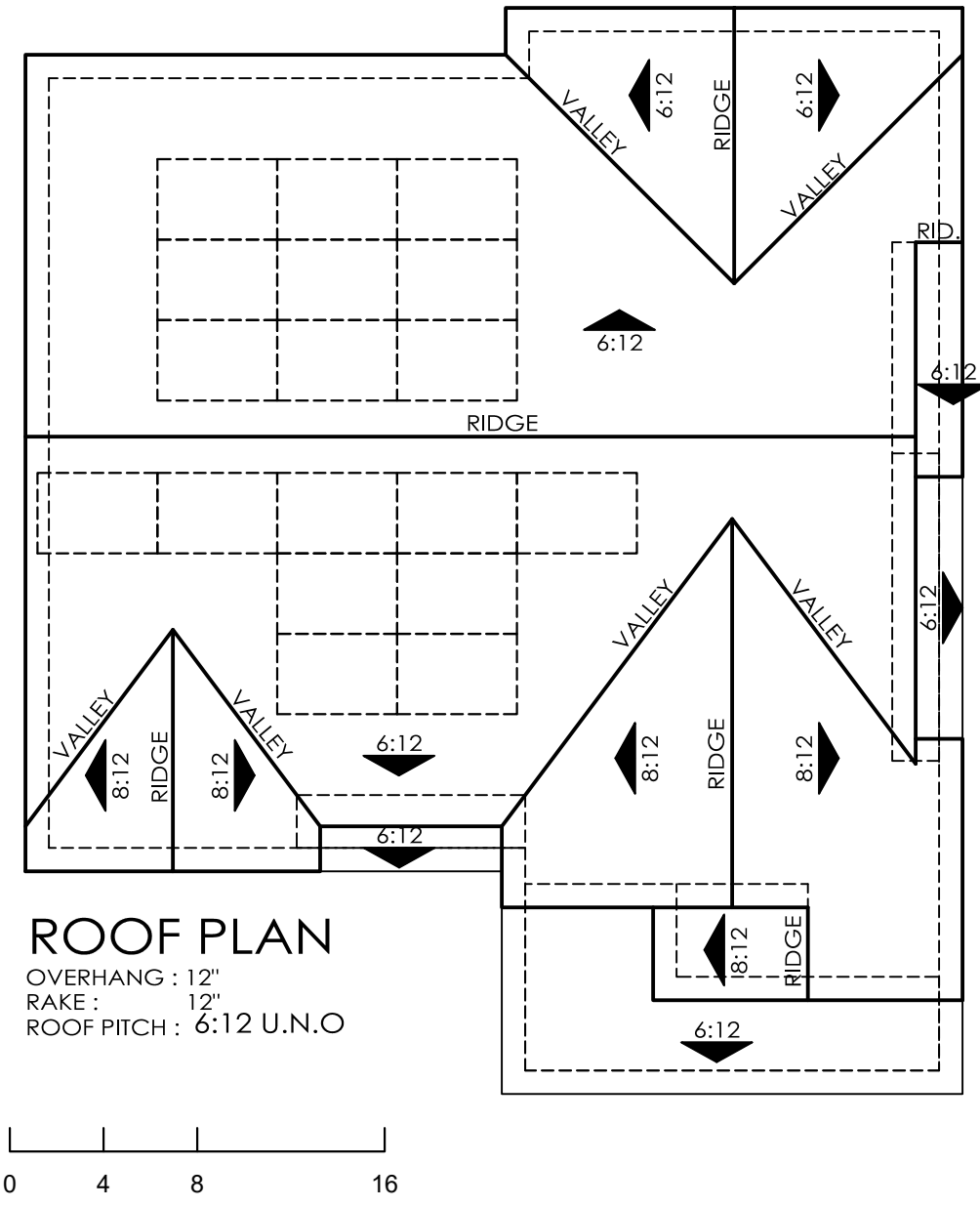


PLAN 1B

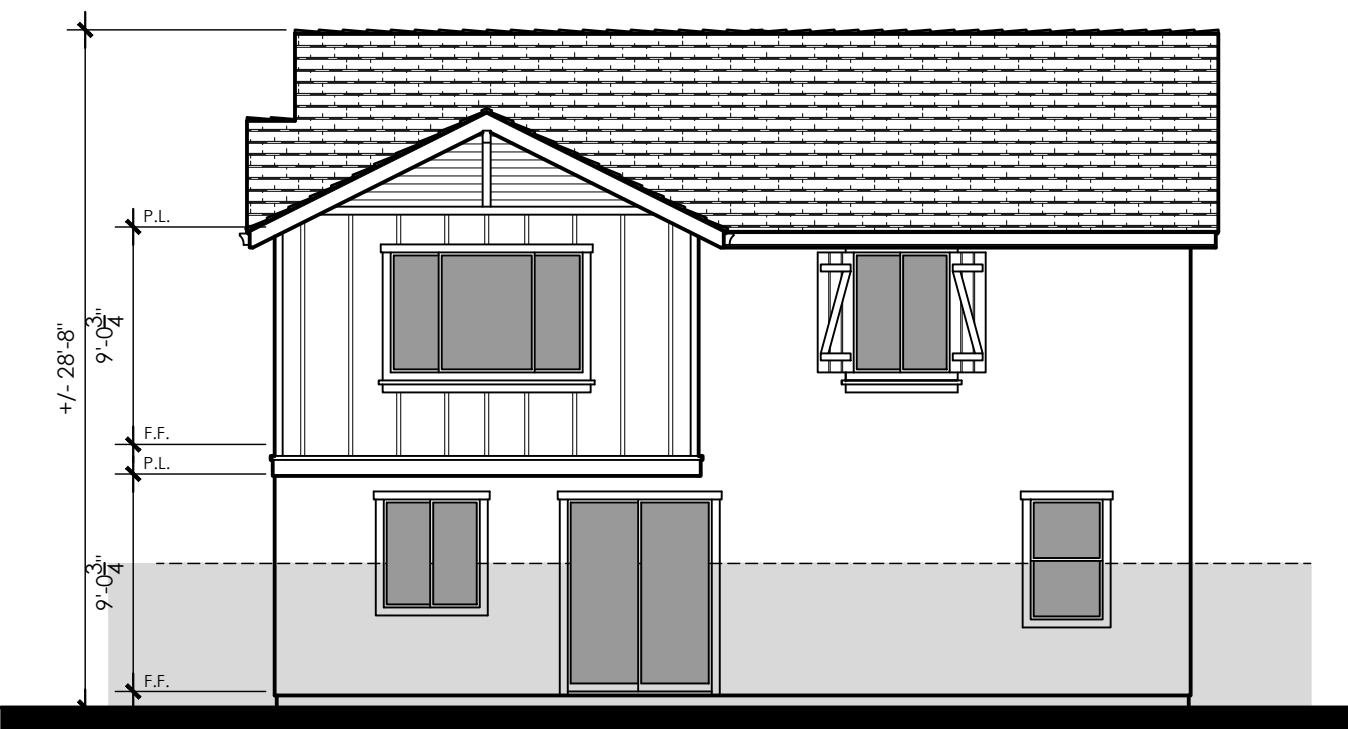
- 1A - Material Legend:
- Flat Concrete Tile Roofing
 - Cementitious Board & Batt Siding
 - Stucco Finish
 - Decorative Shutters
 - Stone Veneer
 - Decorative Posts & Railing
 - Decorative Gable End Detail
 - Enhanced Head and Sill Trim



Front Elevation 1A - Farmhouse



Right Elevation



Rear Elevation

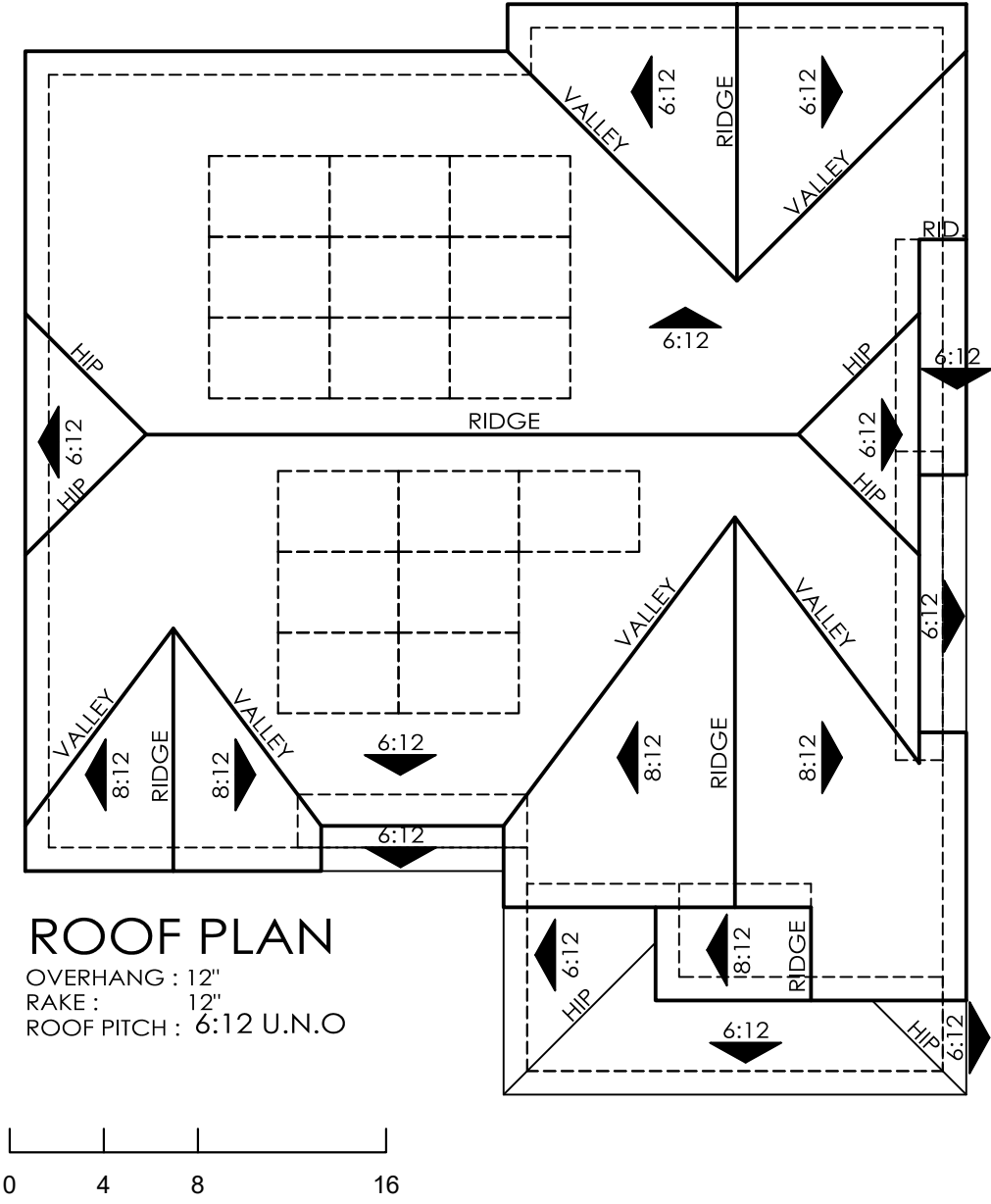


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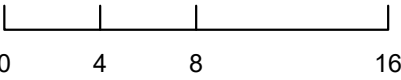
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Cementitious Lap Siding
Stucco Finish
Decorative Shutters
Decorative Posts & Corbels
Decorative Gable End Detail
Enhanced Head and Sill Trim



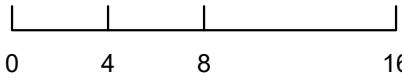
Front Elevation 1B - Cottage



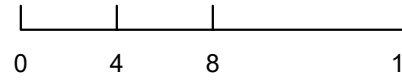
Right Elevation



Rear Elevation



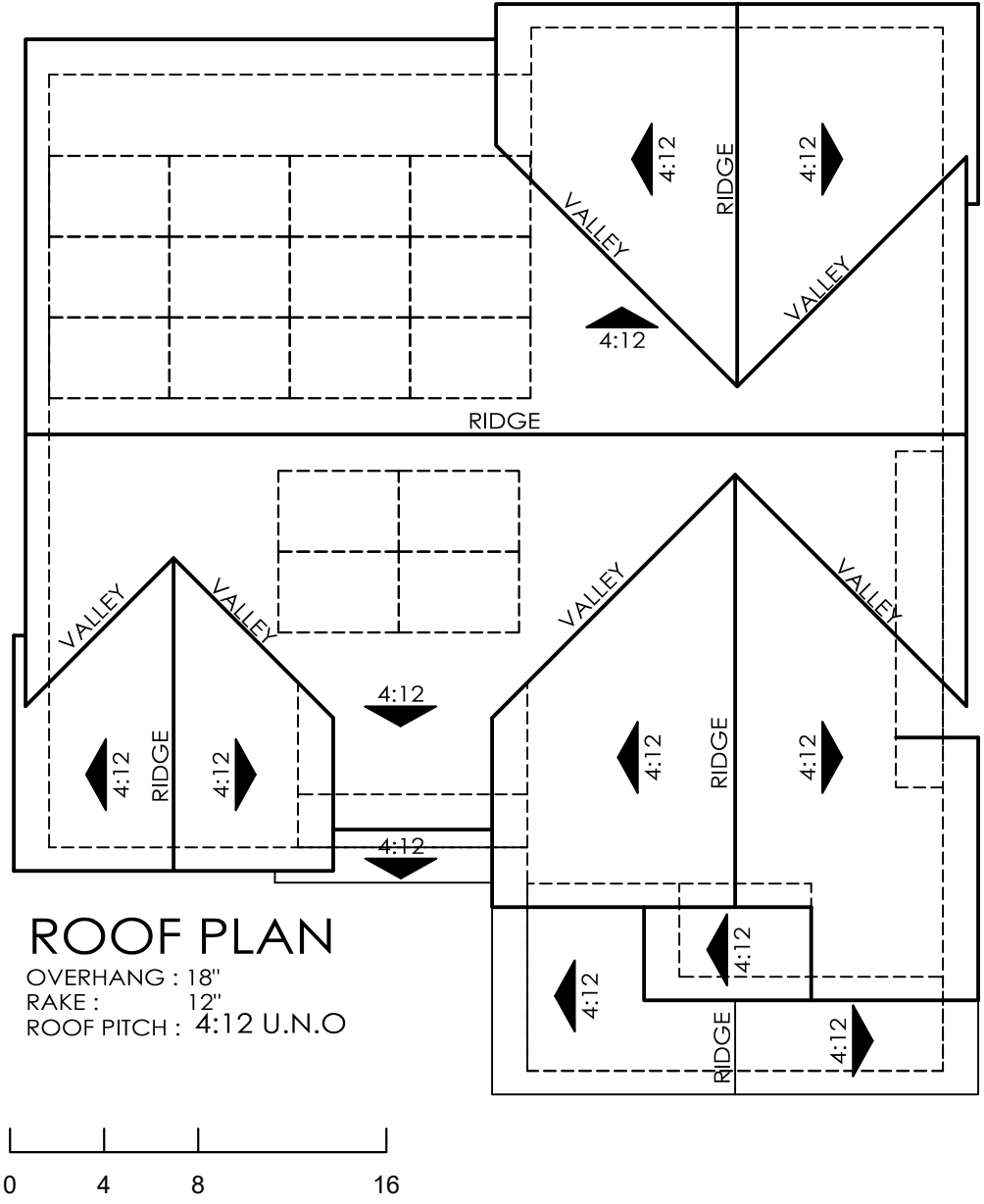
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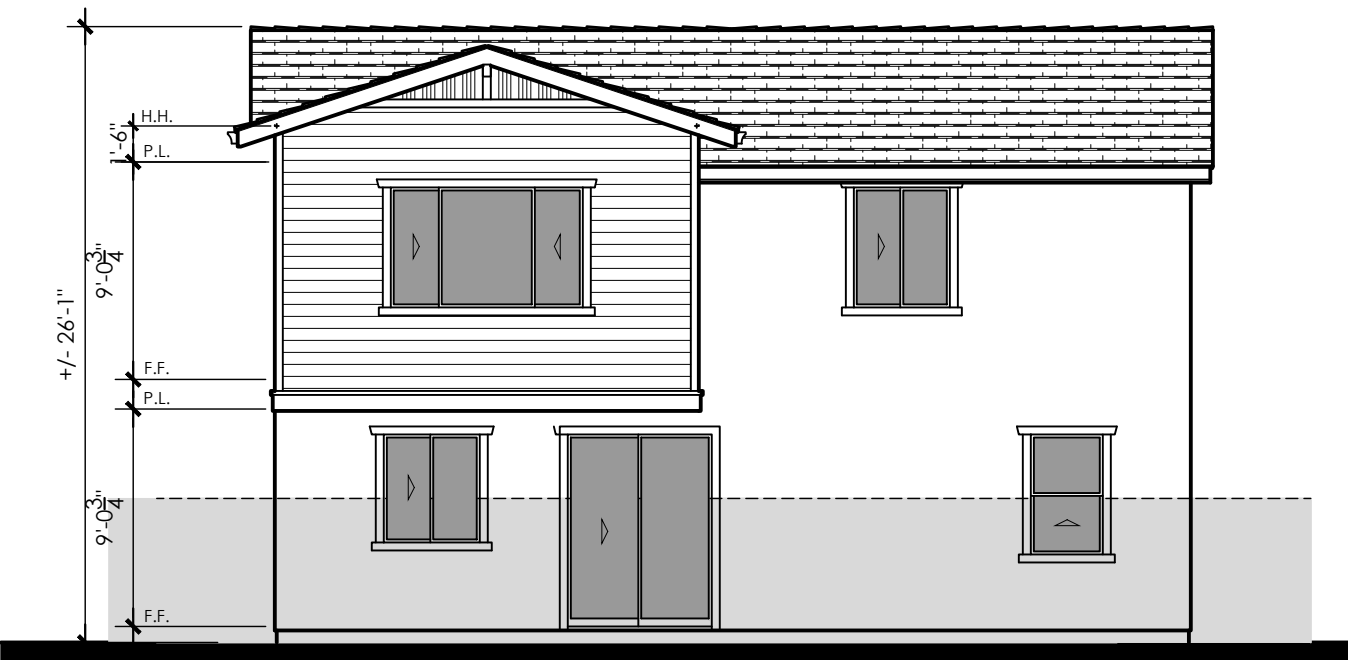
- 1C - Material Legend:
- Flat Concrete Tile Roofing
 - Cementitious Lap Siding
 - Stucco Finish
 - Stone Veneer
 - Decorative Columns
 - Decorative Gable End Detail
 - Enhanced Head and Sill Trim



Front Elevation 1C - Craftsman



Right Elevation



Rear Elevation



Left Elevation



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:

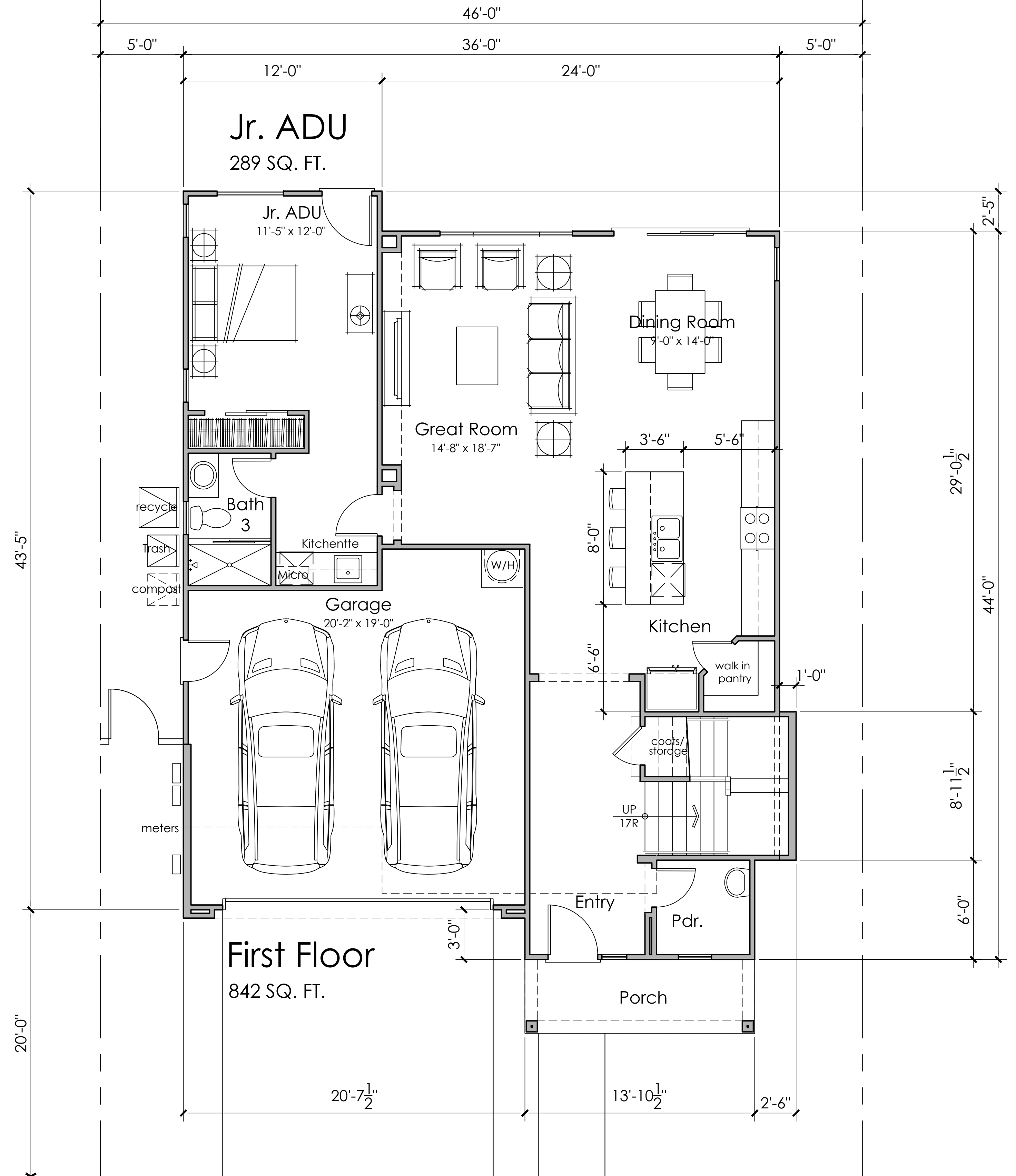
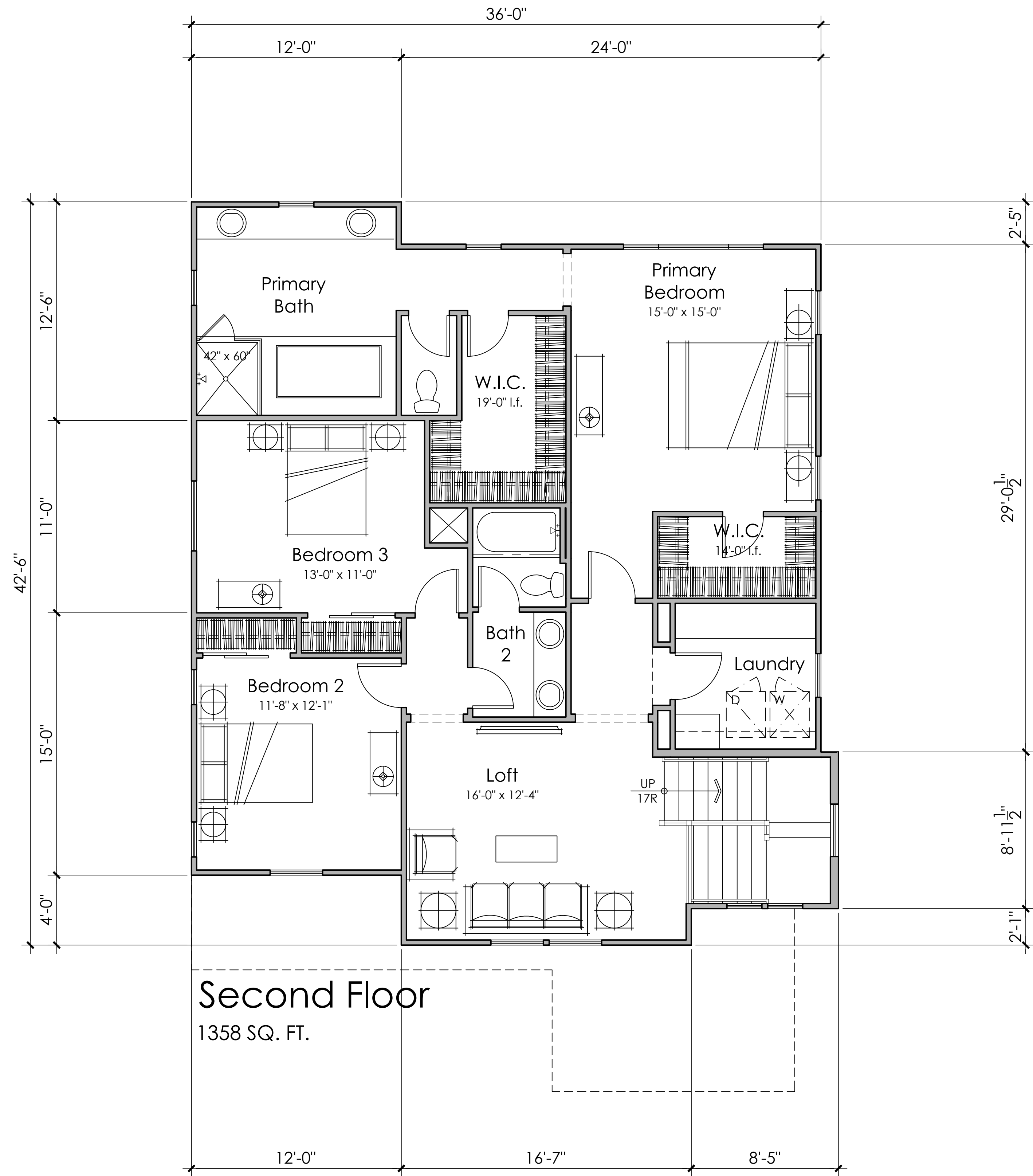
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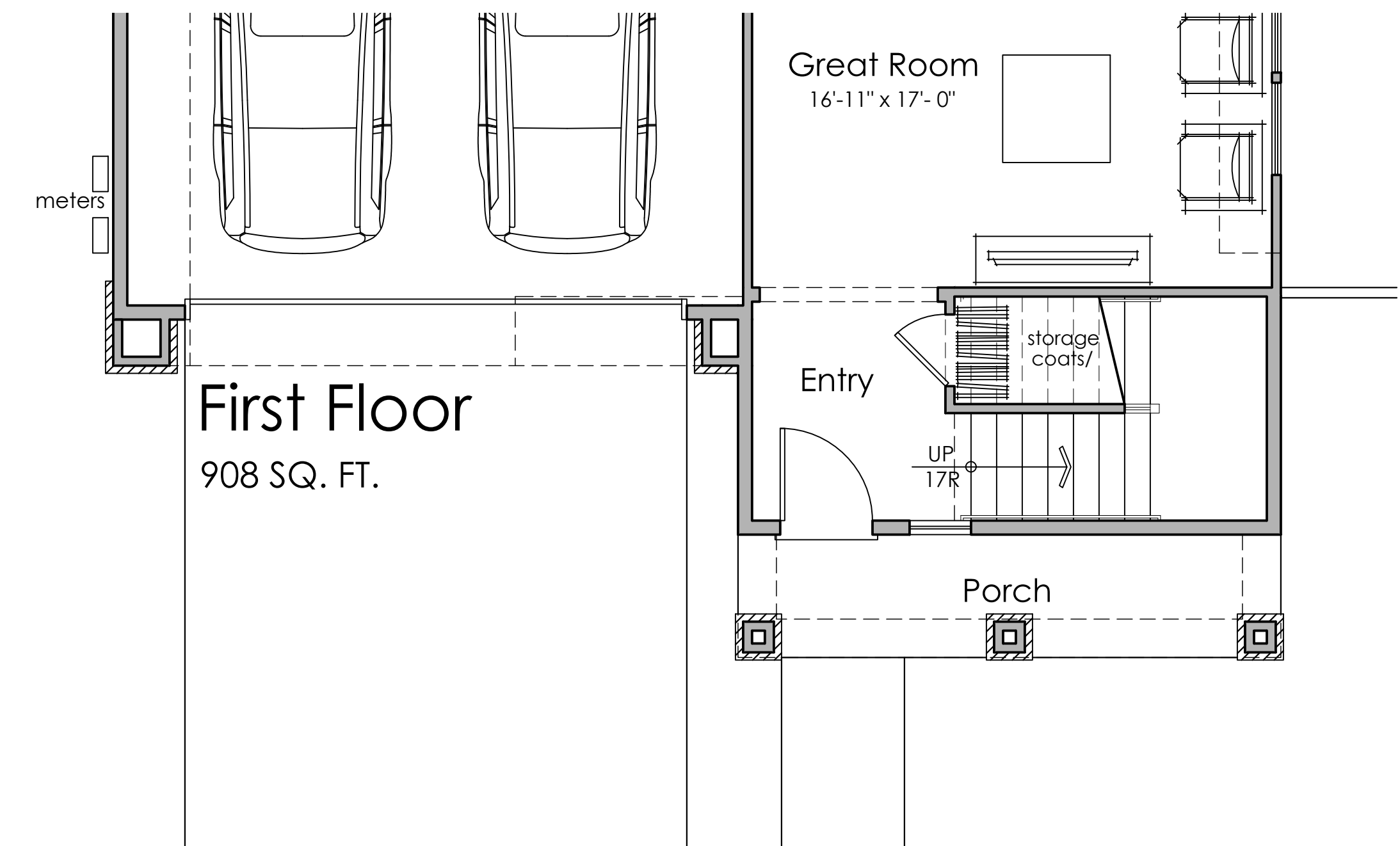
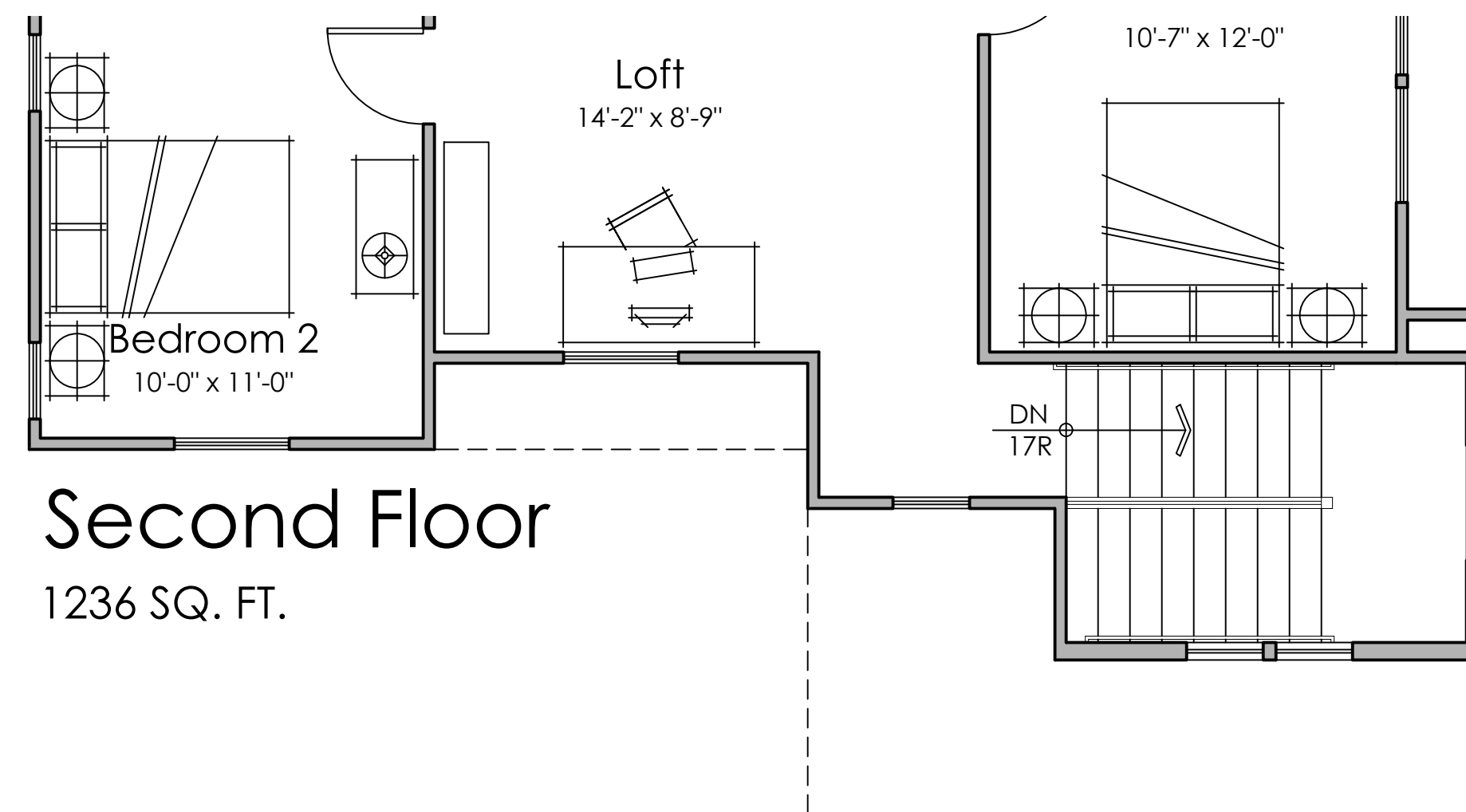


Front Elevation 2B - Cottage

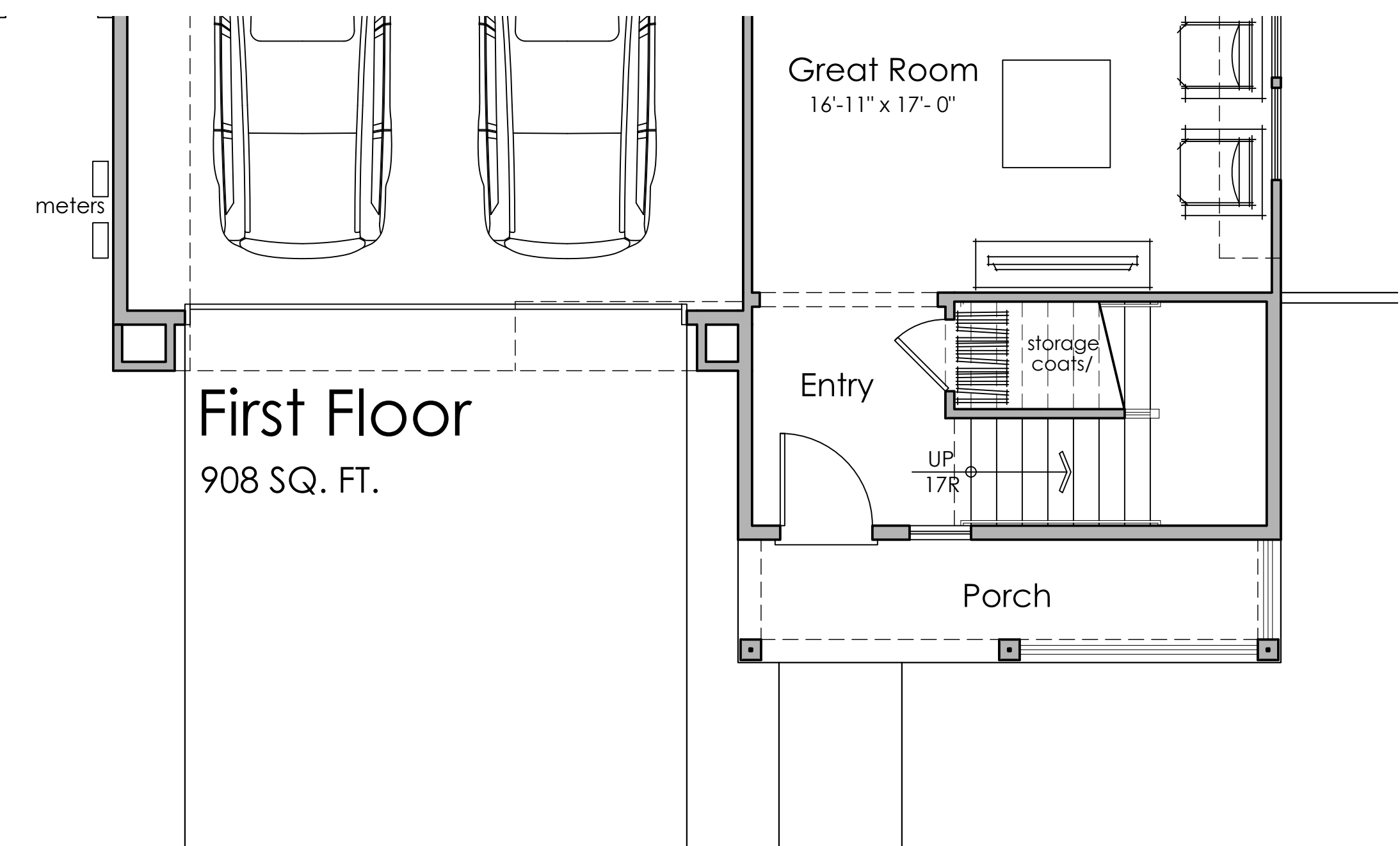
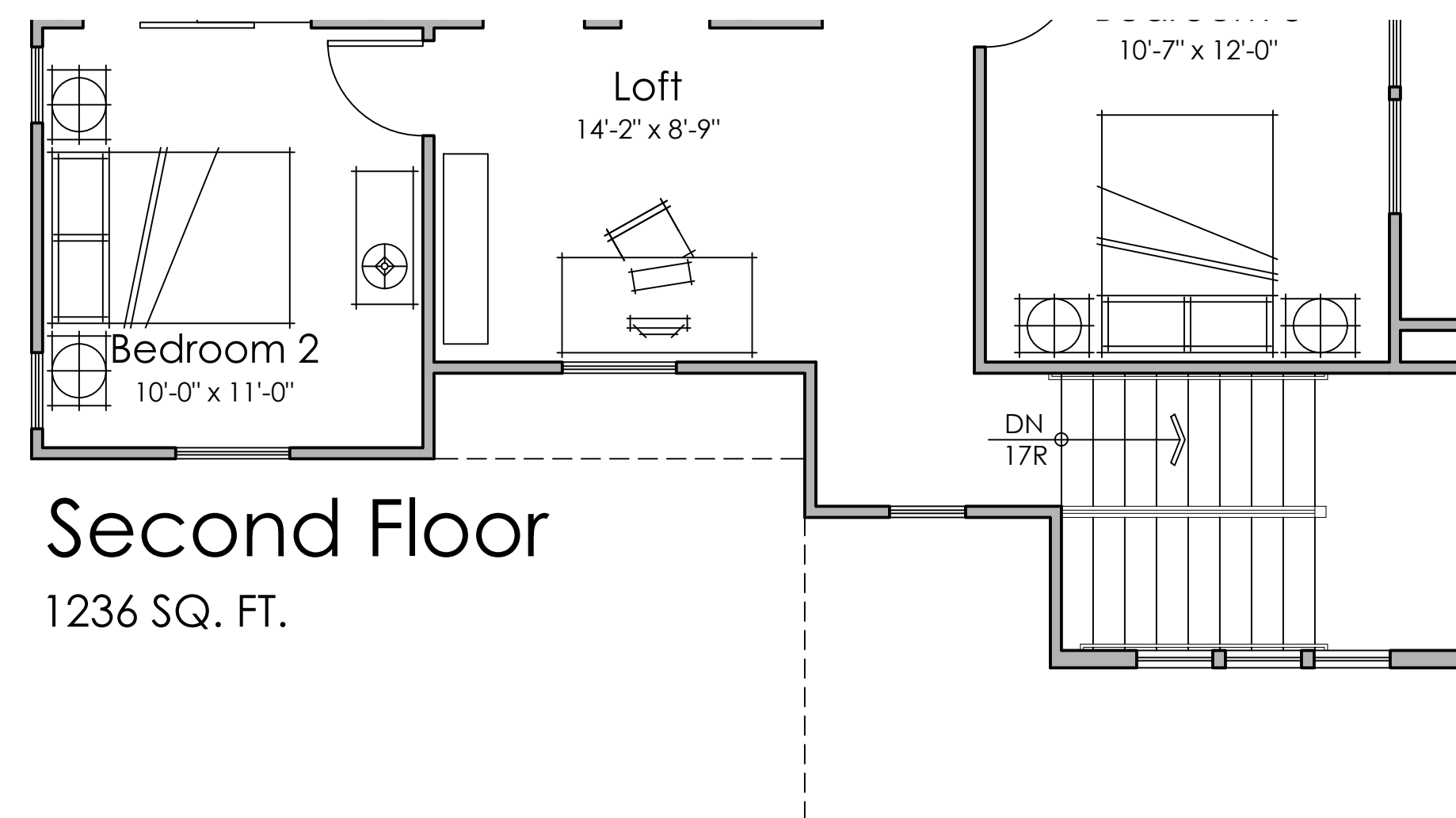


Front Elevation 2C - Craftsman





PLAN 2C

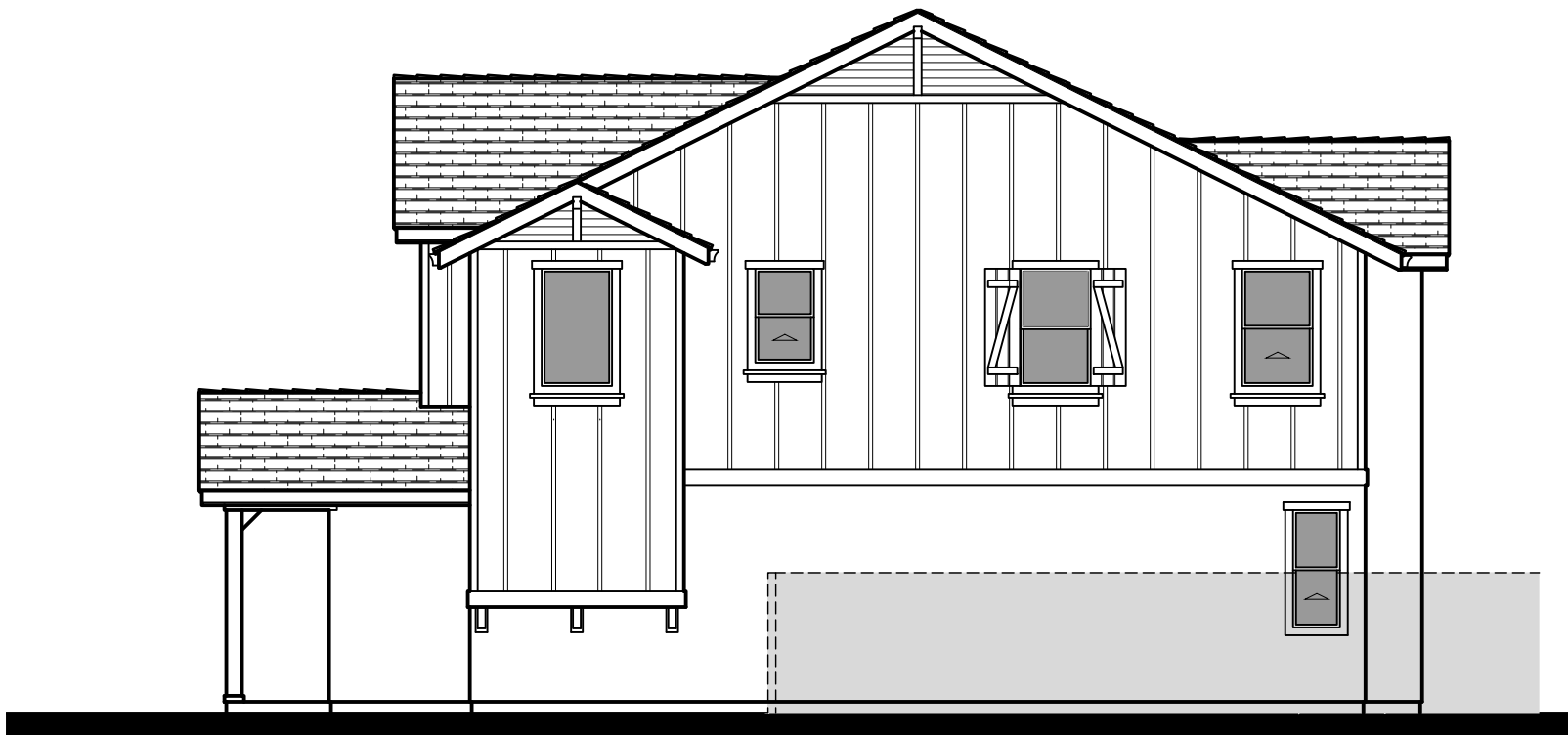
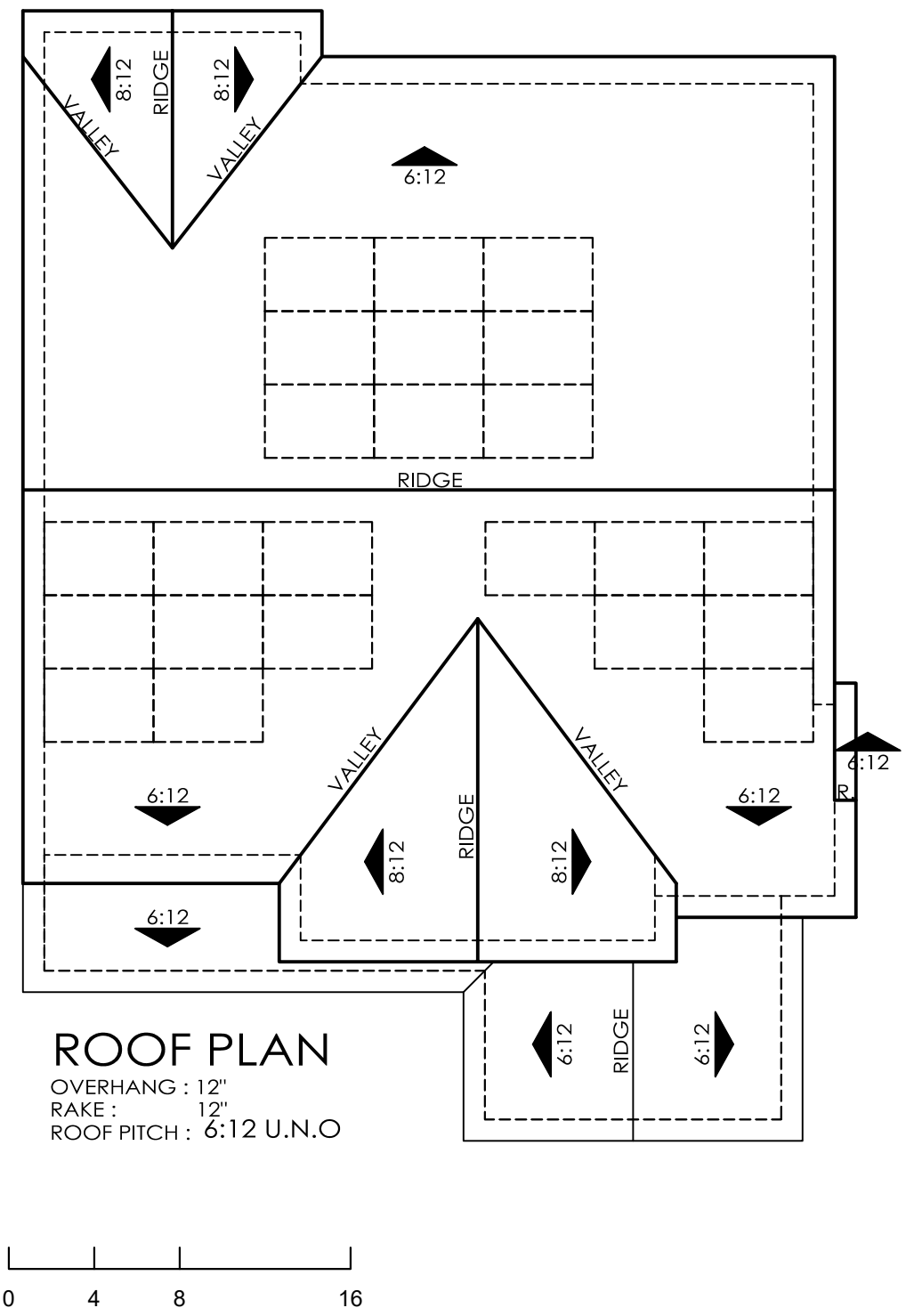


PLAN 2B

- 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



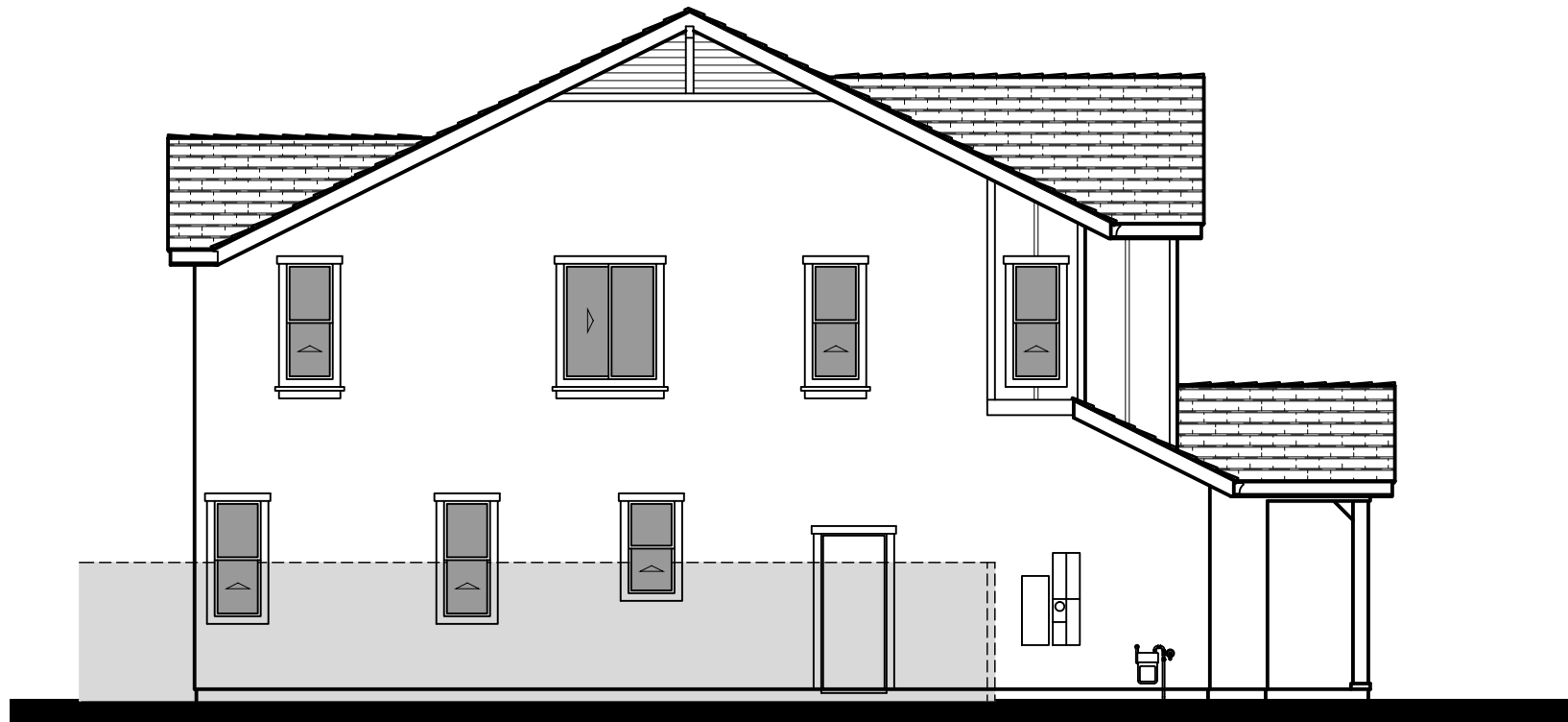
Front Elevation 2A - Farmhouse



Right Elevation



Rear Elevation

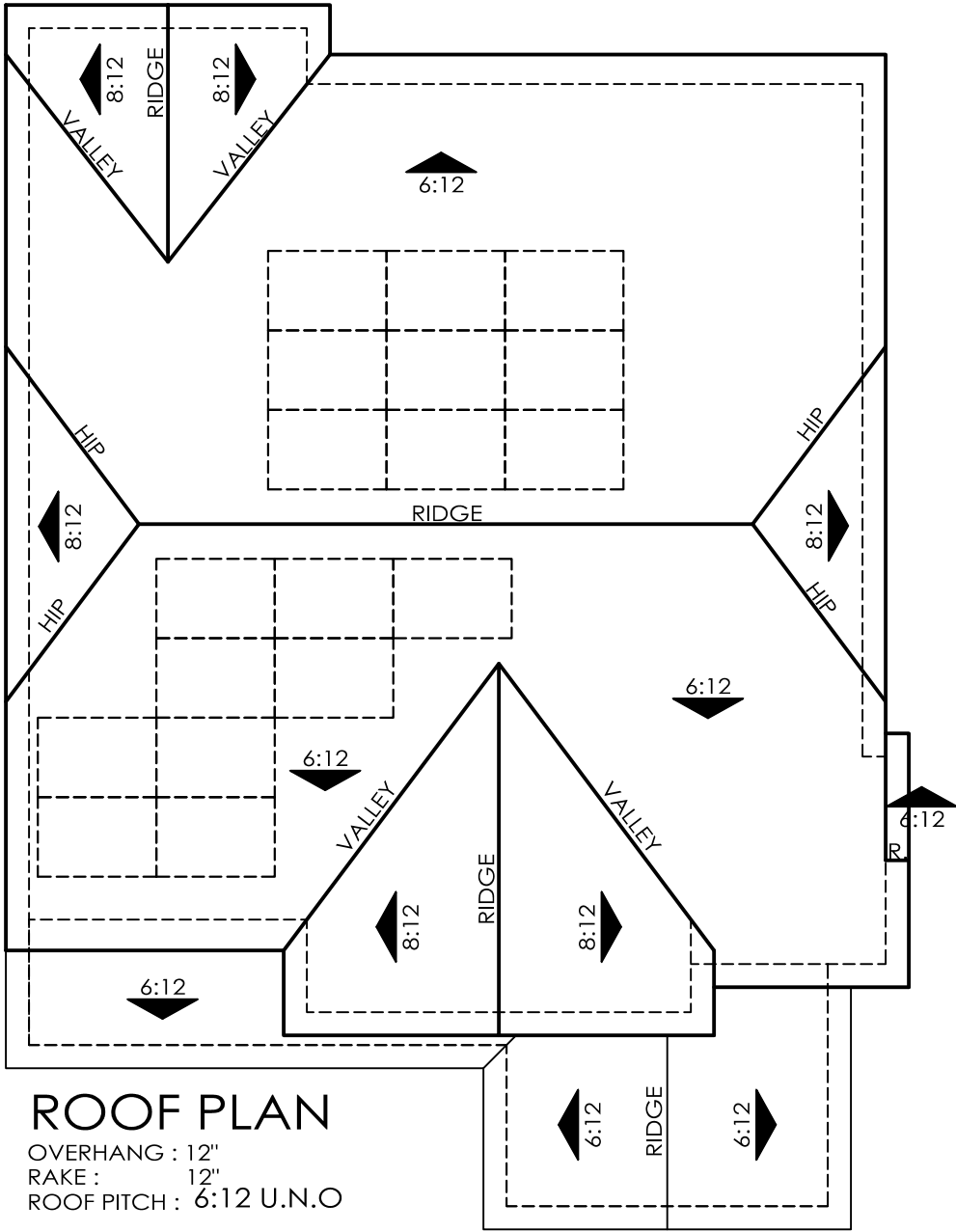


Left Elevation

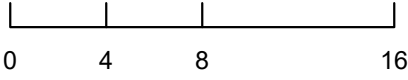
2B - Material Legend:
Flat Concrete Tile Roofing
Cementitious Lap Siding
Stucco Finish
Decorative Shutters
Decorative Posts & Corbels
Decorative Gable End Detail
Enhanced Head and Sill Trim



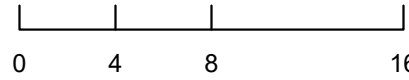
Front Elevation 2B - Cottage



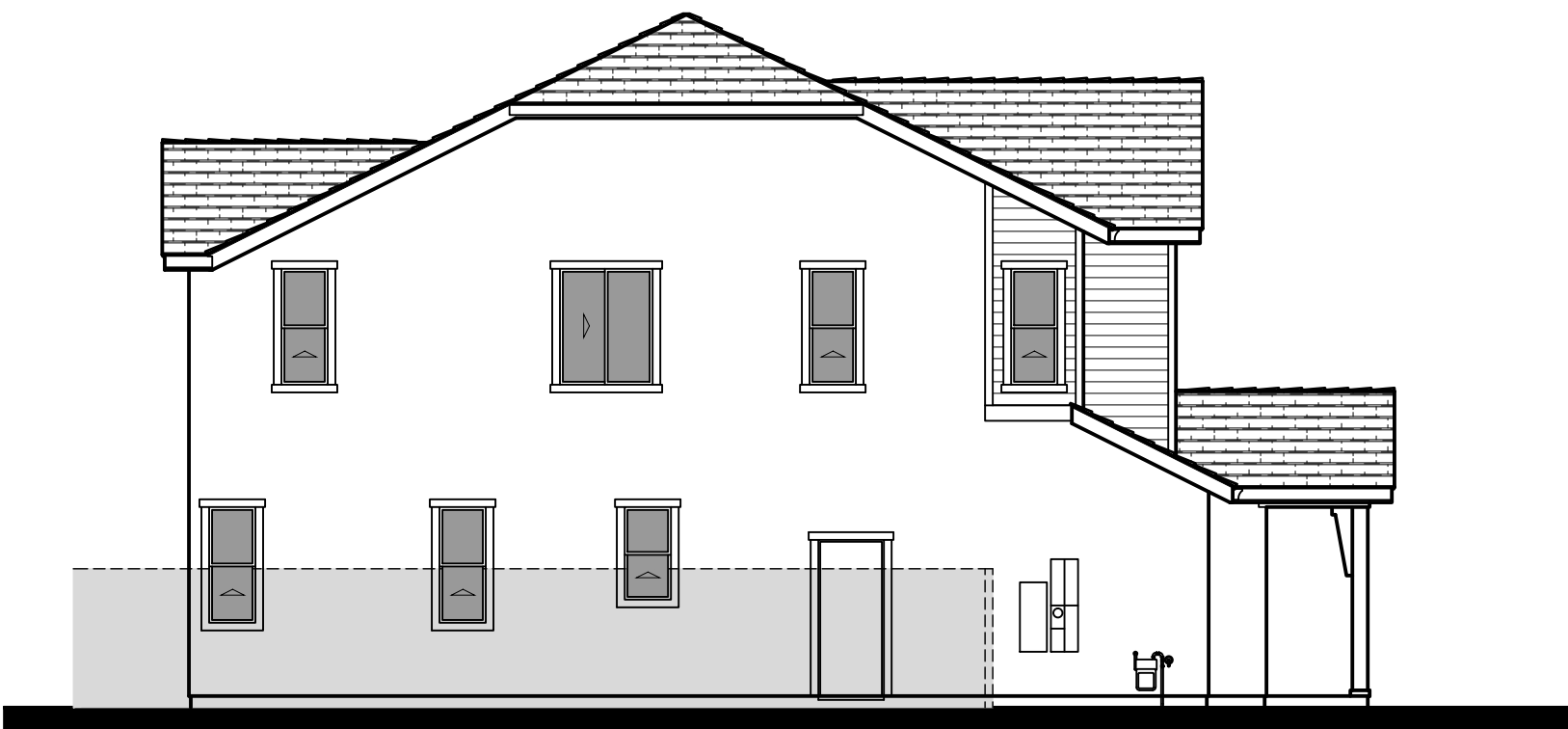
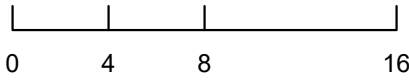
ROOF PLAN
OVERHANG: 12"
RAKE: 12"
ROOF PITCH: 6:12 U.N.O



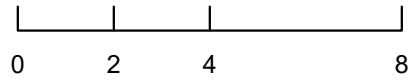
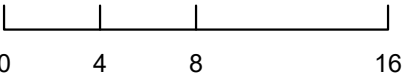
Right Elevation



Rear Elevation



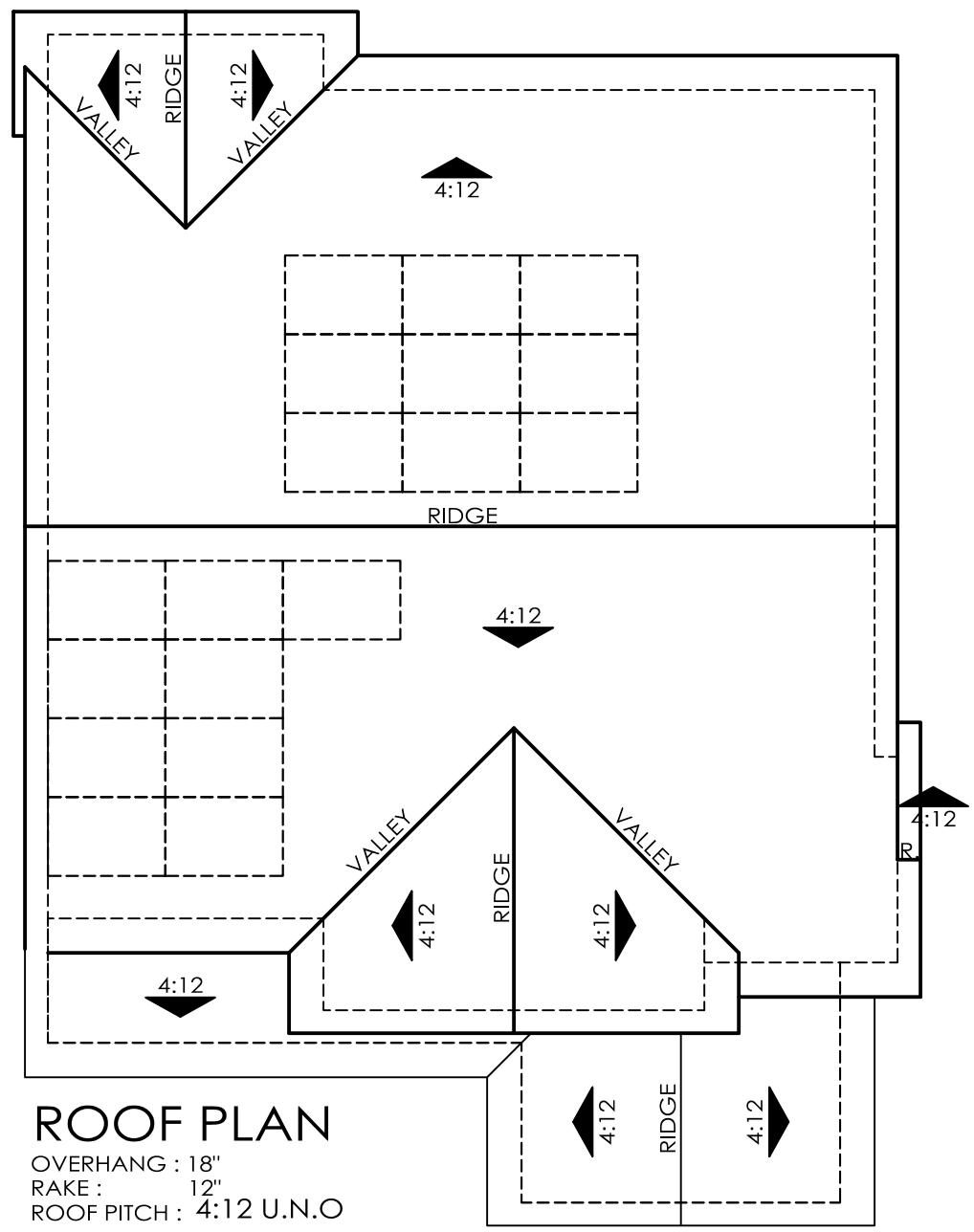
Left Elevation



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



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

0 4 8 16



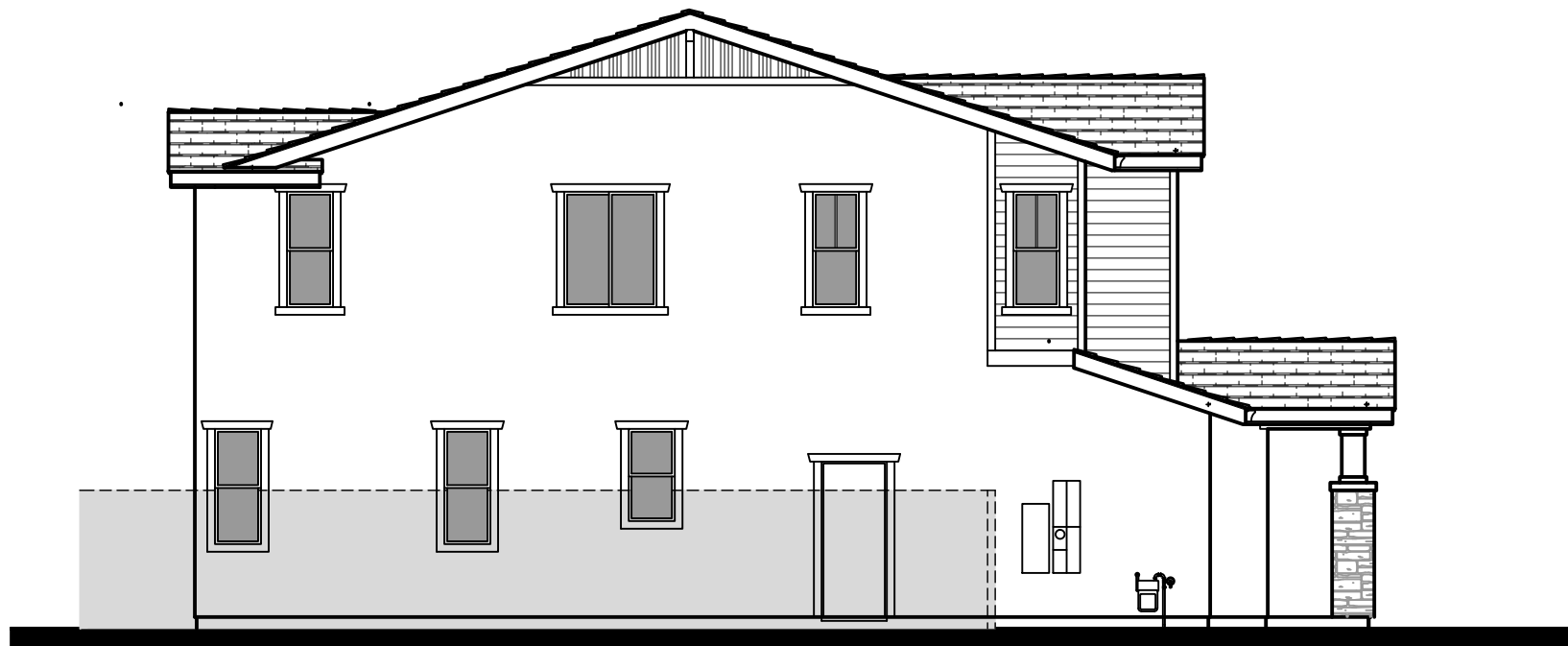
Right Elevation

0 4 8 16



Rear Elevation

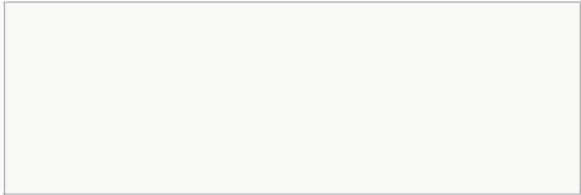
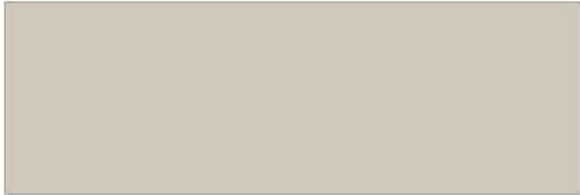
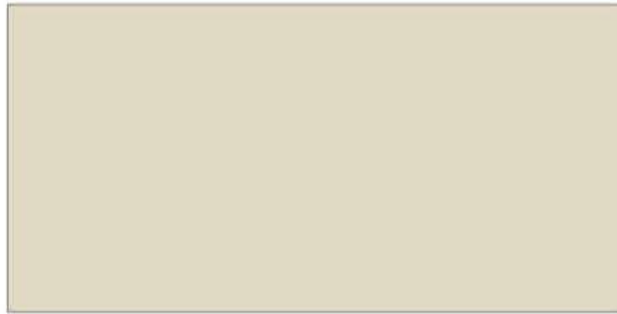
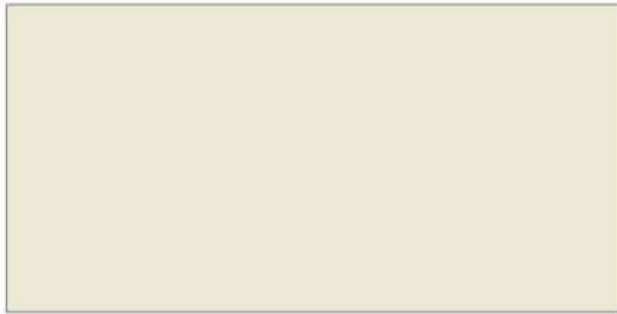


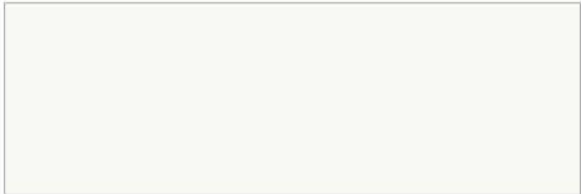


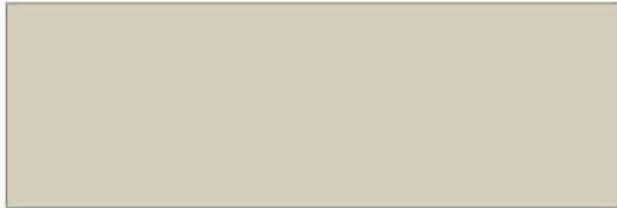



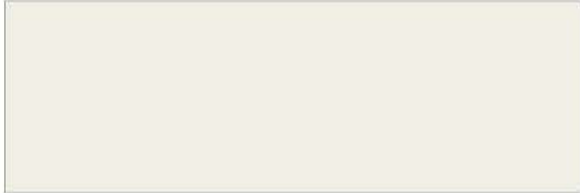

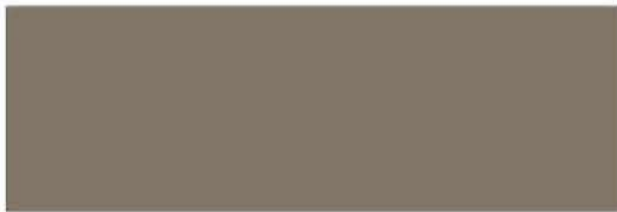













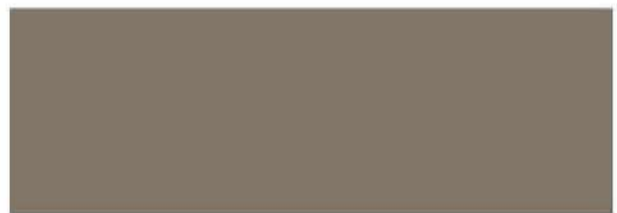






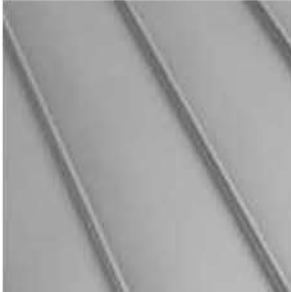












0 4 8 16



Left Elevation

0 4 8 16

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



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MOHR DRIVE
HAYWARD, CA # 2022-0069

SCHEMATIC DESIGN
OCTOBER 20, 2023

COLOR / MATERIAL BOARD