

17-802 MIAKHAIL

PLANNING APPROVAL SET

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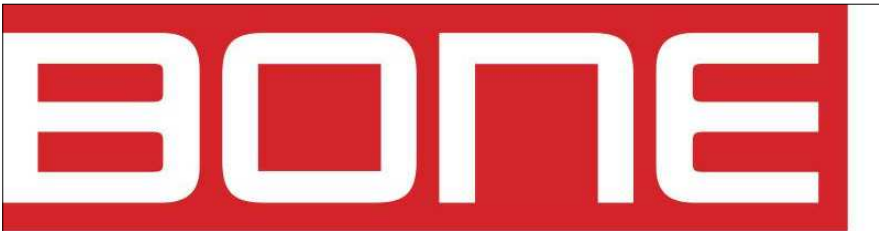
NOTE: THE ENTIRE DWELLING WILL BE
FITTED WITH A FIRE SPRINKLER SYSTEM AND
THE PLAN WILL BE A DEFERRED SUBMITTAL.



THE FOLLOWING PLANS, PROVIDED BY **BONE STRUCTURE**, ARE FOR INFORMATION REGARDING THE CONSTRUCTION OF THE PROJECT BY A LICENSED DEALER. **BONE STRUCTURE** IS THE SUPPLIER OF A STRUCTURAL SYSTEM THAT INCLUDES THE ANCHORS NECESSARY FOR THE EXTERIOR AND INTERIOR FINISHING. ALL OTHER SYSTEMS ARE SHOWN ONLY FOR UNDERSTANDING AND ARE UNDER THE RESPONSIBILITY OF THE BUILDER.

DATE : 2017/09/19

* THESE PLANS ARE NOT FOR CONSTRUCTION.



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* NOTE
- THE R VALUES PROVIDED ARE ZONE 4 EFFECTIVE
INSULATION VALUES

- UPPERCASE LETTER : INCLUDED
- Lowercase letter : NOT INCLUDED

* THESE PLANS ARE NOT FOR CONSTRUCTION.

Simple Concept

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<div style="text-align: center;"> <h1>MIAKHAIL</h1> <h2>17-802</h2> </div>	
<div style="text-align: center;"> <h3>2398 RAINBOW COURT</h3> <h3>HAYWARD, CA 94542, APN 425-0410-031</h3> </div>	
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A. 002	

* THESE PLANS ARE NOT FOR CONSTRUCTION.

Landscaping and trees will be maintained by the property owner (the City)

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PROJECT

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A. 100

- ⊗ FLOOR DRAIN
- ⦿ HARD-WIRED IONIC SMOKE ALARM AND CARBON MONOXIDE DETECTOR, INTERCONNECTED (per 9.10.19.5) WITH BATTERY BACKUP (per 9.10.19.4)
- Ⓢ TEMPERED OR LAMINATED SAFETY GLASS, CONFORM TO CAN/CBSB-12.1-M per 9.6.1.4
- Ⓔ UNOBSTRUCTED OPENING OF NOT LESS THAN 0.35 m² IN AREA WITH NO DIMENSION LESS THAN 380mm.
- Ⓕ FAN
- ♀ EXTERIOR LIGHTING OUTLET WITH INTERIOR SWITCH PER 9.34.2.1
- ☆ LIGHTING OUTLET WITH 3-WAYS WALL SWITCH PER 9.34.2.3
- Ⓜ MIN. 1070 MM HIGH GUARDRAIL DESIGNED TO WITHSTAND THE SPECIFIED LATERAL LOADS PER 4.1.5.1.4

BR BRACING TAG

- | | |
|----|---------------------------------------|
| E1 | FOUNDATION WALL (8') |
| E2 | FOUNDATION WALL (10') (R20) |
| R1 | LIGHT GRAY STUCCO FINISH (R20) |
| R2 | DARK GRAY ALUMINUM PANEL (R20) |
| R3 | THIN STONE VENEER (R20) |
| F1 | TYPICAL FLOOR - WOOD FINISH |
| F2 | TYPICAL FLOOR - INSULATED WOOD FINISH |
| F3 | 4" CONCRETE SLAB(R10) |
| F4 | 8" GARAGE SLAB |
| R1 | TYPICAL ROOF (2% SLOPE) (R50) |
| R2 | TERRACE ROOF (R50) |
| E1 | ENCASTRED LED SPOT LIGHT |
| E2 | EXTERIOR WALL LIGHT |

BUILDING HEIGHT
• Building maximum height 60'-0" - **PROPOSED: 60'-0"**

RETAINING WALLS
• Maximum height 6'-0" - **PROPOSED: All equal or less than 6'-0"**

STAIRS (NOT BY RISE STRUCTURE)

- **R311.7.1 Width.** Minimum 36 inches (914 mm)
Handrails maximum 41/2 inches (114 mm) on either side of the stairway
Exception: The minimum width of spiral stairways 28 inches
- **R311.7.2 Headroom.** The minimum headroom 6 feet 8 inches (2032 mm)
- **R311.7.3 Vertical rise.** Maximum flight of stairs shall not have a vertical rise larger than 147 inches (3734 mm) between floor levels or landings.

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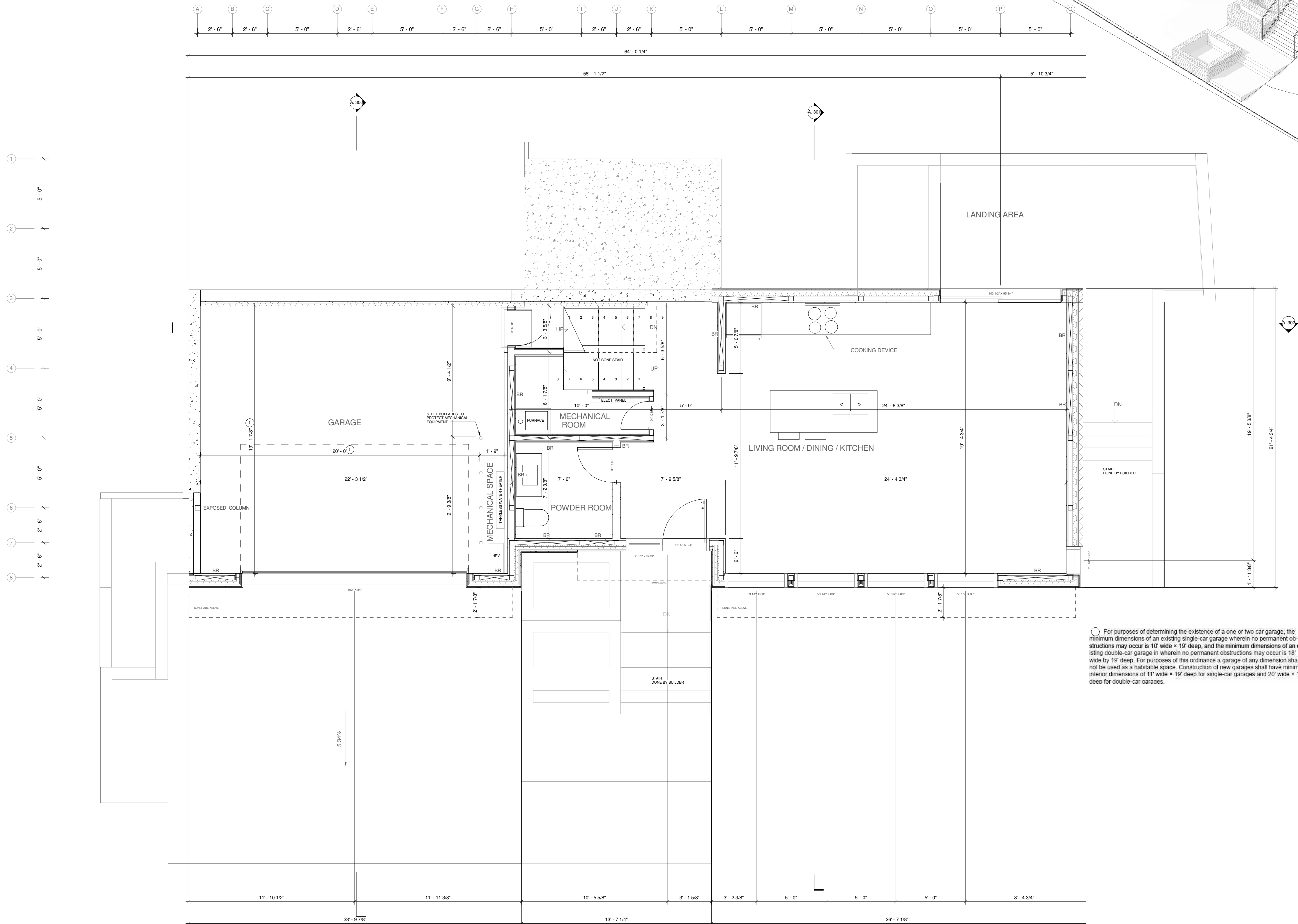
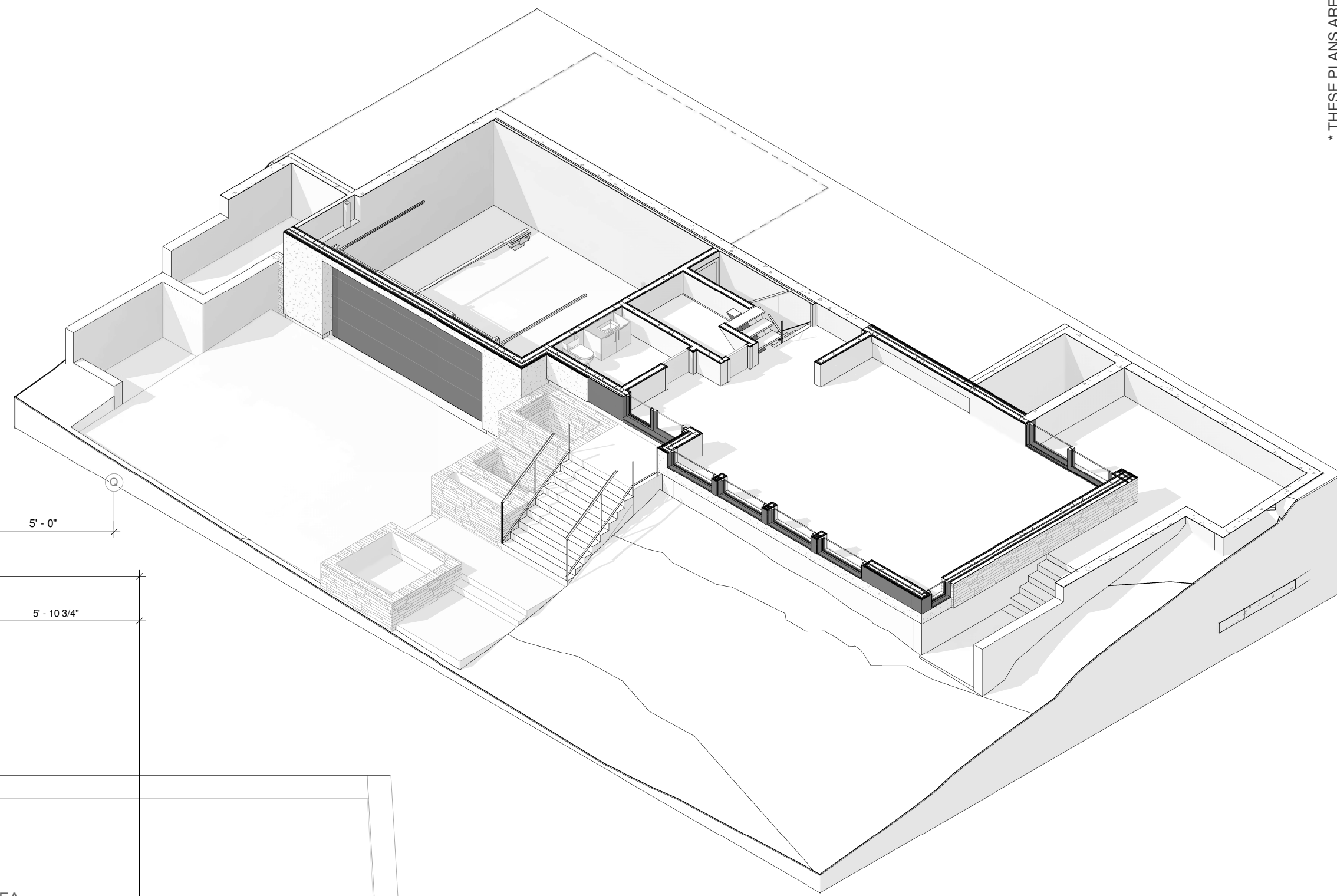
PROJECT

17-802

2398 RAINBOW COURT
HAYWARD, CA 94542, APN 425-0410-031

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A. 104



① For purposes of determining the existence of a one or two car garage, the minimum dimensions of an existing single-car garage wherein no permanent obstructions may occur is 10' wide x 19' deep, and the minimum dimensions of an existing double-car garage wherein no permanent obstructions may occur is 18' wide by 19' deep. For purposes of this ordinance a garage of any dimension shall not be used as a habitable space. Construction of new garages shall have minimum interior dimensions of 11' wide x 19' deep for single-car garages and 20' wide x 19' deep for double-car garages.

1 Main Floor Plan
1/4" = 1'-0"
1148.48 SF (including garage)

- ✱ FLOOR DRAIN
- Ⓢ HARD-WIRED IONIC SMOKE ALARM AND CARBON MONOXIDE DETECTOR, INTERCONNECTED (per 9.10.19.5) WITH BATTERY BACKUP (per 9.10.19.4)
- Ⓣ TEMPERED OR LAMINATED SAFETY GLASS, CONFORM TO CAN/CBSB-12.1-M per 9.6.1.4
- ⓔ UNOBSTRUCTED OPENING OF NOT LESS THAN 0.35 m² IN AREA WITH NO DIMENSION LESS THAN 380mm.
- Ⓛ FAN
- Ⓛ EXTERIOR LIGHTING OUTLET WITH INTERIOR SWITCH PER 9.34.2.1
- ✱ LIGHTING OUTLET WITH 3-WAYS WALL SWITCH PER 9.34.2.3
- Ⓢ MIN. 1070 MM HIGH GUARDRAIL DESIGNED TO WITHSTAND THE SPECIFIED LATERAL LOADS PER 4.1.5.1.4

BR BRACING TAG

- | | |
|-----|---------------------------------------|
| 6 | FOUNDATION WALL (B) |
| 7 | FOUNDATION WALL (107) (B20) |
| 107 | LIGHT GRAY STUCCO FINISH (B20) |
| 108 | DARK GRAY ALUMINUM PANEL (B20) |
| 109 | THIN STONE VENEER (R20) |
| 110 | TYPICAL FLOOR - WOOD FINISH |
| 111 | TYPICAL FLOOR - INSULATED WOOD FINISH |
| 112 | 4" CONCRETE SLAB(R10) |
| 114 | 6" GARAGE SLAB |
| 115 | TYPICAL ROOF (2% SLOPE) (R50) |
| 116 | TERRACE ROOF (R50) |
| 117 | ENCASETRATED LED SPOT LIGHT |
| 118 | EXTERIOR WALL LIGHT |

BUILDING HEIGHT
 * Building maximum height 606'-0" - PROPOSED: 606'-0"

RETAINING WALLS

STAIRS (NOT BY BONE STRUCTURE)

Exception: The minimum width of spiral stairways 26 inches.

- **R311.7.2 Headroom.** The minimum headroom 6 feet 8 inches (2032 mm).
- **R311.7.3 Vertical rise.** Maximum flight of stairs shall not have a vertical rise greater than 147 inches (3734 mm) between

Vertical riser larger than 147 inches (3734 mm) between floor levels or landings.

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PROJECT

17-802

2398 RAINBOW COURT

HAYWARD, CA 94542, APN 425-0410-031

DRAWING TITLE

First floor plan

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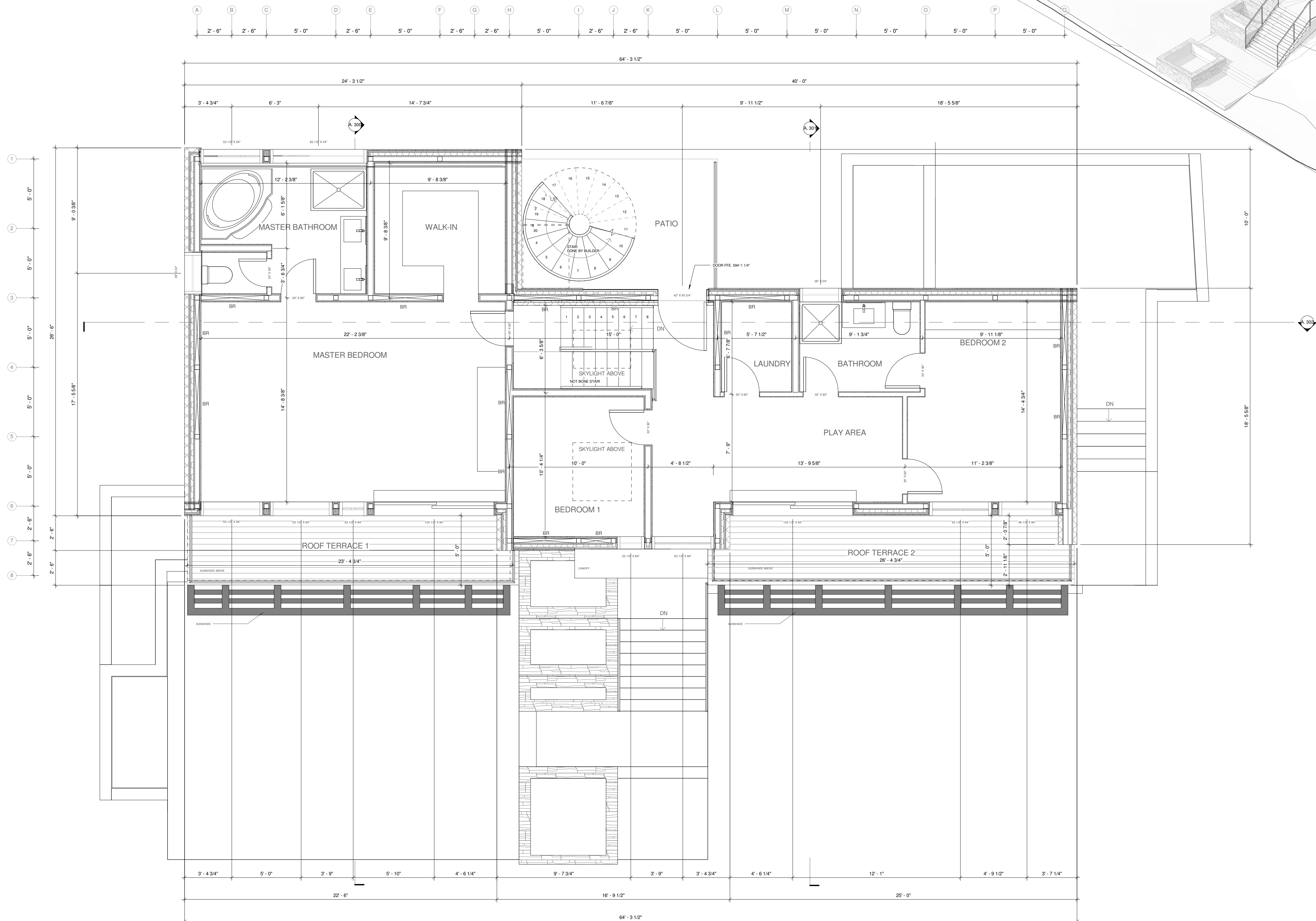
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A. 105



1 Main Floor Plan
1/4" = 1'-0"
1138.18 SF

- ① TEMPERED OR LAMINATED SAFETY GLASS
CONFORM TO CAN/CBSB-12.1-M per 9.6.1.4
- ② UNOBSTRUCTED OPENING OF NOT LESS THAN
0.35 m² IN AREA WITH NO DIMENSION LESS
THAN 380mm.
- ③ TEMPERED SAFETY GLASS
GUARDRAIL, DESIGNED TO WITHSTAND
THE SPECIFIED LATERAL LOADS
PER 4.1.5.14.

XXXX'-X" PROPOSED GRADE

- ⑥ FOUNDATION WALL (8')
- ⑦ FOUNDATION WALL (10' / R20)
- ⑧ LIGHT GRAY STUCCO FINISH (R20)
- ⑨ DARK GRAY ALUMINUM PANEL (R20)
- ⑩ THIN STONE VENEER (R20)
- ⑪ TYPICAL FLOOR - WOOD FINISH
- ⑫ TYPICAL FLOOR - INSULATED WOOD FINISH
- ⑬ 4" CONCRETE SLAB/R10
- ⑭ 6" GARAGE SLAB
- ⑮ TYPICAL ROOF (2% SLOPE) (R50)
- ⑯ TERRACE ROOF (R50)
- ⑰ EXTERIORATED LED SPOT LIGHT
- ⑱ EXTERIOR WALL LIGHT

STAIRS (NOT BY BONE STRUCTURE)

- **R211.7.1 Width.** Minimum 36 inches (914 mm)
Handrails maximum 41/2 inches (114 mm) on either side of the stairway.
Exception: The minimum width of spiral stairways 26 inches
- **R211.7.2 Headroom.** The minimum headroom 6 feet 8 inches (2032 mm)
- **R211.7.3 Vertical rise.** Maximum flight of stairs shall not have a vertical rise larger than 147 inches (3734 mm) between floor levels or landings.

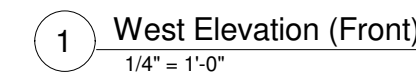
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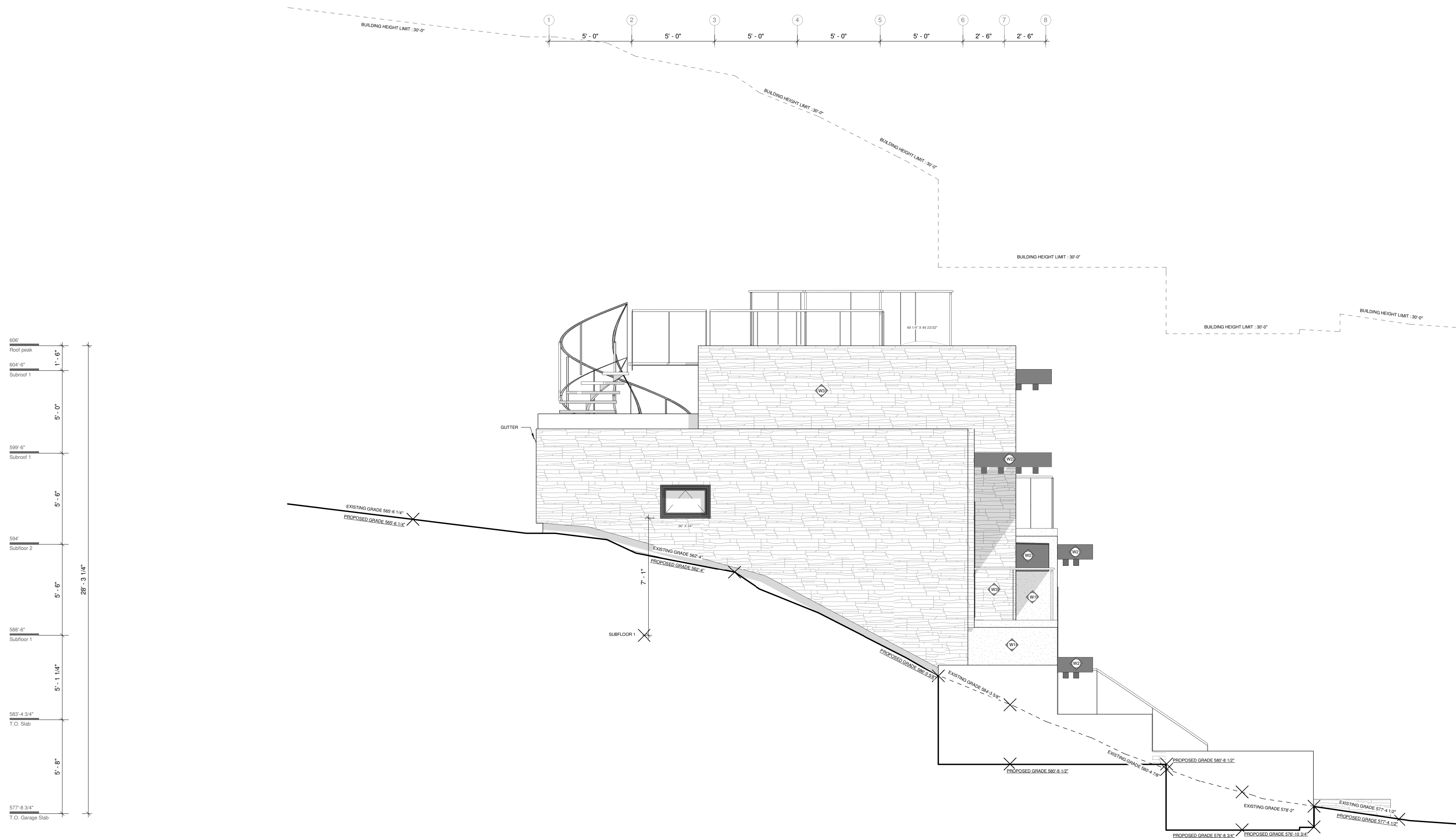
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A. 200





1 North Elevation (Left)
1/4" = 1'-0"



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SYMBOLS LEGEND

- ① TEMPERED OR LAMINATED SAFETY GLASS, CONFORM TO CAN/CBSB-12-1-M per 9.6.1.4
- ② UNOBSTRUCTED OPENING OF NOT LESS THAN 0.35 m² IN AREA WITH NO DIMENSION LESS THAN 380mm.
- ③ TEMPERED SAFETY GLASS GUARDRAIL. DESIGNED TO WITHSTAND THE SPECIFIED LATERAL LOADS PER 4.1.5.14.

XXXX'-X" EXISTING GRADE

XXXX'-X" PROPOSED GRADE

<u>ROOF</u>	Material 1
<u>FASCIA</u>	Material 2
<u>SOFFIT</u>	Material 3

- | | |
|----|---------------------------------------|
| F1 | FOUNDATION WALL (8') |
| F2 | FOUNDATION WALL (10'x R20) |
| M1 | LIGHT GRAY STUCCO FINISH (R20) |
| M2 | DARK GRAY ALUMINUM PANEL (R20) |
| M3 | THIN STONE VENEER (R20) |
| F3 | TYPICAL FLOOR - WOOD FINISH |
| F4 | TYPICAL FLOOR - INSULATED WOOD FINISH |
| F5 | 4" CONCRETE SLAB/R10 |
| F6 | 6" GARAGE SLAB |
| R1 | TYPICAL ROOF (2% SLOPE) (R50) |
| R2 | TERRACE ROOF (R50) |
| E1 | ENCASESTRATED LED SPOT LIGHT |
| E2 | EXTERIOR WALL LIGHT |

BUILDING HEIGHT
- Building maximum height 606'-0" - PROPOSED: 605'-0"

RETAINING WALLS
- Maximum height 6'-0" - **PROPOSED:** All equal or less than 6'-0"

STATUS (NOT BY DS)
R011.7.1 W

Exception: The minimum width of spiral stairways 26 inches

R011.7.3 Vertical rise. Maximum vertical rise larger than 147 in. (3840 mm) on horizontal.

FOOT PRINTS OF ISLANDS.

Simple

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PROJECT	
<h1 style="text-align: center;">MIAKHAIL</h1> <h2 style="text-align: center;">17-802</h2> <p style="text-align: center;">2398 RAINBOW COURT HAYWARD, CA 94542, APN 425-0410-031</p>	
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⑦ TEMPERED OR LAMINATED SAFETY GLASS
CONFORM TO CAN/CBSB-12.1-M per 9.6.1.4

- (E) UNOBSTRUCTED OPENING OF NOT LESS THAN 0.35 m² IN AREA WITH NO DIMENSION LESS THAN 380mm.
- (G) TEMPERED SAFETY GLASS GUARDRAIL, DESIGNED TO WITHSTAND THE SPECIFIED LATERAL LOADS PER 4.1.5.14.

XXXX'-X"  EXISTING GRADE

XXXX'-X" PROPOSED GRADE

F1	FOUNDATION WALL (8")
F2	FOUNDATION WALL (10") (R20)
M0	DARK GRAY STUCCO FINISH (R29)
M1	LIGHT GRAY ALUMINUM PANEL (R29)
M2	THIN STONE VENEER (R29)
F3	TYPICAL FLOOR - WOOD FINISH
F2	TYPICAL FLOOR - INSULATED WOOD
F4	4" CONCRETE SLAB/R10
F4	6" GARAGE SLAB
R0	TYPICAL ROOF (2% SLOPE) (R50)
R2	TERRACE ROOF (R50)
L1	ENCASED LED SPOT LIGHT
L2	EXTERIOR WALL LIGHT

BUILDING HEIGHT
 * Building maximum height 606'-0" - PROPOSED: 606'-4"

RETAINING WALLS
* MAXIMUM HEIGHT 6'-0" - PROPOSED: All equal or less than 6'-0"

STAIRS (NOT BY BONE STRUCTURE)
 * R311.7.1 Width. Minimum 36 inches (914 mm)

• **R311.7.2 Headroom.** The minimum headroom is 6 feet 8 inches (2032 mm).

- **R011.7.3 Vertical rise.** Maximum flight of stairs shall not have a vertical rise larger than 147 inches (3734 mm) between

Floor levels or landings.

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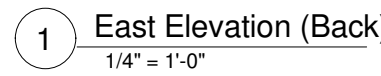
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- ① TEMPERED OR LAMINATED SAFETY GLASS
CONFORM TO CAN/CBSB-12.1-M per 9.6.1.4
- ② UNOBSTRUCTED OPENING OF NOT LESS THAN
0.35 m² IN AREA WITH NO DIMENSION LESS
THAN 380mm.
- ③ TEMPERED SAFETY GLASS
GUARDRAIL, DESIGNED TO WITHSTAND
THE SPECIFIED LATERAL LOADS
PER 4.1.5.14.

XXXX'-X" PROPOSED GRADE

- ⑦ FOUNDATION WALL (R)
- ⑧ FOUNDATION WALL (10' / R20)
- ⑨ LIGHT GRAY STUCCO FINISH (R29)
- ⑩ DARK GRAY ALUMINUM PANEL (R29)
- ⑪ THIN STONE VENEER (R29)
- ⑫ TYPICAL FLOOR - WOOD FINISH
- ⑬ TYPICAL FLOOR - INSULATED WOOD FINISH
- ⑭ 4" CONCRETE SLAB(R10)
- ⑮ 6" GARAGE SLAB
- ⑯ TYPICAL ROOF (2% SLOPE) (R50)
- ⑰ TERRACE ROOF (R50)
- ⑱ ENTEGRATED LED SPOT LIGHT
- ⑲ EXTERIOR WALL LIGHT

STAIRS (NOT BY BONE STRUCTURE)

- **R311.7.1 Width.** Minimum 36 inches (914 mm)
Handrails maximum 41.2 inches (114 mm) on either side of the stairway
- **Exception:** The minimum width of spiral stairs 26 inches
- **R311.7.2 Headroom.** The minimum headroom 6 feet 6 inches (2032 mm)
- **R311.7.3 Vertical rise.** Maximum flight of stairs shall not have a vertical rise larger than 147 inches (3734 mm) between floor levels or landings.

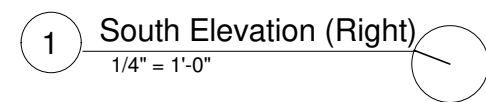
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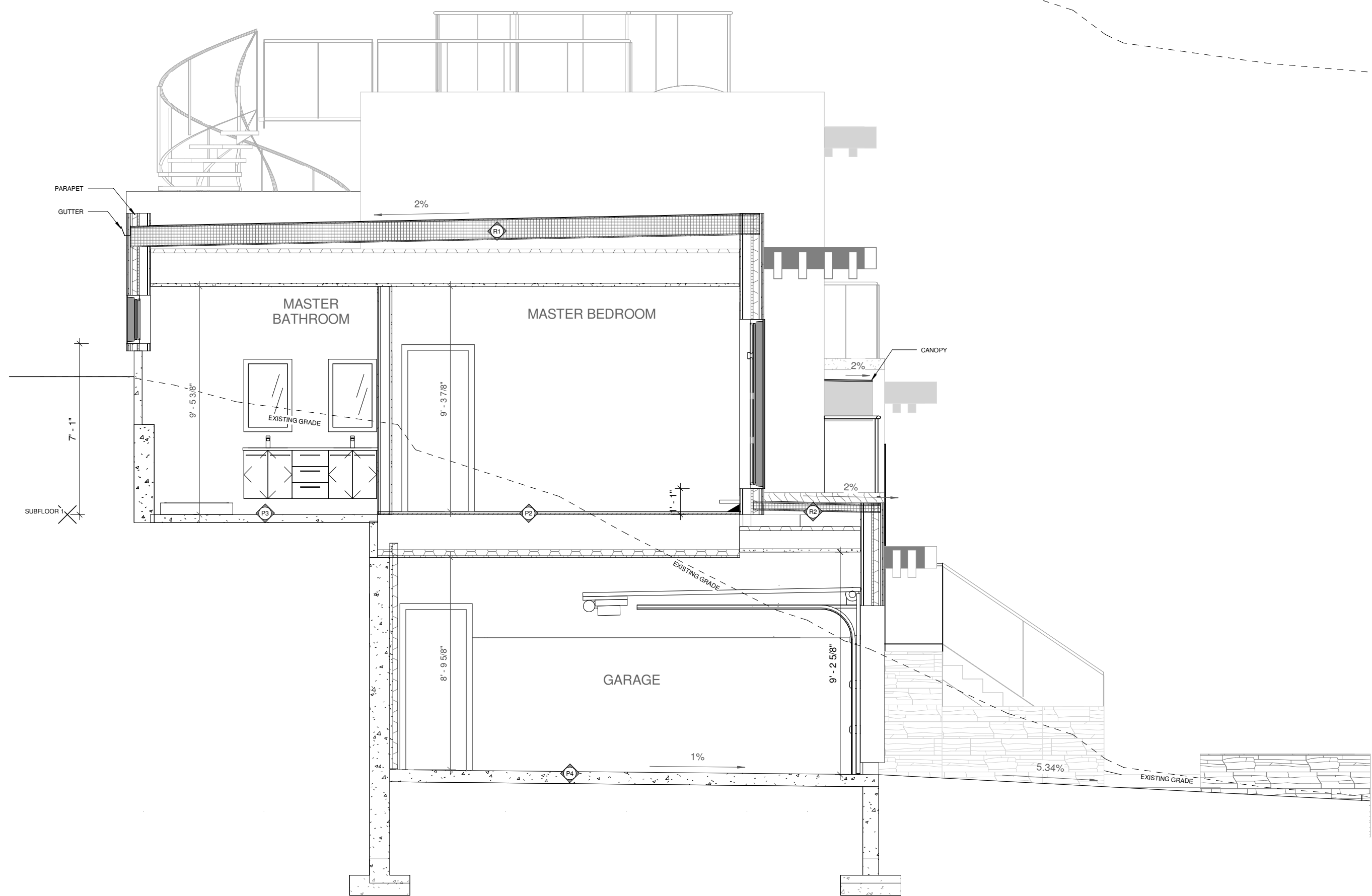
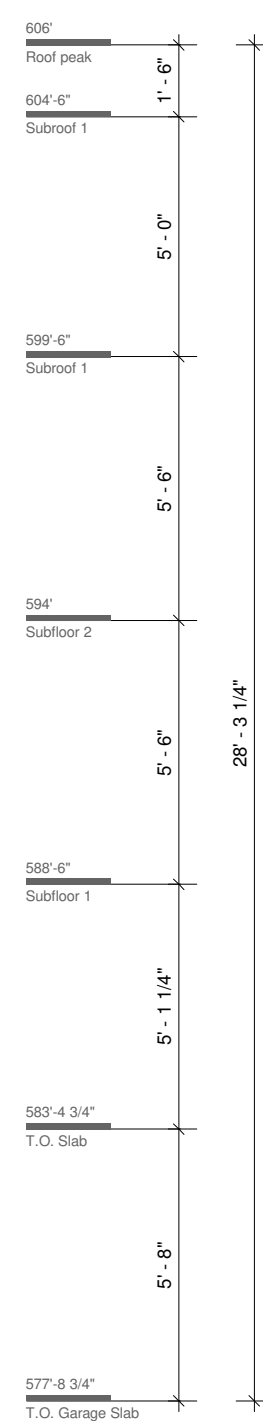
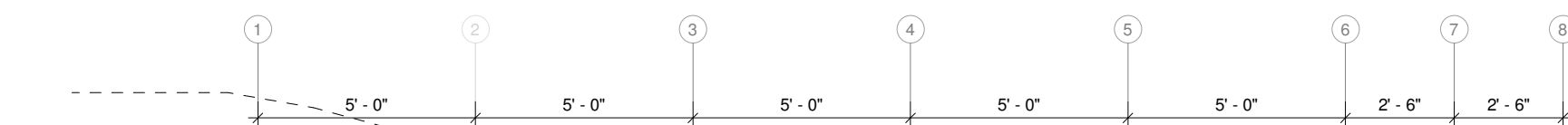
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South elevation	Author
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A. 203





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|----|---------------------------------------|
| P1 | FOUNDATION WALL (8") |
| P2 | FOUNDATION WALL (10") (R20) |
| W1 | LIGHT GRAY STUCCO FINISH (R29) |
| W2 | DARK GRAY ALUMINUM PANEL (P29) |
| W3 | THIN STONE VENEER (P29) |
| P3 | TYPICAL FLOOR - WOOD FINISH |
| P4 | TYPICAL FLOOR - INSULATED WOOD FINISH |
| E1 | 4" CONCRETE SLAB (R10) |
| E2 | 6" GARAGE SLAB |
| R1 | TYPICAL ROOF (2% SLOPE) (R50) |
| R2 | TERRACE ROOF (R50) |
| L1 | ENCRUSTATED LED SPOT LIGHT |
| L2 | EXTERIOR WALL LIGHT |

BUILDING HEIGHT
 * Building maximum height 606'-0" - PROPOSED: 606'-0"

RETAINING WALLS
 * Maximum height 6'-0" - PROPOSED: All equal or less than 6'-0"

STAIRS (NOT BY BONE STRUCTURE)

- **IS11.7.1 Width.** Minimum 28 inches (914 mm)
Handrails maximum 41/2 inches (114 mm) on either side of the stairway
Exception: The minimum width of spiral stairways 28 inches
- **IS11.7.2 Headroom.** The minimum headroom 6 feet 8 inches (2032 mm)
- **IS11.7.3 Vertical rise.** Maximum flight of stairs shall not have a vertical rise larger than 547 inches (3784 mm) between floor levels or landings.

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PROJECT

PROJECT

MIAKHAIL

17-802

2398 RAINBOW COURT
HAYWARD, CA 94542, APN 425-0410-031

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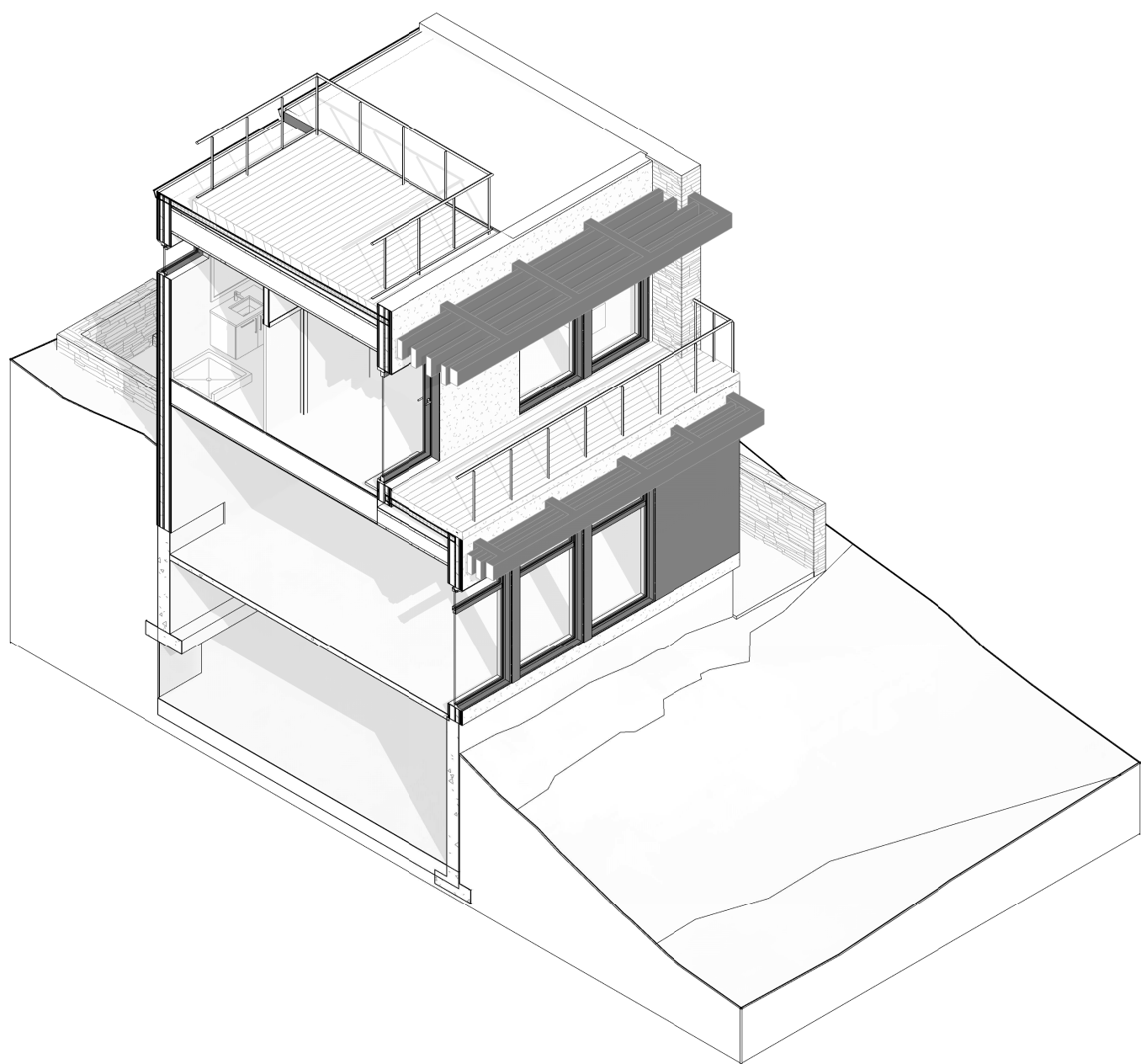
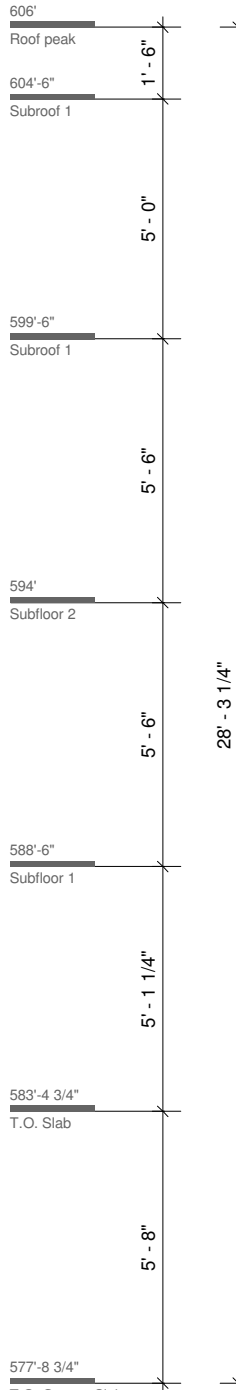
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A. 300



* THESE PLANS ARE NOT FOR CONSTRUCTION.



- F1 FOUNDATION WALL (8')
- F2 FOUNDATION WALL (10') (R20)
- W1 LIGHT GRAY STUCCO FINISH (R29)
- W2 DARK GRAY ALUMINUM PANEL (R2)
- W3 THIN STONE VENEER (R2)
- F3 TYPICAL FLOOR - WOOD FINISH
- F4 TYPICAL FLOOR - INSULATED WOOD FINISH
- F5 4" CONCRETE SLAB(R10)
- F6 8" GARAGE SLAB
- R1 TYPICAL ROOF (2% SLOPE) (R50)
- R2 TERRACE ROOF (R50)
- U1 ENCASED LED SPOT LIGHT
- U2 EXTERIOR WALL LIGHT

BUILDING HEIGHT
• Building maximum height 60'-0" - PROPOSED: 60'-0"

RETAINING WALLS
• Maximum height 6'-0" - PROPOSED: All equal or less than 6'-0"

STAIRS (NOT BY BONE STRUCTURE)

- **R311.7.1 Width.** Minimum 36 inches (914 mm)
- Handrails maximum 41/2 inches (114 mm) on either side of the
- **Exception:** The minimum width of spiral stairways 26 inches
- **R311.7.2 Headroom.** The minimum headroom 6 feet 6 inches (2 m)
- **R311.7.3 Vertical rise.** Maximum flight of stairs shall not have a vertical rise larger than 147 inches (3734 mm) between floor levels or landings.

Simple Co

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PROJECT

PROJECT

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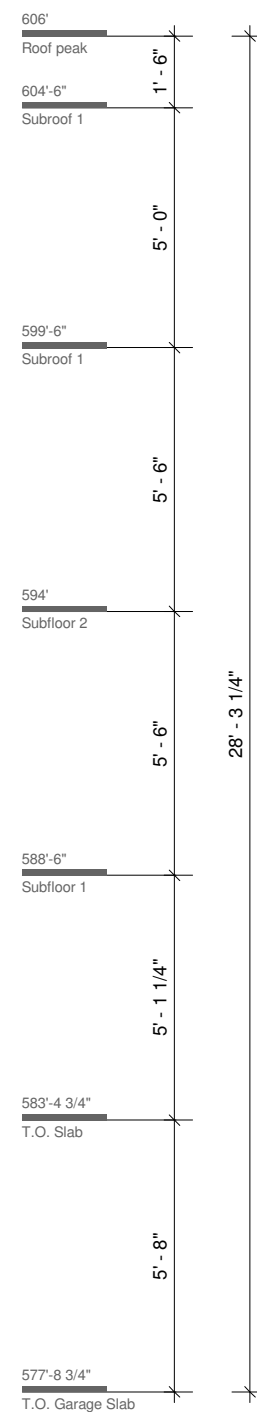
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2398 RAINBOW COURT
HAYWARD, CA 94542, APN 425-0410-031

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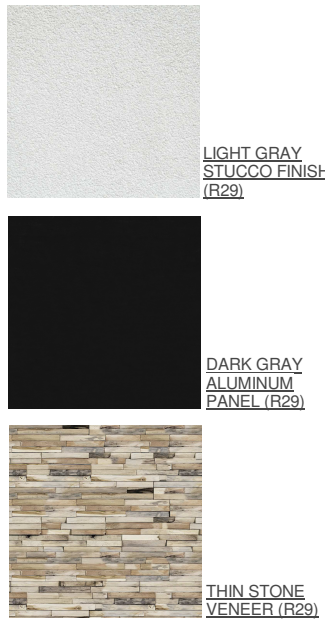
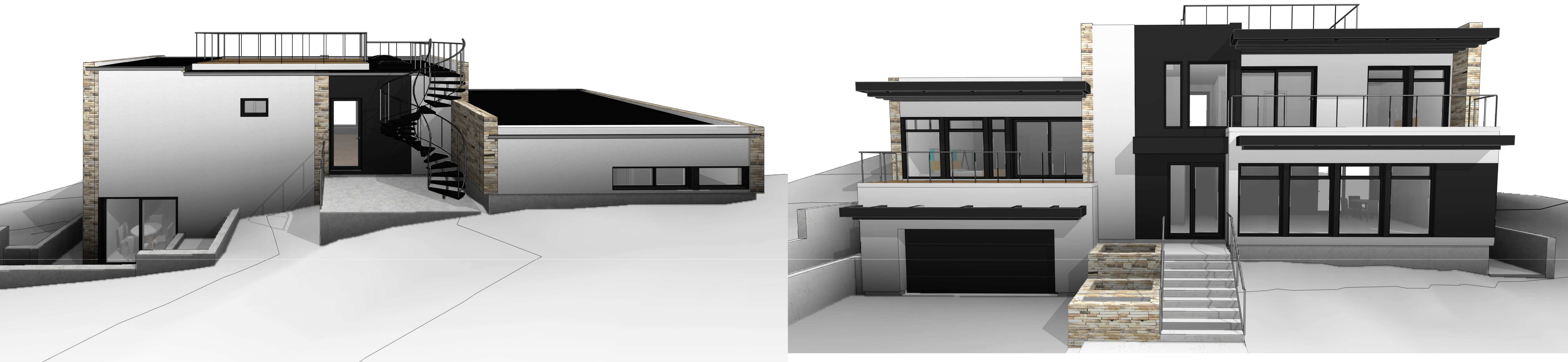
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1 Longitudinal section
1/4" = 1'-0"



Simple Concept

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Perspectives

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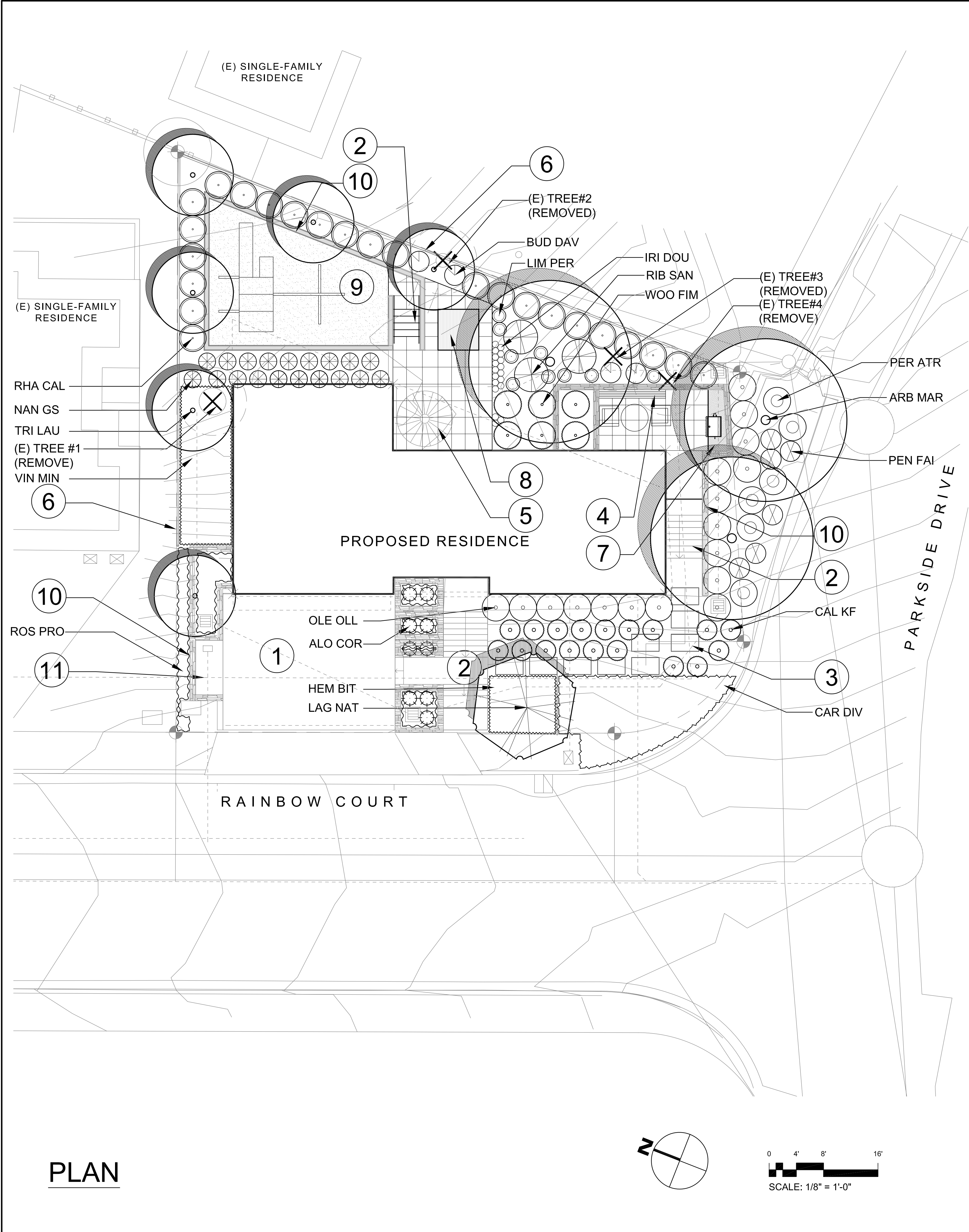
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REVISION

PAGE

A. 350



PLAN

KEY NOTES

- 1 DRIVEWAY
- 2 STEPS/STAIRS
- 3 CONCRETE STEP PADS
- 4 SEATING BUILT INTO RETAINING WALL
- 5 STAIRS FROM ROOF DECK
- 6 WOOD FENCE AT PROPERTY LINE--6 FT HIGH
- 7 OUTDOOR KITCHEN
- 8 SPA
- 9 PLAY AREA--BARK SURFACE
- 10 RETAINING WALL
- 11 TRASH/RECYCLING BIN STORAGE

LEGEND

PROPOSED TREES

EXISTING TREES TO BE REMOVED OR HAVE BEEN REMOVED

SHRUB AND GROUNDCOVER AREA

LANDSCAPE STATEMENT

THE PROJECT LANDSCAPE IS PROPOSED ON A SITE THAT SLOPES PREDOMINANTLY TO THE WEST. THE PROPOSED RESIDENCE IS MULTI-LEVELLED AND ALSO STEPS WITH THE SLOPE TO ADDRESS THE EXISTING SITE CONDITIONS. THE PROPOSED LANDSCAPE IS INTENDED TO BE BOTH WATER CONSERVING AND LOW-MAINTENANCE. PLANT MATERIALS ARE ZONED TO ADDRESS BOTH EXPOSURES AND SITE CONCERNS. THE PERIMETERS ARE PLANTED WITH TREES AND SHRUBS TO PROVIDE BOTH THE OCCUPANTS AND NEIGHBORS WITH PRIVACY. BROADLEAF EVERGREEN TREES ARE PROPOSED IN LOCATIONS WHERE PRIVACY IS OF GREATEST CONCERN. THE TREES LOCATED TO MAINTAIN VIEWS FROM THE TERRACES ON THE WEST ELEVATION OF THE PROPOSED RESIDENCE. RETAINING WALLS ARE SCREENED WITH PLANT MATERIALS. THE PLANT MATERIAL SELECTION AND ORGANIZATION ARE INTENDED TO ENHANCE THE SIMPLE CONTEMPORARY ARCHITECTURE OF THE RESIDENCE. THE PLANT SPECIES SELECTION VARIED TO PROVIDE DIFFERENT TEXTURES AND FORM WITH OPPORTUNITIES FOR SEASONAL FLOWERING AND COLOR. AS SITE GRADING IS INTENDED, TOPSOIL WILL BE STOCKPILED FOR USE IN THE PROJECT LANDSCAPE TO THE EXTENT POSSIBLE. ON SLOPES STEEPER THAN 3:1 JUTE MESH WILL BE USED FOR EROSION CONTROL PURPOSES. FOR INSTALLATION AND LONG-TERM MAINTENANCE OF THE LANDSCAPE, SUSTAINABLE AND 'BAY-FRIENDLY' PRACTICES ARE GOALS OF THE OWNER. THE INTENT IS TO RECYCLE A MINIMUM OF 50% OF THE LANDSCAPE CONSTRUCTION AND GREEN WASTE.

PLANT LIST							
ABBREV.	BOTANICAL NAME	COMMON NAME	SIZE	MISC. NOTES & REQUIREMENTS	MATURE PLANT HTxSP	SPACING	WUCOLS RATING
TREES							
ARB MAR	<i>Arbutus 'Marina'</i>	Strawberry Tree	24" Box		40' x 25' <slow growing	varies >17'	L
LAG MUS	<i>Lagerstroemia x 'Muskogee'</i>	Crape Myrtle (Lavender)	24" Box	Hi. Br./SL/Match	20' x 15'	NA	L
TRI LAU	<i>Tristania laurina 'Elegant'</i>	Tristania	15 G.C.	S.L./No. Whori. Br./N. Dtp. Br./Match	20' x 15'	varies >16'	M
SHRUBS							
ALO COR	<i>Aloe striata 'Coral'</i>	Aloe	5 G.C.		3' x 2'	2.5'	VL
BUD DAV	<i>Buddleia davidii 'Black Knight'</i>	Butterfly Bush	5 G.C.	F & B	6' x 3'	varies >3.5'	M
NAN GS	<i>Nandina domestica 'Gulf Stream'</i>	Dwarf Heavenly Bamboo	1 G.C.	F & B	3' x 3'	3'	L
OLE OLL	<i>Olea europaea 'Little Ollie'</i>	Dwarf Olive (fruitless)	5 G.C.	F & B--no shearing	4' x 4'	4'	VL
RHA CAL	<i>Rhamnus californica 'Eve Case'</i>	Coffeeberry	5 G.C.	F & B--no shearing	6' x 6' <slow growing	varies >4'	L
RIB SAN	<i>Ribes sanguinum</i>	Pink Winter Currant	5 G.C.	F & B	8' x 6'	varies >4'	L
PER ATR	<i>Perovskia atriplicifolia</i>	Russian Sage	1 G.C.	F & B	3.5' x 3.5'	varies >4'	L
WOO FIM	<i>Woodwardia fimbriata</i>	Giant Chain Fern	5 G.C.		4 x 4'	varies >4.5'	M
PERENNIALS/BULBS/ANNUALS							
CAL KF	<i>Calamagrostis a. Karl Foerster'</i>	Reed Grass	1 G.C.		2' X 2' (flowers to 6')	3'	M
HEM BIT	<i>Hemerocallis 'Betsy'</i>	Evergreen, repeat bloom: Daylily	B.R.	Double fan min., plant at 18" o.c. max.	1.5' X 1.5'	1.5'	M
IRI PAC	<i>Iris 'Pacific Coast Hybrids'</i>	Pacific Coast Iris	1 G.C.		1.5' X 1.5'	1'	L
LIM PER	<i>Limonium perezii</i>	Sea Lavender	1 G.C.		1.5' X 1.5'	varies >2.33'	L
PEN FAI	<i>Pennisetum 'Fairy Tales'</i>	Fountain Grass	1 G.C.		2' x 3'	varies >3'	M
GROUNDCOVERS							
CAR DIV	<i>Carex divisa</i>	Berkeley Sedge	1 G.C.	Plant at 15" o.c.	1.3' x 1.3'	15"	L
ROS PRO	<i>Rosmarinus officinalis 'Prostratus'</i>	Dwarf Rosemary	1 G.C.	Plant at 2'-6" o.c.	2' x 6'	2.5'	L
VIN MIN	<i>Vinca minor</i>	Dwarf Periwinkle	Flats	Plant at 1'-6" o.c.	0.5' x 3'+	1.5'	M

* Hemerocallis available only from Greenwood Daylilies, 8000 Balcorn Canyon Road, Somis, CA 93066, (562) 494-8944, <www.greenwoodgarden.com>

PLANT LIST ABBREVIATIONS:

Note:	This list together with the plant list prepared by Taniguchi Landscape Architecture must accompany the contractor's nursery order(s).
SL	Single main, straight, dominant, leader
Hi. Br.	High branched--lowest limbs held above rootball 5' min. for 15 gallon can 6' min. for 24" box trees
No Top	No topping or pruning of upper branches
Br. Gr.	Branched to ground
F & B	Full dense, bushy, vigorous plants, with young growth closely spaced on branches, no old/woody plants.
N.V.S.-30 deg.	Narrow upright vase shape 30 degrees or less spread in branch/trunk structure
N.V.S.-45 deg.	Narrow upright vase shape 45 degrees or less spread in branch/trunk structure
No. Whori. Br.	No closely spaced whorled branches. Select even symmetrical branch distribution
Match	Matched size, form, caliper, branching and cultivar. Select from one lot, one grower, for guaranteed consistency through life of plants.
	In general plants within a group or area are to be matched, unless noted otherwise.
T.F.	Tree Form
S.F.	Shrub Form
N.F.	Narrow upright Form
B.R.	Bare Root
B & B	Balled and Burlap
Mult. St.	Multi stemmed
Flat	Rooted cuttings from flats at on center distance specified in list. See groundcover/shrub o.c. planting detail for layout.
Cal.	Caliper
EV.	Evergreen
G.C.	Gallon Can
N.C.N.	No Common Name
Trail F	Select trailing Forms for prostrate growth
Veg. Gr.	Vegetative Grown
Hed. F.	Hedge Form (clipped)
Stem up.	Stem up to expose trunk and lower branch pattern
O.c.	On center
N. Dtp. Br.	No long heavy drooping branches
HT	Height
SP	Spread

Existing Tree Summary

Number	Tree species/Common Name	Trunk Diameter (DBH)	Height (feet)	Spread (feet)	Disposition
1	Schinus molle/California Pepper	48"--stump	NA	NA	Remove stump
2	Eucalyptus sp./Gum Tree	24"	NA	NA	Removed
3	Quercus agrifolia?/Coast Live Oak	6"	NA	NA	Removed
4	Quercus agrifolia/Coast Live Oak	6"	20'	16'	Remove--canopy not balanced/grading&const impacts

MIAKHAIL
RESIDENCE

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ISSUE: DESCRIPTION DATE

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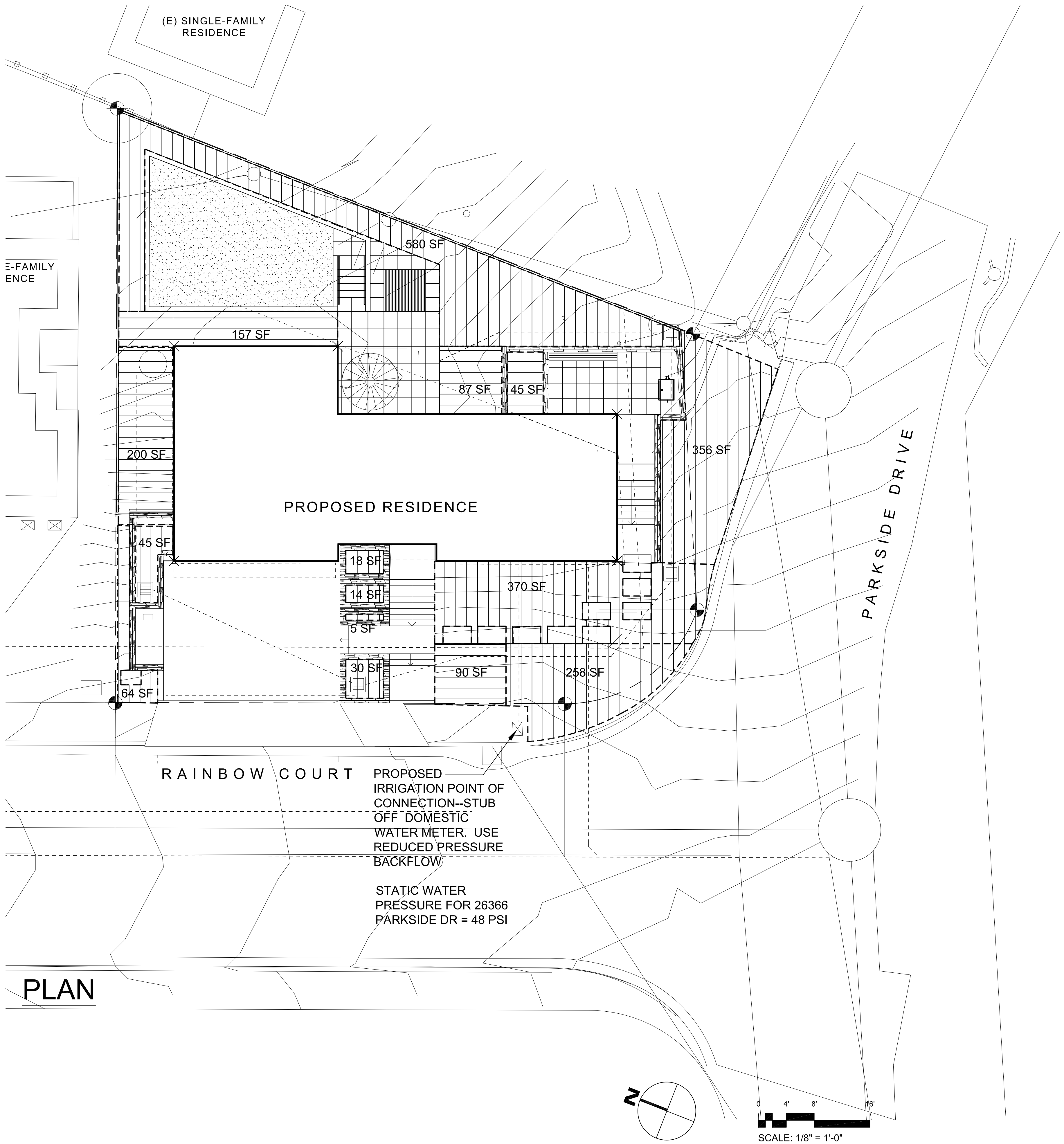
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PROJECT NUMBER: TLAR: 17018.000

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SCHEMATIC
LANDSCAPE
PLAN

SHEET NO.

L-1



PLAN

CONCEPTUAL IRRIGATION STATEMENT

1. IRRIGATION DESIGN SHALL BE ZONED FOR 1) TURF AND ANNUALS AND OTHER MODERATE TO HIGHER WATER USE PLANT MATERIALS; 2) GROUNDCOVERS, AND 3) NATIVE AND WATER CONSERVING PLANT MATERIALS.
2. IRRIGATION DESIGN SHALL ALSO BE ZONED FOR MICRO CLIMATES INCLUDING COOL, SHADED AND PROTECTED AREAS, AS WELL AS HOT, SUNNY AND WINDY AREAS.
3. PART SHADE AREAS INCLUDE MODERATE WATER USE AREAS HAVING MORNING AND/OR AFTERNOON SHADE.
4. COOL AND FULL SHADY AREAS INCLUDE LOW WATER USE AREAS FOR PLANTS REQUIRING LITTLE OR NO IRRIGATION WATER AND/OR LOCATIONS THAT WILL PROVIDE MOIST CONDITIONS.
5. LAYOUT SHALL BE DESIGNED FOR MINIMUM RUNOFF AND OVERSPRAY ONTO NON-LANDSCAPED AREAS.
6. LOW VOLUME SPRINKLERS SHALL BE USED WHEREVER POSSIBLE WITH HEAD TO HEAD COVERAGE.
7. DRIP EMITTER OR BUBBLER IRRIGATION SHALL BE UTILIZED AT TREES TO PROMOTE DEEP WATERING WHEREVER POSSIBLE.
8. DRIP IRRIGATION SHALL BE UTILIZED AT NON-TRAFFIC OR ISOLATED PLANTING AREAS TO DECREASE THE POSSIBILITY OF VANDALISM TO THE MICRO-TUBING.
9. THE IRRIGATION CONTROLLER SHALL HAVE AMPLE CAPACITY IN TERMS OF PROGRAMS AND CYCLES THAT WILL MATCH THE COMPLEXITY OF THE LANDSCAPE PLAN FOR MORE EFFICIENT WATERING. FOR EXAMPLE, THE CONTROLLER SHALL HAVE THE ABILITY TO HAVE MULTIPLE CYCLES TO PERMIT A NUMBER OF SHORT DURATION WATERINGS THAT WILL ALLOW WATER TO SOAK INTO THE SOIL RATHER THAN RUN OFF.
10. INDIVIDUAL BUBBLERS OR DRIP EMITTERS SHALL BE UTILIZED TO ISOLATE WATER FOR PLANT MATERIALS AND ELIMINATE WATERING OF "BARE GROUND."

NOTES:

1. A MINIMUM 3-INCH LAYER OF 1/2" TO 1" DIAMETER FIR OR PINE BARK MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT TURF AREAS.
2. I HAVE COMPLIED WITH THE CRITERIA OF THE WATER CONSERVATION IN LANDSCAPING ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE AND IRRIGATION DESIGN PLAN.
3. IRRIGATED PLANTED AREA= 2319 SF
TURF IS 0% OF THAT PLANTED AREA
4. PLANT MATERIAL SPECIES ARE DROUGHT TOLERANT NATIVE OR NON-INVASIVE PLANT SPECIES(AS DEFINED BY THE CALIFORNIA INVASIVE PLANT COUNCIL). DROUGHT TOLERANCE IS AS DEFINED IN "PLANTS AND LANDSCAPES FOR SUMMER-DRY CLIMATES OF THE SAN FRANCISCO BAY REGION" BY THE EAST BAY MUNICIPAL UTILITY DISTRICT.
5. UNLESS CONTRAINDICATED BY A SOILS TEST, COMPOST AT THE RATE OF A MINIMUM OF FOUR CUBIC YARDS PER 1,000 SQUARE FEET OF PERMEABLE AREA SHALL BE INCORPORATED TO A DEPTH OF SIX INCHES INTO THE SOIL.
6. AUTOMATIC WEATHER-BASED OR SOIL-MOISTURE BASED IRRIGATION CONTROLLERS SHALL BE INSTALLED ON THE IRRIGATION SYSTEM.
7. IRRIGATION CONTROLLER PROGRAMMING DATA WILL NOT BE LOST DUE TO AN INTERRUPTION IN THE PRIMARY POWER SOURCE
8. PRESSURE REGULATORS SHALL BE INSTALLED ON THE IRRIGATION SYSTEM TO ENSURE DYNAMIC PRESSURE OF THE SYSTEM IS WITHIN THE MANUFACTURER'S RECOMMENDED PRESSURE RANGE.
9. MANUAL SHUT-OFF VALVES SHALL BE INSTALLED AS CLOSE AS POSSIBLE TO THE POINT OF CONNECTION OF THE WATER SUPPLY.
10. AREAS LESS THAN 10-FEET IN WIDTH IN ANY DIRECTION SHALL BE IRRIGATED WITH SUBSURFACE IRRIGATION OR OTHER MEANS THAT PRODUCES NO RUNOFF OR OVERSPRAY.

IRRIGATION WATER USE CALCULATIONS:

MIAKHAIL RESIDENCE WATER USE ESTIMATION

WATER TYPE		POTABLE									
SITE ETCH		44.2									

REGULAR LANDSCAPE AREAS											
HYDROZONE #	HYDROZONE NAME	PLANT WATER USE TYPE	PLANT FACTOR (PP)	IRRIGATION METHOD	IRRIGATION EFFICIENCY	ETAP (P/PIE)	AREA (SQ. FT)	ETAP X AREA (HA)	ETWU (GALLONS/YR)	ACRE FEET/YR	PERCENTAGE OF LANDSCAPE
1	MIXED SHRUBS & GROUNDCOVER	LOW	0.3	DRIP	0.81	0.37	1,740	644	17,080	0.05	75%
2	MIXED SHRUBS & GROUNDCOVER	MED	0.5	DRIP	0.81	0.82	579	387	9,784	0.03	25%
TOTALS							2,319	1,032	27,455	0.08	100%

SPECIAL LANDSCAPE AREAS											
HYDROZONE #	HYDROZONE NAME										
3											0%
TOTALS							0				8%

MAWA		GALLONS/YR	34,982
		ACRE FEET/YR	0.11
		HQF/YR	48.73

ETWU		GALLONS/YR	27,455
		ACRE FEET/YR	0.08
		HQF/YR	36.70

SITE IRRIGATION EFFICIENCY	SITE PLANT FACTOR	MAWA COMPLIANT
81.6%	0.38	YES

ETAP Calculations

REGULAR LANDSCAPE AREAS	
TOTAL ETAP x AREA	1,032
TOTAL AREA	2,319
AVG. ETAP	43.20%

MAWA FORMULA

MAXIMUM APPLIED WATER ALLOWANCE (MAWA) GALLONS PER YEAR

MAWA = (ET0)(0.82)(LA x 0.85) + (0.45 x SLA)

ET0 = REFERENCE EVAPOTRANSPIRATION

0.85 = ET ADJUSTMENT FACTOR

LA = LANDSCAPED AREA (SQUARE FEET)

0.82 = CONVERSION FACTOR (GALLONS/SQ.FT.YR)

ETWU FORMULA

ESTIMATED TOTAL WATER USE (ETWU) GALLONS PER YEAR

ETWU = (ET0)(0.82)(ETAP x LA)

ET0 = REFERENCE EVAPOTRANSPIRATION

PP = PLANT FACTOR FOR HYDROZONES

LA = LANDSCAPED AREA (SQ. FT)

0.82 = CONVERSION FACTOR (GALLONS/SQ.FT.YR)

IE = IRRIGATION EFFICIENCY (0.81-BUBBLER/DRIP

IE = IRRIGATION EFFICIENCY (0.75-MOTOR/SPRAY

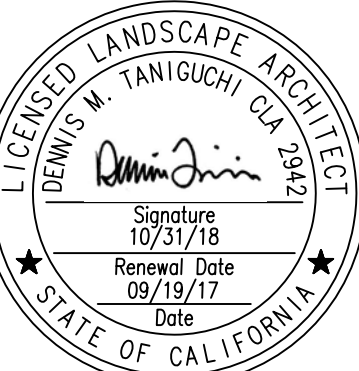
HYDROZONE LEGEND

- LOW WATER USE: 1,740 SF
(SUBSURFACE DRIP AND/OR DRIP EMITTERS)
- MEDIUM WATER USE: 579 SF
(SUBSURFACE DRIP AND/OR DRIP EMITTERS)
- HIGH WATER USE:
(NONE PROPOSED)

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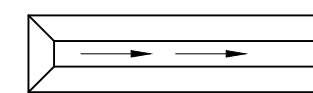
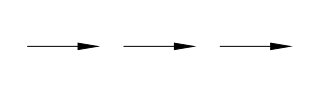

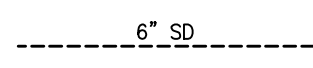
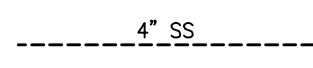
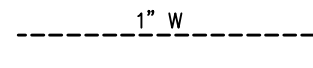
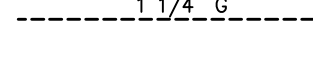
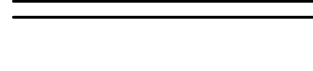
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IRRIGATION
HYDROZONE
PLAN

SHEET NO.

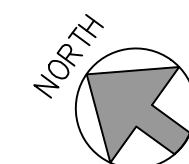
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LEGEND

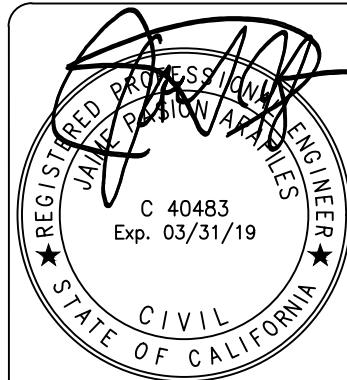
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-  - EARTHEN SWALE, SEE DETAIL 2/C2
-  - 18"x18" PRECAST CONCRETE CATCH BASIN WITH H=20 RATED CAST IRON FRAME AND GRATE, SEE DETAIL 3/C2
-  - 6" STORM DRAIN PIPE, SDR-35 P.V.C., SEE DETAIL 4/C2
-  - 4" SANITARY SEWER WASTE PIPE, SDR-26 P.V.C., PER CITY STANDARD DETAIL SD-312
-  - 1" WATER PIPE, TYPE K COPPER, PER CITY STANDARD DETAIL SD-213
-  - 1 1/4" GAS PIPE, TYPE AND TRENCHING SECTION PER PG&E STANDARD DETAILS
-  - CMU RETAINING WALL, SEE DETAIL 5/C2

SITE GRADING, DRAINAGE, AND UTILITIES PLAN

SCALE : 1" = 10'



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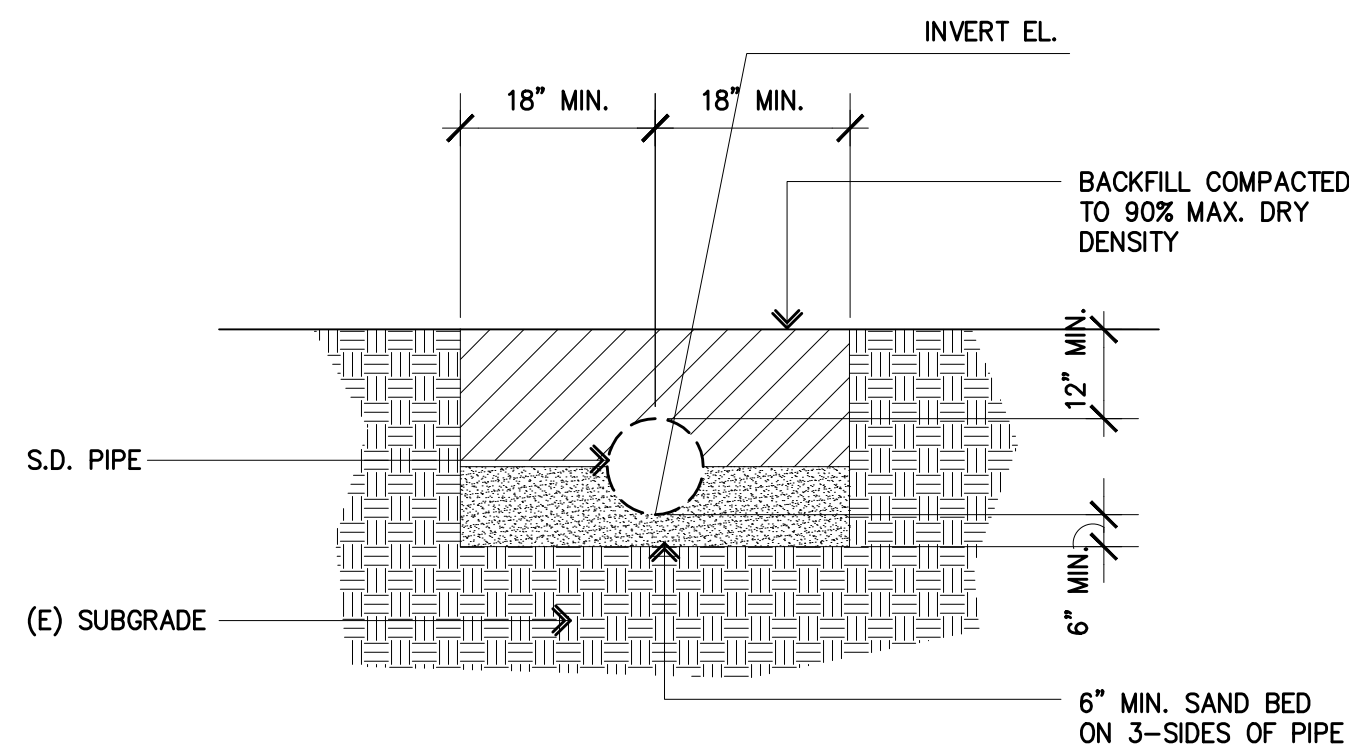


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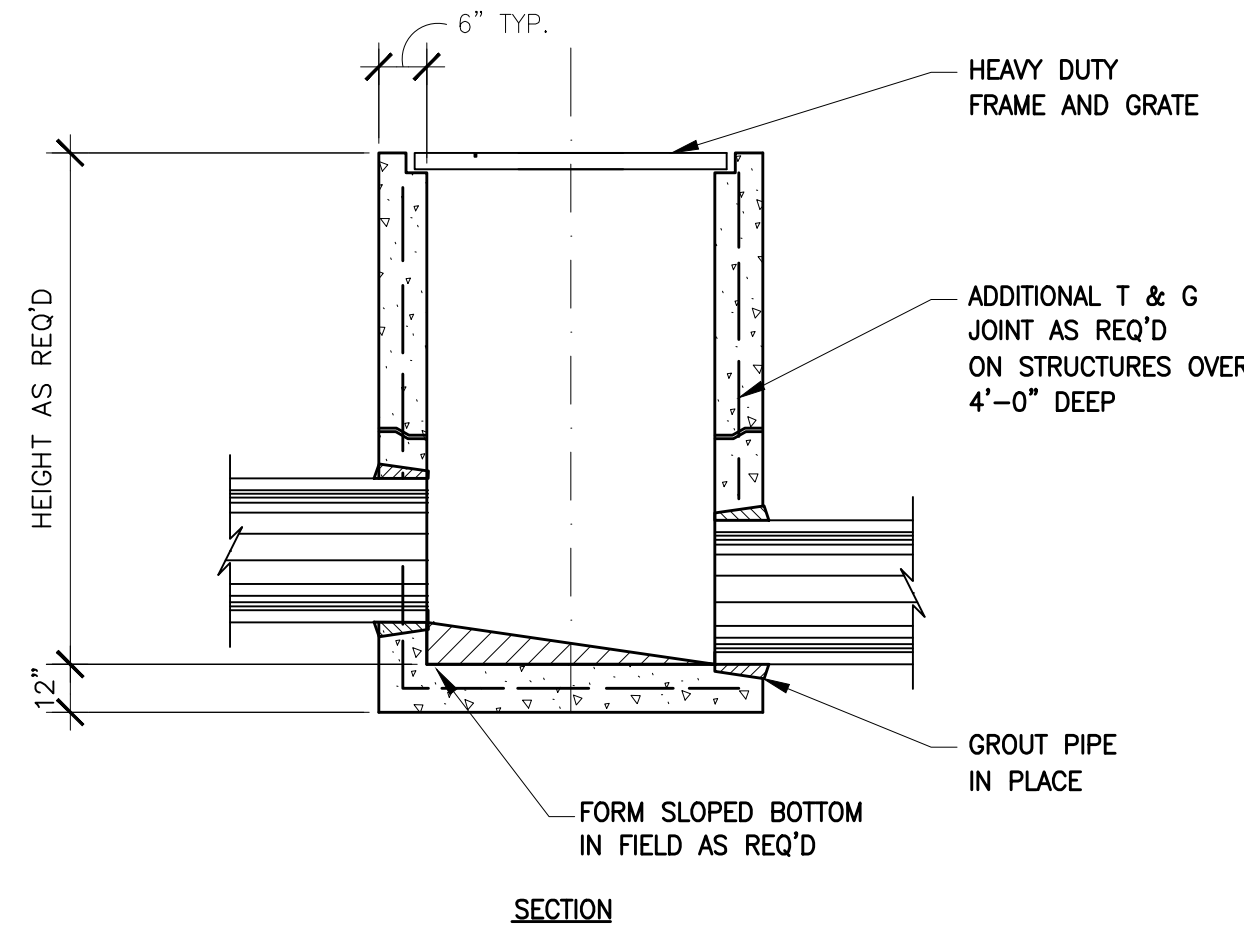
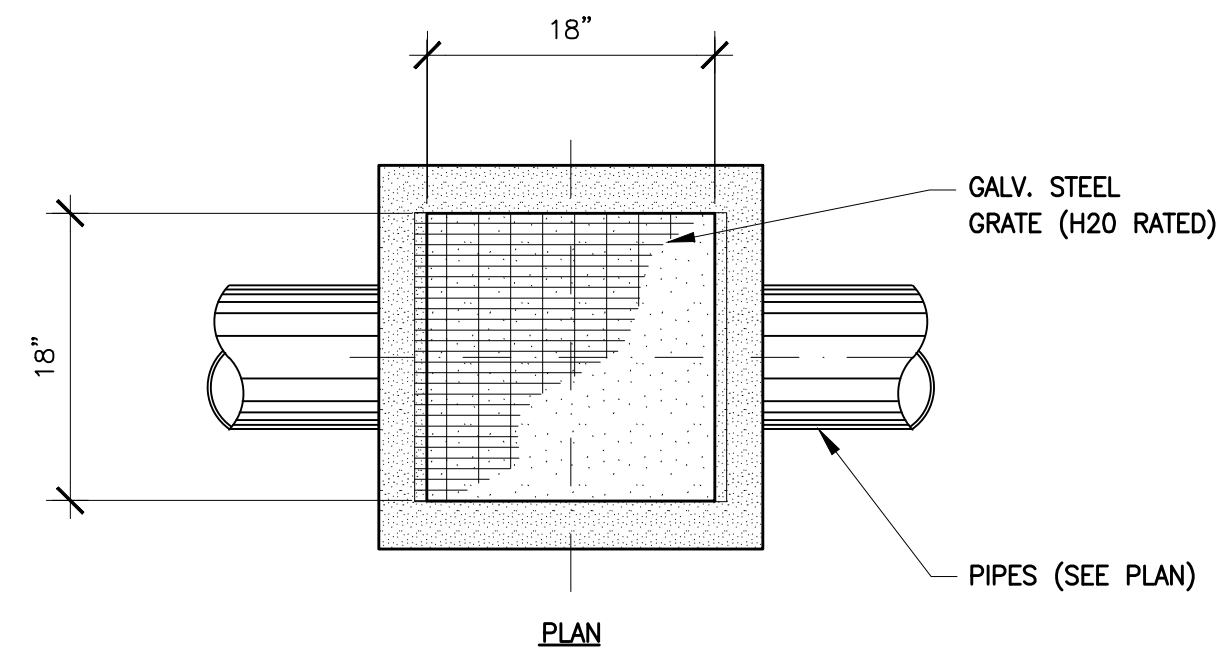
**SITE GRADING,
DRAINAGE, AND
UTILITIES PLAN**

NEW RESIDENCE
2398 RAINBOW COURT
HAYWARD, CA 94542

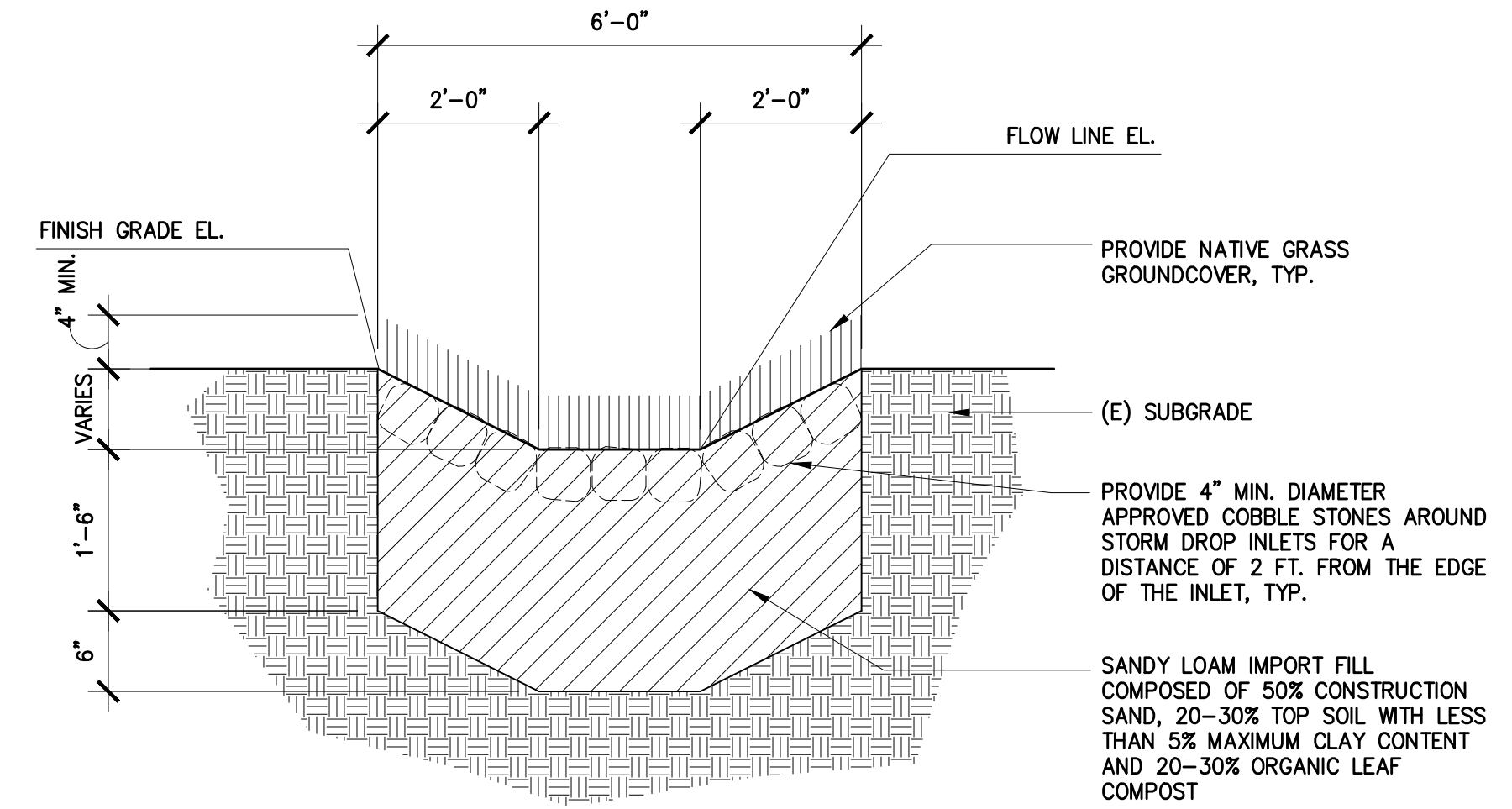
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CHECKED BY:	JPA
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SHEET:	C1



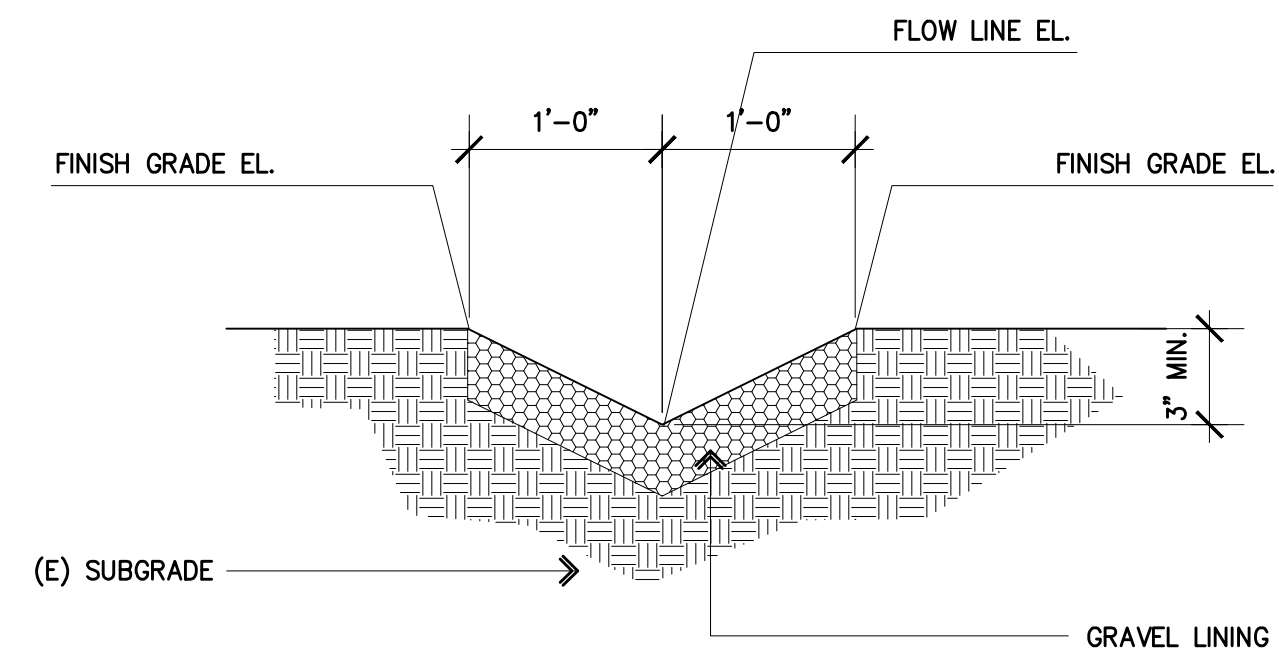
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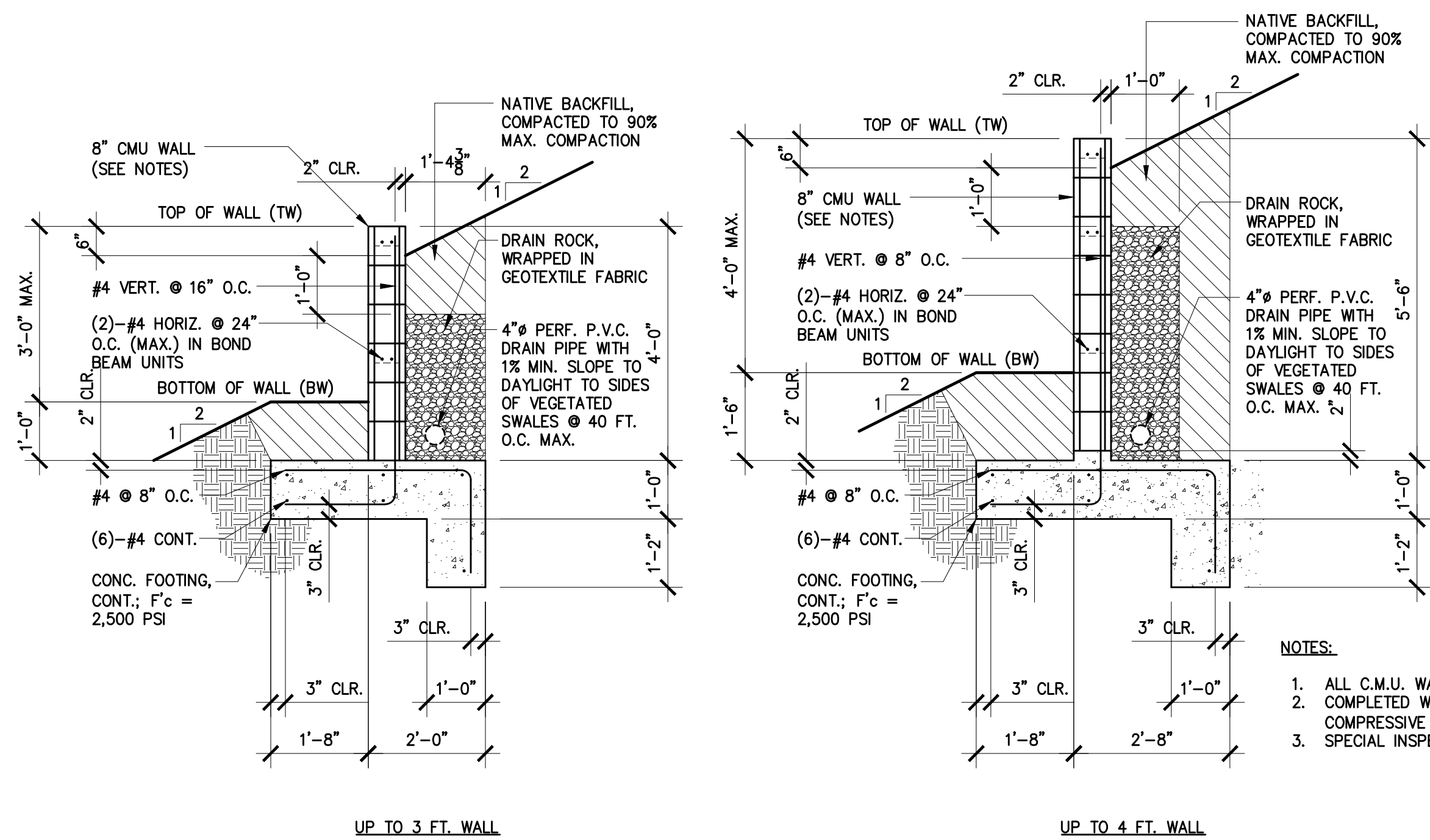
3 TYPICAL CATCH BASIN DETAIL
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1 TYPICAL BIOSWALE DETAIL
NOT TO SCALE

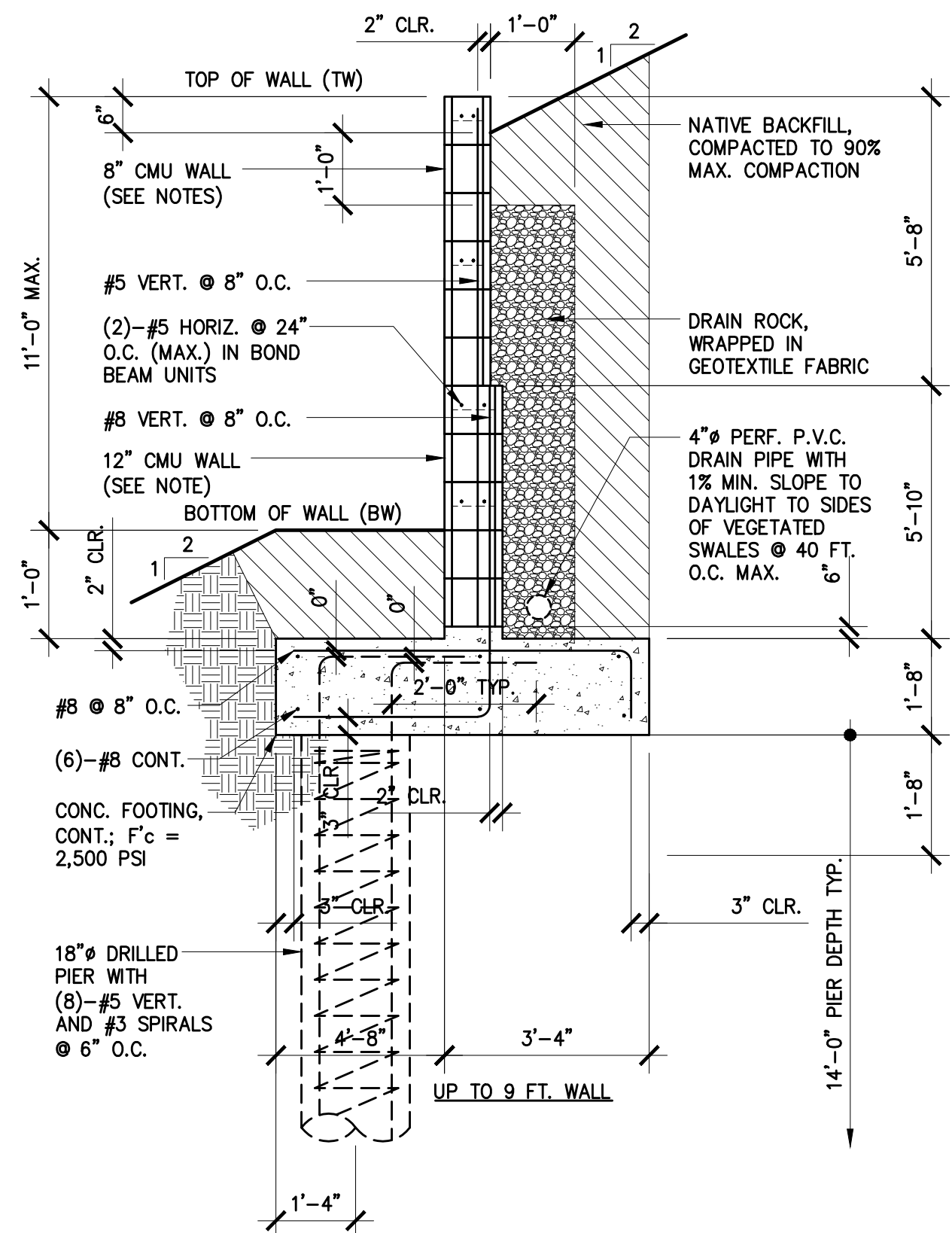
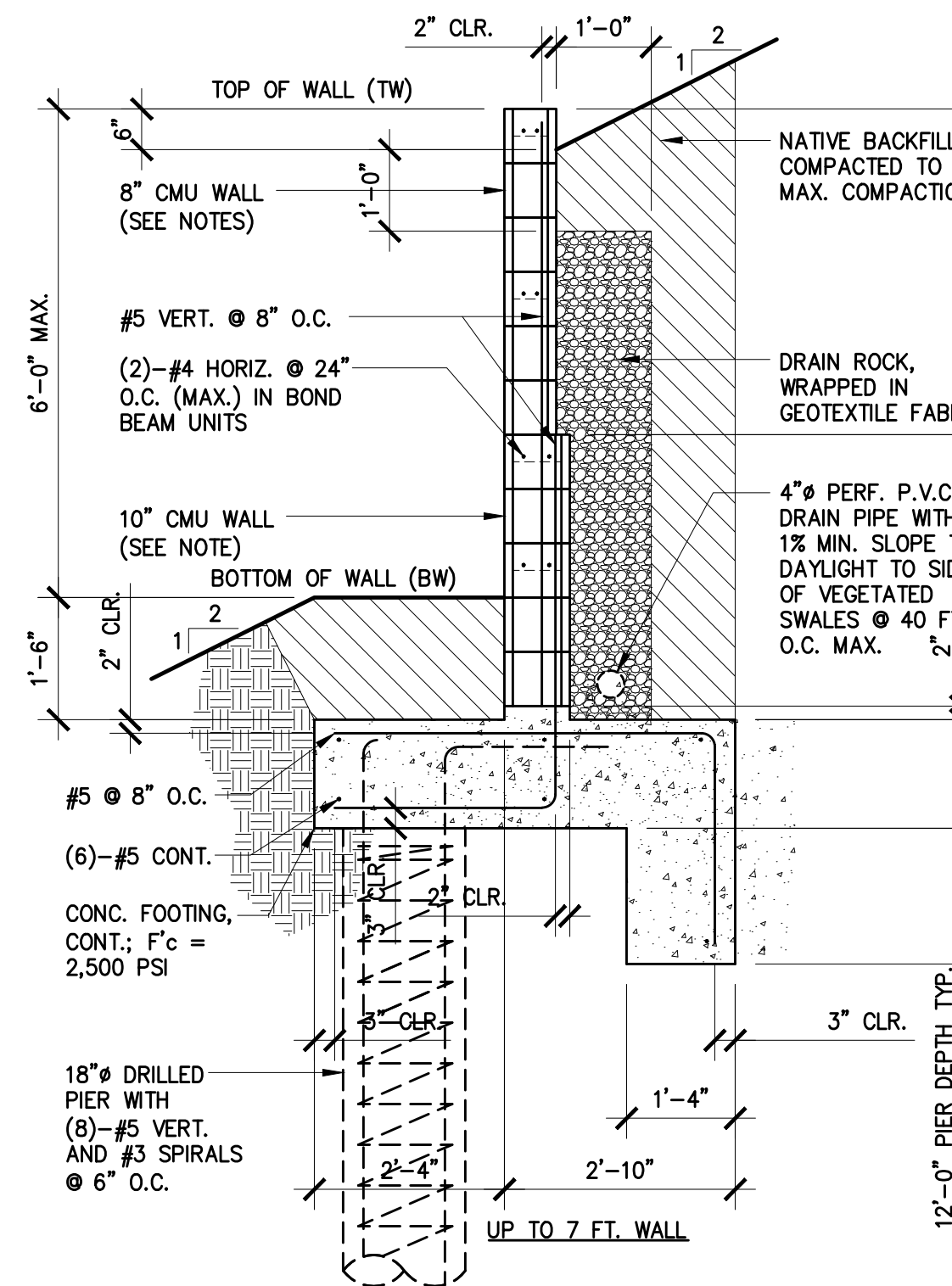
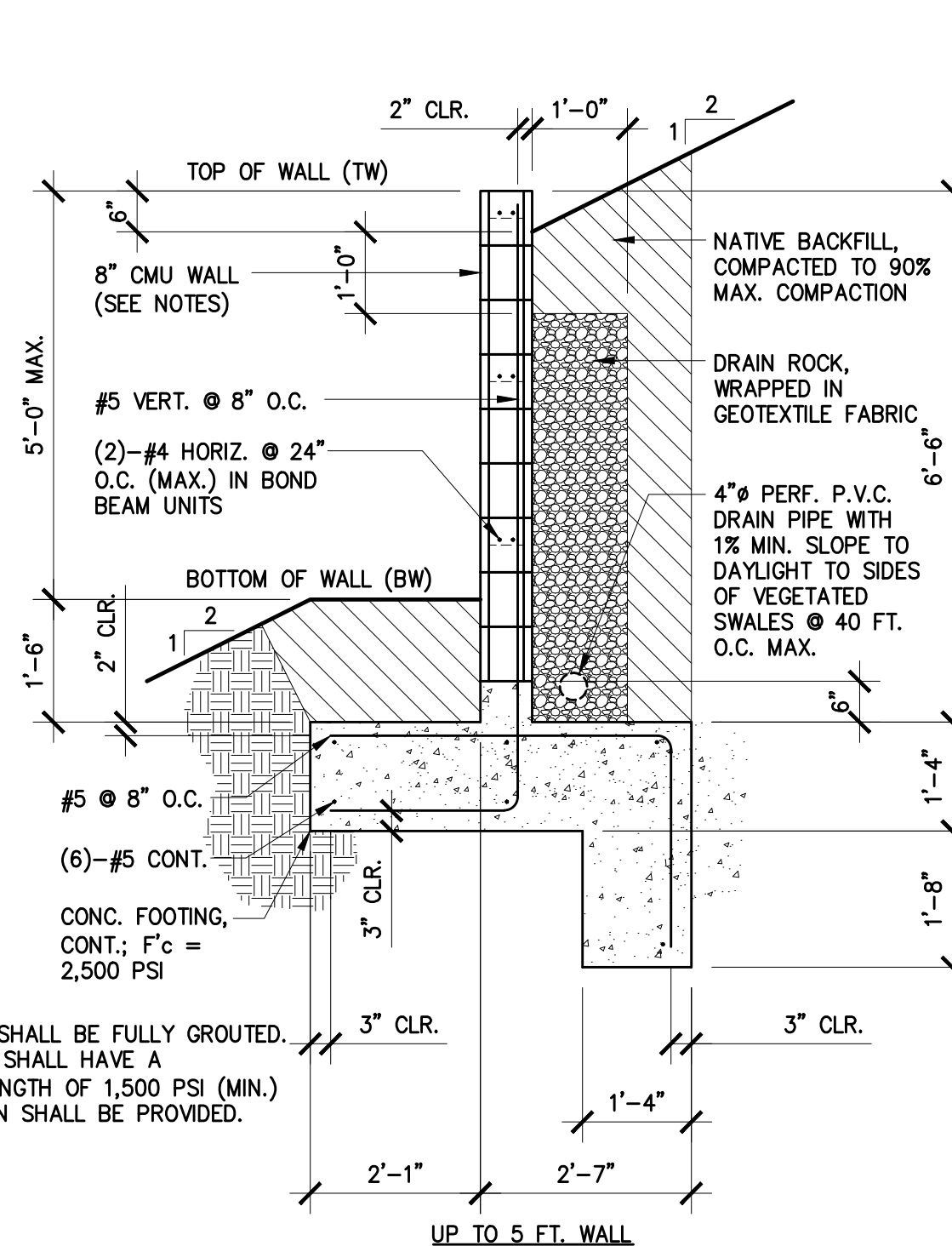


2 TYPICAL EARTHEN SWALE
NOT TO SCALE

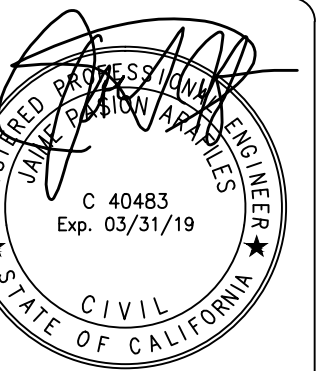


- NOTES:
1. ALL C.M.U. WALLS SHALL BE FULLY GROUTED.
 2. COMPLETED WALLS SHALL HAVE A COMPRESSIVE STRENGTH OF 1,500 PSI (MIN.)
 3. SPECIAL INSPECTION SHALL BE PROVIDED.

5 TYP. C.M.U. RETAINING WALL DETAIL
NOT TO SCALE



REVISIONS	BY



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SITE DETAILS

NEW RESIDENCE
2398 RAINBOW COURT
HAYWARD, CA 94542

DRAWN BY: JA
CHECKED BY: JPA
DATE: AUGUST 18, 2017
SCALE: AS NOTED
JOB NUMBER: 2173050
SHEET:

C2