



PROJECT TEAM

APPLICANT:
 GADING VENTURES, LLC.
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 FREMONT, CA 94539
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CIVIL ENGINEER:
 RUGGERI-JENSEN-AZAR
 4690 CHABOT DRIVE, SUITE 200
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 CONTACT: MARK FALGOUT

ARCHITECT:
 KTGy GROUP, INC.
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 OAKLAND, CA 94607
 CONTACT: JILL WILLIAMS

LANDSCAPE ARCHITECT:
 RIPLEY DESIGN GROUP
 1615 BONANZA STREET, SUITE 314
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 CONTACT: ANNIKA CARPENTER

PROJECT INFO

SINGLE FAMILY RESIDENTIAL: 20 NEW UNITS

GROSS SITE AREA: 1.75± ACRES

NOTES:

-PROJECT SCOPE OF WORK: NEW CONSTRUCTION OF 20 NEW HOMES, INCLUDING ALL UTILITIES, STORMWATER MANAGEMENT AND ROAD IMPROVEMENTS (SEE CIVIL DRAWINGS).

- BUILDING CONSTRUCTION SHALL MEET THE REQUIREMENTS OF 2013 CA RESIDENTIAL CODE, 2013 CA BUILDING CODE, 2013 CA ELECTRICAL CODE, 2013 CA MECHANICAL CODE, 2013 CA ENERGY EFFICIENCY STANDARDS, AND THE CITY OF HAYWARD MUNICIPAL CODE & ORDINANCES.

- ALL BUILDINGS SHALL BE TYPE V-B CONSTRUCTION, R-3 OCCUPANCY GROUP WITH U-1 GARAGE OCCUPANCY.

-ALL ATTACHED GARAGES SHALL BE PRE-WIRED FOR ELECTRIC VEHICLE CHARGING CAPABILITY.

-ALL HOUSES TO BE PROVIDED WITH PHOTOVOLTAIC SOLAR PANELS.

-ALL HOUSES TO HAVE AN APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM IN ACCORDANCE WITH NFPA 13D STANDARDS.

-ALL HOUSES TO HAVE BASIC 'LAUNDRY TO LANDSCAPE' PLUMBING INSTALLED & 50 GALLON MIN. RAIN CATCHMENT DEVICE

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GADING ONE

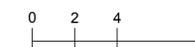


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SHEET NOTES:

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

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

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

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

5. PROVIDE AUDIBLE ALARM AT BUILDING EXTERIOR AND INTERIOR.

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

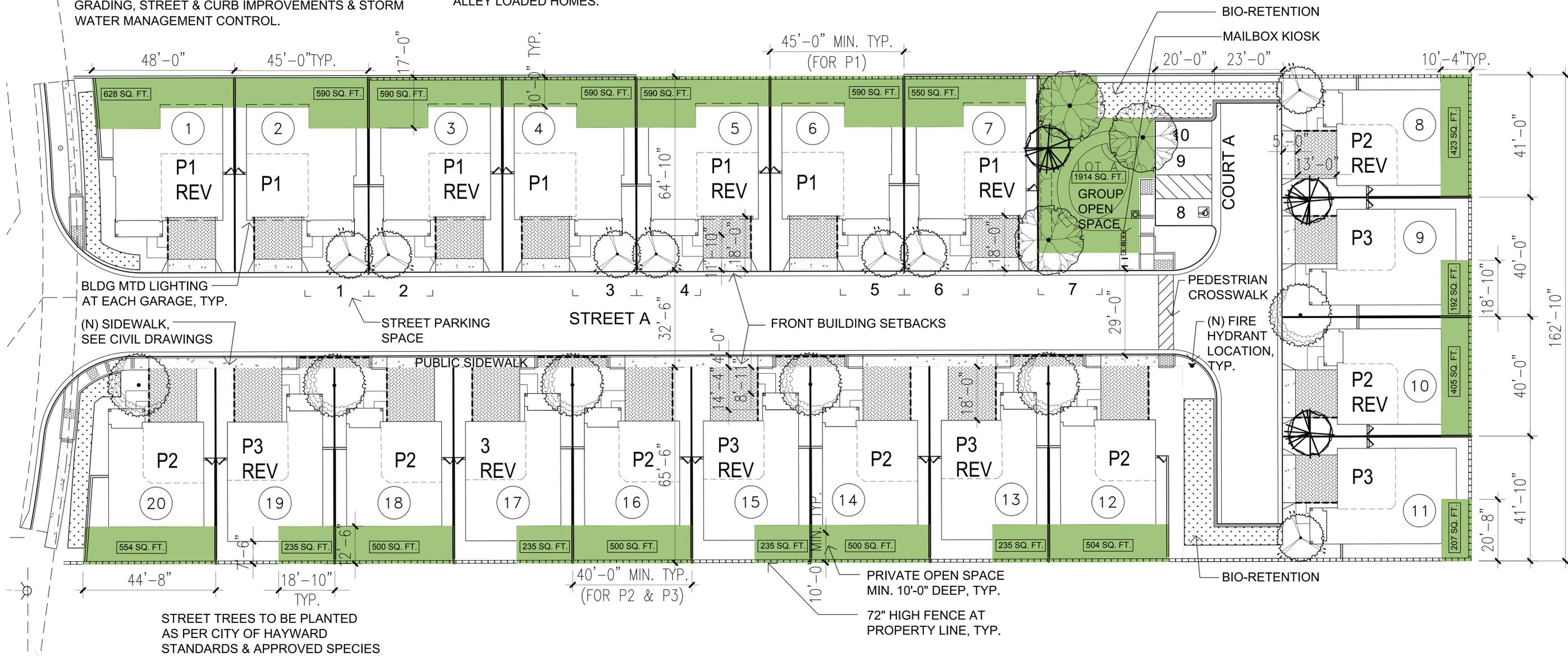
7. PROVIDE 4" HIGH SELF-ILLUMINATED ADDRESS AT ALL FRONT ENTRANCES AND ALSO AT GARAGE ENTRANCES AT ALLEY LOADED HOMES.

UNIT SUMMARY:					
PLAN 1	1938 SF	X	7	=	13566 SF
PLAN 2	1564 SF	X	7	=	10948 SF
PLAN 3	1773 SF	X	6	=	10638 SF
TOTAL					35152 SF

NOTE: PLAN 3C SQUARE FOOTAGE = 1779 SF

PARKING SUMMARY:	
REQUIRED PARKING	= 68
PRIVATE GARAGE SPACES	= 40
PRIVATE DRIVEWAY SPACES	= 40
VISITOR PARKING	= 3
STREET PARKING	= 7
TOTAL PARKING	90

OPEN SPACE SUMMARY:	
OPEN SPACE REQUIRED	20 UNITS X 350 SF/UNIT = 7000 SF
OPEN SPACE PROVIDED	
PRIVATE	8853 SF
GROUP	1914 SF
TOTAL	10767 SF
	539 SF/UNIT



GADING ONE



OPEN SPACE EXHIBIT

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A0.1



1A Materials-
Concrete Roof Tile
"Low Profile S Tile"
12" Eaves, 2" Rakes
Decorative Details
Coach Light
1x Stucco Finish Trim
Corbels

ELEVATION 1A MISSION



1B Materials-
Concrete Roof Tile
"Low Profile S Tile"
12" Eaves & Rakes
Decorative Details
Coach Light
1x Stucco Finish Trim
Brackets

ELEVATION 1B SPANISH RESORT



1C Materials-
Concrete Roof Tile
"Low Profile S Tile"
12" Eaves & Rakes
Decorative Details
Coach Light
1x Stucco Finish Trim
Stone Veneer
Shutters

ELEVATION 1C HACIENDA

GADING ROAD



FRONT ELEVATIONS

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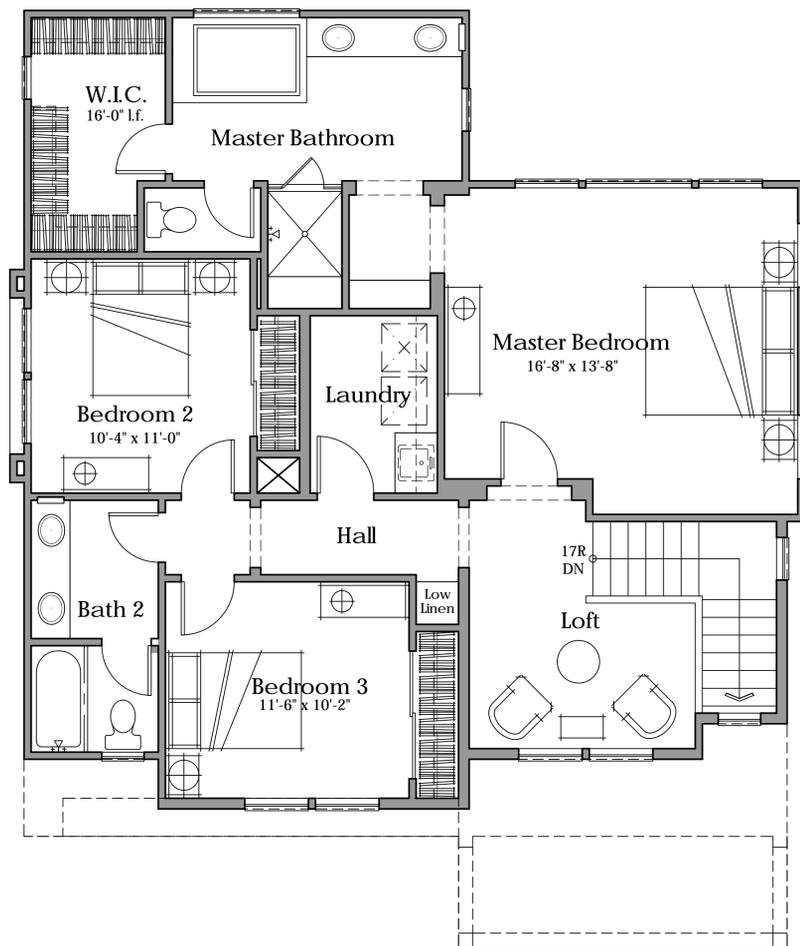
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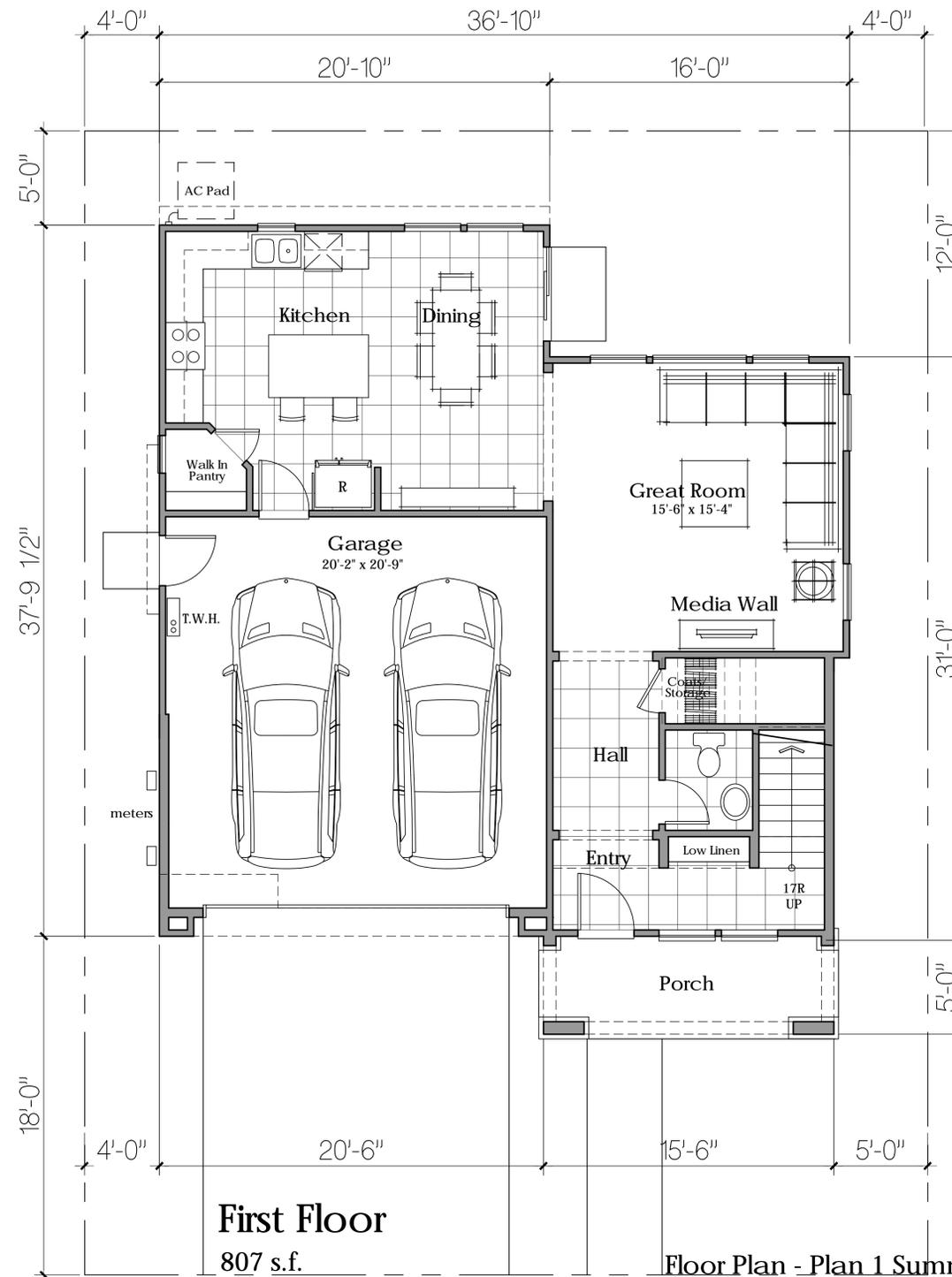
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Second Floor
1131 s.f.



First Floor
807 s.f.

Floor Plan - Plan 1 Summary:
Great Room / Entertaining
3 Bedrooms and Loft
2.5 Baths
1938 s.f.



GADING ONE



PLAN 1A FLOOR PLAN

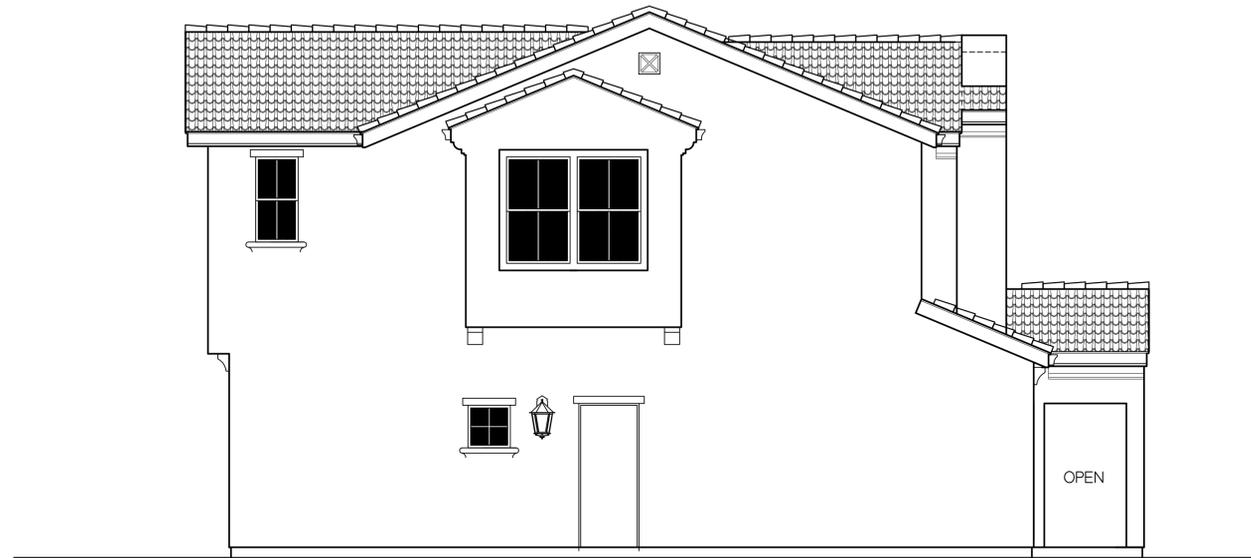
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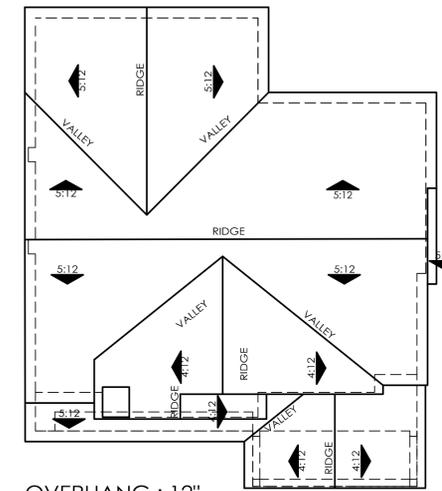
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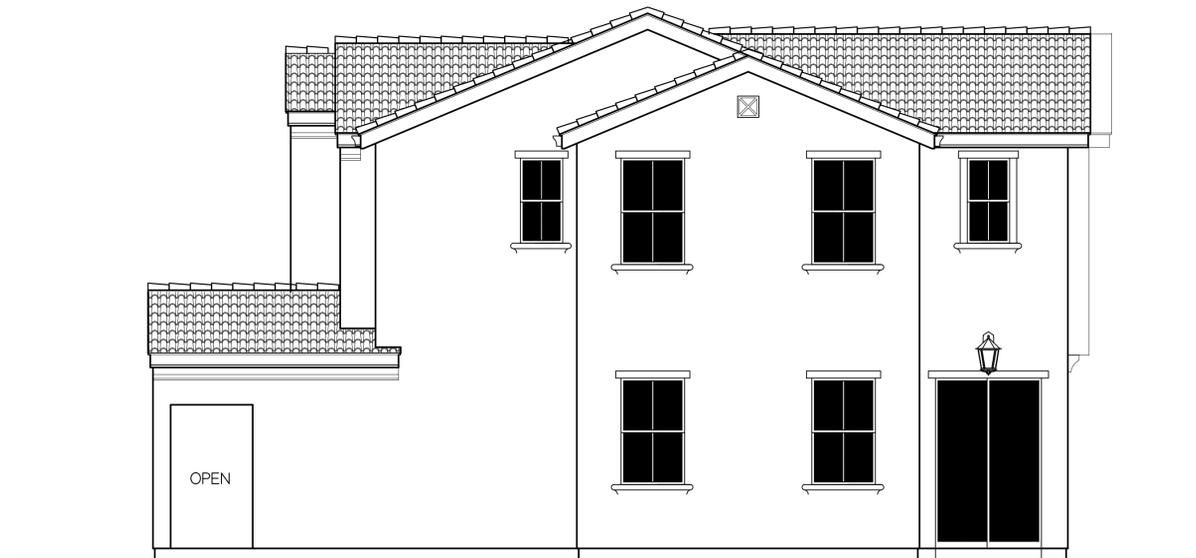


LEFT



OVERHANG : 12"
 RAKE : 1" & 12"
 ROOF PITCH : 5:12 U.N.O

ROOF PLAN



RIGHT



REAR

GADING ONE



PLAN 1A - EXTERIOR ELEVATIONS

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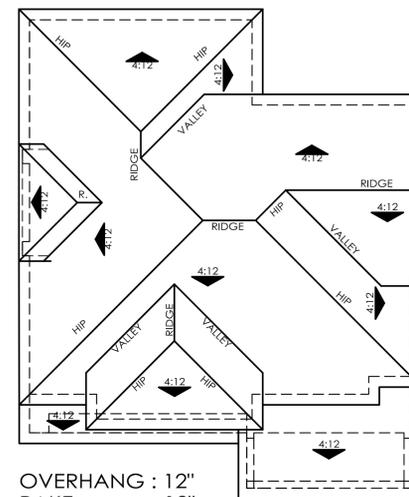
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A1.2

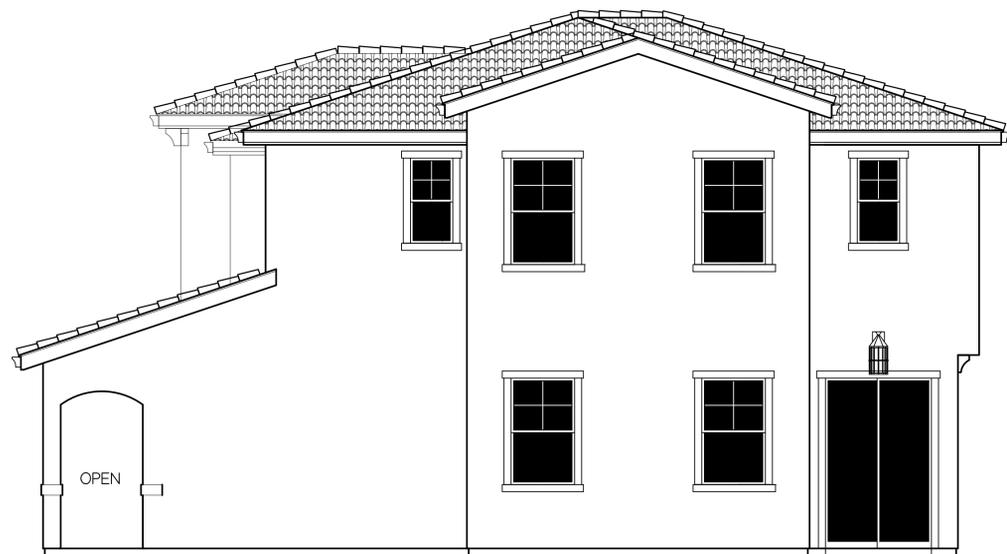


LEFT



OVERHANG : 12"
RAKE : 12"
ROOF PITCH : 4:12

ROOF PLAN



RIGHT



REAR

GADING ROAD



PLAN 1B - EXTERIOR ELEVATIONS

HAYWARD, CA

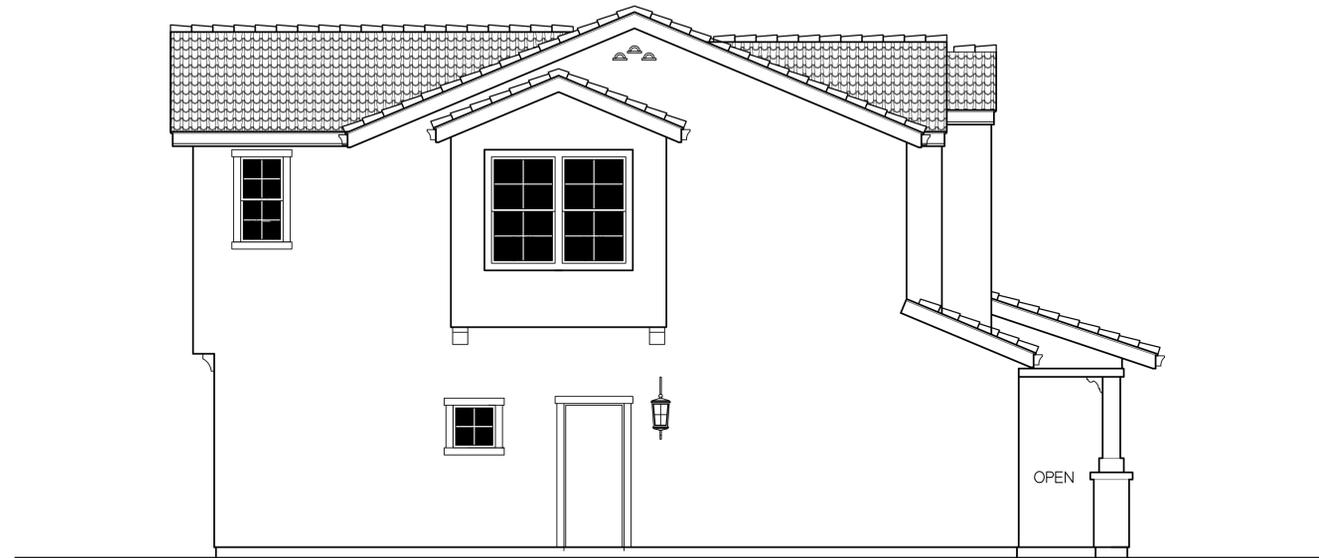
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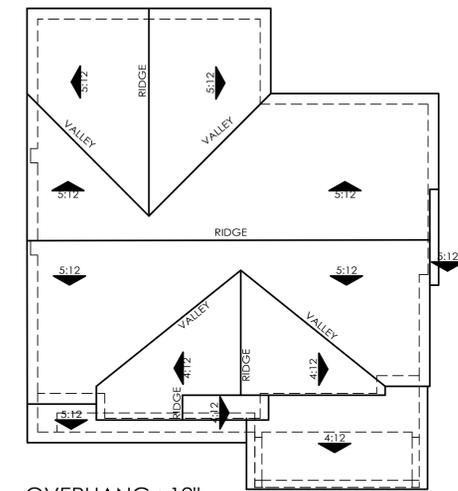
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A1.3

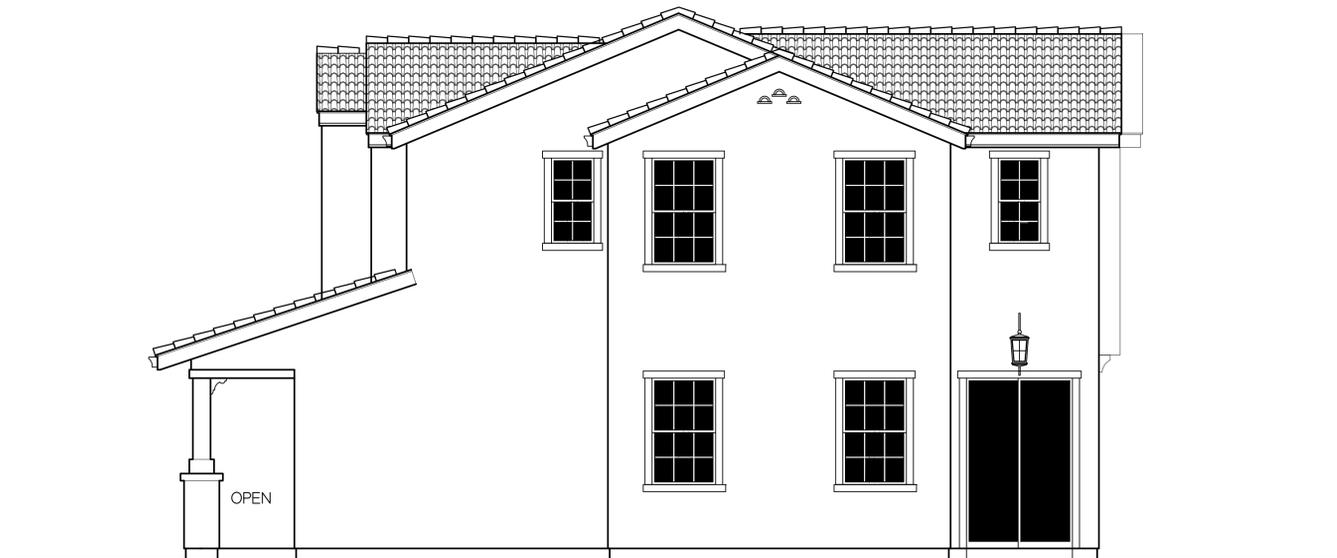


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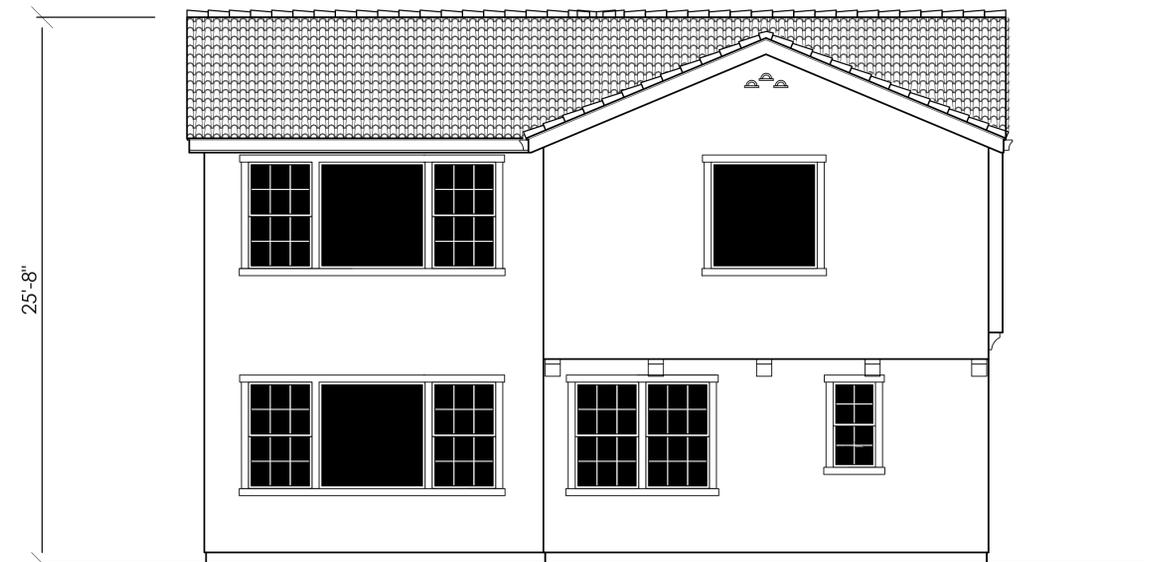


OVERHANG : 12"
 RAKE : 12"
 ROOF PITCH : 5:12 U.N.O

ROOF PLAN



RIGHT



REAR

GADING ROAD



PLAN IC - EXTERIOR ELEVATIONS

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A1.4



1A Materials-
Concrete Roof Tile
"Low Profile S Tile"
12" Eaves, 2" Rakes
Decorative Details
Coach Light
1x Stucco Finish Trim

ELEVATION 2A MISSION



1B Materials-
Concrete Roof Tile
"Low Profile S Tile"
12" Eaves & Rakes
Decorative Details
Coach Light
1x Stucco Finish Trim
Brackets

ELEVATION 2B SPANISH RESORT



1C Materials-
Concrete Roof Tile
"Low Profile S Tile"
12" Eaves & Rakes
Decorative Details
Coach Light
1x Stucco Finish Trim
Stone Veneer

ELEVATION 2C HACIENDA

GADING ROAD



FRONT ELEVATIONS

HAYWARD, CA

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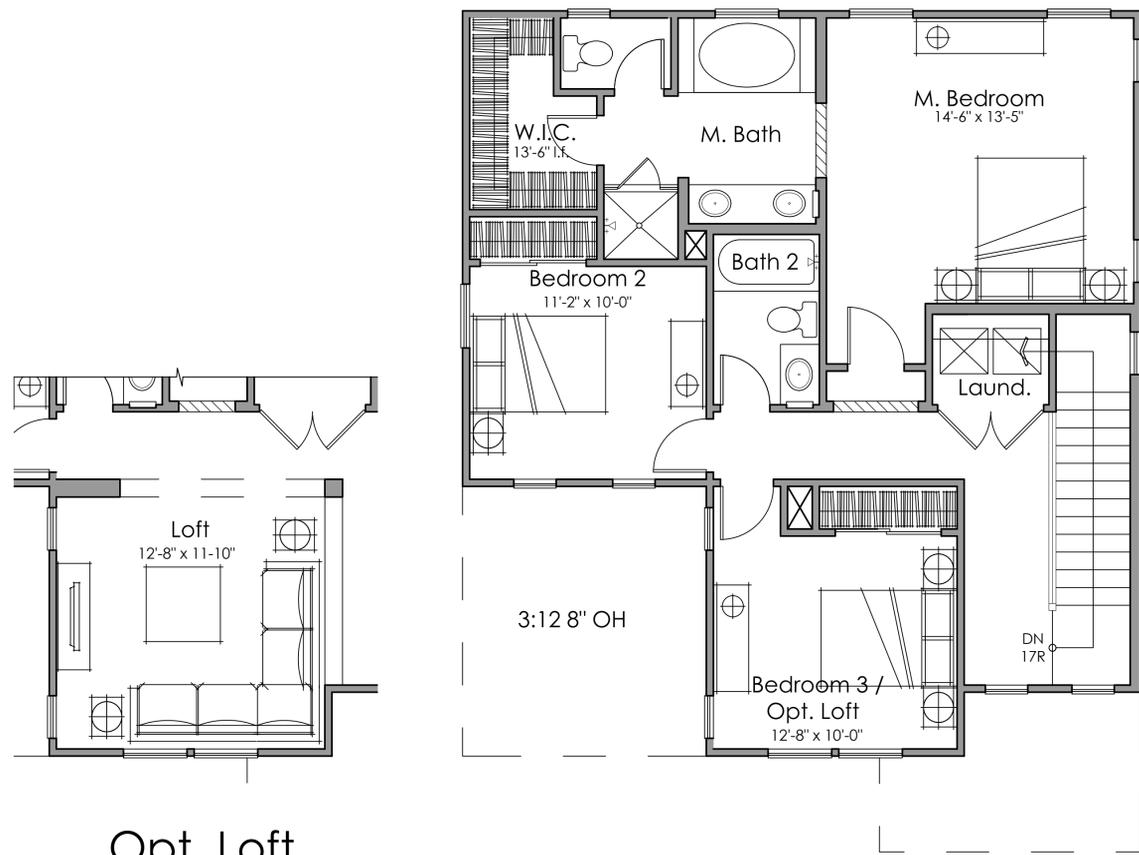
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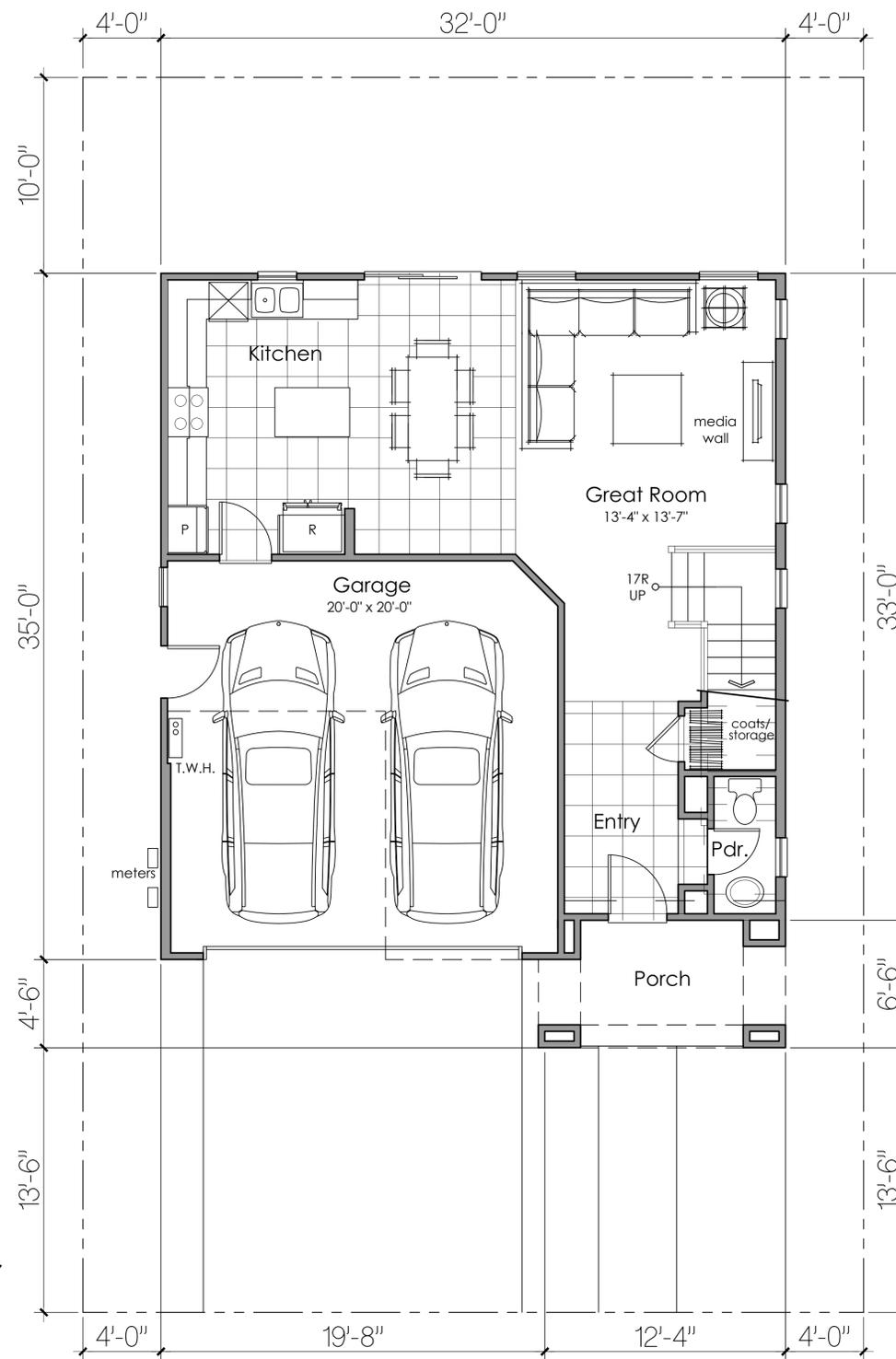
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Opt. Loft

Second Floor
878 s.f.



First Floor
686 s.f.

Floor Plan - Plan 2 Summary:
Great Room / Entertaining
3 Bedrooms W/ Loft Option
2.5 Baths
1,564 s.f.



A2.1

GADING ROAD



PLAN 2A FLOOR PLAN

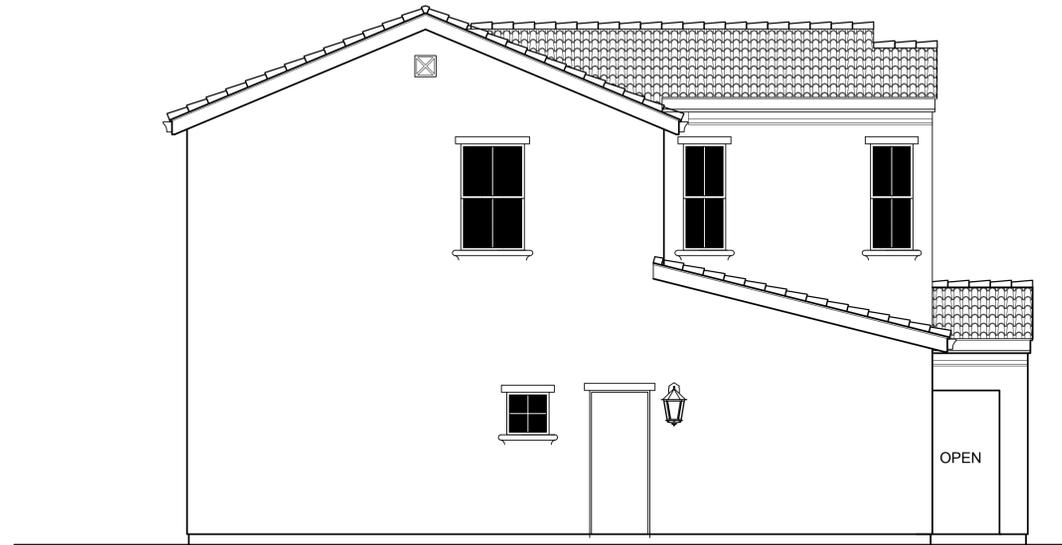
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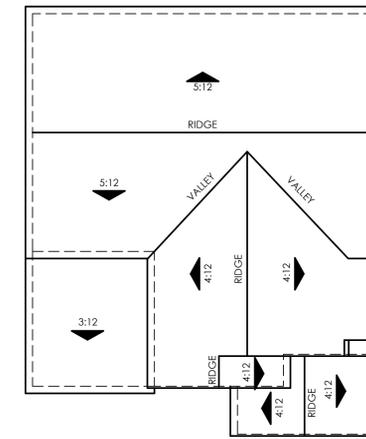
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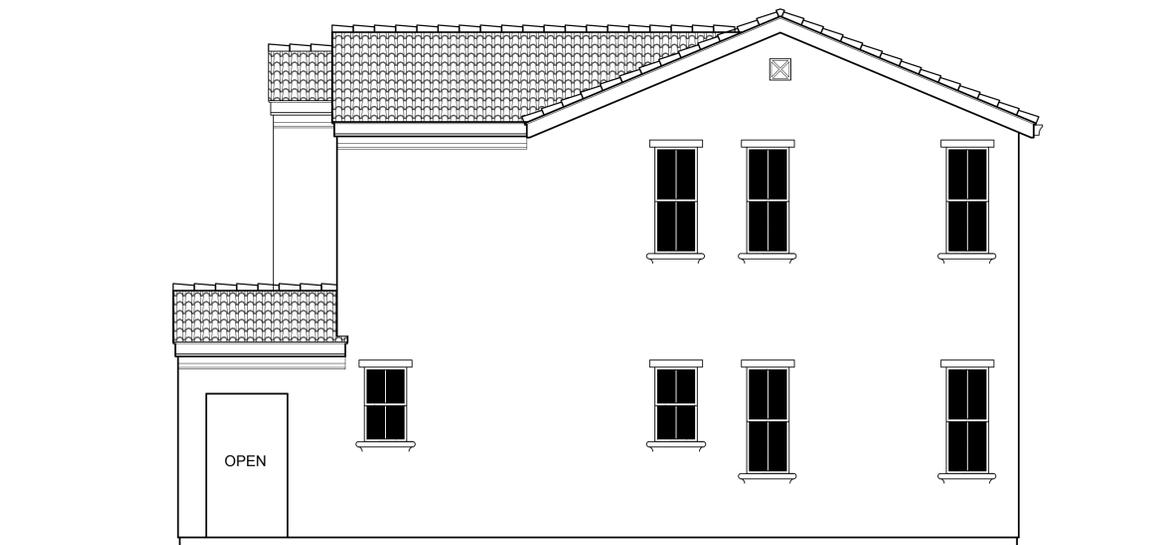


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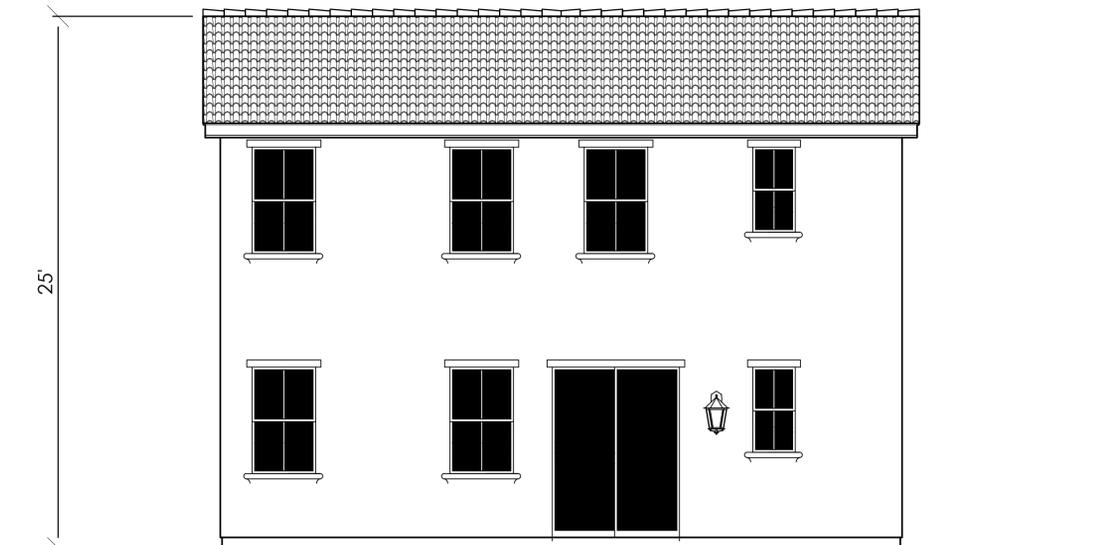


OVERHANG : 8"
 RAKE : 8"
 ROOF PITCH : 5:12 U.N.O

ROOF PLAN



RIGHT



REAR

GADING ROAD



PLAN 2A - EXTERIOR ELEVATIONS

HAYWARD, CA

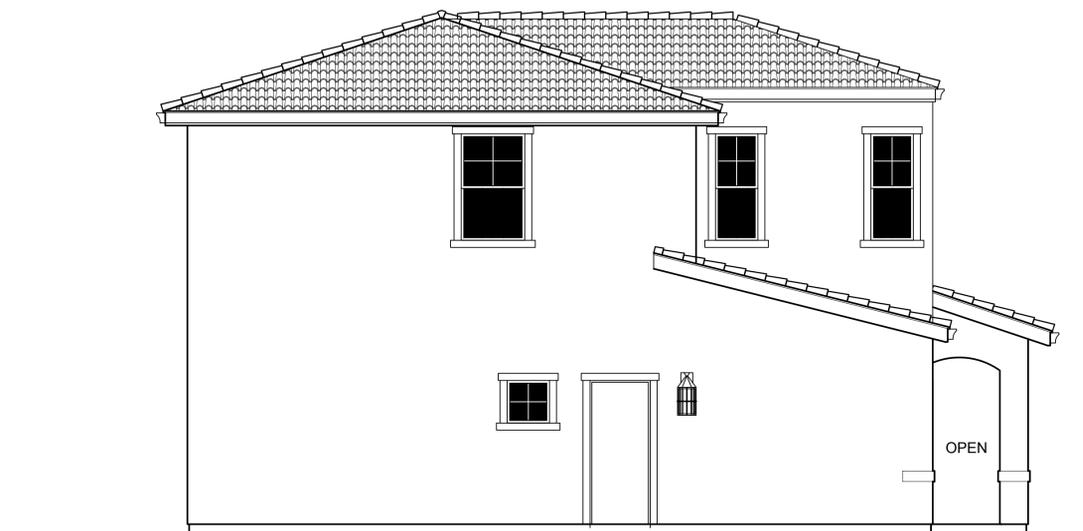
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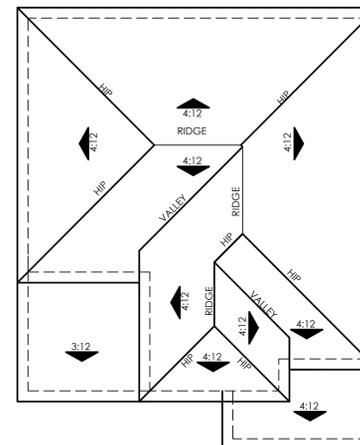
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A2.2

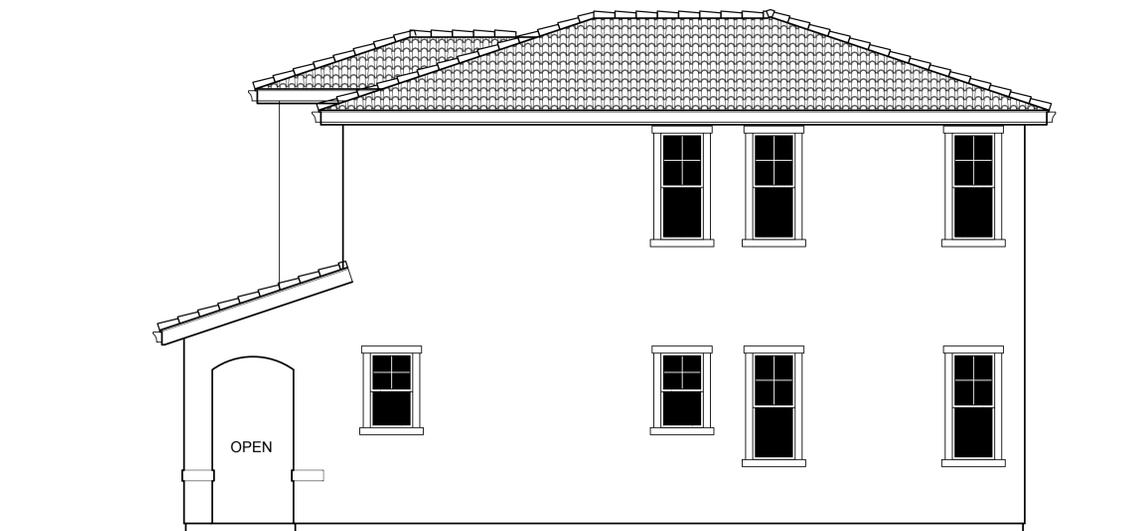


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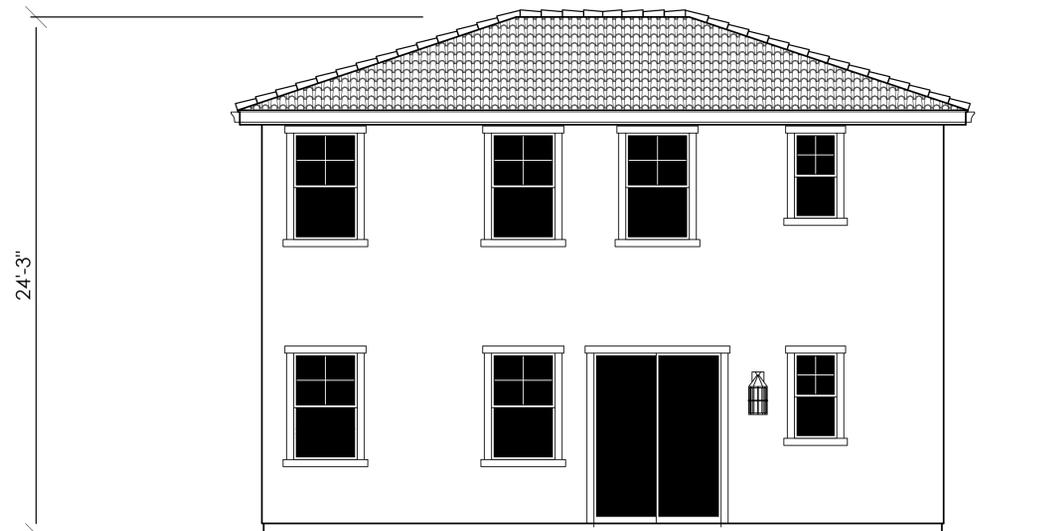


OVERHANG : 12"
RAKE : 12"
ROOF PITCH : 4:12 U.N.O

ROOF PLAN



RIGHT



REAR

GADING ROAD



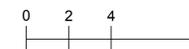
PLAN 2B - EXTERIOR ELEVATIONS

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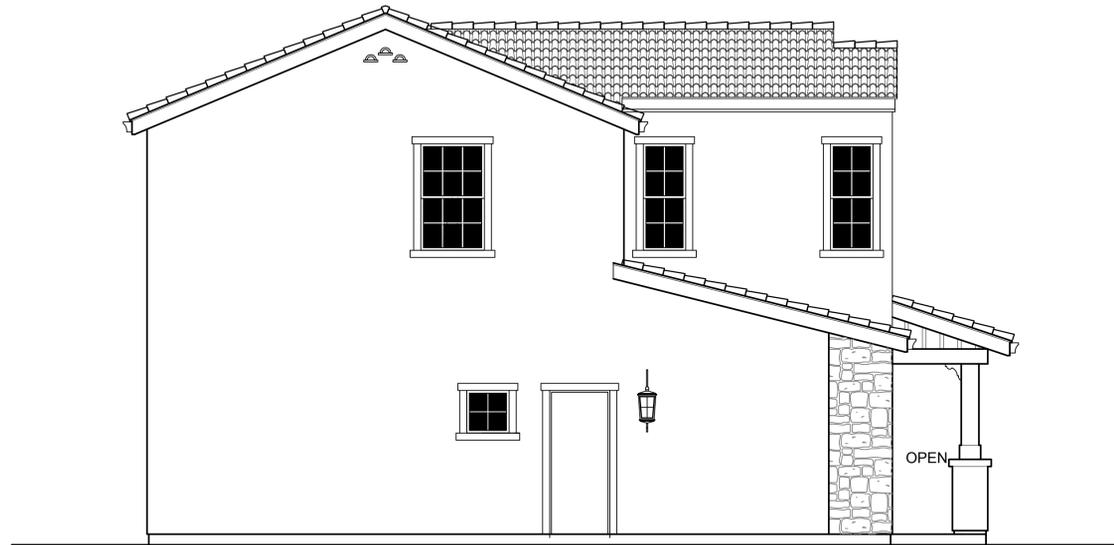
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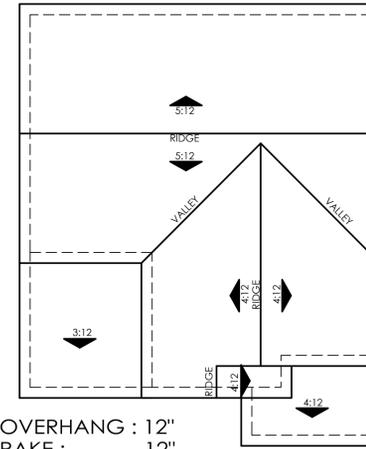
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A2.3

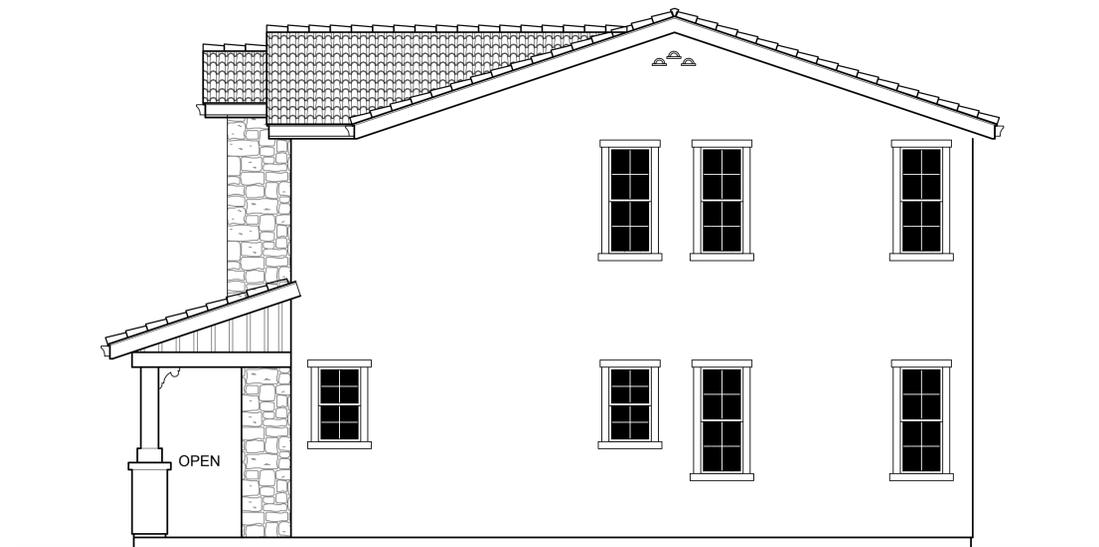


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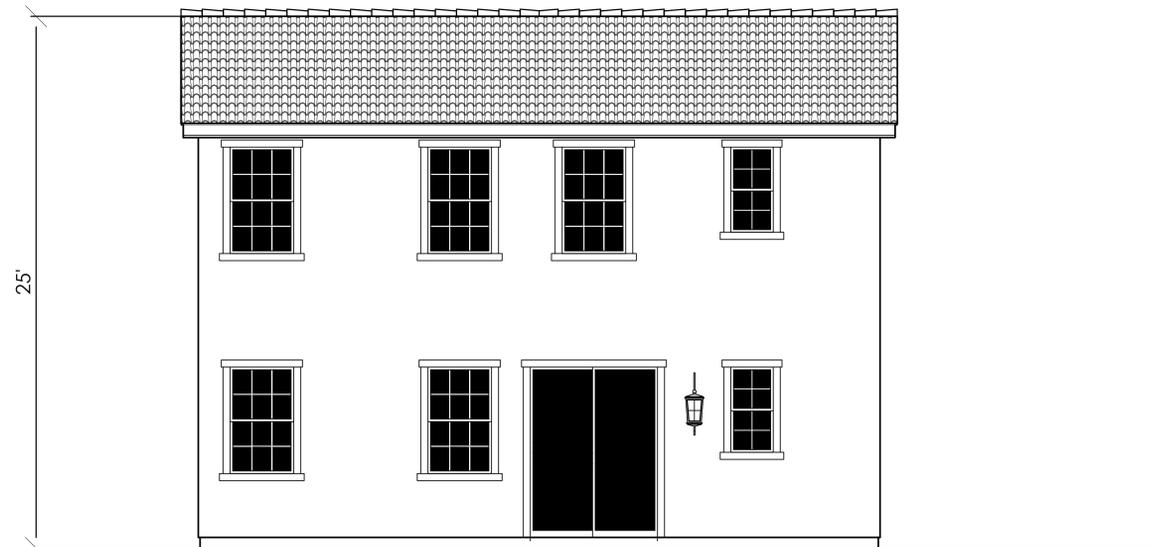


OVERHANG : 12"
 RAKE : 12"
 ROOF PITCH : 5:12 U.N.O

ROOF PLAN



RIGHT



REAR

GADING ROAD



PLAN 2C - EXTERIOR ELEVATIONS

HAYWARD, CA

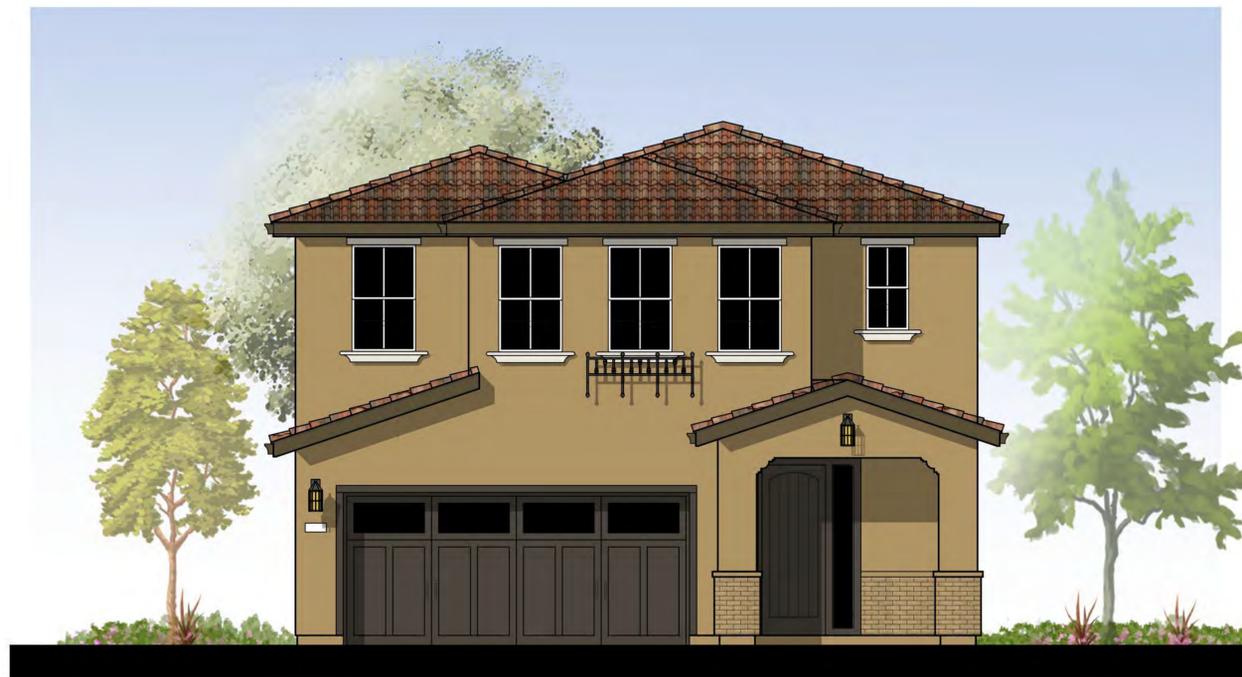
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A2.4



3A Materials-
Concrete Roof Tile
"Low Profile S Tile"
12" Eaves, 2" Rakes
Decorative Details
Coach Light
1x Stucco Finish Trim

ELEVATION 3A MISSION



3B Materials-
Concrete Roof Tile
"Low Profile S Tile"
12" Eaves & Rakes
Decorative Details
Coach Light
1x Stucco Finish Trim
Brackets

ELEVATION 3B SPANISH RESORT

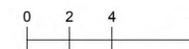


3C Materials-
Concrete Roof Tile
"Low Profile S Tile"
12" Eaves & Rakes
Decorative Details
Coach Light
1x Stucco Finish Trim
Stone Veneer

ELEVATION 3C HACIENDA

GADING ROAD

FRONT ELEVATIONS



A3.0



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3A Materials-
Concrete Roof Tile
"Low Profile S Tile"
12" Eaves, 2" Rakes
Decorative Details
Coach Light
1x Stucco Finish Trim

ELEVATION 3A MISSION



3B Materials-
Concrete Roof Tile
"Low Profile S Tile"
12" Eaves & Rakes
Decorative Details
Coach Light
1x Stucco Finish Trim
Brackets

ELEVATION 3B SPANISH RESORT



3C Materials-
Concrete Roof Tile
"Low Profile S Tile"
12" Eaves & Rakes
Decorative Details
Coach Light
1x Stucco Finish Trim
Stone Veneer

ELEVATION 3C HACIENDA

GADING ROAD

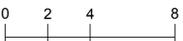


FRONT ELEVATIONS

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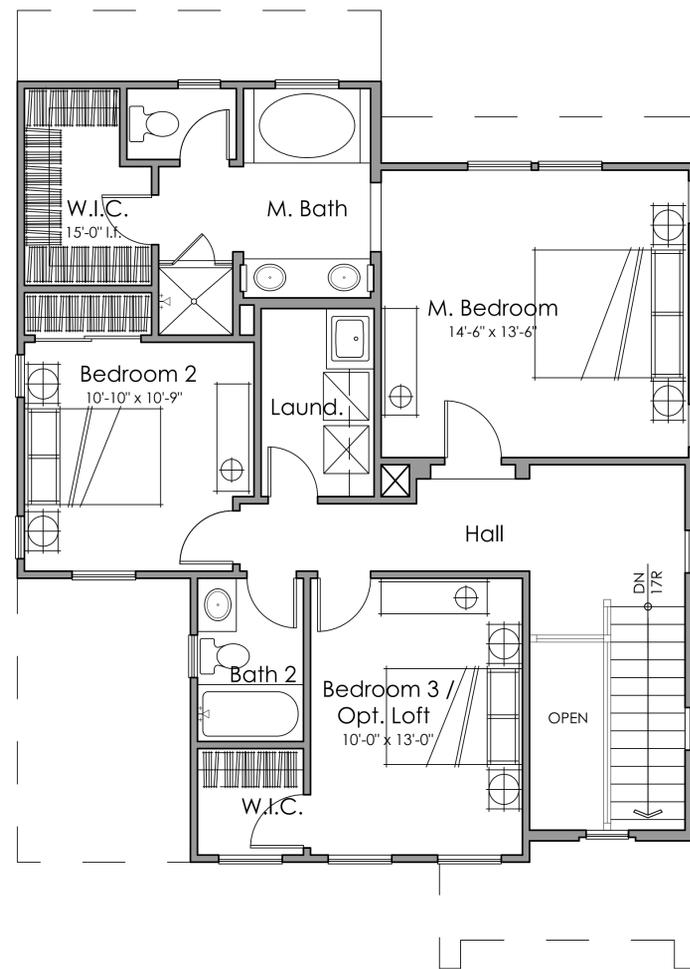
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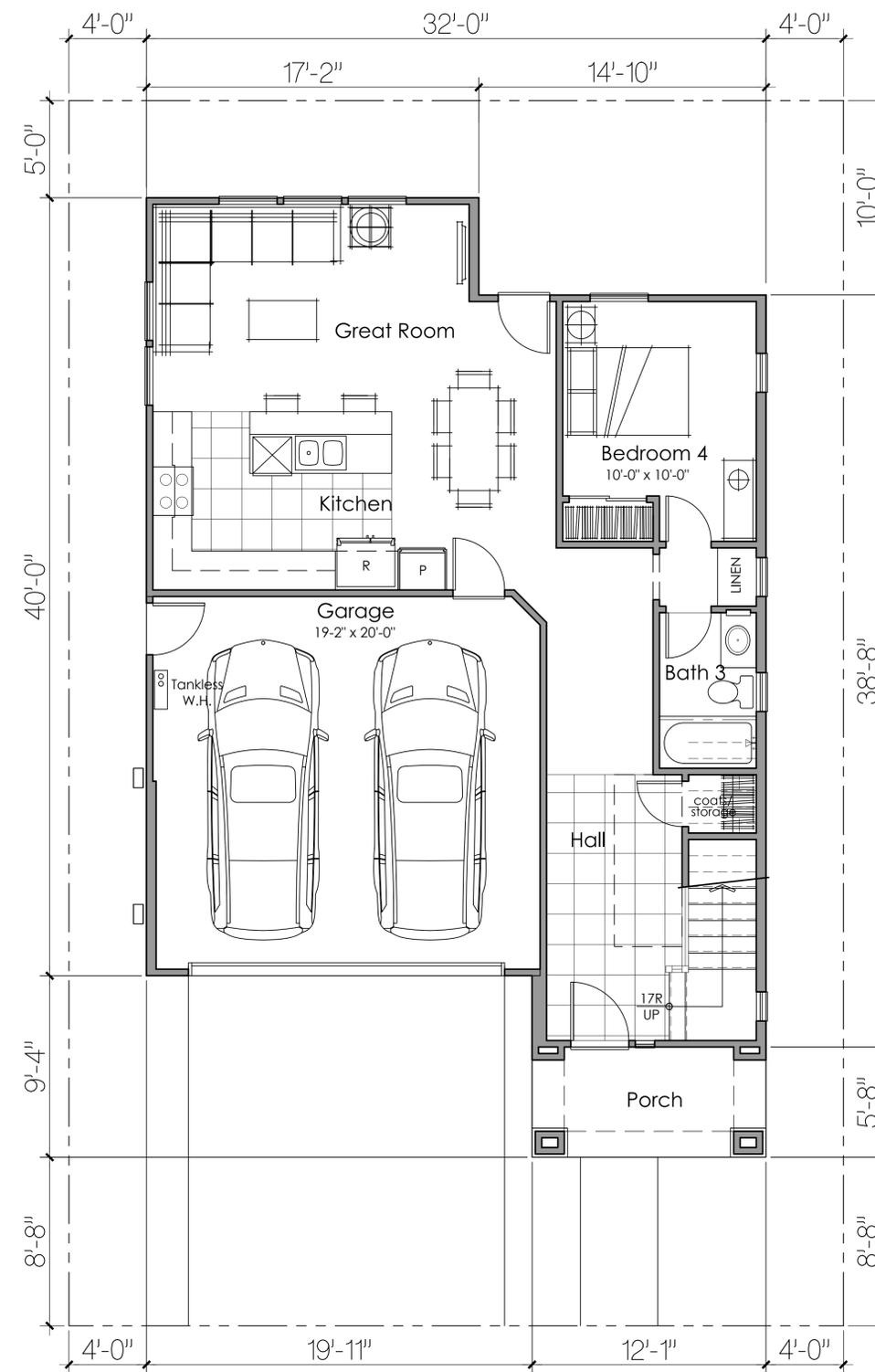
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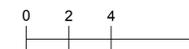


Second Floor
920 s.f.



First Floor
853 s.f.

Floor Plan - Plan 3 Summary:
Great Room / Entertaining
4 Bedrooms
3 Baths
1,773 s.f. (Plan 3C- 1,779 s.f.)



A3.1

GADING ROAD



PLAN 3A FLOOR PLAN

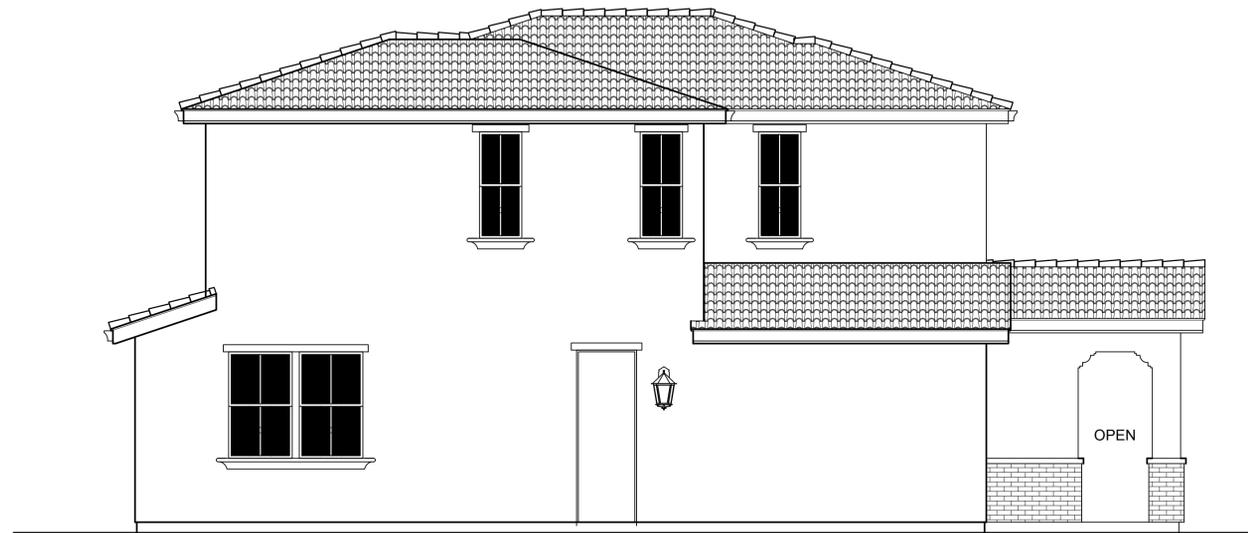
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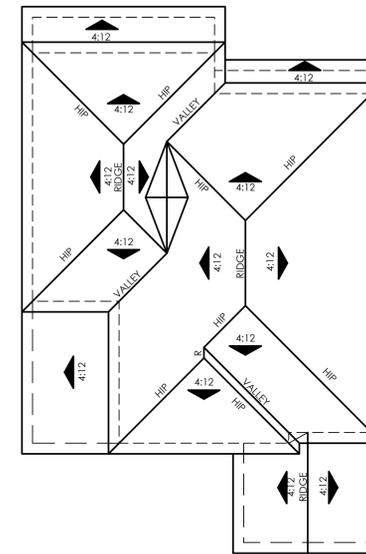
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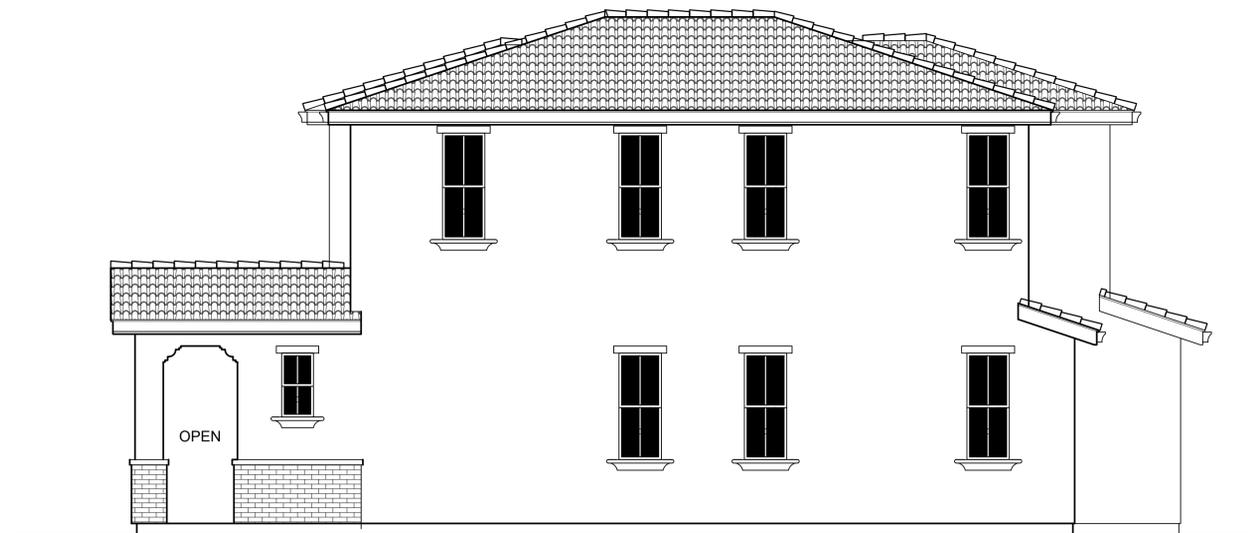


LEFT



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

ROOF PLAN



RIGHT



REAR

GADING ROAD



PLAN 3A - EXTERIOR ELEVATIONS

HAYWARD, CA

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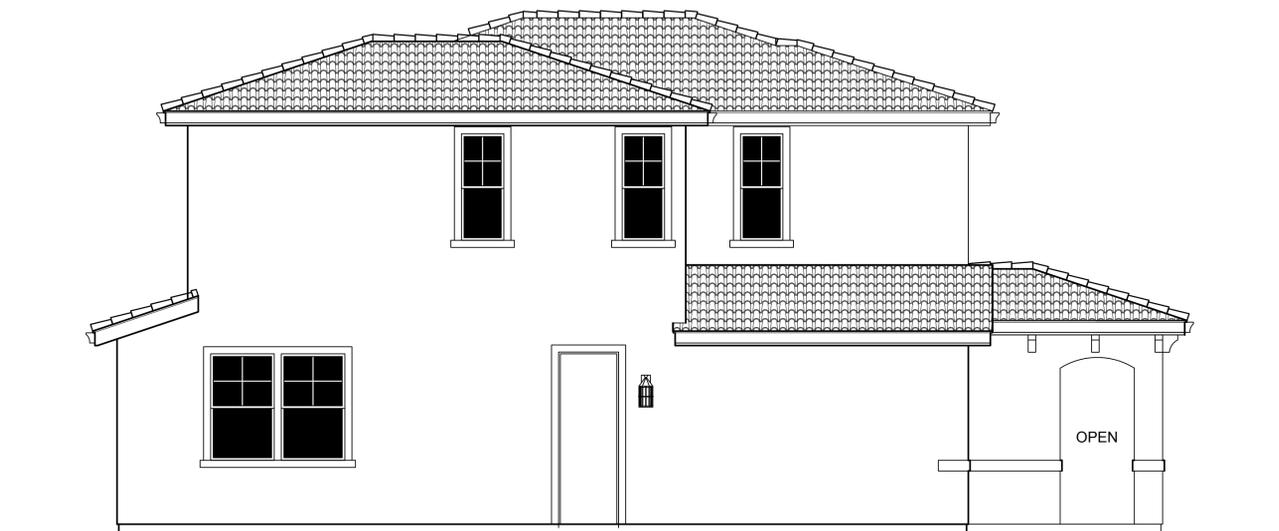
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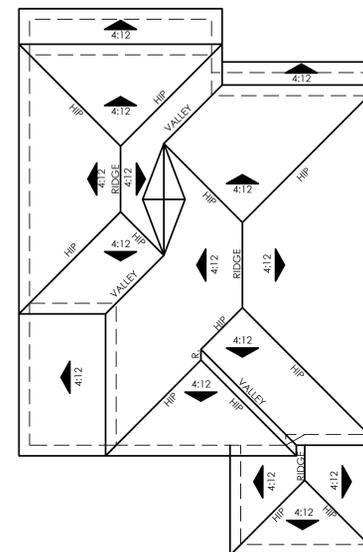
A3.2

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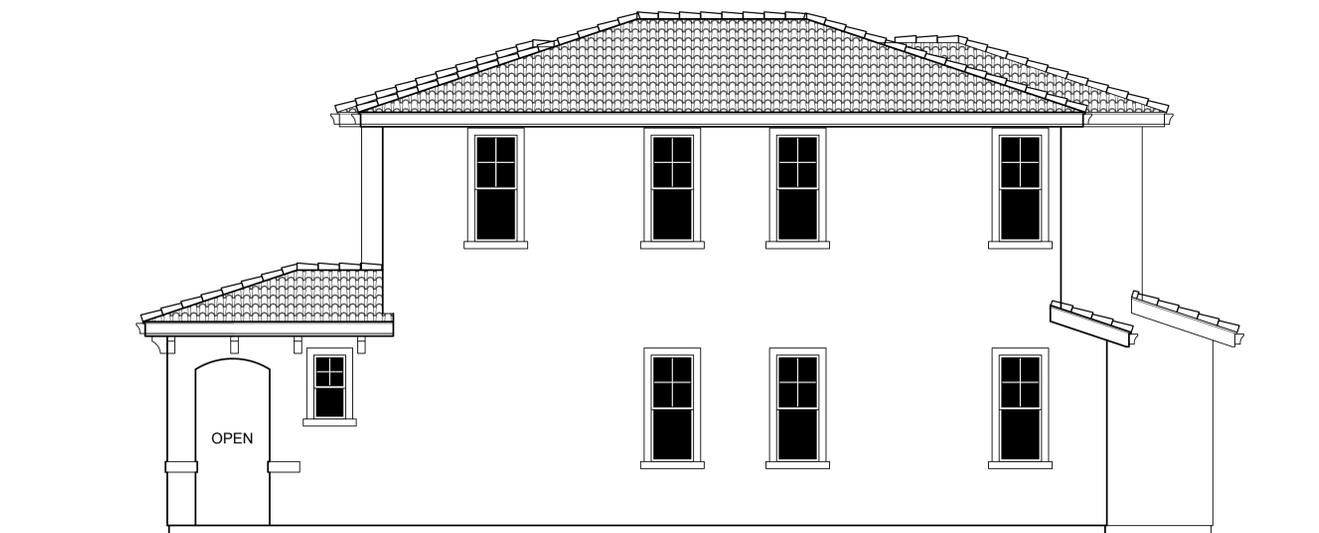


LEFT



OVERHANG : 12"
 RAKE : 12"
 ROOF PITCH : 4:12

ROOF PLAN



RIGHT



REAR

GADING ROAD



PLAN 3B - EXTERIOR ELEVATIONS

HAYWARD, CA

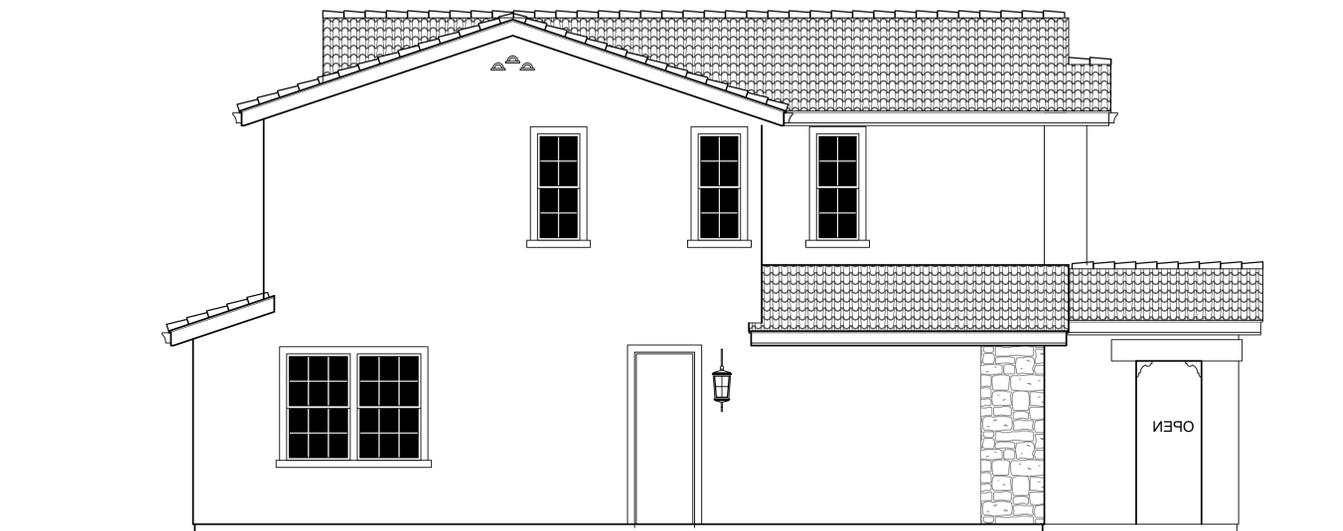
KTGY # 2015-0706

2/17/2016 2nd SUBMITTAL
12/18/2015 1st SUBMITTAL

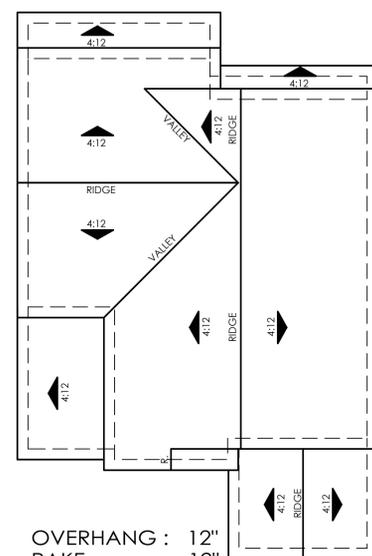
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 Architecture+Planning
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 Oakland, CA 94607
 510.272.2910
 ktgy.com



A3.3

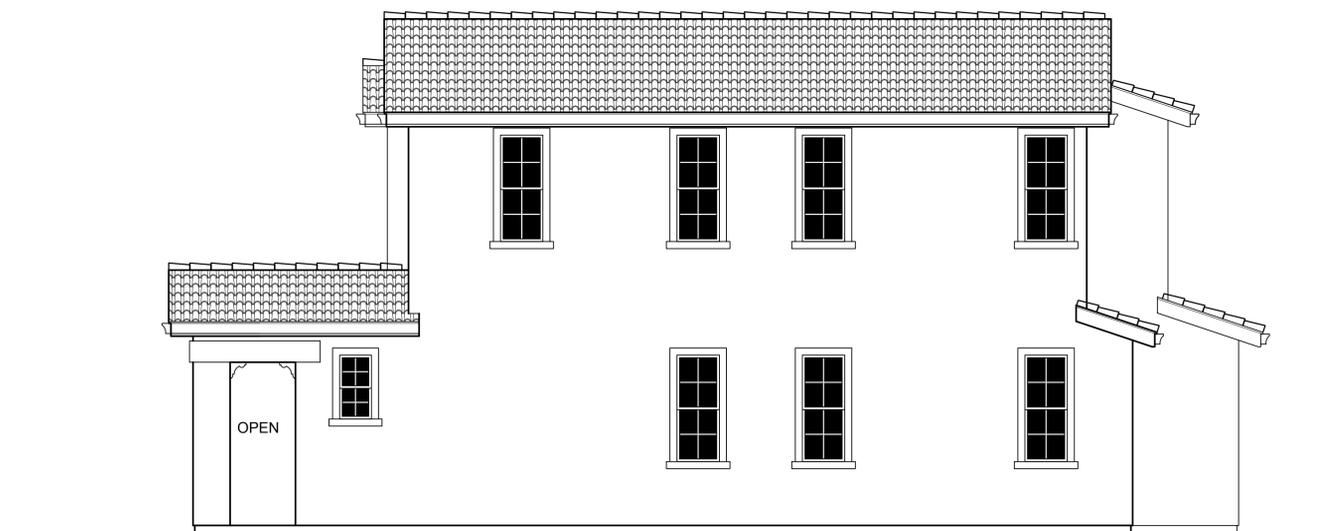


LEFT



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

ROOF PLAN



RIGHT



REAR

GADING ROAD

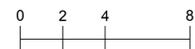


PLAN 3C - EXTERIOR ELEVATIONS

HAYWARD, CA

KTGY # 2015-0706

2/17/2016 2nd SUBMITTAL
12/18/2015 1st SUBMITTAL



A3.4

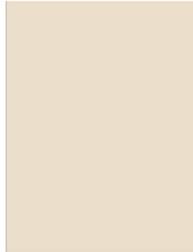
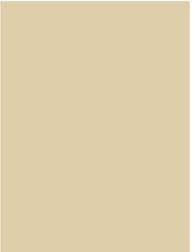
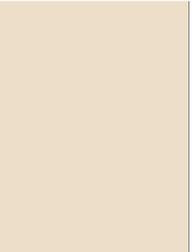
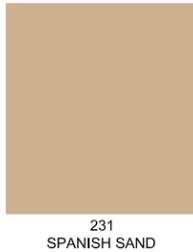
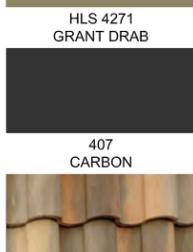
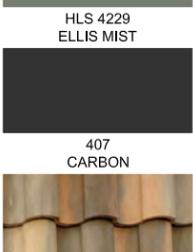
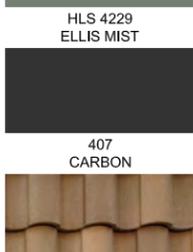
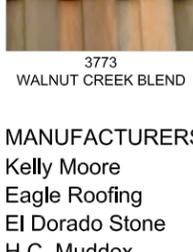
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'A' - MISSION ELEVATIONS

'B' - SPANISH RESORT ELEVATIONS

'C' - HACIENDA ELEVATIONS

	SCHEME 01	SCHEME 02	SCHEME 03		SCHEME 04	SCHEME 05	SCHEME 06		SCHEME 07	SCHEME 08	SCHEME 09
STUCCO BODY	 KMW 3 ASIAN FUSION	 KM 4669 BRAIDED RAFFIA	 KM 4679 GATHERING PLACE	STUCCO BODY / BELLY BAND	 KM 5739 FABULOUS FORTIES	 KMW 4 VICTORIAN LACE	 KM 5739 FABULOUS FORTIES	STUCCO BODY	 KM 5739 FABULOUS FORTIES	 HLS 4254 MAYBECK MUSLIN	 HLS 4254 MAYBECK MUSLIN
FASCIA / EAVES / CORBELS	 231 SPANISH SAND	 KMA 52 GOLDEN PILSNER	 KM 5706 BONNIE'S BEACH	FASCIA / EAVES / BRACKETS	 KM 5786 RIVER BANK	 KM 4553 BRAUN	 KM 5786 RIVER BANK	FASCIA / EAVES / BRACKETS / POSTS	 KM 5786 RIVER BANK	 KM 4638 BERKELEY HILLS	 KM 4638 BERKELEY HILLS
ALL TRIM	 KM 4553 BRAUN	 KM 4741 EXECUTIVE COURSE	 KM 4926 IVORY MIST	ALL TRIM	 KMW 34 BETTER THAN BEIGE	 232 SPANISH SAND	 KMW 34 BETTER THAN BEIGE	ALL TRIM	 KMW 34 BETTER THAN BEIGE	 KM 5729 FOOTHILL DRIVE	 KM 5729 FOOTHILL DRIVE
ENTRY DOORS / GARAGE DRS	 KM 4952 POMPEII RUINS	 KMA 52 GOLDEN PILSNER	 KM 4946 SEAMED WRAP	ENTRY DOORS / GARAGE DRS	 HLS 4271 GRANT DRAB	 HLS 4229 ELLIS MIST	 HLS 4271 GRANT DRAB	ENTRY DOORS / GARAGE DRS	 HLS 4229 ELLIS MIST	 HLS 4271 GRANT DRAB	 HLS 4271 GRANT DRAB
DECORATIVE METAL DETAILS / RAILINGS / ACCENT HINGES	 407 CARBON	 407 CARBON	 407 CARBON	DECORATIVE METAL DETAILS / RAILINGS	 407 CARBON	 407 CARBON	 407 CARBON	DECORATIVE METAL DETAILS / RAILINGS / ACCENT HINGES	 407 CARBON	 407 CARBON	 407 CARBON
ROOF MATERIAL: LOW 'S' PROFILE	 3773 WALNUT CREEK BLEND	 3773 WALNUT CREEK BLEND	 3645 SUNRISE BLEND	ROOF MATERIAL: LOW 'S' PROFILE	 3773 WALNUT CREEK BLEND	 3773 WALNUT CREEK BLEND	 3645 SUNRISE BLEND	ROOF MATERIAL: LOW 'S' PROFILE	 3646 SUNSET BLEND	 3646 SUNSET BLEND	 3646 SUNSET BLEND
BRICK VENEER - COMMON SIZE - PAINTED			 OLD TOWN RED					STONE VENEER	 MANZANITA CLIFFSTONE	 SIERRA MOUNTAIN LEDGE	 MANZANITA CLIFFSTONE

MANUFACTURERS
Kelly Moore
Eagle Roofing
El Dorado Stone
H.C. Muddox

GADING ONE

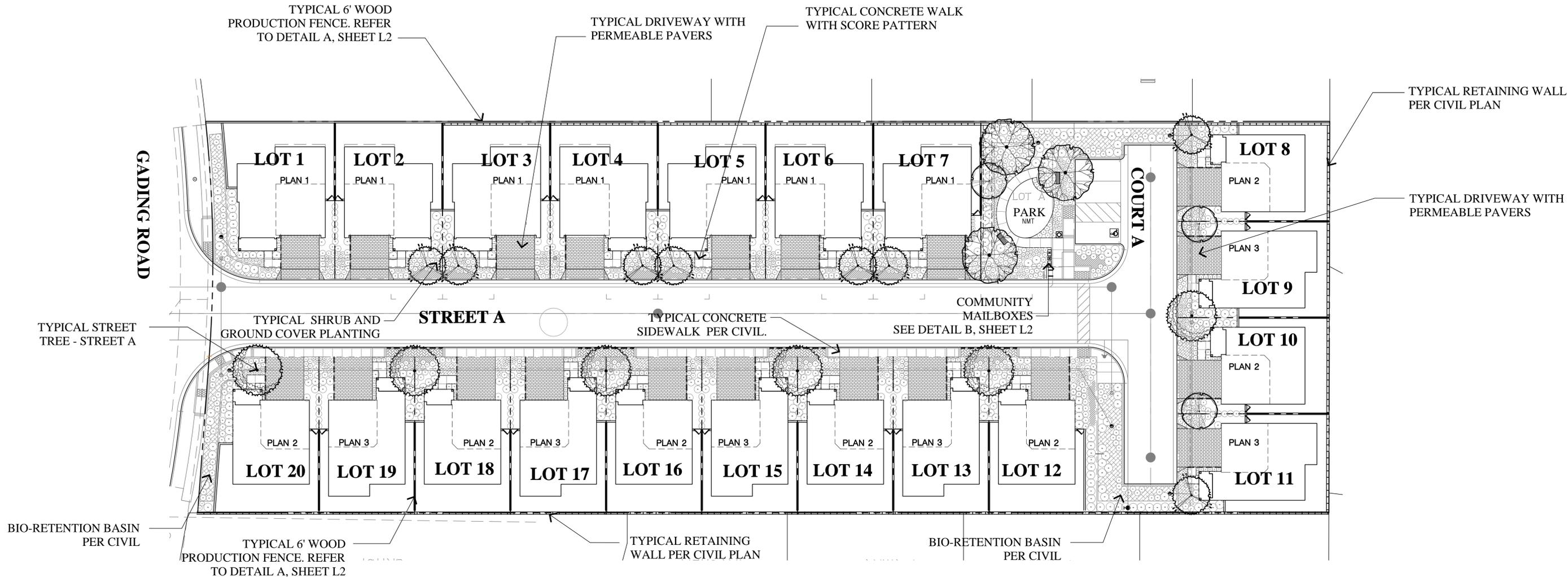


HAYWARD, CA
KTGY # 2015-0706

3/14/2016 2nd SUBMITTAL
12/18/2015 1st SUBMITTAL

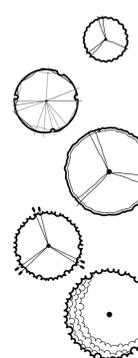
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PRELIMINARY TREE PALETTE

BOTANICAL NAME	COMMON NAME	SIZE	WATER USE
TREES			
ARBUS UNEDO 'COMPACTA'	STRAWBERRY TREE	24" BOX	LOW
LAGERSTROEMIA X 'TUSCARORA'	CRAPE MYRTLE	24" BOX	LOW
PISTACHIA CHINENSIS	CHINESE PISTACHE	24" BOX	LOW
PRUNUS C. 'KRAUTER VESUVIUS'	FLOWERING PLUM	24" BOX	LOW
PYRUS C. 'CHANTICLEER'	ORNAMENTAL PEAR	24" BOX	LOW

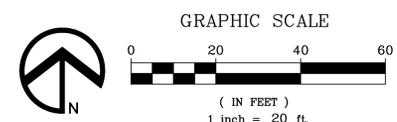


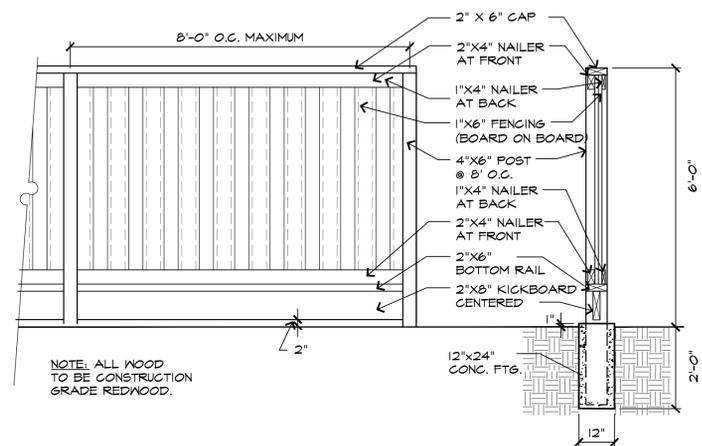
PRELIMINARY PROPOSED PLANT PALETTE

BOTANICAL NAME	COMMON NAME	SIZE	WATER USE
SHRUBS			
BUDDLEJA 'FLUTTERBY PETITE'	DWARF BUTTERFLY BUSH	1 GALLON	LOW
CAREX DIPSACEA	AUTUMN SEDGE	1 GALLON	MEDIUM
CAREX DIVULSA	BERKELEY SEDGE	1 GALLON	LOW
DIETES BICOLOR	FORTNIGHT LILY	1 GALLON	LOW
DIETES IRIDIODES	FORTNIGHT LILY	1 GALLON	LOW
DIOSMA PULCHRUM	BREATH-OF-HEAVEN	1 GALLON	MEDIUM
EUONYMUS JAPONICUS 'SIEBE'	GOLDEN FLAIR EUONYMUS	1 GALLON	LOW
ERIGERON KARVINSKIANUS	SANTA BARBARA DAISY	1 GALLON	LOW
EUONYMUS J. 'MICROPHYLLUS'	BOXLEAF EUONYMUS	5 GALLON	LOW
FESTUCA GLAUCA	BLUE FESCUE	1 GALLON	LOW
HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	1 GALLON	LOW
HEMEROCALLIS HYBRIDS	DAYLILY	1 GALLON	MEDIUM
LAVANDULA 'MUNSTEAD'	ENGLISH LAVANDER	1 GALLON	LOW
LAVATERA MARITIMA	TREE MALLOW	5 GALLON	LOW
LOROPETALUM C. 'CERISE CHARM'	CHINESE FRINGEFLOWER	5 GALLON	LOW
MUHLENBERGIA RIGENS	DEER GRASS	1 GALLON	LOW
NANDINA D. 'GULF STREAM'	DWARF HEAVENLY BAMBOO	1 GALLON	LOW
RHAPHIOLEPIS INDICA 'BALLERINA'	INDIAN HAWTHORN	5 GALLON	LOW
RHAPHIOLEPIS INDICA 'ORIENTAL PEARL'	INDIAN HAWTHORN	5 GALLON	LOW
ROSMARINUS OFFICINALIS	ROSEMARY	5 GALLON	LOW
PITTIOSPORUM T. 'ELFIN'	DWARF TIBORA	1 GALLON	MED
XYLOSMA C. 'COMPACTA'	COMPACT XYLOSMA	5 GALLON	LOW
GROUNDCOVERS - BIO-SWALE			
THYMUS PSEUDOLANUGINOSUS	WOOLY THYME	1 GALLON @ 36" O.C.	LOW
GROUNDCOVERS			
ARCTOSTAPHYLOS D. 'EMERALD CARPET'	BEARBERRY	1 GALLON @ 36" O.C.	MEDIUM
NMT	NATIVE FESCUES	NO MOW TURF - SODDED AVAILABLE FROM DELTA BLUE GRASS	LOW

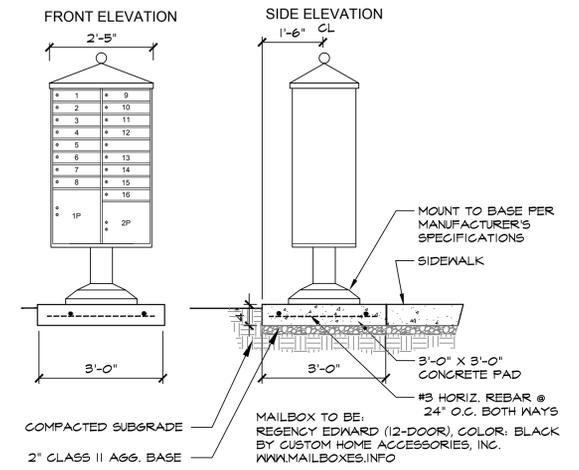
NOTES:

- ALL TREES SHALL BE PLANTED AND STAKED PER CITY STANDARDS.
- 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.
- 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".

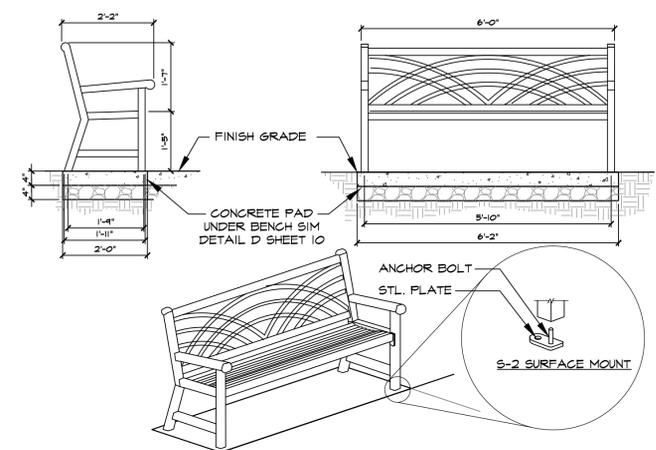




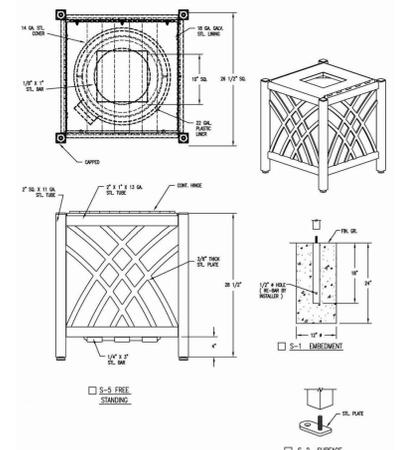
A WOOD FENCE W/KICKERBOARD SCALE: 1/2" = 1'-0" 024 - fndfr



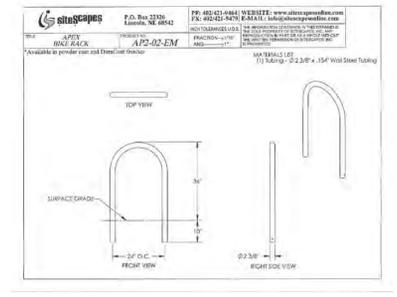
B COMMUNITY MAILBOXES



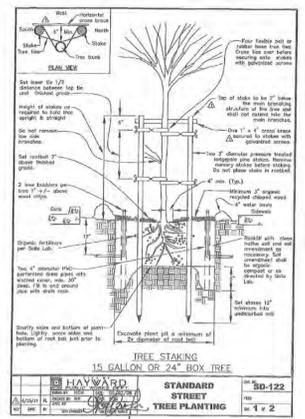
C BENCH SCALE: 1/2" = 1'-0" 024 -



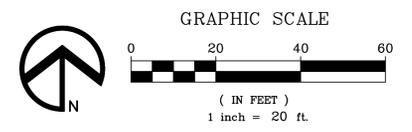
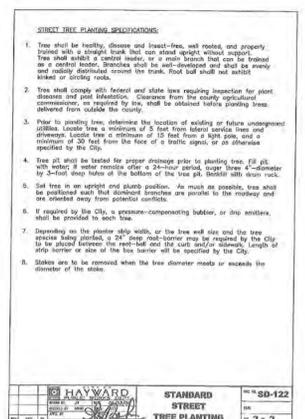
D TRASH RECEPTACLE NOT TO SCALE 024 -

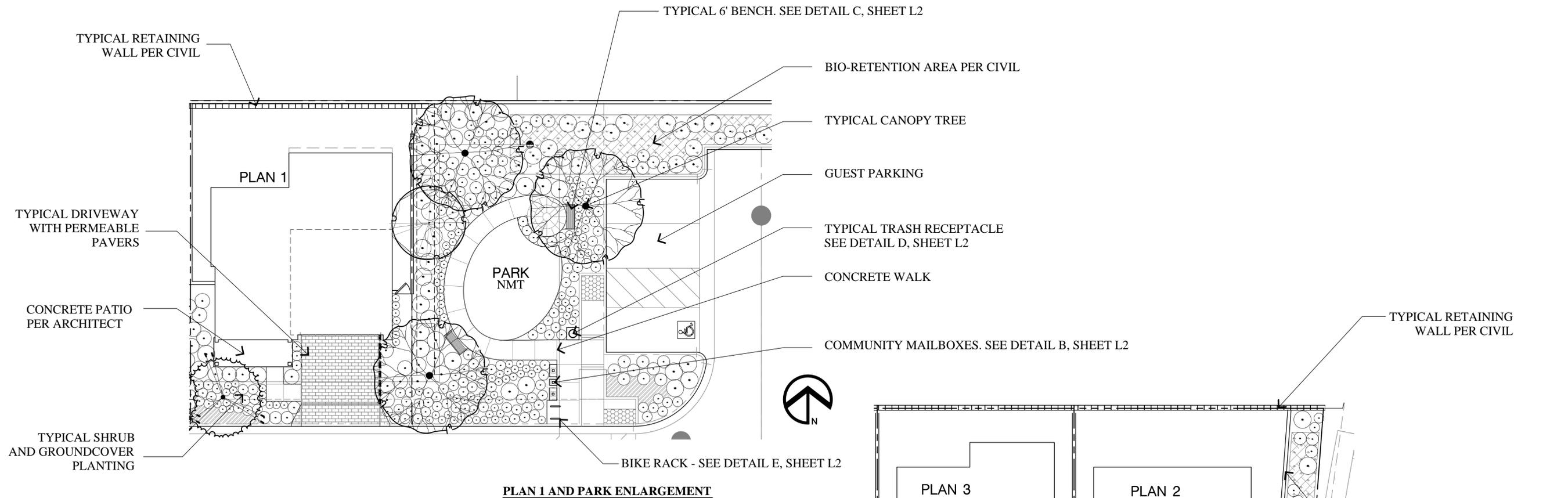


E BIKE RACK NTS



F STANDARD STREET TREE PLANTING NTS





PLAN 1 AND PARK ENLARGEMENT

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.

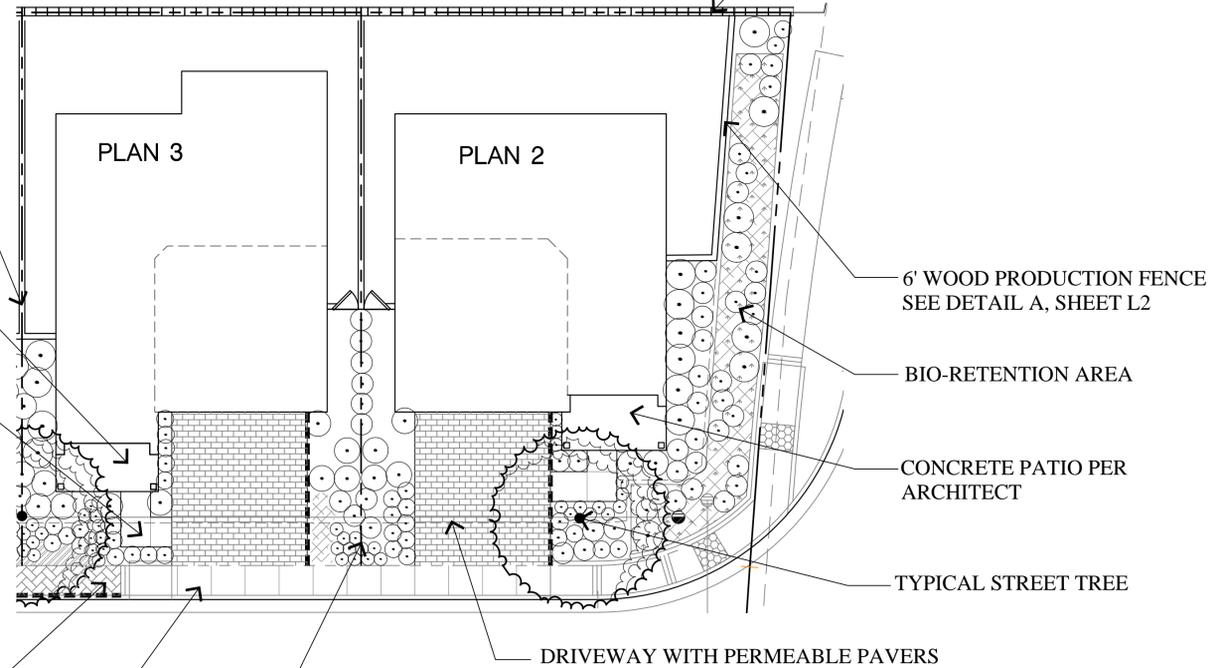
ENTRYWAYS AND PICTURE WINDOWS WILL BE FRAMED BY SPECIMEN SHRUBS AND NODES WILL HAVE ACCENT PLANTINGS. PLANT SPECIES WHICH ENHANCE THE ARCHITECTURAL ELEVATIONS SHALL BE USED. A DIVERSE USE OF PLANT SPECIES WILL DISPLAY VARIOUS TEXTURES, FORMS, FOLIAGE COLOR, AND FLOWERS; WILL CREATE A BEAUTIFUL LANDSCAPE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

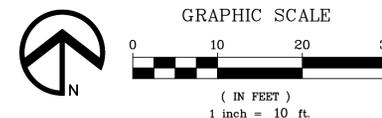
THE PROJECT FEATURES A COMMON PARK SPACE THAT PROVIDES OPPORTUNITIES FOR ADULTS AND CHILDREN TO INTERACT. AN OPEN TURF AREA AND SEATING PROVIDE A FAMILY FRIENDLY SPACE THAT ALLOWS ITS USERS TO ENJOY THE OUTDOORS.

THE IRRIGATION SYSTEM WILL USE WEATHER-BASED CONTROLLERS TO CONSERVE THE USE OF WATER. SPRAY IRRIGATION WILL ONLY OCCUR AT TURF AREAS, AND SPRAY HEADS WITH LOW PRECIPITATION RATES WILL BE USED TO MINIMIZE RUNOFF, EROSION AND OVERSPRAY. THE BALANCE OF THE PLANTING AREAS WILL BE IRRIGATED USING DRIP IRRIGATION METHODS. THE TREES WILL BE ON SEPARATE VALVES AND WILL BE IRRIGATED WITH BUBBLERS. SHRUBS WILL BE HYDROZONED ACCORDING TO THEIR WATER REQUIREMENTS AND MICROCLIMATES.

IT IS OUR INTENT TO SPECIFY IN THE LANDSCAPE CONSTRUCTION DOCUMENTS THE USE OF RECYCLED MATERIALS SUCH AS RECYCLED WOOD MULCH, INGREDIENTS WITHIN THE CONCRETE, FORMWORK, SITE FURNITURE, ETC. IT IS OUR INTENT TO STOCKPILE THE TOPSOIL FOR RE-USE, UNLESS SOIL TESTS DEEM THE SOIL INADEQUATE AND RECOMMEND IMPORTED SOIL. WE INTEND TO RECYCLE A MINIMUM OF 50% OF THE LANDSCAPE CONSTRUCTION AND GREEN WASTES.



PLAN 3 AND PLAN 2 ENLARGEMENT



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

GADING VENTURES, LLC

Gading One
Hayward, California

Preliminary Landscape Enlargement Plans

February 26, 2016

TREE REPORT EVALUATION

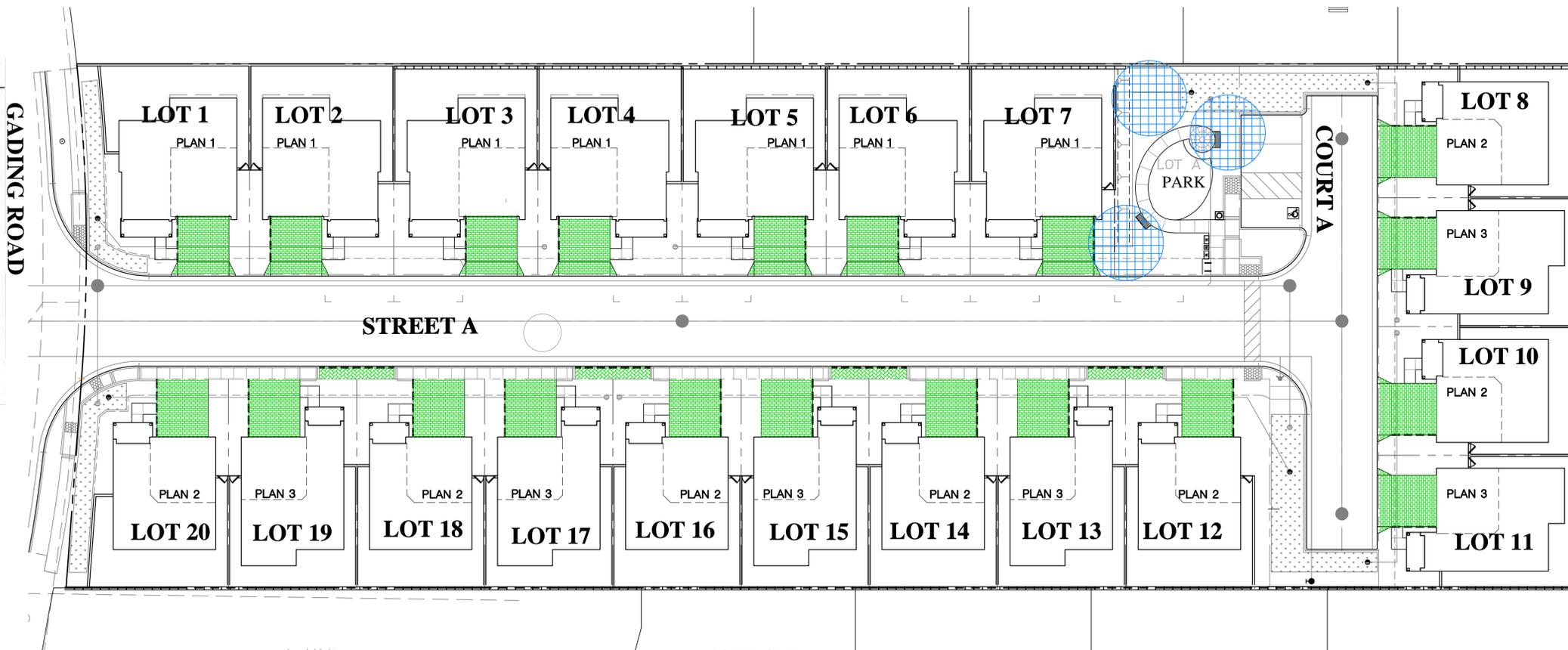
(PER TREE REPORT PREPARED BY HORTSCIENCE, INC. AND DATED 10-26-2015)

Tree Report: October 2015
25908 Gading Road, Dutra Enterprises
HortScience, Inc. Page 8

Table 3. Proposed action and appraisal of value. 25908 Gading Road, Hayward CA.

Tree No.	Species	Trunk Diameter (in.)	Protected Tree?	Condition 1=poor 5=excell	Estimate of Value	Proposed Action	Notes
X185	Gallery pear	4	No	3	\$250	Remove	Within development area
X186	English walnut	8,7	Yes	4	\$650	Remove	Within development area, low suitability
X187	English walnut	8,7	Yes	2	\$300	Remove	Within development area, low suitability
X188	English walnut	9,8,6	Yes	1	\$150	Remove	Within development area, low suitability
X189	English walnut	6,3	Yes	2	\$100	Remove	Within development area, low suitability
X190	Plum	11,9,8,6,5,5,4	Yes	2	\$1,000	Remove	Within development area, low suitability
X191	Persimmon	8,8,5,4,4	Yes	4	\$2,750	Remove	Within development area
X192	Apricot	15,13,10	Yes	2	\$1,200	Remove	Within development area, low suitability
X193	Plum	8,6,5,5,4,4,3	Yes	3	\$1,000	Remove	Within development area, low suitability
X194	Plum	7,7,5,5,4,3	Yes	3	\$750	Remove	Within development area, low suitability
X195	Apricot	4,4,3	Yes	3	\$200	Remove	Within development area, low suitability
X196	English walnut	12,8	Yes	3	\$1,050	Remove	Within development area, low suitability
X197	Apple	7,4,2,2,1	Yes	2	\$200	Remove	Within development area, low suitability
X198	Apple	4,3,2	Yes	3	\$150	Remove	Within development area, low suitability
X199	English walnut	7,8,4,4	Yes	1	\$100	Remove	Within development area, low suitability
X200	English walnut	7,6,6,5,4,3	Yes	1	\$150	Remove	Within development area, low suitability
X201	Pear	4,4,2,2,2	Yes	2	\$100	Remove	Within development area, low suitability
X202	Pear	6,3,2	Yes	2	\$100	Remove	Within development area, low suitability
X203	Canary Island date palm	38,36,30	Yes	5	\$3,000	Remove	Within development area
X204	Catalina cherry	9,7,6	Yes	3	\$1,250	Remove	Within development area, low suitability
X205	Catalina cherry	8,7,5	Yes	3	\$1,000	Remove	Within development area, low suitability
X206	Catalina cherry	6	No	3	\$300	Remove	Within development area, low suitability
X207	Catalina cherry	4,4,2	Yes	3	\$300	Remove	Within development area, low suitability
X208	Camphor	25	Yes	4	\$8,000	Preserve	Off-site; prune for clearance
X209	Glossy privet	8,4,3	Yes	3	\$100	Remove	Within development area, low suitability
X210	Arroyo willow	14,12,11,10,10	Yes	3	\$1,100	Remove	Within development area, low suitability
X211	Monterey cypress	30	Yes	3	\$3,250	Preserve	Off-site; prune for clearance
X212	Catalina cherry	12	Yes	3	\$900	Remove	Within development area, low suitability
X213	Silver dollar gum	20	Yes	4	\$4,400	Preserve	Off-site; prune for clearance
X214	Coast live oak	4,1	Yes	5	\$400	Remove	Within development area
X215	Siberian elm	13,12,10,10,8,8,6,5	Yes	4	\$1,050	Remove	Within development area
X216	Almond	8,6,6,5,4,4	Yes	2	\$400	Remove	Within development area, low suitability
X217	Plum	6,4,4,4,2,1	Yes	1	\$100	Remove	Within development area, low suitability
X218	Glossy privet	4,4,2,1	Yes	3	\$100	Remove	Within development area, low suitability
X219	Glossy privet	4,3,3,2,1	Yes	3	\$100	Remove	Within development area, low suitability

X = TO BE REMOVED
PROPOSED TREE VALUE: \$20,300.00



PROPOSED TREE MITIGATION MEASURES

COST OF MATERIALS- PERMEABLE PAVERS					
DRIVEWAYS	STANDARD CONCRETE	PERMEABLE PAVER	IMPROVEMENT COST	S.F.	COST OF IMPROVEMENT
	\$3.75	\$9.90	\$6.15	6,083	\$37,410.45
TOTAL MATERIAL UPGRADES=					\$37,410.45

COST OF LABOR- PERMEABLE PAVERS					
DRIVEWAYS	STANDARD CONCRETE	PERMEABLE PAVER	IMPROVEMENT COST	S.F.	COST OF IMPROVEMENT
	\$3.75	\$12.10	\$8.35	6,083	\$60,793.05
TOTAL LABOR UPGRADES=					\$50,793.05

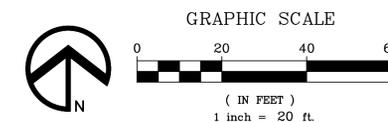
LEGEND

- PERMEABLE PAVING
DRIVEWAYS TO BE: HYDRO-FLO TECHNOLOGY PAVERS
AREA = 6,165 SQ FT
- TREE UPGRADES
PROPOSED 36" BOX TREE

COST OF MATERIALS- TREE UPGRADES						
	15 GALLON	24" BOX	36" BOX	IMPROVEMENT COST	PROPOSED QUANTITY	COST OF IMPROVEMENT
Replace (3) 24" Box Trees with (3) 36" Box Trees	n/a	\$150.00 ea.	\$500.00 ea.	\$350.00 ea.	3	\$1,050.00
TOTAL MATERIAL UPGRADES=						\$1,050.00

COST OF LABOR- TREE UPGRADES						
	15 GALLON	24" BOX	36" BOX	IMPROVEMENT COST	PROPOSED QUANTITY	COST OF IMPROVEMENT
Replace (3) 24" Box Trees with (3) 36" Box Trees	n/a	\$50.00 ea.	\$250.00 ea.	\$200.00 ea.	3	\$600.00
TOTAL LABOR UPGRADES=						\$600.00

TOTAL PROPOSED TREE MITIGATION COSTS: \$89,853.50



LANDSCAPE HYDROZONE LEGEND

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

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

WATER BUDGET CALCULATIONS:

LOW WATER USE PLANTING AREA = 12,232 SF
 MEDIUM WATER USE PLANTING AREA = 0 SF
 HIGH WATER USE AREA -TURF = 352 SF
 TOTAL PLANTING AREA = 12,584 SF

ESTIMATED TOTAL WATER USE:

ETWU (LOW WATER USE) = $(44.2) \times (0.62) \times \frac{(0.2 \times 12,232)}{0.71}$ = 94,424 GAL/YR

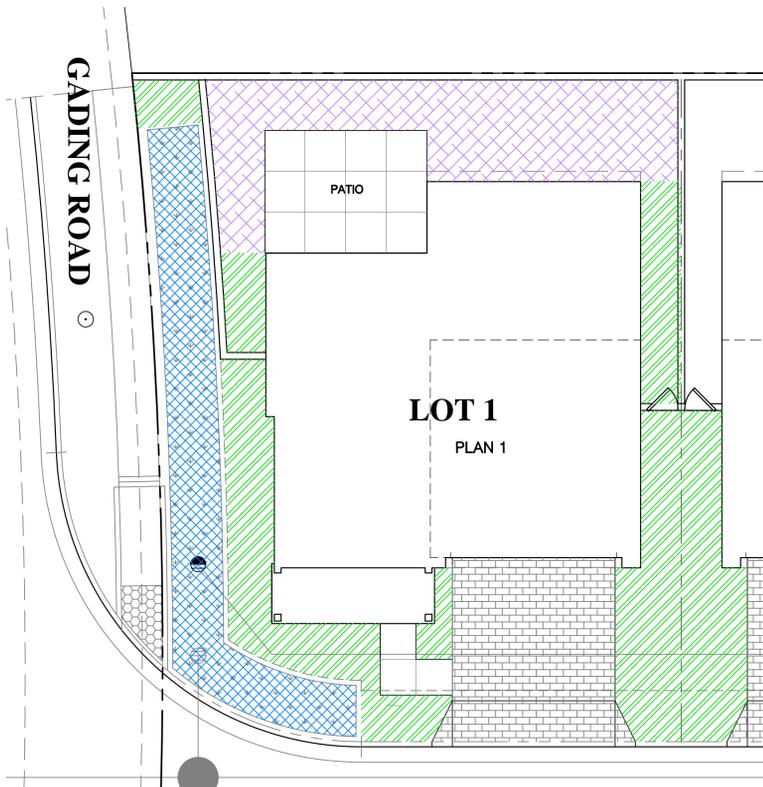
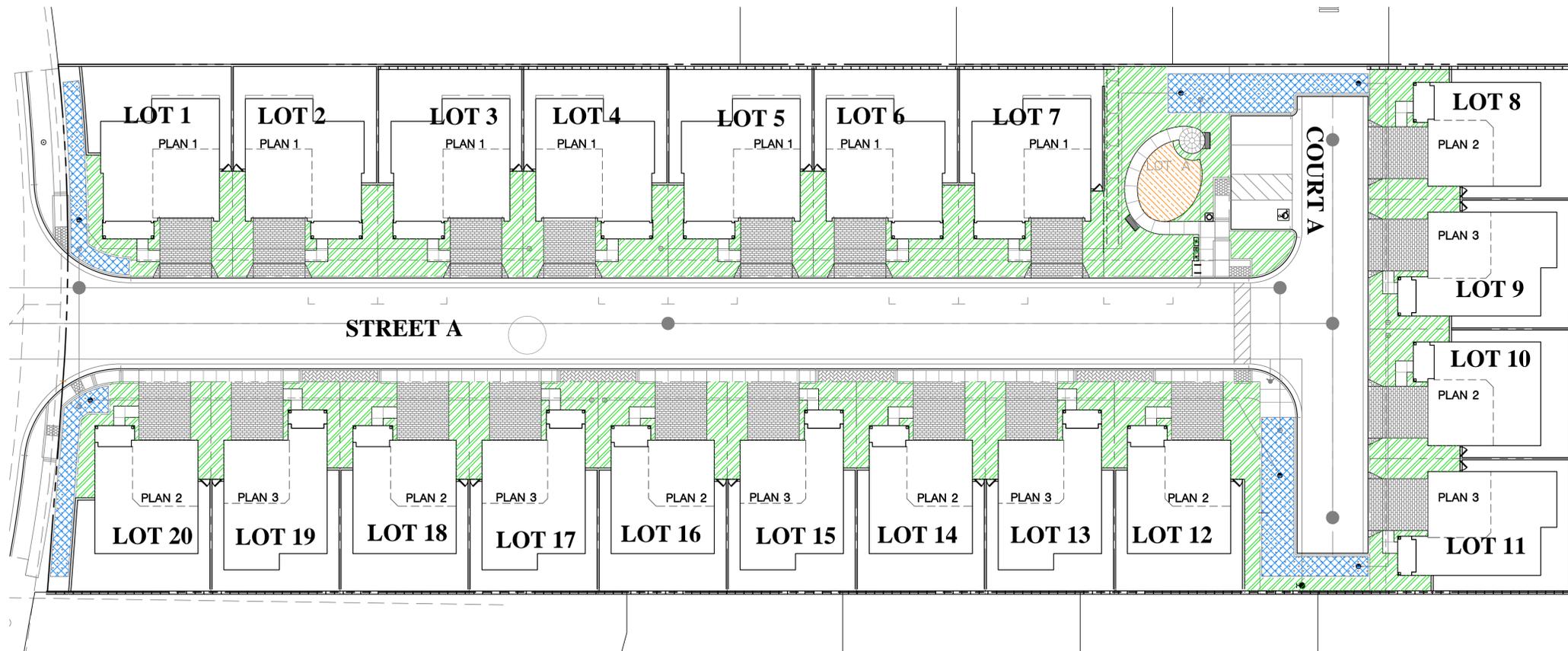
ETWU (MEDIUM WATER USE) = $(44.2) \times (0.62) \times \frac{(0.4 \times 0)}{0.71}$ = 0 GAL/YR

ETWU (HIGH WATER USE) = $(44.2) \times (0.62) \times \frac{(0.7 \times 352)}{0.71}$ = 9,510 GAL/YR

TOTAL ETWU = 103,934 GAL/YR

MAXIMUM APPLIED WATER ALLOWANCE:

MAWA (TOTAL LANDSCAPED AREA) = $(44.2) \times (0.62) \times (0.55 \times 12,584)$ = 189,669 GAL/YR



LANDSCAPE HYDROZONE LEGEND

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

TYPICAL LOT WATER BUDGET CALCULATIONS (LOT 1):

LOW WATER USE PLANTING AREA = 997 SF
 MEDIUM WATER USE PLANTING AREA = 392 SF
 HIGH WATER USE AREA -TURF = 0 SF
 TOTAL PLANTING AREA = 1,389 SF

ESTIMATED TOTAL WATER USE:

ETWU (LOW WATER USE) = $(44.2) \times (0.62) \times \frac{(0.2 \times 997)}{0.71}$ = 7,696 GAL/YR

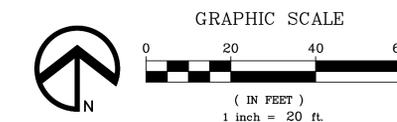
ETWU (MEDIUM WATER USE) = $(44.2) \times (0.62) \times \frac{(0.4 \times 392)}{0.71}$ = 6,052 GAL/YR

ETWU (HIGH WATER USE) = $(44.2) \times (0.62) \times \frac{(0.7 \times 0)}{0.71}$ = 0 GAL/YR

TOTAL ETWU = 13,748 GAL/YR

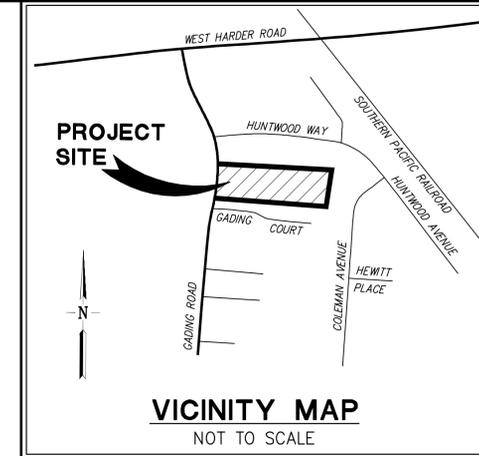
MAXIMUM APPLIED WATER ALLOWANCE:

MAWA (LOW WATER USE) = $(44.2) \times (0.62) \times (0.55 \times 1,389)$ = 20,935 GAL/YR

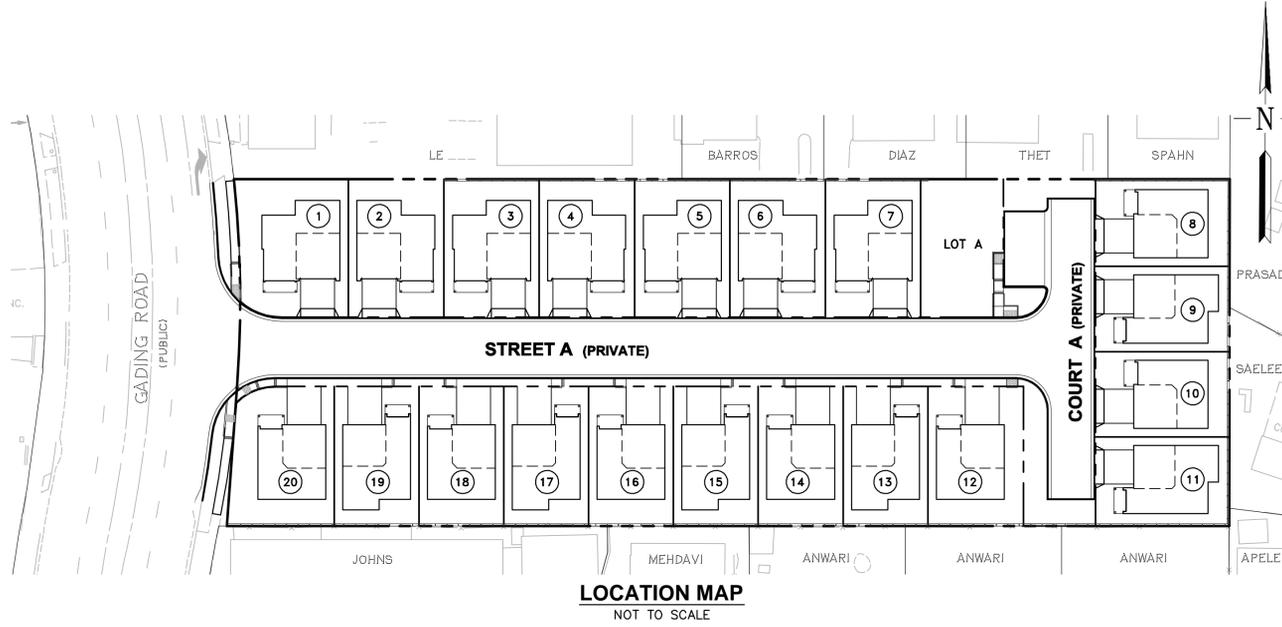


VESTING TENTATIVE MAP TRACT 8319 GADING ONE

CITY OF HAYWARD, ALAMEDA COUNTY, CALIFORNIA



PROPOSED	DESCRIPTION	EXISTING
---	TRACT BOUNDARY	---
---	LOT LINE	---
---	RIGHT OF WAY	---
---	CENTER LINE	---
---	RETAINING WALL	---
---	EASEMENT LINE	---
---	STORM DRAIN	EX 12"SD
---	SANITARY SEWER	EX 8"SS
---	WATER	EX 8"W
---	GAS	EX 2"6
---	CURB & GUTTER	---
---	SIDEWALK	---
---	OVERLAND RELEASE PATH	---
---	BIORETENTION AREA	---
---	STORM WATER INLET	---
---	DROP INLET	---
---	AREA DRAIN	---
---	DIRECTION OF FLOW	---
---	MANHOLE	---
---	FIRE HYDRANT	---
---	SANITARY SEWER CLEAN OUT	---
---	SANITARY SEWER LATERAL	---
---	WATER LATERAL WITH METER	---
---	WATER BLOWOFF	---
---	WATER VALVE	---
---	STREET LIGHT	---
---	TRANSFORMER	---
---	JOINT TRENCH BOXES	---
---	TREE	---
---	CONTOUR ELEVATIONS	---
---	SPOT ELEVATION	---
---	SLOPE	---
---	LOT NUMBER	---



GENERAL NOTES

- OWNER:** GADING VENTURES, LLC
43430 MISSION BOULEVARD, SUITE 210
FREMONT, CA 94539
TEL: (510) 353-9984
CONTACT: TONY DUTRA
- APPLICANT:** GADING VENTURES, LLC
43430 MISSION BOULEVARD, SUITE 210
FREMONT, CA 94539
TEL: (510) 353-9984
CONTACT: TONY DUTRA
- CIVIL ENGINEER:** RUGGERI-JENSEN-AZAR
4690 CHABOT DRIVE, SUITE 200
PLEASANTON, CA 94588
TEL: (925) 227-9100
CONTACT: MARK FALGOUT
- GEOTECHNICAL ENGINEER:** ENGeo INCORPORATED
2010 CROW CANYON PLACE, SUITE 250
SAN RAMON, CA 94583
TEL: (925) 866-9000
CONTACT: RANDY HILDEBRANT
- ARCHITECT:** KTG GROUP, INC.
580 SECOND STREET, SUITE 200
OAKLAND, CA 94607
TEL: (510) 272-2910
CONTACT: LAURA RIGGS
- LANDSCAPE ARCHITECT:** RIPLEY DESIGN GROUP
1615 BONANZA STREET, SUITE 314
WALNUT CREEK, CA 94596
TEL: (925) 938-7377
CONTACT: ANNIKA CARPENTER
- ASSESSOR'S PARCEL NUMBER:** 453-0005-063-02
- CURRENT USE:** VACANT LOT
- CURRENT GENERAL PLAN DESIGNATION:** MDR : MEDIUM DENSITY RESIDENTIAL
- PROPOSED USE:** SINGLE-FAMILY DETACHED
- EXISTING ZONING:** RS : SINGLE FAMILY RESIDENTIAL
- PROPOSED ZONING:** PLANNED DEVELOPMENT
- GROSS SITE AREA:** 1.75 ACRES
- NET DEVELOPMENT AREAS:** 1.75 ACRES
- PROPOSED SITE DENSITY:** 11.4 (UNITS/ACRE)
- TOTAL NUMBER OF PROPOSED LOTS:** 20 LOTS
- PRIVATE OPEN SPACE:** LOT A (2,311 SF)
- UTILITIES:**
 - a. WATER: CITY OF HAYWARD
 - b. SANITARY SEWER: CITY OF HAYWARD
 - c. STORM DRAIN: CITY OF HAYWARD
 - d. FIRE: CITY OF HAYWARD
 - e. GAS AND ELECTRIC: PACIFIC GAS AND ELECTRIC
 - f. TELEPHONE: AT&T
 - g. CABLE TV: COMCAST
- TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED ON AERIAL TOPOGRAPHIC SURVEY PROVIDED BY RADMAN AERIAL SURVEYS, INC. IN SEPTEMBER 2015.**
- THIS PROPERTY LIES WITHIN FLOOD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), AS SHOWN IN FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 289 OF 725, DATED AUGUST 3, 2009.**
- ALL EROSION CONTROL MEASURES SHALL BE IN CONFORMANCE WITH THE CRITERIA AND STANDARDS OF THE CITY OF HAYWARD.**
- THE HOMEOWNERS' ASSOCIATION WILL OWN AND MAINTAIN PRIVATE STREET A, COURT A AND LOT A**
- BUILDING CONSTRUCTION SHALL MEET THE REQUIREMENTS OF THE 2013 CALIFORNIA RESIDENTIAL CODE.**

ABBREVIATIONS

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

CIVIL SHEET INDEX

SHEET NO.	DESCRIPTION
C1	GENERAL NOTES
C2	EXISTING SITE CONDITIONS & DEMOLITION PLAN
C3	PRELIMINARY SITE PLAN
C4	PRELIMINARY GRADING PLAN
C5	PRELIMINARY UTILITY PLAN
C6	PRELIMINARY STORMWATER TREATMENT PLAN
C7	DETAILS

OWNER'S STATEMENT

GADING VENTURES, LLC AGREES TO THE FILING OF SAID MAP AND AGREES TO COMPLY WITH THE PROVISIONS OF THE CITY OF HAYWARD SUBDIVISION ORDINANCE AND THE STATE MAP ACT AS THEY APPLY TO THE PROCESSING AND APPROVAL OF SAID MAP.

GADING VENTURES, LLC
TONY DUTRA

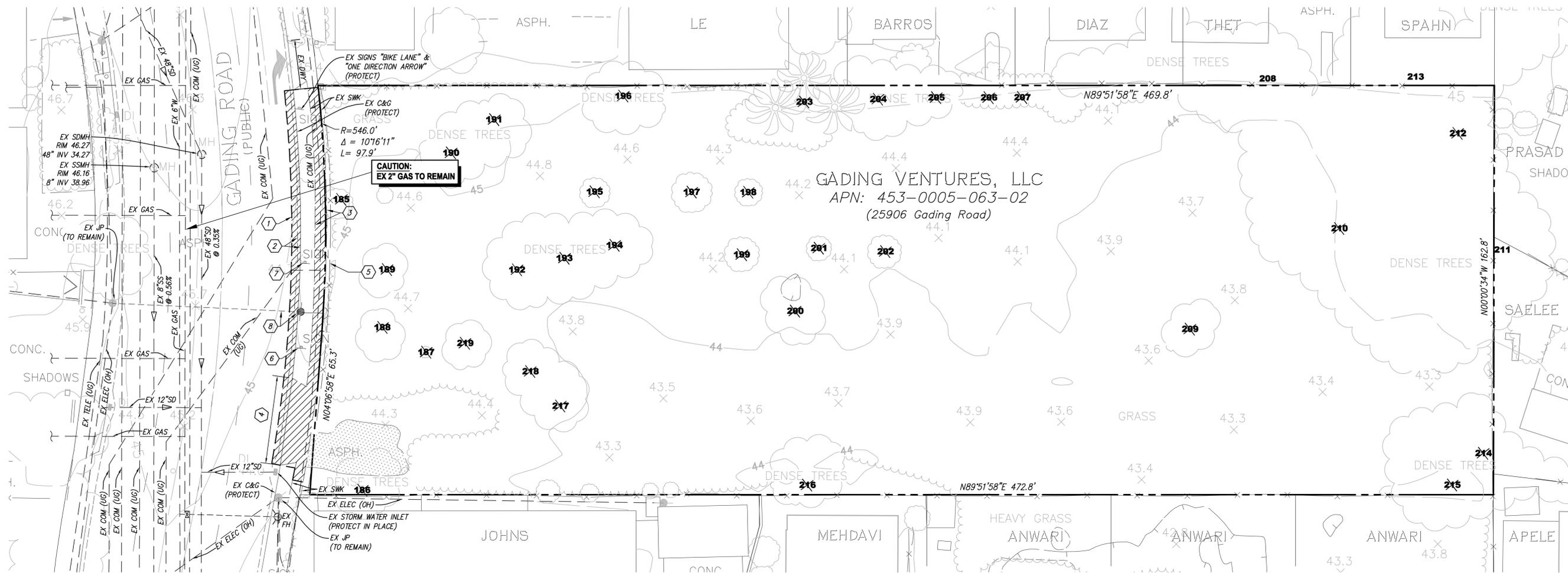
PLANS PREPARED UNDER THE DIRECTION OF:

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



DATE





NOTES:

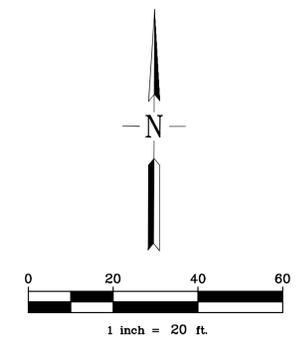
1. EXISTING CURB AND GUTTER, SIDEWALK, DRIVEWAY, PLANTER STRIP, SIGNS, AND UTILITIES ALONG PROJECT FRONTAGE ON GADING ROAD ARE TO REMAIN, UNLESS OTHERWISE NOTED ON PLAN.
2. WITHIN PROJECT BOUNDARY, REMOVE ALL OF EXISTING PAVEMENT, TREES, SHRUBS, UNDERGROUND UTILITIES, WATER WELLS (IF EXIST), AND SEPTIC TANKS (IF EXIST), UNLESS OTHERWISE NOTED ON PLAN.
3. NOT ALL EXISTING UNDERGROUND UTILITIES AND EXISTING ABOVE GROUND STRUCTURES ARE SHOWN ON THIS DEMOLITION PLAN. CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN AND REVIEW AS-BUILT/RECORD PLANS FROM THE OWNER AND/OR CITY PRIOR TO START OF DEMOLITION TO VERIFY EXISTING IMPROVEMENTS TO BE DEMOLISHED.

KEY SYMBOL

- ① SAWCUT LINE, 2' MIN FROM EX LIP OF GUTTER
- ② REMOVE & REPLACE EX CURB & GUTTER
- ③ REMOVE & REPLACE EX SIDEWALK
- ④ REMOVE EX DRIVEWAY
- ⑤ REMOVE EX FENCE
- ⑥ REMOVE & RELOCATE EX STREET NAME SIGN "HUNTWOOD AVE"
- ⑦ REMOVE & RELOCATE EX SIGNS "BIKE ROUTE", "SHARE THE ROAD" AND "NO PARKING"
- ⑧ REMOVE EX JOINT POLE AND OVERHEAD LINE

DEMOLITION LEGEND

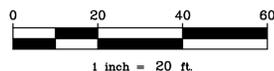
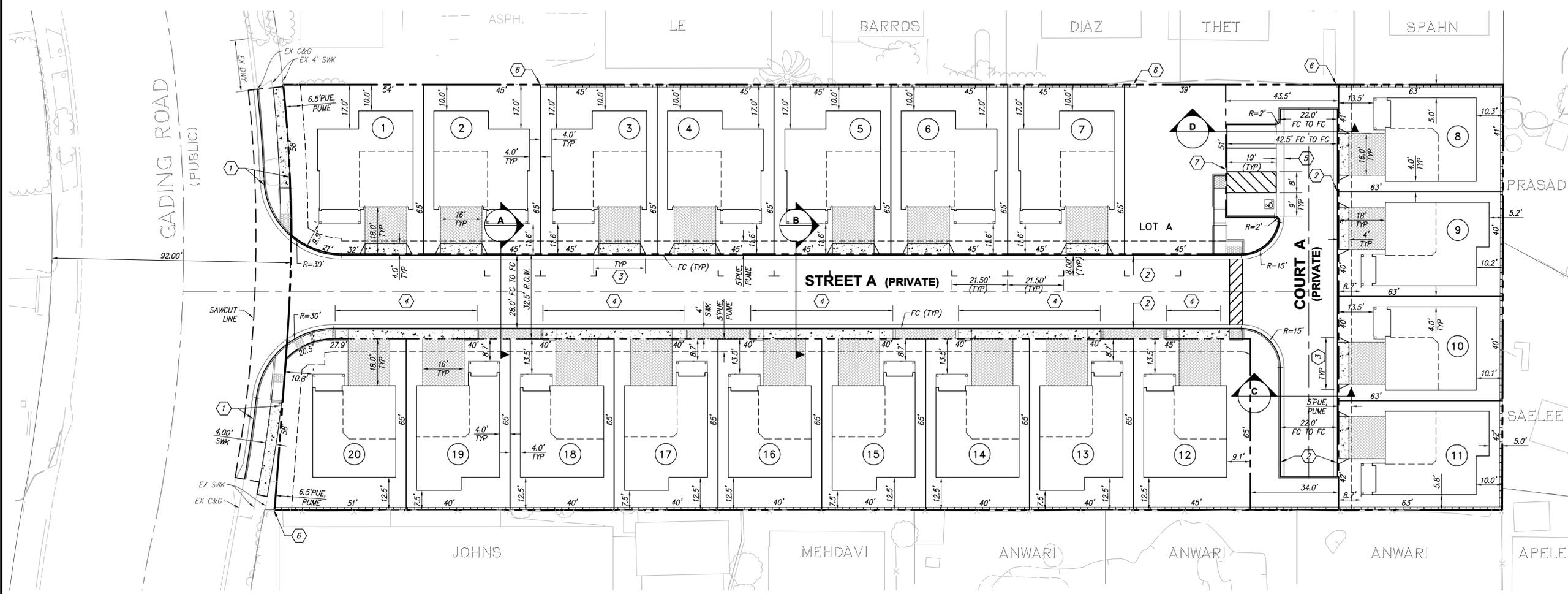
- EX CURB & GUTTER, AC PAVEMENT AND SIDEWALK TO BE REMOVED AND REPLACED
- EX AC PAVEMENT TO BE REMOVED
- 3 EXISTING TREE TO REMAIN
- X EXISTING TREE TO BE REMOVED



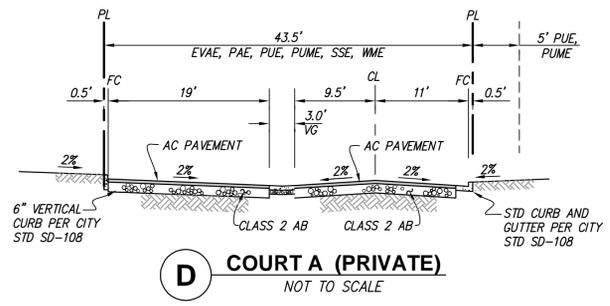
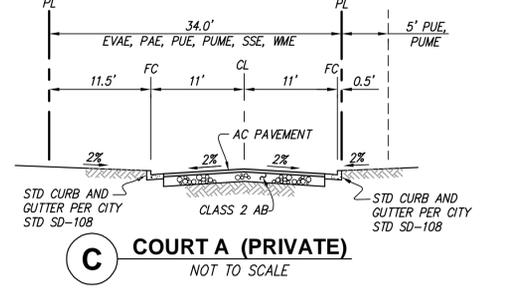
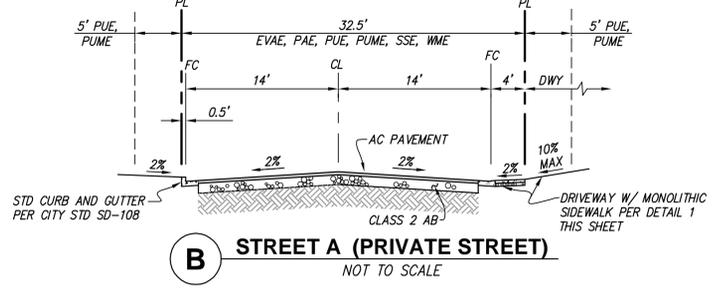
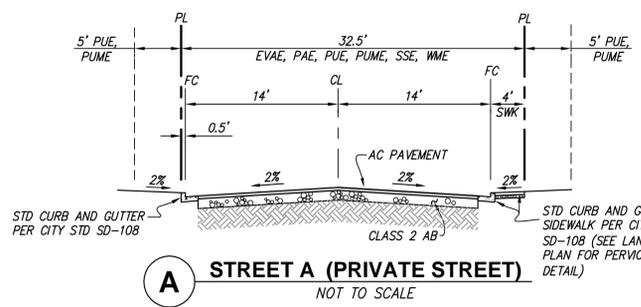
VESTING TENTATIVE MAP
TRACT 8319 - GADING ONE
EXISTING SITE CONDITIONS & DEMOLITION PLAN
 CITY OF HAYWARD, ALAMEDA COUNTY, CALIFORNIA

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

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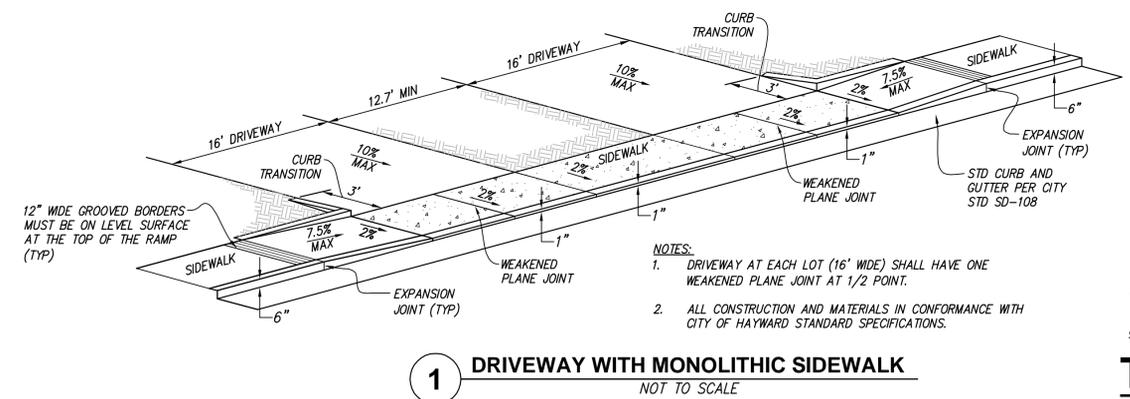
LOT SUMMARY TABLE	
LOT NO.	AREA (SF)
1	3,317
2	2,916
3	2,916
4	2,916
5	2,916
6	2,916
7	2,916
8	2,596
9	2,529
10	2,525
11	2,635
12	2,954
13	2,620
14	2,620
15	2,620
16	2,620
17	2,620
18	2,620
19	2,620
20	3,118
LOT A	2,526
STREETS	18,266
TOTAL	76,302



- KEY SYMBOL**
- 1 STANDARD CURB AND GUTTER, SIDEWALK AND PLANTER STRIP PER CITY STD SD-108. SEE LANDSCAPE PLANS FOR PLANTER STRIP DETAILS.
 - 2 STANDARD CURB AND GUTTER PER CITY STD SD-108
 - 3 16' WIDE DRIVEWAY PER CITY STD SD-109
 - 4 DRIVEWAY WITH MONOLITHIC SIDEWALK PER DETAIL 1 THIS SHEET
 - 5 3' WIDE VALLEY GUTTER
 - 6 LIMIT OF 4.5' MAX RETAINING WALL
 - 7 6" VERTICAL CURB PER CITY STD SD-108

PRELIMINARY PAVEMENT DESIGN CHART				
STREET NAME	TRAFFIC INDEX	"R" VALUE	AC PAVEMENT SECTION	
			A.C.	A.B.
STREET A	5	5	3.0"	10.0"
COURT A	5	5	3.0"	10.0"

- LEGEND**
- PEROUS PAVEMENT
 - CONCRETE PAVEMENT



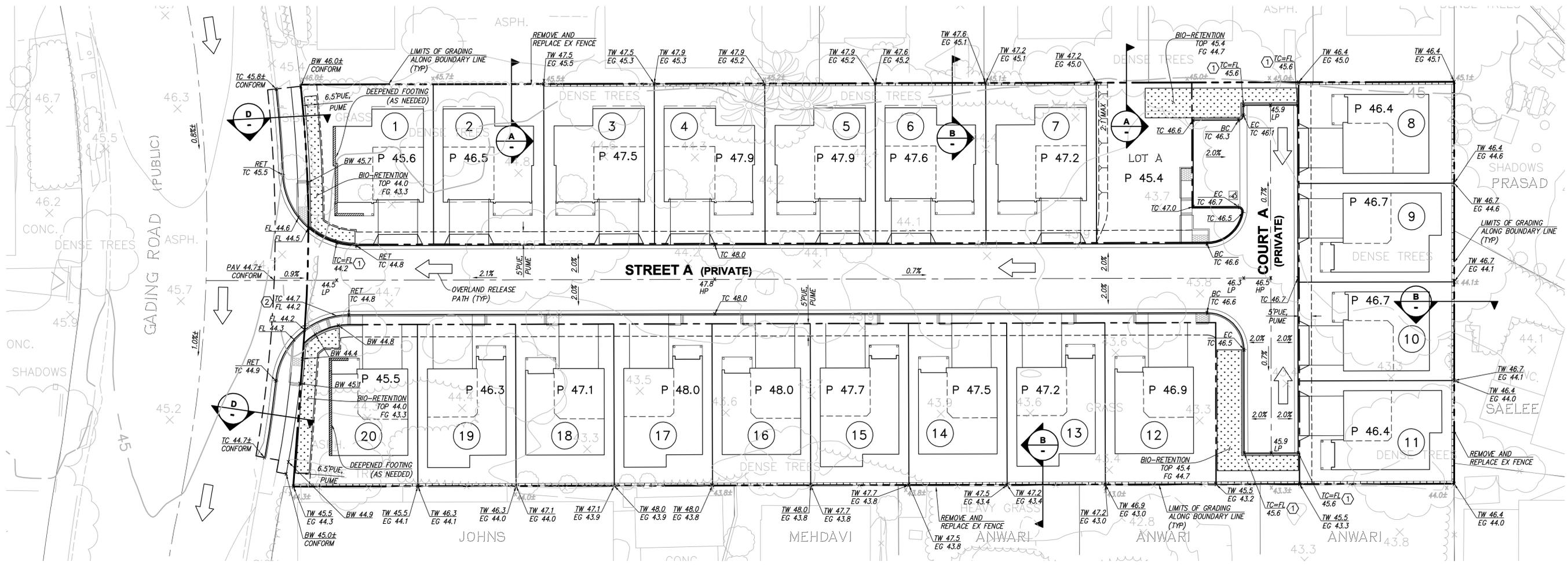
- NOTES:**
- DRIVEWAY AT EACH LOT (16' WIDE) SHALL HAVE ONE WEAKENED PLANE JOINT AT 1/2 POINT.
 - ALL CONSTRUCTION AND MATERIALS IN CONFORMANCE WITH CITY OF HAYWARD STANDARD SPECIFICATIONS.

VESTING TENTATIVE MAP TRACT 8319 - GADING ONE PRELIMINARY SITE PLAN

CITY OF HAYWARD, ALAMEDA COUNTY, CALIFORNIA

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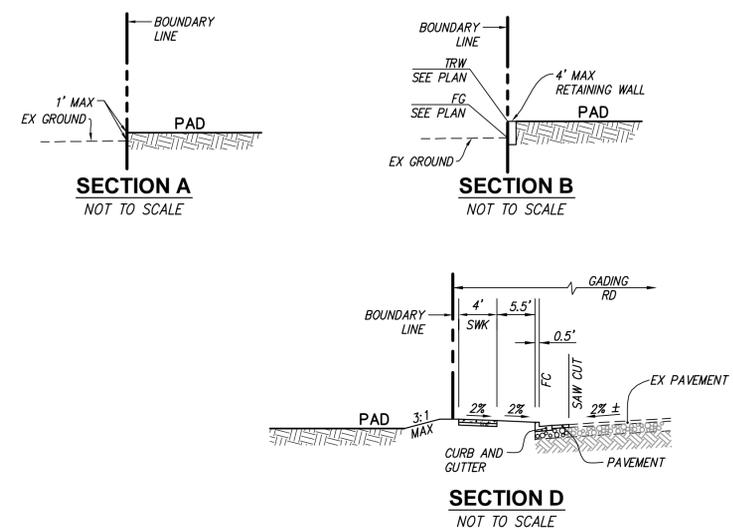
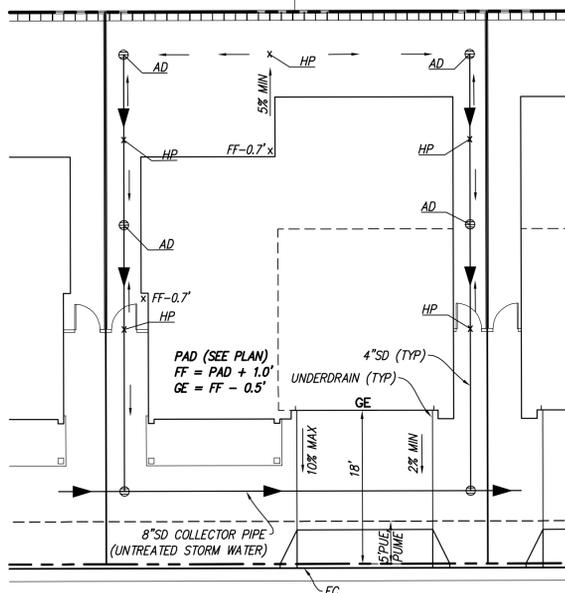


KEY SYMBOL
 ① CL OF CURB OPENING FOR BIO-RETENTION. SEE DETAIL ON SHEET 7.
 ② CL OF CURB OPENING FOR SIDEWALK CROSS DRAIN. SEE DETAIL ON SHEET 7.

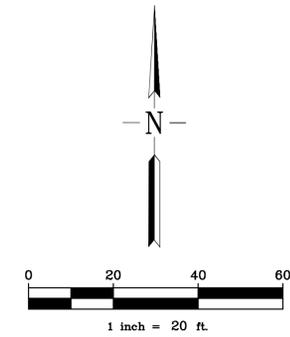
PRELIMINARY ESTIMATED EARTHWORK QUANTITIES

ITEMS	CUT (C.Y.)	FILL (C.Y.)
LOTS	175	5,260
STREETS & SIDEWALK	145	910
BIORETENTION SPOIL	240	-
FOUNDATION SPOIL	600	-
TRENCH SPOIL	1,270	-
SHRINKAGE (10% ASSUMED)	-	620
TOTAL	2,430	6,790
	IMPORT	4,360

NOTE:
 1. ALL QUANTITIES SHOWN ON THIS PLAN ARE APPROXIMATE. CALCULATED CUT AND FILL ARE TO "MASS GRADE" AND EXISTING GROUND. THE ACTUAL AMOUNT OF EARTH MOVED IS VARIABLE DEPENDENT ON COMPACTION, CONSOLIDATION, STRIPPING REQUIREMENTS, AND THE CONTRACTOR'S METHOD OF OPERATION.
 2. FOUNDATION SPOIL ASSUMED AT 30 C.Y. PER LOT (INCLUDES GARAGE UNDERCUT)

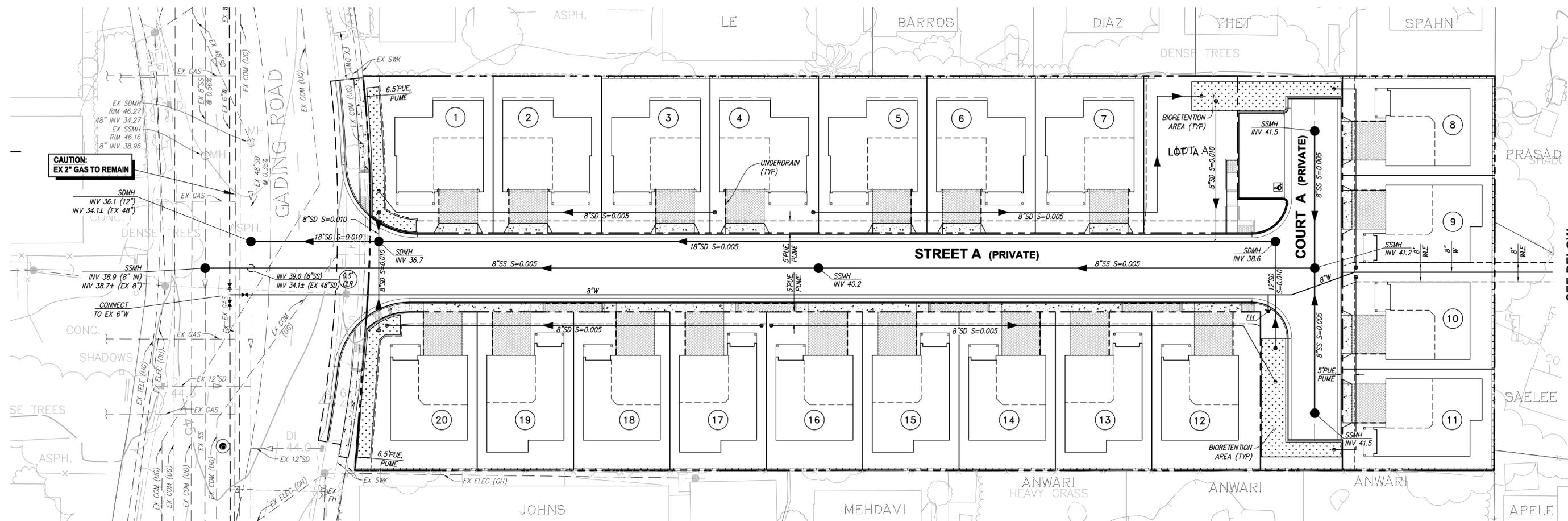


**VESTING TENTATIVE MAP
 TRACT 8319 - GADING ONE
 PRELIMINARY GRADING PLAN**
 CITY OF HAYWARD, ALAMEDA COUNTY, CALIFORNIA

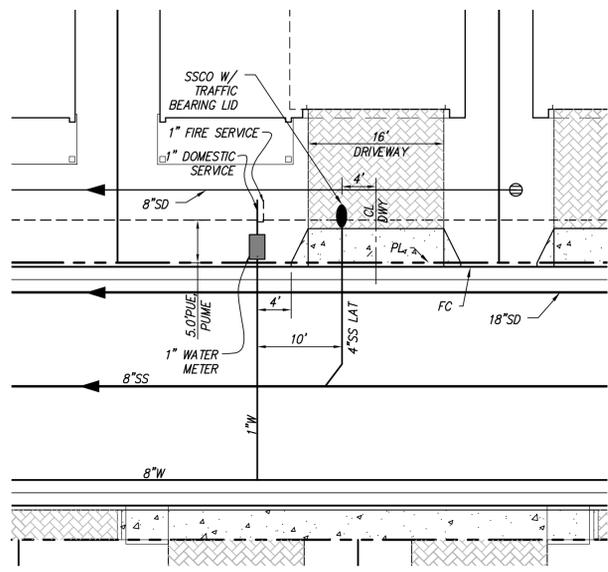


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 4690 CHABOT DRIVE, SUITE 200 PLEASANTON, CA 94588
 PHONE: (925) 227-9100 FAX: (925) 227-9300

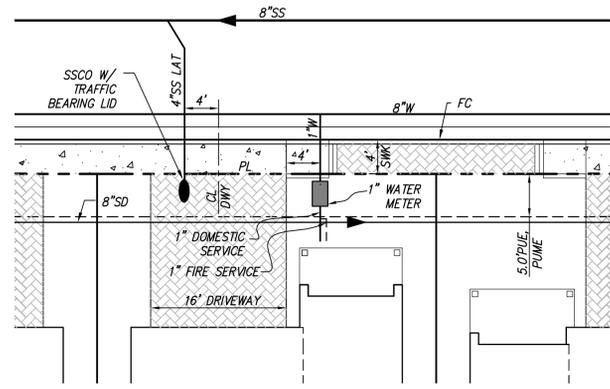
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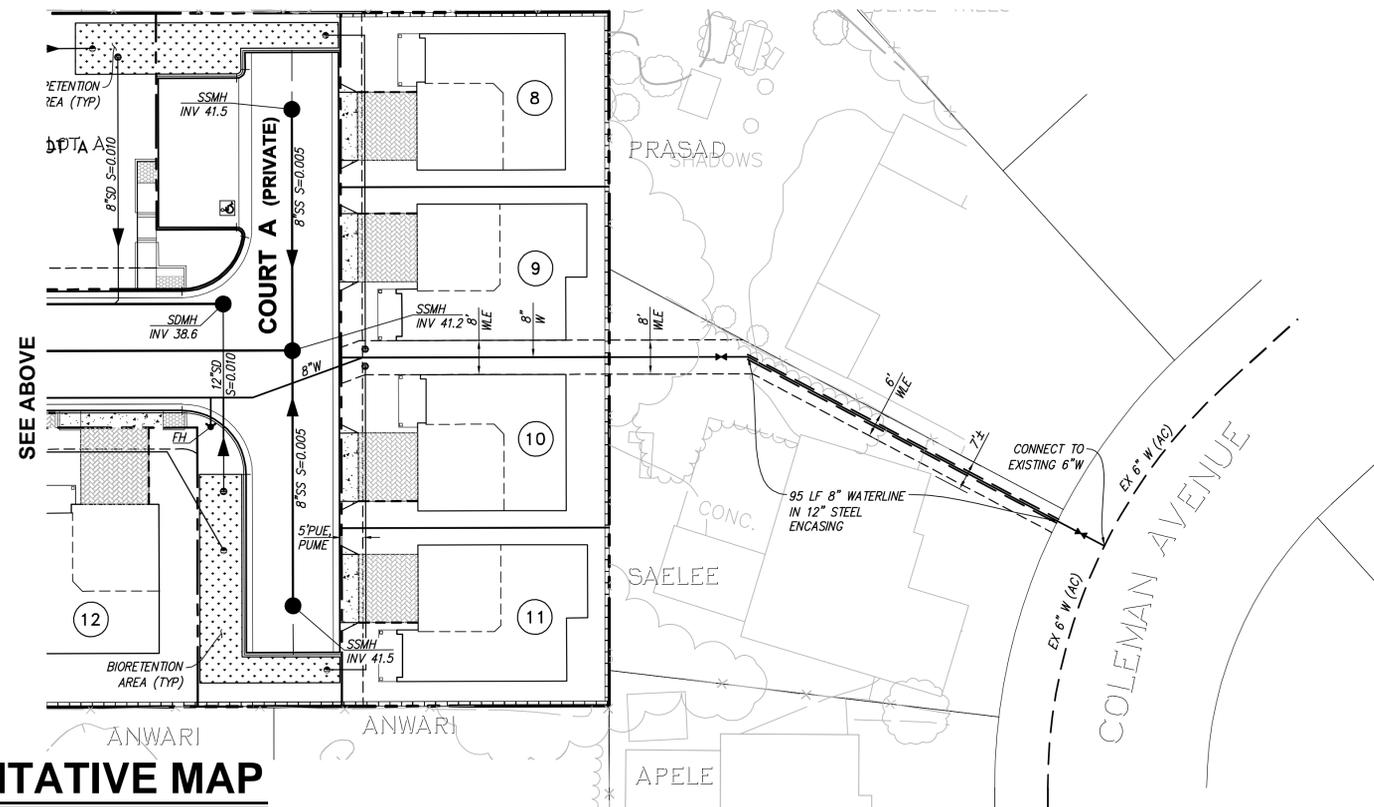
SEE BELOW



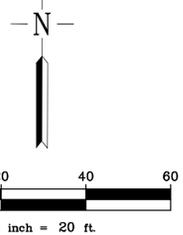
TYPICAL UTILITY SERVICES AT LOTS 1 THRU 11
NOT TO SCALE



TYPICAL UTILITY SERVICES AT LOTS 12 THRU 20
NOT TO SCALE



SEE ABOVE



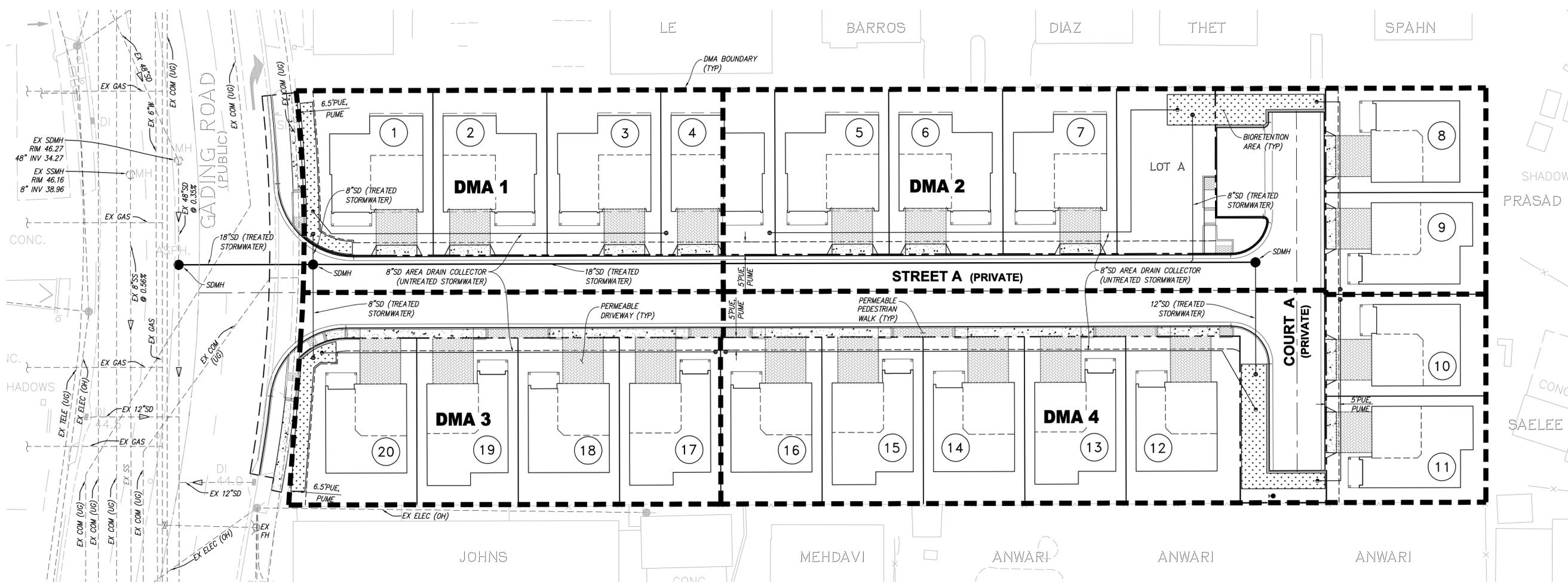
VESTING TENTATIVE MAP
TRACT 8319 - GADING ONE
PRELIMINARY UTILITY PLAN

CITY OF HAYWARD, ALAMEDA COUNTY, CALIFORNIA



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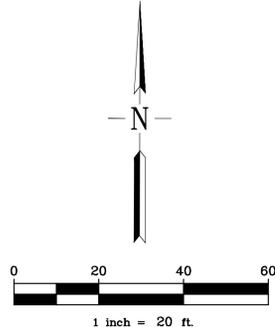
PRELIMINARY STORMWATER TREATMENT CALCULATIONS

DMA AREA ID	IMPERVIOUS AREA			PERVIOUS AREA		BMP USED : BIORETENTION AREA	
	TOTAL AREA (SF)	ROOF/PATIO AREA (SF)	PAVEMENT AREA (SF)	PAVERS (SF)	LANDSCAPING (SF)	EFFECTIVE IMPERVIOUS AREA (SF)	PROVIDED AREA (SF)
DMA 1	13,184	5,100	2,736	896	4,110	333	342
DMA 2	23,986	7,755	5,905	1,120	8,611	585	605
DMA 3	14,016	5,308	2,910	1,279	4,166	351	353
DMA 4	25,106	9,218	5,449	2,088	7,721	626	630

NOTES:

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

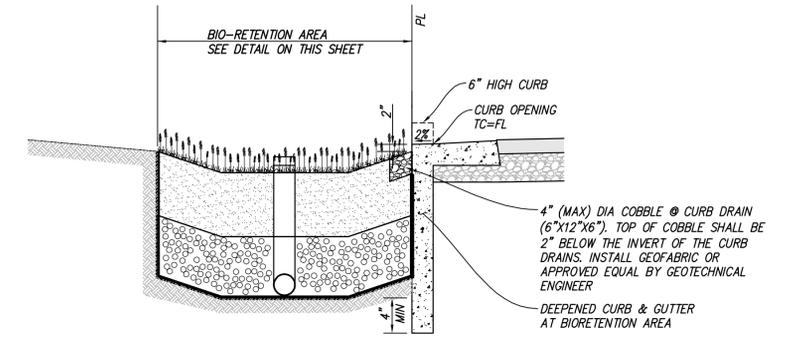
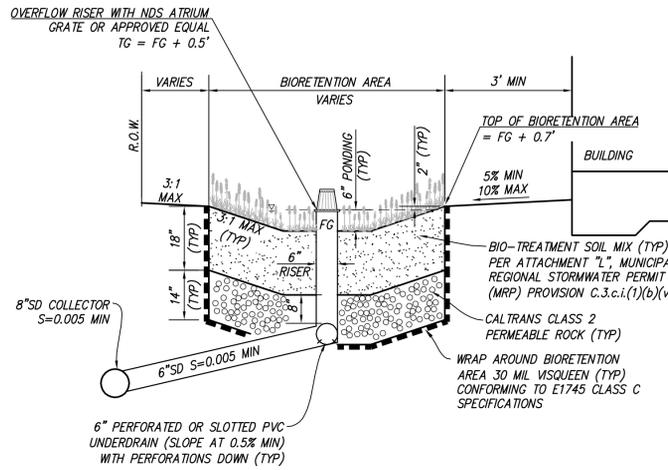
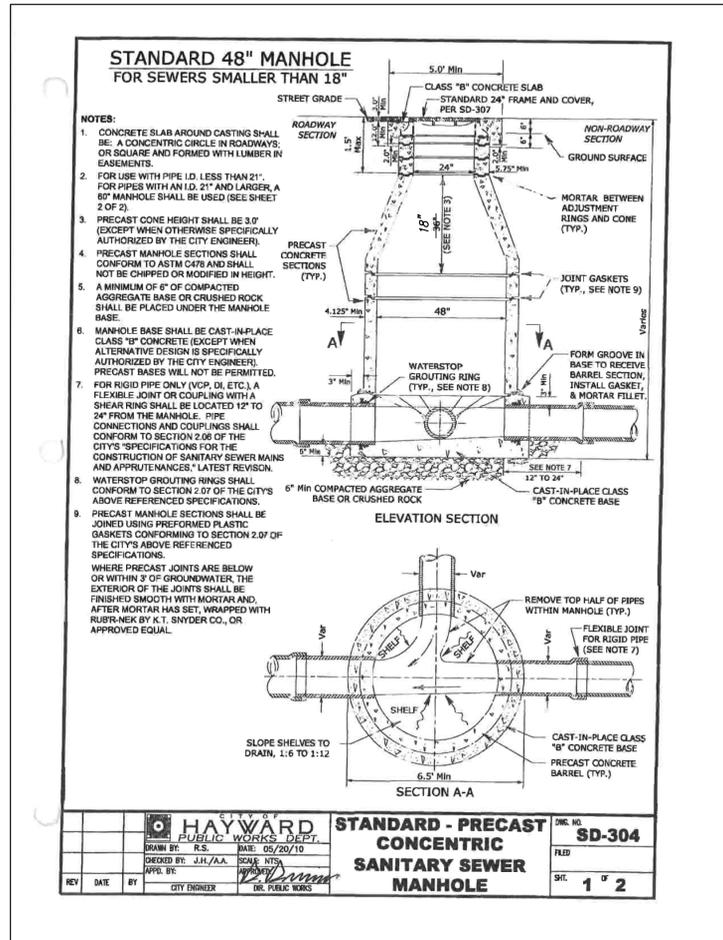
$$\text{SIZING FACTOR} = (0.2 \text{ IN/HR}) / (5 \text{ IN/HR}) = 0.04$$



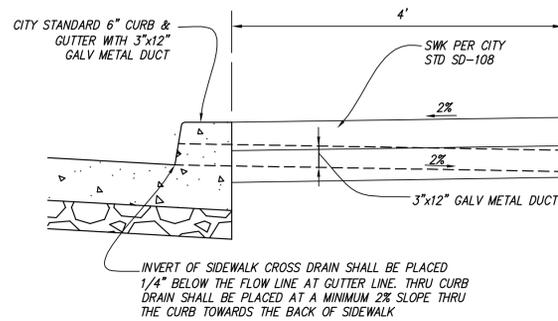
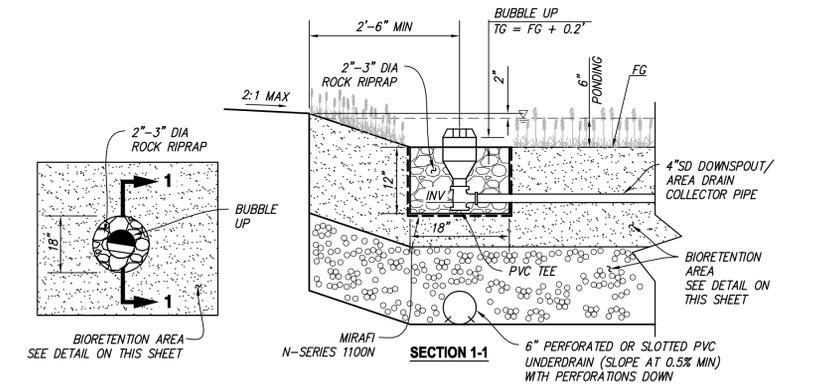
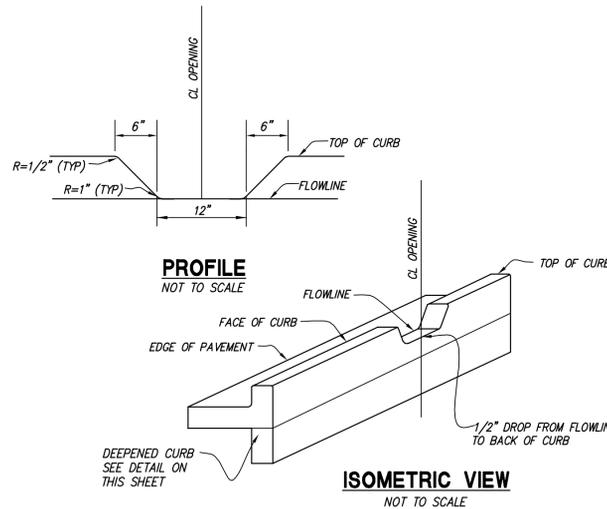
VESTING TENTATIVE MAP
TRACT 8319 - GADING ONE
PRELIMINARY STORMWATER TREATMENT PLAN
 CITY OF HAYWARD, ALAMEDA COUNTY, CALIFORNIA

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3 SD-304 (MODIFIED) NOT TO SCALE



**VESTING TENTATIVE MAP
 TRACT 8319 - GADING ONE
 DETAILS**

CITY OF HAYWARD, ALAMEDA COUNTY, CALIFORNIA

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