

EDEN PROJECT
 - NOT IN CONTRACT

CITY OF HAYWARD
 APPROVAL GRANTED

LANDSCAPE ARCHITECT
 DATE 9/17/2014

CITY OF HAYWARD CITY ENGINEER
 DATE 09/25/2014

TRACT 8032
 JMJ DEVELOPMENT
 SOUTH HAYWARD BART DEVELOPMENT
 MARKET-RATE PROJECT
 HAYWARD, CA

Date	Description
03.27.2012	PRECISE PLAN
05.21.2012	PRE. PLAN RESUB
07.11.2012	100% DD SET
08.14.2012	CD CHECK SET #1
09.12.2012	CD CHECK SET #2
10.11.2012	PERMIT SET
11.29.2012	PLAN CHECK #1
02.04.2013	PLAN CHECK #2
08.04.2013	CONSTRUCTION SET

LEGEND

ON GRADE PAVING MATERIALS:

1 (L4.1)	ON-GRADE PAVING TYPE 1 (PEDESTRIAN) CONCRETE PAVING COLOR: INTEGRAL COLOR FINISH: MEDIUM SANDBLASTED
2 (L4.1)	ON-GRADE PAVING TYPE 2 (PEDESTRIAN) SIZE: 6x12 STEPSTONE PAVER COLOR: TBD FINISH: TBD
3 (L4.1)	ON-GRADE PAVING TYPE 3 (VEHICLE) CONCRETE PAVING COLOR: INTEGRAL COLOR FINISH: MEDIUM SANDBLASTED
4 (L4.1)	ON-GRADE PAVING TYPE 4 (VEHICLE) SIZE: 6x12 STEPSTONE PAVER COLOR: TBD FINISH: TBD
5 (L4.1)	CONCRETE WHEEL STOPS
7 (L4.1)	RUBBERIZED PLAY SURFACING

9 (L4.1)	TREE WELL PAVING
1 (L4.5)	6" TALL WOOD FENCE ON CONCRETE CURB WALL
9 (L4.5)	6" TALL WOOD FENCE IN CONCRETE POST IN FRONT OF EXISTING MASONRY WALL
12 (L4.1)	GRAVEL MULCH
5 (L4.1)	REINFORCED TURF
5 (L4.2)	MASONRY RETAINING WALL, SEE DETAIL 10/SC-5.3

6 (L4.2)	ON-GRADE BENCHES
4 (L4.7)	PLANTING ON GRADE
8 (L4.7)	ASPHALT PAVING (VEHICLE), S.C.D.
2 (L4.2)	WORK POINT
2 (L4.2)	PICNIC TABLE
2 (L4.2)	ADA PICNIC TABLE

FITNESS EQUIPMENT (DIFFERENT MODELS)

4 (L4.7)	PLAY EQUIPMENT
7 (L4.7)	BOULDER BOLLARD
10 (L4.1)	POLE LIGHT
1 (L4.2)	PLAY STRUCTURE

GENERAL LEGEND:

X (LXX)	DETAIL NUMBER SHEET NUMBER
X (LXX)	DETAIL NUMBER SHEET NUMBER
X (LXX)	SECTION NUMBER SHEET NUMBER
---	MATCH LINE
---	LIMIT OF WORK LINE
---	ALIGN TYP
---	ALIGN
---	PROPERTY LINE

WATER TREATMENT, SEE CIVIL DRAWINGS

DRAINS AND UTILITIES, SEE CIVIL DRAWINGS

BFP

SEE PARK PACKAGE

SEE PARK PACKAGE

CITY OF HAYWARD
 APPROVAL GRANTED

LANDSCAPE ARCHITECT
 DATE

**REDUCED SIZE
 NOT TO SCALE**

LANDSCAPE KEY PLAN

1" = 20'-0"
 DW

L1.0



LEGEND

ON GRADE PAVING MATERIALS:

- 1 ON-GRADE PAVING TYPE 1 (PEDESTRIAN)
CONCRETE PAVING
COLOR: INTEGRAL COLOR
FINISH: MEDIUM SANDBLASTED
- 2 ON-GRADE PAVING TYPE 2 (PEDESTRIAN)
CONCRETE PAVING
COLOR: TBS
FINISH: TBS
- 3 ON-GRADE PAVING TYPE 3 (VEHICLE)
CONCRETE PAVING
COLOR: INTEGRAL COLOR
FINISH: MEDIUM SANDBLASTED
- 4 ON-GRADE PAVING TYPE 4 (VEHICLE)
CONCRETE PAVING
COLOR: TBS
FINISH: TBS
- 5 CONCRETE WHEEL STOPS
- 6 RUBBERIZED PLAY SURFACING
- 7 TREE WELL PAVING
- 8 6" TALL WOOD FENCE ON CONCRETE CURB WALL
- 9 6" TALL WOOD FENCE IN CONCRETE POST IN FRONT OF EXISTING MASONRY WALL
- 10 GRAVEL MULCH
- 11 REINFORCED TURF
- 12 MASONRY RETAINING WALL, SEE DETAIL 10/SC-5.3
- 13 ON-GRADE BENCHES

PLANTING ON GRADE

- ASPHALT PAVING (VEHICLE), S.G.D.
- WORK POINT
- PICNIC TABLE
- ADA PICNIC TABLE

PLAY EQUIPMENT

- PLAY EQUIPMENT
- BOULDER BOLLARD
- POLE LIGHT
- PLAY STRUCTURE

FITNESS EQUIPMENT (DIFFERENT MODELS)

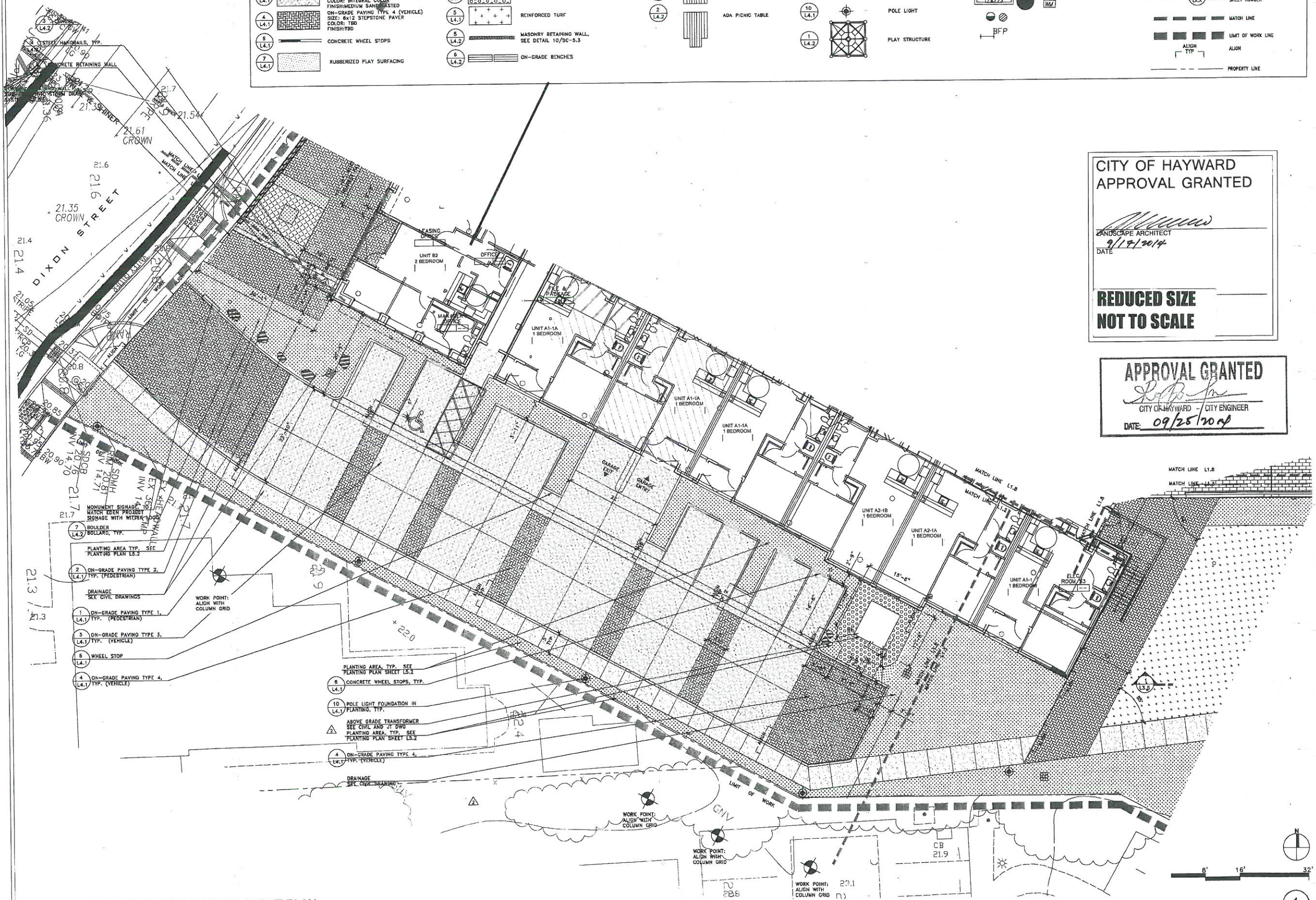
GENERAL LEGEND:

- DETAIL NUMBER SHEET NUMBER
- SECTION NUMBER SHEET NUMBER
- WATCH LINE
- LIMIT OF WORK LINE
- ALIGN TYP
- PROPERTY LINE

WATER TREATMENT, SEE CIVIL DRAWINGS

DRAINS AND UTILITIES, SEE CIVIL DRAWINGS

BFP



**CITY OF HAYWARD
APPROVAL GRANTED**

LANDSCAPE ARCHITECT
[Signature]
9/19/2014
DATE

**REDUCED SIZE
NOT TO SCALE**

APPROVAL GRANTED

[Signature]
CITY OF HAYWARD - CITY ENGINEER
DATE: 09/25/2014

PARKING AREA OFF DIXON STREET LAYOUT PLAN
SCALE: 1/8" = 1'-0"



Date	Description
03.27.2012	PRECISE PLAN
05.21.2012	PRELIMINARY PLAN
07.11.2012	100% DO SET
08.14.2012	CD CHECK SET #1
09.12.2012	CD CHECK SET #2
10.11.2012	PERMIT SET
11.29.2012	PLAN CHECK #1
02.04.2013	PLAN CHECK #2
08.04.2013	CONSTRUCTION SET



LANDSCAPE LAYOUT PLAN

Scale: 1/8" = 1'-0"

LEGEND

ON GRADE PAVING MATERIALS:

- 1 (L4.1) ON-GRADE PAVING TYPE 1 (PEDESTRIAN) CONCRETE PAVING COLOR: INTEGRAL COLOR FINISH: MEDIUM SANDBLASTED
- 2 (L4.1) ON-GRADE PAVING TYPE 2 (PEDESTRIAN) SIZE: 6x12 STEPSTONE PAVER COLOR: T80 FINISH: T80
- 3 (L4.1) ON-GRADE PAVING TYPE 3 (VEHICLE) CONCRETE PAVING COLOR: INTEGRAL COLOR FINISH: MEDIUM SANDBLASTED
- 4 (L4.1) ON-GRADE PAVING TYPE 4 (VEHICLE) SIZE: 6x12 STEPSTONE PAVER COLOR: T80 FINISH: T80
- 5 (L4.1) CONCRETE WHEEL STOPS
- 7 (L4.1) RUBBERIZED PLAY SURFACING
- 9 (L4.1) TREE WELL PAVING
- 11 (L4.8) 8' TALL WOOD FENCE ON CONCRETE CURB WALL
- 12 (L4.8) 8' TALL WOOD FENCE IN CONCRETE POST IN FRONT OF EXISTING MASONRY WALL
- 13 (L4.1) GRAVEL MULCH
- 14 (L4.1) REINFORCED TURF
- 15 (L4.2) MASONRY RETAINING WALL. SEE DETAIL 10/SC-5.3
- 16 (L4.2) ON-GRADE BENCHES

PLANTING ON GRADE:

- 17 (L4.2) ASPHALT PAVING (VEHICLE), S.C.D.
- 18 (L4.2) WORK POINT
- 19 (L4.2) PICNIC TABLE
- 20 (L4.2) ADA PICNIC TABLE

PLAY EQUIPMENT (DIFFERENT MODELS):

- 4 (L4.7) PLAY EQUIPMENT
- 7 (L4.7) BOULDER BOLLARD
- 10 (L4.1) POLE LIGHT
- 11 (L4.2) PLAY STRUCTURE

GENERAL LEGEND:

- X (LXX) DETAIL NUMBER
- X (LXX) SHEET NUMBER
- X (LXX) DETAIL NUMBER
- X (LXX) SHEET NUMBER
- X (LXX) SECTION NUMBER
- X (LXX) SHEET NUMBER
- MATCH LINE
- LIMIT OF WORK LINE
- ALIGN TYP
- ALIGN
- PROPERTY LINE

WATER TREATMENT, SEE CIVIL DRAWINGS

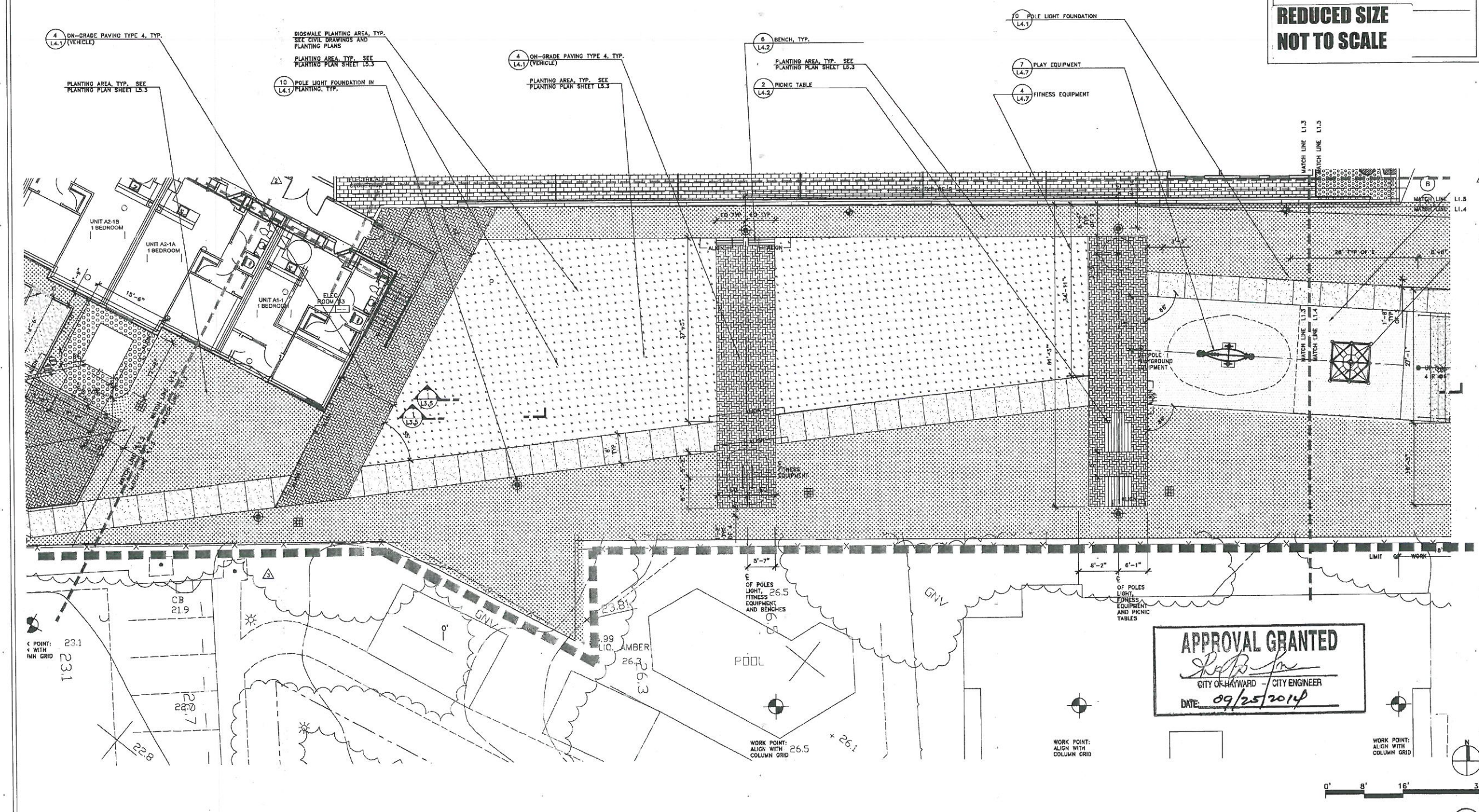
DRAINS AND UTILITIES, SEE CIVIL DRAWINGS

BFP

CITY OF HAYWARD APPROVAL GRANTED

LANDSCAPE ARCHITECT
 DATE: 9/17/2014

REDUCED SIZE NOT TO SCALE



SOUTH FIRE LANE & PODIUM STOOP LAYOUT PLAN
 SCALE: 1/8" = 1'-0"

850 Howard Street
San Francisco, CA
94103
P. (415) 777-0808

JMJ DEVELOPMENT, LLC

GLS
LANDSCAPE ARCHITECTURE

TRANSIT 8032
JMJD DEVELOPMENT
SOUTH HAYWARD BART DEVELOPMENT
MARKET-RATE PROJECT
HAYWARD, CA

PRECISE PLAN 03.27.2012
PREL. PLAN RESUBS. 21.2012
100% DD SET 07.11.2012
CD CHECK SET #08.14.2012
CD CHECK SET #09.12.2012
PERMIT SET 10.11.2012
PLAN CHECK #1 11.29.2012
PLAN CHECK #2 02.04.2013
CONSTRUCTION 08.04.2013



LANDSCAPE ARCHITECTURE
LANDSCAPE LAYOUT PLAN

Sheet No. 1107

L1.4

LEGEND

ON GRADE PAVING MATERIALS:

- 1 (L4.1) ON-GRADE PAVING TYPE 1 (PEDESTRIAN) CONCRETE PAVING COLOR: INTEGRAL COLOR FINISH: MEDIUM SANDBLASTED
- 2 (L4.1) ON-GRADE PAVING TYPE 2 (PEDESTRIAN) SIZE: 6x12 STEPSTONE PAVER COLOR: T80 FINISH: T80
- 3 (L4.1) ON-GRADE PAVING TYPE 3 (VEHICLE) CONCRETE PAVING COLOR: INTEGRAL COLOR FINISH: MEDIUM SANDBLASTED
- 4 (L4.1) ON-GRADE PAVING TYPE 4 (VEHICLE) SIZE: 6x12 STEPSTONE PAVER COLOR: T80 FINISH: T80
- 5 (L4.1) ON-GRADE PAVING TYPE 5 (VEHICLE) CONCRETE PAVING COLOR: INTEGRAL COLOR FINISH: MEDIUM SANDBLASTED
- 6 (L4.1) ON-GRADE PAVING TYPE 6 (VEHICLE) ASPHALT PAVING (VEHICLE), S.C.D.
- 7 (L4.1) RUBBERIZED PLAY SURFACING
- 8 (L4.1) CONCRETE WHEEL STOPS
- 9 (L4.1) TREE WELL PAVING
- 10 (L4.1) 6" TALL WOOD FENCE ON CONCRETE CURB WALL
- 11 (L4.1) 6" TALL WOOD FENCE IN CONCRETE POST IN FRONT OF EXISTING MASONRY WALL
- 12 (L4.1) GRAVEL MULCH
- 13 (L4.1) REINFORCED TURF
- 14 (L4.1) MASONRY RETAINING WALL, SEE DETAIL 10/SC-5.3
- 15 (L4.1) ON-GRADE BENCHES

PLANTING ON GRADE:

- 16 (L4.2) WORK POINT
- 17 (L4.2) PICNIC TABLE
- 18 (L4.2) ADA PICNIC TABLE

FITNESS EQUIPMENT (DIFFERENT MODELS):

- 19 (L4.7) PLAY EQUIPMENT
- 20 (L4.7) BOULDER BOLLARD
- 21 (L4.1) POLE LIGHT
- 22 (L4.1) PLAY STRUCTURE

GENERAL LEGEND:

- 23 (LXX) DETAIL NUMBER SHEET NUMBER
- 24 (LXX) DETAIL NUMBER SHEET NUMBER
- 25 (LXX) SECTION NUMBER SHEET NUMBER
- 26 MATCH LINE
- 27 LIMIT OF WORK LINE
- 28 ALIGN TYP
- 29 ALIGN
- 30 PROPERTY LINE

WATER TREATMENT, SEE CIVIL DRAWINGS

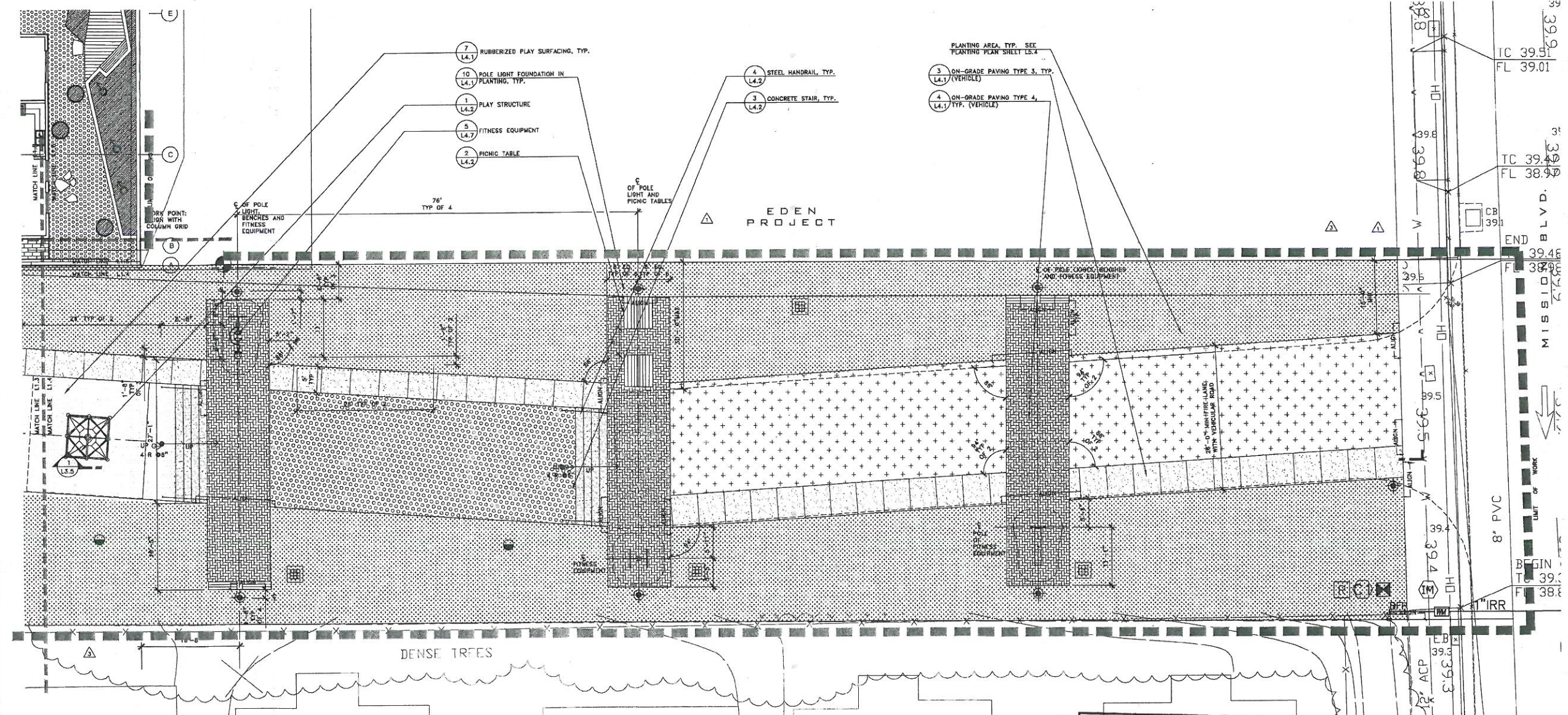
DRAINS AND UTILITIES, SEE CIVIL DRAWINGS

BFP

**CITY OF HAYWARD
APPROVAL GRANTED**

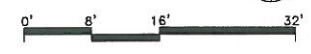
LANDSCAPE ARCHITECT
DATE: 9/19/2014

**REDUCED SIZE
NOT TO SCALE**



APPROVAL GRANTED

[Signature]
CITY OF HAYWARD - CITY ENGINEER
DATE: 09/25/2014



1

SOUTH FIRE LANE LAYOUT PLAN
SCALE: 1/8" = 1'-0"

C-442

PROJECT #092
JMJ DEVELOPMENT
SOUTH HAYWARD BART DEVELOPMENT
MARKET-RATE PROJECT
HAYWARD, CA

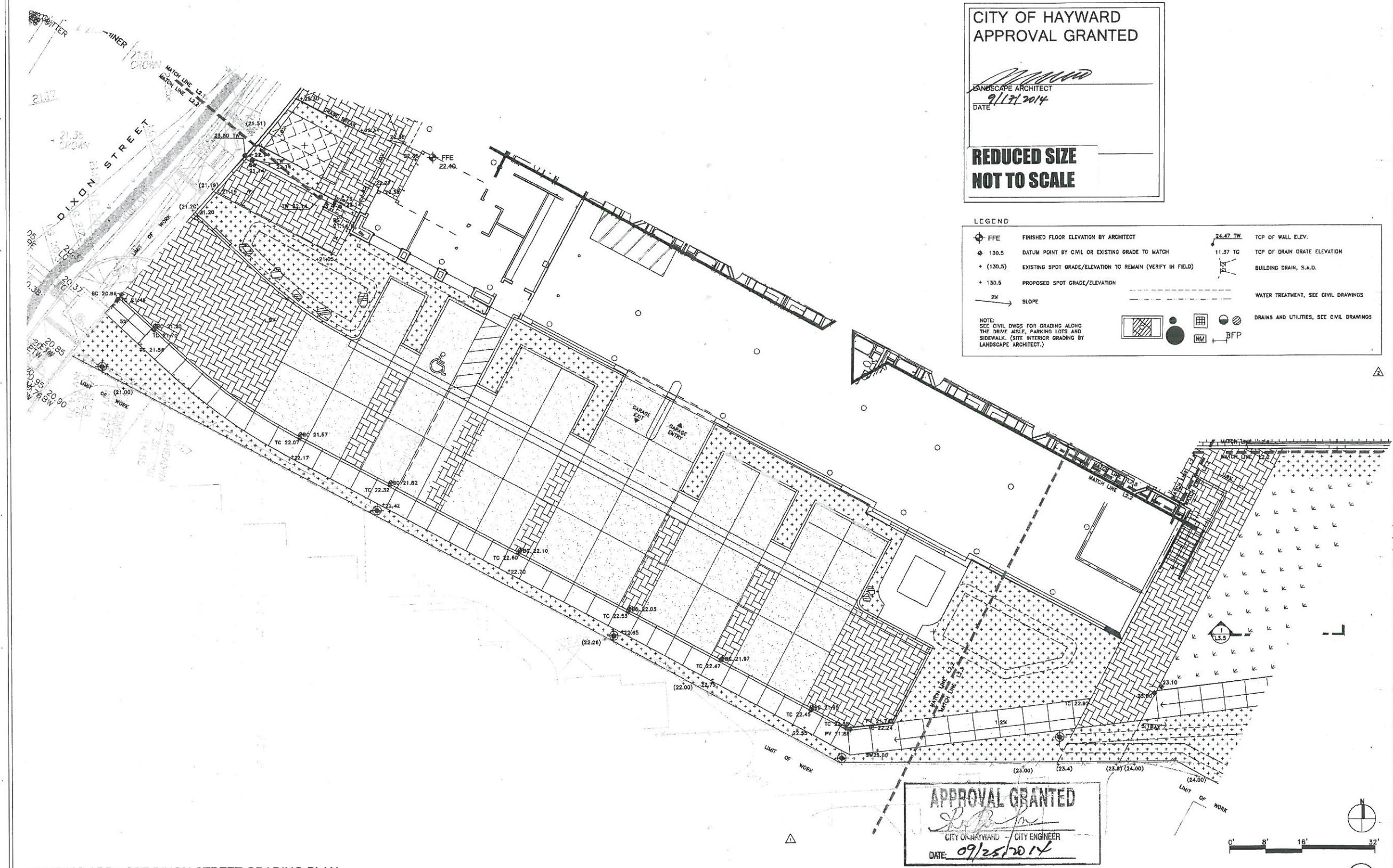
Date	Description
03.27.2012	PRECISE PLAN
08.21.2012	PRELIMINARY PLAN
07.11.2012	100% DD SET
08.14.2012	CD CHECK SET
09.12.2012	CD CHECK SET
10.11.2012	PERMIT SET
11.28.2012	PLAN CHECK #1
02.04.2013	PLAN CHECK #2
08.04.2013	CONSTRUCTION



LANDSCAPE GRADING PLAN

Sheet No. 1107

L2.2



CITY OF HAYWARD
APPROVAL GRANTED

LANDSCAPE ARCHITECT
DATE: 9/17/2014

**REDUCED SIZE
NOT TO SCALE**

LEGEND

⊕ FFE	FINISHED FLOOR ELEVATION BY ARCHITECT	24.47 TW	TOP OF WALL ELEV.
⊕ 130.5	DATUM POINT BY CIVIL OR EXISTING GRADE TO MATCH	11.37 TG	TOP OF DRAIN GRATE ELEVATION
+ (130.5)	EXISTING SPOT GRADE/ELEVATION TO REMAIN (VERIFY IN FIELD)	---	BUILDING DRAIN, S.A.D.
+ 130.5	PROPOSED SPOT GRADE/ELEVATION	---	WATER TREATMENT, SEE CIVIL DRAWINGS
2%	SLOPE	---	DRAINS AND UTILITIES, SEE CIVIL DRAWINGS

NOTE:
SEE CIVIL DWGS FOR GRADING ALONG THE DRIVE AISLE, PARKING LOTS AND SIDEWALK. (SITE INTERIOR GRADING BY LANDSCAPE ARCHITECT.)

APPROVAL GRANTED

CITY OF HAYWARD - CITY ENGINEER

DATE: 09/25/2014



1

PARKING AREA OFF DIXON STREET GRADING PLAN
SCALE: 1/8" = 1'-0"

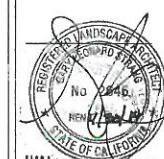
850 Hayward Street
San Francisco, CA
94103
P. (415) 677-0868

JMJ DEVELOPMENT, LLC

GLS
Landscape Architecture
1000 14th Street, Suite 100
Hayward, CA 94620
P. (415) 885-1100

TRACT 6092
JMJ DEVELOPMENT
SOUTH HAYWARD BART DEVELOPMENT
MARKET-RATE PROJECT
HAYWARD, CA

Date	Description
03.27.2012	PRECISE PLAN
05.21.2012	PRELIMINARY PLAN RESUB
07.11.2012	100% DD SET
08.14.2012	CD CHECK SET
08.12.2012	CD CHECK SET
10.11.2012	PERMIT SET
11.29.2012	PLAN CHECK #1
02.04.2013	PLAN CHECK #2
06.04.2013	CONSTRUCTION SET



LANDSCAPE ARCHITECTURE
LANDSCAPE GRADING PLAN

CITY OF HAYWARD
APPROVAL GRANTED

[Signature]
LANDSCAPE ARCHITECT
DATE: 4/02/16

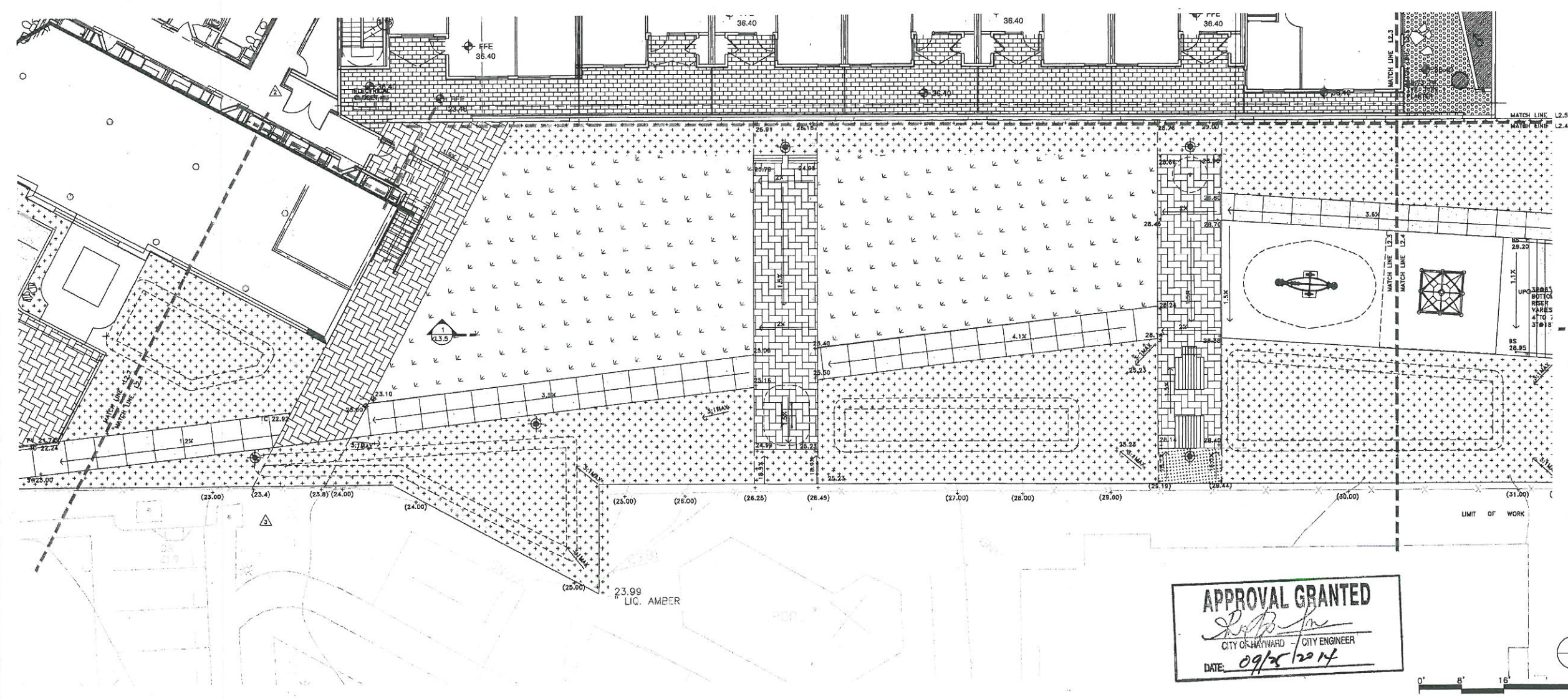
**REDUCED SIZE
NOT TO SCALE**

LEGEND

◆ FFE	FINISHED FLOOR ELEVATION BY ARCHITECT	24.47 TW	TOP OF WALL ELEV.
◆ 130.5	DATUM POINT BY CIVIL OR EXISTING GRADE TO MATCH	11.37 TG	TOP OF DRAIN GRATE ELEVATION
+ (130.5)	EXISTING SPOT GRADE/ELEVATION TO REMAIN (VERIFY IN FIELD)	<i>[Symbol]</i>	BUILDING DRAIN, S.A.D.
+ 130.3	PROPOSED SPOT GRADE/ELEVATION	<i>[Symbol]</i>	WATER TREATMENT, SEE CIVIL DRAWINGS
2X	SLOPE	<i>[Symbol]</i>	DRAINS AND UTILITIES, SEE CIVIL DRAWINGS

NOTE:
SEE CIVIL DWGS FOR GRADING ALONG THE DRIVE AISLE, PARKING LOTS AND SIDEWALK. (SITE INTERIOR GRADING BY LANDSCAPE ARCHITECT.)

[Symbol] BFP



APPROVAL GRANTED

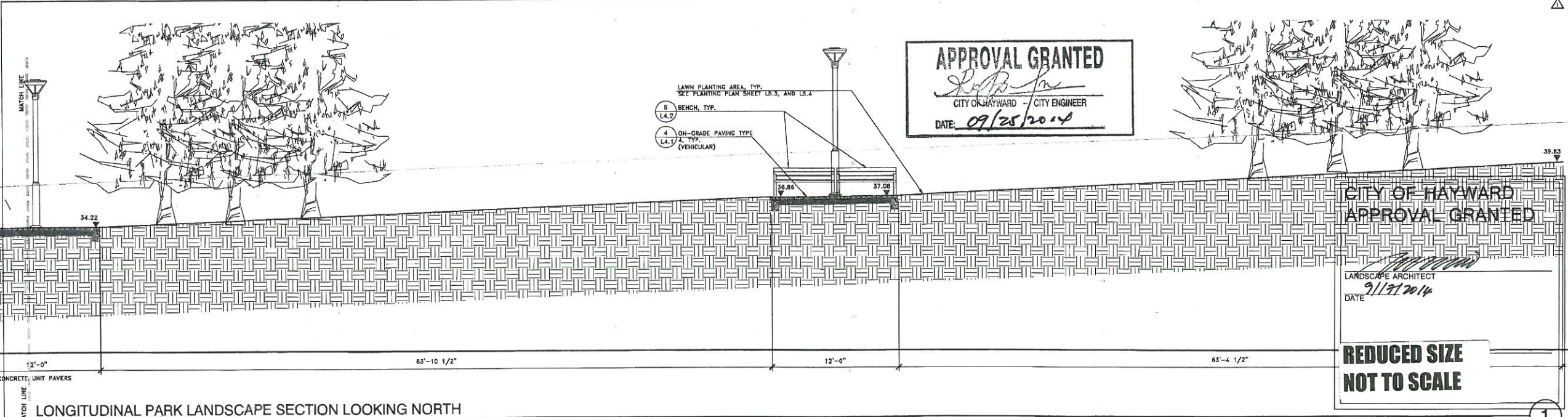
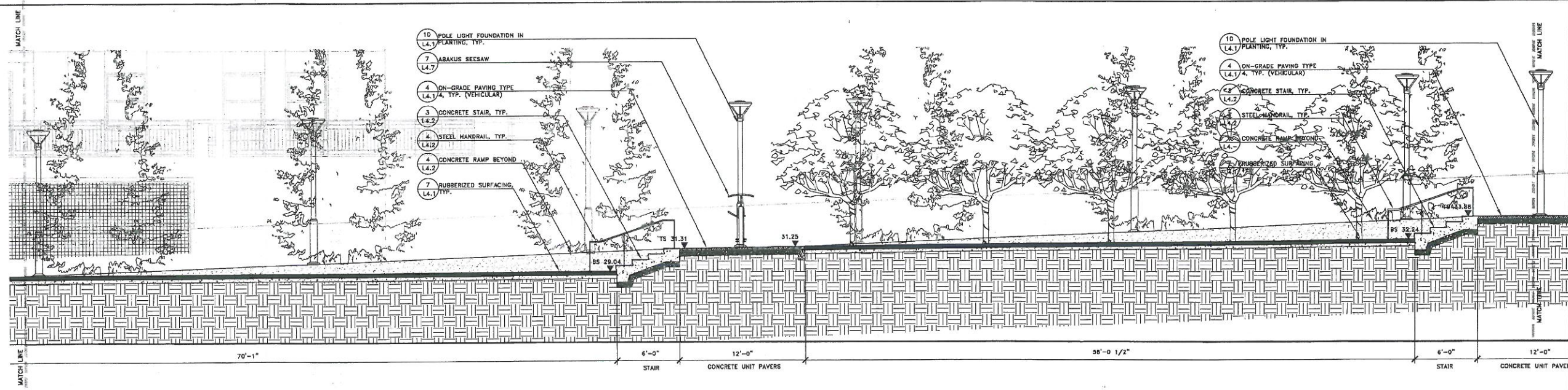
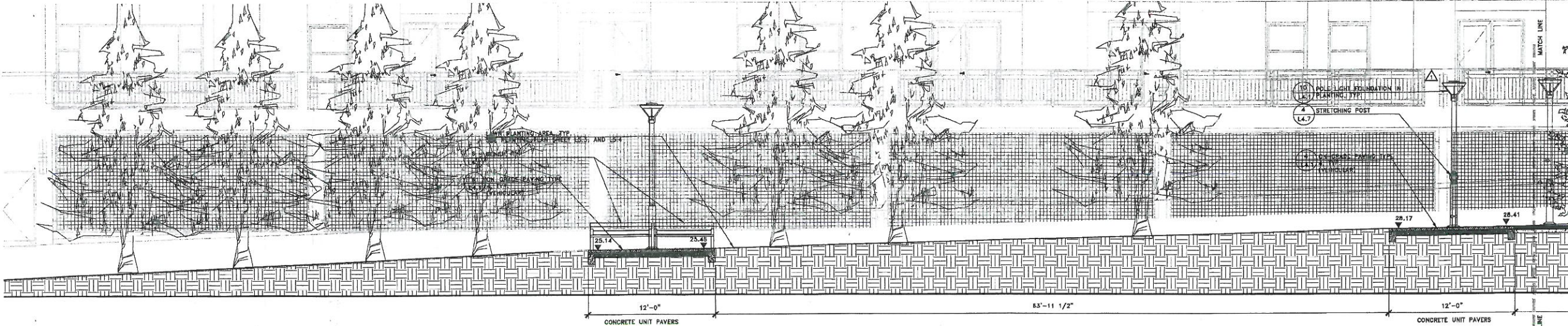
[Signature]
CITY OF HAYWARD - CITY ENGINEER
DATE: 09/25/2014

SOUTH FIRE LANE & PODIUM STOOP GRADING PLAN
SCALE: 1/8" = 1'-0"

49 of 75
C-1442

TRACT 8032
JM J DEVELOPMENT
SOUTH HAYWARD BART DEVELOPMENT
MARKET-RATE PROJECT
HAYWARD, CA

Date	Description
03.27.2012	PRELIM PLAN
07.11.2012	100% DD SET
08.14.2012	CD CHECK SET #08.14.2012
09.12.2012	CD CHECK SET #09.12.2012
10.11.2012	PERMIT SET
11.28.2012	PLAN CHECK #1 11.28.2012
04.20.2013	PLAN CHECK #2 04.20.2013
08.04.2013	CONSTRUCTION SET



APPROVAL GRANTED
CITY OF HAYWARD / CITY ENGINEER
DATE: 09/25/2014

CITY OF HAYWARD APPROVAL GRANTED
LANDSCAPE ARCHITECT
DATE: 9/19/2014
REDUCED SIZE NOT TO SCALE



LANDSCAPE ELEVATIONS

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

LONGITUDINAL PARK LANDSCAPE SECTION LOOKING NORTH

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

960 Howard Street
San Francisco, CA
94103
P. (415) 777-0988

JMJ DEVELOPMENT, LLC

GLS
LANDSCAPE ARCHITECTURE

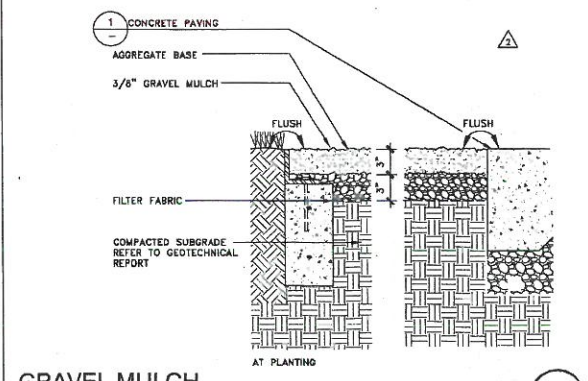
TRACY 80 52
JMJ DEVELOPMENT
SOUTH HAYWARD BART DEVELOPMENT
MARKET-RATE PROJECT
HAYWARD, CA

PRECISE PLAN 03.27.2012
PRELIM PLAN RESUBS. 21.2012
100% DD SET 07.11.2012
CD CHECK SET 08.14.2012
CD CHECK SET 08.12.2012
PERMIT SET 10.11.2012
PLAN CHECK #1 11.29.2012
PLAN CHECK #2 02.04.2013
DD SET
CONSTRUCTION 08.04.2013

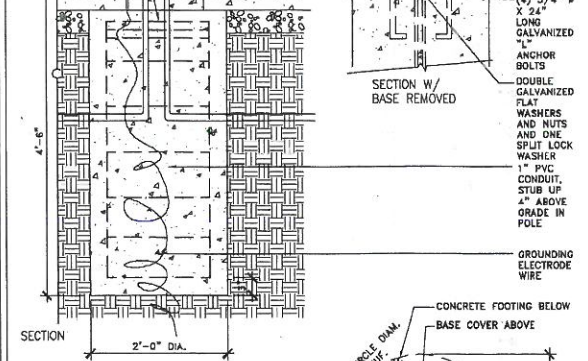
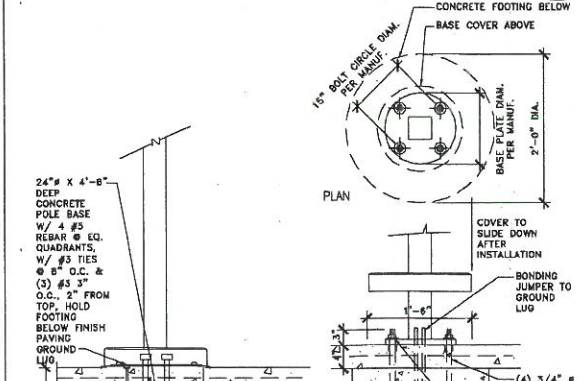


ON-GRADE LANDSCAPE DETAILS

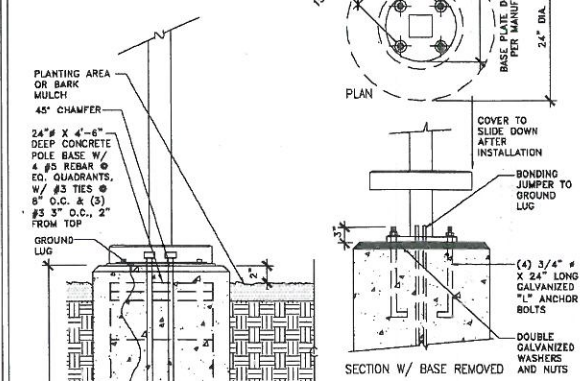
1" = 20'-0"
107 DW



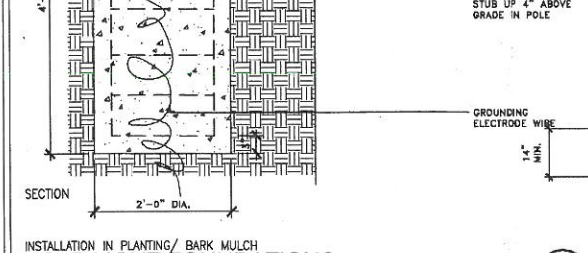
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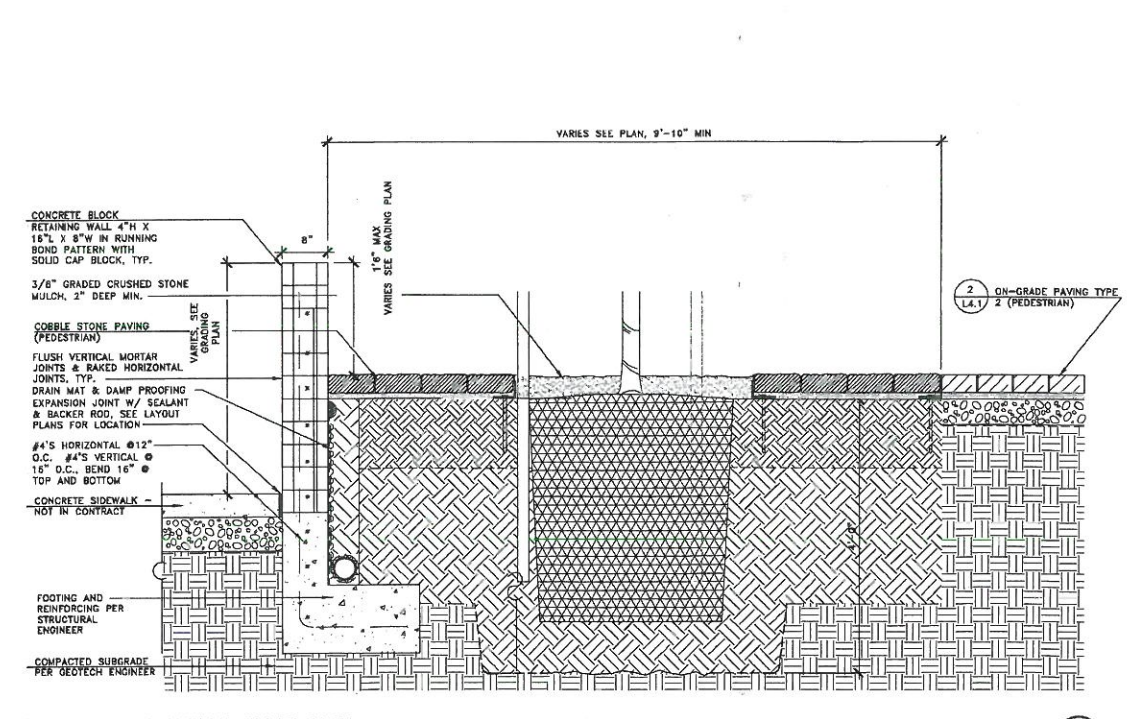
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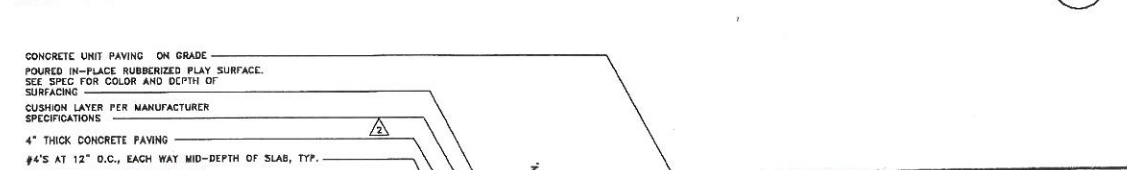
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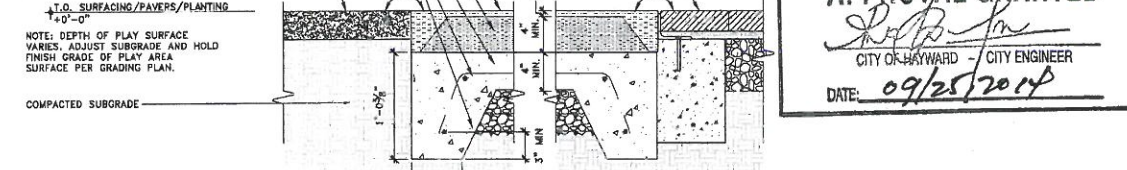
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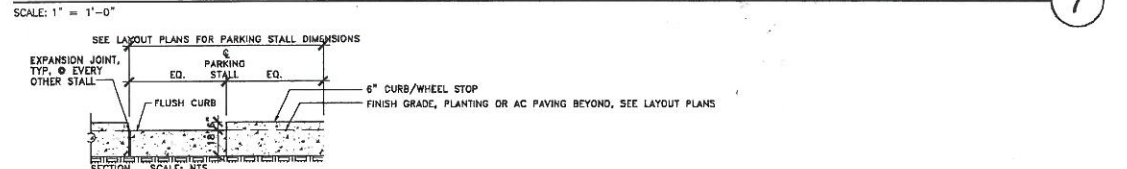
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3



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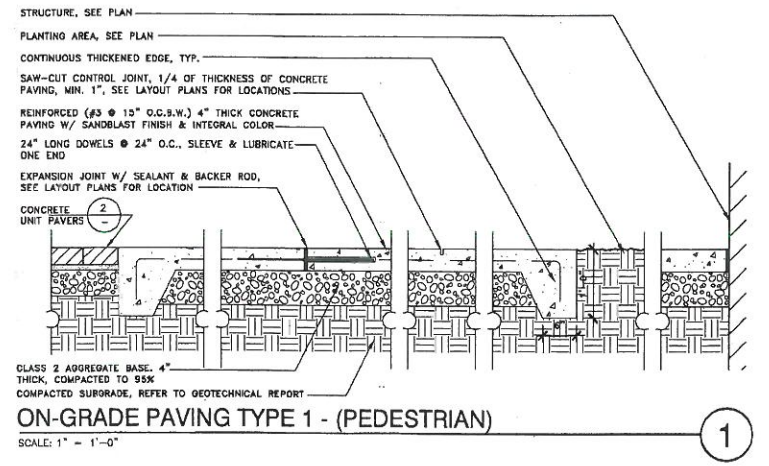


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9

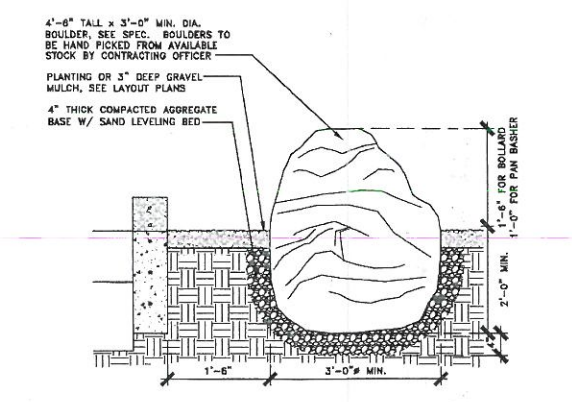
APPROVAL GRANTED
CITY OF HAYWARD - CITY ENGINEER
DATE: 09/25/2014

CITY OF HAYWARD APPROVAL GRANTED
LANDSCAPE ARCHITECT
DATE: 9/17/2014
REDUCED SIZE NOT TO SCALE

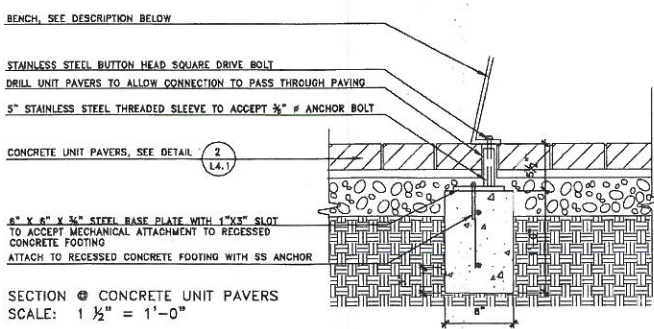


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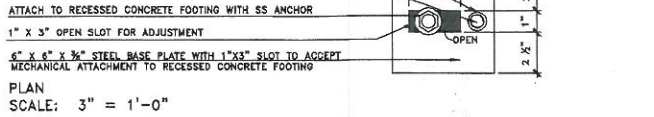
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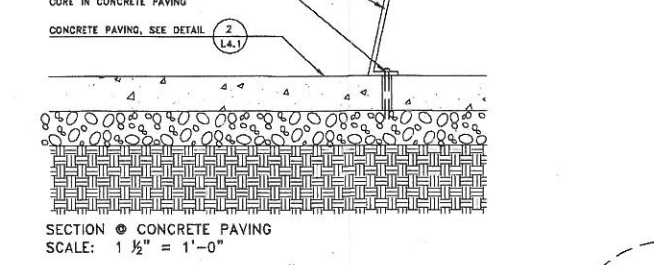
BOULDER BOLLARD PAN BASHER
SCALE: 1" = 1'-0"



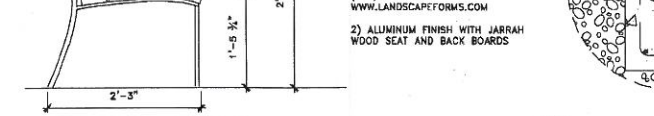
SECTION @ CONCRETE UNIT PAVERS
SCALE: 1 1/2" = 1'-0"



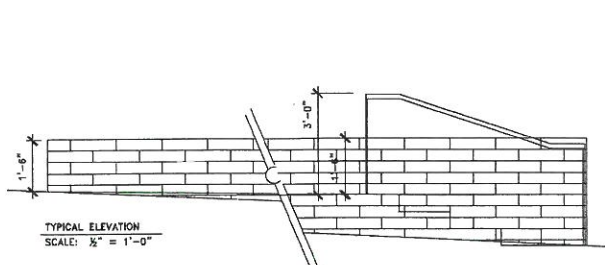
PLAN
SCALE: 3" = 1'-0"



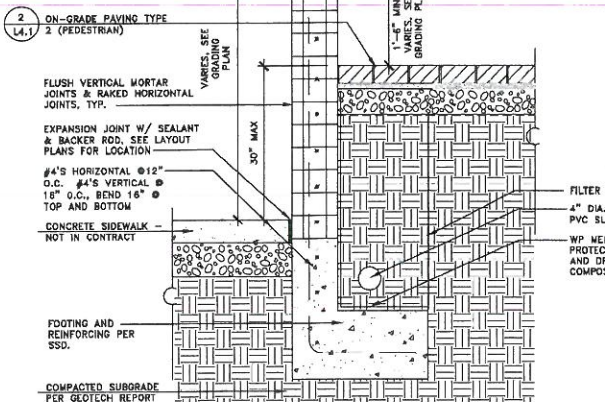
SECTION @ CONCRETE PAVING
SCALE: 1 1/2" = 1'-0"



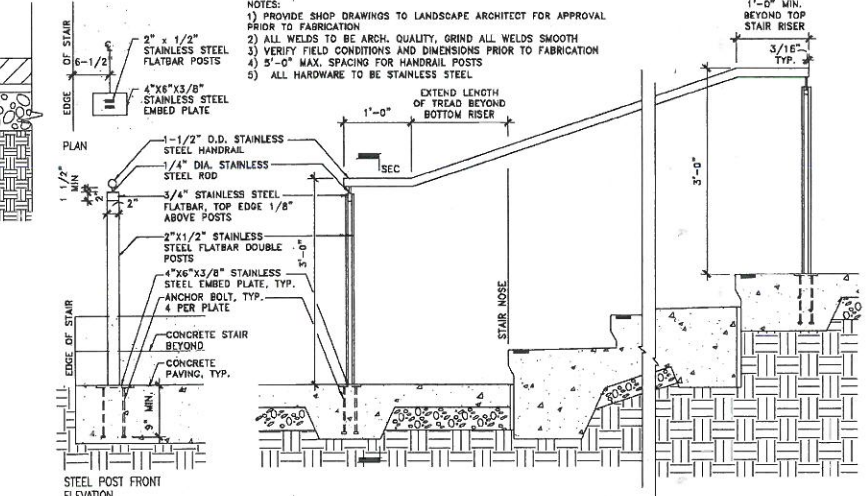
BENCH (ON-GRADE)
SCALE: AS INDICATED



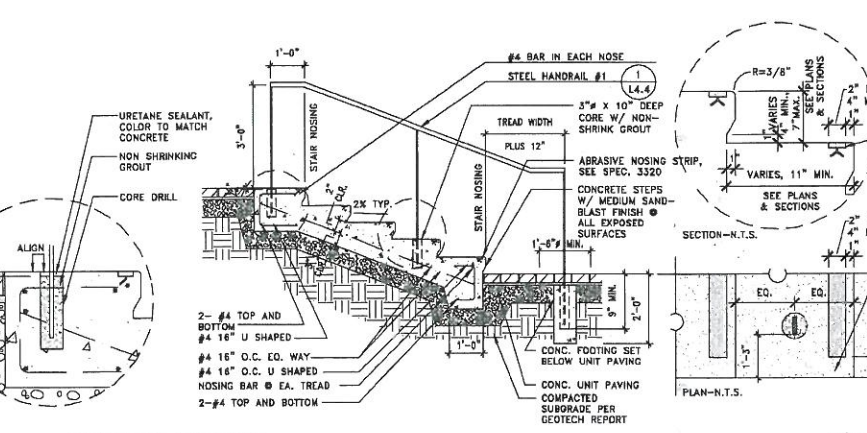
TYPICAL ELEVATION
SCALE: 3/8" = 1'-0"



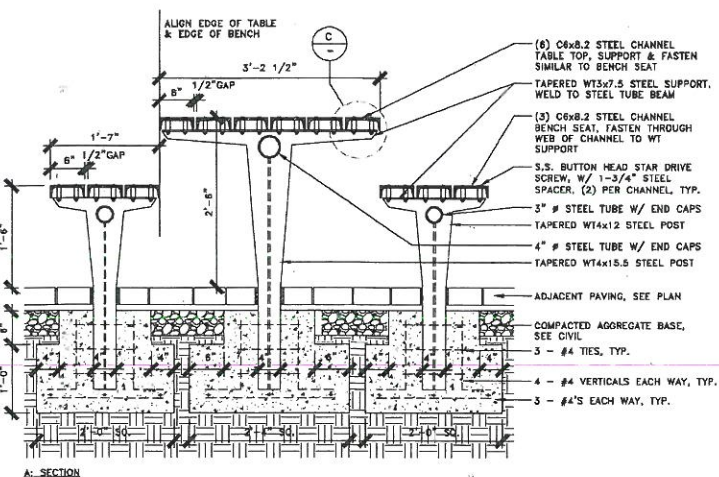
MASONRY RETAINING WALL
SCALE: 1" = 1'-0"



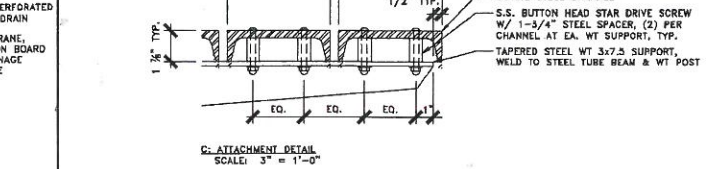
STEEL HANDRAILS
SCALE: 1" = 1'-0"



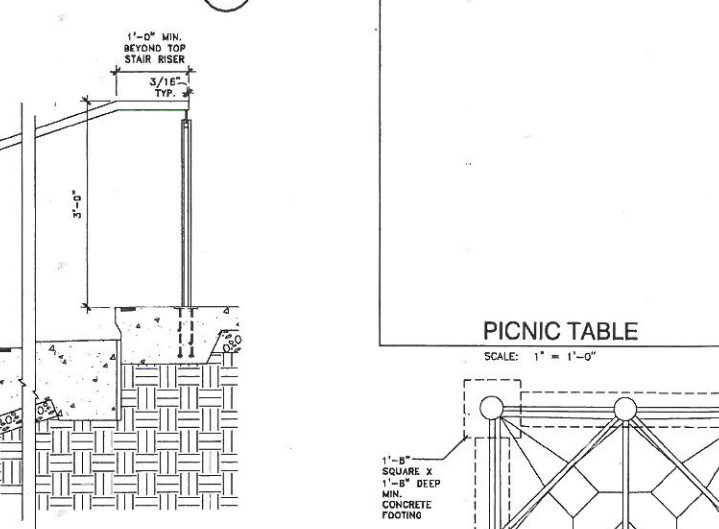
CONCRETE STAIR
SCALE: 1" = 1'-0"



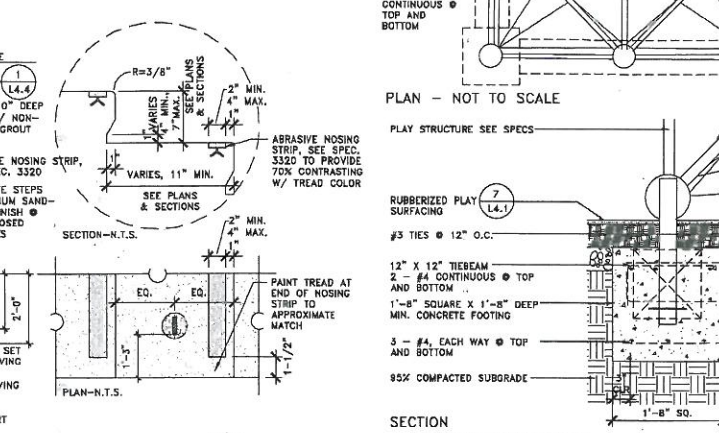
A: SECTION



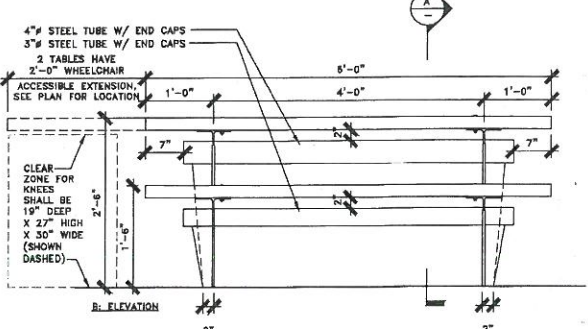
C: ATTACHMENT DETAIL
SCALE: 3" = 1'-0"



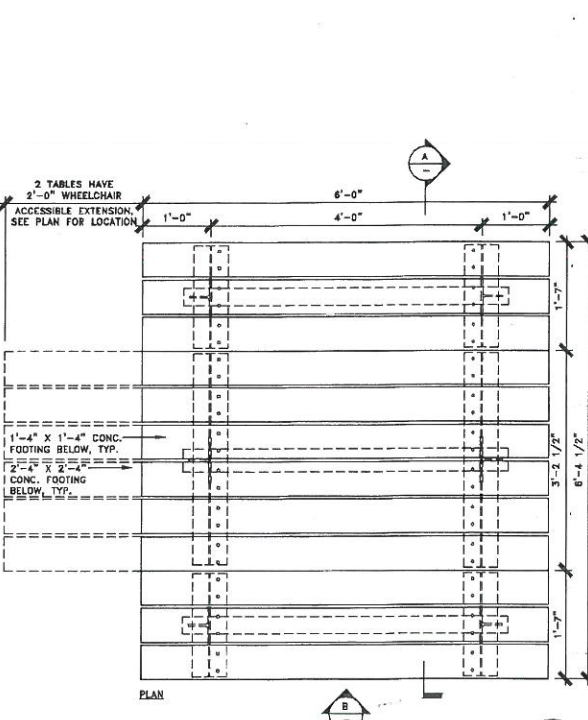
PICNIC TABLE
SCALE: 1" = 1'-0"



SECTION PLAY STRUCTURE
SCALE: 1" = 1'-0"



PLAN



PLAN

APPROVAL GRANTED
CITY OF HAYWARD / CITY ENGINEER
DATE: 09/25/2014

NOTES:
1) PLAYSTRUCTURE MANUFACTURER BERLINER
SELFBARK, MODEL UNIVERS MINI WARE
48 BROOKFIELD OAKS DRIVE, GREENVILLE, SC
29507 (864) 627-1092
WWW.BERLINER-PLAYSUPPLY.COM
2) DIMENSIONS: 8'-7" W X 8'-7" D X 8'-5" H
3) FALL ZONE REQUIRED: 20'-7" X 20'-7"
4) DESIGN OF PLAY STRUCTURE AND CONNECTION
TO FOUNDATION BY MANUFACTURER

**CITY OF HAYWARD
APPROVAL GRANTED**

LANDSCAPE ARCHITECT
DATE: 7/17/2014

**REDUCED SIZE
NOT TO SCALE**

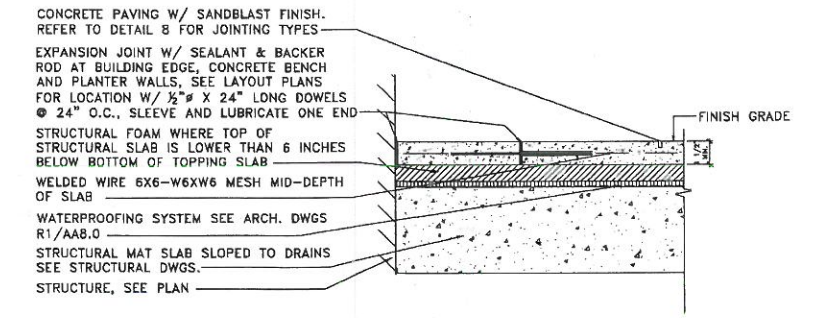
51 of 79
C-442

950 Howard Street
San Francisco, CA
94103
P. (415) 777-0950

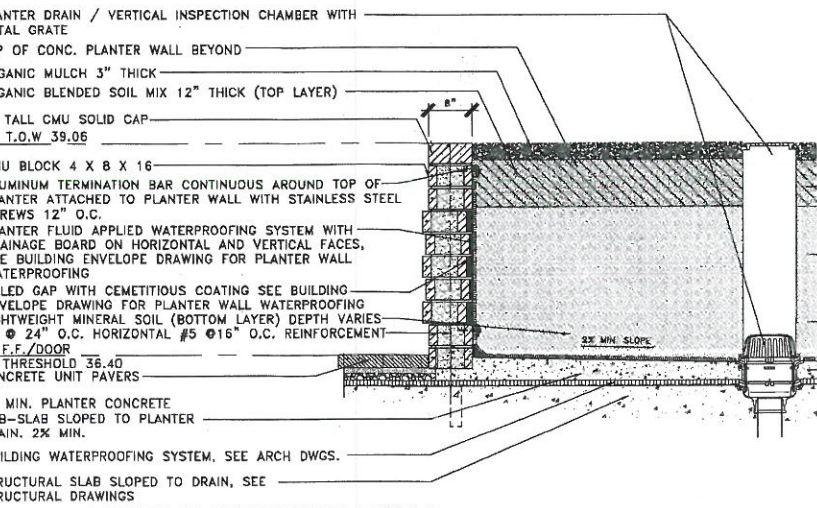
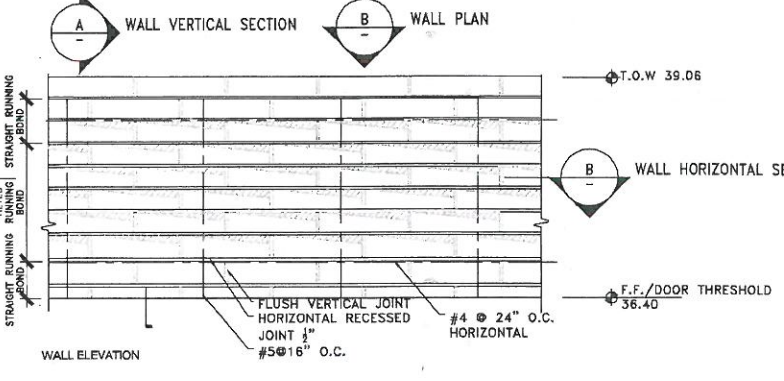
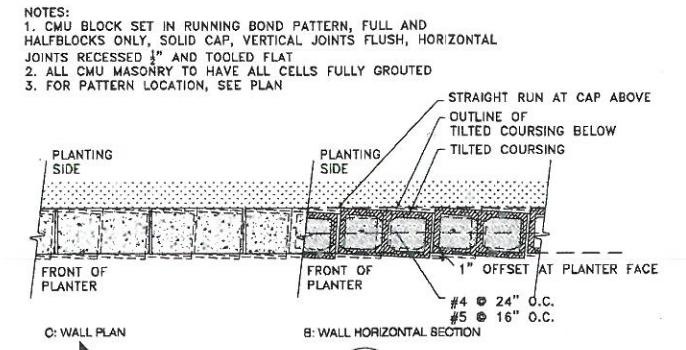
JMJ DEVELOPMENT, LLC

TRACT 8032
JMJ DEVELOPMENT
SOUTH HAYWARD BART DEVELOPMENT
MARKET-RATE PROJECT
HAYWARD, CA

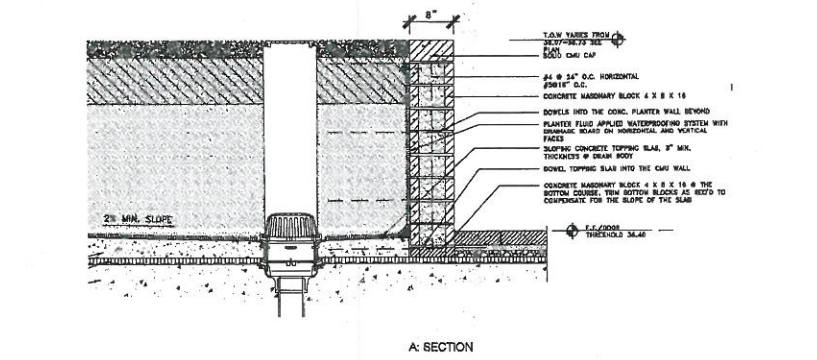
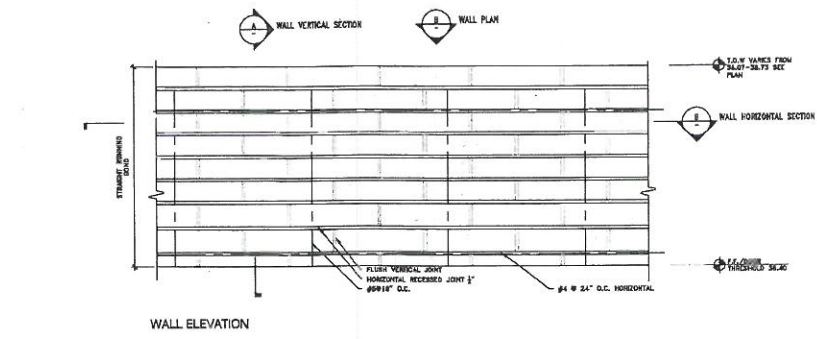
REV	DATE
PRELISE PLAN	03.27.2012
PREL. PLAN RESUB.	05.21.2012
100% DO SET	07.11.2012
CD CHECK SET	08.14.2012
CD CHECK SET	09.12.2012
PERMIT SET	10.11.2012
PLAN CHECK #1	11.29.2012
PLAN CHECK #2	02.04.2013
BID SET	
CONSTRUCTION	06.04.2013



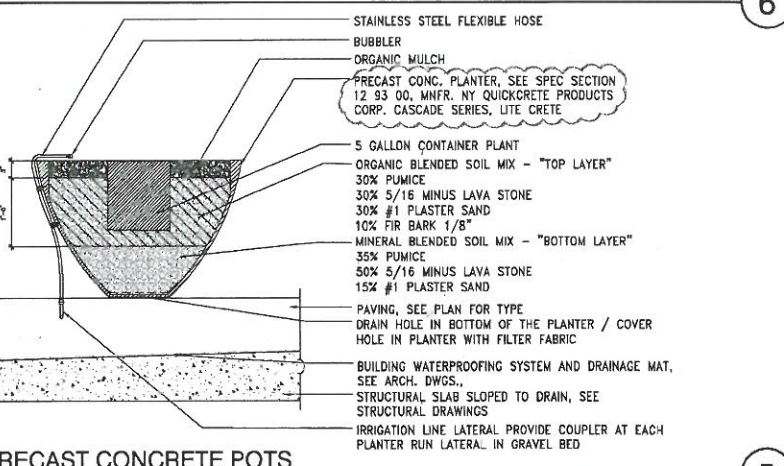
ON STRUCTURE PAVING TYPE 4 AND 5
SCALE: 1" = 1'-0"



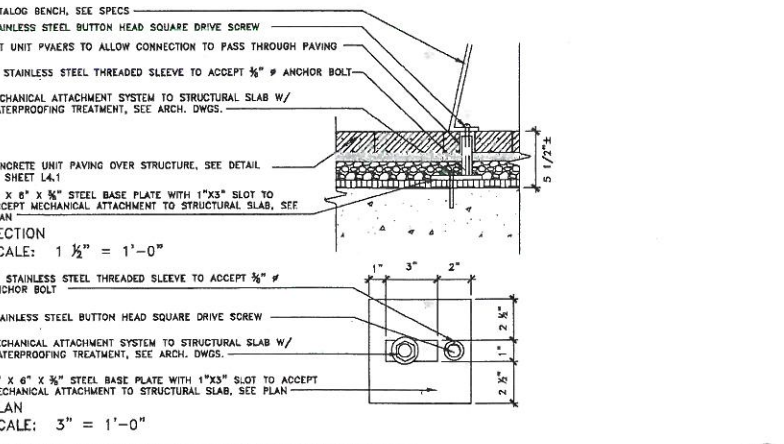
RAISED PLANTER WALL TYPE 2
SCALE: 1" = 1'-0"



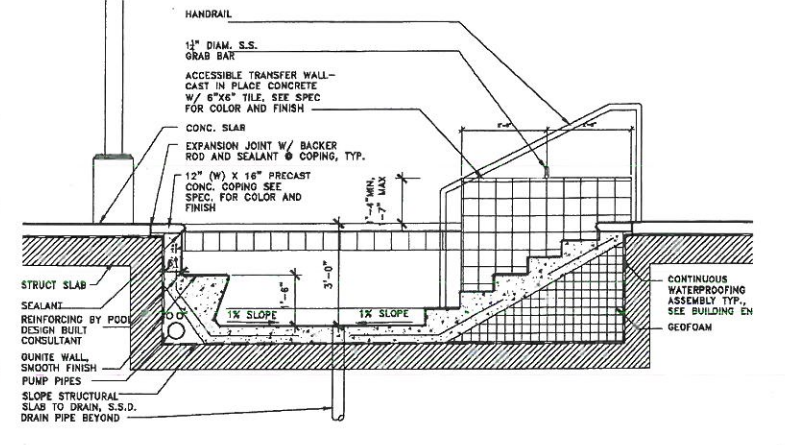
RAISED PLANTER WALL TYPE 1
SCALE: 1" = 1'-0"



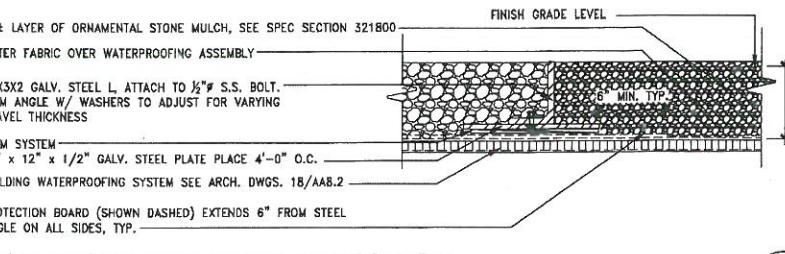
PRECAST CONCRETE POTS
SCALE: 1" = 1'-0"



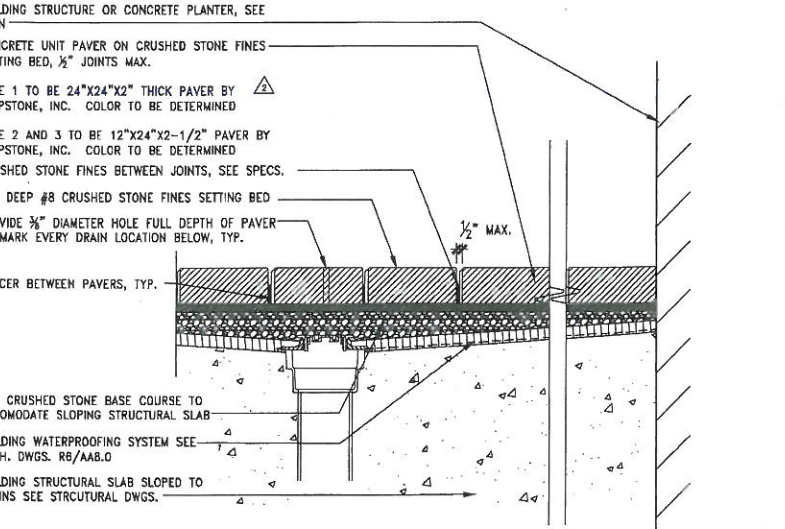
BENCH CONNECTION ON STRUCTURE
SCALE: AS NOTED



POOL/ SPA COPING
SCALE: 1" = 1'-0"



ON-STRUCTURE PAVING TYPE 6 (GRAVEL)
SCALE: 1" = 1'-0"



ON-STRUCTURE PAVING TYPE 1, 2 AND 3
SCALE: 1" = 1'-0"

APPROVAL GRANTED

CITY OF HAYWARD - CITY ENGINEER

DATE: 09/25/2014

CITY OF HAYWARD

APPROVAL GRANTED

LANDSCAPE ARCHITECT

DATE: 9/27/2014

REDUCED SIZE

NOT TO SCALE

LANDSCAPE ARCHITECT

NO 2416

DATE: 9/27/2014

1107' x 30'-0"

DW

Date	Issue
03.27.2012	PRECISE PLAN
05.21.2012	PRELIMINARY PLAN
07.11.2012	100% DD SET
08.14.2012	CD CHECK SET #08.14.2012
09.12.2012	CD CHECK SET #09.12.2012
10.11.2012	PERMIT SET
11.28.2012	PLAN CHECK #1 11.28.2012
02.04.2013	PLAN CHECK #2 02.04.2013
06.04.2013	CONSTRUCTION SET



PODIUM
LANDSCAPE
DETAILS

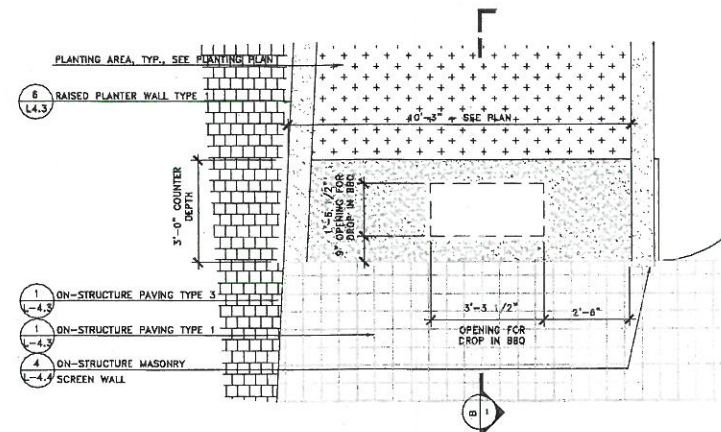
CITY OF HAYWARD
APPROVAL GRANTED

LANDSCAPE ARCHITECT
DATE: 9/29/2014

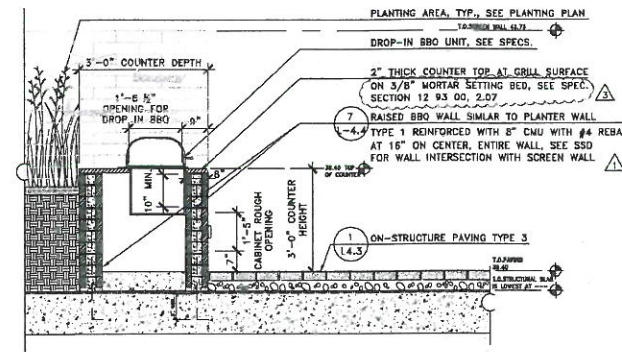
REDUCED SIZE
NOT TO SCALE

APPROVAL GRANTED

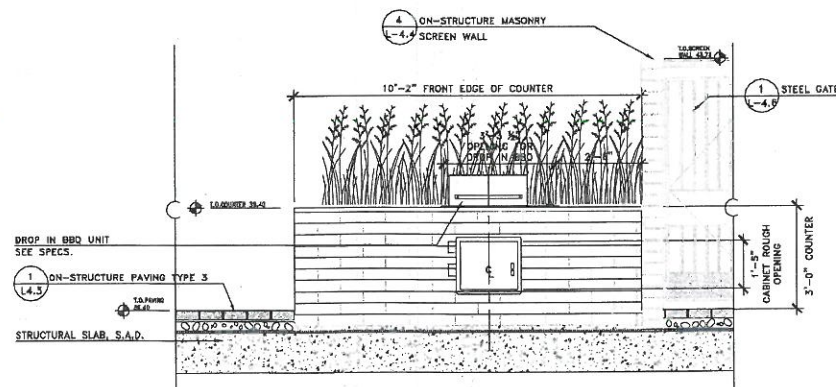
CITY OF HAYWARD
CITY ENGINEER
DATE: 09/25/2014



A. BBQ PLAN, 1/2" = 1'-0"

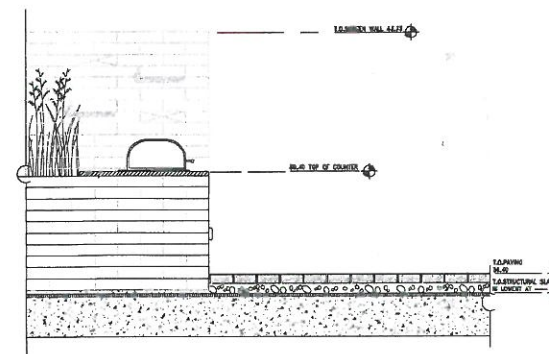


B. BBQ SECTION, 1/2" = 1'-0"

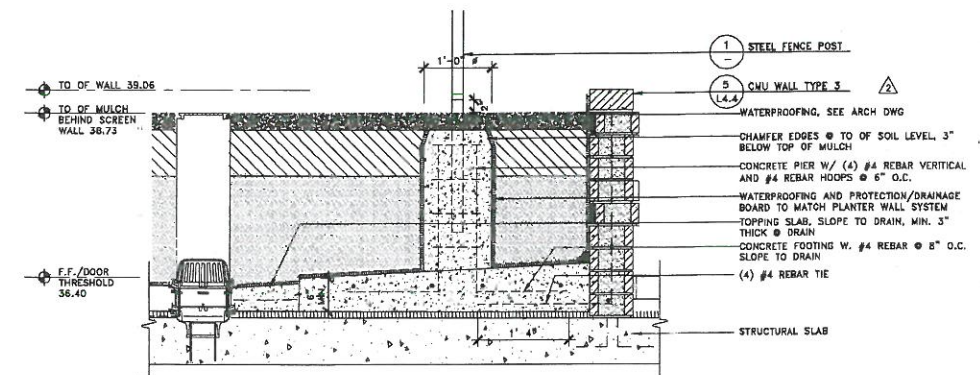


C. BBQ FRONT ELEVATION, 1/2" = 1'-0"
BBQ WITH COUNTER

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



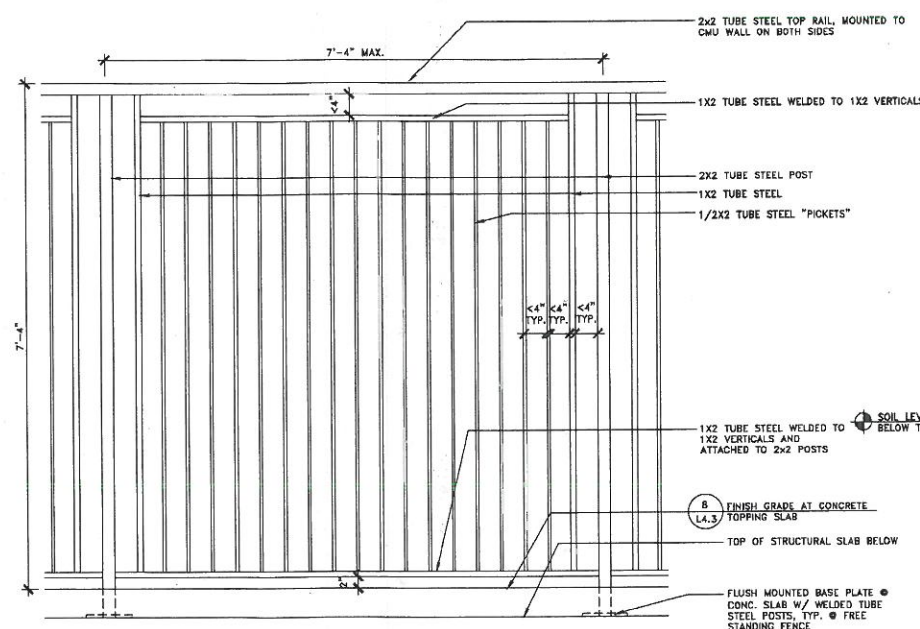
D. BBQ ELEVATION, 1/2" = 1'-0"



SECTION @ FENCE FOOTING IN PLANTER

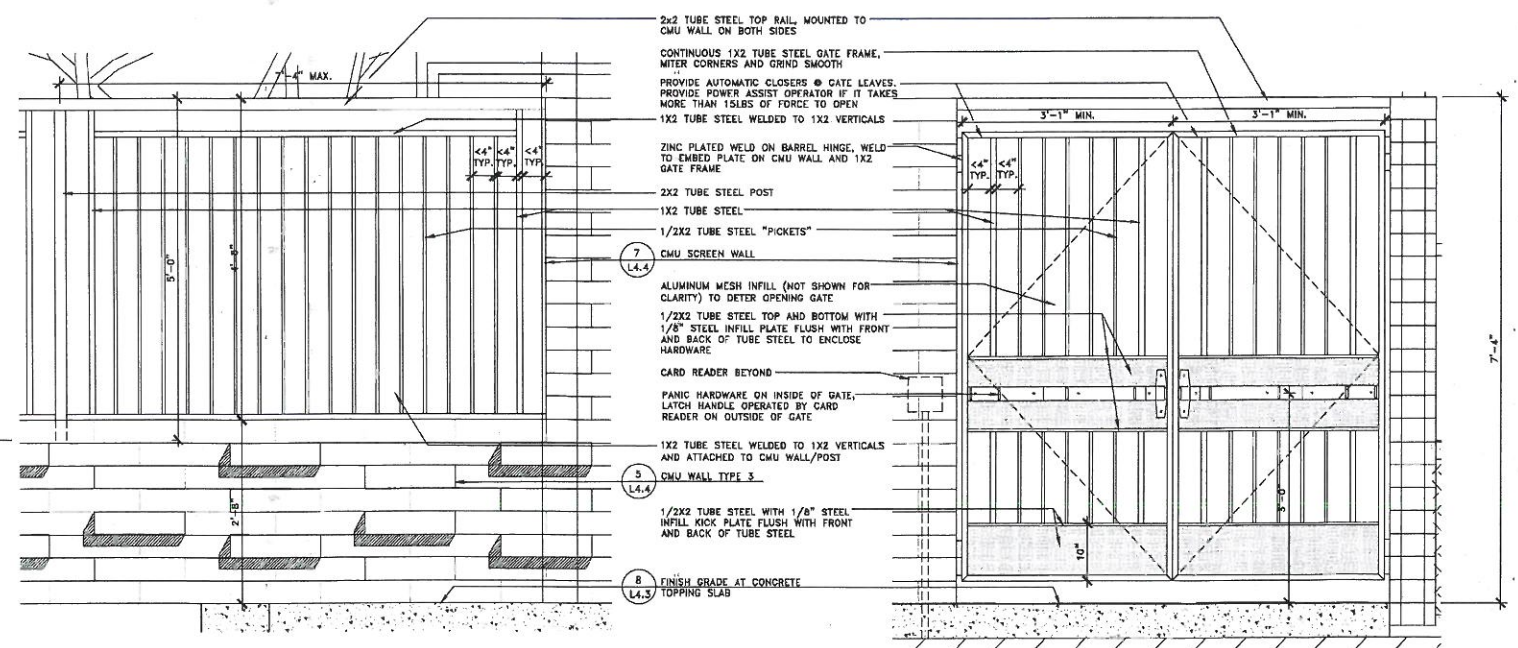
SCALE: 1" = 1'-0"

- GENERAL NOTES:
1. VERIFY CLEARANCES & DIMENSIONS IN FIELD PRIOR TO FABRICATION & INSTALLATION
 2. METALWORK COMPONENTS TO BE HOT-DIPPED, GALVANIZED STEEL, U.O.N.; NO FIELD WELDING
 3. CAP EXPOSED OPEN ENDS OF TUBE STEEL WHERE OCCURS
 4. FENCE PICKET SPACING SHALL NOT HAVE OPENINGS WHICH ALLOW PASSAGE OF A SPHERE 4" IN DIA.
 5. GRIND WELD JOINTS SMOOTH
 6. PAINTED FINISH, U.O.N.
 7. RAILINGS ATTACHED TO SIDE WALLS VIA KNIFE PLATES W/ SLIP HOLES; PROVIDE CENTER POST SUPPORT FOOTING W/ NEOPRENE PAD



C) TYPICAL ELEV. OF FREE STANDING FENCE
DESIGN/BUILD STEEL FENCES AND GATES

SCALE: 1" = 1'-0"



B) TYPICAL ELEV. OF FENCE IN PLANTER

A) TYPICAL GATE

1

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San Francisco, CA
94103
P. (415) 877-0998

JMJ DEVELOPMENT, LLC

GLS
Landscape Architecture
3000 California Street, Suite 100
Berkeley, CA 94704

TRACT #032
JM Development
SOUTH HAYWARD BART DEVELOPMENT
MARKET-RATE PROJECT
HAYWARD, CA

Date	Scale
PRECISE PLAN 03.27.2012	
PREL. PLAN, RESUBS. 21.20.12	
100% DD SET 07.11.2012	
CD CHECK SET #08.14.2012	
CD CHECK SET #09.12.2012	
PERMIT SET 10.11.2012	
PLAN CHECK #1 11.29.2012	
PLAN CHECK #2 02.04.2013	
DD SET	
CONSTRUCTION 08.04.2013	



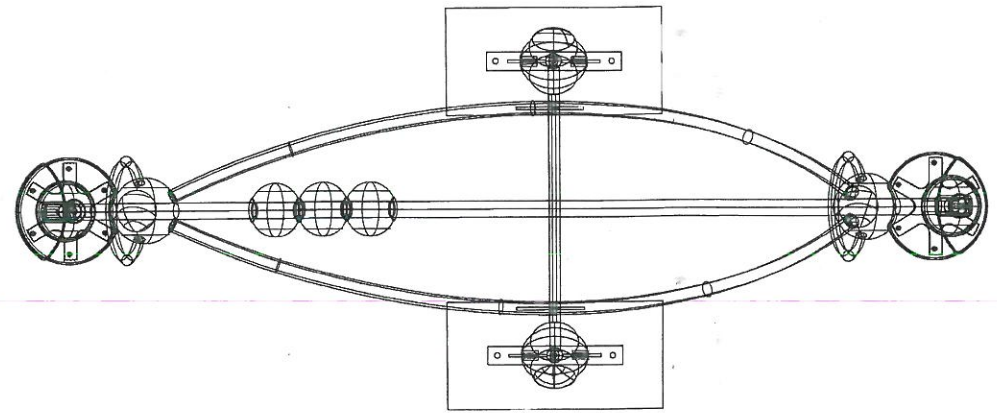
LANDSCAPE DETAILS

1" = 20'-0"
DW
1197



MANUFACTURER: KOMPAN
MODEL NUMBER: ELES900106
STRETCHING POST
SCALE: NTS

4

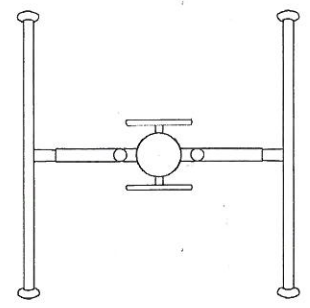


MANUFACTURER: URBAN DESIGN BERLIN
MODEL NUMBER: UDB28080100
ABAKUS SEESAW
SCALE: NTS

7

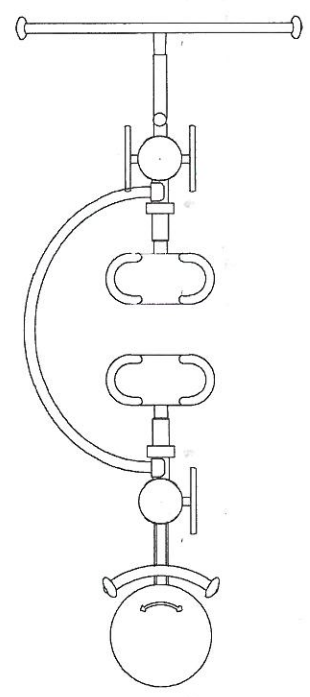
MANUFACTURER: HELLER
MODEL: FRANK GEHRY SOFA AND CHAIR
MOVABLE CHAIR AT FIRE PIT (NIC)
SCALE: NTS

3



MANUFACTURER: KNOLL
MODEL: SAARINEN ROUND DINING TABLE
MOVABLE TABLES AND CHAIRS (NIC)
SCALE: NTS

2

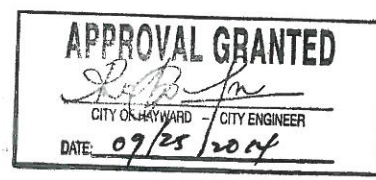


MANUFACTURER: KOMPAN
MODEL NUMBER: KPX12B
UPPER BODY TRAINER
SCALE: NTS

6

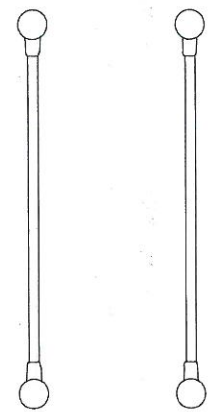
MANUFACTURER: LANDSCAPE FORM
MODEL NUMBER: CHILL SERIES
POOL CHAISE (NIC)
SCALE: NTS

1



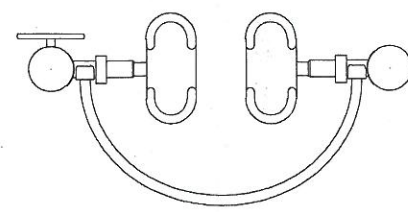
MANUFACTURER: KOMPAN
MODEL NUMBER: ELES900112
SIT-UP BENCH, HIGH
SCALE: NTS

10



MANUFACTURER: KOMPAN
MODEL NUMBER: ELES900106
PARALLEL BARS
SCALE: NTS

9



MANUFACTURER: KOMPAN
MODEL NUMBER: KPX120
FREE RUNNER
SCALE: NTS

8

MANUFACTURER: KOMPAN
MODEL NUMBER: KPX323
COMPLETE BODY TONER
SCALE: NTS

5

950 Howard Street
San Francisco, CA
94103
P. (415) 777-0968

JMJ DEVELOPMENT, LLC

GLS
Landscape Architecture
1000 California Street, Suite 1000
San Francisco, CA 94109
P. (415) 777-0968

TRACT 8032
JMJ DEVELOPMENT
SOUTH HAYWARD BART DEVELOPMENT
MARKET-RATE PROJECT
HAYWARD, CA

PRECISE PLAN 03.27.2012
PRE. PLAN RESUBS.21.2012
100% DO SET 07.11.2012
CD CHECK SET 08.14.2012
CD CHECK SET 09.12.2012
PERMIT SET 10.11.2012
PLAN CHECK #1 11.29.2012
PLAN CHECK #2 02.04.2013
DO SET
CONSTRUCTION 08.04.2013
SET



PLANTING PLAN

DATE: 1107

WHOLE SHEET
L5.2

LEGEND

ON GRADE PLANTING:

- ACER MACROPHYLLUM
BIG LEAF MAPLE
36" BOX
WATER USE MODERATE
- BETULA NIGRA
RYEYR BIRCH
36" BOX
WATER USE HIGH
- CEDRUS DEODARA
GLODAR CEDAR
48" BOX
WATER USE LOW
- CITRUS LEMON
LEMON
24" BOX
WATER USE MODERATE
- MALUS SPP.
APPLE
WATER USE MODERATE
24" BOX
- SEQUOIA SEMPERVIRENS
COAST REDWOOD
36" BOX
WATER USE HIGH
- ULMUS PARVIFOLIA
CHINESE ELM
48" BOX
WATER USE MODERATE
- SHRUBS
CALLISTEMON 'LITTLE JOHN'
DWARF BOTTLEBRUSH
5 GAL.
WATER USE LOW
- PITTOSPORUM TENUIFOLIUM
PITTOSPORUM
24" BOX
WATER USE MODERATE
- DIETES BICOLOR
FORTHNIGHT LILY
1 GAL. 24" D.C.
WATER USE LOW
- PHORNIUM TENAX
NEW ZEALAND FLAX
15 GAL.
WATER USE LOW
- JUNIPERUS CHINENSIS
'TORULOSA'
HOLLYWOOD JUNIPER
24" BOX
WATER USE LOW
- RHAMPHOLEPS INDICA
INDIAN HAWTHORN
15 GAL.
WATER USE LOW

GROUNDCOVERS

- GROUNDCOVER TYPE I
IRIS 'PACIFIC COAST HYBRID'
- W.U. MOD.
JUNCUS PATENS - WATER
USE HIGH
CAREX PANSA - WATER
USE MODERATE
1 GAL. @ 18" O.C.
- GROUNDCOVER TYPE II
IRIS 'PACIFIC COAST HYBRID'
- W.U. MOD.
CAREX OPHULEA - WATER
USE MODERATE
1 GAL. @ 18" O.C.
CORNUS SERICCA - WATER
USE HIGH
5 GAL. @ 30" O.C.
- GROUNDCOVER TYPE III
MULLENBERGIA FIDENS
- WATER USE LOW
1 GAL. @ 18" O.C.
- GROUNDCOVER TYPE IV
FUCHENSIA INDICA - WATER
USE MOD.
1 GAL. @ 18" O.C.
- GROUNDCOVER TYPE V
RIBES SANGUINEUM - WATER
USE LOW
5 GAL. @ 30" O.C.
- LAWN FROM SOD
- LAWN OVER POROUS
PAYEMENT STRUCTURE
- VINE
- VINE TBD

TREE MITIGATION CALCULATION

PROPOSED NUMBER OF TREES

DIXON STREET (NOT IN CONTRACT): 7
MISSION STREET: 10
PRIVATE DRIVE: 7
TERRENCE: 7
PARK: 46
EDEN PODIUM: 41,
SEE EDEN DRAWINGS TO CONFIRM
WHITTEK PODIUM: 77
TOTAL PROPOSED NUMBER OF TREES: 195

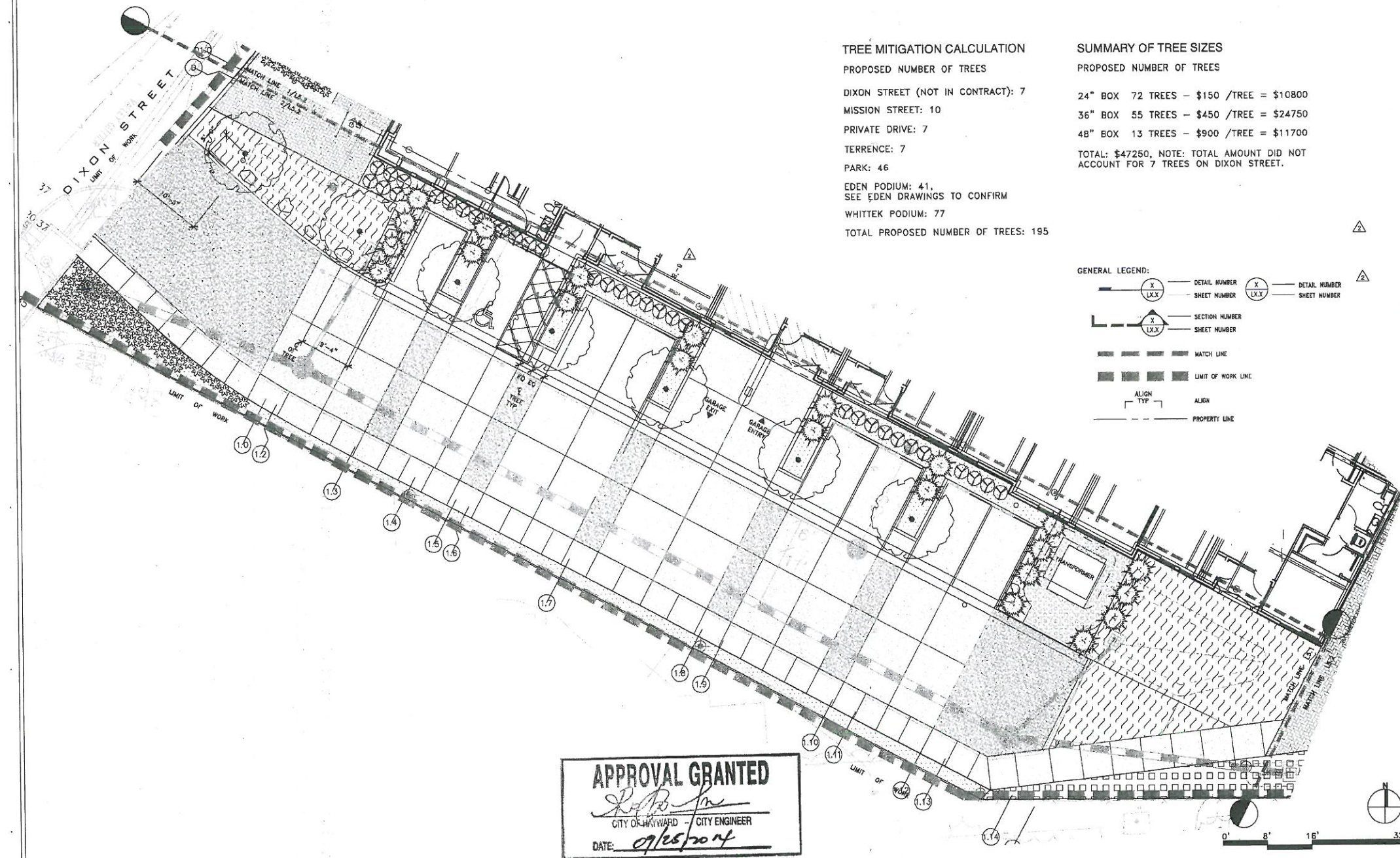
SUMMARY OF TREE SIZES

PROPOSED NUMBER OF TREES

24" BOX 72 TREES - \$150 /TREE = \$10800
36" BOX 55 TREES - \$450 /TREE = \$24750
48" BOX 13 TREES - \$900 /TREE = \$11700
TOTAL: \$47250, NOTE: TOTAL AMOUNT DID NOT
ACCOUNT FOR 7 TREES ON DIXON STREET.

GENERAL LEGEND:

- DETAIL NUMBER
- SHEET NUMBER
- SECTION NUMBER
- SHEET NUMBER
- MATCH LINE
- LIMIT OF WORK LINE
- ALIGN TYP
- ALIGN
- PROPERTY LINE



APPROVAL GRANTED
CITY OF HAYWARD - CITY ENGINEER
DATE: 09/25/2014

**CITY OF HAYWARD
APPROVAL GRANTED**
LANDSCAPE ARCHITECT
DATE: 9/17/2014
**REDUCED SIZE
NOT TO SCALE**

900 Howard Street
San Francisco, CA
94103
P. (415) 877-0988

JMJ DEVELOPMENT, LLC

GLS
LANDSCAPE ARCHITECTURE

TRACT 8032
JMJ DEVELOPMENT
SOUTH HAYWARD BART DEVELOPMENT
MARKET-RATE PROJECT
HAYWARD, CA

Date:
PRELIM PLAN 03.27.2012
PRE PLAN RESUBS.21.2012
100% DD SET 07.11.2012
CD CHECK SET 08.14.2012
CD CHECK SET 08.12.2012
PERMIT SET 10.11.2012
PLAN CHECK #1 11.29.2012
PLAN CHECK #2 02.04.2013
CONSTRUCTION 08.04.2013



PLANTING PLAN

Sheet No. 1107

WHOLE SHEET

L5.3

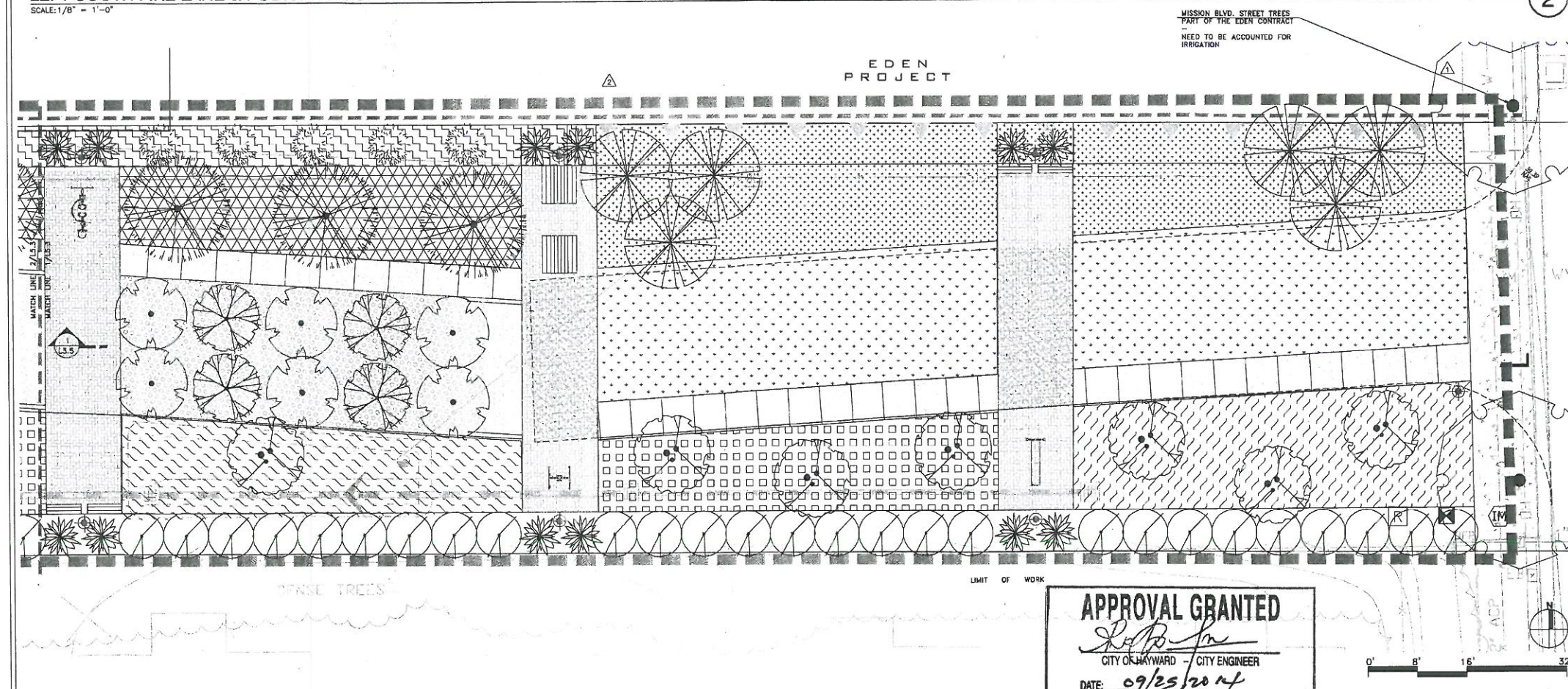
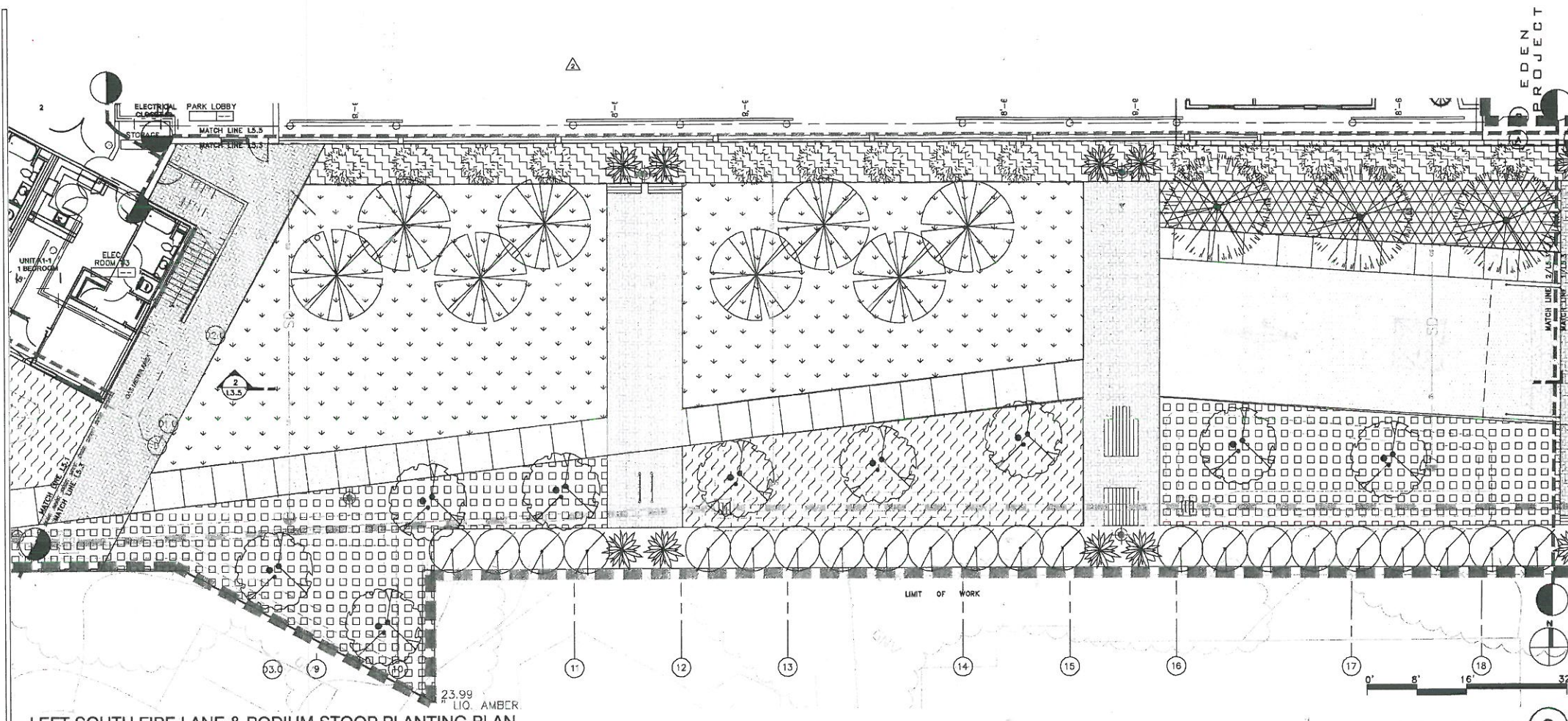
LEGEND

ON GRADE PLANTING:

- ACER MACROPHYLLUM
BIG LEAF MAPLE
36" BOX
WATER USE MODERATE
- BETULA NIGRA
RIVER BIRCH
36" BOX
WATER USE HIGH
- CEDRUS DEODARA
DEODAR CEDAR
48" BOX
WATER USE LOW
- CITRUS LEMON
LEMON
24" BOX
WATER USE MODERATE
- MALUS SPP.
APPLE
WATER USE MODERATE
24" BOX
- SEQUOIA SEMPERVIRENS
COAST REDWOOD
36" BOX
WATER USE HIGH
- ULMUS PARVIFOLIA
CHINESE ELM
48" BOX
WATER USE MODERATE
- SHRUBS
CALLISTEMON 'LITTLE JOHN'
DWARF BOTTLEBRUSH
5 GAL.
WATER USE LOW
- PITTOSPORIUM TENUIFOLIUM
PITTOSPORIUM
24" BOX
WATER USE MODERATE
- DIETES BICOLOR
FORTNIGHT LILY
1 GAL. 24" O.C.
WATER USE LOW
- PHORMIUM TENAX
NEW ZEALAND FLAX
15 GAL.
WATER USE LOW
- JUNIPERUS CHINENSIS
'TORULOSA'
HOLLYWOOD JUNIPER
24" BOX
WATER USE LOW
- RHAPHIDOLEPIS INDICA
INDIAN HAWTHORN
15 GAL.
WATER USE LOW

GROUNDCOVERS

- GROUNDCOVER TYPE I
IRIS 'PACIFIC COAST HYBRID'
- W.U. MOD.
JUNCUS PATENS - WATER
USE HIGH
CAREX PANSA - WATER
USE MODERATE
1 GAL. @ 18" O.C.
- GROUNDCOVER TYPE II
IRIS 'PACIFIC COAST HYBRID'
- W.U. MOD.
CAREX DIVULSA - WATER
USE MODERATE
1 GAL. @ 18" O.C.
- GROUNDCOVER TYPE III
MULLENBERGIA BIGENS
WATER USE LOW
1 GAL. @ 18" O.C.
- GROUNDCOVER TYPE IV
FUCHSIA INDICA
WATER USE MOD.
1 GAL. @ 18" O.C.
- GROUNDCOVER TYPE V
RIBES SANGUINEUM
WATER USE LOW
5 GAL. @ 30" O.C.
- LAWN FROM SOD
- LAWN OVER POROUS
PAYEMENT STRUCTURE
- VINE
- VINE TBD



APPROVAL GRANTED
[Signature]
CITY OF HAYWARD - CITY ENGINEER
DATE: 09/25/2014

**CITY OF HAYWARD
APPROVAL GRANTED**

LANDSCAPE ARCHITECT
[Signature]
DATE: 9/17/2014

**REDUCED SIZE
NOT TO SCALE**

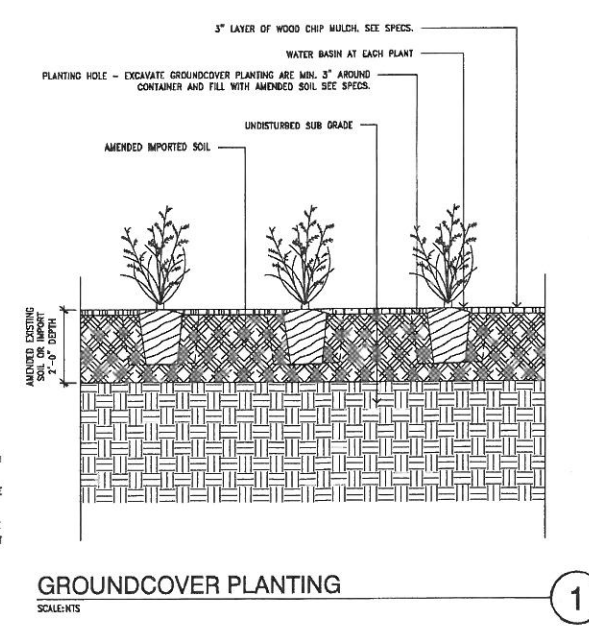
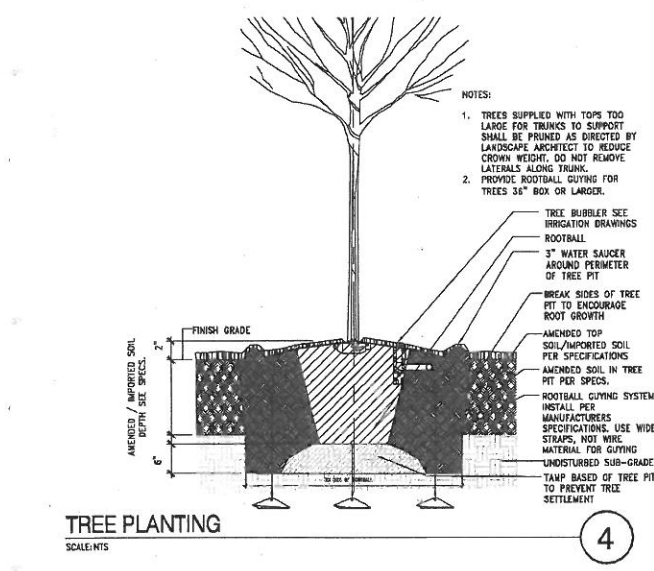
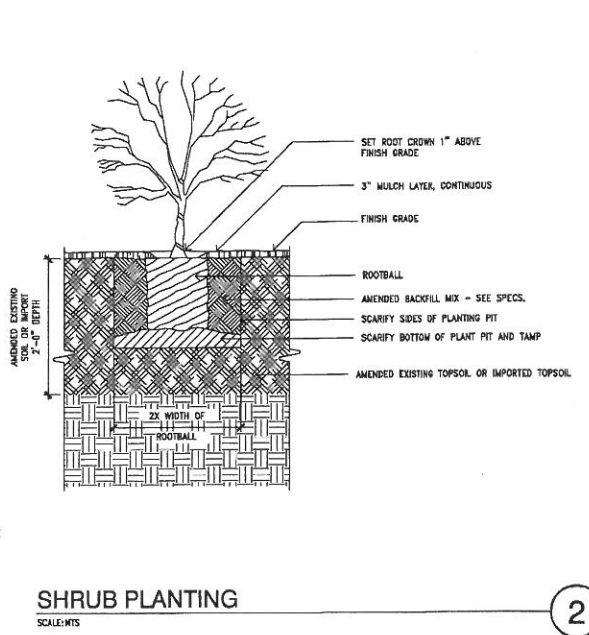
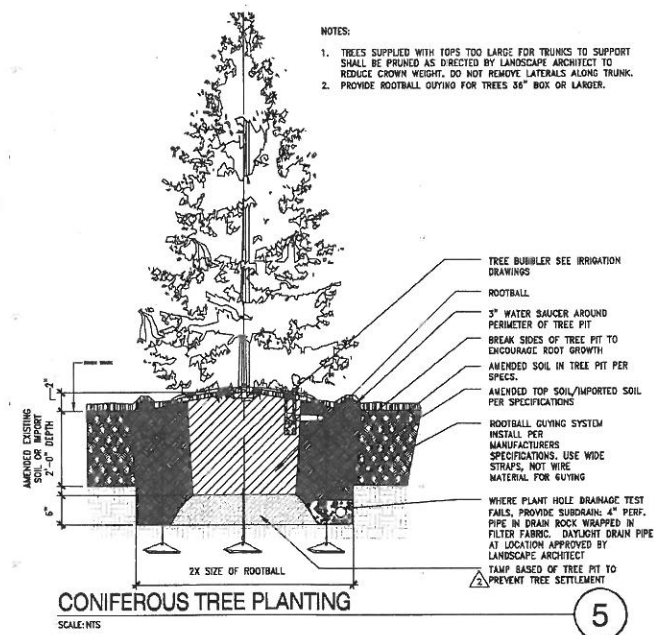
604 of 739

JMJ DEVELOPMENT, LLC

GLS
Landscape Architecture
11007 110th St., Hayward, CA 94542
P: (415) 677-0888

RAJ 8032
JM J DEVELOPMENT
SOUTH HAYWARD BART DEVELOPMENT
MARKET-RATE PROJECT
HAYWARD, CA

Issue	Date
PRECISE PLAN	03.27.2012
PRC. PLAN RESUBS.	05.21.2012
100% DD SET	07.11.2012
CD CHECK SET	08.14.2012
CD CHECK SET	09.12.2012
PERMIT SET	10.11.2012
PLAN CHECK #1	11.26.2012
PLAN CHECK #2	02.04.2013
CONSTRUCTION	08.04.2013



SPACING "A"	ROW SPACING "B"
4" O.C.	3 1/2" O.C.
6" O.C.	5 1/4" O.C.
8" O.C.	6 7/8" O.C.
10" O.C.	8 5/8" O.C.
12" O.C.	10 3/8" O.C.
15" O.C.	13" O.C.
18" O.C.	15 5/8" O.C.
24" O.C.	20 3/4" O.C.
30" O.C.	28" O.C.
36" O.C.	30" O.C.

SCALE: NTS

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PLANTING DETAILS

Sheet No. 1107

BROOKWATER
 IRRIGATION CONSULTANTS
 TWO CROW CANYON COURT, SUITE 100
 SAN RAMON, CALIFORNIA 94583
 TEL: 925.885.0417 FAX: 925.885.0597
 E-MAIL: BROOKWATER@BROOKWATER.COM

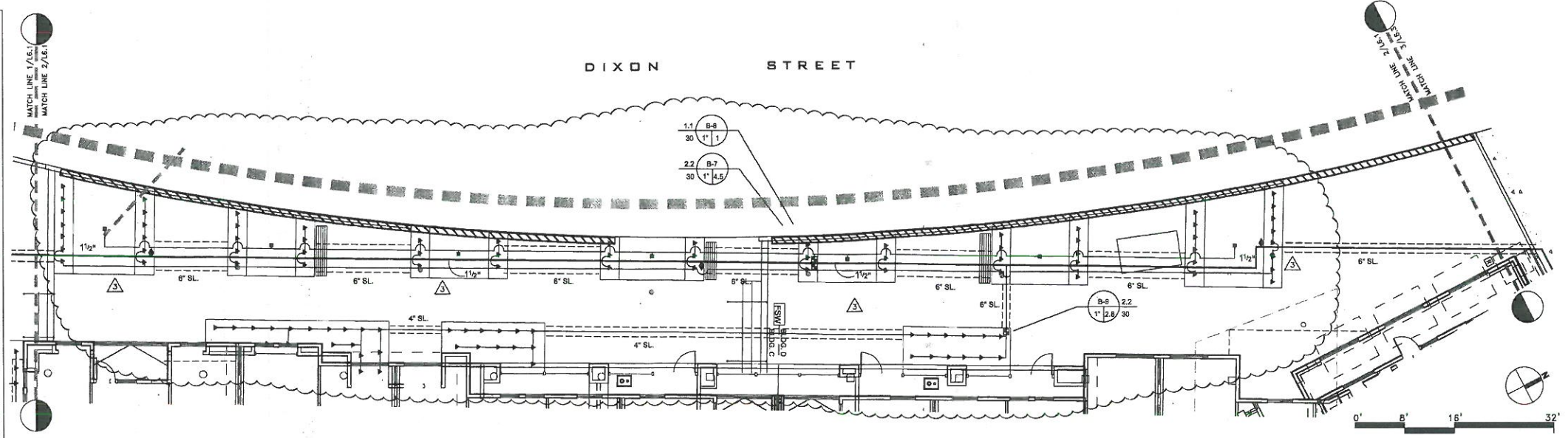
800 Howard Street
 San Francisco, CA
 94103
 P. (415) 677-0986

JMJ DEVELOPMENT, LLC

GLS
 LANDSCAPE ARCHITECTURE

TRACT 8032
 JMJ DEVELOPMENT
 SOUTH HAYWARD BART DEVELOPMENT
 MARKET-RATE PROJECT
 HAYWARD, CA

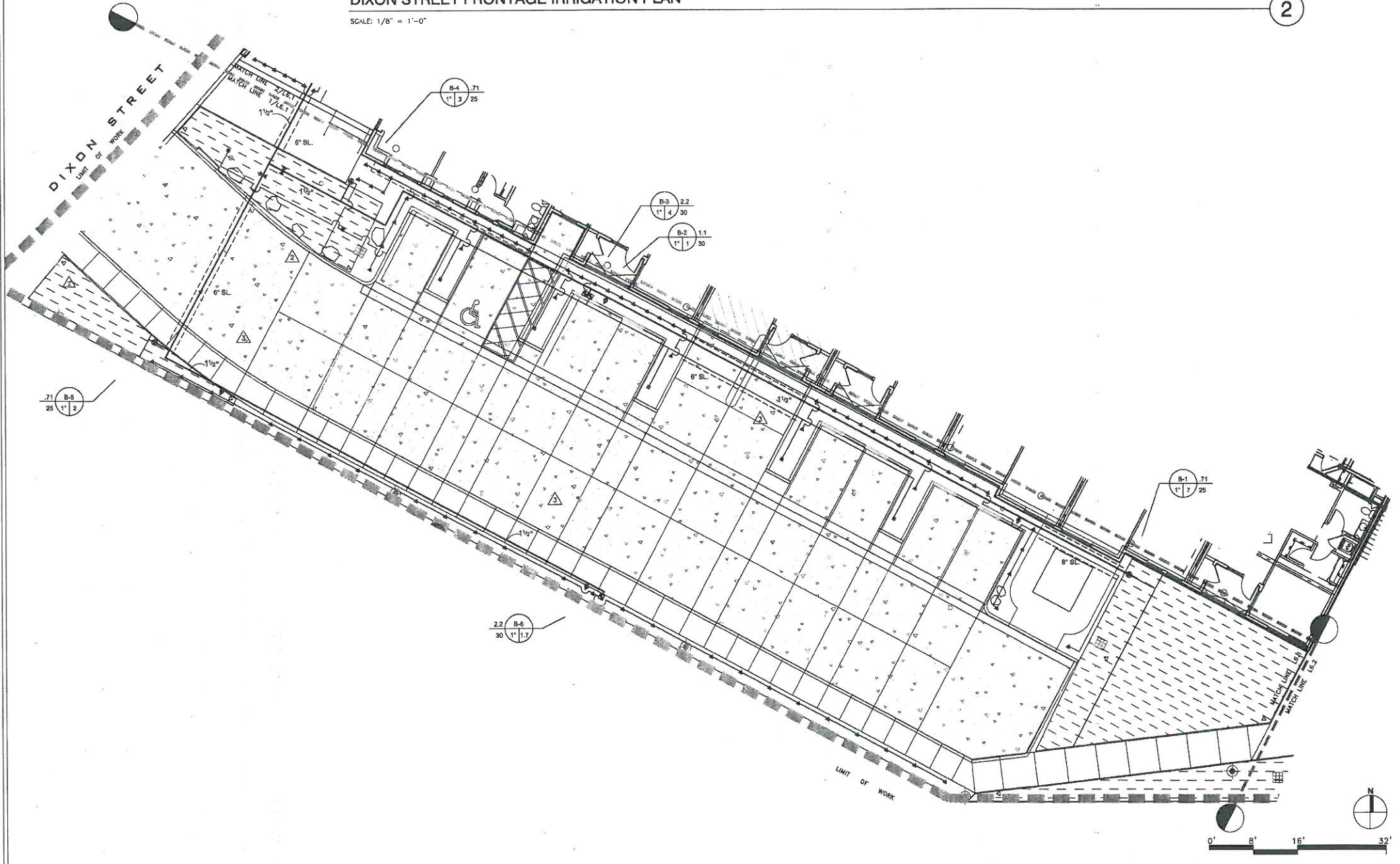
Issue	Date
PRECISE PLAN	03.27.2012
PRE. PLAN RESUBS.21	07.11.2012
100% DD SET	07.11.2012
CU CHECK SET #08.14.2012	08.14.2012
CD CHECK SET #09.12.2012	09.12.2012
PERMIT SET	10.11.2012
PLAN CHECK #1	11.29.2012
PLAN CHECK #2	02.04.2013
CONSTRUCTION SET	08.04.2013



DIXON STREET FRONTAGE IRRIGATION PLAN

SCALE: 1/8" = 1'-0"

2



PARKING AREA OFF DIXON STREET IRRIGATION PLAN

SCALE: 1/8" = 1'-0"

1

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IRRIGATION PLAN

BROOKWATER
IRRIGATION CONSULTANTS
TWO CROW CANYON COURT, SUITE 100
SAN RAMON, CALIFORNIA 94583
TEL: 925.853.0417 FAX: 925.853.0387
E-MAIL: BROOKWATER@BROOKWATER.COM

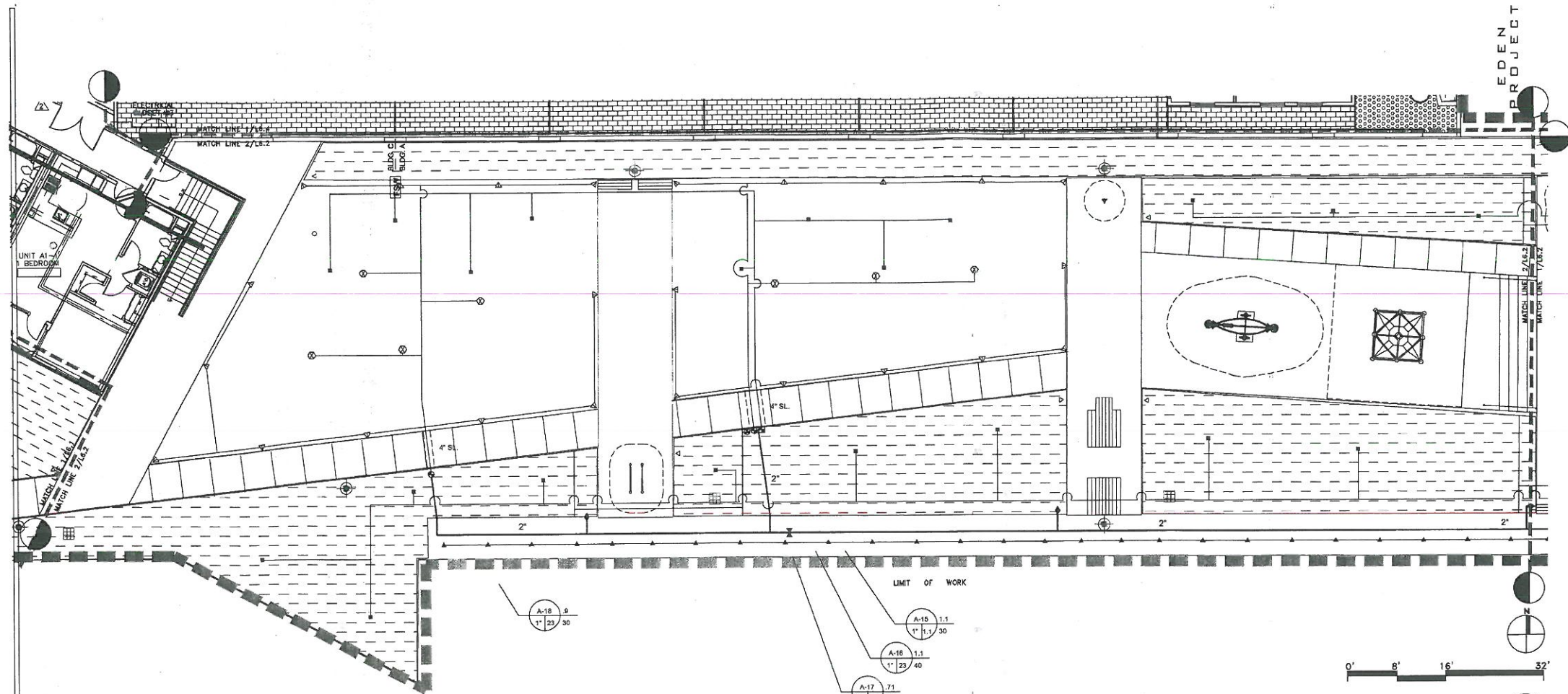
830 Howard Street
San Francisco, CA
94103
P. (415) 977-0888

JMJ DEVELOPMENT, LLC

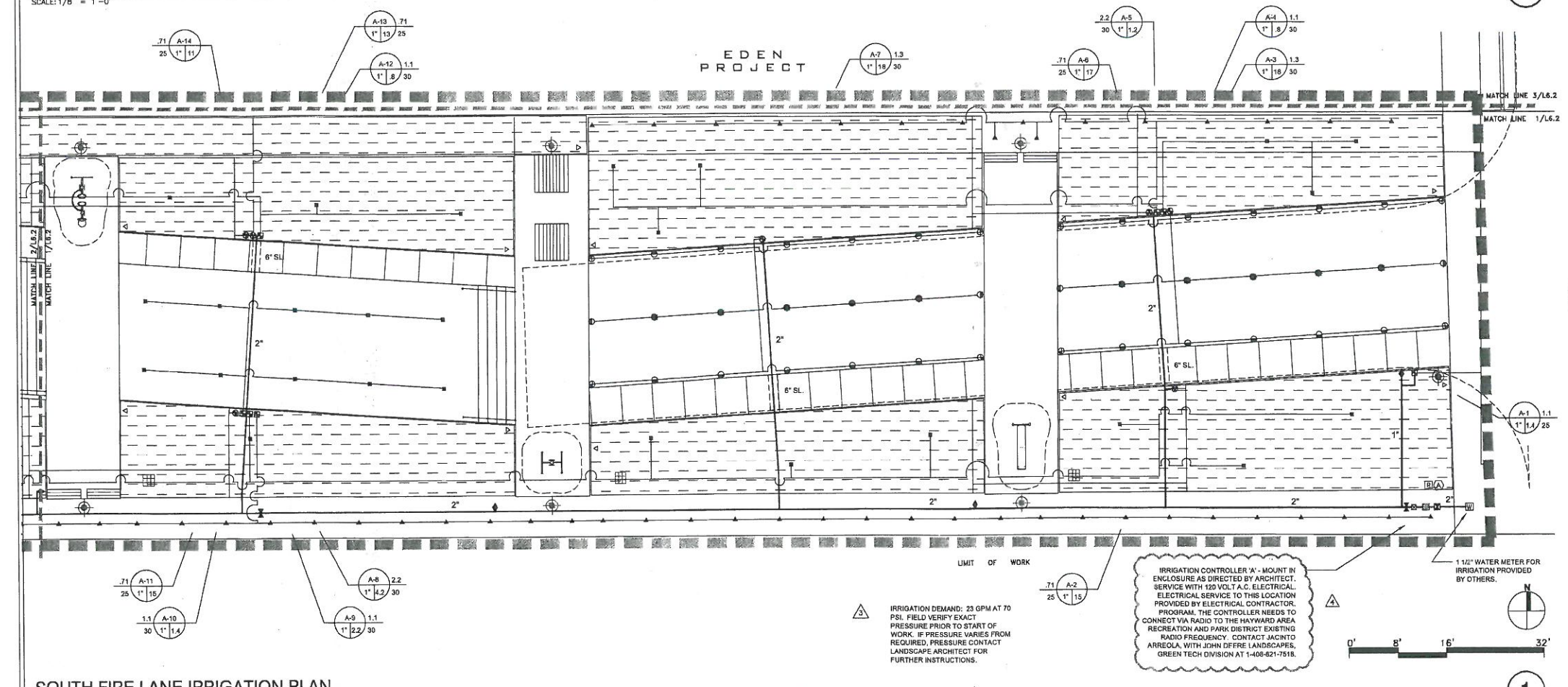
GLS
LANDSCAPE ARCHITECTS
1000 14th Street, Suite 100
Hayward, CA 94541
P. (415) 885-1111

TRACT 8052
JMJ DEVELOPMENT
SOUTH HAYWARD BART DEVELOPMENT
MARKET-RATE PROJECT
HAYWARD, CA

Issue	Date
PRECISE PLAN	03.27.2012
PRE. PLAN RESUB.	05.21.2012
100% DD SET	07.11.2012
CD CHECK SET	08.14.2012
CD CHECK SET	08.12.2012
PERMIT SET	10.11.2012
PLAN CHECK #1	11.28.2012
PLAN CHECK #2	02.04.2013
CONSTRUCTION	08.04.2013



LEFT SOUTH FIRE LANE & PODIUM STOOP IRRIGATION PLAN
SCALE: 1/8" = 1'-0"



SOUTH FIRE LANE IRRIGATION PLAN
SCALE: 1/8" = 1'-0"

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

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IRRIGATION CONTROLLER 'A' - MOUNT IN ENCLOSURE AS DIRECTED BY ARCHITECT. SERVICE WITH 120 VOLT A.C. ELECTRICAL. ELECTRICAL SERVICE TO THIS LOCATION PROVIDED BY ELECTRICAL CONTRACTOR. PROGRAM, THE CONTROLLER NEEDS TO CONNECT VIA RADIO TO THE HAYWARD AREA RECREATION AND PARK DISTRICT EXISTING RADIO FREQUENCY. CONTACT JACINTO ARRIOLA WITH JOHN DEERE LANDSCAPES, GREEN TECH DIVISION AT 1-408-821-7518.

IRRIGATION DEMAND: 23 GPM AT 70 PSI. FIELD VERIFY EXACT PRESSURE PRIOR TO START OF WORK. IF PRESSURE VARIES FROM REQUIRED, PRESSURE CONTACT LANDSCAPE ARCHITECT FOR FURTHER INSTRUCTIONS.

1 1/2" WATER METER FOR IRRIGATION PROVIDED BY OTHERS.



IRRIGATION PLAN

Date	Issue
03.27.2012	PRELIM PLAN
05.21.2012	PHE. PLAN RESUBS.
07.11.2012	100% DD SET
08.14.2012	CD CHECK SET #08.14.2012
09.12.2012	CD CHECK SET #09.12.2012
10.11.2012	PERMIT SET
11.28.2012	PLAN CHECK #1
02.04.2013	PLAN CHECK #2
08.04.2013	CONSTRUCTION

IRRIGATION LEGEND FOR PARK

SYMBOL	MODEL NUMBER	DESCRIPTION	PSI	GPM	MAX. RADIUS	MAX. SPACING
⊙	5702-6P-XF-COM-PRN-TF	TORO POP-UP LAWN SPRAY W/ ROTATOR NOZZLE	40	2.56	20'	16'
▽	5702-6P-XF-COM-PRN-TA	TORO POP-UP LAWN SPRAY W/ ROTATOR NOZZLE	40	25-1.62	20'	16'
⊙	5702-6P-PRX-COM-OT12F-H,Q	TORO POP-UP LAWN SPRAY	30	1.48, 79, 37	12'	11'
▲	LF40-PC	TORO LOW FLOW PRESS. COMP. BUBBLER	30	4 GPH	-	-
■	LF40-PC	TORO PRESS. COMP. BUBBLER - TREES INSTALL TWO BUBBLERS PER TREE	30	4 GPH	-	-
NOT SHOWN	T-YD-500-34	TORO DL2000 AIR/VACUUM RELIEF VALVE	-	-	-	-
△	T-FCH-H-FIPT	TORO DL2000 FLUSHING VALVE	-	-	-	-
⊙	700-OMR-100 SERIES / LT-T 8ERIES	IRRITROL REMOTE CONTROL VALVE WITH PRESSURE REGULATION AND KBI PVC BALL VALVE	-	-	-	-
⊙	700-OMR-100 SERIES / T-ALFS10150-S / LT-T 8ERIES	IRRITROL REMOTE CONTROL VALVE WITH PRESSURE REGULATION, TORO FILTER WITH 155 MESH SCREEN, AND KBI PVC BALL VALVE	-	-	-	-
⊙	DZK-700-1-LF or DZK-700-1-MF	TORO DRIP ZONE KIT - INCL. IRRITROL 700 SERIES VALVE, WYE FILTER, PRESSURE REGULATOR, AND PVC BALL VALVE (LF = 1-8 GPM, MF = 8.1 - 20 GPM)	-	-	-	-
⊙	100-2SLVC075-MHS	TORO QUICK COUPLING VALVE WITH 3/4" HOSE SWIVEL	-	-	-	-
⊙	T-113RR	NIBCO GATE VALVE (LINE SIZE)	-	-	-	-
⊙	825Y-2' / GS-3 / FG-3	FEBCO REDUCED PRESSURE BACKFLOW PREVENTER IN GUARDSHACK ENCLOSURE WITH FROST GUARD BLANKET	-	-	-	-
⊙	Z180 - 1 1/2"	GRISWOLD MASTER REMOTE CONTROL VALVE	-	-	-	-
⊙	TFS-100	TORO FLOW SENSOR	-	-	-	-
⊙	CL-100-WIRELESS	IRRITROL WIRELESS WEATHER SENSOR (ONE PER CONTROLLER)	-	-	-	-
⊙	DX18-SPED / DX-RADIO-KIT / DX-FLOW / PWRKIT	RAINMASTER DX2 18 STATION CONTROLLER IN STAINLESS STEEL TOP ENTRY ENCLOSURE - INCLUDES RADIO COMMUNICATION, FLOW BOARD, AND MAINTENANCE REMOTE	-	-	-	-
⊙	CMR-KIT	IRRITROL MAINTENANCE REMOTE (SUPPLY ONE FOR EACH CONTROLLER)	-	-	-	-
CONTROLLER AND STATION NUMBER						
APPLICATION RATE (INCHES)						
OPERATING PRESSURE (PSI)						
APPROXIMATE GALLONS PER MINUTE						
REMOTE CONTROL VALVE SIZE						
MAIN LINE: 1120-SCHEDULE 40 PVC SOLVENT WELD PIPE WITH SCHEDULE 40 PVC SOLVENT WELD FITTINGS. 18" COVER.						
LATERAL LINE: 1120-CLASS 200 PSI PVC SOLVENT WELD PIPE WITH SCHEDULE 40 PVC SOLVENT WELD FITTINGS. 12" COVER.						
SUB-SURFACE DRIPLINE: TORO DL2000 RGP-418-10 DRIPLINE WITH ROOT GUARD. USE ONLY DL2000 DRIPLINE LOC-EZE FITTINGS. 6" COVER (18" EMITTER SPACING, 1.0 GPH PER EMITTER)						
SLEEVE (SL): 1120-200 PSI PVC PLASTIC PIPE, 24" COVER.						

IRRIGATION LEGEND FOR HOUSING

SYMBOL	MODEL NUMBER	DESCRIPTION	PSI	GPM	MAX. RADIUS	MAX. SPACING
▲	LF40-PC	TORO LOW FLOW PRESS. COMP. BUBBLER	30	4 GPH	-	-
■	LF40-PC	TORO PRESS. COMP. BUBBLER - TREES INSTALL TWO BUBBLERS PER TREE	30	4 GPH	-	-
NOT SHOWN	T-YD-500-34	TORO DL2000 AIR/VACUUM RELIEF VALVE	-	-	-	-
△	T-FCH-H-FIPT	TORO DL2000 FLUSHING VALVE	-	-	-	-
⊙	700-OMR-100 SERIES / T-ALFS10150-S / LT-T 8ERIES	IRRITROL REMOTE CONTROL VALVE WITH PRESSURE REGULATION, TORO FILTER WITH 155 MESH SCREEN, AND KBI PVC BALL VALVE	-	-	-	-
⊙	DZK-700-1-LF or DZK-700-1-MF	TORO DRIP ZONE KIT - INCL. IRRITROL 700 SERIES VALVE, WYE FILTER, PRESSURE REGULATOR, AND PVC BALL VALVE (LF = 1-8 GPM, MF = 8.1 - 20 GPM)	-	-	-	-
⊙	100-2SLVC075-MHS	TORO QUICK COUPLING VALVE WITH 3/4" HOSE SWIVEL	-	-	-	-
⊙	T-113RR	NIBCO GATE VALVE (LINE SIZE)	-	-	-	-
⊙	825Y-1 1/2" / GS-2 / FG-2	FEBCO REDUCED PRESSURE BACKFLOW PREVENTER IN GUARDSHACK ENCLOSURE WITH FROST GUARD BLANKET	-	-	-	-
⊙	Z180 - 1 1/2"	GRISWOLD MASTER REMOTE CONTROL VALVE	-	-	-	-
⊙	TFS-100	TORO FLOW SENSOR	-	-	-	-
⊙	CL-100-WIRELESS	IRRITROL WIRELESS WEATHER SENSOR (ONE PER CONTROLLER)	-	-	-	-
⊙	MC-38E	IRRITROL 38 STATION CONTROLLER - WALL MOUNT	-	-	-	-
⊙	CMR-KIT	IRRITROL MAINTENANCE REMOTE (SUPPLY ONE FOR EACH CONTROLLER)	-	-	-	-
CONTROLLER AND STATION NUMBER						
APPLICATION RATE (INCHES)						
OPERATING PRESSURE (PSI)						
APPROXIMATE GALLONS PER MINUTE						
REMOTE CONTROL VALVE SIZE						
MAIN LINE: 1120-SCHEDULE 40 PVC SOLVENT WELD PIPE WITH SCHEDULE 40 PVC SOLVENT WELD FITTINGS. 18" COVER.						
LATERAL LINE: 1120-CLASS 200 PSI PVC SOLVENT WELD PIPE WITH SCHEDULE 40 PVC SOLVENT WELD FITTINGS. 12" COVER.						
SUB-SURFACE DRIPLINE: TORO DL2000 RGP-418-10 DRIPLINE WITH ROOT GUARD. USE ONLY DL2000 DRIPLINE LOC-EZE FITTINGS. 6" COVER (18" EMITTER SPACING, 1.0 GPH PER EMITTER)						
SLEEVE (SL): 1120-200 PSI PVC PLASTIC PIPE, 24" COVER.						

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IRRIGATION LEGENDS

IRRIGATION NOTES

- THE CONTRACTOR SHALL REVIEW RELATED DRAWINGS AND SHALL ENSURE COORDINATION WITH ALL APPLICABLE TRADES PRIOR TO SUBMITTING BID.
- THE IRRIGATION SYSTEM SHALL BE INSTALLED IN CONFORMANCE WITH ALL APPLICABLE STATE AND LOCAL CODES AND ORDINANCES BY LICENSED CONTRACTORS AND EXPERIENCED WORKERS. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL REQUIRED PERMITS AND FEES RELATING TO THEIR WORK.
- THIS DESIGN IS DIAGRAMMATIC. ALL PIPING, VALVES, ETC. SHOWN WITHIN PAVED AREAS IS FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED IN PLANTING AREAS WHERE POSSIBLE. AVOID ANY CONFLICTS BETWEEN THE SPRINKLER SYSTEM, PLANTING AND ARCHITECTURAL FEATURES. PARALLEL PIPES MAY BE INSTALLED IN COMMON TRENCH. PIPES ARE NOT TO BE INSTALLED DIRECTLY ABOVE ONE ANOTHER.
- DO NOT WILLFULLY INSTALL THE SPRINKLER SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT OBSTRUCTIONS, GRADE DIFFERENCES OR DIFFERENCES IN THE AREA DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. SUCH OBSTRUCTIONS OR DIFFERENCES SHOULD BE BROUGHT TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE. IN THE EVENT THAT THIS NOTIFICATION IS NOT PERFORMED, THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO BECOME FAMILIAR WITH ALL GRADE DIFFERENCES, LOCATION OF WALLS, RETAINING WALLS, ETC. COORDINATE WORK WITH THE GENERAL CONTRACTOR AND OTHER SUBCONTRACTORS FOR THE LOCATION AND THE INSTALLATION OF PIPE SLEEVES THROUGH WALLS, UNDER ROADWAYS, PAVING, STRUCTURES, ETC. CONTRACTOR TO VERIFY THE LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES PRIOR TO THE EXCAVATION OF TRENCHES. CONTRACTOR IS TO REPAIR ANY DAMAGE CAUSED BY THEIR WORK AT NO ADDITIONAL COST TO THE OWNER.
- DUE TO THE SCALE OF THE DRAWINGS, IT IS NOT POSSIBLE TO INDICATE ALL OFFSETS, FITTINGS, SLEEVES, ETC. WHICH MAY BE REQUIRED. CAREFULLY INVESTIGATE THE STRUCTURAL AND FINISHED CONDITIONS AFFECTING ALL WORK AND PLAN WORK ACCORDINGLY. FURNISHING SUCH FITTINGS, ETC. AS MAY BE REQUIRED TO MEET SUCH CONDITIONS. DRAWINGS ARE GENERALLY DIAGRAMMATIC AND INDICATIVE OF THE WORK TO BE INSTALLED. THE WORK SHALL BE INSTALLED IN SUCH A MANNER AS TO AVOID CONFLICTS BETWEEN IRRIGATION SYSTEMS, PLANTING, AND ARCHITECTURAL FEATURES.
- ELECTRICAL CONTRACTOR TO SUPPLY 120 VAC (2.5 AMP) SERVICE TO CONTROLLER. LOCATION, IRRIGATION CONTRACTOR TO MAKE FINAL CONNECTION FROM ELECTRICAL STUB-OUT TO CONTROLLER. IRRIGATION CONTROL WIRE SHALL BE #14, U.L. APPROVED FOR DIRECT BURIAL. COMMON WIRE SHALL BE #12 U.L. APPROVED AND SHALL BE WHITE IN COLOR. WIRING TO INDIVIDUAL REMOTE CONTROL VALVES SHALL BE COLOR OTHER THAN WHITE.
- EACH CONTROLLER SHALL HAVE ITS OWN INDEPENDENT GROUND WIRE.
- REMOTE CONTROL VALVES SHALL BE WIRED TO CONTROLLER IN SEQUENCE AS SHOWN ON PLANS. RUN WIRE FROM EACH RCV TO THE CONTROLLER. SPLICING WIRES TOGETHER OUTSIDE OF VALVE BOXES WILL NOT BE PERMITTED.
- SPLICING OF 24-VOLT WIRES WILL NOT BE PERMITTED EXCEPT IN VALVE BOXES. LEAVE A 36" COIL OF EXCESS WIRE AT EACH SPLICE AND 100 FEET ON CENTER ALONG WIRE RUN. TAPE WIRE IN BUNDLES 10 FEET ON CENTER. NO TAPING PERMITTED INSIDE SLEEVES.
- INSTALL ONE (1) SPARE CONTROL WIRE FOR EVERY 8 (8) STATIONS ON THE CONTROLLER ALONG THE ENTIRE MAIN LINE. SPARE WIRES SHALL BE THE SAME COLOR (ONE WITH A WHITE STRIPE) OF A DIFFERENT COLOR THAN OTHER CONTROL WIRES. LOOP 36" EXCESS WIRE INTO EACH SINGLE VALVE BOX AND INTO ONE VALVE BOX IN EACH GROUP OF VALVES.
- VALVE LOCATIONS SHOWN ARE DIAGRAMMATIC. INSTALL IN GROUND COVER/SHRUB AREAS WHERE POSSIBLE (NOT IN LAWN AREA).
- INSTALL VALVE BOXES MINIMUM 12" FROM AND PERPENDICULAR TO WALK, CURB, LAWN, BUILDING OR LANDSCAPE FEATURE. AT MULTIPLE VALVE BOX GROUPS, EACH BOX SHALL BE AN EQUAL DISTANCE FROM THE WALK, CURB, LAWN, ETC. AND EACH BOX SHALL BE MINIMUM 12" APART. SHORT SIDE OF VALVE BOXES SHALL BE PARALLEL TO WALK, CURB, LAWN, ETC.
- LOCATE QUICK COUPLING VALVE 12" FROM HARDSCAPE AREA.
- ALL SPRINKLER HEADS SHALL BE SET PERPENDICULAR TO FINISH GRADE OF THE AREA TO BE IRRIGATED UNLESS OTHERWISE DESIGNATED ON THE PLANS.
- IN LOCATIONS WHERE LOW HEAD DRAINAGE WILL CAUSE EROSION AND EXCESS WATER, INSTALL KING BRODS. CV SERIES CHECK VALVES IN LATERAL LINES FOR EVERY 10' OF ELEVATION CHANGE.
- FLUSH AND ADJUST ALL SPRINKLER HEADS FOR OPTIMUM PERFORMANCE AND TO PREVENT OVERSPRAY ONTO WALKS, ROADWAYS AND BUILDINGS AS MUCH AS POSSIBLE. THIS SHALL INCLUDE SELECTING THE BEST DEGREE OF FIXED ARC (OR AN ADJUSTABLE ARC IF FIXED ARC DOES NOT MATCH THE ARC TO BE IRRIGATED) TO FIT THE SITE CONDITIONS AND TO THROTTLER THE FLOW CONTROL AT EACH VALVE TO OBTAIN THE OPTIMUM OPERATING PRESSURE FOR EACH SYSTEM. ALL MAIN LINES SHALL BE FLUSHED PRIOR TO THE INSTALLATION OF IRRIGATION HEADS. AT 30 DAYS AFTER INSTALLATION EACH SYSTEM SHALL BE FLUSHED TO ELIMINATE GLUE AND DIRT PARTICLES FROM THE LINES.
- WHEN VERTICAL OBSTRUCTIONS (STREET LIGHTS, TREES, FIRE HYDRANTS, ETC.) INTERFERE WITH THE SPRAY PATTERN OF THE HEADS SO AS TO PREVENT PROPER COVERAGE, FIELD ADJUST THE SPRINKLER SYSTEM BY INSTALLING A QUARTER, THIRD OR HALF CIRCLE HEAD AT THE SIDES OF THE OBSTRUCTION SO AS TO PROVIDE PROPER COVERAGE. ALL ADJUSTMENTS SHALL BE MADE AT NO ADDITIONAL COST TO THE OWNER.
- NOTIFY ARCHITECT OF ANY ASPECTS OF LAYOUT THAT WILL PROVIDE INCOMPLETE OR INSUFFICIENT WATER COVERAGE OF PLANT MATERIAL AND DO NOT PROCEED UNTIL HIS/HER INSTRUCTIONS ARE OBTAINED.
- LOCATE BUBBLERS ON UPHILL SIDE OF TREES. TREE BUBBLERS ARE FOR ESTABLISHMENT AND DROUGHT CONDITIONS. THEY ARE TO BE TURNED OFF AFTER TREES ARE ESTABLISHED AND TURNED ON DURING DROUGHT CONDITIONS.
- IN ADDITION TO THE SLEEVES AND CONDUITS SHOWN ON THE DRAWINGS, THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE INSTALLATION OF SLEEVES AND CONDUITS OF SUFFICIENT SIZE UNDER ALL PAVED AREAS.
- ALL EXCAVATIONS ARE TO BE FILLED WITH COMPACTED BACKFILL. REPAIR ALL SETTLED TRENCHES PROMPTLY. FOR A PERIOD OF 1 YEAR AFTER COMPLETION OF WORK, ADDITIONALLY, CONTRACTOR SHALL WARRANT THAT THE IRRIGATION SYSTEM WILL BE FREE FROM DEFECTS IN MATERIALS AND WORKMANSHIP FOR A PERIOD OF 1 YEAR AFTER FINAL ACCEPTANCE OF WORK.
- THE SPRINKLER SYSTEM DESIGN IS BASED ON THE MINIMUM OPERATING PRESSURE SHOWN ON THE IRRIGATION DRAWINGS. VERIFY WATER PRESSURE PRIOR TO CONSTRUCTION. REPORT ANY DIFFERENCE BETWEEN THE WATER PRESSURE INDICATED ON THE DRAWINGS AND THE ACTUAL PRESSURE READING AT THE IRRIGATION POINT OF CONNECTION TO THE OWNER'S AUTHORIZED REPRESENTATIVE.
- IRRIGATION DEMAND: REFER TO IRRIGATION POINTS OF CONNECTION.
- CONNECT FLOW SENSOR TO CONTROLLER WITH MANUFACTURER APPROVED DIRECT BURIAL SHIELDED CABLE. INSTALL CABLE IN A SEPARATE 1" PVC SCHEDULE 40 CONDUIT.
- OPERATE IRRIGATION CONTROLLER(S) BETWEEN THE HOURS OF 8:00 PM AND 10:00 AM.
- NOTIFY ALL LOCAL JURISDICTIONS FOR INSPECTION AND TESTING OF INSTALLED BACKFLOW PREVENTION DEVICE.
- NOTIFY UNDERGROUND SERVICE ALERT AT 811 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION.

DRIFLINE NOTES:

- PLANS ARE DIAGRAMMATIC. INSTALL DRIFLINE AND COMPONENTS PER MANUFACTURER'S INSTRUCTIONS AND INSTALLATION DETAILS.
- INSTALL DRIFLINE A MAXIMUM OF 18" APART WITH EMITTERS TRIANGULARLY SPACED. INSTALL 2' FROM PERIMETER OF PLANTED AREA. THERE SHOULD BE A MINIMUM OF TWO DRIFLINE LATERALS IN EACH PLANTED AREA. DRIFLINE SHALL BE INSTALLED AT A CONSISTANT DEPTH THROUGHOUT THE CIRCUIT.
- PLACE AIR/VACUUM RELIEF VALVES AT THE HIGHEST POINTS OF EACH ZONE AND JUST BELOW CHECK VALVES ON SLOPES. INSTALL ONE AIR/VACUUM RELIEF VALVE FOR EVERY 500' OF TOTAL DRIFLINE PER ZONE.
- PLACE FLUSH VALVES AT THE HYDRAULIC CENTER OF THE EXHAUST HEADER OR AT LOW POINT ON SLOPES.
- INSTALL IN-LINE CHECK VALVES FOR EVERY 10' OF ELEVATION CHANGE.
- ON ALL SLOPES AND MOUNDS, PLACE THE DRIFLINE LATERALS PARALLEL TO THE SLOPE CONTOUR. INCREASE THE LATERAL SPACING BY 25% ON THE LOWER ONE-THIRD OF THE SLOPE TO AVOID EXCESS DRAINAGE.
- PVC SUPPLY AND FLUSH LINE SIZING GUIDE (ALL SUPPLY AND FLUSH LINES SHALL BE THE SAME SIZE FOR THE ENTIRE ZONE):
 - 0-4 GPM - 3/4"
 - 4.1-16 GPM - 1"
 - 15.1-25 GPM - 1 1/4"
- FITTINGS SHALL BE OF THE SAME MANUFACTURER AS DRIFLINE.
- THOROUGHLY FLUSH EACH INSTALLATION SEGMENT TO ENSURE NO DEBRIS CONTAMINATION OCCURS.

CITY OF HAYWARD
LANDSCAPE WATER USE STATEMENT

PROJECT NAME: SOUTH HAYWARD BARD DEVELOPMENT - CONTROLLER A
PREPARED BY: JANE LUEHRS (C.D. CL# 8006435)
BROOKWATER INC., IRRIGATION CONSULTANTS
FIVE CROW CANYON COURT, SUITE 105
SAN RAMON, CA 94583
925-855-0417
jane@brookwater.com (e-mail)

"I have complied with the criteria of the ordinance and applied them accordingly for the efficient use of water in the irrigation design plan."

Signed: *Jane Luehrs*

PART ONE	MAXIMUM APPLIED WATER ALLOWANCE	MAWA = ETo x .62 x (7 x HA) + (9 x SLA)
	YEARLY ETo	44.2
	CONVERSION FACTOR	0.62
	ET ADJUSTMENT FACTOR	0.7
	TOTAL IRRIGATED LANDSCAPE AREA (HA)	20,097 SQUARE FEET
	SPECIAL LANDSCAPE AREA (SLA)	0 SQUARE FEET
	LANDSCAPE WATER ALLOWANCE	386,517 GALLONS PER YEAR
	TOTAL ACRE FEET	1.18 ACRE FEET

CALCULATIONS:
44.2 x 0.62 x 0.7 x 20,097 + 0 x 0 = 386516.7316

PART TWO	ESTIMATED TOTAL WATER USE	ETWU = ETo x .62 (PF x HA) / (E + SLA)
	AVERAGE IRRIGATION EFFICIENCY	0.84
	TOTAL PLANT FACTOR x HYDROZONE AREA (PF x HA) FROM TABLE	11,171
	ESTIMATED TOTAL WATER USE	364,441 GALLONS PER YEAR

CALCULATIONS:
44.2 x 0.62 x 11,171 / 0.84 = 364440.5762

	TOTAL ACRE FEET	1.12 ACRE FEET
	PERCENT OF ETo	86%

HYDROZONE TABLE - CONTROLLER A

VALVE NO.	PLANT TYPE	HYDROZONE (PLANT WATER USE)	PLANT FACTOR (PF)	IRRIGATION METHOD**	IRRIGATION EFFICIENCY (E)	HYDROZONE AREA (HA) (Sq Ft)	PF x HA	% LANDSCAPE AREA
A-1	TREE	LW	0.20	DL	0.65	126	25	0.6%
A-2	SHRUB	MW	0.50	DL	0.90	1,955	878	9.7%
A-3	TURF	CST	0.50	S	0.70	1,338	1,071	6.7%
A-4	TREE	HW	0.80	B	0.65	75	60	0.4%
A-5	VINES	MW	0.50	D	0.65	50	25	0.2%
A-6	SHRUB	LW	0.20	DL	0.90	2,220	444	11.0%
A-7	TURF	CST	0.60	S	0.70	1,367	1,094	6.8%
A-8	SHRUB	MW	0.50	B	0.85	195	97	0.9%
A-9	TREE	HW	0.80	B	0.85	201	161	1.0%
A-10	TREE	MW	0.50	B	0.65	126	63	0.6%
A-11	SHRUB	MW	0.50	DL	0.90	1,989	995	9.9%
A-12	TREE	LW	0.20	B	0.65	75	15	0.4%
A-13	SHRUB	MW	0.50	DL	0.90	1,739	870	8.7%
A-14	SHRUB	LW	0.20	DL	0.90	282	56	0.5%
A-15	TREE	HW	0.80	B	0.85	101	81	0.9%
A-16	TURF	CST	0.60	M/R	0.90	2,355	1,844	10.2%
A-17	SHRUB	MW	0.50	DL	0.90	1,387	694	12.3%
A-18	TURF	CST	0.60	M/R	0.90	2,464	1,872	12.3%
TOTALS					Average IE	20,097	11,171	100.0%

HYDROZONE TABLE SUMMARY - CONTROLLER A

Hydrozone Description	Total Sq. Ft.	% of Landscape
Cool Season Turf (CST)	7,224	35.9%
Warm Season Turf (WST)	0	0.0%
High Water Use Plants (HW)	377	1.9%
Bio-retention Plants (BW-BR)	0	0.0%
Medium Water Use Plants (MW)	8,619	42.9%
Low Water Use Plants (LW)	3,878	19.3%
Very Low Water Use Plants (VLW)	0	0.0%
Water Feature	0	0.0%
Special Landscape Area (SLA)	0	0.0%
TOTAL	20,097	100.0%

****Irrigation Method**

Irrigation Method	Total Sq. Ft.	% of Landscape
Rotor (R)	0	0.0%
Multi-Stream Rotor (MR)	4,519	22.5%
Spray (S)	2,705	13.5%
Bubbler (B)	938	4.7%
Drip (D)	0	0.0%
In-Line Drip (DL)	11,934	59.4%
Micro Spray (MS)	0	0.0%
Other (O)	0	0.0%

CITY OF HAYWARD
LANDSCAPE WATER USE STATEMENT

PROJECT NAME: SOUTH HAYWARD BARD DEVELOPMENT - CONTROLLER B
PREPARED BY: JANE LUEHRS (C.D. CL# 8006435)
BROOKWATER INC., IRRIGATION CONSULTANTS
FIVE CROW CANYON COURT, SUITE 105
SAN RAMON, CA 94583
925-855-0417
jane@brookwater.com (e-mail)

"I have complied with the criteria of the ordinance and applied them accordingly for the efficient use of water in the irrigation design plan."

Signed: *Jane Luehrs*

PART ONE	MAXIMUM APPLIED WATER ALLOWANCE	MAWA = ETo x .62 x (7 x HA) + (9 x SLA)
	YEARLY ETo	44.2
	CONVERSION FACTOR	0.62
	ET ADJUSTMENT FACTOR	0.7
	TOTAL IRRIGATED LANDSCAPE AREA (HA)	12,006 SQUARE FEET
	SPECIAL LANDSCAPE AREA (SLA)	0 SQUARE FEET
	LANDSCAPE WATER ALLOWANCE	230,309 GALLONS PER YEAR
	TOTAL ACRE FEET	0.71 ACRE FEET

CALCULATIONS:
44.2 x 0.62 x 0.7 x 12,006 + 0 x 0 = 230308.6866

PART TWO	ESTIMATED TOTAL WATER USE	ETWU = ETo x .62 (PF x HA) / (E + SLA)
	AVERAGE IRRIGATION EFFICIENCY	0.87
	TOTAL PLANT FACTOR x HYDROZONE AREA (PF x HA) FROM TABLE	5,382
	ESTIMATED TOTAL WATER USE	168,527 GALLONS PER YEAR

CALCULATIONS:
44.2 x 0.62 x 5,382 / 0.87 = 168528.8136

	TOTAL ACRE FEET	0.52 ACRE FEET
	PERCENT OF ETo	52%

HYDROZONE TABLE - CONTROLLER B

VALVE NO.	PLANT TYPE	HYDROZONE (PLANT WATER USE)	PLANT FACTOR (PF)	IRRIGATION METHOD**	IRRIGATION EFFICIENCY (E)	HYDROZONE AREA (HA) (Sq Ft)	PF x HA	% LANDSCAPE AREA
B-1	SHRUB / G.C.	MW	0.50	DL	0.90	834	467	7.8%
B-2	TREE	MW	0.50	B	0.65	76	38	0.8%
B-3	SHRUB	LW	0.20	B	0.65	163	33	1.4%
B-4	SHRUB / G.C.	MW	0.50	DL	0.90	396	198	3.3%
B-5	SHRUB / G.C.	LW	0.20	DL	0.90	205	41	1.7%
B-6	SHRUB	MW	0.50	B	0.65	76	38	0.6%
B-7	SHRUB	LW	0.20	B	0.65	186	40	1.6%
B-8	TREE	MW	0.50	B	0.65	98	49	0.7%
B-9	SHRUB	MW	0.50	B	0.65	126	63	1.0%
B-10	SHRUB / G.C.	LW	0.20	DL	0.90	1,001	201	8.3%
B-11	SHRUB / G.C.	MW	0.50	DL	0.90	1,173	587	9.8%
B-12	SHRUB / G.C.	MW	0.50	DL	0.90	1,169	585	9.7%
B-13	SHRUB / G.C.	MW	0.50	DL	0.90	537	269	5.3%
B-14	TREE	MW	0.50	B	0.65	83	42	0.9%
B-15	TREE	LW	0.20	B	0.65	176	35	1.5%
B-16	SHRUB	MW	0.50	B	0.65	41	21	1.1%
B-17	SHRUB / G.C.	MW	0.50	DL	0.90	707	354	5.9%
B-18	SHRUB / G.C.	MW	0.50	DL	0.90	266	133	2.2%
B-19	TREE	LW	0.20	B	0.65	138	28	1.1%
B-20	SHRUB	MW	0.50	B	0.65	13	7	0.1%
B-21	TREE	MW	0.50	B	0.65	101	51	0.8%
B-22	SHRUB / G.C.	MW	0.50	DL	0.90	700	350	5.8%
B-23	TREE	LW	0.20	B	0.65	119	24	0.9%
B-24	SHRUB / G.C.	MW	0.50	DL	0.90	426	213	3.5%
B-25	SHRUB / G.C.	MW	0.50	DL	0.90	426	213	3.9%
B-26	TREE	LW	0.20	B	0.65	176	35	1.6%
B-27	SHRUB / G.C.	MW	0.50	DL	0.90	1,044	522	8.7%
B-28	SHRUB	HW	0.80	B	0.85	25	20	0.2%
B-29	SHRUB	HW	0.80	B	0.85	19	16	0.2%
B-30	TREE	MW	0.50	B	0.65	169	84	1.8%
B-31	TREE	LW	0.20	B	0.65	394	80	2.2%
B-32	SHRUB	HW	0.80	B	0.85	50	40	0.4%
B-33	SHRUB / G.C.	MW	0.50	DL	0.90	582	291	4.5%
B-34	SHRUB / G.C.	MW	0.50	DL	0.90	283	142	2.1%
TOTALS					Average IE	12,006	5,382	100.0%

HYDROZONE TABLE SUMMARY - CONTROLLER B

Hydrozone Description	Total Sq. Ft.	% of Landscape
Cool Season Turf (CST)	0	0.0%
Warm Season Turf (WST)	0	0.0%
High Water Use Plants (HW)	148	1.2%
Bio-retention Plants (BW-BR)	0	0.0%
Medium Water Use Plants (MW)	9,424	78.5%
Low Water Use Plants (LW)	2,434	20.3%
Very Low Water Use Plants (VLW)	0	0.0%
Water Feature	0	0.0%
Special Landscape Area (SLA)	0	0.0%
TOTAL	12,006	100.0%

****Irrigation Method**

Irrigation Method	Total Sq. Ft.	% of Landscape
Rotor (R)	0	0.0%
Multi-Stream Rotor (MR)	0	0.0%
Spray (S)	0	0.0%
Bubbler (B)	2,092	17.4%
Drip (D)	0	0.0%
In-Line Drip (DL)	9,914	82.6%
Micro Spray (MS)	0	0.0%
Other (O)	0	0.0%

APPROVAL GRANTED

[Signature]
CITY OF HAYWARD - CITY ENGINEER
DATE: 09/25/2014

CITY OF HAYWARD APPROVAL GRANTED

LANDSCAPE ARCHITECT
[Signature]
DATE: 9/24/2014

REDUCED SIZE NOT TO SCALE

Attachment #1
ARCHITECTURE

850 Howard Street
San Francisco, CA 94103
P. (415) 877-9988

JMJ DEVELOPMENT, LLC

GLS
707 Union Street, Suite 200, San Francisco, CA 94133
Tel: 415.398.1100 Fax: 415.398.1101

TRACT 8032
JM DEVELOPMENT
SOUTH HAYWARD BART DEVELOPMENT
MARKET-RATE PROJECT
HAYWARD, CA

DATE

PRECISE PLAN 03.27.2012
PRE. PLAN RESUBS.21.2012
100% DD SET 07.11.2012
CD CHECK SET #08.14.2012
CD CHECK SET #09.12.2012
PERMIT SET 10.11.2012
PLAN CHECK #1 11.29.2012
PLAN CHECK #2 02.04.2013
DD SET
CONSTRUCTION 08.04.2013

IRRIGATION NOTES

DATE: 11/15/2014

IRRIGATION NOTES

DATE: 11/07/2014

L6.7

850 Howard Street
San Francisco, CA
94103
P. (415) 873-0888

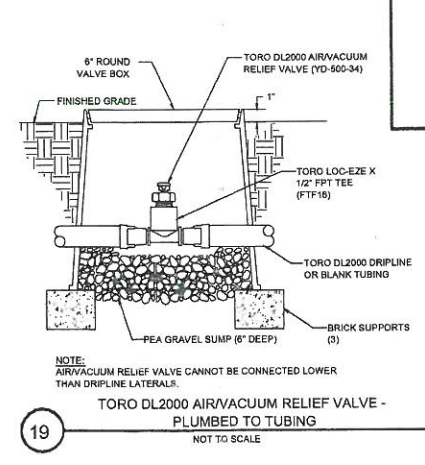
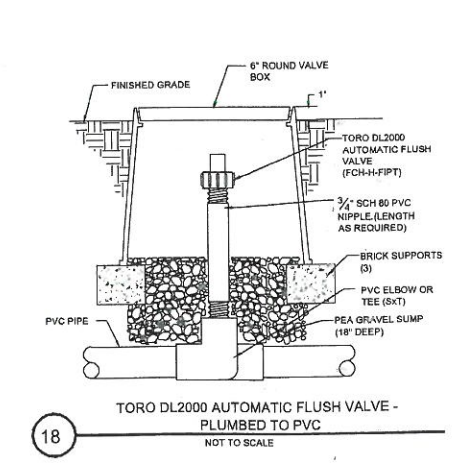
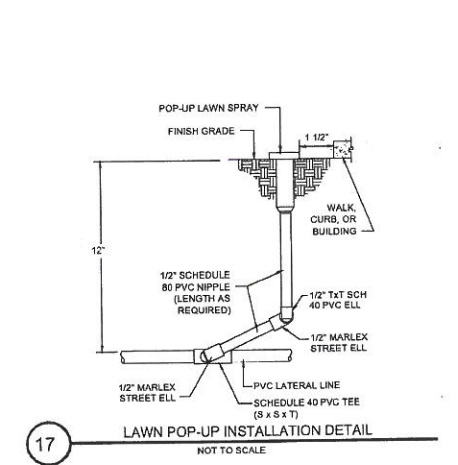
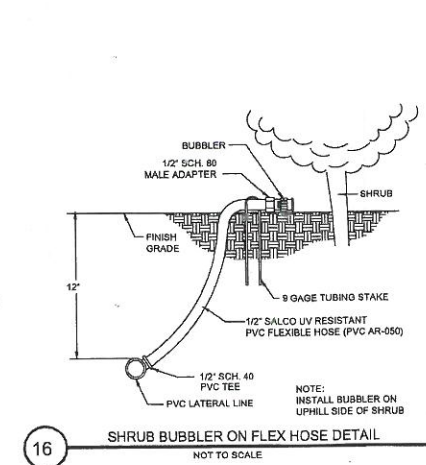
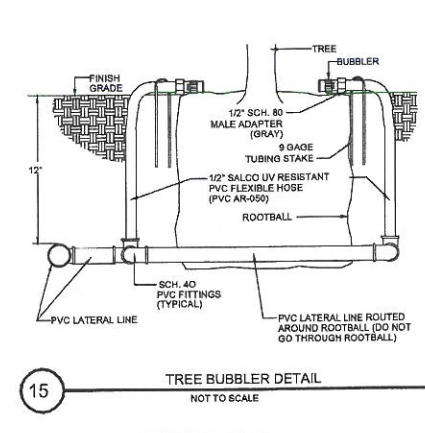
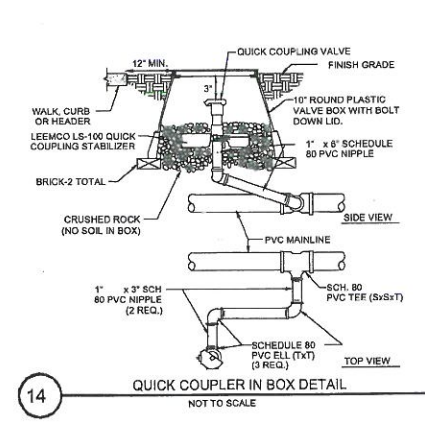
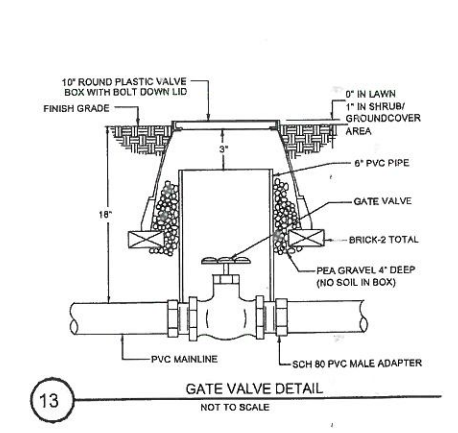
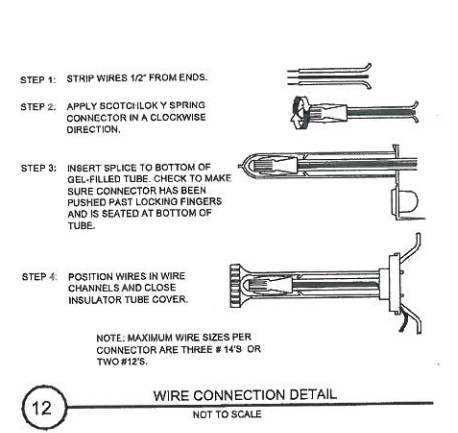
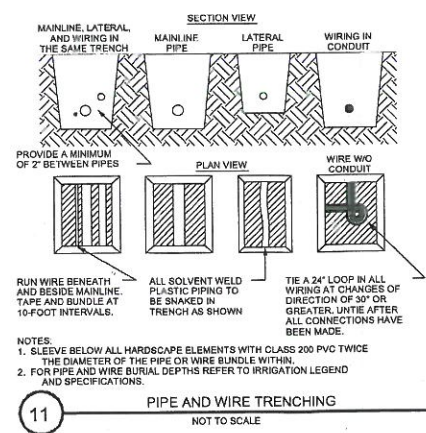
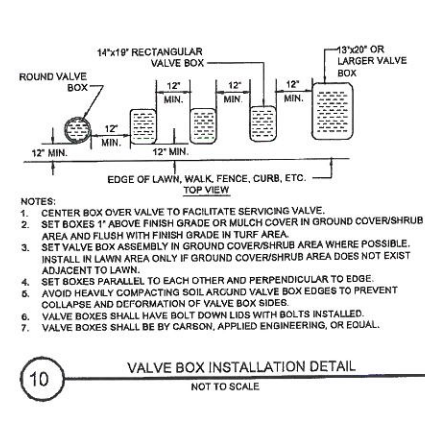
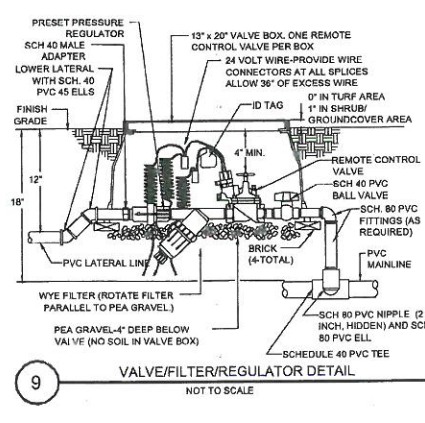
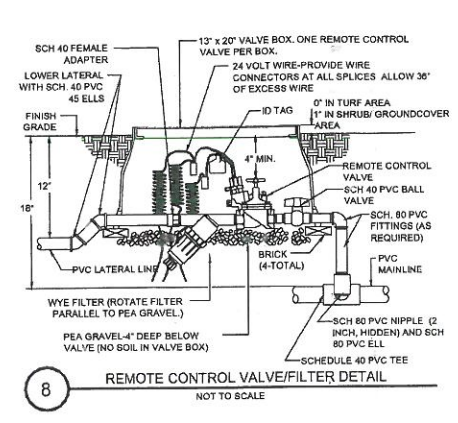
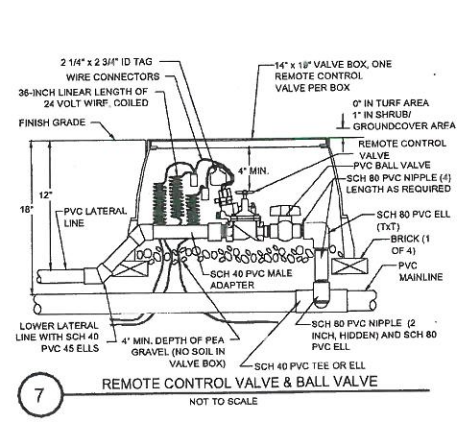
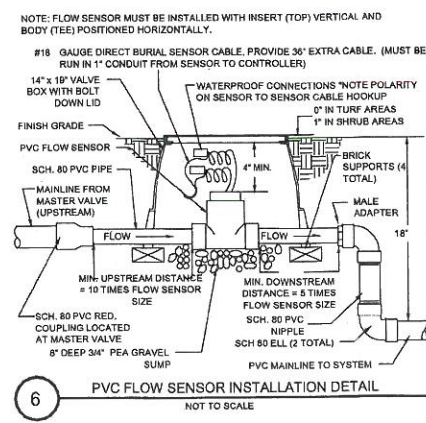
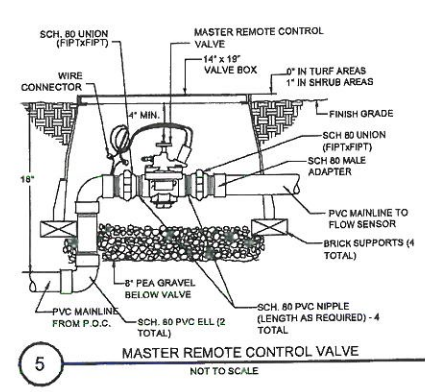
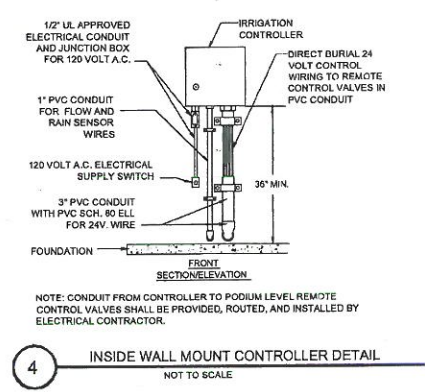
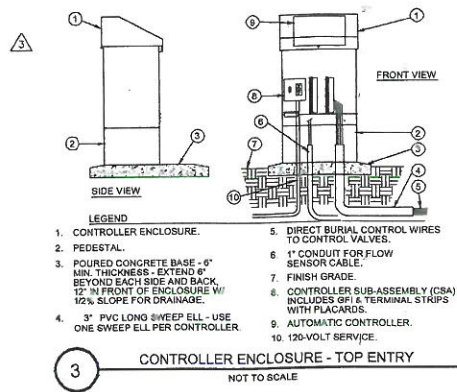
JMJ DEVELOPMENT, LLC

GLS
LANDSCAPE ARCHITECTURE
1000 16th Street, Suite 100
Hayward, CA 94541
P. (415) 881-1111

TRACT 80 92
JM DEVELOPMENT
SOUTH HAYWARD BART DEVELOPMENT
MARKET-RATE PROJECT
HAYWARD, CA

Item	Date
PRECISE PLAN	03.27.2012
PREC. PLAN RESUBS	07.21.2012
100% DD SET	07.11.2012
CD CHECK SET	08.14.2012
CD CHECK SET	09.12.2012
PERMIT SET	10.11.2012
PLAN CHECK #1	11.29.2012
PLAN CHECK #2	02.04.2013
CONSTRUCTION	08.04.2013

IRRIIGATION
DETAILS



APPROVAL GRANTED
[Signature]
CITY OF HAYWARD - CITY ENGINEER
DATE: 09/25/2014

BROOKWATER
IRRIGATION CONSULTANTS
TWO CROWN CANYON COURT, SUITE 100
SAN RAMON, CALIFORNIA 94583
TEL. 925.825.0417 FAX 925.825.0377
E-MAIL: BROOKWATER@BROOKWATER.COM

CITY OF HAYWARD
APPROVAL GRANTED
[Signature]
LANDSCAPE ARCHITECT
DATE: 2/17/2014
REDUCED SIZE
NOT TO SCALE



IRRIIGATION
DETAILS

BROOKWATER
IRRIGATION CONSULTANTS
TWO CROW CANYON COURT, SUITE 100
SAN RAMON, CALIFORNIA 94583
TEL: 925.832.0417 FAX: 925.832.0357
E-MAIL: BROOKWATER@BROOKWATER.COM

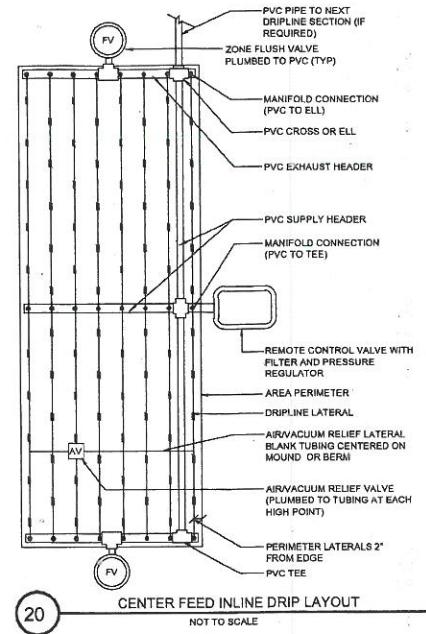
820 Homer Street
San Francisco, CA
94103
P: (415) 877-0866

JMJ DEVELOPMENT, LLC

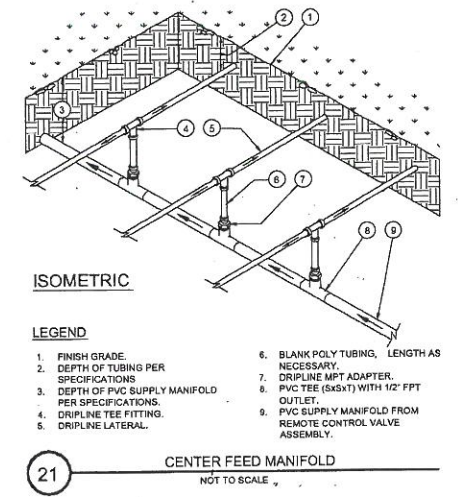
GLS
LANDSCAPE ARCHITECTURE
1000 S. MAIN ST. SUITE 100
HAYWARD, CA 94504
TEL: 415.484.1111 FAX: 415.484.1112

TRACT 8092
JM DEVELOPMENT
SOUTH HAYWARD BART DEVELOPMENT
MARKET-RATE PROJECT
HAYWARD, CA

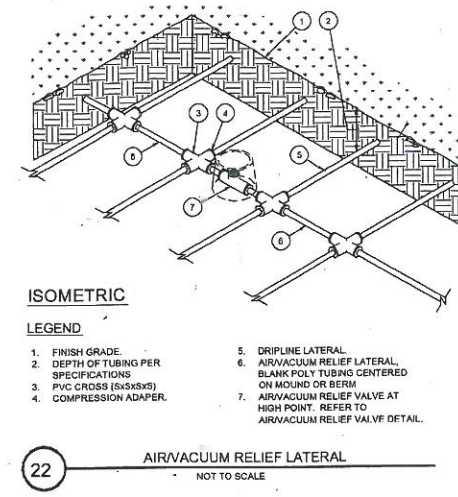
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PRELIM PLAN RESUB	05.21.2012
100% DD SET	07.11.2012
CD CHECK SET	08.14.2012
CD CHECK SET	09.12.2012
PERMIT SET	10.11.2012
PLAN CHECK #1	11.29.2012
PLAN CHECK #2	02.04.2013
BID SET	
CONSTRUCTION	08.04.2013



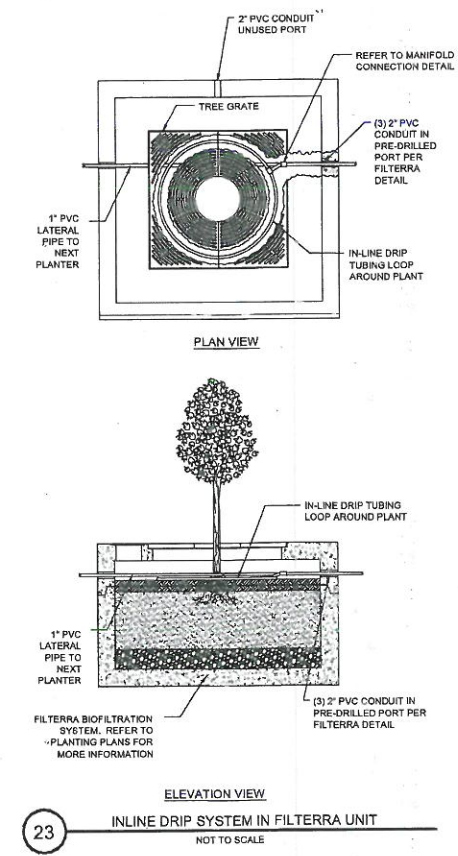
20 CENTER FEED INLINE DRIP LAYOUT
NOT TO SCALE



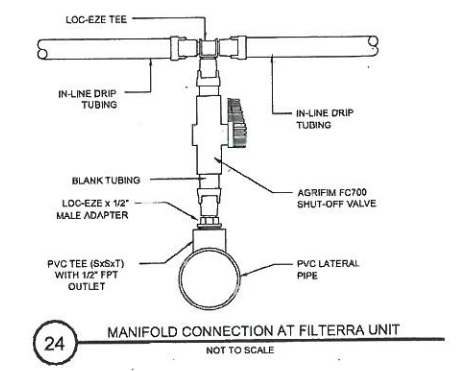
ISOMETRIC
LEGEND
1. FINISH GRADE.
2. DEPTH OF TUBING PER SPECIFICATIONS.
3. DEPTH OF PVC SUPPLY MANIFOLD PER SPECIFICATIONS.
4. DRIPLINE TEE FITTING.
5. DRIPLINE LATERAL.
6. BLANK POLY TUBING, LENGTH AS NECESSARY.
7. DRIPLINE MPT ADAPTER.
8. PVC TEE (5/8x1/2) WITH 1/2" FPT OUTLET.
9. PVC SUPPLY MANIFOLD FROM REMOTE CONTROL VALVE ASSEMBLY.
21 CENTER FEED MANIFOLD
NOT TO SCALE



ISOMETRIC
LEGEND
1. FINISH GRADE.
2. DEPTH OF TUBING PER SPECIFICATIONS.
3. PVC CROSS (5/8x5/8).
4. COMPRESSION ADAPTER.
5. DRIPLINE LATERAL.
6. AIRVACUUM RELIEF LATERAL, BLANK POLY TUBING CENTERED ON MOUND OR BERM.
7. AIRVACUUM RELIEF VALVE AT HIGH POINT. REFER TO AIRVACUUM RELIEF VALVE DETAIL.
22 AIRVACUUM RELIEF LATERAL
NOT TO SCALE



23 INLINE DRIP SYSTEM IN FILTERRA UNIT
NOT TO SCALE



24 MANIFOLD CONNECTION AT FILTERRA UNIT
NOT TO SCALE

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DATE: 9/17/2014
REDUCED SIZE NOT TO SCALE

LANDSCAPE ARCHITECT
No. 546
PEN 11714
STATE OF CALIFORNIA

IRRIGATION DETAILS

Sheet No. 1107