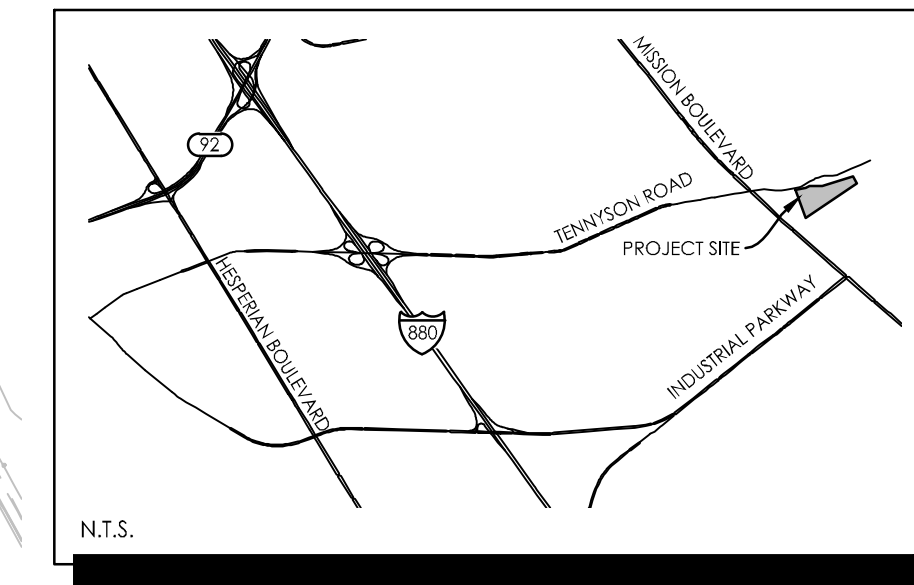


VESTING TENTATIVE SUBDIVISION MAP ERSTED PROPERTY - TRACT 8439

CITY OF HAYWARD CALIFORNIA

OCTOBER 2, 2017
(REVISED : NOVEMBER 27, 2017)
(REVISED : DECEMBER 4, 2017)
(REVISED : APRIL 23, 2018)

LOCATION MAP



PROJECT NOTES

APPLICANT
GRUPE INVESTMENT COMPANY, INC.
3255 WEST MARCH LANE, 4TH FLOOR
STOCKTON, CA 95219
CONTACT: CHRIS CONKLIN, PHONE: (209) 473-6067

OWNER
HAYWARD TENNYSON, LLC
1091 INDUSTRIAL ROAD, SUITE 101
SAN CARLOS, CA 94070
CONTACT: RICHARD ERSTED
PHONE: (650) 592-5425

ENGINEER/PLANNER
WOOD RODGERS, INC.
4670 WILLOW ROAD, SUITE 125
PLEASANTON, CA 94588
CONTACT: KARRIE MOSCA/PAUL MEUSER
PHONE: (925) 847-1547

PROJECT ADDRESS
MISSION BOULEVARD, HAYWARD, CA 94544

ASSESSOR'S PARCEL NO.
078C-0461-001-13 & -014

AREA
17.23 AC.

DENSITY
3.86 DU/AC

NUMBER OF PARCELS
59 RESIDENTIAL PARCELS, 2 PRIVATE STREET PARCELS, 2 GROUP OPEN SPACE PARCELS, 4 LANDSCAPE PARCELS, 1 WATER QUALITY/FLOW CONTROL BASIN, 3 OPEN SPACE PARCELS, & 2 GHAD/OPEN SPACE PARCELS

EXISTING USE
VACANT

PROPOSED USE
RESIDENTIAL

EXISTING GENERAL PLAN
MEDIUM DENSITY RESIDENTIAL (MDR) & LIMITED OPEN SPACE (LOS)

PROPOSED GENERAL PLAN
PLANNED DEVELOPMENT

EXISTING ZONING
MEDIUM DENSITY RESIDENTIAL (RM) & AGRICULTURE (A810A)

PROPOSED ZONING
PLANNED DEVELOPMENT

ZONING DISTRICT
MISSION-GARIN AREA SPECIAL DESIGN DISTRICT

PARK DISTRICT
HAYWARD AREA RECREATION & PARK DISTRICT

FIRE PROTECTION
HAYWARD FIRE DEPARTMENT

SCHOOL DISTRICT
HAYWARD UNIFIED SCHOOL DISTRICT

SEWER
CITY OF HAYWARD

STORM DRAIN
CITY OF HAYWARD (PUBLIC STREETS)
HOA (PRIVATE STREETS)

WATER
CITY OF HAYWARD

ELECTRICITY & GAS
PG&E

TELEPHONE
SBC

CABLE TV
COMCAST

FLOOD ZONE
ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 2% ANNUAL CHANCE OF FLOODING.

MAP NUMBER: 06001C0293G

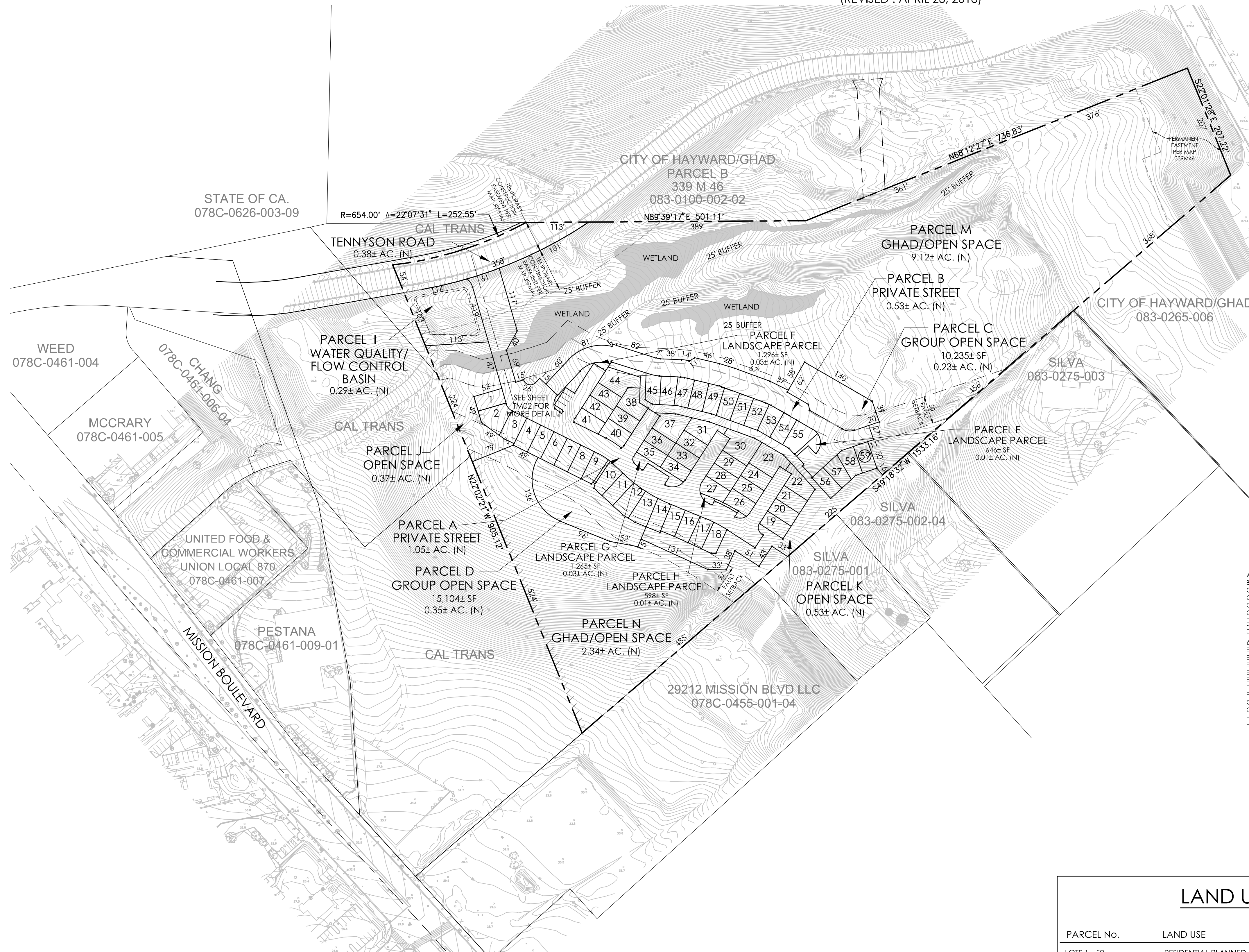
EFFECTIVE DATE: AUGUST 3, 2009

BENCHMARK
TOP OF A BRASS DISC IN A STANDARD WELL MONUMENT AT THE INTERSECTION OF TENNYSON AND 12TH STREET.
ELEVATION = 26.22' (NGVD29)

BASIS OF BEARINGS
THE BEARING NORTH 4217'00" WEST BETWEEN FOUND STREET MONUMENTS ON MISSION BLVD. BETWEEN INDUSTRIAL PKWY. AND VALLE VISTA AVE. AS SHOWN ON RECORD OF SURVEY 1397 FILED JULY 19, 1996 IN BOOK 20 AT PAGE 87 WAS USED AS THE BASIS OF BEARINGS.

DIMENSIONS
ALL DIMENSIONS ARE PRELIMINARY AND SUBJECT TO FINAL SUBDIVISION MAP.

NOTES
1. SUBDIVIDER RESERVES THE RIGHT TO FILE MULTIPLE FINAL MAPS.
2. ADDITIONAL EASEMENTS MAY BE NECESSARY ON PRIVATE PARCELS, SUCH AS PUBLIC SERVICE EASEMENTS FOR JOINT TRENCH FACILITIES. ADDITIONAL EASEMENTS WILL BE ADDED TO THE FINAL MAP.



ABBREVIATIONS

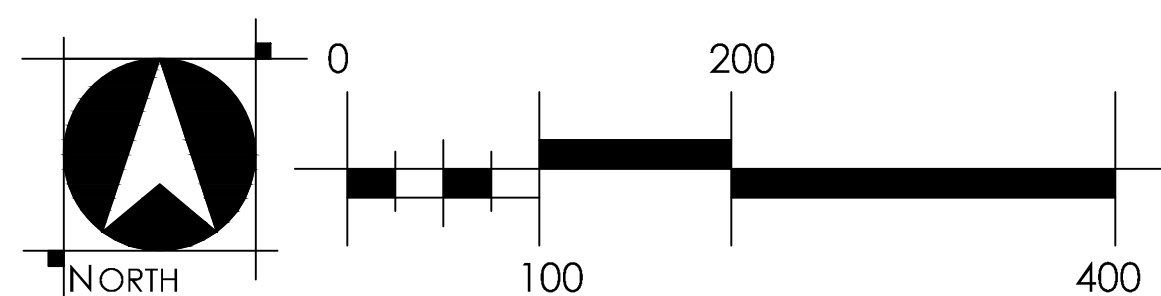
AC	ACRES	INV	INVERT
BNDY	BOUNDARY	JT	JOINT TRENCH
CL	COMPACT PARKING STALL	L	LENGTH
CL	CENTER LINE	LP	LOW POINT
CONC	CONCRETE	MH	MANHOLE
C	COMPACT PARKING SPACE	N	NORTH
D	DRAIN	PL	PROPERTY LINE
DMA	DRAINAGE MANAGEMENT AREA	PUE	PUBLIC UTILITY EASEMENT
DW	DRIVEWAY	R/W	RIGHT-OF-WAY
Δ	DELTA	R	RADIUS
E	EAST	S	SOUTH
EP	EDGE OF PAVEMENT	SF	SQUARE FEET
ESMT	EASEMENT	SDE	STORM DRAIN EASEMENT
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT	SSE	SANITARY SEWER EASEMENT
EX	EXISTING	STD	STANDARD
FF	FINISH FLOOR ELEVATION	TCM	TREATMENT CONTROL MEASURE
FH	FIRE HYDRANT	TYP	TYPICAL
GHAD	GEOLOGIC HAZARD ABATEMENT DISTRICT	USD	UNION SANITARY DISTRICT
GB	GRADE BREAK	W	WATER, WEST
HC	HIGH POINT	WLE	WATER LINE EASEMENT
HP	HIGH POINT	WQ	WATER QUALITY

LEGEND

	PROPOSED PROJECT BOUNDARY		EXISTING PROJECT BOUNDARY
	PROPOSED RIGHT-OF-WAY		EXISTING RIGHT-OF-WAY
	PROPOSED PROPERTY LINE		EXISTING PROPERTY LINE
	PROPOSED EASEMENT LINE		EXISTING EASEMENT LINE
	PROPOSED CENTERLINE		EXISTING CENTERLINE
	PROPOSED ABUTTER RIGHTS		EXISTING ABUTTER RIGHTS

LAND USE SUMMARY

PARCEL No.	LAND USE	DWELLING UNITS	NET AREA	NET DENSITY
LOTS 1 - 59	RESIDENTIAL PLANNED DEVELOPMENT	59	2.06	3.86 DU/AC
PARCEL A & B	PRIVATE STREET		1.48	
PARCEL C & D	GROUP OPEN SPACE		0.58	
PARCEL E, F, G, & H	LANDSCAPE PARCEL		0.08	
PARCEL I	WATER QUALITY/FLOW CONTROL BASIN		0.29	
PARCEL J & K	OPEN SPACE		0.90	
PARCEL L & M	GHAD/OPEN SPACE		11.46	
TENNYSON ROAD			0.38	
		59	17.23	



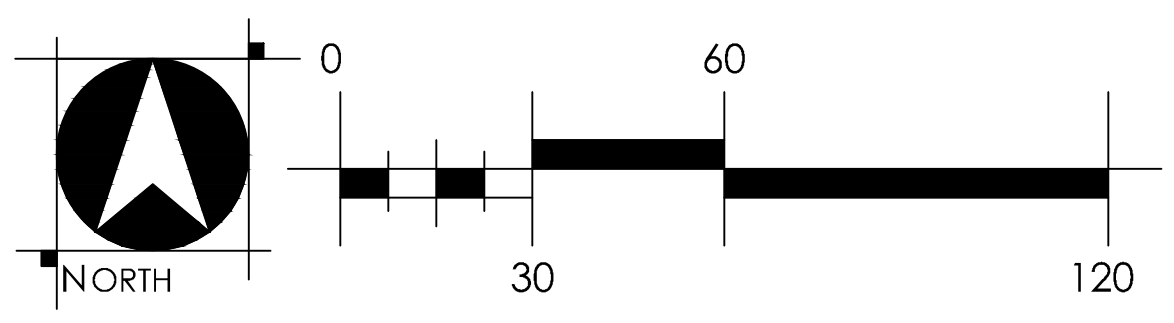
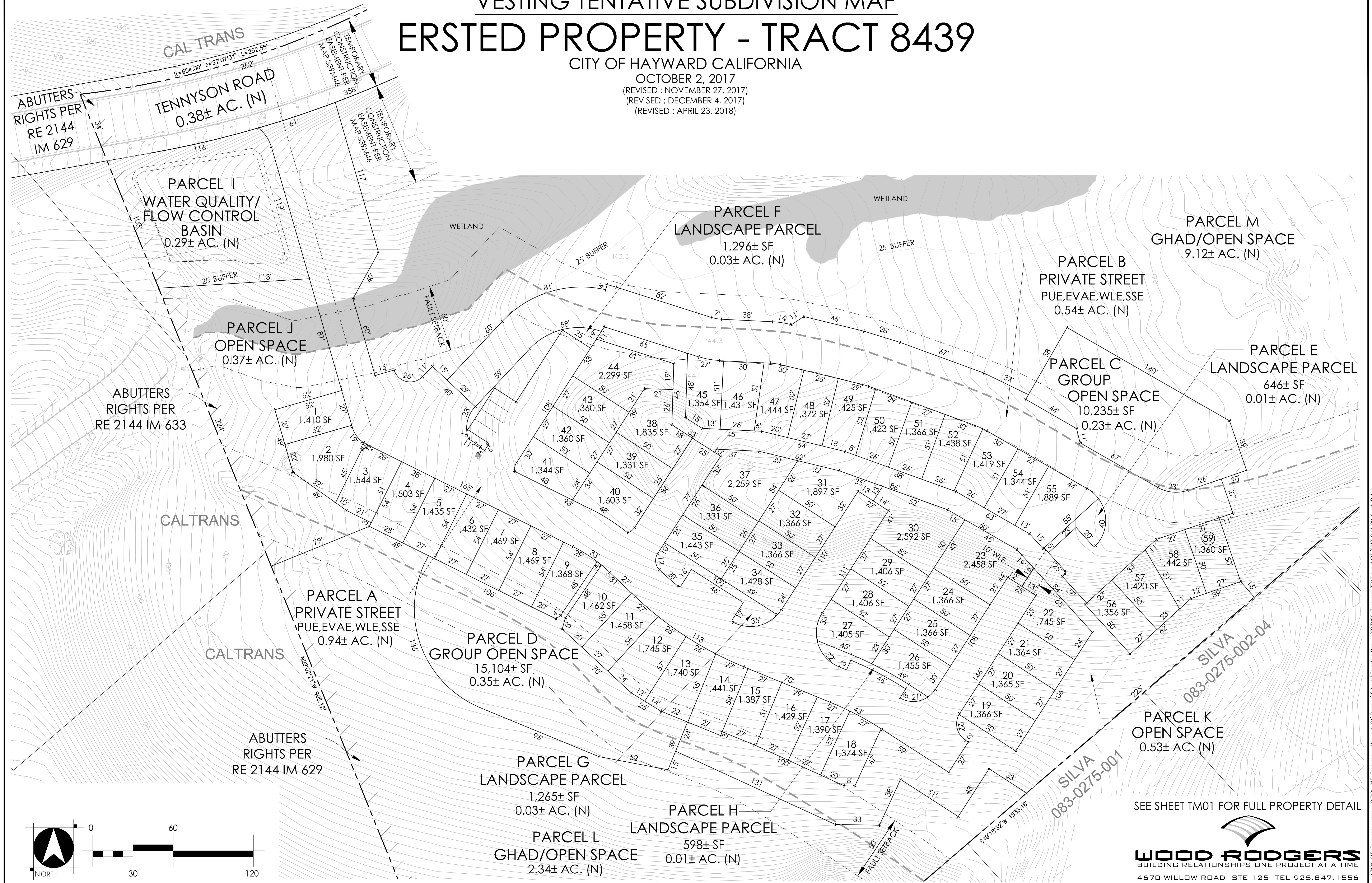
WOOD RODGERS
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PLEASANTON, CA 94588 FAX 925.847.1557

VESTING TENTATIVE SUBDIVISION MAP

ERSTED PROPERTY - TRACT 8439

CITY OF HAYWARD CALIFORNIA

OCTOBER 2, 2017
 (REVISED : NOVEMBER 27, 2017)
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SEE SHEET TM01 FOR FULL PROPERTY DETAIL

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SITE PLAN

ERSTED PROPERTY - TRACT 8439

CITY OF HAYWARD CALIFORNIA

OCTOBER 2, 2017
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BUILDING SUMMARY

BUILDINGS	AREA CALCULATION TABLE (SF)							
	BUILDING DESIGNATION	LIVABLE TOTAL	PORCH	DECK	GARAGE	TOTAL # OF BLDGS./UNITS	BUILDING /UNIT MIX (% TOTAL)	FOOTPRINT AREA
DUPLEX						16 BLDGS.	64%	1,792
PLAN 2	1,903	8	96	455	16		27.2%	
PLAN 2R	1,903	8	96	455	16		27.2%	
TRIPLEX						9 BLDGS.	27%	2,715
PLAN 1	1,813	38	96	459	9		15.2%	
PLAN 2	1,903	8	96	455	9		15.2%	
PLAN 2R	1,903	8	96	455	9		15.2%	
TOTAL						59	100%	53,107

COVERAGE SUMMARY

COVERAGE TYPE	SQUARE FOOTAGE	% TOTAL
BUILDING FOOTPRINT	53,107	7.1%
PRIVATE STREETS/DRIVE ISLES	64,478	8.6%
TENNYSON ROAD	16,391	2.2%
GROUP OPEN SPACE (PARCEL C & D)	25,338	3.4%
GHAD OPEN SPACE (PARCEL L & M)	499,198	66.5%
OPEN SPACE (PARCEL I,J,K)	51,836	6.9%
OTHER LANDSCAPING IN DEVELOPMENT AREA	40,088	5.3%
TOTALS	750,436	100%

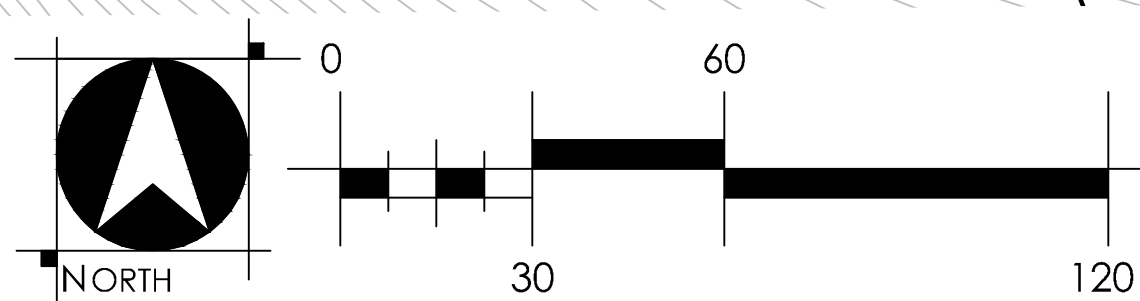
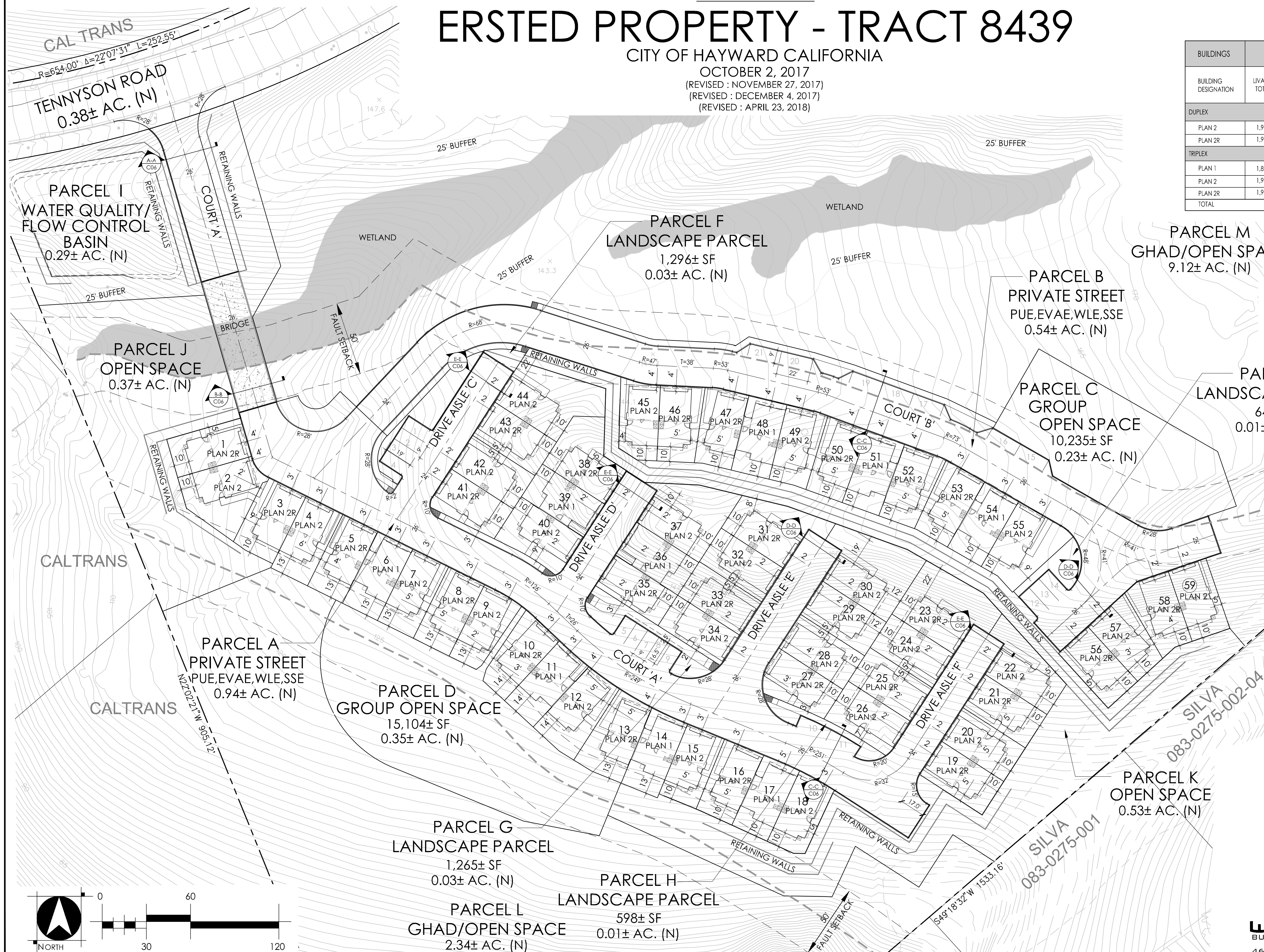
PARKING SUMMARY

PARKING TYPE	PARKING REQUIRED		PARKING PROVIDED	
	RATIO	SPACES	RATIO	SPACES
COVERED	1.0	59	2.0	118
UNCOVERED	1.1	65	-	-
SUBTOTAL	2.1	124	2.0	118
GUEST 10%	0.1	6	0.36	21
TOTAL	2.1	130	2.36	139

COMMON AND PRIVATE OPEN SPACE SUMMARY

COMMON AREA	REQUIRED (SF)	PROVIDED (SF)
	MIN 100 SF/UNIT	431 SF/UNIT
PARCEL D ¹		9,106
PARCEL C ¹		5,960
TOTAL COMMON AREA	5,900	15,066
PRIVATE OPEN SPACE	250 SF/UNIT	AVG 495 SF/UNIT
TOTAL PRIVATE DECK		96 SF/UNIT 5,664
TOTAL PRIVATE YARD - MIN 13'X10'		AVG 399 SF/UNIT 23,550
TOTAL PRIVATE OPEN SPACE	14,750	29,214
TOTAL OPEN SPACE	350 SF/UNIT 20,650	AVG 750 SF/UNIT 44,280

1. ACTUAL PARCEL AREA IS LARGER. SQUARE FOOTAGE SHOWN IS AREA OF IMPROVED COMMON OPEN SPACE ONLY.



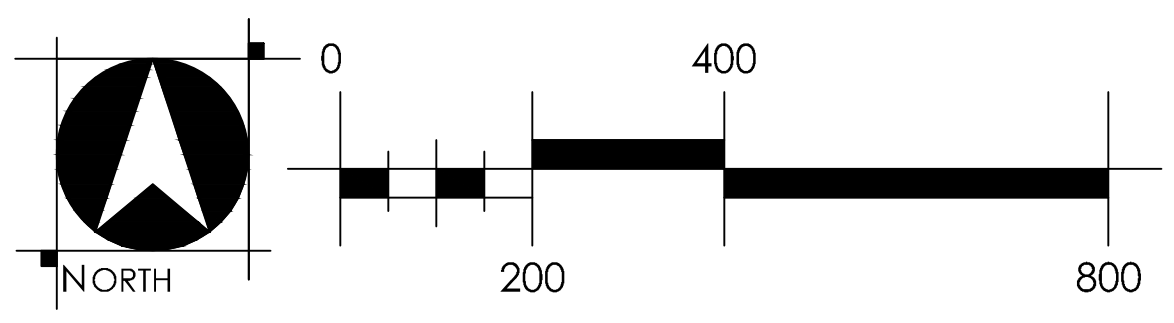
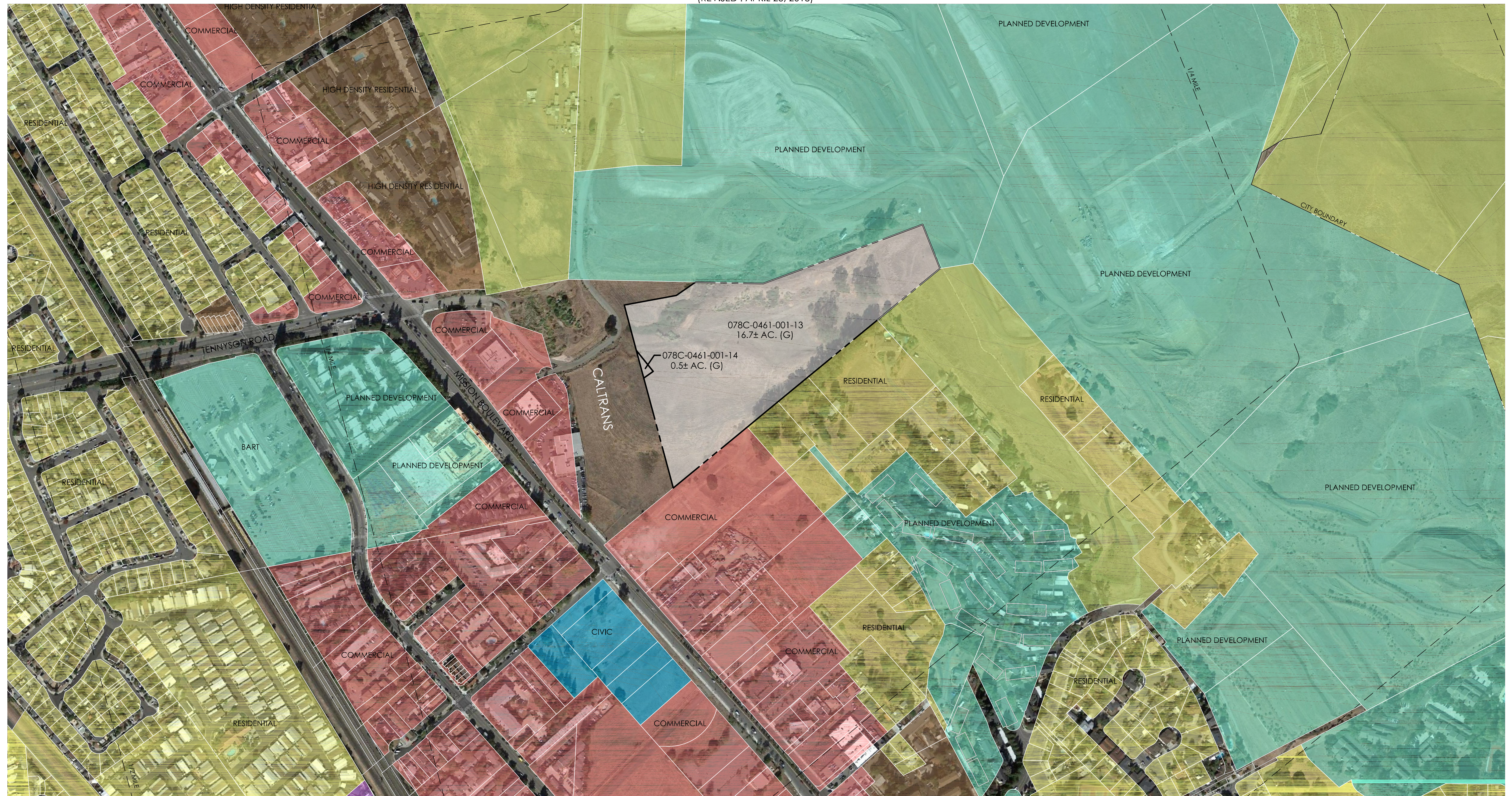
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CONTEXT MAP

ERSTED PROPERTY - TRACT 8439

CITY OF HAYWARD CALIFORNIA

OCTOBER 2, 2017
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DEVELOPING INNOVATIVE DESIGN SOLUTIONS
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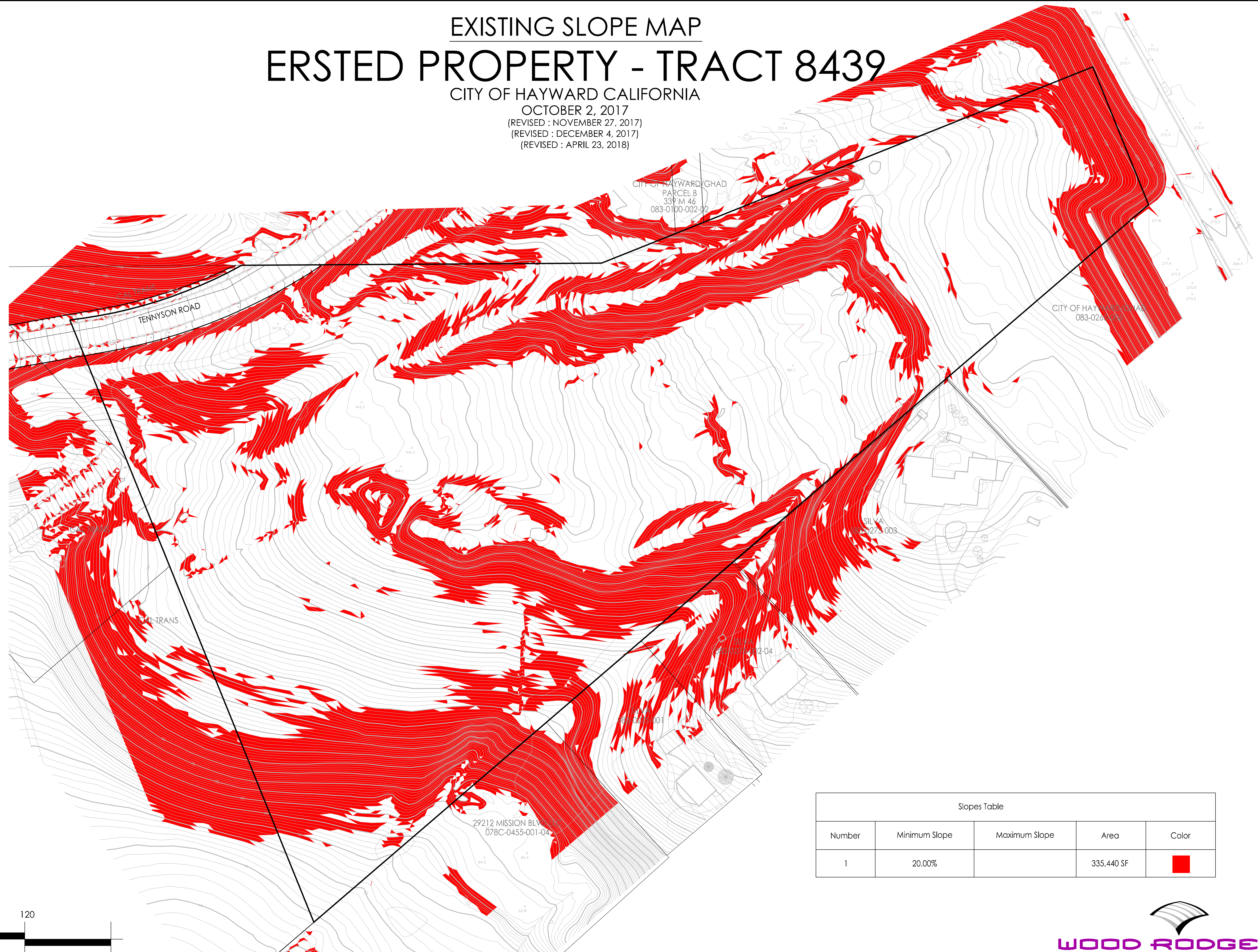
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EXISTING SLOPE MAP

ERSTED PROPERTY - TRACT 8439

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Slopes Table				
Number	Minimum Slope	Maximum Slope	Area	Color
1	20.00%		335,440 SF	



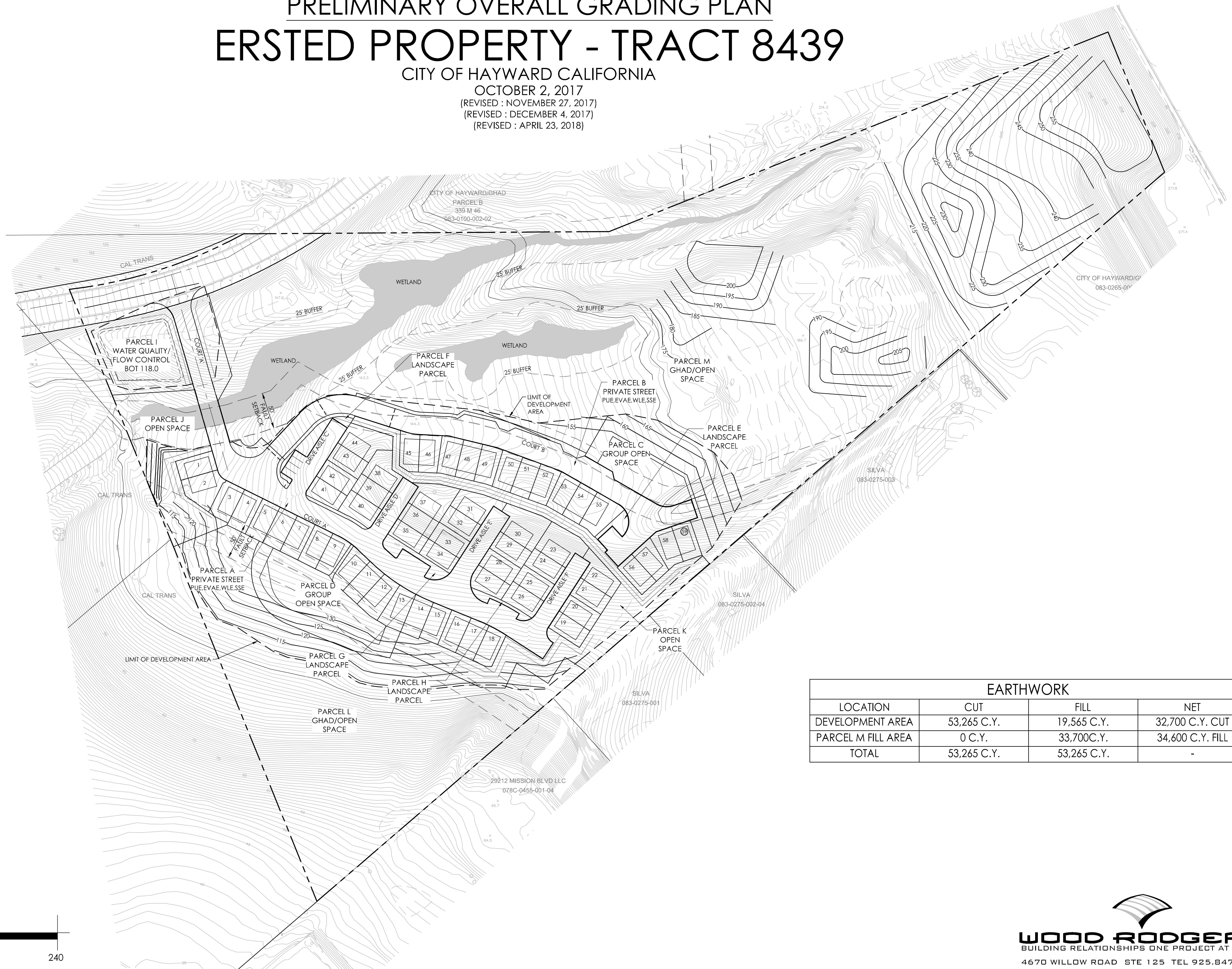
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PRELIMINARY OVERALL GRADING PLAN

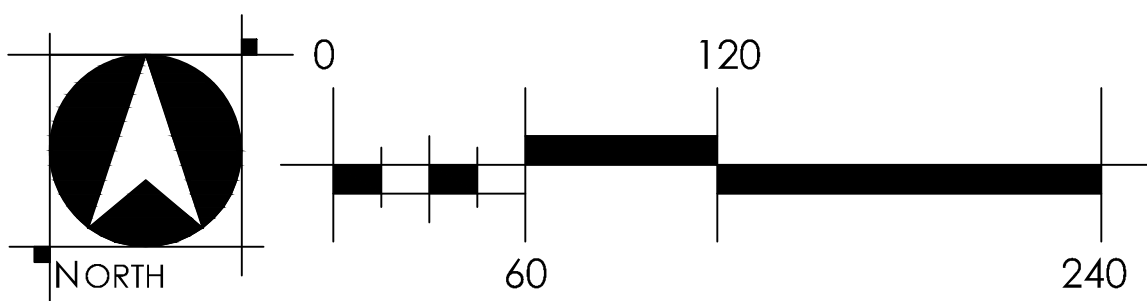
ERSTED PROPERTY - TRACT 8439

CITY OF HAYWARD CALIFORNIA

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EARTHWORK			
LOCATION	CUT	FILL	NET
DEVELOPMENT AREA	53,265 C.Y.	19,565 C.Y.	32,700 C.Y. CUT
PARCEL M FILL AREA	0 C.Y.	33,700 C.Y.	34,600 C.Y. FILL
TOTAL	53,265 C.Y.	53,265 C.Y.	-



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PRELIMINARY DEVELOPMENT AREA GRADING PLAN

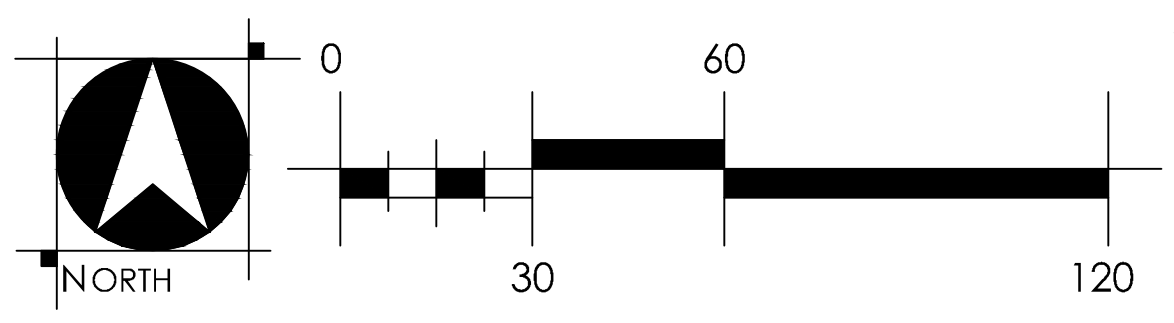
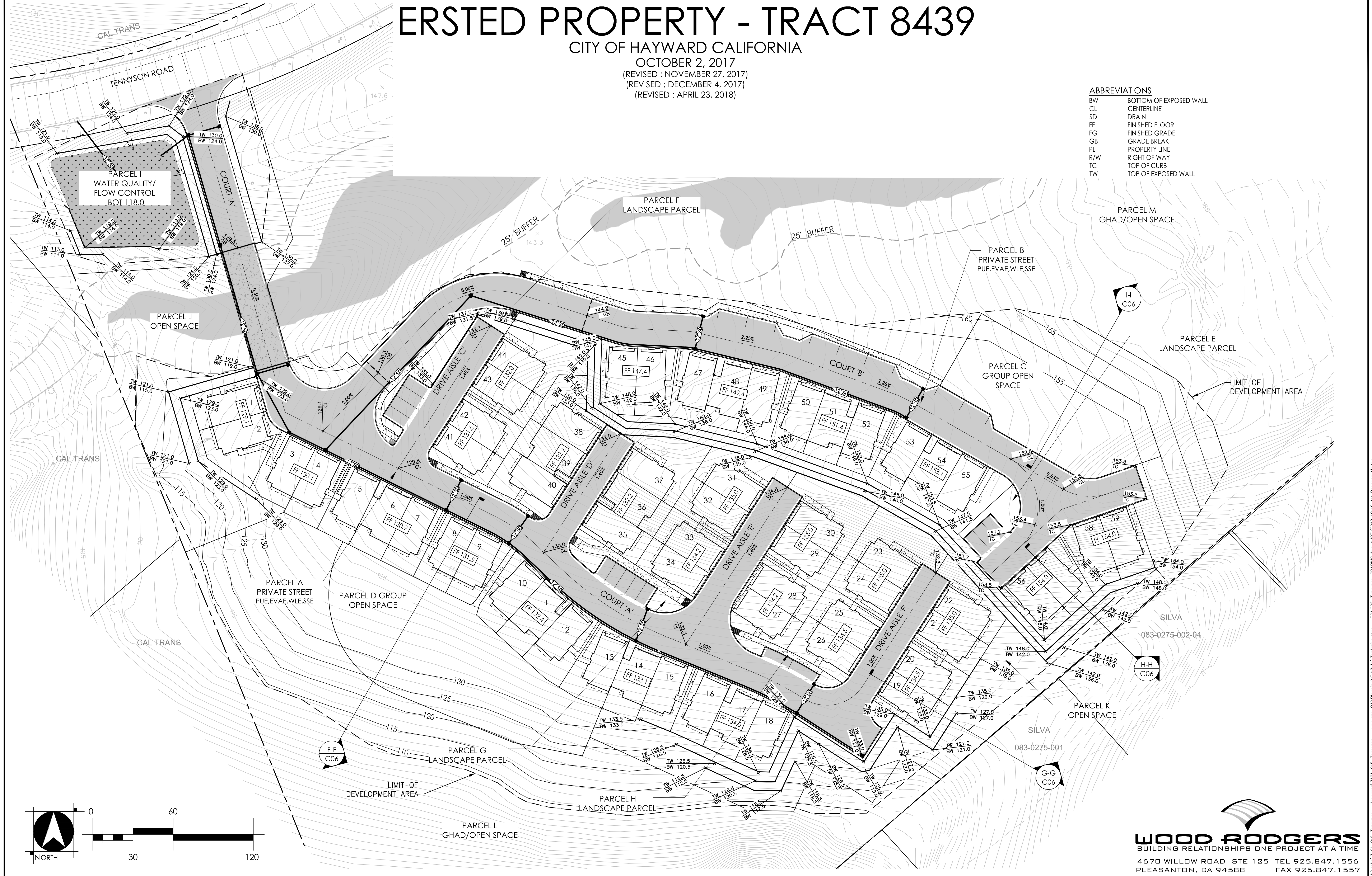
ERSTED PROPERTY - TRACT 8439

CITY OF HAYWARD CALIFORNIA

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ABBREVIATIONS

BW	BOTTOM OF EXPOSED WALL
CL	CENTERLINE
SD	DRAIN
FF	FINISHED FLOOR
FG	FINISHED GRADE
GB	GRADE BREAK
PL	PROPERTY LINE
R/W	RIGHT OF WAY
TC	TOP OF CURB
TW	TOP OF EXPOSED WALL



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PRELIMINARY UTILITY PLAN

ERSTED PROPERTY - TRACT 8439

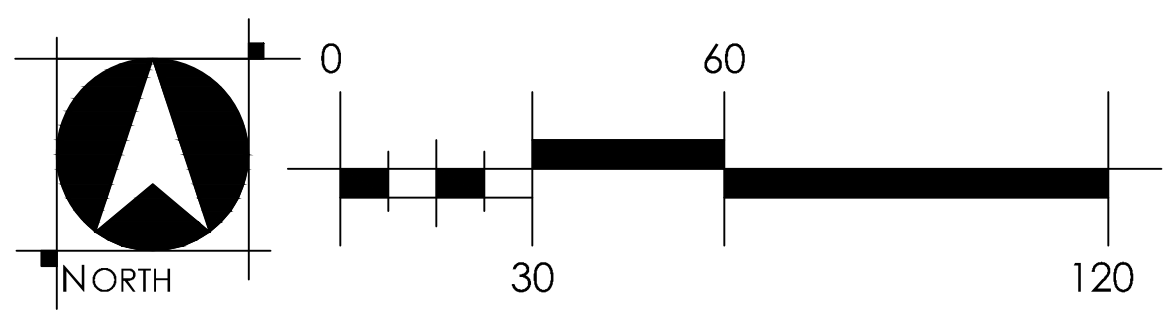
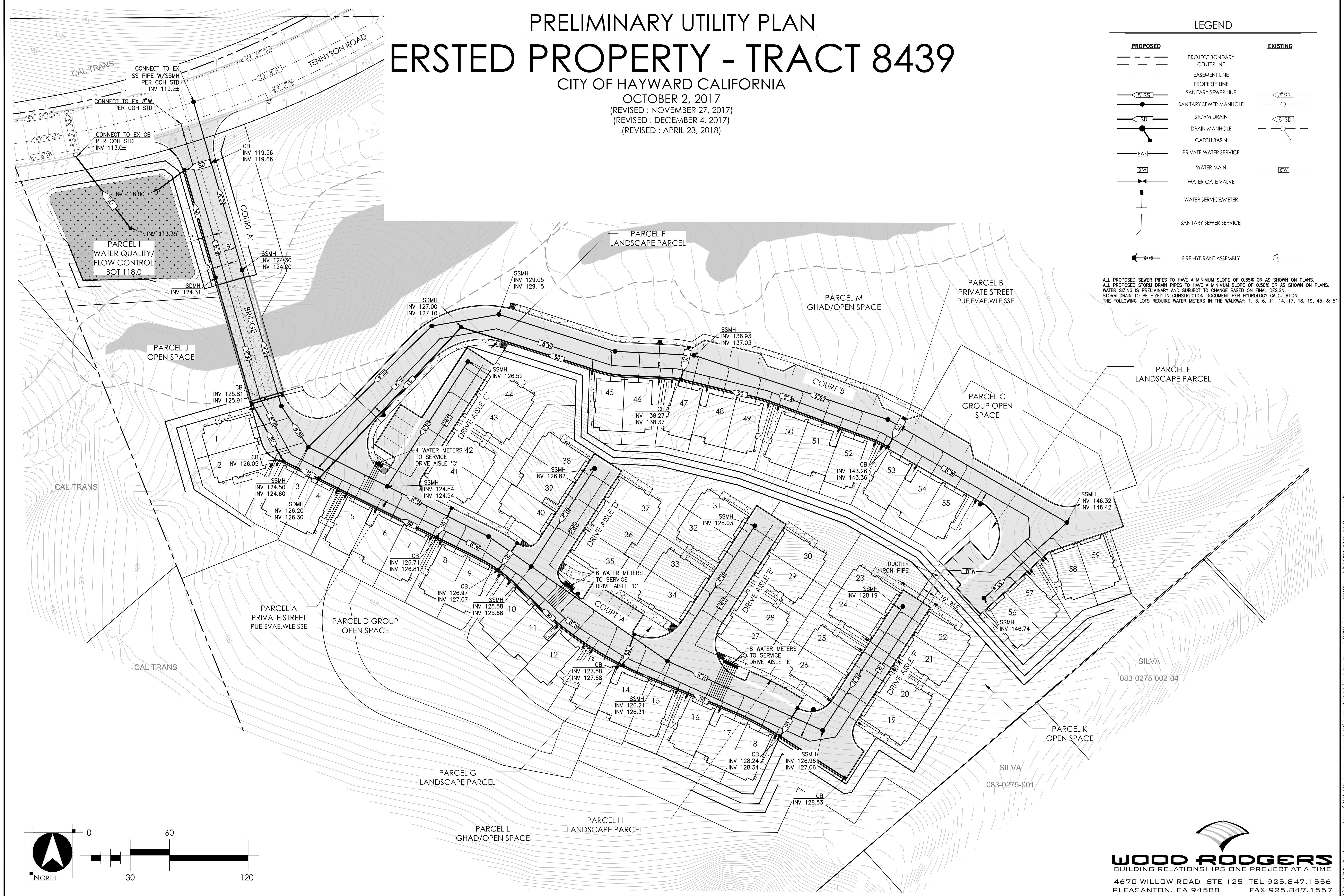
CITY OF HAYWARD CALIFORNIA

OCTOBER 2, 2017
 (REVISED : NOVEMBER 27, 2017)
 (REVISED : DECEMBER 4, 2017)
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LEGEND

PROPOSED	EXISTING

ALL PROPOSED SEWER PIPES TO HAVE A MINIMUM SLOPE OF 0.35% OR AS SHOWN ON PLANS.
 ALL PROPOSED STORM DRAIN PIPES TO HAVE A MINIMUM SLOPE OF 0.50% OR AS SHOWN ON PLANS.
 WATER SIZING IS PRELIMINARY AND SUBJECT TO CHANGE BASED ON FINAL DESIGN.
 STORM DRAIN TO BE SIZED IN CONSTRUCTION DOCUMENT PER HYDROLOGY CALCULATION.
 THE FOLLOWING LOTS REQUIRE WATER METERS IN THE WALKWAY: 1, 3, 6, 11, 14, 17, 18, 19, 45, & 51



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PRELIMINARY STORMWATER CONTROL PLAN

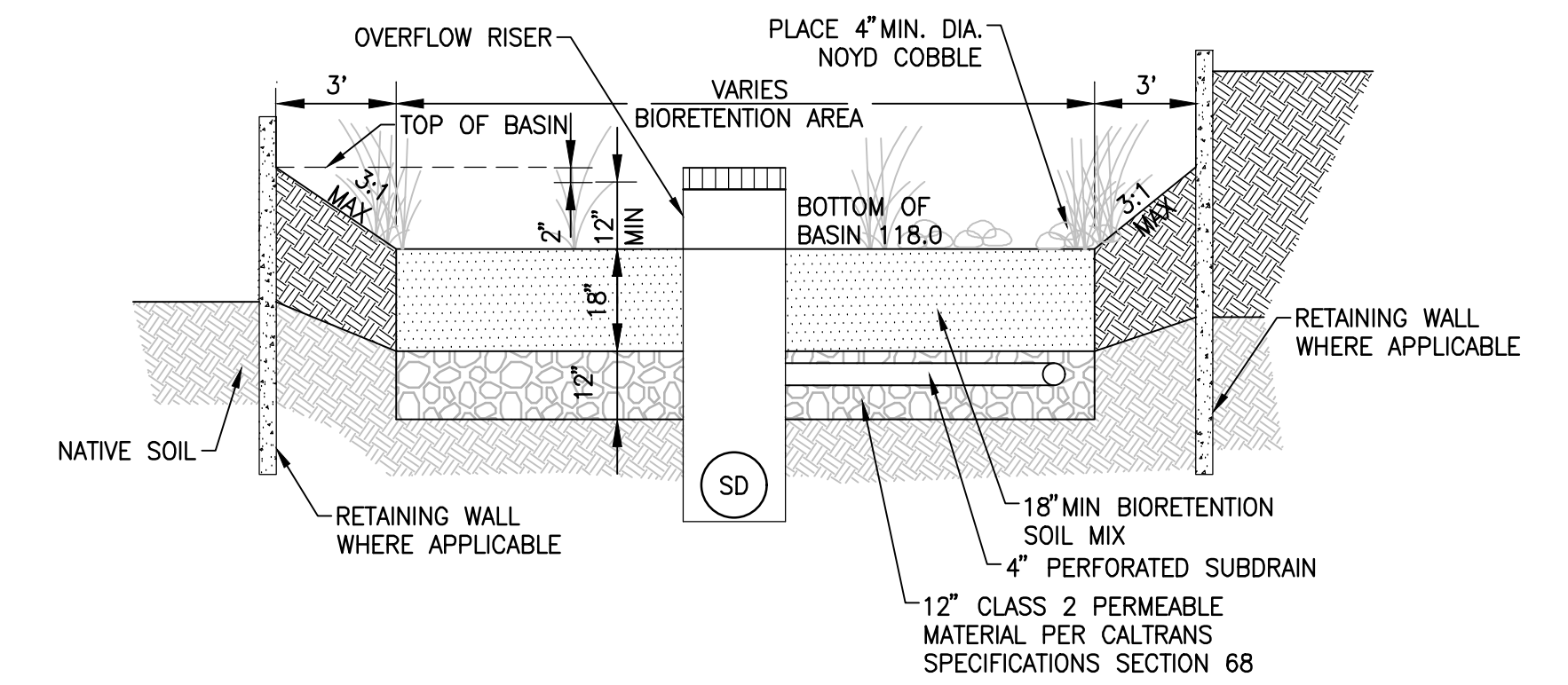
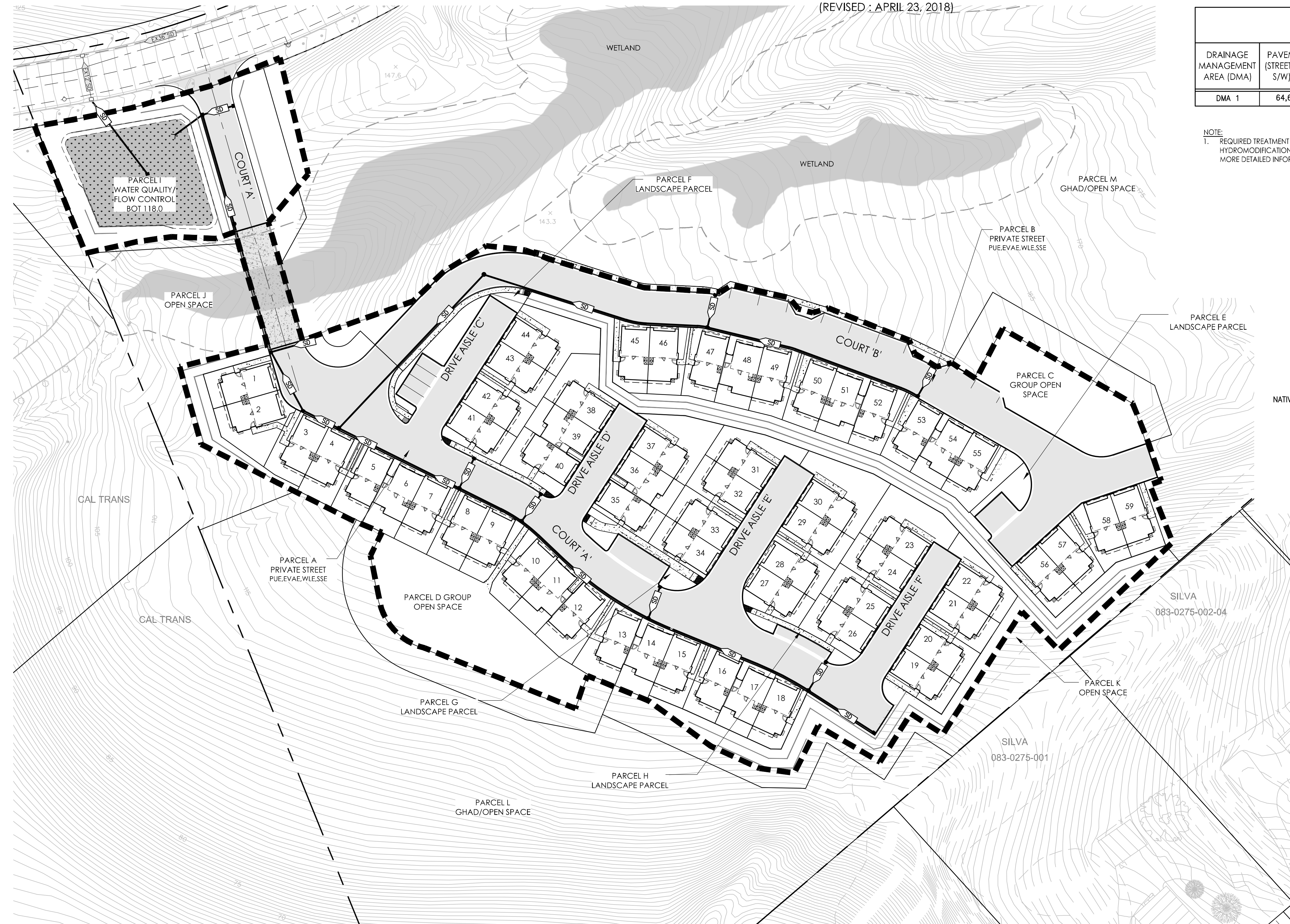
ERSTED PROPERTY - TRACT 8439

CITY OF HAYWARD CALIFORNIA

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DRAINAGE MANAGEMENT AREA SUMMARY								
DRAINAGE MANAGEMENT AREA (DMA)	PAVEMENT (STREET AND S/W)(SF)	ROOF (SF)	TOTAL IMPERVIOUS (SF)	TOTAL PERVIOUS (SF)	TOTAL EFFECTIVE IMPERVIOUS AREA (SF)	REQUIRED TREATMENT AREA (SF)	PROVIDED TREATMENT AREA (SF)	TREATMENT TYPE
DMA 1	64,689	53,572	118,261	84,496	126,711	5,068	6,625	BIORETENTION

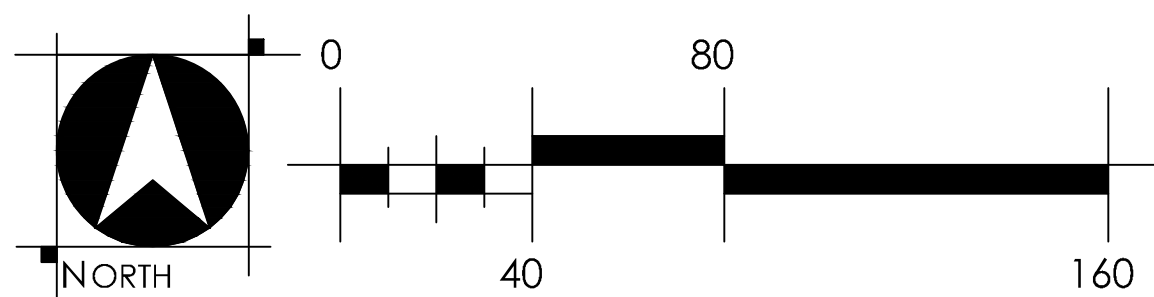
NOTE:
 1. REQUIRED TREATMENT AREA CALCULATED USING 4% RULE. BASIN ARE OVERSIZED TO ACCOMMODATE HYDROMODIFICATION REQUIREMENTS. SEE STORMWATER MANAGEMENT PLAN FOR CALCULATIONS AND MORE DETAILED INFORMATION REGARDING FLOW CONTROL.



BIORETENTION SECTION
 NOT TO SCALE

LEGEND

- DRAINAGE MANAGEMENT AREA BOUNDARY
- BIORETENTION AREA
- ASPHALT
- CONCRETE
- STORM DRAIN
- DRAIN MANHOLE
- CATCH BASIN
- DMA



WOOD RODGERS
 BUILDING RELATIONSHIPS ONE PROJECT AT A TIME

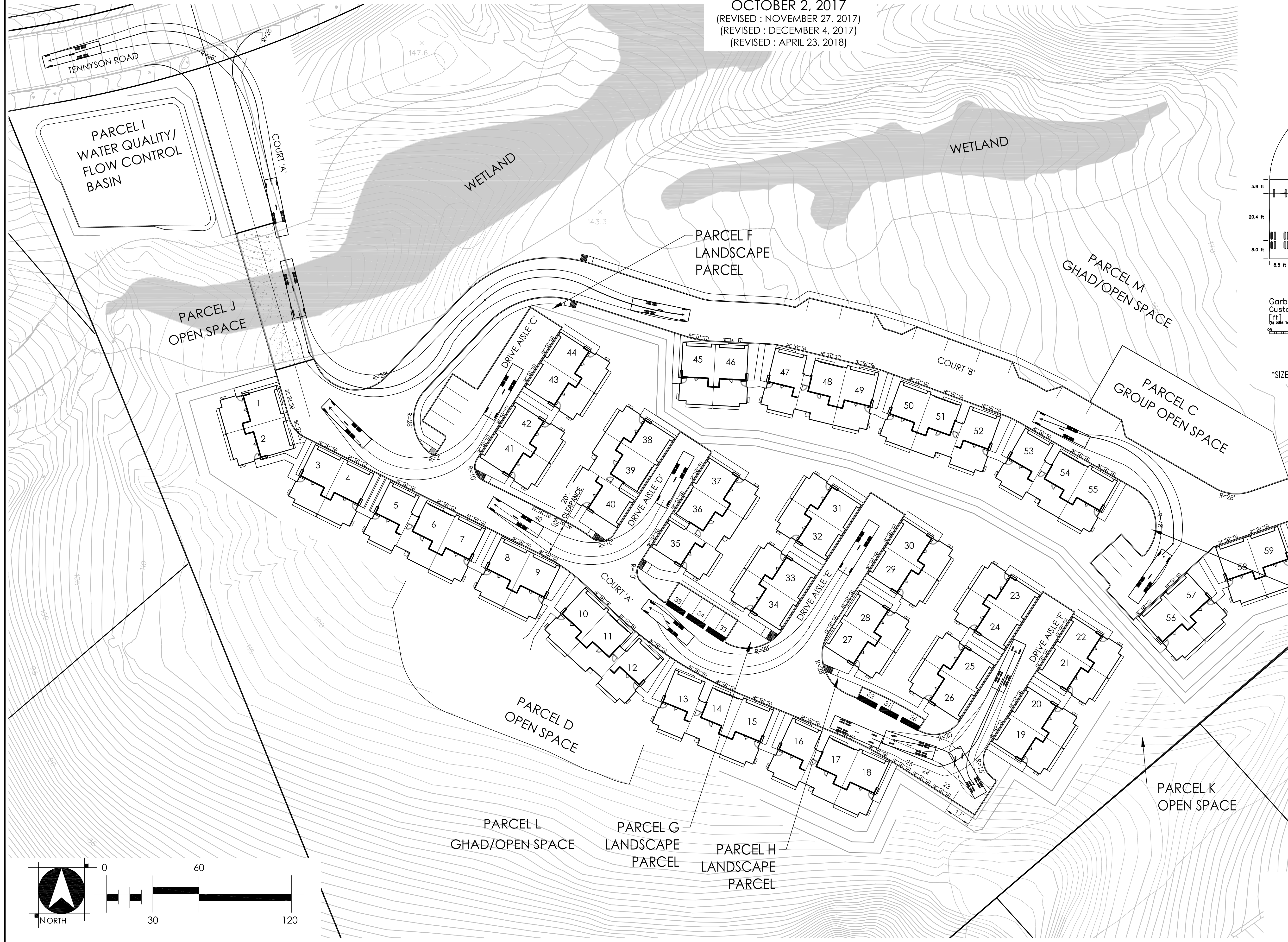
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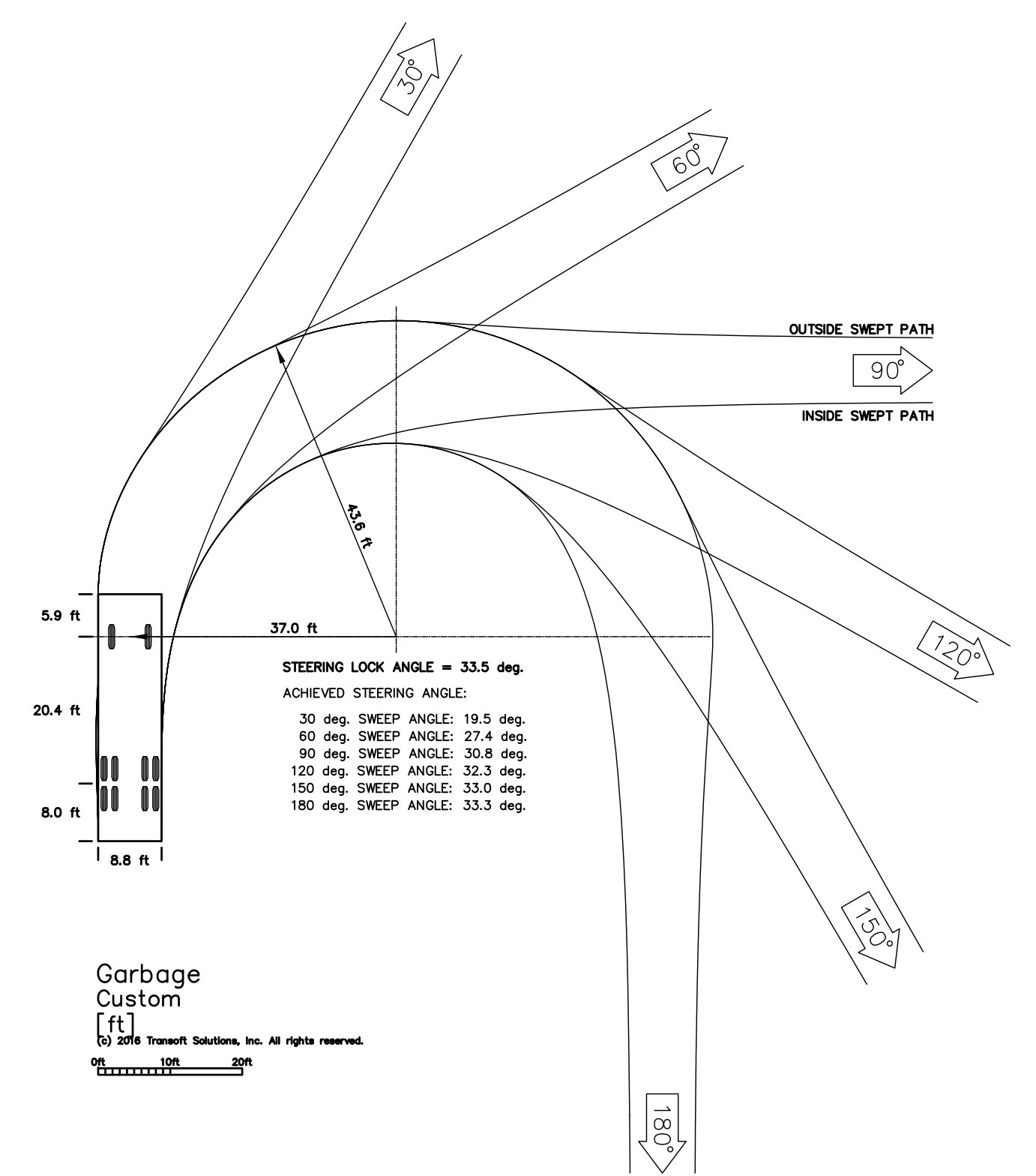
PRELIMINARY SOLID WASTE ACCESS PLAN ERSTED PROPERTY - TRACT 8439

CITY OF HAYWARD CALIFORNIA

OCTOBER 2, 2017
(REVISED : NOVEMBER 27, 2017)
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GARBAGE TRUCK TEMPLATE



Garbage
Custom
[ft]
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*SIZE CONFIRMED BY WASTE MANAGEMENT OF ALAMEDA COUNTY, INC.

PARKING SUMMARY ON TRASH COLLECTION DAY

TOTAL STREET PARKING	21
TRASH COLLECTION DAYS	47
TOTAL	14

LEGEND

LIMITED PARKING ON TRASH COLLECTION DAYS (SIGNED) NO PARKING AND HOA ENFORCED.

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FENCING AND LAYOUT PLAN

ERSTED PROPERTY - TRACT 8439

CITY OF HAYWARD CALIFORNIA
OCTOBER 2, 2017

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
1	SEATING - MANUFACTURER: DUMOR, MODEL: BENCH 160
2	TRASH RECEPTICAL - MANUFACTURER: DUMOR, MODEL: 438
3	DOG STATION - MANUFACTURER: MUTT MILL, MODEL: MINI STATION, ITEM #: 1000/1002
4	SHADE STRUCTURE 10' X20'
5	SHADE STRUCTURE 10' X10'
6	CONCRETE PATIO
7	6" CONCRETE MAINTENANCE BAND
8	AREA FOR ENTRY MONUMENT

*REFER TO PLANTING PLAN FOR PLANTING AND TURF AREAS

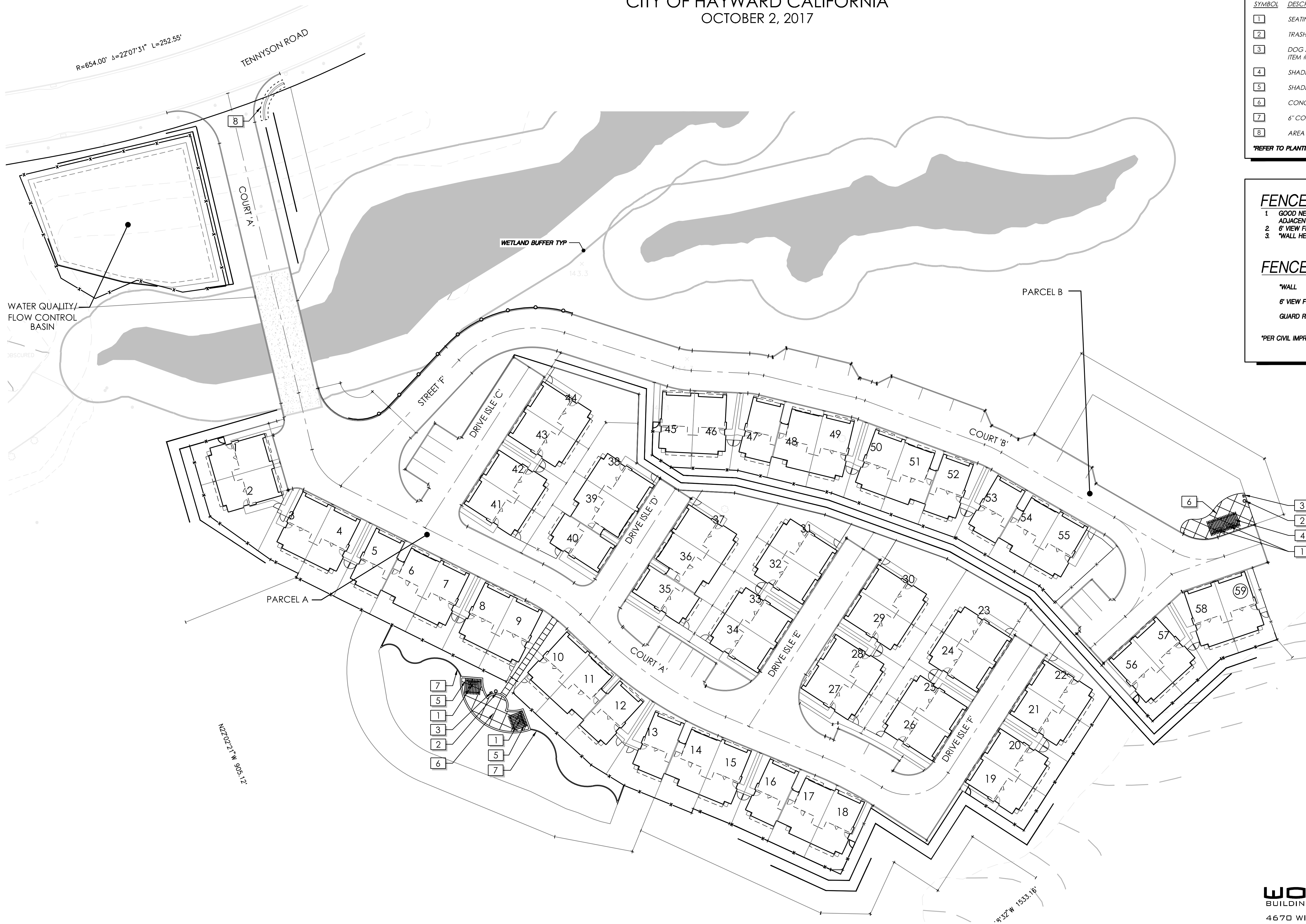
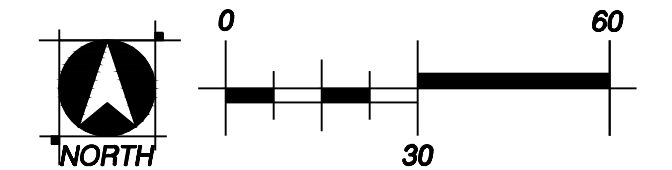
FENCE NOTES

- GOOD NEIGHBOR FENCE @ PROPERTY LINES WHERE 2 LOTS ARE ADJACENT TO EACH OTHER.
- 6" VIEW FENCE AND GATES TO BE POWDER COATED, COLOR TBD.
- *WALL HEIGHT AND LOCATION PER CIVIL IMPROVEMENT PLANS

FENCE SCHEDULE

*WALL	_____
6" VIEW FENCE	-x-x-x-
GUARD RAIL	-o-o-o-

*PER CIVIL IMPROVEMENT PLANS. COLOR AND MODEL TBD




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SITE AMENITY IMAGES
ERSTED PROPERTY - TRACT 8439
 CITY OF HAYWARD CALIFORNIA
 OCTOBER 2, 2017



TRASH RECEPTACLE

BY: DUMOR
 MODEL: 438
 COLOR: POWDER COATED RAL COLOR BRONZE



DOG STATION

BY: MUTT MITT
 MODEL: #1000 / 1002
 COLOR: OPTION GREEN



SEATING

BY DUMOR
 MODEL: 180
 COLOR: POWDER COATED RAL COLOR BRONZE



GOOD NEIGHBOR FENCE

- GOOD NEIGHBOR FENCE • PROPERTY LINES WHERE 2 LOTS ARE ADJACENT TO EACH OTHER.
- DETAIL SUBJECT TO CHANGE



TUBE STEEL VIEW FENCE

- 6' VIEW FENCE AND GATES TO BE POWDER COATED, RAL COLOR TBD.
- DETAIL SUBJECT TO CHANGE

HYDROZONE MAP

ERSTED PROPERTY - TRACT 8439

CITY OF HAYWARD CALIFORNIA
OCTOBER 2, 2017

HYDROZONE SCHEDULE POC A

SYMBOL	NOTES	QTY
	ZONE 1-TERRACED WALL - LOW FLOW BUBBLER - LOW	4,697 SF
	ZONE 2-NATURALISTIC - FLOOD / RZ BUBBLER - LOW	3,917 SF
	ZONE 3-ENTRANCE-DRIP, FLOOD / RZ BUBBLER - LOW	2,036 SF
	ZONE 4-NATURALISTIC - DRIP @ GROUND COVER - LOW	315 SF
	ZONE 5-STREET PLANTING - DRIP AND RZ BUBBLERS - LOW	5,405 SF
	ZONE 6-PARK PLANTING - DRIP, FLOOD/RZ BUBBLERS - LOW	1,870 SF
	ZONE 7-TURF - LOW FLOW SPRAY - SLA	6,031 SF
	ZONE 8-BREEZE WAY - DRIP FLOOD / RZ BUBBLER - LOW	1,433 SF
	ZONE 9-BREEZE WAY - DRIP, FLOOD/RZ BUBBLERS - MEDIUM	893 SF
	ZONE 10-BIO RETENTION - FLOOD / RZ BUBBLER - LOW	3,395 SF
	ZONE 11-BIO RETENTION - LF SPRAY / RZ BUBBLER - MEDIUM	6,709 SF

*METER LOCATION @ PARCEL A, TBD

HYDROZONE SCHEDULE POC B

SYMBOL	NOTES	QTY
	ZONE 1-TERRACED WALL - LOW FLOW BUBBLER - LOW	6,911 SF
	ZONE 2-NATURALISTIC - FLOOD / RZ BUBBLER - LOW	8,935 SF
	ZONE 4-NATURALISTIC - DRIP @ GROUND COVER - LOW	2,170 SF
	ZONE 5-STREET PLANTING - DRIP AND RZ BUBBLERS - LOW	1,625 SF
	ZONE 7-TURF - LOW FLOW SPRAY - SLA	4,940 SF
	ZONE 8-BREEZE WAY - DRIP FLOOD / RZ BUBBLER - LOW	1,201 SF

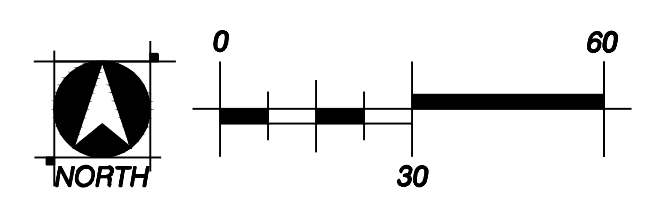
*METER LOCATION @ PARCEL B, TBD



SEE SHEET L2.01 FOR WATER EFFICIENT LANDSCAPE CALCULATIONS

AB 1881 §4927 (b) (6) & (7) IRRIGATION DESIGN PLAN STATEMENT
 I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM ACCORDINGLY FOR THE EFFICIENT USE OF WATER IN THE IRRIGATION DESIGN PLAN.
 THE IRRIGATION SYSTEM WILL ALSO COMPLY WITH THE CITY OF HAYWARD LANDSCAPE REQUIREMENTS AND POLICIES.

*EQUIPMENT NOT SHOWN FOR PLAN CLARITY INCLUDES:
 -AUTOMATIC (SMART) IRRIGATION CONTROLLER
 -MASTER VALVE
 -FLOW SENSOR
 -WEATHER SENSOR
 -MAINE LINE
 -LATERAL LINE
 -HEADS
 -DRIP AREA



WOOD RODGERS
 BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
 4670 WILLOW ROAD STE 125 TEL 925.847.1556
 PLEASANTON, CA 94588 FAX 925.847.1557

PRELIMINARY WATER EFFICIENT LANDSCAPE CALCULATIONS

ERSTED PROPERTY - TRACT 8439

CITY OF HAYWARD CALIFORNIA
OCTOBER 2, 2017

WATER EFFICIENT LANDSCAPE WORKSHEET PER P.O.C. 'A' @ PARCEL A (AS REQUIRED BY THE M.W.E.L.O.)									
REFERENCE EVAPOTRANSPIRATION (ETO)				6		MAWA ETAF		0.45	
HYDROZONE / PLANT TYPE	VALVE #	PLANT FACTOR (PF)	IRRIGATION METHOD	IRRIGATION EFFICIENCY (IE)	ETAF (PF/IE)	LANDSCAPE AREA (SQ.FT.)	ETAF x AREA	ESTIMATED TOTAL WATER USE (ETWU)	
REGULAR LANDSCAPE AREAS									
ZONE 1 / TERRACED WALL / LOW	N/A	0.3	BUBBLERS	0.81	0.37	4,679	1,732.96	6,446.62	
ZONE 2 / NATURALISTIC / LOW	N/A	0.3	BUBBLERS	0.81	0.37	3,917	1,450.74	5,396.76	
ZONE 3 / ENTRANCE	N/A	0.3	DRIP / BUBBLER	0.81	0.37	2,036	754.07	2,805.16	
ZONE 4 / NATURALISTIC GROUND COVER / LOW	N/A	0.3	DRIP	0.81	0.37	315	116.67	434.00	
ZONE 5 / STREET / LOW	N/A	0.3	DRIP / BUBBLER	0.81	0.37	5,405	2,001.85	7,446.89	
ZONE 6 / PARK PLANTING / LOW	N/A	0.3	DRIP / BUBBLER	0.81	0.37	1,870	692.59	2,574.44	
ZONE 8 / BREEZE WAY / LOW	N/A	0.3	DRIP	0.81	0.37	1,433	530.74	1,974.36	
ZONE 9 / BREEZE WAY / MED.	N/A	0.5	DRIP	0.81	0.62	893	551.23	2,050.59	
ZONE 10 / BIO RETENTION / LOW	N/A	0.3	DRIP / BUBBLER	0.81	0.37	3,395	1,257.41	4,677.56	
ZONE 11 / BIO RETENTION / MED.	N/A	0.5	MP ROTATOR	0.75	0.67	6,709	4,472.67	16,638.32	
						TOTALS	30,652	13,560.94	
SPECIAL LANDSCAPE AREAS									
ZONE 7 / TURF					1	6,031	6,031.00	22,435.32	
						TOTALS	6,031	6,031.00	
						TOTAL LANDSCAPE AREA		36,683	
						ETWU TOTAL		72,882.01	
						MAXIMUM ALLOWED WATER ALLOWANCE (MAWA)		73,746.77	
NOTES:									
1 IRRIGATION EFFICIENCY			3 ETAF for MAWA CALCULATIONS						
SPRAY 0.75			RESIDENTIAL 0.55						
DRIP 0.81			ALL OTHERS 0.45						
2 PLANT FACTOR			4 MAWA (ANNUAL GALLONS ALLOWED)						
LOW 0.1-0.3			=[ETO]/(0.62)[(ETAF X LA)+((1-ETAF) X SLA)]						
MED 0.4-0.6			5 ETWU						
HIGH 0.7-1			=[ETO]/(0.62)[(ETAF)(LA)+SLA]						
IMPORTANT NOTE REGARDING IRRIGATION DESIGN EFFICIENCY: THE IRRIGATION SYSTEM HYDRAULICS, CONTROLLER OPERATION, NOZZLE SELECTION, HEAD SPACING AND PLACEMENT ARE DESIGNED TO BE IN CONFORMANCE WITH THE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (AB 1881). THE IRRIGATION DESIGN IS INTENDED TO OPERATE WITH A MINIMUM DISTRIBUTION UNIFORMITY OF 75% FOR OVERHEAD SPRAY DEVICES AND 81% FOR RIP SYSTEM DEVICES UPON COMPLETION. WHILE THE DESIGN IS DIAGRAMMATIC THE CONTRACTOR SHALL ENSURE THAT THE MINIMUM DISTRIBUTION UNIFORMITY IS MET BY MAKING MINOR YET VIABLE ADJUSTMENTS IN THE FIELD DURING THE CONSTRUCTION PROCESS. CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT IMMEDIATELY IF FOR ANY REASON HE/SHE FORESEES THAT THE SYSTEM, AS DESIGNED, CAN NOT MEET THE MINIMUM DISTRIBUTION UNIFORMITY SPECIFIED.									
NOTES									
-PROJECT TYPE: PRIVATE									
-WATER SUPPLY: POTABLE									

WATER EFFICIENT LANDSCAPE WORKSHEET PER P.O.C. 'B' @ PARCEL B (AS REQUIRED BY THE M.W.E.L.O.)									
REFERENCE EVAPOTRANSPIRATION (ETO)				6		MAWA ETAF		0.45	
HYDROZONE / PLANT TYPE	VALVE #	PLANT FACTOR (PF)	IRRIGATION METHOD	IRRIGATION EFFICIENCY (IE)	ETAF (PF/IE)	LANDSCAPE AREA (SQ.FT.)	ETAF x AREA	ESTIMATED TOTAL WATER USE (ETWU)	
REGULAR LANDSCAPE AREAS									
ZONE 1 / TERRACED WALL / LOW	N/A	0.3	BUBBLERS	0.81	0.37	6,911	2,559.63	9,521.82	
ZONE 2 / NATURALISTIC / LOW	N/A	0.3	BUBBLERS	0.81	0.37	8,935	3,309.26	12,310.44	
ZONE 4 / NATURALISTIC GROUND COVER / LOW	N/A	0.3	DRIP	0.81	0.37	2,170	803.70	2,989.78	
ZONE 5 / STREET / LOW	N/A	0.3	DRIP / BUBBLER	0.81	0.37	1,625	601.85	2,238.89	
ZONE 8 / BREEZE WAY / LOW	N/A	0.3	DRIP	0.81	0.37	1,201	444.81	1,654.71	
						TOTALS	20,842	7,719.26	
SPECIAL LANDSCAPE AREAS									
ZONE 7 / TURF					1	4,940	4,940.00	18,376.80	
						TOTALS	4,940	4,940.00	
						TOTAL LANDSCAPE AREA		25,782	
						ETWU TOTAL		47,092.44	
						MAXIMUM ALLOWED WATER ALLOWANCE (MAWA)		53,266.31	
NOTES:									
1 IRRIGATION EFFICIENCY			3 ETAF for MAWA CALCULATIONS						
SPRAY 0.75			RESIDENTIAL 0.55						
DRIP 0.81			ALL OTHERS 0.45						
2 PLANT FACTOR			4 MAWA (ANNUAL GALLONS ALLOWED)						
LOW 0.1-0.3			=[ETO]/(0.62)[(ETAF X LA)+((1-ETAF) X SLA)]						
MED 0.4-0.6			5 ETWU						
HIGH 0.7-1			=[ETO]/(0.62)[(ETAF)(LA)+SLA]						
IMPORTANT NOTE REGARDING IRRIGATION DESIGN EFFICIENCY: THE IRRIGATION SYSTEM HYDRAULICS, CONTROLLER OPERATION, NOZZLE SELECTION, HEAD SPACING AND PLACEMENT ARE DESIGNED TO BE IN CONFORMANCE WITH THE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (AB 1881). THE IRRIGATION DESIGN IS INTENDED TO OPERATE WITH A MINIMUM DISTRIBUTION UNIFORMITY OF 75% FOR OVERHEAD SPRAY DEVICES AND 81% FOR RIP SYSTEM DEVICES UPON COMPLETION. WHILE THE DESIGN IS DIAGRAMMATIC THE CONTRACTOR SHALL ENSURE THAT THE MINIMUM DISTRIBUTION UNIFORMITY IS MET BY MAKING MINOR YET VIABLE ADJUSTMENTS IN THE FIELD DURING THE CONSTRUCTION PROCESS. CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT IMMEDIATELY IF FOR ANY REASON HE/SHE FORESEES THAT THE SYSTEM, AS DESIGNED, CAN NOT MEET THE MINIMUM DISTRIBUTION UNIFORMITY SPECIFIED.									
NOTES									
-PROJECT TYPE: PRIVATE									
-WATER SUPPLY: POTABLE									

SEE SHEET L200 FOR HYDROZONE MAP

WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
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PLEASANTON, CA 94588 FAX 925.847.1557

PRELIMINARY PLANTING PLAN

ERSTED PROPERTY - TRACT 8439

CITY OF HAYWARD CALIFORNIA
OCTOBER 2, 2017

PLANT SCHEDULE											
TREES	QTY	COMMON NAME / BOTANICAL NAME	CONT	WATER USE	SPACING						
AN	7	BOX ELDER / ACER NEGUNDO	15 GAL	MEDIUM	25' o.c.	DN	206	KATRINA AFRICAN IRIS / DIETES X 'NOLA ALBA'	5 GAL	LOW	6' o.c.
AS	30	MANZANITA / ARCTOSTAPHYLOS DENSIFLORA 'SENTINEL'	15 GAL	LOW	15' o.c.	HB	59	RED YUCCA / HESPERALOE P. 'BRAKELIGHTS'	5 GAL	LOW	5' o.c.
CS	36	TINY TOWERS / CUPRESSUS SEMPERVIRENS 'TINY TOWER'	15 GAL	LOW	6' o.c.	HA	98	TOYON / HETEROMELES ARBUTIFOLIA	5 GAL	LOW	8' o.c.
LD	2	CRAPE MYRTLE / LAGERSTROEMIA I. 'DYNAMITE'	24'BOX	LOW	15' o.c.	LP	232	TRAILING LANTANA / LANTANA MONTEVIDENSIS 'PURPLE'	5 GAL	LOW	3' o.c.
LN	5	SWEET BAY / LAURUS NOBILIS STANDARD	24'BOX	LOW	15' o.c.	OJ	187	MONDO GRASS / OPHIOPOGON JAPONICUS	1 GAL	MEDIUM	1.5' o.c.
OF	19	FRUITLESS OLIVE / OLEA E. 'FRUITLESS' MULTI	36'BOX	LOW	20' o.c.	HC	120	ROSEMARY / ROSMARINUS O. 'HUNTINGTON CARPET'	5 GAL	LOW	6' o.c.
QI	17	HOLLY OAK / QUERCUS ILEX	24'BOX	LOW	30' o.c.	SA	31	COMMON WHITE SNOWBERRY / SYMPHORICARPOS ALBUS	5 GAL	LOW	6' o.c.
QF	15	PYRAMIDAL ENGLISH OAK / QUERCUS ROBUR 'FASTIGIATA'	15 GAL	LOW	30' o.c.	VINE/ESPALIER	QTY	COMMON NAME / BOTANICAL NAME	CONT	WATER USE	SPACING
QV	16	SOUTHERN LIVE OAK / QUERCUS VIRGINIANA	24'BOX	LOW	15' o.c.	PV	6	BOSTON IVY / PARTHENOCISSUS TRICUSPIDATA 'VEITCHII'	5 GAL	MEDIUM	15' OC
AH	292	MANZANITA / ARCTOSTAPHYLOS D. 'HOWARD MCMINN'	5 GAL	LOW	4' o.c.	RL	101	LADY BANKSIA ROSE / ROSA BANKSIAE 'ALBA'	5 GAL	LOW	10' o.c.
CK	31	FEATHER REED GRASS / CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	5 GAL	LOW	5' o.c.	GROUND COVERS	QTY	COMMON NAME / BOTANICAL NAME	CONT	WATER USE	SPACING
CT	215	BERKELEY SEDGE / CAREX TUMULICOLA	1 GAL	LOW	2' o.c.	AU	1,064	KINNIKINNICK / ARCTOSTAPHYLOS UVA-URSI	1 GAL	LOW	30' o.c.
CV	314	CEANOTHUS / CEANOTHUS MARITIMUS 'VALLEY VIOLET'	5 GAL	LOW	4' o.c.	HS	6,702 SF	NATIVE ORNAMENTAL BIOSWALE MIX / IRRIGATED - NO-MOW HYDROSEED	HYDROSEED	LOW	
						JN	223	SHORE JUNIPER / JUNIPERUS PROCUMBENS 'NANA'	5 GAL	LOW	36" o.c.
						TS	10,971 SF	DROUGHT TOLERANT FESCUE BLEND / TURF SOD	SOD	HIGH	




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PLANT IMAGES
ERSTED PROPERTY - TRACT 8439
 CITY OF HAYWARD CALIFORNIA
 OCTOBER 2, 2017



OLIVE / OLEA E. 'FRUITLESS' MULTI



GRAPE MYRTLE / LAGERSTROEMIA I. 'DYNAMITE'



SWEET BAY / LAURUS NOBILIS STANDARD



HOLLY OAK / QUERCUS ILEX



PYRAMIDAL ENGLISH OAK / QUERCUS ROBUR 'FASTIGIATA'



MANZANITA / ARCTOSTAPHYLOS DENSIFLORA 'SENTINEL'



TINY TOWER / CUPRESSUS S. 'TINY TOWER'



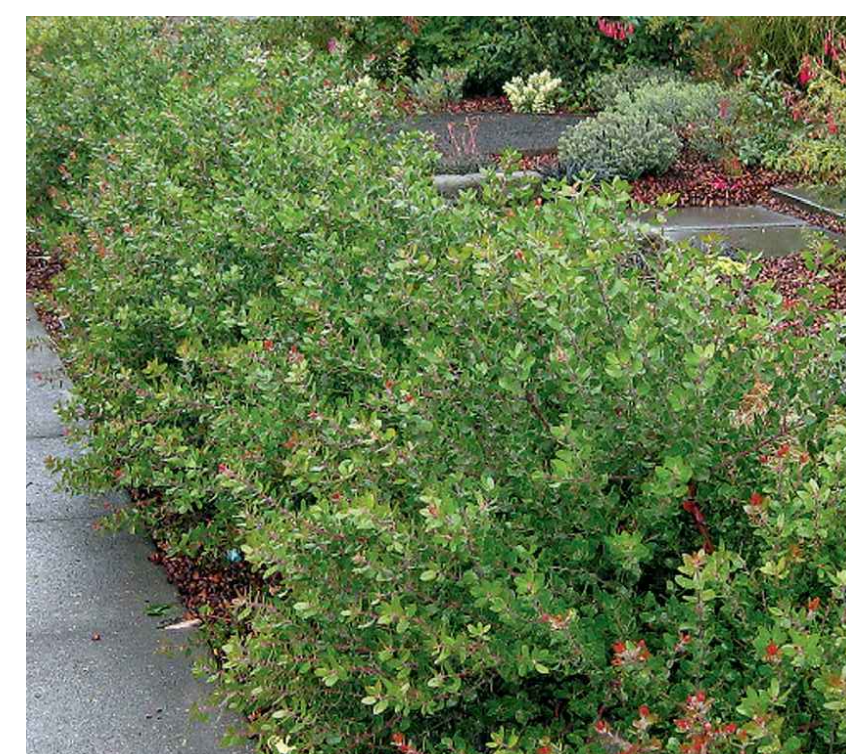
BOX ELDER / ACER NEGUNDO



COAST LIVE OAK / QUERCUS AGRIFOLIA



RED YUCCA / HESPERALOE P. 'BRAKELIGHTS'



MANZANITA / ARCTOSTAPHYLOS D. 'HOWARD MCMINN'



CEANOTHUS / CEANOTHUS M. 'VALLEY VIOLET'



LANTANA / LANTANA MONTEVIDENSIS 'PURPLE'



ROSEMARY / ROSMARINUS O. 'HUNTINGTON CARPET'



LADY BANKSIA ROSE / ROSA BANKSIAE 'ALBA'



KINNIKINNICK / ARCTOSTAPHYLOS UVA-URSI



SHORE JUNIPER / JUNIPERUS PROCUMBENS 'NANA'



BAY AREA WILD FLOWER MIX HYDROSEED
 • GRADING AREAS (NOT IN SCHEDULE)

BY PACIFIC SEED COMPANY

*SPECIES MAY VARY AND
 SUBSTITUTIONS MADE, DEPENDING ON
 AVAILABILITY.

HEIGHT RANGE: 12-36 INCHES

SEEDING RATE: 10-20 LBS. PER ACRE.


WOOD RODGERS
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 PLEASANTON, CA 94588 FAX 925.847.1557

L:\Jobs-Print\Jobs\121_015_Temporary - Hayward\01_Landscape\04\13_02_PLANT05.dwg 9/29/2017 9:38 AM Robert Campos



FRONT



RIGHT

BUILDING I-DUPLEX

Scheme A

ERSTED PROPERTY

Hayward, CA

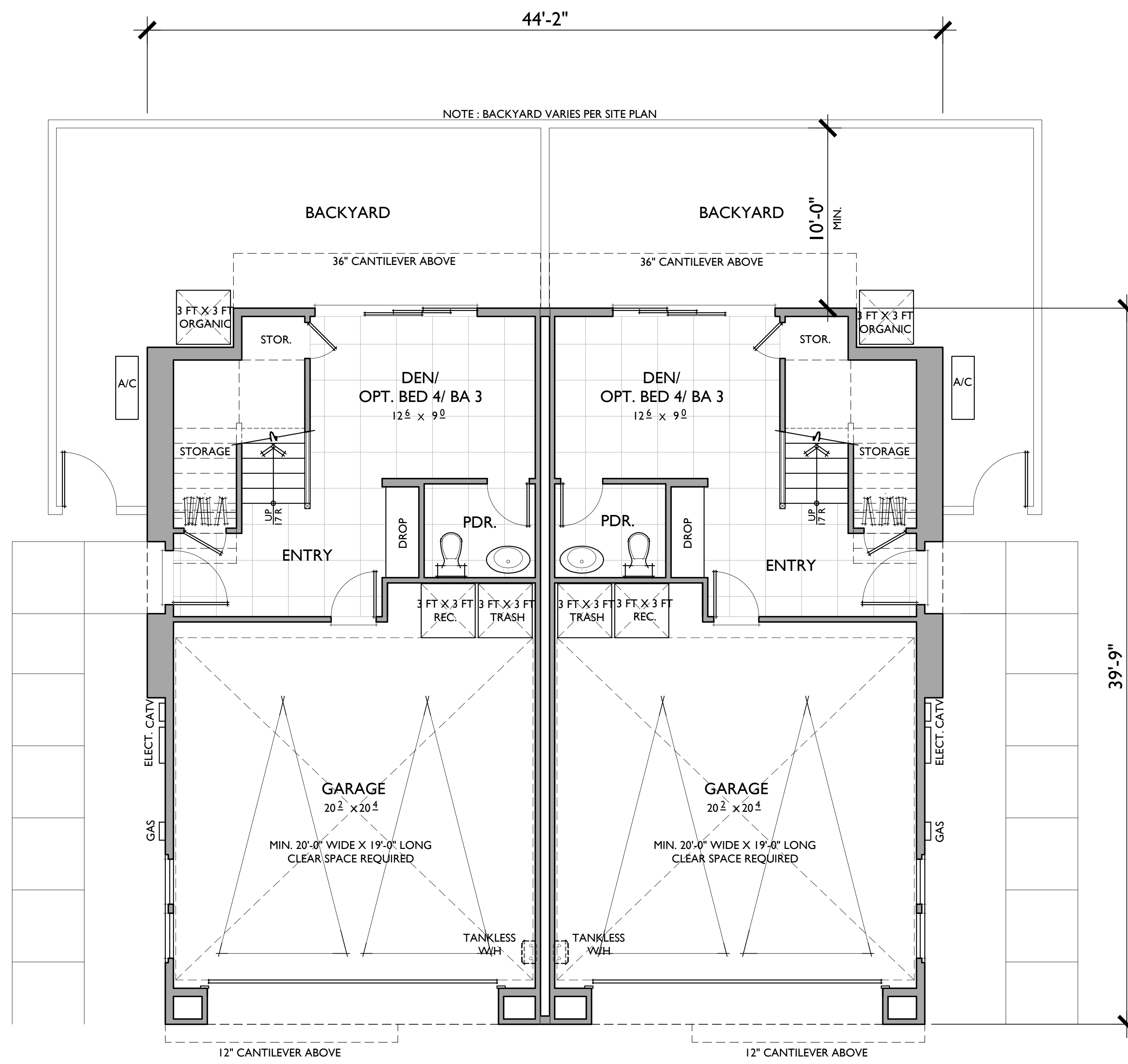


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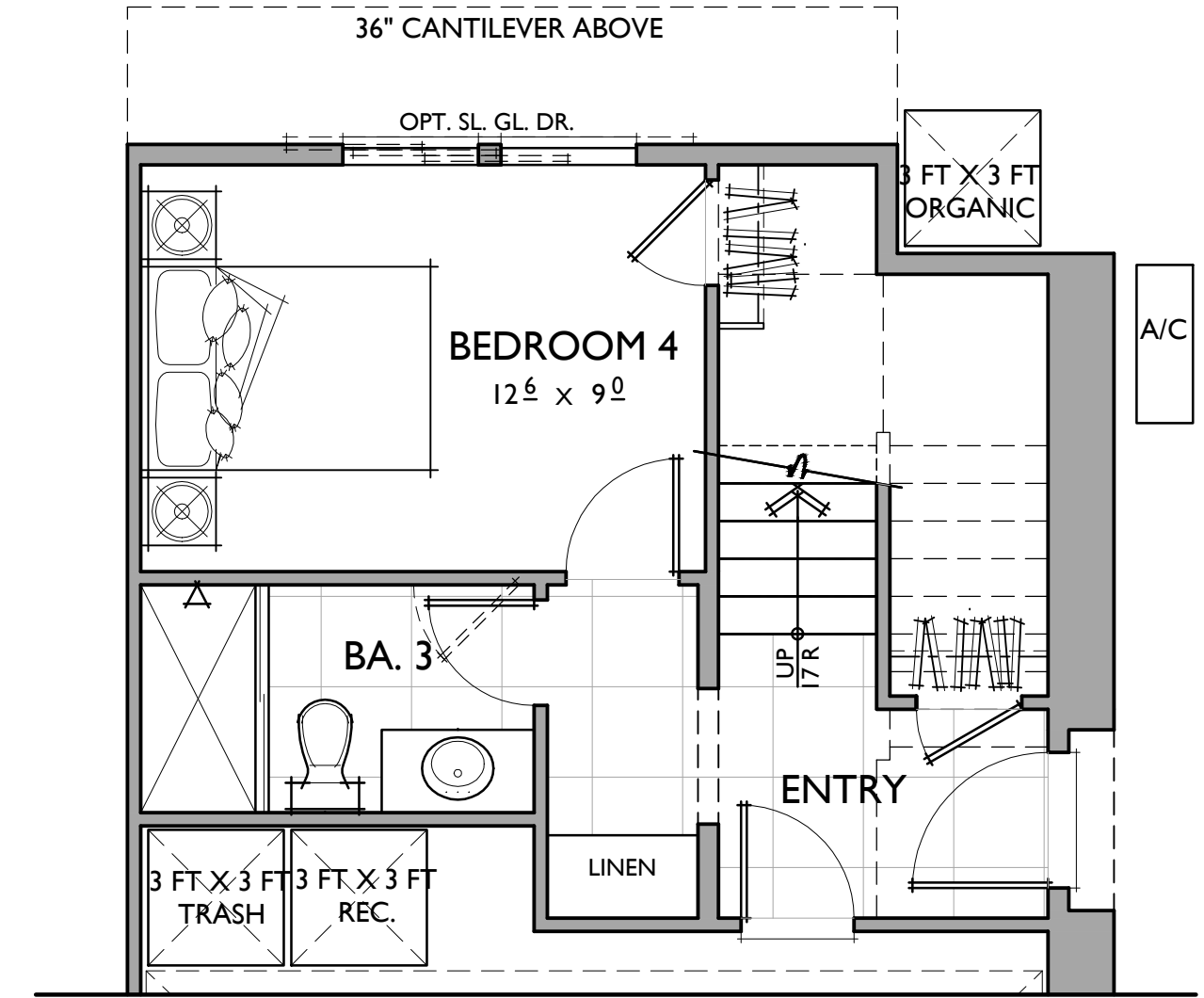
A-1.0

GRUPE
INVESTMENT
COMPANY

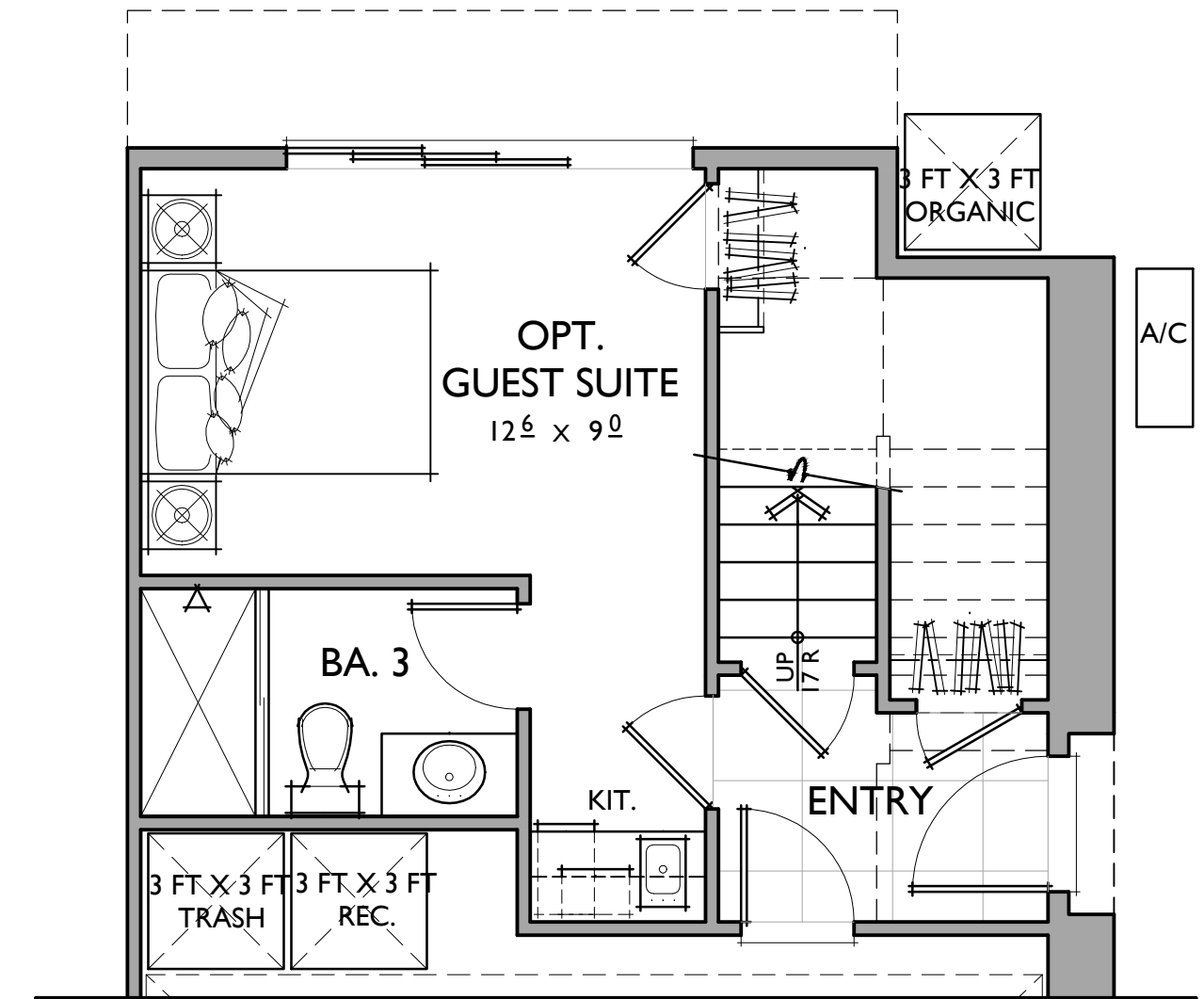


PLAN 2
 TOTAL LIVABLE = 1,962 SQ. FT.
 PORCH = 4 SQ. FT.
 DECK = 87 SQ. FT.
 GARAGE = 455 SQ. FT.

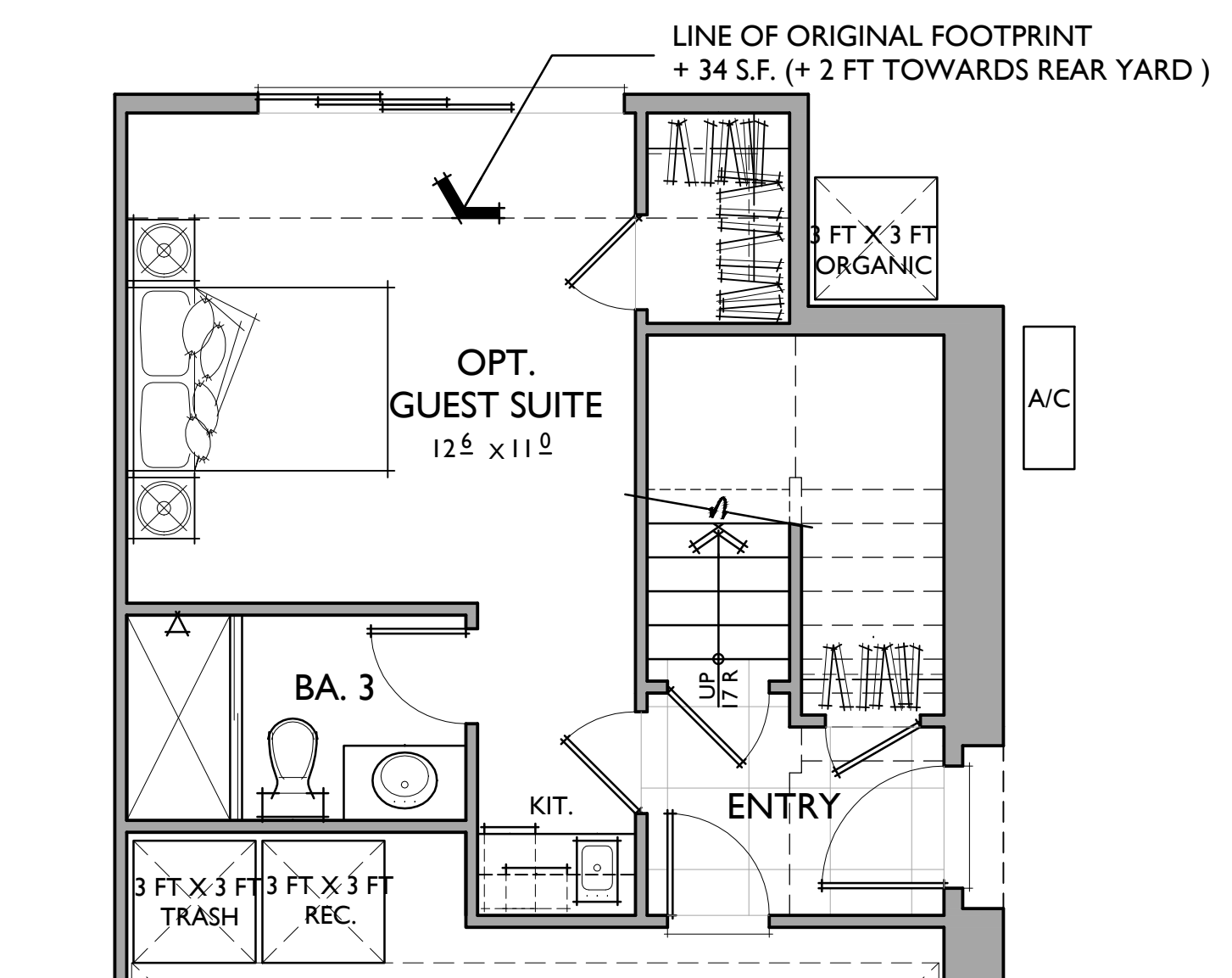
PLAN 2R
 TOTAL LIVABLE = 1,962 SQ. FT.
 PORCH = 4 SQ. FT.
 DECK = 87 SQ. FT.
 GARAGE = 455 SQ. FT.



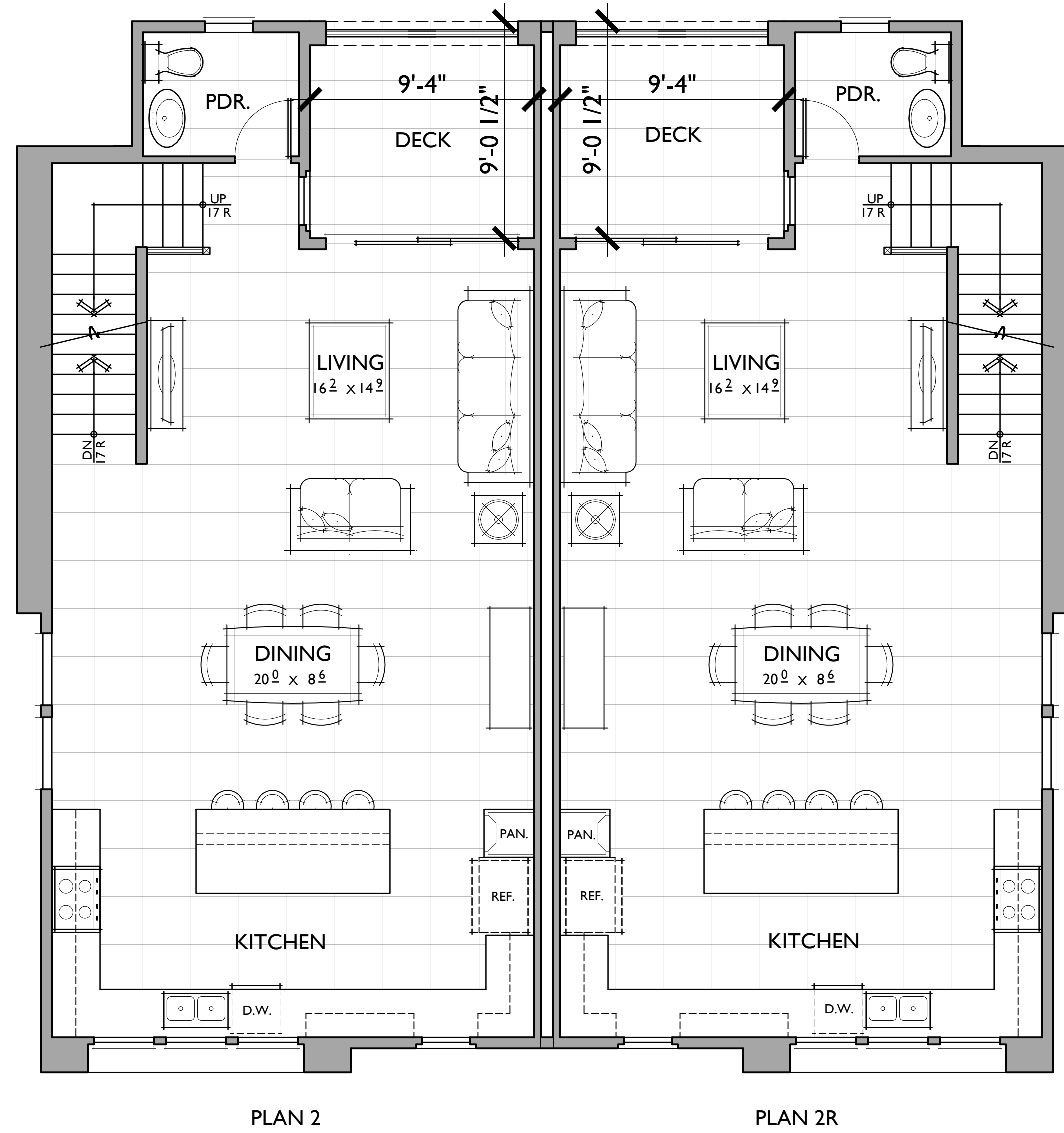
OPT. BED 4 / BA 3
 IN LIEU OF DEN & PDR AT PLAN 2

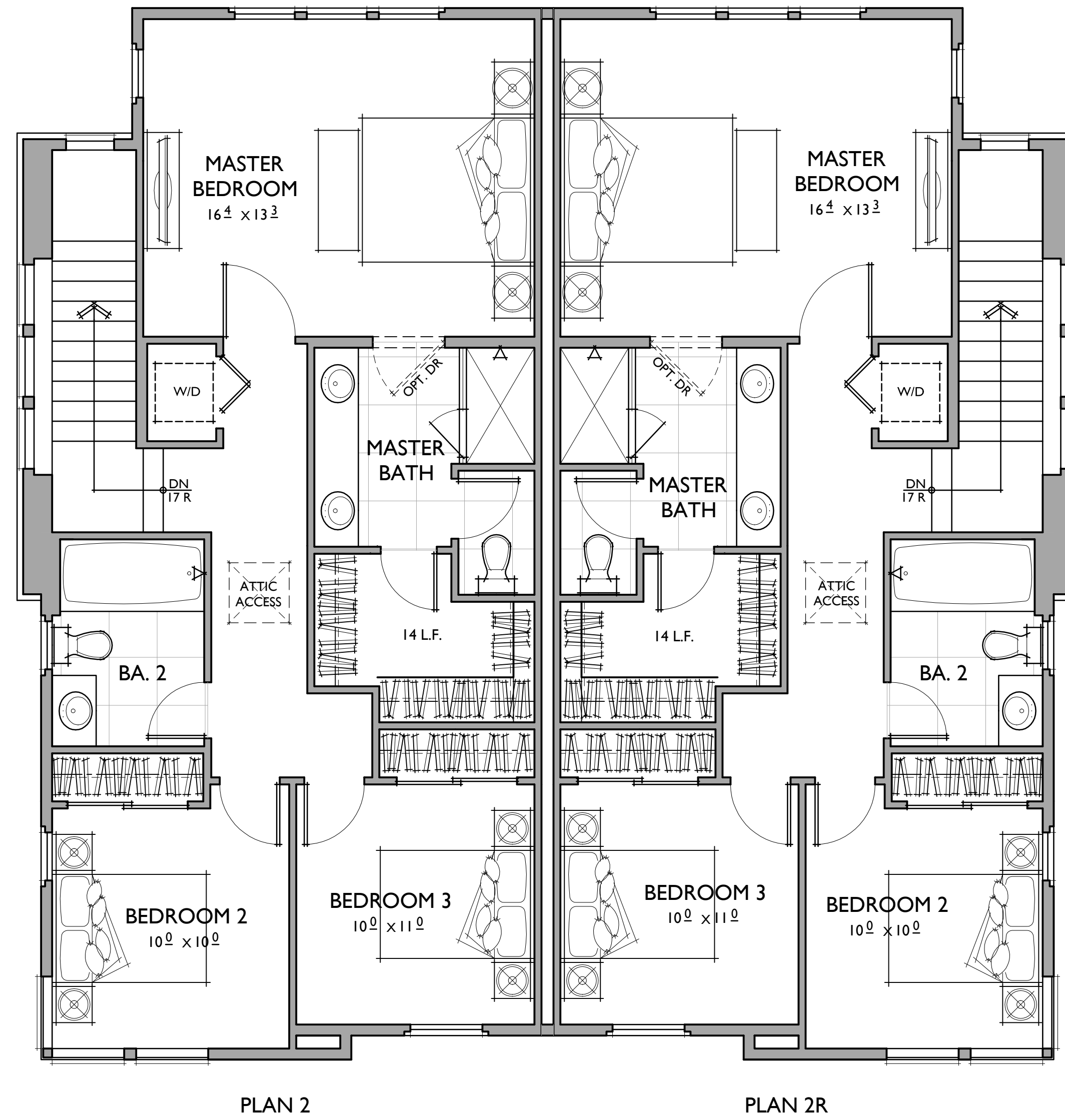


OPT. GUEST / LOCK - OFF SUITE
 IN LIEU OF DEN & PDR AT PLAN 2



OPT. LARGER GUEST / LOCK - OFF SUITE
 IN LIEU OF DEN & PDR AT PLAN 2
 NOTE: THIS OPTION ONLY POSSIBLE AT LOTS 4 - 14, 29, 30



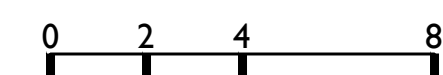


BUILDING I - DUPLEX

Third Floor

ERSTED PROPERTY

Hayward, CA

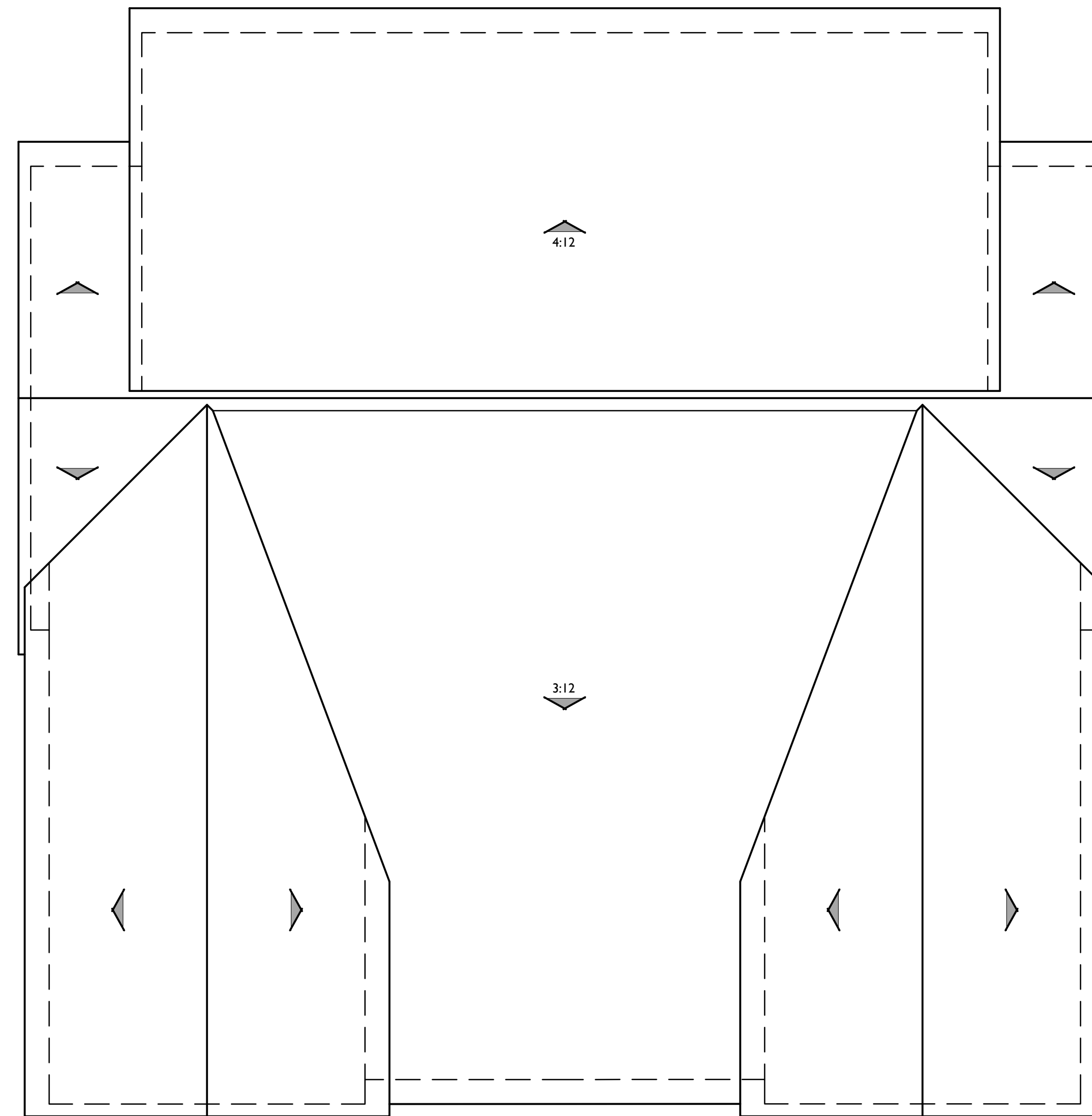


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 COMPANY



ROOF PLAN

A

PITCH: 8:12 U.N.O
 RAKE: 6"
 EAVE: 12"
 ROOF MATERIAL: COMPOSITE SHINGLE (CERTAINTEED LANDMARK)

MATERIAL LEGEND

- A: COMPOSITE SHINGLE ROOF [CERTAINTED LANDMAR □]
- B: ST. COO [COLOR VARIES □]
- C: BOARD AND BATTEN
- D: HORIZONTAL SIDING [HARDI - BOARD □]
- E: VINYL WINDOWS
- F: ROLL - UP INSULATED GARAGE DOOR [STEEL - SECTIONAL DOORS □]
- G: DECORATIVE LIGHT FIXTURE
- H: METAL AWNING
- I: WOOD FASCIA
- J: DECORATIVE GABLE END DETAIL

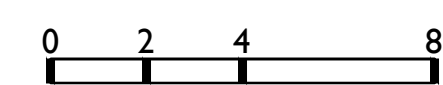


BUILDING I - DUPLEX

Front Elevation

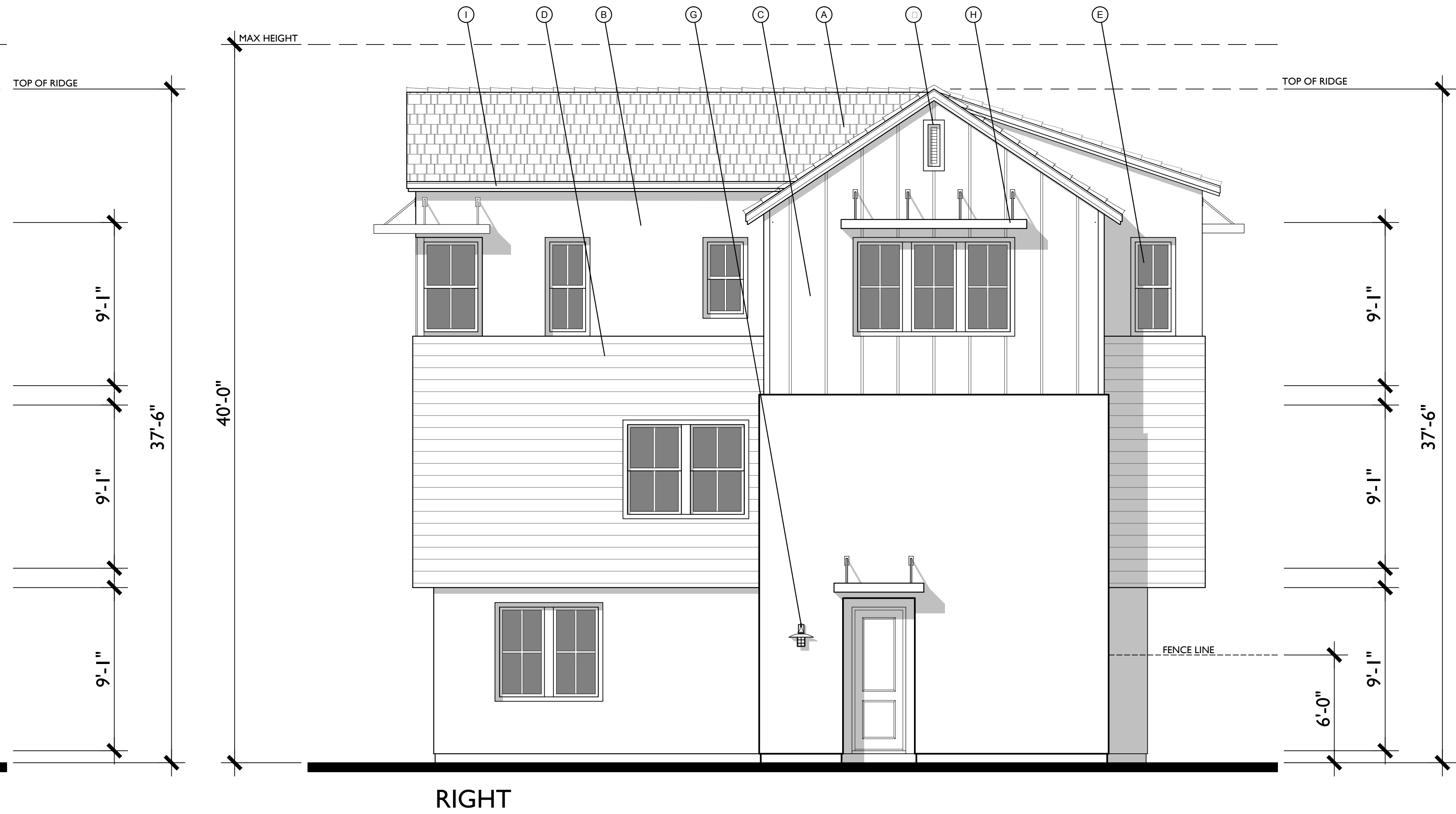
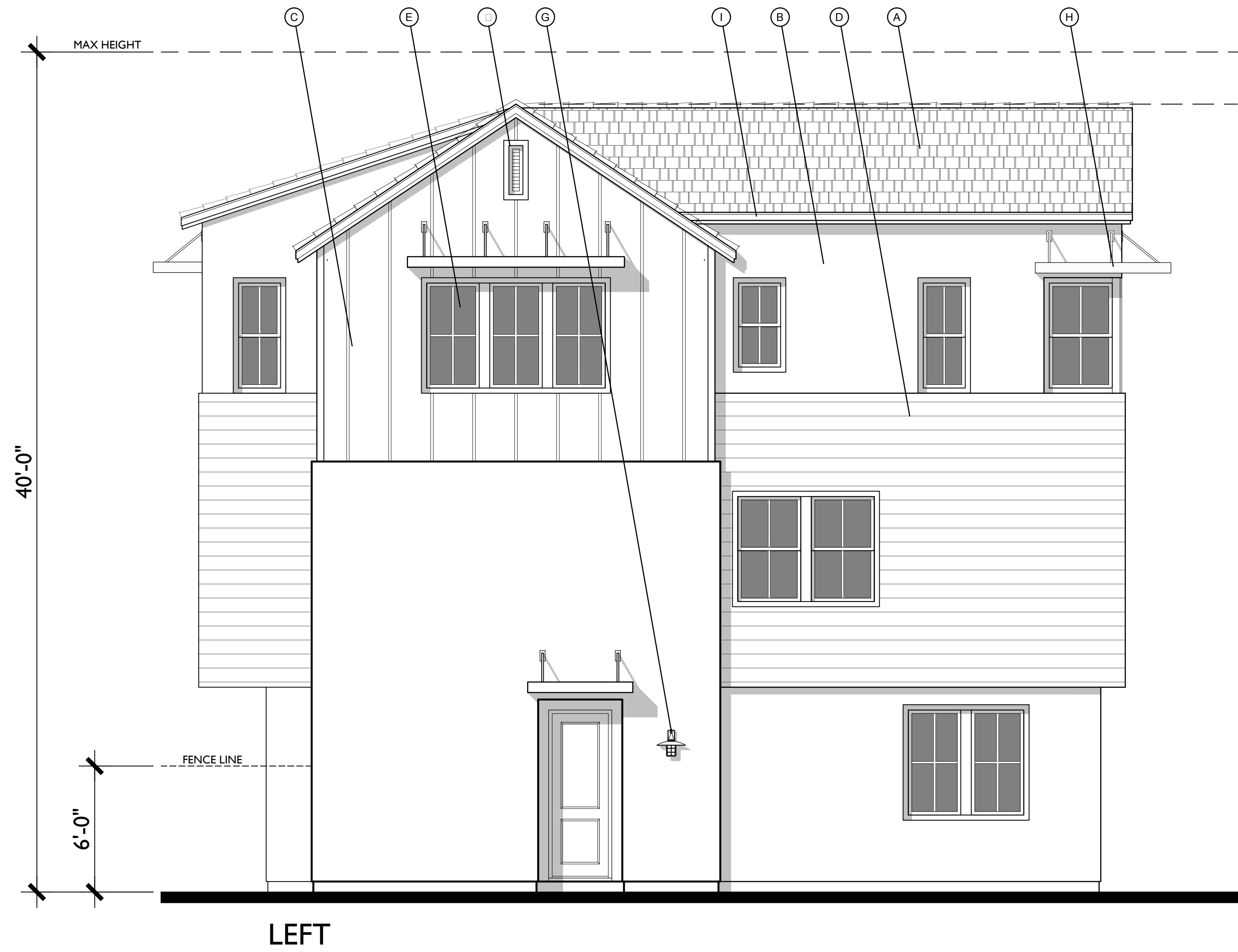
ERSTED PROPERTY

Hayward, CA



MATERIAL LEGEND

- A: COMPOSITE SHINGLE ROOF [CERTAINTED LANDMAR]
- B: ST. COO [COLOR VARIES]
- C: BOARD AND BATTEN
- D: HORIZONTAL SIDING [HARDI - BOARD]
- E: VINYL WINDOWS
- F: ROLL - UP INSULATED GARAGE DOOR [STEEL - SECTIONAL DOORS]
- G: DECORATIVE LIGHT FIXTURE
- H: METAL AWNING
- I: WOOD FASCIA
- J: DECORATIVE GABLE END DETAIL

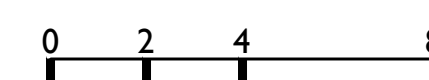


BUILDING I - DUPLEX

Side Elevations

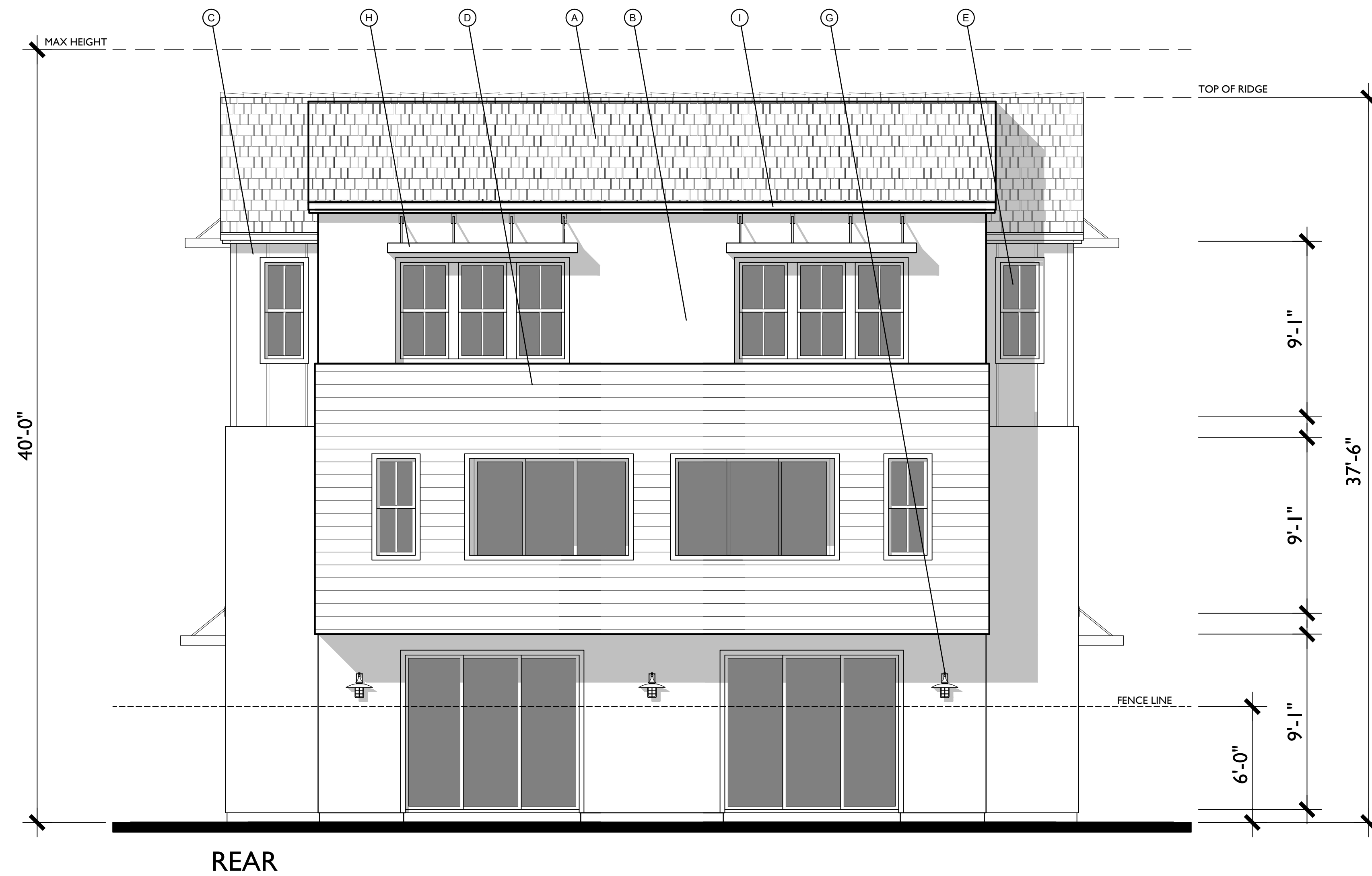
ERSTED PROPERTY

Hayward, CA



MATERIAL LEGEND

- A: COMPOSITE SHINGLE ROOF [CERTAINTED LANDMARK]
- B: ST. COO [COLOR VARIES]
- C: BOARD AND BATTEN
- D: HORIZONTAL SIDING [HARDI - BOARD]
- E: VINYL WINDOWS
- F: ROLL - UP INSULATED GARAGE DOOR [STEEL - SECTIONAL DOORS]
- G: DECORATIVE LIGHT FIXTURE
- H: METAL AWNING
- I: WOOD FASCIA
- J: DECORATIVE GABLE END DETAIL

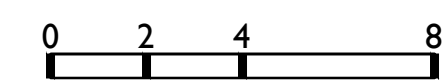


BUILDING I - DUPLEX

Rear Elevation

ERSTED PROPERTY

Hayward, CA





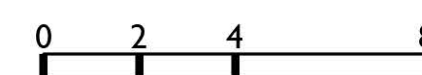
FRONT

BUILDING 2 - TRIPLEX

Scheme B

ERSTED PROPERTY

Hayward, CA



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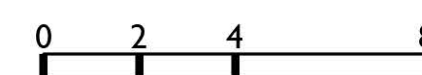
RIGHT

BUILDING 2 - TRIPLEX

Scheme B

ERSTED PROPERTY

Hayward, CA

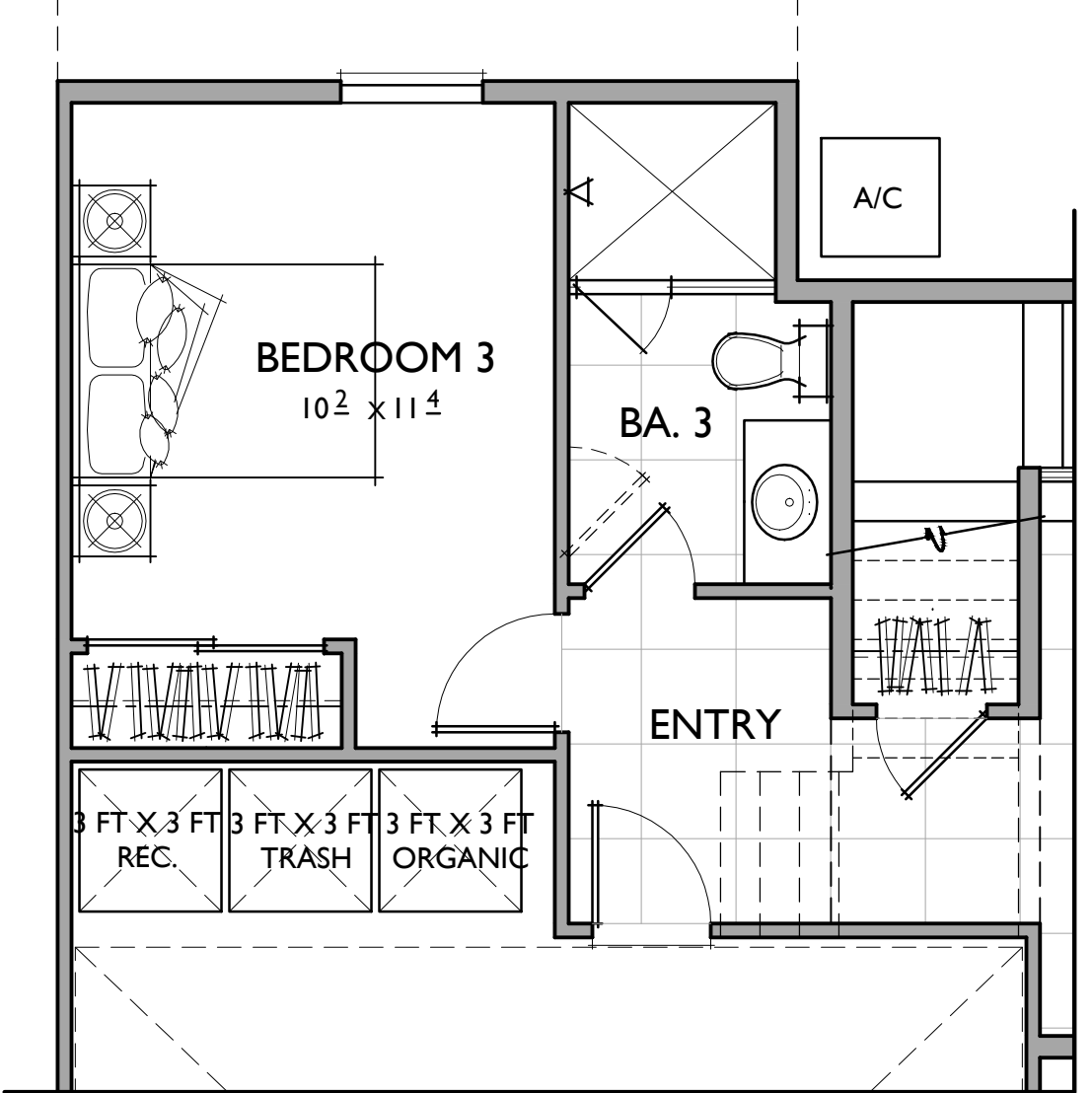
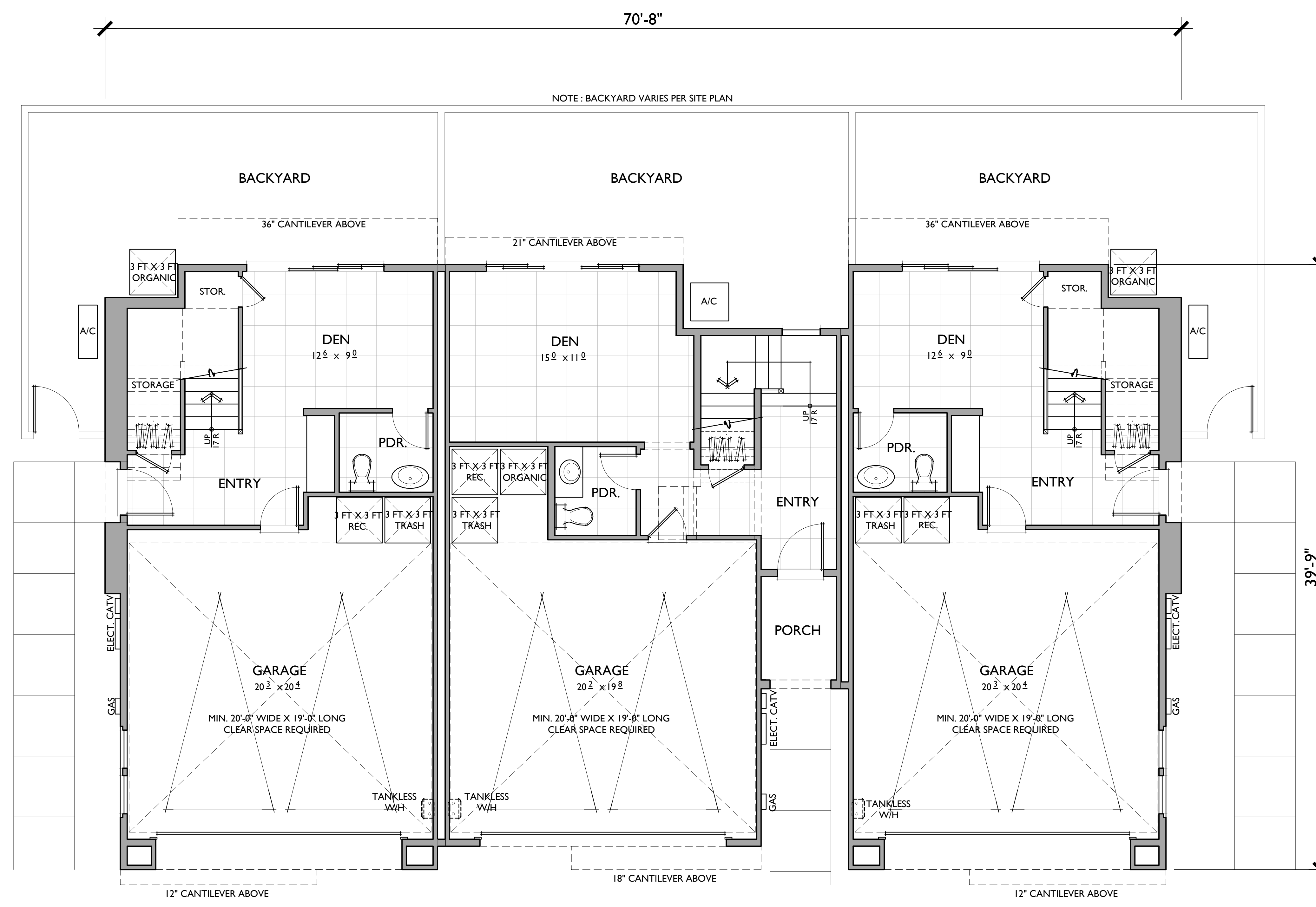


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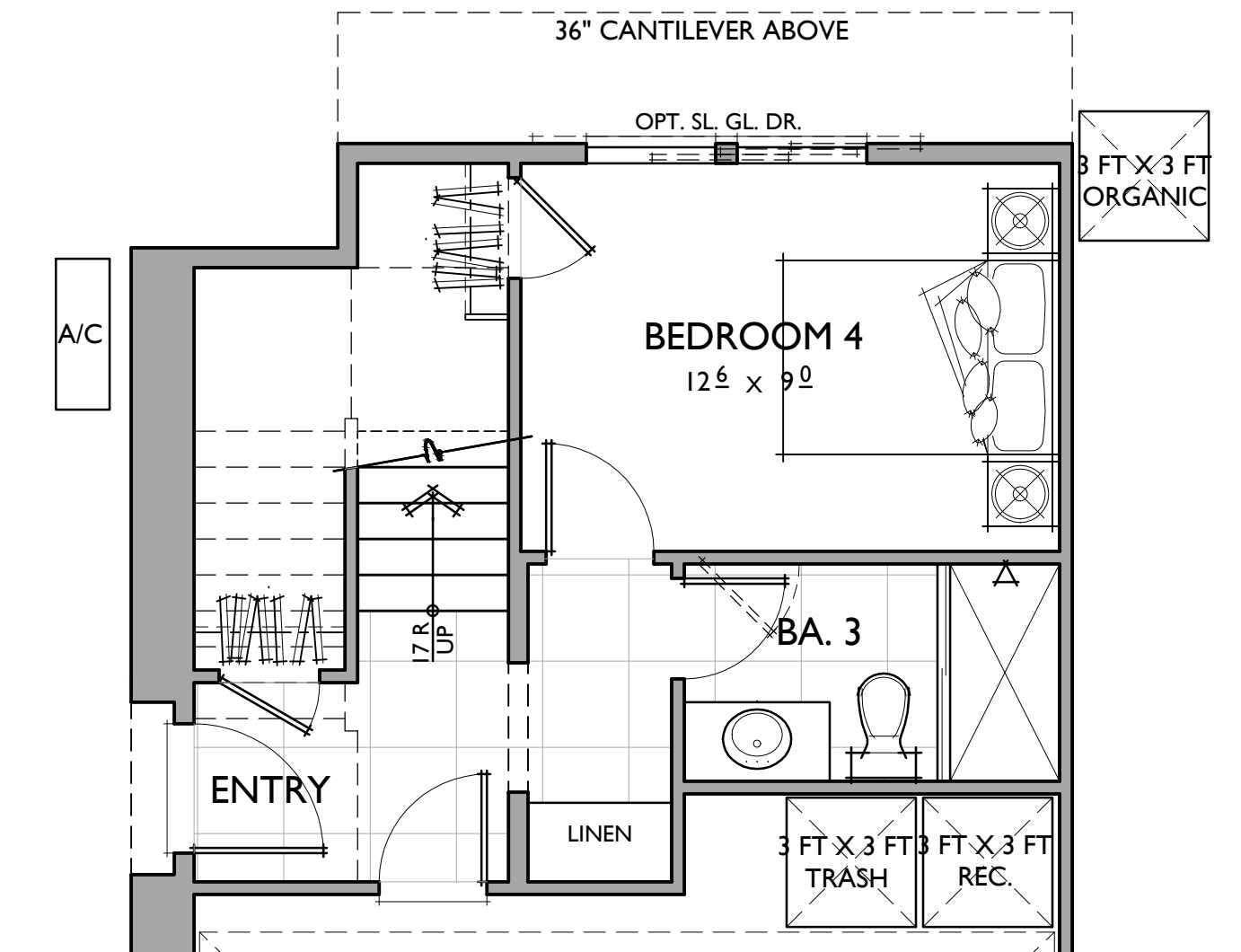
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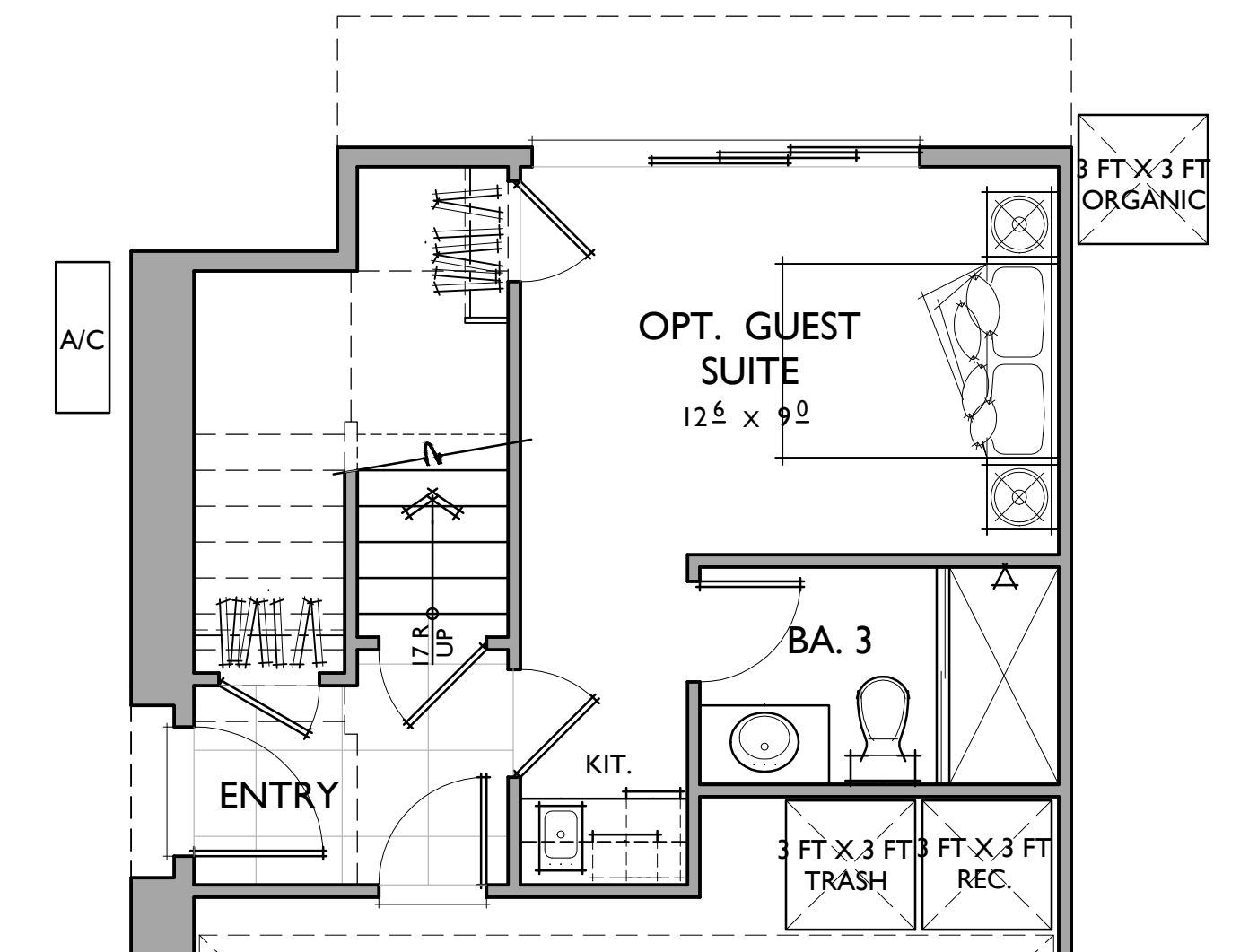
GRUPE
INVESTMENT
COMPANY



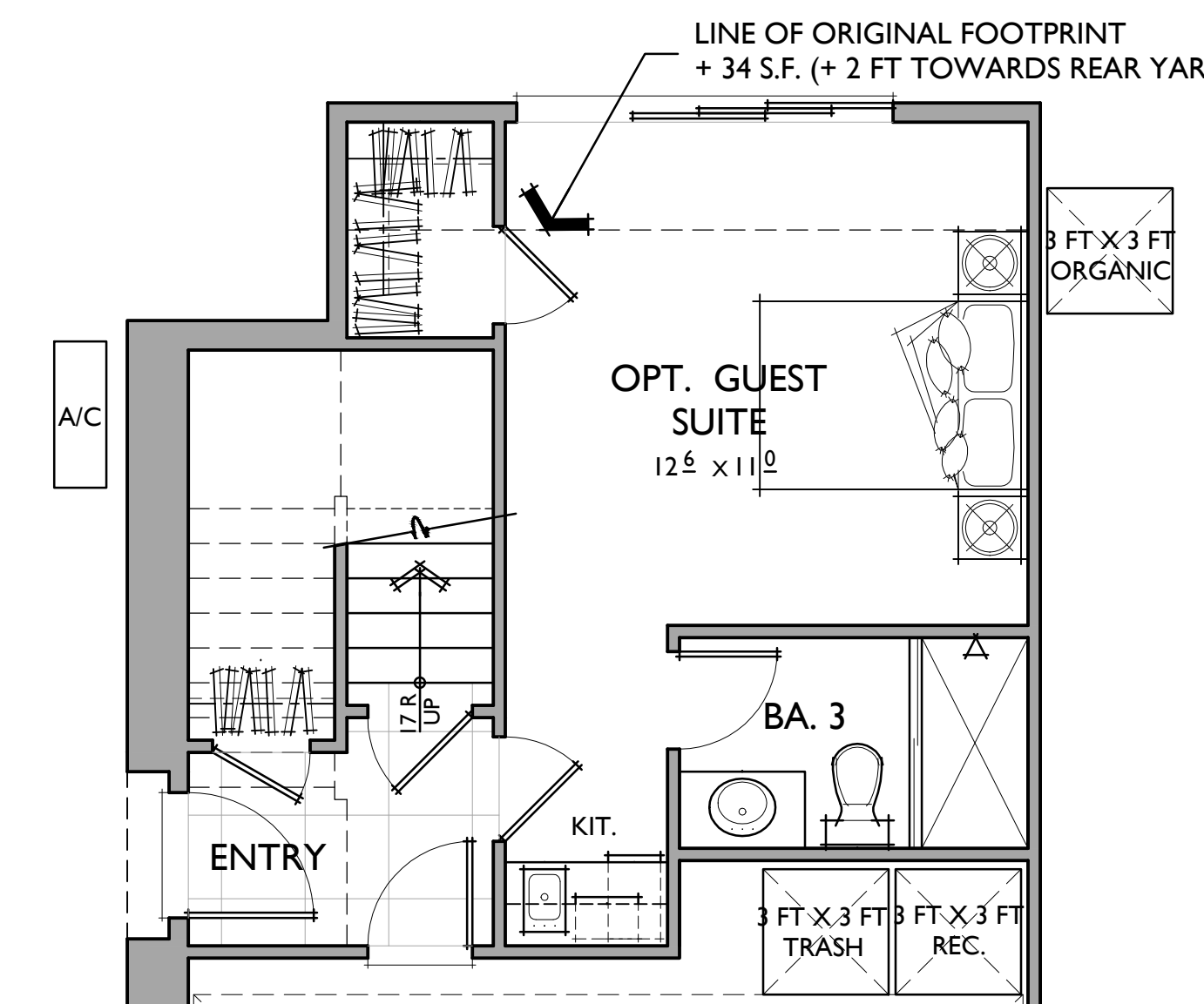
OPT. BED 3 / BA 3
IN LIEU OF DEN & PDR AT PLAN 1



OPT. BED 4 / BA 3
IN LIEU OF DEN & PDR AT PLAN 2



OPT. GUEST / LOCK - OFF SUITE
IN LIEU OF DEN & PDR AT PLAN 2

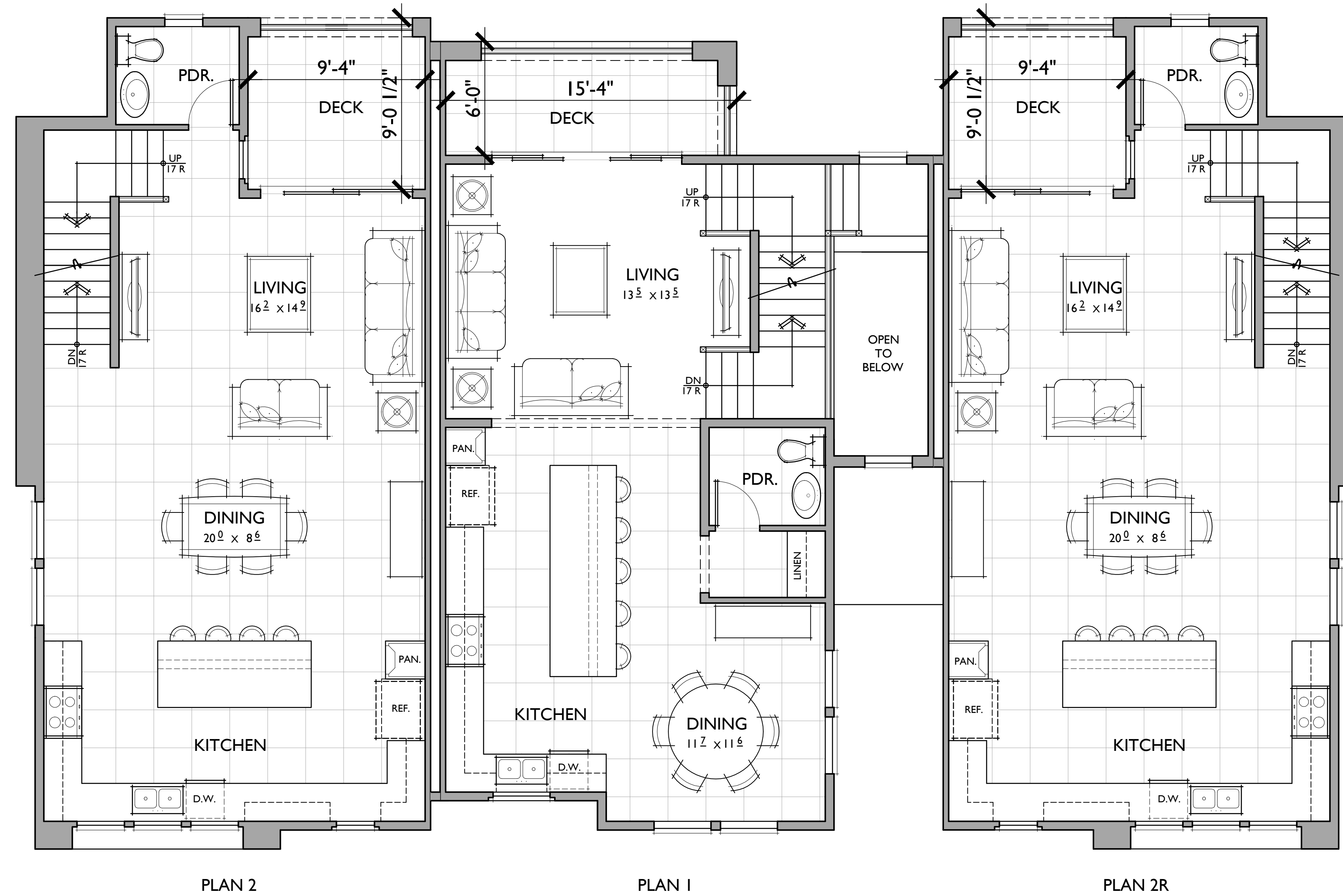


OPT. LARGER GUEST / LOCK - OFF SUITE
IN LIEU OF DEN & PDR AT PLAN 2

PLAN 2
TOTAL LIVABLE = 1,962 SQ. FT.
PORCH = 4 SQ. FT.
DECK = 87 SQ. FT.
GARAGE = 455 SQ. FT.

PLAN 1
TOTAL LIVABLE = 1,871 SQ. FT.
PORCH = 39 SQ. FT.
DECK = 94 SQ. FT.
GARAGE = 458 SQ. FT.

PLAN 2R
TOTAL LIVABLE = 1,962 SQ. FT.
PORCH = 4 SQ. FT.
DECK = 87 SQ. FT.
GARAGE = 455 SQ. FT.

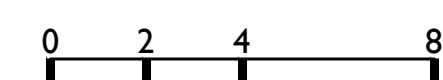


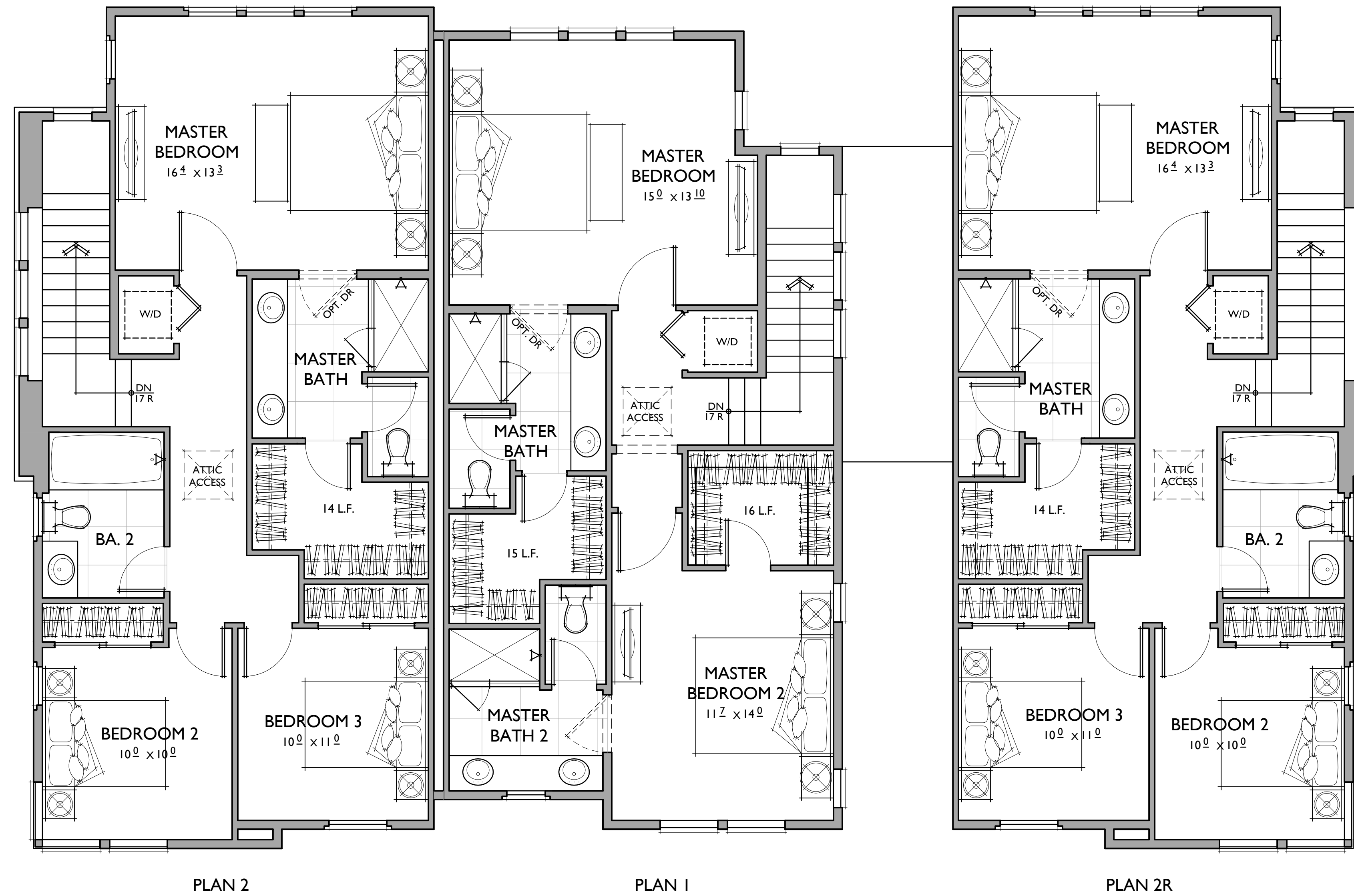
BUILDING 2 - TRIPLEX

Second Floor

ERSTED PROPERTY

Hayward, CA



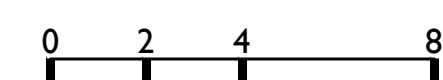


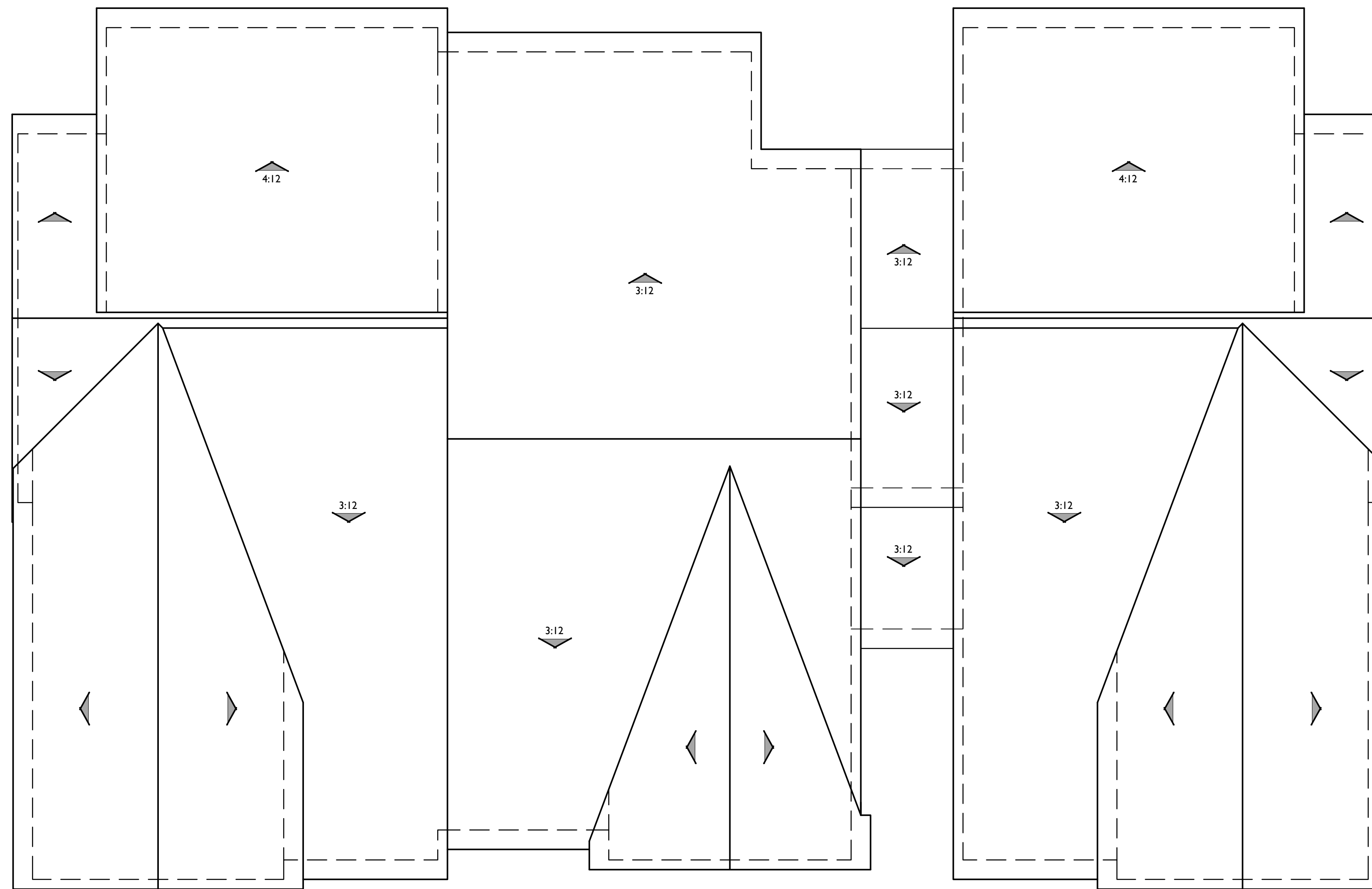
BUILDING 2 - TRIPLEX

Third Floor

ERSTED PROPERTY

Hayward, CA





ROOF PLAN

A

PITCH: 8:12 U.N.O
 RAKE: 6"
 EAVE: 12"
 ROOF MATERIAL: COMPOSITE SHINGLE (CERTAINTED LANDMARK)

MATERIAL LEGEND

- A: COMPOSITE SHINGLE ROOF [CERTAINTED LANDMARK]
- B: STUCCO [COLOR VARIES]
- C: BOARD AND BATTEN
- D: HORIZONTAL SIDING [HARDI-BOARD]
- E: VINYL WINDOWS
- F: ROLL-UP INSULATED GARAGE DOOR [STEEL-SECTIONAL DOORS]
- G: DECORATIVE LIGHT FIXTURE
- H: METAL AWNING
- I: WOOD FASCIA
- []: DECORATIVE GABLE END DETAIL

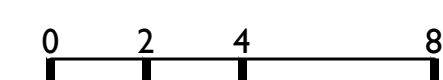


BUILDING 2 - TRIPLEX

Front Elevation

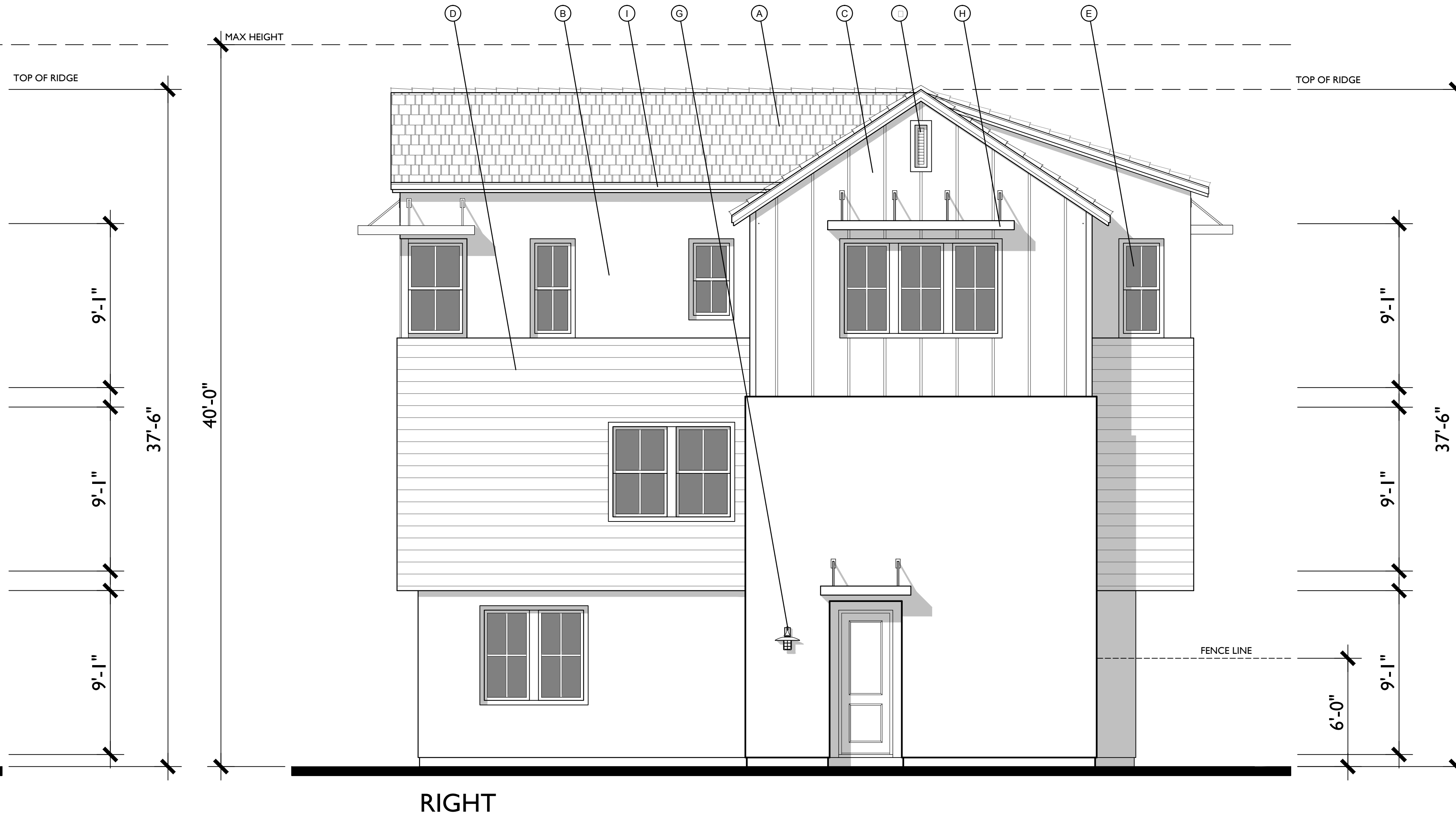
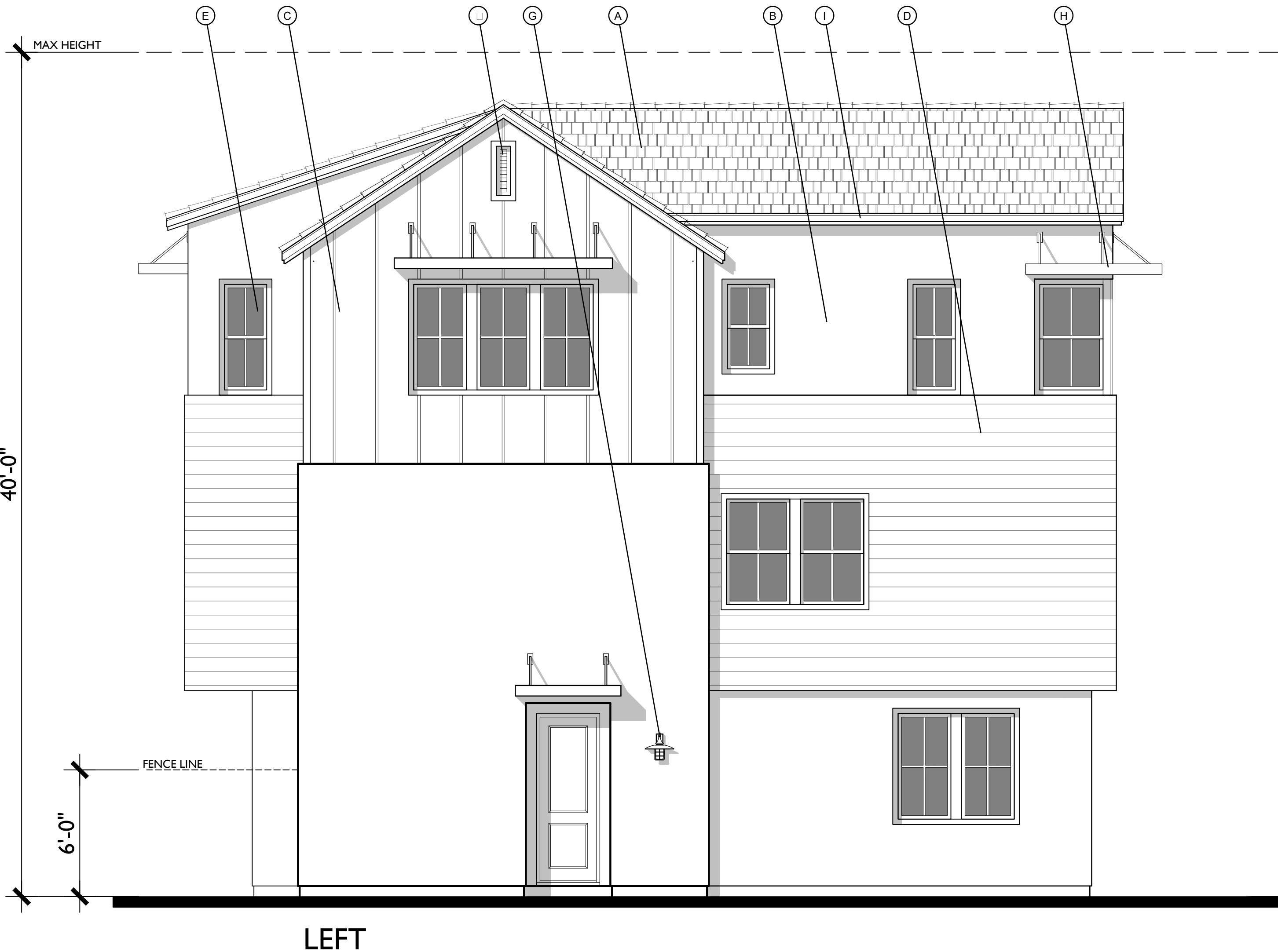
ERSTED PROPERTY

Hayward, CA



MATERIAL LEGEND

- A: COMPOSITE SHINGLE ROOF [CERTAINTED LANDMARK]
- B: ST. COO [COLOR VARIES]
- C: BOARD AND BATTEN
- D: HORIZONTAL SIDING [HARDI - BOARD]
- E: VINYL WINDOWS
- F: ROLL - UP INSULATED GARAGE DOOR [STEEL - SECTIONAL DOORS]
- G: DECORATIVE LIGHT FIXTURE
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- I: WOOD FASCIA
- J: DECORATIVE GABLE END DETAIL



MATERIAL LEGEND

- A: COMPOSITE SHINGLE ROOF [CERTAINTED LANDMARK]
- B: STUCCO [COLOR VARIES]
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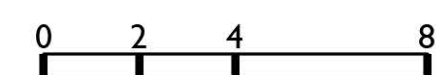




REAR ELEVATION AT COURT 'B'

ERSTED PROPERTY

Hayward, CA



859.17135

08.28.18