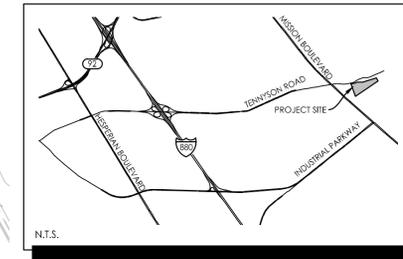


VESTING TENTATIVE SUBDIVISION MAP ERSTED PROPERTY - TRACT 8439

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.
3235 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

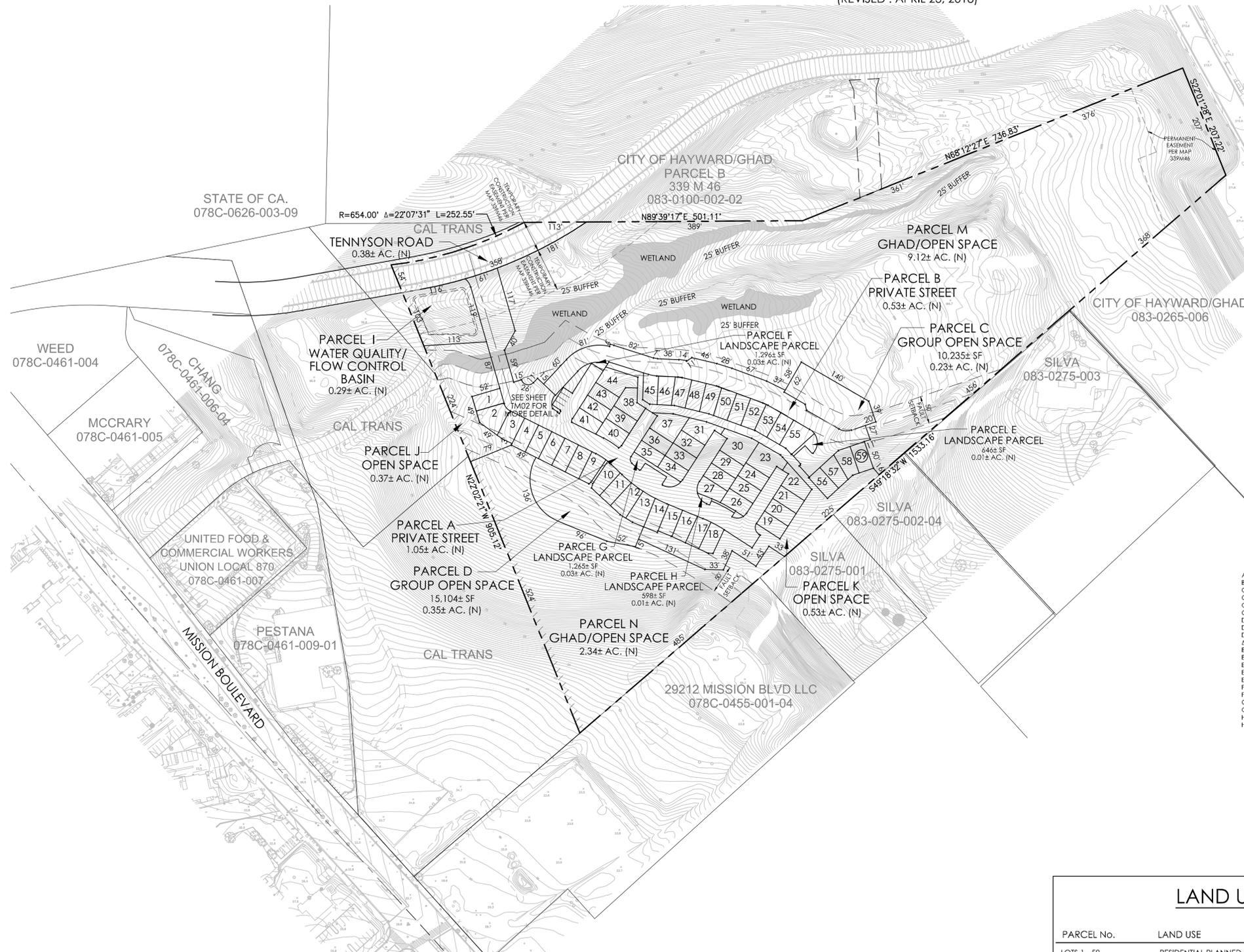
EFFECTIVE DATE: AUGUST 3, 2009

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

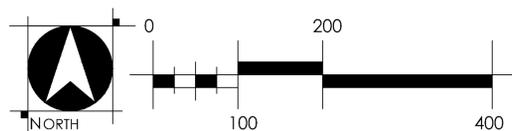
| | | | |
|------|------------------------------------|-----|---------------------------|
| AC | ACRES | INV | INVERT |
| BNDY | BOUNDARY | JT | JOINT TRENCH |
| CL | COMPACT PARKING STALL | L | LENGTH |
| CL | CENTER LINE | LP | LOW POINT |
| CONC | CONCRETE | MH | MANHOLE |
| C | COMPACT PARKING SPACE | 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 | DISABLED PARKING STALL | WLE | WATER LINE EASEMENT |
| H | 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 | |



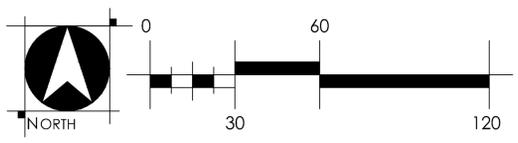
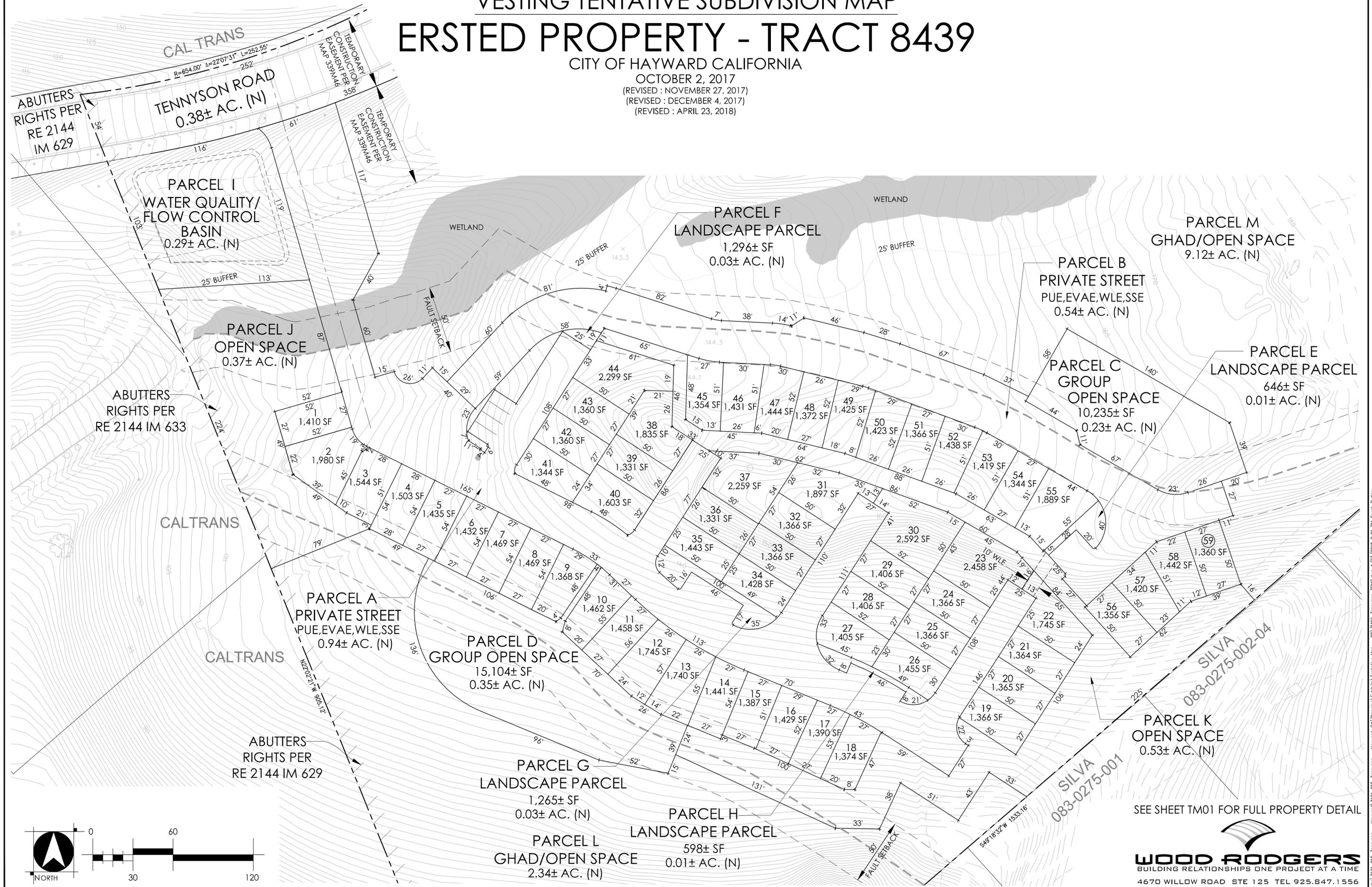
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BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
4670 WILLOW ROAD STE 125 TEL 925.847.1556
PLEASANTON, CA 94588 FAX 925.847.1557

VESTING TENTATIVE SUBDIVISION MAP

ERSTED PROPERTY - TRACT 8439

CITY OF HAYWARD CALIFORNIA

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



SEE SHEET TM01 FOR FULL PROPERTY DETAIL

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SITE PLAN

ERSTED PROPERTY - TRACT 8439

CITY OF HAYWARD CALIFORNIA

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

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% |

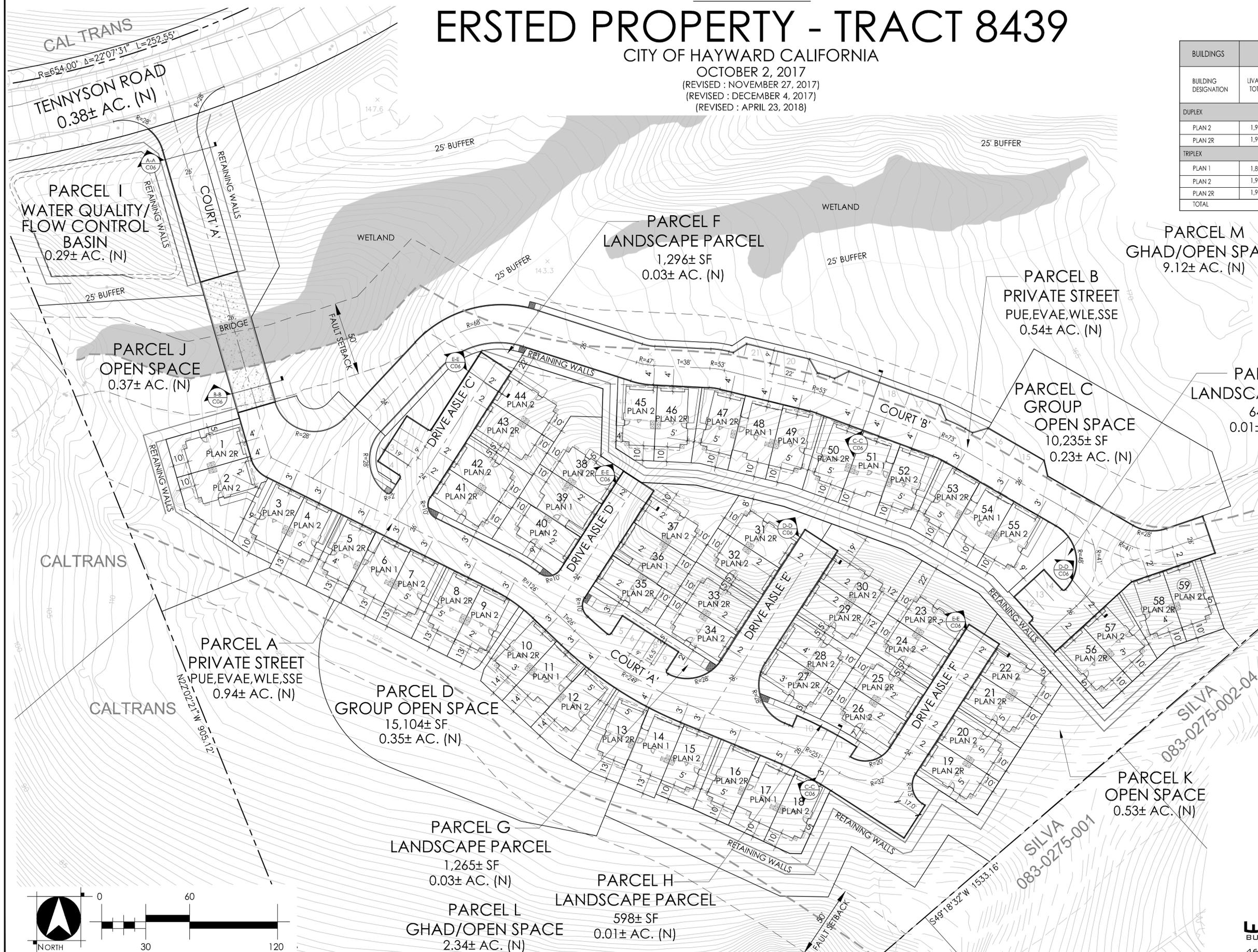
PARKING SUMMARY

| 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.

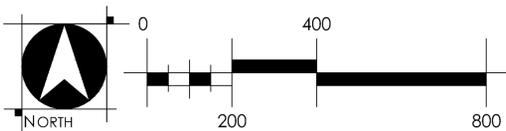
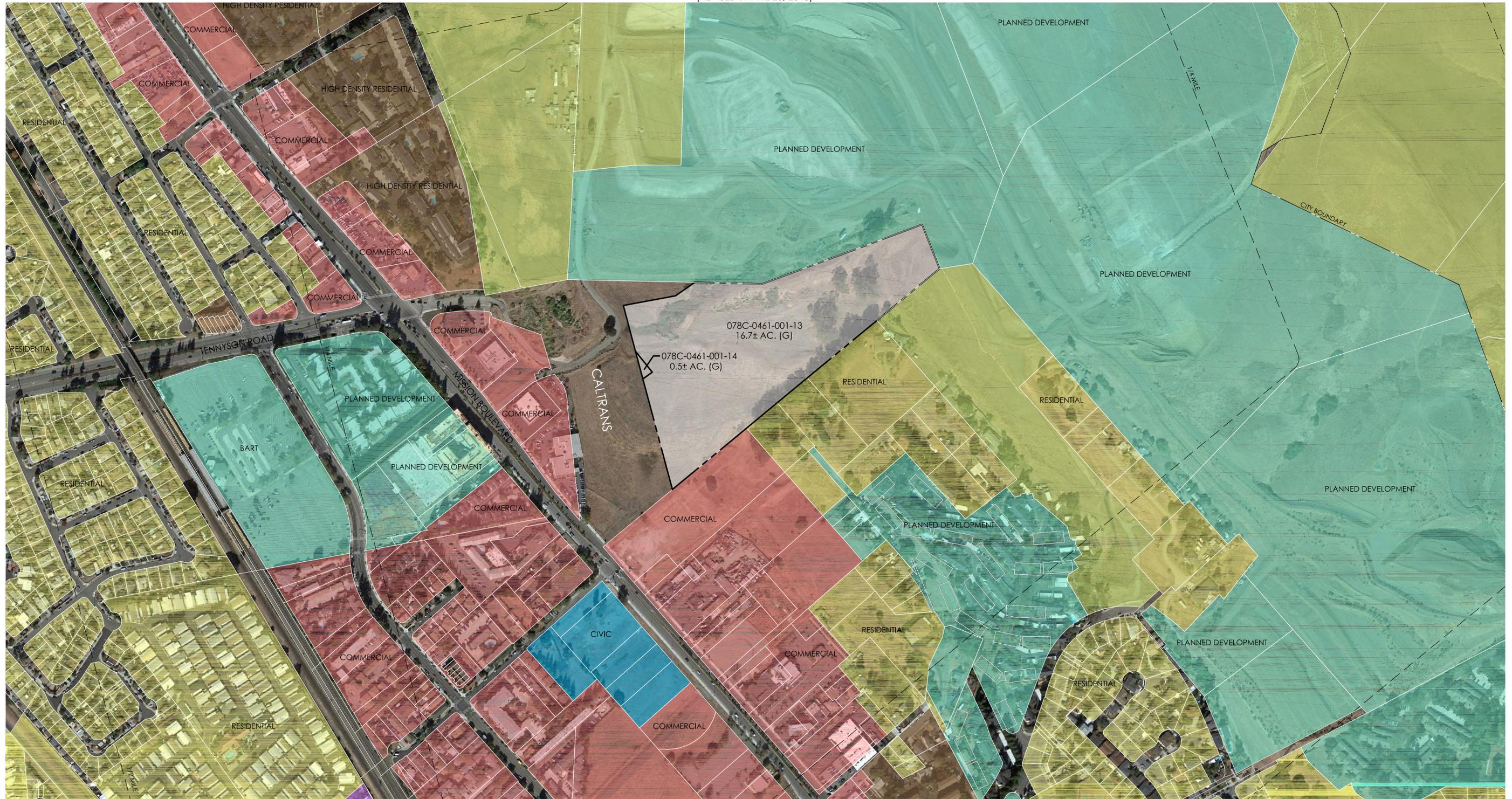


CONTEXT MAP

ERSTED PROPERTY - TRACT 8439

CITY OF HAYWARD CALIFORNIA

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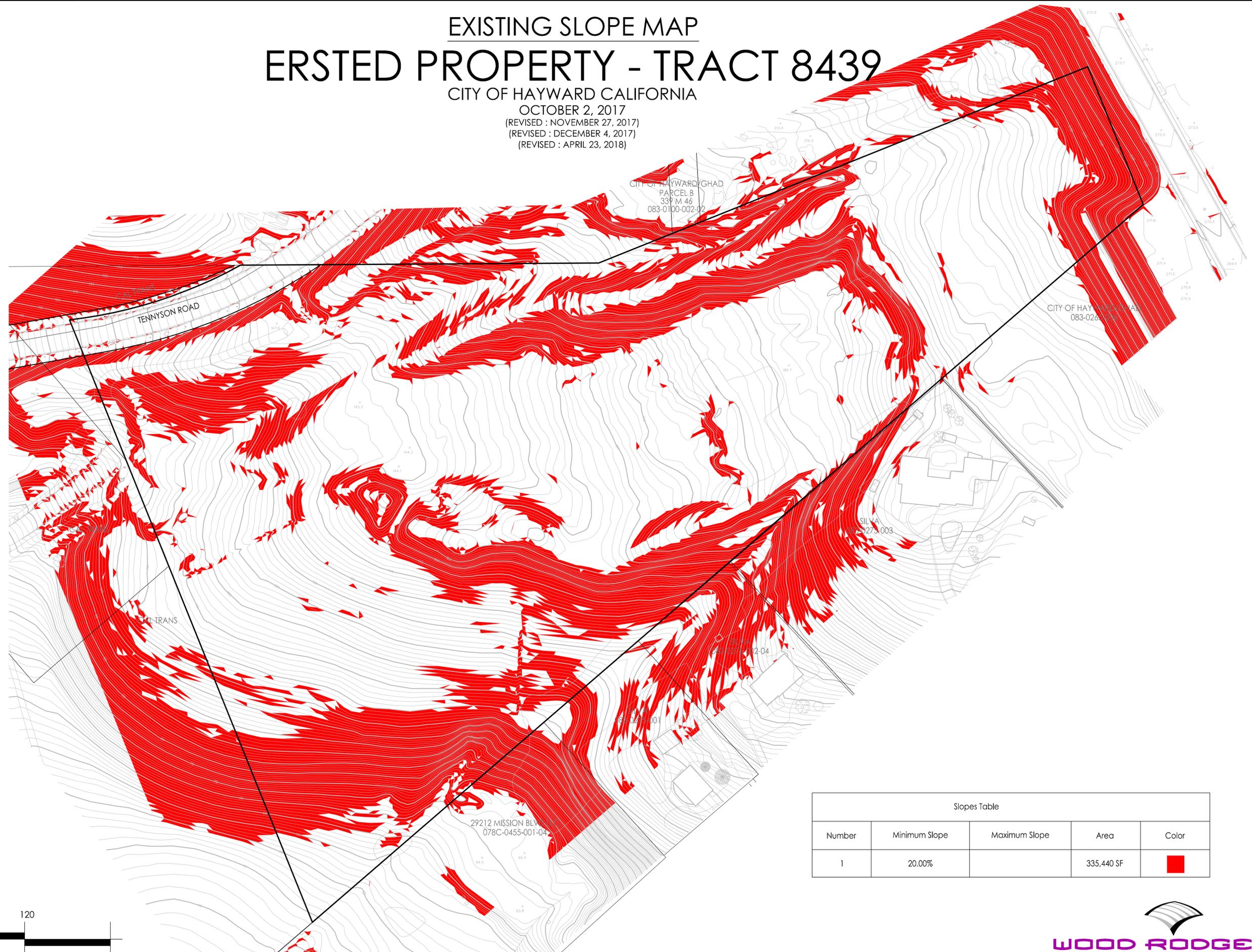


EXISTING SLOPE MAP

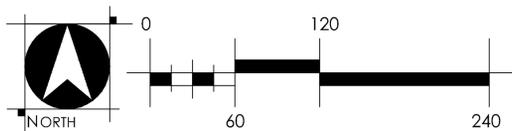
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 (REVISED : APRIL 23, 2018)



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



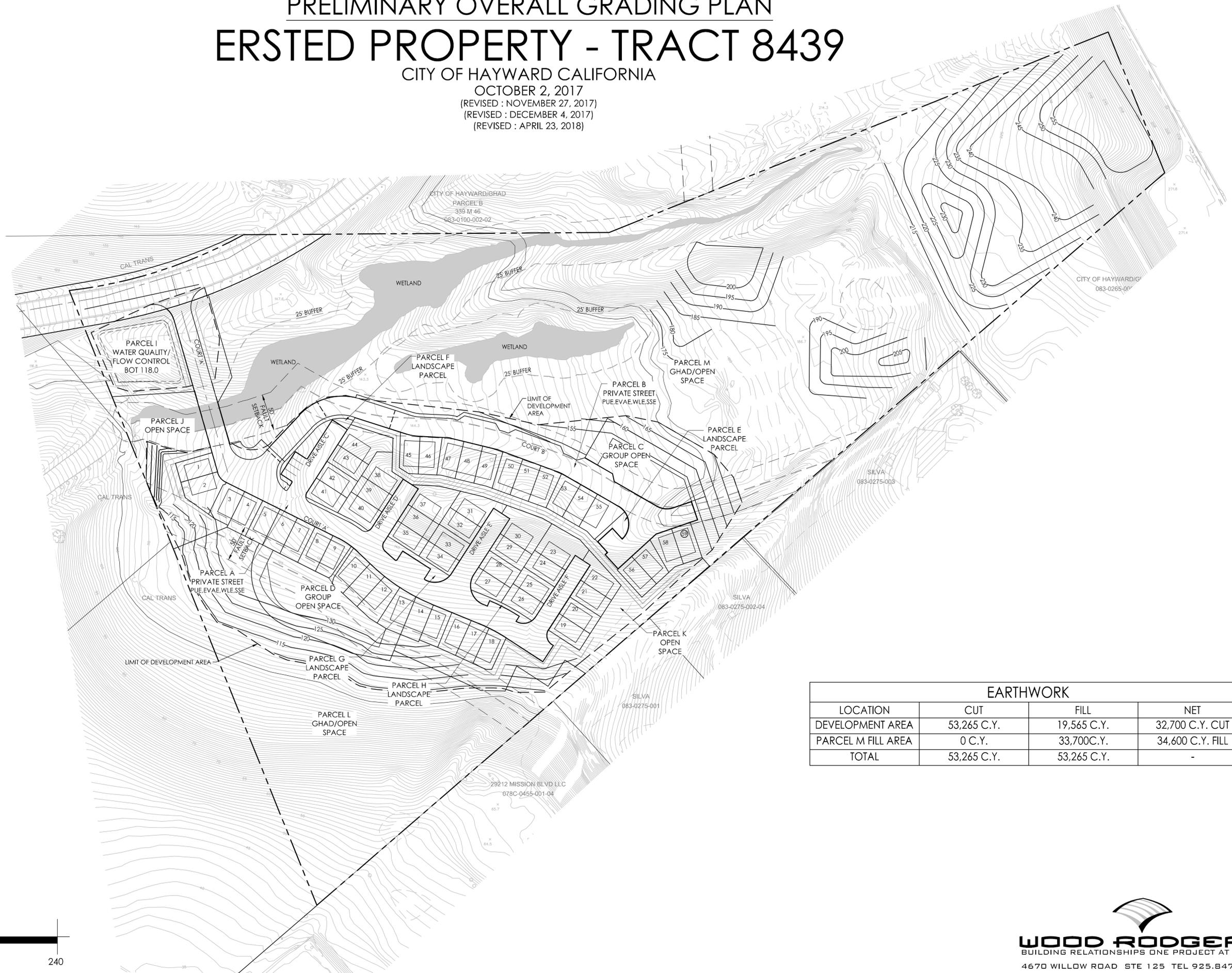

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PRELIMINARY OVERALL GRADING PLAN

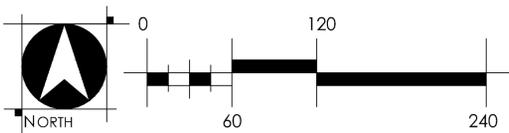
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 (REVISED : APRIL 23, 2018)



| 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

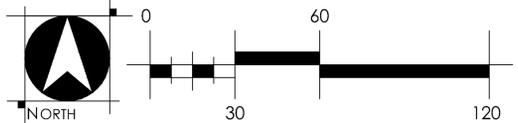
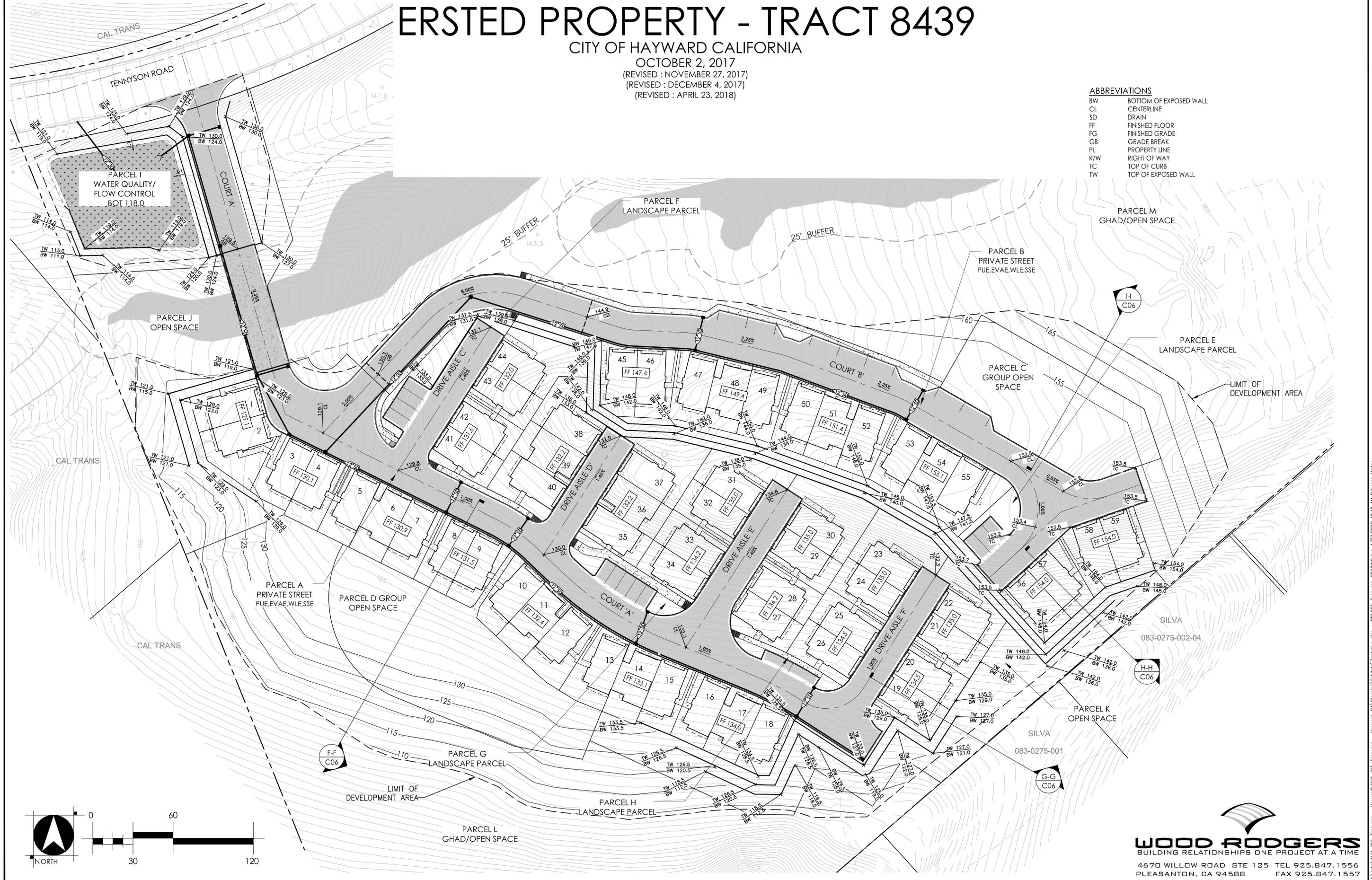
ERSTED PROPERTY - TRACT 8439

CITY OF HAYWARD CALIFORNIA

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 (REVISED : APRIL 23, 2018)

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

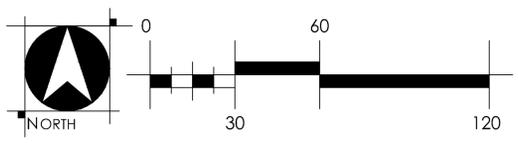
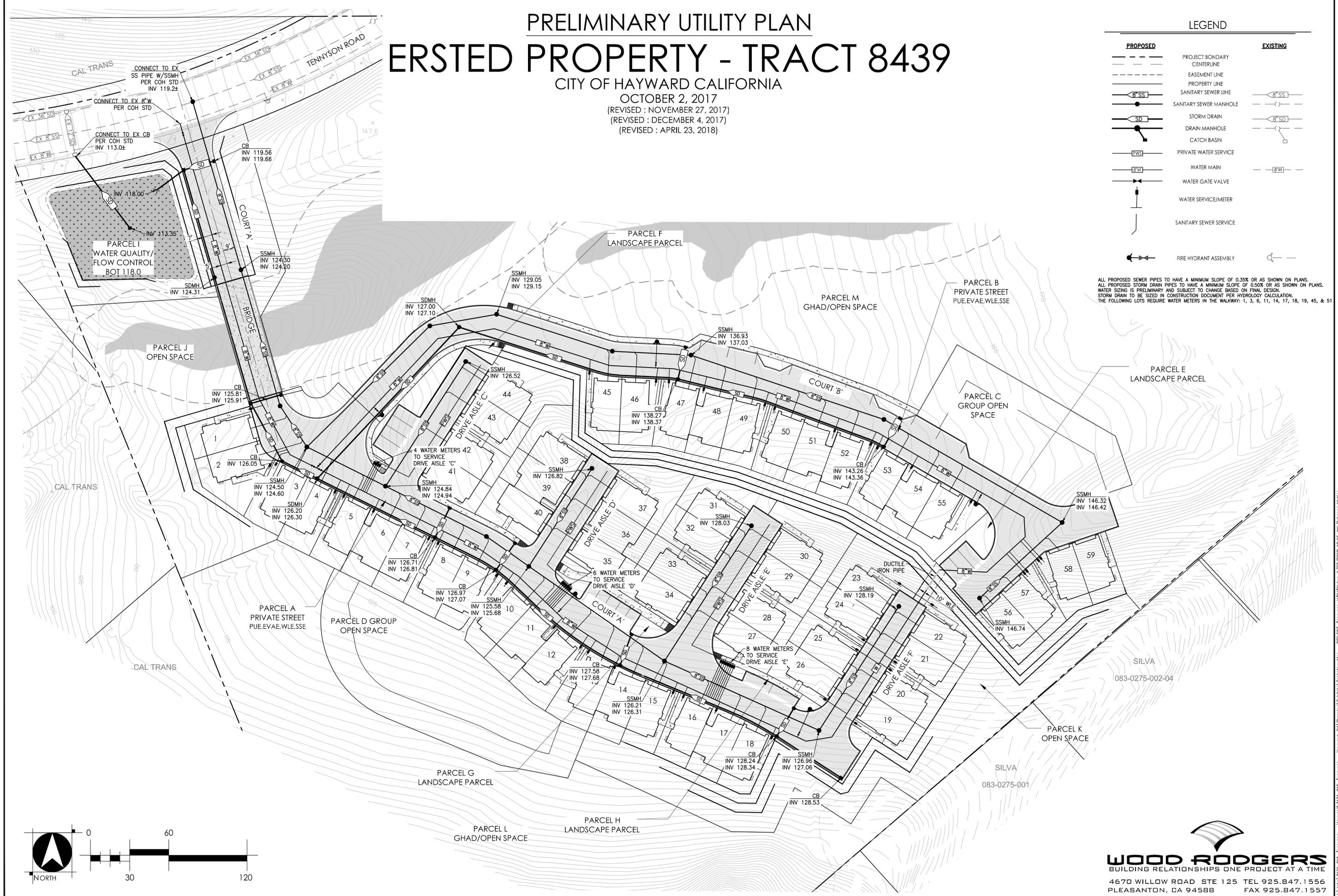
CITY OF HAYWARD CALIFORNIA

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

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



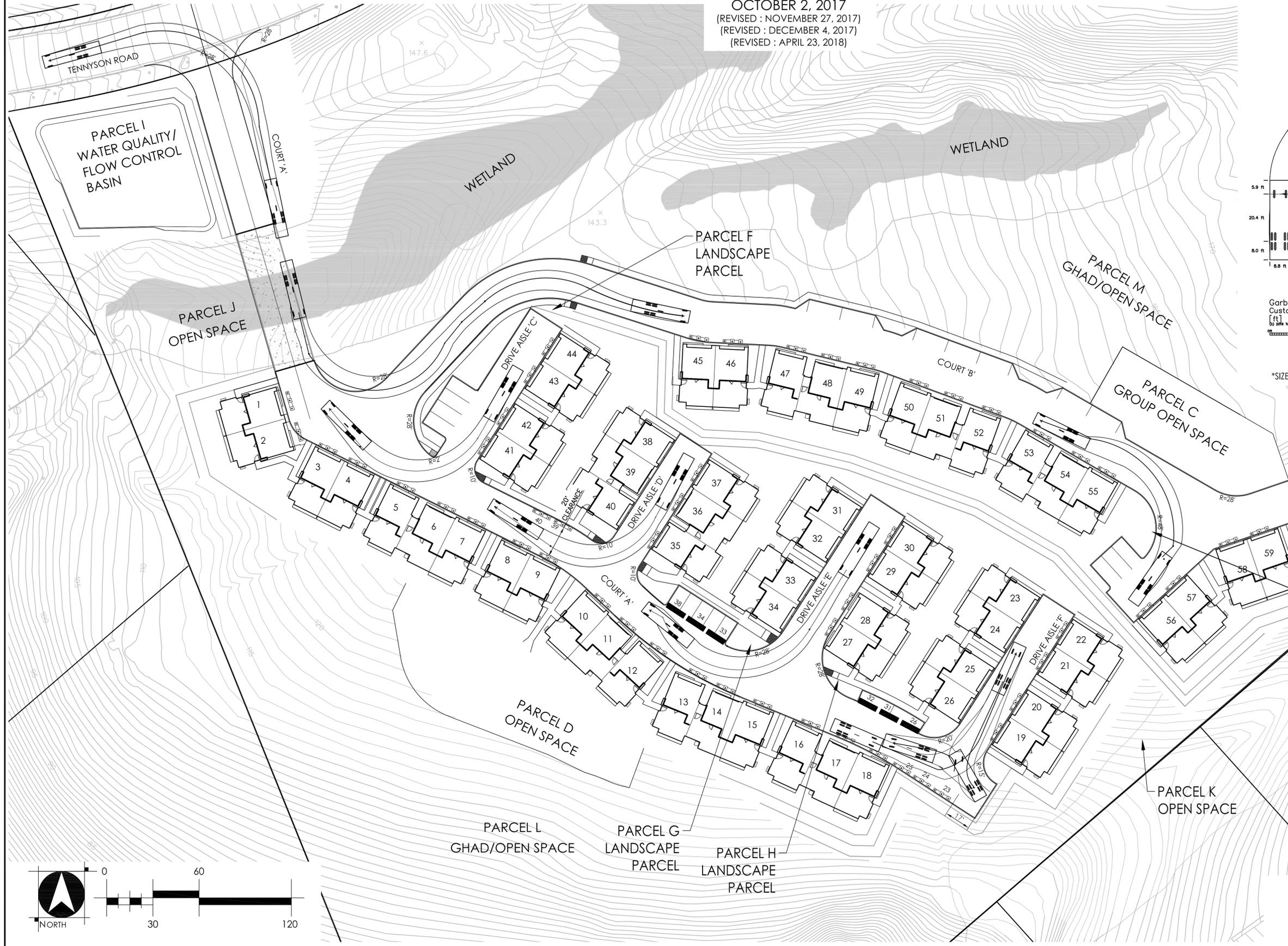
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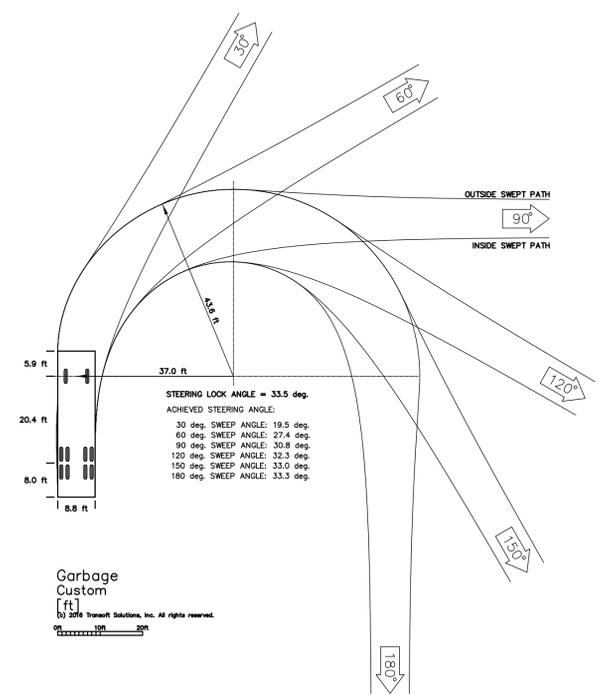
PRELIMINARY SOLID WASTE ACCESS PLAN ERSTED PROPERTY - TRACT 8439

CITY OF HAYWARD CALIFORNIA

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



*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

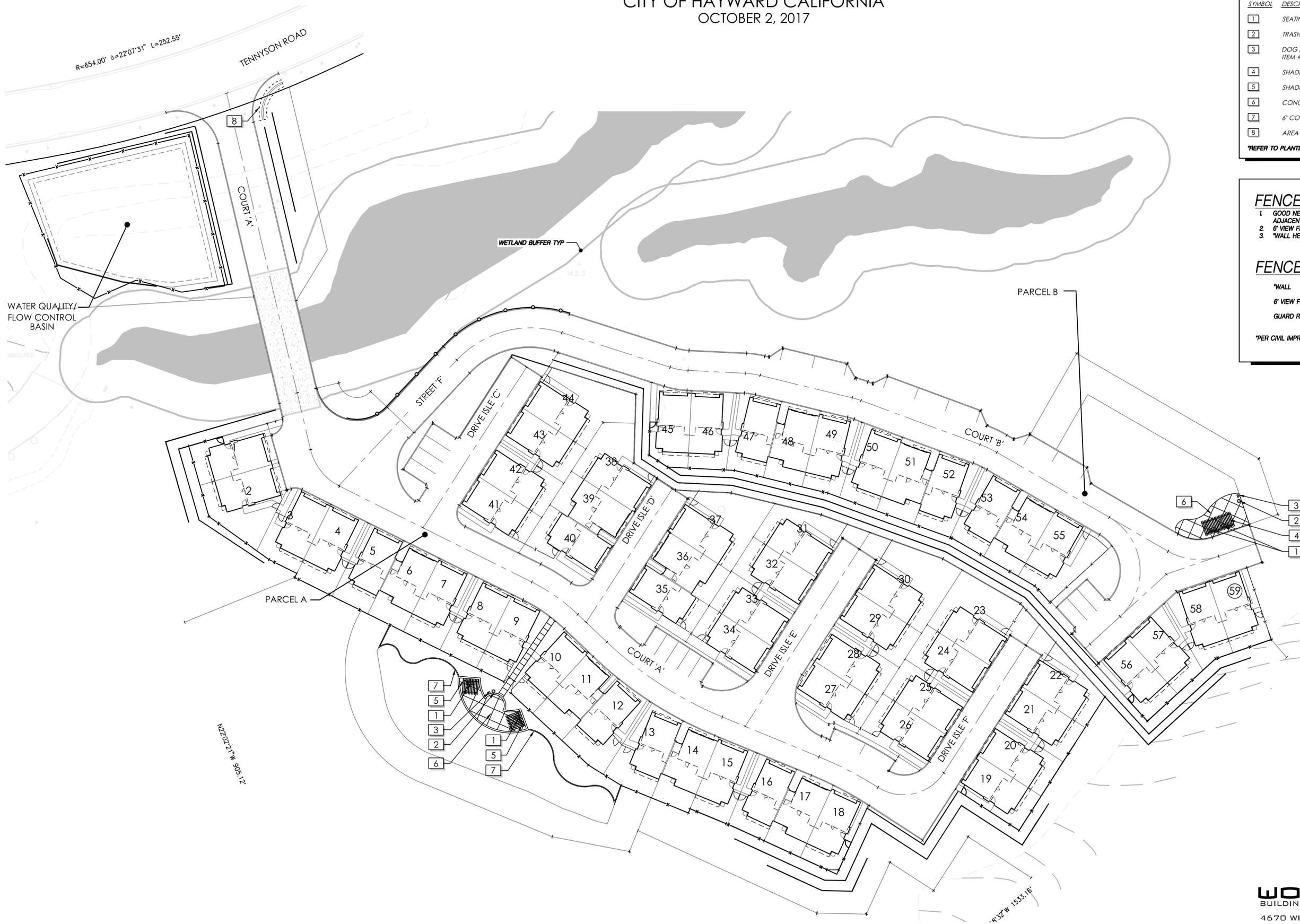
FENCE NOTES

- 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—x— |
| GUARD RAIL | —o—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 | | | | | | | | | | | | | | |
| <p>NOTES:</p> <table border="0"> <tr> <td>1 IRRIGATION EFFICIENCY</td> <td>3 ETAF for MAWA CALCULATIONS</td> </tr> <tr> <td>SPRAY 0.75</td> <td>RESIDENTIAL 0.55</td> </tr> <tr> <td>DRIP 0.81</td> <td>ALL OTHERS 0.45</td> </tr> <tr> <td>2 PLANT FACTOR</td> <td>4 MAWA (ANNUAL GALLONS ALLOWED)</td> </tr> <tr> <td>LOW 0.1-0.3</td> <td>$=[ETO] \times [0.62] \times [(ETAF \times LA) + ((1-ETAF) \times SLA)]$</td> </tr> <tr> <td>MED 0.4-0.6</td> <td>5 ETWU</td> </tr> <tr> <td>HIGH 0.7-1</td> <td>$=[ETO] \times [0.62] \times [(ETAF) \times (LA) + SLA]$</td> </tr> </table> <p>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.</p> | | | | | | | | | 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 | $=[ETO] \times [0.62] \times [(ETAF \times LA) + ((1-ETAF) \times SLA)]$ | MED 0.4-0.6 | 5 ETWU | HIGH 0.7-1 | $=[ETO] \times [0.62] \times [(ETAF) \times (LA) + SLA]$ |
| 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 | $=[ETO] \times [0.62] \times [(ETAF \times LA) + ((1-ETAF) \times SLA)]$ | | | | | | | | | | | | | | | | | | | | | |
| MED 0.4-0.6 | 5 ETWU | | | | | | | | | | | | | | | | | | | | | |
| HIGH 0.7-1 | $=[ETO] \times [0.62] \times [(ETAF) \times (LA) + SLA]$ | | | | | | | | | | | | | | | | | | | | | |
| <p>NOTES</p> <p>-PROJECT TYPE: PRIVATE -WATER SUPPLY: POTABLE</p> | | | | | | | | | | | | | | | | | | | | | | |

| 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 | | | | | | | | | | | | | | |
| <p>NOTES:</p> <table border="0"> <tr> <td>1 IRRIGATION EFFICIENCY</td> <td>3 ETAF for MAWA CALCULATIONS</td> </tr> <tr> <td>SPRAY 0.75</td> <td>RESIDENTIAL 0.55</td> </tr> <tr> <td>DRIP 0.81</td> <td>ALL OTHERS 0.45</td> </tr> <tr> <td>2 PLANT FACTOR</td> <td>4 MAWA (ANNUAL GALLONS ALLOWED)</td> </tr> <tr> <td>LOW 0.1-0.3</td> <td>$=[ETO] \times [0.62] \times [(ETAF \times LA) + ((1-ETAF) \times SLA)]$</td> </tr> <tr> <td>MED 0.4-0.6</td> <td>5 ETWU</td> </tr> <tr> <td>HIGH 0.7-1</td> <td>$=[ETO] \times [0.62] \times [(ETAF) \times (LA) + SLA]$</td> </tr> </table> <p>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.</p> | | | | | | | | | 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 | $=[ETO] \times [0.62] \times [(ETAF \times LA) + ((1-ETAF) \times SLA)]$ | MED 0.4-0.6 | 5 ETWU | HIGH 0.7-1 | $=[ETO] \times [0.62] \times [(ETAF) \times (LA) + SLA]$ |
| 1 IRRIGATION EFFICIENCY | 3 ETAF for MAWA CALCULATIONS | | | | | | | | | | | | | | | | | | | | | |
| SPRAY 0.75 | RESIDENTIAL 0.55 | | | | | | | | | | | | | | | | | | | | | |
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| <p>NOTES</p> <p>-PROJECT TYPE: PRIVATE -WATER SUPPLY: POTABLE</p> | | | | | | | | | | | | | | | | | | | | | | |

SEE SHEET L200 FOR HYDROZONE MAP

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 |
| SHRUBS | QTY | COMMON NAME / BOTANICAL NAME | CONT | WATER USE | SPACING | RL | 101 | LADY BANKSIA ROSE / ROSA BANKSIAE 'ALBA' | 5 GAL | LOW | 10' o.c. |
| AH | 292 | MANZANITA / ARCTOSTAPHYLOS D. 'HOWARD MCMINN' | 5 GAL | LOW | 4' o.c. | GROUND COVERS | QTY | COMMON NAME / BOTANICAL NAME | CONT | WATER USE | SPACING |
| CK | 31 | FEATHER REED GRASS / CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' | 5 GAL | LOW | 5' o.c. | AU | 1,064 | KINNIKINNICK / ARCTOSTAPHYLOS UVA-URSI | 1 GAL | LOW | 30' o.c. |
| CT | 215 | BERKELEY SEDGE / CAREX TUMULICOLA | 1 GAL | LOW | 2' o.c. | HS | 6,702 SF | NATIVE ORNAMENTAL BIOSWALE MIX / IRRIGATED - NO-MOW HYDROSEED | HYDROSEED | LOW | |
| CV | 314 | CEANOTHUS / CEANOTHUS MARITIMUS 'VALLEY VIOLET' | 5 GAL | LOW | 4' o.c. | 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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PRELIMINARY PLANTING PLAN - ILLUSTRATIVE

ERSTED PROPERTY - TRACT 8439

CITY OF HAYWARD CALIFORNIA
OCTOBER 2, 2017

PLANT SCHEDULE

| TREES | QTY | COMMON NAME / BOTANICAL NAME | CONT | WATER USE | SPACING | DN | QTY | COMMON NAME / BOTANICAL NAME | CONT | WATER USE | SPACING |
|--------|-----|--|---------|-----------|----------|---------------|-----------|---|-----------|-----------|-----------|
| AN | 7 | BOX ELDER / ACER NEGUNDO | 15 GAL | MEDIUM | 25' o.c. | 206 | 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. | 59 | 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. | 98 | 98 | TOYON / HETEROMELES ARBUTIFOLIA | 5 GAL | LOW | 8' o.c. |
| LD | 2 | CRAPE MYRTLE / LAGERSTROEMIA I. 'DYNAMITE' | 24" BOX | LOW | 15' o.c. | 232 | 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. | 187 | 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. | 120 | 120 | ROSEMARY / ROSMARINUS O. 'HUNTINGTON CARPET' | 5 GAL | LOW | 6' o.c. |
| QI | 17 | HOLLY OAK / QUERCUS ILEX | 24" BOX | LOW | 30' o.c. | 31 | 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 |
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| | | | | | | TS | 10,971 SF | DROUGHT TOLERANT FESCUE BLEND / TURF SOD | SOD | HIGH | |



AB 1881 §4926 (d) (12) & (13) LANDSCAPE DESIGN PLAN STATEMENT, SIGNATURE AND DATE:
 "I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM ACCORDINGLY FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN."
 SIGNED: *John Hummer* DATE: _____

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

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



OLIVE / OLEA E. 'FRUITLESS' MULTI



GRAPE MYRTLE / LAGERSTROEMIA I. 'DYNAMITE'



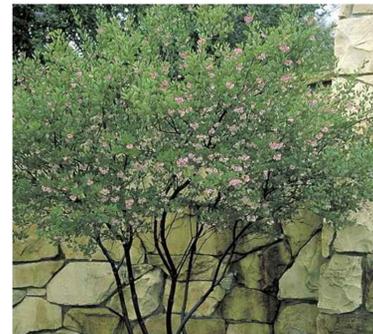
SWEET BAY / LAURUS NOBILIS STANDARD



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.


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 PLEASANTON, CA 94588 FAX 925.847.1557

L:\Jobs\Print\Jobs\1321_015_Temporary - Hayward\04_Landscape\04\13_02_PLANT05.dwg 9/29/2017 9:38 AM Robert Campos



FRONT



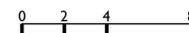
RIGHT

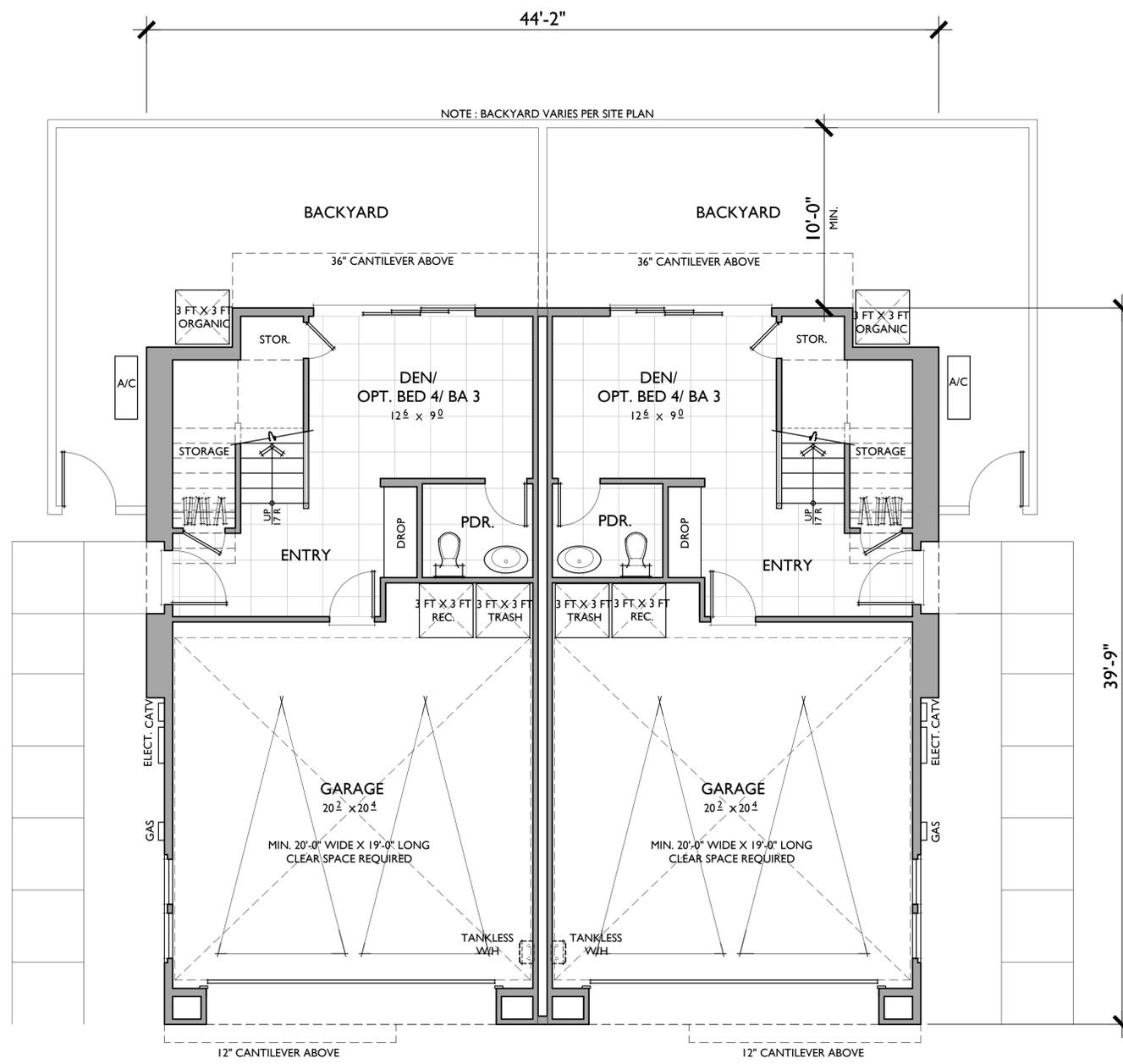
BUILDING I-DUPLEX

Scheme A

ERSTED PROPERTY

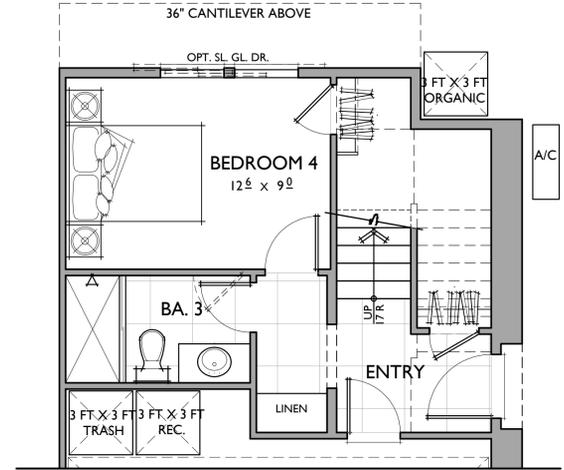
Hayward, CA



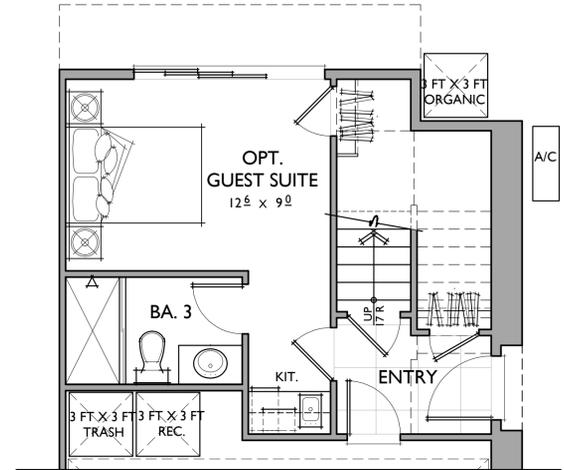


PLAN 2
 TOTAL LIVABLE = 1,962 SQ. FT.
 PORCH = 4 SQ. FT.
 DECK = 87 SQ. FT.
 GARAGE = 455 SQ. FT.

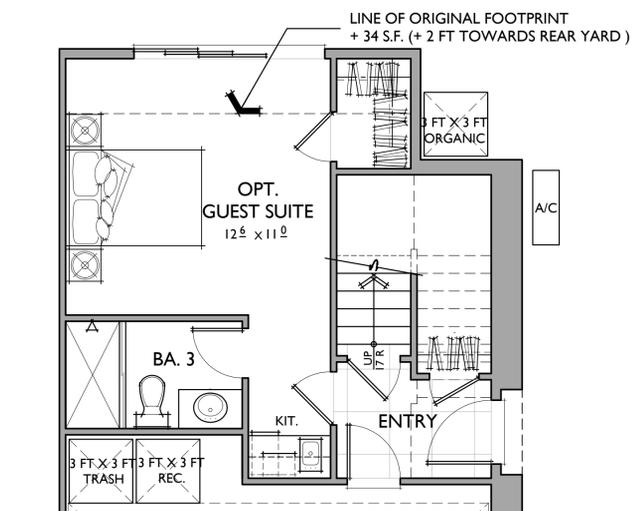
PLAN 2R
 TOTAL LIVABLE = 1,962 SQ. FT.
 PORCH = 4 SQ. FT.
 DECK = 87 SQ. FT.
 GARAGE = 455 SQ. FT.



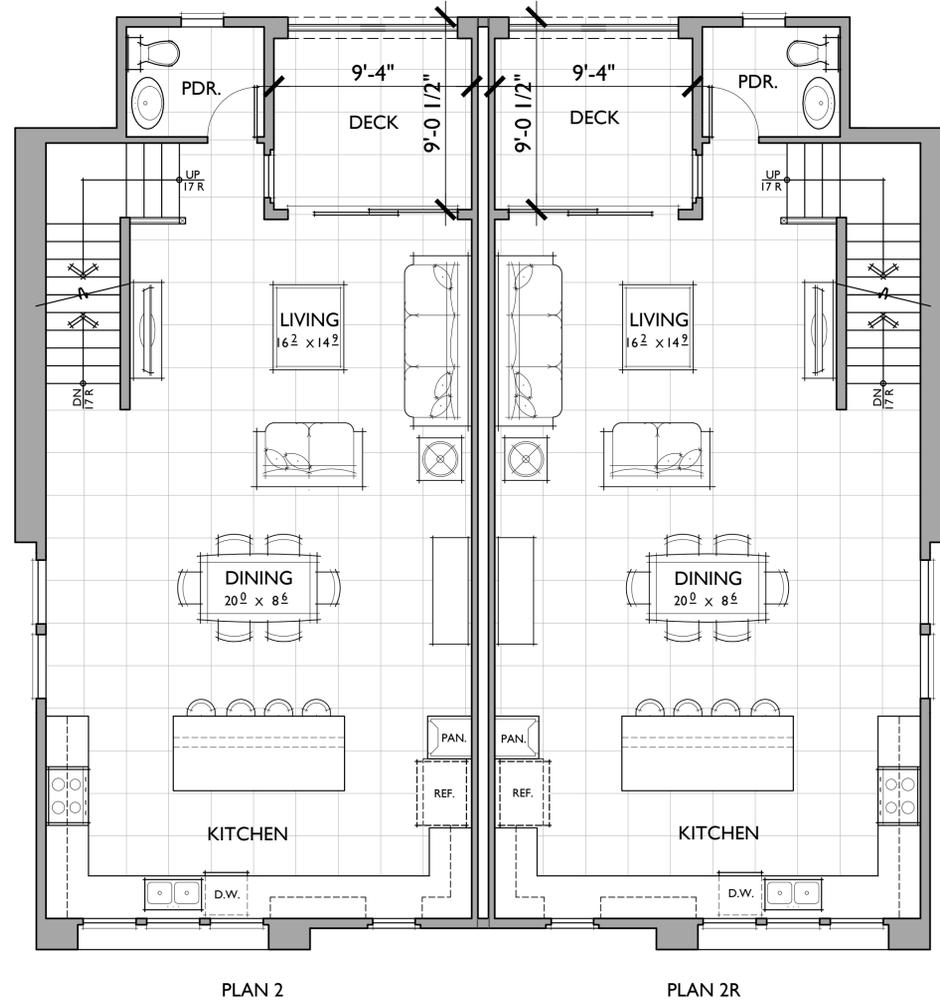
OPT. BED 4 / BA 3
 IN LIEU OF DEN & PDR AT PLAN 2



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

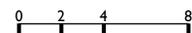


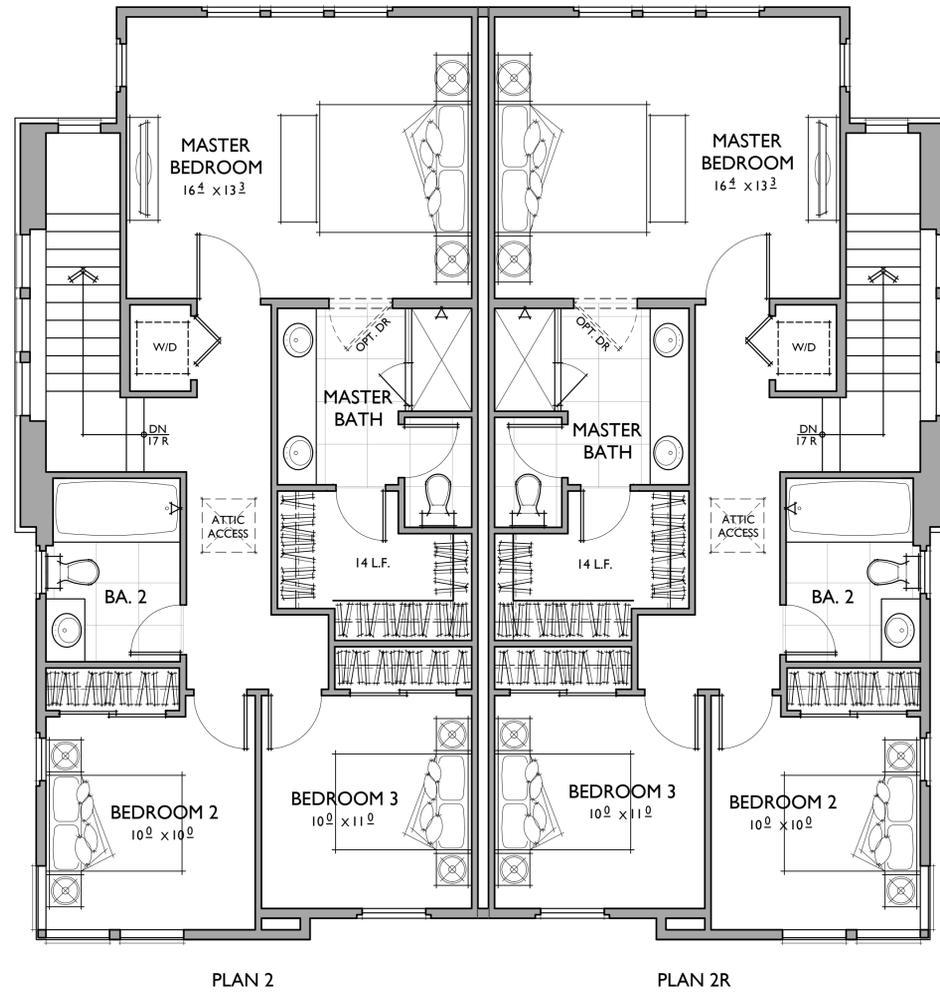
BUILDING I - DUPLEX

Second Floor

ERSTED PROPERTY

Hayward, CA



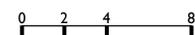


BUILDING I - DUPLEX

Third Floor

ERSTED PROPERTY

Hayward, CA

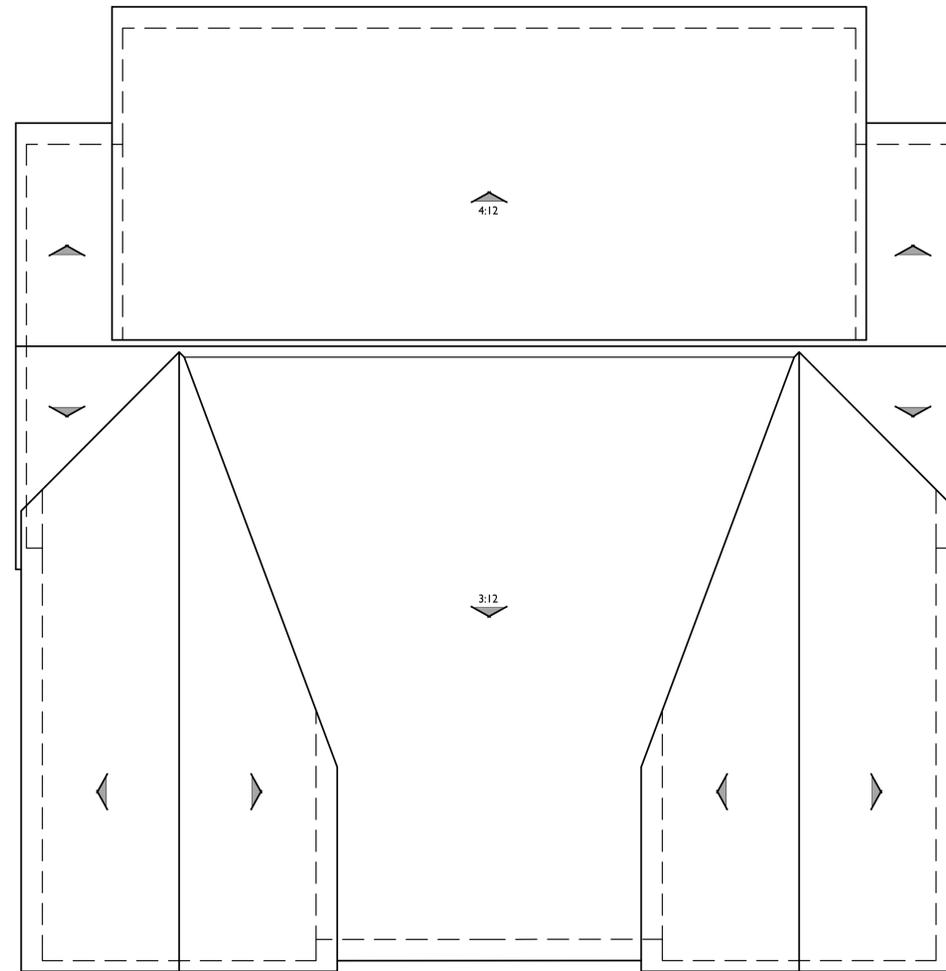


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08.28.18

A-1.3

GRUPE
INVESTMENT
COMPANY



ROOF PLAN

A

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

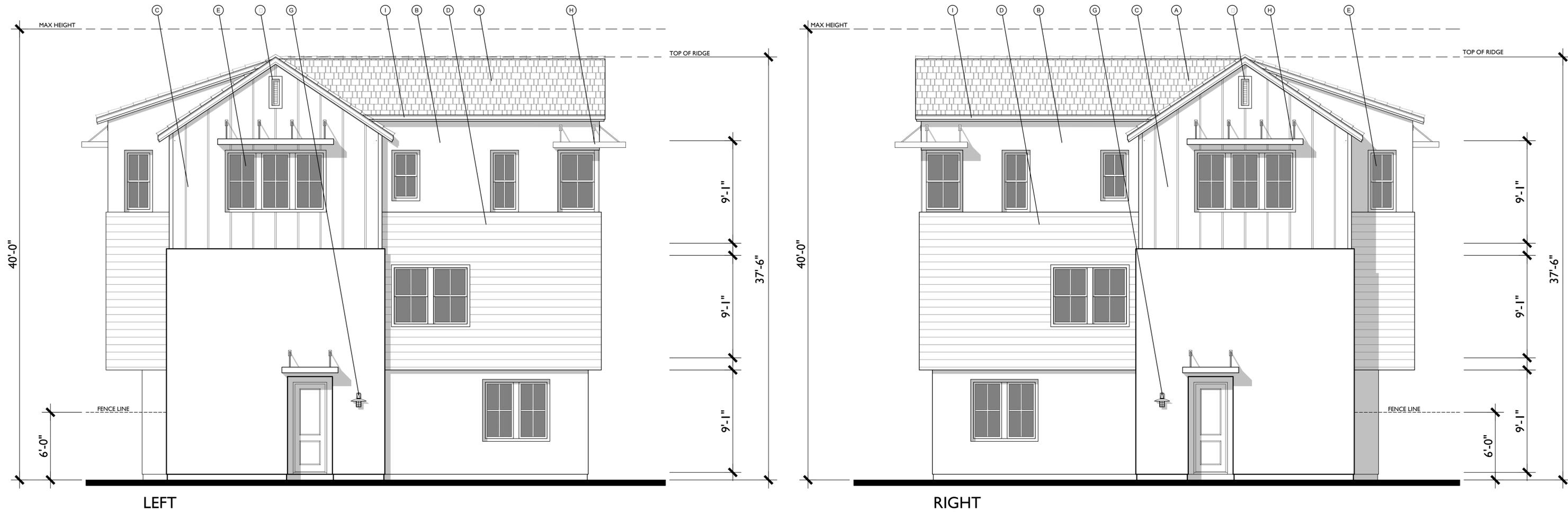
MATERIAL LEGEND

- 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



MATERIAL LEGEND

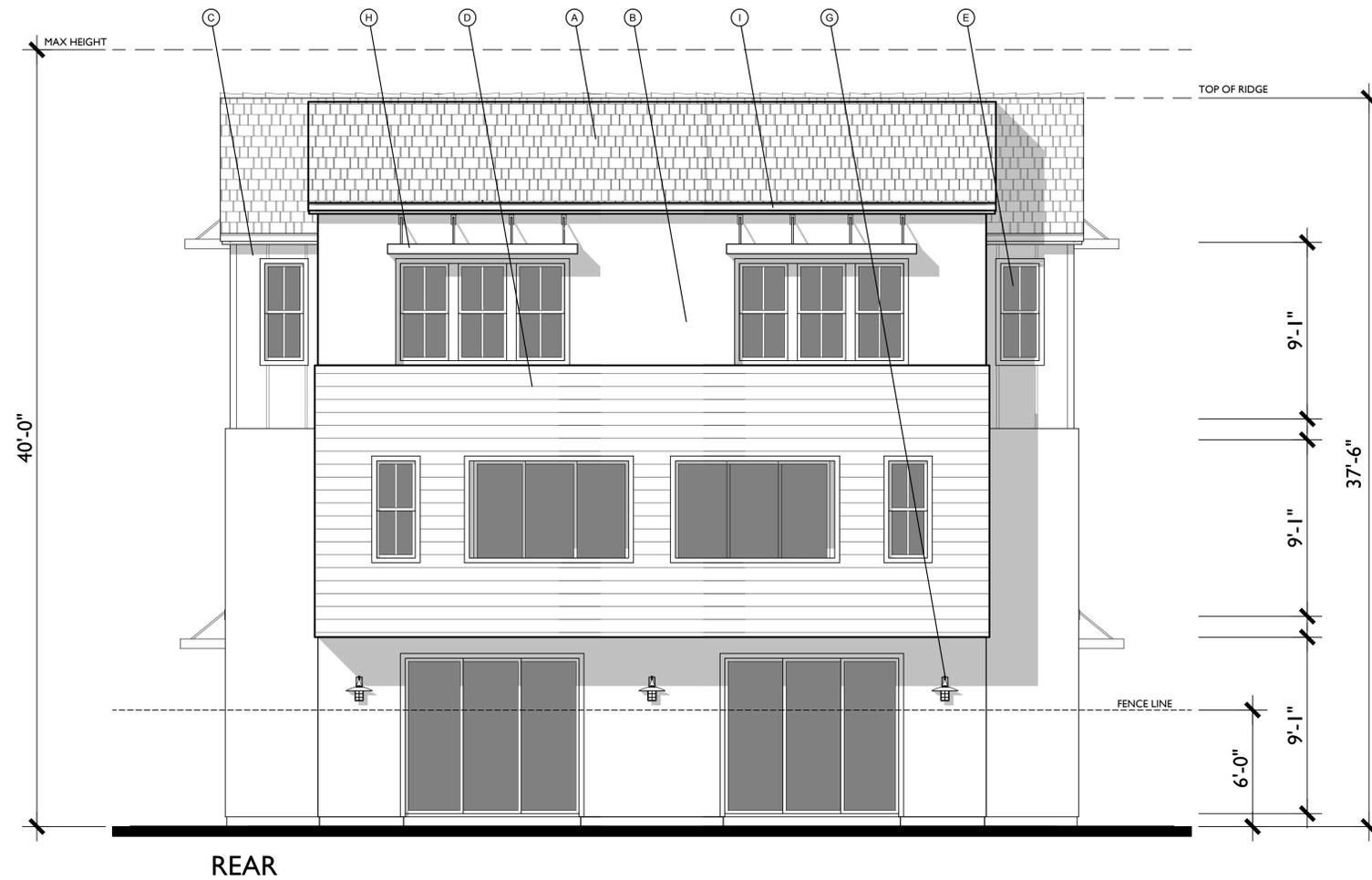
- A: COMPOSITE SHINGLE ROOF [CERTAINTED LANDMAR □]
- B: ST. COO [COLOR VARIES □]
- C: BOARD AND BATTEN
- D: HORIZONTAL SIDING [HARDI - BOARD □]
- E: VINYL WINDOWS
- F: ROLL - UP INSULATED GARAGE DOOR [STEEL - SECTIONAL DOORS □]
- G: DECORATIVE LIGHT FIXTURE
- H: METAL AWNING
- I: WOOD FASCIA
- J: DECORATIVE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



A-1.6

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





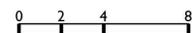
FRONT

BUILDING 2 - TRIPLEX

Scheme B

ERSTED PROPERTY

Hayward, CA



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A-2.0

GRUPE
INVESTMENT
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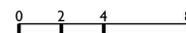
RIGHT

BUILDING 2 - TRIPLEX

Scheme B

ERSTED PROPERTY

Hayward, CA

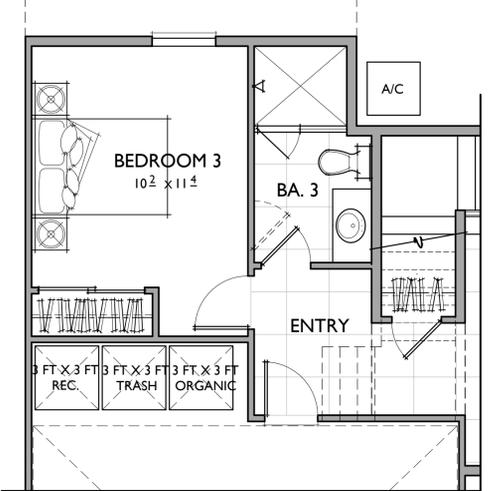
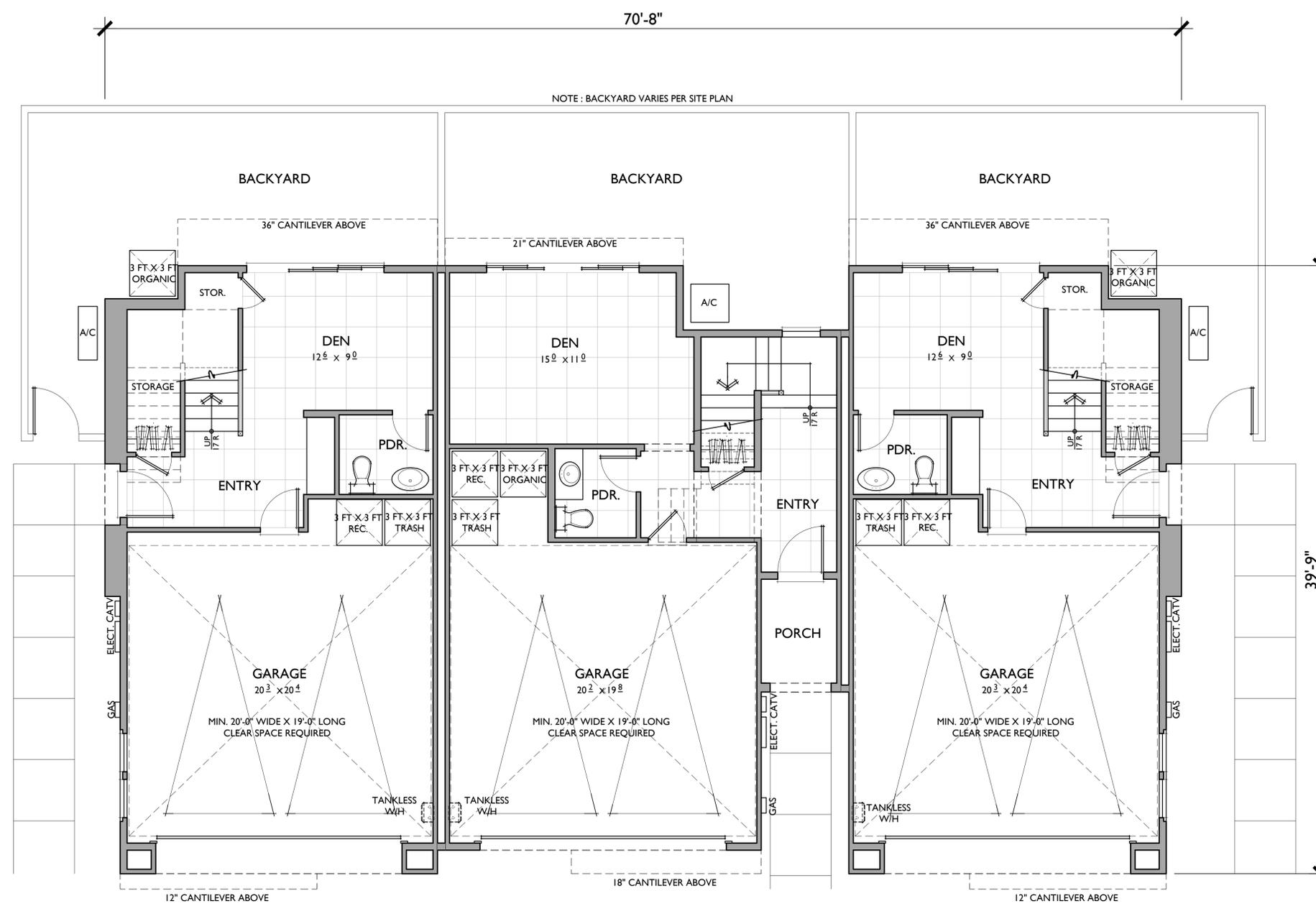


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A-2.1

GRUPE
INVESTMENT
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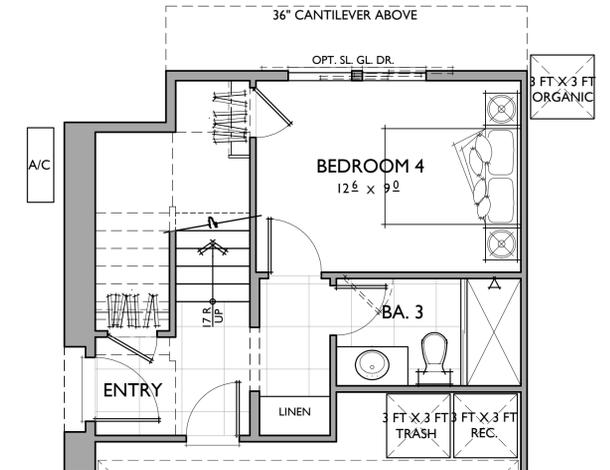


OPT. BED 3 / BA 3
IN LIEU OF DEN & PDR AT PLAN 1

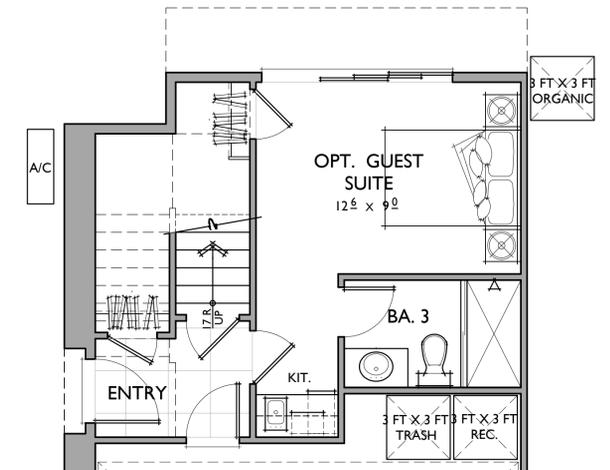
PLAN 2
TOTAL LIVABLE = 1,962 SQ. FT.
PORCH = 4 SQ. FT.
DECK = 87 SQ. FT.
GARAGE = 455 SQ. FT.

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

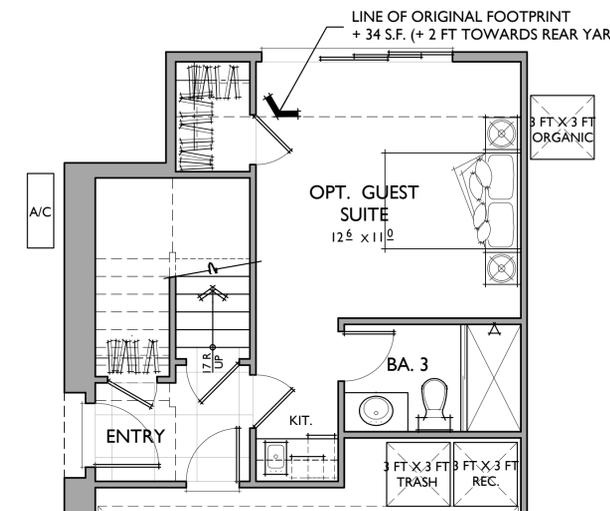
PLAN 2R
TOTAL LIVABLE = 1,962 SQ. FT.
PORCH = 4 SQ. FT.
DECK = 87 SQ. FT.
GARAGE = 455 SQ. FT.



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

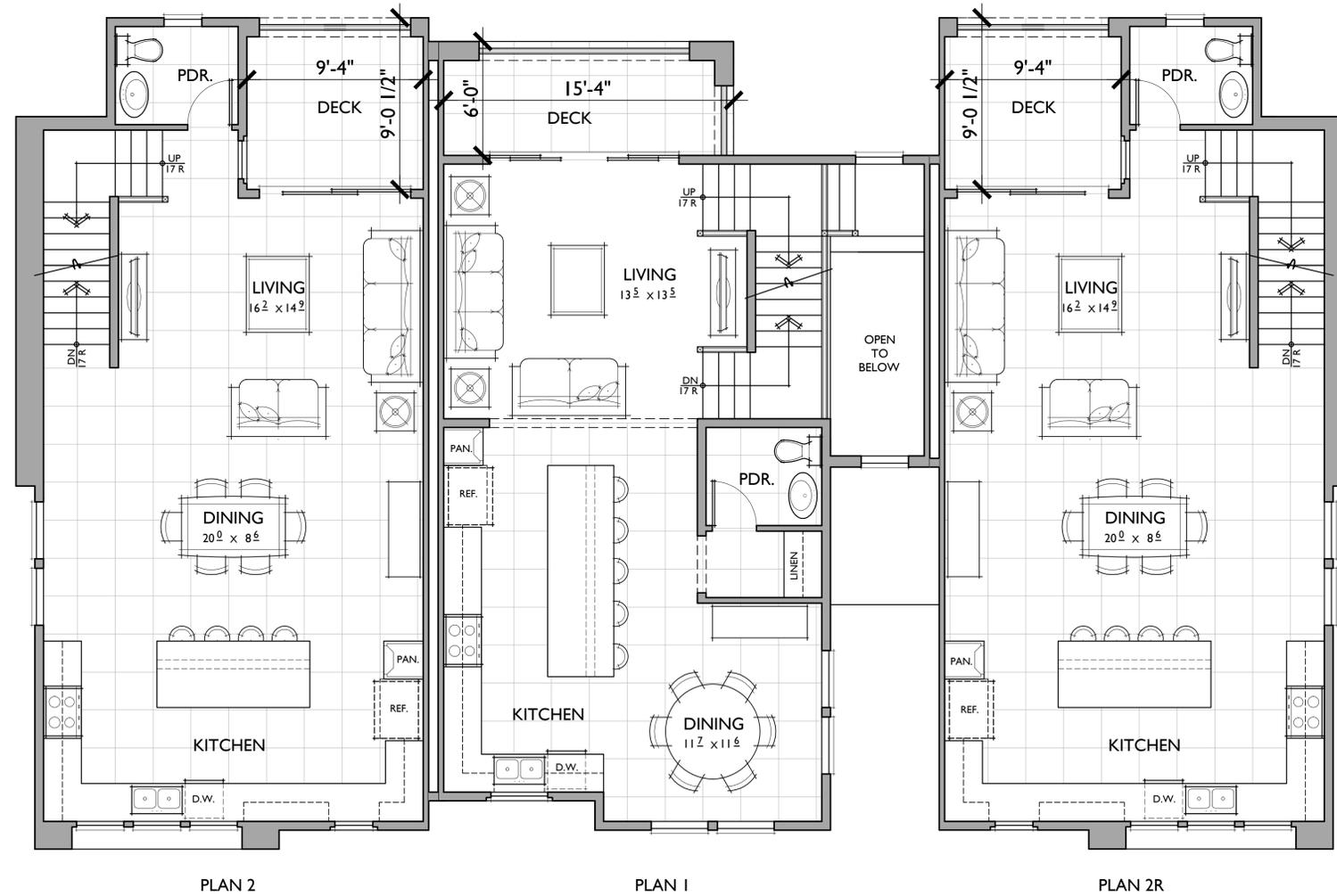


OPT. GUEST / LOCK - OFF SUITE
IN LIEU OF DEN & PDR AT PLAN 2



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 2 - TRIPLEX

Second Floor

ERSTED PROPERTY

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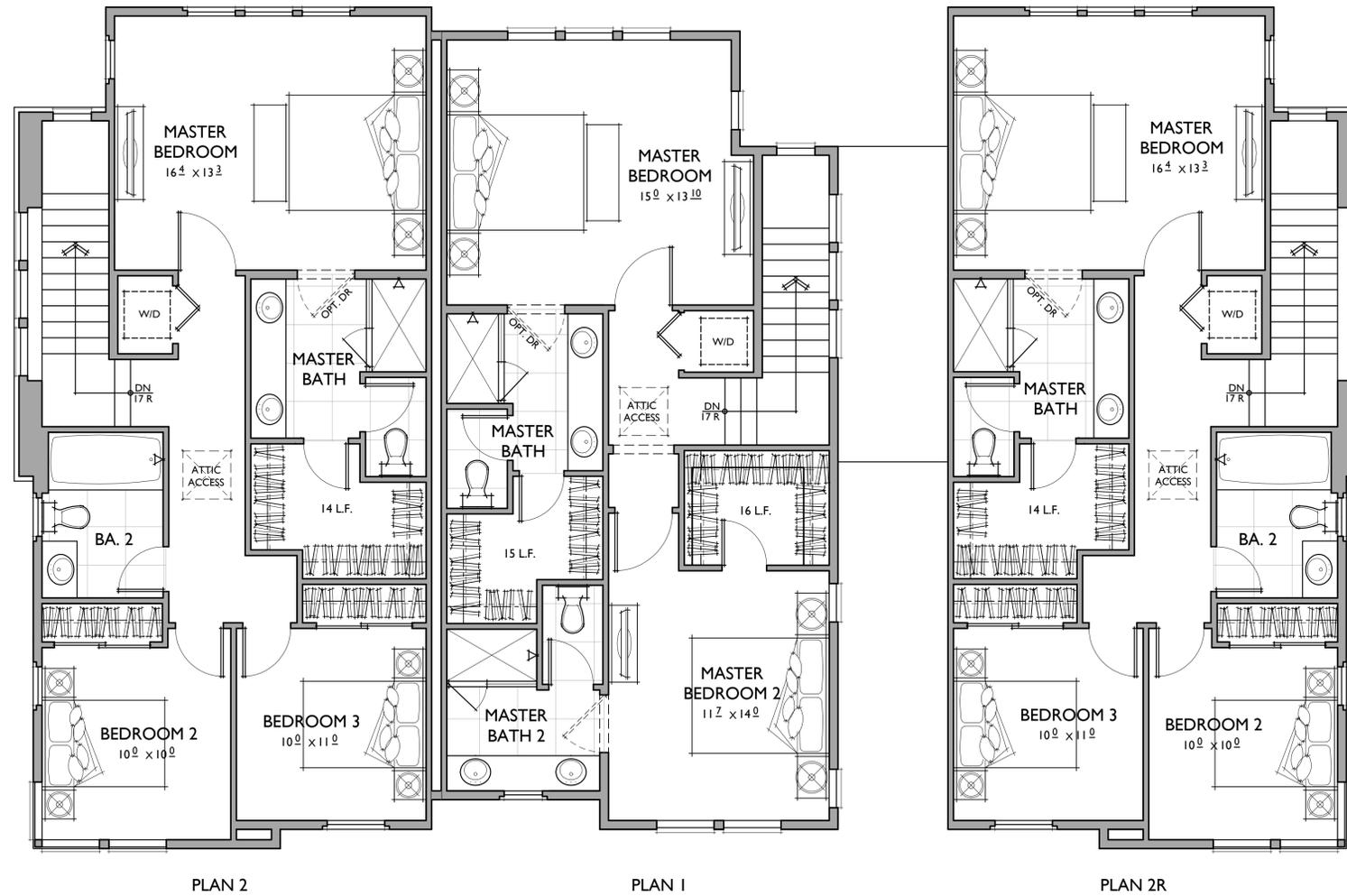


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A-2.3

GRUPE
INVESTMENT
COMPANY

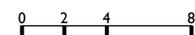


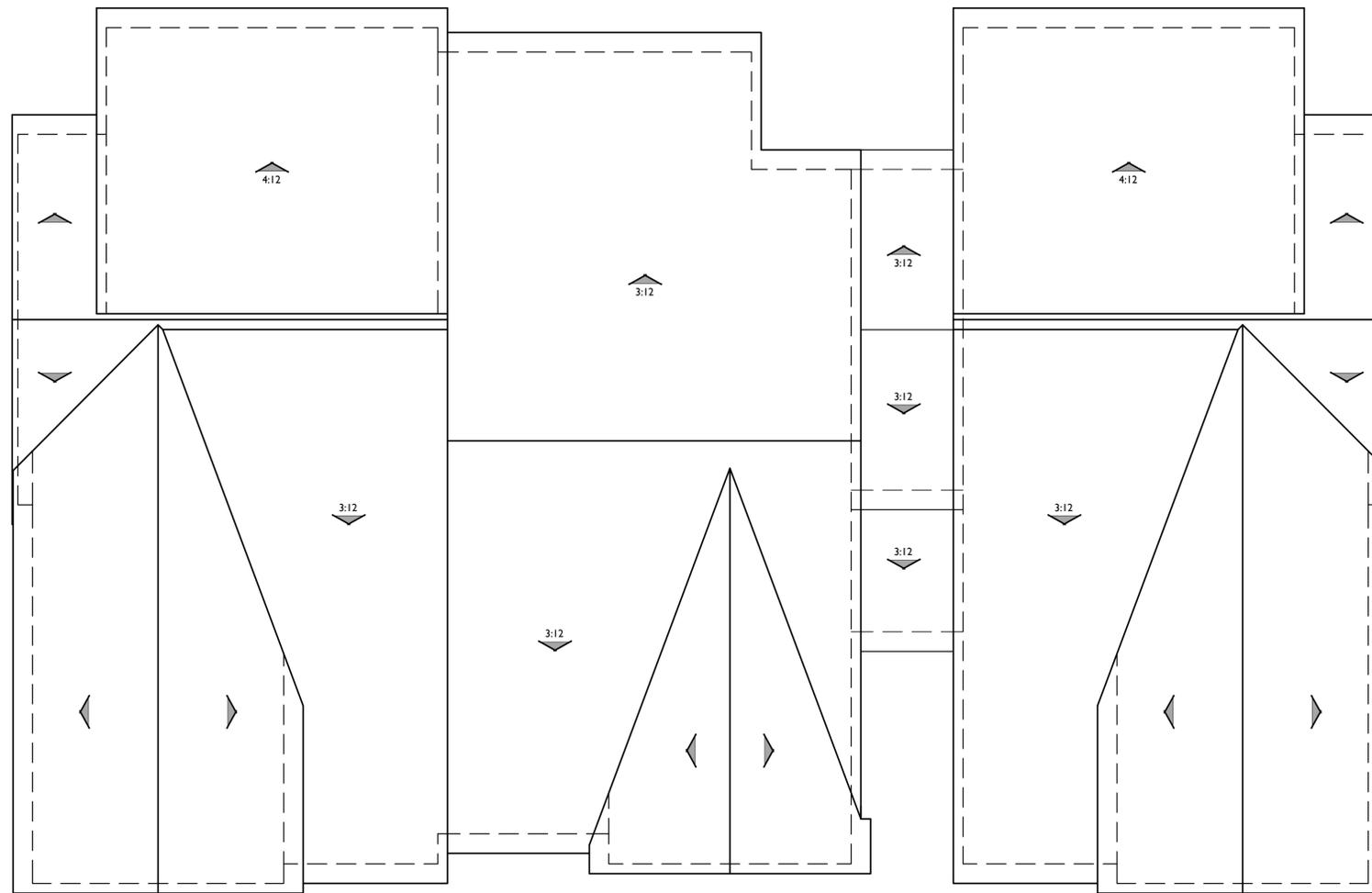
BUILDING 2 - TRIPLEX

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 LANDMAR]
- 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
- J: DECORATIVE GABLE END DETAIL

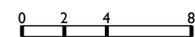


BUILDING 2 - TRIPLEX

Front Elevation

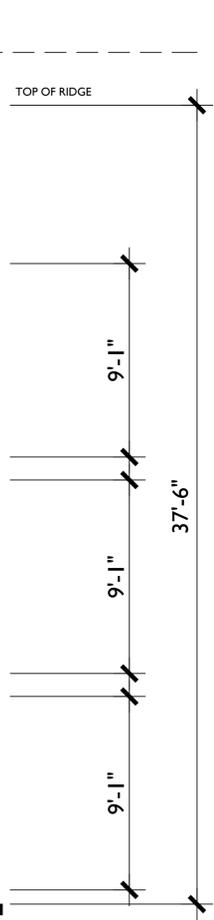
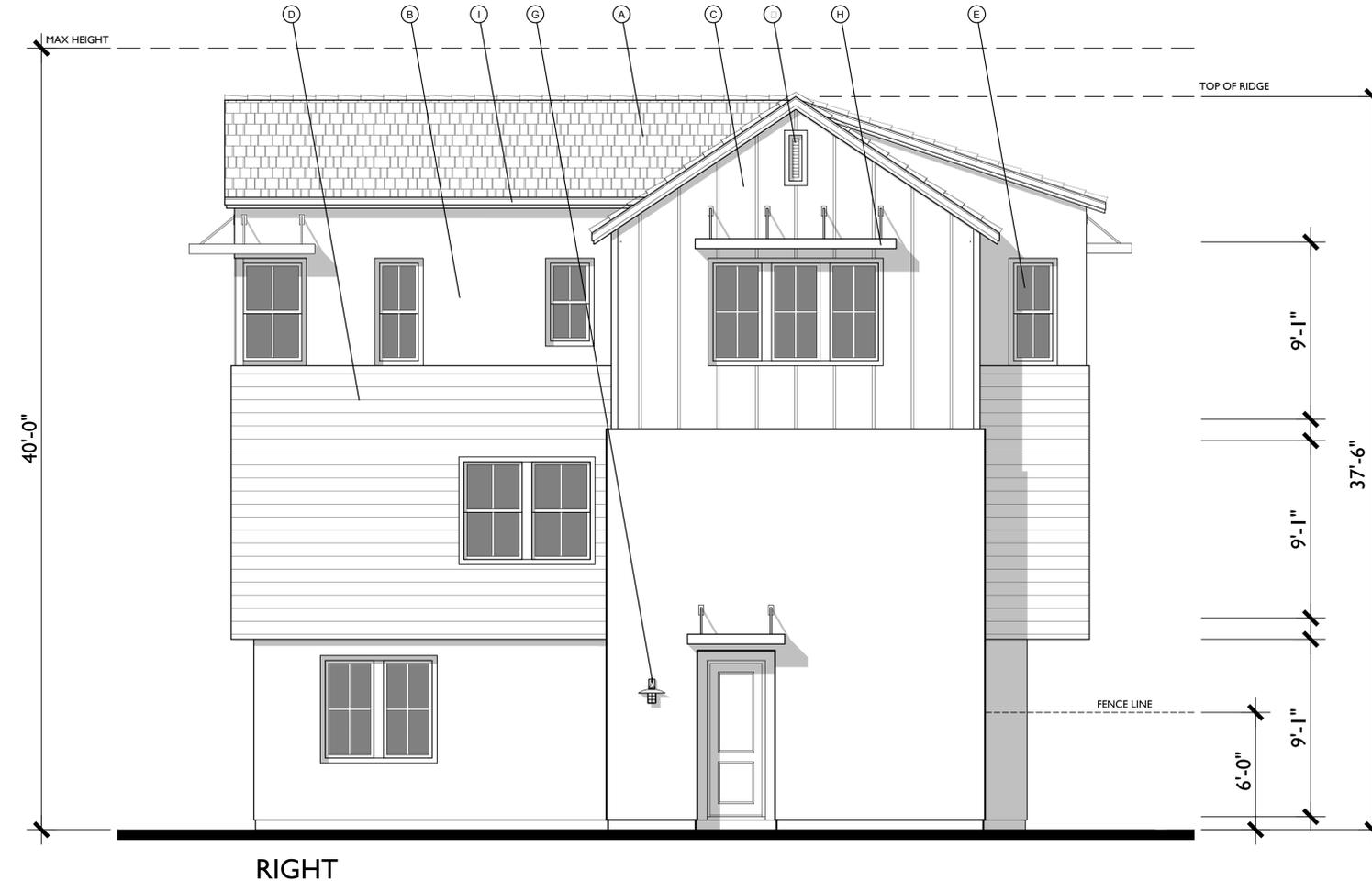
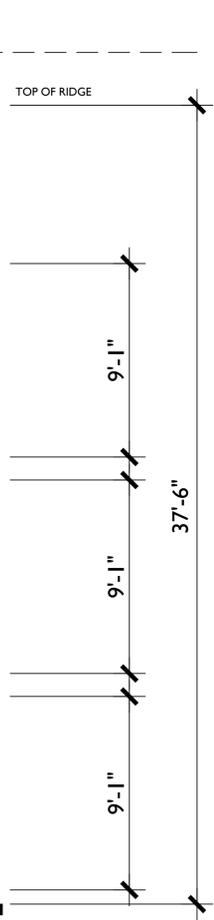
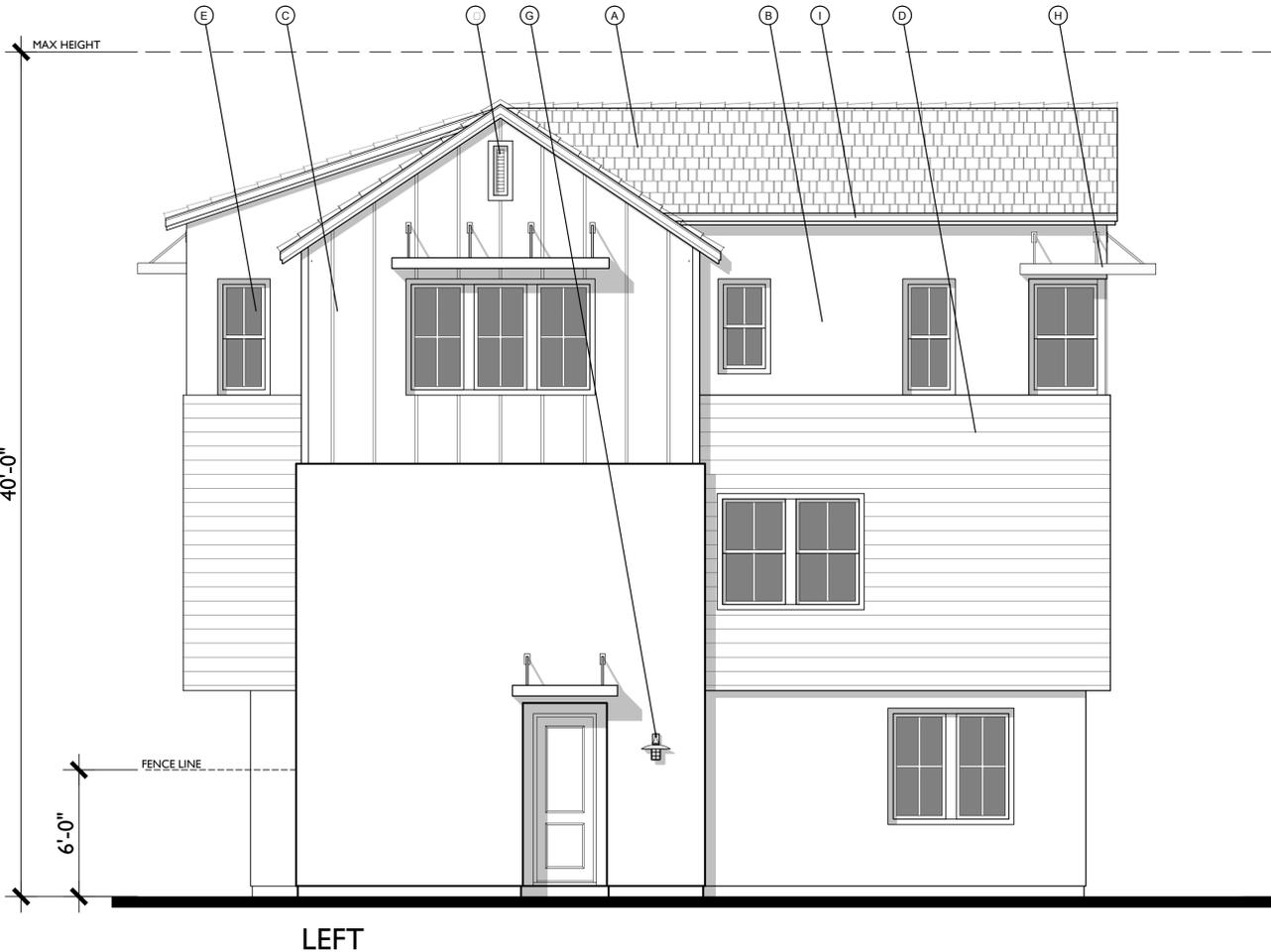
ERSTED PROPERTY

Hayward, CA



MATERIAL LEGEND

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



MATERIAL LEGEND

- A: COMPOSITE SHINGLE ROOF [CERTAINTED LANDMARK]
- B: ST. COO. COLOR VARIES
- C: BOARD AND BATTEN
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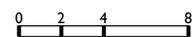


BUILDING 2 - TRIPLEX

Rear Elevation

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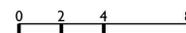
A-2.8



REAR ELEVATION AT COURT 'B'

ERSTED PROPERTY

Hayward, CA



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