

TOWNHOMES at

22872 MAIN STREET

HAYWARD,CA by

HAMAARA TECH.

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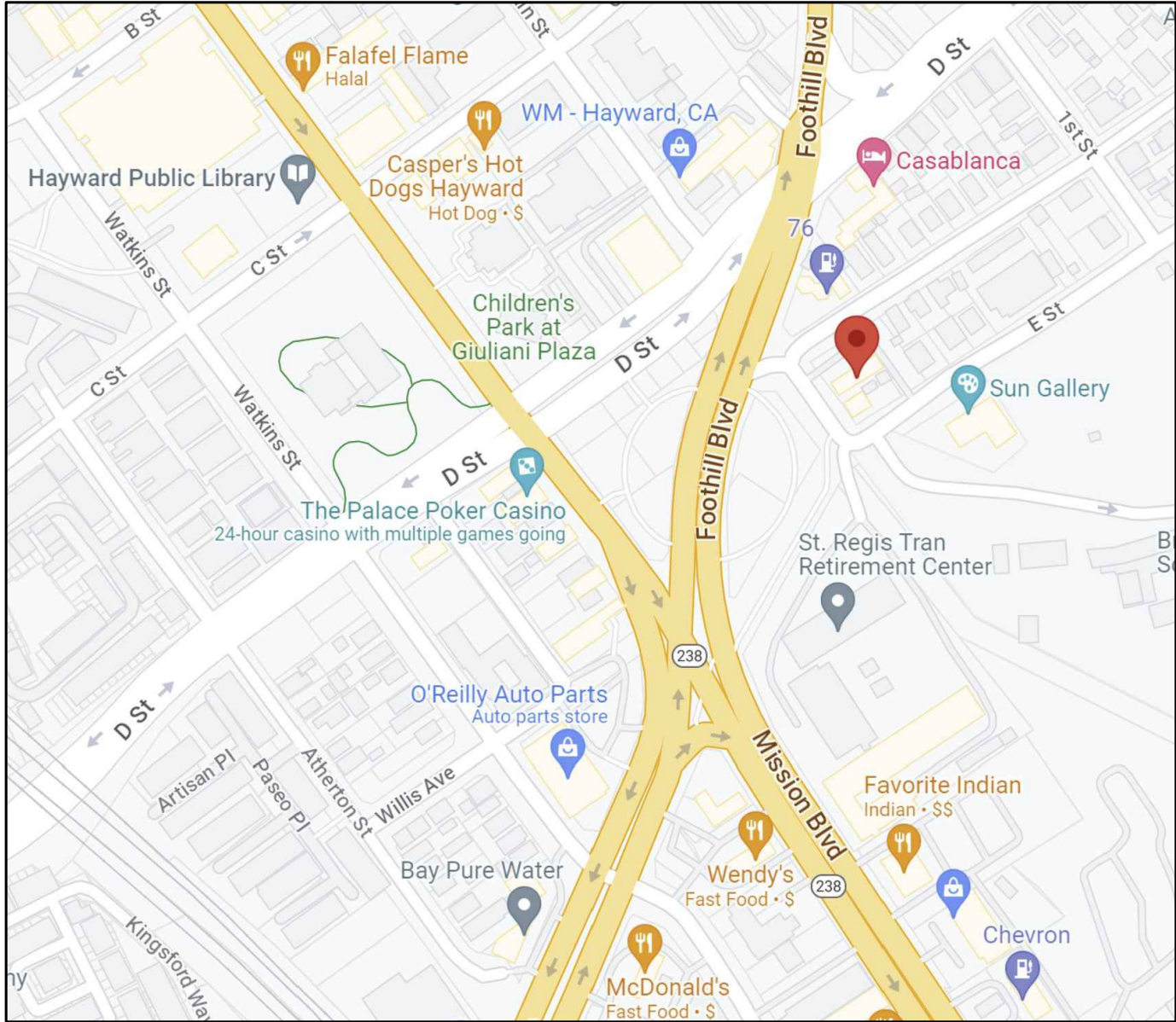
GEOTECHNICAL STUDIES

GEOENGINEERING CONSULTANTS
4125VBLACKFORD AVENUE, SUITE 145
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DEVELOPMENT STANDARDS PER PLANNING,ZONING AND SUBDIVISIONS
10-28.2.2.060 - URBAN NEIGHBORHOOD

CODES: Hayward Municipal Codes
2022 Edition California Residential
Code (2022 IRC)

2022 Edition California Mechanical Code (2022 UMC)
2022 Edition California Plumbing Code (2022 UPC)
2022 Edition California Electrical Code (2022 NEC)
2022 Edition California Fire Code (2022 IFC)
20-2022 Fire Code
2022 Edition California Energy Code
2022 Building,Mechanical, Elect, & Plumbing



VICINITY MAP

SCALE: N.T.S.



Index Of Drawings

- A0 COVER PAGE
- TM1 PROPOSED DIVISION PLAN & NOTES
- TM2 EXISTING CONDITION MAP
- TM3 PRELIMINARY GRADING, DRAINAGE & UTILITY MAP
- TM4 PRELIMINARY STORMWATER CONTROL PLAN
- A1a GENERAL SITE PLAN
- A1b DRIVEWAY & PARKING AREA (First Floor) SITE PLAN
- A1c BUILDING AREA DATA
- A1d OPEN USE CALCULATION (Second Floor Site Plan)
- A1e Horizontal Articulation on Armstrong Street (Third Floor Site Plan)
- A2 MODEL 'A' FLOOR PLANS
- A3 MODEL 'A' ROOF PLAN & PART ELEVATIONS
- A4 MODEL 'A' CORNER UNITS FLOOR PLANS
- A5 MODEL 'B' FLOOR PLANS
- A6 MODEL 'B' ROOF PLANS & CORNER UNIT PLAN
- A7 MODEL 'A' UNIT 7 FLOOR PLANS
- A8 MODEL 'A' UNIT 8 FLOOR PLANS
- A9 MODEL 'A' UNIT 7 & 8 ROOF PLANS
- A10 FRONT ELEVATION - ARMSTRONG STREET
- A11 MODEL 'A' CLUSTER REAR ELEVATION
- A12 SIDE ELEVATION - MAIN STREET VIEW
- A13 MODEL 'B' ELEVATIONS -DRIVEWAY ISLE
- A14 MODEL 'B' REAR ELEVATIONS
- A15 MODEL 'A' UNIT 7 & 8 ELEVATIONS
- L1 PRELIMINARY LANDSCAPE DESIGN DEVELOPMENT PLAN
- L2 PRELIMINARY LANDSCAPE SITE DETAILS
- L3 PRELIMINARY LANDSCAPE PLANTING PLAN
- L4 PRELIMINARY LANDSCAPE HYDROZONE PLAN
- L5 PRELIMINARY LANDSCAPE IRRIGATION DETAILS
- L6 PRELIMINARY LANDSCAPE IRRIGATION DETAILS
- L7 PRELIMINARY LANDSCPE TREE MITIGATION PLAN
- ARBORIST REPORT

GENERAL NOTES

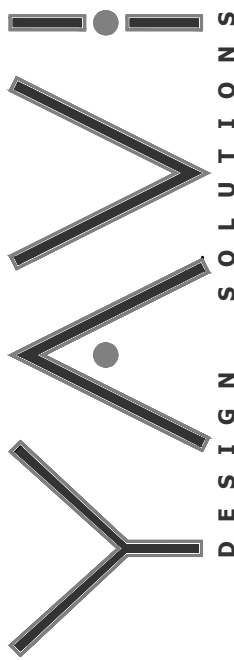
1. ALL CONSTRUCTION SHALL EXCEED THE LATEST EDITION OF CODES ADOPTED BY THE LOCAL GOVERNING AGENCIES.
2. THESE PLANS ARE FOR GENERAL CONSTRUCTION ONLY. THEY ARE NOT EXHAUSTIVELY DETAILED NOR FULLY SPECIFIED. IT IS RESPONSIBILITY OF CONTRACTOR TO SELECT , VERIFY , RESOLVE, AND INSTALL ALL MATERIALS & EQUIPMENTS.
3. THE ARCHITECT WILL NOT BE OBSERVING THE CONSTRUCTION OF THIS PROJECT. THE OWNER/CONTRACTOR IS SOLELY RESPONSIBLE FOR THE QUALITY CONTROL AND CONSTRUCTIONS STANDARDS FOR THIS PROJECT.
4. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR COMPLIANCE WITH ALL RECOMMENDATIONS OF THE SOILS REPORT INCLUDING CONSTRUCTION GRADING , DRAINAGE & FOUNDATION INSPECTION.THE CONTRACTOR SHALL HAVE THE SOILS ENGINEER REVIEW AND APPROVE IN WRITING THAT THE FOUNDATION AND SITE DESIGN ARE IN CONFORMANCE WITH SOILS REPORT PRIOR TO COMMENCEMENT OF WORK
5. PRIOR TO CONTRACTOR REQUESTING FOUND. INSPECTION THE SOIL ENGINEER SHALL ADVICE THE BUILDING OFFICIAL IN WRITING THAT A) THE BUILDING EXCAVATION & PAD WERE PREPARED IN ACCORDANCE WITH SOILS REPORT B) THE FOUNDATION FORMING AND GRADING COMPLY WITH SOILS REPORT AND APPROVED PLANS
6. SOIL ENGINEER SHALL BE RETAINED TO PROVIDE OBSERVATION & TESTING SERVICES DURING THE GRADING AND FOUNDATION PHASE OF CONSTRUCTION PER SOIL REPORT RECOMMENDATIONS INSPECTION AND TESTING REPORTS SHALL BE SUBMITTED TO THE BUILDING DEPARTMENT.

7. ALL DOWNSPOUTS WILL BE CONNECTED TO AN APPROVED DRAIN SYSTEM.
8. FINISH GRADE WILL SLOPE AWAY FROM BUILDING PERIMETER AT A MINIMUM OF 2% FOR 5' AWAY FROM THE BUILDING OR AS INDICATED IN THE SOILD REPORT.
9. ALL EXTERIOR HARD SURFACES (INCLUDING TERRACES) SHALL BE INSTALLED WITH A 1% MINIMUM SLOPE AND SHALL DRAIN AWAY FROM THE BUILDING. DRAINAGE SWALES SHALL HAVE A MINIMUM SLOPE OF 2%. MAXIMUM ALLOWABLE GRADED SLOPE IS 3 HORIZONTAL TO 1 VERTICAL 33%.
10. LOT GRADING SHALL CONFORM AT THE PROPERTY LINES AND SHALL NOT SLOPE TOWARD PROPERTY LINES IN A MANNER WHICH WOULD CAUSE STORM WATER TO FLOW ONTO NEIGHBORING PROPERTY. HISTORIC DRAINAGE PATTERNS SHALL NOT BE ALTERED IN A MANNER TO CAUSE DRAINAGE PROBLEMS TO NEIGHBORING PROPERTY.
11. ALL CONTRACTORS AND SUBCONTRACTORS SHALL IMPLEMENT CONSTRUCTION BEST MANAGEMENT PRACTICES TO PROTECT STORM WATER QUALITY AND PREVENT POLLUTANTS FROM ENTERING THE STORM DRAIN SYSTEM. FAILURE TO IMPLEMENT AND COMPLY WITH THE APPROVED CONSTRUCTION BEST MANAGEMENT PRACTICES WILL RESULT IN THE ISSUANCE OF CORRECTION NOTICES, CITATIONS, OR STOP ORDERS.

PROJECT INFORMATION

CONSTRUCTION TYPE-	VA (ISO 1)
LAND USE DESIGNATION -	CC-ROC
ZONING-	UN (Urban Neighborhood)
OCCUPANCY TYPE -	BLOCK SCALE BUILDINGS
OCCUPANCY SEPARATION -	1 HOUR
ALLOWABLE HEIGHT - Stories : 5 stories max.,	3 STORIES PROPOSED
SOILS REPORT : SUPPORTING DOCUMENTS ATTACHED	
FAR CALCS - 17259.724 Sq.Ft. LOT SIZE X 1.5 = Buildable	25,889.586 Sq.Ft.
PROPOSED BUILDING SIZE =	21,520.798 Sq.Ft.
BUILDING ARTICULATION - PER 75 WIDTH PNE ORIEL REQ.	
COMPLIES	
FRONTAGE TYPE -	ENGAGED PORCH
FULLY SPRINKLEREDIBC ref. section 903.1.1	NFPA 13

PLEASE SEE DETAILED PROJECT DATA
ON SHEET A1a



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PDU
04/27/23

02/09/2024

08/02/23
REVISED PER PLANNING
REVIEW COMMENTS
06/12/23
10/16/23
REVISED PER PLANNING
REVIEW COMMENTS
09/07/23

TITLE : COVER PAGE
DESIGN BY : PAULOMI U.

SCALE :-
DATE : 3/24/22

DRAWN BY : YAVI DESIGN SOLUTIONS

PROJECT :TOWNHOMES FOR HAMAARA TECH
22872 MAIN STREET, HAYWARD, CA

A0

LEGEND

SYMBOL	DESCRIPTION
EXISTING	PROPOSED

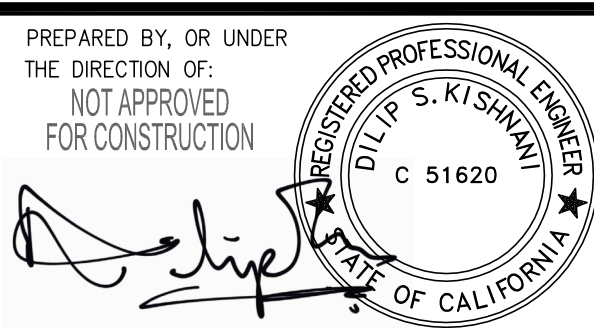
ABBREVIATIONS

AB	AGGREGATE BASE	N/B	NORTH BOUND
AC	ASPHALT CONCRETE	P	PAD
AD	AREA DRAIN	PA	PLANTER AREA
BC	BEGIN CURVE	PL, P/L	PROPERTY LINE
BM	BENCHMARK	PCC	PORTLAND CEMENT CONCRETE
BMP	BEST MANAGEMENT PRACTICE	PERF.	PERFORATED
BOT.	BOTTOM	PIE	PRIVATE INGRESS, EGRESS EASEMENT
BSW	BACK OF SIDEWALK	PRC	POINT OF REVERSE CURVE
BVC	BEGIN VERTICAL CURVE	PROJ.	PROJECTED
BW	BOTTOM OF WALL (EXPOSED)	PSDE	PRIVATE STORM DRAIN EASEMENT
CL	CENTER LINE	PUE	PUBLIC UTILITY EASEMENT
CB	CATCH BASIN	PV	PAVEMENT/ASPHALT GRADE
CO	CLEAN OUT	PVI	POINT OF VERTICAL INFLECTION
CR	CURB RETURN	R=	RADIUS OF CURVE
DI	DRAIN INLET	Δ=	INCLUDED ANGLE OF CURVE
DS	ROOF DOWN SPOUT	L=	ARC LENGTH OF CURVE
EC	END CURVE	RCP	REINFORCED CONCRETE PIPE
EL	ELEVATION	RIM	RIM ELEVATION
EP	EDGE OF PAVEMENT	R/W	RIGHT OF WAY
EVC	END VERTICAL CURVE	S	SLOPE
EX	EXISTING	S/B	SOUTH BOUND
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT	SD	STORM DRAIN
FC, F/C	FACE OF CURB	SDCO	STORM DRAIN CLEANOUT
FDC	FIRE DEPARTMENT CONNECTION	SDE	STORM DRAIN EASEMENT
FF	FINISHED FLOOR	SDMH	STORM DRAIN MANHOLE
FG	FINISHED GRADE	SE	SIDEWALK EASEMENT
FH	FIRE HYDRANT	SF	SQUARE FEET
FL	FLOW LINE	S.O.	SIDE OPENING
FOGLN	FOG LINE (WHITE STRIPE)	SS	SANITARY SEWER
GB	GRADE BREAK	SSE	SANITARY SEWER EASEMENT
GI	GREASE INTERCEPTOR	SSCO	SANITARY SEWER CLEANOUT
GM	GAS METER	SSMH	SANITARY SEWER MANHOLE
GR	GRATE ELEVATION	STD	STANDARD
HP	HIGH POINT	TB	TOP OF BERM
IRR	IRRIGATION	TC	TOP OF CURB
JT	JOINT TRENCH	TW	TOP OF WALL
LF	LINAL FEET	TYP	TYPICAL
LIP	LIP OF GUTTER	VC	VERTICAL CURVE
LP	LOW POINT	W	WATER LINE
MAX	MAXIMUM	WM	WATER METER
MH	MANHOLE		

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DATE: OCT 5, 2023					
SCALE: AS NOTED					
DRAWN: DSK					
DESIGNED: DSK					
ENGINEER: DSK					
MANAGER: DSK					
	NO.	BY	DATE	REVISIONS	CITY APPR



PREPARED BY, OR UNDER THE DIRECTION OF:
NOT APPROVED FOR CONSTRUCTION

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APN: 427-0001-046-01

TENTATIVE TRACT MAP 8678

PROPOSED SUBDIVISION PLAN & NOTES

CITY OF HAYWARD

COUNTY OF ALAMEDA

CALIFORNIA

SHEET NO.

TM1

1 OF 5 SHEETS

JOB NO.

2022-201

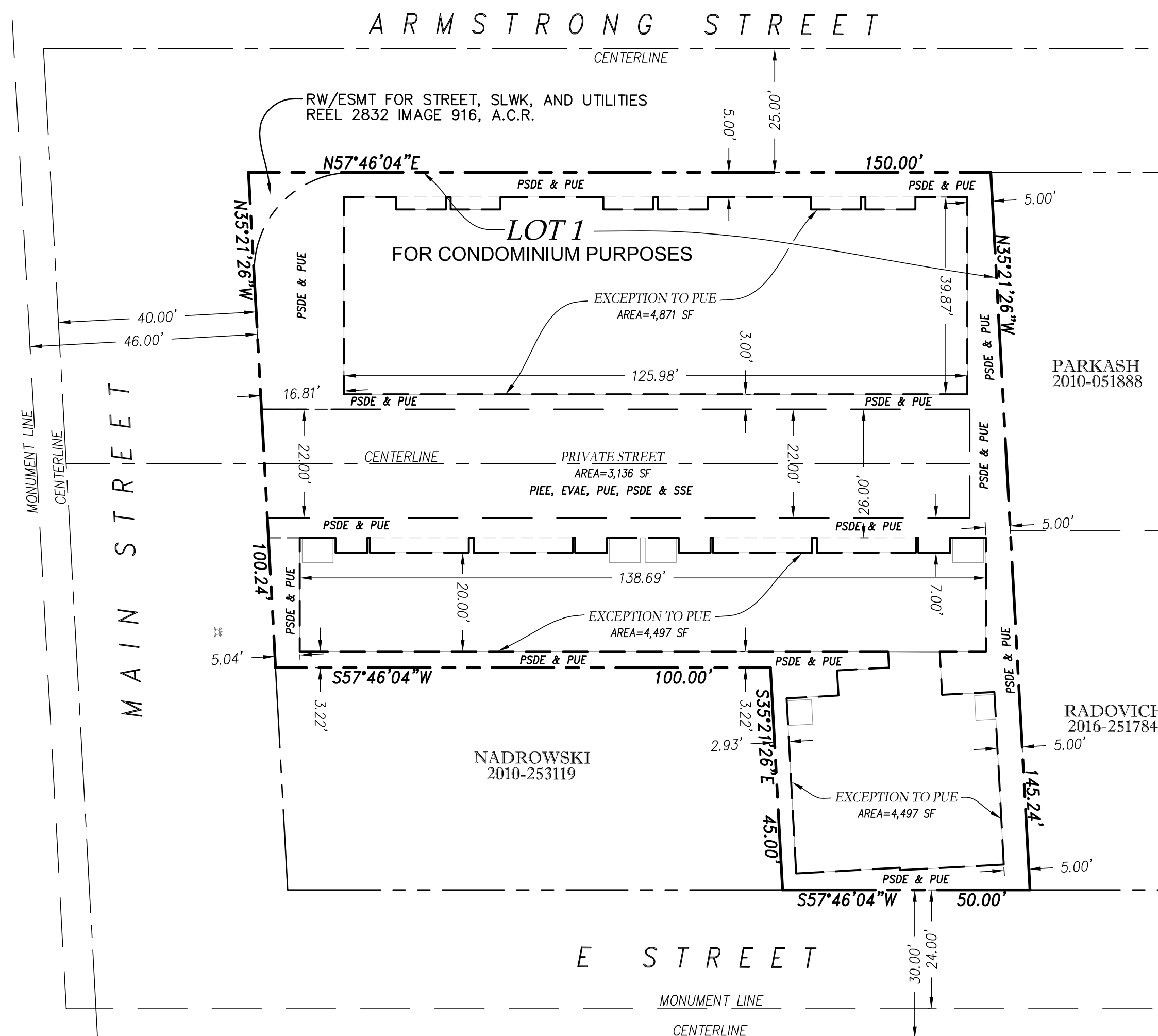
TENTATIVE TRACT 8678

A ONE LOT SUBDIVISION FOR CONDOMINIUM PURPOSES

22872 MAIN STREET

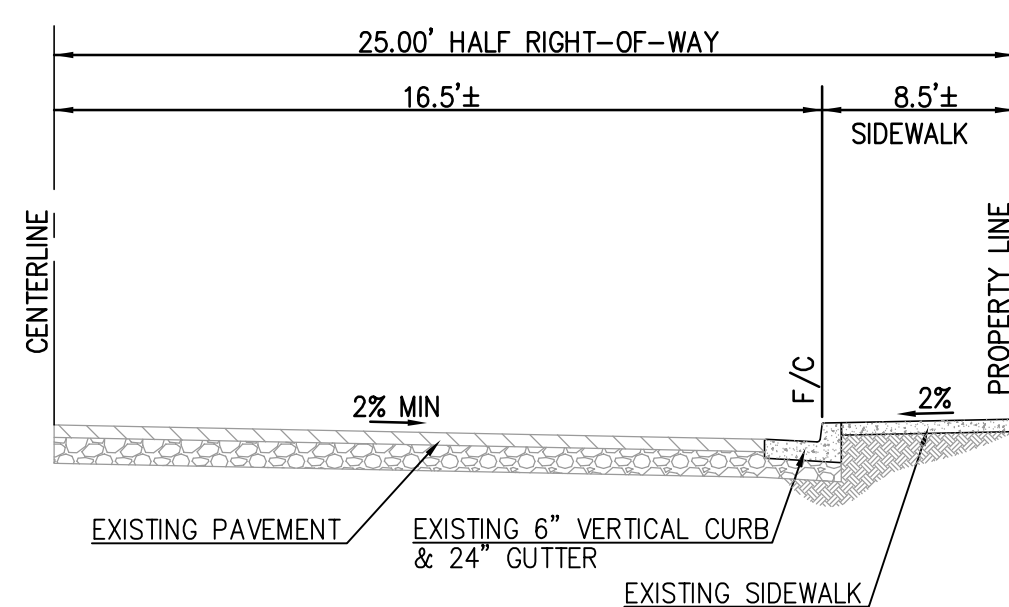
CITY OF HAYWARD

CALIFORNIA



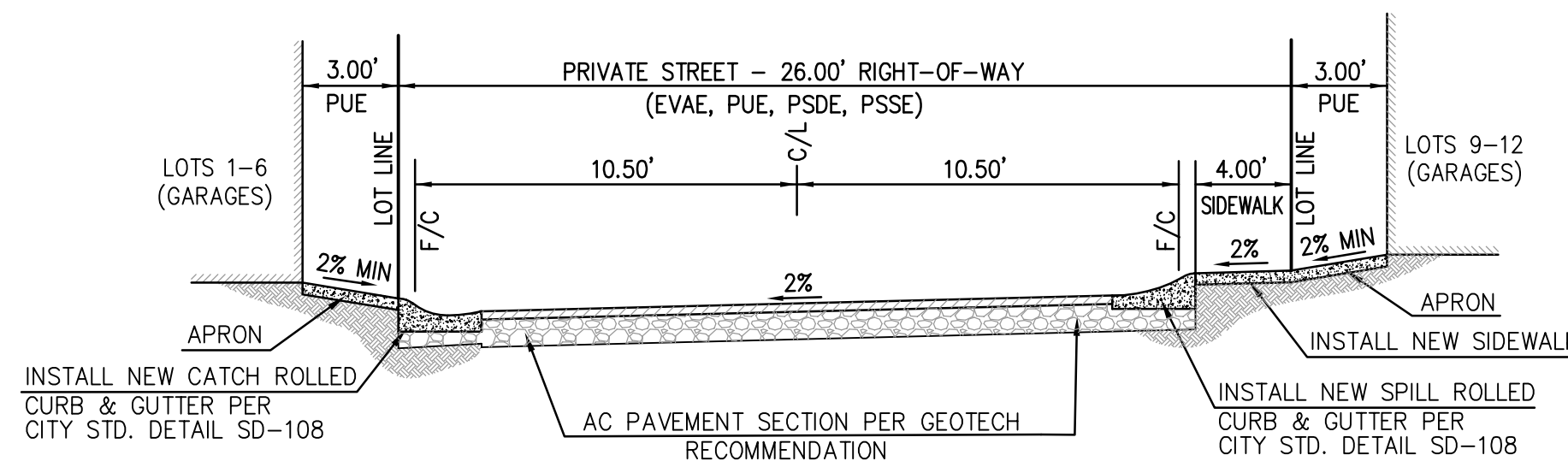
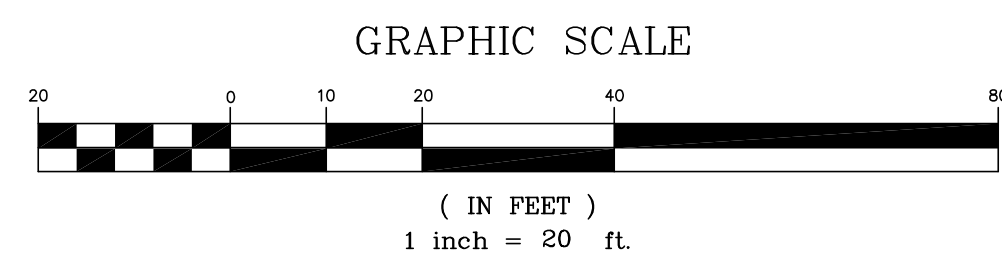
PROPOSED SUBDIVISION PLAN

SCALE: 1"=20'



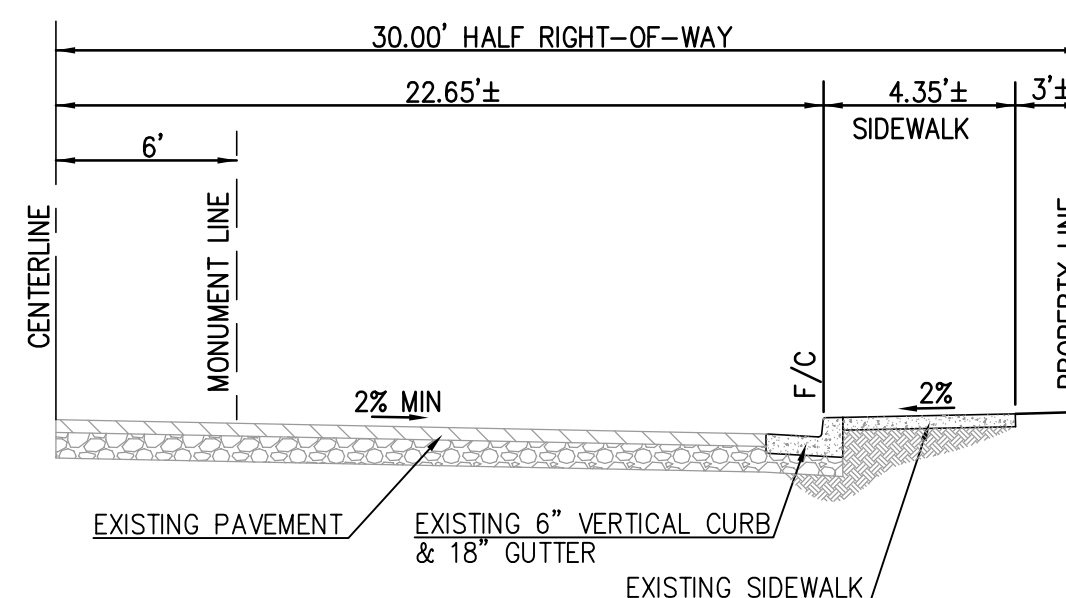
ARMSTRONG STREET - TYPICAL 1/2 R/W

NOT TO SCALE



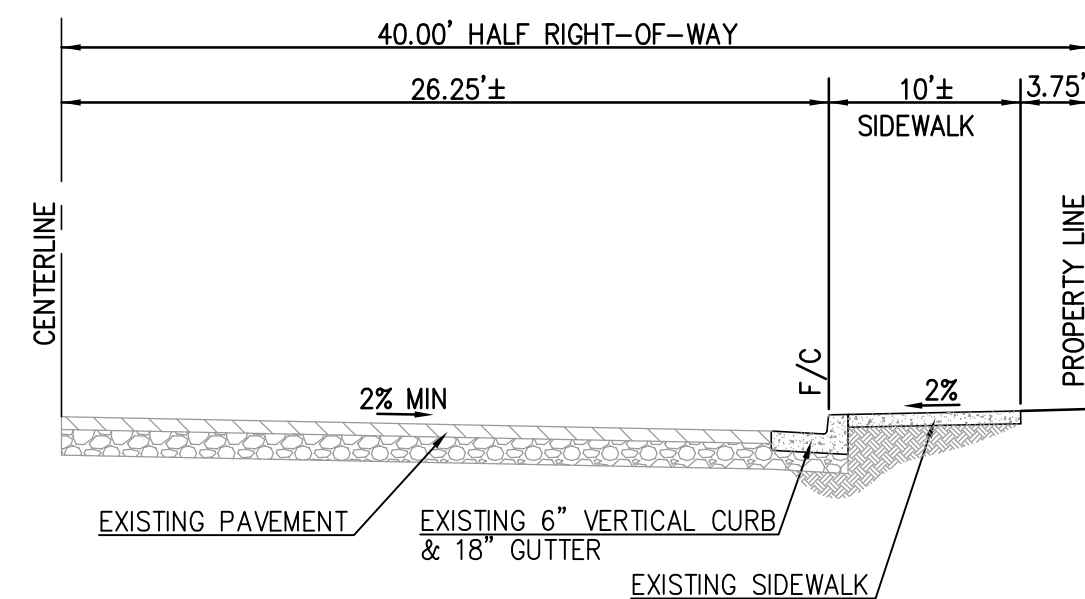
PRIVATE STREET - TYPICAL SECTION

NOT TO SCALE



E STREET - TYPICAL 1/2 R/W

NOT TO SCALE



MAIN STREET - TYPICAL 1/2 R/W

NOT TO SCALE



VICINITY MAP

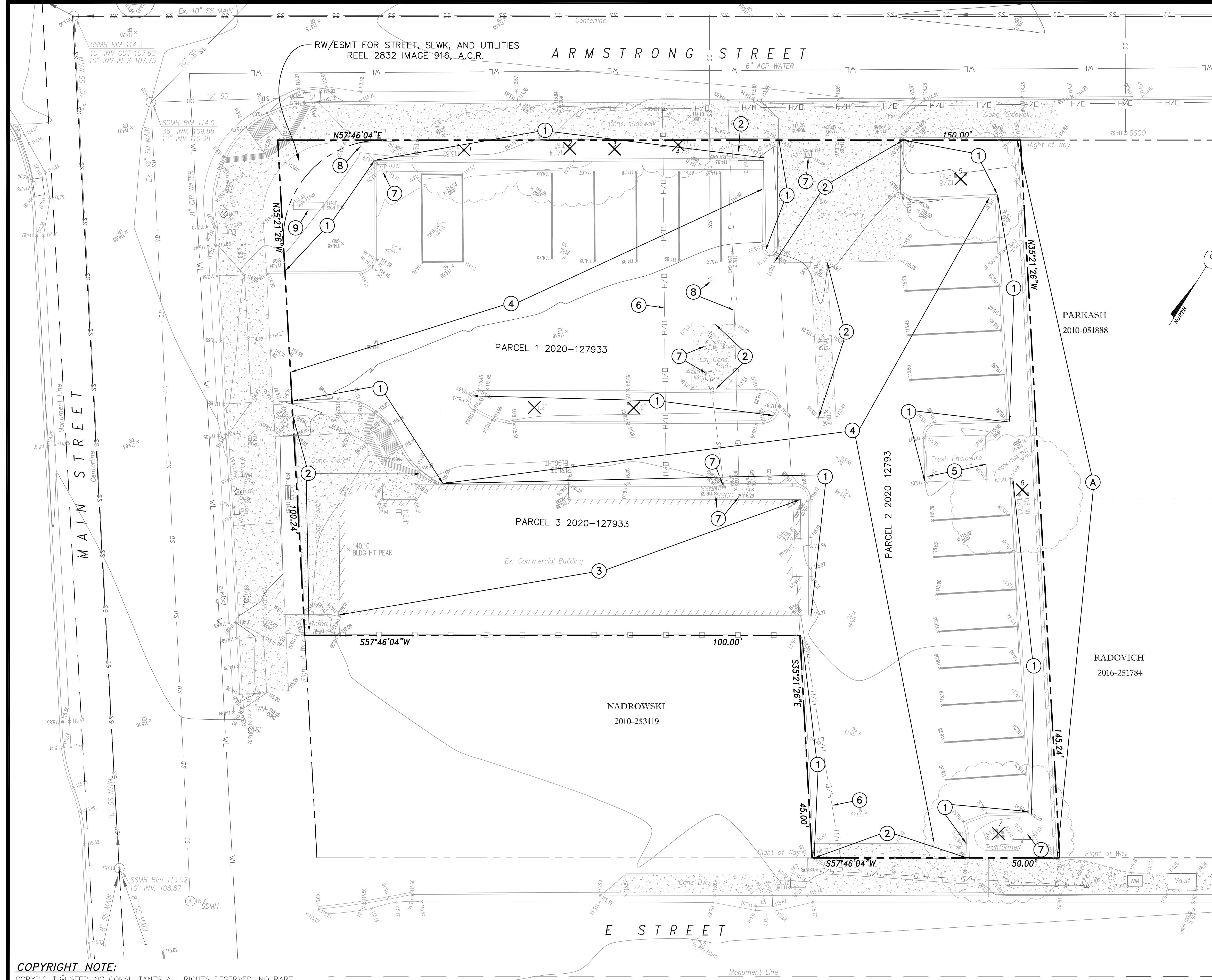
NOT TO SCALE

PROJECT GENERAL NOTES:

- OWNER(S) : MURTHY AYYAGARI
3100 MOWRY AVE, SUITE 206
FREMONT, CA 94538
- DEVELOPER : YAM DESIGN SOLUTIONS
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SUNOL, CA 94586
CONTRACT: PAULOMI UPADHYAY
TEL: 650-575-1014
- CIVIL ENGINEER : STERLING CONSULTANTS
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FREMONT, CA 94538
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TEL: 510-344-8956
- SOILS ENGINEER : GEOENGINEERING CONSULTANTS
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SAN JOSE, CA 95117
CONTACT: KAMRAN GHASSI, G.E.
TEL: 925-321-5550
- APNs: 427-0001-046-01
- EXISTING LAND USE: RESTAURANT
- PROPOSED LAND USE: RESIDENTIAL
- SITE AREA: 17,260 SF (0.3962 ACRES)
- NUMBER OF LOTS : ONE LOT SUBDIVISION FOR 12 CONDOMINIUMS
- GENERAL PLAN: RETAIL AND OFFICE
- EXISTING ZONING: URBAN NEIGHBORHOOD (UN)
- WATER SYSTEM: CITY OF HAYWARD
- SEWER SYSTEM: CITY OF HAYWARD
- STORM DRAIN SYSTEM: CITY OF HAYWARD
- GAS & ELECTRIC: PACIFIC GAS & ELECTRIC (P.G.&E.)
- CABLE: COMCAST CABLE
- TOPOGRAPHY: EXISTING TOPOGRAPHY AS SHOWN IS PER FIELD SURVEY DONE BY STERLING CONSULTANTS IN NOVEMBER, 2022.
- BOUNDARY: BOUNDARY AS SHOWN IS BASED ON A FIELD SURVEY DONE BY STERLING CONSULTANTS IN NOVEMBER, 2022.
- STREETS: THE PROPOSED NEW STREET IS PRIVATE AND WILL BE MAINTAINED BY THE HOA.
- FLOOD ZONE: ZONE-X; PANEL-06001C0287G
- GRADING: GRADES SHOWN ARE PRELIMINARY AND SUBJECT TO CHANGE DURING FINAL DESIGN.
- DIMENSIONS: LOT DIMENSIONS (SHOWN TO NEAREST TENTH OF A FOOT) AND AREAS SHOWN HEREIN ARE APPROXIMATE AND SUBJECT TO MINOR CHANGES DURING FINAL DESIGN.
- CONTOURS: EXISTING CONTOURS ARE SHOWN AT 1-FOOT INTERVALS.
- UTILITIES: ALL PROPOSED UTILITIES SHALL BE PLACED UNDERGROUND. ALL STORM DRAINS, SANITARY SEWERS AND WATER MAINS SHALL ADHERE TO MINIMUM SIZES & SLOPES PER THE GOVERNING AGENCIES.
- C3 COMPLIANCE: A BIORETENTION SYSTEM WILL TREAT STORMWATER ON-SITE TO MEET C3 REQUIREMENTS. SEE SHEET TM4

SHEET INDEX

SHEET NO.	DESCRIPTION
TM1	TITLE SHEET - PROPOSED SUBDIVISION, NOTES & DETAILS
TM2	EXISTING CONDITION MAP & PRELIMINARY DEMOLITION PLAN
TM3	PRELIMINARY GRADING, DRAINAGE & UTILITY PLAN
TM4	PRELIMINARY STORMWATER CONTROL PLAN
TM5	FIRE ACCESS EXHIBIT



DEMOLITION LEGEND

- PROPERTY LINE
- SAWCUT LINE
- EX. TREE WITH GROUND ELEV., DBH,
- REMOVE EXISTING TREE
- REMOVE EXISTING AC/CONC./BUILDING

REMOVAL NOTES

- 1 REMOVE EXISTING CURB & GUTTER
- 2 REMOVE EXISTING CONCRETE
- 3 REMOVE EXISTING BUILDING
- 4 REMOVE EXISTING ASPHALT
- 5 REMOVE EXISTING TRASH ENCLOSURE
- 6 REMOVE EXISTING OVERHEAD WIRE
- 7 REMOVE EXISTING UTILITY
- 8 REMOVE/ABANDON EXISTING UTILITY LINE
- 9 REMOVE EXISTING SIGN

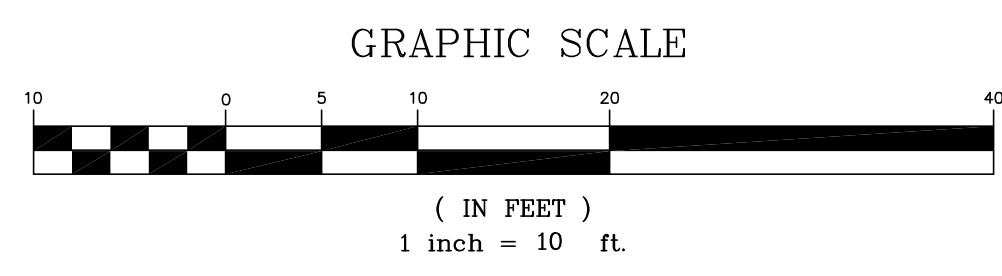
PROTECTION NOTES

- A PROTECT EXISTING WALL

DEMOLITION NOTES

- DEVELOPER'S CONTRACTOR SHALL OBTAIN A DEMOLITION PERMIT FROM CITY OF HAYWARD'S BUILDING DEPARTMENT PRIOR TO START OF DEMOLITION.
- THE PROPERTY LINE SHALL BE THE LIMITS OF DEMOLITION UNDER THE GRADING PERMIT.
- CONTRACTOR SHALL COORDINATE UTILITY DISCONNECTIONS WITH THE RESPECTIVE UTILITY AGENCIES PRIOR TO START OF DEMOLITION ON THE SITE.
- UTILITIES TO BE ABANDONED WITHIN THE AREAS OF PROPOSED IMPROVEMENTS SHALL BE REMOVED IN THEIR ENTIRETY OR ABANDONED IN PLACE PER RECOMMENDATIONS OF THE PROJECT SOILS REPORT.

Tree Collection Data 22872 Main Street, Hayward CA 94541							
Collection Date: March 30, 2023 via Civil measurements and Google imagery							
Tree #	Name	DBH	Approx Height	Structure	Form	Overhall Condition/Vigor	Suitability/Notes
1	Pyrus kawakamii	8"	15-20'	3	3	3 - Fair, small planter	Tree has been removed
2	Pyrus kawakamii	8"	15-20'	3	3	3 - Fair, small planter	Tree has been removed
3	Pyrus kawakamii	8"	15-20'	3	3	3 - Fair, small planter	Tree has been removed
4	Pyrus kawakamii	8"	15-20'	3	3	3 - Fair, small planter	Tree has been removed
5	Olea europea	8"+8"+8"	15-20'	3	3	3 - Fair to good	Tree has been removed
6	Olea europea	8"+8"+8"	15-20'	3	3	3 - Fair to good	Tree has been removed
7	Olea europea	8"+8"+8"	15-20'	3	3	2 - Fair to poor	Tree has been removed
* TREE DATA FROM ARBORIST REPORT PREPARED BY WILL GREEN						Total Tree Assessed Value	\$4,901.00



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EXISTING CONDITION MAP & PRELIMINARY DEMOLITION PLAN

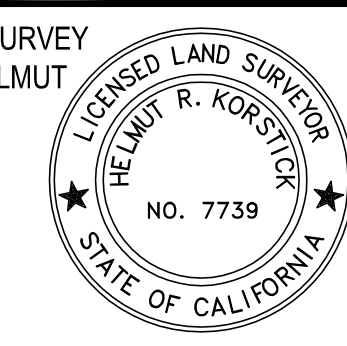
SCALE: 1"=10'

VERTICAL DATUM: HELD ELEVATION OF 118.79' ON TOP OF THE DISK IN WELL MONUMENT AT THE INTERSECTION OF C STREET AND FIRST STREET PER CITY OF HAYWARD FIELD NOTES. VERTICAL DATUM = NGVD 29, MEAN SEA LEVEL.

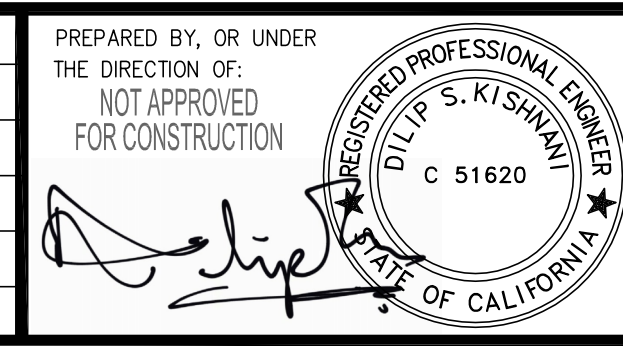
BASIS OF BEARINGS: NAD83, ZONE III, HELD BEARING OF N 05°00'02" E BETWEEN MONUMENTS 676 AND 670 AS SHOWN ON RECORD OF SURVEY NO. 2604, BOOK 40 OF MAPS AT PAGES 8-22, ALAMEDA COUNTY RECORDS.

GROSS LOT AREA = 17,259.72 SF (0.3962 ACRES)

BOUNDARY: BOUNDARY BASED UPON FIELD SURVEY PERFORMED BY OR UNDER DIRECTION OF HELMUT KORSTICK, PLS 7739.



DATE: OCT 5, 2023					
SCALE: AS NOTED					
DRAWN: DSK					
DESIGNED: DSK					
ENGINEER: DSK					
MANAGER: DSK					
NO.	BY	DATE	REVISIONS	CITY APPR	

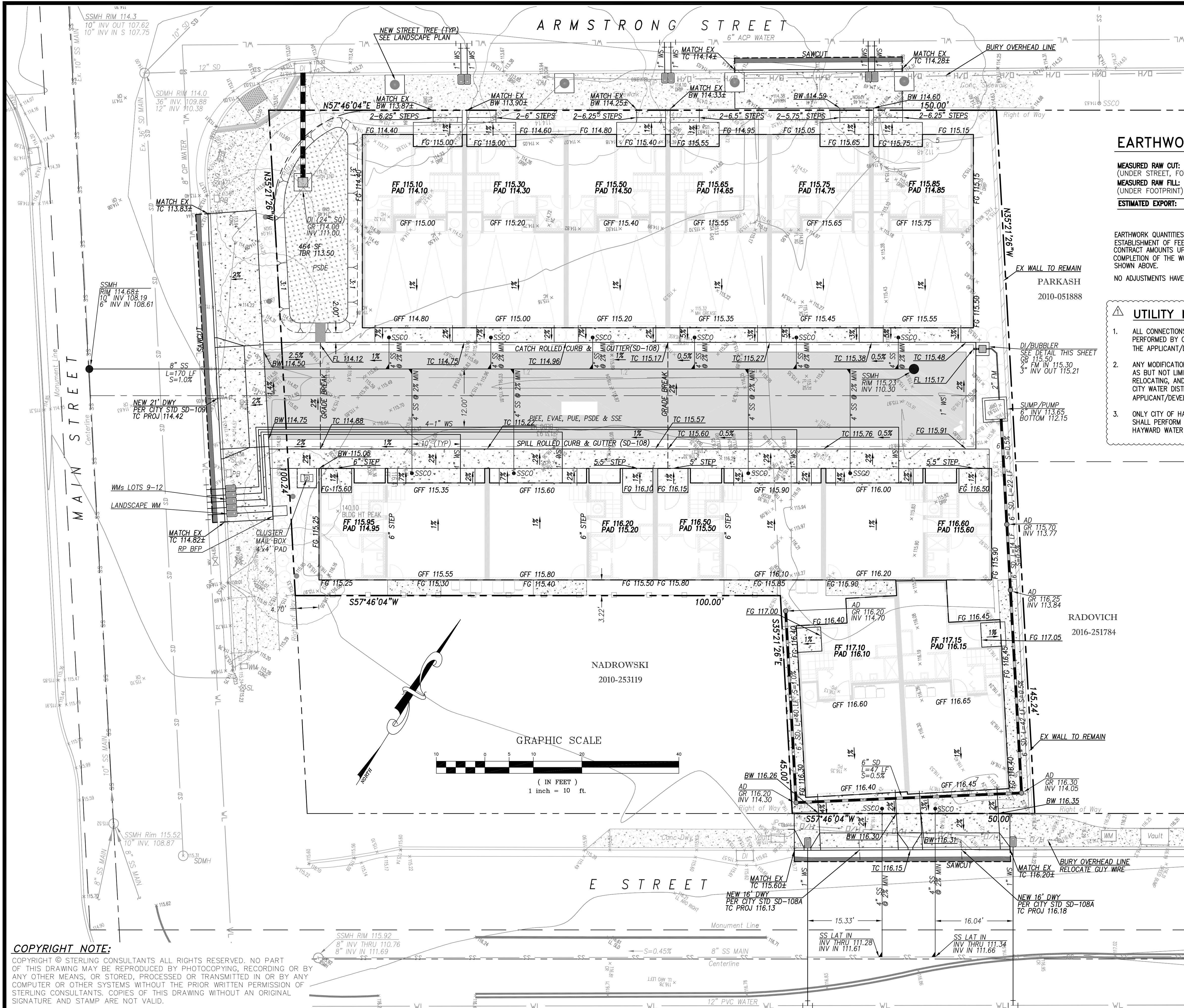


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APN: 427-0001-046-01
TENTATIVE TRACT MAP 8678
EXISTING CONDITION MAP & PRELIMINARY DEMOLITION PLAN
CITY OF HAYWARD COUNTY OF ALAMEDA CALIFORNIA

22872 MAIN STREET
SHEET NO. **TM2**
2 OF 5 SHEETS
JOB NO. 2022-201



GRADING NOTES:

1. SITE GRADING & EXCAVATIONS SHALL ADHERE TO ALL RECOMMENDATIONS CONTAINED IN THE PROJECT GEOTECHNICAL REPORT.
2. ALL GRADES SHOWN ARE FINISHED GRADES, UNLESS OTHERWISE NOTED.
3. ALL CUT AND FILL SLOPES AT THE BOUNDARY LINES SHALL BE CONSTRUCTED IN SUCH A MANNER THAT ADJACENT FENCES WILL NOT BE DAMAGED. GRADING SHALL CONFORM AT BOUNDARY LINES.
4. ALL CUT SLOPES SHALL BE ROUNDED TO MEET EXISTING GRADES AND BLEND WITH SURROUNDING TOPOGRAPHY. ALL GRADED SLOPES OVER FIVE FEET IN HEIGHT SHALL BE PLANTED WITH SUITABLE GROUND COVER.
5. DURING GRADING OPERATIONS, THE CONTRACTOR SHALL IMPLEMENT DUST CONTROL MEASURES BOTH ON-SITE. STREETS SHALL BE SWEEPED PER REQUIREMENTS SPECIFIED IN BLUEPRINT FOR CLEAN BAY.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF SAID GRADING QUANTITIES PRIOR TO THE START OF THE GRADING OPERATION. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR DISTRIBUTING ANY EXCESS MATERIAL OR SUPPLY MATERIAL FOR DEFICIENCIES TO BRING PAVEMENT OR LOTS TO REQUIRED GRADE. CLARIFICATION OF GRADING SHALL BE DONE BY THE ENGINEER.
7. WASTEWATER GENERATED DURING CONSTRUCTION SHALL NOT BE DISCHARGED TO THE STORM DRAIN SYSTEM. THIS INCLUDES WASTE FROM PAINTING, SAWCUTTING, CONCRETE WORK, ETC. THE CONTRACTOR SHALL MAKE ARRANGEMENTS TO ELIMINATE DISCHARGES TO THE STORM DRAIN SYSTEM AND, IF NECESSARY, PROVIDE AN AREA FOR ON-SITE WASHING ACTIVITIES DURING CONSTRUCTION. MATERIALS WHICH COULD CONTAMINATE STORM RUNOFF SHALL BE STORED IN AREAS WHICH ARE DESIGNED TO PREVENT EXPOSURE TO RAINFALL AND TO NOT ALLOW STORM WATER TO RUN ONTO THE AREA.
8. FLUSHING OF STREETS/PARKING LOTS TO REMOVE DIRT AND CONSTRUCTION DEBRIS IS PROHIBITED UNLESS PROPER SEDIMENT CONTROLS ARE USED. AREAS REQUIRING CLEANING SHOULD BE SWEEPED.
9. WHERE UNSTABLE OR UNSUITABLE MATERIALS ARE ENCOUNTERED DURING SUBGRADE PREPARATION, THE AREA IN QUESTION SHALL BE OVER EXCAVATED AND REPLACED BY SELECT BACKFILL MATERIAL AS NEEDED.
10. WHERE ABANDONED UNDERGROUND STRUCTURES ARE ENCOUNTERED IN THE STREET AREAS, REMOVE TO SUFFICIENT DEPTH TO ALLOW UNDERGROUND LINES TO CROSS, BACKFILL AND COMPACT DURING ROUGH GRADING. THE INSPECTOR MAY REQUIRE FURTHER WORK TO BE DONE IF VISUAL INSPECTION INDICATES SO DURING CONSTRUCTION.
11. PRIOR TO ANY GRADING, DEMOLITION OF THE SITE SHOULD BE COMPLETED. DEMOLITION SHOULD INCLUDE THE COMPLETE REMOVAL OF ALL SURFACE AND SUBSURFACE STRUCTURES. IF ANY OF THE FOLLOWING ARE ENCOUNTERED: TREE ROOT SYSTEMS, CONCRETE, SEPTIC TANKS, GAS OR OIL TANKS, STORM INLETS, IRRIGATION PIPES, FOUNDATIONS, ASPHALT, DEBRIS AND TRASH, THESE SHOULD ALSO BE REMOVED, WITH THE EXCEPTION OF ITEMS SPECIFIED BY THE OWNER FOR SALVAGE.
12. EARTHWORK QUANTITIES IF SHOWN ON THESE PLANS ARE APPROXIMATE ESTIMATED QUANTITIES AND ARE FURNISHED FOR THE CITY OF HAYWARD'S INFORMATION ONLY. THE ACTUAL AMOUNT MAY VARY DEPENDING ON COMPACTION, CONSOLIDATION, STRIPPING AND THE CONTRACTOR'S METHOD OF OPERATION.
13. ALL OUTDOOR EQUIPMENT AND MATERIALS STORAGE AREAS MUST BE COVERED AND BERMED, OR MUST BE DESIGNED WITH BEST MANAGEMENT PRACTICES TO LIMIT THE POTENTIAL FOR RUNOFF TO CONTACT POLLUTANTS.
14. DURING CONSTRUCTION, MEASURES SHALL BE TAKEN TO PREVENT AND/OR REDUCE SEDIMENT AND DEBRIS FROM ENTERING THE STORM DRAINS SUCH AS ROUTINE SWEEPING AND STORM DRAIN INLET PROTECTION.
15. DURING ACTIVITIES THAT RESULT IN DISTURBANCE OF SOILS OR THE USE OR STORAGE OF ERODIBLE MATERIALS (E.G. SANDS, BASE ROCK, TOPSOIL), PREVENT THE TRANSPORT OF SEDIMENT THROUGH THE INSTALLATION OF APPROPRIATE EROSION AND SEDIMENT CONTROL.
16. ALL NEW/UPGRADED UTILITIES SHALL BE INSTALLED UNDERGROUND.

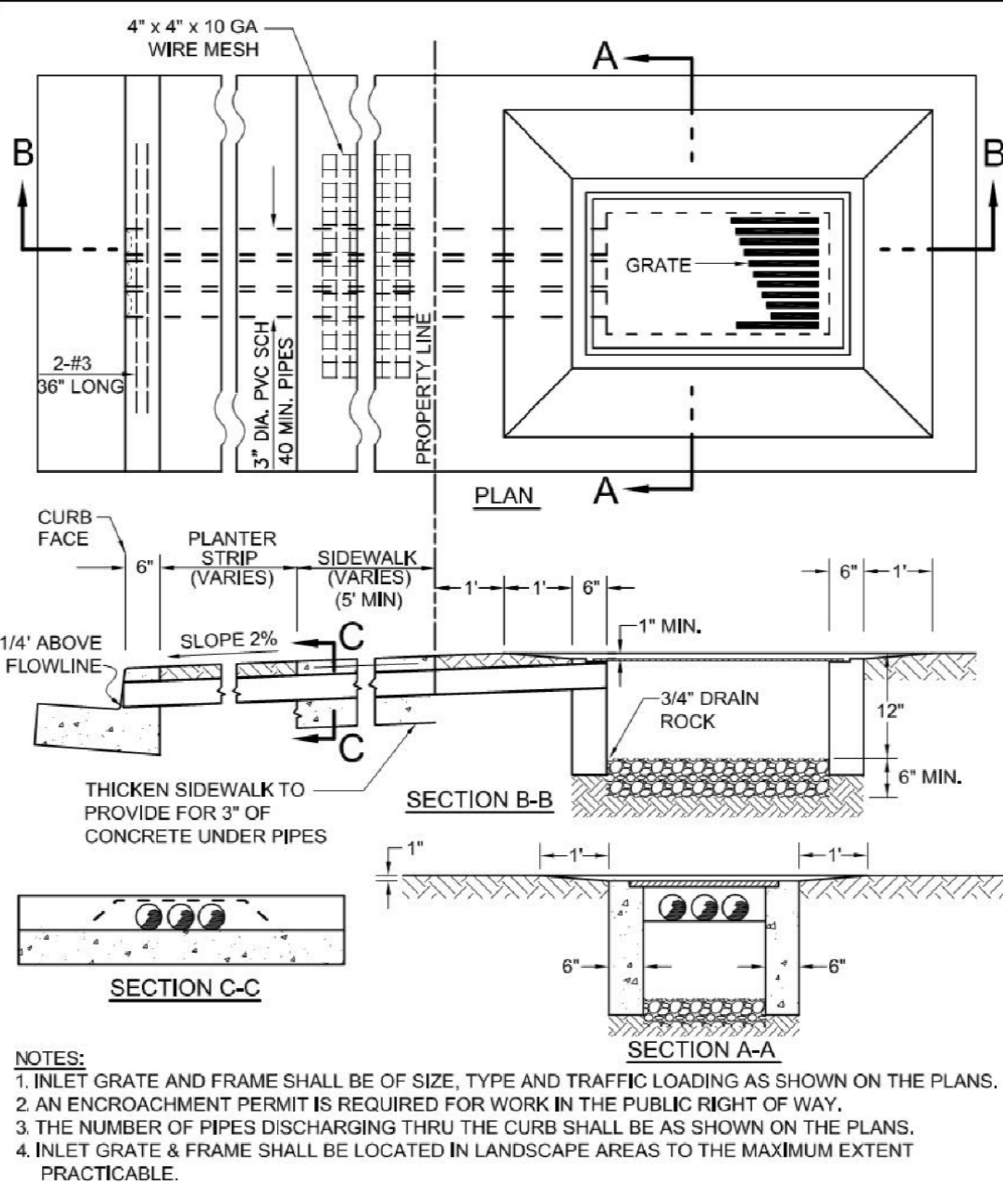
EARTHWORK SUMMARY

MEASURED RAW CUT: 261 CY
(UNDER STREET, FOOTPRINTS & BIORETENTION)
MEASURED RAW FILL: 14 CY
(UNDER FOOTPRINT)
ESTIMATED EXPORT: 247 CY

EARTHWORK QUANTITIES SHOWN HEREON ARE APPROXIMATE ONLY FOR ESTABLISHMENT OF FEES. CONTRACTORS SHALL BASE BID AND OR CONTRACT AMOUNTS UPON THEIR OWN EARTHWORK ESTIMATES FOR COMPLETION OF THE WORK SHOWN HEREON, NOT ON THE QUANTITIES SHOWN ABOVE.
NO ADJUSTMENTS HAVE BEEN APPLIED FOR SHRINK OR SWELL.

UTILITY NOTES:

1. ALL CONNECTIONS TO EXISTING WATER MAINS SHALL BE PERFORMED BY CITY WATER DISTRIBUTION PERSONNEL AT THE APPLICANT/DEVELOPER'S EXPENSE.
2. ANY MODIFICATIONS TO EXISTING WATER SERVICES SUCH AS BUT NOT LIMITED TO UPSIZING, DOWNSIZING, RELOCATING, AND ABANDONING SHALL BE PERFORMED BY CITY WATER DISTRIBUTION PERSONNEL AT THE APPLICANT/DEVELOPER'S EXPENSE.
3. ONLY CITY OF HAYWARD WATER DISTRIBUTION PERSONNEL SHALL PERFORM OPERATION OF VALVES ON THE CITY OF HAYWARD WATER SYSTEM.



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DATE: DECEMBER 1, 2023					
SCALE: AS NOTED					
DRAWN: DSK					
DESIGNED: DSK					
ENGINEER: DSK					
MANAGER: DSK					
	NO.	BY	DATE	REVISIONS	CITY APPR
		DSK	12/1/23	ADDED UTILITY NOTE PER CITY COMMENTS	

PREPARED BY, OR UNDER THE DIRECTION OF:
NOT APPROVED FOR CONSTRUCTION
[Signature]
REGISTERED PROFESSIONAL ENGINEER
CITY OF CALIFORNIA
C 51620

PREPARED BY:
STERLING CONSULTANTS
46500 FREMONT BOULEVARD, SUITE NO. 205
FREMONT, CA 94538
1sterlingconsultants@gmail.com PHONE: 510.344.8955

PREPARED FOR:
MURTHY AYYAGARI
3100 MOWRY AVENUE, SUITE 206
FREMONT, CA 94538

APN: 427-0001-046-01
TENTATIVE TRACT MAP 8678
PRELIMINARY GRADING, DRAINAGE & UTILITY PLAN
CITY OF HAYWARD
COUNTY OF ALAMEDA
CALIFORNIA
22872 MAIN STREET

SHEET NO.
TM3
3 OF 5 SHEETS
JOB NO.
2022-201

NOTE: ALL OVERHEAD WIRES ALONG THE PROJECT FRONTAGES OF ARMSTRONG STREET & E STREET SHALL BE UNDERGROUNDED TO ACCOMODATE AERIAL APPARATUS ACCESS FOR UNITS FACING THE RESPECTIVE STREETS.

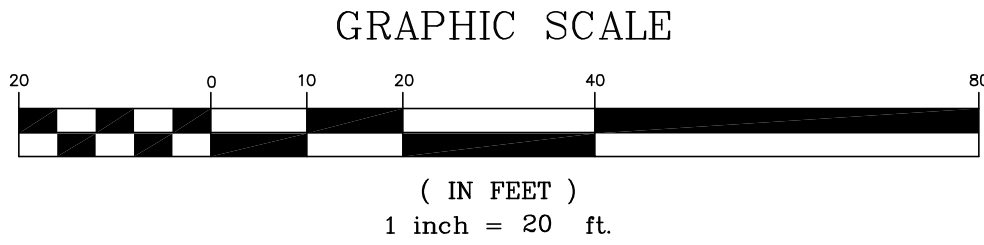
LEGEND

-  UNOBSTRUCTED CLEAR FIRE ACCESS LANE
-  EXISTING FIRE HYDRANT

NOTE: ALL OVERHEAD WIRES ALONG THE PROJECT FRONTAGES OF ARMSTRONG STREET & E STREET SHALL BE UNDERGROUNDED TO ACCOMODATE AERIAL APPARATUS ACCESS FOR UNITS FACING THE RESPECTIVE STREETS.

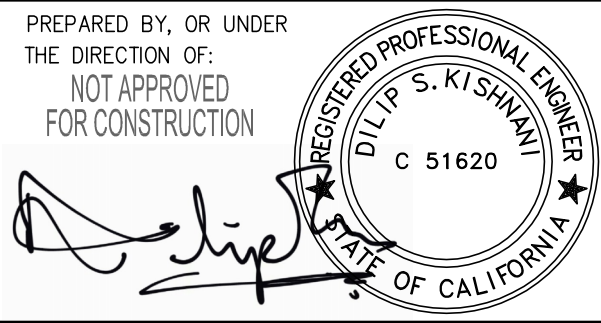
NOTE: ALL OVERHEAD WIRES ALONG THE PROJECT FRONTAGES OF ARMSTRONG STREET & E STREET SHALL BE UNDERGROUNDED TO ACCOMODATE AERIAL APPARATUS ACCESS FOR UNITS FACING THE RESPECTIVE STREETS.

FH 4329-08
FIRE FLOW TEST DATE 7/5/23
STATIC PRESSURE 60 PSI
RESIDUAL PRESSURE 58 PSI
PITOT PRESSURE 40 PSI
OBSERVED DISCHARGE 1,061.2 GPM
20 PSI CALC 5,350.1 GPM



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DATE: OCT 5, 2023					
SCALE: AS NOTED					
DRAWN: DSK					
DESIGNED: DSK					
ENGINEER: DSK					
MANAGER: DSK					
	NO.	BY	DATE	REVISIONS	CITY APPR



PREPARED BY:
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FREMONT, CA 94538
1sterlingconsultants@gmail.com PHONE: 510.344.8955

PREPARED FOR:
MURTHY AYYAGARI
3100 MOWRY AVENUE, SUITE 206
FREMONT, CA 94538

APN: 427-0001-046-01

TENTATIVE TRACT MAP 8678
FIRE ACCESS EXHIBIT

CITY OF HAYWARD

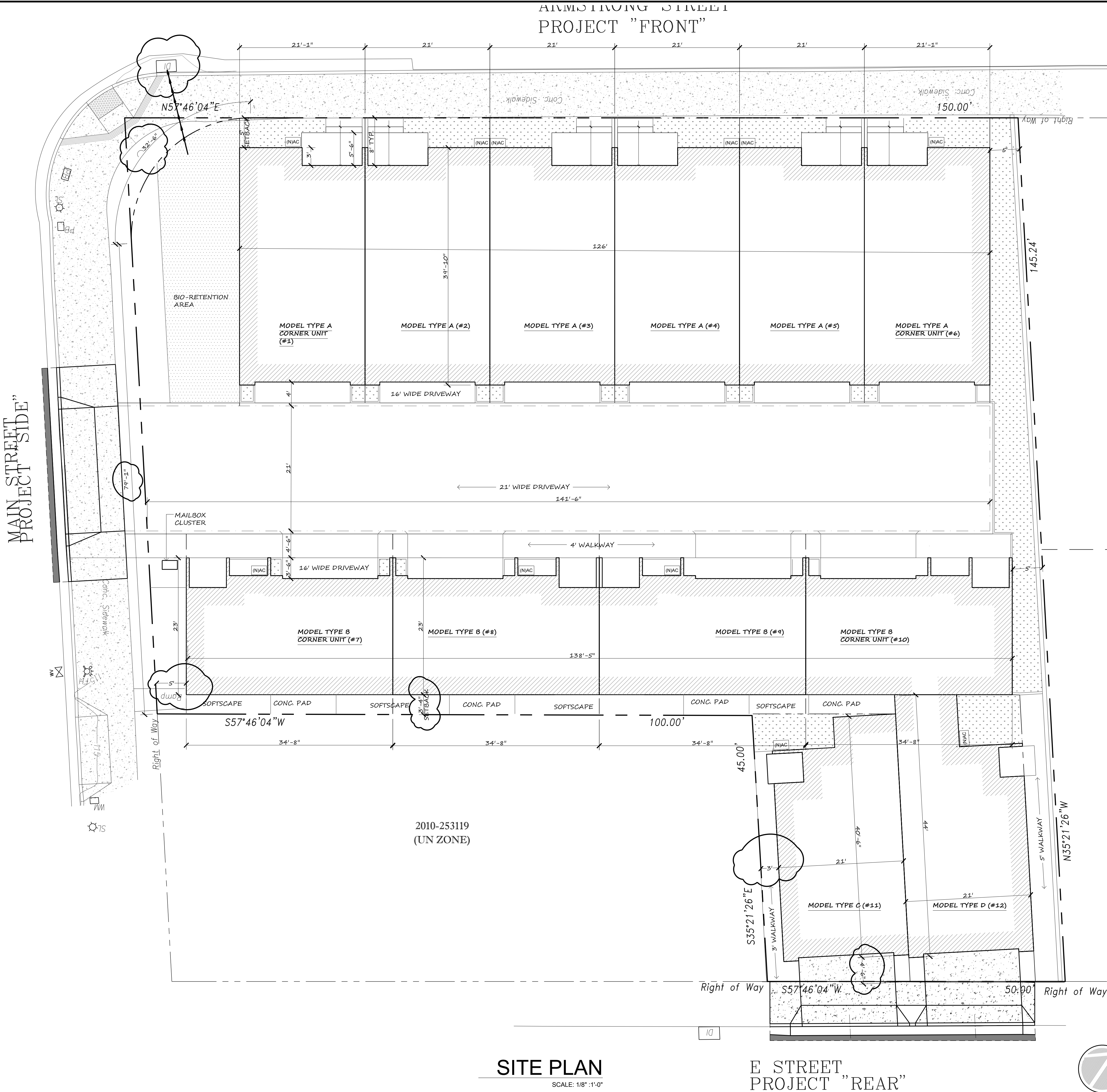
COUNTY OF ALAMEDA

22872 MAIN STREET

CALIFORNIA

SHEET NO.
TM5
5 OF 5 SHEETS
JOB NO.
2022-201

Project Data		Hamaara Tech. 22872 Main St. Hayward, CA
Occupancy Group-R3		
Zoning Dist.:	UN (Urban Neighborhood)	
Existing Lot Size:	0.37 Acres	
APN NO:	427-1-46-1	
Construction Type	VA (ISO 1)	
Land Use Designation	CC-ROC	
1.	(N) Proposed Footprint : See Sheet A1c (LOT COVERAGE)	
	Footprint Calcs:	
	Armstron Street Facing Buildings	4822.635
	Driveway Isle Buildings	4274.349 s.f.
	Total Footprint	9097 s.f.
ALLOWABLE 75% PER LOT COVERAGE : 17259.724 sq.ft. X 75 % = 12,944.793 sq.ft.		
LOT COVERAGE COMPLIED		
NUMBER OF MODELS - 4 TYPE A, TYPE B, TYPE C & TYPE D Each Three Story 4 Bed 3.5 Bath Townhouse		
5. Proposed Habitable:		
MODEL TYPE A		6 UNITS
Block scale for each unit		21' X 39'10"
Corner #1 & #6	First Floor Habitable Area	305.286 s.f.
	Second Floor Habitable Area	718.236 s.f.
	Third Floor Habitable Area	851.663 s.f.
	TOTAL	1875.185 s.f.
#2 #3 #4 #5	First Floor Habitable Area	305.286 s.f.
	Second Floor Habitable Area	704.095 s.f.
	Third Floor Habitable Area	837.523 s.f.
	TOTAL	1,846.904 s.f.
MODEL TYPE B		4 UNITS
Block scale for each unit		34'8" X 23'
#1 #2 #3 #4	First Floor Habitable Area	211.782 s.f.
	Second Floor Habitable Area	705.731 s.f.
	Third Floor Habitable Area	776.944 s.f.
	TOTAL	1,694.5 s.f.
MODEL TYPE C		1 UNIT
Block scale for each unit		21' X 40'6"
#1	First Floor Habitable Area	268.119 s.f.
	Second Floor Habitable Area	667.821 s.f.
	Third Floor Habitable Area	794.9 s.f.
	TOTAL	1,730.84 s.f.
MODEL TYPE D		1 UNIT
Block scale for each unit		21' X 44'
#1	First Floor Habitable Area	302.5 s.f.
	Second Floor Habitable Area	785.736 s.f.
	Third Floor Habitable Area	785.736 s.f.
	TOTAL	1,873.972 s.f.
3. OPEN USE SPACE PER TOWNHOME: Sq.Ft. See Sheet A1d		
Second Floor Level	(6) MODEL A = 20' X 8'4"	166.7X6=1000.2
	(4) MODEL B = 13' X 8'5"	109X4=436
	(1) MODEL C = 20' X 8'	160
Grade Ivl	(1) MODEL D = 10'2" X8'2"	118
TOTAL Open Use Area		1,714.2 s.f.
OPEN USE SPACE PER home: COMPLIED		
Attached (2) Car Garage w/ Each Unit PUBLIC TRANSPORTATION WITHIN 1 MILE.		
F.A.R. (FLOOR AREA RATIO) :- ALLOWED MAX. F.A.R. IS 1.5 LOT SIZE IN Sq.Ft. IS 17259.724 Sq.Ft. 17259.724 X 1.5 = 25,889.586 Sq.Ft BUILDABLE PROPOSED BUILDING SIZE = 21,520.798 Sq.Ft.		
6. Scope Of Work		
A. Construct 12 Townhomes. Each Consist of 4 Bed, 3.5 Bath, Living, Kitchen & Dining		



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

E STREET
PROJECT "REAR"

YAVI

DESIGN SOLUTIONS

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EMAIL:
YAVIDESIGNSOLUTIONS@GMAIL.COM

PROJECT :TOWNHOMES FOR HAMAARA TECH
22872 MAIN STREET, HAYWARD, CA

PDUhachhyay

04/27/23

08/02/23
REVISED PER PLANNING
REVIEW COMMENTS
06/12/23

10/16/23
REVISED PER PLANNING
REVIEW COMMENTS
09/07/23

01/10/24
REVISED PER PLANNING
REVIEW COMMENTS
01/09/24

SCALE :-
DATE : 3/24/22

TITLE : General Siteplan & Project Data
DESIGN BY : PAULOMI U.
DRAWN BY : YAVI DESIGN SOLUTIONS

A1a

YAVI

DESIGN SOLUTIONS

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PROJECT :TOWNHOMES FOR HAMAARA TECH

22872 MAIN STREET, HAYWARD, CA

PDU
04/27/23

08/02/23	08/16/23	10/16/23	11/22/23	01/10/24
REVISED PER PLANNING REVIEW COMMENTS	REVISED PER PLANNING REVIEW COMMENTS	REVISED PER PLANNING REVIEW COMMENTS	REVISED PER PLANNING REVIEW COMMENTS	REVISED PER PLANNING REVIEW COMMENTS
06/12/23	09/07/23	11/17/23	01/09/24	01/09/24

SCALE :-

DATE : 3/24/22

TITLE : Driveway & Parking Plan

DESIGN BY : PAULOMI U.

DRAWN BY : YAVI DESIGN SOLUTIONS

ARMSTRONG STREET
PROJECT "FRONT"

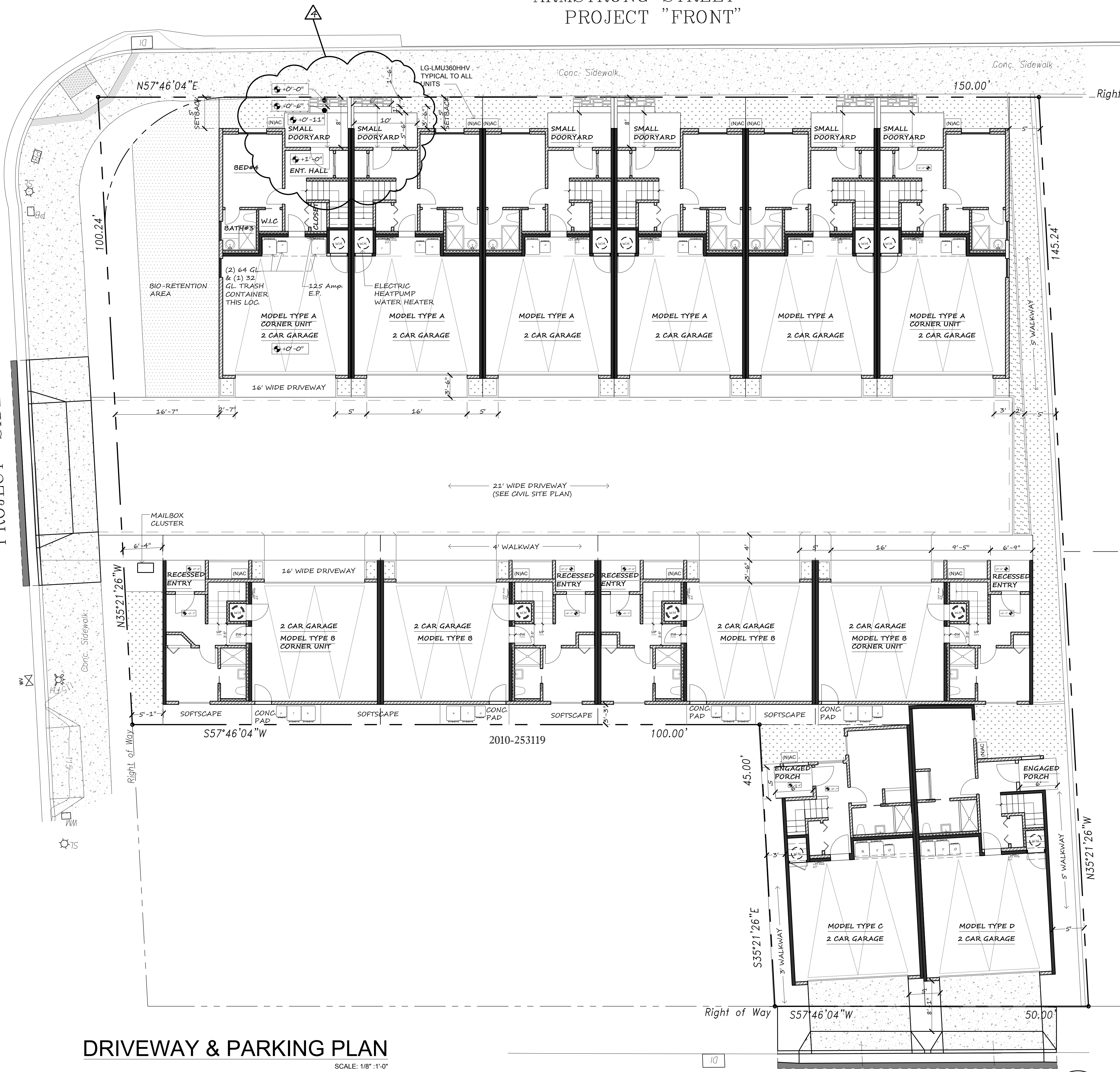
SYMBOLS LEGEND	
	RECYCLE-64 GL.
	TRASH-64 GL.
	ORGANIC-32 GL.
	PARKING SPOT
	HEATPUMP WATER HEATER
	A/C COMPRESSOR UNIT
	LEVEL

TOTAL UNITS - 12
TOTAL PARKING - 24
2 PER UNIT

MAIN STREET
PROJECT "SIDE"

DRIVEWAY & PARKING PLAN
First Floor Site Plan

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

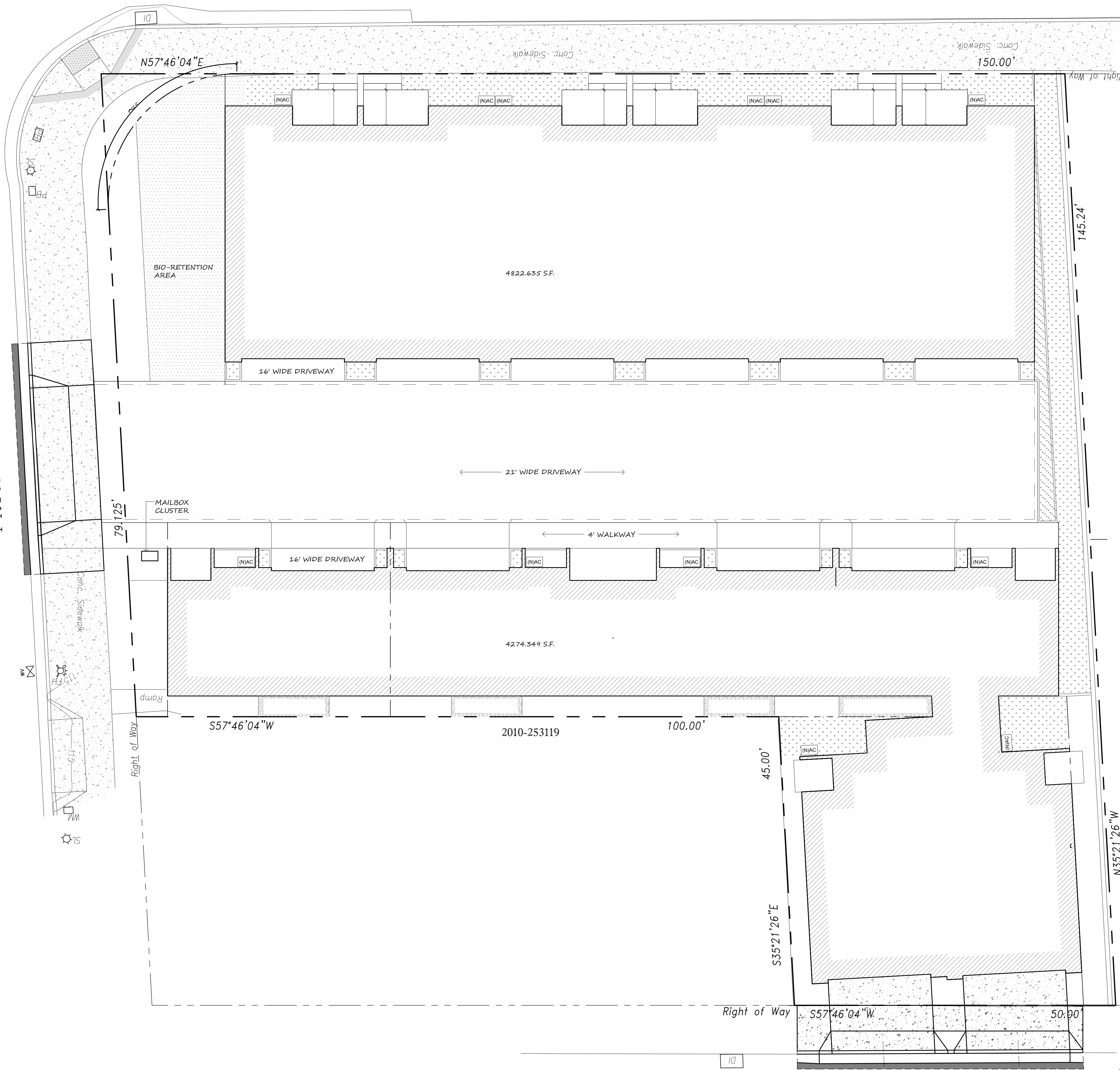


E STREET
PROJECT "REAR"

1. (N) Proposed Footprint : See Sheet A1c (LOT COVERAGE)	
Footprint Calcs:	
Armstron Street Facing Buildings	4822.635
Driveway Isle Buildings	4274.349 s.f.
Total Footprint	9097 s.f.
ALLOWABLE 75% PER LOT COVERAGE : 17259.724 sq.ft. X 75 % = 12,944.793 sq.ft.	
LOT COVERAGE COMPLIED	

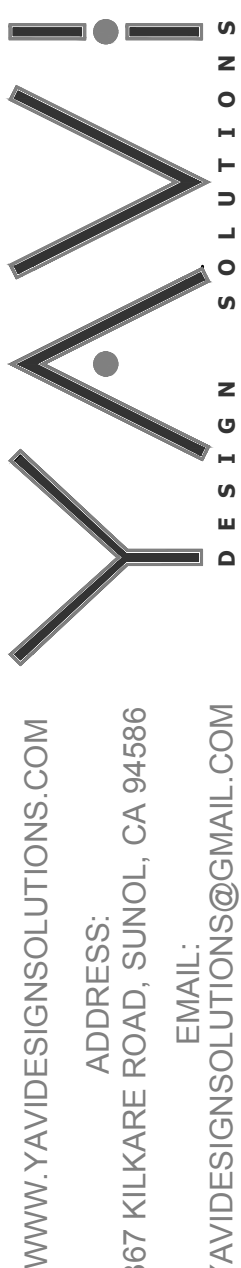
MAIN STREET
PROJECT "SIDE"

ARMSTRONG STREET
PROJECT "FRONT"



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

E STREET
PROJECT "REAR"



PDU *padhyay*
04/27/23

08/02/23
REVISED PER PLANNING
REVIEW COMMENTS
06/12/23

TITLE : Builging Area/Lot Area Diagram
DESIGN BY : PAULOMI U.

DRAWN BY : YAVI DESIGN SOLUTIONS

PROJECT : TOWNHOMES FOR HAMAARA TECH
22872 MAIN STREET, HAYWARD, CA

A1c

ARMSTRONG STREET
PROJECT "FRONT"

3. OPEN USE SPACE PER TOWNHOME: Sq.Ft. See Sheet A1d		
Second Floor Level	(6) MODEL A = 20' X 8'4"	166.7X6=1000.2
	(4) MODEL B = 13' X 8'5"	109X4=436
	(1) MODEL C = 20' X 8'	160
Grade IV	(1) MODEL D = 10'2" X 8'2"	118
TOTAL Open Use Area		1,714.2 s.f.
OPEN USE SPACE PER home: COMPLIED		
3.a Minimum of 100 square feet of private open space per rowhouse, with a minimum width of 8 feet, and a minimum depth of 12 feet.		
COMPLIED		
3.b Required street setbacks and driveways may not be included in the private open space area calculation		
COMPLIED		
3.c Required open space must be located behind the main body of the primary structure		
COMPLIED		

SYMBOLS LEGEND	
	WALKWAY
	BIO-RETENTION
	SOFT-LANDSCAPE
	OPEN USE AREA

MAIN STREET
PROJECT "SIDE"



OPEN USE AREA
SCALE: 1/8" = 1'-0"
Second Floor Site Plan

E STREET
PROJECT "REAR"

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PROJECT : TOWNHOMES FOR HAMAARA TECH
22872 MAIN STREET, HAYWARD, CA

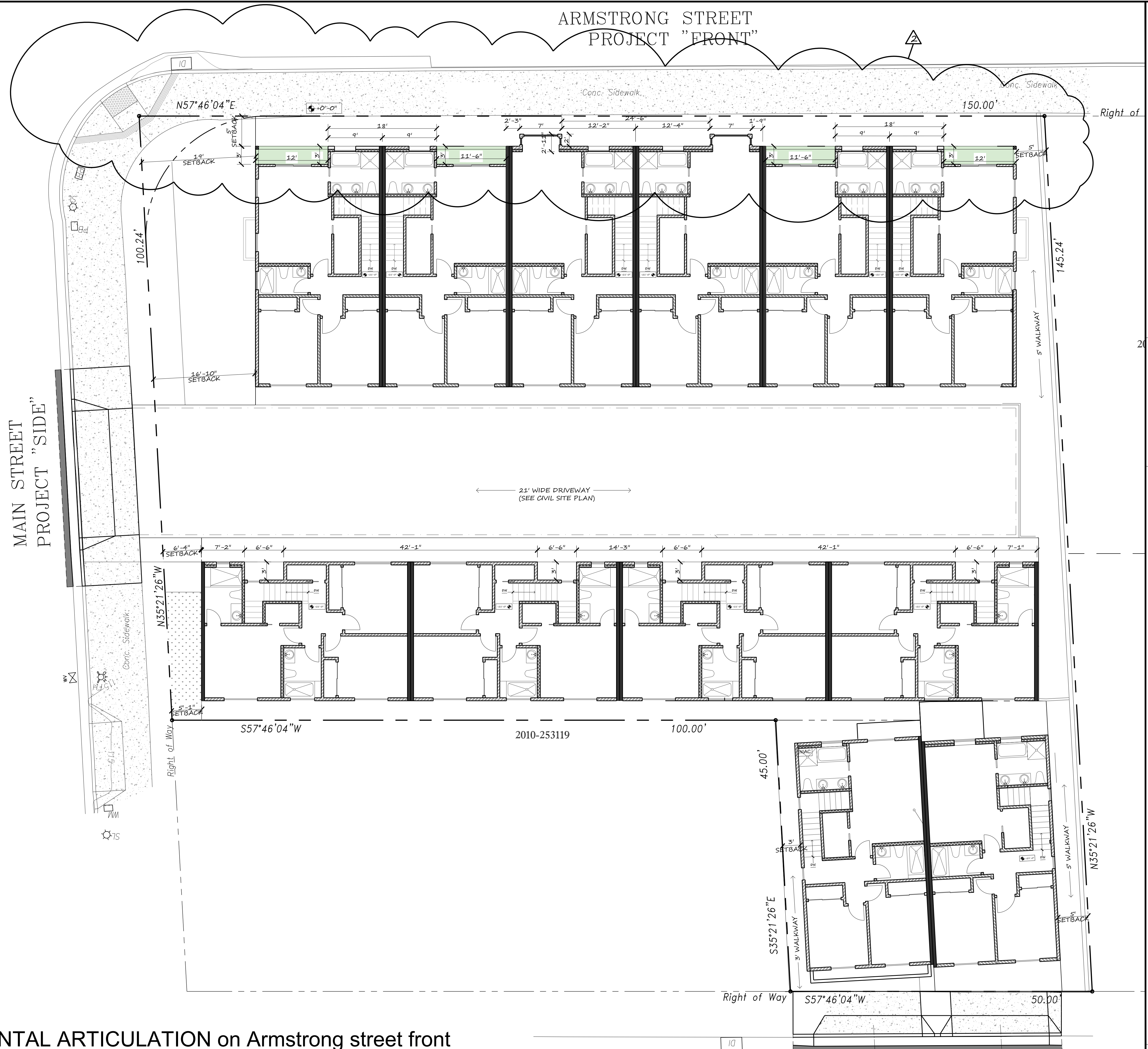
PDUhachayay
04/27/23

08/02/23
REVISED PER PLANNING
REVIEW COMMENTS
06/12/23

01/10/24
REVISED PER PLANNING
REVIEW COMMENTS
01/09/24

TITLE : Open Use Area Diagram (Second Floor Site Plan)
DESIGN BY : PAULOMI U.

SCALE :-
DATE : 3/24/22



HORIZONTAL ARTICULATION on Armstrong street front
at Third Floor Site Plan
SCALE: 1/8" = 1'-0"

E STREET
PROJECT "REAR"

YAVI

DESIGN SOLUTIONS

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PROJECT : TOWNHOMES FOR HAMAARA TECH

22872 MAIN STREET, HAYWARD, CA

PDU *Paulomi U.*
04/27/23

10/16/23
REVISED PER PLANNING
REVIEW COMMENTS
09/07/23

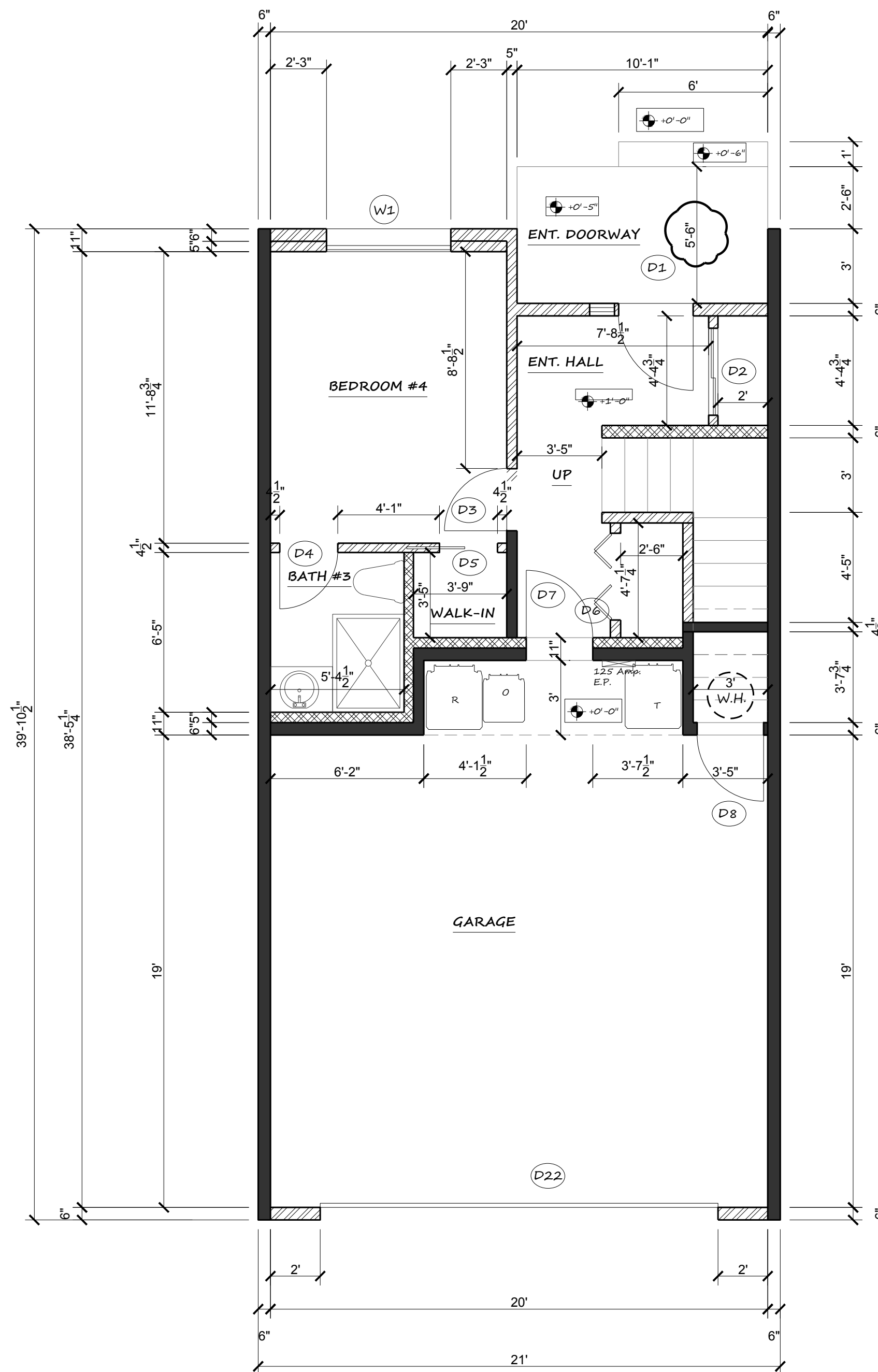
TITLE : Third Floor Site Plan

DESIGN BY : PAULOMI U.

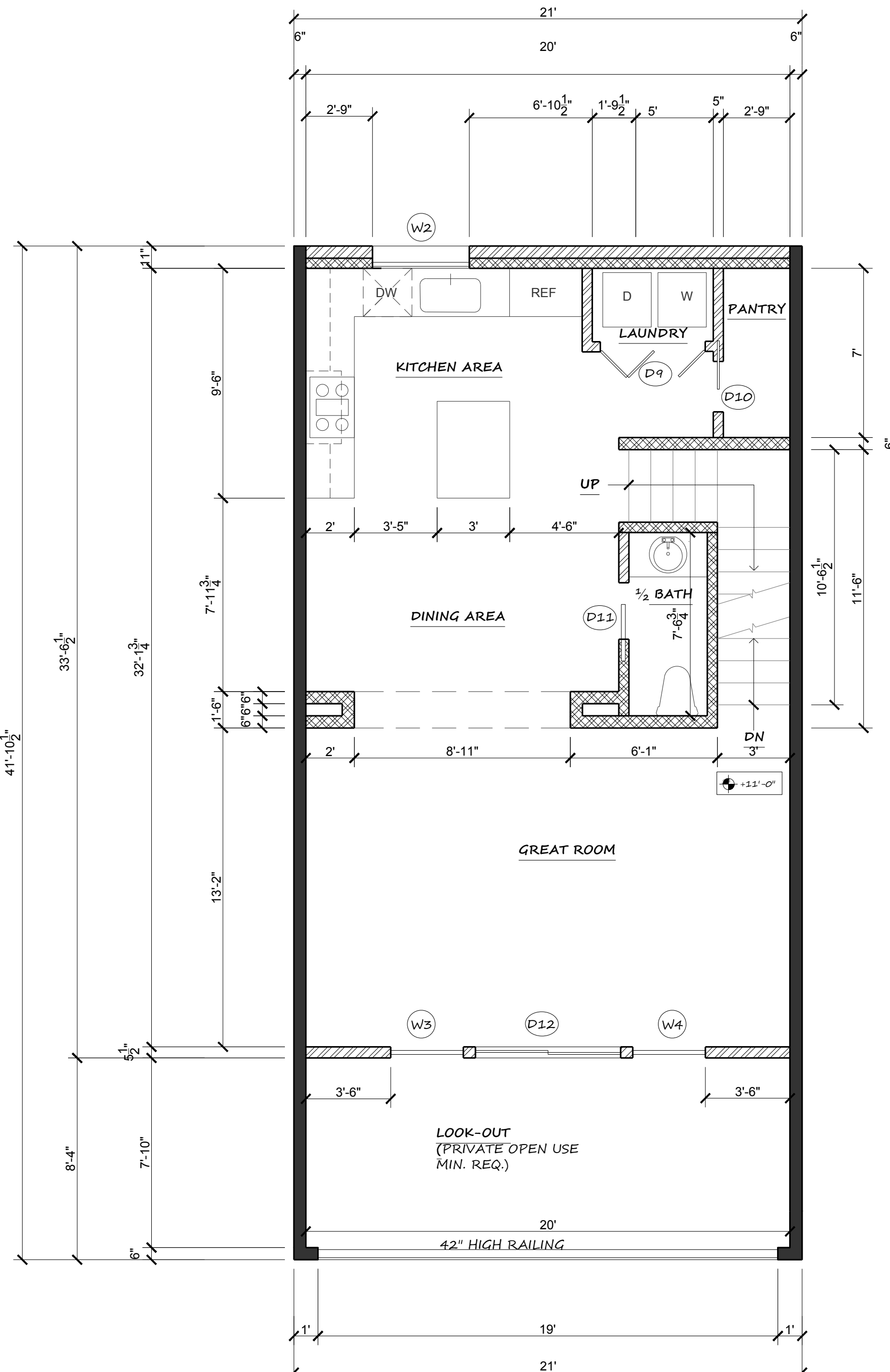
SCALE :-

DATE : 3/24/22

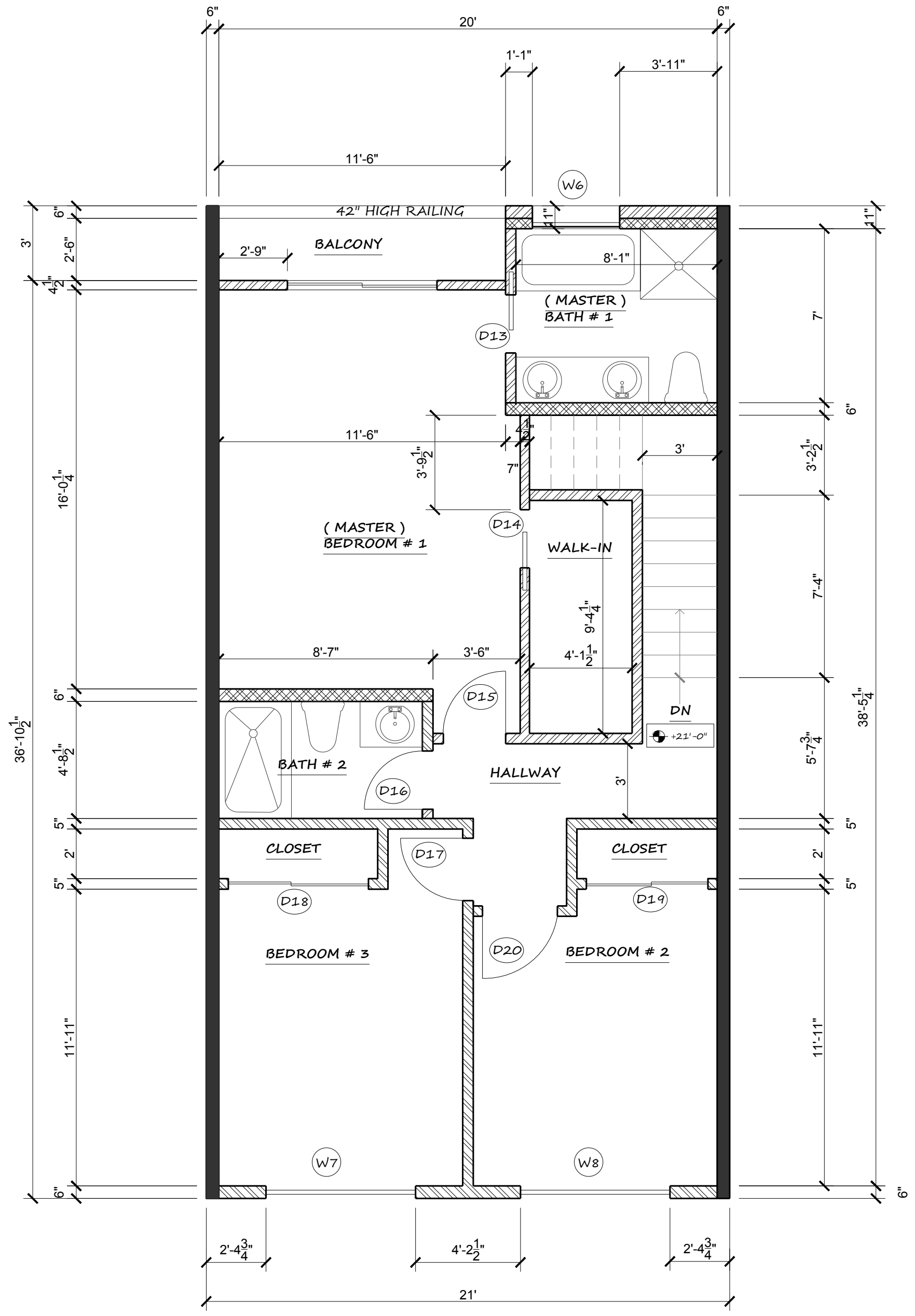
DRAWN BY : YAVI DESIGN SOLUTIONS



FIRST FLOOR PLAN (UNITS 3 & 5)
UNIT 2 & 4 IS MIRROR
SCALE: 1/4" :1'-0"



SECOND FLOOR PLAN (UNITS 3 & 5)
UNIT 2 & 4 IS MIRROR
SCALE: 1/4" :1'-0"



THIRD FLOOR PLAN (UNIT 5)
UNIT 2 IS MIRROR
SCALE: 1/4" :1'-0"

LEGEND	
	NEW WALL
	PLUMBING WALLS OR CHASE
	PARTY WALL 1-HR SEPERATION
	DETAIL NO. OF SHT. & LOCATION, DIRECTION OF CUT VIEW
	WINDOW NOS.
	DOOR NOS.

MODEL TYPE A : (MIDDLE) UNITS 2 TO 5																								
WINDOW SCHEDULE						(VERIFY SIZES)					DOOR SCHEDULE					(VERIFY SIZES)								
	NO.	(W X H) SIZE	STYLE	MATERIAL	TYPE	REMARKS		NO.	(W X H) SIZE	STYLE	MATERIAL	TYPE	REMARKS		NO.	(W X H) SIZE	STYLE	MATERIAL	TYPE	REMARKS				
EGRESS	W1	5'-0" X 3'-0"	SLIDER	VINYL CLAD	TEMP. GLASS	ALL WINDOWS SHOULD HAVE A MAXIMUM U-VALUE OF 0.3 AND 023 CFJC MUST BE NFRC RATED & LABELED PER STATE ENERGY CODE (CAC 10-103(a)2A)		D1	3'-0"x6'-8" 1'-0"x6'-8"	SWING/RATED SIDELIGHT	WOOD / MTL	EXTERNAL	DOORS # 1 TO BE 1-3/8" THK. (20 MIN. FIRE RESISTANCE RATED)											
		5'-0" X 1'-0"	SLIDER					D2	4'-0"x6'-8"	SLIDER/CLOSET	WOOD / VINYL	PANEL												
	W2	4'-0" X 3'-0"	SLIDER					D3	2'-6"x6'-8"	SWING	WOOD / VINYL	PANEL												
	W3	3'-0" X 6'-0"	FIXED					D4	2'-4"x6'-8"	SWING	WOOD / VINYL	PANEL		ALL GLASS DOORS ARE DOUBLE PANE TEMPERED SAFETY GLASS w/ MAX. U-VALUE OF 0.3 & 023 CFJC MUST BE NFRC RATED & LABELED PER STATE ENERGY CODE (CAC 10-103(a)2A)										
EGRESS	W4	3'-0" X 6'-0"	FIXED		D5	2'-4"x6'-8"	POCKET/CLOSET	WOOD / VINYL	PANEL															
	W5	4'-0" X 4'-0"	SWING (UPPER-MID)		D6	3'-6"x6'-8"	BI-FOLD/CLOSET	WOOD / VINYL	PANEL															
		4'-0" X 2'-8"	FIXED (LOWER-MID)		D7	3'-0"x6'-8"	SWING/RATED	WOOD / MTL	EXTERNAL															
		1'-6" X 4'-0"	FIXED (UPPER-CORNERS)		D8	2'-8"x6'-8"	SWING	WOOD / VINYL	VENTED															
EGRESS			1'-6" X 2'-8"	FIXED (LOWER-CORNERS)		D9	4'-0"x6'-8"	BI-FOLD/LAUNDRY	WOOD / VINYL	VENTED														
	W6	3'-6" X 2'-0"	SLIDER		D10	2'-4"x6'-8"	POCKET	WOOD / VINYL	PANEL															
EGRESS	W7	6'-0" X 4'-0"	SLIDER		D11	2'-46"x6'-8"	POCKET	WOOD / VINYL	PANEL															
EGRESS	W8	6'-0" X 4'-0"	SLIDER		D12	6'-0"x6'-8"	SLIDER	VINYL/GLASS	PANEL															
THIRD FLOOR MASTER BEDROOM OF UNIT #2 & #5 ONLY												D13	2'-4"x6'-8"	POCKET	WOOD / VINYL	PANEL		D14	2'-4"x6'-8"	POCKET	WOOD / VINYL	PANEL		
WINDOW SCHEDULE						(VERIFY SIZES)						D15	2'-6"x6'-8"	SWING	WOOD / VINYL	PANEL		D16	2'-4"x6'-8"	SWING	WOOD / VINYL	PANEL		
	NO.	(W X H) SIZE	STYLE	MATERIAL	TYPE	REMARKS		D17	2'-6"x6'-8"	SWING	WOOD / VINYL	PANEL		D18	4'-6"x6'-8"	SLIDER	WOOD / VINYL	PANEL		D19	5'-0"x6'-8"	SLIDER	WOOD / VINYL	PANEL
EGRESS	W9 PAIR (X2)	2'-8" X 5'-0"	SINGLE HUNG-MID	VINYL CLAD	TEMP. GLASS	ALL WINDOWS SHOULD HAVE A MAXIMUM U-VALUE OF 0.3 AND 023 CFJC MUST BE NFRC RATED & LABELED PER STATE ENERGY CODE (CAC 10-103(a)2A)		D20	2'-6"x6'-8"	SLIDER	WOOD / VINYL	PANEL		D21	3'-0"x6'-8"	BI-FOLD/LAUNDRY	WOOD / VINYL	VENTED		D22	16'-0"x6'-8"	GARAGE/AUTO	WOOD / VINYL	PANEL
		2'-8" X 2'-2"	FIXED-LOWER					D19	5'-0"x6'-8"	SLIDER	WOOD / VINYL	PANEL												
		2'-8" X 1'-4"	FIXED-UPPER					D20	2'-6"x6'-8"	SLIDER	WOOD / VINYL	PANEL												
		W10	1'-0" X 3'-0"				FIXED - UPPER		D21	3'-0"x6'-8"	BI-FOLD/LAUNDRY	WOOD / VINYL	VENTED											
		1'-0" X 2'-0"	FIXED - LOWER		W11	1'-0" X 3'-0"	FIXED - UPPER																	
		1'-0" X 2'-0"	FIXED - LOWER																					

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PROJECT : TOWNHOMES FOR HAMAARA TECH
22872 MAIN STREET, HAYWARD, CA

PDUphadhyay
04/27/23

01/10/24
REVISED PER PLANNING
REVIEW COMMENTS
01/09/24

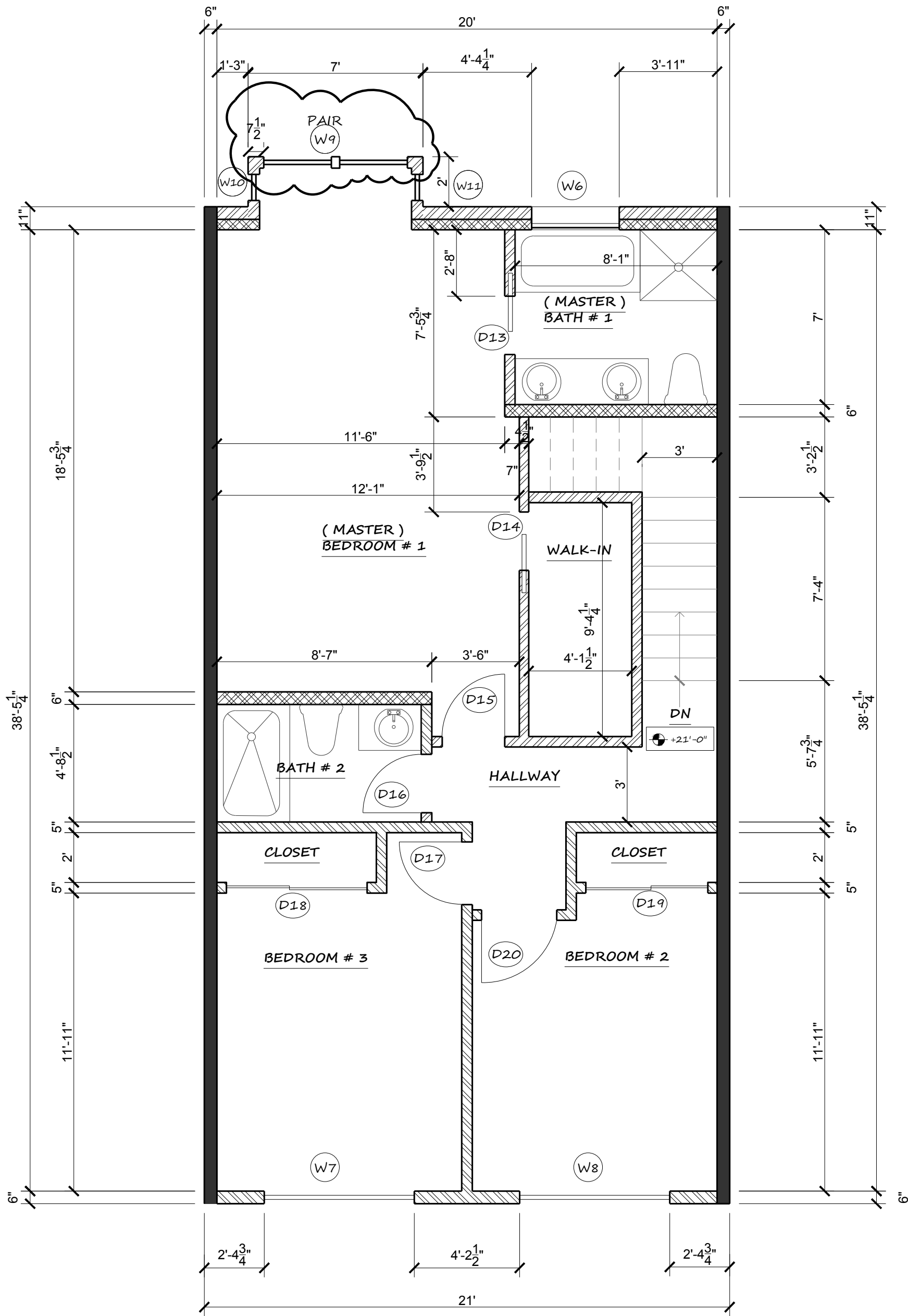
01/16/23
REVISED PER PLANNING
REVIEW COMMENTS
09/07/23

08/02/23
REVISED PER PLANNING
REVIEW COMMENTS
06/12/23

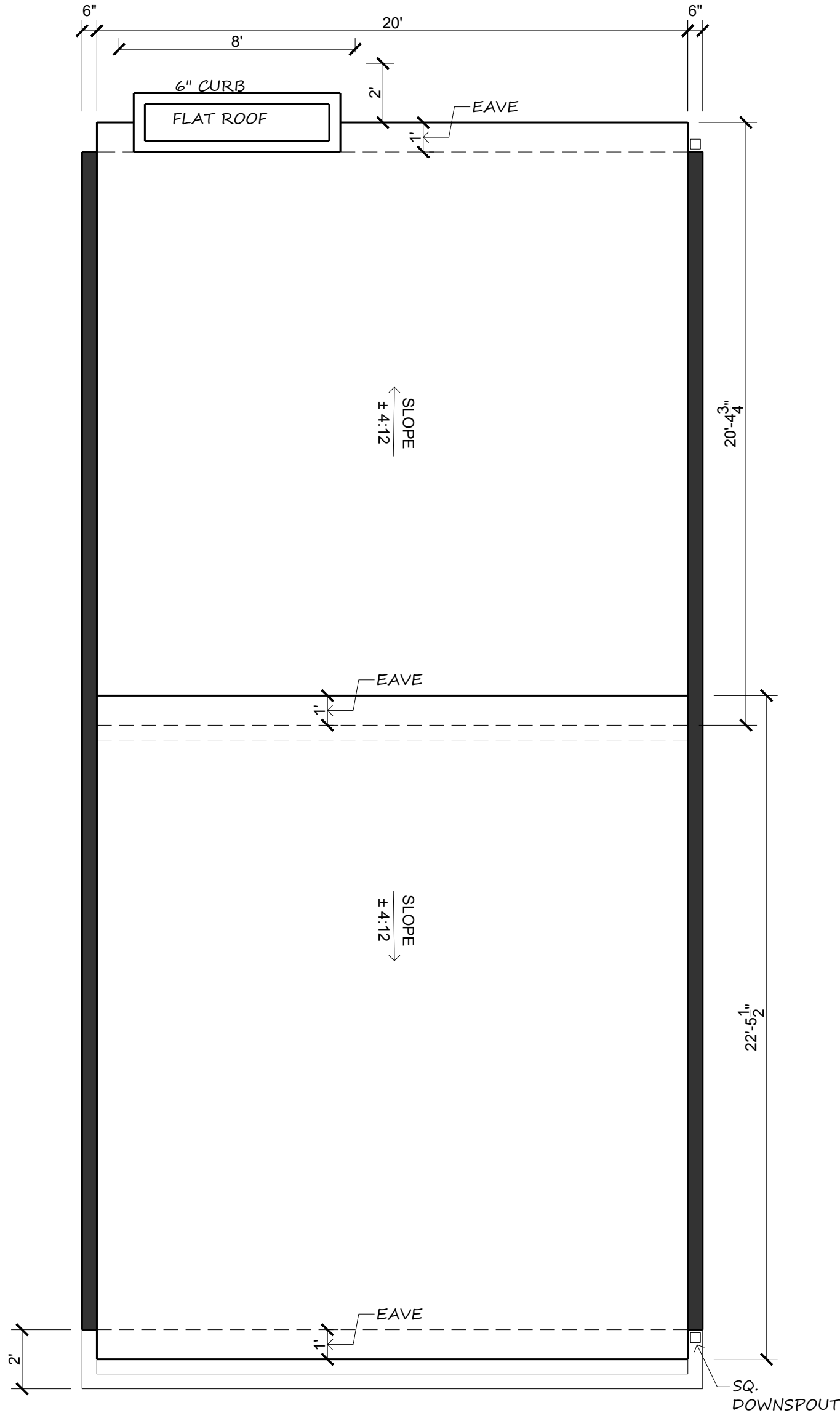
TITLE : Model "A" FLOOR PLANS
DESIGN BY : PAULOMI U.

SCALE : -
DATE : 3/24/22

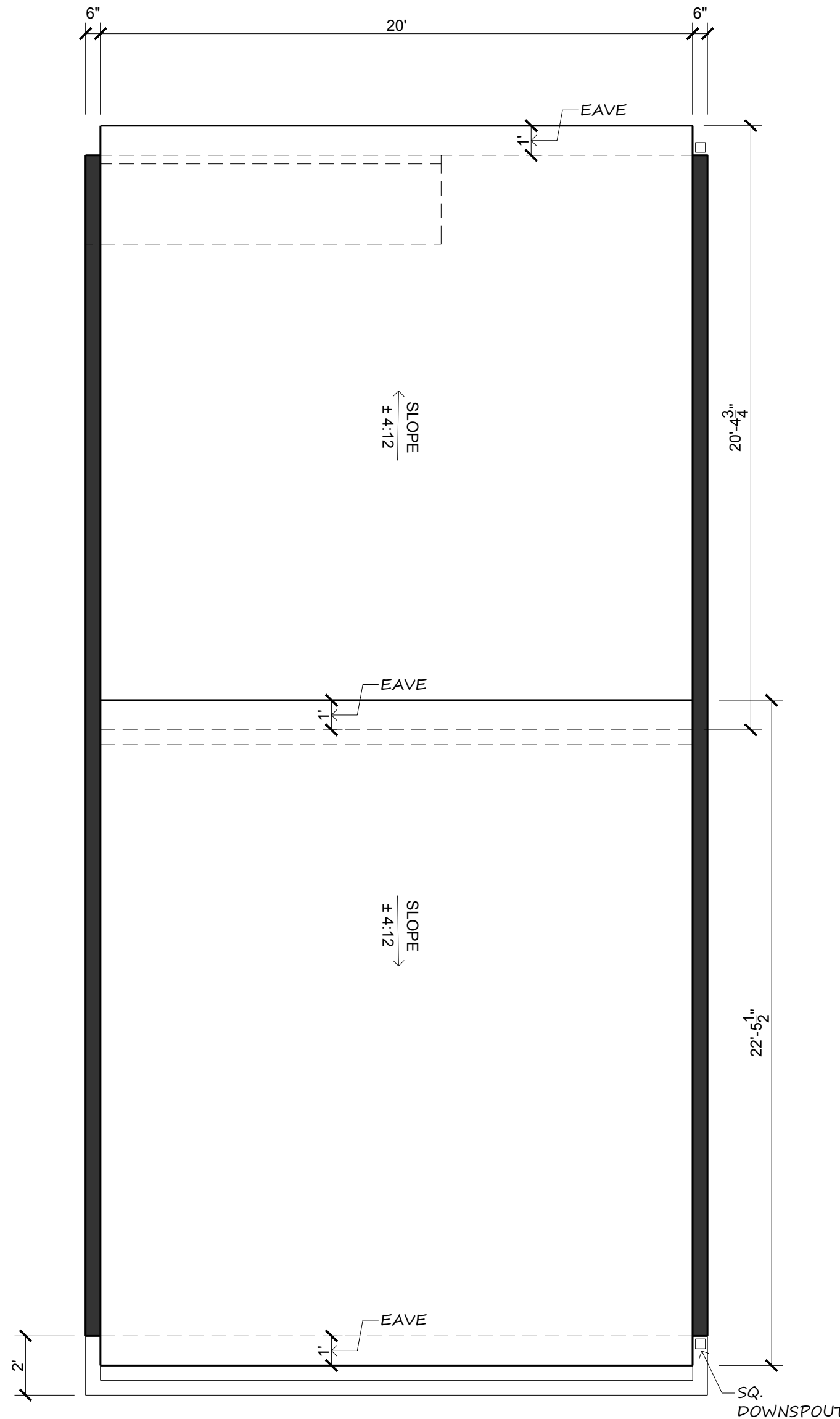
DRAWN BY : YAVI DESIGN SOLUTIONS



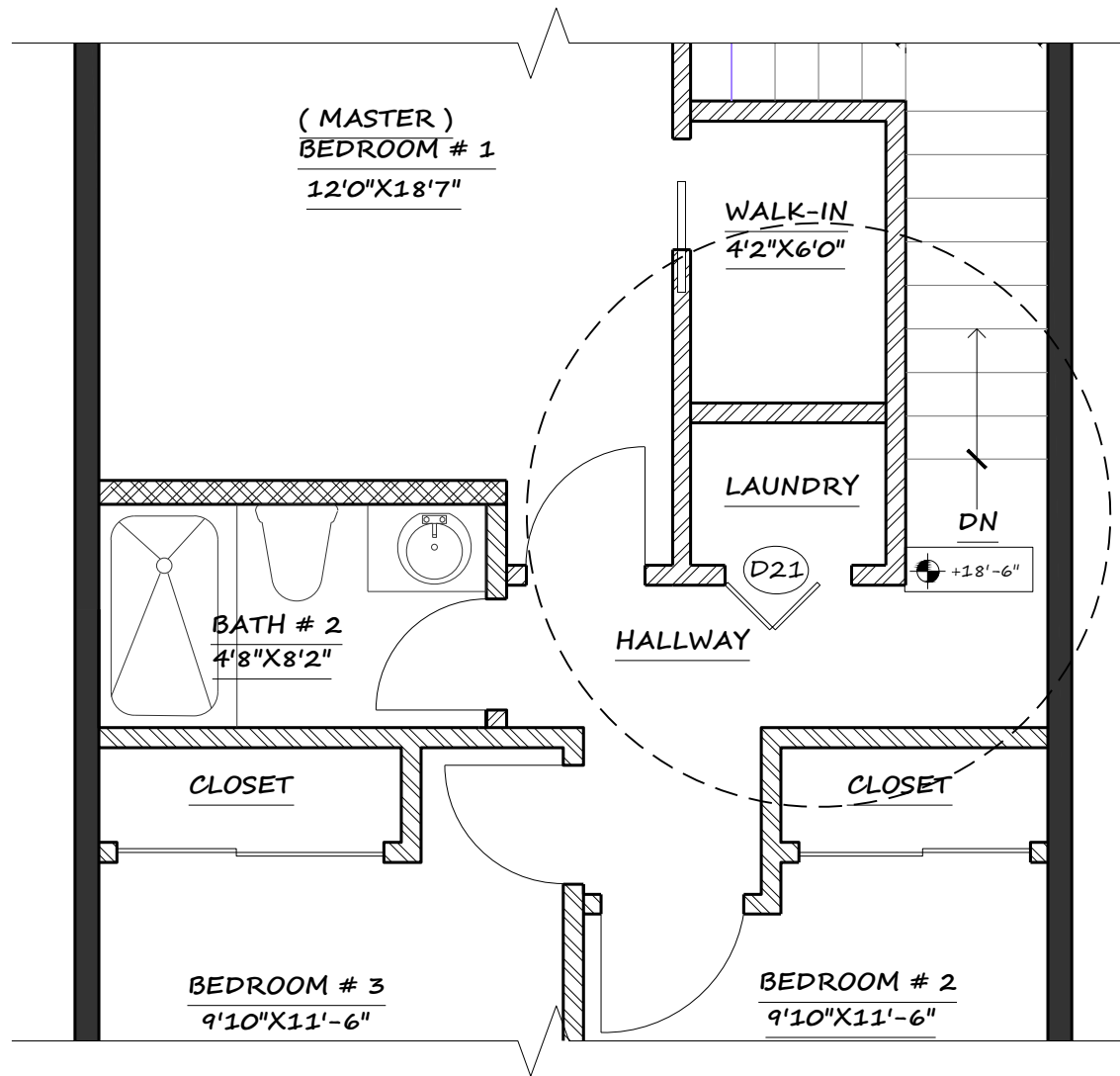
THIRD FLOOR PLAN (UNIT 4)
UNIT 3 IS MIRROR
SCALE: 1/4" : 1'-0"



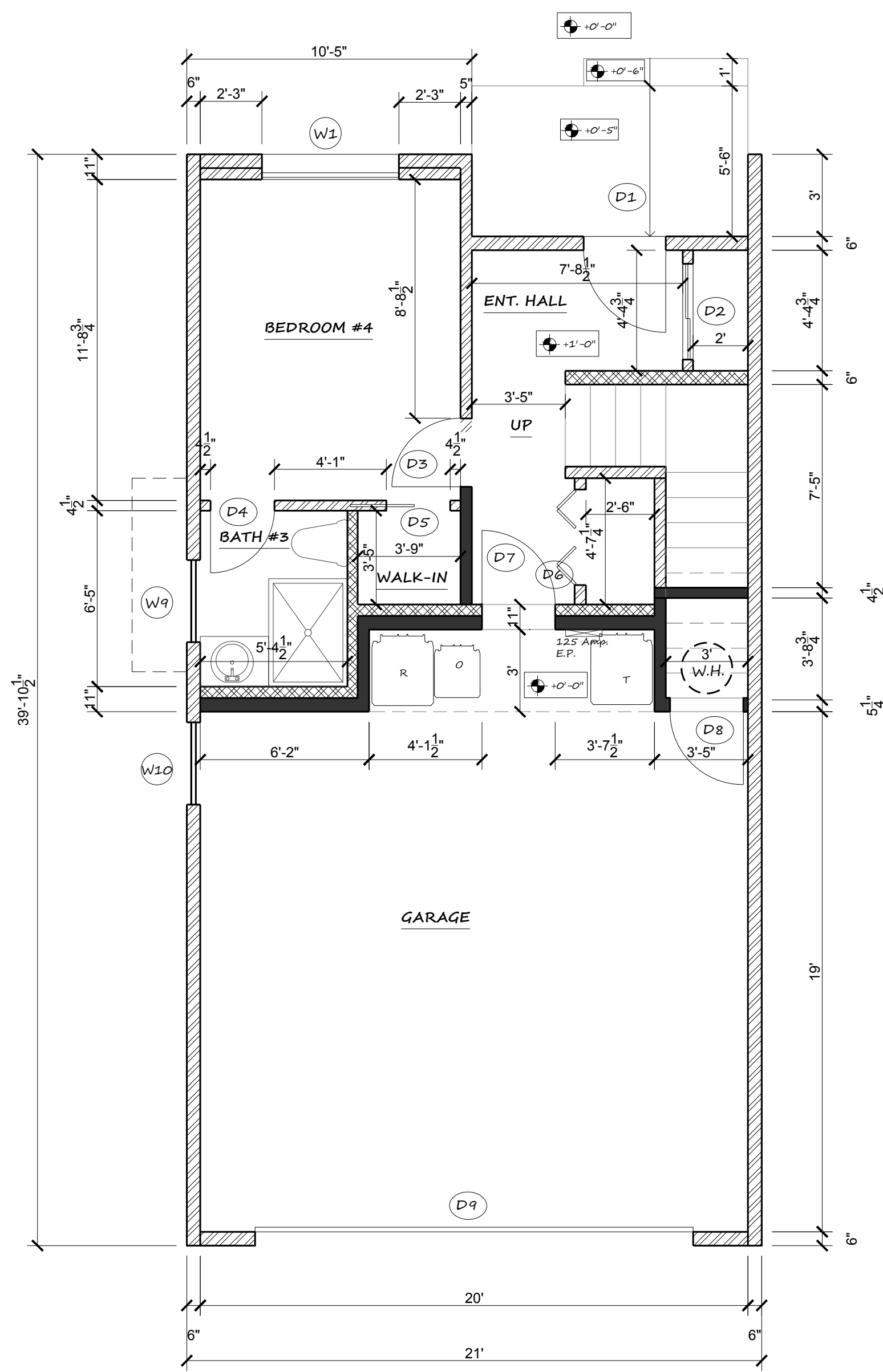
ROOF PLAN (UNIT 4)
UNIT 3 IS MIRROR
SCALE: 1/4" : 1'-0"



ROOF PLAN (UNIT 5)
UNIT 2 IS MIRROR
SCALE: 1/4" : 1'-0"

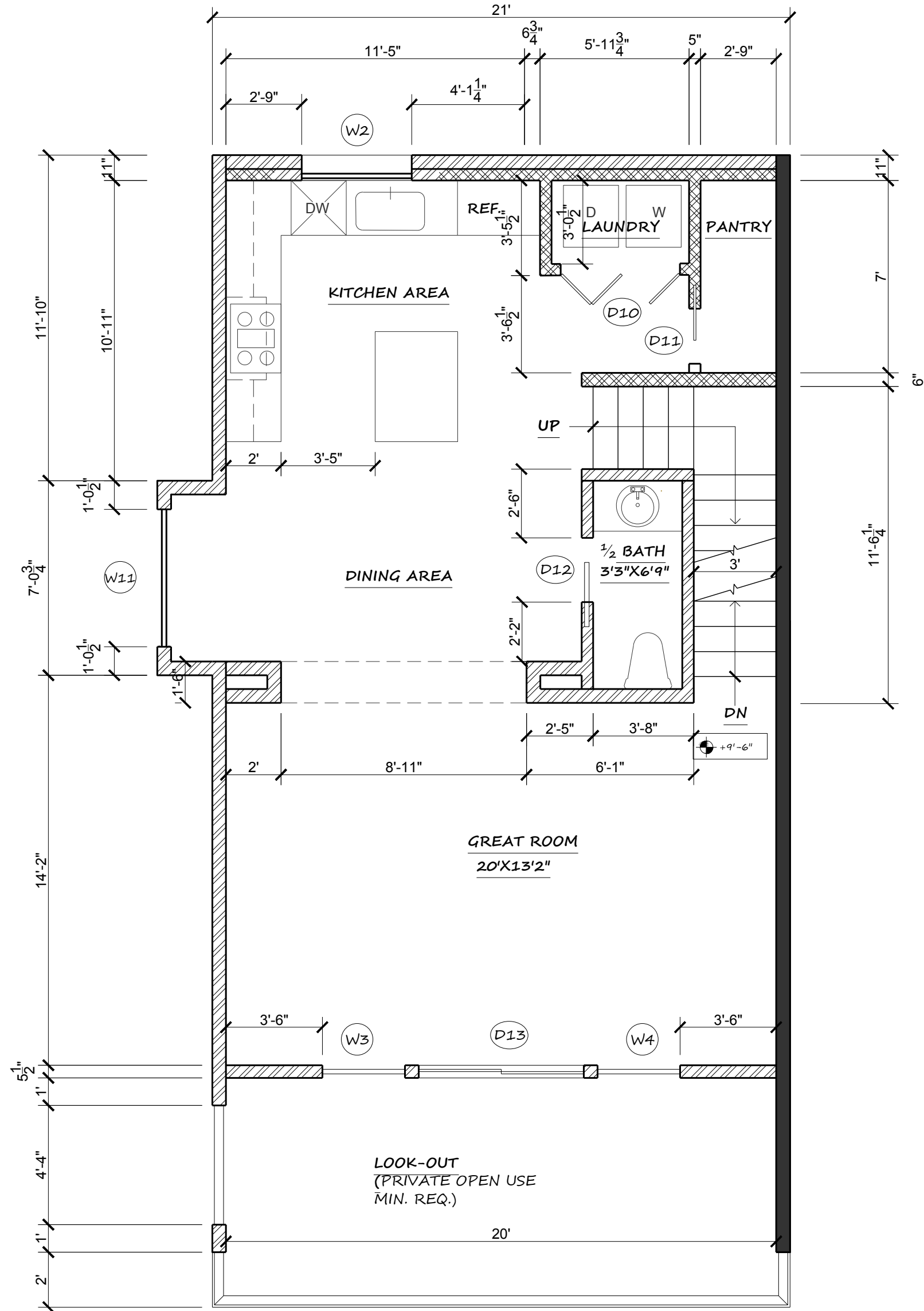


THIRD FLOOR PLAN (OPTION 2)
SCALE: 1/4" : 1'-0"



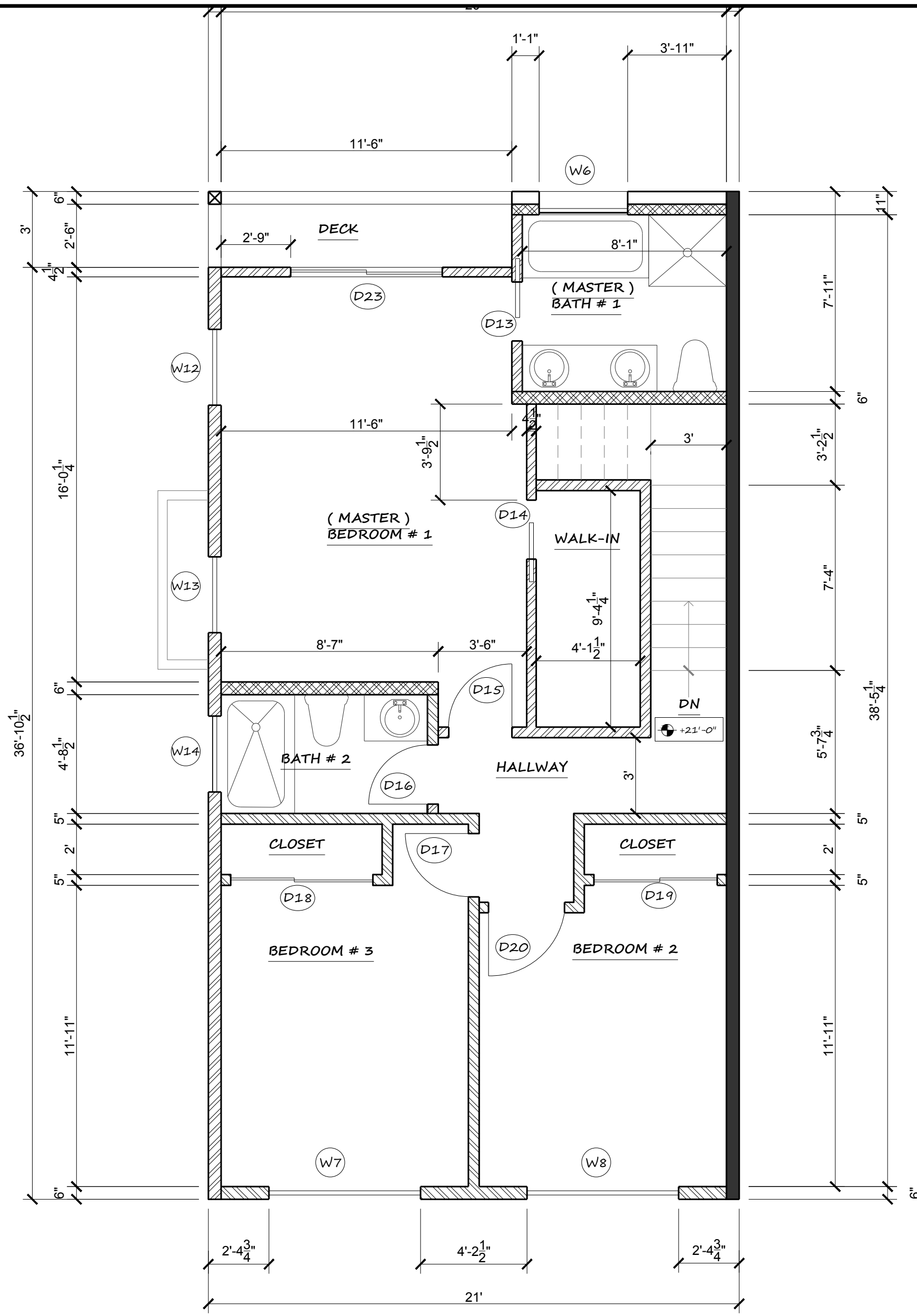
FIRST FLOOR PLAN UNIT 1
UNIT 6 IS MIRROR

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



SECOND FLOOR PLAN UNIT 1
UNIT 6 IS MIRROR

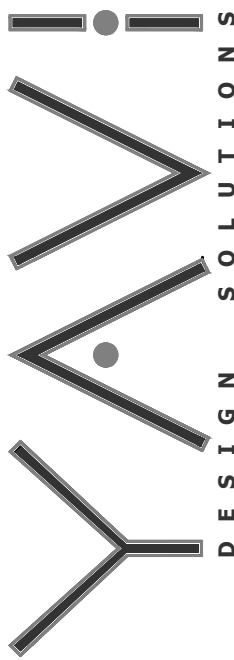
SCALE: 1/4" = 1'-0"



THIRD FLOOR PLAN UNIT 1
UNIT 6 IS MIRROR

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

MODEL TYPE A : (CORNER) UNITS 1 & 6												
WINDOW SCHEDULE						(VERIFY SIZES)						
	NO.	(W X H) SIZE	STYLE	MATERIAL	TYPE	REMARKS	NO.	(W X H) SIZE	STYLE	MATERIAL	TYPE	REMARKS
EGRESS	W1	5'-0" X 3'-0"	SLIDER	VINYL CLAD	TEMP. GLASS	ALL WINDOWS SHOULD HAVE A MAXIMUM U-VALUE OF 0.3 AND 023 CFJ/C MUST BE NFRC RATED & LABELED PER STATE ENERGY CODE (CAC 10-103(a)2A)	D1	3'-0"x6'-8"	SWING/RATED SIDELIGHT	WOOD / MTL	EXTERNAL	DOORS # 1 TO BE 1-3/8" THK. (20 MIN. FIRE RESISTANCE RATED)
		5'-0"x 1'-0"	SLIDER				D2	4'-0"x6'-8"	SLIDER/CLOSET	WOOD / VINYL	PANEL	
	W2	4'-0"x 3'-0"	SLIDER				D3	2'-6"x6'-8"	SWING	WOOD / VINYL	PANEL	
	W3	3'-0"x 6'-0"	FIXED				D4	2'-4"x6'-8"	SWING	WOOD / VINYL	PANEL	
EGRESS	W4	3'-0"x 6'-0"	FIXED				D5	2'-4"x6'-8"	POCKET/CLOSET	WOOD / VINYL	PANEL	ALL GLASS DOORS ARE DOUBLE PANE TEMPERED SAFETY GLASS w/ MAX. U-VALUE OF 0.3 & 023 CFJ/C MUST BE NFRC RATED & LABELED PER STATE ENERGY CODE (CAC 10-103(a)2A)
	W5	4'-0"x 4'-0"	SWING (UPPER-MID)				D6	3'-6"x6'-8"	BI-FOLD/CLOSET	WOOD / VINYL	PANEL	
		4'-0"x 2'-8"	FIXED (LOWER-MID)				D7	3'-0"x6'-8"	SWING/RATED	WOOD / MTL	EXTERNAL	
		1'-6"x 4'-0"	FIXED (UPPER-CORNERS)				D8	2'-8"x6'-8"	SWING	WOOD / VINYL	VENTED	
EGRESS		1'-6"x 2'-8"	FIXED (LOWER-CORNERS)				D9	4'-0"x6'-8"	BI-FOLD/LAUNDRY	WOOD / VINYL	VENTED	
	W6	3'-6"x 2'-0"	SLIDER				D10	2'-4"x6'-8"	POCKET	WOOD / VINYL	PANEL	
	W7	6'-0"x 4'-0"	SLIDER				D11	2'-46"x6'-8"	POCKET	WOOD / VINYL	PANEL	
	W8	6'-0"x 4'-0"	SLIDER				D12	6'-0"x6'-8"	SLIDER	VINYL/GLASS	PANEL	
EGRESS	W9	3'-0"x 2'-0"	SLIDER				D13	2'-4"x6'-8"	POCKET	WOOD / VINYL	PANEL	
	W10	3'-0"x 2'-0"	SLIDER				D14	2'-4"x6'-8"	POCKET	WOOD / VINYL	PANEL	
	W11	3'-0"x 4'-0"	FIXED				D15	2'-6"x6'-8"	SWING	WOOD / VINYL	PANEL	
		3'-0"x 2'-2"	FIXED				D16	2'-4"x6'-8"	SWING	WOOD / VINYL	PANEL	
EGRESS	W12	3'-0"x 4'-0"	FIXED				D17	2'-6"x6'-8"	SWING	WOOD / VINYL	PANEL	
		3'-0"x 2'-2"	FIXED				D18	4'-6"x6'-8"	SLIDER	WOOD / VINYL	PANEL	
	W13	2'-0"x 4'-0"	SWING (UPPER-MID)				D19	5'-0"x6'-8"	SLIDER	WOOD / VINYL	PANEL	
		2'-0"x 2'-2"	FIXED (LOWER-MID)				D20	2'-6"x6'-8"	SLIDER	WOOD / VINYL	PANEL	
EGRESS		1'-0"x 4'-0"	FIXED (UPPER-CORNERS)				D21	3'-0"x6'-8"	BI-FOLD/LAUNDRY	WOOD / VINYL	VENTED	
		1'-0"x 2'-2"	FIXED (LOWER-CORNERS)				D22	16'-0"x7'-0"	GARAGE/AUTO	WOOD / VINYL	PANEL	
	W14	3'-0"x 2'-0"	SLIDER				D23	6'-0"x6'-8"	SLIDER/EXT	WOOD / VINYL	PANEL	EGRESS

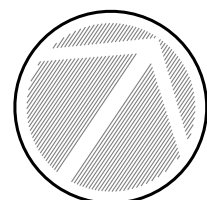


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PROJECT : TOWNHOMES FOR HAMAARA TECH
22872 MAIN STREET, HAYWARD, CA

10/16/23
REVISED PER PLANNING
REVIEW COMMENTS
09/07/23

TITLE : Model "A" CORNER FLOOR PLANS
DESIGN BY : PAULOMI U.
SCALE : -
DATE : 3/24/22

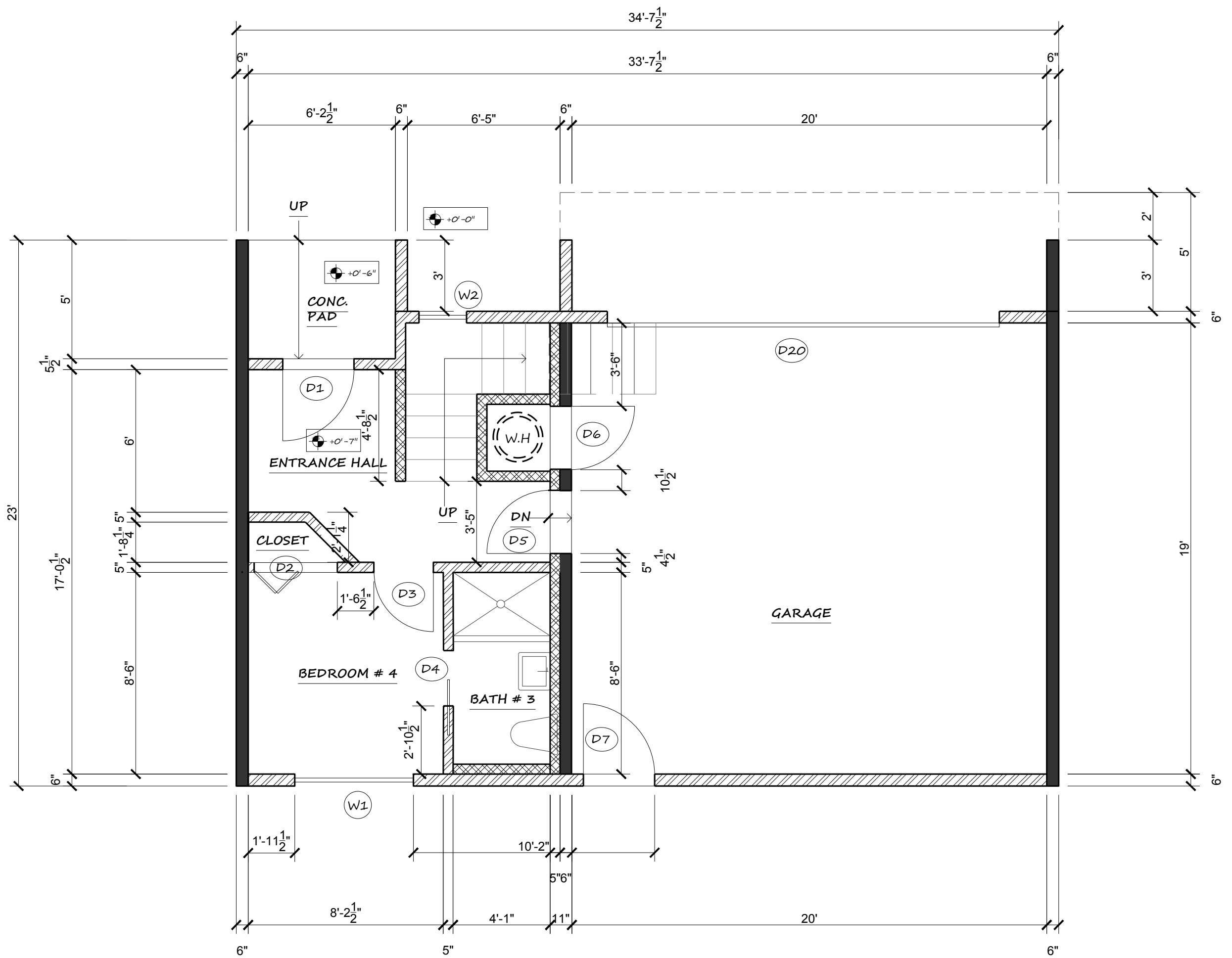


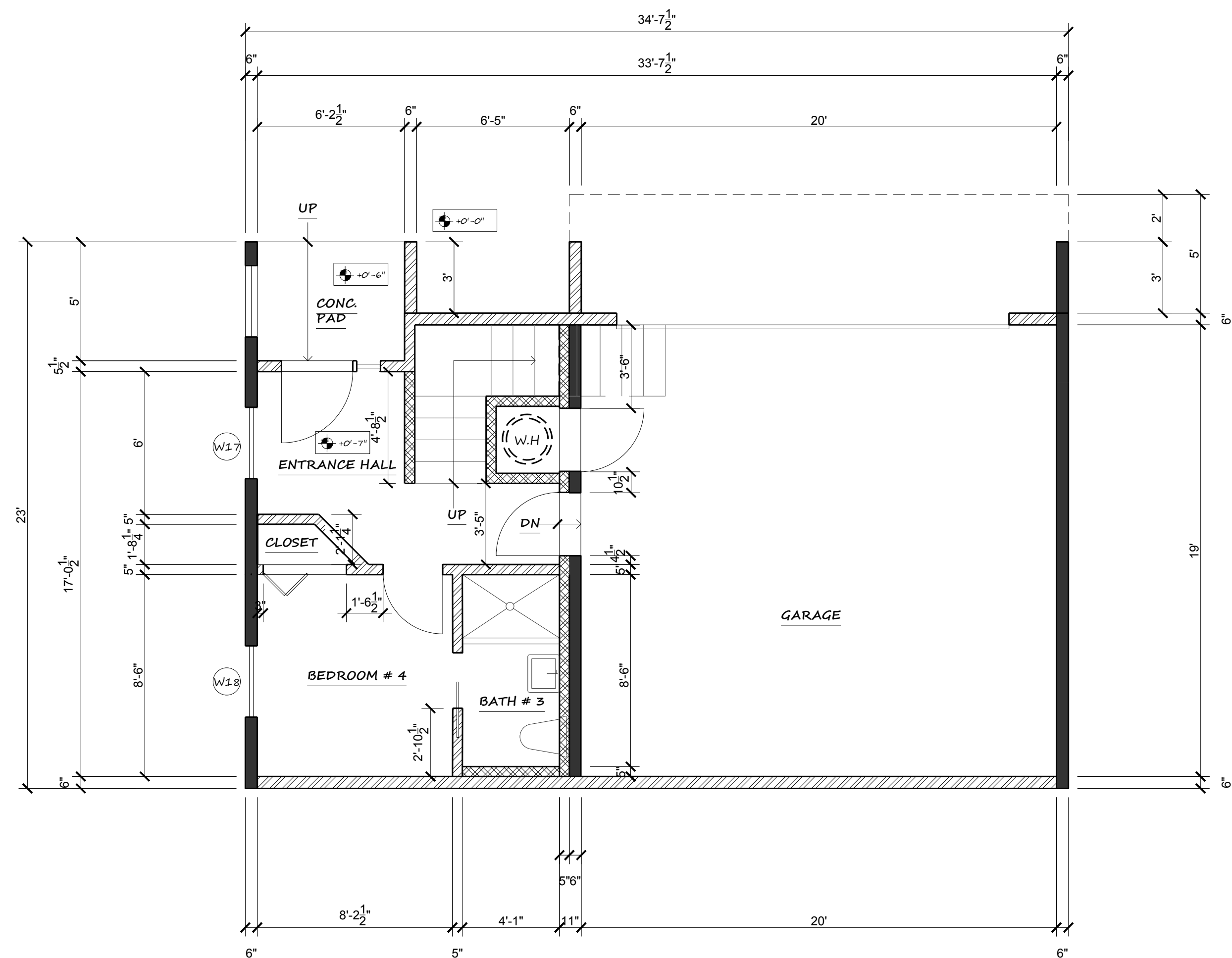
PDUphadhyay
04/27/23

TITLE : Model "B" FLOOR PLANS
DESIGN BY : PAULOMI U.

SCALE : -
DATE : 3/24/22

DRAWN BY : YAVI DESIGN SOLUTIONS

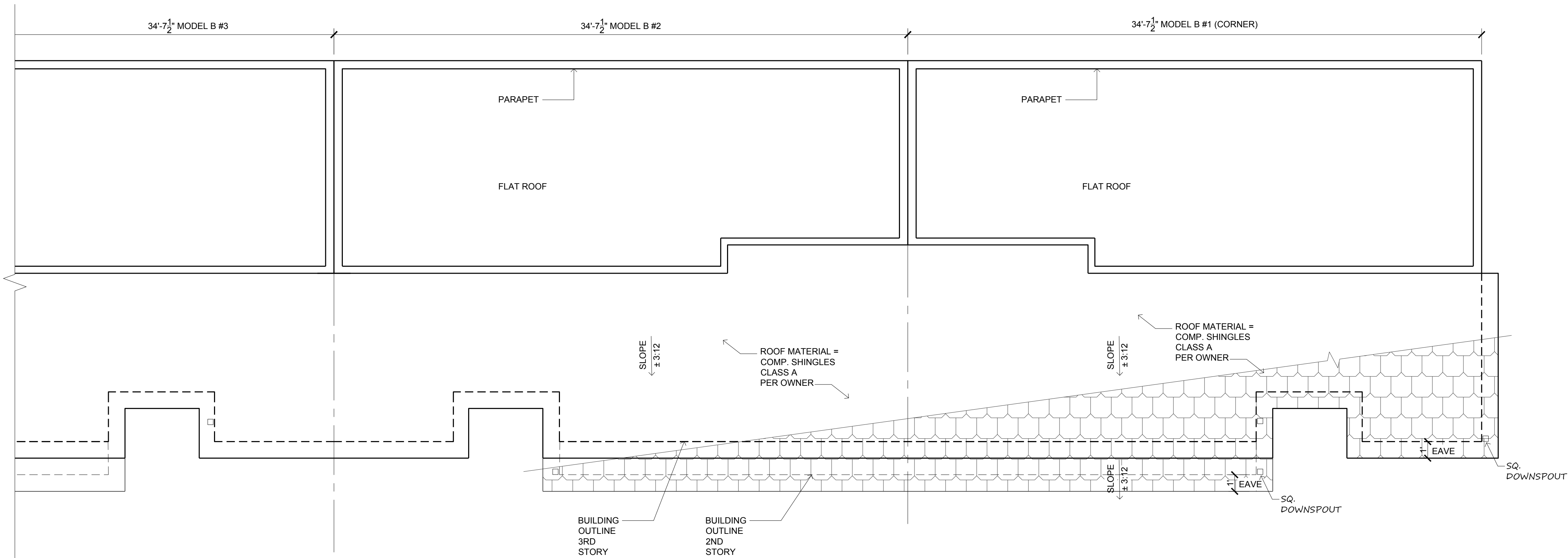




LEGEND	
	NEW WALL
	PLUMBING WALLS OR CHASE
	PARTY WALL 1-HR SEPERATION
	DETAIL NO. OF SHT. & LOCATION. DIRECTION OF CUT VIEW
	WINDOW NOS.
	DOOR NOS.

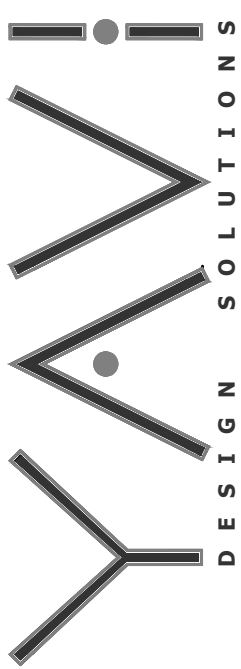
FIRST FLOOR PLAN OF MODEL B CORNER UNITS

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



ROOF PLAN OF MODEL B CLUSTER

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



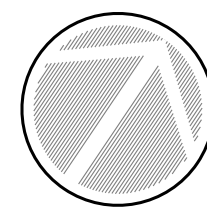
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EMAIL:
YAVIDESIGNSOLUTIONS@GMAIL.COM

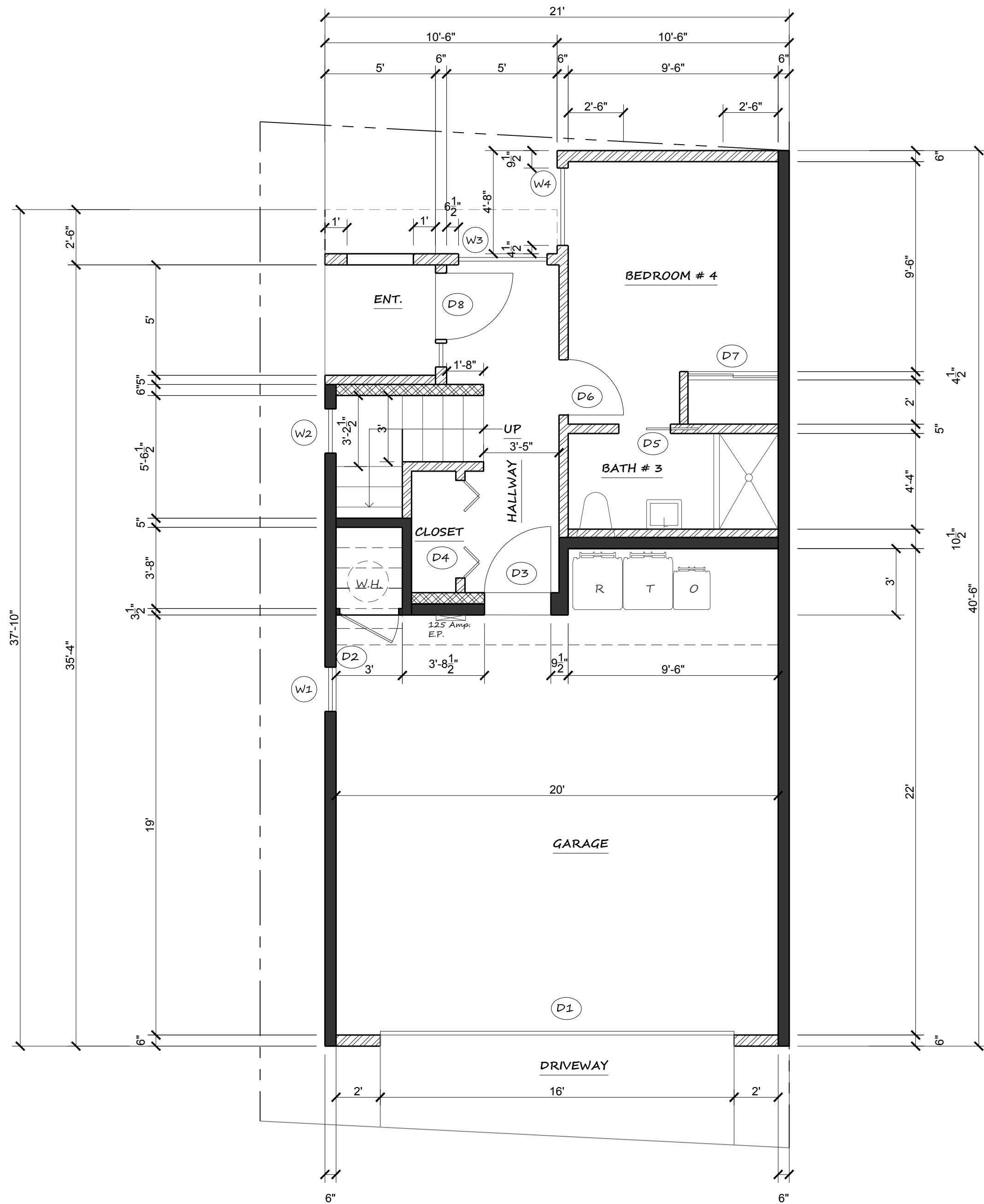
PROJECT : TOWNHOMES FOR HAMAARA TECH
22872 MAIN STREET, HAYWARD, CA

PDUhadhyay
04/27/23

TITLE : Model "B" ROOF PLAN & CORNER UNIT
DESIGN BY : PAULOMI U.
DRAWN BY : YAVI DESIGN SOLUTIONS

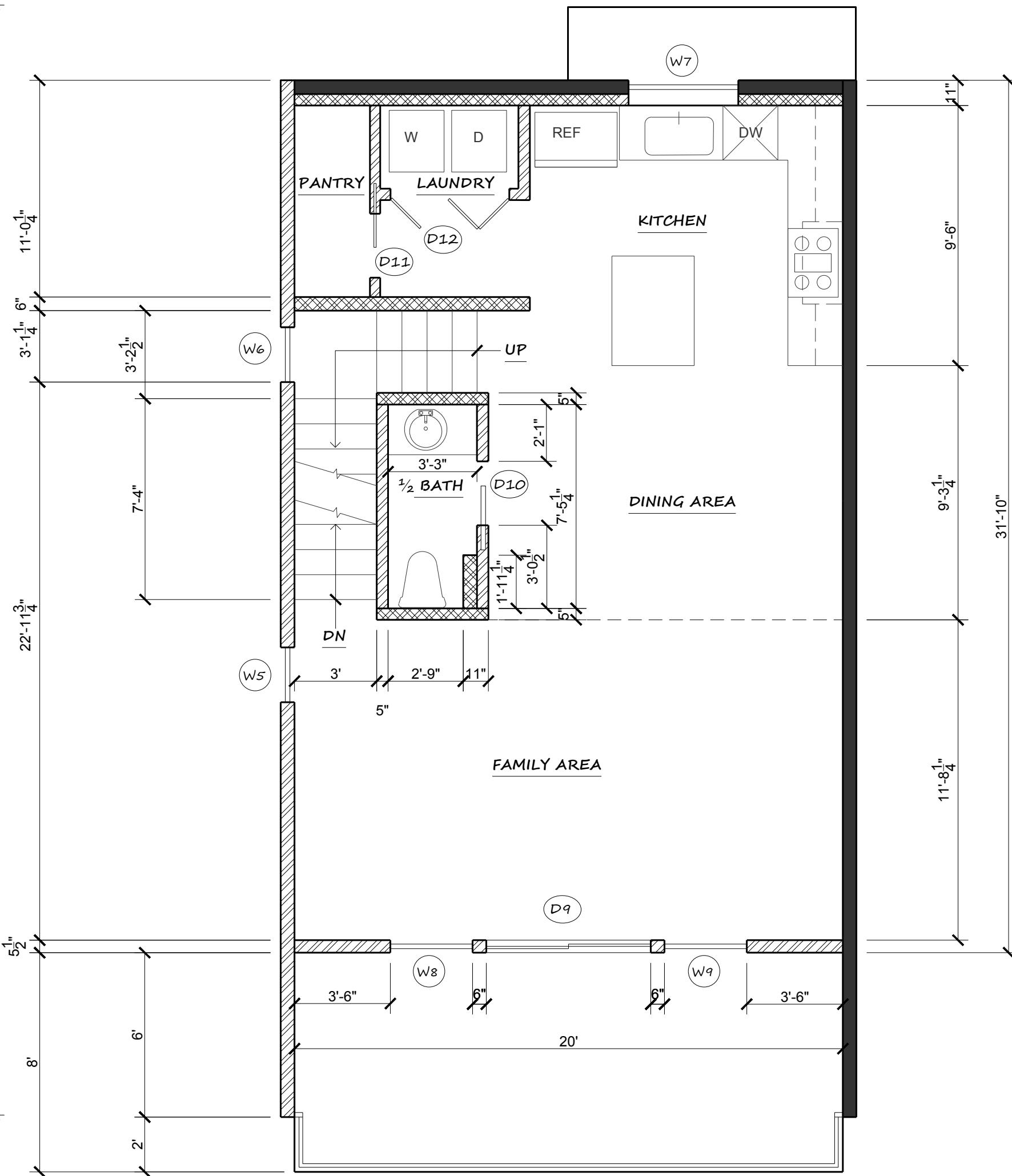
SCALE : -
DATE : 3/24/22





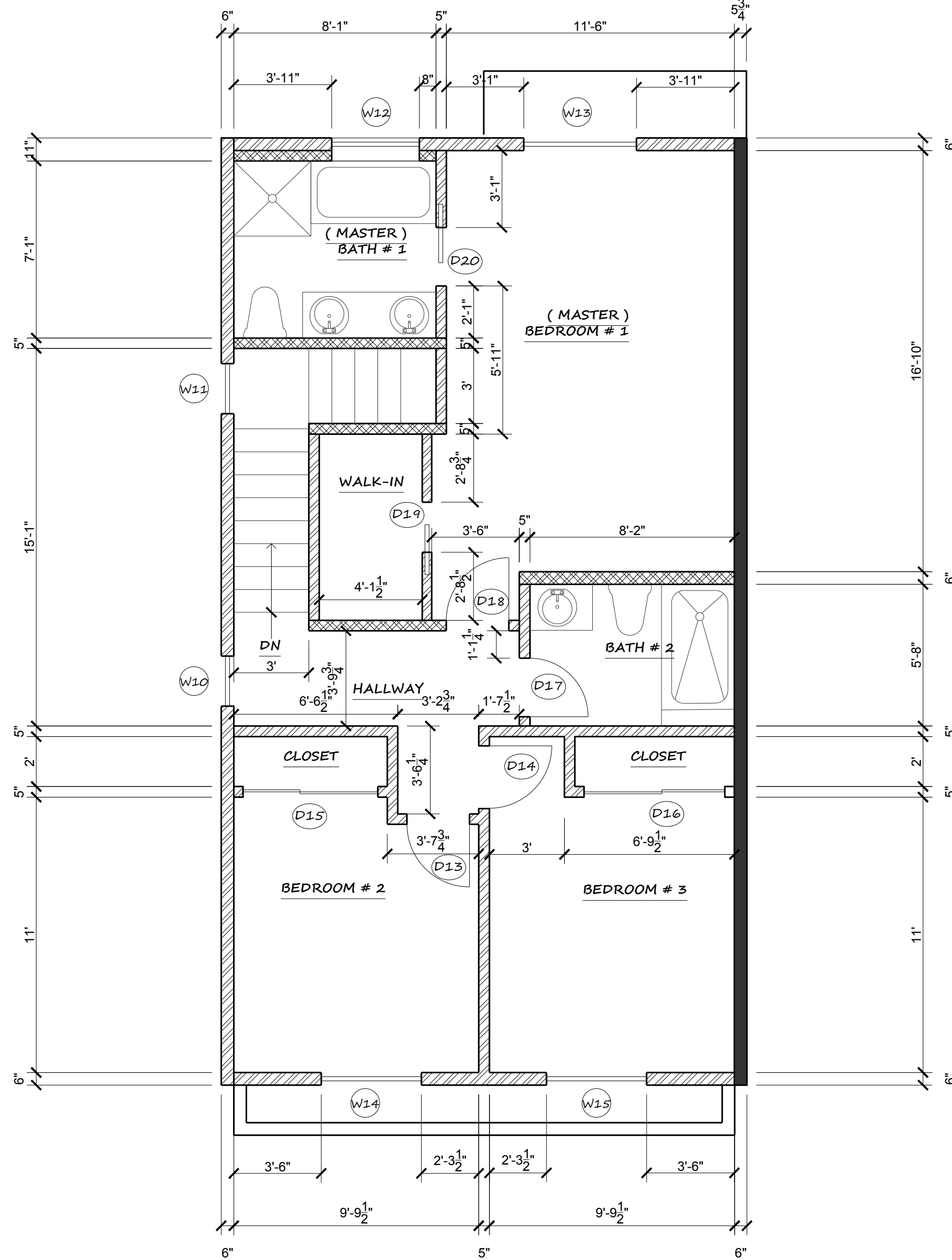
FIRST FLOOR PLAN

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



SECOND FLOOR PLAN

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

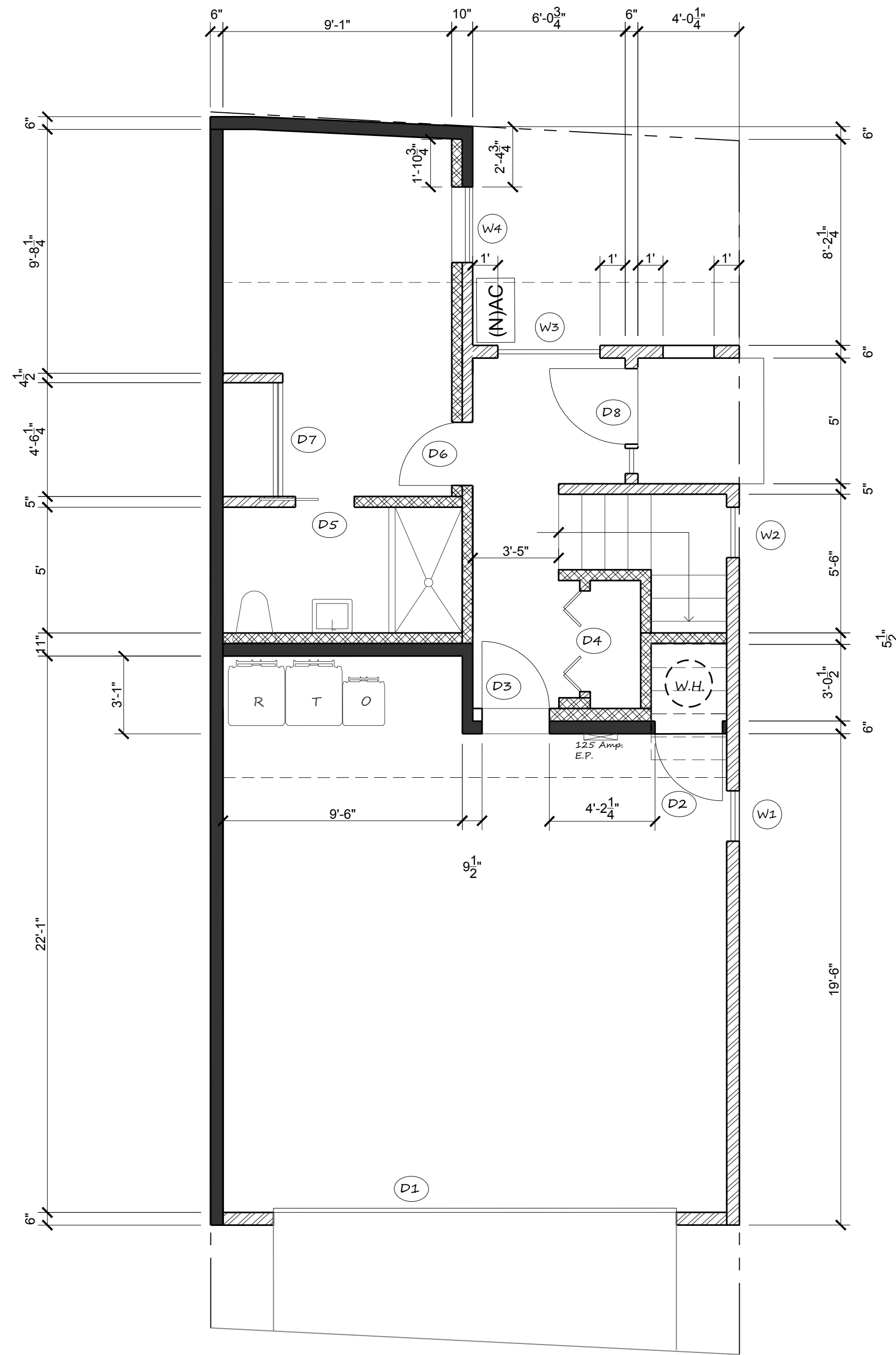


THIRD FLOOR PLAN (OPTION 1)

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

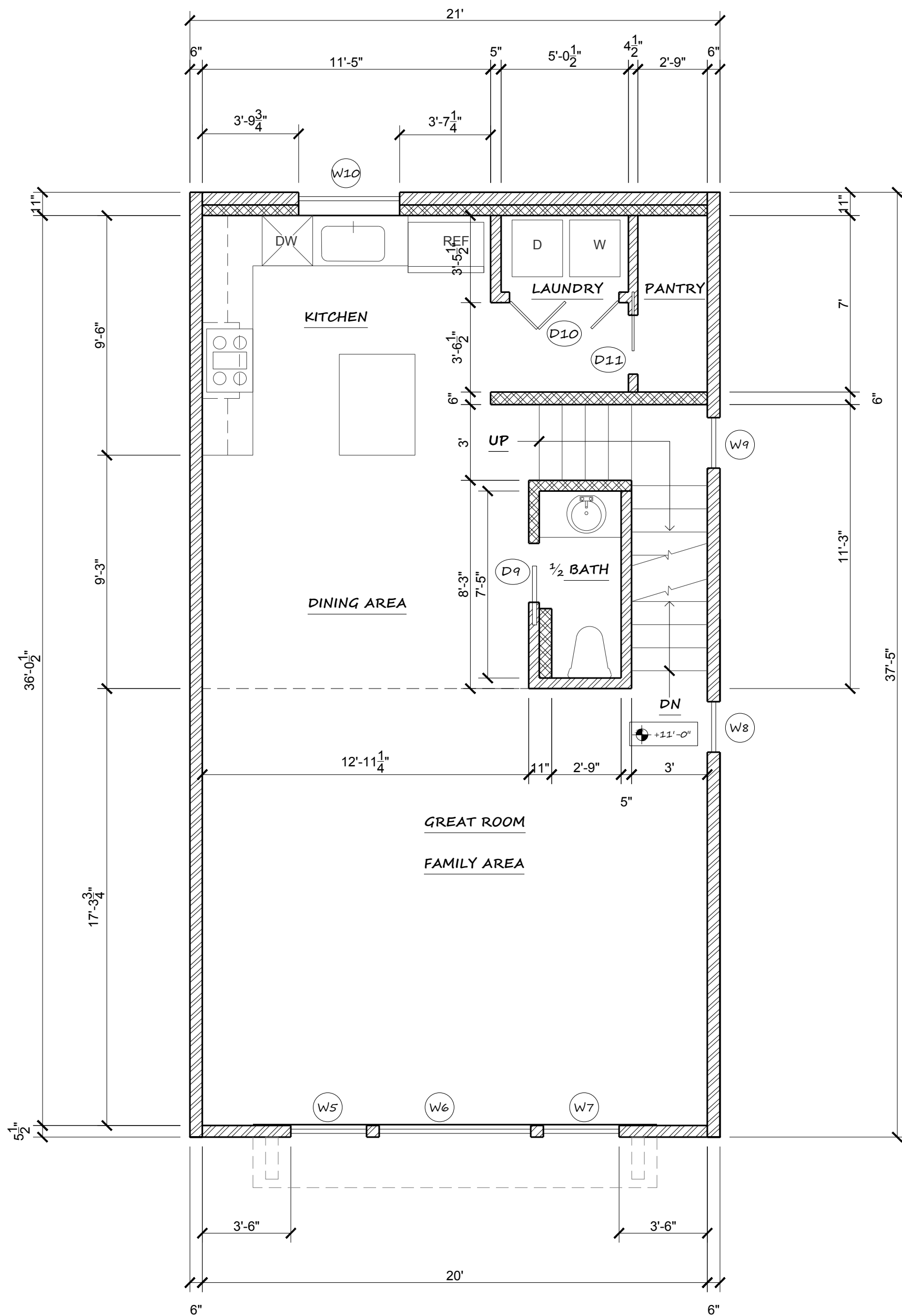
LEGEND	
	NEW WALL
	PLUMBING WALLS OR CHASE
	PARTY WALL 1-HR SEPERATION
	DETAIL NO. OF SHT. & LOCATION, DIRECTION OF CUT VIEW
	WINDOW NOS.
	DOOR NOS.

MODEL TYPE A : UNIT 7															
WINDOW SCHEDULE						(VERIFY SIZES)									
NO.		(W X H) SIZE	STYLE	MATERIAL	TYPE	REMARKS	NO.		(W X H) SIZE	STYLE	MATERIAL	TYPE	REMARKS		
W1		2'-0" X 2'-0"	AWNING	VINYL CLAD	TEMP. GLASS	ALL WINDOWS SHOULD HAVE A MAXIMUM U-VALUE OF 0.3 AND 023 CFJC MUST BE NFRC RATED & LABELED PER STATE ENERGY CODE (CAC 10-103(a)2A)	D1		16'-0"x6'-8"	GARAGE/AUTO	WOOD / VINYL	PANEL	DOORS # 1 TO BE 1-3/8" THK (20 MIN. FIRE RESISTANCE RATED)		
W2		2'-0"x 2'-0"	FIXED				D2		2'-8"x6'-8"	SWING	WOOD / VINYL	VENTED			
W3		4'-0"x 5'-0"	SLIDER				D3		2'-8"x6'-8"	SWING/RATED	WOOD / VINYL	PANEL			
EGRESS	W4		3'-6"x 4'-0"				SLIDER	D4		4'-6"x6'-8"	BI-FOLD/CLOSET	WOOD / VINYL	PANEL	ALL GLASS DOORS ARE DOUBLE PANE TEMPERED SAFETY GLASS w/ MAX. U-VALUE OF 0.3 & 023 CFJC MUST BE NFRC RATED & LABELED PER STATE ENERGY CODE (CAC 10-103(a)2A)	
	W5		2'-0"x 2'-0"				AWNING	D5		2'-4"x6'-8"	POCKET	WOOD / VINYL	PANEL		
	W6		2'-0"x 2'-0"				FIXED	D6		2'-6"x6'-8"	SWING	WOOD / VINYL	PANEL		
	W7		4'-0"x 3'-0"				SLIDER	D7		4'-0"x6'-8"	SLIDER/CLOSET	WOOD / MIRROR PANEL			
	W8		3'-0"x 6'-0"				FIXED	D8		3'-0"x6'-8" 1'-0"x6'-8"	SWING/RATED SIDELIGHT	WOOD / MTL	EXTERNAL		
	W9		3'-0"x 6'-0"				FIXED	D9		6'-0"x6'-8"	SLIDER	VINYL/GLASS	PANEL		
	W10		2'-0"x 2'-0"				AWNING	D10		2'-4"x6'-8"	POCKET	WOOD / VINYL	PANEL		
	W11		2'-0"x 2'-0"				FIXED	D11		2'-4"x6'-8"	POCKET	WOOD / VINYL	PANEL		
	W12		3'-6"x 2'-0"				SLIDER	D12		4'-6"x6'-8"	BI-FOLD/CLOSET	WOOD / VINYL	VENTED		
EGRESS	W13		4'-6"x 4'-0"				SLIDER	D13		2'-6"x6'-8"	SWING	WOOD / VINYL	PANEL		
	W14		4'-0"x 4'-0"				SLIDER	D14		2'-6"x6'-8"	SWING	WOOD / VINYL	PANEL		
EGRESS	W15		4'-0"x 4'-0"				SLIDER	D15		5'-6"x6'-8"	SLIDER/CLOSET	WOOD / MIRROR PANEL			
										D16		5'-4"x6'-8"	SLIDER/CLOSET	WOOD / MIRROR PANEL	
							D17		2'-4"x6'-8"	SWING	WOOD / VINYL	PANEL			
							D18		2'-6"x6'-8"	SWING	WOOD / VINYL	PANEL			
							D19		2'-4"x6'-8"	POCKET	WOOD / VINYL	PANEL			
							D20		2'-4"x6'-8"	POCKET	WOOD / VINYL	PANEL			



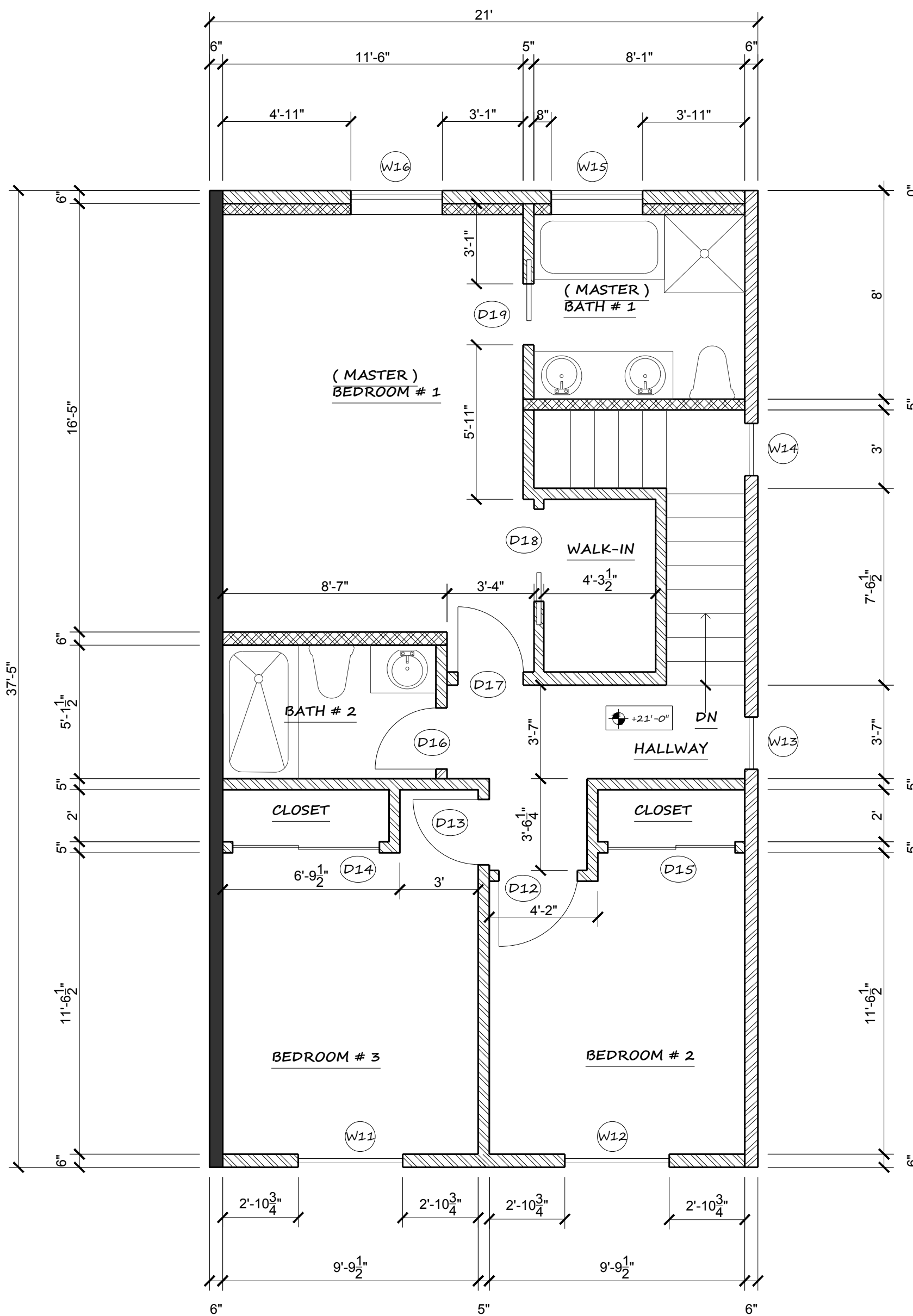
FIRST FLOOR PLAN

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



SECOND FLOOR PLAN

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

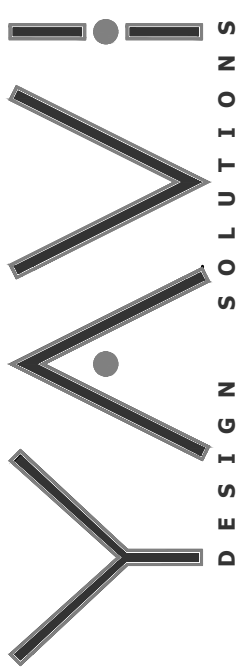


THIRD FLOOR PLAN

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

LEGEND	
	NEW WALL
	PLUMBING WALLS OR CHASE
	PARTY WALL 1-HR SEPERATION
	DETAIL NO. OF SHT. & LOCATION. DIRECTION OF CUT VIEW
	WINDOW NOS.
	DOOR NOS.

MODEL TYPE A : UNIT 8											
WINDOW SCHEDULE						DOOR SCHEDULE					
(VERIFY SIZES)						(VERIFY SIZES)					
NO.	(W X H) SIZE	STYLE	MATERIAL	TYPE	REMARKS	NO.	(W X H) SIZE	STYLE	MATERIAL	TYPE	REMARKS
W1	2'-0" X 2'-0"	AWNING	VINYL CLAD	TEMP. GLASS	ALL WINDOWS SHOULD HAVE A MAXIMUM U-VALUE OF 0.3 AND 023 CFJC MUST BE NFRC RATED & LABELED PER STATE ENERGY CODE (CAC 10-103(a)2A)	D1	16'-0"x6'-8"	GARAGE/AUTO	WOOD / VINYL	PANEL	DOORS # 1 TO BE 1-3/8" THK. (20 MIN. FIRE RESISTANCE RATED)
W2	2'-0"X 2'-0"	FIXED				D2	2'-8"x6'-8"	SWING	WOOD / VINYL	VENTED	
W3	4'-0"X 4'-0"	SLIDER				D3	2'-8"x6'-8"	SWING/RATED	WOOD / VINYL	PANEL	
W4	3'-0"X 4'-0"	SLIDER				D4	4'-6"x6'-8"	BI-FOLD/CLOSET	WOOD / VINYL	PANEL	ALL GLASS DOORS ARE DOUBLE PANE TEMPERED SAFETY GLASS w/ MAX U-VALUE OF 0.3 & 023 CFJC MUST BE NFRC RATED & LABELED PER STATE ENERGY CODE (CAC 10-103(a)2A)
W5	3'-0"X 6'-0"	AWNING				D5	2'-4"x6'-8"	POCKET	WOOD / VINYL	PANEL	
W6	6'-0"X 3'-0"	SLIDER/UPPER				D6	2'-6"x6'-8"	SWING	WOOD / VINYL	PANEL	
W6	6'-0"X 3'-0"	FIXED/LOWER				D7	4'-0"x6'-8"	SLIDER/CLOSET	WOOD / MIRROR PANEL		
W7	3'-0"X 6'-0"	SLIDER				D8	3'-0"x6'-8"	SWING/RATED SIDELIGHT	WOOD / MTL	EXTERNAL	
W8	2'-0" X 2'-0"	AWNING				D9	2'-4"x6'-8"	POCKET	VINYL/GLASS	PANEL	
W10	4'-0"X 3'-0"	SLIDER				D10	4'-6"x6'-8"	BI-FOLD	WOOD / VINYL	VENTED	
W11	4'-0"X 4'-0"	SLIDER				D11	2'-4"x6'-8"	POCKET	WOOD / VINYL	PANEL	
W12	4'-0"X 4'-0"	SLIDER				D12	2'-6"x6'-8"	SWING	WOOD / VINYL	VENTED	
W13	2'-0" X 2'-0"	AWNING				D13	2'-6"x6'-8"	SWING	WOOD / VINYL	PANEL	
W14	2'-0"X 2'-0"	FIXED				D14	5'-6"x6'-8"	SLIDER/CLOSET	WOOD / MIRROR PANEL		
W15	3'-6"X 2'-0"	SLIDER				D15	5'-0"x6'-8"	SLIDER/CLOSET	WOOD / MIRROR PANEL		
W16	4'-0"X 4'-0"	SLIDER				D16	2'-4"x6'-8"	SWING	WOOD / VINYL	PANEL	
EGRESS						D17	2'-6"x6'-8"	SWING	WOOD / VINYL	PANEL	
EGRESS						D18	2'-4"x6'-8"	POCKET	WOOD / VINYL	PANEL	
EGRESS						D19	2'-4"x6'-8"	POCKET	WOOD / VINYL	PANEL	



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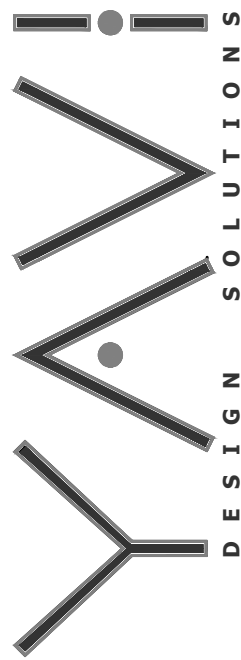
PDU *padhyay*
04/27/23

TITLE : Model "A" UNIT #8 FLOOR PLANS

DESIGN BY : PAULOMI U.

SCALE : -

DATE : 3/24/22

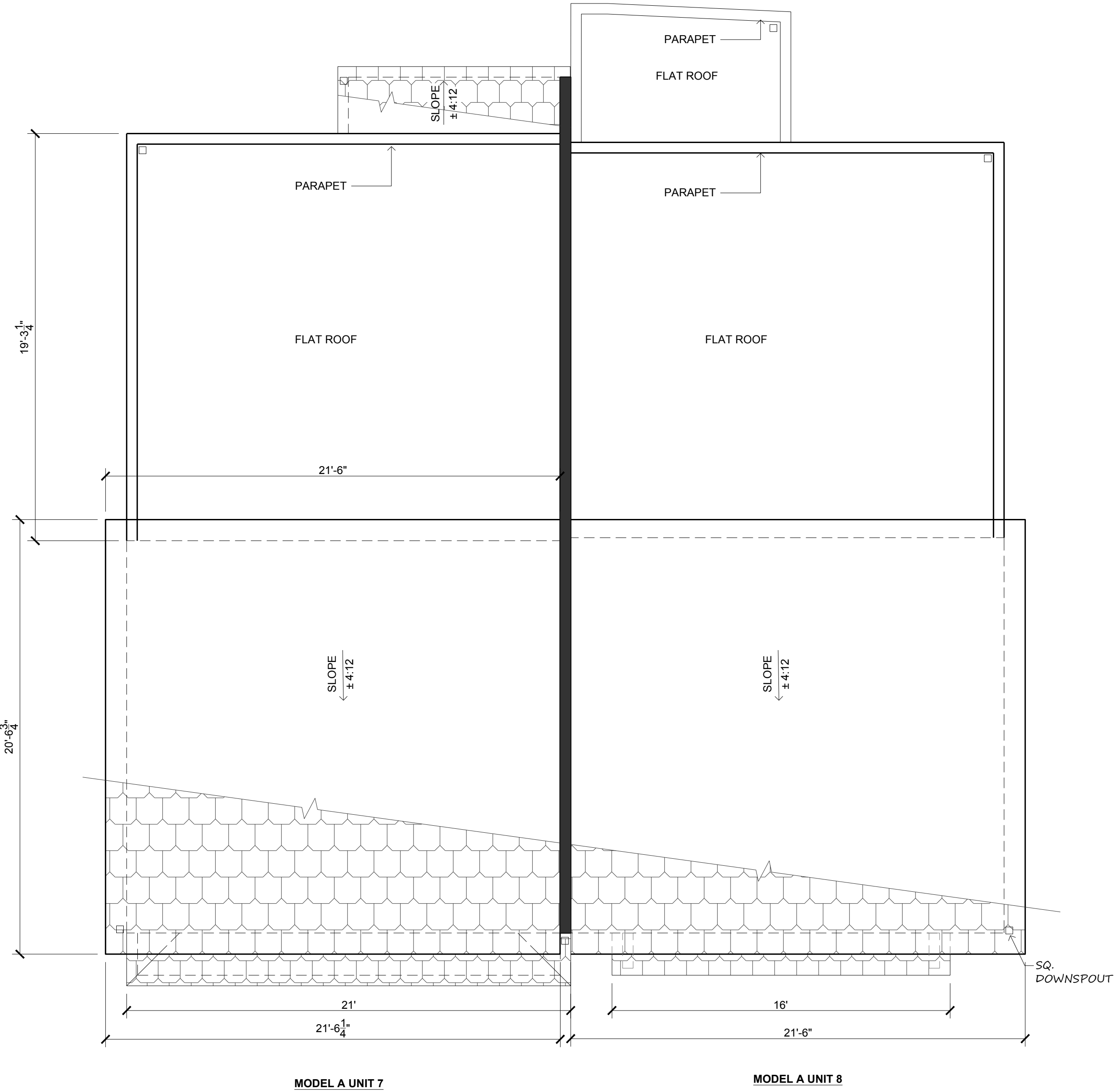
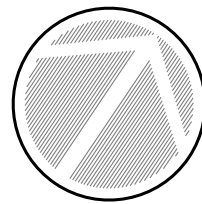


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PROJECT : TOWNHOMES FOR HAMAARA TECH
22872 MAIN STREET, HAYWARD, CA

TITLE : Model "A" UNIT #7 ROOF PLANS
DESIGN BY : PAULOMI U.
DRAWN BY : YAVI DESIGN SOLUTIONS

SCALE : -
DATE : 3/24/22



ROOF PLAN
SCALE: 1/4" :1'-0"



HARDIE® ARTISAN SIDING
ARTISAN SQUARE CHANNEL SIDING
Artisan Square Channel's precise, right-angle cuts create widest channels that complement traditional and modern styles.

AVAILABLE SIZES

THICKNESS:	0.625"
LENGTH:	144" boards
WIDTHS:	10.25"
EXPOSURES:	9"

COLOR

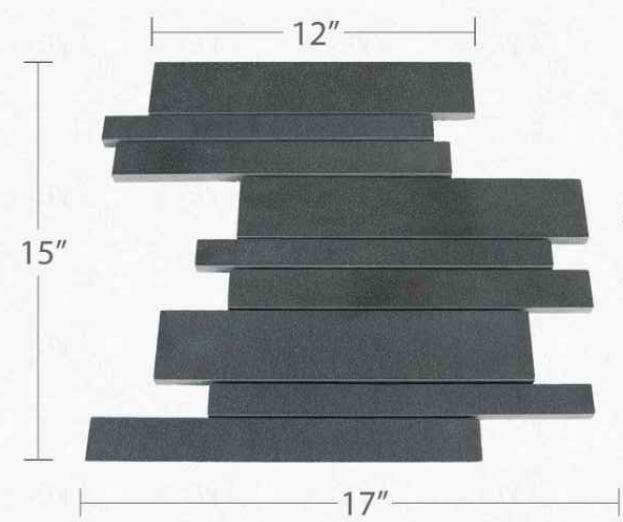
SW 7662
Evening Shadow

Grey Basalt



Grey Basalt Lynia IL Tiles are available in:

Field Unit



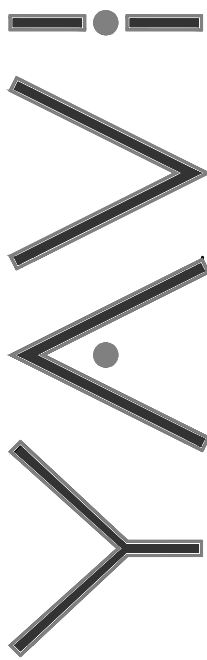
12"
15"
17"
2.4"
1.4"
1"

Corner Unit



15"
8.6"
8.4"





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PROJECT : TOWNHOMES FOR HAMAARA TECH
22872 MAIN STREET, HAYWARD, CA

PDU
04/27/23

△ 10/16/23
REVISED PER PLANNING
REVIEW COMMENTS
09/07/23

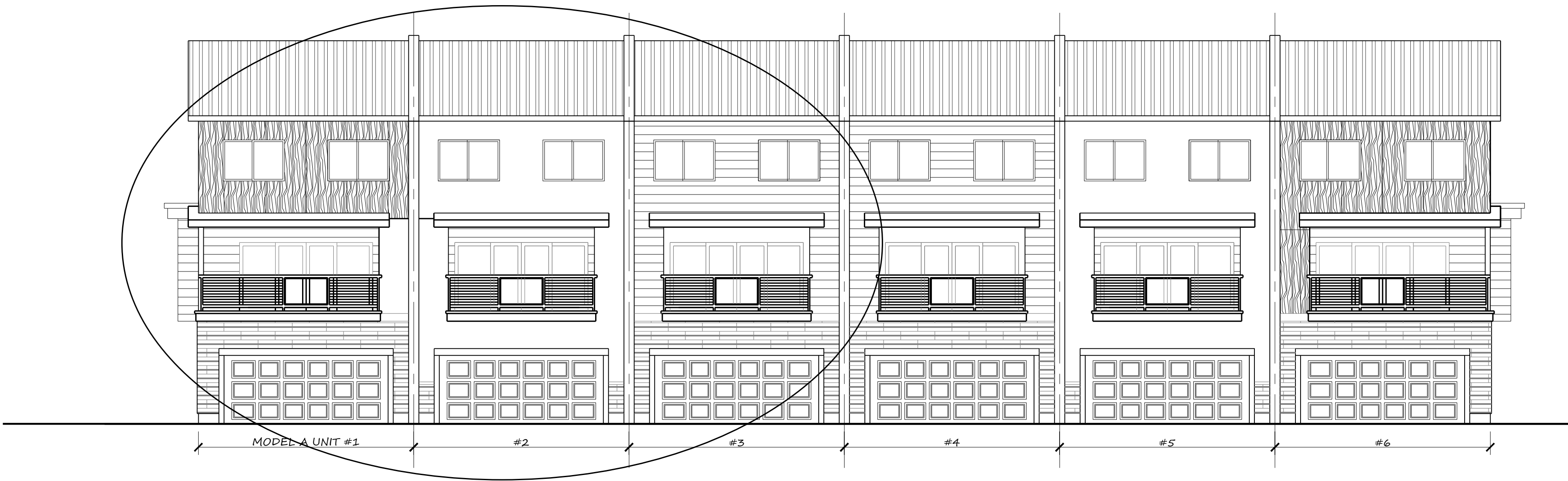
△ 11/22/23
REVISED PER PLANNING
REVIEW COMMENTS
11/17/23

△ 01/10/24
REVISED PER PLANNING
REVIEW COMMENTS
01/09/24

SCALE :-
DATE : 3/24/22

TITLE : FRONT ELEVATION-ARMSTRONG STREET
DESIGN BY : PAULOMI U.

DRAWN BY : YAVI DESIGN SOLUTIONS



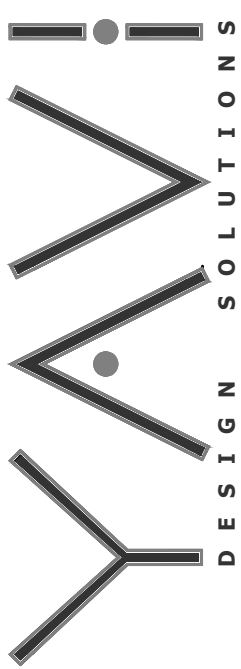
DRIVEWAY ISLE LEFT SIDE ELEVATION (MODEL "A" CLUSTER REAR)

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



MODEL "A" CLUSTER REAR PART ELEVATION

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

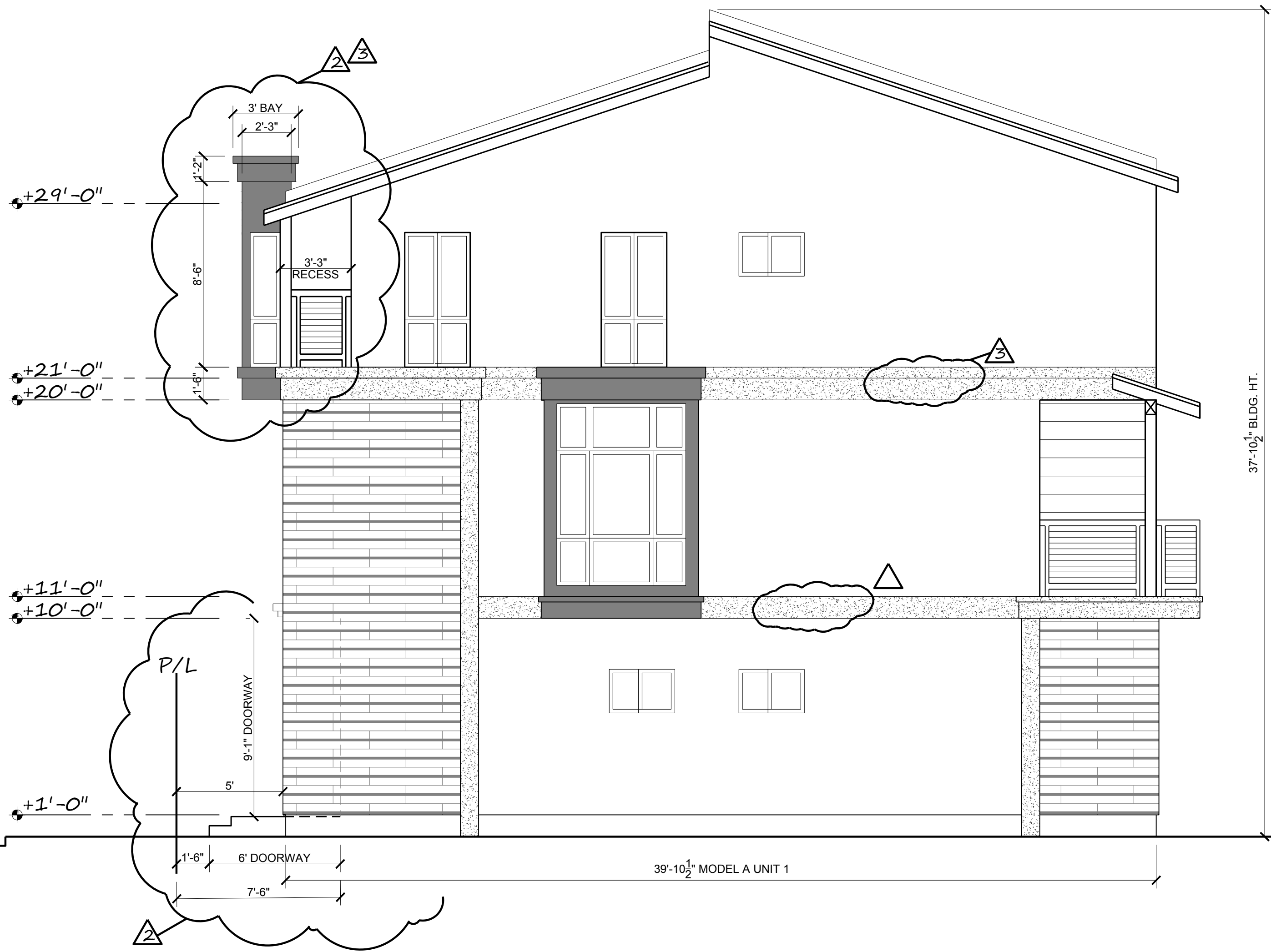


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PROJECT :TOWNHOMES FOR HAMAARA TECH
22872 MAIN STREET, HAYWARD, CA

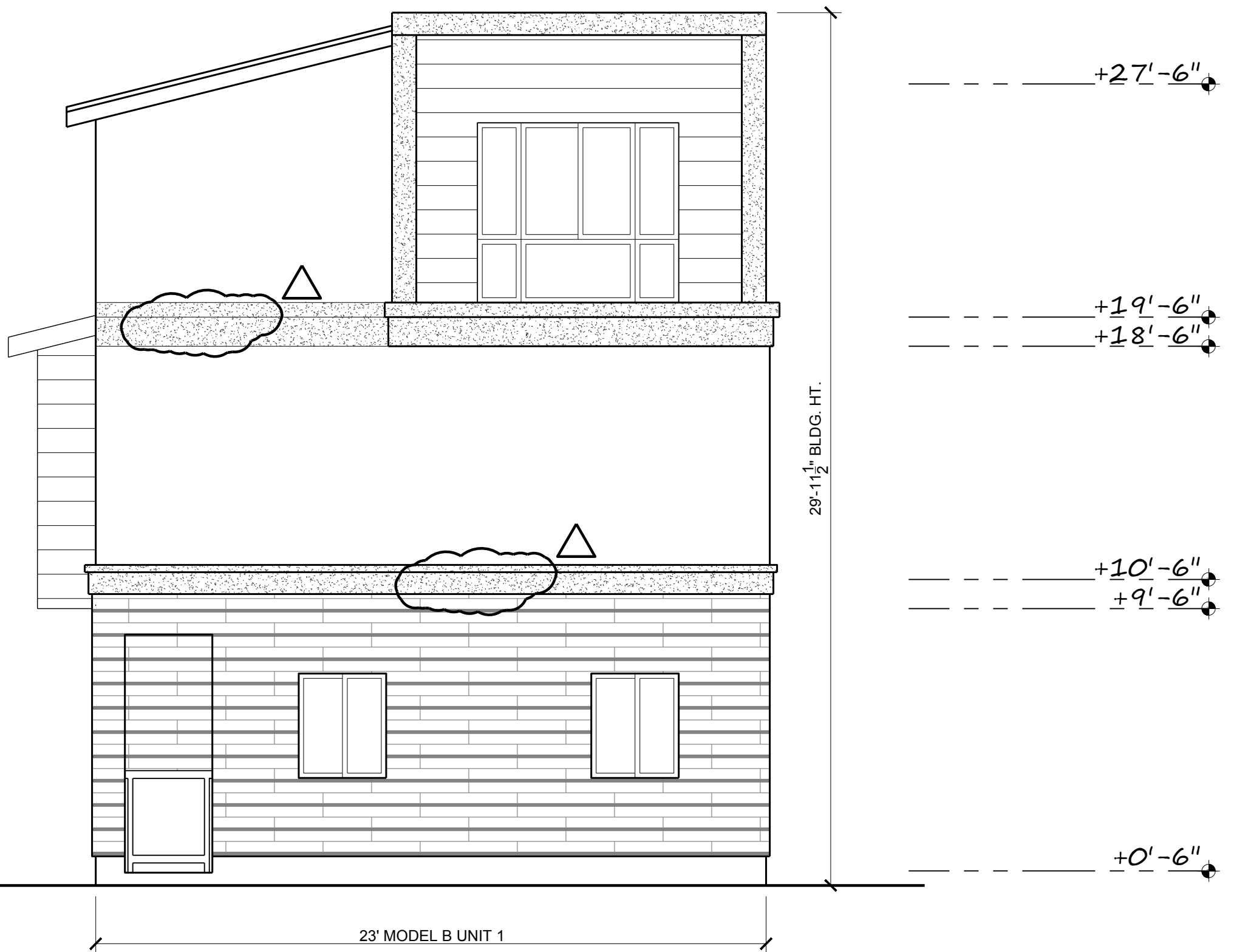
TITLE : MODEL "A" CLUSTER REAR ELEVATION
DESIGN BY : PAULOMI U.
DRAWN BY : YAVI DESIGN SOLUTIONS

SCALE :-
DATE : 3/24/22



MODEL "A" MAIN STREET SIDE ELEVATION

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



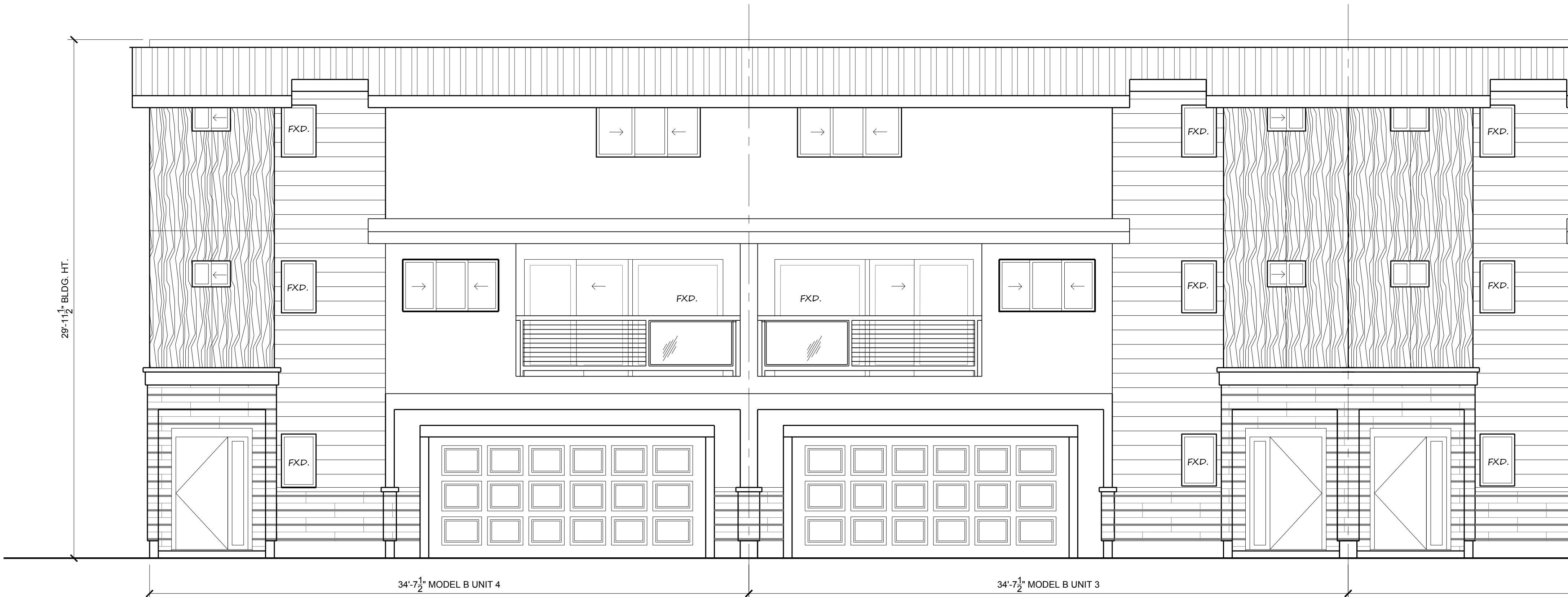
MODEL "B" MAIN STREET SIDE ELEVATION

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



DRIVEWAY ISLE RIGHT SIDE ELEVATION (MODEL "B" CLUSTER)

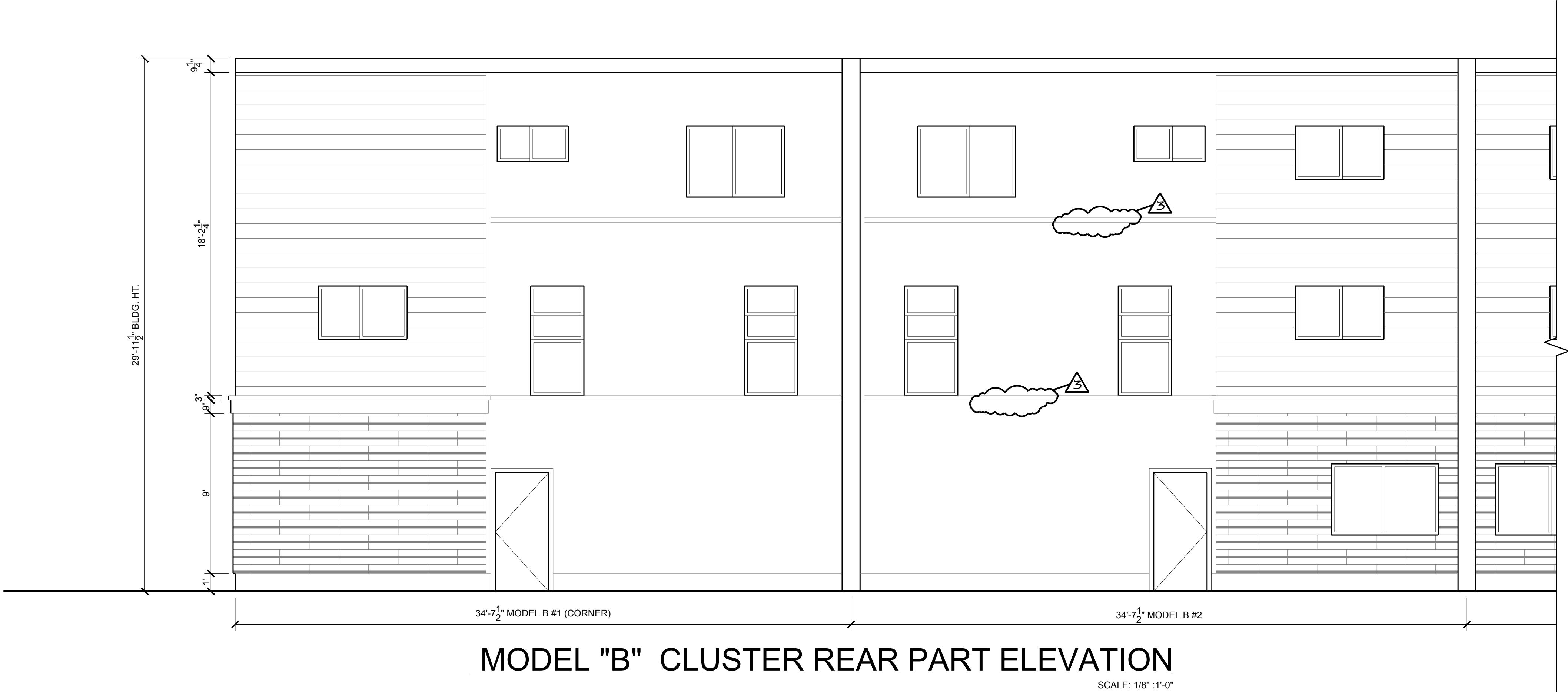
SCALE: 1/8" = 1'-0"



MODEL "B" CLUSTER PART ELEVATION

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





MODEL "B" CLUSTER REAR PART ELEVATION
SCALE: 1/8" :1'-0"



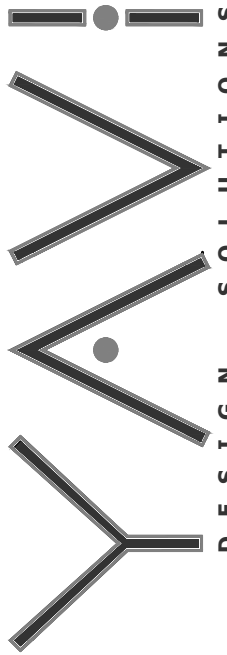
MODEL "B" CLUSTER REAR ELEVATION
SCALE: 1/8" :1'-0"

11/22/23
REVISED PER PLANNING
REVIEW COMMENTS
11/17/23

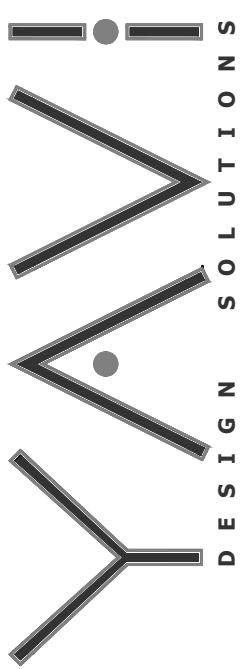
SCALE : -
DATE : 3/24/22

TITLE : MODEL "B" REAR ELEVATION
DESIGN BY : PAULOMI U.
DRAWN BY : YAVI DESIGN SOLUTIONS

WWW.YAVIDESIGNSOLUTIONS.COM
ADDRESS:
367 KILKARE ROAD, SUNOL, CA 94586
EMAIL:
YAVIDESIGNSOLUTIONS@GMAIL.COM



PROJECT :TOWNHOMES FOR HAMAARA TECH
22872 MAIN STREET, HAYWARD, CA



WWW.YAVIDESIGNSOLUTIONS.COM
ADDRESS: 367 KILKARE ROAD, SUNOL, CA 94586
EMAIL: YAVIDESIGNSOLUTIONS@GMAIL.COM

PROJECT : TOWNHOMES FOR HAMAARA TECH
22872 MAIN STREET, HAYWARD, CA

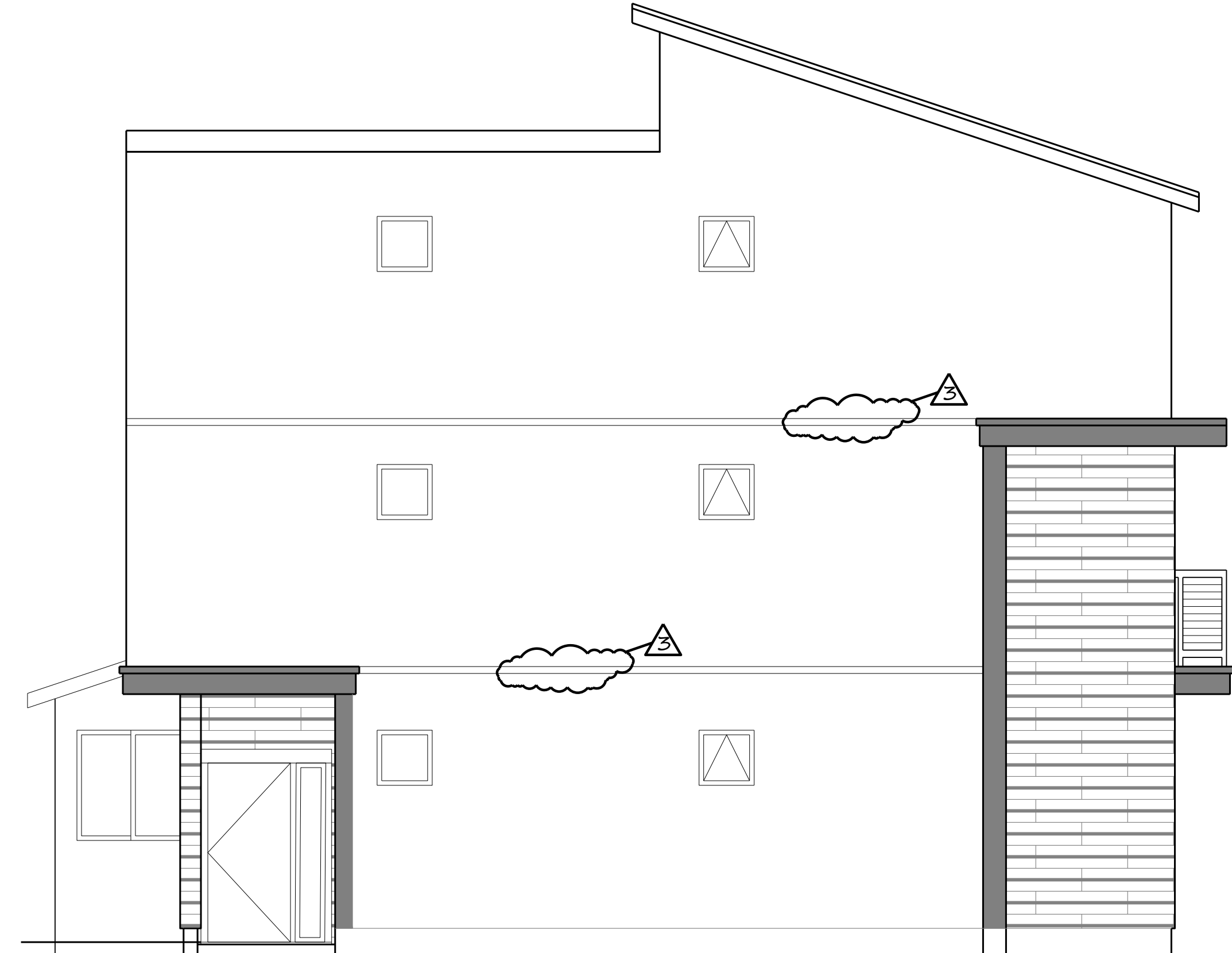
PDU
04/27/23

11/22/23
REVISED PER PLANNING
REVIEW COMMENTS
11/17/23

TITLE : MODEL "A" #7 ELEVATIONS
DESIGN BY : PAULOMI U.

DRAWN BY : YAVI DESIGN SOLUTIONS

SCALE : -
DATE : 3/24/22



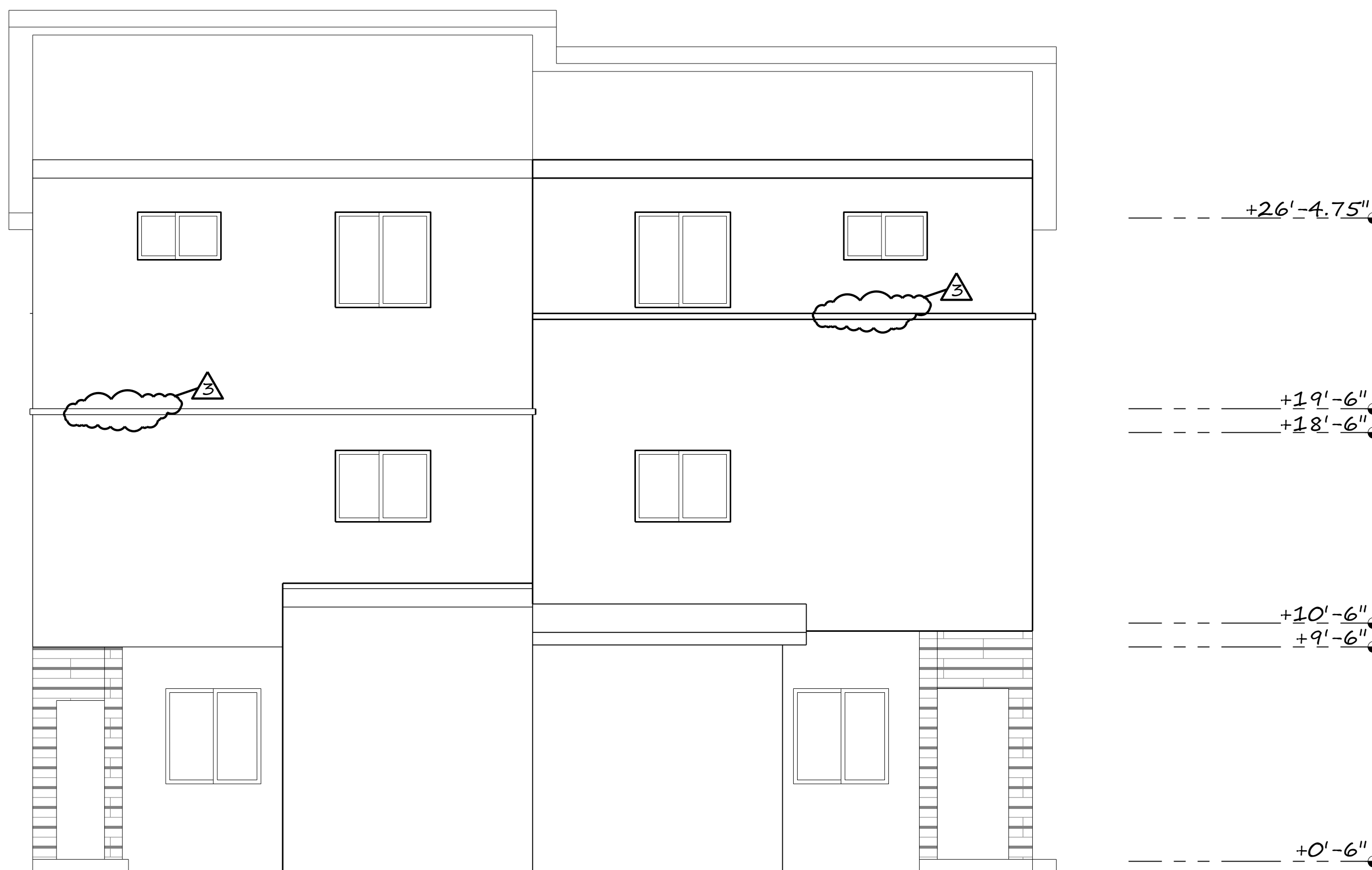
MODEL "A" UNIT 7 (SIDE ELEVATION)

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



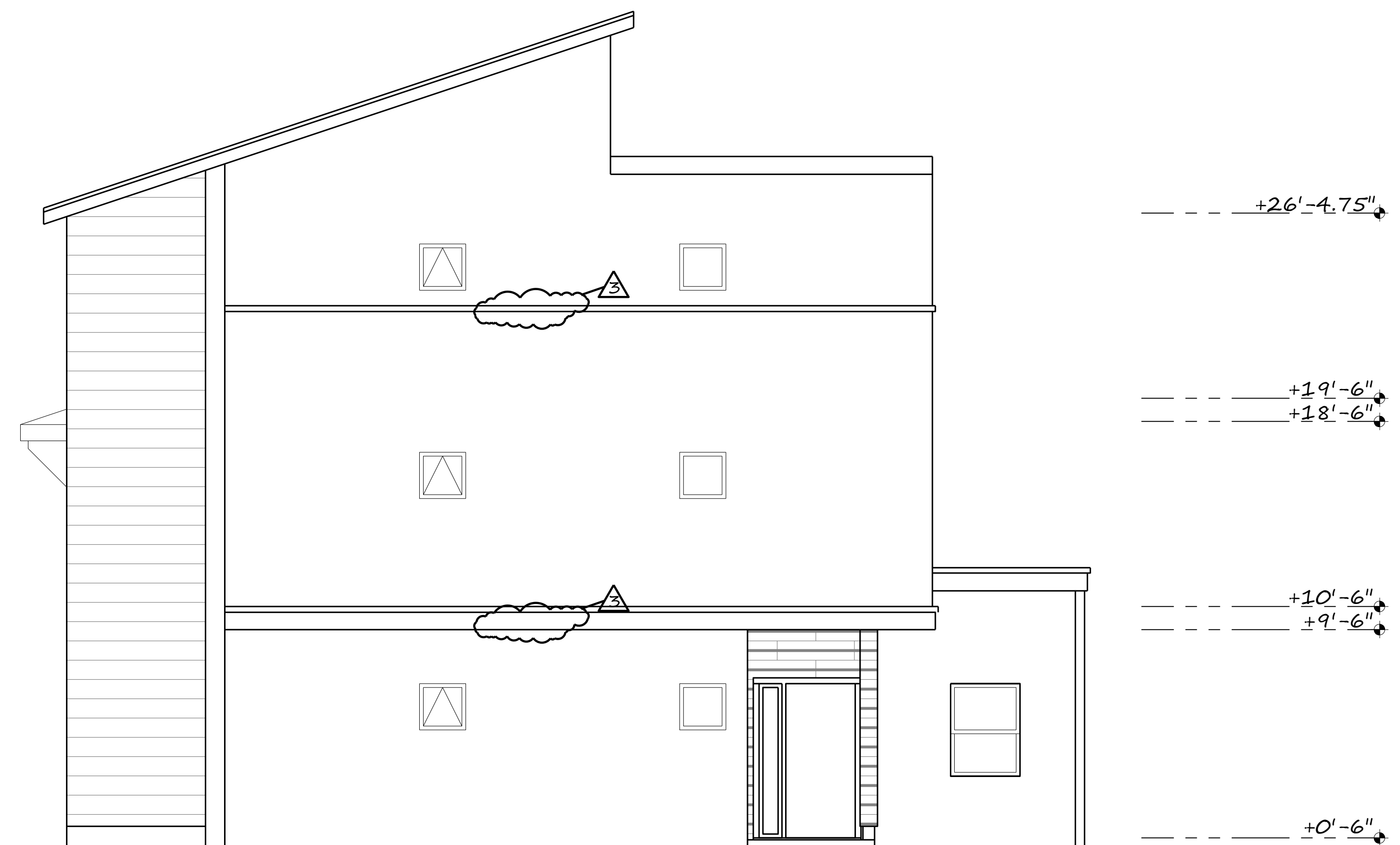
MODEL "A" UNIT 7 & 8 (E STREET ELEVATION)

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



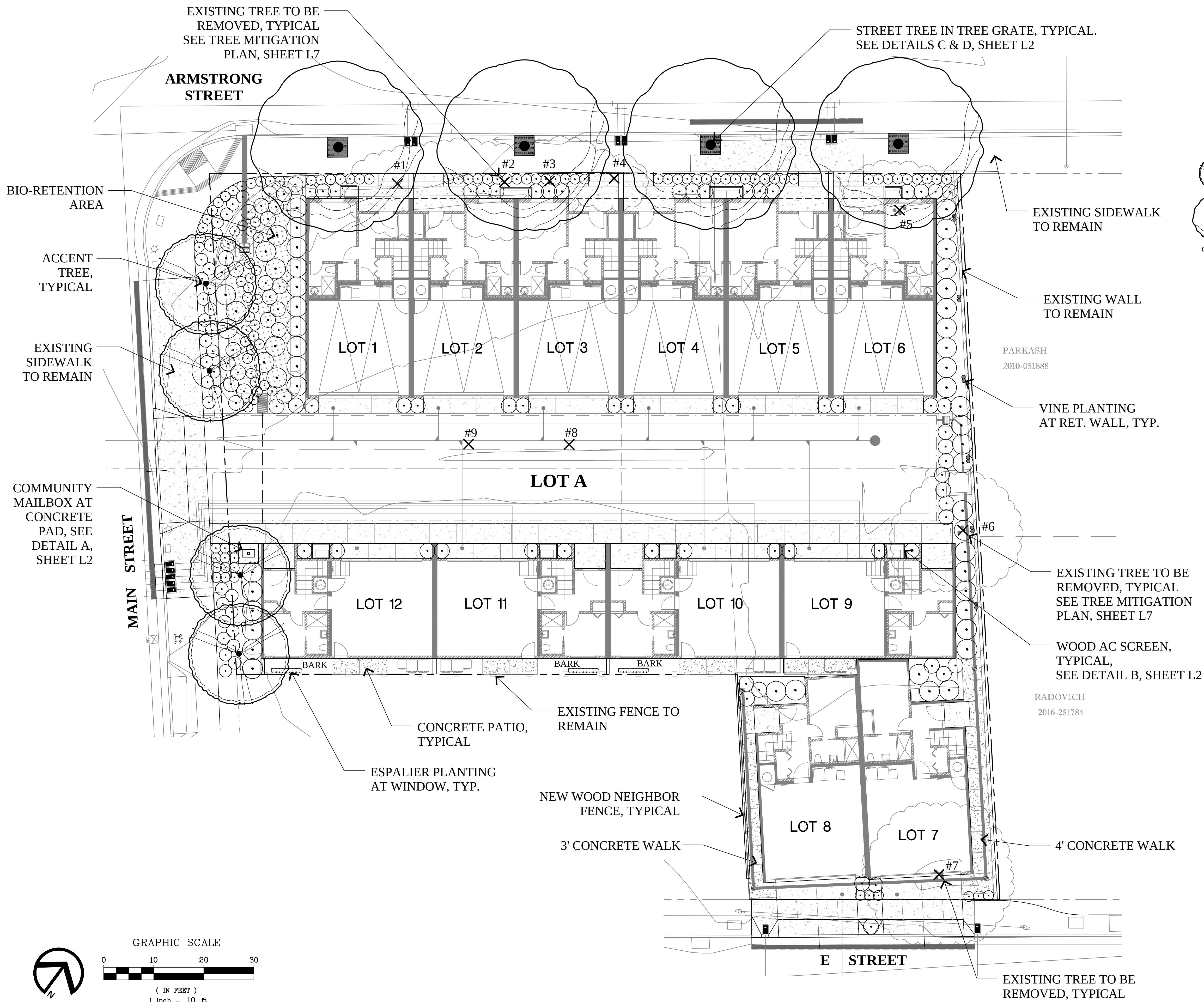
MODEL "A" UNIT 8 & 7 (REAR ELEVATION)

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



MODEL "A" UNIT 8 (SIDE ELEVATION)

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



PRELIMINARY PROPOSED PLANT PALETTE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE	MATURE SIZE (HIGH X WIDTH)
	ACCENT TREE				
	LAG 'NAT' LAGERSTROEMIA INDICA 'NATCHEZ'	NATCHEZ GRAPE MYRTLE	24" BOX	LOW	20' X 20'
	STREET TREE				
	PIS CHI PISTACHIA CHINENSIS	CHINESE PISTACHE	36" BOX	LOW	35' X 35'
	ESPALIERS				
	XYL 'COM' XYLOSMA C. 'COMPACTA'	COMPACT XYLOSMA	15 GALLON	LOW	8' X 8'
	SHRUBS				
	LAV MAR LAVATERA MARITIMA	TREE MALLOW	5 GALLON	LOW	8' X 8'
	LIM PER LIMONIUM PEREZII	SEA LAVENDER	5 GALLON	LOW	3' X 3'
	LOM 'BRE' LOMANDRA LONGIFOLIA 'BREEZE'	DWARF MAT RUSH	5 GALLON	LOW	3' X 3'
	LOR 'E.S.' LOROPETALUM CHINENSE 'EMERALD SNOW'	CHINESE FRINGE FLOWER	5 GALLON	LOW	4' X 4'
	RHA 'MIN' RHAPHIOLEPS UMBELLATA 'MINOR'	DWARF YEDDO HAWTHORN	5 GALLON	LOW	6' X 3'
	XYL 'COM' XYLOSMA C. 'COMPACTA'	COMPACT XYLOSMA	5 GALLON	LOW	8' X 8'
	SHRUBS - BIO-RETENTION AREA				
	CHO TEC CHONDROPETALUM TECTORUM	SMALL CAPE RUSH	5 GALLON	LOW	5' X 6'
	JUN PAT JUNCUS PATENS	COMMON RUSH	5 GALLON	LOW	2' X 2'
	MUH RIG MUHLENBERGIA RIGENS	DEER GRASS	5 GALLON	LOW	4' X 4'
	GROUNDCOVERS				
	CAR TUM CAREX TUMULICOLA	BERKELEY SEDGE	1 GALLON	LOW	2' X 2'
	LAN 'C.H.' LANTANA 'CHAPEL HILL'	CHAPEL HILL LANTANA	1 GALLON	LOW	1.5' X 2'
	VINES				
	ROS BAN ROSA BANKSIAE	LADY BANKS' ROSE	5 GALLON	LOW	

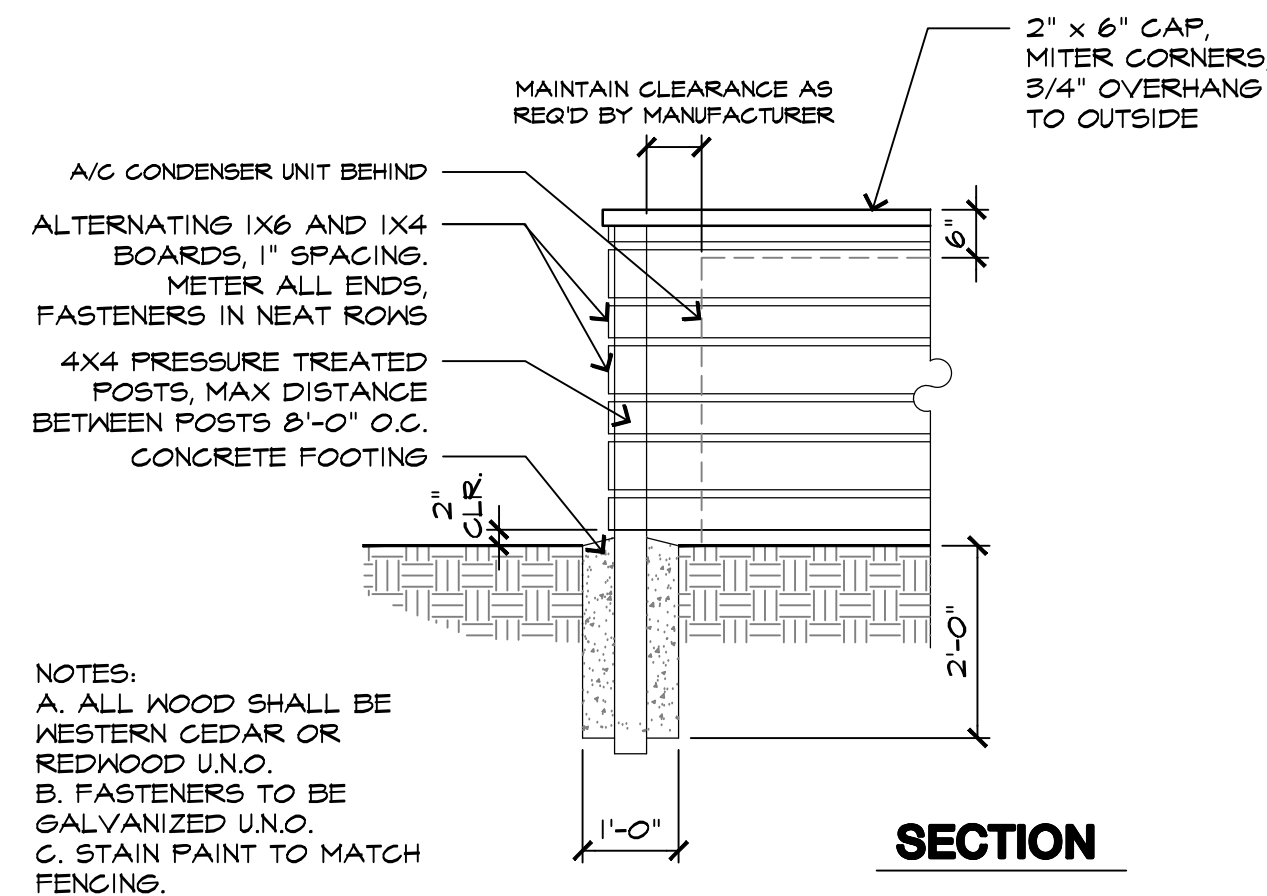
NOTE: PLANT MATERIAL WATER VERIFIED WITH ONLINE WUCOLS LANDSCAPE WATER-USE PLANNING TOOL. WWW.WATERWONK.US

NOTES:

- ALL TREES SHALL BE PLANTED AND STAKED PER CITY STANDARDS.
- TREES BE PLANTED WITHIN 3' OF HARDSCAPE REQUIRE ROOT BARRIERS INSTALLED ADJACENT TO THE HARDSCAPE ELEMENT AT TIME OF TREE PLANTING.
- LANDSCAPE AND IRRIGATION SHALL COMPLY WITH CITY'S CURRENT WATER-EFFICIENT LANDSCAPE ORDINANCE.
- ALL PLANTING AREAS SHALL BE AUTOMATICALLY IRRIGATED PER CITY STANDARDS. USING LOW-FLOW SPRAY, BUBBLERS OR DRIP METHODS.
- ALL PLANTING AREAS SHALL BE MULCHED TO A MINIMUM DEPTH OF 3".
- AN AUTOMATIC WEATHER-BASED IRRIGATION CONTROLLER WITH SOIL MOISTURE AND/OR RAIN SENSOR SHALL BE USED.
- SHRUBS AND TREES SHALL BE IRRIGATED ON SEPARATE VALVES AND PLANTS SHALL BE HYDROZONED.

Preliminary Landscape Site Details

L2



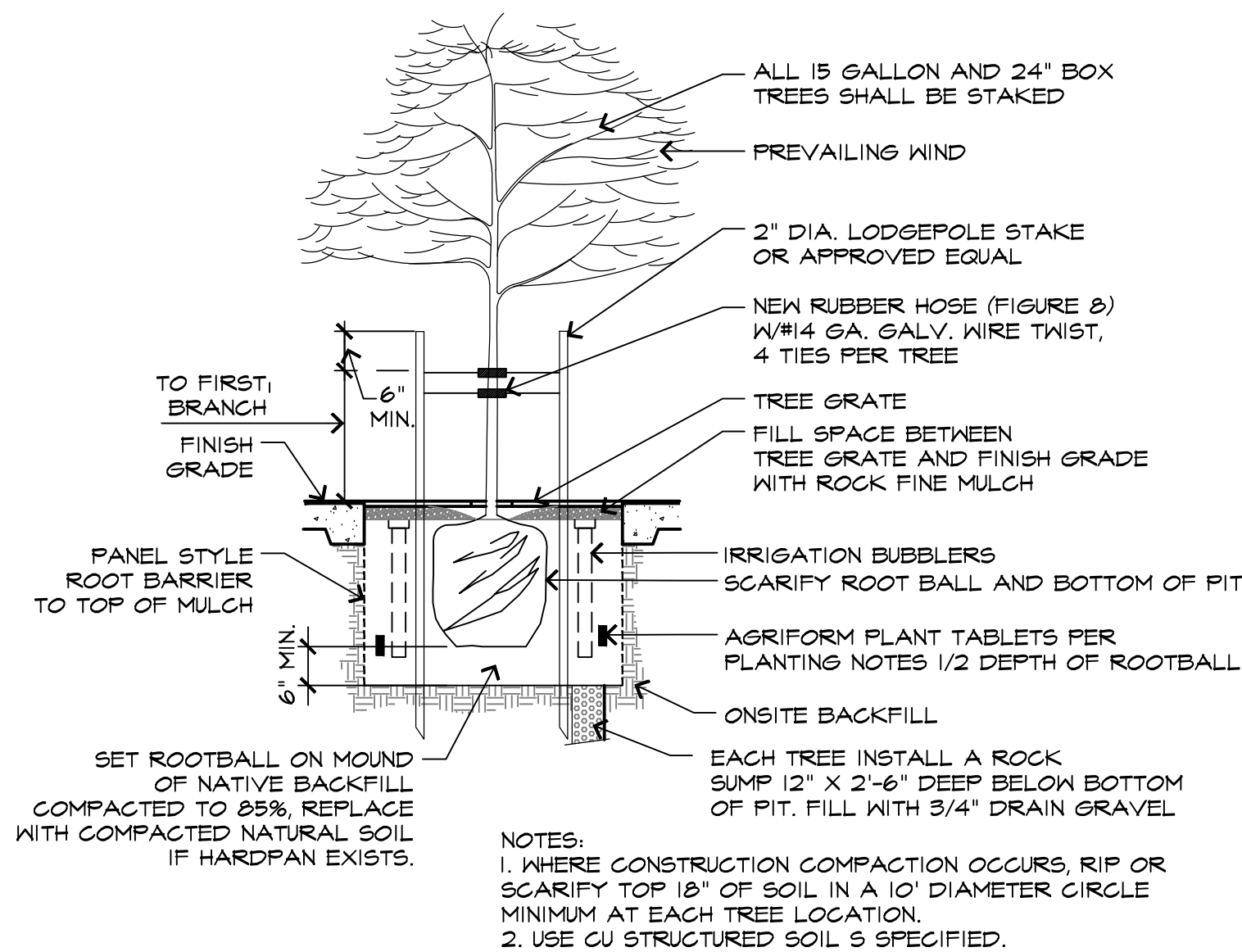
AC SCREEN

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

024



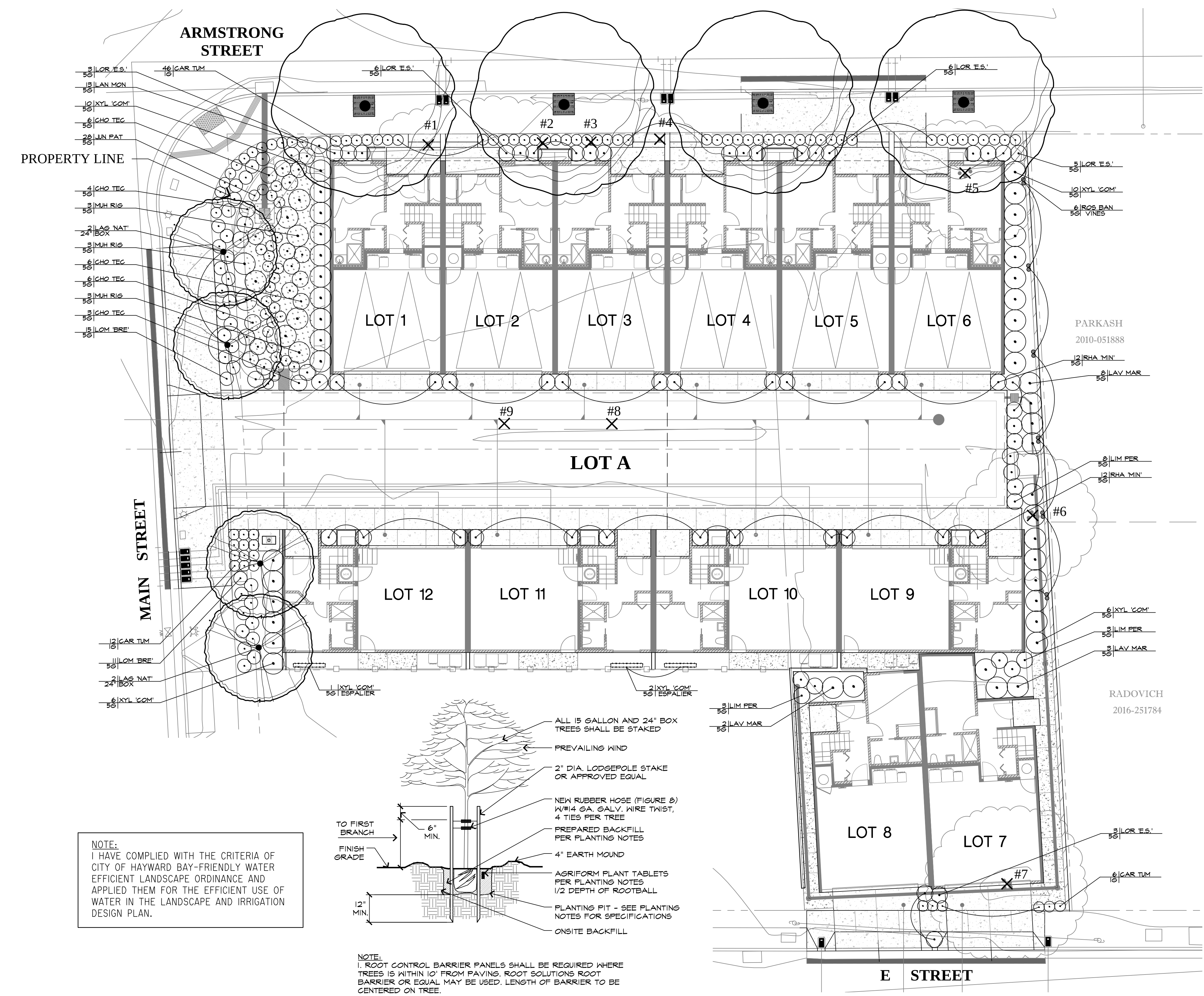
NOTE:
1. TREE GRATE TO BE 4'X4' 'CASCADE' TREE GRATE OR EQUAL,
AVAILABLE AT URBANACCESSORIES.COM TEL: (877) 487-0488
2. INSTALL PER MANUFACTURER'S INSTRUCTIONS.



PLANTING TREE WELL

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

024 - TreePinta



PRELIMINARY PROPOSED PLANT PALETTE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE	MATURE SIZE (HIGH X WIDTH)
ACCENT TREE					
LAG 'NAT'	LAGERSTROEMIA INDICA 'NATCHEZ'	NATCHEZ CRAPE MYRTLE	24" BOX	LOW	20' X 20'
STREET TREE					
PIS CHI	PISTACHIA CHINENSIS	CHINESE PISTACHE	36" BOX	LOW	35' X 35'
ESPALLIERS					
XYL 'COM'	XYLOSMA C. 'COMPACTA'	COMPACT XYLOSMA	15 GALLON	LOW	8' X 8'
SHRUBS					
LAV MAR	LAVATERA MARITIMA	TREE MALLOW	5 GALLON	LOW	8' X 8'
LIM PER	LIMONIUM PEREZII	SEA LAVENDER	5 GALLON	LOW	3' X 3'
LOM 'BRE'	LOMANDRA LONGIFOLIA 'BREEZE'	DWARF MAT RUSH	5 GALLON	LOW	3' X 3'
LOR 'E.S.'	LOROPETALUM CHINENSE 'EMERALD SNOW'	CHINESE FRINGE FLOWER	5 GALLON	LOW	4' X 4'
RHA 'MIN'	RHAPHIOLEPIS UMBELLATA 'MINOR'	DWARF YEDDO HAWTHORN	5 GALLON	LOW	6' X 3'
XYL 'COM'	XYLOSMA C. 'COMPACTA'	COMPACT XYLOSMA	5 GALLON	LOW	8' X 8'
SHRUBS - BIO-RETENTION AREA					
CHO TEC	CHONDROPETALUM TECTORUM	SMALL CAPE RUSH	5 GALLON	LOW	5' X 6'
JUN PAT	JUNCUS PATENS	COMMON RUSH	5 GALLON	LOW	2' X 2'
MUH RIG	MUHLENBERGIA RIGENS	DEER GRASS	5 GALLON	LOW	4' X 4'
GROUNDCOVERS					
CAR TUM	CAREX TUMULICOLA	BERKELEY SEDGE	1 GALLON	LOW	2' X 2'
LAN 'C.H.'	LANTANA 'CHAPEL HILL'	CHAPEL HILL LANTANA	1 GALLON	LOW	1.5' X 2'
VINES					
ROS BAN	ROSA BANKSIAE	LADY BANKS' ROSE	5 GALLON	LOW	

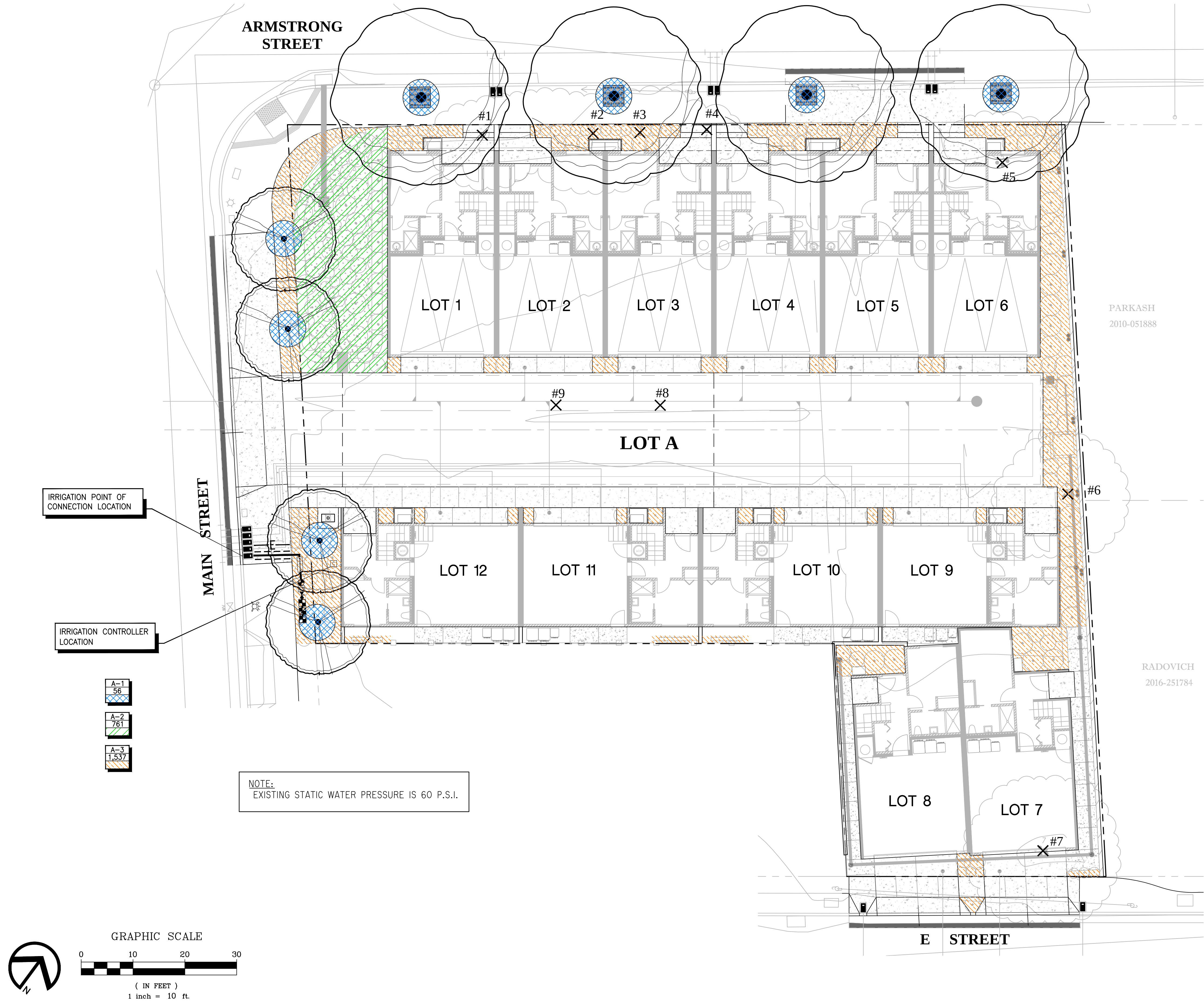
NOTE: PLANT MATERIAL WATER VERIFIED WITH ONLINE WUCOLS LANDSCAPE WATER-USE PLANNING TOOL. WWW.WATERWONK.US

PLANT CALLOUT SYMBOL KEY	
PLANT QTY	PLANT SYMBOL
SIZE	UNITS

PLANTING NOTES

- THE CONTRACTOR SHALL MAINTAIN A QUALIFIED SUPERVISOR ON THE SITE AT ALL TIMES DURING CONSTRUCTION THROUGH COMPLETION OF PICK-UP WORK.
- THE CONTRACTOR SHALL FURNISH AND PAY FOR ALL FORMS OF PLANT MATERIALS AND SPECIFIED INSTALLATIONS, INCLUDING FLATTED GROUNDCOVER.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATION AND STAKING ALL SEWER, UTILITY AND WATER MAIN LINES PRIOR TO PLANTING. LANDSCAPE CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR ANY COSTS INCURRED DUE TO DAMAGE AND REPLACEMENT OF SAID UTILITIES. CALL COMMON GROUND ALLIANCE (CGA) AT 811 TO LOCATE AND MARK UTILITIES PRIOR TO EXCAVATION.
- SOIL PREPARATIONS: GROUNDCOVER AND TURF AREAS SHALL BE CROSSRIPPED OR TILLED TO A DEPTH OF NINE (9) INCHES. THE AMENDMENT SHALL BE UNIFORMLY BROADCAST PER 1,000 S.F. AND THOROUGHLY INCORPORATED TO A DEPTH OF 9" BY MEANS OF ROTOTILLER OR EQUAL. THE FOLLOWING FORMULA SHALL BE USED FOR BIDDING PURPOSES ONLY:
6 CU.YDS. ORGANIC AMENDMENT
35 LBS. 6-20-20 COMMERCIAL FERTILIZER
50 LBS. IRON SULFATE (20% Fe)
- BACKFILL FOR TREES AND SHRUBS: THE PLANTING PITS FOR TREES AND SHRUBS SHALL BE EXCAVATED TO TWICE THE DIAMETER AND TO THE DEPTH OF THE ROOTBALL. ON SITE SOIL SHALL BE USED FOR BACKFILL PURPOSES. THE FOLLOWING MIX SHALL BE USED FOR BIDDING PURPOSES ONLY:
6 PARTS BY VOLUME ON SITE SOIL
4 PARTS BY VOLUME ORGANIC AMENDMENT PER ABOVE
2LB./CU.YD. OF MIX 6-20-20
2LB./CU.YD. OF MIX IRON SULFATE PER CU.YD. OF MIX
- ALL SOIL AMENDMENTS SPECIFIED ARE FOR BIDDING PURPOSES ONLY. ONCE SITE HAS BEEN ROUGH GRADED, CONTRACTOR SHALL OBTAIN A SOILS REPORT FROM WAYPOINT ANALYTICAL CALIFORNIA, INC. (408-727-0330) FOR SOIL AMENDMENTS. CONTRACTOR TO SUBMIT ONE COPY OF THE SOILS REPORT TO THE CITY, ONE COPY TO THE OWNER, AND ONE COPY TO THE LANDSCAPE ARCHITECT FOR USE IN PROVIDING UPDATED IRRIGATION SCHEDULING RECOMMENDATIONS TO BE INCLUDED PRIOR TO APPROVAL OF CERTIFICATE OF COMPLIANCE. CONTRACTOR SHALL FOLLOW THE SOIL PREPARATION AND BACKFILL MIX PER THE REPORT.
- ALL 5 GALLON SHRUBS SHALL RECEIVE TWO (2) 21 GRAM AGRIFORM PLANTING TABLETS, ALL 15 GALLON TREES SHALL RECEIVE FOUR (4) 21 GRAM AGRIFORM PLANTING TABLETS AND ALL BOX TREES SHALL RECEIVE EIGHT (8) 21 GRAM AGRIFORM TABLETS.
- ALL SHRUB AND GROUNDCOVER PLANTING AREAS SHALL BE MULCHED TO A MINIMUM DEPTH OF 3". MULCH TO BE RECYCLED WOOD WASTE, COLOR TO BE BROWN, 1/4" TO 1" DIAMETER FROM WASTE MANAGEMENT, INC., SACRAMENTO, (916-452-0142).
- CONTRACTOR SHALL SPRAY ALL EXISTING WEEDS IN PLANTING AREAS PRIOR TO RIPPING AND APPLY PRE-EMERGENT TO ALL SHRUB AREAS AFTER PLANTING.
- CONTRACTORS SHALL APPLY FERTILIZER AND PRE-EMERGENT AT END OF MAINTENANCE PERIOD.
- LANDSCAPE ARCHITECT AND/ OR OWNER RESERVES THE RIGHT TO SELECT OR REJECT ANY OR ALL PLANT MATERIAL.
- REFER TO TREE PLANTING/STAKING DETAIL A, THIS SHEET.
- THIS PLAN COMPLIES WITH THE CRITERIA OF THE CITY'S WATER EFFICIENT LANDSCAPE ORDINANCE AND APPLIES THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.





LANDSCAPE HYDROZONE LEGEND

- ZONE A-1:
PARTIAL TO FULL SUN, TREES WITH
TWO BUBBLERS PER TREE. LOW
WATER USE.
- ZONE A-2:
BIO-RETENTION SHRUBS WITH DRIP
EMITTERS. LOW WATER USE.
- ZONE A-3:
PARTIAL TO FULL SUN, DROUGHT
TOLERANT PLANTING WITH DRIP
EMITTERS. LOW WATER USE.

WATER BUDGET CALCULATIONS:

LOW WATER USE SHRUB PLANTING AREA = 2,298 SF
LOW WATER USE TREE PLANTING AREA = 56 SF
TOTAL PLANTING AREA = 2,354 SF

ESTIMATED TOTAL WATER USE:
ETWU (LOW WATER USE PLANTING AREA) = (44.2) X (0.62) X (0.2 X 2,354) / 0.71 = 18,172 GAL/YR
TOTAL ETWU = 18,172 GAL/YR

MAXIMUM APPLIED WATER ALLOWANCE:
MAWA (TOTAL LANDSCAPED AREA) = (44.2) X (0.62) X (0.45 X 2,354) = 29,029 GAL/YR

IRRIGATION SYSTEM LEGEND

SYMBOL	DESCRIPTION	SPECIFICATION	NOZZLE GPM	OPERATING PSI
	IRRIGATION WATER METER	-EXISTING PER CIVIL		
	ELECTRIC CONTROLLER	-TORO-EVO-40D/EUO-SC/EVO-WS/CDEC-PED-100 (ET-BASED)		
	MASTER VALVE	-TORO REMOTE CONTROL ELECTRIC GLOBE VALVE W/ FLOW CONTROL NO. 220-26-06		
	BACKFLOW PREVENTER DEVICE	-EXISTING PER CIVIL		
	FLOW SENSOR	-TORO FLOW SENSOR-TFS-150 OR EQUIVALENT		
	REMOTE CONTROL VALVES	-TORO 700 SERIES		
	REMOTE CONTROL VALVES	-TORO 700 SERIES W/REGULATOR & FILTER		
	BALL VALVE (master shut off)	-NIBCO-T-560-BR-20-IRR-LINE SIZE		
	QUICK COUPLER	-RAINBIRD-44LRC OR EQUAL		
	BUBBLER (SHRUB)	-PEPCO-OCTA-BUBBLER	.27	30
	BUBBLER (TREE)	-HUNTER AFB (2 PER TREE)	.25	30
	IRRIGATION SUPPLYLINE - 1"	-1120/SCHEDULE 40 PVC PIPE	-18" COVER	
	IRRIGATION SPRINKLERLINE (NOT SHOWN)	-1120/CLASS 200 PVC PIPE	-12" COVER	
	ELECTRICAL CONDUIT	-1120/SCHEDULE 80 PVC PIPE	-24" COVER	
	SLEEVING	-1120/SCHEDULE 80 PVC PIPE	-24" COVER	
	HYDROZONE/CONTROLLER STATION NUMBER			
	AREA OF COVERAGE (SF)			
	HATCH PATTERN OF AREA			

