

VICINITY MAP

NOT TO SCALE



PILGRIM BAPTIST CHURCH & AFFORDABLE SENIOR HOUSING

APN: 083-0254-002-03

LIST OF ABBREVIATIONS

| | | | |
|----------|------------------------|-----------|-----------------------------|
| @ | AT | MTL. | METAL |
| ABV. | ABOVE | (N) | NEW |
| A.F.F. | ABOVE FINISH FLOOR | N.A. | NOT APPLICABLE |
| ALUM. | ALUMINUM | N.I.C. | NOT IN CONTRACT |
| B.F.F. | BELOW FINISH FLOOR | N.T.S. | NOT TO SCALE |
| BD. | BOARD | P.L. | PROPERTY LINE |
| BLDG. | BUILDING | P.T. | PRESSURE TREATED |
| BOT. | BOTTOM | PERF. | PERFORATED |
| BM. | BEAM | PLYWD. | PLYWOOD |
| B.U.R. | BUILT UP ROOFING | PNTD. | PAINTED |
| CL. | CENTERLINE | R. | RISER(S) |
| C.J. | CONTROL JOINT | R.W.L. | RAIN WATER LEADER |
| CLR. | CLEAR | RAD. | RADIUS |
| COL. | COLUMN | RM. | ROOM |
| CONC. | CONCRETE | S.D. | STORM DRAIN |
| CONT. | CONTINUOUS | S.A.M. | SELF ADHERED MEMBRANE |
| DEMO. | DEMOLISH | S.A.S.M. | SELF ADHERED SHEET MEMBRANE |
| DET. | DETAIL | S.A.D. | SEE ARCHITECTURAL DRAWINGS |
| DIA. | DIAMETER | S.C.D. | SEE CIVIL DRAWINGS |
| DN. | DOWN | S.L.D. | SEE LANDSCAPE DRAWINGS |
| DWG. | DRAWING | SHT. | SHEET |
| EL. | ELEVATION | SIM. | SIMILAR |
| EQ. | EQUAL | STD. | STANDARD |
| (E) | EXISTING | ST. | STEEL |
| F.C. | FIBER CEMENT | STL. | STEEL |
| F.D. | FLOOR DRAIN | T.C. | TOP OF CURB |
| F.F. | FINISH FLOOR | T.O. | TOP OF |
| FLR. | FLOOR | T.O.C. | TOP OF CONCRETE |
| FIN. | FINISH | T.O.S. | TOP OF SLAB |
| FT. | FOOT/FEET | T.O.S.TL. | TOP OF STEEL |
| G.S.M. | GALVANIZED SHEET METAL | T.P. | TOILET PAPER |
| GALV. | GALVANIZED | TEL. | TELEPHONE |
| GL. | GLASS | TYP. | TYPICAL |
| GYP. BD. | GYPSPUM BOARD | U.O.N. | UNLESS OTHERWISE NOTED |
| HT. | HEIGHT | W/ | WITH |
| JT. | JOINT | W/O | WITHOUT |
| MAX. | MAXIMUM | WD. | WOOD |
| MIN. | MINIMUM | | |



PROJECT DATA

NAME: Pilgrim Baptist Church & Affordable Senior Housing
 APN: 083-0254-002-03
 ZONING: RMB 3.5 Medium Density Residential
 Setbacks:
 Front: 20' Side Yard: 5' - 10'
 Rear Yard: 20'
 Parking: 1.7/Unit Required
 Height Allowable: 40'
 CUP required for church
 TOTAL SITE AREA: 6.22 AC (270,943 SF)

CHURCH BUILDING FOOTPRINT:
 Church: 25,500 SF Life Center: 15,100 SF
 HOUSING BUILDING FOOTPRINT: 30,240 SF
 PROPOSED LOT COVERAGE: 70,840 SF

BUILDING CODES AND STANDARDS:
 -2018 California Building Codes, California Code of Regulations Title 24, Part 2, Volume 1 & 2
 -2013 California Residential Code & 2013 California Green Building Standards
 -2013 California Mechanical Code
 -2013 California Plumbing Code
 -2013 California Electrical Code
 -2013 California Fire Code
 -2013 California Energy Code, Title 24, Part 6
 -Americans with Disabilities Act
 -2013 ADA Standards
 -Hayward Municipal Code 2017: Chapters 7, 9, 10, 11
 -City of Hayward Hillside Design + Urban Wildland Interface Guidelines
 -Mission - Garin Area Special Design District

HOUSING SUMMARY:
 1-BEDROOM UNITS: 60
 2-BEDROOM MANAGER'S UNIT: 1

SCOPE OF WORK

New Church Buildings;
 to include reception, sanctuary, classrooms, library, offices, life center, restrooms, service spaces and on uncovered parking.
 Affordable Senior Housing;
 to include 61 apartments and associated community and office spaces and uncovered parking.

| CHURCH AREAS | | |
|--------------|---|------------|
| OCCUPANCY | # | TOTAL AREA |
| CHURCH | | |
| 1ST FLOOR | | 25,500 SF |
| 2ND FLOOR | | 14,000 SF |
| LIFE CENTER | | |
| | | 15,100 SF |
| TOTAL: | | 54,600 SF |

| HOUSING AREAS | | |
|---------------------------------|----|------------|
| OCCUPANCY | # | TOTAL AREA |
| RESIDENTIAL | | |
| 1 BEDROOM UNIT | 61 | 32,025 SF |
| 1 BEDROOM UNIT PATIO | 50 | 2,250 SF |
| OUTDOOR SPACE | | |
| COMMUNITY DECK | 14 | 2,489 SF |
| COMMUNITY ASSEMBLY AREAS/OFFICE | | |
| LOBBY | 1 | 290 SF |
| LAUNDRY ROOM | 1 | 380 SF |
| COMMUNITY ROOM | 1 | 1,050 SF |
| OFFICE | 1 | 675 SF |
| EXERCISE | 1 | 675 SF |
| UTILITY & MISCELLANEOUS | | |
| MECHANICAL/ELECTRICAL | 1 | 675 SF |
| TRASH | 5 | 640 SF |
| STORAGE | 1 | 295 SF |
| CIRCULATION | | |
| ELEVATORS | 3 | 990 SF |
| CORRIDORS | | 18,772 SF |
| STAIRS | | 3,025 SF |

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Key Plan:
 Affordable Senior Housing;
 to include 61 apartments and associated community and office spaces and uncovered parking.

General Notes/Legend:

Stamp:

| Rev. No. | Revision | Date |
|--------------------------------------|----------|------------|
| Initial Development Permit Submittal | | 01/25/2018 |

Project Number:

Project Title:
PILGRIM BAPTIST CHURCH AND AFFORDABLE SENIOR HOUSING

HAYWARD, CA
 APN: 083-0254-002-03

Sheet Title:

Scale:
 As indicated

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 Checked:
 Associate:
 Sheet Number:
G1.0

LEGEND OF SYMBOLS

| | |
|--|---|
| | PROPERTY LINE |
| | SETBACK |
| | EASEMENT |
| | ALIGN TAG |
| | DETAIL BUBBLE |
| | SECTION CUT |
| | ELEVATION SYMBOL |
| | PERSPECTIVE SYMBOL |
| | ELEVATION DATUM |
| | ROOM IDENTIFICATION TAG WITH RM. # |
| | R.C.P. ROOM IDENTIFICATION TAG WITH RM. # AND FINISH CEILING HEIGHT WHERE SHOWN |
| | SHEET NOTE |
| | TOP OF CONCRETE CURB/ WALL MARK W/ ELEVATION |
| | WINDOW/LOUVER MARK. SEE WINDOW/LOUVER SCHEDULE. |
| | DOOR MARK. SEE DOOR SCHEDULE. |
| | WALL TYPE. SEE WALL TYPE SCHEDULE. |
| | REVISION TAG |

SHEET INDEX

GENERAL

- G1 COVER SHEET
- G2 EXISTING SITE PLAN
- G3 PROPOSED OVERALL SITE PLAN
- G4 TENTATIVE MAP

ARCHITECTURAL

- A1 CHURCH SITE PLAN
- A2 CHURCH FIRST FLOOR PLAN
- A3 CHURCH SECOND FLOOR PLAN
- A4 LIFE CENTER FIRST FLOOR PLAN
- A5 CHURCH BUILDING SECTIONS
- A6 CHURCH EXTERIOR ELEVATIONS
- A7 CHURCH EXTERIOR ELEVATIONS
- A8 LIFE CENTER ELEVATIONS
- A9 LIFE CENTER ELEVATIONS
- A10 CHURCH RENDERINGS
- A11 CHURCH RENDERINGS
- A12 HOUSING SITE PLAN
- A13 HOUSING LEVEL ONE PLAN
- A14 HOUSING LEVEL TWO PLAN
- A15 HOUSING LEVEL THREE PLAN
- A16 HOUSING LEVEL FOUR PLAN
- A17 HOUSING LEVEL FIVE PLAN
- A18 HOUSING LEVEL SIX PLAN
- A19 HOUSING BUILDING SECTION
- A20 HOUSING RENDERINGS
- A21 CHURCH & HOUSING MATERIAL BOARD

CIVIL

- C1 CHURCH GRADING PLAN
- C2 CHURCH STORMWATER TREATMENT PLAN
- C3 CHURCH UTILITY PLAN
- C4 HOUSING GRADING PLAN
- C5 HOUSING STORMWATER TREATMENT PLAN
- C6 HOUSING UTILITY PLAN

LANDSCAPE

- L1 CHURCH LANDSCAPE PLAN
- L2 CHURCH IRRIGATION PLAN
- L3 CHURCH IRRIGATION PLAN
- L4 HOUSING NOTES AND LEGENDS
- L5 HOUSING LANDSCAPE SITE PLAN
- L6 HOUSING IRRIGATION PLAN
- L7 HOUSING IRRIGATION DETAILS
- L8 HOUSING LANDSCAPE SECTION 1
- L9 HOUSING LANDSCAPE SECTION 2

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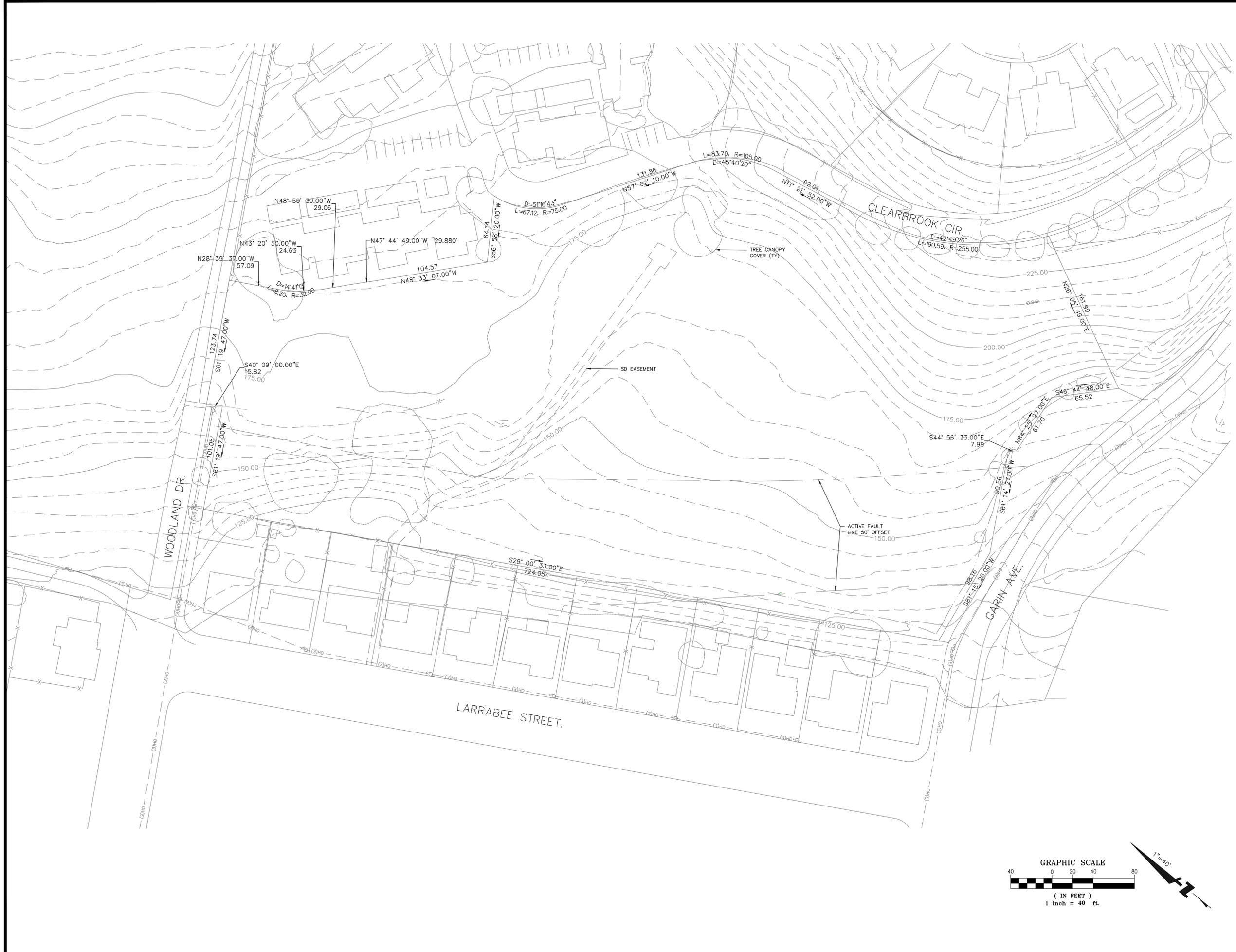
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Sheet Title:
 EXISTING CONDITIONS

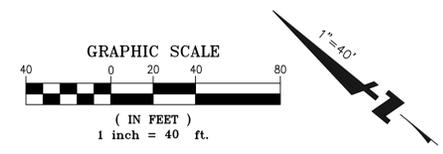
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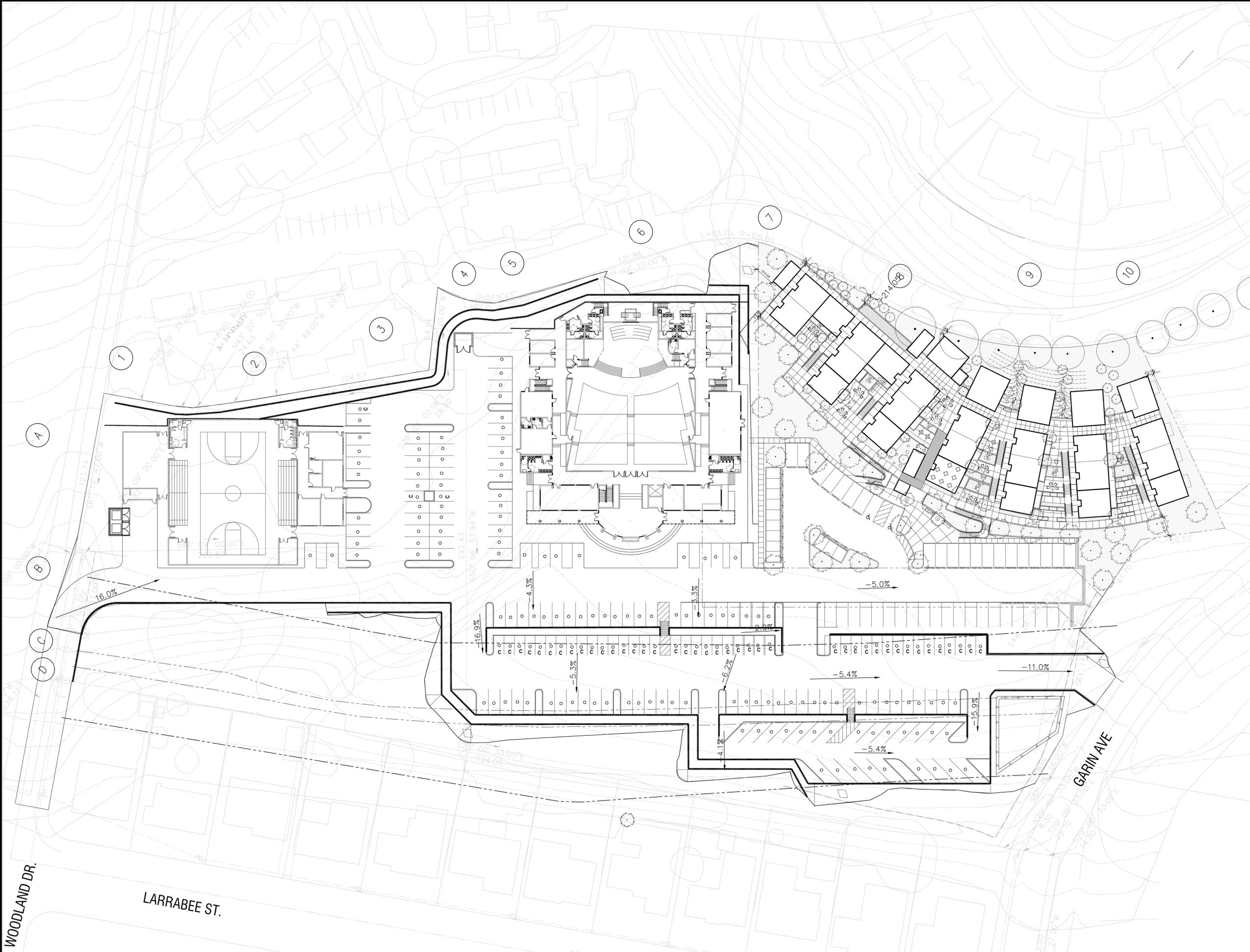
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Sheet Title:
 PROPOSED OVERALL SITE PLAN

Scale:
 As indicated 1/32"=1'

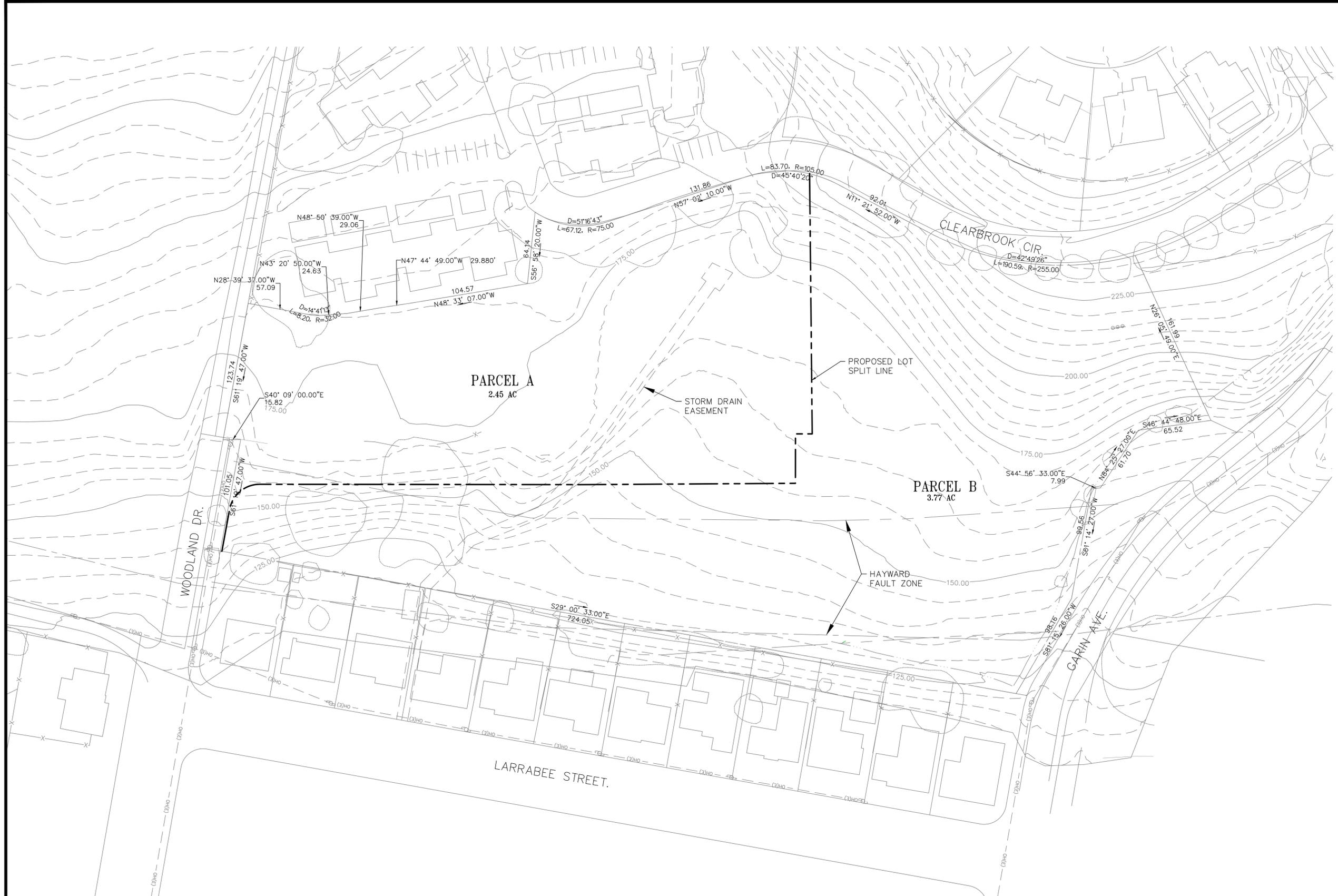
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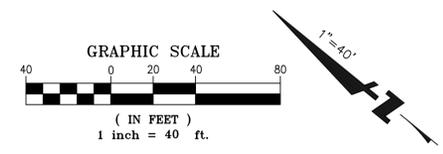
Sheet Title:
 TENTATIVE MAP

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PROJECT DATA:

APN: 083-0254-002-06
 ZONING: RMB35
 SITE AREA: 6.19 ACRES
 OCCUPANCY GROUP: A-3 (CHURCH & LIFE CENTER)
 CONSTRUCTION TYPE: TYPE II-A (CHURCH & LIFE CENTER)
 BUILDING AREA:
 CHURCH 1ST FLR = 25,500 SF.
 2ND FLR = 14,000 SF.
 TOTAL = 39,500 SF.
 LIFE CENTER 15,100 SF.
 TOTAL = 54,600 SF.
 CHURCH PARKING: 198 PARKING SPACES
 (10 ACCESSIBLE & 51 COMPACT)

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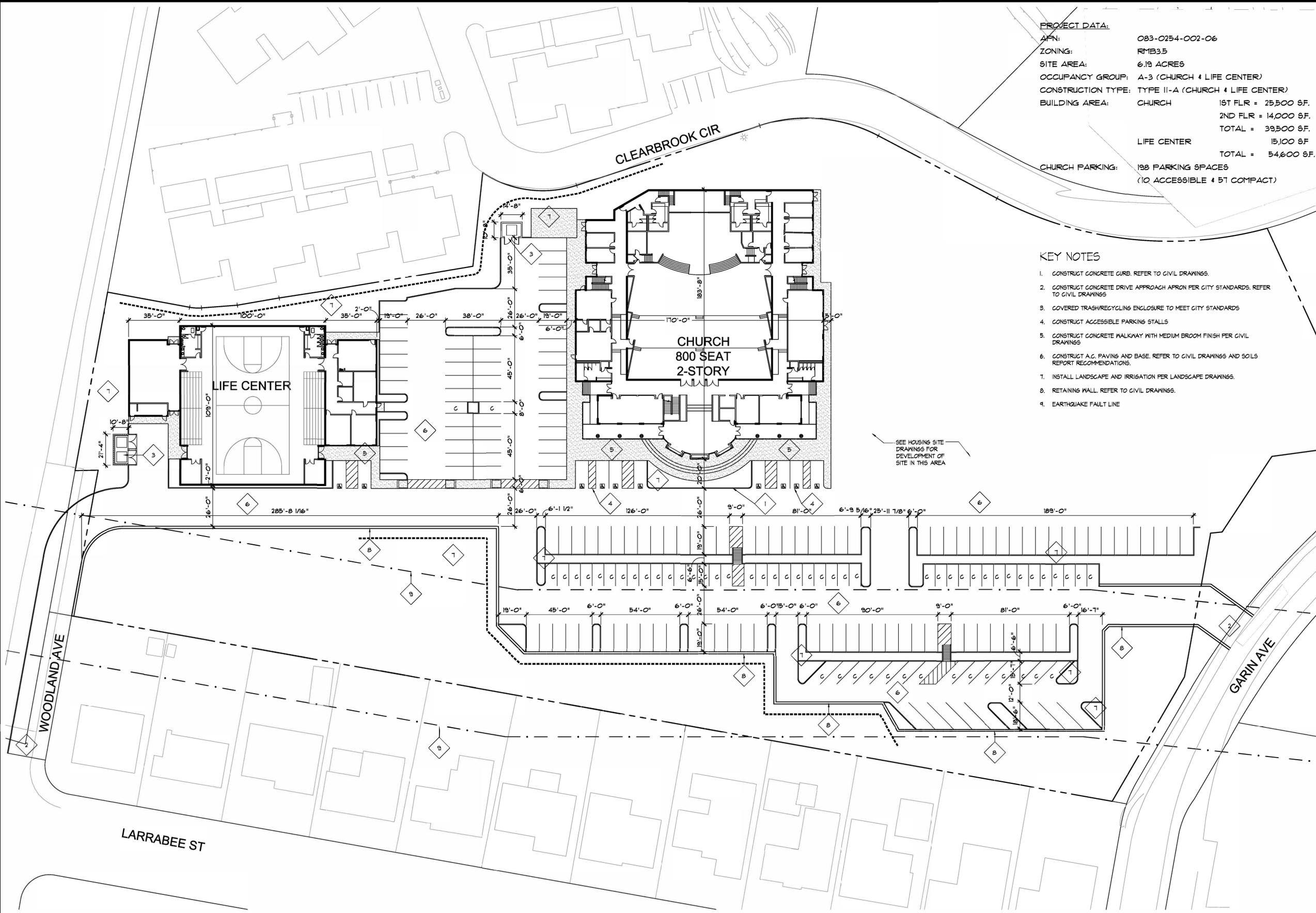
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CHURCH SITE PLAN

Scale:
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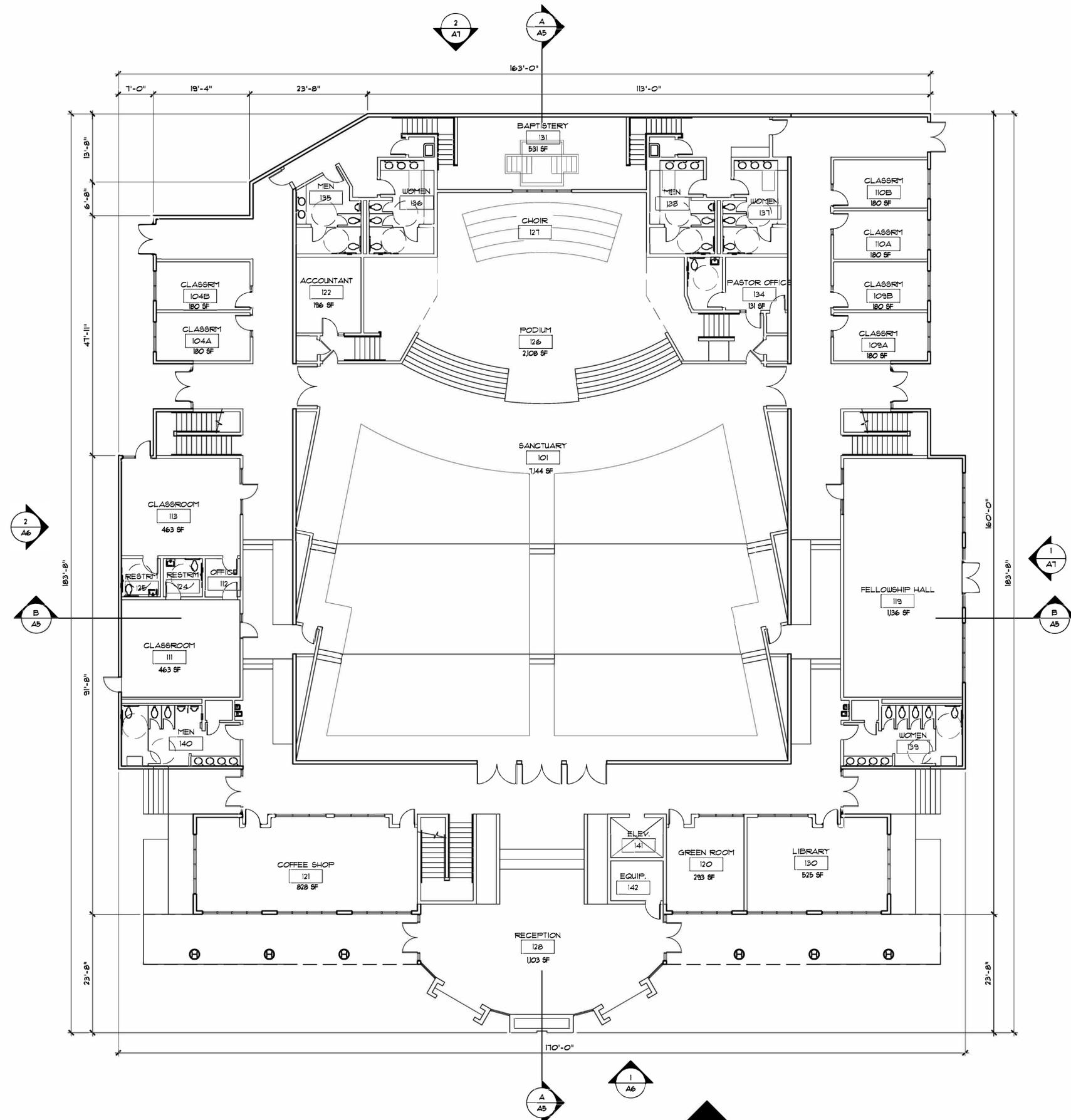
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KEY NOTES

1. CONSTRUCT CONCRETE CURB. REFER TO CIVIL DRAWINGS.
2. CONSTRUCT CONCRETE DRIVE APPROACH APRON PER CITY STANDARDS. REFER TO CIVIL DRAWINGS.
3. COVERED TRASH/RECYCLING ENCLOSURE TO MEET CITY STANDARDS.
4. CONSTRUCT ACCESSIBLE PARKING STALLS.
5. CONSTRUCT CONCRETE WALKWAY WITH MEDIUM BROOM FINISH PER CIVIL DRAWINGS.
6. CONSTRUCT A.C. PAVING AND BASE. REFER TO CIVIL DRAWINGS AND SOILS REPORT RECOMMENDATIONS.
7. INSTALL LANDSCAPE AND IRRIGATION PER LANDSCAPE DRAWINGS.
8. RETAINING WALL. REFER TO CIVIL DRAWINGS.
9. EARTHQUAKE FAULT LINE.

CHURCH SITE PLAN



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Sheet Title:
 CHURCH FIRST FLOOR PLAN

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CHURCH FIRST FLOOR PLAN

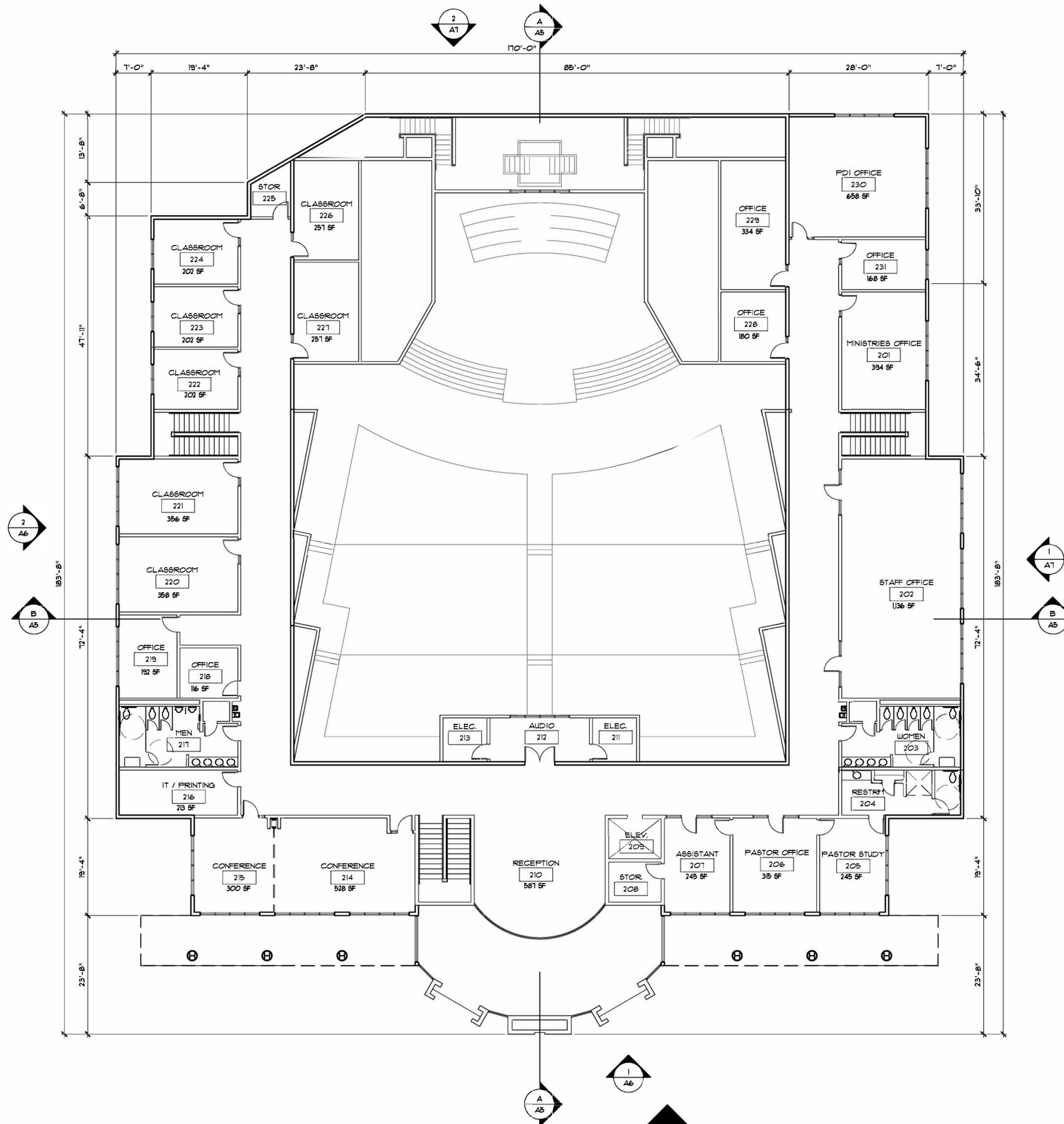
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 0' 5' 10' 20'

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A2



CHURCH SECOND FLOOR PLAN

SCALE: 3/32" = 1'-0"
 0' 5' 10' 20'

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Sheet Title:
 CHURCH SECOND FLOOR PLAN

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Sheet Title:
LIFE CENTER FLOOR PLAN

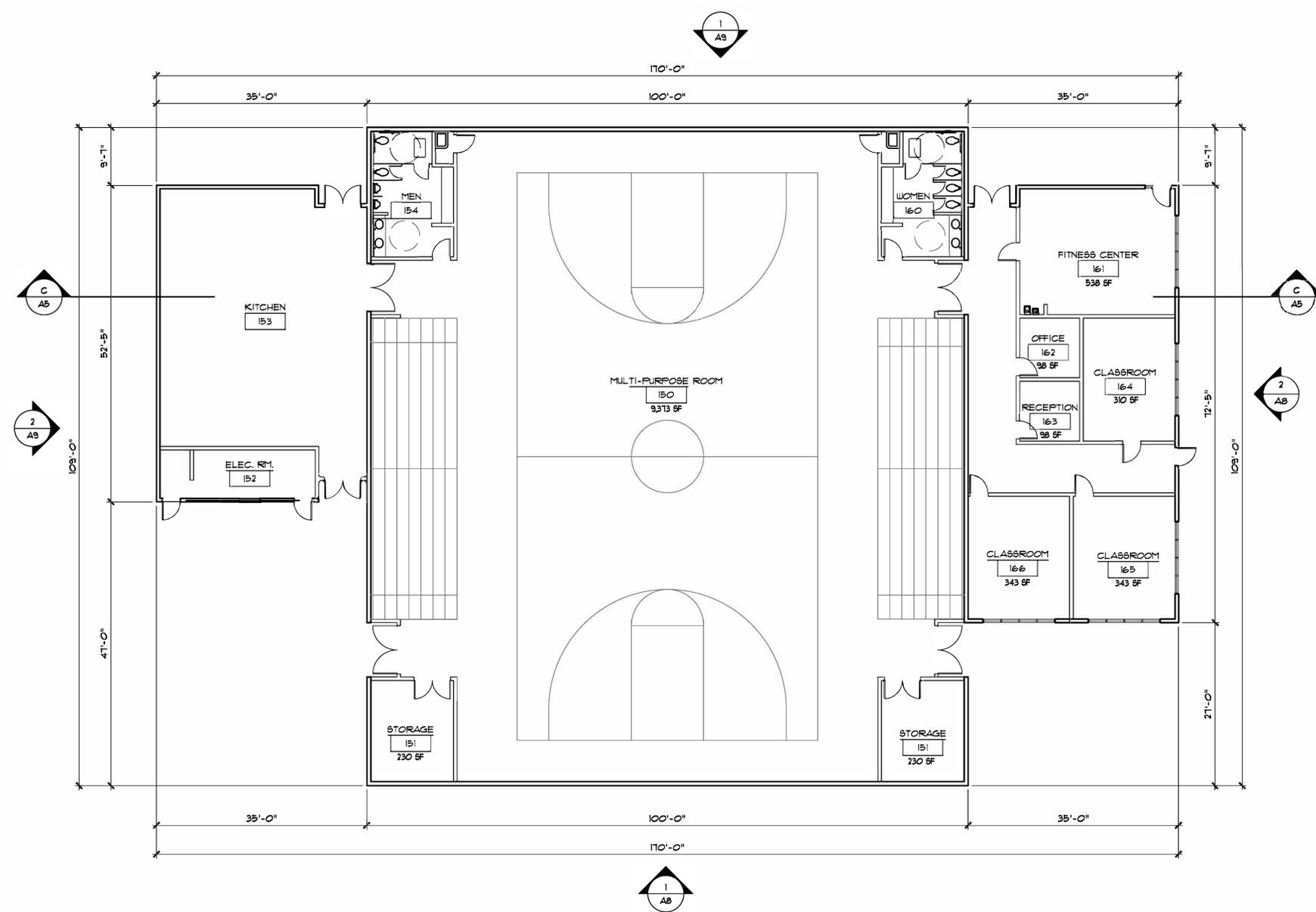
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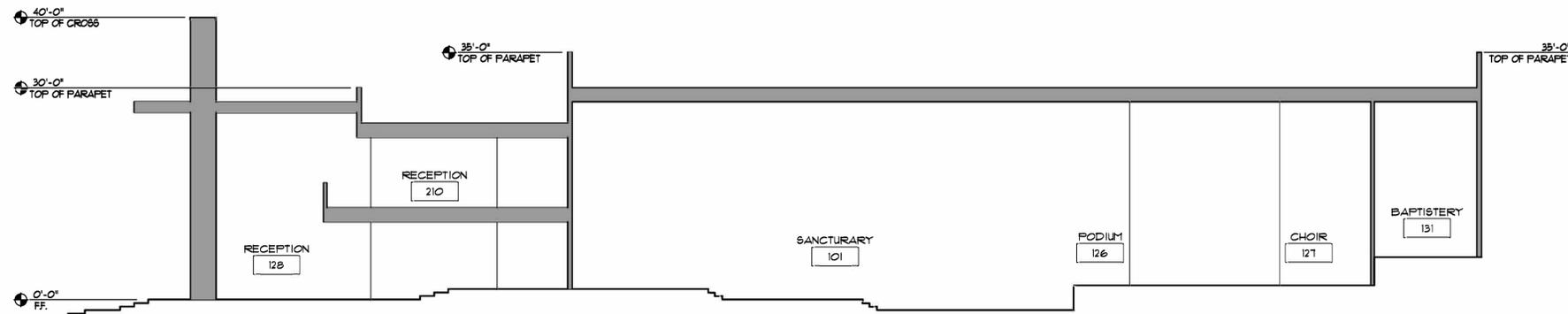
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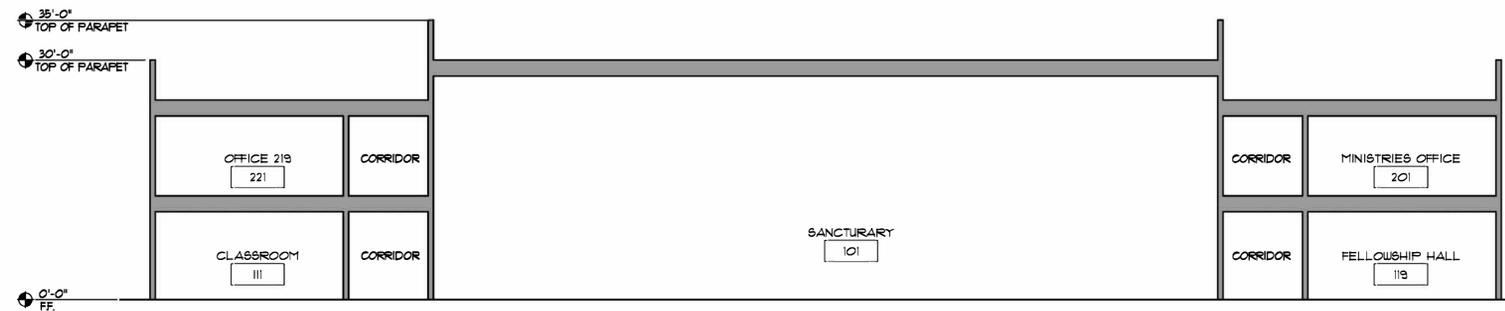
LIFE CENTER FLOOR PLAN

SCALE: 3/32" = 1'-0"
 0' 1" 5" 10" 20"



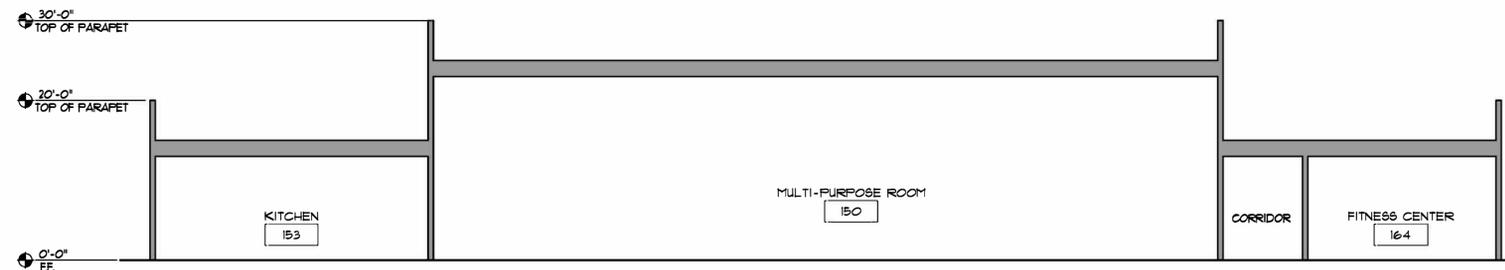
CHURCH BUILDING SECTION A

SCALE: 3/32" = 1'-0"
0' 1' 5' 10' 20'



CHURCH BUILDING SECTION B

SCALE: 3/32" = 1'-0"
0' 1' 5' 10' 20'



LIFE CENTER SECTION C

SCALE: 3/32" = 1'-0"
0' 1' 5' 10' 20'

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CHURCH BUILDING SECTIONS

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1 | CHURCH SOUTH WEST ELEVATION
SCALE: 1/8" = 1'-0"

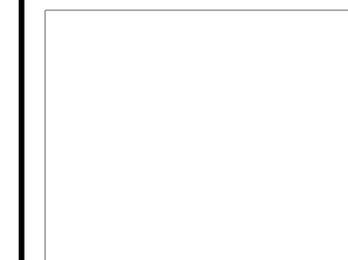


2 | CHURCH NORTH WEST ELEVATION
SCALE: 1/8" = 1'-0"

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CHURCH EXTERIOR ELEVATION

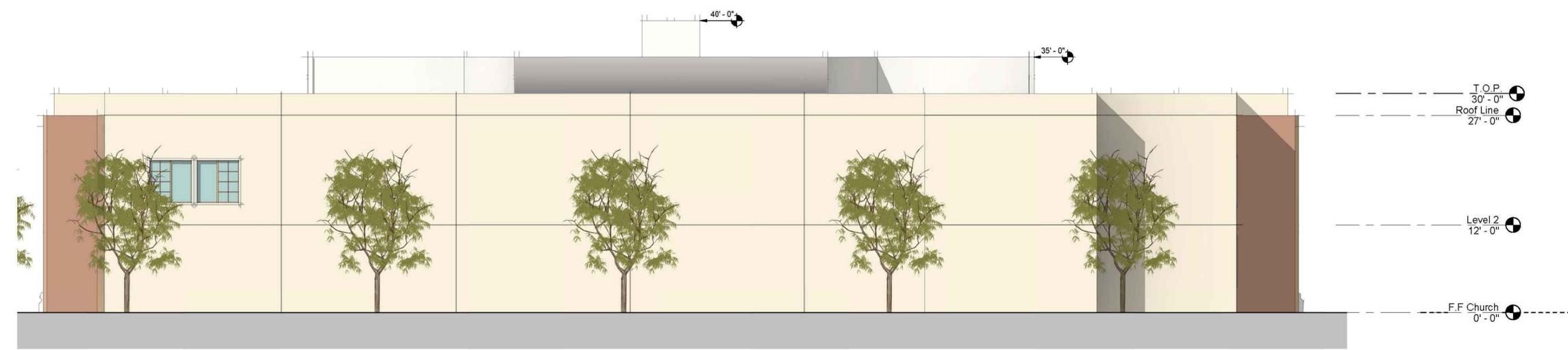
Scale:
As indicated 1/8" = 1'

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1 | CHURCH SOUTH EAST ELEVATION
SCALE: 1/8" = 1'-0"



2 | CHURCH NORTH EAST ELEVATION
SCALE: 1/8" = 1'-0"

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PILGRIM BAPTIST CHURCH AND AFFORDABLE SENIOR HOUSING
HAYWARD, CA
APN: 083-0254-002-03

Sheet Title:
CHURCH EXTERIOR ELEVATION

Scale:
As indicated 1/8" = 1'

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192 SINGER LANE
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| Checked: | A7.0 |
| Associate: | |

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Key Plan:

General Notes/Legend:

Stamp:

| Rev. No. | Revision | Date |
|----------|------------------------------|------------|
| Initial | Development Permit Submittal | 01/25/2018 |

Project Number:

Project Title:
PILGRIM BAPTIST CHURCH AND AFFORDABLE SENIOR HOUSING
 HAYWARD, CA
 APN: 083-0254-002-03

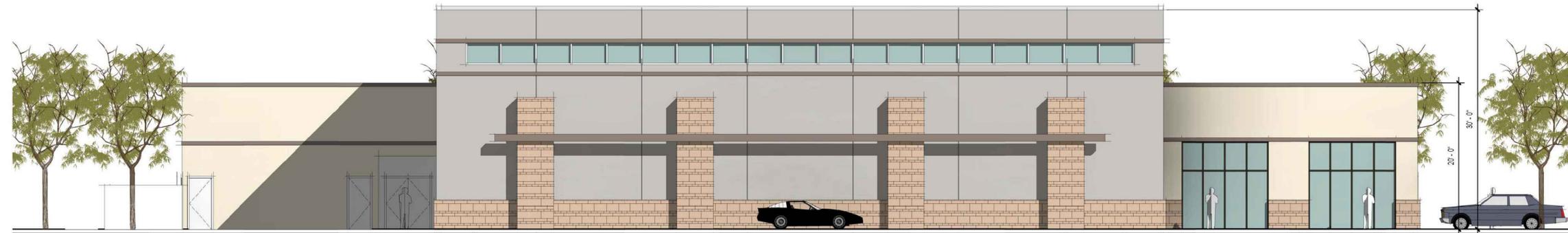
Sheet Title:
 LIFE CENTER ELEVATION

Scale:
 As indicated 1/8" = 1'

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| Associate: | |



1 | LIFE CENTER - SOUTH WEST ELEVATION
 SCALE: 1/8" = 1'-0"



2 | LIFE CENTER - SOUTH EAST ELEVATION
 SCALE: 1/8" = 1'-0"

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Project Number:

Project Title:
PILGRIM BAPTIST CHURCH AND AFFORDABLE SENIOR HOUSING
 HAYWARD, CA
 APN: 083-0254-002-03

Sheet Title:
 LIFE CENTER ELEVATION

Scale:
 As indicated 1/8" = 1'

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| Checked: | A9.0 |
| Associate: | |



1 | LIFE CENTER - NORTH EAST ELEVATION
 SCALE: 1/8" = 1'-0"



2 | LIFE CENTER - NORTH WEST ELEVATION
 SCALE: 1/8" = 1'-0"



1 Perspective View - From Southwest Corner
SCALE:



2 Perspective View - From Southeast front
SCALE:



3 3D PERSPECTIVE - FRONT
SCALE:

Disclaimer:

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General Notes/Legend:

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Project Number:

Project Title:
PILGRIM BAPTIST CHURCH AND AFFORDABLE SENIOR HOUSING
HAYWARD, CA
APN: 083-0254-002-03

Sheet Title:
CHURCH RENDERINGS

Scale:
As indicated

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|------------|---------------|
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| Checked: | A10.0 |
| Associate: | |



1 | Perspective View - From Southeast
SCALE:



2 | Perspective View - From Southeast 2
SCALE:

Disclaimer:

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General Notes/Legend:

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Project Number:

Project Title:
PILGRIM BAPTIST CHURCH AND AFFORDABLE SENIOR HOUSING

HAYWARD, CA
APN: 083-0254-002-03

Sheet Title:
CHURCH RENDERINGS

Scale:
As indicated

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Checked: _____
Associate: _____

Sheet Number:
A11.0



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Key Plan:

General Notes/Legend:

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| Initial Development Permit Submittal | | 01/25/2018 |

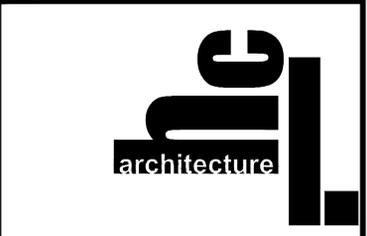
Project Number:

Project Title:
PILGRIM BAPTIST CHURCH AND AFFORDABLE SENIOR HOUSING
 HAYWARD, CA
 APN: 083-0254-002-03

Sheet Title:
HOUSING SITE PLAN

Scale:
 As indicated 1/16"=1'

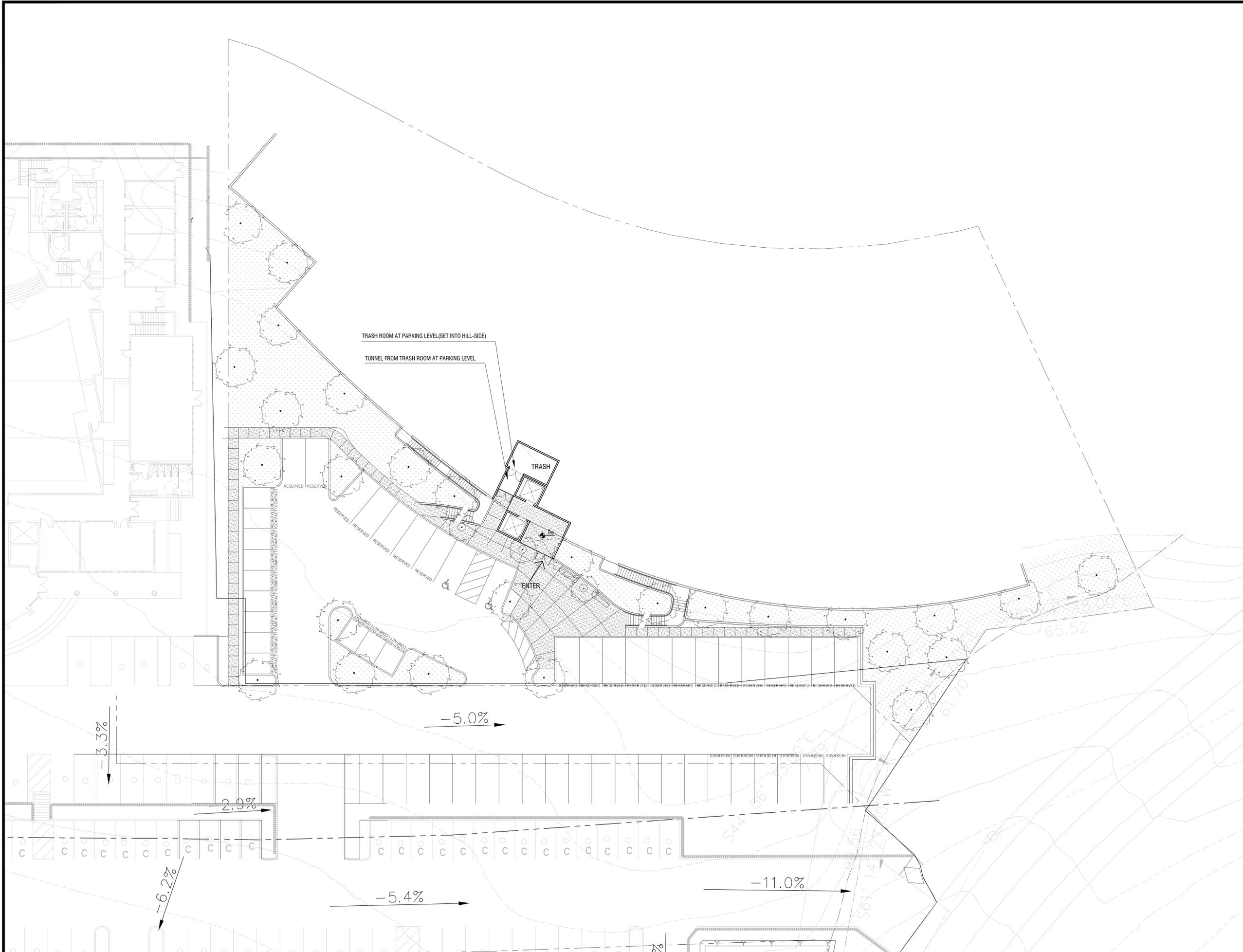
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Drawn By:
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Associate:

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A12.0



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Key Plan:

General Notes/Legend:

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| Rev. No. | Revision | Date |
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Project Number:

Project Title:
PILGRIM BAPTIST CHURCH AND AFFORDABLE SENIOR HOUSING
 HAYWARD, CA
 APN: 083-0254-002-03

Sheet Title:
 HOUSING LEVEL ONE PLAN

Scale:
 As indicated 1/16"=1'

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Key Plan:

General Notes/Legend:

Stamp:

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| Initial Development Permit Submittal | | 01/25/2018 |

Project Number:

Project Title:
PILGRIM BAPTIST CHURCH AND AFFORDABLE SENIOR HOUSING
 HAYWARD, CA
 APN: 083-0254-002-03

Sheet Title:
 HOUSING LEVEL TWO PLAN

Scale:
 As indicated 1/16"=1'

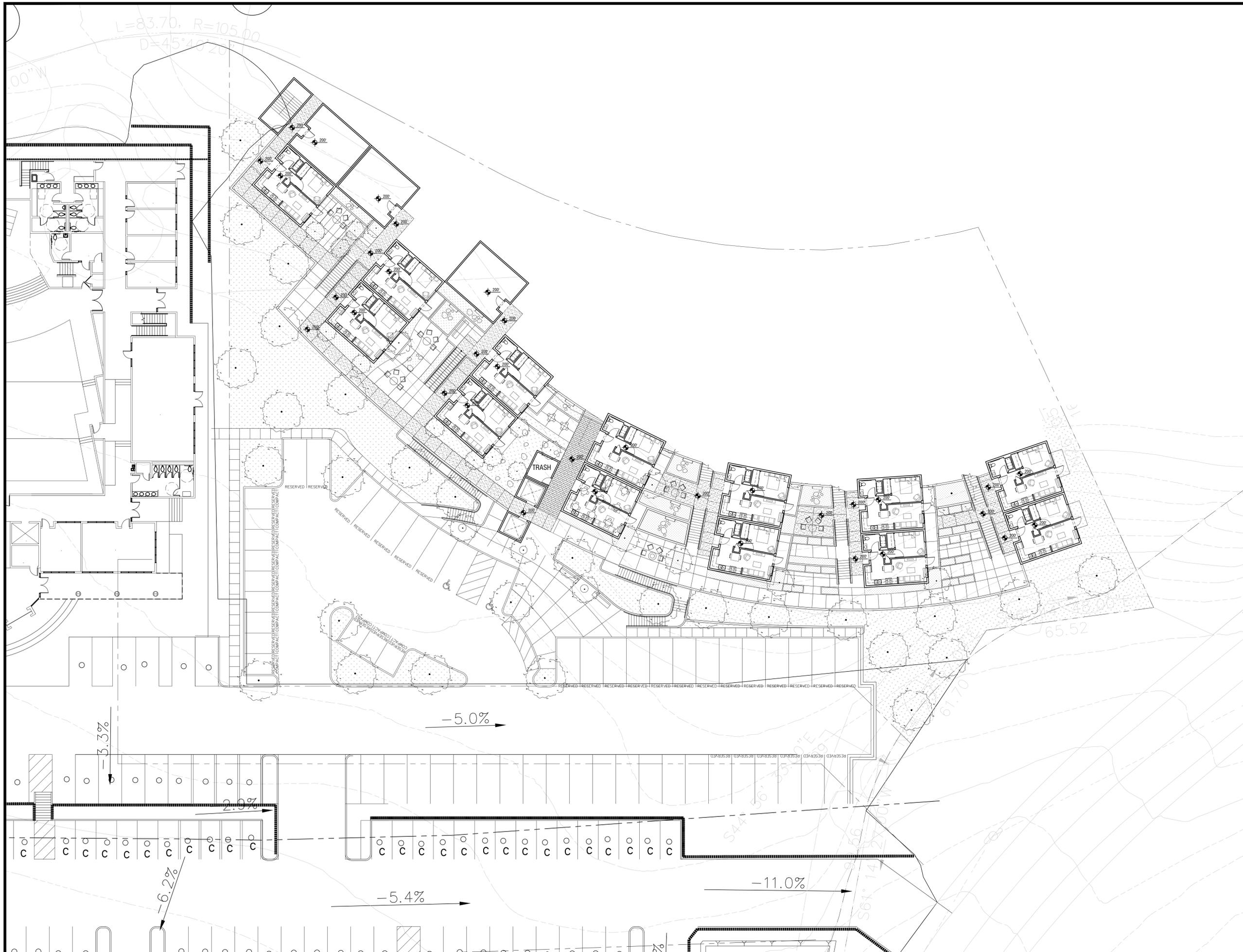
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Key Plan:

General Notes/Legend:

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Project Number:

Project Title:
PILGRIM BAPTIST CHURCH AND AFFORDABLE SENIOR HOUSING
 HAYWARD, CA
 APN: 083-0254-002-03

Sheet Title:
HOUSING LEVEL THREE PLAN

Scale:
 As indicated 1/16"=1'

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Associate:

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Key Plan:

General Notes/Legend:

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| Initial Development Permit Submittal | | 01/25/2018 |

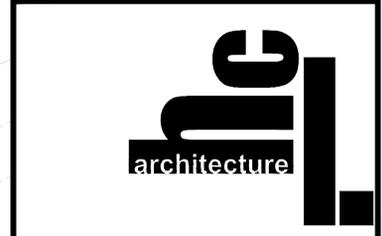
Project Number:

Project Title:
PILGRIM BAPTIST CHURCH AND AFFORDABLE SENIOR HOUSING
 HAYWARD, CA
 APN: 083-0254-002-03

Sheet Title:
 HOUSING LEVEL FOUR PLAN

Scale:
 As indicated 1/16"=1'

Consultant:



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Associate:

Sheet Number:
A16.0



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Key Plan:

General Notes/Legend:

Stamp:

| Rev. No. | Revision | Date |
|--------------------------------------|----------|------------|
| Initial Development Permit Submittal | | 01/25/2018 |

Project Number:

Project Title:
PILGRIM BAPTIST CHURCH AND AFFORDABLE SENIOR HOUSING
 HAYWARD, CA
 APN: 083-0254-002-03

Sheet Title:
 HOUSING LEVEL SIX PLAN

Scale:
 As indicated 1/16"=1'

Consultant:

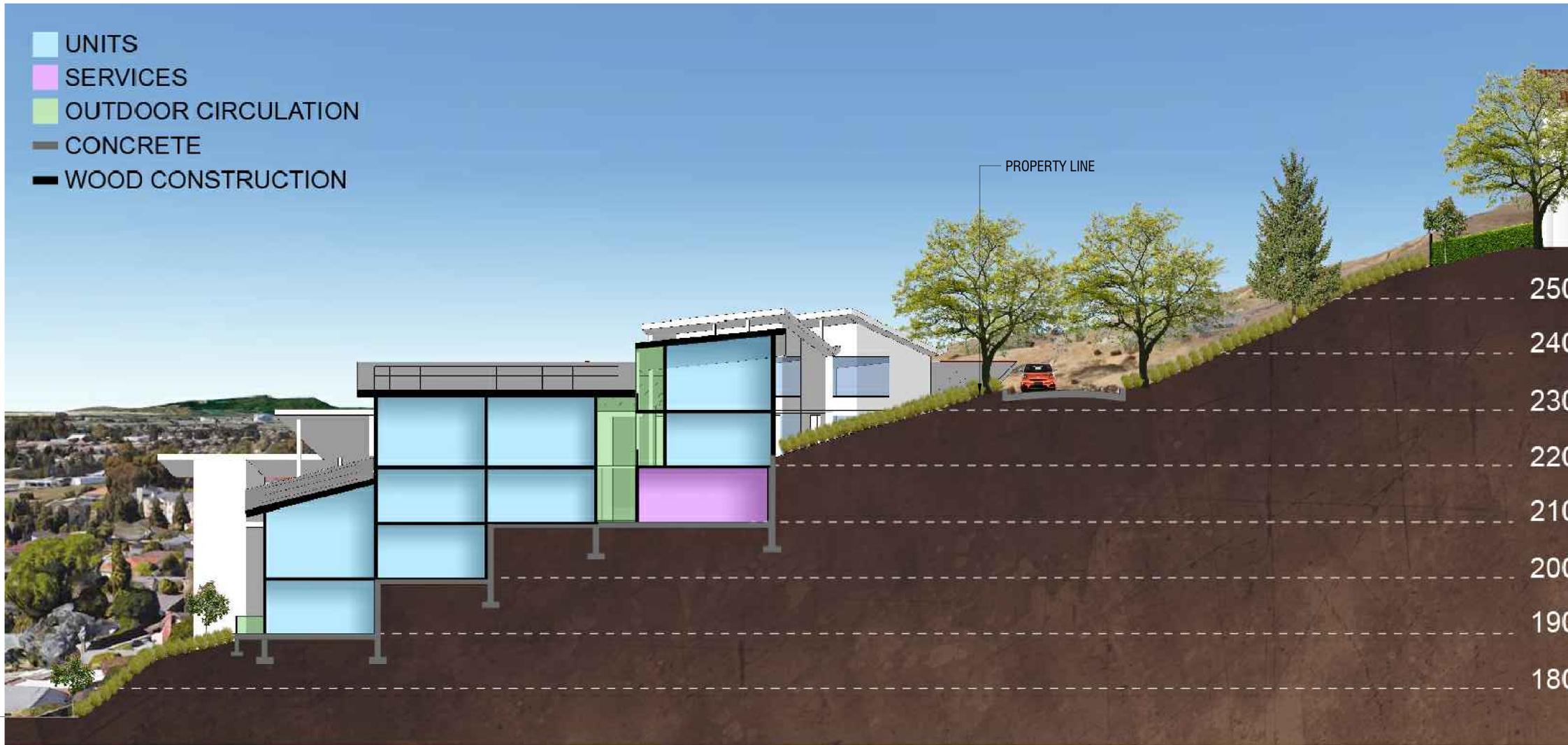
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Associate:

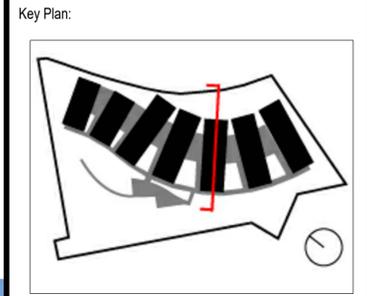
Sheet Number:
A18.0

SOUTH EAST SECTION

- UNITS
- SERVICES
- OUTDOOR CIRCULATION
- CONCRETE
- WOOD CONSTRUCTION



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Project Number:

Project Title:
PILGRIM BAPTIST CHURCH AND AFFORDABLE SENIOR HOUSING
 HAYWARD, CA
 APN: 083-0254-002-03

Sheet Title:
 HOUSING BUILDING SECTION

Scale:
 As indicated $\frac{3}{32}'' = 1'$

Consultant



Drawn By: _____ **Sheet Number:**
Checked: _____ **A19.0**
Associate: _____

PROPERTY LINE

PROPERTY LINE

SOUTH WEST CLOSE UP



REFER TO L2-L5 FOR
LANDSCAPE DESIGN

- COMPOSITION SHINGLE ROOF
- BOARD FORMED CONCRETE
- HARDIE LAP SIDING
- HARDIE PANEL SIDING
- PROJECTING PTD. METAL WINDOW SURROUND
- ALUMINUM WINDOWS
- PTD. WOOD SLAT RAILINGS

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Key Plan:

General Notes/Legend:

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| Initial Development Permit Submittal | | 01/25/2018 |

Project Number:

Project Title:
PILGRIM BAPTIST CHURCH AND AFFORDABLE SENIOR HOUSING
HAYWARD, CA
APN: 083-0254-002-03

Sheet Title:
HOUSING RENDERINGS

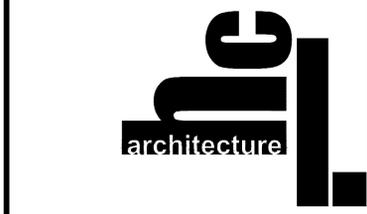
Scale:
As indicated

Consultant

WEST AERIAL



EAST AERIAL



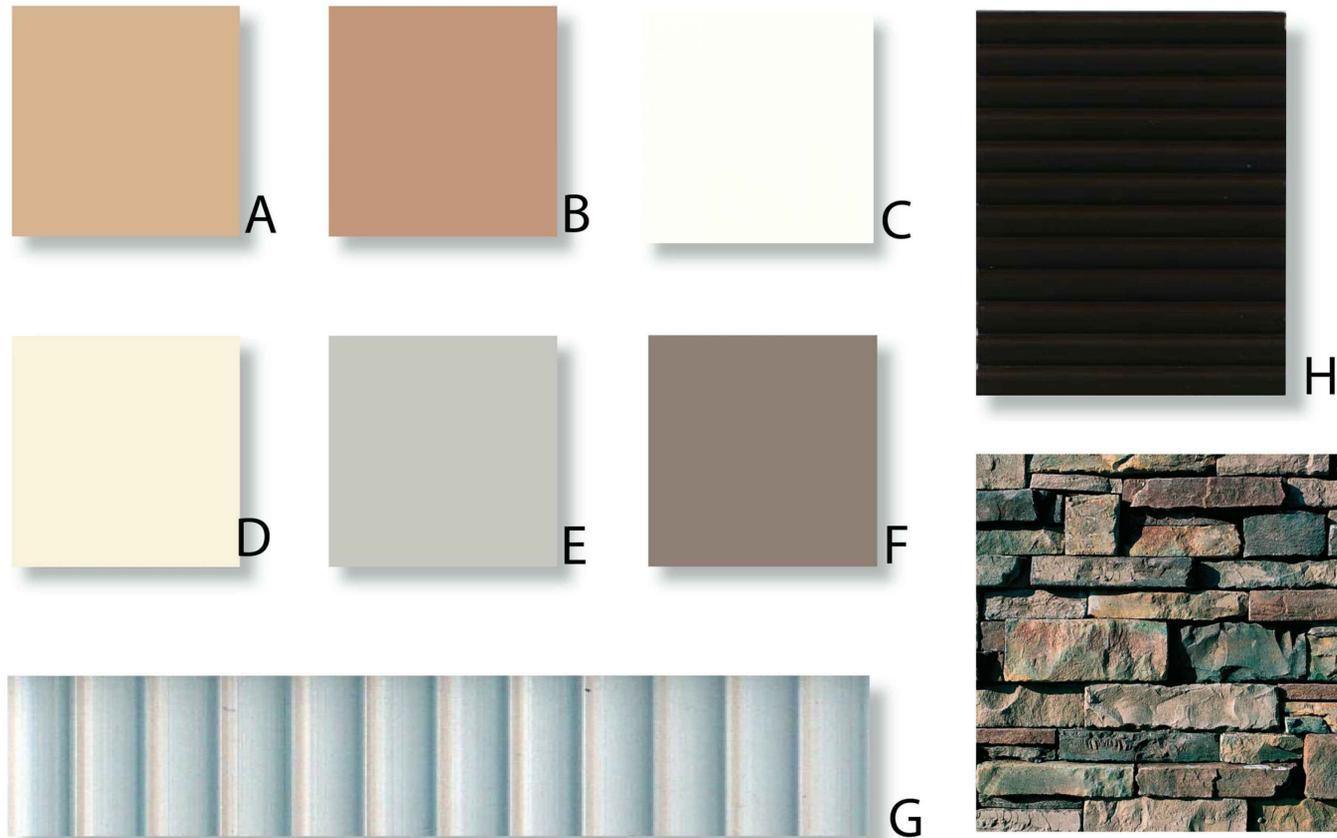
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Checked:
Associate:

Sheet Number:
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Church



MATERIAL

- 1 - Cement Plaster
- 2 - Wood
- 3 - E.I.F.S. Trim
- 4 - Aluminum Storefront
- 5 - Clay Tile Roof
- 6 - Stone Veneer

FINISH

- A Frazee - "Sandal" - CL1248D
- B Frazee - "Amber Brew" - CL 2715D
- C Frazee - "Mistaya" - CLW 1042W
- D Frazee - "Buff" - CL 1861W
- E Frazee - "Siberia" - CL 2852W
- F Frazee - "Tornado" - CL 3264D
- G US Aluminum - #11 Clear
- H Paint to match
US Aluminum #22 Dark Bronze
- J Coronado Simulated Stone Veneer -
Idaho Drystack - Aspen

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General Notes/Legend:

Stamp:

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|--------------------------------------|----------|------------|
| Initial Development Permit Submittal | | 01/25/2018 |

Project Number:

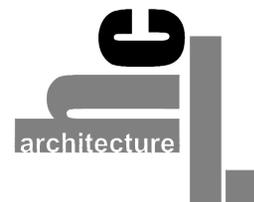
Project Title:
PILGRIM BAPTIST CHURCH AND AFFORDABLE SENIOR HOUSING
 HAYWARD, CA
 APN: 083-0254-002-03

Sheet Title:
 CHURCH & HOUSING MATERIAL BOARD

Scale:
 As indicated

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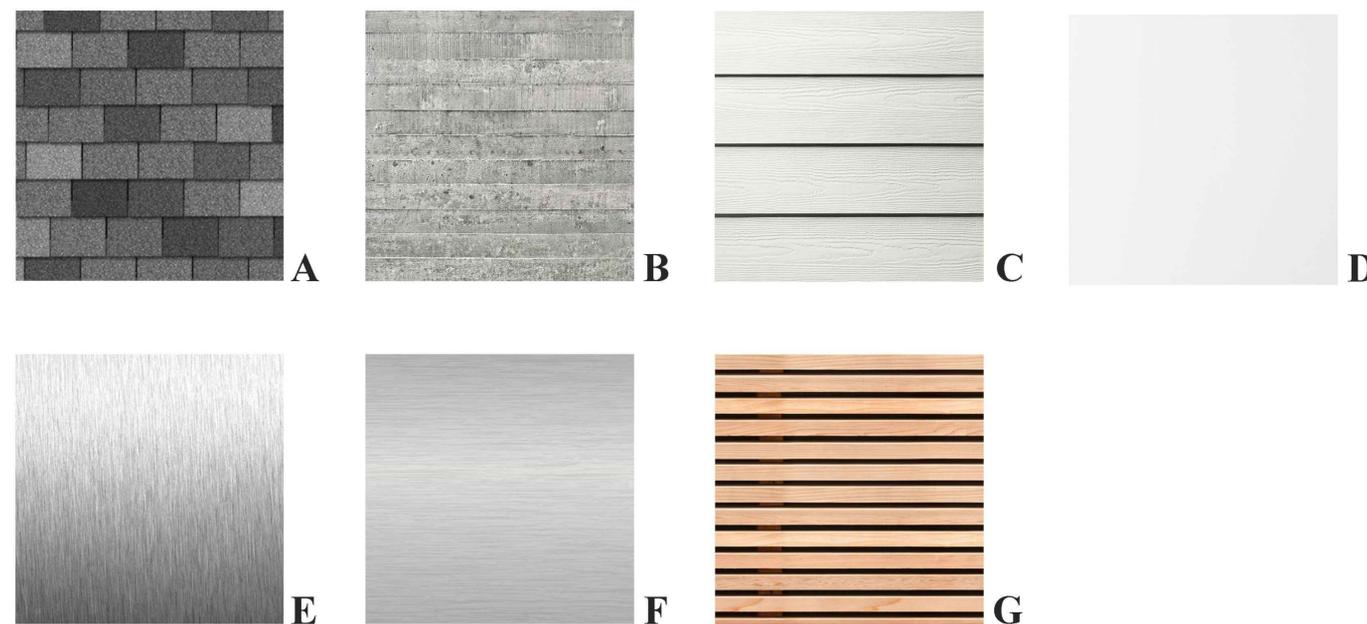
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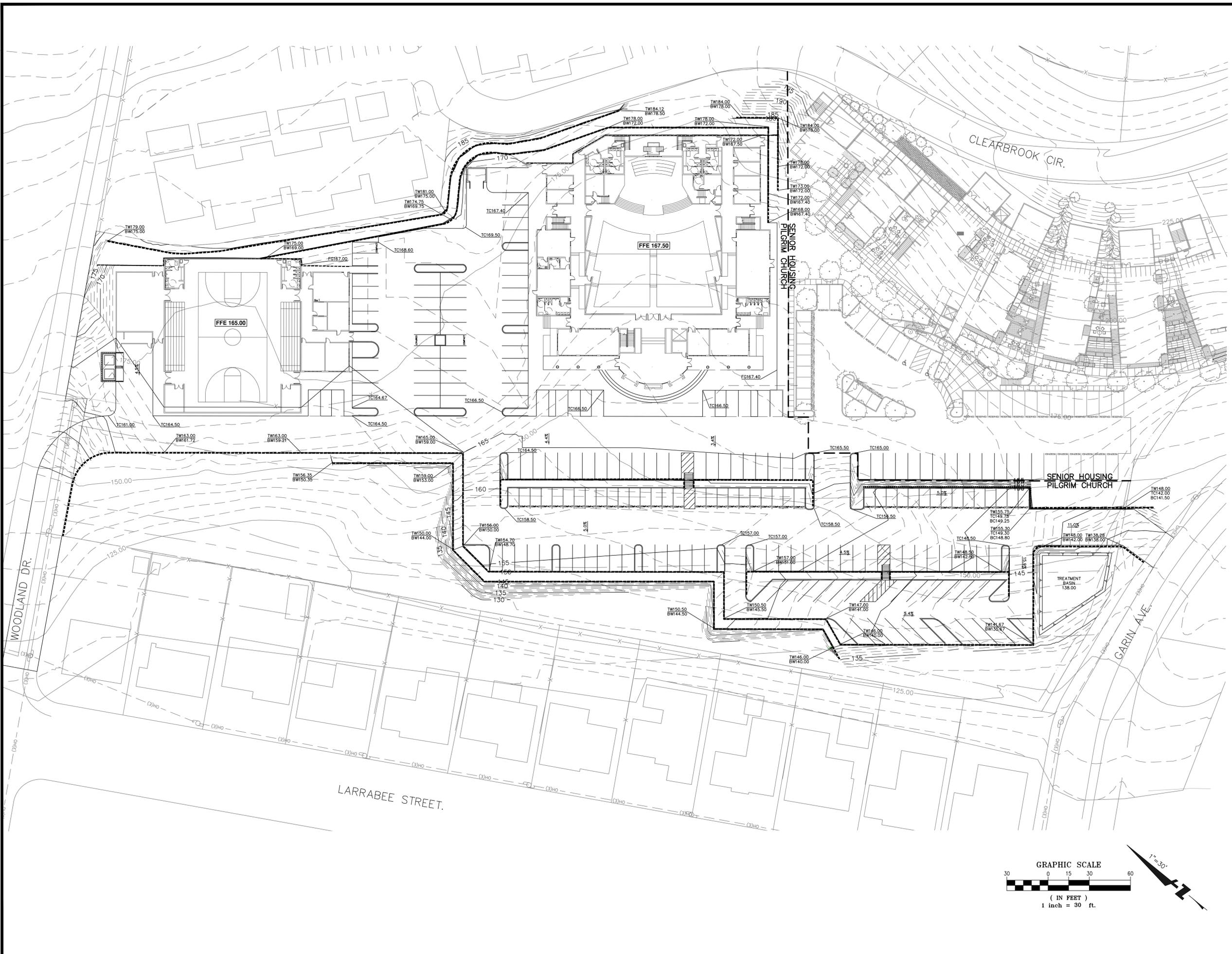
| | |
|-------------------|----------------------|
| Drawn By: | Sheet Number: |
| Checked: | A21.0 |
| Associate: | |

Housing



MATERIAL

- A. Composition Shingle Roof
- B. Board Formed Concrete
- C. Hardie Lap Siding
- D. Hardie Panel Siding
- E. Projected PTD Metal Window
- F. Aluminum Windows
- G. PTD. Wood Slat Railings



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| Initial Development Permit Submittal | | 01/25/2018 |

Project Number:

Project Title:
PILGRIM BAPTIST CHURCH AND AFFORDABLE SENIOR HOUSING
 HAYWARD, CA
 APN: 083-0254-002-03

Sheet Title:
 CHURCH GRADING PLAN

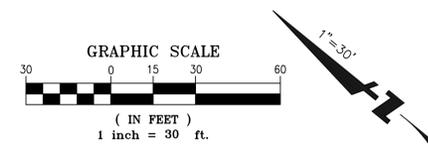
Scale:
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S₂ - J₂
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 PO Box 650 Cottonwood, CA 96022 Phone (530) 347-5168 sdnelson@shasta.com

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Drawn By: DJK
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Associate:

Sheet Number:
C1



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General Notes/Legend:

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Project Number:

Project Title:
PILGRIM BAPTIST CHURCH AND AFFORDABLE SENIOR HOUSING
 HAYWARD, CA
 APN: 083-0254-002-03

Sheet Title:
CHURCH STORMWATER TREATMENT PLAN

Scale:
 As indicated 

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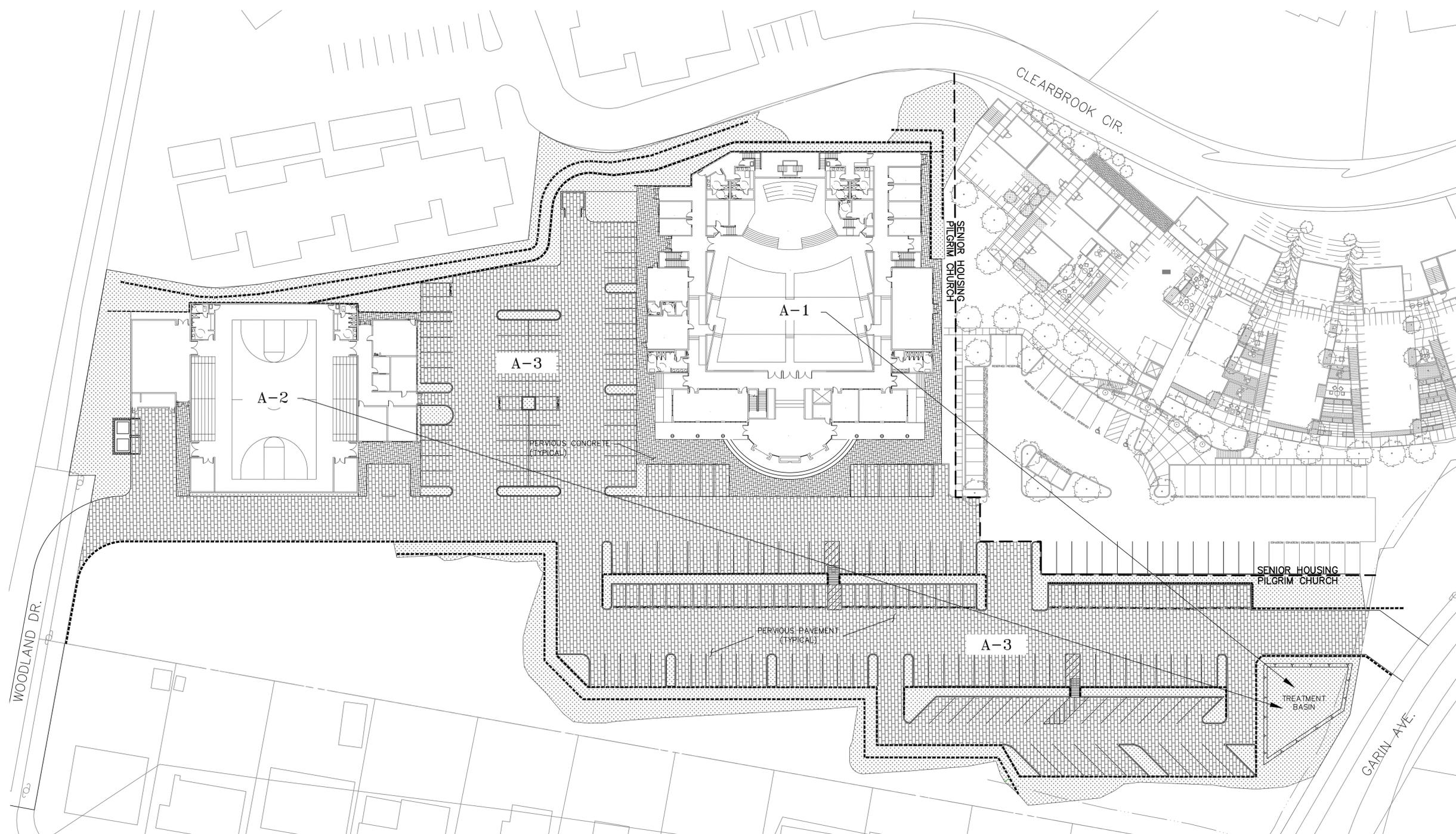
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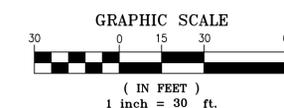
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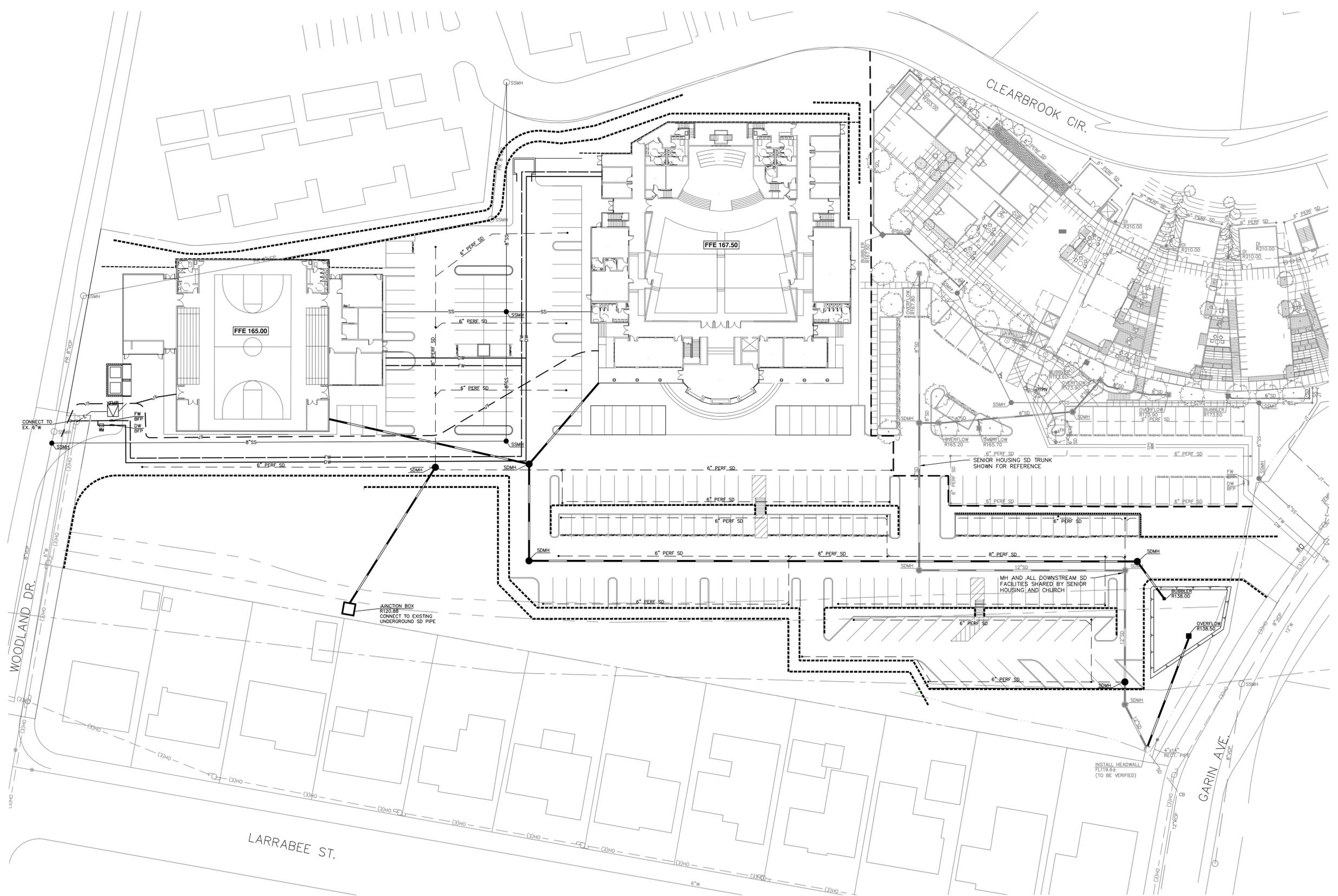
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| Drawn By: DJK | Sheet Number: |
| Checked: SDN | C2 |
| Associate: | |



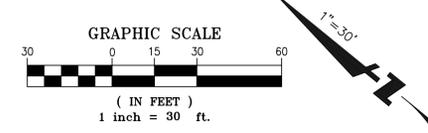
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| DRAINAGE AREAS | DRAINAGE AREA (SQ. FT.) | PERVIOUS AREA (SQ. FT.) | TYPE OF PERVIOUS SURFACE | IMPERVIOUS AREA (SQ. FT.) | TYPE OF IMPERVIOUS SURFACE | WATER QUALITY TREATMENT AREA REQUIRED (SF) | WATER QUALITY TREATMENT AREA PROVIDED (SF) | PROPOSED TREATMENT CONTROLS |
|----------------|-------------------------|-------------------------|--------------------------------|---------------------------|----------------------------|--|--|-----------------------------|
| A-1 | 26,520 | 0 | - | 26,520 | ROOF | 1060 | 1774 | BIORETENTION |
| A-2 | 15,480 | 0 | - | 15,480 | ROOF | 620 | | BIORETENTION |
| A-3 | 119,223 | 119,223 | LANDSCAPE, PAVEMENT & CONCRETE | - | - | 0 | 0 | SELF-TREATMENT |





NOTES:
 1) SENIOR HOUSING UTILITIES SHOWN FOR REFERENCE



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Project Title:
PILGRIM BAPTIST CHURCH AND AFFORDABLE SENIOR HOUSING
 HAYWARD, CA
 APN: 083-0254-002-03

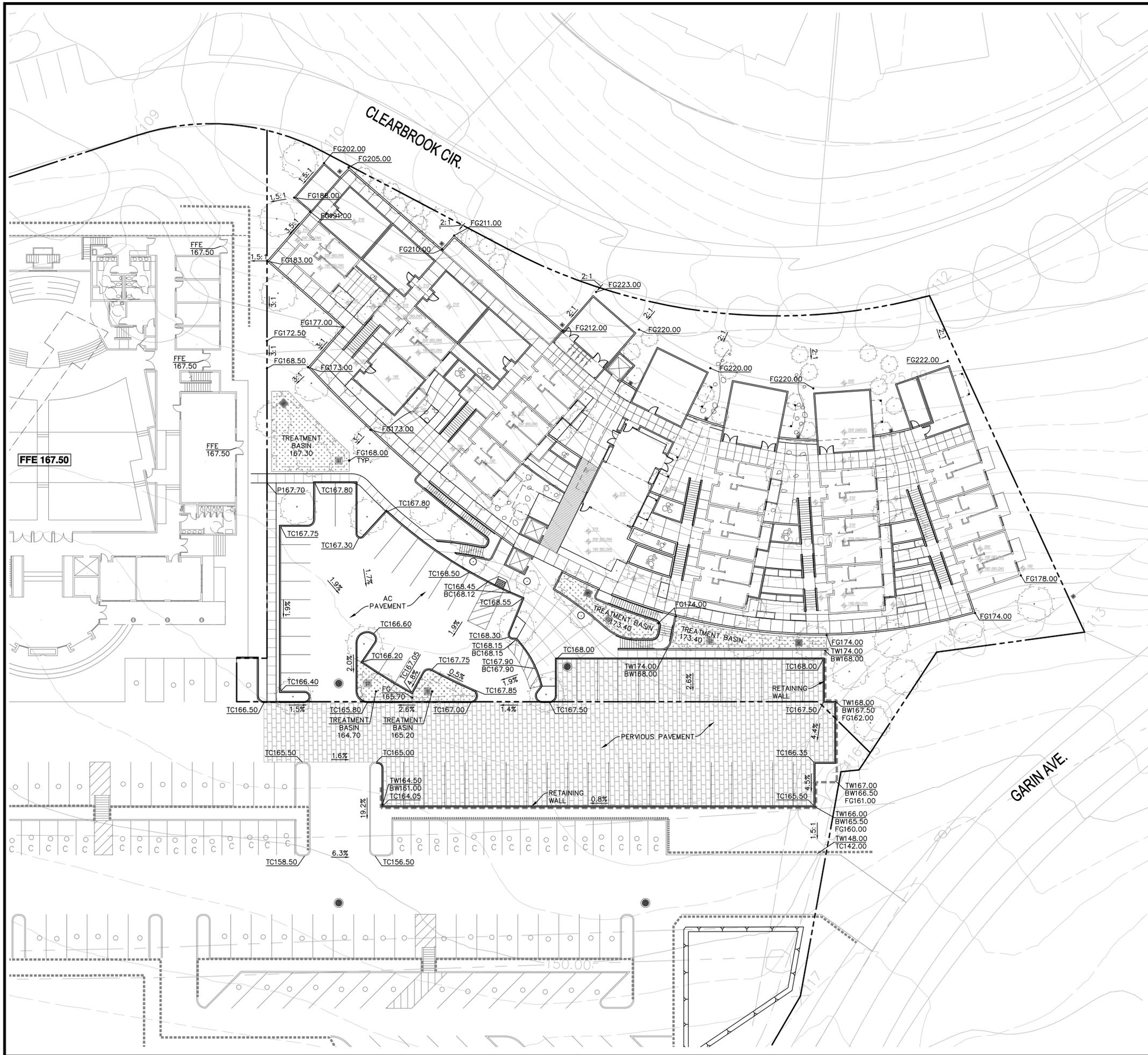
Sheet Title:
 CHURCH UTILITY PLAN

Scale:
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| Associate: | |



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Key Plan:

General Notes/Legend:
PRELIMINARY REVIEW PROCEDURE (PRP)

Stamp:

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| Initial Development Permit Submittal | | 01/25/2018 |

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PILGRIM BAPTIST CHURCH AND AFFORDABLE SENIOR HOUSING
 HAYWARD, CA
 APN: 083-0254-002-03

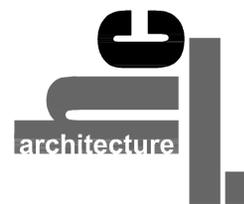
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HOUSING GRADING PLAN

Scale:
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Consultant:

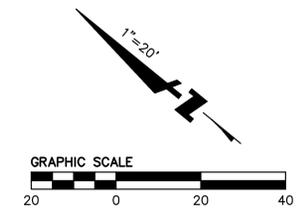


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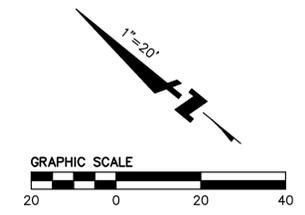
herman coliver locus
 423 Tehama Street San Francisco California 94103
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| | |
|----------------------|-------------------------------------|
| Drawn By: ATN | Sheet Number: C4.0 |
| Checked: FCG | |
| Associate: JN | |





| TREATMENT CONTROL MEASURE SUMMARY | | | | | | | | |
|-----------------------------------|------------------------------|-------------------------|--------------------------|---------------------------|----------------------------|--|---------------|-----------------------------|
| DRAINAGE AREAS | DRAINAGE AREA SIZE (SQ. FT.) | PERVIOUS AREA (SQ. FT.) | TYPE OF PERVIOUS SURFACE | IMPERVIOUS AREA (SQ. FT.) | TYPE OF IMPERVIOUS SURFACE | WATER QUANTITY (FLOW/VOLUME GENERATED) | | PROPOSED TREATMENT CONTROLS |
| | | | | | | REQUIRED (SF) | PROVIDED (SF) | |
| A-1 | 20,540 | 7,642 | LANDSCAPE | 12,898 | AC/CONCRETE PAVEMENT/ROOF | 516 | 830 | BIORETENTION BASIN |
| A-2 | 11,356 | 3,388 | LANDSCAPE | 7,968 | AC/CONCRETE PAVEMENT/ROOF | 319 | 447 | BIORETENTION BASIN |
| A-3 | 12,916 | 4,266 | LANDSCAPE | 8,650 | AC/CONCRETE PAVEMENT/ROOF | 346 | 515 | BIORETENTION BASIN |
| A-4 | 11,658 | 1,366 | LANDSCAPE | 10,292 | AC/CONCRETE PAVEMENT/ROOF | 412 | 509 | BIORETENTION BASIN |
| A-5 | 13,280 | 12,327 | PERVIOUS CONCRETE | 953 | AC/CONCRETE PAVEMENT | - | - | SELF-TREATMENT |
| A-6 | 3,139 | 3,139 | LANDSCAPE | 0 | AC/CONCRETE PAVEMENT | - | - | SELF-TREATMENT |
| TOTAL | 72,889 | 32,128 | | 40,761 | | 1,593 | 2,301 | |



Disclaimer:
 Written dimensions on these drawings shall have precedence over scaled dimensions. Contractors shall verify, and be responsible for, all dimensions and conditions on the job and this office must be notified of any variations from the dimensions and conditions shown by these drawings. Shop details must be submitted to this office for approval before proceeding with fabrication.

Key Plan:

General Notes/Legend:
PRELIMINARY REVIEW PROCEDURE (PRP)

Stamp:

| Rev. No. | Revision | Date |
|--------------------------------------|----------|------------|
| Initial Development Permit Submittal | | 01/25/2018 |

Project Number:

Project Title:
PILGRIM BAPTIST CHURCH AND AFFORDABLE SENIOR HOUSING
 HAYWARD, CA
 APN: 083-0254-002-03

Sheet Title:
HOUSING STORMWATER TREATMENT PLAN

Scale:
 As indicated

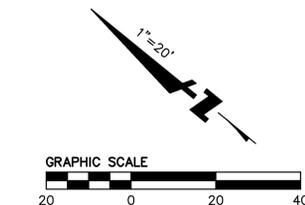
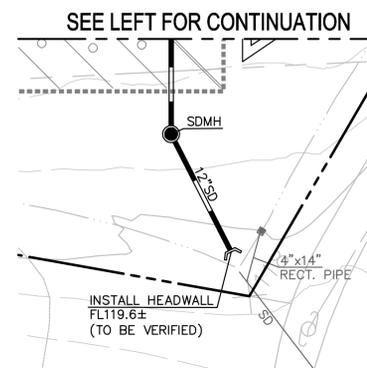
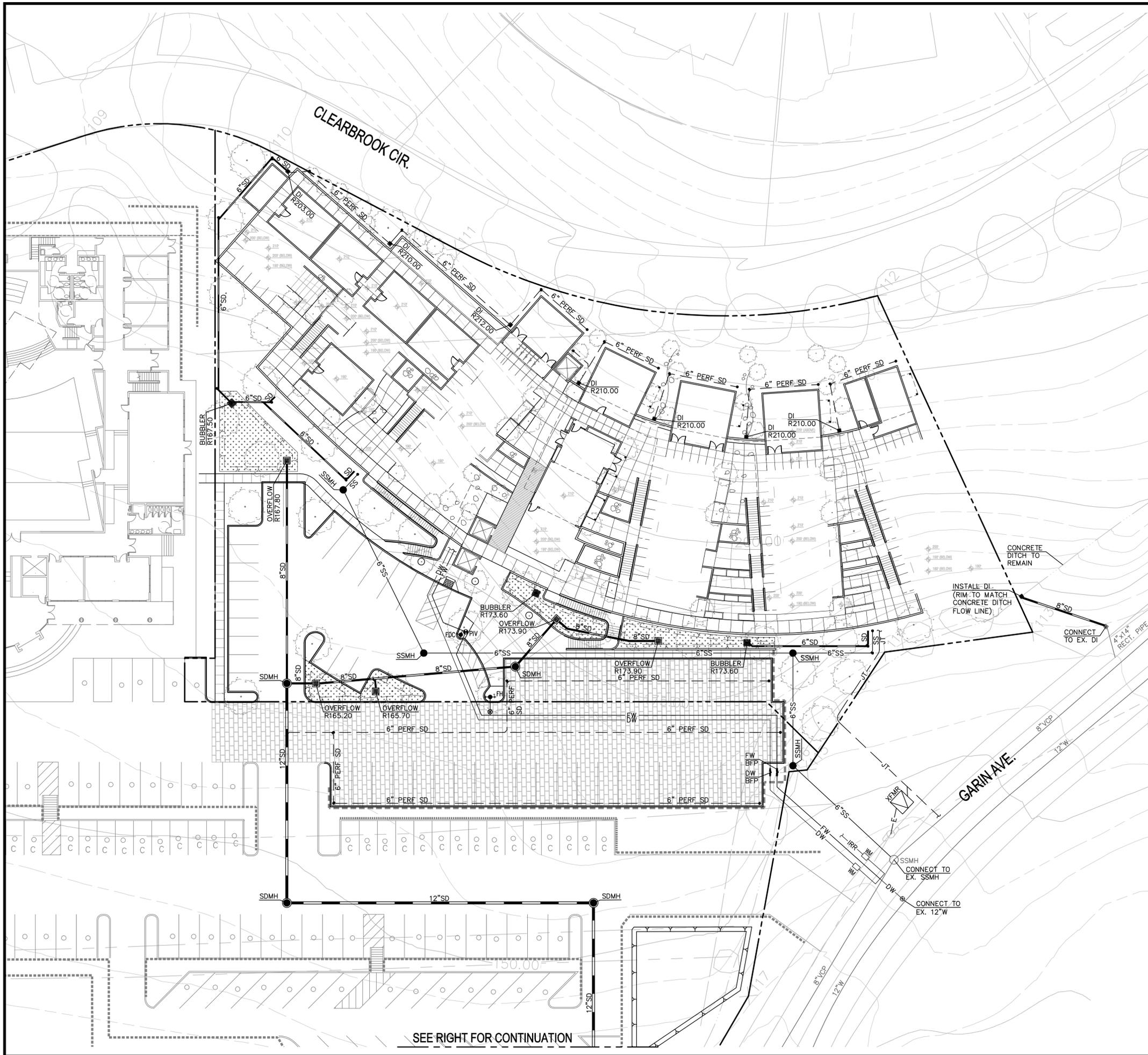
Consultant:

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|------------|-----|---------------|-------------|
| Drawn By: | ATN | Sheet Number: | C5.0 |
| Checked: | FCG | | |
| Associate: | JN | | |



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Key Plan:

General Notes/Legend:
PRELIMINARY REVIEW PROCEDURE (PRP)

Stamp:

| Rev. No. | Revision | Date |
|--------------------------------------|----------|------------|
| Initial Development Permit Submittal | | 01/25/2018 |

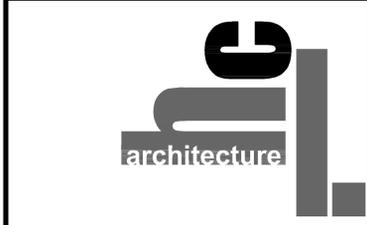
Project Number:

Project Title:
PILGRIM BAPTIST CHURCH AND AFFORDABLE SENIOR HOUSING
 HAYWARD, CA
 APN: 083-0254-002-03

Sheet Title:
HOUSING UTILITY PLAN

Scale:
 As indicated

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Drawn By: ATN
Checked: FCG
Associate: JN

Sheet Number:
C6.0



L1

| PLANT SCHEDULE | | | |
|---|--|--------|----|
| TREES | BOTANICAL NAME / COMMON NAME | CONT | TY |
|  | <i>Ginkgo biloba</i> 'Windover Gold' / Windover Gold Ginkgo | 15 gal | 14 |
|  | <i>Lagerstroemia x 'Tuscarora'</i> / Crape Myrtle Coral Pink | 15 gal | 20 |
|  | <i>Pistacia chinensis</i> 'Keith Davey' / Keith Davey Chinese Pistache | 15 gal | 13 |
|  | <i>Pyrus calleryana</i> 'Chanticleer' / Chanticleer Pear | 15 gal | 28 |
|  | <i>Quercus agrifolia</i> / Coast Live Oak | 15 gal | 16 |
|  | <i>Umbellularia californica</i> / California Laurel | 15 gal | 25 |

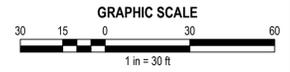
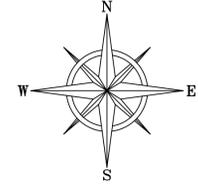
- CONCEPT PLANT SCHEDULE**
- BROUGHT RESISTANT SHRUBS + GROUND COVER OPTIONS**
- Arctostaphylos densiflora* 'Howard McMill' / Howard McMill Manzanita
 - Arctostaphylos uva-ursi* 'Emerald Carpet' / Emerald Carpet Manzanita
 - Berberis thunbergii* 'Atropurpurea' / Red Leaf Japanese Barberry
 - Berberis thunbergii* 'Nana' / Compact Fluffy Barberry
 - Ceanothus grisea japonica* 'Yankee Point' / California Lilac
 - Ceanothus x 'Dark Star'* / California Lilac
 - Cistus laurifolius* / Common Spotted Rockrose
 - Cistus x purpureus* / Orchid Rockrose
 - Capriana linkii* / Creeping Mirror Plant
 - Dietes bicolor* / Fortnight Lily
 - Dietes vegeta* / African Iris
 - Euryops prostratus* / Golden Daisy Bush
 - Grewia x 'Noelle'* / Grewia
 - Lantana camara* / Lantana
 - Lantana montevidensis* / Trailing Lantana
 - Lantana montevidensis* 'Sunbars' / Yellow Trailing Lantana
 - Mahonia repens* / Creeping Mahonia
 - Myoporum paniculatum* / Trailing Myoporum
 - Nandina domestica* / Heavenly Bamboo
 - Nandina domestica* 'Compacta' / Dwarf Heavenly Bamboo

PILGRIM BAPTIST CHURCH

HAYWARD, CALIFORNIA

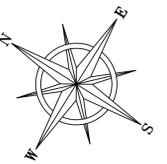
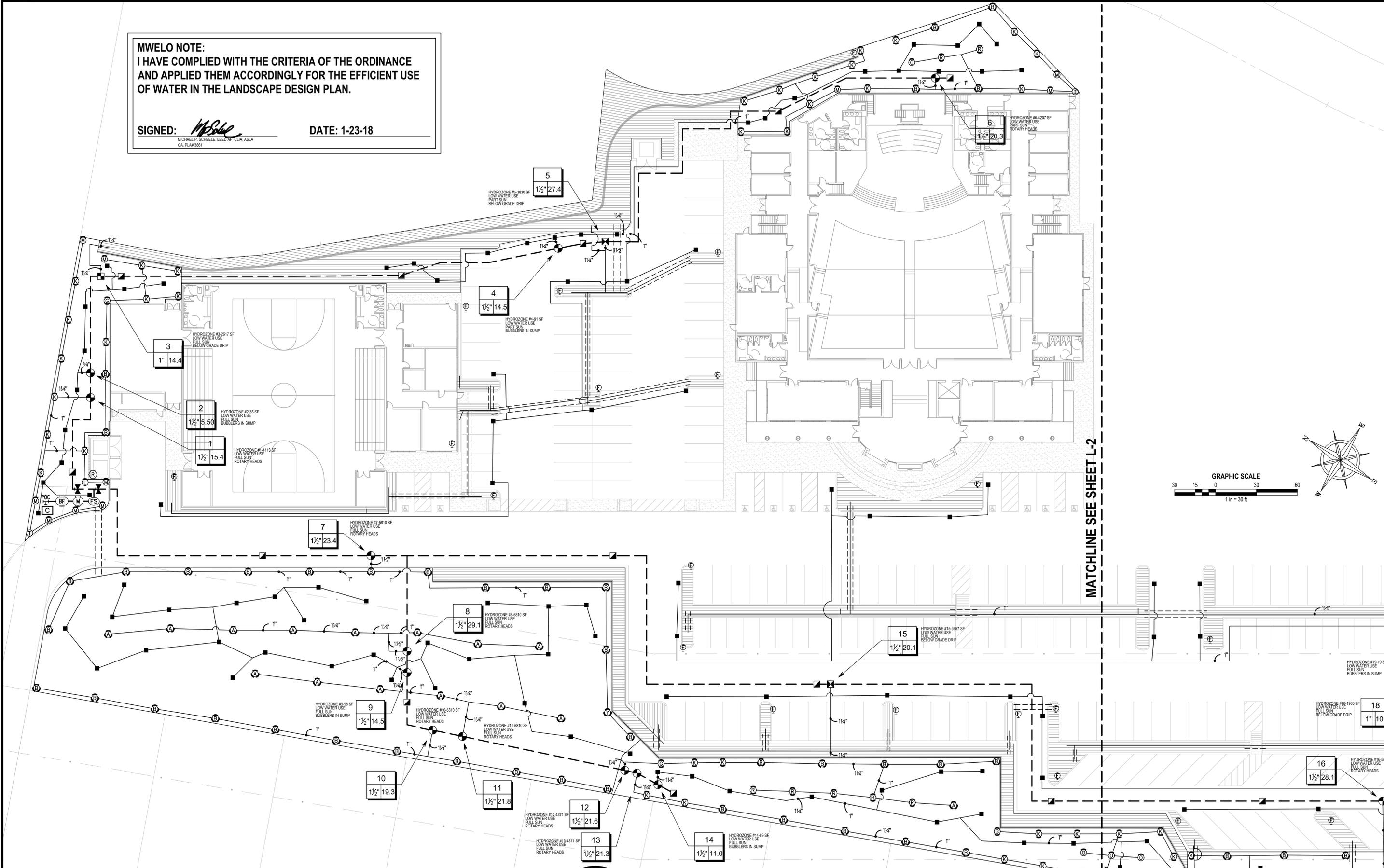
PRELIMINARY LANDSCAPE PLAN - JANUARY 2018

MICHAEL P. SCHEELE, LANDSCAPE ARCHITECT
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 CA. REGISTERED LANDSCAPE ARCHITECT #3661
 PH: 916-364-5527 E: mpslandarch@gmail.com



MWEO NOTE:
 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: *MPS* DATE: 1-23-18
 MICHAEL P. SCHEELE, LEED AP, CLIA, ASLA
 CA. PLA# 3661



MATCHLINE SEE SHEET L-2

| NO. | DESCRIPTION | APPD. | DATE |
|-----|-------------|-------|------|
| | | | |
| | | | |
| | | | |

BENCH MARK
 REFER TO CIVIL PLANS

COMPUTED
 DESIGNED **MPS**
 DRAWN **MPS**
 PROJ. ENGR.

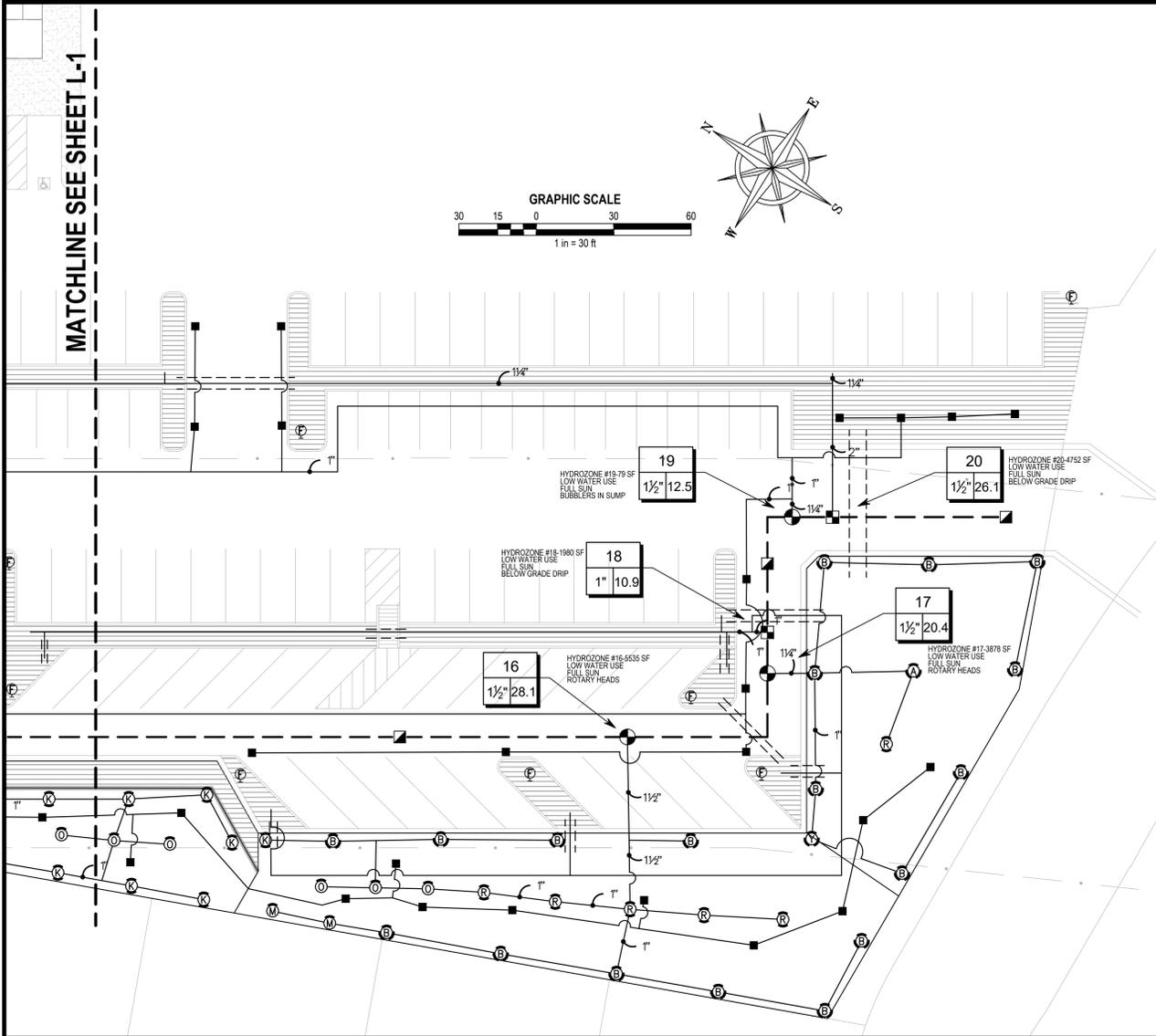


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IMPROVEMENT PLANS FOR
HAYWARD BAPTIST CHURCH
 IRRIGATION PLAN
 HAYWARD, CALIFORNIA

DATE 01/23/18
 SHEET L2
 OF X

16-005-00 HAYWARD BAPTIST CHURCH-IRRIGATION PLAN



IRRIGATION NOTES

- PRE-CONSTRUCTION MEETING. ALONG WITH THE OTHER OBSERVATIONS/INSPECTIONS DESCRIBED IN THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL SET UP A PRE-CONSTRUCTION MEETING BETWEEN THE OWNER, THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR AND LANDSCAPE CONTRACTOR (AS APPLICABLE) TO DISCUSS AND COORDINATE BID DOCUMENTS, PROJECT SUBMITTALS, RFI PROCEDURES, LINES OF COMMUNICATION, SCHEDULE, PROPOSED SUBSTITUTIONS ETC. THIS PRE-CONSTRUCTION MEETING SHALL OCCUR AS EARLY AS POSSIBLE BUT NO LATER THAN THREE WORKING DAYS PRIOR TO THE START OF CONSTRUCTION.
- CONTRACTOR SHALL COMMUNICATE ANY QUESTIONS REGARDING THE CONTRACT DOCUMENTS (PLANS, SPECIFICATIONS, ADDENDA ETC.) TO THE OWNER OR OWNER'S REPRESENTATIVE PRIOR TO BIDDING.
- THIS IRRIGATION SYSTEM IS DESIGNED FOR A MAXIMUM FLOW OF 29.1 GALLONS PER MINUTE (G.P.M.), WITH A MINIMUM OF 50 STATIC PRESSURE (IN P.S.I.) AT THE POINT OF CONNECTION. THE CONTRACTOR SHALL VERIFY THIS EXISTING PRESSURE PRIOR TO BEGINNING WORK AND CONTACT THE OWNER'S REPRESENTATIVE IMMEDIATELY SHOULD A DISCREPANCY ARISE WHILE RE-DIRECTING APPLICABLE WORK TO AVOID DELAY. IF A BOOSTER PUMP IS SHOWN ON THE PLANS, THE SYSTEM IS DESIGNED TO UTILIZE A WORKING PRESSURE OF XX P.S.I. AT THE BOOSTER PUMP OUTLET.
- THE GENERAL CONTRACTOR AND THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL SLEEVING, ELECTRICAL SUPPLY, TELEPHONE CONNECTION, GROUNDING, AND STUBOUT WORK FOR IRRIGATION SYSTEM AS REQUIRED AND APPLICABLE.
- IRRIGATION SYSTEM DESIGN SHOWN MAY BE PARTIALLY DIAGRAMMATIC. WHERE EQUIPMENT IS SHOWN OUTSIDE PLANTING AREAS OR LIMIT OF WORK LINE, INTENT IS FOR EQUIPMENT TO BE INSTALLED IN PLANTING AREAS (NON-TURF AREAS PREFERRED). CONTRACTOR SHALL INDICATE PRECISE LOCATIONS OF ALL WORK INSTALLED DIFFERENTLY THAN AS SHOWN IN THE CONTRACT DOCUMENTS ON THE RECORD DRAWINGS. REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION.
- THE CONTRACTOR SHALL MAKE MINOR ADJUSTMENTS TO HEAD LOCATIONS IN FIELD AS NECESSARY. CONTRACTOR SHALL ALSO "FINE-TUNE" AND ADJUST HEADS AND/OR NOZZLES TO PROVIDE OPTIMUM COVERAGE WHILE REDUCING OR ELIMINATING OVER-SPRAY ONTO WALKWAYS AND ADJACENT STRUCTURES. VALVES SHALL BE ADJUSTED TO AVOID MISTING AND PROVIDE SPECIFIED PRESSURE AT THE HEAD.
- THE CONTRACTOR SHALL PROGRAM CONTROLLER IN ACCORDANCE WITH THE ESTABLISHMENT AND POST-ESTABLISHMENT CONTROLLER SCHEDULES SHOWN IN THE DRAWINGS. CONTRACTOR SHALL NOT START PLANTING UNTIL IRRIGATION SYSTEM IS FULLY OPERATIONAL FROM THE CONTROLLER AUTOMATICALLY. EXCEPTION IS MADE FOR SURFACE DRIP IRRIGATION ZONES WHERE CONTRACTOR MAY CHOOSE TO PLANT FIRST AND BRING TUBING ETC. IN AFTER. CONTRACTOR SHALL HAND-WATER AS NECESSARY AND DURING PERIODS OF CONTROLLER SHUT-DOWN.
- CONTRACTOR SHALL USE EXTREME CARE WHERE IT IS NECESSARY TO TRENCH NEAR EXISTING TREES. EXCAVATION IN AREAS EXHIBITING ROOTS 3 INCHES AND LARGER SHALL BE DONE BY HAND. ROOTS LARGER THAN 1 INCH SHALL BE CLEANLY CUT BY HAND. ALL ROOTS EXPOSED DURING INSTALLATION SHALL BE COVERED WITH CONTINUALLY MOISTENED BURLAP (OR EQUAL) UNTIL RE-BURIAL.
- AS APPLICABLE, CONTRACTOR SHALL USE PRESSURE COMPENSATING SCREENS ON SPRAY HEADS AS NECESSARY TO ACHIEVE PROPER SPRAY HEAD RADIUS.
- CONTRACTOR SHALL REFER TO DETAILS, SPECIFICATIONS, ADDENDA AND OTHER CONTRACT DOCUMENTS FOR ADDITIONAL INFORMATION REGARDING REQUIRED PRESSURE TESTING, OBSERVATIONS/INSPECTIONS, CLOSE-OUT PROCEDURES ETC.
- ROTORS: WHERE NECESSARY, CONTRACTOR SHALL UTILIZE DIFFERENT STANDARD NOZZLES THAT COME EQUIPPED WITH ROTORS TO ACCOMMODATE MINOR VARIATIONS IN PLANTER WIDTH WHILE MINIMIZING OVER-SPRAY ONTO PAVING AND STRUCTURES.
- SLEEVES: IRRIGATION PIPING THAT PASSES UNDER HARDSCAPE (ASPHALT, CONCRETE ETC.) AREAS SHALL BE SLEEVED WITH PVC PIPE 2 TIMES THE SIZE OF THE PIPE BEING SLEEVED (OR TWO TIMES THE SUM OF THE PIPE SIZES IF MORE THAN ONE). EXTEND SLEEVES 6 INCHES MIN. PAST PAVING OR STRUCTURE ABOVE AND PLUG ENDS TO PREVENT INTRUSION OF SOIL OR DEBRIS. 6 INCH AND LARGER SLEEVES SHALL BE CLASS 200 PVC AND SMALLER SLEEVES SHALL BE SCH. 40 PVC MINIMUM. CONTRACTORS SHALL COORDINATE ALL SLEEVE INSTALLATIONS WITH ALL AFFECTED TRADES PRIOR TO BEGINNING WORK.
- SPARE CONTROL WIRES: (NON-TWO WIRE PATH SYSTEMS ONLY) CONTRACTOR SHALL INSTALL TWO SPARE CONTROL WIRES (BLUE) AND ONE SPARE COMMON WIRE (GREEN) TO RUN BY AND LOOP INTO (36 INCH PIGTAIL MIN.) EVERY VALVE BOX ON SYSTEM. TERMINATE AND BUNDLE ALL SPARE WIRES INSIDE CONTROLLER ENCLOSURE AND CLEARLY LABEL AS "EXTRA WIRES." REGULAR, NON-SPARE CONTROL WIRES SHALL BE RED, AND REGULAR NON-SPARE COMMON WIRE SHALL BE WHITE. REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION.
- LOOPED MAINLINES: CONTRACTOR SHALL USE EXTREME CARE WHEN INITIALLY FILLING ANY IRRIGATION SYSTEM DESIGNED WITH A LOOPED MAINLINE. LOOPED MAIN SHALL BE FILLED SLOWLY WITH GRADUAL, CAREFUL OPENING OF THE ISOLATION/GATE VALVES. A TEMPORARY AIR BLOWOFF OR RELEASE POINT SHOULD BE CONSIDERED AT OR NEAR THE POINT OF HIGHEST ELEVATION TO ASSIST AIR RELEASE.



| California Water Efficient Landscape Worksheet | | | | | | | | |
|---|-------------------|--------------------|-----------------------------|-----------------|---|---------------------|--------|--------|
| Reference Evapotranspiration (ET _r) | 44.2 | Project Type | | Non-Residential | | 0.45 | | |
| Hydrozone # / Planting Description* | Plant Factor (PF) | Irrigation Method* | Irrigation Efficiency (IE)† | ETAF (PF/IE) | Landscape Area (Sq. Ft.) | ETAF x Area (ETWU)‡ | | |
| Regular Landscape Areas | | | | | | | | |
| HZ VALVE 1 Low | 0.3 | Overhead | 0.75 | 0.40 | 4113 | 1645 | | |
| HZ VALVE 2 Low | 0.3 | Drip | 0.81 | 0.37 | 35 | 13 | | |
| HZ VALVE 3 Low | 0.3 | Drip | 0.81 | 0.37 | 2617 | 969 | | |
| HZ VALVE 4 Low | 0.3 | Drip | 0.81 | 0.37 | 91 | 34 | | |
| HZ VALVE 5 Low | 0.3 | Drip | 0.81 | 0.37 | 3830 | 1419 | | |
| HZ VALVE 6 Low | 0.3 | Overhead | 0.75 | 0.40 | 4207 | 1683 | | |
| HZ VALVE 7 Low | 0.3 | Overhead | 0.75 | 0.40 | 5810 | 2324 | | |
| HZ VALVE 8 Low | 0.3 | Overhead | 0.75 | 0.40 | 5810 | 2324 | | |
| HZ VALVE 9 Low | 0.3 | Drip | 0.81 | 0.37 | 98 | 36 | | |
| HZ VALVE 10 Low | 0.3 | Overhead | 0.75 | 0.40 | 5810 | 2324 | | |
| HZ VALVE 11 Low | 0.3 | Overhead | 0.75 | 0.40 | 5810 | 2324 | | |
| HZ VALVE 12 Low | 0.3 | Overhead | 0.75 | 0.40 | 4371 | 1748 | | |
| HZ VALVE 13 Low | 0.3 | Overhead | 0.75 | 0.40 | 4371 | 1748 | | |
| HZ VALVE 14 Low | 0.3 | Drip | 0.81 | 0.37 | 69 | 26 | | |
| HZ VALVE 15 Low | 0.3 | Drip | 0.81 | 0.37 | 3657 | 1354 | | |
| HZ VALVE 16 Low | 0.3 | Overhead | 0.75 | 0.40 | 5535 | 2214 | | |
| HZ VALVE 17 Low | 0.3 | Overhead | 0.75 | 0.40 | 3878 | 1551 | | |
| HZ VALVE 18 Low | 0.3 | Drip | 0.81 | 0.37 | 1980 | 733 | | |
| HZ VALVE 19 Low | 0.3 | Drip | 0.81 | 0.37 | 79 | 29 | | |
| HZ VALVE 20 Low | 0.3 | Drip | 0.81 | 0.37 | 4752 | 1760 | | |
| | | | | | Totals | 62092 | 24470 | 670578 |
| Special Landscape Areas | | | | | | | | |
| | | | | | 1 | 0 | 0 | |
| | | | | | 1 | 0 | 0 | |
| | | | | | 1 | 0 | 0 | |
| | | | | | 1 | 0 | 0 | |
| | | | | | 1 | 0 | 0 | |
| | | | | | Totals | 0 | 0 | 0 |
| | | | | | ETWU Total | | 670578 | |
| | | | | | Maximum Allowed Water Allowance (MAWA)* | | 765706 | |

| ETAF Calculations | |
|--------------------------------|-------|
| Regular Landscape Areas | |
| Total ETAF x Area | 24470 |
| Total Area | 62092 |
| Average ETAF | 0.39 |

Average ETAF for Regular Landscape Areas must be 0.65 or below for residential areas, and 0.45 or below for non-residential areas.

| All Landscape Areas | |
|---------------------|-------|
| Total ETAF x Area | 24470 |
| Total Area | 62092 |
| Average ETAF | 0.39 |

IRRIGATION SCHEDULE

| SYMBOL | MANUFACTURER/MODEL/DESCRIPTION | TY | PSI |
|-----------|--|-------------|-----|
| ⊙ | Hunter MP1000 PROS-12-PRS40-CV Shrub Rotator, 12" 30.48 cm pop-up with check valve, pressure regulated to 40 psi 2.76 bar; MP Rotator no. Ⓚ. M: Maroon adj arc 90 to 210, L: Light Blue 210 to 270 arc, O: Olive 360 arc on PRS40 body. | 20 | 40 |
| ⊙⊙⊙ | Hunter MP2000 PROS-12-PRS40-CV Shrub Rotator, 12" 30.48 cm pop-up with check valve, pressure regulated to 40 psi 2.76 bar; MP Rotator no. Ⓚ. K: Black adj arc 90-210, G: Green adj arc 210-270, R: Red 360 arc on PRS40 body. | 56 | 40 |
| ⊙⊙⊙⊙ | Hunter MP3000 PROS-12-PRS40-CV Shrub Rotator, 12" 30.48 cm pop-up with check valve, pressure regulated to 40 psi 2.76 bar; MP rotary no. Ⓚ. B: Blue adj arc 90-210, Y: Yellow adj arc 210-270, A: Gray 360 arc on PRS40 body. | 76 | 40 |
| Ⓚ | Hunter MP Corner PROS-12-PRS40-CV Shrub Rotator, 12" 30.48 cm pop-up with factory installed check valve, pressure regulated to 40 psi 2.76 bar; MP Rotator no. Ⓚ. T: Turquoise adj arc 45-105 on PRS40 body. | 2 | 40 |
| Ⓚ.25 Ⓚ.50 | Hunter R-WS-18-CV 18" long R-WS with installed .25gpm or .50gpm bubbler options, Check Valve, 1/2" swing joint for connection to 1/2" pipe | 116 | 30 |
| Ⓚ | Hunter IC-101-25 Drip Control One Kit. 1" ICV Globe Valve with 1" HY100 filter system. Pressure Regulation: 25psi. Flow Range: 2 GPM to 20 GPM. 150 mesh stainless steel screen. | 2 | |
| Ⓚ | Hunter IC-151-40 Drip Control One Kit. 1-1/2" ICV Globe Valve with 1" HY100 filter system. Pressure Regulation: 40psi. Flow Range: 20 GPM to 60 GPM. 120 mesh stainless steel screen. | 2 | |
| Ⓚ | Netafim TLFV-1 Automatic Flush Valve, with Insert Inlet | 23 | |
| Ⓚ | Area to Receive Dripline Netafim TLHCVXR-033-12 Techline HCVR Pressure Compensating Landscape Dripline with Check Valve and Anti-Siphon feature. 0.33 GPH emitters at 12" O.C. Dripline laterals spaced at 12" apart, with emitters offset for triangular pattern. 17mm. | 17,985 l.f. | |
| Ⓚ | Hunter ICV-G 1", 1-1/2", 2", and 3" Plastic Electric Remote Control Valves, Globe Configuration, with NPT Threaded Inlet/Outlet, for Commercial/Municipal Use. | 15 | |
| Ⓚ | Hunter H-44LRC Quick coupler valve, yellow rubber locking cover, red brass and stainless steel, with 1" NPT inlet, 2-piece body. | 15 | |
| Ⓚ | Nibco PR-113 250 PSI CWP Bronze Gate Valve, Push-on Ends with Joint Restraints, Size 2" | 2 | |
| Ⓚ | Buckner-Superior 3000 2" Normally Closed Brass Master Valve that Provides Dirty Water Protection and 3-Way Solenoid Design. Available in 1", 1-1/4", 1-1/2", 2", 2-1/2" and 3" sizes. | 1 | |
| Ⓚ | Febco 825V 1" Reduced Pressure Backflow Preventer | 1 | |
| Ⓚ | Hunter ACC-99D-PED-SS 2-wire decoder controller with 99 station capacity, metal cabinet, stainless steel pedestal | 1 | |
| Ⓚ | Hunter WSS Wireless Solar, rain freeze sensor with outdoor interface, connects to Hunter PCC, Pro-C, and I-Core Controllers, install as noted. Includes 10 year lithium battery and rubber module cover, and gutter mount bracket. | 1 | |
| Ⓚ | Hunter HFS-200 Flow Sensor for use with ACC controller, 2" Schedule 40 Sensor Body, 24 VAC, 2 amp. | 1 | |
| Ⓚ | Point of Connection 1" | 1 | |
| --- | Irrigation Lateral Line: PVC Schedule 40 | 9,079 l.f. | |
| --- | Irrigation Mainline: Blu-Lock and PVC Class 200 Blu-Lock pipe, as manufactured by Hydro Rain, 1/2" to 1", then PVC Class 200 for 1-1/4" and larger. | 1,795 l.f. | |
| --- | Pipe Sleeve: PVC Schedule 40 Valve Callout | 621.9 l.f. | |
| Ⓚ | Valve Number | | |
| Ⓚ | Valve Flow | | |
| Ⓚ | Valve Size | | |

| NO. | DESCRIPTION | APPD. | DATE |
|-----|-------------|-------|------|
| | | | |
| | | | |
| | | | |

| | | | |
|------------|----------------------|-------------|-----|
| BENCH MARK | REFER TO CIVIL PLANS | COMPUTED | |
| | | DESIGNED | MPS |
| | | DRAWN | MPS |
| | | PROJ. ENGR. | |



MICHAEL P. SCHEELE, LANDSCAPE ARCHITECT
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IMPROVEMENT PLANS FOR
HAYWARD BAPTIST CHURCH
 IRRIGATION PLAN
 HAYWARD, CALIFORNIA

| | |
|-------|----------|
| DATE | 01/23/18 |
| SHEET | L3 |
| OF | X |

16-005-00 HAYWARD BAPTIST CHURCH-IRRIGATION PLAN

PLANTING LEGEND

| TREE SPECIES | | | | | |
|----------------------------------|------------------------|---------|----------|-------------------|-----------|
| BOTANICAL NAME | COMMON NAME | SIZE | COMMENTS | ON-CENTER SPACING | WATER USE |
| AESCLUSUS CALIFORNICA | CALIFORNIA BUCKEYE | 15 GAL | | PER PLAN | LOW |
| MELALEUCA QUINQUENERVIA | CAJEPUT TREE | 24" BOX | | PER PLAN | LOW |
| PLATANUS X ACERIFOLIA 'COLUMBIA' | PLANE TREE | 36" BOX | | PER PLAN | MODERATE |
| QUERCUS AGRIFOLIA | COAST LIVE OAK | 36" BOX | | PER PLAN | LOW |
| UMBELLALURIA CALIFORNICA | CALIFORNIA BAY TREE | 36" BOX | | PER PLAN | LOW |
| SHRUB SPECIES | | | | | |
| BOTANICAL NAME | COMMON NAME | SIZE | COMMENTS | ON-CENTER SPACING | |
| ARTEMESIA 'POWIS CASTLE' | WORMWOOD | 5 GAL | | 36" | LOW |
| CALAMAGROSTIS NUTKAENSIS | PACIFIC REED GRASS | 5 GAL | | 24" | LOW |
| ERIOGONUM LATIFOLIUM | COAST BUCKWHEAT | 1 GAL | | 24" | LOW |
| FRANGULA CALIFORNICA | CALIFORNIA COFFEEBERRY | 5 GAL | | 24" | LOW |
| ROSA CALIFORNICA | CALIFORNIA WILD ROSE | 5 GAL | | 24" | LOW |
| SALVIA SPATHACEA | HUMMING BIRD SAGE | 2 GAL | | 24" | LOW |
| GROUND COVERS | | | | | |
| BOTANICAL NAME | COMMON NAME | SIZE | COMMENTS | ON-CENTER SPACING | WATER USE |
| ERIGERON GLAUCUS | SEASIDE DAISY | 1 GAL | | 24" | |
| BACCHARIS PILULARIS 'PROSTRATE' | DWARF COYOTE BRUSH | 2-3 GAL | | 36" | LOW |
| ERIOGONUM LATIFOLIUM | COAST BUCKWHEAT | 1 GAL | | 18" | LOW |
| FESTUCA CALIFORNICA | CALIFORNIA FESCUE | 1 GAL | | 18" | LOW |
| FESTUCA CALIFORNICA | CALIFORNIA FESCUE | 4" POT | | 12" | LOW |
| FRAGARIA CHILOENSIS | BEACH STRAWBERRY | 1 GAL | | 36" | LOW |
| HEUCHERA MICRANTHA | ALUM ROOT | 1 GAL | | 18" | LOW |
| JUNCUS PATENS | SPREADING RUSH | 2-3 GAL | | 18" | LOW |

NOTES:

ALL PLANTING AREAS TO BE IRRIGATED BY A FULLY AUTOMATIC, WEATHER BASED SYSTEM. ZONE TIMING WILL BE DEVELOPED BASED UPON INDIVIDUAL PLANT REQUIREMENTS AND ENVIRONMENTAL FACTORS. ZONE TIMING WILL BE CHANGED BY THE CONTROLLER ON A DAILY BASIS AS WEATHER CONDITIONS CHANGE. ALL ZONES WILL BE IRRIGATED WITH SUBSURFACE DRIP IRRIGATION PIPING AND PROVIDED WITH AIR RELIEF AND FLUSH VALVES TO KEEP PIPING AND EMITTERS CLEAN. THE SYSTEM WILL BE PIPED WITH PVC IN THE PLANTING BEDS TO THE EMITTER LINES. BACKFLOW, MASTER VALVE, AND FILTER WILL BE LOCATED IN A MECHANICAL ROOM. ZONE VALVES WILL BE LOCATED IN PLANTING AREAS AS REQUIRED TO SERVICE INDIVIDUAL ZONES.

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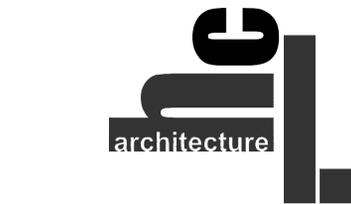
Project Title:
PILGRIM BAPTIST CHURCH AND AFFORDABLE SENIOR HOUSING
 HAYWARD, CA
 APN: 083-0254-002-03

Sheet Title:

HOUSING NOTES & LEGENDS

Scale:
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| Associate: | |



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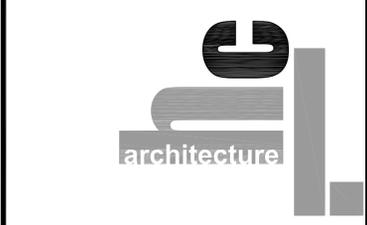
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Sheet Title:

HOUSING LANDSCAPE SITE PLAN

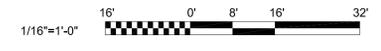
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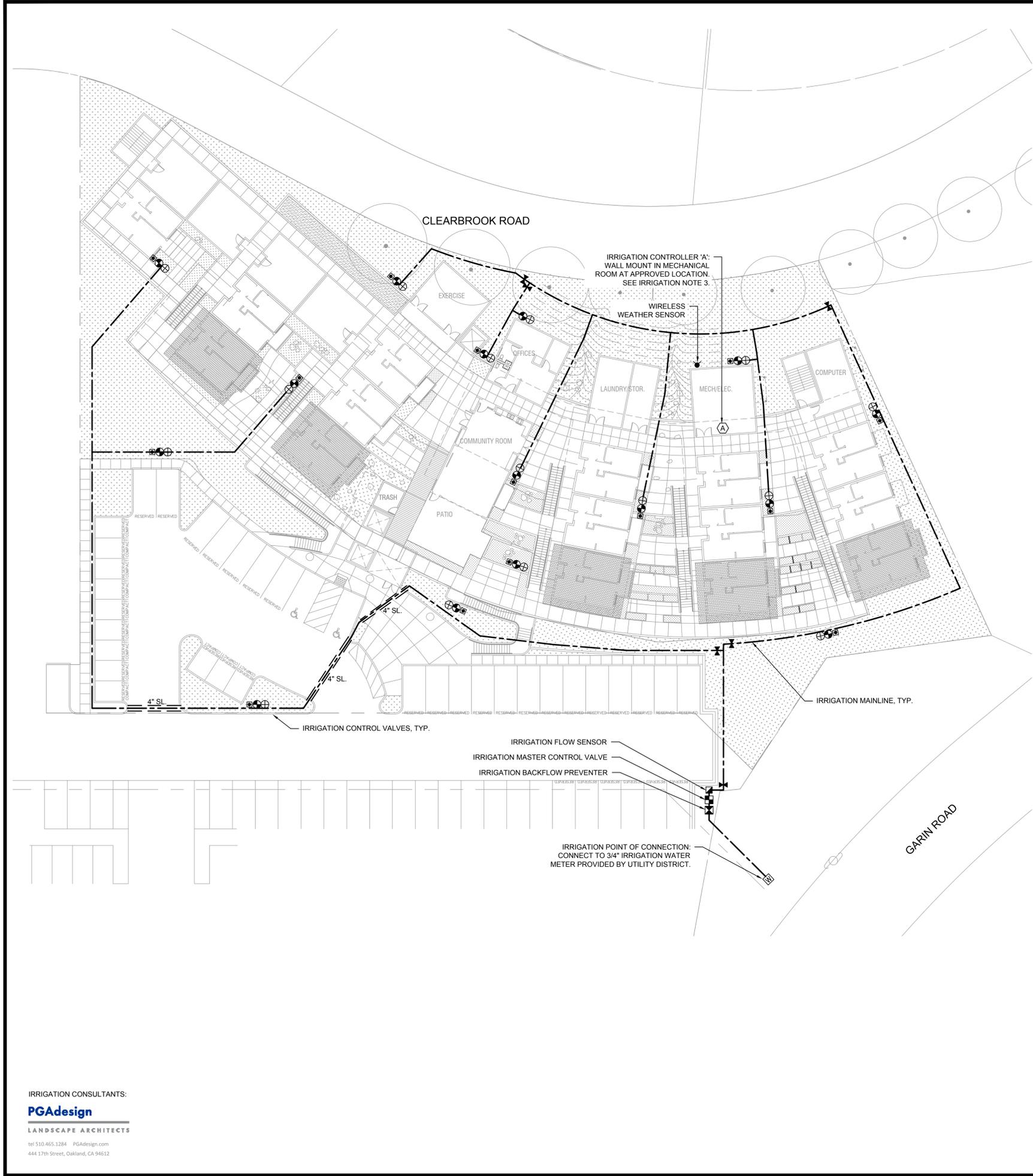


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Associate: _____



IF THIS SHEET IS SMALLER THAN 24"x36" THEN IT HAS BEEN REDUCED



PRELIMINARY IRRIGATION LEGEND

| SYMBOL | MODEL | DESCRIPTION | PSI | GPM |
|--------|---|---|-----|------|
| ■ | PCB-25 | HUNTER PRESSURE COMPENSATING BUBBLER INSTALL ON FLEX RISER | 30 | 0.25 |
| ⊙ | RZWS-18-25-CV | HUNTER ROOT ZONE WATERING SYSTEM | 30 | 0.25 |
| ⊕ | MC-24E | IRRITROL CONTROLLER - WALL MOUNT | | |
| ⊖ | CL-100 | IRRITROL CLIMATE LOGIC WIRELESS WEATHER SENSOR | | |
| ⊗ | 825YA-1" | FEBCO BACKFLOW PREVENTER - INSTALL WITH RELIEF VALVE DRAIN KIT | | |
| ⊠ | 2160 - 1" | GRISWOLD MASTER REMOTE CONTROL VALVE - NORMALLY OPEN | | |
| ⊡ | FSI-T10-000 | CST FLOW SENSOR | | |
| ⊞ | T-113-K | NIBCO GATE VALVE - LINE SIZE | | |
| ⊕ | 11000 SERIES | WEATHERMATIC REMOTE CONTROL VALVE | | |
| ⊕ | DRIP OR SUBSURFACE IRRIGATION CONTROL VALVE ASSEMBLY, TO INCLUDE: 11024FCR-10 PR-075-L-30 4EH-3/4A-150 | WEATHERMATIC REMOTE CONTROL VALVE JAIN 30# PRESSURE REGULATOR JAIN FILTER | | |
| ⊕ | 33 DNP | RAIN BIRD QUICK COUPLING VALVE | | |

--- SCH 40 PVC SOLVENT WELD PIPE WITH SCH 40 PVC SOLVENT WELD FITTINGS-18" COVER. ALL MAINLINE TO BE SIZE 1-1/2" UNLESS OTHERWISE NOTED ON PLAN.

--- SCH 40 PVC SOLVENT WELD PIPE WITH SCH 40 PVC SOLVENT WELD FITTINGS-12" COVER.

SUBSURFACE IRRIGATION AREA: TORO DL2000 MODEL RGP-212, WITH TORO LOK-EZE FITTINGS. 4" COVER IN PLANTERS; TUBING LAYOUT SHOWN IN SELECTED AREAS. INSTALL AT GREEN ROOF AREAS PER TRAY MANUFACTURER'S RECOMMENDATIONS. PROVIDE SEPARATE LATERAL LINE CONNECTION FOR EACH SUBSURFACE IRRIGATION GRID.

POINT SOURCE DRIP IRRIGATION: 1/2" NOMINAL DIAMETER POLY TUBING WITH COMPRESSION FITTINGS. HUNTER HE-10-B EMITTERS, 2 EMITTERS PER PLANT.

IRRIGATION NOTES

- IRRIGATION DESIGN CONCEPT: IRRIGATION SYSTEM TO BE DESIGNED TO SUPPLY THE MINIMUM AMOUNT OF WATER NECESSARY TO SUSTAIN GOOD PLANT HEALTH. ALL PLANTING AREAS TO BE IRRIGATED WITH LOW VOLUME DRIP OR SUBSURFACE IRRIGATION. SUPPLEMENTAL DEEP WATERING OF TREES TO BE BY COMBINATION OF SURFACE AND DEEP ROOT BUBBLER. ALL IRRIGATION EQUIPMENT TO BE COMMERCIAL GRADE, SELECTED FOR DURABILITY AND MINIMAL MAINTENANCE. CONTROL OF SYSTEM TO BE BY "SMART" CONTROLLER, CAPABLE OF DAILY SELF-ADJUSTMENT OF WATERING SCHEDULES BASED ON REAL-TIME DATA FROM ON-SITE WEATHER SENSOR. ALL ASPECTS OF IRRIGATION DESIGN AND INSTALLATION TO BE COMPLIANT WITH CALIFORNIA MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (WELO), RE-SCAPE CALIFORNIA GUIDELINES, AND CITY OF HAYWARD LANDSCAPE STANDARDS.
- PRELIMINARY WELO COMPLIANCE CALCULATIONS:
ANNUAL Eto (HAYWARD): 44.2" IRRIGATED AREA: 19,895 SQUARE FEET.
MAXIMUM APPLIED WATER ALLOWANCE (MAWA): Eto X 0.62 X ETAF X LA
= 44.2 X 0.62 X 0.55 X 19,895 = 299,861.4 GALLONS/YEAR
PRELIMINARY ESTIMATED TOTAL WATER USE (ETWU): Eto X 0.62 X ETAF X LA
= 44.2 X 0.62 X 0.49* X 19,895 = 267,149.3 GALLONS/YEAR
*ASSUMES SITEWIDE PLANT FACTOR (PF) OF 0.4 AND 0.81 IRRIGATION EFFICIENCY.
ABOVE CALCULATIONS DO NOT INCLUDE ANY POTENTIAL SPECIAL LANDSCAPE AREAS (SLA).
- IRRIGATION SYSTEM DEMAND IS 20 GPM AT 70 PSI MINIMUM STATIC PRESSURE AT THE POINT OF CONNECTION. CONFIRM STATIC PRESSURE PRIOR TO START OF WORK. NOTIFY OWNER'S REPRESENTATIVE IF STATIC PRESSURE IS LOWER THAN STATED DEMAND. IF STATIC PRESSURE IS HIGHER THAN 90 PSI, INSTALL A WILKINS #600 PRESSURE REGULATOR DOWNSTREAM OF BACKFLOW PREVENTER. ADJUST OUTLET PRESSURE TO 70 PSI.
- MAKE IRRIGATION POINT OF CONNECTION AS INDICATED ON PLAN AND COORDINATE WITH OTHER WORK AS REQUIRED. EXACT LOCATION OF BACKFLOW PREVENTER TO BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
- INSTALL IRRIGATION CONTROLLER WHERE INDICATED ON PLAN. EXACT LOCATION OF CONTROLLERS TO BE DETERMINED AT JOBSITE BY OWNER'S REPRESENTATIVE. 120 VOLT A.C. ELECTRICAL SUPPLY IS PROVIDED FOR IN IMMEDIATE VICINITY BY ELECTRICAL SECTION OF CONTRACT. MAKE FINAL 120 VOLT ELECTRICAL CONNECTIONS. USE EMT METAL CONDUIT FOR INDOOR INSTALLATIONS, AND LIQUID-TITE CONDUIT FOR OUTDOOR INSTALLATIONS. INSTALL AS DETAILED AND PER MANUFACTURER'S INSTRUCTIONS. GROUND CONTROLLER AND CONFORM TO APPLICABLE LOCAL CODES.
- INSTALL FLOW SENSOR CABLE IN PVC CONDUIT FROM SENSOR TO CONTROLLER CABINET. REFER TO MANUFACTURER'S RECOMMENDATIONS FOR ADDITIONAL INFORMATION ON CABLE TYPE AND INSTALLATION REQUIREMENTS.
- THE IRRIGATION PLAN IS DIAGRAMMATIC AND INDICATIVE OF THE WORK TO BE COMPLETED. IRRIGATION EQUIPMENT OR PIPING MAY BE SHOWN IN PAVED AREAS FOR GRAPHIC CLARITY. INSTALL ALL PIPING AND EQUIPMENT WITHIN PLANTING AREAS UNLESS OTHERWISE SHOWN ON PLANS.
- LOCATE VALVE BOXES IN SHRUB AREAS WHERE SHOWN ON PLAN. STAKE PROPOSED LOCATION OF ALL VALVE BOXES AND OBTAIN APPROVAL OF OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
- FULL COVERAGE IS REQUIRED. MAKE MINOR MODIFICATIONS TO LAYOUT AS REQUIRED TO OBTAIN COMPLETE COVERAGE AND REVIEW WITH OWNER'S REPRESENTATIVE.
- INSTALL CHECK VALVES ON LATERAL LINES AS REQUIRED TO PREVENT LINE DRAINAGE.
- AVOID TRENCHING WITHIN DRIP LINE OF EXISTING TREES. WHERE TRENCHING WITHIN DRIP LINE IS UNAVOIDABLE REVIEW WITH OWNER'S REPRESENTATIVE PRIOR TO START OF WORK. USE AIR SPADE OR HAND TRENCH ONLY WITHIN THESE AREAS.
- INSTALL PIPE AND WIRE UNDER PAVING IN PVC SCH. 40 SLEEVE WHERE INDICATED ON PLAN. ELSEWHERE UNDER PAVEMENT, INSTALL PIPE IN BED OF CLEAN SAND SURROUNDING PIPE 6" ON ALL SIDES.
- POINT SOURCE DRIP IRRIGATION: INSTALL EMITTERS DIRECTLY INTO 1/2" DRIP LINE. SNAKE DRIP LINE SUCH THAT ALL EMITTERS ARE WITHIN BACKFILLED AREA SURROUNDING NEWLY INSTALLED PLANTS. DO NOT USE SMALL DIAMETER DISTRIBUTION TUBING.
- STAKE EMITTER TUBING IN PLACE AND BURY AS NOTED IN SPECIFICATIONS.

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Project Number:

Project Title:
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HAYWARD, CA
APN: 083-0254-002-03

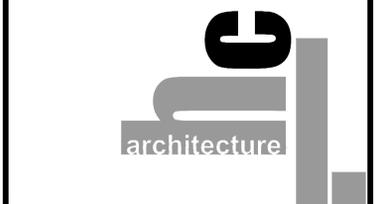
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PRELIMINARY IRRIGATION PLAN

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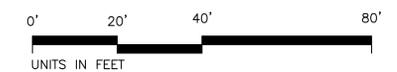
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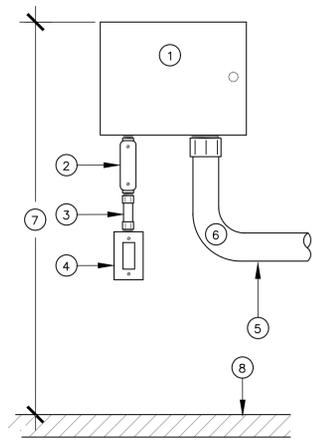


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| Associate: | |

IRRIGATION CONSULTANTS:
PGAdesign
LANDSCAPE ARCHITECTS
tel 510.465.1284 PGAdesign.com
444 17th Street, Oakland, CA 94612

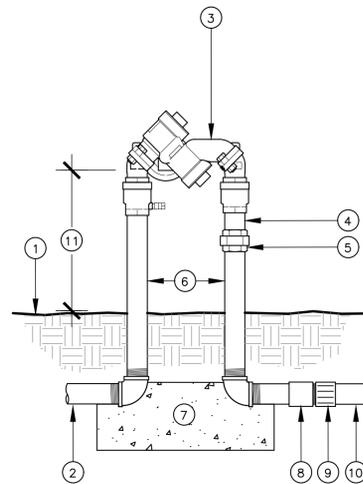




- 1 CONTROLLER
- 2 CONDUIT BODY TYPE L
- 3 EMT STEEL CONDUIT
- 4 120 VOLT POWER SUPPLY WITH GFI POWER SWITCH
- 5 LOW VOLTAGE FIELD WIRING IN CONDUIT
- 6 LONG CONDUIT SWEEP
- 7 5' OR AS DIRECTED
- 8 FINISH FLOOR

1 CONTROLLER - INDOOR WALL MOUNT

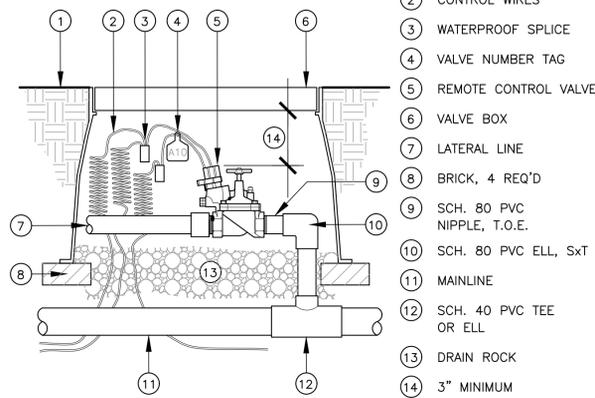
SCALE: NTS



- 1 FINISH GRADE
- 2 FROM WATER METER OR P.O.C.
- 3 BACKFLOW PREVENTER
- 4 4" PIPE NIPPLE
- 5 UNION
- 6 PIPE NIPPLES--LENGTH AS REQ'D.
- 7 CONCRETE THRUST BLOCK
- 8 THREADED COUPLING
- 9 PVC MALE ADAPTER
- 10 PVC MAINLINE
- 11 12" MINIMUM

2 BACKFLOW PREVENTER

SCALE: NTS

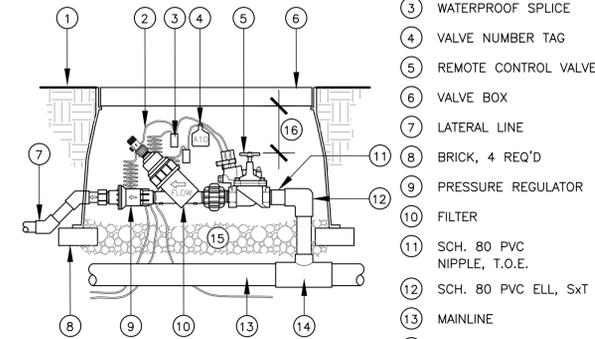


- 1 FINISH GRADE
- 2 CONTROL WIRES
- 3 WATERPROOF SPLICE
- 4 VALVE NUMBER TAG
- 5 REMOTE CONTROL VALVE
- 6 VALVE BOX
- 7 LATERAL LINE
- 8 BRICK, 4 REQ'D
- 9 SCH. 80 PVC NIPPLE, T.O.E.
- 10 SCH. 80 PVC ELL, SxT
- 11 MAINLINE
- 12 SCH. 40 PVC TEE OR ELL
- 13 DRAIN ROCK
- 14 3" MINIMUM

NOTE: WRAP FILTER FABRIC AROUND AND UNDER VALVE BOX PRIOR TO INSTALLATION OF DRAIN ROCK.

3 REMOTE CONTROL VALVE

SCALE: NTS

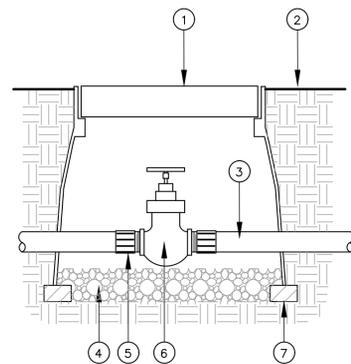


- 1 FINISH GRADE
- 2 CONTROL WIRES
- 3 WATERPROOF SPLICE
- 4 VALVE NUMBER TAG
- 5 REMOTE CONTROL VALVE
- 6 VALVE BOX
- 7 LATERAL LINE
- 8 BRICK, 4 REQ'D
- 9 PRESSURE REGULATOR
- 10 FILTER
- 11 SCH. 80 PVC NIPPLE, T.O.E.
- 12 SCH. 80 PVC ELL, SxT
- 13 MAINLINE
- 14 SCH. 40 PVC TEE OR ELL
- 15 DRAIN ROCK
- 16 3" MINIMUM

NOTE: WRAP FILTER FABRIC AROUND AND UNDER VALVE BOX PRIOR TO INSTALLATION OF DRAIN ROCK.

4 DRIP ZONE REMOTE CONTROL VALVE

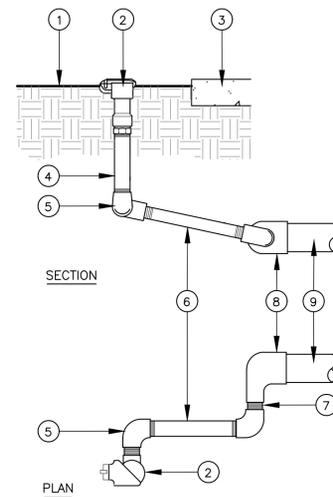
SCALE: NTS



- 1 VALVE BOX
- 2 FINISH GRADE
- 3 MAIN LINE
- 4 FILL BOTTOM OF BOX WITH 3" DEPTH DRAIN ROCK
- 5 MALE ADAPTERS
- 6 GATE VALVE
- 7 BRICK, 2 REQ'D.

5 GATE VALVE

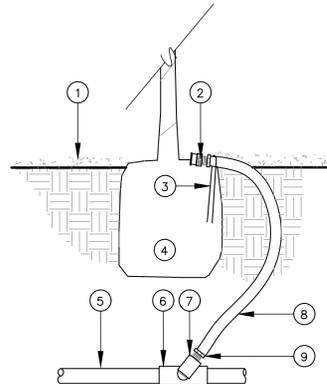
SCALE: NTS



- 1 FINISH GRADE
- 2 QUICK COUPLER
- 3 PAVEMENT OR ADJACENT VALVE BOX
- 4 SCH. 80 PVC NIPPLE 4" LONG
- 5 SCH. 80 90° ELL, TxT, 3 REQ'D.
- 6 SCH. 80 PVC NIPPLE, LENGTH AS REQUIRED
- 7 3" SCH. 80 PVC NIPPLE, 2 REQ'D.
- 8 FEMALE ADAPTER OR SxT ELL
- 9 MAINLINE

6 QUICK COUPLING VALVE

SCALE: NTS

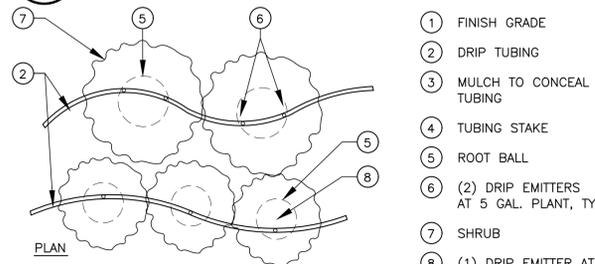


- 1 FINISH GRADE WITH MULCH COVER
- 2 BUBBLER OR EMITTER
- 3 WIRE STAPLE INTO ROOTBALL
- 4 ROOTBALL
- 5 LATERAL LINE
- 6 SxSxT TEE
- 7 SCH 40 PVC STREET ELL
- 8 1/2" IPS FLEX PVC TUBE
- 9 MALE ADAPTER

INSTALL BUBBLER ON TOP OF ROOTBALL. STAKE IN PLACE WITH WIRE STAPLE AND COVER WITH MULCH.

7 BUBBLER OR EMITTER ON FLEX RISER

SCALE: NTS



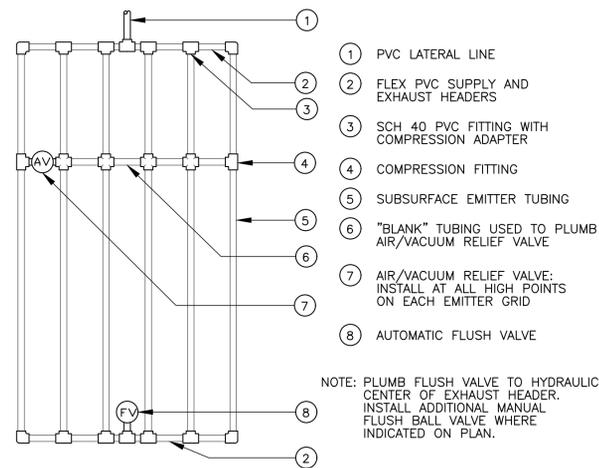
- 1 FINISH GRADE
- 2 DRIP TUBING
- 3 MULCH TO CONCEAL TUBING
- 4 TUBING STAKE
- 5 ROOT BALL
- 6 (2) DRIP EMITTERS AT 5 GAL. PLANT, TYP.
- 7 SHRUB
- 8 (1) DRIP EMITTER AT 5 GAL. PLANT, TYP.

PLAN

ELEVATION

8 DRIP EMITTERS

SCALE: NTS

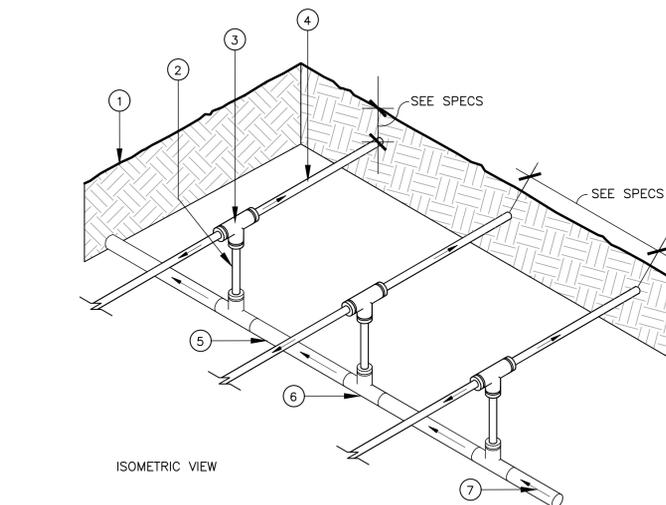


- 1 PVC LATERAL LINE
- 2 FLEX PVC SUPPLY AND EXHAUST HEADERS
- 3 SCH 40 PVC FITTING WITH COMPRESSION ADAPTER
- 4 COMPRESSION FITTING
- 5 SUBSURFACE EMITTER TUBING
- 6 "BLANK" TUBING USED TO PLUMB AIR/VACUUM RELIEF VALVE
- 7 AIR/VACUUM RELIEF VALVE. INSTALL AT ALL HIGH POINTS ON EACH EMITTER GRID
- 8 AUTOMATIC FLUSH VALVE

NOTE: PLUMB FLUSH VALVE TO HYDRAULIC CENTER OF EXHAUST HEADER. INSTALL ADDITIONAL MANUAL FLUSH BALL VALVE WHERE INDICATED ON PLAN.

9 SUBSURFACE IRRIGATION LAYOUT

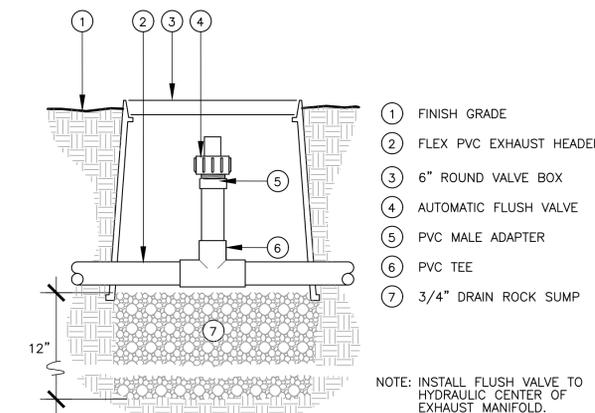
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- 1 FINISH GRADE
- 2 "BLANK" TUBING
- 3 COMPRESSION FITTING
- 4 SUBSURFACE EMITTER TUBING
- 5 FLEX PVC SUPPLY HEADER
- 6 SCH 40 PVC FITTING WITH COMPRESSION ADAPTER
- 7 FROM REMOTE CONTROL VALVE

10 SUBSURFACE TYPICAL CENTER-FEED SUPPLY MANIFOLD

SCALE: NTS



- 1 FINISH GRADE
- 2 FLEX PVC EXHAUST HEADER
- 3 6" ROUND VALVE BOX
- 4 AUTOMATIC FLUSH VALVE
- 5 PVC MALE ADAPTER
- 6 PVC TEE
- 7 3/4" DRAIN ROCK SUMP

NOTE: INSTALL FLUSH VALVE TO HYDRAULIC CENTER OF EXHAUST MANIFOLD.

11 AUTOMATIC FLUSH VALVE

SCALE: NTS

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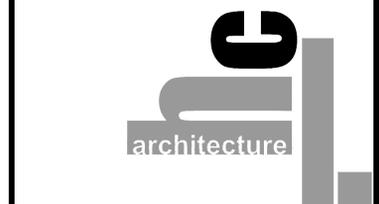
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PRELIMINARY IRRIGATION DETAILS

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| Associate: | |



1

CENTRAL COMMUNITY TERRACE

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

SECTION - ELEVATION



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APN: 083-0254-002-03

Sheet Title:
HOUSING LANDSCAPE SECTION 1

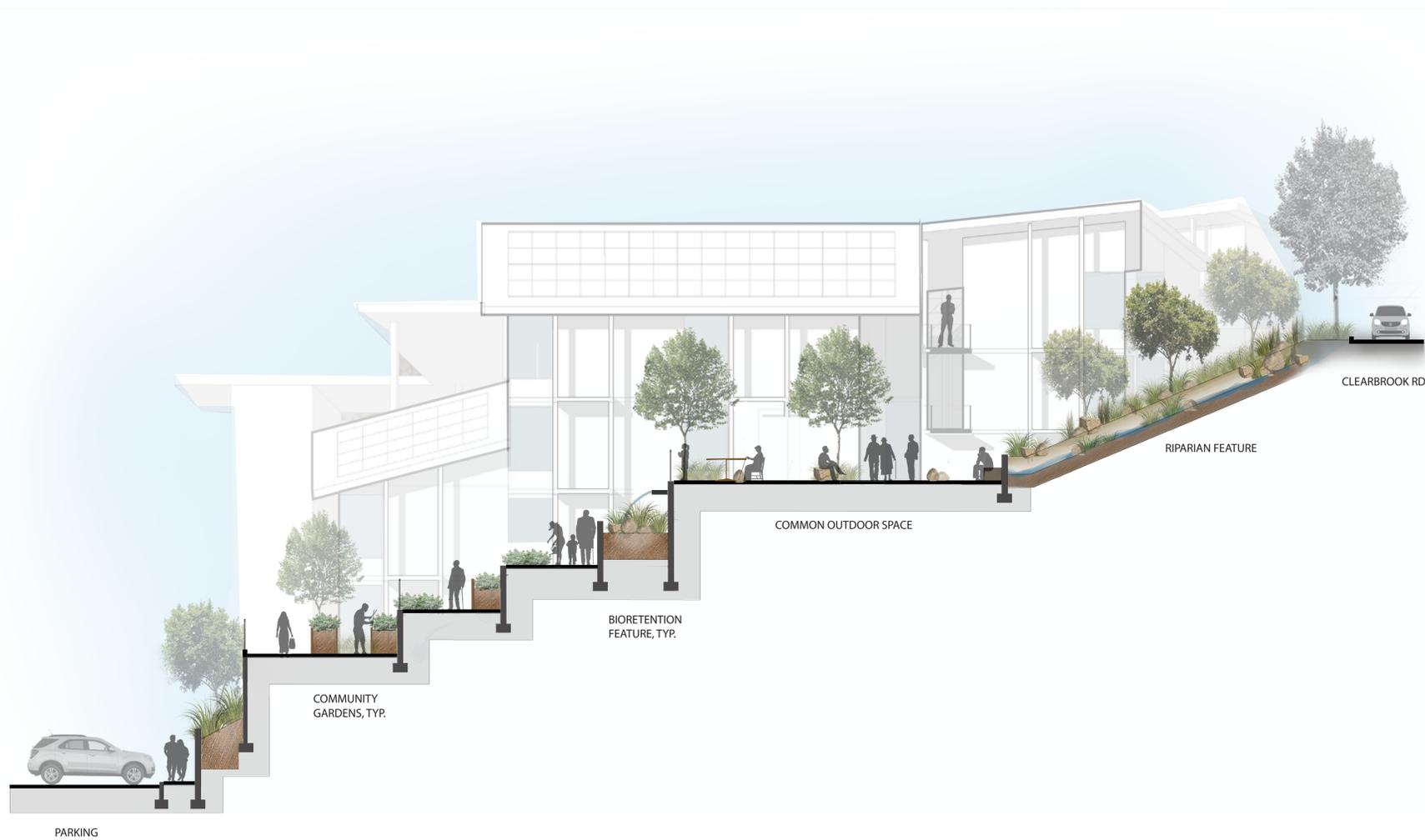
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2 COMMUNITY GARDEN TERRACE
SCALE : 1/8" = 1'-0"

SECTION - ELEVATION



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Sheet Title:
HOUSING LANDSCAPE SECTION 2

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