



Note: Artist's conception; colors, materials and application may vary.

Table of Contents

Civil		Utility		Landscape		Architecture	
Site Plan	TM01	Joint Trench Composite Title Sheet	JT1	Illustrative Site Plan	L-1	Conceptual Site Plan	SP-1
Existing Conditions.....	TM02	Joint Trench General Notes and Details	JT2	Typical Landscape Areas	L-2	Conceptual Street Scene	SS-1
Lotting Plan.....	TM03	Joint Trench Details	JT3	Typical Landscape Areas	L-3	Building 500 Conceptual Floor Plan	A-1
Grading and Drainage Plan	TM04	Joint Trench Sections and Details	JT4	Schematic Details	L-4	Building 500 Conceptual Elevations	A-2
Utility Plan.....	TM05	Joint Trench Preliminary Intent Plan	JT5	Schematic Details	L-5	Building 501 Conceptual Floor Plan	A-3
Stormwater Control Plan	TM06	Joint Trench Preliminary Intent - Rule 20.....	JT05A	Residential Amenities	L-6	Building 501 Conceptual Floor Plan	A-4
Fire Access Plan	TM07	Joint Trench Preliminary Intent - Rule 20.....	JT06A	Landscape Plan	L-7	Building 501 Conceptual Elevations	A-5
Tree Survey.....	TM08	Street Lighting Site Plan	SL3	Schematic Hydrozone Plan.....	L-8	Building 600 Conceptual Floor Plan	A-6
Trash Collection Plan.....	TM09	Photometric Plan.....	V1	Tree Mitigation Plan.....	L-9	Building 600 Conceptual Floor Plan	A-7
						Building 600 Conceptual Elevations	A-8
						Building 601 Conceptual Floor Plan	A-9
						Building 601 Conceptual Elevations	A-10
						Building 601 Conceptual Elevations	A-11
						Building 800 Conceptual Floor Plan	A-12
						Building 800 Conceptual Floor Plan	A-13
						Building 800 Conceptual Elevations	A-14

HAYWARD HILLS
TOWNHOMES

Hayward, CA



Waymark Development
Contact: Brian Steele, Caden Proctor
3223 Crow Canyon Road, Suite 200, San Ramon, CA 94583
925 321 6327 | www.waymarkdev.com



CBG. Civil Engineers. Surveyors. Planners.
Contact: Justin Joseph
2633 Camino Ramon, Suite 350
San Ramon, CA 94583
925.866.0322 x242 | www.cbandg.com



TARRAR. Utility Consultants
Contact: Reena Naidu
2000 Crow Canyon Place, Suite 435
San Ramon, CA 94583
925.240.2595 | www.tarrar.com

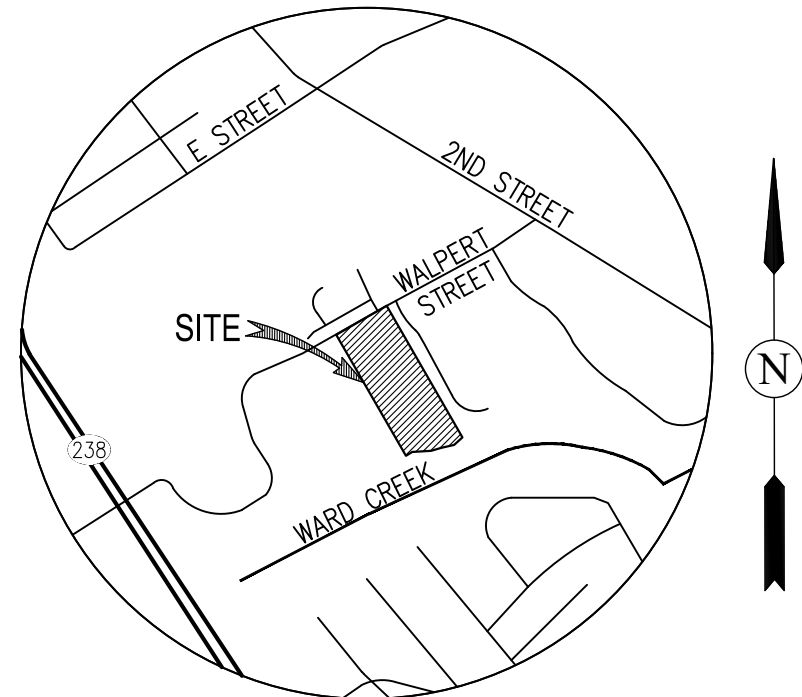


WHA. Architects . Planners . Designers .
Contact: Nick Manea
200 Commerce, Suite 200 Irvine, CA 92602
949.250.0607 | www.WHAinc.com



GATES + ASSOCIATES. Landscape.
Contact: Rusty Case
1655 N. Main Street, Suite 365 Walnut Creek, CA 94596
925.586.3786 | www.dgates.com

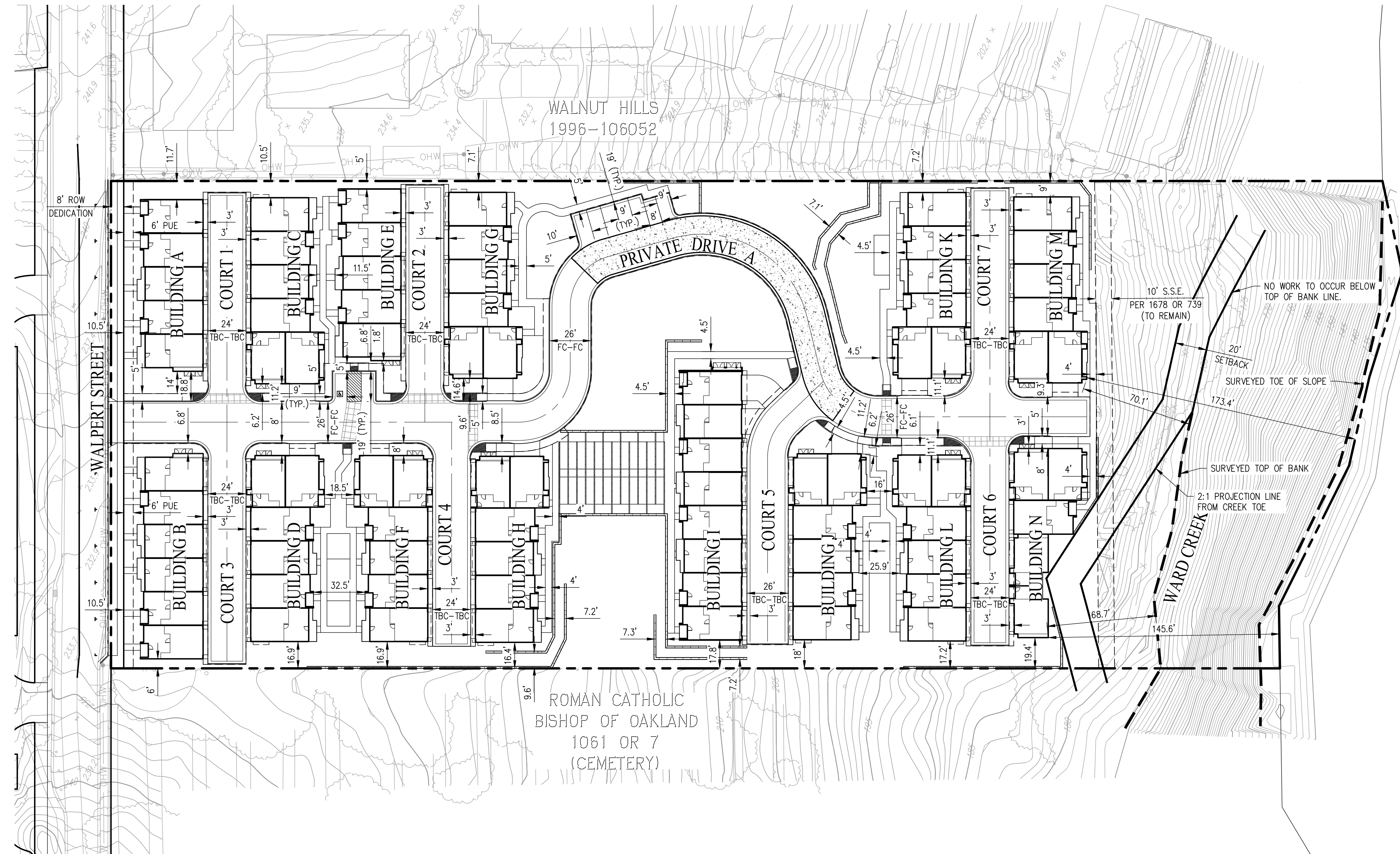
Submittal Log	
Submittal 1	12/10/2024
Submittal 2	1/28/2025
Submittal 3	3/7/2025
Submittal 4	5/2/2025
Submittal 5	9/8/2025



VICINITY MAP
(NOT TO SCALE)

GENERAL NOTES

- ASSESSORS PARCEL NO. 445-40-1-1& 445-40-3-3
- SITE AREA: 5.49± AC (GROSS) (4.83± AC NET)
- LOTS: 1
- DWELLING UNITS: 83 (14 BUILDINGS)
- SITE DENSITY: 15.12 DU/AC (GROSS) (17.18 DU/AC NET)
- EXISTING GENERAL PLAN: RESIDENTIAL MEDIUM DENSITY
PROPOSED GENERAL PLAN: RESIDENTIAL MEDIUM DENSITY
- EXISTING ZONING: RM - MEDIUM DENSITY RESIDENTIAL DISTRICT
PROPOSED ZONING: RM - MEDIUM DENSITY RESIDENTIAL DISTRICT
- BENCHMARK: CITY OF HAYWARD BENCHMARK
A MONUMENT DISC AT THE INTERSECTION OF WALPERT STREET AND 2ND STREET.
ELEVATION: 256.42 FEET (NAVD 88)
- BASIS OF BEARINGS: THE BASIS OF BEARINGS FOR THIS SURVEY IS THE MONUMENT LINE OF WALPERT STREET, THE BEARING BEING N60°34'30"E PER TRACT NO. 4022 (122 MAPS 75).
- EXISTING STRUCTURES: ALL EXISTING BUILDINGS AND PAVEMENT WITHIN THE PROJECT BOUNDARY TO BE REMOVED.
- EXISTING UTILITIES: EXISTING UTILITIES WITHIN BOUNDARY TO BE REMOVED AS NOTED.
- STREETS: ALL DRIVE AISLES WITHIN THE PROJECT WILL BE PRIVATE AND WILL BE PRIVATELY MAINTAINED. (MINIMUM LONGITUDINAL SLOPE=0.5%)
- STREET TREES: STREET TREES SHALL BE INSTALLED PER CITY DETAIL SD-122
- WALLS AND FENCING: ALL WALLS AND FENCING WILL BE PRIVATELY OWNED AND PRIVATELY MAINTAINED.
- STORM DRAIN: PROPOSED ONSITE STORM DRAIN FACILITIES WILL BE PRIVATE FACILITIES AND WILL BE PRIVATELY MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
- PUBLIC UTILITIES: PROPOSED ONSITE WATER AND SANITARY SEWER FACILITIES ARE PUBLIC AND WILL BE WITHIN A SANITARY AND/OR WATER EASEMENT. PROPOSED WATER AND SANITARY SEWER FACILITIES WILL BE CONSTRUCTED PER CITY OF HAYWARD STANDARDS AND DEDICATED TO THE CITY.
- LANDSCAPING: ALL LANDSCAPING WITHIN PROJECT BOUNDARY WILL BE PRIVATELY OWNED AND MAINTAINED.
- WELLS ONSITE: NONE
- FLOOD ZONE: ZONE X: AREA OF MINIMAL FLOOD HAZARD.
SOURCE: FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP, MAP NUMBER 06001C0287G
DATE: AUGUST 3, 2009
- UTILITIES:
WATER: CITY OF HAYWARD
SEWER: CITY OF HAYWARD
GAS: PG&E
ELECTRIC: PG&E
TELEPHONE: SBC
CABLE TV: COMCAST CABLE
- DIMENSIONS: ALL DIMENSIONS ARE PRELIMINARY AND SUBJECT TO FINAL MAP
- GRADING: PROPOSED GRADING AS SHOWN IS PRELIMINARY AND SUBJECT TO FINAL DESIGN
- MAINTENANCE: A HOMEOWNERS ASSOCIATION WILL BE FORMED TO OWN AND MAINTAIN PRIVATE STREETS, DRIVE AISLES, PRIVATE UTILITIES, STORM DRAINAGE FACILITIES AND LANDSCAPE WITHIN ALL RESIDENTIAL AREA.
- CONDOMINIUM MAP: A CONDOMINIUM MAP WILL BE RECORDED FOR THE RESIDENTIAL LOTS. THE SUBDIVISION IS A CONDOMINIUM PROJECT AS DEFINED IN SECTIONS 4125 AND 4285 OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND FILED PURSUANT TO THE SUBDIVISION ACT.



CONTACTS:

- OWNER/DEVELOPER: WAYMARK DEVELOPMENT
3223 CROW CANYON ROAD, SUITE 200
SAN RAMON, CA 94583
(713) 310-9617
CADEN PROCTOR
- ENGINEER: CARLSON, BARBEE & GIBSON, INC.
2633 CAMINO RAMON, SUITE 350
SAN RAMON, CALIFORNIA 94583
(925) 866-0322
JUSTIN JOSEPH, RCE 87572
- SOILS ENGINEER: STEVENS, FERRONE & BAILEY ENGINEERING COMPANY
1600 WILLOW PASS COURT
CONCORD, CA 94520
(925) 688-1001
KENNETH C. FERRONE, P.E., G.E., C.E.G.

SHEET INDEX

SHEET NO.	SHEET TITLE
TM01	SITE PLAN
TM02	EXISTING CONDITIONS
TM03	LOTING PLAN
TM04	GRADING AND DRAINAGE PLAN
TM05	UTILITY PLAN
TM06	STORMWATER CONTROL PLAN
TM07	FIRE ACCESS PLAN
TM08	TREE SURVEY
TM09	TRASH COLLECTION PLAN

MINIMUM BUILDING SETBACKS

FRONT	10'
SIDE	5'
REAR (DRIVE AISLE)	3'

PARKING REQUIRED

MULTI-FAMILY
OFF-STREET COVERED SPACES PER UNIT = 83 X (1 COVERED & 1.1 UNCOVERED) = 175 SPACES
TOTAL PARKING REQUIRED = 175 SPACES

PARKING PROVIDED

MULTI-FAMILY
COVERED GARAGE SPACES SPACES (2 PER UNIT) = (83 X 2) = 166 SPACES
GUEST SPACES
ON-STREET STANDARD SPACES (IN-TRACT) = 7 SPACES
ADA STALL (IN-TRACT) = 1 SPACES
EV CHARGING STALL (IN-TRACT) = 1 SPACES
ON-STREET (WALPERT STREET) = 10 SPACES
TOTAL PARKING PROVIDED = 185 SPACES

PARKING NOTES:

- PERPENDICULAR STANDARD SPACES MINIMUM DIMENSIONS: 9 FEET BY 19 FEET.

THE ARC OF THE EAST BAY, A CALIFORNIA NON-PROFIT CORPORATION AGREE TO THE FILING OF SAID MAP AND AGREE TO COMPLY WITH THE PROVISIONS OF THE CITY OF HAYWARD SUBDIVISION ORDINANCE AND THE STATE MAP ACT AS THEY APPLY TO THE PROCESSING AND APPROVAL OF SAID MAP:

Signed by:

Ron Luter

C1095CA78367487

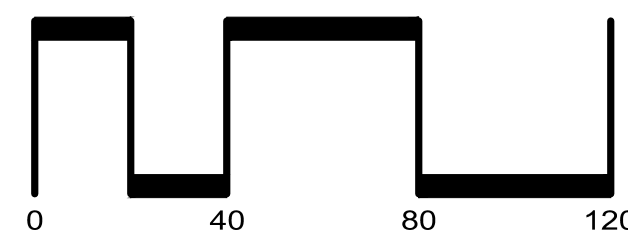
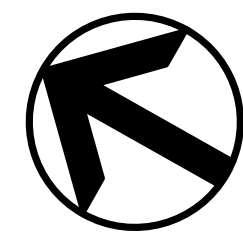
LEGEND

- PROPERTY BOUNDARY
- MINIMUM 6"-THICK PORTLAND CEMENT CONCRETE ROAD SECTION FOR FIRE ACCESS

VESTING TENTATIVE MAP FOR CONDOMINIUM PURPOSES SITE PLAN WALPERT TOWNHOMES TRACT 8750

CITY OF HAYWARD ALAMEDA COUNTY CALIFORNIA

SCALE: 1"= 40' DATE: SEPTEMBER 8, 2025



SAN RAMON • (925) 866-0322
ROSEVILLE • (916) 788-4456
WWW.CBANDG.COM

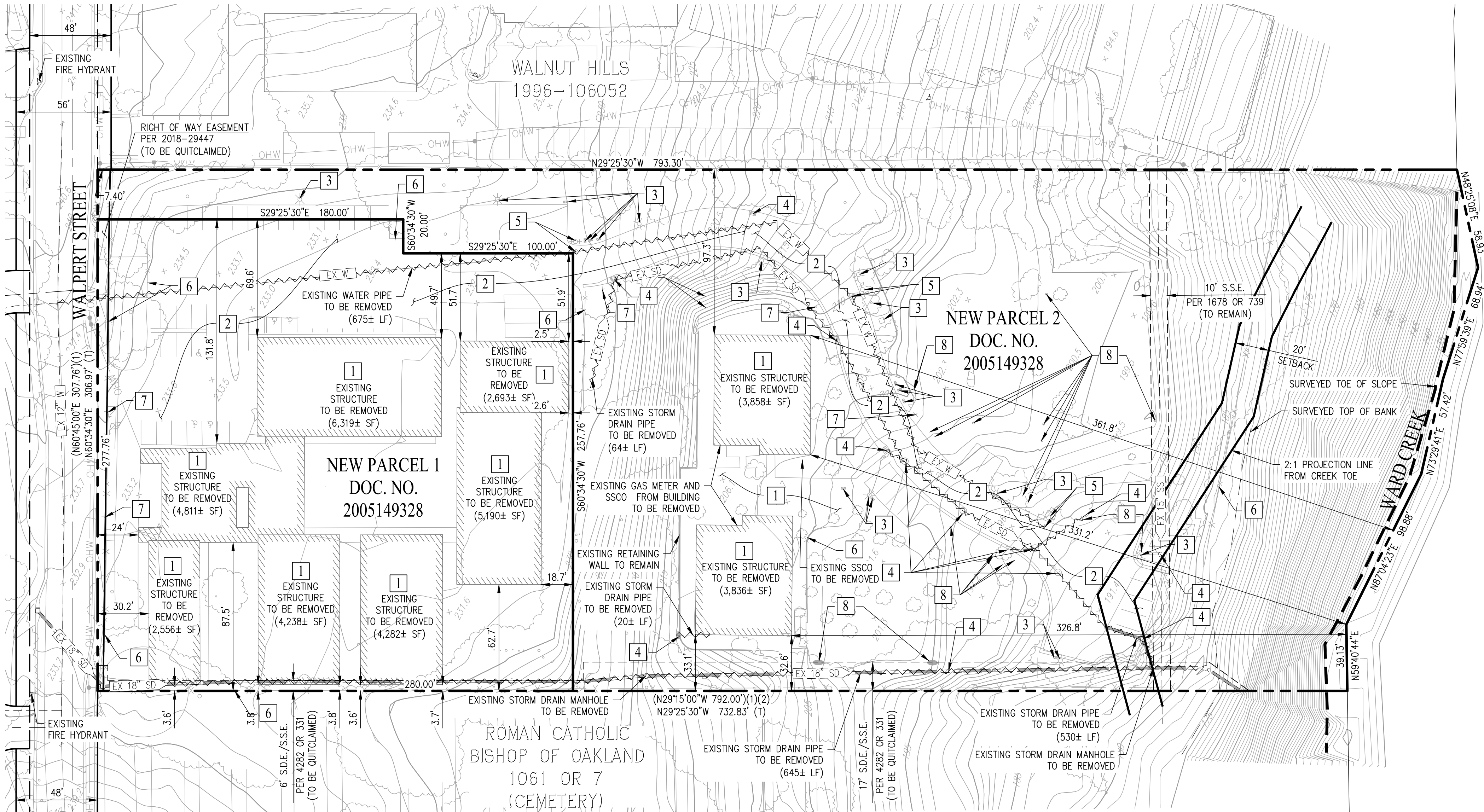
CIVIL ENGINEERS • SURVEYORS • PLANNERS

SHEET NO.

TM01

OF 9 SHEETS

JOB NO.: 3675-010



NOTES:

- PG&E EASEMENT (INSTRUMENT NO. 2009369929) LOCATION IS NOT ACCURATELY DEFINED AND CANNOT BE PLOTTED.
- STORM DRAIN AND WATER PIPES LOCATIONS ALONG SPINE ROAD ARE APPROXIMATED.

DEMOLITION NOTES

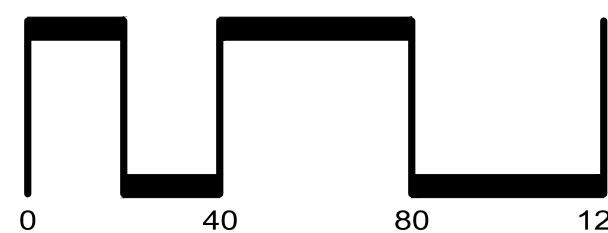
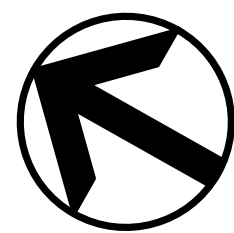
NOTE	DESCRIPTION
1	REMOVE EXISTING BUILDING STRUCTURE AND FOUNDATION
2	REMOVE EXISTING ASPHALT CONCRETE AND PARKING LOT CURB AND GUTTER
3	REMOVE EXISTING LIGHT POLE AND ASSOCIATED BOXES, CONDUIT AND WIRING
4	REMOVE EXISTING STORM DRAIN OR SANITARY SEWER PIPE AND STRUCTURE
5	REMOVE EXISTING WATER PIPE AND STRUCTURE
6	REMOVE EXISTING FENCE AND GATE
7	REMOVE EXISTING SIGN
8	REMOVE EXISTING MISCELLANEOUS STRUCTURE

LEGEND

---	SUBDIVISION BOUNDARY
---	INTERNAL BOUNDARY LINE
~~~~~	EXISTING PIPE TO BE REMOVED
---	EXISTING UTILITY EASEMENT
---	EXISTING RIGHT OF WAY EASEMENT
---[EX 18" SD]---	EXISTING STORM DRAIN PIPE
---[EX 12" W]---	EXISTING WATER PIPE

VESTING TENTATIVE MAP  
FOR CONDOMINIUM PURPOSES  
EXISTING CONDITIONS  
WALPERT TOWNHOMES TRACT 8750

CITY OF HAYWARD ALAMEDA COUNTY CALIFORNIA  
SCALE: 1"= 40' DATE: SEPTEMBER 8, 2025

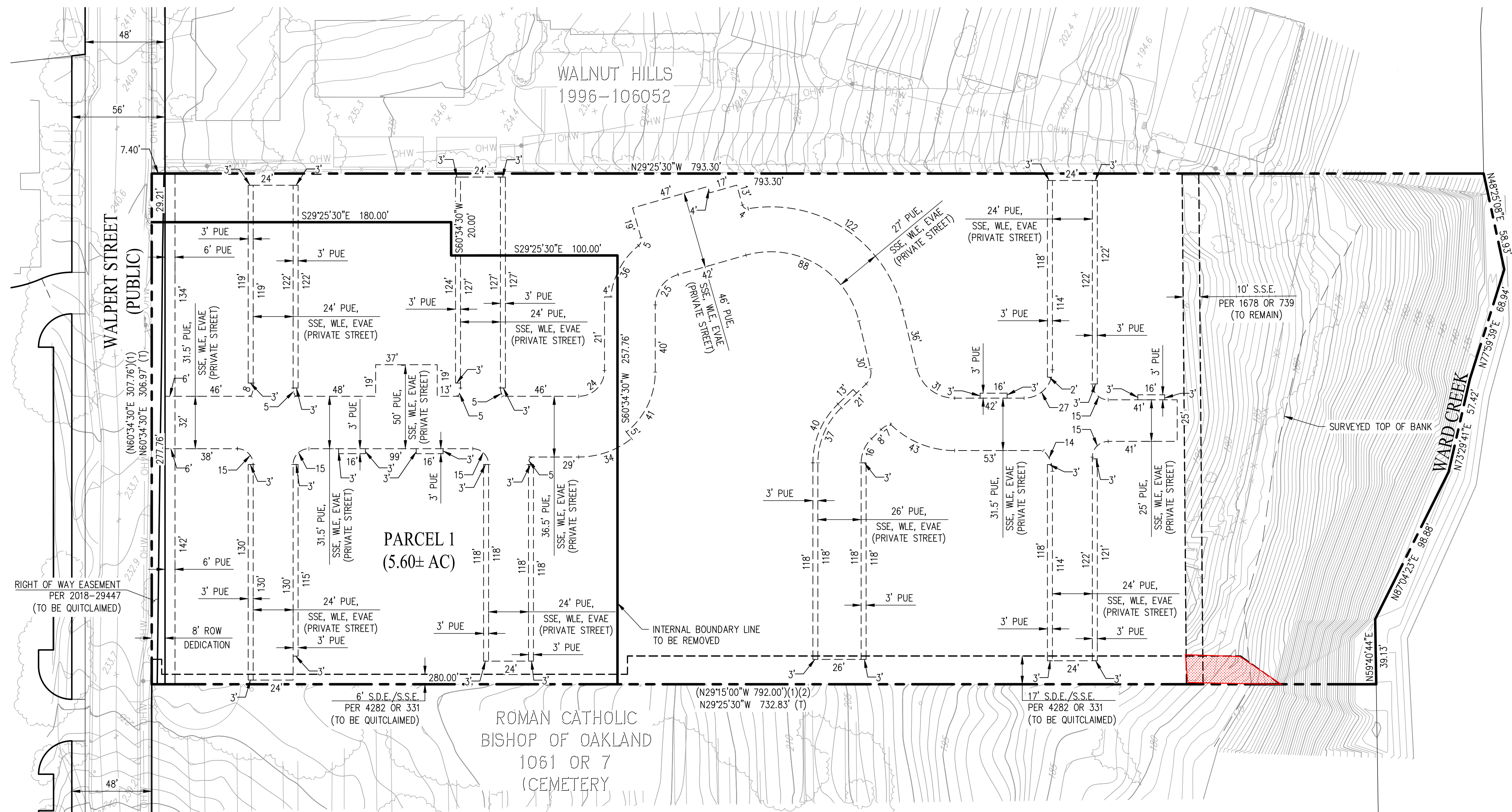


SAN RAMON (925) 866-0322  
ROSEVILLE (916) 788-4456  
WWW.CBANDG.COM  
CIVIL ENGINEERS SURVEYORS PLANNERS

SHEET NO.  
TM02  
OF 9 SHEETS

JOB NO.: 3675-010





LEGEND

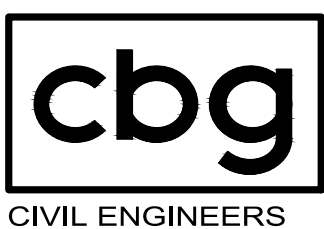
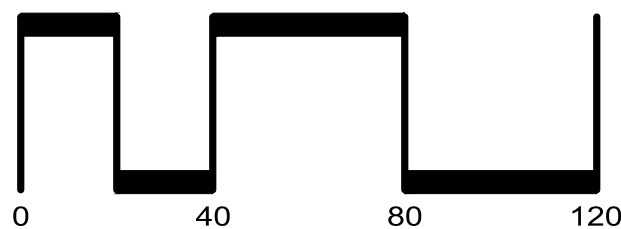
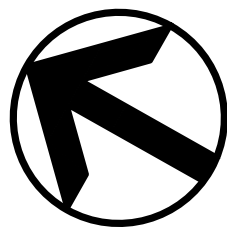
---	SUBDIVISION BOUNDARY
---	INTERNAL BOUNDARY LINE
---	PROPOSED EASEMENT LINE
---	EXISTING EASEMENT LINE
---	RIGHT-OF-WAY LINE

ABBREVIATIONS

EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
PAE	PUBLIC ACCESS EASEMENT
PUE	PUBLIC UTILITIES EASEMENT
SSE	SANITARY SEWER EASEMENT
WLE	WATER LINE EASEMENT

VESTING TENTATIVE MAP  
FOR CONDOMINIUM PURPOSES  
LOTING PLAN  
WALPERT TOWNHOMES TRACT 8750

CITY OF HAYWARD ALAMEDA COUNTY CALIFORNIA  
SCALE: 1"= 40' DATE: SEPTEMBER 8, 2025

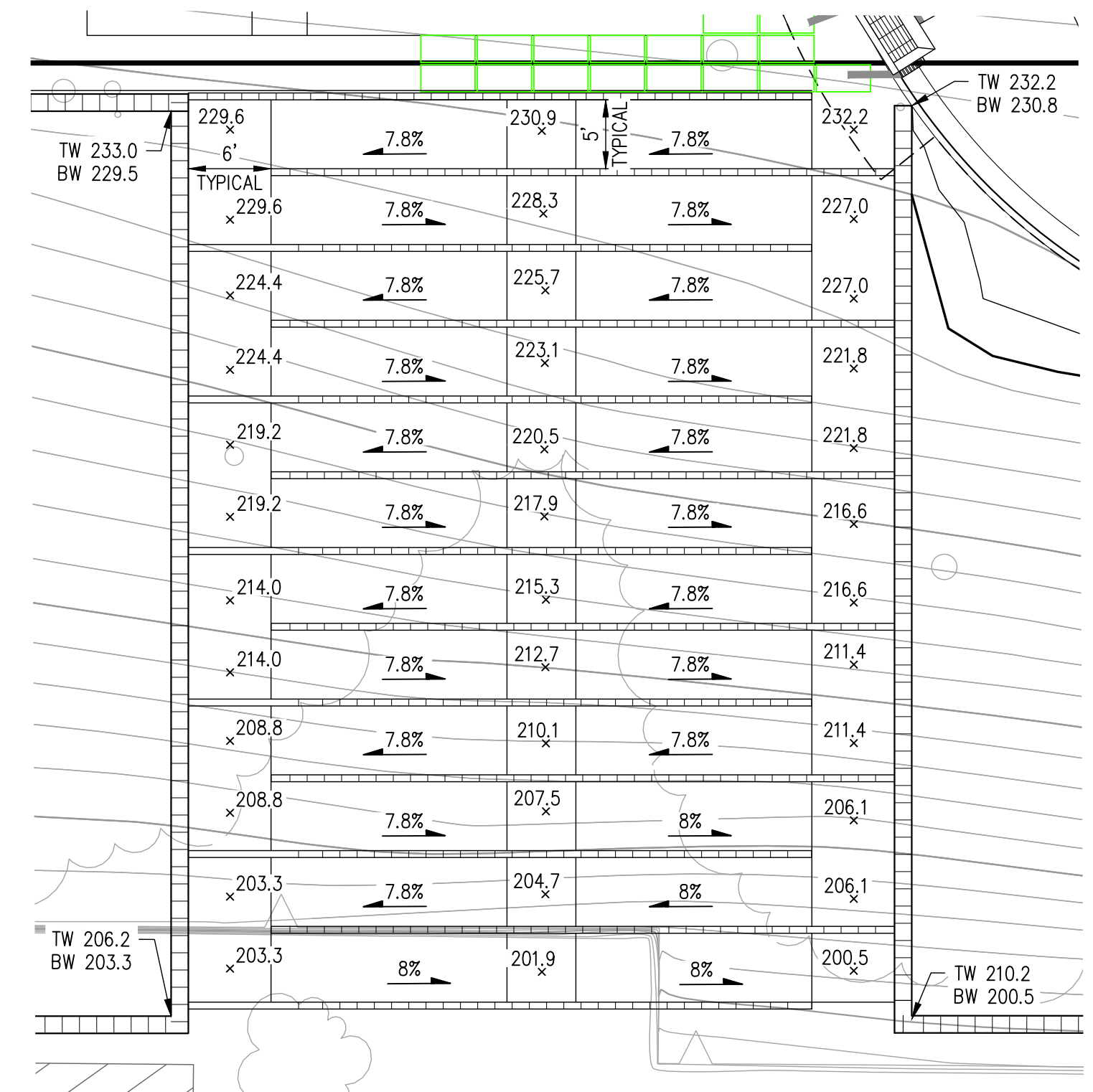


SAN RAMON (925) 866-0322  
ROSEVILLE (916) 788-4456  
WWW.CBANDG.COM  
CIVIL ENGINEERS SURVEYORS PLANNERS

SHEET NO.  
TM03  
OF 9 SHEETS

JOB NO.: 3675-010





SWITCH BACK RAMP

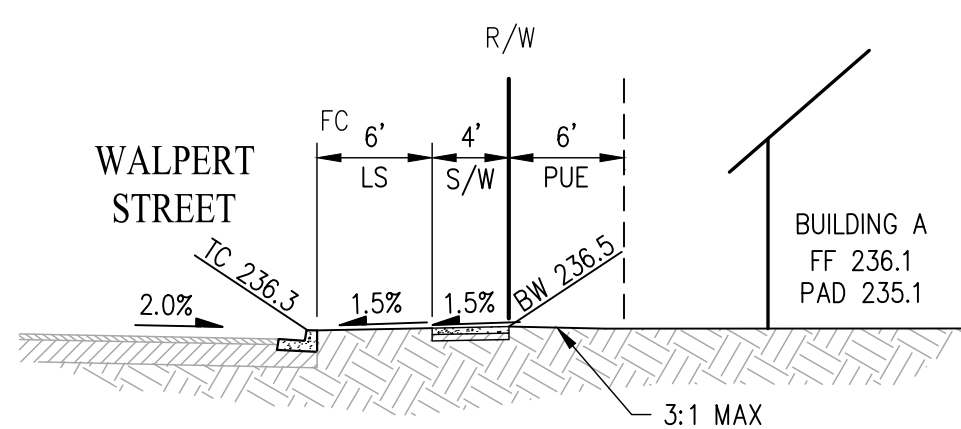
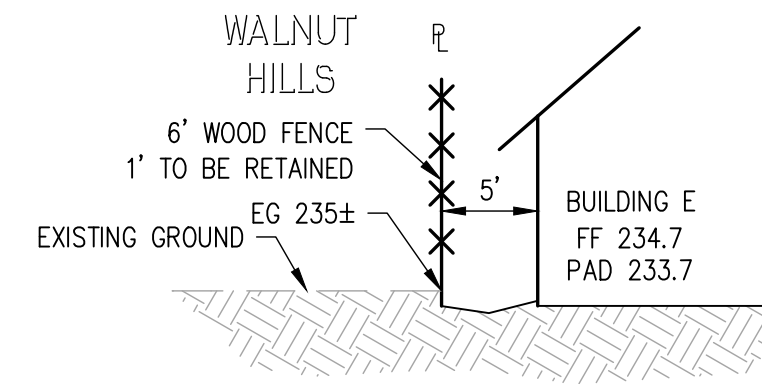
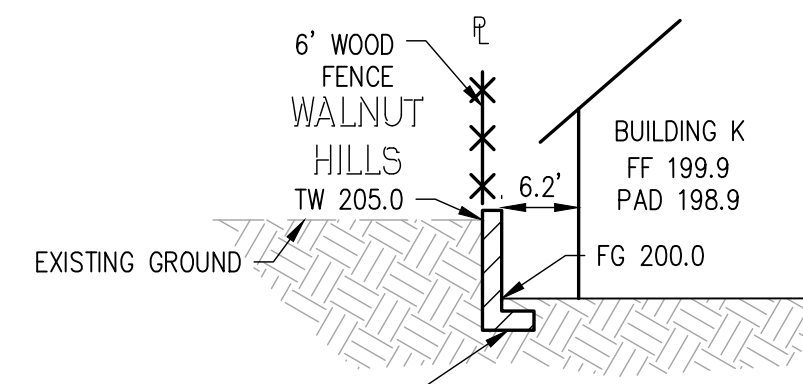
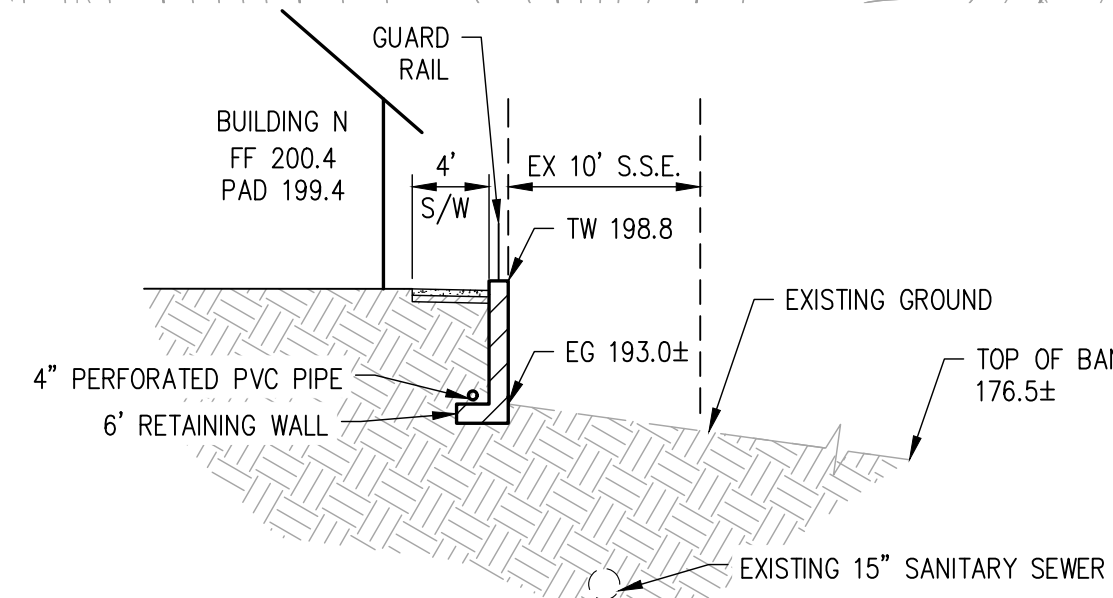
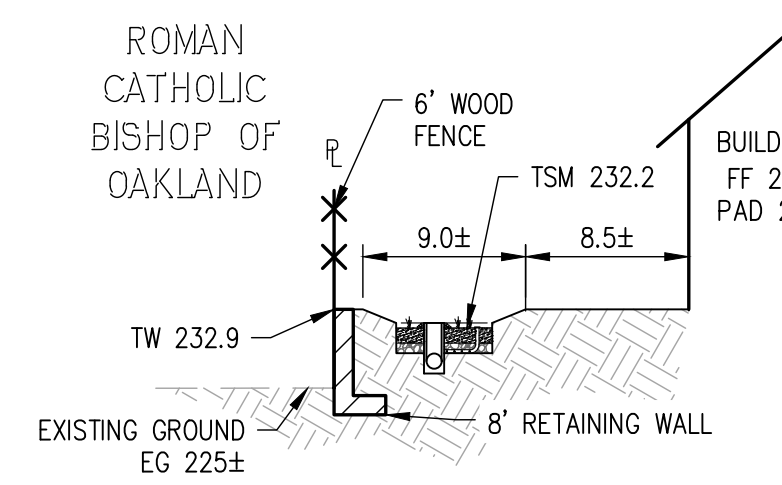
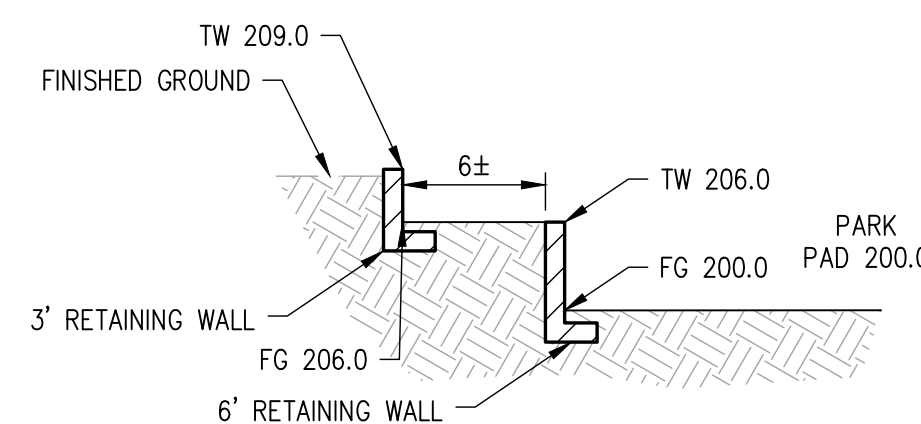
NOT TO SCALE

## EARTHWORK SUMMARY

DESCRIPTION	CUT (CY)	FILL (CY)
ROUGH GRADING (NO UNDERCUT ASSUMED)	10,640	4,957
UTILITY SPOILS (ASSUMED)	1,000	-
HOUSE SPOILS (ASSUMES 15 CY/UNIT, 83 UNITS)	1,245	-
BIORETENTION (ASSUMES 2.5' SECTION)	169	-
SILVA CELLS (ASSUMES 3.5' SECTION)	443	-
BUILDING FOUNDATION BACKFILL (ASSUMES 8")	-	929
ROADWAY BACKFILL (ASSUMES 12")	-	1,912
SHRINKAGE OF CUT MATERIALS (10%)	-	1,350
SUBTOTAL	13,497	9,148
NET	4,349 (CUT)	

## LEGEND

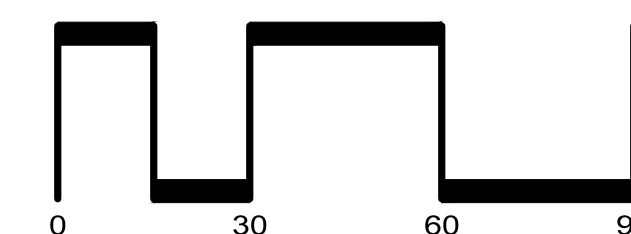
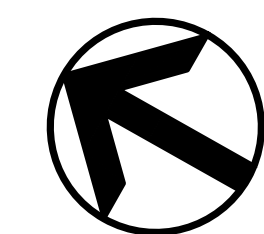
--- PROPERTY BOUNDARY	11111 SILVA CELL
- - - EASEMENT	○ CURB CUT
x 132.0 SPOT ELEVATION	~ V-DITCH
1% SLOPE	--- PROPOSED MAJOR CONTOUR
18" SD PROPOSED STORM DRAIN	--- PROPOSED MINOR CONTOUR
EX 18" SD EXISTING STORM DRAIN	--- EXISTING MAJOR CONTOUR
--- PROPOSED BIORETENTION	

SECTION A-A  
NOT TO SCALESECTION B-B  
NOT TO SCALESECTION C-C  
NOT TO SCALESECTION D-D  
NOT TO SCALESECTION E-E  
NOT TO SCALESECTION F-F  
NOT TO SCALE

# VESTING TENTATIVE MAP FOR CONDOMINIUM PURPOSES GRADING AND DRAINAGE PLAN WALPERT TOWNHOMES TRACT 8750

CITY OF HAYWARD ALAMEDA COUNTY CALIFORNIA

SCALE: 1"= 30' DATE: SEPTEMBER 8, 2025



JOB NO.: 3675-010



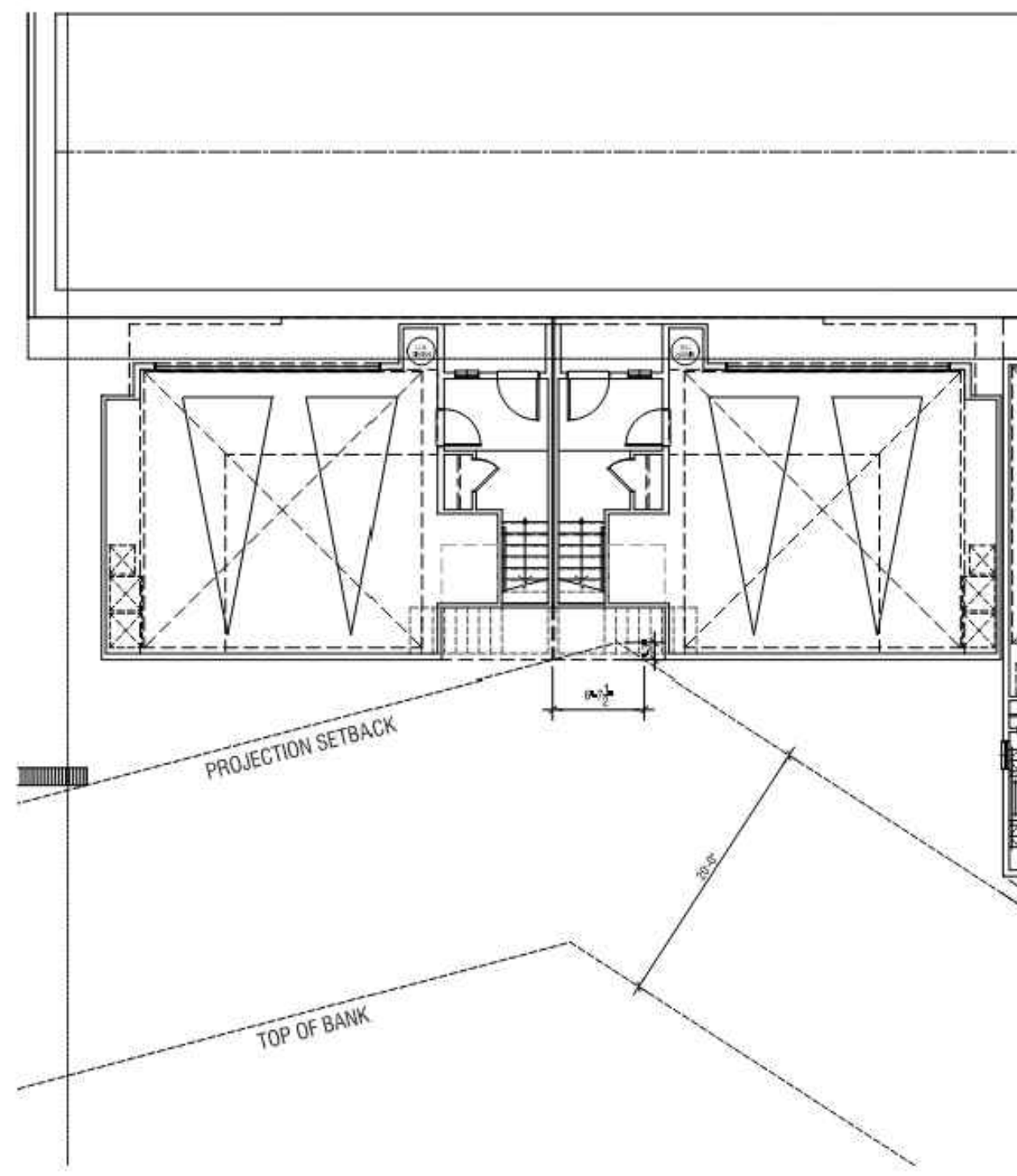
SAN RAMON (925) 866-0322  
ROSEVILLE (916) 788-4456  
WWW.CBANDG.COM  
CIVIL ENGINEERS SURVEYORS PLANNERS

SHEET NO.  
**TM04**  
OF 9 SHEETS



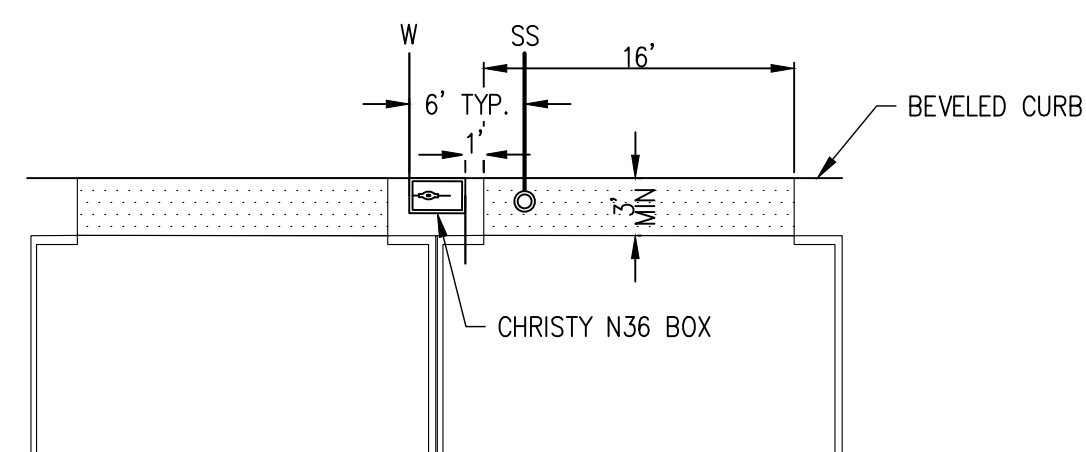
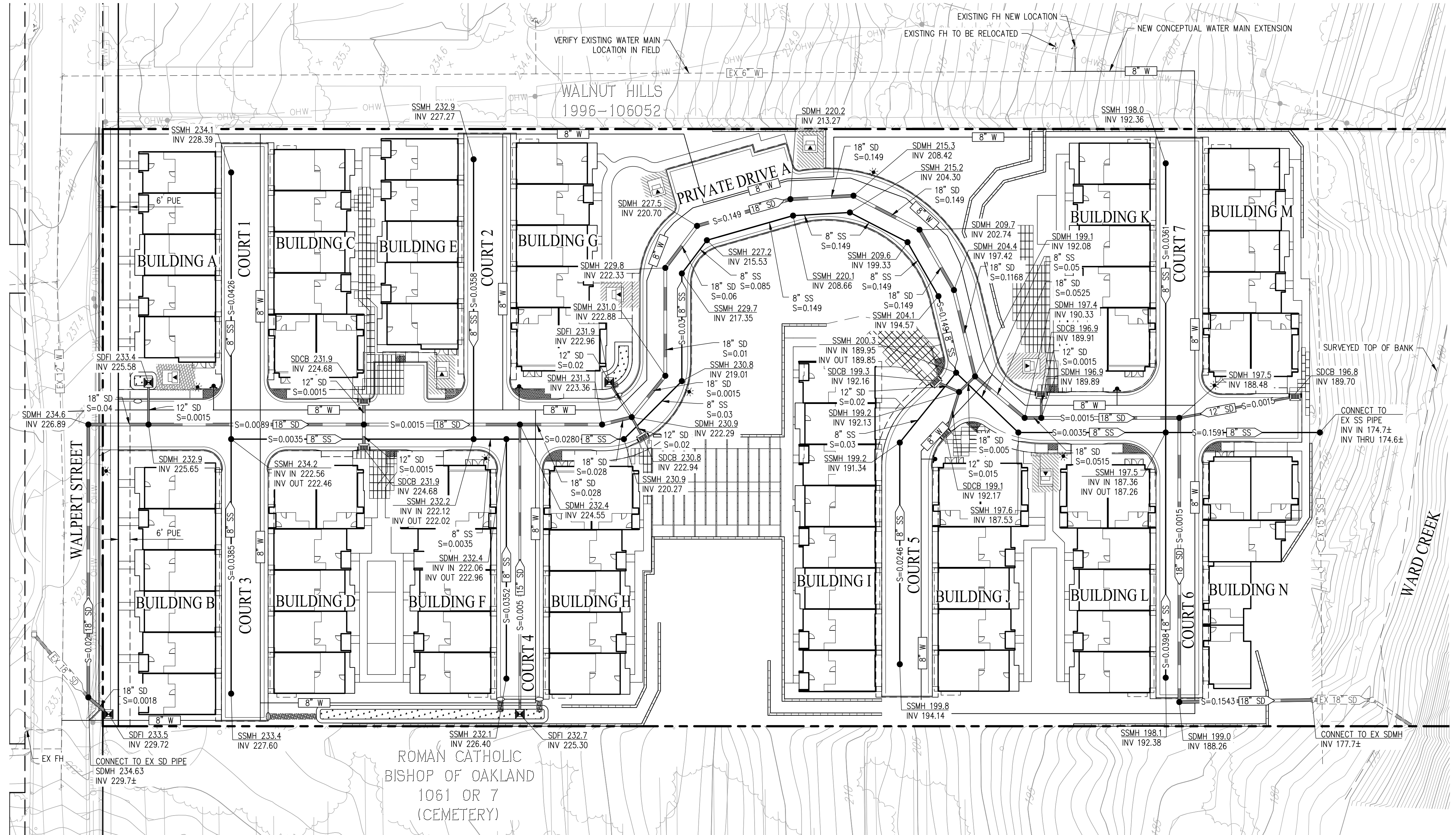


FRONT ELEVATION



## OVERHANG ENCROACHMENT DETAIL

NOTE: SEE OVERHANG ENCROACHMENT DETAIL ON SHEET A-5  
NOT TO SCALE



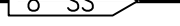
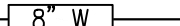
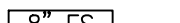
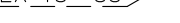
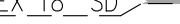
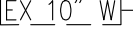
## TYPICAL UTILITIES IN DRIVEWAYS

(PRIVATE STREET)  
NOT TO SCALE

NOTES:

1. THE MATERIAL OF THE EXISTING 12" WATER PIPE RUNNING ALONG WALPERT STREET IS ACP.
2. VERIFY LOCATION OF EXISTING WATER PIPE ON WALNUT HILLS.
3. IF ACCESS IS NOT GRANTED FOR WALNUT HILLS, AN 8" WATER PIPE WILL RUN ALONG THE EAST SIDE OF THE PROPERTY CONNECTING BACK INTO WALPERT STREET.

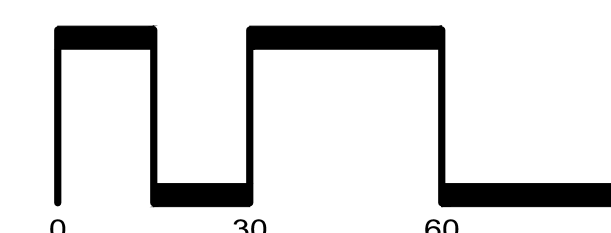
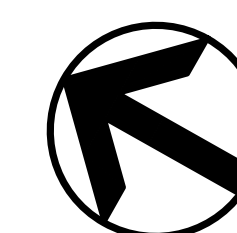
## LEGEND

	PROPERTY BOUNDARY
	PROPOSED SANITARY SEWER
	PROPOSED STORM DRAIN
	PROPOSED WATER
	PROPOSED FIRE SERVICE
	EXISTING SANITARY SEWER
	EXISTING STORM DRAIN
	EXISTING WATER
	PROPOSED BIORETENTION
	PROPOSED SILVA CELL
	PROPOSED STREET LIGHT
	PROPOSED FIRE HYDRANT
	TRANSFORMER

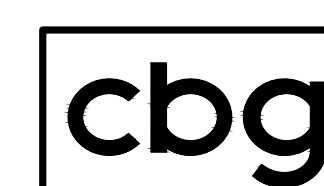
VESTING TENTATIVE MAP  
FOR CONDOMINIUM PURPOSES  
UTILITY PLAN  
WALPERT TOWNHOMES TRACT 8750

CITY OF HAYWARD      ALAMEDA COUNTY      CALIFORNIA

SCALE: 1"= 30'      DATE: SEPTEMBER 8, 2025



JOB NO.: 3675-010



CIVIL ENGINEERS

SAN RAMON ■ (925) 866-0322  
ROSEVILLE ■ (916) 788-4456  
WWW.CBANDG.COM

WWW.OSAINDO.COM

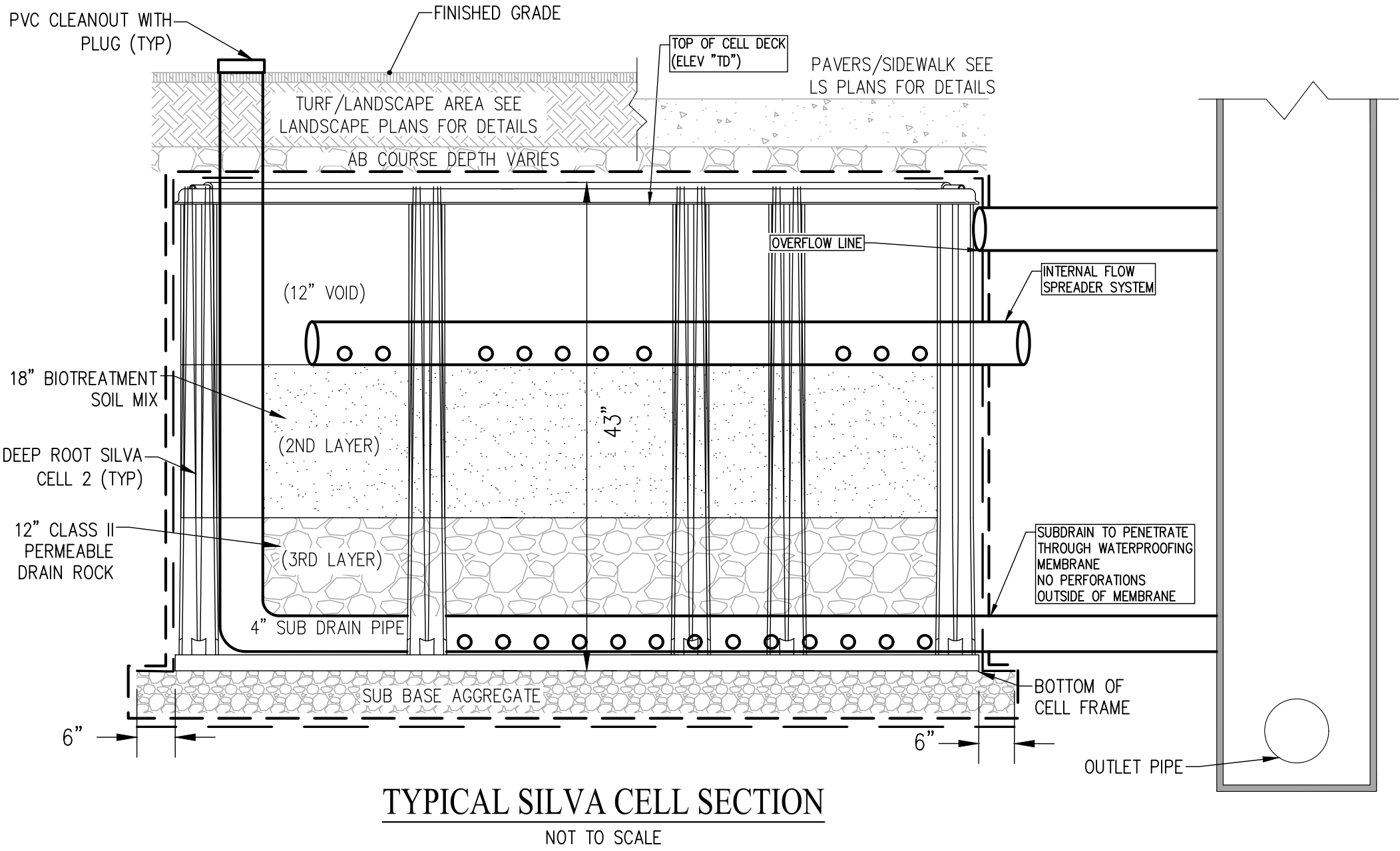
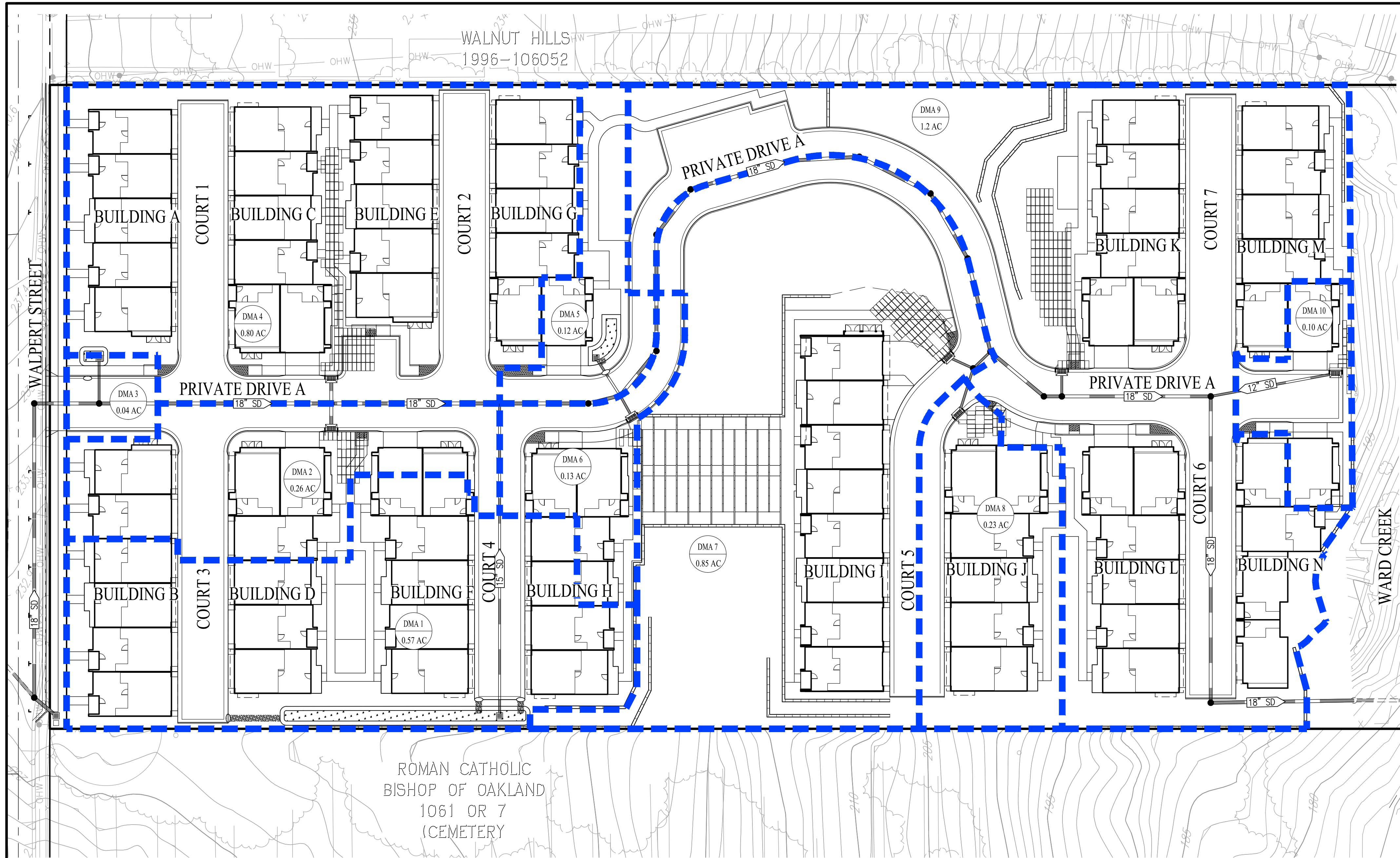
SURVEYORS ■ PLANNERS

SHEET NO.

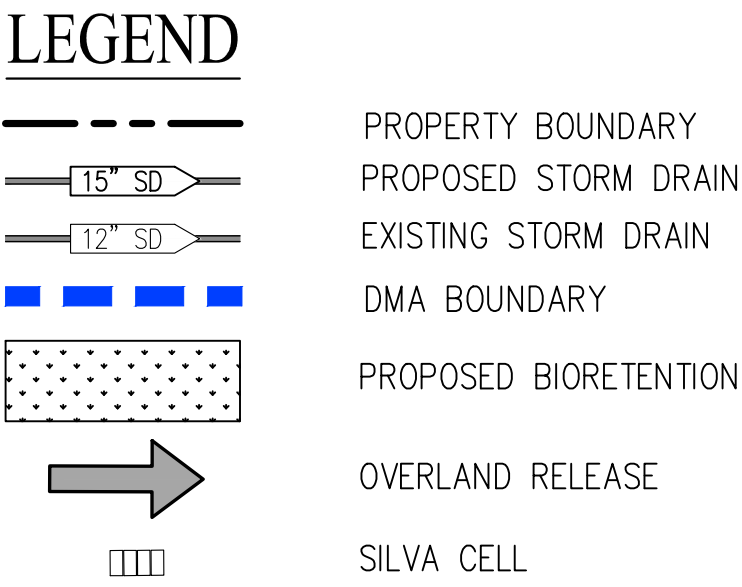
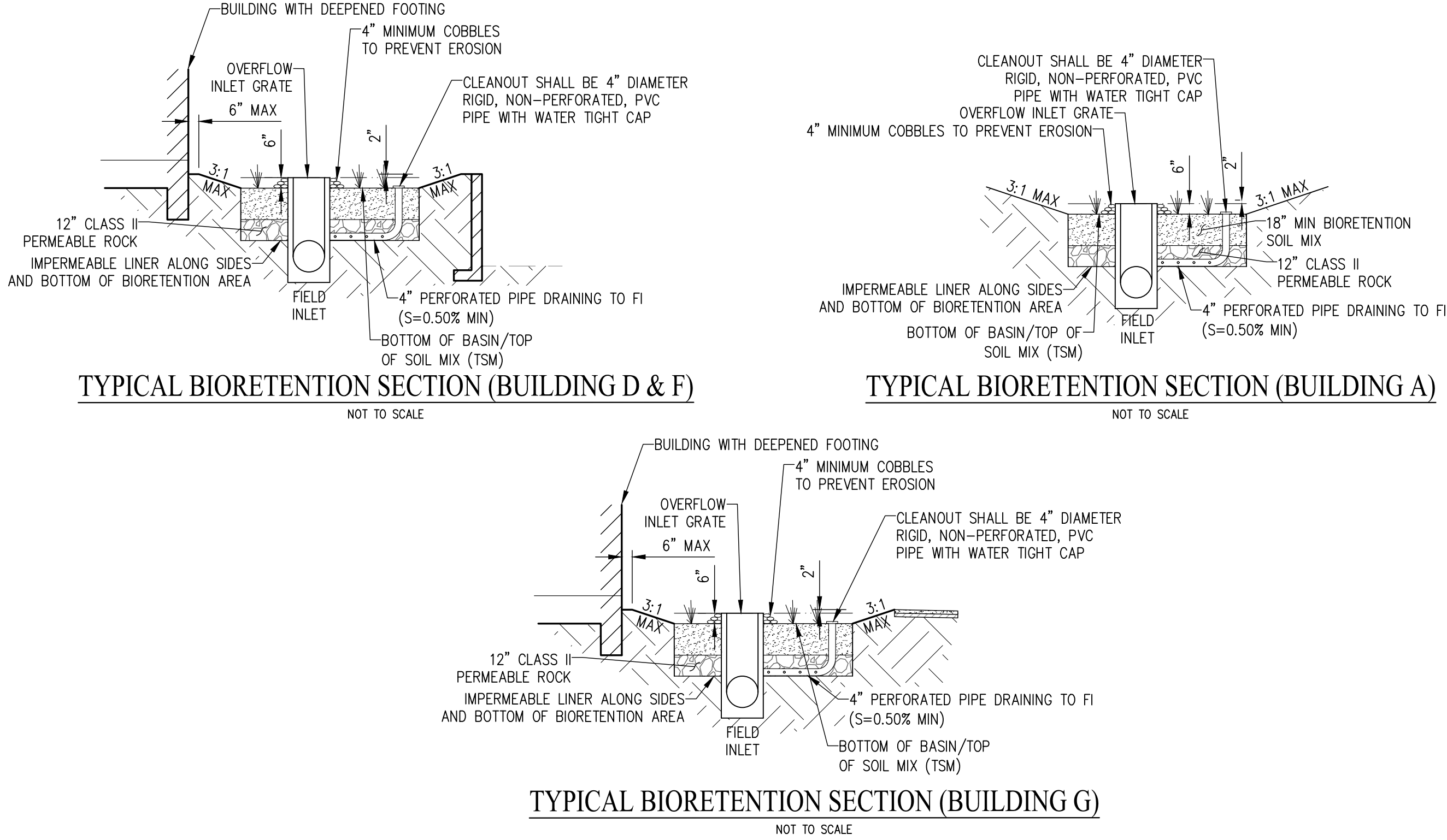
M05

OF 9 SHEETS





DRAINAGE MANAGEMENT AREA SUMMARY								
DRAINAGE MANAGEMENT AREA	TOTAL AREA (SF)	TOTAL IMPERVIOUS AREA (SF)	TOTAL PERVIOUS AREA (SF)	EFFECTIVE IMPERVIOUS AREA (SF)	TREATMENT AREA BASED ON FLOW & VOLUME (SF)	4% TREATMENT AREA (SF)	3% TREATMENT AREA (SF)	TREATMENT AREA PROVIDED (SF)
DMA 1	24,690	18,735	5,955	19,331	585	773	580	580
DMA 2	11,512	9,701	1,811	9,882	299	395	296	302
DMA 3	1,740	1,374	366	1,411	42	56	42	46
DMA 4	34,725	29,010	5,715	29,582	896	1,183	887	891
DMA 5	5,420	3,454	1,966	3,651	110	146	110	110
DMA 6	5,564	5,095	469	5,142	155	206	154	155
DMA 7	37,413	17,935	19,478	19,883	602	795	596	605
DMA 8	10,027	7,389	2,638	7,653	231	306	230	233
DMA 9	51,490	35,300	16,190	36,919	1,118	1,477	1,108	1,113
DMA 10	4,178	3,891	287	3,920	118	157	118	124
TOTAL	186,759	131,884	54,875	137,372	4,156	5,495	4,121	4,159



VESTING TENTATIVE MAP  
FOR CONDOMINIUM PURPOSES  
STORMWATER CONTROL PLAN  
WALPERT TOWNHOMES TRACT 8750

CITY OF HAYWARD ALAMEDA COUNTY CALIFORNIA  
SCALE: 1"= 30' DATE: SEPTEMBER 8, 2025

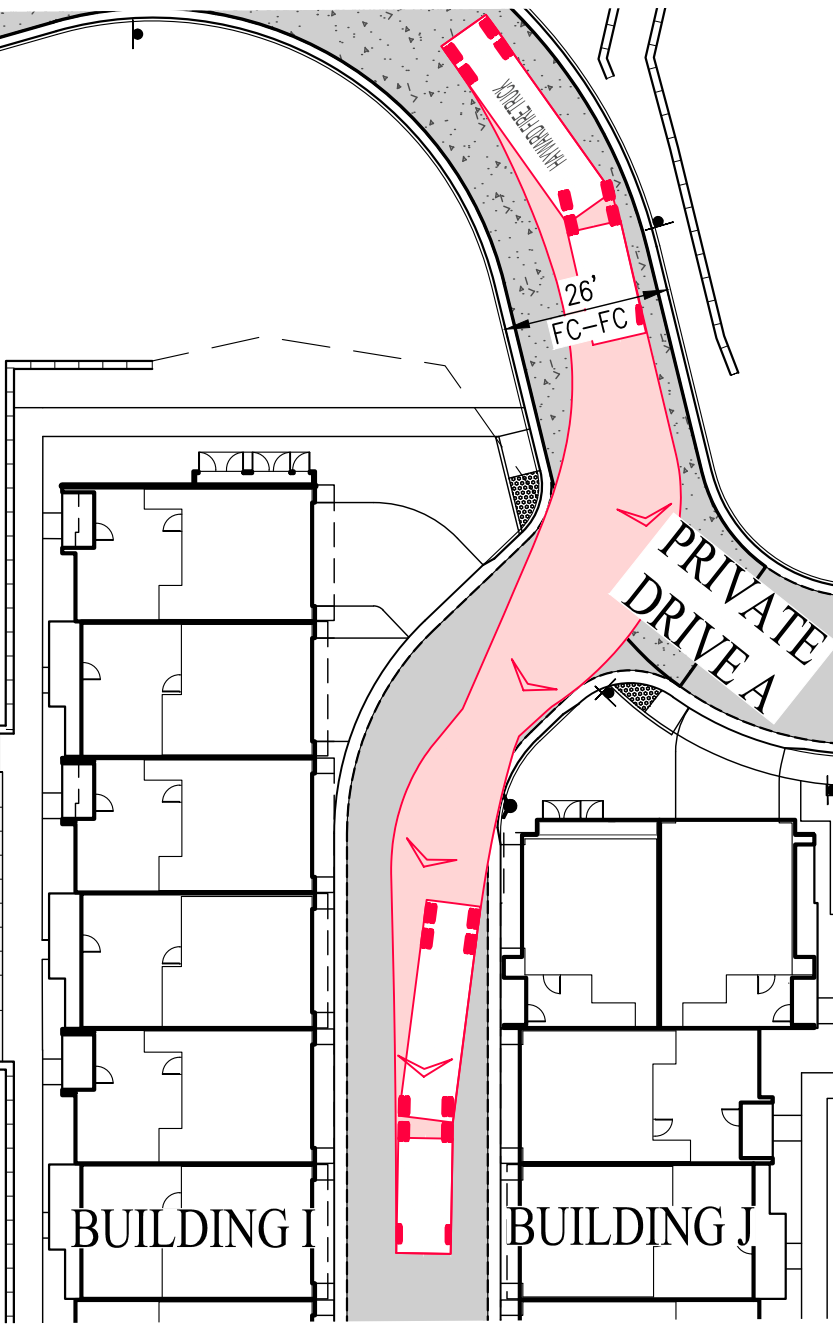
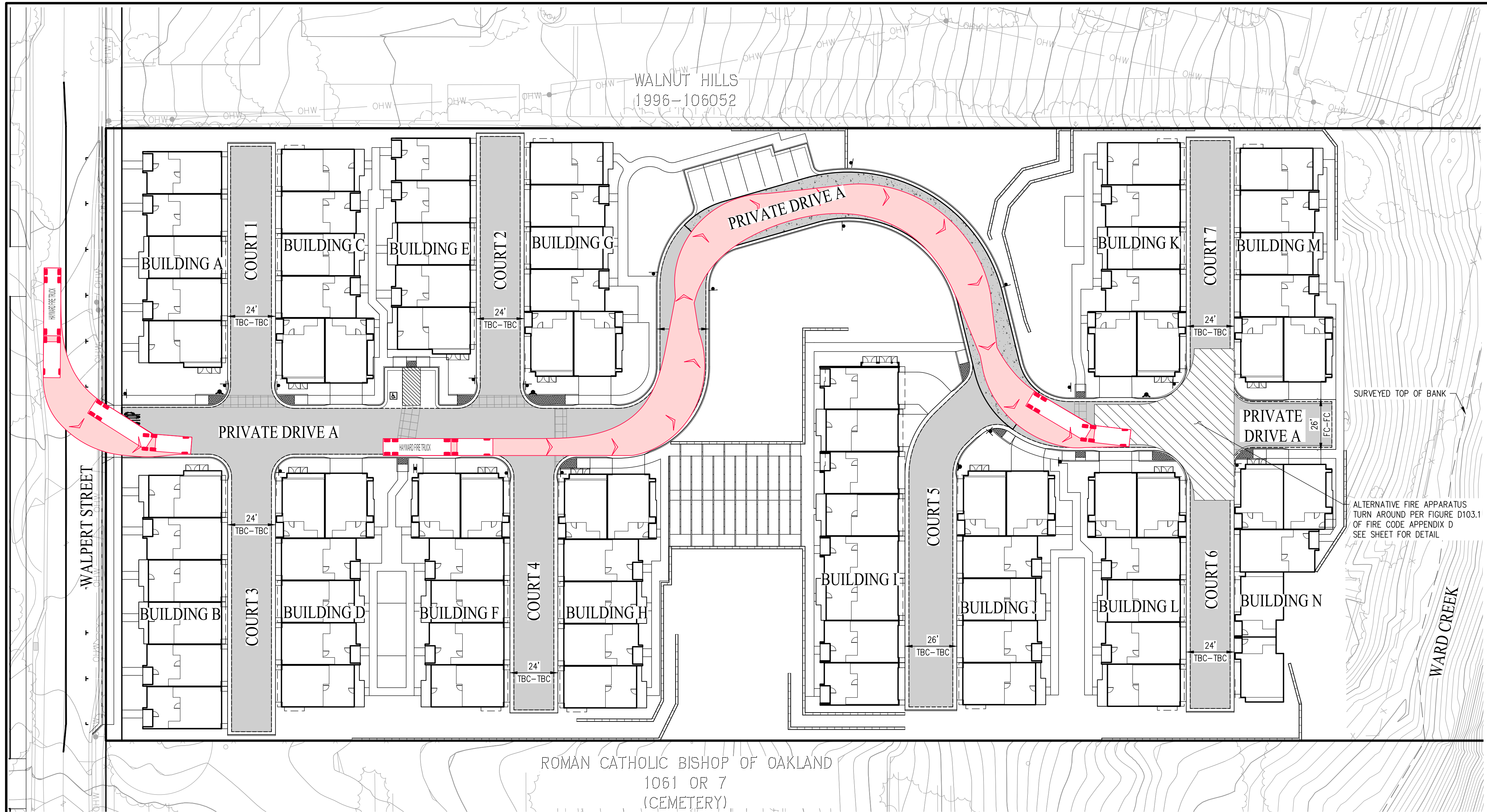
SAN RAMON (925) 866-0322  
ROSEVILLE (916) 788-4456  
WWW.CBANDG.COM

CIVIL ENGINEERS SURVEYORS PLANNERS

SHEET NO.  
TM06  
OF 9 SHEETS

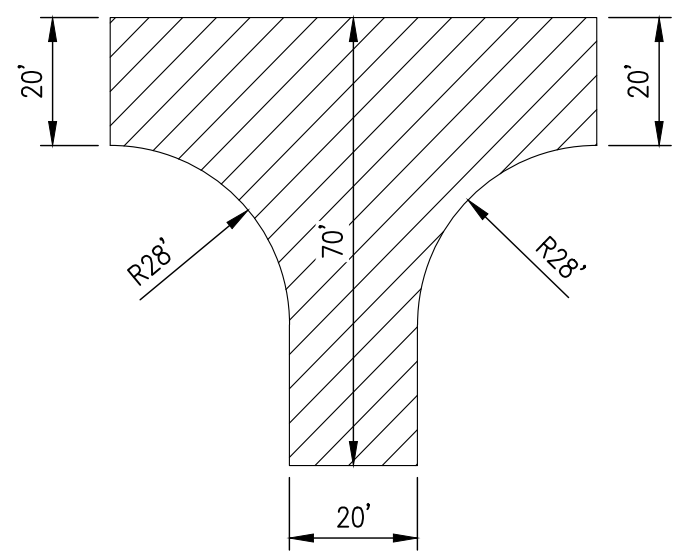
JOB NO.: 3675-010





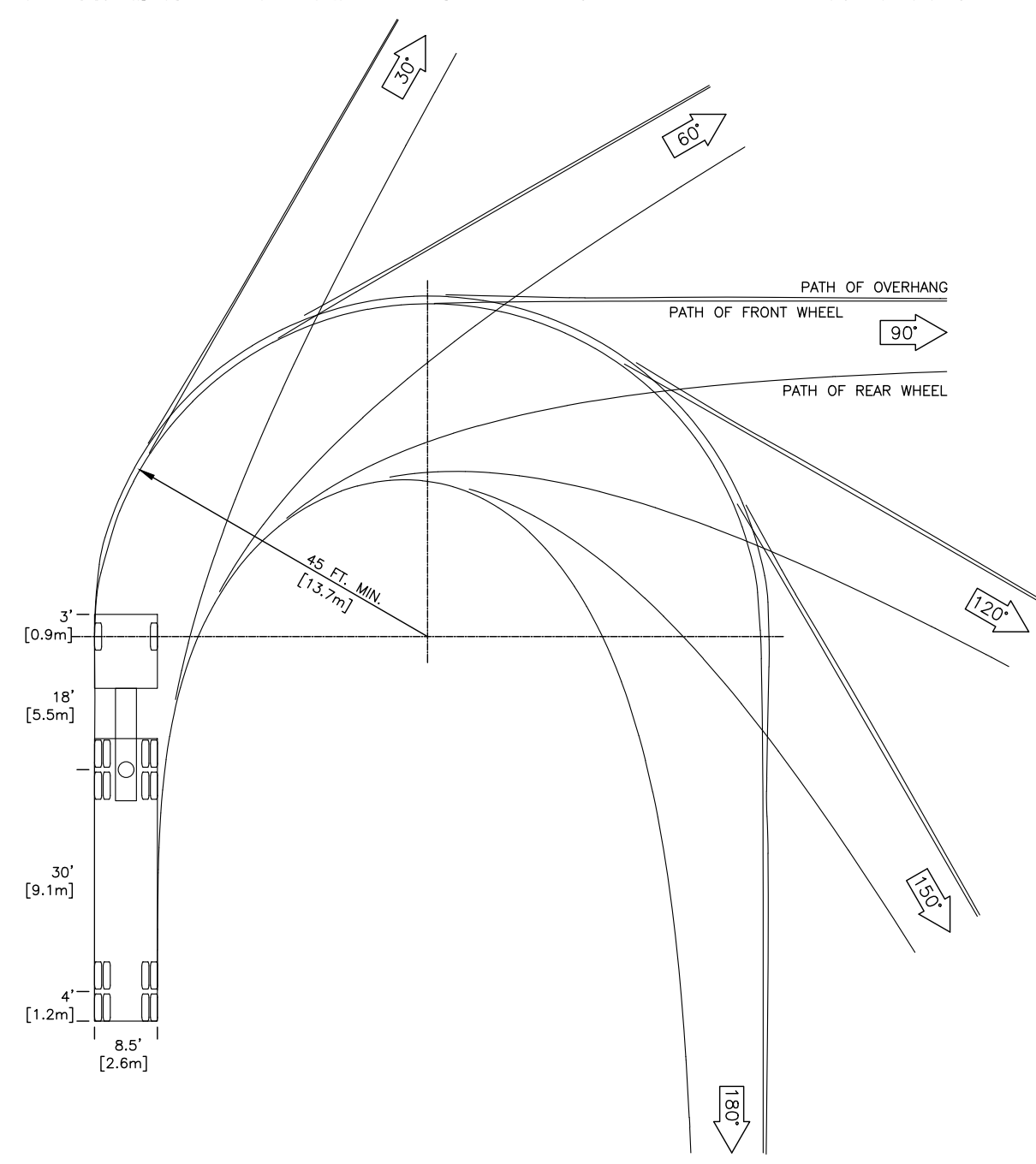
COURT 5 TURNING MOVEMENT

SCALE: 1" = 30'



ALTERNATIVE TO 120-FOOT HAMMERHEAD  
PER APPENDIX D

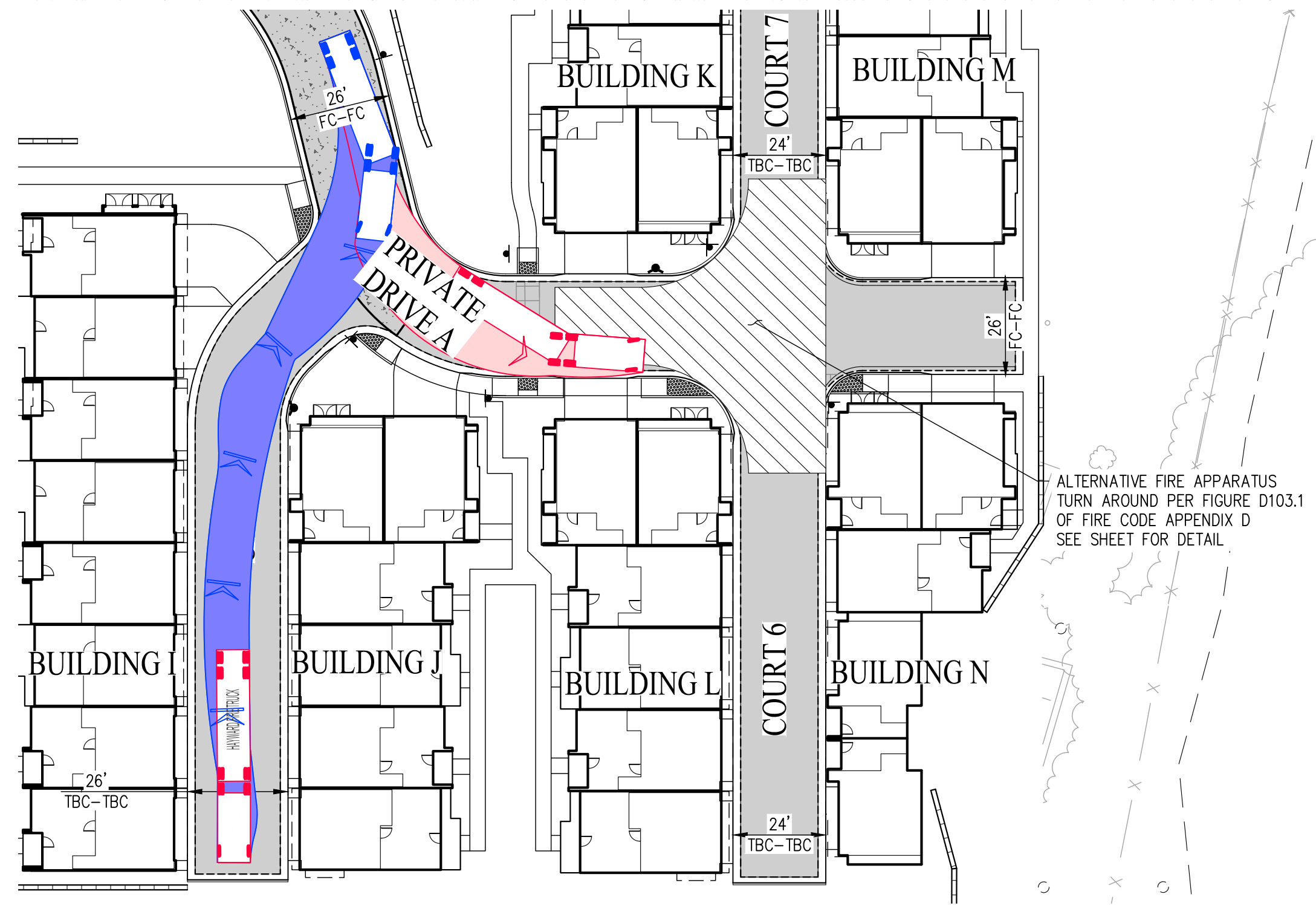
NOT TO SCALE



CITY OF HAYWARD FIRE DEPARTMENT WB-50  
TRUCK TURNING TEMPLATE

NOT TO SCALE

NOTE: MOST RESTRICTIVE TURN SHOWN ON PLAN FOR EACH  
TURNING MOVEMENT



COURT 5 REVERSE TURNING MOVEMENT

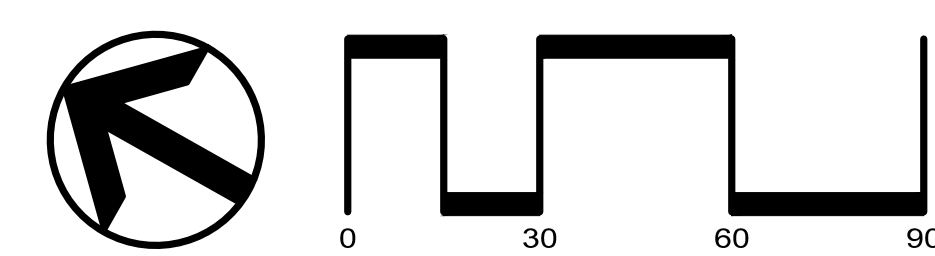
SCALE: 1" = 30'

LEGEND

- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- FIRE ACCESS APPARATUS TRAVEL WAY
- MINIMUM 6"-THICK PORTLAND CONCRETE CEMENT ROAD SECTION FOR FIRE ACCESS

VESTING TENTATIVE MAP  
FOR CONDOMINIUM PURPOSES  
FIRE ACCESS PLAN  
WALPERT TOWNHOMES TRACT 8750

CITY OF HAYWARD ALAMEDA COUNTY CALIFORNIA  
SCALE: 1"= 30' DATE: SEPTEMBER 8, 2025

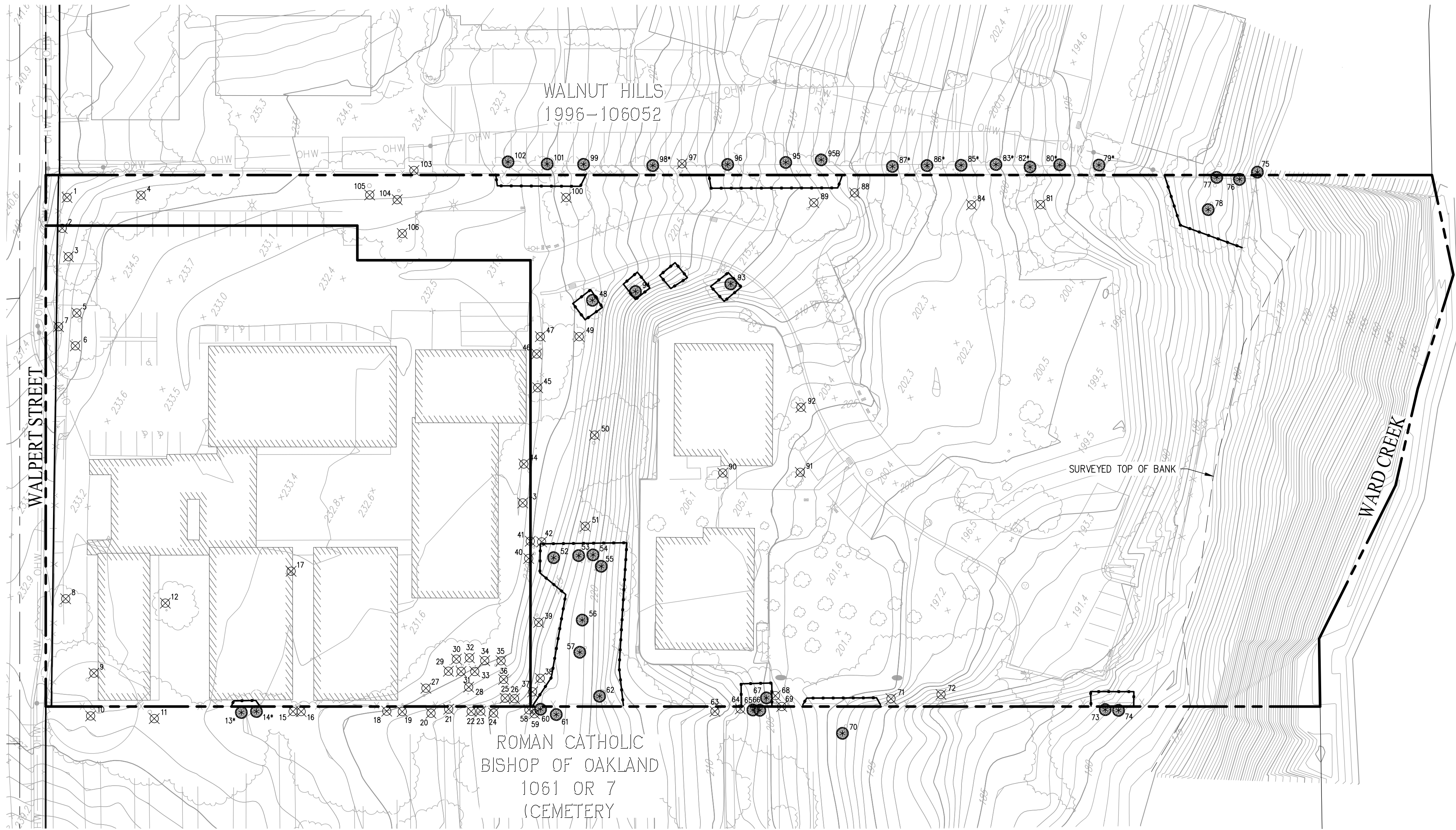


SAN RAMON (925) 866-0322  
ROSEVILLE (916) 788-4456  
WWW.CBANDG.COM  
CIVIL ENGINEERS SURVEYORS PLANNERS

SHEET NO.  
TM07  
OF 9 SHEETS

JOB NO.: 3675-010





EXISTING TREES TO REMAIN					
TREE NUMBER	DBH (IN)	TREE SPECIES	TREE NUMBER	DBH (IN)	TREE SPECIES
13	~5	COAST LIVE OAK (QUERCUS AGRIFOLIA)	76	13.5	COAST LIVE OAK (QUERCUS AGRIFOLIA)
14	~7, 8.5	COAST LIVE OAK (QUERCUS AGRIFOLIA)	77	18.5, 22	COAST LIVE OAK (QUERCUS AGRIFOLIA)
48	6	CHINESE PISTACHE (PISTACIA CHINENSIS)	78	20	COAST LIVE OAK (QUERCUS AGRIFOLIA)
52	4.5, 4, 3	PRIVET (LIGUSTRUM LUCIDUM)	79	~12	MAYTEN (MAYTENUS BOARIA)
53	7	COAST LIVE OAK (QUERCUS AGRIFOLIA)	80	~6	TULIP TREE (LIRIODENDRON TULIPFERA)
54	15, 11.5, 12, 12.5	COAST LIVE OAK (QUERCUS AGRIFOLIA)	82	~7	TULIP TREE (LIRIODENDRON TULIPFERA)
55	11, 9.5	COAST LIVE OAK (QUERCUS AGRIFOLIA)	83	~7	TULIP TREE (LIRIODENDRON TULIPFERA)
56	10.5, 14, 11, 9	COAST LIVE OAK (QUERCUS AGRIFOLIA)	85	~9	TULIP TREE (LIRIODENDRON TULIPFERA)
57	16	COAST LIVE OAK (QUERCUS AGRIFOLIA)	86	~6	TULIP TREE (LIRIODENDRON TULIPFERA)
60	4.5	COAST LIVE OAK (QUERCUS AGRIFOLIA)	87	~10	TULIP TREE (LIRIODENDRON TULIPFERA)
61	~8, 11, 6, 10, 7, 9	COAST LIVE OAK (QUERCUS AGRIFOLIA)	93	7.5	CHINESE PISTACHE (PISTACIA CHINENSIS)
62	18.5, 14.5	COAST LIVE OAK (QUERCUS AGRIFOLIA)	94	5	CHINESE PISTACHE (PISTACIA CHINENSIS)
65	14, ~10, 10, 10	COAST LIVE OAK (QUERCUS AGRIFOLIA)	95	~11	TULIP TREE (LIRIODENDRON TULIPFERA)
66	8, ~6	COAST LIVE OAK (QUERCUS AGRIFOLIA)	95B	~11	TULIP TREE (LIRIODENDRON TULIPFERA)
67	~2, 5	COAST LIVE OAK (QUERCUS AGRIFOLIA)	96	~11	TULIP TREE (LIRIODENDRON TULIPFERA)
70	~23, 12, 15	COAST LIVE OAK (QUERCUS AGRIFOLIA)	98	~10	TULIP TREE (LIRIODENDRON TULIPFERA)
73	14, 16.5	COAST LIVE OAK (QUERCUS AGRIFOLIA)	99	~7	TULIP TREE (LIRIODENDRON TULIPFERA)
74	8, ~4	COAST LIVE OAK (QUERCUS AGRIFOLIA)	101	~8	TULIP TREE (LIRIODENDRON TULIPFERA)
75	~5, 4, 4	PLUMS (PRUNUS SP.)	102	~6	TULIP TREE (LIRIODENDRON TULIPFERA)

EXISTING TREES TO BE REMOVED					
TREE NUMBER	DBH (IN)	TREE SPECIES	TREE NUMBER	DBH (IN)	TREE SPECIES
1	8.5	HOLLY OAK (QUERCUS ILEX)	38	4	COAST LIVE OAK (QUERCUS AGRIFOLIA)
2	17.5	EVERGREEN ASH (FRAXINUS UHDEI)	39	17, 14.5, ~15	COAST LIVE OAK (QUERCUS AGRIFOLIA)
3	13	EVERGREEN ASH (FRAXINUS UHDEI)	40	~20	COAST LIVE OAK (QUERCUS AGRIFOLIA)
4	21.5	EVERGREEN ASH (FRAXINUS UHDEI)	41	12, 14, 8.5, ~12	COAST LIVE OAK (QUERCUS AGRIFOLIA)
5	25	EVERGREEN ASH (FRAXINUS UHDEI)	42	5	COAST LIVE OAK (QUERCUS AGRIFOLIA)
6	6	SOUTHERN MAGNOLIA (MAGNOLIA GRANDIFLORA)	43	~27	COAST LIVE OAK (QUERCUS AGRIFOLIA)
7	3.5, 3.5	EUCALYPTUS (EUCALYPTUS SP.)	44	5.5, 6.5	COAST LIVE OAK (QUERCUS AGRIFOLIA)
8	20.5	BLACKWOOD ACACIA (ACACIA MELANOXYLON)	45	9.5, 7.5, 6, ~7.5	COAST LIVE OAK (QUERCUS AGRIFOLIA)
9	22	EVERGREEN ASH (FRAXINUS UHDEI)	46	10, 11, 11, 11	COAST LIVE OAK (QUERCUS AGRIFOLIA)
10	~26.5	EUCALYPTUS (EUCALYPTUS SP.)	47	8, 8, 6.5, 10.5	COAST LIVE OAK (QUERCUS AGRIFOLIA)
11	~26, 22	COAST LIVE OAK (QUERCUS AGRIFOLIA)	49	8, 6	COAST LIVE OAK (QUERCUS AGRIFOLIA)
12	11	MULLBERRY (MORUS ALBA)	50	22, 21, 12.5	COAST LIVE OAK (QUERCUS AGRIFOLIA)
15	~6.5	COAST LIVE OAK (QUERCUS AGRIFOLIA)	51	16, 15.5	COAST LIVE OAK (QUERCUS AGRIFOLIA)
16	~12	COAST LIVE OAK (QUERCUS AGRIFOLIA)	58	7	COAST LIVE OAK (QUERCUS AGRIFOLIA)
17	2.5, 2.5	EVERGREEN ASH (FRAXINUS UHDEI)	59	9	COAST LIVE OAK (QUERCUS AGRIFOLIA)
18	13.5, 12	COAST LIVE OAK (QUERCUS AGRIFOLIA)	63	15	COAST LIVE OAK (QUERCUS AGRIFOLIA)
19	11	COAST LIVE OAK (QUERCUS AGRIFOLIA)	64	4	COAST LIVE OAK (QUERCUS AGRIFOLIA)
20	~7, 9, 4, 3, 6	HOLLY OAK (QUERCUS ILEX)	68	8.5, 12, ~7	COAST LIVE OAK (QUERCUS AGRIFOLIA)
21	7, 5	HOLLY OAK (QUERCUS ILEX)	69	~9, 13	COAST LIVE OAK (QUERCUS AGRIFOLIA)
22	11	COAST LIVE OAK (QUERCUS AGRIFOLIA)	71	13, 8.5, ~18, 17	COAST LIVE OAK (QUERCUS AGRIFOLIA)
23	9.5	COAST LIVE OAK (QUERCUS AGRIFOLIA)	72	~32	COAST LIVE OAK (QUERCUS AGRIFOLIA)
24	7.5	COAST LIVE OAK (QUERCUS AGRIFOLIA)	81	12, ~12, 12	COAST LIVE OAK (QUERCUS AGRIFOLIA)
25	6.5, 6, ~6.5	COAST LIVE OAK (QUERCUS AGRIFOLIA)	84	16.5, 17.5	COAST LIVE OAK (QUERCUS AGRIFOLIA)
26	10, ~11, 15, 16	COAST LIVE OAK (QUERCUS AGRIFOLIA)	88	5.5, ~4.5, 4, 8	COAST LIVE OAK (QUERCUS AGRIFOLIA)
27	15.5	COAST LIVE OAK (QUERCUS AGRIFOLIA)	89	17, 13.5, 14	COAT LIVE OAK (QUERCUS AGRIFOLIA)
28	5, 2.5	COAST LIVE OAK (QUERCUS AGRIFOLIA)	90	5.5	CALLERY PEAR (PYRUS CALLERYANA)
29	5.5	COAST LIVE OAK (QUERCUS AGRIFOLIA)	91	5.5	CALLERY PEAR (PYRUS CALLERYANA)
30	5	COAST LIVE OAK (QUERCUS AGRIFOLIA)	92	5.5	CALLERY PEAR (PYRUS CALLERYANA)
31	14.5	COAST LIVE OAK (QUERCUS AGRIFOLIA)	97	~6.5	TULIP TREE (LIRIODENDRON TULIPFERA)
32	5	COAST LIVE OAK (QUERCUS AGRIFOLIA)	100	11.5, 11, 11.5	COAST LIVE OAK (QUERCUS AGRIFOLIA)
33	6.5	COAST LIVE OAK (QUERCUS AGRIFOLIA)	103	8.5	BOTTLEBRUSH (CALLISTEMON SP.)
34	5, 3	COAST LIVE OAK (QUERCUS AGRIFOLIA)	104	19	EVERGREEN ASH (FRAXINUS UHDEI)
35	17	COAST LIVE OAK (QUERCUS AGRIFOLIA)	105	28	ITALIAN STONE PINE (PINUS PINEA)
36	10, 9, 12.5	COAST LIVE OAK (QUERCUS AGRIFOLIA)	106	19	CANARY ISLAND PINE (PINUS CANARIENSIS)
37	4	COAST LIVE OAK (QUERCUS AGRIFOLIA)			

LEGEND

- SUBDIVISION BOUNDARY
- TREE PROTECTION FENCING
- TREE TO BE REMOVED (69 TOTAL)
- TREE TO REMAIN AND PROTECT IN PLACE (38 TOTAL)

NOTE:

1.

TREE INVENTORY BASED OFF THE ARBORIST REPORT, PREPARED BY JENNIFER TSO ARBORICULTURE DATED SEPTEMBER 4, 2025.
2.

PROTECTED TREES WITH AN ASTERISKS WILL REQUIRE ARBORIST SUPERVISION WHEN THE AREA IS BEING EXCAVATED.

VESTING TENTATIVE MAP

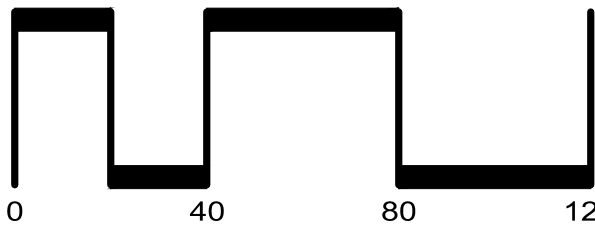
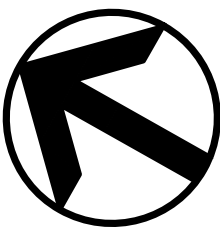
FOR CONDOMINIUM PURPOSES

TREE SURVEY

WALPERT TOWNHOMES TRACT 8750

CITY OF HAYWARDALAMEDA COUNTYCALIFORNIA

SCALE: 1"= 40'     DATE: SEPTEMBER 8, 2025



SAN RAMON

ROSEVILLE

WWW.CBANDG.COM

(925) 866-0322

(916) 788-4456

CIVIL ENGINEERS

SURVEYORS

PLANNERS

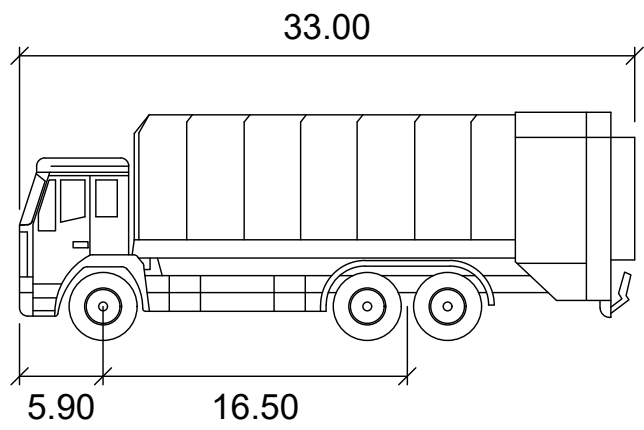
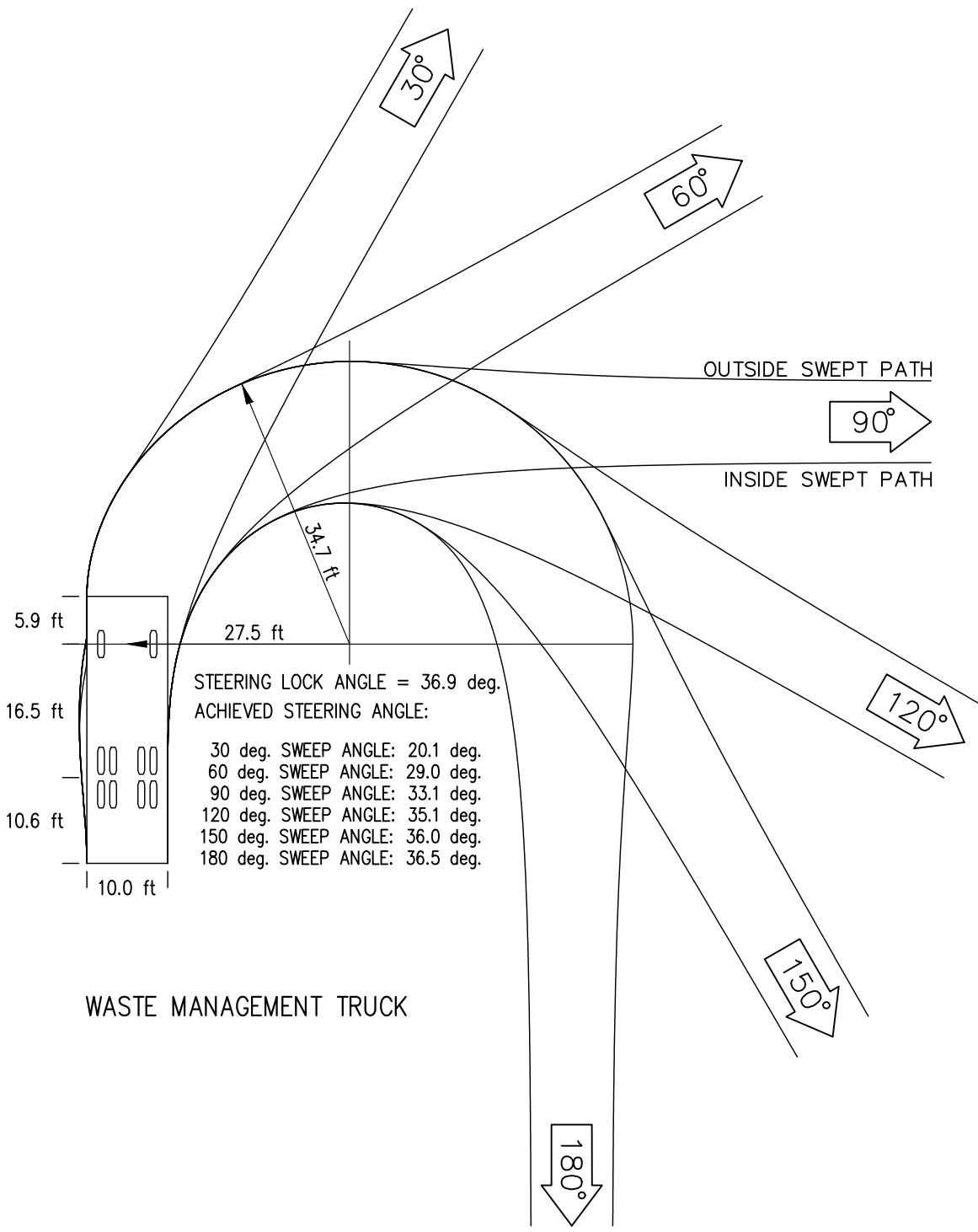
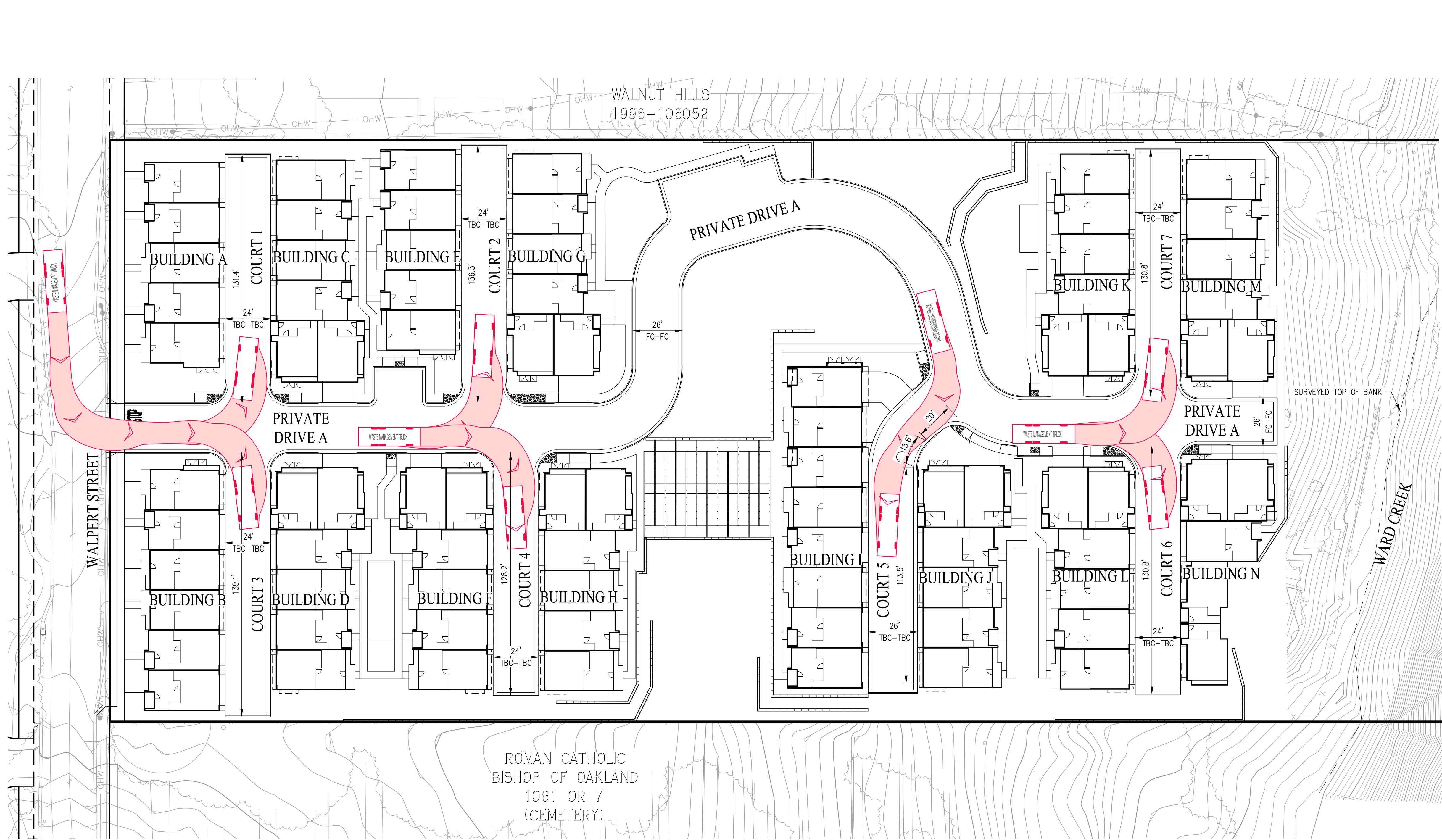
SHEET NO.

TM08

OF 9 SHEETS

JOB NO.: 3675-010





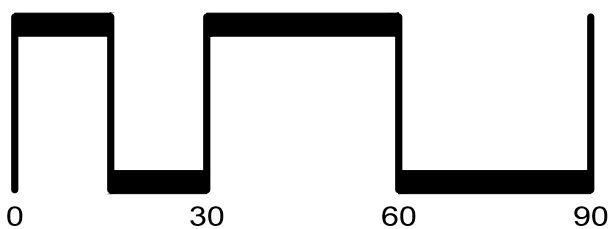
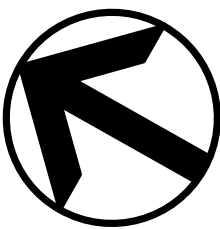
Waste Management Truck	
	feet
Width	: 10.00
Track	: 7.32
Lock to Lock Time	: 6.0
Steering Angle	: 36.9

TRASH COLLECTION NOTES:

1. CONDOMINIUMS SHALL UTILIZE CITY-STANDARD SOLID WASTE CARTS AND SERVICE
2. INDIVIDUAL TRASH COLLECTION WILL OCCUR AT EACH UNIT AT DRIVEWAY

VESTING TENTATIVE MAP  
FOR CONDOMINIUM PURPOSES  
TRASH COLLECTION PLAN  
WALPERT TOWNHOMES TRACT 8750

CITY OF HAYWARD ALAMEDA COUNTY CALIFORNIA  
SCALE: 1"= 30' DATE: SEPTEMBER 8, 2025

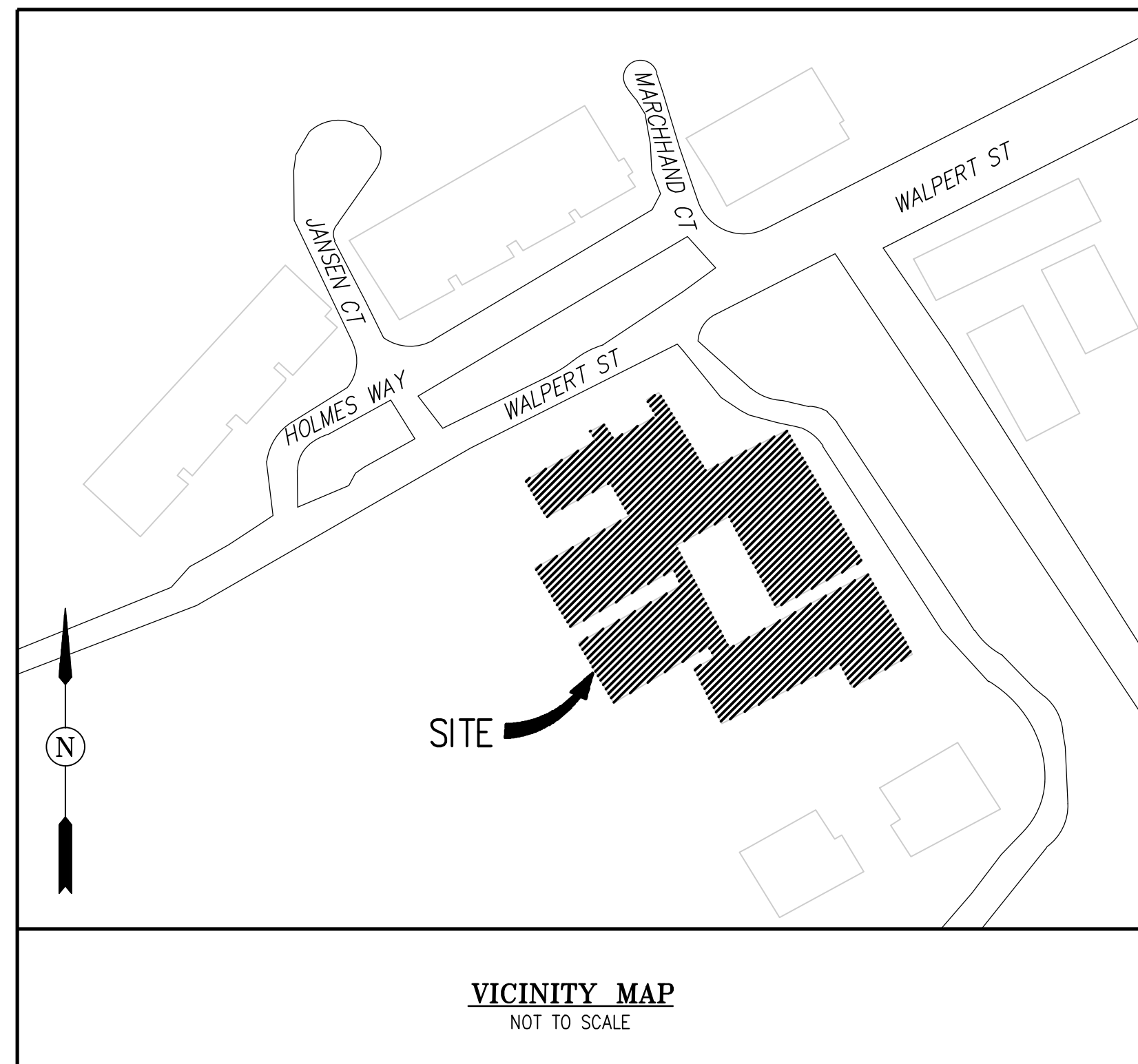


SAN RAMON (925) 866-0322  
ROSEVILLE (916) 788-4456  
WWW.CBANDG.COM  
CIVIL ENGINEERS SURVEYORS PLANNERS

SHEET NO.  
TM09  
OF 9 SHEETS



WAYMARK  
1101 WALPERT  
HAYWARD ALAMEDA COUNTY CALIFORNIA

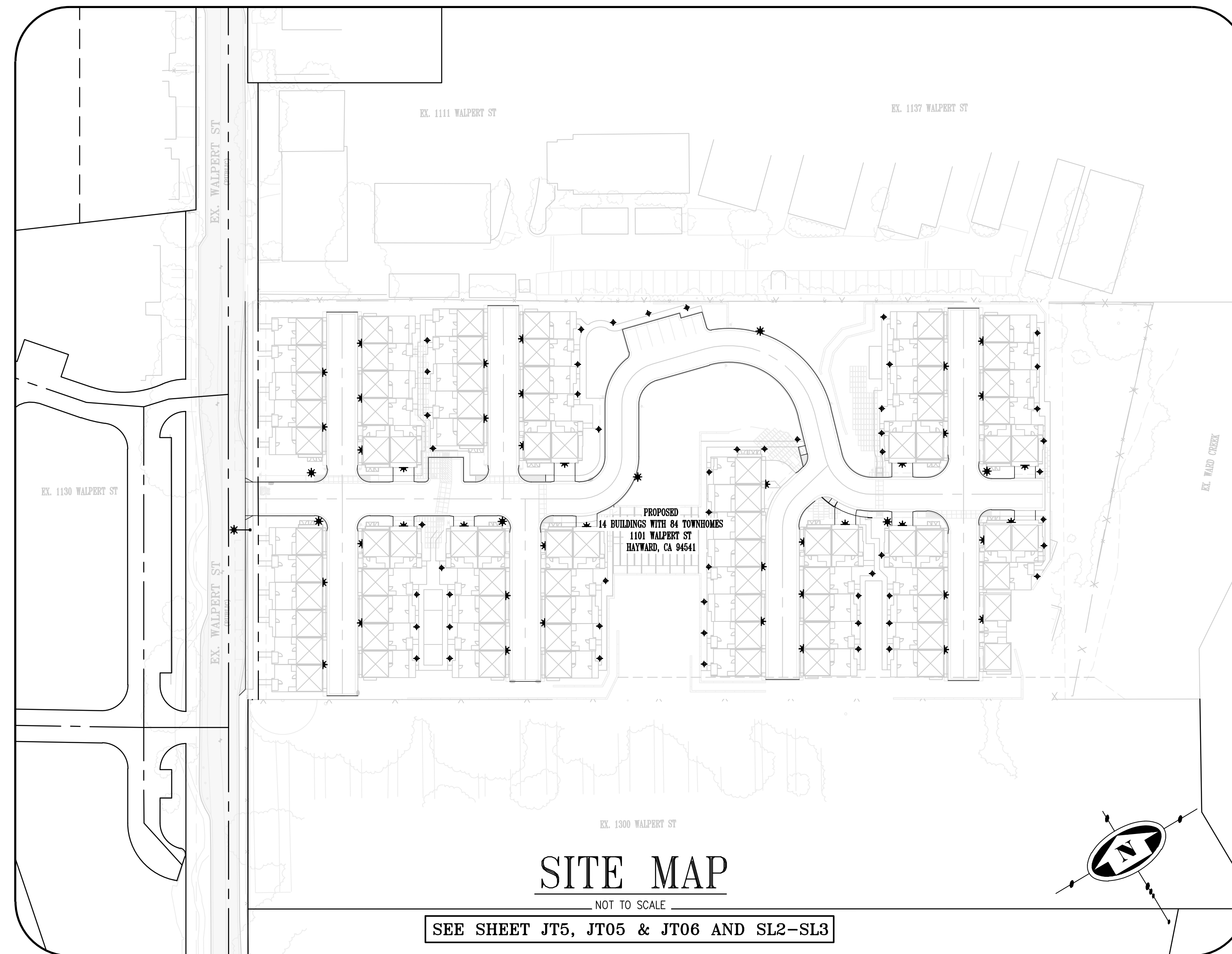


**SHEET INDEX**

SHEET NO.	DESCRIPTION
JT1	JOINT TRENCH COMPOSITE TITLE SHEET
JT2	JOINT TRENCH GENERAL NOTES AND DETAILS
JT3	JOINT TRENCH DETAILS
JT4	JOINT TRENCH SECTIONS AND DETAILS
JT5	JOINT TRENCH PRELIMINARY INTENT PLAN - NEW BUSINESS
JT05 - JT06	JOINT TRENCH PRELIMINARY INTENT PLAN - RULE 20
SL3	STREET LIGHTING SITE PLAN
V1	PHOTOMETRIC PLAN

1,284 L.F. OF JOINT TRENCH FOR NEW BUSINESS AND 661 L.F. OF JOINT TRENCH FOR RULE 20  
1 PUBLIC SINGLE ARM STREET LIGHT AND X PRIVATE STREET LIGHTS SHALL BE INSTALLED WITH THIS JOINT TRENCH PLAN SET

84 NEW SERVICE COMPLETIONS (ELECTRIC, TELEPHONE AND CATV FOR 84 TOWNHOMES).



TARRAR UTILITY REP.:	KHALID TARRAR	JOB NO.	224152	PHONE NO.	(925) 240-2595
DEVELOPER:	CADEN PROCTOR	JOB NO.	224152	PHONE NO.	(714) 310-9617
PG&E ELECTRIC COORDINATOR:	-	JOB NO.	-	PHONE NO.	-
PG&E GAS COORDINATOR:	-	JOB NO.	-	PHONE NO.	-
TELEPHONE REP.:	ELLEN WU	JOB NO.	-	PHONE NO.	(925) 314-6743
CABLE T.V. REP.:	FAHIM KHALIKI	JOB NO.	-	PHONE NO.	(707) 816-1282

**FILES STATUS**

DESCRIPTION:	BY:	DATE:	STATUS:
CIVIL PLANS (ELECTRONIC FILE)	CBG	05-01-2025	R
ARCHITECTURAL PLANS (ELECTRONIC FILE)	XXXX	XX-XX-XXXX	XXXX
LANDSCAPE PLANS (ELECTRONIC FILE)	DGATES	05-01-2025	R
GAS DESIGN	-	-	-
ELECTRIC DESIGN	TARRAR UTILITY CONSULTANTS	XX-XX-XXXX	XXXX
TELEPHONE INTENT REPLY	AT&T	XX-XX-XXXX	XXXX
CATV INTENT REPLY	CABLECOM	XX-XX-XXXX	XXXX
STREET LIGHT PLANS - PUBLIC	TARRAR UTILITY CONSULTANTS	XX-XX-XXXX	XXXX
STREET LIGHT PLANS - PRIVATE	TARRAR UTILITY CONSULTANTS	XX-XX-XXXX	XXXX
SOILS REPORT	-	-	-

A = APPROVED • ANS = APPROVED NOT SIGNED • NA = NOT APPROVED • F = FIRST SUBMITTAL • SS = SECOND SUBMITTAL • R = RECEIVED

**LEGEND**

— JT —	PROPOSED JOINT TRENCH
— SVC —	PROPOSED JOINT TRENCH SERVICE
— EX GAS —	EXISTING GAS
— EEUG —	EXISTING UNDERGROUND ELECTRIC LINES
— EUOH —	EXISTING OVERHEAD UTILITY LINES
— ETOH —	EXISTING OVERHEAD TELEPHONE LINES
— EEOH —	EXISTING OVERHEAD ELECTRIC LINES
— EUG —	PROPOSED UNDERGROUND ELECTRIC LINES
	PROPOSED PG&E 3#, PAD MOUNT TRANSFORMER PAD SIZE-90" x 106"
	PROPOSED ELECTROLIER, SINGLE ARM
	EXISTING ELECTROLIER, SINGLE ARM
	DESIGNATES UTILITY LINES TO BE REMOVED
	EXISTING PRIMARY SPLICE BOX
	EXISTING SECONDARY SPLICE BOX
	EXISTING JOINT/UTILITY POLE
	EXISTING JOINT/UTILITY POLE WITH TRANSFORMER, RISER, AND ANCHOR

FOR REVIEW ONLY

**TARRAR UTILITY CONSULTANTS**  
APPROVED FOR SUBMITTAL  
**HAIDER KAMMOONAH**  
QUALIFIED APPLICANT DESIGN ENGINEER

**DESIGN CHANGE COMPONENT**

ANY CHANGES TO THIS DESIGN  
MUST BE APPROVED BY

**T.B.D.**

PG&E GAS ADE

**SUBSTRUCTURE VERIFICATION STAMP**

**DEVELOPER NOTE AND SIGN**

ALL PG&E ENCLOSURES AND BOXES HAVE BEEN SET TO GRADE  
ACCORDING TO GRADE STAKES PROVIDED BY DEVELOPERS ENGINEER.  
ALL COSTS TO RELOCATE OR READJUST BOXES AT A LATER DATE  
WILL BE BILLED TO THE DEVELOPER. PLEASE HAVE YOUR JOB SUPT.  
VERIFY THE CORRECT GRADE OF ALL ENCLOSURES AND BOXES, AND  
SIGN AND DATE DRAWING.

THANK YOU

SIGNED _____

DATE: _____

813 First Street  
Brentwood, CA 94513  
(925) 240-2595  
(925) 240-7013 Fax  
www.tarrar.com

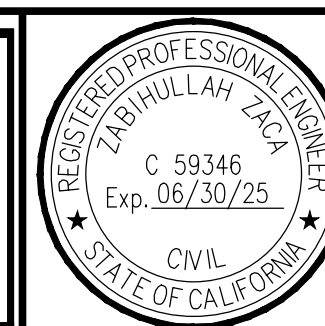
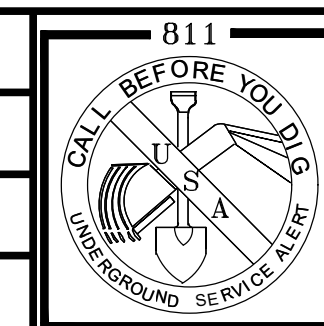
**TARRAR**  
UTILITY CONSULTANTS

• Planning • T-24  
• Design • PG&E Gas Design  
• Estimating • PG&E Elec Design  
• Joint Trench • M.E.P. Design  
• Street Lighting • Cost Analysis  
• Fiber Optic • Due Diligence

JOINT TRENCH COMPOSITE TITLE SHEET  
WAYMARK  
1101 WALPERT  
HAYWARD CALIFORNIA

NO.	REVISIONS	BY	DATE

DATE: OCTOBER 2024	DATE LAST WORKED ON: 9/2/2025
SCALE: NOT TO SCALE	DRAWN: RN CHECKED: ML
JOB NO.: 224152	PRELIMINARY NOT FOR CONSTRUCTION
INTENT TO CONSTRUCT	

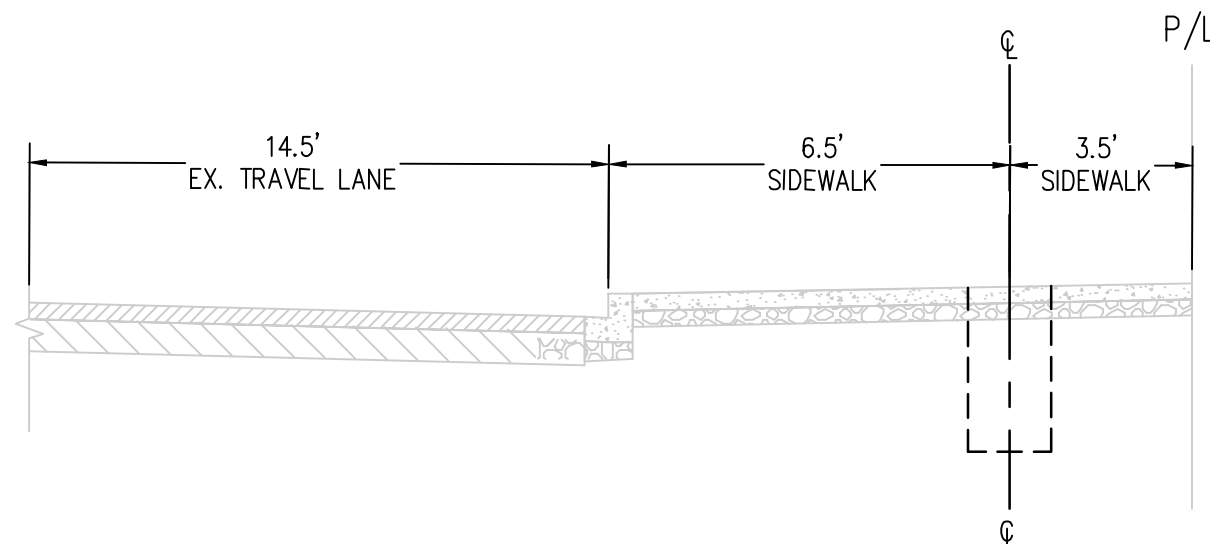


SHEET  
JT1  
OF  
JT5  
SHEETS



**PROJECT NOTES:**

1. FIELD ADJUST SERVICES TO MINIMIZE INTERFERENCE WITH EXISTING FACILITIES (TYPICAL).
2. CONTRACTOR SHALL PERFORM ALL TRENCHING, EXCAVATING, BACKFILLING AND OTHER WORK AS SHOWN OR NOTED ON PLANS, AND AS SPECIFIED ON UTILITY BID DOCUMENTS.
3. FIELD ADJUST SPLICE BOXES TO KEEP CLEAR OF SIDEWALK, DRIVEWAYS AND EXISTING FACILITIES (TYPICAL).
4. A 3 FOOT LEVEL WORKING AREA MUST BE MAINTAINED AROUND ALL ELECTRIC ENCLOSURES. PRIOR TO ENERGIZING THE SYSTEM, THE ELECTRIC UTILITY COMPANY INSPECTOR WILL DETERMINE IF RETAINING WALLS ARE REQUIRED TO MEET MINIMUM CLEARANCE BETWEEN ENCLOSURES AND THE TOPS OR TOES OF SLOPES. IF RETAINING WALLS ARE REQUIRED, THE DEVELOPER AND/OR CONTRACTOR SHALL OBTAIN THE NECESSARY PERMITS FROM THE CITY/COUNTY BUILDING DEPARTMENT PRIOR TO WALL CONSTRUCTION.
5. TRANSITION TO VAULTS FROM TRENCH NOT SHOWN, SEE TRANSITION DETAIL SHEET JT3 (TYPICAL).
6. CONTRACTOR SHALL PLACE ALL UTILITY SPLICE BOXES, ENCLOSURES & CONDUIT IN PROPER RELATIONSHIP TO FINAL GRADE (SHOWN SCHEMATICALLY).
7. ALL PG&E, TELEPHONE, CABLE T.V. AND FIBER OPTIC BOXES AND JOINT TRENCH FACILITIES ARE TO MAINTAIN A MINIMUM OF 3' SEPARATION FROM SEWER, WATER LATERALS AND DRIVEWAYS.
8. CONTRACTOR SHALL COORDINATE ALL CONNECTIONS BETWEEN PROPOSED AND EXISTING FACILITIES AS DIRECTED BY THE RESPECTIVE UTILITY COMPANY INSPECTOR. UTILITY COMPANY PERSONNEL SHALL MAKE ALL "HOT TIE-INS"; THE CONTRACTOR IS PROHIBITED FROM WORKING IN ANY ENERGIZED FACILITIES.
9. THE CONTRACTOR SHALL OBTAIN THE APPROPRIATE STREET EXCAVATION AND ENCROACHMENT PERMIT(S) FROM THE CITY/COUNTY PRIOR TO STARTING WORK IN THE PUBLIC STREET AREA.
10. FIELD LOCATE JOINT TRENCH FACILITIES TO KEEP CLEAR OF SERVICE LATERALS. SERVICE LATERALS TO BE ROUTED TO AVOID SPLICE BOX (ADDITIONAL P.U.E MAY BE REQUIRED).
11. RESPECTIVE UTILITY COMPANY TO OBTAIN CITY APPROVAL OF ALL ABOVE GROUND EQUIPMENT.
12. UNLESS OTHERWISE SHOWN ON THE PLANS, NATURAL BENDS SHALL BE USED FOR ALL CONDUIT EXCEPT STREET LIGHT CONDUIT.
13. INCIDENTAL TRENCHING TO SPLICE BOXES NOT SHOWN (TYPICAL). CONTRACTOR TO PROVIDE ADDITIONAL TRENCHING AS REQUIRED FOR CONDUIT ROUTING TO SPLICE BOXES AND CABINETS (TYPICAL).
14. ALL CONDUITS SHALL ENTER OR EXIT PERPENDICULAR TO BOX WALLS.
15. ALL CONDUITS MUST BE MANDREL TESTED AND APPROVED.
16. OFFSET SPLICE BOXES TO ROUTE TELEPHONE/FIBER OPTIC CONDUIT AS NEEDED (TYPICAL).
17. PULL ROPES SHALL BE PLACED IN ALL EMPTY CONDUITS AS REQUIRED BY EACH UTILITY COMPANY.
18. ALL PG&E SPLICE BOXES ADJACENT TO TRANSFORMER SHALL BE 26" IN DEPTH (TYPICAL).
19. ALL CONDUITS NOT ENTERING SPLICE BOXES OR ENCLOSURES SHALL BE CAPPED.
20. COORDINATE TIE-IN WITH UTILITY COMPANY AS REQUIRED.
21. THE STREET LIGHT SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE "MATERIAL AND LABOR RECAP" AND LIGHT SCHEDULE AS SHOWN ON THESE PLANS.
22. ALL EXISTING DUCTS TO BE USED IN THESE PLANS SHALL BE "VERIFIED" BY PULLING A MANDREL THROUGH THE ENTIRE EXISTING LENGTH PRIOR TO CONNECTION.
23. EDGE OF SPLICE BOXES & PEDESTALS SHALL BE 5' FROM EDGE OF FIRE HYDRANT AND 3' FROM STREET LIGHT (TYPICAL). CONTRACTOR TO AVOID DISTURBING FIRE HYDRANT THRUST BLOCK.
24. ALL UTILITY SUBSTRUCTURES SHALL BE INSTALLED IN ACCORDANCE WITH THE "MATERIAL AND LABOR RECAP" SHOWN ON THESE PLANS
25. MAINTAIN 3' CLEARANCE AND LEVEL AREA AROUND PRIMARY SPLICE BOXES & XFMRs.
26. DUE TO UNCERTAINTIES OF THE EXACT LOCATION OF EXISTING FACILITIES, FIELD LOCATION OF PROPOSED FACILITIES MAY BE REQUIRED. CONFIRM WITH VARIOUS UTILITIES FOR EXACT PLACEMENT.
27. FOR CLARITY - BOXES/PEDESTALS ARE SHOWN AT LARGER SIZE THAN ACTUAL. FIELD ADJUST TO KEEP CLEAR OF DRIVEWAYS (TYPICAL).
28. ALL SERVICE FACILITIES SHALL BE EXTENDED TO EITHER THE PROPERTY LINE OR TO POSITION SHOWN ON THE PLANS, AND THEN CAPPED, BURIED AND LOCATION STAKED.
29. THESE PLANS WERE PREPARED UTILIZING PLANS RECEIVED FROM CBG (925) 866-0322.

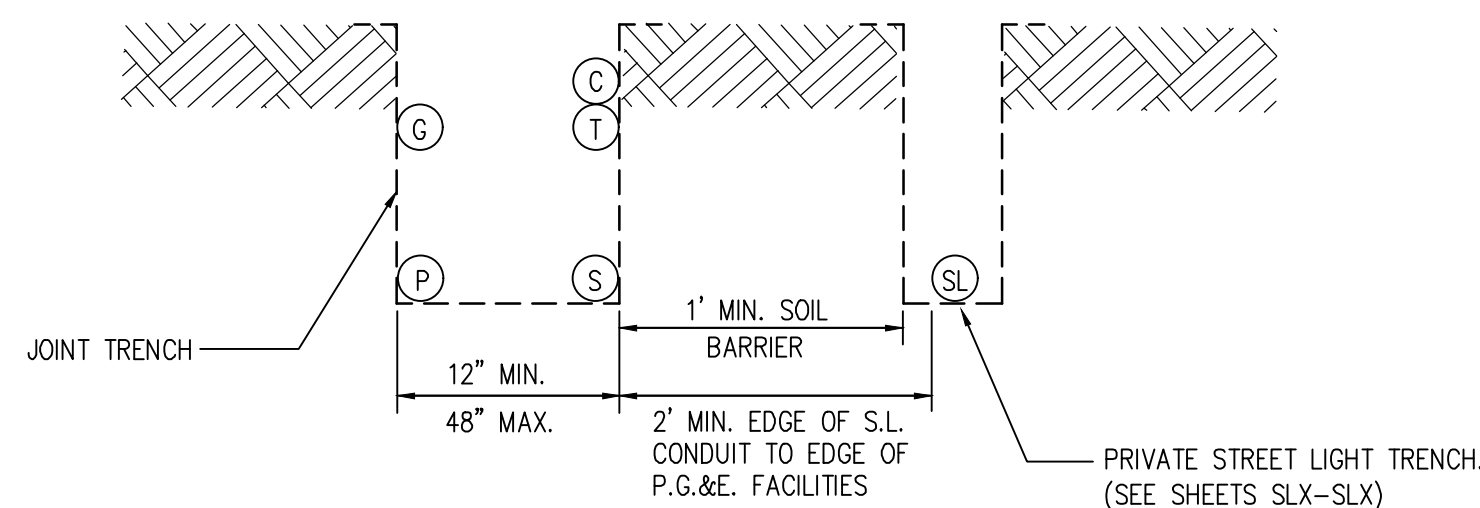
**JOINT TRENCH AND UTILITY BOX LOCATION**

**EX. WALPERT STREET**  
NOT TO SCALE

**JOINT TRENCH STREET SECTIONS**

NOT TO SCALE  
NOTE: SEE PLANS FOR CONFIGURATIONS AND ARRANGEMENTS.  
* UNLESS OTHERWISE SHOWN

WITHIN ROADWAY SECTION  
(95% RELATIVE COMPACTION FOR THE TOP 6"  
BELOW ROAD SUBGRADE AND 90% BELOW THAT)

**PRIVATE STREET LIGHT TRENCH LOCATION ADJACENT TO JOINT TRENCH**

**PRIVATE STREET LIGHT TRENCH**  
**LOCATION ADJACENT TO JOINT TRENCH**  
NOT TO SCALE

FOR REVIEW ONLY

**GENERAL NOTES:**

1. ALL JOINT TRENCH CONSTRUCTION WORK SHALL BE IN ACCORDANCE WITH PG&E UTILITY OPERATIONS UO STANDARD S5453.
2. ALL WORK SHALL BE SUBJECT TO THE INSPECTION AND SATISFACTION OF ALL PARTICIPATING UTILITIES AND CITY INSPECTORS.
3. BACKFILL SELECTION SHALL BE SUBJECT TO THE APPROVAL OF THE RESPECTIVE UTILITY COMPANIES, THE SOILS ENGINEER AND THE CITY AND/OR COUNTY WHERE THE PROJECT IS LOCATED. CONSULT PARTICIPATING UTILITIES, SOILS ENGINEER, AND THE CITY FOR APPROVED BACKFILL MATERIAL. COMPACTION TO MEET LOCAL AGENCIES REQUIREMENTS.
4. THE BOTTOM OF THE TRENCH SHALL BE CLEARED OF ROCKS AND OTHER HARD SURFACES. DISTRIBUTION TRENCHES WITHOUT TELEPHONE CONDUIT DO NOT REQUIRE BEDDING MATERIAL. SERVICE TRENCHES WITHOUT TELEPHONE CONDUIT REQUIRE 2" SAND BEDDING AS A PAD ON WHICH UTILITY FACILITIES CAN REST. SERVICE TRENCHES CONTAINING TELEPHONE CONDUIT ONLY REQUIRE A 1" SAND BEDDING. ALL OTHER TRENCHES CONTAINING TELEPHONE CONDUIT REQUIRE A 3" SAND BEDDING. REFER TO PG&E GREEN BOOK PUBLICATION S5453, EXHIBIT B AND AT&T SPEC95 "AT&T SPECIFICATIONS" TRENCHING AND CONDUIT GUIDE FOR FURTHER INFORMATION.
5. THE CONTRACTOR SHALL BE RESPONSIBLE TO REPLACE PAVEMENT AND/OR SIDEWALK WHERE REMOVED OR DAMAGED AS A RESULT OF ITS OPERATION (UNLESS OTHERWISE NOTED). REPLACEMENT OF PAVEMENT AND/OR SIDEWALK TO BE PER CITY SPECIFICATIONS.
6. THE CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE AND NOTIFY ALL PARTICIPATING UTILITY INSTALLATIONS.
7. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY FIELD CHANGES MADE WITHOUT FIRST NOTIFYING TARRAR UTILITY CONSULTANTS.
8. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE EXISTENCE AND/OR PRECISE LOCATION OF ALL UNDERGROUND FACILITIES PRIOR TO THE START OF CONSTRUCTION. TARRAR UTILITY CONSULTANTS MAKES NO WARRANTY WHATSOEVER THAT THE EXISTING UNDERGROUND UTILITIES AND/OR STRUCTURES DEPICTED ON THE PLANS HAVE BEEN ACCURATELY LOCATED OR THAT THERE ARE NO OTHER UNDERGROUND UTILITIES AND STRUCTURES IN ADDITION TO WHAT HAS BEEN SHOWN. CALL U.S.A. A MINIMUM OF 48 HOURS PRIOR TO STARTING CONSTRUCTION. FOR CALIFORNIA NORTH, (KERN COUNTY AND NORTHERLY, AND NEVADA) CALL (800)227-2600. FOR CALIFORNIA SOUTH, (SAN BERNARDINO COUNTY AND SOUTHERLY) CALL (800)422-4133.
9. CONTRACTOR SHALL COMPLY WITH ALL STATE, COUNTY AND CITY LAWS AND ORDINANCES AND WITH THE REGULATIONS OF THE DEPARTMENT OF INDUSTRIAL RELATIONS, O.S.H.A. AND ANY OTHER GOVERNMENTAL AGENCY RELATING TO THE SAFETY AND CHARACTER OF WORK, EQUIPMENT AND LABOR PERSONNEL.
10. THE DRAWINGS AND SPECIFICATIONS SHALL BE CONSIDERED TO BE COMPLEMENTARY TO EACH OTHER. ANYTHING SHOWN ON THE DRAWINGS AND NOT MENTIONED IN THE SPECIFICATIONS, OR MENTIONED IN THE SPECIFICATIONS AND NOT SHOWN ON THE DRAWINGS, SHALL BE OF LIKE EFFECT AS IF SHOWN ON OR MENTIONED IN BOTH. IF DISCREPANCY IS FOUND, NOTIFY TARRAR UTILITY CONSULTANTS PRIOR TO STARTING WORK.
11. TRENCH AND CONDUIT LAYOUTS ARE SHOWN SCHEMATICALLY.
12. TRENCHING OR SUBSTRUCTURE EXCAVATION MAY NECESSITATE OPERATION OVER, UNDER, OR ADJACENT TO OTHER UNDERGROUND UTILITIES (STORM, SEWER, WATER, ETC...). THE CONTRACTOR IS RESPONSIBLE TO LOCATE, PROSPECT, EXPOSE AND PROTECT ALL ADJACENT OR CROSSING UNDERGROUND UTILITIES. THIS WORK TO PROTECT THOSE UTILITIES IS NOT CONSIDERED AS EXTRA WORK. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW IMPROVEMENT PLANS, IN CONJUNCTION WITH THIS PLAN, AND BID THE WORK ACCORDINGLY.
13. THE QUANTITIES SHOWN ON THESE PLANS ARE ONLY ESTIMATES OF WHAT WILL ACTUALLY BE REQUIRED FOR THE CONSTRUCTION OF THE OVERALL PROJECT. FINAL QUANTITIES MAY VARY ACCORDING TO CHANGES, ADDITIONS, DELETIONS OR OMISSIONS ON THE ORIGINAL PLAN.
14. VERIFY ALL SUBSTRUCTURE EXCAVATION DIMENSIONS WITH SUPPLIER(S) BEFORE BIDDING.
15. TARRAR UTILITY CONSULTANTS ASSUMES NO RESPONSIBILITY FOR ANY VARIANCE BETWEEN THESE PLANS AND THE ACTUAL FIELD CONDITIONS. THE CONTRACTOR SHOULD REVIEW THE PROJECT SITE PRIOR TO SUBMITTING ITS BID.
16. THE CONTRACTOR IS REQUIRED TO EXCAVATE BELL HOLE(S) AT TIE-IN LOCATIONS AS DIRECTED BY PARTICIPATING UTILITY.
17. CONTRACTOR WILL COMPLY WITH ALL LAWS, ORDINANCES AND REGULATIONS. CONTRACTOR SHALL BE FAMILIAR WITH O.S.H.A. INDUSTRIAL ORDERS AND SHALL CONDUCT HIS WORK ACCORDINGLY. WHEN WORKING ENERGIZED EQUIPMENT, THE UTILITY OWNER SHALL BE NOTIFIED TO SUPPLY THE APPROPRIATE MAN POWER AND SAFETY PRECAUTIONS AS NEEDED. THE CONTRACTOR IS RESPONSIBLE FOR PUBLIC SAFETY AND TRAFFIC CONTROL MEASURES.
18. THE CONTRACTOR IS RESPONSIBLE TO PROVIDE AS-BUILT DRAWINGS AFTER INSTALLATION OF PG&E'S GAS AND ELECTRIC SYSTEMS (PRIOR TO "HOT TIE-INS").
19. THE CITY INSPECTOR SHALL BE NOTIFIED TWO WORKING DAYS PRIOR TO COMMENCEMENT OF WORK. COORDINATE WITH THE INSPECTOR ANY SERVICES TO BE ABANDONED.
20. THE CONTRACTOR IS TO VERIFY THE RIGHT OF WAY, PUBLIC UTILITY EASEMENT AND/OR PUBLIC SERVICE EASEMENT ACQUISITION WITH THE APPLICANT PRIOR TO CONSTRUCTION WITHIN AREAS OF QUESTION.
21. PG&E'S GENERAL TERM AND CONDITIONS FOR GAS AND ELECTRIC EXTENSION AND SERVICE CONSTRUCTION BY "APPLICANT" (EFFECTIVE 07/1/95) TO BE UTILIZED FOR ALL TRENCHING, BACKFILLING, AND INSTALLATION WORK.
22. IN THE EVENT OF DISPUTES OR DISAGREEMENT OVER ANY INSTALLATIONS, DESIGNS, PLANS OR DRAWINGS, THE SPECIFICATIONS AND REQUIREMENTS OF THE INDIVIDUAL UTILITY COMPANIES AND THEIR INSPECTORS SHALL TAKE PRECEDENCE. IN CASE OF DISCREPANCIES WITHIN THE DRAWINGS AND SPECIFICATIONS HEREIN, THE CONTRACTOR SHALL CONSULT TARRAR UTILITY CONSULTANTS FOR INTERPRETATION BEFORE WORK IS STARTED.
23. TARRAR UTILITY CONSULTANTS HEREIN, ASSUMES NO RESPONSIBILITY WHATSOEVER FOR THE QUALITY, QUANTITY OR TIMING OF WORK TO BE PERFORMED BY THE CONTRACTOR, UTILITY COMPANY CONSTRUCTION CREWS, OR OTHER SUB-CONTRACTOR OF DEVELOPER.
24. ALL TRENCHING, BACKFILLING AND INSTALLATION WORK IS TO BE IN ACCORDANCE WITH THE STANDARD PRACTICES AND SPECIFICATIONS OF EACH UTILITY COMPANY PARTICIPATING IN THE UTILITY TRENCHES WITHIN THE PROJECT.
25. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING POINTS OF ACCESS THAT ARE AGREEABLE TO ADJACENT LAND USES AND TENANTS AT ALL TIMES.
26. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ASCERTAINING WHAT INSPECTIONS WILL BE REQUIRED FOR APPROVAL OF THE WORK AND FOR COORDINATING ALL SUCH INSPECTIONS. THE CONTRACTOR SHALL GIVE AT LEAST 48 HOURS PRIOR NOTICE TO THE CITY, SOILS ENGINEER, UTILITY COMPANIES OR ANY OTHER INDIVIDUALS OR PUBLIC AGENCIES, THAT THE WORK IS READY FOR INSPECTION.
27. THE CONTRACTOR SHALL NOTIFY DEVELOPER 48 HOURS PRIOR TO THE NEED FOR SURVEY STAKING. THE CONTRACTOR IS RESPONSIBLE FOR THE PRESERVATION OF ALL CONSTRUCTION STAKING SET BY THE DEVELOPER'S SURVEYORS AND WILL BE BACK CHARGED FOR ANY RE-STAKING THAT IS REQUIRED. ANY EXTRA CONSTRUCTION STAKING NECESSITATED SOLELY BY THE CONTRACTOR'S NEGLIGENCE WILL BE CHARGED TO AND PAID FOR BY THE CONTRACTOR.
28. ALL TRANSFORMERS AND TRANSFORMER PADS ARE TO BE INSTALLED PER PG&E SPECIFICATIONS. PROTECTIVE BOLLARDS ARE TO BE PLACED WHERE NEEDED.
29. THE CONTRACTOR SHALL MAKE HIMSELF FAMILIAR WITH THE PROJECT IMPROVEMENT PLANS AND CONDUCT HIS WORK ACCORDINGLY.
30. KEEP ALL BOXES AND PEDESTALS WITHIN PUBLIC UTILITY EASEMENTS OR RIGHT OF WAY. AS SHOWN.
31. ALL SAND BACKFILL MUST HAVE TESTING OF PH LEVEL AS WELL AS SAND EQUIVALENT. SEE CITY OF HAYWARD REQUIREMENTS.
32. THE PROPOSED CONSTRUCTION OPERATION MAY TAKE PLACE AT OR NEAR FENCE LINES, PROPERTY LINES AND PROPERTY IMPROVEMENTS PRIOR TO CONSTRUCTION, CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTIFYING THESE AREAS AND FOR MAINTAINING THESE AREAS AND FACILITIES AT ALL TIMES DURING THE CONSTRUCTION OPERATION.
33. THE CONTRACTOR ASSUMES SOLE AND COMPLETE RESPONSIBILITY FOR THE SITE CONDITION AND SHALL DEFEND AND HOLD THE DEVELOPER AND TARRAR UTILITY CONSULTANTS HARMLESS FROM ANY ALLEGED CLAIMS OR LIABILITIES, EXCEPT THOSE ARISING FROM SOLE NEGLIGENCE OF THE DEVELOPER OR TARRAR UTILITY CONSULTANTS.
34. THE APPROXIMATE LOCATIONS OF ALL EXISTING UTILITY COMPANY UNDERGROUND LINES, POLES BOXES, ETC., WERE OBTAINED FROM A REVIEW OF AVAILABLE UTILITY COMPANY RECORDS, REPRESENTATIONS OF UTILITY COMPANY PERSONAL, OR FIELD OBSERVATIONS. NEITHER THE DEVELOPER NOR TARRAR UTILITY CONSULTANTS ASSUME ANY RESPONSIBILITY FOR VARIANCES BETWEEN THESE PLANS AND THE ACTUAL FIELD CONDITIONS. NO EXTRA PAYMENT WILL BE MADE TO THE CONTRACTOR FOR ANY ADDITIONAL TRENCHING, BOX EXCAVATIONS, MATERIALS, ETC., THAT MAY BE REQUIRED TO COMPLETE THIS PROJECT IN THE EVENT AN EXISTING TIE-IN POINT SUBSTRUCTURE IS EITHER NON-EXISTING OR IS NOT SHOWN ON THE PLANS IN ITS ACTUAL FIELD POSITION. IT IS THE CONTRACTOR'S OBLIGATION AND RESPONSIBILITY TO SAFELY LOCATE ALL EXISTING UNDERGROUND FACILITIES BY SURFACE MARKING AND/OR HAND EXCAVATION PRIOR TO STARTING CONSTRUCTION.
35. "DEVELOPER AND/OR CONTRACTOR IS RESPONSIBLE TO OBTAIN A CITY OF HAYWARD ENCROACHMENT PERMIT FOR ALL WORK DONE IN THE PUBLIC RIGHT OF WAY. DEVELOPER AND/OR CONTRACTOR IS ALSO RESPONSIBLE TO PROVIDE JOINT TRENCH PLANS TO THE CITY OF HAYWARD AT THE TIME OF APPLICATION FOR THE ENCROACHMENT PERMIT."

**ABBREVIATION LIST**

B/C	BACK OF CURB	H.P.S.	HIGH PRESSURE SODIUM	RT	RETAINING WALL
B/W	BACK OF WALK	IRR.	IRRIGATION CONTROLLER	R/W	RIGHT OF WAY
BTU	BRITISH TERM UNITS	J.T.	JOINT TRENCH	SCH.	SCHEDULE
CB	CATCH BASIN	KV	KILO-VOLTS	SD	STORM DRAIN
CL	CENTERLINE	LE	LANDSCAPE EASEMENT	SHT.	SHEET
CAT.	CATALOG	LF	LINEAR FOOT/FEET	S/W	SIDE WALK
C OR CATV	CABLE TELEVISION	MH	MANHOLE	SS	SANITARY SEWER
CFH	CUBIC FEET PER HOUR	MIN.	MINIMUM	SSE	SANITARY SEWER EASEMENT
C.I.P.	CAPITOL IMPROVEMENT PROJECT	MPOE	MINIMUM POINT OF ENTRY	ST. LT.-S/L	STREET LIGHT
CL	CENTER LINE	N.T.S.	NOT TO SCALE	SUBD'V	SUBDIVISION
CU	COPPER	O.D.	OUTER DIAMETER	Sqft.	SQUARE FOOTAGE
E	ELECTRIC	O.H.	OVER HEAD	T	TELEPHONE
EP	EDGE OF PAVEMENT	PIEUE	PRIVATE INGRESS, EGRESS, AND UTILITY EASEMENT	TUC	TARRAR UTILITY CONSULTANTS
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT	R	PROPERTY LINE	TYP.	TYPICAL
EX	EXISTING	P.S.	POWER SUPPLY	T/S	TRAFFIC SIGNAL
F/C	FACE OF CURB	PROJ.	PROJECT	U.G.	UNDERGROUND
FH	FIRE HYDRANT	PSDE	PRIVATE STORM DRAIN EASEMENT	U.O.N.	UNLESS OTHERWISE NOTED
FUT.	FUTURE	PSE	PUBLIC SERVICE EASEMENT	V	VOLT
F.O.	FIBER OPTIC	PVAV	PRIVATE VEHICLE ACCESS WAY	W	WATT
G	GAS	P.V.C.	POLY VINYL CHLORIDE	WT	WATER
GALV.	GALVANIZE	P.W.E	PUBLIC WATER LINE EASEMENT	W/	WITH
G.E.	GENERAL ELECTRIC	PWR	POWER	W/O	WITHOUT
GRD.	GROUND	PUE	PUBLIC UTILITY EASEMENT	WLE	WATER LINE EASEMENT
H.O.A.	HOME OWNERS ASSOCIATION			XFMR	TRANSFORMER

813 First Street  
Brentwood, CA 94513  
(925) 240-2595  
(925) 240-7013 fax  
www.tarrar.com

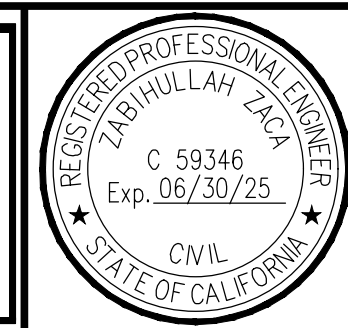
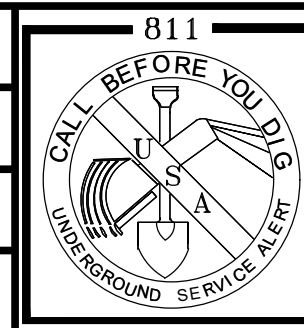
**TARRAR**  
**UTILITY CONSULTANTS**

- Planning
- Design
- Estimating
- Joint Trench
- Street Lighting
- Fiber Optic
- T-24
- PG&E Gas Design
- PG&E Elec Design
- M.E.P. Design
- Cost Analysis
- Due Diligence

**JOINT TRENCH GENERAL NOTES AND DETAILS**

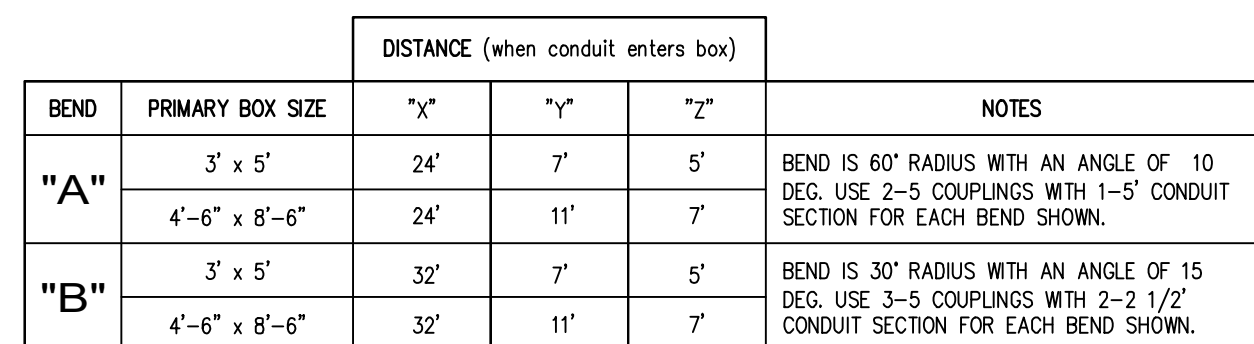
WAYMARK  
1101 WALPERT  
HAYWARD CALIFORNIA

NO.	REVISIONS	BY	DATE	DATE: OCTOBER 2024	DATE LAST WORKED ON: 9/2/2025
				SCALE: NOT TO SCALE	DRAWN: RN
				CHECKED: ML	
				JOB NO.: 224152	PRELIMINARY NOT FOR CONSTRUCTION
				INTENT TO CONSTRUCT	



SHEET  
**JT2**  
OF  
**JT5**  
SHEETS



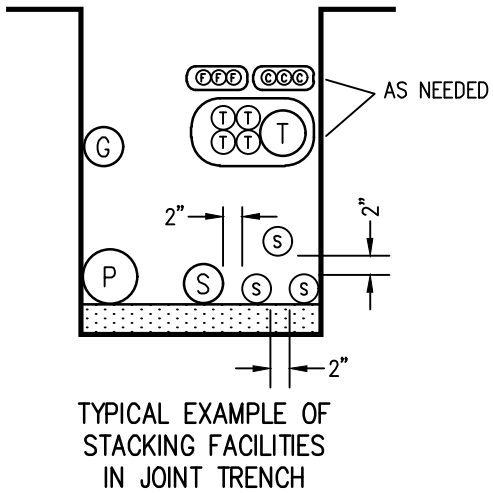


1. CONTRACTOR TO EXCAVATE TRANSITIONS FROM MAIN-LINE TRENCH TO VAULTS AS REQUIRED BY EACH UTILITY.
2. TRANSITIONS NOT SHOWN ON COMPOSITE DRAWING FOR CLARITY.
3. CONTRACTOR TO INCLUDE COST OF TRANSITIONS IN VAULT EXCAVATION COST.

SHEET  
JT3  
OF  
JT5  
SHEETS



JOINT TRENCH MINIMUM SEPARATION AND CLEARANCE REQUIREMENTS												
	UTILITY	G	T	TD	C	S	P	SL	SLP	F	FE	MINIMUM COVER
G	(GAS)*	—	12"	12"	12"	6"	12"	12"	6"	12"	12"	24"; 30" IN STREET
T	(TELEPHONE) DUCT	12"	—	1"	1"	12"	12"	12"	1"	12"	12"	24"; 30" IN STREET
TD	(TELEPHONE) DIRECT BURY	12"	1"	—	1"	12"	12"	12"	1"	12"	12"	24"; 30" IN STREET
C	(CABLE T.V.)	12"	1"	1"	—	12"	12"	12"	1"	12"	12"	24"; 30" IN STREET
S	(ELECT. SECONDARY)	6"	12"	12"	12"	1.5"	2"	12"	1.5"	12"	12"	24"; 30" IN STREET
P	(ELECT. PRIMARY)	12"	12"	12"	12"	2"	2"	12"	2"	12"	12"	36"; 36" IN STREET
SL	(PUBLIC AND PRIVATE—STREET LIGHT)**	12"	12"	12"	12"	12"	12"	—	12"	12"	12"	24"; 30" IN STREET
SLP	(P.G.E.—STREET LIGHT)	6"	12"	12"	12"	1.5"	2"	12"	1.5"	12"	12"	24"; 30" IN STREET
FE	(FOREIGN ELECTRIC SOURCES, NON PG&E)	12"	12"	12"	12"	12"	12"	12"	12"	—	12"	24"; 30" IN STREET
F	(FIBER OPTIC)	12"	1"	1"	1"	12"	12"	12"	—	12"	12"	24"; 30" IN STREET



LEGEND

○

○

ⓐ

ⓑ

ⓒ

ⓓ

ⓔ

ⓕ

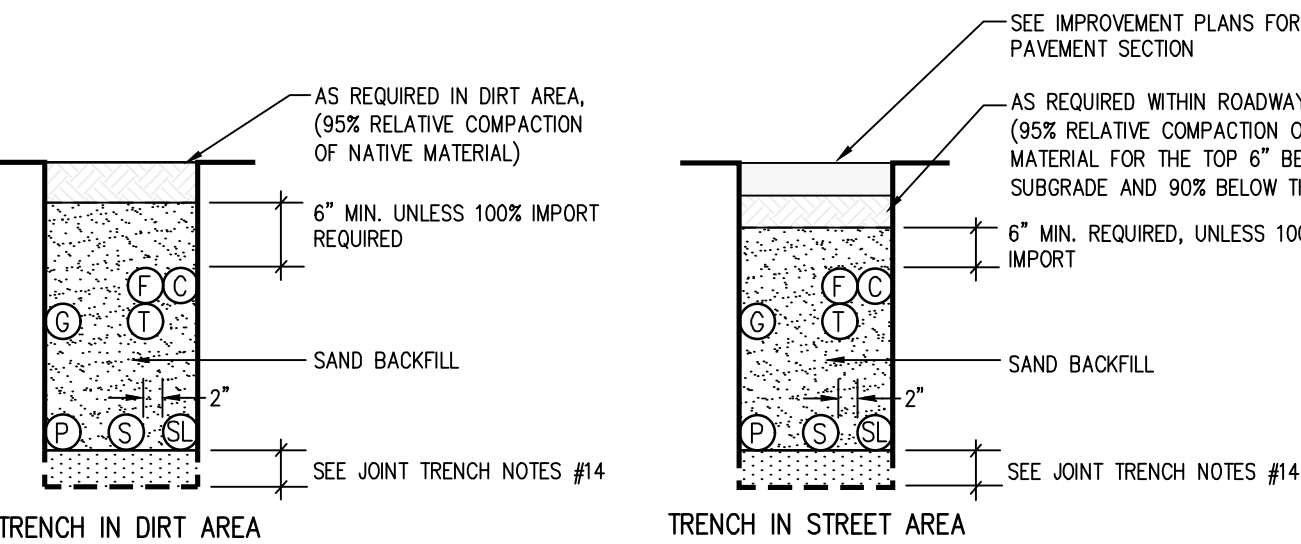
ⓖ

ⓗ

ⓔ

ⓕ

MEETS UTILITY TRENCH ALLOTMENT  
EXCEEDS UTILITY TRENCH ALLOTMENT  
GAS  
ELECTRIC PRIMARY  
ELECTRIC SECONDARY  
TELEPHONE (DUCT OR DIRECT BURY)  
CATV  
STREET LIGHT (PUBLIC OR PRIVATE)  
STREET LIGHT (PG&E)  
FOREIGN ELECTRIC  
FIBER OPTIC

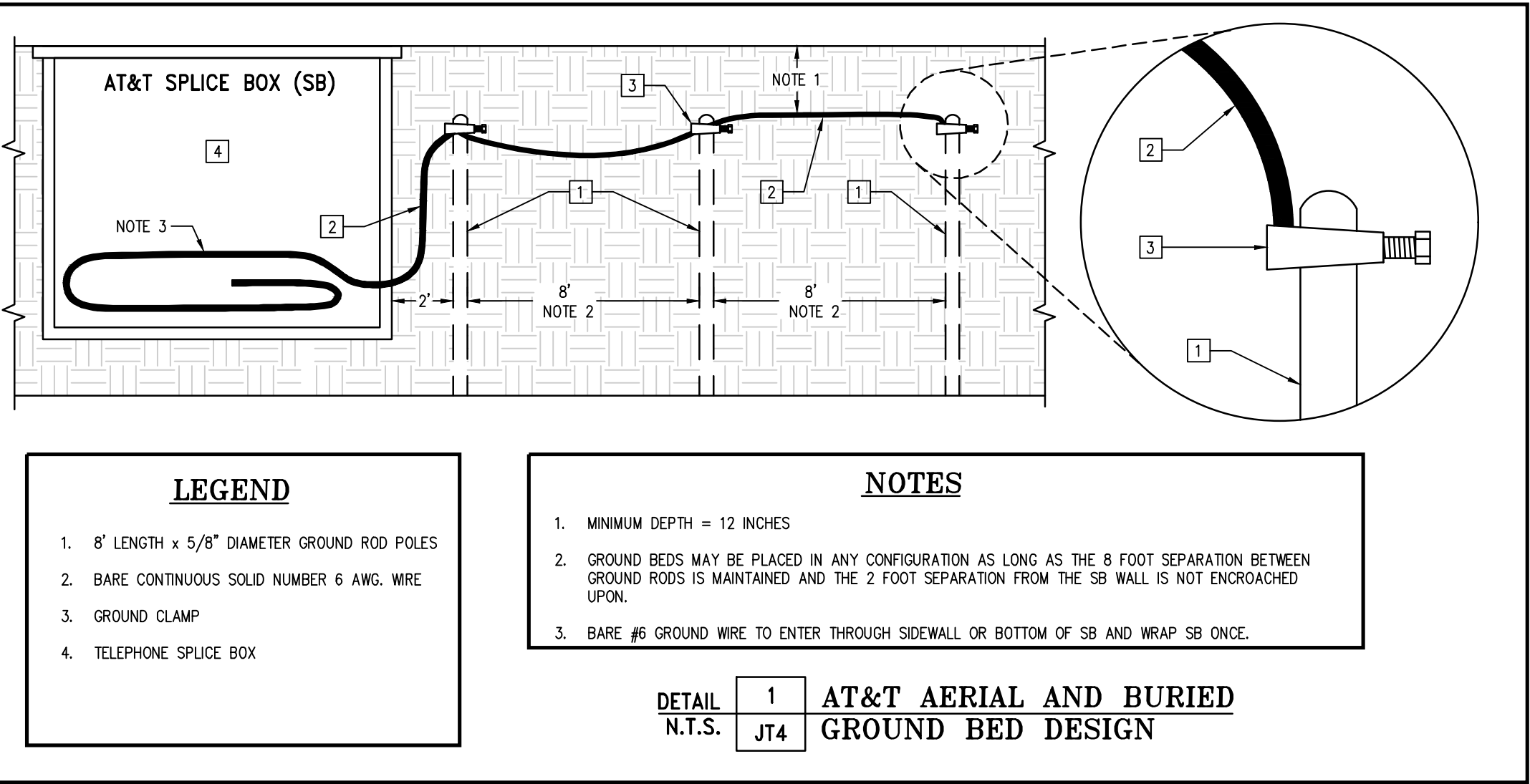


JOINT TRENCH NOTES:

1. TRENCH COVER & CLEARANCES SHOWN ARE MINIMUMS ONLY AND MAY REQUIRE ALTERATIONS TO SUIT FIELD CONDITIONS.
2. IT IS RECOMMENDED THAT ALL FACILITIES ARE TO BE A MINIMUM OF 12" BELOW SUB-BASE DISTURBANCE.
3. * WITH MUTUAL AGREEMENT FROM PARTICIPATING UTILITIES, WHEN 4" O.D. OR SMALLER GAS PIPE IS INSTALLED, SEPARATION MAY BE REDUCED TO NOT LESS THAN 6" BETWEEN GAS AND COMMUNICATION DUCTS (TELEPHONE, C.A.T.V. & FIBER OPTIC).
4. * WHERE 6" GAS MAIN IS LOCATED IN THE JOINT TRENCH A 18" MINIMUM SEPARATION FROM GAS MAIN TO ALL UTILITIES WILL BE REQUIRED.
5. ** WITH MUTUAL AGREEMENT FROM PARTICIPATING UTILITIES, STREET LIGHT SEPARATION MAY BE REDUCED TO 0" BETWEEN STREET LIGHT AND COMMUNICATION DUCTS (TELEPHONE, C.A.T.V. & FIBER OPTIC).
6. TRENCH CONFIGURATIONS SHOWN ARE FOR INSTALLATION WHERE EACH OCCUPANT IS UTILIZING HIS ENTIRE SPACE ALLOCATION. OTHER CONFIGURATIONS OR REDUCED DIMENSIONS MAY BE USED, PROVIDED THAT MINIMUM COVER AND CLEARANCES ARE MAINTAINED.
7. THE CONTRACTOR IS TO ADJUST TRENCH DEPTHS AT ALL JOINT TRENCH LATERAL CROSSINGS TO MAINTAIN REQUIRED CLEARANCES BETWEEN ALL PARTICIPATING UTILITIES.
8. TRENCH SECTIONS ARE SHOWN SCHEMATICALLY AND INDICATE AREAS OF OCCUPANCY ONLY; THEY DO NOT REFLECT SIZE OR QUANTITY OF FACILITIES TO BE INSTALLED.
9. TRENCH FOOTAGES PER SECTION ARE APPROXIMATE. SECTIONS ARE DESIGNED TO ACCOMMODATE ALL REQUIRED FACILITIES AS INDICATED ON EACH TRENCH PARTICIPANT'S CONSTRUCTION DRAWINGS.
10. THE CONTRACTOR SHALL VERIFY TRENCH FOOTAGES FOR ACCURACY PRIOR TO EXCAVATION AND TAKE NECESSARY PRECAUTION CROSSING WATER AND SEWER FACILITIES.
11. THE CONTRACTOR SHALL REFER TO THE COMPOSITE, CONDUIT, AND/OR EACH RESPECTIVE UTILITY INSTALLATION PLAN FOR THE NECESSARY CONDUIT CABLE AND/OR PIPE TO BE INSTALLED IN THIS PROJECT.
12. TYPE "M2" TRENCH SHALL BE INSTALLED AFTER CURB AND GUTTER INSTALLATION. CONTRACTOR SHALL COORDINATE ADDITIONAL MOVE-INS NECESSARY TO COMPLETE THE SERVICES TO THE DWELLING UNITS WITH THE DEVELOPER, ALL AGENCIES AND THE UTILITY COMPANIES. THE COST OF THESE MOVE-INS SHALL BE INCLUDED IN THE CONTRACTOR'S UNIT PRICE FOR TRENCHING.
13. THE AVERAGE TRENCH DEPTHS SHOWN ARE BASED ON THE MINIMUM UTILITY COMPANY REQUIREMENTS FOR DEPTH AND SEPARATION. CONTRACTOR SHALL ADJUST TRENCH WIDTH & DEPTH AS REQUIRED TO ADEQUATELY CLEAR EXISTING UNDERGROUND FACILITIES AND MAINTAIN MINIMUM UTILITY CLEARANCES. ALL TRENCHES OVER 60" DEEP MUST COMPLY WITH OSHA REQUIREMENTS. (SEE THE JOINT TRENCH MINIMUM COVER AND CLEARANCE TABLE)
14. CONTRACTOR SHALL USE SAND BEDDING AND SHADING AS REQUIRED BY THE UTILITY COMPANIES. THE BOTTOM OF THE TRENCH SHALL BE CLEARED OF ROCKS AND OTHER HARD SURFACES. DISTRIBUTION TRENCHES WITHOUT TELEPHONE CONDUIT DO NOT REQUIRE BEDDING MATERIAL. SERVICE TRENCHES WITHOUT TELEPHONE CONDUIT REQUIRE 2" SAND BEDDING AS A PAD ON WHICH UTILITY FACILITIES CAN REST. SERVICE TRENCHES CONTAINING TELEPHONE CONDUIT ONLY REQUIRE A 1" SAND BEDDING. ALL OTHER TRENCHES CONTAINING TELEPHONE CONDUIT REQUIRE A 3" SAND BEDDING. REFER TO PG&E GREEN BOOK PUBLICATION S5453, EXHIBIT B AND AT&T SPEC95 "AT&T SPECIFICATIONS" TRENCHING AND CONDUIT GUIDE FOR FURTHER INFORMATION.
15. ALL TRENCHING AND BACKFILLING TO BE DONE IN ACCORDANCE WITH THE CITY OF HAYWARD ENGINEERING STANDARDS AND SPECIFICATIONS.
16. ALL PG&E, TELEPHONE, CABLE, AND FIBER OPTIC BOXES AND JOINT TRENCH FACILITIES ARE TO MAINTAIN A MINIMUM OF 3' SEPARATION FROM SEWER AND WATER LATERALS AND DRIVEWAYS. ALL UTILITY VAULTS, BOXES, PEDESTALS, ETC. MUST MAINTAIN A 5' MINIMUM CLEARANCE FROM FIRE HYDRANTS, AND 3' MINIMUM FROM STREETLIGHTS.

JOINT TRENCH OCCUPANCY GUIDE																							
TRENCH SECTION	A*	B*	C*	D*	E*	F*	G*	H*	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W
GAS	X	X	X						X	X	X	X	X	X	X	X	X			X			
TELEPHONE	X	X	X	X	X				X	X	X	X	X	X	X	X	X	X	X	X	X		
CABLE T.V.	X	X	X			X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X		
ELECTRIC SEC.	X	X	X	X	X	X	X	X					X	X	X	X	X	X	X	X			X
ELECTRIC PRI.	X	X	X	X	X	X	X	X															
FIBER OPTICS	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X

*THESE SECTIONS MAY OR MAY NOT CONTAIN SECONDARY



- LEGEND
1. 8' LENGTH x 5/8" DIAMETER GROUND ROD POLES  
2. BARE CONTINUOUS SOLID NUMBER 6 AWG. WIRE  
3. GROUND CLAMP  
4. TELEPHONE SPLICE BOX

DETAIL	1	AT&T AERIAL AND BURIED
N.T.S.	JT4	GROUND BED DESIGN

THIS AREA RESERVED FOR  
JOINT TRENCH SECTIONS TO  
BE PLACED AT A LATER TIME

813 First Street  
Brentwood, CA 94513  
(925) 240-2595  
(925) 240-7013 fax  
www.tarrar.com



- Planning

●Design

●Estimating

●Joint Trench

●Street Lighting

●Fiber Optic
- T-24

●PG&E Gas Design

●PG&E Elec Design

●M.E.P. Design

●Cost Analysis

●Due Diligence

JOINT TRENCH SECTIONS AND DETAILS

WAYMARK

1101 WALPERT

HAYWARD CALIFORNIA

NO.	REVISIONS	BY	DATE

DATE: OCTOBER 2024	DATE LAST WORKED ON: 9/2/2025	
SCALE: NOT TO SCALE	DRAWN: RN	CHECKED: ML
JOB NO.: 224152	PRELIMINARY NOT FOR CONSTRUCTION	
INTENT TO CONSTRUCT		



SHEET

JT4

JT5

OF

SHEETS



**CAUTION !! CAUTION !! CAUTION !!**

EX. JOINT TRENCH AND EX. GAS AND ALL OTHER UTILITY LOCATIONS ARE SHOWN BASED UPON INFORMATION PROVIDED BY OTHERS AND FIELD OBSERVATION. JOINT TRENCH CONTRACTOR TO VERIFY EXACT LOCATION OF ALL EXISTING FACILITIES PRIOR OF ANY JOINT TRENCH CONSTRUCTION. POT HOLE IF NECESSARY. CONTACT U.S.A. DIG ALERT 2 WORKING DAYS IN ADVANCE.

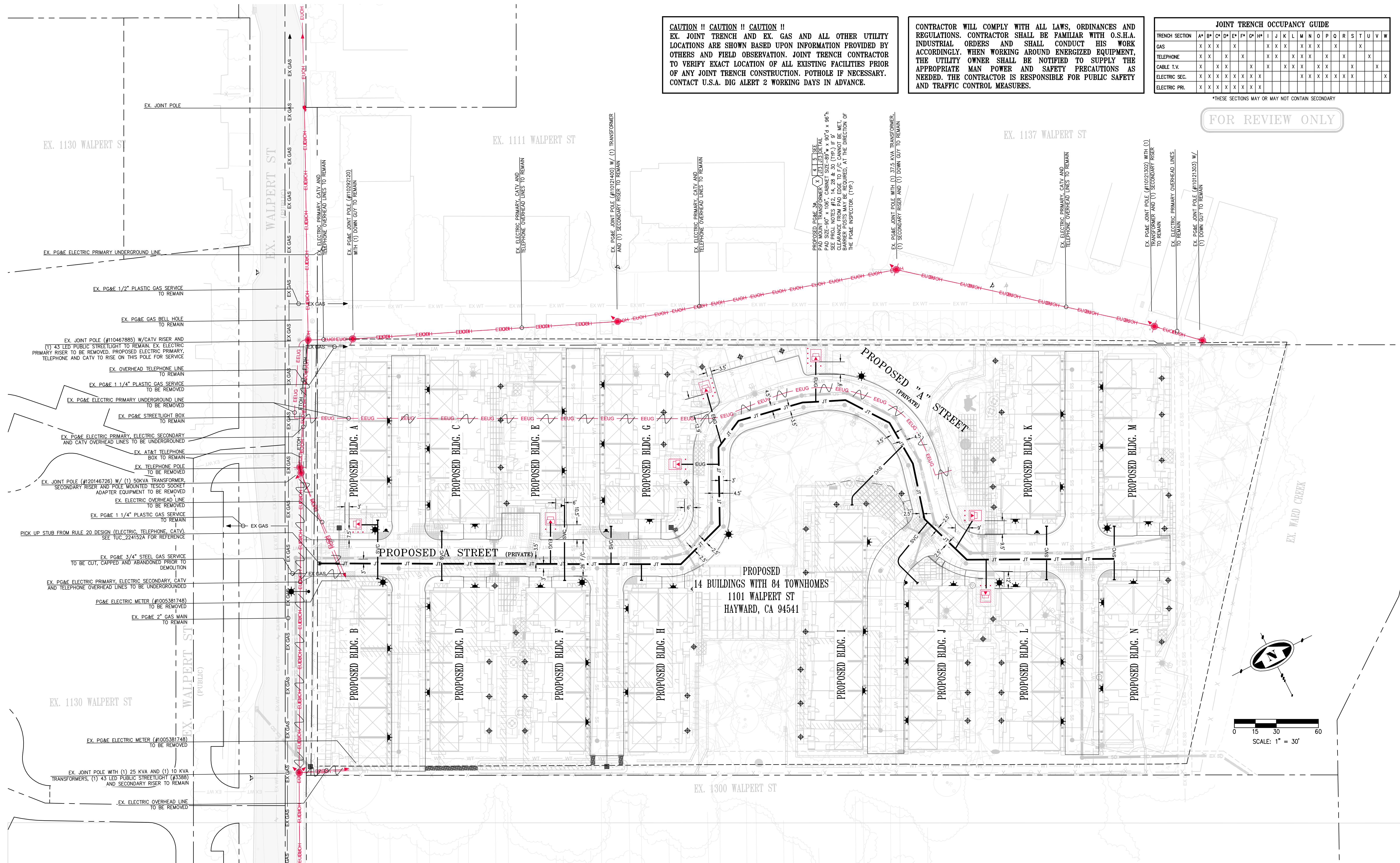
CONTRACTOR WILL COMPLY WITH ALL LAWS, ORDINANCES AND REGULATIONS. CONTRACTOR SHALL BE FAMILIAR WITH O.S.H.A. INDUSTRIAL ORDERS AND SHALL CONDUCT HIS WORK ACCORDINGLY. WHEN WORKING AROUND ENERGIZED EQUIPMENT, THE UTILITY OWNER SHALL BE NOTIFIED TO SUPPLY THE APPROPRIATE MAN POWER AND SAFETY PRECAUTIONS AS NEEDED. THE CONTRACTOR IS RESPONSIBLE FOR PUBLIC SAFETY AND TRAFFIC CONTROL MEASURES.

**JOINT TRENCH OCCUPANCY GUIDE**

TRENCH SECTION	A*	B*	C*	D*	E*	F*	G*	H*	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W
GAS	X	X	X	X					X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
TELEPHONE	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
CABLE T.V.	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
ELECTRIC SEC.	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
ELECTRIC PRI.	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X

*THESE SECTIONS MAY OR MAY NOT CONTAIN SECONDARY

FOR REVIEW ONLY



813 First Street  
Brentwood, CA 94513  
(925) 240-2595  
(925) 240-7013 fax  
www.tarrar.com

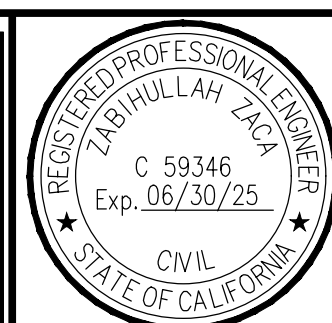
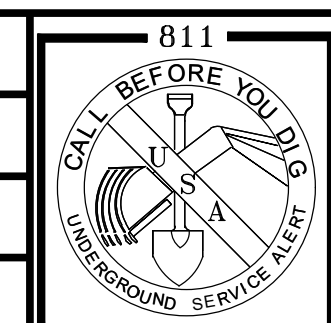
**TARRAR**  
UTILITY CONSULTANTS

• Planning  
• Design  
• Estimating  
• Joint Trench  
• Street Lighting  
• Fiber Optic  
• T-24  
• PG&E Gas Design  
• PG&E Elec Design  
• M.E.P. Design  
• Cost Analysis  
• Due Diligence

**JOINT TRENCH PRELIMINARY INTENT PLAN**  
**WAYMARK**  
**1101 WALPERT – NEW BUSINESS**  
**HAYWARD CALIFORNIA**

NO.	REVISIONS	BY	DATE

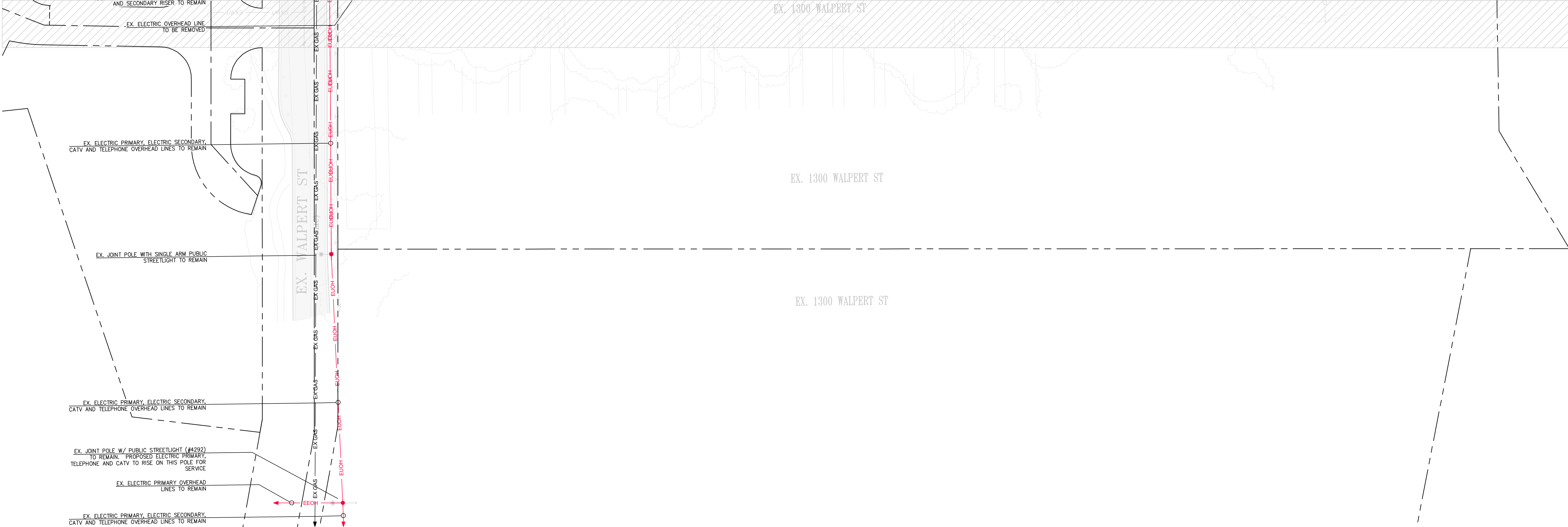
DATE: OCTOBER 2024	DATE LAST WORKED ON: 9/2/2025
SCALE: 1" = 30'	DRAWN: RN
CHECKED: ML	PRELIMINARY
NOT FOR CONSTRUCTION	INTENT TO CONSTRUCT



SHEET  
**JT5**  
**JT6**  
SHEETS



MATCH LINE SEE SHEET JT5



FOR REVIEW ONLY

CAUTION !! CAUTION !! CAUTION !!  
EX. JOINT TRENCH AND EX. GAS AND ALL OTHER UTILITY LOCATIONS ARE SHOWN BASED UPON INFORMATION PROVIDED BY OTHERS AND FIELD OBSERVATION. JOINT TRENCH CONTRACTOR TO VERIFY EXACT LOCATION OF ALL EXISTING FACILITIES PRIOR OF ANY JOINT TRENCH CONSTRUCTION. POT HOLE IF NECESSARY. CONTACT U.S.A. DIG ALERT 2 WORKING DAYS IN ADVANCE.

CONTRACTOR WILL COMPLY WITH ALL LAWS, ORDINANCES AND REGULATIONS. CONTRACTOR SHALL BE FAMILIAR WITH O.S.H.A. INDUSTRIAL ORDERS AND SHALL CONDUCT HIS WORK ACCORDINGLY. WHEN WORKING AROUND ENERGIZED EQUIPMENT, THE UTILITY OWNER SHALL BE NOTIFIED TO SUPPLY THE APPROPRIATE MAN POWER AND SAFETY PRECAUTIONS AS NEEDED. THE CONTRACTOR IS RESPONSIBLE FOR PUBLIC SAFETY AND TRAFFIC CONTROL MEASURES.

JOINT TRENCH OCCUPANCY GUIDE																									
TRENCH SECTION	A*	B*	C*	D*	E*	F*	G*	H*	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W		
GAS	X	X	X	X	X				X	X	X	X	X	X	X	X	X	X	X	X	X	X	X		
TELEPHONE	X	X	X	X	X				X	X	X	X	X	X	X	X	X	X	X	X	X	X	X		
CABLE T.V.	X	X	X	X	X				X	X	X	X	X	X	X	X	X	X	X	X	X	X	X		
ELECTRIC SEC.	X	X	X	X	X	X	X	X																	
ELECTRIC PRI.	X	X	X	X	X	X	X	X																	

*THESE SECTIONS MAY OR MAY NOT CONTAIN SECONDARY

813 First Street  
Brentwood, CA 94513  
(925) 240-2595  
(925) 240-7013 fax  
www.tarrar.com

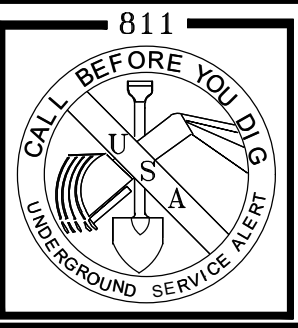
**TARRAR**  
UTILITY  CONSULTANTS

- Planning
- Design
- Estimating
- Joint Trench
- Street Lighting
- Fiber Optic
- T-24
- PG&E Gas Design
- PG&E Elec Design
- M.E.P. Design
- Cost Analysis
- Due Diligence

JOINT TRENCH COMPOSITE PLAN  
WAYMARK  
1101 WALPERT  
HAYWARD CALIFORNIA

NO.	REVISIONS	BY	DATE

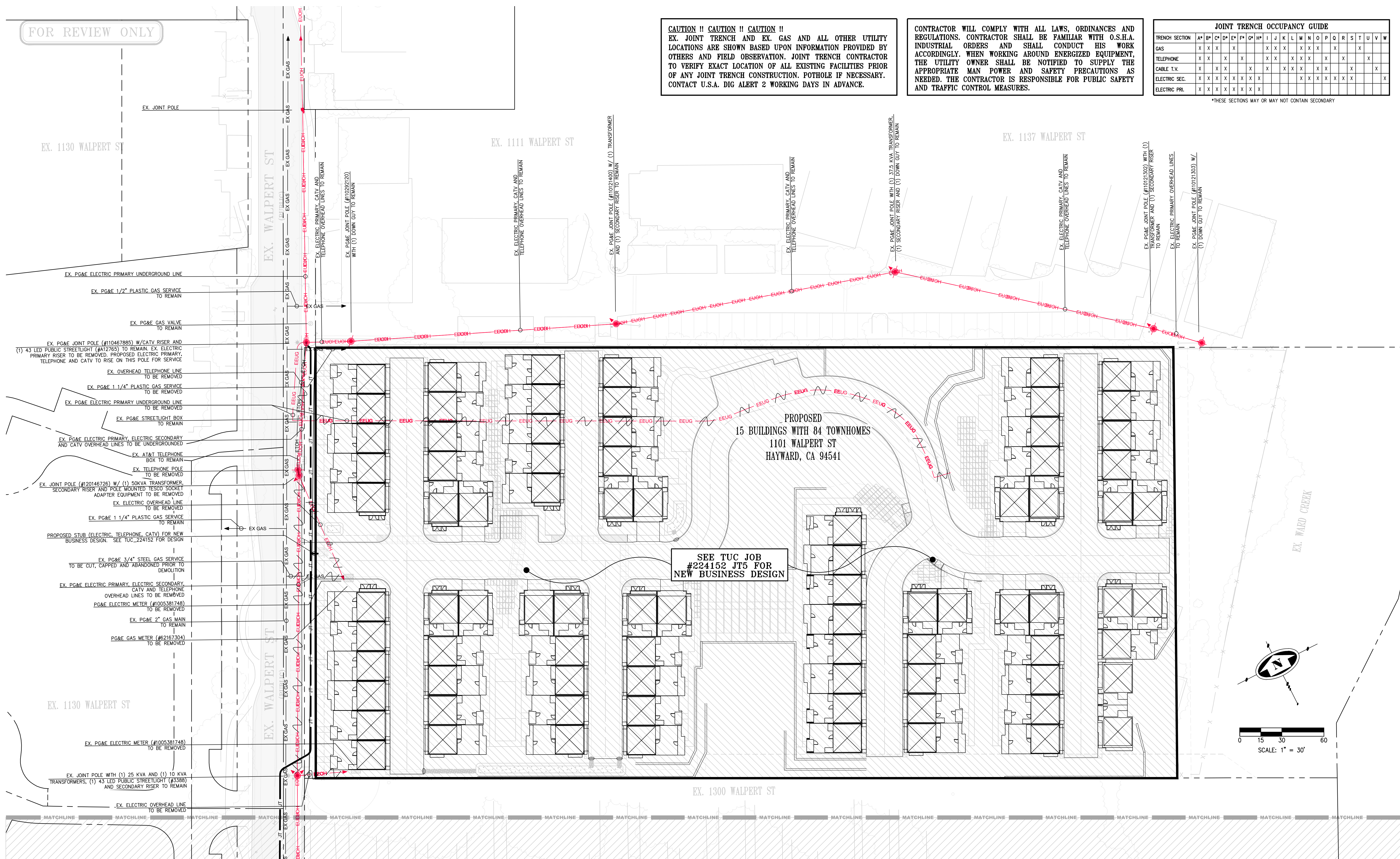
DATE: OCTOBER 2024  
SCALE: 1" = 30'  
JOB NO.: 224152  
DATE LAST WORKED ON: 9/2/2025  
DRAWN: RN  
CHECKED: ML  
PRELIMINARY  
NOT FOR CONSTRUCTION  
INTENT TO CONSTRUCT



SHEET  
JT6  
OF  
JT6  
SHEETS



CONTRACTOR WILL COMPLY WITH ALL LAWS, ORDINANCES AND REGULATIONS. CONTRACTOR SHALL BE FAMILIAR WITH O.S.H.A. INDUSTRIAL ORDERS AND SHALL CONDUCT HIS WORK ACCORDINGLY. WHEN WORKING AROUND ENERGIZED EQUIPMENT, THE UTILITY OWNER SHALL BE NOTIFIED TO SUPPLY THE APPROPRIATE MAN POWER AND SAFETY PRECAUTIONS AS NEEDED. THE CONTRACTOR IS RESPONSIBLE FOR PUBLIC SAFETY AND TRAFFIC CONTROL MEASURES.

[illegible]

MATCH LINE SEE SHEET JT6

- Planning
- Design
- Estimating
- Joint Trench
- Street Lighting
- Fiber Optic
- T-24
- PG&E Gas Design
- PG&E Elec Design
- M. E. P. Design
- Cost Analysis
- Due Diligence

JOINT TRENCH PRELIMINARY INTENT – RULE 20

WAYMARK  
1101 WALPERT RULE 20  
HAYWARD CALIFORNIA

NO.	REVISIONS	BY	DATE

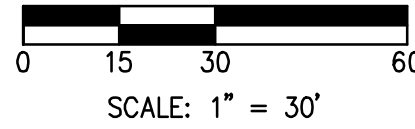
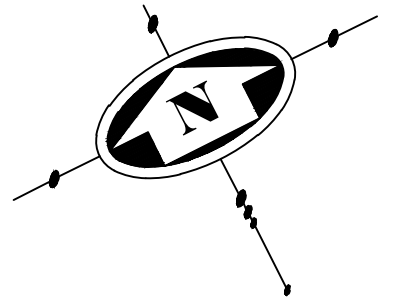
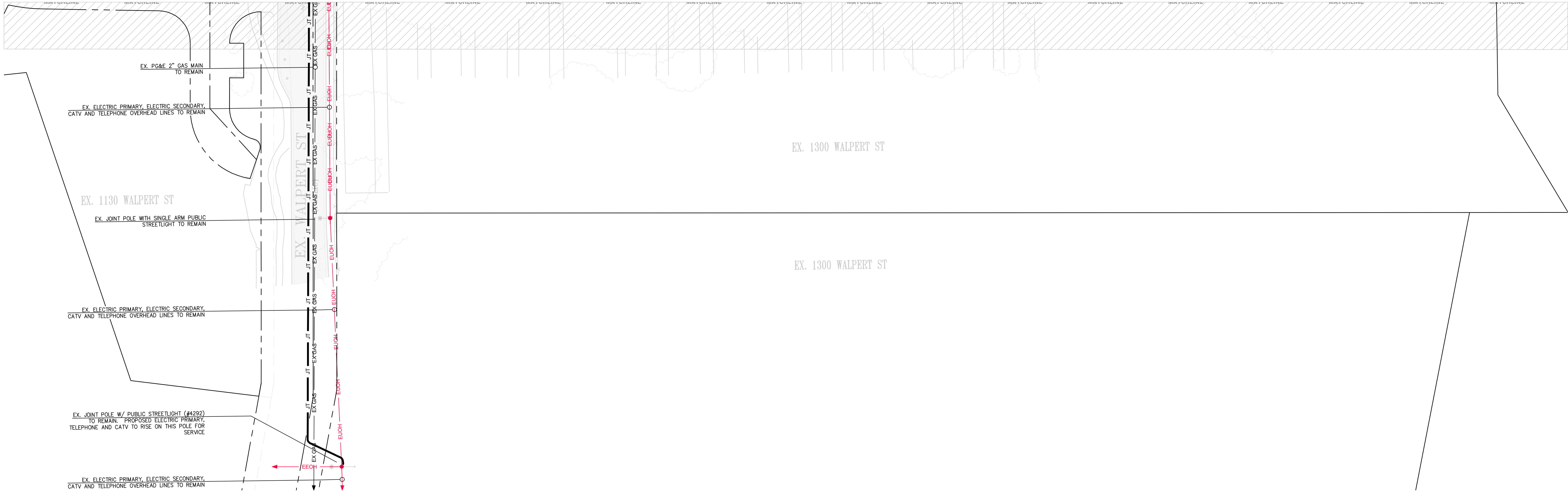
DATE: OCTOBER 2024		DATE LAST WORKED ON: 9/2/2025	
SCALE: 1" = 30'		DRAWN: RN	CHECKED: ML
JOB NO.: 224152		PRELIMINARY NOT FOR CONSTRUCTION	
INTENT TO CONSTRUCT			



SHEET  
JT05A  
OF  
JT06A  
SHEETS



MATCH LINE SEE SHEET JT5



FOR REVIEW ONLY

CAUTION !! CAUTION !! CAUTION !!  
EX. JOINT TRENCH AND EX. GAS AND ALL OTHER UTILITY LOCATIONS ARE SHOWN BASED UPON INFORMATION PROVIDED BY OTHERS AND FIELD OBSERVATION. JOINT TRENCH CONTRACTOR TO VERIFY EXACT LOCATION OF ALL EXISTING FACILITIES PRIOR OF ANY JOINT TRENCH CONSTRUCTION. POT HOLE IF NECESSARY. CONTACT U.S.A. DIG ALERT 2 WORKING DAYS IN ADVANCE.

CONTRACTOR WILL COMPLY WITH ALL LAWS, ORDINANCES AND REGULATIONS. CONTRACTOR SHALL BE FAMILIAR WITH O.S.H.A. INDUSTRIAL ORDERS AND SHALL CONDUCT HIS WORK ACCORDINGLY. WHEN WORKING AROUND ENERGIZED EQUIPMENT, THE UTILITY OWNER SHALL BE NOTIFIED TO SUPPLY THE APPROPRIATE MAN POWER AND SAFETY PRECAUTIONS AS NEEDED. THE CONTRACTOR IS RESPONSIBLE FOR PUBLIC SAFETY AND TRAFFIC CONTROL MEASURES.

JOINT TRENCH OCCUPANCY GUIDE																			
TRENCH SECTION	A*	B*	C*	D*	E*	F*	G*	H*	I	J	K	L	M	N	O	P	Q	R	S
GAS	X	X	X	X					X	X	X	X	X	X	X	X	X	X	X
TELEPHONE	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
CABLE T.V.	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
ELECTRIC SEC.	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
ELECTRIC PRI.	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X

*THESE SECTIONS MAY OR MAY NOT CONTAIN SECONDARY

813 First Street  
Brentwood, CA 94513  
(925) 240-2505  
(925) 240-7013 fax  
www.tarrar.com

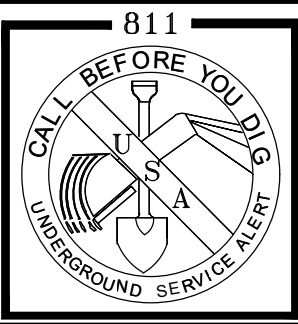


- Planning
  - Design
  - Estimating
  - Joint Trench
  - Street Lighting
  - Fiber Optic
- T-24
  - PG&E Gas Design
  - PG&E Elec Design
  - M. E. P. Design
  - Cost Analysis
  - Due Diligence

JOINT TRENCH PRELIMINARY INTENT – RULE 20  
WAYMARK  
1101 WALPERT RULE 20  
HAYWARD CALIFORNIA

NO.	REVISIONS	BY	DATE

DATE: OCTOBER 2024	DATE LAST WORKED ON: 9/2/2025
SCALE: 1" = 30'	DRAWN: RN
JOB NO.: 224152	CHECKED: ML
PRELIMINARY NOT FOR CONSTRUCTION	
INTENT TO CONSTRUCT	



SHEET

JT06A

JT06A

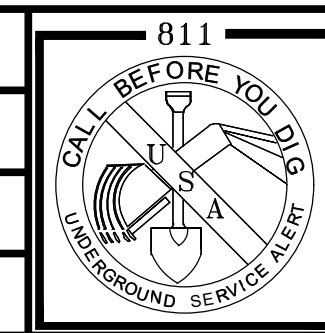
OF

SHEETS



813 First Street Brentwood, CA 94513 (925) 240-2595 (925) 240-7013 fax www.tarrar.com		• Planning     • Design     • Estimating     • Joint Trench     • Street Lighting     • Fiber Optic	• I-24     • PG&amp;E Gas Design     • PG&amp;E Elec Design     • M. E. P. Design     • Cost Analysis     • Due Diligence
--------------------------------------------------------------------------------------------------------------	--	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

NO.	REVISIONS	BY	DATE	DATE: OCTOBER 2024	DATE LAST WORKED ON: 3/13/2025	
				SCALE: 1" = 30'	DRAWN: HA	CHECKED: ML
				JOB NO.: 224152	<b>PRELIMINARY</b> <b>NOT FOR CONSTRUCTION</b>	
<b>INTENT TO CONSTRUCT</b>						



EET  
SL3  
SL3  
SHEETS



EX. WALPERT ST  
(PUBLIC)

EX. WARD CREEK

## EX. 1300 WALPERT ST

*Photometrics shown are preliminary and will be reviewed with final permitting during grading permit review*.

Luminaire Schedule					
Symbol	Qty	Label	LLF	MH	WATTAGE
	6	0100sp4ar3x02540xxd	0.900	14.32	25W
	42	WPC20Q 56W 4K WPC20QF1X56U4KC	0.900	8	56W
	49	L3_40K_700mA_PR84XX 18LED07 4	0.900	0	40W

Calculation Summary					
Label	Avg	Max	Min	Avg/Min	Max/Min
Overall Site @ Grade	2.14	218.9	0.0	N.A.	N.A.

Isoline Legend	
Illuminance (Fc)	
Color	Value
	0.2
	0.5



Drawn By: D.Gafford  
Checked By: A.Murillo  
Date: 3/10/2025  
Scale: 1" = 25'

1101 WALPERT

VERSION #4

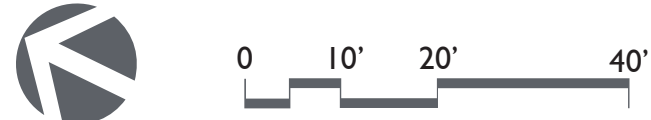
Page 1 of 1





**PLAN LEGEND**

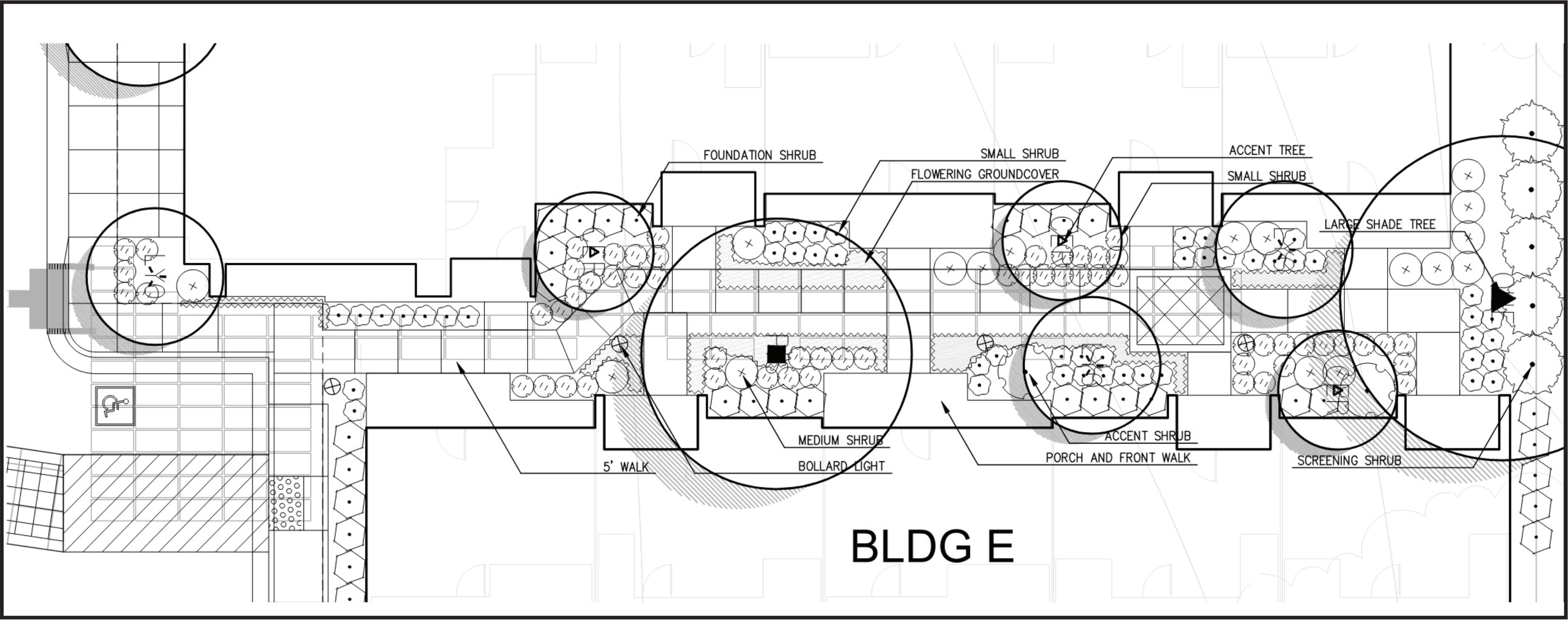
- |                   |                        |                             |                    |                    |
|-------------------|------------------------|-----------------------------|--------------------|--------------------|
| 1 Enhanced Paving | 5 Ramp                 | 9 Bike Parking              | 13 Accent Trees    | 17 Wood Fence      |
| 2 Mailboxes       | 6 Raised Garden Beds   | 10 Oak Trees                | 14 Shade Structure | 18 Utility Screen  |
| 3 Arbor           | 7 Retaining Walls      | 11 Existing Trees to Remain | 15 Transformer     | 19 Creek Fenceline |
| 4 Seating Area    | 8 Bio Retention Basins | 12 Lawn Area                | 16 Street Light    |                    |



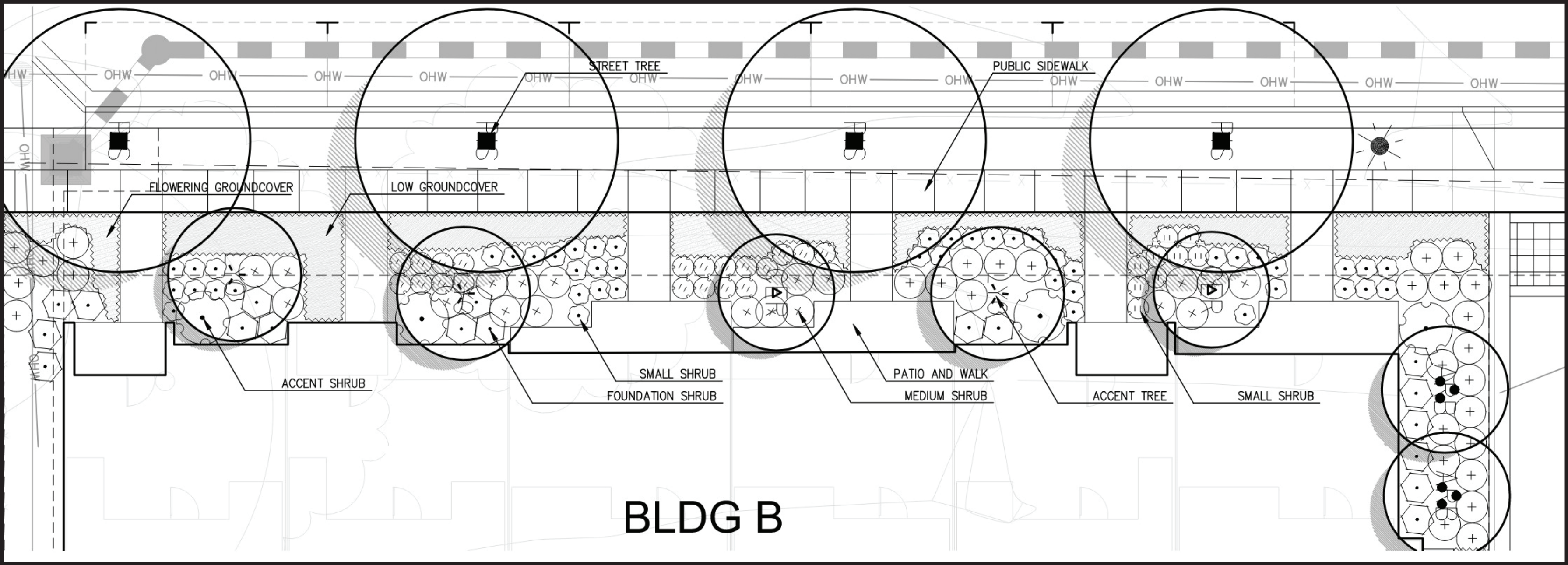


PLANT SCHEDULE

	CODE	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE
TREES					
	ARB	ARBUTUS MARINA	STRAWBERRY TREE	24"BOX MLT.	L (WUCOLS IV)
	CER	CERCIS OCCIDENTALIS	WESTERN REDBUD	24"BOX STD.	L (WUCOLS IV)
	LAG	LAGERSTROEMIA X 'TUSCARORA'	GRAPE MYRTLE	24"BOX STD.	L (WUCOLS IV)
	LYO	LYONOTHAMNUS FLORIBUNDUS ASPLENIFOLIUS	FERNLEAF CATALINA IRONWOOD	24"BOX STD.	L (WUCOLS IV)
	PIS	PISTACIA CHINENSIS 'KEITH DAVEY'	KEITH DAVEY CHINESE PISTACHE	36"BOX STD.	L (WUCOLS IV)
	QUE	QUERCUS AGRIFOLIA	COAST LIVE OAK	48"BOX STD.	L (WUCOLS IV)
	QUL	QUERCUS LOBATA	VALLEY OAK	48"BOX STD.	L (WUCOLS IV)
	CODE	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE
LARGE SHRUBS					
	CP	CISTUS X PURPUREUS	ORCHID ROCKROSE	1 GAL	L (WUCOLS IV)
+	DV	DIETES VEGETA	AFRICAN IRIS	1 GAL	L (WUCOLS IV)
+	MR	MUHLENBERGIA RIGENS	DEER GRASS	1 GAL	L (WUCOLS IV)
	OV	OLEA EUROPAEA 'LITTLE OLLIE'	LITTLE OLLIE OLIVE	1 GAL	L (WUCOLS IV)
	TC	TEUCRIUM FRUTICANS 'COMPACTUM'	COMPACT BUSH GERMANDER	1 GAL	L (WUCOLS IV)
MEDIUM SHRUBS					
	AN	ANIGOZANTHOS X 'BUSH TANGO'	BUSH TANGO KANGAROO PAW	1 GAL	L (WUCOLS IV)
	AD	ASPARAGUS DENSIFLORUS 'MYERS'	MYERS ASPARAGUS FERN	1 GAL	L (WUCOLS IV)
+	BB	BUDDELEIA X 'BLUE CHIP'	LO & BEHOLD®BLUE CHIP BUTTERFLY BUSH	1 GAL	L (WUCOLS IV)
	CA	CALLISTEMON VIMINALIS 'LJI'	BETTER JOHN BOTTLEBRUSH	1 GAL	L (WUCOLS IV)
+	CT	CHONDROPETALUM TECTORUM 'EL CAMPO'	EL CAMPO CAPE RUSH	1 GAL	L (WUCOLS IV)
	HP	HESPERALOE PARVIFLORA 'PERPA'	BRAKELIGHTS RED YUCCA	1 GAL	L (WUCOLS IV)
	LL	LOMANDRA LONGIFOLIA 'BREEZE'	BREEZE™ MAT RUSH	1 GAL	L (WUCOLS IV)
	LP	LOMANDRA LONGIFOLIA 'PLATINUM BEAUTY'	MAT RUSH	1 GAL	L (WUCOLS IV)
	SM	SALVIA MICROPHYLLA 'HOT LIPS'	HOT LIPS GRAHAM SAGE	1 GAL	L (WUCOLS IV)
SMALL SHRUBS					
+	AM	ACHILLEA MILLEFOLIUM	MOONSHINE YARROW	1 GAL	L (WUCOLS IV)
	BT	BOUTELOUA GRACILIS 'BLONDE AMBITION'	BLONDE AMBITION BLUE GRAMA	1 GAL	L (WUCOLS IV)
	BG	BULBINE FRUTESCENS 'TINY TANGERINE'	TINY TANGERINE BULBINE	1 GAL	L (WUCOLS IV)
	CX	CAREX TUMULICOLA	FOOTHILL SEDGE	1 GAL	L (WUCOLS IV)
	DR	DIANELLA REVOLUTA 'BABY BLISS'	BABY BLISS FLAX	1 GAL	L (WUCOLS IV)
	HM	HEUCHERA MAXIMA	ISLAND ALUM ROOT	1 GAL	L (WUCOLS IV)
+	JP	JUNCUS PATENS 'ELK BLUE'	SPREADING RUSH	1 GAL	L (WUCOLS IV)
	LA	LAVANDULA ANGUSTIFOLIA 'HIDCOTE'	HIDCOTE ENGLISH LAVENDER	1 GAL	L (WUCOLS IV)
	MD	MUHLENBERGIA DUBIA	PINE MUHLY	1 GAL	L (WUCOLS IV)
	SH	SALVIA X SYLVESTRIS 'BLUE HILL'	BLUE HILL SAGE	1 GAL	L (WUCOLS IV)
ACCENT SHRUBS					
	AB	ABELIA X GRANDIFLORA 'KALEIDOSCOPE'	KALEIDOSCOPE GLOSSY ABELIA	1 GAL	L (WUCOLS IV)
	LT	LAVATERA MARITIMA	TREE MALLOW	1 GAL	L (WUCOLS IV)
	SB	SALVIA LEUCANTHA 'SANTA BARBARA'	SANTA BARBARA MEXICAN BUSH SAGE	1 GAL	L (WUCOLS IV)
	SY	SISYRINCHIUM BELLUM	BLUE-EYED GRASS	1GAL	L (WUCOLS IV)
MEDIUM FOUNDATION SHRUBS					
+	MC	MYRTUS COMPACTA	COMPACT MYRTLE	1 GAL	L (WUCOLS IV)
+	ND	NANDINA DOMESTICA 'GULF STREAM'	GULF STREAM HEAVENLY BAMBOO	1 GAL	L (WUCOLS IV)
	NL	NANDINA DOMESTICA 'LEMON-LIME'	LEMON-LIME HEAVENLY BAMBOO	1 GAL	L (WUCOLS IV)
	RB	ROSMARINUS OFFICINALIS 'BLUE SPIRES'	BLUE SPIRES ROSEMARY	1 GAL	L (WUCOLS IV)
	WM	WESTRINGIA FRUTICOSA 'MORNING LIGHT'	MORNING LIGHT COAST ROSEMARY	1 GAL	L (WUCOLS IV)
SCREEN SHRUBS					
+	CC	CARPENTERIA CALIFORNICA	BUSH ANEMONE	1 GAL	L (WUCOLS IV)
	EU	EUONYMUS JAPONICUS 'GREEN SPIRE'	GREEN SPIRE JAPANESE EUONYMUS	1 GAL	L (WUCOLS IV)
	PC	PRUNUS CAROLINIANA 'COMPACTA'	COMPACT CAROLINA CHERRY LAUREL	1 GAL	L (WUCOLS IV)
+	RC	RHAMNUS CALIFORNICA 'MOUND SAN BRUNO'	MOUND SAN BRUNO COFFEEBERRY	1 GAL	L (WUCOLS IV)
	CODE	BOTANICAL NAME	COMMON NAME	CONT	WATER USE
FLOWERING GROUNDCOVER					
+	CJ	CEANOETHUS X 'JOYCE COULTER'	JOYCE COULTER WILD LILAC	FLAT	L (WUCOLS IV)
+	EC	EPILOBIUM CANUM LATIFOLIUM 'EVERETT'S CHOICE'	EVERETT'S CALIFORNIA FUCHSIA	1 GAL	L (WUCOLS IV)
+	EK	ERIGERON KARVINSKIANUS	SANTA BARBARA DAISY	1 GAL	L (WUCOLS IV)
	LS	LANTANA SELLOWIANA	TRAILING LANTANA	1 GAL	L (WUCOLS IV)
+	MA	MIMULUS AURANTIACUS	STICKY MONKEYFLOWER	1 GAL	L (WUCOLS IV)
+	NW	NEPETA X 'WALKER'S LOW'	WALKER'S LOW CATMINT	1 GAL	L (WUCOLS IV)
	RO	ROSMARINUS OFFICINALIS 'HUNTINGTON CARPET'	HUNTINGTON CARPET ROSEMARY	1 GAL	L (WUCOLS IV)
	SS	SENECIO SERPENS	BLUE CHALKSTICKS	1 GAL	L (WUCOLS IV)
LOW GROUNDCOVER					
+	AE	ARCTOSTAPHYLOS X 'EMERALD CARPET'	EMERALD CARPET MANZANITA	1 GAL	L (WUCOLS IV)
	DM	DYMONDIA MARGARETAE	SILVER CARPET DYMONDIA	1 GAL	L (WUCOLS IV)
+	MP	MYOPORIUM PARVIFOLIUM 'PINK'	PINK TRAILING MYOPORIUM	1 GAL	L (WUCOLS IV)
	PN	PHYLA NODIFLORA 'KURAPIA SI'	KURAPIA	SOD	L (WUCOLS IV)
	TB	TURF SOD BOLERO PLUS	FESCUE BLEND	SOD	M (WUCOLS IV)

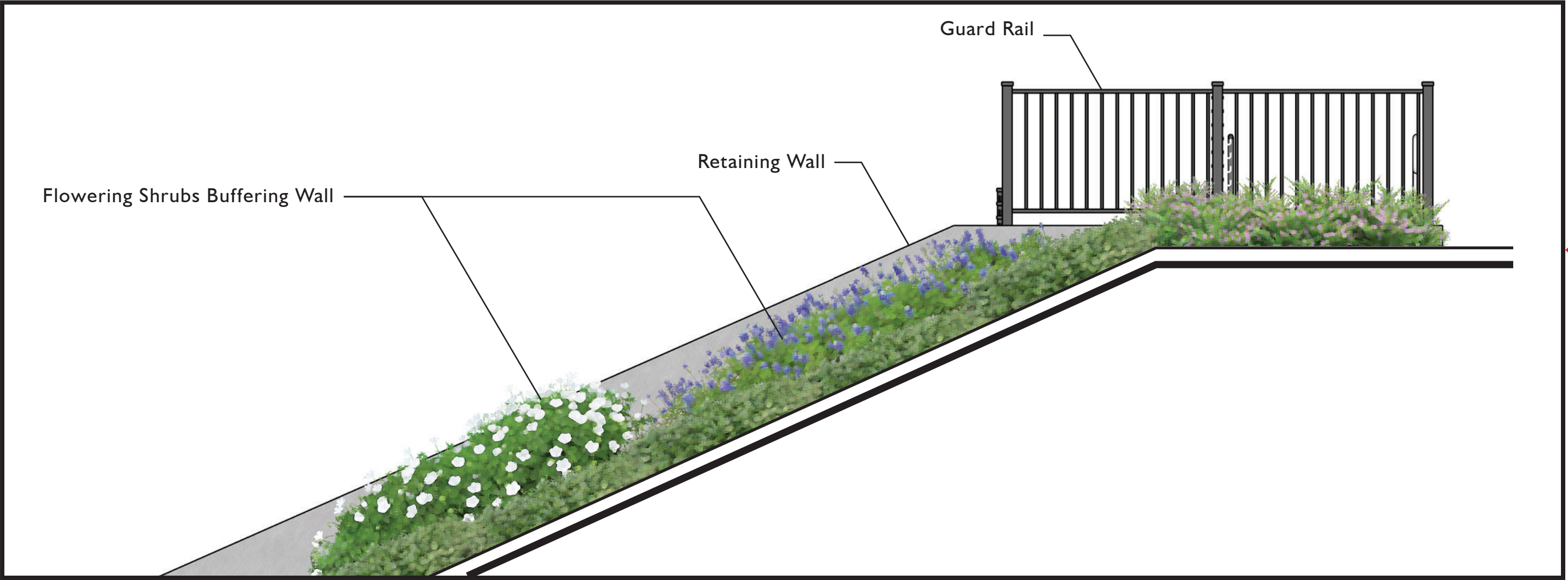


TYPICAL PASEO



BLDG B

STREETSCAPE FRONTAGE



RETAINING WALL

SCALE: 3/8"=1'

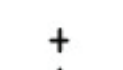
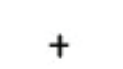
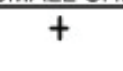
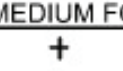
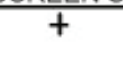
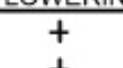
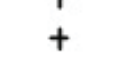
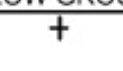
KEY MAP

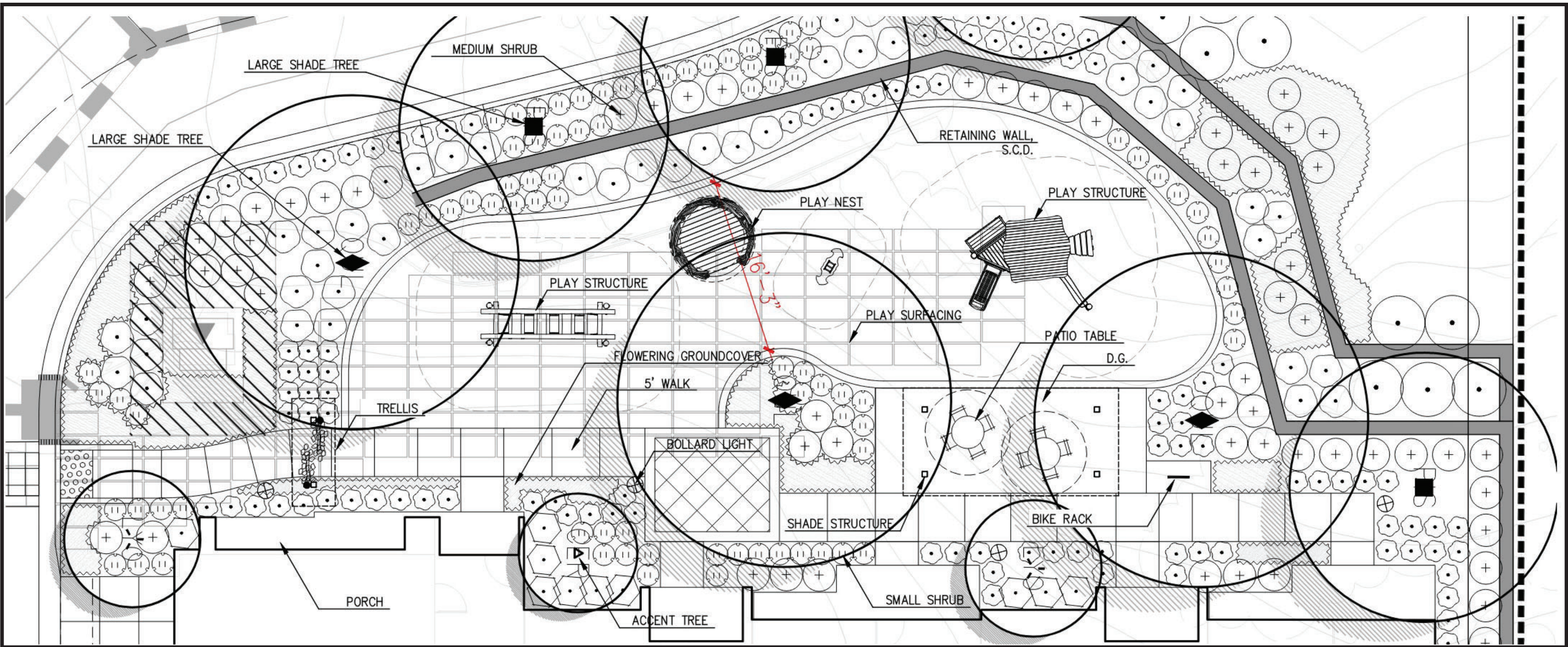


0 4' 8' 16'

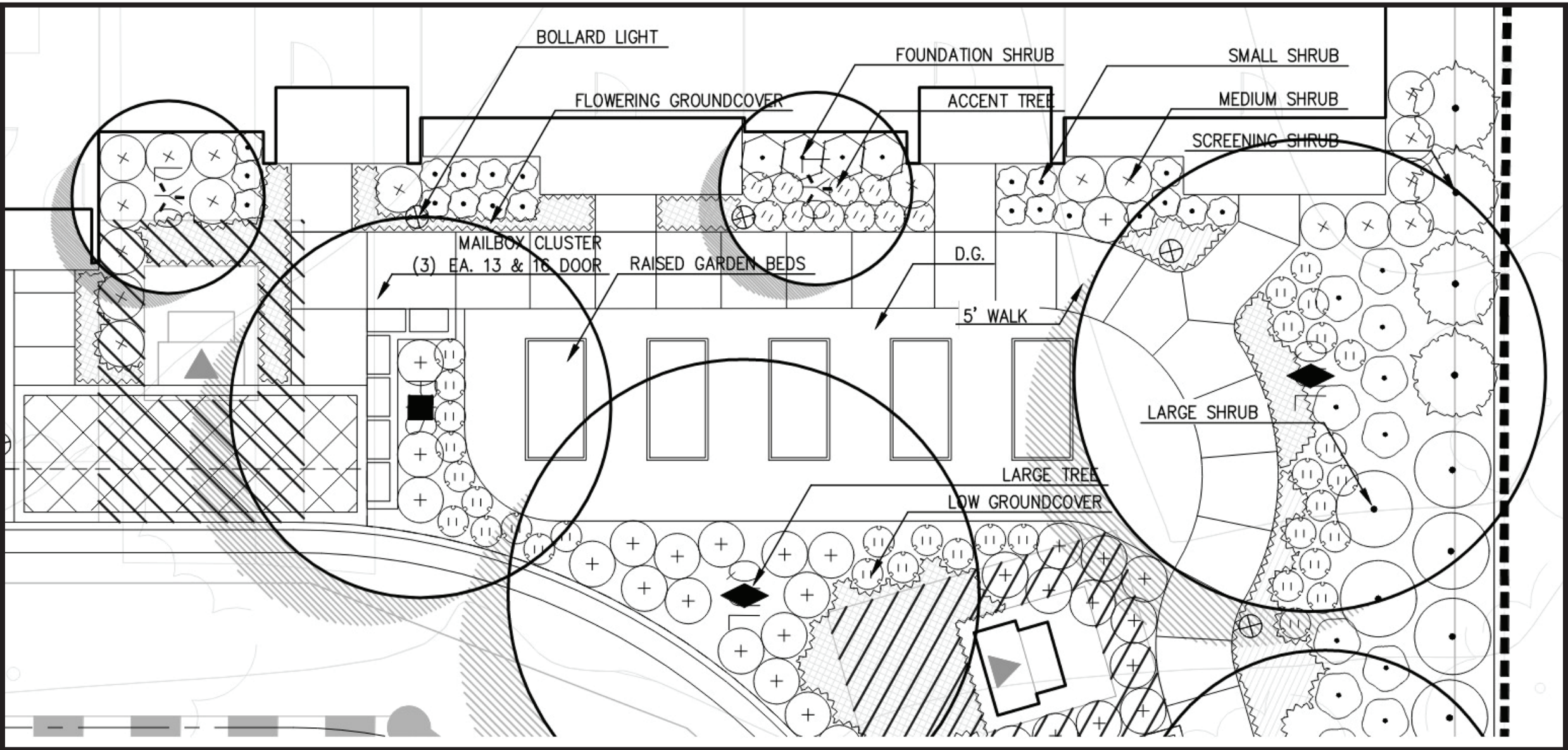


PLANT SCHEDULE

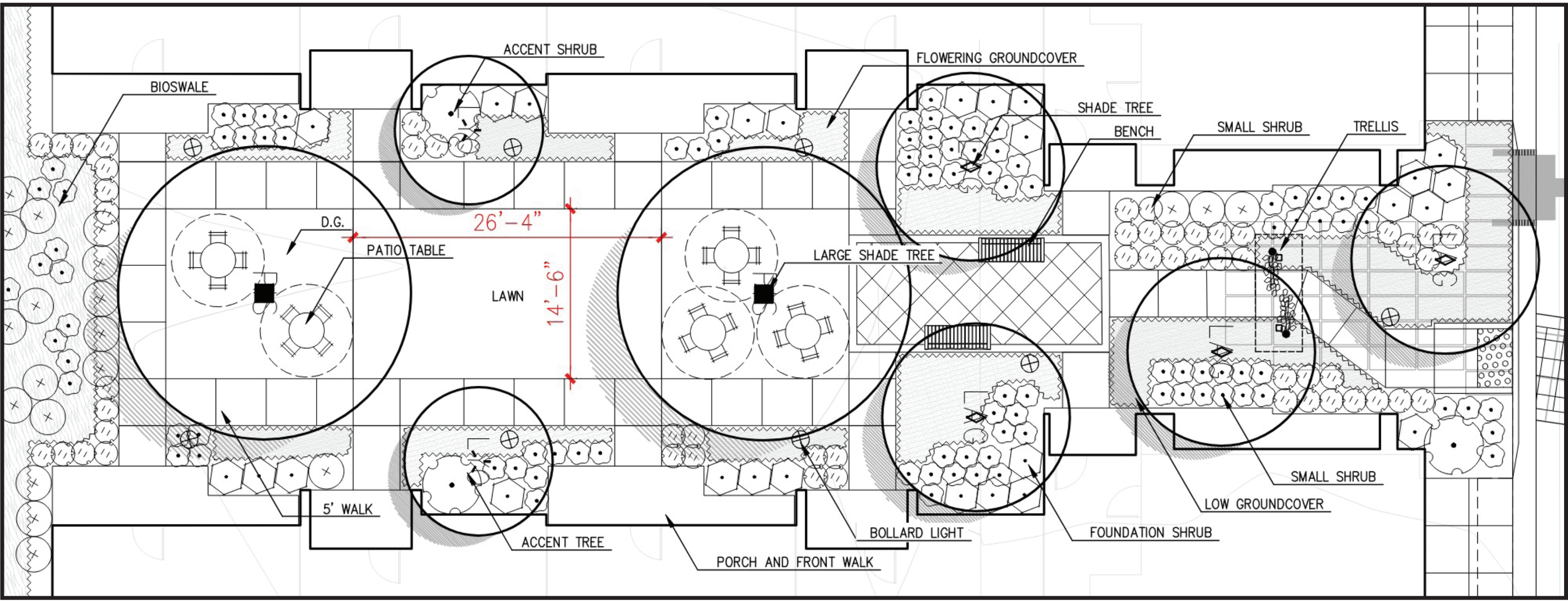
SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE
TREES					
	ARB	ARBUTUS MARINA	STRAWBERRY TREE	24"BOX MLT.	L (WUCOLS IV)
	CER	CERCIS OCCIDENTALIS	WESTERN REDBUD	24"BOX STD.	L (WUCOLS IV)
	LAG	LAGERSTROEMIA X 'TUSCARORA'	GRAPE MYRTLE	24"BOX STD.	L (WUCOLS IV)
	LYO	LYONOTHAMNUS FLORIBUNDUS ASPLENIFOLIUS	FERNLEAF CATALPA IRONWOOD	24"BOX STD.	L (WUCOLS IV)
	PIS	PISTACIA CHINENSIS 'KEITH DAVEY'	KEITH DAVEY CHINESE PISTACHE	36"BOX STD.	L (WUCOLS IV)
	QUE	QUERCUS AGRIFOLIA	COAST LIVE OAK	48"BOX STD.	L (WUCOLS IV)
	QUL	QUERCUS LOBATA	VALLEY OAK	48"BOX STD.	L (WUCOLS IV)
LARGE SHRUBS					
	CP	CISTUS X PURPUREUS	ORCHID ROCKROSE	1 GAL	L (WUCOLS IV)
	DV	DIETES VEGETA	AFRICAN IRIS	1 GAL	L (WUCOLS IV)
	MR	MUHLENBERGIA RIGENS	DEER GRASS	1 GAL	L (WUCOLS IV)
	OV	OLEA EUROPAEA 'LITTLE OLIVE'	LITTLE OLIVE	1 GAL	L (WUCOLS IV)
	TC	TEUCRIUM FRUTICANS 'COMPACTUM'	COMPACT BUSH GERMANDER	1 GAL	L (WUCOLS IV)
MEDIUM SHRUBS					
	AN	ANIGOZANTHOS X 'BUSH TANGO'	BUSH TANGO KANGAROO PAW	1 GAL	L (WUCOLS IV)
	AD	ASPARAGUS DENSIFLORUS 'MYERS'	MYERS ASPARAGUS FERN	1 GAL	L (WUCOLS IV)
	BB	BUDDLEJA X 'BLUE CHIP'	LO & BEHOLD®BLUE CHIP BUTTERFLY BUSH	1 GAL	L (WUCOLS IV)
	CA	CALLISTEMON VIMINALIS 'LJI'	BETTER JOHN BOTTLEBRUSH	1 GAL	L (WUCOLS IV)
	CT	CHONDROPETALUM TECTORUM 'EL CAMPO'	EL CAMPO CAPE RUSH	1 GAL	L (WUCOLS IV)
	HP	HESPERALOE PARVIFLORA 'PERPA'	BRAKELIGHTS RED YUCCA	1 GAL	L (WUCOLS IV)
	LL	LOMANDRA LONGIFOLIA 'BREEZE'	BREEZE™ MAT RUSH	1 GAL	L (WUCOLS IV)
	LP	LOMANDRA LONGIFOLIA 'PLATINUM BEAUTY'	MAT RUSH	1 GAL	L (WUCOLS IV)
	SM	SALVIA MICROPHYLLA 'HOT UPS'	HOT UPS GRAHAM SAGE	1 GAL	L (WUCOLS IV)
SMALL SHRUBS					
	AM	ACHILLEA MILLEFOLIUM	MOONSHINE YARROW	1 GAL	L (WUCOLS IV)
	BG	BOUTELOUA GRACILIS 'BLONDE AMBITION'	BLONDE AMBITION BLUE GRAMA	1 GAL	L (WUCOLS IV)
	BT	BULBINE FRUTESCENS 'TINY TANGERINE'	TINY TANGERINE BULBINE	1 GAL	L (WUCOLS IV)
	CX	CAREX TUMULICOLA	FOOTHILL SEDGE	1 GAL	L (WUCOLS IV)
	DR	DIANELLA REVOLUTA 'BABY BLISS'	BABY BLISS FLAX	1 GAL	L (WUCOLS IV)
	HM	HEUCHERA MAXIMA	ISLAND ALUM ROOT	1 GAL	L (WUCOLS IV)
	JP	JUNCUS PATENS 'ELK BLUE'	SPREADING RUSH	1 GAL	L (WUCOLS IV)
	LA	LAVANDULA ANGUSTIFOLIA 'HIDCOTE'	HIDCOTE ENGLISH LAVENDER	1 GAL	L (WUCOLS IV)
	MD	MUHLENBERGIA DUBIA	PINE MUHLY	1 GAL	L (WUCOLS IV)
	SH	SALVIA X SYLVESTRIS 'BLUE HILL'	BLUE HILL SAGE	1 GAL	L (WUCOLS IV)
ACCENT SHRUBS					
	AB	ABELIA X GRANDIFLORA 'KALEIDOSCOPE'	KALEIDOSCOPE GLOSSY ABELIA	1 GAL	L (WUCOLS IV)
	LT	LAVATERA MARITIMA	TREE MALLOW	1 GAL	L (WUCOLS IV)
	SB	SALVIA LEUCANTHA 'SANTA BARBARA'	SANTA BARBARA MEXICAN BUSH SAGE	1 GAL	L (WUCOLS IV)
	SY	SISYRINCHIUM BELLUM	BLUE-EYED GRASS	1GAL	L (WUCOLS IV)
MEDIUM FOUNDATION SHRUBS					
	MC	MYRTUS COMPACTA	COMPACT MYRTLE	1 GAL	L (WUCOLS IV)
	ND	NANDINA DOMESTICA 'GULF STREAM'	GULF STREAM HEAVENLY BAMBOO	1 GAL	L (WUCOLS IV)
	NL	NANDINA DOMESTICA 'LEMON-LIME'	LEMON-LIME HEAVENLY BAMBOO	1 GAL	L (WUCOLS IV)
	RB	ROSMARINUS OFFICINALIS 'BLUE SPIRES'	BLUE SPIRES ROSEMARY	1 GAL	L (WUCOLS IV)
	WM	WESTRINGIA FRUTICOSA 'MORNING LIGHT'	MORNING LIGHT COAST ROSEMARY	1 GAL	L (WUCOLS IV)
SCREEN SHRUBS					
	CC	CARPENTERIA CALIFORNICA	BUSH ANEMONE	1 GAL	L (WUCOLS IV)
	EU	EUONYMUS JAPONICUS 'GREEN SPIRE'	GREEN SPIRE JAPANESE EUONYMUS	1 GAL	L (WUCOLS IV)
	PC	PRUNUS CAROLINIANA 'COMPACTA'	COMPACT CAROLINA CHERRY LAUREL	1 GAL	L (WUCOLS IV)
	RC	RHAMNUS CALIFORNICA 'MOUND SAN BRUNO'	MOUND SAN BRUNO COFFEEBERRY	1 GAL	L (WUCOLS IV)
FLOWERING GROUNDCOVER					
	CJ	CEANOETHUS X 'JOYCE COULTER'	JOYCE COULTER WILD LILAC	FLAT	L (WUCOLS IV)
	EC	EPILOBIUM CANUM LATIFOLIUM 'EVERETT'S CHOICE'	EVERETT'S CALIFORNIA FUCHSIA	1 GAL	L (WUCOLS IV)
	EK	ERIGERON KARVINSKIANUS	SANTA BARBARA DAISY	1 GAL	L (WUCOLS IV)
	LS	LANTANA SELLOWIANA	TRAILING LANTANA	1 GAL	L (WUCOLS IV)
	MA	MIMULUS AURANTIACUS	STICKY MONKEYFLOWER	1 GAL	L (WUCOLS IV)
	NW	NEPETA X 'WALKER'S LOW'	WALKER'S LOW CATMINT	1 GAL	L (WUCOLS IV)
	RO	ROSMARINUS OFFICINALIS 'HUNTINGTON CARPET'	HUNTINGTON CARPET ROSEMARY	1 GAL	L (WUCOLS IV)
	SS	SENECIO SERPENS	BLUE CHALKSTICKS	1 GAL	L (WUCOLS IV)
LOW GROUNDCOVER					
	AE	ARCTOSTAPHYLOS X 'EMERALD CARPET'	EMERALD CARPET MANZANITA	1 GAL	L (WUCOLS IV)
	DM	DYMONDIA MARGARETAE	SILVER CARPET DYMONDIA	1 GAL	L (WUCOLS IV)
	MP	MYOPORIUM PARVIFOLIUM 'PINK'	PINK TRAILING MYOPORIUM	1 GAL	L (WUCOLS IV)
	PN	PHYLLODENDRON 'KURAPIA SI'	KURAPIA	SOD	L (WUCOLS IV)
	TB	TURF SOD BOLERO PLUS	FESCUE BLEND	SOD	M (WUCOLS IV)



PARKLET

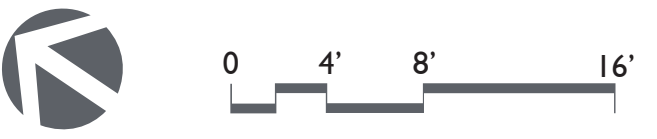


GARDEN

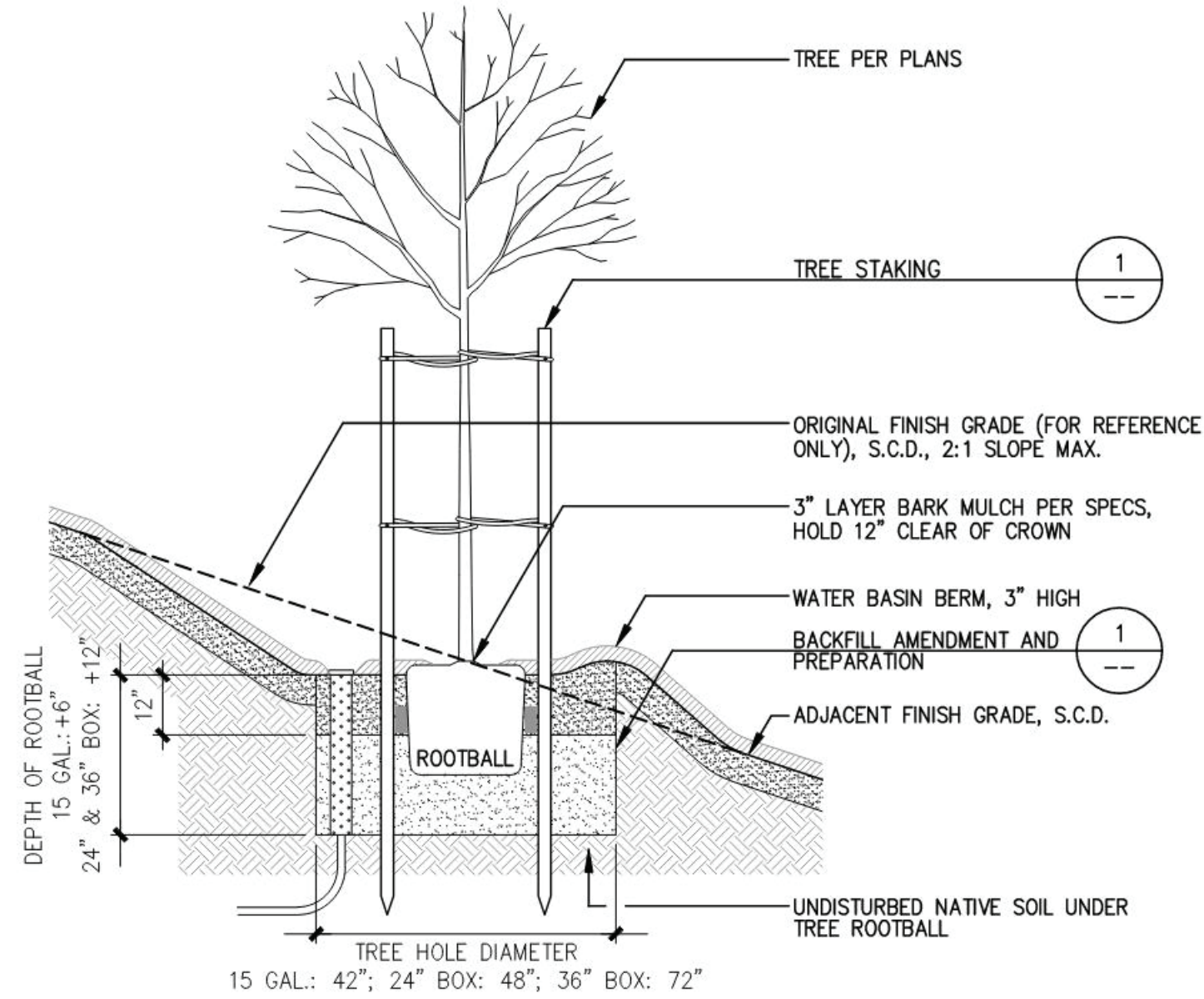
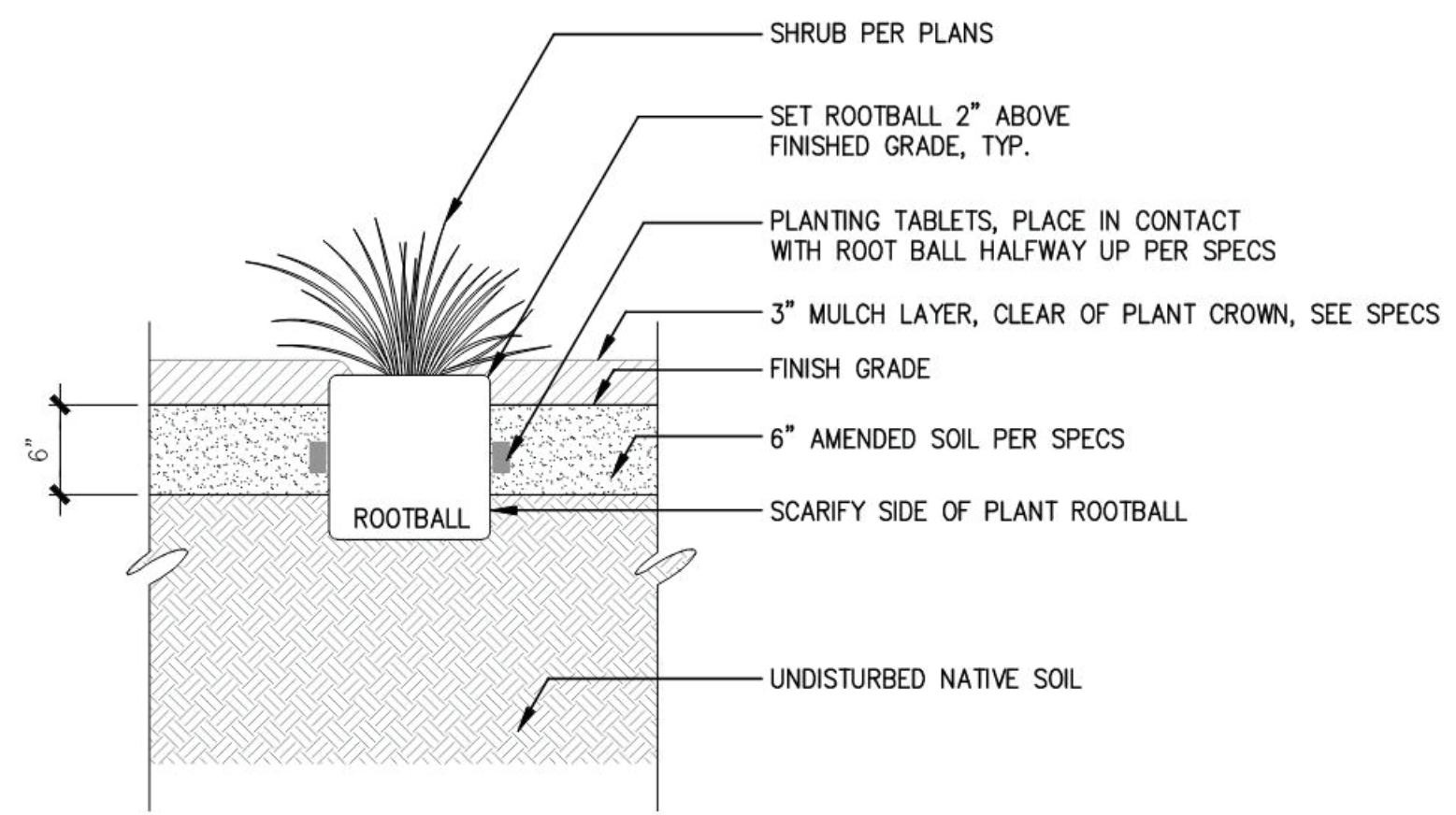
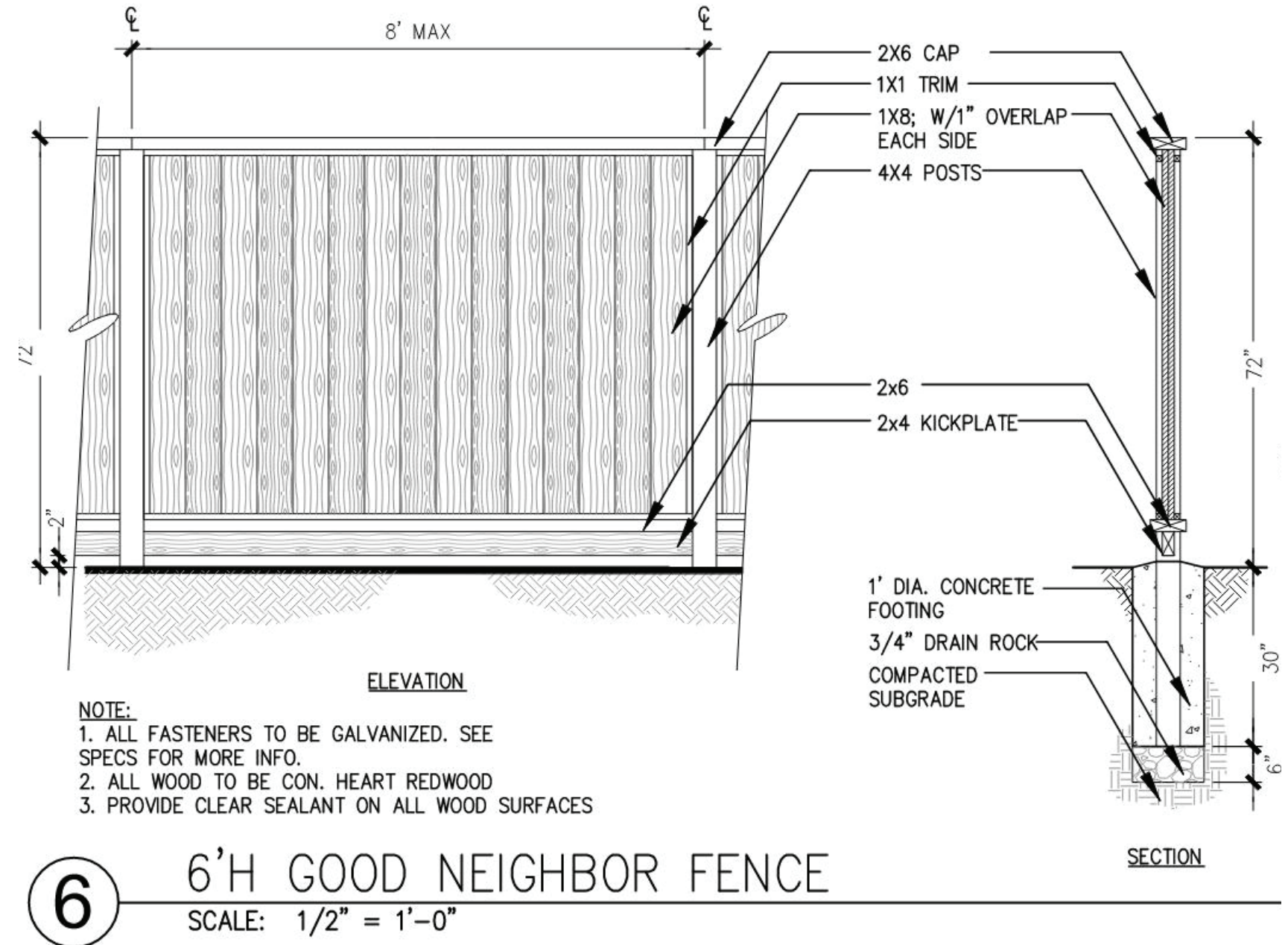
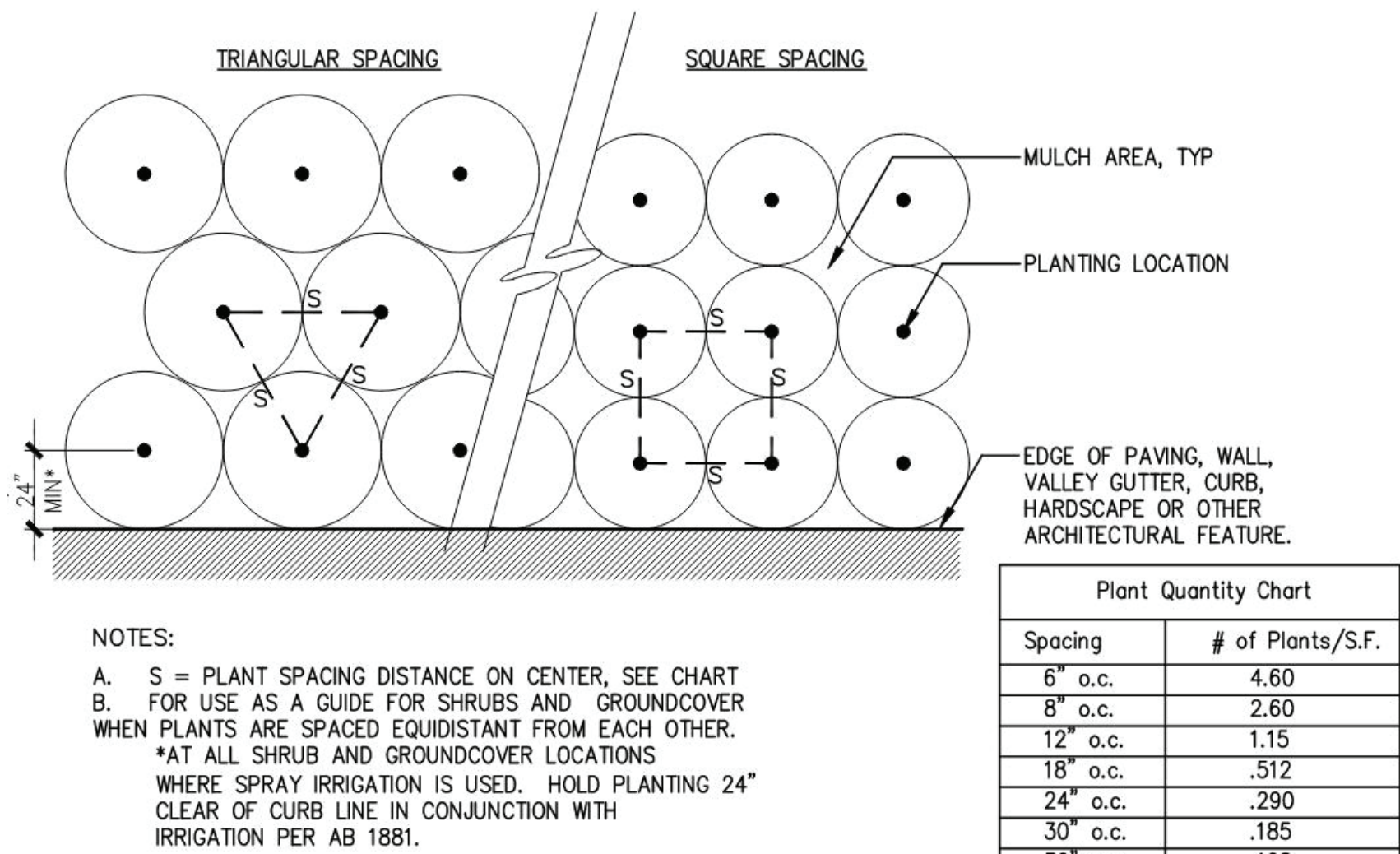
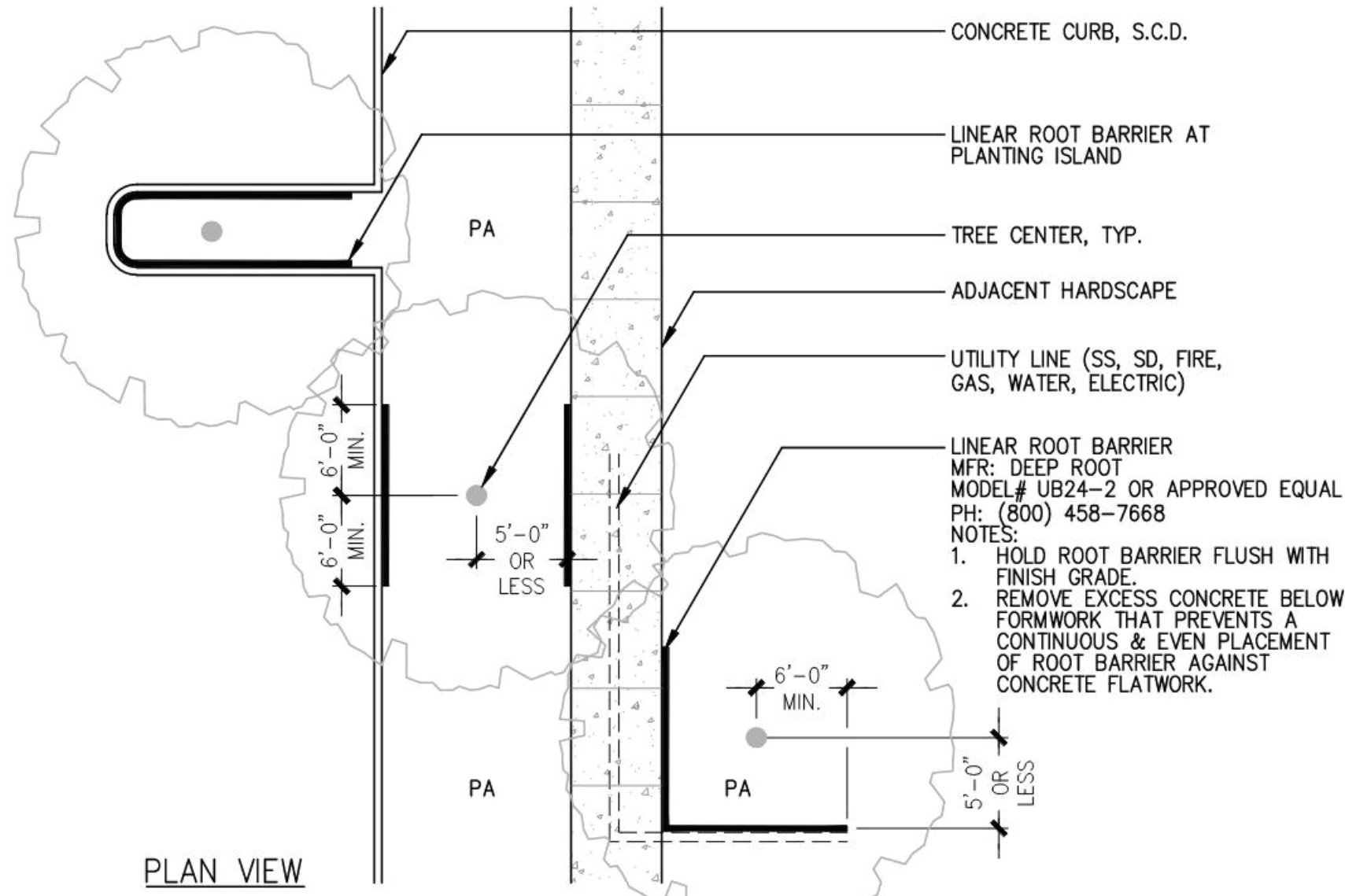
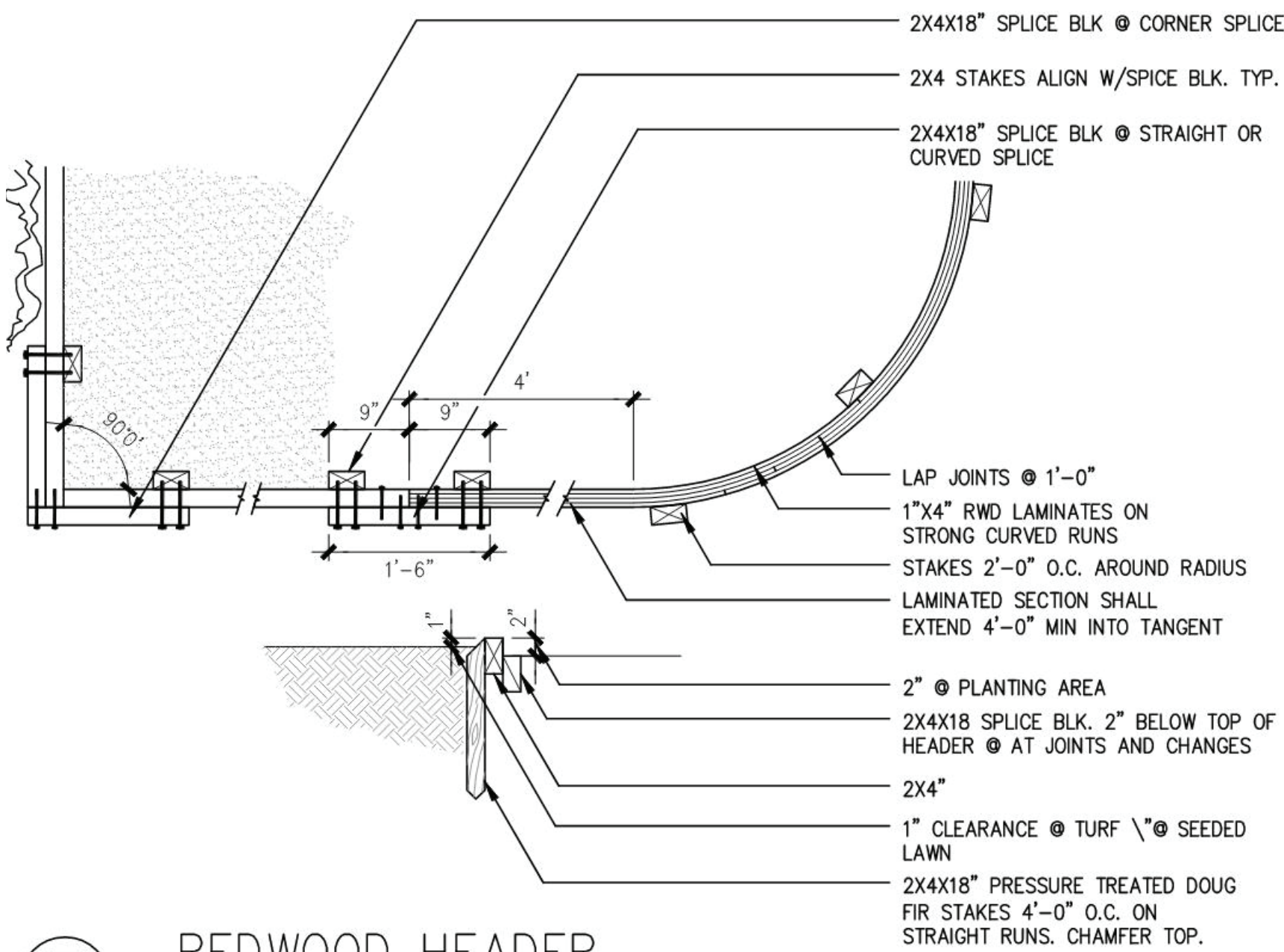
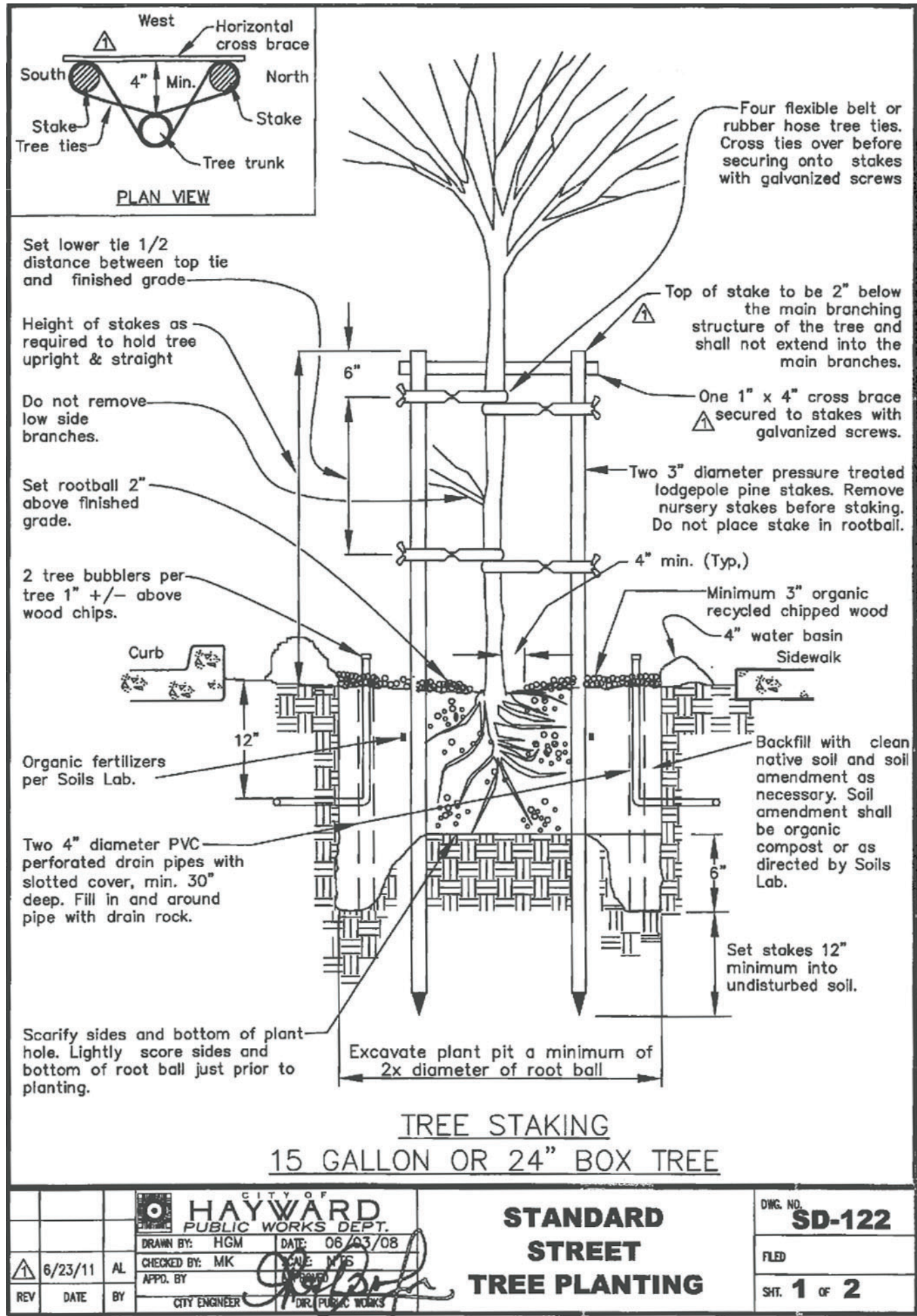


COURTYARD A

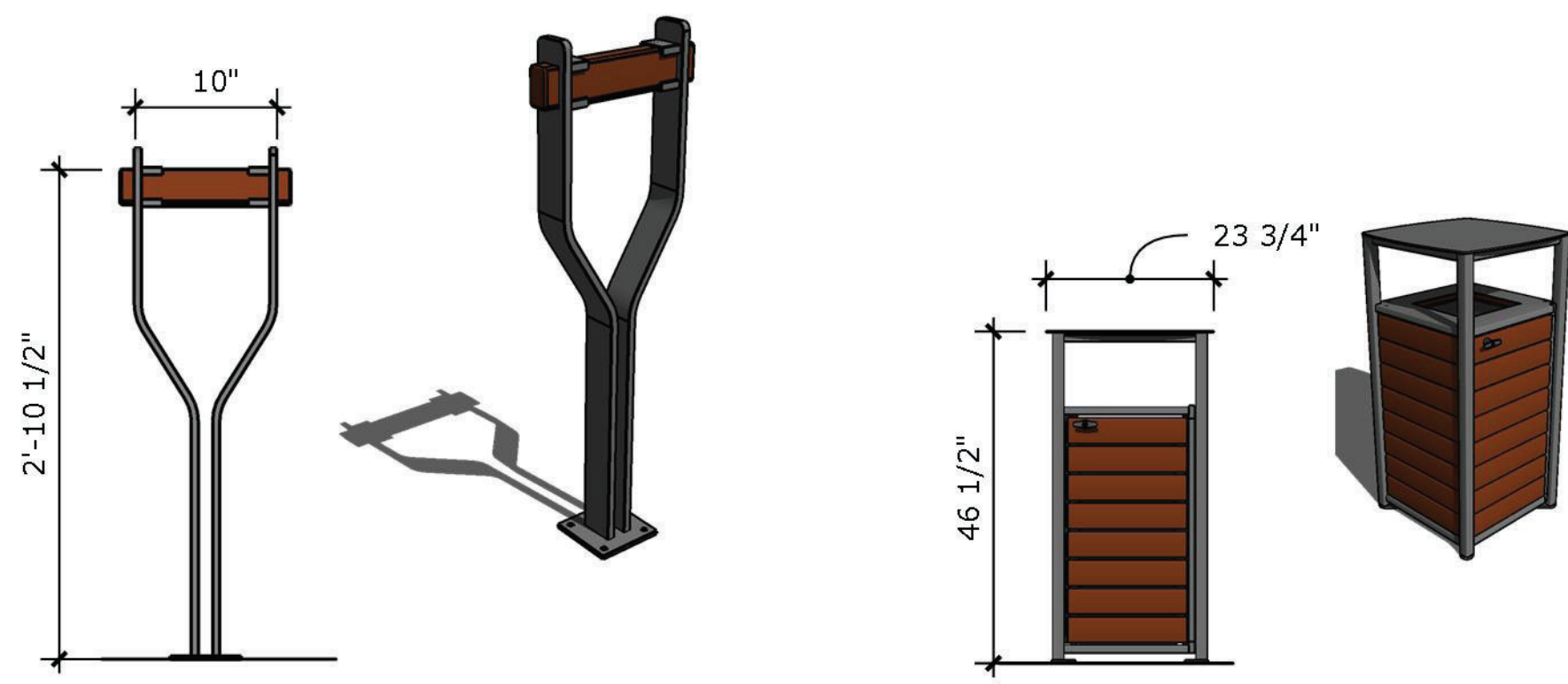
KEY MAP





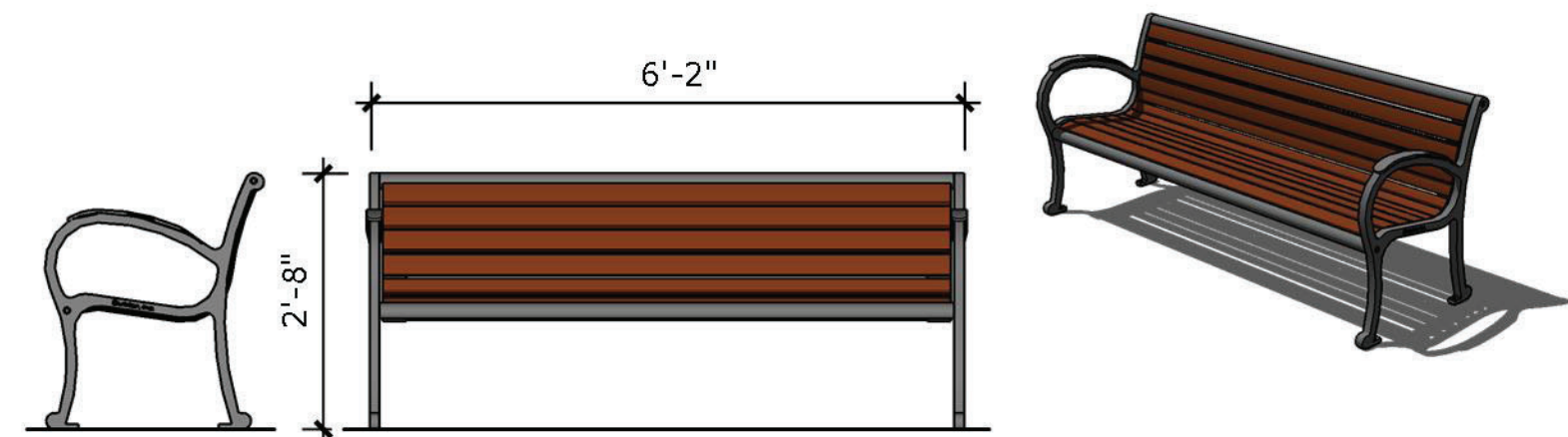






**A BIKE RACK**  
9  
scale: 3/8"=1'

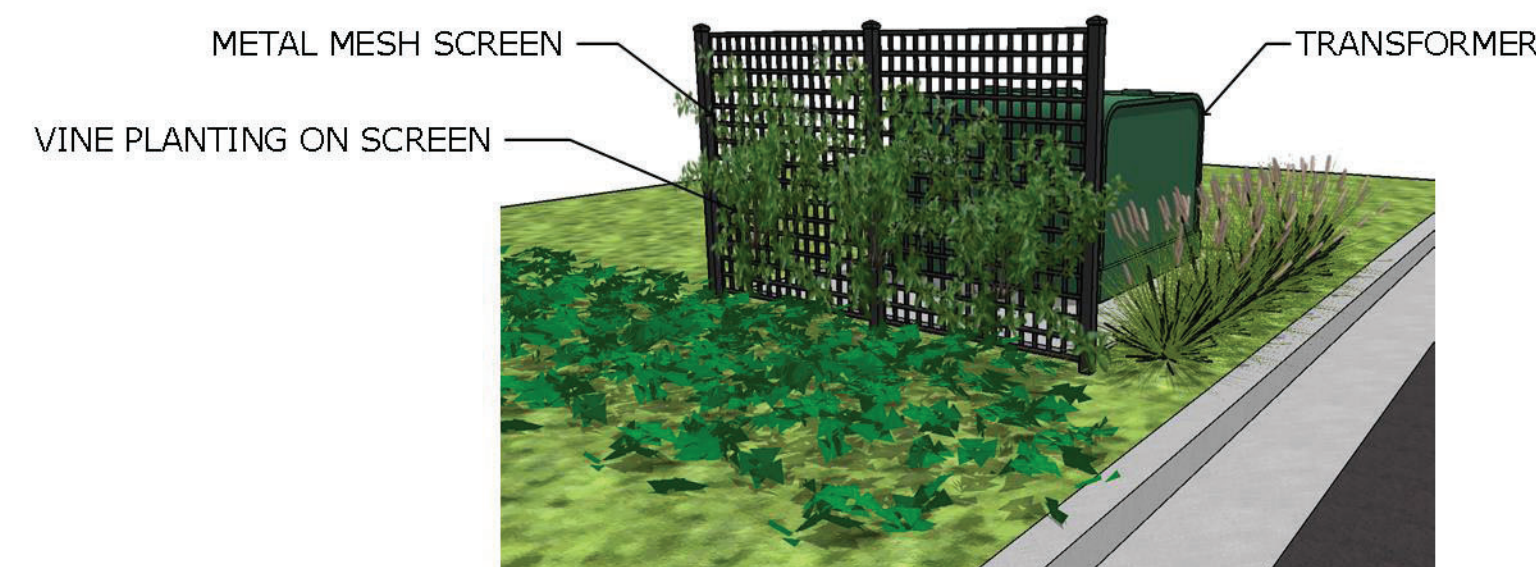
**A TRASH RECEPTACLE**  
8  
scale: 3/8"=1'



**A BENCH**  
7  
scale: 1/2"=1'



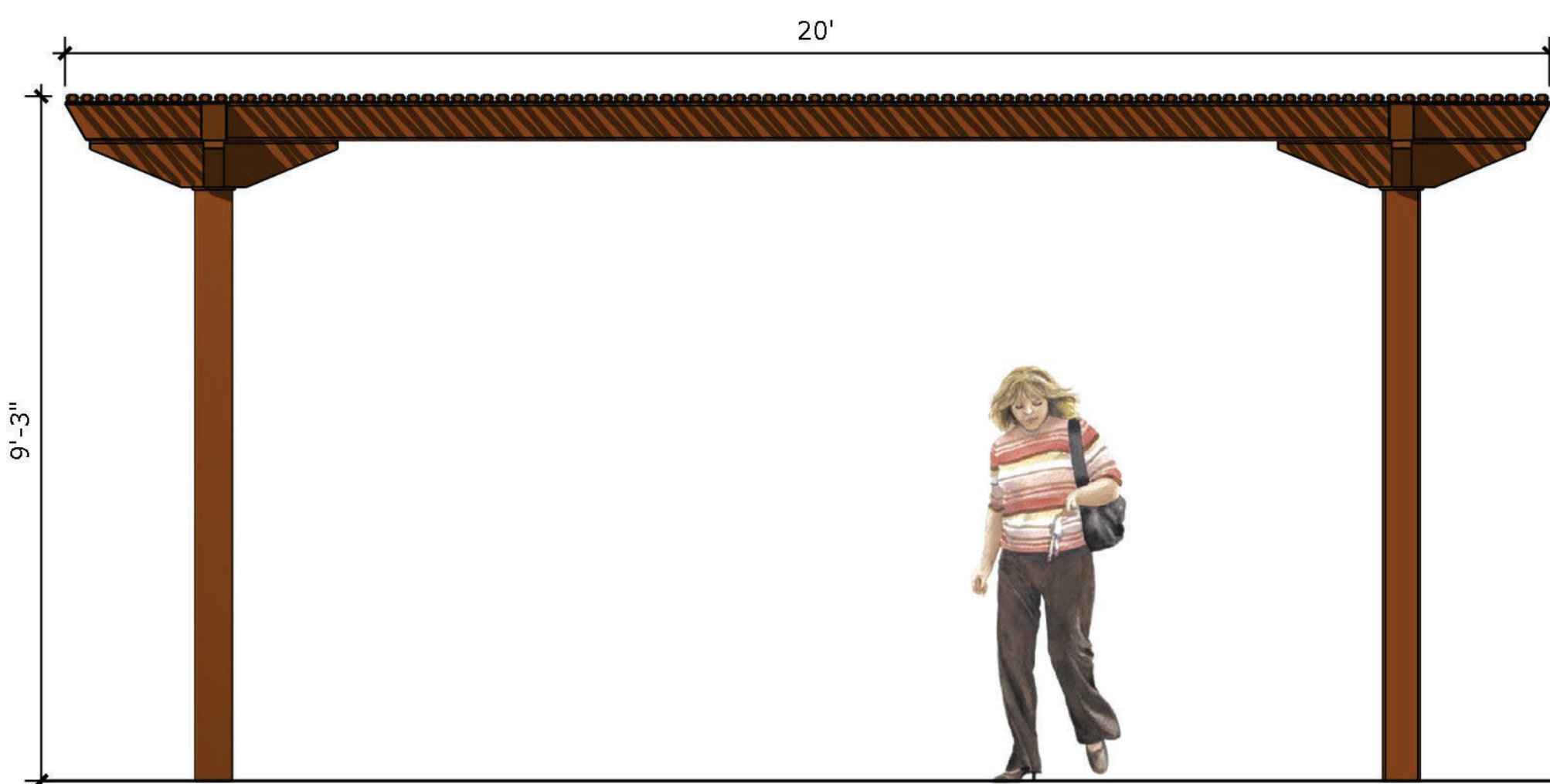
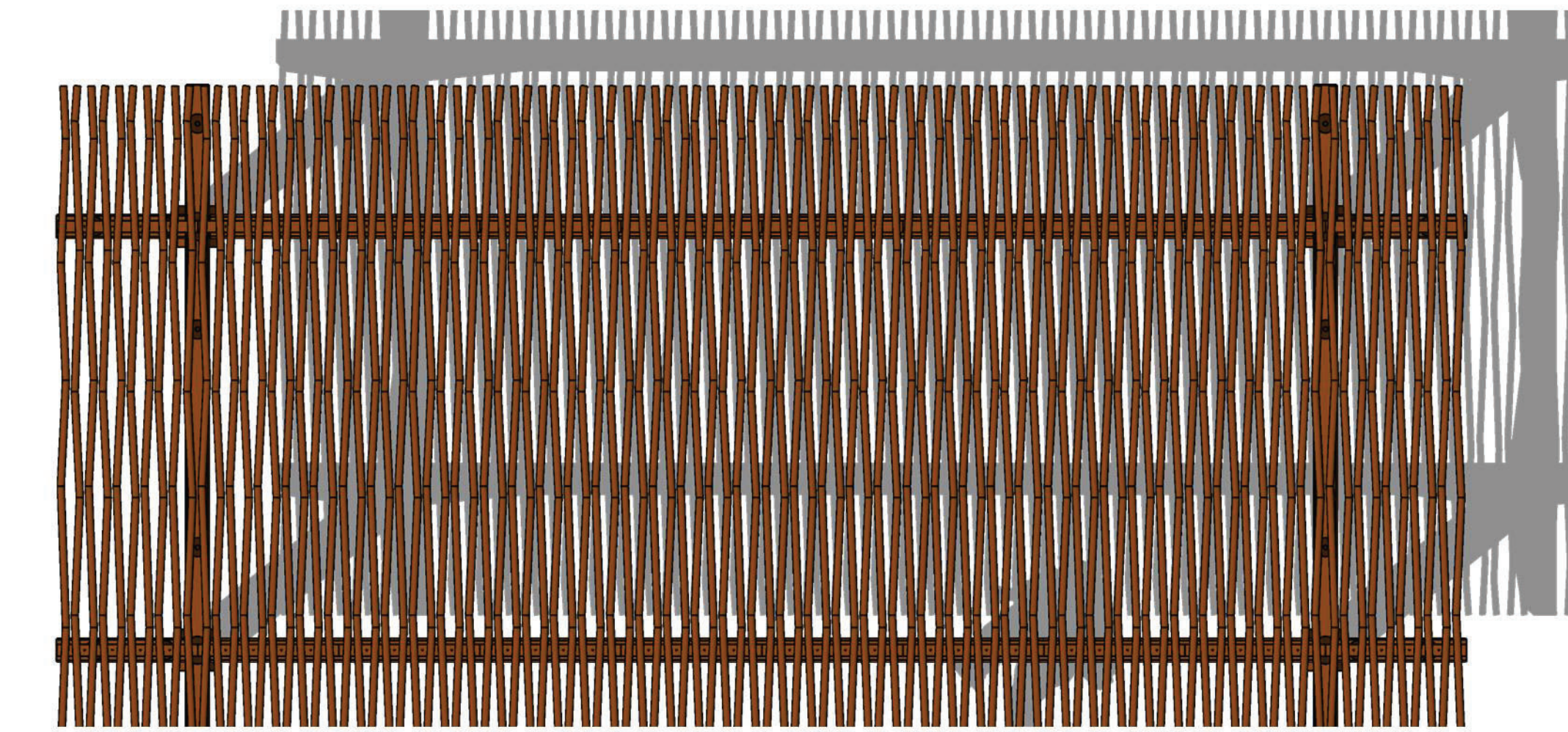
**A RETAINING WALL**  
6  
scale: 1/2"=1'



**A UTILITY SCREENING**  
5  
scale: N.T.S.



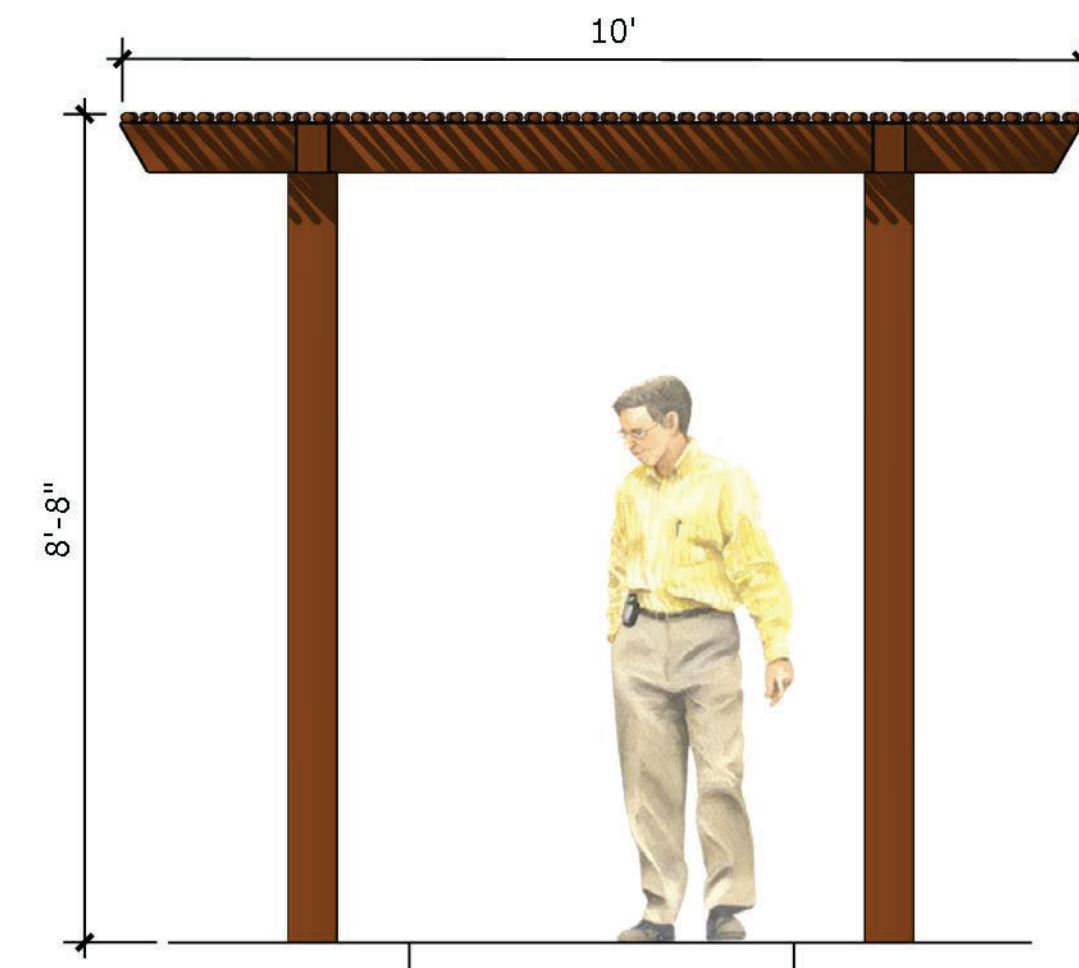
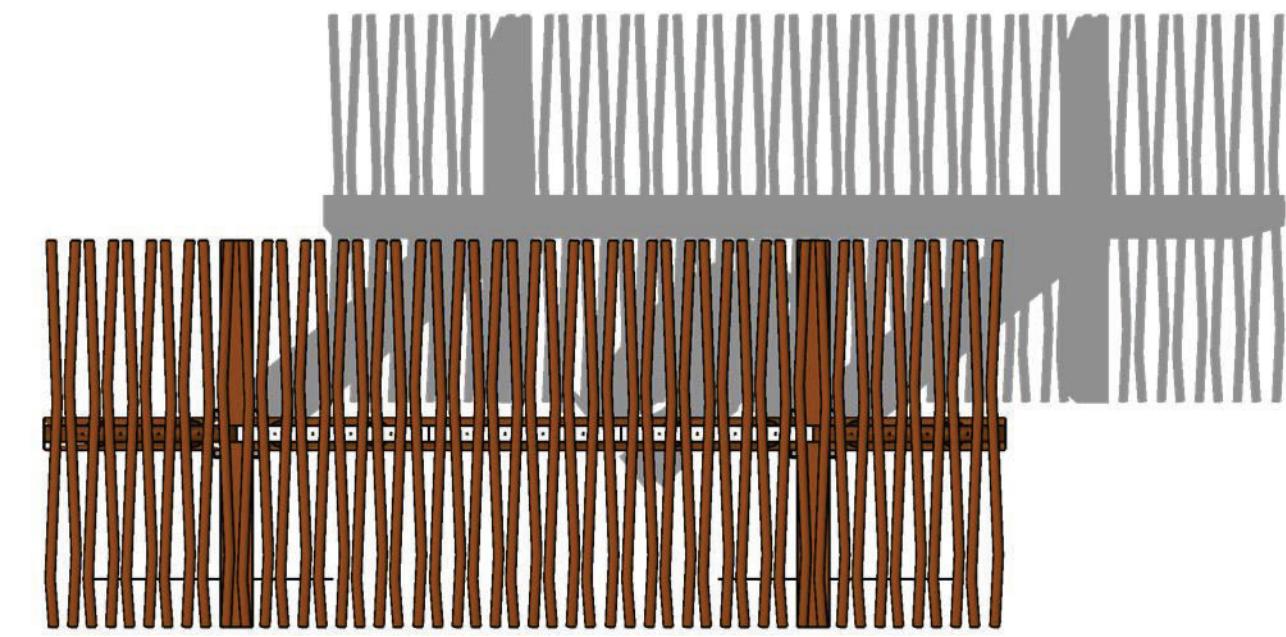
**A PLAY FEATURE**  
10  
scale: N.T.S.



**A TRELLIS**  
4  
scale: 1/2"=1'



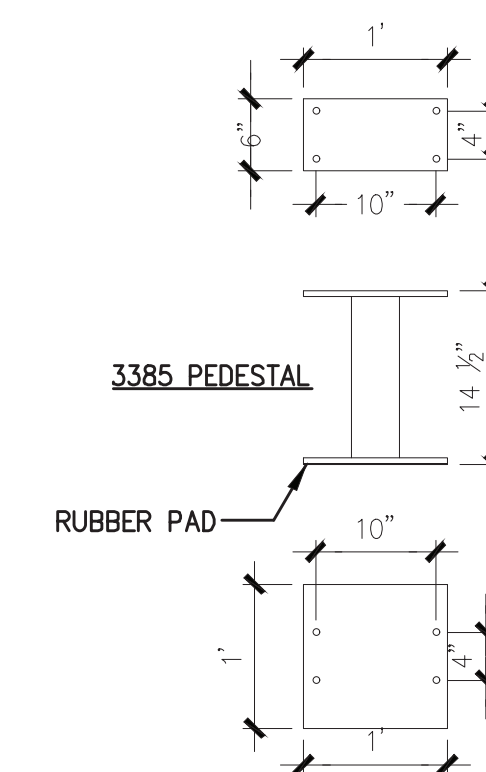
**A TABLE + CHAIRS**  
3  
scale: 1/2"=1'



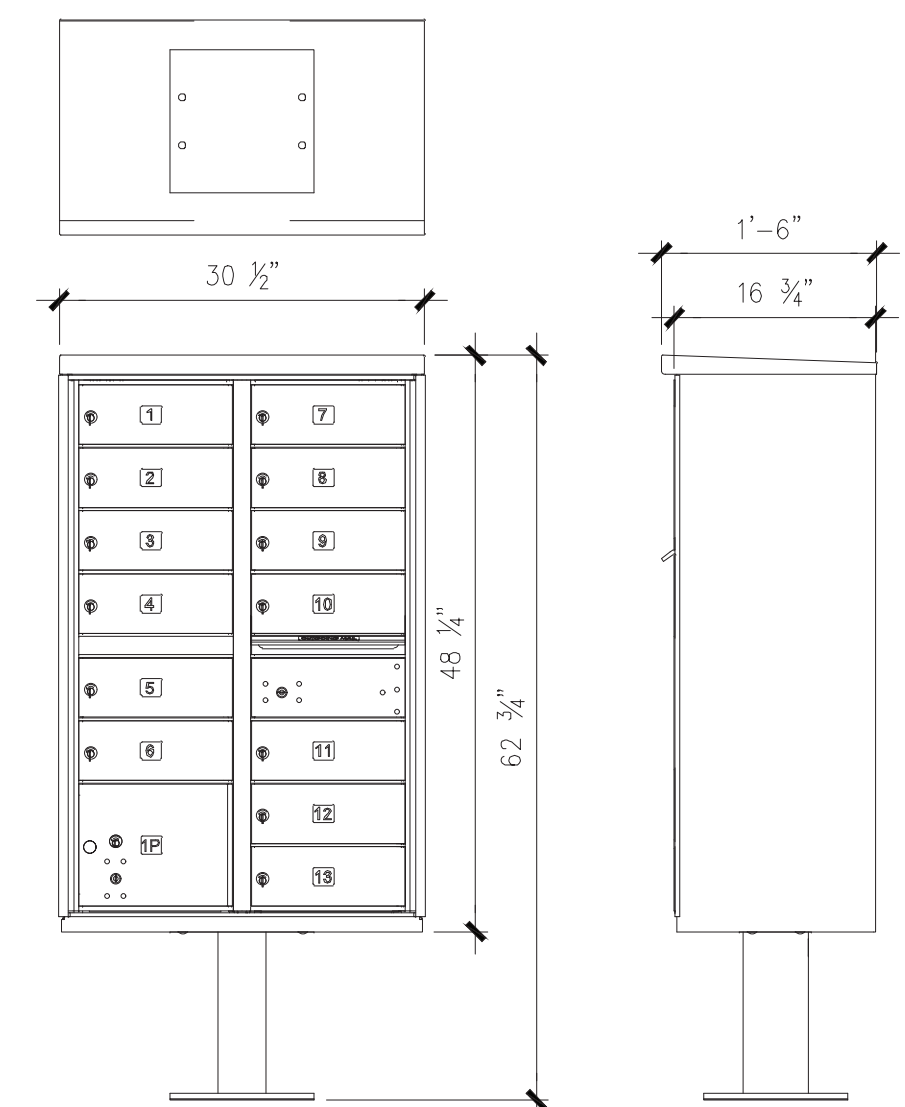
**A ARBOR**  
2  
scale: 1/2"=1'

NOTES:  
CLUSTER BOX UNIT FROM SALSBUURY INDUSTRIES,  
1010 E. 62ND STREET, LOS ANGELES, CA.  
800-624-5269. COLOR TO BE GRAY.  
CONTRACTOR TO INSTALL PER MANUFACTURER'S  
SPECIFICATIONS.

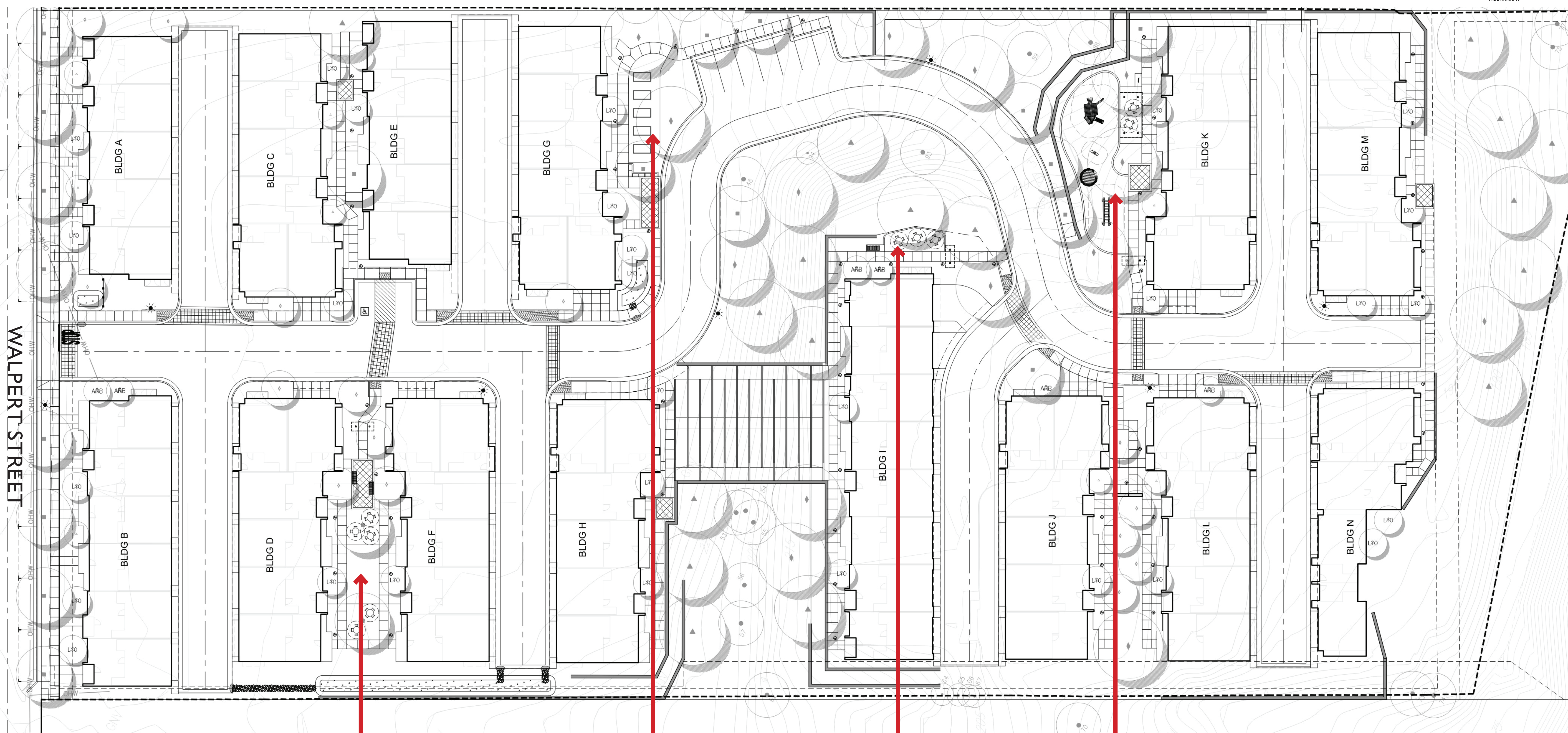
MODEL #3308 (F SERIES) - 8 DOORS  
MODEL #3313 (F SERIES) - 13 DOORS  
MODEL #3316 (F SERIES) - 16 DOORS



**A MAILBOX**  
1  
scale: N.T.S.







COURTYARD A

DESCRIPTION	POINTS
LAWN	15
SEATING FOR 20 (TABLES+CHAIRS)	50
TOTAL	65

GARDEN

DESCRIPTION	POINTS
RAISED GARDEN BEDS (5 TOTAL)	40
TOTAL	40

COURTYARD B

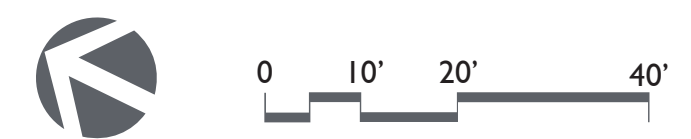
DESCRIPTION	POINTS
SEATING FOR 12 (3 TABLES+CHAIRS)	35
ARBOR	15
TOTAL	50

PARKLET

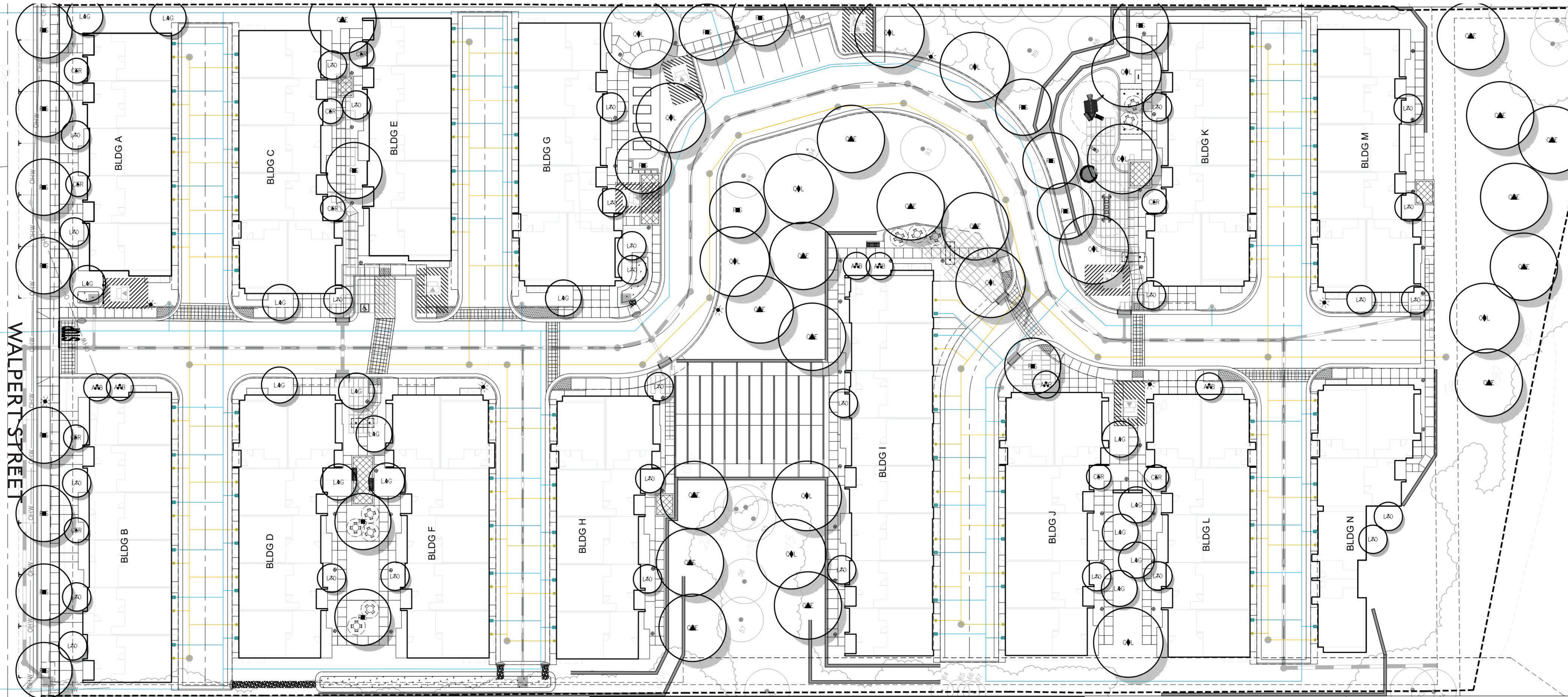
DESCRIPTION	POINTS
SEATING FOR 8 (TABLES+CHAIRS)	15
PLAYGROUND WITH 4 FIXTURES	40
TOTAL	55

TOTAL AMENITIES

DESCRIPTION	POINTS
COURTYARD A	65
GARDEN	40
COURTYARD B	50
PARKLET	55
TOTAL	210

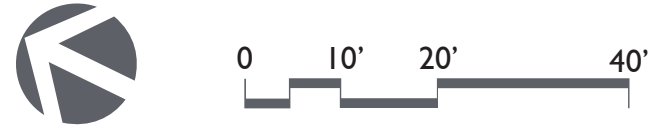






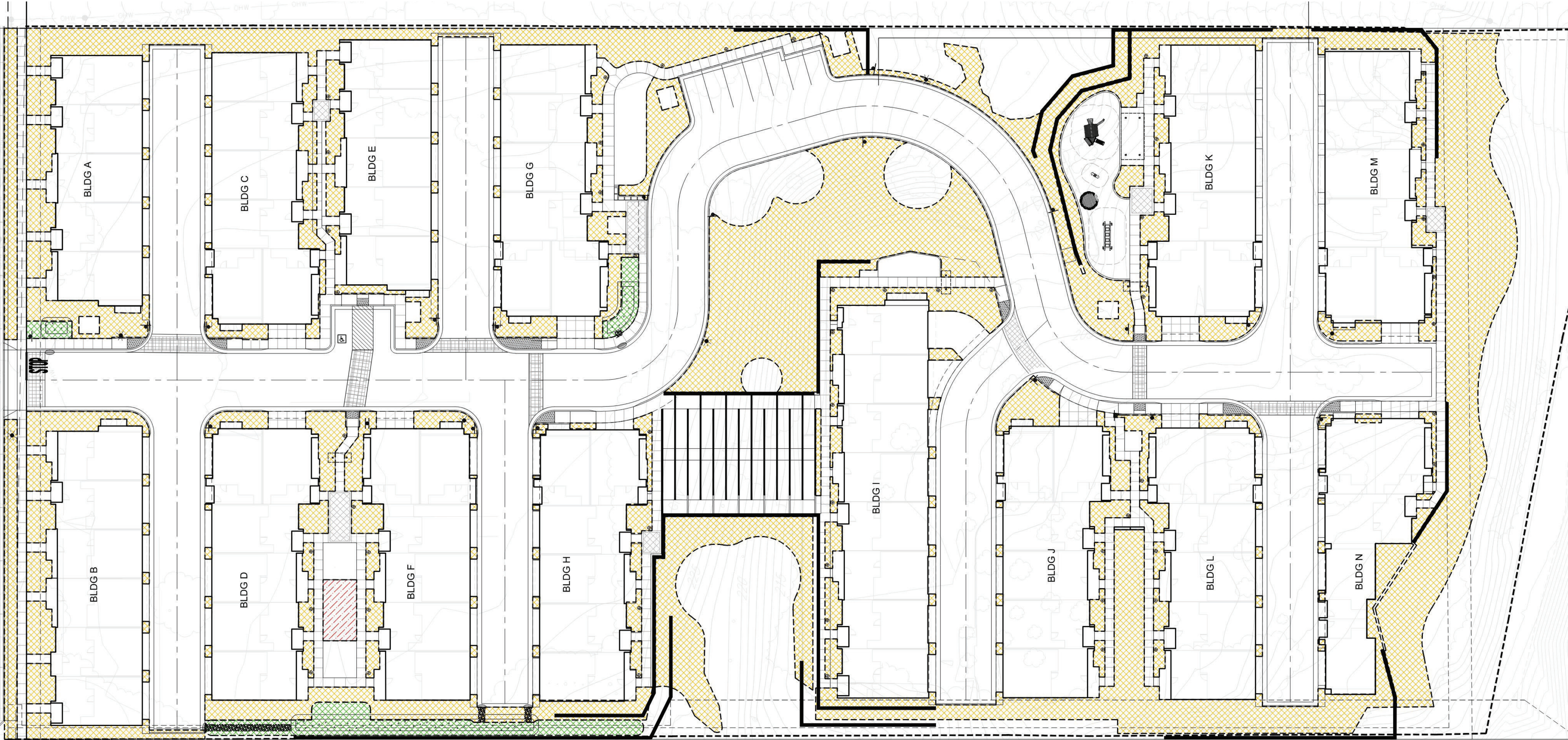
PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE
TREES					
	ARB	ARBUTUS MARINA	STRAWBERRY TREE	24"BOX MLT.	L (WUCOLS IV)
	CER	CERCIS OCCIDENTALIS	WESTERN REDBUD	24"BOX STD.	L (WUCOLS IV)
	LAG	LAGERSTROEMIA X 'TUSCARORA'	CRAPE MYRTLE	24"BOX STD.	L (WUCOLS IV)
	LYO	LYONOTHAMNUS FLORIBUNDUS ASPLENIFOLIUS	FERNLEAF CATALINA IRONWOOD	24"BOX STD.	L (WUCOLS IV)
	PIS	PISTACIA CHINENSIS 'KEITH DAVEY'	KEITH DAVEY CHINESE PISTACHE	36"BOX STD.	L (WUCOLS IV)
	QUE	QUERCUS AGRIFOLIA	COAST LIVE OAK	48"BOX STD.	L (WUCOLS IV)
	QUL	QUERCUS LOBATA	VALLEY OAK	48"BOX STD.	L (WUCOLS IV)





WALPERT STREET

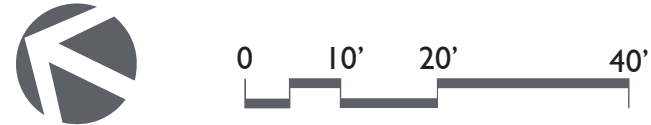


WATER EFFICIENT LANDSCAPE WORKSHEET

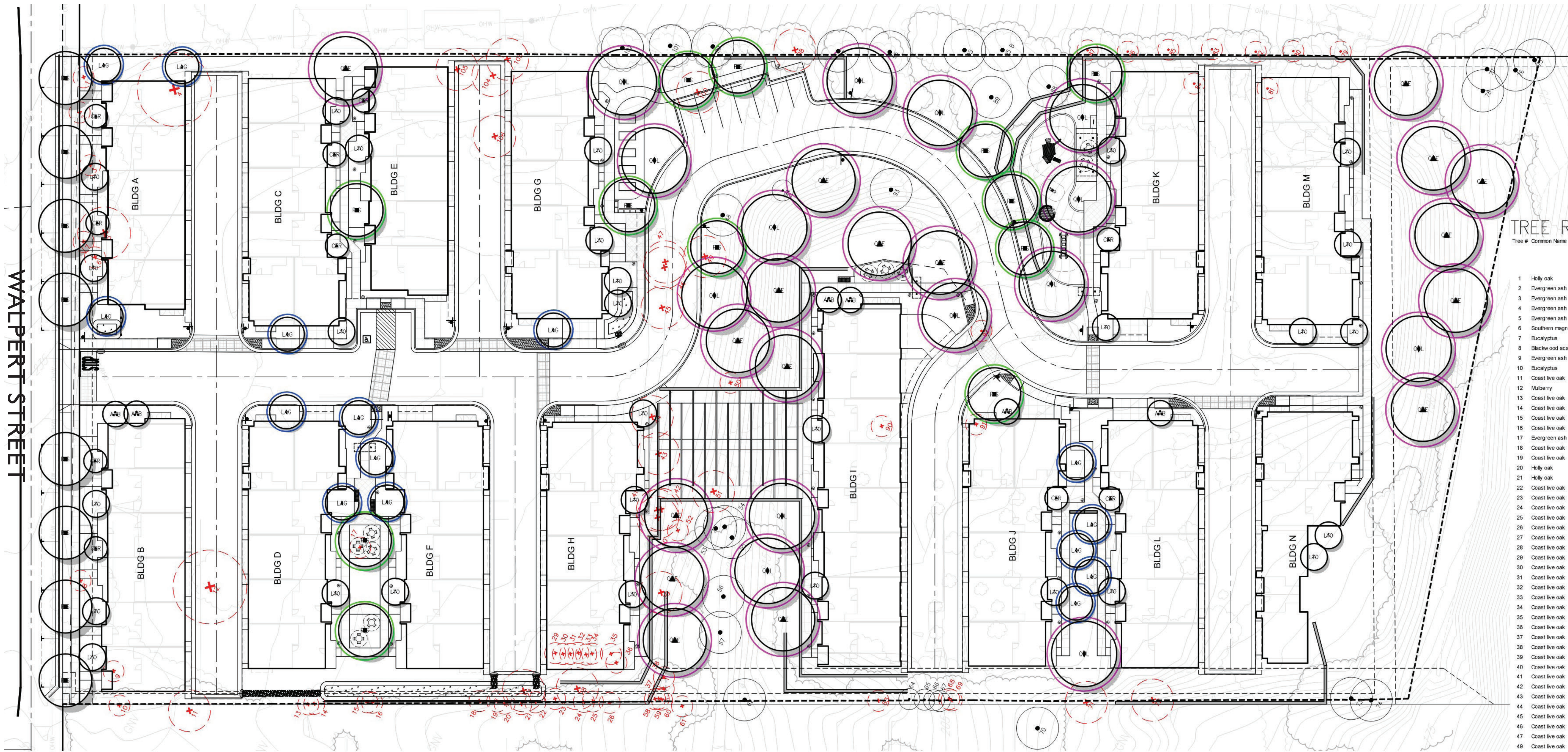
WATER TYPE		POTABLE																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														</	
------------	--	---------	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	----	--

HYDROZONE LEGEND

- ZONE A - COS 1:  
DRIP EMITTERS, LOW WATER USE
- ZONE B - COS 2:  
SPRAY HEADS, LOW WATER USE
- ZONE C - COS 3:  
SPRAY HEADS, MOD WATER USE







WALPERT STREET

TREE REMOVAL SUMMARY CHART

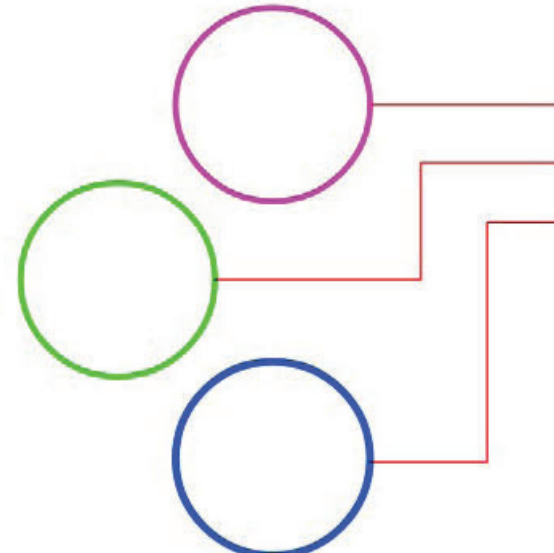
Tree #	Common Name	Species	Diameter	Appraised value	Protected	Remove	Protected removals	Potential removal
1	Holly oak	Quercus ilex	8.5	\$ 770.00	X	X	X	
2	Evergreen ash	Fraxinus uhdei	17.5	\$ 3,910.00	X	X	X	
3	Evergreen ash	Fraxinus uhdei	13	\$ 1,200.00	X	X	X	
4	Evergreen ash	Fraxinus uhdei	21.5	\$ 3,560.00	X	X	X	
5	Evergreen ash	Fraxinus uhdei	25	\$ 1,730.00	X	X	X	
6	Southern magnolia	Magnolia grandiflora	6	\$ 50.00		X		
7	Eucalyptus	Eucalyptus sp.	3.5, 3.5	\$ 240.00		X		
8	Blackwood acacia	Acacia melanoxylon	20.5	\$ 2,090.00	X	X	X	
9	Evergreen ash	Fraxinus uhdei	22	\$ 3,110.00	X	X	X	
10	Eucalyptus	Eucalyptus sp.	~26.5	\$ 10,700.00	X	X	X	
11	Coast live oak	Quercus agrifolia	~28, 22	\$ 17,400.00	X	X	X	
12	Mulberry	Morus alba	11	\$ 430.00	X	X	X	
13	Coast live oak	Quercus agrifolia	~5	\$ 340.00	X			X
14	Coast live oak	Quercus agrifolia	~7, 8.5	\$ 850.00	X			X
15	Coast live oak	Quercus agrifolia	~6.5	\$ 540.00	X	X	X	
16	Coast live oak	Quercus agrifolia	~12	\$ 3,090.00	X	X	X	
17	Evergreen ash	Fraxinus uhdei	2.5, 2.5	\$ 50.00		X		
18	Coast live oak	Quercus agrifolia	13.5, 12	\$ 4,990.00	X	X	X	
19	Coast live oak	Quercus agrifolia	11	\$ 1,310.00	X	X	X	
20	Holly oak	Quercus ilex	~7, 9, 4, 3, 6	\$ 5,400.00	X	X	X	
21	Holly oak	Quercus ilex	7.5	\$ 1,960.00	X	X	X	
22	Coast live oak	Quercus agrifolia	11	\$ 1,930.00	X	X	X	
23	Coast live oak	Quercus agrifolia	9.5	\$ 1,920.00	X	X	X	
24	Coast live oak	Quercus agrifolia	7.5	\$ 710.00	X	X	X	
25	Coast live oak	Quercus agrifolia	6.5, 6, ~6.5	\$ 2,300.00	X	X	X	
26	Coast live oak	Quercus agrifolia	10, ~11, 15	\$ 15,400.00	X	X	X	
27	Coast live oak	Quercus agrifolia	15.5	\$ 4,870.00	X	X	X	
28	Coast live oak	Quercus agrifolia	5, 2.5	\$ 470.00	X	X	X	
29	Coast live oak	Quercus agrifolia	5.5	\$ 610.00	X	X	X	
30	Coast live oak	Quercus agrifolia	5	\$ 470.00	X	X	X	
31	Coast live oak	Quercus agrifolia	14.5	\$ 5,100.00	X	X	X	
32	Coast live oak	Quercus agrifolia	5	\$ 420.00	X	X	X	
33	Coast live oak	Quercus agrifolia	6.5	\$ 870.00	X	X	X	
34	Coast live oak	Quercus agrifolia	5, 3	\$ 800.00	X	X	X	
35	Coast live oak	Quercus agrifolia	17	\$ 6,500.00	X	X	X	
36	Coast live oak	Quercus agrifolia	10, 9, 12.5	\$ 5,800.00	X	X	X	
37	Coast live oak	Quercus agrifolia	4	\$ 270.00	X	X	X	
38	Coast live oak	Quercus agrifolia	4	\$ 290.00	X	X	X	
39	Coast live oak	Quercus agrifolia	17, 14.5	\$ 3,260.00	X	X	X	
40	Coast live oak	Quercus agrifolia	~20	\$ 5,100.00	X	X	X	
41	Coast live oak	Quercus agrifolia	12, 14, 8.5	\$ 7,400.00	X	X	X	
42	Coast live oak	Quercus agrifolia	5	\$ 250.00	X	X	X	
43	Coast live oak	Quercus agrifolia	~27	\$ 14,000.00	X	X	X	
44	Coast live oak	Quercus agrifolia	5.5, 6.5	\$ 600.00	X	X	X	
45	Coast live oak	Quercus agrifolia	9.5, 7.5, 6	\$ 1,170.00	X	X	X	
46	Coast live oak	Quercus agrifolia	10, 11, 11	\$ 6,000.00	X	X	X	
47	Coast live oak	Quercus agrifolia	8, 8, 6.5	\$ 3,640.00	X	X	X	
49	Coast live oak	Quercus agrifolia	8, 6	\$ 2,470.00	X	X	X	
50	Coast live oak	Quercus agrifolia	22, 21, 12.5	\$ 30,100.00	X	X	X	
51	Coast live oak	Quercus agrifolia	16, 15.5	\$ 10,000.00	X	X	X	
58	Coast live oak	Quercus agrifolia	7	\$ 700.00	X	X	X	
59	Coast live oak	Quercus agrifolia	9	\$ 1,620.00	X	X	X	
63	Coast live oak	Quercus agrifolia	15	\$ 3,280.00	X	X	X	
64	Coast live oak	Quercus agrifolia	4	\$ 210.00	X	X	X	
68	Coast live oak	Quercus agrifolia	8.5, 12, ~7	\$ 4,670.00	X	X	X	
69	Coast live oak	Quercus agrifolia	~9, 13	\$ 4,160.00	X	X	X	
71	Coast live oak	Quercus agrifolia	13, 8.5, ~18	\$ 12,700.00	X	X	X	
72	Coast live oak	Quercus agrifolia	~32	\$ 13,400.00	X	X	X	
73	Coast live oak	Quercus agrifolia	14, 16.5	\$ 7,600.00	X	X	X	
74	Coast live oak	Quercus agrifolia	8, ~4	\$ 1,330.00	X			X
79	Mayten	Maytenus boaria	~12	\$ 1,910.00	X			X
80	Tulip tree	Liriodendron tulipifera	~6	\$ 2,630.00				X
81	Coast live oak	Quercus agrifolia	12, ~12, 12	\$ 9,400.00	X	X	X	
82	Tulip tree	Liriodendron tulipifera	~7	\$ 470.00				X
83	Tulip tree	Liriodendron tulipifera	~7	\$ 360.00				X
84	Coast live oak	Quercus agrifolia	16.5, 17.5	\$ 14,900.00	X	X	X	
85	Tulip tree	Liriodendron tulipifera	~9	\$ 1,020.00	X			X
86	Tulip tree	Liriodendron tulipifera	~6	\$ 190.00				X
87	Tulip tree	Liriodendron tulipifera	~10	\$ 1,250.00	X			X
88	Coast live oak	Quercus agrifolia	5.5, ~4.5, 4	\$ 2,680.00	X	X	X	
89	Coast live oak	Quercus agrifolia	17, 13.5, 14	\$ 10,300.00	X	X	X	
90	Callery pear	Pyrus calleryana	5.5	\$ 630.00				X
91	Callery pear	Pyrus calleryana	5.5	\$ 920.00				X
92	Callery pear	Pyrus calleryana	5.5	\$ 910.00				X
97	Tulip tree	Liriodendron tulipifera	~6.5	\$ 350.00	X	X		
98	Tulip tree	Liriodendron tulipifera	~10	\$ 1,300.00	X			X
100	Coast live oak	Quercus agrifolia	11.5, 11	\$ 9,300.00	X	X	X	
103	Lemon bottlebrush	Callistemon citrinus	8.5	\$ 250.00	X	X	X	
104	Evergreen ash	Fraxinus uhdei	19	\$ 0.00	X	X	X	
105	Italian stone pine	Pinus pinea	28	\$ 3,730.00	X	X	X	
106	Canary island pine	Pinus canariensis	19	\$ 3,160.00	X	X	X	

Total Tree Value \$311,770.00

TREE MITIGATION SUMMARY CHART

REQUIRED TREES	REQUIRED TREE QUANTITY/SIZE/INSTALLED UNIT COST	PROPOSED TREE QUANTITY/SIZE/INSTALLED UNIT COST	UNIT COST DIFFERENT (PROPOSED SIZE - REQUIRED SIZE)	MITIGATION VALUE
SHADE TREES	31/15"-GAL/\$350	31/48"-BOX/\$2,400	\$2,050	\$63,550
LANDSCAPE TREES	12/15"-GAL/\$350	12/36"-BOX/\$1,200	\$850	\$10,200
LANDSCAPE TREES	15/15"-GAL/\$350	15/24"-BOX/\$650	\$300	\$4,500
TOTAL				\$78,250
MITIGATION GOAL				\$311,770
BALANCE				\$233,520

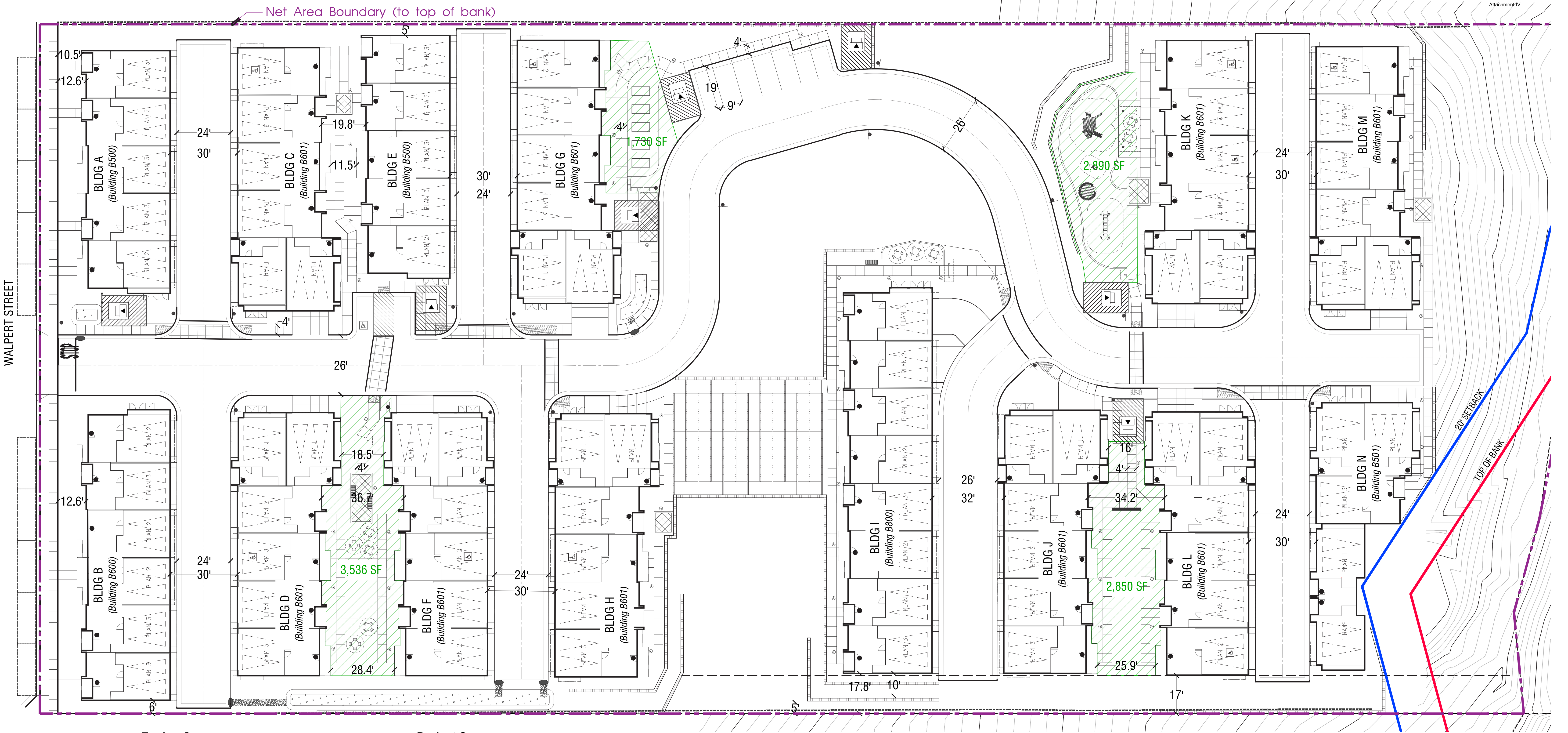
NOTE:  
REFER TO FULL ARBORIST REPORT PREPARED BY JENNIFER TSO, BCMA #WE-10270B MICHELIA ARBORICULTURE, LLC



TREE TO BE REMOVED  
TREE TO BE PRESERVED







**Zoning Summary**

Existing Zoning: RM  
Proposed Zoning: RM

Max. Density: 17.4 Homes per Acre

Building Setbacks: Front Yard: 10'  
Interior Side Yard: 5'  
Street Side Yard: 10'  
Rear Yard: 10'

Max. Building Height: 50' and 4 Stories  
Open Space: 150 sf./unit, 50% have to be outdoor

**Project Summary**

**Total Site Area:** Gross: + 5.49 Acres  
Net: + 4.83 Acres

**Total Units:** 83 Homes

- (22) Plan 1: +/- 1,514 SF, 3 Bed, 2.5 Bath
- (28) Plan 2: +/- 1,799 SF, 3 Bed, 2 Bath, 2 Powder
- (33) Plan 3: +/- 1,825 SF, 4 Bed, 3.5 Bath

**Density:** 15.12 DU/AC (Gross)  
17.18 DU/AC (Net)

**Parking:**

Required: 175 Spaces  
Provided: 185 Spaces

- 166 Covered
- 9 Uncovered
- 10 On-street Along Walpert St.

**Open Space:**

Required: 12,450 SF (150 SF/ Unit, Min. 50% Outdoor)  
Provided: 18,974 SF

- 11,006 SF Common OS
- 7,968 SF Private OS

ADA accessible Units 83x10% = 9 units

- Notes:**
- Site plan is for conceptual purposes only.
  - Site plan must be reviewed by planning, building, and fire departments for code compliance.
  - Base information per civil engineer.
  - Civil engineer to verify all setbacks and grading information
  - Building Footprints might change due to the final design elevation style.
  - Open space area is subject to change due to the balcony design of the elevation.
  - Building setbacks are measured from property lines to building foundation lines.







Note: Artist's conception; colors, materials and application may vary.

Building A (Building Type 500)

Building B (Building Type 600)

Walpert Street Entry

Conceptual Street Scene

HAYWARD HILLS TOWNHOMES

HAYWARD, CA



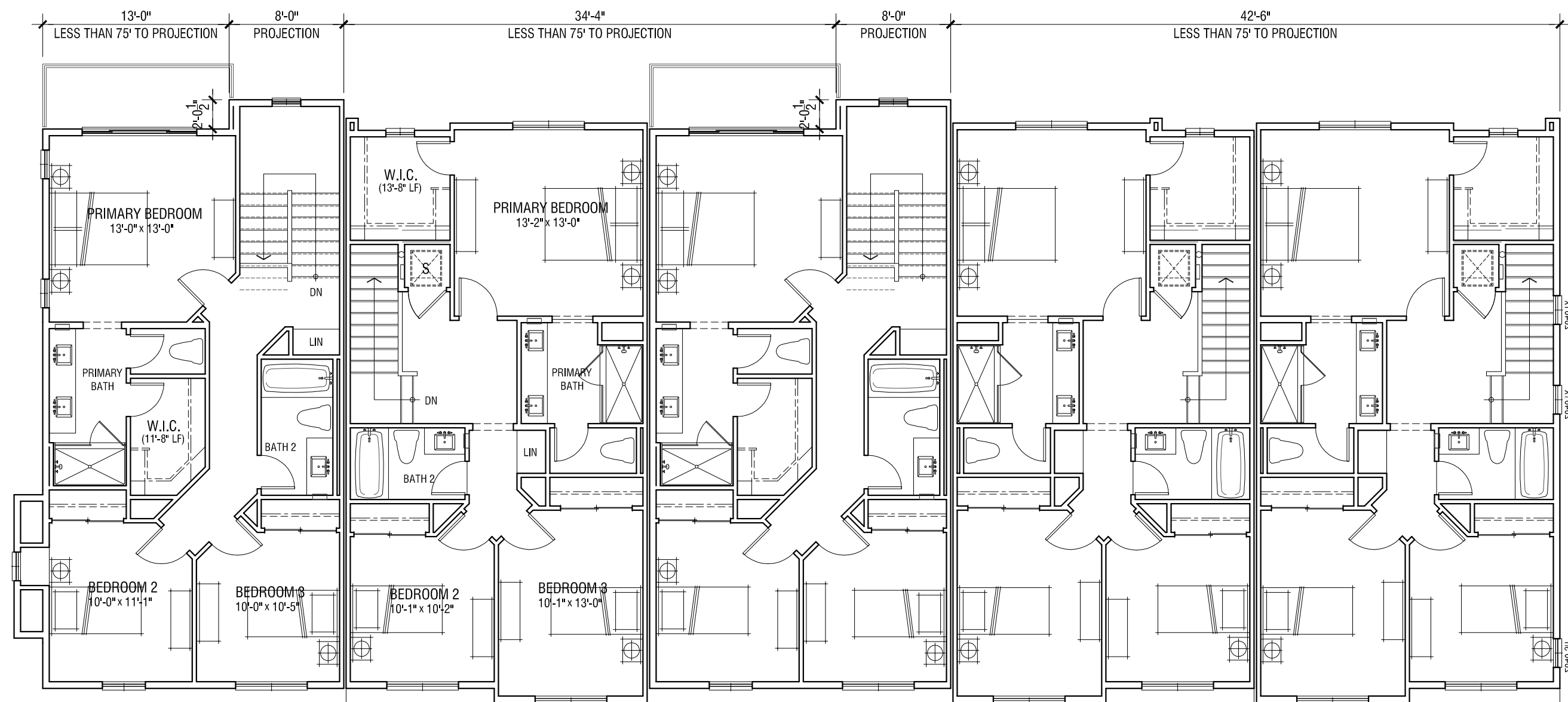
SP-2

DESIGN REVIEW

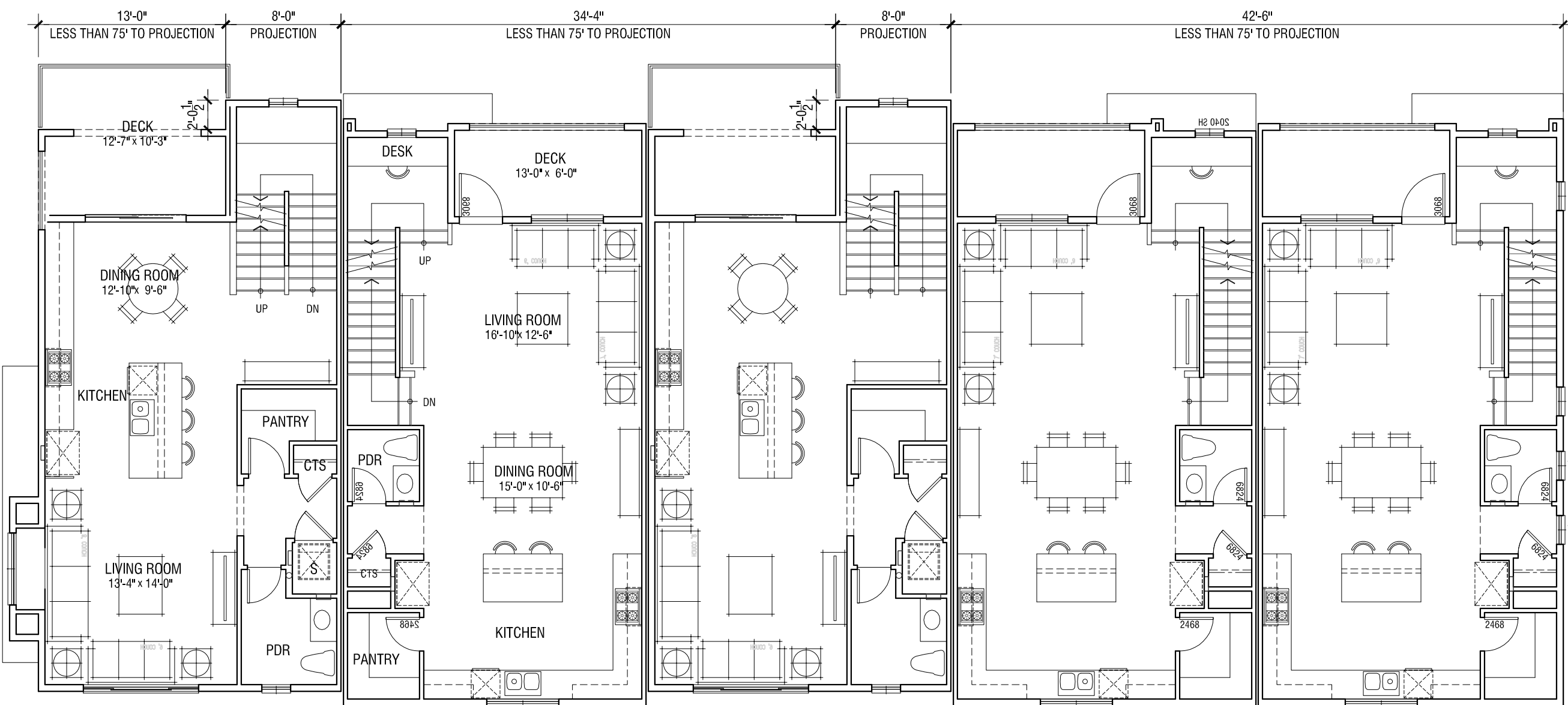
© 2025 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA. | 2024289 | 9-15-25



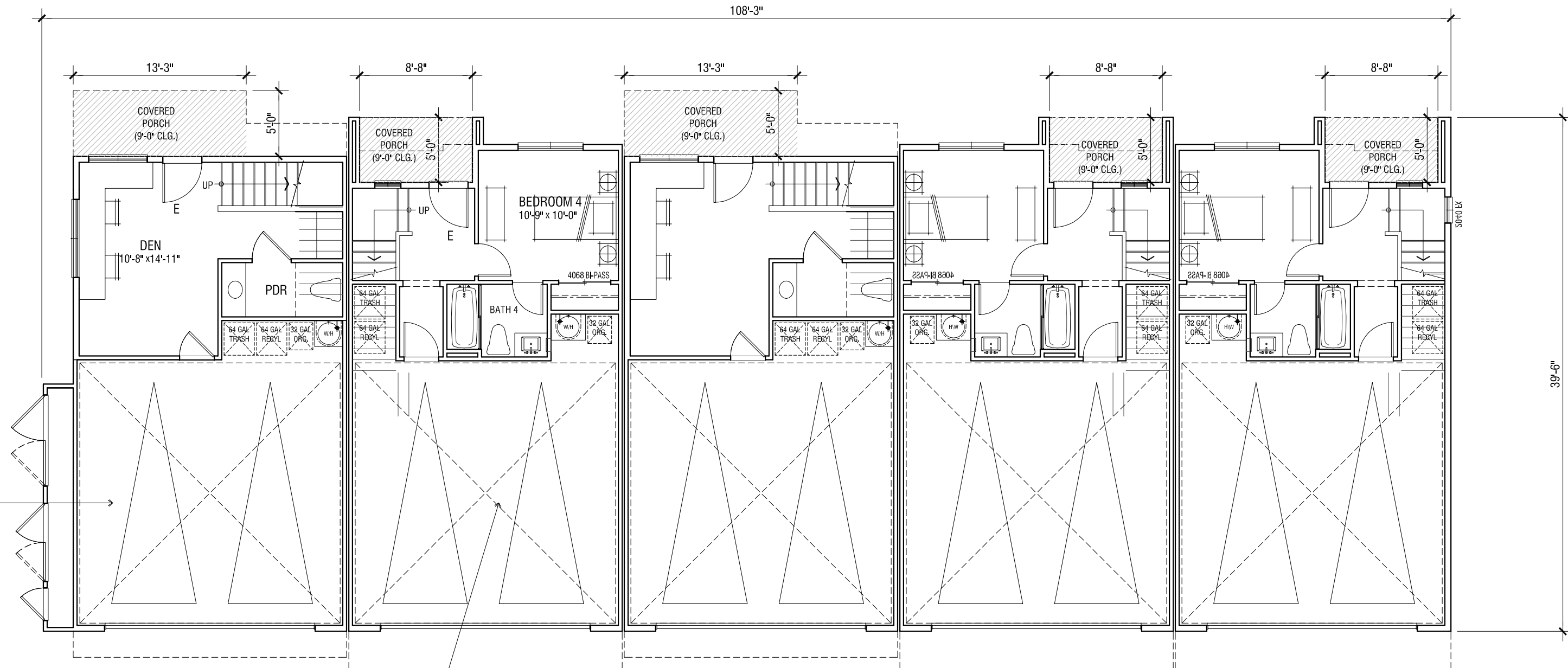




THIRD FLOOR



SECOND FLOOR



Plan 2  
3 BEDROOM / 2 BATH /  
2 POWDER / DEN  
+/-1,799 SF  
+/-129 SF PRIVATE OPEN SPACE

Plan 3  
4 BEDROOM / 3.5 BATH  
+/-1,825 SF  
+/-78 SF PRIVATE OPEN SPACE

FIRST FLOOR

OCCUPANCY: R3  
CONSTRUCTION: VB  
SPRINKLER: 13D

Hayward Multi-Unit Residential Minimum Design Standards. Min required - 125 points		
Design Element	Point Value	WHA Value
Balconies on at least 50 Percent of street facing units with no dimensions less than 5 feet.	50	50
A covered porch for each ground floor unit with a minimum landing depth of 5 feet (excluding stairs), minimum landing width of 8 feet (excluding stairs), and minimum clear floor-to-ceiling height of 8 feet.	50	50
At least one of the following building Material treatments:	35	0
Use of a siding or cladding material on the ground floor building facades that differs from the materials used above the ground floor.		35
Use of at least two distinct building materials that each make up at least 25 percent of the total buiding facades.		0
Variation in roof height or parapet by at least 2 feet.	35	35
Windows covering at least 20 percent of the total surface area of the street-facing front façade.	35	35
Total Points		205

NOTE:  
1. Floor plans are for conceptual purposes only.  
2. Conceptual floor plans must be reviewed by planning, building, and fire departments for code compliance.  
3. Conceptual floor plans will change through design process.  
4. Square Footage may vary depending on method of calculation





RIGHT



LEFT



REAR



FRONT

Note: Artist's conception; colors, materials and application may vary.

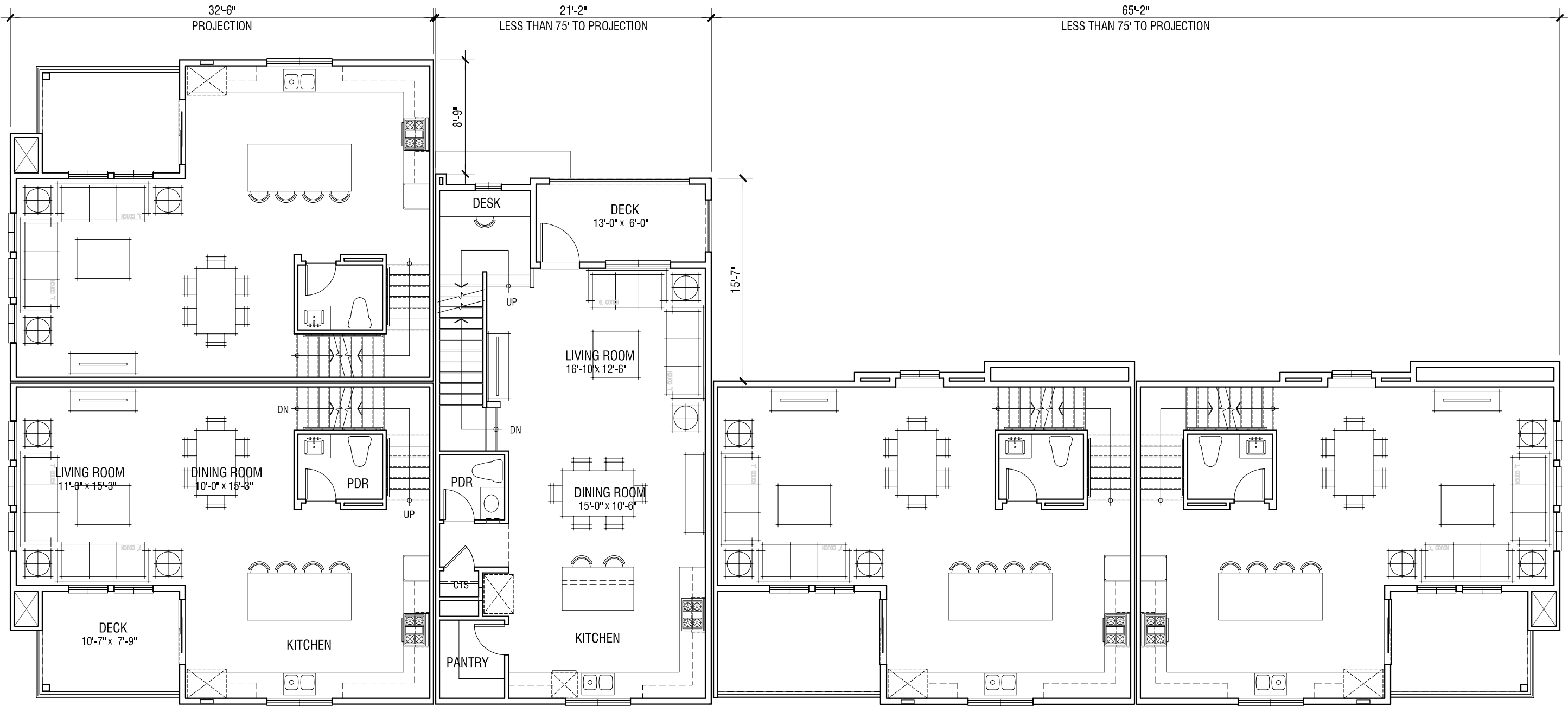
**BUILDING MATERIAL: PROGRESSIVE FARMHOUSE**

- Roof: Gable Roof; Concrete Flat-Tile
- Exterior: Stucco Finish
- Accent Windows: Stucco over Foam Trim with Accent Color
- Deck Accents: Decorative Metal Railing
- Window & Door Trim: Vinyl
- Accent: Horizontal Lap Siding, Stone Veneer
- Entry Door: Decorative Front Entry Door
- Garage Door: Sectional Garage Doors

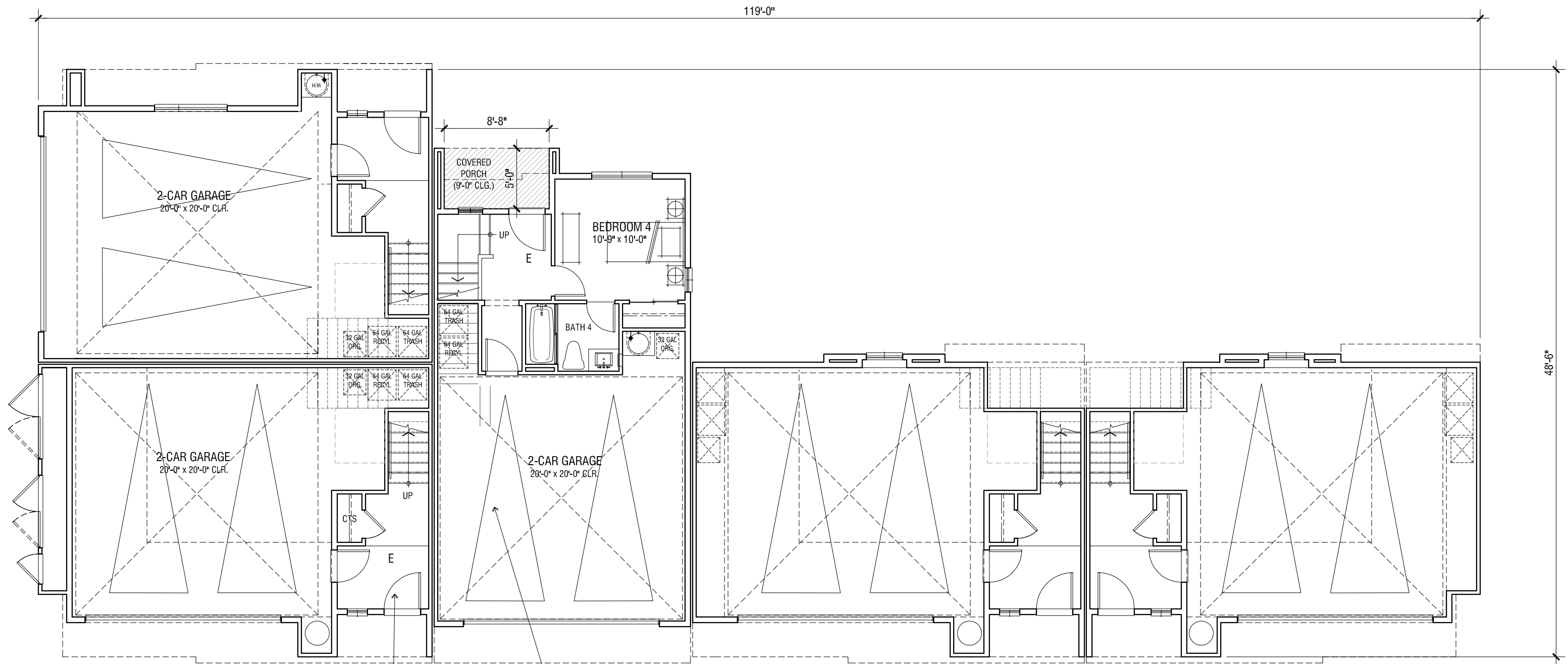


**B500 | Conceptual Elevations**  
**HAYWARD HILLS TOWNHOMES**  
HAYWARD, CA





SECOND FLOOR



Plan 1  
3 BEDROOM / 2.5 BATH  
+/-1,514 SF  
+/-81 SF PRIVATE OPEN SPACE

Plan 3  
4 BEDROOM / 3.5 BATH  
+/-1,825 SF  
+/-78 SF PRIVATE OPEN SPACE

FIRST FLOOR

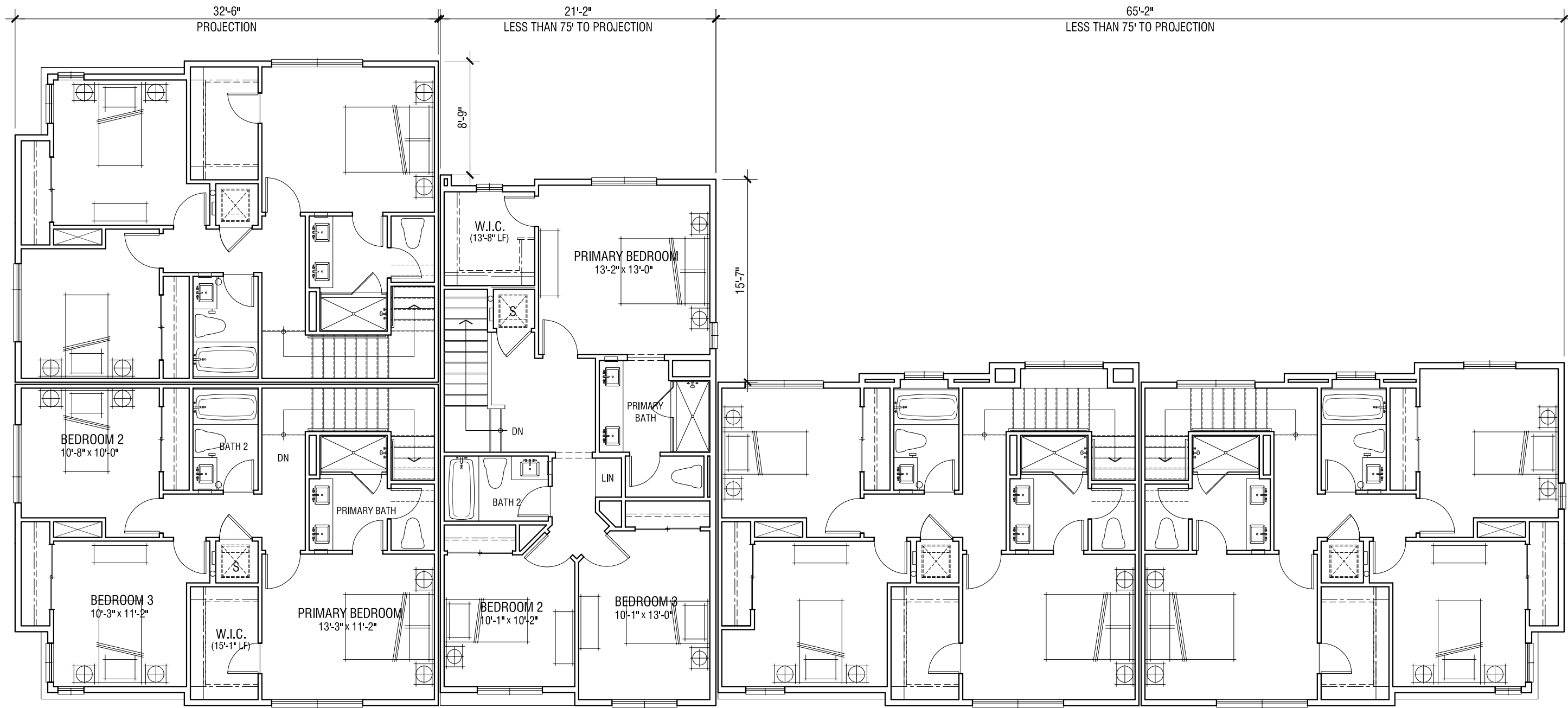
OCCUPANCY: R3  
CONSTRUCTION: VB  
SPRINKLER: 13D

Hayward Multi-Unit Residential Minimum Design Standards. Min required - 125 points		
Design Element	Point Value	WHA Value
Balconies on at least 50 Percent of street facing units with no dimensions less than 5 feet.	50	50
A covered porch for each ground floor unit with a minimum landing depth of 5 feet (excluding stairs), minimum landing width of 8 feet (excluding stairs), and minimum clear floor-to-ceiling height of 8 feet.	50	50
At least one of the following building Material treatments:	35	0
Use of a siding or cladding material on the ground floor building facades that differs from the materials used above the ground floor.		35
Use of at least two distinct building materials that each make up at least 25 percent of the total buidng facades.		0
Variation in roof height or parapet by at least 2 feet.	35	35
Windows covering at least 20 percent of the total surface area of the street-facing front façade.	35	35
Total Points		205

NOTE:

1. Floor plans are for conceptual purposes only.
2. Conceptual floor plans must be reviewed by planning, building, and fire departments for code compliance.
3. Conceptual floor plans will change through design process.
4. Square Footage may vary depending on method of calculation





THIRD FLOOR





RIGHT



Finish Grade Varies per Civil  
REAR



LEFT



Finish Grade Varies per Civil  
FRONT

Note: Artist's conception; colors, materials and application may vary.

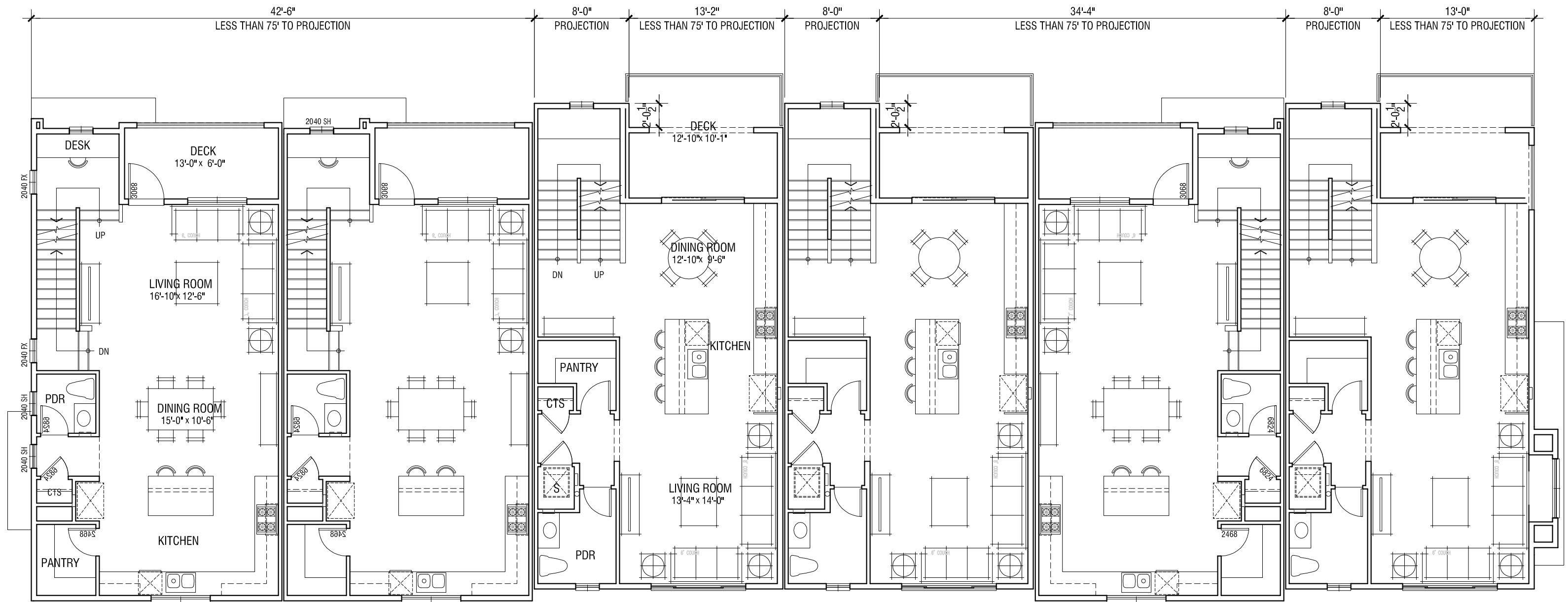
**BUILDING MATERIAL: PROGRESSIVE FARMHOUSE**

- Roof: Gable Roof; Concrete Flat-Tile
- Exterior: Stucco Finish
- Accent Windows: Stucco over Foam Trim with Accent Color
- Deck Accents: Decorative Metal Railing
- Window & Door Trim: Vinyl
- Accent: Horizontal Lap Siding, Stone Veneer
- Entry Door: Decorative Front Entry Door
- Garage Door: Sectional Garage Doors

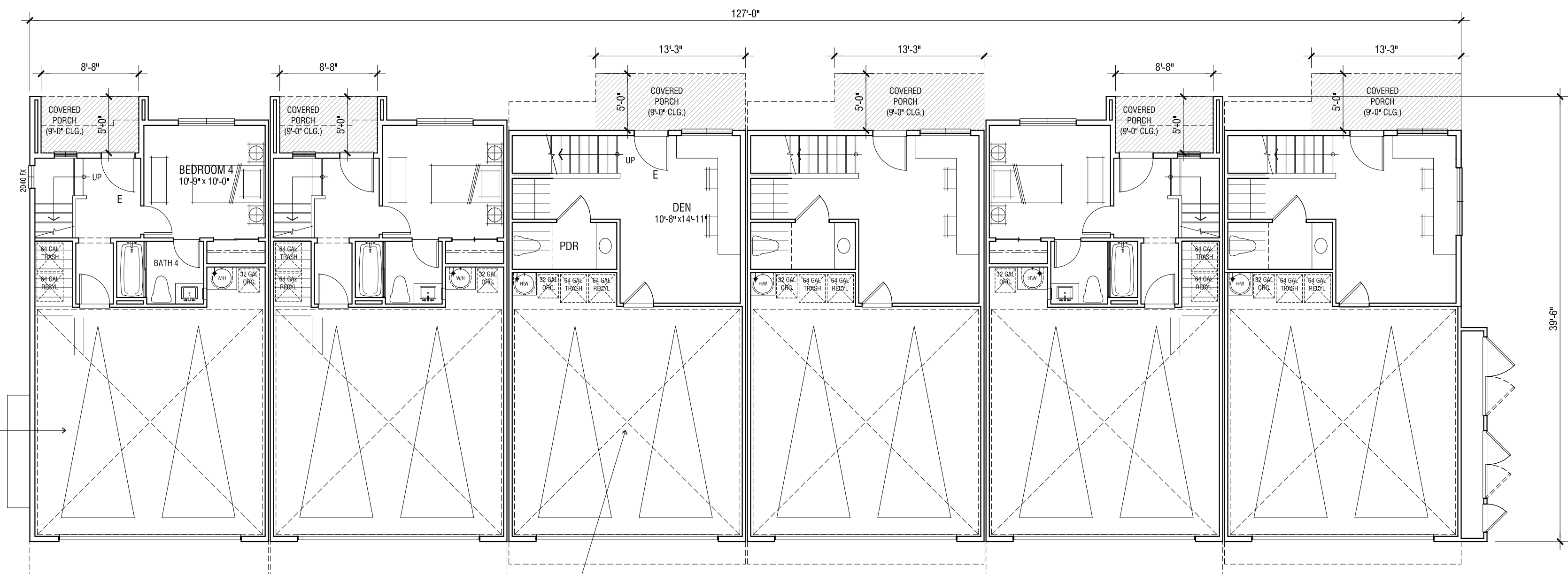


**B501 | Conceptual Elevations**  
**HAYWARD HILLS TOWNHOMES**  
HAYWARD, CA





SECOND FLOOR



FIRST FLOOR

Plan 3  
4 BEDROOM / 3.5 BATH  
+/-1,825 SF  
+/-78 SF PRIVATE OPEN SPACE

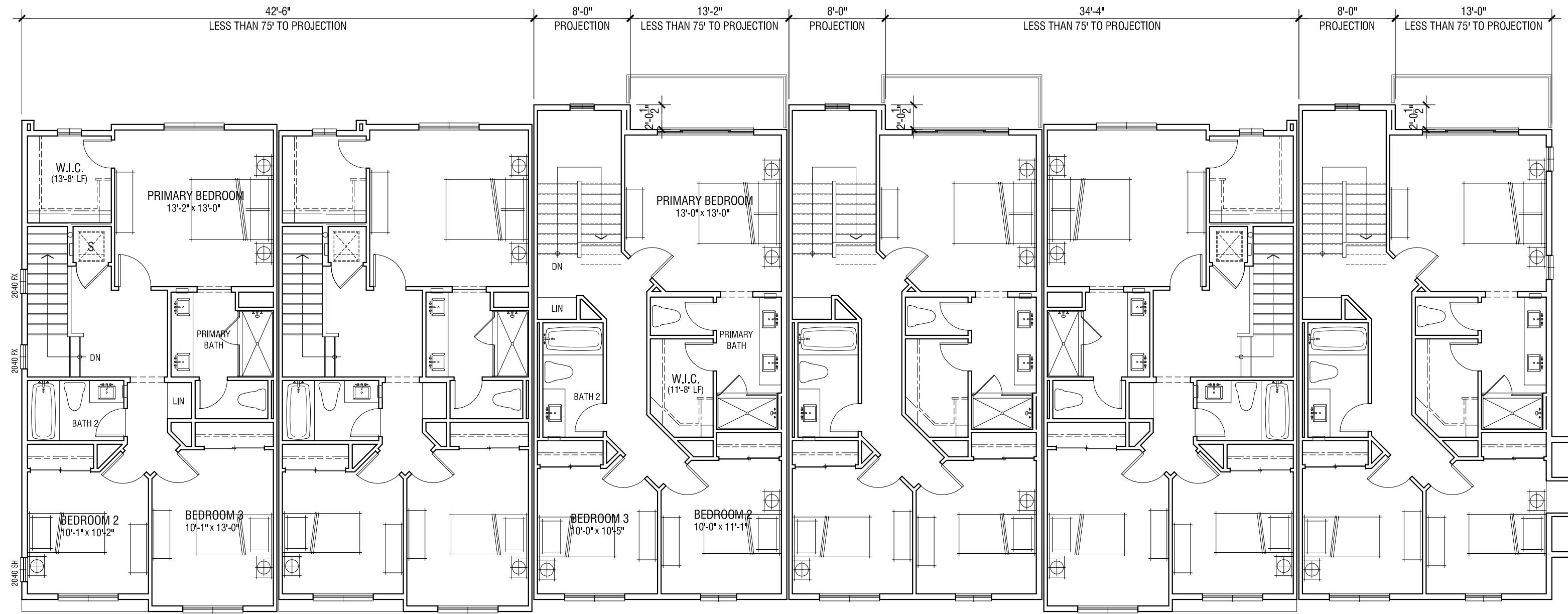
Plan 2  
3 BEDROOM / 2 BATH /  
2 POWDER / DEN  
+/-1,799 SF  
+/-129 SF PRIVATE OPEN SPACE

OCCUPANCY: R3  
CONSTRUCTION: VB  
SPRINKLER: 13D

Hayward Multi-Unit Residential Minimum Design Standards. Min required - 125 points		
Design Element	Point Value	WHA Value
Balconies on at least 50 Percent of street facing units with no dimensions less than 5 feet.	50	50
A covered porch for each ground floor unit with a minimum landing depth of 5 feet (excluding stairs), minimum landing width of 8 feet (excluding stairs), and minimum clear floor-to-ceiling height of 8 feet.	50	50
At least one of the following building Material treatments:	35	0
Use of a siding or cladding material on the ground floor building facades that differs from the materials used above the ground floor.		35
Use of at least two distinct building materials that each make up at least 25 percent of the total building facades.		0
Variation in roof height or parapet by at least 2 feet.	35	35
Windows covering at least 20 percent of the total surface area of the street-facing front façade.	35	35
Total Points		205

NOTE:  
1. Floor plans are for conceptual purposes only.  
2. Conceptual floor plans must be reviewed by planning, building, and fire departments for code compliance.  
3. Conceptual floor plans will change through design process.  
4. Square Footage may vary depending on method of calculation





THIRD FLOOR





RIGHT



REAR



LEFT



FRONT

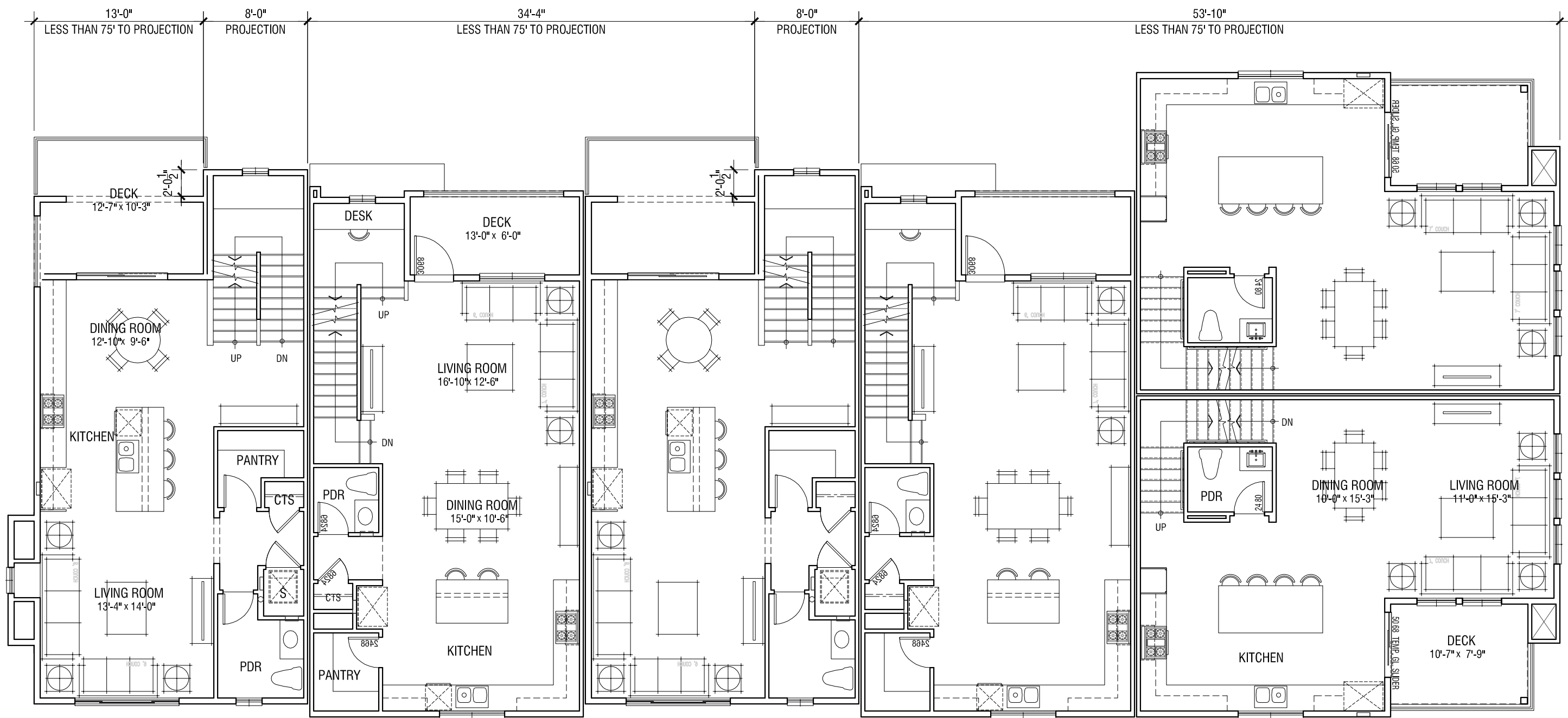
**BUILDING MATERIAL: PROGRESSIVE FARMHOUSE**

- Roof: Gable Roof; Concrete Flat-Tile
- Exterior: Stucco Finish
- Accent Windows: Stucco over Foam Trim with Accent Color
- Deck Accents: Decorative Metal Railing
- Window & Door Trim: Vinyl
- Accent: Horizontal Lap Siding, Stone Veneer
- Entry Door: Decorative Front Entry Door
- Garage Door: Sectional Garage Doors

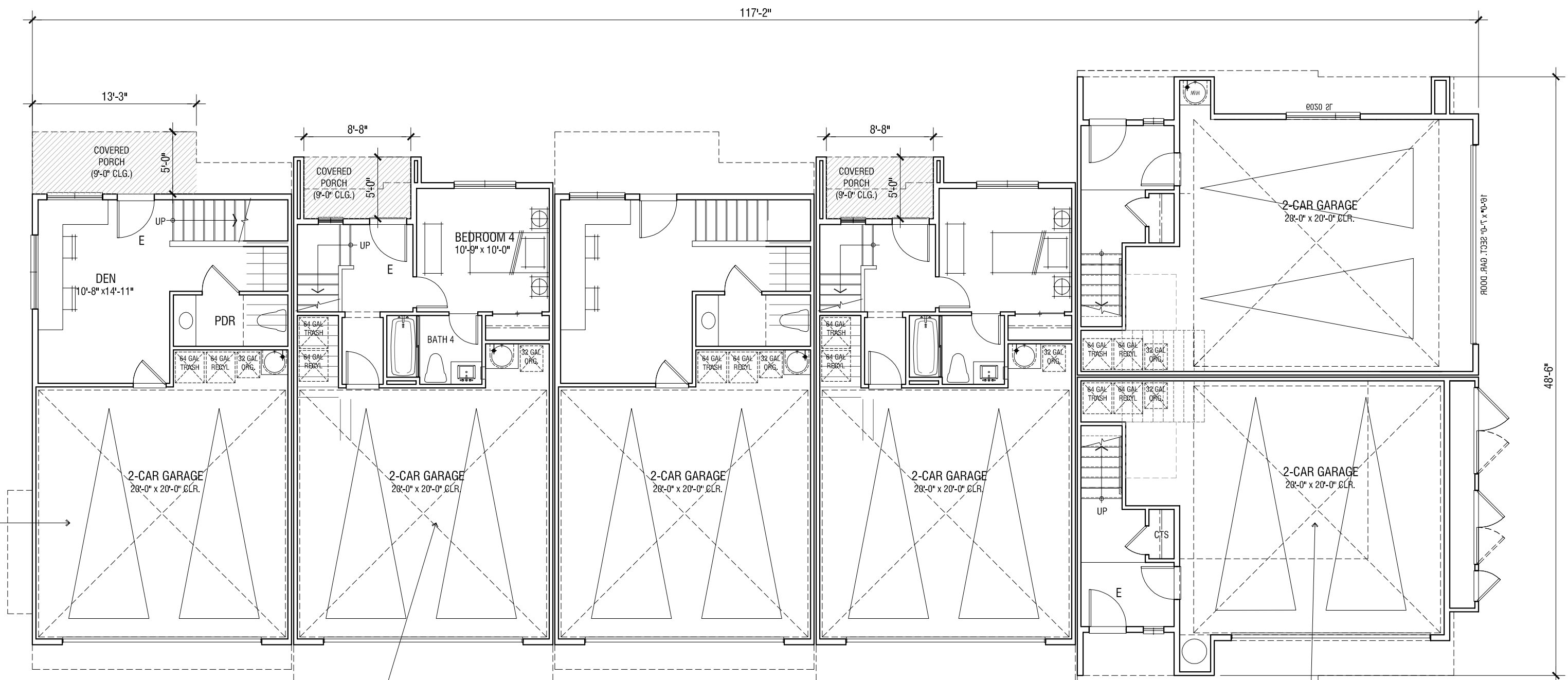


**B600 | Conceptual Elevations**  
**HAYWARD HILLS TOWNHOMES**  
HAYWARD, CA





SECOND FLOOR



Plan 2  
3 BEDROOM / 2 BATH /  
2 POWDER / DEN  
+/-1,799 SF  
+/-129 SF PRIVATE OPEN SPACE

Plan 3  
4 BEDROOM / 3.5 BATH  
+/-1,825 SF  
+/-78 SF PRIVATE OPEN SPACE

Plan 1  
3 BEDROOM / 2.5 BATH  
+/-1,514 SF  
+/-81 SF PRIVATE OPEN SPACE

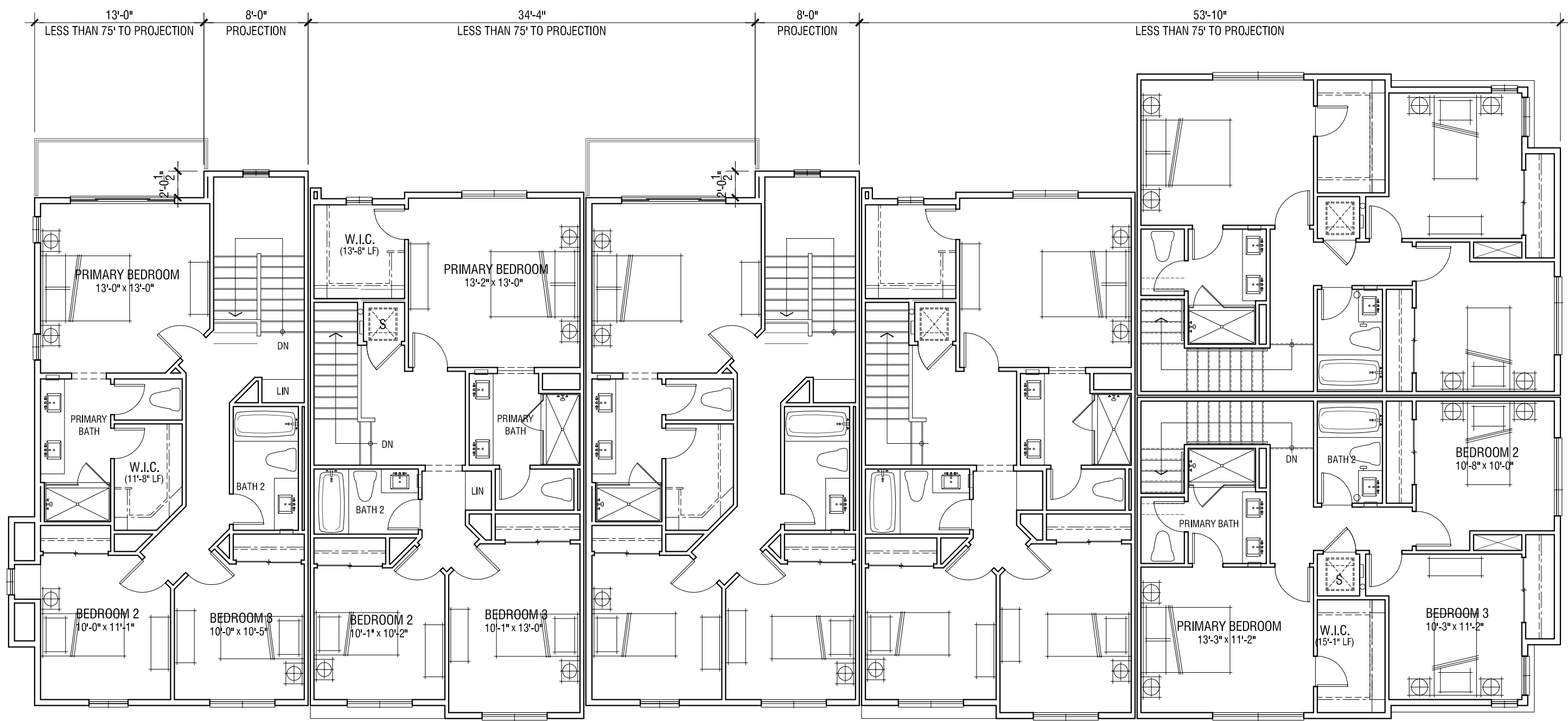
FIRST FLOOR

OCCUPANCY: R3  
CONSTRUCTION: VB  
SPRINKLER: 13D

Hayward Multi-Unit Residential Minimum Design Standards. Min required - 125 points		
Design Element	Point Value	WHA Value
Balconies on at least 50 Percent of street facing units with no dimensions less than 5 feet.	50	50
A covered porch for each ground floor unit with a minimum landing depth of 5 feet (excluding stairs), minimum landing width of 8 feet (excluding stairs), and minimum clear floor-to-ceiling height of 8 feet.	50	50
At least one of the following building Material treatments:	35	0
Use of a siding or cladding material on the ground floor building facades that differs from the materials used above the ground floor.		35
Use of at least two distinct building materials that each make up at least 25 percent of the total building facades.		0
Variation in roof height or parapet by at least 2 feet.	35	35
Windows covering at least 20 percent of the total surface area of the street-facing front façade.	35	35
Total Points		205

NOTE:  
1. Floor plans are for conceptual purposes only.  
2. Conceptual floor plans must be reviewed by planning, building, and fire departments for code compliance.  
3. Conceptual floor plans will change through design process.  
4. Square Footage may vary depending on method of calculation





THIRD FLOOR





RIGHT



REAR



LEFT



FRONT

Note: Artist's conception; colors, materials and application may vary.

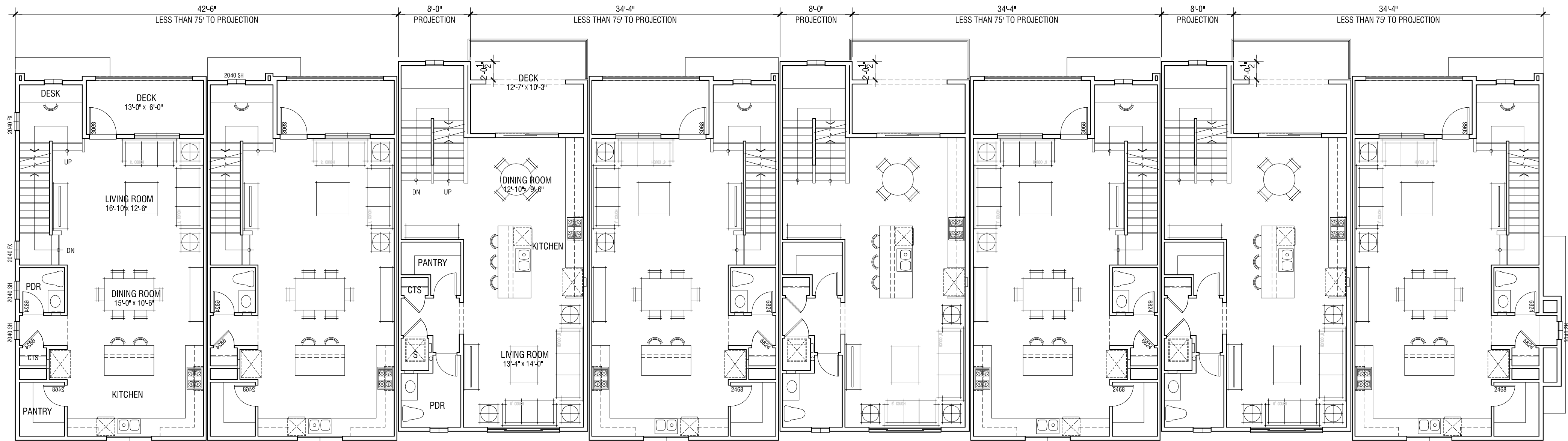
**BUILDING MATERIAL: PROGRESSIVE FARMHOUSE**

- Roof: Gable Roof; Concrete Flat-Tile
- Exterior: Stucco Finish
- Accent Windows: Stucco over Foam Trim with Accent Color
- Deck Accents: Decorative Metal Railing
- Window & Door Trim: Vinyl
- Accent: Horizontal Lap Siding, Stone Veneer
- Entry Door: Decorative Front Entry Door
- Garage Door: Sectional Garage Doors

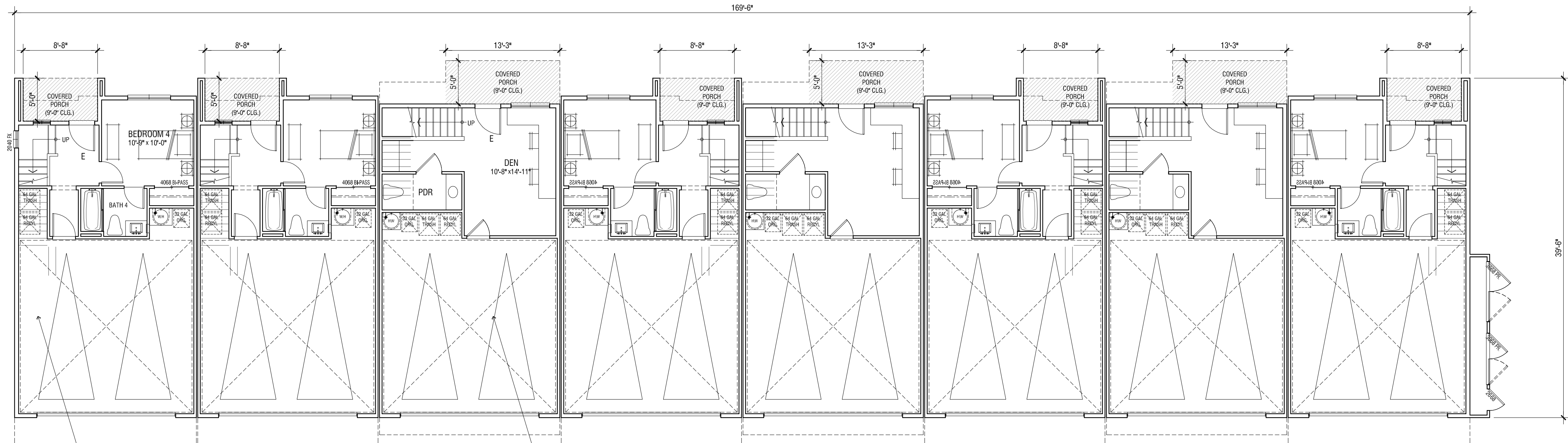


**B601 | Conceptual Elevations**  
**HAYWARD HILLS TOWNHOMES**  
HAYWARD, CA





SECOND FLOOR



OCCUPANCY: R3  
CONSTRUCTION: VB  
SPRINKLER: 13D

Plan 3  
4 BEDROOM / 3.5 BATH  
+/-1,825 SF  
+/-78 SF PRIVATE OPEN SPACE

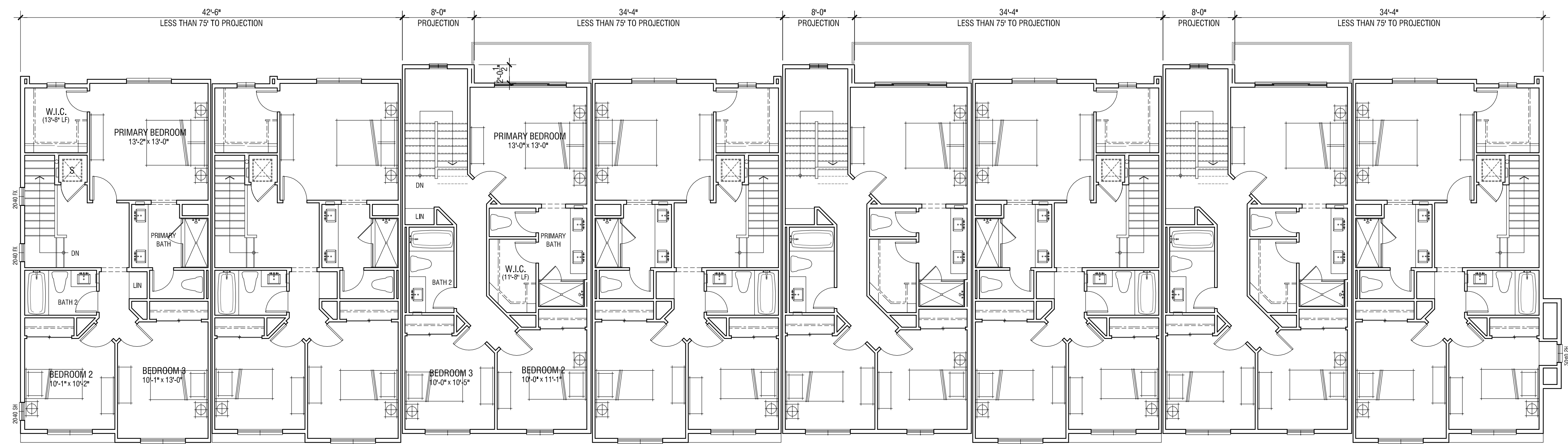
Plan 2  
3 BEDROOM / 2 BATH /  
2 POWDER / DEN  
+/-1,799 SF  
+/-129 SF PRIVATE OPEN SPACE

FIRST FLOOR

Hayward Multi-Unit Residential Minimum Design Standards. Min required - 125 points		
Design Element	Point Value	WHA Value
Balconies on at least 50 Percent of street facing units with no dimensions less than 5 feet.	50	50
A covered porch for each ground floor unit with a minimum landing depth of 5 feet (excluding stairs), minimum landing width of 8 feet (excluding stairs), and minimum clear floor-to-ceiling height of 8 feet.	50	50
At least one of the following building Material treatments:	35	0
Use of a siding or cladding material on the ground floor building facades that differs from the materials used above the ground floor.		35
Use of at least two distinct building materials that each make up at least 25 percent of the total building facades.		0
Variation in roof height or parapet by at least 2 feet.	35	35
Windows covering at least 20 percent of the total surface area of the street-facing front façade.	35	35
Total Points		205

NOTE:  
1. Floor plans are for conceptual purposes only.  
2. Conceptual floor plans must be reviewed by planning, building, and fire departments for code compliance.  
3. Conceptual floor plans will change through design process.  
4. Square Footage may vary depending on method of calculation





THIRD FLOOR

B800 | Conceptual Floor Plans

HAYWARD HILLS TOWNHOMES

HAYWARD, CA



A-13

DESIGN REVIEW

© 2025 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA. | 2024289 | 9-15-25







RIGHT



REAR



LEFT



FRONT

Note: Artist's conception; colors, materials and application may vary.

**BUILDING MATERIAL: PROGRESSIVE FARMHOUSE**

- Roof: Gable Roof; Concrete Flat-Tile
- Exterior: Stucco Finish
- Accent Windows: Stucco over Foam Trim with Accent Color
- Deck Accents: Decorative Metal Railing
- Window & Door Trim: Vinyl
- Accent: Horizontal Lap Siding, Stone Veneer
- Entry Door: Decorative Front Entry Door
- Garage Door: Sectional Garage Doors



**B800 | Conceptual Elevations**  
**HAYWARD HILLS TOWNHOMES**  
HAYWARD, CA