

TOWNHOMES at 22872 MAIN STREET HAYWARD, CA by HAMAARA TECH.



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PDU *padhyay*
04/27/23

02/09/2024
DRAWN BY : YAVI DESIGN SOLUTIONS

08/02/23
REVISOR PER PLANNING REVIEW COMMENTS
10/16/23
REVISOR PER PLANNING REVIEW COMMENTS
06/12/23
REVISOR PER PLANNING REVIEW COMMENTS
04/07/23
SCALE :-
DATE : 3/24/22
TITLE : COVER PAGE
DESIGN BY : PAULOMI U.

A0

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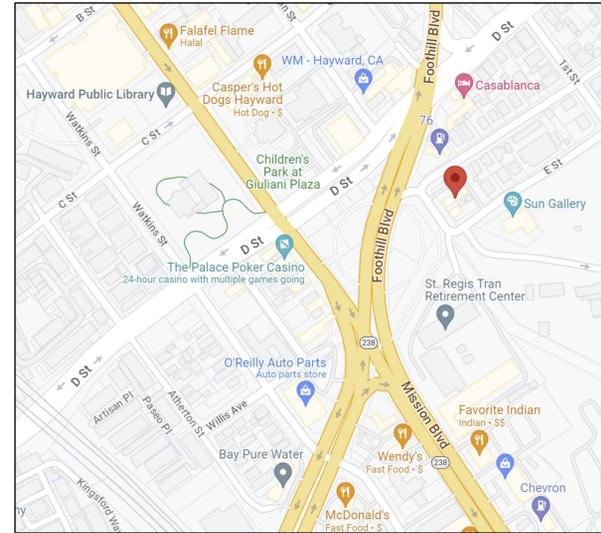
GEOTECHNICAL STUDIES

GEOENGINEERING CONSULTANTS
4125VBLACKFORD AVENUE, SUITE 145
SAN JOSE, CA
925-321-5550

DEVELOPMENT STANDARDS PER PLANNING,ZONING AND SUBDIVISIONS
10-28.2.2.060 - URBAN NEIGHBORHOOD

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

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



VICINITY MAP
SCALE: N.T.S.



Index Of Drawings

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

GENERAL NOTES

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

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

PROJECT INFORMATION

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

**PLEASE SEE DETAILED PROJECT DATA
ON SHEET A1a**

LEGEND

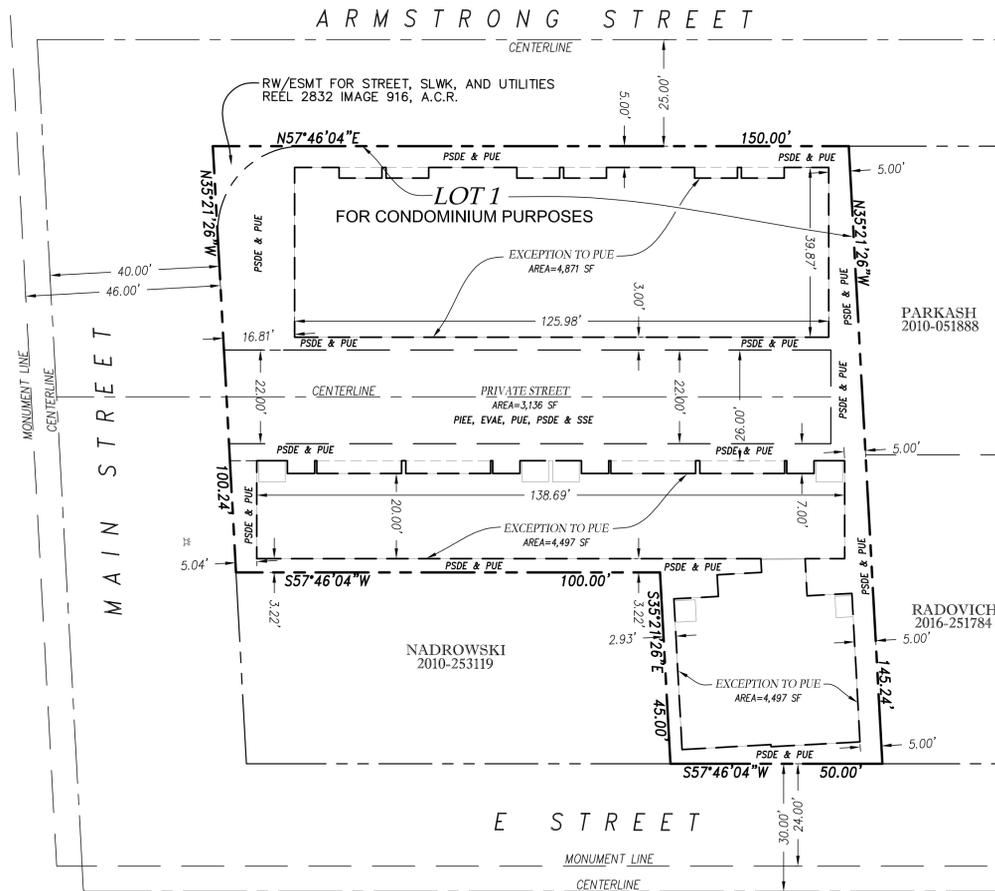
Table with columns: SYMBOL, DESCRIPTION. Lists various engineering symbols for existing and proposed features like curbs, sidewalks, retaining walls, and utilities.

ABBREVIATIONS

Table listing abbreviations for various engineering terms such as AB (Aggregate Base), AC (Asphalt Concrete), AD (Area Drain), etc.

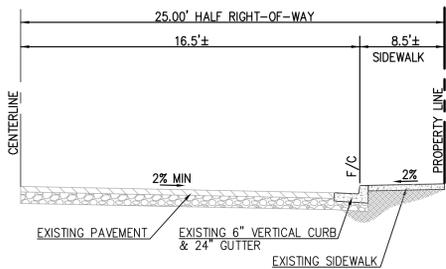
TENTATIVE TRACT 8678
A ONE LOT SUBDIVISION FOR CONDOMINIUM PURPOSES
22872 MAIN STREET

CITY OF HAYWARD CALIFORNIA

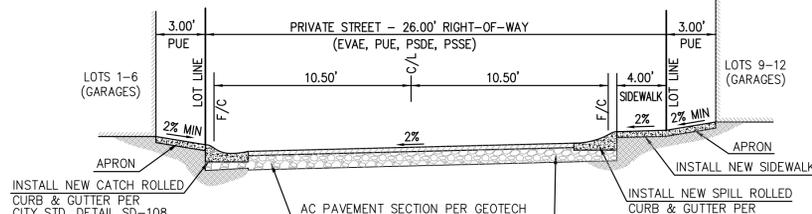


PROPOSED SUBDIVISION PLAN

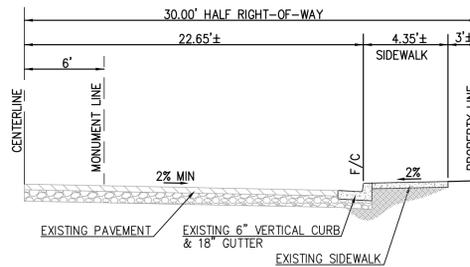
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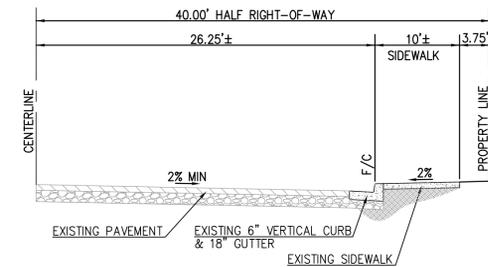
ARMSTRONG STREET - TYPICAL 1/2 R/W



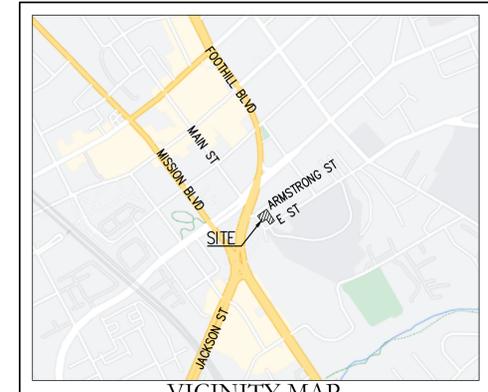
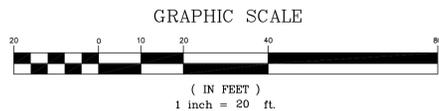
PRIVATE STREET - TYPICAL SECTION



E STREET - TYPICAL 1/2 R/W



MAIN STREET - TYPICAL 1/2 R/W



VICINITY MAP

PROJECT GENERAL NOTES:

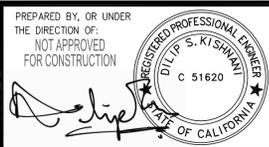
- 1. OWNER(S) : MURTHY AYYAGARI
2. DEVELOPER : YAM DESIGN SOLUTIONS
3. CIVIL ENGINEER : STERLING CONSULTANTS
4. SOILS ENGINEER : GEOENGINEERING CONSULTANTS
5. APNs: 427-0001-046-01
6. EXISTING LAND USE: RESTAURANT
7. PROPOSED LAND USE: RESIDENTIAL
8. SITE AREA: 17,260 SF (0.3962 ACRES)
9. NUMBER OF LOTS : ONE LOT SUBDIVISION FOR 12 CONDOMINIUMS
10. GENERAL PLAN: RETAIL AND OFFICE
11. EXISTING ZONING: URBAN NEIGHBORHOOD (UN)
12. WATER SYSTEM: CITY OF HAYWARD
13. SEWER SYSTEM: CITY OF HAYWARD
14. STORM DRAIN SYSTEM: CITY OF HAYWARD
15. GAS & ELECTRIC: PACIFIC GAS & ELECTRIC (P.G.&E.)
16. CABLE: COMCAST CABLE
17. TOPOGRAPHY: EXISTING TOPOGRAPHY AS SHOWN IS PER FIELD SURVEY DONE BY STERLING CONSULTANTS IN NOVEMBER, 2022.
18. BOUNDARY: BOUNDARY AS SHOWN IS BASED ON A FIELD SURVEY DONE BY STERLING CONSULTANTS IN NOVEMBER, 2022.
19. STREETS: THE PROPOSED NEW STREET IS PRIVATE AND WILL BE MAINTAINED BY THE HOA.
20. FLOOD ZONE: ZONE-X; PANEL-06001C0287G
21. GRADING: GRADES SHOWN ARE PRELIMINARY AND SUBJECT TO CHANGE DURING FINAL DESIGN.
22. DIMENSIONS: LOT DIMENSIONS (SHOWN TO NEAREST TENTH OF A FOOT) AND AREAS SHOWN HEREIN ARE APPROXIMATE AND SUBJECT TO MINOR CHANGES DURING FINAL DESIGN.
23. CONTOURS: EXISTING CONTOURS ARE SHOWN AT 1-FOOT INTERVALS.
24. UTILITIES: ALL PROPOSED UTILITIES SHALL BE PLACED UNDERGROUND. ALL STORM DRAINS, SANITARY SEWERS AND WATER MAINS SHALL ADHERE TO MINIMUM SIZES & SLOPES PER THE GOVERNING AGENCIES.
25. C3 COMPLIANCE: A BIORETENTION SYSTEM WILL TREAT STORMWATER ON-SITE TO MEET C3 REQUIREMENTS. SEE SHEET TM4

SHEET INDEX

Table with columns: SHEET NO., DESCRIPTION. Lists sheets TM1 through TM5 and their respective descriptions.

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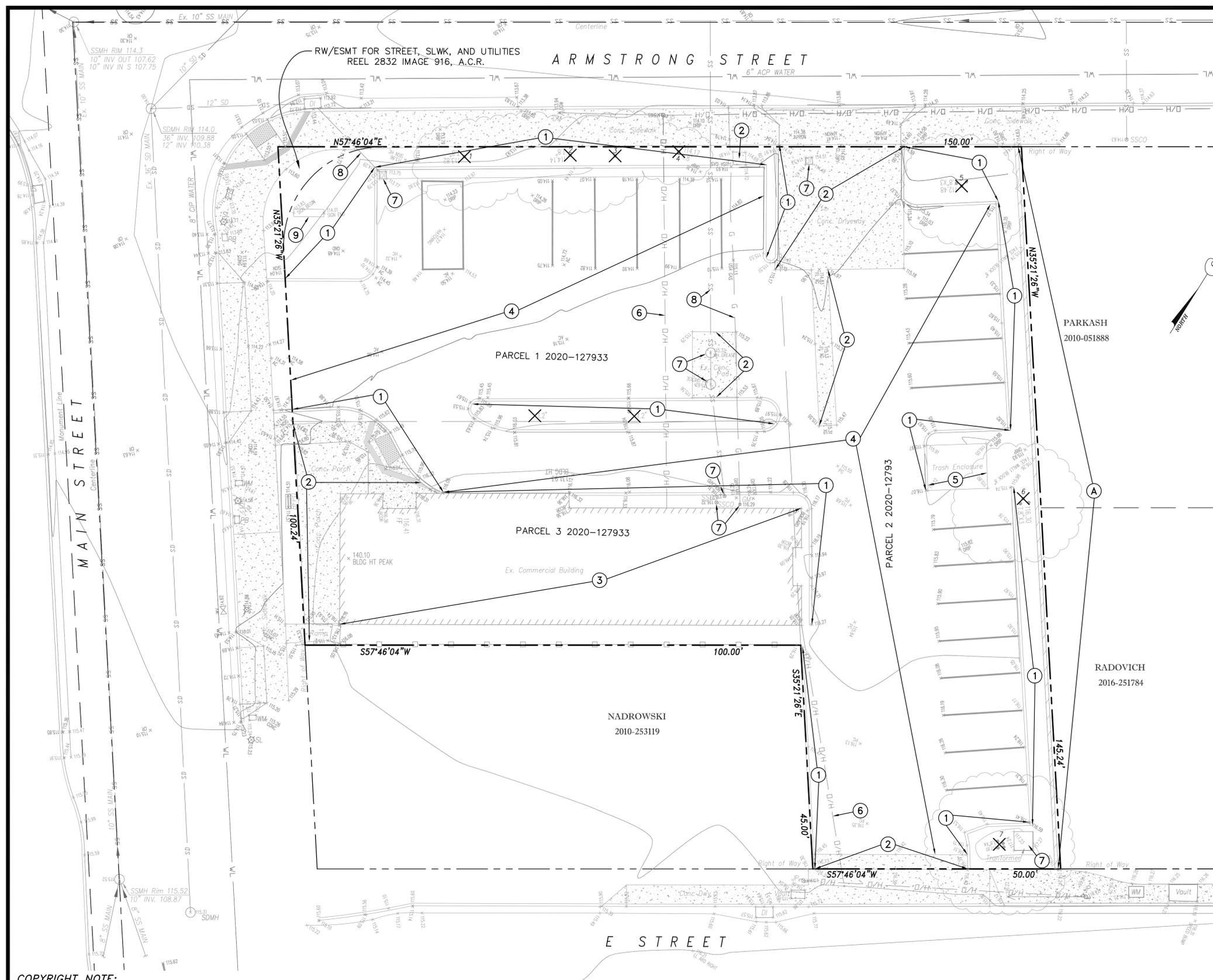
Table with columns: DATE, SCALE, DRAWN, DESIGNED, ENGINEER, MANAGER, NO., BY, DATE, REVISIONS, CITY APPR.



PREPARED BY: STERLING CONSULTANTS
46560 FREMONT BOULEVARD, SUITE NO. 205
FREMONT, CA 94538

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

Project information including APN: 427-0001-046-01, City of Hayward, County of Alameda, California, and Tentative Tract Map 8678 Proposed Subdivision Plan & Notes. Includes sheet number TM1 of 5 sheets and date 2022-201.



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

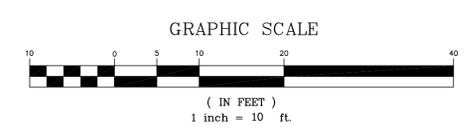
- ### REMOVAL NOTES
- 1 REMOVE EXISTING CURB & GUTTER
 - 2 REMOVE EXISTING CONCRETE
 - 3 REMOVE EXISTING BUILDING
 - 4 REMOVE EXISTING ASPHALT
 - 5 REMOVE EXISTING TRASH ENCLOSURE
 - 6 REMOVE EXISTING OVERHEAD WIRE
 - 7 REMOVE EXISTING UTILITY
 - 8 REMOVE/ABANDON EXISTING UTILITY LINE
 - 9 REMOVE EXISTING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

- ### PROTECTION NOTES
- A PROTECT EXISTING WALL

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

Tree Collection Data 22872 Main Street, Hayward CA 94541
Collection Date: March 30, 2023 via Civil measurements and Google imagery

Tree #	Name	DBH	Approx Height	Structure	Form	Overhall Condition/Vigor	Suitability/Notes	Assessed Value	
1	Pyrus kawakamii	8"	15-20'	3	3	3 - Fair, small planter	Tree has been removed	\$ 425.00	
2	Pyrus kawakamii	8"	15-20'	3	3	3 - Fair, small planter	Tree has been removed	\$ 425.00	
3	Pyrus kawakamii	8"	15-20'	3	3	3 - Fair, small planter	Tree has been removed	\$ 425.00	
4	Pyrus kawakamii	8"	15-20'	3	3	3 - Fair, small planter	Tree has been removed	\$ 425.00	
5	Olea europea	8"+8"+8"	15-20'	3	3	3 - Fair to good	Tree has been removed	\$ 1,108.00	
6	Olea europea	8"+8"+8"	15-20'	3	3	3 - Fair to good	Tree has been removed	\$ 1,108.00	
7	Olea europea	8"+8"+8"	15-20'	3	3	2 - Fair to poor	Tree has been removed	\$ 985.00	
* TREE DATA FROM ARBORIST REPORT PREPARED BY WILL GREEN								Total Tree Assessed Value	\$4,901.00



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EXISTING CONDITION MAP & PRELIMINARY DEMOLITION PLAN
SCALE: 1"=10'

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

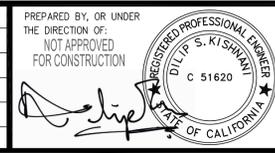
BASIS OF BEARINGS: NAD83, ZONE III. HELD BEARING OF N 05°00'02" E BETWEEN MONUMENTS 676 AND 670 AS SHOWN ON RECORD OF SURVEY NO. 2604, BOOK 40 OF MAPS AT PAGES 8-22, ALAMEDA COUNTY RECORDS.

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

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



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



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

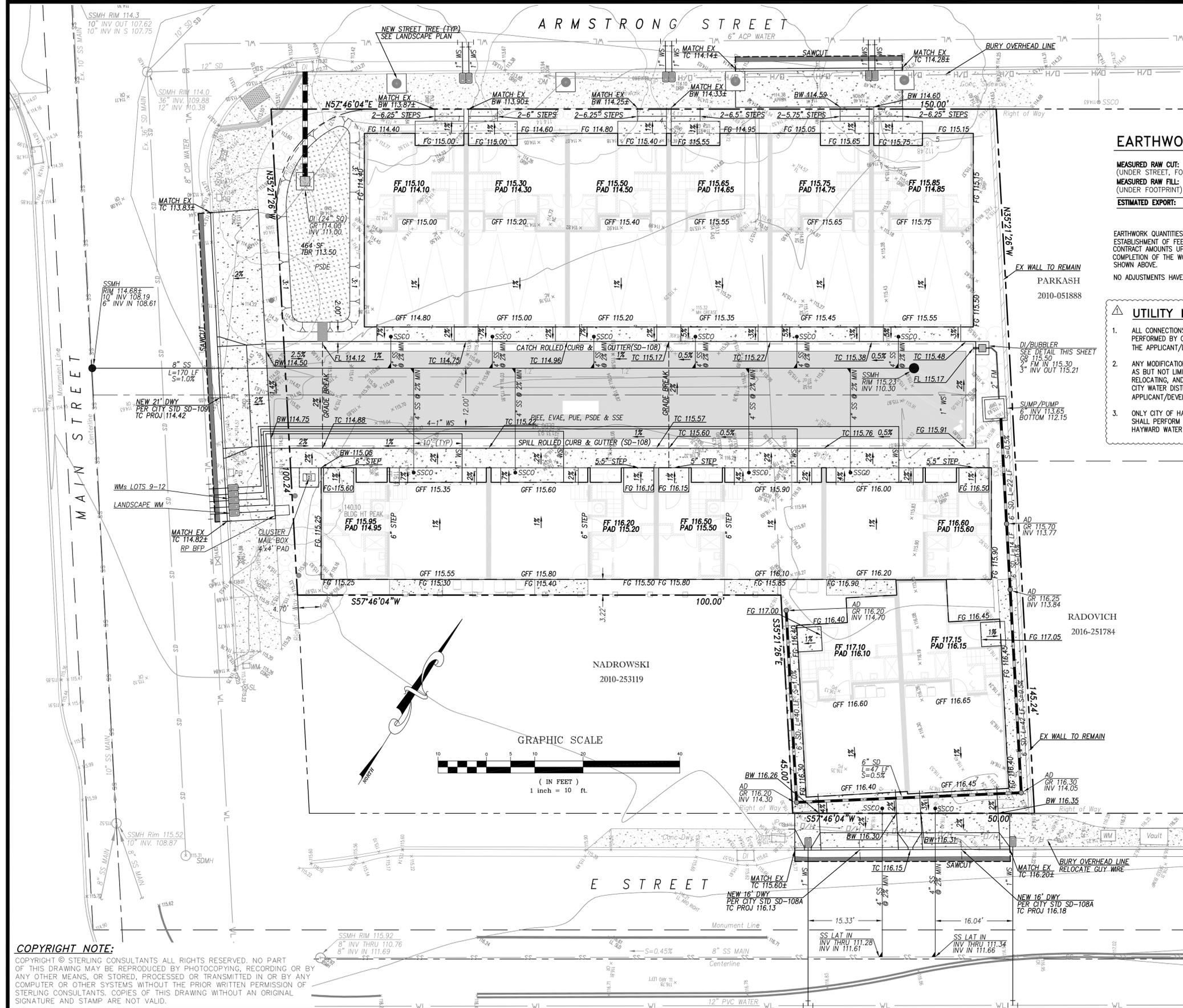
PREPARED FOR:
MURTHY AYYAGARI
3100 MOWRY AVENUE, SUITE 206
FREMONT, CA 94538

APN: 427-0001-046-01

TENTATIVE TRACT MAP 8678
EXISTING CONDITION MAP & PRELIMINARY DEMOLITION PLAN

CITY OF HAYWARD COUNTY OF ALAMEDA CALIFORNIA

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



GRADING NOTES:

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

EARTHWORK SUMMARY

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

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

UTILITY NOTES:

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

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

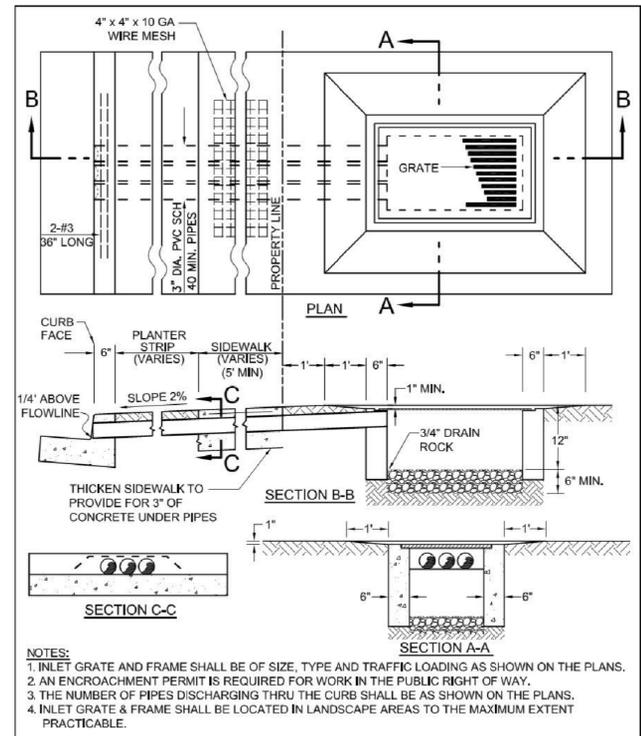
PREPARED BY, OR UNDER THE DIRECTION OF:
NOT APPROVED FOR CONSTRUCTION

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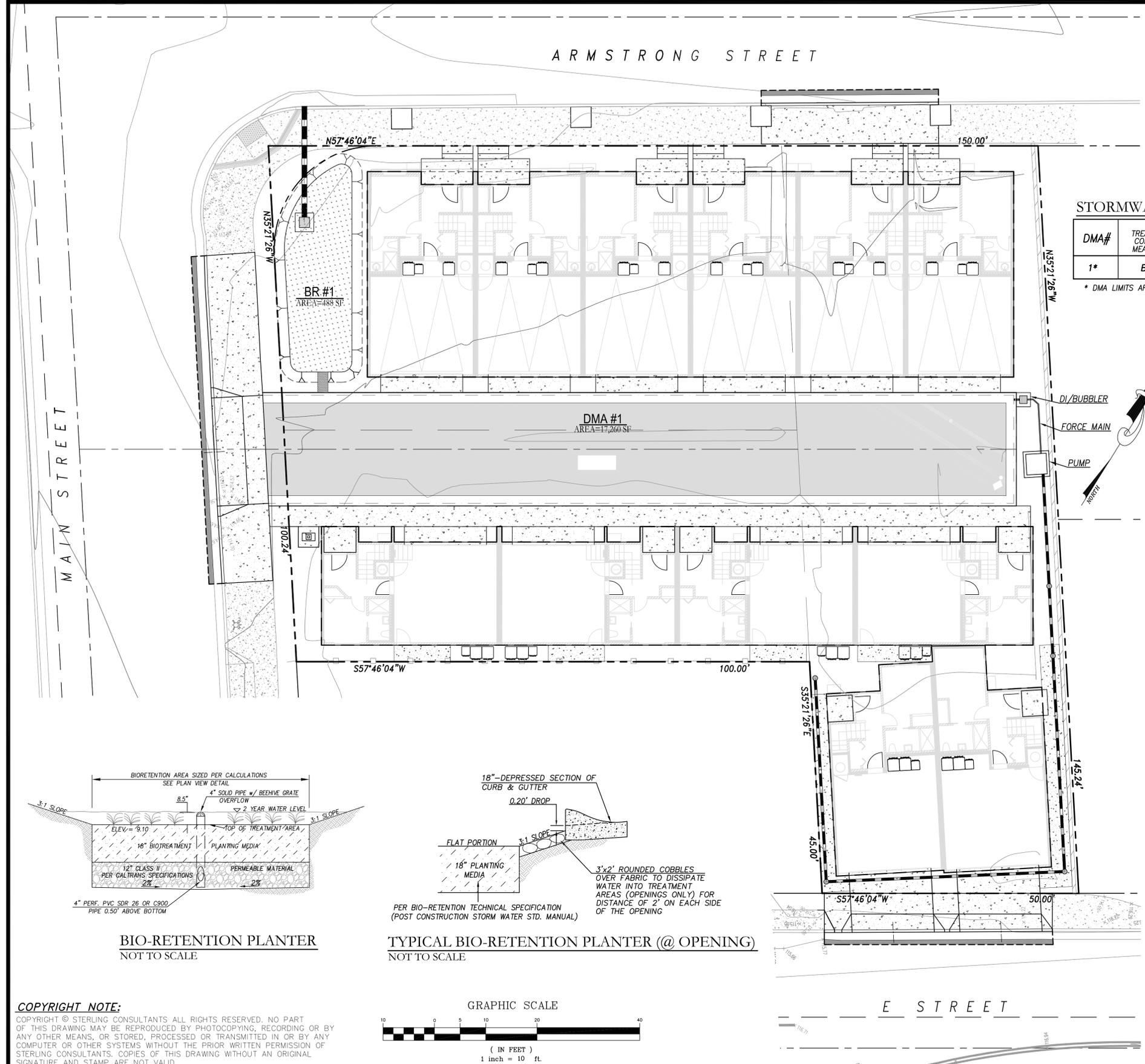
PREPARED FOR:
MURTHY AYYAGARI
3100 MOWRY AVENUE, SUITE 206
FREMONT, CA 94538

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

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



- NOTES:
1. INLET GRATE AND FRAME SHALL BE OF SIZE, TYPE AND TRAFFIC LOADING AS SHOWN ON THE PLANS.
2. AN ENCROACHMENT PERMIT IS REQUIRED FOR WORK IN THE PUBLIC RIGHT OF WAY.
3. THE NUMBER OF PIPES DISCHARGING THRU THE CURB SHALL BE AS SHOWN ON THE PLANS.
4. INLET GRATE & FRAME SHALL BE LOCATED IN LANDSCAPE AREAS TO THE MAXIMUM EXTENT PRACTICABLE.



SURFACE LEGEND

- DRAINAGE MANAGEMENT AREA (DMA)
- PAVEMENT AREAS
- BIORETENTION PLANTERS (BR #1 - BR #7)
SEE TYPICAL DETAILS
- SELF-TREATING AREA (LANDSCAPING)

STORMWATER TREATMENT MEASURES SUMMARY TABLE

DMA#	TREATMENT CONTROL MEASURES	a TOTAL DRAINAGE AREA(SF)	b PERVIOUS AREA(SF)	c IMPERVIOUS AREA(SF)	d EFFECTIVE PERVIOUS AREA(SF)	e EFFECTIVE IMPERVIOUS AREA(SF)	f TREATMENT AREA REQUIRED (SF)	TREATMENT AREA PROVIDED (SF)	PONDING DEPTH (INCHES)	TREATMENT TYPE	SIZING METHOD
1*	BR#1	17,260	3,190	14,070	2,871	14,389	427	464	4.1"(6")	BIO-RETENTION	COMBINATION FLOW AND VOLUME METHOD

* DMA LIMITS ARE THE PROPERTY BOUNDARY

Worksheet for Calculating the Combination Flow and Volume Method

Instructions: After completing Section 1, make a copy of this Excel file for each Drainage Management Area within the project. Enter information specific to the project and DMA in the cells shaded in yellow. Cells shaded in light blue contain formulas and values that will be automatically calculated.

1.0 Project Information

1-1 Project Name: 22872 Main
 1-2 City application ID: 22872 Main
 1-3 Site Address or APN: 22872 Main
 1-4 Tract or Parcel Map No:
 1-5 Site Mean Annual Precip. (MAP): 19.0 Inches
 1-6 Applicable Rain Gauge: Oakland
 Enter "Oakland Airport" if the site MAP is 16.4 inches or greater. Enter "San Jose" if the site MAP is less than 16.4 inches.
 MAP adjustment factor is automatically calculated as: 1.04
 (The "Site Mean Annual Precipitation (MAP)" is divided by the MAP for the applicable rain gauge, shown in Table 5.2, below.)

2.0 Calculate Percentage of Impervious Surface for Drainage Management Area (DMA)

2-1 Name of DMA: DMA 1
 For items 2-2 and 2-3, enter the areas in square feet for each type of surface within the DMA.

Type of Surface	Area of surface type within DMA (Sq. Ft)	Adjust Pervious Surface	Effective Impervious Area
Impervious surface	14,070	1.0	14,070
Pervious service	3,190	0.1	319
Total DMA Area (square feet) =	17,260		

2-4 Total Effective Impervious Area (EIA): 14,389 Square feet
 2-5 Percentage of effective impervious area (EIA): 0.8

3.0 Calculate Unit Basin Storage Volume in Inches

Rain Gauge Location	Mean Annual Precip. (in inches)	Coefficient of .25	Coefficient of .50	Coefficient of .75	Coefficient of 1.00
Oakland Airport	18.35	0.17	0.34	0.50	0.67
San Jose	14.4	0.14	0.28	0.42	0.56

3-1 Unit basin storage volume from Table 5.2: 0.67
 (The coefficient for this method, in every case, is 1.00, due to the conversion of any landscaping to effective impervious area.)
 3-2 Adjusted unit basin storage volume: 0.69 Inches
 (The unit basin storage volume is adjusted by applying the MAP adjustment factor.)
 3-3 Required Capture Volume (in cubic feet): 832 Cubic feet
 (The adjusted unit basin storage volume (inches) is multiplied by the size of the DMA and converted to feet.)

4.0 Calculate the Duration of the Rain Event

4-1 Rainfall intensity: 0.2 inches per hour
 4-2 Divide Item 3-2 by Item 4-1: 3.47 Hours of Rain Event Duration

5.0 Preliminary Estimate of Surface Area of Treatment Measure

5-1 4% of DMA impervious surface: 576 Square feet
 5-2 Area 25% smaller than Item 5-1: 432 Square feet
 5-3 Volume of treated runoff for area in Item 5-2: 624 Cubic feet (Item 5-2 * 5 inches per hour * 1/12 * Item 4-2)

6.0 Initial Adjustment of Depth of Surface Ponding Area

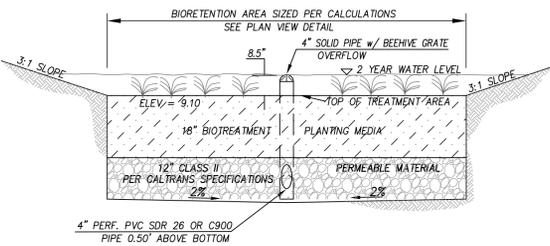
6-1 Subtract Item 3-3 from Item 5-3: 208 Cubic feet (Amount of runoff to be stored in ponding area)
 6-2 Divide Item 6-1 by Item 5-2: 0.48 Feet (Depth of stored runoff in surface ponding area)
 6-3 Convert Item 6-2 from ft to inches: 5.78 Inches (Depth of stored runoff in surface ponding area)
 6-4 If ponding depth in Item 6-3 meets your target depth, skip to Item 8-1. If not, continue to Step 7-1.

7.0 Optimize Size of Treatment Measure

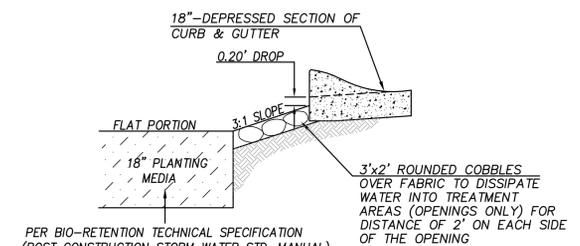
7-1 Enter an area larger or smaller than Item 5-2: 464 Sq.ft. (enter larger area if you need less ponding depth; smaller for more depth.)
 7-2 Volume of treated runoff for area in Item 7-1: 670.61 Cubic feet (Item 7-1 * 5 inches per hour * 1/12 * Item 5-2)
 7-3 Subtract Item 7-2 from Item 5-3: 161 Cubic feet (Amount of runoff to be stored in ponding area)
 7-4 Divide Item 7-3 by Item 7-1: 0.35 Feet (Depth of stored runoff in surface ponding area)
 7-5 Convert Item 7-4 from ft. to inches: 4.17 Inches (Depth of stored runoff in surface ponding area)
 7-6 If the ponding depth in Item 7-5 meets target, stop here. If not, repeat Steps 7-1 through 7-5 until you obtain target depth.

8.0 Surface Area of Treatment Measure for DMA

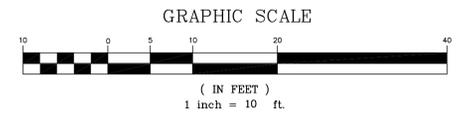
8-1 Final surface area of treatment: 464 Square feet (Either Item 5-2 or final amount in Item 7-1)



BIO-RETENTION PLANTER
NOT TO SCALE



TYPICAL BIO-RETENTION PLANTER (@ OPENING)
NOT TO SCALE



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

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APN: 427-0001-046-01
 22872 MAIN STREET
TENTATIVE TRACT MAP 8678
PRELIMINARY STORMWATER CONTROL PLAN
 CITY OF HAYWARD COUNTY OF ALAMEDA CALIFORNIA

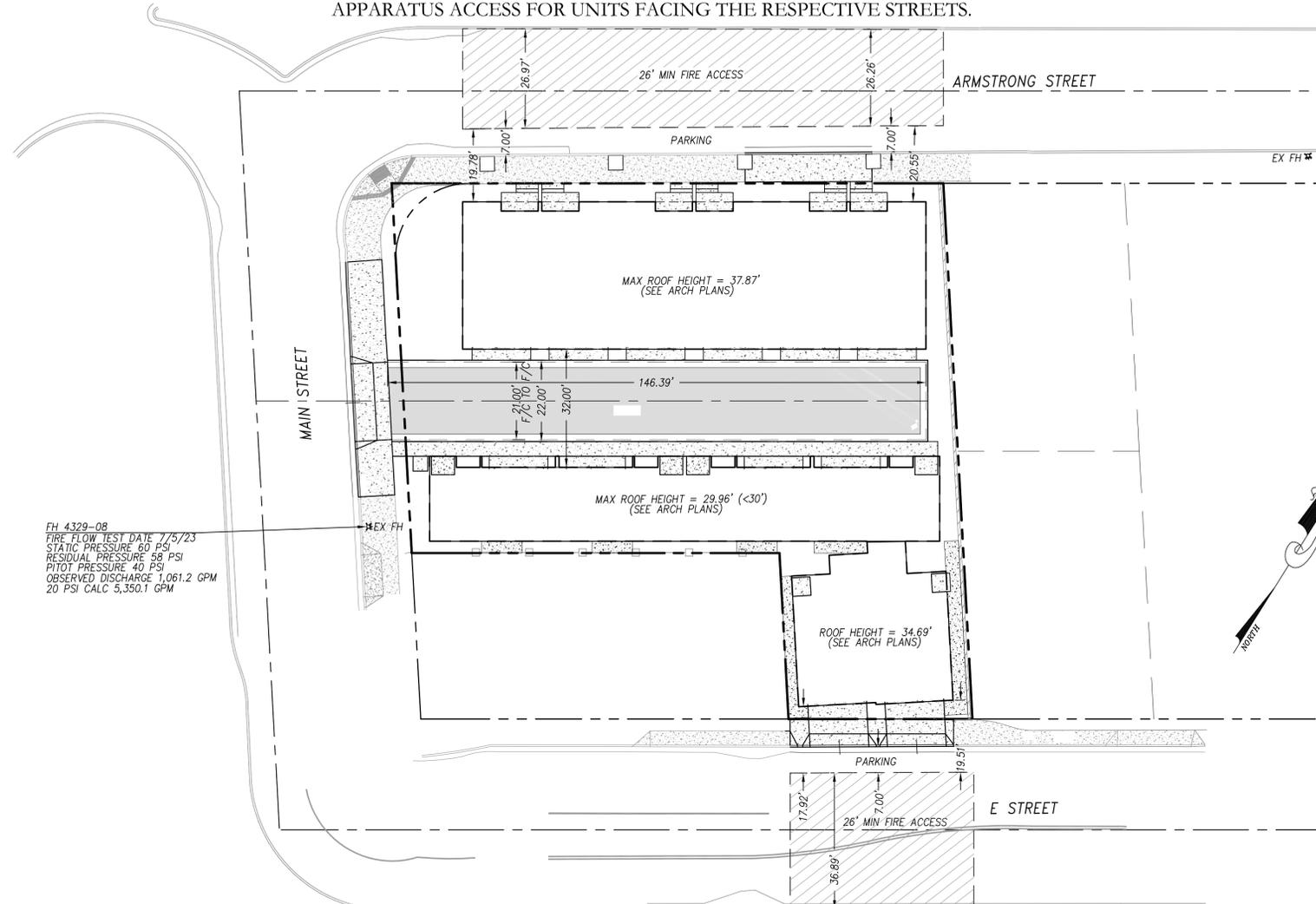
SHEET NO.
TM4
 4 OF 5 SHEETS
 JOB NO. 2022-201

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

LEGEND

-  UNOBSTRUCTED CLEAR FIRE ACCESS LANE
-  EXISTING FIRE HYDRANT

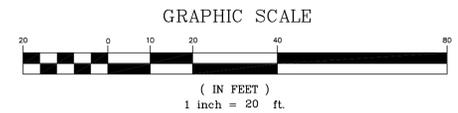
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FH 4329-08
FIRE FLOW TEST DATE 7/5/23
STATIC PRESSURE 60 PSI
RESIDUAL PRESSURE 58 PSI
PITOT PRESSURE 40 PSI
OBSERVED DISCHARGE 1,061.2 GPM
20 PSI CALC 5,350.1 GPM

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

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

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D. P. S. KISHINEV
REGISTERED PROFESSIONAL ENGINEER
C 51620
STATE OF CALIFORNIA

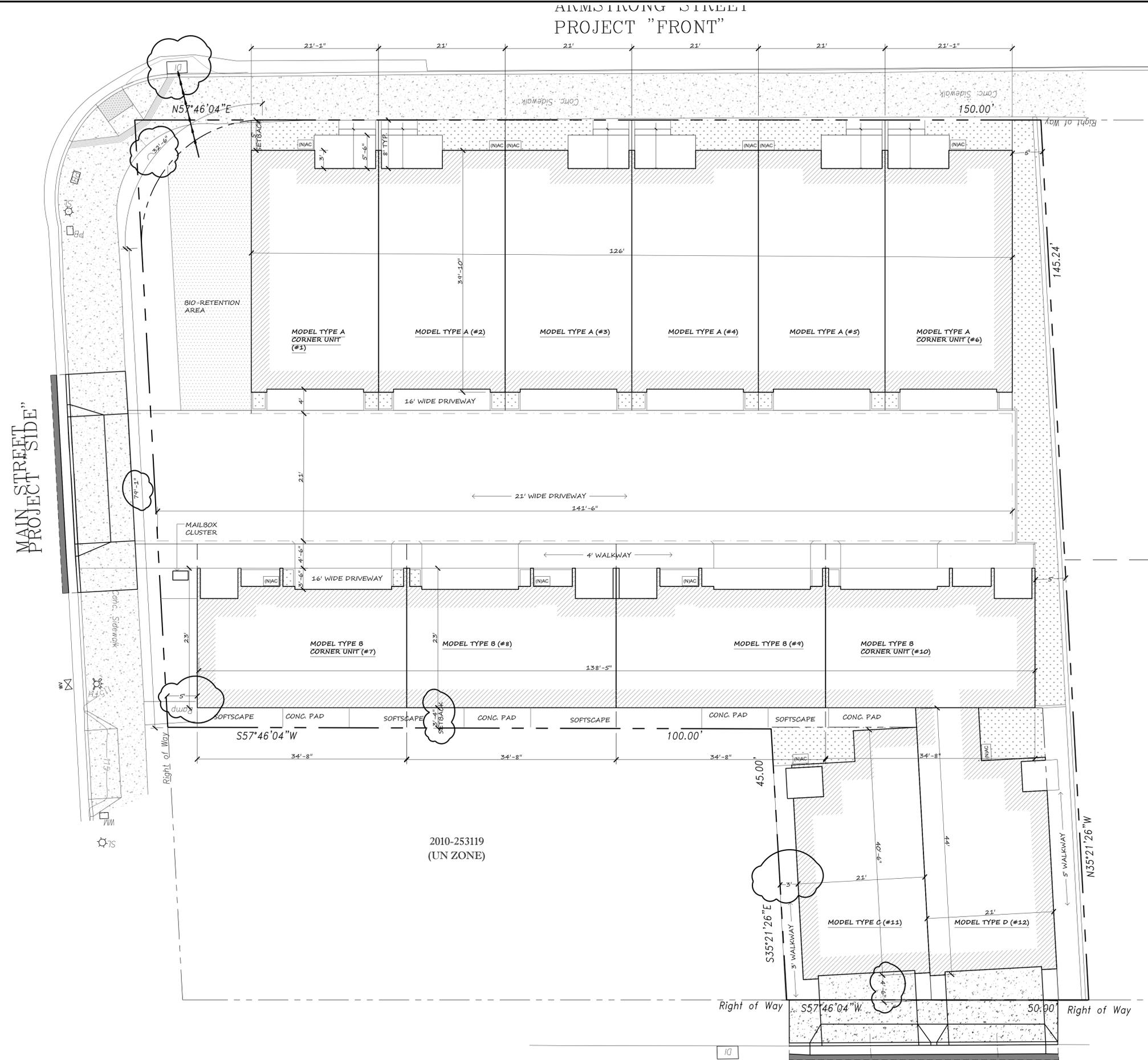
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APN: 427-0001-046-01
22872 MAIN STREET
TENTATIVE TRACT MAP 8678
FIRE ACCESS EXHIBIT
CITY OF HAYWARD COUNTY OF ALAMEDA CALIFORNIA

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

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



YAVI DESIGN SOLUTIONS

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 EMAIL: YAVIDESIGNSOLUTIONS@GMAIL.COM

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

PDUhadhyay
 04/27/23

PAULOMI U.
 DESIGN BY: YAVI DESIGN SOLUTIONS

General Siteplan & Project Data

REVISIONS:

- 08/02/23 REVIS PER PLANNING REVIEW COMMENTS 06/12/23
- 10/16/23 REVIS PER PLANNING REVIEW COMMENTS 09/07/23
- 01/10/24 REVIS PER PLANNING REVIEW COMMENTS 01/09/24

SCALE :-
 DATE : 3/24/22

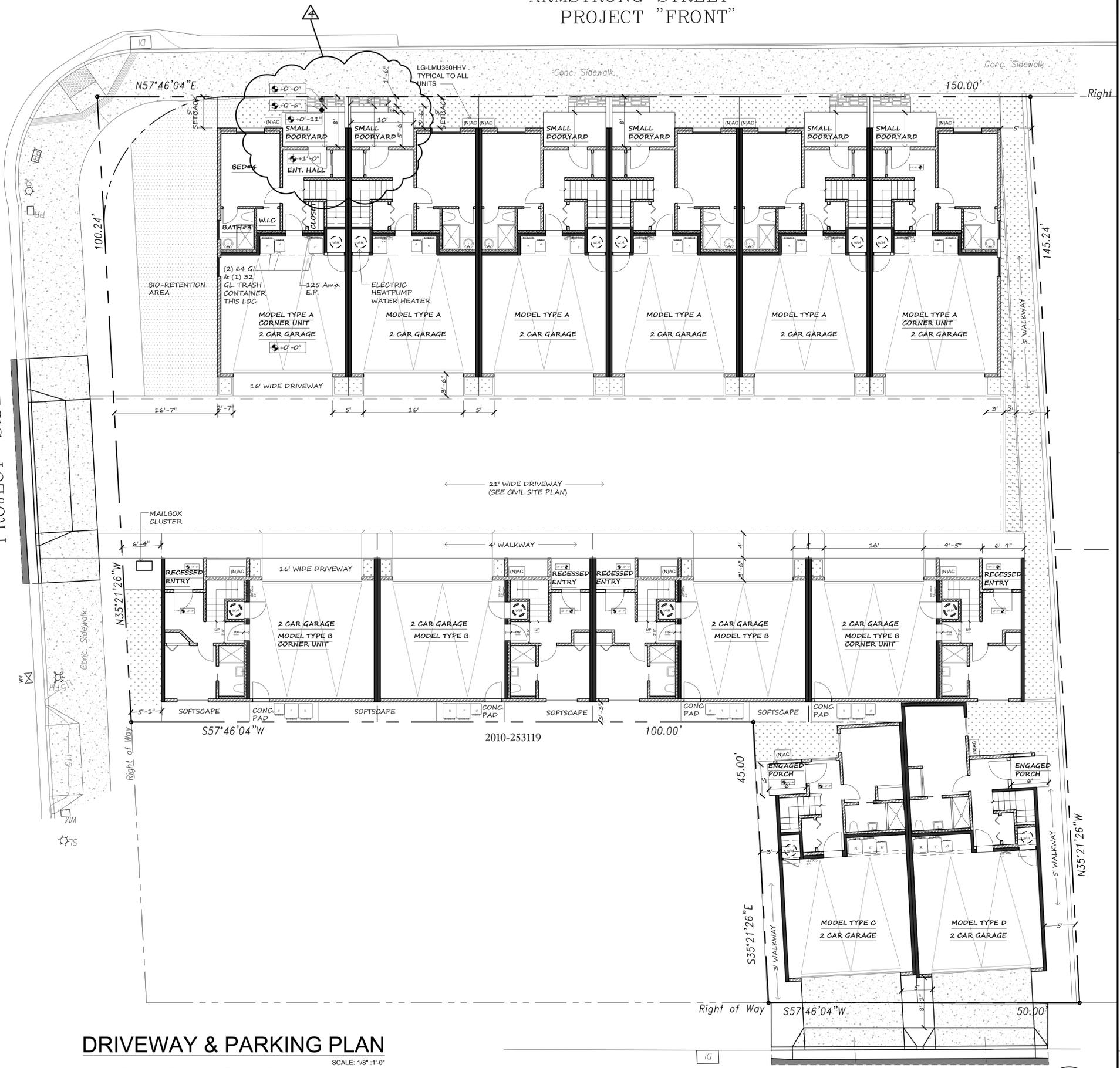
ARMSTRONG STREET
PROJECT "FRONT"

SYMBOLS LEGEND

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

TOTAL UNITS - 12
TOTAL PARKING - 24
2 PER UNIT

MAIN STREET
PROJECT "SIDE"



DRIVEWAY & PARKING PLAN
First Floor Site Plan
SCALE: 1/8" = 1'-0"

E STREET
PROJECT "REAR"

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

PDU *padhyay*
04/27/23

08/02/23 REVIS PER PLANNING REVIEW COMMENTS
10/16/23 REVIS PER PLANNING REVIEW COMMENTS
11/22/23 REVIS PER PLANNING REVIEW COMMENTS
01/10/24 REVIS PER PLANNING REVIEW COMMENTS
01/09/24 REVIS PER PLANNING REVIEW COMMENTS

SCALE: -
DATE: 3/24/22

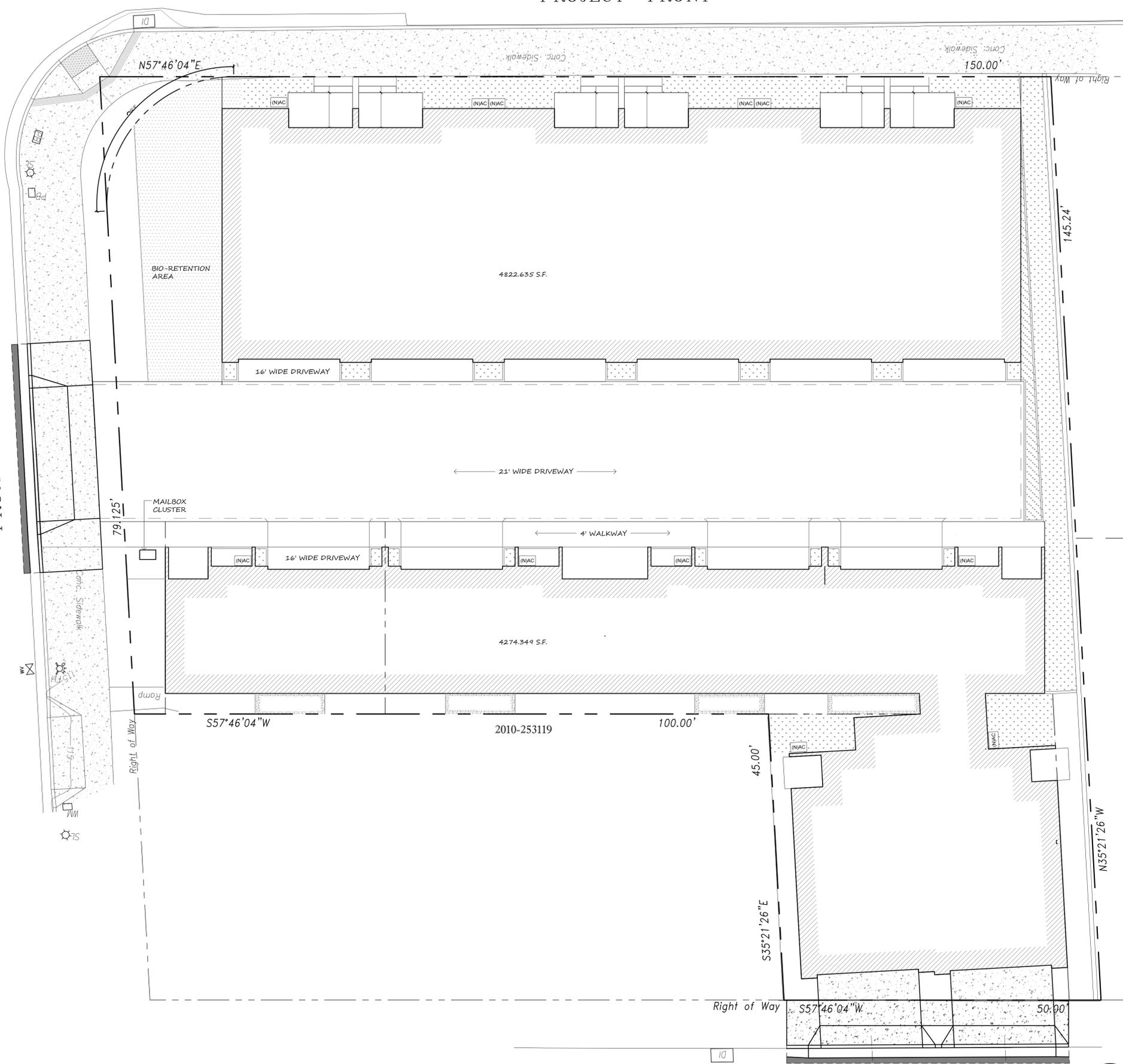
TITLE: Driveway & Parking Plan
DESIGN BY: PAULOMI U.
DRAWN BY: YAVI DESIGN SOLUTIONS

ARMSTRONG STREET
PROJECT "FRONT"

1. (N) Proposed Footprint : See Sheet A1c
(LOT COVERAGE)

Footprint Calcs:	
Armstron Street Facing Buildings	4822.635
Driveway Isle Buildings	4274.349
s.f.	
Total Footprint	9097 s.f.
ALLOWABLE 75% PER LOT COVERAGE : 17259.724 sq.ft. X 75 % = 12,944.793 sq.ft.	
LOT COVERAGE COMPLIED	

MAIN STREET
PROJECT "SIDE"



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

E STREET
PROJECT "REAR"

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PDU *padhyay*
04/27/23

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

SCALE: -
DATE: 3/24/22

TITLE: Building Area/Lot Area Diagram
DESIGN BY: PAULOMI U.
DRAWN BY: YAVI DESIGN SOLUTIONS

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

A1c

ARMSTRONG STREET
PROJECT "FRONT"

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

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

MAIN STREET
PROJECT "SIDE"



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

E STREET
PROJECT "REAR"

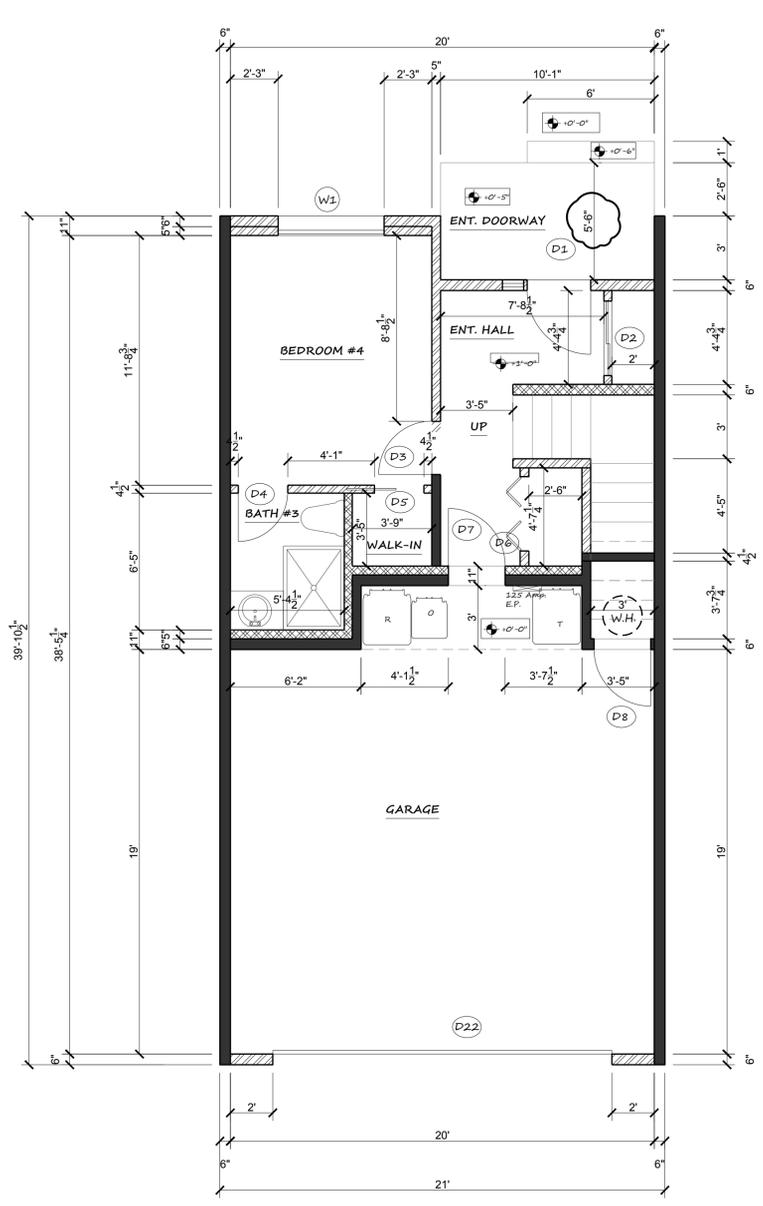
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PROJECT: TOWNHOMES FOR HAMAARA TECH
22872 MAIN STREET, HAYWARD, CA

PDUhachhyay
04/27/23

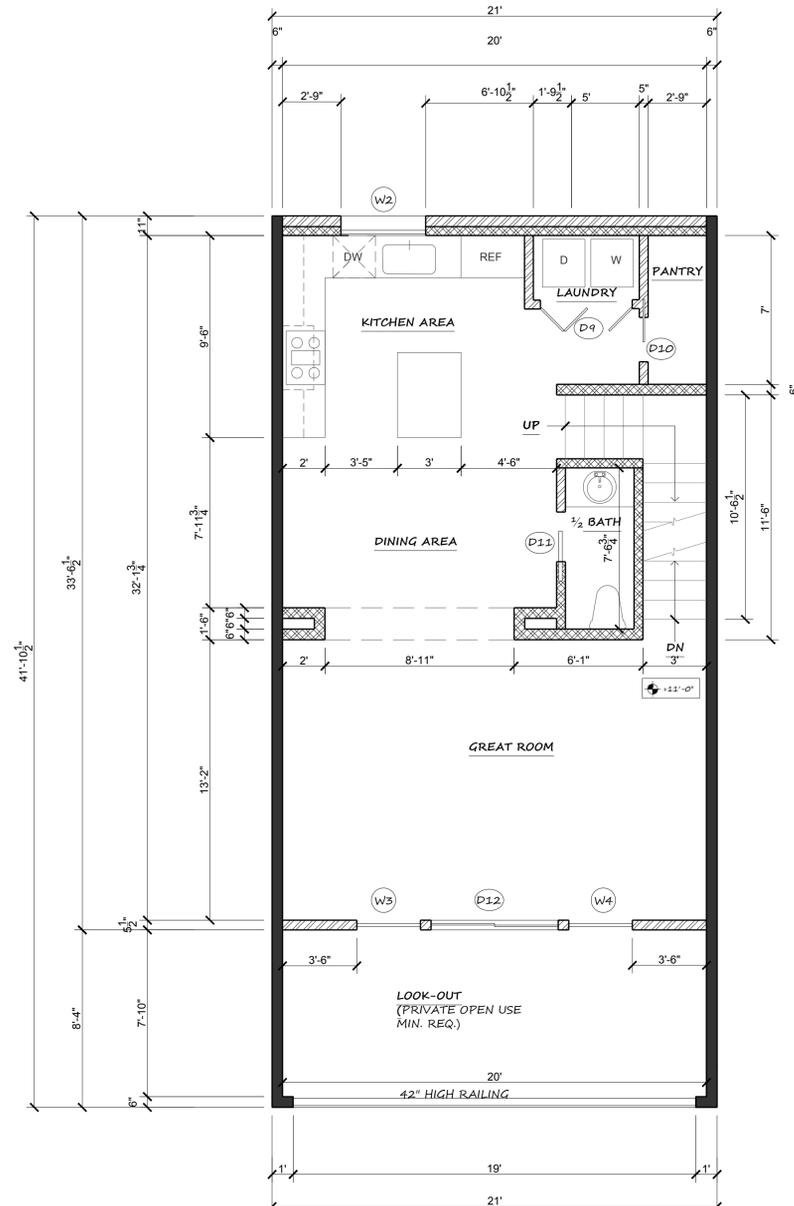
TITLE: Open Use Area Diagram (Second Floor Site Plan)
DRAWN BY: PAULOMI U.

REVISIONS:
01/10/24 REVISED PER PLANNING REVIEW COMMENTS
06/12/23 REVIEW COMMENTS
01/09/24 REVIEW COMMENTS
SCALE: -
DATE: 3/24/22
DESIGN BY: PAULOMI U.

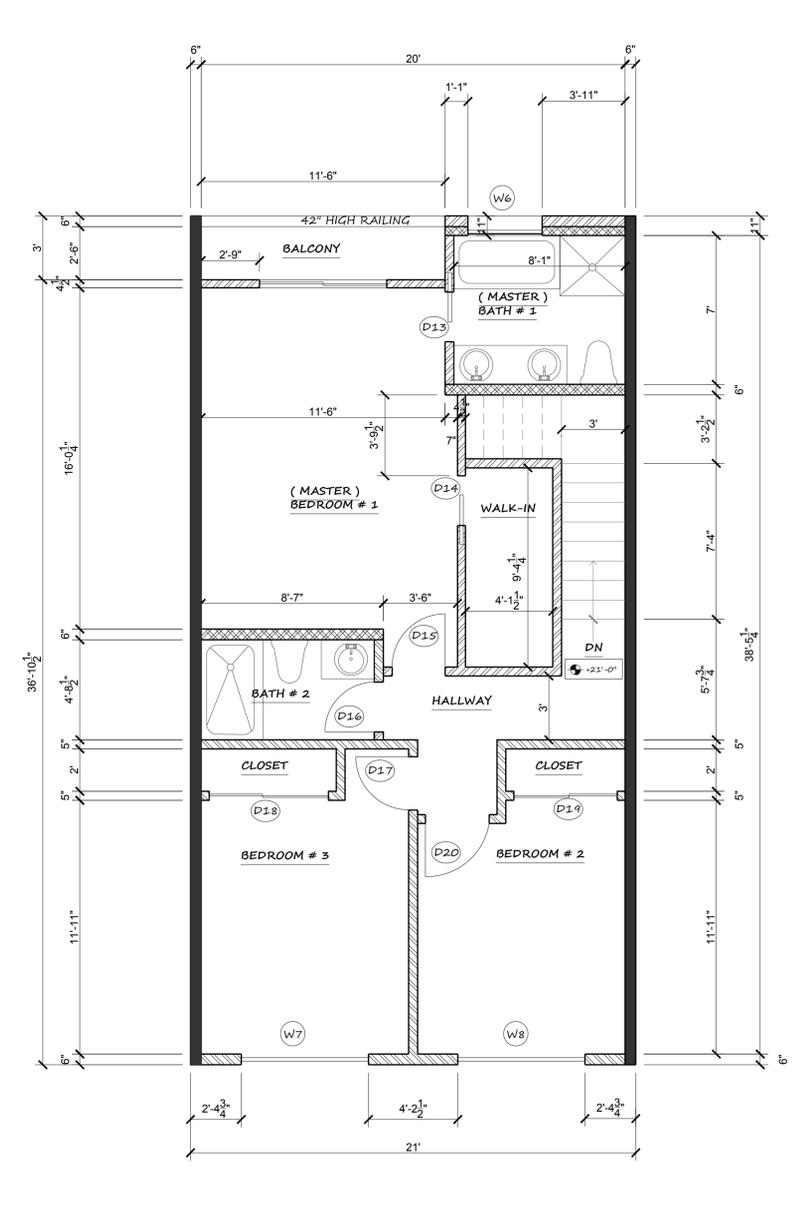
A1d



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



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



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

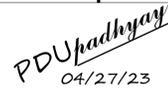
LEGEND

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

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

THIRD FLOOR MASTER BEDROOM OF UNIT #2 & #5 ONLY

WINDOW SCHEDULE (VERIFY SIZES)					
NO.	(W X H) SIZE	STYLE	MATERIAL	TYPE	REMARKS
EGRESS	W9	2'-8" X 5'-0"	VINYL CLAD	TEMP. GLASS	ALL WINDOWS SHOULD HAVE A MAXIMUM U-VALUE OF 0.3 AND 023 CFJ/C MUST BE NFRC RATED & LABELED PER STATE ENERGY CODE (CAC 10-103(a)2A)
		2'-8" X 2'-2"			
W10	2'-8" X 1'-4"	FIXED-UPPER	WOOD / VINYL	PANEL	
	1'-0" X 3'-0"	FIXED - UPPER			
W11	1'-0" X 2'-0"	FIXED - LOWER	WOOD / VINYL	PANEL	
	1'-0" X 3'-0"	FIXED - UPPER			
	1'-0" X 2'-0"	FIXED - LOWER			



 04/27/23

TITLE: Model "A" ROOF PLAN & PART ELEVATIONS

 DRAWN BY: YAVI DESIGN SOLUTIONS

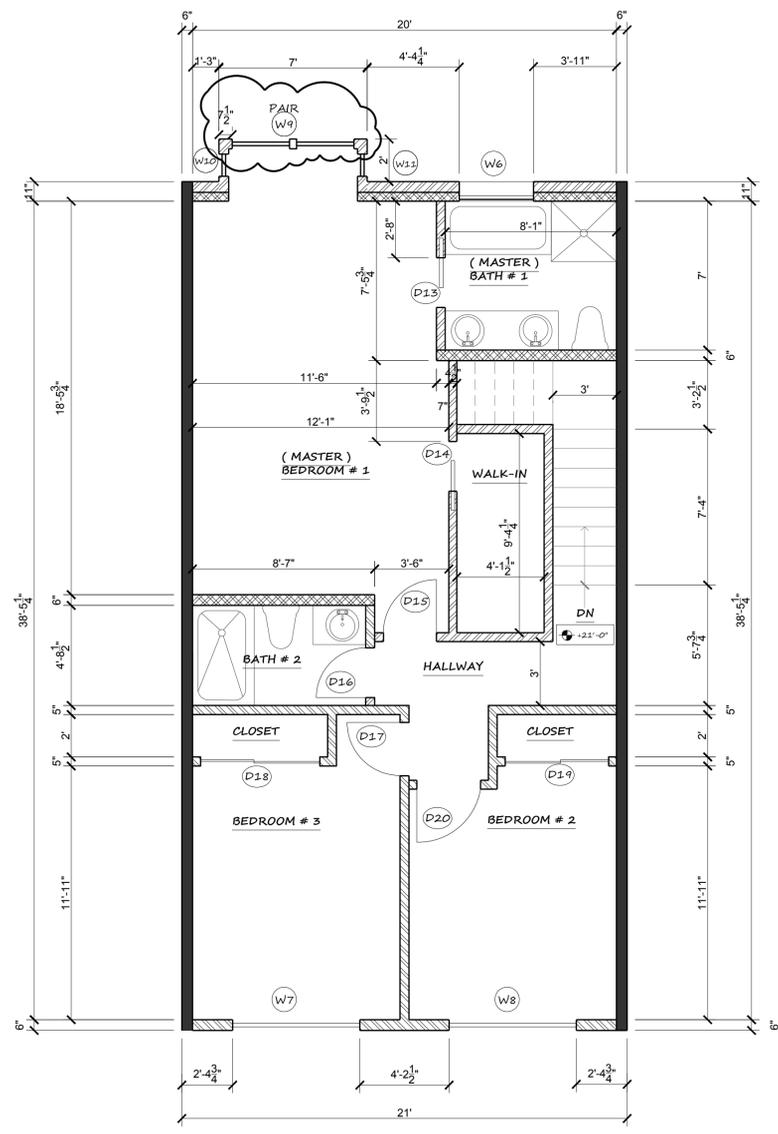
 DESIGN BY: PAULOMI U.

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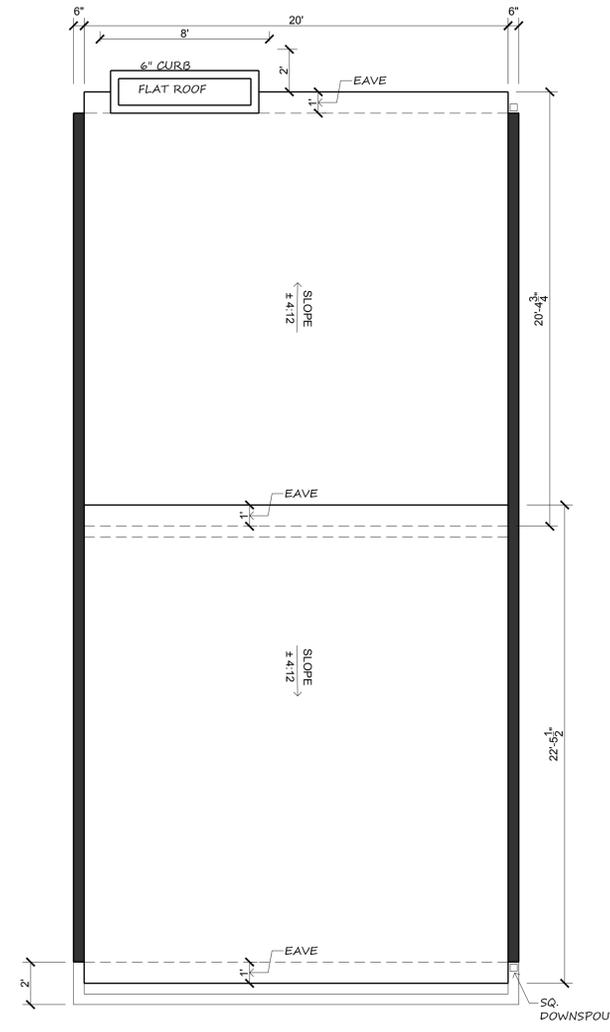
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08/02/23 REVIS PER PLANNING REVIEW COMMENTS 06/12/23

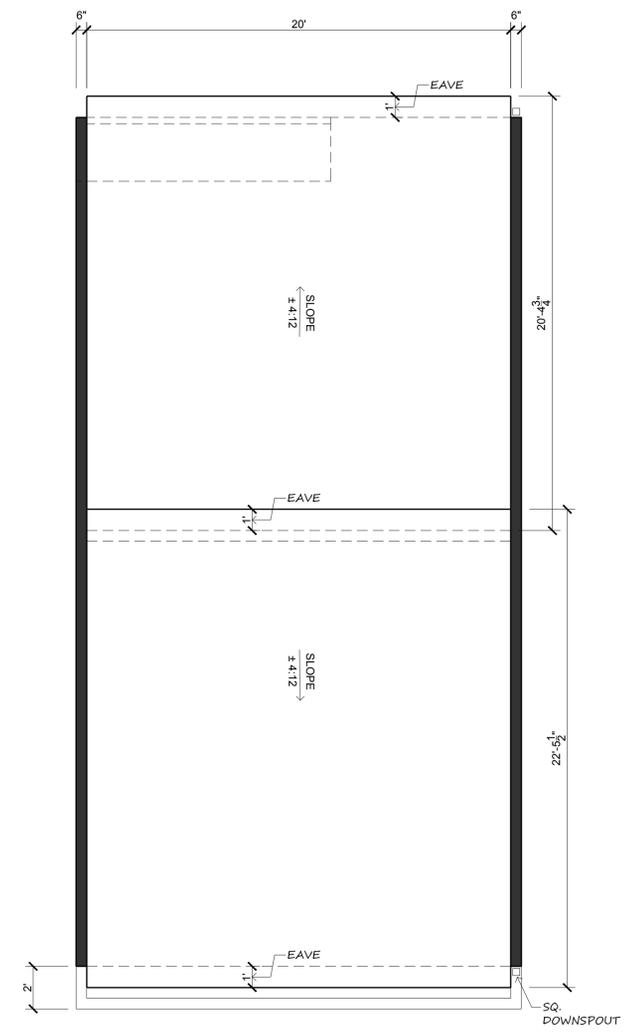
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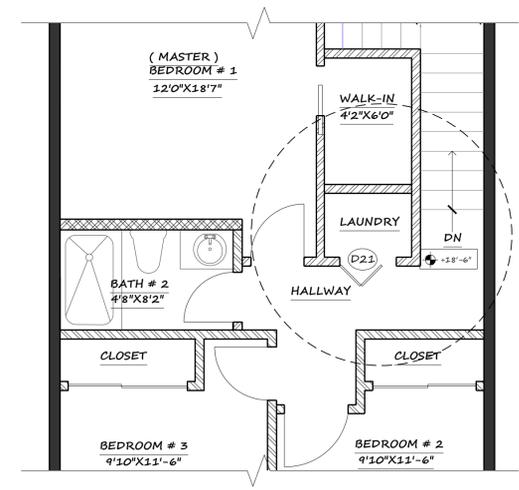
THIRD FLOOR PLAN (UNIT 4)
 UNIT 3 IS MIRROR
 SCALE: 1/4" = 1'-0"



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

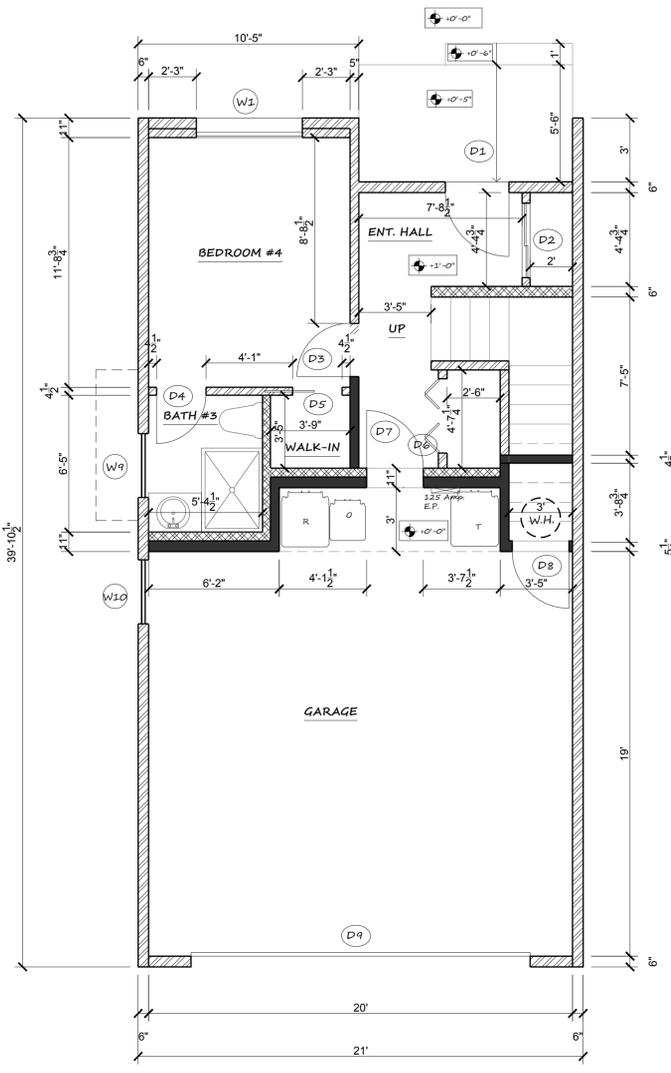


ROOF PLAN (UNIT 5)
 UNIT 2 IS MIRROR
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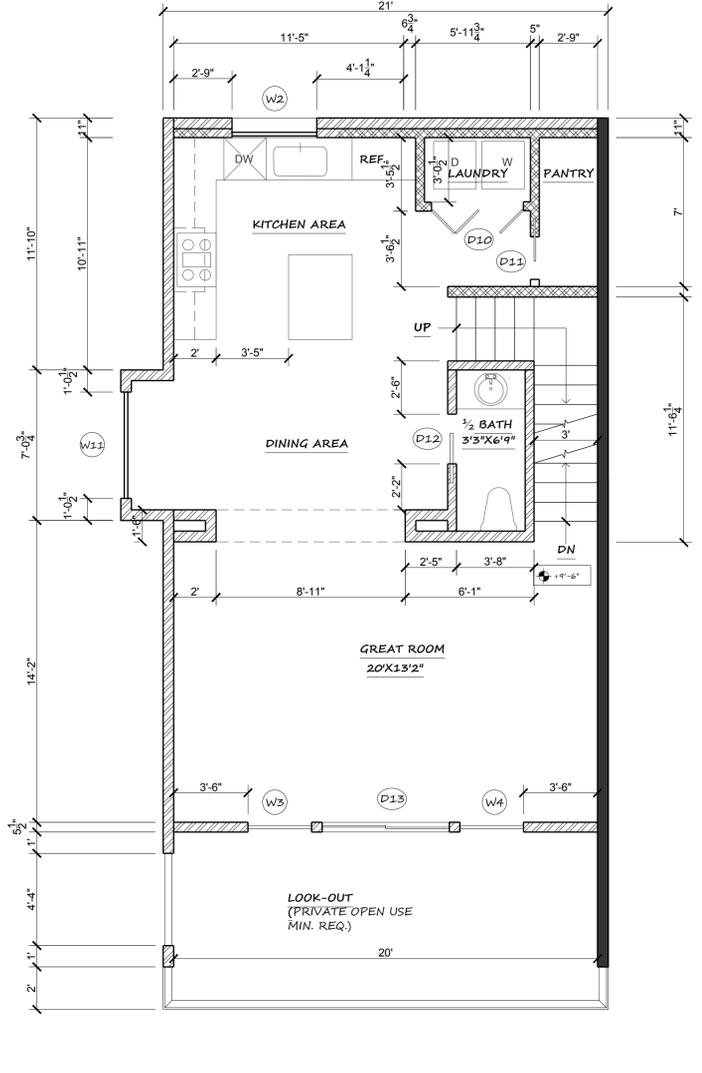


THIRD FLOOR PLAN (OPTION 2)
 SCALE: 1/4" = 1'-0"

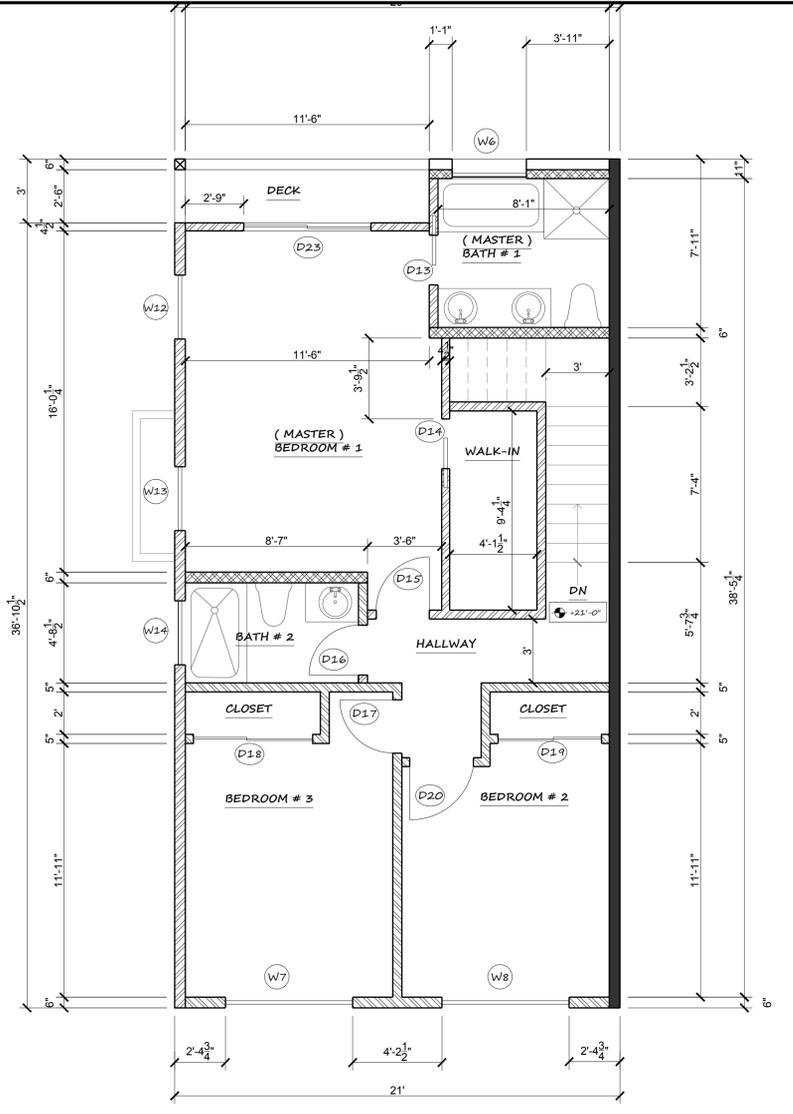




FIRST FLOOR PLAN UNIT 1
UNIT 6 IS MIRROR
SCALE: 1/4" = 1'-0"



SECOND FLOOR PLAN UNIT 1
UNIT 6 IS MIRROR
SCALE: 1/4" = 1'-0"



THIRD FLOOR PLAN UNIT 1
UNIT 6 IS MIRROR
SCALE: 1/4" = 1'-0"

MODEL TYPE A : (CORNER) UNITS 1 & 6											
WINDOW SCHEDULE (VERIFY SIZES)						DOOR SCHEDULE (VERIFY SIZES)					
NO.	(W X H) SIZE	STYLE	MATERIAL	TYPE	REMARKS	NO.	(W X H) SIZE	STYLE	MATERIAL	TYPE	REMARKS
EGRESS	W1	5'-0" X 3'-0"	VINYL CLAD	TEMP. GLASS	ALL WINDOWS SHOULD HAVE A MAXIMUM U-VALUE OF 0.3 AND U23 CFJIC MUST BE NFRC RATED & LABELED PER STATE ENERGY CODE (CAC 10-103(a)2A)	D1	3'-0"x6'-8"	SWING/RATED SIDELIGHT	WOOD / MTL	EXTERNAL	DOORS # 1 TO BE 1-3/8" THK. (20 MIN. FIRE RESISTANCE RATED)
		5'-0" X 1'-0"				SLIDER	WOOD / VINYL	PANEL			
EGRESS	W2	4'-0" X 3'-0"	VINYL CLAD	TEMP. GLASS		D3	2'-6"x6'-8"	SWING	WOOD / VINYL	PANEL	
		3'-0" X 6'-0"				FIXED	WOOD / VINYL	PANEL			
EGRESS	W3	3'-0" X 6'-0"	VINYL CLAD	TEMP. GLASS		D4	2'-4"x6'-8"	SWING	WOOD / VINYL	PANEL	
	W4	3'-0" X 6'-0"				FIXED	WOOD / VINYL	PANEL			
	W5	4'-0" X 4'-0"				SWING (UPPER-MID)	WOOD / VINYL	PANEL			
		4'-0" X 2'-8"				FIXED (LOWER-MID)	WOOD / MTL	EXTERNAL			
EGRESS		1'-6" X 4'-0"	VINYL CLAD	TEMP. GLASS		D6	3'-6"x6'-8"	BI-FOLD/CLOSET	WOOD / VINYL	PANEL	
		1'-6" X 2'-8"				FIXED (LOWER-CORNERS)	WOOD / MTL	EXTERNAL			
	W6	3'-6" X 2'-0"				SLIDER	WOOD / VINYL	PANEL			
		3'-0" X 2'-2"				FIXED	WOOD / VINYL	PANEL			
EGRESS	W7	6'-0" X 4'-0"	VINYL CLAD	TEMP. GLASS		D9	4'-0"x6'-8"	BI-FOLD/LAUNDRY	WOOD / VINYL	VENTED	
	W8	6'-0" X 4'-0"				SLIDER	WOOD / VINYL	PANEL			
EGRESS	W9	3'-0" X 2'-0"	VINYL CLAD	TEMP. GLASS	D10	2'-4"x6'-8"	POCKET	WOOD / VINYL	PANEL		
	W10	3'-0" X 2'-0"			SLIDER	WOOD / VINYL	PANEL				
EGRESS	W11	3'-0" X 4'-0"	VINYL CLAD	TEMP. GLASS	D11	2'-4"x6'-8"	POCKET	WOOD / VINYL	PANEL		
		3'-0" X 2'-2"			FIXED	WOOD / VINYL	PANEL				
EGRESS	W12	3'-0" X 4'-0"	VINYL CLAD	TEMP. GLASS	D12	6'-0"x6'-8"	SLIDER	VINYL/GLASS	PANEL		
		3'-0" X 2'-2"			FIXED	WOOD / VINYL	PANEL				
	W13	2'-0" X 4'-0"			SWING (UPPER-MID)	WOOD / VINYL	PANEL				
		2'-0" X 2'-2"			FIXED (LOWER-MID)	WOOD / VINYL	PANEL				
EGRESS		1'-0" X 4'-0"	VINYL CLAD	TEMP. GLASS	D13	2'-4"x6'-8"	POCKET	WOOD / VINYL	PANEL		
		1'-0" X 2'-2"			FIXED (UPPER-CORNERS)	WOOD / VINYL	PANEL				
		1'-0" X 2'-2"			FIXED (LOWER-CORNERS)	WOOD / VINYL	PANEL				
	W14	3'-0" X 2'-0"			SLIDER	WOOD / VINYL	PANEL				
					D14	2'-4"x6'-8"	POCKET	WOOD / VINYL	PANEL		
					D15	2'-6"x6'-8"	SWING	WOOD / VINYL	PANEL		
					D16	2'-4"x6'-8"	SWING	WOOD / VINYL	PANEL		
					D17	2'-6"x6'-8"	SWING	WOOD / VINYL	PANEL		
					D18	4'-6"x6'-8"	SLIDER	WOOD / VINYL	PANEL		
					D19	5'-0"x6'-8"	SLIDER	WOOD / VINYL	PANEL		
					D20	2'-6"x6'-8"	SLIDER	WOOD / VINYL	PANEL		
					D21	3'-0"x6'-8"	BI-FOLD/LAUNDRY	WOOD / VINYL	VENTED		
					D22	16'-0"x7'-0"	GARAGE/AUTO	WOOD / VINYL	PANEL		
					D23	6'-0"x6'-8"	SLIDER/EXT	WOOD / VINYL	PANEL		

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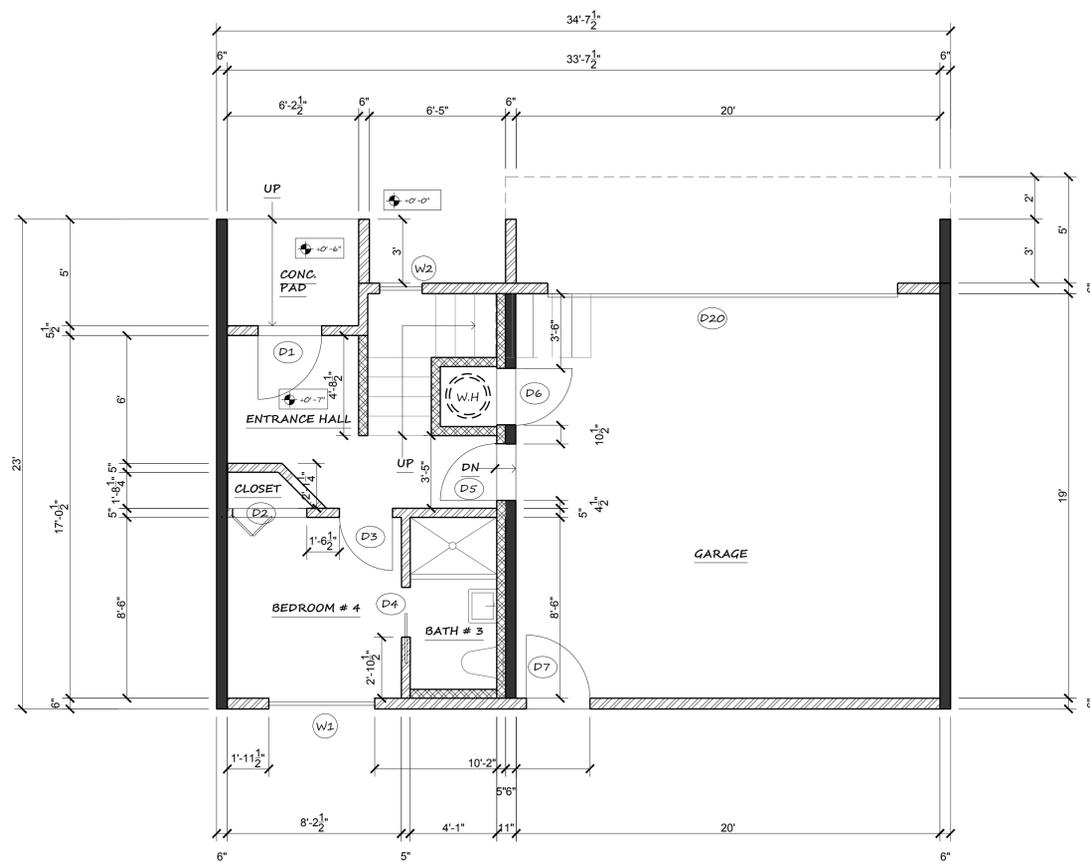
10/16/23
 REVISED PER PLANNING
 REVIEW COMMENTS
 09/07/23
TITLE : Model "A" CORNER FLOOR PLANS
 DESIGN BY : PAULOMI U.
 SCALE : -
 DATE : 3/24/22



PDUphadhyay
 04/27/23

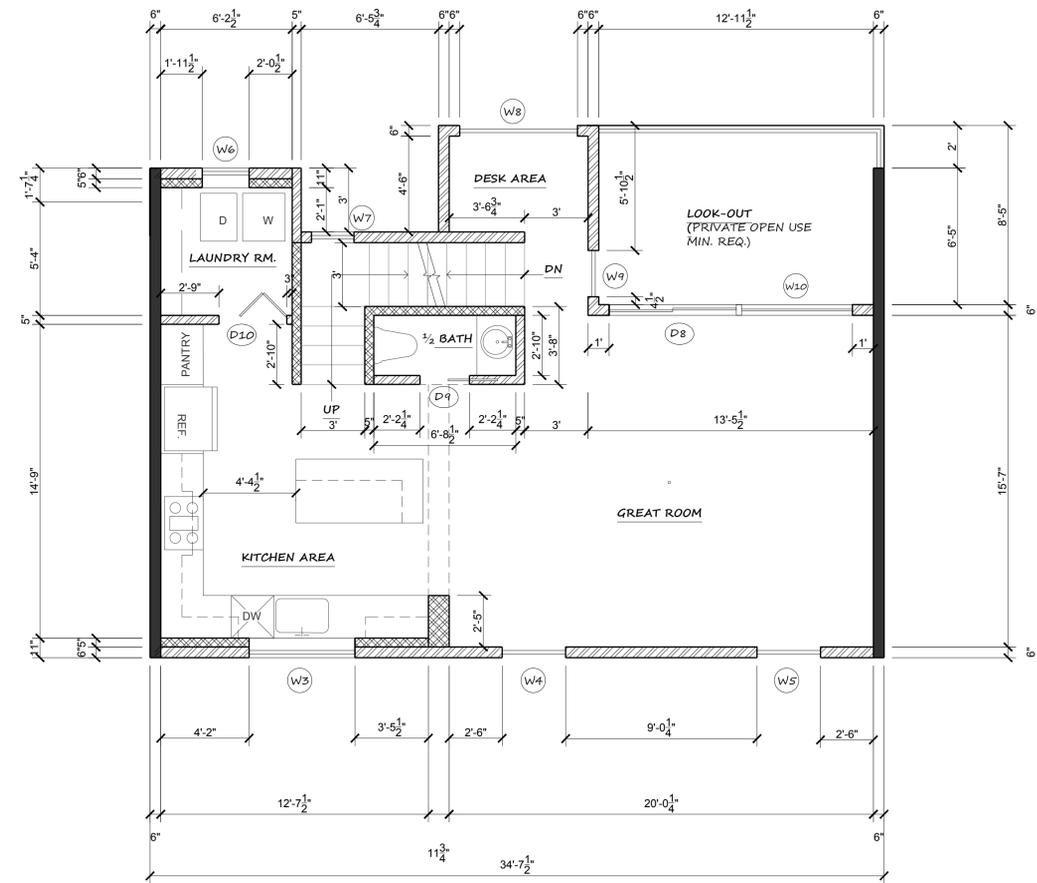
TITLE: Model "B" FLOOR PLANS
 DESIGN BY: PAULOMI U.
 DRAWN BY: YAVI DESIGN SOLUTIONS

SCALE: -
 DATE: 3/24/22



FIRST FLOOR PLAN

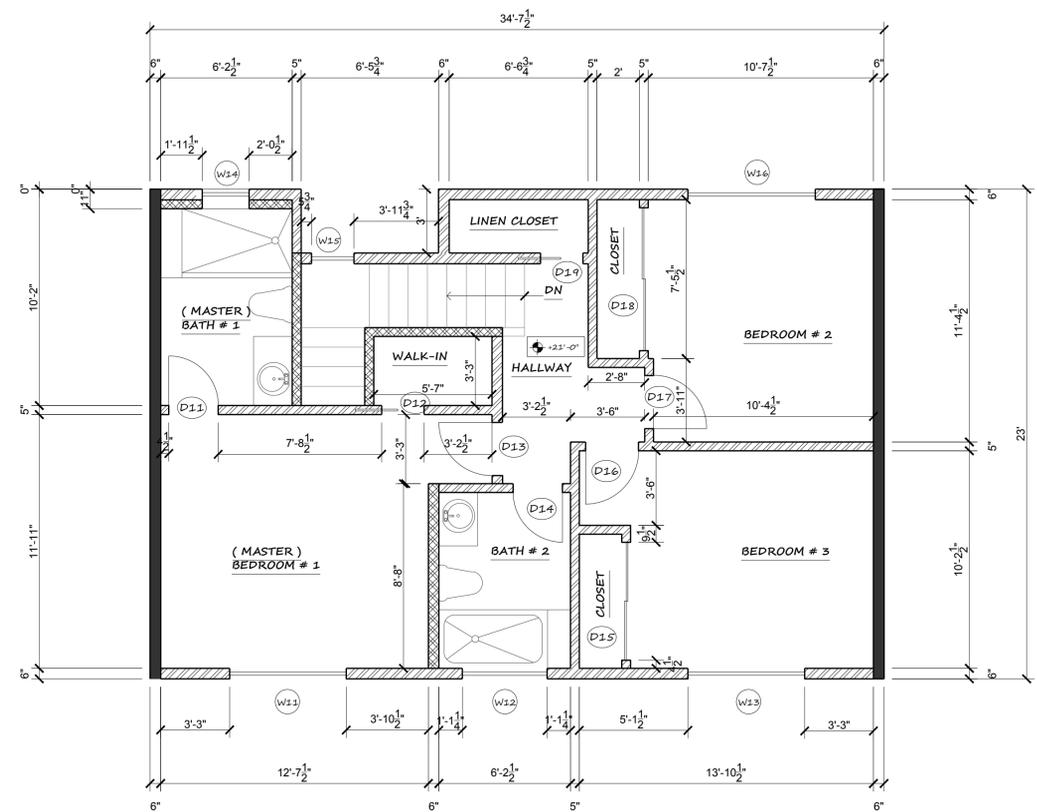
SCALE: 1/4" = 1'-0"



SECOND FLOOR PLAN

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

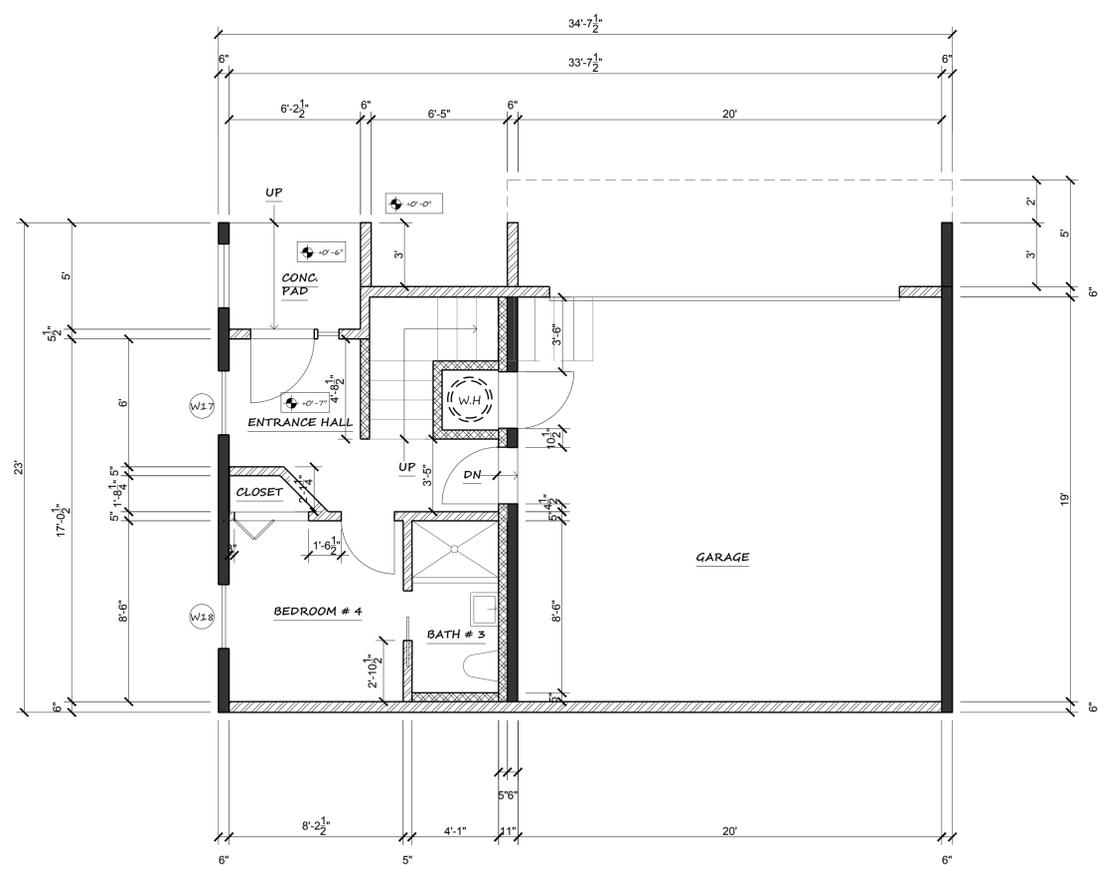
MODEL TYPE B : (MIDDLE) UNITS 2 TO 3						MODEL TYPE B : (CORNER) UNITS 1 TO 4													
WINDOW SCHEDULE (VERIFY SIZES)					DOOR SCHEDULE (VERIFY SIZES)					WINDOW SCHEDULE (VERIFY SIZES)									
NO.	(W X H) SIZE	STYLE	MATERIAL	TYPE	REMARKS	NO.	(W X H) SIZE	STYLE	MATERIAL	TYPE	REMARKS	NO.	(W X H) SIZE	STYLE	MATERIAL	TYPE	REMARKS		
W1	5'-0" X 4'-0"	SLIDER	VINYL CLAD	TEMP. GLASS	ALL WINDOWS SHOULD HAVE A MAXIMUM U-VALUE OF 0.3 AND Q23 CFJ/C MUST BE NFRC RATED & LABELED PER STATE ENERGY CODE (CAC 10-103(a)2A)	D1	3'-0"x6'-8"	SWING/RATED SIDELIGHT	WOOD / MTL	EXTERNAL	DOORS # 1, 5 & 7 TO BE 1-3/8" THK. (20 MIN. FIRE RESISTANCE RATED)	W17	3'-0" X 3'-6"	SLIDER	VINYL CLAD	TEMP. GLASS	EGRESS		
W2	2'-0" X 2'-0"	FIXED				D2	3'-6"x6'-8"	BI-FOLD/CLOSET	WOOD / VINYL	PANEL			W18	3'-0" X 3'-6"	SLIDER				
W3	5'-0" X 3'-0"	SLIDER				D3	2'-6"x6'-8"	SWING	WOOD / VINYL	PANEL									
W4	3'-0" X 6'-0"	FIXED				D4	2'-4"x6'-8"	POCKET	WOOD / VINYL	PANEL		ALL GLASS DOORS ARE DOUBLE PANE TEMPERED SAFETY GLASS W/ MAX. U-VALUE OF 0.3 & Q23 CFJ/C MUST BE NFRC RATED & LABELED PER STATE ENERGY CODE (CAC 10-103(a)2A)							
W5	3'-0" X 6'-0"	FIXED				D5	2'-8"x6'-8"	SWING/RATED	WOOD / MTL	EXTERNAL									
W6	2'-0" X 2'-0"	SLIDER				D6	2'-8"x6'-8"	SWING	WOOD / VINYL	VENTED									
W7	2'-0" X 2'-0"	FIXED				D7	3'-0"x6'-8"	SWING/RATED	WOOD / MTL	EXTERNAL									
W8	5'-6" X 4'-0"	SLIDER				D8	6'-0"x6'-8"	SLIDER/PATIO	VINYL/GLASS	EXTERNAL									
W9	2'-0" X 6'-0"	FIXED				D9	2'-4"x6'-8"	POCKET	WOOD / VINYL	PANEL									
W10	5'-0" X 6'-0"	FIXED				D10	3'-0"x6'-8"	BI-FOLD/LAUNDRY	WOOD / VINYL	VENTED									
W11	5'-6" X 4'-0"	SLIDER				D11	2'-4"x6'-8"	SWING	WOOD / VINYL	PANEL									
W12	4'-0" X 2'-0"	SLIDER				D12	2'-4"x6'-8"	POCKET	WOOD / VINYL	PANEL									
W13	5'-6" X 4'-0"	SLIDER				D13	2'-6"x6'-8"	SWING	WOOD / VINYL	PANEL									
W14	2'-0" X 2'-0"	SLIDER				D14	2'-4"x6'-8"	SWING	WOOD / VINYL	PANEL									
W15	2'-0" X 2'-0"	FIXED				D15	5'-6"x6'-8"	SLIDER/CLOSET	WOOD/MIRROR	PANEL									
W16	6'-0" X 4'-0"	FIXED				D16	2'-6"x6'-8"	SWING	WOOD / VINYL	PANEL									
MODEL TYPE B : (CORNER) UNITS 1 TO 4						D17	2'-6"x6'-8"	SWING	WOOD / VINYL	PANEL									
WINDOW SCHEDULE (VERIFY SIZES)						D18	6'-8"x6'-8"	SLIDER	WOOD/MIRROR	PANEL									
W1 TO W16 SAME AS ABOVE						D19	2'-0"x6'-8"	POCKET	WOOD / VINYL	PANEL									



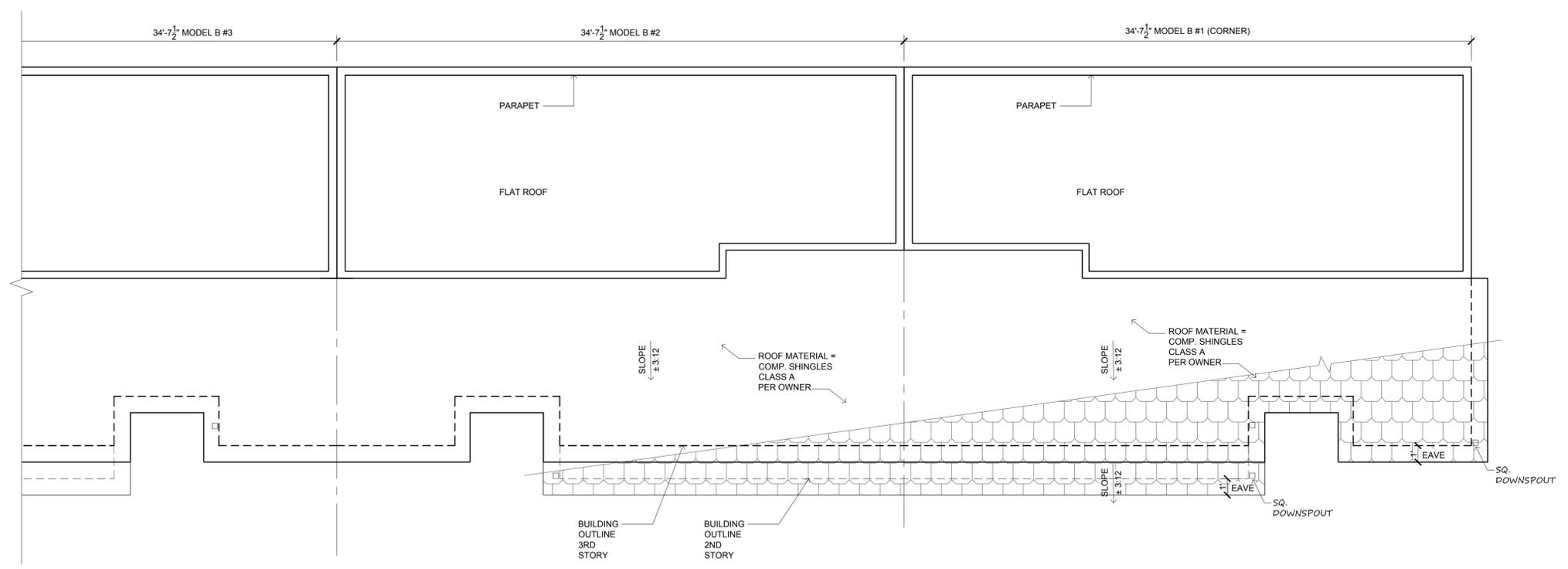
THIRD FLOOR PLAN

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



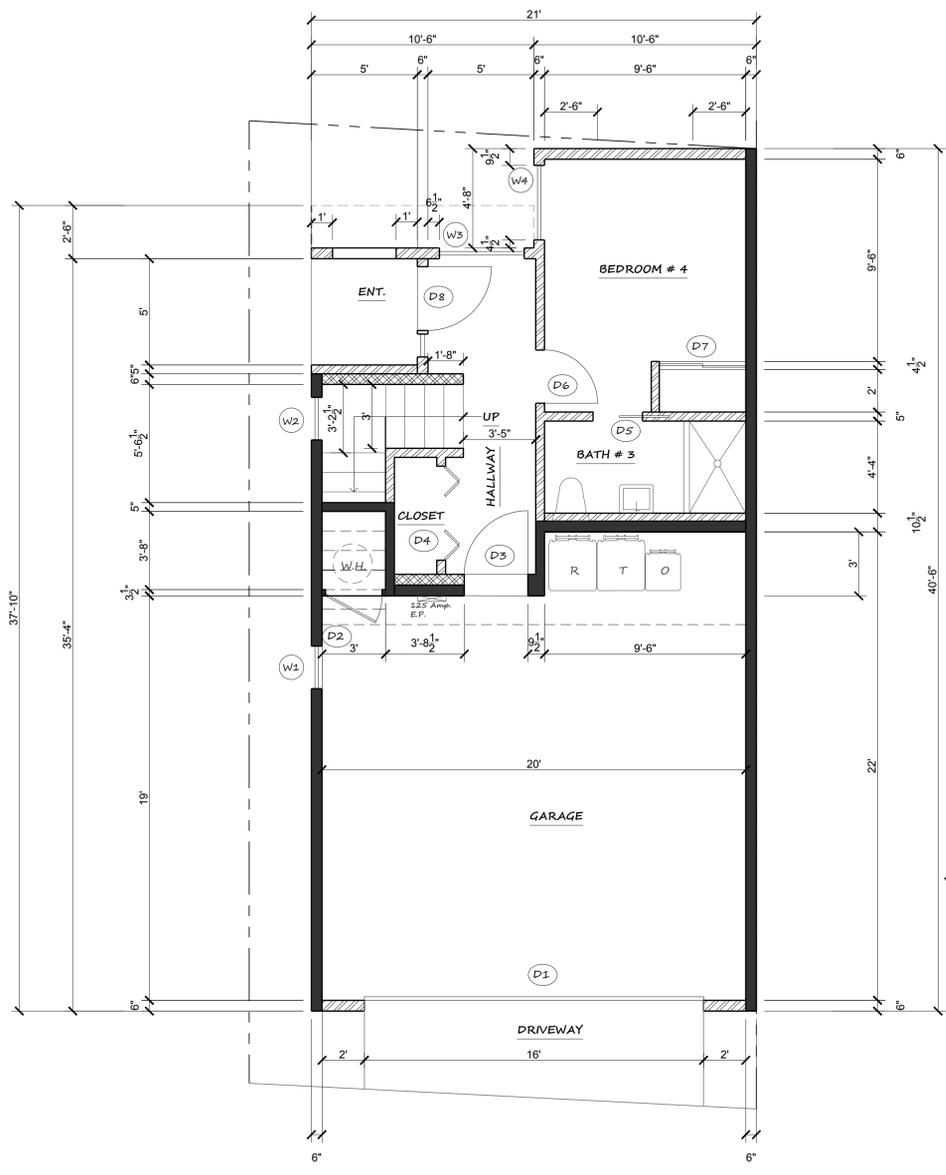


FIRST FLOOR PLAN OF MODEL B CORNER UNITS
 SCALE: 1/4" = 1'-0"

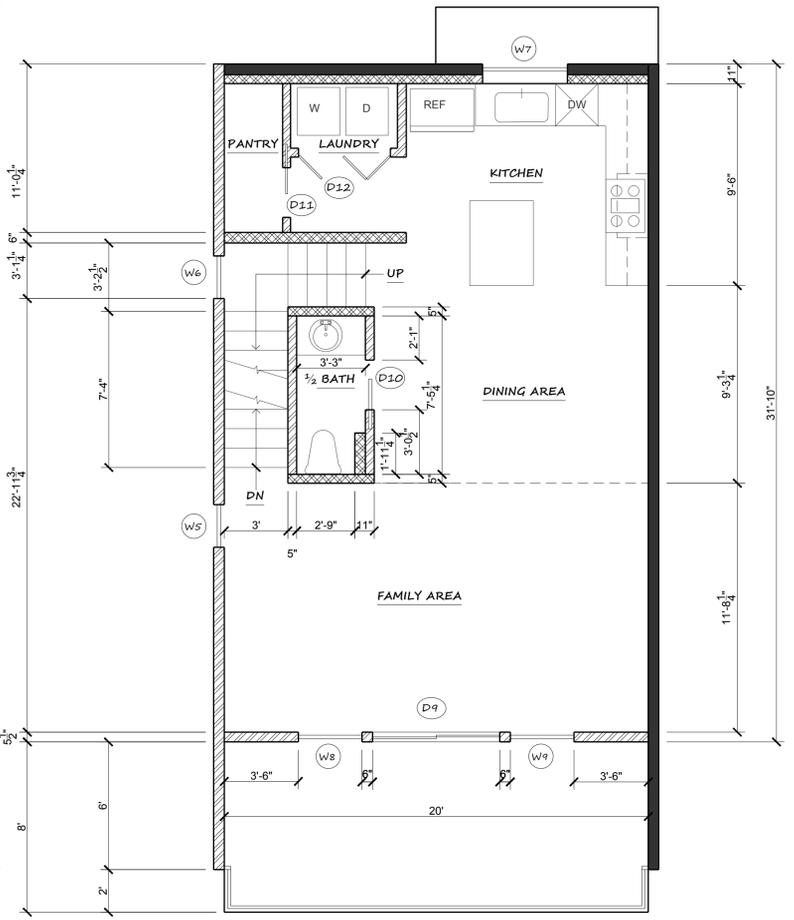


ROOF PLAN OF MODEL B CLUSTER
 SCALE: 1/4" = 1'-0"

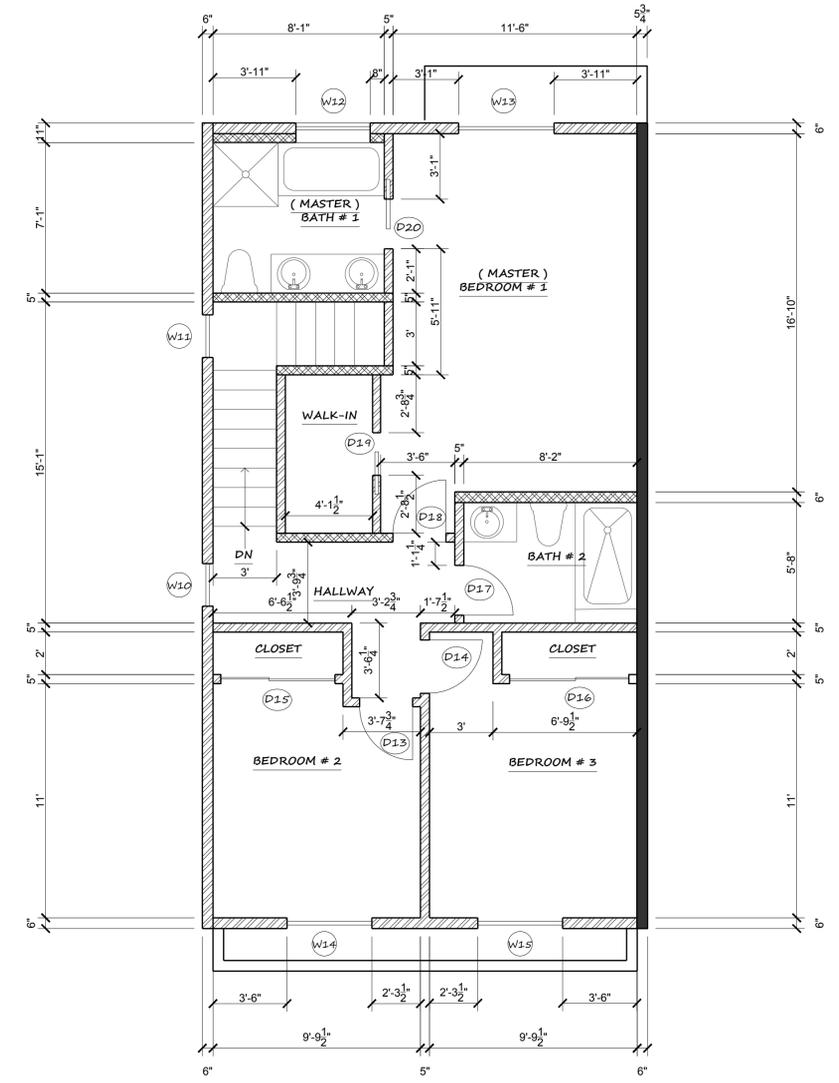




FIRST FLOOR PLAN
 SCALE: 1/4" = 1'-0"



SECOND FLOOR PLAN
 SCALE: 1/4" = 1'-0"



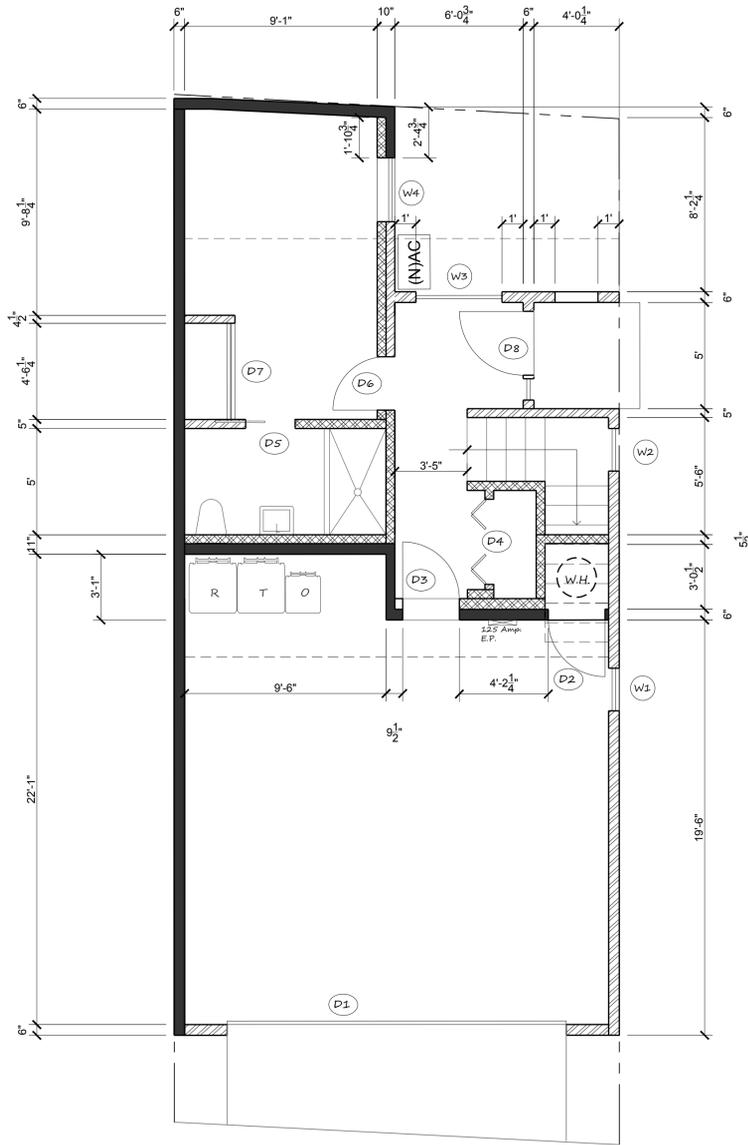
THIRD FLOOR PLAN (OPTION 1)
 SCALE: 1/4" = 1'-0"

LEGEND

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

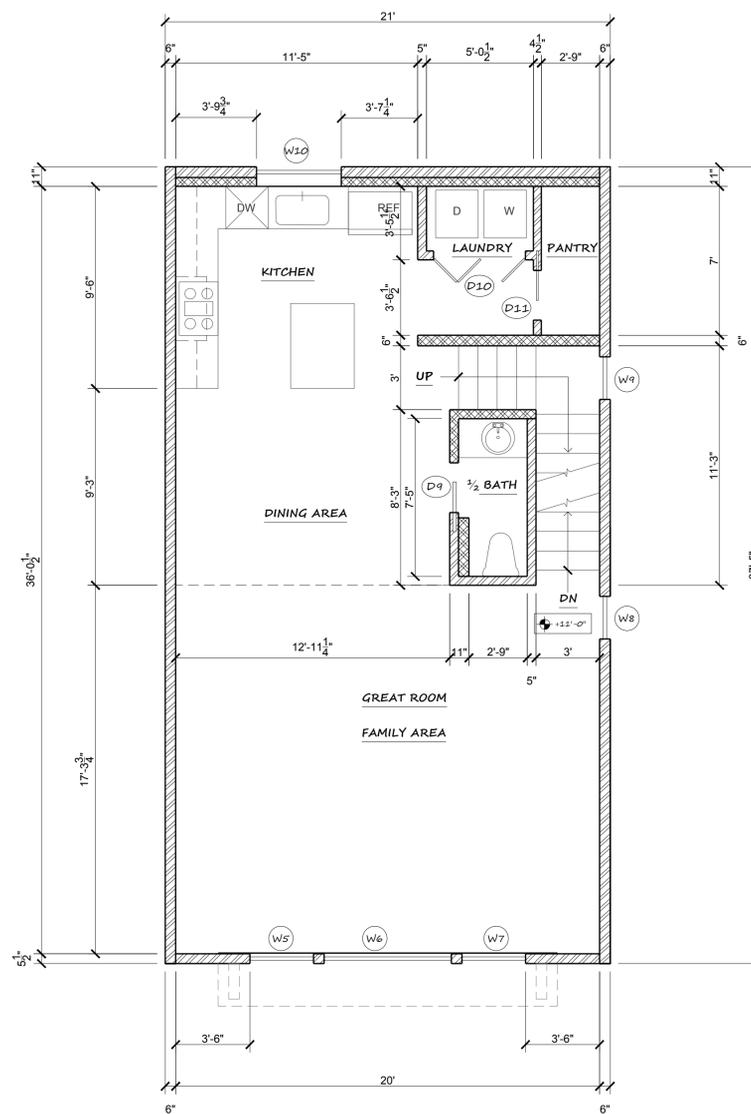
MODEL TYPE A : UNIT 7

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



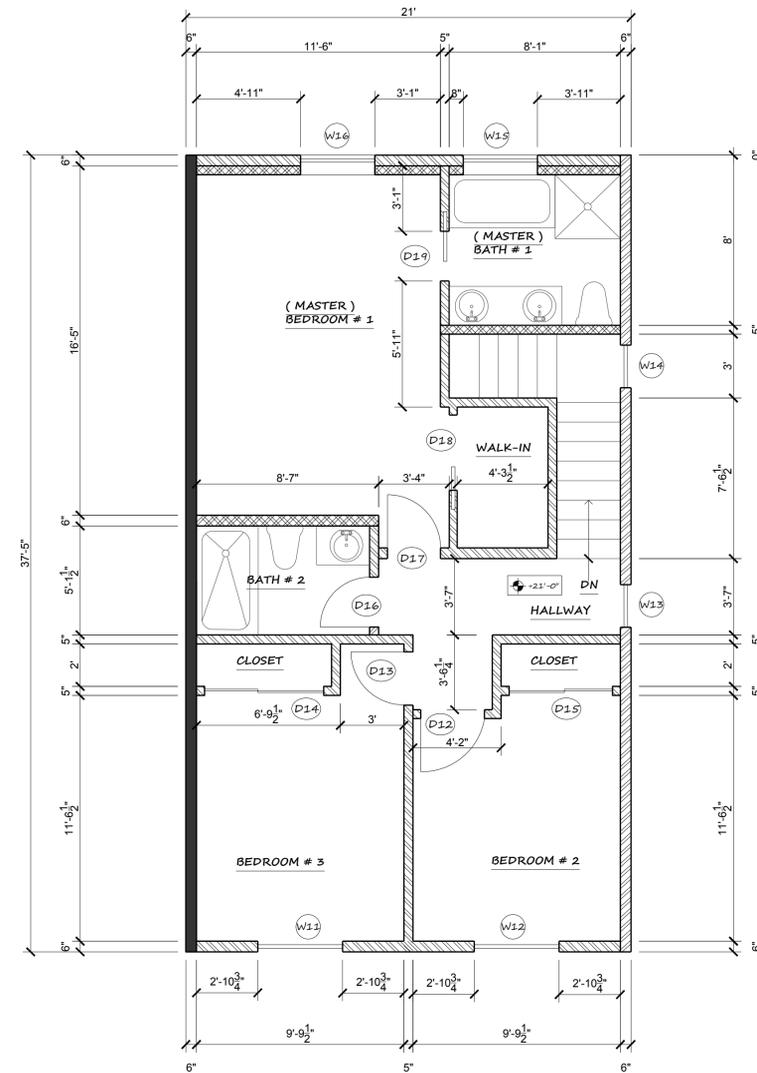
FIRST FLOOR PLAN

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



SECOND FLOOR PLAN

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



THIRD FLOOR PLAN

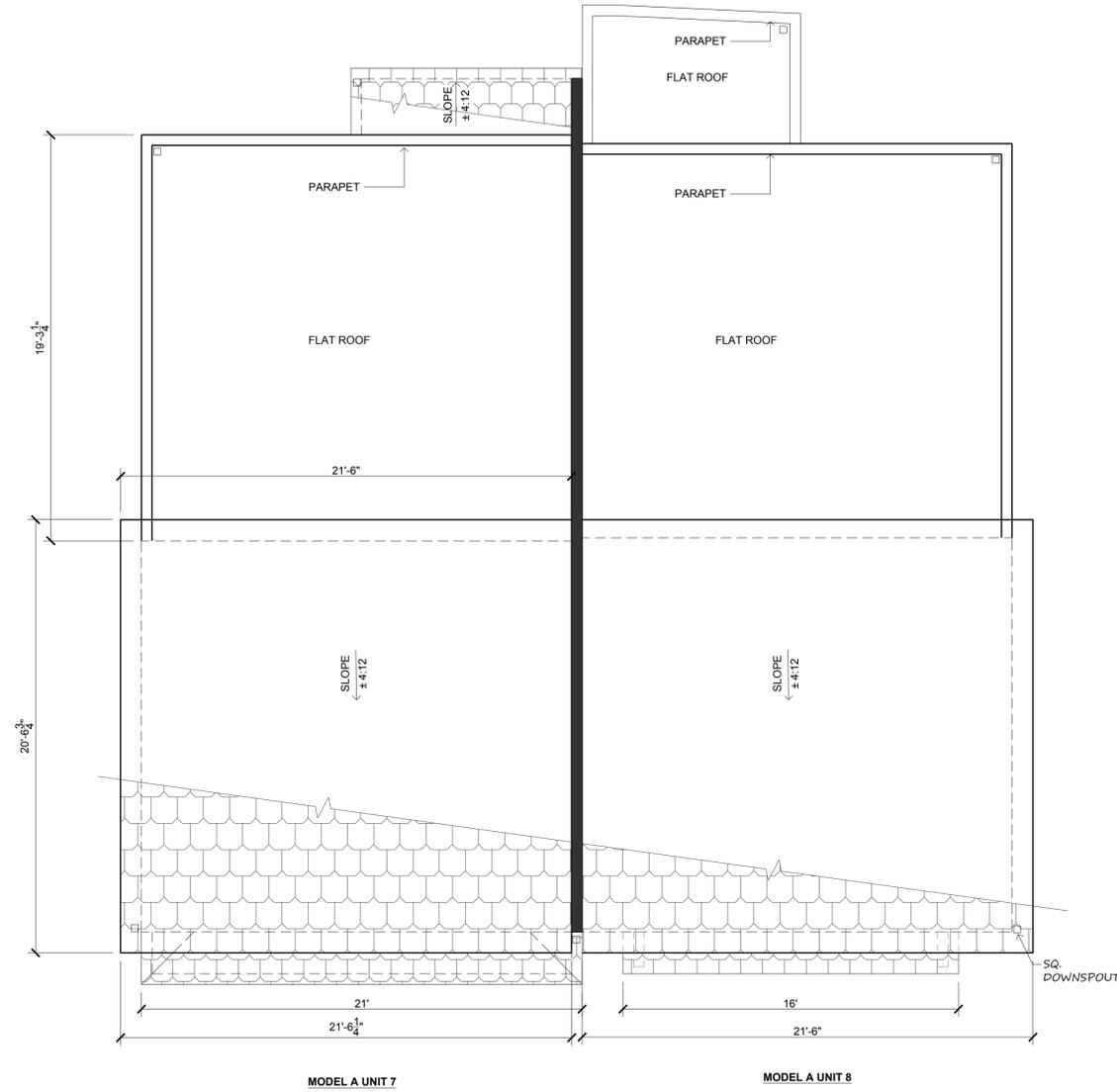
SCALE: 1/4" = 1'-0"

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

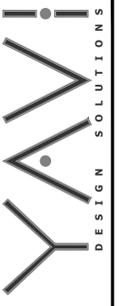
MODEL TYPE A : UNIT 8

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





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



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

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

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

SCALE : -
 DATE : 3/24/22

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

AVAILABLE SIZES

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

COLOR
 SW 7662 Evening Shadow



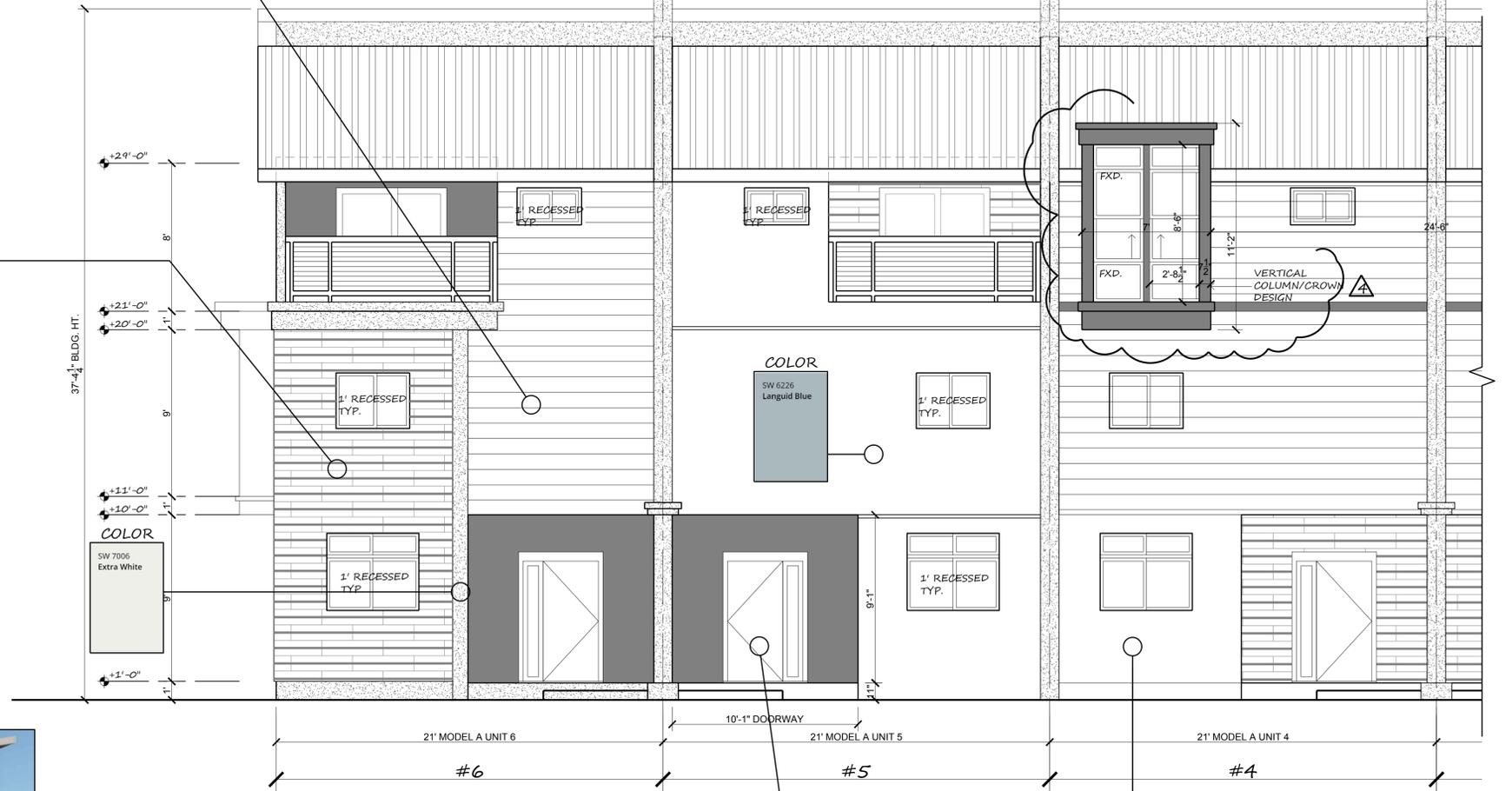
Grey Basalt Lynia IL Tiles are available in:

Field Unit	Corner Unit

COLOR
 SW 7006 Extra White



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



PART ELEVATION - ARMSTRONG STREET FRONT SIDE
 SCALE: 1/4" = 1'-0"

(TEXTURE)
HARDIE™ ARCHITECTURAL COLLECTION
SEAGRASS
 Gentle flowing lines that create a dynamic finish inspired by nature.

COLOR
 SW 6251 Outerspace

AVAILABLE SIZES

THICKNESS:	0.312"
LENGTH:	120" 144"
WIDTHS:	48.197" 48.197"
	96" 48.197"



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

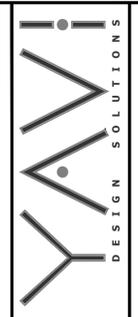
PDUphadhyay
 04/27/23

SCALE :-
DATE : 3/24/22

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

REVISIONS:

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

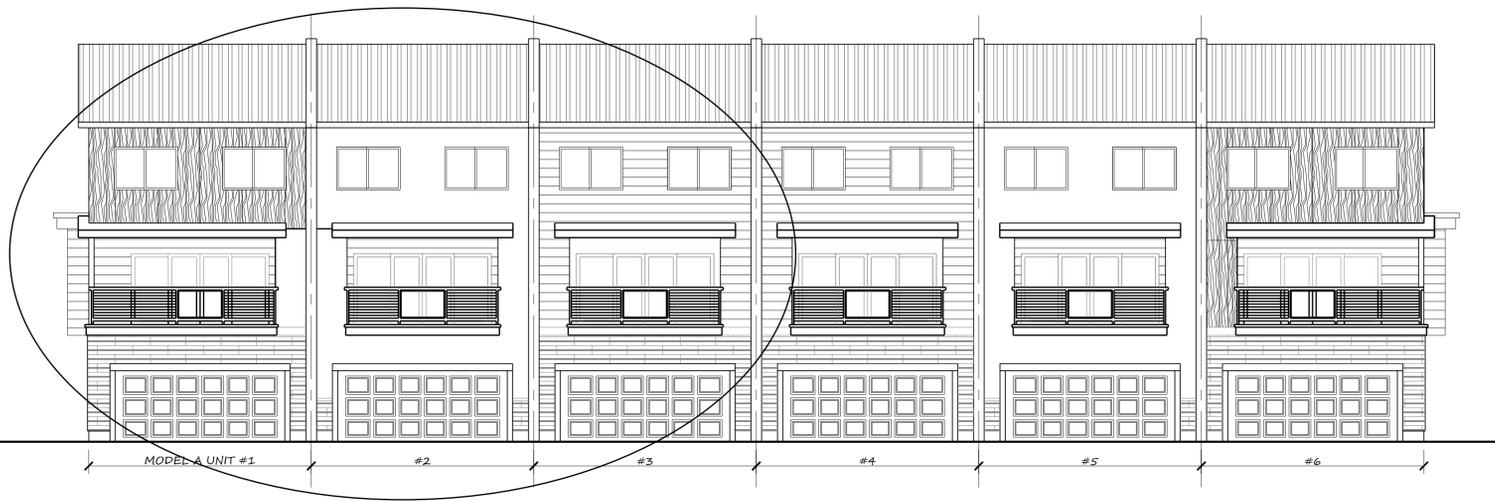


WWW.YAVIDESIGNSOLUTIONS.COM
ADDRESS:
367 KILKARE ROAD, SUNOL, CA 94586
EMAIL:
YAVIDESIGNSOLUTIONS@GMAIL.COM

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

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

SCALE : -
DATE : 3/24/22



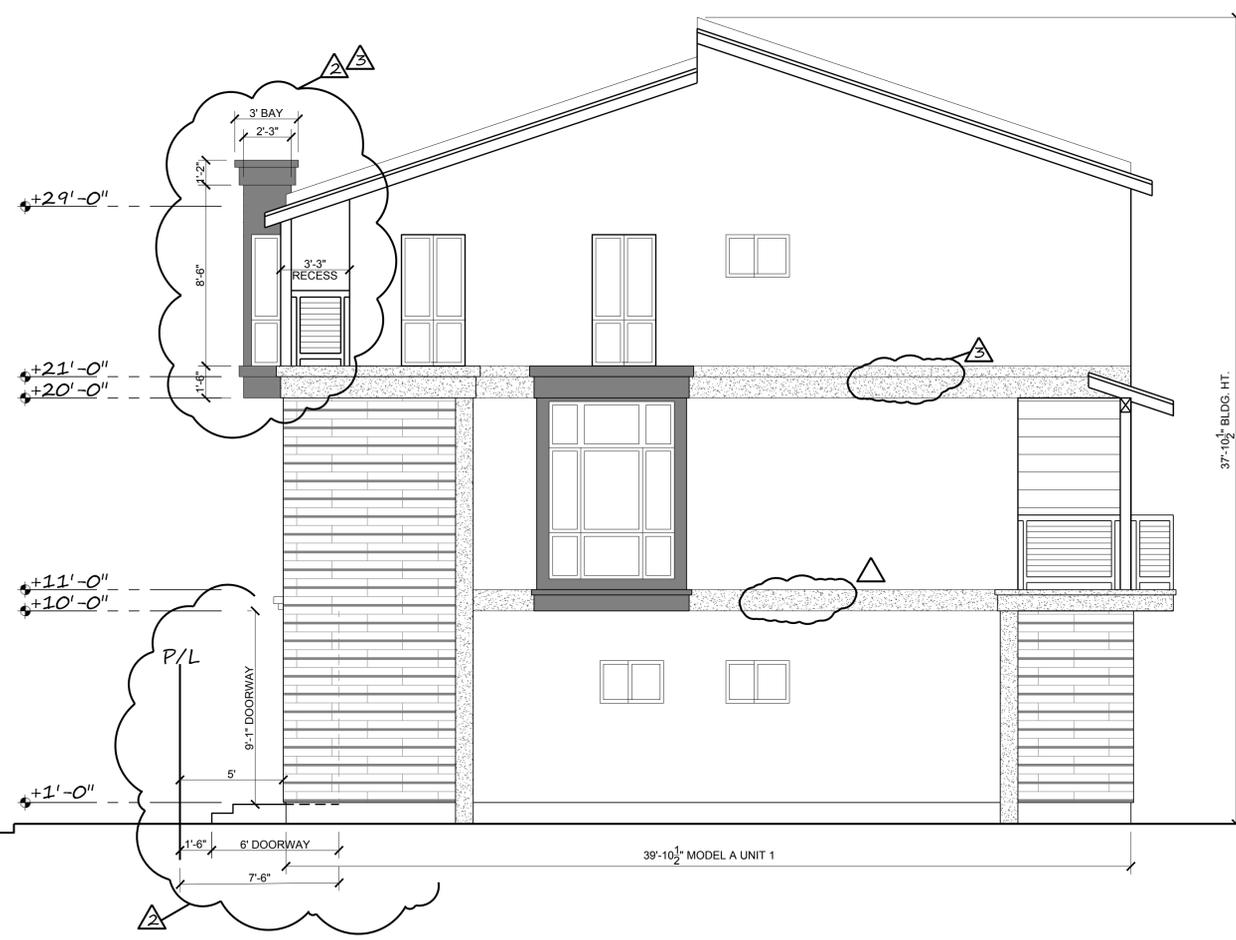
DRIVEWAY ISLE LEFT SIDE ELEVATION (MODEL "A" CLUSTER REAR)
SCALE: 1/8" = 1'-0"



MODEL "A" CLUSTER REAR PART ELEVATION
SCALE: 1/4" = 1'-0"

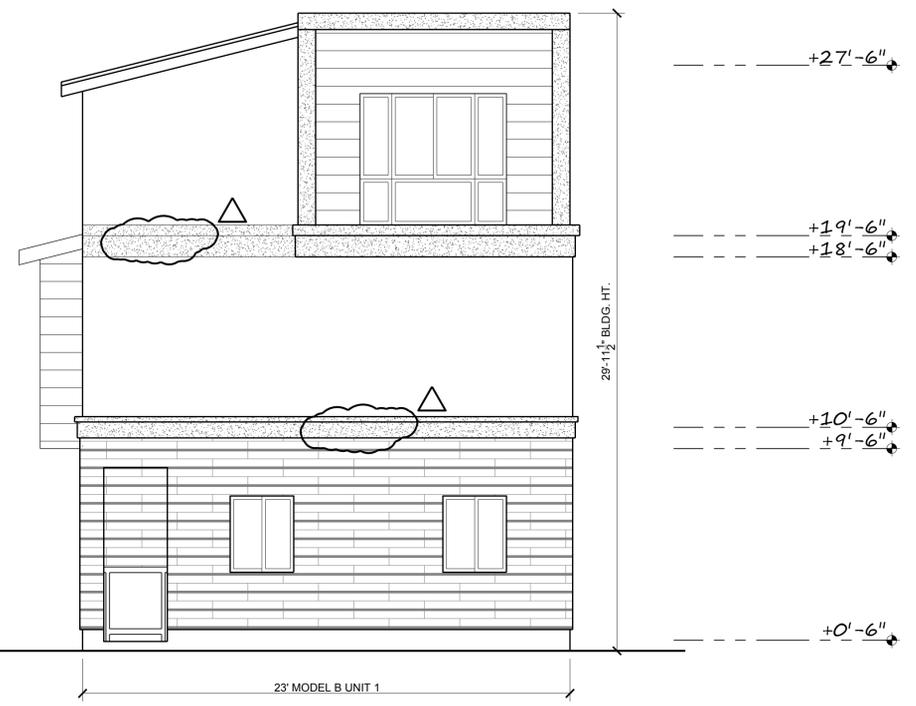



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 ADDRESS: 367 KILKARE ROAD, SUNOL, CA 94586
 EMAIL: YAVIDESIGNSOLUTIONS@GMAIL.COM
 PROJECT: TOWNHOMES FOR HAMAARA TECH
 22872 MAIN STREET, HAYWARD, CA



MODEL "A" MAIN STREET SIDE ELEVATION

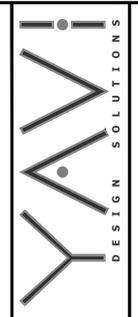
SCALE: 1/4" : 1'-0"



MODEL "B" MAIN STREET SIDE ELEVATION

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

10/16/23
 REVISED PER PLANNING
 REVIEW COMMENTS
 09/07/23
 11/22/23
 REVISED PER PLANNING
 REVIEW COMMENTS
 11/17/23
 TITLE : SIDE ELEVATION (MAIN STREET VIEW)
 DESIGN BY : PAULOMI U.
 DRAWN BY : YAVI DESIGN SOLUTIONS
 DATE : 3/24/22



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

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



DRIVEWAY ISLE RIGHT SIDE ELEVATION (MODEL "B" CLUSTER)
SCALE: 1/8" = 1'-0"



MODEL "B" CLUSTER PART ELEVATION
SCALE: 1/4" = 1'-0"



TITLE : MODEL 'B' ELEVATION - DRIVEWAY ISLE
DRAWN BY : YAVI DESIGN SOLUTIONS

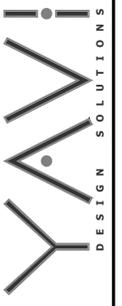
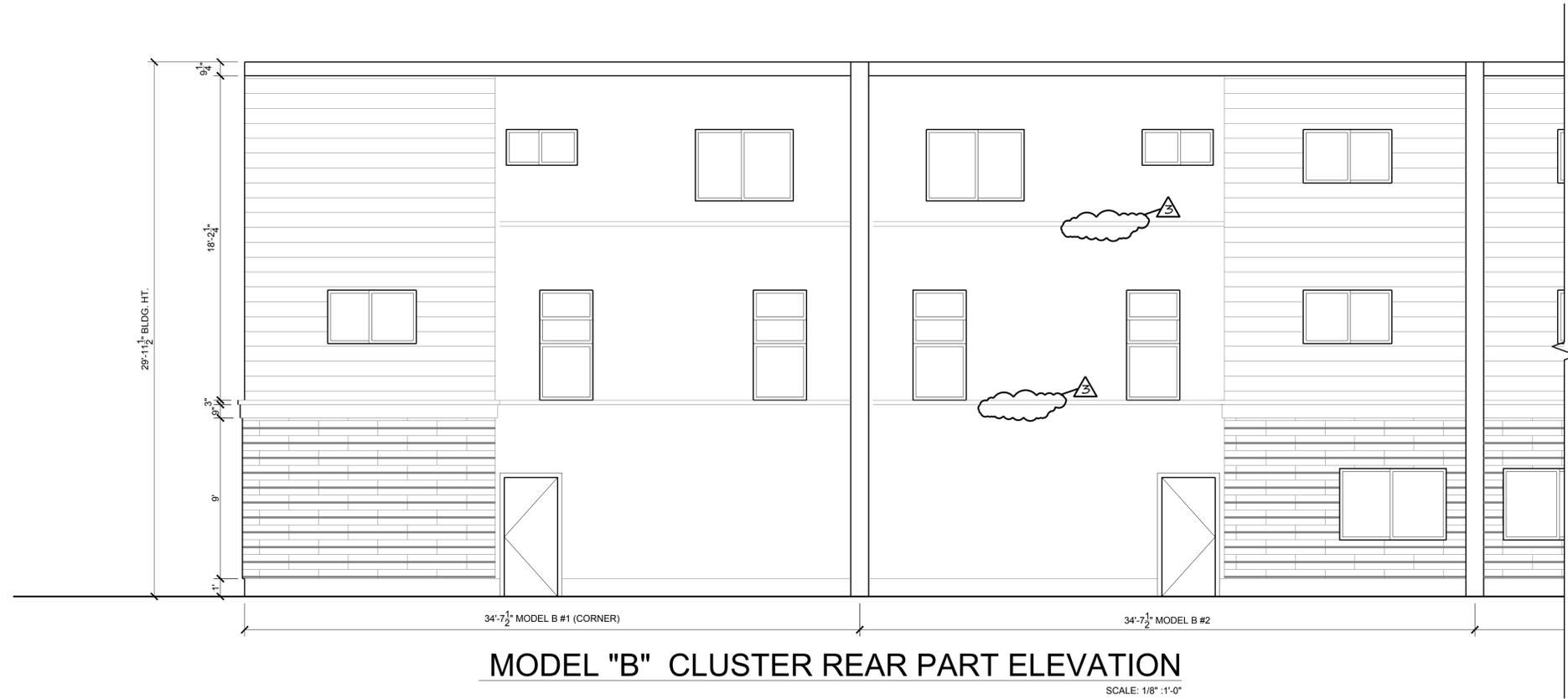
SCALE : -
DATE : 3/24/22

DESIGN BY : PAULOMI U.



MODEL "B" CLUSTER REAR ELEVATION

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



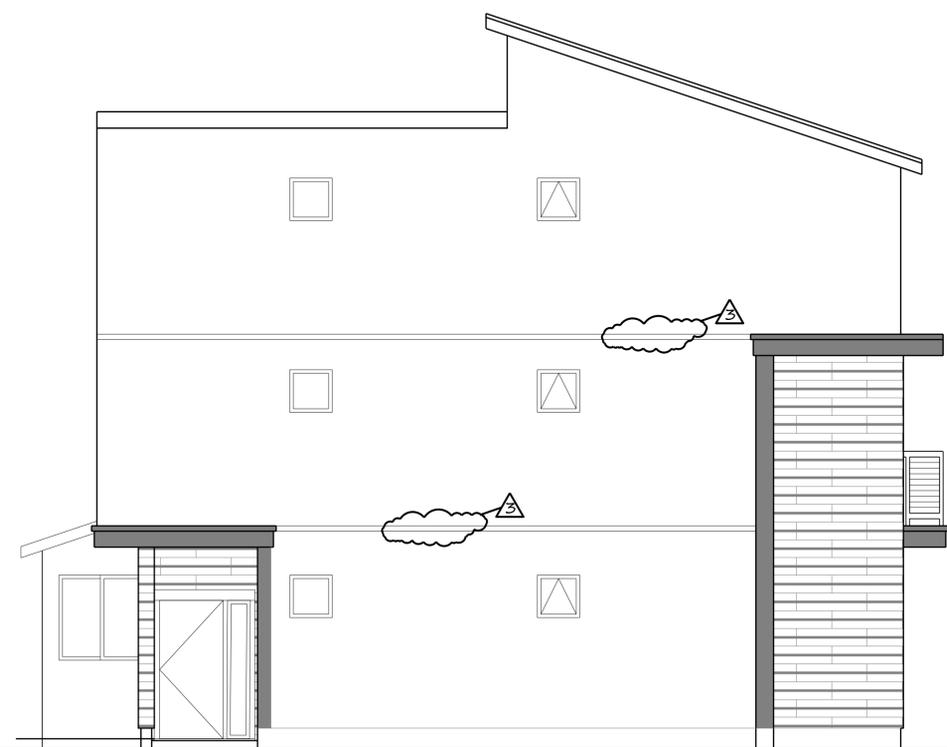
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PROJECT : TOWNHOMES FOR HAMAARA TECH
 22872 MAIN STREET, HAYWARD, CA

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

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

SCALE : -
 DATE : 3/24/22



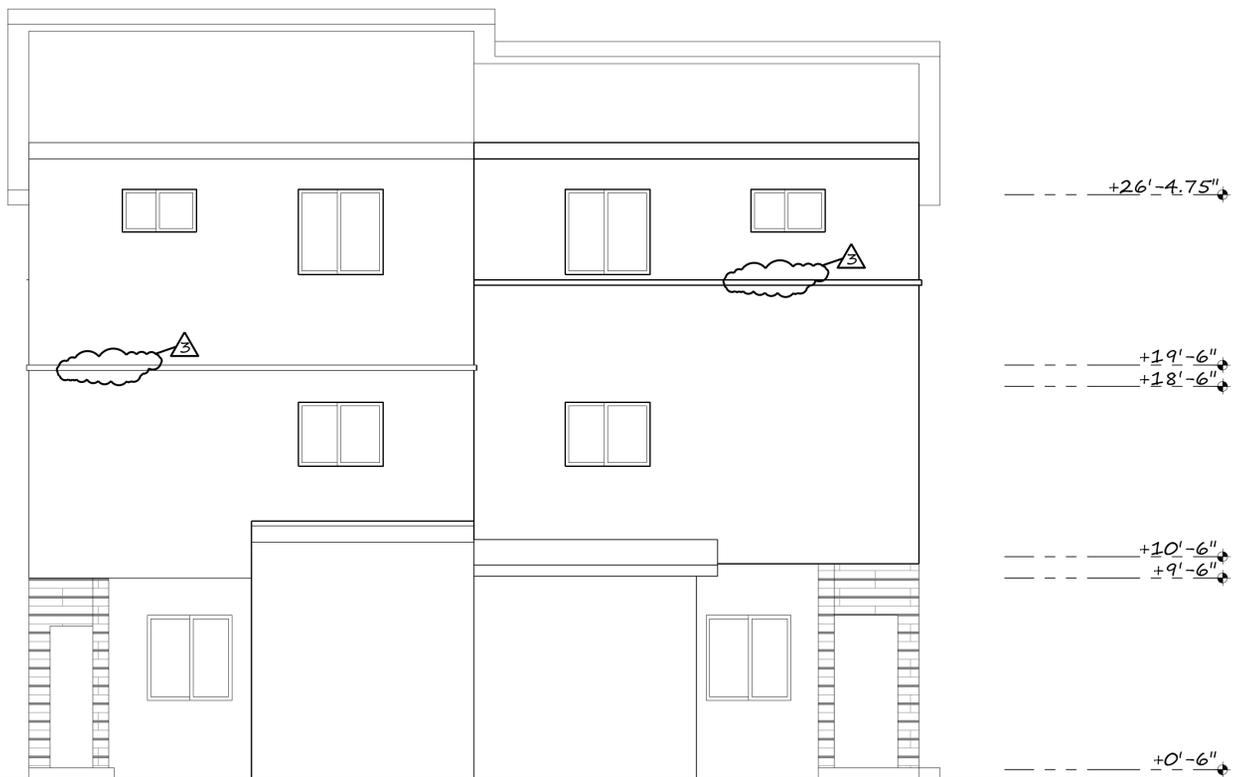
MODEL "A" UNIT 7 (SIDE ELEVATION)

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



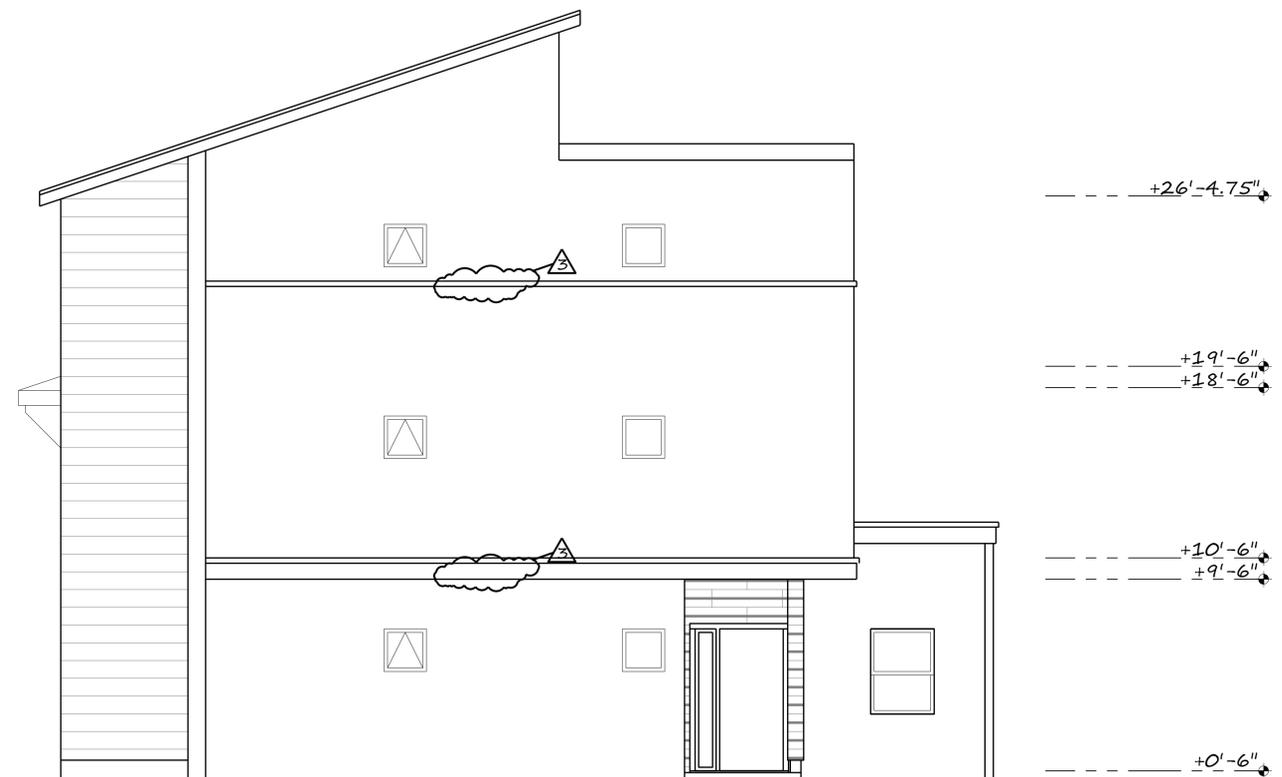
MODEL "A" UNIT 7 & 8 (E STREET ELEVATION)

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



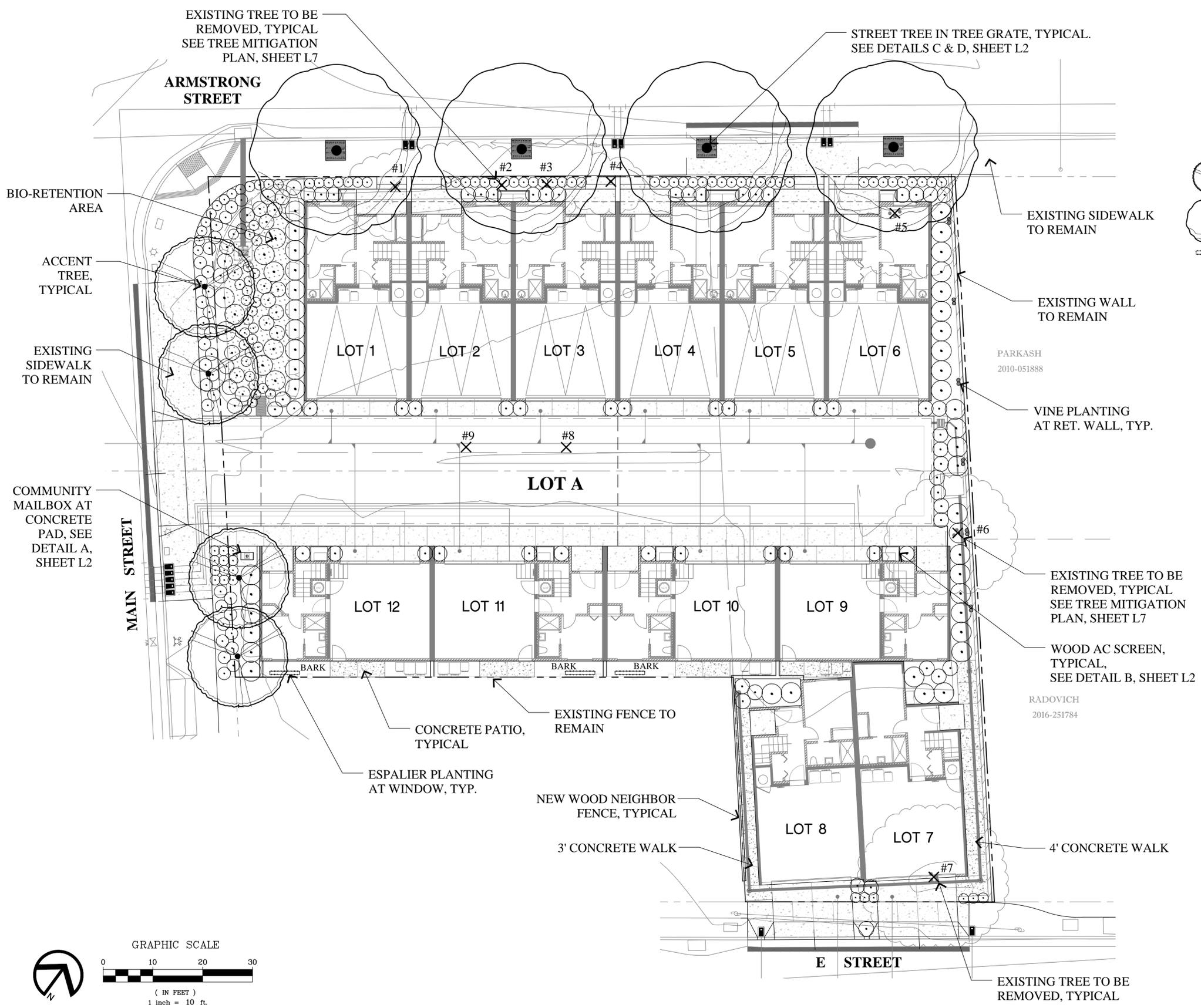
MODEL "A" UNIT 8 & 7 (REAR ELEVATION)

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



MODEL "A" UNIT 8 (SIDE ELEVATION)

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



PRELIMINARY PROPOSED PLANT PALETTE

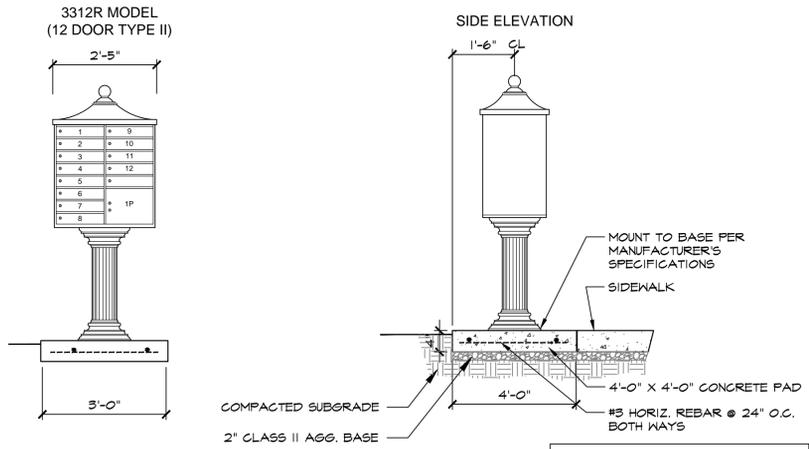
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE	MATURE SIZE (HIGH X WIDTH)
	ACCENT TREE				
LAG 'NAT'	LAGERSTROEMIA INDICA 'NATCHEZ'	NATCHEZ GRAPE MYRTLE	24" BOX	LOW	20' X 20'
	STREET TREE				
PIS CHI	PISTACHIA CHINENSIS	CHINESE PISTACHE	36" BOX	LOW	35' X 35'
	ESPALLIERS				
XYL 'COM'	XYLOSMA C. 'COMPACTA'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

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

NOTES:

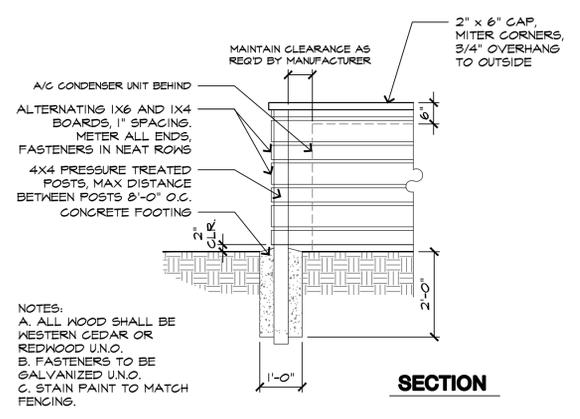
1. ALL TREES SHALL BE PLANTED AND STAKED PER CITY STANDARDS.
2. TREES BE PLANTED WITHIN 3' OF HARDSCAPE REQUIRE ROOT BARRIERS INSTALLED ADJACENT TO THE HARDSCAPE ELEMENT AT TIME OF TREE PLANTING.
3. LANDSCAPE AND IRRIGATION SHALL COMPLY WITH CITY'S CURRENT WATER-EFFICIENT LANDSCAPE ORDINANCE.
4. ALL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



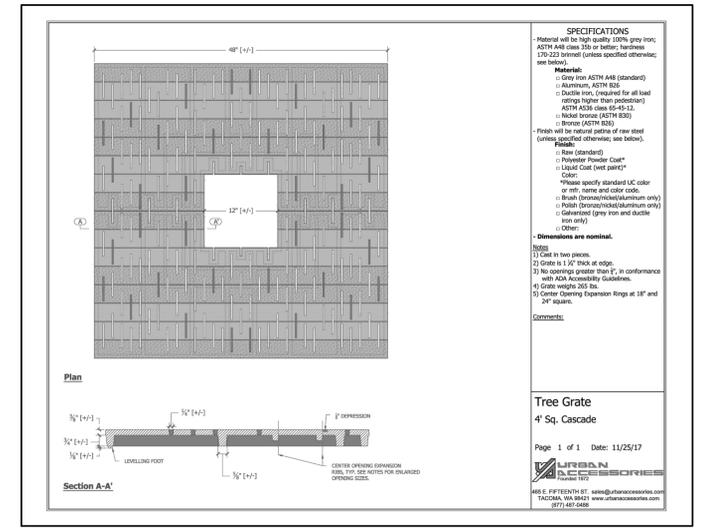


A COMMUNITY MAILBOXES SCALE: 1/2" = 1'-0"

MAILBOX TO BE: REGENCY #3312R W/ #3316 BASE & #3350 TOP
 COLOR: BRONZE
 BY CUSTOM HOME ACCESSORIES, INC.
 WWW.MAILBOXES.INFO

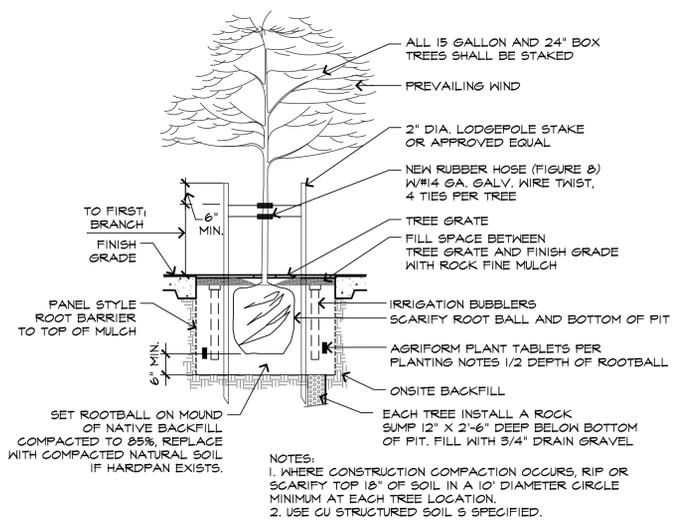


B AC SCREEN SCALE: 1/2" = 1'-0"

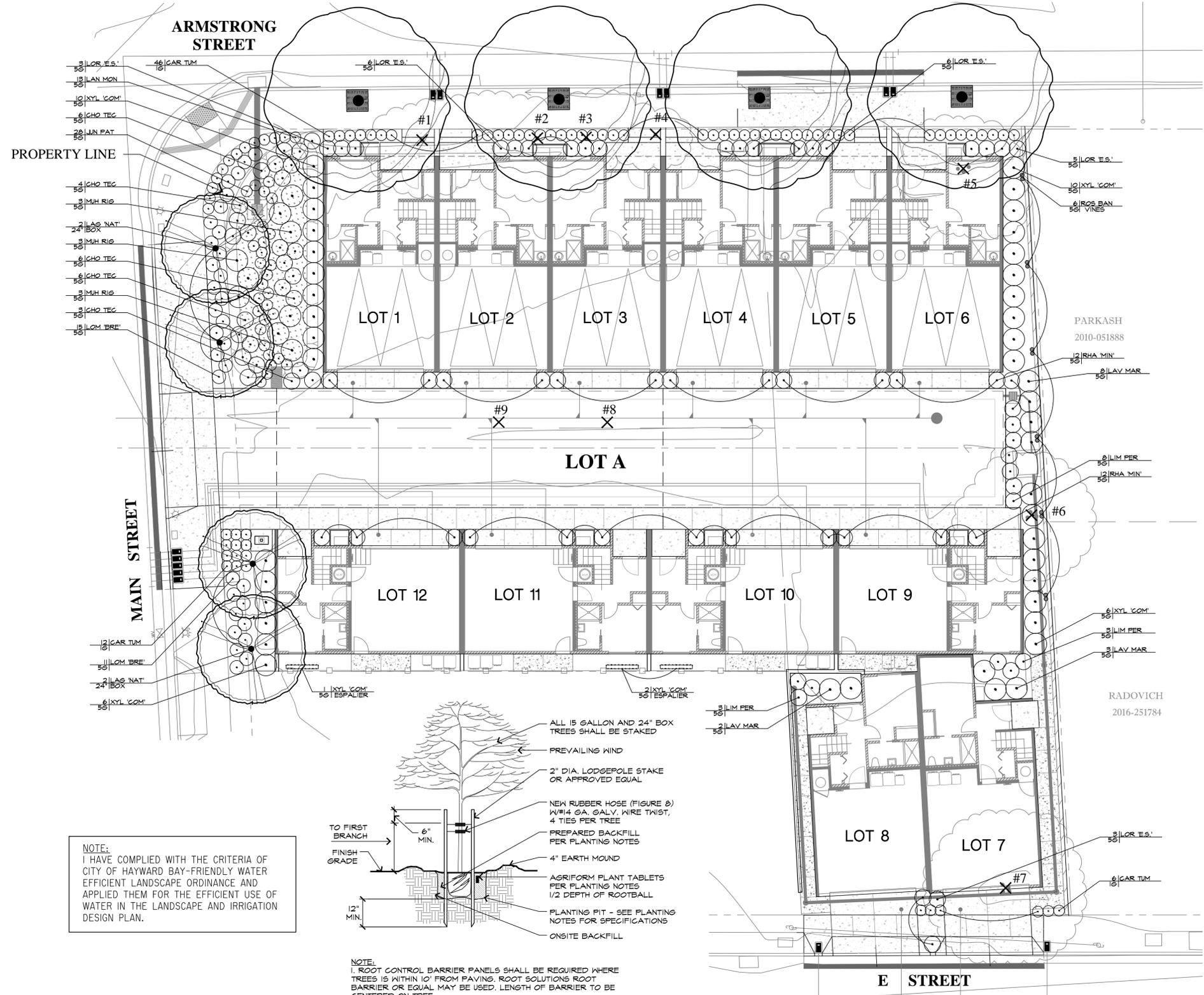


C TREE GRATE N.T.S.

NOTE:
 1. TREE GRATE TO BE 4'x4' 'CASCADE' TREE GRATE OR EQUAL, AVAILABLE AT URBANACCESSORIES.COM TEL: (877) 487-0488
 2. INSTALL PER MANUFACTURER'S INSTRUCTIONS.



D PLANTING TREE WELL SCALE: 1/2" = 1'-0"



PRELIMINARY PROPOSED PLANT PALETTE

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

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

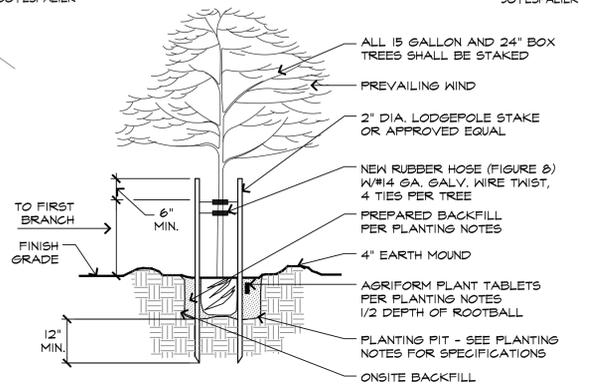
PLANT CALLOUT SYMBOL KEY

PLANT QTY	PLANT SYMBOL
SIZE	UNITS

PLANTING NOTES

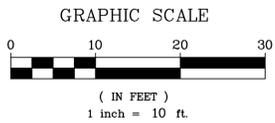
- THE CONTRACTOR SHALL MAINTAIN A QUALIFIED SUPERVISOR ON THE SITE AT ALL TIMES DURING CONSTRUCTION THROUGH COMPLETION OF PICK-UP WORK.
- THE CONTRACTOR SHALL FURNISH AND PAY FOR ALL FORMS OF PLANT MATERIALS AND SPECIFIED INSTALLATIONS, INCLUDING FLATTED GROUNDCOVER.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATION AND STAKING ALL SEWER, UTILITY AND WATER MAIN LINES PRIOR TO PLANTING. LANDSCAPE CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR ANY COSTS INCURRED DUE TO DAMAGE AND REPLACEMENT OF SAID UTILITIES. CALL COMMON GROUND ALLIANCE (CGA) AT 811 TO LOCATE AND MARK UTILITIES PRIOR TO EXCAVATION.
- SOIL PREPARATIONS: GROUNDCOVER AND TURF AREAS SHALL BE CROSSRIPPED OR TILLED TO A DEPTH OF NINE (9) INCHES. THE AMENDMENT SHALL BE UNIFORMLY BROADCAST PER 1000 S.F. AND THOROUGHLY INCORPORATED TO A DEPTH OF 9" BY MEANS OF ROTOTILLER OR EQUAL. THE FOLLOWING FORMULA SHALL BE USED FOR BIDDING PURPOSES ONLY:
 6 CU.YDS. ORGANIC AMENDMENT
 35 LBS. 6-20-20 COMMERCIAL FERTILIZER
 50 LBS. IRON SULFATE (20% Fe)
- BACKFILL FOR TREES AND SHRUBS: THE PLANTING PITS FOR TREES AND SHRUBS SHALL BE EXCAVATED TO TWICE THE DIAMETER AND TO THE DEPTH OF THE ROOTBALL. ON SITE SOIL SHALL BE USED FOR BACKFILL PURPOSES. THE FOLLOWING MIX SHALL BE USED FOR BIDDING PURPOSES ONLY:
 6 PARTS BY VOLUME ON SITE SOIL
 4 PARTS BY VOLUME ORGANIC AMENDMENT PER ABOVE
 2LB./CU.YD. OF MIX 6-20-20
 2LB./CU.YD. OF MIX IRON SULFATE PER CU.YD. OF MIX
- ALL SOIL AMENDMENTS SPECIFIED ARE FOR BIDDING PURPOSES ONLY. ONCE SITE HAS BEEN ROUGH GRADED, CONTRACTOR SHALL OBTAIN A SOILS REPORT FROM WAYPOINT ANALYTICAL CALIFORNIA, INC. (408-727-0330) FOR SOIL AMENDMENTS. CONTRACTOR TO SUBMIT ONE COPY OF THE SOILS REPORT TO THE CITY, ONE COPY TO THE OWNER, AND ONE COPY TO THE LANDSCAPE ARCHITECT FOR USE IN PROVIDING UPDATED IRRIGATION SCHEDULING RECOMMENDATIONS TO BE INCLUDED PRIOR TO APPROVAL OF CERTIFICATE OF COMPLIANCE. CONTRACTOR SHALL FOLLOW THE SOIL PREPARATION AND BACKFILL MIX PER THE REPORT.
- ALL 5 GALLON SHRUBS SHALL RECEIVE TWO (2) 21 GRAM AGRIFORM PLANTING TABLETS, ALL 15 GALLON TREES SHALL RECEIVE FOUR (4) 21 GRAM AGRIFORM PLANTING TABLETS AND ALL BOX TREES SHALL RECEIVE EIGHT (8) 21 GRAM AGRIFORM TABLETS.
- ALL SHRUB AND GROUNDCOVER PLANTING AREAS SHALL BE MULCHED TO A MINIMUM DEPTH OF 3". MULCH TO BE RECYCLED WOOD WASTE, COLOR TO BE BROWN, 1/4" TO 1" DIAMETER FROM WASTE MANAGEMENT, INC., SACRAMENTO, (916-452-0142).
- CONTRACTOR SHALL SPRAY ALL EXISTING WEEDS IN PLANTING AREAS PRIOR TO RIPPING AND APPLY PRE-EMERGENT TO ALL SHRUB AREAS AFTER PLANTING.
- CONTRACTORS SHALL APPLY FERTILIZER AND PRE-EMERGENT AT END OF MAINTENANCE PERIOD.
- LANDSCAPE ARCHITECT AND/OR OWNER RESERVES THE RIGHT TO SELECT OR REJECT ANY OR ALL PLANT MATERIAL.
- REFER TO TREE PLANTING/STAKING DETAIL A, THIS SHEET.
- THIS PLAN COMPLIES WITH THE CRITERIA OF THE CITY'S WATER EFFICIENT LANDSCAPE ORDINANCE AND APPLIES THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.

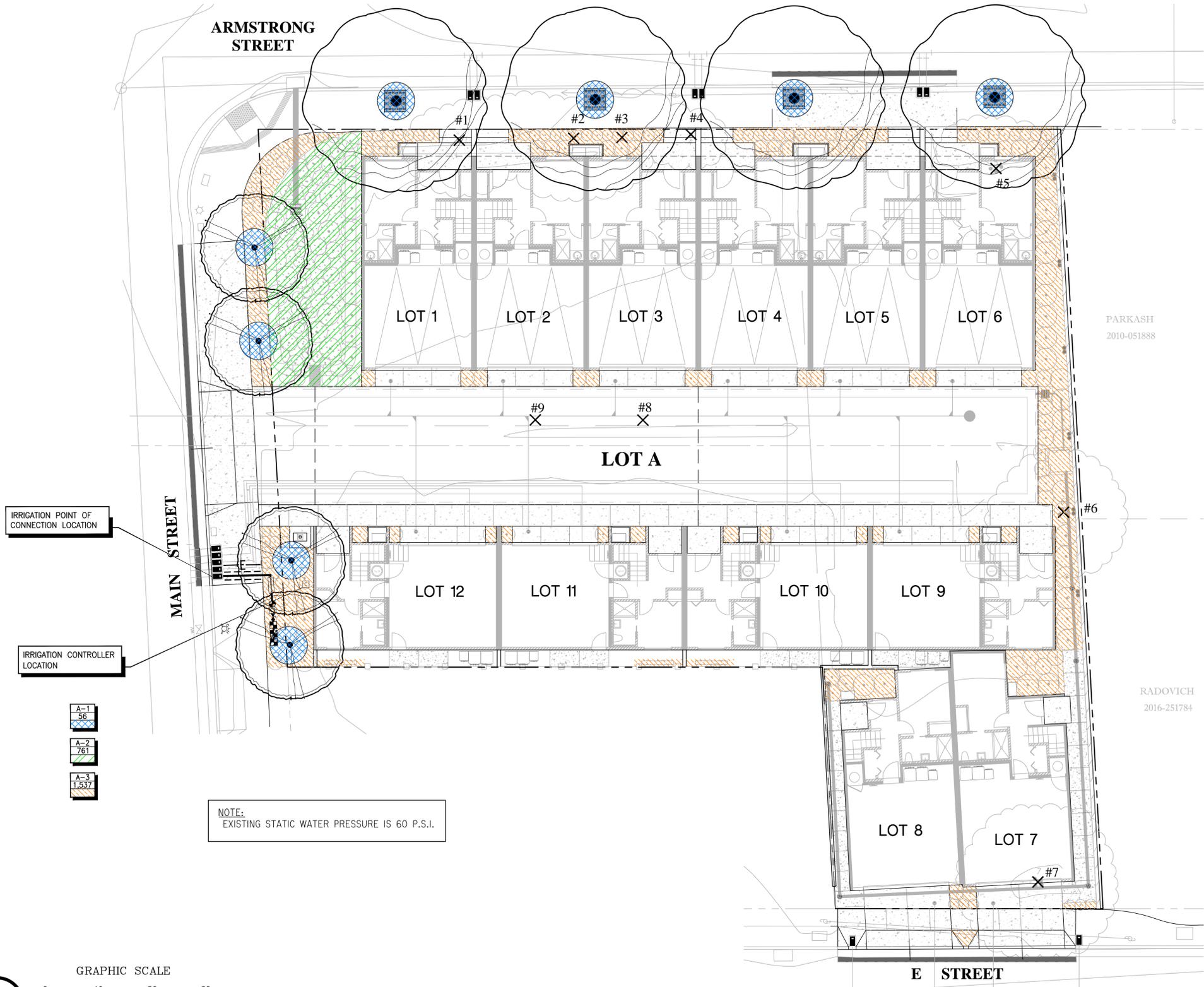
NOTE:
I HAVE COMPLIED WITH THE CRITERIA OF CITY OF HAYWARD BAY-FRIENDLY WATER EFFICIENT LANDSCAPE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE AND IRRIGATION DESIGN PLAN.



NOTE:
1. ROOT CONTROL BARRIER PANELS SHALL BE REQUIRED WHERE TREES IS WITHIN 10' FROM PAVING. ROOT SOLUTIONS ROOT BARRIER OR EQUAL MAY BE USED. LENGTH OF BARRIER TO BE CENTERED ON TREE.

A TREE PLANTING AND STAKING DETAIL SCALE: 1/2" = 1'-0"





LANDSCAPE HYDROZONE LEGEND

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

WATER BUDGET CALCULATIONS:

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

ESTIMATED TOTAL WATER USE:
 ETWU (LOW WATER USE PLANTING AREA) = $(44.2) \times (0.62) \times \frac{(0.2 \times 2,354)}{0.71}$ = 18,172 GAL/YR
 TOTAL ETWU = 18,172 GAL/YR

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

IRRIGATION SYSTEM LEGEND

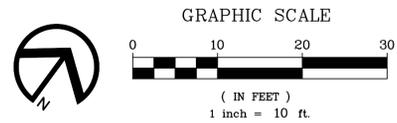
SYMBOL	DESCRIPTION	SPECIFICATION	NOZZLE GPM	OPERATING PSI
	IRRIGATION WATER METER	-EXISTING PER CIVIL		
	ELECTRIC CONTROLLER	-TORO-EVO-40D/EUO-SC/EVO-WS/CDEC-PED-100 (ET-BASED)		
	MASTER VALVE	-TORO REMOTE CONTROL ELECTRIC GLOBE VALVE W/ FLOW CONTROL NO. 220-26-06		
	BACKFLOW PREVENTER DEVICE	-EXISTING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

IRRIGATION POINT OF CONNECTION LOCATION

IRRIGATION CONTROLLER LOCATION

- A-1
56
- A-2
761
- A-3
1,537

NOTE:
EXISTING STATIC WATER PRESSURE IS 60 P.S.I.

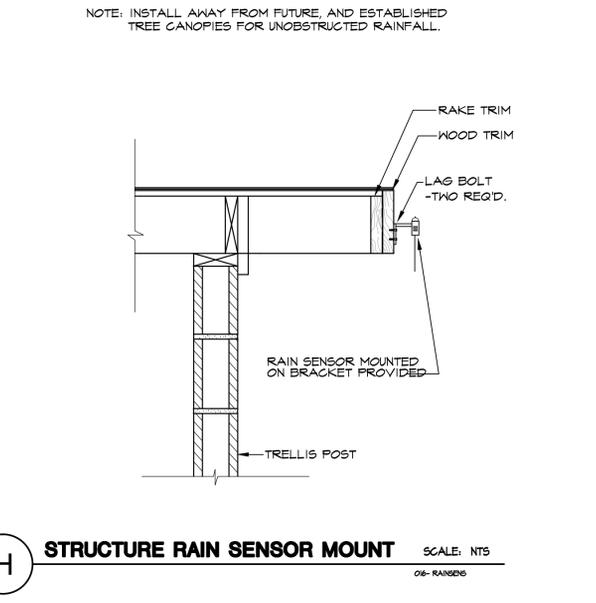
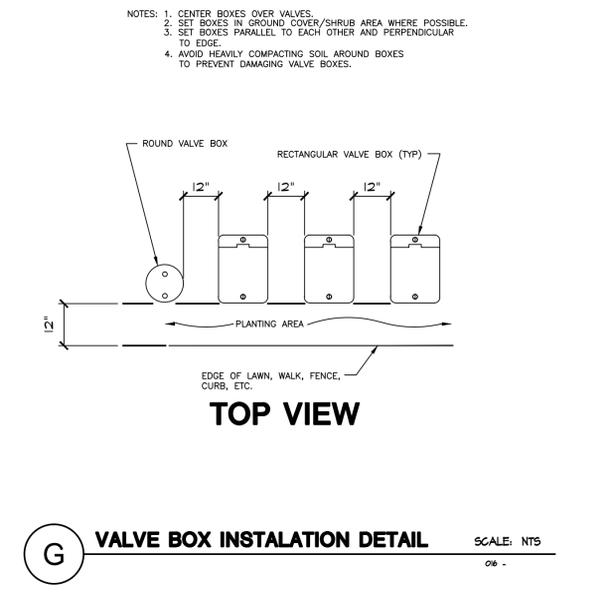
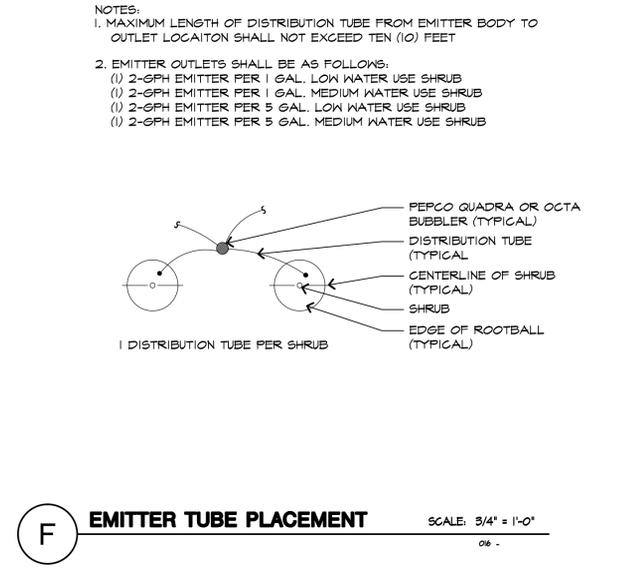
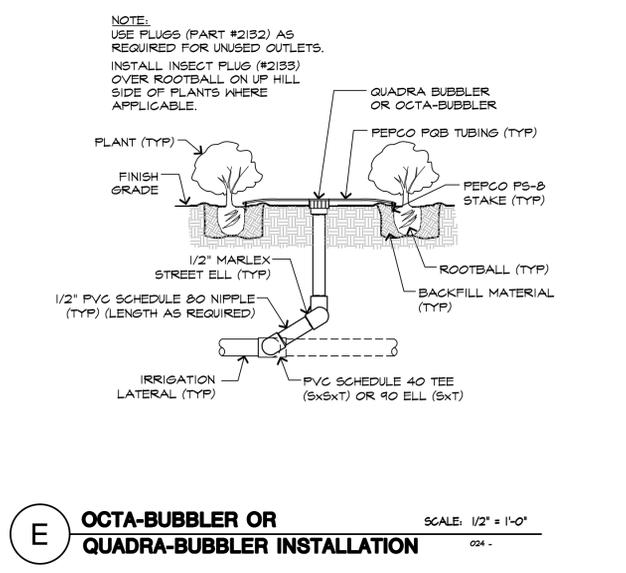
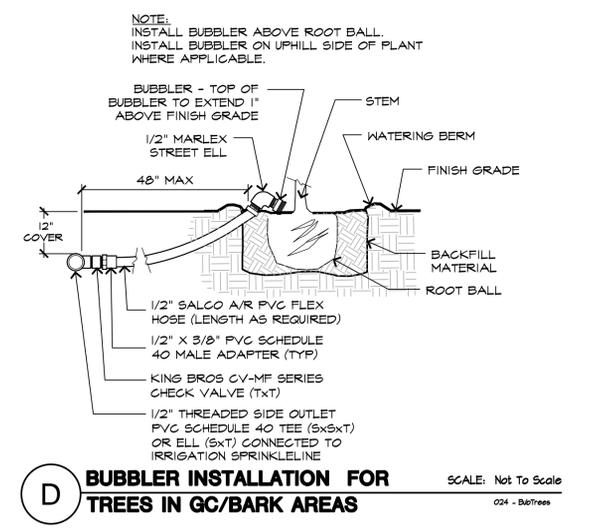
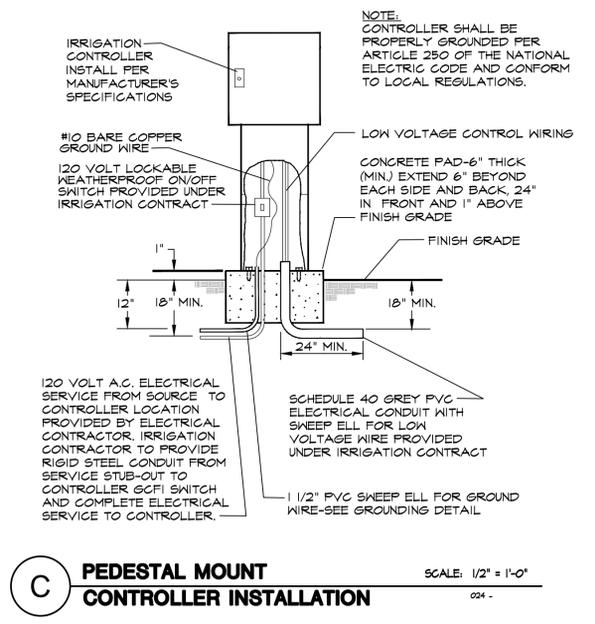
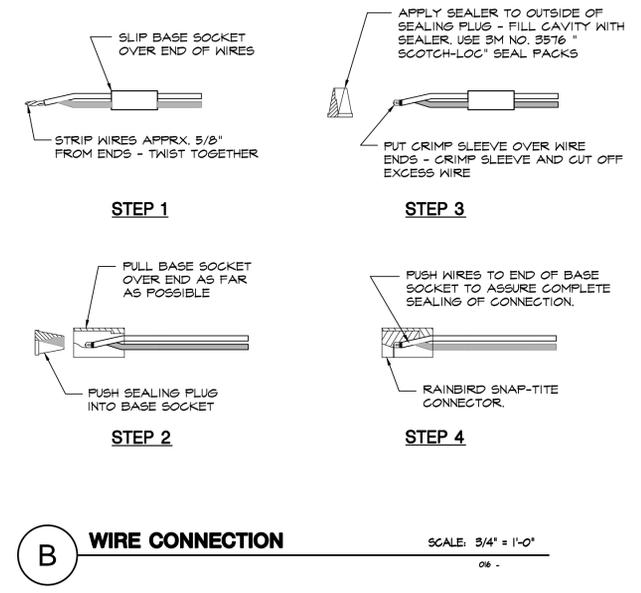
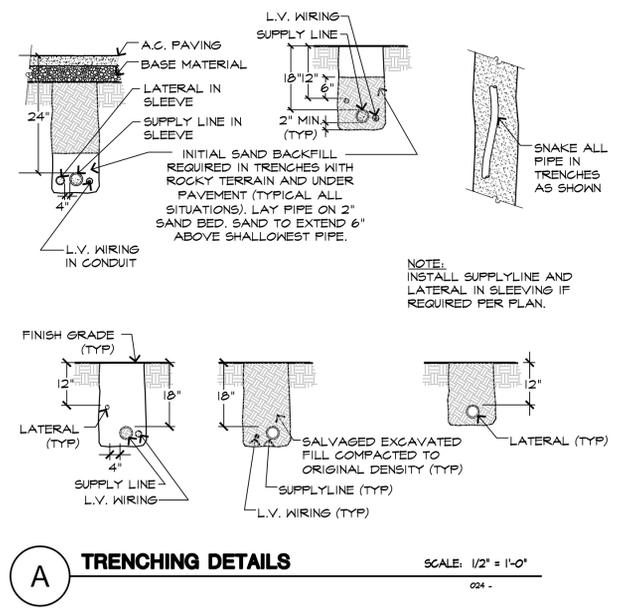


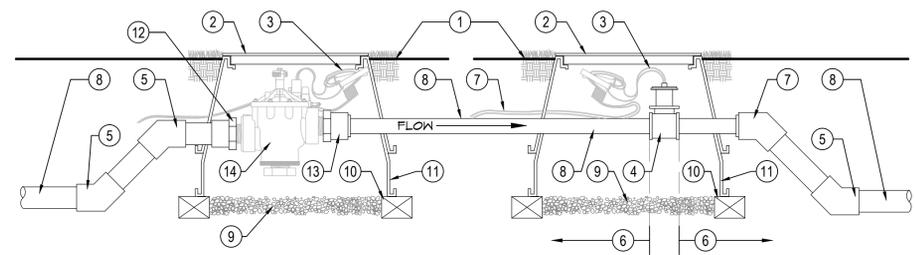
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22872 MAIN STREET
 Hayward, CA
 November 21, 2023

Preliminary Landscape Hydrozone Plan

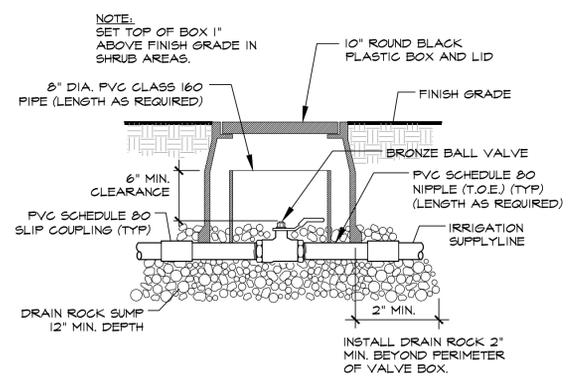




- 1 FINISH GRADE
- 2 CARSON 1419 PLASTIC VALVE BOX & COVER
- 3 CONTROL WIRES WITH 12" MIN. SERVICE COIL AND WATERPROOF WIRE SPLICE CONNECTORS - WIRE COLORS PER SPECIFICATIONS
- 4 TORO FLOW SENSOR- TFS-150
- 5 PVC 45 DEGREE ELL (TYP.)
- 6 MINIMUM 10x PIPE DIAMETER UPSTREAM & MINIMUM 5x PIPE DIAMETER DOWNSTREAM OF STRAIGHT PIPE
- 7 PVC 45 DEGREE ELL (TYP.) BUSH DOWN TO FLOW METER SIZE AS NECESSARY
- 8 PVC MAINLINE - LENGTH AS REQUIRED - SEE SPECIFICATIONS FOR TYPE AND DEPTH
- 9 GRAVEL (1 CU. FT.)
- 10 CONTINUOUS BRICK SUPPORTS
- 11 CARSON 1419 PLASTIC VALVE BOX EXTENSIONS AS REQUIRED
- 12 PVC MALE ADAPTER
- 13 PVC MALE ADAPTER - BUSH DOWN TO FLOW METER SIZE AS NECESSARY
- 14 TORO REMOTE CONTROL ELECTRIC GLOBE VALVE WITH FLOW CONTROL MODEL NO. 220-26-06

NOTES:
 1. VALVE BOX SHALL BE SET 1" ABOVE GRADE.
 2. WHEN PLASTIC VALVES ARE USED, THE CARSON VALVE BOX SHALL HAVE AN EMS DEVICE IN THE COVER TO FACILITATE DETECTION BY A METAL DETECTOR. HOT STAMP TOP OF VALVE BOX WITH CORRESPONDING VALVE NUMBER AT CONTROLLER. ATTACH CHRISTY ID MARKER OR EQUAL TO VALVE IN BOX.
 3. ONLY ONE (1) VALVE PER BOX.
 4. PROVIDE DS-400 DRI-SPLICE WIRE CONNECTION AT ALL SPLICES.
 5. CONTROL WIRE SHALL BE SIZED A MINIMUM OF #14 UL, APPROVED.

A FLOW SENSOR/MASTER VALVE INSTALLATION NOT TO SCALE 024 -



NOTE: SET TOP OF BOX 1" ABOVE FINISH GRADE IN SHRUB AREAS.

10" ROUND BLACK PLASTIC BOX AND LID

FINISH GRADE

BRONZE BALL VALVE

PVC SCHEDULE 80 NIPPLE (T.O.E.) (TYP.) (LENGTH AS REQUIRED)

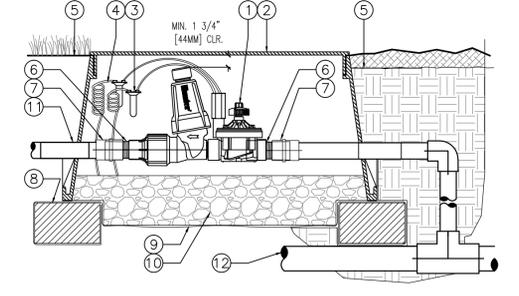
IRRIGATION SUPPLYLINE

DRAIN ROCK SUMP 12" MIN. DEPTH

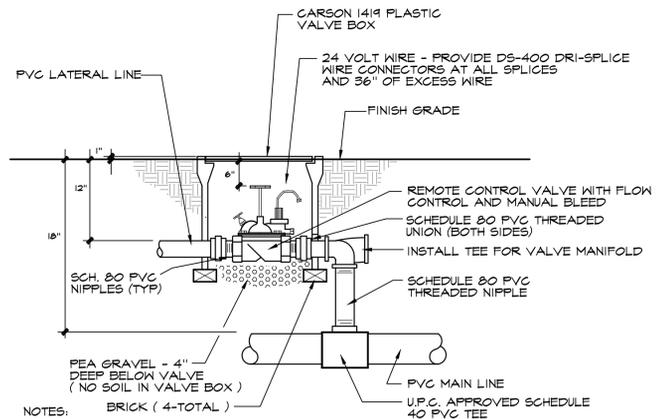
INSTALL DRAIN ROCK 2" MIN. BEYOND PERIMETER OF VALVE BOX.

B BALL VALVE SCALE: NOT TO SCALE 016 - BallValve.16

- LEGEND**
- 1 REMOTE CONTROL VALVE PER IRRIGATION LEGEND
 - 2 IRRIGATION VALVE BOX: HEAT STAMP LID WITH "RCV" IN 2" LETTERS
 - 3 WATERPROOF CONNECTORS (2)
 - 4 18"-24" COILED WIRE TO CONTROLLER
 - 5 FINISH GRADE AT ADJACENT SURFACE (TURF OR MULCH)
 - 6 SCH. 80 CLOSE NIPPLE, MATCH SIZE TO
 - 7 VALVE
 - 8 PVC SLIP X FPT ADAPTOR
 - 9 BRICK SUPPORTS (4)
 - 10 FILTER FABRIC - WRAP TWICE AROUND BRICK SUPPORTS
 - 11 3/4" WASHED GRAVEL - 4" MIN. DEPTH
 - 12 IRRIGATION LATERAL MAINLINE LATERAL AND FITTINGS

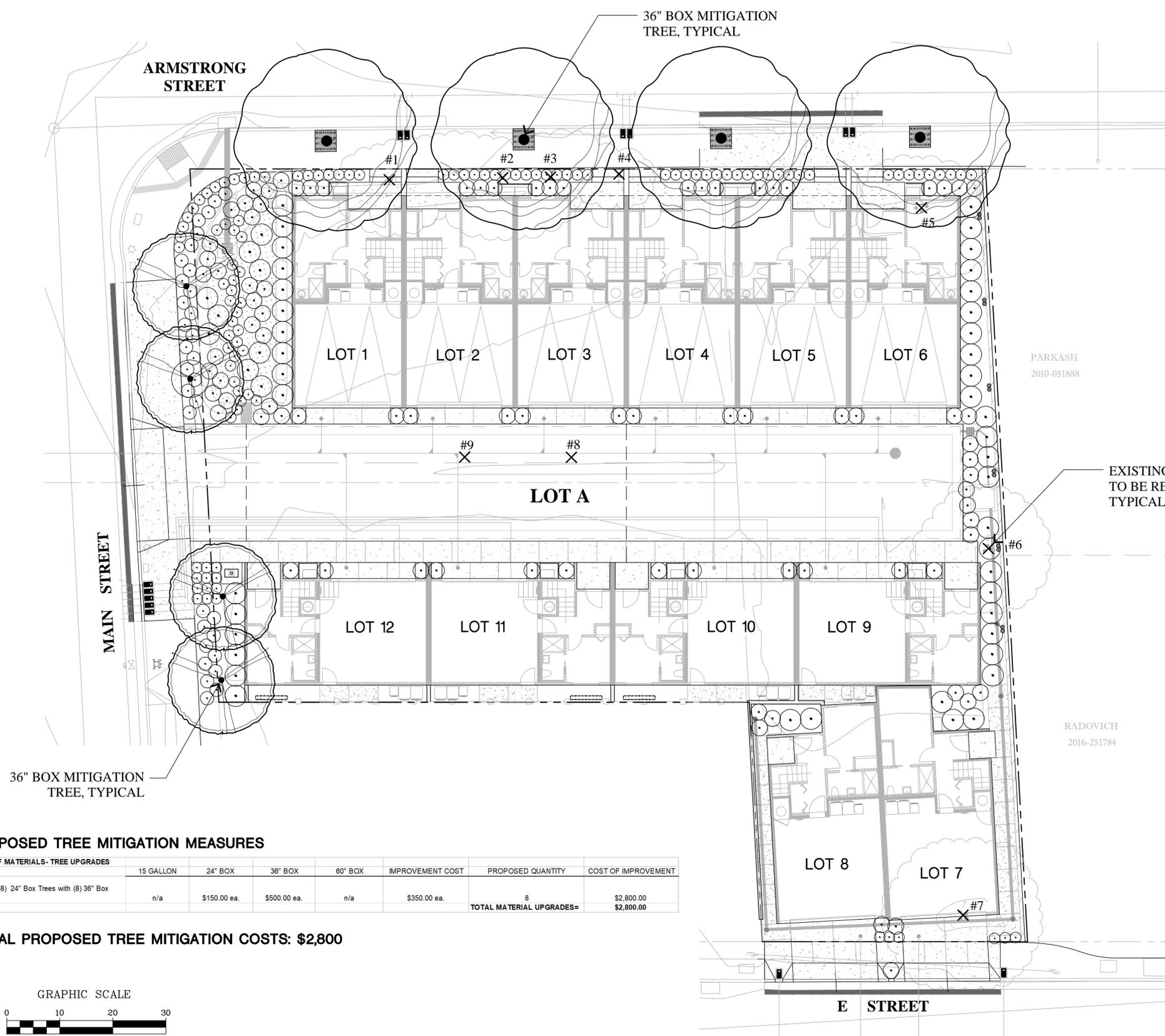


C DRIP CONTROL ASSEMBLY SCALE: NTS 02 -



- NOTES:**
1. VALVE BOX SHALL SET 1" ABOVE GRADE.
 2. WHEN PLASTIC VALVES ARE USED, THE CARSON VALVE BOX SHALL HAVE AN EMS DEVICE IN THE COVER TO FACILITATE DETECTION BY A METAL DETECTOR. HOT STAMP TOP OF VALVE BOX WITH CORRESPONDING VALVE NUMBER AT CONTROLLER. ATTACH CHRISTY ID MARKER OR EQUAL TO VALVE IN BOX.
 3. ONLY ONE (1) REMOTE CONTROL VALVE PER BOX .
 4. PROVIDE DS-400 DRI-SPLICE WIRE CONNECTION AT ALL SPLICES.
 5. CONTROL WIRE SHALL BE SIZED A MINIMUM OF #14 UL, APPROVED.

D ELECTRIC REMOTE CONTROL VALVE INSTALLATION SCALE: 1/2" = 1'-0" 024 -



Tree Collection Data 22872 Main Street, Hayward CA 94541

Collection Date: March 30, 2023 via Civil measurements and Google imagery. Google imagery dated: March 2022

Tree #	Name	DBH	Approx Height	Structure	Form	Overall Condition/Vigor	Suitability/Notes	Assessed Value
1	Pyrus kawakami	8"	15-20'	3	3	3 - Fair, small planter	Tree has been removed	\$ 482.00
2	Pyrus kawakami	8"	15-20'	3	3	3 - Fair, small planter	Tree has been removed	\$ 482.00
3	Pyrus kawakami	8"	15-20'	3	3	3 - Fair, small planter	Tree has been removed	\$ 482.00
4	Pyrus kawakami	8"	15-20'	3	3	3 - Fair, small planter	Tree has been removed	\$ 482.00
5	Olea europea	8"+8"+8"	15-20'	3	3	3 - Fair to good	Tree has been removed	\$ 694.82
6	Olea europea	8"+8"+8"	15-20'	3	3	3 - Fair to good	Tree has been removed	\$ 694.82
7	Olea europea	8"+8"+8"+8"	15-20'	3	3	2 - Fair to poor	Tree has been removed	\$ 468.00
8	Ginkgo biloba	1.5"	5-8'	0	2	1 - likely dead	Tree has been removed, appears to be dead according to imagery	\$ -
9	Ginkgo biloba	2"	8-10'	4	4		4 Tree has been removed	\$ 151.04

Total Tree Assessed Value \$3,936.68

TREE PRESERVATION RECOMMENDATIONS:

1. PROTECTING TREE ROOTS IS THE MAIN PRIORITY FOR ALL TREES TO REMAIN, ESPECIALLY WITHIN THE CONSTRUCTION AREAS.
2. A PROJECT ARBORIST SHALL ESTABLISH AND SET A TREE PROTECTION ZONE (TPZ) FOR EACH TREE TO BE PRESERVED WITHIN THE PROJECT CONSTRUCTION AREA. NO CONSTRUCTION ACTIVITIES, PARKING, MATERIALS STORAGE, ETC. SHALL BE CONDUCTED WITHIN THE TPZ.
3. TREE PROTECTION FENCING SHALL BE PROVIDED, AND AS DESIGNATED BY PROJECT ARBORIST, TYPICALLY AT THE TREE DRIPLINE. TREE PROTECTION FENCING SHALL ADHERE TO STANDARDS SET BY LOCAL AND STATE CODES. TREE PROTECTION FENCING SHALL REMAIN IN PLACE DURING THE CONSTRUCTION.
4. THERE SHALL BE NO GRADING OR FILL WITHIN THE TPZ.
5. TRENCHING FOR UTILITY LINES, SHALL BE DESIGNED TO AVOID THE DRIP LINES OF TREES TO REMAIN.
6. ANY TRENCHING IN OR AROUND THE TREES SHALL BE GIVEN EXTREME CARE WITH RESPECT TO EXISTING ROOTS 2 INCHES OR GREATER. ROOTS 2 INCHES OR LARGER SHALL NOT BE CUT WITHOUT THE SUPERVISION OF A CERTIFIED ARBORIST. ANY DIGGING WITHIN TREE PROTECTION ZONES SHALL BE COMPLETED BY HAND, AIR SPADE, AIR KNIFE DEVICES, OR HAND TOOLS.
7. THERE SHALL BE NO CONCRETE WASHOUT OR DUMPING OF ANY TOXIC MATERIALS WITHIN THE TREE PROTECTION ZONE.

REFER TO ARBORIST REPORT PREPARED BY WILL GREEN - ISA ARBORIST #WE-13870A

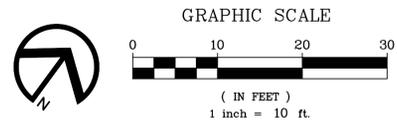
NOTE:
THIS PROJECT SHOWS THE REMOVED (9) EXISTING TREES, (8) NEW TREES ARE PROPOSED, (4) 24" BOX TREES ARE UPSIZED TO 36" BOX FOR MITIGATION. REMAINDER OF TREE MITIGATION SHALL BE SATISFIED BY IN-LIEU FEES.

NOTE:
ROOT PRUNING, TREE PRUNING, TREE REMOVAL SHALL BE DONE WITH A TREE PERMIT FROM THE CITY. PERMIT IS REQUIRED IN ADDITION TO DEMOLITION AND/OR GRADING PERMITS. TREE PERMITS SHALL BE OBTAINED THROUGH CITY LANDSCAPE ARCHITECT.

PROPOSED TREE MITIGATION MEASURES

COST OF MATERIALS- TREE UPGRADES	15 GALLON	24" BOX	36" BOX	60" BOX	IMPROVEMENT COST	PROPOSED QUANTITY	COST OF IMPROVEMENT
	Replace (8) 24" Box Trees with (8) 36" Box Trees	n/a	\$150.00 ea.	\$500.00 ea.			
						TOTAL MATERIAL UPGRADES=	\$2,800.00

TOTAL PROPOSED TREE MITIGATION COSTS: \$2,800



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