

PROJECT DATA

PROPERTY ADDRESS

2579 HOME AVE AND
2600 HILLCREST AVE (PROPOSED)
HAYWARD, CA 94542

SCOPE OF WORK

THE WORK INCLUDES GRADING THE EXISTING VACANT LOT AND BUILDING A NEW SINGLE-FAMILY RESIDENCE AND ATTACHED ADU UNIT, DRIVEWAYS AND GARAGES. THE MAIN RESIDENCE WILL BE ON HILLCREST AVENUE, WHILE THE ADU WILL HAVE ITS FRONTAGE ON HOME AVENUE.

PLANNING INFORMATION

ZONING DISTRICT: RS, SINGLE-FAMILY RESIDENTIAL
LOT SIZE: 9301 SQ FT
NO. OF STORIES: 2-STORY OVER BASEMENT AND 2-STORY ADU

SETBACKS/YARD REQUIREMENTS:

DESCRIPTION	AREA	ALLOWABLE	EXISTING	NEW
FRONT SETBACK	HOME	20'	N/A	29'-8" MIN
	HILLCREST	20'	N/A	20'-8" MIN
REAR SETBACK		15'	N/A	N/A
SIDE SETBACK	10% HOME	6'-6"	N/A	6'-9" MIN
	10% HILLCREST	6'-9"	N/A	11'-7" MIN
BUILDING HEIGHT		30'	N/A	30' MAX
LOT COVERAGE		40%	N/A	33%

BUILDING INFORMATION

OCCUPANCY TYPE: R3/U
CONSTRUCTION TYPE: VB
FIRE SPRINKLERS: REQUIRED

FLOOR AREA:

DESCRIPTION	FLOOR	PROPOSED	TOTALS
ADU - CONDITIONED	1ST FLOOR	94	
	2ND FLOOR	1102	
	SUBTOTAL	1196	
ADU - UNCONDITIONED	DECK	138	
	STORAGE	55	
	SUBTOTAL	193	
ADU - GROSS AREA	TOTAL		1389
MAIN HOUSE - CONDITIONED	1ST FLOOR	2063	
	2ND FLOOR	1714	
	SUBTOTAL	3777	
MAIN HOUSE - UNCONDITIONED	GARAGE - HILLCREST	459	
	GARAGE - HOME	720	
	DECKS	1081	
	STORAGE	72	
	SUBTOTAL	2332	
MAIN HOUSE - GROSS AREA	TOTAL		6109
TOTAL - GROSS AREA	GRAND TOTAL		7498

CODES

2019 CALIFORNIA BUILDING CODE (CBC)
2019 CALIFORNIA RESIDENTIAL CODE (CRC)
2019 CALIFORNIA ELECTRICAL CODE (CEC)
2019 CALIFORNIA MECHANICAL CODE (CME)
2019 CALIFORNIA PLUMBING CODE (CPC)
2019 CALIFORNIA FIRE CODE (CFC)
2019 CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS (CBEES)
2019 CALIFORNIA GREEN BUILDING CODE
APPLICABLE HAYWARD MUNICIPAL CODES

PROJECT DIRECTORY

OWNER

Brad Switzer Trust
24709 Broadmore Ave.
Hayward CA 94544
E: Vortexbrad@gmail.com
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DESIGNER

SF Modern
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SURVEYOR

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GEOTECHNICAL ENGINEER

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Layfayette, CA 94549
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LANDSCAPE ARCHITECT

Jon Nelson
23585 Summit Road
Los Gatos, CA 95033
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ARBORIST

Kiely Arborist Services
P.O. Box 6187
San Mateo, CA 94403
Contact: Kevin Kiely
T:650-515-9783
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STRUCTURAL ENGINEER

IDS Engineering
6280 West Las Positas Blvd,
Suite 201
Pleasanton CA, 94588
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E: stevef@ids-eng.net

SYMBOLS

DETAIL MARKER

ELEVATION MARKER

SECTION MARKER

INTERIOR ELEVATION MARKER

REVISION MARKER

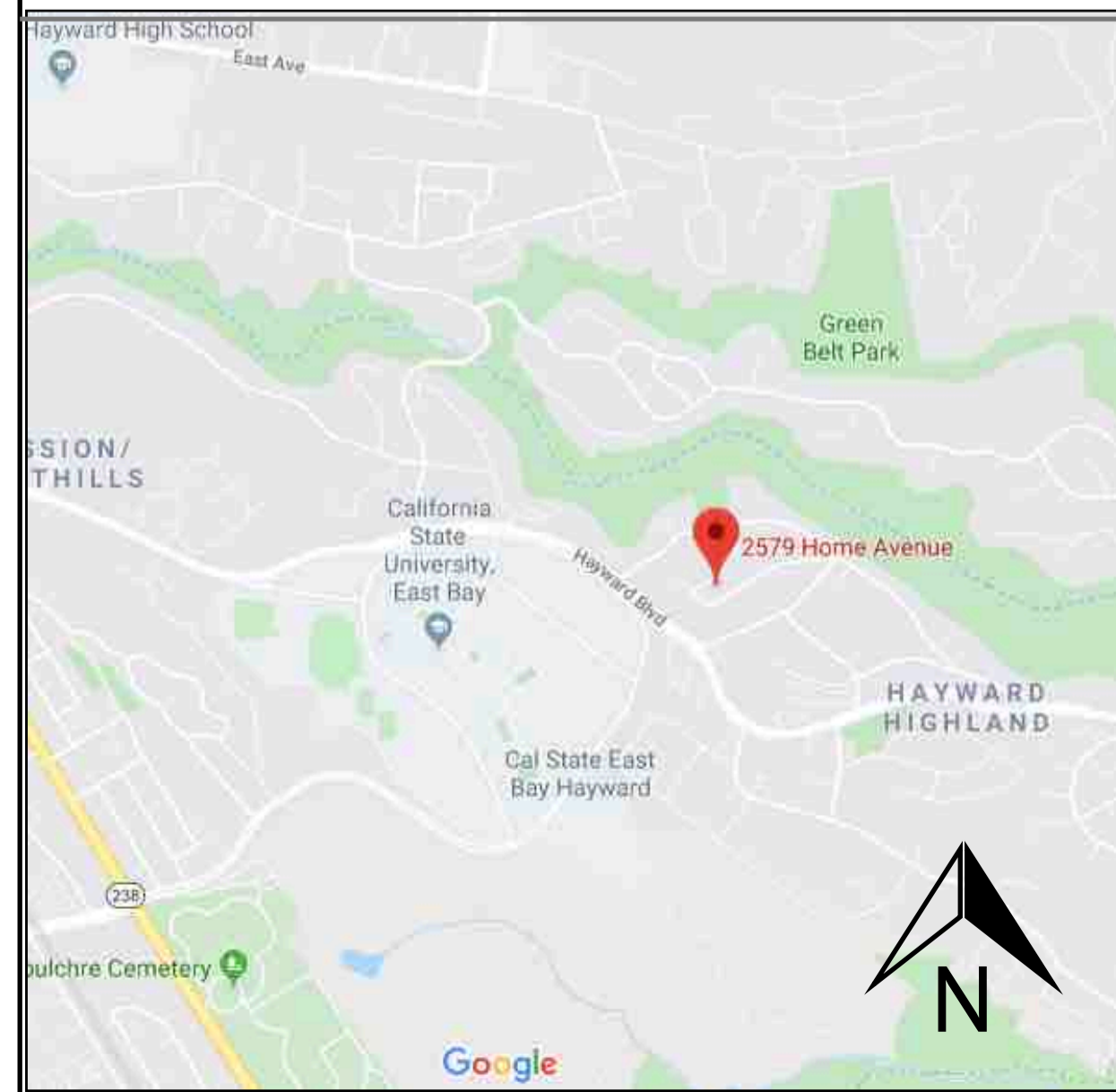
DOOR SYMBOL

WINDOW SYMBOL

BREAK LINE

ELEVATION LINE

VICINITY MAP



DRAWING INDEX

ARCHITECTURAL

- T-01 TITLE SHEET
- A-01 SITE PLAN - EXISTING
- A-02 SITE PLAN - PROPOSED
- A-03 ROOF PLAN - PROPOSED
- A-04 1ST FLOOR: ADU FLOORPLAN - PROPOSED
- A-05 2ND FLOOR: ADU FLOORPLAN - PROPOSED
- A-06 1ST FLOOR: MAIN HOUSE PLAN - PROPOSED
- A-07 2ND FLOOR: MAIN HOUSE PLAN - PROPOSED
- A-08 EXTERIOR ELEVATIONS - PROPOSED
- A-09 EXTERIOR ELEVATIONS - PROPOSED
- A-10 VERSION COMPARISON
- A-11 COLOR RENDERINGS - PROPOSED

SURVEY

- C-1 TOPOGRAPHICAL & BOUNDARY SURVEY

CIVIL ENGINEERING

- C-2 GRADING PLAN
- C-3 UTILITY & DRAINAGE PLAN
- C-4 SLOPE CALCULATION

LANDSCAPING

- L-1 LANDSCAPING PLAN
- L-2 IRRIGATION PLAN
- L-3 PLANTING NOTES, WATER & MAINTENANCE

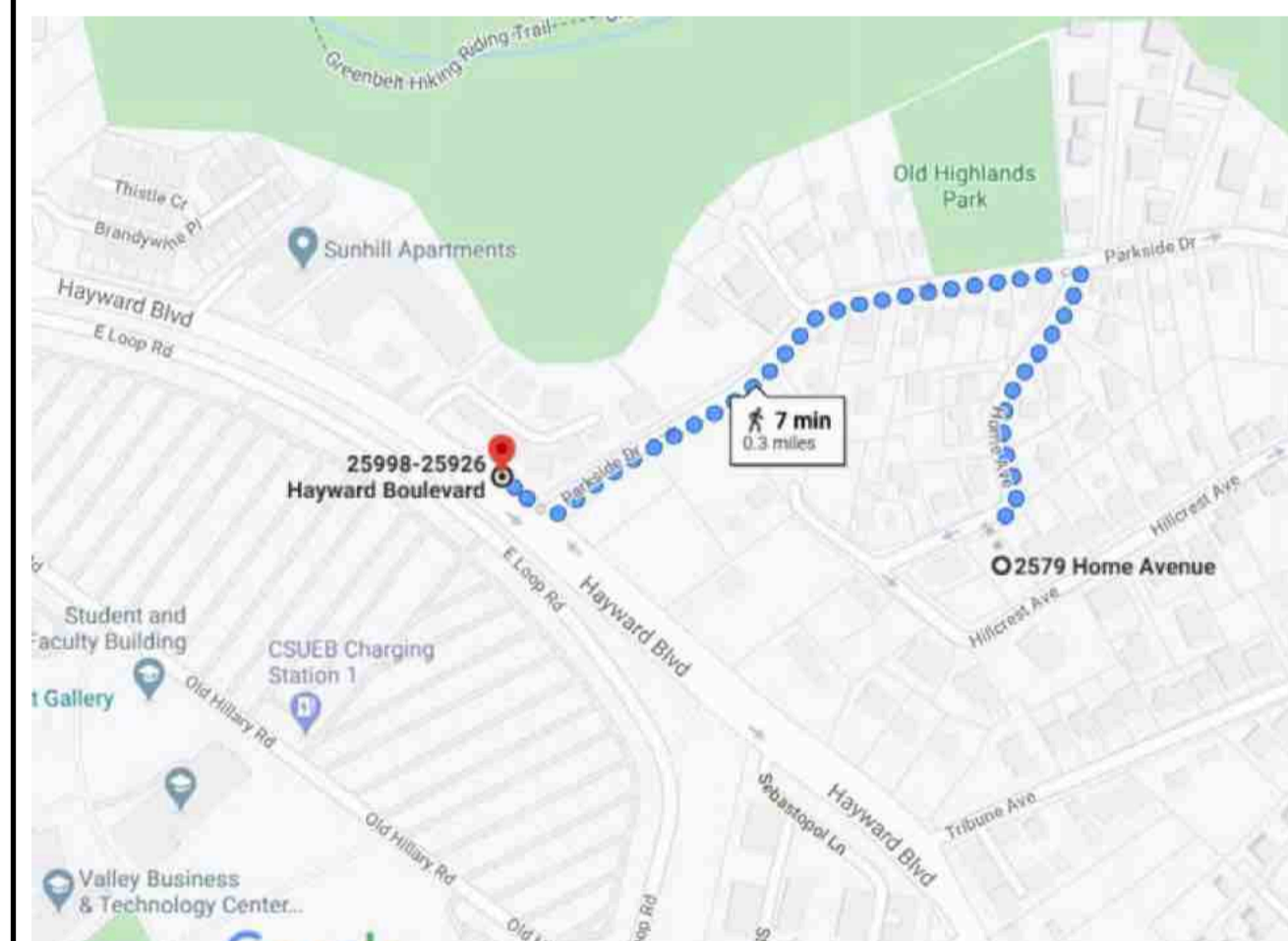
GEOTECHNICAL REPORT

See separate Geotechnical Report by Gray Geotech

ARBORIST REPORT

See separate Arborist Report by Kiely Arborist Services

TRANSIT INFO



DISTANCE TO NEAREST PUBLIC BUS STATION: .3 MILES
HAYWARD BLVD X PARKSIDE DR

GENERAL NOTES

1. ALL CONSTRUCTION SHALL CONFORM TO CURRENT HAYWARD CODES AND ANY OTHER GOVERNING CODES, AMENDMENTS, RULES, REGULATIONS, ORDINANCES, LAWS, ORDERS, APPROVALS, ETC. THAT ARE REQUIRED BY APPLICABLE PUBLIC AUTHORITIES. IN THE EVENT OF CONFLICT THE MOST STRINGENT REQUIREMENTS SHALL APPLY.
2. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR CHECKING CONTRACT DOCUMENTS, FIELD CONDITIONS, AND DIMENSIONS FOR ACCURACY AND CONFIRMING THE WORK CAN BE BUILT OR DEMOLISHED AS SHOWN BEFORE PROCEEDING WITH THE WORK. IF THERE ARE ANY QUESTIONS REGARDING THESE OR OTHER COORDINATION QUESTIONS, THE GENERAL CONTRACTOR IS RESPONSIBLE FOR OBTAINING A CLARIFICATION FROM THE DESIGNER BEFORE PROCEEDING WITH THE WORK IN QUESTION OR RELATED WORK.
3. ANY ERRORS, OMISSIONS OR CONFLICTS FOUND IN THE VARIOUS PARTS OF THE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER BEFORE PROCEEDING WITH THE WORK.
4. CONTRACTOR SHALL THOROUGHLY EXAMINE THE PREMISES AND SHALL BASE HIS BID ON THE EXISTING CONDITIONS, NOTWITHSTANDING ANY INFORMATION SHOWN OR NOT SHOWN ON THE DRAWINGS.

GENERAL NOTES (CONT'D)

5. CONTRACTOR TO MAINTAIN ALL PROPER WORKMAN'S COMPENSATION AND LIABILITY INSURANCE THROUGHOUT THE DURATION OF PROJECT.
6. SUBSTITUTIONS, REVISIONS OR CHANGES MUST HAVE PRIOR APPROVAL OF DESIGNER.
7. DURING THE BIDDING AND NEGOTIATION PERIOD THE GENERAL CONTRACTOR AND SUBCONTRACTOR(S) SHALL CONFIRM IN WRITING APPROX. ONSITE DELIVERY DATES FOR ALL CONSTRUCTION MATERIALS AS REQUIRED BY THE CONSTRUCTION DOCUMENTS AND SHALL NOTIFY THE DESIGNER IN WRITING OF ANY POSSIBLE CONSTRUCTION DELAYS AFFECTING OCCUPANCY THAT MAY ARISE DUE TO THE AVAILABILITY OF THE SPECIFIED PRODUCT.
8. ALL WORK SHALL BE PERFORMED SUCH THAT DAMAGE TO EXISTING LANDSCAPE AND/OR PERSONAL PROPERTY IS PREVENTED OR MINIMIZED.
9. CONTRACTOR SHALL TAKE MEASURES TO PROTECT ADJACENT PROPERTIES. USE VISQUEEN, PLYWOOD, ETC. TO MINIMIZE NOISE, DUST, ETC.
10. IN THE EVENT THAT FOUNDATION MIGHT AFFECT ADJACENT PROPERTIES, CONTRACTOR SHALL TAKE ALL APPROPRIATE STEPS TO NOTIFY THE PROPERTY OWNER OF THE CONDITION, AND TO ADEQUATELY PROTECT THE ADJACENT STRUCTURE.
11. WRITTEN DIMENSIONS REFER TO FACE OF FINISH OR CENTER-LINE UNLESS OTHERWISE NOTED. EXTERIOR WALLS ARE DIMENSIONED TO FACE OF SHEATHING, U.O.N.
12. DIMENSIONS ARE TO TOP OF FINISHED FLOOR, SLAB OR DECK IN SECTION OR ELEVATION, UNLESS OTHERWISE NOTED.
13. "SIM." OR "SIMILAR" MEANS COMPARABLE CHARACTERISTICS FOR THE ITEM NOTED. VERIFY DIMENSIONS AND ORIENTATION ON PLAN.
14. "TYP." OR "TYPICAL" MEANS IDENTICAL FOR ALL SIMILAR CONDITIONS UNLESS NOTED OTHERWISE.
15. DIMENSIONS NOTED "CLR" OR "CLEAR" ARE MINIMUM REQUIRED DIMENSIONS AND CLEARANCES MUST BE ACCURATELY MAINTAINED.
16. CONTRACTOR TO VERIFY DIMENSIONS AND CONDITIONS IN FIELD. IF CONDITIONS ARE SIGNIFICANTLY DIFFERENT THAN REPRESENTED IN DRAWINGS, VERIFY CONDITIONS WITH DESIGNER.
17. ALL MATERIALS & EQUIPMENT TO BE NEW UNLESS OTHERWISE NOTED.
18. ALL MATERIALS & EQUIPMENT TO BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS.
19. WINDOW AND DOOR SIZES ARE NOMINAL DIMENSIONS. REFER TO MANUFACTURER'S SPECIFICATIONS FOR ACTUAL ROUGH OPENINGS.
20. WHERE LOCATIONS OF WINDOWS AND DOORS ARE NOT DIMENSIONED, THEY SHALL BE CENTERED IN THE WALL OR PLACED TWO STUD WIDTHS FROM ADJACENT WALL AS INDICATED ON DRAWINGS, UNLESS OTHERWISE NOTED.
21. ALL CHANGES IN FLOOR MATERIAL SHALL OCCUR AT CENTERLINE OF DOOR OR FRAMED OPENING, UNLESS OTHERWISE INDICATED ON THE DRAWINGS.
22. SEALANT, CAULKING, FLASHING, ETC. LOCATIONS SHOWN ON DRAWINGS ARE INTENDED TO BE INCLUSIVE. FOLLOW MANUFACTURER'S INSTALLATION RECOMMENDATIONS AND STANDARD INDUSTRY AND BUILDING PRACTICES.
23. ALL ATTICS, RAFTER SPACES, SOFFITS, CRAWL SPACES, ETC. TO BE FULLY VENTILATED PER APPLICABLE CODE.
24. PROVIDE WOOD BLOCKING FOR ALL TOWEL BARS, ACCESSORIES, ETC.
25. MEET ALL CALIFORNIA ENERGY CONSERVATION REQUIREMENTS INCLUDING BUT NOT LIMITED TO:
 - A. MIN. ROOF/CEILING INSULATION R-19
 - B. MIN. WALL INSULATION IN FRAMED EXTERIOR WALLS R-13
 - C. MIN. FLOOR INSULATION OVER CRAWL/UNOCCUPIED SPACES R-13
 - D. ALL INSULATION TO MEET CEC QUALITY STANDARDS
 - E. INFILTRATION CONTROL:
 1. DOORS AND WINDOWS WEATHER-STRIPPED.
 2. EXHAUST SYSTEMS DAMPENED.
 3. DOORS AND WINDOWS CEC CERTIFIED AND LABELED.
 4. ALL JOINTS AND PENETRATIONS CAULKED AND SEALED.
 - F. DUCTS CONSTRUCTED AND INSTALLED PER UMC.
 - G. ELECTRICAL OUTLET PLATE GASKETS SHALL BE INSTALLED ON ALL RECEPTACLES, SWITCHES AND ELECTRICAL BASES ON EXTERIOR WALLS.
26. SMOKE ALARMS ARE TO BE INSTALLED IN ALL SLEEPING ROOMS. SMOKE ALARMS SHALL BE HARDWIRED TO 110V HOUSE WIRING AND WIRED TOGETHER IN SERIES. MINIMUM ONE ALARM PER STORY. REFER TO PLANS FOR LOCATIONS.
27. GENERAL CONTRACTOR IS TO COORDINATE INSTALLATION OF NOT IN CONTRACT ITEMS WITH OTHER TRADES.
28. LOCATION/SPECIFICATION OF SAFETY GLAZING (TEMPERED GLASS) ARE SOLE RESPONSIBILITY OF CONTRACTOR. ALL DOORS WITH GLAZING AND ALL GLAZING OF WINDOWS WITHIN 24" OF EDGE OF ANY DOOR SHALL BE TEMPERED GLASS (UBC SECTION 2406)

REVISIONS

REMARKS

INITIAL PLAN DATE

DELTA 1

OTHER REVISIONS

MM/DD/YY

01/22/20

06/01/20

04/20/21

01/11/21

01/11/21

01/11/21

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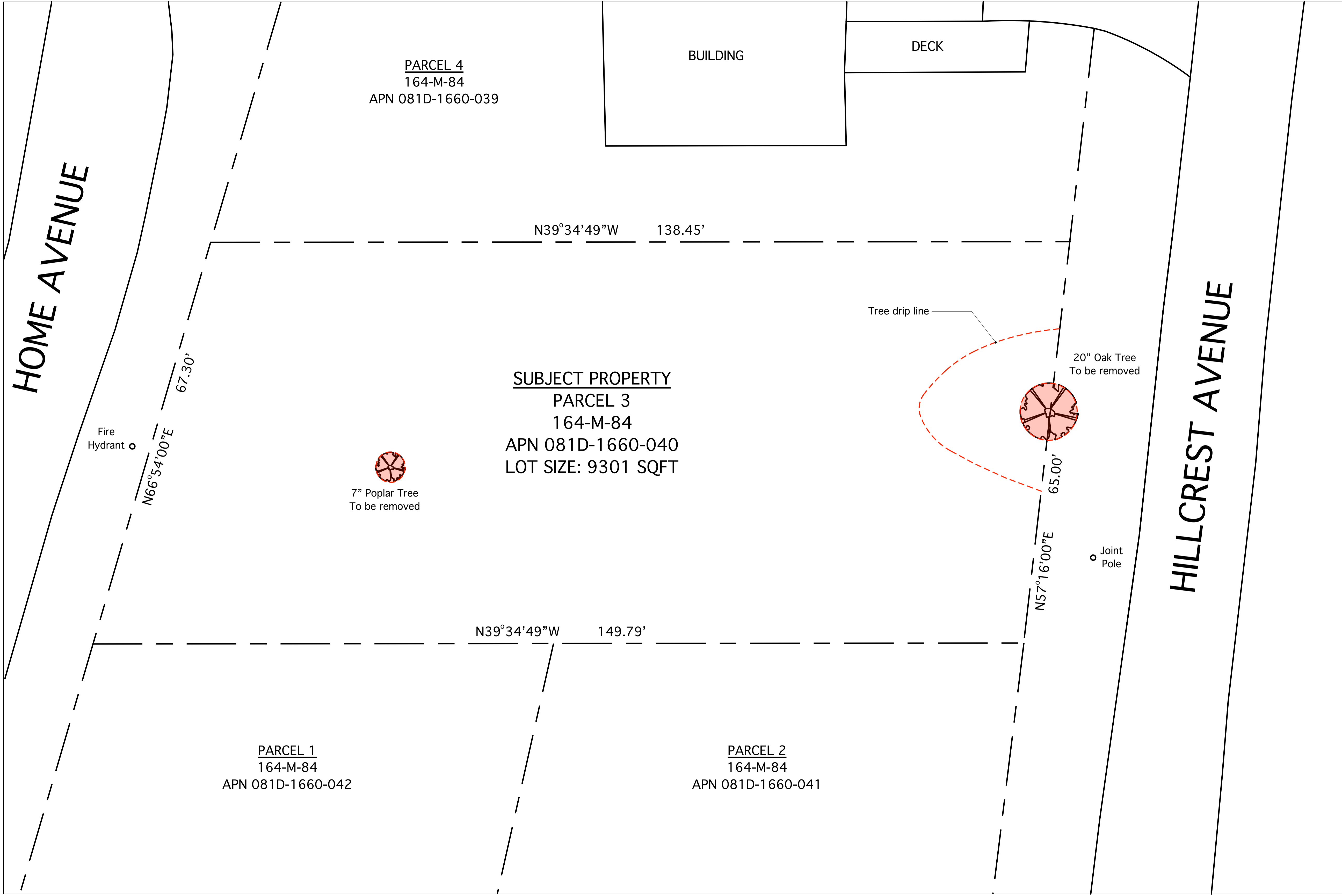
SF modern

DESIGN
CONSTRUCTION MANAGEMENT
DEVELOPMENT

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751 Laurel Street, #940, San Carlos CA 94070

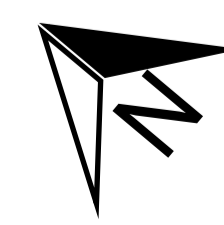
Parcel 3, 164-M-84
Title Sheet

T 01



1 Site Plan: Existing

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



LEGEND

	Property Line
	Areas Removed

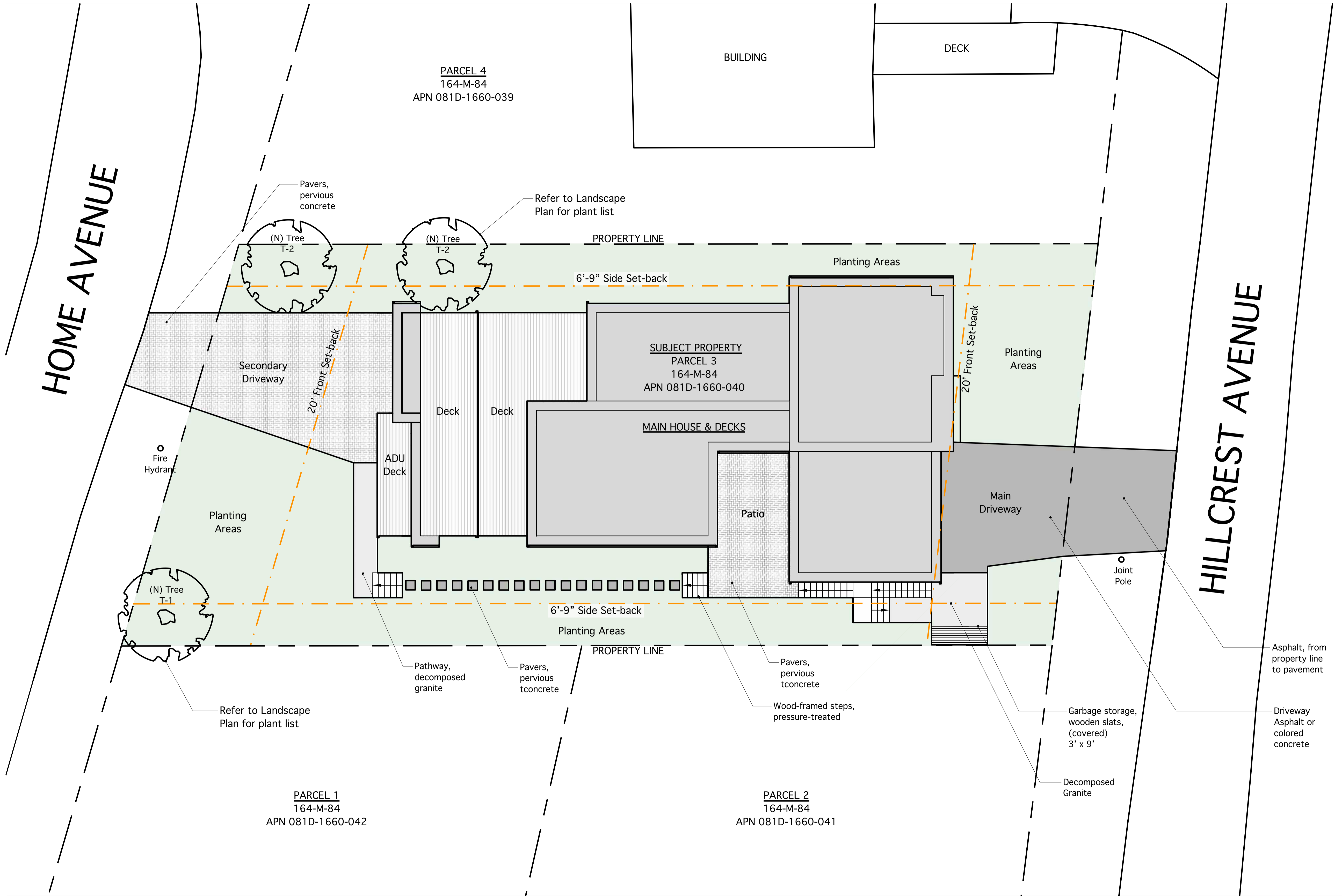
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**Parcel 3, 164-M-84
 Existing Site Plan**

REVISIONS

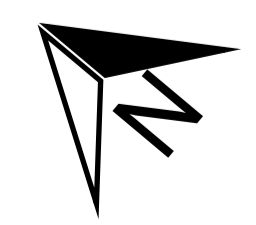
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2	06/01/20	DELTA 1	
3	04/20/21	OHHA REVISIONS	
4	--/--/--	--	--
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1 Site Plan: Proposed

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

LOT SIZE: 9301 SQFT
 BUILDING FOOTPRINT: 3086 SQFT
 LOT COVERAGE: 3086 SQFT / 9301 SQFT = 33%



LEGEND

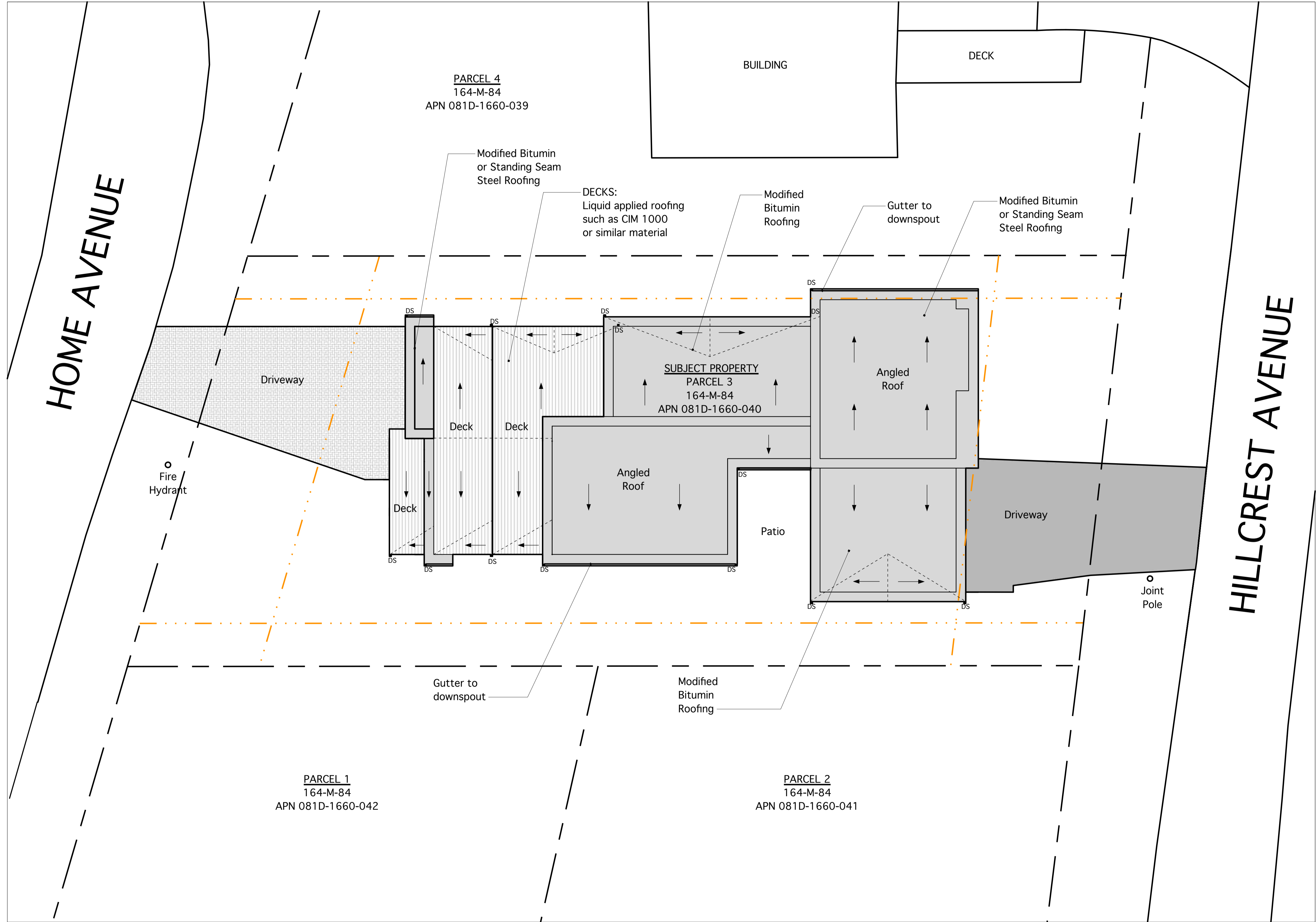
	Property Line
	Set-back Line
	Slope 1/8" H : 1' L (min)
	Down-spout / scupper
	Gutter

MM/DD/YY	INITIAL PLAN DATE	REVISIONS
01/22/20	DELTA 1	
06/01/20	DELTA 1	
04/20/21	OHHA REVISIONS	
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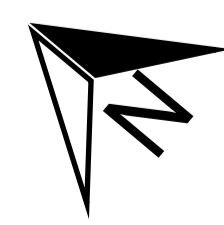
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**Parcel 3, 164-M-84
 Proposed Site Plan**



1 Roof Plan: Proposed

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



LEGEND

	Property Line
	Set-back Line
	Slope 1/8" H : 1' L (min)
	Down-spout / scupper
	Gutter

MM/DD/YY	INITIAL PLAN DATE	REVISIONS
01/22/20	DELTA 1	
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04/20/21	OHHA REVISIONS	
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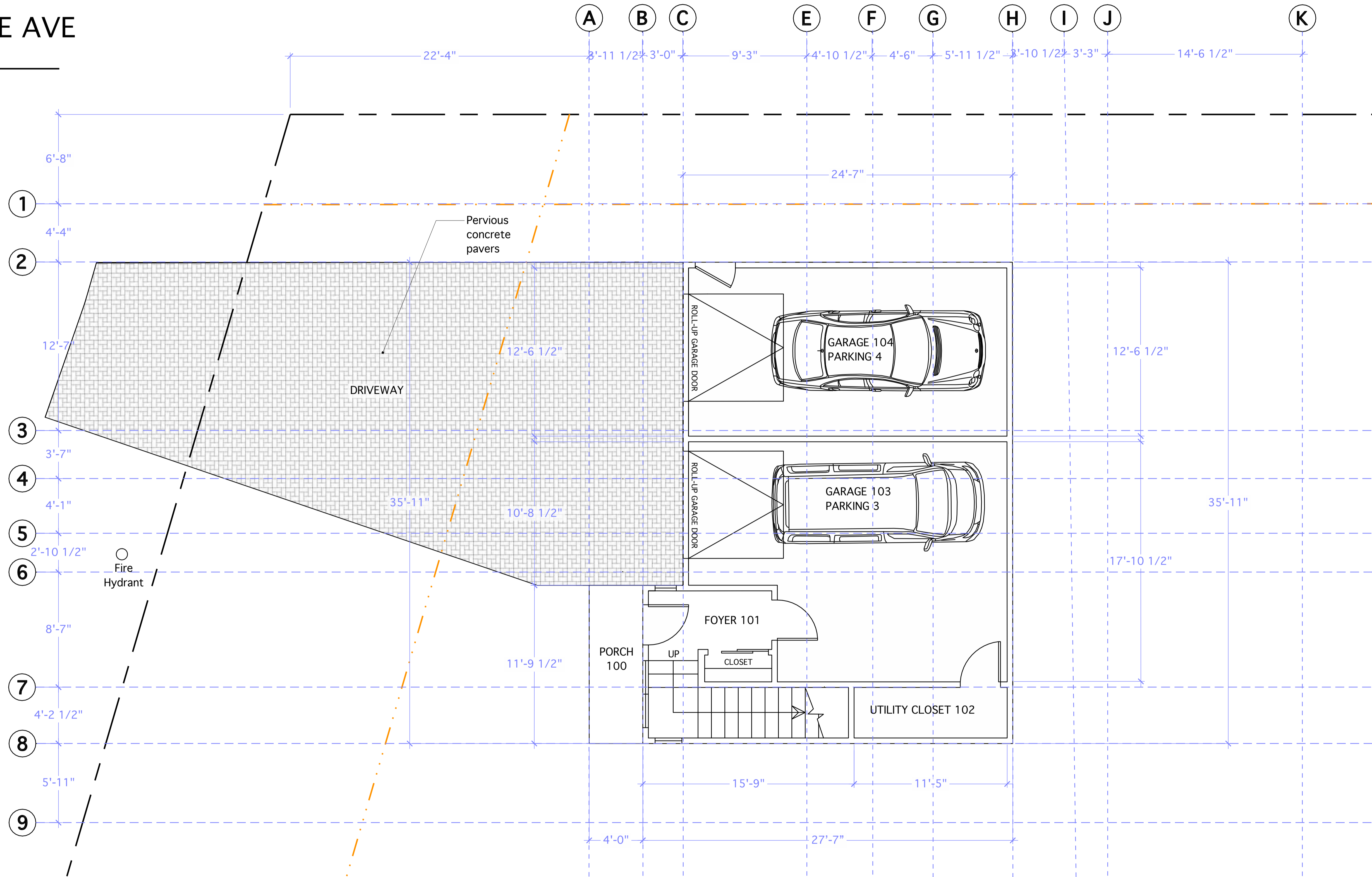
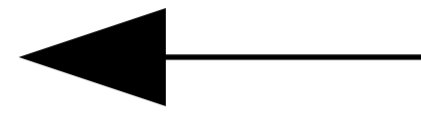
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**Parcel 3, 164-M-84
 Proposed Roof Plan**

CONDITIONED SIZE

1ST FLOOR: 94 SQ FT
 2ND FLOOR: 1102 SQ FT
 ADU TOTAL: 1196 SQ FT

HOME AVE



1 ADU Floor Plan, Level 1: Proposed

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

LEGEND

- Property Line
- Set-back Line
- Slope 1/8" H : 1' L (min)
- DS Down-spout / scupper

REVISIONS

NO.	DATE	REVISIONS
1	01/22/20	INITIAL PLAN DATE
2	06/01/20	DELTA 1
3	01/26/21	OHHA REVISIONS
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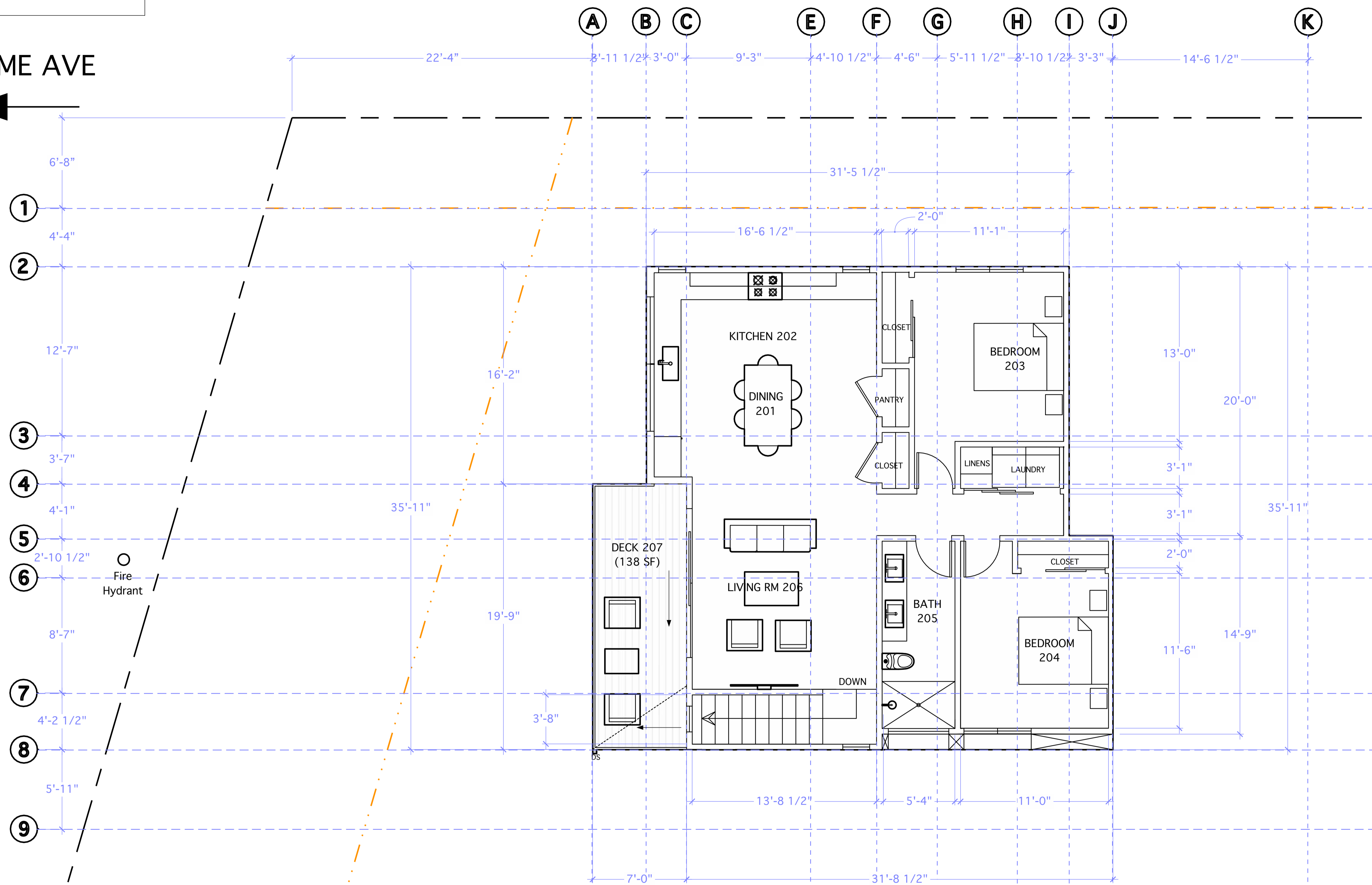
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**Parcel 3, 164-M-84
 ADU Floorpan, Level 1**

CONDITIONED SIZE

1ST FLOOR: 94 SQ FT
 2ND FLOOR: 1102 SQ FT
 ADU TOTAL: 1196 SQ FT

HOME AVE



1 ADU Floor Plan, Level 2: Proposed

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

LEGEND

- Property Line
- Set-back Line
- Slope 1/8" H : 1' L (min)
- Down-spout / scupper

MM/DD/YY	REVISIONS	REMARKS
01/22/20	INITIAL PLAN DATE	DELTA 1
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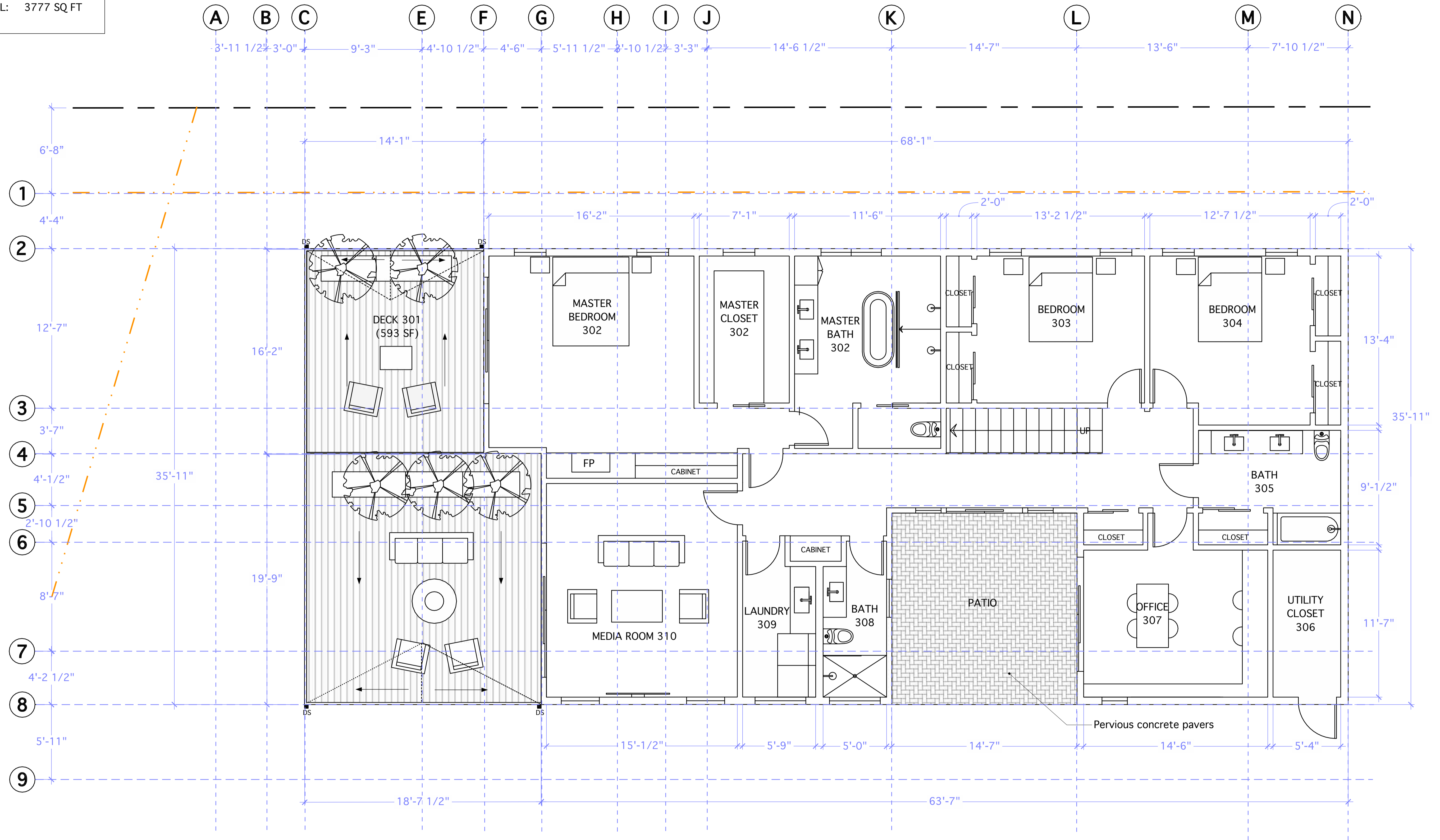
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**Parcel 3, 164-M-84
 ADU Floorpan, Level 2**

CONDITIONED SIZE

1ST FLOOR: 2063 SQ FT
 2ND FLOOR: 1714 SQ FT
 MAIN TOTAL: 3777 SQ FT



1 Main House, Level 1: Proposed

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

LEGEND

	Property Line
	Set-back Line
	Slope 1/8" H : 1' L (min)
	Down-spout / scupper

REVISIONS

MM/DD/YY	REVISIONS	INITIAL PLAN DATE
01/22/20	DELTA 1	
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04/20/21	OHHA REVISIONS	

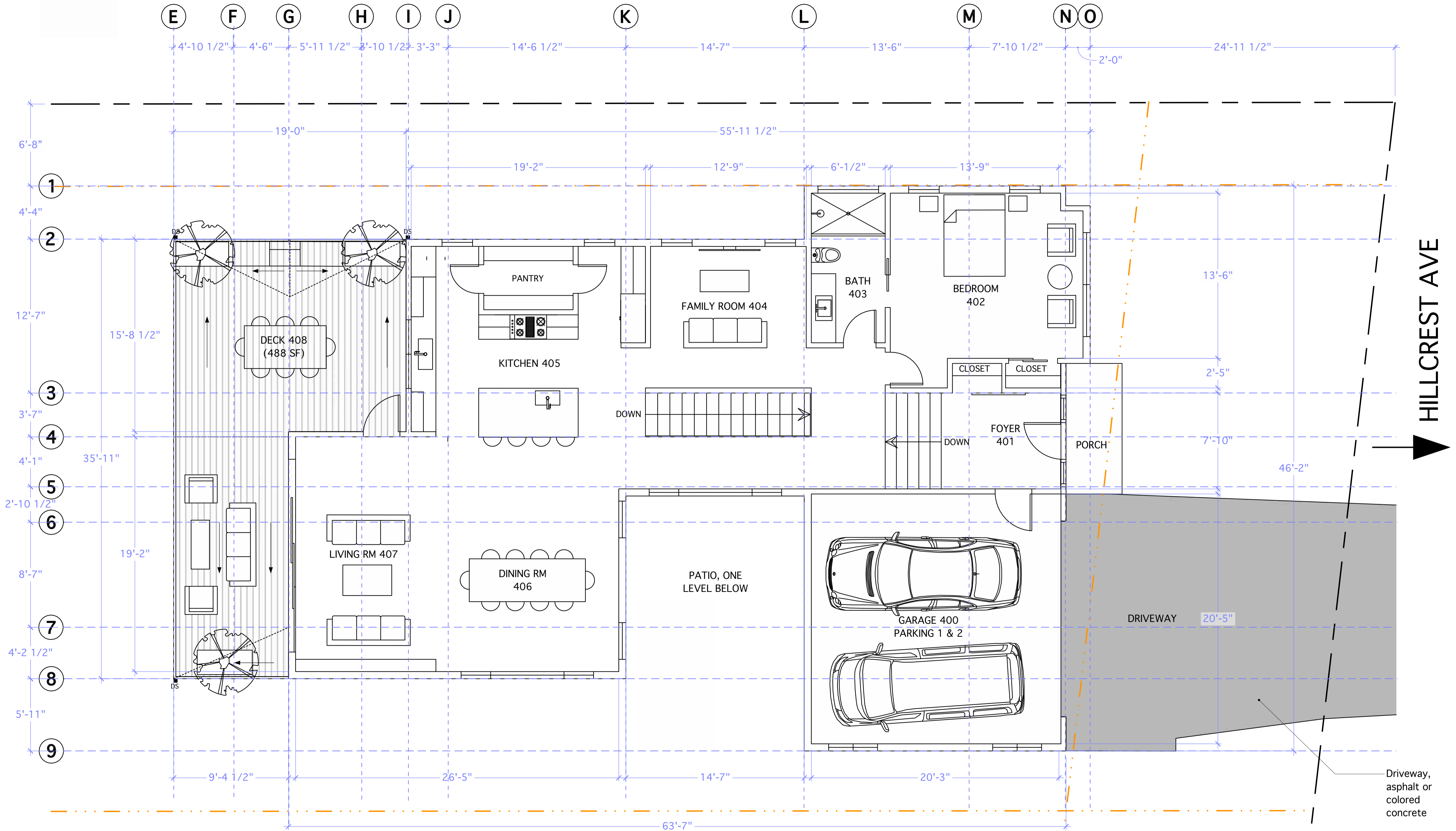
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**Parcel 3, 164-M-84
 Main House, Level 1**

CONDITIONED SIZE

1ST FLOOR: 2063 SQ FT
 2ND FLOOR: 1714 SQ FT
 MAIN TOTAL: 3777 SQ FT



1 Main House, Level 2: Proposed

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

LEGEND

- Property Line
- Set-back Line
- Slope 1/8" H : 1' L (min)
- Down-spout / scupper

MM/DD/YY	INITIAL PLAN DATE	REVISIONS	REMARKS
01/22/20	DELTA 1	1	
06/01/20	DELTA 1	2	
04/20/21	OHHA REVISIONS	3	
		4	
		5	

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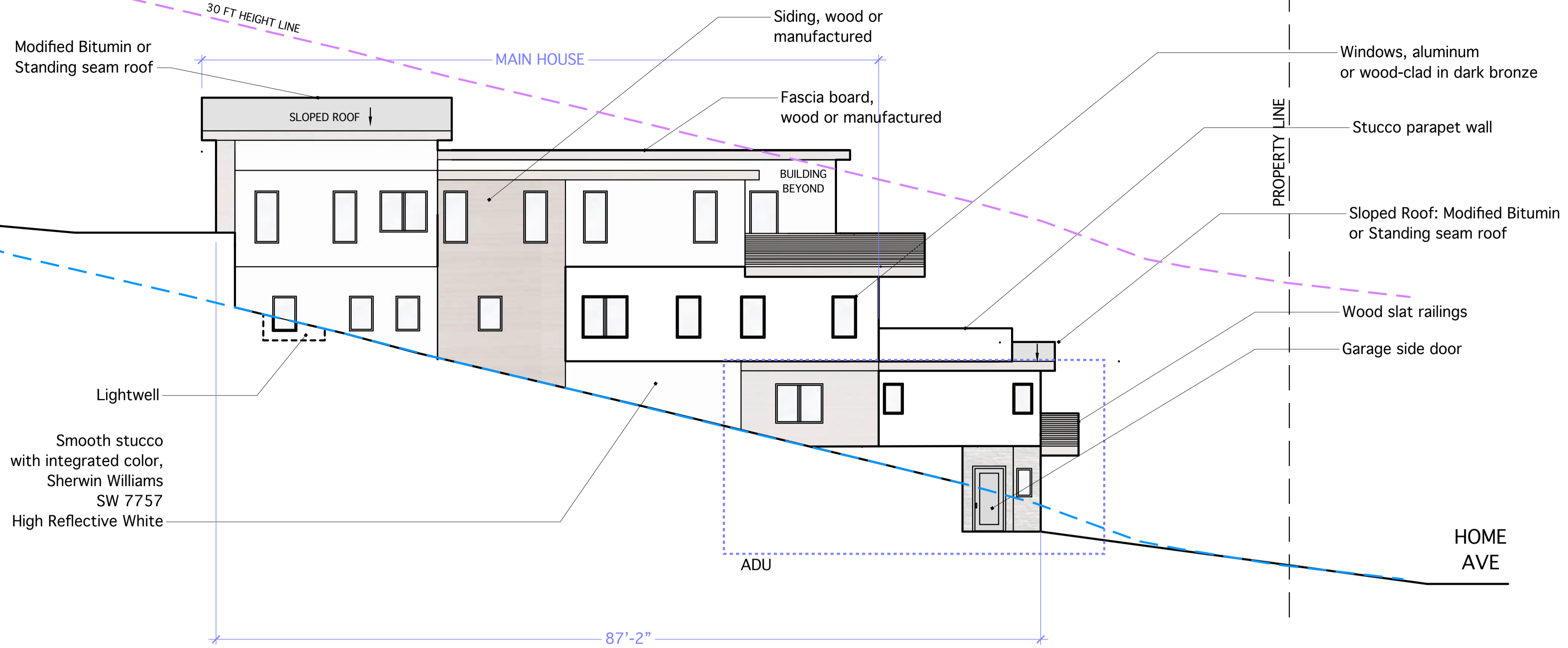
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**Parcel 3, 164-M-84
 Main House, Level 2**

- ⊕ 45'-10" 214.25
Main - Roof Peak
- ⊕ 38'-2" 206.6
Main - Kitchen Roof
- ⊕ 31'-7" 200.0
Main - Garage/Foyer Floor
- ⊕ 28'-0" 196.4
Main - Level 2 Floor
- ⊕ 18'-0" 186.4
Main - Level 1 Floor
- ⊕ 9'-0" 177.4
ADU - Level 2 Floor
- ⊕ 0'-0" 168.4
ADU - Level 1 Floor
- ⊕ -5'-6" 162.9
Home Street Level

HILLCREST AVE

PROPERTY LINE



1 East Elevation

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

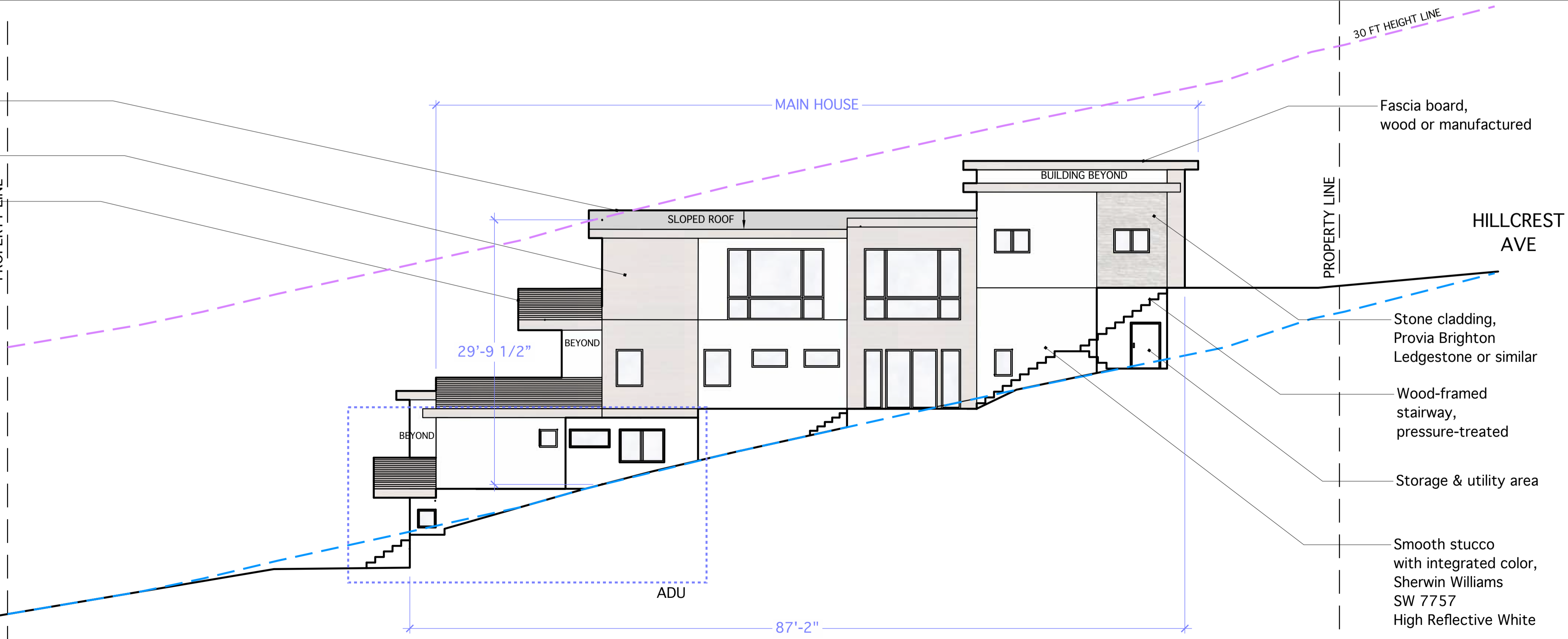
LEGEND

- Property Line
- - - Existing Grade Line
- - - 30 Ft Height Line

- ⊕ 45'-10" 214.25
Main - Roof Peak
- ⊕ 38'-2" 206.6
Main - Kitchen Roof
- ⊕ 31'-7" 200.0
Main - Garage/Foyer Floor
- ⊕ 28'-0" 196.4
Main - Level 2 Floor
- ⊕ 18'-0" 186.4
Main - Level 1 Floor
- ⊕ 9'-0" 177.4
ADU - Level 2 Floor
- ⊕ 0'-0" 168.4
ADU - Level 1 Floor
- ⊕ -5'-6" 162.9
Home Street Level

HOME AVE

PROPERTY LINE



2 West Elevation

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

LEGEND

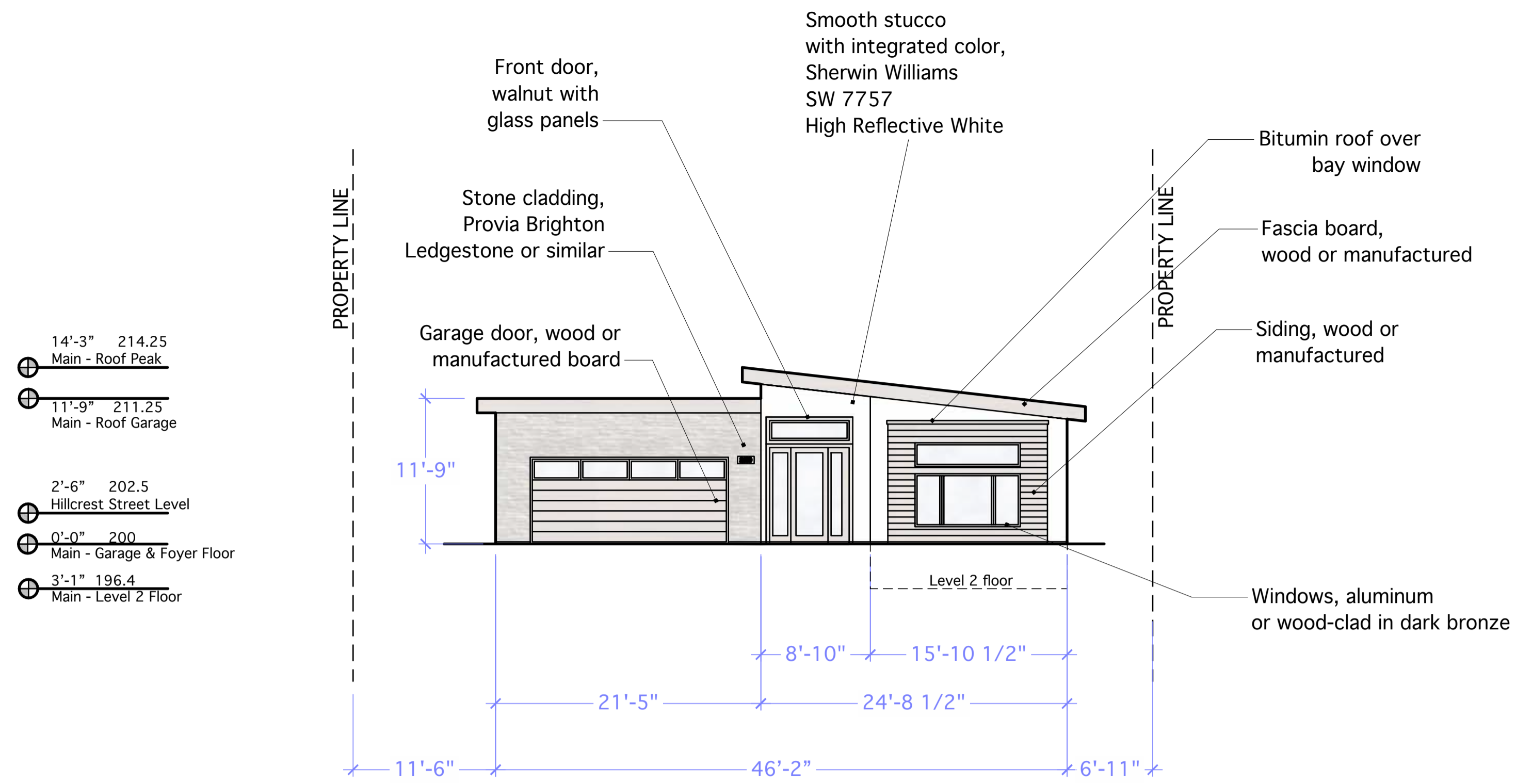
- Property Line
- - - Existing Grade Line
- - - 30 Ft Height Line

REVISIONS	REMARKS	MM/DD/YY	INITIAL PLAN DATE
1		01/22/20	DELTA 1
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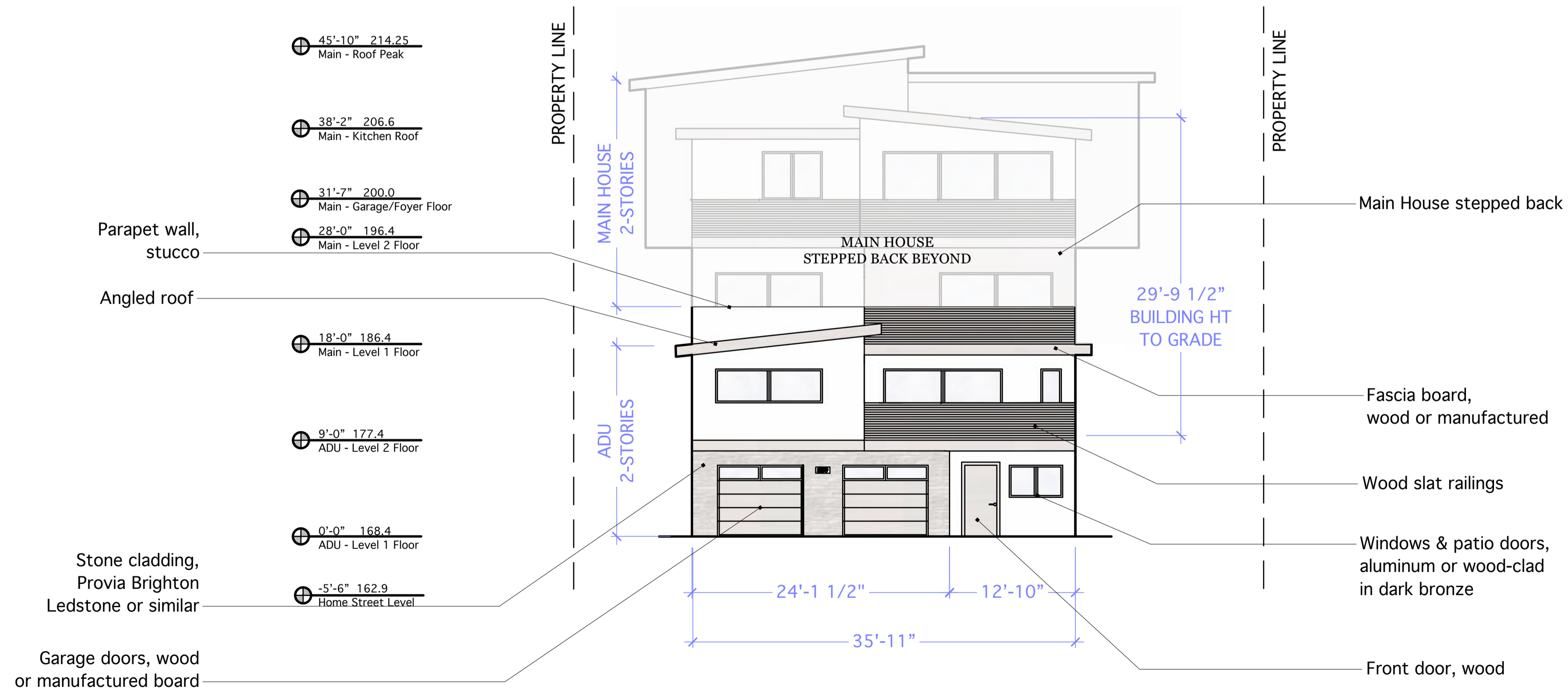
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**Parcel 3, 164-M-84
Elevations - Proposed**



1 South Elevation: Main House

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



2 North Elevation: ADU

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

REVISIONS

NO.	DATE	REVISIONS
1	01/22/20	INITIAL PLAN DATE
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3	04/20/21	OTHER REVISIONS
4		
5		

SF MODERN

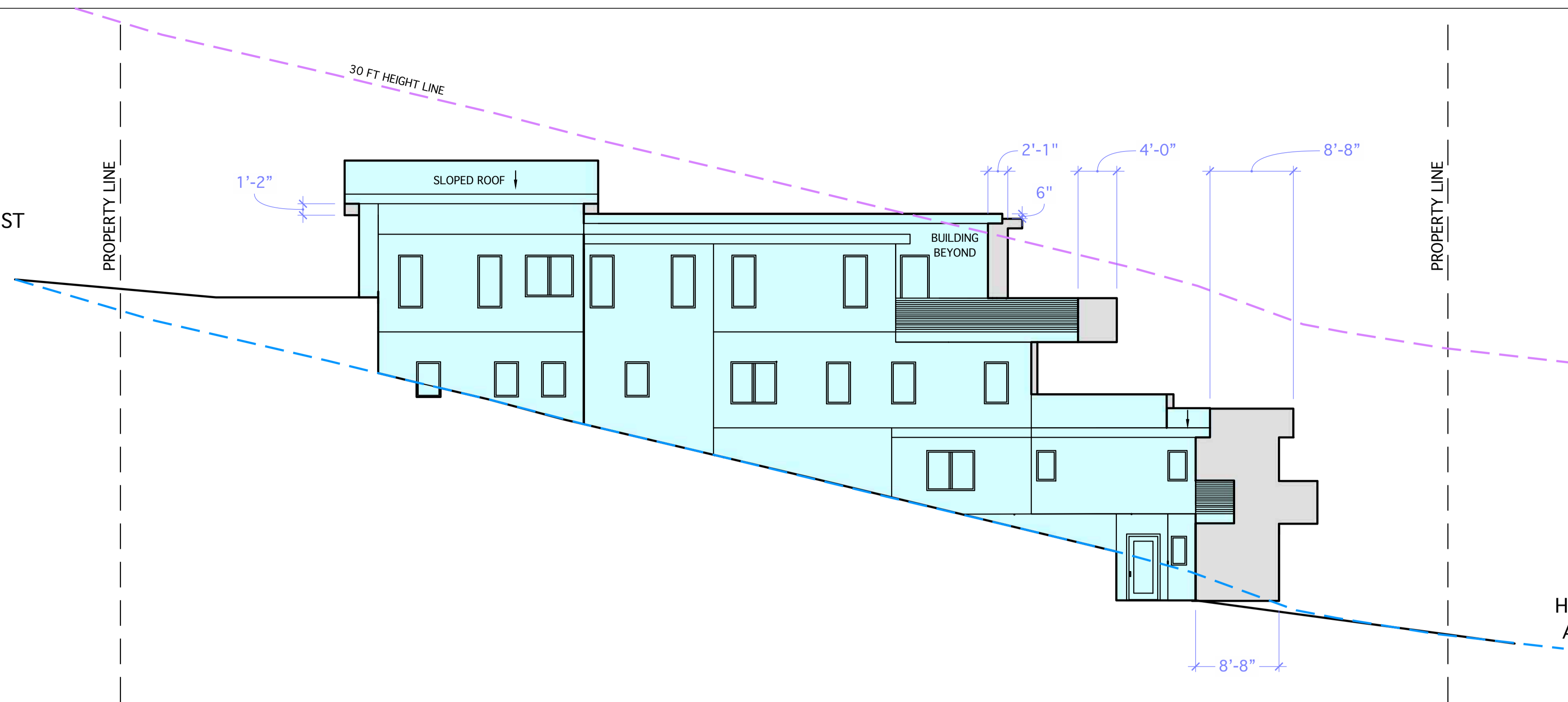
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**Parcel 3, 164-M-84
Elevations - Proposed**

- 45'-10" 214.25
Main - Roof Peak
- 38'-2" 206.6
Main - Kitchen Roof
- 31'-7" 200.0
Main - Garage/Foyer Floor
- 28'-0" 196.4
Main - Level 2 Floor
- 18'-0" 186.4
Main - Level 1 Floor
- 9'-0" 177.4
ADU - Level 2 Floor
- 0'-0" 168.4
ADU - Level 1 Floor
- 5'-6" 162.9
Home Street Level

HILLCREST
AVE



1 East Elevation

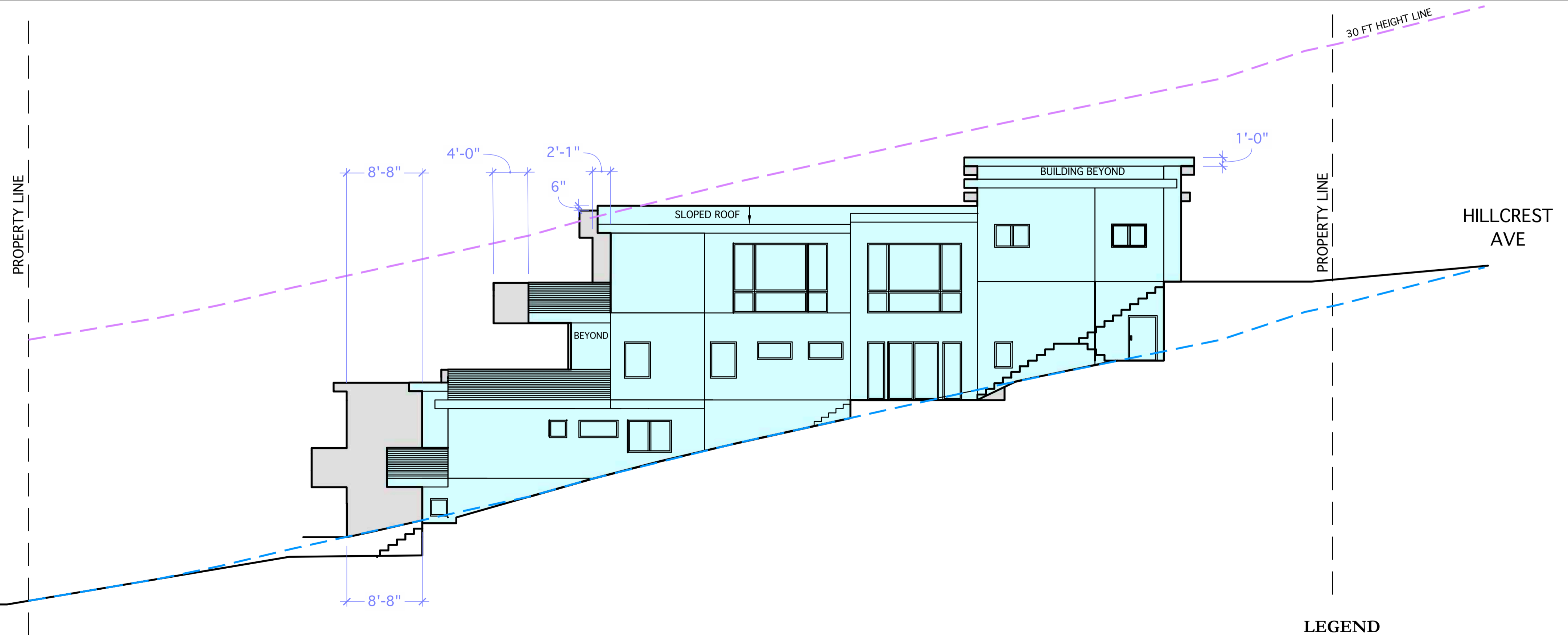
SCALE: 1/8" = 1'-0"

LEGEND

- Existing Grade Line
- Previous plan version
- Current plan version

- 45'-10" 214.25
Main - Roof Peak
- 38'-2" 206.6
Main - Kitchen Roof
- 31'-7" 200.0
Main - Garage/Foyer Floor
- 28'-0" 196.4
Main - Level 2 Floor
- 18'-0" 186.4
Main - Level 1 Floor
- 9'-0" 177.4
ADU - Level 2 Floor
- 0'-0" 168.4
ADU - Level 1 Floor
- 5'-6" 162.9
Home Street Level

HOME
AVE



2 West Elevation

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

LEGEND

- Existing Grade Line
- Previous plan version
- Current plan version

REVISIONS	REMARKS	MM/DD/YY	INITIAL PLAN DATE
1	DELTA 1	01/22/20	
2	DELTA 1	06/01/20	
3	OHHA REVISIONS	04/20/21	
4			
5			

SF MODERN
DESIGN
CONSTRUCTION MANAGEMENT
DEVELOPMENT

BICH-KHOI DO | bk@sfmodern.com | 650-281-4832
751 Latrel Street, #940, San Carlos CA 94070

**Parcel 3, 164-M-84
Version Comparison**



NOTE:

RENDERINGS ARE PROVIDED FOR VISUAL AID. THEY DO NOT REFLECT POST DEVELOPMENT CONDITIONS WITH COMPLETE ACCURACY

LAST UPDATED 6/1/20



MM/DD/YY	INITIAL PLAN DATE	REVISIONS
04/22/20	DELTA 1	1
06/01/20	DELTA 1	2
04/20/21	OHHA REVISIONS	3
---	---	4
---	---	5

SF MODERN
DESIGN
CONSTRUCTION MANAGEMENT
DEVELOPMENT

BICH-KHOI DO | bk@sfmodern.com | 650-281-4832
751 Laurel Street, #940, San Carlos CA 94070

**Parcel 3, 164-M-84
Renderings**

ABBREVIATIONS

A.B.	AGGREGATE BASE
A.C.	ASPHALT CONCRETE
B.C.	BEGINNING OF CURVE(HORIZONTAL)
BLDG	BUILDING
BOW/BWLK	BACK OF WALK
B.V.C.	BEGINNING OF VERTICAL CURVE
C.B.	CATCH BASIN
CLF	CHAIN LINK FENCE
C.O.	CLEAN OUT
CONT.	CONTINUOUS
D.I.	DRAINAGE INLET
D/W	DRIVEWAY
E.C.	END OF CURVE(HORIZONTAL)
ELEV.	ELEVATION
EXIST.	EXISTING
E.V.C.	END OF VERTICAL CURVE
F.F.	FINISHED FLOOR ELEVATION
F.G.	FINISHED GRADE
F.H.	FIRE HYDRANT
F.C.	FACE OF CURB
F.L.	FLOW LINE
FOC	FACE OF CURB
F.S.	FINISHED SURFACE
G.B.	GRADE BREAK
G.V.	GATE VALVE
H.P.	HIGH POINT
I.D.	INSIDE DIAMETER
INV.	INVERT
J.P.	JOINT POLE
L.F.	LINEAL FEET
L.P.	LOW POINT
L&T	LEAD & TACK
MAX.	MAXIMUM
M.H.	MANHOLE
MIN.	MINIMUM
M.V.C.	MIDDLE OF VERTICAL CURVE
M.W.	MONITORING WELL
NO.	NUMBER
N.T.S.	NOT TO SCALE
P.C.C.	PORTLAND CEMENT CONCRETE
P.C.R.	POINT OF CURB RETURN
P.P.B.	PEDESTRIAN PUSH BUTTON
PP&T	PLASTIC PLUG & TACK
P.V.C.	POLYVINYL CHLORIDE
P.V.I.	POINT OF VERTICAL INTERSECTION
R	RADIUS
R.C.P.	REINFORCED CONCRETE PIPE
R/W	RIGHT-OF-WAY
S	SLOPE
S.D.	STORM DRAIN
S.D.M.N	STORM DRAIN MANHOLE
S.F.	SQUARE FEET
SHT.	SHEET
S.S.M.H.	SANITARY SEWER MANHOLE
S.S.	SANITARY SEWER
S/W	SIDEWALK
T.C.	TOP OF CURB
T.FOC	TOP FACE OF CURB
TYP.	TYPICAL
U.O.N.	UNLESS OTHERWISE NOTED
V.C.	VERTICAL CURVE
V.C.P.	VITRIFIED CLAY PIPE (EXTRA STRENGTH)
W	WATER
W.M.	WATER METER
W.V.	WATER VALVE

BASIS OF ELEVATION

TOP OF THE RIM OF SANITARY SEWER MANHOLE AT INTERSECTION OF HOME AVENUE AND HILLCREST AVENUE. TBM ELEVATION: 173.29'

BASIS OF BEARING

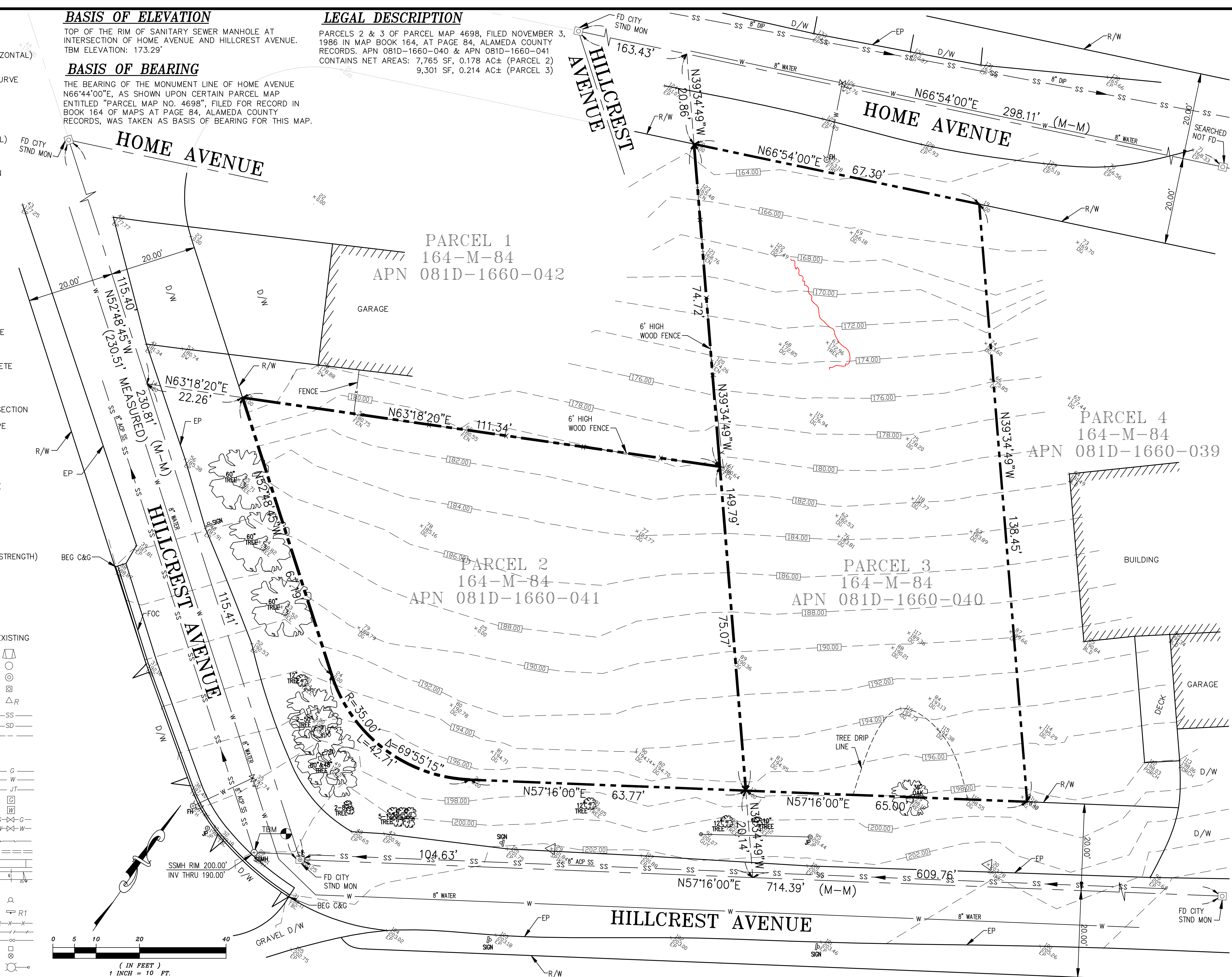
THE BEARING OF THE MONUMENT LINE OF HOME AVENUE N66°44'00"E, AS SHOWN UPON CERTAIN PARCEL MAP ENTITLED "PARCEL MAP NO. 4698", FILED FOR RECORD IN BOOK 164 OF MAPS AT PAGE 84, ALAMEDA COUNTY RECORDS, WAS TAKEN AS BASIS OF BEARING FOR THIS MAP.

LEGAL DESCRIPTION

PARCELS 2 & 3 OF PARCEL MAP 4698, FILED NOVEMBER 3, 1986 IN MAP BOOK 164, AT PAGE 84, ALAMEDA COUNTY RECORDS. APN 081D-1660-040 & APN 081D-1660-041 CONTAINS NET AREAS: 7,765 SF, 0.178 AC± (PARCEL 2) 9,301 SF, 0.214 AC± (PARCEL 3)

LEGEND

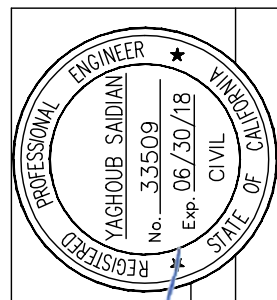
DESCRIPTION	PROPOSED	EXISTING
WHEELCHAIR RAMP		
SANITARY MANHOLE		
STORM MANHOLE		
CITY SURVEY MONUMENT		
STANDARD HOODED INLET		
SANITARY SEWER		
STORM SEWER		
CENTER LINE		
PROPERTY LINE		
MATCH LINE		
GAS LINE		
WATER LINE		
JOINT TRENCH		
GAS METER		
WATER METER		
GAS VALVE		
WATER VALVE		
EDGE OF PAVEMENT		
CURB AND GUTTER		
SIDEWALK		
DRIVEWAY		
PAVING CONFORM		
FIRE HYDRANT		
STREET SIGN		
FENCE(TYPE)		
ELECTRICAL CONDUIT		
OVERHEAD CONDUCTORS		
PULL BOX		
UTILITY POLE		
ELECTROLIER		



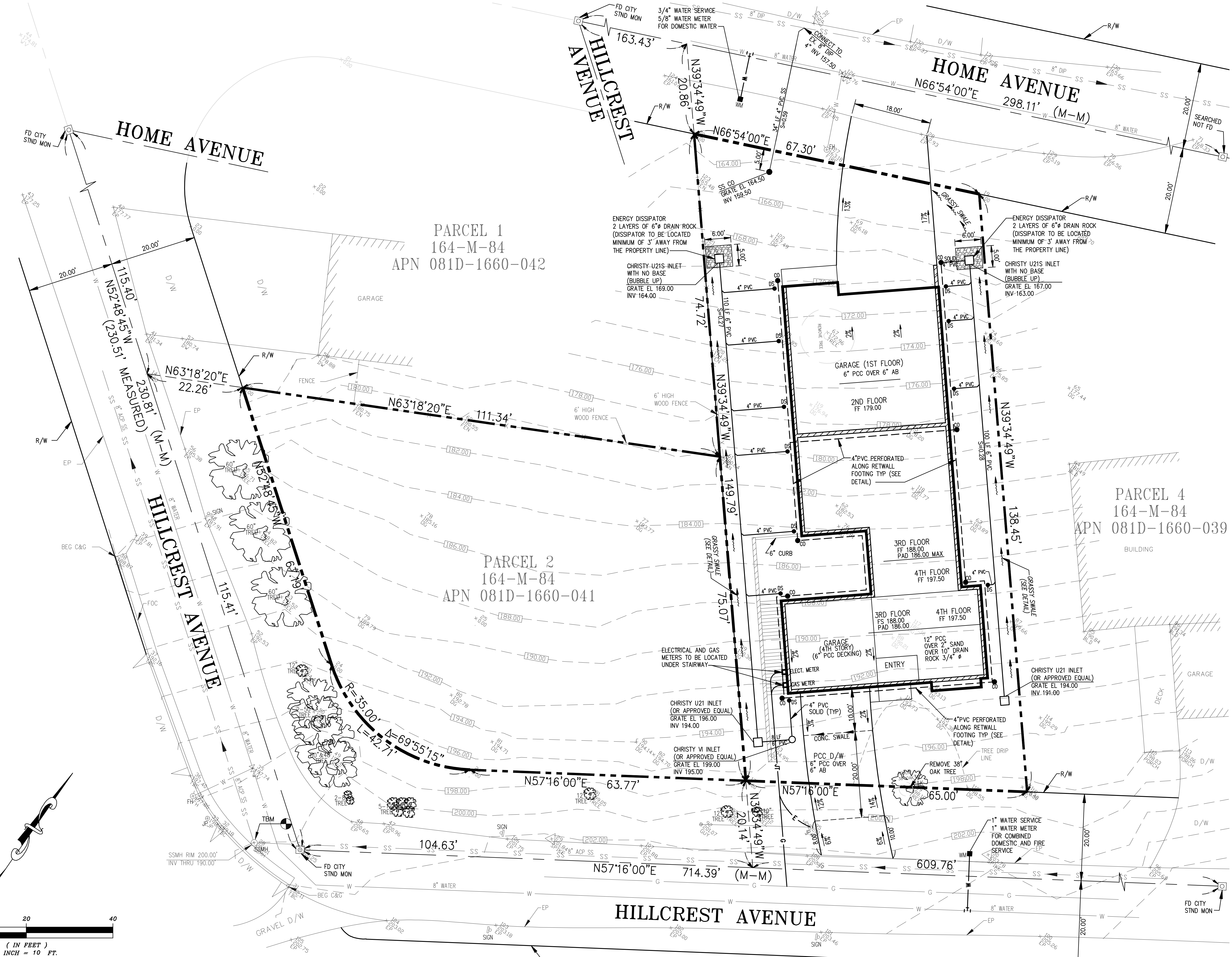
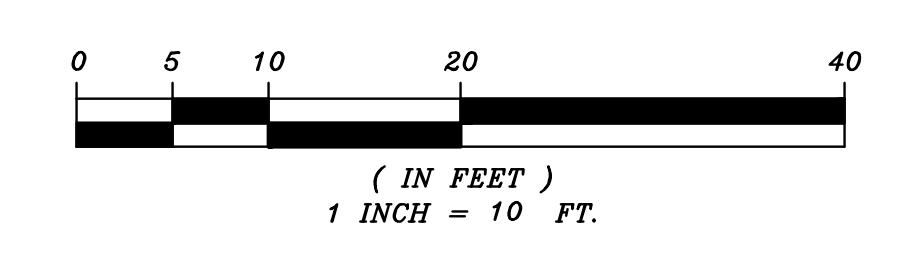
ADVANCED DEVELOPMENT
2983 BENJAMIN COURT
SAN JOSE, CALIFORNIA 95124
(408) 376-0570
JACOB SAIDIAN - CIVIL ENGINEER

Revision	Date	Description

TOPOGRAPHICAL & RECORD BOUNDARY SURVEY FOR: APN 081D-1660-040 & 041 HOME AVENUE & 2579 HILLCREST AVENUE HAYWARD CALIFORNIA



APPROVED BY: JACOB SAIDIAN
Checked: JS
Drawn: AG
Designed: JS
Surveyed: JS
Scale: 1"=10'
Date: 05-06-2018
Expires: 06/30/18
Sheet No. C1
1
Job No. 401



ADVANCED DEVELOPMENT

2983 BENJAMIN COURT
SAN JOSE, CALIFORNIA 95124
(408) 376-0570
JACOB SAIDIAN - CIVIL ENGINEER

Revision	Date	Description

UNDERGROUND UTILITY & DRAINAGE PLAN
FOR: APN 081D-1660-040
2579 HOME AVENUE
HAYWARD CALIFORNIA

APPROVED BY: JACOB SAIDIAN, CIVIL ENGINEER, No. 33503, Exp. 06/30/20

Checked: JS, Drawn: AG, Designated: JS, Surveyed: JS, Scale: 1"=10', Date: 05-05-2020, Expires: 06/30/20

Sheet No. **C3**

Job No. 401

TERMS AND DEFINITIONS

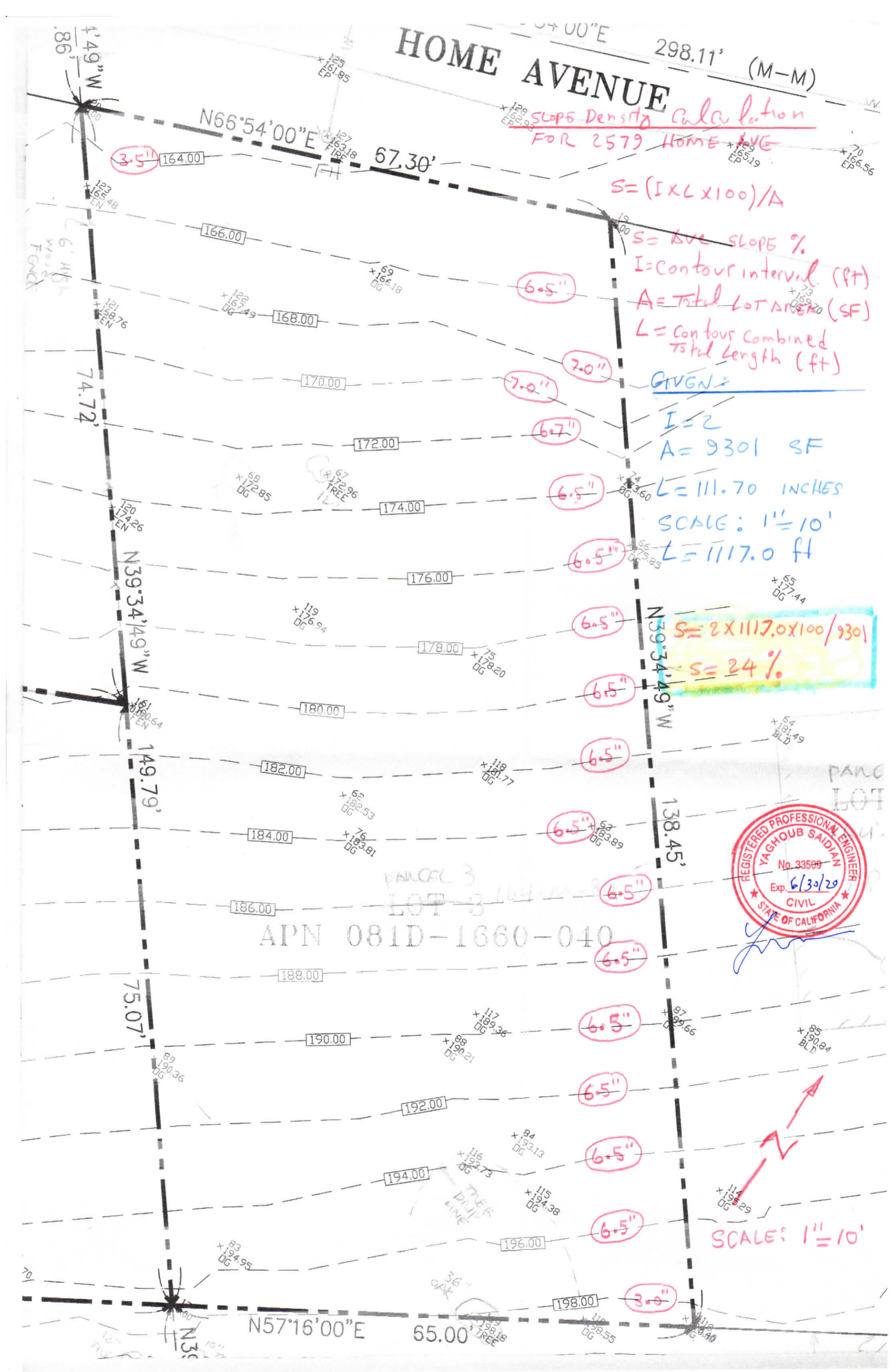
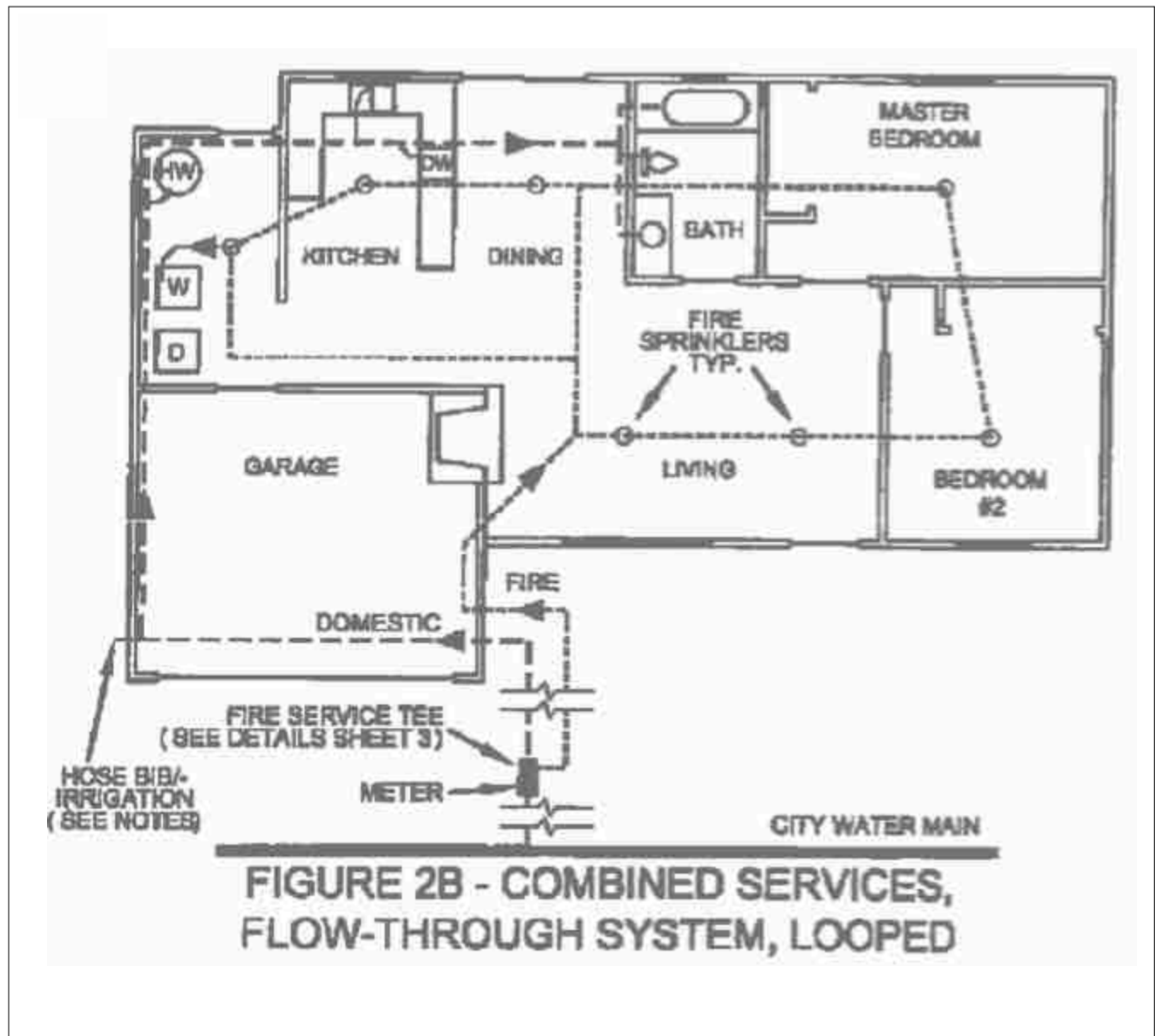
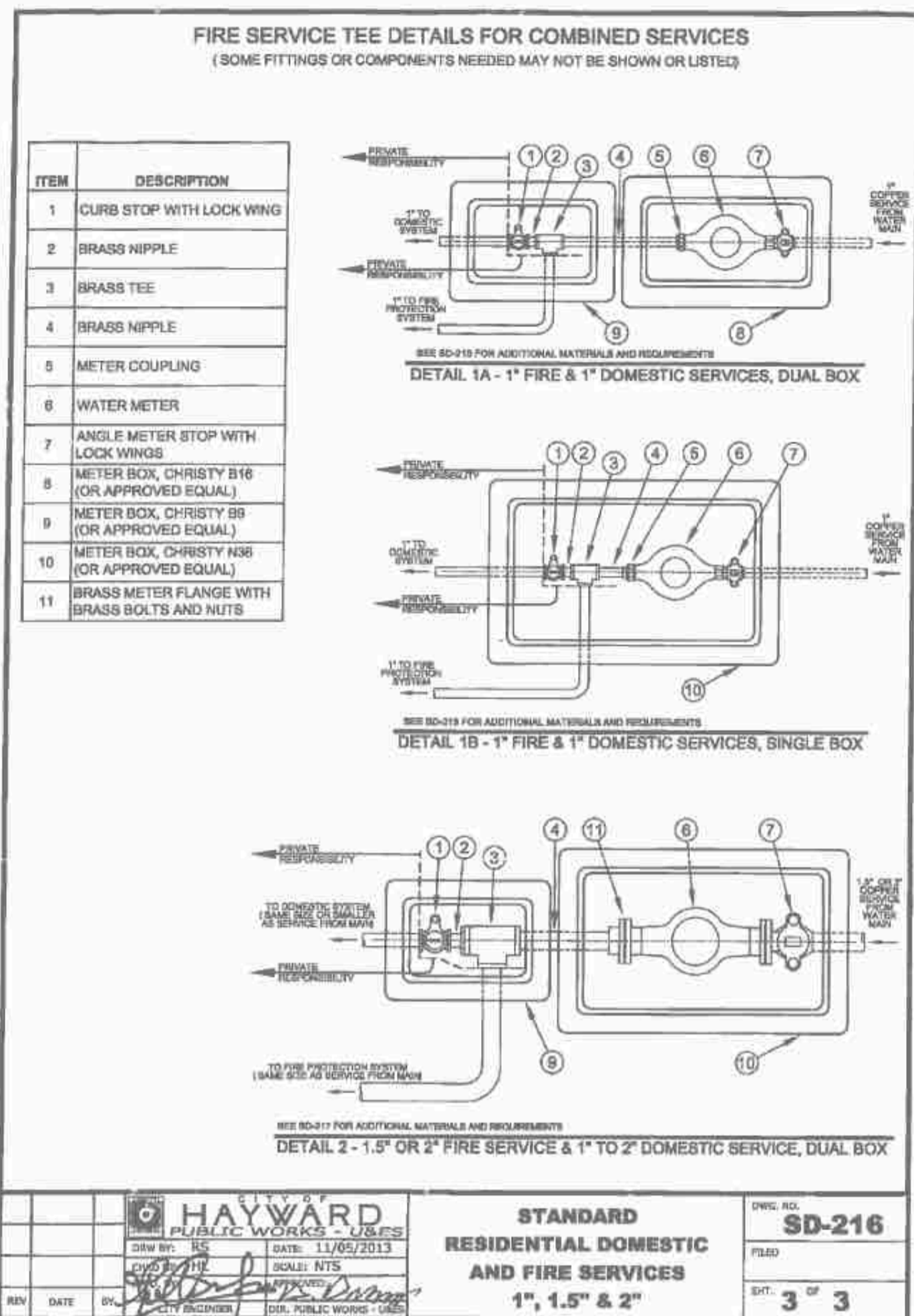
- RESIDENTIAL WATER SERVICES, ONE AND TWO FAMILY, 2" OR SMALLER
 - SEPARATE SERVICES: THE DOMESTIC SYSTEM AND STAND-ALONE FIRE PROTECTION SYSTEM ARE EACH SUPPLIED BY A SEPARATE SERVICE LINE AND METER. (SEE FIGURES 1A & 1B)
 - COMBINED SERVICE: THE DOMESTIC AND FIRE PROTECTION SYSTEMS SHARE A SINGLE SERVICE LINE AND METER. DOWNSTREAM THE METER, THE LINE MAY SUPPLY A MULTI-PURPOSE SYSTEM OR SPLIT TO SUPPLY SEPARATE DOMESTIC AND STAND-ALONE FIRE PROTECTION SYSTEMS. (SEE FIGURES 2A, 2B, 3A & 3B)
- RESIDENTIAL FIRE PROTECTION SYSTEMS
 - STAND-ALONE: SEPARATE AND INDEPENDENT FROM THE DOMESTIC SYSTEM.
 - CLOSED: DOES NOT CONNECT TO ANY DOMESTIC WATER FIXTURES AND CAN ONLY BE DRAINED THROUGH A RELIEF OR DRAIN VALVE. AT A MINIMUM, A DOUBLE CHECK VALVE ASSEMBLY (DCVA) BACKFLOW DEVICE (PER SD-201) IS REQUIRED ON ALL CLOSED SYSTEMS TO PROTECT THE DOMESTIC WATER SUPPLY. (SEE FIGURES 1A & 2A)
 - FLOW-THROUGH: CONNECTS TO ONE OR MORE DOMESTIC WATER FIXTURES SUCH THAT WATER IN THE SYSTEM IS REPLACED UPON USE OF THE FIXTURES; FLOW-THROUGH SYSTEMS MUST BE LOOPED OR SINGLE-MEANDER. (SEE FIGURES 1B & 2B)
 - MULTI-PURPOSE: USES THE SAME DISTRIBUTION PIPING WITHIN THE STRUCTURE TO SUPPLY THE DOMESTIC WATER FIXTURES AND FIRE SPRINKLERS. MULTI-PURPOSE SYSTEMS MUST BE LOOPED OR SINGLE-MEANDER, IF ALLOWED. (SEE FIGURES 3A & 3B)
- FIRE SPRINKLER PIPING LAYOUTS
 - BRANCHED: HAS DEAD-ENDS AT SOME SPRINKLER HEADS WHERE WATER COULD STAGNATE. (SEE FIGURES 1A & 2A)
 - LOOPED: HAS NO DEAD-ENDS AND FORMS ONE OR MORE LOOPS SUCH THAT WATER CAN CIRCULATE. (SEE FIGURES 2B & 3B)
 - SINGLE-MEANDER: ALL SPRINKLER HEADS ARE CONNECTED IN SERIES BY A SINGLE PIPING RUN. (SEE FIGURES 1B & 2B)

NOTES

- RESIDENTIAL FIRE PROTECTION SYSTEM SHALL BE DESIGNED BY A C-16 (FIRE PROTECTION) CALIFORNIA LICENSED CONTRACTOR OR A CALIFORNIA REGISTERED PROFESSIONAL ENGINEER (CIVIL, MECHANICAL, OR FIRE PROTECTION), AND PURSUANT TO THE CITY'S LATEST ADOPTED CALIFORNIA CODES & REGULATIONS INCLUDING, BUT NOT LIMITED TO: FIRE CODE (SEC. 900); CA RESIDENTIAL CODE (SEC. 1013); NFA 100, CA PLUMBING CODE (SEC. 805.4.16); CA ELECTRICAL CODE (ART. 700); NFPA 72; AND CA HEALTH & SAFETY CODE 19114.7.
- WATER SERVICES, FLOW-THROUGH AND MULTI-PURPOSE SYSTEMS WILL BE REVIEWED BY THE PUBLIC WORKS DEPARTMENT, UTILITIES & ENVIRONMENTAL SERVICES (UTILITIES). FIRE PROTECTION SYSTEMS WILL BE REVIEWED BY THE FIRE DEPARTMENT, FLOW-THROUGH AND MULTI-PURPOSE SYSTEMS WILL BE REVIEWED BY BOTH THE BUILDING AND FIRE DEPARTMENTS.
- THE DESIGN WATER PRESSURE FOR ALL FIRE PROTECTION SYSTEMS SHALL BE EITHER A MAXIMUM OF 80 PSI OR THE ACTUAL SUPPLY PRESSURE, WHICHEVER IS LOWER.
- THE FIRE SPRINKLER SYSTEM DEMAND FLOW RATE FOR COMBINED SERVICES THAT DO NOT INCLUDE A BACKFLOW DEVICE SHALL INCLUDE AN ADDITIONAL 5 GPM AT THE POINT WHERE THE SYSTEMS ARE CONNECTED (P13.5.5). IF THE TOTAL DEMAND EXCEEDS 100 GPM, THEN THE USE OF A SEPARATE FIRE SERVICE WILL BE REQUIRED.
- THE DOMESTIC WATER FIXTURES THAT A FLOW-THROUGH SYSTEM SUPPLIES SHALL BE A CLOTHES WASHER, DSB WASHER OR TOILET (ALTERNATE FIXTURES MAY BE PROPOSED). THE NUMBER AND KIND OF FIXTURES REQUIRED WILL DEPEND UPON THE LAYOUT AND SIZE OF THE SYSTEM AND STRUCTURE, AND SHALL BE DETERMINED BY UTILITIES. AT A MINIMUM, THE SYSTEM SHALL SUPPLY ONE FIXTURE PER FLOOR OF THE RESIDENCE.
 - FOR A SINGLE-MEANDER LAYOUT, THE SPRINKLER HEAD AT THE DOWNSTREAM END OF THE SYSTEM SHALL SUPPLY A FIXTURE.
 - WHERE THE LINE PRESSURE IN THE SPRINKLER SYSTEM IS GREATER THAN 80 PSI, A PRESSURE REDUCING VALVE (PRV) SHALL BE INSTALLED ON THE SUPPLY CONNECTION TO THE WATER FIXTURES. THE PRV MUST BE INSTALLED IMMEDIATELY DOWNSTREAM OF THE FIXTURES SHUT OFF VALVE AND LEFT UNOPENED, TO ALLOW FOR MAINTENANCE.
- FLOW-THROUGH AND MULTI-PURPOSE SYSTEMS SHALL HAVE LEAD-FREE SPRINKLER HEADS, VALVES AND FITTINGS (CA AB 1985).
- IN MULTI-PURPOSE SYSTEMS, IF A WATER SOFTENER OR FILTRATION DEVICE WILL BE USED THAT MAY RESTRICT FLOW OR REDUCE WATER PRESSURE TO THE FIRE SPRINKLERS, THE DEVICE MUST BE INCLUDED IN THE DESIGN OF THE SYSTEM.
- SERVICE AND METER SIZING**
 - METERS SHALL BE THE SAME SIZE AS THE SERVICE LINE FROM THE WATER MAIN.
 - DOMESTIC, IRRIGATION AND FIRE SERVICE LINES SHALL BE THE SAME SIZE OR SMALLER THAN THE METER SIZE.
 - MANIFOLDS THAT SUPPLY "MANIFOLD" METERS ARE NOT ALLOWED TO SUPPLY FIRE PROTECTION SYSTEMS.
- DOMESTIC AND IRRIGATION SYSTEMS:** THE SIZE OF THE METER, SUPPLY AND SERVICE LINES SHALL BE 80% PER 80% OF THE MAXIMUM FLOW RATING OF THE METER. PER AWWA, THE 80% MAX FLOW RATING OF DISPLACEMENT METERS ARE:

1/2" = 15 GPM	3/4" = 25 GPM	1" = 40 GPM	1.5" = 60 GPM	2" = 100 GPM
---------------	---------------	-------------	---------------	--------------
- MULTI-PURPOSE AND SEPARATE FIRE SYSTEMS:** THE SIZE OF THE METER, SUPPLY AND SERVICE LINES SHALL BE SIZED PER THE MAXIMUM INTERMITTENT FLOW RATING OF THE METER. PER AWWA, THE MAX INTERMITTENT FLOW RATING OF DISPLACEMENT METERS ARE:

1" = 80 GPM	1.5" = 100 GPM	2" = 180 GPM
-------------	----------------	--------------
- FIRE AND COMBINED SERVICES SHALL CONFORM TO SD-213 FOR 1" SERVICE AND SD-217 FOR 1.5" AND 2" SERVICES EXCEPT AS SPECIFIED HEREIN. OTHERWISE, SERVICE CONNECTIONS 2" AND SMALLER SHALL CONFORM TO STANDARD DETAILS SD-213 THRU SD-216 AND SD-217 THRU SD-218.
- ALL HOSE BIBS AND IRRIGATION SYSTEMS SHALL BE EQUIPPED WITH ATMOSPHERIC VACUUM BREAKERS/ANTI-SIPHON DEVICES.
- AS A CONDITION OF FINAL APPROVAL, THE OWNER/DESIGNER/CONTRACTOR SHALL INSTALL A VALVE SIGN OR TAG AT THE MAIN SHUTOFF VALVE TO THE WATER DISTRIBUTION SYSTEM (ITEM #17 SHEET 3) WITH THE FOLLOWING TEXT: "WARNING: THE WATER SYSTEM FOR THIS HOME SUPPLIES FIRE SPRINKLERS THAT REQUIRE CERTAIN FLOWS AND PRESSURES TO FIGHT A FIRE. DEVICES THAT RESTRICT THE FLOW OR DECREASE THE PRESSURE OR AUTOMATICALLY SHUT OFF THE WATER TO THE FIRE SPRINKLER SYSTEM, SUCH AS WATER SOFTENERS, FILTRATION SYSTEMS AND AUTOMATIC SHUTOFF VALVES, SHALL NOT BE ADDED TO THIS SYSTEM WITHOUT A REVIEW OF THE FIRE SPRINKLER SYSTEM BY A FIRE PROTECTION SPECIALIST. DO NOT REMOVE THIS SIGN." (CA 1213.5.7) THE SIGN OR TAG SHALL BE OF MATERIAL SUITABLE FOR WEATHER BURIAL, MIN. TEXT HEIGHT 0.2 INCHES.



FIRE SERVICES

SLOPE CALCULATION

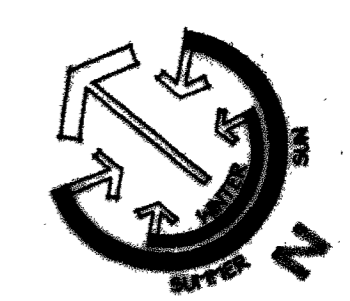
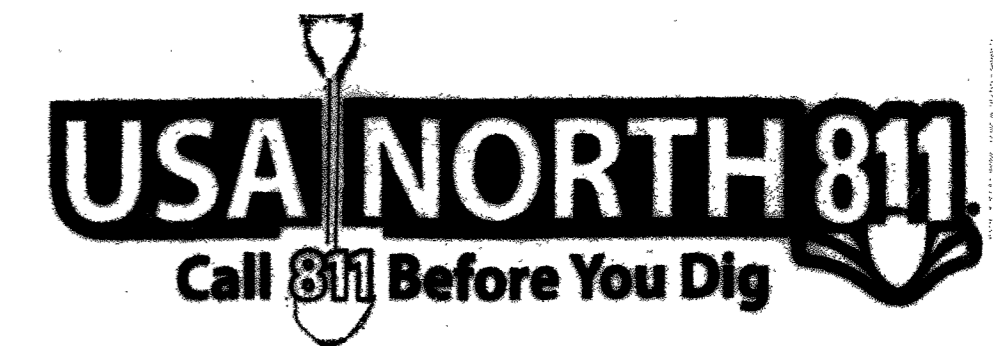
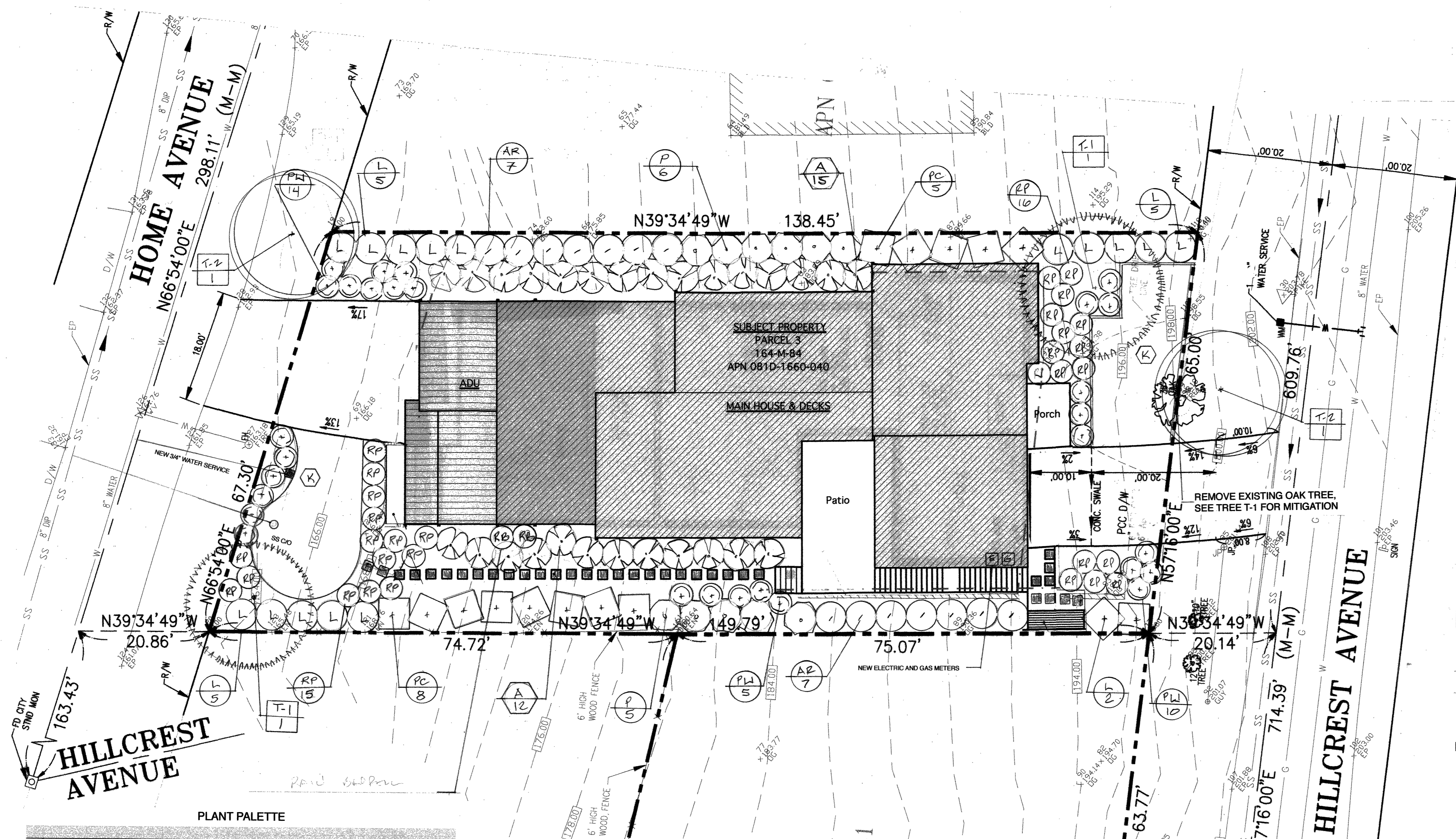
REVISIONS	REMARKS
MM/DD/YY	
1	
2	
3	
4	
5	

APN 081D-1660-040

DOMESTIC & FIRE SERVICES

SLOPE CALCULATION

C 4



BAY-FRIENDLY WATER EFFICIENT LANDSCAPE ORDINANCE AND DOCUMENTATION PACKAGE

WE HAVE COMPLIED WITH THE CRITERIA OF THE CITY OF HAYWARD BAY-FRIENDLY WATER EFFICIENT LANDSCAPE ORDINANCE, HAYWARD MUNICIPAL CODE CHAPTER 10, ARTICLE 12, AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.

WE AGREE TO COMPLY WITH THE REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE ORDINANCE AND SUBMIT A COMPLETE LANDSCAPE DOCUMENTATION PACKAGE.

JON NELSON, PRINCIPAL
MARCH 28, 2020

University of California
Water Use Classification of Landscape Species (WUCOLS IV)

Plant Search Database

City: Hayward
Region: North Central Coastal

Start Over Search Again Export List

Plants to export: 9

Type	Photo	Botanical Name	Common Name	Water Use
STN		<i>Arctostaphylos manzanita</i> cvs.	manzanita cvs. e.g. Dr Hurd, St. Helena	Low
S		<i>Rhampholepis indica</i> & cvs.	Indian hawthorne	Low
ST		<i>Arbutus unedo</i>	strawberry tree	Low
STN		<i>Prunus ilicifolia lyonii</i>	Catalina cherry	Low
S	N/A	<i>Polygala X dalmaisiana</i>	sweet pea shrub	Low
ST	N/A	<i>Pittosporum tobira and cvs.</i>	mock orange	Low
S	N/A	<i>Loropetalum chinense & cvs.</i>	fringe flower	Low
TA		<i>Lagerstroemia</i> spp. hybrids and cvs.	crape myrtle	Low
GcS	N/A	<i>Juniperus</i> spp.	juniper	Low

PLANT PALETTE

KEY	QUANTITY	SIZE	BOTANICAL	COMMON	NOTES	WUCOLS	HEIGHT
TREES							
T-1	2	24" BOX	LAGERSTROEMIA "TUSCARORA"	CRAPE MYRTLE	STANDARD MITIGATION TREE	LOW	22' X 12'
T-2	2	24" BOX	HAYWARD STREET TREE	HAYWARD STREET TREE	TO BE DETERMINED	LOW	25' X 25'
SHRUBS							
AR	14	5 GALLON	ARBUTUS UNEDO	STRAWBERRY COMPACTA	TREE	LOW	10' X 6'
J	1	5 GALLON	JUNIPER	JUNIPER		LOW	8' X 3'
L	17	5 GALLON	LOROPETALUM RAZZLEBERRY	FRINGEFLOWER		LOW	6' X 6'
P	11	5 GALLON	POLYGALA DALMAISIANA	SWEETPEA SHRUB		LOW	4' X 4'
PC	15	5 GALLON	PRUNUS CAROLIANA	CAROLINA CHERRY	COMPACTA	LOW	20' X 10'
PW	29	1 GALLON	PITTIOSPORUM TOBIRA "CREAM"	PITTIOSPORUM	COMPACTA	LOW	2 1/2' X 2 1/2'
RP	31	1 GALLON	RHAMPHOLEPIS "PINKIE"	INDIAN HAWTHORN		LOW	3' X 3'
GROUND COVER							
A	27	1 GALLON	ARCTOSTAPHYLOS EMERALD CARPET	MANZANITA		LOW	1' X 5'
K	850	SQ FT	PHYLLOCLADUS	KURAPIA		LOW	4" X 3"
SYMBOLS							
■	34	18" X 18"	CONCRETE	SQUARE GREY	SMOOTH		
⊙	2	55 GAL	RAINBARRELS	KOOLSCAPE	RBSS-65		
PLANT MIX							
	24" BOX TREES	LOW WATER USE	2	LOW	1%		
	15 GALLON TREES	LOW WATER USE	2	LOW	1%		
	5 GALLON SHRUBS	LOW WATER USE	58	LOW	38%		
	1 GALLON SHRUBS	LOW WATER USE	60	LOW	40%		
	1 GALLON GROUND COVER	LOW WATER USE	27	LOW	19%		
			149		100%		

MWEL0 Calcs - Residential
2579 Home Ave
Hayward

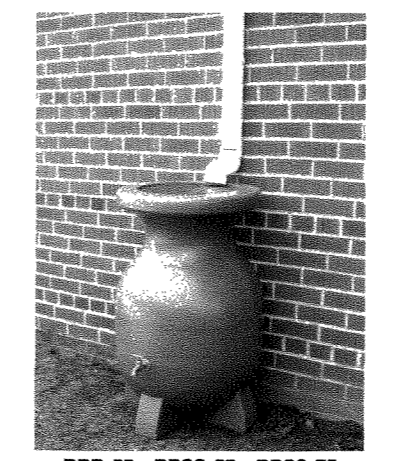
Hydrozones
Zone number 1 Plant factor Low .3
Area in square feet (number only) 3850
Irrigation type Drip

Zone	Plant Factor	Irr.	Irr. Eff.	ETAF (PF/IE)	Area	ETAF x Area	ETWU	Delete
1	.3	Drip	0.81	0.37	3850 s.f.	1,425	41,551	x
TOTALS					3,850 s.f.		41,551 gal/yr	
TOTAL SPECIAL LANDSCAPE AREA					0 s.f.			

MAWA: 61,704 gal/yr
ETWU: 41,551 gal/yr
Hayward Annual ETo = 47 in.

Project Name and City
Project name 2579 Home Ave
Choose city (for ETo data) Hayward

PLANTING SOURCED BY:
EBMUD- WATER CONSERVING PLANTS AND LANDSCAPES FOR THE BAY AREA
UNIVERSITY OF CALIFORNIA- WATER USE CLASSIFICATION OF LANDSCAPE SPECIES, CURRENT VERSION WUCOLS IV
SOIL TYPE: CLAY LOAM



RBSS-55 • RBSS-55 • RBSS-75

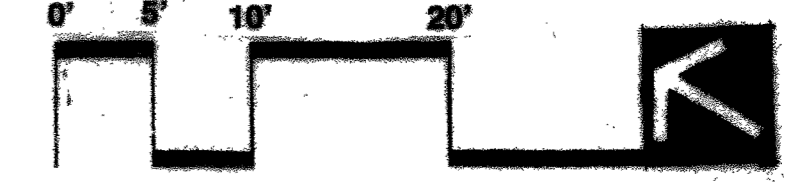
HARVESTING RAINWATER WITH YOUR KOOLSCAPES™ ENVIRONMENTAL RAIN BARREL
YOUR PURCHASE IS IMPACTING THE ENVIRONMENT
As much as 70% of the Earth's surface is covered in water yet only 2.5% of this water is available as fresh water. The rest is locked in the form of ice and snow. The freshwater that exists must be treated and pumped and treated. Atmospheric moisture is the most abundant source of fresh water. It is available in the form of rain and snow. Rainwater is a clean, pure, and free source of water. It is also a renewable resource. Rainwater harvesting is a simple and effective way to conserve water. It can help reduce the amount of freshwater consumed for outdoor use. Our Rain Barrels are designed to collect and store rainwater for use in your garden, lawn, and other outdoor areas. They are easy to install and use. They are also a great way to save money on your water bill. Rainwater is a valuable resource. It can help you conserve water and reduce your environmental footprint. It can also help you save money on your water bill. Rainwater is a clean, pure, and free source of water. It is also a renewable resource. Rainwater harvesting is a simple and effective way to conserve water. It can help reduce the amount of freshwater consumed for outdoor use. Our Rain Barrels are designed to collect and store rainwater for use in your garden, lawn, and other outdoor areas. They are easy to install and use. They are also a great way to save money on your water bill. Rainwater is a valuable resource. It can help you conserve water and reduce your environmental footprint. It can also help you save money on your water bill.

INSTALLATION
YOU WILL NEED
YOU WILL NEED
YOU WILL NEED



CARE AND MAINTENANCE
KoolScapes™ Environmental Rain Barrel needs little care. It is an overflow spout (O) in the back to prevent water from overflowing out of the top of the Rain Barrel. To avoid the water from overflowing out of the top of the Rain Barrel, you should check the overflow spout and run through your garden or lawn regularly. If you get a lot of rain in your area you may need to have several rain barrels to harvest the rainwater. To connect another Rain Barrel you will need to add tubing to the overflow spout and secure with a clamp. Connect the other end of the tubing to the overflow spout of the second Rain Barrel and secure with a clamp. Be sure to drain the water before winter in the areas where the temperature goes below freezing.

PLAN VIEW
Scale 1" = 10'-0"



AUTOMATIC IRRIGATION SHALL COVER 100% OF PLANTED AREA

REVISIONS	BY
5.5.2020	ADD UTILITY METERS

LANDSCAPE PLANNING FOR:
BRAD SWITZER
2579 HOME AVENUE
HAYWARD, CALIFORNIA

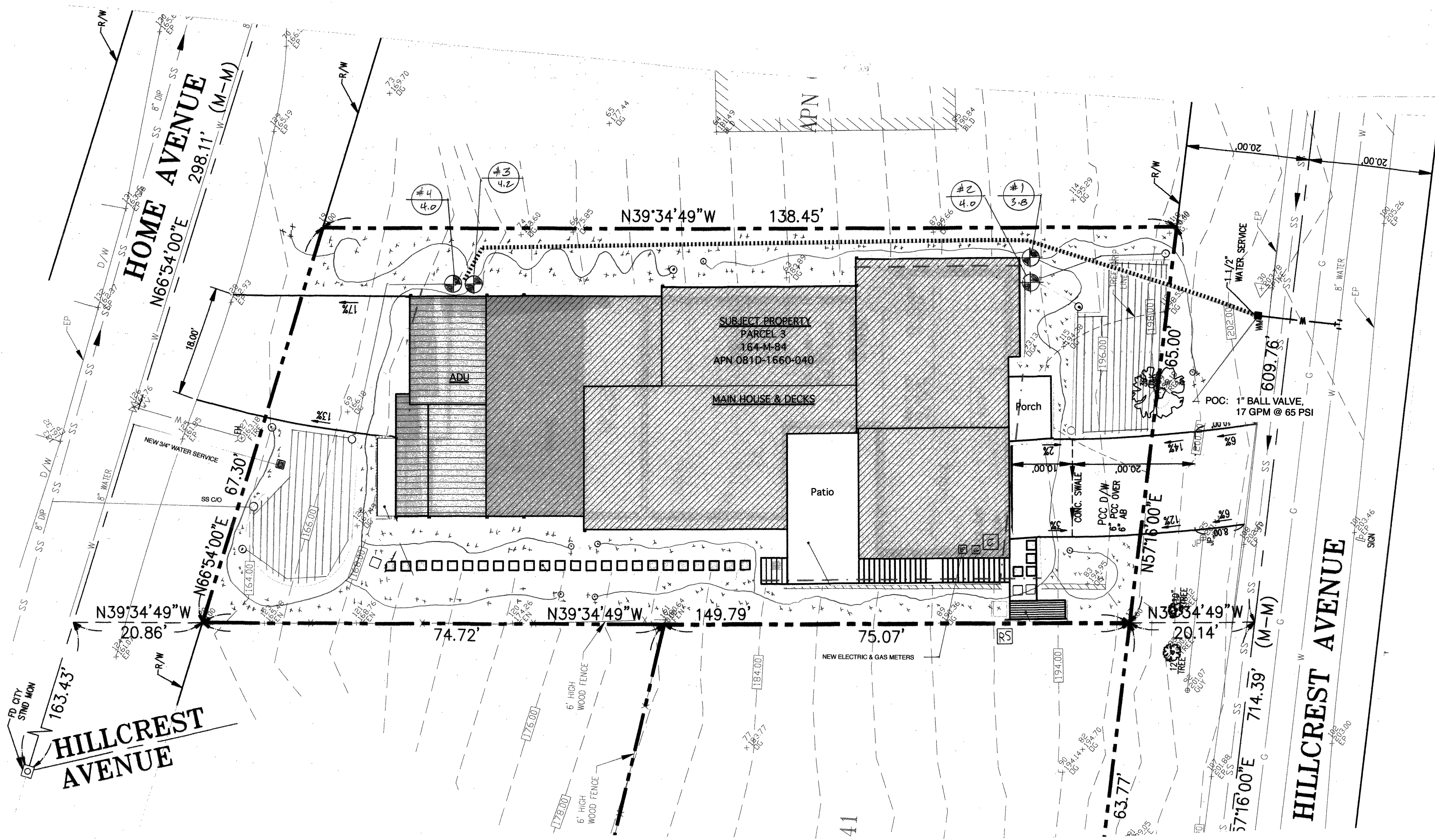
I.R. NELSON & ASSOCIATES, INC.
23585 SUMMIT ROAD
LOS GATOS, CALIFORNIA 95033
PHONE (408) 591-0873 EMAIL: CNDEV@AOL.COM

LANDSCAPE PLAN

LANDSCAPE PLANNING FOR:
BRAD SWITZER
2579 HOME AVENUE
HAYWARD, CALIFORNIA

DATE	SCALE	SHEET
3.28.2020	1" = 10'-0"	1-1

REVISIONS	BY
6.5.2020 ADD UTILITY METERS	



BAY-FRIENDLY WATER EFFICIENT LANDSCAPE ORDINANCE AND DOCUMENTATION PACKAGE

WE HAVE COMPLIED WITH THE CRITERIA OF THE CITY OF HAYWARD BAY-FRIENDLY WATER EFFICIENT LANDSCAPE ORDINANCE, HAYWARD MUNICIPAL CODE CHAPTER 10, ARTICLE 12, AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.

WE AGREE TO COMPLY WITH THE REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE ORDINANCE AND SUBMIT A COMPLETE LANDSCAPE DOCUMENTATION PACKAGE.

JON NELSON PRINCIPAL

MARCH 28, 2020

MWELC Calcs - Residential
2579 Home Ave
Hayward

Hydrozones

Zone number 1 Plant factor Low.3 Irrigation type Drip
Area in square feet (number only) 3850

Continue

Zone	Factor	Irr.	Irr. Eff. (PF/E)	ETAF	Area	ETAF x Area	ETWU	Delete
1	.3	Drip	0.81	0.37	3850 s.f.	1,425	41,551	*
TOTALS					3,850 s.f.		41,551 gal/yr	
TOTAL SPECIAL LANDSCAPE AREA							0 s.f.	

MAWA: 61,704 gal/yr
ETWU: 41,551 gal/yr
Hayward Annual ETo = 47 in.

Project Name and City

Project name 2579 Home Ave
Choose city (for ETo data) Hayward

IRRIGATION LIST:

SYMBOL	SIZE	NAME/NOTES
	1"	WATER METER, CITY OF HAYWARD MIN 15 GPM, 65 PSI
		HUNTER X-CORE #XC-600i WALL MOUNT TO GARAGE INTERIOR WALL, 6 STATION CONTROLLER
		HUNTER SOLAR SYNC SENSOR MOUNT TO SIDE YARD FENCE, RUN WIRE TO GARAGE IRRIGATION CONTROLLER.
	1"	RAINBIRD VALVE #XACZ-100 PRF, ASVF WITH 1" PR #RBY FILTER INSTALL PER LOCAL CODES USING A 1" PVC BALL VALVE
		RAINBIRD DRIP TECHLINE, RAINBIRD #XFS-06-12, 0.5 GPH, WITH 12" SPACING, X ROW SPACING OF 12" OC. INSTALL AT A DEPTH OF 4" WITH 1" PVC HEADER AND FOOTER PIPE.
		RAINBIRD DRIP EMITTER, RAINBIRD #XB-10PC (BLACK) (1.0 GPH). PRESSURE COMPENSATING MODULE CONSTRUCTION.
	1/2"	AIR VALVE, RAINBIRD #ARV050 AIR RELIEF VALVE INSTALL IN CARSON R-910 VALVE BOX.
	1/2"	FLUSH VALVE, NETAFIM #TLFV-1, INSTALL IN A CARSON R-910 VALVE BOX.
	3/4"	BLACK POLY PLASTIC DISTRIBUTION LINE, STAKE EVERY 5'-0" O.C. USING WIRE U-STAKES
	1"	MAINLINE SCH 40 PVC PIPE, 18" MIN DEPTH

**VALVE SPEC (VALVE #2 & #4)
FOR RAINBIRD XFS DRIPLINE**

Landscape Drip Zone Calculator

Questions

- What type of area are you trying to irrigate? Shrub & Groundcover - Sub-surface
- What is the type of soil within the irrigated area? Sandy Loam (Loam)
- Is this a sloped installation? Yes
- How much area will be irrigated (sq ft)? 425
- What is the outlet pressure after the pressure regulator? 20 psi

Recommendations

Below are the recommendations and results of your drip tubing calculations. You may select a new drip tubing Type, Part Number or enter a new Row Spacing to recalculate the results as required.

Recommended Drip Tubing	Type	Part Number	Emitter Flow	Emitter Spacing	Row Spacing	Recommended Row Spacing
XFS Dripline	XFS-09-18		0.9 GPH	18 in	18	18 - 21 in

Total Drip Zone Flow: 2.83 GPM
Maximum Lateral Length of Tubing: 204 ft
Total Length of Zone Dripline Required: 0.84 in/hr
Time to Apply 1/4" of Water: 23 minutes (based on a 90% system efficiency)

Recommended Control Valve Kits

Part Number	Inlet Size	Outlet Size	Flow Range	Inlet Pressure Range	Regulated Pressure
XACZ-075-PRF	0.75 in	0.75 in	0.2 - 5 GPM	15 - 120 psi	30 psi
XACZ-075-PRF	0.75 in	0.75 in	0.2 - 5 GPM	20 - 120 psi	30 psi
XACZ-100-PRF	1 in	0.75 in	0.2 - 5 GPM	20 - 120 psi	30 psi

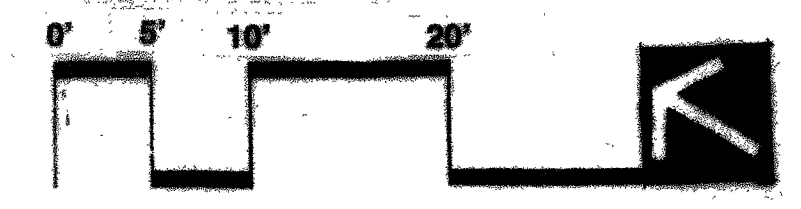
Required Number of Stakes: 71
Recommended Number of Flush Points: 1
Suggested Header and Footer Pipe Size: Class 315 1/2"

An inlet to be installed at all high points within the zone - refer to the XFS series design guide for recommendations.

VALVE DEMAND

VALVE NUMBER	GPM DEMAND	DELIVERY TYPE	SIZE	LOCATION
#1	3.8 GPM	DRIP	1"	SUN
#2	4.0 GPM	DRIPLINE	1"	SUN
#3	4.2 GPM	DRIP	1"	SUN
#4	4.0 GPM	DRIPLINE	1"	SUN

PLAN VIEW



AUTOMATIC IRRIGATION SHALL COVER 100% OF PLANTED AREA

BASED ON GRADING PLANS PREPARED BY ADVANCED DEVELOPMENT DATED 3.24.2020

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LANDSCAPE PLANNING FOR:
BRAD SWITZER
2579 HOME AVENUE
HAYWARD, CALIFORNIA

IRRIIGATION PLAN

DRAWN BY: JRN
CHECKED BY: JRN
DATE: 3.28.2020
SCALE: 1" = 10'-0"
JOB NO: HAYWARD 2579
SHEET: L-2

PLANTING NOTES

THE CONTRACTOR SHALL LOCATE AND VERIFY THE EXISTENCE OF ALL UTILITIES PRIOR TO STARTING WORK.

PRIOR TO BIDDING AND QUOTING COSTS FOR THIS PROJECT THE LANDSCAPE CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIAR WITH ALL EXISTING CONTROLS, PIPING, WIRING AND ANY NEEDED IMPROVEMENTS THAT ARE REQUIRED TO COMPLETE BOTH THE AUTOMATIC IRRIGATION AND LANDSCAPING SHOWN ON THIS PLANSET. SEVERAL TREES AND SHRUBS WILL BE REMOVED. OTHERS WILL BE SAVED IF AT ALL POSSIBLE. PLEASE REVIEW THIS PLAN THOROUGHLY BEFORE BIDDING AND START OF IRRIGATION AND PLANTING OPERATIONS.

ALL WORK TO BE PERFORMED BY PERSONS FAMILIAR WITH THIS TYPE OF WORK AND UNDER THE SUPERVISION OF A QUALIFIED PLANTING FOREMAN.

ALL WORK PERFORMED NEAR SIDEWALKS, DRIVEWAYS, ROADS, OR TEMPORARY WALKWAYS SHALL BE FENCED OFF TO PREVENT ANY ACCESS OTHER THAN LANDSCAPE CONTRACTORS PERSONAL. ALL WALKWAYS SHALL BE SWEEPED DOWN WHEN NEEDED TO PROMOTE A SAFE WORKPLACE.

ALL LANDSCAPED AREAS SHALL RECEIVE AN AUTOMATIC IRRIGATION SYSTEM WHICH WILL WATER 100% OF PLANTED AREAS WITH A MINIMUM OF RUNOFF TO STREETS AND SIDEWALKS. IRRIGATION WILL ADJUSTED TO ELIMINATE OVER AND UNDER SPRAY ON ALL BUILDINGS, FENCES AND CARS. THIS SYSTEM SHALL BE SET TO WATER LANDSCAPED AREAS DURING THE NIGHT TIME OR AS EARLY IN THE MORNING AS POSSIBLE TO REDUCE WATER LOST TO EVAPORATION (10 PM UNTIL 6:00 AM ONLY) IRRIGATION CONTROLLER SHALL ALSO HAVE A RAIN SENSOR INSTALLED TO OVERRIDE THE AUTOMATIC SYSTEM.

ALL PLANTING AREAS AND TREE/SHRUB PLANTING HOLES SHALL BE FREE FROM ROCKS AND CONSTRUCTION DEBRIS LARGER THAN 2" IN DIAMETER.

ALL LANDSCAPED AREAS SHALL HAVE NITRIFIED REDWOOD SAWDUST ROTOTILLED INTO THE TOP 6" OF SOIL. THE APPLICATION RATE WILL BE 6 CUBIC YARDS OF NITRIFIED SAWDUST PER 1000 SQUARE FEET OF AREA. THIS AMOUNTS TO A 2" LAYER OF SAWDUST INCORPORATED AS SOIL AMENDMENT INTO THE EXISTING SOIL.

FINISH SOIL GRADE SHALL BE 1" BELOW TOP OF PAVING, CURBS OR SIDEWALKS. LANDSCAPE CONTRACTOR SHALL ENSURE POSITIVE SURFACE DRAINAGE AWAY FROM BUILDING FOUNDATIONS IN ALL AREAS.

THE PLANT MATERIAL LOCATIONS ARE DIAGRAMATIC AND SUBJECT TO CHANGE IN THE FIELD AS DIRECTED BY THE LANDSCAPE PLANNER. LAYOUT PLANTS ACCORDING TO THE PLAN SO THAT PLANTS ARE PROPERLY SPACED FOR FUTURE GROWTH. MINOR ADJUSTMENTS MAY BE NECESSARY DUE TO VARIATIONS IN SITE CONDITIONS (EX. MAILBOXES, UTILITIES, LIGHT FIXTURES, DRAINAGE STRUCTURES).

ALL PLANT MATERIAL SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE CURRENT AMERICAN STANDARDS OF NURSERY STOCK, PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMAN.

ALL TREES AND SHRUBS SHALL HAVE AGRIFORM 21 GRAM FERTILIZER TABLETS INSTALLED IN THE BACKFLIP AND ROOT ZONE OF PLANTS. TABLET APPLICATION RATE SHALL BE 15 GALLON MATERIAL WILL GET 3 TABLETS, 5 GALLON MATERIAL 2 TABLETS, AND ALL 1 GALLON STOCK WILL GET 1 TABLET.

THE PLANT COUNT IS FOR THE CONTRACTORS CONVENIENCE. IN CASE OF DISCREPANCY, THE PLAN SHALL GOVERN.

ALL GROUND COVER AND LANDSCAPED BEDS SHALL RECEIVE A 3" DEPTH OF SMALL SIZE WOOD MULCH CONSISTING OF FIBER OR DYED RECYCLED WOOD FIBER. IF RECYCLED WOOD CHIP IS USED ALL MATERIAL SHALL BE CERTIFIED FROM THE SUPPLIER TO CONTAIN NO CHEMICAL, PAINT, LEAD OR OTHER HAZARDOUS MATERIAL PRIOR TO SHIPPING ON SITE.

THE EXCEPTION TO THIS NOTE CONCERNING THE MULCH IS AREAS THAT WILL BE GETTING KURAPPA GROUND COVER FROM SOD. THIS AREA WILL NOT BE MULCHED, WILL ONLY GET SOIL AMENDMENT, AND FINISH GRADING PRIOR TO FERTILIZER APPLICATION AND GROUND COVER INSTALLATION.

ALL TREES TO BE STAKED AS NOTED. STREET TREE INSTALLATION SHALL HAVE YESPRO 18" TREE ROOT CONTROL INSTALLED. VINES SHALL TO TIED BACK TO SUPPORT THE LONG RANGE GROWTH OF THE PLANT.

CONTRACTOR SHALL APPLY ONE APPLICATION OF "RONSTAR" PRE-EMERGENT WEED CONTROL TO ALL PLANTED AREAS. THE PRE-EMERGENT WEED CONTROL SHALL BE APPLIED USING THE MANUFACTURERS RECOMMENDED RATE OF APPLICATION.

CONTRACTOR SHALL PERFORM A 30 DAY LANDSCAPE MAINTENANCE PERIOD BEGINNING FROM THE DATE OF FINAL PLANT INSTALLATION, APPLICATION OF WEED CONTROL AND FINAL PROJECT CLEANUP.

THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL LANDSCAPE PLANTING FOR A PERIOD OF 6 MONTHS FROM THE DATE OF FINAL PLANT INSTALLATION, APPLICATION AND LANDSCAPE MAINTENANCE PERIOD.

FOR ADDITIONAL INFORMATION SEE PLANTING, IRRIGATION, HARDSCAPE, GRADING, SITE IMPROVEMENT AND CONSTRUCTION DETAIL PLANS.

The Water Calculator

Results

Note: Schedules are based upon at most 3 separate days per week to comply with current watering restrictions. For more information about the restrictions please click here (http://www.sjwater.com/news/topic/water_conservation_rules_in_effect/).

2579 HOME AVENUE HAYWARD, CALIFORNIA

Settings: Low Water Plants, Loam, Drip-Emitter Line, Sloped Area

Controller Settings

Month	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
1	1	1	2	2	2	2	3	2	1	2	1	
6	9	19	13	17	19	20	12	14	19	5	5	
1	1	1	1	1	1	1	1	1	1	1	1	
99	150	316	433	566	633	666	600	466	316	166	83	
150	224	474	649	849	949	999	899	699	474	249	124	

* If your irrigation controller has a "Seasonal Adjust % Feature" we suggest that you program your controller to the July recommendations and then adjust as suggested below:

San Jose - Seasonal / Budget Adjustments

Month	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
20%	20%	50%	60%	80%	90%	100%	90%	70%	50%	20%	10%	

Seasonal / Budget Adjust % Feature is used to make global run time changes without reprogramming the entire

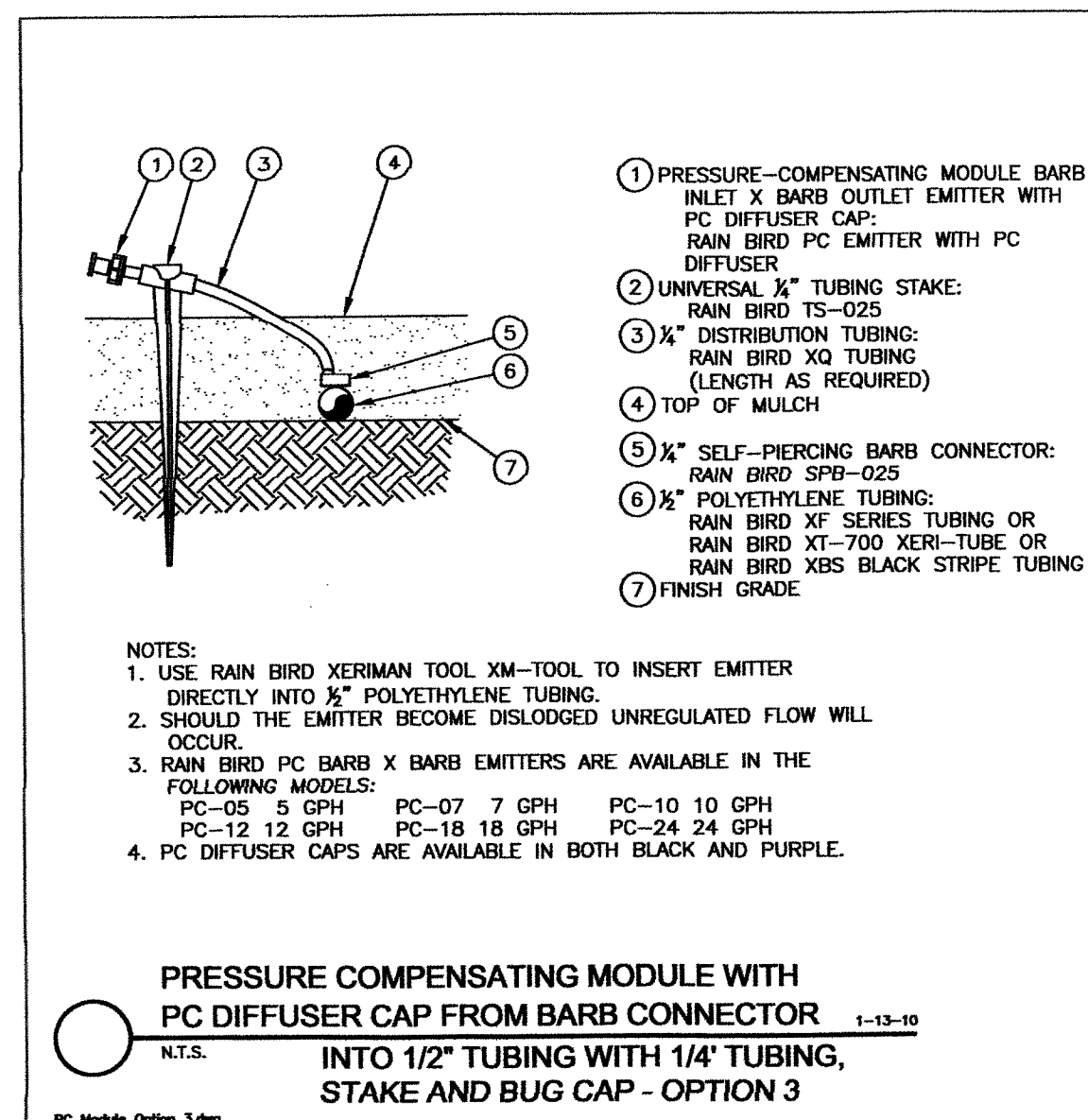
WATER AND LANDSCAPE EFFICIENCY CHECKLIST

IRRIGATION POINTS:

- MANUAL SHUTOFF OF ENTIRE IRRIGATION SYSTEM WITHIN 10'-0" OF POINT OF CONNECTION. EXISTING POC IS A 1" AND 1" SIZE. SYSTEM DESIGNED FOR A MINIMUM OF STATIC PRESSURE OF 65 PSI, PRODUCING 17 GPM AT WATER METER.
- ALL DRIP EMITTERS ARE DESIGNED FOR MATCHED PRECIPITATION RATES THROUGHOUT ALL VALVES AND SYSTEMS.
- IRRIGATION WATER AUDIT SHALL BE PERFORMED UPON PROJECT COMPLETION.
- SITE IS PRIMARILY FLAT, NOT SLOPED, REDUCING ANY RUNOFF CONDITIONS.
- DRIP EMITTERS AND BUBBLERS ARE ALL DESIGNED TO CURRENT ANSI STANDARDS FOR THE MOST EFFICIENT IRRIGATION.
- AUTOMATIC IRRIGATION CONTROLLER IS DESIGNED USING REDUCING CARBON IMPACT DESIGNED WITH NON-VOLATILE MEMORY ALLOWING FOR FULL MEMORY IF SYSTEM IS SHUT-OFF FOR ANY REASON.
- AUTOMATIC IRRIGATION IS CONTROLLED BY A SOLAR SYNC SENSOR PROVIDING POSITIVE CLOCK SHUT-OFF IN A RAIN EVENT.
- EACH AUTOMATIC IRRIGATION VALVE HAS ITS OWN INDIVIDUAL BALL VALVE SHUT-OFF LOCATED AT EACH VALVE BOX LOCATION, THIS ALLOWS FOR QUICK POSITIVE CONTROL OF EACH CONTROL VALVE.
- ALL DRIP VALVES HAVE ACCU-SYNC #40 PRESSURE REDUCING VALVES ATTACHED TO ELIMINATE ANY MISTING OR BLOWOUTS OF DRIP EMITTERS. AND MAINTAIN A CONSTANT PRESSURE OF 40 PSI OR LESS.
- SYSTEM DESIGNED USING DRIP EMITTER IRRIGATION. POPUP SPRAY HEADS ARE USED IN ONLY A VERY LIMITED WAY ON THIS PROJECT. THIS PROMOTES HEALTHY PLANT GROWTH, AND REDUCES OVERALL WATER USE.
- A MASTER VALVE IS INSTALLED BETWEEN THE BACKFLOW PREVENTION VALVE AND THE FIRST AUTOMATIC VALVE TO REDUCE WATER LOSS DUE TO MAINLINE PIPE DAMAGE.
- BACKFLOW PREVENTION UNIT IS TO BE INSTALLED PER LOCAL CODES, UPON INSTALLATION UNIT SHALL HAVE BACKFLOW TEST GIVEN TO ASSURE COMPLIANCE.

PLANTING ITEMS

- PROJECT IS NOT DESIGNED WITH ANY FORM OF NOXIOUS OR INVASIVE TREES, SHRUBS OR GROUND COVER.
- HEAVY AMOUNTS OF WOOD MULCH CHIPS IN LANDSCAPE AREAS, 3" DEPTH IN GENERAL PLANTING BEDS. THIS DEPTH OF MULCH WILL REDUCE WEED GROWTH AND IRRIGATION WATER EVAPORATION AT EMITTER SITE.
- HEAVY USE OF SOIL ADMMENDMENTS IN PLANTING AREAS ALLOWS FOR BETTER PLANT GROWTH AND REDUCED AMOUNTS OF IRRIGATION WATER. THE MIX SHOWN ON PLAN IS DOUBLE THE AMOUNT OF ORGANIC MATERIAL REQUIRED BY THE CURRENT STATE STANDARD.
- SOIL ADMMENDMENT WILL BE: 6 CUBIC YARDS OF NITROFIED REDWOOD COMPOST PER 1,000 SQUARE FEET OF LANDSCAPED AREA. THIS WILL BE ROTOTILLED INTO THE TOP 6" OF TOPSOIL. ADDITIONAL SOIL ADMMENDMENT NOTES ARE SHOWN ON SHEET L-6
- ALL PLANTING IS DERIVED FROM THE MOST CURRENT WULCOS IV SOFTWARE AND FROM THE LATEST EAST BAY MUNICIPAL UTILITY DISTRICT PLANTING RECOMMENDATIONS TITLED "LOW WATER USE PLANTINGS".
- LANDSCAPE PLANTINGS FEATURE NO LAWN SOD OR ANNUAL FLOWER COLOR, DECORATIVE WATER FEATURES OR VEGETABLE GARDENS.
- ALL FERTILIZER REQUIRED WILL BE ORGANIC, SLOW RELEASE VARIETY. THIS WILL REDUCE THE NITROGEN SPIKE AND SUBSEQUENT INCREASED IRRIGATION TO WATER RAPIDLY GROWING PLANTINGS.
- ALL PLANTINGS USED ARE RELATIVELY LOW WATER USE MATERIAL. PLANT PALETTE WATER RATIO IS 100% LOW WATER USE PLANTINGS. NO HIGH USE NURSERY MATERIAL INCLUDED SUCH AS FLOWER/ GARDEN OR WATER FEATURE USE INCORPORATED IN DESIGN OF THIS PROJECT.



LANDSCAPE AND IRRIGATION MAINTENANCE SCHEDULE

SHRUB AND GROUND COVER AREAS:

- All weeds shall be removed as they appear. Additional weed control shall be initiated as necessary to maintain a weed free condition.
- Shrub and ground cover shall be fertilized as little as possible while still keeping them healthy. It might be necessary to fertilize 1 to 2 times a year after the danger of frost has passed in the Spring and possibly again in the Fall. Application to be 1 pound of actual nitrogen per 1,000 square feet using a 16-16-16 slow release formula material. Where possible use organic fertilizers whenever possible. Native ground cover such as Manzanita doesn't want much fertilizer if any. DO NOT USE OR APPLY ANY FORM OF FERTILIZER IN THE EXISTING OAK TREE DRIFLINE.
- Trim and edge as necessary to restrict growth from encroaching on sidewalks, irrigation components, or other adjacent areas.
- Thin, shape and head back all shrubs only as needed, but check them at least annually.
- All shrubs with a leaf size exceeding 2 inches shall be selectively pruned with hand clippers.
- Maximize plant size. Encourage shrubs to completely fill in planting beds. Shrubs shall have a natural branching habit and form at all times.
- Maintain shrubs at driveways and entrances to a height that will ensure safe vehicular access and view.
- Prune at the proper time of year for each species to promote new growth and flowering.
- Irrigate as necessary to maintain adequate growth and reasonable appearance.
- Spot check soil moisture with a soil sampling probe weekly.
- Control pests, including rodents and snails, to provide a healthy environment for plants and people.

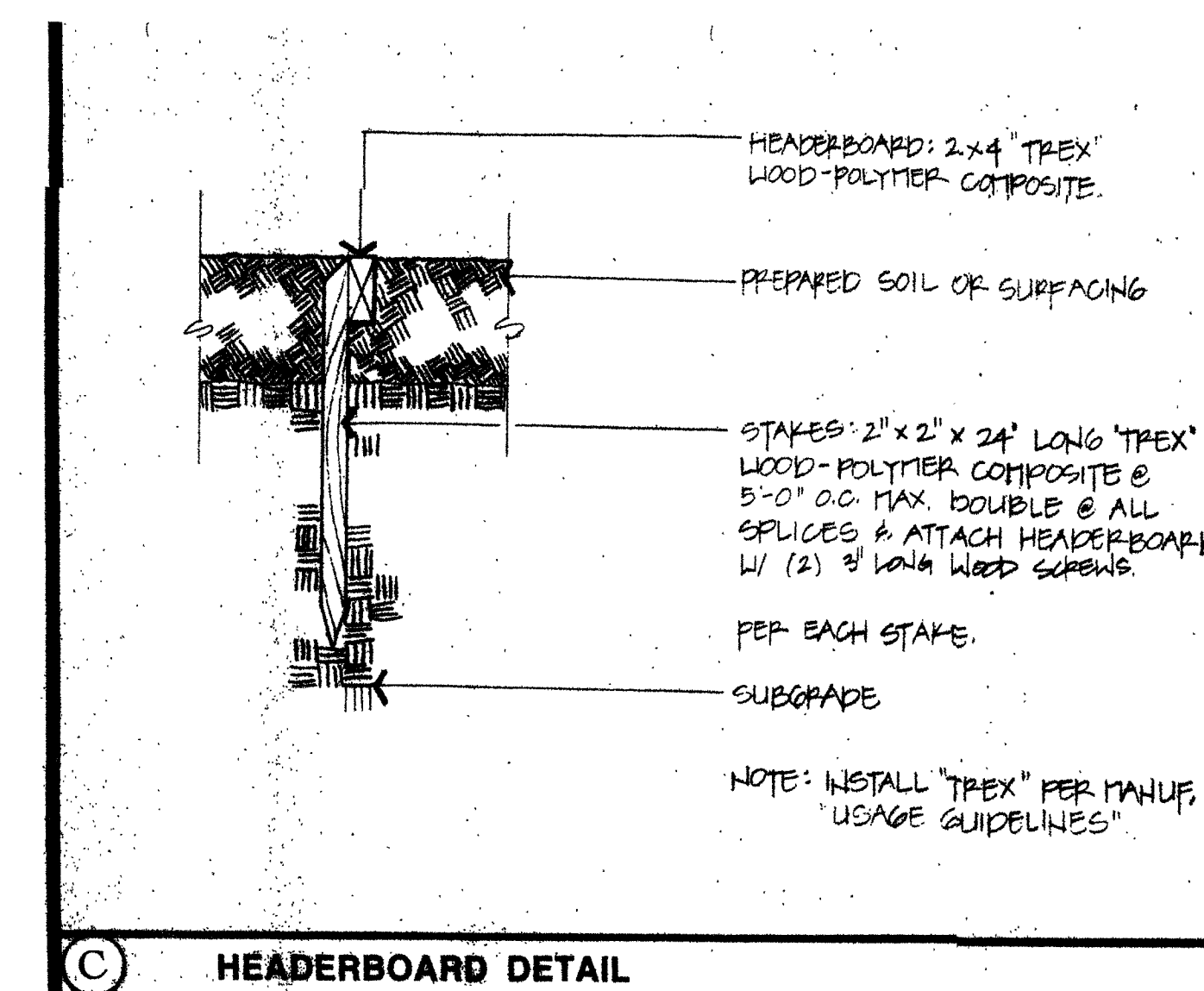
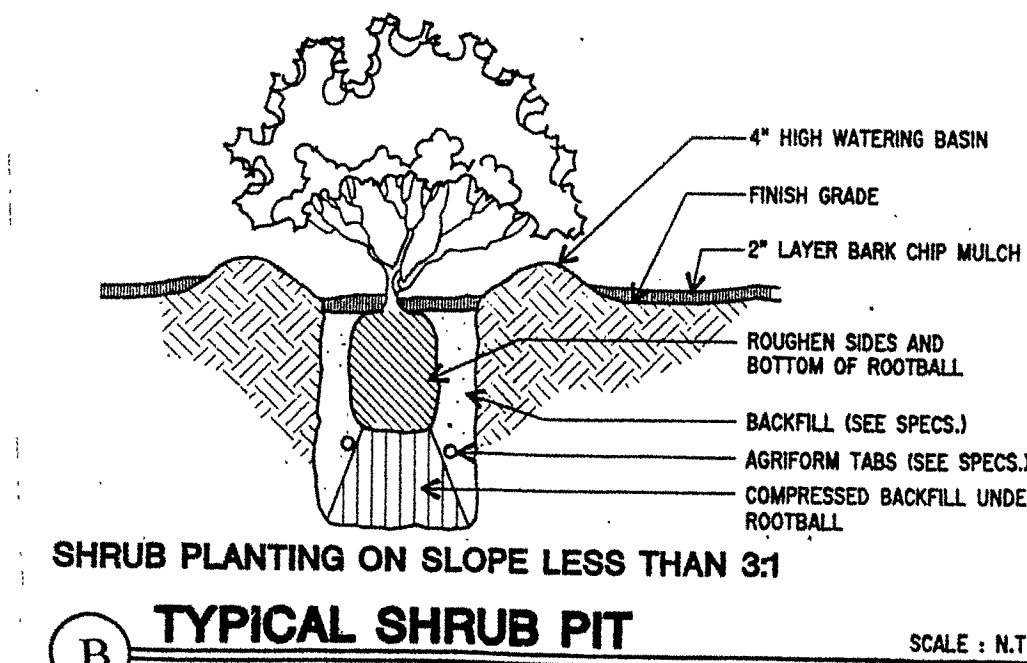
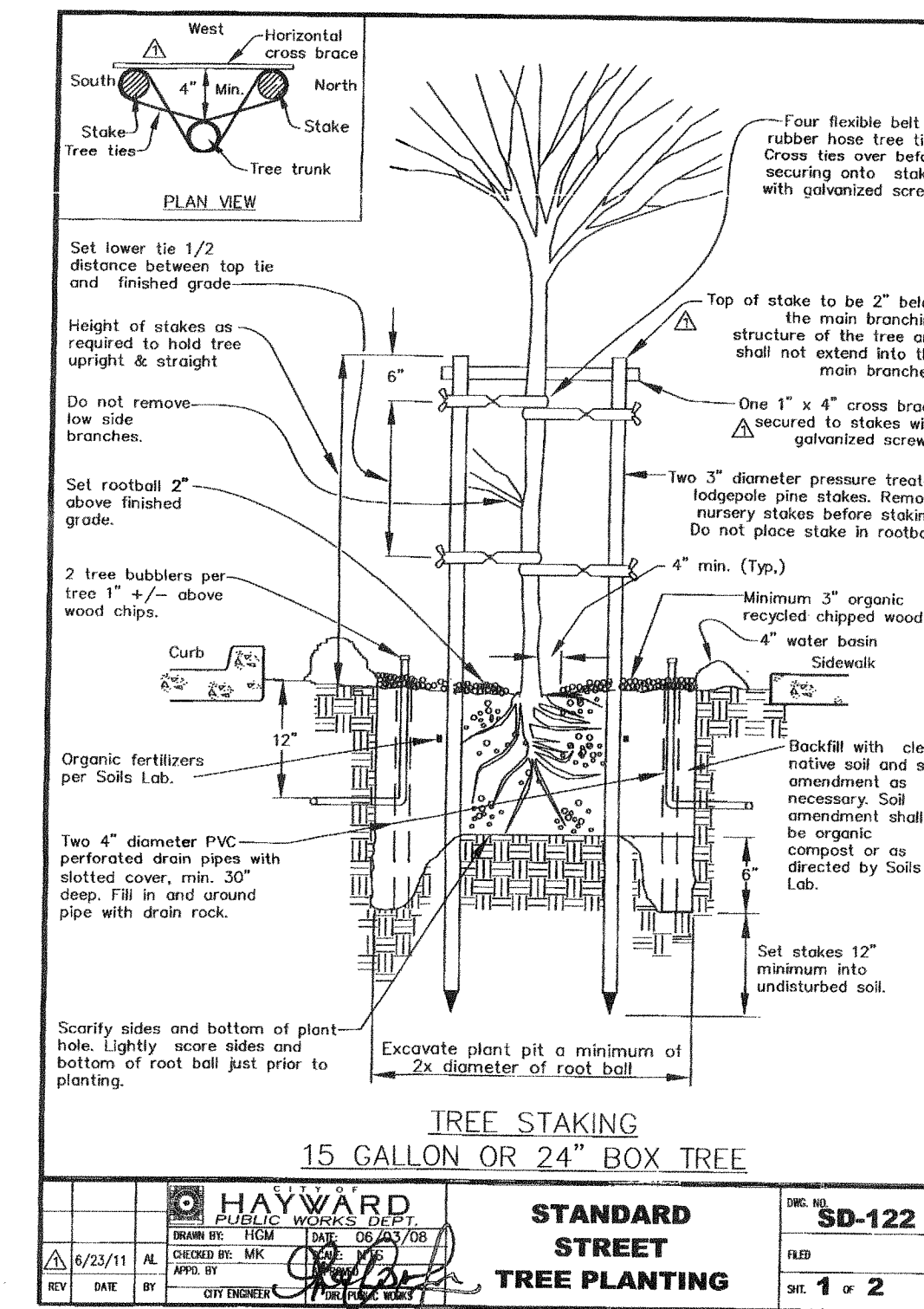
TREES:

- All trimming of trees on the property is to be discussed with the Owner prior to commencement of work and may require guidance and/or skills of a certified arborist.
- Trim, shape and selectively prune to maintain a safe, reasonable appearance. Trees shall be allowed to grow to the full genetic height and habit (trees shall not be topped). Trees shall be maintained standard arboriculture practices.
- Control pest and diseases as needed. Report occurrences to the Owner.
- Tag and report any trees that show stress or weakness or trees that are in danger of uprooting patios or endangering building to the Owner assign as they are detected.
- Remove all dead, diseased or damaged branches back to a side branch.
- Stake and support trees when necessary. Check all trees and remove unnecessary tree guy wires at least annually.
- All guys and ties shall be checked frequently to avoid girdling.
- Maintain watering basins on young trees through the second year of establishment if they have drip irrigation.
- Fertilized ornamental trees each April with deep root feeding and a 3 to 4 month, water soluble, 10-15-15 slow release fertilizer at recommended rates for the individual planting. DON'T FERTILIZE MATURE OAK TREES.
- Irrigate as required as required to maintain adequate growth and appearance.

Irrigation System Maintenance:

It is the responsibility of the landscape maintenance crew or the homeowner if there is no maintenance company to maintain the complete sprinkler and irrigation system in an operable condition at all times. This includes, but is not limited to, pressure regulators, basket strainers, back flow devices, pump systems, main pressure lines, lateral lines, clocks, valves, drip emitters, and sprinkler heads.

- Annually, during the month of February, a detailed Irrigation System Check shall be performed. A report on all necessary and suggested repairs shall be submitted to the homeowner or property owner by March 1st.
 - All systems are to be operationally checked monthly by running each zone a minimum of two minutes.
 - Keep valves in adjustment to prevent excessive flow velocity, slow or rap closure, excessive preside, and water hammer.
 - Check and record the water supply static pressure annually. Differences in the sprinkler systems design operating pressure and actual available water pressure can affect operation and efficiency.
 - Annual backflow device certification tests for all devices shall be completed once a year when notified and as required by the water department or supplier, and the results submitted to the owner and the water department supplier. Monthly, the devices shall be visually checked for failure. Water meter readings are to be taken monthly and recorded in a water usage log to help determine if there are any leaks.
 - Check all irrigation control clocks once a month to ensure that timers are still programmed correctly and are receiving ET data. Adjust water application settings of timers only if automatic ET irrigation controller shows error. Verify appropriate operation duration and frequency and start time. Irrigate only at night between 10:00 PM and 8 AM. Reprogram the ET based automatic controllers two months after the establishment period and of any new planting installations.
 - At the beginning of the rainy season and monthly during the rainy season, make sure a rain sensor is still properly installed, set at one forth of an inch or less, and not sheltered by walls, shrubs or other plants. All irrigation systems must be turned off during periods of rain.
 - Repair and adjust all sprinkler heads to maintain proper coverage on an as needed and ongoing basis. Adjust irrigation system components whenever irrigation water falls or runs onto hard surfaces such as sidewalks, streets or driveways. (There are no sprinkler heads on this job because there is only drip irrigation).
 - General plant health, due to under or over watering and vandalism to irrigation materials shall be reported monthly.
 - Verify that sprinkler coverage is properly adjusted. Check the nozzle, arc, radius level and altitude with respect to slope. Make sure all heads pop-up completely and fully retract when the water is turned off. Check for sprinklers blocked by grass, plants or other obstacles. If the spray is blocked, remove the obstacle or move the sprinkler head. Make sure sprinklers are vertical and flush with the soil grade. (There are no sprinkler heads on this job because there is drip irrigation).
 - Check drip zone emitters for debris and assure proper operation.
 - Clean out Y-filters of drip valve assemblies and flush drip lines, if excessive dirt or mineral deposits are noticed.
 - Identify pipeline and valve leaks, and low head drainage problems. Make repairs immediately. Signs of leakage include green and soggy areas, often around spray heads and hose bibs.
 - Repair or replace broken hardware and pipes with matching, original equipment. Refer to pipe size in irrigation plan, to maintain correct design pressure after repairs. Test all repairs.
 - Winterize sprinkler systems if freezing is to be expected by removing all the water from the irrigation system in order to prevent cracked pipes, broken heads and other problems.
- Identify your priorities during water limited situations such as various stages of drought. These priorities shall be summarized and reported to the home or property owner annually.



REVISIONS	BY

LANDSCAPE PLANNING FOR:
BRAD SWITZER
2579 HOME AVENUE
HAYWARD, CALIFORNIA

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PHONE (408) 591-0873 EMAIL: CNDEY@AOL.COM

PLANTING NOTES, WATER, AND MAINTENANCE

SCALE: N.T.S.

DATE 1.17.2019
SCALE AS NOTED
DRAWN BY JRN
CHECKED BY JRN
SHEET L-3 OF SHEETS