

GATES
+ASSOCIATES
 LANDSCAPE ARCHITECTURE
 LAND PLANNING • URBAN DESIGN
 2671 CROW CANYON RD. SAN RAMON, CA 94583
 T 925.736.8176 www.gates.com

GROVE WAY

HAYWARD
 CALIFORNIA

GROVE WAY

PLANNED DEVELOPMENT SUBMITTAL

HAYWARD, CALIFORNIA

PROJECT DIRECTORY

CLIENT
 MOLINAR HOME DESIGN
 7133 DUBLIN BLVD.
 DUBLIN, CA 94568
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 STERLING CONSULTANTS
 46560 FREMONT BOULEVARD, SUITE 205
 FREMONT, CA 94538
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 CONTACT: DILIP BHATTCHARYYA

LAYOUT NOTES

- CONTRACTOR SHALL VERIFY ALL GRADES, EXISTING CONDITIONS AND DIMENSIONS IN THE FIELD PRIOR TO COMMENCING WORK. ALL DISCREPANCIES OR QUESTIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR RESOLUTION.
- ALL WRITTEN DIMENSIONS SUPERSEDE ALL SCALED DISTANCES AND DIMENSIONS. DIMENSIONS SHOWN ARE FROM THE FACE OF THE BUILDING, WALL, BACK OF CURB, EDGE OF WALK, PROPERTY LINE, OR CENTERLINE OF COLUMN UNLESS OTHERWISE NOTED ON THE DRAWINGS.
- ALL ANGLES ARE 45 DEGREE, 90 DEGREE, OR 135 DEGREE UNLESS OTHERWISE NOTED.
- ALL CURVES AND ALL TRANSITIONS BETWEEN CURVES AND STRAIGHT EDGES SHALL BE SMOOTH.
- SEE IRRIGATION SCHEMATIC FOR GENERAL SYSTEM REQUIREMENTS AND FOR LOCATION OF IRRIGATION MAINLINE PIPING SLEEVES TO ACCOMMODATE IRRIGATION PIPING, SIZED AS NEEDED, SHALL BE PLACED UNDER AND THROUGH SLABS AND WALLS, PRIOR TO POURING.
- SCORE LINES IN SIDEWALKS SHALL BE SPACED TO EQUAL THE WIDTH OF THE WALKWAY, UNLESS OTHERWISE SHOWN. EXPANSION JOINTS IN SIDEWALKS SHALL BE 30' ON CENTER MAXIMUM AND AS SHOWN ON THE PLANS. EXPANSION JOINTS SHALL BE PLACED AT THE INTERFACE OF WALLS AND BUILDINGS AND AT THE CHANGE OF DIRECTION OF TRAVEL.
- BUILDING LAYOUT AND LOCATION, SIDEWALK, CURB AND GUTTER, GRADING AND DRAINAGE IS BASED ON DRAWINGS PREPARED BY THE ARCHITECT AND THE CIVIL ENGINEER.
- SEE ELECTRICAL ENGINEER'S PLANS AND LIGHTING PLAN FOR ADDITIONAL INFORMATION.
- 6" CONCRETE MOW BAND SHALL BE INSTALLED IN BETWEEN THE SEAT WALL AND THE LAWN AREA, AS WELL AS ALONG THE EDGE OF THE RUBBER SURFACING PLAY AREA.
- HANDRAILS ARE ONLY REQUIRED AT EACH RESIDENCE WHEN THE NUMBER OF RISERS IS 3 OR MORE.

PLANTING NOTES

- ALL WORK SHALL BE PERFORMED BY PERSONS FAMILIAR WITH PLANTING WORK AND UNDER THE SUPERVISION OF A QUALIFIED PLANTING FOREMAN.
- PLANT MATERIAL LOCATIONS SHOWN ARE DIAGRAMMATIC AND MAY BE SUBJECT TO CHANGE IN THE FIELD BY THE LANDSCAPE ARCHITECT.
- ALL TREES ARE TO BE STAKED AS SHOWN ON THE TREE STAKING/GUYING DETAIL.
- PLANT COUNT IS FOR THE CONVENIENCE OF THE CONTRACTOR. IN CASE OF DISCREPANCIES, THE PLAN SHALL GOVERN.
- PLANT LOCATIONS ARE TO BE ADJUSTED IN THE FIELD AS NECESSARY TO SCREEN UTILITIES BUT NOT TO BLOCK WINDOWS NOR IMPEDE ACCESS.
- THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO MAKE SUBSTITUTIONS, ADDITIONS, AND DELETIONS IN THE PLANTING SCHEME AS THEY FEEL NECESSARY WHILE WORK IS IN PROGRESS. SUCH CHANGES ARE TO BE ACCOMPANIED BY EQUITABLE ADJUSTMENTS IN THE CONTRACT PRICE IF /WHEN NECESSARY.
- BRANCHING HEIGHT OF TREES SHALL BE A 6"-0" MINIMUM ABOVE FINISH GRADE.
- ALL TREES IN A FORMAL GROUP PLANTING SHALL BE MATCHING IN SIZE AND SHAPE.
- LANDSCAPE CONTRACTOR SHALL HIRE AN ACCREDITED SOILS ANALYSIS FIRM TO TEST SOIL AND ABIDE BY RECOMMENDATIONS CONTAINED WITHIN FOR PROPER PLANT GROWTH.
- ON GRADE PLANTING BACKFILL MIX SHALL CONSIST OF 50% IMPORTED TOPSOIL, 50 % NATIVE SOIL (WITH NO ROCKS LARGER THAN 2" DIAMETER).
- ALL ON-GRADE PLANTING AREAS ARE TO RECEIVE IRON AND NITROGEN STABILIZED REDWOOD SOIL CONDITIONER AT THE RATE OF 6 CUBIC YARDS/1000 SQUARE FEET, EVENLY TILLED 6" DEEP INTO THE SOIL TO FINISH GRADE.
- ALL PLANTING AREAS SHALL BE TOP-DRESSED WITH 3" LAYER OF ORGANIC RECYCLED CHIPPED WOOD MULCH, COLOR DARK BROWN.
- ALL STREET TREES TO BE INSTALLED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE CITY.
- ALL TREES WITHIN 5' OF PAVING AREAS SHALL HAVE DEEP ROOT BARRIERS INSTALLED. DEEP ROOT BARRIER MODEL NO. UB-36.2. (415) 344.1464.
- THE LANDSCAPE CONTRACTOR SHALL AS A PART OF THIS BID PROVIDE FOR A PLANTING ALLOWANCE FOR THE AMOUNT OF \$1,500.00 (ONE THOUSAND FIVE HUNDRED DOLLARS), TO BE USED FOR SUPPLYING AND INSTALLING ADDITIONAL PLANT MATERIAL AS DIRECTED BY THE LANDSCAPE ARCHITECT AND APPROVED BY THE OWNER IN WRITING. THE UNUSED PORTION OF THE ALLOWANCE SHALL BE RETURNED TO THE OWNER AT THE BEGINNING OF THE MAINTENANCE PERIOD.
- CONTRACTOR SHALL EXCAVATE ALL LIME-TREATED SOILS FROM ALL PLANTING AREAS.
- ADJACENT TO CURBS OR PAVING, CONTRACTOR TO HOLD CENTER OF PLANTINGS ½ THE DISTANCE OF THE ON-CENTER SPACING.
- THE LANDSCAPE CONTRACTOR IS TO PROVIDE AN AGRICULTURAL SUITABILITIES ANALYSIS AND PERCOLATION TEST VERIFYING 3" PER HOUR DRAIN RATE FOR ON-SITE AND IMPORTED TOPSOIL. RECOMMENDATIONS FOR AMENDMENTS AND DRAINAGE SOLUTIONS CONTAINED IN THIS ANALYSIS, SHALL BE CARRIED OUT BEFORE PLANTING OCCURS IF DRAINAGE IS FOUND TO NOT AT A PROPER RATE.

GENERAL NOTES

- UTILITIES ON SITE SHALL BE SCREENED BY EVERGREEN SHRUBS
- FOR BIO-RETENTION AREA CROSS-SECTION, SEE CIVIL DRAWINGS
- SCHEMATIC CONCEPT PLANS WERE BASE ON CITY OF HAYWARD'S WATER CONSERVATION IN LANDSCAPING REGULATIONS GUIDELINES AND CHECKLIST. FOLLOWING CITY'S APPROVAL OF PD SUBMITTAL DOCUMENTS, THE CONSTRUCTION DOCUMENTS SHALL ALSO FOLLOW CITY OF HAYWARD'S WATER CONSERVATION IN LANDSCAPING REGULATIONS GUIDELINES.

WATER EFFICIENT LANDSCAPE STATEMENT

THE IRRIGATION SYSTEM SHALL BE DESIGNED TO MEET CURRENT WATER EFFICIENCY STANDARDS AND STATE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE AB1881 AS REQUIRED BY LOCAL JURISDICTIONS WHILE ACHIEVING THE GOAL OF EFFECTIVELY AND EFFICIENTLY PROVIDING THE LANDSCAPE WITH WATER BY MEANS OF HIGH EFFICIENCY SPRAY IRRIGATION TO THE TURF AND GROUND COVER AREAS AND DRIP IRRIGATION BUBBLERS TO RESTRICTED SHRUB PLANTING AND SHRUB MASS PLANTING AREAS AS APPLICABLE.

IRRIGATION SYSTEMS SHALL BE DESIGNED TO ACCOMMODATE RECYCLED WATER WHERE AVAILABLE EITHER CURRENTLY OR IN THE FUTURE AS DIRECTED BY THE LOCAL WATER PURVEYOR. RECYCLED WATER SYSTEMS SHALL BE DESIGNED IN ACCORDANCE WITH LOCAL AND STATE CODES.

IRRIGATION SYSTEMS FOR LANDSCAPES GREATER THAT 5,000 SF SHALL HAVE A DEDICATED WATER METER FOR IRRIGATION.

A WATER EFFICIENT LANDSCAPE WORKSHEET SHALL BE INCLUDED WITH HYDROZONE INFORMATION TABLE, WATER BUDGET CALCULATIONS AND IRRIGATION OPERATION SCHEDULES.

A STATE OF THE ART ET BASED SELF ADJUSTING IRRIGATION CONTROLLER SHALL BE SPECIFIED FOR THIS PROJECT TO AUTOMATICALLY CONTROL THE WATER ALLOCATED TO EACH VALVE GROUPED PER INDIVIDUAL HYDROZONE (BASED ON PLANT TYPE AND EXPOSURE). THIS SHALL INCLUDE RAIN AND FLOW SENSORS AS APPLICABLE FOR A HIGHER LEVEL OF WATER CONSERVATION.

TREE BUBBLERS SHALL BE INCLUDED ON SEPARATE CIRCUITS TO ISOLATE THE IRRIGATION TO THE TREES AND PROVIDE DEEP WATERING TO PROMOTE A DEEPER ROOT STRUCTURE.

SPRAY IRRIGATION SYSTEMS FOR GROUNDCOVER AREAS GREATER THAN 8' WIDE IN ANY DIRECTION SHALL BE DESIGNED WITH COMMERCIAL SERIES SPRAY HEADS WITH HIGH EFFICIENCY NOZZLES THAT INCLUDE INTERNAL CHECK VALVES AND PRESSURE COMPENSATION DEVICES. THE HEADS SHALL BE DESIGNED IN A HEAD TO HEAD LAYOUT TO ACHIEVE AN EVEN LEVEL OF PRECIPITATION THROUGHOUT THE IRRIGATION SYSTEM. THE NOZZLES DELIVER WATER AT MINIMUM 70% EFFICIENCY WITH A LOW PRECIPITATION RATE THAT MATCHES THE INFILTRATION RATE OF THE SOIL.

THE DRIP SYSTEM WILL INCORPORATE PRESSURE COMPENSATING DRIP BUBBLERS WITH ¼" DRIP TUBES TO EACH PLANT WHICH DELIVERS WATER AT 90% EFFICIENCY AT AN APPLICATION RATE THAT MATCHES THE SOIL TYPE.

BAY FRIENDLY BASICS

- ALL SOIL ON SITE SHALL BE PROTECTED WITH A MINIMUM OF 3" OF MULCH AFTER CONSTRUCTION.
- COMPOST SHALL BE SPECIFIED AS THE SOIL AMENDMENT, AT THE RATES INDICATED BY A SOIL ANALYSIS TO BRING THE SOIL ORGANIC MATTER CONTENT TO A MINIMUM OF 3.5% BY DRY WEIGHT OR 1 INCH OF COMPOST. IF THE IMPORTED OR SITE SOIL MEETS THE ORGANIC CONTENT OF 3.5% OR MORE, THEN THE REQUIREMENT IS WAIVED.
- DIVERT 50% OF LANDSCAPE CONSTRUCTION AND DEMOLITION WASTE BY WEIGHT. VERIFY THE LOCAL JURISDICTION'S MINIMUM REQUIREMENT AND REPORTING PROCEDURES FOR CONSTRUCTION AND DEMOLITION (C&D) RECYCLING.
- SPECIES WILL BE SELECTED AND PLANTS SPACED TO ALLOW THEM TO GROW TO THEIR NATURAL SIZE AND SHAPE. PRUNING FOR STRUCTURAL INTEGRITY AND HEALTH OF PLANT IS PERMITTED. IN ADDITION, PLANTS LOCATED IN A ROW OR ADJACENT TO BUILDINGS, SIDEWALKS OR ROADS WILL BE SPACED BETWEEN THEIR MINIMUM AND MAXIMUM MATURE PLANT SPREAD ACCORDING TO A PUBLISHED REFERENCE PLANT BOOK AND STILL FIT INTO THEIR PLANTING AREA WITHOUT SIGNIFICANT OVERHANG. TREES MUST MEET THE SPACING REQUIREMENTS ONLY WHEN ADJACENT TO BUILDINGS, IN A ROW OR OTHER ADJACENT TO OTHER VERTICAL OBSTRUCTIONS. VINES ARE NOT SUBJECT TO SPACING REQUIREMENTS.
- NO INVASIVE PLANT MATERIALS SHALL BE INSTALLED AS DEFINE BY CAL-IPC.
- A MINIMUM OF 75% OF THE TOTAL NUMBER OF PLANTS FOR NON TURF AREAS MUST BE SPECIES THAT REQUIRE NO OR LITTLE SUMMER WATERING ONCE ESTABLISHED.
- A MAXIMUM OF 25% OF THE TOTAL IRRIGATED AREA IS SPECIFIED AS TURF.
- WEATHER-BASED IRRIGATION CONTROLLERS, SOIL MOISTURE BASED CONTROLLERS OR OTHER SELF-ADJUSTING IRRIGATION CONTROLLERS, SHALL BE REQUIRED FOR ALL IRRIGATION SYSTEMS.
- SPRINKLER AND SPRAY HEADS ARE NOT SPECIFIED IN AREAS LESS THAN OR EQUAL TO 8 FEET WIDE TO PREVENT OVERSPRAY AND RUNOFF. ACCEPTABLE ALTERNATIVES INCLUDE DRIP, SUBSURFACE DRIP, BUBBLERS OR NO IRRIGATION. BUBBLERS SHALL NOT EXCEED 1.5 GALLONS PER MINUTE PER BUBBLER.

BAY FRIENDLY NOTES:

EARTHWORK AND SOIL

- CONTRACTOR TO SUBMIT LABORATORY SOIL ANALYSIS RESULTS AND RECOMMENDATIONS FOR COMPOST AND NATURAL FERTILIZERS.
- CONTRACTOR TO REMOVE STORE AND REPLACE TOPSOIL BEFORE GRADING.
- INSTALL FENCING TO PROTECT SOIL FROM COMPACTION. INCLUDING UNDER TREES TO REMAIN AND FOR 50% OF NEW PLANTING AREAS.
- INSTALL PROTECTIVE COVERING TO LIMIT SOIL COMPACTION DURING THE RAINY SEASON.
- ALLEVIATE COMPACTION IN SOILS TO A DEPTH OF AT LEAST 8".
- USE ONLY ORGANIC FERTILIZERS OR SOIL AMENDMENTS.
- PROHIBIT THE USE OF SYNTHETIC CHEMICAL PRE-EMERGENT HERBICIDES.
- INSTALL COMPOST BLANKETS, BERMS OR SOCKS FOR EROSIONS CONTROL.

MATERIALS

- INSTALL ONLY LOCAL MULCHES AND COMPOST PRODUCTS.
- DIVERT 50% OF CONSTRUCTION AND DEMOLITION WASTER AND 100% OF EXCAVATED SOIL AND LAND CLEARING DEBRIS.
- SEPARATE LANDSCAPE CONSTRUCTION AND DEMOLITION WASTE STREAMS.
- BLACK MULCH IS PROHIBITED.

PLANTING

- ALL PLANT MATERIALS SHALL BE NEONICOTINOID FREE.

IRRIGATION

- CONTRACTOR TO CONTRACT WITH A 3RD PARTY TO PERFORM AN IRRIGATION AUDIT.

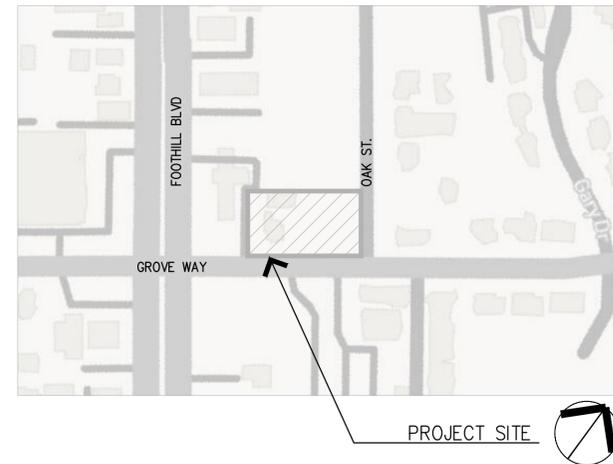
MAINTENANCE

- INCLUDE A BAY FRIENDLY QUALIFIED MAINTENANCE PROFESSIONAL ON THE MAINTENANCE TEAM.
- PLANT TRIMMINGS SHALL NOT BE DISPOSED OF IN THE LANDFILL.
- PLANT MATERIALS SHALL NOT BE HEDGED.
- PROTECT SOIL FROM COMPACTION.
- USE QUALITY ORGANIC COMPOST TO SUPPORT PLANT AND SOIL HEALTH.
- USE ONLY ORGANIC FERTILIZERS.
- REAPPLY MULCH REGULARLY AS NEEDED.
- CHECK IRRIGATION EQUIPMENT REGULARLY AND IMMEDIATELY REPLACE BROKEN EQUIPMENT.

SHEET LIST TABLE

SHEET NUMBER	SHEET TITLE
L0.1	COVER SHEET
L0.2	TREE MITIGATION PLAN
L1.1	CONCEPTUAL PLAN
L1.2	FENCING PLAN
L2.1	CONCEPTUAL PLANTING PLAN
L2.2	PLANT PALETTE
L3.1	HYDROZONE PLAN
L3.1	IRRIGATION NOTES & CALCULATIONS
L4.1	CONCEPTUAL LANDSCAPE DETAILS
L4.2	CONCEPTUAL LANDSCAPE DETAILS

CONTEXT MAP



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ISSUE:	DESCRIPTION:	DATE:
1	1ST CITY SUBMITTAL	07/07/2022
2	2ND CITY SUBMITTAL	03/13/2023
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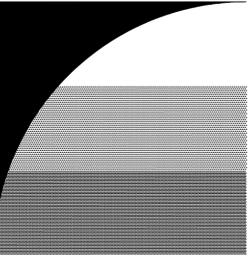
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COVER SHEET

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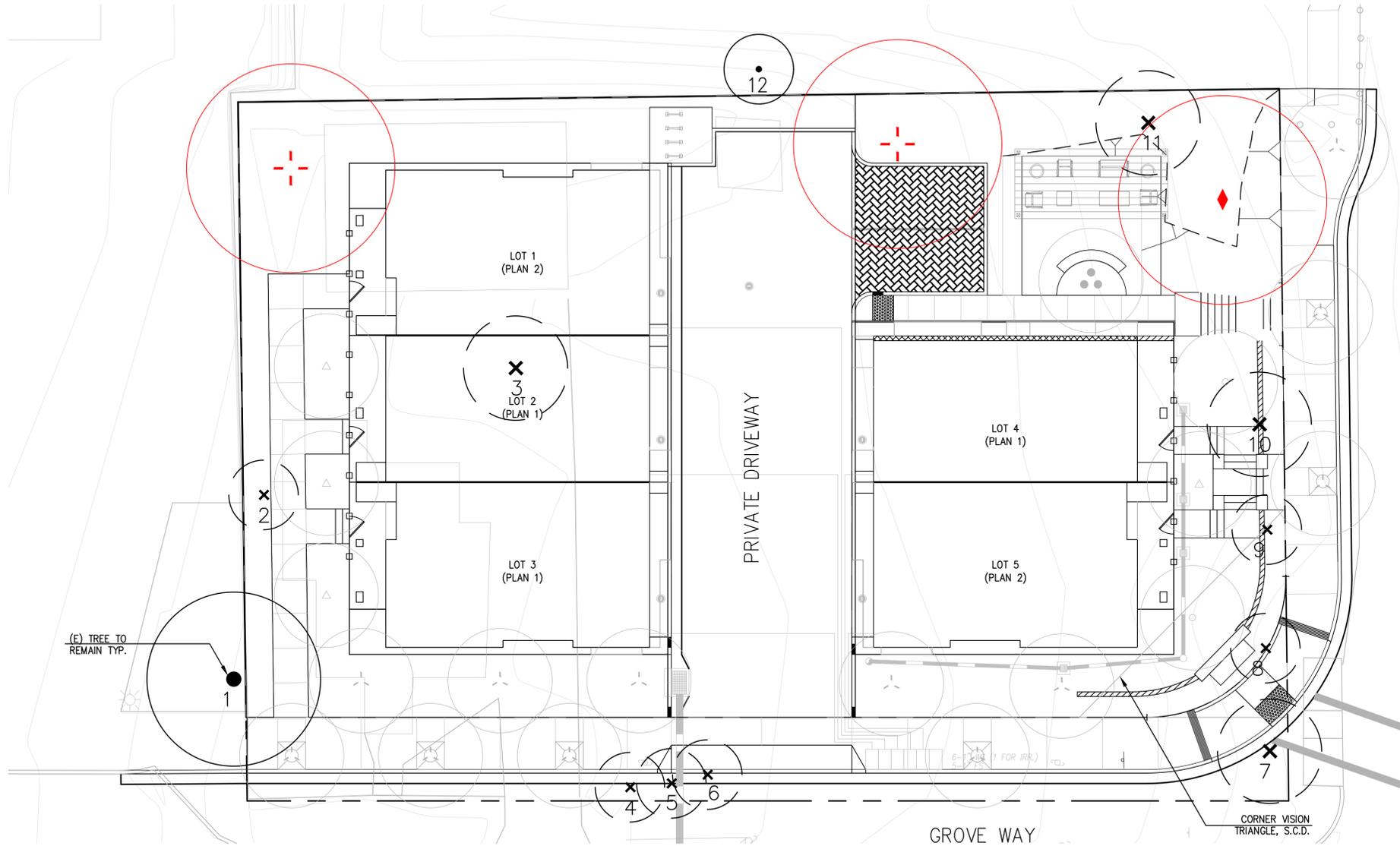
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SEE EXISTING TREE INVENTORY LIST AND TREE MITIGATION CHARTS L0.3

LEGEND

-  TREES TO BE REMOVED
-  TREES TO BE PRESERVED IN PLACE
-  MITIGATION TREE

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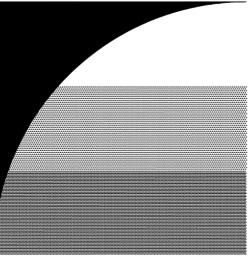


TREE MITIGATION PLAN

L0.2

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EXISTING STREET TREE INVENTORY LIST

TREE #	BOTANICAL NAME	COMMON NAME	TRUNK CALIPER Ø	PROTECTED TREE	IMPACTS	VALUE
1	CEDRUS DEODORA	DEODOR CEDER	18" Ø	YES	PRESERVE, OFF-SITE	\$8,700
2	SYAGRUS ROMANZOFFIANUM	QUEEN PALM	12" Ø	YES	REMOVE, WITHIN DEVELOPMENT	\$1,600
3	FRAXINUS SPP.	ASH	6",6" Ø	YES	REMOVE, WITHIN DEVELOPMENT	\$1,500
4	WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	18" Ø	YES	REMOVE, WITHIN DEVELOPMENT	\$100
5	FRAXINUS SPP.	ASH	8",7",6" Ø	YES	REMOVE, WITHIN DEVELOPMENT	\$2,700
6	SEQUOIA SEMPERVIRENS	COAST REDWOOD	5" Ø	YES	REMOVE, WITHIN DEVELOPMENT	\$1,100
7	SEQUOIA SEMPERVIRENS	COAST REDWOOD	12" Ø	YES	REMOVE, WITHIN DEVELOPMENT	\$2,300
8	SEQUOIA SEMPERVIRENS	COAST REDWOOD	5" Ø	YES	REMOVE, WITHIN DEVELOPMENT	\$1,500
9	SEQUOIA SEMPERVIRENS	COAST REDWOOD	4" Ø	YES	REMOVE, WITHIN DEVELOPMENT	\$1,200
10	SEQUOIA SEMPERVIRENS	COAST REDWOOD	8" Ø	YES	REMOVE, WITHIN DEVELOPMENT	\$2,300
11	JUGLANS VAR.	WALNUT	18" Ø	YES	REMOVE, WITHIN DEVELOPMENT	\$950
12	SCHINUS MOLLE	CALIFORNIA PEPPER TREE	10" Ø	YES	PRESERVE, OFF-SITE	\$950
TOTAL VALUE FOR PRESERVATION BOND						\$9,650
TOTAL VALUE FOR MITIGATION						\$15,250

TREE MITIGATION SUMMARY CHART

REQUIRED TREES	REQUIRED TREE QUANTITY/SIZE/INSTALLED UNIT COST	PROPOSED TREE QUANTITY/SIZE/INSTALLED UNIT COST	UNIT COST DIFFERENT (PROPOSED SIZE - REQUIRED SIZE)	MITIGATION VALUE
STREET TREES	7/24"-BOX/\$350	7/36"-BOX/\$800	\$450	\$3,150
PARKING LOT TREES	1/15-GAL/\$175	1/36"-BOX/\$800	\$625	\$625
SCREENING TREES	2/24"-BOX/\$350	2/36"-BOX/\$800	\$450	\$900
TOTAL				\$4,675
MITIGATION GOAL				\$15,250
BALANCE				\$10,575

PERMITTED MITIGATION

STANDARD MATERIAL/ INSTALLED UNIT COST (SF)	PROPOSED MATERIAL/ INSTALLED UNIT COST (SF)	UNIT COST DIFFERENCE	TOTAL SQUARE FOOTAGE (SF)	MITIGATION VALUE
AC PAVING FOR PARKING LOT/\$5	PERMEABLE PAVERS/\$35	\$30	355	\$10,650
TOTAL				\$10,650

TOTAL MITIGATION

TREE MITIGATION	\$4,675
PERMITTED MITIGATION	\$10,650
TOTAL VALUE FOR MITIGATION	\$15,325
MITIGATION GOAL	\$15,250

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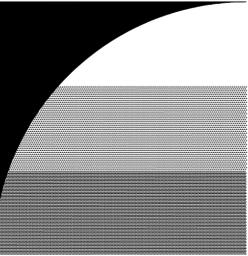
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TREE MITIGATION CALCULATIONS

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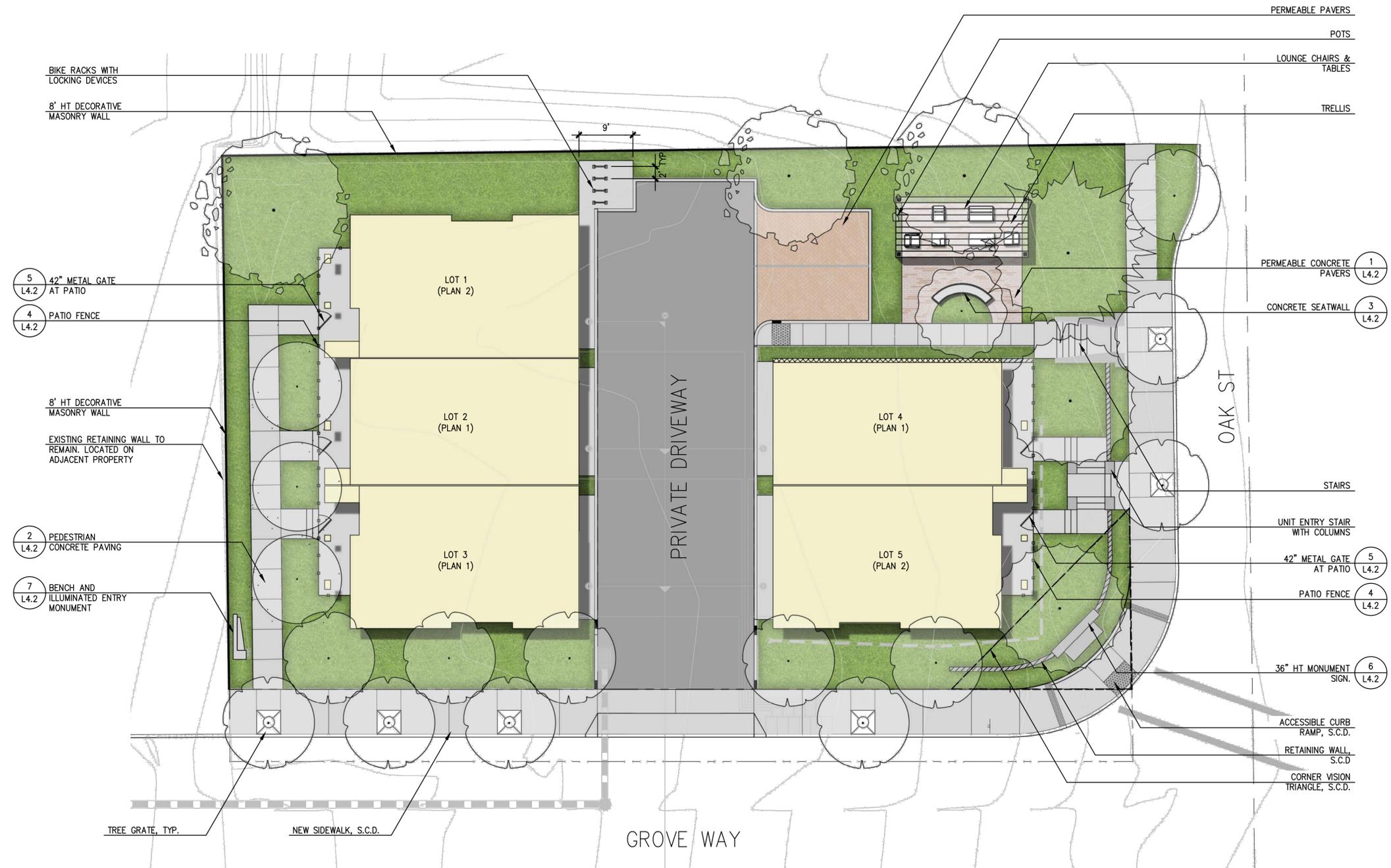
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TREE LEGEND

BOTANICAL NAME	COMMON NAME	SIZE
ACER BUERGERANUM	TRIDENT MAPLE	36" BOX
ARBUTUS 'MARINA' MULTI-TRUNK	MARINA STRAWBERRY TREE	24" BOX
CERCIS CANADENSIS	EASTERN REDBUD	24" BOX
PRUNUS CERASIFERA 'KRAUTER VESUVIUS'	KRAUTER VESUVIUS PURPLE LEAF PLUM	24" BOX
QUERCUS AGRIFOLIA	COAST LIVE OAK	36" BOX
QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	36" BOX

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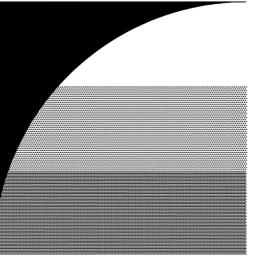


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CONCEPTUAL LANDSCAPE PLAN

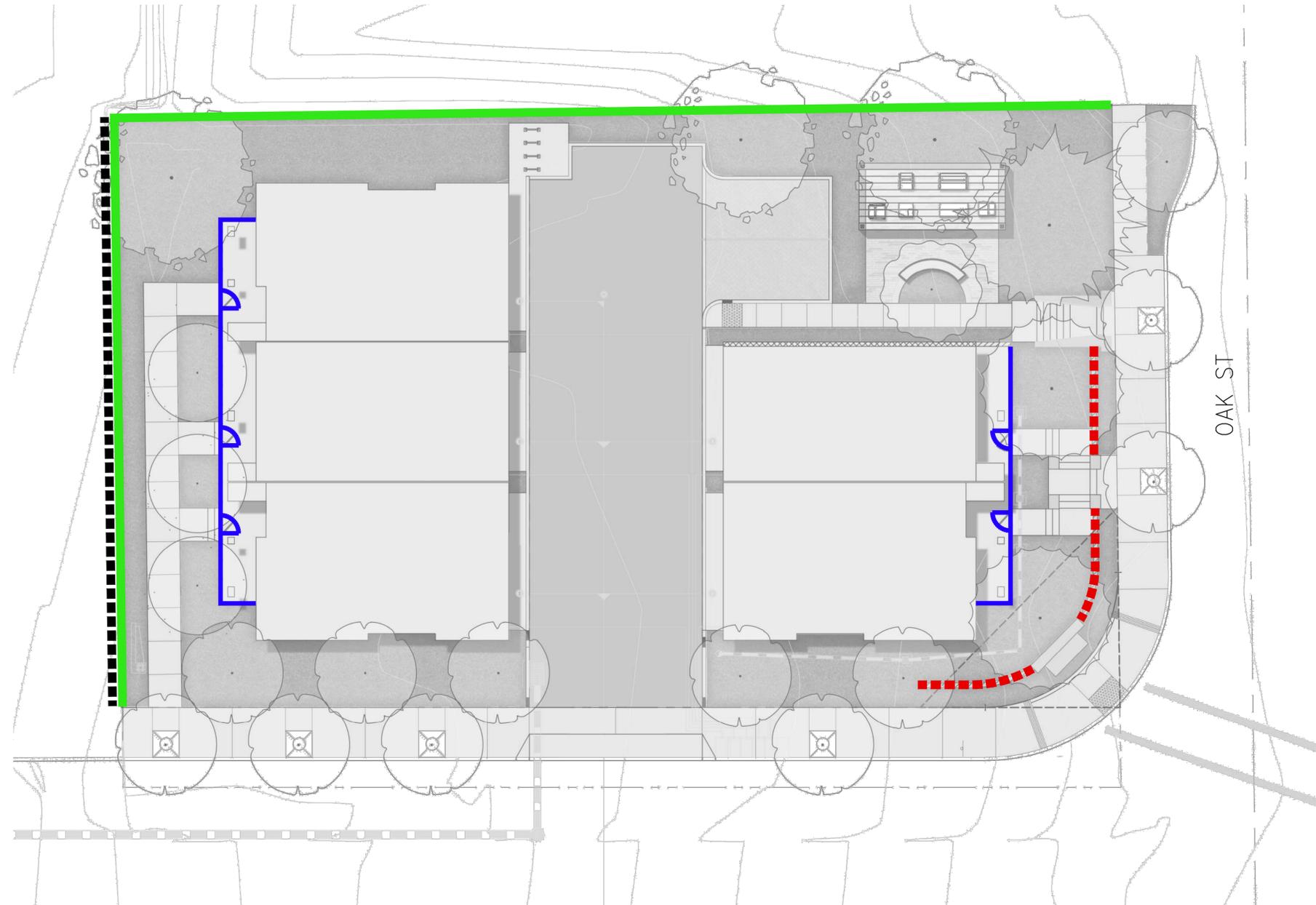
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FENCING & WALL PLAN

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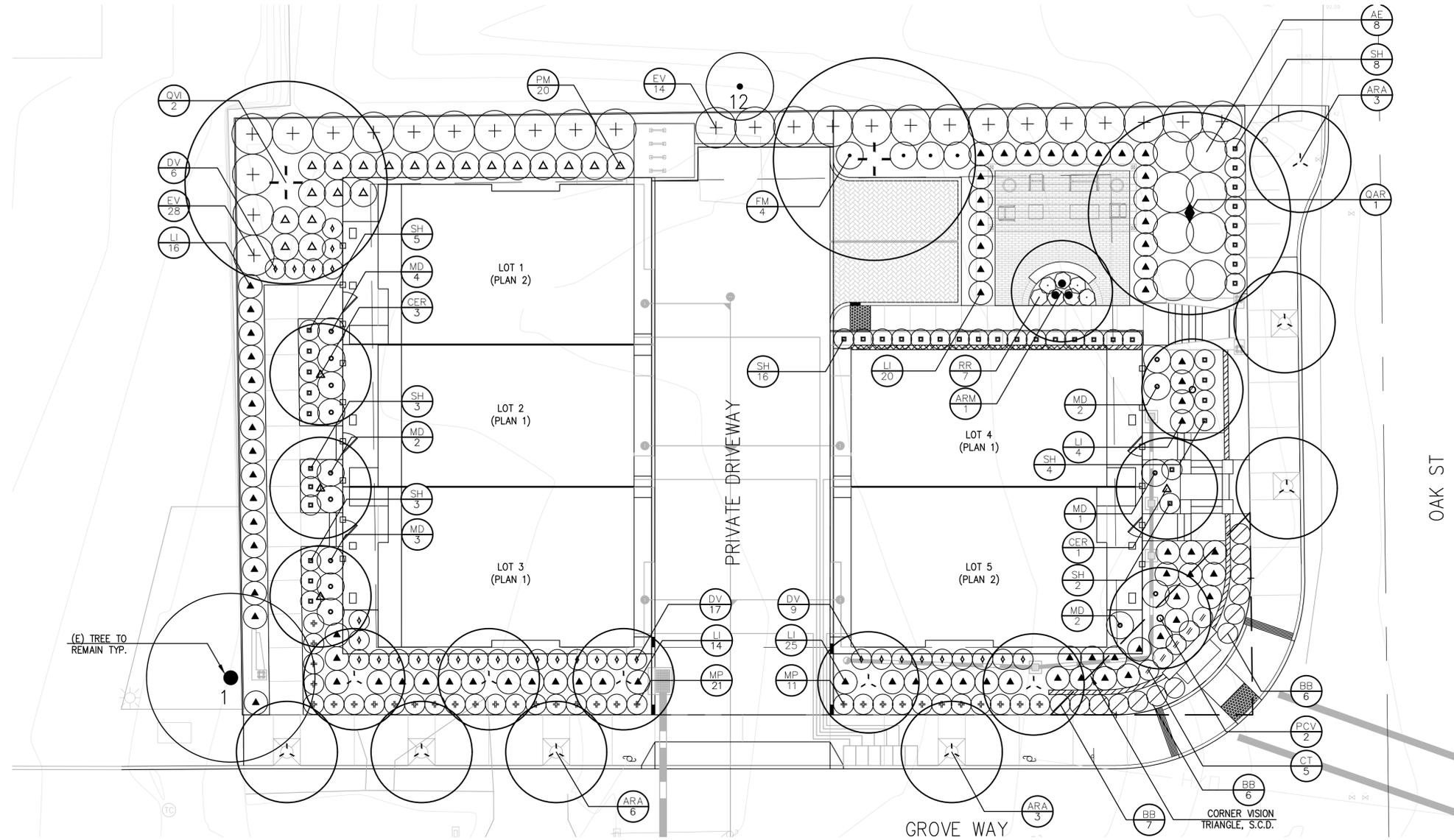
FENCE, WALL & GATE LEGEND

- 42" HT PATIO FENCE & GATES 4.5
L4.2
- 8' HT DECORATIVE MASONRY WALL
- RETAINING WALL, SEE CIVIL DRAWINGS
- EXISTING RETAINING WALL TO REMAIN.
(LOCATED ON ADJACENT PROPERTY)

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PLANT SCHEDULE

* TREES	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE	SPACING	MATURE SIZE
ARA	ACER RUBRUM 'ARMSTRONG'	ARMSTRONG RED MAPLE	36" BOX	M (WUCOLS IV)	AS SHOWN	15'W X 30'H
ARM	ARBUTUS X 'MARINA'	MARINA STRAWBERRY TREE MULTI-TRUNK	24" BOX	L (WUCOLS IV)	AS SHOWN	15'W X 20'H
CER	CERCIS CANADENSIS	EASTERN REDBUD MULTI-TRUNK	24" BOX	M (WUCOLS IV)	AS SHOWN	15'W X 25'H
PCV	PRUNUS CERASIFERA 'KRAUTER VESUVIUS'	KRAUTER VESUVIUS PURPLE-LEAF PLUM	15 GAL	L (WUCOLS IV)	AS SHOWN	15'W X 20'H
QAR	QUERCUS AGRIFOLIA	COAST LIVE OAK	36" BOX	L (WUCOLS IV)	AS SHOWN	30'W X 40'H
QVI	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	36" BOX	L (WUCOLS IV)	AS SHOWN	30'W X 40'H
SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE	SPACING	MATURE SIZE
AE	ARCTOSTAPHYLOS HOOKERI 'MONTEREY CARPET'	MONTEREY CARPET MANZANITA	5 GAL	L (WUCOLS IV)	72" O.C.	72"W X 12"H
BB	BOUTELOUA GRACILIS 'BLONDE AMBITION'	BLONDE AMBITION BLUE GRAMA	5 GAL	L (WUCOLS IV)	36" O.C.	36"W X 36"H
CT	CHONDRPETALUM TECTORUM	CAPE RUSH	5 GAL	L (WUCOLS IV)	36" O.C.	36"W X 36"H
DV	DIETES VEGETA 'VARIEGATA'	VARIEGATED AFRICAN IRIS	5 GAL	L (WUCOLS IV)	36" O.C.	36"W X 48"H
EV	EUONYMUS JAPONICUS 'AUREOVARIEGATUS'	GOLD SPOT EUONYMUS	5 GAL	M (WUCOLS IV)	60" O.C.	60"W X 96"H
FM	FESTUCA MAIREI	ATLAS FESCUE	5 GAL	L (WUCOLS IV)	24" O.C.	24"W X 24"H
LI	LOMANDRA LONGIFOLIA 'BREEZE'	BREEZE™ MAT RUSH	5 GAL	L (WUCOLS IV)	42" O.C.	42"W X 42"H
MP	MUHLENBERGIA CAPILLARIS 'PINK CLOUD'	PINK CLOUD PINK MUHLY GRASS	5 GAL	L (WUCOLS IV)	36" O.C.	36"W X 36"H
MD	MYRTUS COMMUNIS 'COMPACTA'	DWARF COMMON MYRTLE	5 GAL	L (WUCOLS IV)	42" O.C.	42"W X 42"H
PM	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	5 GAL	M (WUCOLS IV)	48" O.C.	48"W X 48"H
RR	ROSA X 'MEIGALPIO'	RED DRIFT® GROUNDCOVER ROSE	5 GAL	M (WUCOLS IV)	30" O.C.	30"W X 30"H
SH	SALVIA MICROPHYLLA 'HOT LIPS'	HOT LIPS GRAHAM SAGE	5 GAL	L (WUCOLS IV)	36" O.C.	36"W X 36"H

* ALL TREES WITHIN VISIONS TRIANGLES SHALL BE LIMBED UP TO 8' HT PER CITY OF HAYWARD TRAFFIC CODE ARTICLE 9.02

ISSUE	DESCRIPTION	DATE
1	1ST CITY SUBMITTAL	07/07/2022
2	2ND CITY SUBMITTAL	03/13/2023
3	3RD CITY SUBMITTAL	05/09/2023



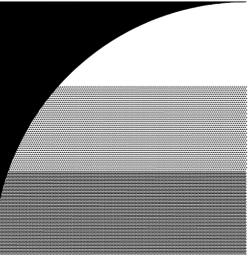
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DRAWN: TF
CHECK: MR
DATE: 06/21/2023
SCALE: 1" = 10'-0"



CONCEPTUAL PLANTING PLAN

L2.1

SIGNATURE:  6/21/23
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 PLANS.



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GROVE WAY

HAYWARD
 CALIFORNIA

TREES



ACER RUBRUM 'ARMSTRONG'
 ARMSTRONG MAPLE



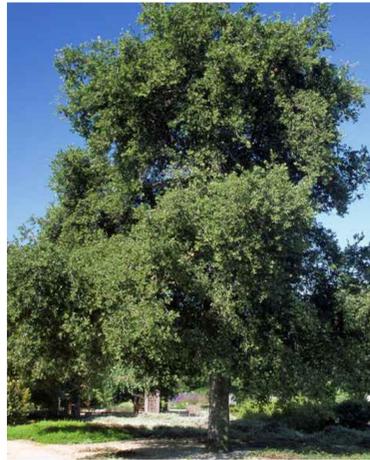
ARBUTUS 'MARINA' MULTI-TRUNK
 MARINA STRAWBERRY TREE



CERCIS CANADENSIS
 EASTERN REDBUD



PRUNUS CERASIFERA 'KRAUTER VESUVIUS'
 KRAUTER VESUVIUS PURPLE LEAF PLUM



QUERCUS AGRIFOLIA
 COAST LIVE OAK



QUERCUS VIRGINIANA
 SOUTHERN LIVE OAK

SHRUBS



ARBUTUS UNEDO 'OKTOBERFEST'
 STRAWBERRY TREE



ARCTOSTAPHYLOS 'EMERALD CARPET'
 CARPET MANZANITA



BOUTELOUA GRACILIS 'BLOND AMBITION'
 BLUE GRAMA GRASS



CHONDROPETALUM TECTORUM
 CAPE RUSH



DIETES VEGETA 'VARIEGATA'
 VARIEGATED AFRICAN IRIS



EUONYMUS JAPONICUS 'AUREO VARIEGATA'
 GOLD SPOT EUONYMUS



FESTUCA MAIREI
 ATLAS FESCUE



JUNCUS PATENS 'ELK BLUE'
 SPREADING RUSH



LOMANDRA LONGIFOLIA 'BREEZE'
 DWARF MAT RUSH



MUHLENBERGIA DUBIA
 PINE MUHLY



MYRTUS COMMUNIS 'COMPACTA'
 DWARF MYRTLE



SALVIA MICROPHYLLA 'HOT LIPS'
 BABY SAGE

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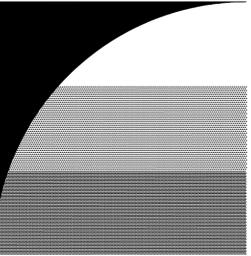


PLANT PALETTE

L2.2

[Signature]
 SIGNATURE 6/21/23

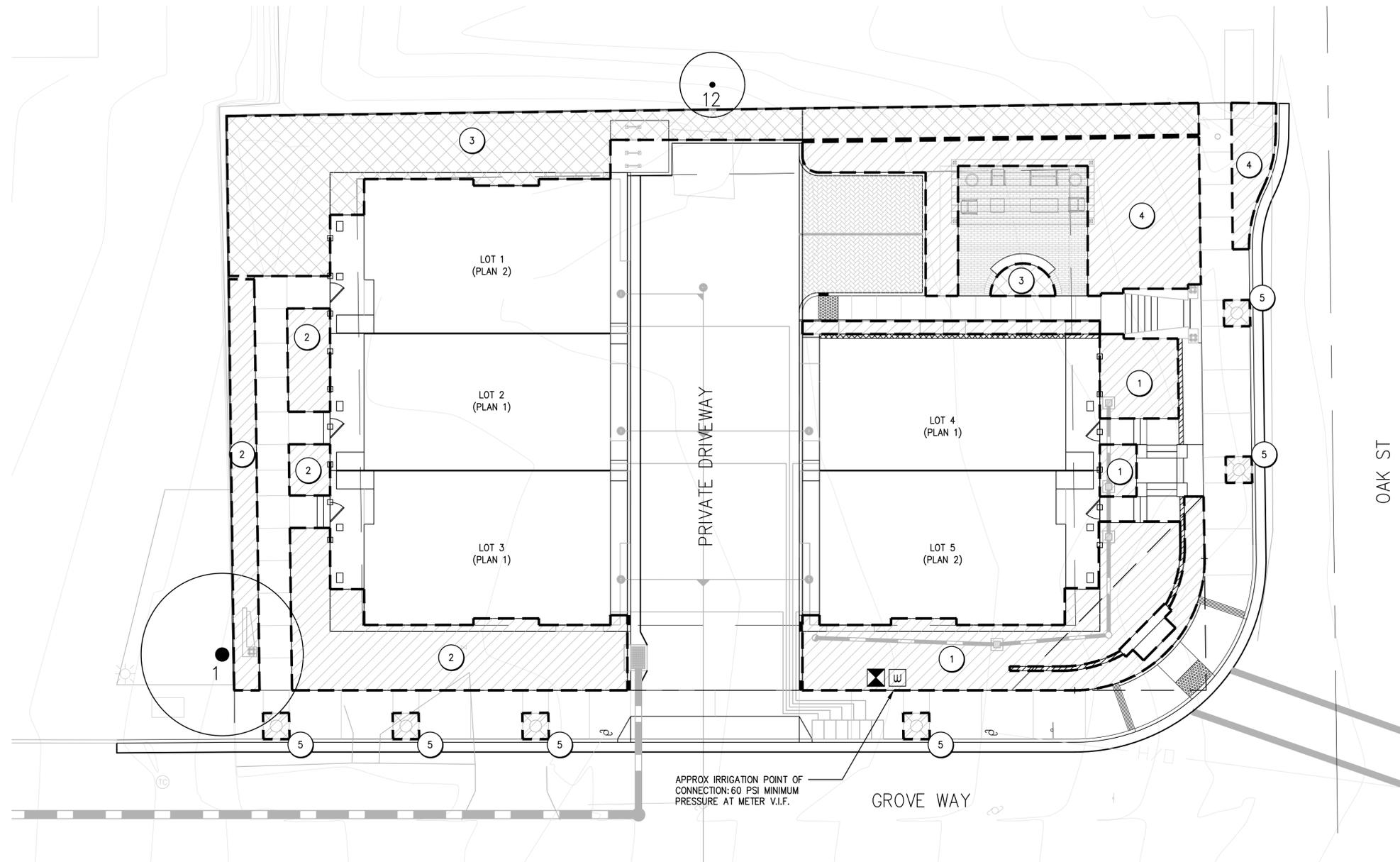
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GROVE WAY

HAYWARD
 CALIFORNIA



APPROX IRRIGATION POINT OF CONNECTION: 60 PSI MINIMUM PRESSURE AT METER V.I.F.

LEGEND

- 1" WATER METER
- 1" BACKFLOW PREVENT
- HYDROZONE NUMBER

HYDROZONE TABLE

	LOW WATER USE PLANTS	3,081 SF	70%
	MODERATE WATER USE PLANTS	1,344 SF	30%
TOTAL LANDSCAPE AREA		4425 SF	

IRRIGATION NOTE

ALL IRRIGATION ALONG THE OAK STREET PUBLIC RIGHT OF WAY SHALL BE INSTALLED PER ALAMEDA COUNTY STANDARDS.

ALL IRRIGATION ALONG THE GROVE WAY PUBLIC RIGHT OF WAY SHALL BE INSTALLED PER CITY OF HAYWARD STANDARDS.

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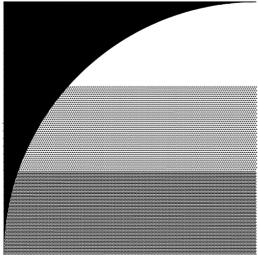


HYDROZONE PLAN

L3.1

SIGNATURE 6/21/23

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GROVE WAY

HAYWARD
CALIFORNIA

IRRIGATION NOTES

- THESE IRRIGATION DRAWINGS ARE DIAGRAMMATIC AND INDICATIVE OF THE WORK TO BE INSTALLED. ALL PIPING, VALVES, ETC. SHOWN WITHIN PAVED AREAS IS FOR CLARITY ONLY AND ARE TO BE INSTALLED WITHIN PLANTING AREAS WHERE POSSIBLE. DUE TO THE SCALE OF THE DRAWINGS, IT IS NOT POSSIBLE TO INDICATE ALL OFFSETS, FITTINGS, SLEEVES, ETC., WHICH MAY BE REQUIRED. THE CONTRACTOR IS REQUIRED TO INVESTIGATE THE STRUCTURAL AND FINISHED CONDITIONS AFFECTING ALL OF THE CONTRACT WORK INCLUDING OBSTRUCTIONS, GRADE DIFFERENCES OR AREA DIMENSIONAL DIFFERENCES WHICH MAY NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. IN THE EVENT OF FIELD DIFFERENCES, THE CONTRACTOR IS REQUIRED TO PLAN THE INSTALLATION WORK ACCORDINGLY BY NOTIFICATION AND APPROVAL OF THE OWNER'S AUTHORIZED REPRESENTATIVE AND ACCORDING TO THE CONTRACT SPECIFICATION. THE CONTRACTOR IS ALSO REQUIRED TO NOTIFY AND COORDINATE IRRIGATION CONTRACT WORK WITH ALL APPLICABLE CONTRACTORS FOR THE LOCATION AND INSTALLATION OF PIPE, CONDUIT OR SLEEVES THROUGH OR UNDER WALLS, ROADWAYS, PAVING, STRUCTURE, ETC., BEFORE CONSTRUCTION. IN THE EVENT THESE NOTIFICATIONS ARE NOT PERFORMED, THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL REQUIRED REVISIONS.
- THE CONTRACTOR SHALL EXERCISE CARE IN LOCATING PIPING AS TO NOT CONFLICT WITH OTHER UTILITIES. DO NOT INSTALL IRRIGATION PIPING PARALLEL TO AND DIRECTLY OVER OTHER UTILITIES.
- ELECTRICAL CONTRACTOR TO SUPPLY 120 VOLT A.C. (2.5 AMP) SERVICE TO CONTROLLER LOCATION. IRRIGATION CONTRACTOR TO MAKE FINAL CONNECTION FROM ELECTRICAL STUB-OUT TO CONTROLLER.
- IT IS THE RESPONSIBILITY OF THE LANDSCAPE MAINTENANCE CONTRACTOR AND/OR OWNER TO PROGRAM THE IRRIGATION CONTROLLERS TO PROVIDE THE MINIMUM AMOUNT OF WATER NEEDED TO SUSTAIN GOOD PLANT HEALTH. THIS INCLUDES MAKING ADJUSTMENTS TO THE PROGRAM FOR SEASONAL WEATHER CHANGES, PLANT MATERIAL, WATER REQUIREMENTS, MOUNDS AND SLOPES, SUN, SHADE, AND WIND EXPOSURES.
- AT THE END OF THE REQUIRED MAINTENANCE PERIOD OF THE CONTRACTOR, THE OWNER SHALL PROVIDE REGULAR MAINTENANCE OF THE IRRIGATION SYSTEM TO ENSURE THE EFFICIENT USE OF WATER. MAINTENANCE SHALL INCLUDE, BUT NOT BE LIMITED TO CHECKING, ADJUSTING, AND REPAIRING IRRIGATION EQUIPMENT AND CONTROL SYSTEM.
- CONTRACTOR SHALL PROGRAM THE IRRIGATION CONTROLLER TO PROVIDE IRRIGATION TO ALL PLANTING WITHIN THE ALLOWED WATERING WINDOW OF TIME AS REQUIRED. THE CONTRACTOR SHALL CREATE CONTROLLER PROGRAMING THAT WILL NOT EXCEED THE MAXIMUM GALLONS PER MINUTE FLOW RATE STATED ON THE DRAWINGS, AND NOT EXCEED THE CAPACITY OF ANY MAIN LINE PIPING.
- IRRIGATION CONTROL WIRES SHALL BE TWO-WIRE COPPER DECODER CABLES WITH U.L. APPROVAL FOR DIRECT BURIAL IN GROUND, SIZE #14-1. SPLICE SHALL BE MADE WITH 3M-DBR/Y-6 SEAL PACKS.
- SPLICING OF 24 VOLT WIRES IS NOT PERMITTED EXCEPT IN VALVE BOXES. SEAL WIRE SPLICES WITH 3M-DBR/Y-6 SPLICE SEALING DEVICES OF SIZE COMPATIBLE WITH WIRE SIZE. LEAVE A 36" LONG, 1" DIAMETER COIL OF EXCESS WIRE AT EACH SPLICE AND A 36" LONG EXPANSION LOOP EVERY 100 FEET ALONG WIRE RUN. TAPE WIRES TOGETHER EVERY TEN FEET. TAPING WIRES IS NOT REQUIRED INSIDE SLEEVES.
- PLASTIC VALVE BOXES ARE TO BE GREEN IN COLOR WITH BOLT DOWN, NON-HINGED COVER MARKED "IRRIGATION". BOX BODY SHALL HAVE KNOCK OUTS. MANUFACTURER SHALL BE CARSON INDUSTRIES.
- INSTALL REMOTE CONTROL VALVE BOXES 12" FROM WALK, CURB, LAWN, HEADER BOARD, BUILDING, OR LANDSCAPE FEATURE. AT MULTIPLE VALVE BOX GROUPS, EACH BOX SHALL BE AN EQUAL DISTANCE FROM THE WALK, CURB, LAWN, ETC. AND EACH BOX SHALL BE 12" APART. SHORT SIDE OF RECTANGULAR VALVE BOXES SHALL BE PARALLEL TO WALK, CURB, ETC.
- VALVE LOCATIONS SHOWN ARE DIAGRAMMATIC. INSTALL IN GROUND COVER/SHRUB AREAS WHERE POSSIBLE (NOT IN LAWN AREA).
- THE IRRIGATION CONTRACTOR SHALL FLUSH AND ADJUST ALL SPRINKLER HEADS FOR OPTIMUM PERFORMANCE AND TO PREVENT OVER SPRAY ONTO WALKS, ROADWAYS, AND/OR BUILDINGS. THIS SHALL BE PROVEN DURING COVERAGE TEST AT SUBSTANTIAL COMPLETION INSPECTION AND IRRIGATION AUDIT AS REQUIRED BY CITY LANDSCAPE ORDINANCE.
- ALL SPRINKLER HEADS SHALL BE SET PERPENDICULAR TO FINISH GRADE OF THE AREA TO BE IRRIGATED UNLESS OTHERWISE NOTED ON THE DRAWINGS. INSTALL SPRAY HEADS FOR LAWN AREAS 1" FROM EDGE OF TURF AREA. INSTALL SPRAY HEADS FOR BIO RETENTION AREAS 6" FROM EDGE OF LANDSCAPE AREA. INSTALL SPRAY HEADS FOR SHRUBS AND GROUND COVER AREAS 6" FROM EDGE OF PLANTING AREAS UNLESS LANDSCAPE IS ADJACENT TO NON PERVIOUS PAVING THAT DOES NOT DRAIN ENTIRELY BACK TO THE LANDSCAPE AREAS IN THESE AREAS INSTALL SPRAY HEADS 24" FROM EDGE OF PAVING PER LANDSCAPE ORDINANCE REQUIREMENTS. (DOES NOT APPLY TO TURF AND BIO RETENTION AREAS).
- LOCATE BUBBLERS ON UP-HILL SIDE OF PLANT OR TREE.
- INSTALL A VALCON 5000 SERIES SPRING LOADED CHECK VALVE BELOW THOSE SPRINKLERS WHERE LOW HEAD DRAINAGE WILL CAUSE EROSION AND/OR EXCESS WATER.
- WHERE IT IS NECESSARY TO EXCAVATE ADJACENT TO EXISTING TREES, THE CONTRACTOR SHALL USE ALL POSSIBLE CARE TO AVOID INJURY TO TREES AND TREE ROOTS. EXCAVATION IN AREAS WHERE TWO (2) INCH AND LARGER ROOTS OCCUR SHALL BE DONE BY HAND. TRENCHES ADJACENT TO TREE SHOULD BE CLOSED WITHIN TWENTY-FOUR (24) HOURS; AND WHERE THIS IS NOT POSSIBLE, THE SIDE OF THE TRENCH ADJACENT TO THE TREE SHALL BE KEPT SHADED WITH BURLAP OR CANVAS.
- IRRIGATION CONTRACTOR TO NOTIFY ALL LOCAL JURISDICTIONS FOR INSPECTION AND TESTING OF EXISTING BACKFLOW PREVENTION DEVICE. REPAIR OR REPLACE AS TEST RESULTS INDICATE.
- PRESSURE TEST PROCEDURE. THE CONTRACTOR SHALL:
 - NOTIFY ARCHITECT AT LEAST THREE (3) DAY IN ADVANCE OF TESTING.
 - PERFORM TESTING AT HIS OWN EXPENSE.
 - CENTER LOAD PIPING WITH SMALL AMOUNT OF BACKFILL TO PREVENT ARCHING OR SLIPPING UNDER PRESSURE. NO FITTING SHALL BE COVERED.
 - APPLY THE FOLLOWING TESTS AFTER WELD PLASTIC PIPE JOINTS HAVE CURED AT LEAST 24 HOURS.
 - TEST LIVE (CONSTANT PRESSURE) AND QUICK COUPLER LINE HYDROSTATICALLY AT 125 PSI. MINIMUM. LINES WILL BE APPROVED IF TEST PRESSURE IS MAINTAINED FOR SIX (6) HOURS. THE LINE WILL BE APPROVED OR NOT APPROVED AS SUCH RESULTS MAY INDICATE. THE CONTRACTOR SHALL MAKE TESTS AND REPAIRS AS NECESSARY UNTIL TEST CONDITIONS ARE MET.
 - TEST RCV CONTROLLED LATERAL LINES WITH WATER AT LINE PRESSURE AND VISUALLY INSPECT FOR LEAKS. RETEST AFTER CORRECTING DEFECTS.
- THE SPRINKLER SYSTEM DESIGN IS BASED ON THE MINIMUM OPERATING PRESSURE SHOWN ON THE IRRIGATION DRAWINGS. THE IRRIGATION CONTRACTOR SHALL VERIFY WATER PRESSURE PRIOR TO CONSTRUCTION. REPORT ANY DIFFERENCE BETWEEN THE WATER PRESSURE INDICATED ON THE DRAWINGS AND THE ACTUAL PRESSURE READING AT THE IRRIGATION POINT OF CONNECTION TO THE OWNER'S AUTHORIZED REPRESENTATIVE.
- IRRIGATION DEMAND: 45 GPM AT 65 PSI STATIC PRESSURE AT IRRIGATION POINT OF CONNECTION. FIELD VERIFY WATER PRESSURE PRIOR TO CONSTRUCTION. IF ACTUAL WATER PRESSURE DIFFERS FROM THE STATED PRESSURE CONTACT ARCHITECT FOR DIRECTION AND POSSIBLE REVISION.
- PIPE THREAD SEALANT COMPOUND SHALL BE RECTOR SEAL T+2, CHRISTY'S ULTRA SEAL, OR APPROVED EQUAL.

WATER EFFICIENT LANDSCAPE WORKSHEET

WATER TYPE	POTABLE
SITE ETO=	44.2

Hayward

Grove Way

REGULAR LANDSCAPE AREAS												
HYDROZONE #	HYDROZONE NAME	PLANT WATER USE TYPE	PLANT FACTOR (PF)	IRRIGATION METHOD	IRRIGATION EFFICIENCY (IE)	ETAF (PF/IE)	AREA (SQ. FT) (HA)	ETAF X AREA (HA)	ETWU (GAL/YR)	ACRE FEET/ YEAR	HCF/ YEAR	PERCENTAGE OF LANDSCAPE
1	SHRUBS	LOW	0.3	BUBBLER	0.81	0.37	1,115	413	11,317	0.035	15.13	25%
2	SHRUBS	LOW	0.3	BUBBLER	0.81	0.37	1,056	391	10,718	0.033	14.33	24%
3	SHRUBS	MOD	0.5	BUBBLER	0.81	0.62	1,344	830	22,735	0.070	30.39	30%
4	SHRUBS	LOW	0.3	BUBBLER	0.81	0.37	810	300	8,221	0.025	10.99	18%
5	TREES	LOW	0.3	BUBBLER	0.81	0.37	100	37	1,015	0.003	1.36	2%
TOTALS							4,425	1,971	54,006	0.17	72.20	100%

SPECIAL LANDSCAPE AREAS												
HYDROZONE #	HYDROZONE NAME	PLANT WATER USE TYPE	PLANT FACTOR (PF)	IRRIGATION METHOD	IRRIGATION EFFICIENCY (IE)	ETAF (PF/IE)	AREA (SQ. FT) (HA)	ETAF X AREA (HA)	ETWU (GAL/YR)	ACRE FEET/ YEAR	HCF/ YEAR	PERCENTAGE OF LANDSCAPE
1							0					0%
TOTALS							0					0%

MAWA	GALLONS/YR	54,568
	ACRE FEET/YR	0.17
	HCF/YR	72.95

MAWA FORMULA	
MAXIMUM APPLIED WATER ALLOWANCE (MAWA) GALLONS PER YEAR	
MAWA = (ETo)(0.62)[(LA x 0.45) + (0.45 x SLA)]	

ETo = REFERENCE EVAPOTRANSPIRATION
0.45= ET ADJUSTMENT FACTOR
LA=LANDSCAPED AREA (SQUARE FEET)
0.62 = CONVERSION FACTOR (GALLONS/SQ.FT/YR)

ETWU FORMULA	
ESTIMATED TOTAL WATER USE (ETWU) GALLONS PER YEAR	
ETWU= ((ETO)(.62)(ETAF x LA))	

ETo = REFERENCE EVAPOTRANSPIRATION
PF = PLANT FACTOR FOR HYDROZONES
HA = HYDROZONE AREA (SQ.FT)
0.62 = CONVERSION FACTOR (GALLONS/SQ.FT/YR)

IE = IRRIGATION EFFICIENCY (0.81)-BUBBLER/DRIP
IE = IRRIGATION EFFICIENCY (0.75)-ROTORS/SPRAY

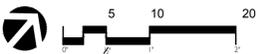
SITE IRRIGATION EFFICIENCY	SITE PLANT FACTOR	MAWA COMPLIANT
36.1%	0.36	YES

ETAF Calculations	
REGULAR LANDSCAPE AREAS	
TOTAL ETAF x AREA	1,971
TOTAL AREA	4,425
AVG. ETAF	44.54%

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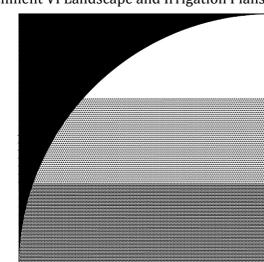
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SCALE: 1" = 10'-0"



IRRIGATION NOTES & CALCULATIONS

L3.1

SIGNATURE  6/21/23
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GROVE WAY

HAYWARD CALIFORNIA

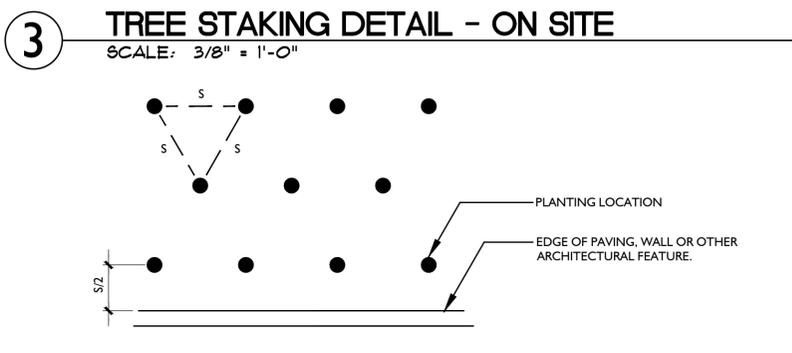
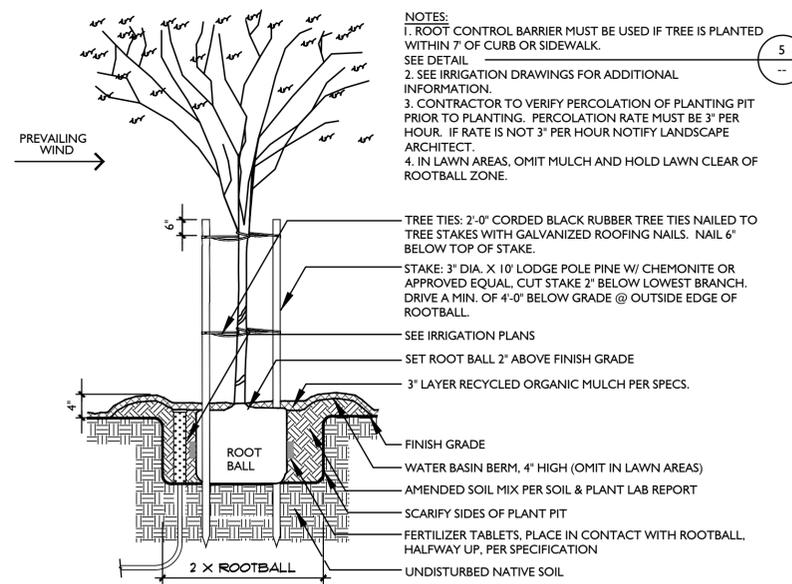
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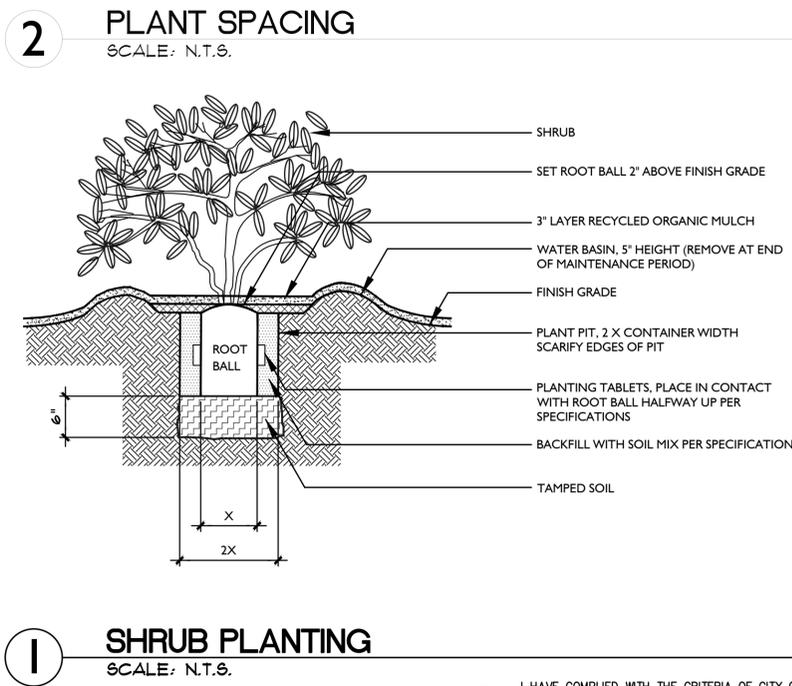
CONCEPTUAL LANDSCAPE DETAILS

L4.1

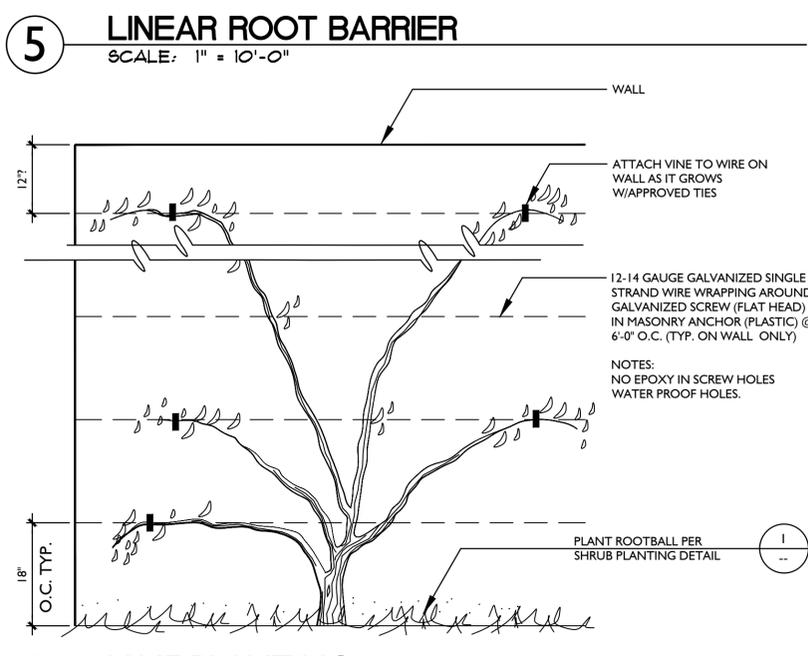
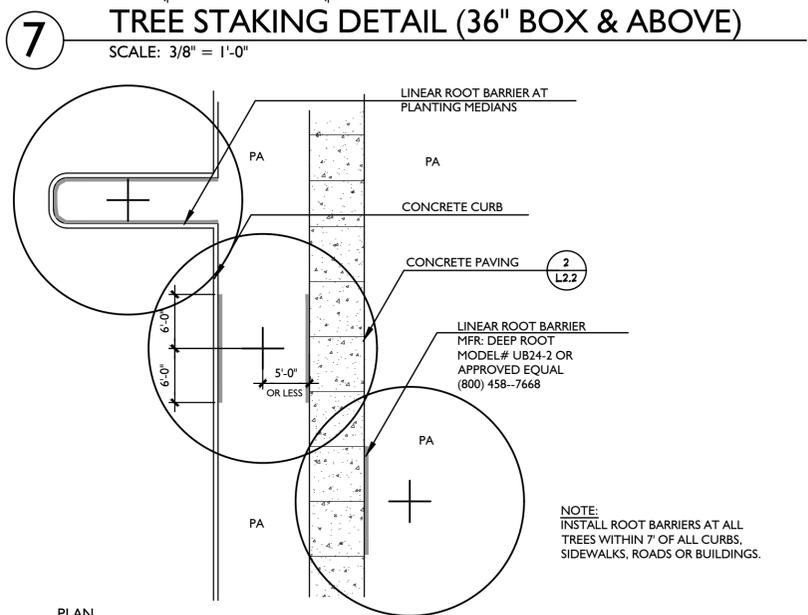
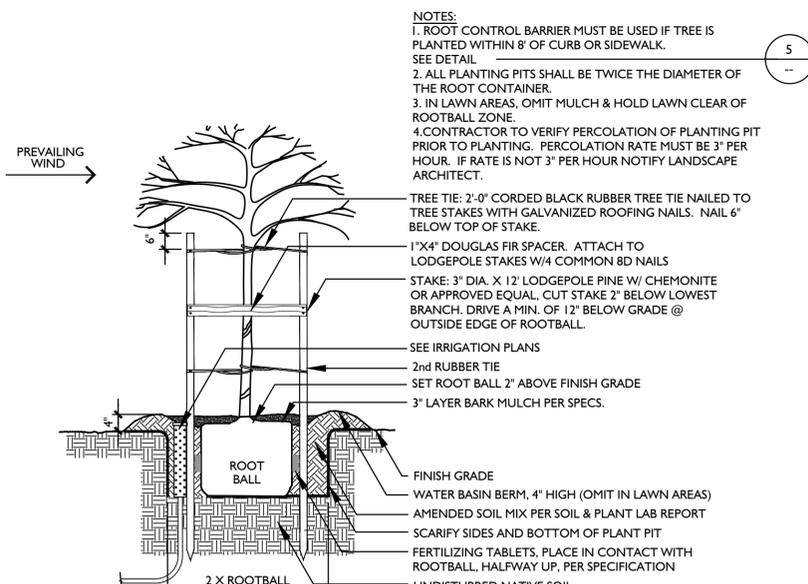


Plant Quantity Chart

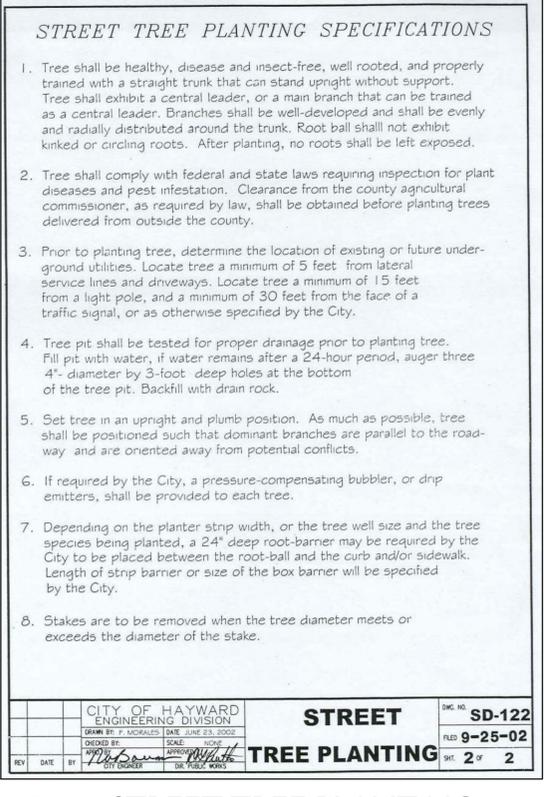
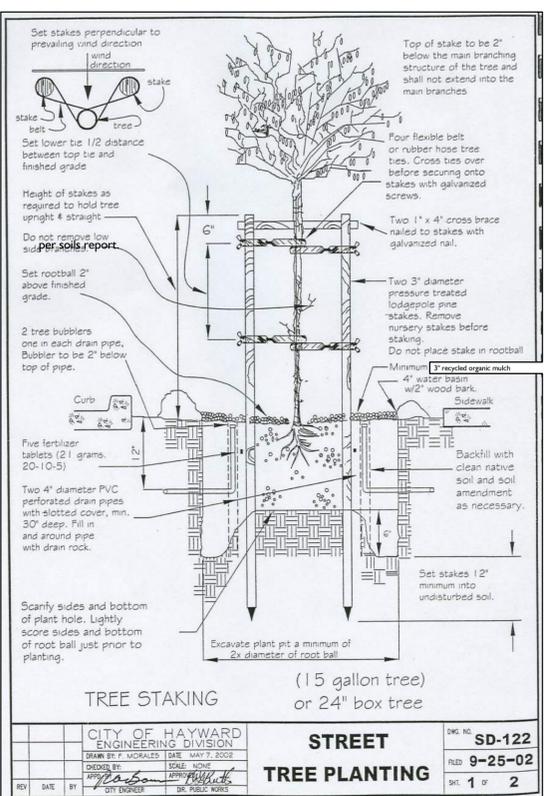
Spacing	# of Plants/S.F.
6" o.c.	4.60
8" o.c.	2.60
12" o.c.	1.15
18" o.c.	.512
24" o.c.	.290
30" o.c.	.185
36" o.c.	.128
42" o.c.	.087
48" o.c.	.063



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6 STREET TREE PLANTING
 1" = 1'-0"

GROVE WAY

HAYWARD
 CALIFORNIA

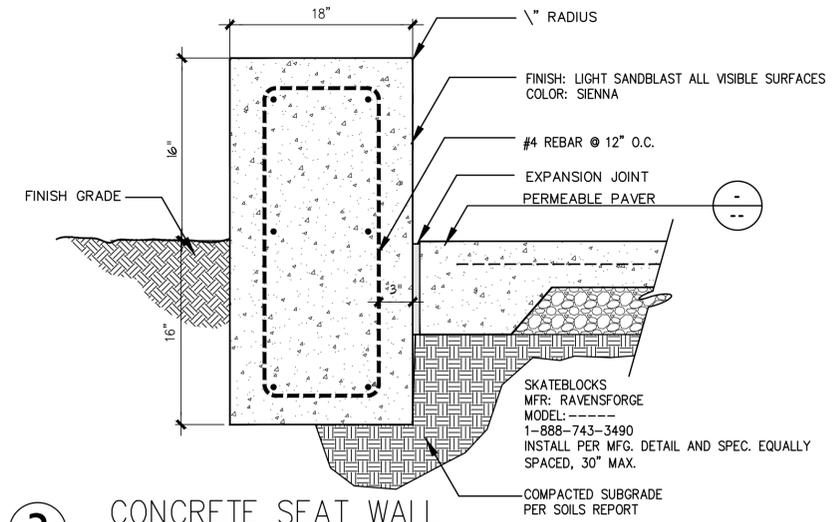
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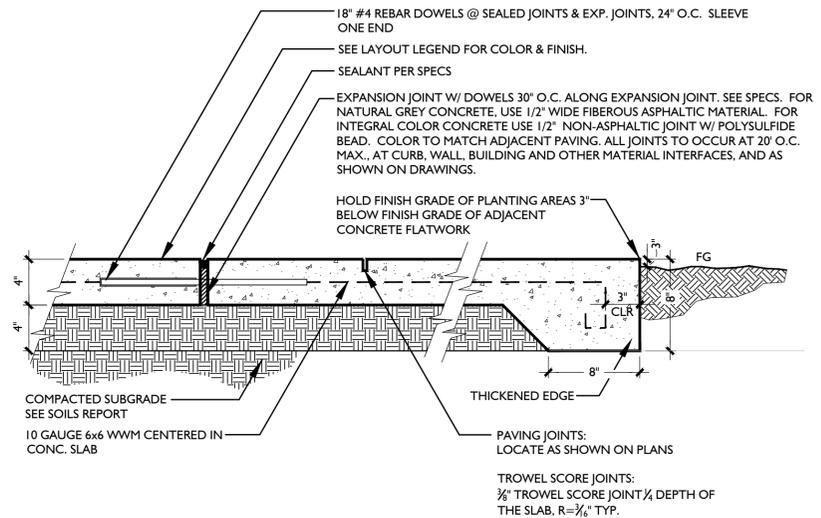
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 SCALE:

CONCEPTUAL LANDSCAPE DETAILS

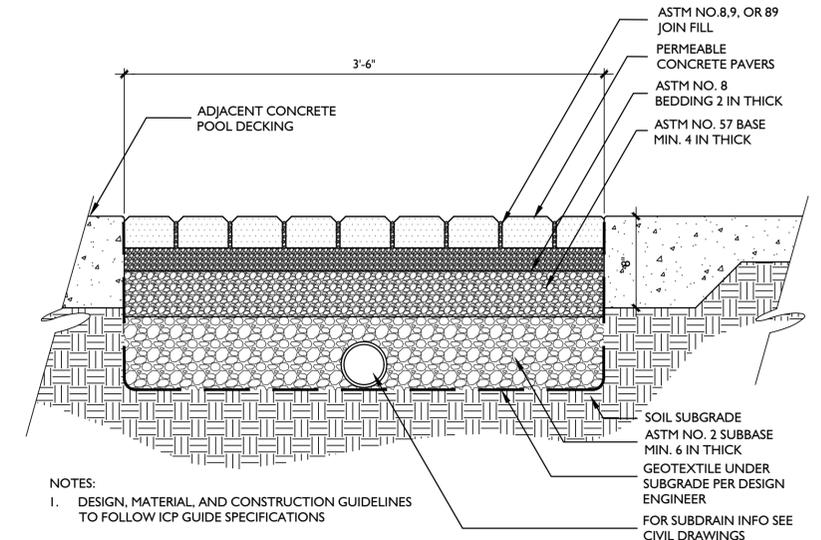
L4.2



3 CONCRETE SEAT WALL
 SCALE: 1-1/2" = 1'-0"

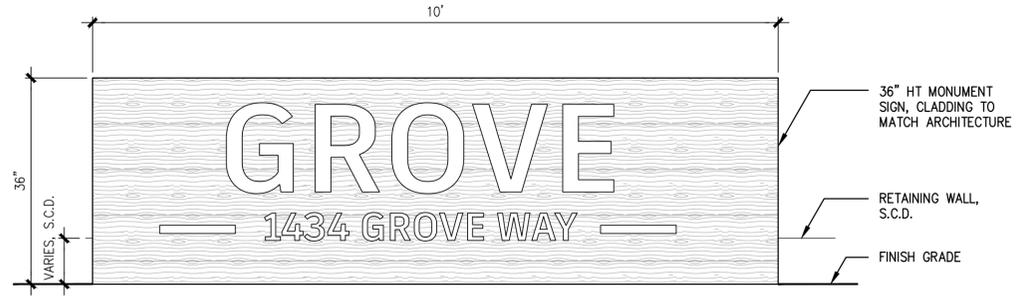


2 PEDESTRIAN CONCRETE PAVING
 SCALE: 1 1/2" = 1'-0"

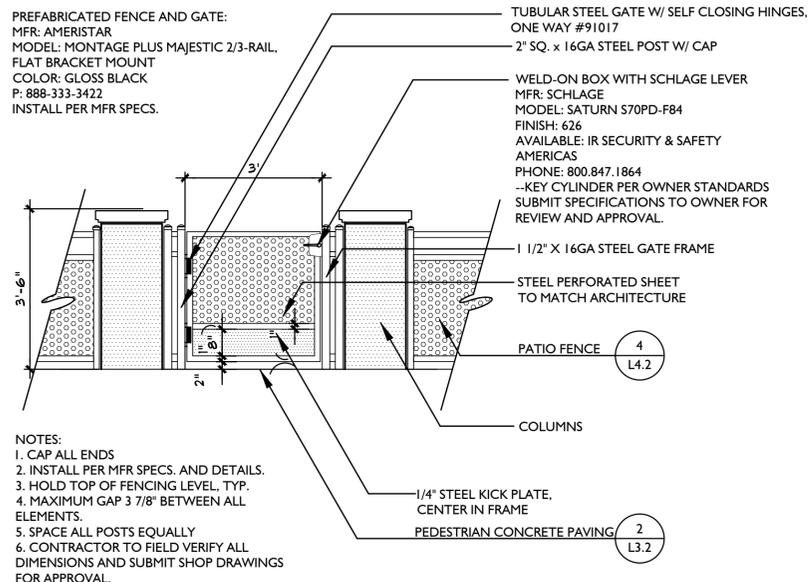


1 PERMEABLE PAVERS
 SCALE: 1-1/2" = 1'-0"

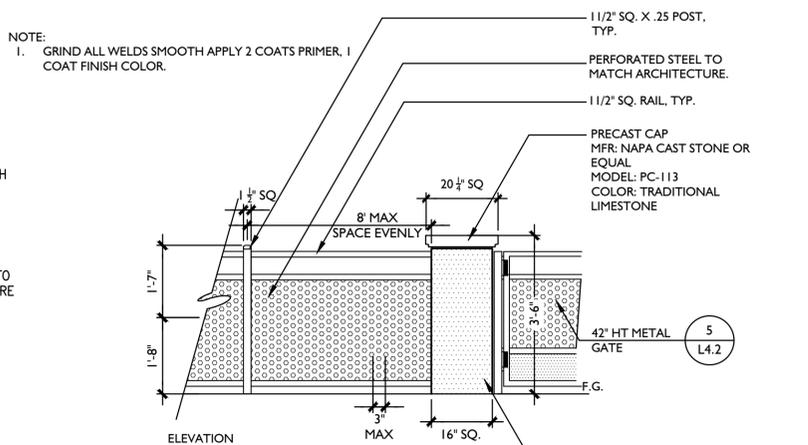
I HAVE COMPLIED WITH THE CRITERIA OF CITY OF HAYWARD BAY FRIENDLY WATER EFFICIENT LANDSCAPE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE AND IRRIGATION DESIGN PLANS.
 SIGNATURE 6/21/23



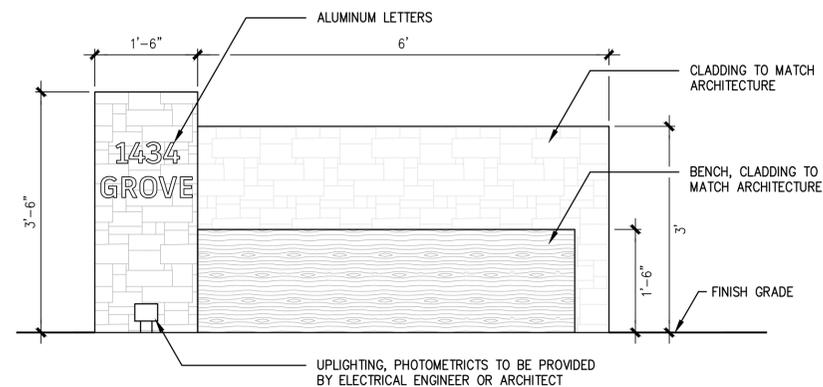
6 36" HT MONUMENT SIGN
 SCALE: 3/4" = 1'-0"



5 42" METAL GATE
 SCALE: 1/2" = 1'-0"



4 PATIO FENCE - ELEVATION
 SCALE: 1/2" = 1'-0"



7 BENCH AND ILLUMINATED ENTRY MONUMENT
 SCALE: 3/4" = 1'-0"