TOWNHOMES at

22872 MAIN STREET

HAYWARD,CA by

HAMAARA TECH.

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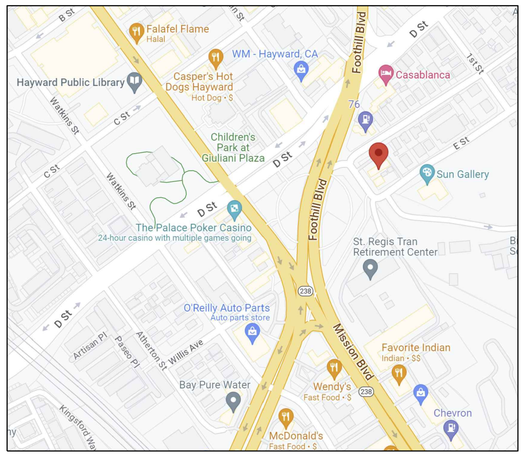
SAN JOSE, CA
925-321-5550

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

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

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



VICINITY MAP
SCALE: N.T.S.

Index Of Drawings

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

GENERAL NOTES

1. ALL CONSTRUCTION SHALL EXCEED THE LATEST EDITION OF CODES ADOPTED BY THE LOCAL GOVERNING AGENCIES.

2. THESE PLANS ARE FOR GENERAL CONSTRUCTION ONLY. THEY ARE NOT EXHAUSTIVELY DETAILED NOR FULLY SPECIFIED. IT IS RESPONSIBILITY OF CONTRACTOR TO SELECT , VERIFY , RESOLVE, AND INSTALL ALL MATERIALS & EQUIPMENTS.

3. THE ARCHITECT WILL NOT BE OBSERVING THE CONSTRUCTION OF THIS PROJECT. THE OWNER/CONTRACTOR IS SOLELY RESPONSIBLE FOR THE QUALITY CONTROL AND CONSTRUCTIONS STANDARDS FOR THIS PROJECT.

4. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR COMPLIANCE WITH ALL RECOMMENDATIONS OF THE SOILS REPORT INCLUDING CONSTRUCTION GRADING , DRAINAGE & FOUNDATION INSPECTION.THE CONTRACTOR SHALL HAVE THE SOILS ENGINEER REVIEW AND APPROVE IN WRITING THAT THE FOUNDATION AND SITE DESIGN ARE IN CONFORMANCE WITH SOILS REPORT PRIOR TO COMMENCEMENT OF WORK

5. PRIOR TO CONTRACTOR REQUESTING FOUND. INSPECTION THE SOIL ENGINEER SHALL ADVICE THE BUILDING OFFICIAL IN WRITING THAT A) THE BUILDING EXCAVATION & PAD WERE PREPARED IN ACCORDANCE WITH SOILS REPORT B) THE FOUNDATION FORMING AND GRADING COMPLY WITH SOILS REPORT AND APPROVED PLANS

6. SOIL ENGINEER SHALL BE RETAINED TO PROVIDE OBSERVATION & TESTING SERVICES DURING THE GRADING AND FOUNDATION PHASE OF CONSTRUCTION PER SOIL REPORT RECOMMENDATIONS INSPECTION AND TESTING REPORTS SHALL BE SUBMITTED TO THE BUILDING DEPARTMENT.

7. ALL DOWNSPOUTS WILL BE CONNECTED TO AN APPROVED DRAIN SYSTEM.

8. FINISH GRADE WILL SLOPE AWAY FROM BUILDING PERIMETER AT A MINIMUM OF 2% FOR 5' AWAY FROM THE BUILDING OR AS INDICATED IN THE SOILD REPORT.

9. ALL EXTERIOR HARD SURFACES (INCLUDING TERRACES) SHALL BE INSTALLED WITH A 1% MINIMUM SLOPE AND SHALL DRAIN AWAY FROM THE BUILDING. DRAINAGE SWALES SHALL HAVE A MINIMUM SLOPE OF 2%. MAXIMUM ALLOWABLE GRADED SLOPE IS 3 HORIZONTAL TO 1 VERTICAL 33%.

10. LOT GRADING SHALL CONFORM AT THE PROPERTY LINES AND SHALL NOT SLOPE TOWARD PROPERTY LINES IN A MANNER WHICH WOULD CAUSE STORM WATER TO FLOW ONTO NEIGHBORING PROPERTY. HISTORIC DRAINAGE PATTERNS SHALL NOT BE ALTERED IN A MANNER TO CAUSE DRAINAGE PROBLEMS TO NEIGHBORING PROPERTY.

11. ALL CONTRACTORS AND SUBCONTRACTORS SHALL IMPLEMENT CONSTRUCTION BEST MANAGEMENT PRACTICES TO PROTECT STORM WATER QUALITY AND PREVENT POLLUTANTS FROM ENTERING THE STORM DRAIN SYSTEM. FAILURE TO IMPLEMENT AND COMPLY WITH THE APPROVED CONSTRUCTION BEST MANAGEMENT PRACTICES WILL RESULT IN THE ISSUANCE OF CORRECTION NOTICES, CITATIONS, OR STOP ORDERS.

PROJECT INFORMATION

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

PLEASE SEE DETAILED PROJECT DATA ON SHEET A1a

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

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

PDU padhyay 04/27/23

02/09/2024

△ 10/16/23 REVISED PER PLANNING REVIEW COMMENTS 09/07/23
△ 08/02/23 REVISED PER PLANNING REVIEW COMMENTS 06/12/23

TITLE : COVER PAGE
SCALE :-
DATE : 3/24/22
DESIGN BY : PAULOMI U.
DRAWN BY : YAVI DESIGN SOLUTIONS

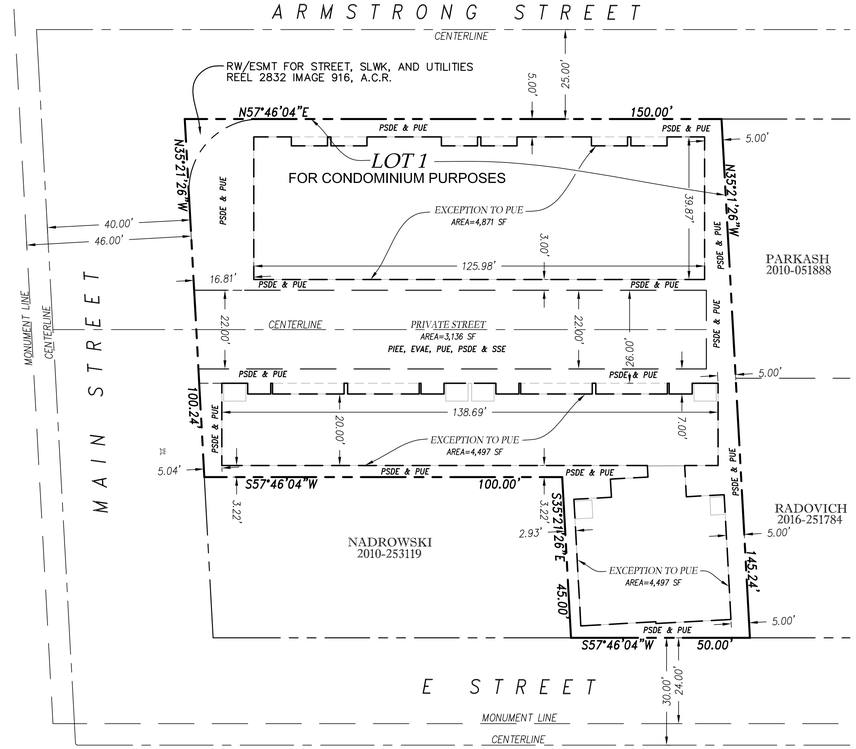
A0

TENTATIVE TRACT 8678

A ONE LOT SUBDIVISION FOR CONDOMINIUM PURPOSES

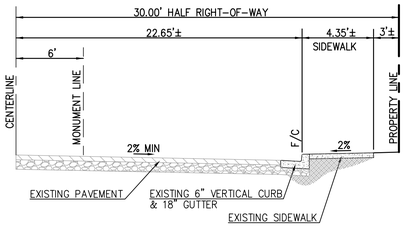
22872 MAIN STREET

CITY OF HAYWARD CALIFORNIA



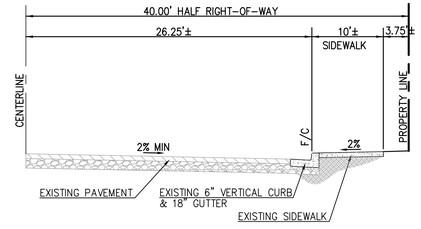
PROPOSED SUBDIVISION PLAN

SCALE: 1"=20'



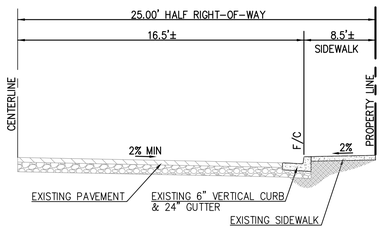
E STREET - TYPICAL 1/2 R/W

NOT TO SCALE



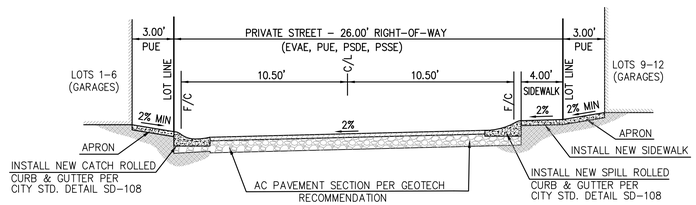
MAIN STREET - TYPICAL 1/2 R/W

NOT TO SCALE



ARMSTRONG STREET - TYPICAL 1/2 R/W

NOT TO SCALE



PRIVATE STREET - TYPICAL SECTION

NOT TO SCALE

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)

1 inch = 20 ft.

VICINITY MAP

NOT TO SCALE

LEGEND

SYMBOL	DESCRIPTION
	HINGE LINE/TOP/TOE
	CONCRETE V-DITCH
	GRADED SWALE
205 / 202	CONTOUR LINES
	PROPERTY LINE
	RIGHT-OF-WAY LINE
	EASEMENT LINE
	CENTERLINE (℄)
	FENCE (CHAIN LINK)
	DRIVEWAY
	CURB, GUTTER & SIDEWALK
	RETAINING WALL & SUBDRAIN
	CITY STANDARD BARRICADE
8"W / 8"W	WATER LINE AND VALVE
8"SS / 8"SS	SANITARY SEWER LINE AND MANHOLE OR CLEANOUT
15"SD / 15"SD	STORM DRAIN MAIN & MANHOLE
SDCO	SD CLEANOUT & PERFOTED SUBDRAIN
WM / WM	WATER LATERAL / METER
4"SS	SSCO & SEWER LATERAL
	PVC PIPE & CLEANOUT AS NOTED
	DRAIN INLET
RELOCATED	FIRE HYDRANT
	STREET LIGHT
	PULL BOX (AS NOTED)
E / E	ELECTRICAL CONDUIT
G / G G G	GAS MAIN
T / T T T	TELEPHONE CONDUIT
	STREET MONUMENT
	BOLLARD
	JOINT POLE w/ GUY ANCHOR
2%	PERCENT GRADE
	CONTROL POINT
BR #1	BIO RETENTION NUMBER
	TREE

ABBREVIATIONS

AB	AGGREGATE BASE	N/B	NORTH BOUND
AC	ASPHALT CONCRETE	P	PAD
AD	AREA DRAIN	PA	PLANTER AREA
BC	BEGIN CURVE	PL, P/L	PROPERTY LINE
BM	BENCHMARK	PCC	PORTLAND CEMENT CONCRETE
BMP	BEST MANAGEMENT PRACTICE	PERF.	PERFORATED
BOT.	BOTTOM	PIEE	PRIVATE INGRESS, EGRESS EASEMENT
BSW	BACK OF SIDEWALK	PRC	POINT OF REVERSE CURVE
BVC	BEGIN VERTICAL CURVE	PROJ.	PROJECTED
BW	BOTTOM OF WALL (EXPOSED)	PSDE	PRIVARE STORM DRAIN EASEMENT
CL	CENTER LINE	PUE	PUBLIC UTILITY EASEMENT
CB	CATCH BASIN	PV	PAVEMENT/ASPHALT GRADE
CO	CLEAN OUT	PVI	POINT OF VERTICAL INFLECTION
CR	CURB RETURN	R=	RADIUS OF CURVE
DI	DRAIN INLET	△=	INCLUDED ANGLE OF CURVE
DS	ROOF DOWN SPOUT	L=	ARC LENGTH OF CURVE
EC	END CURVE	RCP	REINFORCED CONCRETE PIPE
EL	ELEVATION	RIM	RIM ELEVATION
EP	EDGE OF PAVEMENT	R/W	RIGHT OF WAY
EVC	END VERTICAL CURVE	S	SLOPE
EX	EXISTING	S/B	SOUTH BOUND
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT	SD	STORM DRAIN
FC, F/C	FACE OF CURB	SDCO	STORM DRAIN CLEANOUT
FDC	FIRE DEPARTMENT CONNECTION	SDE	STORM DRAIN EASEMENT
FF	FINISHED FLOOR	SDMH	STORM DRAIN MANHOLE
FG	FINISHED GRADE	SE	SIDEWALK EASEMENT
FH	FIRE HYDRANT	SF	SQUARE FEET
FL	FLOW LINE	S.O.	SIDE OPENING
FOGLN	FOG LINE (WHITE STRIPE)	SS	SANITARY SEWER
GB	GRADE BREAK	SSE	SANITARY SEWER EASEMENT
GI	GREASE INTERCEPTOR	SSCO	SANITARY SEWER CLEANOUT
GM	GAS METER	SSMH	SANITARY SEWER MANHOLE
GR	GRATE ELEVATION	STD	STANDARD
HP	HIGH POINT	TB	TOP OF BERM
IRR	IRRIGATION	TC	TOP OF CURB
JT	JOINT TRENCH	TW	TOP OF WALL
LF	LINEAL FEET	TYP	TYPICAL
LIP	LIP OF GUTTER	VC	VERTICAL CURVE
LP	LOW POINT	W	WATER LINE
MAX	MAXIMUM	WM	WATER METER
MH	MANHOLE		

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PROJECT GENERAL NOTES:

1.	OWNER(S) :	MURTHY AYYAGARI 3100 MOWRY AVE, SUITE 206 FREMONT, CA 94538
2.	DEVELOPER :	YAVI DESIGN SOLUTIONS 367 KILKARE RD SUNOL, CA 94586 CONTRACT: PAULOMI UPADHYAY TEL: 650-575-1014
3.	CIVIL ENGINEER :	STERLING CONSULTANTS 46560 FREMONT BOULEVARD, SUITE 205 FREMONT, CA 94538 CONTACT: DILIP S. KISHNANI, P.E., QSD TEL: 510-344-8956
4.	SOILS ENGINEER :	GEOENGINEERING CONSULTANTS 4125 BLACKFORD AVE, SUITE 145 SAN JOSE, CA 95117 CONTACT: KAMRAN GHIASSI, G.E. TEL: 925-321-5550
5.	APNs:	427-0001-046-01
6.	EXISTING LAND USE:	RESTAURANT
7.	PROPOSED LAND USE:	RESIDENTIAL
8.	SITE AREA:	17,260 SF (0.3962 ACRES)
9.	NUMBER OF LOTS :	ONE LOT SUBDIVISION FOR 12 CONDOMINIUMS
10.	GENERAL PLAN:	RETAIL AND OFFICE
11.	EXISTING ZONING:	URBAN NEIGHBOTHOOD (UN)
12.	WATER SYSTEM:	CITY OF HAYWARD
13.	SEWER SYSTEM:	CITY OF HAYWARD
14.	STORM DRAIN SYSTEM:	CITY OF HAYWARD
15.	GAS & ELECTRIC:	PACIFIC GAS & ELECTRIC (P.G.&E.)
16.	CABLE:	COMCAST CABLE
17.	TOPOGRAPHY:	EXISTING TOPOGRAPHY AS SHOWN IS PER FIELD SURVEY DONE BY STERLING CONSULTANTS IN NOVEMBER, 2022.
18.	BOUNDARY:	BOUNDARY AS SHOWN IS BASED ON A FIELD SURVEY DONE BY STERLING CONSULTANTS IN NOVEMBER, 2022.
19.	STREETS:	THE PROPOSED NEW STREET IS PRIVATE AND WILL BE MAINTAINED BY THE HOA.
20.	FLOOD ZONE:	ZONE-X; PANEL-06001C0287G
21.	GRADING:	GRADES SHOWN ARE PRELIMINARY AND SUBJECT TO CHANGE DURING FINAL DESIGN.
22.	DIMENSIONS:	LOT DIMENSIONS (SHOWN TO NEAREST TENTH OF A FOOT) AND AREAS SHOWN HEREIN ARE APPROXIMATE AND SUBJECT TO MINOR CHANGES DURING FINAL DESIGN.
23.	CONTOURS:	EXISTING CONTOURS ARE SHOWN AT 1-FOOT INTERVALS.
24.	UTILITIES:	ALL PROPOSED UTILITIES SHALL BE PLACED UNDERGROUND. ALL STORM DRAINS, SANITARY SEWERS AND WATER MAINS SHALL ADHERE TO MINIMUM SIZES & SLOPES PER THE GOVERNING AGENCIES.
25.	C3 COMPLIANCE:	A BIORETENTION SYSTEM WILL TREAT STORMWATER ON-SITE TO MEET C3 REQUIRMENTS. SEE SHEET TM4

SHEET INDEX

SHEET NO.	DESCRIPTION
TM1	TITLE SHEET - PROPOSED SUBDIVISION, NOTES & DETAILS
TM2	EXISTING CONDITION MAP & PRELIMINARY DEMOLITION PLAN
TM3	PRELIMINARY GRADING, DRAINAGE & UTILITY PLAN
TM4	PRELIMINARY STORMWATER CONTROL PLAN
TM5	FIRE ACCESS EXHIBIT

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

PREPARED BY, OR UNDER THE DIRECTION OF:
NOT APPROVED FOR CONSTRUCTION
REGISTERED PROFESSIONAL ENGINEER DILIP S. KISHNANI C 51620 STATE OF CALIFORNIA

PREPARED BY:
STERLING CONSULTANTS
46560 FREMONT BOULEVARD, SUITE NO. 205
FREMONT, CA 94538
1sterlingconsultants@gmail.com PHONE: 510.344.8955

PREPARED FOR:

MURTHY AYYAGARI
3100 MOWRY AVENUE, SUITE 206
FREMONT, CA 94538

APN: 427-0001-046-01 22872 MAIN STREET

TENTATIVE TRACT MAP 8678

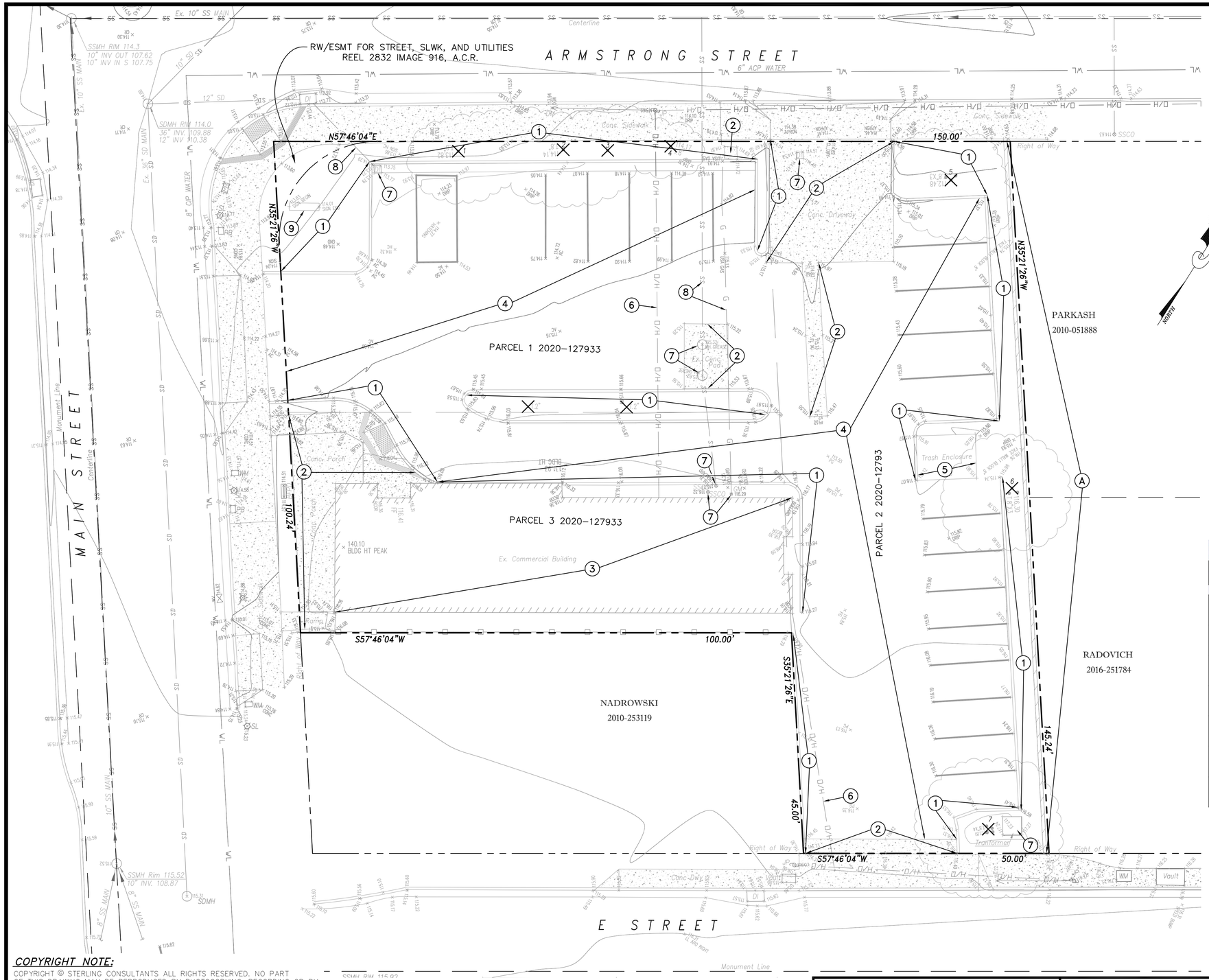
PROPOSED SUBDIVISION PLAN & NOTES

CITY OF HAYWARD COUNTY OF ALAMEDA CALIFORNIA

SHEET NO. TM1

1 OF 5 SHEETS

JOB NO. 2022-201



DEMOLITION LEGEND

- PROPERTY LINE
- SAWCUT LINE
- 103.45 27" OAK + TAG 3 — EX. TREE WITH GROUND ELEV., DBH,
- REMOVE EXISTING TREE
- REMOVE EXISTING AC/CONC./BUILDING

REMOVAL NOTES

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

PROTECTION NOTES

A. PROTECT EXISTING WALL

DEMOLITION NOTES

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

Tree Collection Data 22872 Main Street, Hayward CA 94541

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

Tree #	Name	DBH	Approx Height	Structure	Form	Overhall Condition/Vigor	Suitability/Notes	Assessed Value
1	Pyrus kawakamii	8"	15-20'	3	3	3 - Fair, small planter	Tree has been removed	$ 425.00
2	Pyrus kawakamii	8"	15-20'	3	3	3 - Fair, small planter	Tree has been removed	$ 425.00
3	Pyrus kawakamii	8"	15-20'	3	3	3 - Fair, small planter	Tree has been removed	$ 425.00
4	Pyrus kawakamii	8"	15-20'	3	3	3 - Fair, small planter	Tree has been removed	$ 425.00
5	Olea europea	8"+8"+8"	15-20'	3	3	3 - Fair to good	Tree has been removed	$ 1,108.00
6	Olea europea	8"+8"+8"	15-20'	3	3	3 - Fair to good	Tree has been removed	$ 1,108.00
7	Olea europea	8"+8"+8"	15-20'	3	3	2 - Fair to poor	Tree has been removed	$ 985.00

* TREE DATA FROM ARBORIST REPORT PREPARED BY WILL GREEN

Total Tree Assessed Value **$4,901.00**

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

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

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

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

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

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

LICENSED LAND SURVEYOR — HELMUT R. KORSTICK — NO. 7739 — STATE OF CALIFORNIA

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

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

REGISTERED PROFESSIONAL ENGINEER — DILIP S. KISHNANI — C 51620 — STATE OF CALIFORNIA

PREPARED BY:
STERLING CONSULTANTS
46560 FREMONT BOULEVARD, SUITE NO. 205
FREMONT, CA 94538
1sterlingconsultants@gmail.com PHONE: 510.344.8955

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

APN: 427-0001-046-01

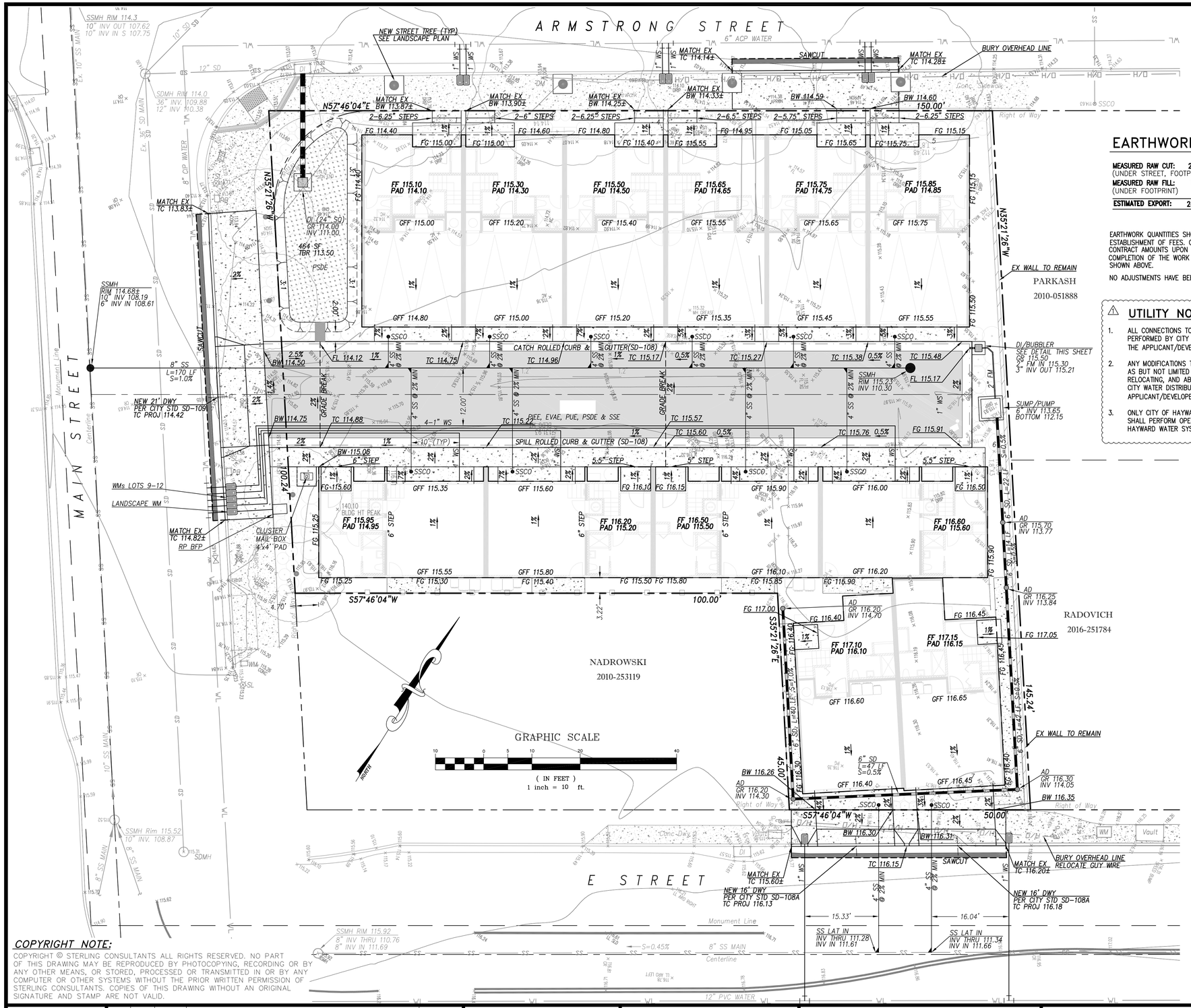
22872 MAIN STREET

TENTATIVE TRACT MAP 8678

EXISTING CONDITION MAP & PRELIMINARY DEMOLITION PLAN

CITY OF HAYWARD COUNTY OF ALAMEDA CALIFORNIA

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



EARTHWORK SUMMARY

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

EARTHWORK QUANTITIES SHOWN HEREON ARE APPROXIMATE ONLY FOR ESTABLISHMENT OF FEES. CONTRACTORS SHALL BASE BID AND OR CONTRACT AMOUNTS UPON THEIR OWN EARTHWORK ESTIMATES FOR COMPLETION OF THE WORK SHOWN HEREON, NOT ON THE QUANTITIES SHOWN ABOVE.

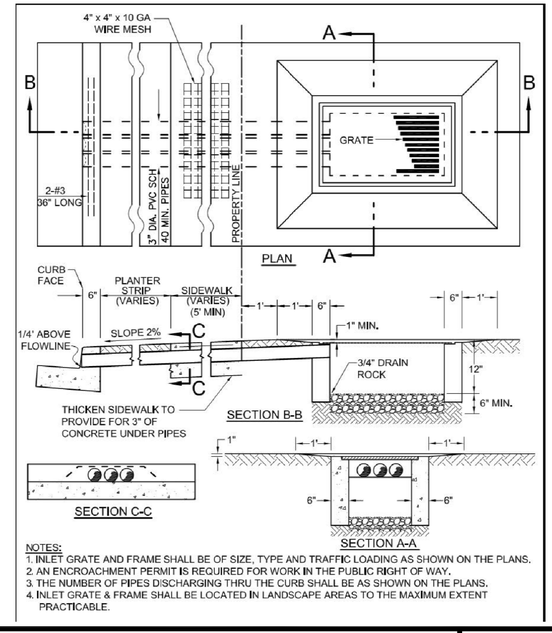
NO ADJUSTMENTS HAVE BEEN APPLIED FOR SHRINK OR SWELL.

⚠ UTILITY NOTES:

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

GRADING NOTES:

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



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

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

PREPARED BY, OR UNDER THE DIRECTION OF:
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REGISTERED PROFESSIONAL ENGINEER DILIP S. KISHIANI C 51620 STATE OF CALIFORNIA

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

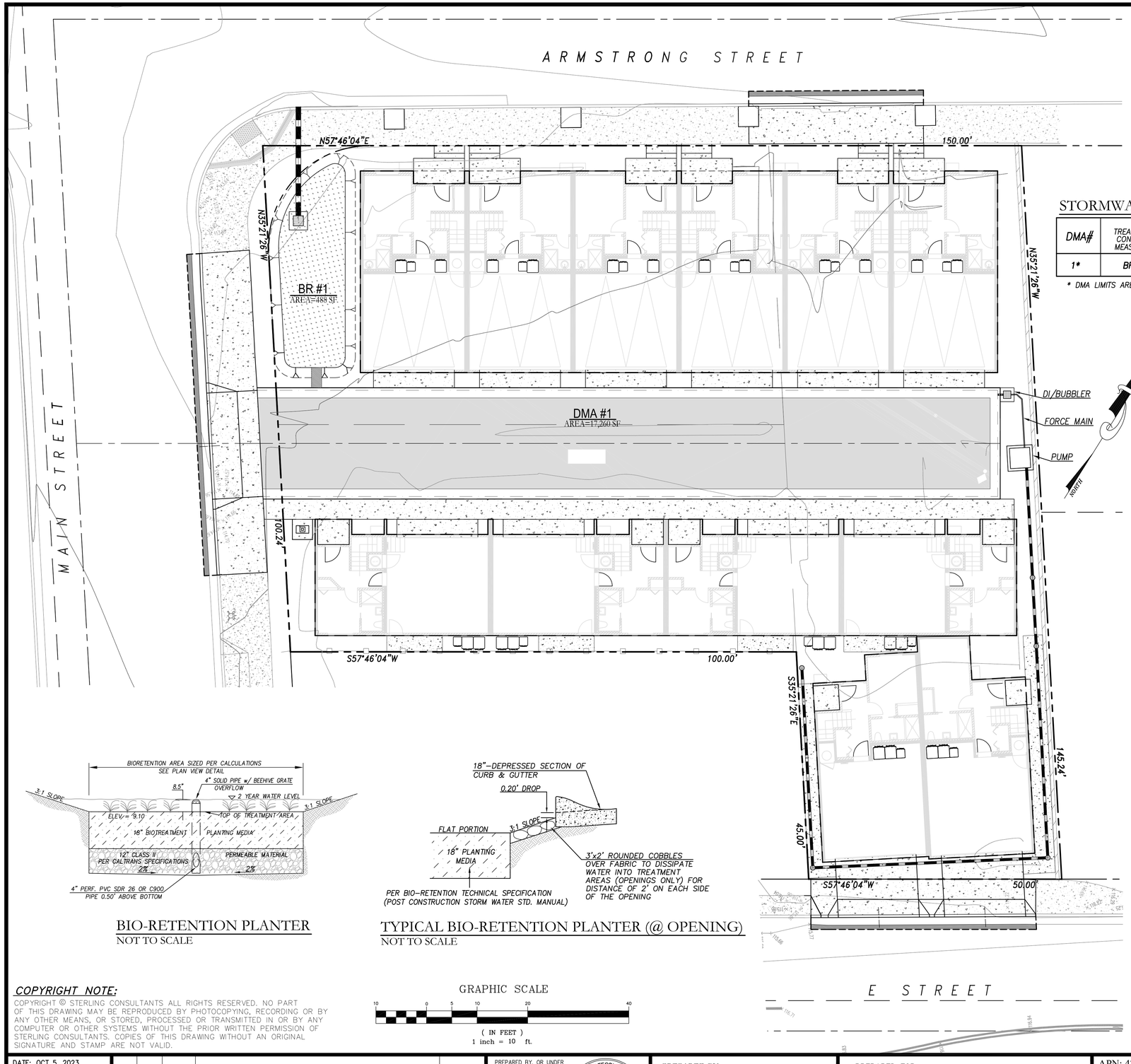
APN: 427-0001-046-01

22872 MAIN STREET

TENTATIVE TRACT MAP 8678
PRELIMINARY GRADING, DRAINAGE & UTILITY PLAN

CITY OF HAYWARD COUNTY OF ALAMEDA CALIFORNIA

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



SURFACE LEGEND

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

STORMWATER TREATMENT MEASURES SUMMARY TABLE

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

* DMA LIMITS ARE THE PROPERTY BOUNDARY

BIO-RETENTION PLANTER
NOT TO SCALE

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

Worksheet for Calculating the Combination Flow and Volume Method

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

1.0 Project Information

1-1	Project Name:	22872 Main	
1-2	City application ID:		
1-3	Site Address or APN:	22872 Main	
1-4	Tract or Parcel Map No:		
1-5	Site Mean Annual Precip. (MAP)[1]	19.0	Inches
	Refer to the Mean Annual Precipitation Map in Appendix D of the C.3 Technical Guidance to determine the MAP, in inches, for the site.		Click here for map
1-6	Applicable Rain Gauge[2]	Oakland	
	Enter "Oakland Airport" if the site MAP is 16.4 inches or greater. Enter "San Jose" if the site MAP is less than 16.4 inches.		

The calculations presented here are based on the **combination flow and volume hydraulic sizing method** provided in the Clean Water Program Alameda County C.3 Technical Guidance, Version 4.0. Please refer to Section 5.1 of the manual for detailed explanation of all incremental steps presented below.

MAP adjustment factor is automatically calculated as: 1.04

(The "Site Mean Annual Precipitation (MAP)" is divided by the MAP for the applicable rain gauge, shown in Table 5.2, below.)

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

2-1 Name of DMA: DMA 1

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

	Type of Surface	Area of surface type within DMA (Sq. Ft)	Adjust Pervious Surface	Effective Impervious Area
2-2	Impervious surface	14,070	1.0	14,070
2-3	Pervious service	3,190	0.1	319
	Total DMA Area (square feet) =	17,260		

2-4 ***Total Effective Impervious Area (EIA)*** 14,389 **Square feet**

2-5 ***Percentage of effective impervious area (EIA):*** 0.8

3.0 Calculate Unit Basin Storage Volume in Inches

Table 5-2: Unit Basin Storage Volumes (in inches) for 80 Percent Capture Using 48-Hour Drawdowns

		Unit Basin Storage Volume (in inches) for Applicable Runoff Coefficients			
Rain Gauge Location	Mean Annual Precip.) in inches	Coefficient of .25	Coefficient of .50	Coefficient of .75	Coefficient of 1.00
Oakland Airport	18.35	0.17	0.34	0.50	0.67
San Jose	14.4	0.14	0.28	0.42	0.56

3-1 ***Unit basin storage volume from Table 5.2:*** 0.67

(The coefficient for this method, in every case, is 1.00, due to the conversion of any landscaping to effective impervious area)

3-2 ***Adjusted unit basin storage volume:*** 0.69 **Inches**

(The unit basin storage volume is adjusted by applying the MAP adjustment factor.)

3-3 ***Required Capture Volume (in cubic feet):*** 832 **Cubic feet**

(The adjusted unit basin sizing volume [inches] is multiplied by the size of the DMA and converted to feet)

4.0 Calculate the Duration of the Rain Event

4-1 Rainfall intensity: 0.2 **Inches per hour**

4-2 Divide Item 3-2 by Item 4-1: 3.47 **Hours of Rain Event Duration**

5.0 Preliminary Estimate of Surface Area of Treatment Measure

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

6.0 Initial Adjustment of Depth of Surface Ponding Area

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

7.0 Optimize Size of Treatment Measure

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

8.0 Surface Area of Treatment Measure for DMA

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

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GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

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

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NOT APPROVED FOR CONSTRUCTION

REGISTERED PROFESSIONAL ENGINEER — DILIP S. KISHNANI — C 51620 — STATE OF CALIFORNIA

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FREMONT, CA 94538

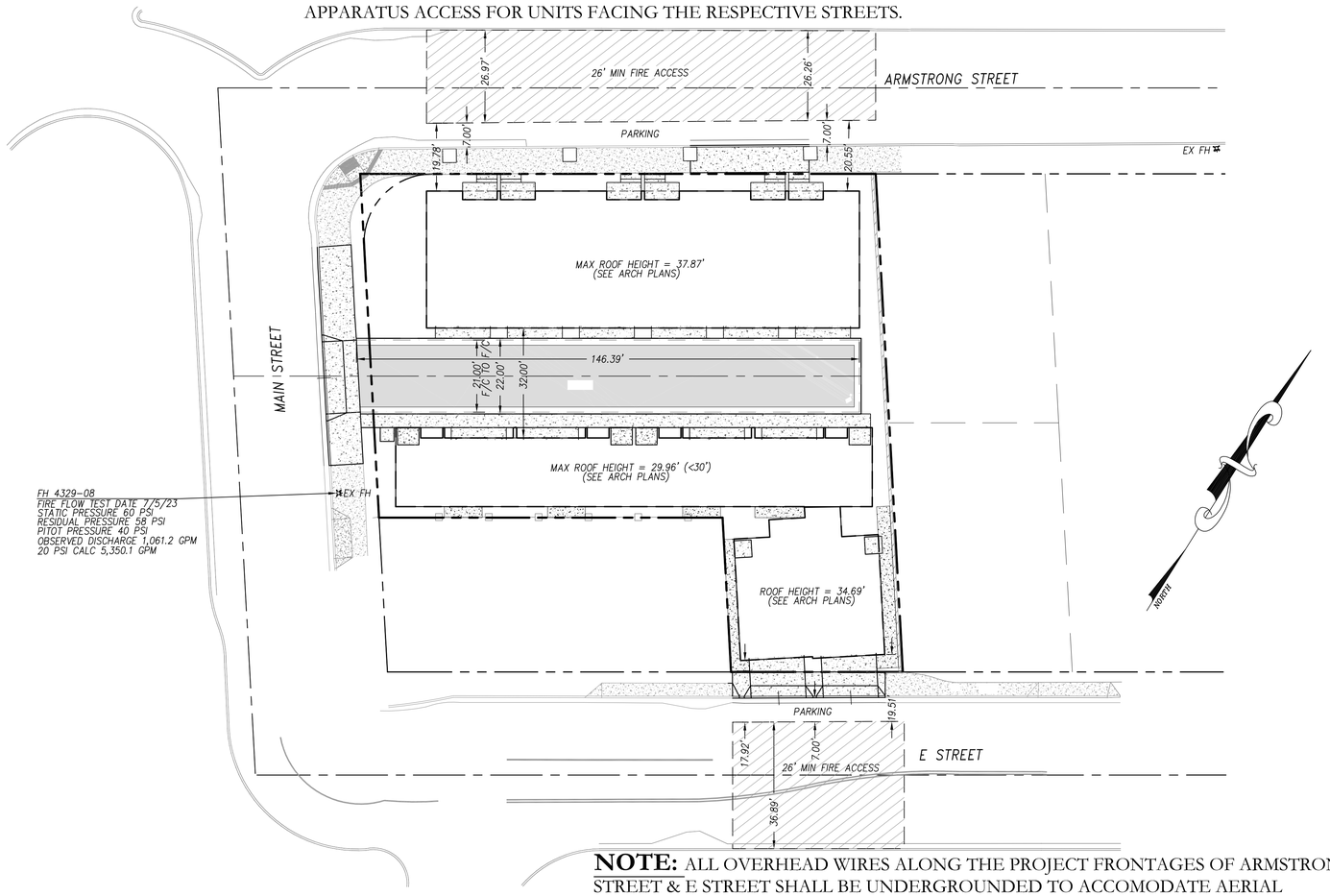
APN: 427-0001-046-01 — 22872 MAIN STREET

TENTATIVE TRACT MAP 8678
PRELIMINARY STORMWATER CONTROL PLAN

CITY OF HAYWARD — COUNTY OF ALAMEDA — CALIFORNIA

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

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



LEGEND

UNOBSTRUCTED CLEAR FIRE ACCESS LANE

EXISTING FIRE HYDRANT

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

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GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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

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FREMONT, CA 94538

APN: 427-0001-046-01 22872 MAIN STREET

TENTATIVE TRACT MAP 8678
FIRE ACCESS EXHIBIT

CITY OF HAYWARD COUNTY OF ALAMEDA CALIFORNIA

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

Project Data

Hamaara Tech.
22872 Main St.
Hayward, CA

Occupancy Group-R3

Zoning Dist.:	UN (Urban Neighborhood)
Existing Lot Size:	0.37 Acres
APN NO:	427-1-46-1
Construction Type	VA (ISO 1)
Land Use Designation	CC-ROC

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

Footprint Calcs:	
Armstron Street Facing Buildings	4822.635
Driveway Isle Buildings	4274.349 s.f.
Total Footprint	9097 s.f.

ALLOWABLE 75% PER LOT COVERAGE :
17259.724 sq.ft. X 75 % = 12,944.793 sq.ft.

LOT COVERAGE COMPLIED

NUMBER OF MODELS - 4
TYPE A, TYPE B, TYPE C & TYPE D
Each Three Story 4 Bed 3.5 Bath Townhouse

5. Proposed Habitable:

MODEL TYPE A		6 UNITS
Block scale for each unit		21' X 39'10"
Corner #1 & #6	First Floor Habitable Area	305.286 s.f.
	Second Floor Habitable Area	718.236 s.f.
	Third Floor Habitable Area	851.663 s.f.
	TOTAL	1875.185 s.f.
#2 #3 #4 #5	First Floor Habitable Area	305.286 s.f.
	Second Floor Habitable Area	704.095 s.f.
	Third Floor Habitable Area	837.523 s.f.
	TOTAL	1,846.904 s.f.
MODEL TYPE B		4 UNITS
Block scale for each unit		34'8" X 23'
#1 #2 #3 #4	First Floor Habitable Area	211.782 s.f.
	Second Floor Habitable Area	705.731 s.f.
	Third Floor Habitable Area	776.944 s.f.
	TOTAL	1,694.5 s.f.
MODEL TYPE C		1 UNIT
Block scale for each unit		21' X 40'6"
#1	First Floor Habitable Area	268.119 s.f.
	Second Floor Habitable Area	667.821 s.f.
	Third Floor Habitable Area	794.9 s.f.
	TOTAL	1,730.84 s.f.
MODEL TYPE D		1 UNIT
Block scale for each unit		21' X 44'
#1	First Floor Habitable Area	302.5 s.f.
	Second Floor Habitable Area	785.736 s.f.
	Third Floor Habitable Area	785.736 s.f.
	TOTAL	1,873.972 s.f.

3. OPEN USE SPACE PER TOWNHOME: Sq.Ft.
See Sheet A1d

Second Floor Level	(6) MODEL A = 20' X 8'4"	166.7X6=1000.2
	(4) MODEL B = 13' X 8'5"	109X4=436
	(1) MODEL C = 20' X 8'	160
Grade lvl	(1) MODEL D = 10'2" X8'2"	118
TOTAL Open Use Area		1,714.2 s.f.

OPEN USE SPACE PER home: COMPLIED

Attached (2) Car Garage w/ Each Unit
PUBLIC TRANSPORTATION WITHIN 1 MILE.

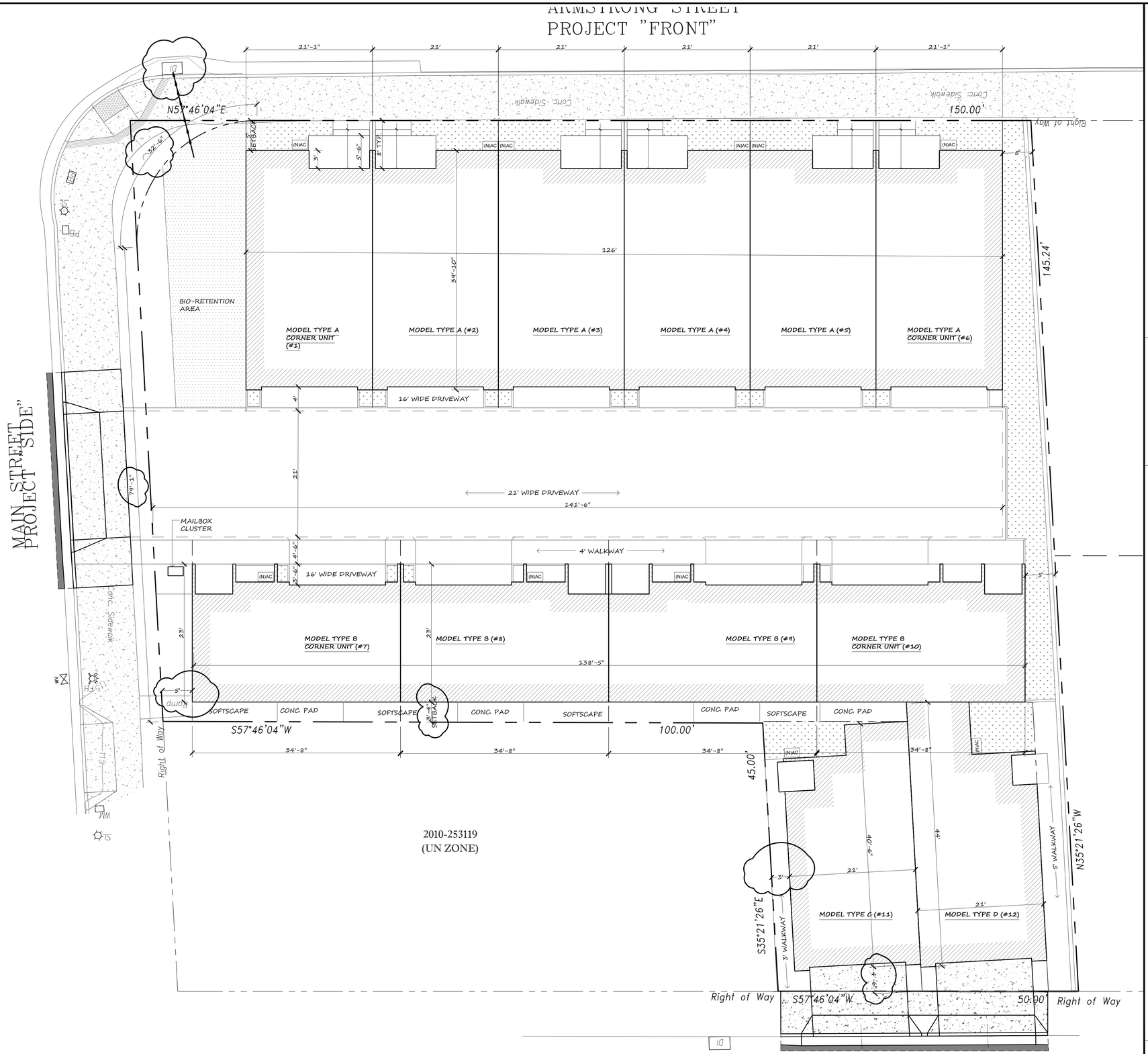
F.A.R. (FLOOR AREA RATIO) :-

ALLOWED MAX. F.A.R. IS 1.5
LOT SIZE IN Sq.FT. IS 17259.724 Sq.Ft.
17259.724 X 1.5 = 25,889.586 Sq.Ft BUILDABLE

PROPOSED BUILDING SIZE = 21,520.798 Sq.Ft.

6. Scope Of Work

A. Construct 12 Townhomes.
Each Consist of 4 Bed, 3.5 Bath, Living, Kitchen & Dining



SITE PLAN
SCALE: 1/8" :1'-0"

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

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

PDU padhyay
04/27/23

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

TITLE : General Siteplan & Project Data
SCALE :-
DATE : 3/24/22
DESIGN BY : PAULOMI U.
DRAWN BY : YAVI DESIGN SOLUTIONS

A1a

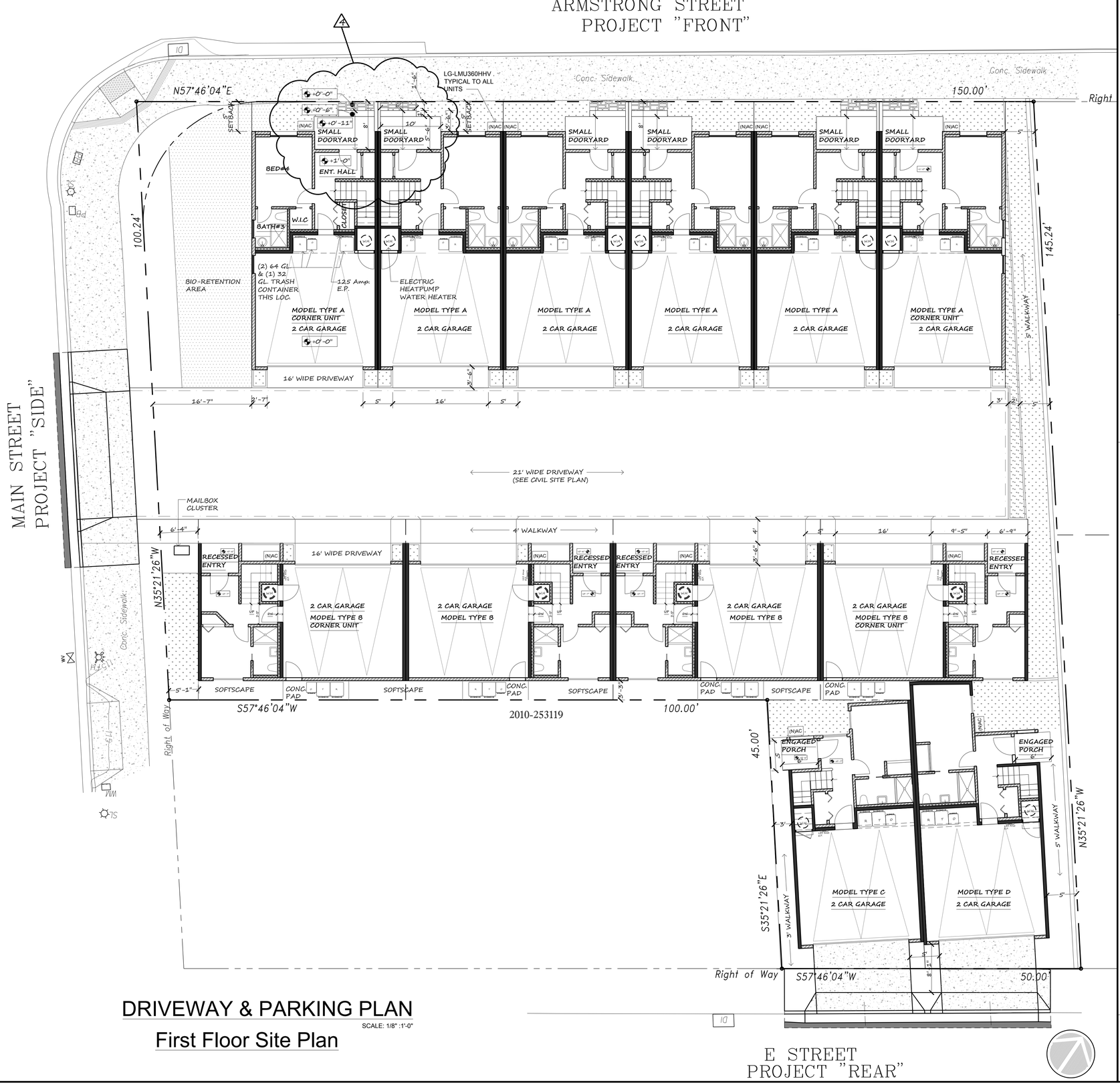
ARMSTRONG STREET
PROJECT "FRONT"

MAIN STREET
PROJECT "SIDE"

E STREET
PROJECT "REAR"

SYMBOLS LEGEND	
R	RECYCLE-64 Gl.
T	TRASH-64 GL
O	ORGANIC-32 GL
	PARKING SPOT
W.H.	HEATPUMP WATER HEATER
(N)AC	A/C COMPRESSOR UNIT
	LEVEL

TOTAL UNITS - 12
TOTAL PARKING - 24
2 PER UNIT



DRIVEWAY & PARKING PLAN

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

First Floor Site Plan

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

PDU pradhyay
04/27/23

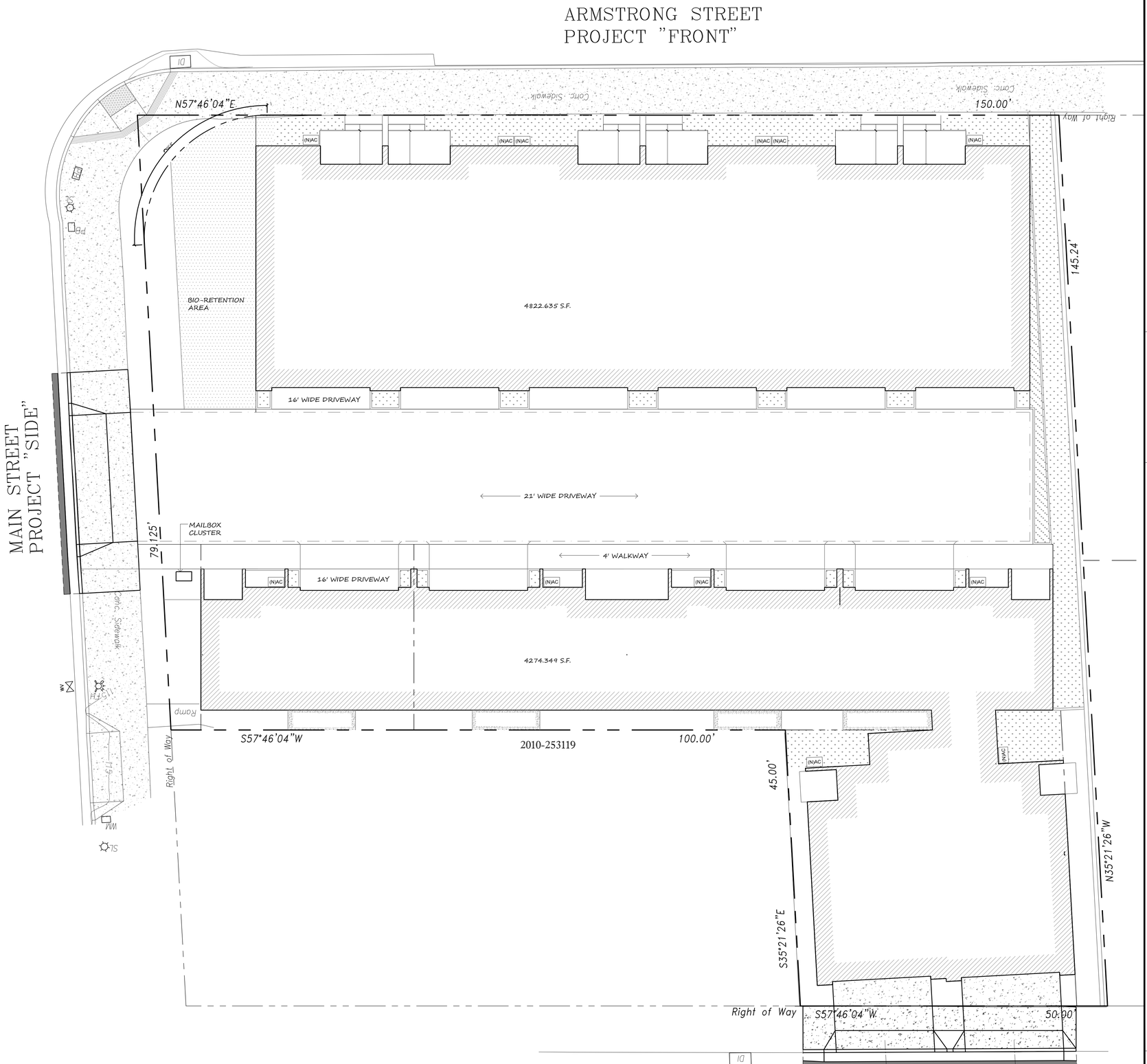
1	08/02/23 REVISED PER PLANNING REVIEW COMMENTS 06/12/23
2	10/16/23 REVISED PER PLANNING REVIEW COMMENTS 09/07/23
3	11/22/23 REVISED PER PLANNING REVIEW COMMENTS 11/17/23
4	01/10/24 REVISED PER PLANNING REVIEW COMMENTS 01/09/24

TITLE : Driveway & Parking Plan

SCALE :-
DATE : 3/24/22
DESIGN BY : PAULOMI U.
DRAWN BY : YAVI DESIGN SOLUTIONS

A1b

1.	(N) Proposed Footprint : See Sheet A1c (LOT COVERAGE)	
	Footprint Calcs:	
	Armstron Street Facing Buildings	4822.635
	Driveway Isle Buildings	4274.349 s.f.
	Total Footprint	9097 s.f.
	ALLOWABLE 75% PER LOT COVERAGE : 17259.724 sq.ft. X 75 % = 12,944.793 sq.ft.	
	LOT COVERAGE COMPLIED	



AREA DIAGRAM

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

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EMAIL:
YAVIDESIGNSOLUTIONS@GMAIL.COM

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

PDU *padhyay*
04/27/23

TITLE : Builging Area/Lot Area Diagram
DESIGN BY : PAULOMI U.
DRAWN BY : YAVI DESIGN SOLUTIONS
SCALE : -
DATE : 3/24/22

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

A1c

3.	OPEN USE SPACE PER TOWNHOME: Sq.Ft. See Sheet A1d	
Second Floor Level	(6) MODEL A = 20' X 8'4"	166.7X6=1000.2
	(4) MODEL B = 13' X 8'5"	109X4=436
	(1) MODEL C = 20' X 8'	160
Grade lvl	(1) MODEL D = 10'2" X8'2"	118
TOTAL Open Use Area		1,714.2 s.f.
	OPEN USE SPACE PER home: COMPLIED	
3.a	Minimum of 100 square feet of private open space per rowhouse, with a minimum width of 8 feet, and a minimum depth of 12 feet.	
	COMPLIED	
3.b	Required street setbacks and driveways may not be included in the private open space area calculation	
	COMPLIED	
3.c	Required open space must be located behind the main body of the primary structure	
	COMPLIED	

ARMSTRONG STREET
PROJECT "FRONT"

MAIN STREET
PROJECT "SIDE"

E STREET
PROJECT "REAR"

Conc. Sidewalk

Right of Way

150.00'

100.24'

145.24'

BIO-RETENTION AREA

PRIVATE OPEN USE 166.174 S.F.

PRIVATE OPEN SPACE 109 S.F.

OPEN SPACE 118 S.F. AT GRADE LEVEL

OPEN SPACE AREA 160 S.F.

21' WIDE DRIVEWAY

Ramp

100.00'

45.00'

50.00'

S57°46'04"W

2010-253119

OPEN USE AREA

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

Second Floor Site Plan

SYMBOLS LEGEND

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

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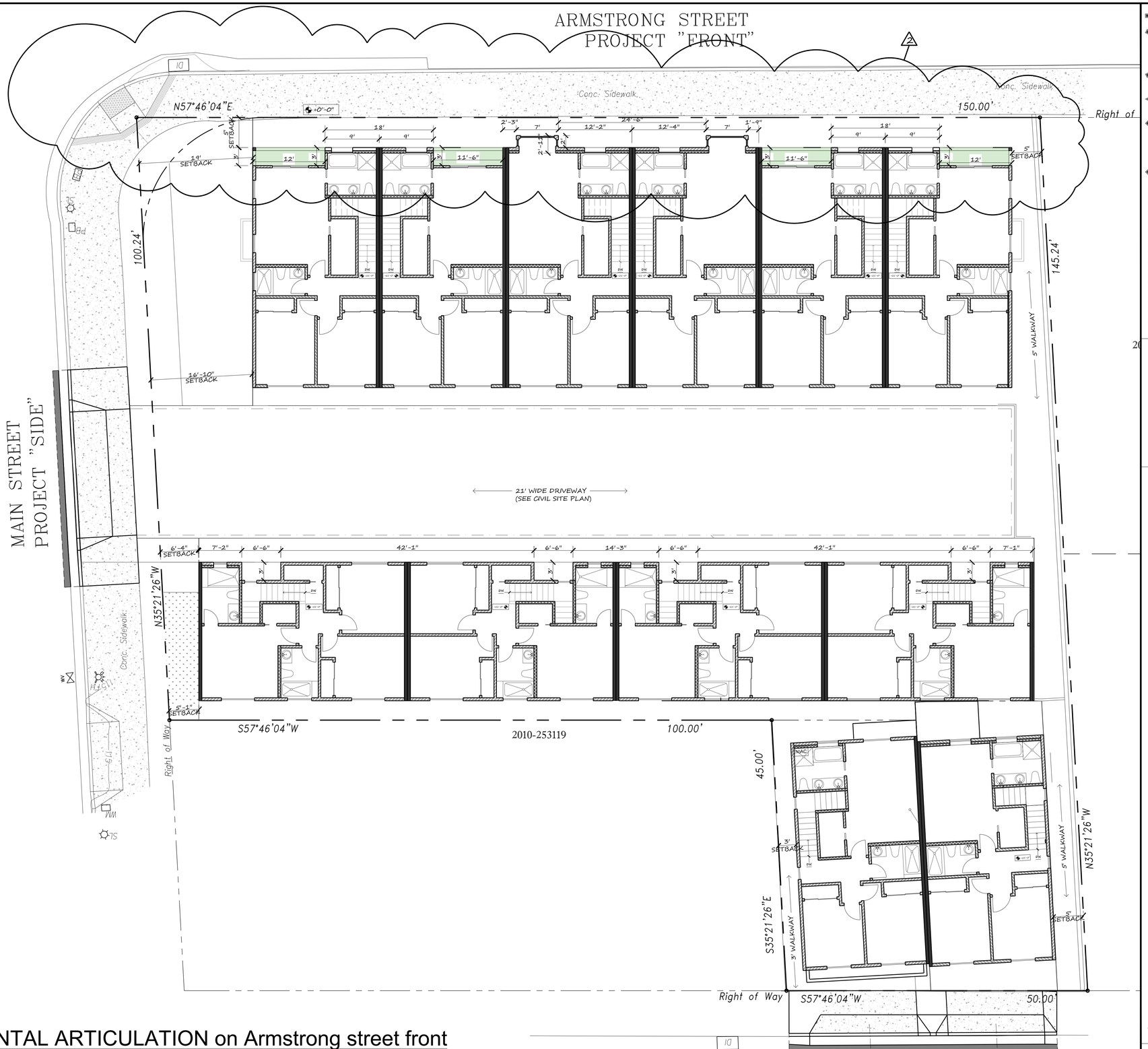
PROJECT : TOWNHOMES FOR HAMAARA TECH
22872 MAIN STREET, HAYWARD, CA

PDUpadhyay
04/27/23

△1 01/10/24 REVISED PER PLANNING REVIEW COMMENTS 01/09/24
△2 08/02/23 REVISED PER PLANNING REVIEW COMMENTS 06/12/23

TITLE : Open Use Area Diagram (Second Floor Site Plan)
DESIGN BY : PAULOMI U. DRAWN BY : YAVI DESIGN SOLUTIONS
SCALE :- DATE : 3/24/22

A1d



HORIZONTAL ARTICULATION on Armstrong street front

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

at Third Floor Site Plan

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

PDUpadhyay
04/27/23

△1 10/16/23
REVISED PER PLANNING
REVIEW COMMENTS
09/07/23

TITLE : Third Floor Site Plan

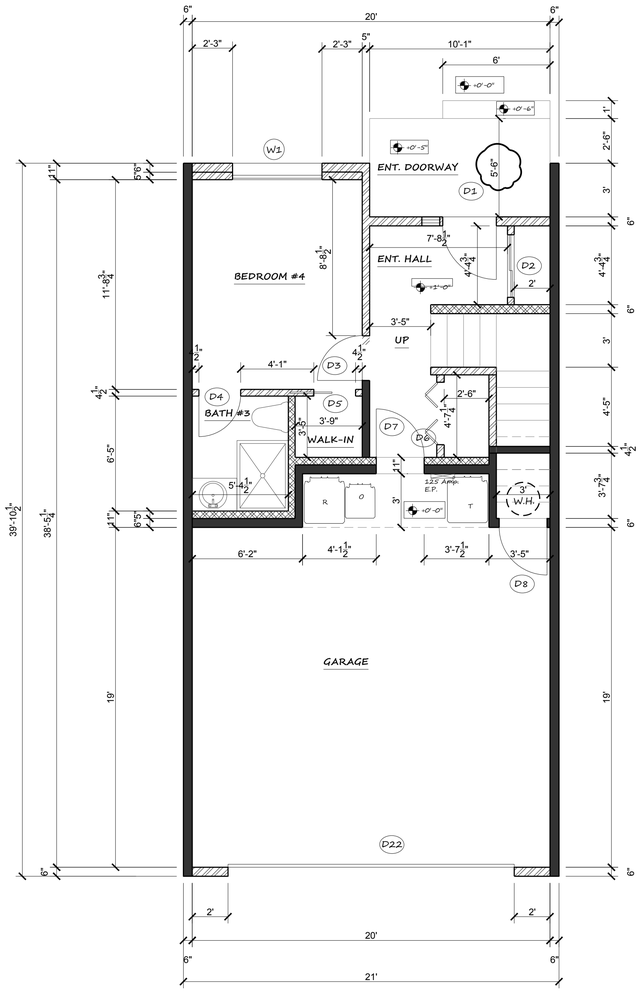
SCALE :-

DATE : 3/24/22

DESIGN BY : PAULOMI U.

DRAWN BY : YAVI DESIGN SOLUTIONS

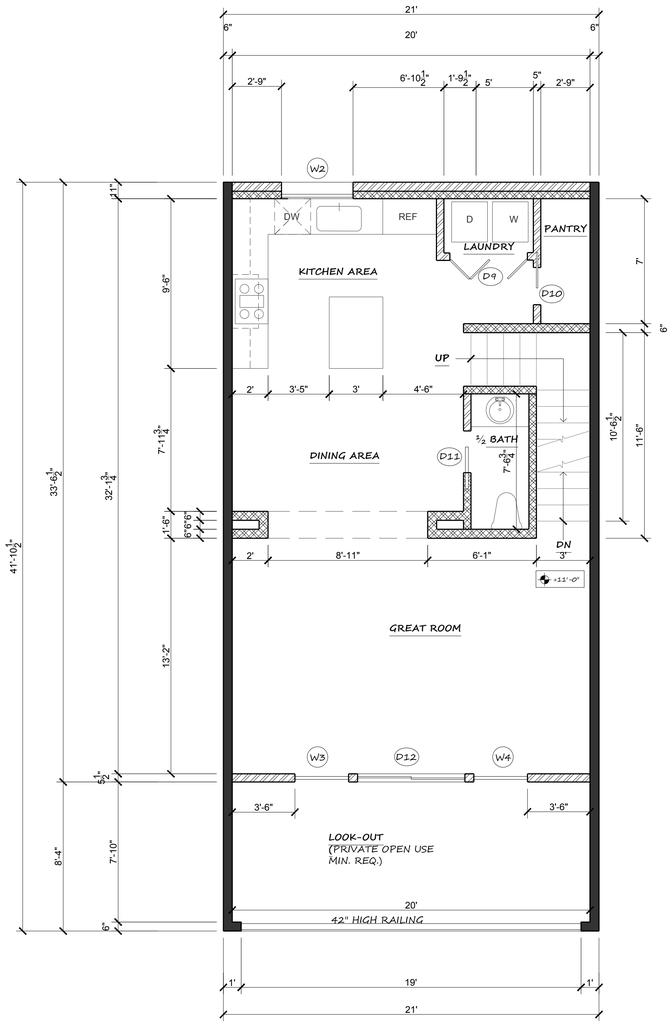
A1e



FIRST FLOOR PLAN (UNITS 3 &5)

UNIT 2 & 4 IS MIRROR

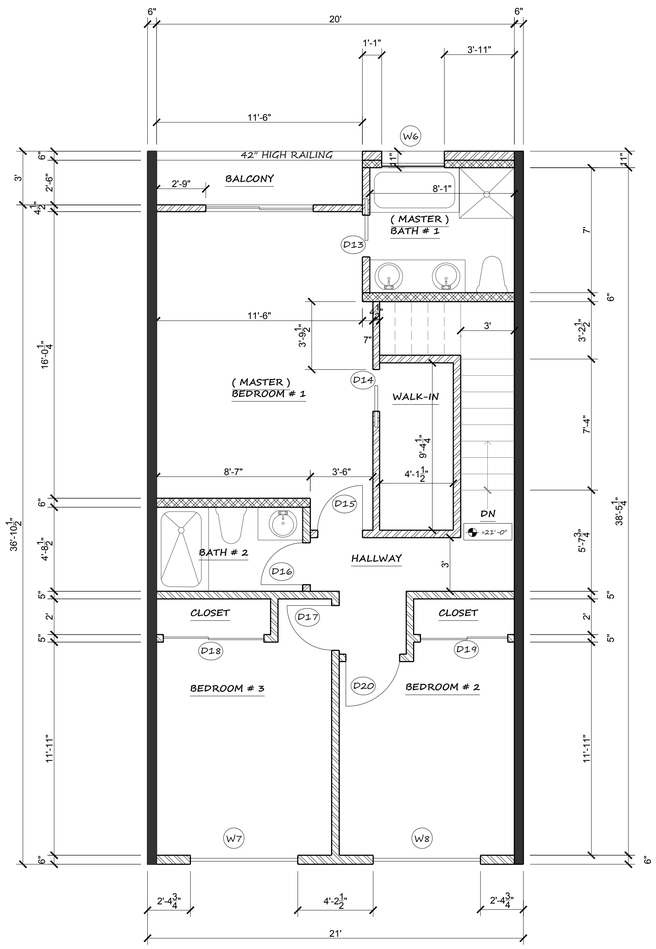
SCALE: 1/4" :1'-0"



SECOND FLOOR PLAN (UNITS 3 & 5)

UNIT 2 & 4 IS MIRROR

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



THIRD FLOOR PLAN (UNIT 5)

UNIT 2 IS MIRROR

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

LEGEND

	NEW WALL
	PLUMBING WALLS OR CHASE
	PARTY WALL 1-HR SEPERATION
1 / A1	DETAIL NO. OF SHT. & LOCATION. DIRECTION OF CUT VIEW
W1	WINDOW NOS.
D1	DOOR NOS.

MODEL TYPE A : (MIDDLE) UNITS 2 TO 5

WINDOW SCHEDULE (VERIFY SIZES)

	NO.	(W X H) SIZE	STYLE	MATERIAL	TYPE	REMARKS
EGRESS	W1	5'-0" X 3'-0"	SLIDER	VINYL CLAD	TEMP. GLASS	ALL WINDOWS SHOULD HAVE A MAXIMUM U-VALUE OF 0.3 AND 023 CFJC MUST BE NFRC RATED & LABELED PER STATE ENERGY CODE (CAC 10-103(a)2A)
		5'-0"X 1'-0"	SLIDER			
	W2	4'-0"X 3'-0"	SLIDER			
	W3	3'-0"X 6'-0"	FIXED			
	W4	3'-0"X 6'-0"	FIXED			
EGRESS	W5	4'-0"X 4'-0"	SWING (UPPER-MID)			
		4'-0"X 2'-8"	FIXED (LOWER-MID)			
		1'-6"X 4'-0"	FIXED (UPPER-CORNERS)			
		1'-6"X 2'-8"	FIXED (LOWER-CORNERS)			
	W6	3'-6"X 2'-0"	SLIDER			
EGRESS	W7	6'-0"X 4'-0"	SLIDER			
EGRESS	W8	6'-0"X 4'-0"	SLIDER			

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

WINDOW SCHEDULE (VERIFY SIZES)

	NO.	(W X H) SIZE	STYLE	MATERIAL	TYPE	REMARKS
EGRESS	W9 PAIR (X2)	2'-8" X 5'-0"	SINGLE HUNG-MID	VINYL CLAD	TEMP. GLASS	ALL WINDOWS SHOULD HAVE A MAXIMUM U-VALUE OF 0.3 AND 023 CFJC MUST BE NFRC RATED & LABELED PER STATE ENERGY CODE (CAC 10-103(a)2A)
		2'-8" X 2'-2"	FIXED-LOWER			
		2'-8" X 1'-4"	FIXED-UPPER			
	W10	1'-0"X 3'-0"	FIXED - UPPER			
		1'-0"X 2'-0"	FIXED - LOWER			
	W11	1'-0"X 3'-0"	FIXED - UPPER			
		1'-0"X 2'-0"	FIXED - LOWER			

DOOR SCHEDULE (VERIFY SIZES)

NO.	(W X H) SIZE	STYLE	MATERIAL	TYPE	REMARKS
D1	3'-0"x6'-8" 1'-0"x6'-8"	SWING/RATED SIDELIGHT	WOOD / MTL	EXTERNAL	DOORS # 1 TO BE 1-3/8" THK. (20 MIN. FIRE RESISTANCE RATED)
D2	4'-0"x6'-8"	SLIDER/CLOSET	WOOD / VINYL	PANEL	
D3	2'-6"x6'-8"	SWING	WOOD / VINYL	PANEL	
D4	2'-4"x6'-8"	SWING	WOOD / VINYL	PANEL	
D5	2'-4"x6'-8"	POCKET/CLOSET	WOOD / VINYL	PANEL	
D6	3'-6"x6'-8"	BI-FOLD/CLOSET	WOOD / VINYL	PANEL	
D7	3'-0"x6'-8"	SWING/RATED	WOOD / MTL	EXTERNAL	
D8	2'-8"x6'-8"	SWING	WOOD / VINYL	VENTED	ALL GLASS DOORS ARE DOUBLE PANE TEMPERED SAFETY GLASS w/ MAX. U-VALUE OF 0.3 & 023 CFJC MUST BE NFRC RATED & LABELED PER STATE ENERGY CODE (CAC 10-103(a)2A)
D9	4'-0"x6'-8"	BI-FOLD/LAUNDRY	WOOD / VINYL	VENTED	
D10	2'-4"x6'-8"	POCKET	WOOD / VINYL	PANEL	
D11	2'-46"x6'-8"	POCKET	WOOD / VINYL	PANEL	
D12	6'-0"x6'-8"	SLIDER	VINYL/GLASS	PANEL	
D13	2'-4"x6'-8"	POCKET	WOOD / VINYL	PANEL	
D14	2'-4"x6'-8"	POCKET	WOOD / VINYL	PANEL	
D15	2'-6"x6'-8"	SWING	WOOD / VINYL	PANEL	
D16	2'-4"x6'-8"	SWING	WOOD / VINYL	PANEL	
D17	2'-6"x6'-8"	SWING	WOOD / VINYL	PANEL	
D18	4'-6"x6'-8"	SLIDER	WOOD / VINYL	PANEL	
D19	5'-0"x6'-8"	SLIDER	WOOD / VINYL	PANEL	
D20	2'-6"x6'-8"	SLIDER	WOOD / VINYL	PANEL	
D21	3'-0"x6'-8"	BI-FOLD/LAUNDRY	WOOD / VINYL	VENTED	
D22	16'-0"x6'-8"	GARAGE/AUTO	WOOD / VINYL	PANEL	

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01/09/24

△ 10/16/23 REVISED PER PLANNING REVIEW COMMENTS
09/07/23

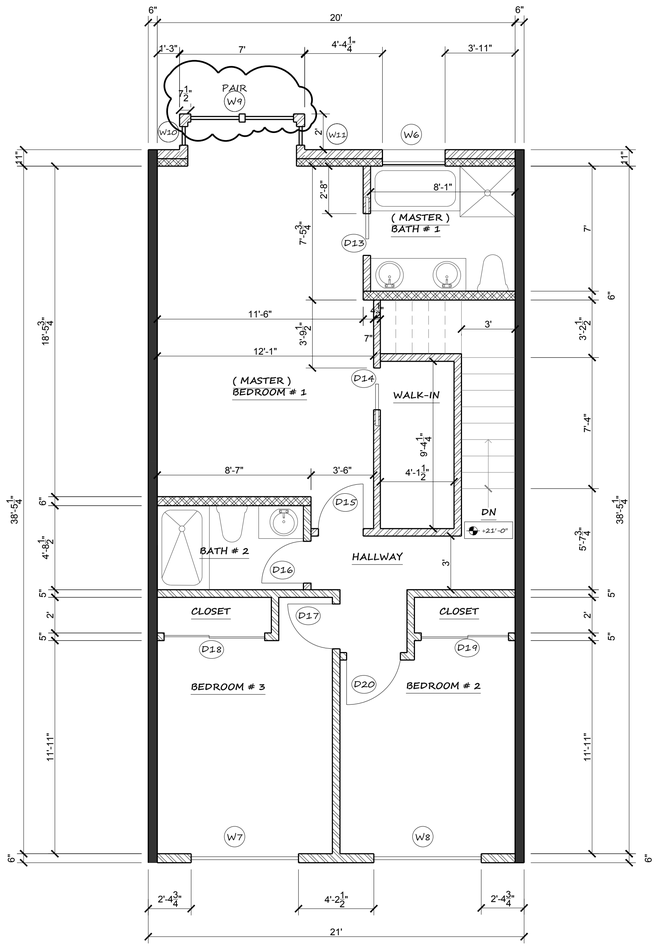
△ 08/02/23 REVISED PER PLANNING REVIEW COMMENTS
06/12/23

TITLE : Model "A" FLOOR PLANS

SCALE : -
DATE : 3/24/22

DESIGN BY : PAULOMI U.
DRAWN BY : YAVI DESIGN SOLUTIONS

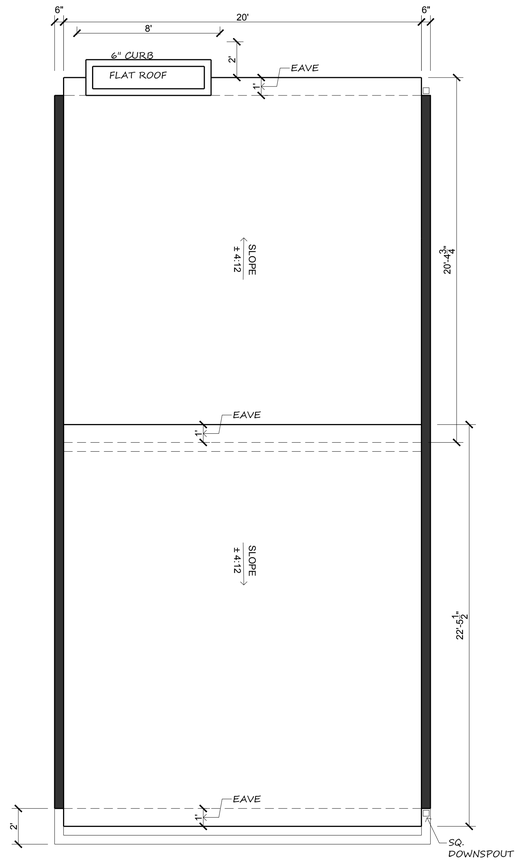
A2



THIRD FLOOR PLAN (UNIT 4)

UNIT 3 IS MIRROR

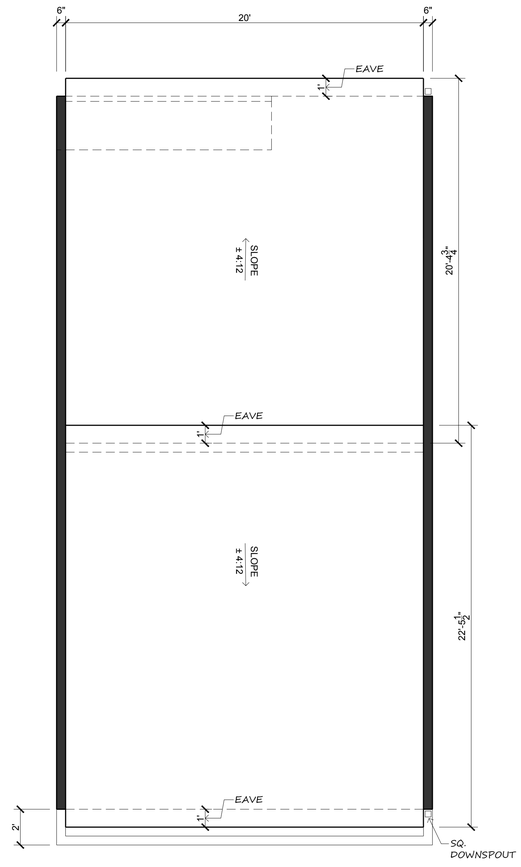
SCALE: 1/4" :1'-0"



ROOF PLAN (UNIT 4)

UNIT 3 IS MIRROR

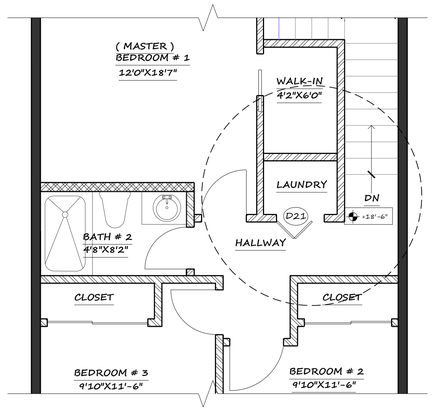
SCALE: 1/4" :1'-0"



ROOF PLAN (UNIT 5)

UNIT 2 IS MIRROR

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



THIRD FLOOR PLAN (OPTION 2)

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

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

PDUpadhyay
04/27/23

TITLE : Model "A" ROOF PLAN & PART ELEVATIONS

DESIGN BY : PAULOMI U.

DRAWN BY : YAVI DESIGN SOLUTIONS

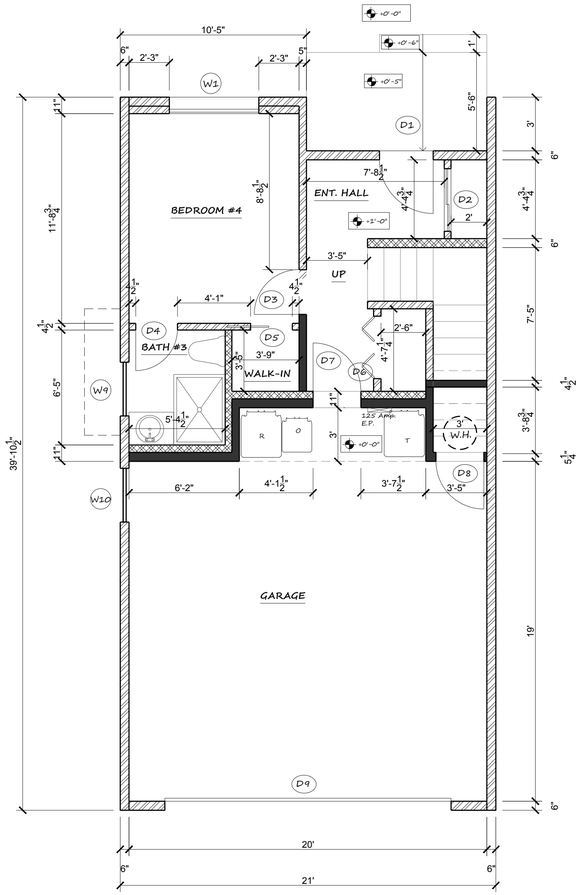
SCALE : -

DATE : 3/24/22

△1 08/02/23 REVISED PER PLANNING REVIEW COMMENTS 06/12/23

△2 10/16/23 REVISED PER PLANNING REVIEW COMMENTS 09/07/23

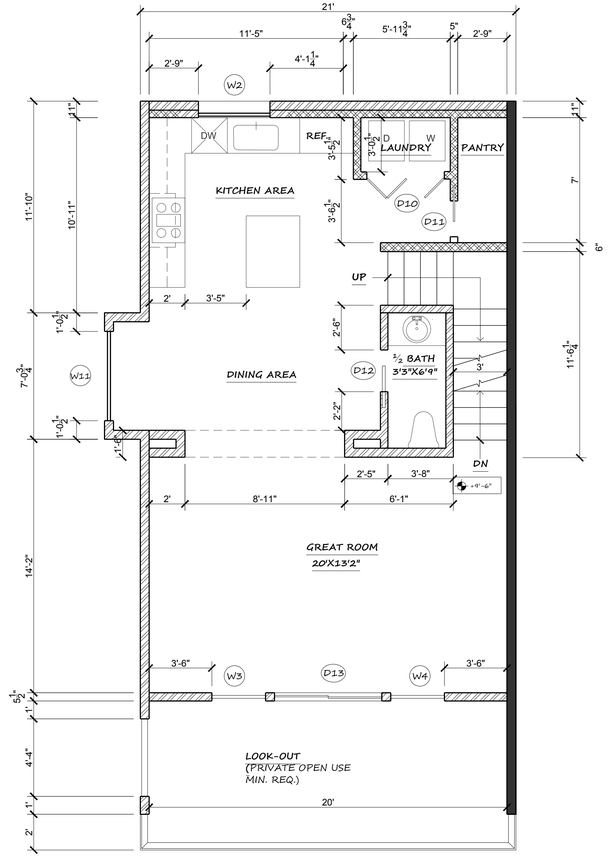
A3



FIRST FLOOR PLAN UNIT 1

UNIT 6 IS MIRROR

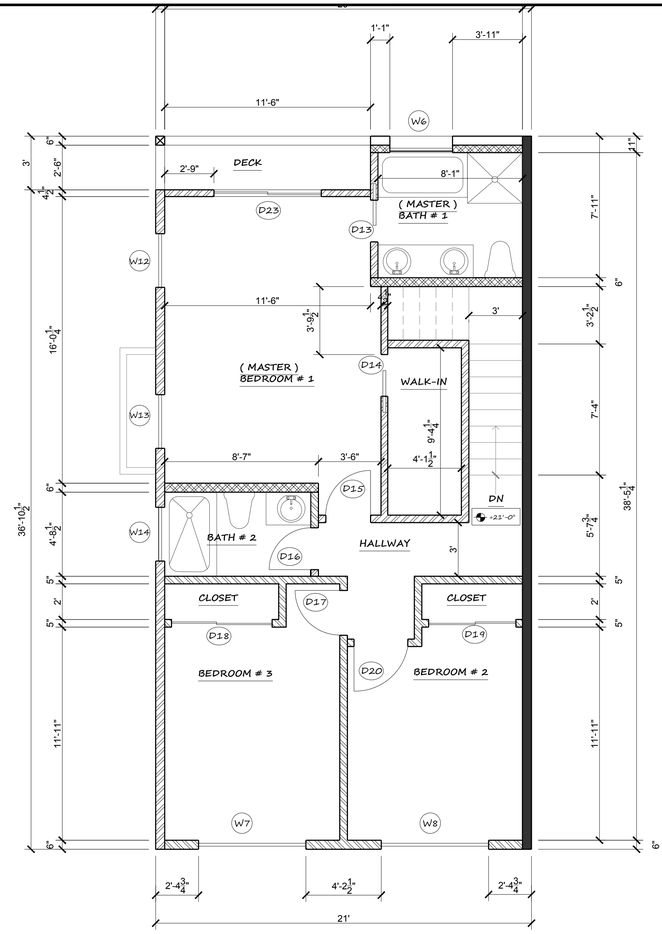
SCALE: 1/4" :1'-0"



SECOND FLOOR PLAN UNIT 1

UNIT 6 IS MIRROR

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



THIRD FLOOR PLAN UNIT 1

UNIT 6 IS MIRROR

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

MODEL TYPE A : (CORNER) UNITS 1 & 6

WINDOW SCHEDULE (VERIFY SIZES)

	NO.	(W X H) SIZE	STYLE	MATERIAL	TYPE	REMARKS
EGRESS	W1	5'-0" X 3'-0"	SLIDER	VINYL CLAD	TEMP. GLASS	ALL WINDOWS SHOULD HAVE A MAXIMUM U-VALUE OF 0.3 AND 023 CFJC MUST BE NFRC RATED & LABELED PER STATE ENERGY CODE (CAC 10-103(a)2A)
		5'-0"X 1'-0"	SLIDER			
	W2	4'-0"X 3'-0"	SLIDER			
	W3	3'-0"X 6'-0"	FIXED			
	W4	3'-0"X 6'-0"	FIXED			
EGRESS	W5	4'-0"X 4'-0"	SWING (UPPER-MID)			
		4'-0"X 2'-8"	FIXED (LOWER-MID)			
		1'-6"X 4'-0"	FIXED (UPPER-CORNERS)			
		1'-6"X 2'-8"	FIXED (LOWER-CORNERS)			
	W6	3'-6"X 2'-0"	SLIDER			
EGRESS	W7	6'-0"X 4'-0"	SLIDER			
EGRESS	W8	6'-0"X 4'-0"	SLIDER			
	W9	3'-0"X 2'-0"	SLIDER			
	W10	3'-0"X 2'-0"	SLIDER			
	W11	3'-0"X 4'-0"	FIXED			
		3'-0"X 2'-2"	FIXED			
	W12	3'-0"X 4'-0"	FIXED			
		3'-0"X 2'-2"	FIXED			
	W13	2'-0"X 4'-0"	SWING (UPPER-MID)			
		2'-0"X 2'-2"	FIXED (LOWER-MID)			
		1'-0"X 4'-0"	FIXED (UPPER-CORNERS)			
		1'-0"X 2'-2"	FIXED (LOWER-CORNERS)			
	W14	3'-0"X 2'-0"	SLIDER			

DOOR SCHEDULE (VERIFY SIZES)

NO.	(W X H) SIZE	STYLE	MATERIAL	TYPE	REMARKS
D1	3'-0"x6'-8" 1'-0"x6'-8"	SWING/RATED SIDELIGHT	WOOD / MTL	EXTERNAL	DOORS # 1 TO BE 1-3/8" THK. (20 MIN. FIRE RESISTANCE RATED)
D2	4'-0"x6'-8"	SLIDER/CLOSET	WOOD / VINYL	PANEL	
D3	2'-6"x6'-8"	SWING	WOOD / VINYL	PANEL	
D4	2'-4"x6'-8"	SWING	WOOD / VINYL	PANEL	ALL GLASS DOORS ARE DOUBLE PANE TEMPERED SAFETY GLASS w/ MAX. U-VALUE OF 0.3 & 023 CFJC MUST BE NFRC RATED & LABELED PER STATE ENERGY CODE (CAC 10-103(a)2A)
D5	2'-4"x6'-8"	POCKET/CLOSET	WOOD / VINYL	PANEL	
D6	3'-6"x6'-8"	BI-FOLD/CLOSET	WOOD / VINYL	PANEL	
D7	3'-0"x6'-8"	SWING/RATED	WOOD / MTL	EXTERNAL	
D8	2'-8"x6'-8"	SWING	WOOD / VINYL	VENTED	
D9	4'-0"x6'-8"	BI-FOLD/LAUNDRY	WOOD / VINYL	VENTED	
D10	2'-4"x6'-8"	POCKET	WOOD / VINYL	PANEL	
D11	2'-46"x6'-8"	POCKET	WOOD / VINYL	PANEL	
D12	6'-0"x6'-8"	SLIDER	VINYL/GLASS	PANEL	
D13	2'-4"x6'-8"	POCKET	WOOD / VINYL	PANEL	
D14	2'-4"x6'-8"	POCKET	WOOD / VINYL	PANEL	
D15	2'-6"x6'-8"	SWING	WOOD / VINYL	PANEL	
D16	2'-4"x6'-8"	SWING	WOOD / VINYL	PANEL	
D17	2'-6"x6'-8"	SWING	WOOD / VINYL	PANEL	
D18	4'-6"x6'-8"	SLIDER	WOOD / VINYL	PANEL	
D19	5'-0"x6'-8"	SLIDER	WOOD / VINYL	PANEL	
D20	2'-6"x6'-8"	SLIDER	WOOD / VINYL	PANEL	
D21	3'-0"x6'-8"	BI-FOLD/LAUNDRY	WOOD / VINYL	VENTED	
D22	16'-0"x7'-0"	GARAGE/AUTO	WOOD / VINYL	PANEL	
D23	6'-0"x6'-8"	SLIDER/EXT	WOOD / VINYL	PANEL	EGRESS

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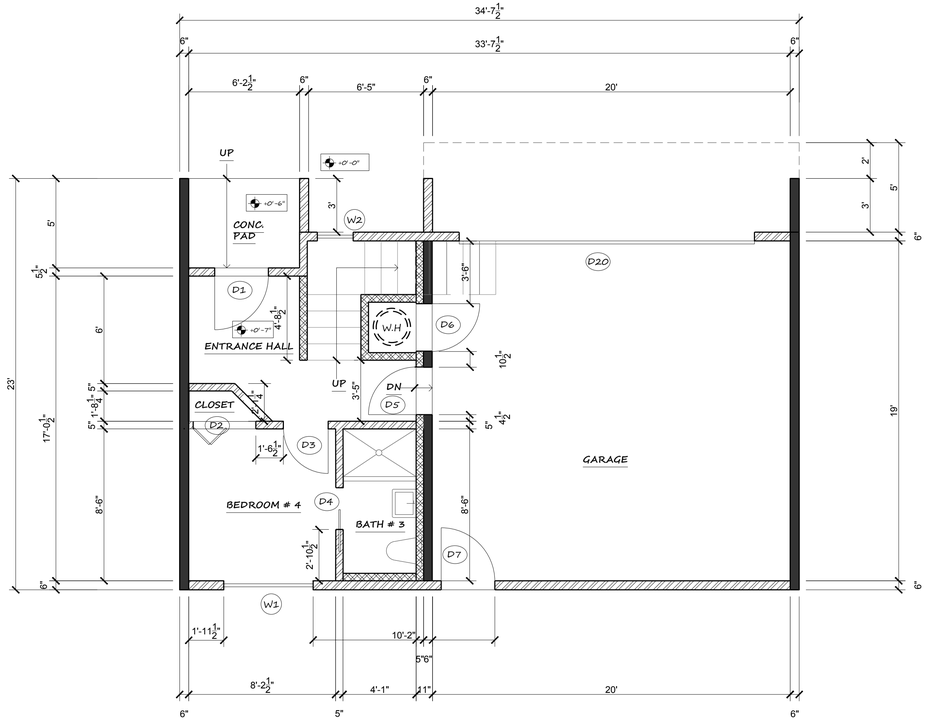
PROJECT : TOWNHOMES FOR HAMAARA TECH
22872 MAIN STREET, HAYWARD, CA

10/16/23 REVISED PER PLANNING REVIEW COMMENTS
09/07/23

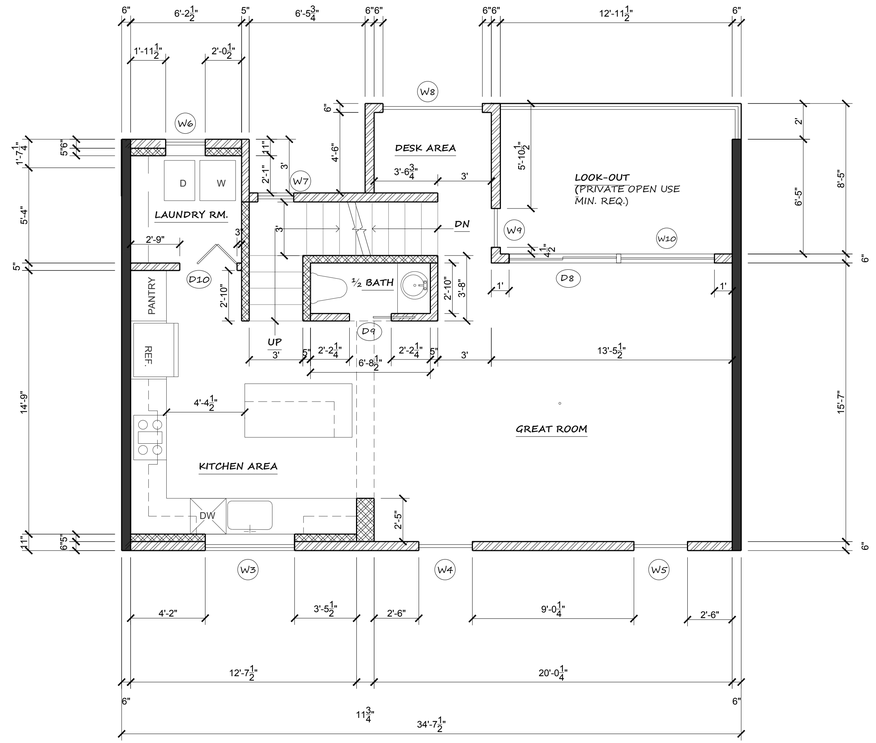
TITLE : Model "A" CORNER FLOOR PLANS
SCALE : -
DATE : 3/24/22
DESIGN BY : PAULOMI U.
DRAWN BY : YAVI DESIGN SOLUTIONS

A4



FIRST FLOOR PLAN

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



SECOND FLOOR PLAN

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

MODEL TYPE B : (MIDDLE) UNITS 2 TO 3

WINDOW SCHEDULE (VERIFY SIZES)

NO.	(W X H) SIZE	STYLE	MATERIAL	TYPE	REMARKS
W1	5'-0" X 4'-0"	SLIDER	VINYL CLAD	TEMP. GLASS	ALL WINDOWS SHOULD HAVE A MAXIMUM U-VALUE OF 0.3 AND 023 CFJC MUST BE NFRC RATED & LABELED PER STATE ENERGY CODE (CAC 10-103(a)2A)
W2	2'-0"X 2'-0"	FIXED			
W3	5'-0"X 3'-0"	SLIDER			
W4	3'-0"X 6'-0"	FIXED			
W5	3'-0"X 6'-0"	FIXED			
W6	2'-0"X 2'-0"	SLIDER			
W7	2'-0"X 2'-0"	FIXED			
W8	5'-6"X 4'-0"	SLIDER			
W9	2'-0"X 6'-0"	FIXED			
W10	5'-0"X 6'-0"	FIXED			
W11	5'-6"X 4'-0"	SLIDER			
W12	4'-0"X 2'-0"	SLIDER			
W13	5'-6"X 4'-0"	SLIDER			
W14	2'-0"X 2'-0"	SLIDER			
W15	2'-0"X 2'-0"	FIXED			
W16	6'-0"X 4'-0"	FIXED			

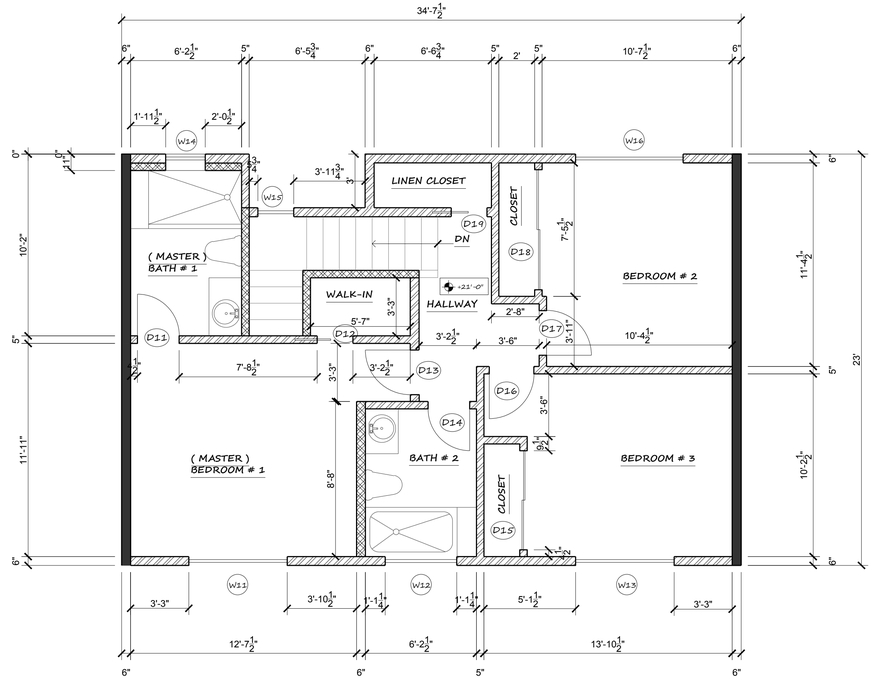
DOOR SCHEDULE (VERIFY SIZES)

NO.	(W X H) SIZE	STYLE	MATERIAL	TYPE	REMARKS
D1	3'-0"x6'-8" 1'-0"x6'-8"	SWING/RATED SIDELIGHT	WOOD / MTL	EXTERNAL	DOORS # 1,5& 7 TO BE 1-3/8" THK. (20 MIN. FIRE RESISTANCE RATED)
D2	3'-6"x6'-8"	BI-FOLD/CLOSET	WOOD / VINYL	PANEL	
D3	2'-6"x6'-8"	SWING	WOOD / VINYL	PANEL	
D4	2'-4"x6'-8"	POCKET	WOOD / VINYL	PANEL	
D5	2'-8"x6'-8"	SWING/RATED	WOOD / MTL	EXTERNAL	
D6	2'-8"x6'-8"	SWING	WOOD / VINYL	VENTED	
D7	3'-0"x6'-8"	SWING/RATED	WOOD / MTL	EXTERNAL	
D8	6'-0"x6'-8"	SLIDER/PATIO	VINYL/GLASS	EXTERNAL	ALL GLASS DOORS ARE DOUBLE PANE TEMPERED SAFETY GLASS w/ MAX. U-VALUE OF 0.3 & 023 CFJC MUST BE NFRC RATED & LABELED PER STATE ENERGY CODE (CAC 10-103(a)2A)
D9	2'-4"x6'-8"	POCKET	WOOD / VINYL	PANEL	
D10	3'-0"x6'-8"	BI-FOLD/LAUNDRY	WOOD / VINYL	VENTED	
D11	2'-4"x6'-8"	SWING	WOOD / VINYL	PANEL	
D12	2'-4"x6'-8"	POCKET	WOOD / VINYL	PANEL	
D13	2'-6"x6'-8"	SWING	WOOD / VINYL	PANEL	
D14	2'-4"x6'-8"	SWING	WOOD / VINYL	PANEL	
D15	5'-6"x6'-8"	SLIDER/CLOSET	WOOD/MIRROR	PANEL	
D16	2'-6"x6'-8"	SWING	WOOD / VINYL	PANEL	
D17	2'-6"x6'-8"	SWING	WOOD / VINYL	PANEL	
D18	6'-8"x6'-8"	SLIDER	WOOD/MIRROR	PANEL	
D19	2'-0"x6'-8"	POCKET	WOOD / VINYL	PANEL	

MODEL TYPE B : (CORNER) UNITS 1 TO 4

WINDOW SCHEDULE (VERIFY SIZES)

NO.	(W X H) SIZE	STYLE	MATERIAL	TYPE	REMARKS
W1 TO W16 SAME AS ABOVE					
W17	3'-0"X 3'-6"	SLIDER	VINYL CLAD	TEMP. GLASS	EGRESS
W18	3'-0"X 3'-6"	SLIDER			



THIRD FLOOR PLAN

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

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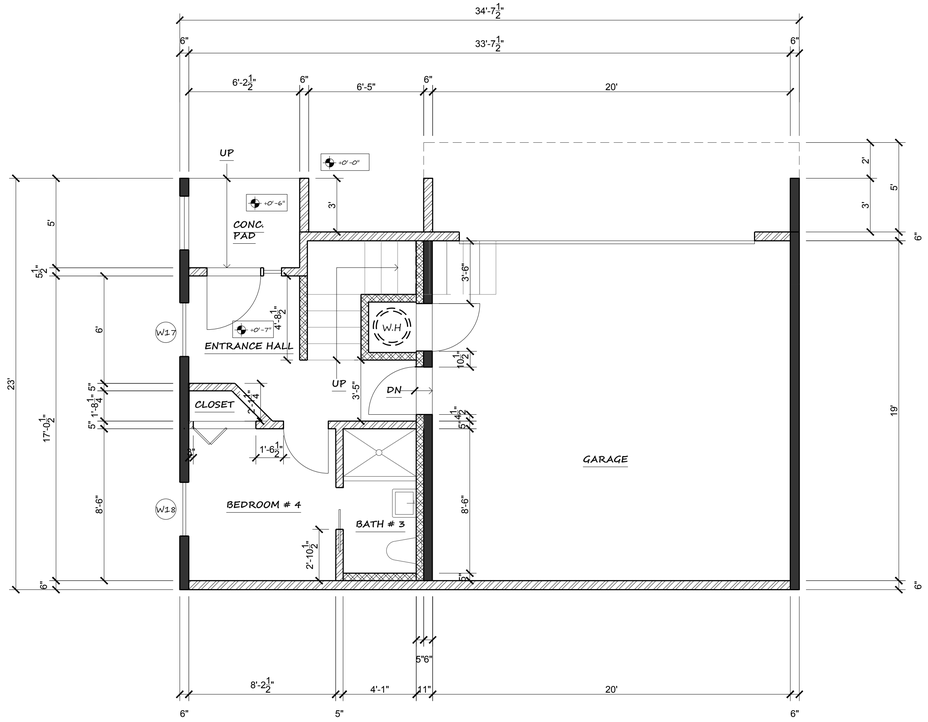
PROJECT : TOWNHOMES FOR HAMAARA TECH
22872 MAIN STREET, HAYWARD, CA

PDUpadhyay
04/27/23

TITLE : Model "B" FLOOR PLANS
DESIGN BY : PAULOMI U.
DRAWN BY : YAVI DESIGN SOLUTIONS
SCALE :-
DATE : 3/24/22

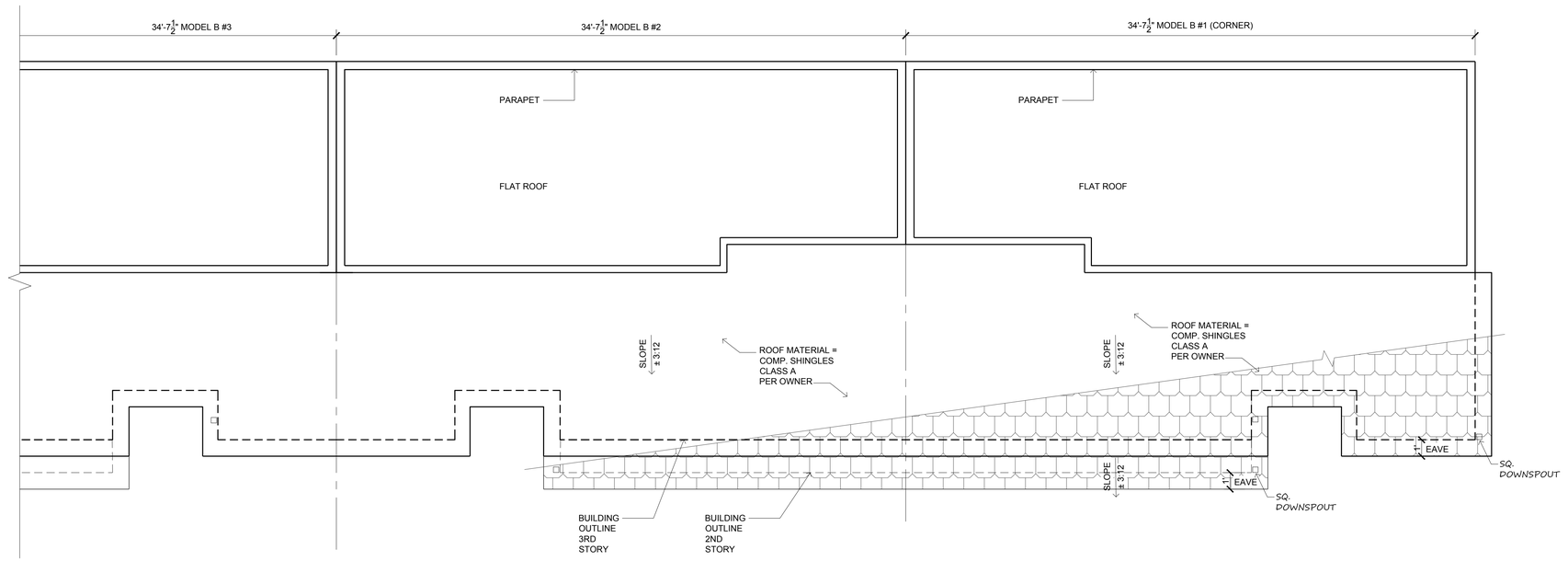
A5



FIRST FLOOR PLAN OF MODEL B CORNER UNITS

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

LEGEND	
	NEW WALL
	PLUMBING WALLS OR CHASE
	PARTY WALL 1-HR SEPERATION
A1	DETAIL NO. OF SHT. & LOCATION. DIRECTION OF CUT VIEW
W1	WINDOW NOS.
D1	DOOR NOS.



ROOF PLAN OF MODEL B CLUSTER

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

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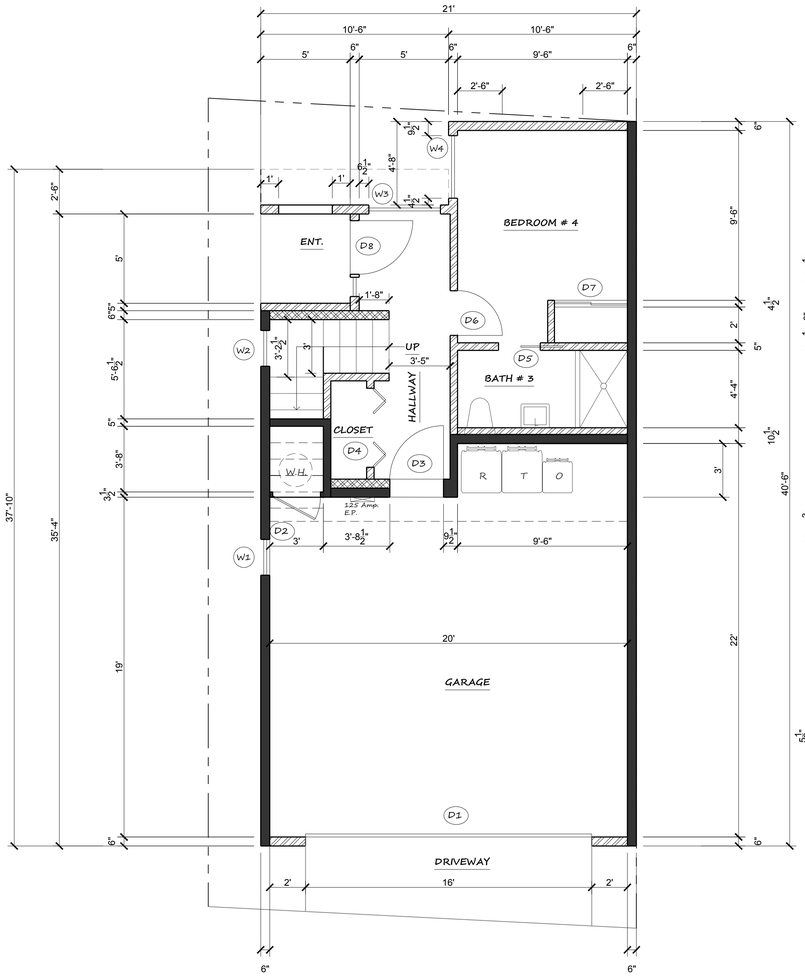
PROJECT : TOWNHOMES FOR HAMAARA TECH
22872 MAIN STREET, HAYWARD, CA

PDU padhyay
04/27/23

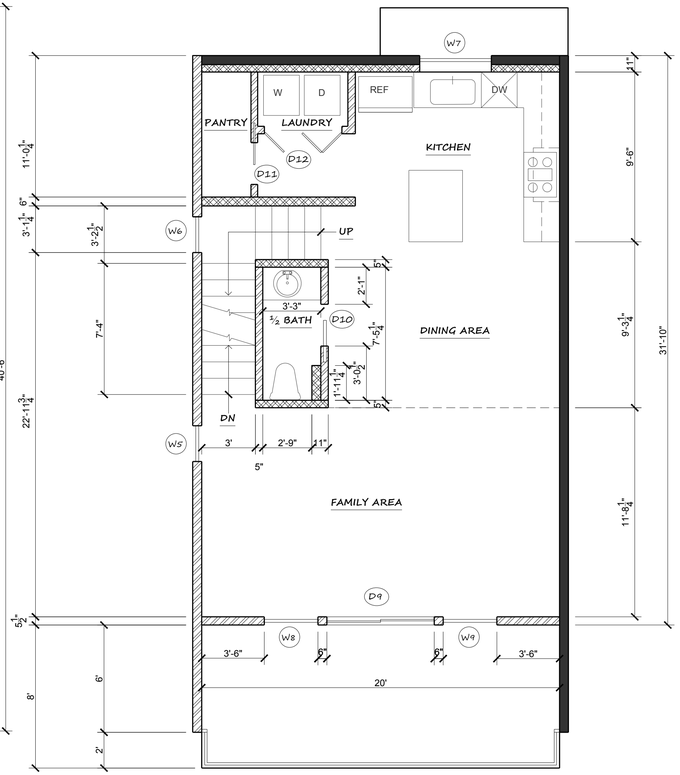
TITLE : Model "B" ROOF PLAN & CORNER UNIT
DESIGN BY : PAULOMI U.
DRAWN BY : YAVI DESIGN SOLUTIONS
SCALE : -
DATE : 3/24/22

A6



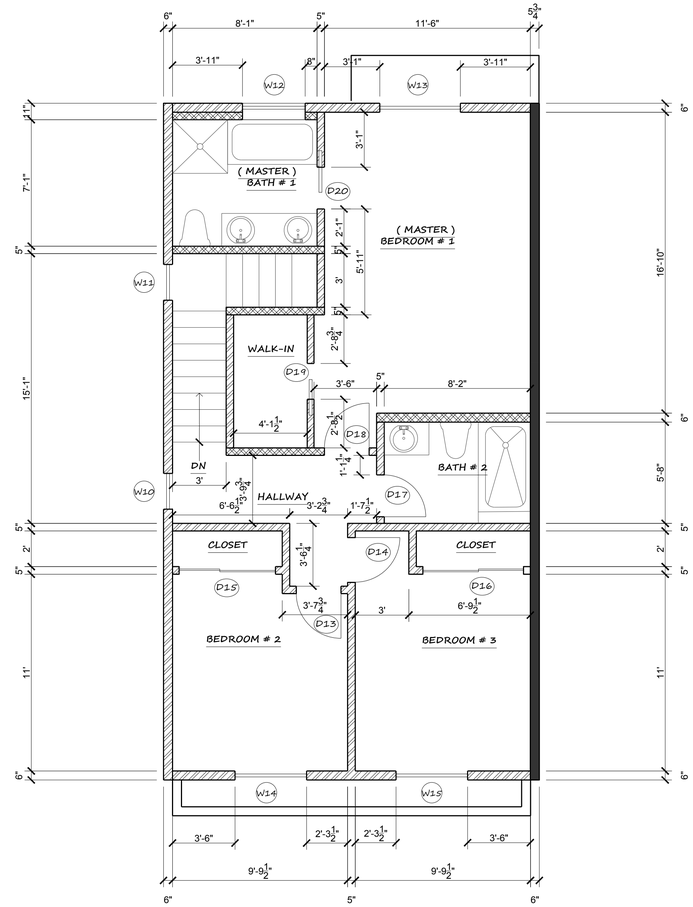
FIRST FLOOR PLAN

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



SECOND FLOOR PLAN

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



THIRD FLOOR PLAN (OPTION 1)

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

LEGEND

	NEW WALL
	PLUMBING WALLS OR CHASE
	PARTY WALL 1-HR SEPERATION
A1	DETAIL NO. OF SHT. & LOCATION. DIRECTION OF CUT VIEW
W1	WINDOW NOS.
D1	DOOR NOS.

MODEL TYPE A : UNIT 7

WINDOW SCHEDULE (VERIFY SIZES)

	NO.	(W X H) SIZE	STYLE	MATERIAL	TYPE	REMARKS
	W1	2'-0" X 2'-0"	AWNING	VINYL CLAD	TEMP. GLASS	ALL WINDOWS SHOULD HAVE A MAXIMUM U-VALUE OF 0.3 AND 023 CFJC MUST BE NFRC RATED & LABELED PER STATE ENERGY CODE (CAC 10-103(a)2A)
	W2	2'-0"X 2'-0"	FIXED			
	W3	4'-0"X 5'-0"	SLIDER			
EGRESS	W4	3'-6"X 4'-0"	SLIDER			
	W5	2'-0"X 2'-0"	AWNING			
	W6	2'-0"X 2'-0"	FIXED			
	W7	4'-0"X 3'-0"	SLIDER			
	W8	3'-0"X 6'-0"	FIXED			
	W9	3'-0"X 6'-0"	FIXED			
	W10	2'-0"X 2'-0"	AWNING			
	W11	2'-0"X 2'-0"	FIXED			
	W12	3'-6"X 2'-0"	SLIDER			
EGRESS	W13	4'-6"X 4'-0"	SLIDER			
EGRESS	W14	4'-0"X 4'-0"	SLIDER			
EGRESS	W15	4'-0"X 4'-0"	SLIDER			

DOOR SCHEDULE (VERIFY SIZES)

NO.	(W X H) SIZE	STYLE	MATERIAL	TYPE	REMARKS
D1	16'-0"x6'-8"	GARAGE/AUTO	WOOD / VINYL	PANEL	DOORS # 1 TO BE 1-3/8" THK. (20 MIN. FIRE RESISTANCE RATED)
D2	2'-8"x6'-8"	SWING	WOOD / VINYL	VENTED	
D3	2'-8"x6'-8"	SWING/RATED	WOOD / VINYL	PANEL	
D4	4'-6"x6'-8"	BI-FOLD/CLOSET	WOOD / VINYL	PANEL	ALL GLASS DOORS ARE DOUBLE PANE TEMPERED SAFETY GLASS w/ MAX. U-VALUE OF 0.3 & 023 CFJC MUST BE NFRC RATED & LABELED PER STATE ENERGY CODE (CAC 10-103(a)2A)
D5	2'-4"x6'-8"	POCKET	WOOD / VINYL	PANEL	
D6	2'-6"x6'-8"	SWING	WOOD / VINYL	PANEL	
D7	4'-0"x6'-8"	SLIDER/CLOSET	WOOD / MIRROR PANEL		
D8	3'-0"x6'-8" 1'-0"x6'-8"	SWING/RATED SIDELIGHT	WOOD / MTL	EXTERNAL	
D9	6'-0"x6'-8"	SLIDER	VINYL/GLASS	PANEL	
D10	2'-4"x6'-8"	POCKET	WOOD / VINYL	PANEL	
D11	2'-4"x6'-8"	POCKET	WOOD / VINYL	PANEL	
D12	4'-6"x6'-8"	BI-FOLD/CLOSET	WOOD / VINYL	VENTED	
D13	2'-6"x6'-8"	SWING	WOOD / VINYL	PANEL	
D14	2'-6"x6'-8"	SWING	WOOD / VINYL	PANEL	
D15	5'-6"x6'-8"	SLIDER/CLOSET	WOOD / MIRROR PANEL		
D16	5'-4"x6'-8"	SLIDER/CLOSET	WOOD / MIRROR PANEL		
D17	2'-4"x6'-8"	SWING	WOOD / VINYL	PANEL	
D18	2'-6"x6'-8"	SWING	WOOD / VINYL	PANEL	
D19	2'-4"x6'-8"	POCKET	WOOD / VINYL	PANEL	
D20	2'-4"x6'-8"	POCKET	WOOD / VINYL	PANEL	

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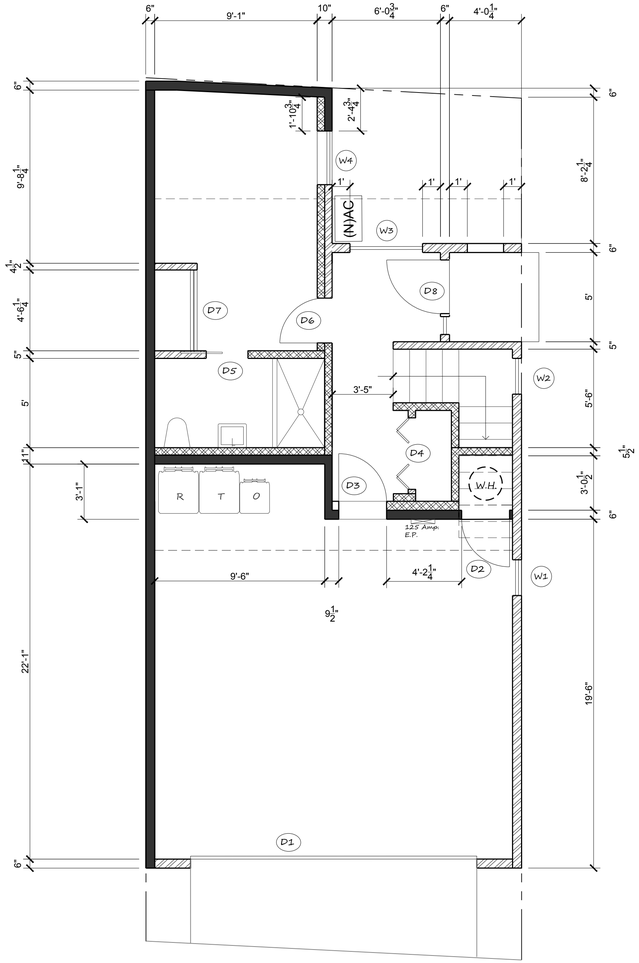
PROJECT : TOWNHOMES FOR HAMAARA TECH
22872 MAIN STREET, HAYWARD, CA

PDUpadhyay
04/27/23

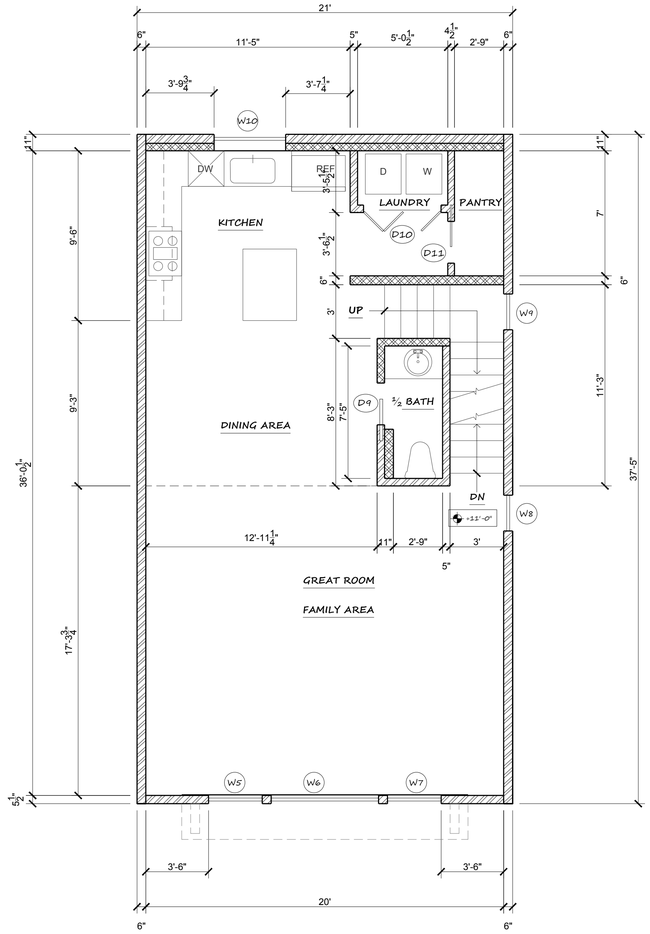
TITLE : Model "A" UNIT #7
DESIGN BY : PAULOMI U.
DRAWN BY : YAVI DESIGN SOLUTIONS
SCALE :-
DATE : 3/24/22

A7



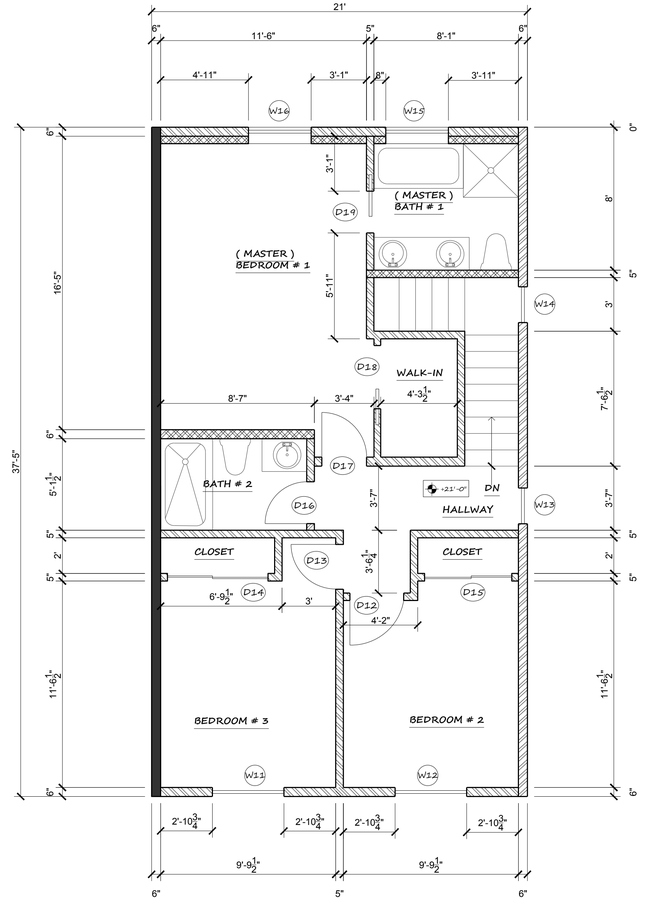
FIRST FLOOR PLAN

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



SECOND FLOOR PLAN

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



THIRD FLOOR PLAN

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

LEGEND

	NEW WALL
	PLUMBING WALLS OR CHASE
	PARTY WALL 1-HR SEPERATION
1 / A1	DETAIL NO. OF SHT. & LOCATION. DIRECTION OF CUT VIEW
W1	WINDOW NOS.
D1	DOOR NOS.

MODEL TYPE A : UNIT 8

WINDOW SCHEDULE (VERIFY SIZES)

	NO.	(W X H) SIZE	STYLE	MATERIAL	TYPE	REMARKS
	W1	2'-0" X 2'-0"	AWNING	VINYL CLAD	TEMP. GLASS	ALL WINDOWS SHOULD HAVE A MAXIMUM U-VALUE OF 0.3 AND 023 CFJC MUST BE NFRC RATED & LABELED PER STATE ENERGY CODE (CAC 10-103(a)2A)
	W2	2'-0"X 2'-0"	FIXED			
	W3	4'-0"X 4'-0"	SLIDER			
EGRESS	W4	3'-0"X 4'-0"	SLIDER			
	W5	3'-0"X 6'-0"	AWNING			
	W6	6-0"X 3'-0" 6-0"X 3'-0"	SLIDER/UPPER FIXED/LOWER			
	W7	3'-0"X 6'-0"	SLIDER			
	W8	2'-0" X 2'-0"	AWNING			
	W9	2'-0"X 2'-0"	FIXED			
	W10	4'-0"X 3'-0"	SLIDER			
EGRESS	W11	4'-0"X 4'-0"	SLIDER			
EGRESS	W12	4'-0"X 4'-0"	SLIDER			
	W13	2'-0" X 2'-0"	AWNING			
	W14	2'-0"X 2'-0"	FIXED			
	W15	3'-6"X 2'-0"	SLIDER			
EGRESS	W16	4'-0"X 4'-0"	SLIDER			

DOOR SCHEDULE (VERIFY SIZES)

NO.	(W X H) SIZE	STYLE	MATERIAL	TYPE	REMARKS
D1	16'-0"x6'-8"	GARAGE/AUTO	WOOD / VINYL	PANEL	DOORS # 1 TO BE 1-3/8" THK. (20 MIN. FIRE RESISTANCE RATED)
D2	2'-8"x6'-8"	SWING	WOOD / VINYL	VENTED	
D3	2'-8"x6'-8"	SWING/RATED	WOOD / VINYL	PANEL	
D4	4'-6"x6'-8"	BI-FOLD/CLOSET	WOOD / VINYL	PANEL	ALL GLASS DOORS ARE DOUBLE PANE TEMPERED SAFETY GLASS w/ MAX. U-VALUE OF 0.3 & 023 CFJC MUST BE NFRC RATED & LABELED PER STATE ENERGY CODE (CAC 10-103(a)2A)
D5	2'-4"x6'-8"	POCKET	WOOD / VINYL	PANEL	
D6	2'-6"x6'-8"	SWING	WOOD / VINYL	PANEL	
D7	4'-0"x6'-8"	SLIDER/CLOSET	WOOD / MIRROR PANEL		
D8	3'-0"x6'-8" 1'-0"x6'-8"	SWING/RATED SIDELIGHT	WOOD / MTL	EXTERNAL	
D9	2'-4"x6'-8"	POCKET	VINYL/GLASS	PANEL	
D10	4'-6"x6'-8"	BI-FOLD	WOOD / VINYL	VENTED	
D11	2'-4"x6'-8"	POCKET	WOOD / VINYL	PANEL	
D12	2'-6"x6'-8"	SWING	WOOD / VINYL	VENTED	
D13	2'-6"x6'-8"	SWING	WOOD / VINYL	PANEL	
D14	5'-6"x6'-8"	SLIDER/CLOSET	WOOD / MIRROR PANEL		
D15	5'-0"x6'-8"	SLIDER/CLOSET	WOOD / MIRROR PANEL		
D16	2'-4"x6'-8"	SWING	WOOD / VINYL	PANEL	
D17	2'-6"x6'-8"	SWING	WOOD / VINYL	PANEL	
D18	2'-4"x6'-8"	POCKET	WOOD / VINYL	PANEL	
D19	2'-4"x6'-8"	POCKET	WOOD / VINYL	PANEL	

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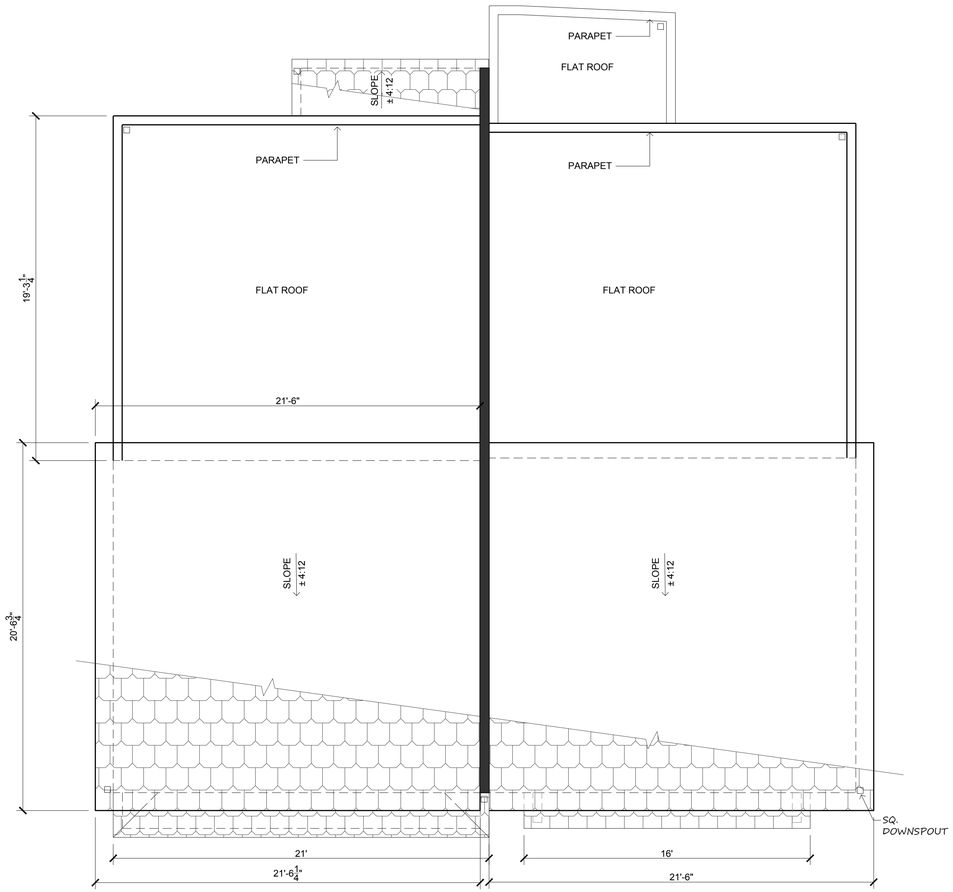
PROJECT : TOWNHOMES FOR HAMAARA TECH
22872 MAIN STREET, HAYWARD, CA

PDUpadhyay
04/27/23

TITLE : Model "A" UNIT #8 FLOOR PLANS
DESIGN BY : PAULOMI U.
DRAWN BY : YAVI
SCALE : -
DATE : 3/24/22

A8



ROOF PLAN

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

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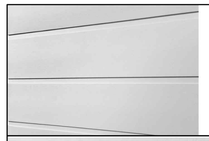
YAVI DESIGN SOLUTIONS

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

TITLE : Model "A" UNIT #7&#8 ROOF PLANS
DESIGN BY : PAULOMI U.
DRAWN BY : YAVI DESIGN SOLUTIONS

SCALE : -
DATE : 3/24/22

A9



HARDIE® ARTISAN SIDING

ARTISAN SQUARE CHANNEL SIDING

Artisan Square Channel's precise, right-angle cuts create wideset channels that complement traditional and modern styles.

AVAILABLE SIZES

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

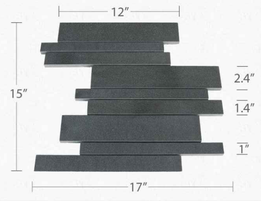
COLOR

SW 7662
Evening Shadow

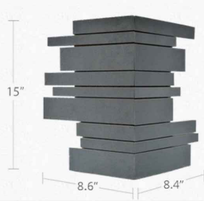
Grey Basalt

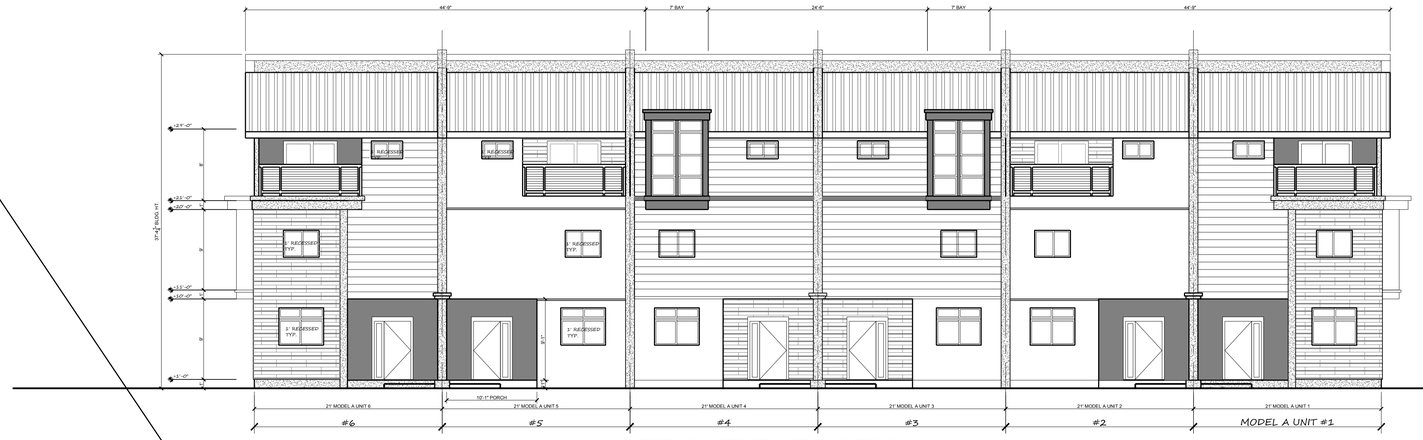
Grey Basalt Lynia IL Tiles are available in:

Field Unit



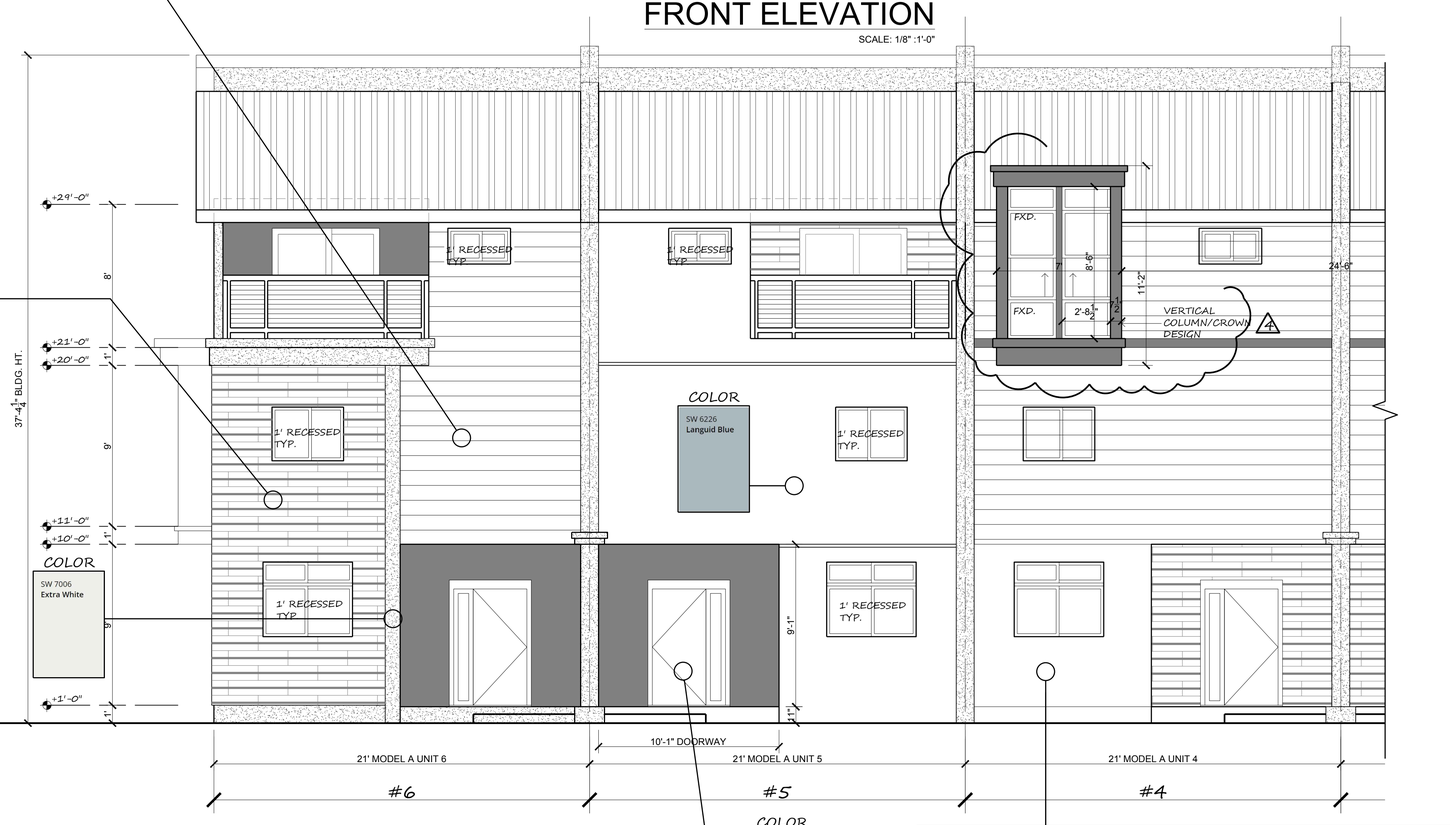
Corner Unit





FRONT ELEVATION

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



PART ELEVATION - ARMSTRONG STREET FRONT SIDE

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

(TEXTURE)

HARDIE™ ARCHITECTURAL COLLECTION

SEAGRASS

Gentle flowing lines that create a dynamic finish inspired by nature.

COLOR

SW 6251
Outerspace

AVAILABLE SIZES

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

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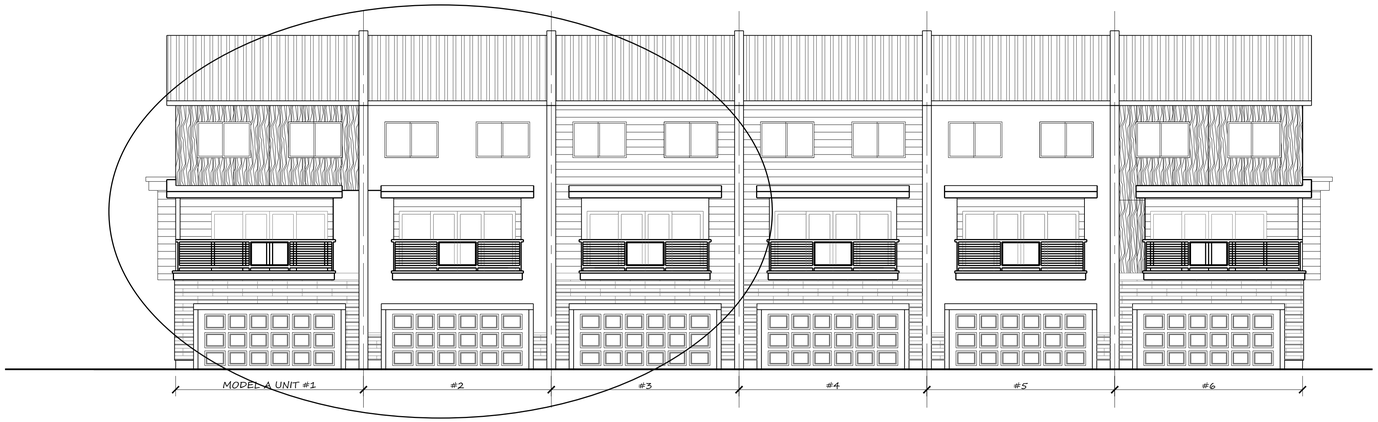
PROJECT : TOWNHOMES FOR HAMAARA TECH
22872 MAIN STREET, HAYWARD, CA

PDU Padhyay
04/27/23

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

TITLE : FRONT ELEVATION-ARMSTRONG STREET
DESIGN BY : PAULOMI U.
DRAWN BY : YAVI DESIGN SOLUTIONS
SCALE :-
DATE : 3/24/22

A10



DRIVEWAY ISLE LEFT SIDE ELEVATION (MODEL "A" CLUSTER REAR)

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

MODEL "A" CLUSTER REAR PART ELEVATION

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

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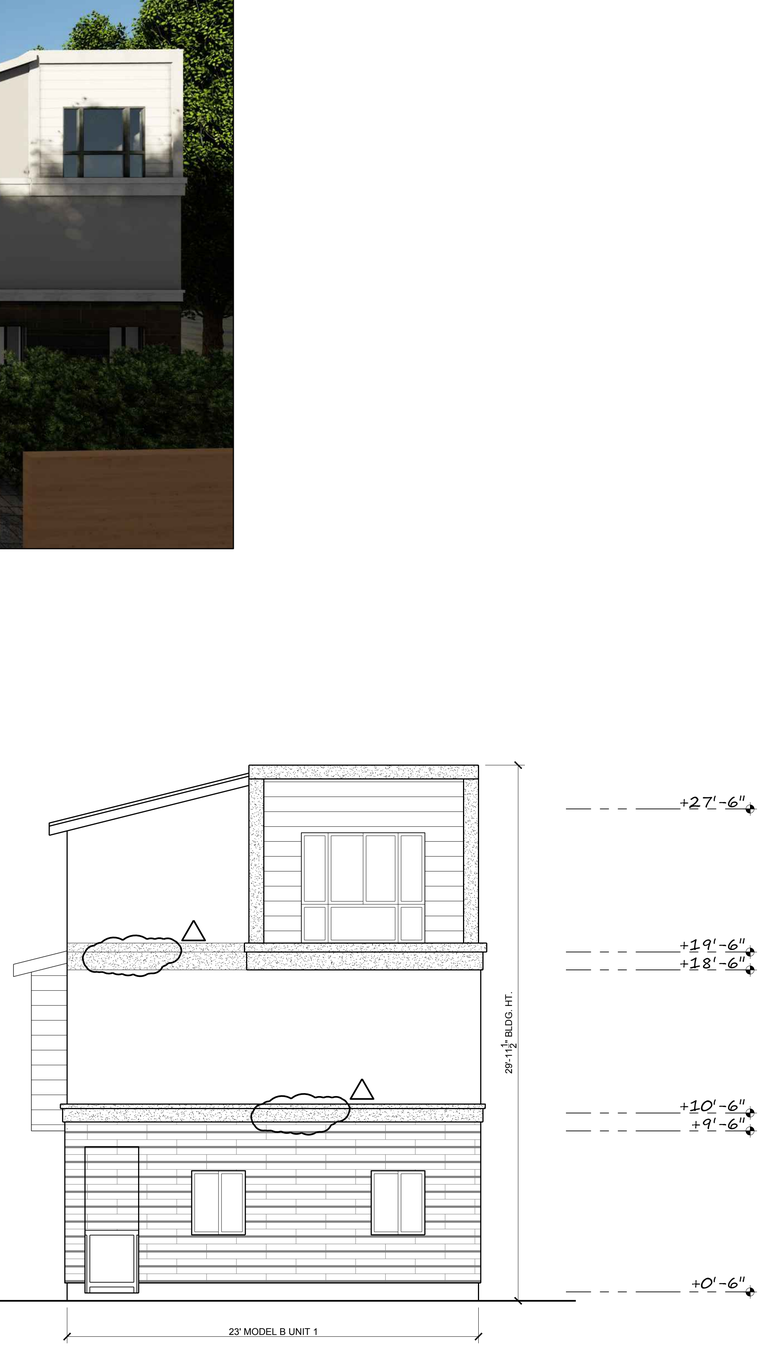
PROJECT : TOWNHOMES FOR HAMAARA TECH
22872 MAIN STREET, HAYWARD, CA

TITLE : MODEL "A" CLUSTER REAR ELEVATION
DESIGN BY : PAULOMI U.
DRAWN BY : YAVI D
SCALE : -
DATE : 3/24/22

A11

MODEL "A" MAIN STREET SIDE ELEVATION

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



MODEL "B" MAIN STREET SIDE ELEVATION

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

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

△2 10/16/23
REVISED PER PLANNING
REVIEW COMMENTS
09/07/23

△3 11/22/23
REVISED PER PLANNING
REVIEW COMMENTS
11/17/23

TITLE : SIDE ELEVATION (MAIN STREET VIEW)

SCALE : -

DATE : 3/24/22

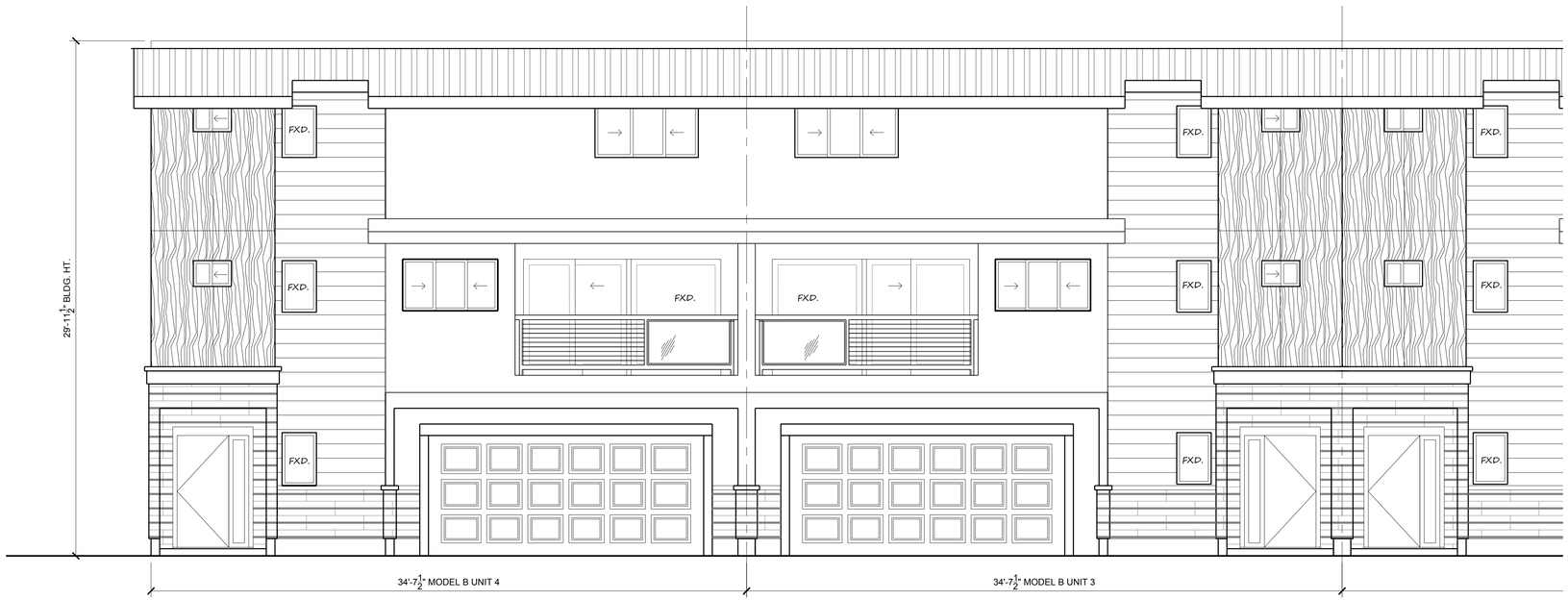
DESIGN BY : PAULOMI U.

DRAWN BY : YAVI DESIGN SOLUTIONS

A12

DRIVEWAY ISLE RIGHT SIDE ELEVATION (MODEL "B" CLUSTER)

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



MODEL "B" CLUSTER PART ELEVATION

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

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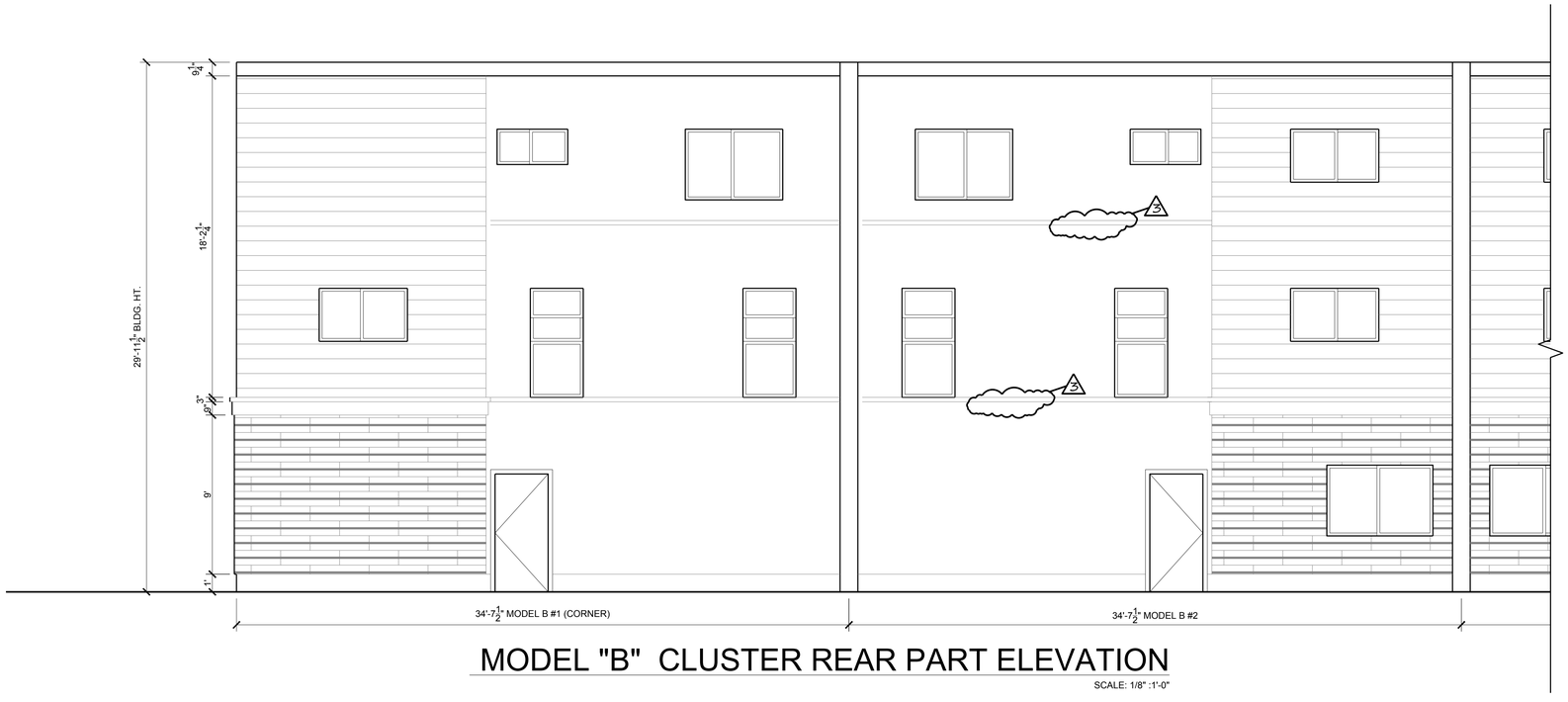
PROJECT : TOWNHOMES FOR HAMAARA TECH
22872 MAIN STREET, HAYWARD, CA

TITLE : MODEL 'B' ELEVATION - DRIVEWAY ISLE
DESIGN BY : PAULOMI U.
DRAWN BY : YAVI DESIGN SOLUTIONS
SCALE : -
DATE : 3/24/22

A13

MODEL "B" CLUSTER REAR ELEVATION

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



MODEL "B" CLUSTER REAR PART ELEVATION

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

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

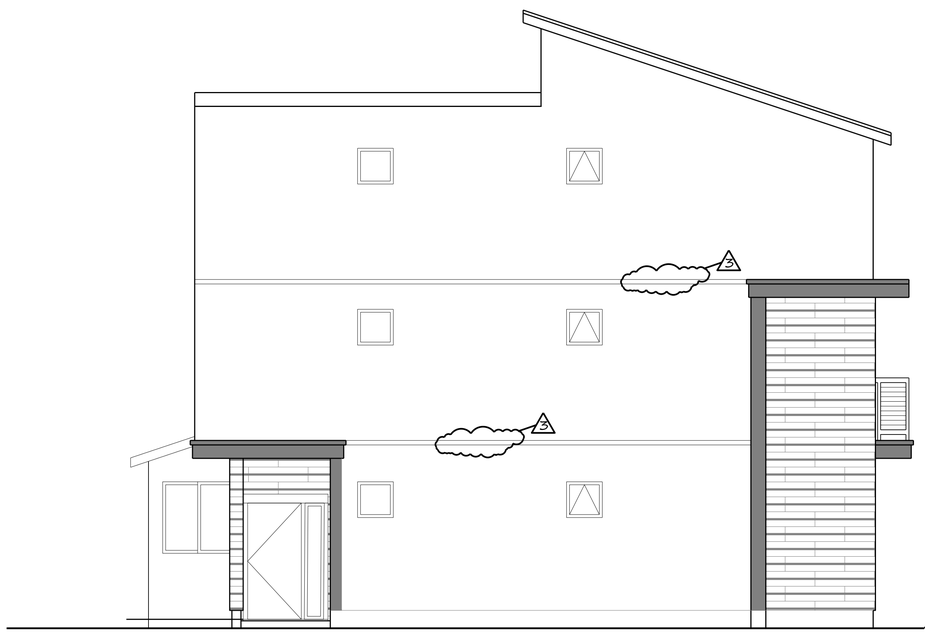
△1 11/22/23
REVISED PER PLANNING
REVIEW COMMENTS
11/17/23

SCALE : -
DATE : 3/24/22

TITLE : MODEL "B" REAR ELEVATION

DESIGN BY : PAULOMI U.
DRAWN BY : YAVI DESIGN SOLUTIONS

A14

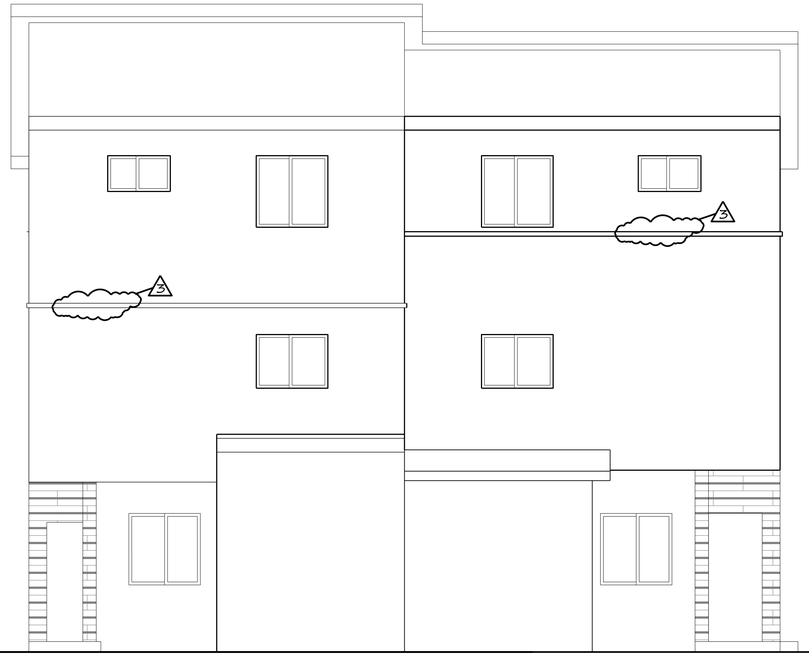


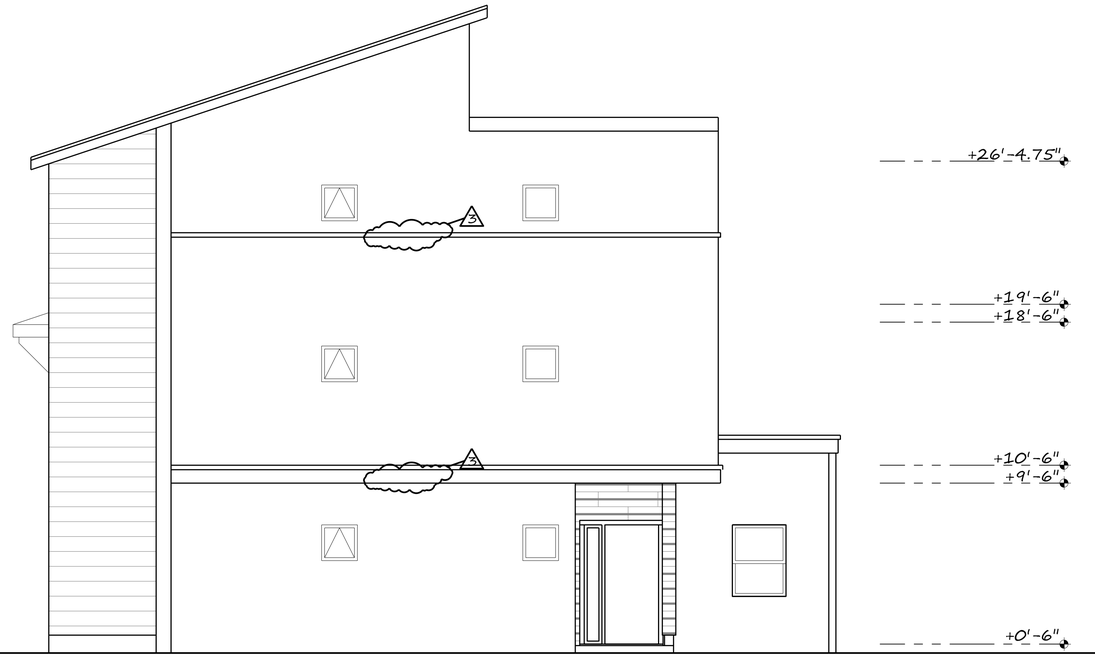
MODEL "A" UNIT 7 (SIDE ELEVATION)

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

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

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





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

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

MODEL "A" UNIT 8 (SIDE ELEVATION)

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

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

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

PDUpadhyay
04/27/23

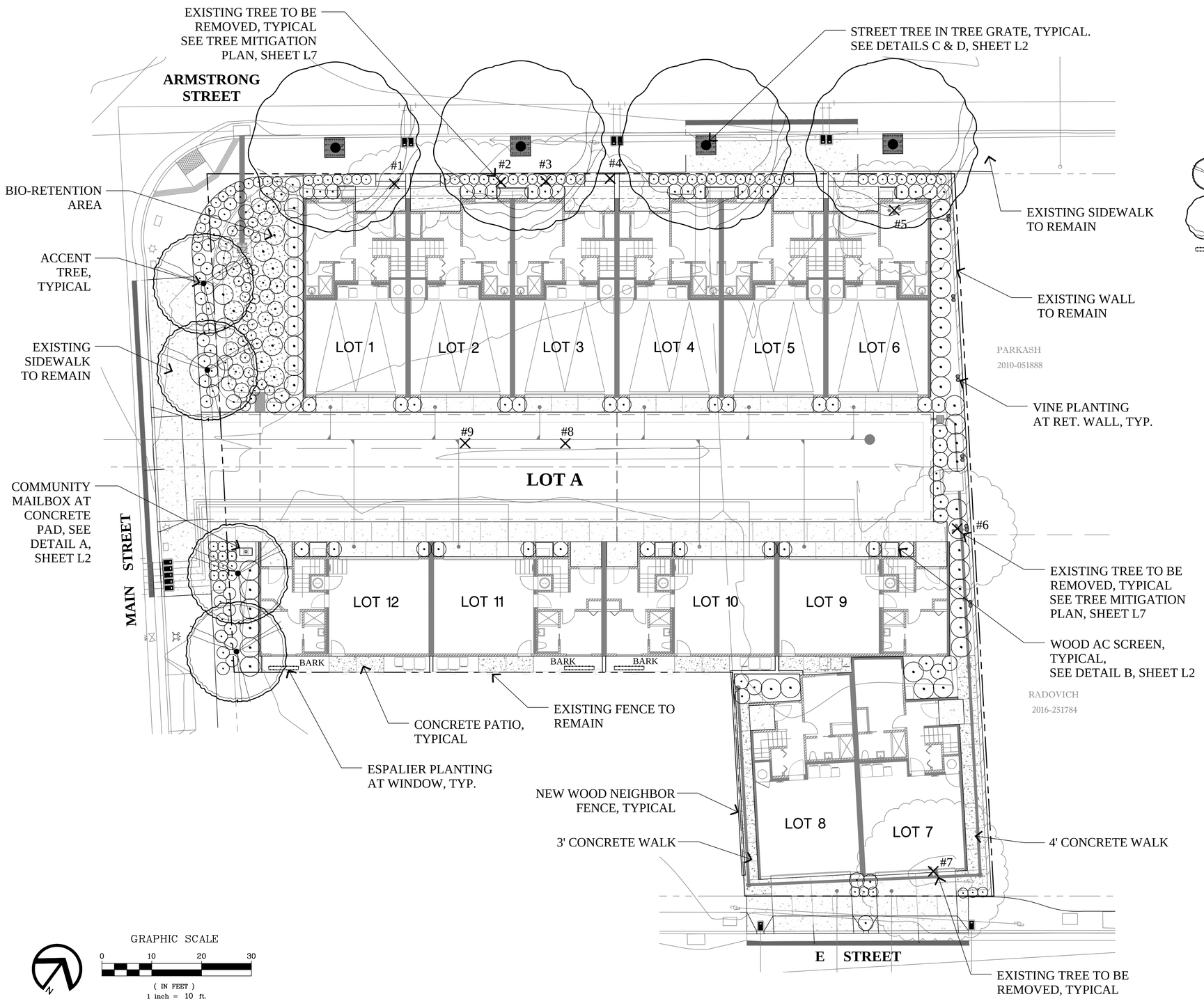
△3 11/22/23
REVISED PER PLANNING
REVIEW COMMENTS
11/17/23

TITLE : MODEL "A" #7&#8 ELEVATIONS

SCALE : -
DATE : 3/24/22

DESIGN BY : PAULOMI U.
DRAWN BY : YAVI DESIGN SOLUTIONS

A15



GRAPHIC SCALE
0 10 20 30
(IN FEET)
1 inch = 10 ft.

PRELIMINARY PROPOSED PLANT PALETTE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE	MATURE SIZE (HIGH X WIDTH)
ACCENT TREE					
LAG 'NAT'	LAGERSTROEMIA INDICA 'NATCHEZ'	NATCHEZ CRAPE MYRTLE	24" BOX	LOW	20' X 20'
STREET TREE					
PIS CHI	PISTACHIA CHINENSIS	CHINESE PISTACHE	36" BOX	LOW	35' X 35'
ESPALLIERS					
XYL 'COM'	XYLOSMA C. 'COMPACTA'	COMPACT XYLOSMA	I5 GALLON	LOW	8' X 8'
SHRUBS					
LAV MAR	LAVATERA MARITIMA	TREE MALLOW	5 GALLON	LOW	8' X 8'
LIM PER	LIMONIUM PEREZII	SEA LAVENDER	5 GALLON	LOW	3' X 3'
LOM 'BRE'	LOMANDRA LONGIFOLIA 'BREEZE'	DWARF MAT RUSH	5 GALLON	LOW	3' X 3'
LOR 'E.S.'	LOROPETALUM CHINENSE 'EMERALD SNOW'	CHINESE FRINGE FLOWER	5 GALLON	LOW	4' X 4'
RHA 'MIN'	RHAPHIOLEPIS UMBELLATA 'MINOR'	DWARF YEDDO HAWTHORN	5 GALLON	LOW	6' X 3'
XYL 'COM'	XYLOSMA C. 'COMPACTA'	COMPACT XYLOSMA	5 GALLON	LOW	8' X 8'
SHRUBS - BIO-RETENTION AREA					
CHO TEC	CHONDROPETALUM TECTORUM	SMALL CAPE RUSH	5 GALLON	LOW	5' X 6'
JUN PAT	JUNCUS PATENS	COMMON RUSH	5 GALLON	LOW	2' X 2'
MUH RIG	MUHLENBERGIA RIGENS	DEER GRASS	5 GALLON	LOW	4' X 4'
GROUNDCOVERS					
CAR TUM	CAREX TUMULICOLA	BERKELEY SEDGE	I GALLON	LOW	2' X 2'
LAN 'C.H.'	LANTANA 'CHAPEL HILL'	CHAPEL HILL LANTANA	I GALLON	LOW	I.5' X 2'
VINES					
ROS BAN	ROSA BANKSIAE	LADY BANKS' ROSE	5 GALLON	LOW	

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

NOTES:

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

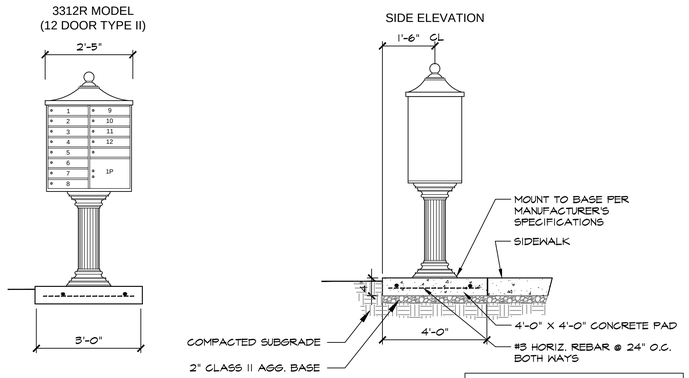
RIPLEY DESIGN GROUP
LANDSCAPE ARCHITECTURE
LAND PLANNING
1615 BONANZA STREET
SUITE 314
WALNUT CREEK, CA 94596
TEL: 925.938.7377
www.ripleydesign.com

LICENSED LANDSCAPE ARCHITECT
JINNIKA M. CARPENTER
3684
RENEWAL DATE 02-28-2025
11-21-2023
DATE
State of California

22872 MAIN STREET
Hayward, CA
November 21, 2023

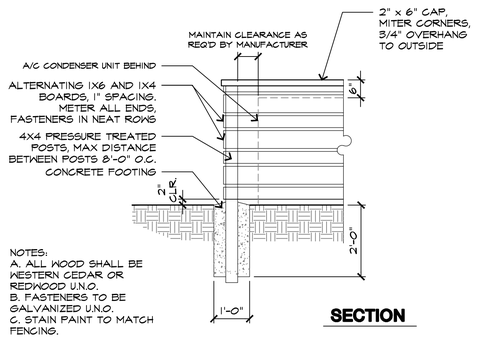
Preliminary Landscape Design Development Plan

L1



MAILBOX TO BE:
REGENCY #3312R W/ #3396 BASE & #3350 TOP
COLOR: BRONZE
BY CUSTOM HOME ACCESSORIES, INC.
WWW.MAILBOXES.INFO

A COMMUNITY MAILBOXES

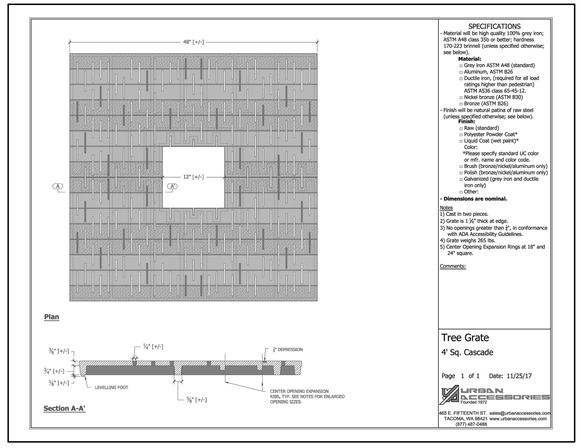


NOTES:
A. ALL WOOD SHALL BE WESTERN CEDAR OR REDWOOD U.N.O.
B. FASTENERS TO BE GALVANIZED U.N.O.
C. STAIN PAINT TO MATCH FENCING.

B AC SCREEN

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

024 -

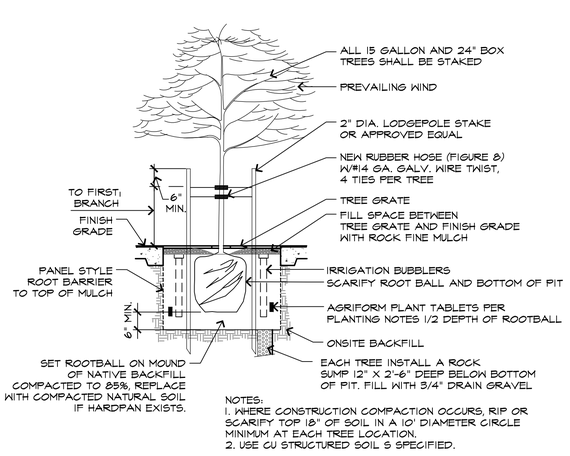


C TREE GRATE

N.T.S.

-

NOTE:
1. TREE GRATE TO BE 4'X4' 'CASCADE' TREE GRATE OR EQUAL, AVAILABLE AT URBANACCESSORIES.COM TEL: (877) 487-0488
2. INSTALL PER MANUFACTURER'S INSTRUCTIONS.



NOTES:
1. WHERE CONSTRUCTION COMPACTION OCCURS, RIP OR SCARIFY TOP 18" OF SOIL IN A 10' DIAMETER CIRCLE MINIMUM AT EACH TREE LOCATION.
2. USE CU STRUCTURED SOIL 5 SPECIFIED.

D PLANTING TREE WELL

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

024 - TreePtng

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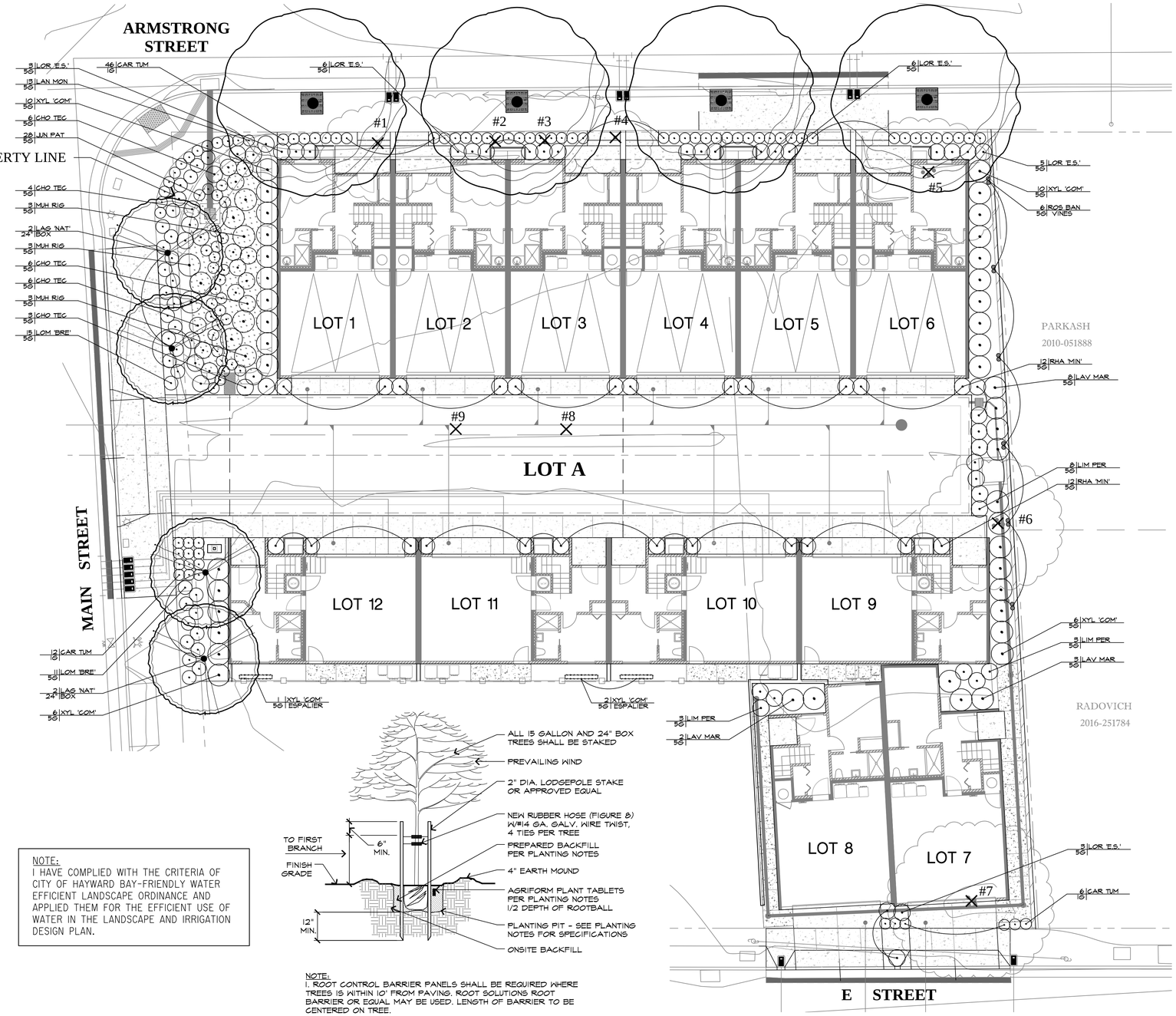
Preliminary Landscape Site Details

L2



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

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

GRAPHIC SCALE
0 10 20 30
(IN FEET)
1 inch = 10 ft.

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

PRELIMINARY PROPOSED PLANT PALETTE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE	MATURE SIZE (HIGH X WIDTH)
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XYL 'COM'	XYLOSMA C. 'COMPACTA'	COMPACT XYLOSMA	15 GALLON	LOW	8' X 8'
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LAN 'C.H.'	LANTANA 'CHAPEL HILL'	CHAPEL HILL LANTANA	1 GALLON	LOW	1.5' X 2'
VINES					
ROS BAN	ROSA BANKSIAE	LADY BANKS' ROSE	5 GALLON	LOW	

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

PLANT CALLOUT SYMBOL KEY

PLANT QTY	PLANT SYMBOL
SIZE	UNITS

PLANTING NOTES

1. THE CONTRACTOR SHALL MAINTAIN A QUALIFIED SUPERVISOR ON THE SITE AT ALL TIMES DURING CONSTRUCTION THROUGH COMPLETION OF PICK-UP WORK.
2. THE CONTRACTOR SHALL FURNISH AND PAY FOR ALL FORMS OF PLANT MATERIALS AND SPECIFIED INSTALLATIONS, INCLUDING FLATTED GROUNDCOVER.
3. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATION AND STAKING ALL SEWER, UTILITY AND WATER MAIN LINES PRIOR TO PLANTING. LANDSCAPE CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR ANY COSTS INCURRED DUE TO DAMAGE AND REPLACEMENT OF SAID UTILITIES. CALL COMMON GROUND ALLIANCE (CGA) AT 811 TO LOCATE AND MARK UTILITIES PRIOR TO EXCAVATION.
4. SOIL PREPARATIONS: GROUNDCOVER AND TURF AREAS SHALL BE CROSSRIPPED OR TILLED TO A DEPTH OF NINE (9) INCHES. THE AMENDMENT SHALL BE UNIFORMLY BROADCAST PER 1,000 S.F. AND THOROUGHLY INCORPORATED TO A DEPTH OF 9" BY MEANS OF ROTOTILLER OR EQUAL. THE FOLLOWING FORMULA SHALL BE USED FOR BIDDING PURPOSES ONLY:
   6 CU.YDS. ORGANIC AMENDMENT
   35 LBS. 6-20-20 COMMERCIAL FERTILIZER
   50 LBS. IRON SULFATE (20% Fe)
5. BACKFILL FOR TREES AND SHRUBS: THE PLANTING PITS FOR TREES AND SHRUBS SHALL BE EXCAVATED TO TWICE THE DIAMETER AND TO THE DEPTH OF THE ROOTBALL. ON SITE SOIL SHALL BE USED FOR BACKFILL PURPOSES. THE FOLLOWING MIX SHALL BE USED FOR BIDDING PURPOSES ONLY:
   6 PARTS BY VOLUME ON SITE SOIL
   4 PARTS BY VOLUME ORGANIC AMENDMENT PER ABOVE
   2LB./CU.YD. OF MIX 6-20-20
   2LB./CU.YD. OF MIX IRON SULFATE PER CU.YD. OF MIX
6. ALL SOIL AMENDMENTS SPECIFIED ARE FOR BIDDING PURPOSES ONLY. ONCE SITE HAS BEEN ROUGH GRADED, CONTRACTOR SHALL OBTAIN A SOILS REPORT FROM WAYPOINT ANALYTICAL CALIFORNIA, INC. (408-727-0330) FOR SOIL AMENDMENTS. CONTRACTOR TO SUBMIT ONE COPY OF THE SOILS REPORT TO THE CITY, ONE COPY TO THE OWNER, AND ONE COPY TO THE LANDSCAPE ARCHITECT FOR USE IN PROVIDING UPDATED IRRIGATION SCHEDULING RECOMMENDATIONS TO BE INCLUDED PRIOR TO APPROVAL OF CERTIFICATE OF COMPLIANCE. CONTRACTOR SHALL FOLLOW THE SOIL PREPARATION AND BACKFILL MIX PER THE REPORT.
7. ALL 5 GALLON SHRUBS SHALL RECEIVE TWO (2) 21 GRAM AGRIFORM PLANTING TABLETS, ALL 15 GALLON TREES SHALL RECEIVE FOUR (4) 21 GRAM AGRIFORM PLANTING TABLETS AND ALL BOX TREES SHALL RECEIVE EIGHT (8) 21 GRAM AGRIFORM TABLETS.
8. ALL SHRUB AND GROUNDCOVER PLANTING AREAS SHALL BE MULCHED TO A MINIMUM DEPTH OF 3". MULCH TO BE RECYCLED WOOD WASTE, COLOR TO BE BROWN, ¼" TO 1" DIAMETER FROM WASTE MANAGEMENT, INC., SACRAMENTO, (916-452-0142).
9. CONTRACTOR SHALL SPRAY ALL EXISTING WEEDS IN PLANTING AREAS PRIOR TO RIPPING AND APPLY PRE-EMERGENT TO ALL SHRUB AREAS AFTER PLANTING.
10. CONTRACTORS SHALL APPLY FERTILIZER AND PRE-EMERGENT AT END OF MAINTENANCE PERIOD.
11. LANDSCAPE ARCHITECT AND/ OR OWNER RESERVES THE RIGHT TO SELECT OR REJECT ANY OR ALL PLANT MATERIAL.
12. REFER TO TREE PLANTING/STAKING DETAIL A, THIS SHEET.
13. THIS PLAN COMPLIES WITH THE CRITERIA OF THE CITY'S WATER EFFICIENT LANDSCAPE ORDINANCE AND APPLIES THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.

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LAND PLANNING
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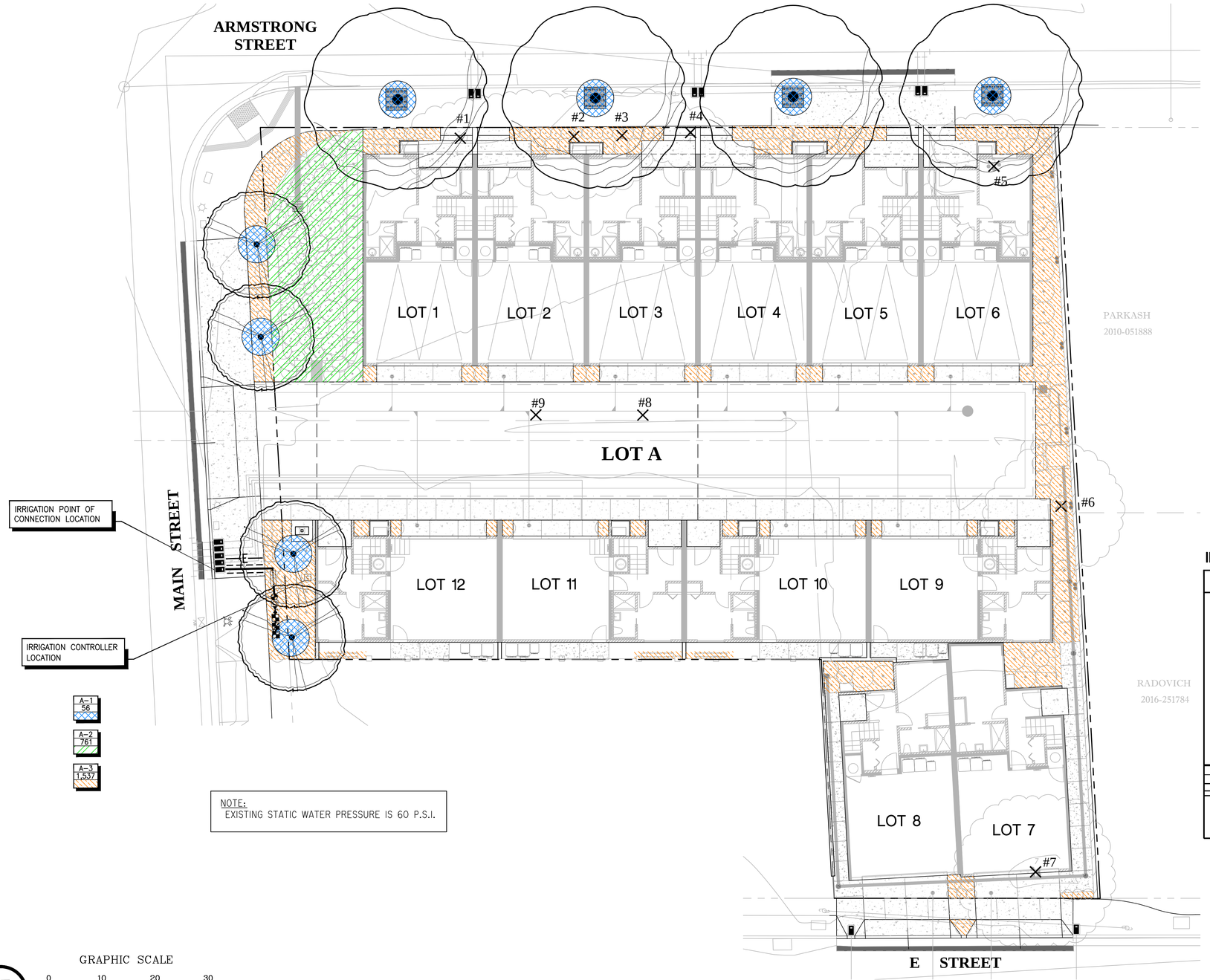
www.ripleydesign.com

LICENSED LANDSCAPE ARCHITECT
JANNIKA M. CARPENTER
3684
RENEWAL DATE 02-28-2025
11-21-2023
DATE
State of California

22872 MAIN STREET
Hayward, CA
November 21, 2023

Preliminary Landscape Planting Plan

L3



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

LANDSCAPE HYDROZONE LEGEND

ZONE A-1:
PARTIAL TO FULL SUN, TREES WITH TWO BUBBLERS PER TREE. LOW WATER USE.

ZONE A-2:
BIO-RETENTION SHRUBS WITH DRIP EMITTERS. LOW WATER USE.

ZONE A-3:
PARTIAL TO FULL SUN, DROUGHT TOLERANT PLANTING WITH DRIP EMITTERS. LOW WATER USE.

WATER BUDGET CALCULATIONS:

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

TOTAL PLANTING AREA = 2,354 SF

ESTIMATED TOTAL WATER USE:

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

TOTAL ETWU = 18,172 GAL/YR

MAXIMUM APPLIED WATER ALLOWANCE:

MAWA (TOTAL LANDSCAPED AREA) = (44.2) X (0.62) X (0.45 X 2,354) = 29,029 GAL/YR

IRRIGATION SYSTEM LEGEND

SYMBOL	DESCRIPTION	SPECIFICATION		NOZZLE GPM	OPERATING PSI
M	IRRIGATION WATER METER	-EXISTING PER CIVIL			
C	ELECTRIC CONTROLLER	-TORO-EVO-40D/EUO-SC/EVO-WS/CDEC-PED-100 (ET-BASED)			
	MASTER VALVE	-TORO REMOTE CONTROL ELECTRIC GLOBE VALVE W/ FLOW CONTROL NO. 220-26-06			
	BACKFLOW PREVENTER DEVICE	-EXISTING PER CIVIL			
FS	FLOW SENSOR	-TORO FLOW SENSOR-TFS-150 OR EQUIVALENT			
	REMOTE CONTROL VALVES	-TORO 700 SERIES			
	REMOTE CONTROL VALVES	-TORO 700 SERIES W/REGULATOR & FILTER			
	BALL VALVE (master shut off)	-NIBCO-T-560-BR-20-IRR-LINE SIZE			
	QUICK COUPLER	-RAINBIRD-44LRC OR EQUAL			
▲	BUBBLER (SHRUB)	-PEPCO-OCTA-BUBBLER		.27	30
●	BUBBLER (TREE)	-HUNTER AFB (2 PER TREE)		.25	30
	IRRIGATION SUPPLYLINE - 1"	-1120/SCHEDULE 40 PVC PIPE	-18" COVER		
	IRRIGATION SPRINKLERLINE (NOT SHOWN)	-1120/CLASS 200 PVC PIPE	-12" COVER		
E	ELECTRICAL CONDUIT	-1120/SCHEDULE 80 PVC PIPE	-24" COVER		
	SLEEVING	-1120/SCHEDULE 80 PVC PIPE	-24" COVER		
A-1 56	HYDROZONE/CONTROLLER STATION NUMBER AREA OF COVERAGE (SF) HATCH PATTERN OF AREA				

GRAPHIC SCALE
0 10 20 30
(IN FEET)
1 inch = 10 ft.

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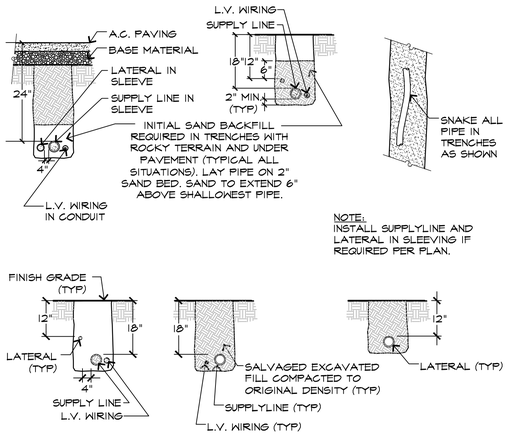
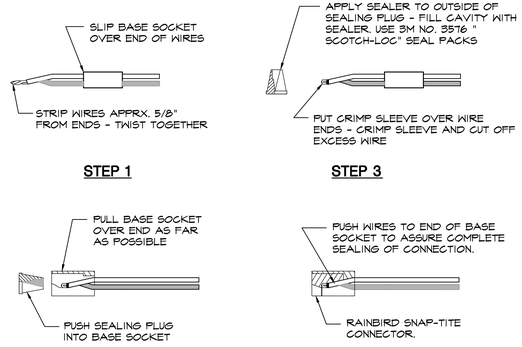
Preliminary Landscape Hydrozone Plan

L4



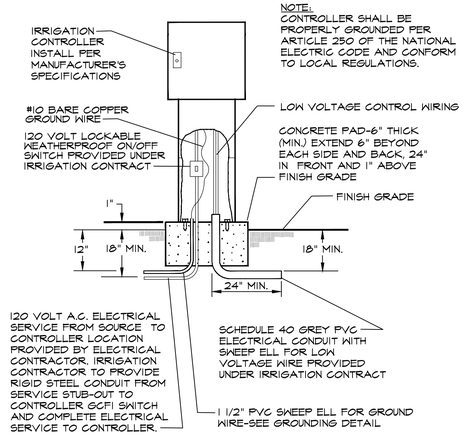
A **TRENCHING DETAILS** SCALE: 1/2" = 1'-0"

024 -



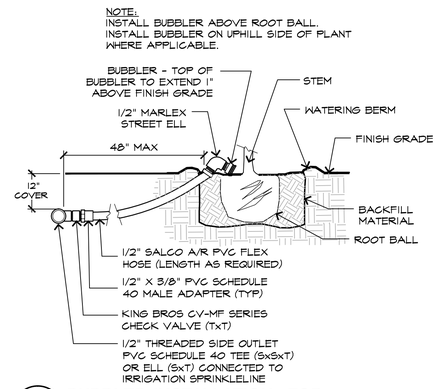
B **WIRE CONNECTION** SCALE: 3/4" = 1'-0"

016 -



C **PEDESTAL MOUNT CONTROLLER INSTALLATION** SCALE: 1/2" = 1'-0"

024 -

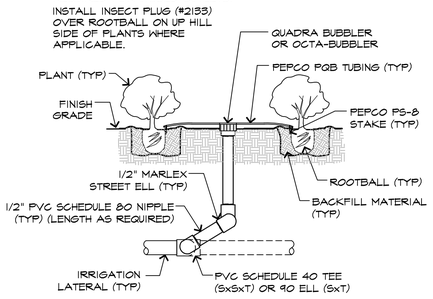


D **BUBBLER INSTALLATION FOR TREES IN GC/BARK AREAS** SCALE: Not To Scale

024 - BubTrees

NOTE: INSTALL AWAY FROM FUTURE, AND ESTABLISHED TREE CANOPIES FOR UNOBSTRUCTED RAINFALL.

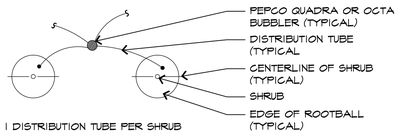
NOTE:
USE PLUGS (PART #2132) AS REQUIRED FOR UNUSED OUTLETS.



E **OCTA-BUBBLER OR QUADRA-BUBBLER INSTALLATION** SCALE: 1/2" = 1'-0"

024 -

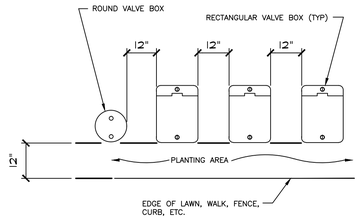
NOTES:
1. MAXIMUM LENGTH OF DISTRIBUTION TUBE FROM EMITTER BODY TO OUTLET LOCAITON SHALL NOT EXCEED TEN (10) FEET
2. EMITTER OUTLETS SHALL BE AS FOLLOWS:
   (1) 2-GPH EMITTER PER 1 GAL. LOW WATER USE SHRUB
   (1) 2-GPH EMITTER PER 1 GAL. MEDIUM WATER USE SHRUB
   (1) 2-GPH EMITTER PER 5 GAL. LOW WATER USE SHRUB
   (1) 2-GPH EMITTER PER 5 GAL. MEDIUM WATER USE SHRUB



F **EMITTER TUBE PLACEMENT** SCALE: 3/4" = 1'-0"

016 -

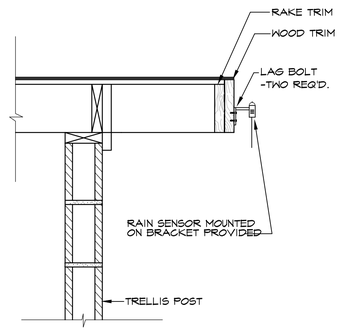
NOTES: 1. CENTER BOXES OVER VALVES.
2. SET BOXES IN GROUND COVER/SHRUB AREA WHERE POSSIBLE.
3. SET BOXES PARALLEL TO EACH OTHER AND PERPENDICULAR TO EDGE.
4. AVOID HEAVILY COMPACTING SOIL AROUND BOXES TO PREVENT DAMAGING VALVE BOXES.



TOP VIEW

G **VALVE BOX INSTALATION DETAIL** SCALE: NTS

016 -



H **STRUCTURE RAIN SENSOR MOUNT** SCALE: NTS

016- RAINSEN5

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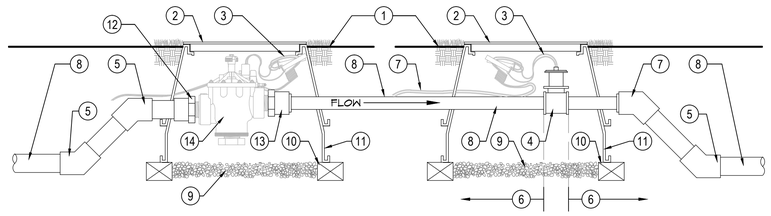
Preliminary Landscape Irrigation Details

L5



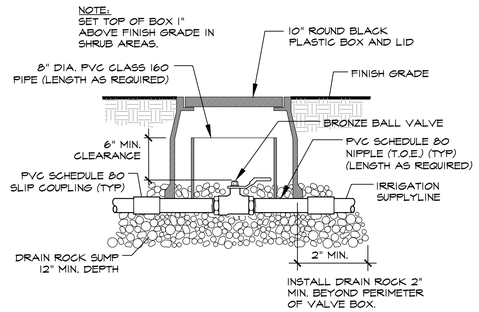
1. FINISH GRADE
2. CARSON 1419 PLASTIC VALVE BOX & COVER
3. CONTROL WIRES WITH 12" MIN. SERVICE COIL AND WATERPROOF WIRE SPLICE CONNECTORS - WIRE COLORS PER SPECIFICATIONS
4. TORO FLOW SENSOR- TFS-150
5. PVC 45 DEGREE ELL (TYP.)
6. MINIMUM 10x PIPE DIAMETER UPSTREAM & MINIMUM 5x PIPE DIAMETER DOWNSTREAM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

NOTES:

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

A FLOW SENSOR/MASTER VALVE INSTALLATION NOT TO SCALE

024 -

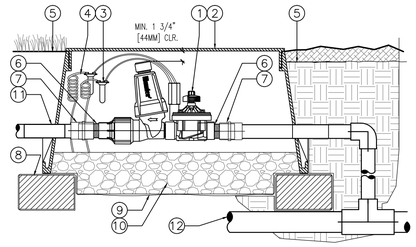


B BALL VALVE SCALE: NOT TO SCALE

016 - BallValve_16

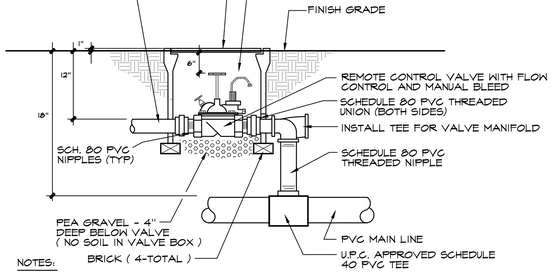
LEGEND

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



C DRIP CONTROL ASSEMBALY SCALE: NTS

012 -



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3. ONLY ONE (1) REMOTE CONTROL VALVE PER BOX .
4. PROVIDE DS-400 DRI-SPLICE WIRE CONNECTION AT ALL SPLICES.
5. CONTROL WIRE SHALL BE SIZED A MINIMUM OF #14 U.L. APPROVED.

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

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RIPLEY DESIGN GROUP
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LAND PLANNING
1615 BONANZA STREET
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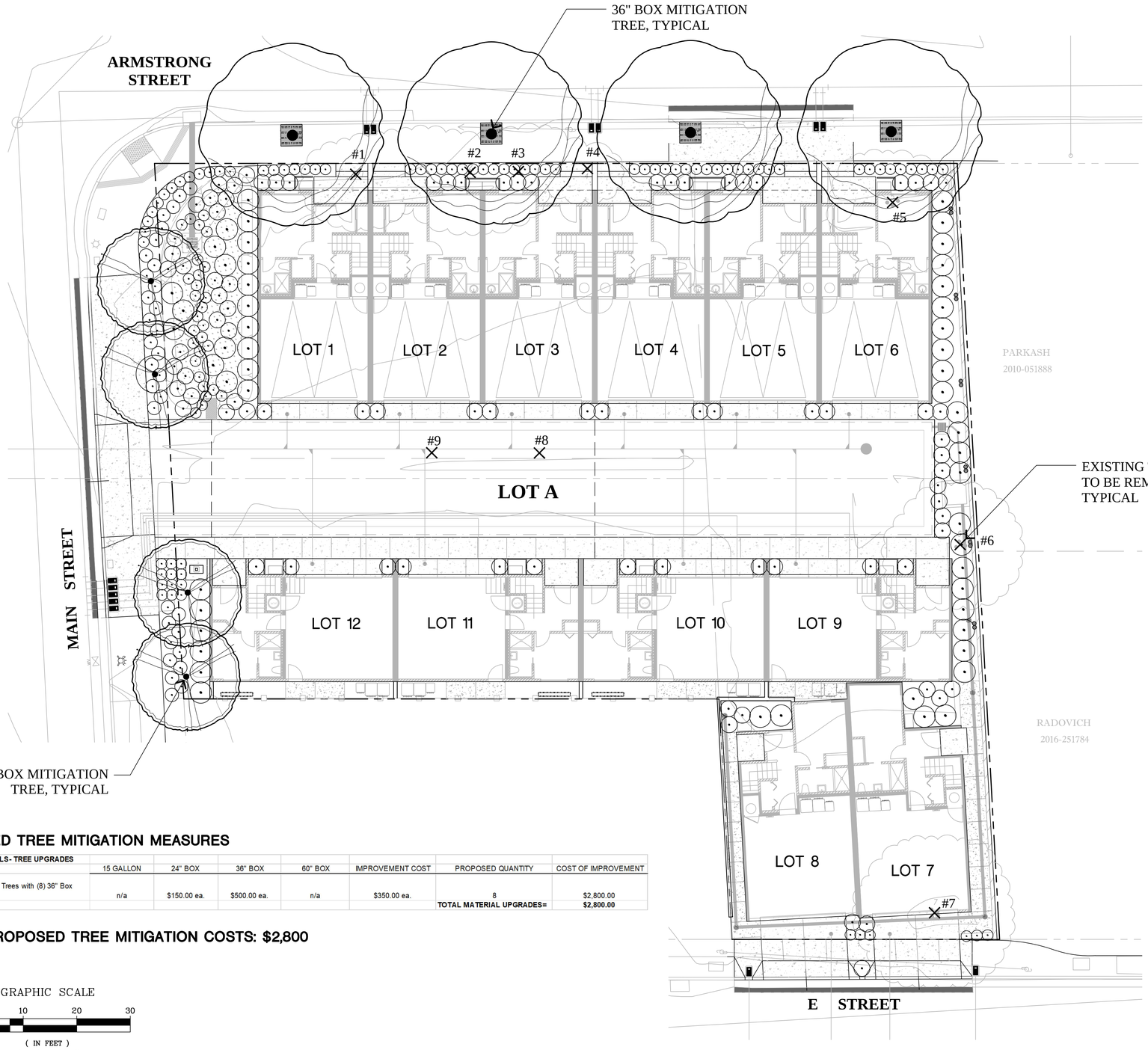
LICENSED LANDSCAPE ARCHITECT
JANNIKA M. CARPENTER
3684
RENEWAL DATE 08-28-2025
11-21-2023
DATE
State of California

22872 MAIN STREET
Hayward, CA
November 21, 2023

Preliminary Landscape Irrigation Details

L6



Tree Collection Data 22872 Main Street, Hayward CA 94541

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

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

Total Tree Assessed Value **$3,936.68**

TREE PRESERVATION RECOMMENDATIONS:

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

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

PROPOSED TREE MITIGATION MEASURES

COST OF MATERIALS- TREE UPGRADES	15 GALLON	24" BOX	36" BOX	60" BOX	IMPROVEMENT COST	PROPOSED QUANTITY	COST OF IMPROVEMENT
Replace (8) 24" Box Trees with (8) 36" Box Trees	n/a	$150.00 ea.	$500.00 ea.	n/a	$350.00 ea.	8	$2,800.00
						TOTAL MATERIAL UPGRADES=	**$2,800.00**

TOTAL PROPOSED TREE MITIGATION COSTS: $2,800

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

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

GRAPHIC SCALE
0 10 20 30
(IN FEET)
1 inch = 10 ft.

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L7