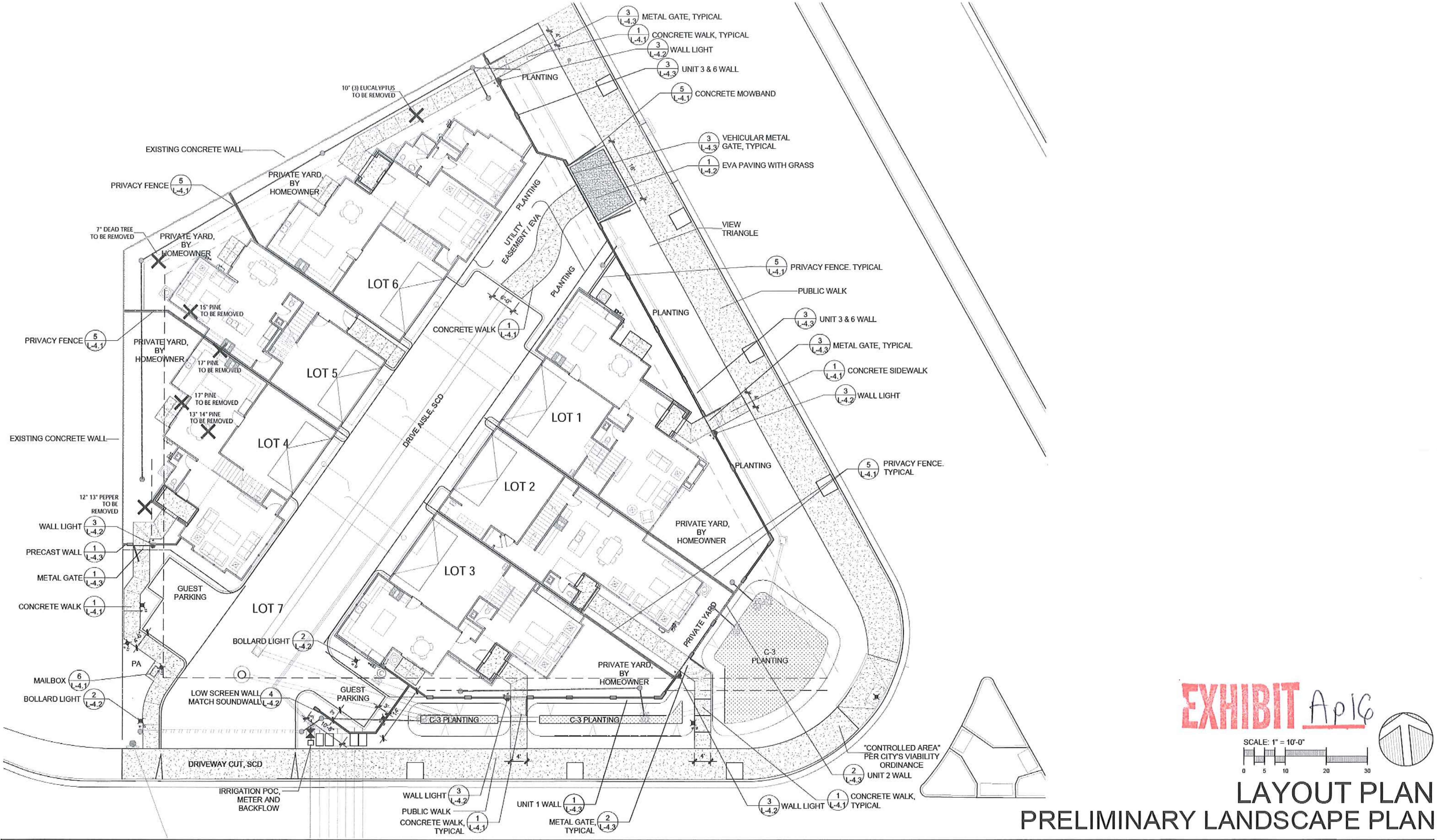


EXHIBIT Ap16

LAYOUT PLAN
PRELIMINARY LANDSCAPE PLAN

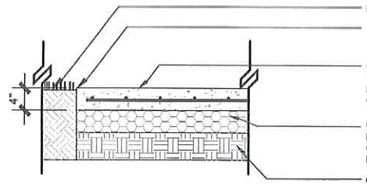
Mayhew's Landing Townhomes

36589 Newark Boulevard
Newark, California

LEVESQUE DESIGN
1414 BAY STREET, SUITE 100
ALAMEDA, CALIFORNIA 94501
(510) 521 6700

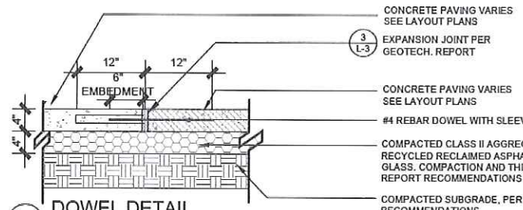
Date: May 7, 2018
Job: 16-133

L-3.1

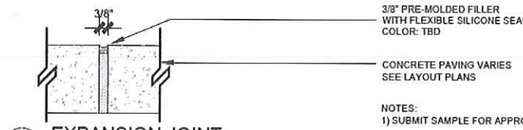


1) CONTRACTOR TO PROVIDE 2'X2' MOCK UP FOR APPROVAL BY THE LANDSCAPE ARCHITECT.
2) NOTIFY LANDSCAPE ARCHITECT 48 HOURS PRIOR TO REVIEW
3) SAWCUT SCORE LINES AS SHOWN ON LAYOUT PLAN
4) INSTALL EXPANSION JOINT AS SHOWN ON LAYOUT PLAN

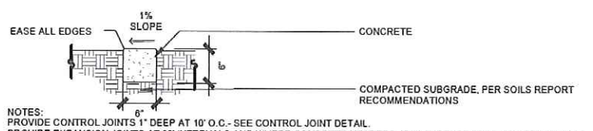
1 CONCRETE PAVING
SCALE: 1"=1'-0"



2 DOWEL DETAIL
SCALE: 1"=1'-0"

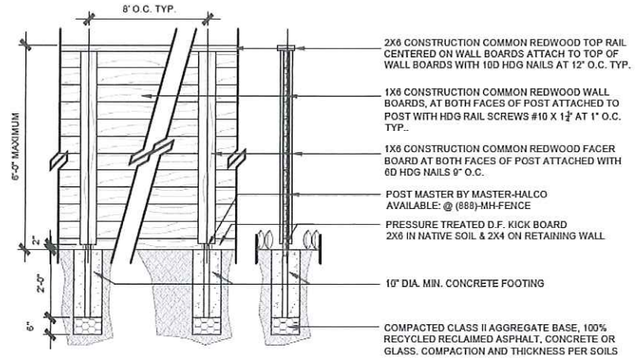


3 EXPANSION JOINT
3" = 1'-0"



NOTES:
PROVIDE CONTROL JOINTS 1" DEEP AT 10' O.C.- SEE CONTROL JOINT DETAIL.
PROVIDE EXPANSION JOINTS AT 30' INTERVALS AND WHERE CONCRETE HEADERS JOIN ANOTHER HEADER, WALK AND/OR CURB.
SEE GENERAL NOTES ON THE LAYOUT DRAWINGS FOR CONCRETE FINISH AND COLOR.

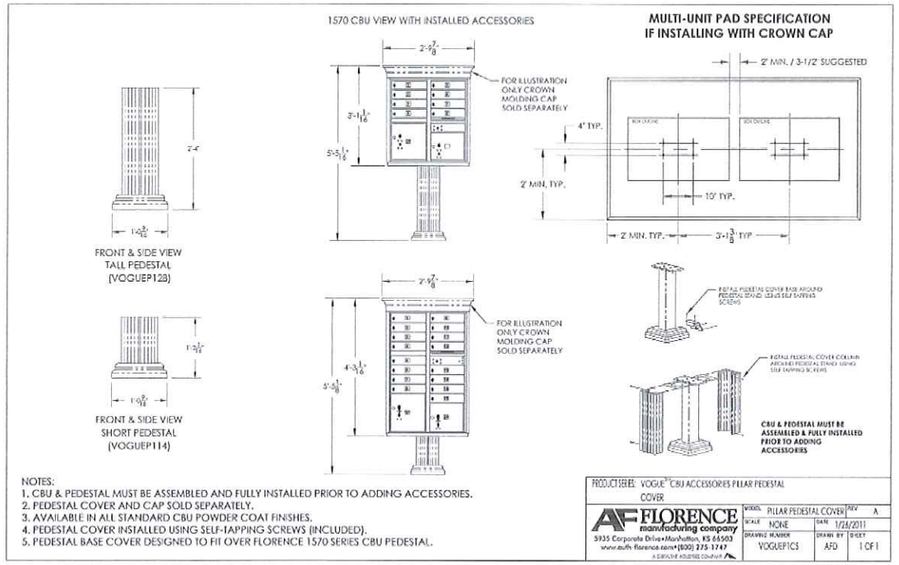
4 CONCRETE HEADER
NOT TO SCALE



ELEVATION SECTION

Notes:
1. REDWOOD SHALL BE CERTIFIED SUSTAINABLE.
2. TREAT REDWOOD WITH SAFECOAT DUROSTAIN CLEAR STAIN, OR APPROVED "LOW VOC" EQUAL.
3. ALL METAL COMPONENTS SHALL HOT DIPPED GALVANIZED

5 PRIVACY FENCE
SCALE: 1/2"=1'-0"

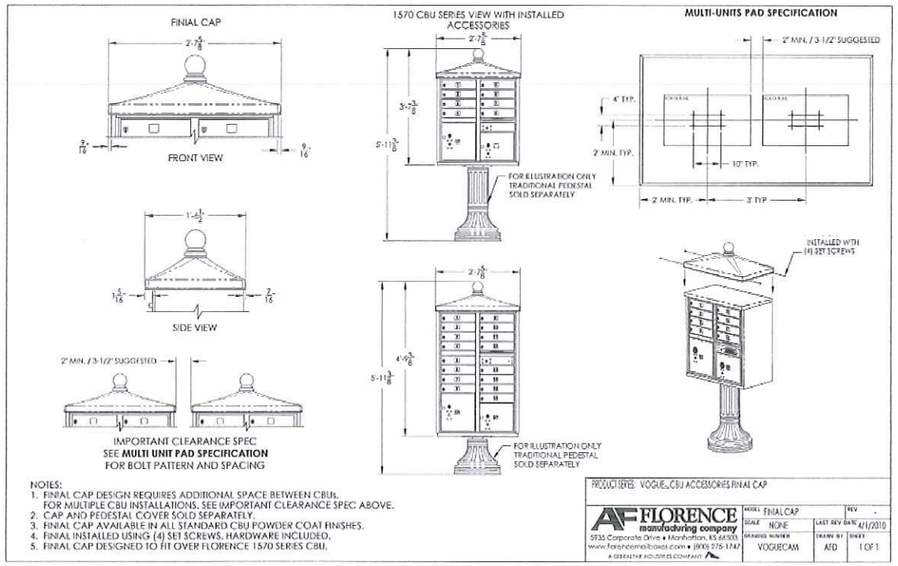


NOTES:
1. CBU & PEDESTAL MUST BE ASSEMBLED AND FULLY INSTALLED PRIOR TO ADDING ACCESSORIES.
2. PEDESTAL COVER AND CAP SOLD SEPARATELY.
3. AVAILABLE IN ALL STANDARD CBU POWDER COAT FINISHES.
4. PEDESTAL COVER INSTALLED USING SELF-TAPPING SCREWS (INCLUDED).
5. PEDESTAL BASE COVER DESIGNED TO FIT OVER FLORENCE 1570 SERIES CBU PEDESTAL.

PRODUCT SERIES: VOGUE® CBU ACCESSORIES PILLAR PEDESTAL COVER

AF FLORENCE manufacturing company — 5935 Corporate Drive • Manhattan, KS 66503 — www.auth-florence.com • (800) 275-1747 — A BERKSHIRE HOUSEWARES COMPANY

MODEL	PILLAR PEDESTAL COVER	REV	A
SCALE	NONE	DATE	1/26/2011
DRAWING NUMBER	VOGUEPTCS	DRAWN BY	AFD
		SHEET	1 OF 1

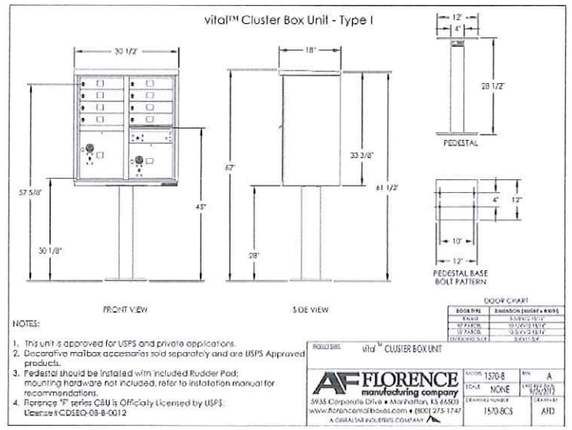


NOTES:
1. FINIAL CAP DESIGN REQUIRES ADDITIONAL SPACE BETWEEN CBUs. FOR MULTIPLE CBU INSTALLATIONS, SEE IMPORTANT CLEARANCE SPEC ABOVE.
2. CAP AND PEDESTAL COVER SOLD SEPARATELY.
3. FINIAL CAP AVAILABLE IN ALL STANDARD CBU POWDER COAT FINISHES.
4. FINIAL INSTALLED USING (4) SET SCREWS. HARDWARE INCLUDED.
5. FINIAL CAP DESIGNED TO FIT OVER FLORENCE 1570 SERIES CBU.

PRODUCT SERIES: VOGUE...CBU ACCESSORIES FINIAL CAP

AF FLORENCE manufacturing company — 5935 Corporate Drive • Manhattan, KS 66503 — www.florencemailboxes.com • (800) 275-1747 — A BERKSHIRE HOUSEWARES COMPANY

MODEL	FINIAL CAP	REV	-
SCALE	NONE	LAST REV DATE	4/1/2010
DRAWING NUMBER	VOGUECAM	DRAWN BY	AFD
		SHEET	1 OF 1



6 MAILBOX

CONSTRUCTION DETAILS
PRELIMINARY LANDSCAPE PLAN

Mayhew's Landing Townhomes
36589 Newark Boulevard
Newark, California

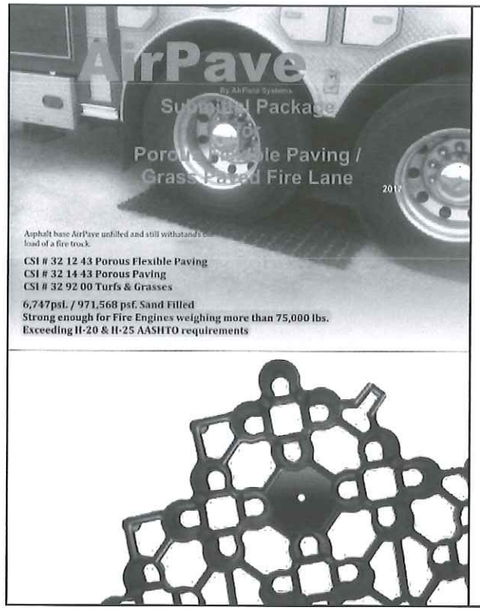
EXHIBIT Ap17


LEVESQUE DESIGN
1414 BAY STREET, SUITE 100
ALAMEDA, CALIFORNIA 94501
(510) 521 6700

Date: May 7, 2018
Job: 16-133

L-4.1

1 EVA GRASS PAVING

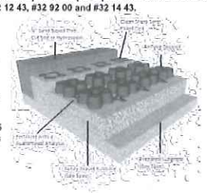


AirPave By AirField Systems,

A flexible porous paving and drainage system for grass pave fire lanes, reinforced turf paving and swales. With over 400 installations across the country AirPave for grass pave is 233 psi unfilled, **6,747 psi sand filled** and is made of 100% recycled content which can contribute to LEED™ points.

AirPave always ships with enough for 2 layers of the guaranteed analysis fertilizer needed. One for the sub base to be worked in before compaction and watered. And the other to be added on top of the sand filled grid and watered in before the turf grass is installed. We believe if done properly it will set up the project for the best possible result.

AirPave can save the owner up to $0.80 per square foot or more over our nearest competitors.
CSI Master Format #32 12 43, #32 92 00 and #32 14 43.



6,747psi = 971,568psf

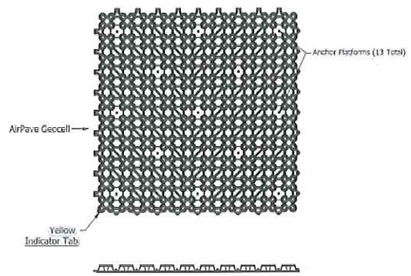
Strong enough for Fire Engines weighing more than 75,000 lbs.

Exceeding H-20 & H-25 AASHTO requirements

Benefits of an AirPave grass paving system include:

- A 40% or more material cost savings over most competitors
- Up to 45% cost savings on shipping, compared with rolled grass paving systems
- **2 Layers of Sustane Fertilizer with a guaranteed analysis provided with every project.**
- AirPave has been installed in over 400 flexible porous paving projects
- AirPave is made with 100% recycled copolymer polypropylene plastic with an impact modifier added to achieve a (NO-BREAK) plastics classification and a minimum 3% carbon black added for UV protection.
- Loading capability is equal to 233 psi empty and **6,747 psi when filled with clean sharp sand, over an appropriate base depth that provides adequate support for project design loads exceeding H-20 & H-25 requirements.**
- AirPave is shipped on pallets with 114 parts equal to 798 sq. ft. per pallet. Each part is 32"x32"x1", weighs 3.10 lbs and is 8% solid.

*This drawing, specifications and the information contained herein is for general presentation purposes only. All final drawings and layouts should be determined by a licensed engineer.



Unit Panel Specifications:

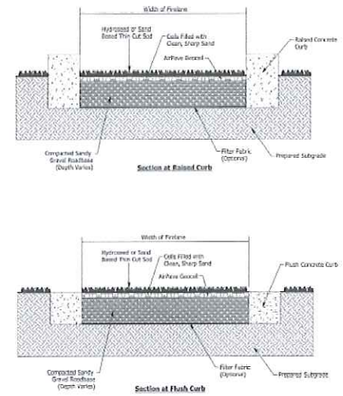
Size:	32" x 32" x 1"
Weight:	3.1 lb
Strength:	233 psi (unfilled) 6747 psi (filled)
Resin:	100% Recycled (PIR) Copolymer with Impact Modifier "No Break" Polymer Material
Color:	Black (3% carbon black added for UV Protection)

AirPave Cross Section
Typical

Scale 0.12.1

For AirPave Systems

Airfield Systems, LLC
8028 N May Ave, Suite 201
Oklahoma City, OK 73120
(405) 359-3375

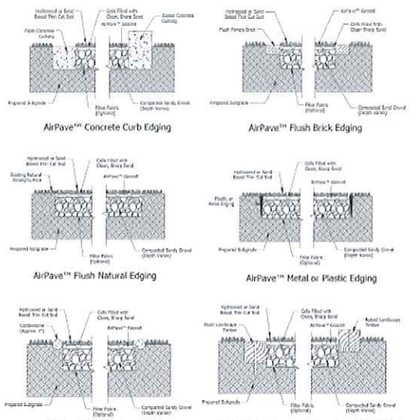


Airpave Typical Firelane Detail
For AirPave Grass System

Airfield Systems, LLC
8028 N May Ave, Suite 201
Oklahoma City, OK 73120
(405) 359-3375

Firelane_Subbase_PLD_003.dwg

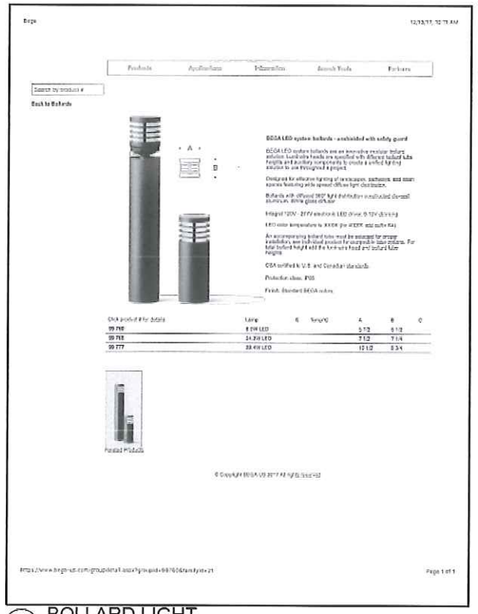
www.airfieldsystems.com



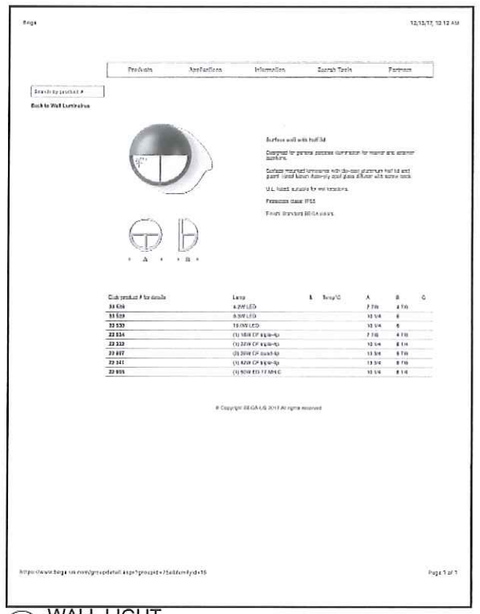
AirPave™ Permeable Edging Options

Airfield Systems, LLC
8028 N May Ave, Suite 201
Oklahoma City, OK 73120
(405) 359-3375

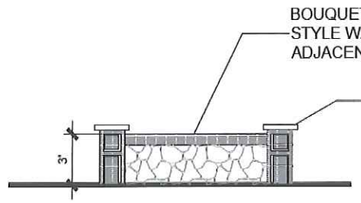
Drawing No: Firelane Edging Options WL_003.dwg



2 BOLLARD LIGHT



3 WALL LIGHT



GUEST PARKING

NOTES:
1. MATCH EXISTING BOUQUET CANYON STONE WITH LOCALLY (WITHIN 200 MILES) QUARRIED STONE.

4 LOW SCREEN WALL
SCALE: 1/4" = 1'-0"

EXHIBIT Ap18

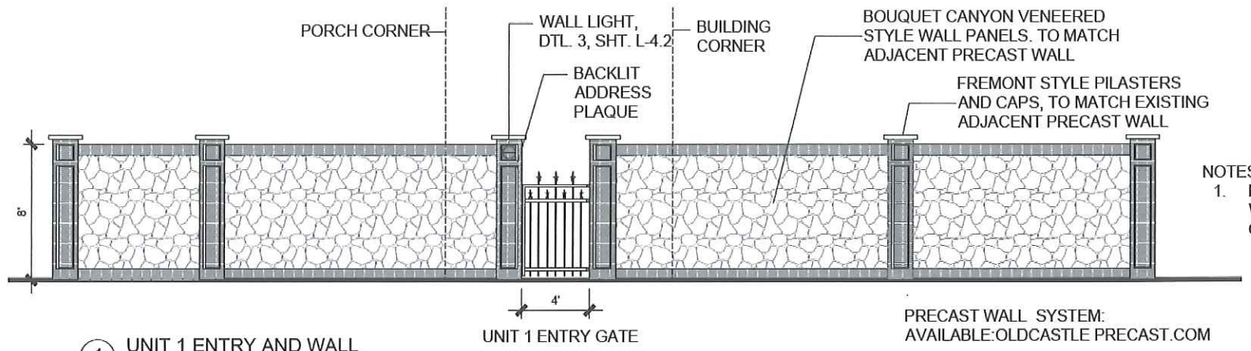
CONSTRUCTION DETAILS
PRELIMINARY LANDSCAPE PLAN

Mayhew's Landing Townhomes
36589 Newark Boulevard
Newark, California

LEVESQUE DESIGN
1414 BAY STREET, SUITE 100
ALAMEDA, CALIFORNIA 94501
(510) 521 6700

Date: May 7, 2018
Job: 16-133

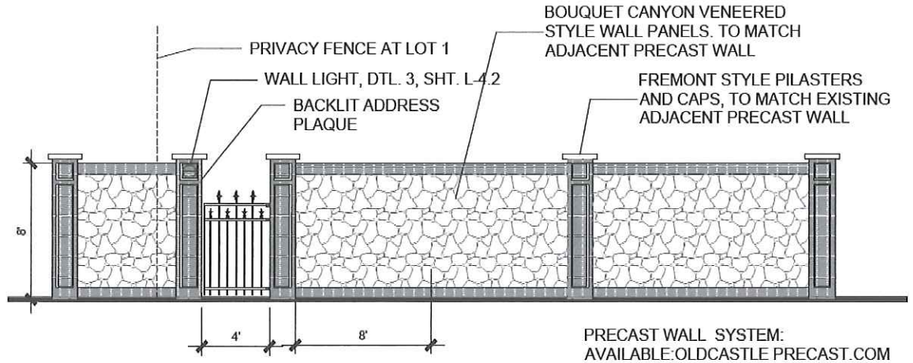
L-4.2



1 UNIT 1 ENTRY AND WALL
SCALE: 1/4" = 1'-0"

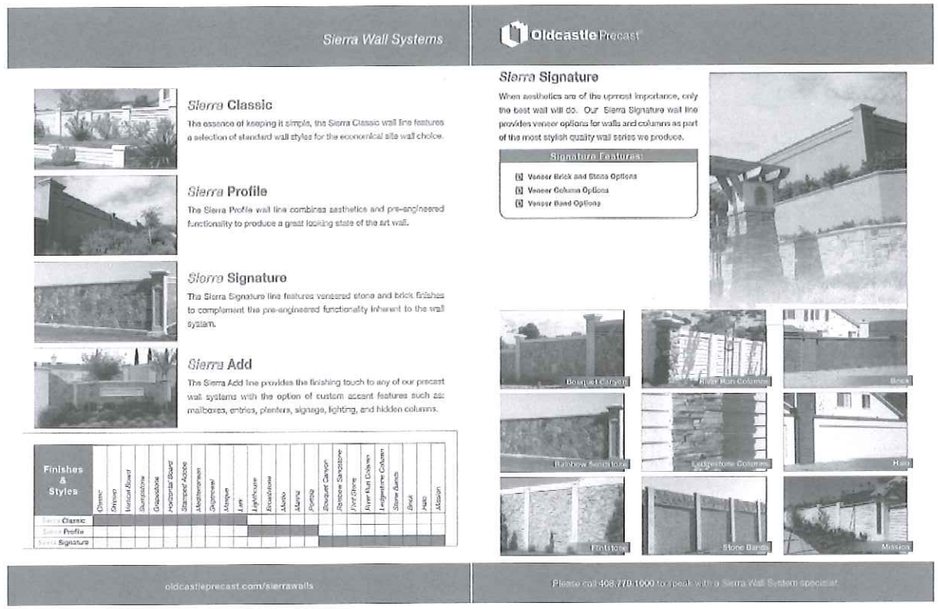
NOTES:
1. MATCH EXISTING BOUQUET CANYON STONE WITH LOCALLY (WITHIN 200 MILES) QUARRIED STONE.

4 EXISTING ADJACENT WALL
SCALE: NTS

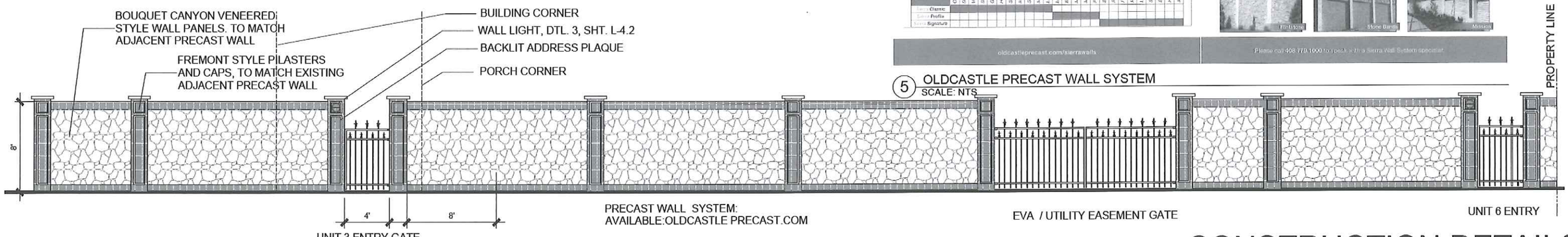


2 UNIT 2 ENTRY AND WALL
SCALE: 1/4" = 1'-0"

NOTES:
1. MATCH EXISTING BOUQUET CANYON STONE WITH LOCALLY (WITHIN 200 MILES) QUARRIED STONE.



5 OLDCASTLE PRECAST WALL SYSTEM
SCALE: NTS



3 UNIT 3 & 6 ENTRY AND WALL
SCALE: 1/4" = 1'-0"

NOTES:
1. MATCH EXISTING BOUQUET CANYON STONE WITH LOCALLY (WITHIN 200 MILES) QUARRIED STONE.

CONSTRUCTION DETAILS
PRELIMINARY LANDSCAPE PLAN

Mayhew's Landing Townhomes

36589 Newark Boulevard
Newark, California

EXHIBIT Ap 19

LEVESQUE DESIGN
1414 BAY STREET, SUITE 100
ALAMEDA, CALIFORNIA 94501
(510) 521 6700

Date: May 7, 2018
Job: 16-133

L-4.3

IRRIGATION NOTES

1. 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.

2. THE CONTRACTOR SHALL EXERCISE CARE IN LOCATING PIPING AS TO NOT CONFUCT WITH OTHER UTILITIES. DO NOT INSTALL IRRIGATION PIPING PARALLEL TO AND DIRECTLY OVER OTHER UTILITIES.

3. THE INTENT OF THIS IRRIGATION SYSTEM IS TO PROVIDE THE MINIMUM AMOUNT OF WATER REQUIRED TO SUSTAIN GOOD PLANT HEALTH.

4. 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.

5. 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.

6. 120 VOLT A.C. (2.5 AMP DEMAND) ELECTRICAL SERVICE TO IRRIGATION CONTROLLER LOCATION TO BE PROVIDED UNDER ELECTRICAL CONTRACT WORK. IRRIGATION CONTRACTOR TO MAKE FINAL CONNECTION FROM ELECTRICAL STUB-OUT TO CONTROLLER AND PROVIDE PROPER GROUNDING PER CONTROLLER MANUFACTURER'S INSTRUCTIONS.

7. CONTROLLER SHALL HAVE ITS OWN GROUND ROD. THE GROUND ROD SHALL BE AN EIGHT FOOT LONG BY 5/8" DIAMETER U.L. APPROVED COPPER CLAD ROD. NO MORE THAN 6" OF THE GROUND ROD TO BE ABOVE GRADE. CONNECT #6 GAUGE WIRE WITH A U.L. APPROVED GROUND ROD CLAMP TO ROD AND BACK TO GROUND SCREW AT BASE OF CONTROLLER WITH APPROPRIATE CONNECTOR. THIS WIRE SHOULD BE AS SHORT AS POSSIBLE, AVOIDING ANY KINKS OR BENDING. GROUND ROD SHALL BE A MINIMUM OF EIGHT FEET (8') FROM IRRIGATION CONTROL WIRE BUNDLE.

8. IRRIGATION CONTROLLER TO HAVE ITS OWN INDEPENDENT 24 VOLT COMMON GROUND WIRE.

9. 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.

10. IRRIGATION CONTROL WIRES SHALL BE COPPER WITH U.L. APPROVAL FOR DIRECT BURIAL IN GROUND, SIZE #14-1. COMMON GROUND WIRE SHALL HAVE WHITE INSULATING JACKET. CONTROL WIRE SHALL HAVE INSULATING JACKET OF COLOR OTHER THAN WHITE. SPLICE SHALL BE MADE WITH 3M-DBR/Y-6 SEAL PACKS.

11. FLOW SENSOR CABLE SHALL BE A SOLID COPPER SHIELDED PAIR CABLE, SIZE #16. NO SPLICES ALLOWED.

12. INSTALL SPARE CONTROL WIRE OF A DIFFERENT COLOR ALONG THE ENTIRE MAIN LINE. LOOP 36" EXCESS WIRE INTO EACH SINGLE VALVE BOX AND INTO ONE VALVE BOX IN EACH GROUP OF VALVES. MINIMUM OF ONE SPARE WIRE PER CONTROLLER.

13. 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.

14. PLASTIC VALVE BOXES ARE TO BE BLACK IN COLOR WITH BOLT DOWN, NON-HINGED COVER MARKED "IRRIGATION". BOX BODY SHALL HAVE KNOCK OUTS. MANUFACTURER SHALL BE CARSON INDUSTRIES.

15. 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.

16. VALVE LOCATIONS SHOWN ARE DIAGRAMMATIC. INSTALL IN GROUND COVER/SHRUB AREAS WHERE POSSIBLE (NOT IN LAWN AREA).

17. THE REMOTE CONTROL VALVE SPECIFIED ON THE DRAWINGS IS A PRESSURE REDUCING TYPE. SET THE DISCHARGE PRESSURE AS FOLLOWS:
    1. DRIP BUBBLERS = 30 PSI
    2. SUB-SURFACE DRIP EMITTERS = 30 PSI
    3. TREE BUBBLERS = 35 PSI

18. THE IRRIGATION CONTRACTOR SHALL FLUSH AND ADJUST ALL SPRINKLER HEADS FOR OPTIMUM PERFORMANCE AND TO PREVENT OVER SPRAY ONTO WALKS, ROADWAYS, AND/OR BUILDINGS AS MUCH AS POSSIBLE. THIS SHALL INCLUDE SELECTING THE BEST DEGREE OF ARC TO FIT THE EXISTING SITE CONDITIONS AND TO THROTTLE THE FLOW CONTROL AT EACH VALVE TO OBTAIN THE OPTIMUM OPERATING PRESSURE FOR EACH SYSTEM.

19. LOCATE DRIP BUBBLERS ON UP-HILL SIDE OF PLANT.

20. LOCATE BUBBLERS ON UP-HILL SIDE OF TREE.

21. INSTALL A VALCON 5000 SERIES SPRING LOADED CHECK VALVE BELOW THOSE BUBBLERS WHERE LOW HEAD DRAINAGE WILL CAUSE EROSION AND/OR EXCESS WATER.

22. 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.

23. IRRIGATION CONTRACTOR TO NOTIFY ALL LOCAL JURISDICTIONS FOR INSPECTION AND TESTING OF INSTALLED BACKFLOW PREVENTION DEVICE.

24. PRESSURE TEST PROCEDURE. THE CONTRACTOR SHALL:

    A. NOTIFY ARCHITECT AT LEAST THREE (3) DAY IN ADVANCE OF TESTING.

    B. PERFORM TESTING AT HIS OWN EXPENSE.

    C. CENTER LOAD PIPING WITH SMALL AMOUNT OF BACKFILL TO PREVENT ARCHING OR SLIPPING UNDER PRESSURE. NO FITTING SHALL BE COVERED.

    D. APPLY THE FOLLOWING TESTS AFTER WELD PLASTIC PIPE JOINTS HAVE CURED AT LEAST 24 HOURS.

    1. TEST LINE (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.
    2. TEST RCV CONTROLLED LATERAL LINES WITH WATER AT LINE PRESSURE AND VISUALLY INSPECT FOR LEAKS. RETEST AFTER CORRECTING DEFECTS.

25. 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.

26. IRRIGATION DEMAND: __ GPM AT __ 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.

27. PIPE THREAD SEALANT COMPOUND SHALL BE RECTOR SEAL T+2, CHRISTY'S ULTRA SEAL, OR APPROVED EQUAL.

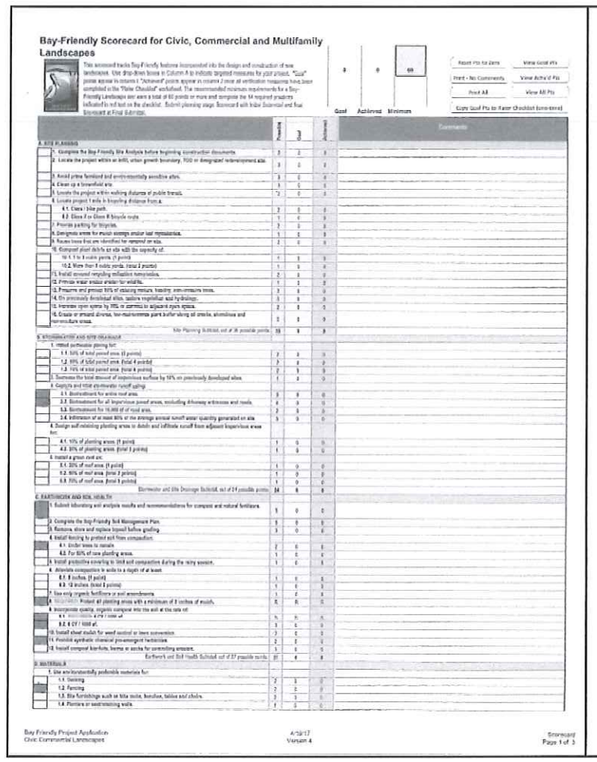
28. SUB-SURFACE DRIP IRRIGATION AREAS MUST BE HAND WATERED TO INCREASE SOIL MOISTURE PRIOR TO PLANTING. AFTER PLANTING, THE SUB-SURFACE DRIP SYSTEMS MUST BE OPERATED ON A FREQUENT BASIS TO MAINTAIN SOIL MOISTURE CONTENT. DO NOT ALLOW SOIL TO DRY OUT. MAINTENANCE ROUTINE SHALL INCLUDE PROBING SOIL TO MONITOR MOISTURE CONTENT. USE CAUTION WHEN PROBING SOIL. DO NOT DAMAGE SUB-SURFACE DRIP TUBING.

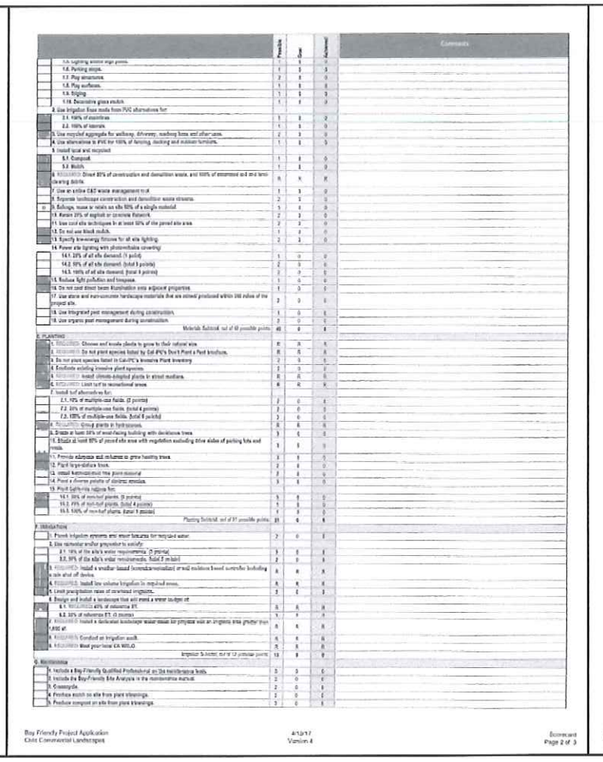
29. RECORD DRAWINGS:

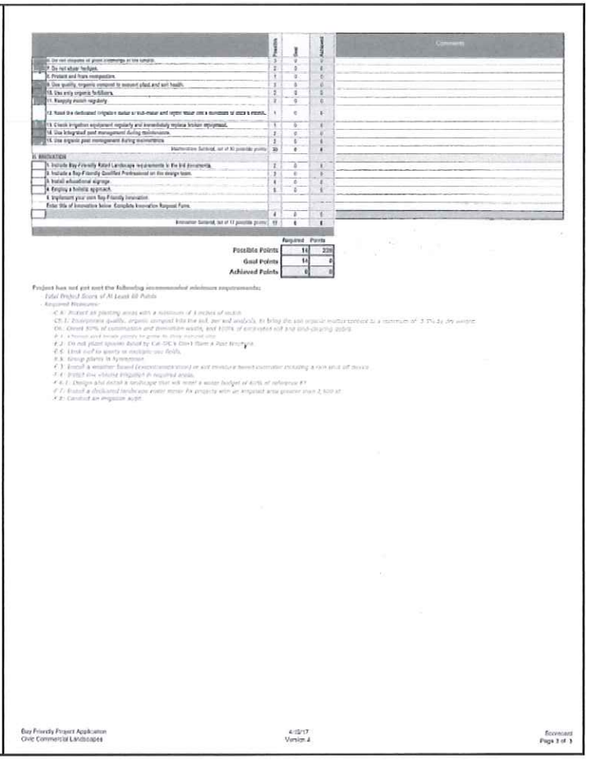
    A. THE CONTRACTOR SHALL MAINTAIN IN GOOD ORDER IN THE FIELD OFFICE ONE COMPLETE SET OF BLACK LINE PRINTS OF ALL SPRINKLER DRAWINGS WHICH FORM A PART OF THE CONTRACT, SHOWING ALL WATER LINES, SPRINKLERS, VALVES, CONTROLLERS AND STUB-OUTS. IN THE EVENT ANY WORK IS NOT INSTALLED AS INDICATED ON THE DRAWINGS, SUCH WORK SHALL BE CORRECTED AND DIMENSIONED ACCURATELY FROM THE BUILDING WALLS.

    B. ALL UNDERGROUND STUB-OUTS FOR FUTURE CONNECTIONS AND VALVES SHALL BE LOCATED AND DIMENSIONED ACCURATELY FROM BUILDING WALLS ON ALL RECORD DRAWINGS.

    C. UPON COMPLETION OF THE WORK, OBTAIN REPRODUCIBLE PRINTS FROM ARCHITECT AND NEATLY CORRECT THE PRINTS TO SHOW THE AS-BUILT CONDITIONS.







IRRIGATION NOTES
PRELIMINARY LANDSCAPE PLAN

Mayhew's Landing Townhomes

36589 Newark Boulevard

Newark, California

IRRIGATION NOTES:
1. IRRIGATION SHALL BE SET TO AVOID RUNOFF BY SPLITTING IRRIGATION INTO A SERIES OF SHORT CYCLES.
2. THE IRRIGATION PLAN SHALL HAVE A MULTI-PROGRAMMABLE CONTROLLER.
3. A RAIN SHUT OFF VALVE SHALL BE EMPLOYED TO SHUT OFF THE SYSTEM AFTER SIGNIFICANT PRECIPITATION.
4. DRIP AND OR BUBBLERS SHALL BE USED IN ALL PLANTED AREAS, SPRAY IRRIGATION SHALL NOT BE USED ON THIS PROJECT
5. THE IRRIGATION SYSTEM SHALL USE FLOW REDUCERS TO MITIGATE BROKEN HEADS.
6. ALL OF THE ABOVE PRACTICES, SHALL BE USED IN THE BUILDING PLAN SUBMITTAL.
7. THE PLANS SHALL CONFORM TO ALL WELO REQUIREMENTS.

LEVESQUE DESIGN

1414 BAY STREET, SUITE 100
ALAMEDA, CALIFORNIA 94501
(510) 521 6700

Date: May 7, 2018
Job: 16-133

EXHIBIT Ap20

L-5.0

HYDROZONE LEGEND

HIGH WATER USE LAWN AREA ON UTILITY EASEMENT / EVA	137	SQ. FT.	2.7%
MODERATE WATER USE	0	SQ. FT.	0%
LOW WATER USE	5,009	SQ. FT.	97.3%
TOTAL IRRIGATED LANDSCAPE	5,146	SQ. FT.	100%

WATER EFFICIENT LANDSCAPE WORKSHEET

This worksheet is filled out by the project applicant and it is a required element of the Landscape Documentation Package.

Reference Evapotranspiration (ETo) 47

Hydrozone # /Planting Description[a]	Plant Factor (PF)	Irrigation Method[b]	Irrigation Efficiency (IE)[c]	ETAF (PF/IE)	Landscape Area (sq. ft.)	ETAF x Area	Estimated Total Water Use (ETWU)[d]
Regular Landscape Areas							
Low Water-Use Plants	0.3	Drip	0.81	0.37	5,009	1,853	54,006
High Water- Use Lawn	0.8	Spray	0.75	1.07	137	147	4,272
						(A)	(B)	
				Totals	5,146	2,000	58,278
Special Landscape Areas							
						(C)	(D)	
					0	0	0
						ETWU Total		58,278
				Maximum Allowed Water Allowance (MAWA)[e]				67,479

[a] Hydrozone #/Planting Description
E.g.
1.) front lawn
2.) low water use plantings
3.) medium water use planting

[b] Irrigation Method
overhead spray or drip

[c] Irrigation Efficiency
0.75 for spray head
0.81 for drip

[d] ETWU (Annual Gallons Required) = Eto x 0.62 x ETAF x Area
where 0.62 is a conversion factor that converts acre- inches per acre per year to gallons per square foot per

[e] MAWA (Annual Gallons Allowed) = (Eto) (.62) [(ETAF x LA) + ((1-ETAF) x SLA)]
where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year, LA is the total landscape area in square feet, SLA is the total special landscape area in square feet, and ETAF is .55 for residential areas and 0.45 for non-residential areas.

ETAF Calculations
Regular Landscape Areas

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

Total ETAF x Area (B)	2,000
Total Area (A)	5,146
Average ETAF	**0.39**

All Landscape Areas

Total ETAF x Area	(B+D)	2,000
Total Area	(A+C)	5,146
Sitewide ETAF	**(B+D) ÷ (A+C)**	**0.39**

SCALE: 1" = 10'-0"
0 5 10 20 30

EXHIBIT Ap21

HYDROZONE PLAN
PRELIMINARY LANDSCAPE PLAN

Mayhew's Landing Townhomes

36589 Newark Boulevard
Newark, California

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LEVESQUE DESIGN

1414 BAY STREET, SUITE 100
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(510) 521 6700

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Job: 16-133

L-5.1

PLANTING NOTES

1. The scope of the planting work includes, but is not limited to the following:
   A. Ordering and delivery of the plant materials to site.
   B. Soil preparation and conditioning.
   C. Fine grading of all landscape areas, including supplying and installing amendments or imported topsoil as described on the drawings and as required by the recommendations of the soils testing report.
   D. Coordination of additional drainage work as shown on the drawings.
   E. Soil Testing by Landscape Contractor.
   F. Installation of plant materials.
   G. Ninety (90) day maintenance period.
   H. Replacement of all unsatisfactory plant materials.
   I. Final Approval
   J. Warranty

2. The Landscape Contractor shall notify the site contractor and Landscape Architect of any discrepancy between the Drawings and/or Specifications and actual conditions. Specifications shall take precedence. No work shall be done in any area where there is such a discrepancy until the discrepancy has been clarified and a written response has been given by the Landscape Architect.

3. All work shall be performed by persons familiar with planting work and under supervision of a qualified planting foreman.

4. Within 30 days after award of contract the Landscape Contractor shall arrange with a nursery to obtain all plant materials noted on the plans and have them available for inspection by the Owner and the Landscape Architect. Upon approval of the plant material, the contractor shall purchase the material and have it segregated and grown for the job. The deposit necessary for such contract growing (if required) is to be born by the Landscape Contractor. If travel is required by the L.A. to inspect plant material, cost of travel shall be at the contractor's expense.

5. The Landscape Contractor shall arrange and pay provide for 2 (two) sustainable agricultural suitability and soil fertility tests to be performed on the rough graded soil. The Landscape Architect shall approve of the soil testing lab in advance. The soil lab shall make recommendations for use of organic and locally available amendments. Locations for soil samples shall be determined by the Landscape Architect. Soil amendments shall be thoroughly and evenly incorporated into the top 12" of all planter and lawn areas. After amendment, the soil shall have an organic content of 5.0% min. The results of these tests shall be reviewed by the Owner, General Contractor and the Landscape Architect for a decision prior to amending the soil. This analysis shall be conducted and paid for by the Landscape Contractor. Recommendations for amendments contained in this analysis are to be carried out before planting occurs. Such changes are to be accompanied by equitable adjustments in the contract price if/when necessary. For bid purposes include:
   A. 6 cubic yards of Composted Greenwaste/Thousand Sq. Ft.
   B. 10 pounds of Soil Sulfur /Thousand Sq. Ft.

6. All trees are to be staked or guyed as shown in the staking/guying diagrams (see Planting Plan sheets). Contractor shall establish one in place example of each for approval by the Landscape Architect. Cut stake height as directed by the Landscape Architect.

7. The Landscape Contractor shall be responsible for providing all plant material indicated on the plans, unless otherwise directed in writing. Contractor to submit unit quantities and unit costs as a part of his bid. Cost for additional plants requested and approved by Owner and/or Landscape Architect will be based on this bid unit price.

8. Plant locations are diagrammatic and are to be adjusted in the field as necessary to screen utilities but not impede access.

9. The Landscape Architect reserves the right to make substitutions, additions, and deletions in the planting scheme as he feels necessary while work is in progress. Such changes, with written authorization, are to be accompanied by equitable adjustments in the contract price if and when necessary.

10. All ground cover planting areas and plant pits shall be top-dressed with 3" layer of Monterey Dune Natural Mulch, available from WMEarthcare, 1-877-963-2784 or approved equal. Submit sample to Landscape Architect for approval prior to ordering. Material shall not be a redwood product.

11. The planting backfill mix shall consist of 75% (by volume) native topsoil (with no rocks larger than 2" diameter) mixed with 25% approved soil amendment.

12. Materials Delivery and Storage: Manufactured materials shall be delivered in original containers with brand and maker's name marked thereon. Materials in broken containers or showing evidence of damage will be rejected and must be immediately removed from the site. Odorous materials shall not be brought to the site until they are to be used.

13. Contractor shall provide dust alleviation and control measures during the course of the work to the Owner's satisfaction at no additional costs to the contract.

14. Plant Material Specifications and Quantities: Plant materials shall be furnished in quantities required to complete the work as indicated on the drawings and shall be of species, kinds, sizes, spacing, etc., specified in the drawings herein.
A. Plant material shall conform with American Association of Nurseryman Standards, ANSI Z60.1, in all ways.

PLANTING NOTES (CONTINUED)

B.Nomenclatures: Plant Names listed on drawings conform to Standardized Plant Names established by American Joint Committee on Horticultural Nomenclature, except that for names not covered therein, the established custom of naming plants by the nursery trade shall be followed.
C. Right of inspection for approval or rejection is reserved at the place of growth or on the project site at any time upon delivery or during the work. Plants shall be inspected for size, variety, condition, defects, or injury. Notify the Landscape Architect as to place of growth for inspection of plants within one month of award of contract.
D. No plant shall be bound with wire or rope at any time so as to damage the bark or break branches.
E. Dimensions: If applicable, height and spread of specimen plant materials are specified on the drawings. Measurements shall be made with materials in normal position without support of branches. Plants specified by container size shall be equal in size to similar plants in local retail nurseries.
F. Plants shall not be pruned prior to delivery, except as authorized by the Landscape Architect.

15. Fine Grading and Soil Preparation:
A. The current site is at final grade. The contractor shall maintain existing grading and ensure positive drainage away from the building foundation.
B. All planting areas shall provide positive runoff at a minimum 2 percent slope without pockets or low points.
C. All planting areas shall be cleaned of weeds and debris prior to any soil preparation or grading work. Noxious weeds and grasses shall be removed by the roots wherever they are found at any stage of the work. Weeds and debris shall be disposed of off the site. Contractor shall meet with Landscape Architect before removing any existing shrubs and groundcover.
D. Soil contaminants by cement, paint, plaster, herbicides, or other construction debris shall be removed from the site and replaced with soil at no extra cost to the Owner. Replacement soil shall be reviewed by the Landscape Architect prior to placement.
E. Moisture Content: Soil shall not be worked when moisture content is so great that excessive compaction will occur nor when it is so dry that there will be dust in the air or that clods will not readily break. Water shall be applied, if necessary, to bring soil to an ideal moisture content for planting.

16. Planting Procedures:
A. Do not install plant materials until all exterior construction work has been completed and sprinkler systems have been installed and tested. Planting areas shall have been graded and prepared as specified and shall be approved by the Landscape Architect.
B. Insect and Pet Management. An integrated Pest Management program shall be implemented to minimize insect pest and disease damage during construction. Synthetic chemical pesticides are prohibited.
C. Install drainage well in tree pits which do not drain. Fill tree pits with 18" of water and let settle for 24 hours. Pits with 12" or more of standing water shall have an 8" diameter by 36" deep well filled with drain rock (below bottom of plant pit). Cover top of well with a 24" square piece of filter fabric. Install per written authorization by the Owner. Provide a unit price quote per tree in the bid.
D. Before excavation, plants in containers shall be placed as indicated on the planting plan bringing any conflict with underground utility lines to the attention of the Landscape.
E. Excavate square shaped and vertical sided holes to the sizes and depths indicated on the Drawings. Scarify the sides and bottom of all holes.
F. Remove containers, including boxes, prior to backfilling.
G. Verify that plants are not root bound or girdled, and that the primary leader is intact.
H. Remove any solid rock encountered to a depth of not less than 2 feet below the bottom of plant container. If existing conditions prevent this, bring the condition to the attention of the Landscape Architect for a solution.
I. Backfill the planting holes with the special backfill mix herein specified, see Planting Note11.
J .Water-settle backfill areas thoroughly or compact by other approved method after planting so plants do not settle.
K. Place "Best" products fertilizer tablets or Agriform Plant Tablets in holes, per manufacturer's written recommendations, at the following rates:
1-Gallon Containers: 2 tablets @ 21 grams.
5-Gallon Containers: 4 tablets @ 21 grams.
Larger sized plants per manufacturer's recommendations

17. Inspections
Notify Owner's Authorized Representative at least seven (7) days in advance of an anticipated inspection. Inspections are as follows.
A.Commencement of Establishment and Maintenance work.
B.At thirty (90) day intervals through the maintenance period.
C.Completion of the Establishment and Maintenance work - Final walk-through, ten (10) days before the end of the maintenance period

17. Establishing Maintenance Period:
A.Start of Maintenance - Establishment and Maintenance period shall not start until all elements of the landscape construction, including planting and irrigation for the entire project are complete. Project will not be segmented into maintenance phases, unless specifically authorized in writing by the Owner's Authorized Representative.
B.Request an inspection to begin the Establishment and Maintenance period after planting and related work has been completed in accordance with the Contract Documents. All planting shall be complete at the time of inspection. If such criterion is met to the satisfaction of the Owner's Authorized Representative and the Landscape Architect, written notification shall be issued to he Contractor to start the Establishment Maintenance period, noting the effective beginning and ending date of completion.

PLANTING NOTES (CONTINUED)

18. Plant Establishment & Maintenance:
A.Protection: Work under this Section shall include complete responsibility for maintaining adequate protection for all areas. Any area damage by the maintenance contractor, including paved areas, shall be repaired at no additional expense to the Owner.
B. Continuously maintain all plantings in areas included in the Contract from the beginning of the Contract work, during the progress of work, and for a period of 90 days after certified completion of all work until final acceptance of all contract work. Maintenance shall be performed at intervals of not more than ten (10) days.
C. Scope: Continuous maintenance and operations of the irrigation system, cultivating, weeding, trimming, pruning, adjustment of planting depth, fertilizing, spraying, and debris removal and clean-up, insect, pest, fungus, and rodent control, and any other operations are to be included in this scope of work to assure healthy, normal growth.
D.Fertilizing:
1.Fertilize all planting with he following or as noted in the required Horticulture Soils Report. At the end of the first 30 day and at 30 day intervals, apply top dress fertilizer. The fertilize shall be an organic fertilizer as specified in the soils report. Fertilizer shall be mixed by a commercial fertilizer supplier.
2.After application, water fertilizer thoroughly into the soil.
3.Avoid applying fertilizer to the rootball or base of main stems; rather, spread evenly under the plant drip line.
E.Weed Control
Weeding, Cultivating, and Cleanup: Planting areas shall be kept neat and free from weeds and debris at all times and shall be manually weeded at not more than 10-day intervals. Said areas shall be weed free at the end of the Maintenance Period. Apply pre-emergent weed control per city standards, verify compatibility of herbicide with the plant material. Synthetic chemical pre-emergent herbicides are prohibited. Do not use material which inhibits specified plant material's growth.
F. Insect and Pet Management. An integrated Pest Management program shall be implemented to minimize insect pest and disease damage to the plantings. Synthetic chemical pesticides are prohibited.
G.Lawn Maintenance
Maintenance of lawns shall consist of weeding, watering, mowing, treatment of fungus disease and insect pests,repair of erosion, fertilizing and all incidental work necessary to maintain turf satisfactory to the Owner. All areas sodded shall be mowed weekly beginning 14 days after sodding at a height no less than 2". All areas seeded shall be mowed only after lawn reaches 3" in height; lawn shall not be cut lower than 3" at its' first mowing. After first mowing, lawn shall be mowed weekly at a height of no less than 2".
H. Tree and Shrub Care
1.Maintain large enough basin around plants so hat enough water can be applied to establish moisture throughout the major root zone. When hand water, use a water wand to break the force. maintain mulch at a depth of 3" minimum depth to reduce evaporation and frequency of watering.
2.Pruning Trees: Prune trees to develop permanent scaffold branches that are smaller in diameter than the trunk or branch to which they are attached; which have vertical spacing from 18" to 48" and radial orientation so as not to overlay one another, to eliminate diseased or damaged growth; to eliminate narrow V-shapped branch forks that lack strength; to reduce toppling and wind damage by thinning out crowns to maintain growth within space limitation; to maintain a natural appearance; to balance crown with roots.
3.Trees shall not be topped and shall be allowed to grow to the full genetic height and habit. Under no circumstance will striping of lower branches (raising-up) of young trees be permitted. Lower branches shall be retained in a "tipped back" or pinched condition with as much foliage as possible to promote caliper trunk growth(tapered trunk). Lower branches can be cut flush with he trunk only after the tree is able to stand erect without staking or other support. Remove sucker growth if deemed appropriate by the Owner's authorized representative.
4.Thin out evergreen trees and shape when necessary to prevent wind storm damage. The primary pruning of deciduous trees shall be done during the dormant season. Prune damaged trees or those that constitute health or safety hazards at anytime of the year as required to eliminate unsafe conditions.
5.Trimming Shrubs: The objective of shrub pruning is the same as for trees. Do not clip shrubs into balled or boxed forms unless such is required by the design and directed by the landscape architect.Make pruning cuts at lateral branches or buds or flush with he trunk. "Stubbing" will not be permitted.
6.Staking and Guying: Remove stakes and guys as soon as they are no longer needed. Periodically inspect stakes to prevent girdling or rubbing that causes bark wounds. Replace broken stakes and ties with specified materials. All stakes shall be removed at one year after completed installation, if not sooner.
I .Replacements: The contractor shall replace any plant materials that die or are damaged. Replacement shall occur within seven (7) days of plant death or damage. Replacements shall be made to the same Specifications as required for original plantings.
J.At the termination of the Maintenance Period, all plant materials shall be alive, healthy, undamaged, free from infestations, and in flourishing condition. Plantings that do not conform to Specifications shall be replaced and brought to a satisfactory condition before final acceptance of the work can be made.

PLANTING NOTES (CONTINUED)

20. Following the 90 day Maintenance Period, there will be a final inspection by the Owner, Landscape Architect, and the City Representative. Items noted during the final inspection as not in accordance with the maintenance requirements shall be corrected by the Contractor prior to Final Acceptance of the landscape work.The 1 year warranty period shall begin with the Final Acceptance and the Owner's acceptance of the project. A letter documenting Final Acceptance, signed by the Owner's Authorized Representative, the Contractor and the Landscape Architect shall be issued, with the starting date and the completion date of the warranty period.

21. Warranty
A.Trees, shrubs, groundcovers and other plant materials shall be guaranteed to take root, grow and thrive for a period of one year after acceptance of the Work by the Owner. Plant materials which do not thrive as the direct result of the installation procedure or maintenance practices during the maintenance period of the installing contractor shall be replaced by the installing contractor. This shall be as determined by the Owner.
B.Plant materials which fail as the result of poor maintenance practices after acceptance of the landscape by the Owner (at the end of the maintenance period) shall be the responsibility of the Owner's maintenance contractor.
C.Trees or other plant materials that die back and lose the form and size originally specified shall be replaced, even though they have taken root and are growing after the die-back.
D.Within fifteen days of written notification by the Owner, remove and replace warranted plant materials which, for any reason, fail to meet requirements of Warranty. Replacements shall be made to the same Specifications required for original materials and shall carry the same Warranty from the time they are replaced.

22. The intent of the layout design and planting is to establish a high quality landscape installation. Future plant growth should require minimum trimming, thinning and pruning of the plant materials. Plant spacing is designed to allow for natural full growth and should not need the removal of some plant materials if over crowding occurs. The planting installations will require maintenance and management, by knowledgeable and trained personnel, to assure a quality project.

23 Water Efficient Ordinance / AB 1881 Requirements
A. this project requires compliance with AB 1881, Model Water Efficient Landscape Ordinance, the Maintenance contractor shall provide the following:
1. Irrigation schedule based on ET weather -based data and information on the drawings;
2.A regular landscape maintenance schedule;
3.An irrigation audit report of he newly installed irrigation system;
4.Copy of the horticultural soils report per the Planting Note 5, this sheet.
B.Penalties by a governing agency for non-compliance and over-water use during the landscape maintenance period shall be the responsibility of the maintenance contractor.
C.See the Irrigation Notes on sheet L-

24. Irrigation System:
A.The Landscape Contractor shall arrange a meeting with the manufacturer's representative of the irrigation controller to train the maintenance personnel on the controller's proper use. Controller charts and as-builts of the planting and irrigation plans shall be given to the Owner at the end of the maintenance period.
B.Set and program automatic controllers per irrigation schedule. Give the Owner's authorized representative, keys to each controller and written instructions on how to turn the system off in case of emergency.
C.Check system weekly fir proper operation and coverage.Lateral lines shall be flushed out after removing the bubbler or two at the end of the lateral.
D.Repair damages to irrigation system at Contractor's expense. Make repairs within one watering period.

25. Drainage System
A.All drains in landscaped areas, subsurface drain lines and grates shall be kept free and clear of leaves, litter and debris to ensure proper and free flow of water.
B.Drain lines shall be periodically flushed with clean water to avoid build up of silt and debris.
C.Ensure that at the end of Maintenance period, drainage system is clean and free of debris and silt build up.

26. Debris Removal
1.Remove trash in the landscape areas and debris generated by landscape maintenance operations and legally dispose of offsite.

EXHIBIT Ap22

PLANTING NOTES
PRELIMINARY LANDSCAPE PLAN

Mayhew's Landing Townhomes

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Newark, California

LEVESQUE DESIGN

1414 BAY STREET, SUITE 100
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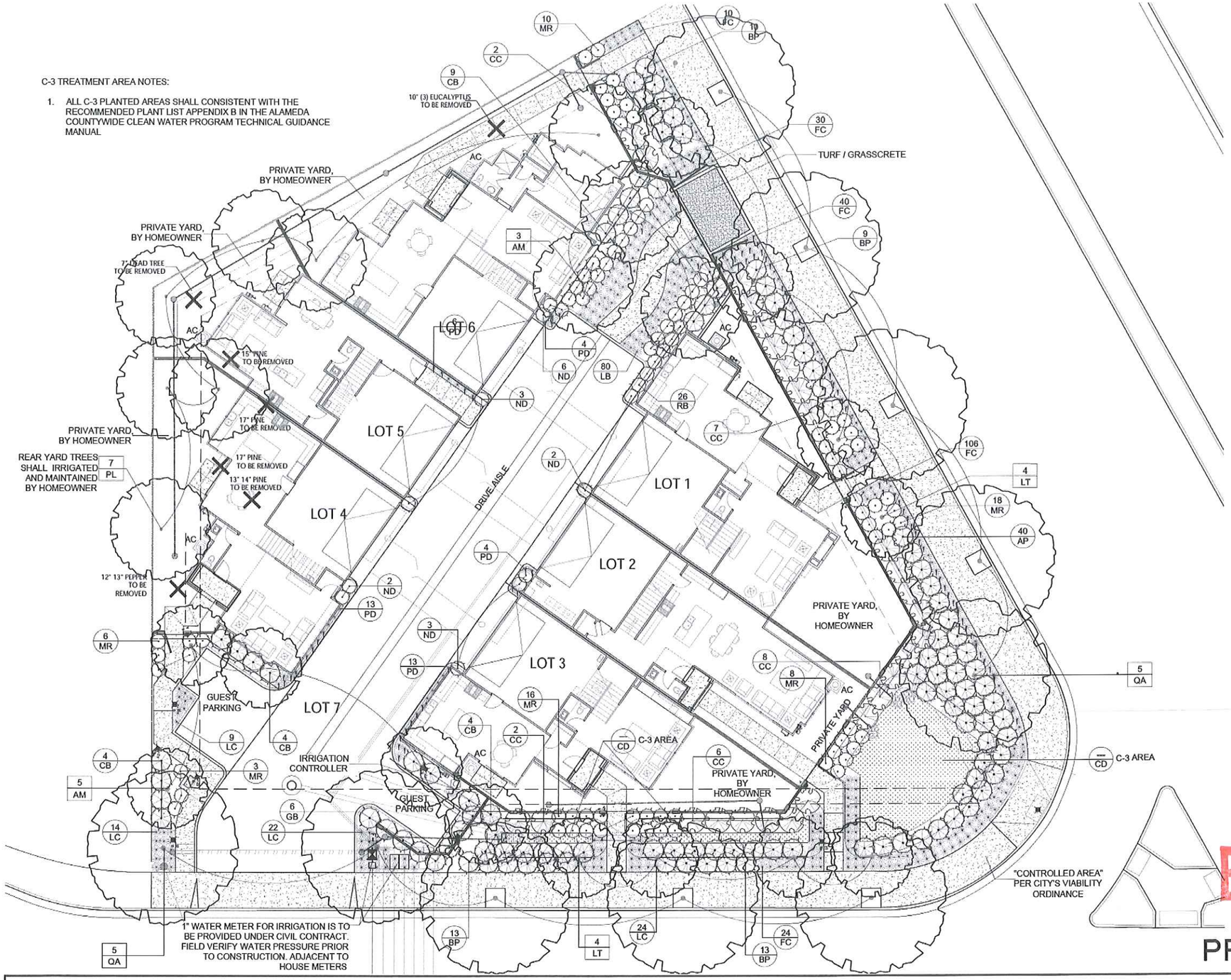
(510) 521 6700

Date: May 7, 2018
Job: 16-133

L-6.0

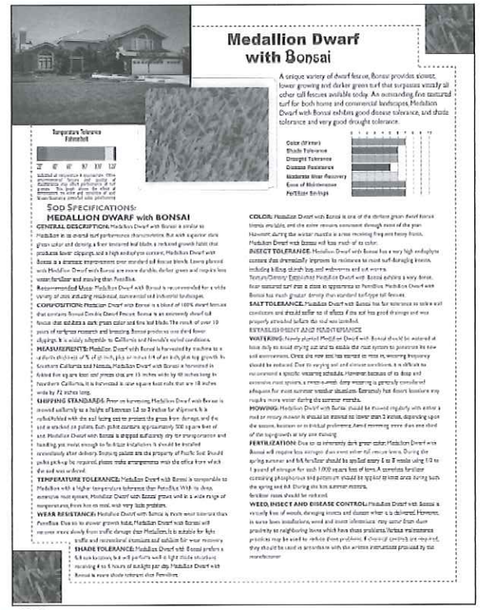
C-3 TREATMENT AREA NOTES:

1. ALL C-3 PLANTED AREAS SHALL CONSISTENT WITH THE RECOMMENDED PLANT LIST APPENDIX B IN THE ALAMEDA COUNTYWIDE CLEAN WATER PROGRAM TECHNICAL GUIDANCE MANUAL



PLANT LIST:

SYM.	SIZE	WUCOLS	BOTANIC NAME	COMMON NAME	
Trees:					
AM	24" box	Low / Native	Arbutus 'Marina'	Strawberry tree	
LT	24" box	Low	Lagerstroemia i. 'Tuscarora'	Tuscarora Crape Myrtle	
PL	24" Box	Low / Native	Prunus lyonii	Catalina Cherry	
QV	24" Box	Low / Native	Quercus agrifolia	Coast Live Oak	
Shrubs:					
AP	1 gal.	Low / Native	Arctostaphylos e. 'Carmel Sur'	Carmel Sur Manzanita	
BP	5 gal.	Low / Native	Baccharis p. 'Pigeon Point'	Dwarf Coyote Brush	
CD	1 gal.	Low / Native	Carex barbarae	Santa Barbara Sedge	
CC	15 gal.	Low / Native	Ceanothus 'Concha'	Concha Ceanothus	
CB	15 gal.	Low / Native	Carpenteria californica	Bush anemone	
FC	1 gal.	Low / Native	Festuca c. 'River House Blues'	California Fescue	
GB	5 GAL.	Low / Native	Galvezia s. 'Bocarosa'	Island Snapdragon	
LB	1 gal.	Low	Lomandra longifolia 'Breeze'	Dwarf Mat Rush	
LC	1 gal.	Low / Native	Leymus c. 'Canyon Prince'	Canyon Prince Rye	
MR	1 gal.	Low / Native	Muhlenbergia rigens	Deer Grass	
ND	15 gal.	Low	Nandina d. 'Plum Passion'	Heavenly Bamboo	
PD	1 gal.	Low	Phormium tenax 'Duet'	New Zealand Flax	
RB	5 gal.	Low	Ballerina i. 'Ballerina'	Indian Hawthorn	
Vines:					
PT	5 gal.	Low	Pathenocissus tricuspidata	Boston Ivy	Vine tie to wall



EVA TURF

LANDSCAPE CALCULATIONS

COMMON LANDSCAPE AREA (PLANTING ONLY)	5341 SQ. FT.	
PRIVATE LANDSCAPE AREA	3464 SQ. FT.	
TOTAL LANDSCAPE AREA	8,805 SQ. FT	39.2%
TOTAL SITE	22,449 SQ. FT.	100.0%

EXHIBIT Ap23

SCALE: 1" = 10'-0"

0 5 10 20 30

PLANTING PLAN
PRELIMINARY LANDSCAPE PLAN

Mayhew's Landing Townhomes

36589 Newark Boulevard

Newark, California

LEVESQUE DESIGN

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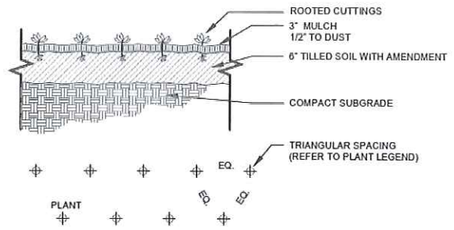


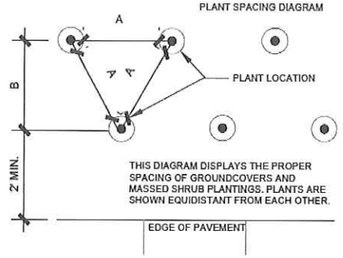
1 GROUNDCOVER PLANTING

PLANT QUANTITY CHART

A	B	# PLANTS / S.F.
6" O.C.	5.20"	4.60
8" O.C.	6.93"	2.60
9" O.C.	7.79"	1.78
12" O.C.	10.40"	1.15
15" O.C.	13.00"	0.74
18" O.C.	15.60"	0.51
24" O.C.	20.80"	0.29
30" O.C.	26.00"	0.18
36" O.C.	30.00"	0.12
48" O.C.	40.00"	0.17
72" O.C.	62.35"	0.04

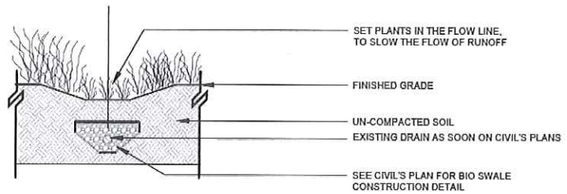
SEE GROUNDCOVER PLANT LIST FOR SPACING OF MASSED PLANTS. THIS DIAGRAM IS FOR INFORMATIONAL PURPOSES ONLY. CONTRACTOR IS RESPONSIBLE FOR ASSURING PROPER COVERAGE AND PLANT COUNTS BASED ON SPECIFIED SPACING.

PLANT SPACING DIAGRAM

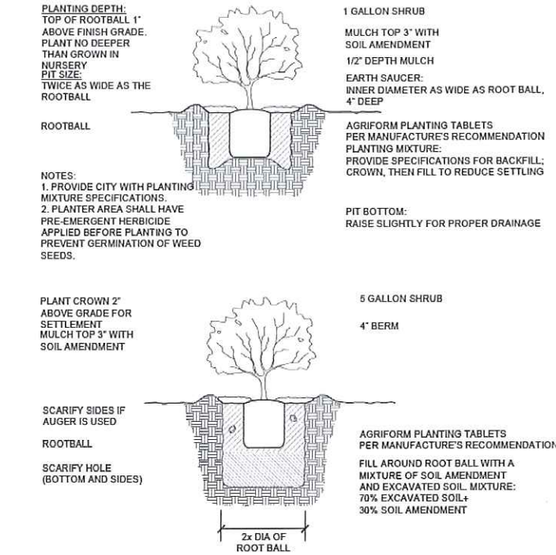


THIS DIAGRAM DISPLAYS THE PROPER SPACING OF GROUNDCOVERS AND MASSED SHRUB PLANTINGS. PLANTS ARE SHOWN EQUIDISTANT FROM EACH OTHER.

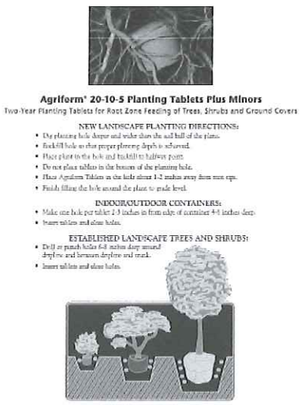
2 PLANT SPACING
N.T.S

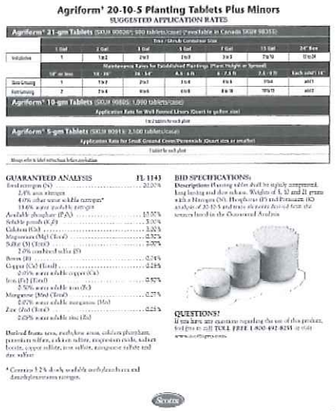


3 SWALE PLANTING DETAIL
N.T.S

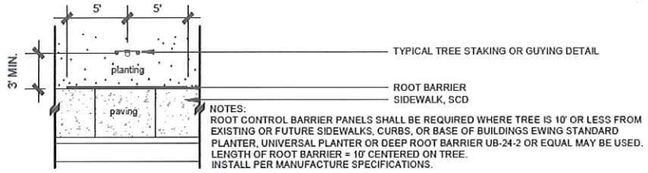


4 SHRUB PLANTING DETAILS

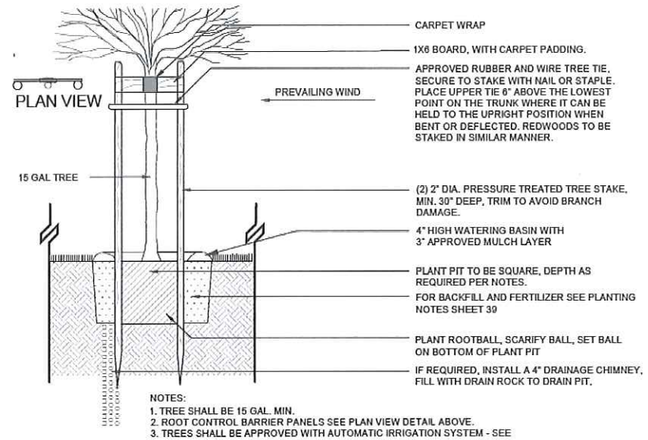




5 FERTILIZER



TYPICAL TREE ROOT BARRIER
SCALE: N.T.S.



NOTES:
1. TREE SHALL BE 15 GAL. MIN.
2. ROOT CONTROL BARRIER PANELS SEE PLAN VIEW DETAIL ABOVE.
3. TREES SHALL BE APPROVED WITH AUTOMATIC IRRIGATION SYSTEM - SEE IRRIGATION PLANS
4. ROOT BARRIERS SHALL NOT BE CUT.

6 TREE STAKING DETAIL
N.T.S

EXHIBIT Ap24

PLANTING DETAILS
PRELIMINARY LANDSCAPE PLAN

Mayhew's Landing Townhomes
36589 Newark Boulevard
Newark, California


LEVESQUE DESIGN
1414 BAY STREET, SUITE 100
ALAMEDA, CALIFORNIA 94501
(510) 521 6700

Date: May 7, 2018
Job: 16-133

L-6.2

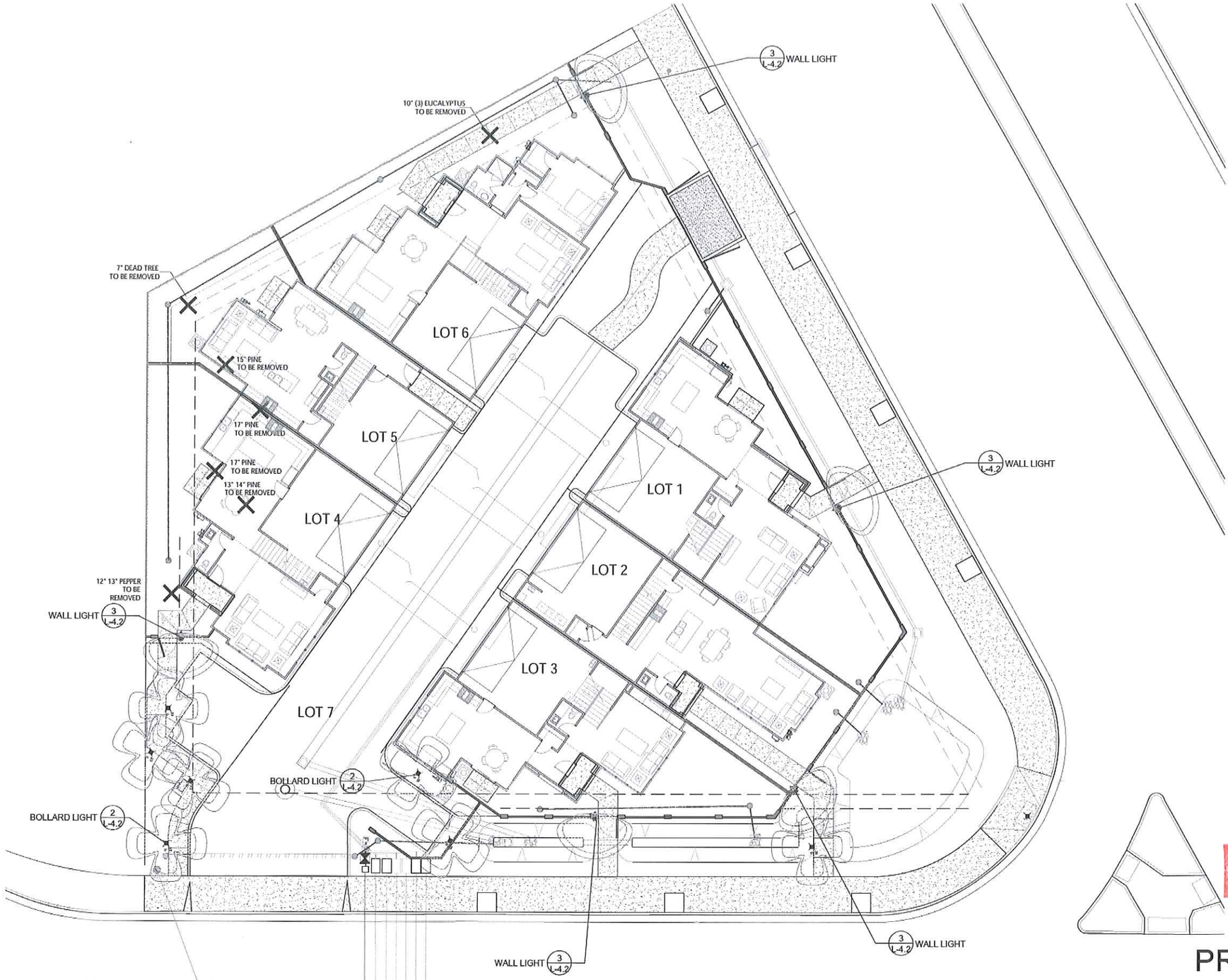


EXHIBIT Ap25

SCALE: 1" = 10'-0"

0 5 10 20 30

LIGHTING PLAN
PRELIMINARY LANDSCAPE PLAN

Mayhew's Landing Townhomes

36589 Newark Boulevard
Newark, California

LIGHTING NOTES:

1. ALL LANDSCAPE LIGHTING SHALL BE DARK SKY COMPLIANT.
2. ALL LANDSCAPE LIGHTING SHALL BE PROPERLY SHIELDED TO REDUCE OFF SITE GLARE
3. SEE ARCHITECT'S PLANS FOR ADDITIONAL ARCHITECTURAL LIGHTING.
4. PRIVATE LOT LANDSCAPE LIGHTING BY FUTURE HOMEOWNERS.

LEVESQUE DESIGN

1414 BAY STREET, SUITE 100
ALAMEDA, CALIFORNIA 94501
(510) 521 6700

Date: May 7, 2018
Job: 16-133

L-7.1

TENTATIVE TRACT MAP 8409
MAYHEWS PLACE
6-LOT RESIDENTIAL TOWNHOUSE PROJECT

A 6 LOT RESIDENTIAL TOWNHOUSE PROJECT BEING AN 8 LOT SUBDIVISION OF ALL OF THAT PARCEL OF LAND DESCRIBED IN THE DEED RECORDED SEPT. 6, 2016 RECORDERS SERIES NO. 2016226248 ALAMEDA COUNTY RECORDS
CITY OF NEWARK, CALIFORNIA

LEGEND

- LOT BOUNDARY
- RIGHT-OF-WAY
- CENTERLINE
- ADJACENT PROPERTY LINE
- NEW BUILDING
- EX. BUILDING
- EX. ASPHALT
- NEW ASPHALT
- NEW CONCRETE
- NEW PAVERS
- BIO RETENTION AREA
- (A) EX 14.00' EASEMENT FOR STORM AND SANITARY SEWER (7385 O.R. 255)
- 22.0 x FINISHED SPOT GRADE
- 5% FINISHED GRADE SLOPE
- DIRECTION OF DRAINAGE FLOW
- EX. TREE
- STORM DRAIN LINE
- KEYSTONE RETAINING WALL OR APPROVED EQUAL

ABBREVIATIONS

AB	– AGGREGATE BASE
AC	– ACRE
AD	– AREA DRAIN
BW	– BOTTOM OF WALL
CB	– CATCH BASIN
CONC	– CONCRETE
DET	– DETAIL
DU	– DWELLING UNITS
EVAE	– EMERGENCY VEHICLE ACCESS EASEMENT
EX	– EXISTING
FF	– FINISH FLOOR
FG	– FINISH GRADE
FL	– FLOW LINE ELEVATION
G	– GRATE ELEVATION
GFF	– GARAGE FLOOR
GL	– GARAGE LIP ELEVATION
HP	– HIGH POINT
LF	– LINEAR FEET
P	– PAD
PL	– PROPERTY LINE
PUE	– PUBLIC UTILITY EASEMENT
PVC	– POLYVINYL CHLORIDE
PVAW	– PRIVATE VEHICLE ACCESS WAY
R/W	– RIGHT OF WAY
SD	– STORM DRAIN
SDWK	– SIDEWALK
SF	– SQUARE FEET
SSCO	– SEWER CLEANOUT
STD	– STANDARD
SDE	– STORM DRAIN EASMENT
STE	– SELF TREATED AREA
TC	– TOP OF CURB
TSL	– TOP OF SOIL LAYER
TW	– TOP OF WALL
TYP	– TYPICAL

OWNER / DEVELOPER

MAYHEWS PLACE, LLC.
3189 DANVILLE BLVD. SUIT 245
ALAMO, CA 94507
925-946-1850

CIVIL ENGINEER

APEX CIVIL ENGINEERING & LAND SURVEYING
817 ARNOLD DRIVE, SUITE 50
MARTINEZ, CA 94553
(925) 476-8499

ARCHITECT

HUNT HALE JONES
444 SPEAR STREET, SUITE 105
SAN FRANCISCO, CA 94105
(415) 512-1300

LANDSCAPE ARCHITECT

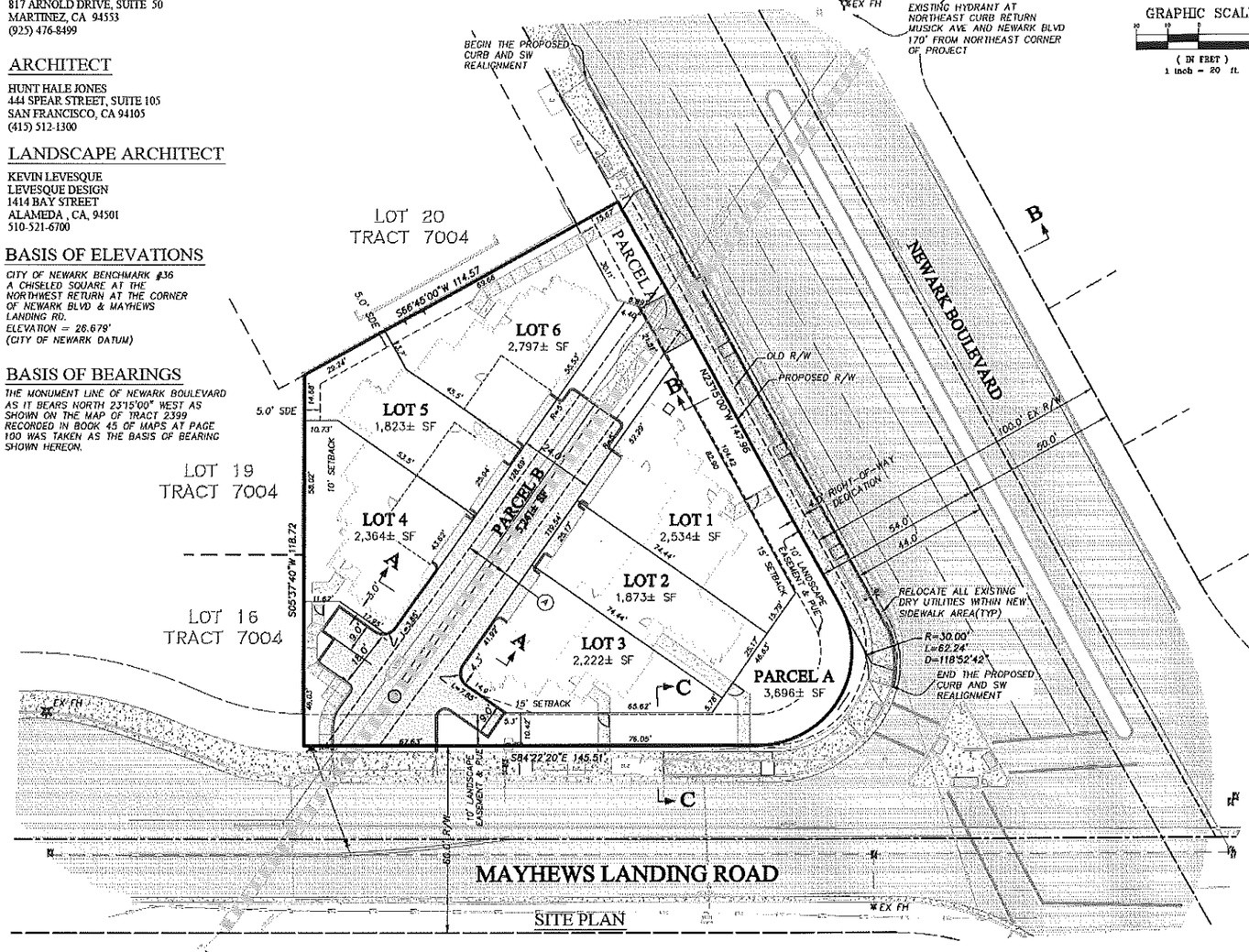
KEVIN LEVESQUE
LEVESQUE DESIGN
1414 BAY STREET
ALAMEDA , CA, 94501
510-521-6700

BASIS OF ELEVATIONS

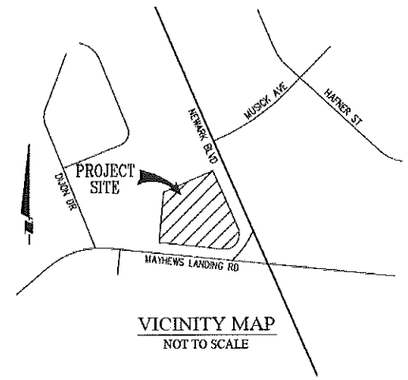
CITY OF NEWARK BENCHMARK #36
A CHISELED SQUARE AT THE NORTHWEST RETURN AT THE CORNER OF NEWARK BLVD & MAYHEWS LANDING RD.
ELEVATION = 26.679'
(CITY OF NEWARK DATUM)

BASIS OF BEARINGS

THE MONUMENT LINE OF NEWARK BOULEVARD AS IT BEARS NORTH 23°15'00" WEST AS SHOWN ON THE MAP OF TRACT 2399 RECORDED IN BOOK 45 OF MAPS AT PAGE 100 WAS TAKEN AS THE BASIS OF BEARING SHOWN HEREON.



GRAPHIC SCALE
10 0 5 10 20
(IN FEET)
1 inch = 20 ft.



VICINITY MAP
NOT TO SCALE

SHEET INDEX

SHEET No.	DESCRIPTION
C1	TITLE SHEET & SITE PLAN
C2	TOPOGRAPHIC SURVEY & DEMOLITION PLAN
C3	PRELIMINARY GRADING, DRAINAGE & UTILITY PLAN
C4	PRELIMINARY C.3 STORM WATER CONTROL PLAN

NOTES

1. NO PUBLIC AREAS ARE PROPOSED.
2. NO NEW STREET NAMES ARE PROPOSED.

GENERAL

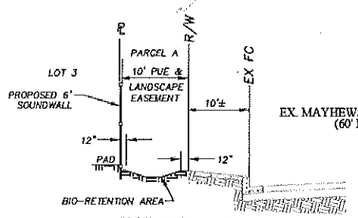
ASSESSORS PARCEL NO:	092A-0623-043
PROJECT ADDRESS:	36589 NEWARK BOULEVARD NEWARK, CA
TOTAL GROSS AREA:	22,449 SF
TOTAL NET AREA:	17,321 SF
EXISTING ZONING:	RM-MEDIUM DENSITY RESIDENTIAL
GENERAL PLAN:	MEDIUM DENSITY RESIDENTIAL
EXISTING USE:	VACANT
PROPOSED USE:	6 LOTS – MULTI-FAMILY RESIDENTIAL
PROPOSED DENSITY:	12 DU/AC
FEMA FLOOD DESIGNATION:	ZONE "X" UNSHADED
EXISTING TOPOGRAPHY DATE	02-14-2014 BY LEA & BRAZE ENGINEERING
MAXIMUM BUILDING HEIGHT	28'
FIRE PROTECTION DISTRICT	ALAMEDA COUNTY FIRE PROTECTION DIST

FACILITIES

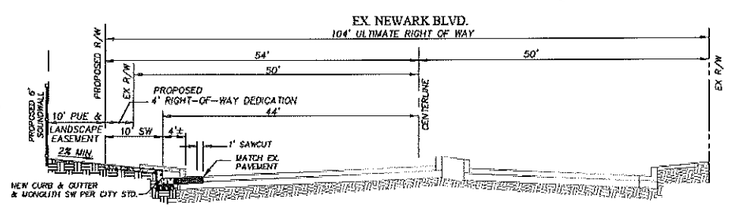
WATER:	ALAMEDA COUNTY WATER DISTRICT
SEWER:	UNION SANITARY DISTRICT
STORM DRAIN:	CITY OF NEWARK & ALAMEDA COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT
GAS & ELECTRIC:	PACIFIC GAS & ELECTRIC
TELEPHONE:	AT&T
GARBAGE:	REPUBLIC SERVICES

ADDRESS ASSIGNMENT

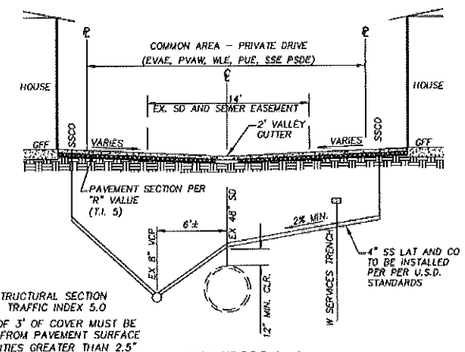
LOT NO.	ADDRESS
1	6033 MAYHEWS LANDING ROAD
2	6019 MAYHEWS LANDING ROAD
3	6005 MAYHEWS LANDING ROAD
4	6075 MAYHEWS LANDING ROAD
5	6061 MAYHEWS LANDING ROAD
6	6047 MAYHEWS LANDING ROAD



SECTION C-C
NOT TO SCALE



SECTION B-B
NOT TO SCALE



NOTES:
1. PAVEMENT STRUCTURAL SECTION BASED ON A TRAFFIC INDEX 5.0
2. A MINIMUM OF 3" OF COVER MUST BE MAINTAINED FROM PAVEMENT SURFACE TO ANY UTILITIES GREATER THAN 2.5"

SECTION A-A
NOT TO SCALE

APEX CIVIL ENGINEERING & LAND SURVEYING
817 Arnold Drive, Ste. 50
Martinez, CA 94553
Ph. (925) 476-8499
www.apexce.net

NO.	REVISIONS	BY	APP	DATE

TENTATIVE MAP
TITLE SHEET & SITE PLAN
MAYHEWS PLACE - TRACT 8409
NEWARK, CA

SHEET
C1

DATE
05-03-2018

PROJECT #: 16152

1652 NEWARK BLVD ~ TENTATIVE MAP ~ 05-03-2018

EXHIBIT Ap26

TENTATIVE TRACT MAP 8409
MAYHEWS PLACE
EXISTING CONDITION / DEMOLITION PLAN
6-LOT RESIDENTIAL TOWNHOUSE PROJECT

A 6 LOT RESIDENTIAL TOWNHOUSE PROJECT BEING AN 8 LOT SUBDIVISION OF ALL OF THAT PARCEL OF LAND DESCRIBED IN THE DEED RECORDED SEPT. 6, 2016 RECORDERS SERIES NO. 2016226248 ALAMEDA COUNTY RECORDS
CITY OF NEWARK, CALIFORNIA

CITY OF NEWARK , ALAMEDA COUNTY, CALIFORNIA

BASIS OF BEARINGS

THE MONUMENT LINE OF NEWARK BOULEVARD AS IT BEARS NORTH 23°15'00" WEST AS SHOWN ON THE MAP OF TRACT 2399 RECORDED IN BOOK 45 OF MAPS AT PAGE 100 WAS TAKEN AS THE BASIS OF BEARING SHOWN HEREON.

BASIS OF ELEVATIONS

CITY OF NEWARK BENCHMARK #36
A CHISELED SQUARE AT THE NORTHWEST RETURN AT THE CORNER OF NEWARK BLVD & MAYHEWS LANDING RD.
ELEVATION = 26.679'
(CITY OF NEWARK DATUM)

GRAPHIC SCALE

DEMOLITION KEY LEGEND

1. EXISTING CHAINLINK FENCE TO BE REMOVED
2. EXISTING 48" SD AT S=0.0004
3. EXISTING 8" VCP SEWER PIPE AT S=0.0023
4. EXISTING SOUNDWALL TO BE REMAIN
5. EXISTING CURB, GUTTER AND SIDEWALK TO BE REMOVED AND REALIGNED ALONG FRONTAGE OF NEWARK BLVD.
6. EXISTING POWER POLES TO BE REMOVED (2 TOTAL) / UTILITY BOXES TO BE UNDERGROUND, OVERHEAD UTILITY LINES ACROSS MAYHEWS LANDING ROAD AND NEWARK BOULEVARD TO BE UNDERGROUNDED.
7. EXISTING CB TO BE RELOCATED TO NEW CURB ALIGNMENT.
8. EXISTING DRIVEWAY TO BE REMOVED.

LEGEND

TREE TO BE REMOVED

EXHIBIT Ap27

817 Arnold Drive, Ste. 50
Martinez, CA 94553
Ph. (925) 476-8499
www.apexce.net
APEX
CIVIL ENGINEERING & LAND SURVEYING

NO.	REVISIONS	BY	APP	DATE

TENTATIVE MAP
TOPOGRAPHIC SURVEY & DEMOLITION PLAN
MAYHEWS PLACE - TRACT 8409
NEWARK, CA

SHEET
C2

DATE
05-03-2018

PROJECT #: 16132

TENTATIVE TRACT MAP 8409
MAYHEWS PLACE
6-LOT RESIDENTIAL TOWNHOUSE PROJECT
CITY OF NEWARK, ALAMEDA COUNTY, CALIFORNIA

SANITARY SEWER SYSTEM SUMMARY

LOT #	STR. #	RIM ELEVATION	FLOW LINE ELEVATION	GB AT SD PIPE	8" SS INVERT
1	SSCO-1	21.9	17.4 (4" OUT)	17.0	13.13
2	SSCO-2	21.9	17.4 (4" OUT)	17.0	13.08
3	SSCO-3	21.9	17.4 (4" OUT)	17.0	13.02
4	SSCO-4	21.9	17.4 (4" OUT)	0	13.03
5	SSCO-5	21.9	17.4 (4" OUT)	0	13.09
6	SSCO-6	21.9	17.4 (4" OUT)	0	13.14

DIAL TOLL FREE
1 800 227 2600
AT LEAST TWO DAYS BEFORE YOU DIG
UNDERGROUND SERVICE ALERT OF NORTHERN CALIFORNIA

GENERAL NOTES:

1. THE SITE SHALL COMPLY WITH THE REQUIREMENT AND RECOMMENDATION STATED IN THE GEOTEHNINCAL REPORT. THE GEOTEHNINCAL REPOST SHALL EVALUATE THE SUITABILITY OF THE EXISTING SOIL, ADDRESS SOIL CONTAMINATION AND STEPS TO TAKE IF CONTAMINATE LEVEL ARE FOUND TO POSE UNACCEPTABLE HEALTH RISK, AND DEFINE ANY SEISMIC HAZARD. THE GEOTEHNINCAL REPOST IS SUBJECT TO REVIEW BY THE CITY ENGINEER.
2. THE CITY OF NEWARK ENCROACHMENT PERMIT IS REQUIRED FOR ALL OFF-SITE IMPROVEMENTS, UTILITY TIE-INS, LANDSCAPING, ETC.
3. FULL TRASH CAPTURE DEVICES APPROVED BY REGIONAL WATER QUALITY CONTROL BOARD SHALL BE INSTALLED IN ALL ON AND OFF-SITE CATCH BASINS ALONG NEWARK BLVD. AND MAYHEWS LANDING ROAD.
4. PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY, THE CONTRACTOR SHALL HYDROFLUSH THE EXISTING 48-INCH ON-SITE STORM DRAIN SYSTEM, AND PROVIDE A DETAILED VIDEO INSPECTION FOR REVIEW OF THE CITY ENGINEER.
5. THE DEVELOPER SHALL OBTAIN PERMITS FROM HE UNION SANITARY DISTRICT AND ALAMEDA COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT FOR WORK WITHIN THE EXISTING 14 FOOT WISE SANITARY SEWER AND STORM DRAIN EASEMENT.
6. NEW DRIVEWAY SHALL BE CONSTRUCTED TO MEET 75,000 GROSS WEIGHT REQUIREMENT FOR FIRE ACCESS.
7. KNOX SWITCH SHALL BE PROVIDED FOR GATE

GRAPHIC SCALE
(IN FEET)
1 inch = 10 ft

NOTE:
THE LOCATION OF ALL EXISTING UTILITIES SHOWN ON THE PLANS HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE VARIOUS UTILITIES AND EXERCISE EXTREME CAUTION IN AREAS OF BURIED UTILITIES DURING CONSTRUCTION.

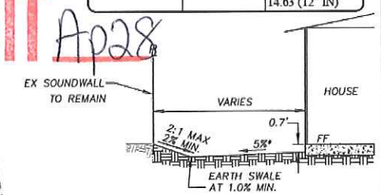
KEY LEGEND

1. PROPOSED BUILDING SEE ARCHITECTURAL PLANS
2. PROPOSED WALK
3. PROPOSED 9' x 20' PARKING STALL
4. PROPOSED 9' x 14.5' COMPACT PARKING STALL
5. PROPOSED NEW CURB AND GUTTER AND 10' SW PER CITY STD.
6. EXISTING OVERHEAD POWER LINE TO BE RELOCATED UNDERGROUND BY OTHERS
7. EXISTING UTILITY BOX TO BE RELOCATED BY OTHERS.
8. EXISTING CATCH BASIN TO BE RELOCATED TO THE NEW CURB & GUTTER
9. INSTALL NEW MODIFIED ROLLED CURB, 16" WIDE.
10. EXISTING DRIVEWAY TO REMAIN
11. EXISTING ACCESSIBLE RAMP AND SIDEWALK TO REMAIN
12. INSTALL NEW 1.5" WATER SERVICE AND 1" WM PER ACWD S-6-08 STANDARD (TYP)
13. INSTALL 4" SANITARY SEWER LATERAL AT 2.0% MIN WITH CLEANOUT PER U.S.D. STANDARDS
14. INSTALL NEW JOINT TRENCH SERVICE FOR DRY UTILITIES TO ALL HOUSES JOINT TRENCH TO BE DESIGNED BY OTHERS.
15. INSTALL NEW 8" CHANNEL DRAIN – NDS PART NO. 830 AND GRATE PART NO. 838 OR APPROVED EQUAL S=0.5%
16. NEW 6' SOUNDWALL AND GATE TO BE DESIGNED BY OTHERS.
17. INSTALL AREA DRAIN 4" ROUND NDS OR EQUAL AND 4" PVC SD-35 OR EQUAL.
18. INSTALL 6" PVC OR APPROVED EQUAL @ 0.5% MIN
19. INSTALL NEW CB, CHRISTY V64 OR APPROVED EQUAL. FLUSH GRATE WITH NEW FG, DO NOT CONNECT TO EXISTING SD PIPE
20. INSTALL 12" SD PIPE @ 0.3% MIN
21. INSTALL SDMH ON TOP OF EXIST. 48" SD PIPE PER A.C.F.C. AND CITY STANDARD.
23. BIO-RETENTION AREA OVERFLOW CATCH BASIN (CHRISTY U21 OR EQUAL)
24. WATER SERVICES IN COMMON TRENCH (TYP)
25. PROPOSED PERVIOUS WALKWAY (PERVIOUS PAVERS OR EQUAL). SEE LANDSCAPE PLANS FOR DETAILS.
26. INSTALL 12" PIPE CULVERT TO CONNECT BIO-RETENTIONS, LAY PIPE FLAT AT EL 19.0
27. REMOVE EXISTING 35' DRIVEWAY, INSTALL NEW C&G AND MONOLITHIC SW PER CITY STANDARDS.
28. INSTALL NEW PAVEMENT SECTION TO MATCH EXISTING AND SOILS ENGINEER RECOMMENDATION
29. INSTALL NEW STREET LIGHT
30. AC UNIT
31. SAWCUT EX PAVEMENT, C & G AND SW FOR WATER LATERALS INSTALLATION
32. SITE TRIANGLE PER CITY OF NEWARK VISIBILITY ORDINANCE,
33. INSTALL 6" VERTICAL CURB.
34. INSTALL 6"-8" DIA. COBBLE STONE ROCKS TO DISSIPATE ENERGY OF DRAINAGE.
35. PROPOSED TREE WELL, SEE LANDSCAPE PLANS
36. IRRIGATION METER, SEE LANDSCAPE PLANS
37. SCREENING WALL, SEE LANDSCAPE PLANS
38. NEW FIRE HYDRANT & LATERAL

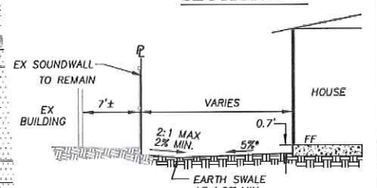
DRAINAGE SYSTEM SUMMARY

STRUCTURE #	GRATE ELEVATION	FLOW LINE ELEVATION
AD-1	21.5	20.5 (4" OUT)
AD-2	21.2	20.23 (4" THRU)
AD-3	21.3	19.97 (4" THRU)
AD-4	22.0	19.76 (4" THRU)
AD-5	21.5	20.00 (4" OUT)
CB-6	21.9	19.91 (4" IN) 19.74 (6" OUT)
CB-7	20.9	19.50 (6" THRU)
CB-8	21.4	19.08 (6" THRU)
AD-9	21.0	19.50 (4" OUT)
AD-10	21.0	19.50 (4" OUT)
AD-11	21.3	20.27 (4" THRU)
AD-12	21.3	20.5 (4" OUT)
CB-13	20.7	19.14 (12" OUT)
AD-14	21.7	19.10 (4" THRU)
AD-15	20.4	19.17 (4" THRU)
AD-16	19.9	19.35 (4" OUT)
CB-17	19.5	16.50 (12" OUT)
SDMH-18	19.9	11.63 (48" THRU) 14.63 (12" IN)

EXHIBIT A-28



SECTION D-D



SECTION E-E

APEX CIVIL ENGINEERING & LAND SURVEYING
817 Arnold Drive, Ste. 50
Martinez, CA 94553
Ph. (925) 476-8499
www.apexce.net

REVISIONS

NO.	BY	APP	DATE

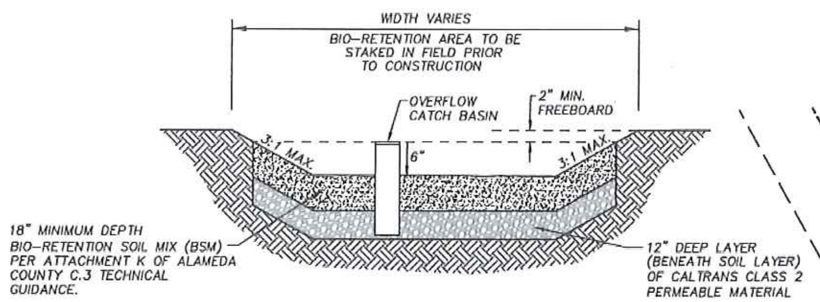
TENTATIVE MAP
PRELIMINARY GRADING, DRAINAGE & UTILITY PLAN
MAYHEWS PLACE - TRACT 8409
NEWARK, CA

SHEET
C3

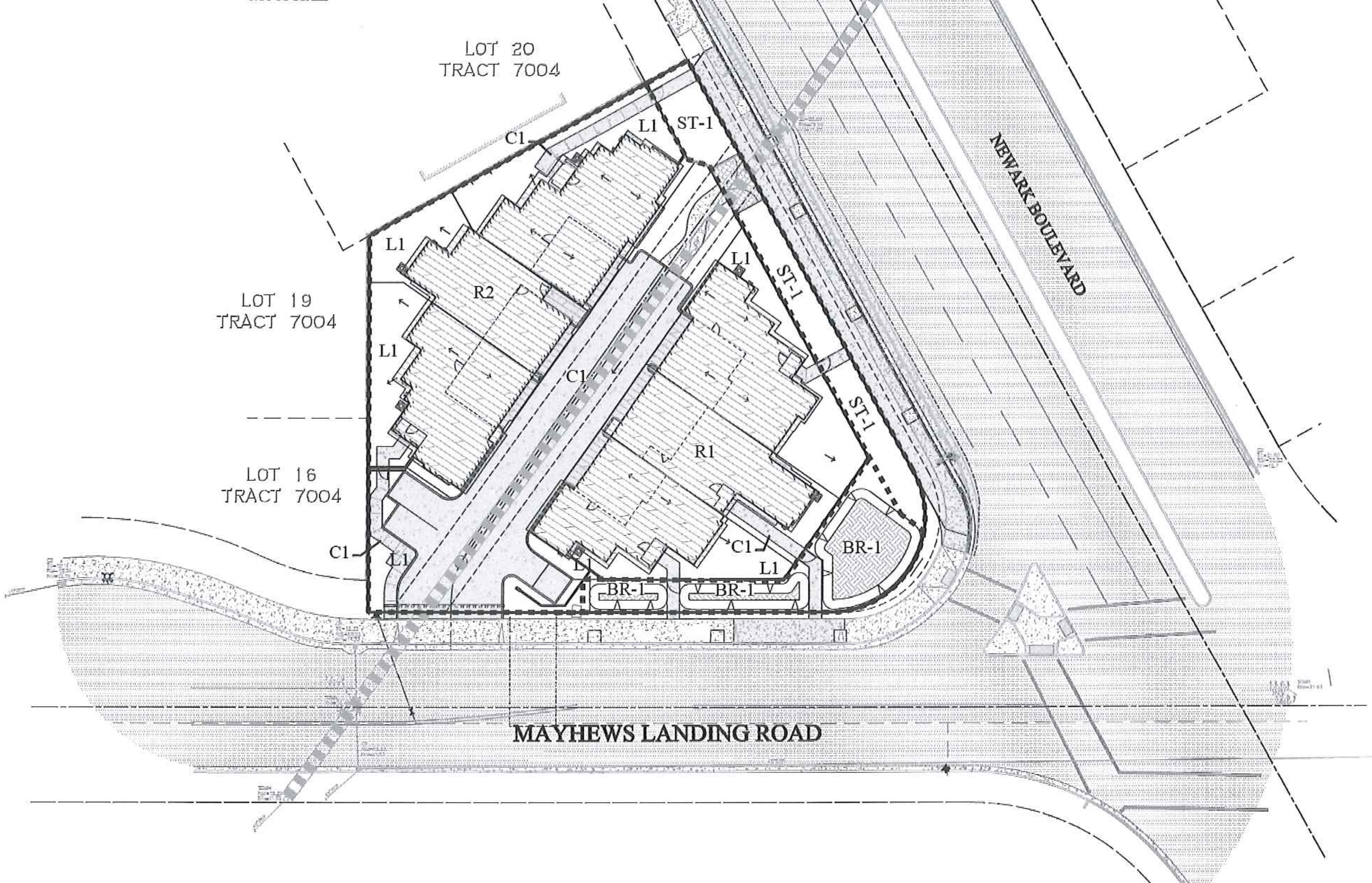
DATE
05-03-2018

PROJECT #: 16152

TENTATIVE TRACT MAP 8409
MAYHEWS PLACE
PRELIMINARY C.3 STORM WATER CONTROL PLAN
6-LOT RESIDENTIAL TOWNHOUSE PROJECT
CITY OF NEWARK, ALAMEDA COUNTY, CALIFORNIA



BIO-RETENTION AREA (TYP)
NOT TO SCALE



C.3 STORM WATER CONTROL LEGEND

DRAINAGE MANAGEMENT AREAS (DMA):

SELF TREATED AREA (PERVIOUS SURFACE)	ST
LANDSCAPE AREA (PERVIOUS SURFACE)	L
NEW CONCRETE (IMPERVIOUS SURFACE)	C
ROOFTOP (IMPERVIOUS SURFACE)	R
BIO-RETENTION AREA	BR-1

BMP TRIBUTARY BOUNDARY:

PROJECT DATA FORM

PROJECT NAME/NUMBER	NEWARK BLVD
PROJECT LOCATION	36589 NEWARK BLVD. NEWARK , CA
NAME OF DEVELOPER	MAYHEWS PLACE LLC
PROJECT TYPE AND DESCRIPTION	6 LOTS (RESIDENTIAL TOWNHOMES)
PROJECT WATERSHED	NEWARK SLOUGH WATERSHED
TOTAL PROJECT SITE AREA (ACRES)	0.52 ACRES (22,449 SF)
TOTAL NEW IMPERVIOUS SURFACE AREA (SQ. FT.)	14,172 SF
TOTAL REPLACED IMPERVIOUS SURFACE AREA	0 SF
TOTAL PRE-PROJECT IMPERVIOUS SURFACE AREA	0 SF
TOTAL POST-PROJECT IMPERVIOUS SURFACE AREA	14,172 SF
RUNOFF REDUCTION MEASURES SELECTED	☒ 1. DISPERSE RUNOFF TO VEGETATED AREA ☐ 2. PERVIOUS PAVEMENT (PAVERS) ☐ 3. CISTERNS OR RAIN BARRELS ☒ 4. BIO-RETENTION FACILITY OR PLANTER BOX

BIO-RETENTION AREA SUMMARY

IMP AREA NAME	DMA NAME	DMA AREA (SF)	DMA RUNOFF FACTOR	DMA AREA x RUNOFF FACTOR	IMP SIZING FACTOR	MINIMUM AREA (SF)	REQUIRED IMP AREA (SF)	PROPOSED IMP AREA (SF)
BR-1	C1	4,452	1.0	4,452	0.04	178	590	654
	R1	4,879	1.0	4,830	0.04	195		
	L1	5,863	0.1	586	0.04	23		
	R2	4,841	1.0	4,841	0.04	194		

ST-1 = 1,760 SF

AREA BREAKDOWN

PERVIOUS

LANDSCAPING:	5,863 SF
BIO-RETENTION AREA:	654 SF
TOTAL:	6,517 SF

IMPERVIOUS

CONCRETE:	4,452 SF
ROOF:	9,720 SF
TOTAL:	14,172 SF

EXHIBIT Ap29

817 Arnold Drive, Ste. 50
Martinez, CA 94553
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APEX
CIVIL ENGINEERING & LAND SURVEYING

NO.	REVISIONS	BY	APP	DATE

TENTATIVE MAP
PRELIMINARY C.3 STORM WATER CONTROL PLAN
MAYHEWS PLACE - TRACT 8409
NEWARK, CA

SHEET
C4

DATE
05-03-2018

PROJECT #: 16152