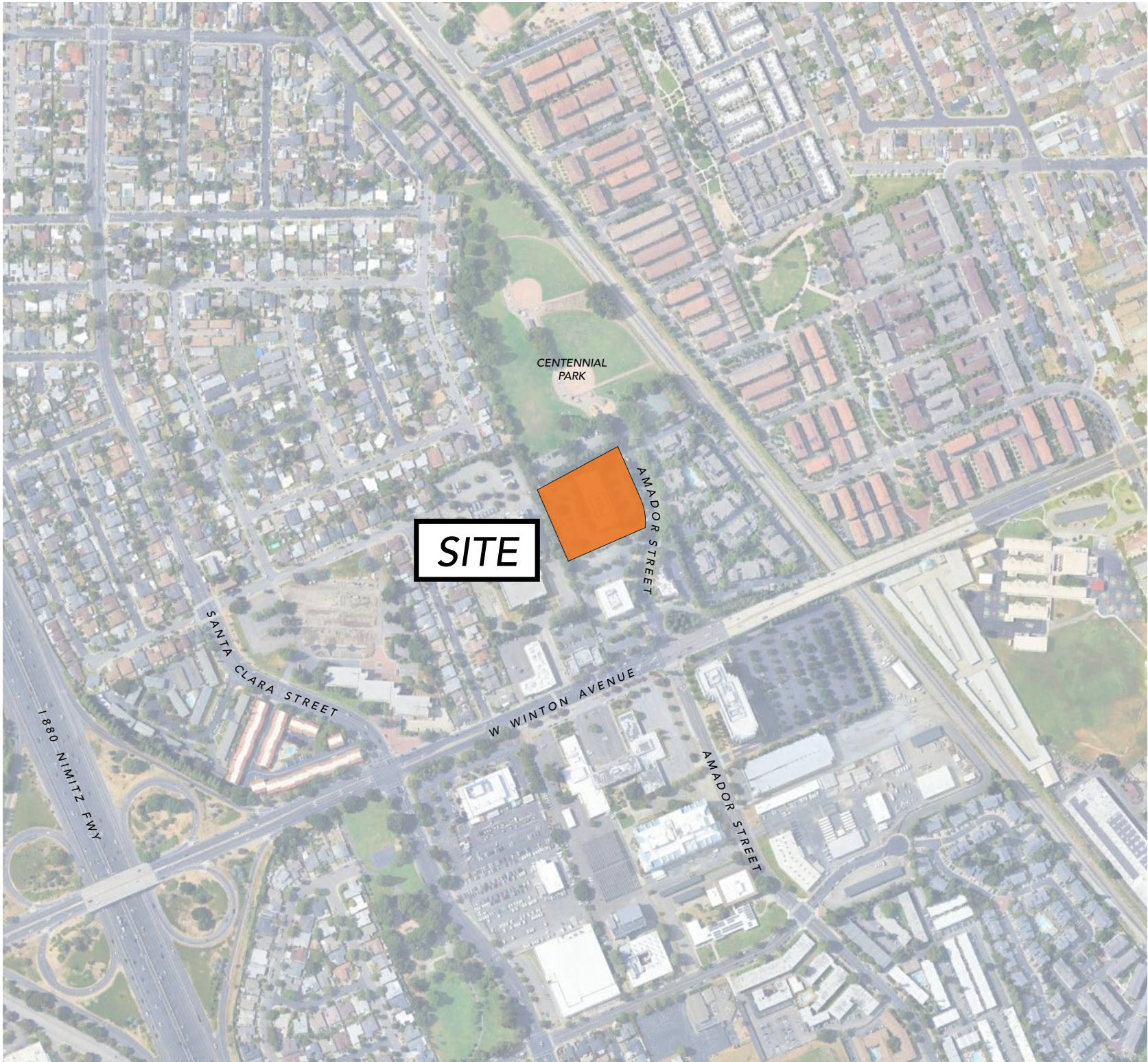


VICINITY MAP



FACADE DESIGN POINTS

Design Element	Point Value	Points Received	Plan Sheet
Balconies on at least 50 percent of street facing units with no dimensions less than 5 feet	50	0	N/a
A covered porch for each ground floor unit with a minimum landing depth of 5 feet (excluding stairs), minimum landing width of 8 feet (excluding stairs), and minimum clear floor-to-ceiling height of 8 feet	50	0	N/a
A projected stoop for each ground floor unit with a minimum overhang projection of 3 feet from the façade plane, minimum landing depth of 5 feet (excluding stairs), minimum landing width of 5 feet (excluding stairs), and minimum clearance of 8 feet from top of the landing to the underside of the overhang	35	0	N/a
A projected stoop for the primary building entrance with a minimum overhang projection of 5 feet from the façade plane, minimum landing depth of 5 feet (excluding stairs), minimum landing width of 8 feet (excluding stairs), and minimum clearance of 8 feet from top of the landing to the underside of the overhang	35	0	N/a
At least one of the following building material treatments: • Use of a siding or cladding material on the ground floor building facades that differs from the materials used above the ground floor • Use of at least two distinct building materials that each make up at least 25 percent of the total building facades	35	35	A-2.1, A-3.1, A-4.1
Variation in roof height or parapet by at least 2 feet	35	0	N/a
Roof overhang of at least 2 feet along all street-facing facades	35	0	N/a
Upper story step back of at least 5 feet along at least 75 percent of street-facing facades	35	0	N/a
Use of horizontal window overhangs with a depth of at least 18 inches covering the entire length of the window on at least 25 percent of street-facing windows	35	35	A-2.1, A-3.1, A-4.1
Windows covering at least 20 percent of the total surface area of the street-facing front facade	35	0	N/a
Cornices along the top of all building facades that are at least 6 inches deep	35	0	N/a
At least one sconce light fixture every 15 feet along the street-facing facades	25	25	A-2.1, A-3.1, A-4.1
At least one horizontal decorative band that is either: • Building material that is different from abutting facade materials • Projects at least 2 inches along at least 50 percent of the building facades	20	20	A-2.1, A-3.1, A-4.1
Decorative moldings at least 4 inches wide on all windows	20	20	A-2.1, A-3.1, A-4.1
Use of shutters on at least 50 percent of street-facing windows	20	0	N/a

TOTAL POINTS RECEIVED BY PROJECT	135
MINIMUM POINTS REQUIRED PER HMC SECTION 10-1.206 (b)	125

PROJECT NARRATIVE

City Ventures is excited to submit our proposal for The Redwoods project, and for the opportunity to collaborate with the City of Hayward. The proposed project is comprised of one parcel, totaling 2.4 Acres, on which City Ventures is proposing 58 for-sale solar all-electric townhome-style condominiums. The project site is comprised solely of an existing office building and no existing residential uses exist on site.

The site's General Plan land use designation is "Retail and Office-Commercial" and Zoning designation is "Commercial Office" that allows for Multi-Unit Residential developments at a maximum density of 17.4 units per acre. This project will be geared towards first-time homeowners and small families seeking to establish roots in Hayward. The site is designed to be consistent with the Residential Districts development and design standards set forth in the City's Municipal Code. The project is a Housing Development Project within the meaning of Government Code section 65589.5(h)(2) and has been designed to comply with applicable objective general plan and subdivision standards and criteria as described in Government Code section 65589.5(j).

In accordance with State Density Bonus Law Section 65915 and Hayward Municipal Code (HMC) Section 10-19.125, the project's percentage of affordable units is calculated at 11.90% (rounded to 12%) because the project's base density is 42 units and the number of affordable units is 5 as detail in Table A.

As shown in Table B, the project complies with the City's affordable housing requirements per section 10-17.210 of the Hayward Municipal Code since the project's affordable units are all proposed to be Deed Restricted to Very-Low Income buyers.

As such, the project qualifies for benefits under the State Density Bonus Law Section 65915-65918 and Hayward Municipal Code (HMC) Section 10-19.200, including bonus density, unlimited waivers, two incentives/concessions and use of State Density Bonus Law parking standards. Per Table C, City Ventures is currently requesting a 38.75% density bonus [Gov. Code, § 65915(f)(2)], four development standard waivers per Table D, and to utilize the State Density Bonus Law parking standards[Gov. Code, § 65915(p)(1)] per Table E. City Ventures reserves the right to request additional incentives/concessions, waivers, or parking reductions under the State Density Bonus Law at a later date.

We are thrilled to bring an inventive and vibrant program to life. The project proposes 58 homes comprised of 3 bedrooms, ranging in size, from approximately 1,419 SF to 1,886 SF. Each townhome has its own private garage accessed by a common drive aisle and a front door accessed from the public street or shared paseos. Each home will come standard with solar panels and will incorporate a specific focus on healthy, energy efficient living. The project proposes 120 parking stalls comprised of 2 dedicated stalls in each home's garage (116 Covered Spaces) as well as 4 surface parking stalls.

City Ventures is respectfully requesting approval from the City for a Site Plan Review Permit, a Vesting Tentative Tract Map Permit, a Tree Removal Permit, and State Density Bonus. The project submitted an SB330 Application(PA-25-0014) on May 27, 2025 that was deemed complete on June 10th, 2025. City Ventures is eager to work with the City of Hayward to pursue a project that will bring vibrancy to the project site and complement the neighborhood. We look forward to working with you to bring this project to fruition!

PROJECT NARRATIVE TABLES

TABLE A: Percentage of Affordable Units	Base Density	Number of Affordable Units
11.90%	42	5
*Rounded up to 12%		

TABLE B: Proposed Affordable Housing Compliance	Number of Affordable Units
Very Low Income	5

TABLE C: State Density Bonus Law – Bonus Density	Base Density	Bonus Units	Total Units
38.75%	42	16	58

TABLE D: Density Bonus Waivers	
HMC Residential Development and Design Standards requires a 10-Foot Side Setback	Per Sheet A-1, the project is proposing an 8-foot side setback on the South Property Line of the project. The project is requesting this waiver from the 10-foot side setback in order to accommodate the proposed maximum allowable density for the project site. Compliance with the 10-foot setback would require a reduction in the number of residential units, thereby physically precluding the development of the proposed project as the density provided.
HMC Section 10-1.206(a)(2), buildings with facades that are greater than 125 feet long shall have vertical breaks using recesses or structure at least once every 125 feet.	Complying with this standard would require reducing the size of three out of the eight proposed buildings on site(building type C) which would reduce the size of the residential area in each building and reduce the number of units provided in the project. Thus, compliance with this standard would physically preclude the development of the project at the density provided. The project requests a waiver for this standard to maintain the size of the proposed buildings in order to maintain the proposed number of units in the project.
HMC Section 10-1.204(f) requires a minimum of 150 square feet of open space per dwelling unit.	Per Sheet L-3, the project is providing a total of 8,510 Square Feet of open space which is 146.72 Square Feet of open space per dwelling unit. In order to meet the minimum Open Space standard that requires 150 Square Feet of open space per unit, the project design would need to add 190 Square Feet of open space. Adding 190 more Square Feet of open space to the project would require reducing residential area and the number of units on site. Therefore meeting this standard would physically preclude the development of the proposed project as the density provided.
HMC Section 10-1.204(i)(5) requires projects to incorporate open space amenities to achieve a minimum of 200 points.	Per Sheet L-3, the project is providing a total of 30 points of open space amenities located within 3,900 square feet of Common Open Space proposed within the project's two paseo areas between building's 2, 3, 5 and 6. In order to meet the minimum Open Space amenity standard that requires 200 points, the project design would need to add an additional 170 points of open space amenities. Meeting this standard would require removing units in order to provide more land area for 170 more points open space amenities. Therefore meeting this requirement would physically preclude the development of the proposed project as the density provided. The project requests a waiver for this standard so the project can instead devote land area to residential units at the project's proposed density.

TABLE E: State Density Bonus Law Parking Standards			
Unit Types (amount)	SDBL Limits	Min. Req.	Provided
3 Bed – 58 Units	1.5 spaces/unit	87	116
Guest Spaces	-	-	4
58 Units		87	120

CONCEPTUAL STREET SCENE



SHEET INDEX

- GENERAL**
G-1 PROJECT INFORMATION, NARRATIVE, TEAM
G-2 PROJECT TABULATIONS
G-3 ILLUSTRATIVE SITE PLAN
G-4 CONCEPTUAL AMADOR STREET RENDERING

- ARCHITECTURAL**
A-1 CONCEPTUAL ARCHITECTURAL SITE PLAN
A-2 CONCEPTUAL FLOOR & ROOF PLANS - BUILDING TYPE A
A-2.1 CONCEPTUAL ELEVATIONS, COLORS & MATERIALS - BUILDING TYPE A
A-3 CONCEPTUAL FLOOR & ROOF PLANS - BUILDING TYPE B
A-3.1 CONCEPTUAL ELEVATIONS, COLORS & MATERIALS - BUILDING TYPE B
A-4 CONCEPTUAL FLOOR & ROOF PLANS - BUILDING TYPE C
A-4.1 CONCEPTUAL ELEVATIONS, COLORS & MATERIALS - BUILDING TYPE C

- LANDSCAPE**
L-1 CONCEPTUAL IMAGERY
L-2 CONCEPTUAL SITE PLAN
L-3 CONCEPTUAL OPEN SPACE CALCULATIONS
L-4 CONCEPTUAL WALL AND FENCE PLAN
L-5 CONCEPTUAL PLANTING PLAN AND PALETTE
L-6 CONCEPTUAL WATER USE CALCULATIONS
L-7 ARBORIST REPORT SUMMARY

- CIVIL**
C-0 VESTING TENTATIVE MAP
C-0.1 LEGEND, ABBREVEATIONS & TYPICAL SECTIONS
C-1.0 EXISTING CONDITIONS
C-2.0 PRELIMINARY SITE PLAN
C-3.0 PRELIMINARY GRADING & DRAINAGE PLAN
C-4.0 PRELIMINARY GRADING SECTIONS
C-5.0 PRELIMINARY UTILITY PLAN
C-6.0 PRELIMINARY STORMWATER CONTROL PLAN
C-7.0 PRELIMINARY FIRE ACCESS PLAN
C-8.0 PRELIMINARY SOLID WASTE ACCESS PLAN

TABULATIONS

RESIDENTIAL		SF	Garage	Patio/Porch	Deck	Roof	Total	Beds	58 units
P1a/b	3B/2.5Ba/2T	1,480	500	0	80	0	80	3	14 units
P2	3B/3/Ba/2T	1,419	480	128	75	0	203	3	24 units
P3	3B/3.5Ba/2C/Den	1,826	470	145	75	0	220	3	11 units
P4	3B/3.5Ba/2C/Den/Opt Bed4	1,886	470	205	75	0	280	3	9 units

SITE INFORMATION		CO : Commercial Office	Provided
ACREAGE			2.40 Ac
DENSITY	58du/2.4ac		24.2 du/ac
COVERAGE	50% Max		38.8%
BUILDING HEIGHT	40' Max		39'-5"
OPEN SPACE	150 sf/du	8,700 sf	8,510 SF
SETBACKS			
Front (Amador St.)	10' min		12' ~ 25'
Sides	10' min		8' ~ 10'
Rear	20' min		20'

BUILDING AREAS	Floor SF	Garage SF	Total SF
Building 1 - Type A)	8,029	2,380	10,409
Building 2 - Type B)	10,929	2,380	13,309
Building 3 - Type B)	10,929	2,380	13,309
Building 4 - Type C)	12,755	2,850	15,605
Building 5 - Type C)	12,755	2,850	15,605
Building 6 - Type B)	10,929	2,380	13,309
Building 7 - Type C)	12,755	2,850	15,605
Building 8 - Type C)	12,755	2,850	15,605
TOTAL SF	91,836	20,920	112,756

SITE PLAN REVIEW, VESTING TENTATIVE MAP, TREE REMOVAL, STATE DENSITY BONUS LAW, 3rd SUBMITTAL
September 5, 2025
The Redwoods
24041 Amador Street
Hayward, CA



ILLUSTRATIVE SITE PLAN



Amador Street Frontage

CONCEPTUAL STREET RENDERING

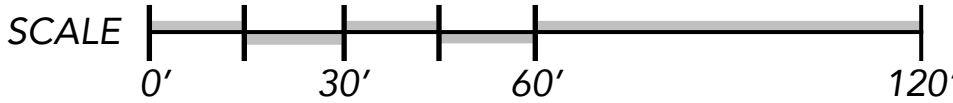


LEGEND

- INDICATES; ADA PATH OF TRAVEL
- INDICATES; CONCEPTUAL ADA ACCESSIBLE UNITS ~ 10% OF QUALIFYING UNITS
- INDICATES; CONCEPTUAL AFFORDABLE UNIT LOCATION

GENERAL NOTES
~ SEE CIVIL AND LANDSCAPE SHEETS FOR ADDITIONAL INFORMATION
~ ALL GARAGES TO BE LEVEL 2 EV READY

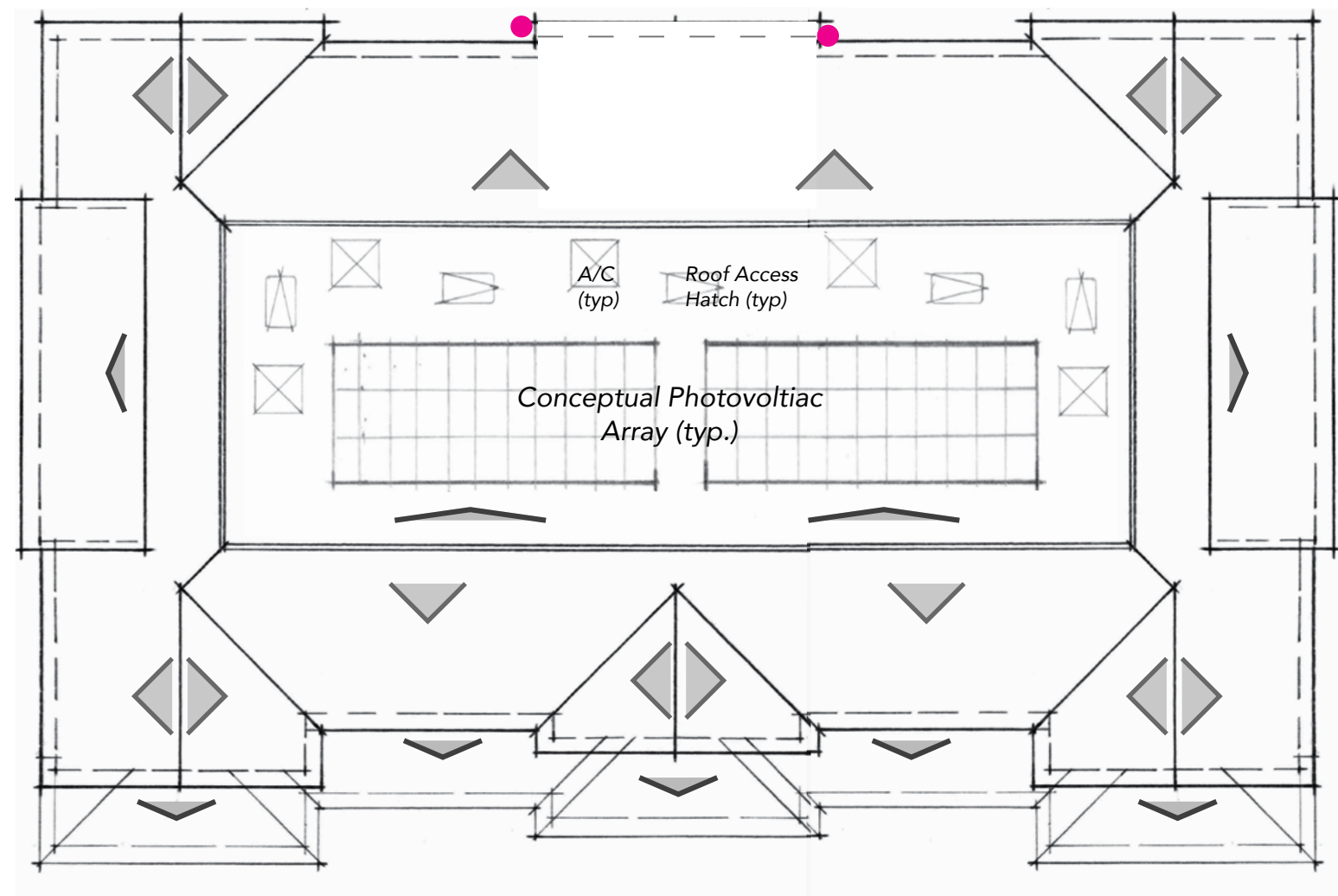
NORTH



Site Diagram is for Conceptual Purposes Only ~ Verify for Local Code Compliance

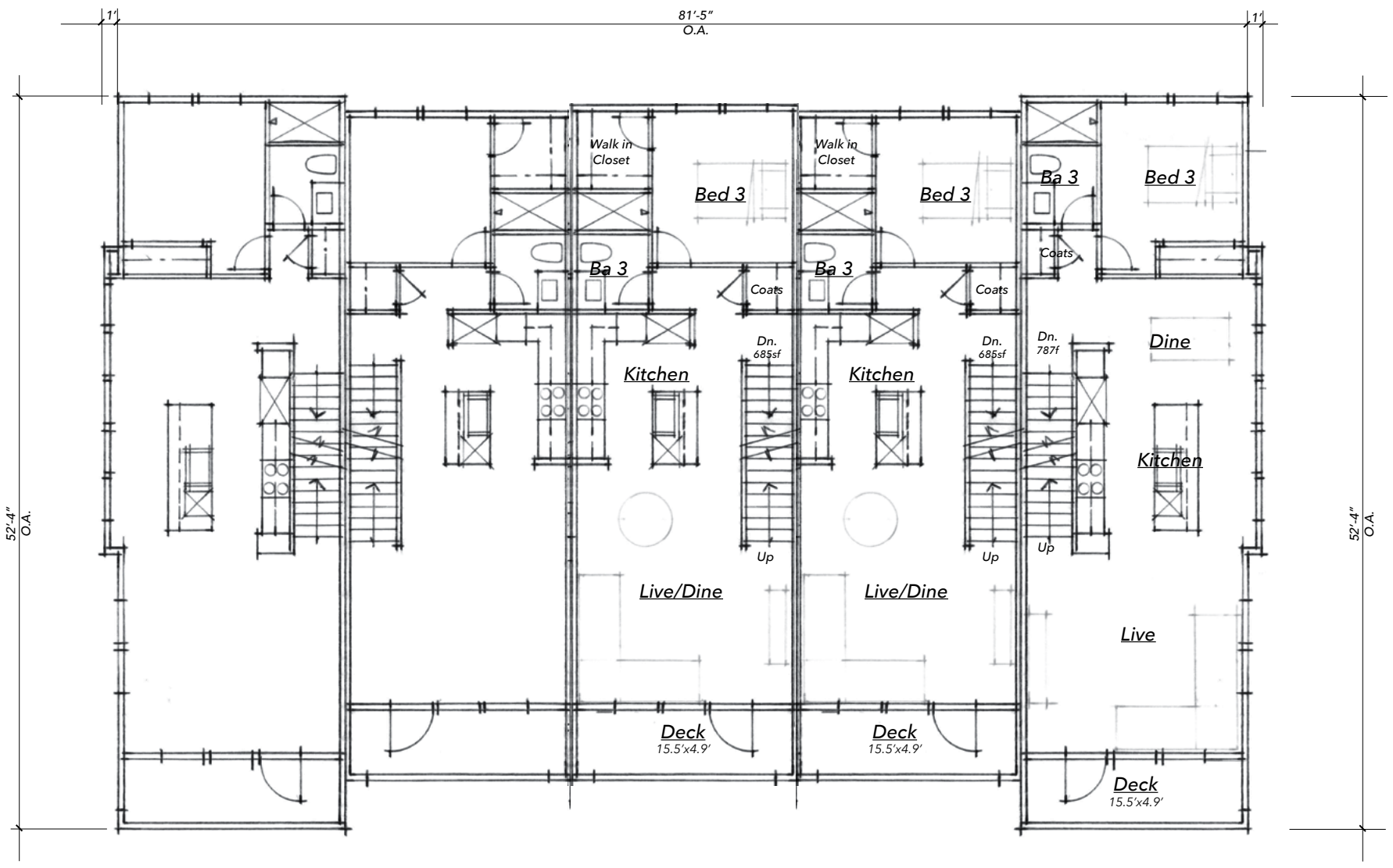
CONCEPTUAL ARCHITECTURAL SITE PLAN

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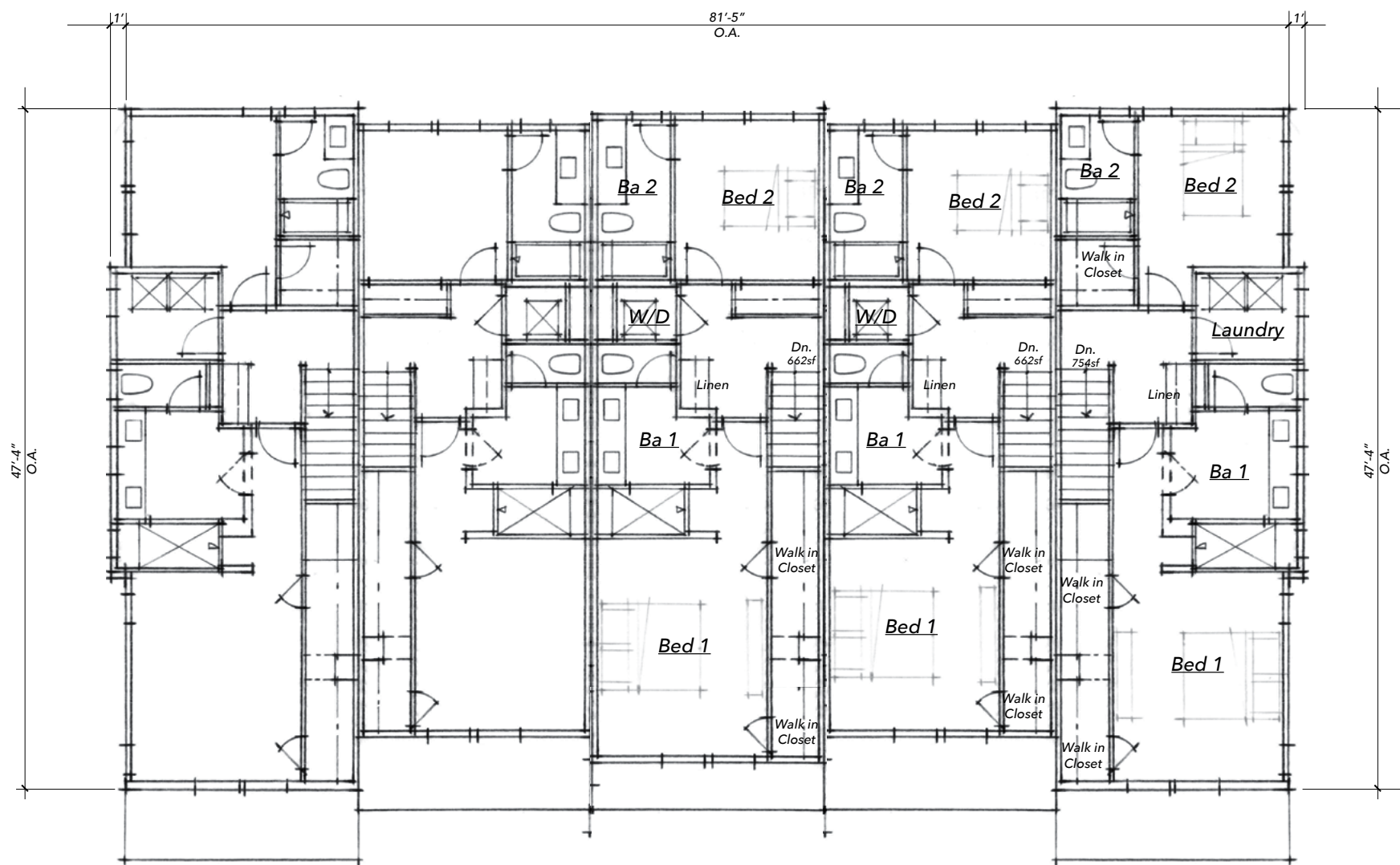
ROOF PLAN

ROOF PLAN NOTES
Roof Pitch; ∇ 8:12 ∇ 4:12 ∇ 2%
Overhangs Typical; Rake 1'-2" Eave 1'-6"
● Main Roof Downspout Location



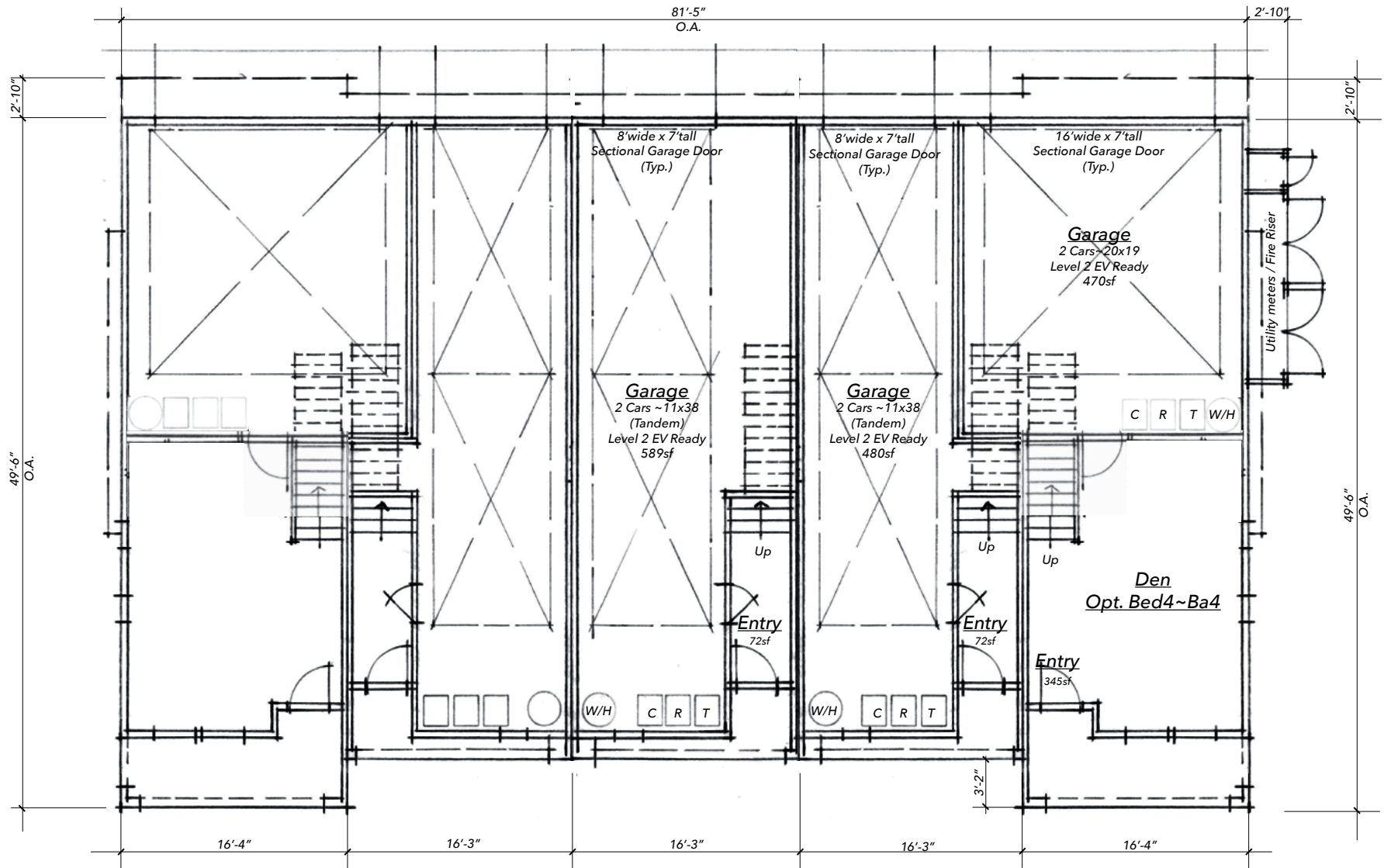
P4 P2 P2X P2 P4

2nd FLOOR PLAN



P4 P2 P2X P2 P4

3rd FLOOR PLAN



P4 P2 P2X P2 P4

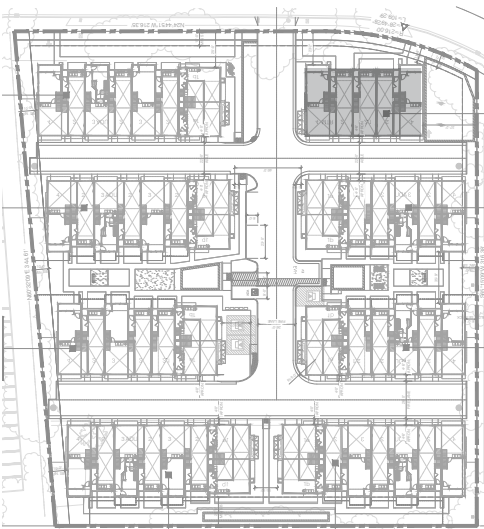
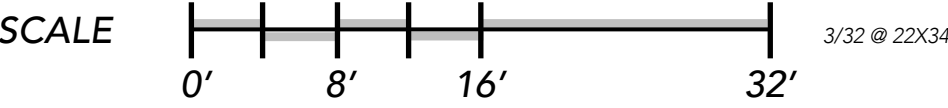
P2X
1,419sf
3Bed/3Ba
Deck 75sf
2Car 589sf

P2
1,419sf
3Bed/3Ba
Deck 75sf
2Car 480sf

P4
1,886sf
3Bed/3Ba/Den
Opt.Bed4-Ba4
Deck 75sf
2Car 470sf

GROUND FLOOR PLAN

BUILDING FLOORPLAN NOTES
~ ALL GARAGES TO BE LEVEL 2 EV READY



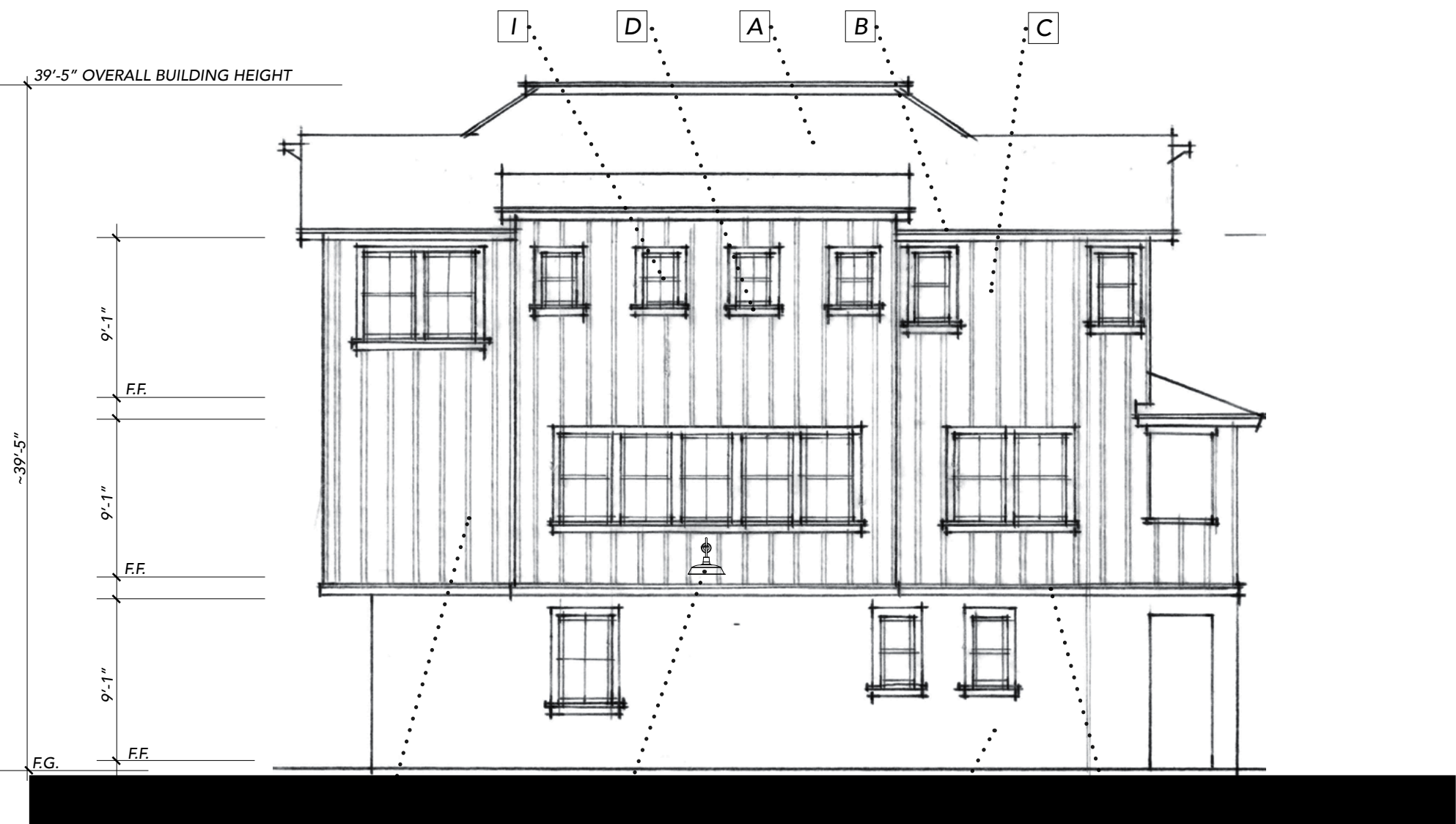
SITE REFERENCE



RIGHT SIDE ELEVATION
Community Drive Frontage



REAR ELEVATION



LEFT SIDE ELEVATION



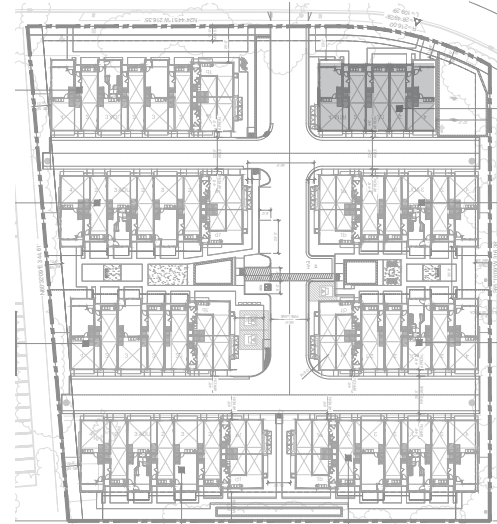
FRONT ELEVATION
Amador Street Frontage



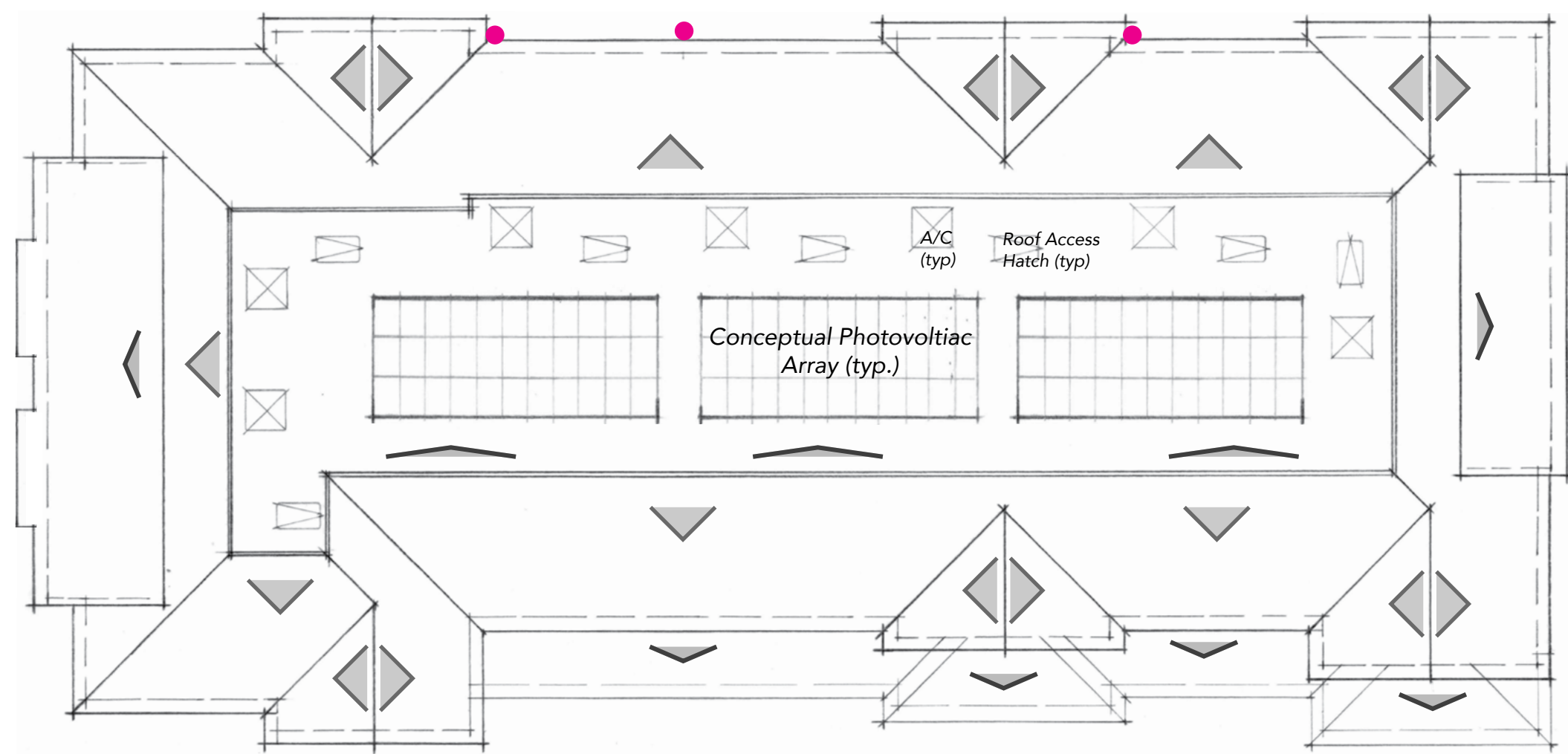
- | EXTERIOR MATERIALS LIST
(or equal for all) | COLOR SPECIFICATIONS
(or equal for all) |
|---|--|
| Asphalt Composition Shingle Roofing | A Weatherd Wood; CertainTeed |
| Wood Rake - Fascia - Eaves | B SW 9117; 8x Rake Resawn, 6x Fascia gutter |
| Cementous Siding | C SW 7050; .75x2.5 smooth batt @ 18" o.c. |
| Cementous Trim Boards | D SW 7050; 5/4x7 Head, 4/4x4 Sides, 2x3 o/ 4/4x4 Sill |
| Cementous Trim Band | DB Match adjacent siding; 5/4x8 |
| Stucco | E SW 7009; Sand |
| Garage Door | F SW 9117; Coplay 16'wide x 7'tall or 8'wide x 7'tall |
| Entry Door | G SW 6221; Thermatru 'Smooth Star' FibreGlass |
| Wood Railings | H SW 7055; 1x6 slats @ 8" o.c. |
| Vinyl Windows | I White; Milgard |
| Downspouts | J Match adjacent color; 3.5" Round |
| Architectural Lighting | K Black Allenbury (Downward Lighting) |
| Metal Vine Wire | L SW 7055 |
| Horizontal Window Overhang | M +18" Overhang w/ Asphalt Composition Shingle Roofing |

BUILDING ELEVATION NOTES
~ MAIN FACADE HORIZONTAL WINDOW OVERHANG REQUIREMENT;
25% MIN.
CALCULATION; AT MAIN FACADE, 9 COVERED WINDOWS / 29
TOTAL WINDOWS = 31% HAVING AN OVERHANG

SCALE 0' 8' 16' 32' 1/4" @ 22X34



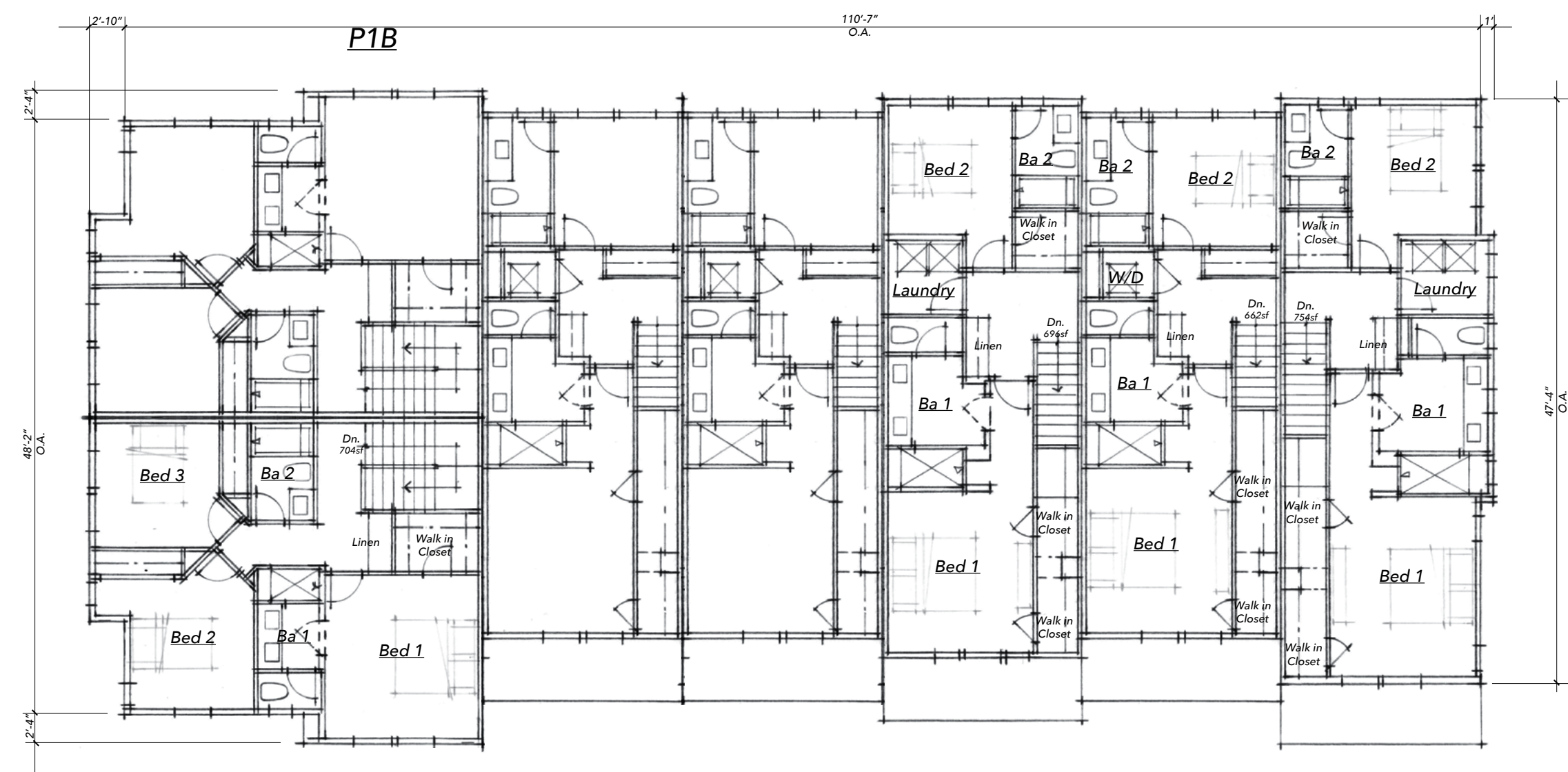
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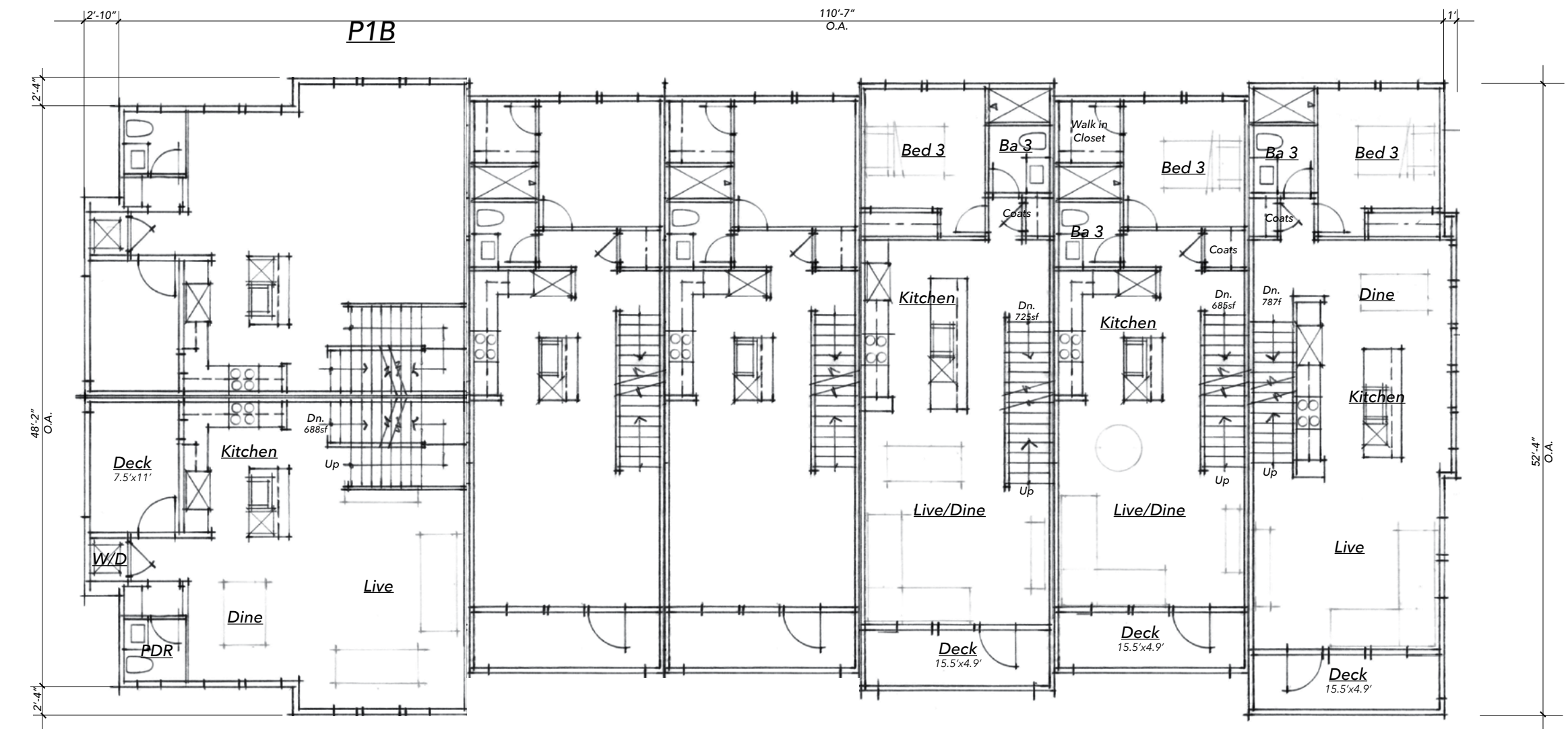
ROOF PLAN

ROOF PLAN NOTES

Roof Pitch; 8:12 4:12 2%
Overhangs Typical; Rake 1'-2" Eave 1'-6"
Main Roof Downspout Location



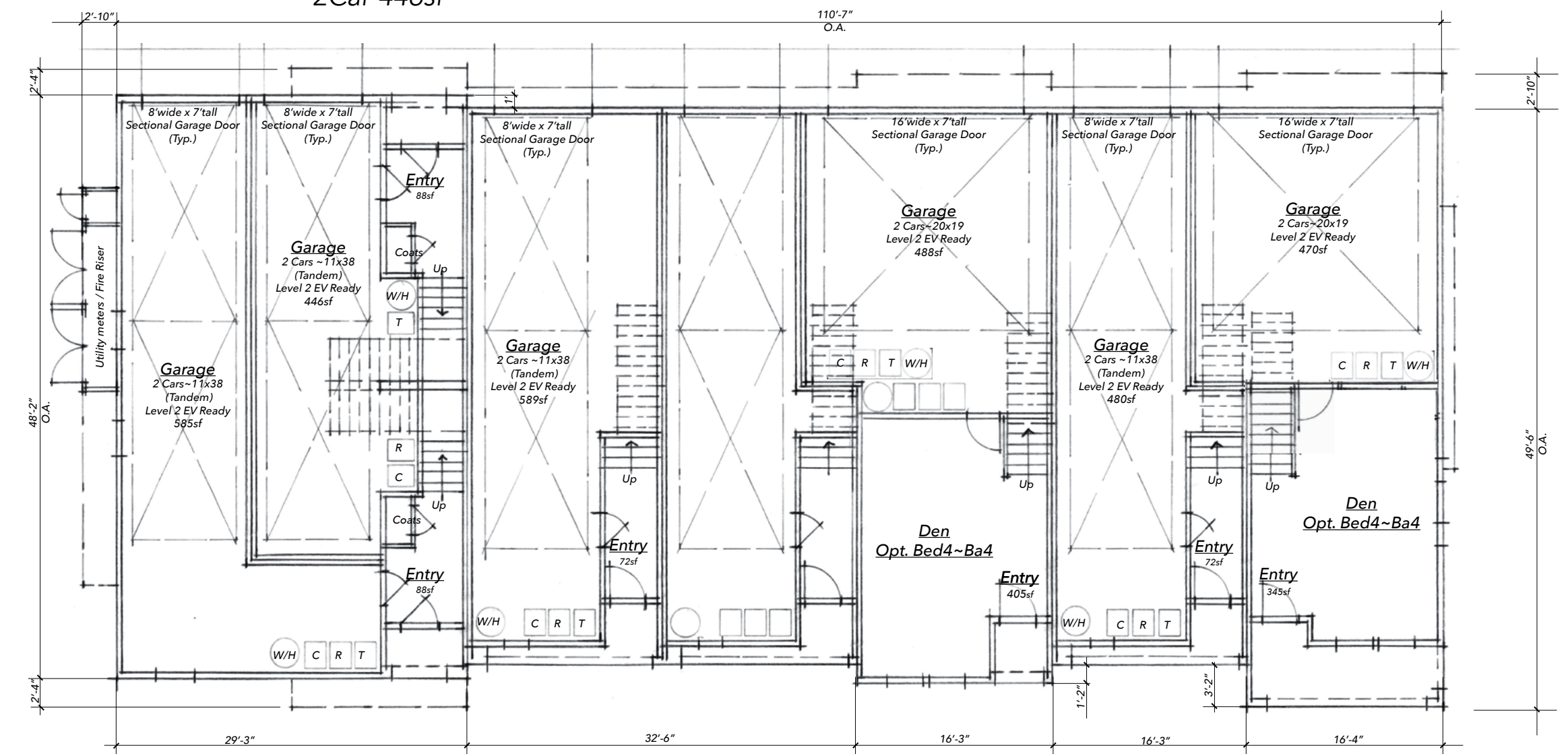
3rd FLOOR PLAN



2nd FLOOR PLAN

P1B

1,480sf
3Bed/2.5Ba
Deck 80sf
2Car 446sf

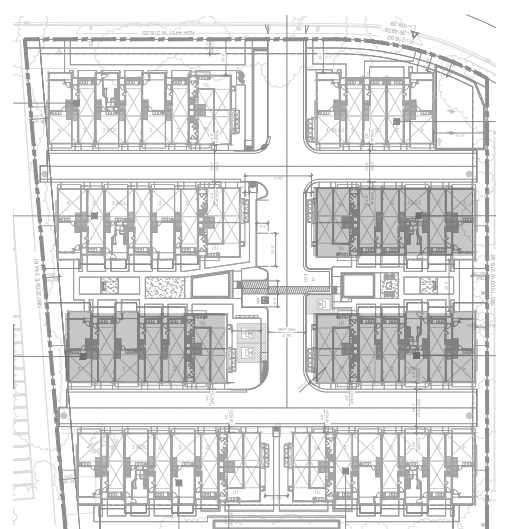


GROUND FLOOR PLAN

BUILDING FLOORPLAN NOTES

~ ALL GARAGES TO BE LEVEL 2 EV READY

SCALE 0' 8' 16' 32' 3/32 @ 22X34



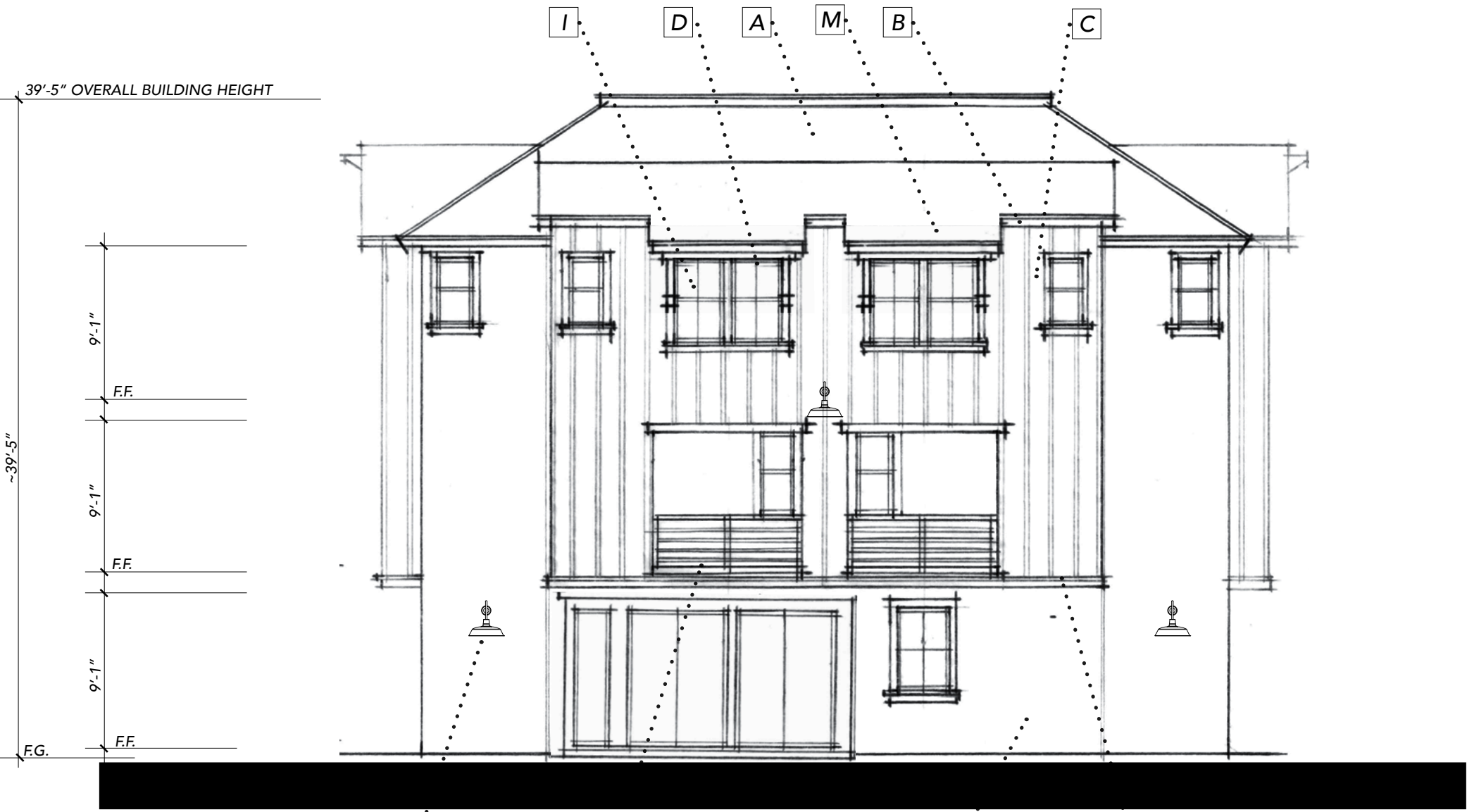
SITE REFERENCE



RIGHT SIDE ELEVATION



REAR ELEVATION



LEFT SIDE ELEVATION
Community Drive frontage



FRONT ELEVATION



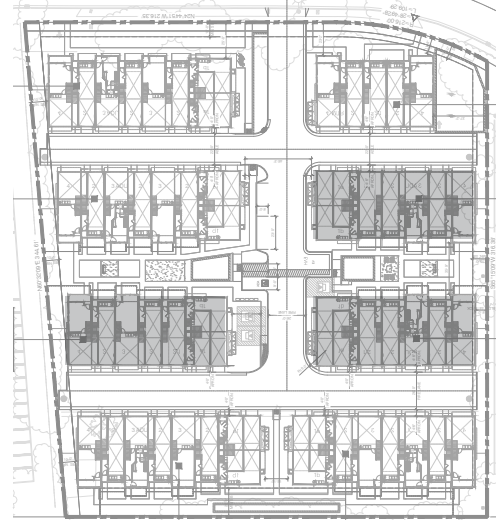
- EXTERIOR MATERIALS LIST**
(or equal for all)

 - Asphalt Composition Shingle Roofing
 - Wood Rake - Fascia - Eaves
 - Cementous Siding
 - Cementous Trim Boards
 - Cementous Trim Band
 - Stucco
 - Garage Door
 - Entry Door
 - Wood Railings
 - Vinyl Windows
 - Downspouts
 - Architectural Lighting
 - Metal Vine Wire
 - Horizontal Window Overhang
- COLOR SPECIFICATIONS**
(or equal for all)

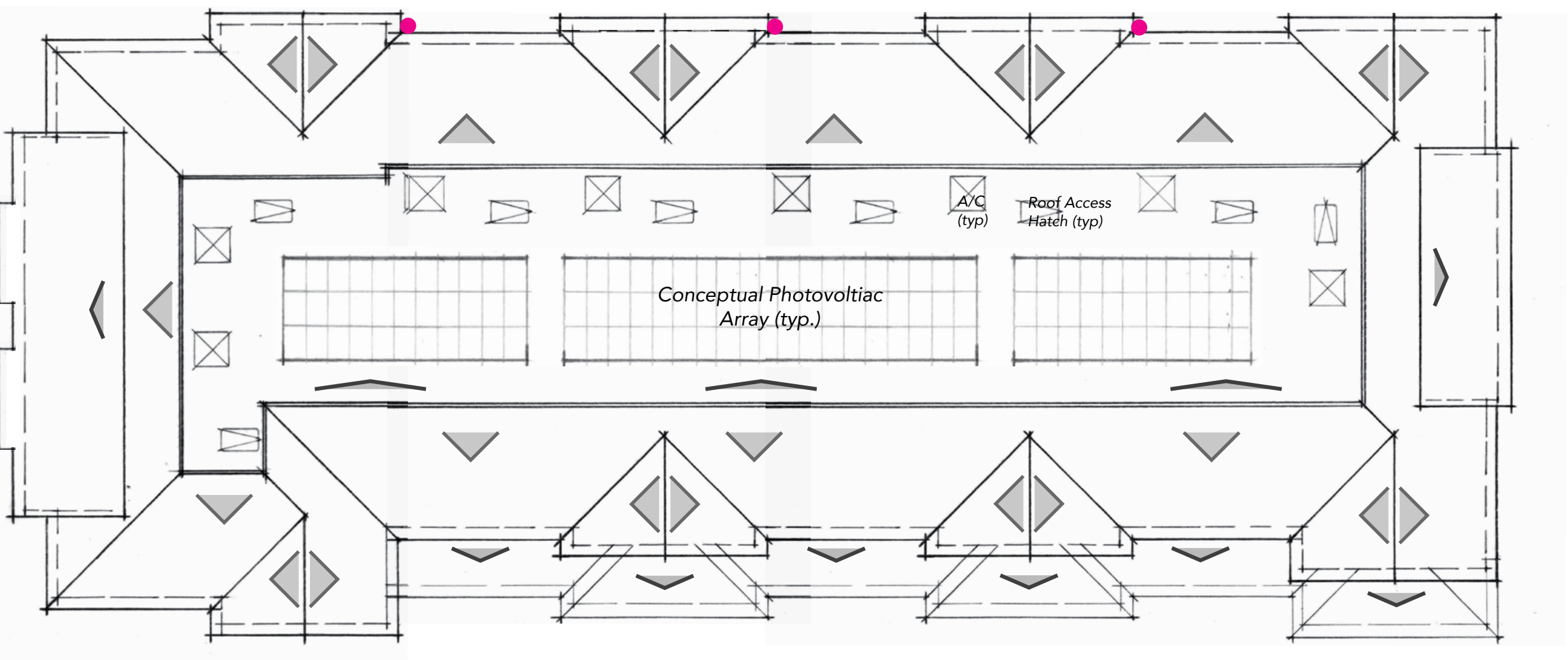
 - A Weatherd Wood; CertainTeed
 - B SW 9117; 8x Rake Resawn, 6x Fascia gutter
 - C SW 7050; .75x2.5 smooth batt @ 18" o.c.
 - D SW 7050; 5/4x7 Head, 4/4x4 Sides, 2x3 o/ 4/4x4 Sill
 - DB Match adjacent siding; 5/4x8
 - E SW 7009; Sand
 - F SW 9117; Coplay 16'wide x 7'tall or 8'wide x 7'tall
 - G SW 6221; Thermatru 'Smooth Star' FibreGlass
 - H SW 7055; 1x6 slats @ 8" o.c.
 - I White; Milgard
 - J Match adjacent color; 3.5" Round
 - K Black Allenbury (Downward Lighting)
 - L SW 7055
 - M +18" Overhang w/ Asphalt Composition Shingle Roofing

BUILDING ELEVATION NOTES
~ MAIN FACADE HORIZONTAL WINDOW OVERHANG REQUIREMENT;
25% MIN.
CALCULATION; AT MAIN FACADE, 10 COVERED WINDOWS / 39
TOTAL WINDOWS = 26% HAVING AN OVERHANG

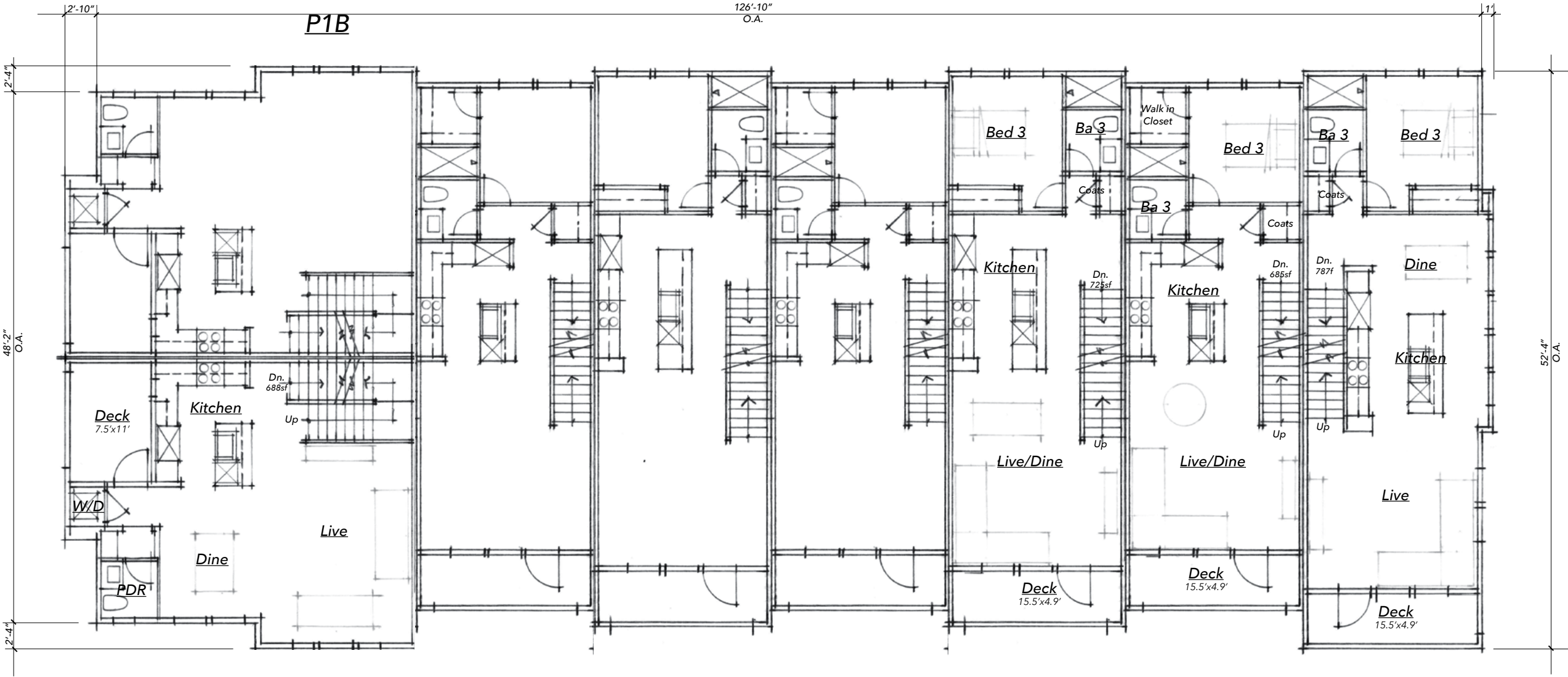
SCALE 0' 8' 16' 32' 1/4" @ 22x34



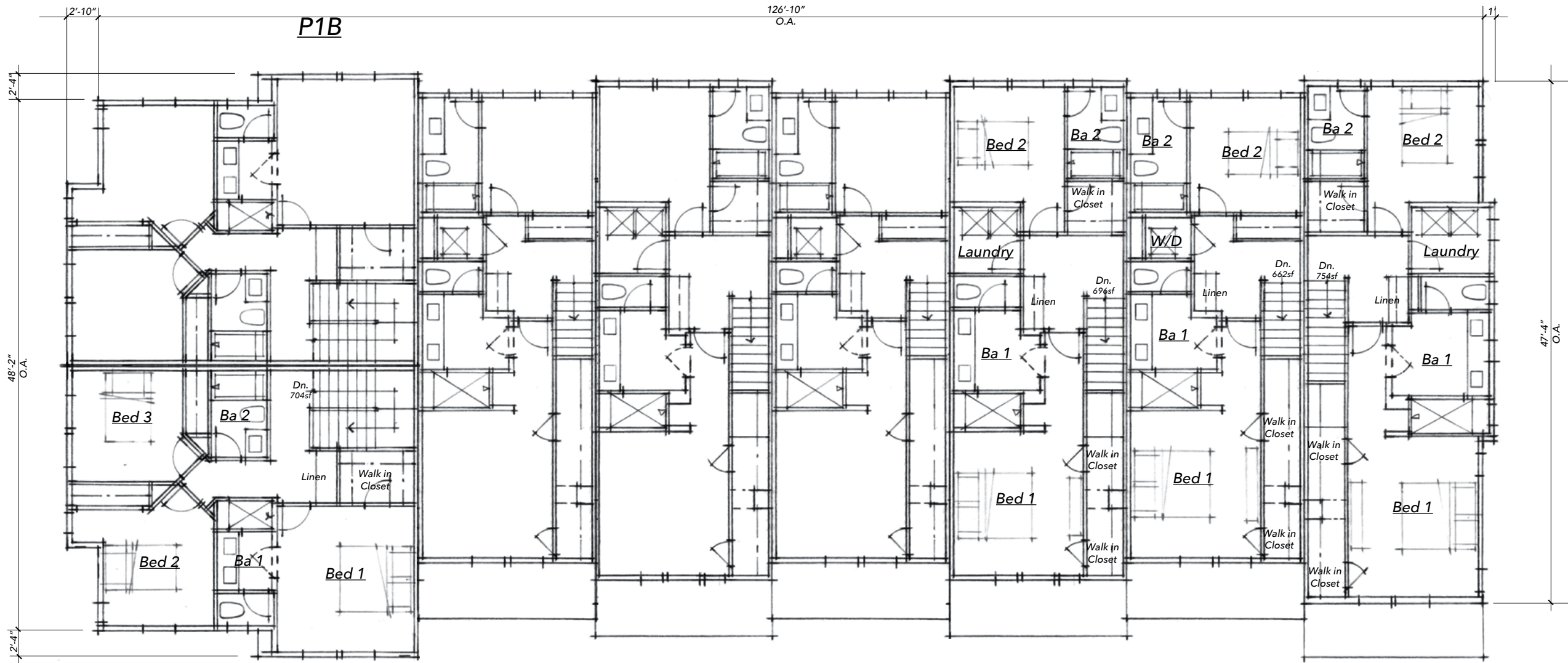
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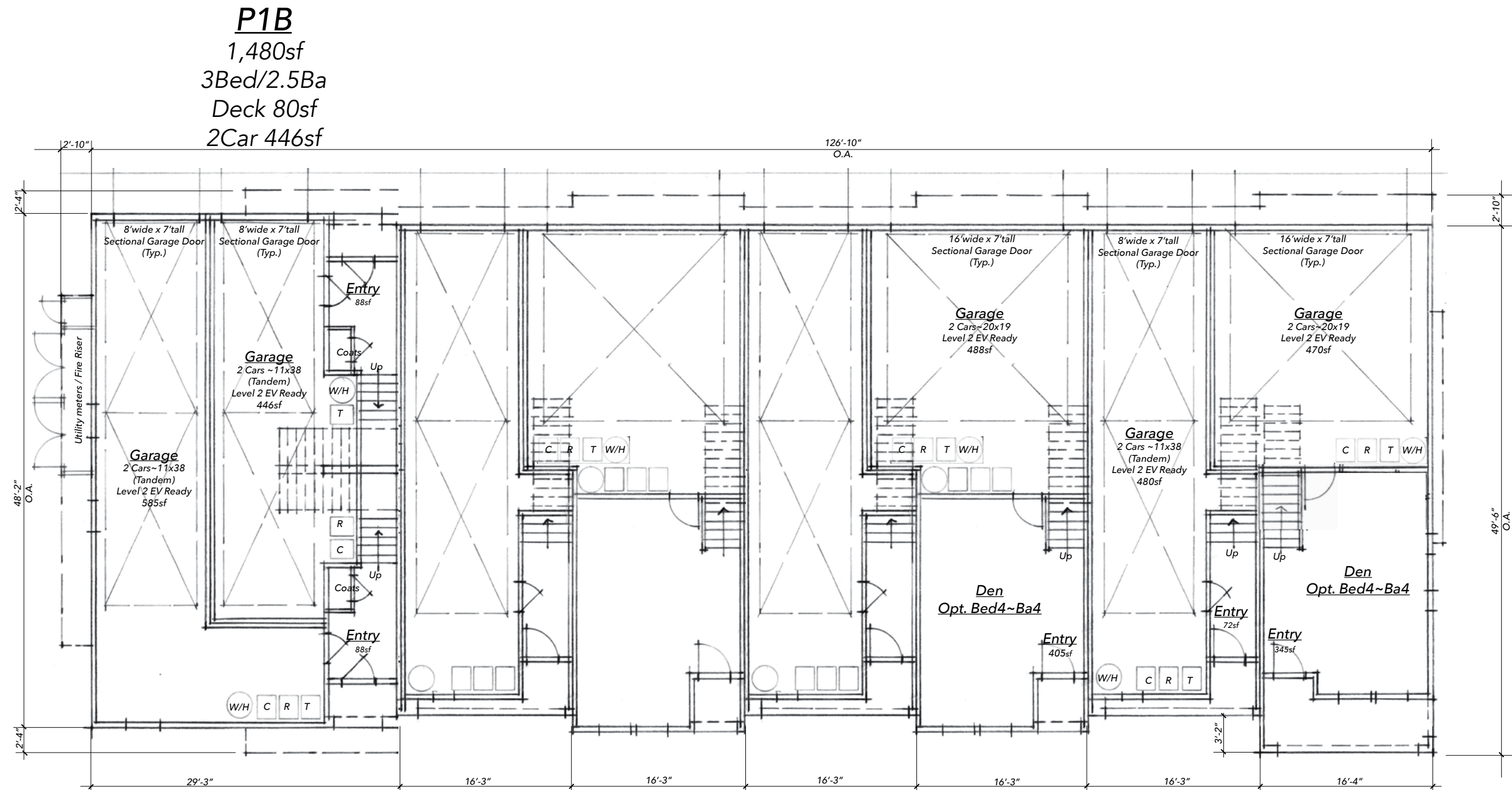
ROOF PLAN
ROOF PLAN NOTES
Roof Pitch; 8:12 4:12 2%
Overhangs Typical; Rake 1'-2" Eave 1'-6"
Main Roof Downspout Location



2nd FLOOR PLAN

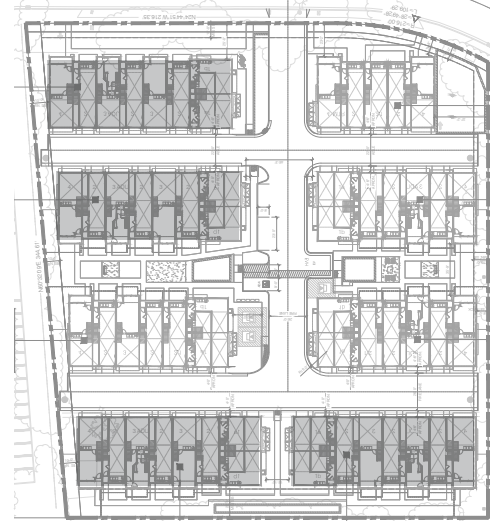
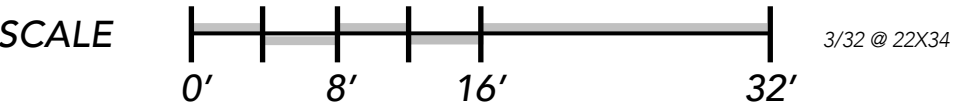


3rd FLOOR PLAN



GROUND FLOOR PLAN

BUILDING FLOORPLAN NOTES
~ ALL GARAGES TO BE LEVEL 2 EV READY



BUILDING TYPE C ~ BUILDING #4, 5, 7, 8
CONCEPTUAL BUILDING FLOORPLANS

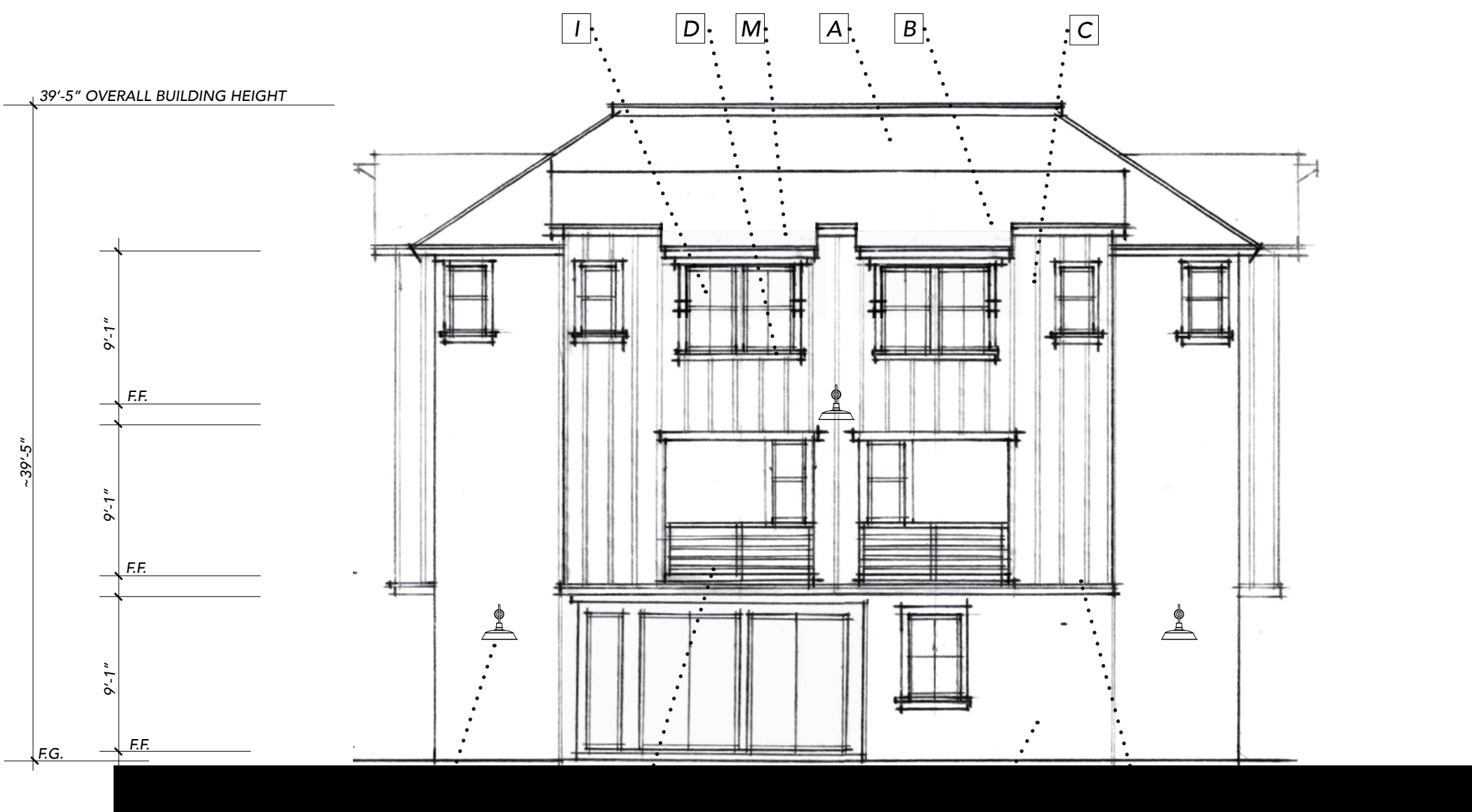
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RIGHT SIDE ELEVATION



REAR ELEVATION



LEFT SIDE ELEVATION
Community Drive frontage



FRONT ELEVATION
Amador Street Frontage Bldg 8

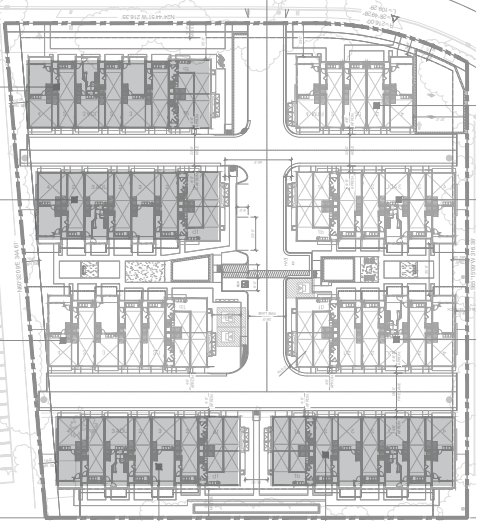
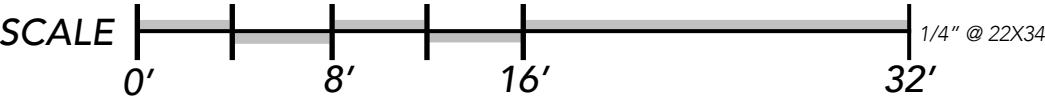


- EXTERIOR MATERIALS LIST**
(or equal for all)

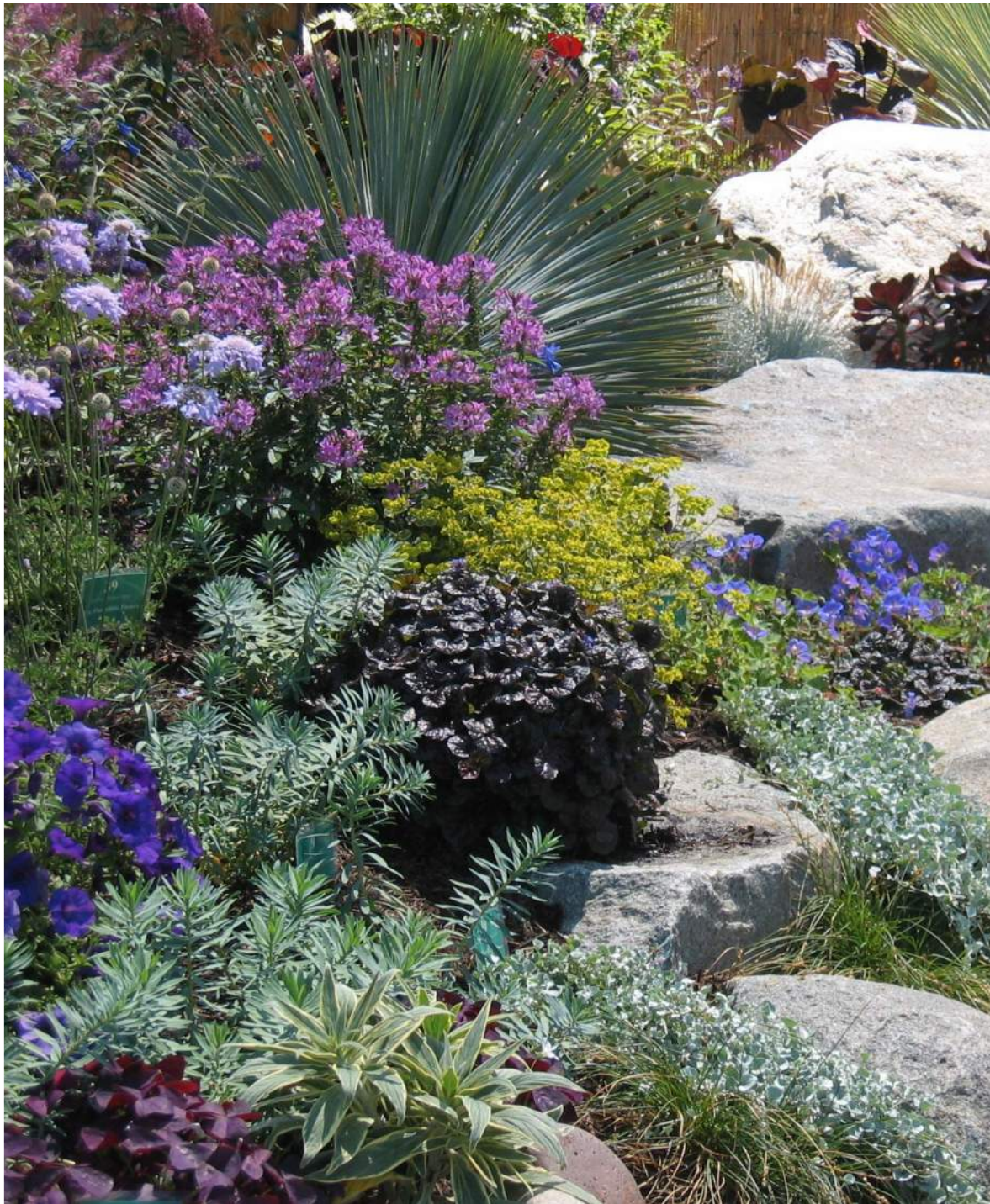
 - Asphalt Composition Shingle Roofing
 - Wood Rake - Fascia - Eaves
 - Cementous Siding
 - Cementous Trim Boards
 - Cementous Trim Band
 - Stucco
 - Garage Door
 - Entry Door
 - Wood Railings
 - Vinyl Windows
 - Downspouts
 - Architectural Lighting
 - Metal Vine Wire
 - Horizontal Window Overhang
- COLOR SPECIFICATIONS**
(or equal for all)

 - A Weatherd Wood; CertainTeed
 - B SW 9117; 8x Rake Resawn, 6x Fascia gutter
 - C SW 7050; .75x2.5 smooth batt @ 18"o.c.
 - D SW 7050 ; 5/4x7 Head, 4/4x4 Sides, 2x3 o/ 4/4x4 Sill
 - DB Match adjacent siding; 5/4x8
 - E SW 7009; Sand
 - F SW 9117; Coplay 16'wide x 7'tall or 8'wide x 7'tall
 - G SW 6221; Thermatru 'Smooth Star' FibreGlass
 - H SW 7055; 1x6 slats @ 8"o.c.
 - I White; Milgard
 - J Match adjacent color; 3.5" Round
 - K Black Allenbury (Downward Lighting)
 - L SW 7055
 - M +18" Overhang w/ Asphalt Composition Shingle Roofing

BUILDING ELEVATION NOTES
~ MAIN FACADE HORIZONTAL WINDOW OVERHANG REQUIREMENT;
25% MIN.
CALCULATION; AT MAIN FACADE, 13 COVERED WINDOWS / 46
TOTAL WINDOWS = 28% HAVING AN OVERHANG



SITE REFERENCE



CONCEPTUAL IMAGERY



The Redwoods

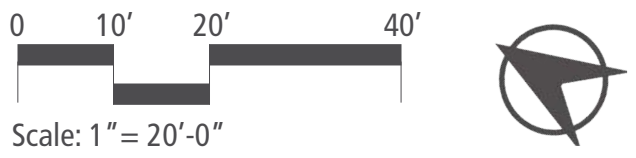
APN; 431-0064-001-01
24041 Amador Street
Hayward, CA





LEGEND

- 1 Existing Tree at Site Frontage to Remain
- 2 Existing Sidewalk and Parkway along Amador Street to Remain
- 3 Stormwater Basin per Civil Engineer
- 4 Parking Stall
- 5 Natural Turf Lawn (27'x14')
- 6 Decomposed Granite Seating Area
- 7 Paseo Accent/Shade Tree
- 8 Private Patio
- 9 Bike Racks
- 10 Community Mailboxes
- 11 Transformer



CONCEPTUAL SITE PLAN



CONCEPTUAL OPEN SPACE CALCULATIONS

LEGEND

- COMMON OPEN SPACE**
TOTAL: 3,900 SF
- PRIVATE OPEN SPACE**
TOTAL: 4,610 SF

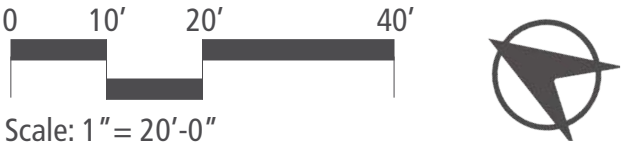
OPEN SPACE TOTAL: 8,510 SF
TOTAL OPEN SPACE PER UNIT: 146.7 SF (8,510 SF/58 UNITS)
MINIMUM OPEN SPACE REQUIREMENT PER UNIT: 150 SF

CITY RESIDENTIAL AMENITY POINTS

Amenity Type	Points Value	Points Received
Courtyard/garden with seating and/or tables for at least 4 people	15	15
Courtyard/garden with seating and/or tables for at least 10 people	35	
Courtyard/garden with seating and/or tables for at least 20 people	50	
Pergola, shade, trellis or arbor structure	15	
Playground with at least 3 pieces of play equipment including slides, swings, monkey bars, climbing walls, etc.	40	
Community garden with at least 5 garden beds	40	
Water drinking fountain with water bottle filler (1—2)	5	
Water drinking fountain with water bottle filler (2+)	10	
Permanent affixed community barbecue	15	
Outdoor kitchen with a countertop, sink, an appliance, and seating and tables for at least 10 people	50	
Sports court - Bocce ball	20	
Sports court - Table Tennis	20	
Sports court - Badminton	30	
Sports court - Tennis	30	
Sports court - Pickleball	30	
Sports court - Basketball - Half Court	25	
Sports court - Basketball - Full Court	50	
Splash pad or fountain	15	
Swimming pool or hot tub	35	
Open lawn areas with no dimension less than 10 feet	15	15
Walking/running path at least 1,000 linear feet in length with lighting and signage	25	
Amphitheater with seating for at least 25 people	25	
Community room - Library room with bookshelves and seating for at least 5 people	25	
Community room - Media room with television and seating for at least 10 people	35	
Community room - Game room with at least two game tables or consoles	30	
Community room - Gathering room with countertop, cabinets, and sink with seating for at least 20 people	50	
Community room - Gym/fitness room with at least 5 pieces of gym equipment	50	
Community room - Co-working space with wi-fi, tables and seating for at least 8 people, and a bathroom	75	
Fenced dog park with trash can measuring at least 50 feet by 20 feet	25	
Fenced dog park with trash can measuring at least 100 feet by 20 feet with a dog waste bag dispenser and dog water fountain	50	

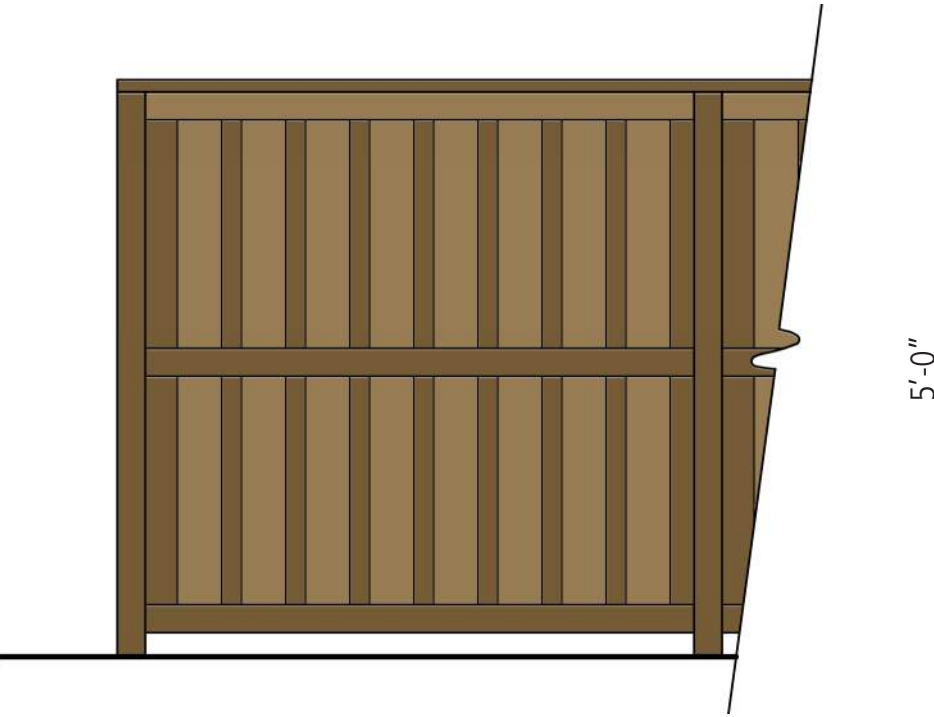
REQUIRED POINT TOTAL: 200
RECEIVED POINT TOTAL: 30

NOTE:
All units with 2nd floor decks that do not meet the required minimum depth requirement of 5' are not being counted towards the open space total.

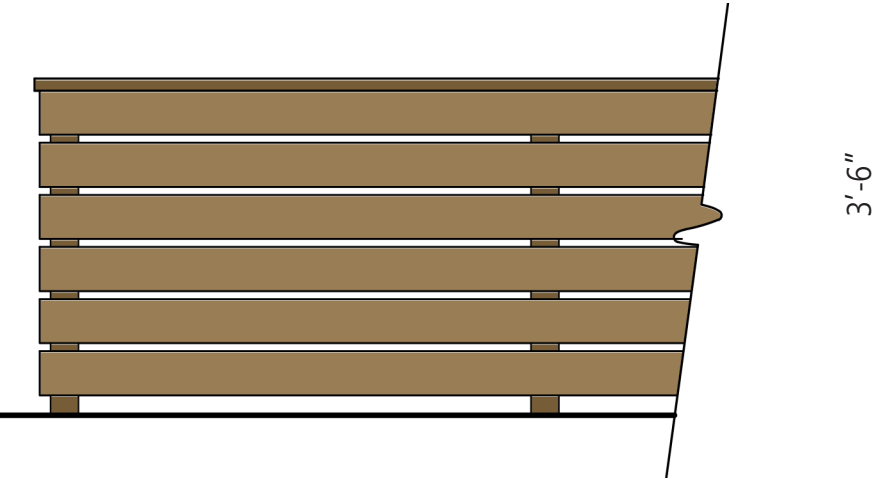




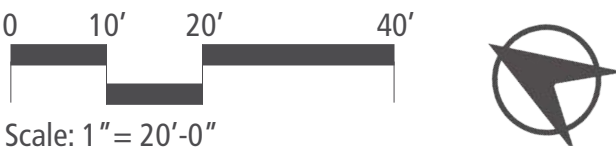
LEGEND



CONCEPTUAL PERIMETER FENCE
5' HEIGHT - WOOD MEMBERS



CONCEPTUAL PATIO FENCE
3'-6" HEIGHT - WOOD MEMBERS



CONCEPTUAL WALL AND FENCE PLAN

LEGEND

TREE SCHEDULE:

SYMBOL	BOTANICAL NAME	COMMON NAME
Arb Mar	Arbutus 'Marina'	Marina Strawberry Tree
Lag Ind	Lagerstroemia indica	Crape Myrtle
Que Lob	Quercus lobata	Valley Oak

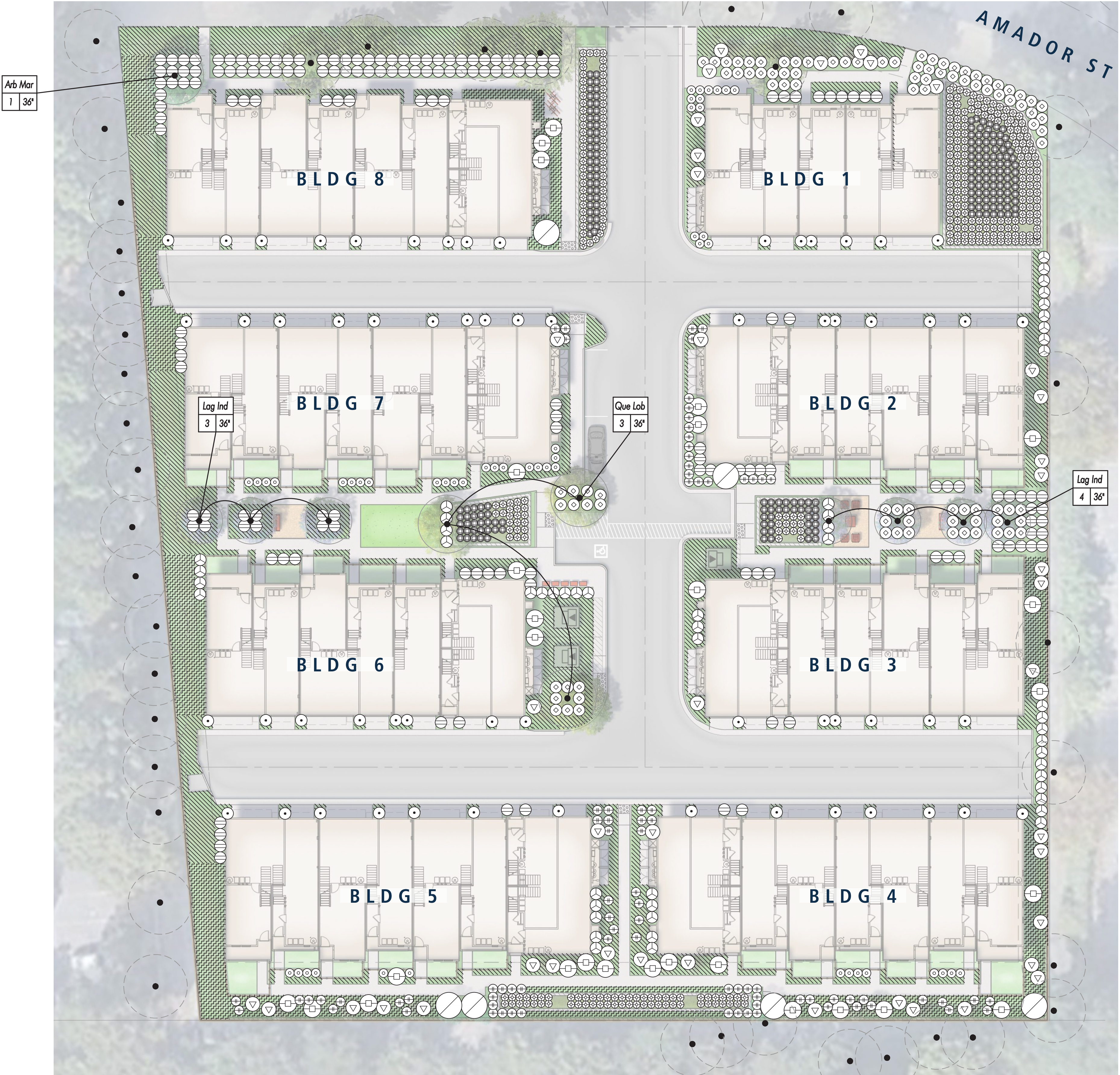
SHRUB SCHEDULE:

SYMBOL	BOTANICAL NAME	COMMON NAME
	Callistemon v. 'Little John'	Little John Bottle Brush
	Ceanothus 'Concha'	Concha Wild Lilac
	Chondropetalum t. 'El Campo'	Small Cape Rush
	Grevillea 'Noellii'	Noell's Grevillea
	Hesperaloe p. 'Brakelights'	Brakelights Red Yucca
	Lavatera maritima	Tree Mallow
	Leptospermum s. 'Snow White'	Tea Tree
	Leucadendron 'Cloudbank Ginny'	Cloudbank Ginny Leucadendron
	Miscanthus sinensis 'Adagio'	Adagio Maiden Grass
	Podocarpus elongatus 'Icee Blue'	Icee Blue Yellowwood
	Rhipiolepis i. 'Ballerina'	Pink Indian Hawthorn

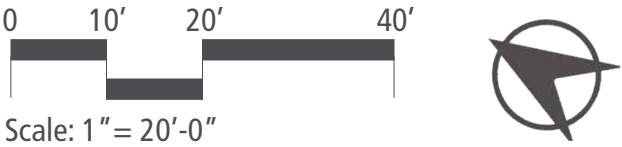
GROUNDCOVER SCHEDULE:

SYMBOL	BOTANICAL NAME	COMMON NAME
	Arctostaphylos 'Emerald Carpet'	Emerald Carpet Manzanita
	Carissa m. 'Green Carpet'	Green Carpet Natal Plum

Existing Tree - to Remain
Refer to Arborist Report and Existing Tree Inventory Plan for additional information.



CONCEPTUAL PLANTING PLAN AND PALETTE



LEGEND

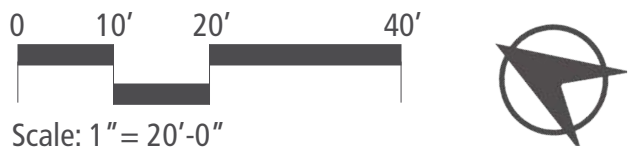
- LOW WATER USE**
13,280 SF
- MODERATE WATER USE**
3,900 SF
- HIGH WATER USE (TURF)**
378 SF

WATER USE SUMMARY

TOTAL LANDSCAPE AREA: 17,558 SF
MAWA: 527,525
ETWU: 187,387



CONCEPTUAL WATER USE CALCULATIONS



EXISTING TREE MAP



Tree Assessment Map

24041 Amador Street
Hayward, CA

Prepared for:
City Ventures
San Francisco, Ca

April 2025



No Scale

Notes:
Base map provided by:
Google Earth

Numbered tree locations are approximate.



2550 Ninth Street, Suite 112
Berkeley, CA 94710

TREE ASSESSMENT

Tree Assessment		24041 Amador Street Hayward, CA April 2025			
Tree No.	Species	Trunk Diameter (in.)	Canopy Spread (ft.)	Protected Tree?	Condition 1=poor 5=excellent

Tree No.	Species	Trunk Diameter (in.)	Canopy Spread (ft.)	Protected Tree?	Condition 1=poor 5=excellent	Suitability for Preservation	Comments
501	Coast redwood	32	30	Yes	3	Moderate	Upright form; broken top at 40'; good leaf color.
502	Coast redwood	25	28	Yes	3	Moderate	Upright form; epicormics around base; thinning crown.
503	Coast redwood	58	40	Yes	4	High	Upright form; full crown; good leaf color; large tree.
504	Coast redwood	30	30	Yes	4	High	Upright form; full crown; good leaf color.
505	Evergreen ash	7.7,5	15	Yes	2	Low	Multiple attachments at base; poor form; twig dieback.
506	Coast live oak	10.7	16	Yes	3	Moderate	Codominant trunk at base; fair form; moderate vigor.
507	Coast redwood	34	20	Yes	4	High	Upright form; large crown; good leaf color.
508	Southern magnolia	17	30	Yes	3	Moderate	Street tree; multiple attachments at 12'; branch dieback; low vigor.
509	Southern magnolia	17	30	Yes	3	Moderate	Street tree; multiple attachments at 14'; branch dieback; low vigor.
510	Olive	13,12,12	30	Yes	3	Moderate	Multiple trunk attachments at base; ivy covering lower stems; wide crown; epicormics on trunk.
511	Coast redwood	36	30	Yes	4	High	Off-site; upright form; good leaf color; moderate vigor.
512	Olive	10,9,9	30	Yes	3	Moderate	Multiple trunk attachments at base; fair form; previously topped at 15'.
513	Sweetgum	15	30	Yes	3	Moderate	Multiple branch attachments at 12'; upright form; twig dieback.
514	Southern magnolia	13	20	Yes	1	Low	Base covered in ivy; surrounded by shrubs; all but dead; estimated DBH.
515	Sweetgum	18	20	Yes	2	Low	Previously topped at 20'; poor form; twig dieback; branches headed back.
516	Mexican fan palm	14	10	Yes	4	Moderate	7' brown trunk; good structure and form.
517	Sweetgum	19	20	Yes	3	Low	One-sided north; poor form; reduced crown; epicormics.
518	Southern magnolia	12	25	Yes	3	Moderate	Wide crown; fair structure and form; minor branch dieback; history of branch failure.
519	Sweetgum	14	20	Yes	3	Low	Crown reduced; narrow form; upright; epicormics.
520	Southern magnolia	14	30	Yes	4	High	Good structure and form; full crown; ivy around base; minor twig dieback.
521	Sweetgum	20	26	Yes	3	Moderate	Large crown; fair form; root displacing curb.
522	Olive	8,6,6	16	Yes	3	Low	Multiple trunk attachments at base; fair form; epicormics.
523	Sweetgum	15	20	Yes	2	Low	Main stem is dead; one-sided northeast; cankers on trunk.
524	Sweetgum	12	10	Yes	2	Low	Crown from lateral branch; main stem removed; poor form; dieback.
525	Southern magnolia	19	40	Yes	4	Moderate	One-sided west; fair forms wide crown; twig dieback.
526	Southern magnolia	20	40	Yes	4	Moderate	One-sided west; leans west; fair form; wide crown; twig dieback.
527	Southern magnolia	24	40	Yes	3	Moderate	One-sided west; leans west; fair form; wide crown; twig dieback.
528	Southern magnolia	22	40	Yes	3	Moderate	One-sided west; codominant trunk at 5'; leans west; fair form; wide crown; twig dieback.
529	Carob	28	40	Yes	3	Moderate	Off-site; 3' off fence line; large, wide crown; twig dieback; estimated DBH, tag on branch, north side.
530	Holly oak	4	6	No	3	Low	Covered in ivy; growing in fence; small crown.
531	Carob	24	26	Yes	3	Moderate	Off-site; 2' off fence; twig dieback; tag on branch; estimated DBH.
532	Holly oak	15	25	Yes	3	Low	Heavy lean south; surface roots; one-sided south; full crown; sooty mold; displacing curb.
533	Holly oak	18	30	Yes	3	Low	Codominant trunk at 5'; fair form; branch dieback; cankers on trunk; displacing curb.
534	Holly oak	13	30	Yes	4	Moderate	Multiple branch attachments at 6'; good form; wide crown; epicormics around base.
535	Holly oak	11	20	Yes	3	Moderate	Fair structure and form; leans south; small branch dieback.
536	Holly oak	9	10	Yes	3	Moderate	Fair structure and form; leans east; small crown; displacing curb.
537	Holly oak	5	10	No	3	Moderate	Off-site; 2' off fence; overhanging 3'; upright form; tag on sapling in front.
538	Holly oak	11,9	20	Yes	3	Moderate	Off-site; 2' off fence; overhanging 10'; codominant trunk at base.
539	Holly oak	9,4	16	Yes	3	Low	Off-site; 3' off fence; overhanging 10'; codominant trunk at base; tagged stem growing through fence; estimated DBH.
540	Monterey pine	15	20	Yes	3	Low	Off-site; 1' off fence; overhanging 15'; engulfed in ivy; estimated DBH.
541	Holly oak	5	6	No	2	Low	Topped at 3'; poor form; small crown.
542	Holly oak	6	8	No	2	Low	Topped at 4 and 8'; poor form; small crown.
543	Holly oak	9	8	Yes	2	Low	Codominant trunk at base; poor form; east stem cut at 3'; epicormics.
544	Holly oak	10	16	Yes	3	Low	Leans south; fair form; dense crown; sooty mold on leaves.
545	Glossy privet	10,6,5	16	Yes	3	Low	Off-site; codominant trunk at base; twig dieback; overhanging 8'; trunk 1' off fence; estimated DBH.
546	Holly oak	10	16	Yes	3	Low	Off-site; codominant trunk at 10'; twig dieback; overhanging 8'; trunk 2' off fence; tag on ivy; estimated DBH.
547	Holly oak	5	8	No	3	Low	Off-site; leans west; overhanging 4'; trunk 1' off fence; tag on ivy; estimated DBH.
548	Evergreen ash	6,6	8	Yes	3	Low	Codominant trunk at 2'; poor form; twig dieback; Ivy on south stem.
549	Holly oak	8	16	Yes	3	Low	Off-site; leans southwest; trunk 2' off fence; overhangs 8'; tag on ivy; estimated DBH.
550	Holly oak	6,5,3	16	Yes	3	Low	Multiple attachments at base; poor form; dense crown.
551	Holly oak	4,4,4	10	Yes	-	-	Off-site; dead; covered in ivy; tag on fence.
552	Holly oak	4,3	10	No	2	Low	Codominant trunk at base; poor form; upright.
553	Holly oak	5,3	10	Yes	3	Low	Codominant trunk at base; upright form; ivy around
554	Camphor	25	30	Yes	3	Low	Multiple trunk attachments at base; wide crown; dense foliage; branch dieback.

Tree Assessment		24041 Amador Street Hayward, CA April 2025			
Tree No.	Species	Trunk Diameter (in.)	Canopy Spread (ft.)	Protected Tree?	Condition 1=poor 5=excellent

Tree No.	Species	Trunk Diameter (in.)	Canopy Spread (ft.)	Protected Tree?	Condition 1=poor 5=excellent	Suitability for Preservation	Comments
555	Evergreen ash	5	8	No	2	Low	Previously topped at 12'; poor form; leans south.
556	Glossy privet	12,9	18	Yes	3	Low	Off-site; on fence line; ivy around trunk; branch dieback; estimated DBH.
557	Coast redwood	25	30	Yes	4	High	Off-site; 2' off fence line; overhanging 10'; estimated DBH.
558	Coast redwood	25	30	Yes	3	Moderate	Off-site; 2' off fence line; overhanging 10'; branch dieback; estimated DBH.
559	Evergreen ash	32	50	Yes	3	Moderate	Off-site; 4' off fence line; overhanging 20'; branch dieback; tag on fence.
560	Canary Island pine	29	30	Yes	3	Moderate	Off-site; 4' off fence line; overhanging 3'; multiple trunk attachments at 30'; tag on fence.
561	Canary Island pine	23	30	Yes	3	Moderate	Off-site; 4' off fence line; trunk leans west; overhangs fence 12'; tag on fence.
562	Canary Island pine	24	30	Yes	3	Moderate	Off-site; 4' off fence line; sinuous trunk; overhangs fence 12'; tag on fence.
563	Canary Island pine	23	10	Yes	-	-	Off-site; 4' off fence line; dead; tag on fence.
564	Canary Island pine	26	26	Yes	4	Moderate	Off-site; 4' off fence line; upright form; overhanging 10'; tag on fence.
565	Canary Island pine	24	30	Yes	4	Moderate	Off-site; 4' off fence line; upright form; overhanging 10'; tag on fence.
566	Canary Island pine	27	30	Yes	3	Moderate	Off-site; 4' off fence line; upright form; broken, hanging branch; overhanging 10'; tag on fence.
567	Canary Island pine	18	30	Yes	3	Moderate	Off-site; 4' off fence line; upright form; dense crown; overhanging 10'; tag on fence.
568	Canary Island pine	23	30	Yes	3	Moderate	Off-site; 4' off fence line; upright form; thin crown; overhanging 10'; tag on fence.
569	Canary Island pine	15	30	Yes	3	Moderate	Off-site; 4' off fence line; upright form; sinuous trunk; overhanging 2'; tag on fence.
570	Canary Island pine	10	30	Yes	3	Moderate	Off-site; 4' off fence line; upright form; small crown; overhanging 2'; tag on fence.
571	Canary Island pine	24	30	Yes	4	Moderate	Off-site; 4' off fence line; upright form; large crown; overhanging 10'; tag on fence.
572	Canary Island pine	24	30	Yes	3	Moderate	Off-site; 4' off fence line; upright form; broken, hanging branch; overhanging 10'; tag on fence.
573	Canary Island pine	23	30	Yes	3	Moderate	Off-site; 4' off fence line; upright form; large crown; overhanging 10'; tag on fence.
574	Canary Island pine	41	40	Yes	3	Moderate	Off-site; 4' off fence line; codominant trunk at 6'; large crown; overhanging 10'; tag on fence.
575	Canary Island pine	14	15	Yes	3	Moderate	Off-site; 4' off fence line; codominant trunk at 7'; small crown; overhanging 2'; tag on fence.
576	Canary Island pine	12	15	Yes	3	Moderate	Off-site; 4' off fence line; small crown; overhanging 2'; tag on fence.

NOTES

-Highlighted trees are to remain -refer to Conceptual Planting Plan for locations in relation to proposed site plan.

-A total of 11 new trees are proposed for installation for this project, all proposed trees are sized for 36" boxes.

ARBORIST REPORT SUMMARY



The Redwoods

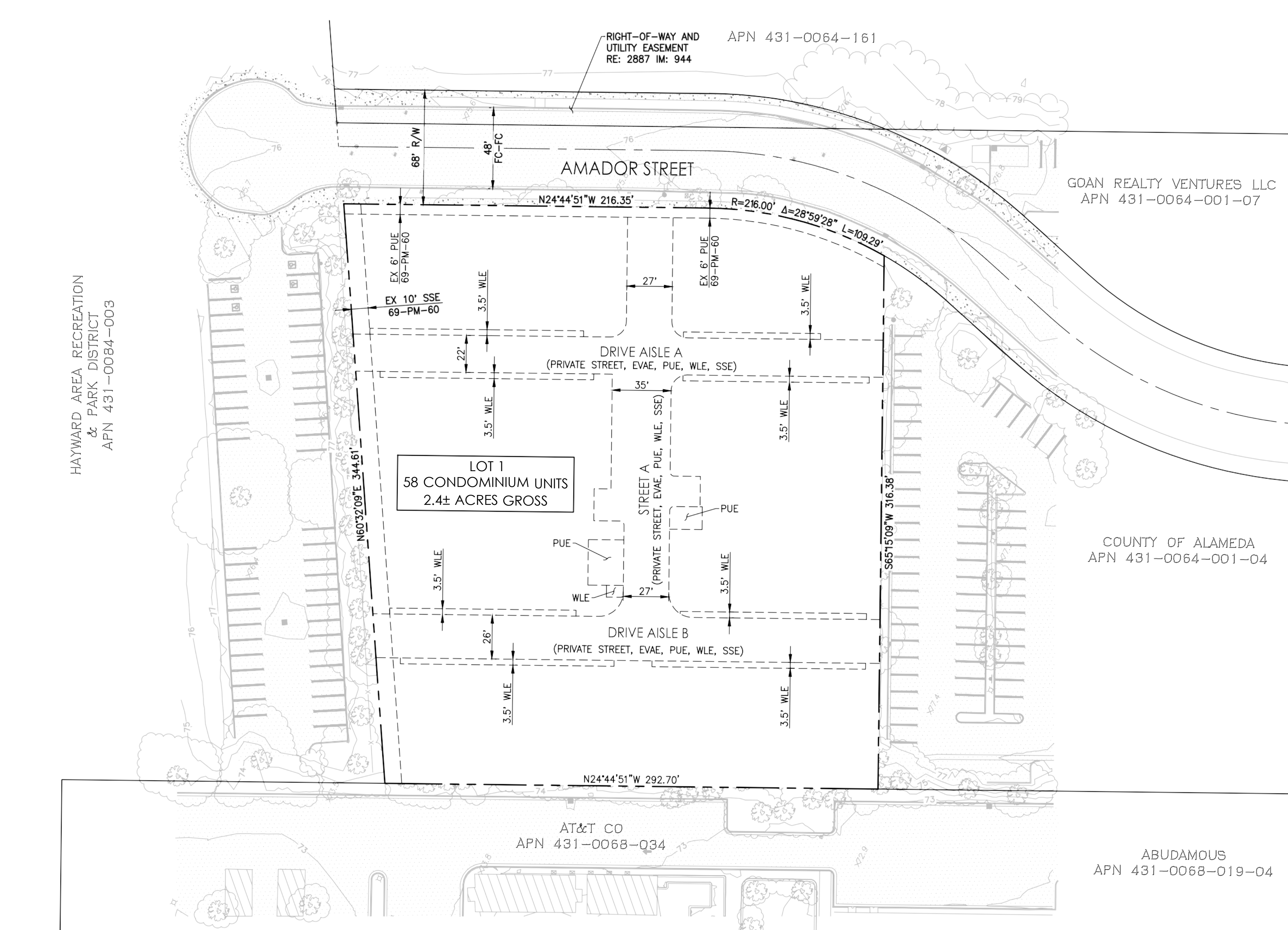
APN; 431-0064-001-01

24041 Amador Street
Hayward, CA



August 22nd, 2025

L-7
FDS#25005



OWNERS ACKNOWLEDGEMENT

THE UNDERSIGNED, BEING THE PARTY HAVING RECORD TITLE INTEREST IN THE LANDS DELINEATED AND EMBRACED WITHIN THE BOUNDARY LINES UPON THIS MAP

WE HEREBY AGREE TO THE FILING OF THIS MAP AND AGREE TO COMPLY WITH THE PROVISIONS OF THESE SUBDIVISION REGULATIONS AND THE CALIFORNIA SUBDIVISION MAP ACT AS THEY APPLY TO THE PROCESSING AND APPROVAL OF THIS MAP.

OWNER:

Nejasmich-Hom Family Trust, et al

SIGNATURE:

MATTHEW NEJASMICH (Aug 29, 2025 12:38:46 PDT)

PRINT NAME:

MATTHEW NEJASMICH

TITLE:

Trustee

OWNER:

SIGNATURE:

PRINT NAME:

TITLE:

SHEET INDEX		
1	C0.0	VESTING TENTATIVE MAP
2	C0.1	LEGEND, ABBREVIATIONS, & TYPICAL SECTIONS
3	C1.0	EXISTING CONDITIONS
4	C2.0	PRELIMINARY SITE PLAN
5	C3.0	PRELIMINARY GRADING & DRAINAGE PLAN
6	C4.0	PRELIMINARY GRADING SECTIONS
7	C5.0	PRELIMINARY UTILITY PLAN
8	C6.0	PRELIMINARY STORMWATER CONTROL PLAN
9	C7.0	PRELIMINARY FIRE ACCESS PLAN
10	C8.0	PRELIMINARY SOLID WASTE ACCESS PLAN

PROJECT NOTES

ASSESSOR'S PARCEL NO.

431-0064-001-01

ADDRESS

24041 AMADOR STREET, HAYWARD, CA 94544

AREA

2.40± ACRES GROSS

PARKING SPACE COUNT

116 GARAGE SPACES
4 OPEN SPACES

UNIT COUNT

58 CONDOMINIUMS

DENSITY

24.2 D.U./AC. GROSS

EXISTING USE

COMMERCIAL

PROPOSED USE

RESIDENTIAL

EXISTING ZONING

COMMERCIAL OFFICE

EXISTING GENERAL PLAN

RETAIL AND OFFICE COMMERCIAL

EXISTING STRUCTURES

ALL EXISTING ONSITE STRUCTURES TO BE REMOVED. ALL EXISTING ONSITE UTILITIES TO BE REMOVED UNLESS OTHERWISE NOTED ON SHEET C1.0.

PARK DISTRICT

HAYWARD AREA RECREATION AND PARK DISTRICT (HARD)

FIRE PROTECTION

HAYWARD FIRE DEPARTMENT

SCHOOL DISTRICT

HAYWARD UNIFIED SCHOOL DISTRICT

SANITARY SEWER

CITY OF HAYWARD

STORM DRAIN

PRIVATE

WATER

CITY OF HAYWARD

ELECTRIC

PG&E

TELEPHONE

AT & T

FLOOD ZONE

ZONE X (FEMA MAP NUMBER: 06013C0463F)

STREETS

ALL ONSITE STREETS SHALL BE PRIVATE.

EASEMENTS

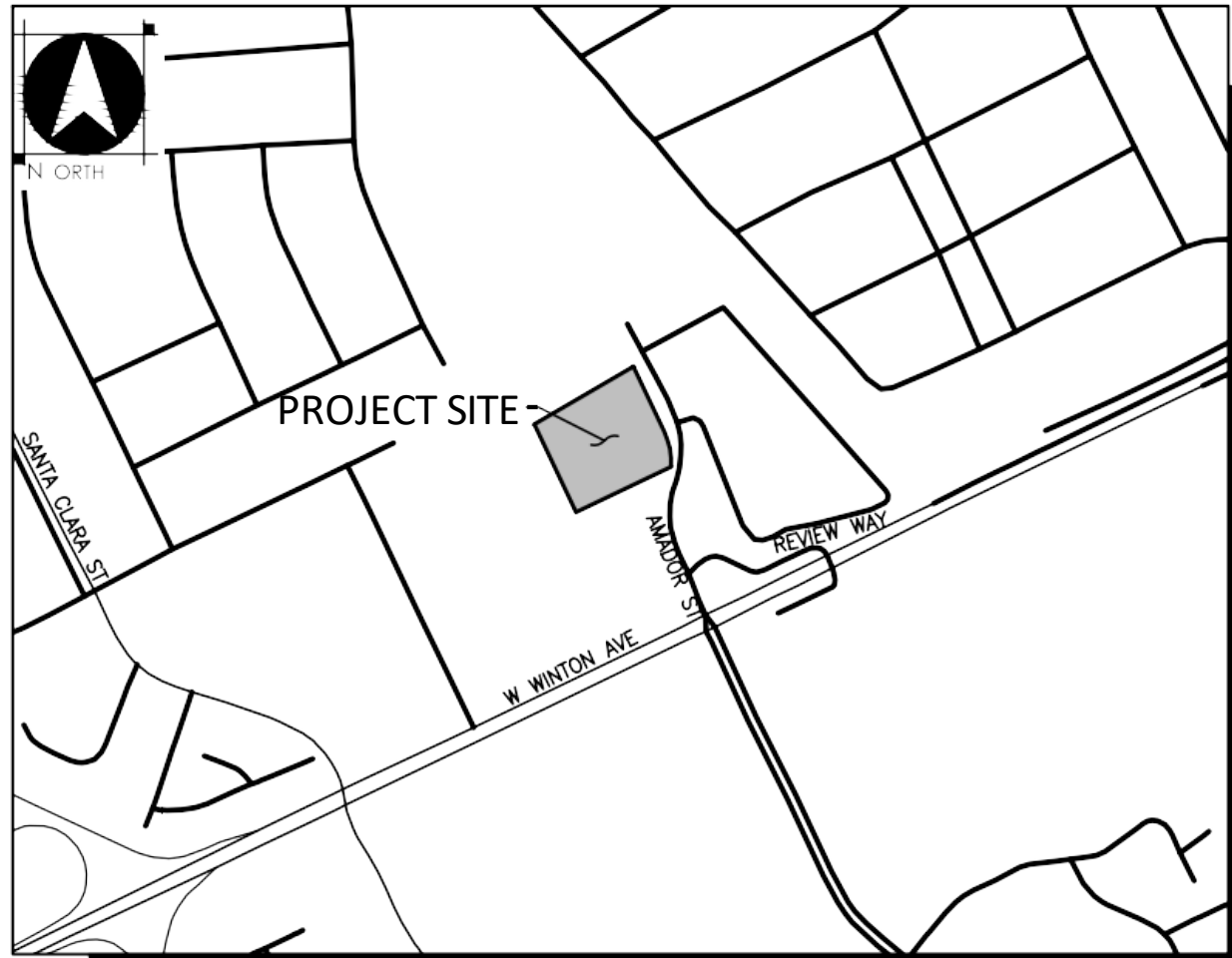
ALL ONSITE PRIVATE STREETS SHALL INCLUDE AN EVAE AND PUE.

LANDSCAPING/LIGHTING

ALL LANDSCAPING AND LIGHTING WITHIN THE PROJECT BOUNDARY WILL BE PRIVATELY OWNED AND MAINTAINED.

RETAINING WALLS

ALL INTERNAL PROJECT WALLS WILL BE PRIVATELY OWNED AND MAINTAINED.



VICINITY MAP

PROJECT CONTACTS

OWNER

DYLINAAND NEJASMICH-HOM FAMILY TRUST
AND DANIEL AND GABRIELA NEJASMICH FAMILY TRUST

APPLICANT/SUBDIVIDER

CITY VENTURES HOMEBUILDING, LLC
1185 OLD MASON STREET, SUITE A
SAN FRANCISCO, CA 94123
CONTACT : KIAN MALEK
PHONE: (650) 248-8388

CIVIL ENGINEER

WOOD RODGERS, INC.
3875 HOPYARD ROAD, SUITE 345
PLEASANTON, CA 94588
CONTACT: COLT ALVERNAZ, PE
PHONE: (925) 393-2811

ARCHITECT

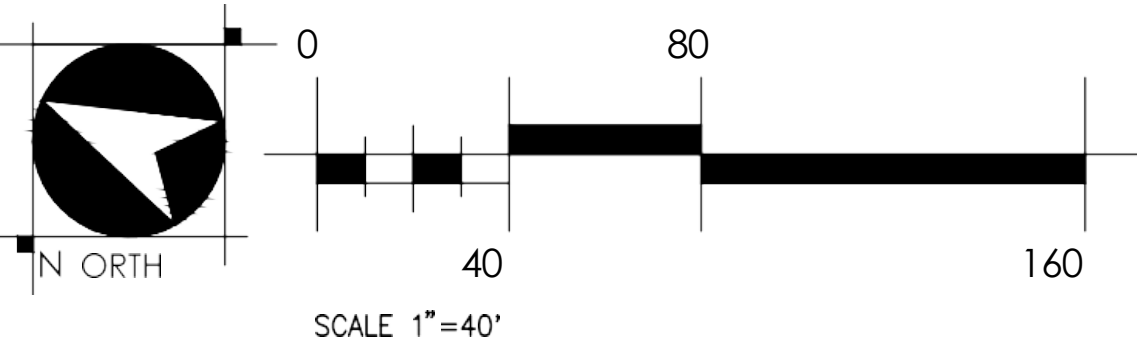
FOURNIER DESIGN STUDIO
311 MAIN STREET, #10-C
SEAL BEACH, CA 90740
CONTACT: ROLAND FOURNIER
PHONE: (562) 719-4650

ARCHITECT

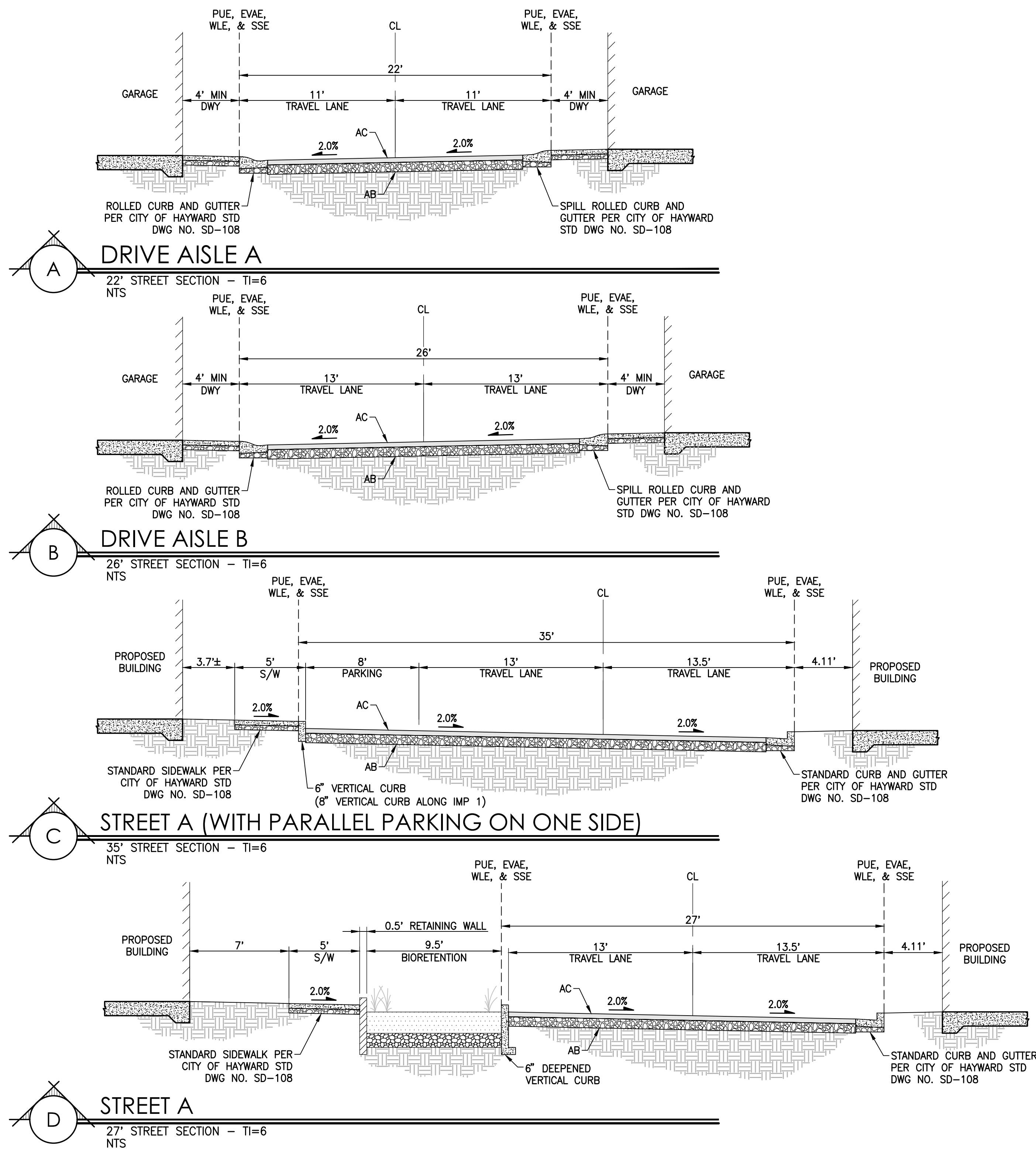
HUNT HALE JONES ARCHITECTS
444 SPEAR STREET, SUITE 105
SAN FRANCISCO, CA 94105
CONTACT: DAN HALE
PHONE: (415) 512-1300

LANDSCAPE ARCHITECT

C2 COLLABORATIVE
100 AVENIDA MIRAMAR
SAN CLEMENTE, CA 92672
CONTACT: QUINN DEBENCE
PHONE: (949) 542-7717



TRACT 8757 VESTING TENTATIVE MAP



ABBREVIATIONS

AC	ACRES
AC	ASPHALT CONCRETE
ACP	ASBESTOS CONCRETE PIPE
AB	AGGREGATE BASE
BLDG	BUILDING
BNDY	BOUNDARY
BOV	BLOWOFF VALVE
BW	BACK OF WALL
CB	CATCH BASIN
CL	CENTERLINE
DI	DRAIN INLET
DMA	DRAINAGE MANAGEMENT AREA
D.U.	DWELLING UNIT
DWG	DRAWING
DWY	DRIVEWAY
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
EVCS	ELECTRIC VEHICLE CHARGING STATION
EX	EXISTING
FF	FINISHED FLOOR
FH	FIRE HYDRANT
FM	FORCE MAIN
IMP	INTEGRATED MANAGEMENT PRACTICE
INV	INVERT
L	LENGTH
L/S	LANDSCAPE
MIN	MINIMUM
NO.	NUMBER
NTS	NOT TO SCALE
P	PAD
PROP	PROPOSED
PUE	PUBLIC UTILITY EASEMENT
R	RADIUS
RCP	REINFORCED CONCRETE PIPE
SD	STORM DRAIN
SDMH	STORM DRAIN MANHOLE
SF	SQUARE FEET
SS	SANITARY SEWER
SSE	SANITARY SEWER EASEMENT
SSMH	SANITARY SEWER MANHOLE
STD	STANDARD
SVC	SERVICE
S/W	SIDEWALK
TC	TOP OF CURB
TG	TOP OF GRATE
TSM	TOP OF SOIL MIX
TW	TOP OF WALL
TYP	TYPICAL
VCP	VITRIFIED CLAY PIPE
W	WATER
WLE	WATER LINE EASEMENT
WM	WATER METER

LEGEND

	PROJECT BOUNDARY
	EASEMENT
	CENTERLINE
	CURB CUT
	EXISTING CONTOUR
	EXISTING CURB AND GUTTER
	EXISTING WATER
	EXISTING FIRE HYDRANT
	EXISTING SANITARY SEWER MANHOLE
	EXISTING STORM DRAIN MANHOLE
	EXISTING STORM DRAIN INLET
	EXISTING AC PAVEMENT
	EXISTING BIOWALL TO BE REMOVED
	EXISTING TREE TO BE REMOVED
	CURB AND GUTTER
	BUILDING OUTLINE
	JOINT TRENCH SERVICE
	WATER
	FIRE WATER
	FIRE HYDRANT
	SANITARY SEWER
	SANITARY SEWER MANHOLE
	STORM DRAIN PIPE
	STORM DRAIN FORCE MAIN
	STORM DRAIN MANHOLE
	STORM DRAIN INLET
	STORM DRAIN BUBBLE UP
	BIORETENTION BASIN
	AC PAVEMENT
	CONCRETE
	TRANSFORMER

UTILITY NOTES

1. EXISTING UTILITIES:

ALL EXISTING UTILITIES SERVING ORIGINAL USE WITHIN THE PROJECT BOUNDARY TO BE REMOVED. EXISTING SANITARY SEWER MAIN IN AMADOR STREET, WITHIN THE EASEMENT, AND ON THE ADJACENT PROPERTY (APN 431-0068-034) SHALL BE REHABILITATED, AS SHOWN ON SHEET C5.0 PRELIMINARY UTILITY PLAN.
2. PUBLIC UTILITIES:

PROPOSED WATER AND SANITARY SEWER WITHIN PRIVATE ROADWAYS ARE PUBLIC AND WILL BE WITHIN A SANITARY AND/OR WATER EASEMENT. PROPOSED WATER AND SANITARY SEWER FACILITIES WILL BE CONSTRUCTED PER CITY OF HAYWARD STANDARDS AND BE DEDICATED TO THE CITY.
3. PRIVATE UTILITIES:

STORM DRAIN SYSTEM
4. STORM DRAIN:

PROPOSED ONSITE STORM DRAIN WILL BE PRIVATE AND WILL BE PRIVATELY MAINTAINED BY THE HOMEOWNER'S ASSOCIATION. MINIMUM SLOPE OF PROPOSED STORM DRAIN PIPE IS 0.0015. PUBLIC STORM DRAIN FACILITIES TO BE CONSTRUCTED TO CITY OF HAYWARD STANDARDS. ALL STORM DRAIN PIPE TO BE RCP (12" AND ABOVE) OR NDS N-12 (8" AND BELOW) PER CITY OF HAYWARD STANDARDS.
5. WATER:

A) WATER SHALL BE CONSTRUCTED PER CITY OF HAYWARD STANDARDS.
B) PROVIDE KEYS/ACCESS CODE/AUTOMATIC GATE OPENER TO UTILITIES FOR ALL METERS ENCLOSED BY A FENCE/GATE AS PER HAYWARD MUNICIPAL CODE 11-2.02.1. ONLY WATER DISTRIBUTION PERSONNEL SHALL PERFORM OPERATION OF VALVES ON THE HAYWARD WATER SYSTEM.
C) PUBLIC WATER MAINS AND FIRE SERVICES SHALL BE PVC C900 OR DUCTILE IRON PIPE.
D) WATER AND SEWER SERVICE AVAILABLE SUBJECT TO STANDARD CONDITIONS AND FEES IN EFFECT AT TIME OF APPLICATION.
E) ALL WATER MAINS OUTSIDE OF ROADWAY OR UNDER DECORATIVE PAVEMENT TO BE DUCTILE IRON PIPE.
F) DOMESTIC WATER METERS TO BE LOCATED IN DRIVEWAYS UNLESS SPECIFIED OTHERWISE.
G) FIRE SERVICE: EACH BUILDING SHALL HAVE A DEDICATED FIRE SERVICE.
- A. SEWER:

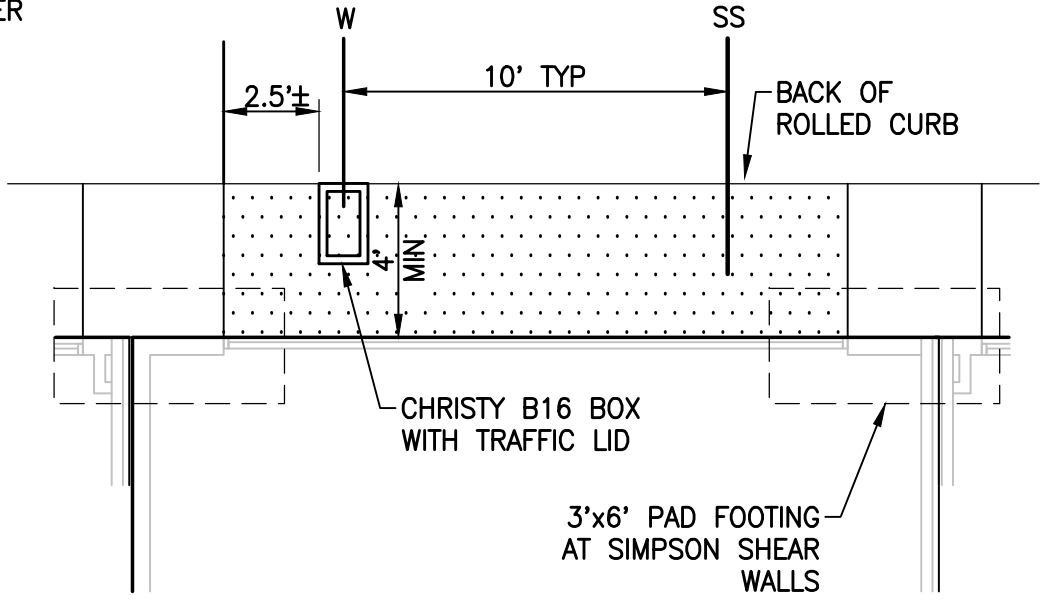
A) CITY OF HAYWARD
B) STANDARD MINIMUM SLOPE OF PROPOSED 8" SEWER IS 0.0035.
C) MINIMUM SIZE OF PROPOSED SEWER MAIN IS 8". SEWER SHALL BE CONSTRUCTED OF PVC SDR-26 PIPE PER CITY OF HAYWARD STANDARDS.
D) MANHOLES SHALL BE INSTALLED AT 400 FOOT INTERVALS, DEAD ENDS, OR AT ANY CHANGE IN DIRECTION ON GRADE.
E) SEWER CLEANOUTS SHALL BE INSTALLED ON EACH SEWER LATERAL AT THE CONNECTION WITH THE BUILDING DRAIN AT ANY CHANGE IN ALIGNMENT AND AT UNIFORM INTERVAL NOT TO EXCEED 100 FEET.
F) EACH TOWNHOME DWELLING UNIT SHALL HAVE AN INDIVIDUAL SEWER LATERAL PER SD-312.
- B. ELECTRIC:

PG&E
- C. TELEPHONE:

AT & T
- D. CABLE TV:

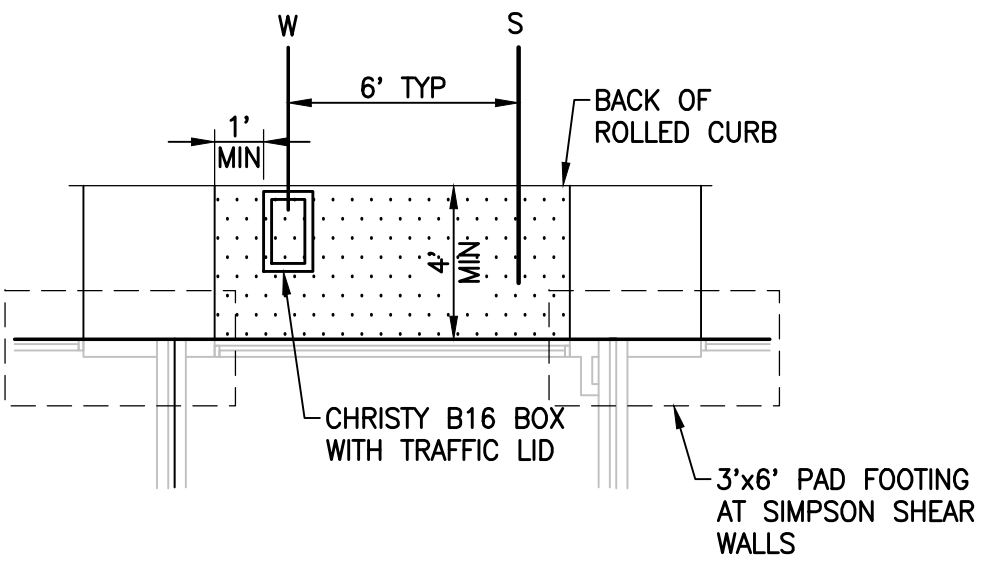
COMCAST CABLE
- E. UTILITIES:

UTILITIES SHOWN ARE TO BE USED AS A GUIDE AND MAY CHANGE DURING FINAL DESIGN. DESIGN SHALL ADHERE TO CITY OF HAYWARD STANDARDS.



TYPICAL UTILITIES IN 16' DRIVEWAYS

(PRIVATE STREET)
NTS



TYPICAL UTILITIES IN 8' DRIVEWAYS

(PRIVATE STREET)
NTS

LEGEND, ABBREVIATIONS, & TYPICAL SECTIONS

DEMOLITION NOTE

ALL EXISTING STRUCTURES, TREES, PAVEMENT, CURBS, AND PRIVATE UTILITIES ONSITE TO BE DEMOLISHED AND REMOVED PRIOR TO CONSTRUCTION UNLESS OTHERWISE NOTED.

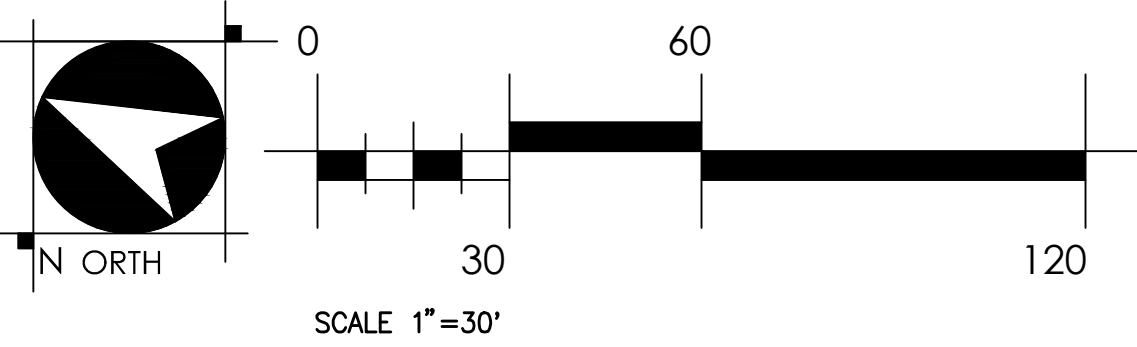
TREE NOTE

① SEE TREE PROTECTION NOTES ON SHEET C3.0.

TREE INFORMATION

TAG NUMBER	SPECIES	DIAMETER (IN)	STATUS	ESTIMATED VALUE (\$)
501	COAST REDWOOD	32	REMAIN	\$10,350
502	COAST REDWOOD	25	REMAIN	\$6,400
503	COAST REDWOOD	58	REMAIN	\$46,950
504	COAST REDWOOD	30	REMAIN	\$12,700
505	EVERGREEN ASH	7, 7, 5	REMOVE	\$800
506	COAST LIVE OAK	10, 7	REMOVE	\$2,050
507	COAST REDWOOD	34	REMAIN	\$16,250
508	SOUTHERN MAGNOLIA	17	REMAIN	\$3,800
509	SOUTHERN MAGNOLIA	17	REMAIN	\$3,800
510	OLIVE	13, 12, 12	REMOVE	\$4,100
511	COAST REDWOOD	36	REMAIN	\$18,200
512	OLIVE	10, 9, 9	REMOVE	\$1,700
513	SWEETGUM	15	REMOVE	\$2,550
514	SOUTHERN MAGNOLIA	13	REMOVE	\$500
515	SWEETGUM	18	REMOVE	\$1,550
516	MEXICAN FAN PALM	14	REMOVE	\$200
517	SWEETGUM	19	REMOVE	\$4,000
518	SOUTHERN MAGNOLIA	12	REMOVE	\$1,400
519	SWEETGUM	14	REMOVE	\$2,950
520	SOUTHERN MAGNOLIA	14	REMOVE	\$2,450
521	SWEETGUM	20	REMOVE	\$4,400
522	OLIVE	8, 6, 6	REMOVE	\$1,250
523	SWEETGUM	15	REMOVE	\$1,600
524	SWEETGUM	12	REMOVE	\$1,100
525	SOUTHERN MAGNOLIA	19	REMOVE	\$5,400
526	SOUTHERN MAGNOLIA	20	REMOVE	\$3,650
527	SOUTHERN MAGNOLIA	24	REMOVE	\$3,750
528	SOUTHERN MAGNOLIA	22	REMOVE	\$5,200
529	CAROB	28	REMAIN	\$6,700
530	HOLLY OAK	4	REMAIN	\$300
531	CAROB	24	REMAIN	\$3,750
532	HOLLY OAK	15	REMOVE	\$2,550
533	HOLLY OAK	18	REMOVE	\$3,600
534	HOLLY OAK	13	REMOVE	\$3,500
535	HOLLY OAK	11	REMOVE	\$1,900
536	HOLLY OAK	9	REMOVE	\$1,050
537	HOLLY OAK	5	REMOVE	\$450
538	HOLLY OAK	11, 9	REMOVE	\$2,300
539	HOLLY OAK	9, 4	REMOVE	\$1,200
540	MONTEREY PINE	15	REMOVE	\$1,300
541	HOLLY OAK	5	REMOVE	\$350
542	HOLLY OAK	6	REMOVE	\$450
543	HOLLY OAK	9	REMOVE	\$700
544	GLOSSY PRIVET	10	REMOVE	\$1,250
545	HOLLY OAK	10, 6, 5	REMOVE	\$1,050
546	HOLLY OAK	10	REMOVE	\$1,250
547	HOLLY OAK	5	REMAIN	\$450
548	EVERGREEN ASH	6, 6	REMOVE	\$550
549	HOLLY OAK	8	REMAIN	\$850
550	HOLLY OAK	6, 5, 3	REMOVE	\$1,050
551	HOLLY OAK	4, 4, 4	REMAIN	
552	HOLLY OAK	4, 3	REMOVE	\$350
553	HOLLY OAK	5, 3	REMAIN	\$550
554	CAMPBOR	25	REMAIN	\$6,750
555	EVERGREEN ASH	5	REMAIN	\$250
556	GLOSSY PRIVET	12, 9	REMAIN	\$1,600
557	COAST REDWOOD	25	REMAIN	\$6,000
558	COAST REDWOOD	25	REMAIN	\$4,350
559	EVERGREEN ASH	32	REMAIN	\$10,350
560	CANARY ISLAND PINE	29	REMAIN	\$12,350
561	CANARY ISLAND PINE	23	REMAIN	\$7,850
562	CANARY ISLAND PINE	24	REMAIN	\$8,550
563	CANARY ISLAND PINE	23	REMAIN	-
564	CANARY ISLAND PINE	26	REMAIN	\$13,900
565	CANARY ISLAND PINE	24	REMAIN	\$11,850
566	CANARY ISLAND PINE	27	REMAIN	\$10,750
567	CANARY ISLAND PINE	18	REMAIN	\$4,900
568	CANARY ISLAND PINE	23	REMAIN	\$7,850
569	CANARY ISLAND PINE	15	REMAIN	\$3,450
570	CANARY ISLAND PINE	10	REMAIN	\$1,650
571	CANARY ISLAND PINE	24	REMAIN	\$11,850
572	CANARY ISLAND PINE	24	REMAIN	\$8,550
573	CANARY ISLAND PINE	23	REMAIN	\$7,850
574	CANARY ISLAND PINE	41	REMAIN	\$24,500
575	CANARY ISLAND PINE	14	REMAIN	\$3,050
576	CANARY ISLAND PINE	12	REMAIN	\$2,300

SEE PRELIMINARY ARBORIST REPORT BY HORTSCIENCE | BARTLETT CONSULTING DATED APRIL 29, 2025, UPDATED JULY 7, 2025, FOR EXISTING TREE INVENTORY.



EXISTING CONDITIONS

APN 431-0064-161

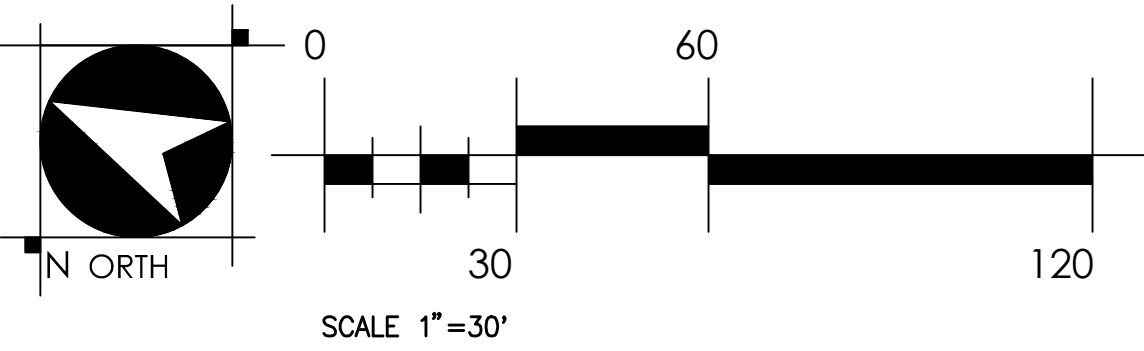
HAYWARD AREA RECREATION
& PARK DISTRICT
APN 431-0084-003

GOAN REALTY VENTURES LLC
APN 431-0064-001-07

COUNTY OF ALAMEDA
APN 431-0064-001-04

AT&T CO
APN 431-0068-034

ABUDAMOUS
APN 431-0068-019-04



PRELIMINARY SITE PLAN

APN 431-0064-161

TREE PROTECTION NOTES

TREE PROTECTION FENCING SHOULD BE ESTABLISHED AT THE DRIPLINE OF ANY TREES ADJACENT TO WHERE WORK IS BEING PERFORMED. IN LOCATIONS WHERE WORK IS PERFORMED WITHIN THE DRIPLINE OF TREES, TREE PROTECTION ZONE FENCING SHALL BE INSTALLED AS FAR FROM THE TRUNKS AS POSSIBLE. AN EXPLORATORY TRENCH SHOULD BE PERFORMED BY HAND TOOLS OR AIR ALONG THE EDGE OF THE NEW STORM DRAIN AND RETAINING WALL RUNNING ALONG THE SOUTH AND WEST SIDES.

TREE PROTECTION FENCING SHOULD BE ESTABLISHED AT THE DRIP LINE OR BEYOND FOR ANY PRESERVED TREES ADJACENT TO WHERE WORK IS BEING PERFORMED. WHERE DRIPLINES EXTEND INTO THE WORK ZONE, SUCH AS OFF-SITE TREES #511, 529, 531, 547, 549, 553, 554, 555, 556, 557, 558, 559 - 576, FENCING SHALL BE INSTALLED AT THE EDGE OF THE CONSTRUCTION LIMITS OR EDGE OF NEW HARDSCAPE TO PREVENT ROOT ZONE IMPACTS IN THE PERVIOUS AREAS.

IT IS RECOMMENDED THAT AN EXPLORATORY TRENCH BE HAND OR AIR EXCAVATED ALONG THE SOUTH SIDE ADJACENT TO TREES #511, 529, 531, 557 AND 558 TO A DEPTH OF 3 FEET. IN ADDITION, ANOTHER TRENCH SHOULD BE PERFORMED BY HAND OR AIR ALONG THE WEST SIDE ADJACENT TO TREES #547, 549, 553, 554, 555 AND 556. ROOTS 2 INCHES IN DIAMETER AND LARGER SHOULD BE EVALUATED BY THE PROJECT ARBORIST BEFORE REMOVAL.

STREET TREES #508 AND 509 SHOULD HAVE TYPE II FENCING 6'X6' AROUND EACH TREE WELL USING FREE-STANDING CHAIN LINK TO PROTECT THE TRUNKS FROM IMPACTS DURING CONSTRUCTION.

SEE PRELIMINARY ARBORIST REPORT BY HORTSCIENCE | BARTLETT CONSULTING DATED APRIL 29, 2025, UPDATED JULY 7, 2025, FOR ADDITIONAL INFORMATION.

EARTHWORK QUANTITIES

DESCRIPTION	CUT (CY)	FILL (CY)
ROUGH GRADING	2,540	2,880
TOTAL	2,540	2,880
NET		340

EARTHWORK NOTES:

- QUANTITIES SHOWN ARE APPROXIMATE. ACTUAL AMOUNT OF EARTHWORK IS VARIABLE AND DEPENDENT ON COMPACTION, CONSOLIDATION, STRIPPING REQUIREMENTS, AND THE CONTRACTOR'S METHOD OF OPERATION.
- BUILDING FOUNDATIONS ARE ASSUMED TO BE 11" THICK.
- EARTHWORK CALCULATIONS DO NOT ACCOUNT FOR POTENTIAL SHRINK OR SWELL DURING GRADING OPERATIONS.

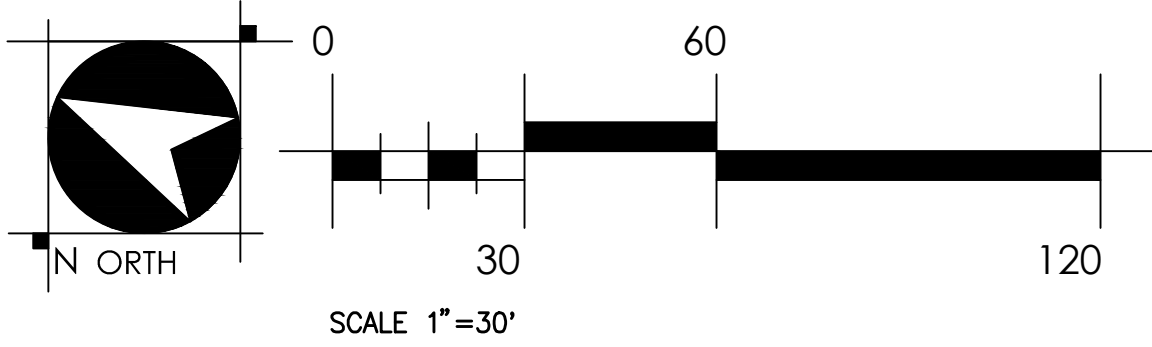
HAYWARD AREA RECREATION
& PARK DISTRICT
APN 431-0084-003

GOAN REALTY VENTURES LLC
APN 431-0064-001-07

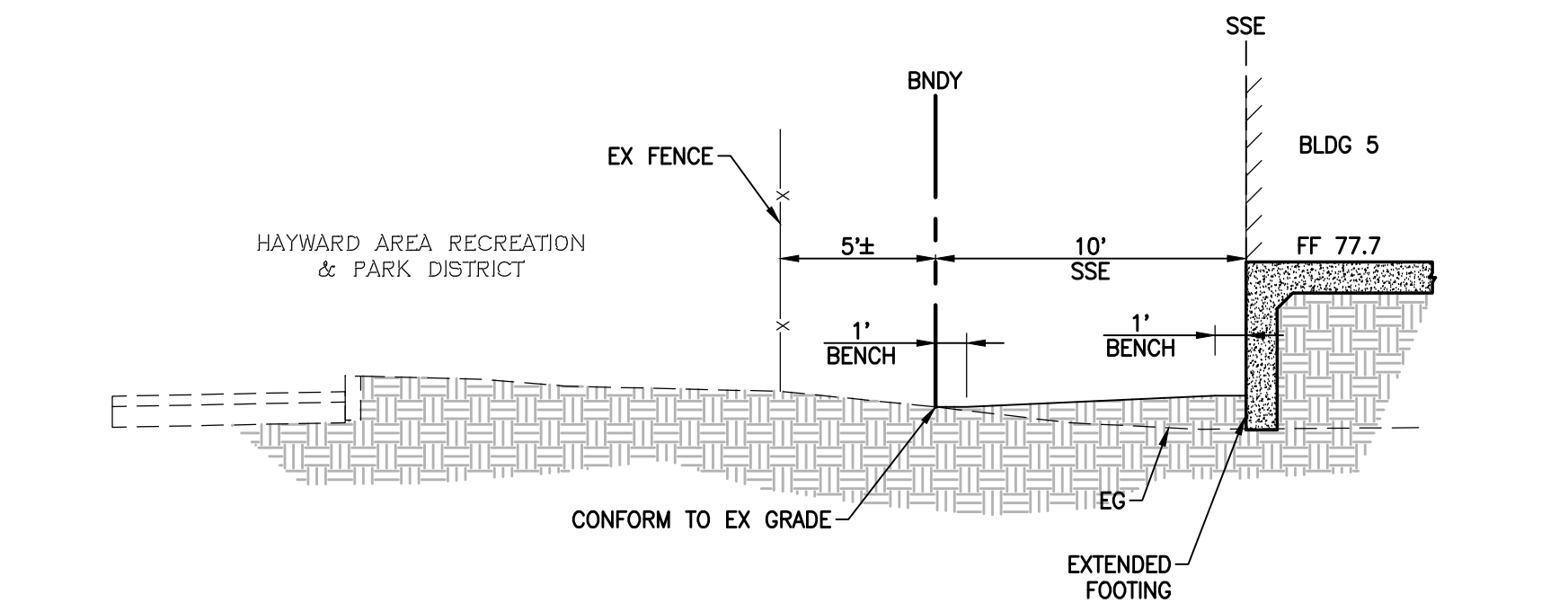
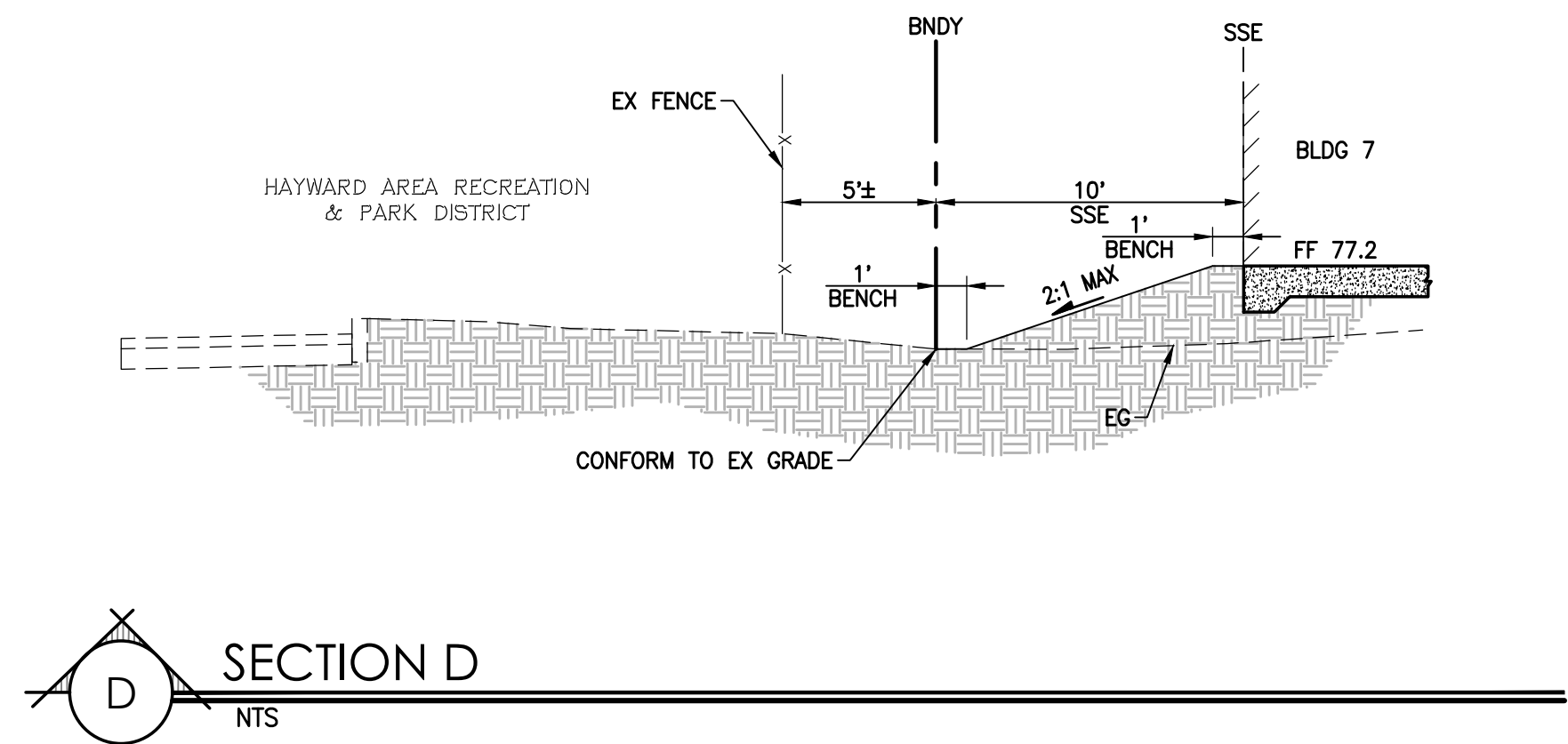
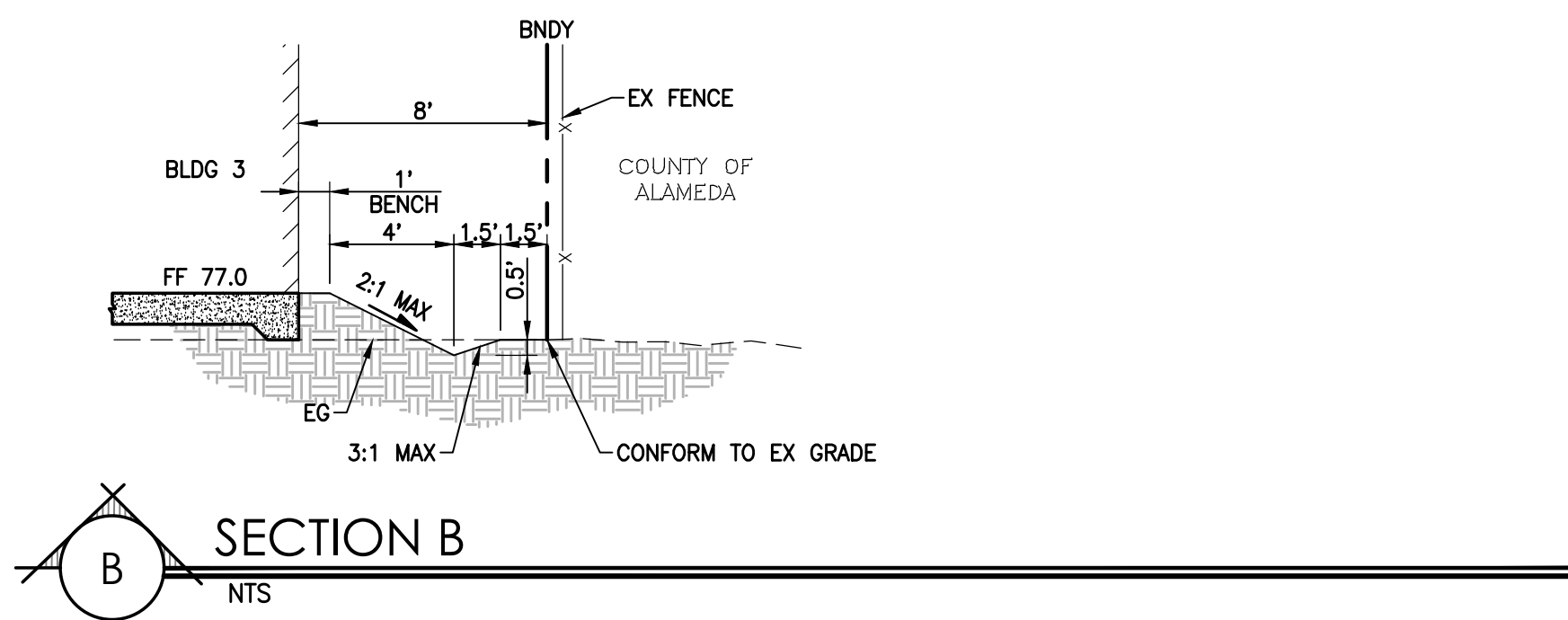
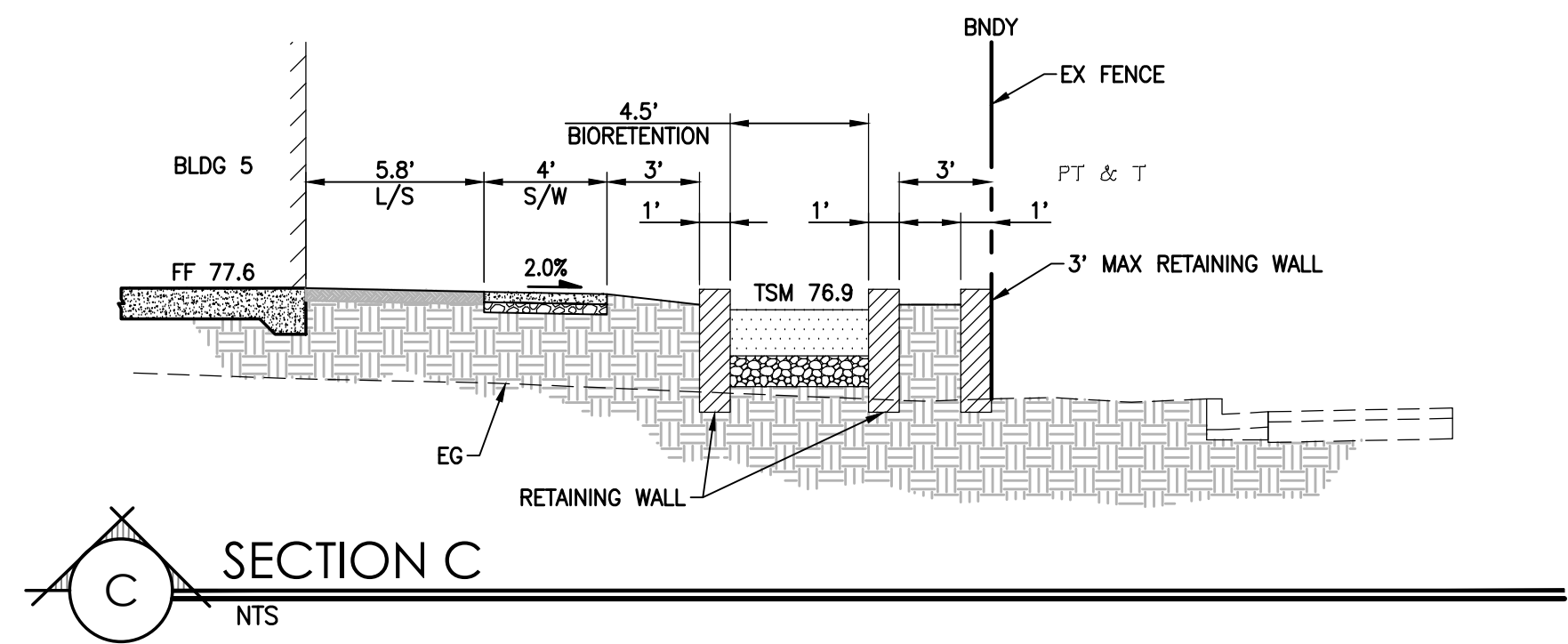
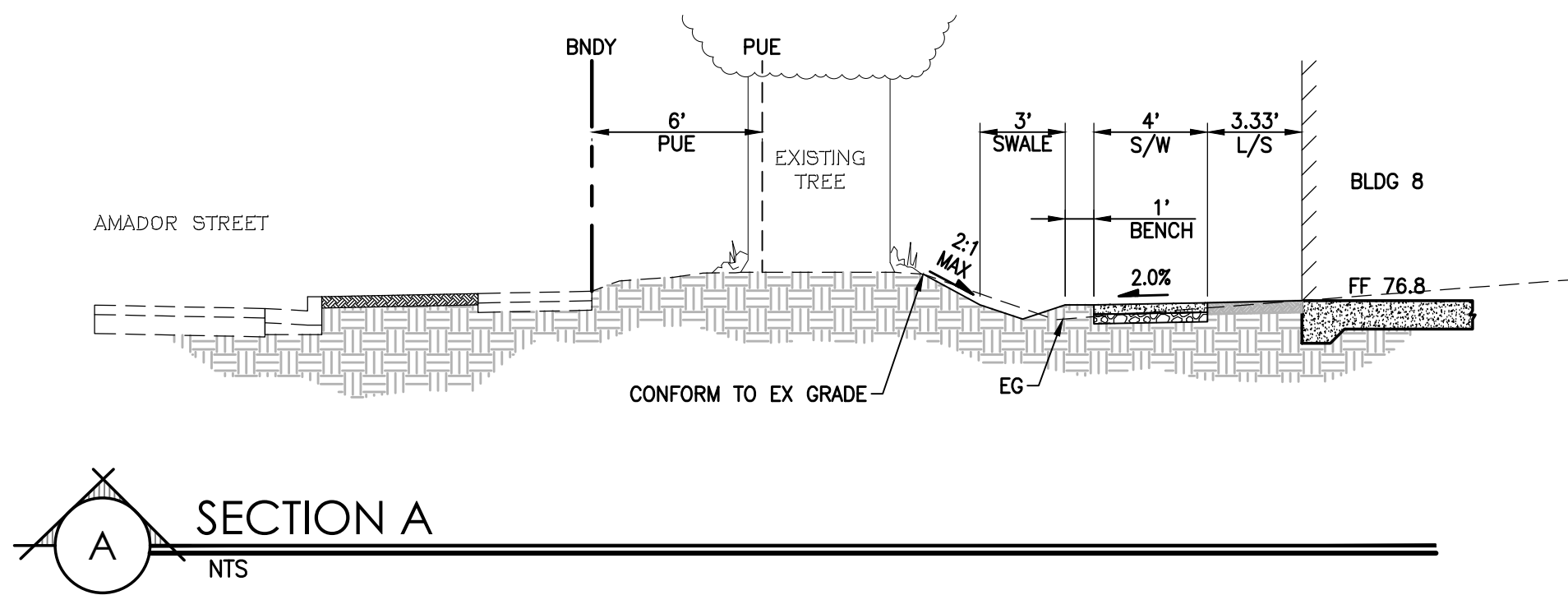
COUNTY OF ALAMEDA
APN 431-0064-001-04

ABUDAMOUS
APN 431-0068-019-04

AT&T CO
APN 431-0068-034



PRELIMINARY GRADING & DRAINAGE PLAN



PRELIMINARY GRADING SECTIONS

APN 431-0064-161

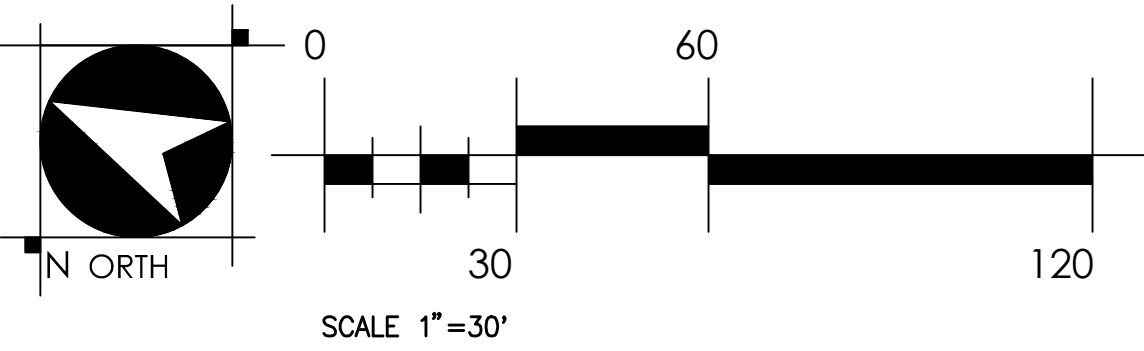
HAYWARD AREA RECREATION
& PARK DISTRICT
APN 431-0084-003

GOAN REALTY VENTURES LLC
APN 431-0064-001-07

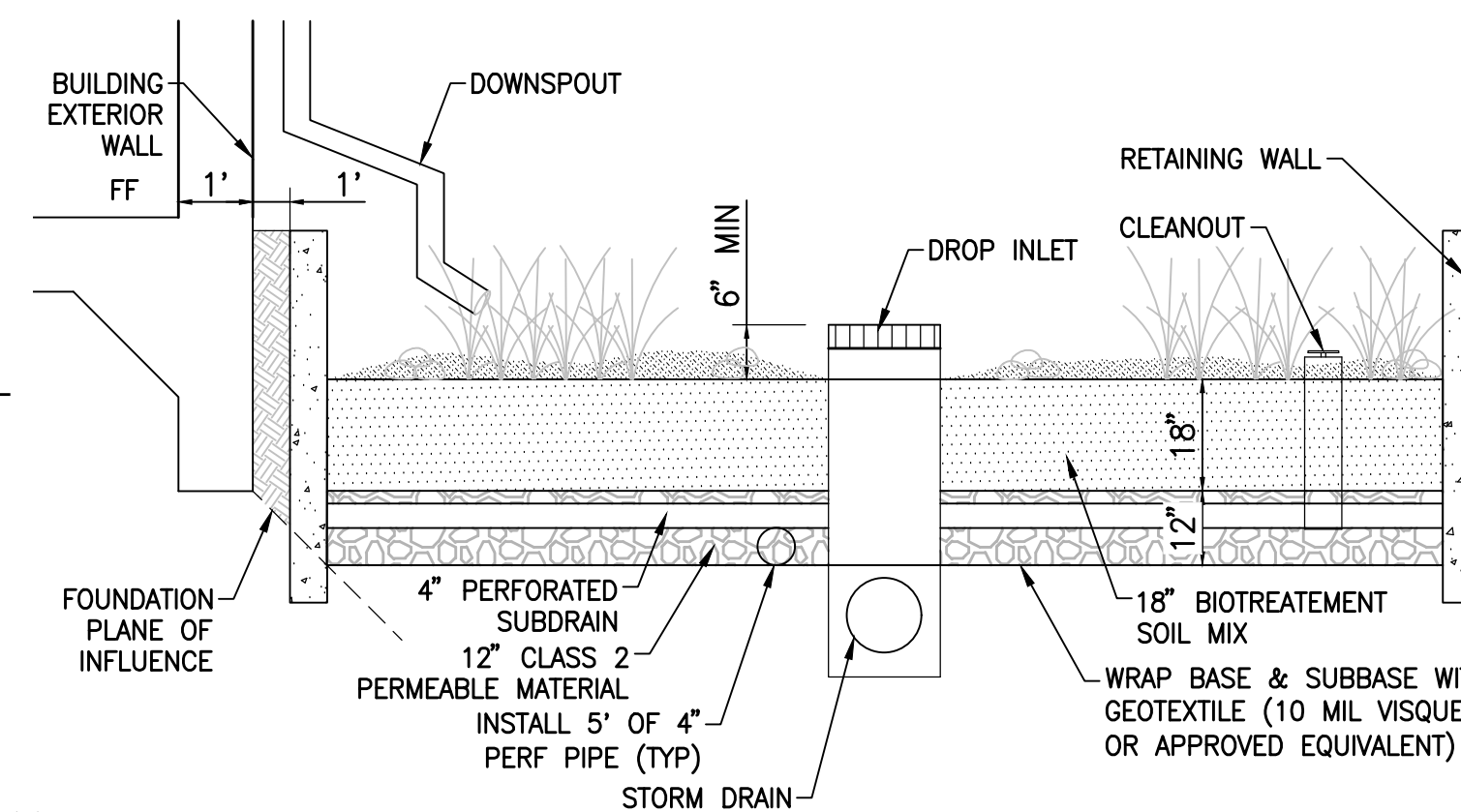
COUNTY OF ALAMEDA
APN 431-0064-001-04

ABUDAMOUS
APN 431-0068-019-04

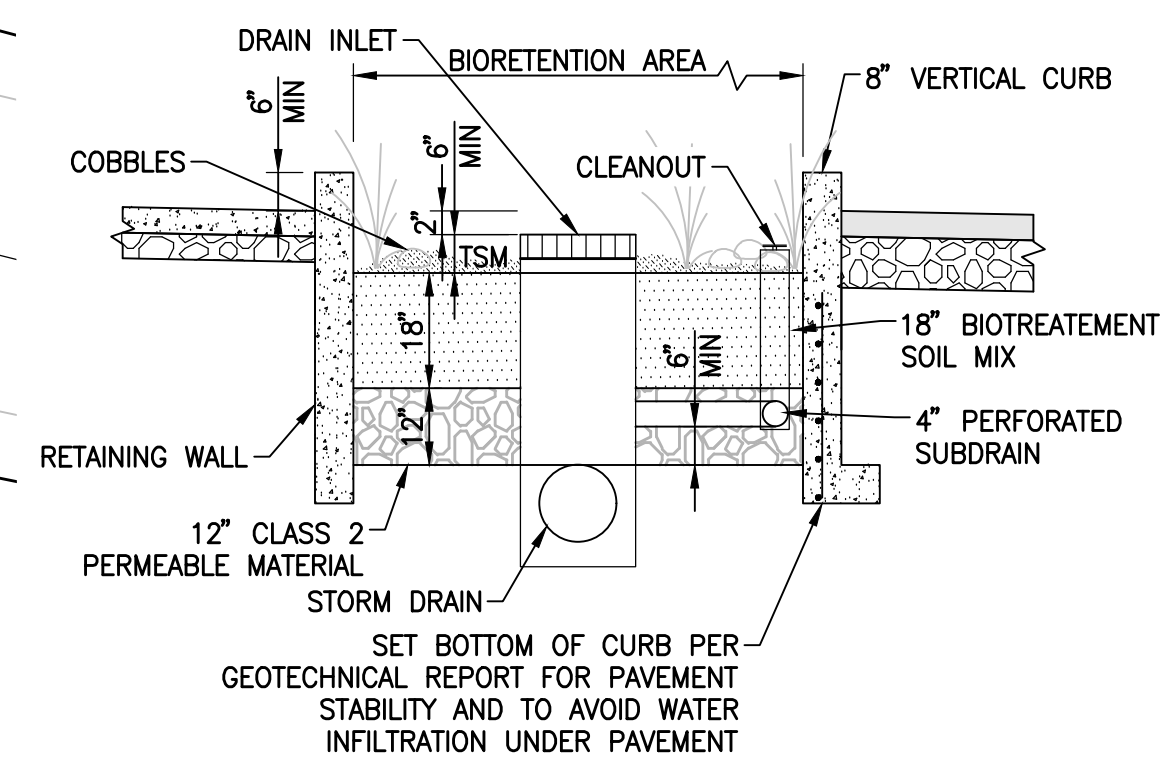
AT&T CO
APN 431-0068-034



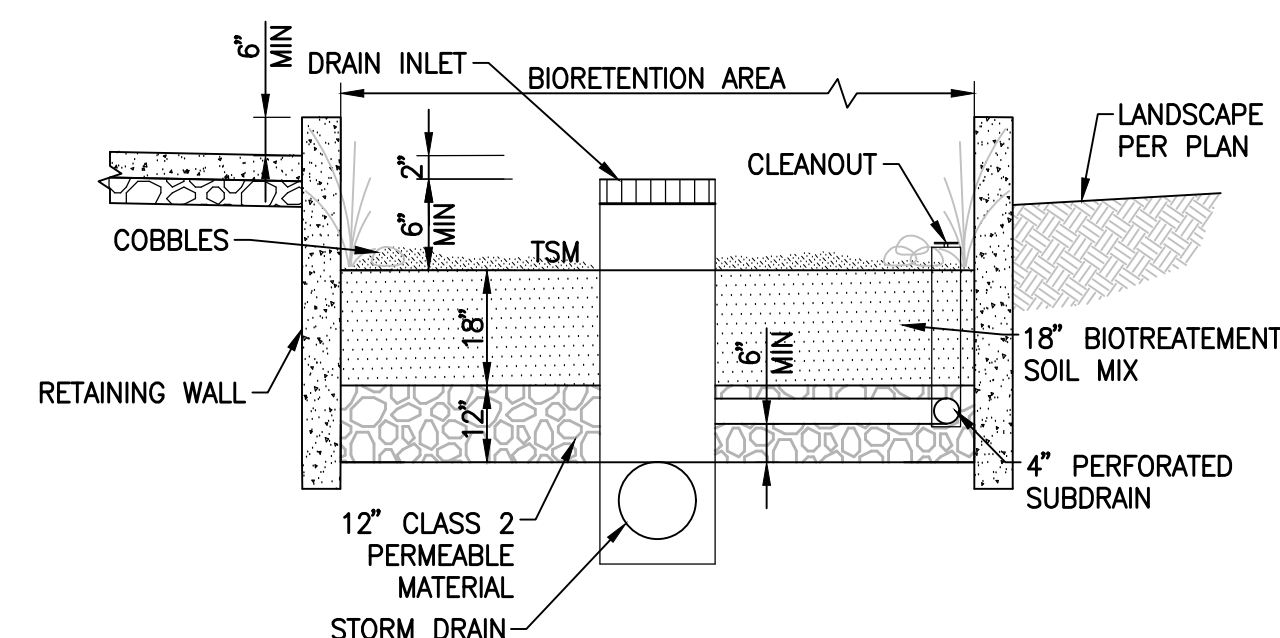
PRELIMINARY UTILITY PLAN



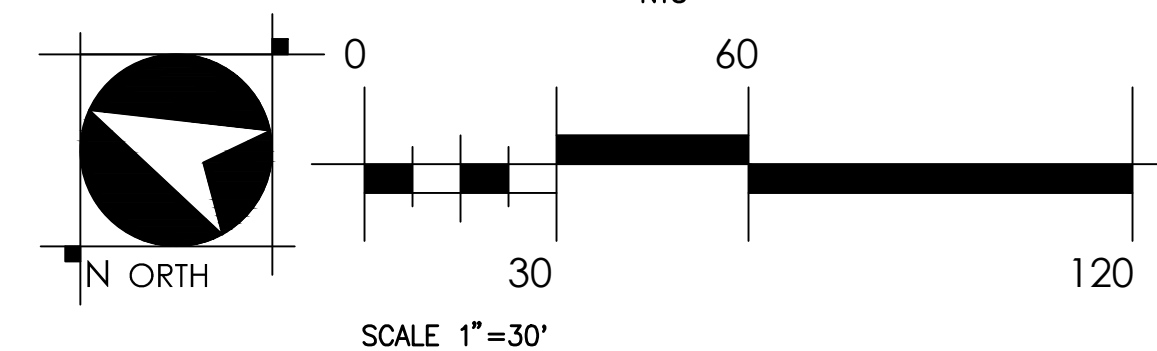
NOT TO SCALE



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DRAINAGE MANAGEMENT AREA (DMA) SUMMARY							
DMA	TOTAL DRAINAGE AREA (SF)	TOTAL IMPERVIOUS AREA (ROOFS AND PAVEMENT) (SF)	TOTAL PERVIOUS AREA (SF)	EFFECTIVE IMPERVIOUS AREA (SF)	REQUIRED TREATMENT AREA (4%) (SF)	PROVIDED TREATMENT AREA (SF)	TREATMENT MEASURE
1	19,965	14,484	5,481	15,032	601	638	BIORETENTION
2	46,853	39,045	7,138	39,759	1,590	1,590	BIORETENTION
3	11,005	7,220	3,785	7,599	304	303	BIORETENTION
4	13,325	8,263	5,062	8,769	351	358	BIORETENTION
5	14,070	8,353	5,717	8,925	357	386	BIORETENTION

AT&T CO
APN 431-0068-034

ABUDAMOUS
APN 431-0068-019-04

APN 431-0064-161

150' RADIUS (TYP)

AMADOR STREET

GOAN REALTY VENTURES LLC
APN 431-0064-001-07

HAYWARD AREA RECREATION
& PARK DISTRICT
APN 431-0084-003

EXISTING FIRE HYDRANT

COUNTY OF ALAMEDA
APN 431-0064-001-04

AT&T CO
APN 431-0068-034

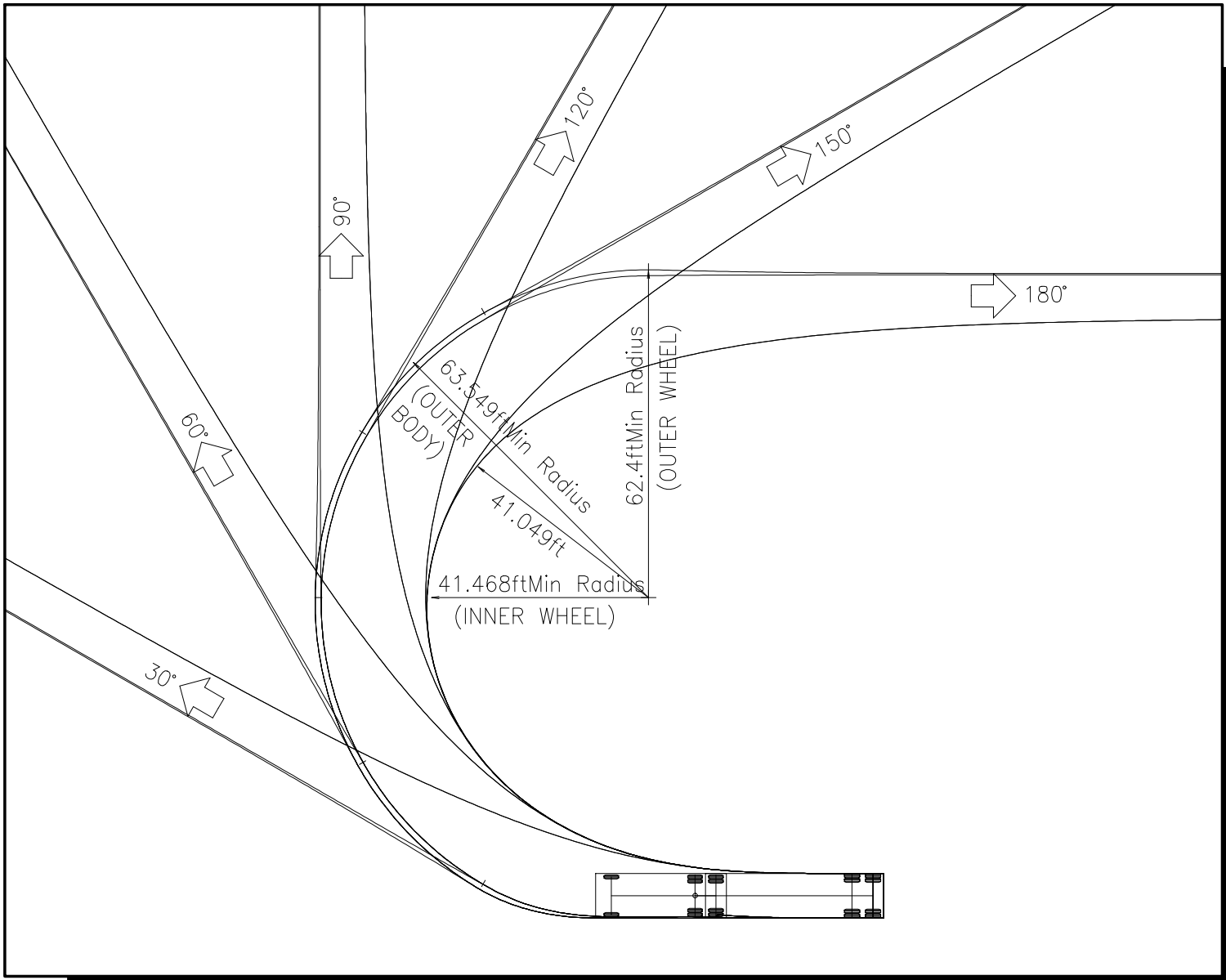
ABUDAMOUS
APN 431-0068-019-04

The Redwoods

APN: 431-0064-001-01
24041 Amador Street
Hayward, CA



SEPTEMBER 2, 2025
C7.0
JOB NO.: 4565

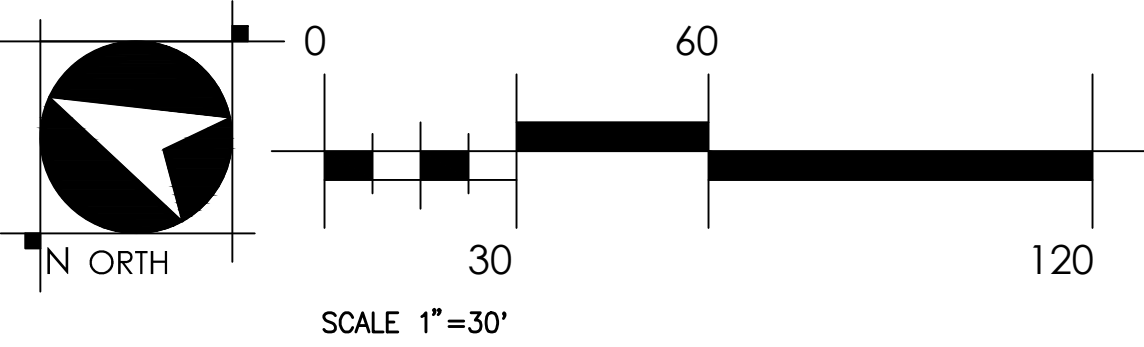


CITY OF HAYWARD FIRE DEPARTMENT
WB-50 TRUCK TURNING TEMPLATE
NTS

FIRE FLOW SUMMARY

1. BUILDING CONSTRUCTION TYPE:	TYPE VB
2. MAXIMUM BUILDING SQUARE FOOTAGE:	22,653 SF
3. REQUIRED FIRE FLOW PER CFC, APPENDIX B:	5,000 GPM
FULLY SPRINKLERED (50% REDUCTION):	2,500 GPM
4. AVAILABLE FIRE FLOW AT PROJECT SITE*:	STATIC PRESSURE - 75 PSI RESIDUAL PRESSURE - 60 PSI PITOT PRESSURE - 60 PSI TEST FLOW - 1,299.7 PSI CALCULATED WATER FLOW AT 20 PSI - 2,621.5 PSI
5. FIRE SPRINKLER SYSTEM DESIGN:	NFPA 13

* DATA FROM FIRE TEST 931 PERFORMED ON AUGUST 26, 2025.



PRELIMINARY FIRE ACCESS PLAN

APN 431-0064-161

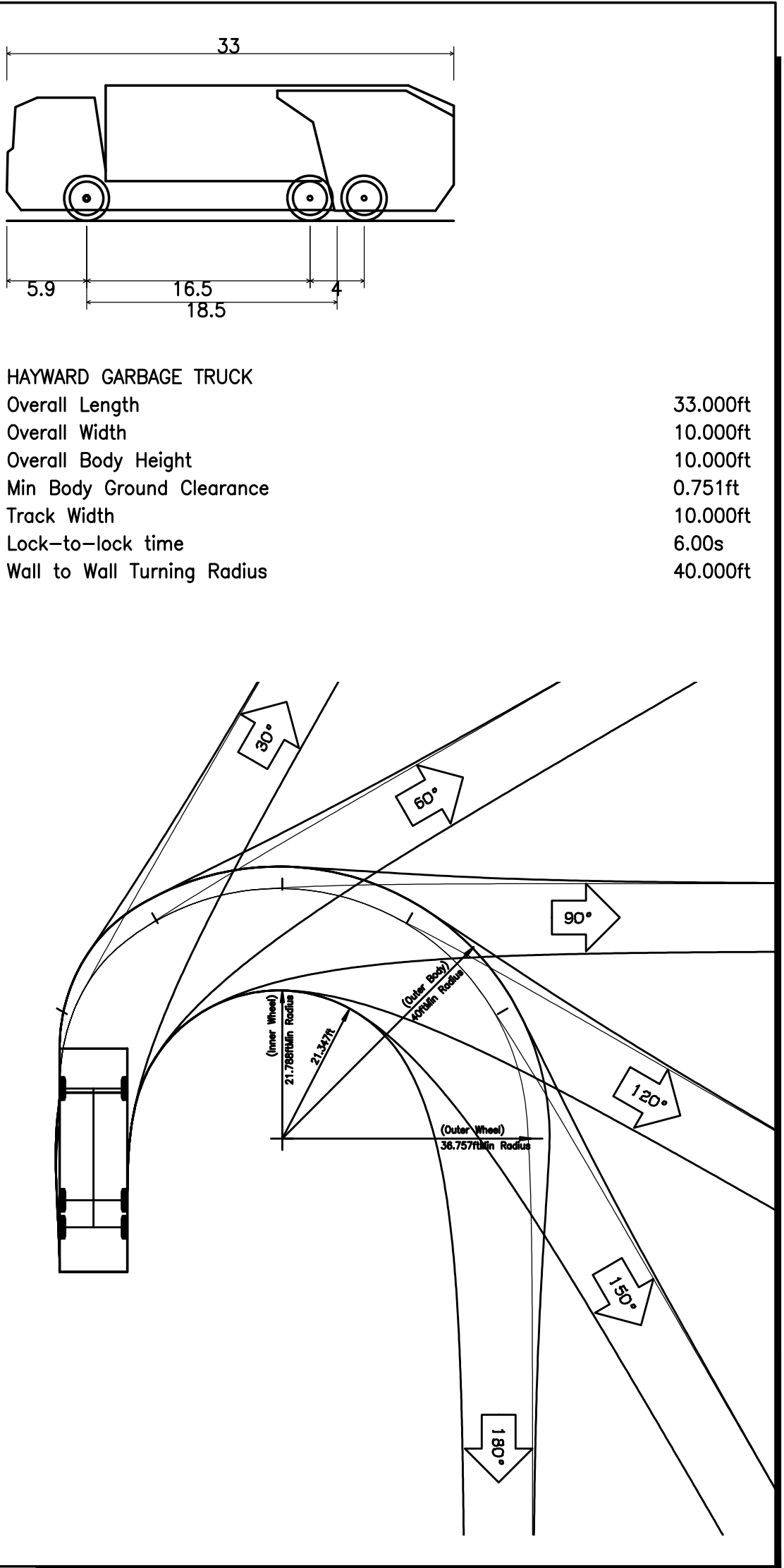
HAYWARD AREA RECREATION
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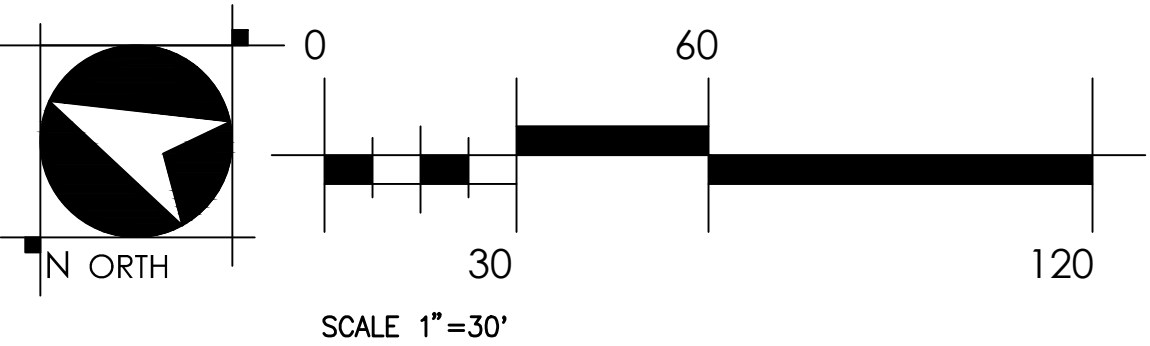
COUNTY OF ALAMEDA
APN 431-0064-001-04

AT&T CO
APN 431-0068-034

ABUDAMOUS
APN 431-0068-019-04



- GARBAGE COLLECTION NOTES:**
1. CONDOMINIUMS SHALL UTILIZE CITY STANDARD WASTE CARTS AND SERVICE.
 2. INDIVIDUAL TRASH COLLECTION WILL OCCUR AT EACH UNIT DRIVEWAY.



PRELIMINARY SOLID WASTE ACCESS PLAN