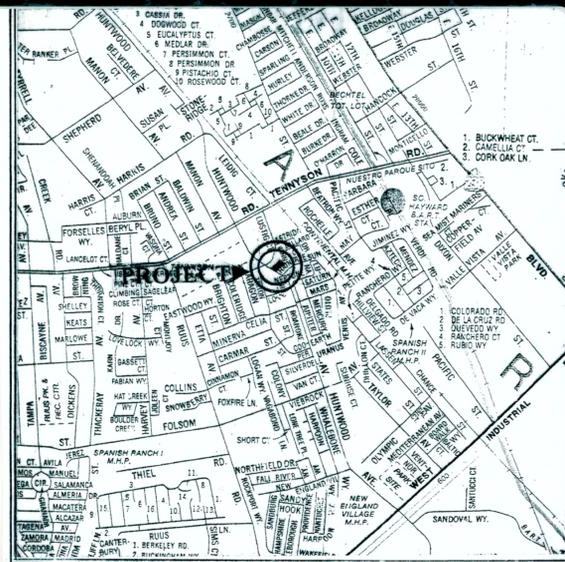


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"HUNTWOOD TOWN HOUSE"
 14 UNIT TOWN HOUSE
 28538 HUNTWOOD AVENUE
 HAYWARD, CALIFORNIA

DRAWN
CHECKED
DATE FEB 4, 2019
SCALE
JOB NO.
SHEET
T - 1
OF SHEETS



VICINITY MAP
 NO SCALE

CONSULTANTS
 ARCHITECT/CONSULTANT:
 JAMES M.T. CHAO, ARCHITECT (610) 548-0157
 LANDSCAPE ARCHITECT: WILSON & ASSOC. (610) 644-7602
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 JOHN OU & ASSOCIATES (650) 892-7181
 MECHANICAL ENGINEER: AREA 200TH PE (610) 528-0890
 ENERGY:
 APP-TECH, INC. (831) 458-0485

SURVEY:
 MERIDIAN SURVEYING ENGINEERING, INC. (415) 440-9131
 GEOTECHNICAL ENGINEERING INC. (510) 791-0100

PROJECTS DATA

TYPE OF CONSTRUCTION: V

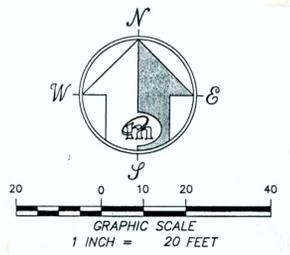
ZONING: R1

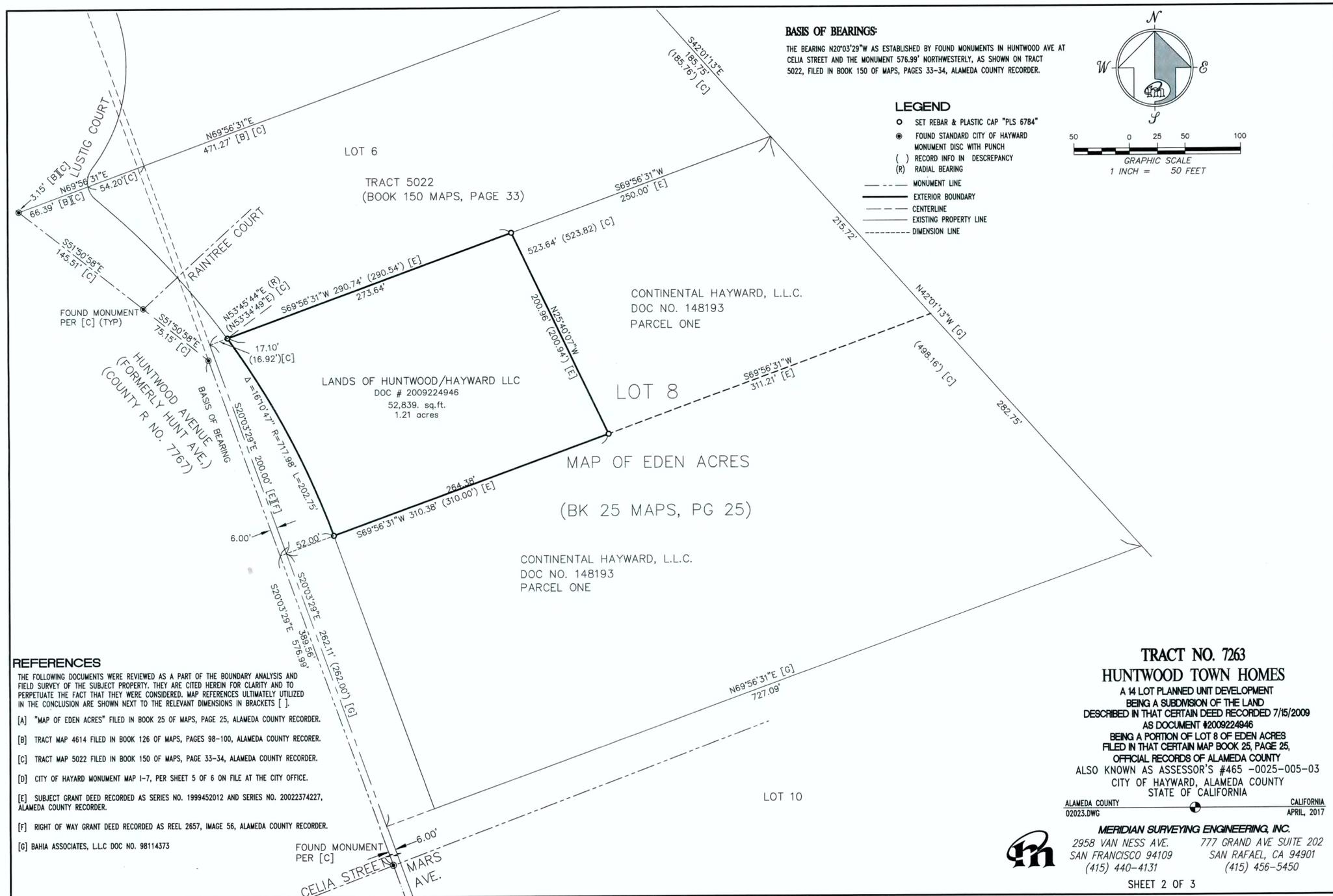
OCCUPANCY DWELLING: R3 GARAGE: 2 CARS/DWELLING

FLOOR AREA ALLOWED	2,700 S.F.
PROPOSED	2,700 S.F.

INDEX OF DRAWINGS

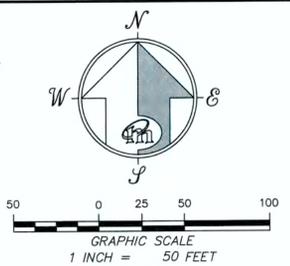
- T-1 TITLE SHEET & PHOTOS
- SITE SURVEY
- TTM 1-4 CIVIL IMPROVEMENT PLANS (TRIAD/HOLMES ASSOC.)
- L-1 LANDSCAPE LAYOUT PLAN (WILSON & ASSOC.)
- L-2 LANDSCAPE IRRIGATION PLAN (WILSON & ASSOC.)
- A-1 SITE / FIRST FLOOR PLANS (HOUSE TYPES).
- A-2 SITE / ROOF PLANS HOUSE TYPES.
- A-3 EXTERIOR ELEVATIONS.
- A-4 EXTERIOR ELEVATIONS.
- A-5 EXTERIOR ELEVATIONS.
- A-6 EXTERIOR ELEVATIONS.
- A-7 EXTERIOR ELEVATIONS.
- A-8 HOUSE TYPE "B" FLOOR PLANS.
- A-9 HOUSE TYPE "D" FLOOR PLANS.





BASIS OF BEARINGS:
 THE BEARING N2°03'29"W AS ESTABLISHED BY FOUND MONUMENTS IN HUNTWOOD AVE AT CELIA STREET AND THE MONUMENT 576.99' NORTHWESTERLY, AS SHOWN ON TRACT 5022, FILED IN BOOK 150 OF MAPS, PAGES 33-34, ALAMEDA COUNTY RECORDER.

- LEGEND**
- SET REBAR & PLASTIC CAP "PLS 6784"
 - FOUND STANDARD CITY OF HAYWARD MONUMENT DISC WITH PUNCH
 - () RECORD INFO IN DISCREPANCY
 - (R) RADIAL BEARING
 - MONUMENT LINE
 - EXTERIOR BOUNDARY
 - CENTERLINE
 - EXISTING PROPERTY LINE
 - DIMENSION LINE



- REFERENCES**
- THE FOLLOWING DOCUMENTS WERE REVIEWED AS A PART OF THE BOUNDARY ANALYSIS AND FIELD SURVEY OF THE SUBJECT PROPERTY. THEY ARE CITED HEREIN FOR CLARITY AND TO PERPETUATE THE FACT THAT THEY WERE CONSIDERED. MAP REFERENCES ULTIMATELY UTILIZED IN THE CONCLUSION ARE SHOWN NEXT TO THE RELEVANT DIMENSIONS IN BRACKETS [].
- [A] "MAP OF EDEN ACRES" FILED IN BOOK 25 OF MAPS, PAGE 25, ALAMEDA COUNTY RECORDER.
 - [B] TRACT MAP 4614 FILED IN BOOK 126 OF MAPS, PAGES 98-100, ALAMEDA COUNTY RECORDER.
 - [C] TRACT MAP 5022 FILED IN BOOK 150 OF MAPS, PAGE 33-34, ALAMEDA COUNTY RECORDER.
 - [D] CITY OF HAYWARD MONUMENT MAP 1-7, PER SHEET 5 OF 6 ON FILE AT THE CITY OFFICE.
 - [E] SUBJECT GRANT DEED RECORDED AS SERIES NO. 1999452012 AND SERIES NO. 20022374227, ALAMEDA COUNTY RECORDER.
 - [F] RIGHT OF WAY GRANT DEED RECORDED AS REEL 2657, IMAGE 56, ALAMEDA COUNTY RECORDER.
 - [G] BAHIA ASSOCIATES, L.L.C. DOC NO. 98114373

TRACT NO. 7263
HUNTWOOD TOWN HOMES
 A 14 LOT PLANNED UNIT DEVELOPMENT
 BEING A SUBDIVISION OF THE LAND
 DESCRIBED IN THAT CERTAIN DEED RECORDED 7/15/2009
 AS DOCUMENT #2009224946
 BEING A PORTION OF LOT 8 OF EDEN ACRES
 FILED IN THAT CERTAIN MAP BOOK 25, PAGE 25,
 OFFICIAL RECORDS OF ALAMEDA COUNTY
 ALSO KNOWN AS ASSESSOR'S #465 -0025-005-03
 CITY OF HAYWARD, ALAMEDA COUNTY
 STATE OF CALIFORNIA

ALAMEDA COUNTY 02023.DWG CALIFORNIA APRIL, 2017
MERIDIAN SURVEYING ENGINEERING, INC.
 2958 VAN NESS AVE. 777 GRAND AVE SUITE 202
 SAN FRANCISCO 94109 SAN RAFAEL, CA 94901
 (415) 440-4131 (415) 456-5450

PLANT LEGEND

Table with columns: SYMBOL, KEY, BOTANICAL/COMMON NAME, SIZE, QTY., REMARKS, APPROX. SPACING, APPROX. HEIGHT & WIDTH. Lists various plants like Platanus, Lagerstroemia, and shrubs like Hibiscus and Phoradendron.

NOTES: 1. A WATER CONSERVING AUTOMATIC IRRIGATION SYSTEM WILL BE PROVIDED FOR ALL LANDSCAPE AREAS CONFORMING TO LOCAL 'BEST' STANDARDS. 2. A 2" LAYER OF ORGANIC RECYCLED CHIPPED WOOD MULCH IN DARK BROWN COLOR WILL BE PLACED IN ALL SHRUB AND GRASS COVER AREAS.

EXISTING TREE LEGEND

Table with columns: KEY, BOTANICAL/COMMON NAME, TRUNK DIAMETER, CONDITION, DISPOSITION, COMMENTS, PROTECTED. Lists existing trees like Juglans nigra, Cedrus deodara, and Sequoia sempervirens.

EXISTING TREE NOTES: 1. SEE SEPARATE ARBORIST'S REPORT FOR INFORMATION ON THE EXISTING TREES. 2. TREES SHOWN TO BE REMOVED ARE DUE TO LOCATION OR CONDITION. 3. TREES AND SHRUBS UNDER 4" IN CALIBER NOT EVALUATED OR LOCATED. ALL ARE TO BE REMOVED.

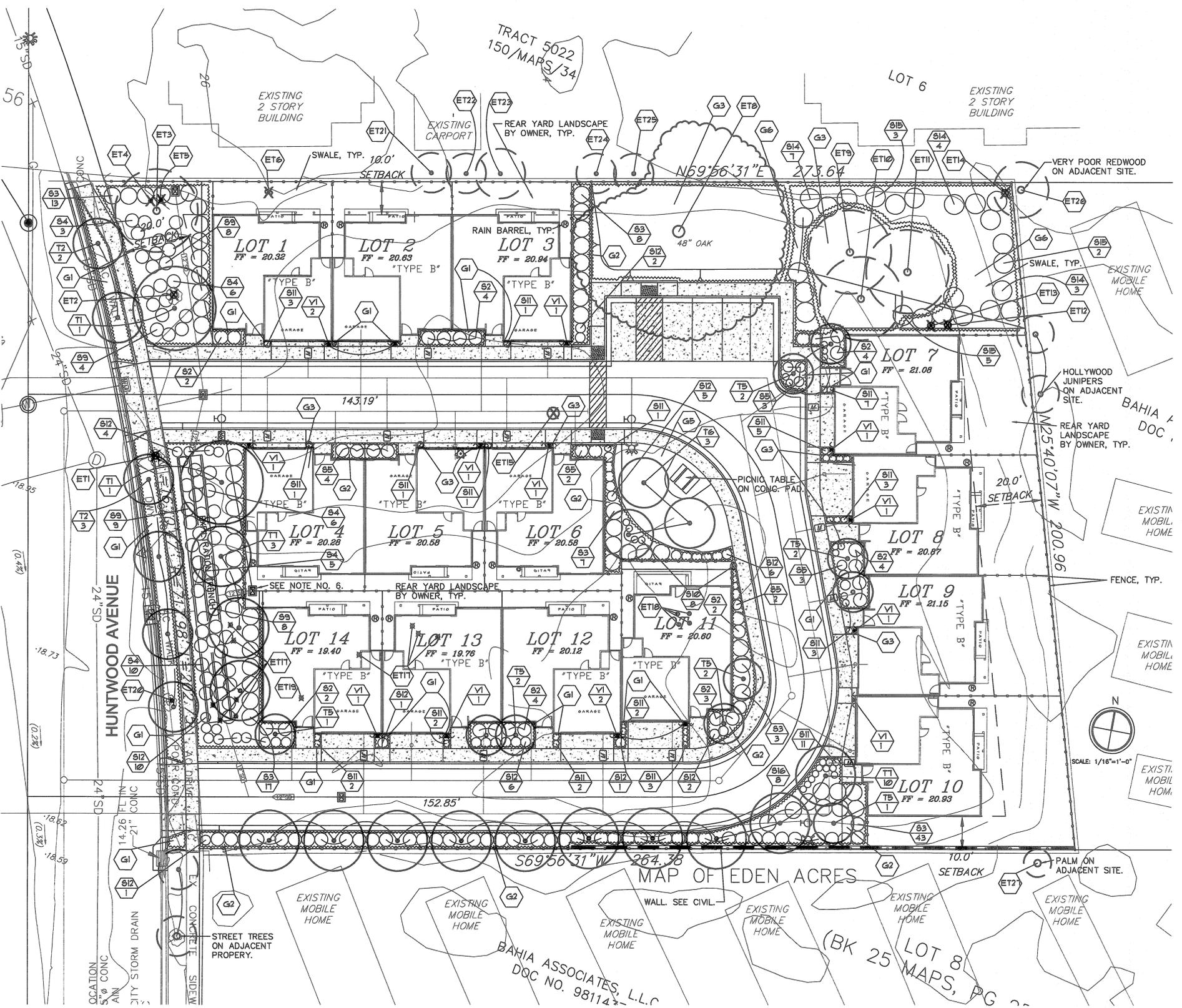


Table with columns: NO., DATE, REVISIONS. Shows revision history for the plan.

HUNTWOOD TOWN HOUSE
14 UNIT TOWN HOUSE
28538 HUNTWOOD AVENUE
HAYWARD, CALIFORNIA

WILSON & ASSOCIATES
LANDSCAPE ARCHITECTURE
815 SAN DIEGO ROAD • BERKELEY, CA 94707
PH: 510-644-9602 • E: owilson815@gmail.com

PRELIMINARY
LANDSCAPE
PLAN

BY: CW
JOB:
DATE: 09-25-18

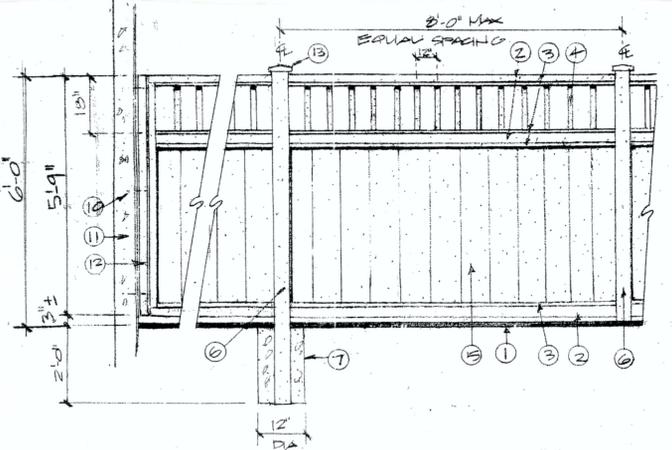
L-1
SHT. OF
REVISIONS

REVISIONS	BY

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"HUNTWOOD TOWN HOUSE"
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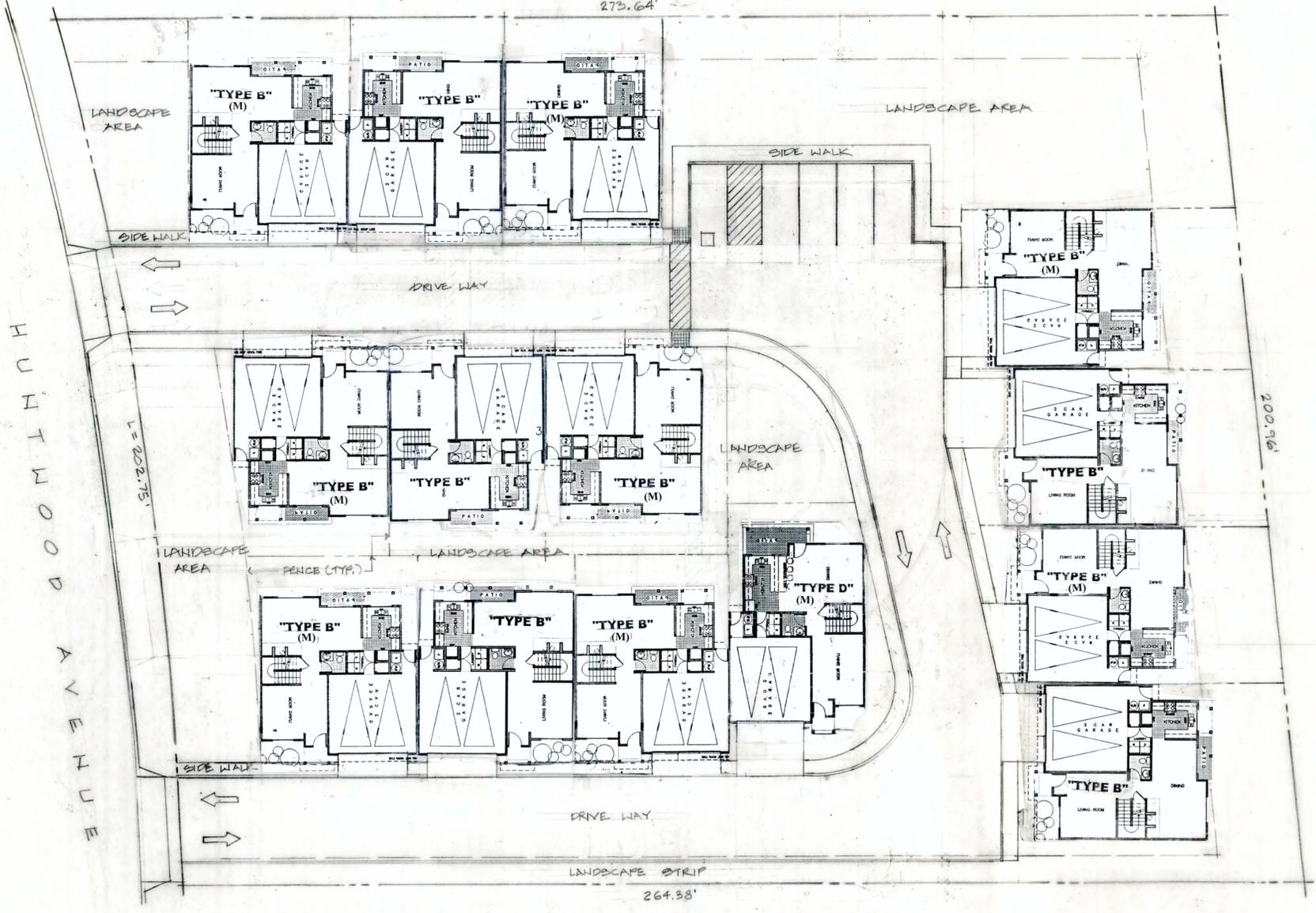
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 OF SHEETS



- 1) FINISH GRADE
- 2) 2" x 4" RAIL
- 3) 1" x 4" FURRING EACH SIDE
- 4) 2" x 2" PICKETS
- 5) 1" x 8" T & G FENCING
- 6) 4" x 4" POST
- 7) CONCRETE FOOTING
- 8) BOLT TO WALL
- 9) BUILDING WALL
- 10) 2" x 4" SLEEPER
- 11) 6" x 6" BEVELED CAP

FENCE DETAIL
 1/2" = 1'-0"

- NOTES:**
- 1) ALL HARDWARE GALV.
 - 2) ALL WOOD S&S CONST. HT. PENDING
 - 3) STAIN W/ 2 COATS OLYMPIC SEMI-TRANSPARENT. COLOR AS APPROVED BY OWNER
 - 4) USE ONLY GALV. OR STAINLESS STEEL SCREWS FOR FASTENING. DO NOT USE NAILS.
 - 5) FENCE WITHIN FRONT YARD SET BACK AREA ALONG HUNTWOOD AVENUE TO BE 4'-0" IN HEIGHT.



SITE PLAN SCALE: 1/16" = 1'-0"



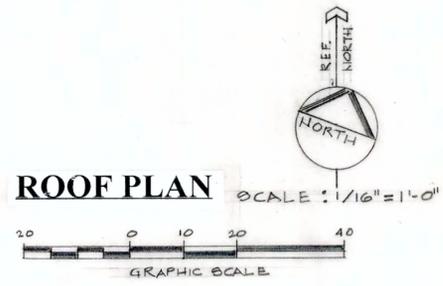
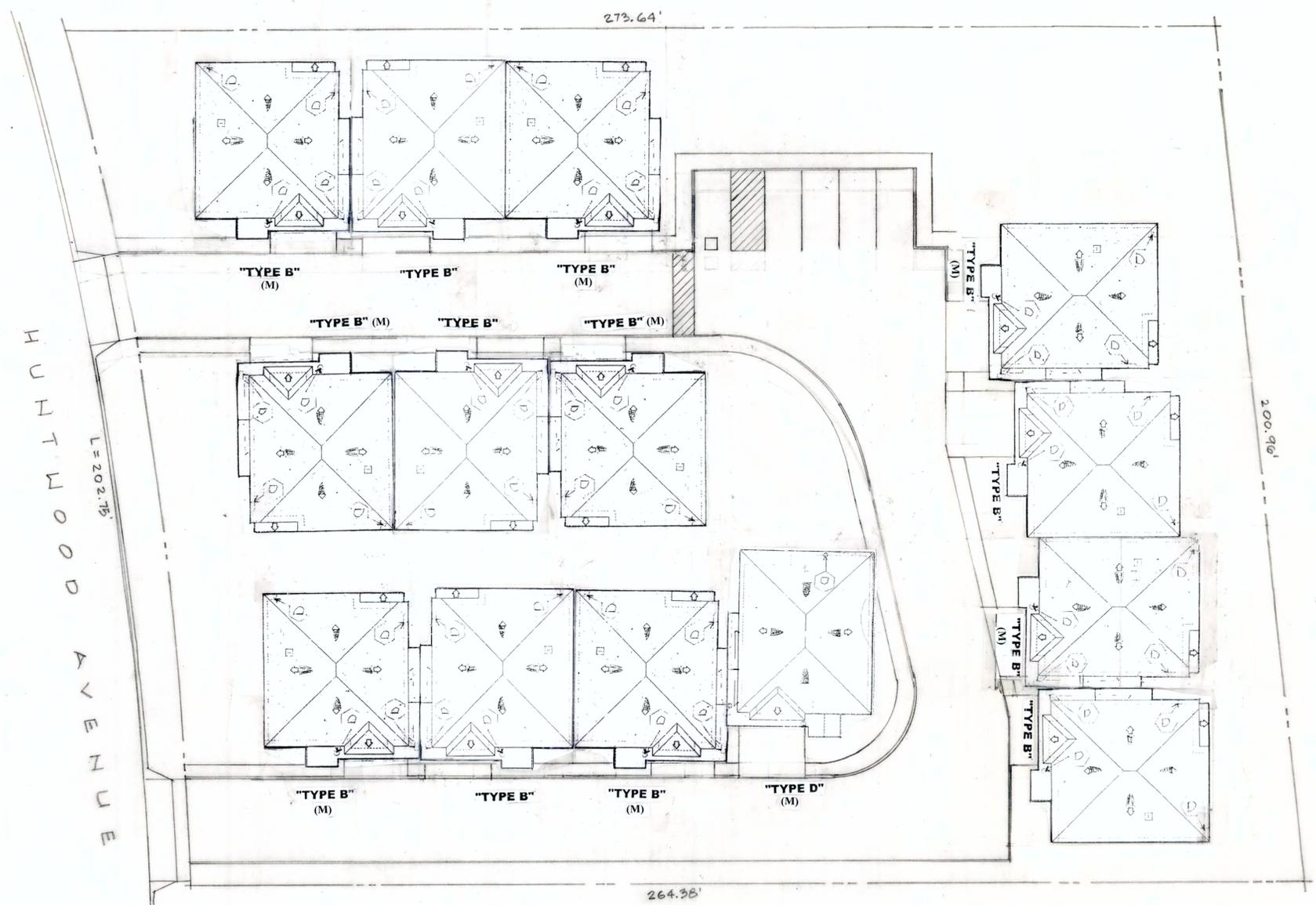
NOTE:
 SEE CIVIL PLANS FOR SITE DIMENSION INFORMATION.
 (M) = MIRROR IMAGE

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" HUNTWOOD TOWN HOUSE"
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 23538 HUNTWOOD AVENUE
 HAYWARD, CALIFORNIA

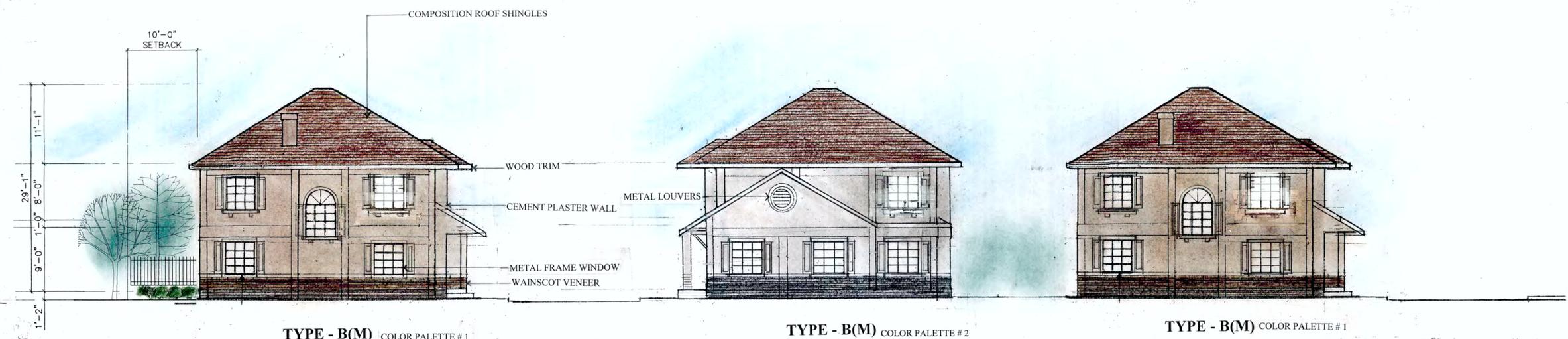
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NOTE:
 SEE CIVIL PLANS FOR SITE DIMENSION INFORMATION.
 (M) = MIRROR IMAGE.

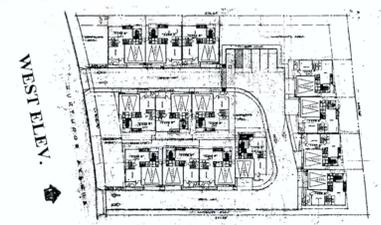
CITY/VALLEJO

REVISIONS	BY



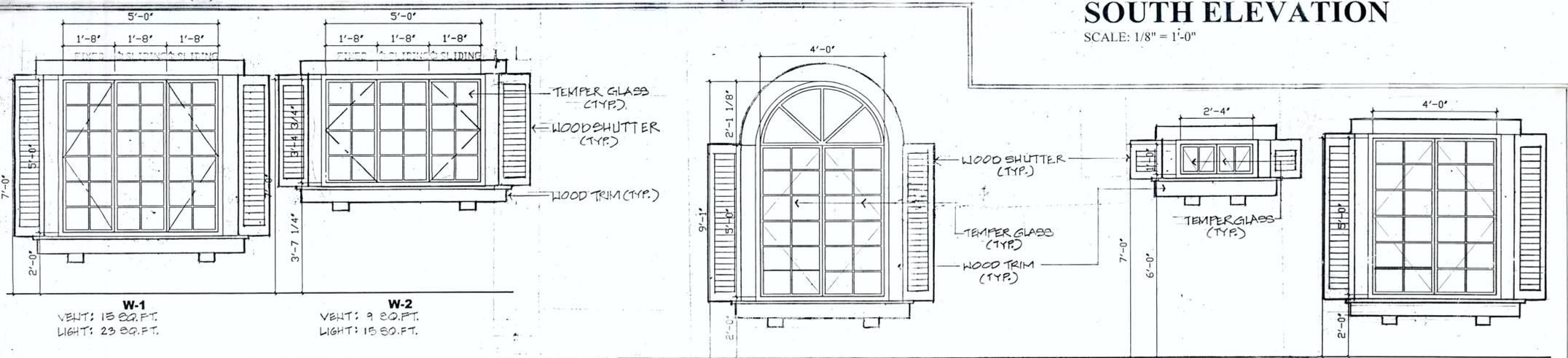
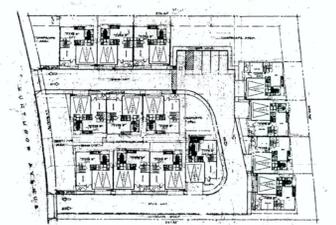
TYPE - B(M) COLOR PALETTE #1 TYPE - B(M) COLOR PALETTE #2 TYPE - B(M) COLOR PALETTE #1

WEST ELEVATION (STREET FRONTAGE)
SCALE: 1/8" = 1'-0"



TYPE - B(M) COLOR PALETTE #1 TYPE - B COLOR PALETTE #2 TYPE - B(M) COLOR PALETTE #1 TYPE - D(M) COLOR PALETTE #2

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



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

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28536 HUNTWOOD AVENUE
HAYWARD, CALIFORNIA

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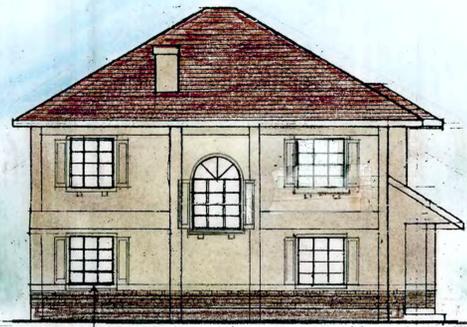
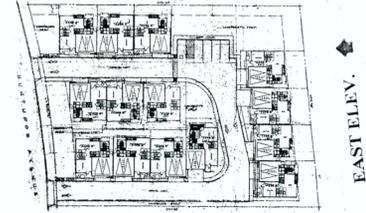
CITY VALUE LINE

REVISIONS	BY



TYPE - B COLOR PALETTE # 2 TYPE - B(M) COLOR PALETTE # 1 TYPE - B COLOR PALETTE # 2 TYPE - B(M) COLOR PALETTE # 1

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

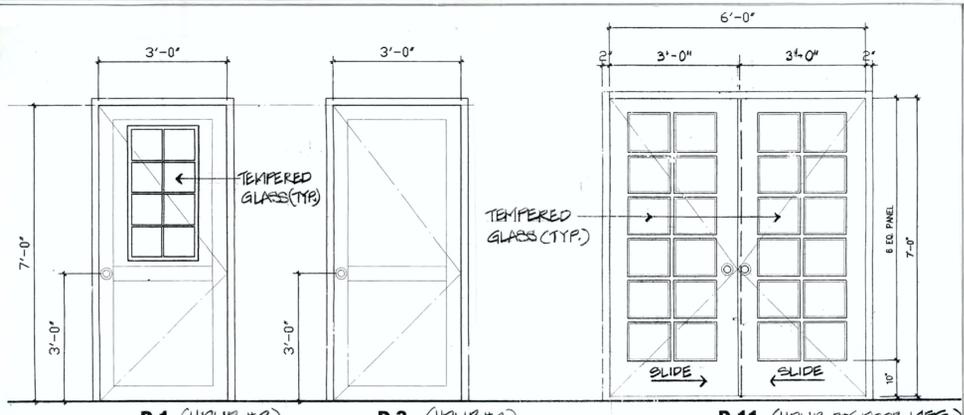
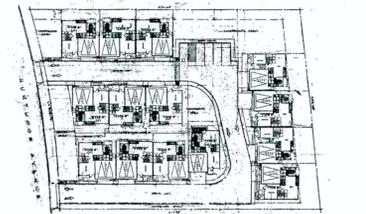


TYPE - B(M) COLOR PALETTE # 1



TYPE - B(M) COLOR PALETTE # 1 TYPE - B COLOR PALETTE # 2 TYPE - B(M) COLOR PALETTE # 1

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



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

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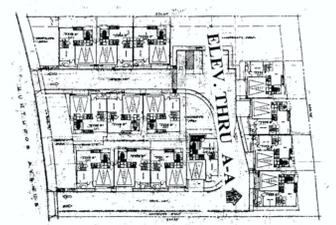
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HAYWARD, CALIFORNIA

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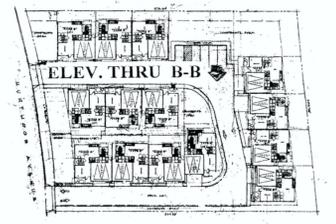
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ELEVATION THRU A-A
SCALE: 1/8" = 1'-0"



ELEVATION THRU B-B
SCALE: 1/8" = 1'-0"



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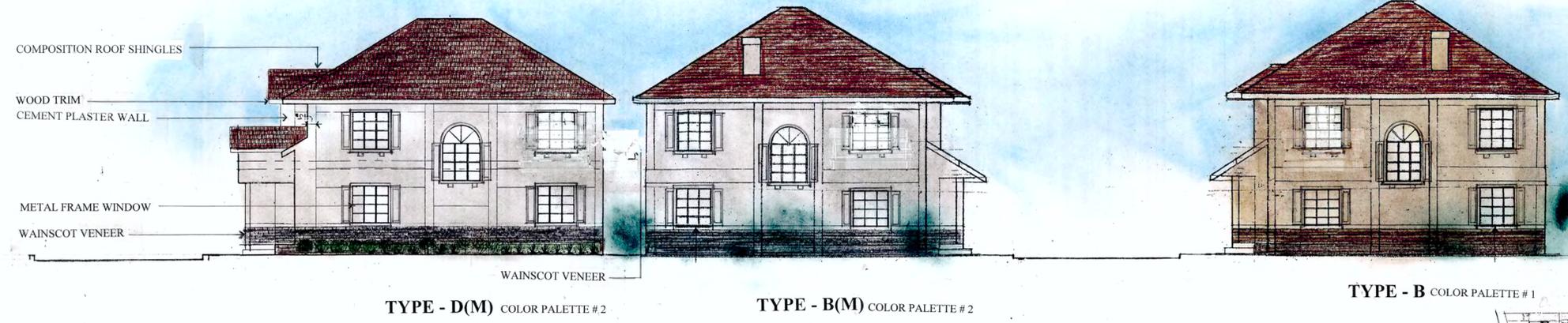
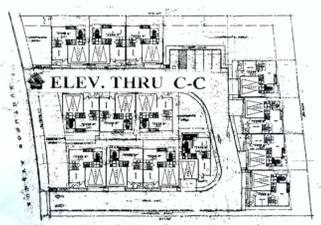
" HUNTWOOD TOWN HOUSE "
14 UNIT TOWN HOUSE
2858B HUNTWOOD AVENUE
HAYWARD, CALIFORNIA

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OF SHEETS

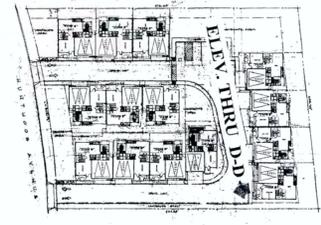
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ELEVATION THRU C-C
SCALE: 1/8" = 1'-0"



ELEVATION THRU D-D
SCALE: 1/8" = 1'-0"



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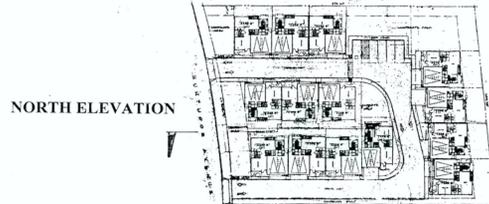
REVISIONS	BY



WOOD DOOR METAL FRAME WINDOW
 TYPE - D(M) COLOR PALETTE #2 TYPE - B(M) COLOR PALETTE #1 TYPE - B COLOR PALETTE #2 TYPE - B(M) COLOR PALETTE #1

NORTH ELEVATION

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



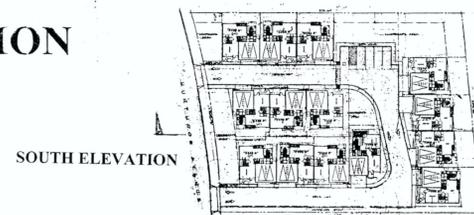
NORTH ELEVATION



WOOD DOOR METAL FRAME WINDOW WAINSCOT VENEER
 TYPE - B(M) COLOR PALETTE #2 TYPE - B COLOR PALETTE #1 TYPE - B(M) COLOR PALETTE #2

SOUTH ELEVATION

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



SOUTH ELEVATION

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" HUNTWOOD TOWN HOUSE "
 14 UNIT TOWN HOUSE
 28538 HUNTWOOD AVENUE
 HAYWARD, CALIFORNIA

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