



# Sequoia Grove

## Affordable Housing Plan

### **Project information**

Project Developer/Owner	Habitat for Humanity East Bay/Silicon Valley
Project Name	Sequoia Grove
Project Address	123 A Street, Hayward, California
Assessor's Parcel Number(s)	431-0016-088-03
Gross Project Site Area	0.73 Acre(s)
Maximum Density	12 units per acre
Project Residential Type	Single Family Home
Project Tenure Type	Ownership/For-sale
Target Population	Multifamily – Large households

### **Project Description**

Habitat for Humanity EB/SV ("Habitat") proposes to develop ten (10) townhomes on a property located at 123 A Street in Hayward, CA and sell the homeownership units to first-time homeowner families with limited incomes. The project is a 100% affordable and targeting low income households at or below 80% Area Median Income (AMI). To comply with the City's housing requirements, the project will be deed-restricting a total of 10 units at the Low-Income income levels (adjusted per household size), and the terms of the City's housing ordinance are in perpetuity.

### **Affordable Housing Compliance Calculation - Ownership Project**

Total # of units	10
Total ownership City-restricted units	10
No. of low-income units	10
Fractional Unit	Developer will round-up/provide additional City-Restricted unit (minimum requirement 6% -- .6 units rounded up to 1)

**Unit Mix Summary Table**

Unit Type (bedroom)	Size (sq ft)	Extremely Low Income Units		Very Low Income Units		Low Income Units		Moderate Income Units		Market Rate Units
		AHO	Density Bonus	AHO	Density Bonus	AHO	Density Bonus	AHO	Density Bonus	
3-bdrm	1341					8				
4-bdrm	1553					2				

**Phasing**

The development will be in built in one phase of ten (10) homes.

**Site Plan**

*Attachment A* shows the location of all 10 units for the development (#1-10).

**Marketing Plan**

A preliminary Marketing Plan have been submitted to the Housing Division for review.

The Developer will submit final Marketing Plan the earlier of (a) 120 days prior to completion of construction or (b) 60 days prior to marketing the units in the development.

**SHEET INDEX**

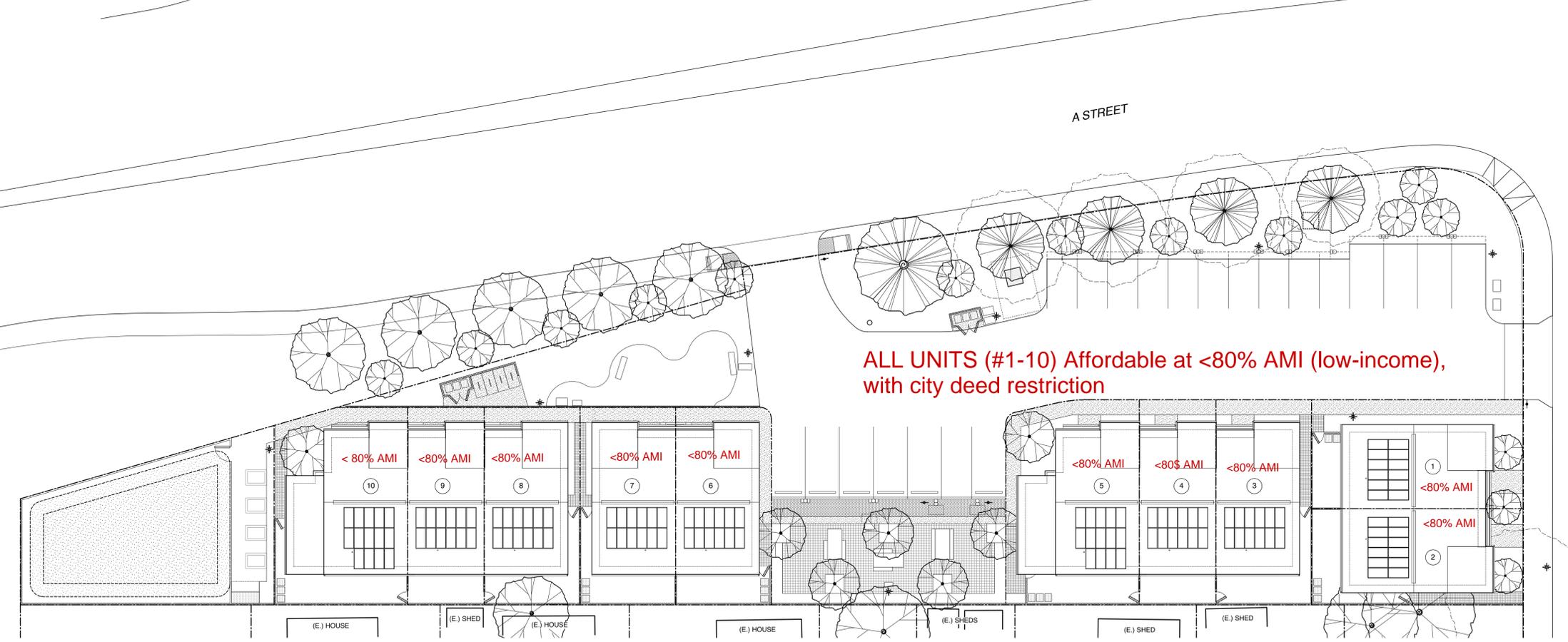
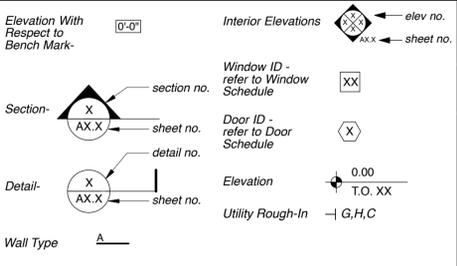
**ARCHITECTURAL:**  
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 A 0.2 WALL ASSEMBLIES  
 A 0.4 GRAPHIC CODE ANALYSIS & FENCING PLAN  
 A 1.0A SITE PLAN  
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 A 1.1 RECYCLE/WASTE PLAN, CONSTRUCTION STAGING & PARKING PLAN  
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 A 2.2 TRIPLEX BUILDING PLANS - BUILDING 3/4/5 & 8/9/10  
 A 2.6A 3-BEDROOM OUTER UNIT PLANS  
 A 2.6B 3-BEDROOM CENTER UNIT PLANS  
 A 2.7 4-BEDROOM UNIT PLANS  
 A 3.1 TRIPLEX BUILDING ELEVATIONS - BUILDINGS 3/4/5 & 8/9/10  
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**CIVIL:**  
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 C-3.0 GRADING PLAN  
 C-3.1 GRADING PLAN  
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 ER-1 EROSION CONTROL PLAN  
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 SCP-1 STORM WATER CONTROL PLAN  
 SCP-2 STORM WATER TREATMENT EXHIBIT  
 SCP-3 STORM WATER TREATMENT EXHIBIT  
 SC-310 STORMWATER RETENTION CHAMBER DETAILS  
 SW-1 STORM WATER POLLUTION PREVENTION PLAN  
 TA-1 TURNING ANALYSIS

**LANDSCAPE:**  
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 L-2 LAYOUT PLAN  
 L-3 IRRIGATION PLAN  
 L-4 IRRIGATION NOTES & DETAILS  
 L-5 WELO CALCULATIONS & IRRIGATION SCHEDULE  
 L-6 PLANTING PLAN  
 L-7 ENLARGED PLANTING PLAN AT RET. BASIN  
 L-8 PLANTING NOTES & DETAILS  
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**JOINT TRENCH:**  
 JT1 JT CONCEPTUAL COMPOSITE  
 EV1 EV PLAN  
 SL1 STREET LIGHTING PLANS  
 SL2 STREET LIGHTING PLANS  
 PH1 PHOTOMETRIC ANALYSIS

**SYMBOLS**



**GENERAL NOTES**

- All work shall comply with all applicable codes, amendments, and ordinances as adopted by the City of Hayward, including but not limited to the following:  
 2022 California Building Code  
 2022 California Plumbing Code  
 2022 California Electrical Code  
 2022 California Mechanical Code  
 2022 California Energy Code  
 2022 California Green Building Standards Code  
 2022 California Fire Code  
 2022 California Residential Code  
 Hayward Planning Code
- Builder should verify all dimensions and conditions at the job site before starting work and notify architect of any discrepancies or errors. Commencement of work by any trade shall constitute agreement that conditions are acceptable for such work.
- All subcontractors are to compare architectural drawings with the structural drawings as well as any supplemental drawings prior to commencing work. Notify architect & owner of any discrepancies and obtain adequate information prior to commencing work.
- DO NOT SCALE DRAWINGS. Follow figure dimensions in preference to scaled measurements; details to general drawings. If figures or information are insufficient, inaccurate or inconsistent, notify the architect and obtain adequate information before proceeding with the work.
- All dimensions to face of stud, as indicated on drawings, u.o.n.
- Any work interfacing with City property or City services shall be performed per City standards.
- No work defective in construction or quality or deficient in any requirements of drawings and specifications will be acceptable, despite owner's or architect's failure to discover such defects or deficiencies during construction. Defective work shall be replaced by work conforming with intent of contract. No payment whether partial or final shall be construed as an acceptance of defective work or improper materials.
- Builder & all subcontractors must comply with CALGreen Mandatory Measures on sheet A0.7.

HABITAT FOR HUMANITY EAST BAY / SILICON VALLEY - SEQUOIA GROVE - SITE PLAN  
 123 A STREET, APN 431-0016-088-03

SCALE: 1" = 16'-0"

**ABBREVIATIONS AND SYMBOLS**

①	Unit Number	Int.	Interior
⊕	Centerline	Max.	Maximum
--SS--	Sanitary or Storm Sewer	Min.	Minimum
--SD--	Storm Drain	(N)	New
A.B.	Anchor Bolt	No.	Number
ABV.	Above	NR	Not rated
AESS	*Architecturally Exposed Structural Steel" per AISC req.	O.C.	On center
A.S.F.	Above Sub Floor	OPP.	Opposite
A.F.C.I.	Arc Fault Circuit Interrupter	O.S.B.	Oriented Strand Board
A.F.F.	Above Finish Floor	Perf.	Perforated
A.P.	Assessor's Parcel	PLYWD.	Plywood
Alum'n	Aluminum	P.S.D.	Per Structural Drawings
B.N.	Boundary Nailing	Ptd.	Painted
Bldg.	Building	PTDF	Pressure Treated Douglas Fir
Bot.	Bottom	Reinf.	Reinforced
K.O.	Clean-out	Req'd	Required
Comp.	Composition	R.O.	Rough Opening
Conc.	Concrete	RWD	Redwood
Cont.	Continuous	R.W.L.	Rain water leader
(E)	Existing	S.A.S.M	Self-Adhered Sheet Membrane
EQ.	Equal	SIM.	Similar
Fndn.	Foundation	T.O.	Top of
G.O.	Face of	Typ.	Typical
G.F.C.I.	Ground Fault Circuit Interrupter	U.O.N.	Unless otherwise noted
G.S.M.	Galvanized Sheet Metal	V.I.F.	Verify in field
Galv.	Galvanized	W/	With
H.B.	Hose Bib	W.H.	Water Heater
Horiz.	Horizontal	W.S.	Wood Screw

**HABITAT FOR HUMANITY EAST BAY / SILICON VALLEY, INC.**  
 SEQUOIA GROVE  
 123 A STREET,  
 HAYWARD, CA 94541

<b>CIVIL ENGINEER:</b> Lea & Braze Engineering Inc. 2495 Industrial Parkway West Hayward CA 94545 (510) 887-4086	<b>LANDSCAPE ARCHITECT:</b> Robert Mowat Associates 1501 North Broadway Suite 400 Walnut Creek, CA 94596 (925) 705-7424	<b>STRUCTURAL ENGINEER:</b> St. Onge & Associates 1934 Park Blvd., Suite A Oakland, CA 94606 (510) 444-1450	<b>MEP ENGINEER:</b> Harris & Sloan 2295 Gateway Oaks Drive Sacramento, CA 95833 (916) 921-2800	<b>TITLE-24 ENERGY ANALYST:</b> Redwood Energy 1887 O Street Arcata CA 95521 (707) 234-7573	<b>SOLAR DESIGN/BUILD:</b> Grid Alternatives Bay Area 1171 Ocean Ave. Suite 200 Oakland CA 94608 (510) 646-8594
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**PROJECT SUMMARY**

ADDRESS: 123 A Street, Hayward, CA 94541  
 A.P.N.#: 431-0016-088-03  
 ZONING: RM/SDA, Medium Density Residential  
 OCCUPANCY GROUP: R-3, Re-zoned to Planned Unit Development (PUD)  
 OWNER: City of Hayward  
 APPLICANT: Habitat for Humanity East Bay/Silicon Valley, Inc.  
 PROPOSED: (10) Single family residences on individual lots separated by (2) 1-hour party walls, one on each side of property line. Wood frame, 2-story, type V-B construction 100 sf/unit required

**MIN. PRIVATE OPEN SPACE:**  
 190 sf min. per 3-bedroom unit provided by rear yard  
 320 sf min. per 4-bedroom unit provided by rear yard  
 100 sf/unit required (1000 sf, 20'-0" min. dimension)

**MIN. PUBLIC OPEN SPACE:**  
 2730 sf total provided by (3) common areas

**HEIGHT:** 40'-0" MAXIMUM, pitched roof.  
**CURRENT ZONING SETBACKS:** 26'-4" proposed height to peak  
 Front - 20'-0" MINIMUM  
 Back - 20'-0" MINIMUM  
 Side - 5'-0" MINIMUM  
**PROPOSED SETBACKS:** Front - 4'-0" MINIMUM  
 Back - 10'-0" MINIMUM  
 Side - 4'-2" MINIMUM

**PARKING:** Required: 2.1 parking spaces per unit  
 Provided: 2 spaces per unit, 20 spaces total.

**SPRINKLERS:** ALL UNITS ARE TO BE FULLY SPRINKLERED (per 2013 CBC) WITH AUDIBLE ALARM BELL INSTALLED ON THE FIRE SPRINKLER SYSTEM RISER.  
 Accessibility requirements from 2022 CBC Chapter 11A do not apply to individual single-family homes on separate sites, bounded by property lines. Per CBC 1102A.1 "Each building on a building site shall be considered separately when determining the requirements contained in this chapter..." Per 2022 CBC Chapter 2, Definition of Site "A parcel of land bounded by a property line or a designated portion of a public right-of-way."

**PROJECT DATA**

UNIT TYPES	# OF HOMES	FOOTPRINT	GROSS FLOOR AREA / UNIT
3 BEDROOM	8	684 SF	1,341 SF
4 BEDROOM	2	905 SF	1,553 SF
<b>TOTAL</b>	<b>10</b>	<b>7,282 SF</b>	<b>13,834 SF</b>

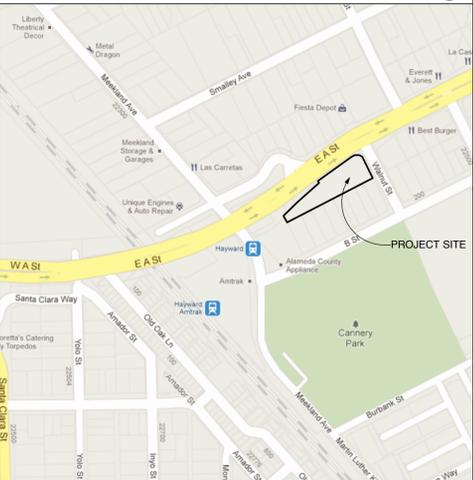
  

BUILDING TYPES	QUANTITY	GROSS FLOOR AREA / BUILDING
A TRIPLEX	(2) BUILDINGS WITH (1) 4-BEDR. AND (2) 3-BEDR. UNITS	4,235 SF
B DUPLEX	(2) BUILDINGS WITH (2) 3-BEDR. UNITS EACH	2,682 SF

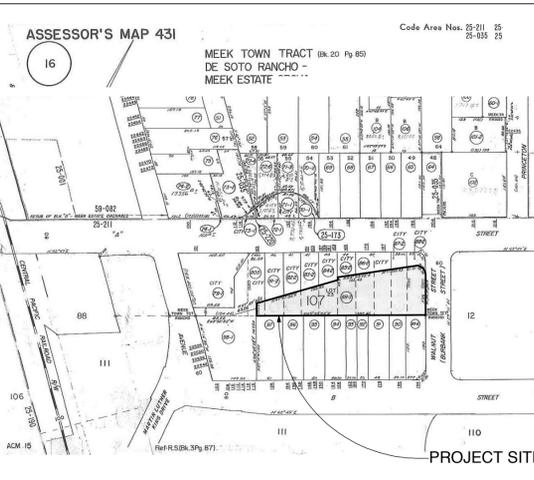
  

PARKING	QUANTITY	DIMENSION
STANDARD	10	9'-0" X 19'-0"
COMPACT	10	8'-0" X 15'-0"

**REGIONAL MAP**



**ASSESSOR'S PARCEL MAP**



**HABITAT FOR HUMANITY EAST BAY / SILICON VALLEY, INC.**  
 123 A STREET, HAYWARD, CA 94541  
 SEQUOIA GROVE

**GHA**  
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 fax: 510.663.1807  
 http://www.ghadesign.net



**CURRENT ISSUE DATE**  
 3.31.2023  
**INITIAL SUBMITTAL DATE**  
 3.31.2023  
 REVISIONS

**SITE PLAN**  
 with  
**AFFORDABLE**  
 UNITS