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DEVELOPER

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 1290 B STREET, SUITE 212  
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CIVIL ENGINEER

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LANDSCAPE ARCHITECT

HWA LANDSCAPE ARCHITECTS  
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SDG ARCHITECTS, INC.  
 3361 WALNUT BLVD. SUITE 120  
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BUILDING E

BUILDING D

Harvest Park  
 Hayward, CA  
 June 5, 2015

Felson Companies

1290 B Street, Suite 212, Hayward, CA 94541  
 510.583.3403

COVER SHEET  
 CS

3361 Walnut Blvd. Suite 120 Brentwood, CA 94513  
 925.634.7000  
 www.straussdesign.com



SDG Architects, Inc.

## Project Overview for Harvest Park



Harvest Park  
Hayward, CA  
June 5, 2015

## Felson Companies

1290 B Street, Suite 212, Hayward, CA 94541  
510.583.3403

Project Description

The project consists of a 2.6 acre site (after purchase of an approximate 0.3 acre portion of Diadon Drive from the City) located along West Jackson Street. The project is made up of three parcels which are zoned RH - High Density Residential and PD - Planned Development. The General Plan designation for all of the parcels is HDR which calls for a density between 17.4 and 34.8 du/ac. The project proposes 50 townhomes, which is a project density of 19.23 units per which puts it at the low end of the required density range. The property is currently being used as Industrial and Warehouse.

Site Constraints

The property has several significant site constraints, which along with the minimum required density, influenced the site layout. There is a single point of access that is fixed by the current location of Diadon Drive. The project is bounded by West Jackson Street to the south and sits several feet above the road. There is a railroad track to the east which produces several impacts, most notably being noise. Finally the project is adjacent to the existing Diamond Crossings project to the north and west. The property line to the north is irregular and contains an existing EVA for the Fire Department to access the Diamond Crossing project.

Site Layout

The site and project type were designed with the site constraints in mind. The first considerations were the project entrance and the existing EVA which are both fixed in their locations. The next consideration was the view of the project from West Jackson Street. It was important to provide an aesthetically pleasing view of the project from the major arterial. Therefore, it was determined that building fronts and not garages would be best placed along this boundary. Additionally, we did not want to place another single loaded street adjacent to West Jackson Street.

The neighboring Diamond Crossing project was also a major challenge. It was our goal to keep the building massing as far from the neighboring homes as possible. We placed a landscape buffer and an alley along the west side which pushed the buildings more than 30 feet away from the neighboring property line. It is important to note that this alley has limited use, accessing only 14 units. The buildings on the north side were placed near the overflow parking lot for Diamond Crossing with Building A placed more than 40 feet from the adjacent property line.

Finally it was determined that due to the noise levels it would be best to place building ends along the railroad tracks rather the fronts or rears. This provided for the least amount of units and rooms impacted by the noise.

Two of our major goals were to reduce the number of buildings that were placed end to end and to minimize locations with buildings on both sides of an alley. We were able to limit the end to end conditions to just the two buildings along West Jackson Street (Buildings D and E). In this case, we increased the separation between these buildings to 15 feet and stepped back the upper floors to provide a more open feeling. There are also only two relatively short alleys that have buildings placed back to back and in these cases the alleys do not pass through to streets that lead to other areas of the site, which will keep the traffic in these areas to the minimum.

The site was also designed with walkability and resident interaction in mind. There is an interconnected sidewalk system that will allow residents to walk around the entire site. The sidewalk system also connects all of the open space areas so that residents can access them without walking through the alleys. We've incorporated cobblestone pavers in the streets to better direct pedestrian traffic and to reinforce walkability. The project's open space is broken into three major areas which provide easy access for all residents. The primary open space is placed at the center of the site and is bordered by three of the eight buildings (Buildings C, B, and F). This area is also highly visible from the main drive aisle through the project. There is also a large open space adjacent to Building A that could become a great area for small children to play in a safe, more enclosed environment. Lastly, there is a generous paseo between Buildings F and G that is suitable for gathering and community interaction.

Architecture

The architecture was designed to be aesthetically pleasing and to fit within the context of the neighborhood and Hayward as a whole. The buildings were designed to provide a cohesive elevation while still allowing the units to read as individual homes. This individualization was achieved by varying the roof lines and utilizing three color palettes. The buildings were designed with articulation at all sides and include stepped in sides at buildings that are located end to end (Buildings D and E). Additionally, wrap around porch elements were included to enhance the highly visible end units and to create a greater sense of community.

PROJECT DESCRIPTION  
PD

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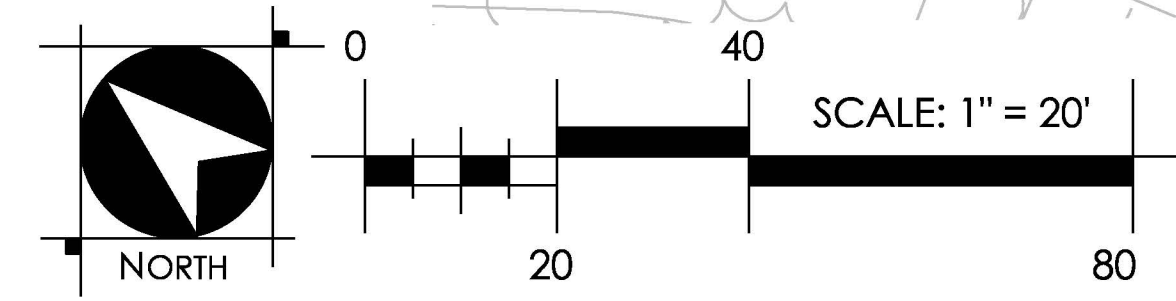
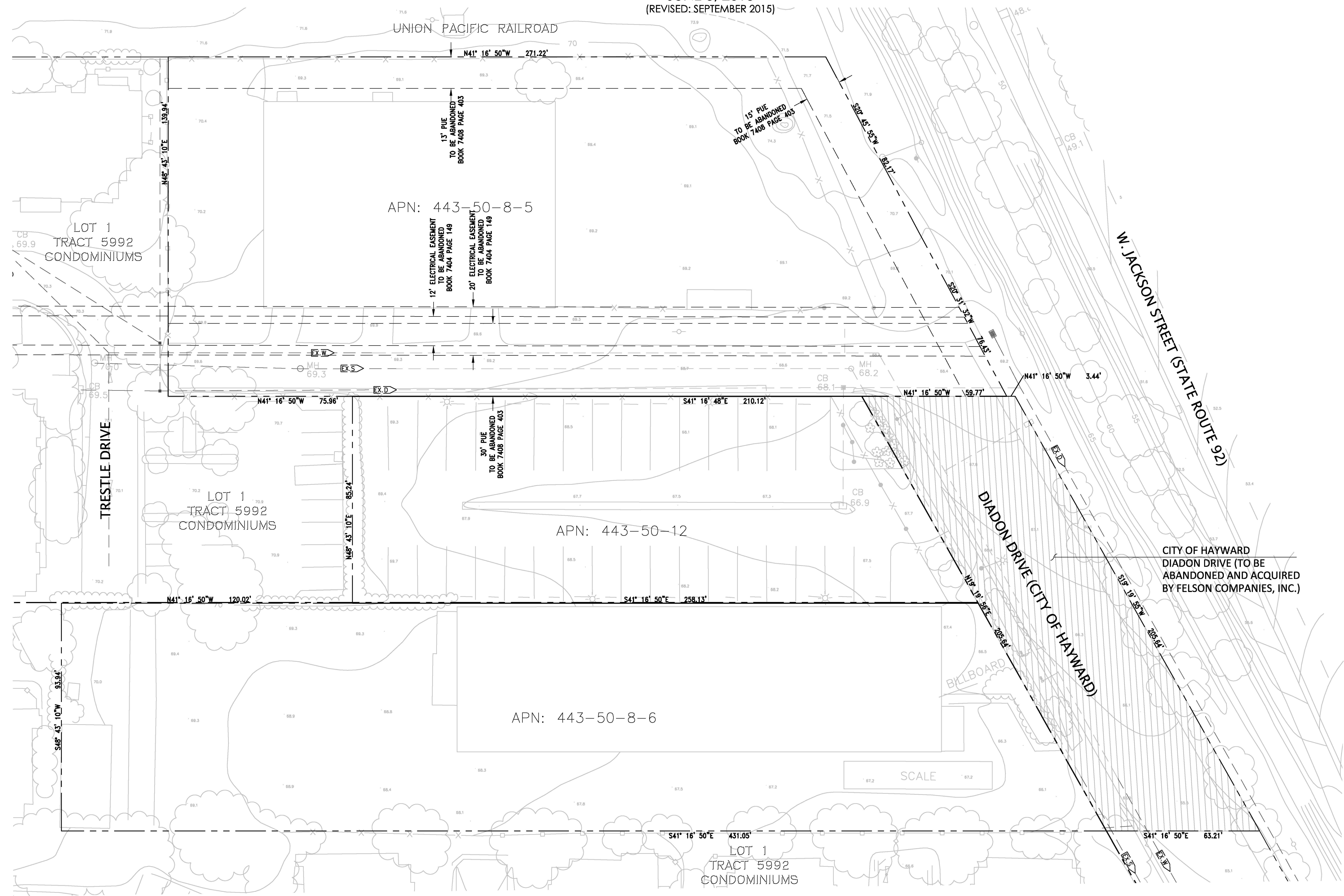


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# TRACT 8240 EXISTING CONDITIONS HARVEST PARK

HAYWARD, CA  
JUNE 5, 2015  
(REVISED: SEPTEMBER 2015)



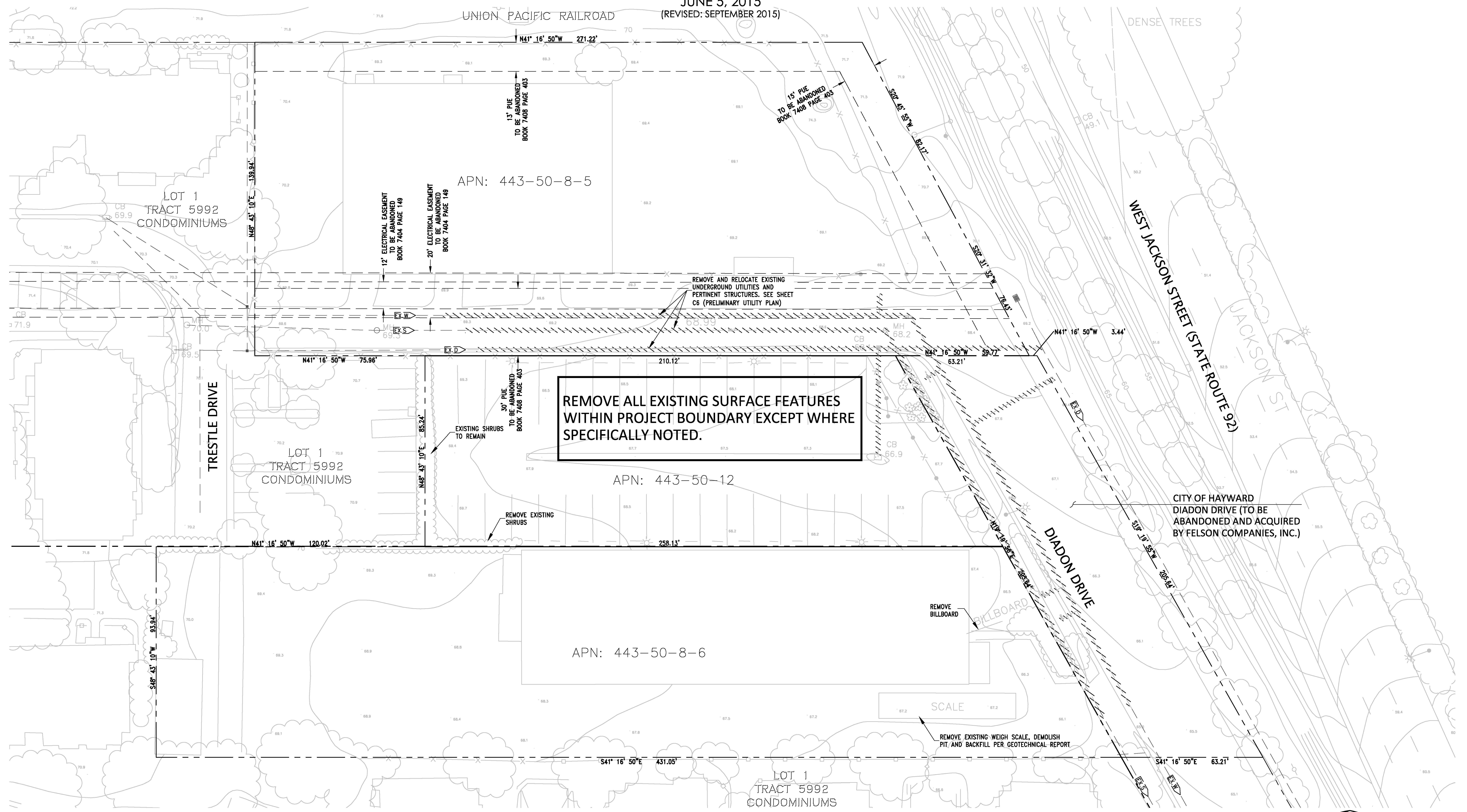
**WOOD RODGERS**  
DEVELOPING INNOVATIVE DESIGN SOLUTIONS

4301 Hacienda Drive, Suite 100 Tel 925.847.1556  
Pleasanton, CA. 94588 Fax 925.847.1557

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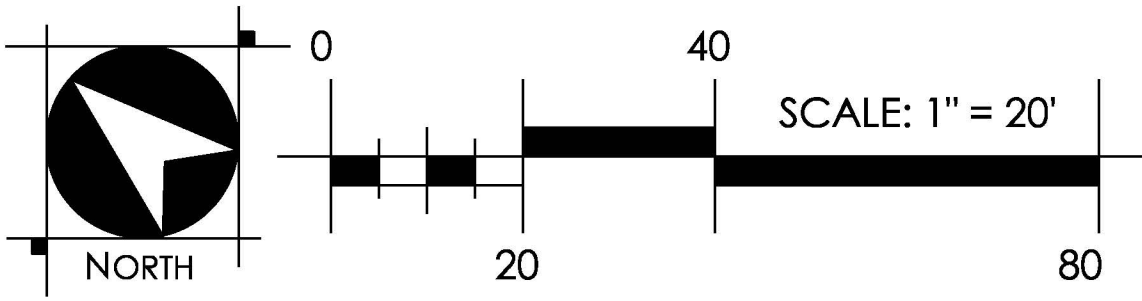
# TRACT 8240 DEMOLITION PLAN HARVEST PARK

HAYWARD, CA  
JUNE 5, 2015  
(REVISED: SEPTEMBER 2015)



**REMOVE ALL EXISTING SURFACE FEATURES  
WITHIN PROJECT BOUNDARY EXCEPT WHERE  
SPECIFICALLY NOTED.**

**NOTE:  
EXISTING STORM, WATER AND SEWER MAINS ARE TO REMAIN  
ACTIVE UNTIL RELOCATED FACILITIES ARE INSTALLED.**

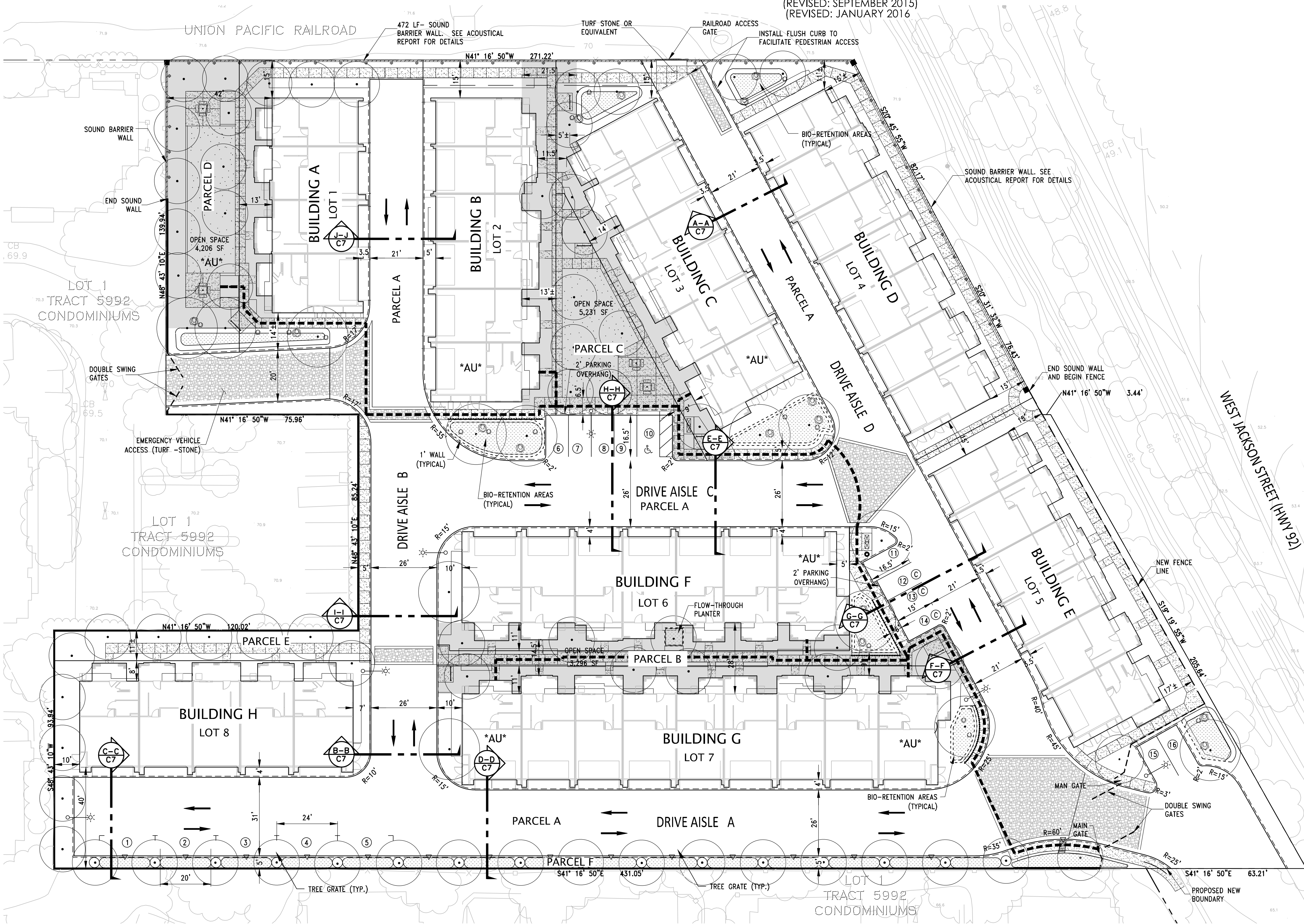



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# TRACT 8240 PRELIMINARY SITE PLAN HARVEST PARK

HAYWARD, CA  
JUNE 5, 2015  
(REVISED: SEPTEMBER 2015)  
(REVISED: JANUARY 2016)



**BUILDING SUMMARY**

BUILDINGS	AREA CALCULATION TABLE						
	1ST LEVEL	2ND LEVEL	3RD LEVEL	BLDG. S.F. (TOTAL ALL UNITS)	TOTAL # OF UNITS	BUILDING MIX (% TOTAL)	FOOTPRINT AREA
BLDG. A	1,067	3,079	2,991	7,137	4	8%	3,317
BLDG. B	1,490	4,327	4,196	10,013	6	12%	4,696
BLDG. C	1,519	4,431	4,311	10,261	6	12%	4,947
BLDG. D	1,669	5,044	4,965	11,678	7	14%	5,496
BLDG. E	1,519	4,431	4,311	10,261	6	12%	4,935
BLDG. F	1,879	5,378	5,207	12,464	7	14%	5,882
BLDG. G	2,360	6,834	6,642	15,836	9	18%	7,444
BLDG. H	1,398	3,922	3,772	9,092	5	10%	4,263
TOTAL	12,901	37,446	36,395	86,742	50	100	40,980

**COVERAGE SUMMARY**

COVERAGE TYPE	SQUARE FOOTAGE	PERCENTAGE TOTAL
BUILDING FOOTPRINT	40,980	36.4%
DRIVEWAY/AISLES	34,857	31.0%
OPEN SPACING	13,363	11.9%
LANDSCAPING	23,255	20.7%
TOTALS	112,455	100%

**PARKING SUMMARY**

PARKING TYPE	PARKING REQUIRED		PARKING PROVIDED	
	RATIO	SPACES	RATIO	SPACES
COVERED	1.0	50	2.0	100
UNCOVERED	1.1	55	0.1	5
SUBTOTAL	2.1	105	2.1	105
GUEST 10%			0.21	11*
TOTAL	2.31	105	2.31	116

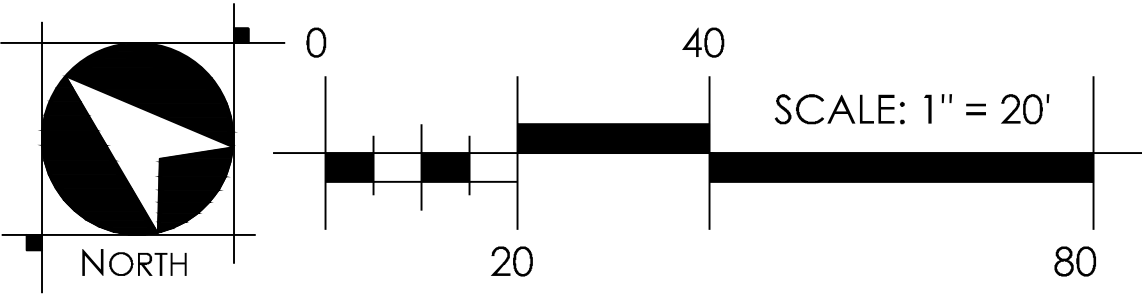
\* (C) COMPACT STALL (27%)

**OPEN SPACE SUMMARY**

COMMON AREA	PROVIDED (SF)	REQUIRED (SF)
PARCEL B	3,296	5,000
PARCEL C	5,231	
PARCEL D	4,206	
TOTAL COMMON AREA	13,363	
TOTAL PRIVATE DECK/PATIO	AVG 158 SF/UNIT 7,896	MAX 250 SF/UNIT 12,500
TOTAL OPEN SPACE	AVG 425 SF/UNIT 21,259	350 SF/UNIT 17,500

\*AU\* ACCESSIBLE UNIT  
- - - ACCESS PATH OF TRAVEL

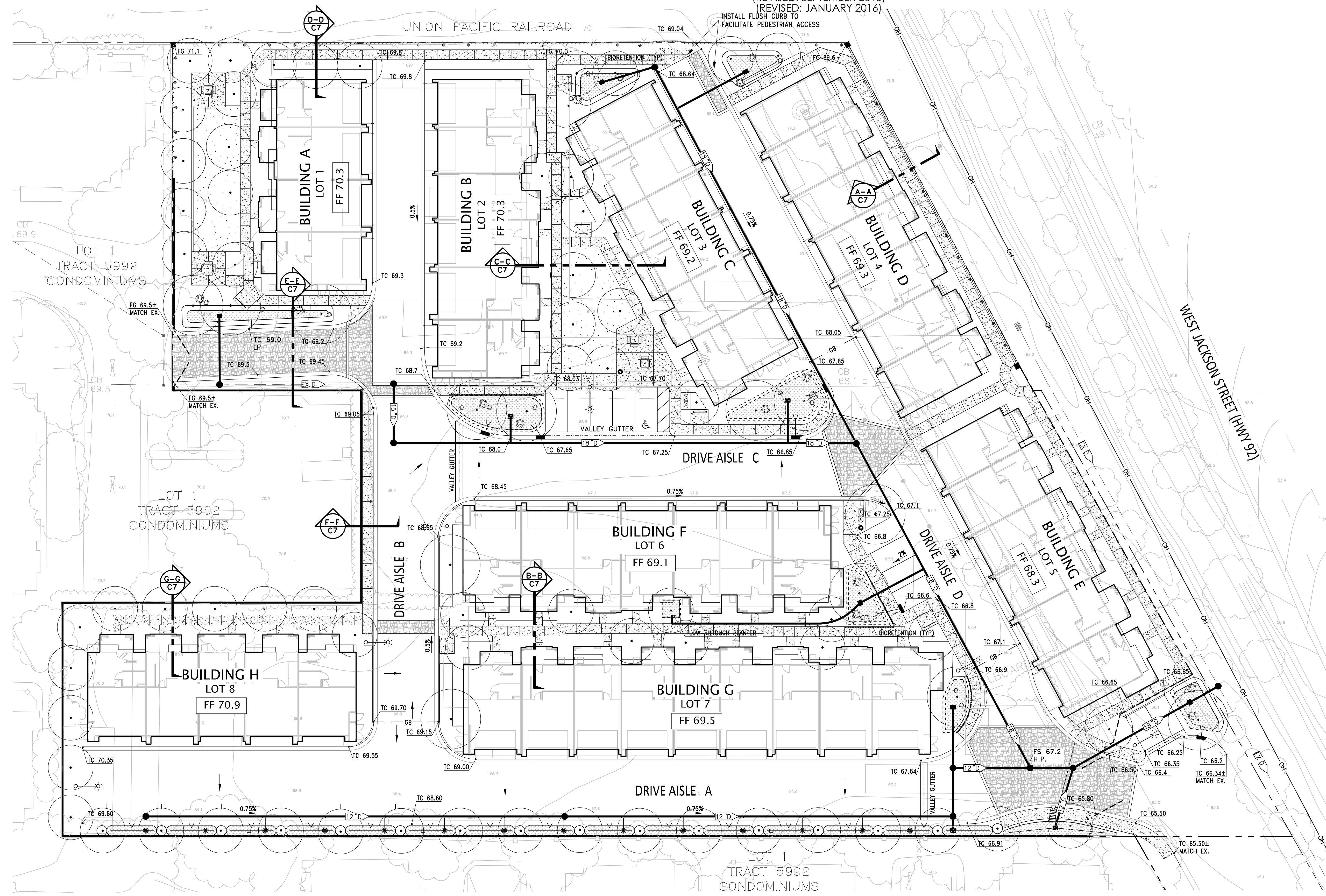
NOTE: PROJECT SHALL COMPLY WITH ALL PROVISIONS OF THE CALIFORNIA BUILDING CODE, CHAPTER 11 RELATED TO ACCESSIBILITY AS APPLICABLE TO THIS PROJECT.



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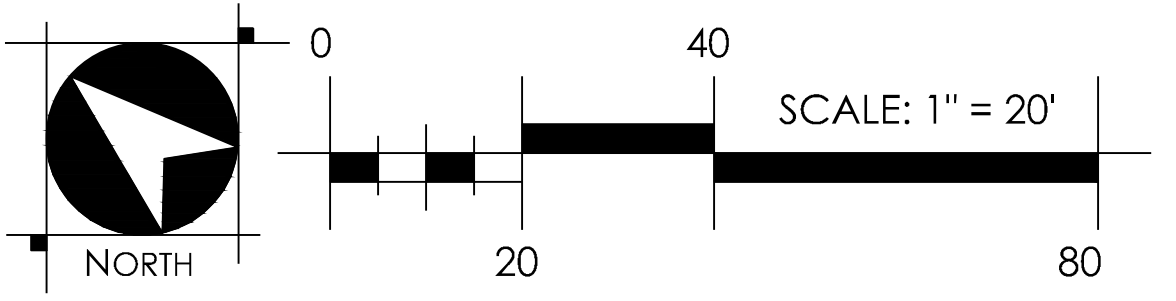
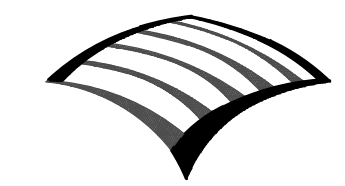
# TRACT 8240 PRELIMINARY GRADING PLAN HARVEST PARK

HAYWARD, CA  
JUNE 5, 2015  
(REVISED: SEPTEMBER 2015)  
(REVISED: JANUARY 2016)



PROPOSED	LEGEND	EXISTING
	LOT LINE	
	CURB FACE	
	SIDEWALK	
	CENTERLINE	
	PUE, EVAE, WLE, SDE, & PSE	
	DMA LIMITS	
	PROPERTY BOUNDARY	
	STORM DRAIN	
	SEWER LINE	
	WATER LINE	
	JOINT TRENCH	
	FINISHED FLOOR ELEVATION	
	MANHOLE	
	DRAIN INLET	
	WATER GATE VALVE	
	FIRE HYDRANT ASSEMBLY	
	WATER SERVICE	
	FIRE SERVICE FOR BLDG. FDC/PIV	
	STREET LIGHT	
	PARKING SPACE	

ABBREVIATIONS			
AC	ACRES	JT	JOINT TRENCH
BNDY	BOUNDARY	L	LENGTH
C	COMPACT PARKING STALL	LP	LOW POINT
CL	CENTER LINE	MH	MANHOLE
CONC	CONCRETE	N	NORTH
C	COMPACT PARKING SPACE	PL	PROPERTY LINE
D	DRAIN	PUE	PUBLIC UTILITY EASEMENT
DMA	DRAINAGE MANAGEMENT AREA	R/W	RIGHT-OF-WAY
DW	DRIVEWAY	R	RADIUS
Δ	DELTA	S	SOUTH
E	EAST	SF	SQUARE FEET
EP	EDGE OF PAVEMENT	SDE	STORM DRAIN EASEMENT
ESMT	EASEMENT	SSE	SANITARY SEWER EASEMENT
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT	STD	STANDARD
EX	EXISTING	TCM	TREATMENT CONTROL MEASURE
FF	FINISH FLOOR ELEVATION	TYP	TYPICAL
FH	FIRE HYDRANT	USD	UNION SANITARY DISTRICT
GB	GRADE BREAK	W	WATER, WEST
HC	DISABLED PARKING STALL	WLE	WATER LINE EASEMENT
HP	HIGH POINT	WQ	WATER QUALITY
INV	INVERT		

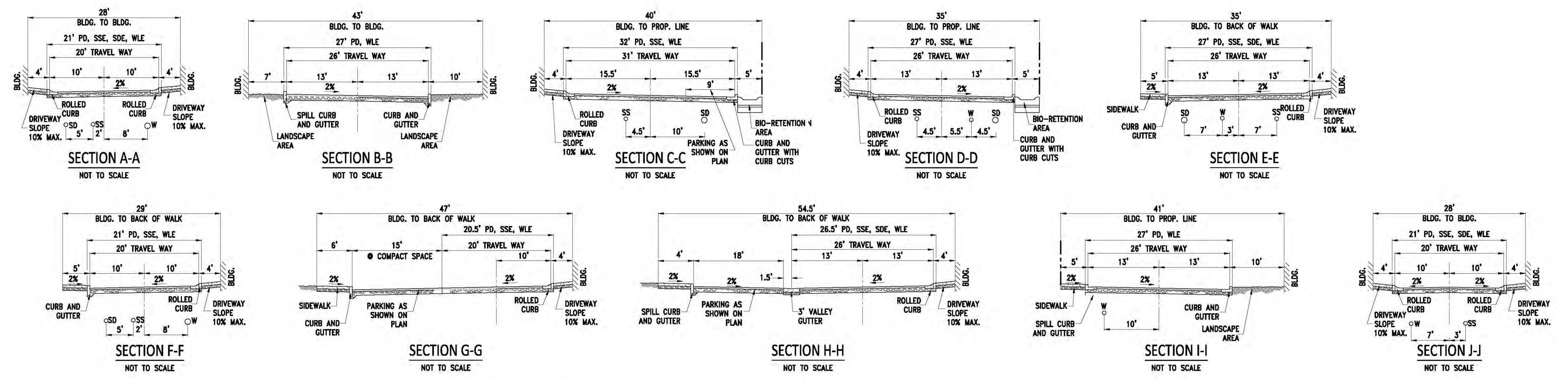
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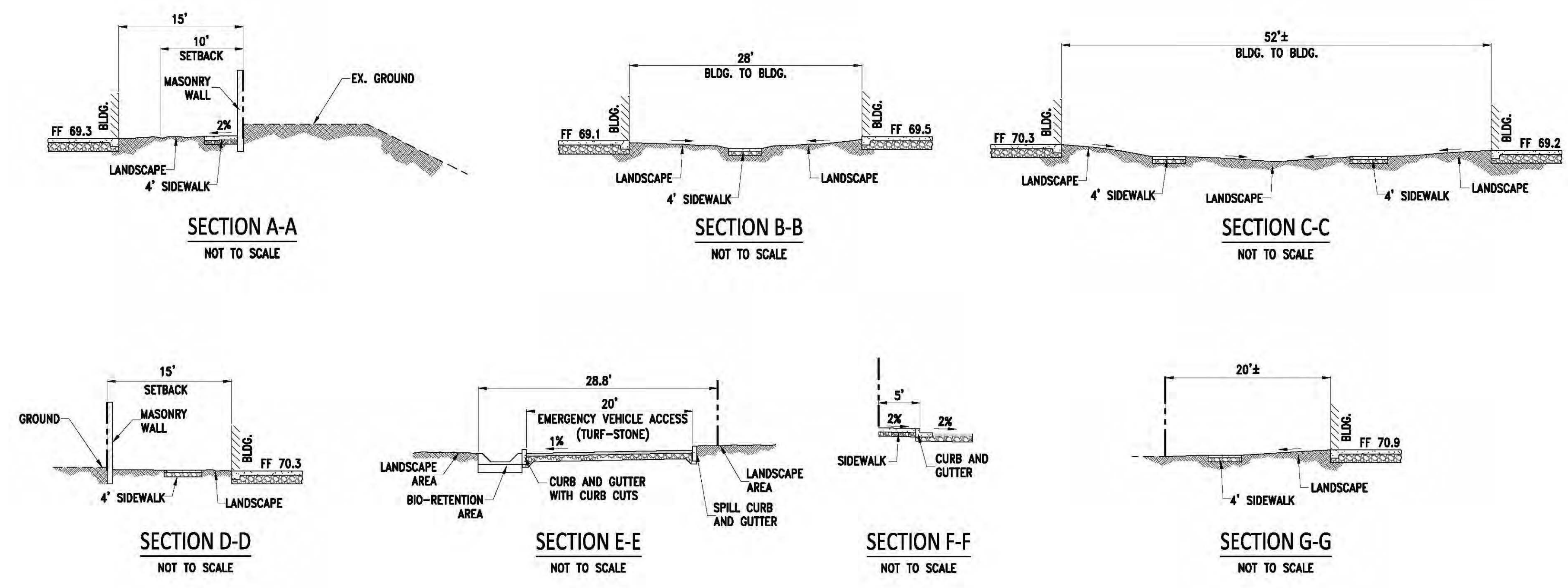
# TRACT 8240 SECTIONS HARVEST PARK

HAYWARD, CA  
JUNE 5, 2015  
(REVISED: SEPTEMBER 2015)  
(REVISED: JANUARY 2016)



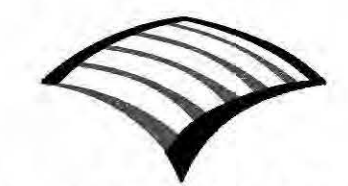
## SITE & UTILITY PLAN CROSS SECTIONS

N.T.S.



## GRADING PLAN CROSS SECTIONS

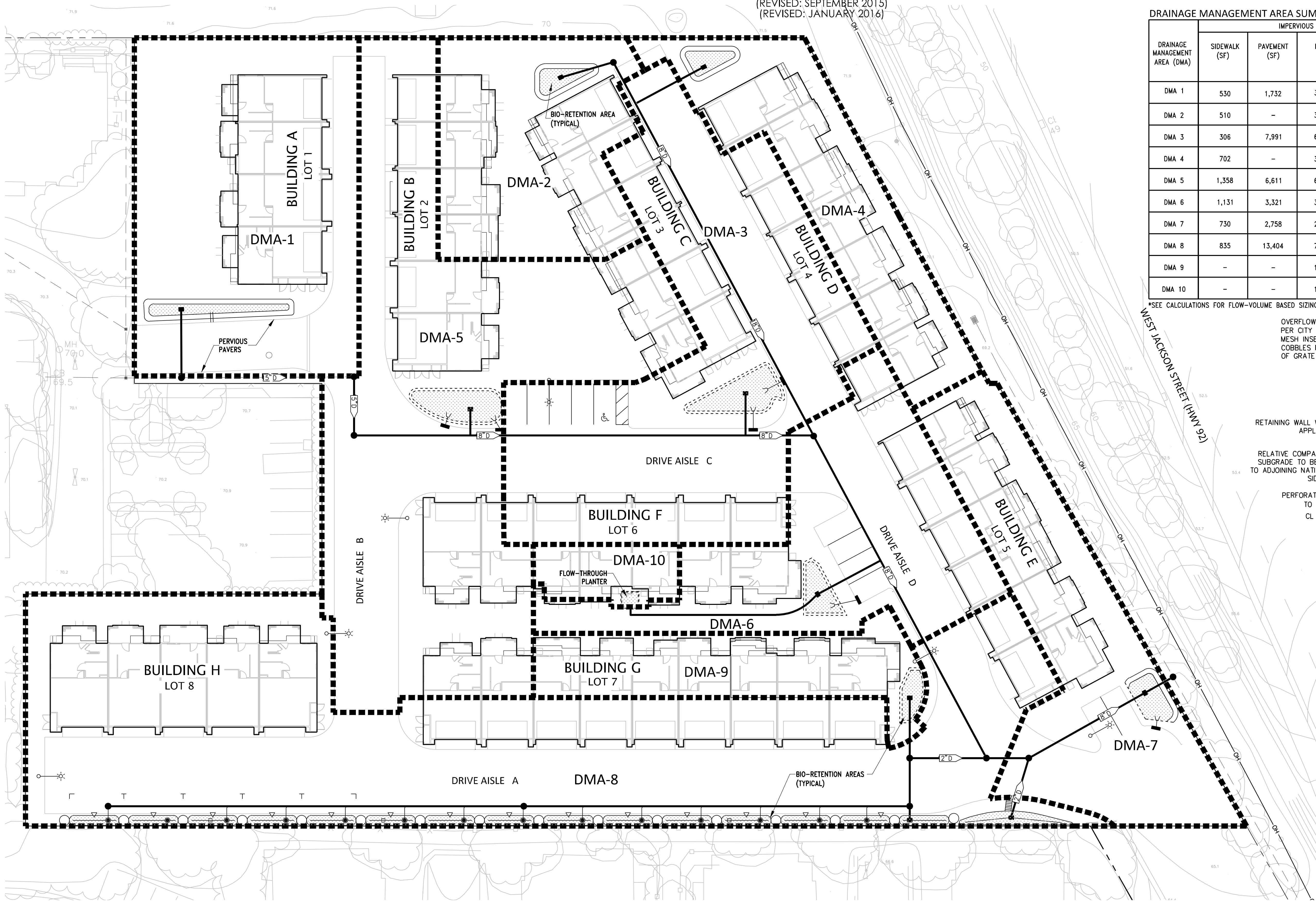
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# TRACT 8240 STORMWATER MANAGEMENT PLAN HARVEST PARK

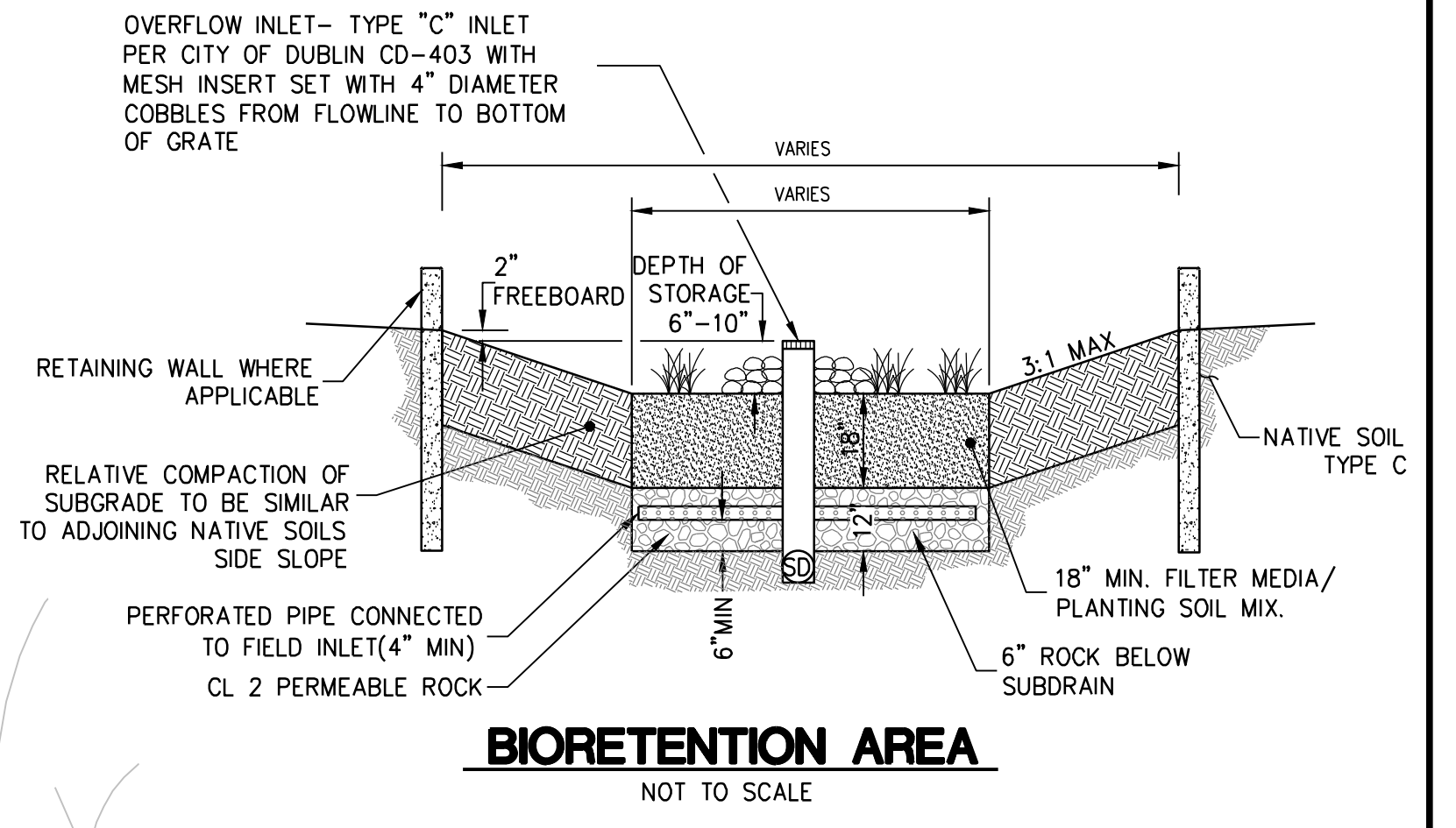
HAYWARD, CA  
JUNE 5, 2015  
(REVISED: SEPTEMBER 2015)  
(REVISED: JANUARY 2016)



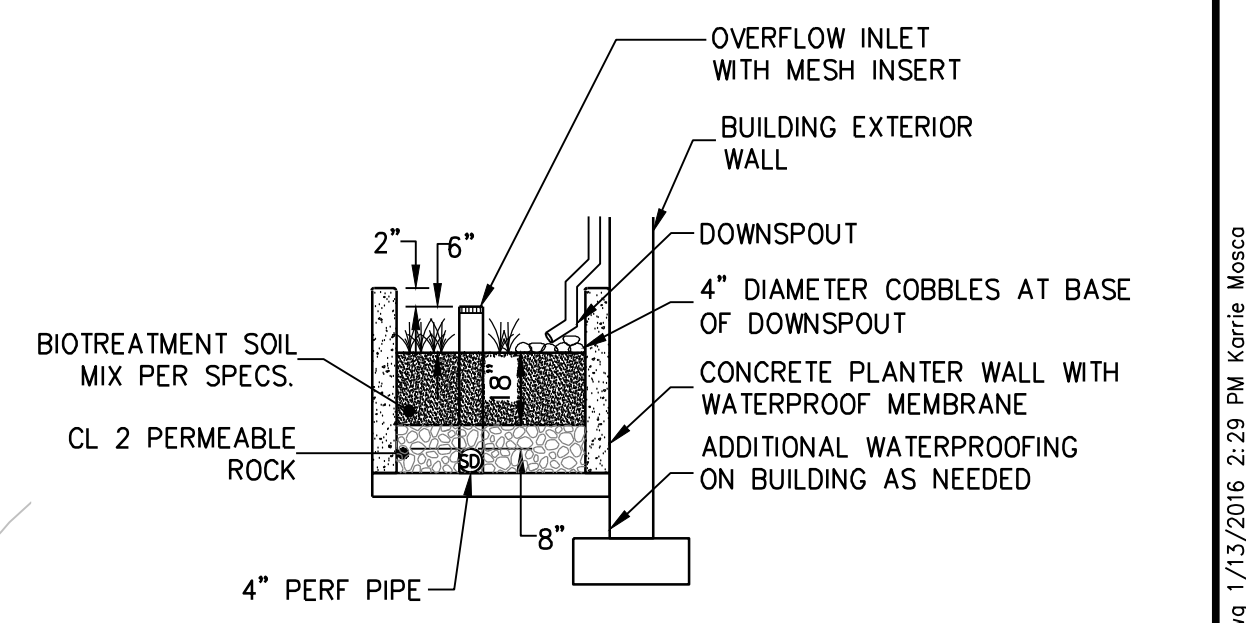
**DRAINAGE MANAGEMENT AREA SUMMARY**

DRAINAGE MANAGEMENT AREA (DMA)	IMPERVIOUS AREA				TOTAL PERVIOUS (SF)	TOTAL DRAINAGE AREA (SF)	DEPTH OF STORAGE	PROVIDED TREATMENT AREA (SF)*	TREATMENT TYPE
	SIDEWALK (SF)	PAVEMENT (SF)	ROOF (SF)	TOTAL IMPERVIOUS (SF)					
DMA 1	530	1,732	3,449	5,711	6,803	12,514	6.5"	183	BIORETENTION
DMA 2	510	-	3,638	4,148	3,339	7,487	6" MIN	140	BIORETENTION
DMA 3	306	7,991	6,088	14,385	939	15,324	8.2"	386	BIORETENTION
DMA 4	702	-	3,468	4,170	2,380	6,550	6" MIN	130	BIORETENTION
DMA 5	1,358	6,611	6,852	14,821	3,681	18,502	10"	378	BIORETENTION
DMA 6	1,131	3,321	3,636	8,088	4,355	12,443	9.6"	215	BIORETENTION
DMA 7	730	2,758	2,775	6,263	1,946	8,209	6" MIN	213	BIORETENTION
DMA 8	835	13,404	7,976	22,215	4,982	27,197	6" MIN	1,606	BIORETENTION
DMA 9	-	-	1,458	1,458	897	2,355	6" MIN	123	BIORETENTION
DMA 10	-	-	1,338	1,338	-	1,338	6" MIN	43	FLOW-THROUGH PLANTER

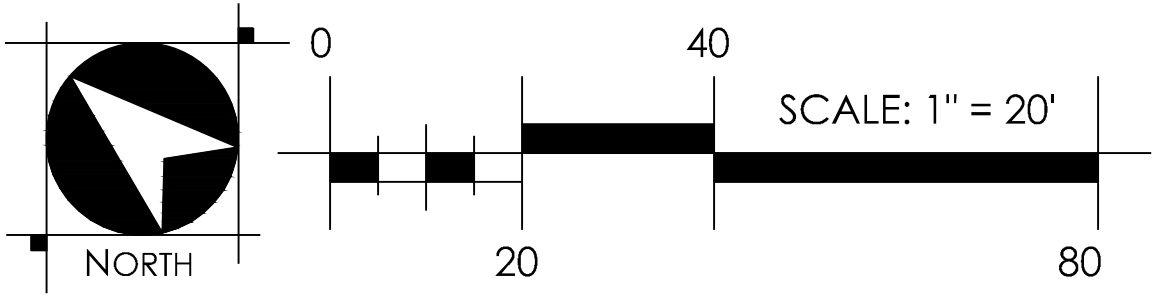
\*SEE CALCULATIONS FOR FLOW-VOLUME BASED SIZING



**BIORETENTION AREA**  
NOT TO SCALE



**PLANTER DETAIL**  
NOT TO SCALE



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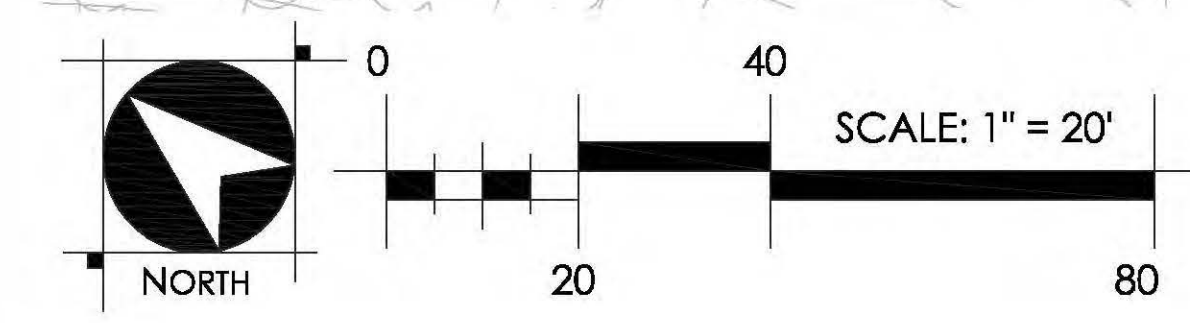
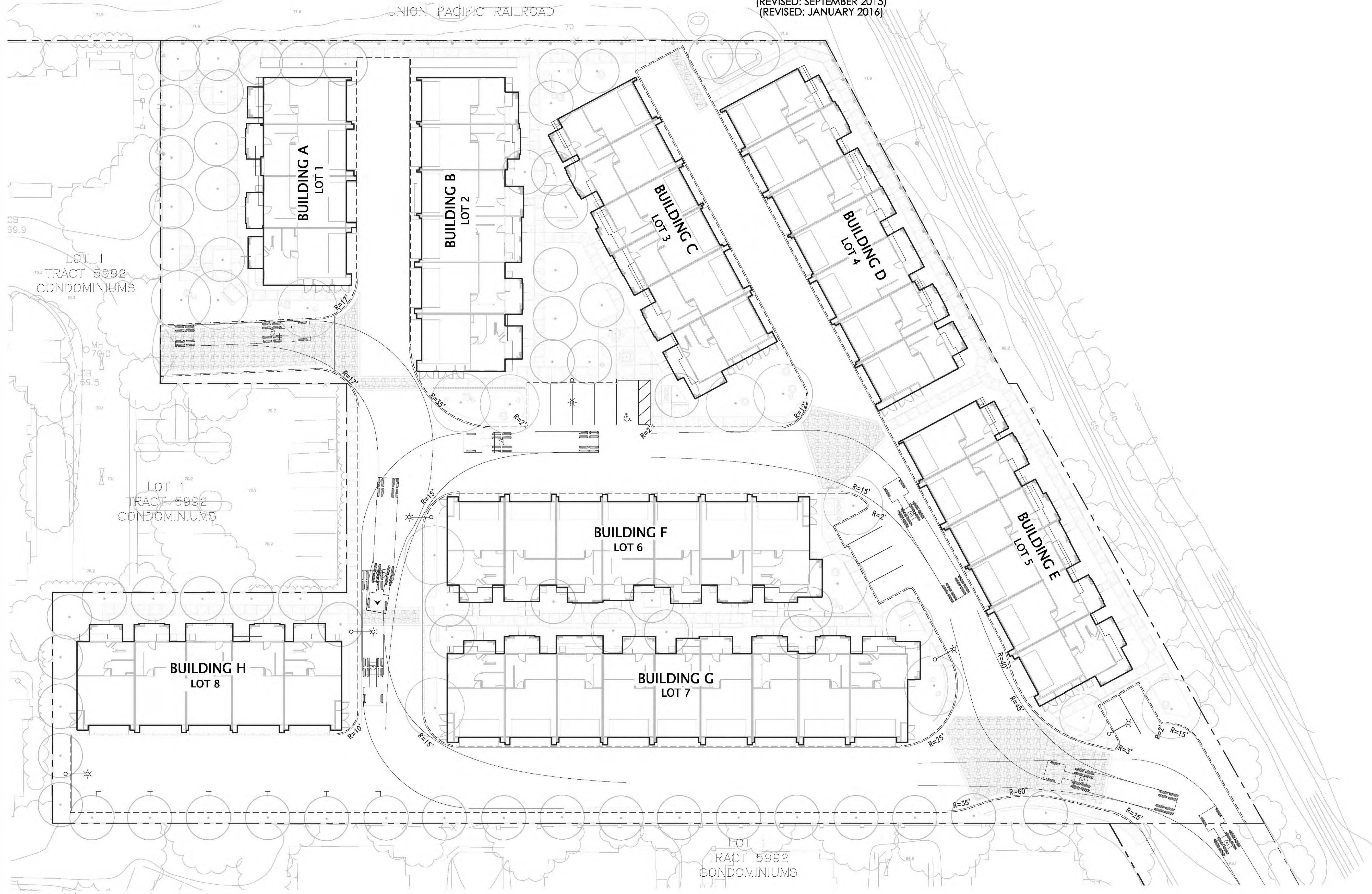
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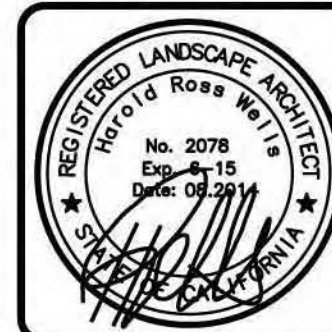
# TRACT 8240 EMERGENCY VEHICLE ACCESS PLAN HARVEST PARK

HAYWARD, CA

JUNE 5, 2015  
(REVISED: SEPTEMBER 2015)  
(REVISED: JANUARY 2016)



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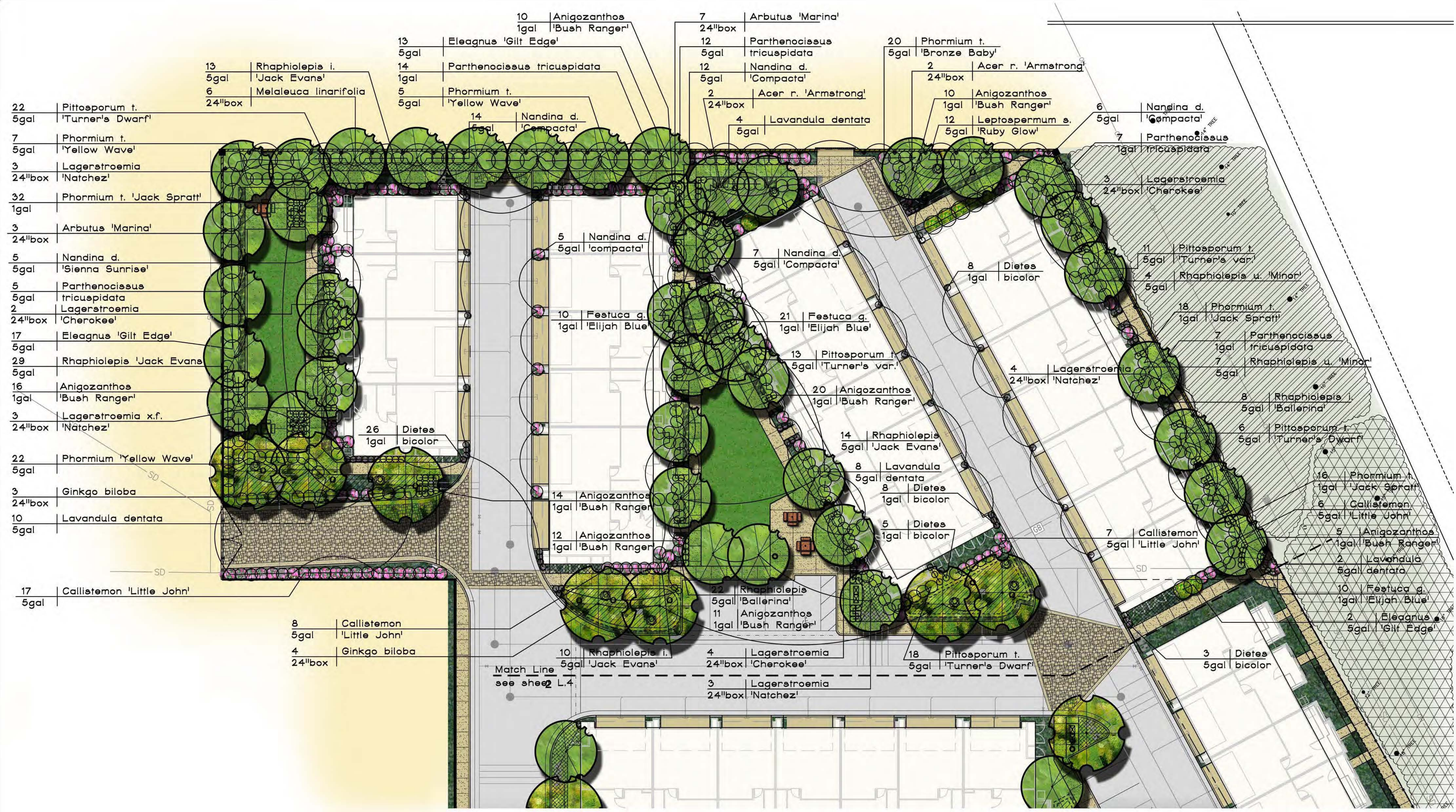
**Harvest Park**  
 W. Jackson Street & Diadon Drive  
 Hayward, CA  
 Felton Companies

**Preliminary Planting Plan**

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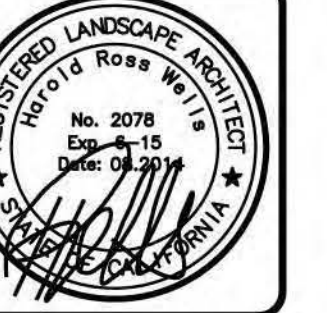
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 revisions:

sheet:  
**1**  
 of **5** sheets



SEE SHEET 3 FOR PLANTING LEGEND





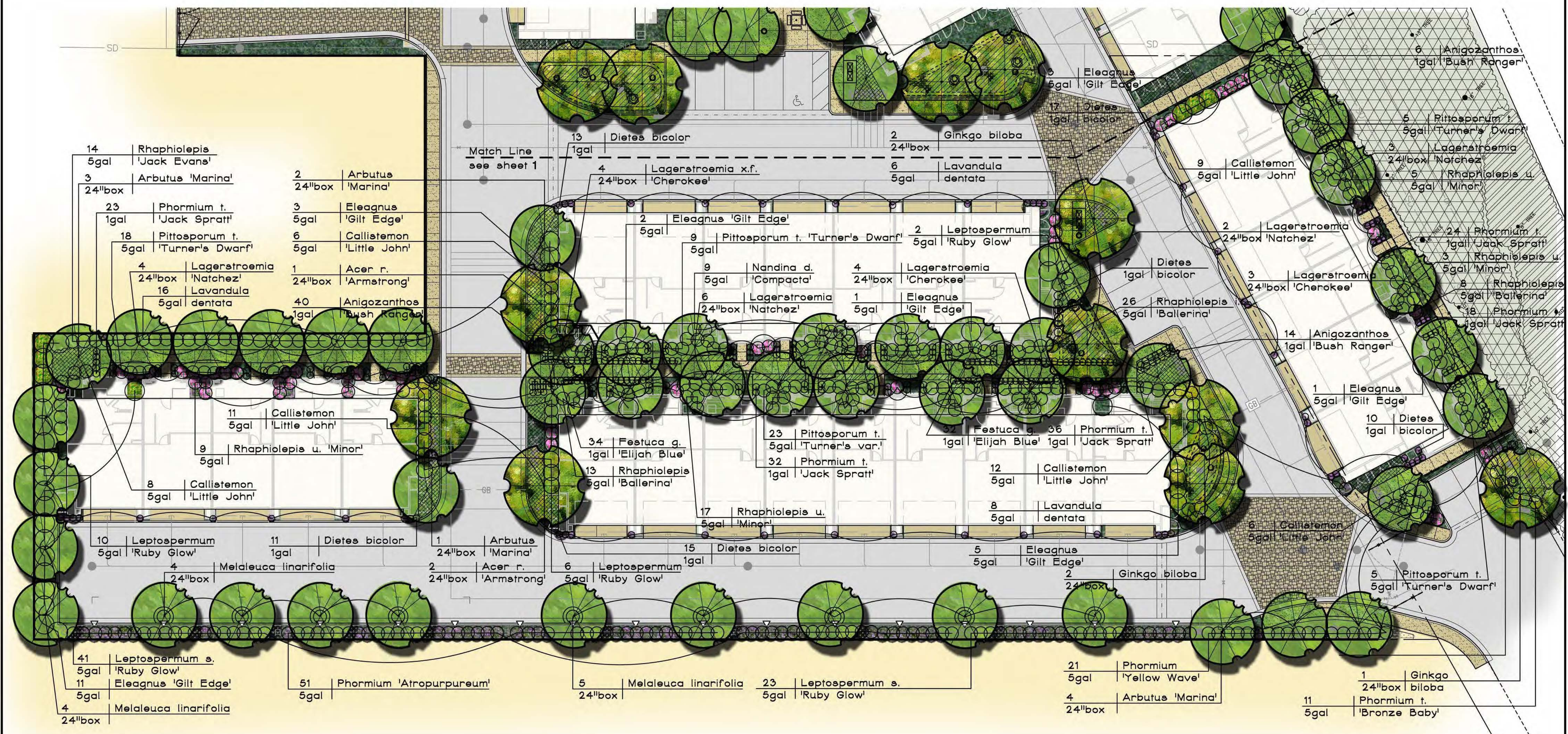
Harvest Park  
W. Jackson Street & Diodon Drive  
Hayward, CA  
Felson Companies

## Preliminary Planting Plan

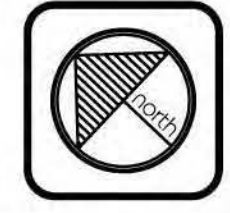
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SEE SHEET 3 FOR PLANTING LEGEND





Harvest Park  
W. Jackson Street & Diadon Drive  
Hayward, CA  
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**Preliminary Planting Plan**  
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date: 06.05.15  
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drawn by: EJ  
job no: 14,000  
revisions:

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of 5 sheets

**Planting Legend**

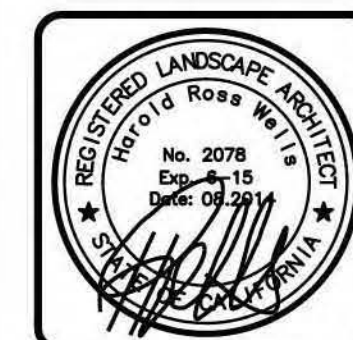
QUANT.	SIZE	BOTANICAL NAME	COMMON NAME	WUCOLS	HEIGHT	WIDTH	SPACING
<b>TREES</b>							
5	24"box	Acer r. 'Armstrong'	ARMSTRONG MAPLE	Moderate	45'	15'	Varies,16'min.
31	24"box	Arbutus 'Marina'	N.C.N.	Low	20'-40'	20'-30'	Varies,15'min.
30	24"box	Lagerstroemia 'Cherokee'	CRAPE MYRTLE	Low	15'-25'	10'-20'	Varies,12'min.
32	24"box	Lagerstroemia 'Natchez'	CRAPE MYRTLE	Low	20'-25'	10'-15'	Varies,12'min.
12	24"box	Ginkgo biloba 'Autumn Gold'	MAIDENHAIR TREE	Low	30'-50'	30'-50'	Varies,20'min.
19	24"box	Melaleuca linariifolia	FLAX LEAF PAPERBARK	Low	30'	20'	Varies,20'min.
<b>SHRUBS:</b>							
163	1gal	Anigozanthos 'Bush Ranger'	DWARF KANGAROO PAW	Low	1'-2'	1'-2'	1'-6"
90	5gal	Callistemon 'Little John'	DWARF BOTTLEBRUSH	Low	3'	3'	2'-6"
134	5gal	Dietes bicolor	BUTTERFLY IRIS	Low	3'	3'	2'-6"
58	5gal	Elaeagnus 'Gilt Edge'	ELAEAGNUS	Low	10'-15'	6'-8'	5'
107	5gal	Festuca g. 'Elijah Blue'	BLUE FESCUE	Low	8"	8"	1'
60	5gal	Lavandula dentata 'Goodwin Creek'	GOODWIN CREEK LAVENDER	Low	2.5'-3'	3'-4'	3'
94	5gal	Leptospermum s. 'Ruby Glow'	TEA TREE	Low	6'-8'	4'-5'	4'
103	5gal	Nandina d. 'Compacta'	HEAVENLY BAMBOO	Low	4'-5'	3'	2'-6"
45	5gal	Parthenocissus tricuspidata	BOSTON IVY	Low	30'	30'	10'
51	5gal	Phormium t. 'Atropurpureum'	FLAX	Low	6'-8'	6'	4'
31	5gal	Phormium t. 'Bronze Baby'	DWARF FLAX	Low	2'-3'	2'-3'	3'
199	1gal	Phormium t. 'Jack Spratt'	DWARF FLAX	Low	1'-2'	1'-2'	1'-6"
55	5gal	Phormium t. 'Yellow Wave'	FLAX	Low	3'-4'	3'-4'	3'
130	5gal	Pittosporum t. 'Turner's Dwarf'	TURNER'S VAR. DWARF TOBIRA	Low	2'-3'	2'-3'	3'
85	5gal	Raphiolepis i. 'Ballerina'	INDIAN HAWTHORN	Low	2'-3'	3'-4'	3'
80	5gal	Raphiolepis i. 'Jack Evans'	INDIAN HAWTHORN	Low	4'-5'	4'	3'
45	5gal	Raphiolepis u. 'Minor'	DWARF YEDDO HAWTHORN	Low	3'-4'	3'-4'	3'
<b>GROUND COVER:</b>							
	1-gal @ 24"o.c.	Arctostaphylos u. 'Point Reyes'	BEARBERRY	Low	3'-4'	3'-4'	3'
	1gal @ 24"o.c.	Carex divulca	BERKELEY SEDGE	Low	3'-4'	3'-4'	1'-6"
	1gal @ 48"o.c.	Cotoneaster 'Lowfast'	CARPET ROSE	Low	3'-4'	3'-4'	4'
	1gal @ 48"o.c.	Rosmarinus o. 'Huntington Carpet'	HUNTINGTON CARPET ROSEMARY	Low	3'-4'	3'-4'	3'
	Sod	Dwarf Bonsai Fescue	SOD LAWN	High			

**Planting Notes**

- The landscape plans comply with the City of Hayward Tree Preservation Ordinance, Bay-Friendly Water Efficient Landscape Ordinance, Hayward Environmentally Friendly Landscape Guidelines and Checklist for the landscape professional, and City of Hayward Municipal Codes.
  - Quantities of plant materials shall be furnished to complete the work as shown by symbols on the planting plan. Plant legend quantities are for the contractor's convenience only. Should it appear that the work to be done is not sufficiently detailed or explained on these plans, the contractor shall contact the landscape architect for further clarification as may be necessary.
  - The following City minimum setback/clearance guidelines shall be adhered to for trees placement:
    - From corners - 20'
    - Underground utilities - 5'
    - Light pole - 15'
    - Face of traffic signal - 30'
  - Contractor to root barrier on all trees within 7' of paved areas or structures.
  - Tree planting locations are to be approved and/or adjusted in the field by the developer prior to planting.
  - Trees shall be planted according to the City Standard Detail SD-122.
  - See Sheet L.9 for ground cover detail for "Plant Quantity Diagram".
  - See Sheet L.6 through L.11 for Landscape Details and Specifications.
- Landscape Square Footages:**  
 Shrub & ground cover area: 22,699s.f. (90%)  
 Lawn area: 2,423s.f. (10%)  
 Overall Landscape Area 25,122s.f. (100%)  
 (Off-site) Street frontage 26,445s.f.







Harvest Park  
W. Jackson Street & Diadon Drive  
Hayward, CA  
Felson Companies

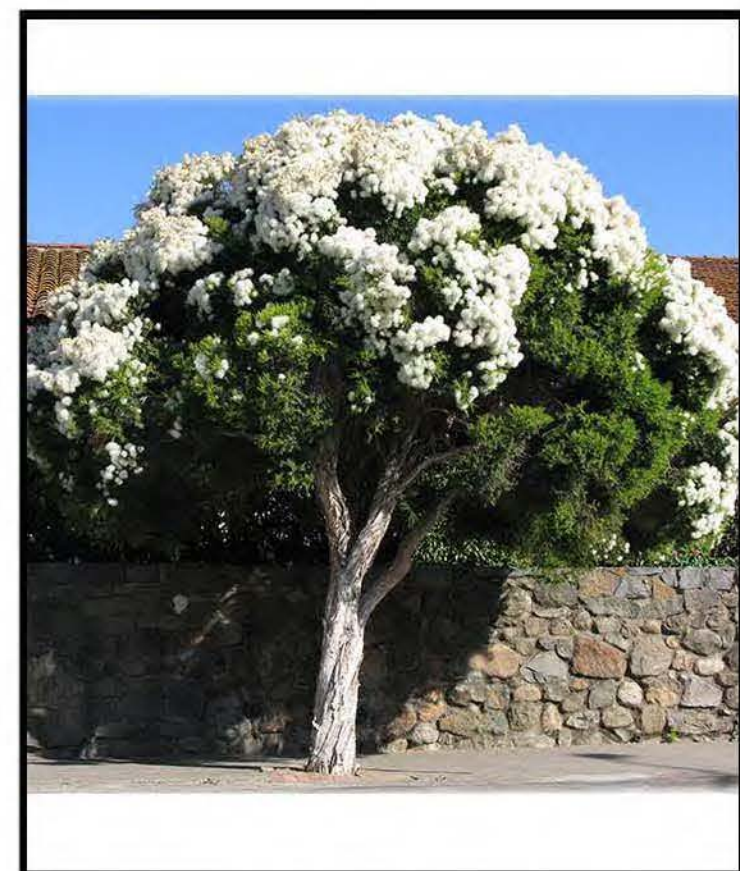
Preliminary Landscape Plan

date: 06.05.15  
scale:  
revisions:  
drawn by: plj  
job no: 14,000

sheet:  
**4**  
of 5 sheets



Ginkgo biloba



Melaleuca linariifolia



Arbutus 'Marina'



Crataegus phaenopyrum



Lagerstroemia indica



Permeable Pavers  
McNear Brick and Block  
'Napa' style



Example of Bioswale with Boulders  
NOTE: Grassy swale and boulders are the  
only items in this photo being referenced.



Trash Receptacle  
Mfg.: Dumor, Inc.  
Style shown: 157  
Color to be determined



Picnic Table  
Mfg.: Dumor, Inc.  
Style shown: 448-33,34  
Color to be determined



Cluster Mailbox  
Regency style cluster mailbox available  
from Mailboxes.com



Automated Metal Gates



Metal Fence



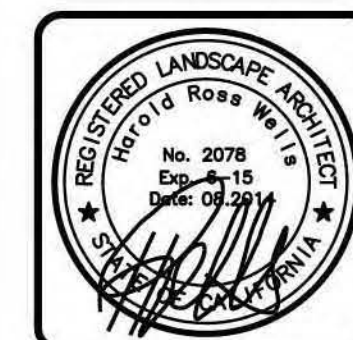
Wood Fence



Masonry Wall



Tree Grate & Guard



**Harvest Park**  
W. Jackson Street & Diadon Drive  
Hayward, CA  
Felson Companies

**Preliminary Landscape Plan**  
Copyright © 2009 HWA Landscape Architects. All rights reserved. This drawing is the property of HWA Landscape Architects and is not to be used, copied, or reproduced in any form without the written permission of HWA Landscape Architects. The design is intended to be used in conjunction with the original contract documents. The design is preliminary and subject to change without notice. The user, reuse or alteration of this drawing is prohibited by law without the written permission of HWA Landscape Architects.

date: 06.05.15  
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sheet:  
**5**  
of 5 sheets



Anigozanthos 'Bush Ranger'



Callistemon v. 'Little John'



Diates bicolor



Elaeagnus 'Gilt Edge'



Festuca g. 'Elijah Blue'



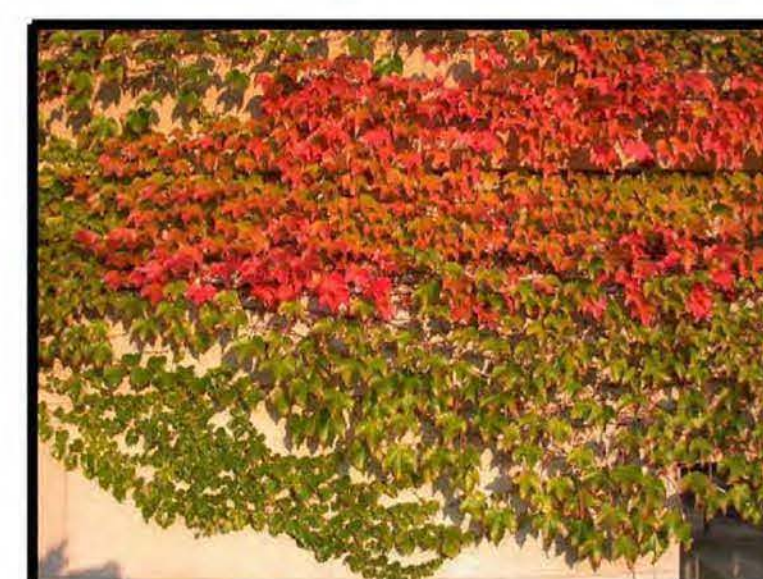
Lavandula d. 'Goodwin Creek'



Leptospermum s. 'Ruby Glow'



Nandina d. 'Compacta'



Parthenocissus tricuspidata



Phormium t. 'Bronze Baby'



Phormium t. 'Jack Spratt'



Phormium 'Yellow Wave'



Pittosporum t. Turner's Dwarf'



Raphiolepis i. 'Jack Evans'



Raphiolepis u. 'Minor'



Arctostaphylos 'Point Reyes'



Carex divulsa



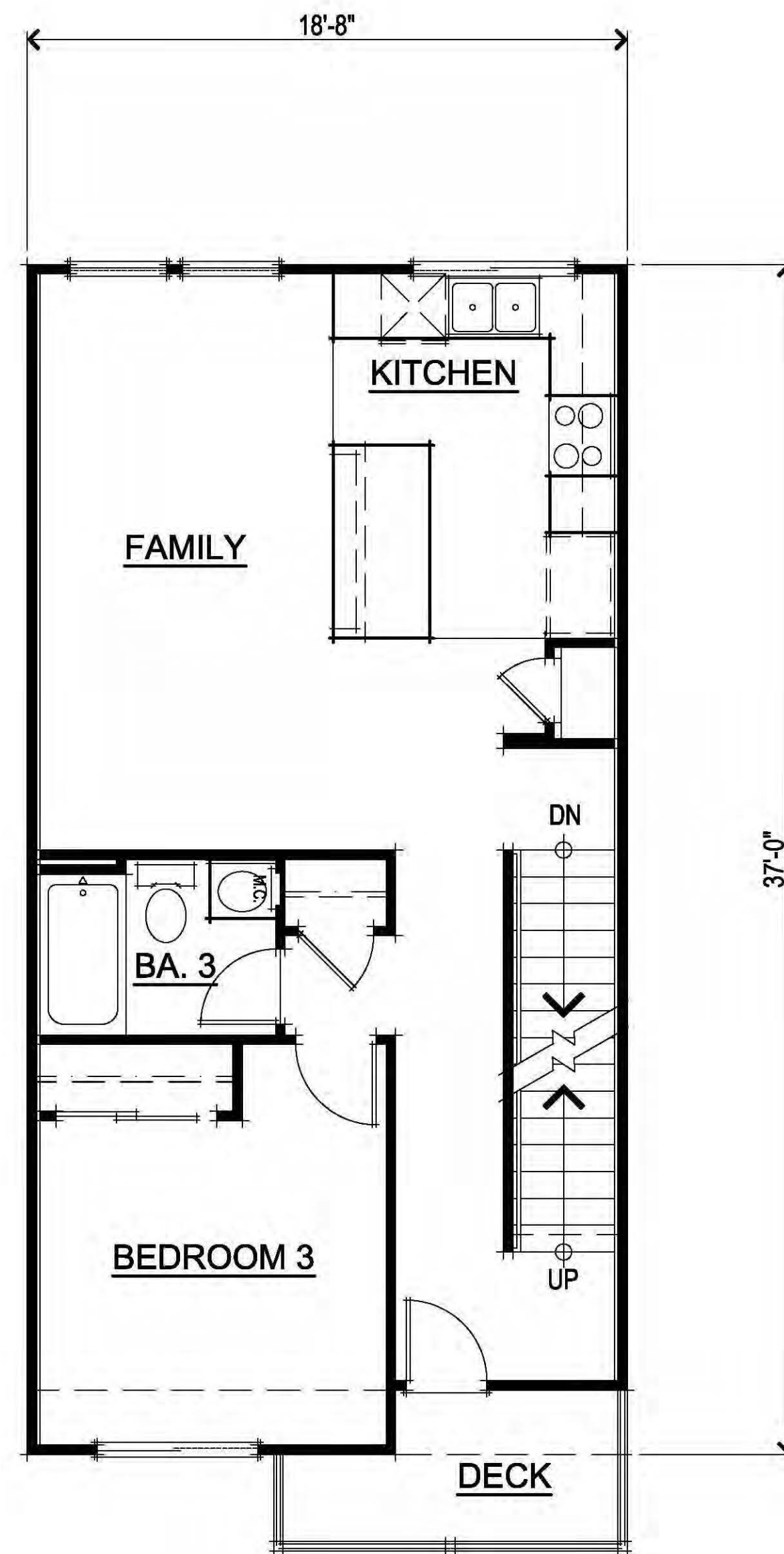
Cotoneaster 'Lowfar'



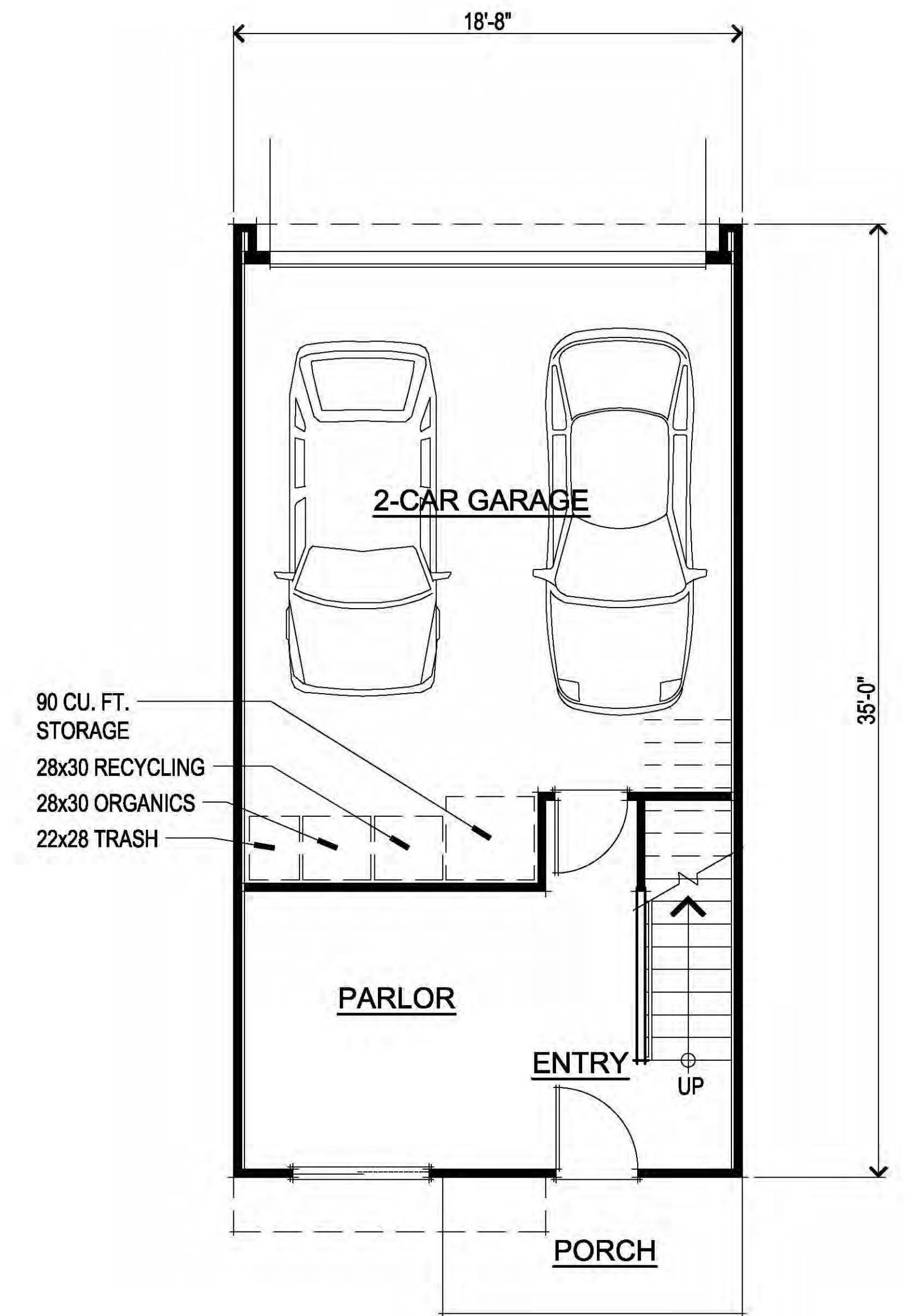
Rosmarinus o. 'Huntington Carpet'



THIRD FLOOR PLAN

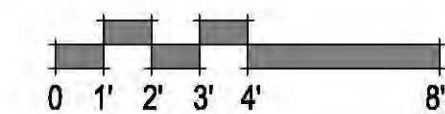


SECOND FLOOR PLAN



FIRST FLOOR PLAN

SQUARE FOOTAGES	
FIRST FLOOR	226 SQ. FT.
SECOND FLOOR	676 SQ. FT.
THIRD FLOOR	660 SQ. FT.
TOTAL LIVING	1562 SQ. FT.
2-CAR GARAGE	408 SQ. FT.



UNIT 1 FLOOR PLANS

A01

Harvest Park  
Hayward, CA  
June 5, 2015

Felson Companies

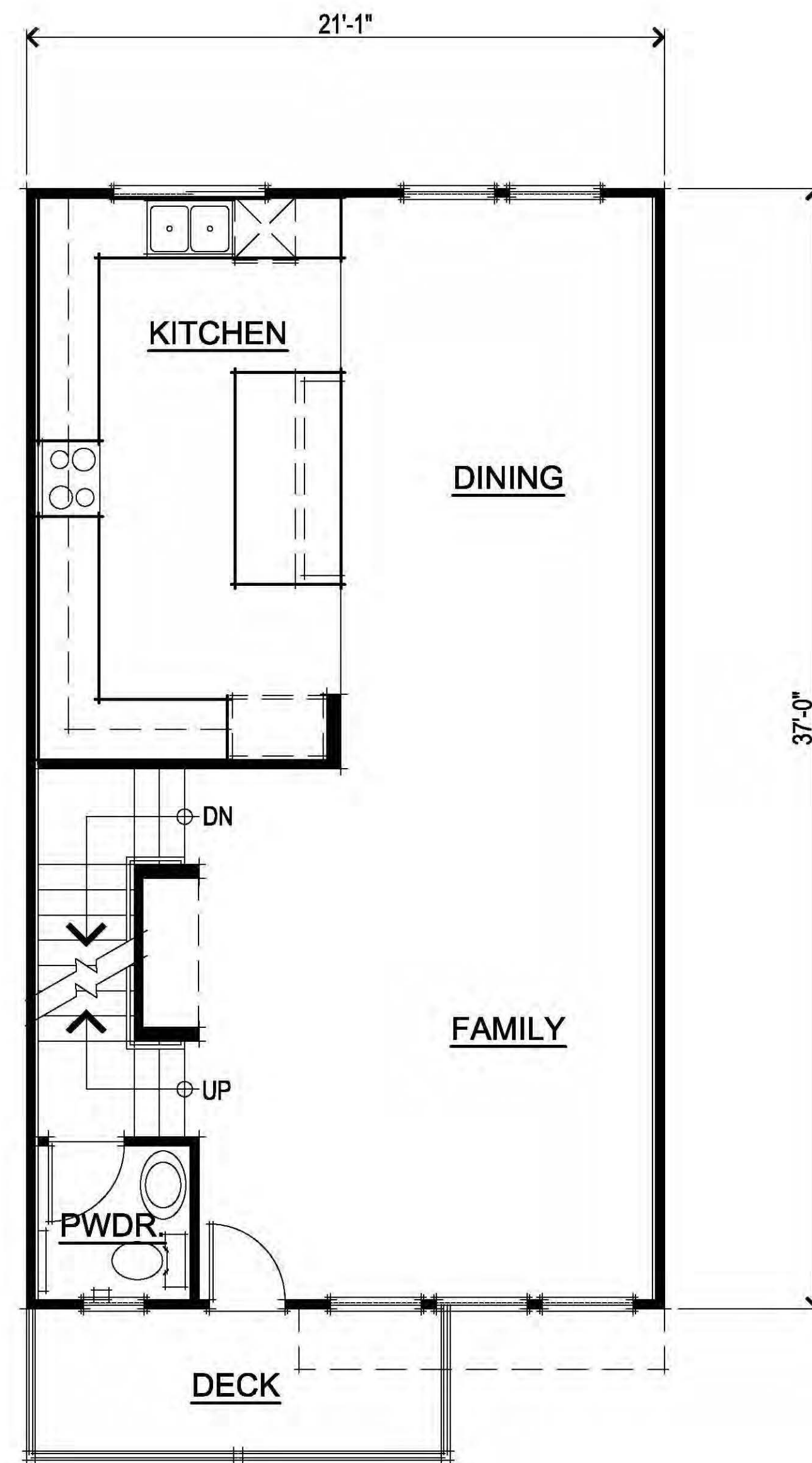
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510.583.3403

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925.634.7000  
www.strausdesign.com

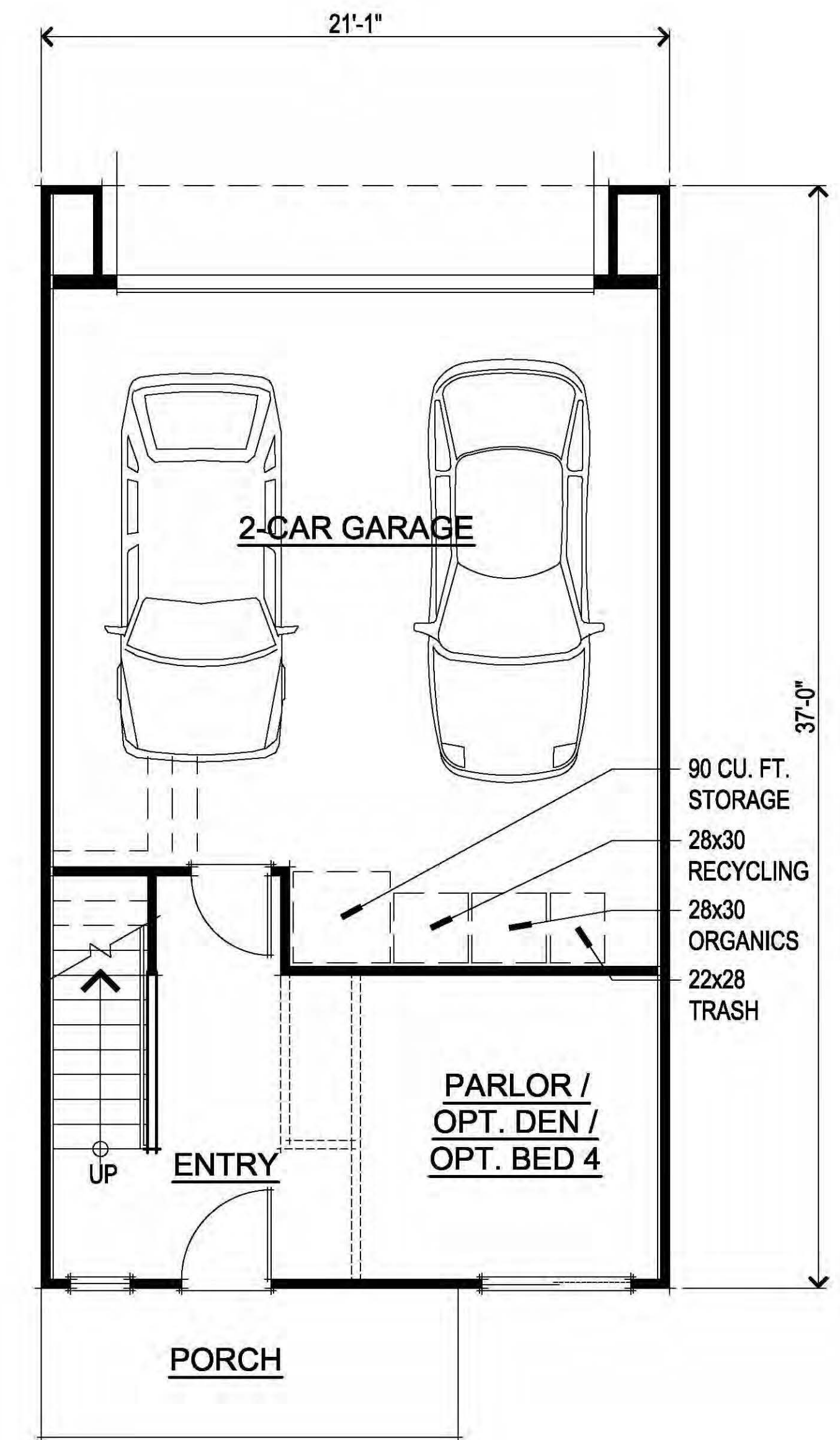




THIRD FLOOR PLAN

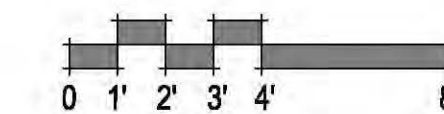


SECOND FLOOR PLAN



FIRST FLOOR PLAN

SQUARE FOOTAGES	
FIRST FLOOR	255 SQ. FT.
SECOND FLOOR	780 SQ. FT.
THIRD FLOOR	775 SQ. FT.
TOTAL LIVING	1810 SQ. FT.
2-CAR GARAGE	462 SQ. FT.



Harvest Park  
Hayward, CA  
June 5, 2015

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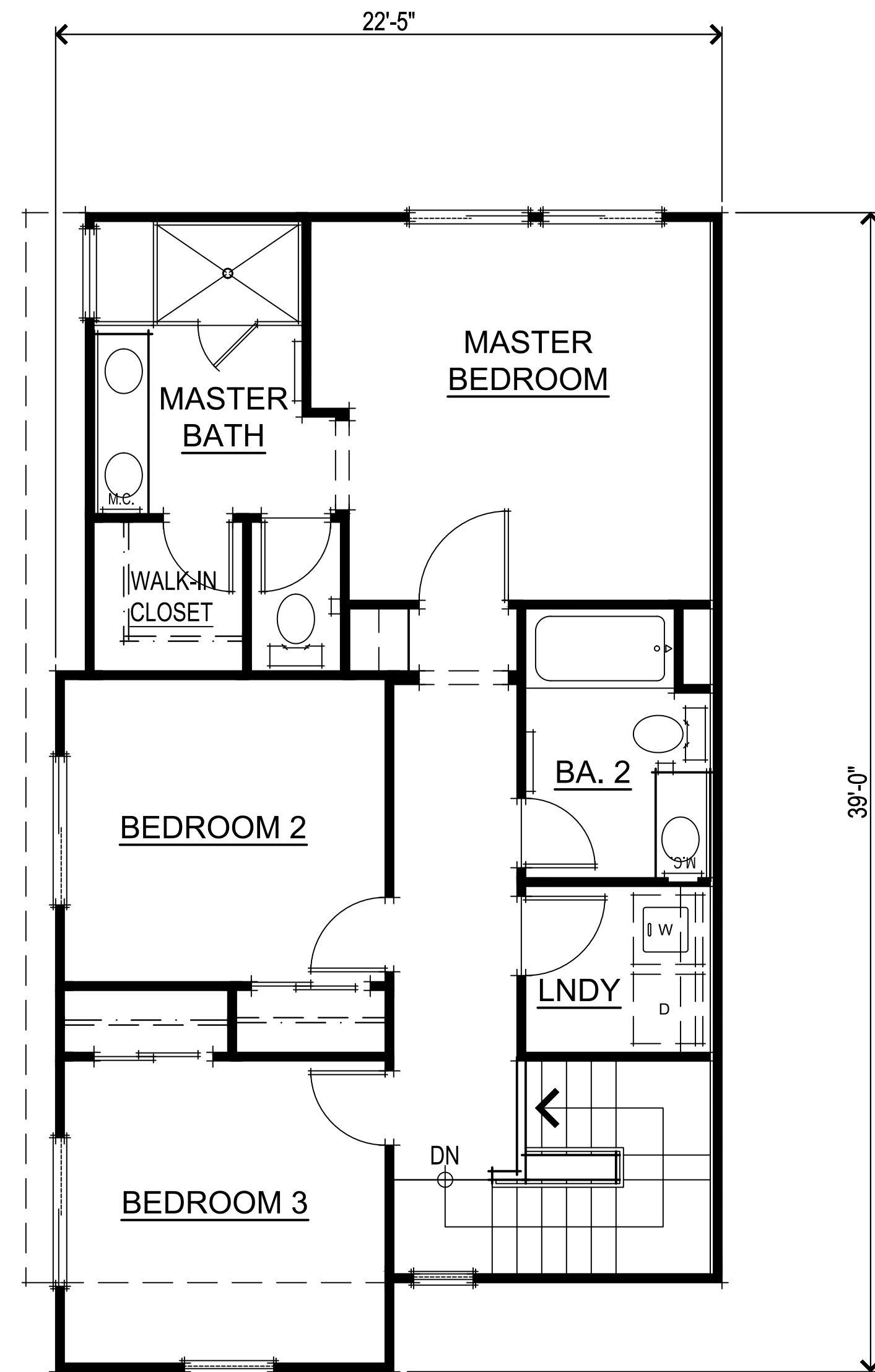
UNIT 2 FLOOR PLANS

A02

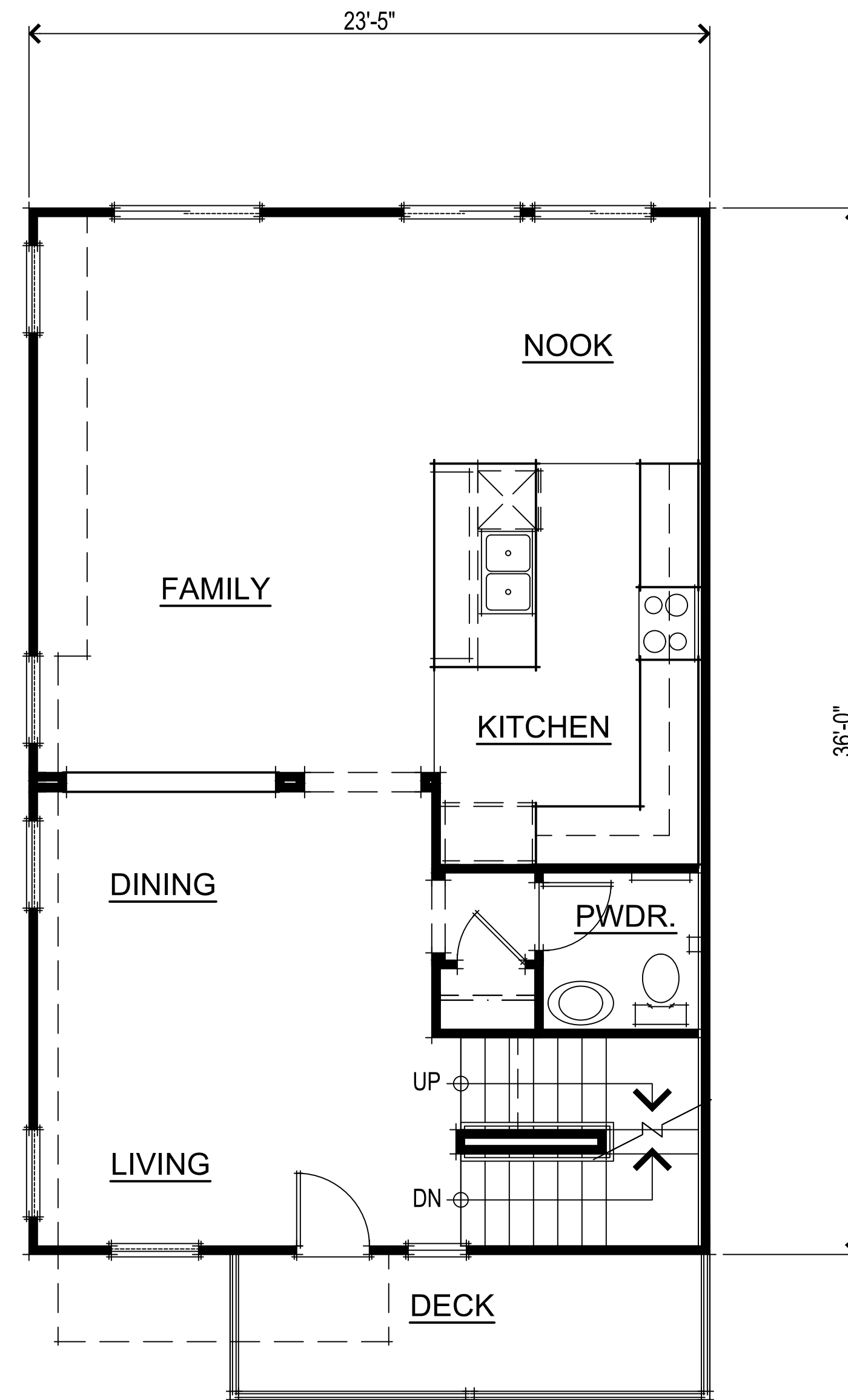
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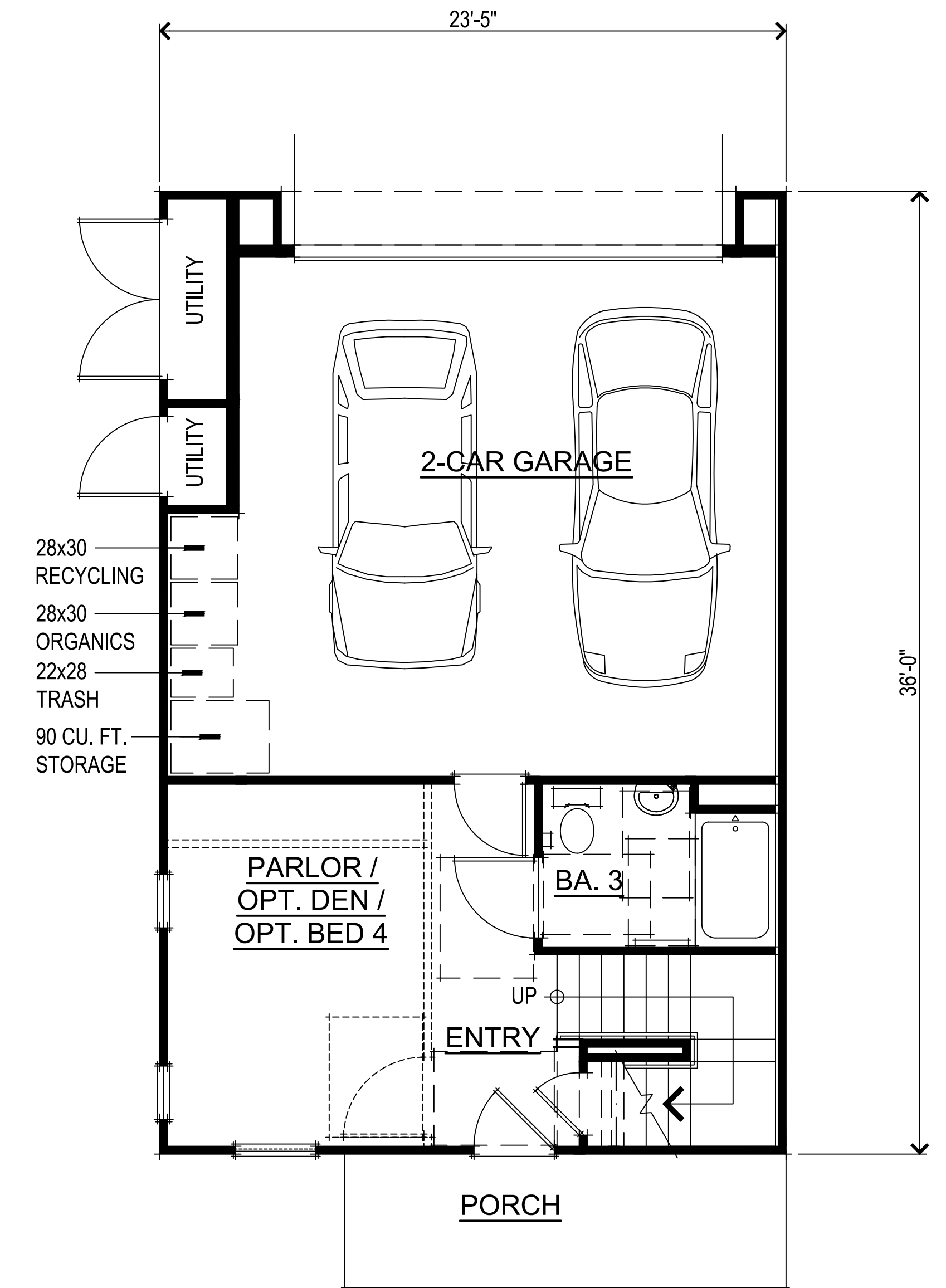
SDG Architects, Inc.



THIRD FLOOR PLAN

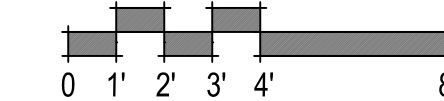


SECOND FLOOR PLAN



FIRST FLOOR PLAN

SQUARE FOOTAGES	
FIRST FLOOR	331 SQ. FT.
SECOND FLOOR	843 SQ. FT.
THIRD FLOOR	781 SQ. FT.
TOTAL LIVING	1955 SQ. FT.
2-CAR GARAGE	416 SQ. FT.



Harvest Park  
Hayward, CA  
June 5, 2015

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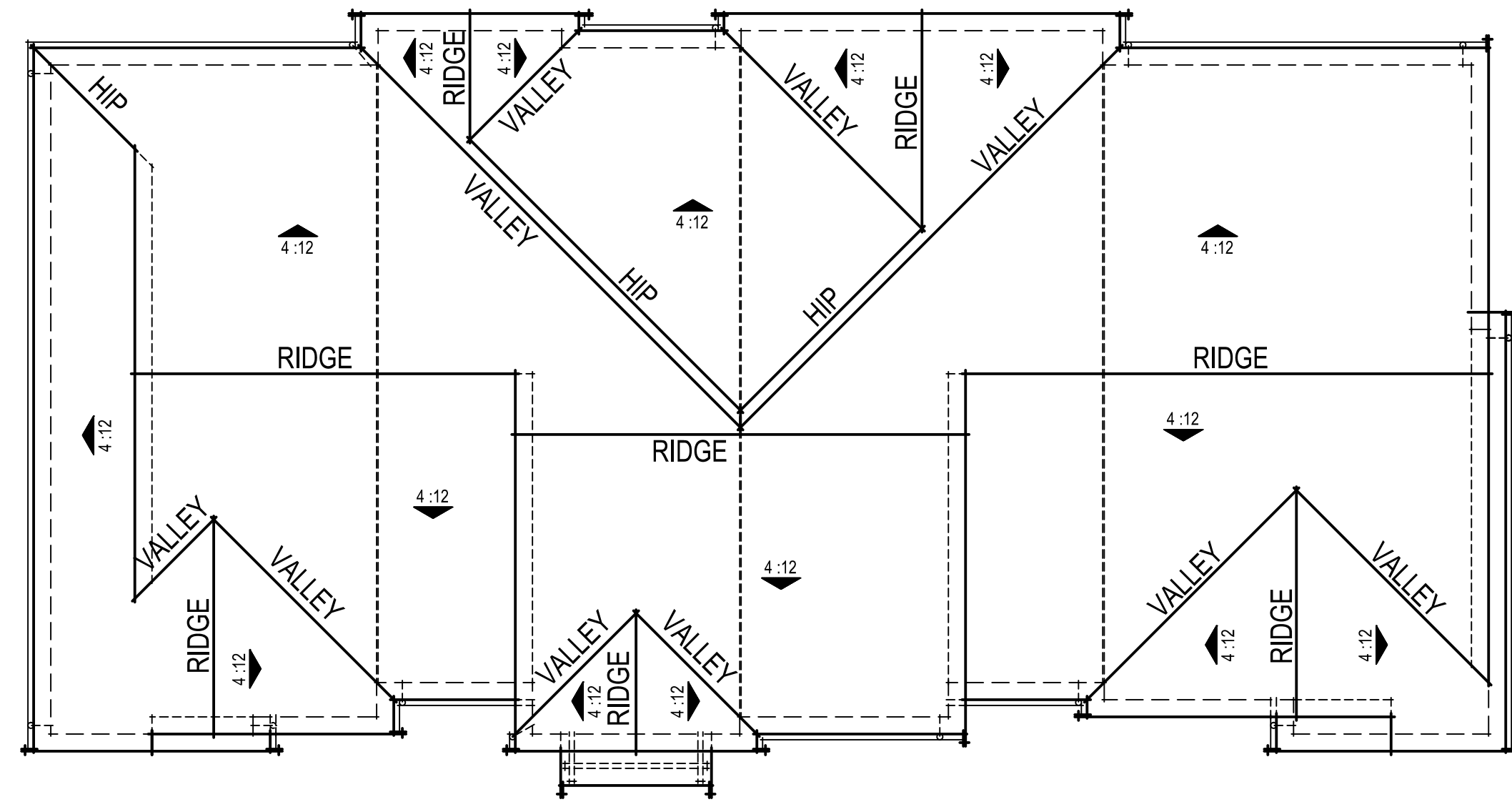
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UNIT 3 FLOOR PLANS

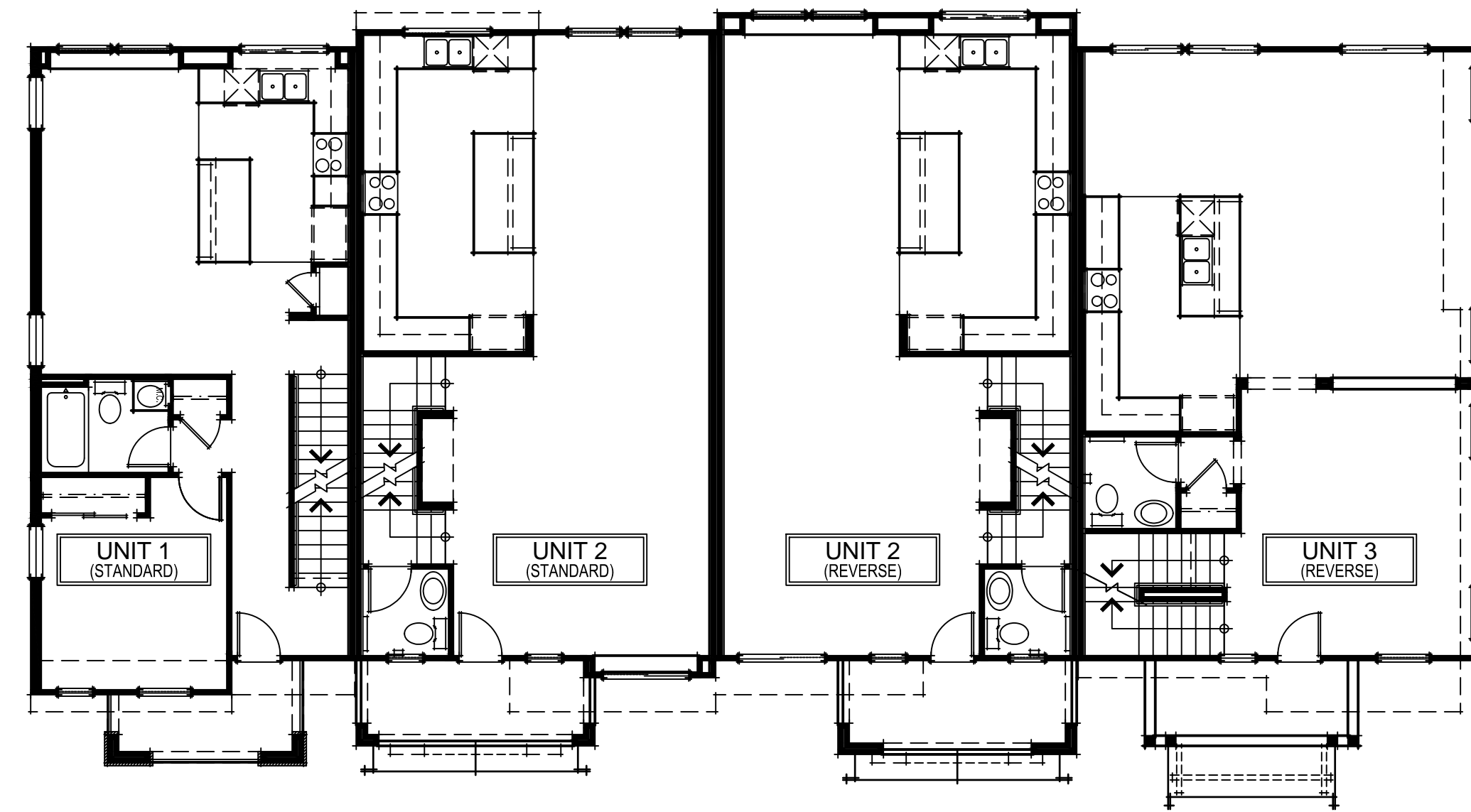
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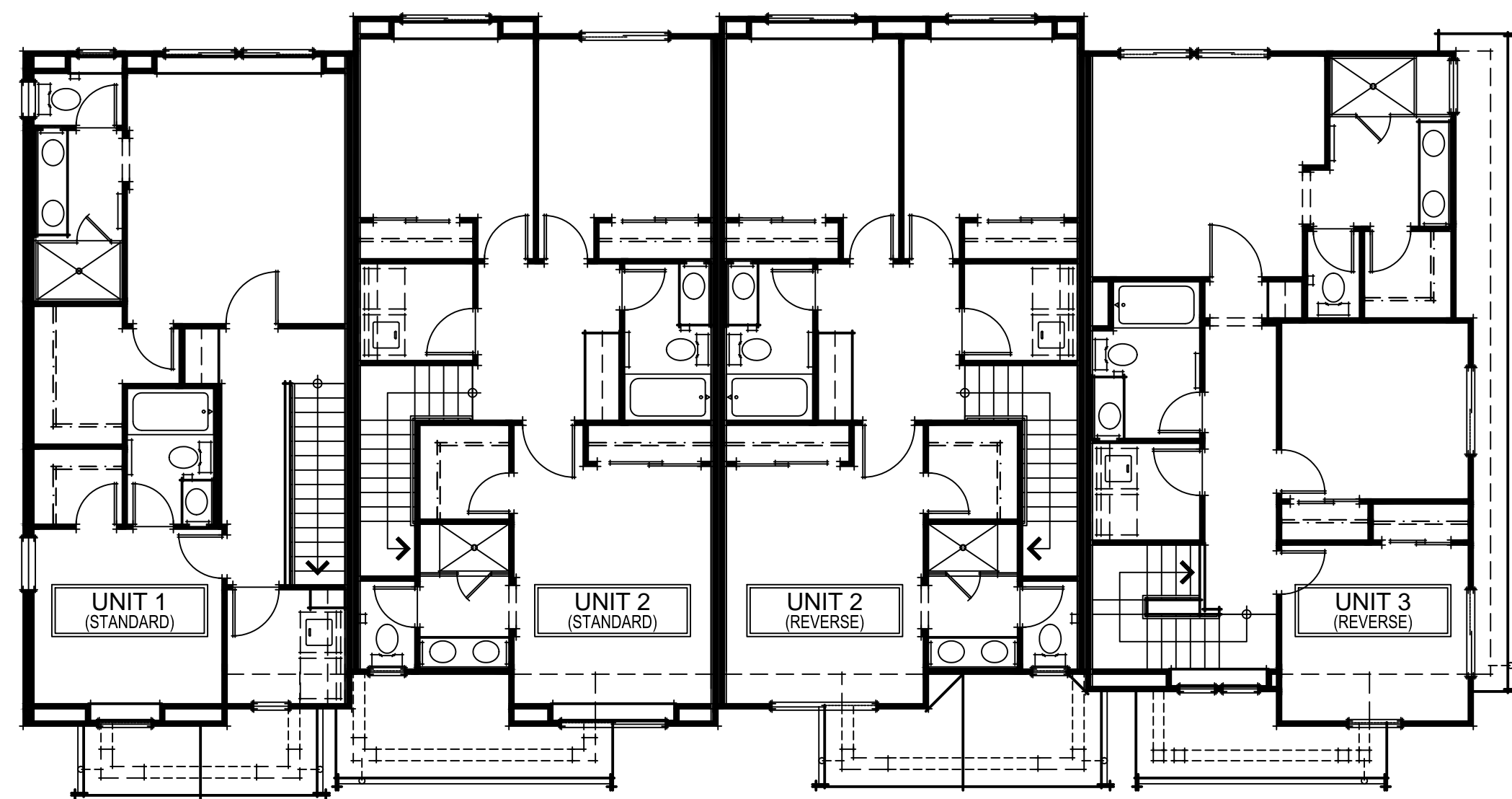




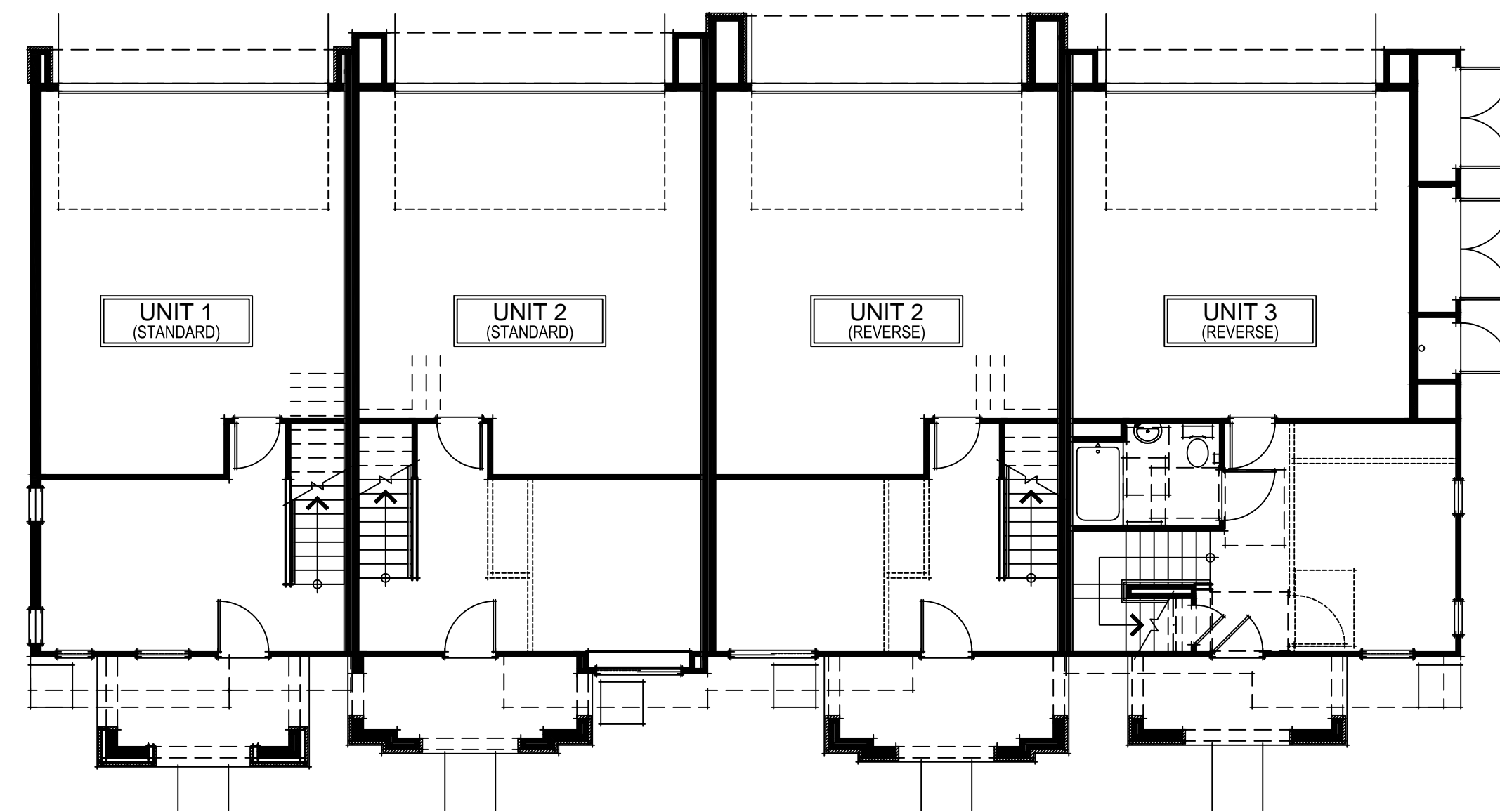
UPPER ROOF PLAN



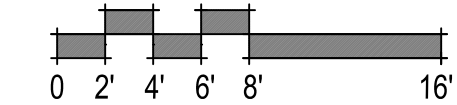
SECOND FLOOR PLAN



THIRD FLOOR PLAN



FIRST FLOOR PLAN



Harvest Park  
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June 5, 2015

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BUILDING A FLOOR & ROOF PLANS

A04

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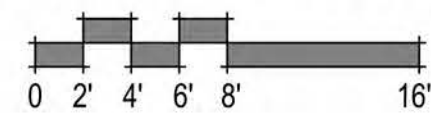


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UNIT 1      UNIT 2      UNIT 2R      UNIT 3R

FRONT ELEVATION



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BUILDING A FRONT ELEVATION  
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RIGHT ELEVATION



LEFT ELEVATION



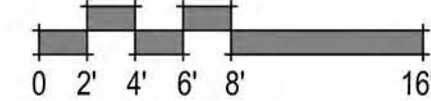
UNIT 3R

UNIT 2R

UNIT 2

UNIT 1

REAR ELEVATION



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Hayward, CA  
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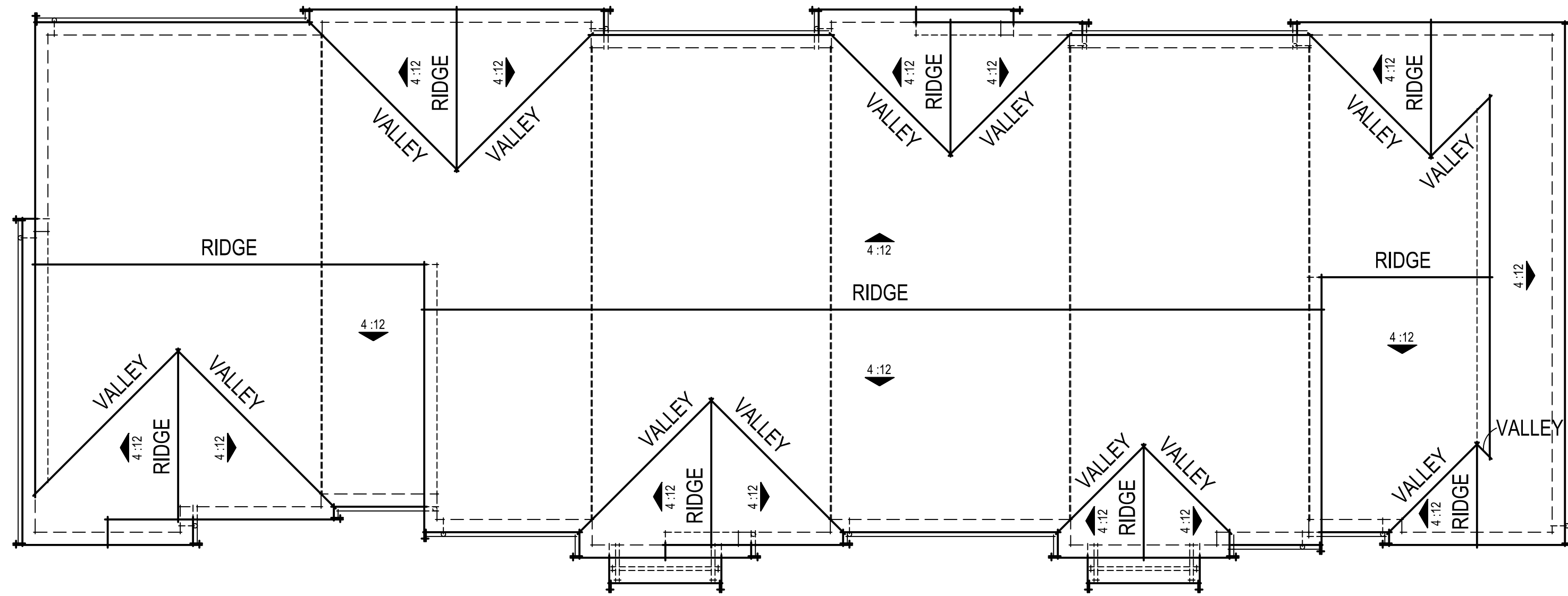
BUILDING A SIDE & REAR ELEVATIONS

A06

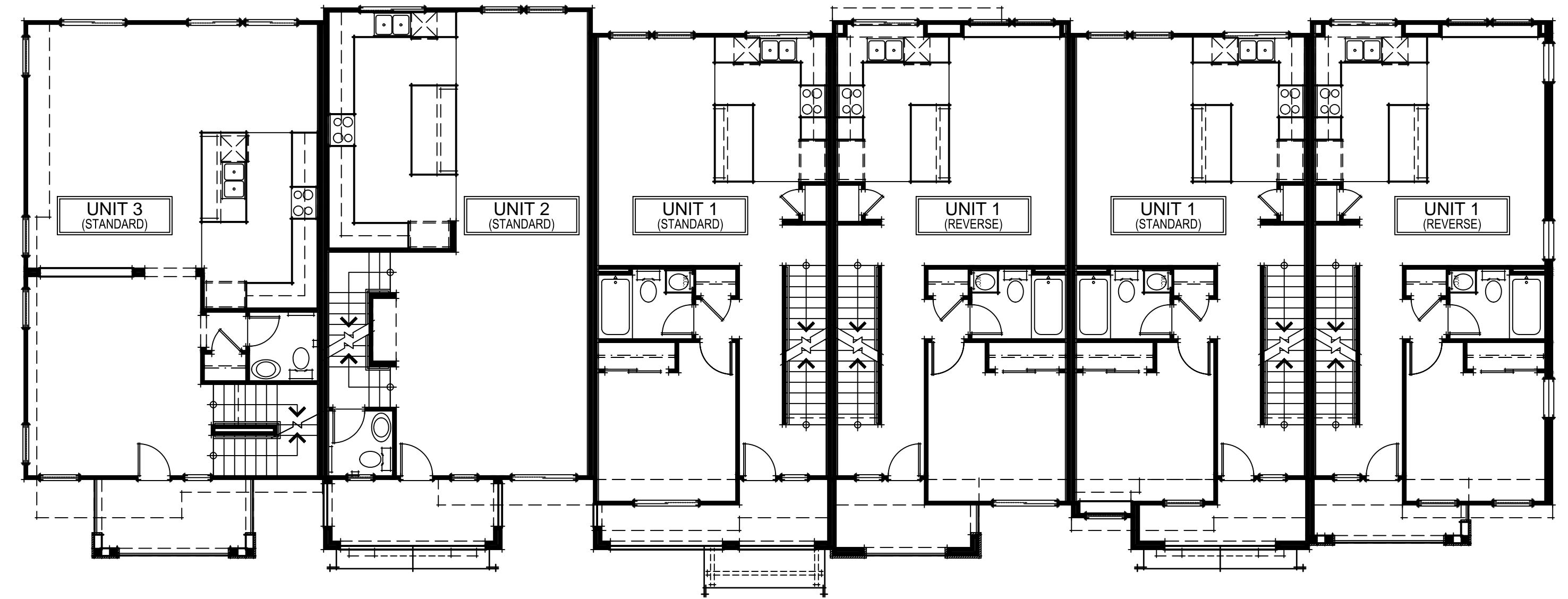
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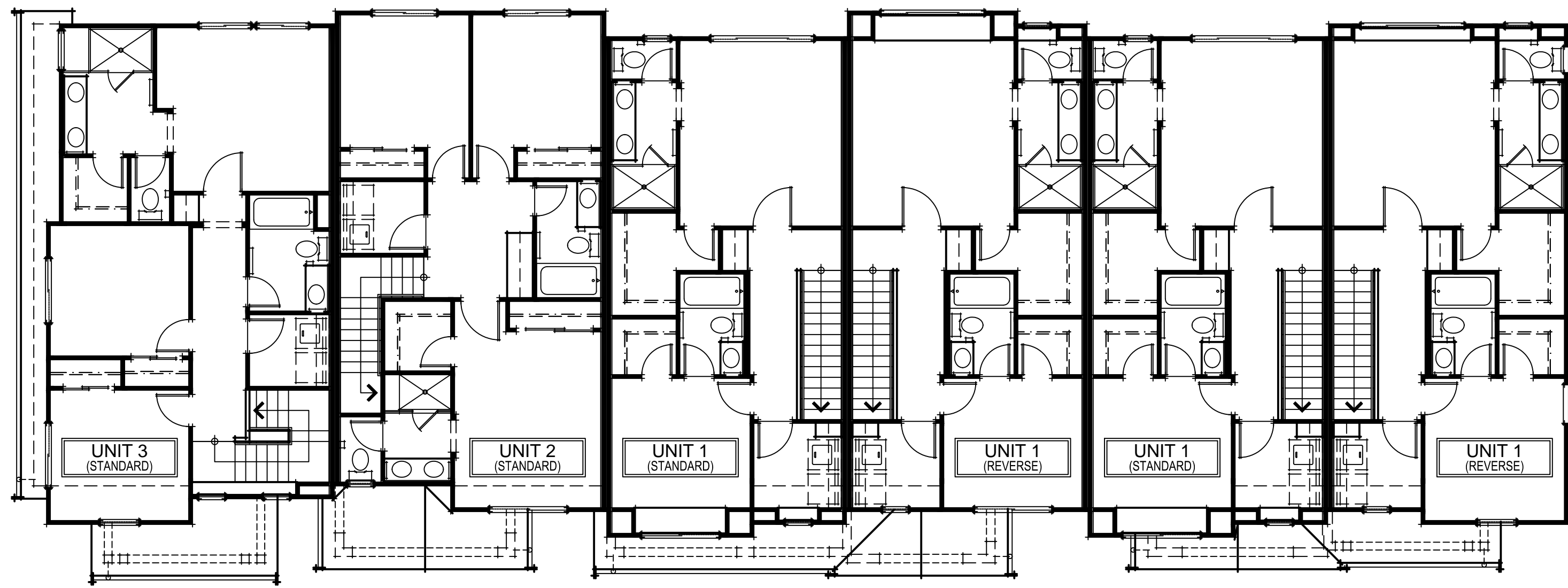
SDG Architects, Inc.



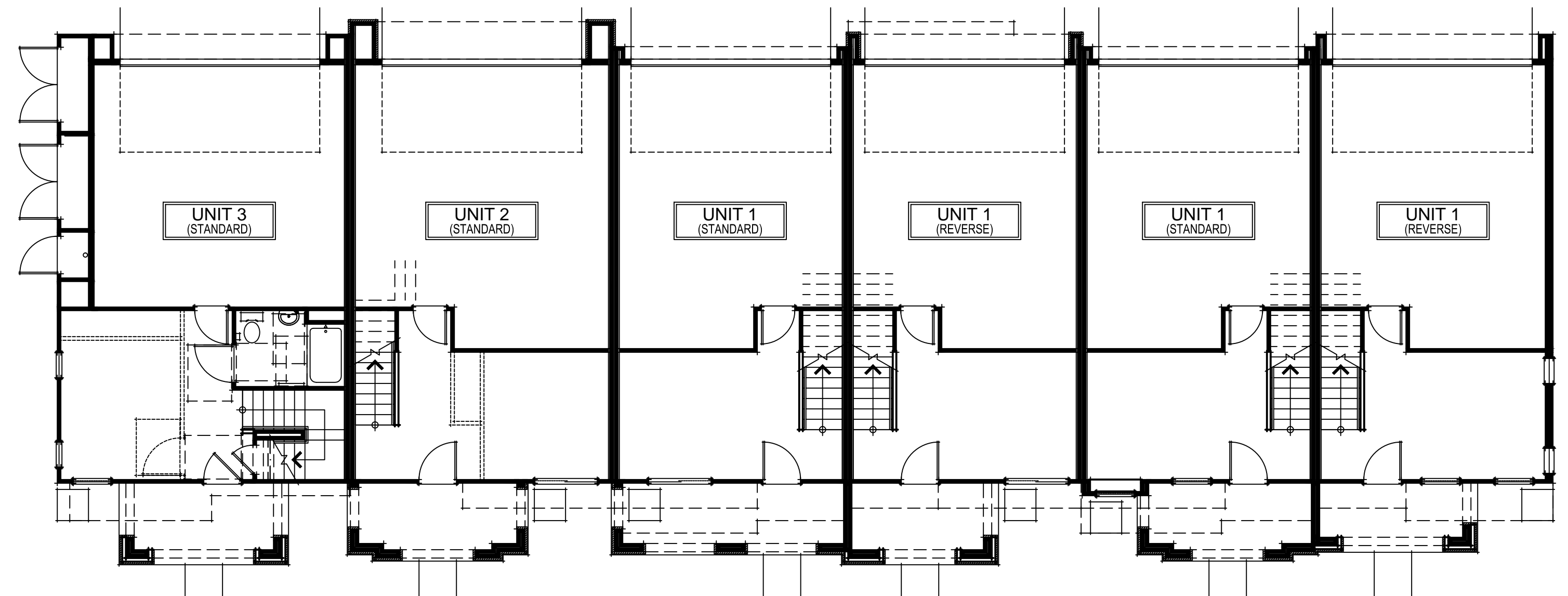
UPPER ROOF PLAN



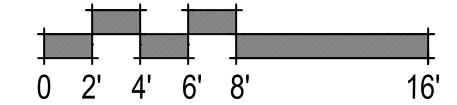
SECOND FLOOR PLAN



THIRD FLOOR PLAN



FIRST FLOOR PLAN



BUILDING B FLOOR & ROOF PLANS

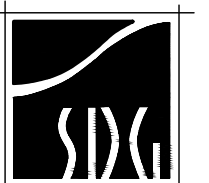
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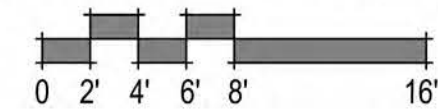


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UNIT 3      UNIT 2      UNIT 1      UNIT 1R      UNIT 1      UNIT 1R

FRONT ELEVATION



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BUILDING B FRONT ELEVATION  
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RIGHT ELEVATION



LEFT ELEVATION



UNIT 1R

UNIT 1

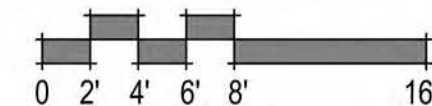
UNIT 1R

UNIT 1

UNIT 2

UNIT 3

REAR ELEVATION



Harvest Park  
Hayward, CA  
June 5, 2015

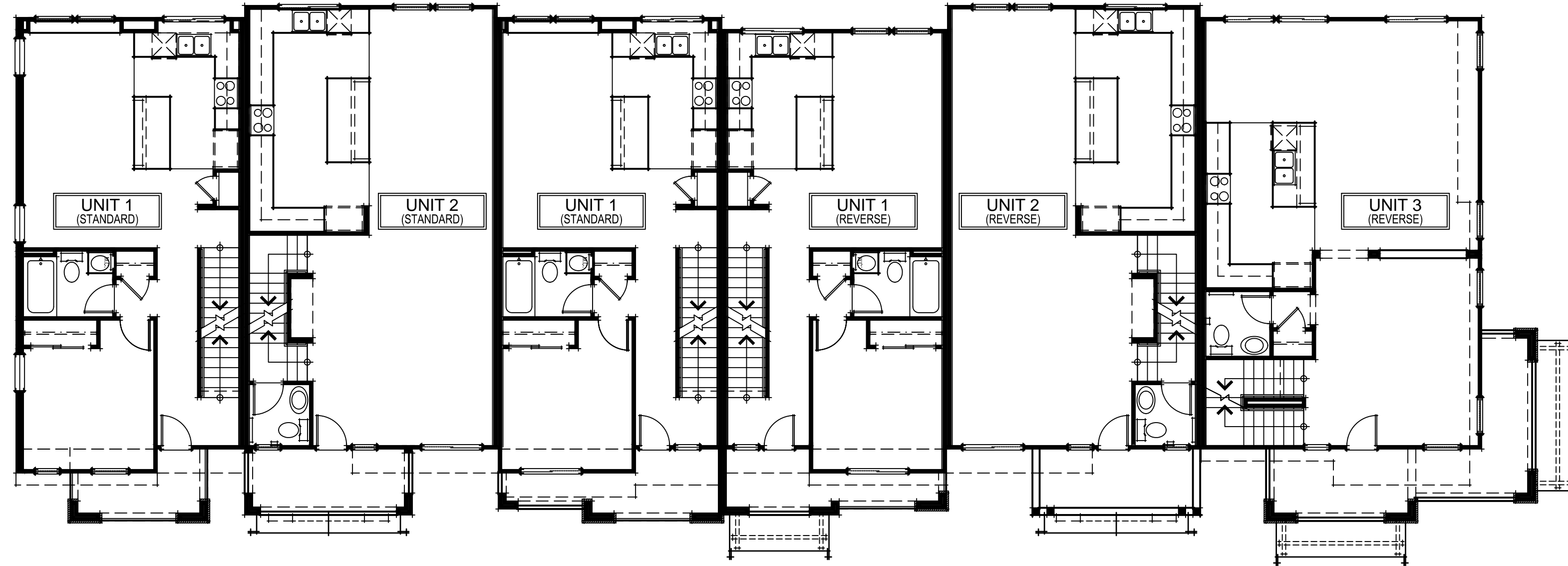
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BUILDING B SIDE & REAR ELEVATIONS  
A09

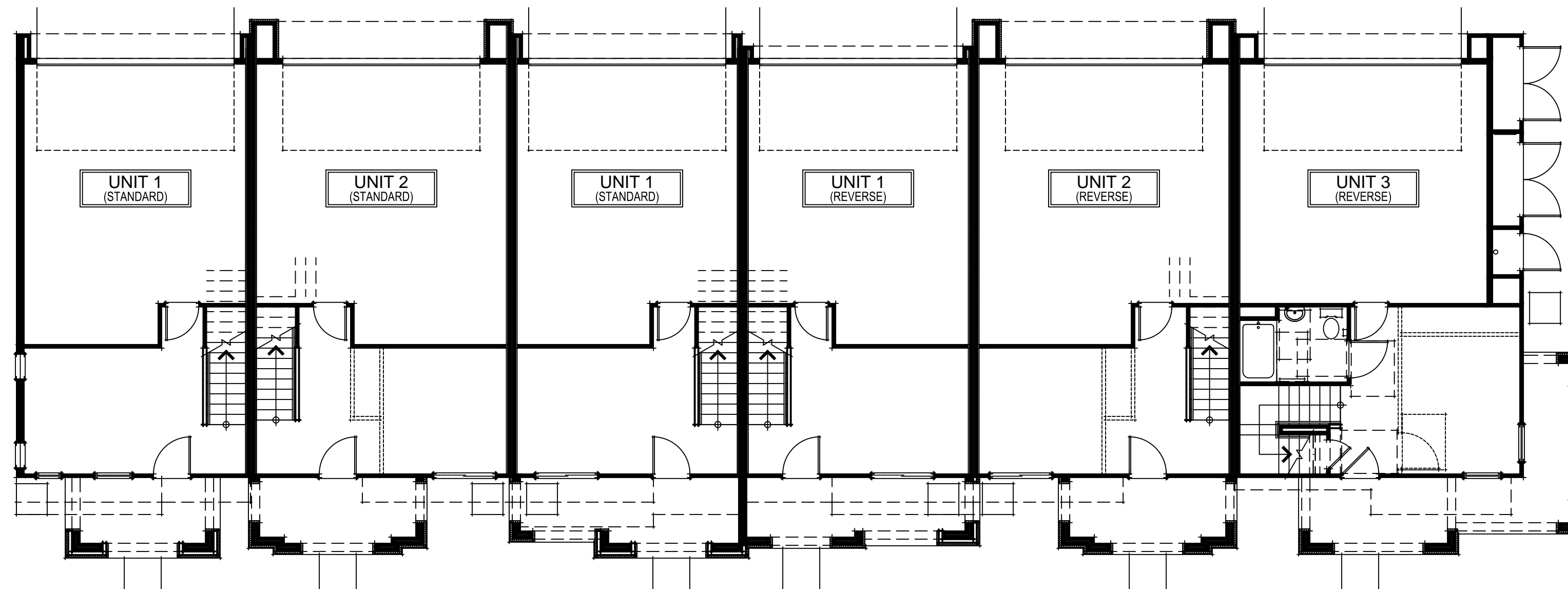
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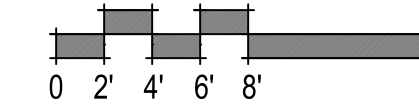
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SECOND FLOOR PLAN



FIRST FLOOR PLAN



Harvest Park  
Hayward, CA  
June 5, 2015

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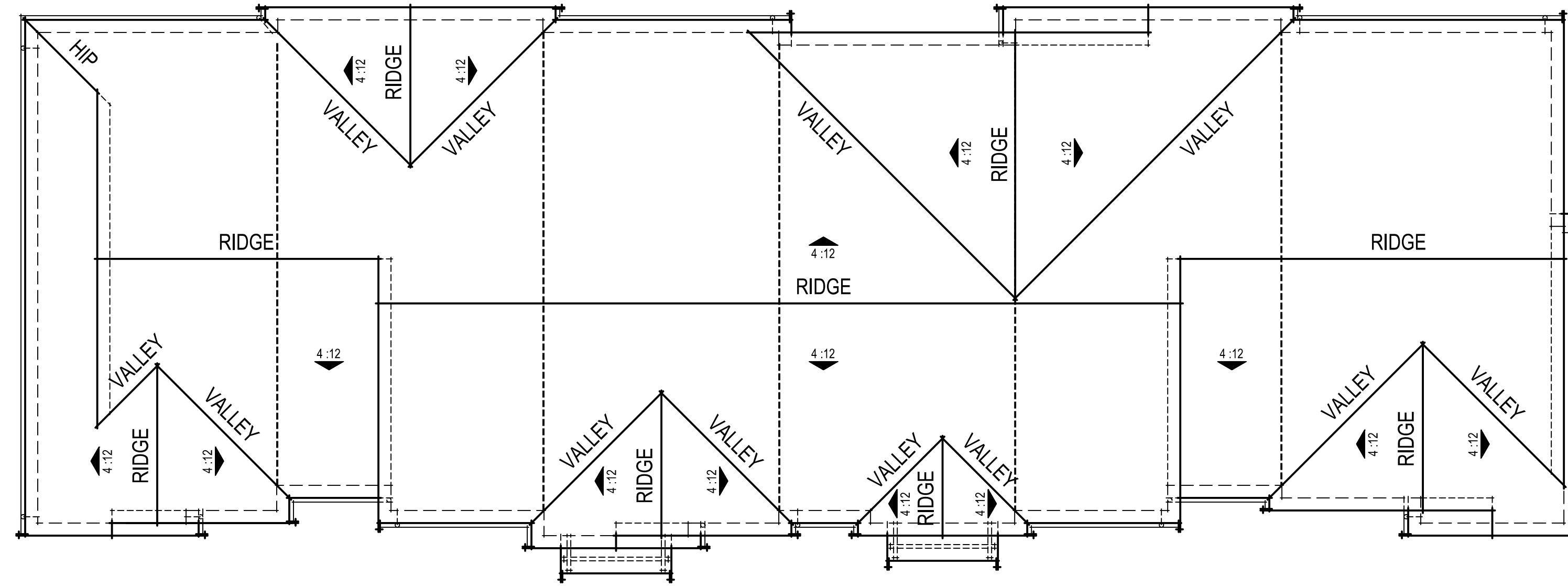
BUILDING CE FIRST & SECOND FLOOR PLANS

A10

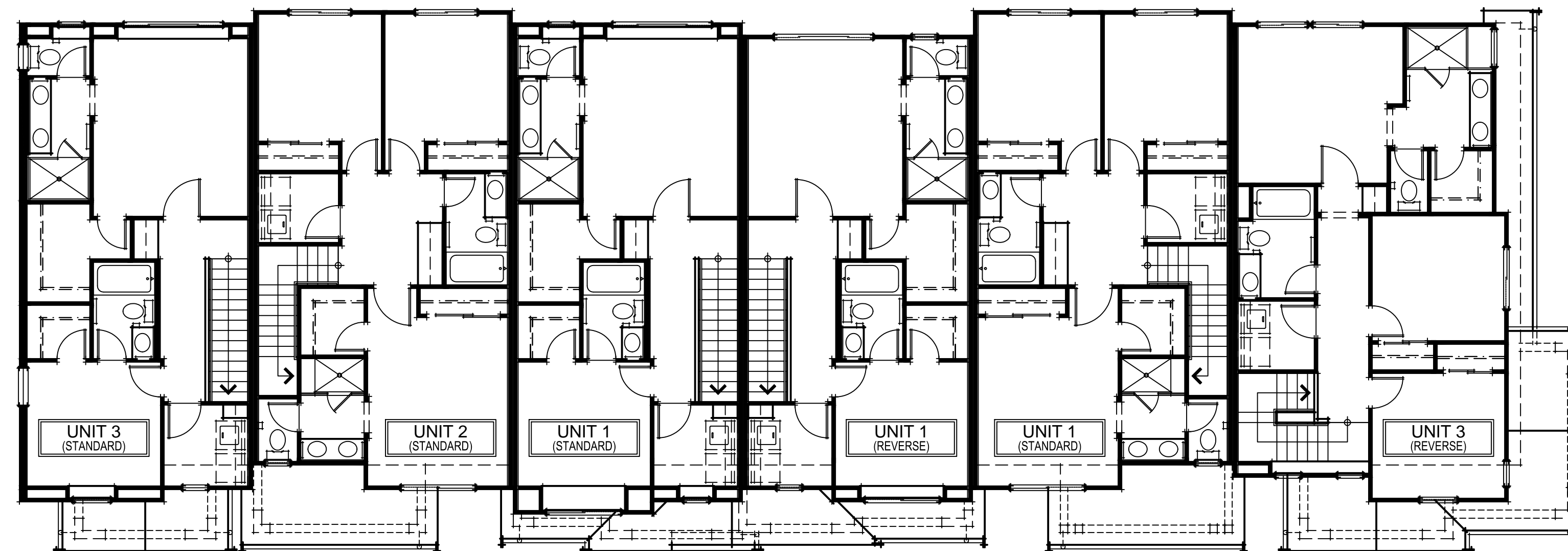
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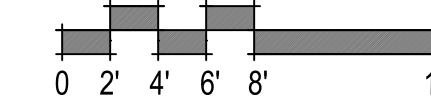
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UPPER ROOF PLAN



THIRD FLOOR PLAN



Harvest Park  
Hayward, CA  
June 5, 2015

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BUILDING CE THIRD FLOOR & ROOF PLANS

A11

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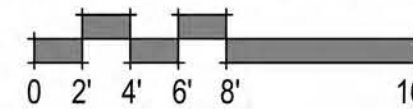


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UNIT 1      UNIT 2      UNIT 1      UNIT 1R      UNIT 2R      UNIT 3R

FRONT ELEVATION



Harvest Park  
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June 5, 2015

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BUILDING CE FRONT ELEVATION  
A12

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RIGHT ELEVATION



LEFT ELEVATION



UNIT 3R

UNIT 2R

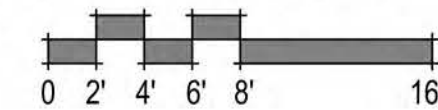
UNIT 1R

UNIT 1

UNIT 2

UNIT 1

REAR ELEVATION



RIDGE HEIGHT 36'-5"  
 8'-0" A.F.F. THIRD FLR. FLT. HT. TYP.  
 THIRD FLOOR FINISH FLOOR  
 9'-0" A.F.F. SECOND FLR. FLT. HT. TYP.  
 SECOND FLOOR FINISH FLOOR  
 GATE HEIGHT 9'-0"  
 FIRST FLOOR 0'-0"

Harvest Park  
Hayward, CA  
June 5, 2015

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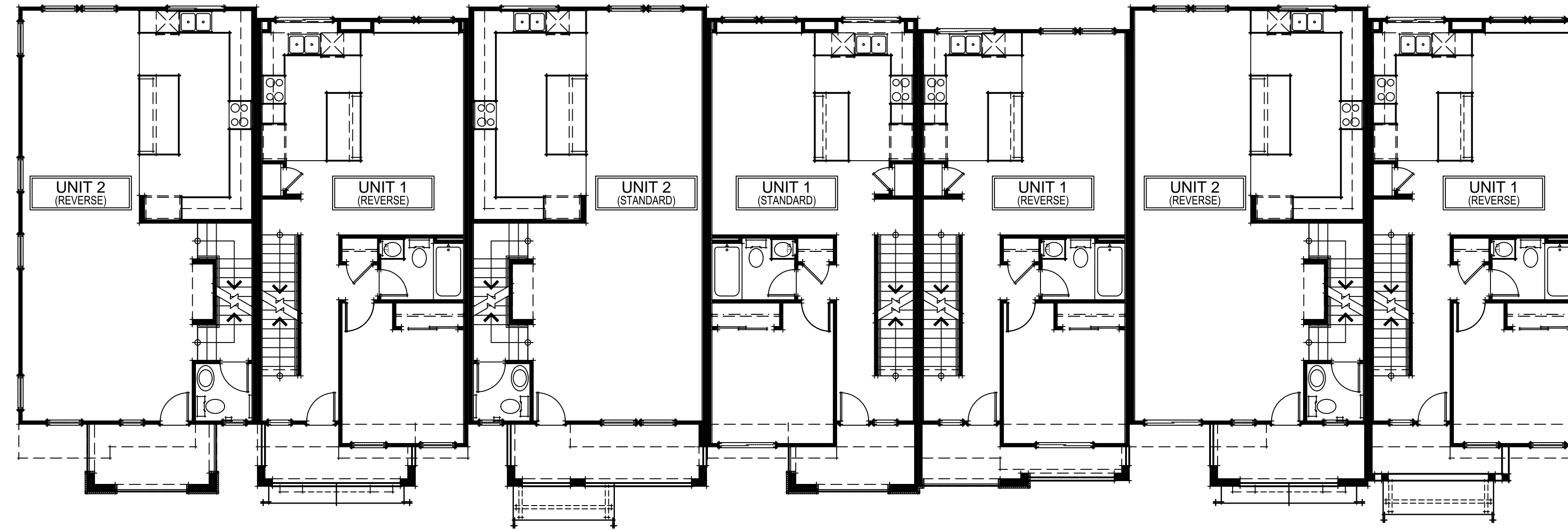
BUILDING CE SIDE & REAR ELEVATIONS

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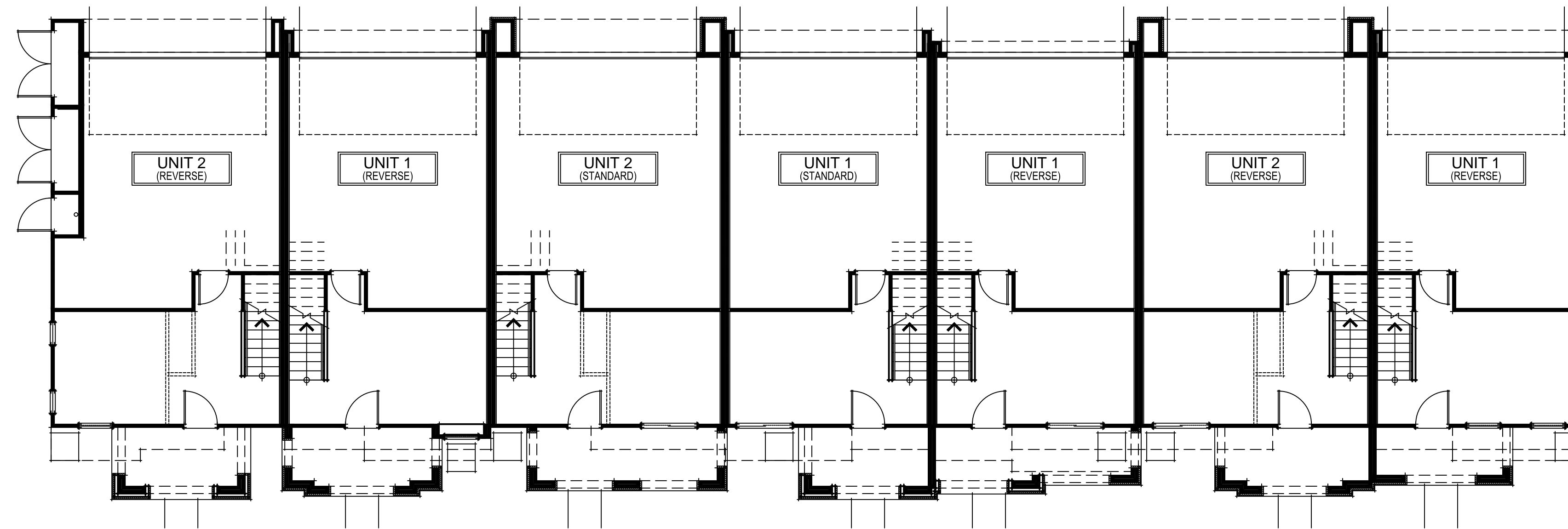
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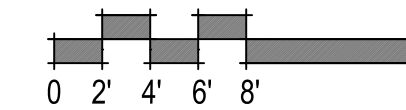
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SECOND FLOOR PLAN



FIRST FLOOR PLAN



Harvest Park  
 Hayward, CA  
 June 5, 2015

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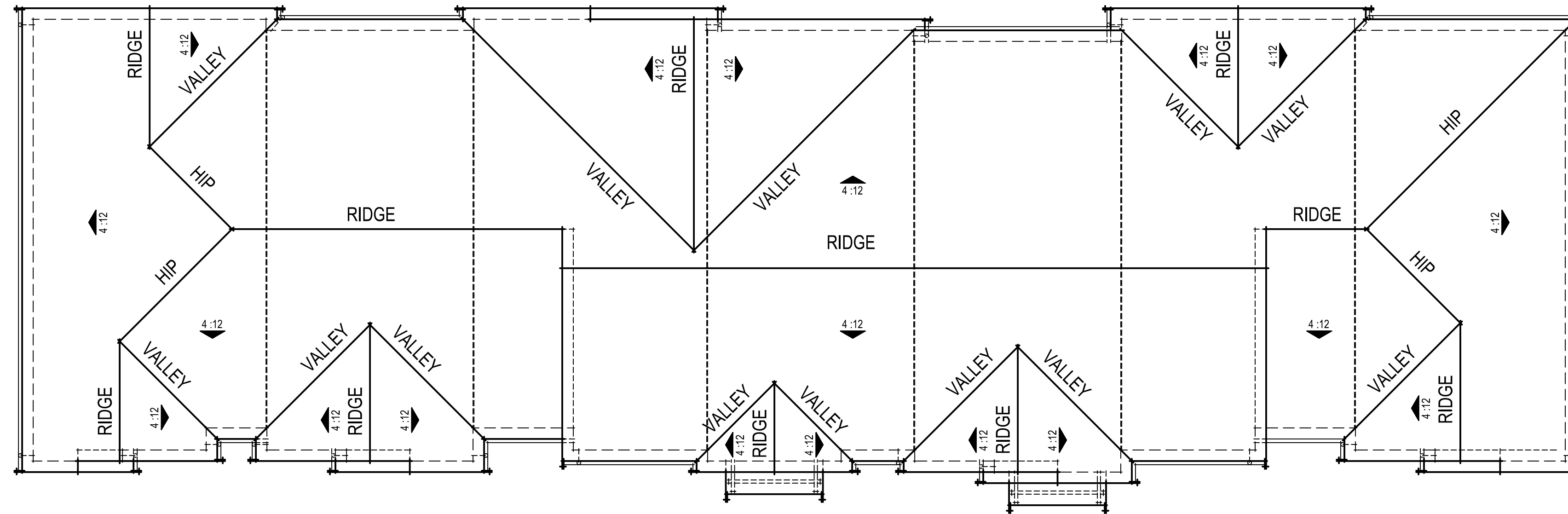
BUILDING D FIRST & SECOND FLOOR PLANS

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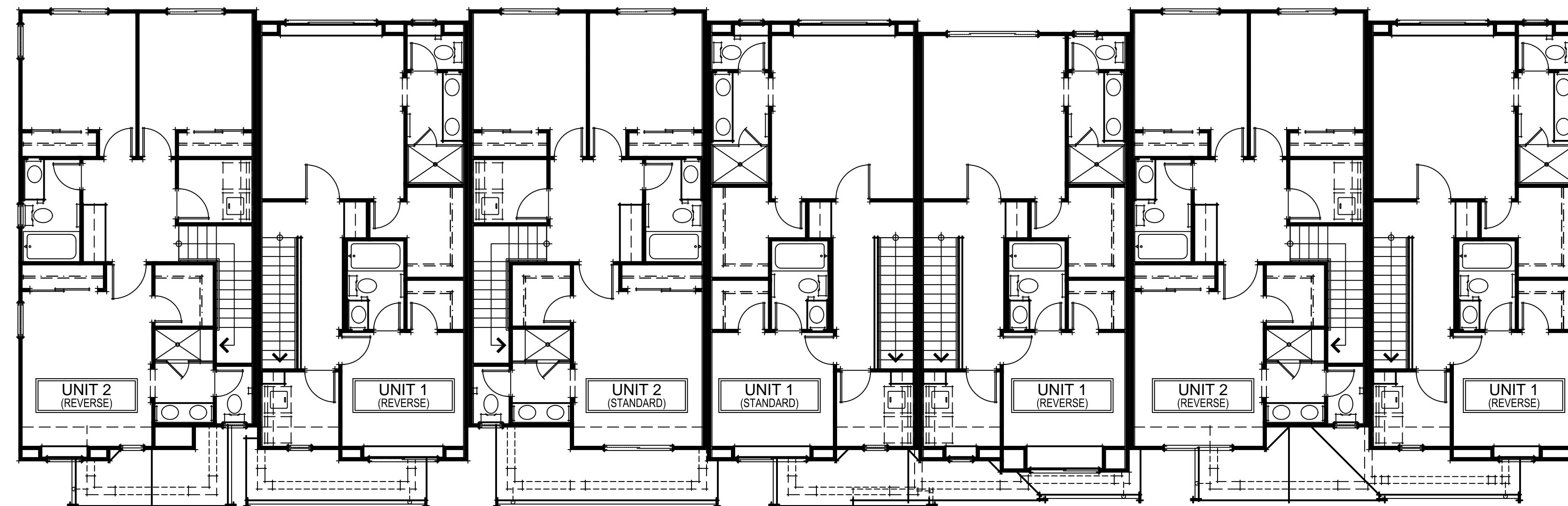
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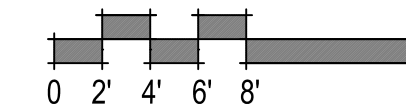
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UPPER ROOF PLAN



THIRD FLOOR PLAN



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Hayward, CA  
June 5, 2015

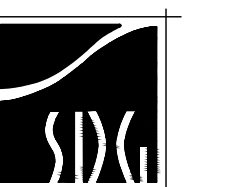
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BUILDING D THIRD FLOOR & ROOF PLANS

A15

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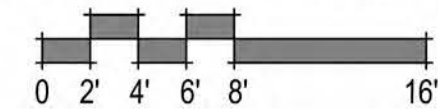


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UNIT 2R    UNIT 1R    UNIT 2    UNIT 1    UNIT 1R    UNIT 2R    UNIT 1R

FRONT ELEVATION



Harvest Park  
Hayward, CA  
June 5, 2015

BUILDING D FRONT ELEVATION  
A16

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RIGHT ELEVATION

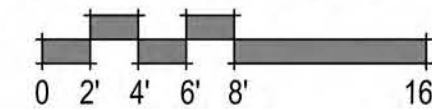


LEFT ELEVATION



UNIT 1R    UNIT 2R    UNIT 1R    UNIT 1    UNIT 2    UNIT 1R    UNIT 2R

REAR ELEVATION



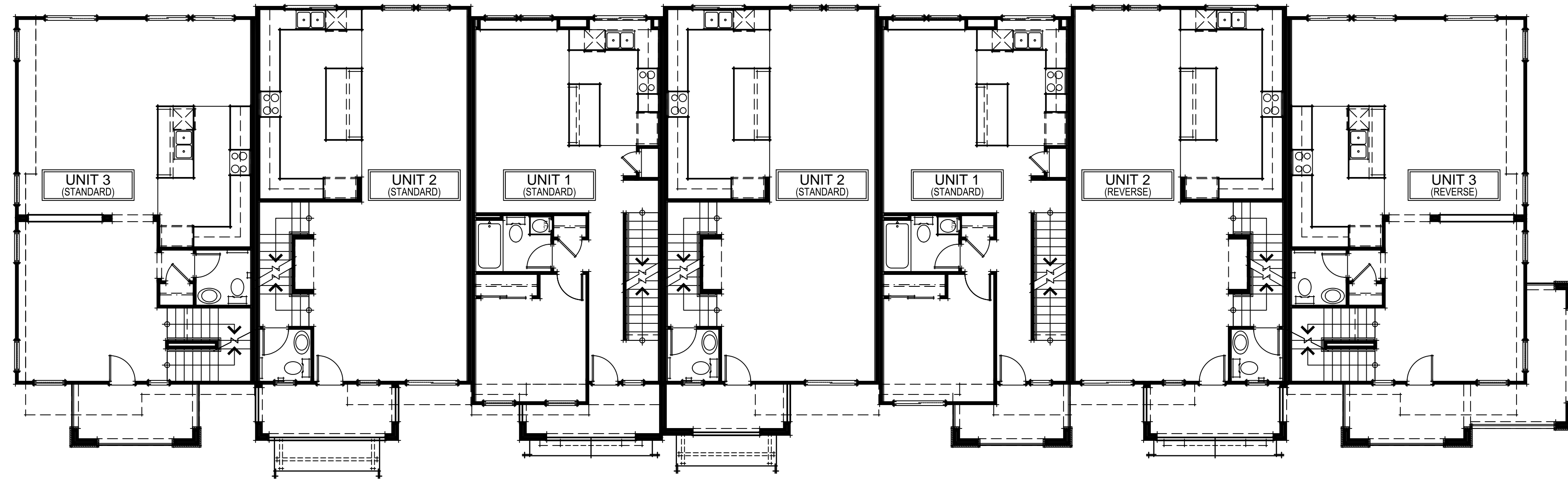
Harvest Park  
Hayward, CA  
June 5, 2015

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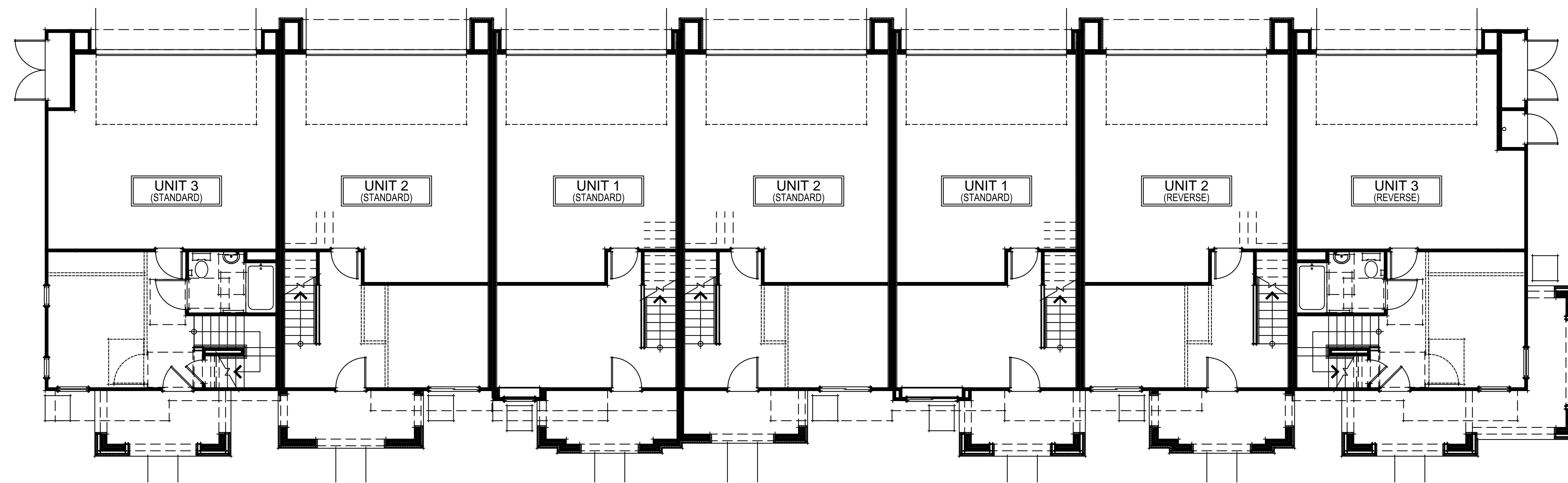
BUILDING D SIDE & REAR ELEVATIONS  
A17

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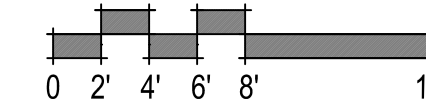




SECOND FLOOR PLAN



FIRST FLOOR PLAN

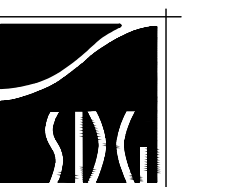


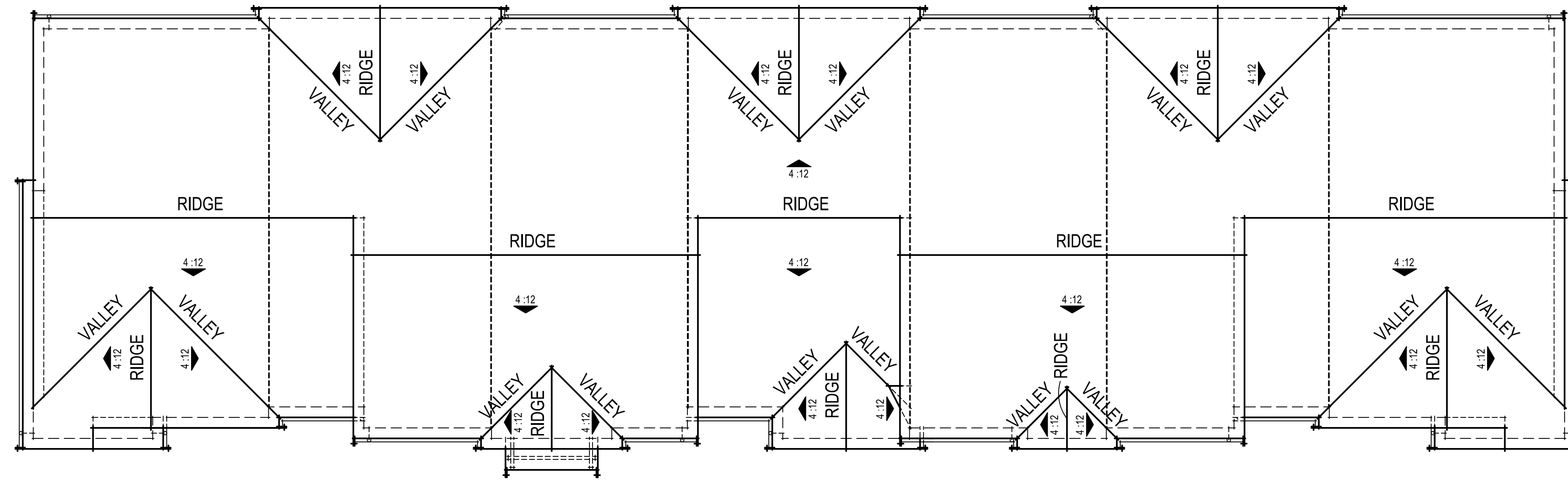
Harvest Park  
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 June 5, 2015

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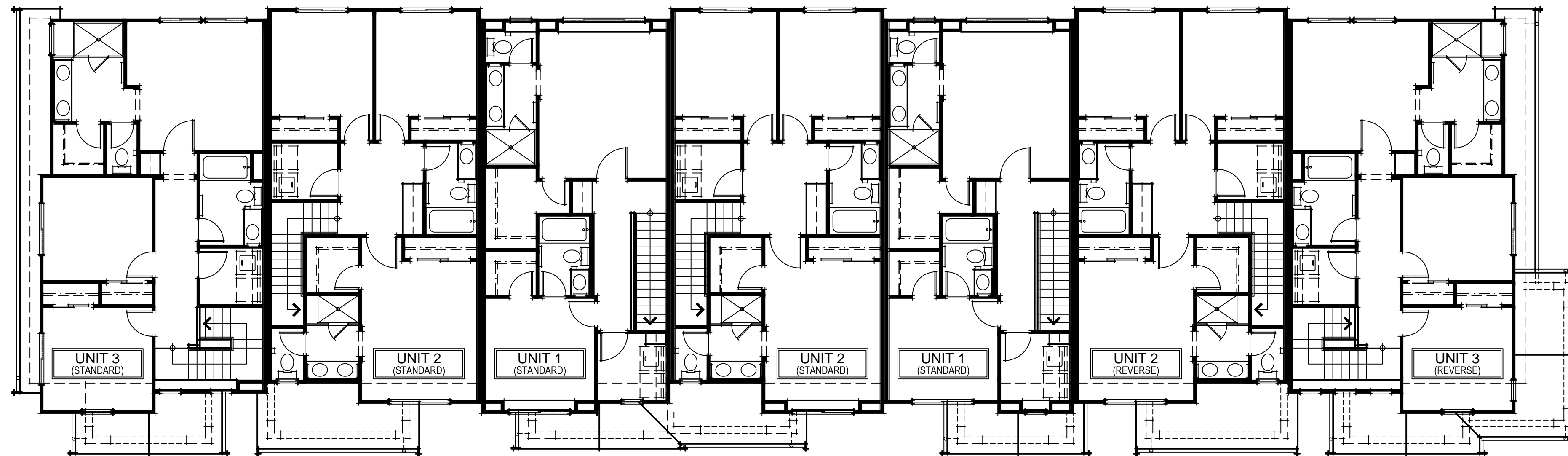
BUILDING F FIRST & SECOND FLOOR PLANS  
 A18

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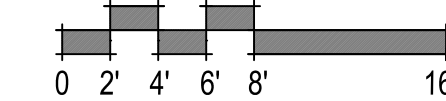




UPPER ROOF PLAN



THIRD FLOOR PLAN



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BUILDING F THIRD FLOOR & ROOF PLANS

A19

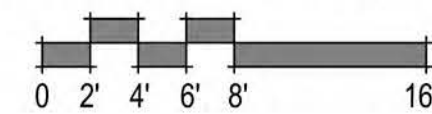
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UNIT 3      UNIT 2      UNIT 1      UNIT 2      UNIT 1      UNIT 2R      UNIT 3R

FRONT ELEVATION



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June 5, 2015

BUILDING F FRONT ELEVATION  
A20

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RIGHT ELEVATION

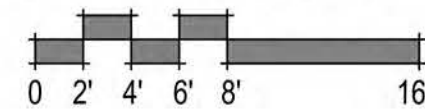


LEFT ELEVATION



UNIT 3R    UNIT 2R    UNIT 1    UNIT 2    UNIT 1    UNIT 2    UNIT 3

REAR ELEVATION



RIDGE HEIGHT 36'-5"  
 8'-0" A.F.F. THIRD FLR. FLT. HT. TYP.  
 THIRD FLOOR FINISH FLOOR  
 9'-0" A.F.F. SECOND FLR. FLT. HT. TYP.  
 SECOND FLOOR FINISH FLOOR  
 8'-0" FINISH FLOOR  
 FIRST FLOOR 0'-0"

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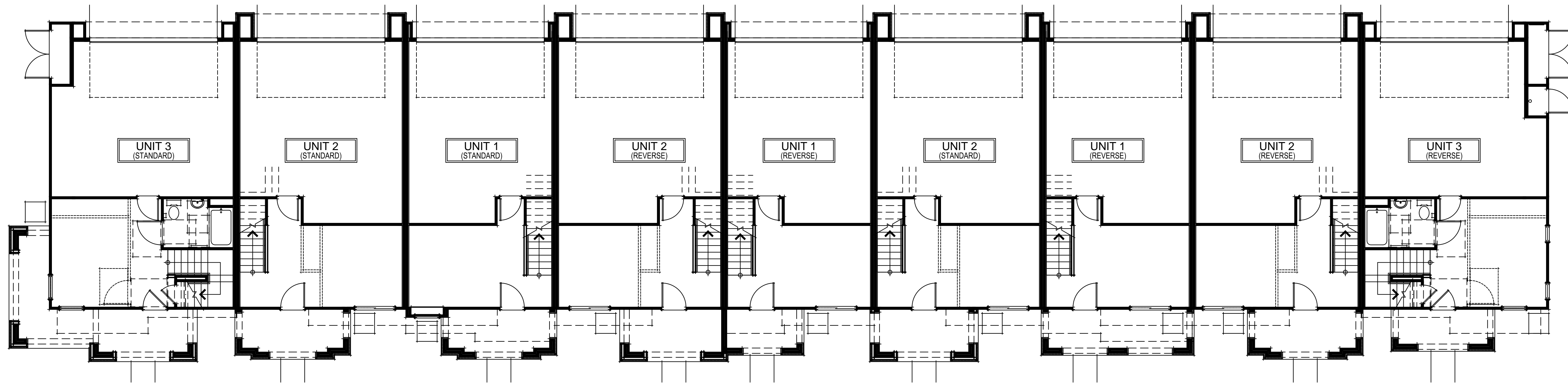
BUILDING F SIDE & REAR ELEVATIONS  
 A21

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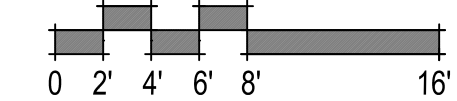




SECOND FLOOR PLAN



FIRST FLOOR PLAN



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 Hayward, CA  
 June 5, 2015

BUILDING G FIRST & SECOND FLOOR PLANS

A22

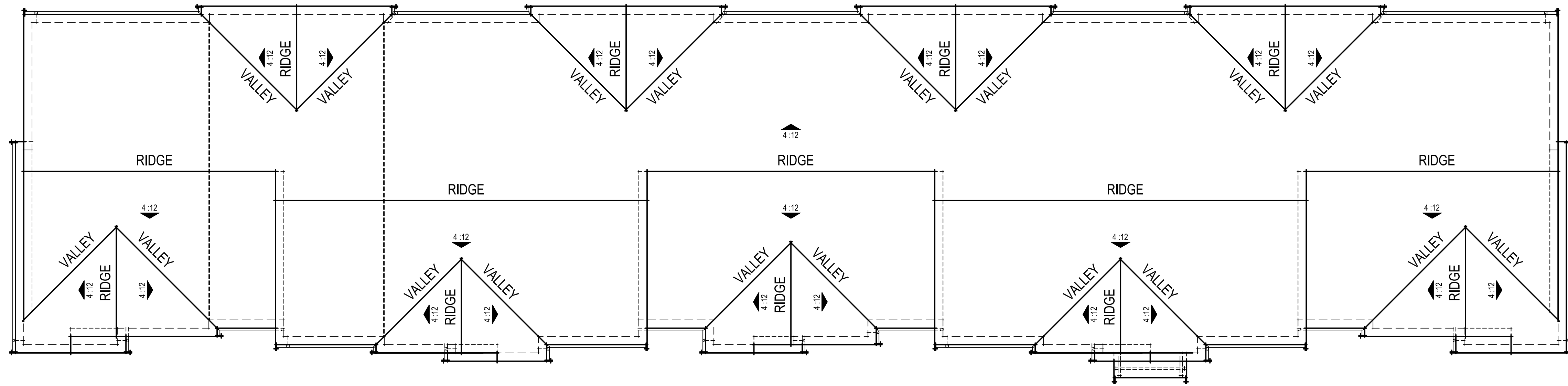
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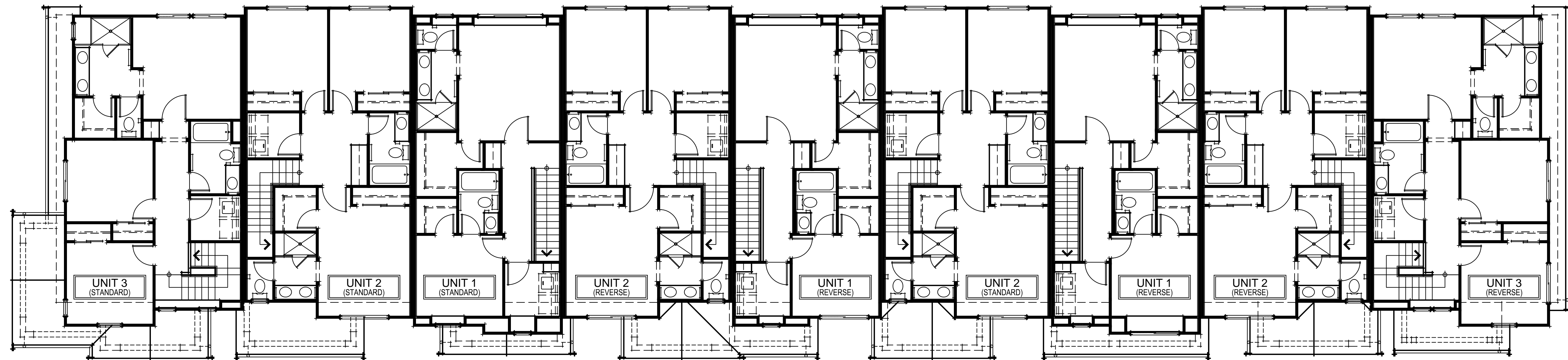
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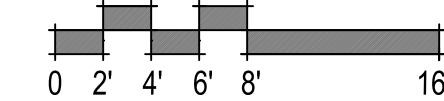
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UPPER ROOF PLAN



THIRD FLOOR PLAN



BUILDING G THIRD FLOOR & ROOF PLAN

A23

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UNIT 3

UNIT 2

UNIT 1

UNIT 2R

UNIT 1R

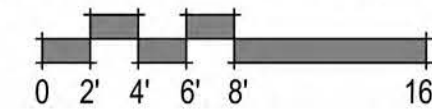
UNIT 2

UNIT 1R

UNIT 2R

UNIT 3R

FRONT ELEVATION



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BUILDING G FRONT ELEVATION  
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RIGHT ELEVATION



LEFT ELEVATION



UNIT 3R

UNIT 2R

UNIT 1R

UNIT 2

UNIT 1R

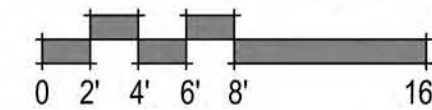
UNIT 2R

UNIT 1

UNIT 2

UNIT 3

REAR ELEVATION



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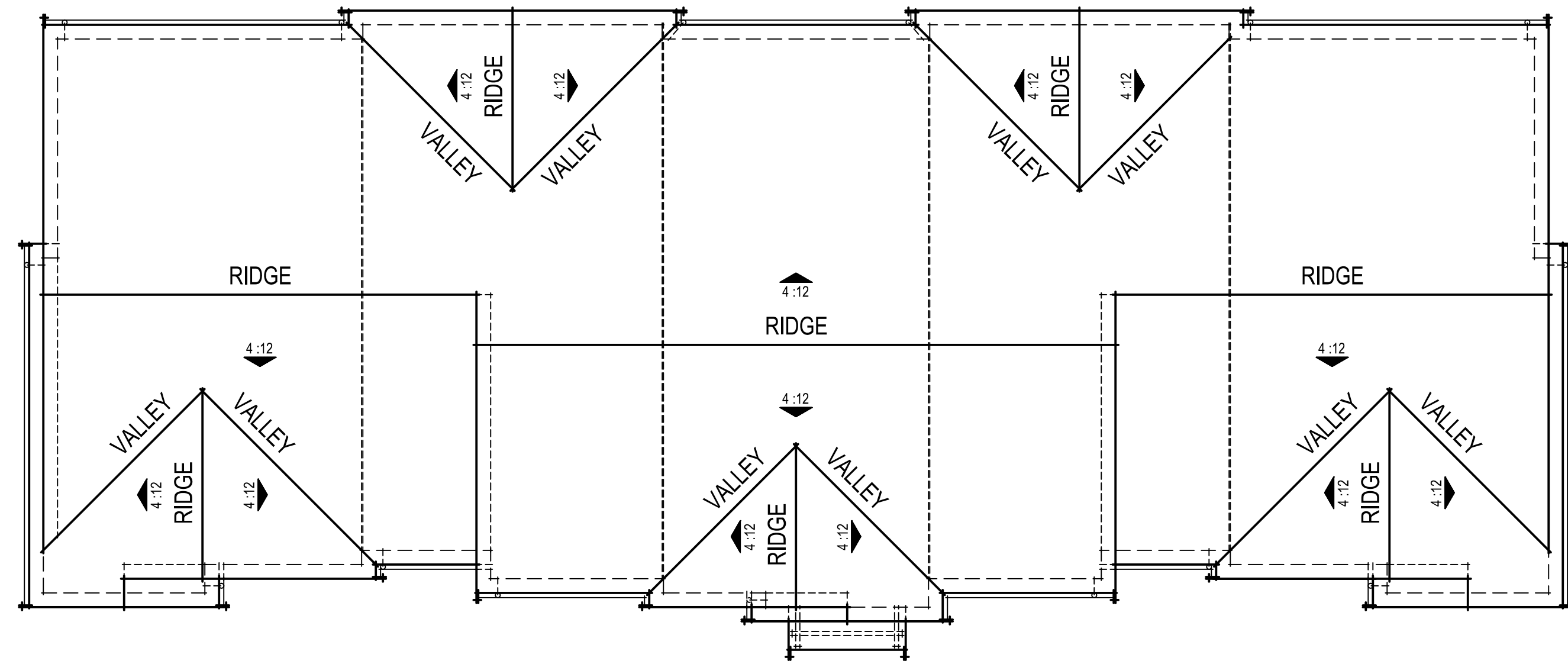
BUILDING G SIDE & REAR ELEVATIONS

A25

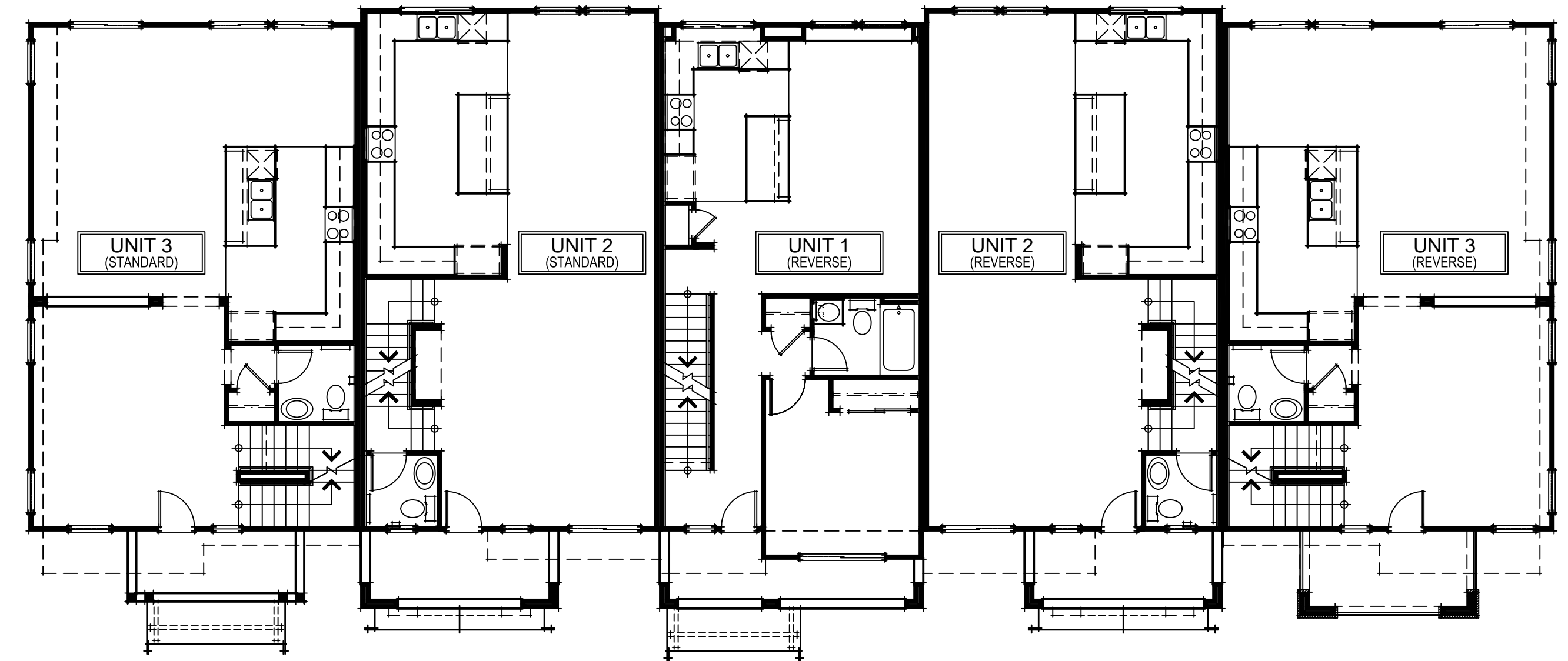
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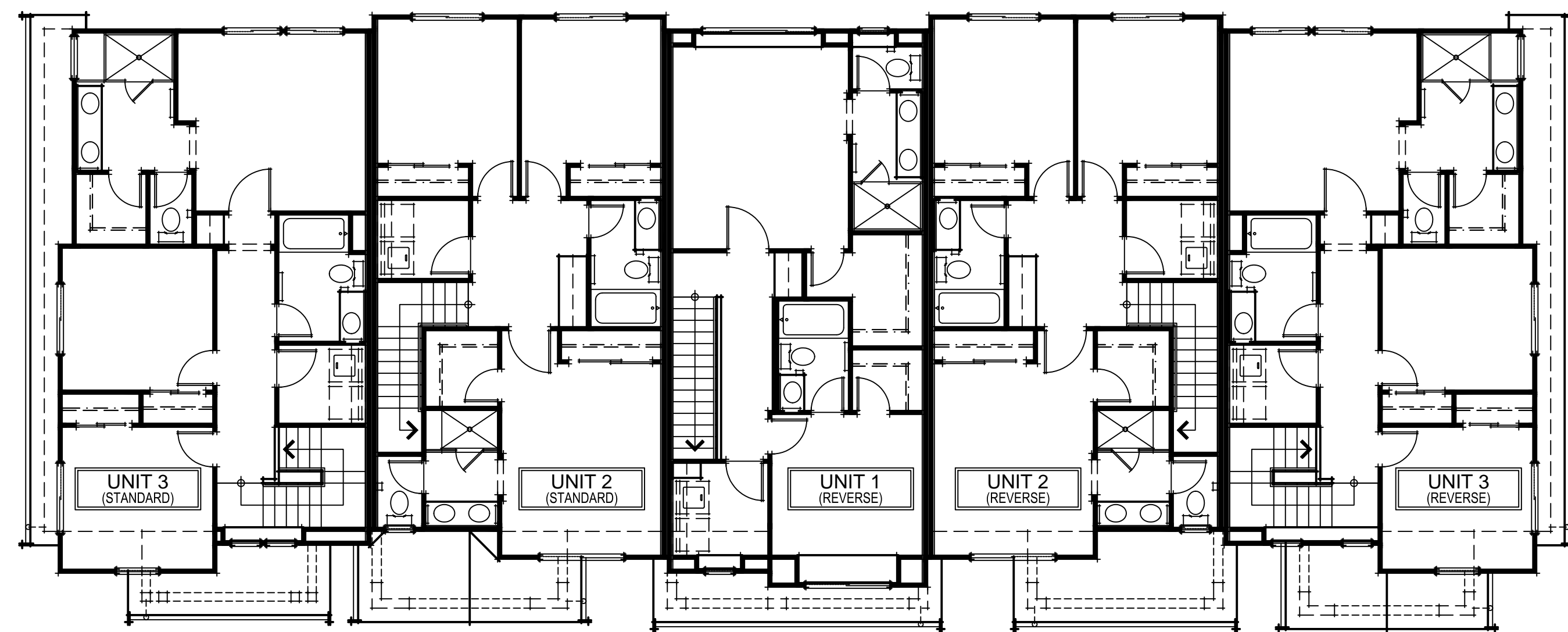
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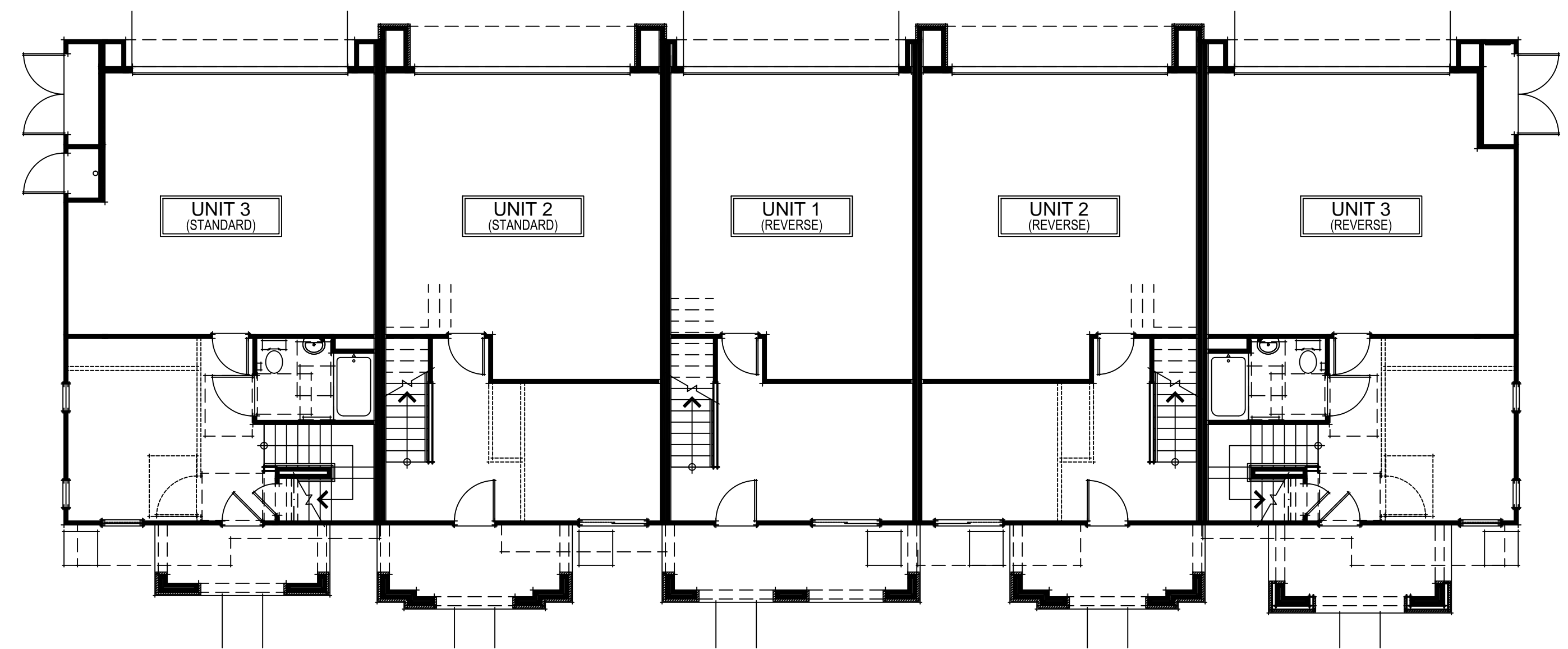
UPPER ROOF PLAN



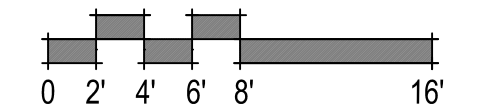
SECOND FLOOR PLAN



THIRD FLOOR PLAN



FIRST FLOOR PLAN



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June 5, 2015

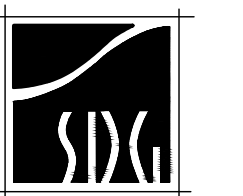
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BUILDING H FLOOR & ROOF PLANS

A26

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UNIT 3

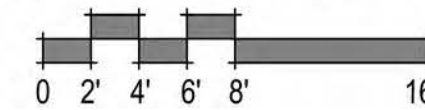
UNIT 2

UNIT 1R

UNIT 2R

UNIT 3R

FRONT ELEVATION



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BUILDING H FRONT ELEVATION  
A27

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RIGHT ELEVATION



LEFT ELEVATION



UNIT 3R

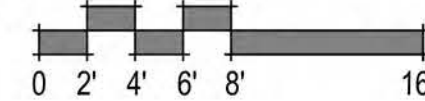
UNIT 2R

UNIT 1R

UNIT 2

UNIT 3

REAR ELEVATION



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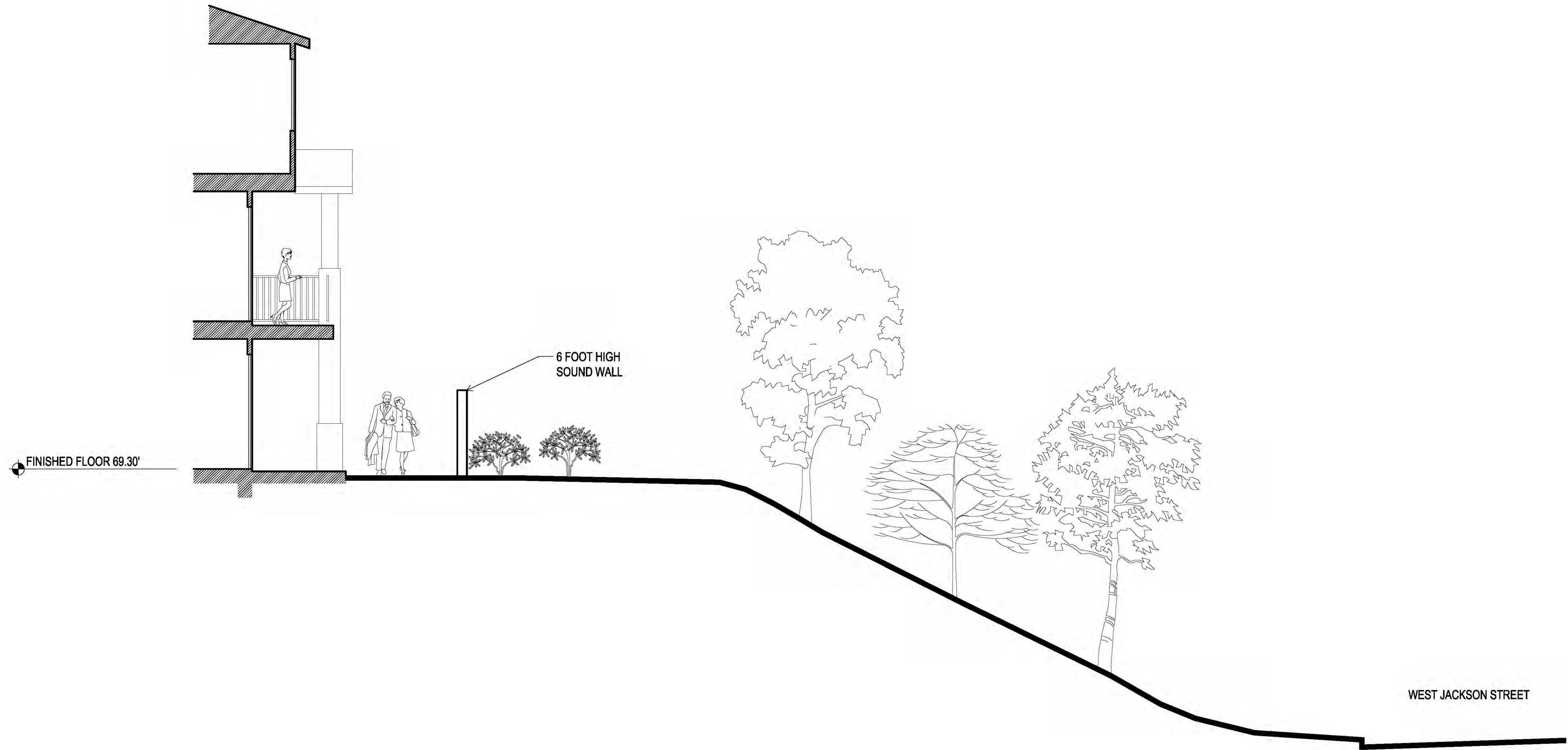
BUILDING H SIDE & REAR ELEVATIONS

A28

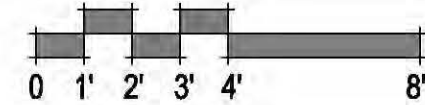
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SITE SECTION



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SITE SECTION AT SOUND WALL  
 A29

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