



Plan 2
Cottage
Lot 15

Plan 1
Traditional
Lot 16

Plan 2
Spanish
Lot 17

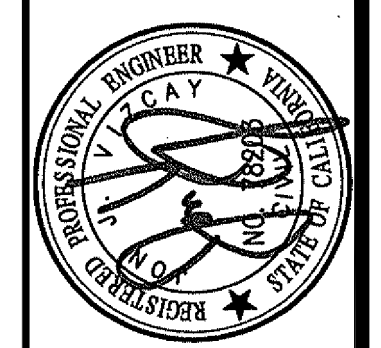
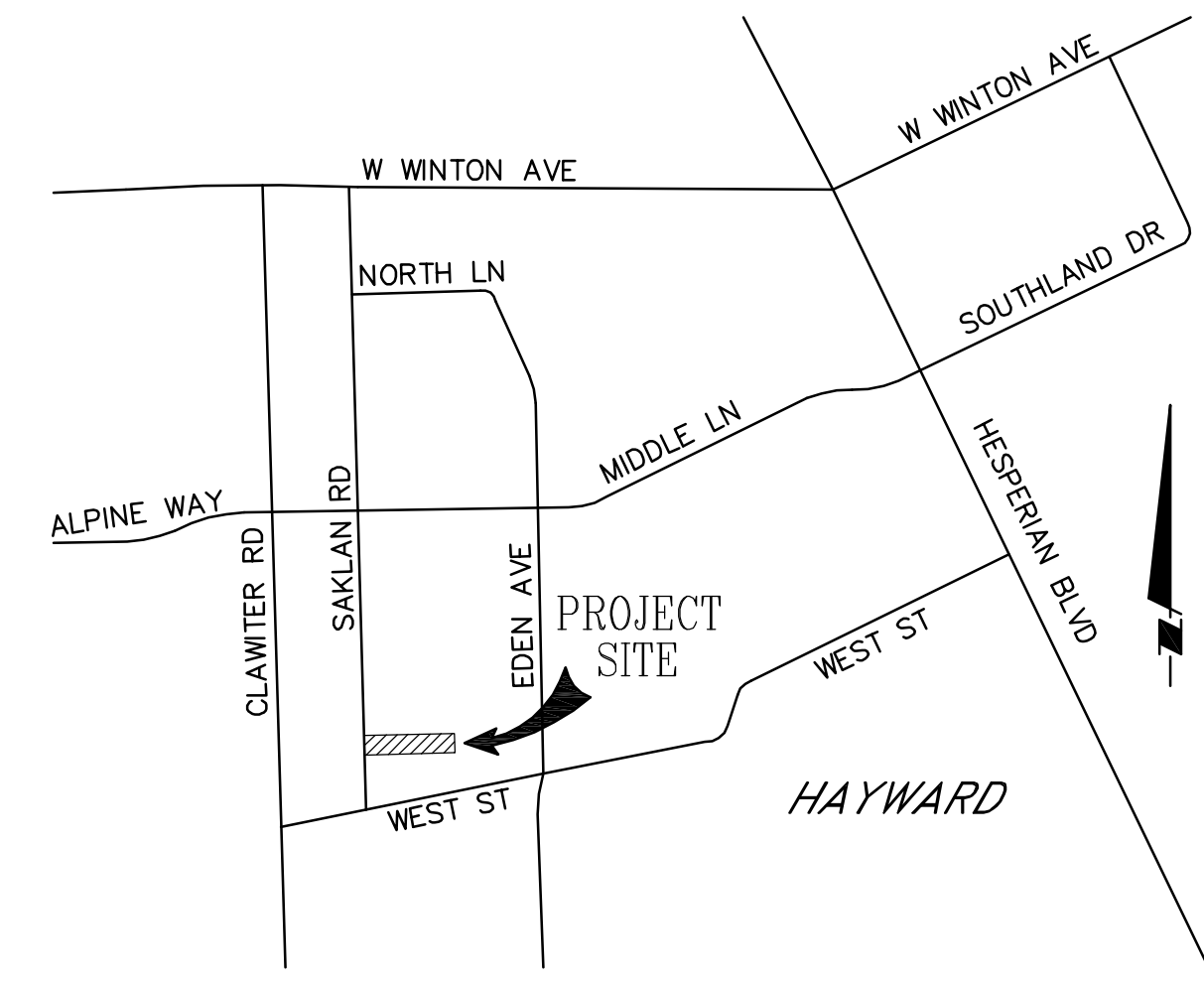
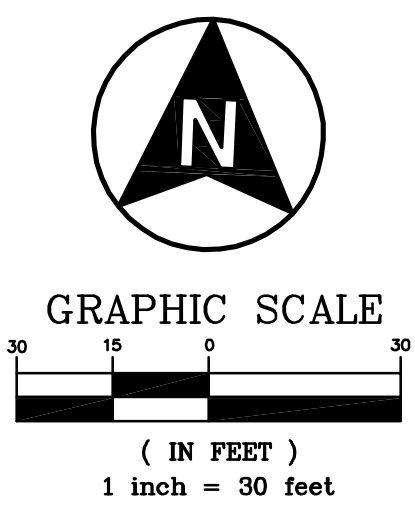
Plan 1
Cottage
Lot 18

Streetscene

Brookwood
Hayward, CA
Focus Realty

VESTING TENTATIVE MAP "BROOKWOOD" TRACT NO. 8226

CITY OF HAYWARD
COUNTY OF ALAMEDA
STATE OF CALIFORNIA



817 Arnold Drive, Ste. 50
Martinez, CA 94553
Ph: (925) 476-8499
www.apexce.net



OWNER

ROY AND RONALD DE PINA
24178 & 24180 SAKLAN ROAD
HAYWARD, CA 94545
(510) 326-2437

DEVELOPER

LENOX HOMES LLC
3675 MT. DIABLO BLVD, SUITE 350
LAFAYETTE, CA 94549
(925) 283-8470

CIVIL ENGINEER

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

SOILS ENGINEER

PJC AND ASSOCIATES, INC.
600 MARTIN AVENUE, SUITE 210
ROHNERT PARK, CA 94928
(707) 584-4804

LANDSCAPE ARCHITECT:

THOMAS BAAK & ASSOCIATES
1620 NORTH MAIN STREET, SUITE 4
WALNUT CREEK, CA 94596
(925) 933-2583

GENERAL

ASSESSORS PARCEL NO(s): 441-87-18-2, 17-4
PROJECT ADDRESS: 24178 & 24180 SAKLAN ROAD, HAYWARD, CA
TOTAL GROSS AREA: 1.96 ACRES
TOTAL NET AREA: 1.50 ACRES
EXISTING USE: SINGLE FAMILY RESIDENTIAL
EXISTING ZONING: RM (MEDIUM DENSITY RESIDENTIAL)
PROPOSED USE: SINGLE FAMILY RESIDENTIAL
PROPOSED ZONING: PD (PLANNED DEVELOPMENT DISTRICT)
NUMBER OF UNITS: 18 LOTS
DENSITY: 9.2 UNITS/AC (GROSS); 12.6 UNITS/AC (NET)
FEMA FLOOD DESIGNATION: ZONE "X" (FIRM PANEL 0288G, DATED 08-03-2009)

FACILITIES

WATER: CITY OF HAYWARD
SEWER: CITY OF HAYWARD
STORM DRAIN: CITY OF HAYWARD
GAS & ELECTRIC: PACIFIC GAS & ELECTRIC
TELEPHONE: AT&T

NOTES

- NO PUBLIC AREAS ARE PROPOSED.
- ALL EXISTING STRUCTURES, CONCRETE AND TREES ON-SITE ARE TO BE REMOVED.

ABBREVIATIONS

- AD - AREA DRAIN
- BLDG - BUILDING
- CB - CATCH BASIN
- CL - CENTER LINE
- DWY - DRIVEWAY
- EG - EXISTING GRADE ELEVATION
- EX - EXISTING
- F/C - FACE OF CURB
- FF - FINISH FLOOR ELEVATION
- FG - FINISH GRADE ELEVATION
- FL - FLOWLINE ELEVATION
- FLR - FLOOR
- GR - GRATE ELEVATION
- HP - HIGH POINT ELEVATION
- OVR - OVERLAND RELEASE
- P - PAD ELEVATION
- PUE - PUBLIC UTILITY EASEMENT
- R/W - RIGHT OF WAY
- RIM - RIM ELEVATION
- SD - STORM DRAIN
- SDWK - SIDEWALK
- SF - SQUARE FEET
- SS - SANITARY SEWER
- TC - TOP OF CURB ELEVATION
- TYP - TYPICAL
- W - WATER

LEGEND

- LOT BOUNDARY
- RIGHT-OF-WAY
- ADJACENT PROPERTY LINE
- PROPOSED HOUSE
- EXISTING HOUSE
- EXISTING ASPHALT
- NEW ASPHALT
- NEW CONCRETE
- PERVIOUS PAVERS
- DIRECTION OF DRAINAGE FLOW
- EX. TREE
- STORM DRAIN LINE
- FINISHED GRADE SLOPE

SHEET INDEX

SHEET No.	DESCRIPTION
1	TITLE SHEET
2	TOPOGRAPHIC SURVEY & DEMOLITION PLAN
3	DIMENSIONED SITE PLAN
4	PRELIMINARY GRADING, DRAINAGE & UTILITY PLAN
5	PRELIMINARY C.3 STORM WATER CONTROL PLAN

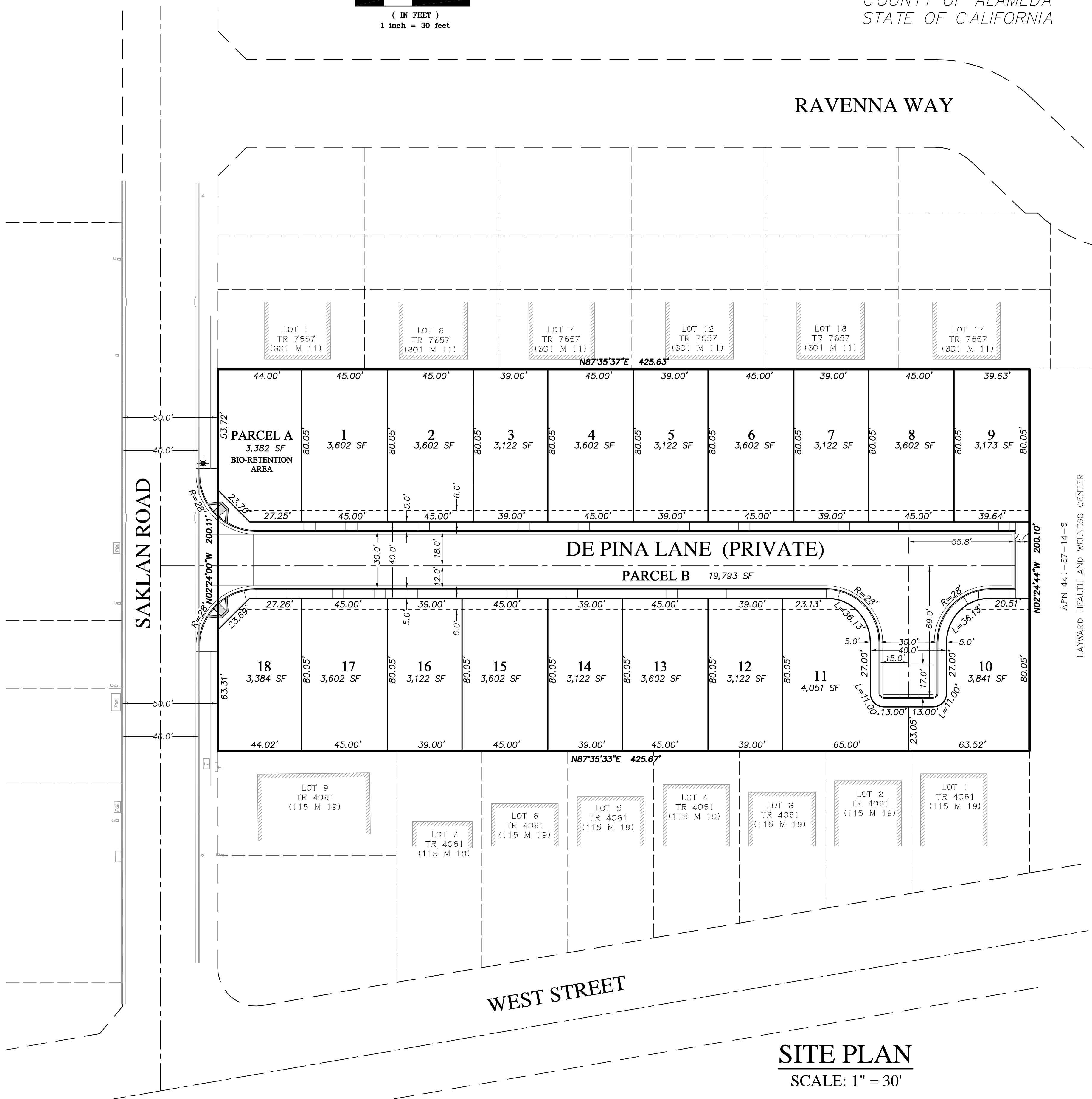
OWNER'S STATEMENT

I (WE) _____ AGREE TO THE FILING OF SAID MAP AND AGREE TO COMPLY WITH THE PROVISIONS OF THE CITY OF HAYWARD SUBDIVISION ORDINANCE AND THE STATE MAP ACT AS THEY APPLY TO THE PROCESSING AND APPROVAL OF SAID MAP.
APN: 441-87-18-2 & 441-87-17-4

OWNER: RONALD DE PINA _____ DATE _____

I (WE) _____ AGREE TO THE FILING OF SAID MAP AND AGREE TO COMPLY WITH THE PROVISIONS OF THE CITY OF HAYWARD SUBDIVISION ORDINANCE AND THE STATE MAP ACT AS THEY APPLY TO THE PROCESSING AND APPROVAL OF SAID MAP.
APN: 441-87-18-2 & 441-87-17-4

DEVELOPER: LENOX HOMES LLC _____ DATE _____



SITE PLAN
SCALE: 1" = 30'

NO.	REVISIONS	BY	APP	DATE

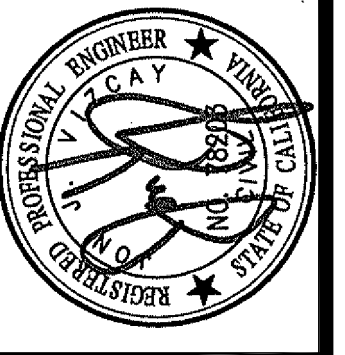
VESTING TENTATIVE MAP
TITLE SHEET
24178 & 24180 SAKLAN ROAD
HAYWARD, CA

SHEET
1 OF 5
DATE
03-30-2015
PROJECT #: 14040

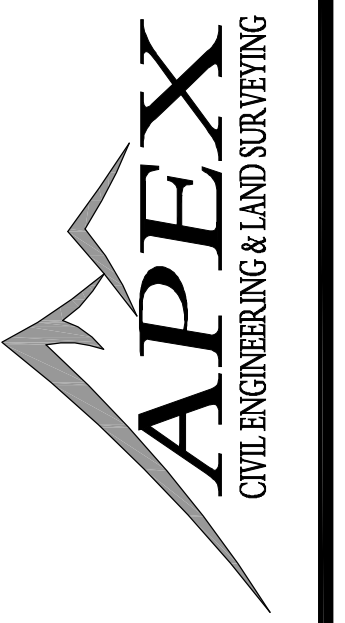
TOPOGRAPHIC SURVEY & DEMOLITION PLAN

"BROOKWOOD"

TRACT NO. 8226



817 Arnold Drive, Ste. 50
 Martinez, CA 94553
 Ph: (925) 476-8499
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NO.	REVISIONS	BY	APP	DATE

VESTING TENTATIVE MAP
 TOPOGRAPHIC SURVEY & DEMOLITION PLAN
 24178 & 24180 SAKLAN ROAD
 HAYWARD, CA

SHEET
 2 OF 5
 DATE
 03-30-2015
 PROJECT #: 14040

DEMOLITION KEY LEGEND

- ① EXISTING STRUCTURE TO BE REMOVED
- ② EXISTING CONCRETE TO BE REMOVED
- ③ EXISTING FENCE TO BE REMOVED
- ④ EXISTING WOOD FENCE TO BE REPLACED AS NEEDED
- ⑤ EXISTING PUMP HOUSE TO BE REMOVED

NOTES

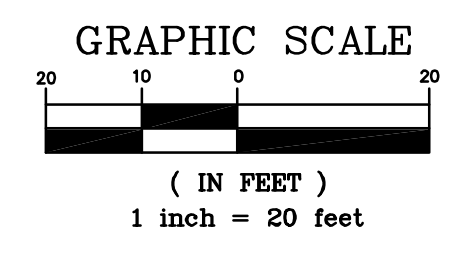
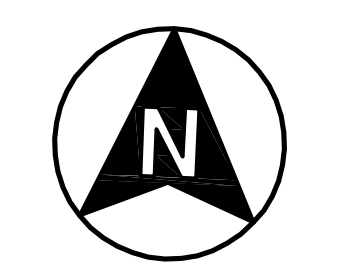
1. TREE SURVEY AND REPORT BY TORREY YOUNG, DRYAD, LLC AND DATED OCTOBER 13, 2014.
2. THE LOCATION OF ALL EXISTING UTILITIES SHOWN ON THE PLANS HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE VARIOUS UTILITIES AND EXERCISE EXTREME CAUTION IN AREAS OF BURIED UTILITIES DURING CONSTRUCTION. CALL USA - 811 AT LEAST 48 HOURS BEFORE DIGGING. HAND DIG NEAR UNDERGROUND UTILITIES.

BENCHMARK

CITY OF HAYWARD BM MONUMENT PIN AT INTERSECTION OF WEST STREET AND SAKLAN ROAD ELEVATION=29.42 (NGVD 29)

BASIS OF BEARINGS

BEARINGS ARE BASED ON CENTERLINE OF SAKLAN ROAD BETWEEN FOUND MONUMENTS AS SHOWN ON THE MAP OF TRACT 7657 (301 M 11) TAKEN AS NORTH 02°24'00" WEST

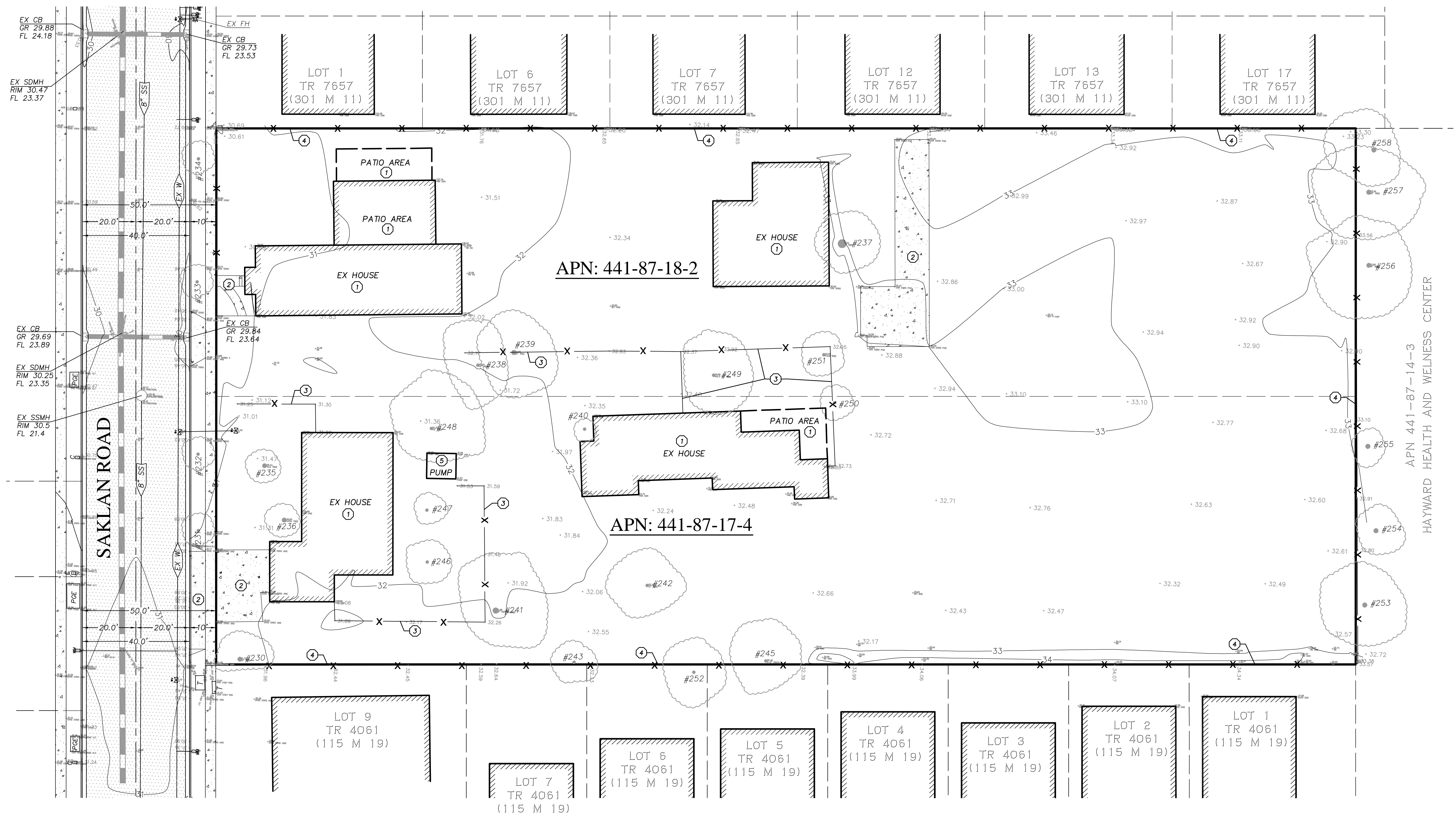


SEE NOTE 1 TREE SUMMARY

TAG #	SPECIES	TRUNK DIA.	STATUS
230	AVACADO	16"	TO BE REMOVED
231	SOUTHERN LIVE OAK	6"	TO BE REMOVED
232	SOUTHERN LIVE OAK	6"	TO BE REMOVED
233	SOUTHERN LIVE OAK	6"	TO BE REMOVED
234	SOUTHERN LIVE OAK	5"	TO REMAIN
235	MEXICAN FAN PALM	24"	TO BE REMOVED
236	YUCCA	12"	TO BE REMOVED
237	CA BLACK WALNUT	26"	TO BE REMOVED
238	LOQUAT	11"	TO BE REMOVED
239	ALMOND	14"	TO BE REMOVED
240	ASH	7"	TO BE REMOVED
241	CA PEPPER	21"	TO BE REMOVED
242	JAPANESE PRIVET	10"	TO BE REMOVED
243	JAPANESE PRIVET	8"	TO BE REMOVED

SEE NOTE 1 TREE SUMMARY (CONT.)

TAG #	SPECIES	TRUNK DIA.	STATUS
245	JAPANESE PRIVET	11"	TO BE REMOVED
246	CAMPBOR	16"	TO BE REMOVED
247	CAMPBOR	12"	TO BE REMOVED
248	CA BAY LAUREL	12"	TO BE REMOVED
249	PLUM	14"	TO BE REMOVED
250	JAPANESE PRIVET	6"	TO BE REMOVED
251	MEXICAN PALM FAN	26"	TO BE REMOVED
252	CA COAST REDWOOD	34"	TO REMAIN
253	MONTEREY PINE	14"	TO REMAIN
254	CA COAST REDWOOD	12"	TO REMAIN
255	CA COAST REDWOOD	14"	TO REMAIN
256	CA BLACK WALNUT	14"	TO REMAIN
257	CA BLACK WALNUT	16"	TO REMAIN
258	CA BLACK WALNUT	13"	TO REMAIN



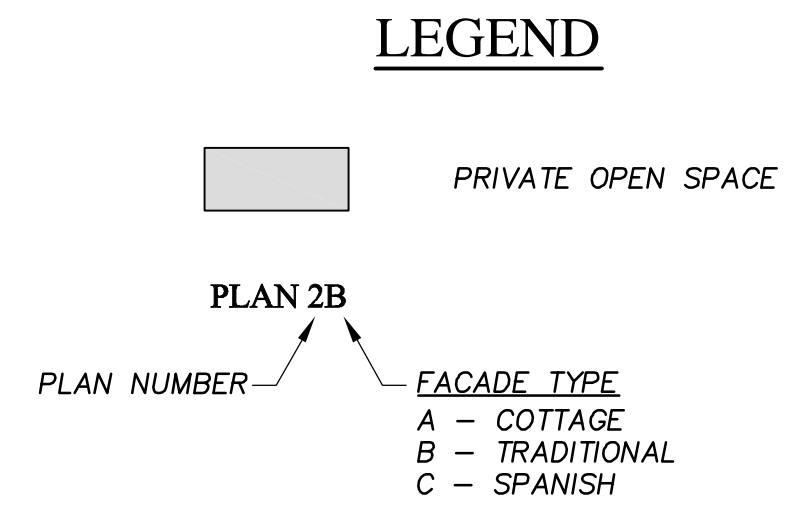
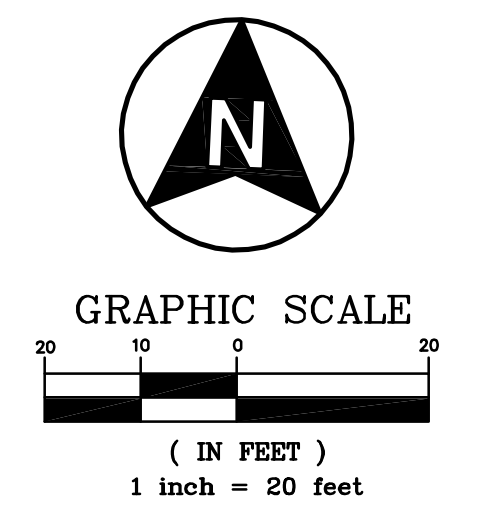
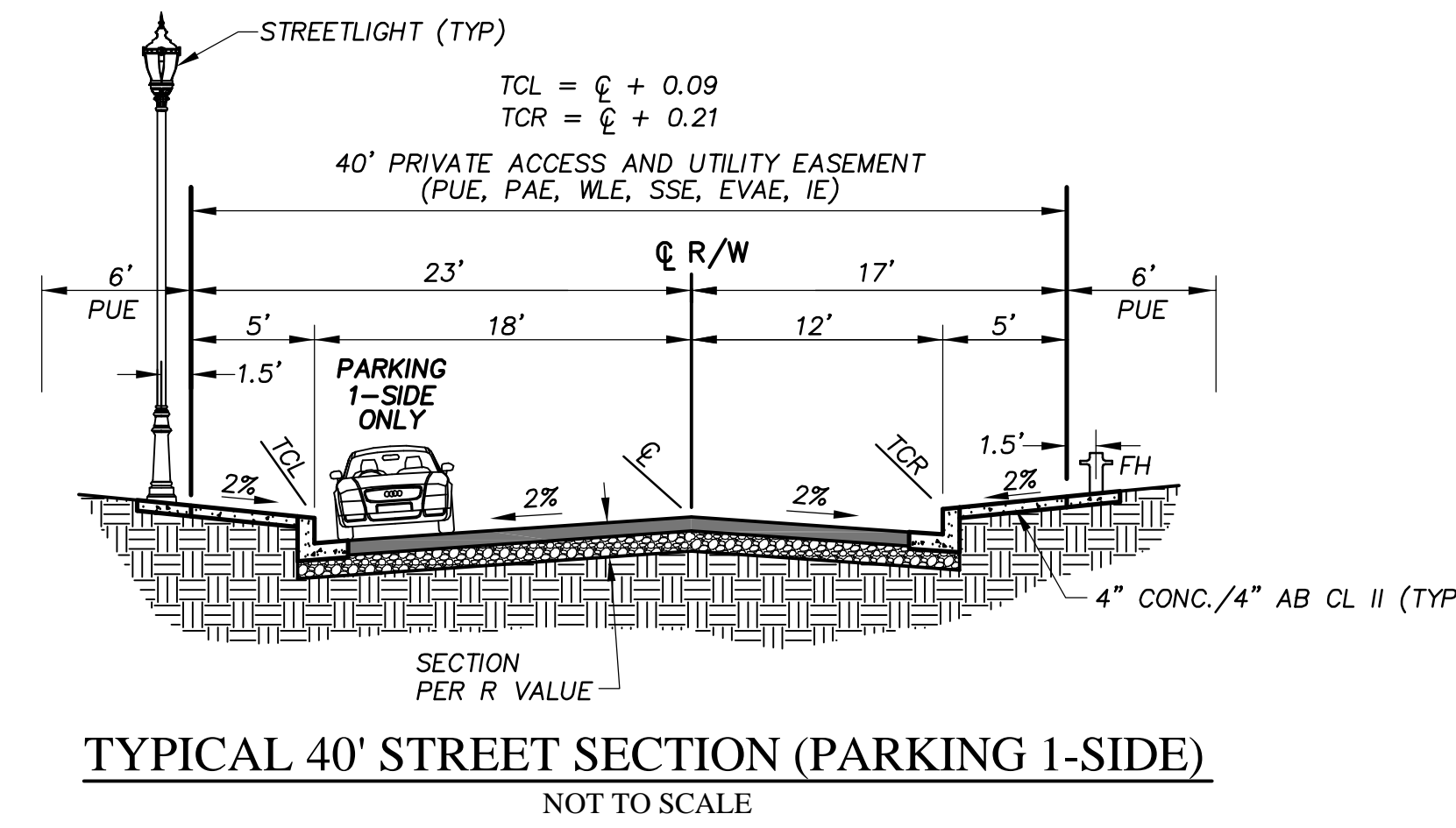
DIMENSIONED SITE PLAN

"BROOKWOOD"

TRACT NO. 8226

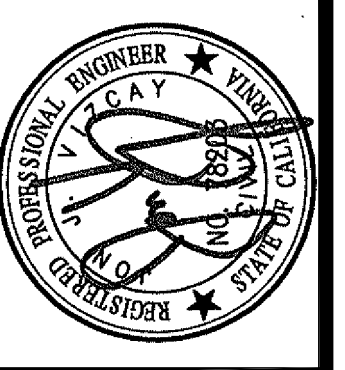
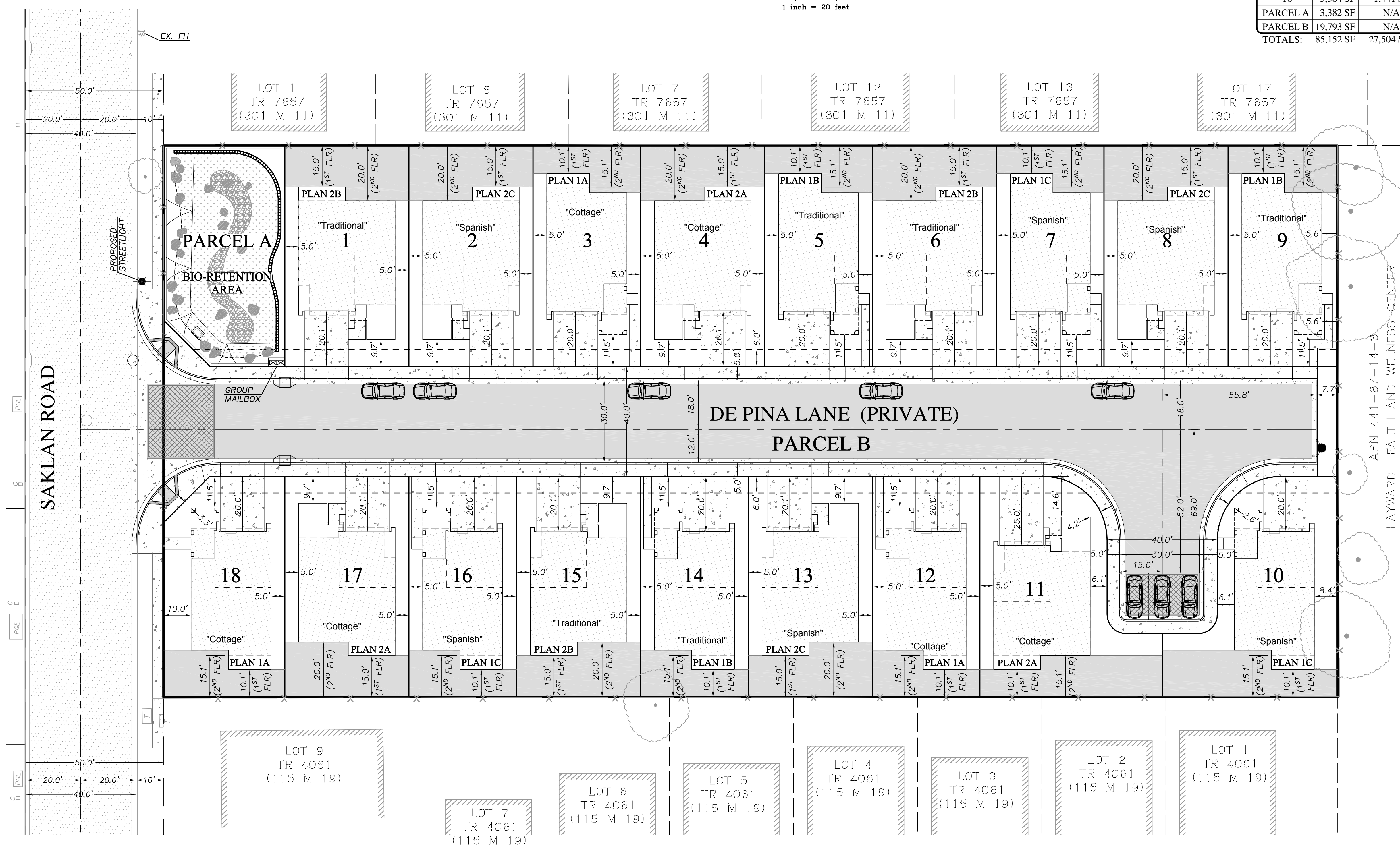
PLANNING DATA TABLE

LOT #	LOT AREA	GROSS BLDG AREA	BLDG COVERAGE	PRIVATE OPEN SPACE	PARKING	
					COVERED	UNCOVERED
1	3,602 SF	1,615 SF	44.8%	791 SF	2	2
2	3,602 SF	1,615 SF	44.8%	791 SF	2	2
3	3,122 SF	1,441 SF	46.2%	523 SF	2	2
4	3,602 SF	1,615 SF	44.8%	791 SF	2	2
5	3,122 SF	1,441 SF	46.2%	523 SF	2	2
6	3,602 SF	1,615 SF	44.8%	791 SF	2	2
7	3,122 SF	1,441 SF	46.2%	523 SF	2	2
8	3,602 SF	1,615 SF	44.8%	791 SF	2	2
9	3,173 SF	1,441 SF	45.4%	534 SF	2	2
10	3,841 SF	1,441 SF	37.5%	918 SF	2	2
11	4,051 SF	1,615 SF	39.8%	883 SF	2	2
12	3,122 SF	1,441 SF	46.2%	522 SF	2	2
13	3,602 SF	1,615 SF	44.8%	791 SF	2	2
14	3,112 SF	1,441 SF	46.2%	523 SF	2	2
15	3,602 SF	1,615 SF	44.8%	791 SF	2	2
16	3,112 SF	1,441 SF	46.2%	523 SF	2	2
17	3,602 SF	1,615 SF	44.8%	791 SF	2	2
18	3,384 SF	1,441 SF	42.6%	609 SF	2	2
PARCEL A	3,382 SF	N/A	N/A	N/A	0	0
PARCEL B	19,793 SF	N/A	N/A	N/A	0	8
TOTALS:	85,152 SF	27,504 SF	44.5%	12,409 SF	36	44



NOTES

1. ONE STANDARD LED STREET LIGHT SHALL BE INSTALLED ON SAKLAN ROAD FRONTAGE AT A LOCATION APPROVED BY THE CITY.
2. ON-SITE STREET LIGHTS SHALL BE DECORATIVE WITH LED LUMINAIRES.
3. THE PROPOSED DECORATIVE PAVEMENT SHALL BE CAPABLE OF SUPPORTING A 75,000 LB. GROSS VEHICLE WEIGHT.
4. PRIVATE STREET SHALL BE DEDICATED AS A PUBLIC UTILITY EASEMENT (PUE), PUBLIC ACCESS EASEMENT (PAE), WATER LINE EASEMENT (WLE), SANITARY SEWER EASEMENT (SSE), EMERGENCY VEHICLE ACCESS EASEMENT (EVAE), AND INGRESS AND EGRESS EASEMENT (IE).
5. AN HOA SHALL BE FORMED TO OWN AND MAINTAIN THE TWO COMMON PARCELS (A & B) AND OTHER AMENITIES.
6. THERE ARE NO KNOWN SOIL GEOLOGICAL HAZARD AREAS ON THE PROJECT SITE.
7. THE PROJECT IS LOCATED IN AND IS SUBJECT TO FEES AND CREDITS SET FORTH IN THE MT. EDEN BENEFIT DISTRICT 411-06, FORMED ON JANUARY 16, 2007.
8. PARKING OF VEHICLES IS ONLY ALLOWED ON ONE SIDE OF THE ROADWAY (NORTH SIDE) AND IN THE THREE SPACES BETWEEN LOTS 10 & 11. "NO PARKING" SIGNS SHALL BE ADDED IN LOCATIONS APPROVED BY THE HAYWARD FIRE DEPARTMENT.



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NO.	REVISIONS	BY	APP	DATE

VESTING TENTATIVE MAP
DIMENSIONED SITE PLAN
24178 & 24180 SAKLAN ROAD
HAYWARD, CA

SHEET
3 OF 5

DATE
03-30-2015

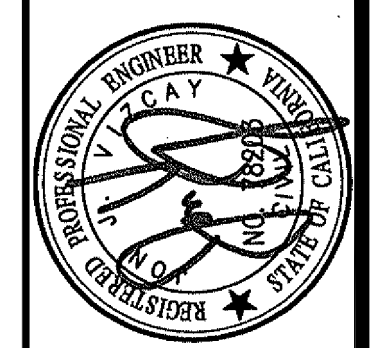
PROJECT #: 14040

PRELIMINARY GRADING, DRAINAGE & UTILITY PLAN

"BROOKWOOD"

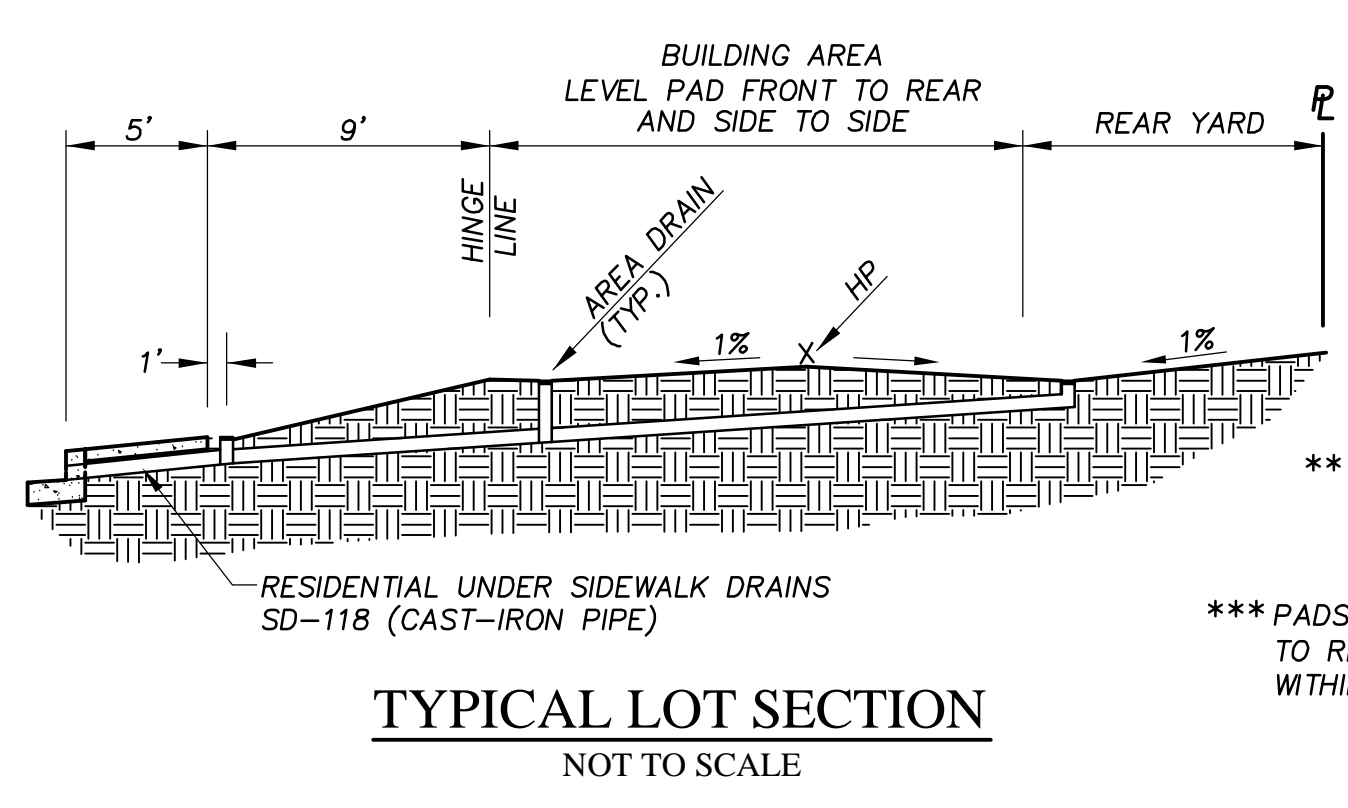
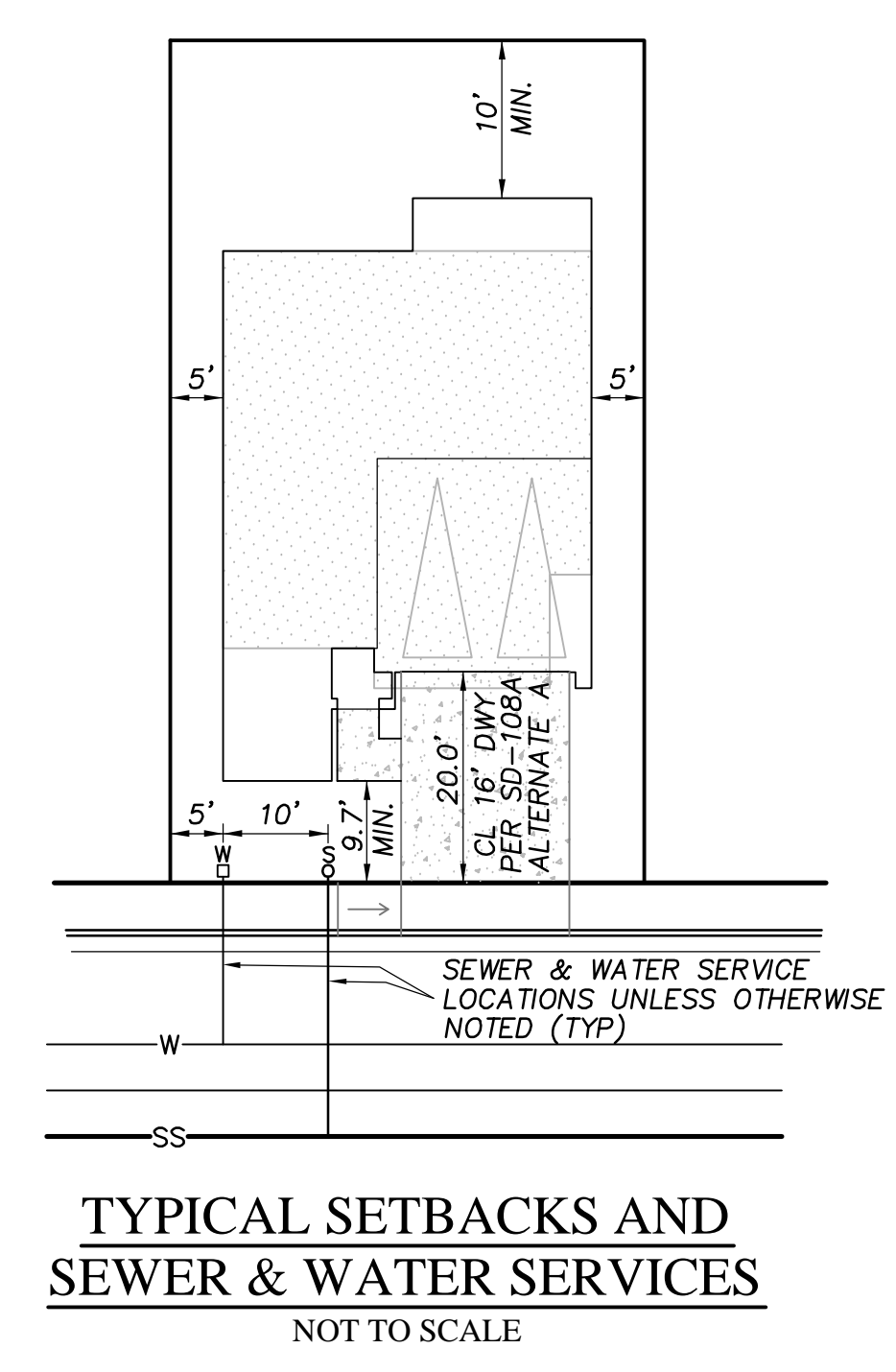
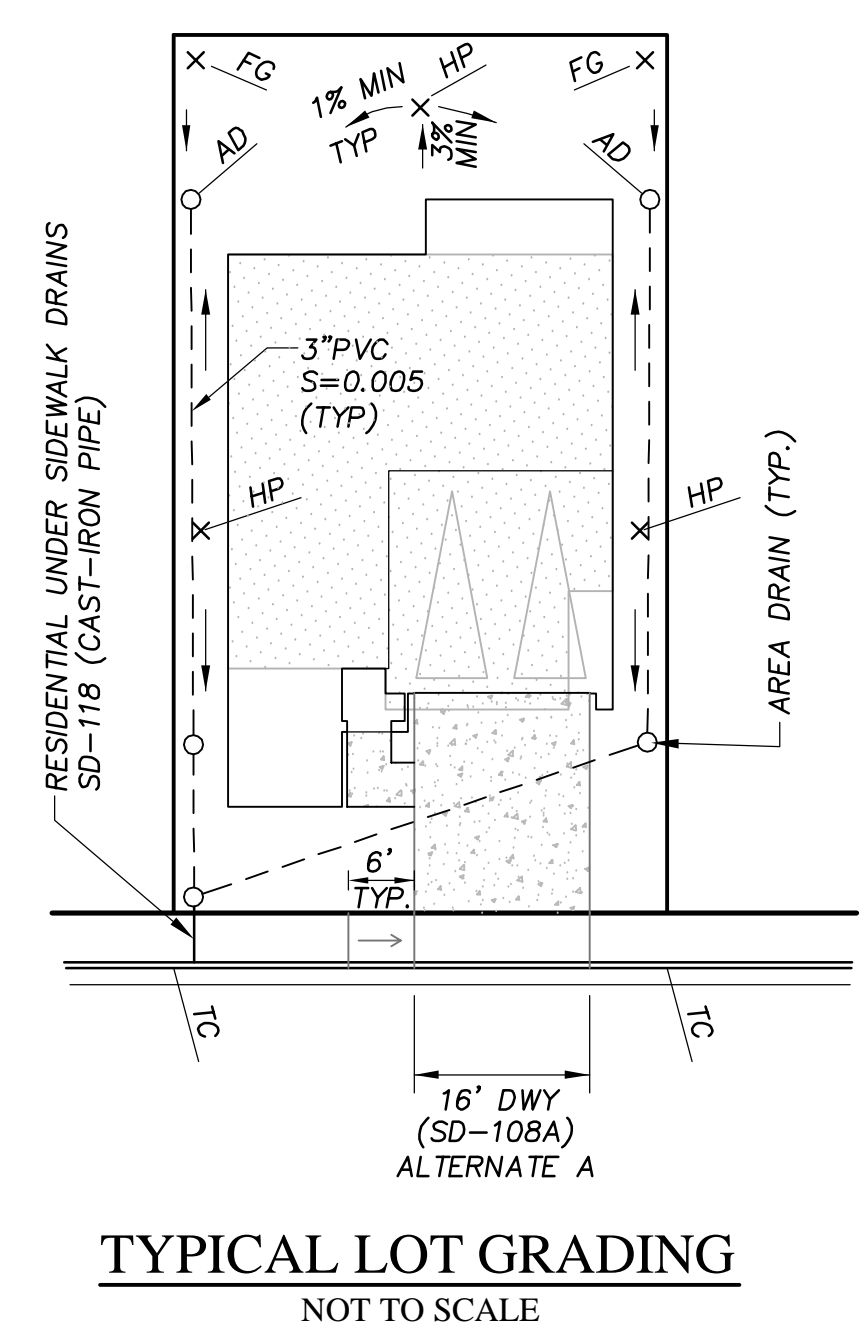
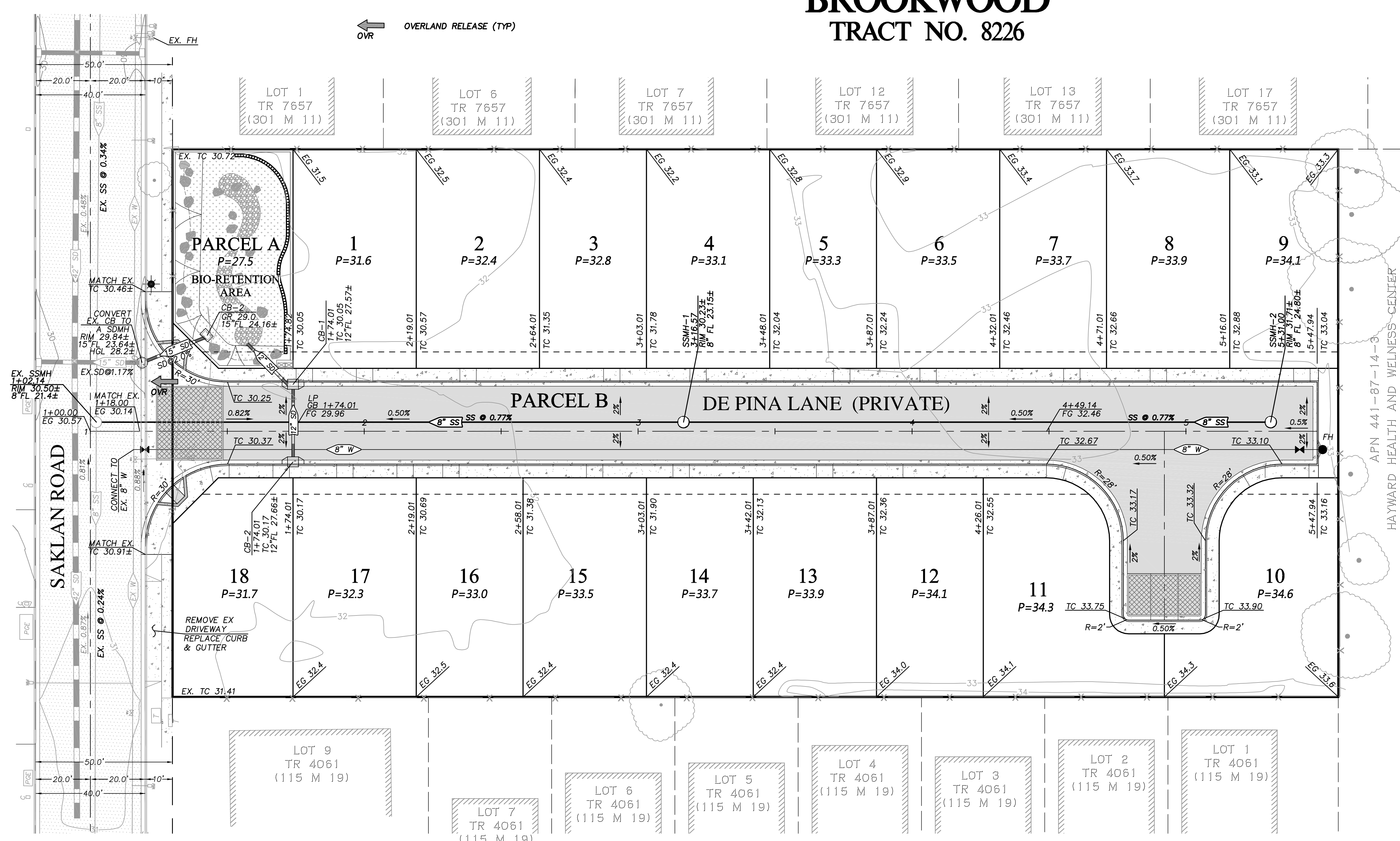
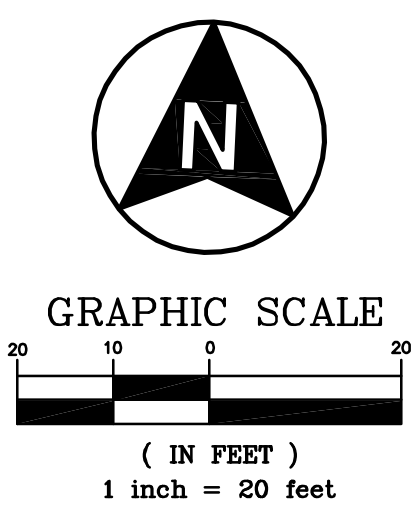
TRACT NO. 8226


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



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

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GRADING QUANTITIES

CUT	2,454 CU. YDS.
FILL	2,454 CU. YDS.

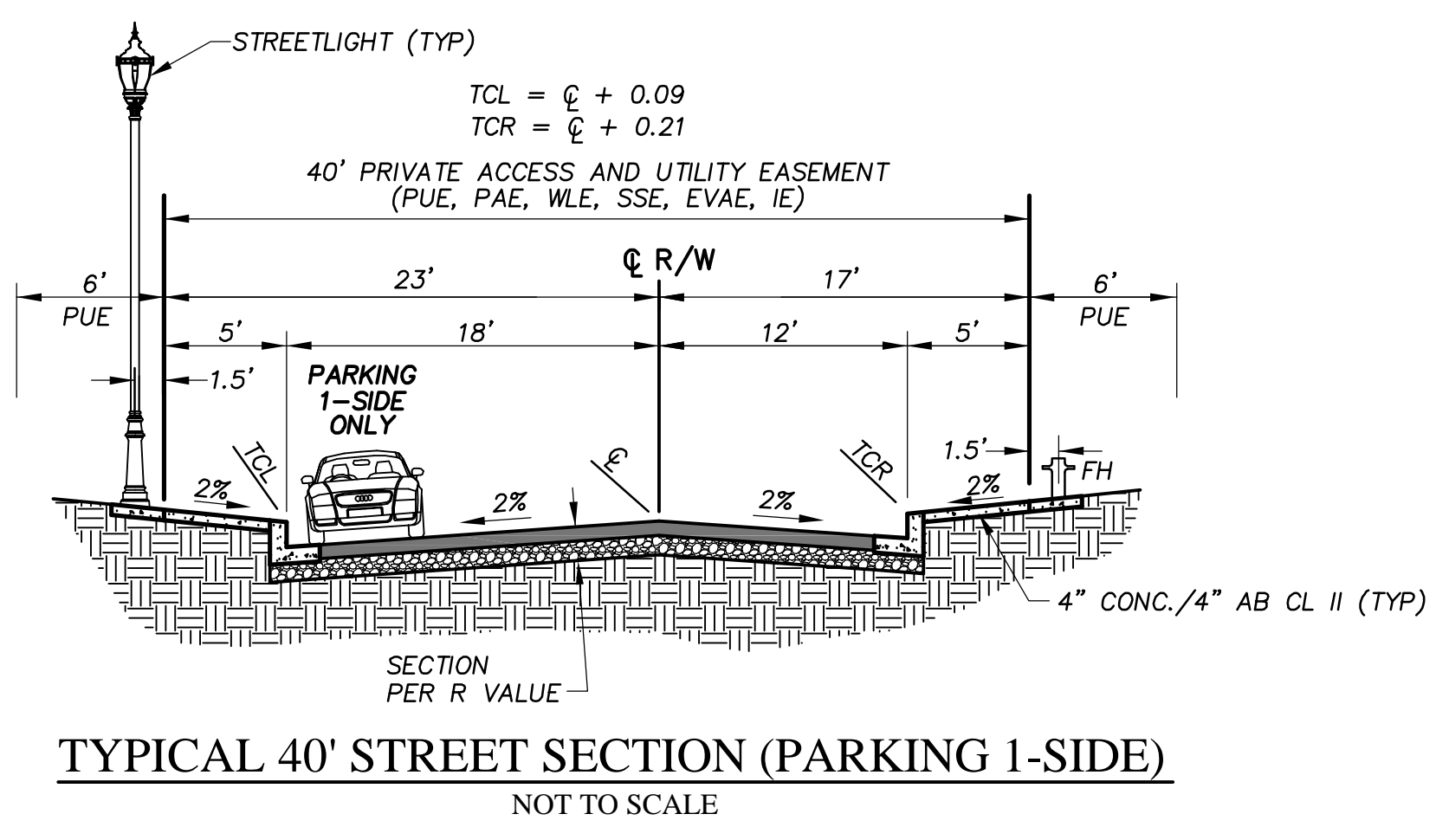
BALANCED SITE

TOTAL DISTURBED AREA: 85,175 SF
 NEW IMPERVIOUS SURFACES: 56,365 SF

PRELIMINARY STRUCTURAL PAVEMENT SECTION

PAVEMENT AREA	R-VALUE	T1	AC	AB
DE PINA LANE	5	7	3.5"	16.5"

NATIVE SOIL BENEATH CLASS II AB SECTION SHALL BE SCARIFIED TO A DEPTH OF 8" MINIMUM AND COMPACTED TO AT LEAST 95% RELATIVE COMPACTION. SEE SOILS REPORT



NO.	REVISIONS	BY	APP	DATE

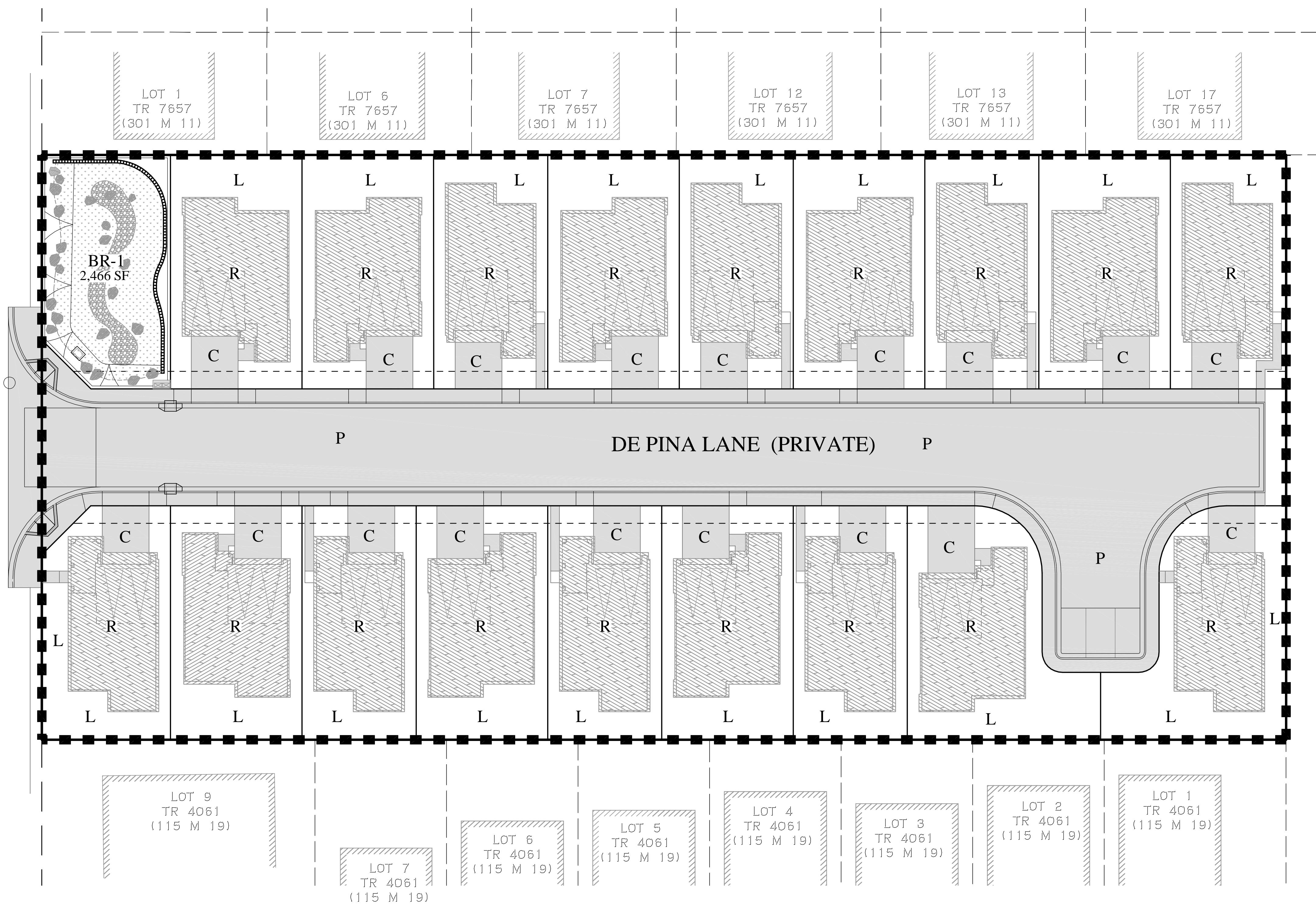
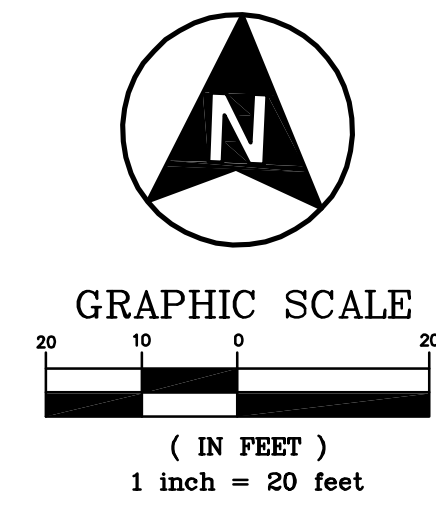
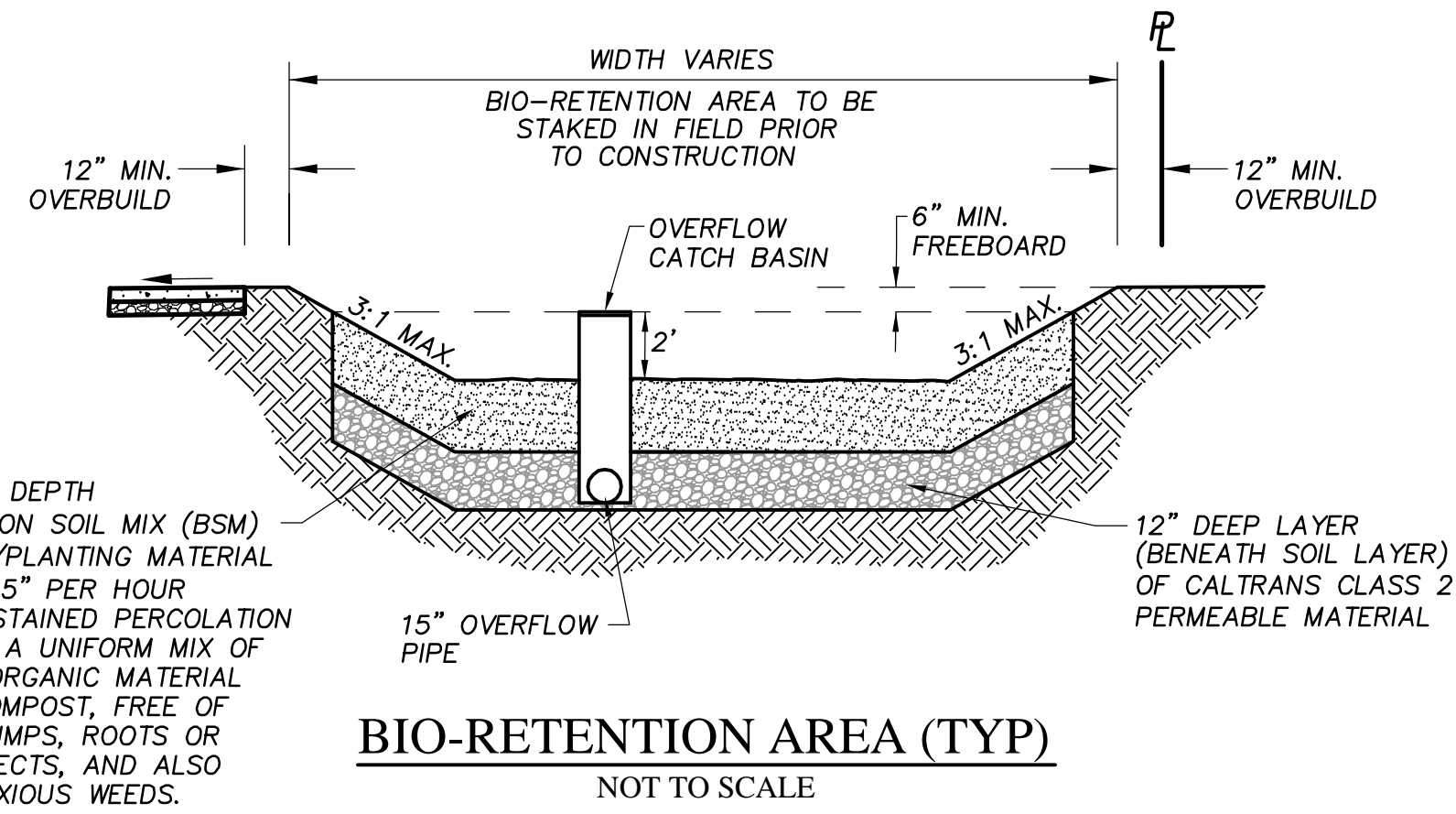
VESTING TENTATIVE MAP
 PRELIMINARY GRADING, DRAINAGE & UTILITY PLAN
 24178 & 24180 SAKLAN ROAD
 HAYWARD, CA

SHEET
 4 OF 5
 DATE
 03-30-2015
 PROJECT #: 14040

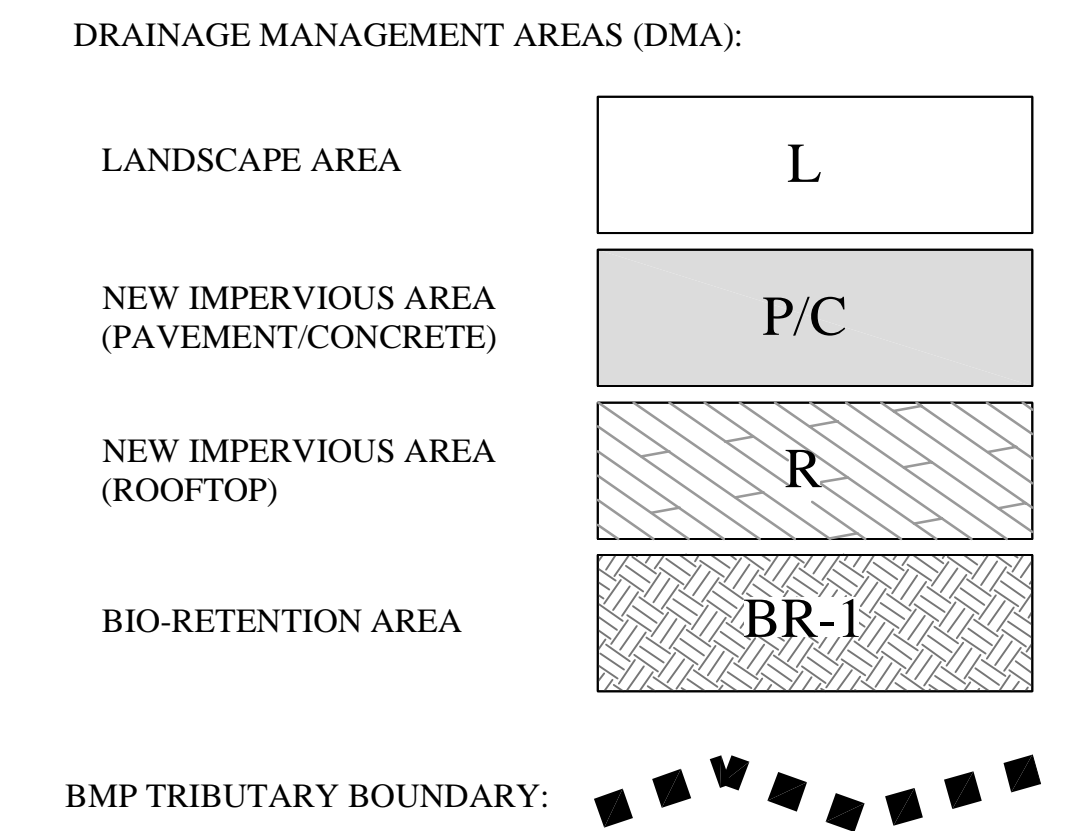
PRELIMINARY C.3 STORM WATER CONTROL PLAN

"BROOKWOOD"

TRACT NO. 8226



C.3 STORM WATER CONTROL LEGEND



PROJECT DATA FORM

PROJECT NAME/NUMBER	SAKLAN ROAD 24178 & 24180 SAKLAN ROAD HAYWARD, CA
PROJECT LOCATION	24178 & 24180 SAKLAN ROAD HAYWARD, CA
NAME OF DEVELOPER	LENOX HOMES LLC
PROJECT TYPE AND DESCRIPTION	18 LOTS (SINGLE FAMILY RESIDENTIAL)
PROJECT WATERSHED	HAYWARD LANDING
TOTAL PROJECT SITE AREA (ACRES)	1.96 ACRES (85,175 SF)
TOTAL NEW IMPERVIOUS SURFACE AREA (SQ. FT.)	48,687 SF
TOTAL REPLACED IMPERVIOUS SURFACE AREA	7,681 SF
TOTAL PRE-PROJECT IMPERVIOUS SURFACE AREA	11,912 SF
TOTAL POST-PROJECT IMPERVIOUS SURFACE AREA	56,368 SF
RUNOFF REDUCTION MEASURES SELECTED	<input checked="" type="checkbox"/> 1. DISPERSE RUNOFF TO VEGETATED AREA <input type="checkbox"/> 2. PERVIOUS PAVEMENT (PAVERS) <input type="checkbox"/> 3. CISTERNS OR RAIN BARRELS <input checked="" type="checkbox"/> 4. BIO-RETENTION FACILITY OR PLANTER BOX

THE PROJECT WILL DRAIN TO A BIO-RETENTION AREA (BR-1). FROM THIS BMP, THE OVERFLOW STORM DRAIN WILL TIE INTO AN EXISTING 42" PIPE IN SAKLAN ROAD, WHICH DISCHARGES INTO THE HAYWARD LANDING CANAL TO THE SOUTH (PARALLEL TO AND SOUTH OF WEST STREET).

THE HAYWARD LANDING CANAL STORM DRAIN SYSTEM IS A CONCRETE LINED CHANNEL OR PIPE TO THE BAY AND THEREFORE THIS PROJECT IS EXEMPT FROM HAVING TO SATISFY THE HYDROMODIFICATION (HM) REQUIREMENTS OF THE COUNTY CLEAN WATER PROGRAM.

AS A RESULT, THE BIO-RETENTION AREA IS DESIGNED FOR TREATMENT ONLY, USING THE 4% METHOD.

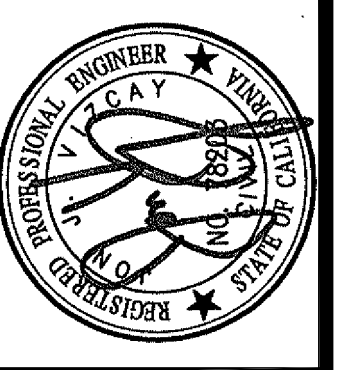
AREA BREAKDOWN

ROOFS:	30,834 SF
ROADWAY:	19,684 SF
DRIVEWAYS AND WALKS:	5,850 SF
BIO-RETENTION AREA:	2,466 SF
LANDSCAPE AREAS:	26,341 SF
	85,175 SF

BIO-RETENTION AREA CALCULATION

BIO-RETENTION SIZING: 4% METHOD

	AREA	SIZING FACTOR	EQUIVALENT AREA
IMPERVIOUS AREA:	56,368 SF	1.0	56,368 SF
LANDSCAPED AREA:	26,341 SF	0.1	2,634 SF
			TOTAL AREA= 59,002 SF (4%= 2,368 SF)
			REQUIRED BIO-RETENTION AREA = 2,368 SF
			PROPOSED BIO-RETENTION AREA = 2,466 SF ✓ OK



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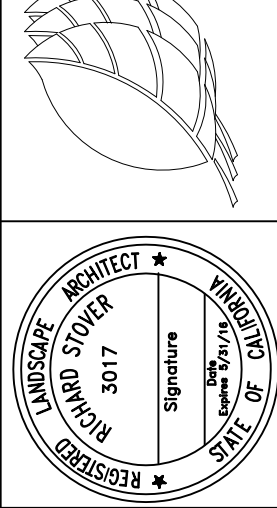
NO.	REVISIONS	BY	APP	DATE

VESTING TENTATIVE MAP
C.3 STORM WATER CONTROL PLAN
24178 & 24180 SAKLAN ROAD
HAYWARD, CA

SHEET
5 OF 5
DATE
03-30-2015
PROJECT #:
14040

NO.	DATE	REVISIONS
1	11-28-14	CITY COMMENT 11-24-15

Thomas Baak & Associates, LLP
 Landscape Architects
 1620 North Main Street, Suite 4
 Walnut Creek, CA 94596
 Ph: 925.933.2583

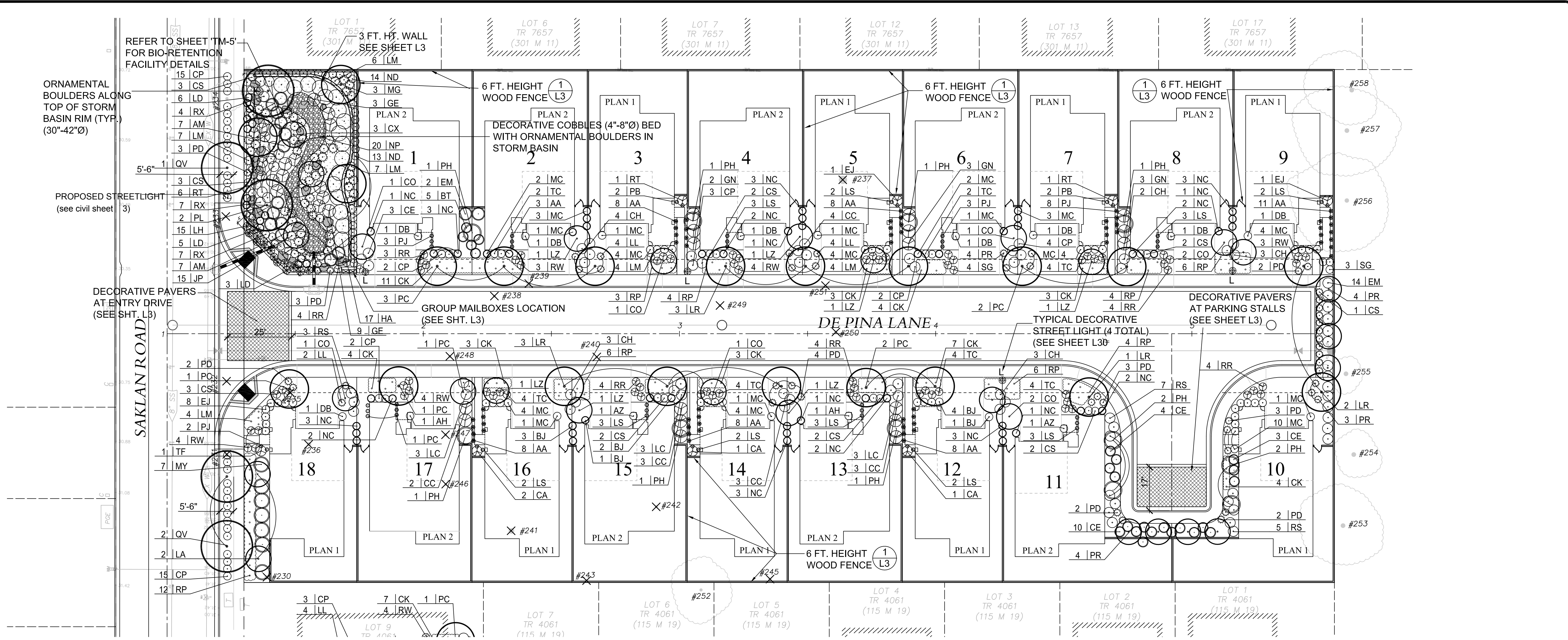


BROOKWOOD SUBDIVISION 8226
 HAYWARD, CALIFORNIA

PRELIMINARY LANDSCAPE AND FENCING PLAN

DESIGNED: RS DRAWN: RS
 CHECKED: JOB NO:
 DATE: 11-28-14
 SCALE: NOTED

SHEET
L1
 OF SHEETS



REFER TO SHEET 'TM-5' FOR BIO-RETENTION FACILITY DETAILS

ORNAMENTAL BOULDERS ALONG TOP OF STORM BASIN RIM (TYP.) (30"x42"x0)

PROPOSED STREETLIGHT (see civil sheet 3)

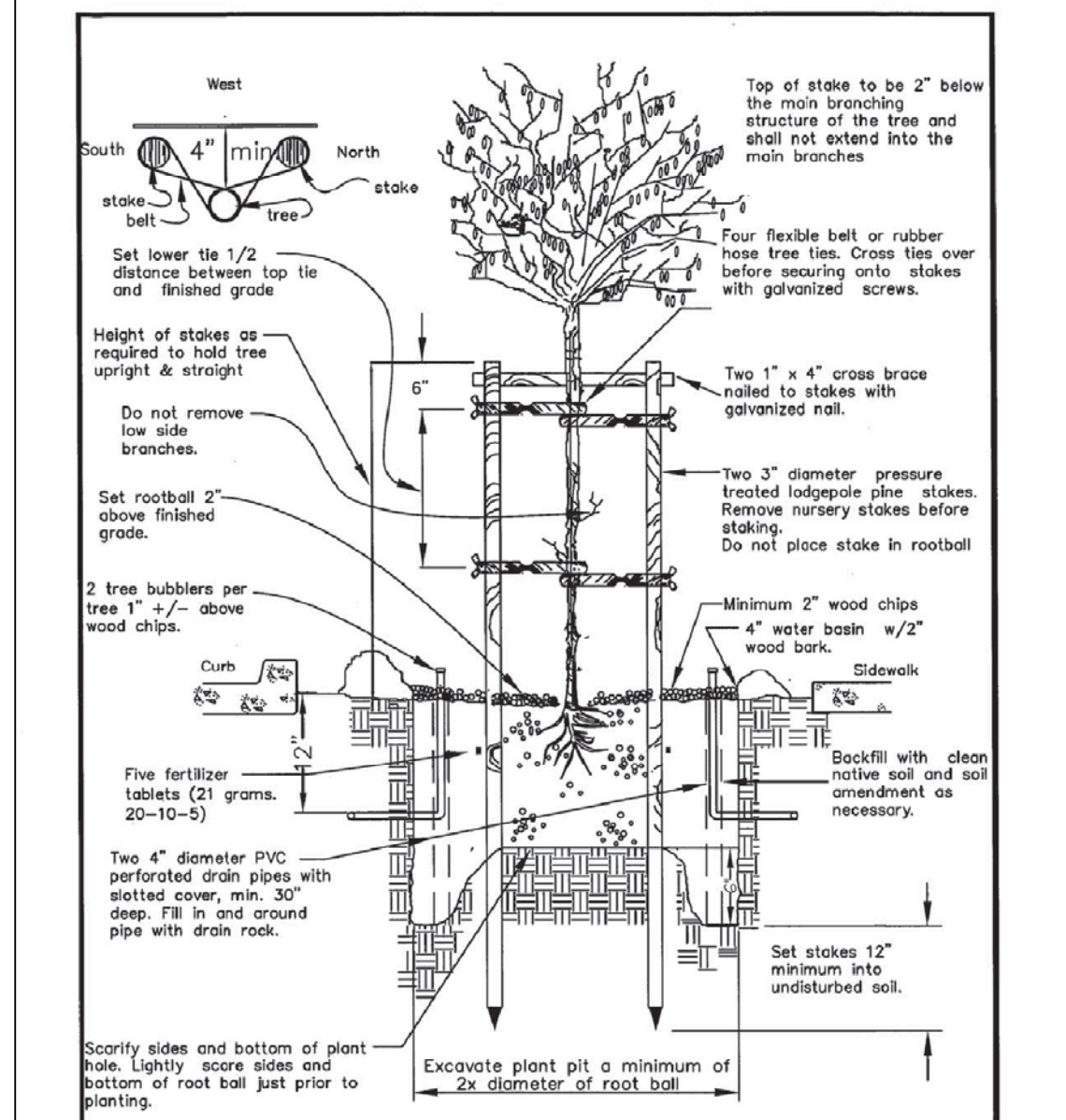
DECORATIVE PAVERS AT ENTRY DRIVE (SEE SHT. L3)

DECORATIVE PAVERS AT PARKING STALLS (SEE SHEET L3)

STREET TREE PLANTING SPECIFICATIONS

- Tree shall be healthy, disease and insect-free, well rooted, and properly trained with a straight trunk that can stand upright without support. Tree shall exhibit a central leader, or a main branch that can be trained as a central leader. Branches shall be well-developed and shall be evenly and radially distributed around the trunk. Root ball shall not exhibit kinked or circling roots.
- Tree shall comply with federal and state laws requiring inspection for plant diseases and pest infestation. Clearance from the county agricultural commissioner, as required by law, shall be obtained before planting trees delivered from outside the county.
- Prior to planting tree, determine the location of existing or future underground utilities. Locate tree a minimum of 5 feet from lateral service lines and driveways. Locate tree a minimum of 10 feet from a light pole, and a minimum of 30 feet from the face of a traffic signal, or as otherwise specified by the City.
- Tree pit shall be tested for proper drainage prior to planting tree. Fill pit with water; if water remains after a 24-hour period, dig three 4"-diameter by 3-foot deep holes at the bottom of the tree pit. Backfill with drain rock.
- Set tree in an upright and plumb position. As much as possible, tree shall be positioned such that dominant branches are parallel to the roadway and are oriented away from potential conflicts.
- If required by the City, a pressure-compensating bubbler, or drip emitters, shall be provided to each tree.
- Depending on the planter strip width, or the tree well size and the tree species being planted, a 24" deep root-barrier may be required by the City to be placed between the root-ball and the curb and/or sidewalk. Length of strip barrier or size of the box barrier will be specified by the City.
- Stakes are to be removed when the tree diameter meets or exceeds the diameter of the stake.

CITY OF HAYWARD ENGINEERING DIVISION
STREET TREE PLANTING
 SHEET NO: SD-122
 DATE: 11/28/14
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]



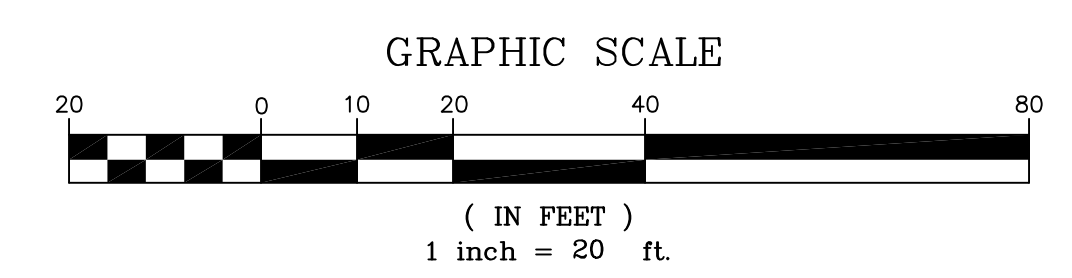
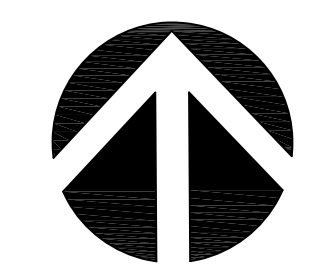
CITY OF HAYWARD ENGINEERING DIVISION
STREET TREE PLANTING
 SHEET NO: SD-122
 DATE: 11/28/14
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]

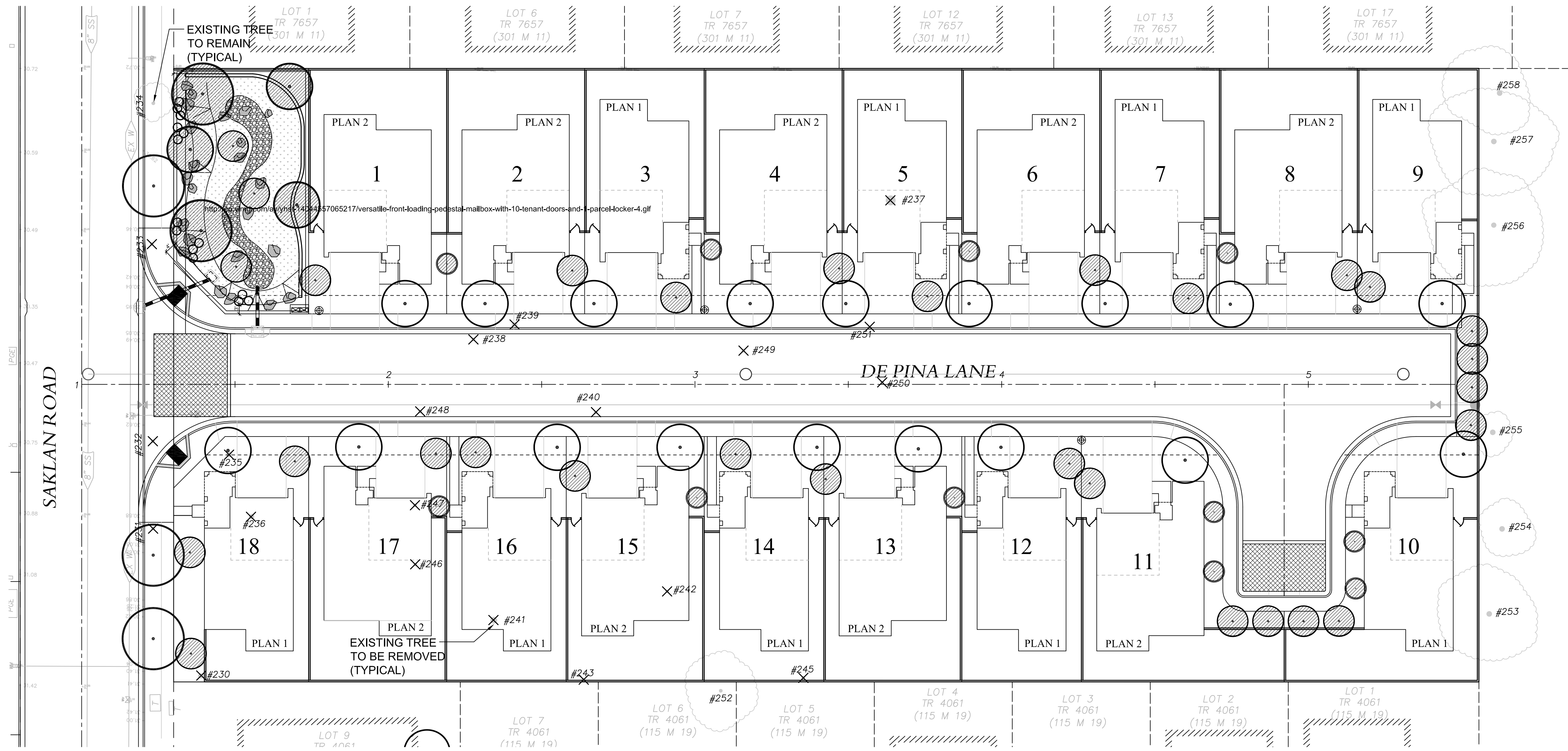
PLANT MATERIALS LIST

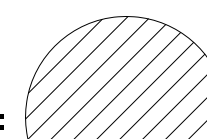
SYMBOL	BOTANICAL NAME	COMMON NAME	WUCOLS	CONTAINER SPACING/MATURE SIZE
TREES:				
CO	CERCIS 'OKLAHOMA'	EASTERN REDBUD	LOW	24" BOX VARIES/ 18Hx15W
CX	CORNUS SERICEA	REDTWIG DOGWOOD	MED	24" BOX VARIES/ 12Hx12W
LA	LAGERSTROEMIA 'CHEROKEE' (STD)	GRAPE MYRTLE STANDARD	LOW	24" BOX VARIES/ 20Hx15W
LR	LIQUIDAMBAR STYR. ROTUNDIFOLIA	SWEETGUM	MED	24" BOX VARIES/ 30Hx15W
LZ	LAGERSTROEMIA 'ZUNI' (STANDARD)	GRAPE MYRTLE STANDARD	LOW	24" BOX VARIES/ 20Hx15W
MG	MAGNOLIA G. 'BRACKENS BROWN BEAUTY'	SOUTHERN MAGNOLIA	MED	24" BOX VARIES/ 25Hx20W
PC	PYRUS CALLERYANA 'CHANTICLEER PEAR'	CHANTICLEER PEAR	MED	24" BOX VARIES/ 30Hx15W
PH	PHOTINIA FRASERI (STANDARD)	PHOTINIA STANDARD	MED	24" BOX VARIES/ 10Hx8W
PL	PLATANUS RACEMOSA	CALIFORNIA SYCAMORE	MED	24" BOX VARIES/ 40Hx35W
PR	PRUNUS CERAS. 'KRAUTER VEUSIVUS'	PURPLE LEAF PLUM	MED	24" BOX VARIES/ 18Hx15W
QV	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	LOW	24" BOX VARIES/ 35Hx35W
SHRUBS:				
AZ	AZALEA 'HAPPY DAYS'	AZALEA	MED	5 GA SPECIMEN/ 3Hx3W
AR	ARCTOSTAPHYLOS 'HOWARD MCMINN'	MANZANITA	LOW	5 GA 5' O.C./ 4Hx5W
AJ	AZALEA 'FORMOSA'	AZALEA	MED	5 GA SPECIMEN/ 3Hx3W
BJ	BUXUS JAPON. MICRO. 'GREEN BEAUTY'	BOXWOOD	MED	5 GA 3' O.C./ 4Hx4W
BT	BERBERIS T. 'AUTROPURPUREA'	BARBERRY	LOW	5 GA 4' O.C./ 4Hx4W
CA	CAMELLIA 'PEARL MAXWELL'	CAMELLIA	MED	5 GA SPECIMEN/ 5Hx4W
CC	CAMELLIA 'CORAL'	CAMELLIA	MED	5 GA SPECIMEN/ 4Hx5W
CE	CEANOTHUS 'JULIA PHELPS'	WILD LILAC	LOW	5 GA 4' O.C./ 4Hx4W
CH	CISTUS HYBRIDUS	CRIMSON ROCKROSE	LOW	5 GA 4' O.C./ 4Hx5W
CP	CISTUS PURPUREUS	LAVENDER ROCKROSE	LOW	5 GA 4' O.C./ 4Hx5W
CS	COLEONEMA PULCH. 'SUNSET GOLD'	PINK BREATH-OF-HEAVEN	MED	5 GA 3' O.C./ 3Hx4W
EJ	EUONYMUS JAPONICUS 'SILVER KING'	EUONYMUS	MED	5 GA 3' O.C./ 6Hx4W
EM	ELEAGNUS MACULATA	GOLDEN ELAEAGNUS	LOW	5 GA 5' O.C./ 6Hx6W
GE	GARRYIA ELLIPTICA	SILKTASSSEL BUSH	5 GA	5' O.C./ 7Hx7W
GN	GREVILLEA 'NOELLI'	NOELL'S GREVILLEA	MED	5 GA 5' O.C./ 5Hx5W
HA	HETEROMELES ARBUTIFOLIA	TOYON	LOW	5 GA 6' O.C./ 6Hx6W
LC	LOROPETALUM CHIN. 'RAZZLEBERRY'	FRINGE FLOWER	MED	5 GA 4' O.C./ 4Hx5W
LD	LOROPETALUM CHIN. 'PURPLE PIXIE'	DWARF FRINGE FLOWER	MED	5 GA 3' O.C./ 3Hx3W
LM	LANTANA MONTEVIDENSIS	PURPLE TRAILING LANTANA	LOW	5 GA 3' O.C./ 3Hx3W
LN	LYRORPELALUM CHIN. 'PURPLE PIXIE'	DWARF FRINGE FLOWER	MED	5 GA 3' O.C./ 3Hx3W
MC	MYRTUS COMMUNIS 'COMPACTA'	DWARF MYRTLE	LOW	5 GA 3' O.C./ 3Hx3W
MY	MYRTICA CALIFORNICA	PACIFIC WAX MYRTLE	LOW	5 GA 6' O.C./ 7Hx8H
NC	NANDINA DOMESTICA 'COMPACTA'	COMPACT NANDINA	LOW	5 GA 3' O.C./ 3Hx3W
ND	NANDINA DOMESTICA	HEAVENLY BAMBOO	LOW	5 GA 3' O.C./ 3Hx3W
RR	ROSA 'MAGIC CARPET RED'	RED CARPET ROSE	MED	5 GA 3' O.C./ 3Hx4W
RS	RHAPHILOPIS INDICA 'SPRINGTIME'	INDIA HAWTHORN	MED	5 GA 4' O.C./ 4Hx4W
RT	ROSMARINUS 'TUSCANY'	TUSCAN BLUE ROSEMARY	LOW	5 GA 4' O.C./ 5Hx3W
RW	ROSA 'MAGIC CARPET WHITE'	WHITE CARPET ROSE	MED	2 GA 3' O.C./ 3Hx4W
RX	ROSA CALIFORNICA	CALIFORNIA WILD ROSE	LOW	2 GA 4' O.C./ 3Hx5W
TC	TEUCRIUM FRUTICANS 'COMPACTA'	DWARF GERMANDER	LOW	5 GA 3' O.C./ 3Hx3W
PERENNIALS/GRASSES:				
AA	AGAPANTHUS AFRICANUS	LILY-OF-THE-NILE	MED	1 GA 3' O.C./ 24Hx24W
DI	DIETES BICOLOR	FORTNIGHT LILY	LOW	1 GA SPECIMEN/ 3Hx3W
JP	JUNCAS PATENS	CALIFORNIA GRAY RUSH	HIGH	5 GA 3' O.C./ 3Hx4W
LH	LAVANDULA 'HIDCOTE'	DWARF ENGLISH LAVENDER	LOW	1 GA 3' O.C./ 24Hx24W
LL	LOMANDRA LONGIFOLIA 'BREEZE'	DWARF MAT RUSH	MED	1 GA VARIES/ 3Hx4W
LS	LIRIOPE 'SILVERY SUNPROOF'	LILY TURF	MED	1 GA 3' O.C./ 18Hx12W
NP	NASSELLA PULCHRUM	PURPLE NEEDLE GRASS	LOW	5 GA 4' O.C./ 3Hx4W
PD	PHORMIUM 'DUET'	DWARF FLAX	LOW	1 GA 3' O.C./ 3Hx4W
PJ	PHORMIUM JACOK SPRATT'	HEAVY FLAX	LOW	1 GA 3' O.C./ 18Hx24W
SG	SALVIA GREGGII	AUTUMN SAGE	LOW	1 GA 3' O.C./ 3Hx4W
GROUND COVERS:				
CK	COPROSMA YIRKII	CREeping COPROSMA	LOW	1 GA 4' O.C./ 24Hx5W
RP	ROSMARINUS 'PROSTATUS'	PROSTRATE ROSEMARY	LOW	1 GA 4' O.C./ 3Hx5W

GENERAL NOTES:

- ALL PLANTING TO BE WATERED BY A FULLY AUTOMATIC WATER-CONSERVING IRRIGATION SYSTEM, OPERATED ON WEATHER-BASED INFORMATION.
- ALL PLANTING AREAS SHALL RECEIVE A 3" LAYER OF FIR BARK MULCH DRESSING.
- BIO-RETENTION PLANTING TO BE IRRIGATED ON SEPARATE VALVES FROM ORNAMENTAL PLANTING.
- TREES WITH DIFFERENT WATERING NEEDS TO BE ON DIFFERENT IRRIGATION VALVES.
- STREET TREES SHALL BE IRRIGATED BY A SEPARATE VALVE.
- REFER TO CIVIL ENGINEER PLANS FOR DOMESTIC UTILITY LOCATIONS IN DRIVEWAYS.





MITIGATION TREE LIST: SYMBOL = 

NOTE: ALL TREES ARE 24" BOX SIZE, AT \$165 PER TREE

BOTANICAL NAME	COMMON NAME	COUNT	VALUE
CERCIS CANADENSIS	EASTERN REDBUD	10	\$1,650
CORNUS SERICEA	DOGWOOD	3	\$ 495
LAGERSTROEMIA 'CHEROKEE' (STD)	CRAPE MYRTLE	5	\$ 825
LAGERSTROEMIA 'ZUNI' (STANDARD)	CRAPE MYRTLE	7	\$1,155
MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	3	\$ 495
PHOTINIA FRASERI (STANDARD)	PHOTINIA STANDARD	11	\$1,815
PLATANUS RACEMOSA	CALIFORNIA SYCAMORE	2	\$ 230
PRUNUS CERAS. 'KRAUTER VESUIUS'	PURPLE LEAF PLUM	13	\$2,145
TOTAL VALUE OF MITIGATION TREES:		54	\$8,910

OTHER MITIGATION MEASURES:
 PERVIOUS PAVERS (@ ENTRY AND HAMMERHEAD)
 1,064 S.F. @ \$15 PER SQ.FT. = \$15,960

TOTAL PROPOSED MITIGATION: \$24,870

TOTAL NUMBER OF REMOVED EXISTING TREES: 20
 TOTAL MONETARY VALUE OF REMOVED TREES: \$19,980

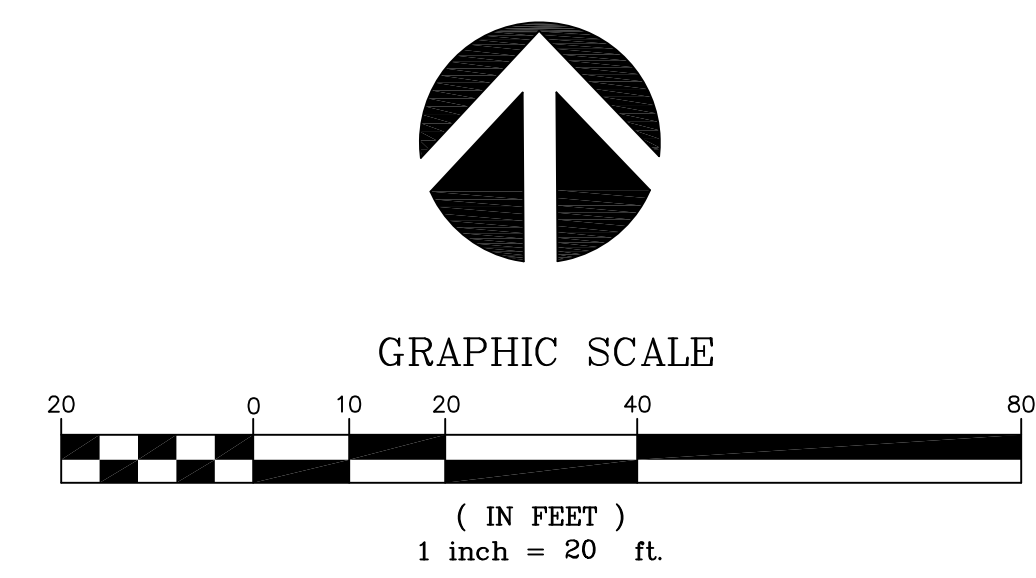
REFER TO ARBORIST REPORT PREPARED BY "DRYAD,LLC", DATED 10/13/14.

EXISTING TREE INVENTORY LIST

NUMBER	NAME	CAL. SIZE	STATUS	VALUE
#230	AVOCADO	16"	REMOVE	\$1,740
#231	SOUTHERN LIVE OAK	5.75"	REMOVE	NOT APPLICABLE
#232	SOUTHERN LIVE OAK	5.5"	REMOVE	N/A
#233	SOUTHERN LIVE OAK	5.75"	REMOVE	N/A
#234	SOUTHERN LIVE OAK	5.0"	SAVE	N/A
#235	DATE PALM	24"	REMOVE	\$510
#236	YUCCA	12"	REMOVE	\$1,340
#237	BLACK WALNUT	26"	REMOVE	\$0
#238	LOQUAT	11"	REMOVE	\$2,530
#239	ALMOND	14"	REMOVE	\$2,310
#240	ASH	7"	REMOVE	\$0
#241	CALIFORNIA PEPPER	21"	REMOVE	\$5,900
#242	PRIVET	10"	REMOVE	\$1,170
#243	PRIVET	8"	REMOVE	\$0
#244	PRIVET	11"	SAVE	\$0
#245	PRIVET	11"	REMOVE	\$0
#246	CAMPHOR	16"	REMOVE	\$2,400
#247	CAMPHOR	12"	REMOVE	\$0
#248	BAY LAUREL	12"	REMOVE	\$1,660
#249	FLOWERING PLUM	14"	REMOVE	\$0
#250	PRIVET	6"	REMOVE	\$0
#251	MEXICAN FAN PALM	26"	REMOVE	\$420
#252	COAST REDWOOD	34"	SAVE	N/A
#253	MONTEREY PINE	14"	SAVE	N/A
#254	COAST REDWOOD	12"	SAVE	N/A
#255	COAST REDWOOD	14"	SAVE	N/A
#256	BLACK WALNUT	14"	SAVE	N/A
#257	BLACK WALNUT	16"	SAVE	N/A
#258	BLACK WALNUT	13"	SAVE	N/A

TOTAL NUMBER OF REMOVED EXISTING TREES: 20
 TOTAL MONETARY VALUE OF REMOVED TREES: \$19,980

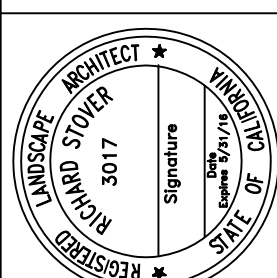
REFER TO ARBORIST REPORT PREPARED BY "DRYAD,LLC", DATED 10/13/14.



REVISIONS

NO.	DATE	DESCRIPTION
1	11-28-14	ISSUED FOR PERMITS

Thomas Baak & Associates, LLP
 Landscape Architects
 1620 North Main Street, Suite 4
 Walnut Creek, CA 94596
 Ph: 925.933.2583



BROOKWOOD
 SUBDIVISION 8226
 HAYWARD, CALIFORNIA

TREE
 MITIGATION
 PLAN

DESIGNED: RS	DRAWN: RS
CHECKED: []	JOB NO: []
DATE: 11-28-14	
SCALE: NOTED	

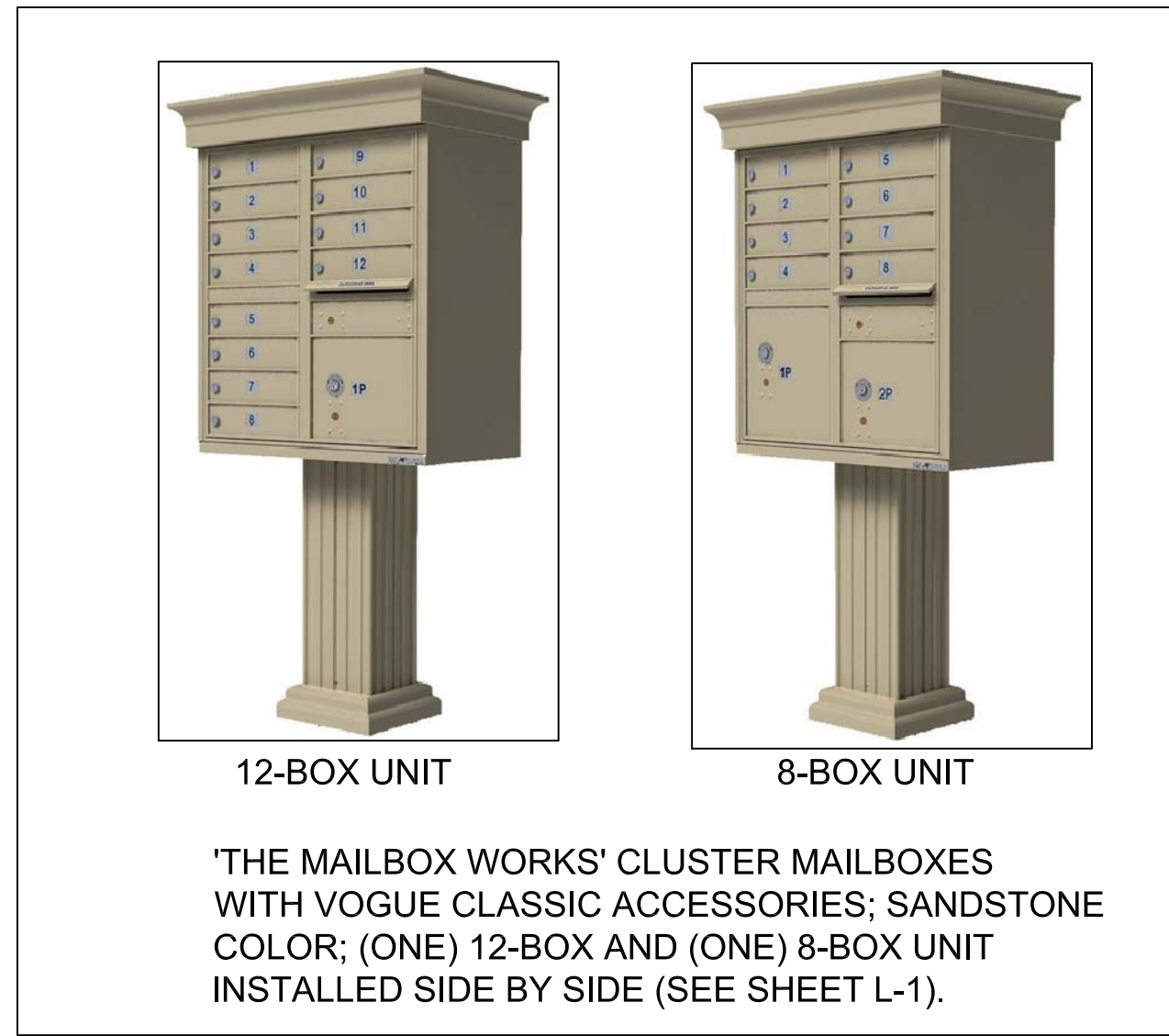
SHEET
 L2
 OF SHEETS



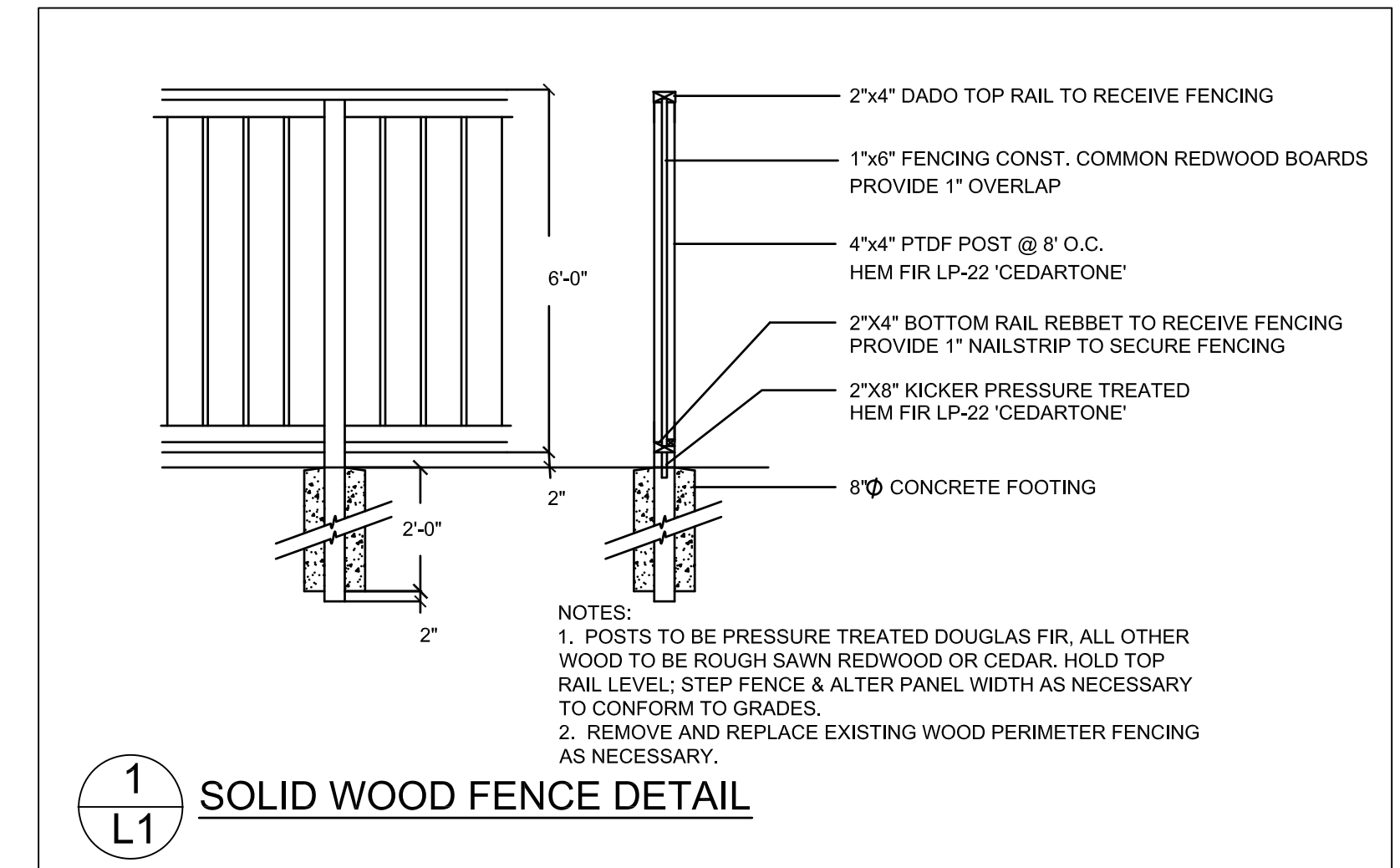
SWEETGUM 'ROTUNDILOBA'



CRAPE MYRTLE



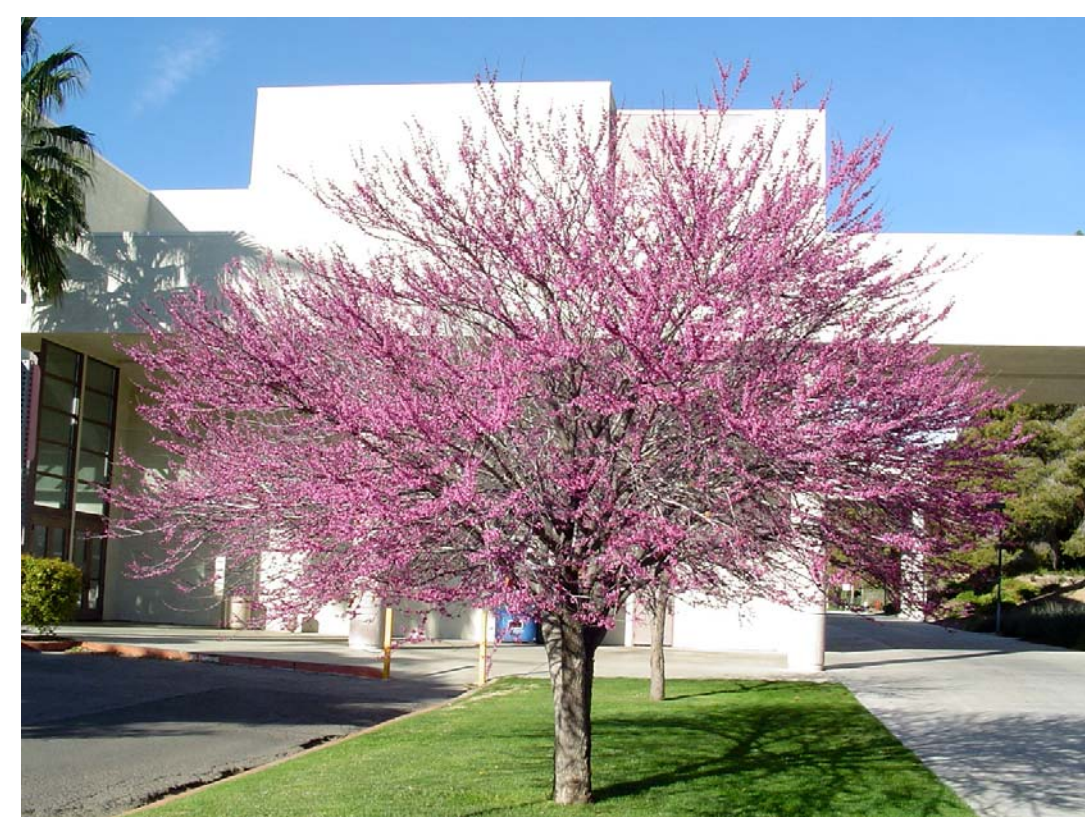
'THE MAILBOX WORKS' CLUSTER MAILBOXES WITH VOGUE CLASSIC ACCESSORIES; SANDSTONE COLOR; (ONE) 12-BOX AND (ONE) 8-BOX UNIT INSTALLED SIDE BY SIDE (SEE SHEET L-1).



CHANTICLEER PEAR



PURPLE LEAF PLUM



REDBUD



PHOTINIA STANDARD



LOMANDRA



JULIA PHELPS CEANOTHUS



FRINGE FLOWER



RETAINING WALL WITHIN BIO-RETENTION BASIN (VERA-LOK, MOSAIC BLOCK, ALLEGHENY BLEND COLOR)



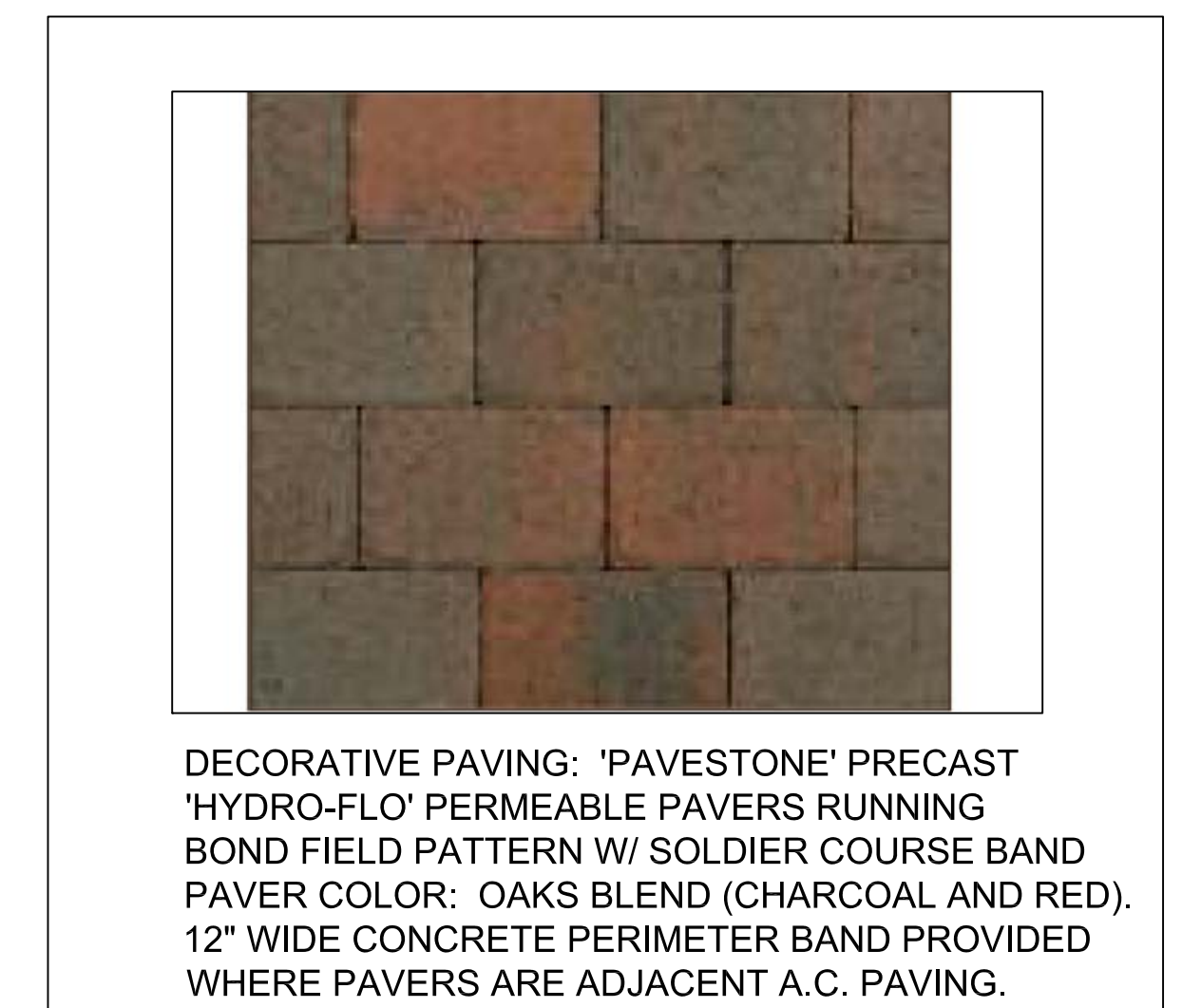
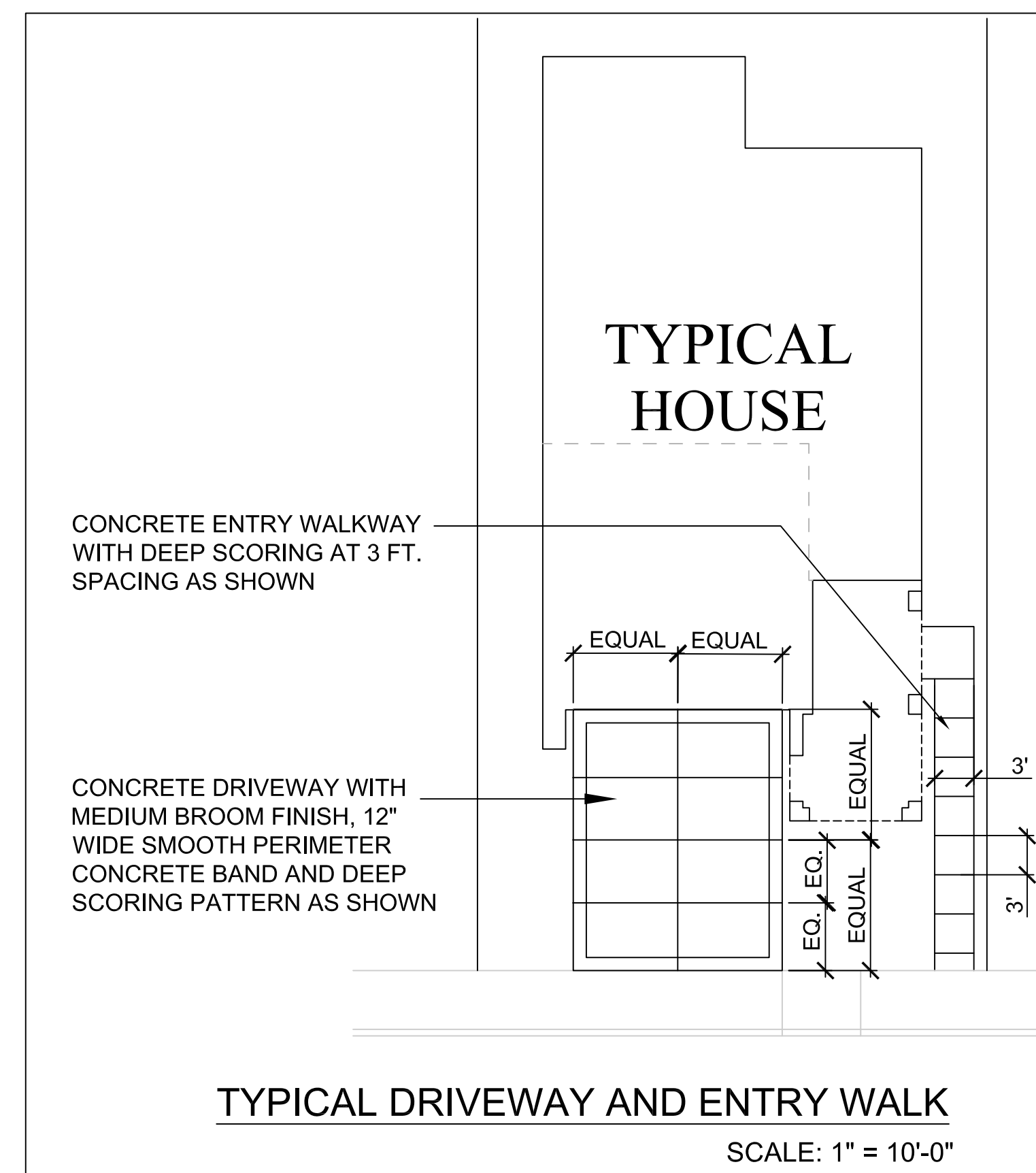
TRAILING LANTANA



BUNNY TAILS FOUNTAIN GRASS

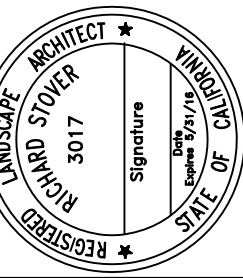


CARPET ROSES



REVISIONS	
1	CITY COMMENT 3-24-15

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BROOKWOOD
 SUBDIVISION 8226
 HAYWARD, CALIFORNIA

DETAILS & IMAGES

DESIGNED: RS	DRAWN: RS
CHECKED:	JOB NO:
DATE: 11-28-14	
SCALE: NOTED	

SHEET
 L3
 OF SHEETS



HYDROZONE AREA LEGEND

	MEDIUM WATER USE; SPRAY IRRIGATION APPLICATION STORMWATER BASIN
	MEDIUM WATER USE; DRIP IRRIGATION APPLICATION

HYDROZONE INFORMATION TABLE

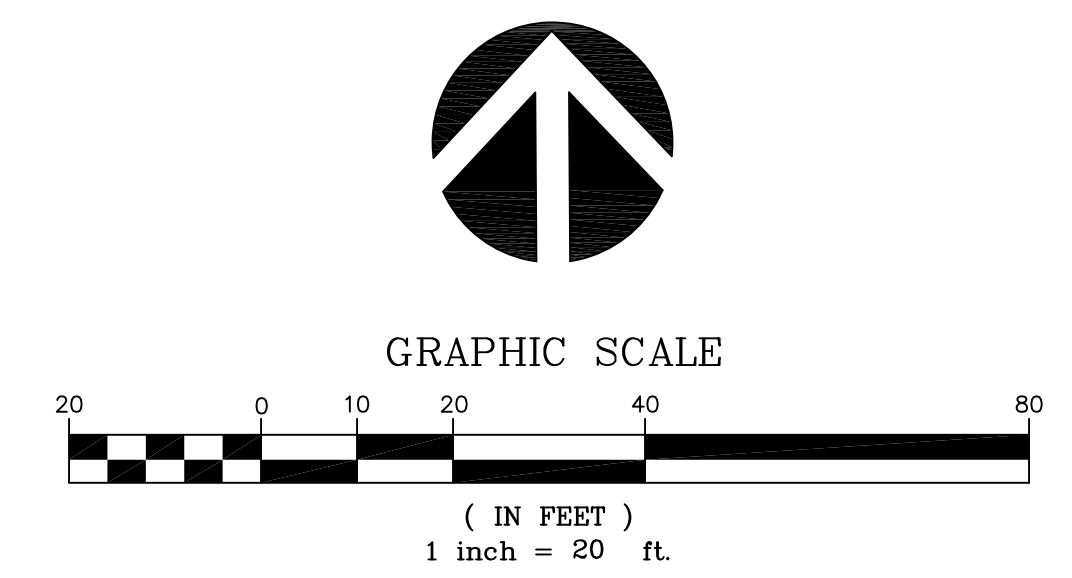
PLANT WATER USE TYPE	PLANT FACTOR	IRRIGATION METHOD	HYDROZONE AREA (SQUARE FEET)	PF x HA (SQUARE FEET)
MED	0.4	SPRAY	3,308	1323.2
MED	0.5	DRIP	9,608	4804
TOTAL:			12916	6127.2

WATER EFFICIENT LANDSCAPE WORKSHEET

MAXIMUM APPLIED WATER ALLOWANCE:
 $MAWA = (ET_0)(0.62)[(0.7 \times LA) + (0.3 \times SLA)]$
 $MAWA = (44.2)(0.62)[(0.7 \times 12,916) + (0.3 \times 0)]$
 $MAWA = (27,404)[(9,041.2) + (0)]$
 $MAWA = 247,765$ GALLONS PER YEAR

ESTIMATED TOTAL WATER USE:
 $ETWU = (ET_0)(0.62)[(PF \times HA) / IE + SLA]$
 $ETWU = (44.2)(0.62)[(6,127.2) / 0.71 + 0]$
 $ETWU = (27,404)[8,629.8591]$
 $ETWU = 236,493$ GALLONS PER YEAR

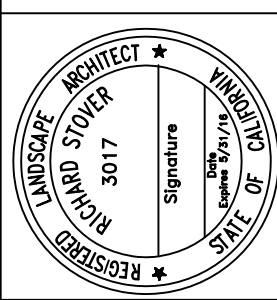
$ETWU \leq MAWA$



REVISIONS

NO.	DATE	DESCRIPTION
1	11-24-15	

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 Ph: 925.933.2583



BROOKWOOD SUBDIVISION 8226
 HAYWARD, CALIFORNIA

HYDROZONE PLAN

DESIGNED: RS	DRAWN: RS
CHECKED:	JOB NO.:
DATE: 11-28-14	
SCALE: NOTED	

SHEET
L4
 OF SHEETS



Elevation A
Cottage



Elevation C
Spanish



Elevation B
Traditional

Plan 1
Front Elevations

Brookwood
Hayward, CA
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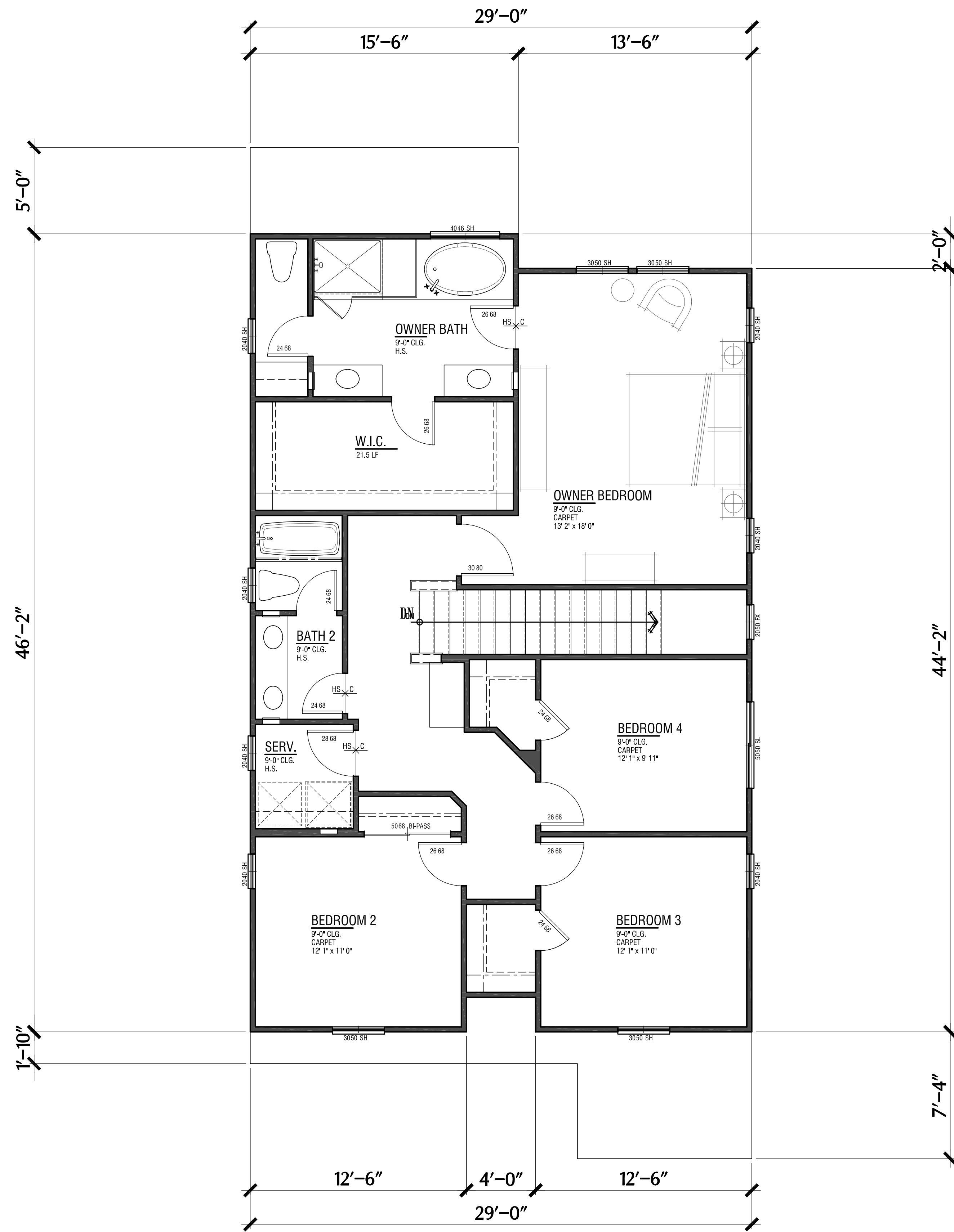
WILLIAM HEZMALHALCH
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925 463 1700 fax 949 250 1529
2850 REDHILL AVENUE SUITE 200 SANTA ANA CA 92705-5543
949 250 0607 www.wharchitects.com fax 949 250 1529

March 2, 2015

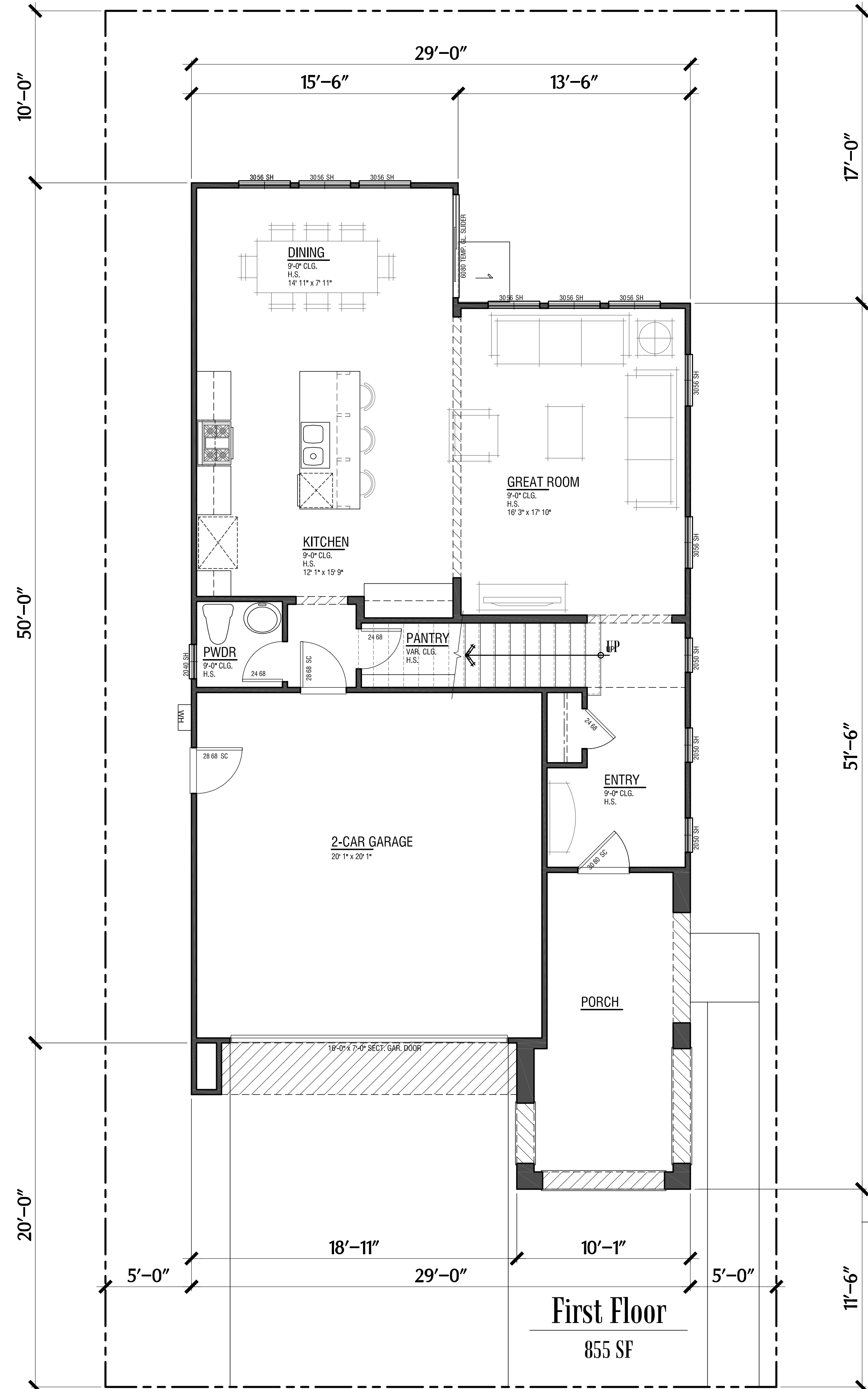
1.3

2014281

2014281 - Brookwood - Hayward, CA



Second Floor
1,232 SF



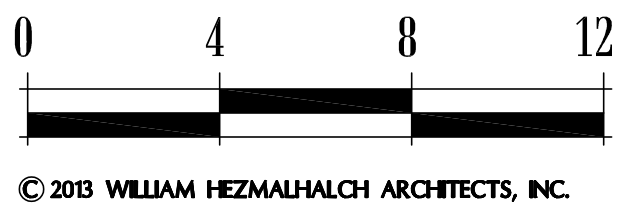
First Floor
855 SF

Plan 1
2,087 SF
4 Bdrm/2.5 Ba
2 Car Garage
Cottage Elev.

March 2, 2015

1.1

2014281

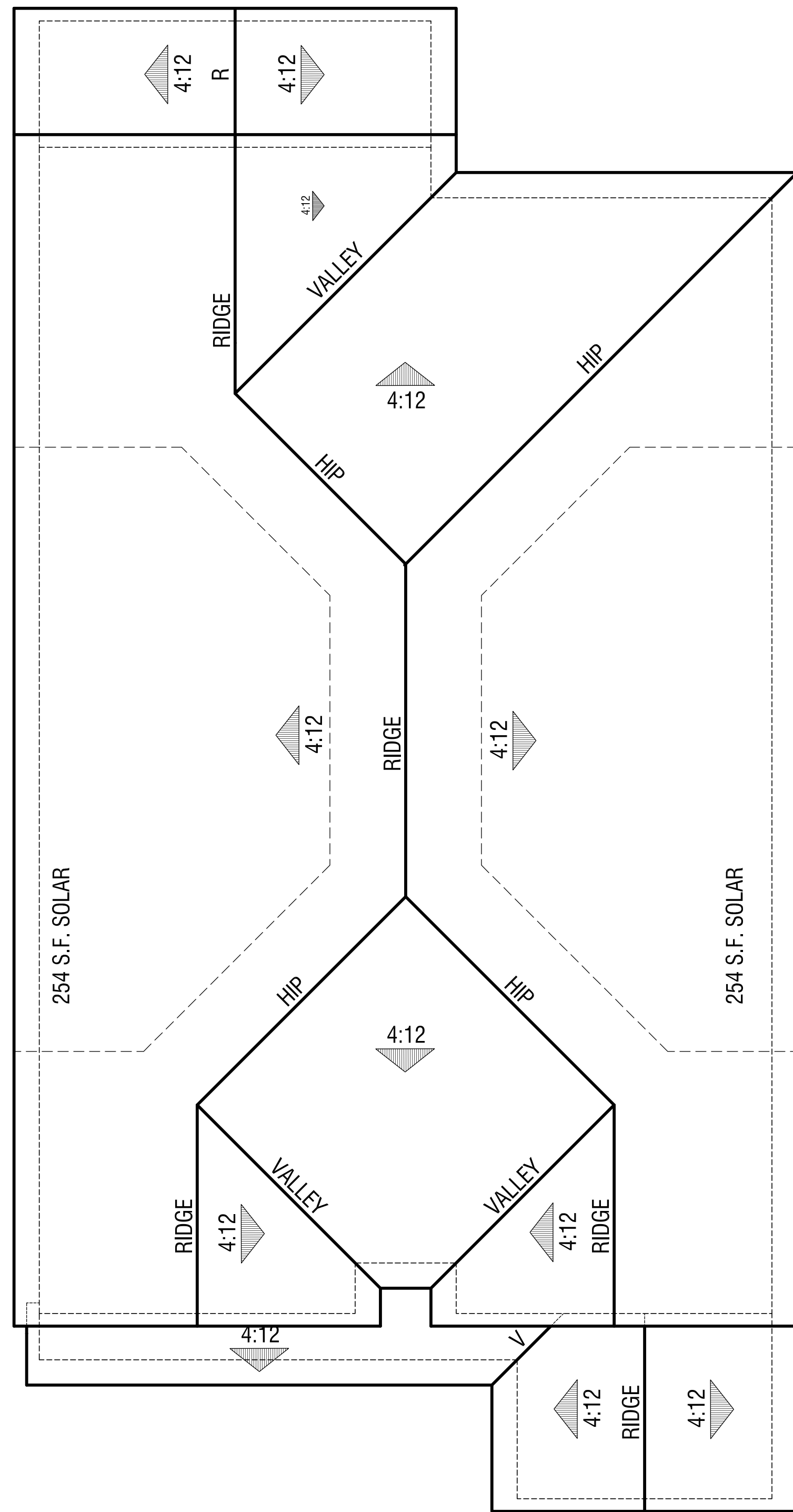


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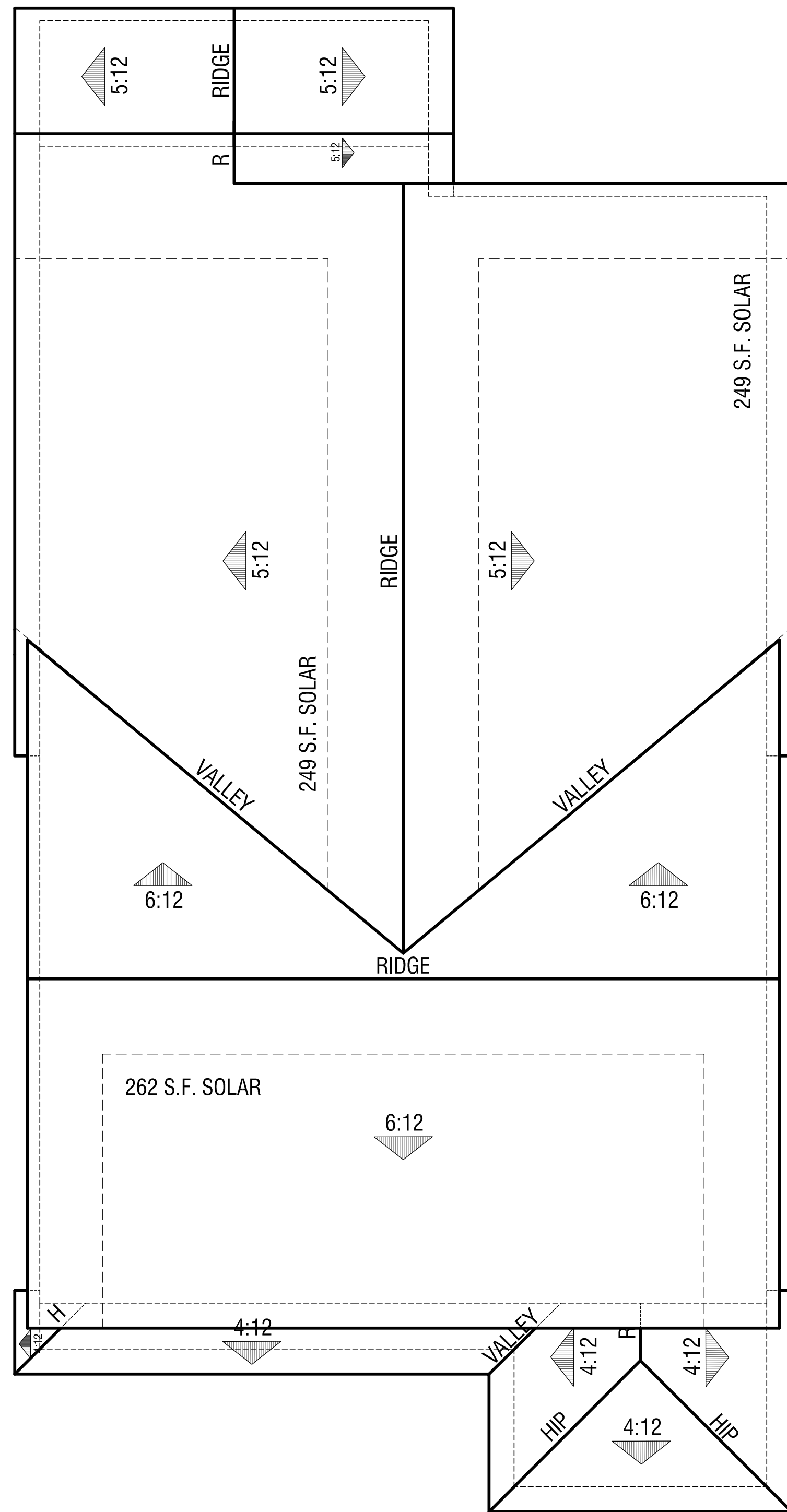
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W
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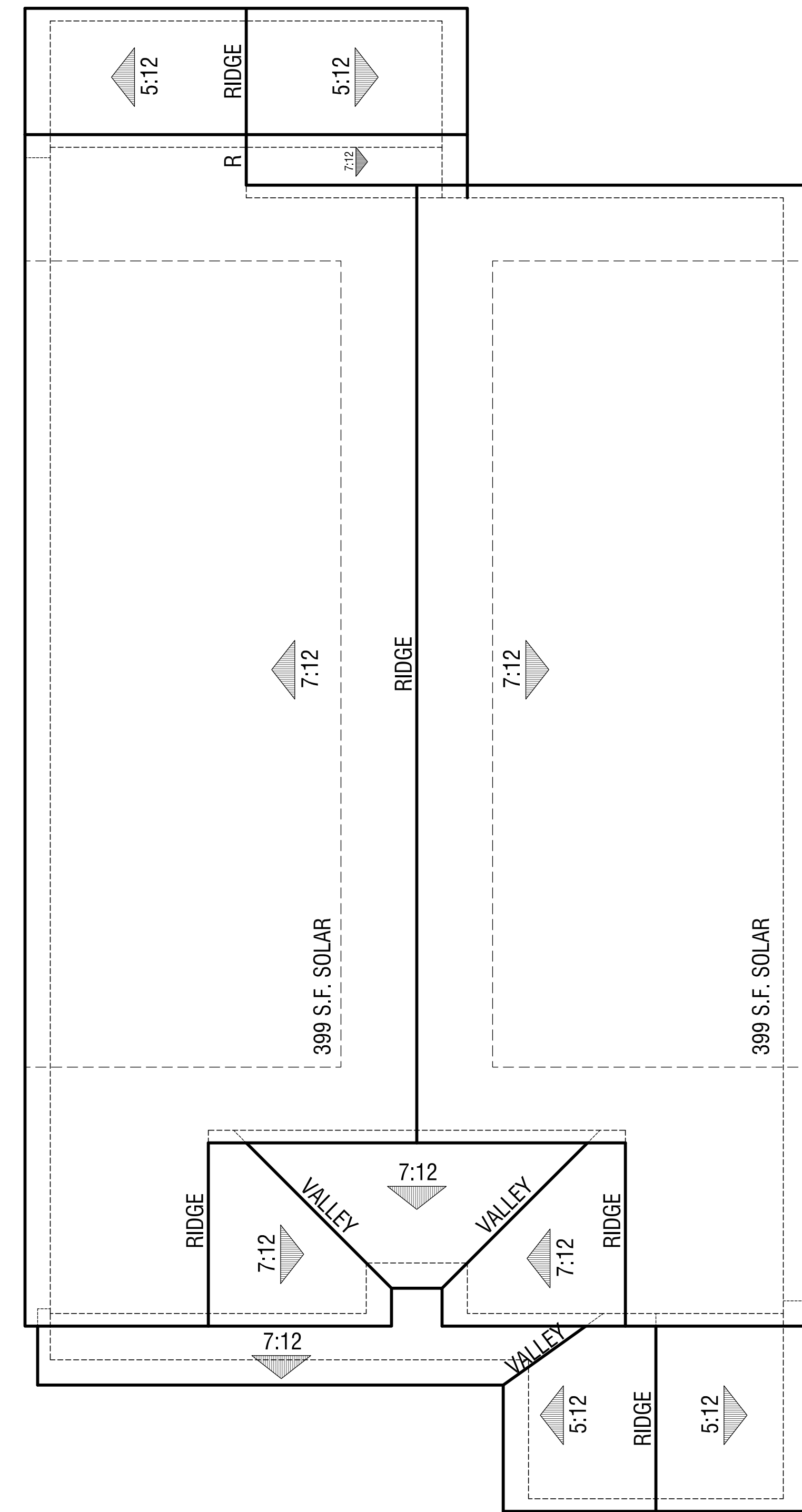
2014281 - Brookwood - Hayward, CA



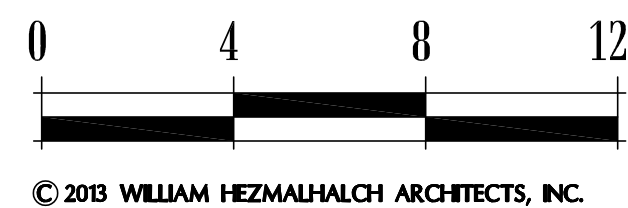
Elevation C
Spanish



Elevation B
Traditional



Elevation A
Cottage



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March 2, 2015

1.2

2014281



Right



Left



Rear



Front

Plan 1

Elevation A - Cottage

Brookwood
Hayward, CA
Focus Realty

Materials Legend:

- Exterior body: Stucco
- Gable detail: Built out fiber cement lap siding
- Trim: High density foam
- Shutters: Simulated wood composite
- Windows: Dual pane vinyl
- Door: Fiberglass
- Roof: Asphalt shingle



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March 2, 2015

1.4

2014281



Right



Rear

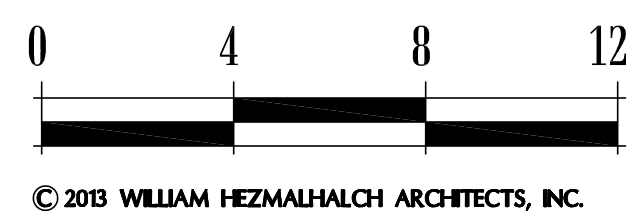


Left



Front

Plan 1
Elevation B - Traditional
Brookwood
Hayward, CA
Focus Realty



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Materials Legend:

- Exterior body: Fiber cement lap siding
- Gable detail: Decorative non-operative vent
- Trim: Wood
- Shutters: Simulated wood composite
- Railing: Wood
- Windows: Dual pane vinyl
- Door: Fiberglass
- Roof: Asphalt shingle



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949 250 0607 www.wharchitects.com fax 949 250 1529

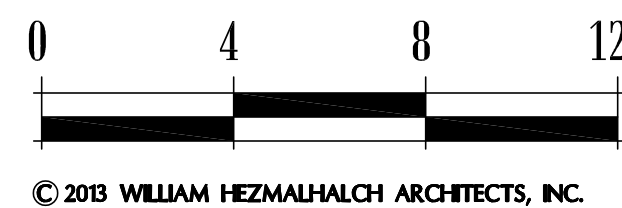
March 2, 2015

1.5

2014281



Right - Lot 18
Enhanced Saklan Rd. Elevation



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Plan 1

Elevation B - Traditional

Brookwood
Hayward, CA
Focus Realty

Materials Legend:

Exterior body:	Fiber cement lap siding
Gable detail:	Decorative non-operative vent
Trim:	Wood
Shutters:	Simulated wood composite
Railing:	Wood
Windows:	Dual pane vinyl
Door:	Fiberglass
Roof:	Asphalt shingle



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925 463 1700 fax 949 250 1529
2850 REDHILL AVENUE SUITE 200 SANTA ANA CA 92705-5543
949 250 0607 www.wharchitects.com fax 949 250 1529

March 2, 2015

1.6

2014281



Right



Rear



Left



Front

Plan 1

Elevation C - Spanish

Brookwood
Hayward, CA
Focus Realty

Materials Legend:

- Exterior body: Stucco
- Gable detail: Simulated clay pipe composite
- Trim: High density foam
- Railing: Wrought iron or similar
- Potshel: Wrought iron or similar
- Windows: Dual pane vinyl
- Door: Fiberglass
- Roof: Clay 'S' Tile

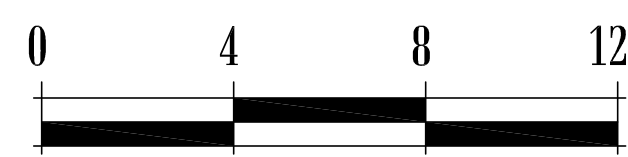


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Elevation A
Cottage



Elevation C
Spanish



Elevation B
Traditional

Plan 2
Front Elevations

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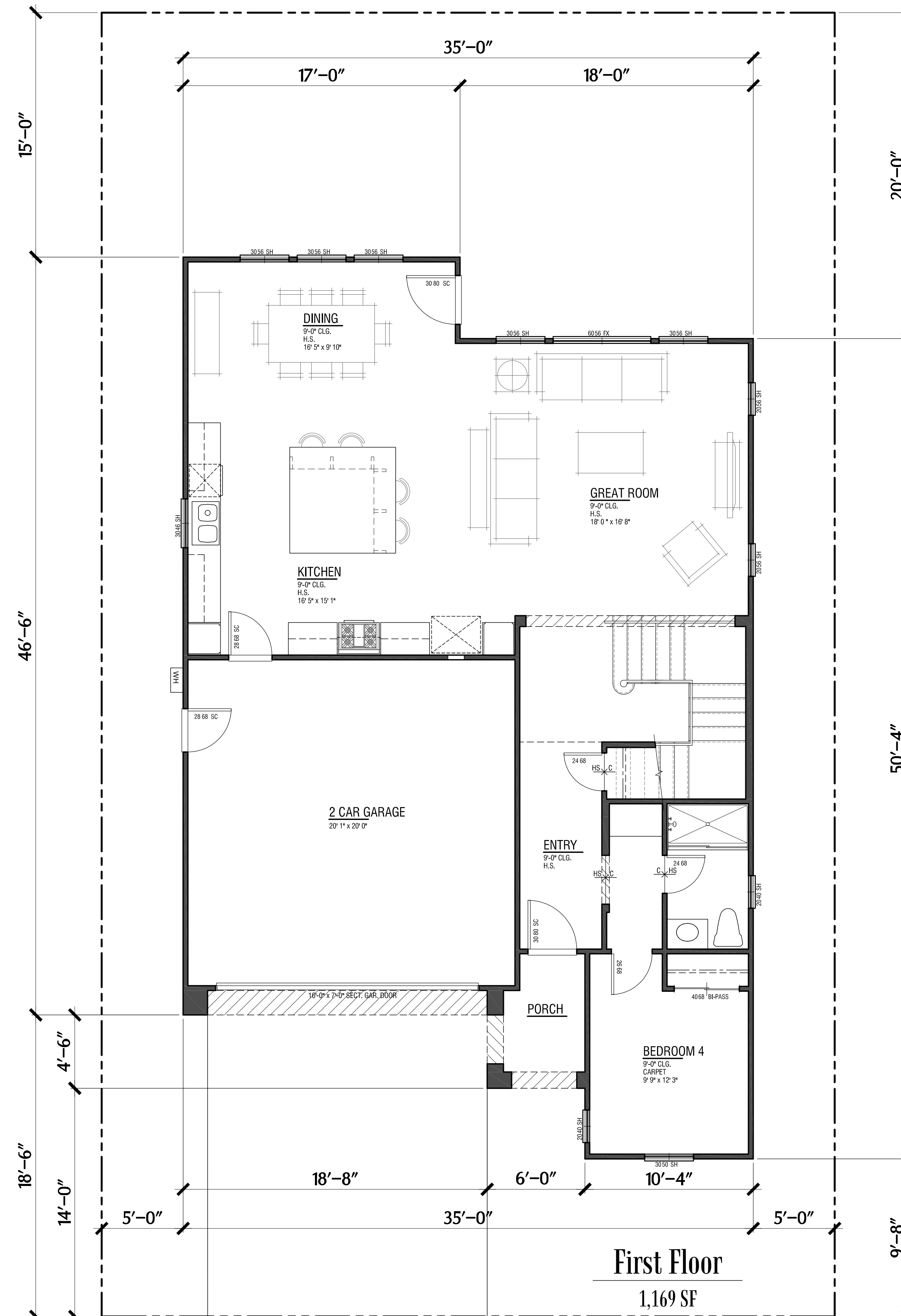
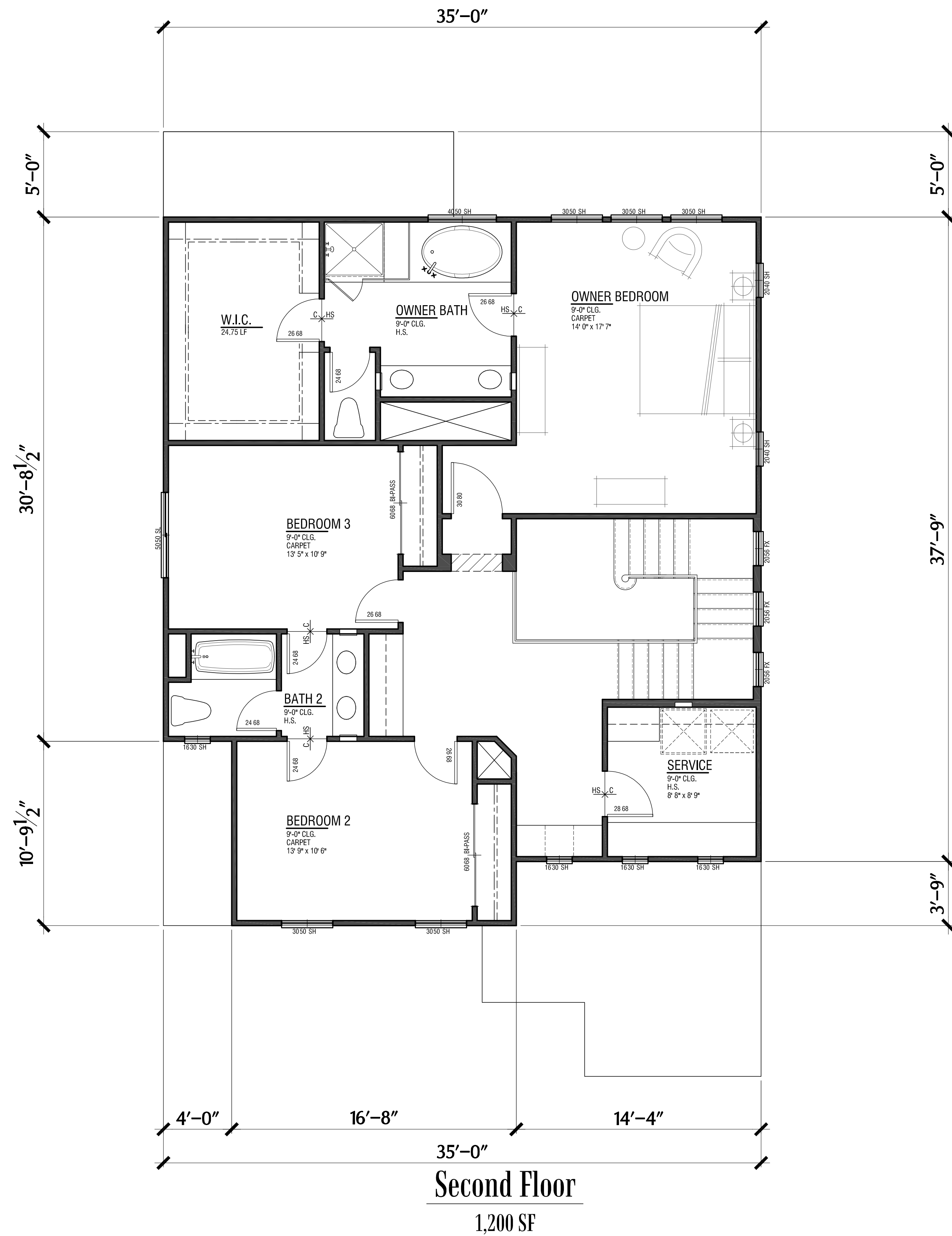
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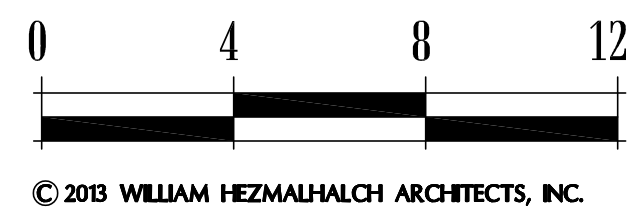
Plan 2

2,369 SF
4 Bdrm/3 Ba
2 Car Garage
Cottage Elev.

March 2, 2015

2.1

2014281

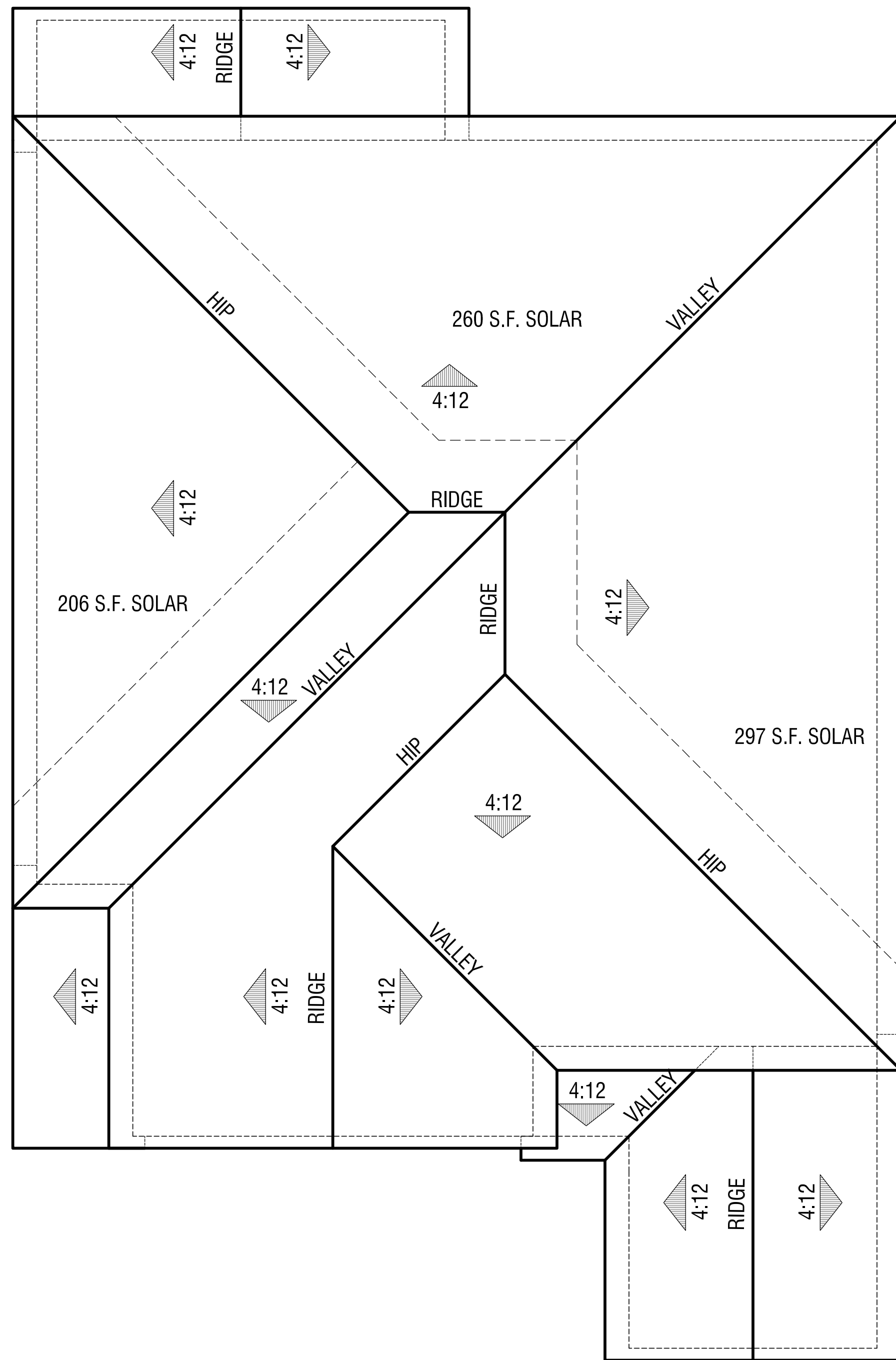


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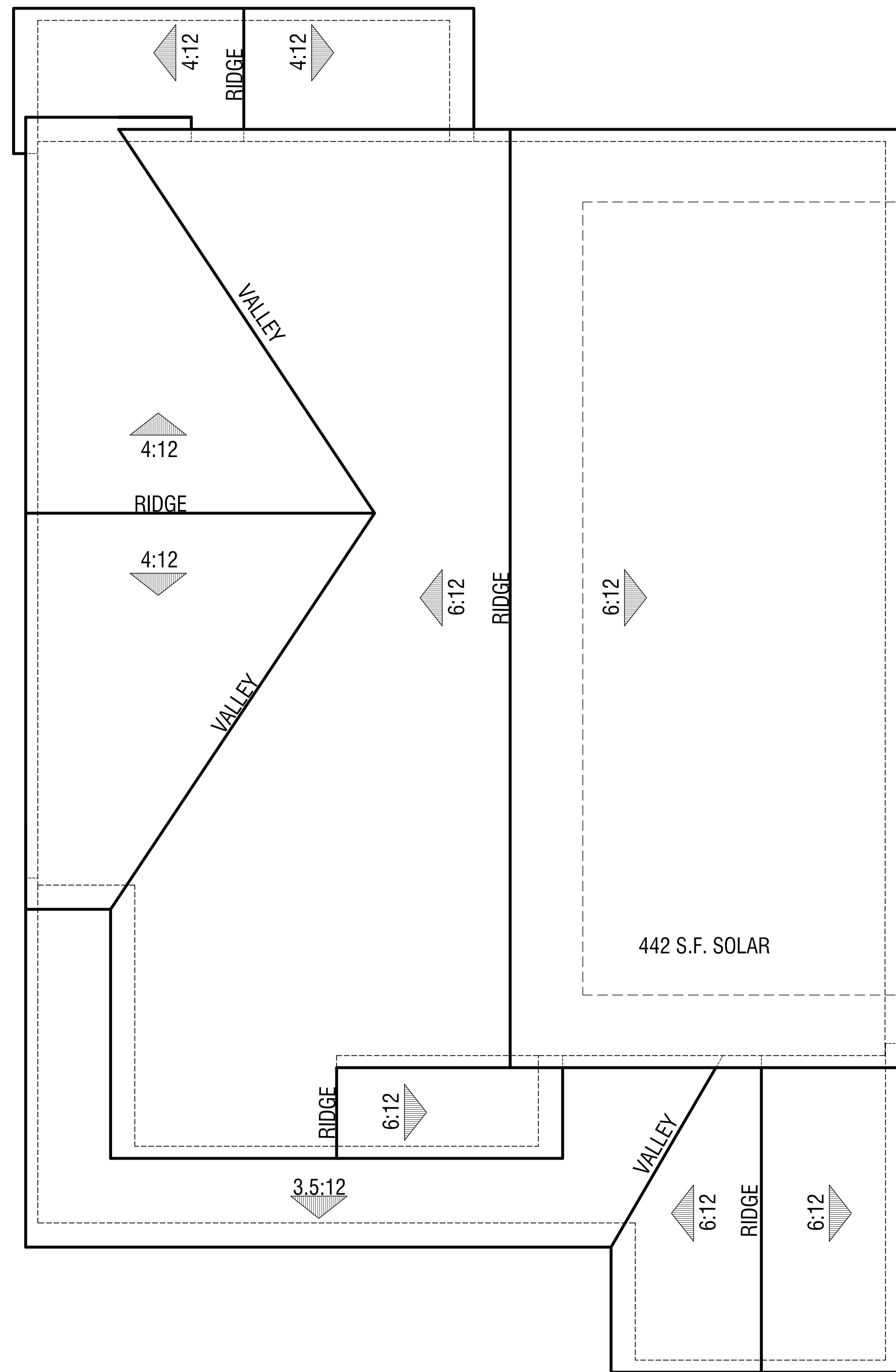
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Hayward, CA
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W
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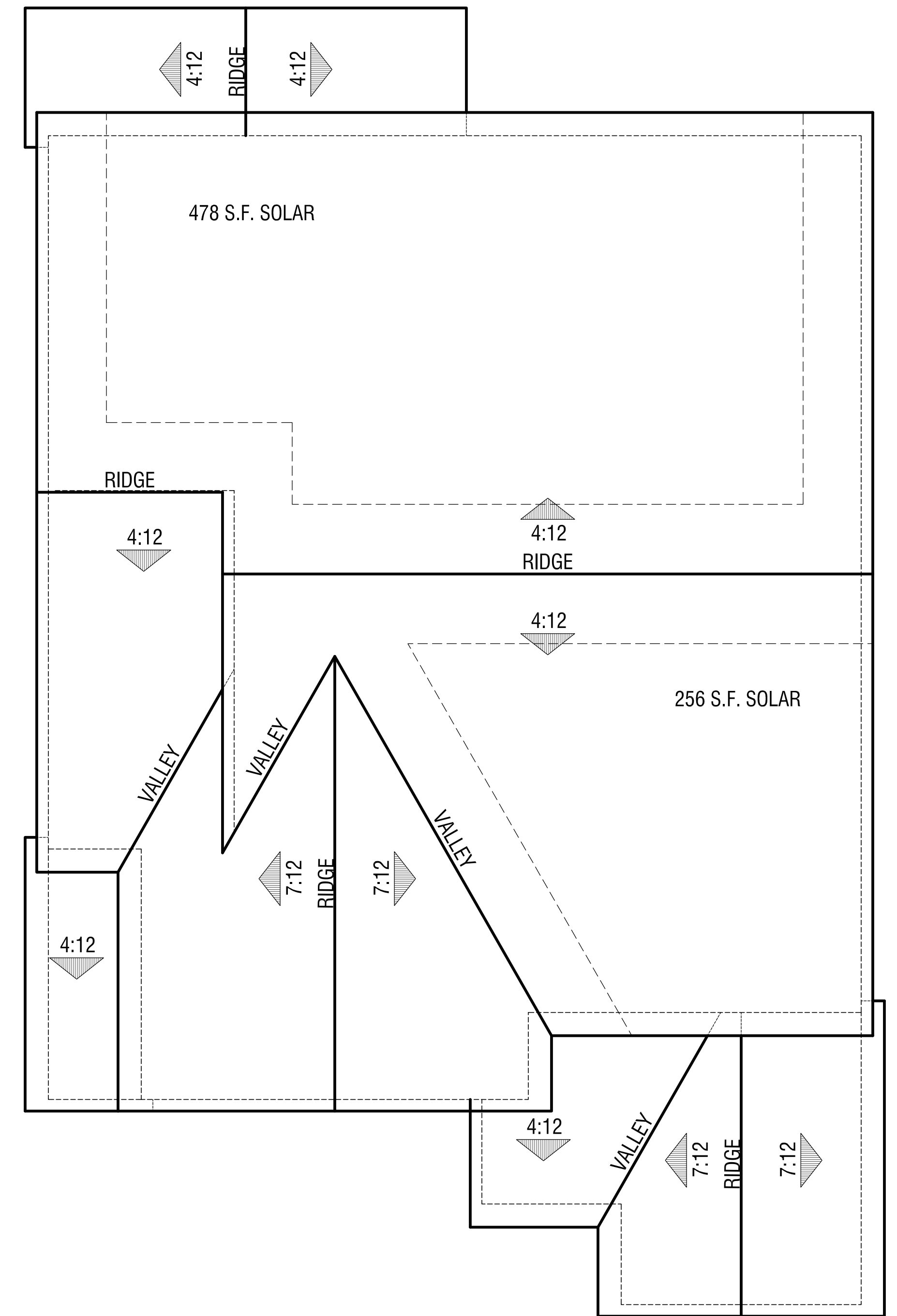
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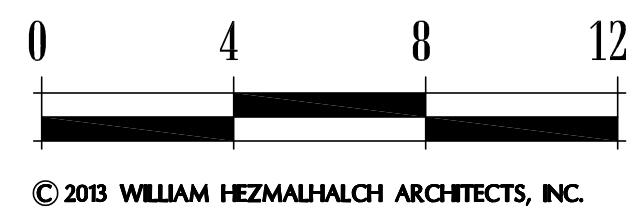
Elevation C
Spanish



Elevation B
Traditional



Elevation A
Cottage



Brookwood
Hayward, CA
Focus Realty

WH
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2.2
2014281



Right



Rear



Left

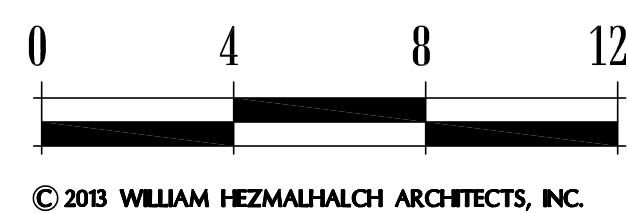


Front

Plan 2
Elevation A - Cottage
Brookwood
Hayward, CA
Focus Realty

Materials Legend:

- Exterior body: Stucco
- Gable detail: Built out fiber cement lap siding
- Trim: High density foam
- Shutters: Simulated wood composite
- Potshel: Simulated wood composite
- Windows: Dual pane vinyl
- Door: Fiberglass
- Roof: Asphalt shingle



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2.4

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Right



Rear



Left



Front

Plan 2

Elevation B - Traditional

Brookwood
Hayward, CA
Focus Realty

Materials Legend:

- Exterior body: Fiber cement lap siding
- Gable detail: Decorative non-operative vent
- Trim: Wood
- Shutters: Simulated wood composite
- Windows: Dual pane vinyl
- Door: Fiberglass
- Roof: Asphalt shingle



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Right



Rear



Left



Front

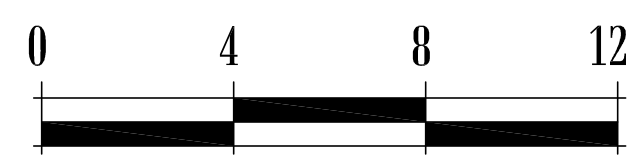
Plan 2

Elevation C - Spanish

Brookwood
Hayward, CA
Focus Realty

Materials Legend:

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- Gable detail: Simulated clay pipe composite
- Trim: High density foam
- Railing: Wrought iron or similar
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2.6

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