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DEVELOPER

FELSON COMPANIES
 1290 B STREET, SUITE 212
 HAYWARD, CA
 (510) 583-3403
 CONTACT: BLAKE FELSON

CIVIL ENGINEER

WOOD RODGERS
 4301 HACIENDA DRIVE, SUITE 100
 PLEASANTON, CA 94588
 (925) 847-1547
 CONTACT: KARRIE MOSCA

LANDSCAPE ARCHITECT

HWA LANDSCAPE ARCHITECTS
 762 ALTESSA DRIVE
 BRENTWOOD, CA 94513
 (925) 513-3091
 CONTACT: ROSS WELLS

ARCHITECT

SDG ARCHITECTS, INC.
 3361 WALNUT BLVD. SUITE 120
 BRENTWOOD, CA 94513
 (925) 634-7000
 CONTACT: JEFF POTTS



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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www.strausdesign.com

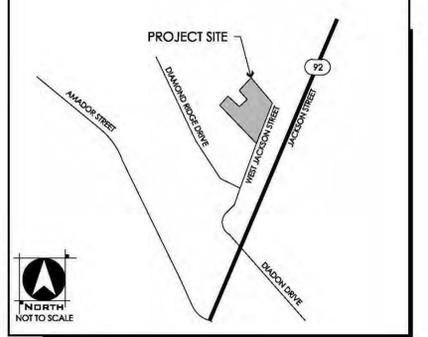


SDG Architects, Inc.

TRACT 8240 VESTING TENTATIVE MAP FOR CONDOMINIUM PURPOSES HARVEST PARK

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

LOCATION MAP



CONTACTS

APPLICANT:
FELSON COMPANIES
1290 B STREET, SUITE 212
HAYWARD, CA 94541
CONTACT: BLAKE FELSON
(510) 538-1150

ARCHITECT:
SDG ARCHITECTS, INC.
3361 WALNUT BOULEVARD, SUITE 120
BRENTWOOD, CA 94513
(925) 634-7000

OWNER:
APN 443-50-8-5: FELSON PARTNERS, LP
1290 B STREET, SUITE 212
HAYWARD, CA 94541
& 443-50-8-6:

APN 443-50-12: DIAMOND CROSSINGS ASSOCIATES LP
1290 B STREET, SUITE 210
HAYWARD, CA 94541

CIVIL ENGINEER:
WOOD RODGERS, INC.
4301 HACIENDA DRIVE, SUITE 100
PLEASANTON, CA 94588
CONTACT: KARRIE MOSCA
(925) 847-1547

GEOTECHNICAL ENGINEER:
GEI GEOTECHNICAL ENGINEERING, INC.
38750 PASEO PADRE PARKWAY, SUITE B-1
FREMONT, CA 94536

DIADON DRIVE (R/W): CITY OF HAYWARD
777 B STREET
HAYWARD, CA 94541

WE, FELSON PARTNERS, LP AGREE TO THE FILING OF SAID MAP AND 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.

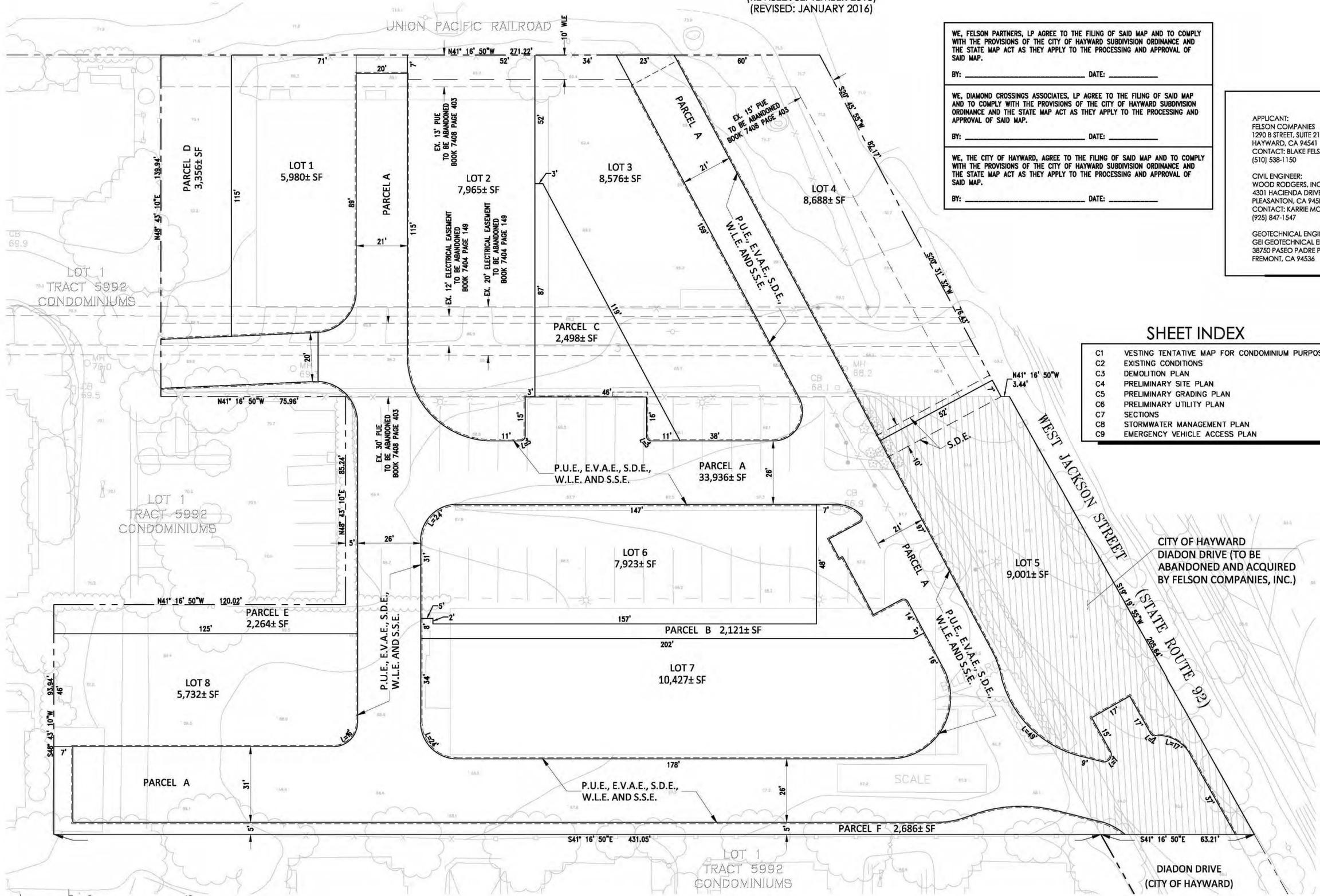
BY: _____ DATE: _____

WE, DIAMOND CROSSINGS ASSOCIATES, LP AGREE TO THE FILING OF SAID MAP AND 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.

BY: _____ DATE: _____

WE, THE CITY OF HAYWARD, AGREE TO THE FILING OF SAID MAP AND 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.

BY: _____ DATE: _____



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- C7 SECTIONS
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- C9 EMERGENCY VEHICLE ACCESS PLAN

PROJECT NOTES

SITE ADDRESS/ASSESSOR'S PARCEL NOS.
5 W. 31 W. 73 W. JACKSON STREET.
443-50-6, 443-50-8-5, 443-50-12

AREA
EXISTING: 101,142 S.F. (2.3 Ac.)
PROPOSED: 111,088 S.F. (2.6 Ac.)

NUMBER OF LOTS/UNITS
8 LOTS | 50 TOWNHOMES UNITS (19.2 UNITS/ACRE)

EXISTING USE
INDUSTRIAL

PROPOSED USE
HIGH DENSITY RESIDENTIAL

EXISTING ZONING
RH-HIGH DENSITY RESIDENTIAL

EXISTING GENERAL PLAN
PLANNED DEVELOPMENT

SEWER
CITY OF HAYWARD

STORM DRAIN
PROPOSED ON-SITE STORM DRAIN FACILITIES (UNLESS OTHERWISE NOTED ON THE PLAN) WILL BE PRIVATE AND PRIVATELY MAINTAINED BY THE H.O.A.

WATER
CITY OF HAYWARD

GAS AND ELECTRIC
PG&E

TELEPHONE
SBC

CABLE TV
COMCAST

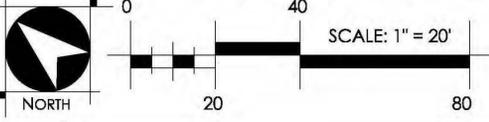
BASIS OF BEARINGS
THE LINE BETWEEN TWO EXISTING MONUMENTS TAKEN AS N19°19'56"W, 322.16' AS SHOWN ON AMENDING MAP TRACT 5992 IN BOOK 195, PAGE 95 ALAMEDA COUNTY RECORDS.

BENCHMARK
FOUND BRASS DISK STAMPED A-63 ON EAST SIDE OF WEST JACKSON STREET, ELEVATION TAKEN AS 63.61, ALAMEDA DATUM NGVD 29.

FLOOD ZONE DESIGNATION
ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANGE OF FLOODING - F.I.R.M. PANEL 06001 C0289G

NOTES

1. EXISTING STRUCTURES: ALL EXISTING STRUCTURES TO BE REMOVED
2. CONTOURS: 1 FOOT INTERVALS
3. H.O.A.: TO BE FORMED TO OWN AND MAINTAIN PRIVATE STREETS, DRIVE AISLES, PRIVATE SEWER, STORM FACILITIES, AND LANDSCAPE AREAS.
4. WALLS: ALL EXTERIOR WALLS TO BE MAINTAINED BY H.O.A.
5. DIMENSIONS: DIMENSIONS ARE PRELIMINARY AND SUBJECT TO FINAL DESIGN.
6. FINAL MAP: SUBDIVIDER RESERVES THE RIGHT TO FILE MULTIPLE FINAL MAPS.
7. CONDOMINIUM MAP: A CONDOMINIUM MAP WILL BE RECORDED FOR APNS 443-50-8-5, 443-50-6, 443-50-12. THE TOTAL NUMBER OF CONDOMINIUM DWELLING UNITS SHALL BE NO MORE THAN 50 UNITS FOR THIS MAP.



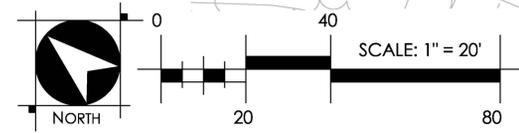
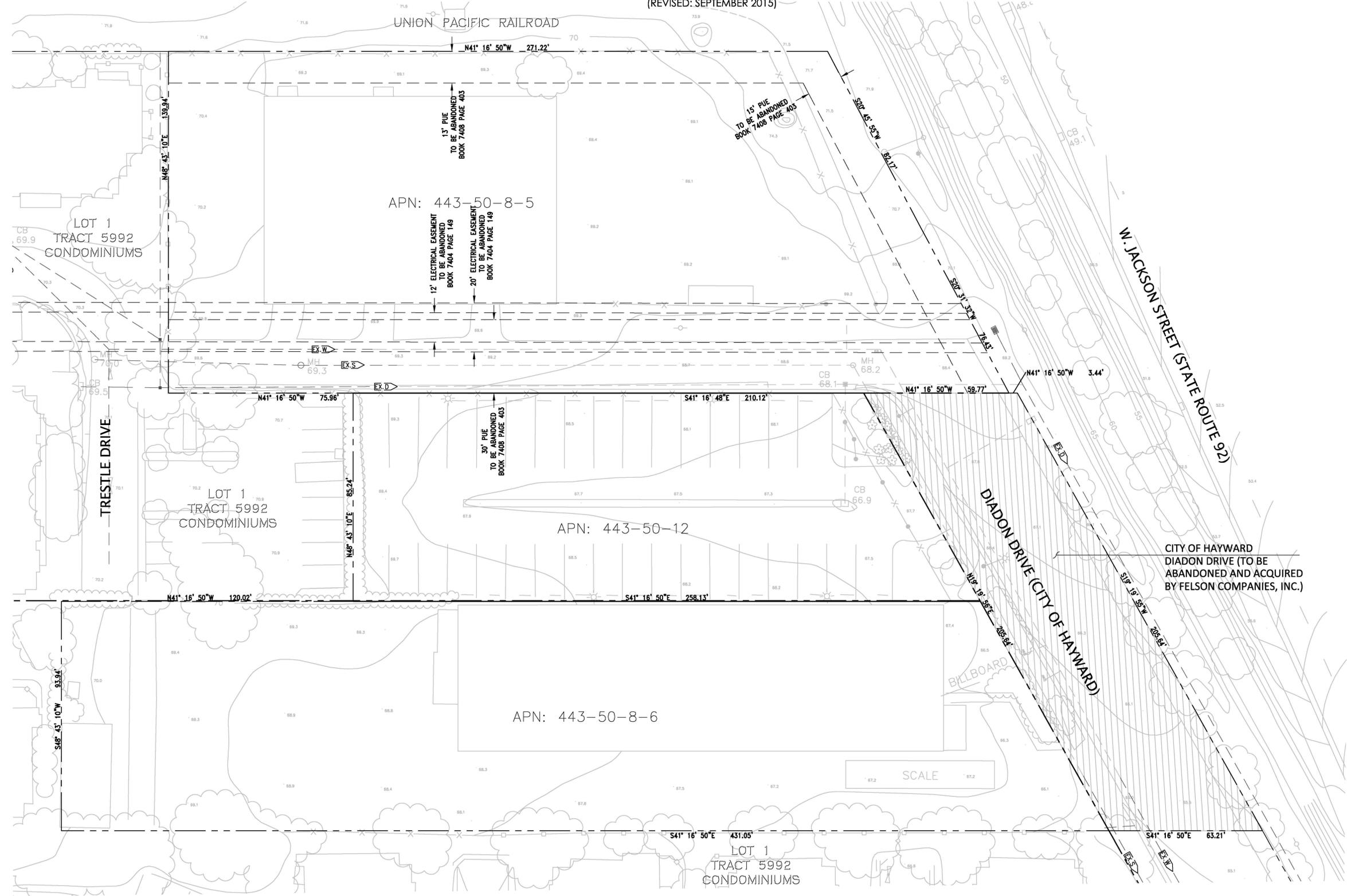

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TRACT 8240 EXISTING CONDITIONS HARVEST PARK

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

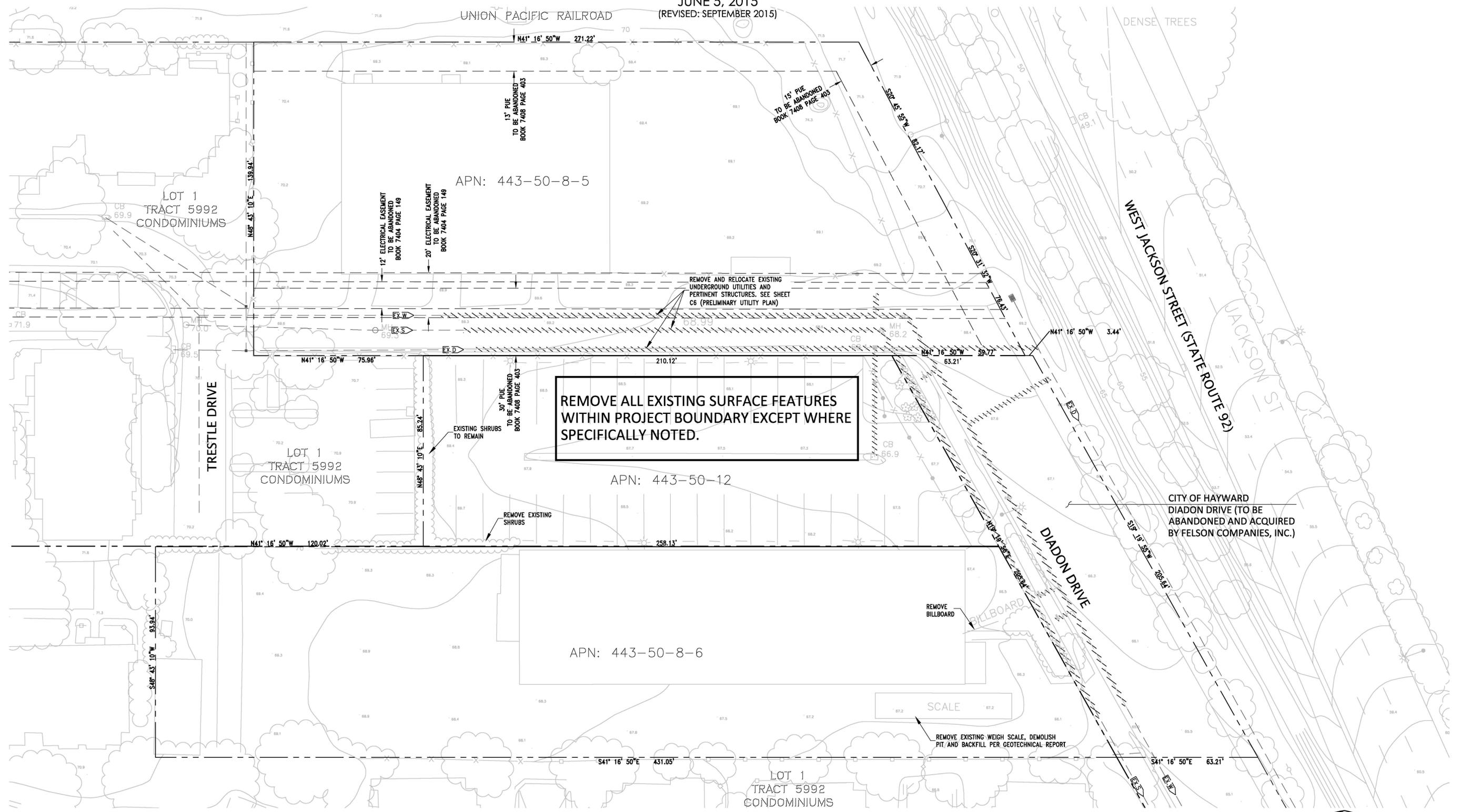


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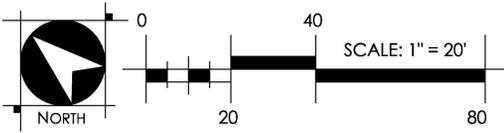
TRACT 8240 DEMOLITION PLAN HARVEST PARK

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.**

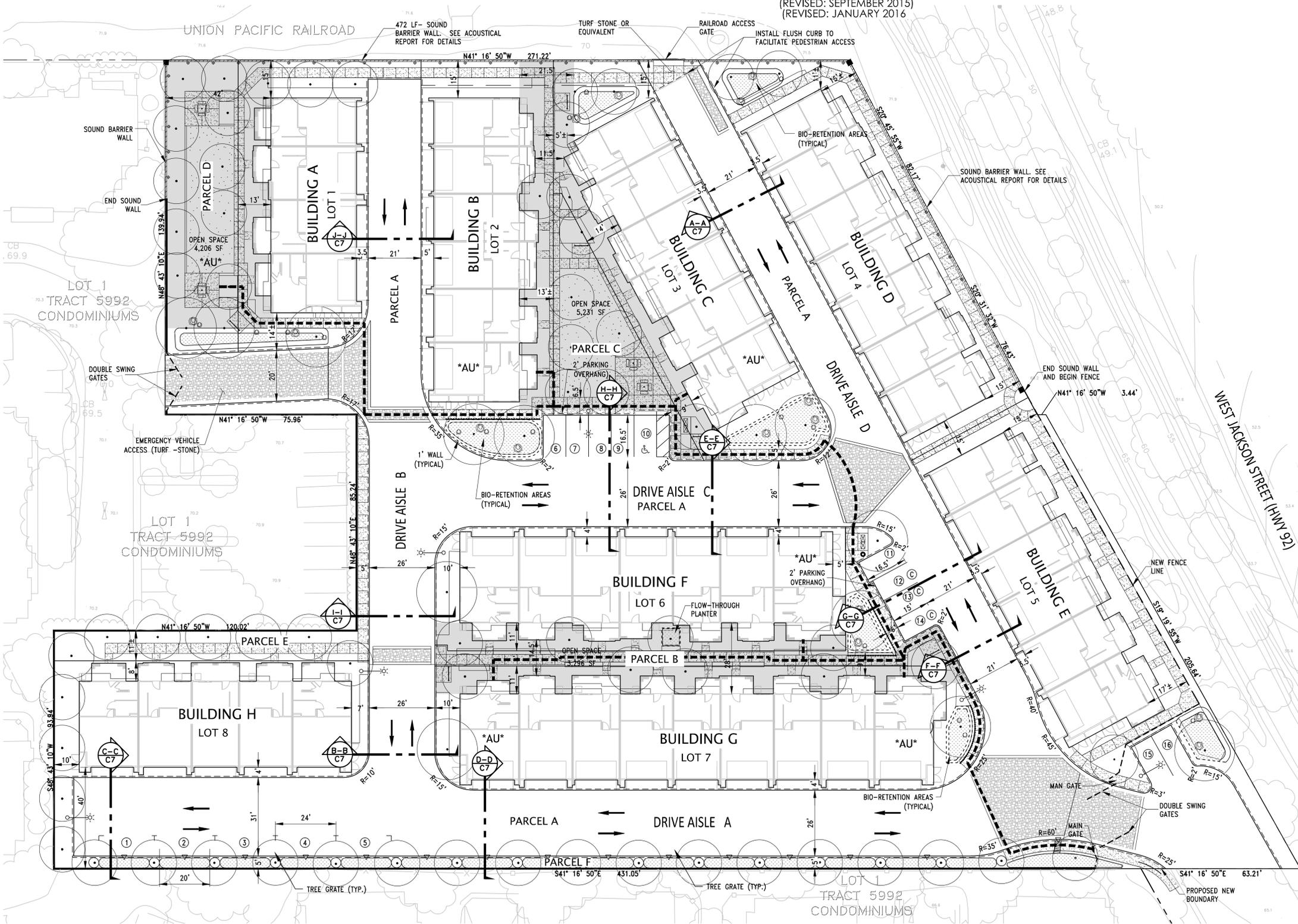



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TRACT 8240 PRELIMINARY SITE PLAN HARVEST PARK

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 |

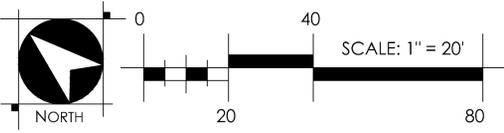
* (C) COMPACT STALL (27%)

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.

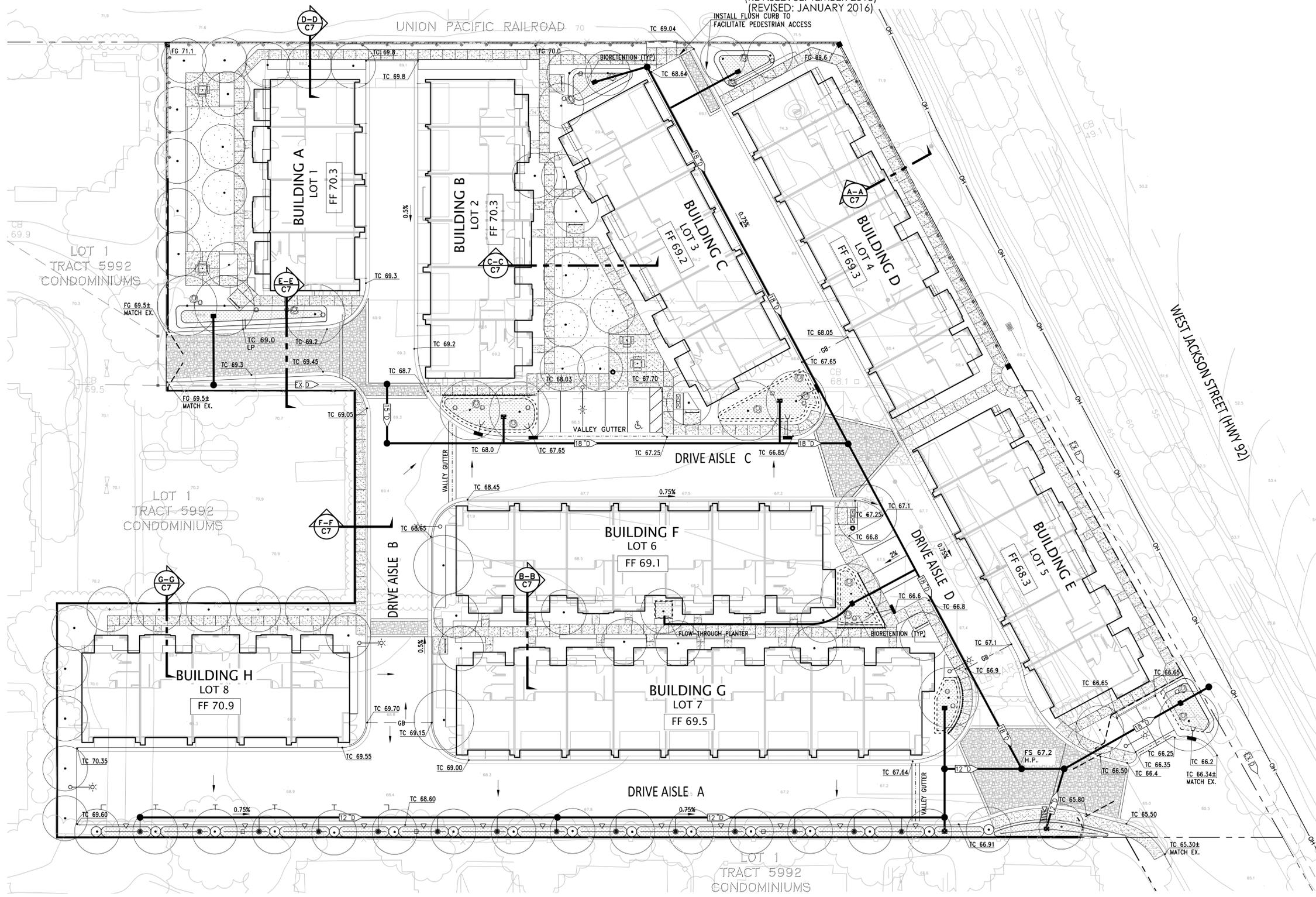


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TRACT 8240 PRELIMINARY GRADING PLAN HARVEST PARK

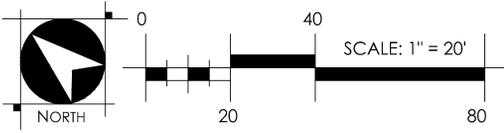
HAYWARD, CA
JUNE 5, 2015

(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 | | |



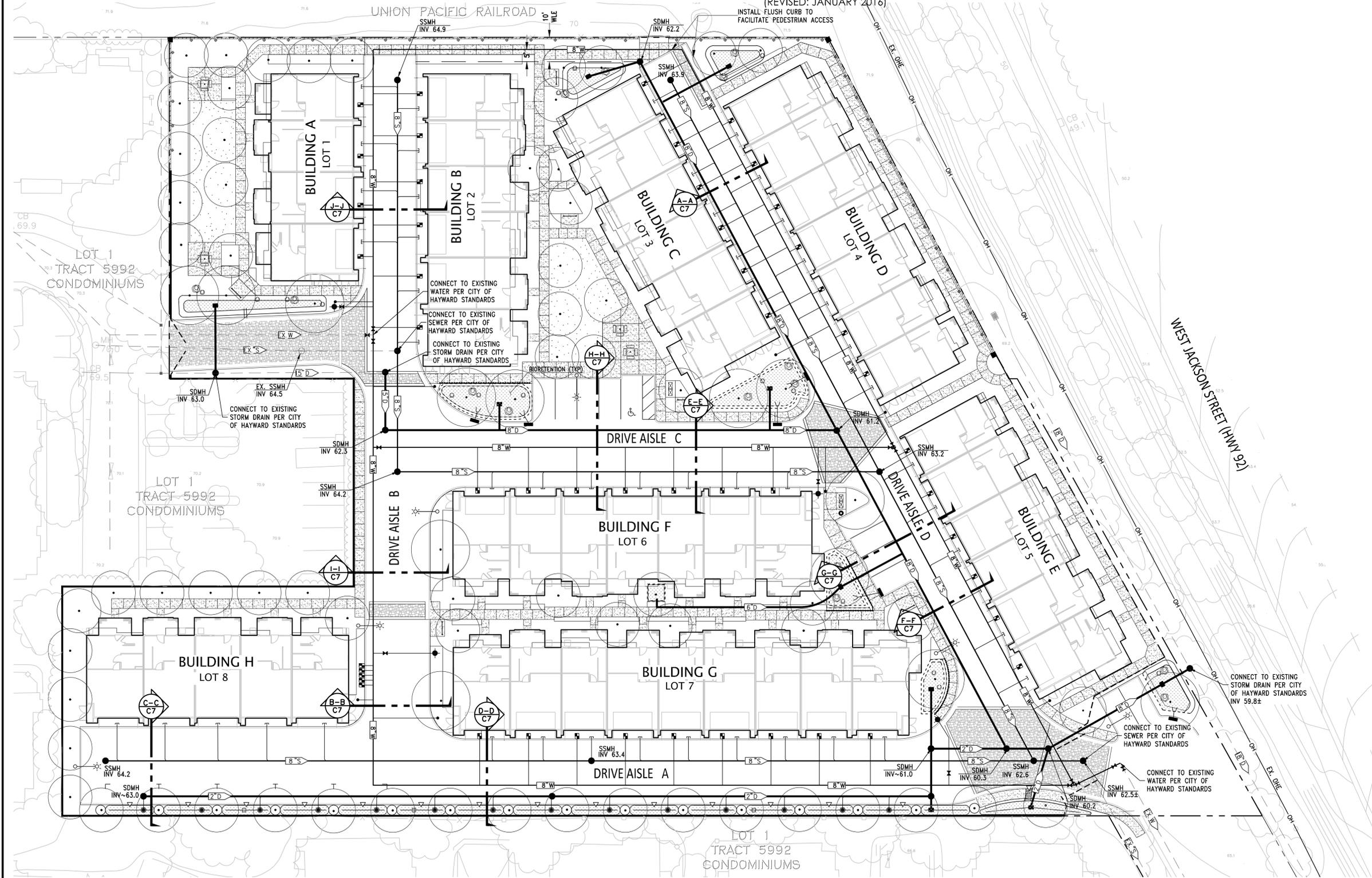
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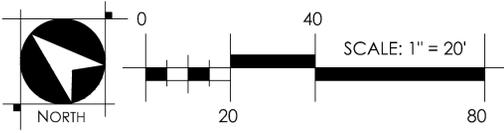
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TRACT 8240 PRELIMINARY UTILITY PLAN HARVEST PARK

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



NOTE:
STREET LIGHTS SHOWN ARE
PRELIMINARY. FINAL DESIGN AND
PLACEMENT TO BE DETERMINED BY
JOINT TRENCH OR SITE LIGHTING
CONSULTANT DURING PREPARATION
OF CONSTRUCTION DOCUMENTS.
ADDITIONAL LIGHTING TO BE
PROVIDED ON BUILDINGS AND WITHIN
PASEO AND OPEN SPACE AREAS.

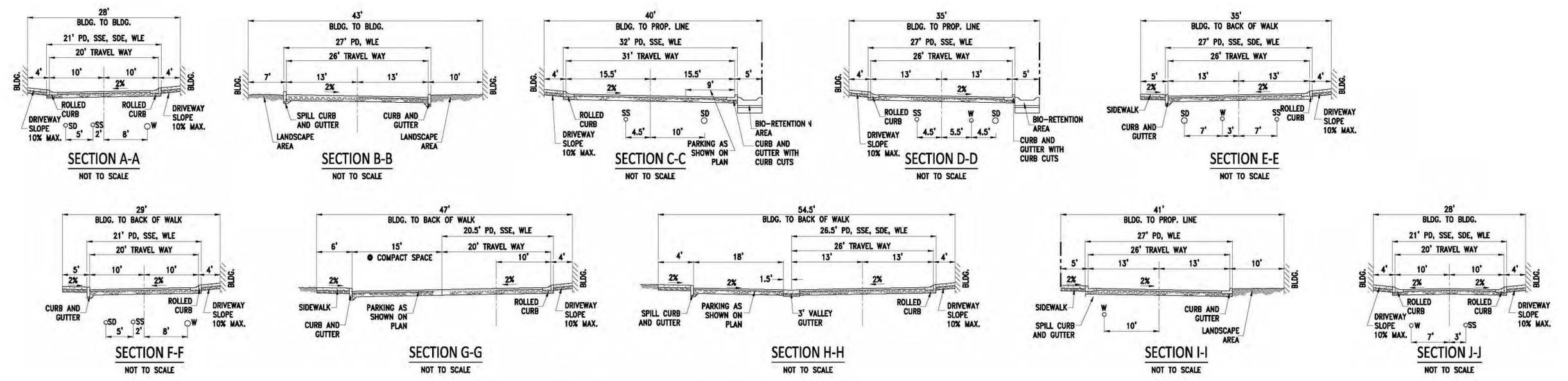


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Pleasanton, CA. 94588 Fax 925.847.1557

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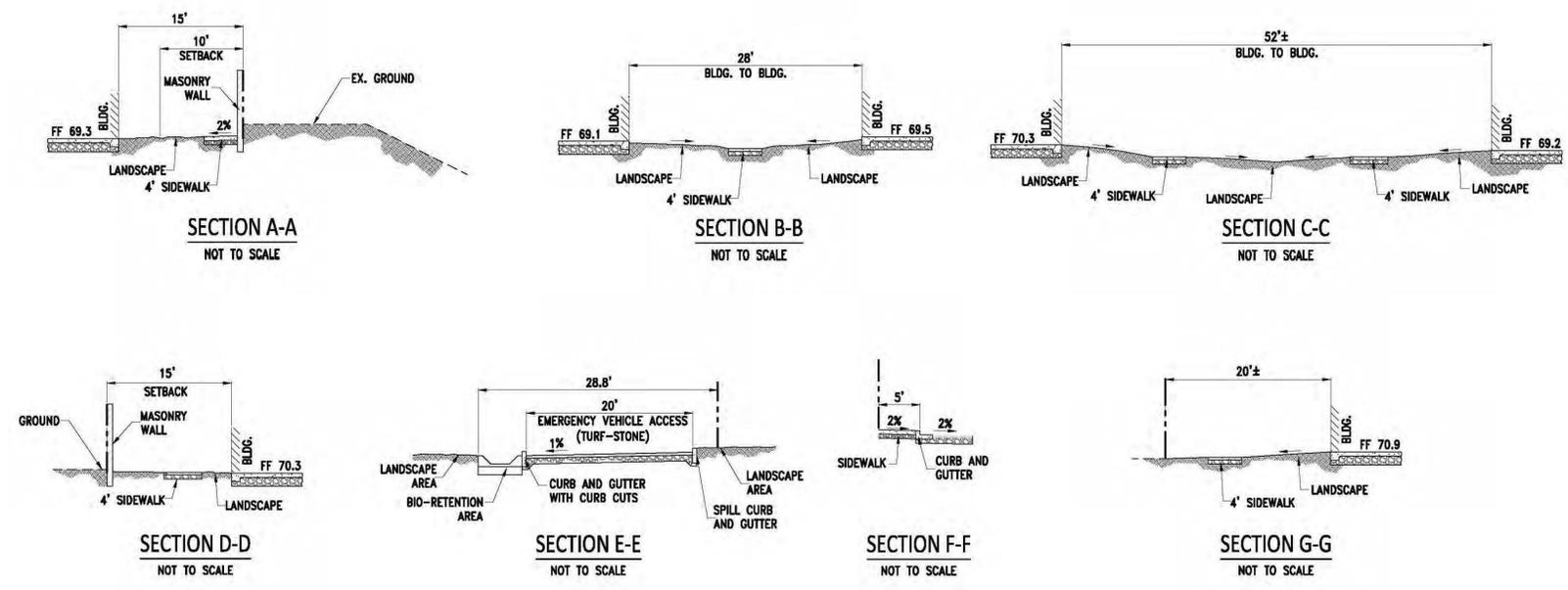
TRACT 8240 SECTIONS HARVEST PARK

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



SITE & UTILITY PLAN CROSS SECTIONS

N.T.S.



GRADING PLAN CROSS SECTIONS

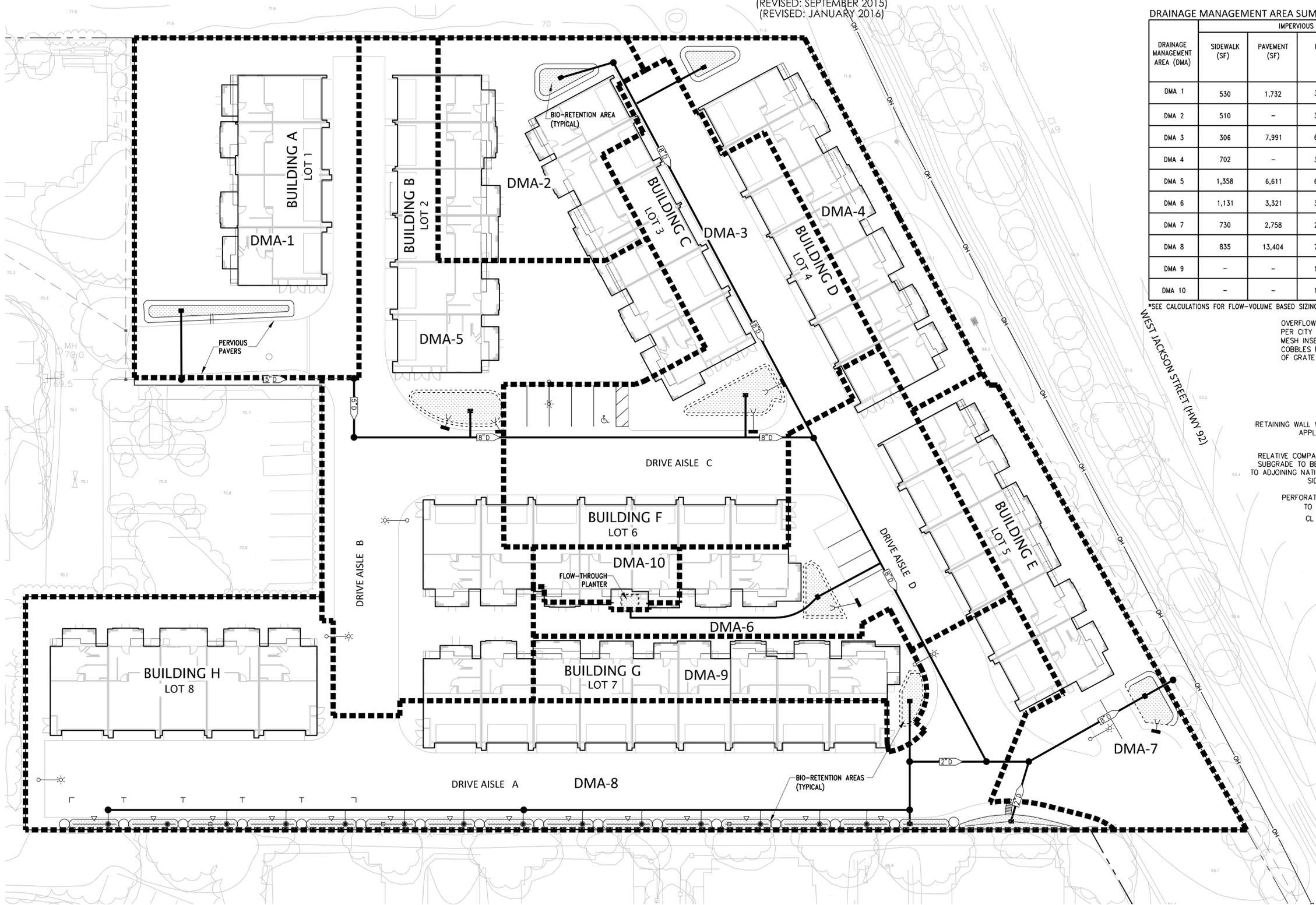
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 Pleasanton, CA. 94588 Fax 925.847.1557

TRACT 8240 STORMWATER MANAGEMENT PLAN HARVEST PARK

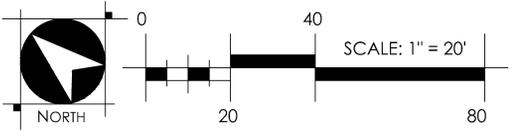
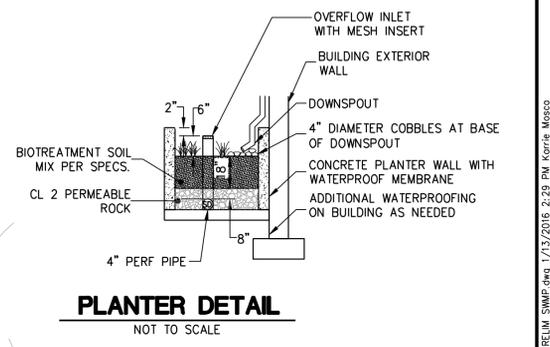
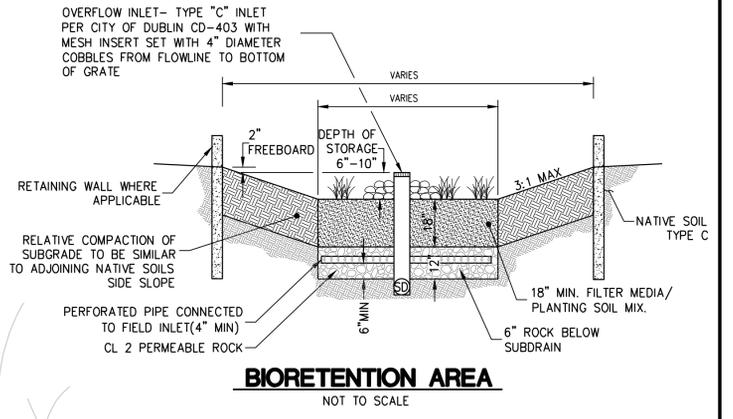
HAYWARD, CA
JUNE 5, 2015
(REVISED: SEPTEMBER 2015)
(REVISED: JANUARY 2016)



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



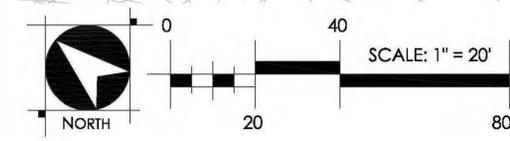
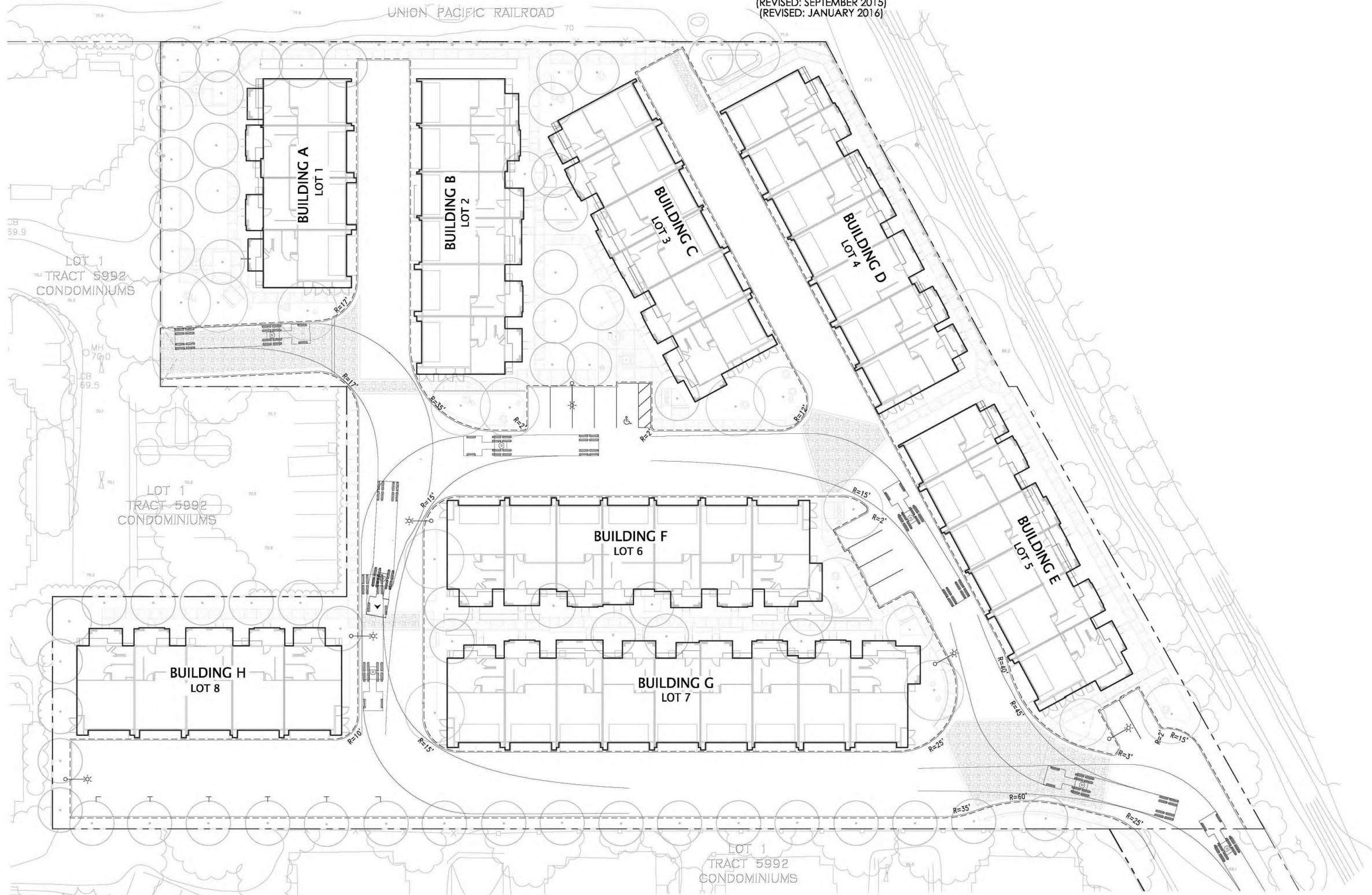
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4670 WILLOW ROAD, Suite 125 Tel 925.847.1556
Pleasanton, CA. 94588 Fax 925.847.1557

TRACT 8240 EMERGENCY VEHICLE ACCESS PLAN HARVEST PARK

HAYWARD, CA

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



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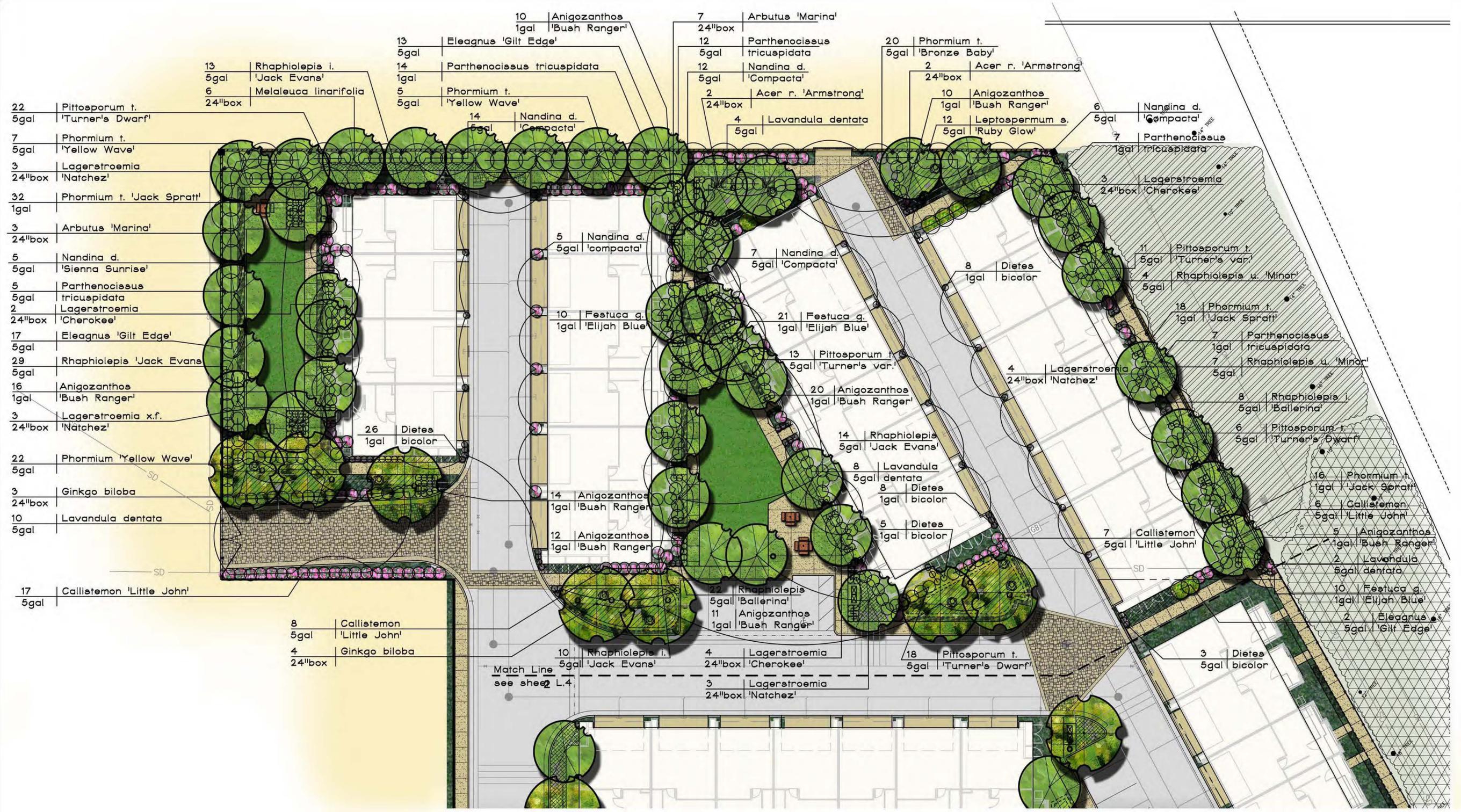


Harvest Park
W. Jackson Street & Diadon Drive
Hayward, CA
Felson Companies

Preliminary Planting Plan
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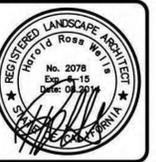
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scale: 1"=16'-0"
drawn by: pj
job no.: 14,000
revisions:

sheet:
1
of **5** sheets



SEE SHEET 3 FOR PLANTING LEGEND





Harvest Park
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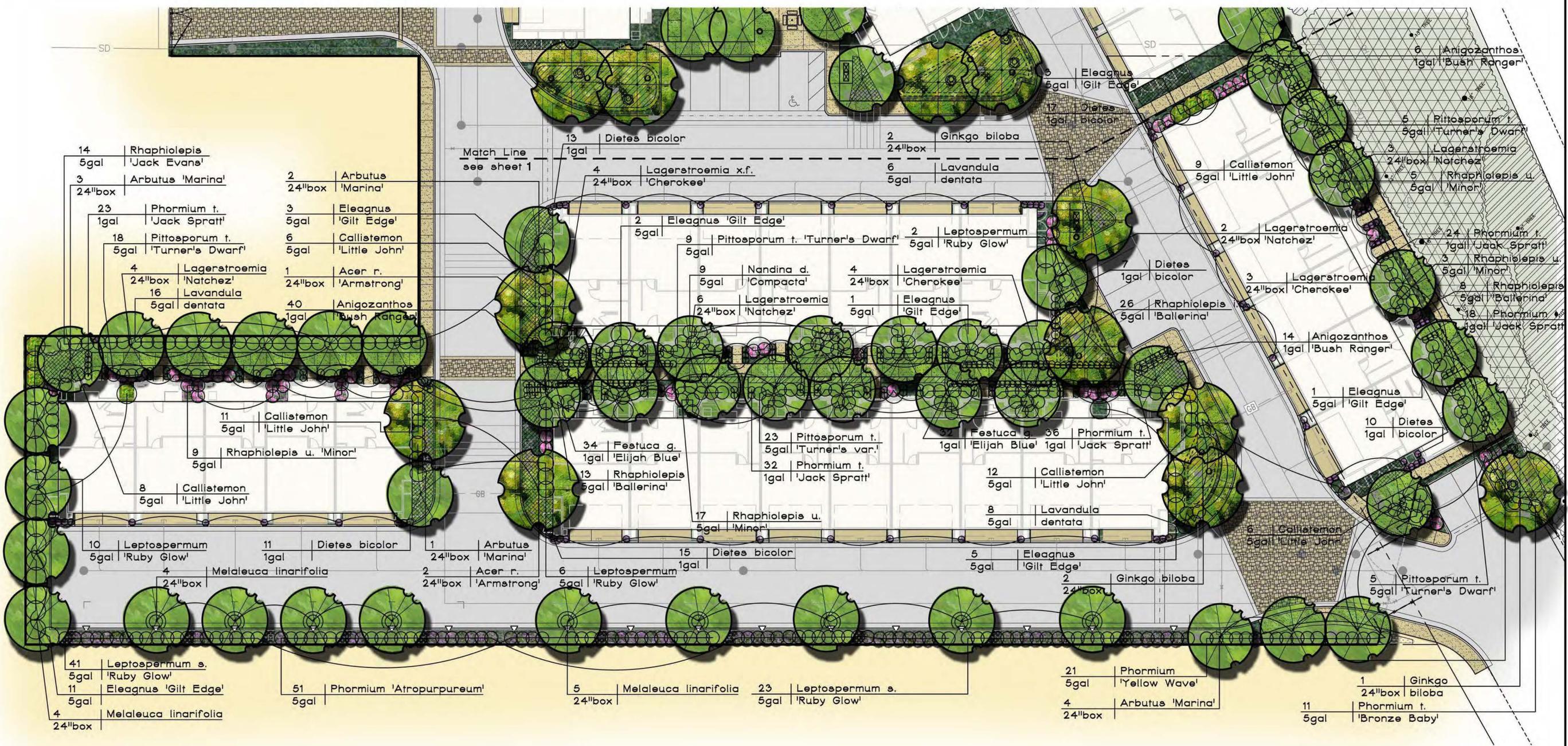
Preliminary Planting Plan

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SEE SHEET 3 FOR PLANTING LEGEND





Harvest Park
W. Jackson Street & Diadon Drive
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Felson Companies

Preliminary Planting Plan
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of 5 sheets

Planting Legend

| QUANT. | SIZE | BOTANICAL NAME | COMMON NAME | WUCOLS | HEIGHT | WIDTH | SPACING |
|----------------------|-----------------|-----------------------------------|----------------------------|----------|---------|---------|----------------|
| TREES | | | | | | | |
| 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. |
| SHRUBS: | | | | | | | |
| 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' |
| GROUND COVER: | | | | | | | |
| | 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.





West Jackson Street View
5-7 years growth of Crape Myrtle Trees

HWA
Landscape Architecture
Site Planning
2420 Sand Creek Rd.
C-1 #311
Brentwood, Ca. 94515
Phone: 925.515.3071
Fax: 925.515.3099



West Jackson Townhomes
W. Jackson Street & Diadon Drive
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Elevation

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of 4 sheets

Plot No. 14 082214
File No. 14000



Harvest Park
W. Jackson Street & Diadon Drive
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Preliminary Landscape Plan

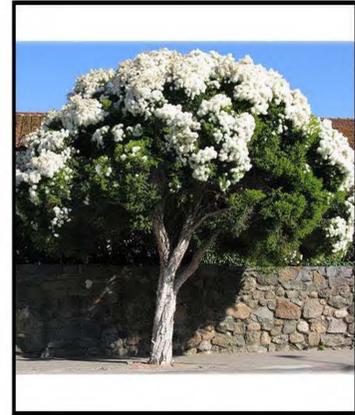
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Ginkgo biloba



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
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Preliminary Landscape Plan
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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



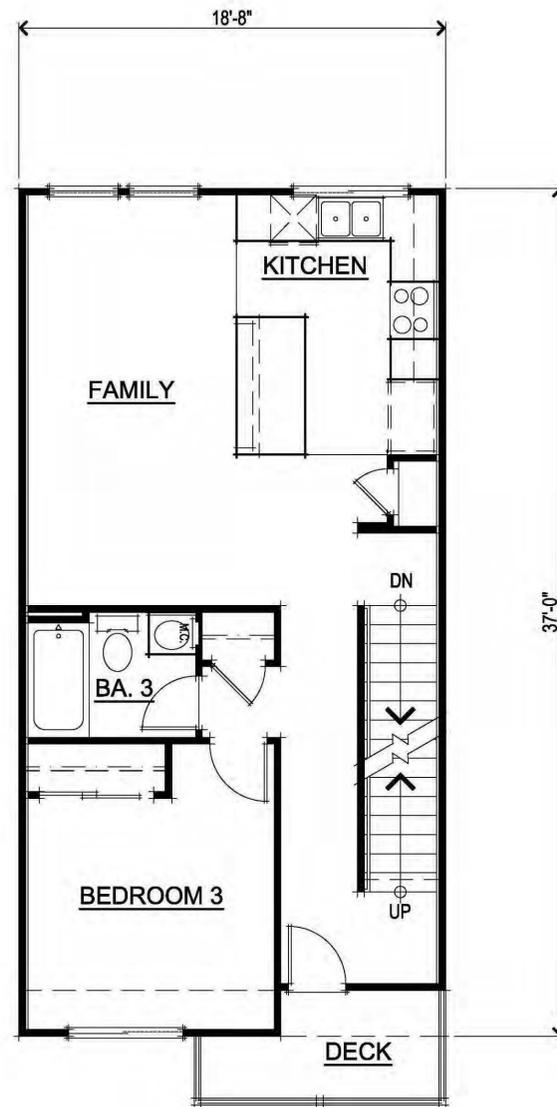
Cotoneaster 'Lowfar'



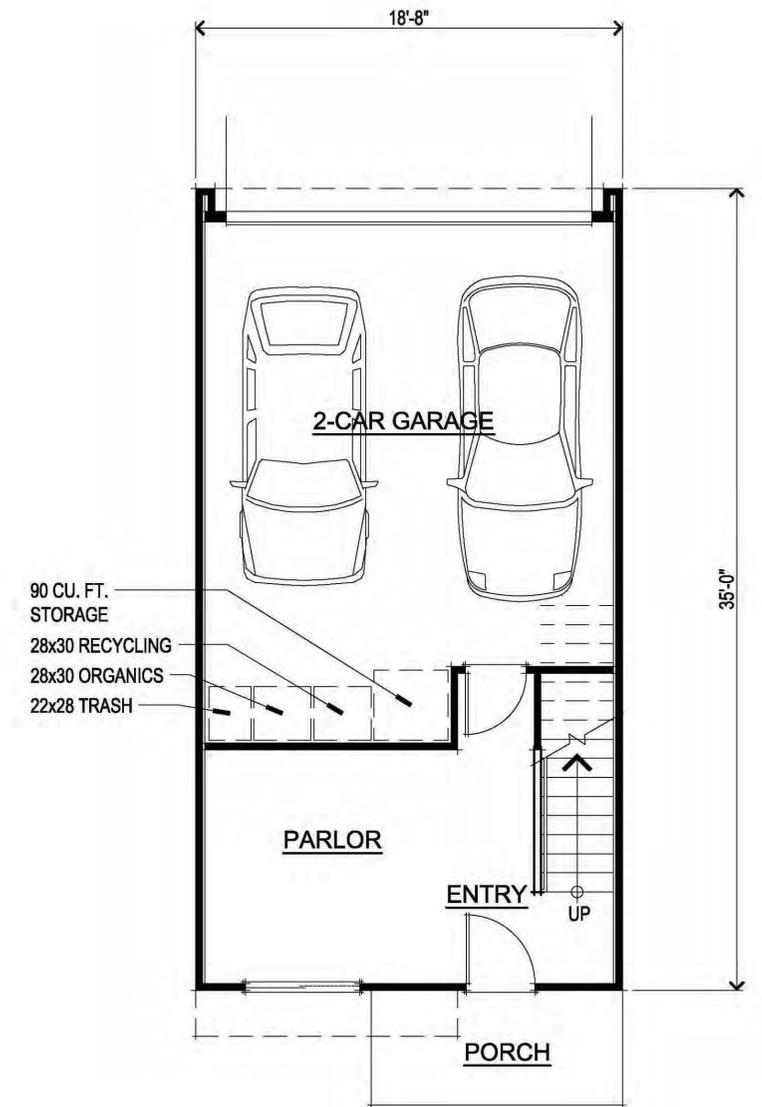
Rosmarinus o. 'Huntington Carpet'



THIRD FLOOR PLAN

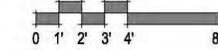


SECOND FLOOR PLAN



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

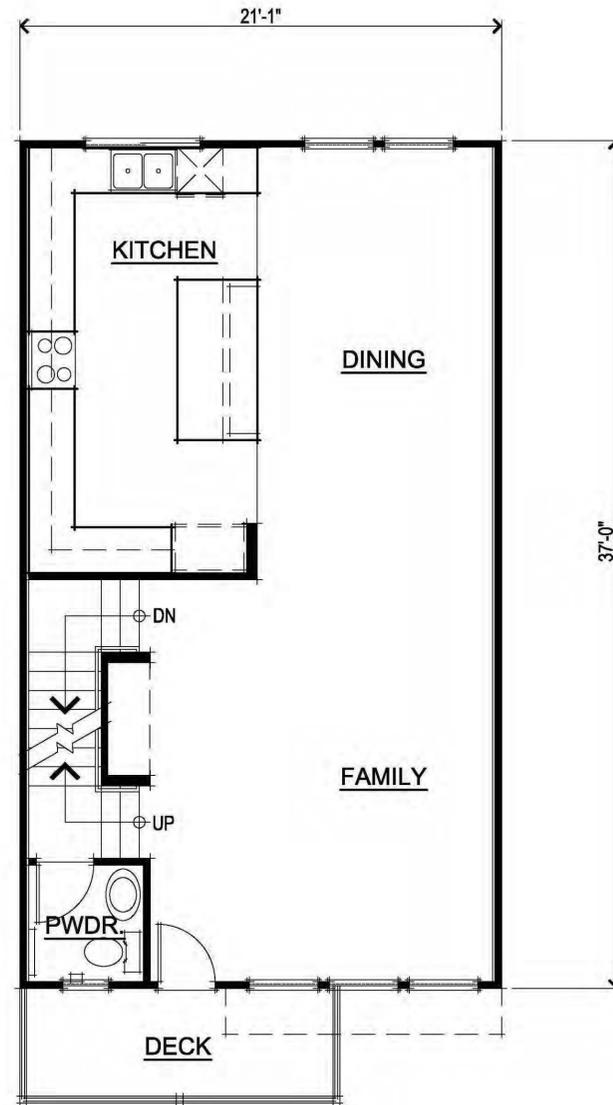
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510.583.3403

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925.634.7000
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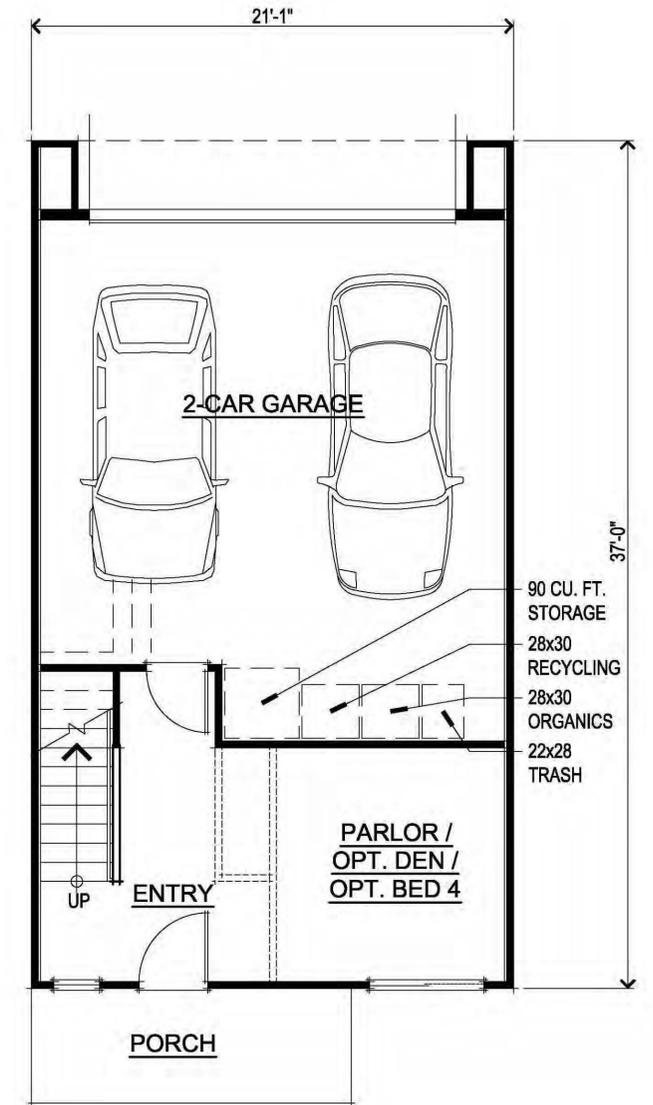




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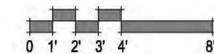


SECOND FLOOR PLAN



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. |



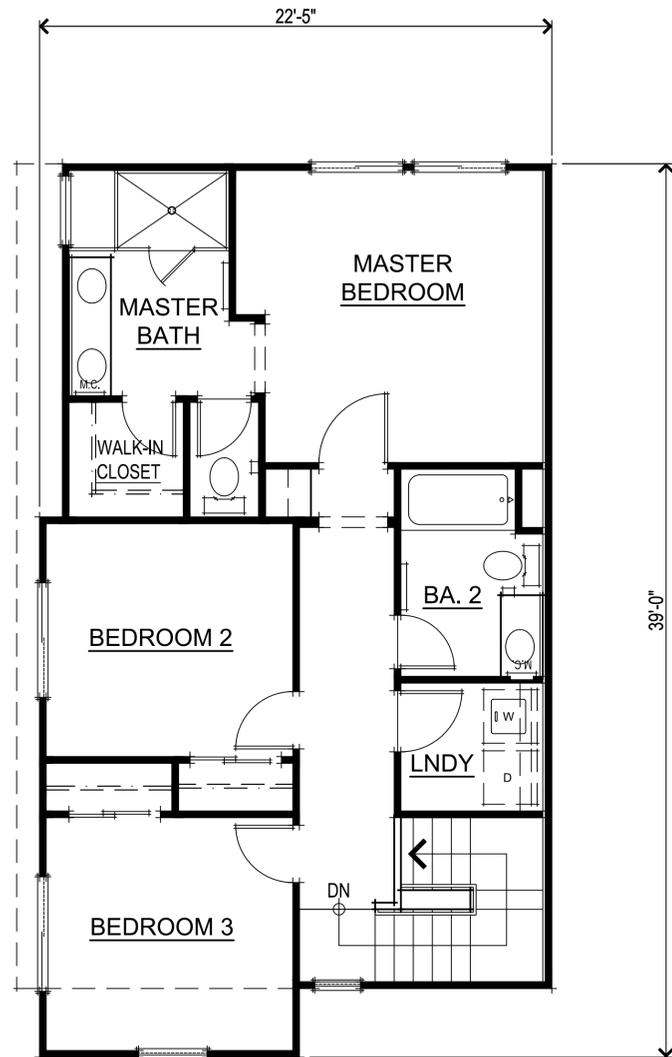
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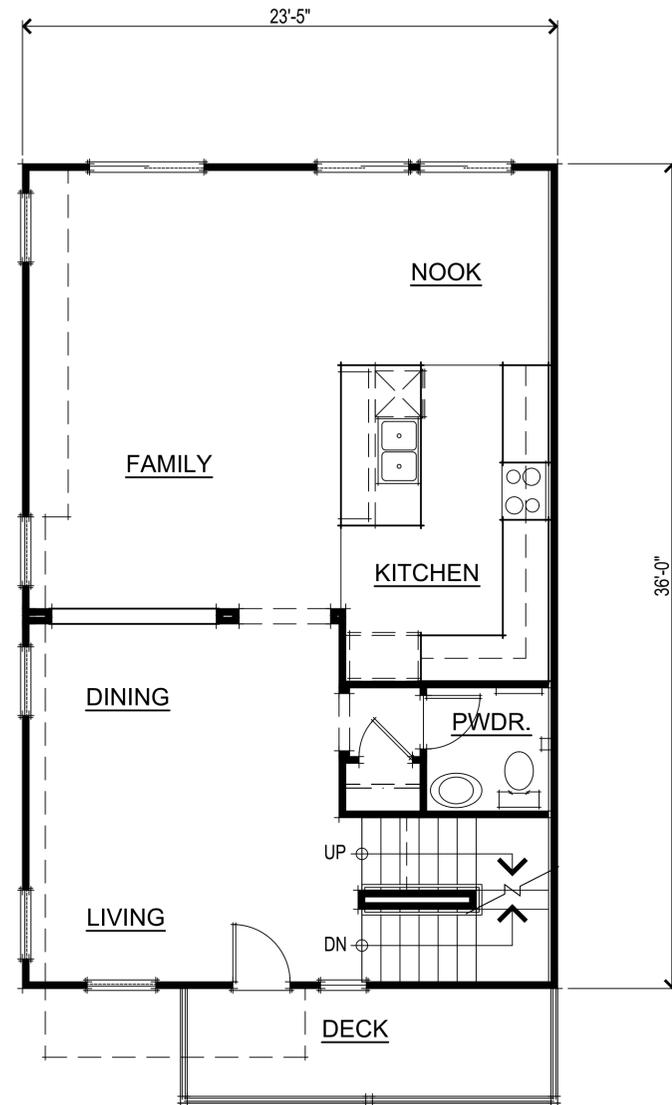
UNIT 2 FLOOR PLANS
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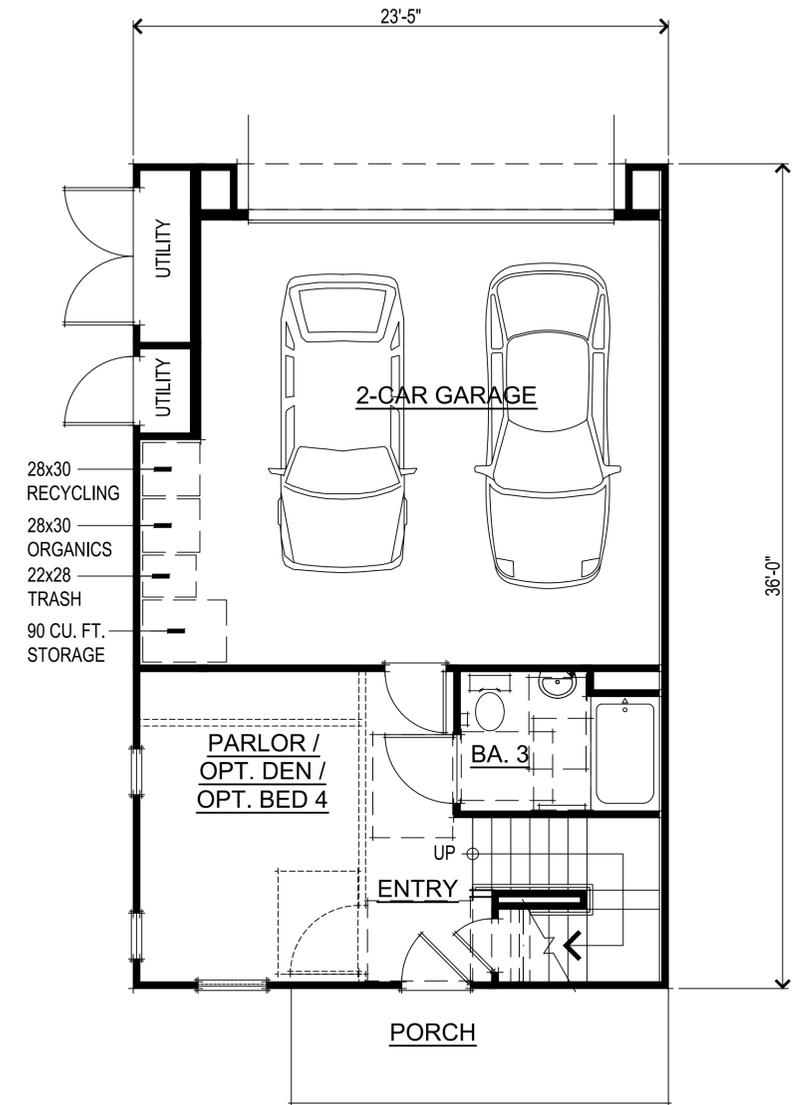




THIRD FLOOR PLAN

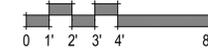


SECOND FLOOR PLAN



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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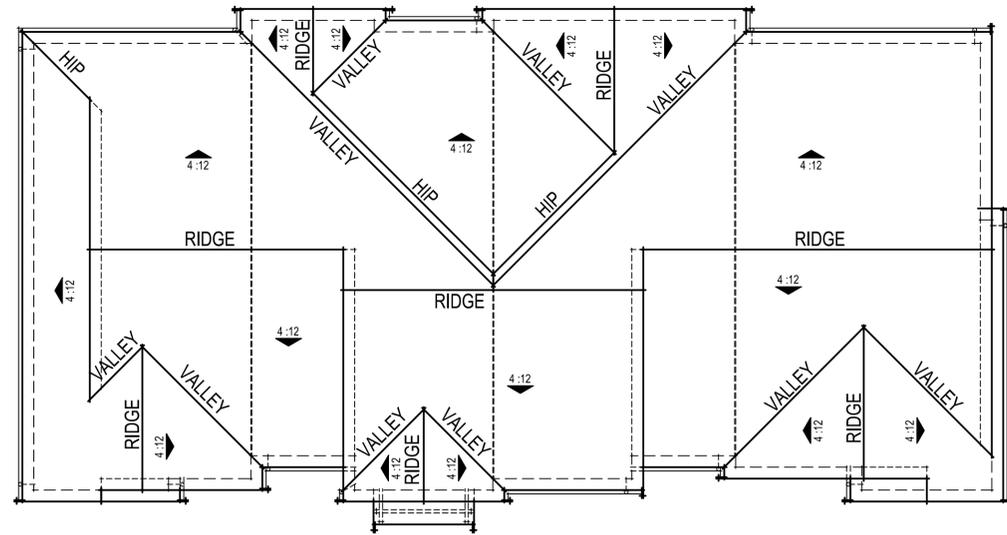
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UNIT 3 FLOOR PLANS

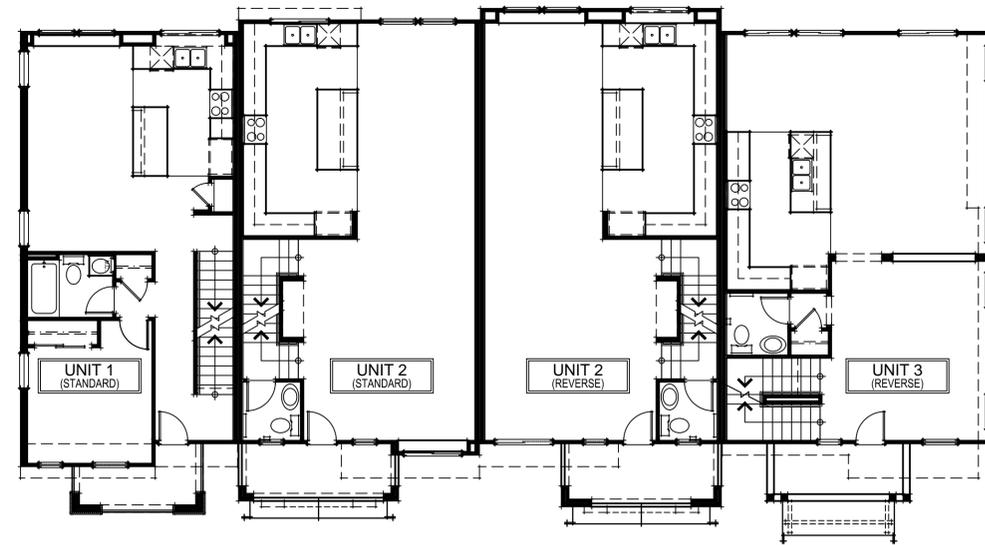
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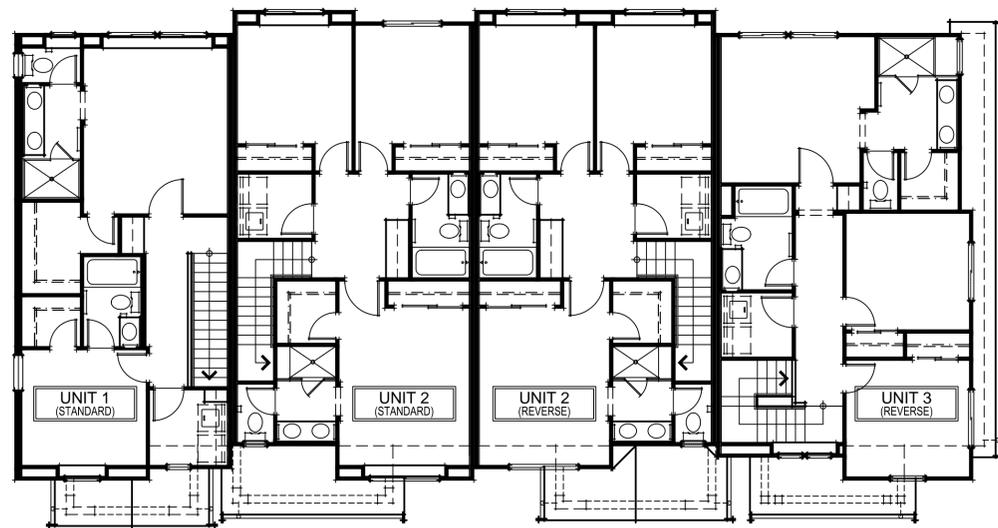




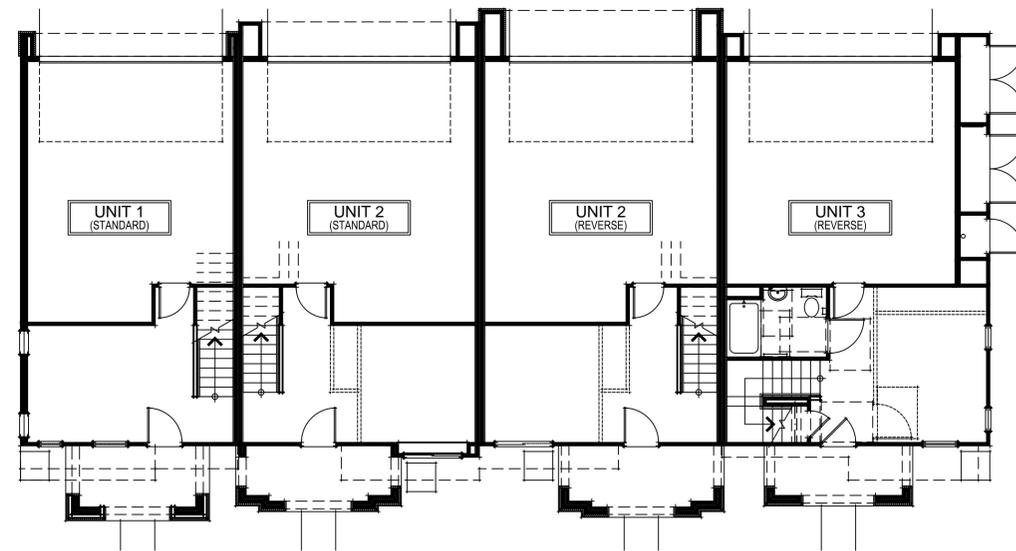
UPPER ROOF PLAN



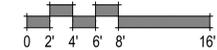
SECOND FLOOR PLAN



THIRD FLOOR PLAN



FIRST FLOOR PLAN



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June 5, 2015

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BUILDING A FLOOR & ROOF PLANS

A04

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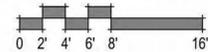


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UNIT 1 UNIT 2 UNIT 2R UNIT 3R

FRONT ELEVATION



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June 5, 2015

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BUILDING A FRONT ELEVATION
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RIGHT ELEVATION



LEFT ELEVATION



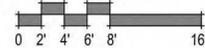
UNIT 3R

UNIT 2R

UNIT 2

UNIT 1

REAR ELEVATION



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June 5, 2015

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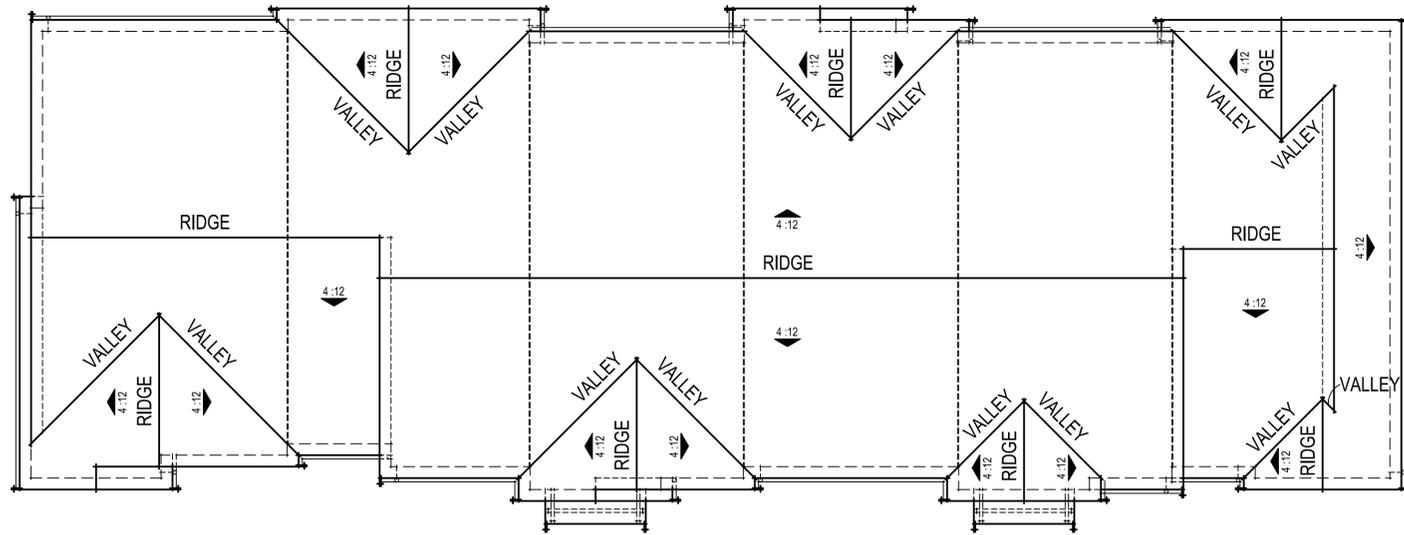
BUILDING A SIDE & REAR ELEVATIONS

A06

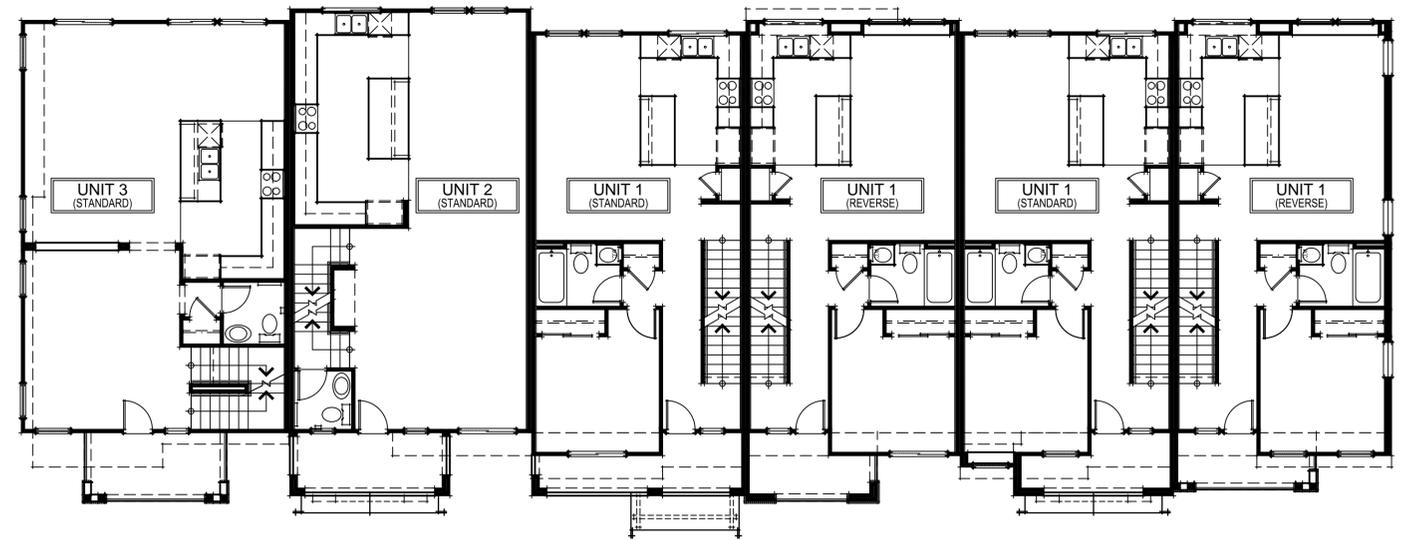
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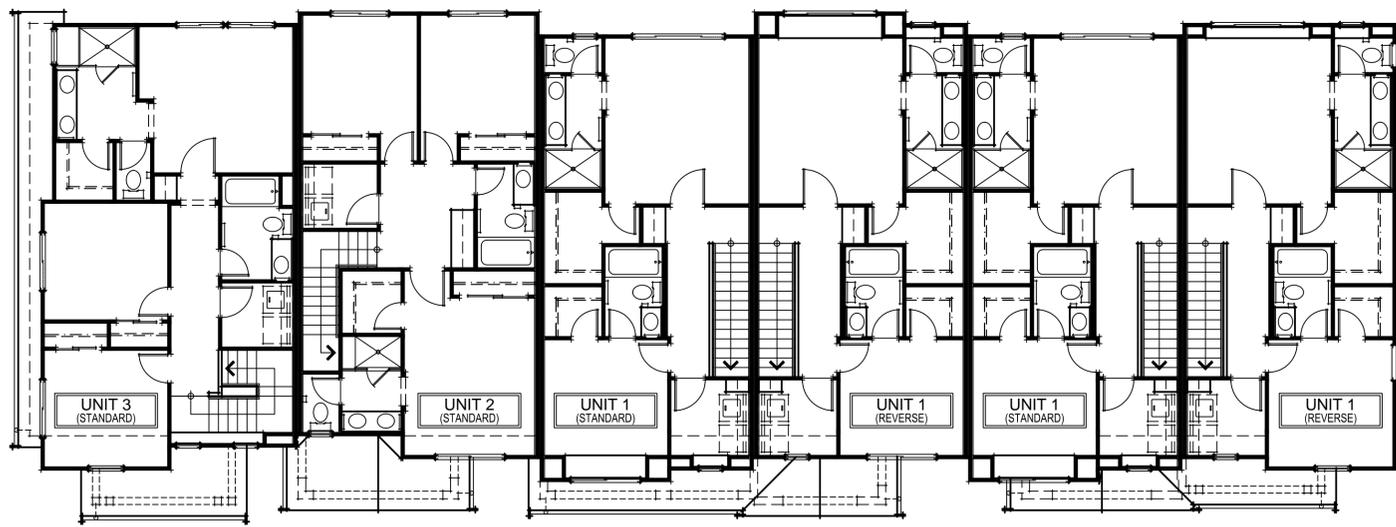
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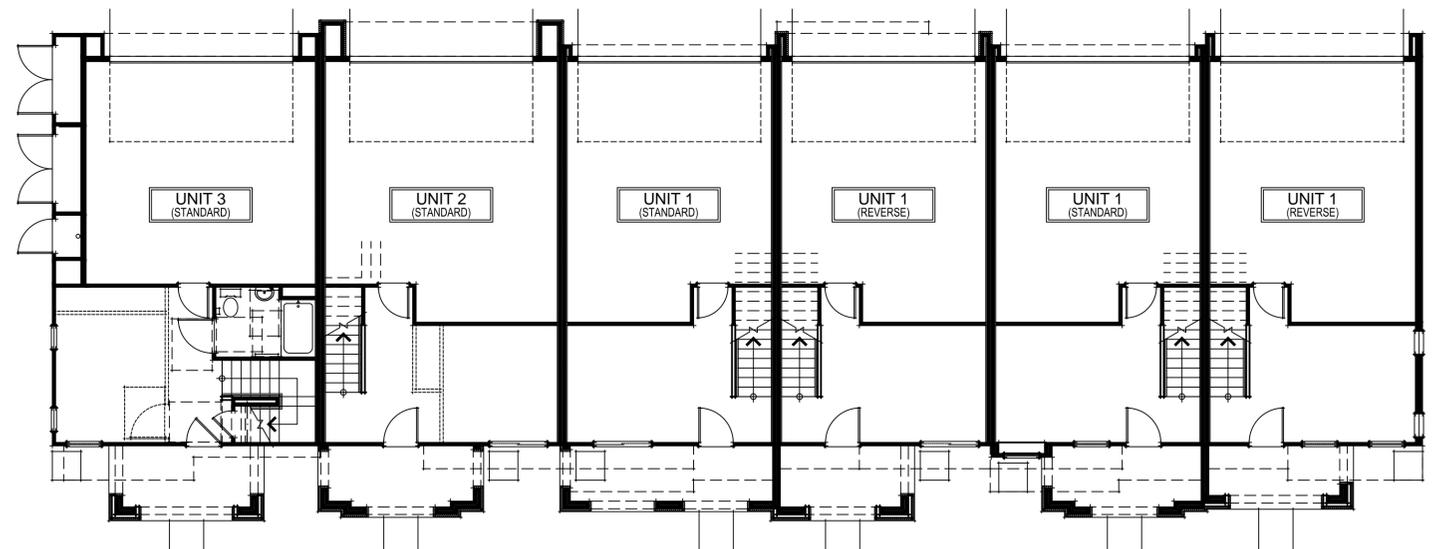
UPPER ROOF PLAN



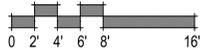
SECOND FLOOR PLAN



THIRD FLOOR PLAN



FIRST FLOOR PLAN



BUILDING B FLOOR & ROOF PLANS

A07

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June 5, 2015

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UNIT 3

UNIT 2

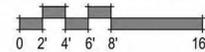
UNIT 1

UNIT 1R

UNIT 1

UNIT 1R

FRONT ELEVATION



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BUILDING B FRONT ELEVATION
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RIGHT ELEVATION

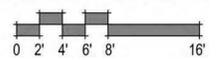


LEFT ELEVATION



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

REAR ELEVATION



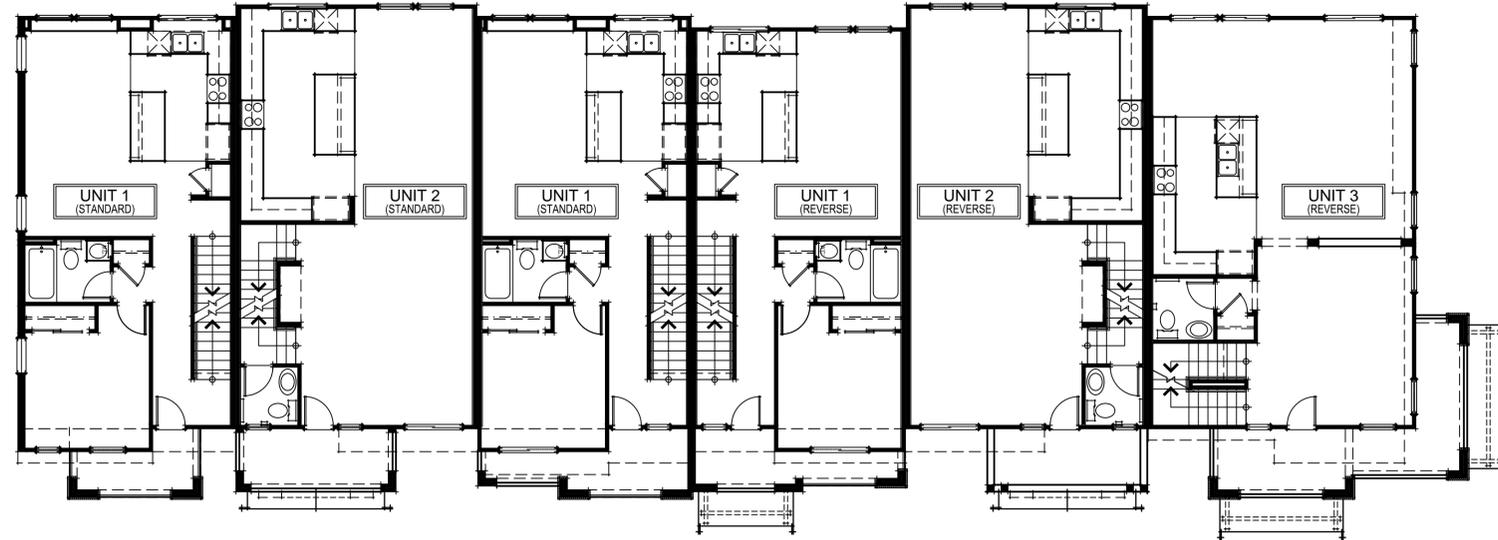
Harvest Park
Hayward, CA
June 5, 2015

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

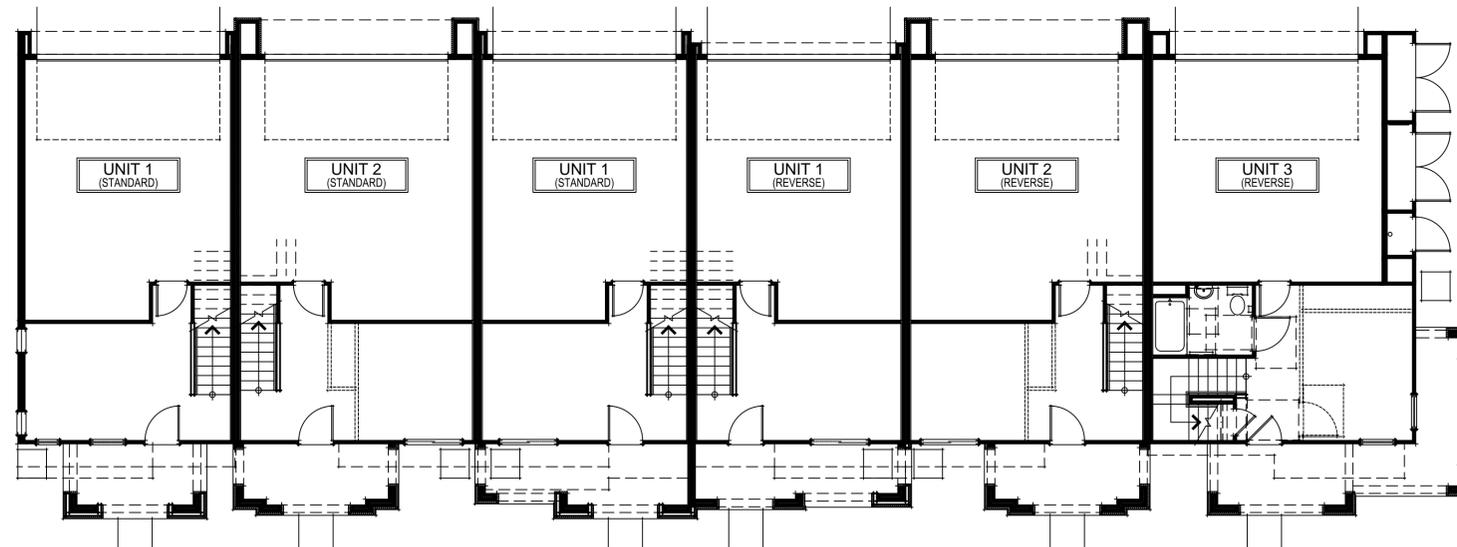
BUILDING B SIDE & REAR ELEVATIONS
A09

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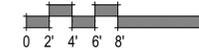




SECOND FLOOR PLAN



FIRST FLOOR PLAN



Harvest Park
Hayward, CA
June 5, 2015

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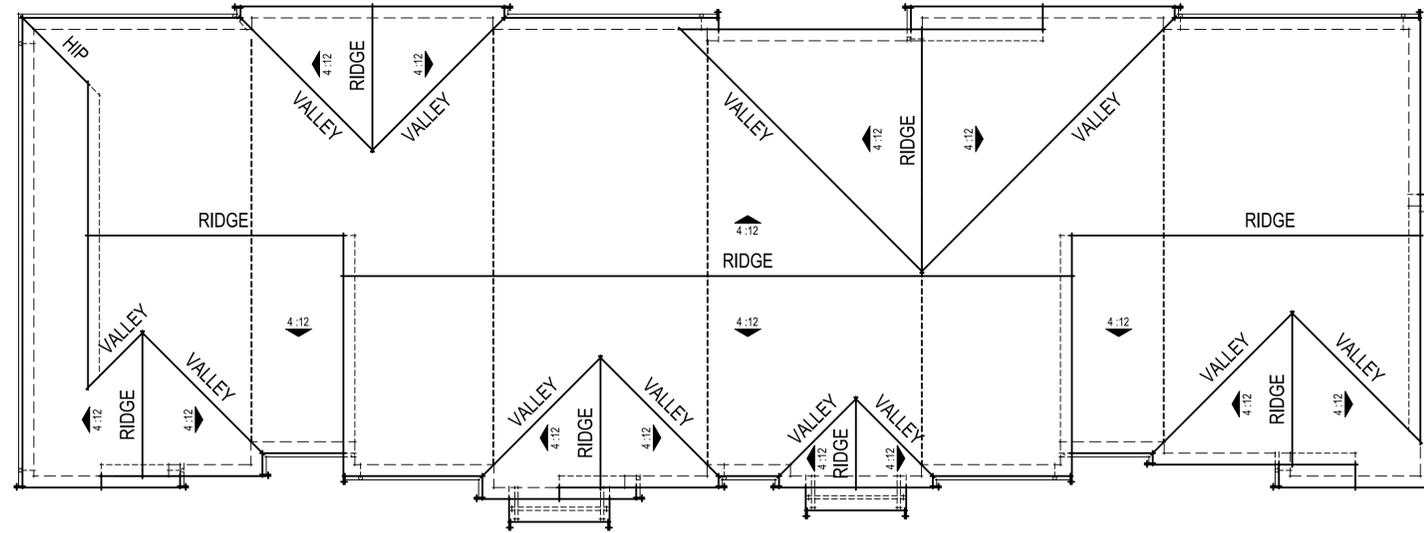
BUILDING CE FIRST & SECOND FLOOR PLANS

A10

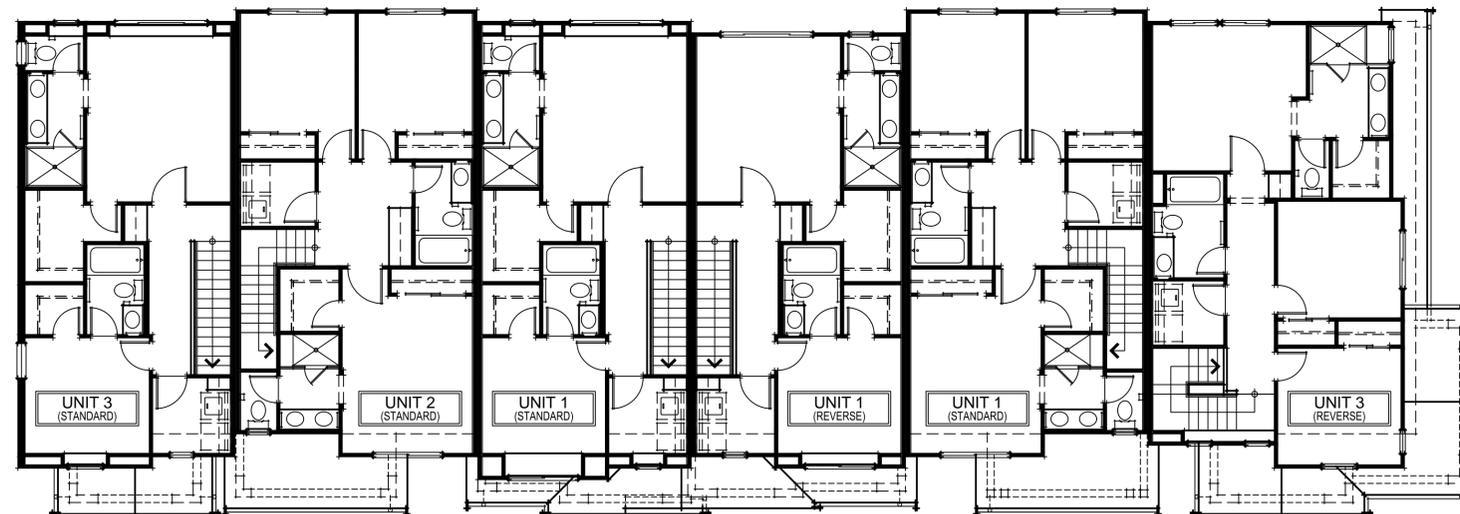
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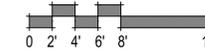
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UPPER ROOF PLAN



THIRD FLOOR PLAN



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BUILDING CE THIRD FLOOR & ROOF PLANS

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UNIT 1

UNIT 2

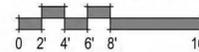
UNIT 1

UNIT 1R

UNIT 2R

UNIT 3R

FRONT ELEVATION



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RIGHT ELEVATION



LEFT ELEVATION



UNIT 3R

UNIT 2R

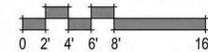
UNIT 1R

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"

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June 5, 2015

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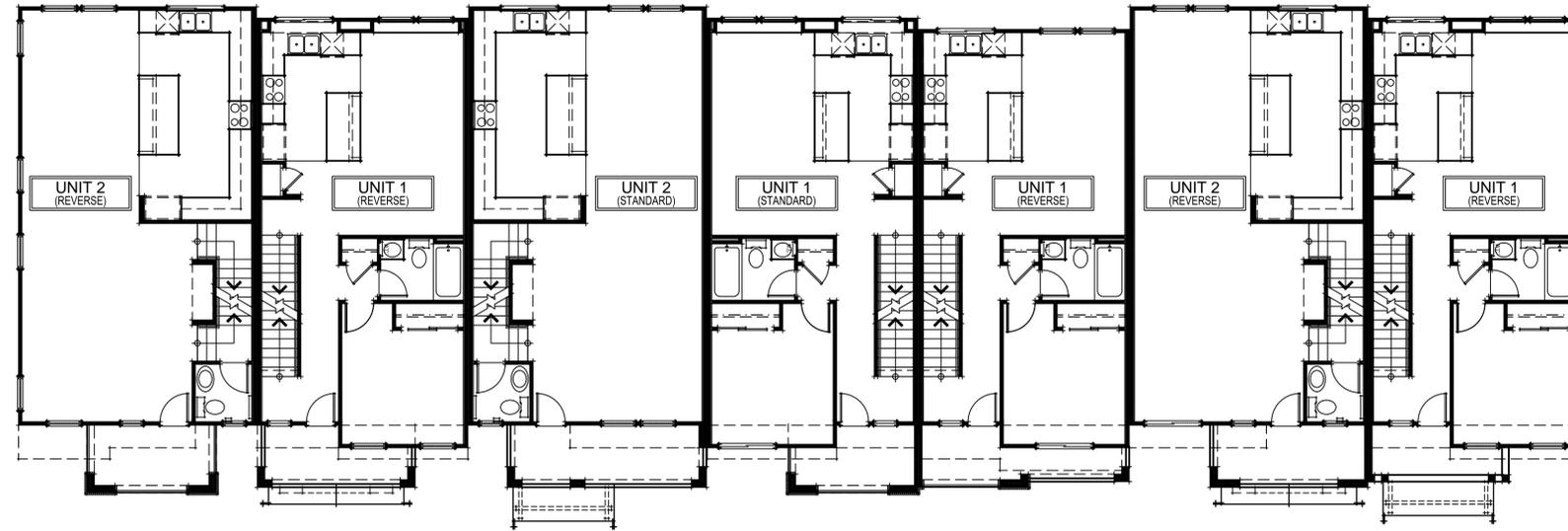
BUILDING CE SIDE & REAR ELEVATIONS

A13

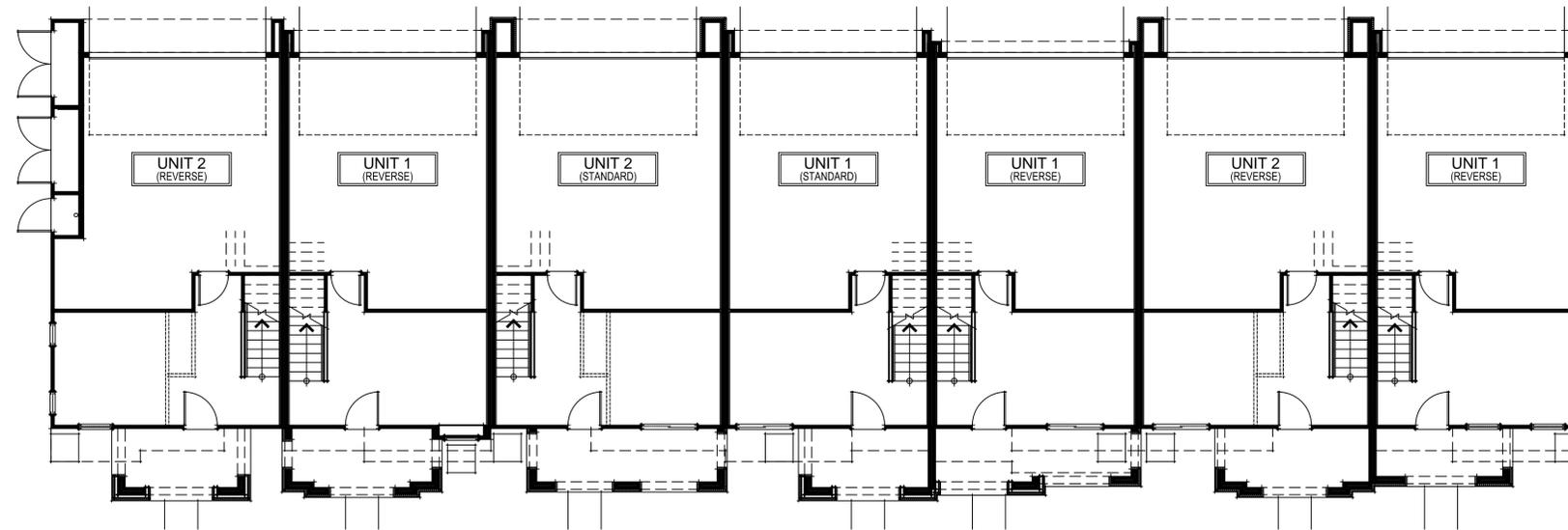
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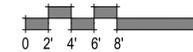
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SECOND FLOOR PLAN



FIRST FLOOR PLAN



Harvest Park
Hayward, CA
June 5, 2015

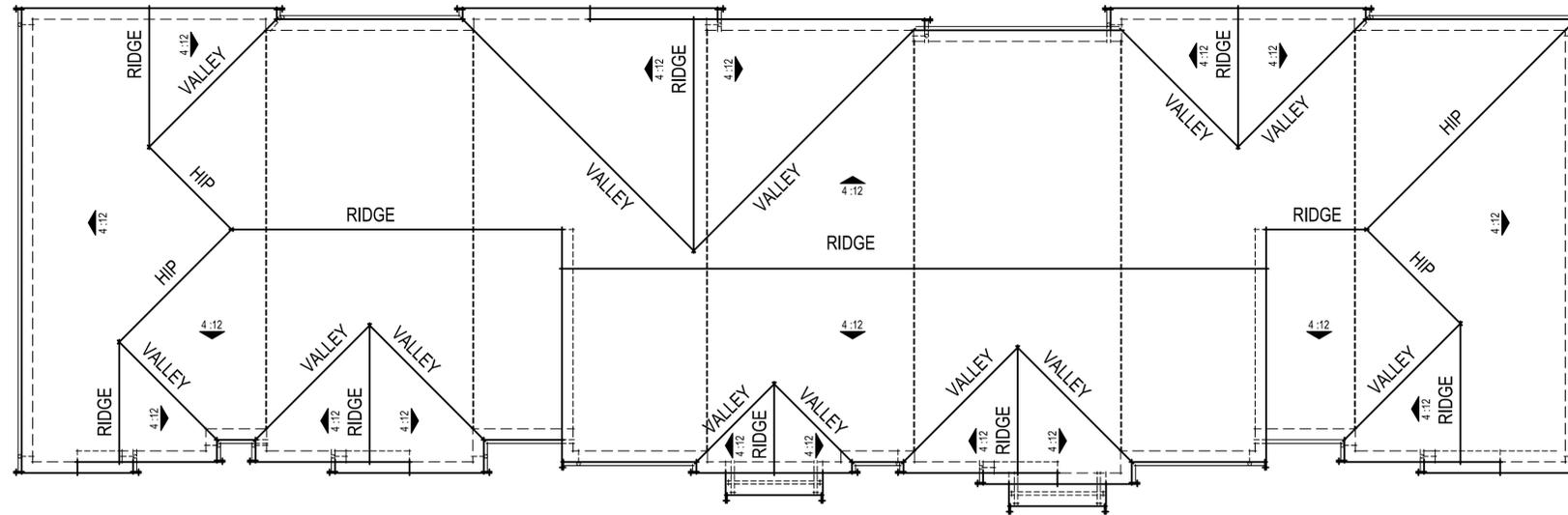
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BUILDING D FIRST & SECOND FLOOR PLANS
A14

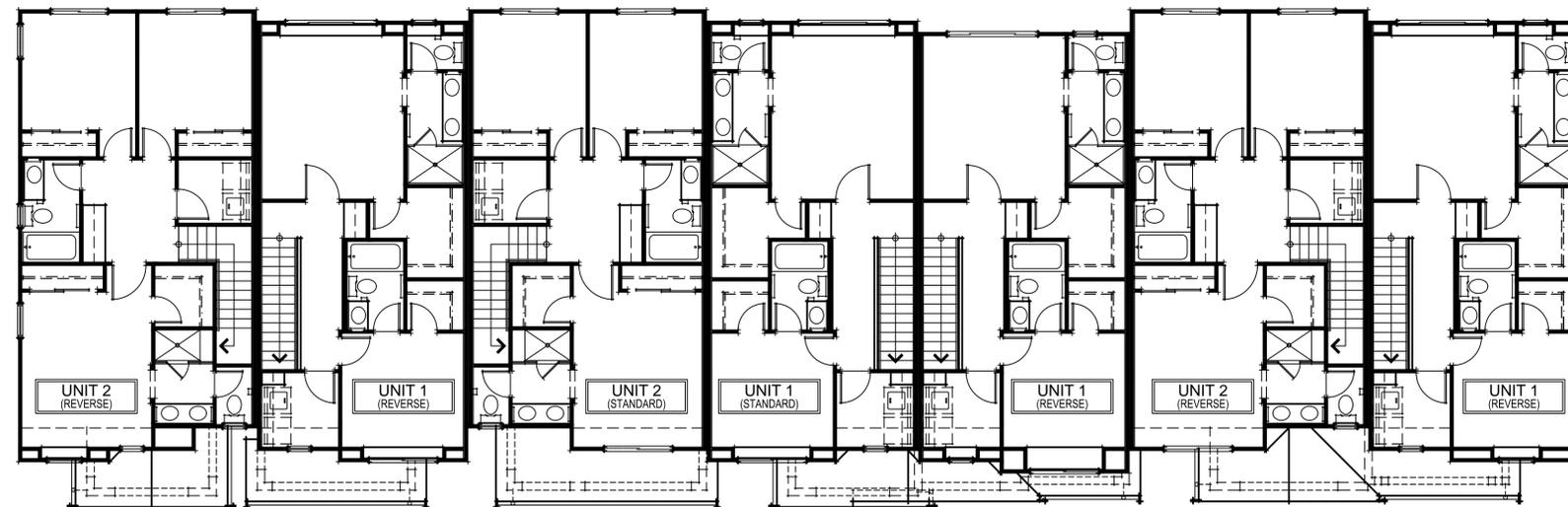
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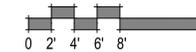
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UPPER ROOF PLAN



THIRD FLOOR PLAN



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BUILDING D THIRD FLOOR & ROOF PLANS

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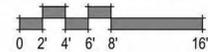


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UNIT 2R UNIT 1R UNIT 2 UNIT 1 UNIT 1R UNIT 2R UNIT 1R

FRONT ELEVATION



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BUILDING D FRONT ELEVATION
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RIGHT ELEVATION



LEFT ELEVATION



UNIT 1R

UNIT 2R

UNIT 1R

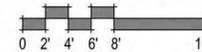
UNIT 1

UNIT 2

UNIT 1R

UNIT 2R

REAR ELEVATION



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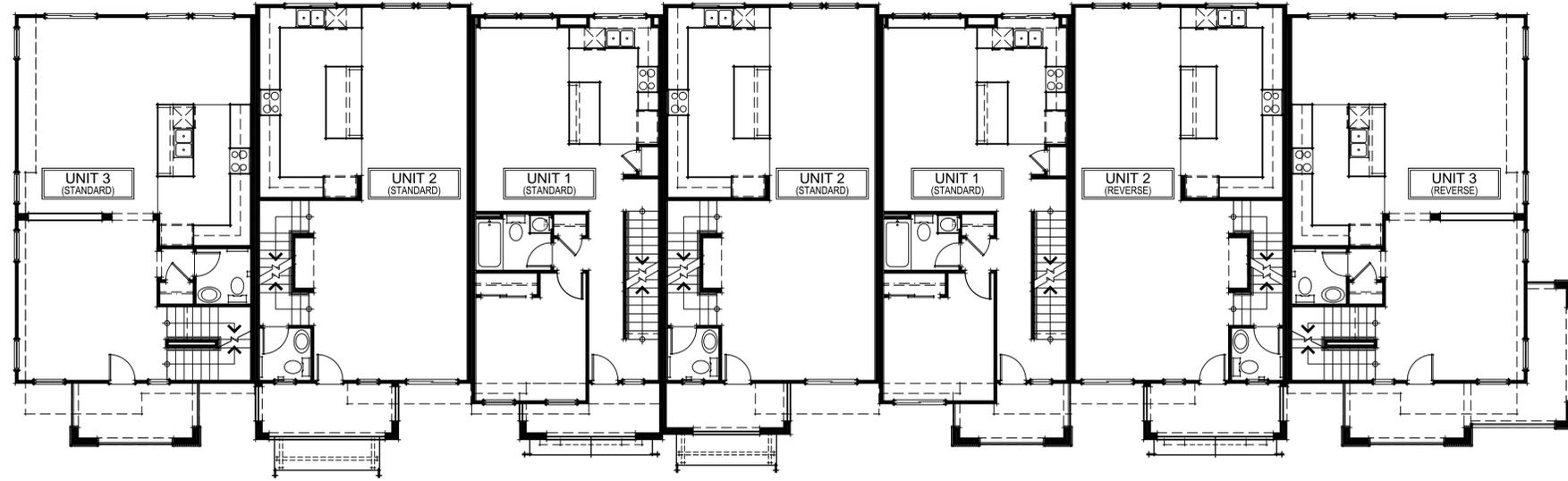
BUILDING D SIDE & REAR ELEVATIONS

A17

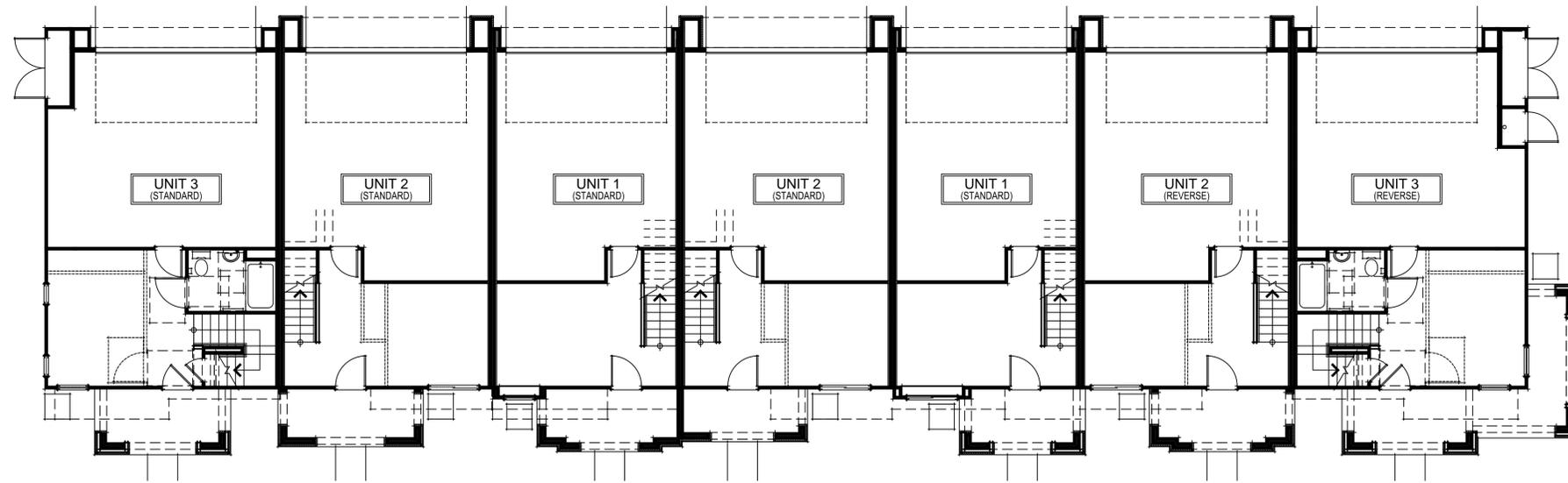
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SECOND FLOOR PLAN



FIRST FLOOR PLAN



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June 5, 2015

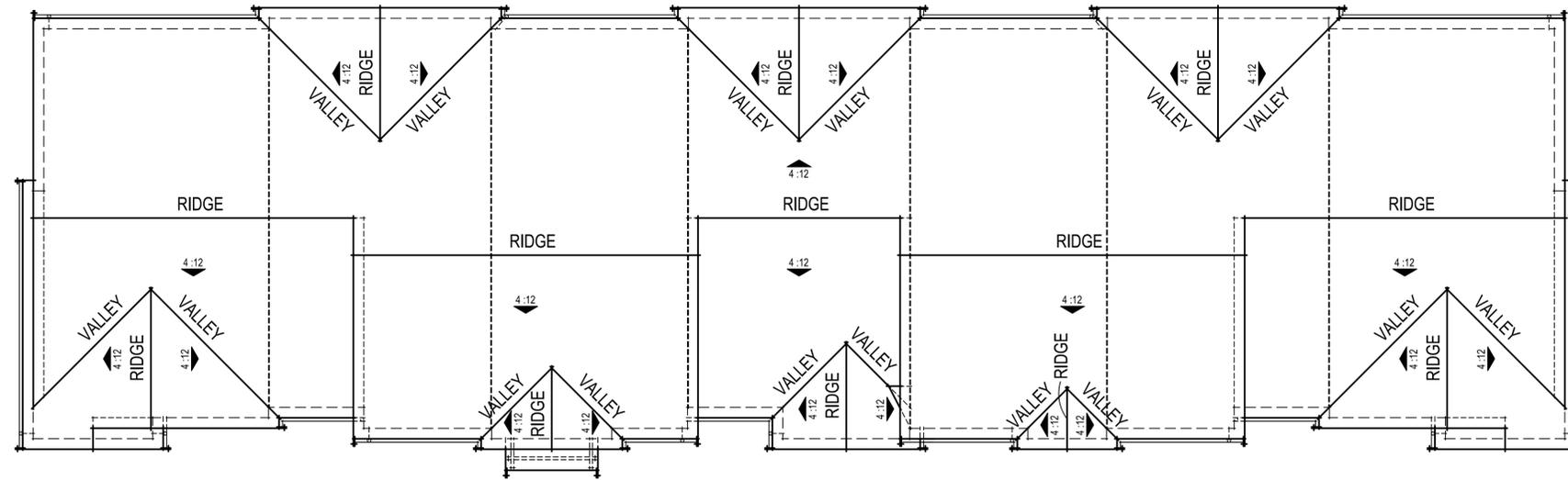
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BUILDING F FIRST & SECOND FLOOR PLANS
A18

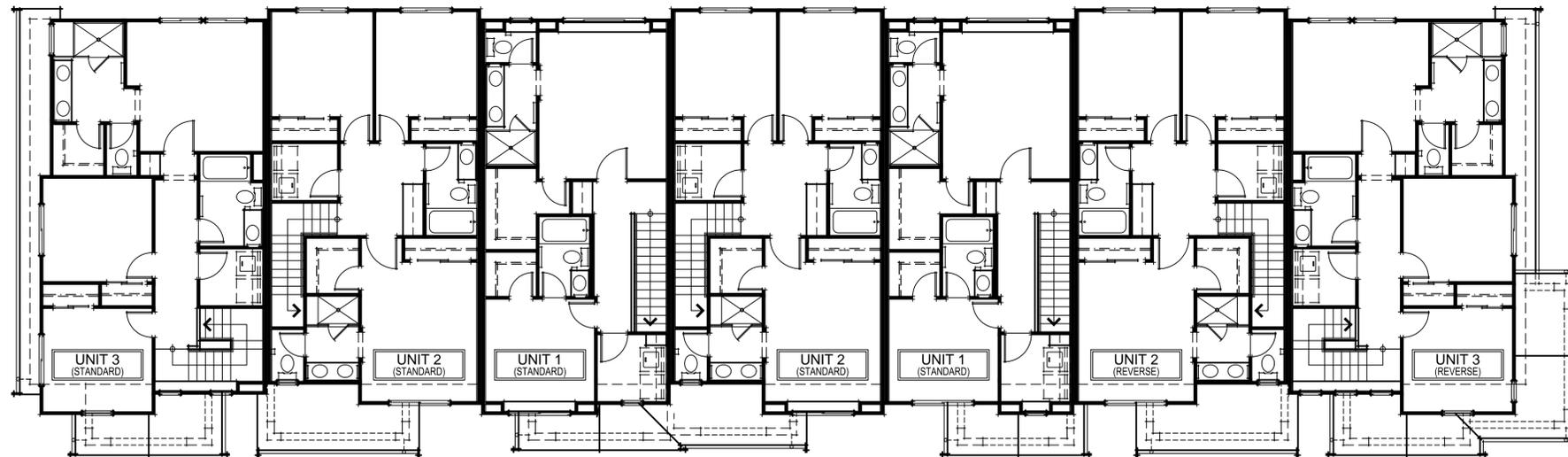
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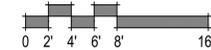
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UPPER ROOF PLAN



THIRD FLOOR PLAN



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UNIT 3

UNIT 2

UNIT 1

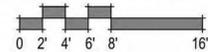
UNIT 2

UNIT 1

UNIT 2R

UNIT 3R

FRONT ELEVATION



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RIGHT ELEVATION

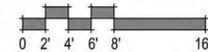


LEFT ELEVATION



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

REAR ELEVATION



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BUILDING F SIDE & REAR ELEVATIONS

A21

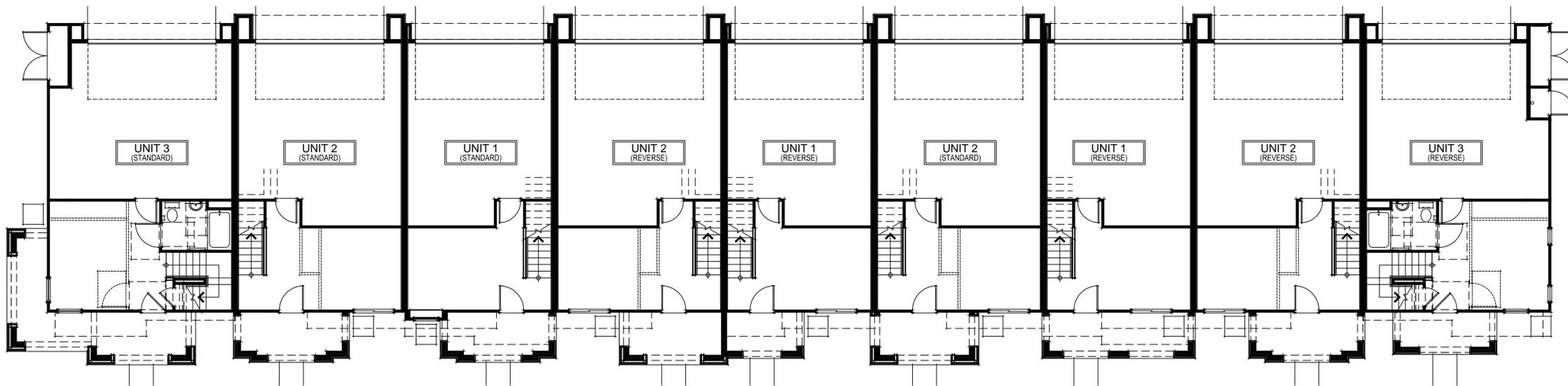
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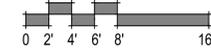
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SECOND FLOOR PLAN



FIRST FLOOR PLAN



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 June 5, 2015

BUILDING G FIRST & SECOND FLOOR PLANS

A22

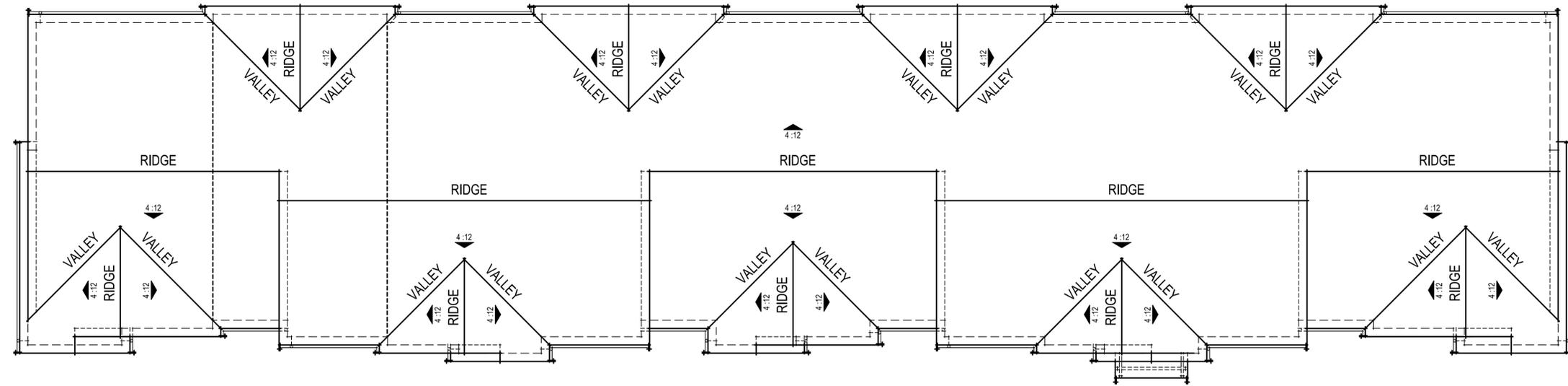
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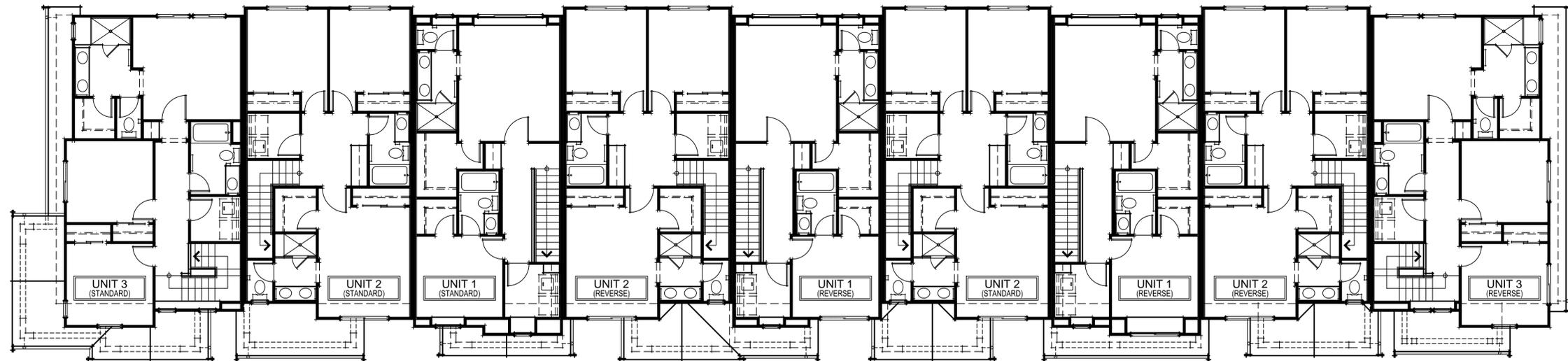
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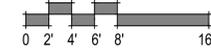
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UPPER ROOF PLAN



THIRD FLOOR PLAN



BUILDING G THIRD FLOOR & ROOF PLAN

A23

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UNIT 3

UNIT 2

UNIT 1

UNIT 2R

UNIT 1R

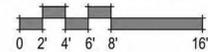
UNIT 2

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

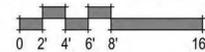
UNIT 2R

UNIT 1

UNIT 2

UNIT 3

REAR ELEVATION



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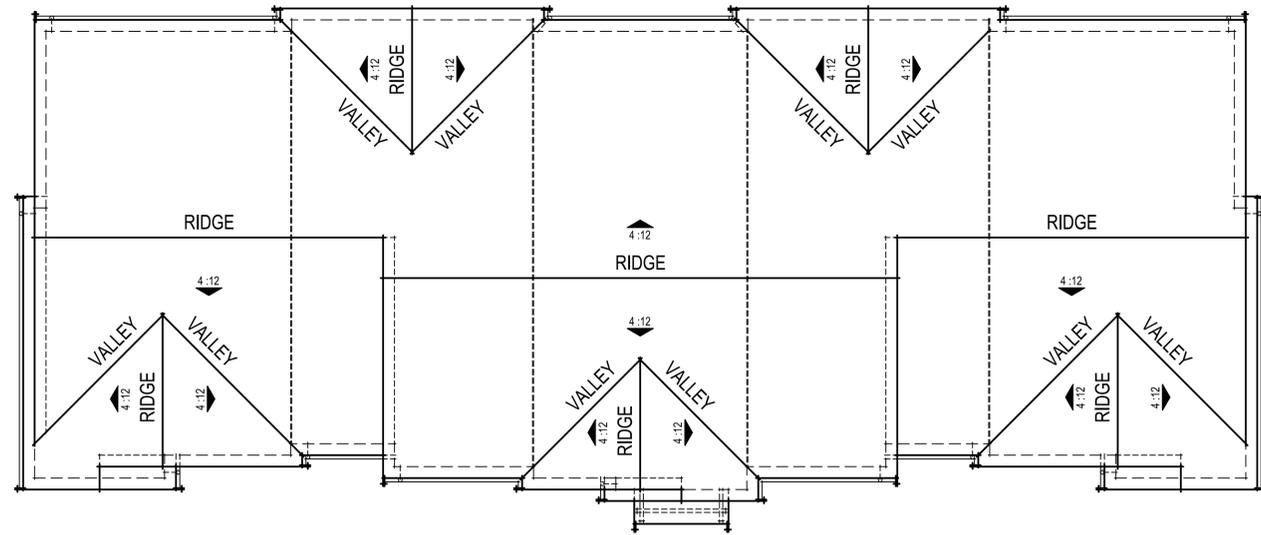
BUILDING G SIDE & REAR ELEVATIONS

A25

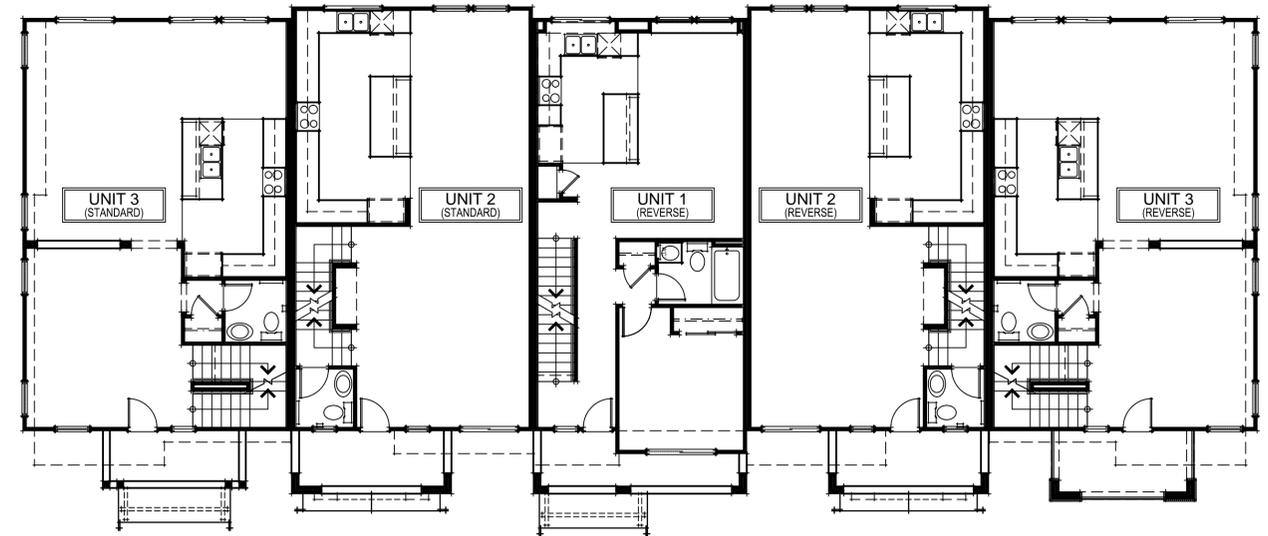
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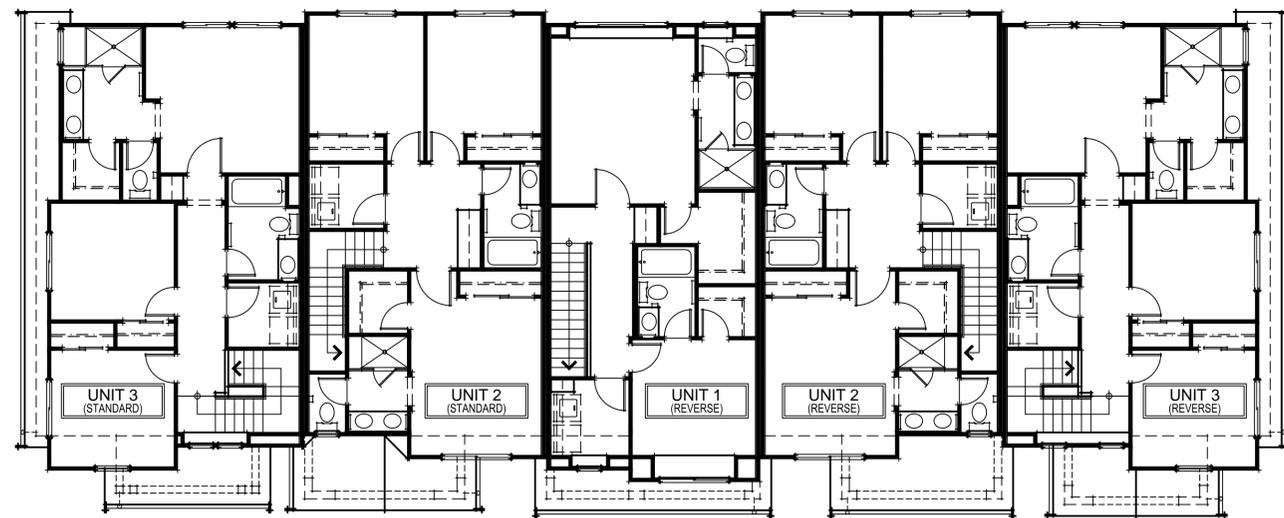
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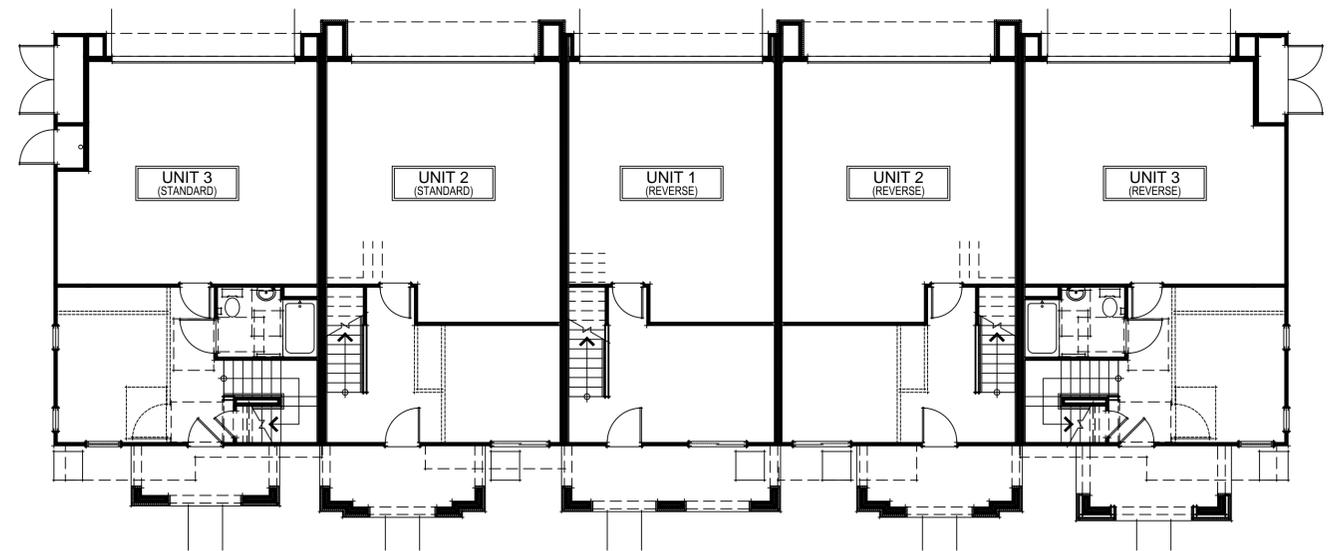
UPPER ROOF PLAN



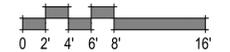
SECOND FLOOR PLAN



THIRD FLOOR PLAN



FIRST FLOOR PLAN



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UNIT 3

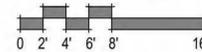
UNIT 2

UNIT 1R

UNIT 2R

UNIT 3R

FRONT ELEVATION



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BUILDING H FRONT ELEVATION

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RIGHT ELEVATION



LEFT ELEVATION



UNIT 3R

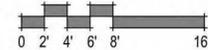
UNIT 2R

UNIT 1R

UNIT 2

UNIT 3

REAR ELEVATION



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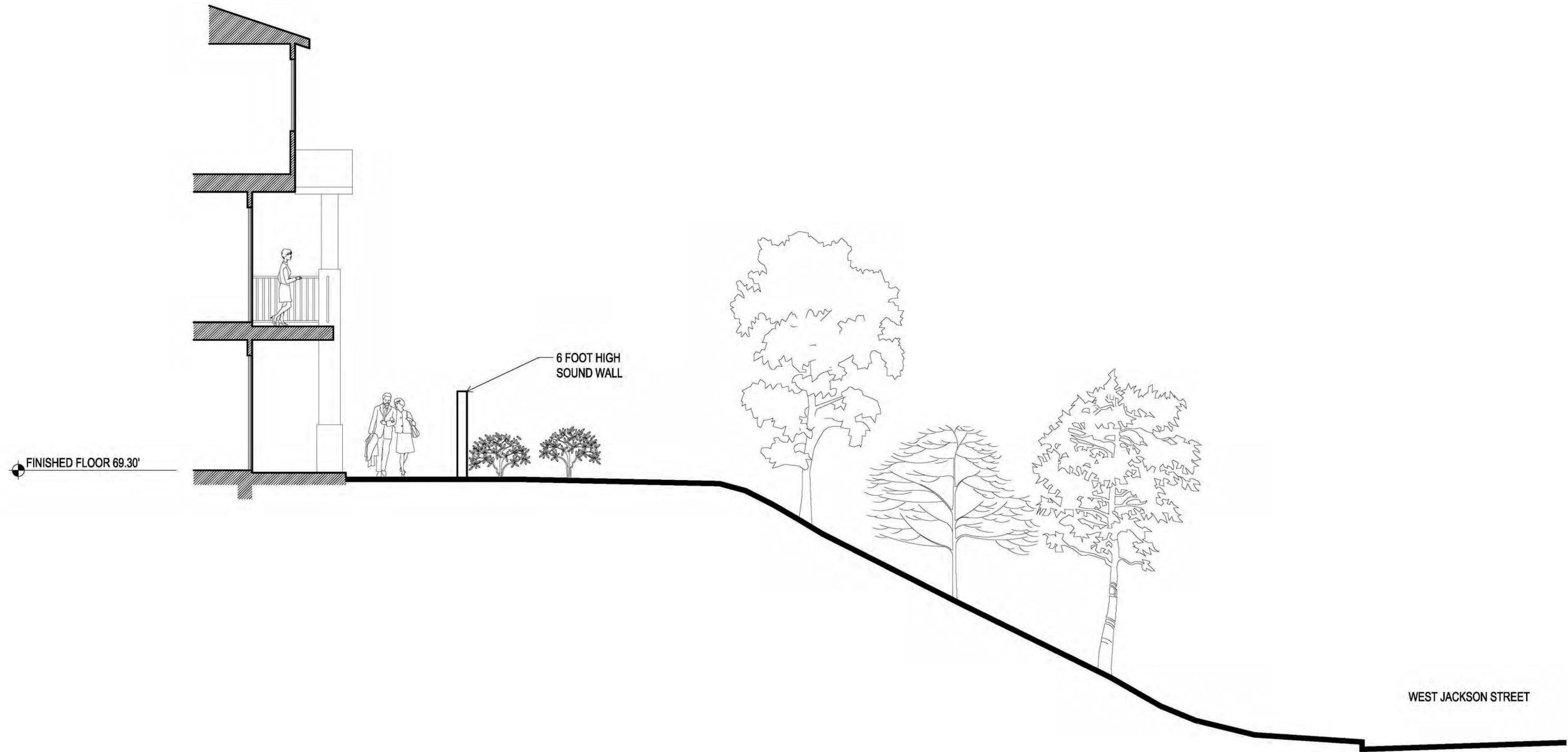
BUILDING H SIDE & REAR ELEVATIONS

A28

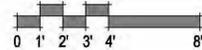
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SITE SECTION



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SITE SECTION AT SOUND WALL

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