

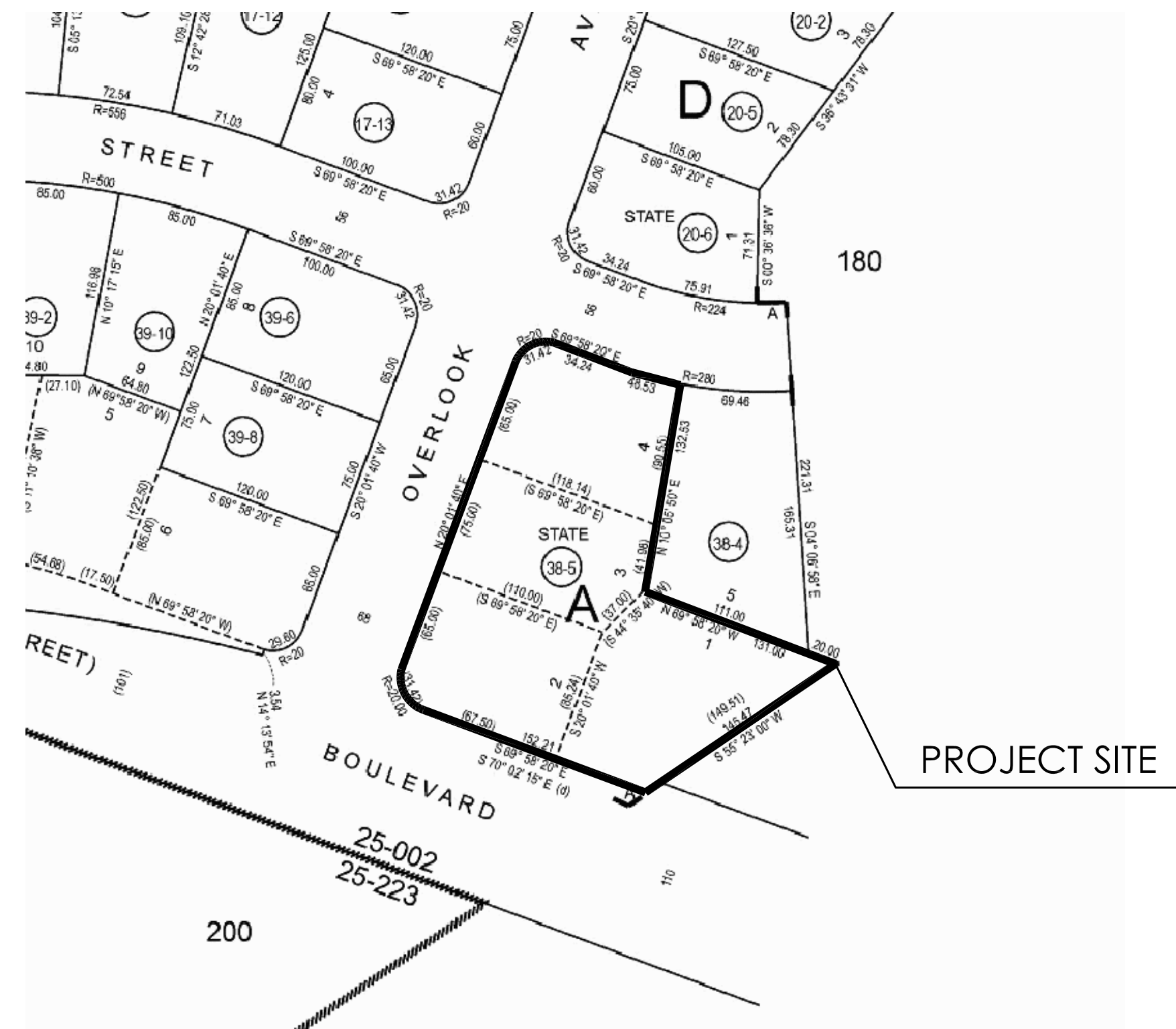
ALL IDEAS, DESIGN, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY, AND THE PROPERTY OF BKBC ARCHITECTS INC., AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH THIS PROJECT. NONE OF SUCH IDEAS, DESIGN, ARRANGEMENTS, OR PLANS SHALL BE USED BY, OR DISCLOSED TO ANY PERSON, FIRM, OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF BKBC ARCHITECTS INC. FILING THESE DRAWINGS OR SPECIFICATIONS WITH ANY PUBLIC AGENCY IS NOT A PUBLICATION OF SAME. NO COPYING, REPRODUCTION OR USE THEREOF IS PERMISSIBLE WITHOUT THE CONSENT OF BKBC ARCHITECTS INC.

# OVERLOOK TERRACE

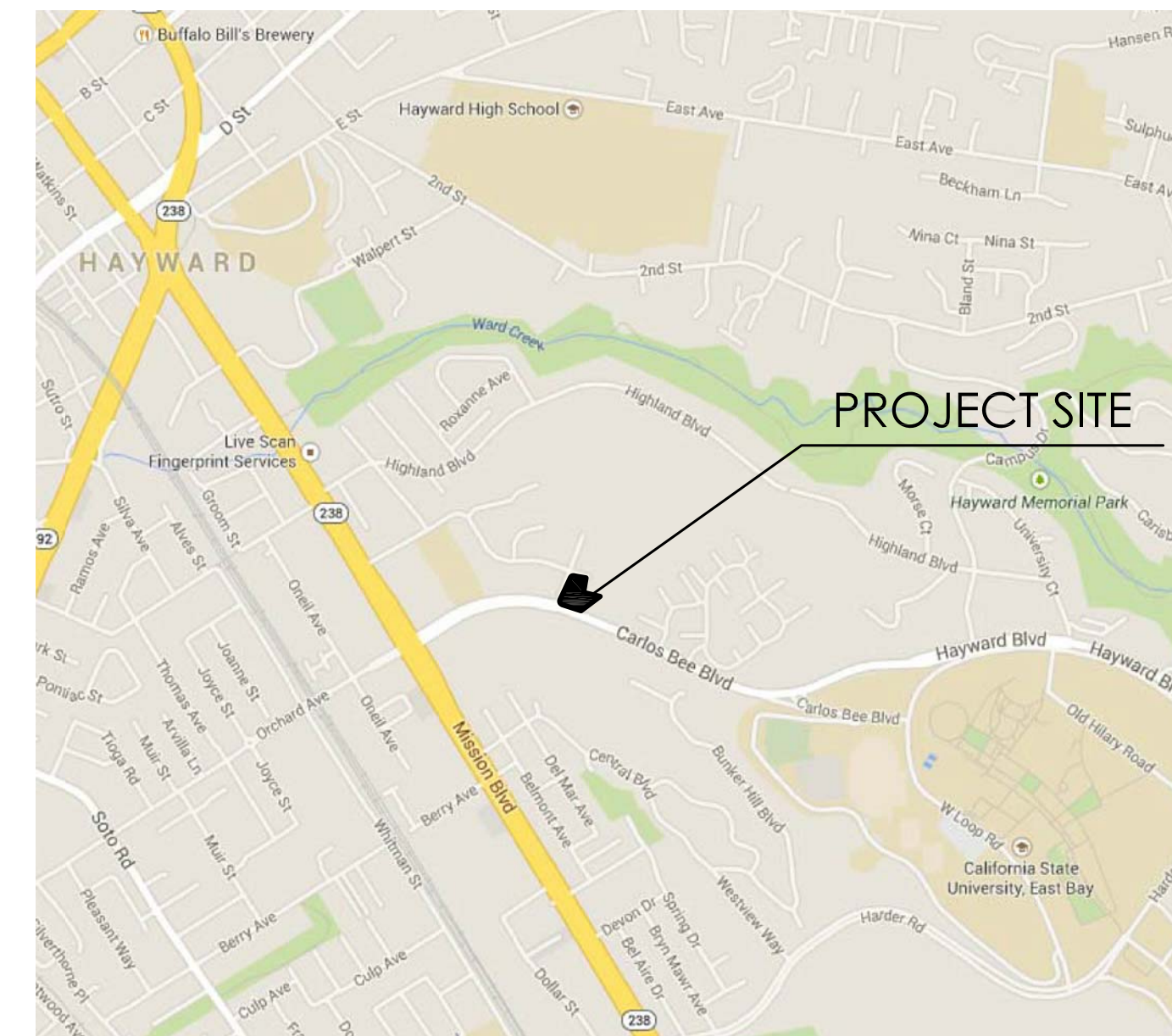
1151 OVERLOOK AVE. HAYWARD, CALIFORNIA

SIX SINGLE FAMILY HOMES  
INDIVIDUAL LOT SUBDIVISION

## DESIGN SET



PARCEL MAP



VICINITY MAP



AERIAL MAP

PROJECT DATA

<b>APN</b>	445-0170-038-04, 445-0170-038-05	<b>CONSTRUCTION TYPE</b>	TYPE V B
<b>LOT AREA</b>	39,767 SF (0.91 ACRE)	<b>FIRE SPRINKLER</b>	PROVIDED
<b>ZONING</b>	SMU (SUSTAINABLE MIXED USE DISTRICT)	<b>MAXIMUM HEIGHT</b>	40'-0"
<b>USE:</b>	SINGLE FAMILY RESIDENTIAL		

PROJECT DIRECTORY

<b>OWNERS</b>	<b>CIVIL ENGINEER</b>
OVERLOOK TERRACE LLC, 856 LESTER AVENUE, HAYWARD, CA (510) 755-7311 CONTACT: SUNNY AUJLA	HUMANN COMPANY 1021 BROWN AVE. LAFAYETTE, CA 94549 (925) 283-5000 CONTACT: IZZAT NASHASHIBI, PE

<b>ARCHITECT</b>	<b>ENVIRONMENTAL CONSULTANT</b>
BKBC ARCHITECTS INC., 1371 OAKLAND BLVD. ST. 101, WALNUT CREEK, CA (925) 930-9700 CONTACT: COURTNEY FOGAL	LSA ASSOCIATES INC., 157 PARK PLACE PT. RICHMOND, CA 94801 (510) 236-6810 CONTACT: CLINTON KELLNER PHD.

<b>LANDSCAPE ARCHITECT</b>
BORRECCO / KILIAN & ASSOCIATES, INC., 1241 PINE STREET MARTINEZ, CA 94553 (925) 372-5306 CONTACT: BRIAN KILIAN

SHEET INDEX

<b>ARCHITECTURE</b>	<b>CIVIL</b>
Ov-24a COVER SHEET	C.01 VESTING TENTATIVE TRACT MAP 8244
Ov-24b SITE PLAN	C.02 VESTING TENTATIVE TRACT MAP 8244
Ov-24c ENLARGED SITE PLAN	
Ov-24d UNIT 1 PLANS / ELEVATIONS	<b>LANDSCAPE</b>
Ov-24e UNIT 2 PLANS / ELEVATIONS	L-1 CONCEPTUAL LANDSCAPE PLAN
Ov-24f UNIT 3 PLANS / ELEVATIONS	L-2 LANDSCAPE DETAILS
Ov-24g UNIT 4 PLANS / ELEVATIONS	
Ov-24h UNIT 5 PLANS / ELEVATIONS	
Ov-24i UNIT 6 PLANS / ELEVATIONS	
Ov-24j SITE SECTIONS	

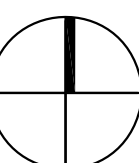
\*FOR COLORED PLANS AND ELEVATIONS  
SEE Ov-25 SERIES 11X17 DOCUMENTS

ARCHITECTS  
**BKBC ARCHITECTS INC.**  
1371 OAKLAND BLVD. SUITE 101  
WALNUT CREEK, CA 94596  
925-930-9700 www.bkbcarch.com

PROJECT  
**OVERLOOK TERRACE**  
1151 OVERLOOK AVE.  
HAYWARD, CA 94542

SEAL

ISSUES:



PROJECT NUMBER: A-13-08

DRAWN: CHECKED: CF

DATE: 07/21/15

SCALE: NTS

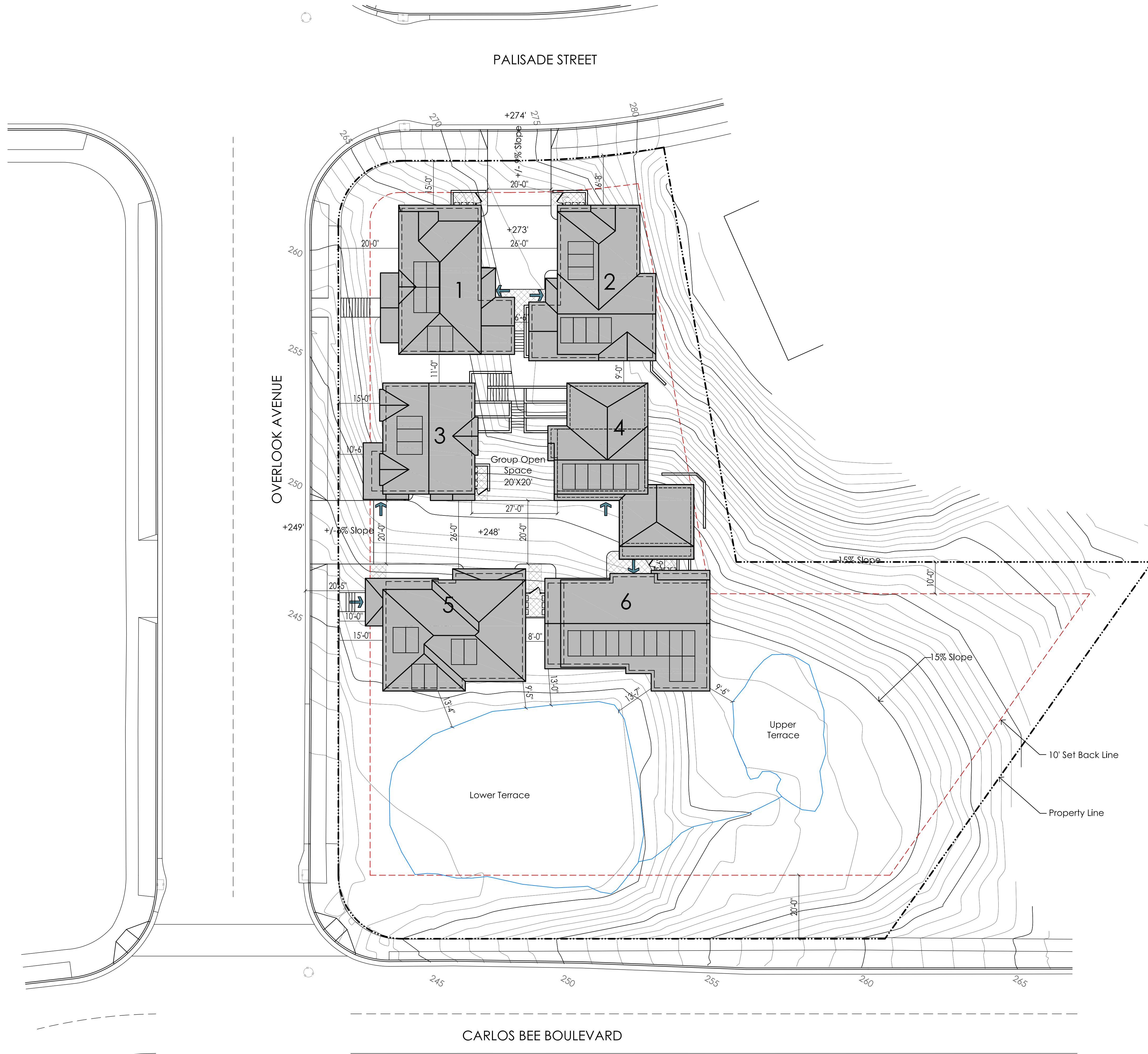
TITLE:  
**COVER SHEET**

DRAWING NO:

**Ov-24a**



ALL IDEAS, DESIGN, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY, AND THE PROPERTY OF BKBC ARCHITECTS INC., AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH THIS PROJECT. NONE OF SUCH IDEAS, DESIGN, ARRANGEMENTS, OR PLANS SHALL BE USED BY, OR DISCLOSED TO ANY PERSON, FIRM, OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF BKBC ARCHITECTS INC. FILING THESE DRAWINGS OR SPECIFICATIONS WITH ANY PUBLIC AGENCY IS NOT A PUBLICATION OR USE THEREOF IS PERMISSIBLE WITHOUT THE CONSENT OF BKBC ARCHITECTS INC.



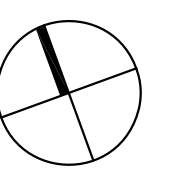
NOTE: Solar panel locations are diagrammatic and preliminary only. Final size and location to be determined.

ARCHITECTS  
**BKBC ARCHITECTS INC.**  
 1371 OAKLAND BLVD, SUITE 101  
 WALNUT CREEK, CA 94596  
 925-930-9700 www.bkbcarch.com

PROJECT  
**OVERLOOK TERRACE**  
 1151 OVERLOOK AVE.  
 HAYWARD, CA 94542

SEAL

ISSUES:



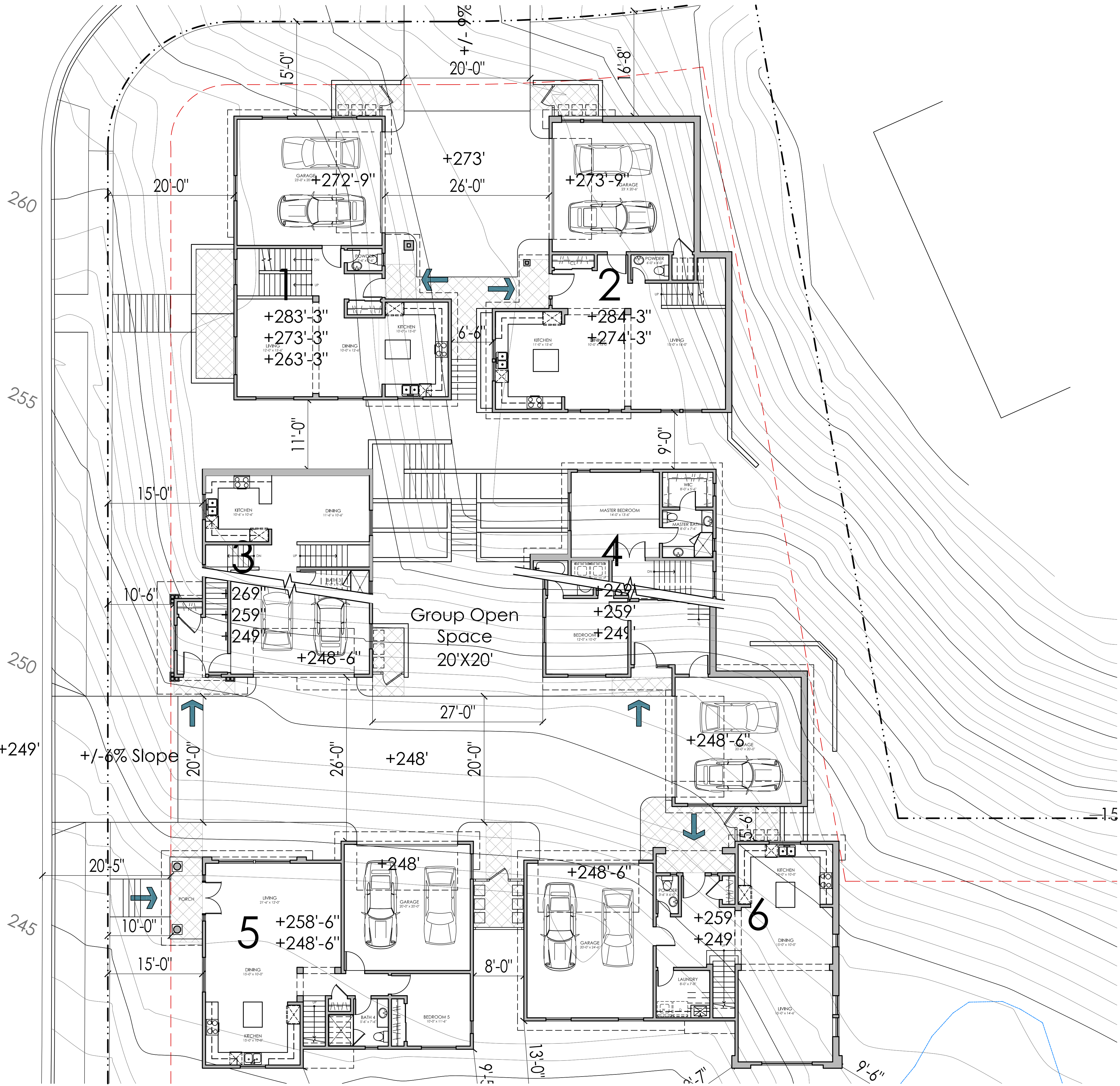
PROJECT NUMBER: A-13-08  
 DRAWN: CHECKED: CF  
 DATE: 7/21/15  
 SCALE: 1/16" = 1'-0"  
 TITLE:  
**SITE PLAN**

DRAWING NO:  
**Ov-24b**



ALL IDEAS, DESIGN, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY, AND THE PROPERTY OF BKBC ARCHITECTS INC., AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH THIS PROJECT. NONE OF SUCH IDEAS, DESIGN, ARRANGEMENTS, OR PLANS SHALL BE USED BY, OR DISCLOSED TO ANY PERSON, FIRM, OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF BKBC ARCHITECTS INC. FILING THESE DRAWINGS OR SPECIFICATIONS WITH ANY PUBLIC AGENCY IS NOT A PUBLICATION OF SAME. NO COPYING, REPRODUCTION OR USE THEREOF IS PERMISSIBLE WITHOUT THE CONSENT OF BKBC ARCHITECTS INC.

OVERLOOK AVENUE



ARCHITECTS

**BKBC ARCHITECTS INC.**

1371 OAKLAND BLVD. SUITE 101  
WALNUT CREEK, CA 94596

925.930.9700 www.bkbcarch.com

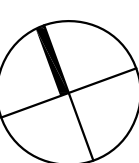
PROJECT

**OVERLOOK TERRACE**

1151 OVERLOOK AVE.  
HAYWARD, CA 94542

SEAL

ISSUES:



PROJECT NUMBER: A-13-08

DRAWN: CHECKED: CF

DATE: 7/21/15

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

TITLE:  
**ENLARGED  
SITE PLAN**

DRAWING NO:

**Ov-24c**



ALL IDEAS, DESIGN, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY, AND THE PROPERTY OF BKBC ARCHITECTS INC., AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH THIS PROJECT. NONE OF SUCH IDEAS, DESIGN, ARRANGEMENTS, OR PLANS SHALL BE USED BY, OR DISCLOSED TO ANY PERSON, FIRM, OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF BKBC ARCHITECTS INC. FILING THESE DRAWINGS OR SPECIFICATIONS WITH ANY PUBLIC AGENCY IS NOT A PUBLICATION OF SAME. NO COPYING, REPRODUCTION OR USE THEREOF IS PERMISSIBLE WITHOUT THE CONSENT OF BKBC ARCHITECTS INC.

**Unit 1**  
 Approx. 2,750 sf on 3 Levels  
 4 Bd + 3½ Ba + 2 car garage



**NORTH ELEVATION**  
 1/8"=1'-0" 5



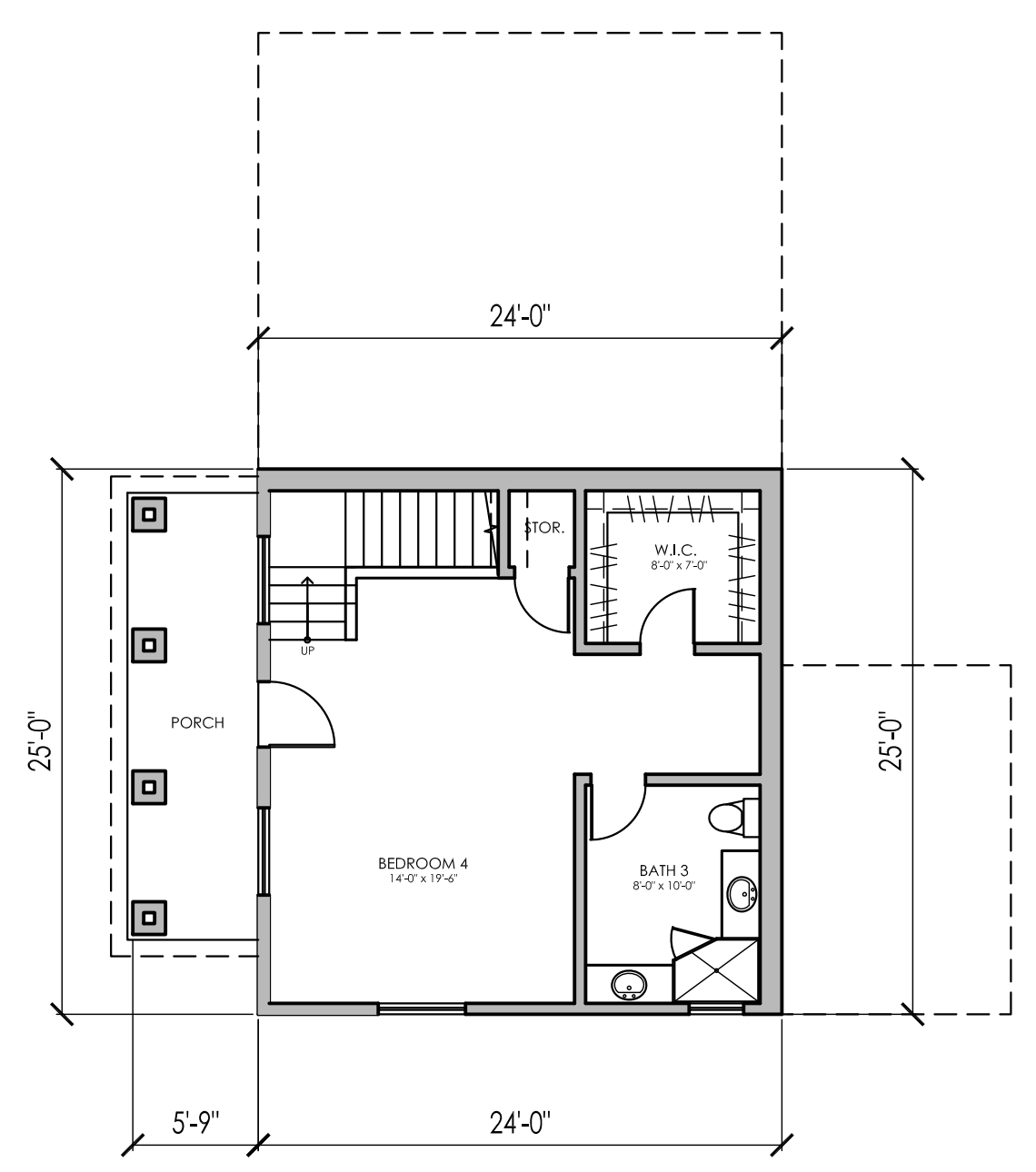
**EAST ELEVATION**  
 1/8"=1'-0" 6



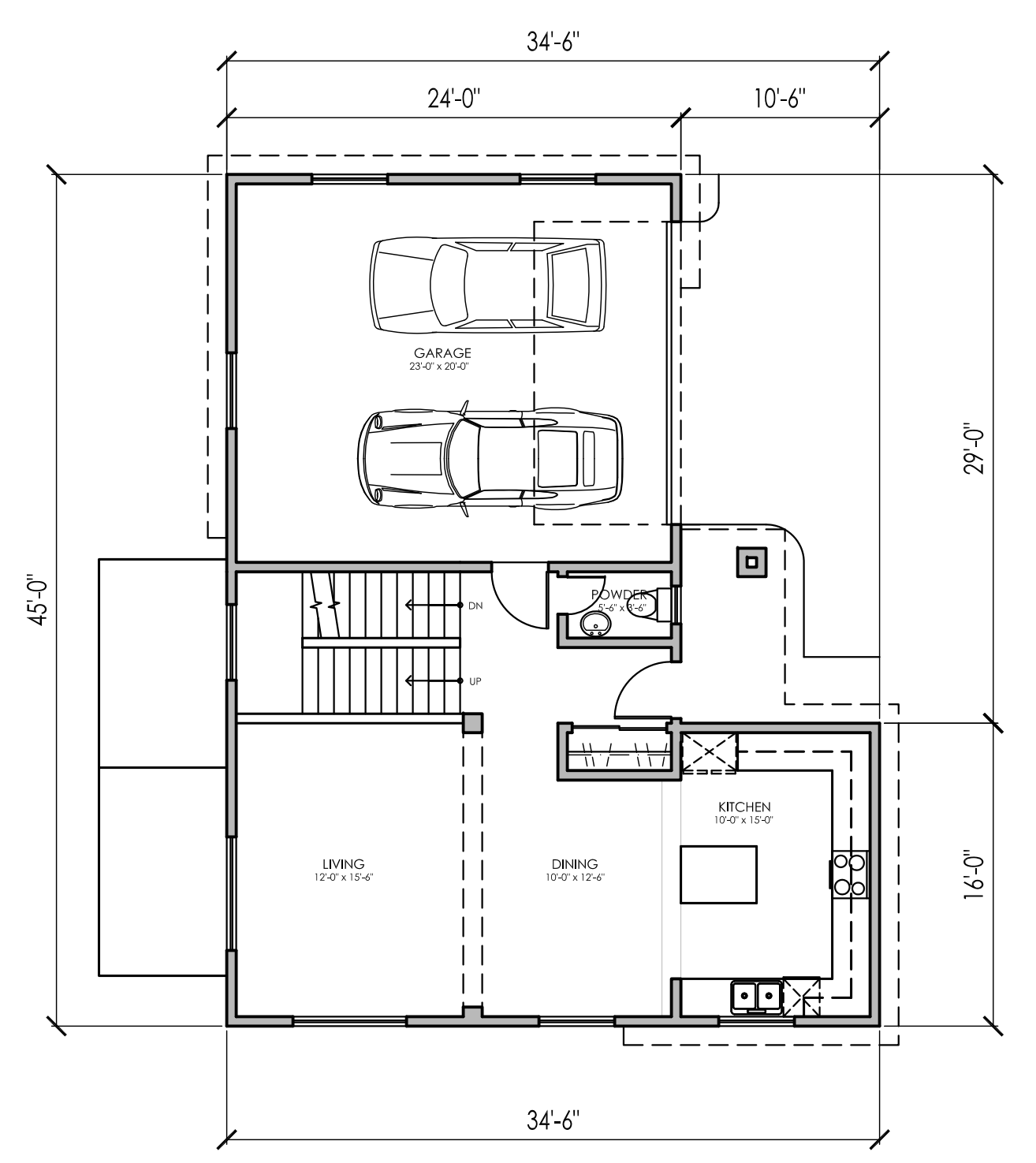
**SOUTH ELEVATION**  
 1/8"=1'-0" 7



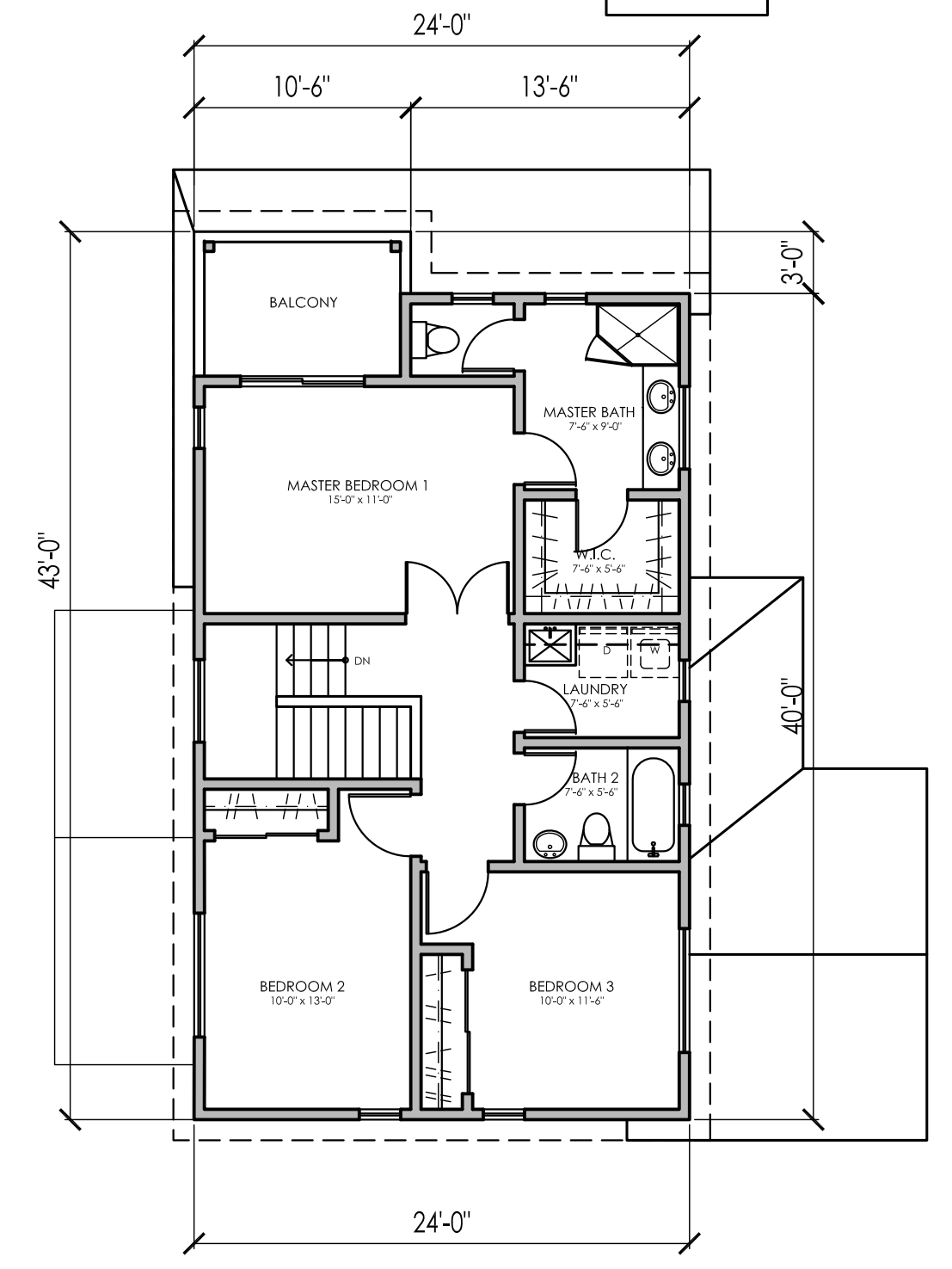
**WEST ELEVATION**  
 1/8"=1'-0" 8



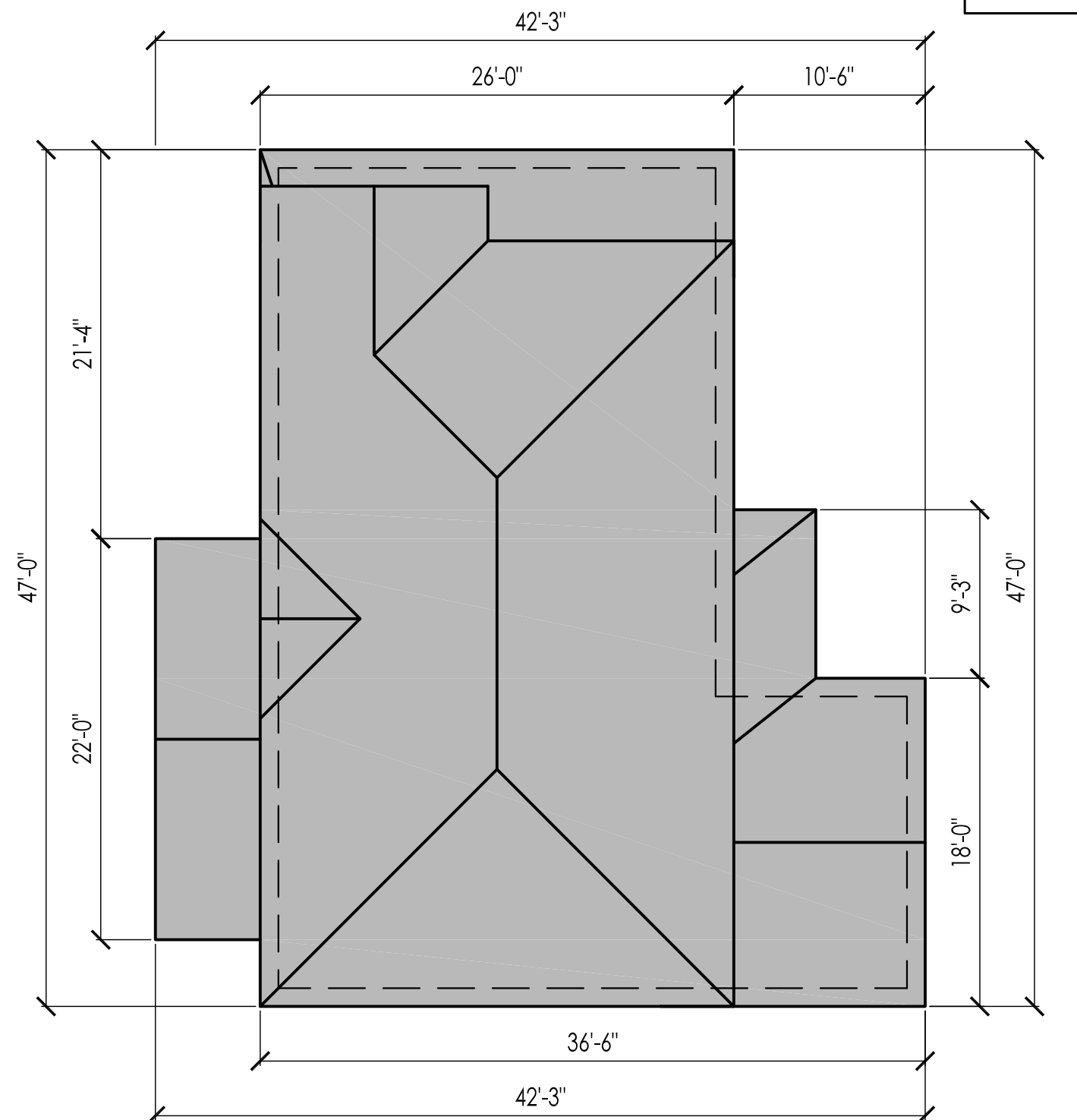
**LOWER FLOOR PLAN**  
 1/8"=1'-0" 1



**MAIN FLOOR PLAN**  
 1/8"=1'-0" 2



**UPPER FLOOR PLAN**  
 1/8"=1'-0" 3



**ROOF PLAN**  
 1/8"=1'-0" 4

ARCHITECTS  
**BKBC ARCHITECTS INC.**  
 1371 OAKLAND BLVD, SUITE 101  
 WALNUT CREEK, CA 94596  
 925-930-9700 www.bkbcarch.com

PROJECT  
**OVERLOOK TERRACE**  
 1151 OVERLOOK AVE.  
 HAYWARD, CA 94542

SEAL

ISSUES:

PROJECT NUMBER: A-13-08  
 DRAWN: CHECKED: CF  
 DATE: 7/21/15  
 SCALE: 1/8" = 1'-0"  
 TITLE:  
**UNIT 1  
 PLANS &  
 ELEVATIONS**  
 DRAWING NO:

Ov-24d



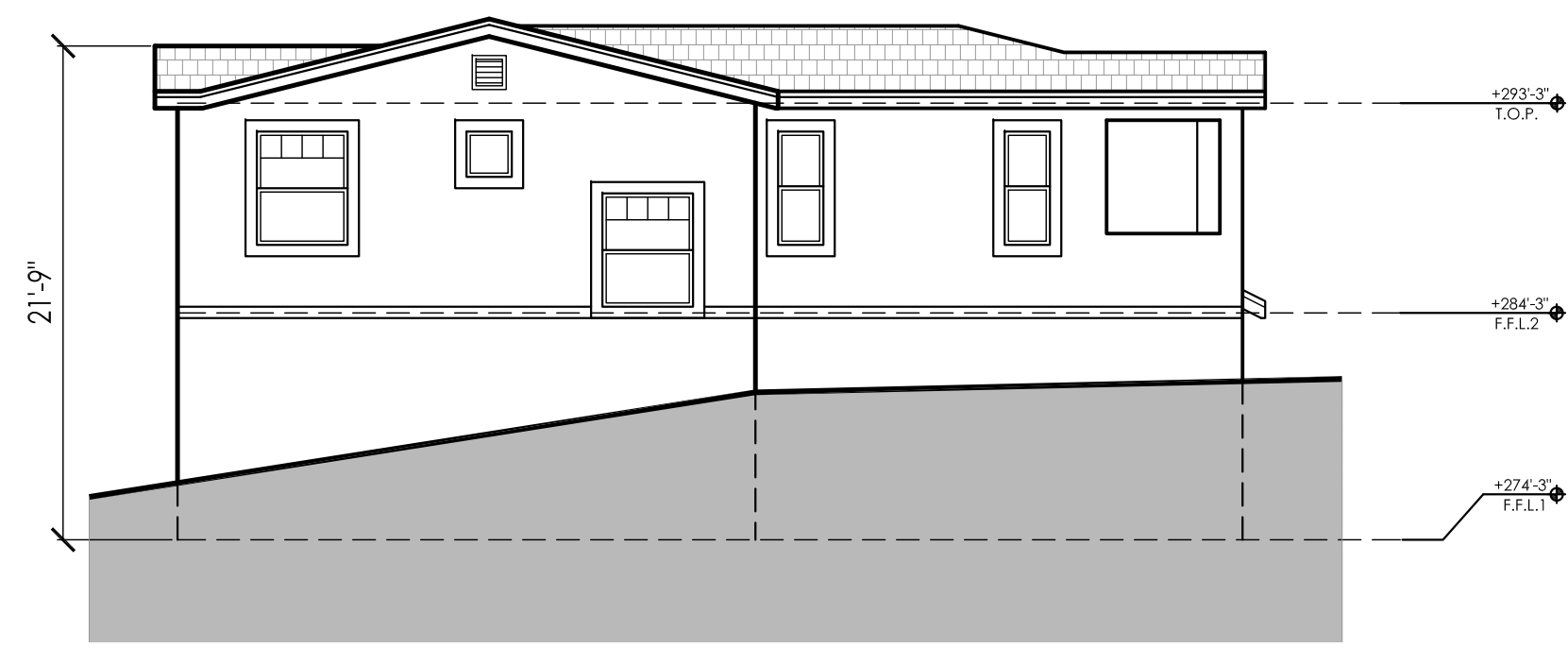
ALL IDEAS, DESIGN, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY, AND THE PROPERTY OF BKBC ARCHITECTS INC., AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH THIS PROJECT. NONE OF SUCH IDEAS, DESIGN, ARRANGEMENTS, OR PLANS SHALL BE USED BY, OR DISCLOSED TO ANY PERSON, FIRM, OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF BKBC ARCHITECTS INC. FILING THESE DRAWINGS OR SPECIFICATIONS WITH ANY PUBLIC AGENCY IS NOT A PUBLICATION OF SAME. NO COPYING, REPRODUCTION OR USE THEREOF IS PERMISSIBLE WITHOUT THE CONSENT OF BKBC ARCHITECTS INC.

**Unit 2**  
 Approx. 2,520 sf on 2 Levels  
 4 Bd + 3½ Ba + 2 car garage



**NORTH ELEVATION**  
 1/8"=1'-0"

4



**EAST ELEVATION**  
 1/8"=1'-0"

5



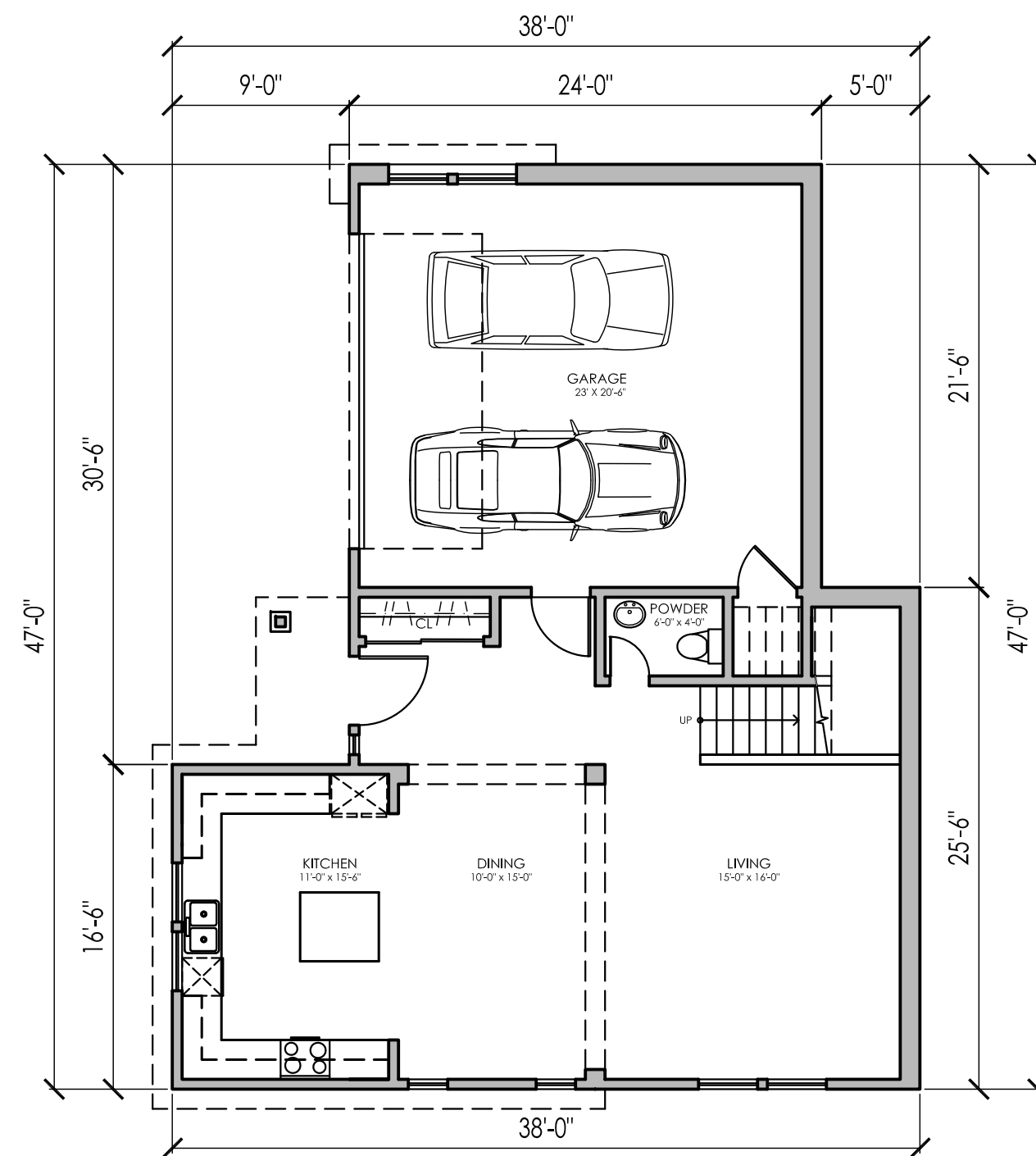
**SOUTH ELEVATION**  
 1/8"=1'-0"

6



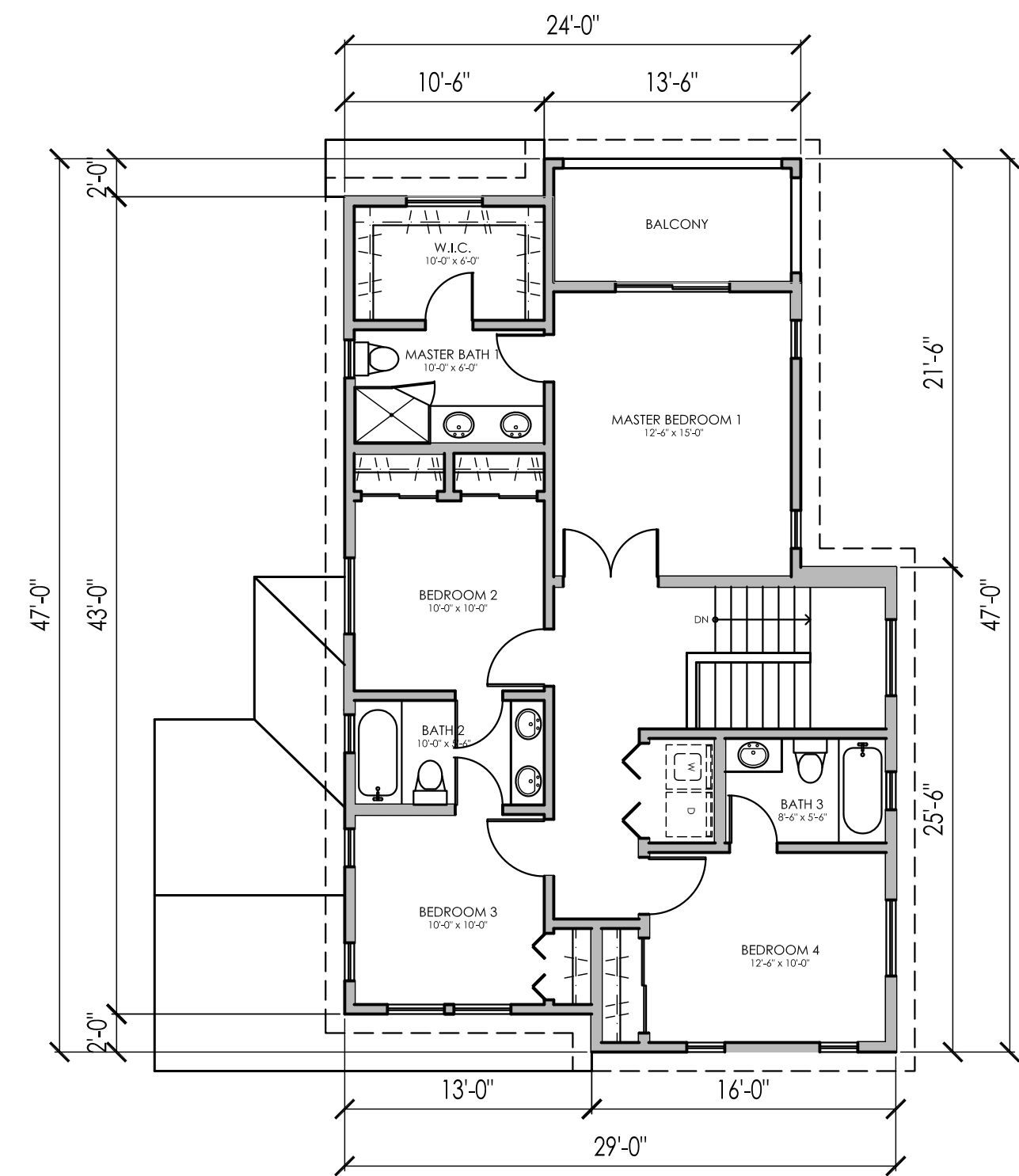
**WEST ELEVATION**  
 1/8"=1'-0"

7



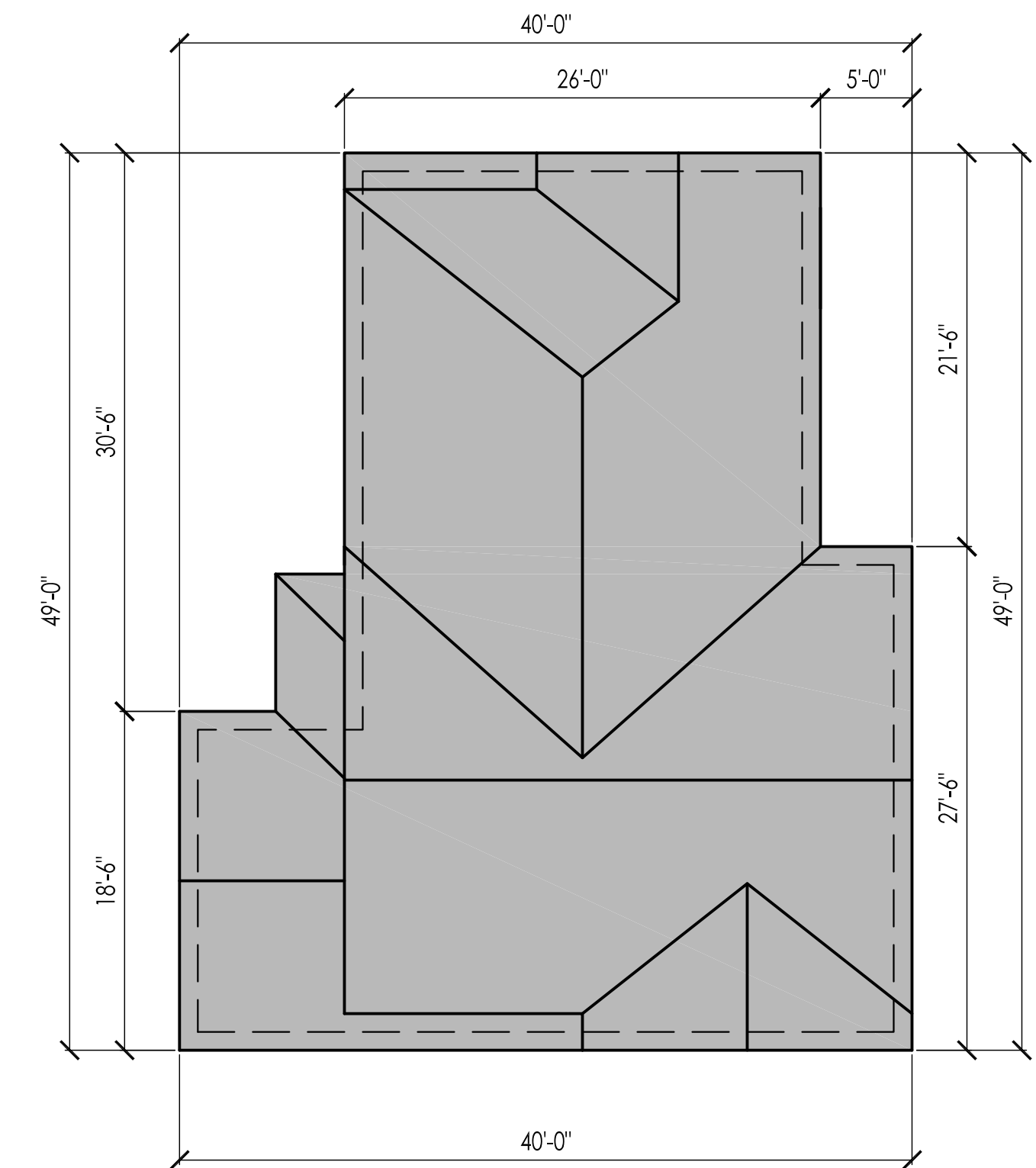
**MAIN FLOOR PLAN**  
 1/8"=1'-0"

1



**UPPER FLOOR PLAN**  
 1/8"=1'-0"

2



**ROOF PLAN**  
 1/8"=1'-0"

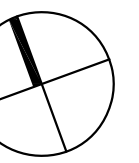
3

ARCHITECTS  
**BKBC ARCHITECTS INC.**  
 1371 OAKLAND BLVD, SUITE 101  
 WALNUT CREEK, CA 94596  
 925-930-9700 www.bkbcarch.com

PROJECT  
**OVERLOOK TERRACE**  
 1151 OVERLOOK AVE.  
 HAYWARD, CA 94542

SEAL

ISSUES:



PROJECT NUMBER: A-13-08

DRAWN: CHECKED: CF

DATE: 7/21/15

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

TITLE:  
**UNIT 2  
 PLANS &  
 ELEVATIONS**

DRAWING NO.:

**Ov-24e**



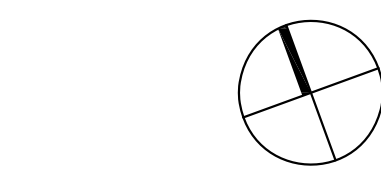
ALL IDEAS, DESIGN, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY, AND THE PROPERTY OF BKBC ARCHITECTS INC., AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH THIS PROJECT. NONE OF SUCH IDEAS, DESIGN, ARRANGEMENTS, OR PLANS SHALL BE USED BY, OR DISCLOSED TO ANY PERSON, FIRM, OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF BKBC ARCHITECTS INC. FILING THESE DRAWINGS OR SPECIFICATIONS WITH ANY PUBLIC AGENCY IS NOT A PUBLICATION OF SAME. NO COPYING, REPRODUCTION OR USE THEREOF IS PERMISSIBLE WITHOUT THE CONSENT OF BKBC ARCHITECTS INC.

ARCHITECTS  
**BKBC ARCHITECTS INC.**  
 1371 OAKLAND BLVD. SUITE 101  
 WALNUT CREEK, CA 94596  
 925-930-9700 www.bkbcarch.com

PROJECT  
**OVERLOOK TERRACE**  
 1151 OVERLOOK AVE.  
 HAYWARD, CA 94542

SEAL

ISSUES:



PROJECT NUMBER: A-13-08

DRAWN: CHECKED: CF

DATE: 7/21/15

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

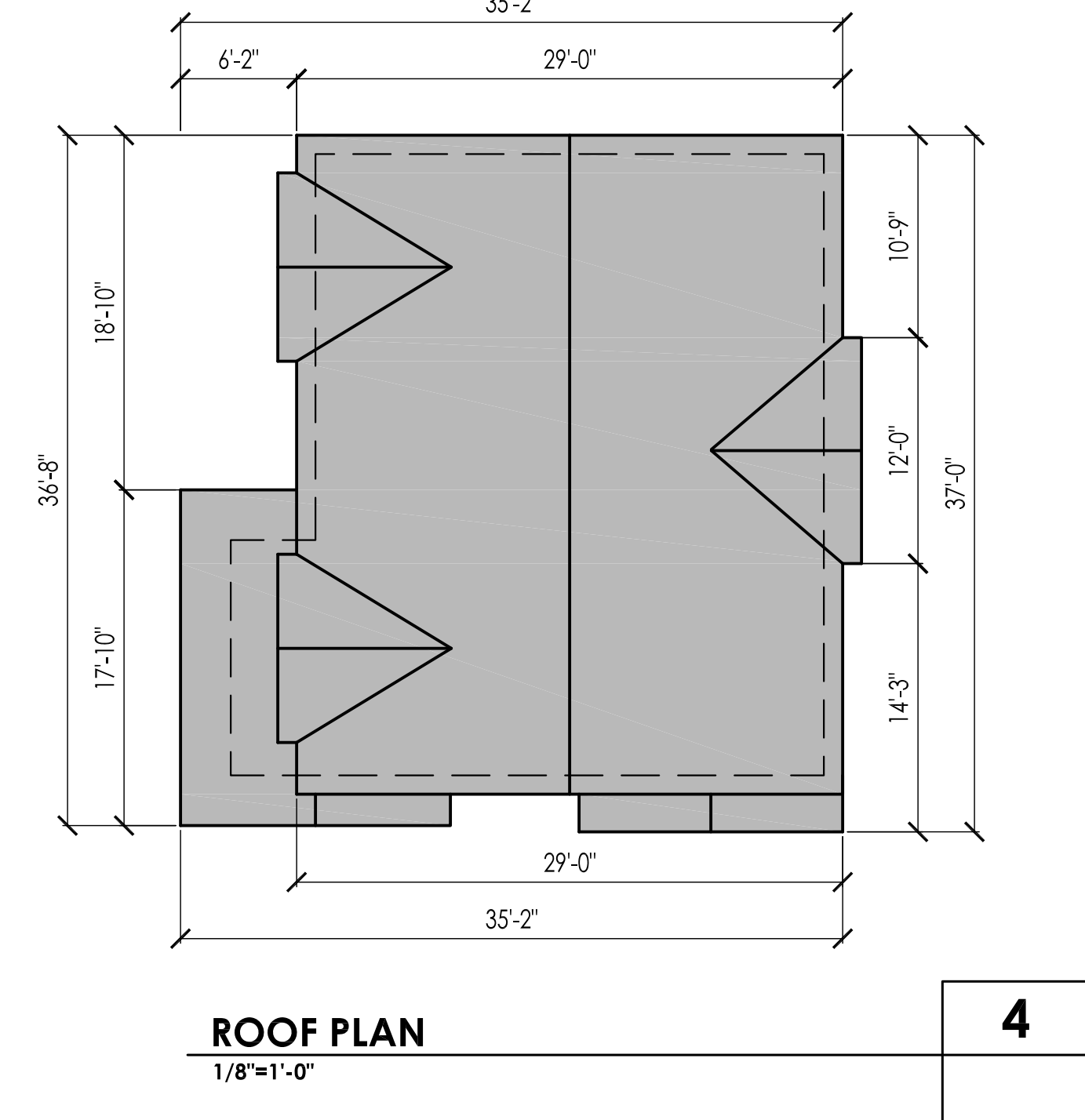
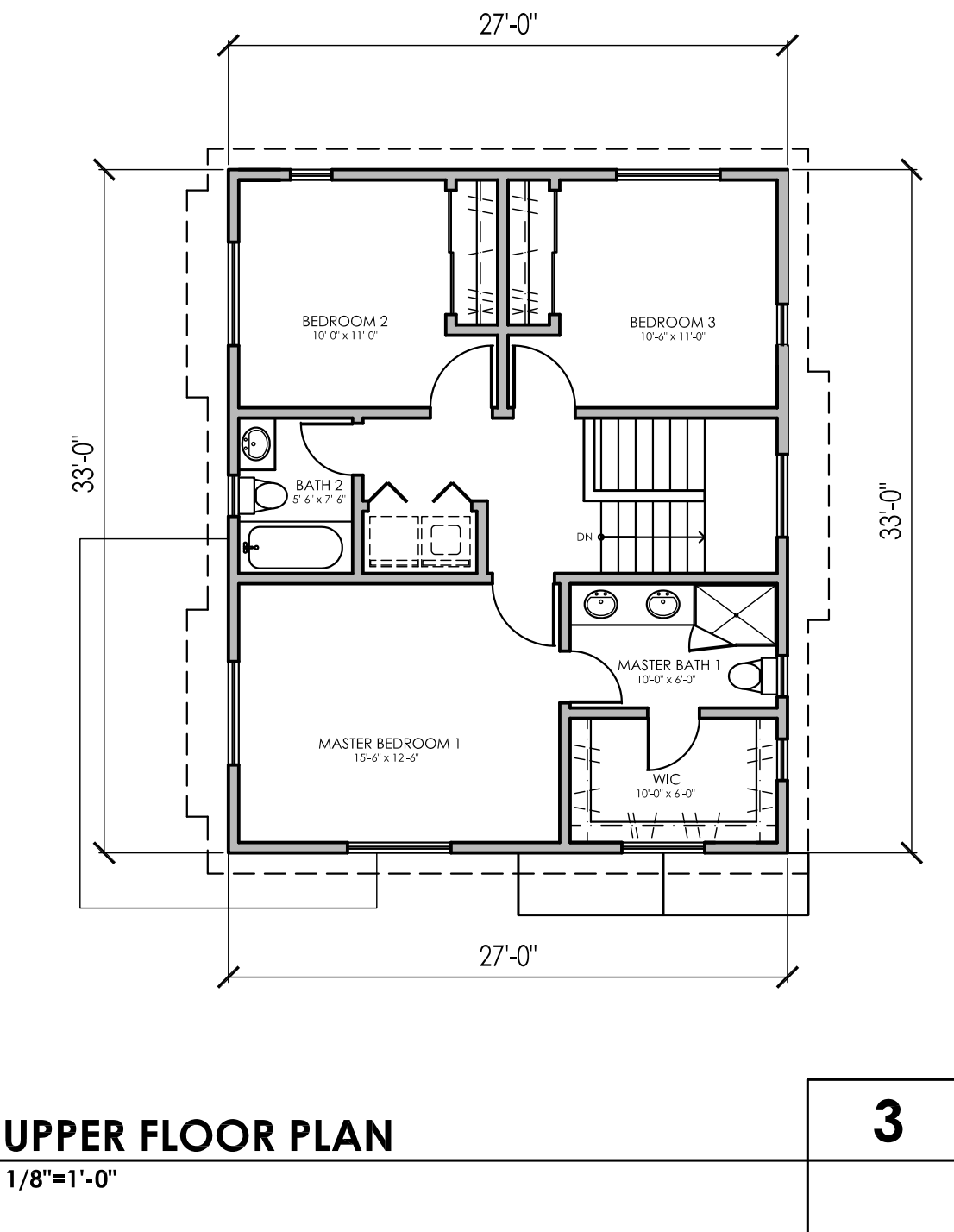
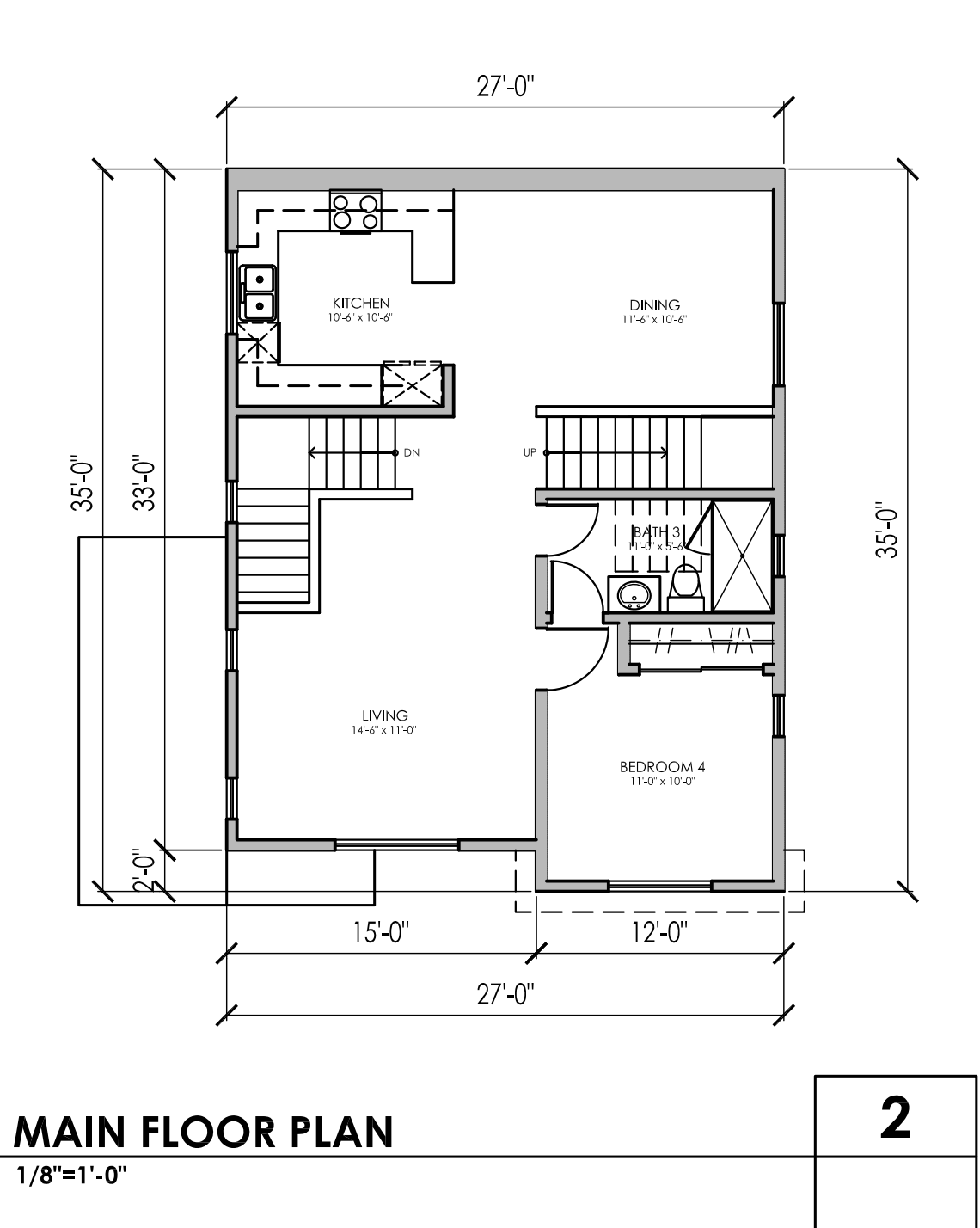
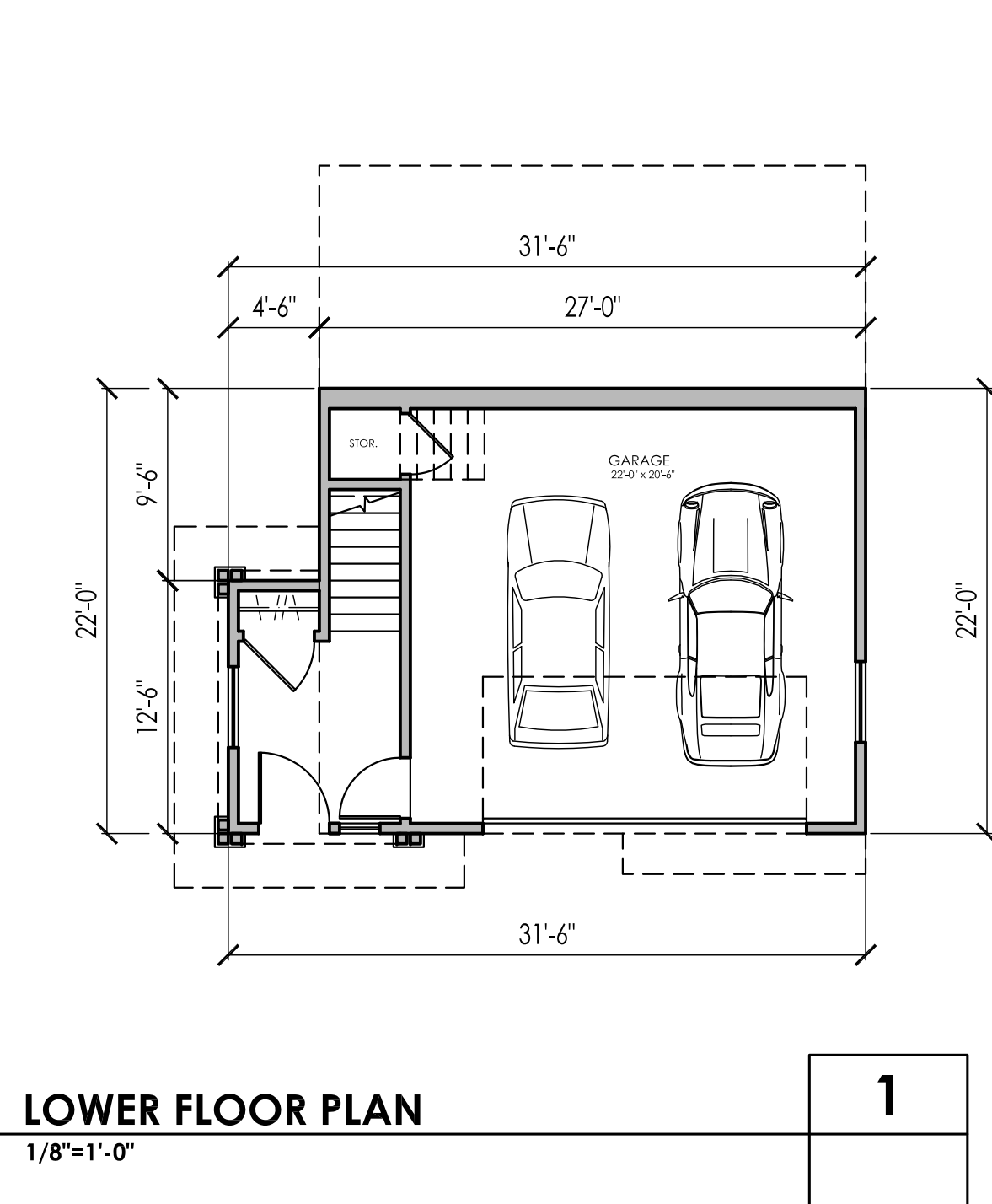
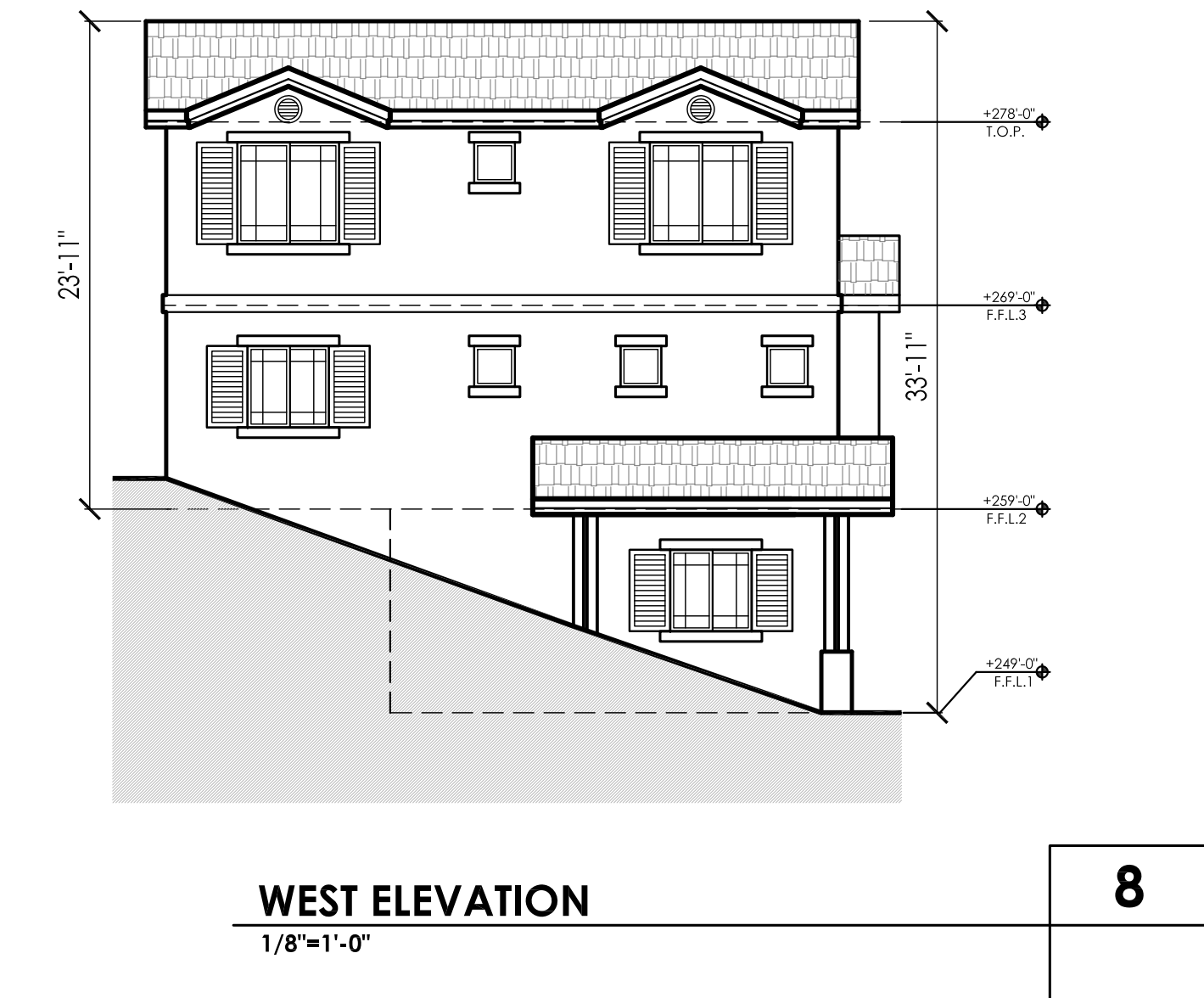
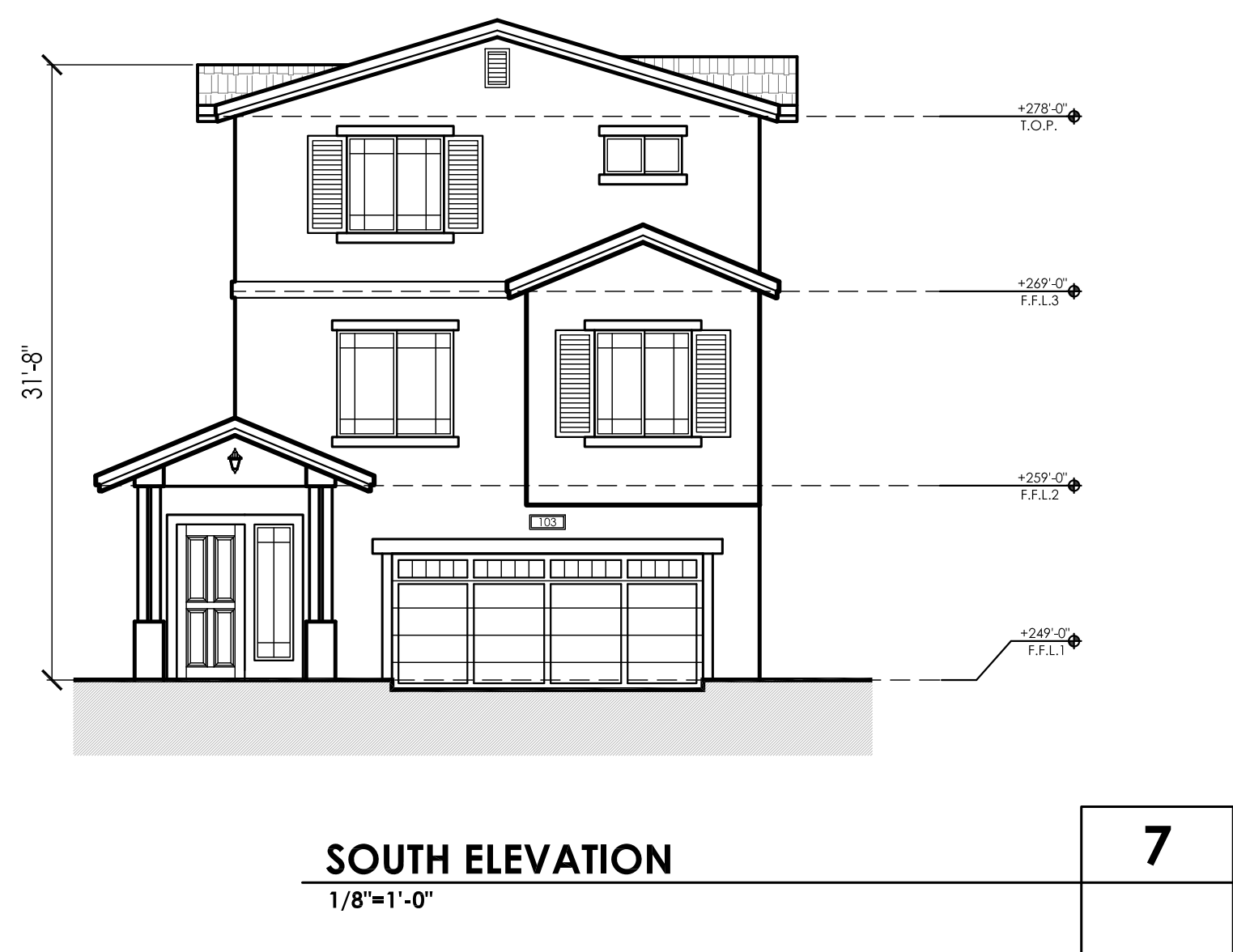
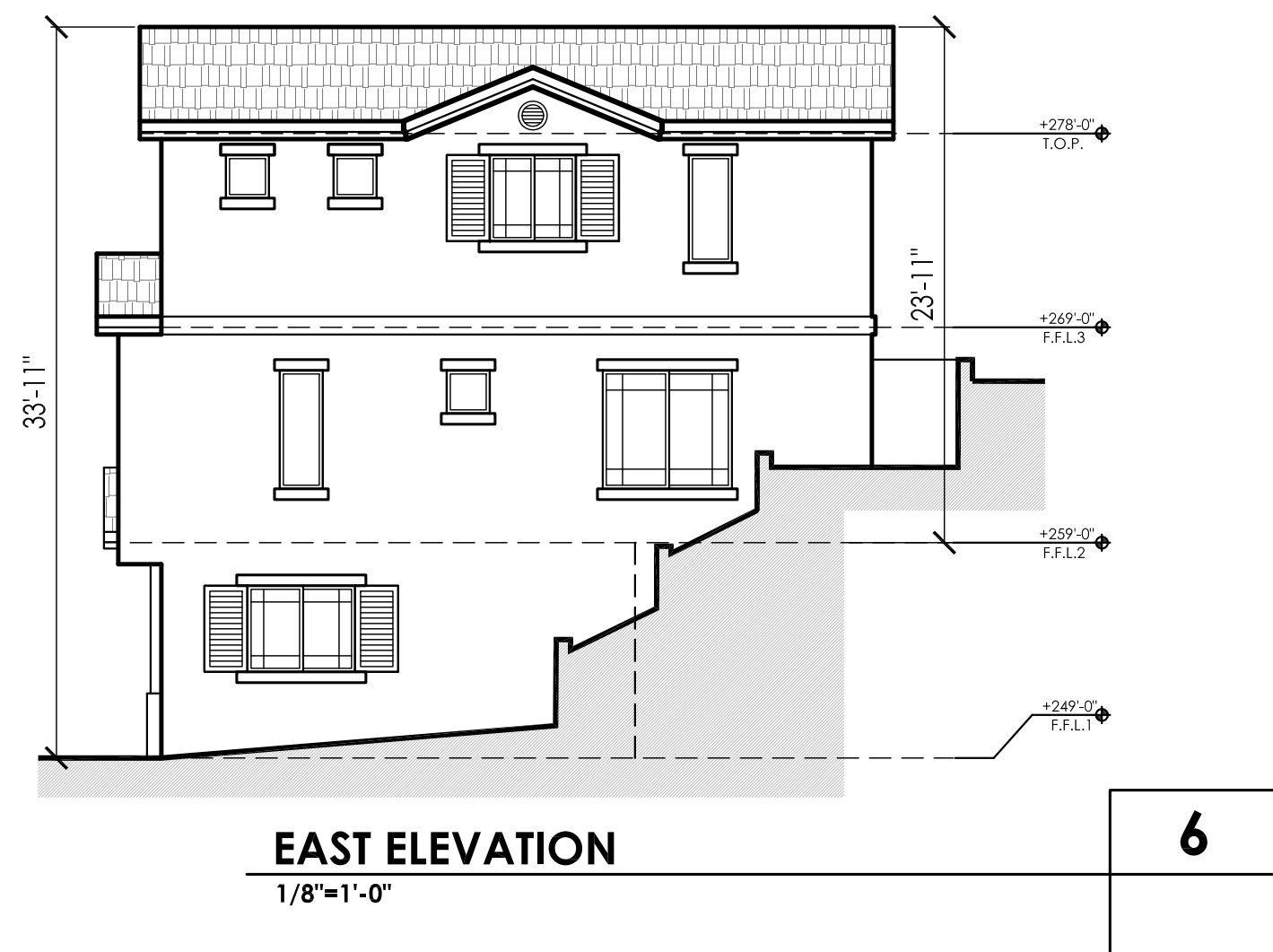
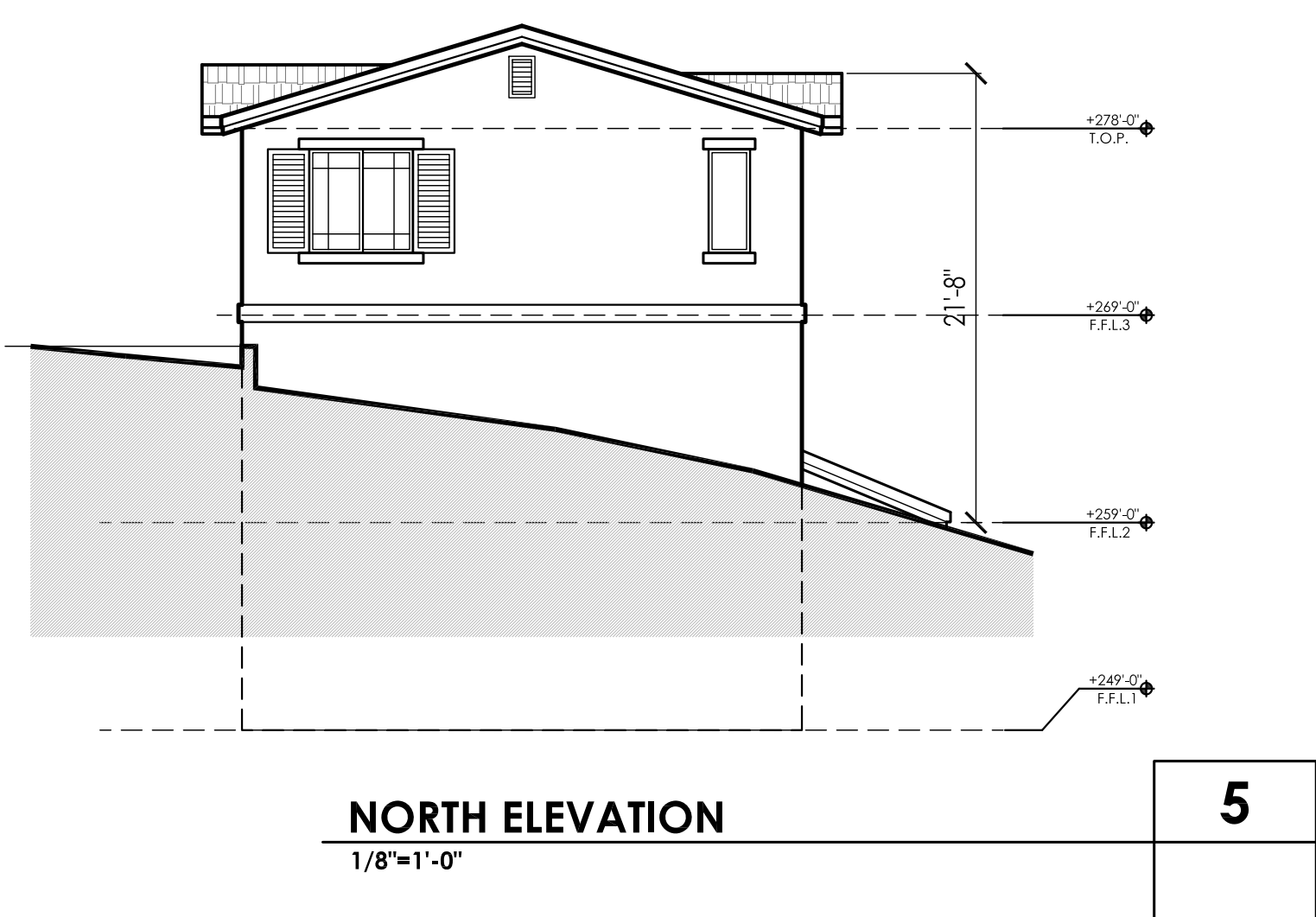
TITLE:

**UNIT 3  
 PLANS &  
 ELEVATIONS**

DRAWING NO.:

**Ov-24f**

**Unit 3**  
 Approx. 2,450 sf on 3 Levels  
 4 Bd + 3 Ba + 2 car garage





ALL IDEAS, DESIGN, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY, AND THE PROPERTY OF BKBC ARCHITECTS INC., AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH THIS PROJECT. NONE OF SUCH IDEAS, DESIGN, ARRANGEMENTS, OR PLANS SHALL BE USED BY, OR DISCLOSED TO ANY PERSON, FIRM, OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF BKBC ARCHITECTS INC. FILING THESE DRAWINGS OR SPECIFICATIONS WITH ANY PUBLIC AGENCY IS NOT A PUBLICATION OR USE THEREOF IS PERMISSIBLE WITHOUT THE CONSENT OF BKBC ARCHITECTS INC.

ARCHITECTS  
**BKBC ARCHITECTS INC.**  
 1371 OAKLAND BLVD. SUITE 101  
 WALNUT CREEK, CA 94596  
 925-930-9700 www.bkbcarch.com

PROJECT  
**OVERLOOK TERRACE**  
 1151 OVERLOOK AVE.  
 HAYWARD, CA 94542

SEAL

ISSUES:

PROJECT NUMBER: A-13-08

DRAWN: CHECKED: CF

DATE: 7/21/15

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

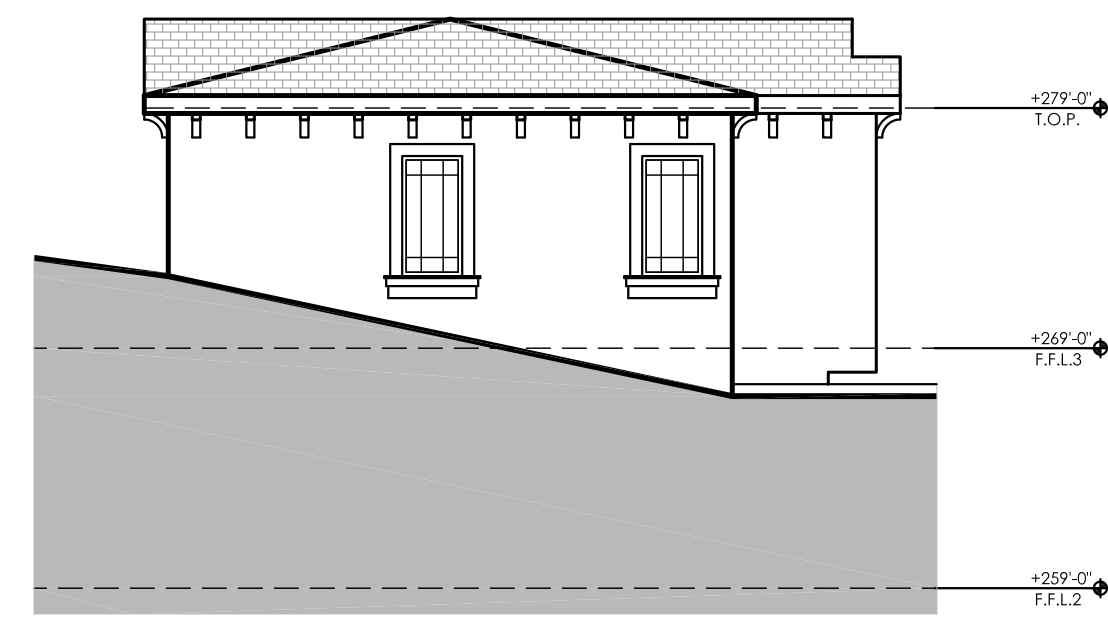
TITLE:

**UNIT 4  
 PLANS &  
 ELEVATIONS**

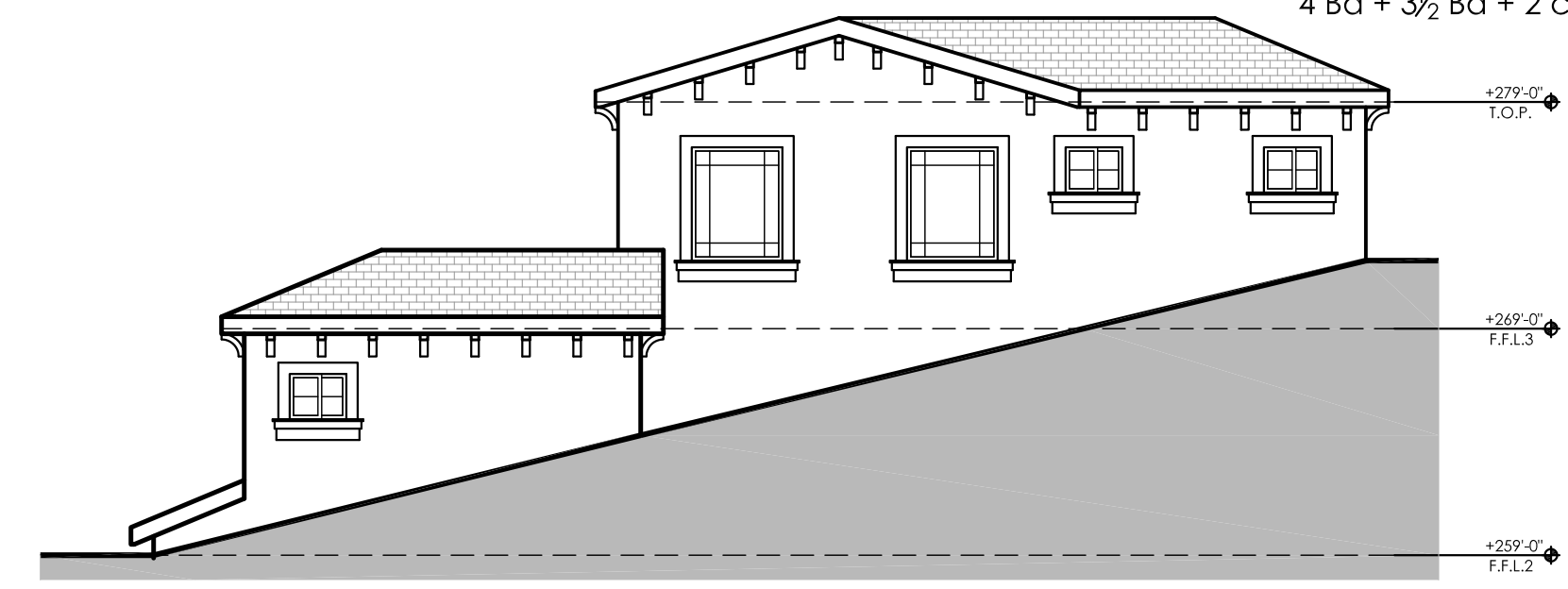
DRAWING NO.:

**Ov-24g**

**Unit 4**  
 Approx. 2,800 sf on 3 Levels  
 4 Bd + 3½ Ba + 2 car garage



**NORTH ELEVATION**  
 1/8"=1'-0" 5



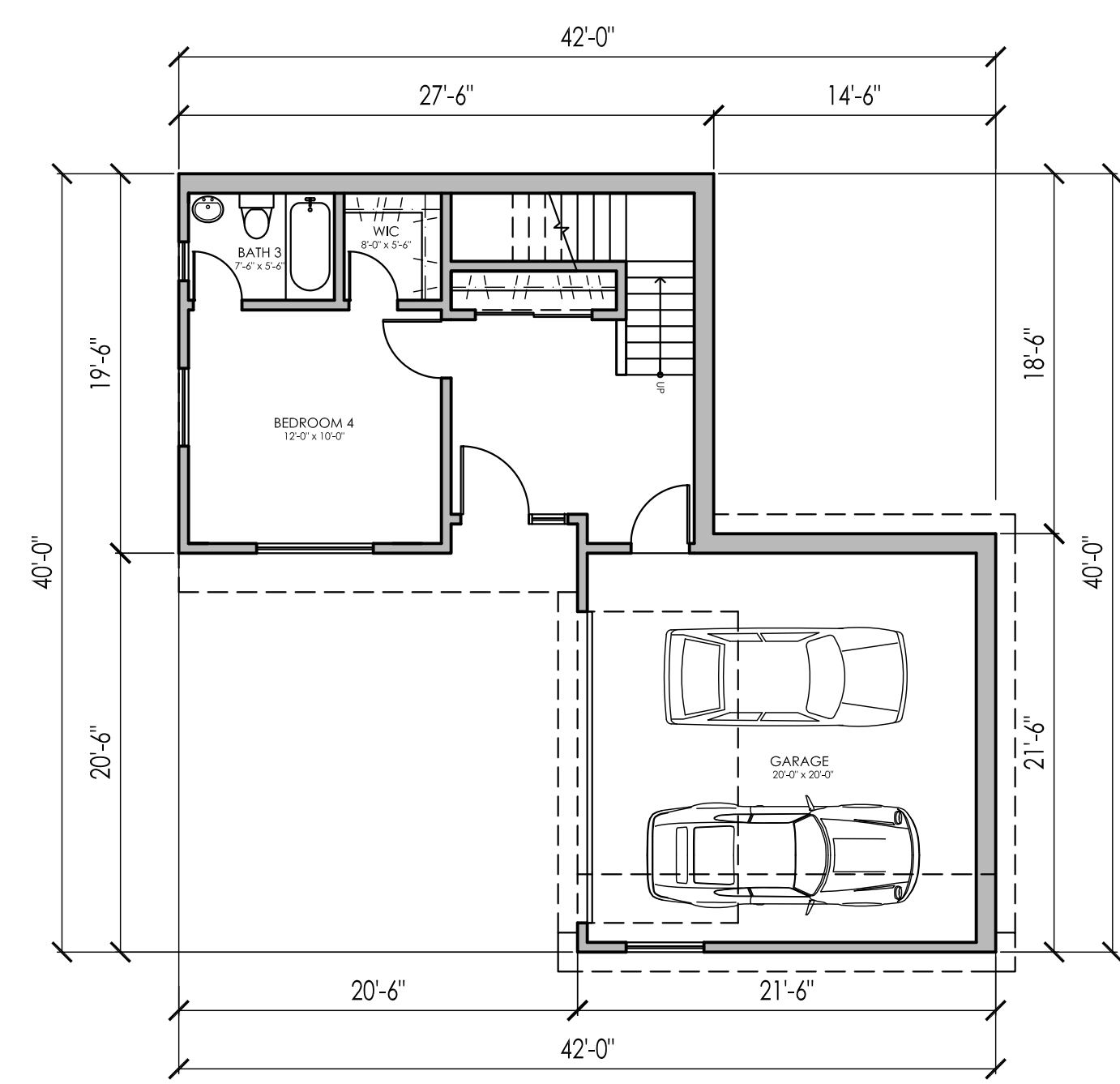
**EAST ELEVATION**  
 1/8"=1'-0" 6



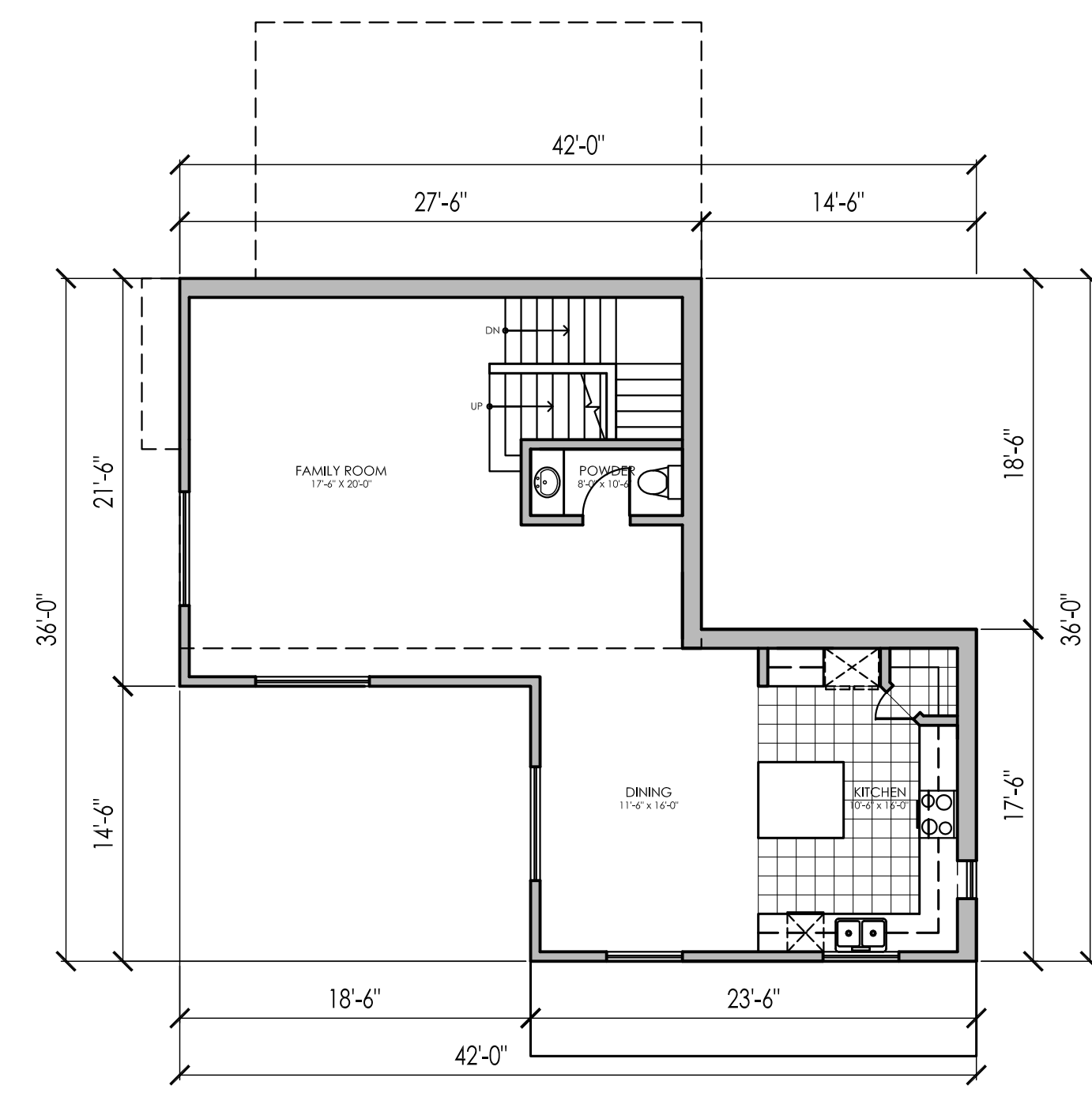
**SOUTH ELEVATION**  
 1/8"=1'-0" 7



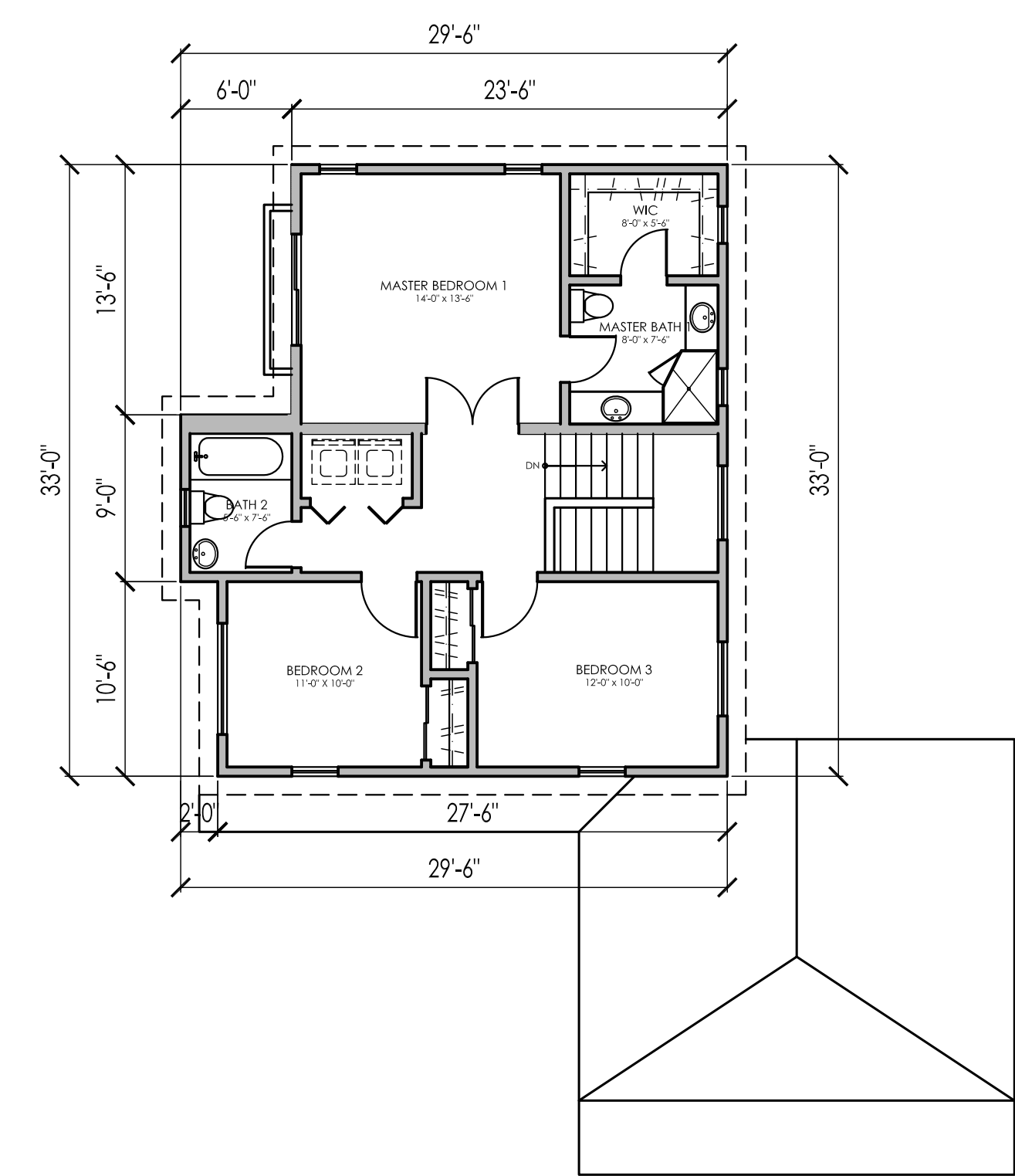
**WEST ELEVATION**  
 1/8"=1'-0" 8



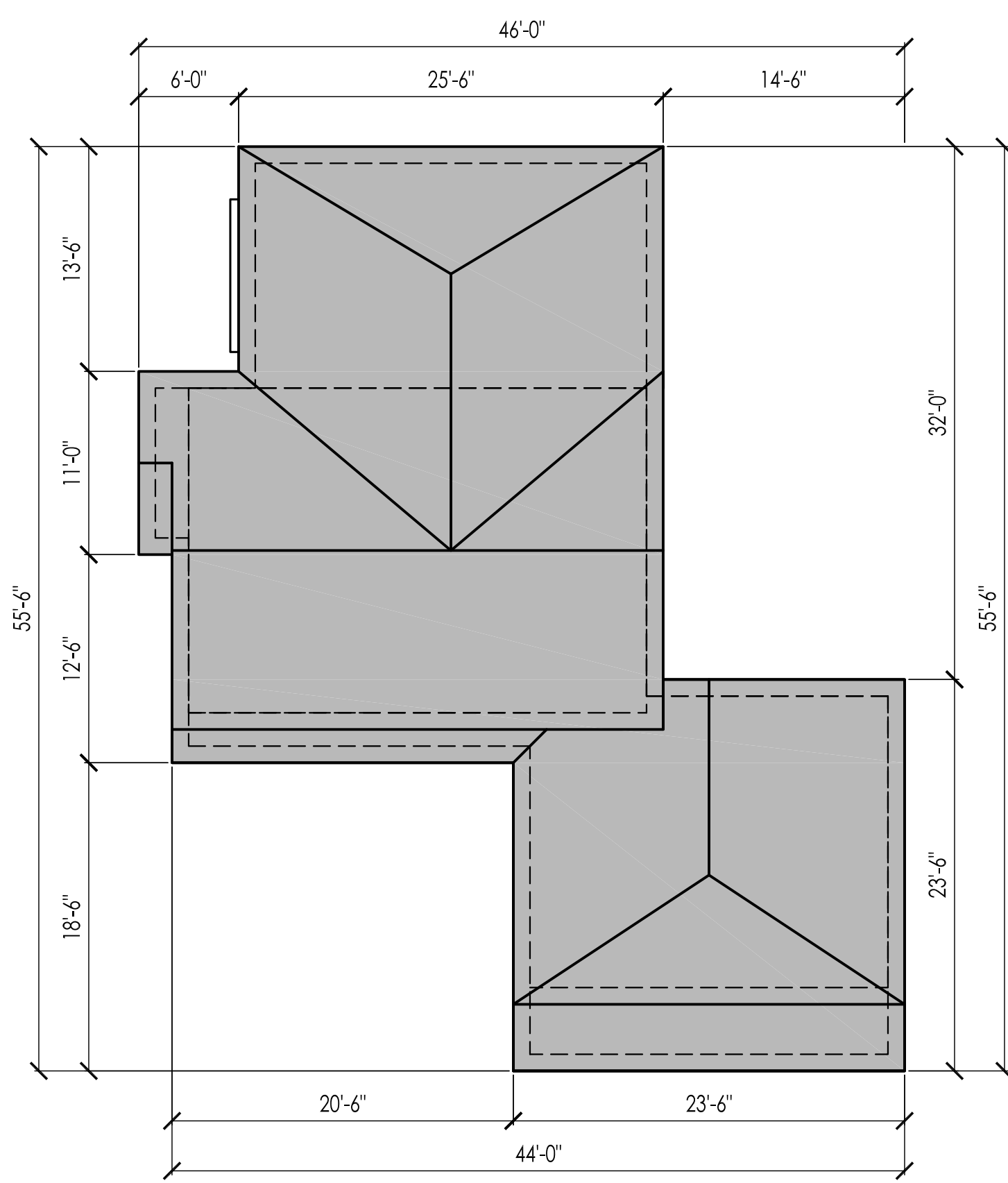
**LOWER FLOOR PLAN**  
 1/8"=1'-0" 1



**MAIN FLOOR PLAN**  
 1/8"=1'-0" 2



**UPPER FLOOR PLAN**  
 1/8"=1'-0" 3



**ROOF PLAN**  
 1/8"=1'-0" 4



ALL IDEAS, DESIGN, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY, AND THE PROPERTY OF BKBC ARCHITECTS INC., AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH THIS PROJECT. NONE OF SUCH IDEAS, DESIGN, ARRANGEMENTS, OR PLANS SHALL BE USED BY, OR DISCLOSED TO ANY PERSON, FIRM, OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF BKBC ARCHITECTS INC. FILING THESE DRAWINGS OR SPECIFICATIONS WITH ANY PUBLIC AGENCY IS NOT A PUBLICATION OF SAME. NO COPYING, REPRODUCTION OR USE THEREOF IS PERMISSIBLE WITHOUT THE CONSENT OF BKBC ARCHITECTS INC.

ARCHITECTS  
**BKBC ARCHITECTS INC.**  
 1371 OAKLAND BLVD. SUITE 101  
 WALNUT CREEK, CA 94596  
 925-930-9700 www.bkbcarch.com

PROJECT  
**OVERLOOK TERRACE**  
 1151 OVERLOOK AVE.  
 HAYWARD, CA 94542

SEAL

ISSUES:

PROJECT NUMBER: A-13-08

DRAWN: CHECKED: CF

DATE: 7/21/15

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

TITLE:  
**UNIT 5  
 PLANS &  
 ELEVATIONS**

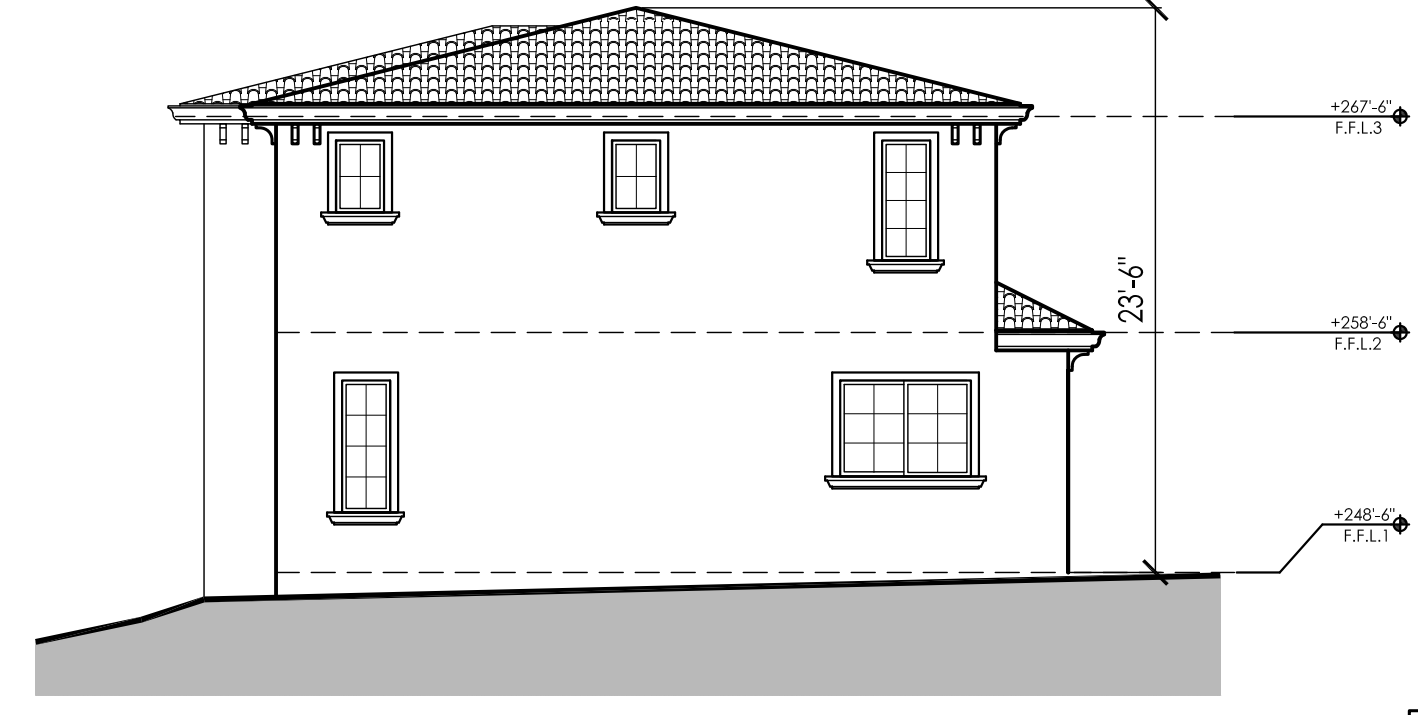
DRAWING NO.:

Ov-24h

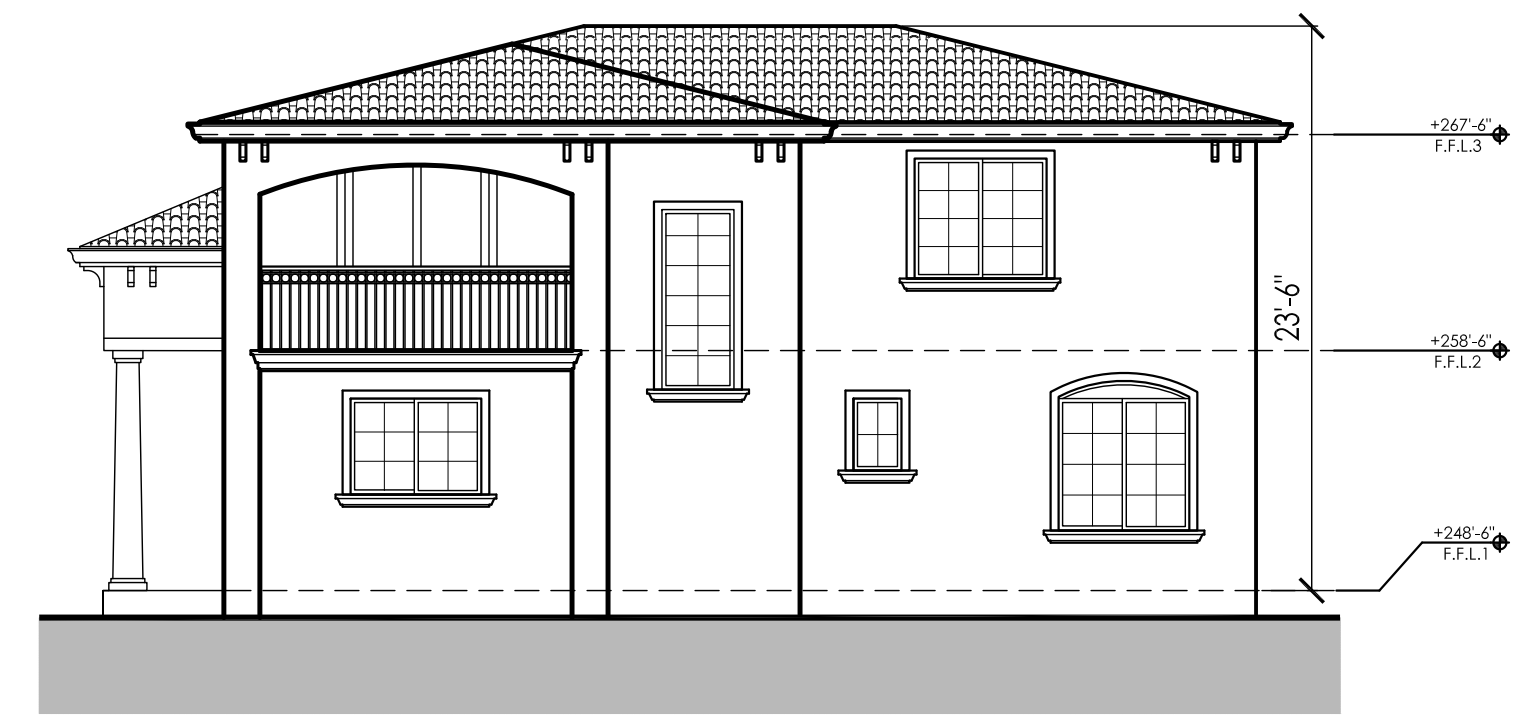
**Unit 5**  
 Approx. 2,600 sf on 2 Levels  
 5 Bd + 4 Ba + 2 car garage



**NORTH ELEVATION**  
 1/8"=1'-0" 4



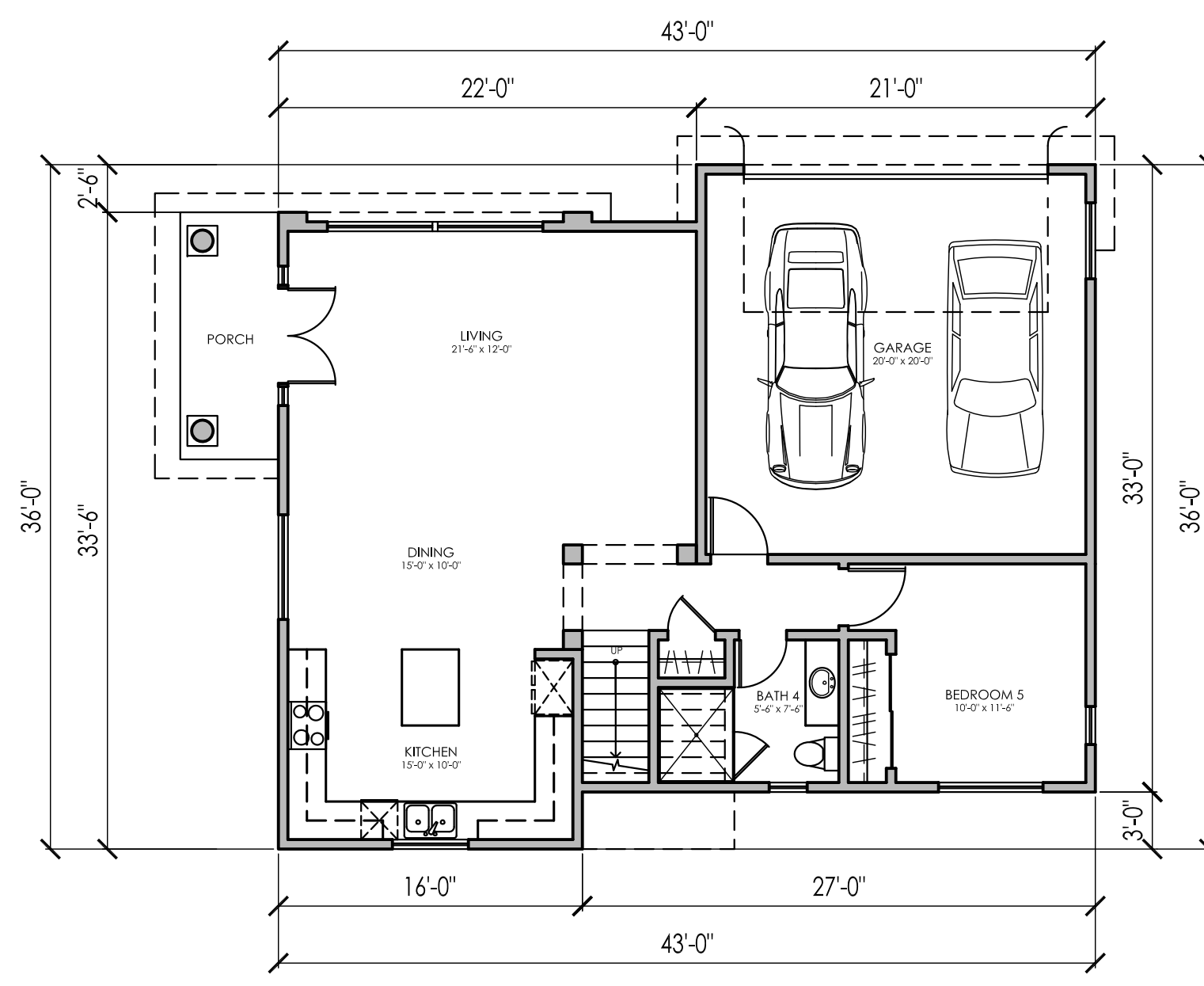
**EAST ELEVATION**  
 1/8"=1'-0" 5



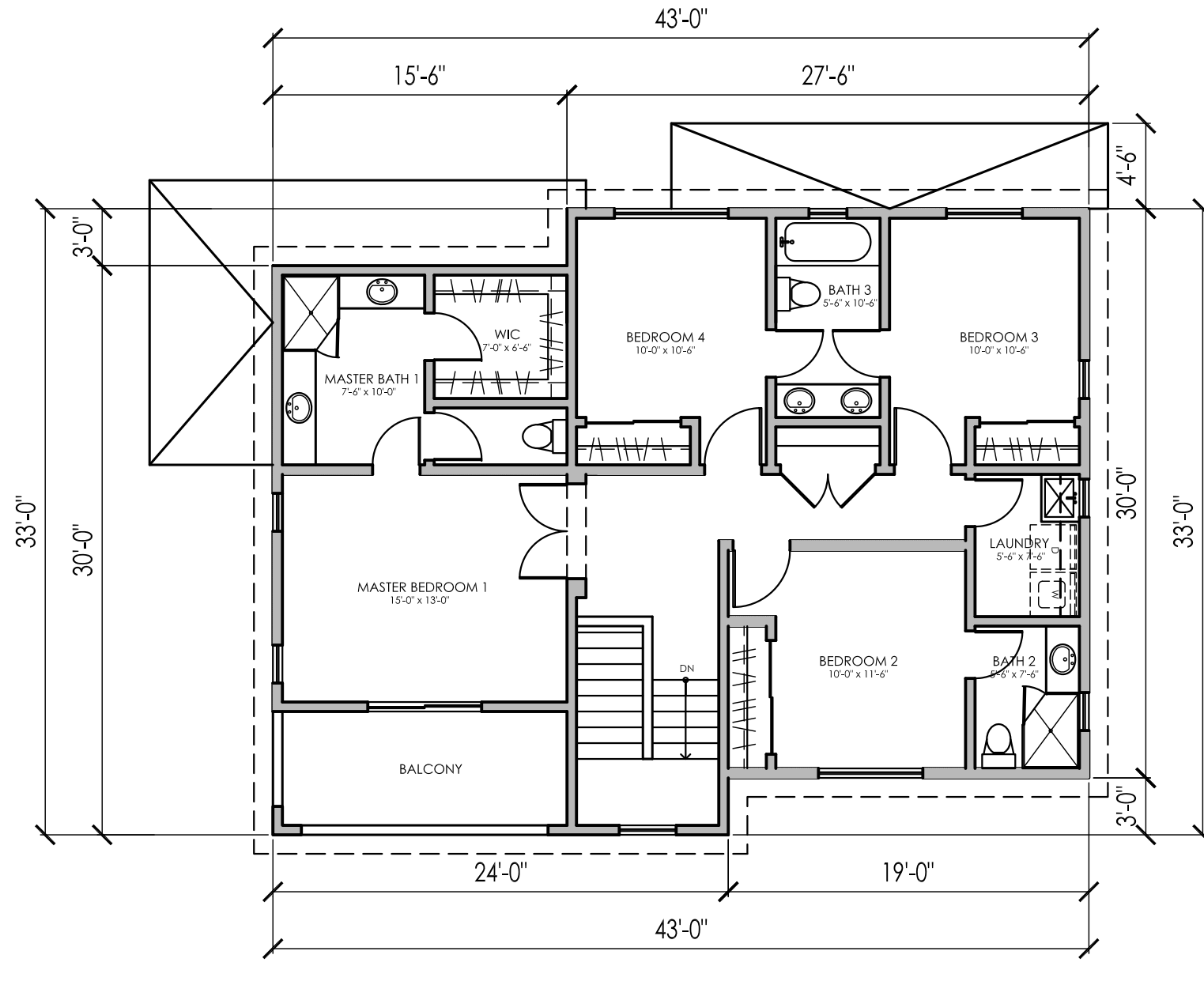
**SOUTH ELEVATION**  
 1/8"=1'-0" 6



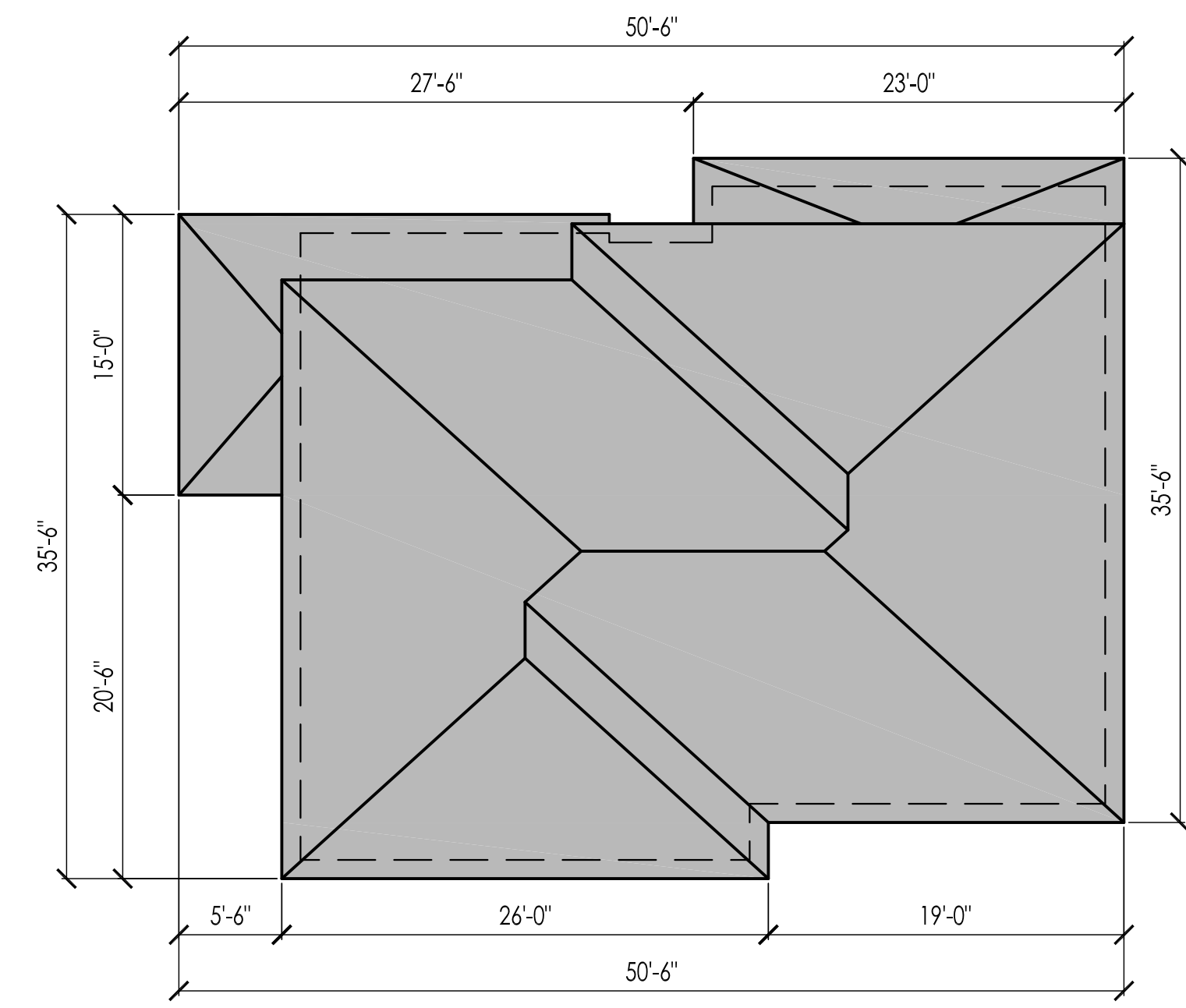
**WEST ELEVATION**  
 1/8"=1'-0" 7



**MAIN FLOOR PLAN**  
 1/8"=1'-0" 1



**UPPER FLOOR PLAN**  
 1/8"=1'-0" 2



**ROOF PLAN**  
 1/8"=1'-0" 3

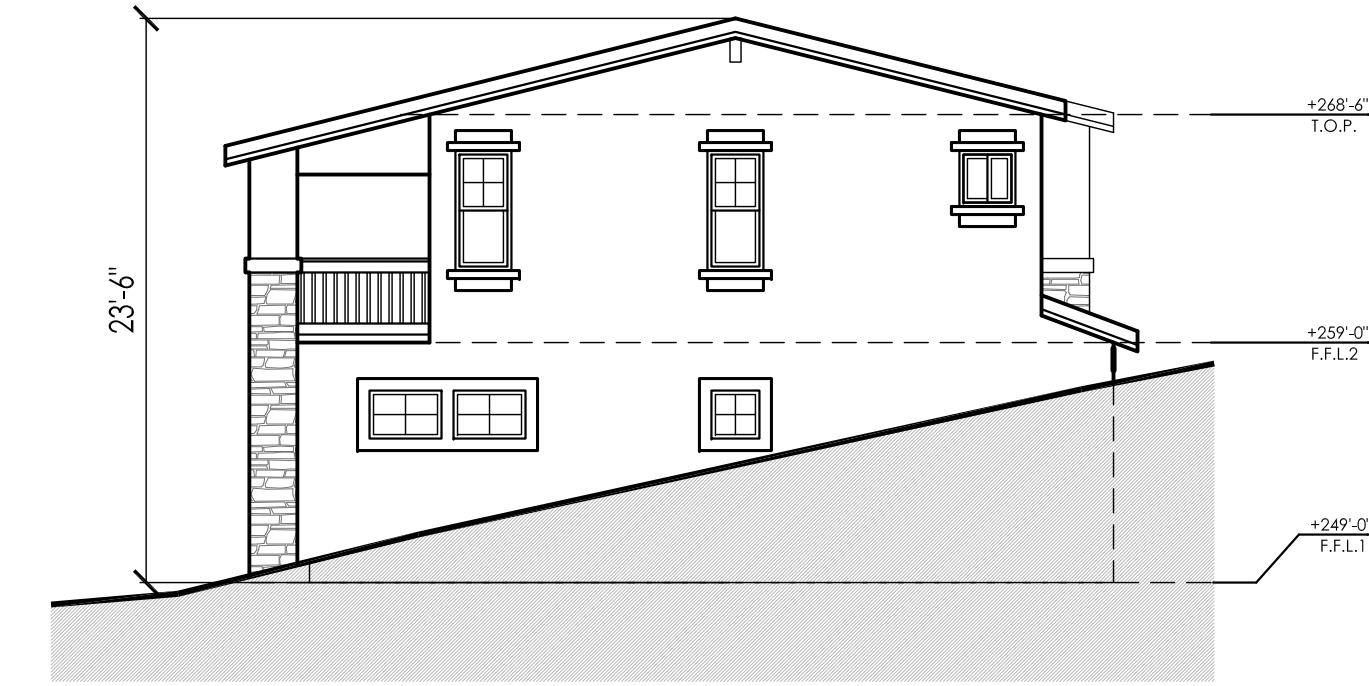
ALL IDEAS, DESIGN, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY, AND THE PROPERTY OF BKBC ARCHITECTS INC., AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH THIS PROJECT. NONE OF SUCH IDEAS, DESIGN, ARRANGEMENTS, OR PLANS SHALL BE USED BY, OR DISCLOSED TO ANY PERSON, FIRM, OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF BKBC ARCHITECTS INC. FILING THESE DRAWINGS OR SPECIFICATIONS WITH ANY PUBLIC AGENCY IS NOT A PUBLICATION OF SAME. NO COPYING, REPRODUCTION OR USE THEREOF IS PERMISSIBLE WITHOUT THE CONSENT OF BKBC ARCHITECTS INC.

**Unit 6**  
 Approx. 2,600 sf on 2 Levels  
 4 Bd + 3½ Ba + 2 car garage



**NORTH ELEVATION**  
 1/8"=1'-0"

**4**



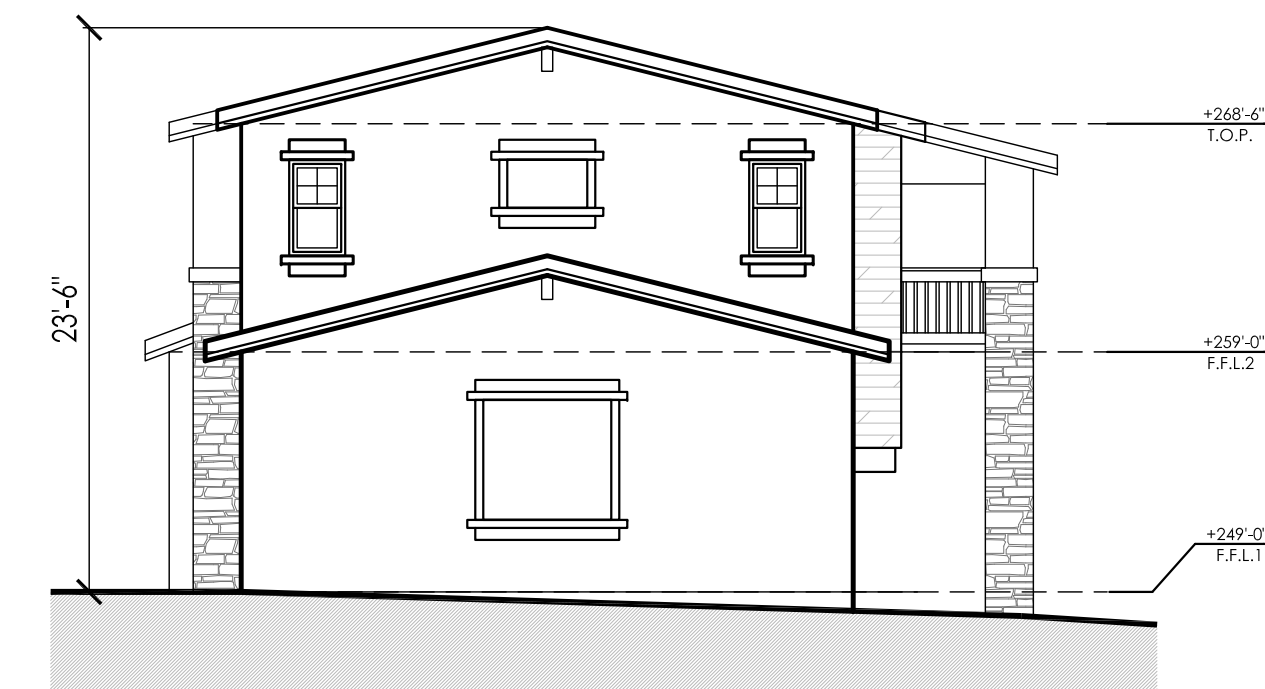
**EAST ELEVATION**  
 1/8"=1'-0"

**5**



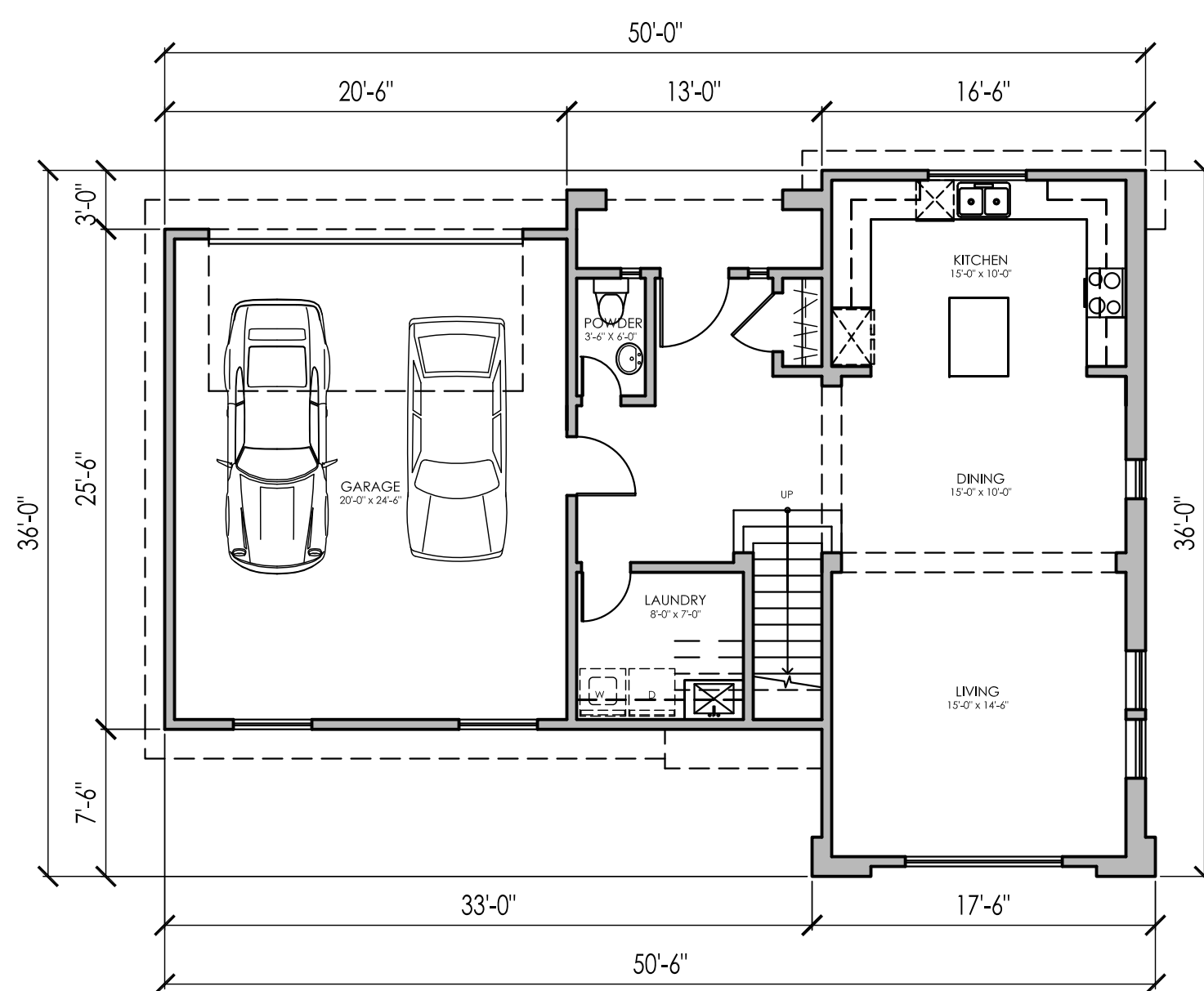
**SOUTH ELEVATION**  
 1/8"=1'-0"

**6**



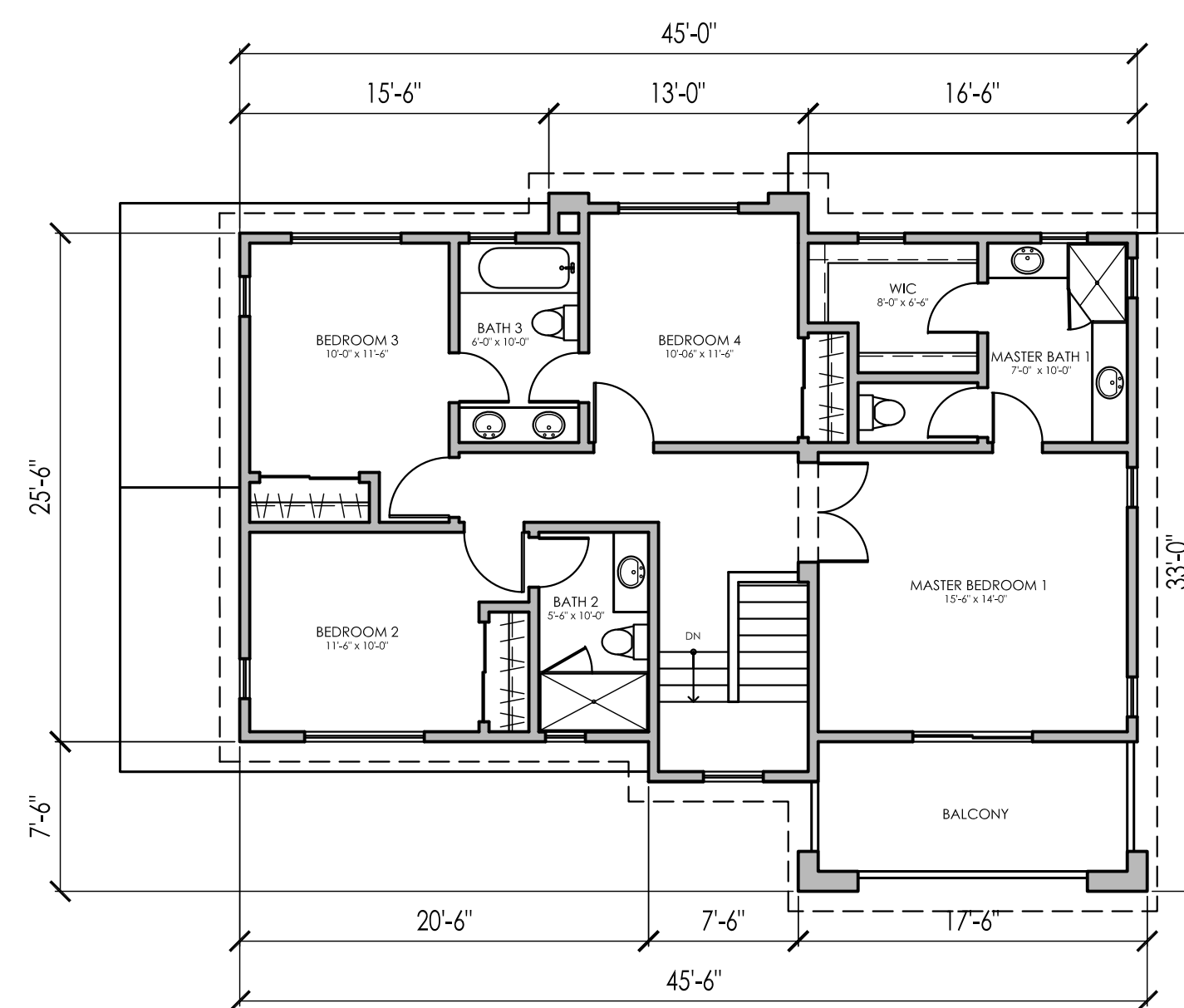
**WEST ELEVATION**  
 1/8"=1'-0"

**7**



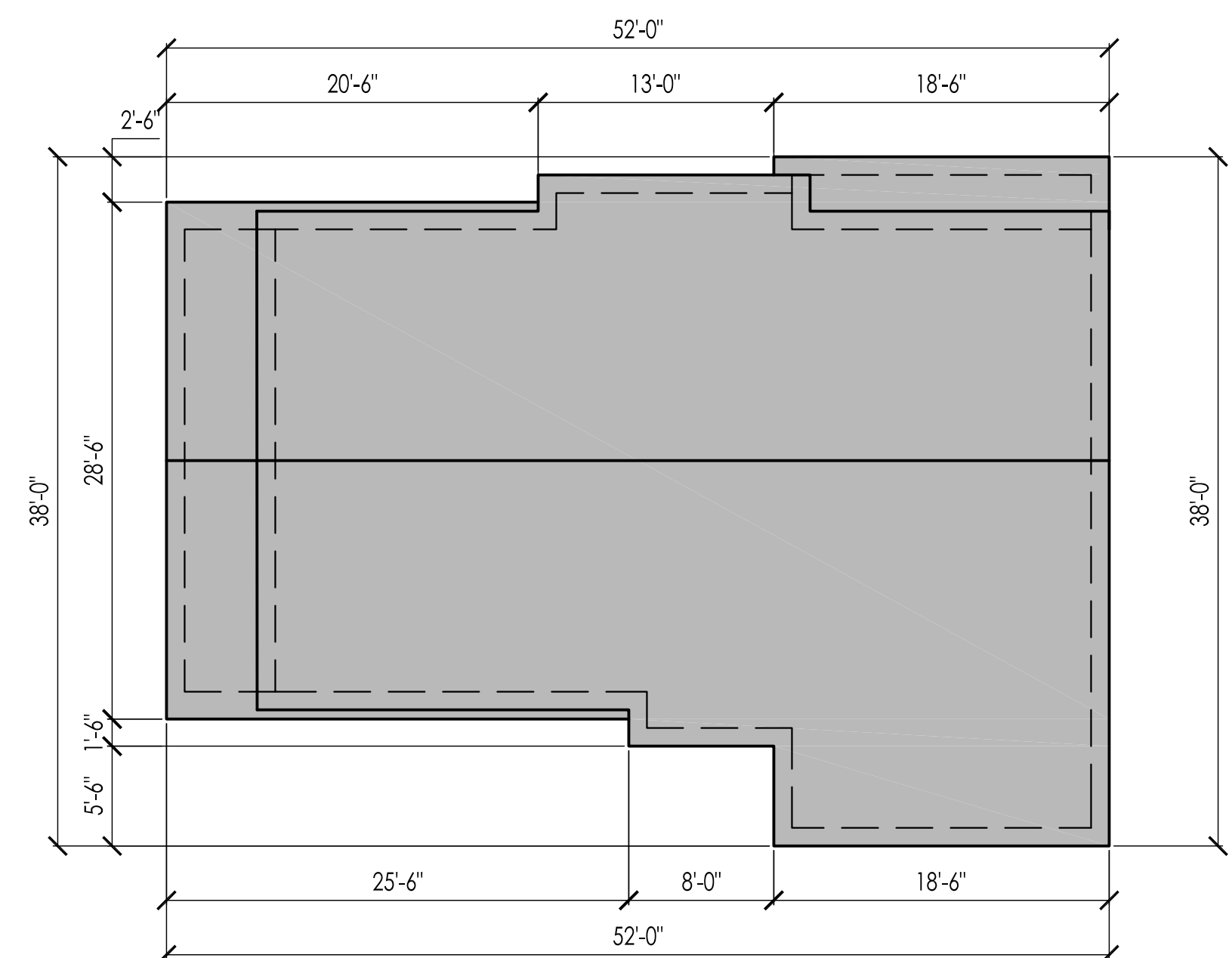
**MAIN FLOOR PLAN**  
 1/8"=1'-0"

**1**



**UPPER FLOOR PLAN**  
 1/8"=1'-0"

**2**



**ROOF PLAN**  
 1/8"=1'-0"

**3**

ARCHITECTS

**BKBC ARCHITECTS INC.**

1371 OAKLAND BLVD, SUITE 101  
 WALNUT CREEK, CA 94596

925-930-9700 www.bkbcarch.com

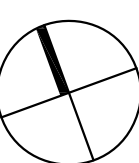
PROJECT

**OVERLOOK TERRACE**

1151 OVERLOOK AVE.  
 HAYWARD, CA 94542

SEAL

ISSUES:



PROJECT NUMBER: A-13-08

DRAWN: CHECKED: CF

DATE: 7/21/15

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

TITLE:

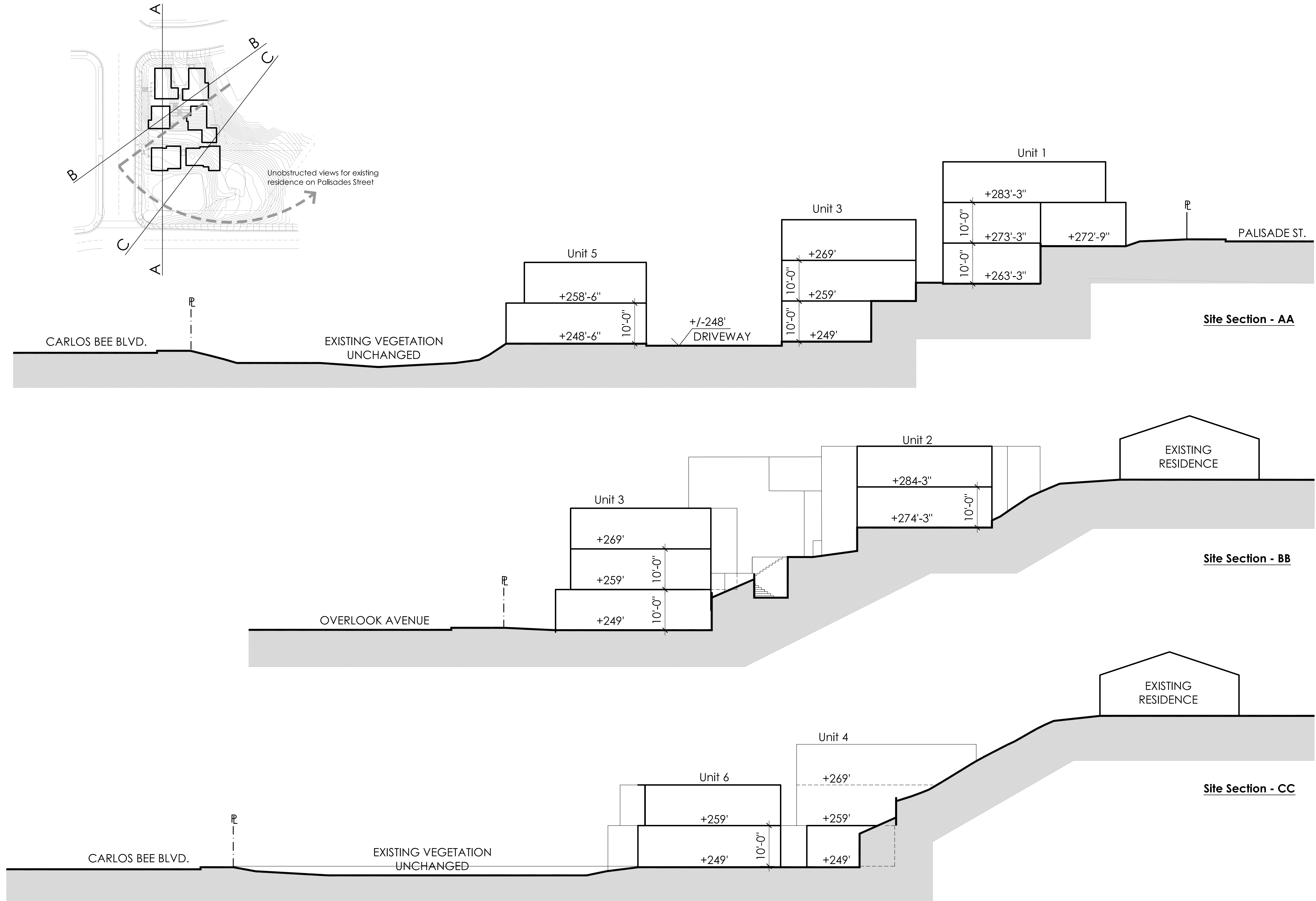
**UNIT 6  
 PLANS &  
 ELEVATIONS**

DRAWING NO.:

**Ov-24i**



ALL IDEAS, DESIGN, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY, AND THE PROPERTY OF BKBC ARCHITECTS, INC. AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH, THIS PROJECT. NONE OF SUCH IDEAS, DESIGN ARRANGEMENTS, OR PLANS SHALL BE USED BY, OR DISCLOSED TO, ANY PERSON, FIRM, OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF BKBC ARCHITECTS INC. FILING THESE DRAWINGS OR SPECIFICATIONS WITH ANY PUBLIC AGENCY IS NOT A PUBLICATION OF SAME. NO COPYING, REPRODUCTION OR USE THEREOF IS PERMISSIBLE WITHOUT THE CONSENT OF BKBC ARCHITECTS INC.



ARCHITECTS  
**BKBC ARCHITECTS INC.**  
 1371 OAKLAND BLVD, SUITE 101  
 WALNUT CREEK, CA 94596  
 925.930.9700 www.bkbcarch.com

PROJECT  
**OVERLOOK TERRACE**  
 1151 OVERLOOK AVE.  
 HAYWARD, CA 94542

SEAL

ISSUES:

PROJECT NUMBER: A-13-08

DRAWN: CHECKED: CF

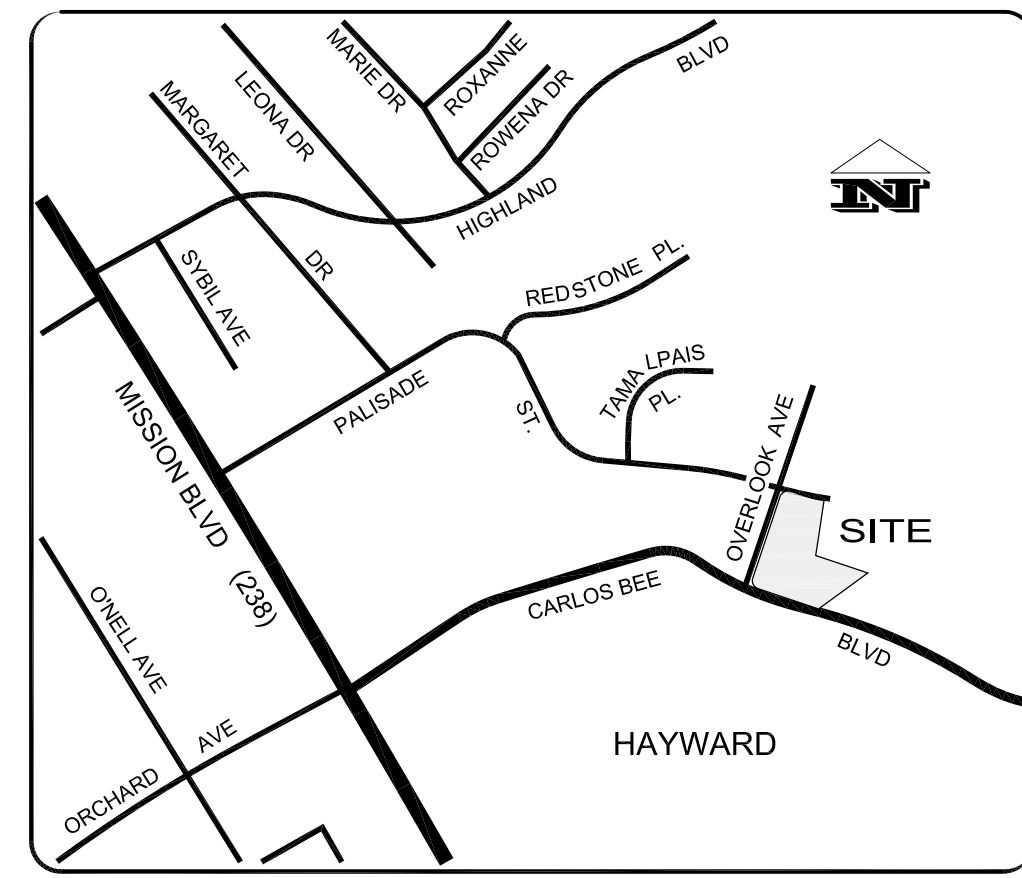
DATE: 7/21/15

SCALE: -

TITLE:  
**SITE SECTIONS**

DRAWING NO:

**Ov-24j**



**NOTES:**

**OWNER/DEVELOPER:** OVERLOOK TERRACE, LLC  
SUNNY AUJLA  
856 LESTER AVENUE  
HAYWARD CA 94541  
(510) 755-7311  
sunnyaujla@gmail.com

**CIVIL ENGINEER:** HUMANN COMPANY, INC.  
1021 BROWN AVE.  
LAFAYETTE, CA 94549

**A.P.N.** 445-0170-038-06, 07, 08 and 09

**EXISTING ZONING:** SMU (SUSTAINABLE MIXED USE DISTRICT)  
VACANT

**PROPOSED USE:** PD  
(SINGLE FAMILY RESIDENTIAL)

**ACREAGE:** 0.91± ACRES (39,767± SF)

**UTILITIES:** SEWER - CITY OF HAYWARD  
WATER - CITY OF HAYWARD  
STORM DRAINAGE - CITY OF HAYWARD  
FIRE PROTECTION - HAYWARD FIRE DEPT.  
POWER - PG & E

**LAND USE SUMMARY:** NUMBER OF LOTS - 6  
MINIMUM LOT SIZE - 1,627 S.F.

**LEGEND**

EXISTING	PROPOSED	DESCRIPTION
---	---	PROPERTY LINE
---	---	CURB, GUTTER
SS	SS	SANITARY SEWER & MANHOLE
SD	SD	STORM DRAIN & MANHOLE
---	---	STORM DRAIN COLLECTING IMPERVIOUS SURFACE
---	---	STORM DRAIN COLLECTING SELF TREATING LANDSCAPE
---	---	STORM DRAIN CATCH BASIN
---	---	FIRE HYDRANT
---	---	STREET LIGHT
---	---	WATER MAIN
---	---	WATER VALVE
---	---	GAS LINE
---	---	SIGN
---	---	FINISH GRADE ELEVATION UNLESS NOTED OTHERWISE.
---	---	TRAFFIC SIGNAL BOX
---	---	ELECTRIC BOX
---	---	UTILITY BOX

**BASIS OF BEARINGS**

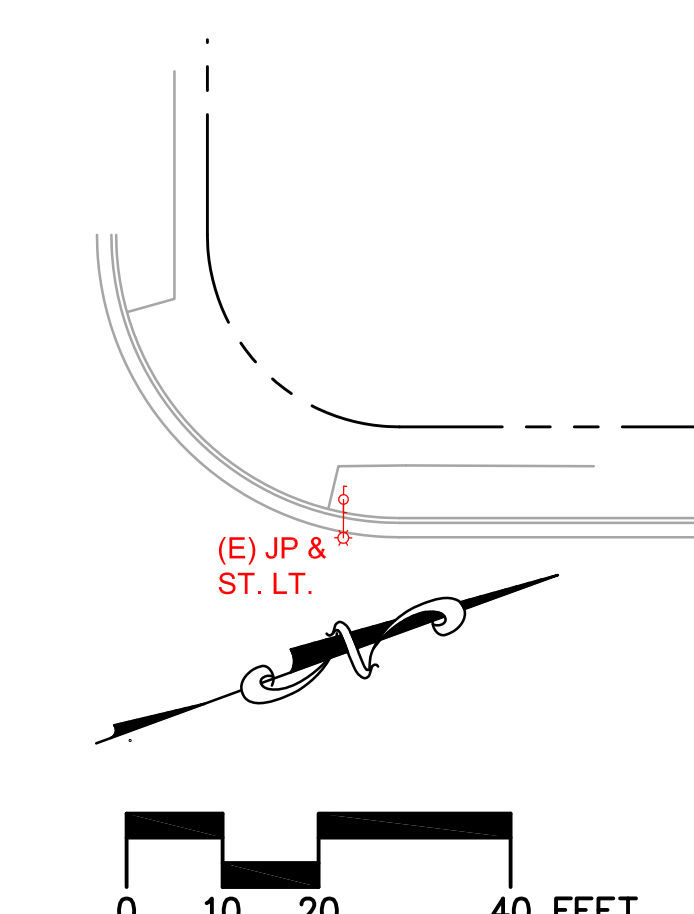
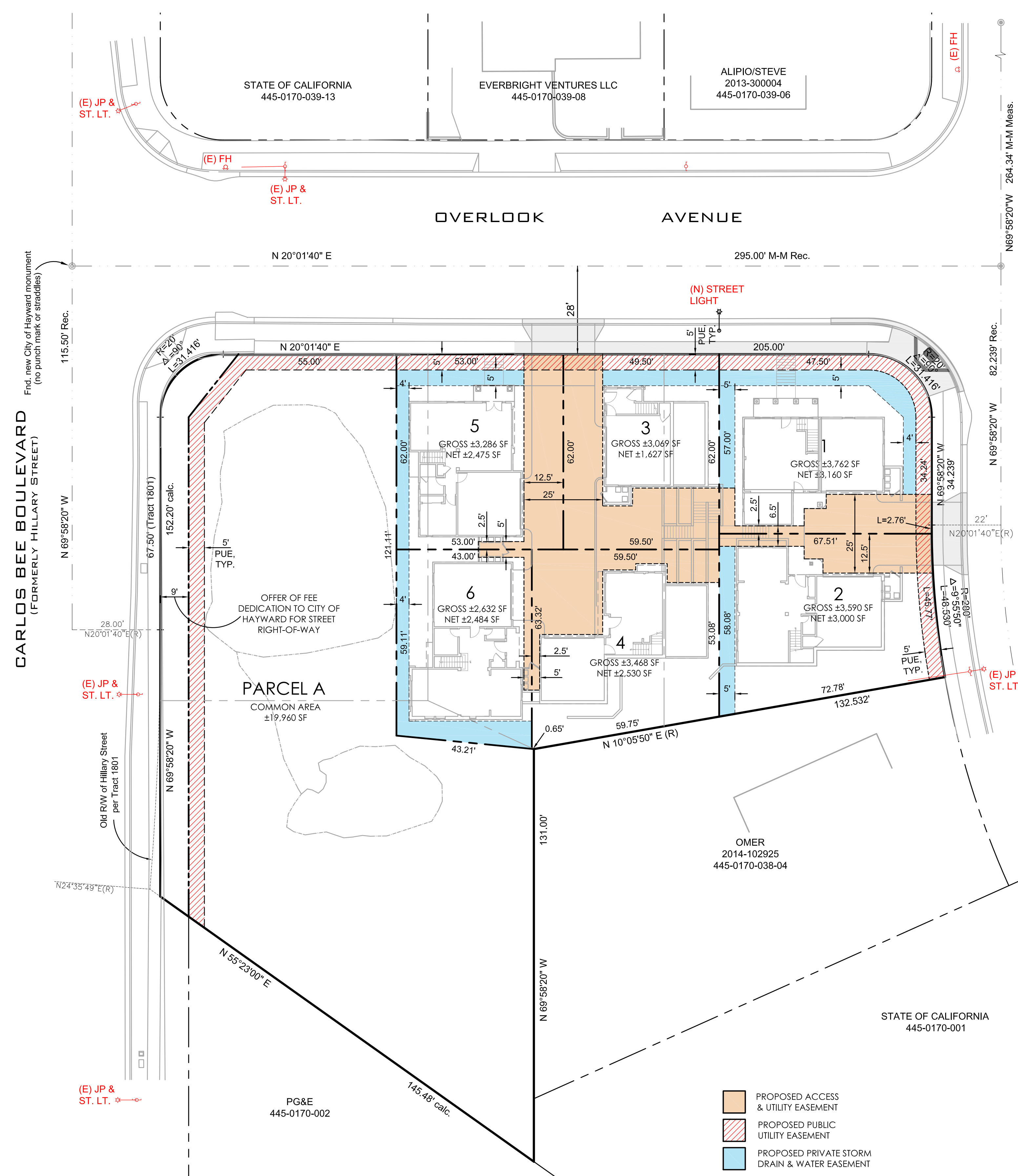
THE BASIS OF BEARING IS BASED UPON THE MONUMENT LINE OF PALISADE STREET AS SHOWN ON MAP OF TRACT 1801, RECORDED IN BOOK 38 OF MAPS, PAGE 43, OFFICIAL RECORDS OF ALAMEDA COUNTY; SAID BEARING IS TAKEN AS NORTH 69° 58' 20" WEST.

**DATUM NOTE**

ALL ELEVATIONS SHOWN HEREON ARE BASED UPON THE INVERT ELEVATION OF THE SANITARY SEWER MANHOLE AT THE INTERSECTION OF OVERLOOK AVENUE AND PALISADE STREET AS SHOWN IN THE CITY OF HAYWARD SANITARY SEWER SYSTEM MAPS. ELEVATION TAKEN AS 256.74 FEET.

**SURVEY NOTE**

ALL BOUNDARY AND EXISTING TOPOGRAPHIC INFORMATION SHOWN HEREON PREPARED BY GREENWOOD AND MOORE, INC., JOB No. 2014.055, DATED 06/26/2015. TITLE REPORT WAS NOT AVAILABLE AT THE TIME OF SURVEY, OR TO THIS OFFICE AT THE TIME OF PREPARING THIS TRACT MAP; EASEMENTS AND/OR RESTRICTIONS AFFECTING THIS PROPERTY MAY EXIST AND ARE NOT REFERENCED OR SHOWN HEREON.



**HAYWARD WATER SYSTEM** TEST No. 382  
FIRE FLOW TEST

DATE: 6/25/2014 TIME: TEST BY: Water Distribution

LOCATION: 1127 Palisade Street

HYDRANT NUMBER	Location	PRESSURE - PSI				DISCHARGE - GPM	
		Static	Residual	Pilot	Orifice	Observed	20 psi calc.
4527-01	1036 Palisade Street (on Tamalpais Place)	120	110		2.5	1,453.1	5,038.6
4526-04	1139 Overlook Avenue (on Palisade Street side)			75	2.5		

**OWNER & APPLICANT SIGNATURES:**  
I, SUNNY AUJLA 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 THE SAID MAP.

SUNNY AUJLA \_\_\_\_\_ DATE \_\_\_\_\_

- NOTES:**
- THE DEVELOPER WILL BE RESPONSIBLE FOR CONTRIBUTING ITS PROPORTIONATE SHARE OF COST FOR THE INSTALLATION OF A TRAFFIC CALMING DEVICE AT THE INTERSECTION OF OVERLOOK AVENUE AND PALISADE STREET.
  - HOMEOWNERS' ASSOCIATIONS WILL BE FORMED AND WILL OWN AND MAINTAIN ALL COMMON AREAS.
  - REMOVE AND REPLACE DAMAGED CURB, GUTTER AND SIDEWALK ALONG PROJECT FRONTAGES ON ALL SIDES.
  - PROJECT WILL BE REQUIRED TO GRIND AND OVERLAY HALF OF OVERLOOK AVENUE AND PALISADE STREET FRONTAGES WITH 2" HOT MIX ASPHALT, AND DIG OUTS AND REPAIR FAILED PAVEMENTS AS NECESSARY.

NO.	DATE	BY	REVISIONS

SCALE 1" = 20'

DATE 09/14/2015

ENGINEER H. N.

JOB NO. 15079

REGISTERED PROFESSIONAL ENGINEER  
TRAFFIC & SURVEYING  
No. 29528  
ICCV  
STATE OF CALIFORNIA

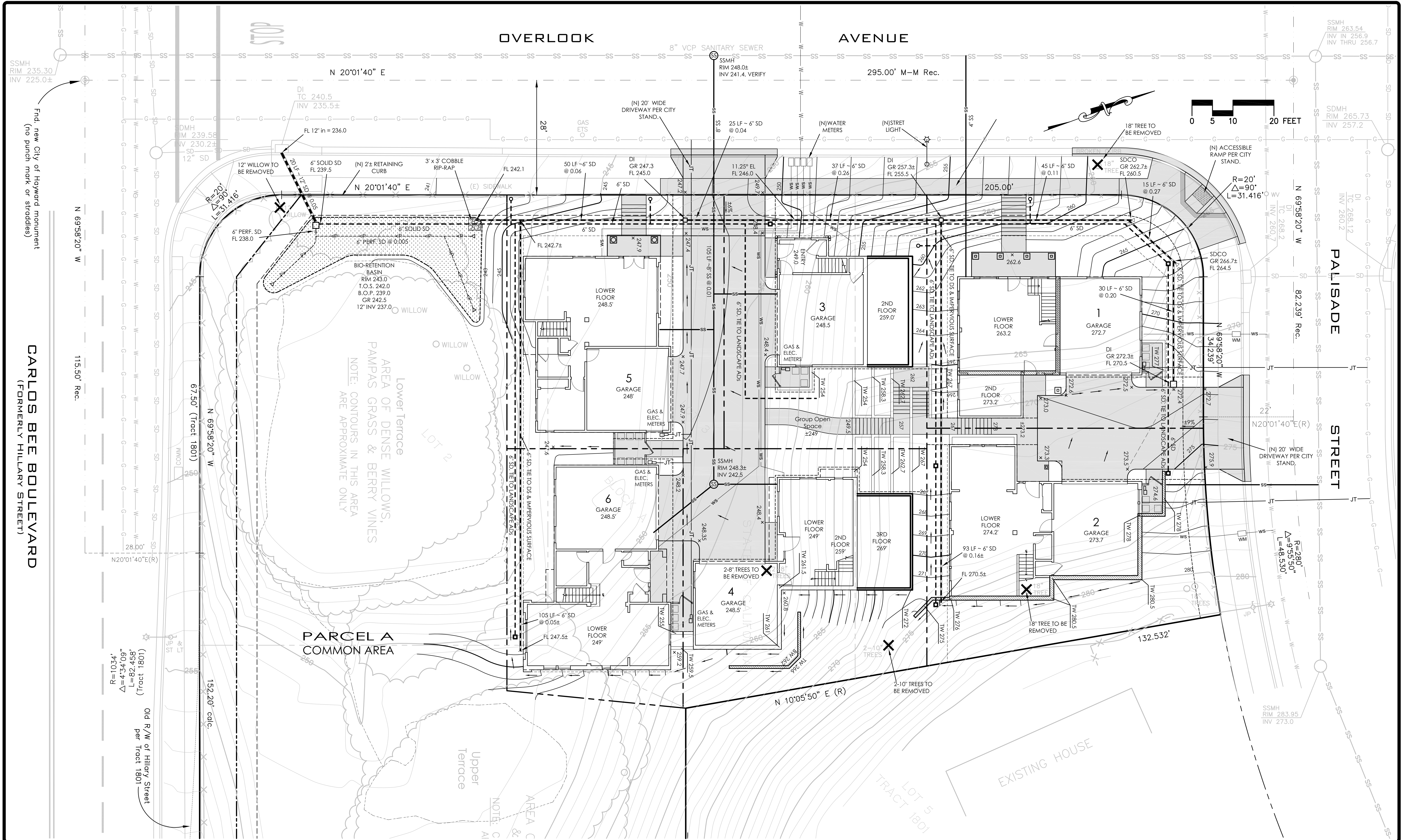
IZZAT S. NASHASHIBI R.C.E. 29528

VESTING TENTATIVE TRACT MAP 8244  
OVERLOOK TERRACE  
1151 OVERLOOK AVENUE  
HAYWARD CALIFORNIA

HUMANN COMPANY INC.  
ENGINEERING - SURVEYING  
1021 BROWN AVE. LAFAYETTE, CA 94549  
PH (925)283-5000 FAX (925)283-3578

SHEET C01  
OF 2 SHEETS  
JOB NO. 15079





NO.	DATE	BY	REVISIONS

SCALE	1" = 10'
DATE	09/14/2015
ENGINEER	H. N.
JOB NO.	15079

REGISTERED PROFESSIONAL ENGINEER  
 IZZAT S. NASHASHIBI  
 No. 29528  
 CIVIL  
 STATE OF CALIFORNIA  
 R.C.E. 29528

VESTING TENTATIVE TRACT MAP 8244  
 OVERLOOK TERRACE  
 1151 OVERLOOK AVENUE  
 HAYWARD CALIFORNIA

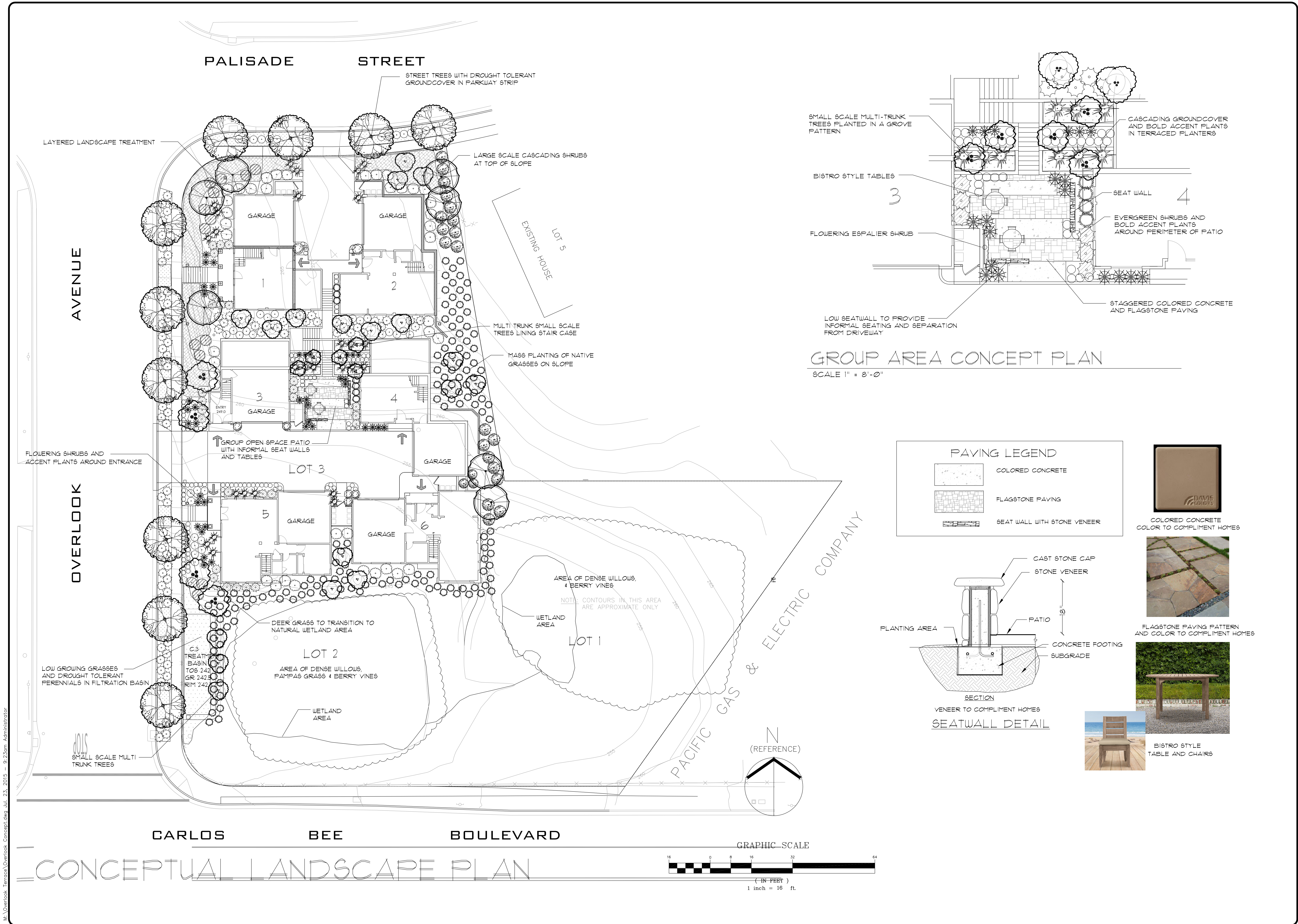
HUMANN COMPANY INC.  
 ENGINEERING - SURVEYING  
 1021 BROWN AVE. LAFAYETTE, CA 94549  
 PH (925)283-5000 FAX (925)283-3578

SHEET	C02
OF 2 SHEETS	
JOB NO.	15079

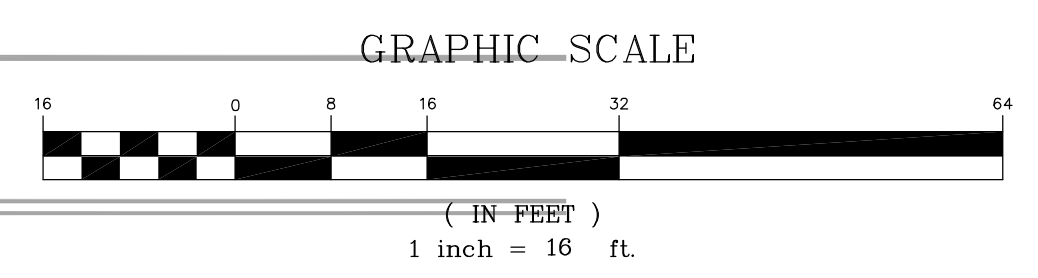
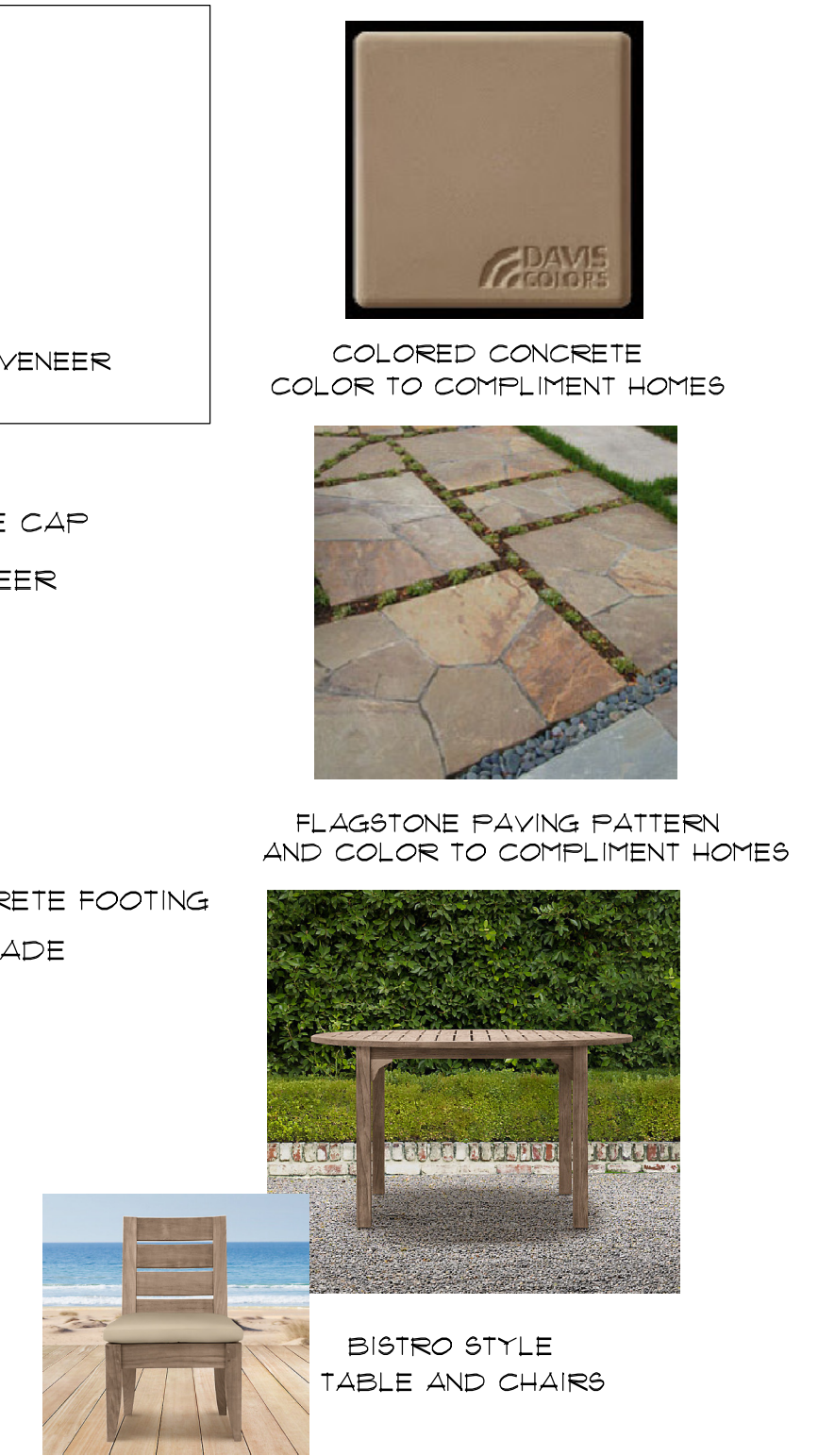
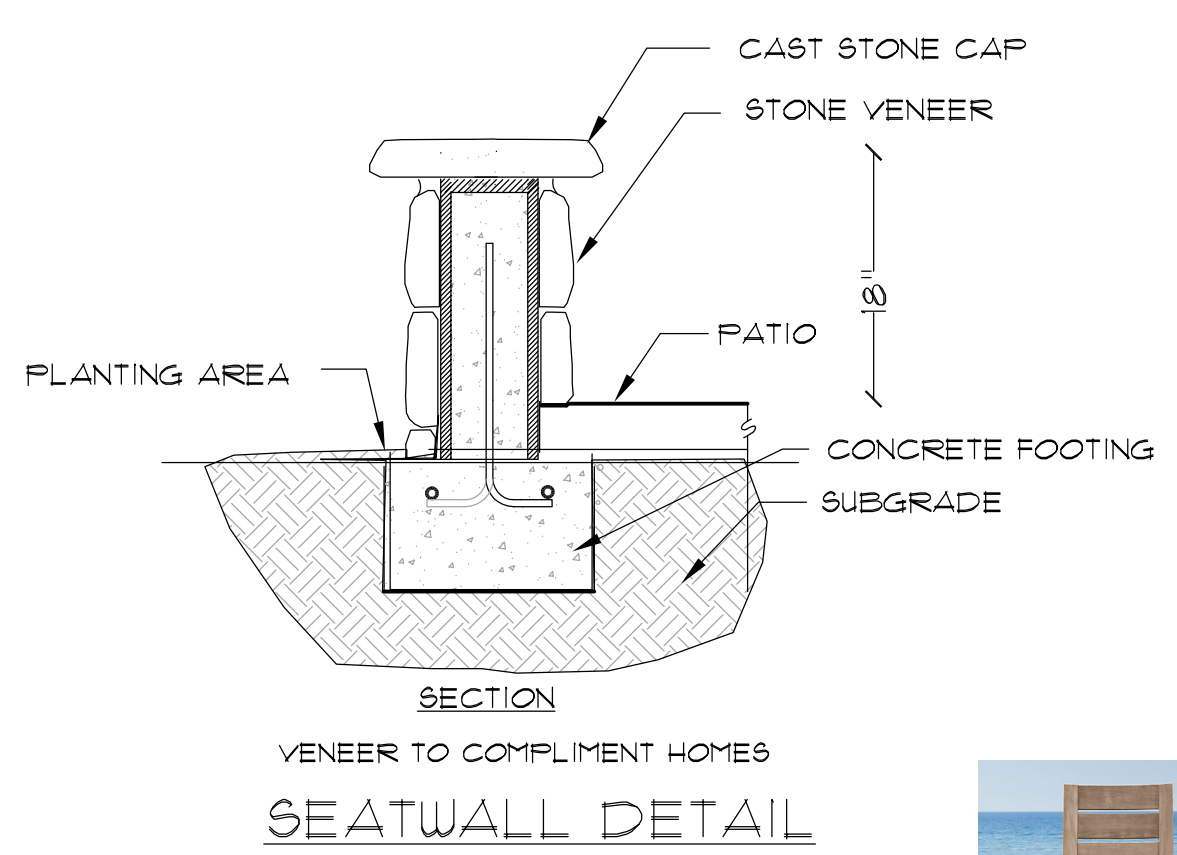
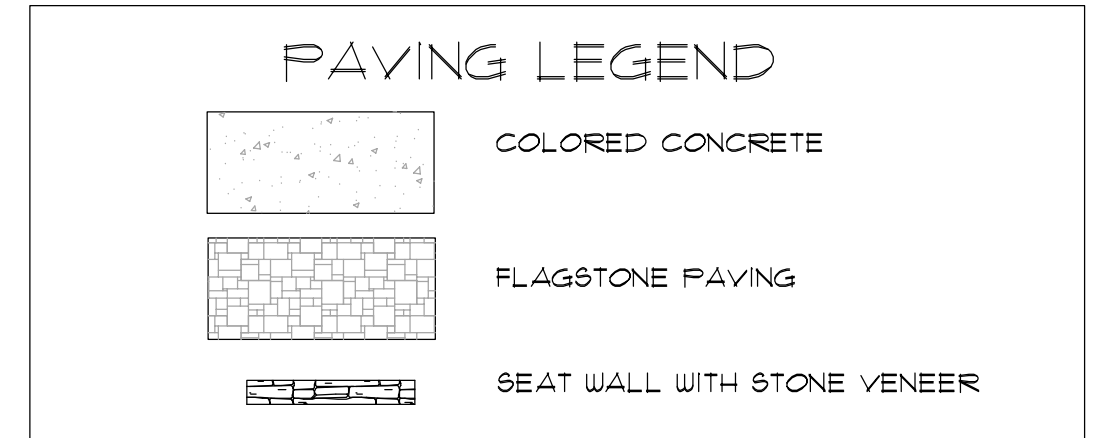
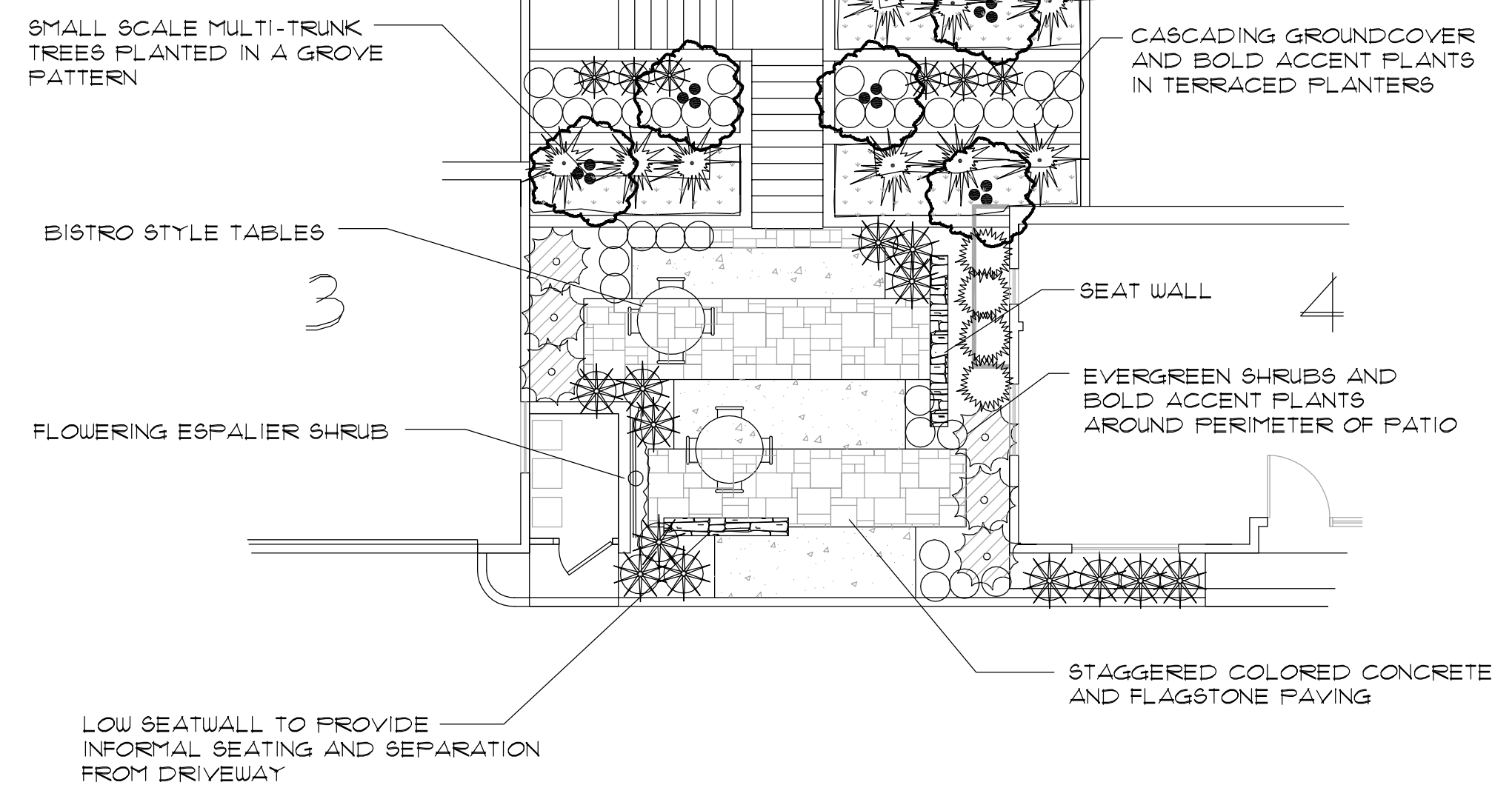








**GROUP AREA CONCEPT PLAN**  
SCALE 1" = 8'-0"



NOTE: THIS IS AN ARCHITECTURAL CONCEPT DRAWING. IT IS NOT TO BE USED FOR CONSTRUCTION. ANY CHANGES TO THIS PLAN MUST BE APPROVED BY THE ARCHITECT. THE ARCHITECT'S SIGNATURE AND SEAL ARE REQUIRED FOR ANY CHANGES TO THIS PLAN.

**BORRECCO/KILIAN & ASSOCIATES, INC.**  
LANDSCAPE ARCHITECTS  
1241 Pine Street  
Martinez, CA 94553  
PHONE: 925/972-5308  
FAX: 925/972-5308

REGISTERED LANDSCAPE ARCHITECT  
No. 2559  
State of California

REV	DATE	DESCRIPTION

DATE: 7/21/15  
DRAWN BY: KDF  
THIS PLAN IS:  
CONCEPT

**OVERLOOK TERRACE**  
HAYWARD, CA

SHEET NUMBER  
**L-1**  
TITLE OF DRAWING:  
CONCEPT

DISCLAIMER: ALL VELLUM, BOND, TRACE, BLUEPRINT, ETC. DRAWINGS PROVIDED WITH BORRECCO/KILIAN & ASSOCIATES, INC. (BK&A) LANDSCAPE ARCHITECTS, TITLE BLOCK AND/OR SIGNATURE STAMP, IS CONSIDERED TO BE A COPY OF THE ORIGINAL DESIGN RETAINED BY BK&A IN ELECTRONIC FORMAT. BK&A WILL ONLY ACKNOWLEDGE SIGNED AND STAMPED PLANS AND DRAWINGS AFTER COMPARISON AND WRITTEN VERIFICATION WITH THE ORIGINAL ELECTRONIC FILES RETAINED BY BK&A. NO RESPONSIBILITY OR LIABILITY IS EXPRESSED OR IMPLIED FOR ELECTRONIC DATA AND/OR REPRODUCED PLANS AND DRAWINGS USED WITHOUT BK&A'S SIGNATURE.



CONCEPTUAL PLANT LIST

TREES			
	CITY APPROVED STREET TREE		
	ARCTOSTAPHYLOS 'DR HURD'	TREE MANZANITA	
	CERCIS 'OKLAHOMA'	REDBUD	
	LAGERSTROEMIA HYB. 'PINK VELOUR'	DWARF CRAPE MYRTLE	
	VITEX ANGUS-CASTUS	CHASTE TREE	
TALL NARROW SHRUBS			
	CUPRESSUS SEMPERVIRENS 'TINY TOWER'	DWARF ITALIAN CYPRESS	
	EUONYMUS 'CHOLLIPO'	NARROW VARIEGATED EUONYMUS	
	NANDINA DOMESTICA	HEAVENLY BAMBOO	
LARGE SCALE SHRUBS			
	CEANOTHUS 'CONCHA'	WILD LILAC	
	FLUMBAGO CAPENSIS	CAPE FLUMBAGO	
	ROMNEYA COULTERI	MATILUJA POPPY	
	RUSSELLIA Equisetiformis	FIRE CRACKER PLANT	
MEDIUM SCALE SHRUBS			
	BERBERIS T. 'ATROPURPUREA'	JAPANESE BARBERRY	
	CALLISTEMON V. 'LITTLE JOHN'	DWARF BOTTLE BRUSH	
	LEONOTUS LEONORUS	LIONS TAIL	
	NERIUM 'FETITE SALMON'	DWARF OLEANDER	
	SALVIA HYB. 'AMISTAD'	FLOWERING SAGE	
MEDIUM SCALE SHRUBS			
	LOROPETALUM HYB. 'SUZANNE'	LOW GROWING FRINGE FLOWER	
	MYRTUS COMMUNIS 'COMPACTA'	DWARF MYRTLE	
	FRAXINUS L. 'OTTO LUYKEN'	DWARF ENGLISH LAUREL	
	FUNICIA G. 'NANA'	FLOWERING POMEGRANATE	
LOW GROWING SHRUBS			
	COLEONEMA P. 'SUNSET GOLD'	YELLOW BREATH OF HEAVEN	
	LAVANDULA HYB. 'SUPER'	LAVENDER	
	RHAPHIOLEPIS 'BALLERINA'	DWARF INDIAN HAWTHORN	
	SALVIA G. 'HEATWAVE SERIES'	FLOWERING SAGE	
ORNAMENTAL GRASSES			
	CALAMAGROSTIS A. 'OVERDAM'	VARIEGATED REED GRASS	
	LOMANDRA LONGIFOLIA	MAT RUSH	
	MULLENBERGIA RIGENS	DEER GRASS	
	FENNETUM ORIENTALE	FOUNTAIN GRASS	
PERENNIALS / ACCENT PLANTS			
	AGAVE ATTENUATA	FOX TAIL AGAVE	
	ANIGOSANTHOS SPP.	KANGAROO PAWS	
	BILLEINE FRUTESCENS	N.C.N.	
	PHORMIUM TENAX - DWARF VARIETIES	DWARF NEW ZEALAND FLAX	
SMALL SCALE GROUND COVER			
	CAREX DIVULSA	BERKELEY SEDGE	
	ERIGERON KARVINSKIANUS	SANTA BARBARA DAISY	
	FESTUCA I. 'SISKIYOU BLUE'	BLUE FESCUE	
	SENECIO MANDRALISCAE	CHALK FINGERS	
MEDIUM SCALE GROUND COVER			
	HELIOTRICHON SEMPERVIRENS	BLUE OAT GRASS	
	GREVILLEA LANIGERA 'COASTAL GEM'	WHOLLY GREVILLEA	
	LOMANDRA LONGIFOLIA	MAT RUSH	

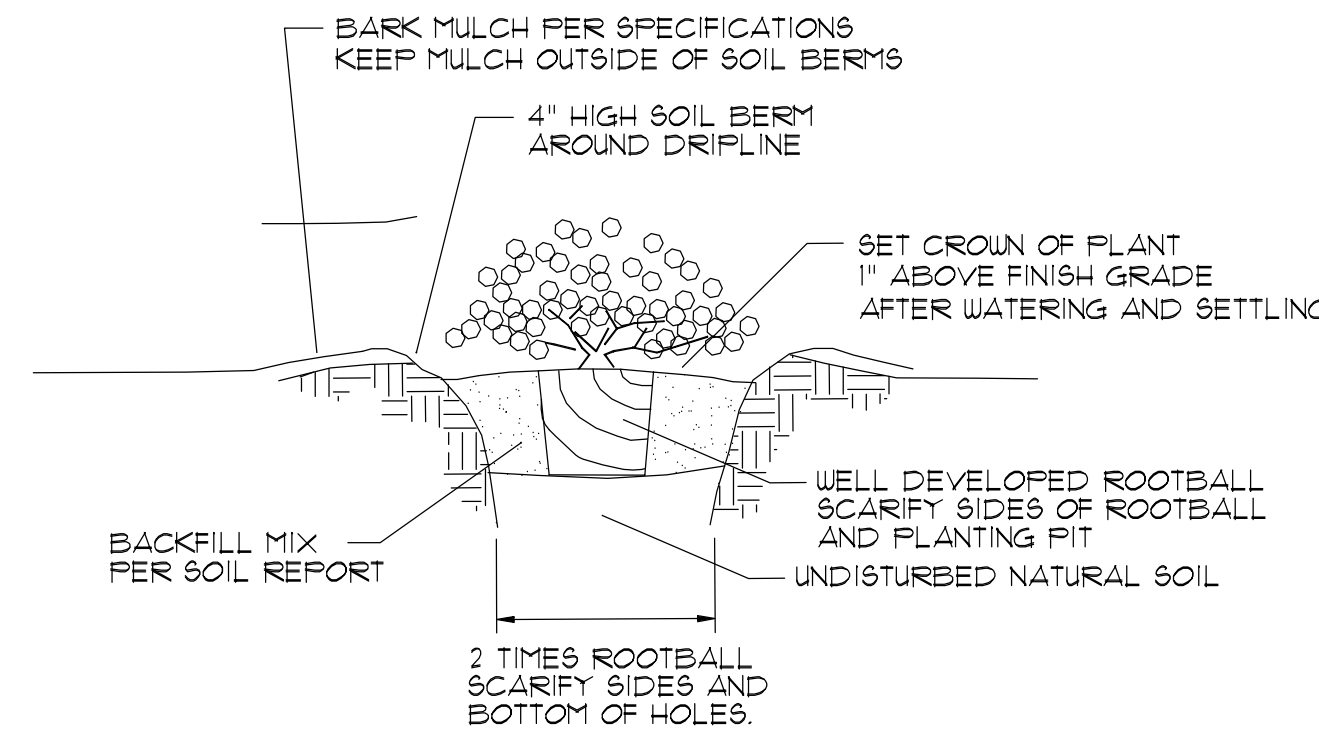
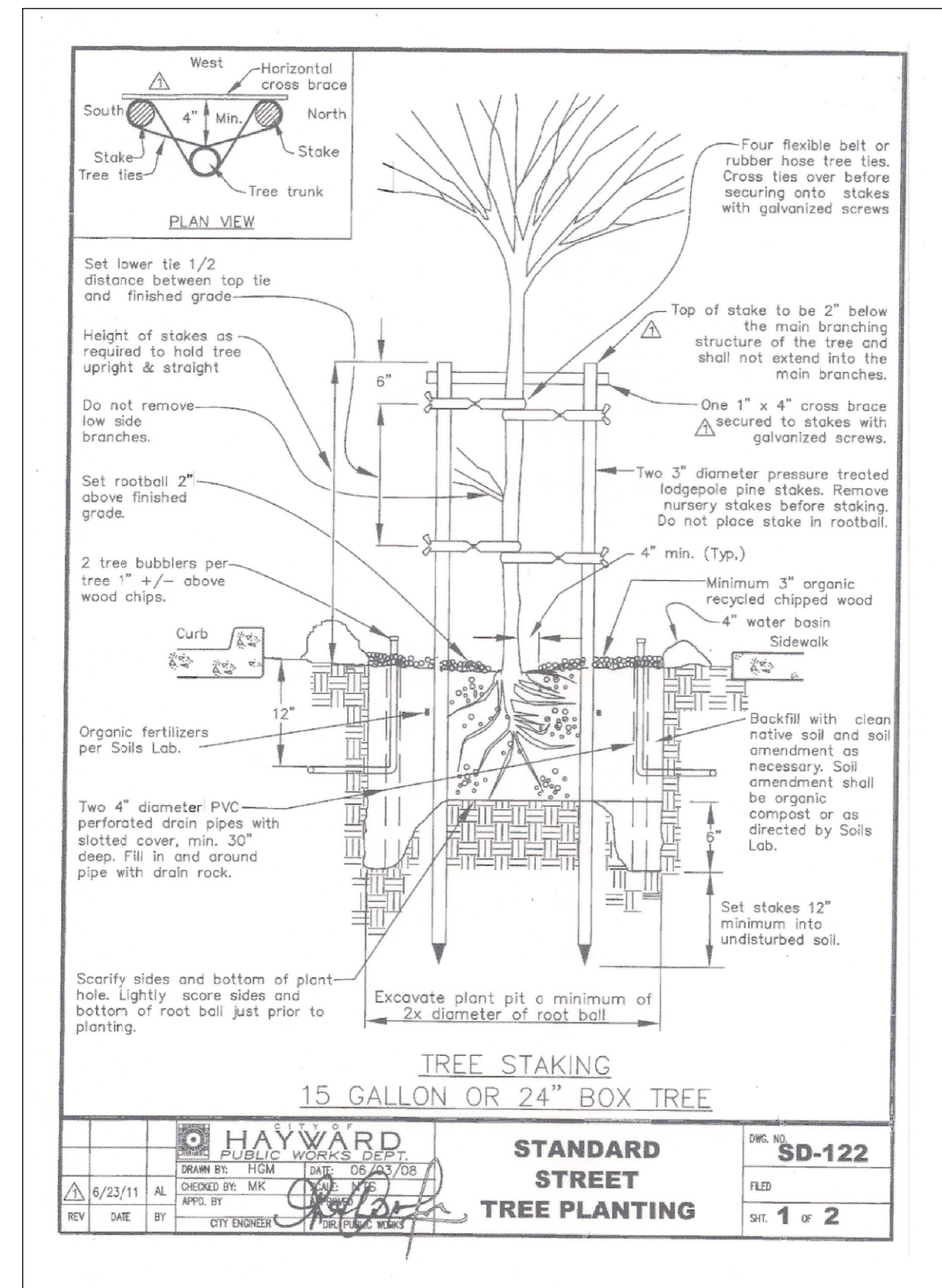
GENERAL LANDSCAPE NOTES

ALL LANDSCAPE AREA SHALL BE WATERED WITH A BURIED, AUTOMATICALLY CONTROLLED IRRIGATION SYSTEM. LOW VOLUME, MPR NOZZLES AND DRIP WILL BE USED WHERE APPROPRIATE FOR WATER CONSERVATION. PLANS SHALL INCORPORATE A WEATHER BASED ET CONTROLLER.

ALL LANDSCAPE AREAS SHALL BE COVERED WITH A 3" LAYER OF BARK MULCH TOP DRESSING.

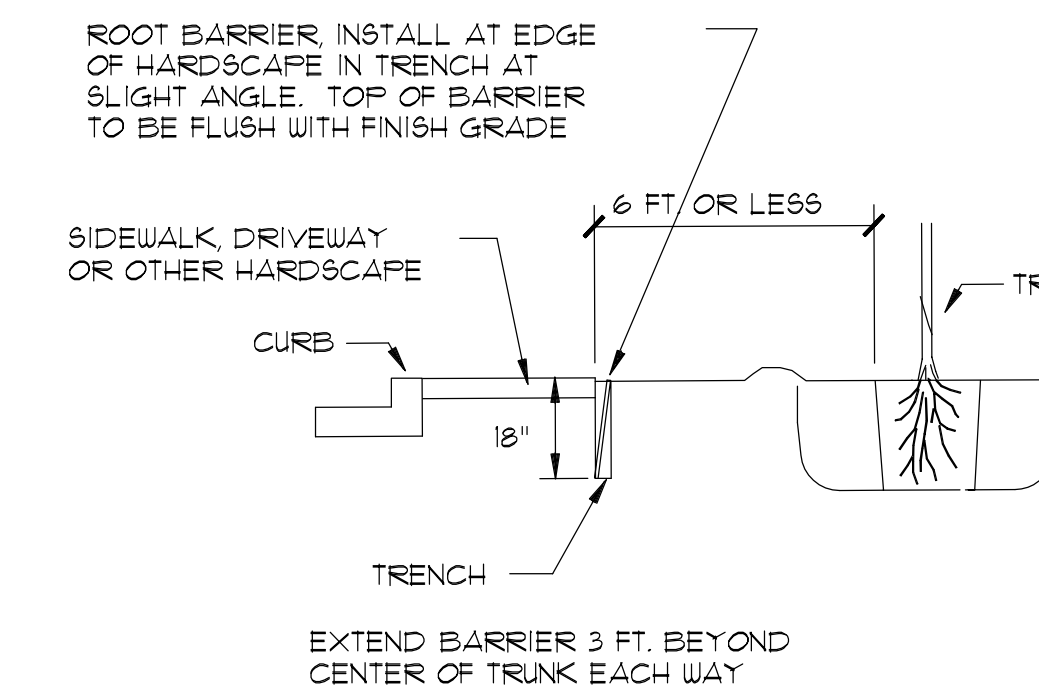
STREET TREES SHALL BE INSTALLED AT A MINIMUM OF 24" BOX SIZE. INTERIOR TREES SHALL BE A MIXTURE OF 24" BOX AND 15 GALLON. ALL SHRUBS SHALL BE INSTALLED AT A MINIMUM 5 GAL. SIZE, EXCEPT ACCENT AND GROUND COVER SHRUBS.

LANDSCAPE PLANS COMPLY WITH THE CRITERIA OF THE WATER EFFICIENT LANDSCAPE ORDINANCE AB1881 AND HAVE APPLIED SUCH CRITERIA FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN. WATER USE CALCULATIONS SHALL BE SUPPLIED WITH THE CONSTRUCTION DOCUMENTS.



SHRUB PLANTING DETAIL

ROOT SOLUTIONS ROOT GUIDE/BARRIER PANEL AVAILABLE FROM: VESPRO (800) 354-0314

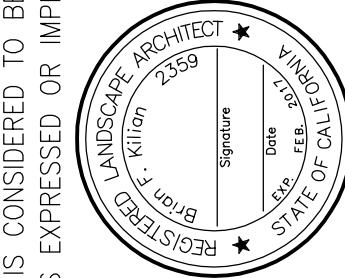


ROOT BARRIER DETAIL

- THE LANDSCAPE CONTRACTOR SHALL VISIT THE SITE PRIOR TO BIDDING IN ORDER TO DETERMINE EXISTING CONDITIONS. ADDITIONAL COMPENSATION RESULTING FROM ALLEGED IGNORANCE OF LOCAL AND/OR EXISTING CONDITIONS AND THEIR EFFECT UPON THE COST OF THE WORK WILL NOT BE SUBSEQUENTLY APPROVED.
- PRIOR TO COMMENCING WORK, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING WITH THE GENERAL CONTRACTOR THAT THE PRELIMINARY GRADING AS SHOWN ON THE CIVIL ENGINEER'S DRAWING HAS BEEN COMPLETED, AND THAT ALL CONCRETE, ASPHALT, LARGE ROCKS, BASE ROCK MATERIAL AND ANY OTHER DEBRIS HAS BEEN REMOVED FROM ALL LANDSCAPE PLANTER AREAS. THE LANDSCAPE CONTRACTOR SHALL PROVIDE A WRITTEN COPY OF THE VERIFICATION TO BK&A PRIOR TO PLANTING.
- LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR FINISH GRADING OF ALL PLANTING AREAS. FINISH GRADE SHALL BE SMOOTH EVEN AND UNIFORM PLANE WITH NO LOW SPOTS OR ABRUPT CHANGE OF SURFACE. SLOPE TO DRAIN, AND SLOPE ALL GRADES AWAY FROM BUILDINGS A MINIMUM OF 2%. FINISH GRADE SHALL BE TWO INCHES (2") BELOW ADJACENT PAVING, CURB, SIDEWALK AND HEADERBOARD, AND GENERALLY CROWNED TOWARDS THE CENTER OF THE PLANTER. THE ADDITION OF BARK MULCH OR LAWN SHALL RAISE ALL PLANTER AREAS LEVEL WITH ADJACENT SIDEWALKS AND OTHER PEDESTRIAN AREAS.
- AS PART OF THIS WORK, THE LANDSCAPE CONTRACTOR SHALL HIRE A SOIL & PLANT LABORATORY TO TAKE SAMPLES AND PROVIDE A SOILS TEST AND RECOMMENDATIONS FOR SOIL AMENDMENTS AND SOIL PREPARATION FOR EACH OF THE FOLLOWING LANDSCAPE AREAS: TREE, SHRUB AND GROUND COVER PLANTING AREAS.
- TEST SHALL BE COMPLETED AFTER THE SITE IS GRADED AND PRIOR TO PLANTING. CONTRACTOR SHALL PROVIDE COPIES OF THE SOIL TEST TO BK&A AND THE OWNER'S REPRESENTATIVE PRIOR TO AMENDING THE SOIL. THE WRITTEN RESULTS SHALL BE PROVIDED TO BK&A AND THE OWNER PRIOR TO THE FINAL WALK-THROUGH AND ACCEPTANCE.
- UNLESS MODIFIED OTHERWISE BY THE SOIL REPORT, THE LANDSCAPE CONTRACTOR SHALL PROVIDE PLACE AND GRADE SANDY LOAM TOPSOIL FOR ALL PLANTING AREAS REQUIRING BACKFILL AND/OR MOUNDING TO MEET SPECIFIED FINISH GRADES. THE LANDSCAPE CONTRACTOR SHALL COORDINATE BACKFILL REQUIREMENTS WITH THE GENERAL CONTRACTOR PRIOR TO PLANTING. RIP SUBSOIL TO A DEPTH OF 6" PRIOR TO PLACING TOPSOIL.
- FOR BIDDING PURPOSES ONLY, CONTRACTOR SHALL INCLUDE A UNIT PRICE PER CUBIC YARD OF TOPSOIL INSTALLED.
- FOR ACTUAL CONSTRUCTION PROVIDE TOPSOIL/SOIL AMENDMENTS PER THE SOIL REPORT, AND PROVIDE OWNER'S REPRESENTATIVE WITH WRITTEN DOCUMENTATION ON TOTAL QUANTITY OF TOPSOIL USED.
- THE PLANT LIST IS FOR THE CONVENIENCE OF THE CONTRACTOR. THE CONTRACTOR SHALL VERIFY TOTAL QUANTITY IN THE FIELD BASED ON THE LANDSCAPE PLANS, AND SHALL NOT RELY SOLELY ON THE PLANT LIST.
- CONTRACTOR SHALL PROVIDE THE NAME OF THE NURSERY FROM WHERE THE PLANTS ARE BEING PURCHASED FROM, AND, IF REQUIRED AS PART OF THE BID PACKAGE, ARRANGE A TREE INSPECTION AT THE NURSERY WITH THE OWNER'S REPRESENTATIVE. A THREE (3) DAY ADVANCED NOTICE IS REQUIRED TO SET UP THE INSPECTION.
- ANY TREE PLANTED CLOSER THAN SIX FT. (6') TO ANY HARDSCAPE SURFACE OR FOUNDATION SHALL HAVE A ROOT BARRIER INSTALLED. ROOT BARRIER SHALL BE A CONTINUOUS BARRIER 18 INCHES DEEP, PLASTIC ROLL WITH RAISED RIBS FACING PLANTER AREA. ROOT BARRIERS SHALL BE INSTALLED AT THE BACK OF SIDEWALK, ALONG CURB OR OTHER HARDSCAPE IN TRENCH AT SLIGHT ANGLE. INSTALL ROOT BARRIER ALONG SIDE OF HARDSCAPE AREA ONLY, FOR A DISTANCE OF 3 FT. TO BOTH SIDES OF TREE TRUNK.
- PERCOLATION TEST - CONTRACTOR SHALL PERFORM A PERCOLATION TEST ON TWO (2) RANDOMLY SELECTED TREE PITS AND DEMONSTRATE TO THE OWNER'S REPRESENTATIVE IN THE FIELD THEIR DRAINAGE PERFORMANCE. LOCATION OF PITS SHALL BE DOCUMENTED ON THE RECORD DRAWINGS AND RETURNED TO THE OWNER FOR THEIR RECORD. IF WATER LEVEL IN TREE PITS DROPS LESS THAN 6" WITHIN A 6 HOUR PERIOD, CONTACT THE OWNER'S REPRESENTATIVE IN WRITING FOR RESOLUTION PRIOR TO CONTINUING WORK.
- DO NOT INSTALL ANY PLANT IN A SWALE OR IN SUCH A MANNER WHICH WILL INTERFERE WITH DRAINAGE.
- ALL PLANTED SLOPES 2:1 AND GREATER SHALL HAVE EROSION CONTROL NETTING INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.
- BARK MULCH - ALL AREAS (EXCEPT LAWN) SHALL RECEIVE A THREE INCH (3") LAYER OF BARK MULCH, 1/2" TO 3/4" SIZE. KEEP ALL MULCH 6 INCHES AWAY FROM THE TRUNK OF PLANTS. SUBMIT SAMPLE OF BARK MULCH FOR APPROVAL PRIOR TO DELIVERY TO PROJECT. NO GORILLA HAIR OR SHREDDED MULCH ALLOWED.
- THE CONTRACTOR SHALL SECURE ALL VINES TO WALLS / FENCES WITH APPROVED FASTENERS, ALLOWING FOR TWO (2) YEARS GROWTH. SUBMIT SAMPLE OF FASTENER TO OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO PLANTING.

NOTE: THIS IS AN ORIGINAL UNREPRODUCED WORK AND MAY NOT BE REPRODUCED, COPIED, OR USED WITHOUT THE WRITTEN CONSENT OF BK&A. COMPANY © BORRECCO/KILIAN & ASSOCIATES, INC.

**BORRECCO/KILIAN & ASSOCIATES, INC.**  
**LANDSCAPE ARCHITECTS**  
 1241 Pine Street  
 Martinez, California 94553  
 Phone: 925/372-5306  
 FAX: 925/372-5308



REV	DESCRIPTION	DATE

FILE OF PROJECT: **OVERLOOK TERRACE**  
 HAYWARD, CA

DATE: 7/21/15  
 DRAWN BY: KDF  
 THIS PLAN IS:

SHEET NUMBER: **L-2**  
 TITLE OF DRAWING: **CONCEPT**

DISCLAIMER: ALL YELLOW, BOND, TRACE, BLUEPRINT, ETC. DRAWINGS PROVIDED WITH BORRECCO/KILIAN & ASSOCIATES, INC. (BK&A) LANDSCAPE ARCHITECTS, TITLE BLOCK AND/OR SIGNATURE STAMP, IS CONSIDERED TO BE A COPY OF THE ORIGINAL DESIGN RETAINED BY BK&A IN ELECTRONIC FORMAT. BK&A WILL ONLY ACKNOWLEDGE SIGNED AND STAMPED PLANS AND DRAWINGS AFTER COMPARISON AND WRITTEN VERIFICATION WITH THE ORIGINAL ELECTRONIC FILES RETAINED BY BK&A. NO RESPONSIBILITY OR LIABILITY IS EXPRESSED OR IMPLIED FOR ELECTRONIC DATA AND/OR REPRODUCED PLANS AND DRAWINGS USED WITHOUT BK&A'S SIGNATURE.

M:\Overlook Terrace\Overlook Concept.dwg, Jul. 22, 2015 - 5:08pm, Administrator

LANDSCAPE DETAILS