



28000 MISSION BOULEVARD HAYWARD, CA

APN 0780-0626-007 Parcel A, B, C & D Parcel Map No. 648 Bk. 64 Pg. 81

HAYWARD PLANNING DATA SUMMARY

Zoning: CG - Commercial General
 Lot Area: 82,584 s.f. or +/- 1.9 acre
 Lot Coverage: 66605 s.f. or 81 %
 Proposed Use: Mixed-Use Residential
 Type of Construction/ Type V-1hr / R-1 over Type I / S3
 Occupancy Use:
 Gross Floor Area: 248,318 s.f.

Dwelling Density: 22-75 units/acre allowed
 Units allowed: 1.9 x 22 unit = 42 units -
 1.9 x 75 unit = 143 units
 Units proposed: 92 units or 48 units/acre

Retail Area proposed: 21,017 s.f.

Residential Parking:

Parking required: 2.0 stalls max. per dwelling unit (Sec. 10-2.310)
 Stalls required: 92 x 2.0 = 184 stalls max.
 H.C. stalls required: (1 per 25 stalls = 8 stalls) or 2 % (CBC Sec. 1118.1)
 H.C. van stall: (1 per 8 H.C. stalls = 1 stall) (CBC 1118A.4.2)
 Compact allowed: 30% (Sec. 10-2.610)
 Stalls provided: (1 H.C. van stall, 6 H.C. stall, 97 full size and 45 compact) = 149 (CBC 1118A.4.2)
 H.C. stall = 9'x 18.5' with 8' wide aisle & 8'-2" vertical clearance (CBC 1118A.2)
 Standard stall = 9' x 19'
 Compact stall = 8' x 15'

Retail Parking:

Parking required: 1 stall per 315 s.f. (Sec. 10-2.340)
 Stalls required: 21,017 s.f. / 315 s.f. per stall = 67 stalls
 H.C. stalls required: (1 per 25 stalls = 3 stalls) or 2 % (CBC Sec. 1118.1)
 H.C. van stall: (1 per 8 H.C. stalls = 1 stall) (CBC 1118A.4.2)
 Compact allowed: 30% (Sec. 10-2.610)
 Stalls provided: (1 H.C. van stall, 3 H.C. stall, 45 full size and 22 compact) = 70 (CBC 1118A.4.2)
 H.C. van stall = 9' x 18.5' with 8' wide aisle & 8'-2" vertical clearance (CBC 1118A.2)
 H.C. stall = 9' x 18.5' with 5' wide aisle & 8'-2" vertical clearance

Height & Bulk: 4-6 Stories
 Height proposed: 5-6 Stories 60' max. from grade (Sec. 10-1.935a.)

Set backs required: 10' at front and side streets
 Rear yard proposed: 20' at rear

Open space required: 150 s.f./ dwelling unit = 150 x 92 = 13,800 s.f.
 (Sec. 10-1.500-(1)(a) Private open space = 10' x 10' min. above ground
 Private open space = 10' x 10' min. on ground
 Private open space: 24 units on ground of 100s.f. ea. min. = 2,400 s.f. min.
 68 units above ground of 100 s.f. = 6,800 s.f. min.

Proposed Private open space on ground = 3,910 s.f.
 Proposed Private open space above ground = 8,620 s.f.

Proposed Common open space: 20,455 s.f. Provided

Allowable Floor Area per Construction Type

Occupancy: Type R-1 (Sec. 310)
 Construction Type: Type II - 1 hr (sprinklered) (Sec. 606)
 Area / Height allowed: 13,500 s.f. for 1 story / 4 stories (Table 5b)
 Area for multistory: 2 x 13,500 s.f. = 27,000 s.f. allowed (Sec. 504.2)
 Area increase allowed: 2 x 27,000 s.f. = 54,000 s.f. (Sec. 505.3)
 Proposed Construction Type & Floor Area:
 Type II-1hr Bldgs: 4
 Bldg Stories: 4
 Floor Area: Residential Floors 1 - 3 = 8,520 s.f.
 Residential Floor 4 = 7,275 s.f.
 Floor Area per Bldg: 32,835 s.f.

Floor Area Totals

Retail
 Interior = 5,255 + 4,790 + 5,162 + 5,810 = 21,017 s.f.
 Parking = 28,532 s.f.

Residential Parking = 58,630 s.f.

Units:

Unit Type A: (32) LR/2BR/2bath Units
 Each Unit = 1,150 s.f. (interior) + 96 s.f. (exterior) = 1,246 s.f.

Unit Type B: (32) LR/2BR/2bath Units
 Each Unit = 1,139 s.f. (interior) + 161 s.f. (exterior) = 1,300 s.f.

Unit Type C: (24) LR/3BR/2bath Units
 Each Unit = 1,549 s.f. (interior) + 165 s.f. (exterior) = 1,714 s.f.

Unit Type D: (4) LR/DIN/3BR/2bath Unit
 Each Unit = 1,783 s.f. (interior) + 400 s.f. (exterior) = 2,183 s.f.

Residential Floors 1 - 3 = 8,520 s.f.
 Residential Floor 4 = 7,275 s.f.
 Total s.f. per building = (8,520*3) + 7,275 s.f. = 32,835 s.f.
 Total Residential s.f. of (4) buildings = 131,340 s.f.

58,348 (Retail + Retail Parking)
 + 58,630 (Residential Parking)
 + 131,340 (Residential Floors)
 Total Gross s.f. = 248,318 s.f.

Inclusionary Ordinance Requirements

Below Market Rate (BMR) Units required: 15% of 92 = 13.8 units
 Below Market Rate (BMR) Units provided: 14 units



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RENDERINGS & CODE INFORMATION

REVISED PLANNING SUBMITTAL REVIEW SET

Date: 04 APR 07	Job #: 2506
Scale: NOT APPLICABLE	
Drawn: KT	Check: AB
Drawing:	A0.2