South Hayward Mixed Use

Planned Development Resubmittal

January 26, 2009

PROJECT DATA

Total No. of Dwelling Units:	788					
Total Gross Lot area (Acres)	12.07		Gross Density:		65	per Acre
Total Net Lot area (Acres)	9.43		Net Density:		84	per Acre
Note: Density calculations include BART station and BART parking						

	West of Dixon					East of Dixon
Residential Density Calculation	**Parcel 1**	**Parcel 2**	**Parcel 3N**	**Parcel 3S**	**Parcel 4**	**Perry/Key**
No. of Dwelling Units	125	81	138	103	0	341
Gross Lot Area (Acres)*	2.61	1.25	2.34	1.52	1.57	4.35
Density per Gross Lot Area	**48**	**65**	**59**	**68**	**0**	**78**
Net Lot Area (Acres)**	1.98	0.98	1.46	1.07	1.10	3.93
Density per Net Lot Area	63	83	94	96	0	**87**
Gross Lot Area, excluding BART station & Parcel 4 BART parking (Acres)				7.72		4.35
No. of Dwelling Units				447		341
Total Density per Gross Lot Area, at either side of Dixon				**58**		**78**
Net Lot Area, excluding BART station, R.O.W.s & Parcel 4 BART parking (Acres)				5.49		3.93
No. of Dwelling Units				447		341
Total Density per Net Lot Area, at either side of Dixon				**81**		**87**

* Gross Lot Area = The total horizontal area within the lot lines of a lot, with the exception of flag-shaped lots where the lot area shall be calculated excluding the stem of the lot. Internal parcels: "Across Dix." Area is taken to the center line of the road, and 10' towards BART station.

** Net Lot Area = The net area is the gross acreage less areas for private or public roadways. Internal parcels: Net Lot Area is taken to back of right of way and 10' towards BART station.

Retail Calculation	**Parcel 1**	**Parcel 2**	**Parcel 3N**	**Parcel 3S**	**Parcel 4**	**Perry/Key**
Retail Area (Sq Ft)	58,500	1,920	0	0	1,260	3,000

Parking Calculation	**Parcel 1**	**Parcel 2**	**Parcel 3N**	**Parcel 3S**	**Parcel 4**	**Perry/Key**
Retail Requirement*	186	6	0	0	6	3
Retail Provided	190	0	0	0	0	3
Residential Requirement**	163	41	159	118	0	404
Residential Provided	0***	204	159	118	0	417
BART Parking					910	

* Zoning Ordinance 10-1.695 (E.1) per 315 SF

** Zoning Ordinance 10-1.595 (G) 1.0 per each studio/1 bedroom unit, 1.5 per each 2+ bedroom unit

*** Parking provided in Parcel 2

Open Space Calculation	**Parcel 1**	**Parcel 2**	**Parcel 3N**	**Parcel 3S**	**Parcel 4**	**Perry/Key**
Units with 100sf Private Open Space Required *	50	32	55	41	0	136
Units with 100sf Private Open Space Provided	52	32	55	41	0	137
Public Open Space Required (Sq Ft)**	24,539	13,445	21,056	15,517	0	54,667
Public Open Space Provided (Sq. Ft)***	18,000	11,200	17,400	9,600	0	42,500

* Zoning Ordinance 10-1.2535 requires 40% of units to have 100 sf of private open space

** Zoning Ordinance 10-1.2535 requires 20% of total site, plus 100sf per unit for each unit without 100sf private open space

*** The area includes interior space open space, such as Community and Neighborhood Rooms, as allowed under Zoning Ordinance 10-1.2535

PROJECT DIRECTORY

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SHEET INDEX

	PROJECT INFORMATION
A1	CONCEPTUAL SITE PLAN
A2a	CONCEPTUAL CIRCULATION PLAN
A2b	CONCEPTUAL PEDESTRIAN AND BICYCLE CIRCULATION PLAN
A3	CONCEPTUAL BASEMENT GARAGE PLAN
A4	CONCEPTUAL PODIUM LEVEL PLAN
A5	CONCEPTUAL SITE SECTIONS
A6	PERRY SITE CONCEPTUAL SITE SECTIONS
A7	PERRY SITE CONCEPTUAL SITE PLAN
A8	PERRY SITE UPPER FLOOR PLAN
A9	PARCEL 1 - CONCEPTUAL ELEVATIONS
A10	PARCELS 2 & 4 - CONCEPTUAL ELEVATIONS
A11	PERRY SITE - CONCEPTUAL ELEVATIONS
A12	PERRY SITE - CONCEPTUAL ELEVATIONS
A13	PHOTO SIMULATIONS
A14	PERRY SITE PERSPECTIVE - DIXON STREET VIEW
A15	PERRY SITE PERSPECTIVE - MISSION STREET VIEW
C1.0	PRELIMINARY SITE LAYOUT PLAN
C1.1	PRELIMINARY SITE LAYOUT PLAN
C2.0	PRELIMINARY GRADING AND UTILITY PLAN
C2.1	PRELIMINARY GRADING AND UTILITY PLAN
L1	CONCEPTUAL SITE LANDSCAPE PLAN
L2	PARCEL ONE COURTYARD CONCEPTUAL LANDSCAPE PLAN
L3	PERRY SITE CONCEPTUAL LANDSCAPE PLAN

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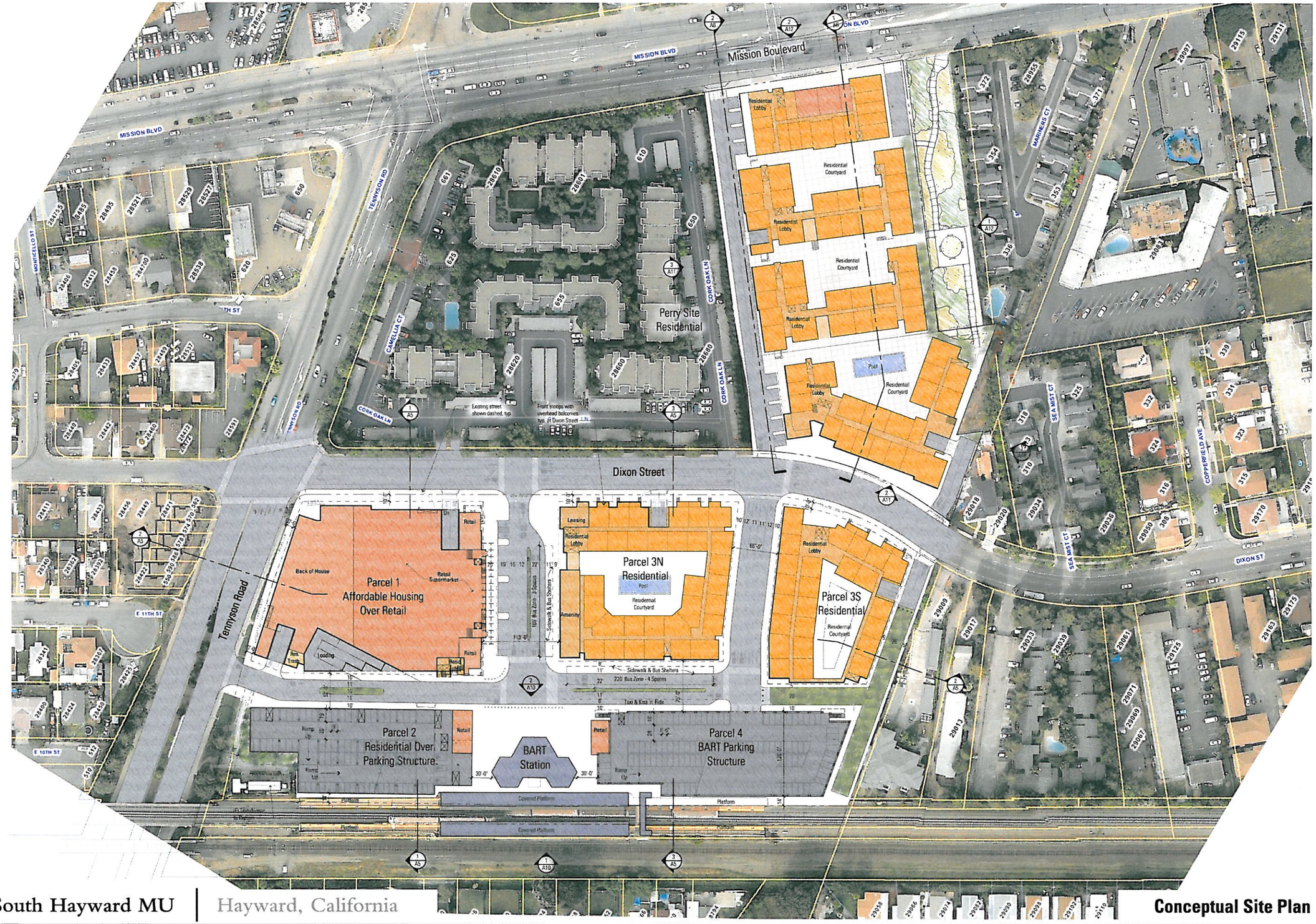
FEB 11 2009
PLANNING DIVISION

PROJECT #
PL-2008-0547 PD



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Conceptual Site Plan

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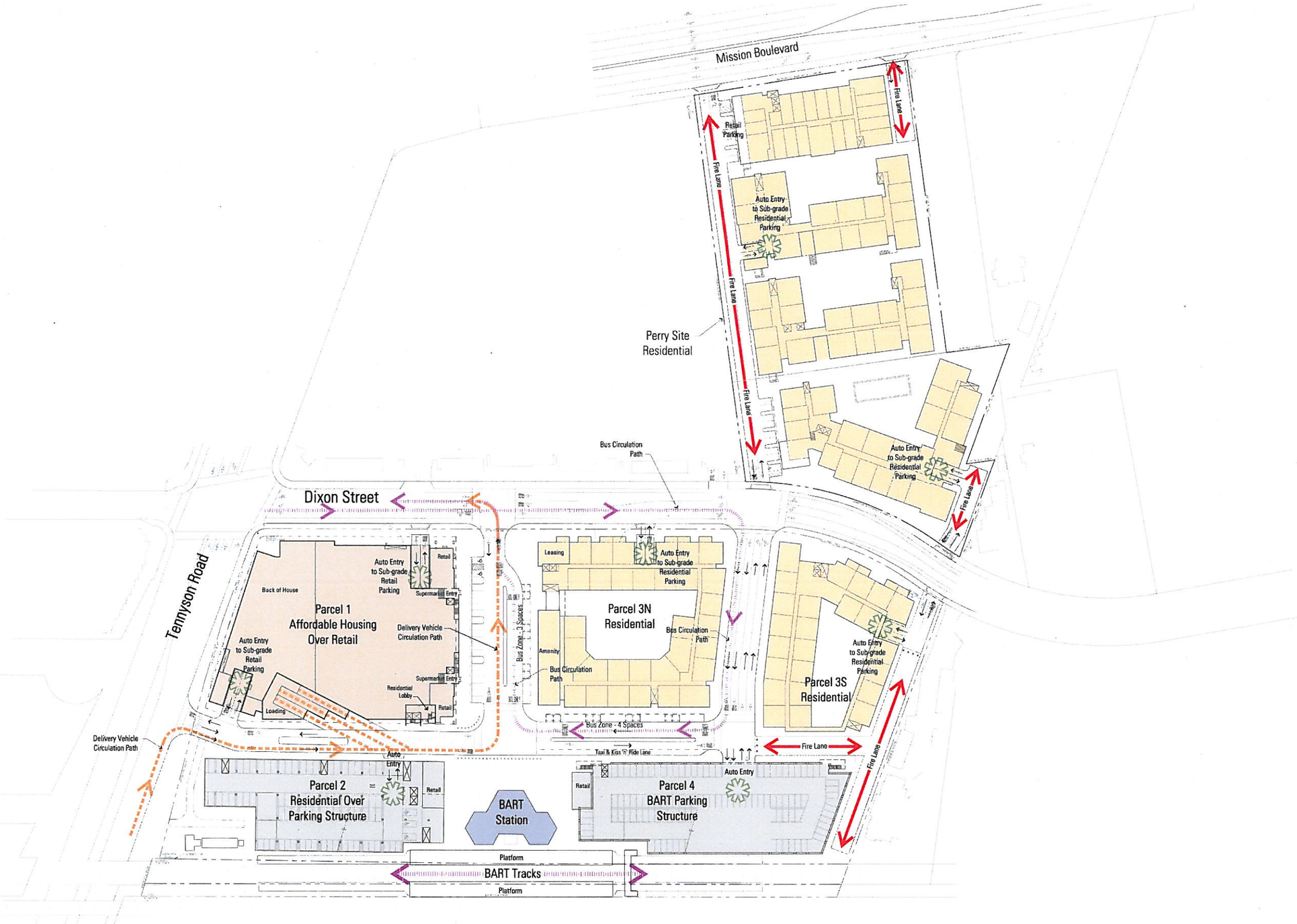
A1



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Conceptual Circulation Plan

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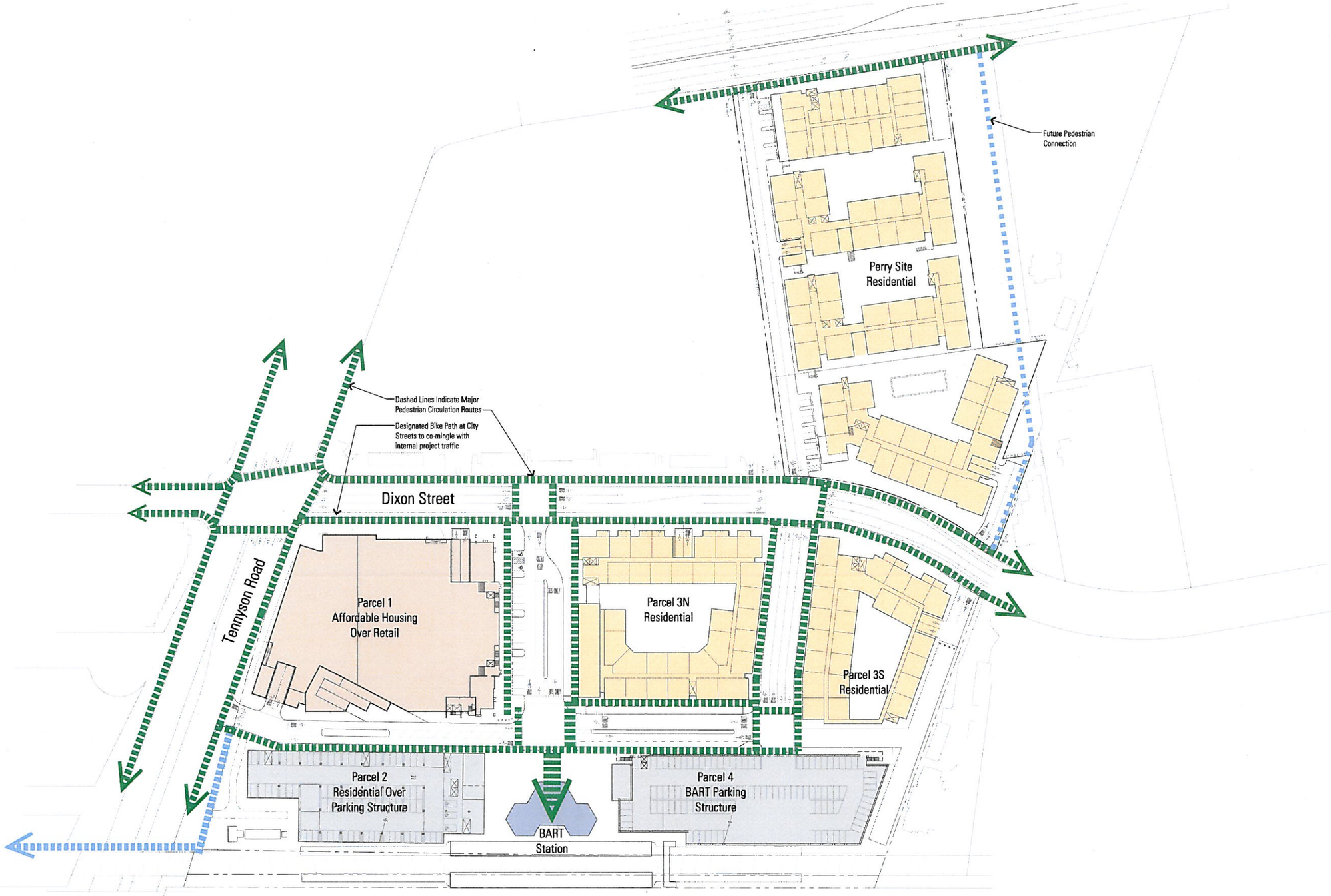
A2.a



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Conceptual Pedestrian and Bicycle Circulation Plan

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A2.b

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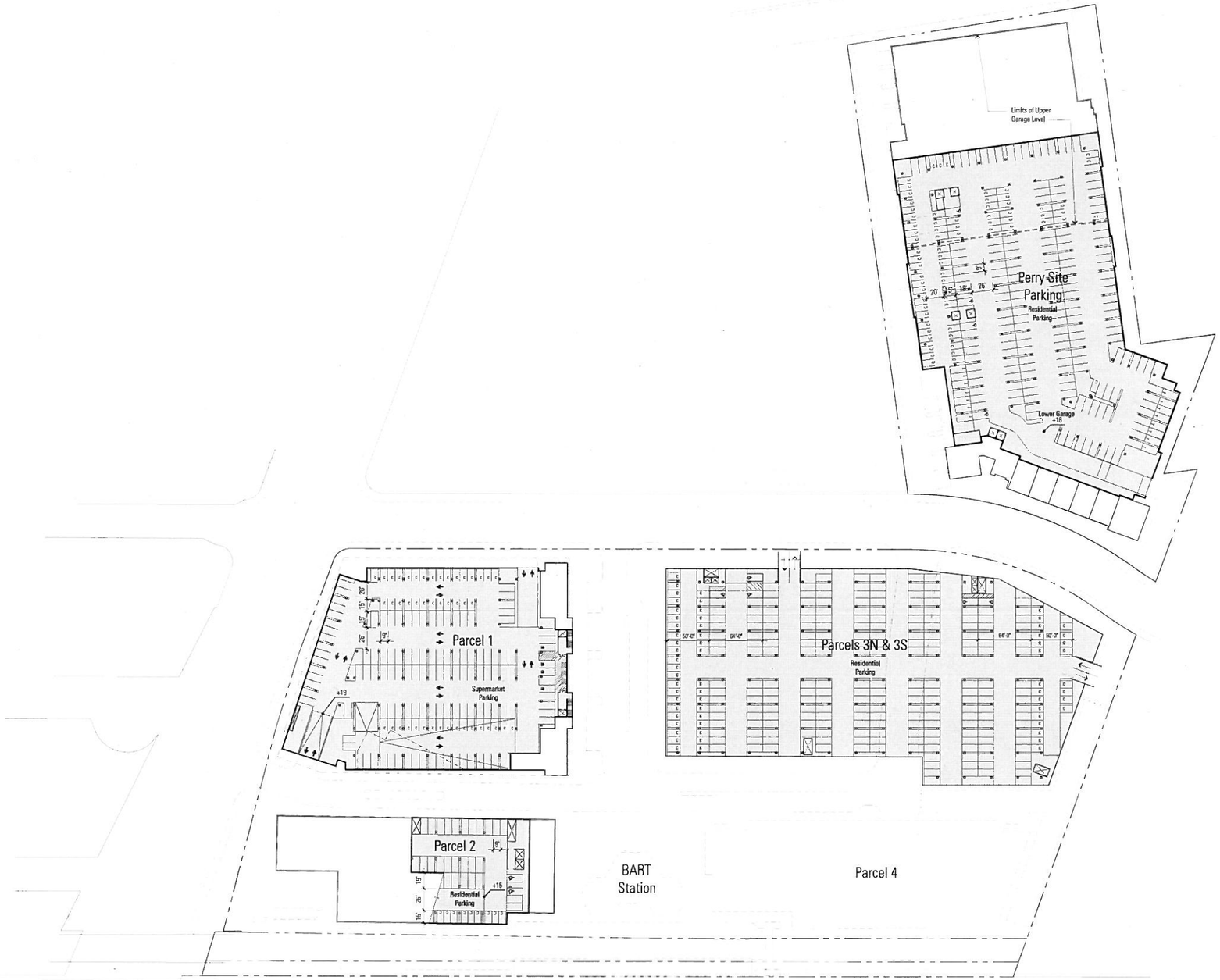

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Conceptual Basement Garage Plan

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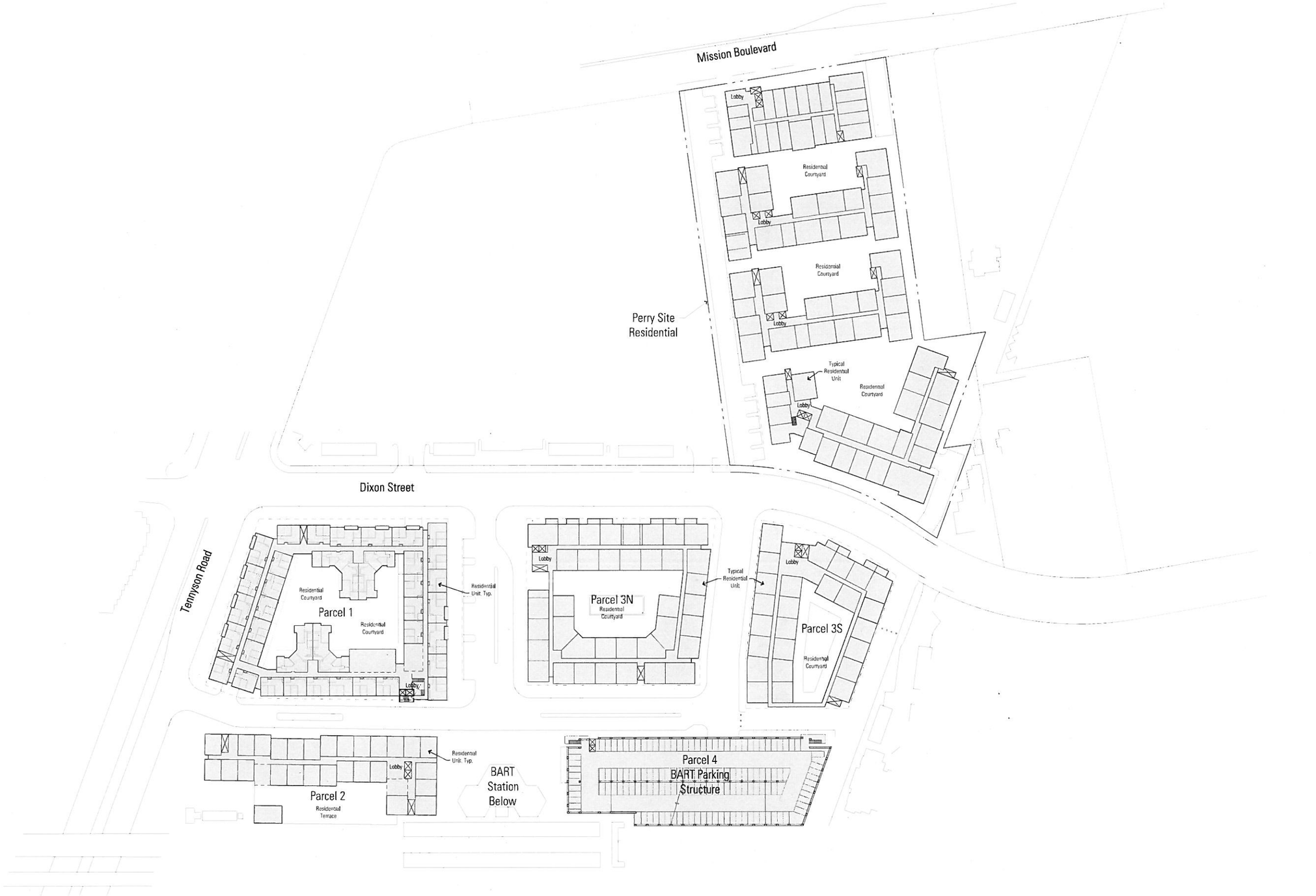
A3



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Conceptual Upper Floor Plan

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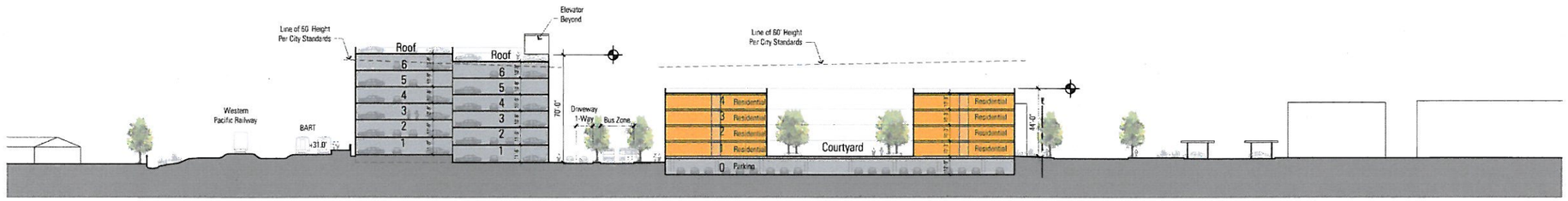
A4



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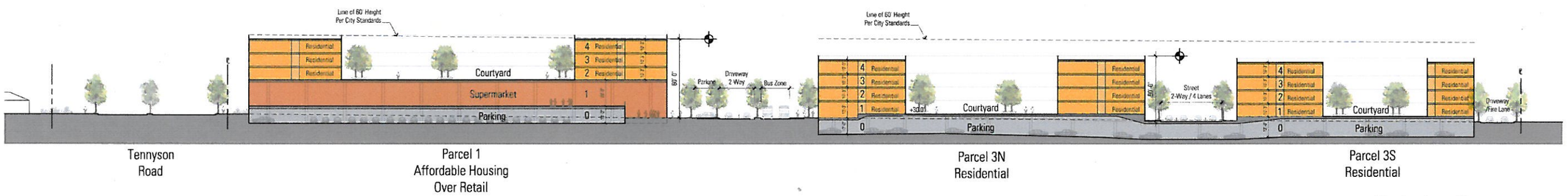

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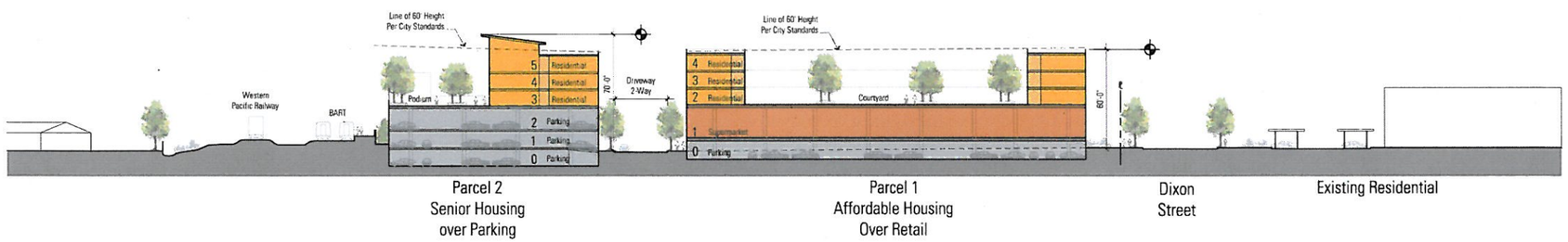

Site Section 1/A5

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Conceptual Site Sections

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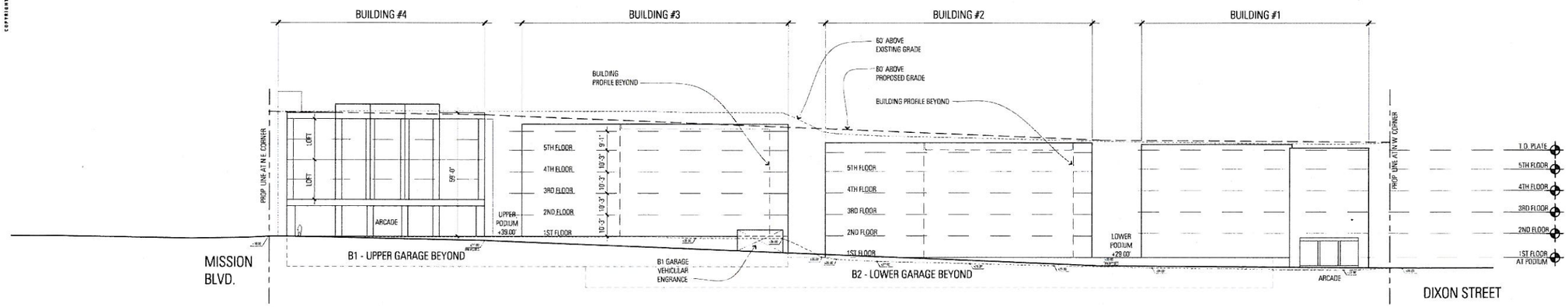
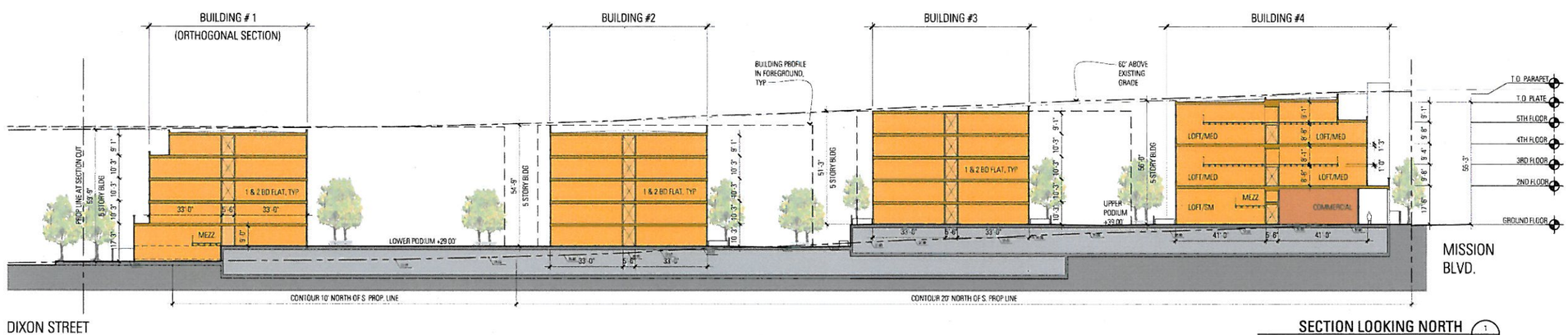
A5



SECTION AT FIRE LANE, FACING SOUTH (2 / A6)
SH-BS-02 1" = 20'



SECTION LOOKING NORTH (1 / A6)
SH-BS-01 1" = 20'

NOTE: PERRY SITE SECTIONS ARE SCALED TO MATCH PERRY SITE PLANS.
THESE DRAWINGS ARE AT A LARGER SCALE THAN PARCELS 1-4 SECTIONS.

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Perry Site Conceptual Site Sections

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A6

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Perry Enlarged Site Plan 1" = 20'

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Perry Site Conceptual Site Plan

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A7

Perry Third and Fourth Floor Plans 1" = 20'

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Perry Site Upper Floor Plan

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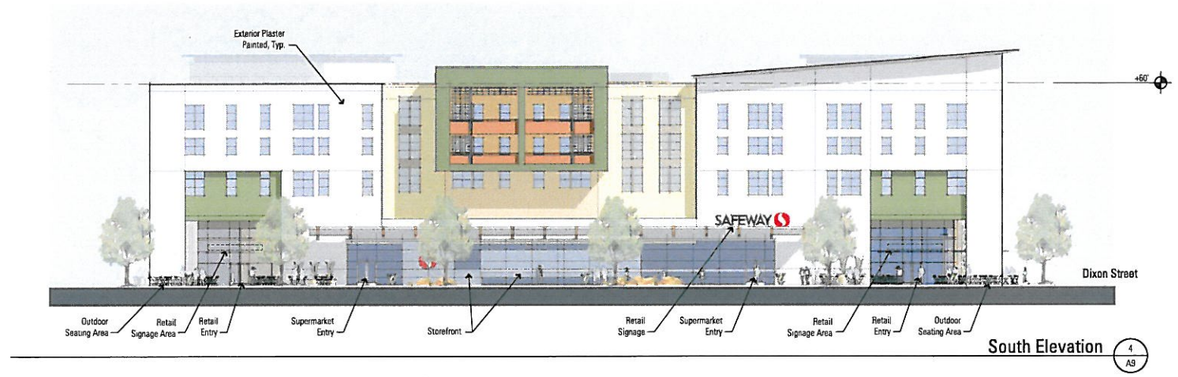
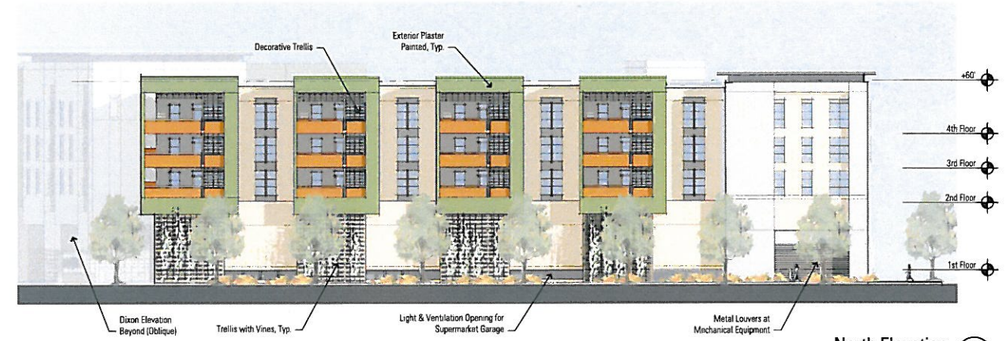
A8

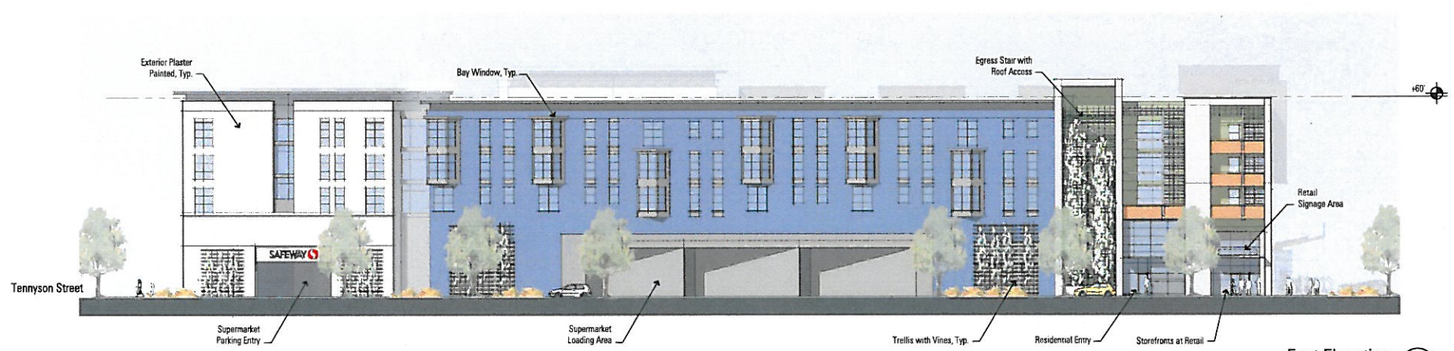


South Elevation 4 A9

West Elevation 3 A9



North Elevation 2 A9



East Elevation 1 A9

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Parcel 1 - Conceptual Elevations

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A9

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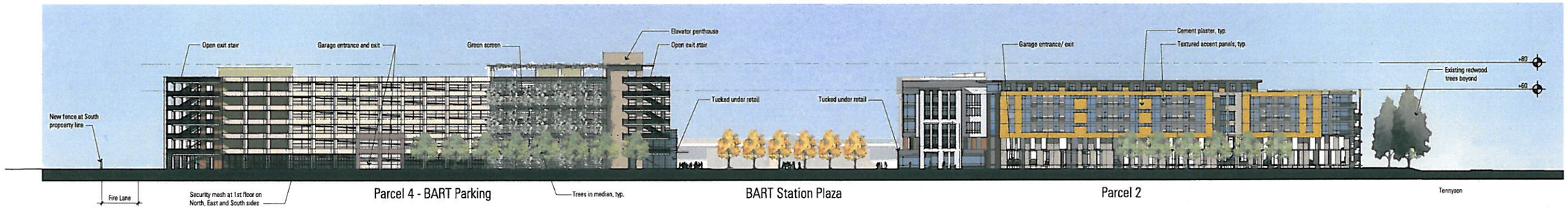
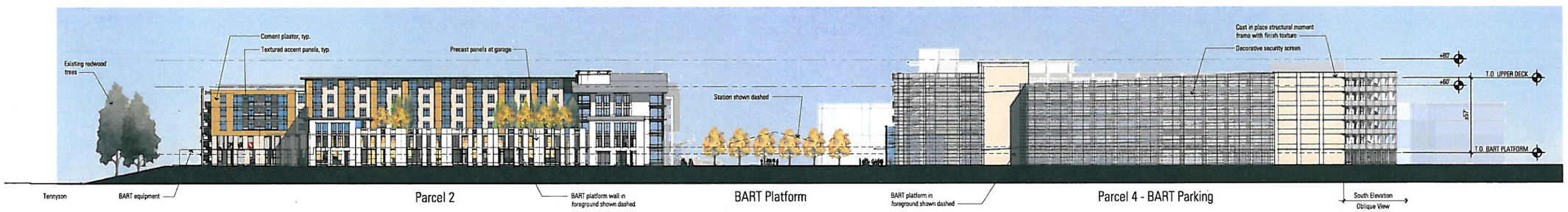


East Elevation 2 A10



West Elevation 1 A10

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Parcels 2 & 4 - Conceptual Elevations

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A10

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MISSION ST. BUILDING 4 BUILDING 3 BUILDING 2 BUILDING 1 DIXON ST.

North Elevation (View from Fire Lane) 3 / A11

BUILDING 1

West Elevation (Dixon Street) 2 / A11

BUILDING 1

South Elevation 1 / A11

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Perry Site - Conceptual Elevations

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A11

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BUILDING 4

East Elevation 2 A12

BUILDING 1 BEYOND | BUILDING 2 | BUILDING 3 | BUILDING 4 | MISSION BLVD.

South Elevation (From CalTrans Property) 1 A12

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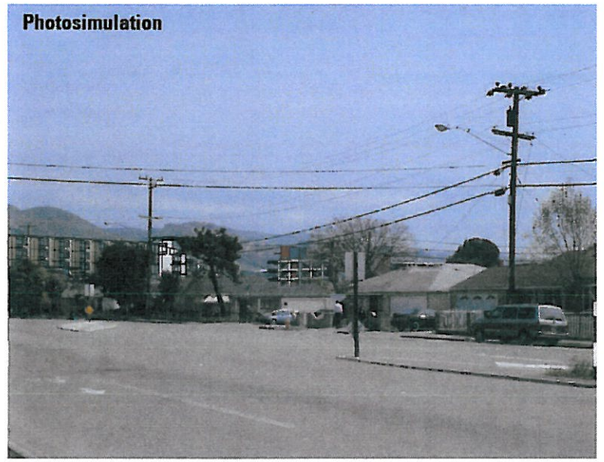
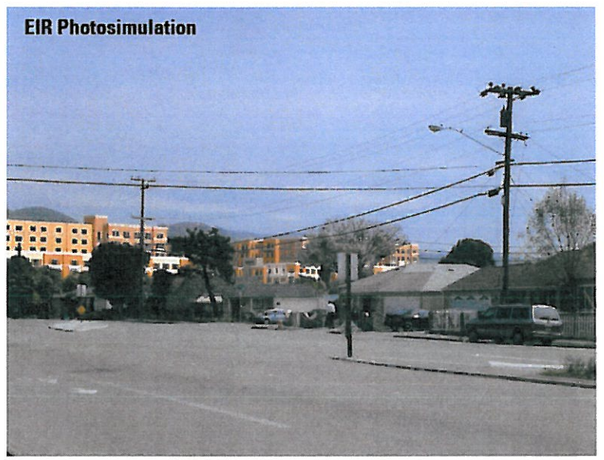
A12





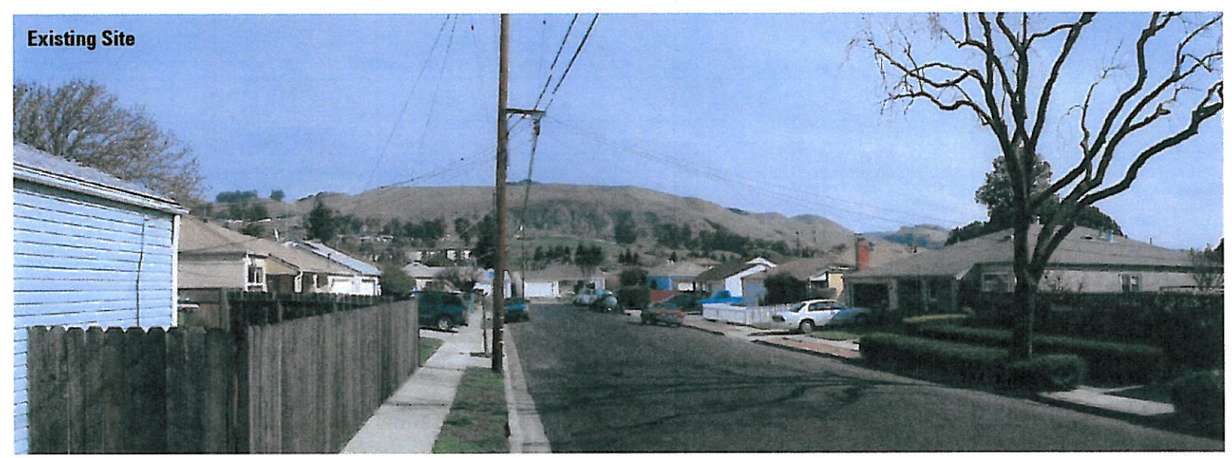


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Photo Simulations

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Perry Site Perspective - Dixon Street View

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Perry Site Perspective - Mission Street View

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APARTMENTS
TRACT 5493
162M 13-14

SEE SHEET C1.1 FOR CONTINUATION

DIXON STREET

TENNYSON ROAD

SERVICE ACCESS ONLY

FIRE LANE

RESIDENTIAL OVER COMMERCIAL
(BELOW GRADE PARKING)
BUILDING 1

RESIDENTIAL BUILDING 3N
(BELOW GRADE PARKING)

RESIDENTIAL BUILDING 3S
(BELOW GRADE PARKING)

RESIDENTIAL OVER
PARKING STRUCTURE
BUILDING 2

EX BART STATION

BART PARKING
STRUCTURE
BUILDING 4

LEGEND

= PROPERTY LINE
= PROPOSED BUILDING OUTLINE
= BELOW GRADE GARAGE
= EASEMENT
= IEE
= EVAE/IEE
= EVAE/PUE/IEE
= EVAE/PUE
= PAE
= EVAE
= VALLEY GUTTER
= VERTICAL CURB & GUTTER
= ADA RAMP
= PROPOSED BUILDING
= BOLLARDS
= CROSSWALK/LANE STRIPING/ LOADING ZONE

GRAPHIC SCALE
(IN FEET)
1 inch = 30 ft.

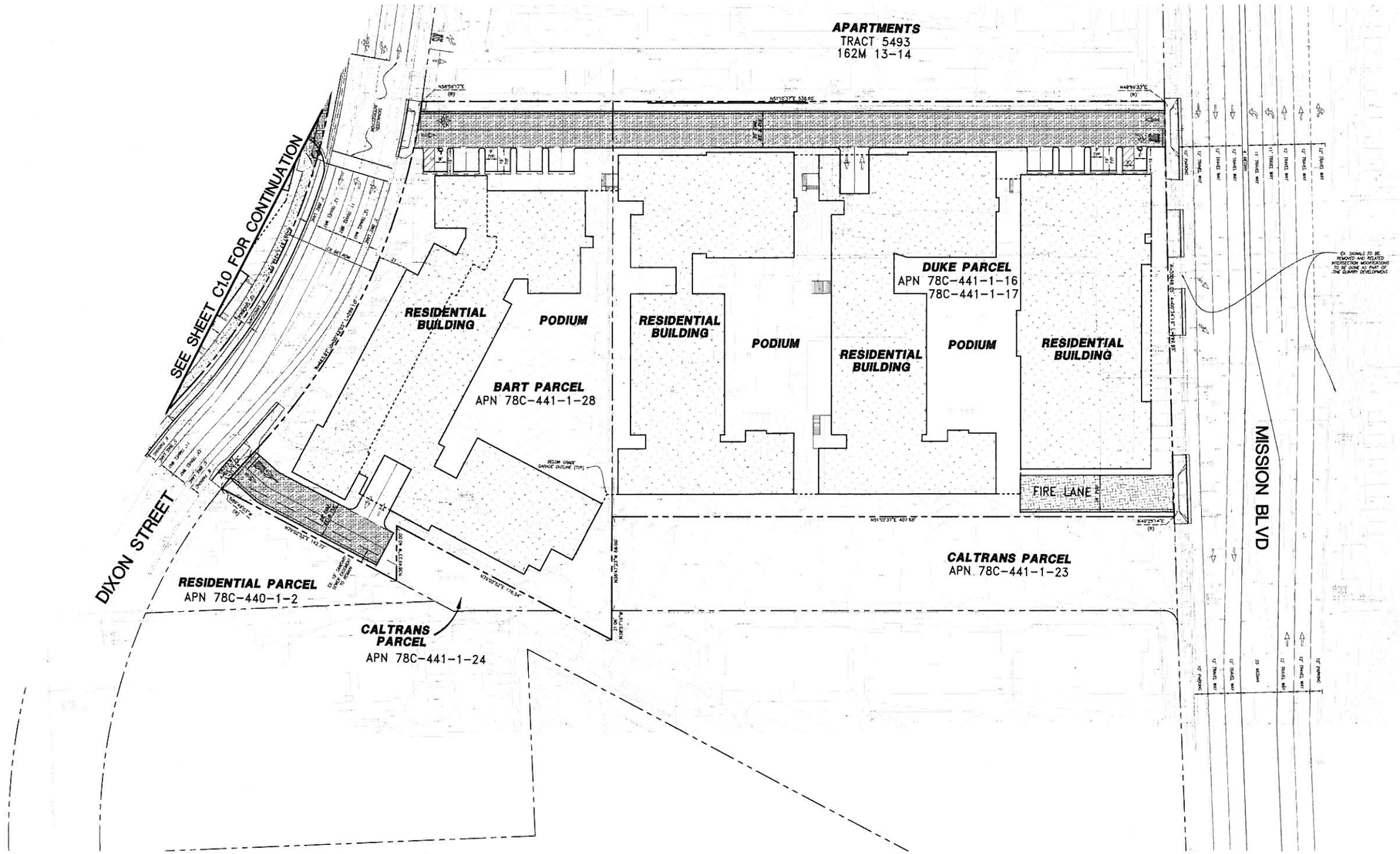
South Hayward MU | Hayward, California

PRELIMINARY SITE LAYOUT PLAN

BKF ENGINEERS
1650 TECHNOLOGY DRIVE, SUITE 650 SAN JOSE CA 95110 T:408.467.9100

20076125 | 1/26/09

C1.0



LEGEND

- = PROPERTY LINE
- = PROPOSED BUILDING OUTLINE
- = BELOW GRADE GARAGE
- = EASEMENT
- = IEE
- = EVAE/IEE
- = EVAE/PUE/IEE
- = EVAE/PUE
- = EVAE
- = VALLEY GUTTER
- = VERTICAL CURB & GUTTER
- = ADA RAMP
- = PROPOSED BUILDING
- = BOLLARDS
- = CROSSWALK/LANE STRIPING/ LOADING ZONE

1"=30'

GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft.

South Hayward MU | Hayward, California

PRELIMINARY SITE LAYOUT PLAN

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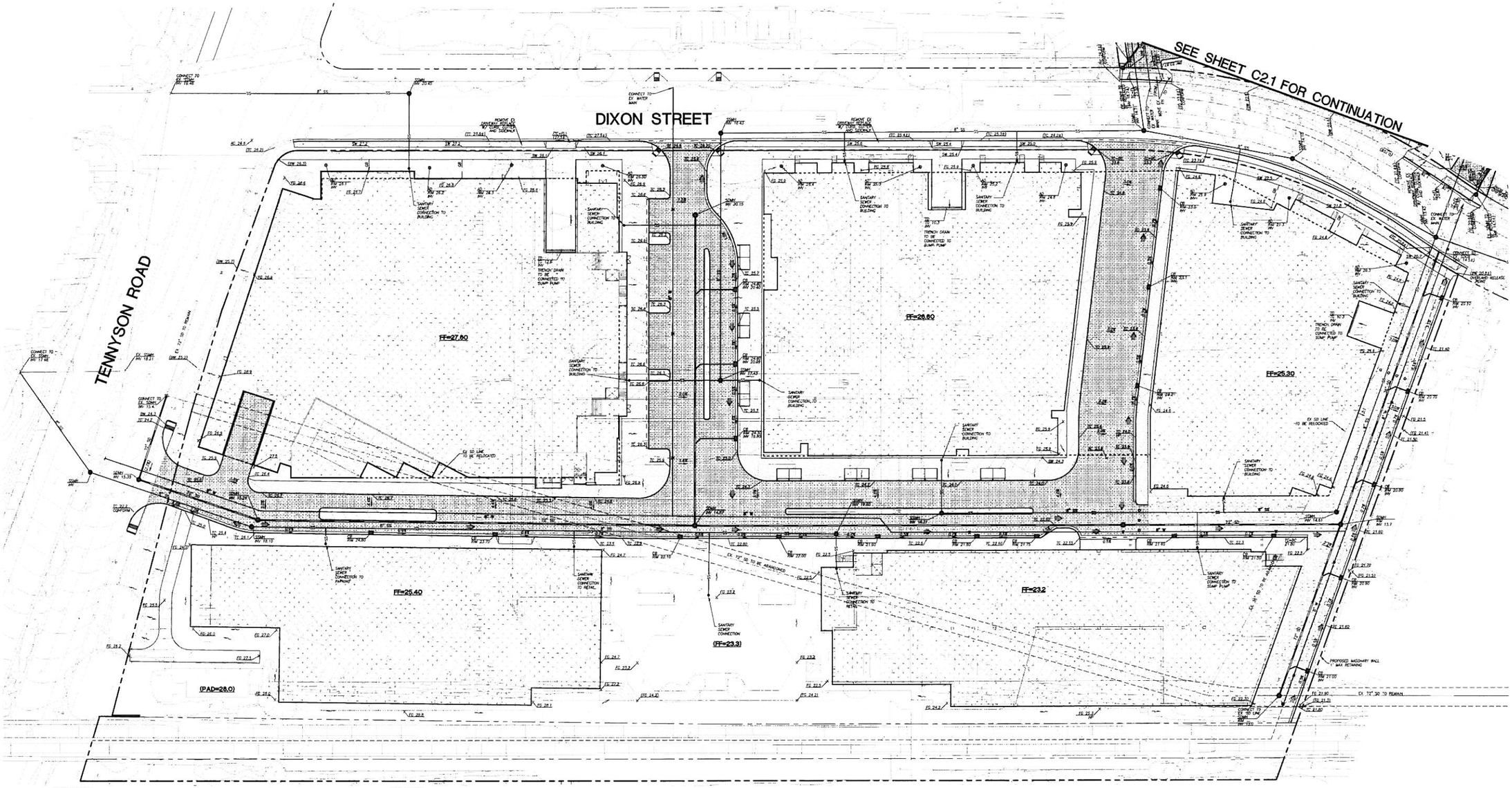
20076125 | 1/26/09

C1.1



LEGEND

- = CATCH BASIN
- = AREA DRAIN
- = STORM DRAIN LINE
- = STORM DRAIN MANHOLE
- = SANITARY SEWER LINE
- = SANITARY SEWER MANHOLE
- = SANITARY SEWER CLEANOUT
- = WATER LINE
- = SPOT ELEVATION
- = PROPOSED BUILDING OUTLINE
- = BELOW GRADE GARAGE
- = GRADE BREAK
- = VALLEY GUTTER
- = VERTICAL CURB & GUTTER
- = CURB
- = ASPHALT CONCRETE
- = PAVED WALKWAY
- = PROPOSED BUILDING
- = TURF BLOCK
- = PROPERTY LINE
- = SLOPE ARROW
- = OVERLAND RELEASE ARROW

NOTES:

1. THE PW ENGINEERING COMMENTS RELATED TO C.3 STORM WATER TREATMENT AND RELATED CALCULATIONS SHOULD ALSO BE STANDARD COA ITEMS. ALTHOUGH WE UNDERSTAND THE WOULD BE NEEDED AS PART OF A NORMAL SITE PLAN REVIEW, PER THE MODIFIED LIST OF REQUIRED ITEMS, STORM WATER TREATMENT AND RELATED CALCS WERE NOT INCLUDED. WE WILL SHOW ON OUR PLANS A NOTE STATING OUR COMMITMENT TO ADHERE TO ALL C.3 REQUIREMENTS, BUT WILL NOT BE ABLE TO PROVIDE EXHIBITS SHOWING TREATMENT LOCATIONS.
2. NEW FIRE HYDRANTS WILL BE SPACED PER CITY REQUIREMENTS.

GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft.

South Hayward MU | Hayward, California

PRELIMINARY GRADING AND UTILITY PLAN

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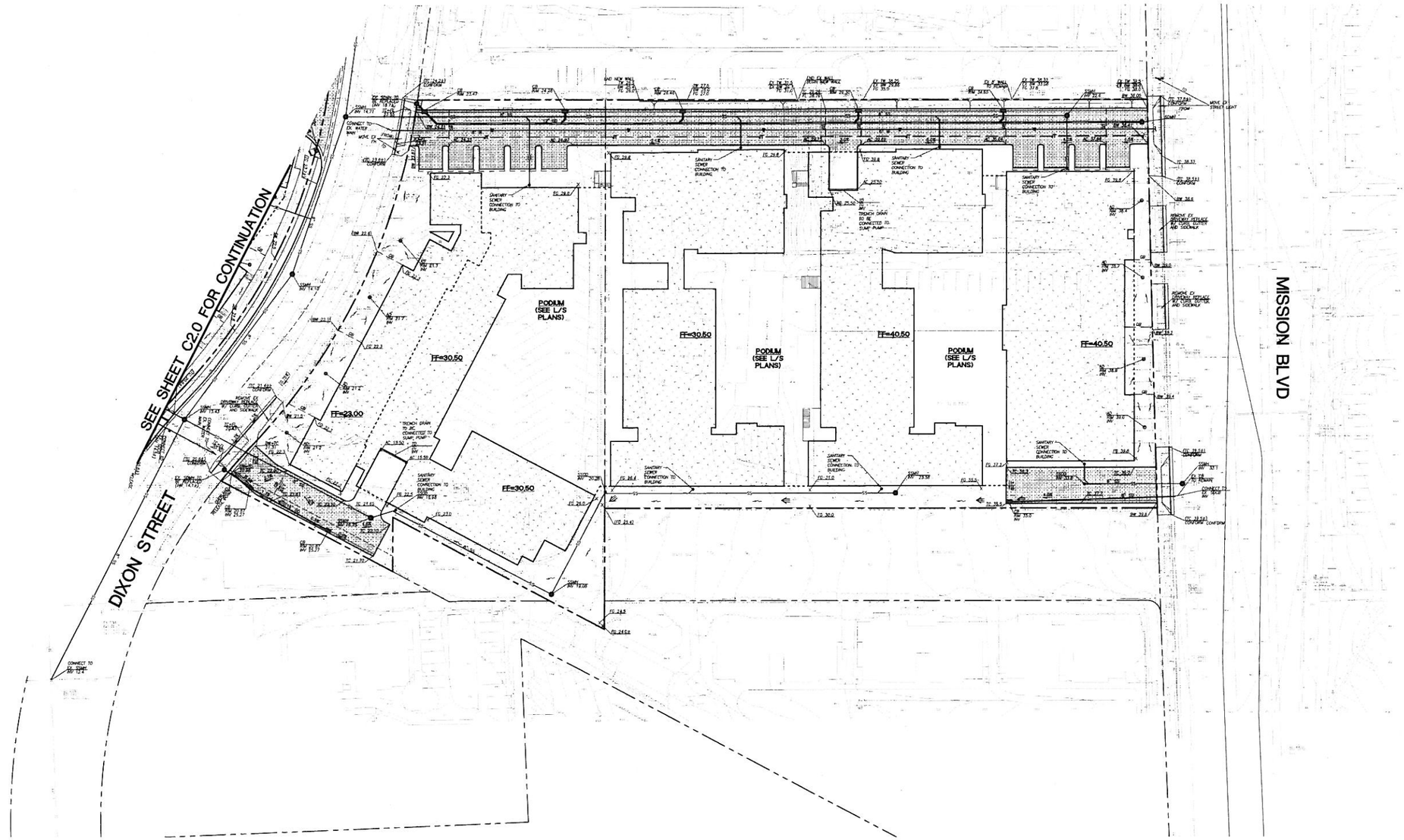
20076125 | 1/26/09

C2.0



LEGEND

- = CATCH BASIN
- = AREA DRAIN
- = STORM DRAIN LINE
- = STORM DRAIN MANHOLE
- = SANITARY SEWER LINE
- = SANITARY SEWER MANHOLE
- = SANITARY SEWER CLEANOUT
- = WATER LINE
- = SPOT ELEVATION
- = PROPOSED BUILDING OUTLINE
- = BELOW GRADE GARAGE
- = GRADE BREAK
- = VALLEY GUTTER
- = VERTICAL CURB & GUTTER
- = CURB
- = ASPHALT CONCRETE
- = PAVED WALKWAY
- = PROPOSED BUILDING
- = TURF BLOCK
- = PROPERTY LINE
- = SLOPE ARROW
- = OVERLAND RELEASE ARROW

NOTES:

1. THE PW ENGINEERING COMMENTS RELATED TO C.3 STORM WATER TREATMENT AND RELATED CALCULATIONS SHOULD ALSO BE STANDARD COA ITEMS, ALTHOUGH WE UNDERSTAND THE WOULD BE NEEDED AS PART OF A NORMAL SITE PLAN REVIEW. PER THE MODIFIED LIST OF REQUIRED ITEMS, STORM WATER TREATMENT AND RELATED CALCS WERE NOT INCLUDED. WE WILL SHOW ON OUR PLANS A NOTE STATING OUR COMMITMENT TO ADHERE TO ALL C.3 REQUIREMENTS, BUT WILL NOT BE ABLE TO PROVIDE EXHIBITS SHOWING TREATMENT LOCATIONS.
2. NEW FIRE HYDRANTS WILL BE SPACED PER CITY REQUIREMENTS.

N 1"=30'

GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft.

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PRELIMINARY GRADING AND UTILITY PLAN

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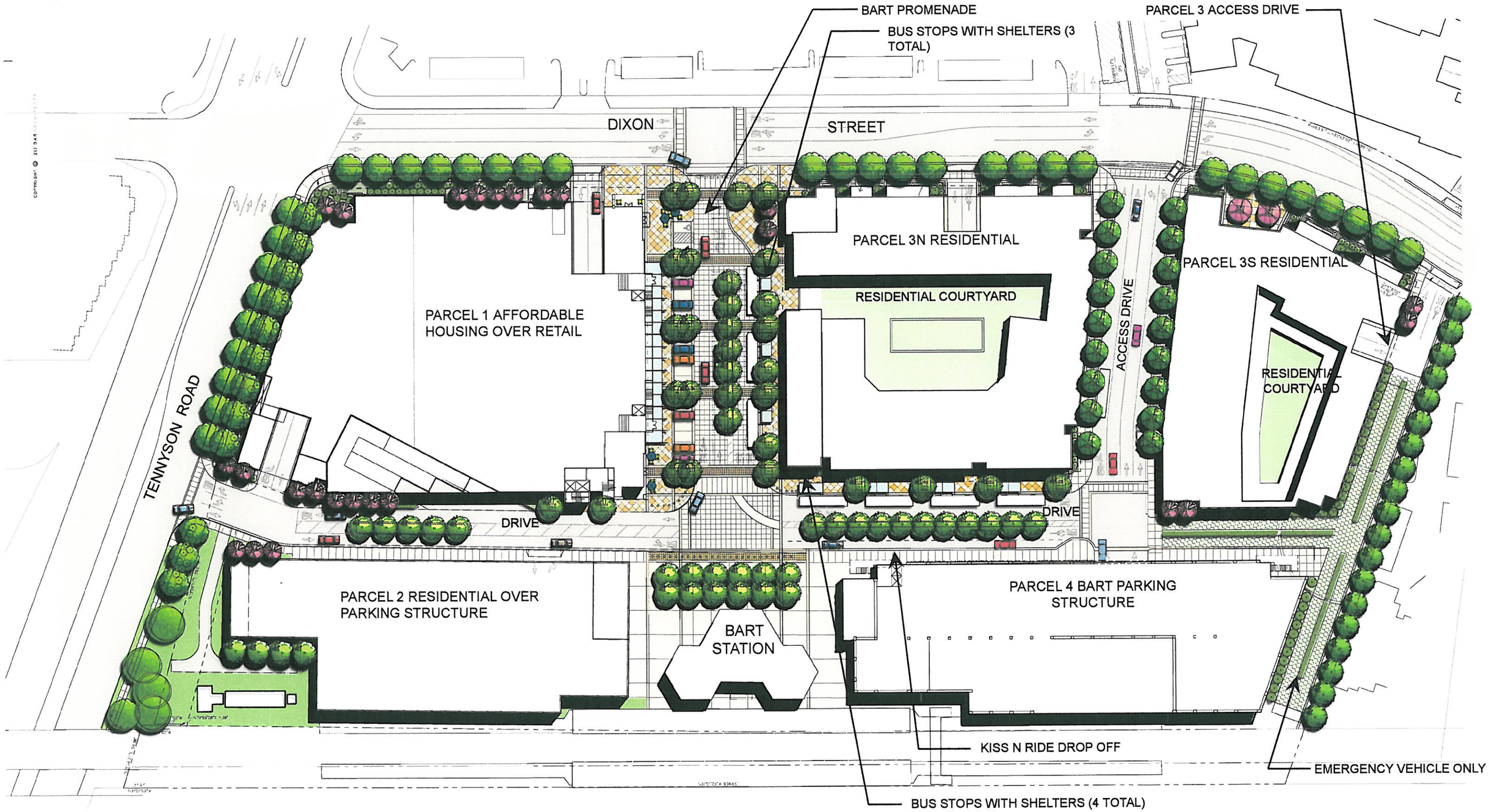
C2.1



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Conceptual Site Landscape Plan

BRUCE JETT ASSOCIATES
155 Filbert Street Suite 208, Oakland, CA 94607. T. 510 628 0998 F. 510 628 0997

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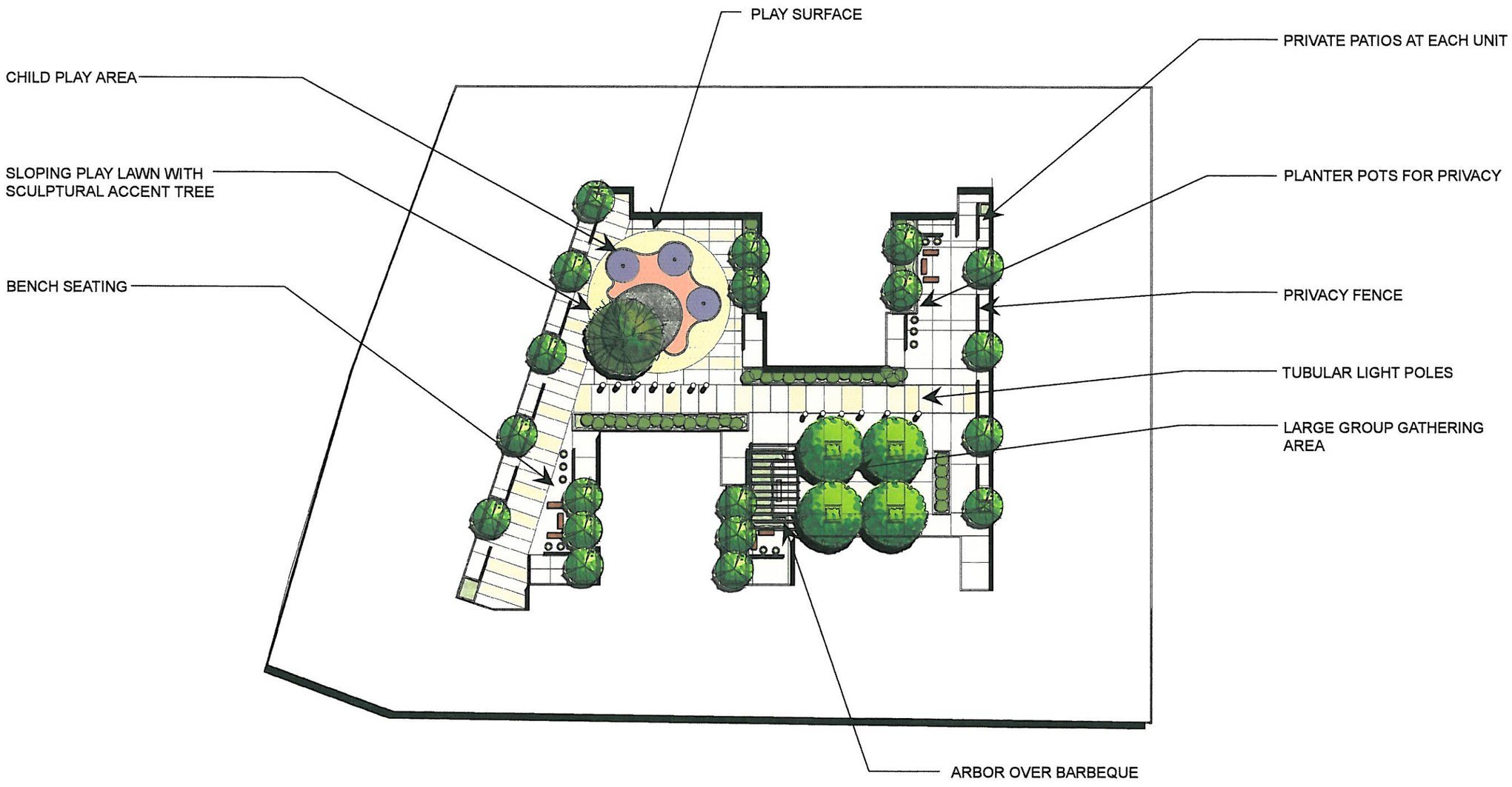
L1



South Hayward MU | Hayward, California

Conceptual Courtyard Plan Landscape Plan

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L2

CONCEPTUAL LANDSCAPE PLAN

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Perry Site Conceptual Landscape Plan

LANDSCAPE OFFICE LTD.
2658 BRIDGEWAY #203, SAUSALITO, CA 94965

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