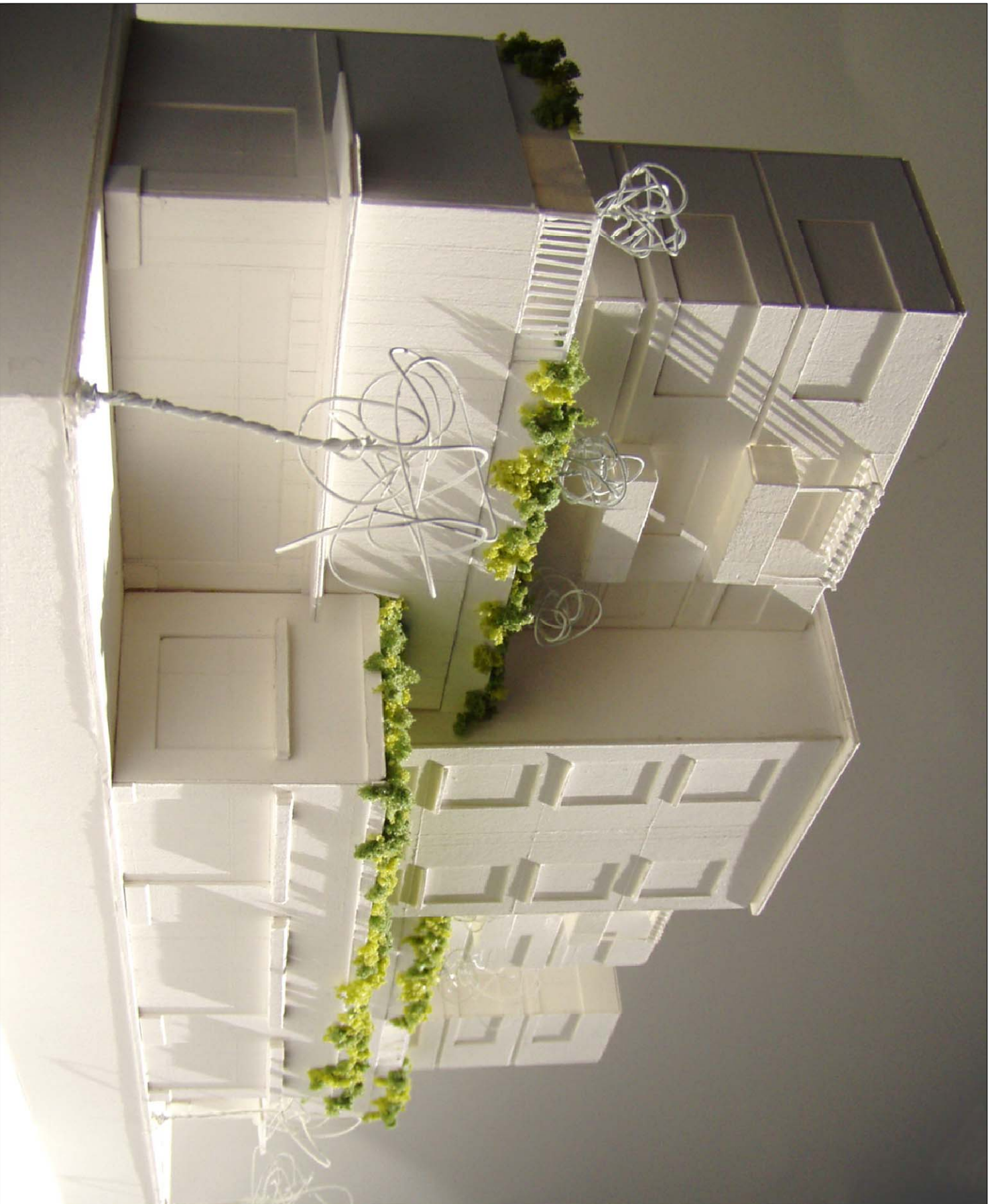




# MISSION PARADISE

## 28000 MISSION BOULEVARD

### HAYWARD, CA



**MISSION PARADISE**  
28000 MISSION BOULEVARD  
HAYWARD, CA

Date: 08/14/06 Job #: 2506

Scale: N.T.S. Sketch #:

Drawn: KT Check: RDH

Drawing:

A0.1

# MISSION PARADISE

## 28000 MISSION BOULEVARD

### HAYWARD, CA

COPYRIGHT © 2006 MICHAEL STANTON ARCHITECTURE - ALL RIGHTS RESERVED



**ZONING:**  
CG - COMMERCIAL GENERAL

**LOT AREA:**  
82,584 SQFT (+1.9 ACRES)

**LOT COVERAGE:**  
66,605 SQFT (81%)

**PROPOSED USE:**  
MIXED USE RESIDENTIAL

**TYPE OF CONSTRUCTION / OCCUPANCY USE:**  
TYPE V-1 HR / R-1 OVER TYPE 1 / S3

**GROSS FLOOR AREA:**  
295,932 SQFT

**DWELLING DENSITY ALLOWED:**  
UNITS ALLOWED:  
22-75 UNITS/ACRE  
1.9 x 22 UNITS = 42 UNITS  
1.9 x 75 UNITS = 143 UNITS

**UNITS PROPOSED:**  
72 UNITS (38 UNITS/ACRE)

**RETAIL AREA PROPOSED:**  
15,385 SQFT

**OPEN SPACE REQUIREMENT:**  
150 SQFT/DWELLING UNIT x 72 UNITS = 10,800 SQFT  
PRIVATE OPEN SPACE (SEC. 10-1.500-L(1)(c))  
6' x 10' MIN ABOVE GROUND  
10' x 10' MIN ON GROUND

**PROPOSED OPEN SPACE:**  
PRIVATE OPEN SPACE:  
COMMON OPEN SPACE:  
COMBINATION OF PRIVATE AND COMMON ACCESS:  
14 UNITS ON GROUND AT 100 SQFT = 1400 SQFT  
48 UNITS ABOVE GROUND AT 60 SQFT = 2880 SQFT  
10,800 SQFT - 4,280 SQFT = 6,520 SQFT MIN  
17,990 SQFT PROVIDED

ALLOWABLE FLOOR AREA PER CONSTRUCTION TYPE	CONSTRUCTION TYPE	OCCUPANCY TYPE	AREA/HEIGHT ALLOWED (TABLE 504.2)	AREA FOR MULTISTORY ALLOWED (SEC 504.2)	AREA INCREASE ALLOWED (SEC 505.3)
TYPE R-1	TYPE V-1 HR (SPRINKLERED)	TYPE V-1 HR BUILDINGS	10500/ SQFT FOR 1 STORY / 3 STORIES	2 x 10,500 SQFT = 21,000 SQFT	2 x 21,000 SQFT = 42,000 SQFT
TYPE V-1 HR BUILDINGS	TYPE V-1 HR BUILDINGS	TYPE V-1 HR BUILDINGS	10,200 SQFT EACH FLOOR	30,600 SQFT	30,600 SQFT

**PROPOSED CONSTRUCTION TYPE & FLOOR AREA**

TYPE V-1 HR BUILDINGS:  
BUILDING STORIES:  
FLOOR AREA:  
FLOOR AREA PER BUILDING:  
4  
3  
10,200 SQFT EACH FLOOR  
30,600 SQFT

**RESIDENTIAL PARKING REQUIREMENTS**

PARKING REQUIRED (SEC. 10-2.310):  
STALLS REQUIRED:  
H.C. STALLS REQUIRED (CBC SEC. 1118.1)  
H.C. VAN STALL (CBC SEC. 1118A.4.2):  
COMPACT ALLOWED (SEC. 10-2.610):  
STALLS PROVIDED:  
(CBC 1118A.4.2)  
(CBC 1118A.2)

21 STALLS PER DWELLING UNIT  
72 x 2.1 = 152 STALLS  
1 PER 25 STALLS = 6 STALLS (2%)  
1 PER 8 H.C. STALLS = 1 STALL  
30%

(2) H.C. VAN STALLS, 4 H.C. STALLS, 142 FULL SIZE AND 66 COMPACT) = 208 STALLS  
H.C. VAN STALL = 9' x 18.5' WITH 8' WIDE AISLE & 8'-2" VERT CLEARANCE.  
H.C. STALL = 9' x 18.5' WITH 5' WIDE AISLE & VERT CLEARANCE  
STANDARD STALL = 9' x 19'  
COMPACT STALL = 8' x 15'

**RETAIL PARKING REQUIREMENTS**

PARKING REQUIRED (SEC. 10-2.340):  
STALLS REQUIRED:  
H.C. STALLS REQUIRED (CBC SEC. 1118.1)  
H.C. VAN STALL (CBC SEC. 1118A.4.2):  
COMPACT ALLOWED (SEC. 10-2.610):  
STALLS PROVIDED:  
(CBC 1118A.4.2)  
(CBC 1118A.2)

HEIGHT & BULK:  
HEIGHT PROPOSED:  
SET BACK REQUIRED:  
REAR YARD PROPOSED:

4-6 STORIES  
5-6 STORIES  
10'-0" AT REAR  
10'-0" AT REAR

1 STALL PER 200 SQFT  
15,385 SQFT / 200 = 77 STALLS  
1 PER 25 STALLS = 4 STALLS (2%)  
1 PER 8 H.C. STALLS = 1 STALL  
30%

(1) H.C. VAN STALLS, 3 H.C. STALLS, 59 FULL SIZE AND 26 COMPACT) = 85 STALLS

## MISSION PARADISE

### 28000 MISSION BOULEVARD

### HAYWARD, CA

Date: 08/14/06 Job #: 2506

Scale: N.T.S. Sketch #:

Drawn: KT Check: RDH

A0.2



VIEW FROM WEBSTER LOOKING SOUTH



VIEW WEST OVER PROPERTY ALONG HANCOCK



SITE FROM NORTH-EAST CORNER



SITE FROM SOUTH-EAST CORNER



STANTON  
ARCHITECTURE  
55 DE HARO, SUITE  
208, FRANCISCO,  
CA 94941  
P: 415.865.9800  
F: 415.865.9800

**MISSION PARADISE**  
28000 MISSION BOULEVARD  
HAYWARD, CA

SITE PHOTOS



Date: 08/14/06 Job #: 2506

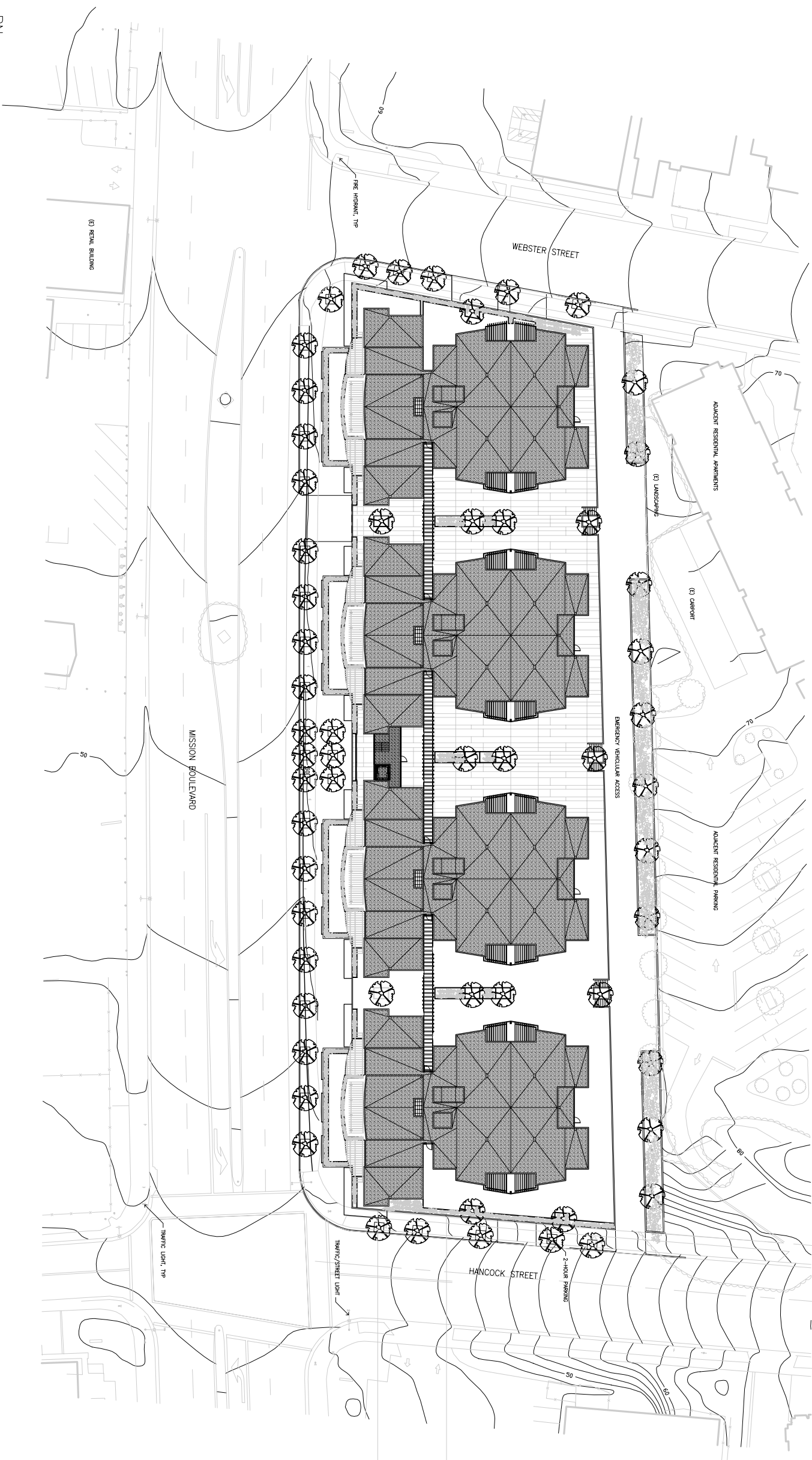
Scale: N.T.S. Sketch #:

Drawn: KT Check: RDH

Drawing:

A0.3


  

**SITE PLAN**
  
 1" = 30'-0"



**STANTON**  
 ARCHITECTURE  
 55 DE HARO, SUITE  
 508 FRANCISCO,  
 SAN FRANCISCO, CA  
 TEL: 415.865.9800  
 FAX: 415.865.9808

**MISSION PARADISE**  
 28000 MISSION BOULEVARD  
 HAYWARD, CA

Date: 08/14/06 Job #: 2506

Scale: N.T.S. Sketch #:

Drawn: KT Check: RDH

Drawing:

A1.1