



# 268 PARROTT STREET

SAN LEANDRO, CALIFORNIA

**TEAM:**

JANUARY 3, 2019 - SUBMITTAL 3

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LANDSCAPE:

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TRASH MANAGEMENT

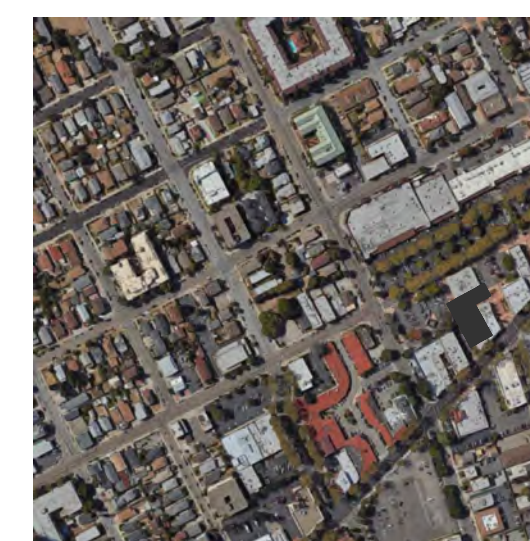
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**PROJECT DATA SUMMARY**

PROPERTY ADDRESS:	268 PARROTT STREET, SAN LEANDRO, CA
APN:	075-0005-012-00 AND 075-0005-011-01
TRACT:	8476
LOT AREA:	18,378.37 SQ. FT. / 0.422 ACRES
ZONING:	DA-1 / RETAIL - MIXED USE
FAR:	
PROPOSED BUILDING	(4) STORIES MIXED USE GROUND LEVEL COMMERCIAL AND PARKING (3) UPPER LEVEL RESIDENTIAL FLOORS W/ AMENITY
PROPOSED RESIDENTIAL UNITS	(26) TOTAL MULTIFAMILY RESIDENTIAL UNITS (20) 2 BEDROOM AND (6) 1 BEDROOM / DEN UNITS
PROPOSED DUA	26 / 0.422 = 61.61 DUA
PROPOSED GROSS FLOOR AREA	44,789 SQ. FT. (SEE SHEET SP FOR DATA AND CALCULATION)
PROPOSED FAR	44,789 SQ. FT. / 18,378.37 SQ. FT. = 2.44
PROPOSED COMMERCIAL SPACE	2,431 SQ.FT.
COMMON OPEN SPACE	2,000 SQ. FT.
PARKING	(26) RESIDENTIAL SPACES, (1) ACCESSIBLE, (3) MOTORCYCLE, (18) ENCLOSED BICYCLE

**BUILDING HEIGHT:** 55'-3" MAX.  
**DEVELOPMENT REGULATIONS PER SECTION 2-698:**

- PART D - 7 AMENITIES INCLUDED
  - 1. COMMON AREAS THAT ARE NOT PRIVATE BALCONIES
  - 2. TENANT ACTIVITY AREA (SEE AMENITY SPACE)
  - 3. USE OF (3) OR MORE COLORS - SEE ELEV. AND MATERIAL BD.
  - 4. USE OF (3) OR MORE MATERIALS - SEE ELEV. AND MATERIAL BD.
  - 5. BICYCLE LOCKERS - SEE GARAGE PLAN
  - 6. PRACTICLE AND USABLE FURNITURE - SEE LANDSCAPE PLANS
  - 7. PAVERS IN DRIVEWAY



SITE LOCATION - AERIAL



SITE LOCATION - BLOCK

268 PARROTT STREET  
SAN LEANDRO, CA



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COVER SHEET

A0.0

SCALE: NTS  
DATE: 01.03.2019  
PROJECT: 335006





RESIDENTIAL UNITS - PARROTT STREET



EXISTING SITE - PARROTT STREET



BELL VISION AND DENTAL CENTER - PARROTT STREET



EXISTING SITE - WASHINGTON STREET



RESIDENTIAL NEIGHBOR AND DC DANCE CENTER - WASHINGTON STREET



M&M THREAD STUDIO AND TREASURE HOSPICE THRIFT STORE - WASHINGTON STREET

# 268 PARROTT STREET SAN LEANDRO, CA



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EXISTING SITE PHOTOS

A0.1

SCALE: NTS  
DATE: 01.03.2019  
PROJECT: 335006





RENDERING VIEW FROM PARROTT STREET



RENDERING VIEW FROM PARROTT STREET & WASHINGTON AVENUE



RENDERING VIEW FROM WASHINGTON AVENUE



BIRDS EYE VIEW FROM OVER WASHINGTON AVENUE

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PROPOSED PROJECT RENDERINGS

A0.2.1

SCALE: NTS  
DATE: 01.03.2019  
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WASHINGTON AVENUE STREETSCAPE ELEVATION



PARROTT AVENUE STREETSCAPE ELEVATION

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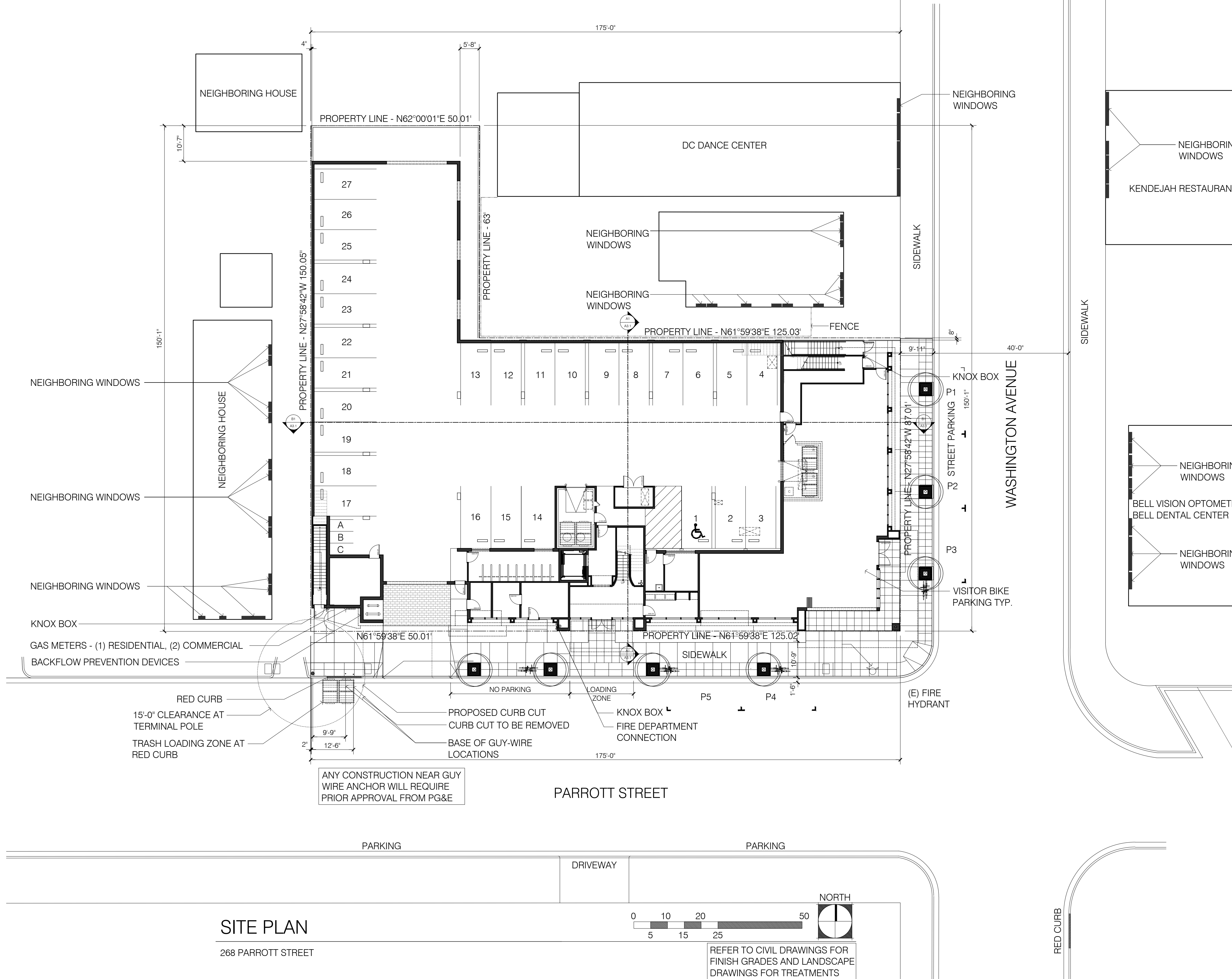
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PROPOSED PROJECT STREETSCAPES

A0.2.2

SCALE: NTS  
DATE: 01.03.2019  
PROJECT: 335006





**PROPERTY INFORMATION**

PROPERTY ADDRESS: 268 PARROTT STREET, SAN LEANDRO, CA  
 APN: 075-0005-012-00 AND 075-0005-011-01  
 TRACT: 8476  
 LOT AREA: 18,378.37 SQ. FT. / 0.422 ACRES  
 ZONING: DA-1 / RETAIL - MIXED USE

**PROPOSED PROJECT DATA**

(26) TOTAL MULTIFAMILY RESIDENTIAL UNITS  
 • (20) 2 BEDROOM UNITS AND (6) 1 BEDROOM / DEN UNITS  
 AND  
 (1) COMMERCIAL UNIT

LOT COVERAGE: 16,851.49 SQ. FT. / 18,378.37 SQ. FT. = 92%  
 GROSS SQUARE FOOTAGE: 44,789 SQ. FT. (BUILDING GROSS AREA) / 18,378.37 SQ. FT. (LOT) = 2.44  
 FLOOR AREAS RATIO (FAR): 2,431 SQ. FT. (EXCLUDING VEHICLE PARKING)  
 COMMERCIAL GROSS FLOOR AREA: 2,431 SQ. FT. (EXCLUDING VEHICLE PARKING)  
 RESIDENTIAL GROSS FLOOR AREA: 40,524 SQ. FT. (INCL. CORRIDORS, STAIRS, COMMUNITY USE, ETC.)  
 BUILDING HEIGHT: 4 STORIES / 55'-3" MAX. TO CAP  
 BUILDING AVERAGE HEIGHT: 51'-7"  
 SETBACKS:  
 NORTH: 8" AND 10'-6"  
 EAST: 1"  
 SOUTH: 1"  
 WEST: 4"

**ITEMIZED AREA CALCULATIONS:**

**RESIDENTIAL UNITS**

UNIT 201, 301 AND 401:	(3) X 953 SQ.FT. = 2,859 SQ.FT.
UNIT 202, 302 AND 402:	(3) X 1,129 SQ.FT. = 3,387 SQ.FT.
UNIT 203, 303 AND 403:	(3) X 1,357 SQ.FT. = 4,071 SQ.FT.
UNIT 204:	(1) X 941 SQ.FT. = 941 SQ.FT.
UNIT 304 AND 404:	(2) X 912 SQ.FT. = 1,824 SQ.FT.
UNIT 205:	(1) X 941 SQ.FT. = 941 SQ.FT.
UNIT 305 AND 405:	(2) X 922 SQ.FT. = 1,844 SQ.FT.
UNIT 306 AND 406:	(3) X 1,141 SQ.FT. = 3,423 SQ.FT.
UNIT 207, 307 AND 407:	(3) X 1,194 SQ.FT. = 3,582 SQ.FT.
UNIT 208, 308 AND 408:	(3) X 1,057 SQ.FT. = 3,171 SQ.FT.
UNIT 209, 309 AND 409:	(3) X 1,281 SQ.FT. = 3,843 SQ.FT.
<b>TOTAL:</b>	<b>29,886 SQ. FT.</b>

<b>COMMERCIAL</b>	2,431 SQ.FT.
<b>GARAGE</b>	10,459 SQ.FT.
<b>OTHER</b>	
<b>LOBBY, STAIRS / ELEVATOR / CORRIDOR</b>	6,271 SQ. FT.
<b>SERVICE:</b> (TRASH, MECHANICAL, BOILER, UTILITIES, MPOE, DOMESTIC PUMP, FIRE, & MAINTENANCE)	855 TOTAL SQ. FT.
<b>COMMON USE FACILITIES:</b> (AMENITIES, BICYCLE & MAIL ROOM)	1,500 TOTAL SQ.FT.
<b>COMMON OPEN SPACE</b>	2,000 SQ. FT.
<b>PRIVATE OPEN SPACE (@ RESIDENTIAL DECK)</b>	(26) TOTAL
<b>AVERAGE</b>	96.5 SQ.FT

**INCLUSIONARY HOUSING REQUIREMENT - SECTION 6-3006:**  
 RENTAL: 24 TO 29 UNITS, 2 LOW INCOME AND 2 VERY LOW INCOME  
 FOR SALE: 24 TO 29 UNITS, 3 MODERATE INCOME AND 1 LOW INCOME

**PARKING - VEHICLE SPACES REQUIRED**

RESIDENTIAL:	1 PER UNIT, 26 SPACES REQUIRED PER ZONING CODE
RETAIL LESS THAN 5,000 SQ.FT.:	EXEMPT, 0 SPACES REQUIRED PER ZONING CODE
RESTAURANT LESS THAN 4,000 SQ.FT.:	1 PER 100 G.S.F., 27 SPACES REQUIRED
-- A RESTAURANT WILL ONLY BE PROVIDED WITH ALTERNATE MEANS OF PARKING AS NEGOTIATED WITH THE CITY OF SAN LEANDRO. NO PARKING WILL BE MADE AVAILABLE TO OTHER THAN RESIDENTS OF THE BUILDING	
<b>ACCESSIBLE SPACES:</b>	PER CBC SEC. 1109A.4, ASSIGNED SPACES REQUIRE 2% OF TOTAL - (1) REQUIRED

**BICYCLE SPACES REQUIRED:**

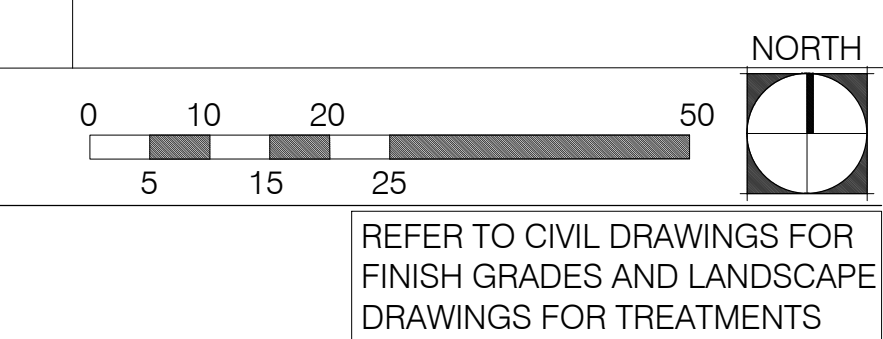
RESIDENTIAL:	NONE REQUIRED
RETAIL/COMMERCIAL:	5% OF REQUIREMENT FOR AUTOMOBILE (4-1714 B 2) NO AUTO MOBILE SPACES REQUIRED, THEREFORE, NO BICYCLE SPACES REQUIRED

**PARKING PROVIDED:**

VEHICLE	(26) STANDARD SPACES (1) ACCESSIBLE STALL (27) PARKING SPACES
<b>TOTAL :</b>	
MOTORCYCLE BIKE (RESIDENTIAL)	(3) SPACES (18) SPACES

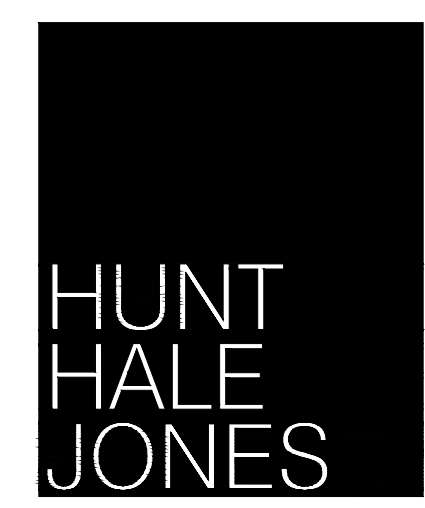
**SITE PLAN**

268 PARROTT STREET



REFER TO CIVIL DRAWINGS FOR FINISH GRADES AND LANDSCAPE DRAWINGS FOR TREATMENTS

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**ARCHITECTURAL SITE PLAN**

A0.3

SCALE: 1/16"=1'-0"  
 DATE: 01.03.2019  
 PROJECT: 335006