



268 PARROTT STREET

SAN LEANDRO, CALIFORNIA

TEAM:

JANUARY 3, 2019 - SUBMITTAL 3

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LANDSCAPE:

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TRASH MANAGEMENT

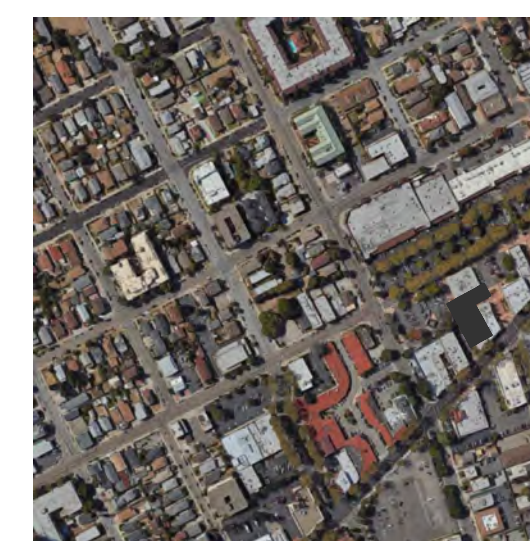
- T.01 - TRASH ROOM LAYOUT
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PROJECT DATA SUMMARY

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. PRACTICE 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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 San Francisco, CA 94105
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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

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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
PROJECT: 335006

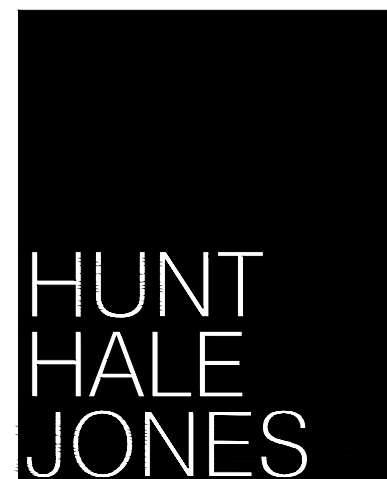


WASHINGTON AVENUE STREETSCAPE ELEVATION



PARROTT AVENUE STREETSCAPE ELEVATION

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SAN LEANDRO, CA



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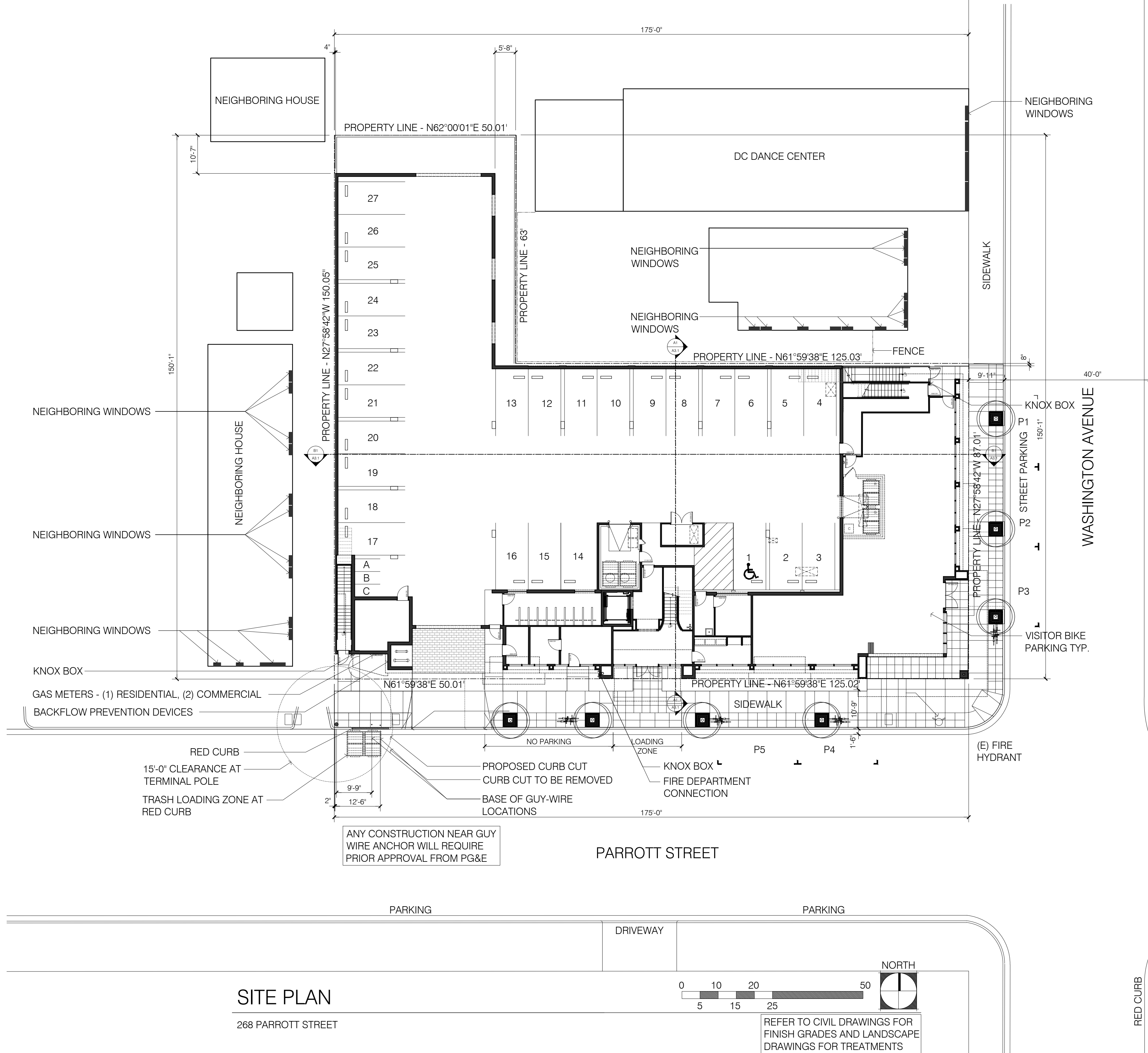
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PROPOSED PROJECT STREETSCAPES

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	SQ. FT.
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.
TOTAL:	29,886 SQ. FT.
COMMERCIAL	2,431 SQ.FT.
GARAGE	10,459 SQ.FT.
OTHER	
LOBBY, STAIRS / ELEVATOR / CORRIDOR	6,271 SQ. FT.
SERVICE: (TRASH, MECHANICAL, BOILER, UTILITIES, MPOE, DOMESTIC PUMP, FIRE, & MAINTENANCE)	855 TOTAL SQ. FT.
COMMON USE FACILITIES: (AMENITIES, BICYCLE & MAIL ROOM)	1,500 TOTAL SQ.FT.
COMMON OPEN SPACE	2,000 SQ. FT.
PRIVATE OPEN SPACE (@ RESIDENTIAL DECK)	(26) TOTAL
AVERAGE	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
ACCESSIBLE SPACES: PER CBC SEC. 1109A.4, ASSIGNED SPACES REQUIRE 2% OF TOTAL
- (1) REQUIRED

BICYCLE SPACES REQUIRED:

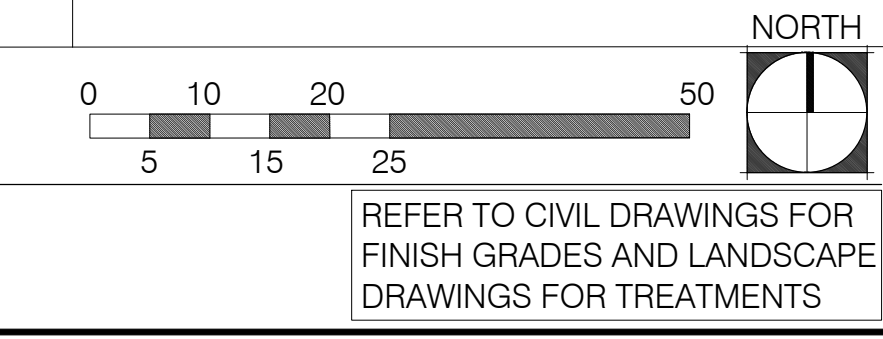
RESIDENTIAL: NONE REQUIRED
RETAIL/COMMERCIAL: 5% OF REQUIREMENT FOR AUTOMOBILE (4-1714 B 2)
NO AUTO MOBILE SPACES REQUIRED, THEREFORE, NO BICYCLE SPACES REQUIRED

PARKING PROVIDED:

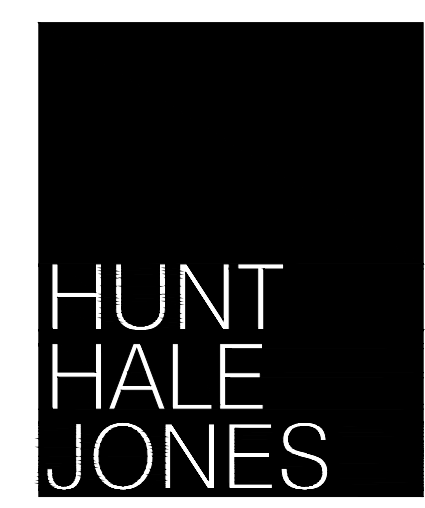
VEHICLE (26) STANDARD SPACES
(1) ACCESSIBLE STALL
(27) PARKING SPACES
TOTAL :
MOTORCYCLE (3) SPACES
BIKE (RESIDENTIAL) (18) SPACES

SITE PLAN

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ARCHITECTURAL SITE PLAN

A0.3

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