

APPENDIX AES



View B from Main St & McKeever Ave.



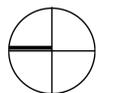
Existing View



View A from Prospect St & Simon St.



View A Key Plan View B



Existing View



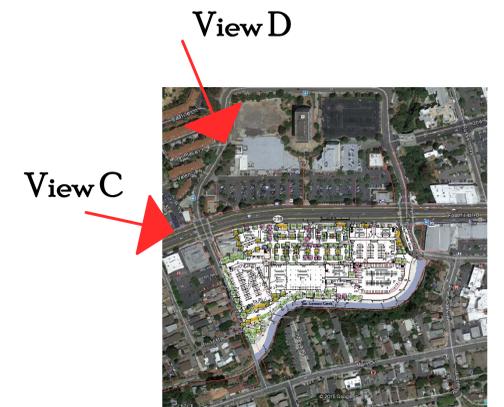
View D from City Center Drive



Existing View



View C from Foothill Boulevard



Key Plan



Existing View

Lincoln Landing

Hayward California



View F from Hazel Avenue



Existing View

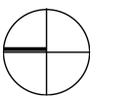


View E from Foothill Boulevard



View F
Key Plan

View E



Existing View



View G from Hazel Avenue



View G

Key Plan



Existing View

Lincoln Landing

Hayward California

P11

5.116



Lincoln Landing

Hayward California

Vicinity Map	Building Summary	Residential Summary	Project Statement	Project Team	Sheet Index																																																																								
<p>Vicinity Map</p> <p>Site</p>	<p>Ground Level Retail 80,500 sf Type M1 Occupancy</p> <p>Two level Parking structure 100,792sf Type S2 Occupancy</p> <p>Residential Building Area 520,958 sf Type S2 Occupancy - 5 Levels</p> <p>Second Floor Residential 112,209 sf Third Floor Residential 112,209 sf Fourth Floor Residential 104,500 sf Fifth Floor Residential 104,500 sf Sixth Floor Residential 85,940 sf</p> <p>Total Gross Building Area 702,250 sf</p> <p>Site Area/FAR 11.3 Acres = 492,228 sf = 122 FAR (Excludes Parking Structure) (15 FAR Maximum)</p> <p>Construction Type Type IIB construction</p> <p>Parking Summary 80,500 sf Retail (315 sf/car) 256 cars Residential (1.5 cars/unit) 714 cars (476 Units) Parking Required 970 cars Parking Provided 1,180 cars (Ground Level - 451 cars) (Lower Level - 150 cars) (Existing Parking Structure (4 Levels) - 579 cars) 24 accessible stalls req'd Structure (4 Levels) - 579 cars) 3 Van accessible</p>	<p>Level Studio One Bdrm Two Bdrm Three Bdrm Total Apartments Open Space</p> <p>Hazel St</p> <p>Second Level 1 Units 35 Units 10 Units 2 Units 48 Units 44,000 sf (Podium Courtyards) Third Level 1 Units 35 Units 10 Units 2 Units 48 Units Fourth Level 1 Units 29 Units 8 Units 2 Units 40 Units Fifth Level 1 Units 29 Units 8 Units 2 Units 40 Units Sixth Level 43 Units 27 Units 6 Units 33 Units 9,600 sf (6th level Balconies) Sub-Total 4 Units 155 Units 42 Units 8 Units 209 Units</p> <p>Civic Center</p> <p>Second Level 2 Units 34 Units 13 Units 5 Units 54 Units Third Level 2 Units 34 Units 13 Units 5 Units 54 Units Fourth Level 2 Units 34 Units 13 Units 5 Units 54 Units Fifth Level 2 Units 34 Units 13 Units 5 Units 54 Units Sixth Level 43 Units 27 Units 6 Units 33 Units 51 Units Sub-Total 8 Units 179 Units 60 Units 20 Units 267 Units</p> <p>Total 12 Units 334 Units 102 Units 28 Units 476 Units 53,600 sf Provided 4% 69% 23% 4% 47,600 sf Required (100sf/unit)</p> <p>Planning Code Summary - City Center Commercial Zone APN - 428-002-606-801 Maximum Height Allowed = 104' 10' Setback Required Maximum Dwelling units/ acre = 65 du/ acre Proposed Height of project = 84.5' 10' Setback Provided Proposed Dwelling units/ acre = 42 du/ acre</p>	<p>Project Statement</p> <p>The architectural imagery evokes a traditional theme, based on reviewing the historical context of Hayward.</p> <p>The design combines traditional elements, while at the same time maintaining a contemporary style.</p> <p>A combination of arched elements, fabric awnings, trellis elements, hanging canopies and decorative metal rails, all create a dynamic architecture, as well as incorporating a combination of brick plaster with varied earthen tones and decorative brackets and detailing.</p> <p>The project has been further broken down and articulated with varied setbacks of building forms, and also stepping back the upper penthouse, to allow for trellised balconies with panoramic views.</p> <p>In addition, the project provides a dense landscaping statement, with a great amount of open space that will incorporate a wide range of amenities for the users.</p>	<p>Developer</p> <p>DOLLINGER PROPERTIES Dollinger Properties Scott Athearn 650.588.8666 555 Twin Dolphin Drive, Suite 600 Redwood City, CA 94065</p> <p>Architect</p> <p>Johnson Lyman Architects Dave Johnson 1375 Locust St., #202 Walnut Creek, CA 94596 925.930.9690 925.930.9039</p> <p>Landscape Arch</p> <p>Thomas Baak & Assoc Rick Stover 1629 North Main Walnut Creek, CA 94506 925.933.2585 925.033.0242</p> <p>Civil Engineer</p> <p>Carlson, Barbee & Gibson San Ramon, CA 94583 P: (925) 866-0322</p> <p>retailwest Kent L. DeSpain RetailWest 1105 Battery Street San Francisco, CA 94111 P 415-292-2681</p>	<p>Sheet Index</p> <table border="1"> <tr> <td>A1 Cover Sheet</td> <td>A6 6th Flr. Plan</td> <td>Civil (Under Separate Cover)</td> </tr> <tr> <td>P1 Rendering</td> <td>A7 Elevations</td> <td>C1 Vesting Tentative map</td> </tr> <tr> <td>P2 Rendering</td> <td>A7A Flatwork/Elevations</td> <td>C2 Existing Conditions</td> </tr> <tr> <td>P3 Rendering</td> <td>A8 Elevations</td> <td>C3 Preliminary Site Plan</td> </tr> <tr> <td>P3A Rendering</td> <td>A9 Elevations</td> <td>C4 Preliminary Utility Plan</td> </tr> <tr> <td>P3B Rendering</td> <td>A10 Elevations</td> <td>C5 Preliminary Grading Plan</td> </tr> <tr> <td>P4 Rendering</td> <td>A11 Elevations</td> <td>C6 Grading & Street Sections</td> </tr> <tr> <td>P5 Rendering</td> <td>A12 Sections</td> <td>C7 Stormwater Mgmt Plan</td> </tr> <tr> <td>P6 Rendering</td> <td>A15 Enlarged Plans</td> <td>C8 Fire Access Plan</td> </tr> <tr> <td>P7 Rendering</td> <td>CB Colors/Materials</td> <td></td> </tr> <tr> <td>AX1 Existing Aerial View</td> <td>SUN1 Shadow Plan</td> <td></td> </tr> <tr> <td>AX2 Aerial View</td> <td></td> <td></td> </tr> <tr> <td>AX3 Aerial View</td> <td></td> <td></td> </tr> <tr> <td>AX4 Aerial View</td> <td></td> <td></td> </tr> <tr> <td>A2 Site Plan</td> <td></td> <td></td> </tr> <tr> <td>A3 2nd & 3rd Flr. Plan</td> <td></td> <td></td> </tr> <tr> <td>A4 Podium View</td> <td></td> <td></td> </tr> <tr> <td>A5 4th & 5th Flr. Plan</td> <td></td> <td></td> </tr> <tr> <td></td> <td>Landscape</td> <td></td> </tr> <tr> <td></td> <td>L1 Landscape Plan</td> <td></td> </tr> <tr> <td></td> <td>L21 Podium Landscape Plan</td> <td></td> </tr> <tr> <td></td> <td>L22 Podium Landscape Plan</td> <td></td> </tr> <tr> <td></td> <td>L3 Park Detail</td> <td></td> </tr> <tr> <td></td> <td>L4 Planting Types</td> <td></td> </tr> </table>	A1 Cover Sheet	A6 6th Flr. 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View from Foothill Boulevard looking North



Existing View



Key Plan



Lincoln Landing

Hayward California



View from Foothill Boulevard looking Southwest



Existing View

View



Key Plan



Lincoln Landing

Hayward California

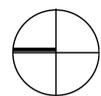
Frosted Glass
 Fabric Awning
 Plaster
 Frosted Glass
 Aluminum & Glass Storefront



View to Major 2 looking southwest



Key Plan



Lincoln Landing

Hayward California



View to Major 2 looking southwest



Key Plan



P3A

Lincoln Landing

Hayward California



View to Pad 2 looking southeast



Key Plan



P3B

Lincoln Landing

Hayward California



View looking Northwest from Civic Center Drive



Lincoln Landing

Hayward California



Terraced Wall

Creek Walk

Existing walkway



Lincoln Landing

Hayward California





Hazel Street View

View

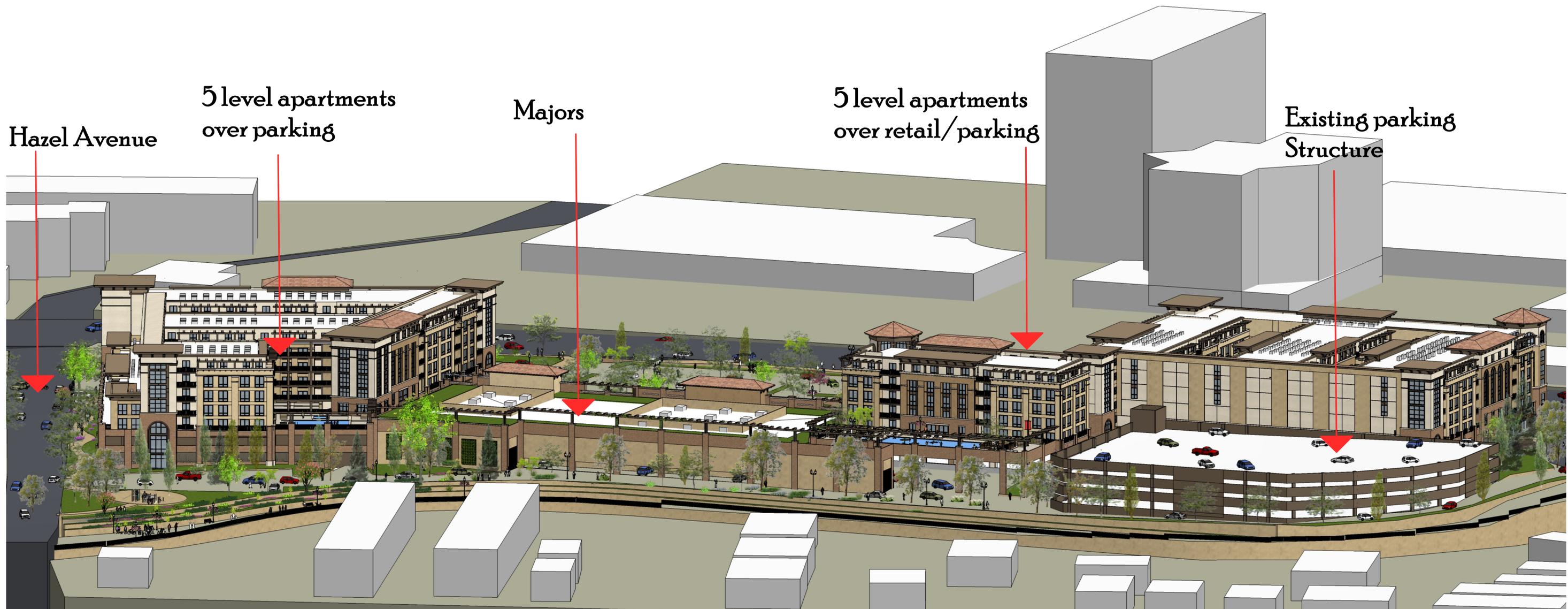


Key Plan



Lincoln Landing

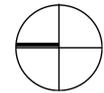
Hayward California



View looking East



View
Key Plan



Lincoln Landing

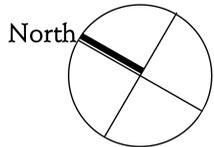
Hayward California



Lincoln Landing

Hayward California

Existing
Aerial View



AX1



View looking Northeast



Key Plan



View

Lincoln Landing

Hayward California

JOHNSON LYMAN ARCHITECTS
 1375 Locust Street, #202, Walnut Creek, CA 94596
 925.930.9690

retailwest
 DOLLINGER PROPERTIES

AX2
 2.116



View looking Northwest



Lincoln Landing

Hayward California

Key Plan

AX3
2.16

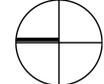


View looking Southwest

View



Key Plan



Lincoln Landing

Hayward California

AX4

2.116

JOHNSON LYMAN ARCHITECTS
 1375 Locust Street, #202, Walnut Creek, CA 94596
 925.930.9690

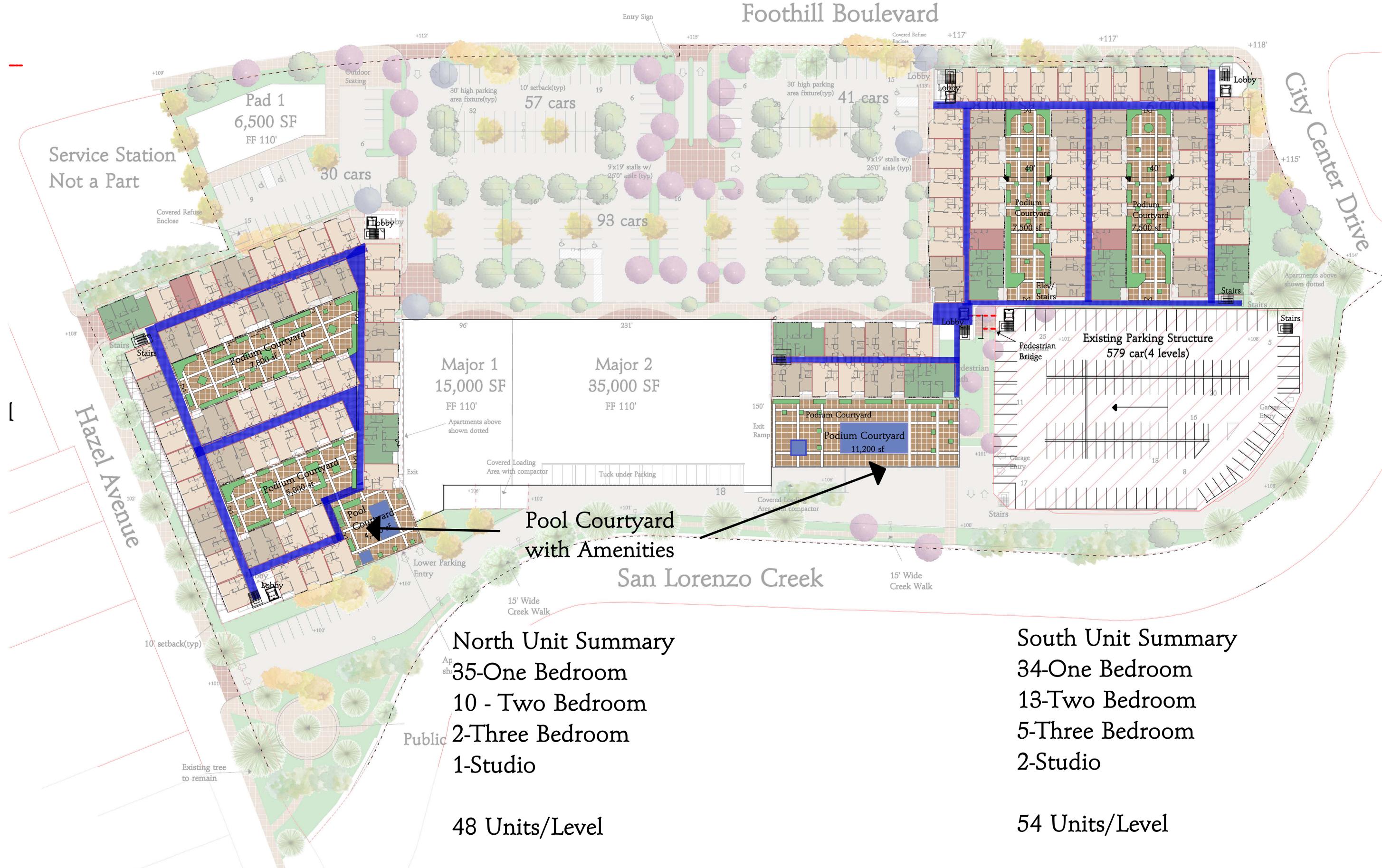
DOLLINGER PROPERTIES
 retailwest



Lower Level Plan
1" = 30'

Lincoln Landing

Hayward California

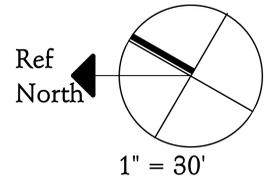
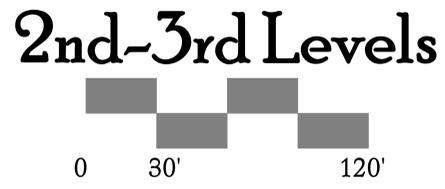


North Unit Summary
 35-One Bedroom
 10 - Two Bedroom
 2-Three Bedroom
 1-Studio
 48 Units/Level

South Unit Summary
 34-One Bedroom
 13-Two Bedroom
 5-Three Bedroom
 2-Studio
 54 Units/Level

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A3
2.116

Planter screen @
Residential Patios

Outdoor
Kitchen



Green Roof at
Major 2

Trellis along edge

Patio Furniture
with fire pit

View looking east to Residential Podium



View

Key Plan

Lincoln Landing

Hayward California

Foothill Boulevard

City Center Drive

Service Station
Not a Part

Pad 1
6,500 SF
FF 110'

30 cars

57 cars

41 cars

93 cars

Podium Courtyard
7,800 sf

Podium Courtyard
5,800 sf

Pool Courtyard
4,200 sf

Major 1
15,000 SF
FF 110'

Major 2
35,000 SF
FF 110'

Podium Courtyard
11,200 sf

San Lorenzo Creek

15' Wide
Creek Walk

North Unit Summary

- 29-One Bedroom
- 8 - Two Bedroom
- 2-Three Bedroom
- 1-Studio

40 Units/Level

South Unit Summary

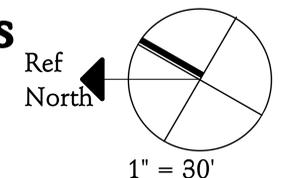
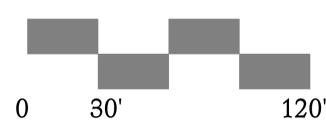
- 34-One Bedroom
- 13-Two Bedroom
- 5-Three Bedroom
- 2-Studio

54 Units/Level

Lincoln Landing

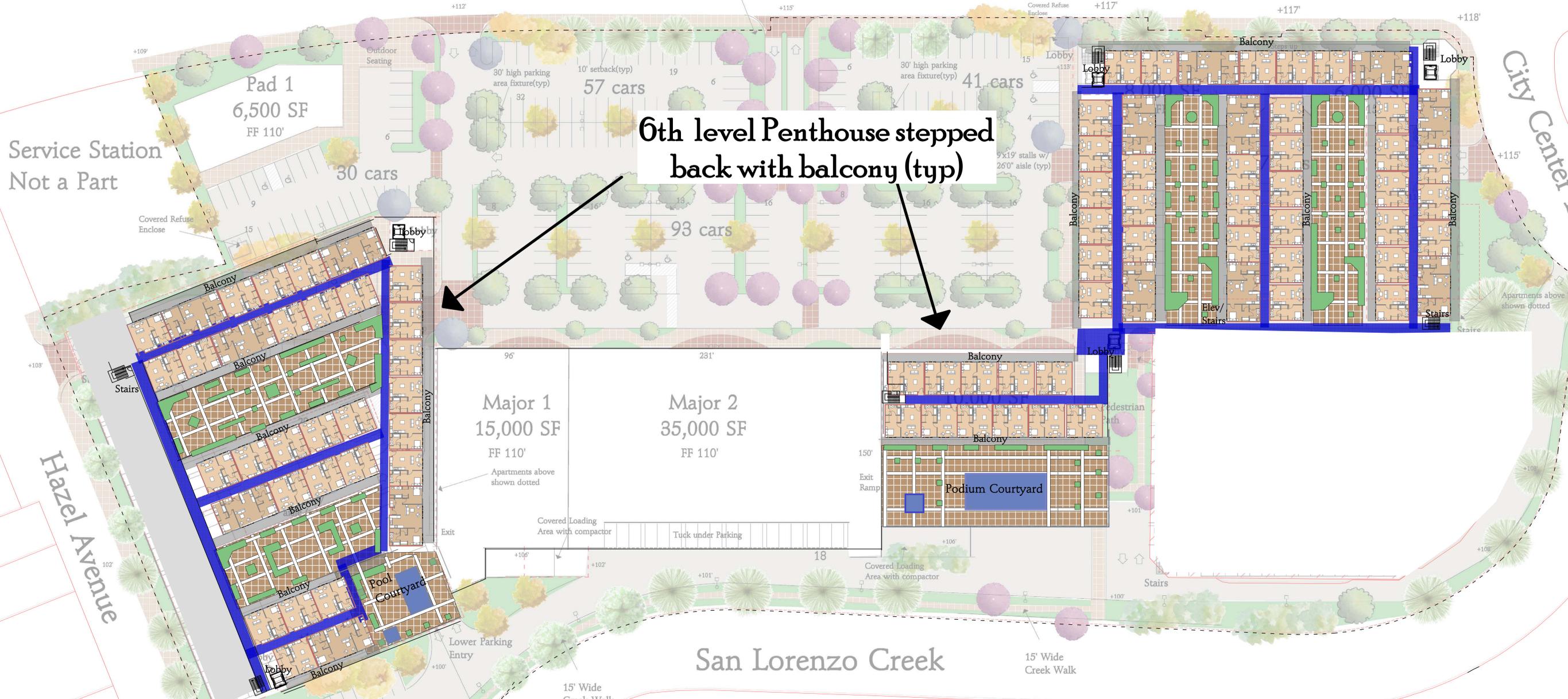
Hayward California

4th & 5th Levels



A5
2.116

Foothill Boulevard

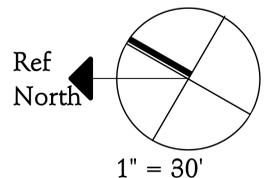
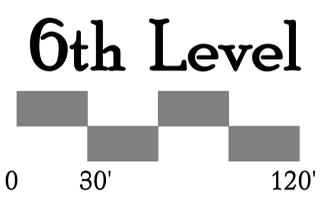


North Unit Summary
 27-One Bedroom
 6-Two Bedroom
 33 Units

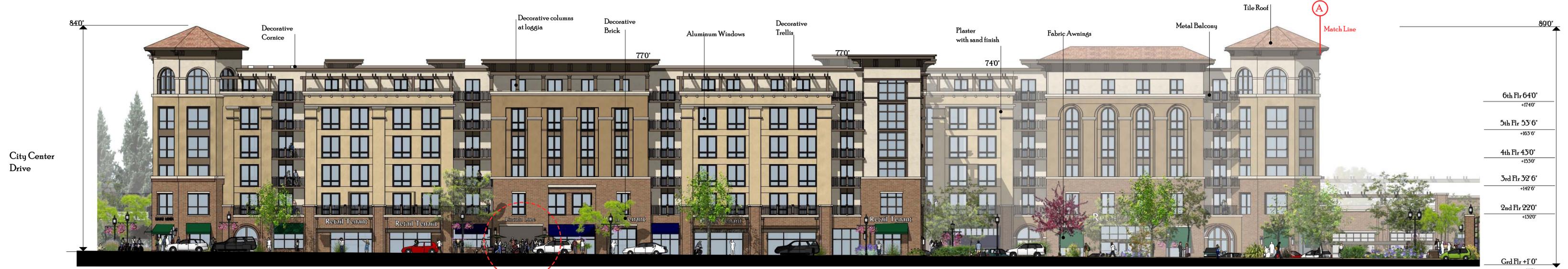
South Unit Summary
 43-One Bedroom
 8-Two Bedroom
 51 Units

Lincoln Landing

Hayward California



A6
 2.116



Partial East Elevation "A"

View from Foothill Boulevard

1" = 10'



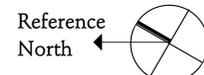
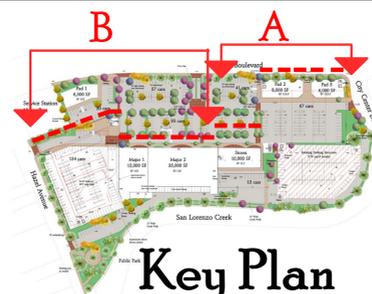
Entry Lane between Pad Buildings



Partial East Elevation "B"

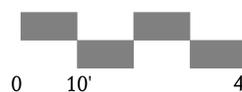
View from Foothill Boulevard

1" = 10'



Note: All Heights shown relative to adjacent Finish Floor

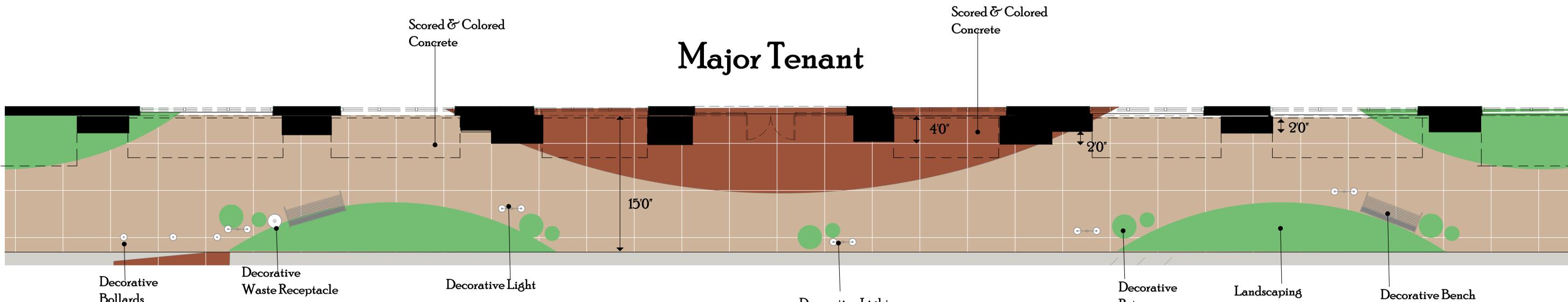
Elevations



A7

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Hayward California



Enlarged Flatwork Plan

Market

1/4" = 10"



Enlarged East Elevation

Major 2

1/4" = 10"



Lincoln Landing

Hayward California

A7A

2.116



North Elevation "D"

View from Hazel Avenue

1" = 10'

San Lorenzo Creek



North Elevation "C"

1" = 10'

San Lorenzo Creek

North Elevation "C"

Lincoln Landing

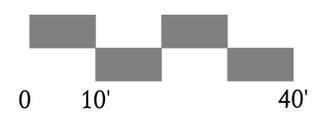
Hayward California



Reference North

Note: All Heights shown relative to adjacent Finish Floor

Elevations



A8
2.116



Partial West Elevation "E"

View from San Lorenzo Creek

1" = 10'

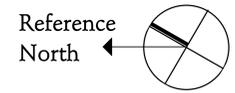


Partial West Elevation "F"

View from San Lorenzo Creek

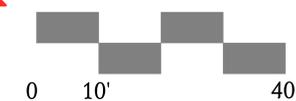
1" = 10'

Lincoln Landing Hayward California



Note: All Heights shown relative to adjacent Finish Floor

Elevations



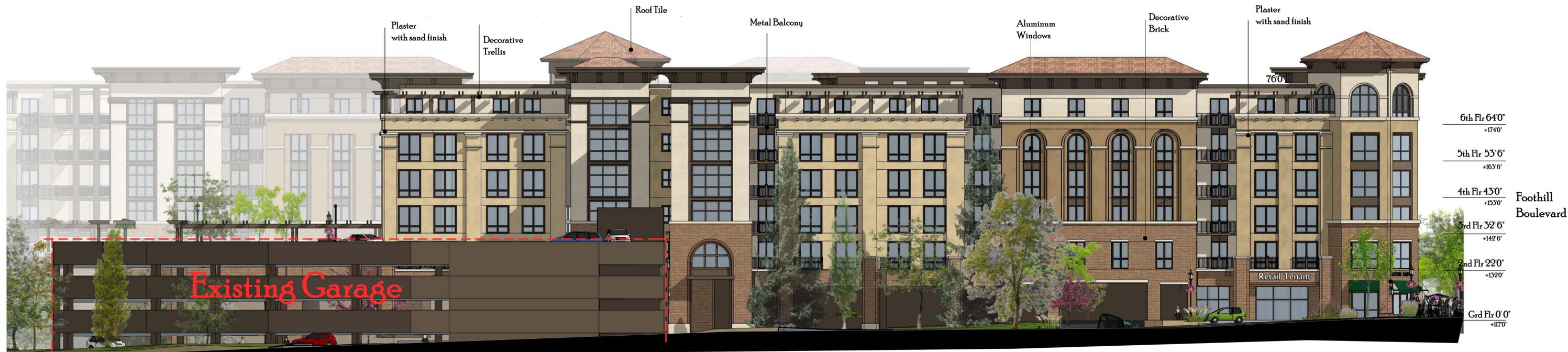
A9

2116



South Elevation "H"

1" = 10'



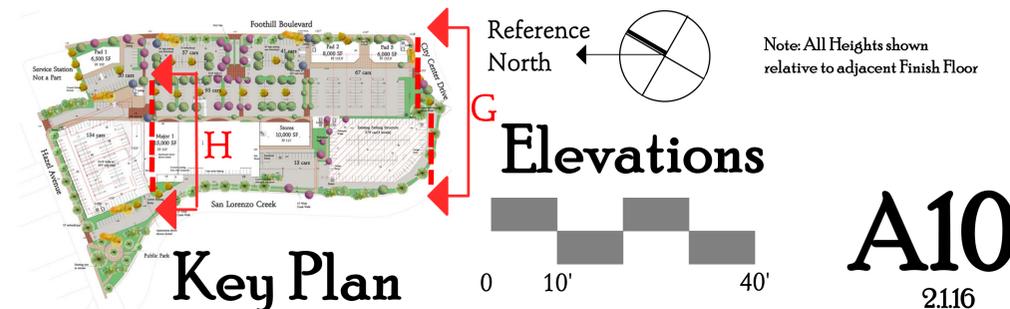
South Elevation "G"

View from City Center Drive

1" = 10'

Lincoln Landing

Hayward California



A10
2.116



North Elevation

Pad 1

1" = 10'



West Elevation

Pad 1

1" = 10'



East Elevation

Pad 1 - View from Foothill Boulevard

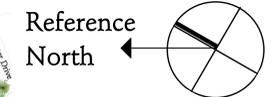
1" = 10'



South Elevation

Pad 1

1" = 10'



Elevations

Key Plan

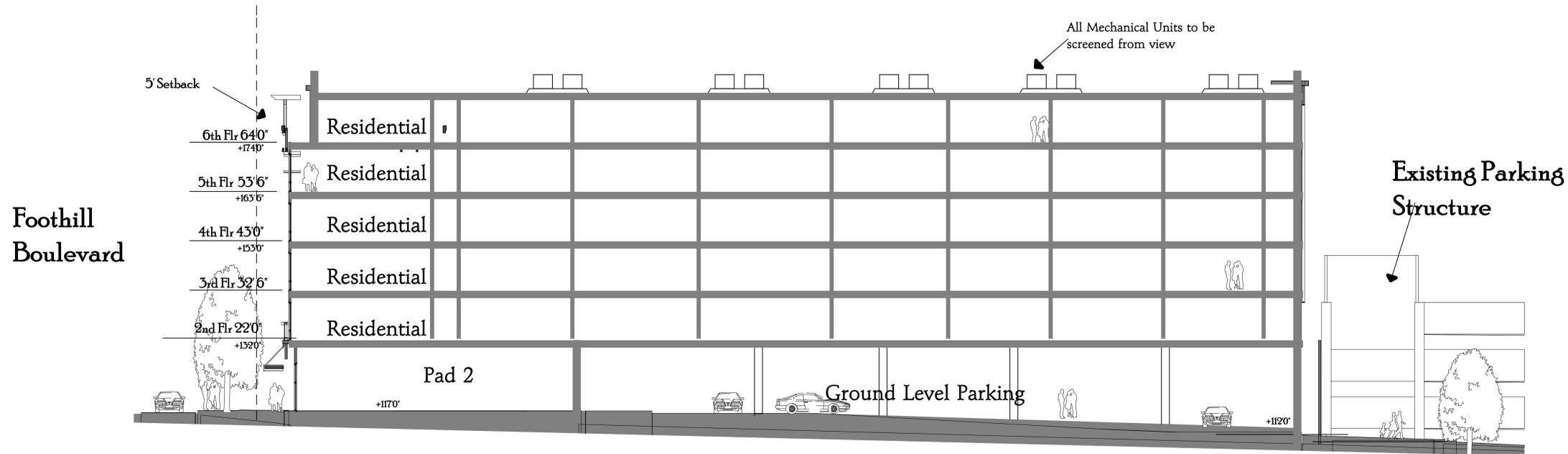


A11
2.116



Section A1 @ Hazel Avenue

3/32" = 1'-0"

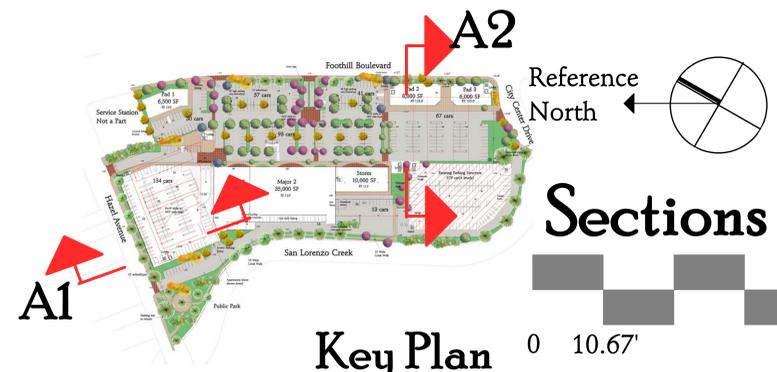


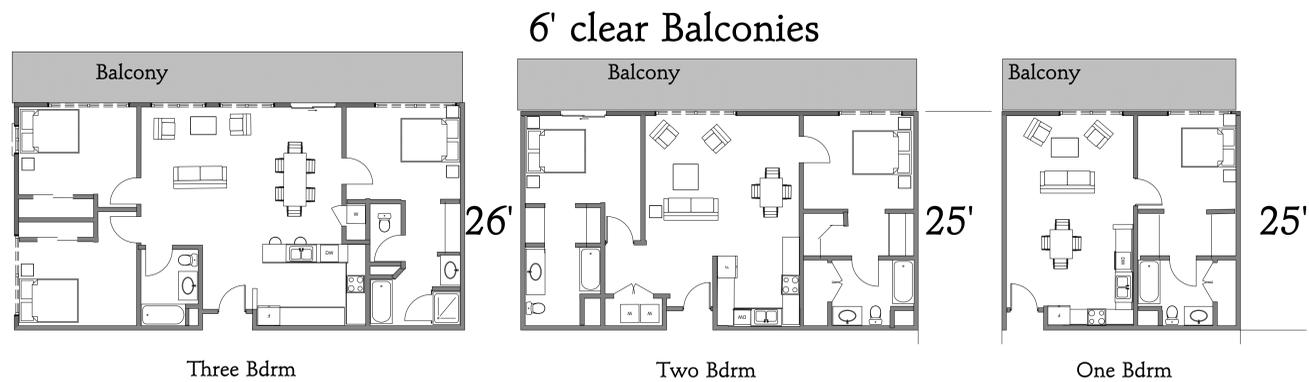
Section A2 @ Foothill Boulevard

3/32" = 1'-0"

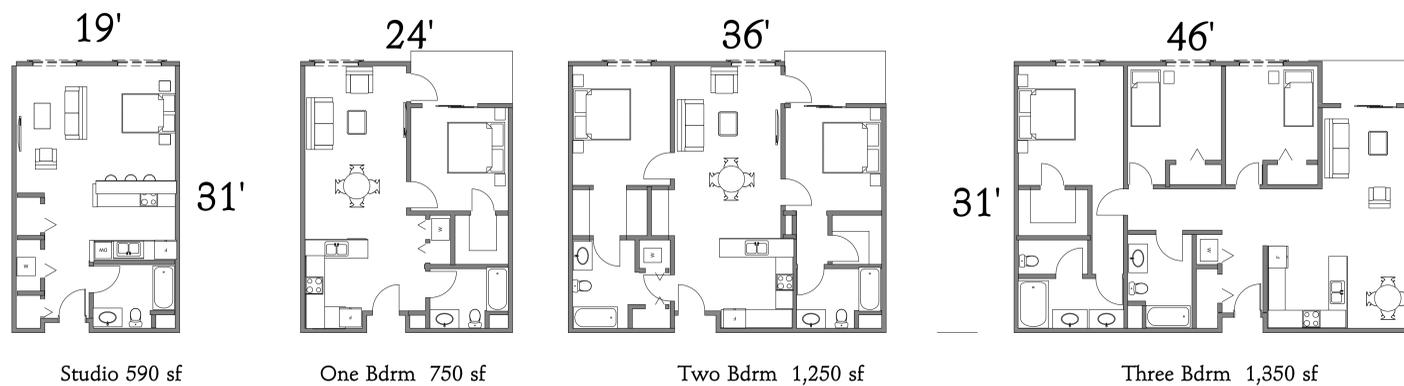
Lincoln Landing

Hayward California





Typical units @ 6th Level



Typical units @ 2nd-5th Levels



Building Materials



Section/Elevation at Hazel Avenue

1/8" = 1'0"



Section/Elevation at Loggia Balcony

1/8" = 1'0"



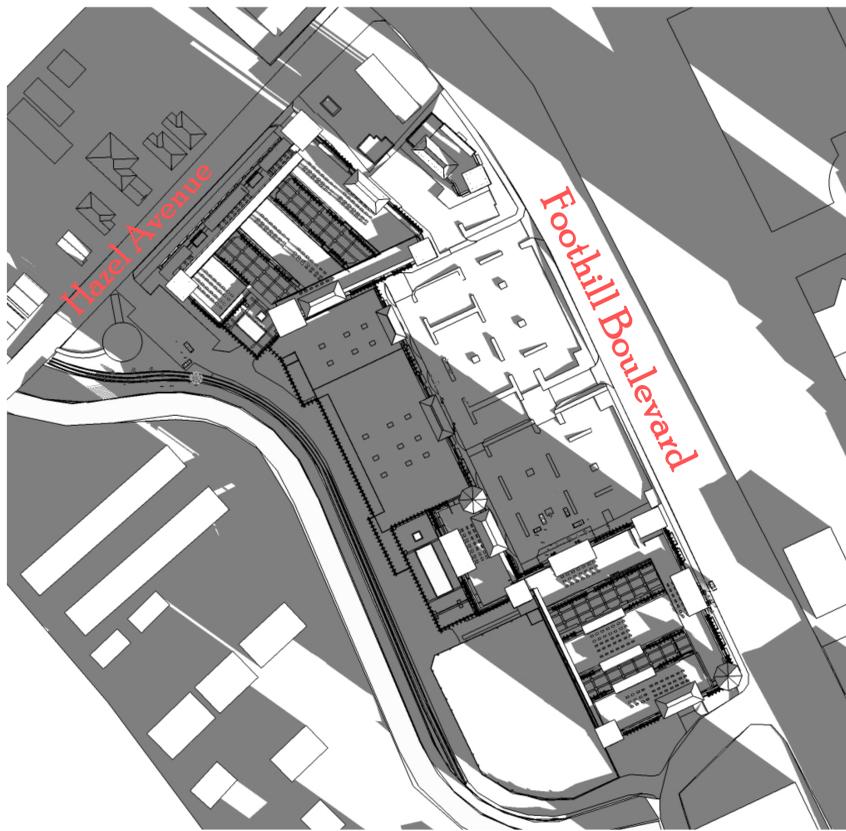
Section/Elevation Corner Tower

1/8" = 1'0"

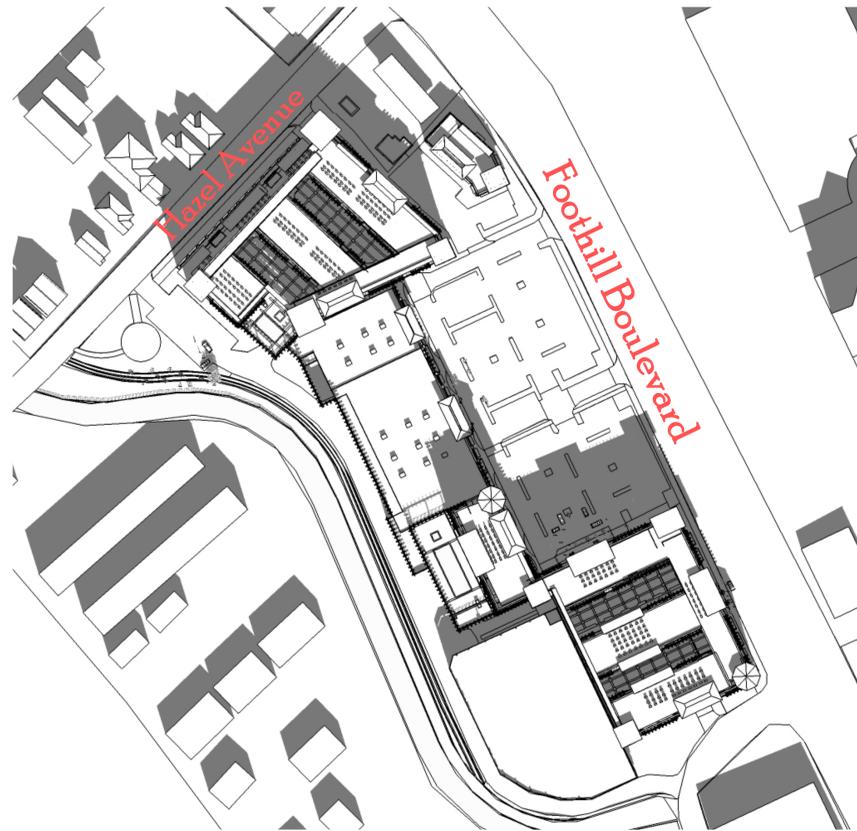
Lincoln Landing

Hayward California

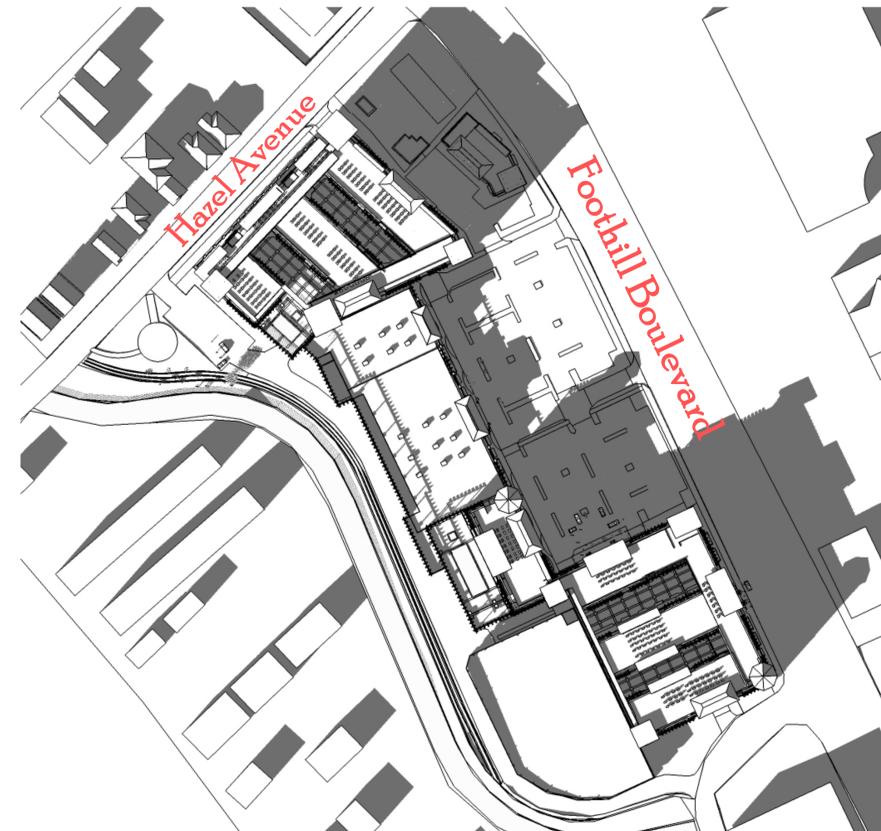
Sections/Materials



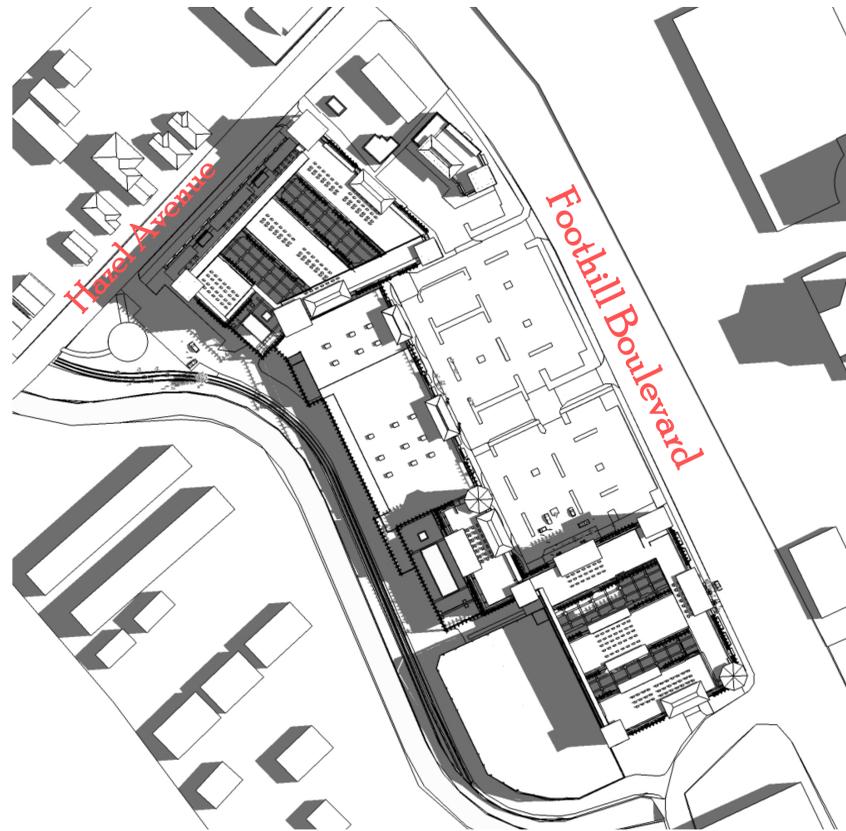
December 21 - 9AM



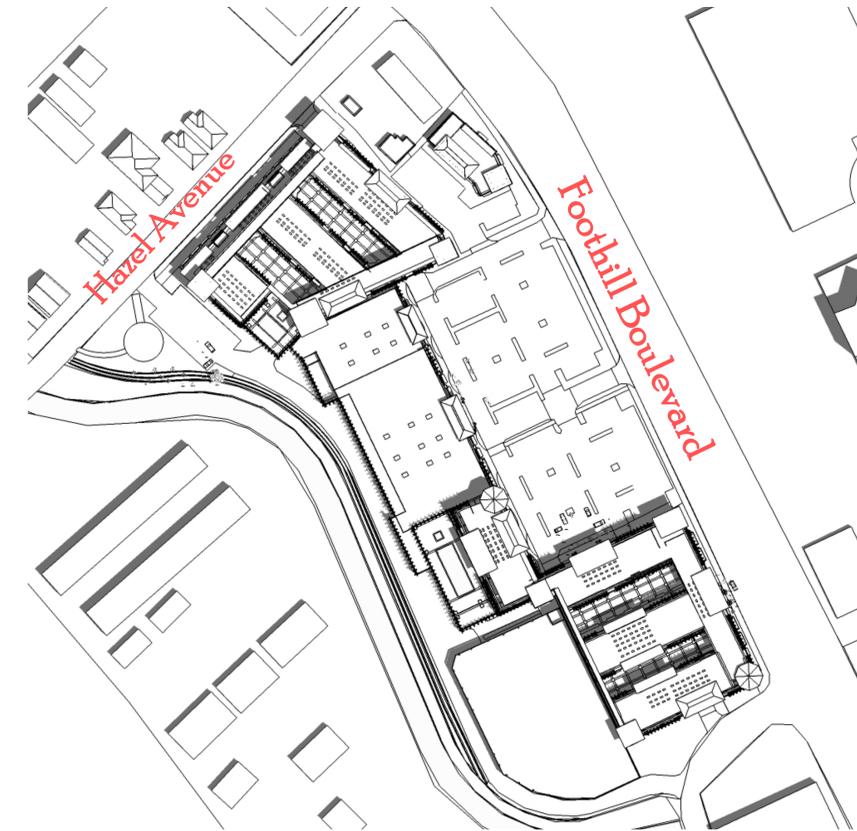
December 21 - Noon



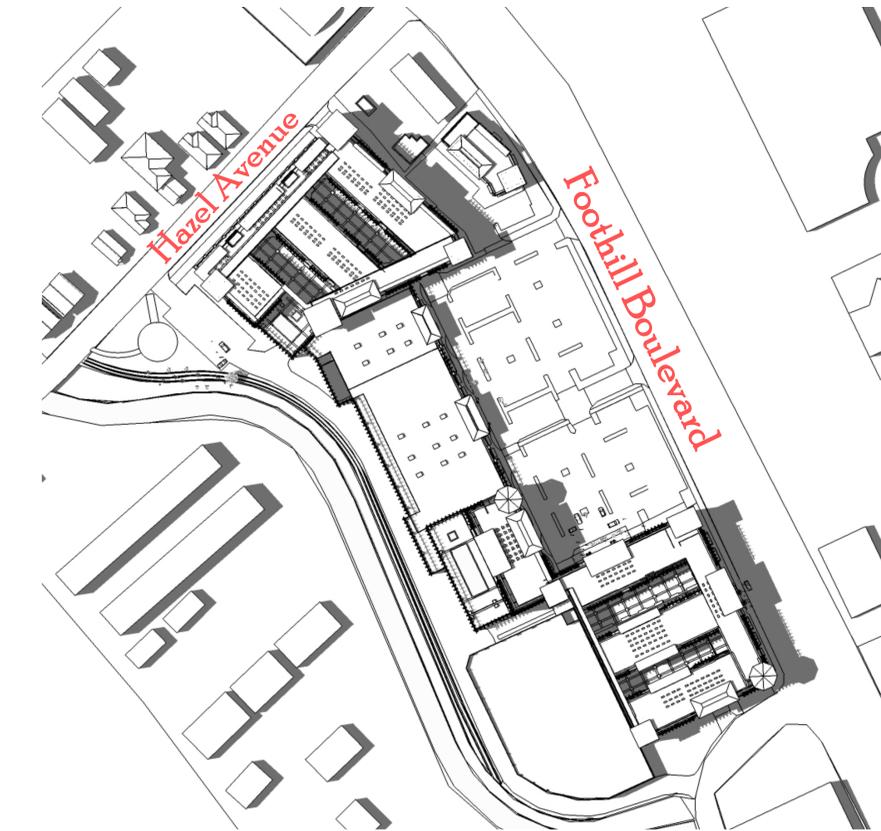
December 21 - 4PM



June 21 - 9AM



June 21 - Noon



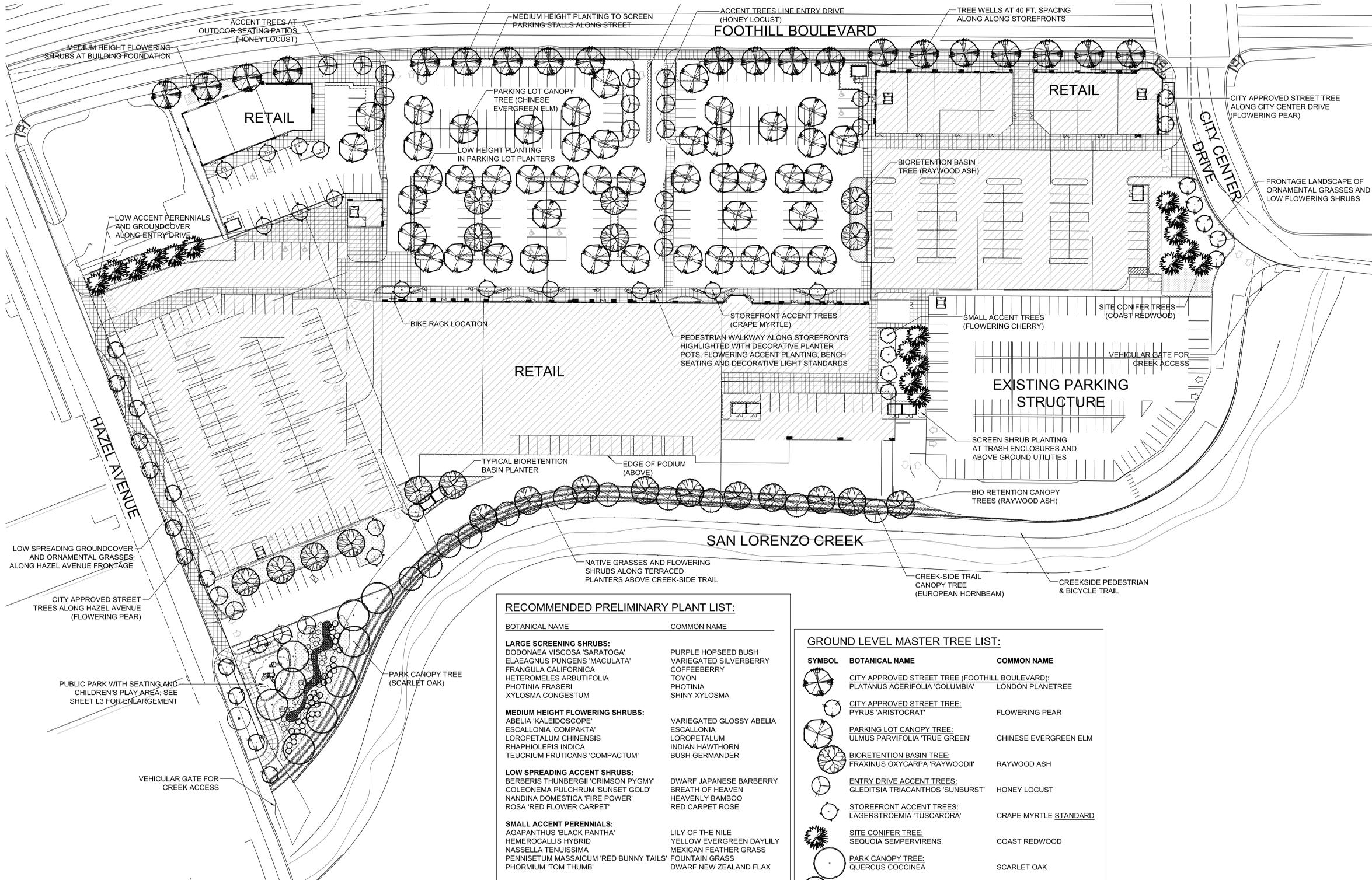
June 21 - 4PM

Lincoln Landing

Hayward California

Sun Study

Sun1



RECOMMENDED PRELIMINARY PLANT LIST:

BOTANICAL NAME	COMMON NAME
LARGE SCREENING SHRUBS:	
DODONAEA VISCOSA 'SARATOGA'	PURPLE HOPSEED BUSH
ELAEAGNUS PUNGENS 'MACULATA'	VARIEGATED SILVERBERRY
FRANGULA CALIFORNICA	COFFEEBERRY
HETEROMELES ARBUTIFOLIA	TOYON
PHOTINIA FRASERI	PHOTINIA
XYLOSMA CONGESTUM	SHINY XYLOSMA
MEDIUM HEIGHT FLOWERING SHRUBS:	
ABELIA 'KALEIDOSCOPE'	VARIEGATED GLOSSY ABELIA
ESCALLONIA 'COMPAKTA'	ESCALLONIA
LOROPETALUM CHINENSIS	LOROPETALUM
RHAPHIOLEPIS INDICA	INDIAN HAWTHORN
TEUCRIUM FRUTICANS 'COMPACTUM'	BUSH GERMANDER
LOW SPREADING ACCENT SHRUBS:	
BERBERIS THUNBERGII 'CRIMSON PYGMY'	DWARF JAPANESE BARBERRY
COLEONEMA PULCHRUM 'SUNSET GOLD'	BREATH OF HEAVEN
NANDINA DOMESTICA 'FIRE POWER'	HEAVENLY BAMBOO
ROSA 'RED FLOWER CARPET'	RED CARPET ROSE
SMALL ACCENT PERENNIALS:	
AGAPANTHUS 'BLACK PANTHA'	LILY OF THE NILE
HEMEROCALLIS HYBRID	YELLOW EVERGREEN DAYLILY
NASSELLA TENUISSIMA	MEXICAN FEATHER GRASS
PENNISETUM MASSAICUM 'RED BUNNY TAILS'	FOUNTAIN GRASS
PHORMIUM 'TOM THUMB'	DWARF NEW ZEALAND FLAX
GROUNDCOVERS:	
ACACIA REDOLENS 'DESERT CARPET'	PROSTRATE ACACIA
ARCTOSTAPHYLOS 'EMERALD CARPET'	PROSTRATE MANZANITA
CAREX ELATA 'AUREA'	SEDGE
GAZANIA MITSUWA ORANGE	CLUMPING GAZANIA
TRACHELOSPERMUM JASMINOIDES	STAR JASMINE
BIORETENTION BASINS:	
CAREX BUCHANANII	LEATHER LEAF SEDGE
CHONDROPETALUM TECTORUM	CAPE RUSH
FRANGULA CALIFORNICA 'MOUND SAN BRUNO'	COFFEEBERRY
JUNCUS PATENS	CALIFORNIA GRAY RUSH
ROSA CALIFORNICA	CALIFORNIA WILDROSE
RUBUS PENTALOBUS	BRAMBLE

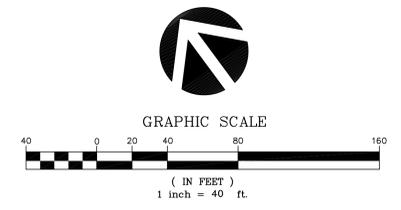
GROUND LEVEL MASTER TREE LIST:

SYMBOL	BOTANICAL NAME	COMMON NAME
	CITY APPROVED STREET TREE (FOOTHILL BOULEVARD): PLATANUS ACERIFOLIA 'COLUMBIA'	LONDON PLANETREE
	CITY APPROVED STREET TREE: PYRUS 'ARISTOCRAT'	FLOWERING PEAR
	PARKING LOT CANOPY TREE: ULMUS PARVIFOLIA 'TRUE GREEN'	CHINESE EVERGREEN ELM
	BIORETENTION BASIN TREE: FRAXINUS OXYCARPA 'RAYWOODII'	RAYWOOD ASH
	ENTRY DRIVE ACCENT TREES: GLEDITSIA TRIACANTHOS 'SUNBURST'	HONEY LOCUST
	STOREFRONT ACCENT TREES: LAGERSTROEMIA 'TUSCARORA'	GRAPE MYRTLE STANDARD
	SITE CONIFER TREE: SEQUOIA SEMPERVIRENS	COAST REDWOOD
	PARK CANOPY TREE: QUERCUS COCCINEA	SCARLET OAK
	CREEK-SIDE TRAIL CANOPY TREE: CARPINUS BETULUS 'FASTIGIATA'	EUROPEAN HORNBEAM
	SMALL ACCENT TREE: PRUNUS YEDOENSIS 'AKEBONO'	FLOWERING CHERRY

MAXIMUM APPLIED WATER ALLOWANCE:

MAWA = (ET_o)(0.62)((0.55 x LA) + (0.45 x SLA))
MAWA = (44.2)(0.62)((0.55 x 72,614) + (0.45 x 0))
MAWA = (27.404)(39,937.7) + (0)
MAWA = 1,094,452 GALLONS PER YEAR

GROUND LEVEL LANDSCAPE PLAN



REFER TO SHEET L2.1 & L2.2 FOR PODIUM LEVEL LANDSCAPE PLANS
REFER TO SHEET L3 FOR PUBLIC PARK LANDSCAPE PLANS

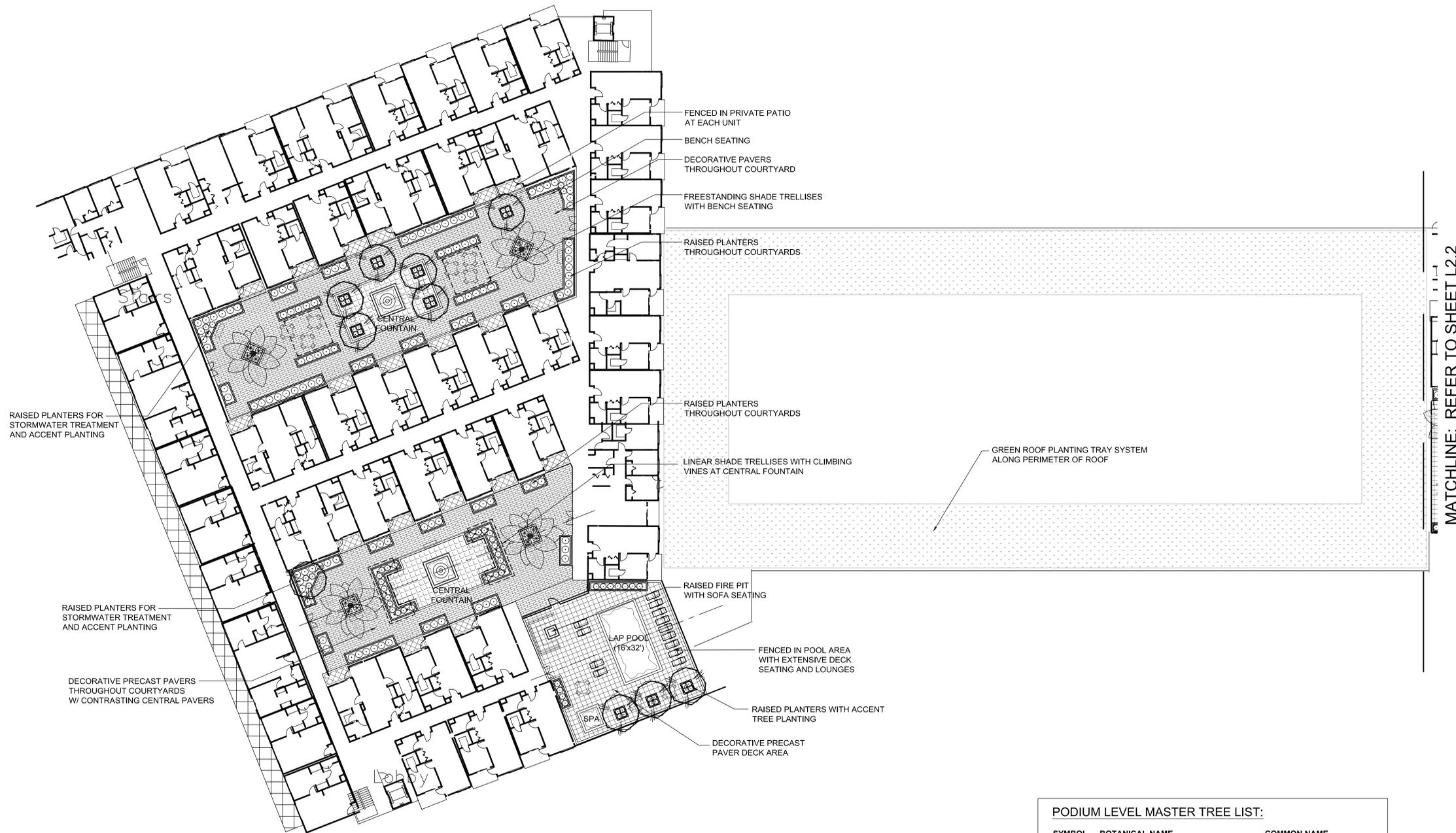
REVISIONS	BY

Thomas Baak & Associates, LLP
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1620 North Main Street, Suite 4
Hayward, California 94541
Ph: 925.933.2589

LINCOLN LANDING
HAYWARD, CALIFORNIA
DOLLINGER PROPERTIES

GROUND LEVEL LANDSCAPE PLAN

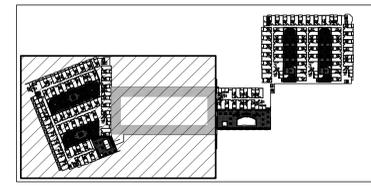
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SCALE	
JOB NO.	
SHEET	L1
OF SHEETS	



MATCHLINE: REFER TO SHEET L2.2

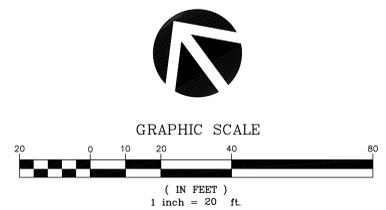
PODIUM LEVEL MASTER TREE LIST:

SYMBOL	BOTANICAL NAME	COMMON NAME
	TALL ACCENT TREES: SYAGRUS ROMANZOFFIANA	QUEEN PALM
	UNDERSTORY ACCENT TREES: ACER PALMATUM LAGERSTROEMIA SPECIES LAURUS NOBILIS 'SARATOGA' MAYTENUS BOARIA	JAPANESE MAPLE CRAPE MYRTLE SARATOGA LAUREL MAYTEN TREE



PODIUM LEVEL KEYMAP

PODIUM LEVEL LANDSCAPE PLAN



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PODIUM LEVEL LANDSCAPE PLAN

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SHEET	

L2.1
OF SHEETS

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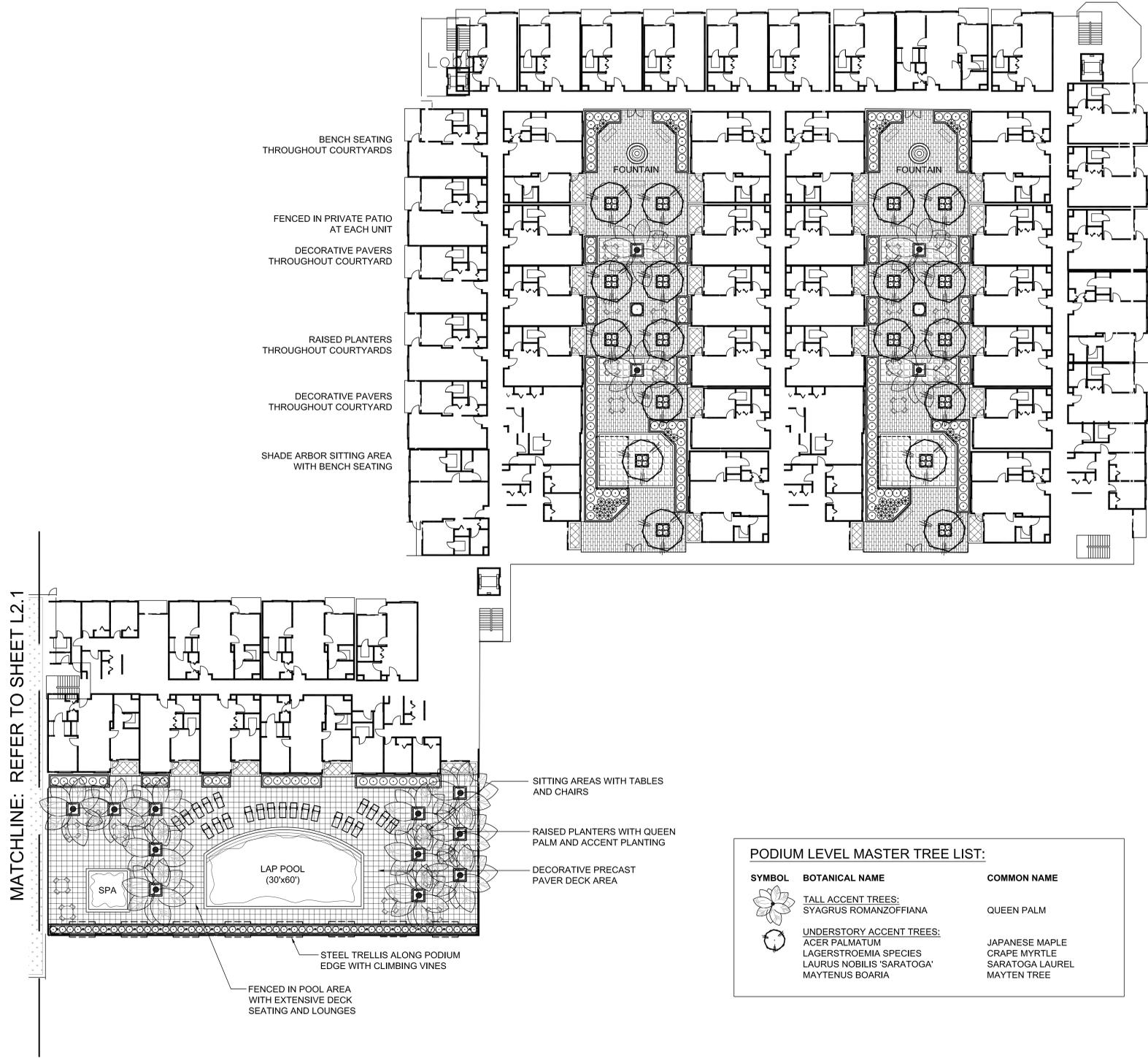
LINCOLN LANDING
 HAYWARD, CALIFORNIA
 DOLLINGER PROPERTIES



PODIUM LEVEL LANDSCAPE PLAN

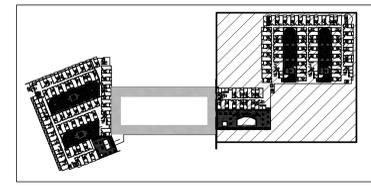
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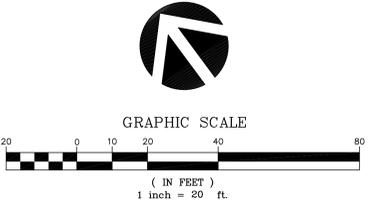
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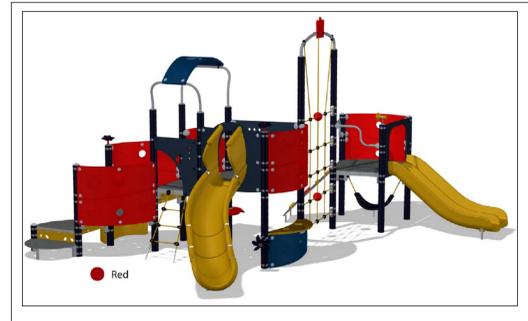
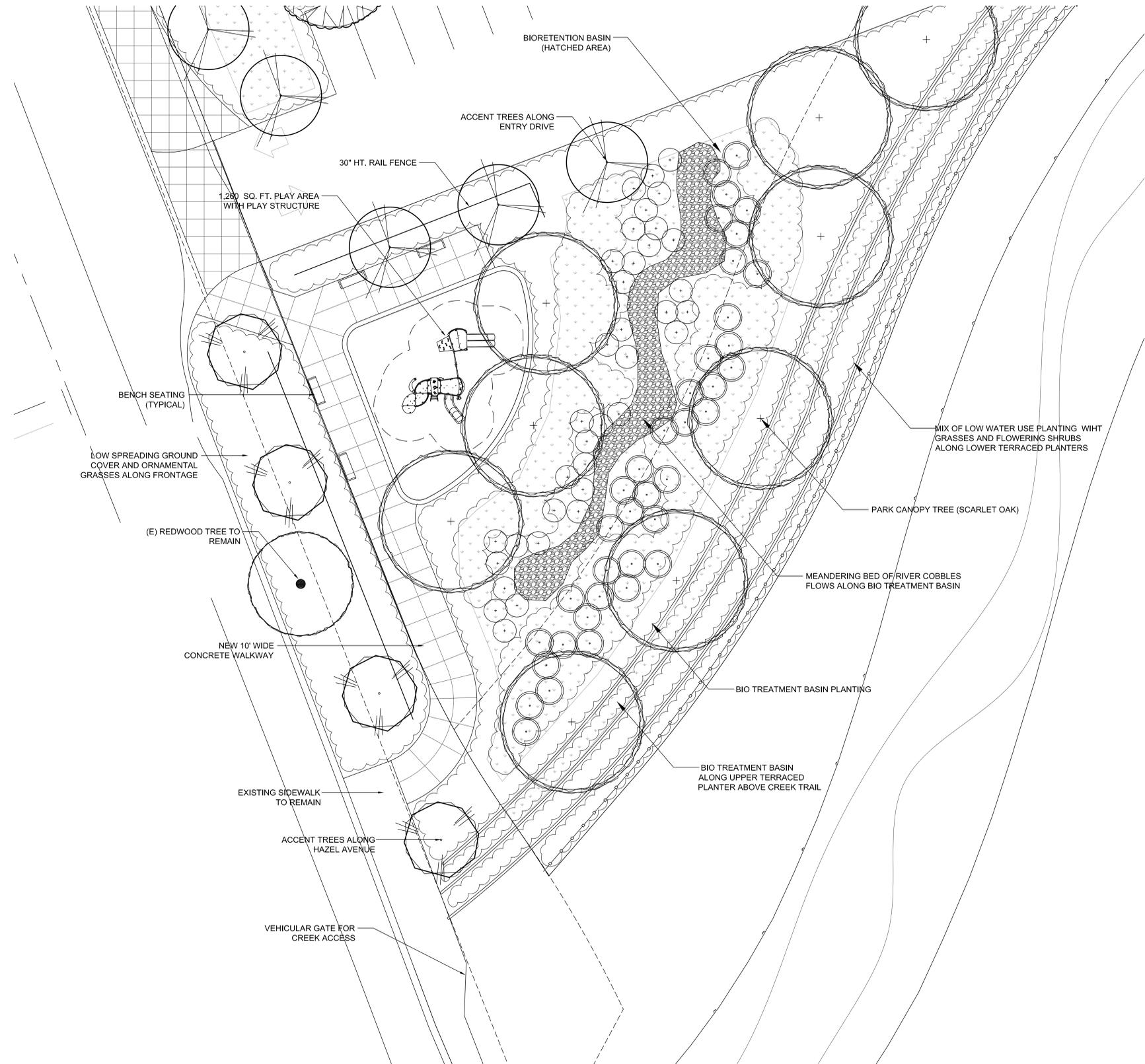
SYMBOL	BOTANICAL NAME	COMMON NAME
	TALL ACCENT TREES: SYAGRUS ROMANZOFFIANA	QUEEN PALM
	UNDERSTORY ACCENT TREES: ACER PALMATUM LAGERSTROEMIA SPECIES LAURUS NOBILIS 'SARATOGA' MAYTENUS BOARIA	JAPANESE MAPLE CRAPE MYRTLE SARATOGA LAUREL MAYTEN TREE



PODIUM LEVEL KEYMAP

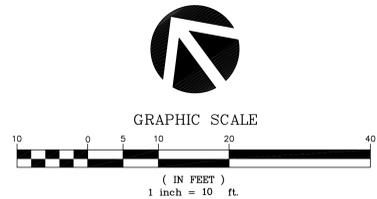
PODIUM LEVEL LANDSCAPE PLAN





PLAY STRUCTURE: AGES 3-7 YEAR OLDS

PUBLIC PARK LANDSCAPE PLAN



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LINCOLN LANDING
 HAYWARD, CALIFORNIA
 DOLLINGER PROPERTIES



**PUBLIC PARK
 LANDSCAPE PLAN**

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 SHEET

L3



SCARLET OAK
PUBLIC PARK CANOPY TREE



HONEY LOCUST
ENTRY DRIVE ACCENT TREE



EVERGREEN CHINESE ELM
PARKING LOT TREE

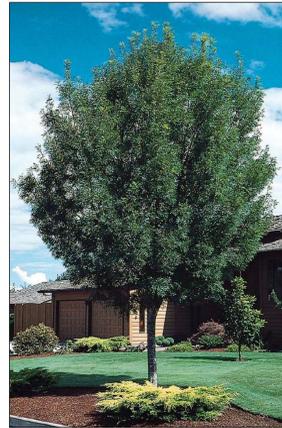


FLOWERING PEAR



LONDON PLANE TREE

CITY APPROVED STREET TREES



RAYWOOD ASH
BIORETENTION BASIN TREE



TUSCARORA CRAPE MYRTLE
STOREFRONT ACCENT TREE



COAST REDWOOD
SITE CONIFER TREE



HORNBEAM
CREEKSIDE TRAIL CANOPY TREE



AKEBONO FLOWERING CHERRY
SMALL ACCENT TREE



QUEEN PALM
PODIUM TALL ACCENT TREE



SARATOGA LAUREL
PODIUM UNDERSTORY TREE



CRAPE MYRTLE
PODIUM ACCENT TREE



JAPANESE MAPLE
PODIUM ACCENT TREE

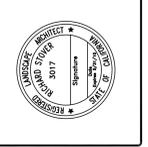


MAYTEN TREE
PODIUM UNDERSTORY TREE

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LINCOLN LANDING
 HAYWARD, CALIFORNIA
 DOLLINGER PROPERTIES



SITE TREE IMAGES

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SHEET	L4
OF	SHEETS