

Attachment IV

PROJECT INFORMATION
Include the following information on the title sheet of the planning application and building permit submittal package. The submittal package without the following project information will be rejected.

Project Type:
 Single Family Hillside Residential: new () of units / remodel / addition
 Multi-Family Residential: new () of units / remodel / addition / hillside / flat
 Commercial (non-residential): new / remodel / addition

Project Size:
 Total Project Size: 178,014.00 Square Feet
 Total Irrigated Landscaping: 50,123.00 Square Feet

Project Contact Information including phone numbers and E-mail addresses:
 Project Applicant: TS STUDIO
 Property Owner: CITY OF HAYWARD
 Project Name: SOUTH HAYWARD YOUTH & FAMILY CENTER Building Permit No.: _____
 Project Address: FAMILY CENTER Planning Permit No.: _____

Water Supply Type: potable / recycled / well / others If others, specified: _____
 Water Budget Calculation (in gallons or cubic feet/year): _____
 Maximum Applied Water Allowance (MAWA): _____ Estimated Total Water Use: _____

RosDrulisCusenbery

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ARCHITECTURE

TS STUDIO

LANDSCAPE ARCHITECTURE / URBAN DESIGN / PLANNING
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THE STACK CENTER

680 WEST TENNYSON ROAD
HAYWARD, CA

No.	Description	REVISIONS	Date

90% CONSTRUCTION DOCUMENTS SET

Sheet Title
LANDSCAPE OVERALL ILLUSTRATIVE SITE PLAN - GROUND LEVEL

Drawn By _____ Checked By _____

Scale: 1" = 20'-0"

Date: 20211108

Project No. 2018071

L0.01
Drawing No.



LANDSCAPE NARRATIVE

- CONSIDER REGIONAL AND MICRO-CLIMATIC, TOPOGRAPHY, SOLAR ORIENTATION, AND SOIL CONDITIONS:
 MANY SELECTED SPECIES ARE NATIVE TO CALIFORNIA WITH MANY SPECIES THAT ARE NATIVE TO SITE IN HAYWARD. NATIVE PLANTING SELECTED IS DROUGHT TOLERANT. PLANTING SPECIES IS SPECIFIC TO VARIATIONS RANGING FROM FULL SUN TO SHADE CONDITIONS. BIO-RETENTION PLANTING IS SELECTED FOR SPECIES THAT CAN WITHSTAND THE SOIL TYPE AND WATER FLUCTUATIONS. PLANTING AT SLOPES WITHIN BIO-RETENTION AND THROUGHOUT THE SITE IS COORDINATED WITH PLANTING SPECIES APPROPRIATE FOR CONDITIONS.
- EXPLAIN HOW WATER CONSERVATION AND LONG-TERM GREEN WASTE REDUCTION GOAL WILL BE ACHIEVED:
 NATIVE PLANTS ARE SELECTED BASED ON MICROCLIMATE AND SOIL CONDITIONS. PLANTS WILL BE IRRIGATED WITH DRIP IN HYDROZONES, BASED ON WATER USE AND SPECIAL CONDITIONS. SOIL WILL BE AMENDED WITH COMPOST. PLANTING DESIGN WILL COMPLY WITH MODEL WATER EFFICIENT LANDSCAPE ORDINANCE USING DROUGHT AND NATIVE PLANTS. PLANTING WILL FOCUS ON LOW MAINTENANCE AND LONG-LIVED LOCALLY NATIVE PLANTS THAT THRIVE OVER THE LONG TERM. SELECT TREES TO BE REMOVED WILL BE HARVESTED FOR MULCH ON SITE. SPECIFIED TREES ARE IN PLANTING AREAS WHERE FEASIBLE FOR NATURAL DECOMPOSITION OF LEAF LITTER AND AVOID REMOVING IT. SPECIFIED PLANTING EDGING WILL BE MADE FROM 49% POST-INDUSTRIAL RECYCLED MATERIALS.
- INTEGRATED PEST MANAGEMENT DURING SOIL PREPARATION:
 WE SHALL PROVIDE INTEGRATED PEST MANAGEMENT DURING SOIL PREPARATION AND COMPLY WITH BAY FRIENDLY LANDSCAPE GUIDELINES. THE PROJECT WILL FOCUS ON SELECTING NATIVE PLANTS TO THE REGION AND / OR DROUGHT TOLERANT PLANTING THAT ARE DISEASE AND PEST RESISTANT. SOIL TESTING WILL INCLUDE ORGANIC AMENDMENT RECOMMENDATIONS THAT ARE SPECIFIC TO PLANTS SPECIFIED. SOIL WILL BE AMENDED WITH COMPOST BEFORE PLANTING, IMPORTED OR SITE SOIL TO MEET THE ORGANIC CONTENT OF 3.5% OR MORE. PROJECT WILL SPECIFY SHEET MULCHING AT PLANTING AREAS WITH 3" OF ORGANIC MULCH. CHEMICAL CONTROLS ARE APPLIED ONLY WHEN MONITORING INDICATES THAT PREVENTATIVE AND NON-CHEMICAL METHODS ARE NOT KEEPING PESTS BELOW ACCEPTABLE LEVELS. WHEN PESTICIDES ARE REQUIRED, THE LEAST TOXIC AND THE LEAST PERSISTENT PESTICIDE THAT WILL PROVIDE ADEQUATE PEST CONTROL IS APPLIED.
- EXPLAIN HOW PROPOSED LANDSCAPE DESIGN COMPLEMENTS ARCHITECTURAL STYLE, FORM, BUILDING COLORS AND MATERIALS AND PROJECT AND BUILDING ENTRANCES.
 THE CAREFULLY INTEGRATED DESIGN BETWEEN THE EXTERIOR AND INTERIOR AIMS TO DEFINE SEVERAL SOCIAL TERRITORIES AND TO ALSO ENCOURAGE CROSS INTERACTION BETWEEN PROGRAMS VERTICALLY AND INSIDE AND OUT. EACH AREA IS DEFINED BY COLORED THEME PLANE, WALL, CEILING, AND SITE ELEMENTS AND IS CONNECTED BY A PASEO FROM THE CORNER OF THE INTERSECTION TO THE PARK BEYOND. A MULTI-USE LINEAR GARDEN PLAZA FACING THE TENNYSON ROAD ALLOWS PUBLIC GATHERING AND YET PROVIDES INTIMATE SHADED SEATING. A MAIN EXTERIOR/INTERIOR LIVING SPACE INCLUDES THE LOBBY, A CAFE, & WEATHER PROTECTED PLAZA THAT EXTENDS TO THE WAITING AREA ON THE SECOND LEVEL.

 AS THE PASEO LEADS THROUGH THE BUILDING INTO THE GREENROOM, THE PATH IS FLANKED BY BIO-RETENTION GARDENS AND LANDFORM WITH AMPHITHEATER SEATING FACING TO THE STAGE. THE GENTLE LANDFORM PROVIDES SEATING OPPORTUNITIES UNDER TREES, AS WELL AS OUTDOOR MOVIE WATCHING FACING TOWARDS THE BUILDING. THE AMPHITHEATER SEATING IS INTEGRATED ONTO THE EAST SIDE OF THE LANDFORM WITH THE VIEW TOWARDS INTERACTIVE WATER FEATURE PLAZA, LOUNGING PLATFORM/STAGE, AND BIO-RETENTIONS. THE BIO-RETENTION AREA INCLUDES TWO ECO-ISLANDS - EXTENDING THE IDEA OF YOUTH AND FAMILY CENTER TO OUR NEIGHBORING URBAN ECOLOGY. WORKING IN BALANCE, THESE PROJECT ELEMENTS ENHANCE THE URBAN ENVIRONMENT WHERE THE COMMUNITY CAN THRIVE AND DREAM FOR FUTURE GENERATIONS.

 AT THE MJCC THE ENTRANCE HAS A SIMILAR SOCIAL TERRITORY SIGNIFYING THE ENTRANCE, THIS ZONE IS DEFINED BY THE COLORED PAVING AND ASPHALT AT THE BUILDING ENTRANCE AND PARKING AREAS. THE DESIGN OF THE FENCE ADJACENT THE MJCC ALSO REFLECTS THE BUILDING CHARACTER AND REGIONAL CONTEXT. MUCH OF THE LOWLAND (HISTORICAL FLOOD PLAIN) HAS BEEN DEVELOPED AROUND EAST BAY, BUT THE HILLS REMAIN A DEFINED FEATURE AND BACKDROP OF THE SITE. THE DIRECT & STRONG CONNECTION IS EVOKED BY THE PROPOSED FENCE DESIGN OF THE DAY CARE PLAY AREA THAT CONNECTS TO THE PARKING LOT AT THE MJCC. THE SECTION PROFILE OF THE EASY BAY MOUNTAIN RIDGE IS PLACED ON THE FRONT WOOD FENCE AND PAINTED WITH GOLD COLOR TO REPRESENT THE SUNRISE BEHIND THE HILLS. THE FENCE IS PLAYFUL YET USES HUMBLE AND FAMILIAR MATERIAL (2X4 & 2X6 WOOD) WITH A BIT OF IMAGINATION. THE FENCE DESIGN NOT ONLY INVOKES THE HILLS BEYOND BUT ALSO THE ROOF THE MJCC. THE COLORS OF RED AND YELLOW SIGNIFY THE ENTRANCE, WHILE NATIVE AND DROUGHT TOLERANT PLANTS FRAME THE MJCC SIGN. THE FENCE PROVIDES NEEDED SECURITY AND PRIVACY BUT ALSO MAINTAINS A NON-CLIMBABLE AND VISUALLY POROUS FENCE AT THE CHILDREN'S EYE LEVEL. ON PANJON STREET A HORIZONTAL WOOD FENCE WITH GLASS LOOKING BUBBLES ALLOWS CHILDREN TO RECONNECT TO THE NEIGHBORHOOD FROM INSIDE THE PLAY AREA. EVERY DAY THE KIDS AND THE PARENTS WILL BE GREETED BY THE NEARBY PROMINENT MOUNTAIN PROFILES THEY MIGHT HAVE FORGOTTEN. THE FENCE IS NOT ONLY A UTILITARIAN PERIMETER BUT ALSO BECOMES A DIDACTIC DISPLAY OF THE REGIONAL CONTEXT THAT CONNECT PEOPLE WITH THE LOCAL LANDSCAPE.

Preliminary Design. Not For Construction Purposes.

Renderings Front View (Looking East)



Existing



Childcare Center Tot Play Areas



THE STACK CENTER

Panjon St

Rendering Back View (Looking West)

