

MISSION SENIORS
BY PRISTINE HOMES



Mission Senior Living Community is a planned 200 condominium of much needed senior housing with services and amenities that will make this a unique and very desirable new community in Hayward, Alameda County, California. The project site consists of 5.6 Acres located about 2 miles south of the Hayward City Hall, and is located on Mission Boulevard near the cross street of Valley Vista Avenue.

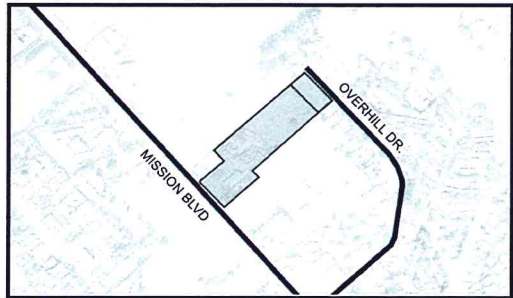
The gentle sloped building site is set with the backdrop of the Hayward Hills. The buildings' architecture has been designed to work with the site's topography by the way of the design terraces with the site and placing a majority of the parking areas below grade. Working with the site this way and connecting the three buildings with bridges creates a stronger pedestrian character that will be walkable for its residents.

A contemporary California Spanish architectural style has been selected for this project. The carefully detailed and articulated architecture with its variety of scale is influenced by architect Irving Gill's work. This character has been used to reflect Hayward's and California's rich heritage and works well with the surrounding hills and future Mission Boulevard development.

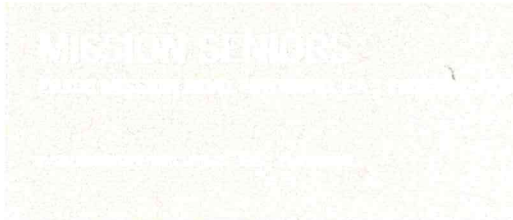
The community has been designed for independent living that has a variety of unit types that will appeal to a good number of seniors in Hayward and the region. Homes that are of differing in size but very comfortable in how they live. All homes have been designed to incorporate a private balcony or deck terrace, which face landscaped gardens, surrounding neighborhoods, or the natural hillside. A home where one can still live near their families but also have their independence and gracefully age in place. A "place" where one can enjoy the ambience and the surrounding views, take a walk the hills, be able to entertain and cook for their friends and themselves, take advantage of BART to travel the Bay. But more than this, Mission Seniors is about creating community, a place where all residents can thrive together in the comradery that the surroundings, amenities and services promotes. Key to this is the emphasis on the indoor and outdoor relationship quality of this facility.

In creating Community we have designed three buildings that work together that work with the site to provide strong connections to the land and each other. This has led to the creation of a site plan and building designs that form various courtyards, gardens, recreational facilities, and that will provide for a future city wide pedestrian east-west corridor in the foothills for the residents and Hayward residents to enjoy. While each building is connected by a pedestrian bridge they each provide unique services and amenities for the residents. The mid building is the central hub of the community, the grand gathering place for all residents. This starts from its elegant two story Entrance Lobby at the southwest corner auto court that is visible from Mission Boulevard. From this Lobby an elevator leads to the development's core, Main Lounge, Library/Tech Center, Garden Courtyard, Dining, Meeting Places, Recreational and Health Facilities. All of these Amenities are arranged as in a California Hacienda around and open to the garden courtyard, pool and spa. This encourages connections between the residents and resident's connections to the land and the eastern sun. The Dining Room will be architecturally distinctive with indoor outdoor possibilities for everyday meals or those special events. The Library/Tech Center will provided a warm environment that will be tech savvy. The Health Facilities will provide space for a gym, an exercise studio, and both physical and hydra therapy areas. To enhance and expand the use of these areas they will be open and adjacent to the pool and spa. The Meeting areas will provide spaces for intimate groups that could flex to more of an auditorium setting and could have dining options with the adjacent kitchen. The Garden Court will be a place where residents can enjoy the morning sky, a sunrise tea or coffee, and then spend some time working in the flower and vegetable gardens. The Mission Boulevard building welcomes residents and their guests into the community providing guest parking for the community, a two story Lobby/Lounge, and the Health Clinic, along with the Manager's Offices and other services for all residents. To the north of this building, as mentioned, a landscape pedestrian corridor has been placed to provide mission Senior's link to Hayward's foothill east-west pedestrian corridor. The "L" shape of the north building provides the opportunity of a Sport's Court for the more active and competitive resident's enjoyment. Being further up the Hill many of its residents will enjoy dramatic views the hills and the bay area. To enable all residents of Mission Seniors in enjoying this view there will be a top floor roof deck for outdoor, fresh air with raised garden beds, seating area, and canopied table and chairs. Common areas with comfortable seating and table and chairs are dotted throughout the building at each floor level.

Mission Senior Living Community is a much needed senior housing development for the region. The quality execution of this community's design has been based on an understanding of its future resident's needs and desires, knowing the site's possibilities/constraints and hearing the City's direction, and the services and amenities offered will make Mission Senior Living Community a unique and desirable new community in City of Hayward, California.



VICINITY MAP



SHEET INDEX

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A0.3	GROUND LEVEL - SITE PLAN
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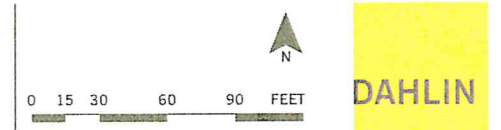
A0.6	PERSPECTIVES THOROUGHFARE
A0.7	PERSPECTIVES INNER PLAZA

TITLE SHEET SHEET T.1





CONTEXT MAP SHEET A0.1



Mission Boulevard



Overhill Drive

- 1 arrival lobby
- 2 pedestrian acces to adjoining parcels
- 3 bridge connections
- 4 terrace grill area with seating
- 5 fireplace with seating
- 6 seating nook
- 7 trellis shade structure
- 8 rooftop vegetable garden with shed
- 9 raised seating planter
- 10 patio seating-extension of indoor dining
- 11 gated pool deck with chaise lounges
- 12 spa area
- 13 bocce ball/pickleball court/table tennis
- 14 seating areas around fountain feature
- 15 yoga studio on rooftop terrace
- 16 glass railings and retractable shade structures on rooftop terrace
- 17 terraced landscape planters
- 18 underground parking entrance

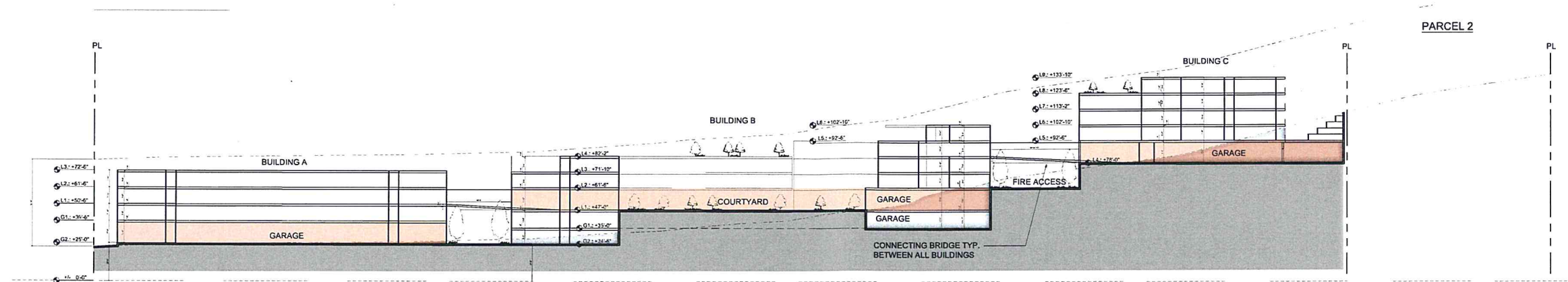
DEVELOPMENT SUMMARY		
Site APN	078C045500108	
Zoning	S-T4	
Site Area (acres / sf)	4.8	209,139
Gross Bldg Area (sf above grade)		387,611
Building Footprint (sf)		95,857
FAR		1.85
Lot Coverage (Building footprint / site area)		45.8%
Number of Units / Density (du/a)	200	41.7
Max Stories	4	
Max Bldg. Ht. (+/-)		57'-0"

PARCEL 1				PARCEL 2		PARCEL 3	
BUILDING A				BUILDING B		BUILDING C	
1 BEDROOM	18 UNITS	1 BEDROOM	24 UNITS	1 BEDROOM	4 UNITS	TOTAL UNITS	
1 BED+DEN	12 UNITS	1 BED+DEN	3 UNITS	1 BED+DEN	4 UNITS	1 BEDROOM -	47 UNITS (23%)
2 BEDROOM	22 UNITS	2 BEDROOM	49 UNITS	2 BEDROOM	32 UNITS	1BED+DEN -	19 UNITS (9%)
3 BEDROOM	6 UNITS	3 BEDROOM	13 UNITS	2 BEDROOM	12 UNITS	2 BEDROOM -	104 UNITS (52%)
		STUDIO	1 UNITS	3 BEDROOM	12 UNITS	3 BEDROOM -	31 UNITS (15%)
						STUDIO -	1 UNITS (1%)
TOTAL	58 UNITS	TOTAL	91 UNITS	TOTAL	52 UNITS	TOTAL	- 200 UNITS (100%)
				PARKING		PARCEL 3	
				BUILDING A	57 STALLS	RESIDENCE - SINGLE FAMILY 2779 SQ.FT.	
				BUILDING B	107 STALLS	TOTAL UNITS: 3	
				BUILDING C	76 STALLS		
				ON-SITE PARKING	38 STALLS	TOTAL PARKING: 3 GARAGES/6 SPACES	
				TOTAL	278 STALLS		
				RATIO	1.39 STALLS/UNITS		

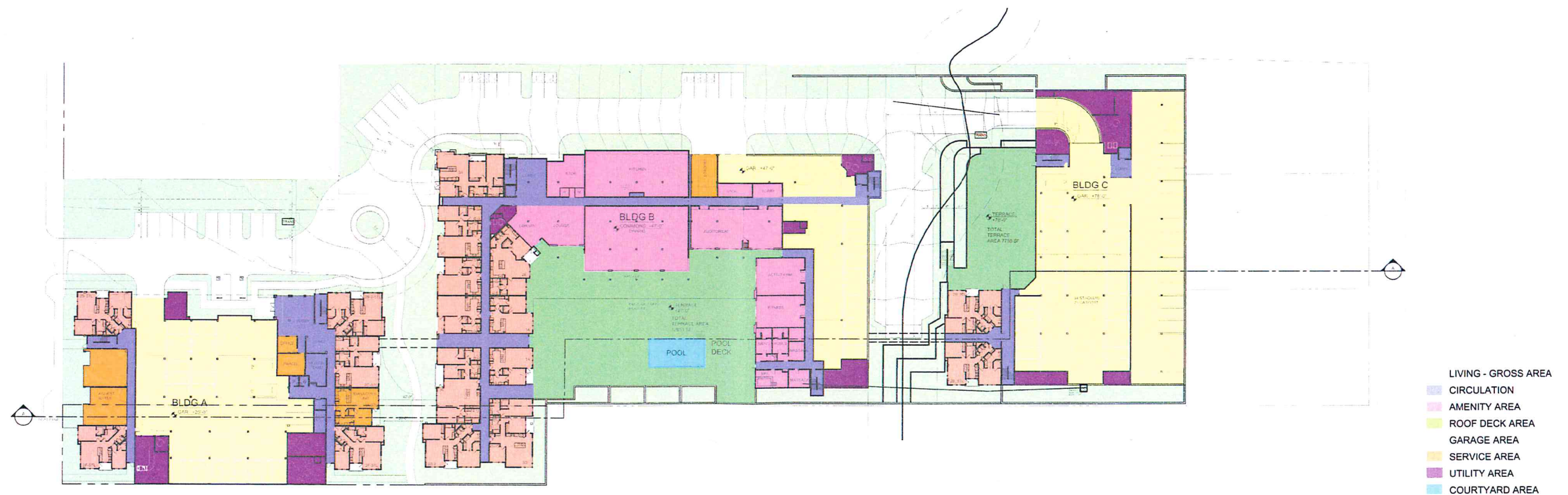
ILLUSTRATIVE SITE PLAN SHEET A0.2

0 15 30 60 90 FEET

DAHLIN

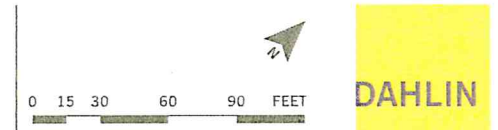


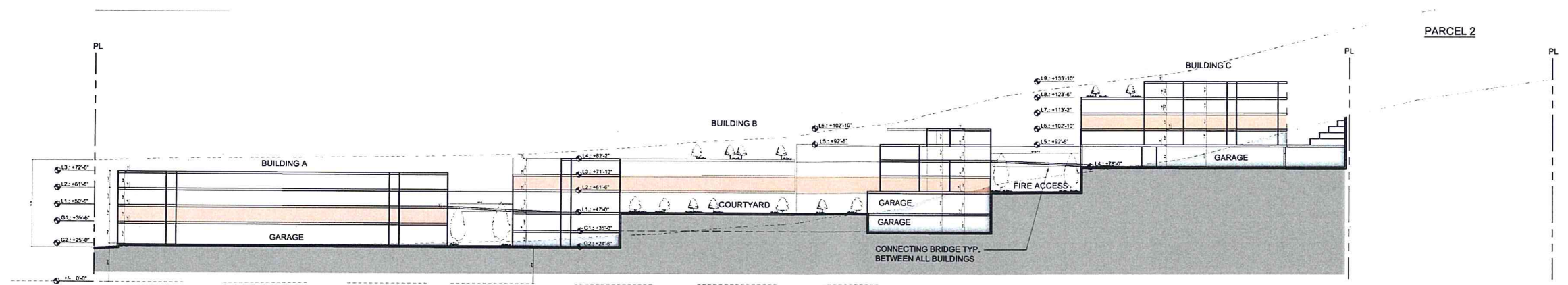
SECTION A



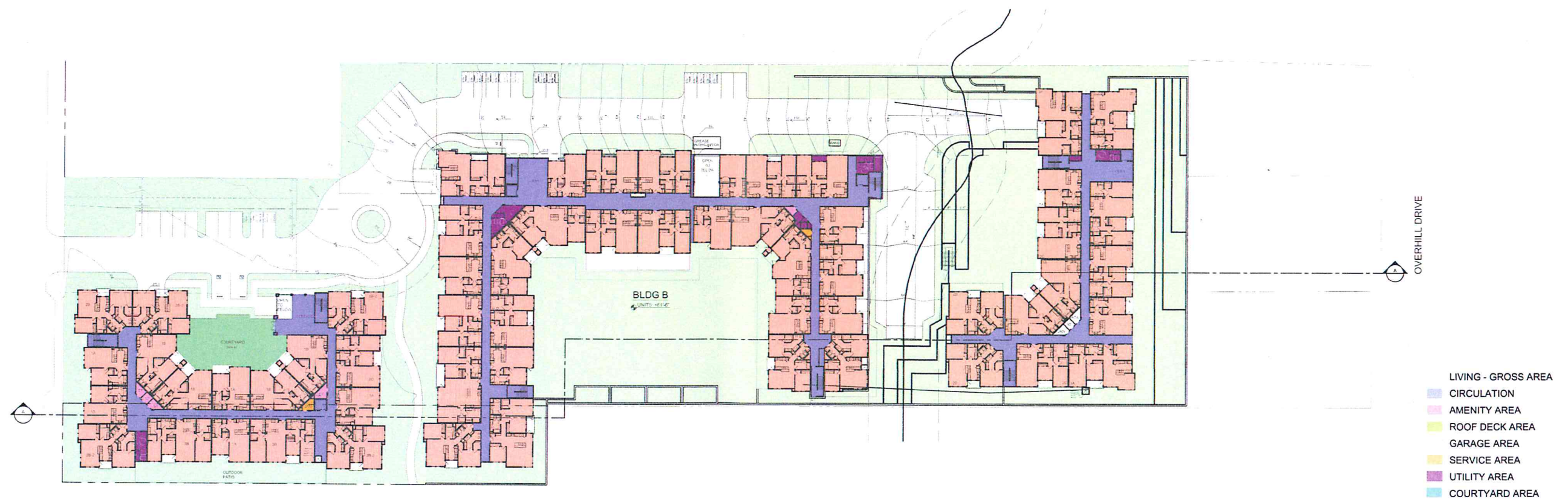
GROUND LEVEL

GROUND LEVEL - SITE PLAN SHEET A0.3



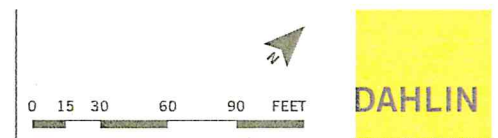


SECTION A



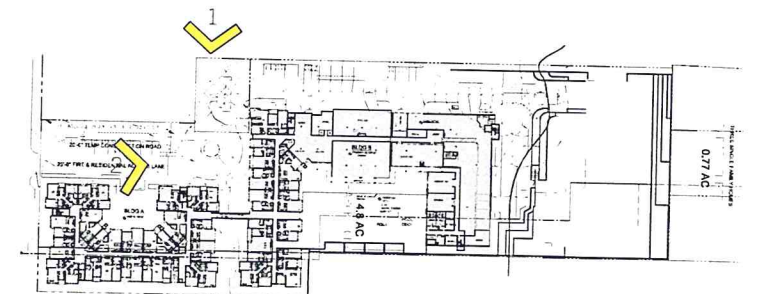
TYPICAL LEVEL

TYPICAL LEVEL - SITE PLAN SHEET A0.4





1.



2. PERSPECTIVES INNER PLAZA SHEET A0.7

