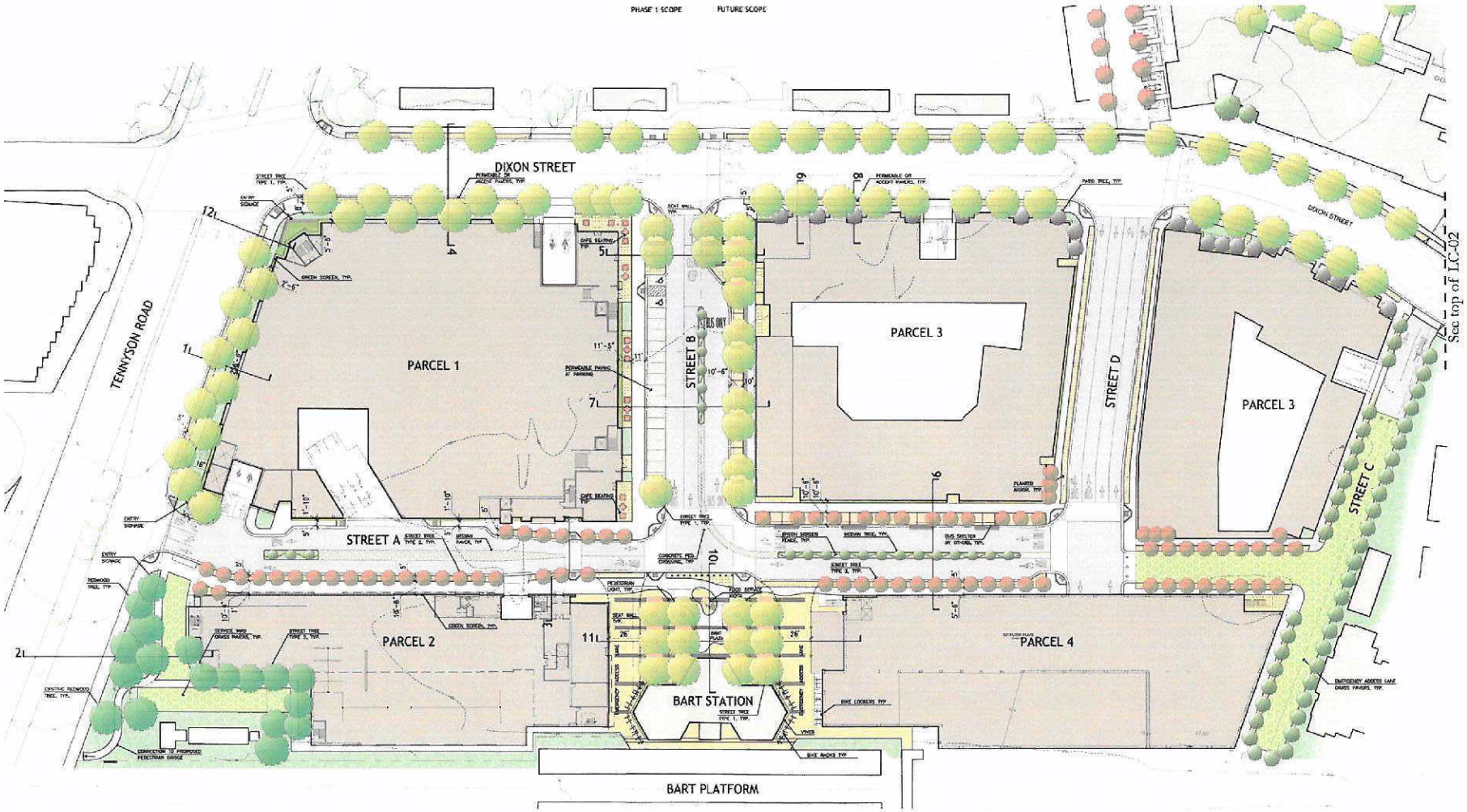


MIXED-USE SITE AND NORTH DIXON ST. STREETSCAPE

Scale: 1" = 80'

0 20 40 80 160

APRIL 15, 2010

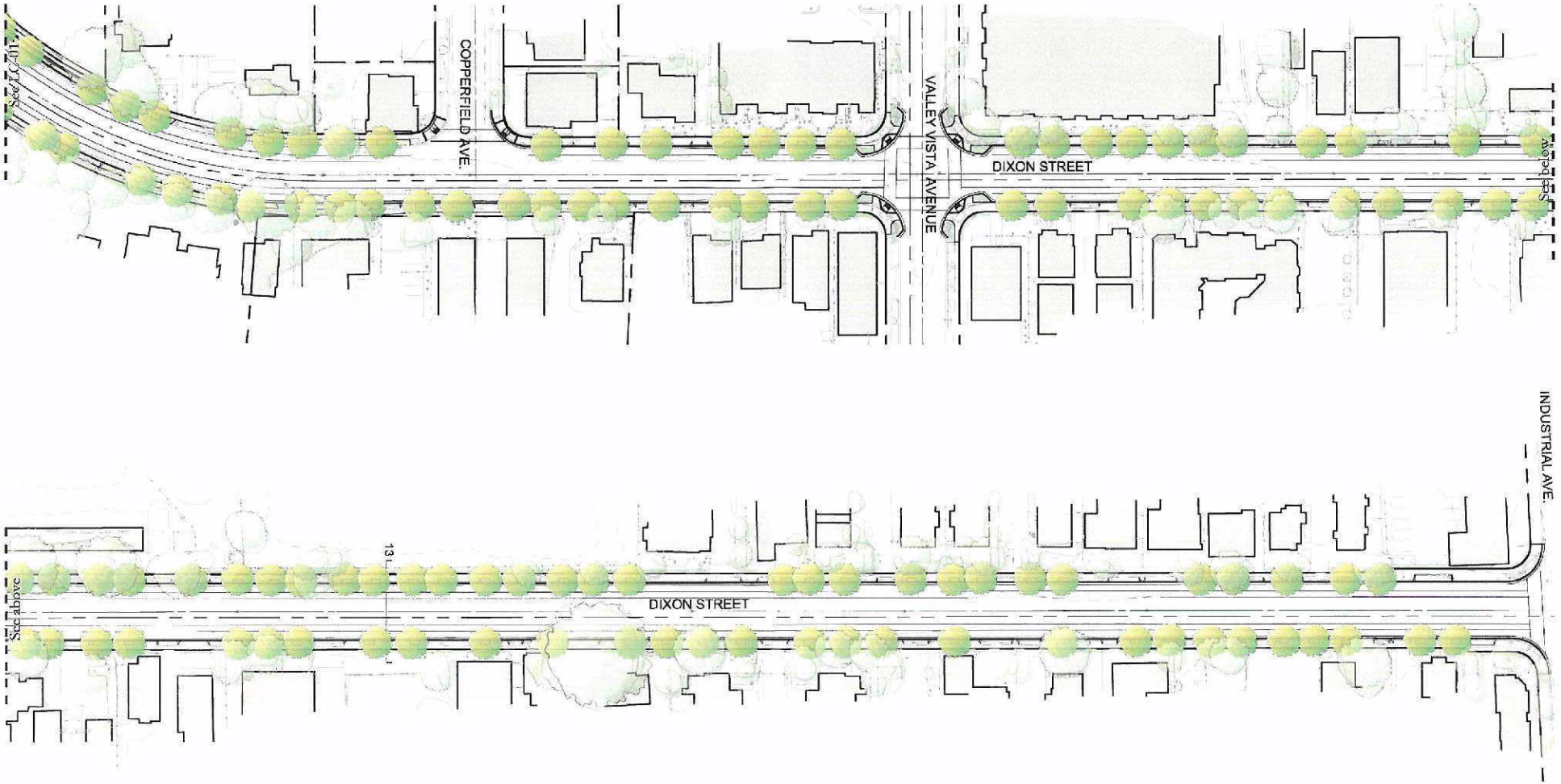
LC-01

HAYWARD MTC TLC APPLICATION

CITY OF HAYWARD, CALIFORNIA

CITY OF HAYWARD

VITA
PLANNING & LANDSCAPE ARCHITECTURE



SOUTH DIXON ST. STREETSCAPE

Scale: 1" = 80'
0 20 40 80 160

APRIL 15, 2010

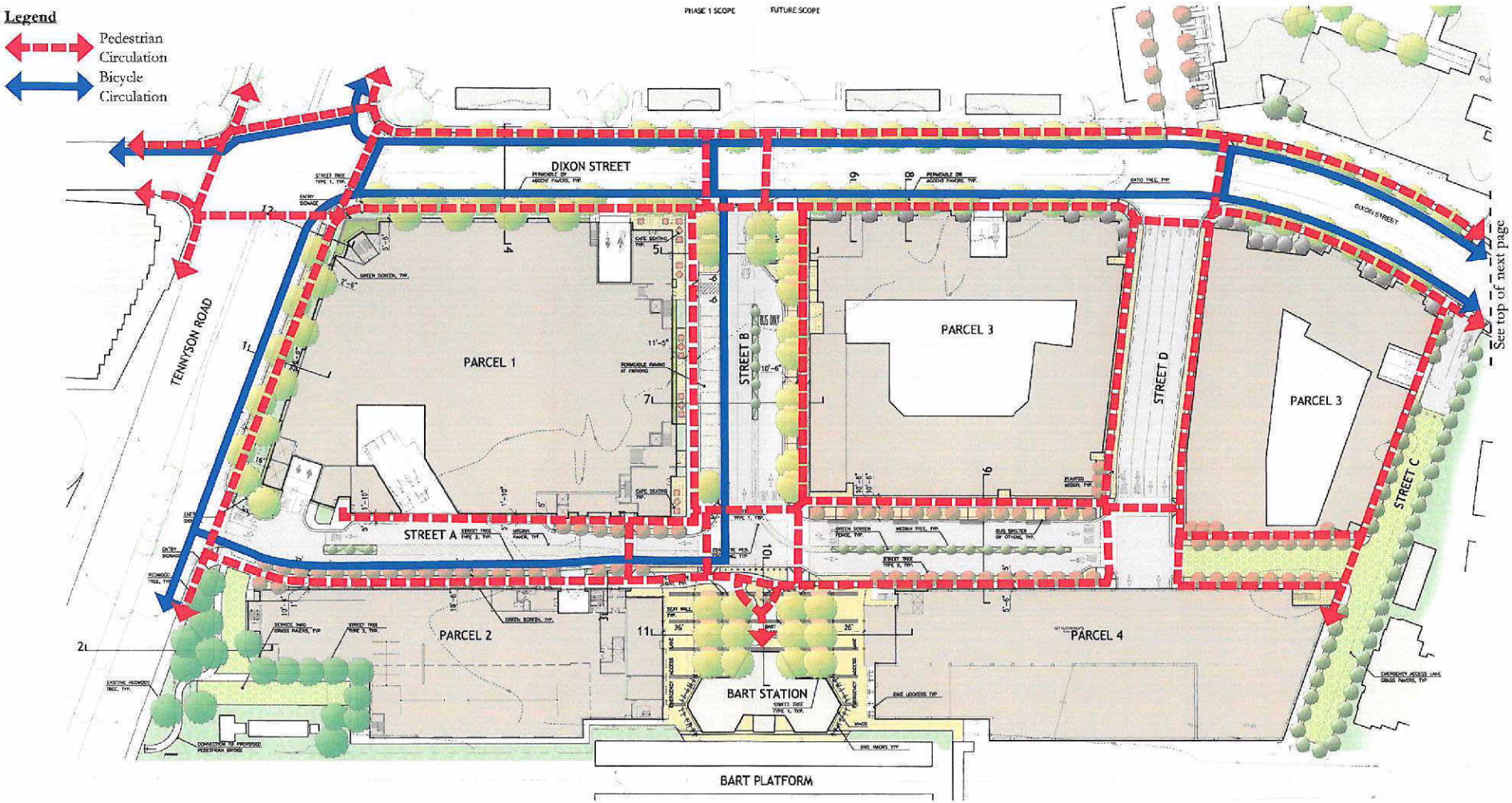
LC-02

HAYWARD MTC TLC APPLICATION

CITY OF HAYWARD, CALIFORNIA

HAYWARD

VITA
PLANNING & LANDSCAPE ARCHITECTURE



MIXED-USE SITE AND NORTH DIXON ST. CIRCULATION

Scale: 1" = 80'
0 20 40 80 160

APRIL 15, 2010

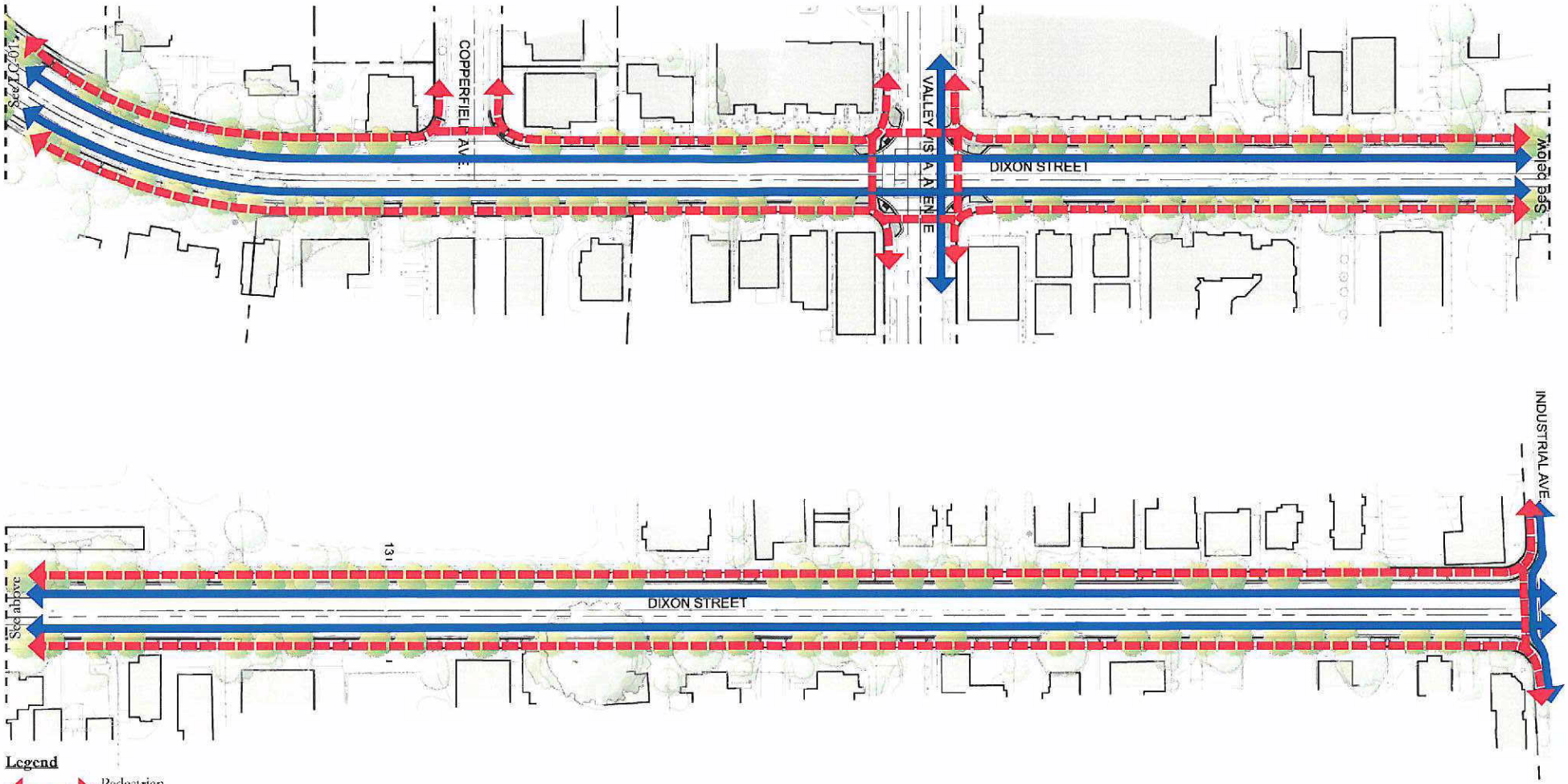
LC-03

HAYWARD MTC TLC APPLICATION

CITY OF HAYWARD, CALIFORNIA

CITY OF HAYWARD

VITA
PLANNING & LANDSCAPE ARCHITECTURE



SOUTH DIXON ST. CIRCULATION

Scale: 1" = 80'
0 20 40 80 160

APRIL 15, 2010

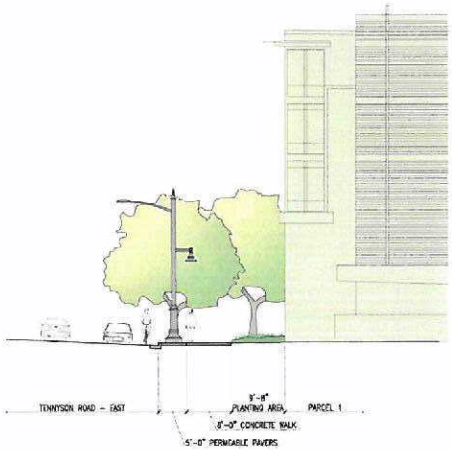
LC-04

HAYWARD MTC TLC APPLICATION

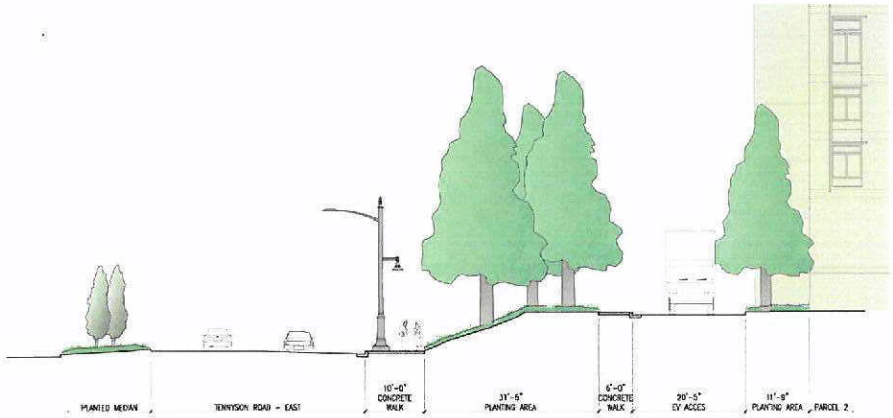
CITY OF HAYWARD, CALIFORNIA

HAYWARD

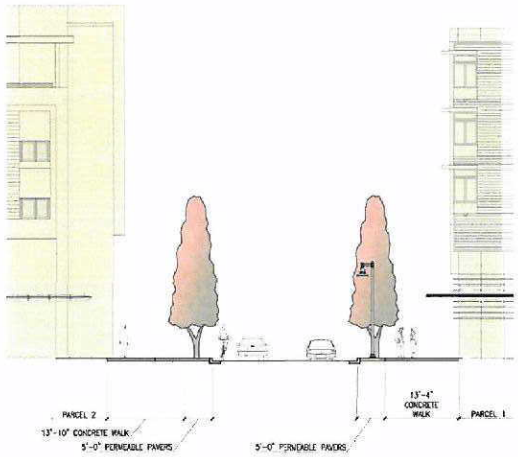
VITA
PLANNING & LANDSCAPE ARCHITECTURE



Section 1
Tennyson Streetscape at Parcel 1



Section 2
Tennyson Streetscape at Parcel 2



Section 3
Streetscape at Parcel 1 & 2 Lobbies

Section 4
North Dixon Street at Parcel 1

STREETSCAPE SECTIONS

Scale: 3/64" = 1'-0"
APRIL 15, 2010
LC-05

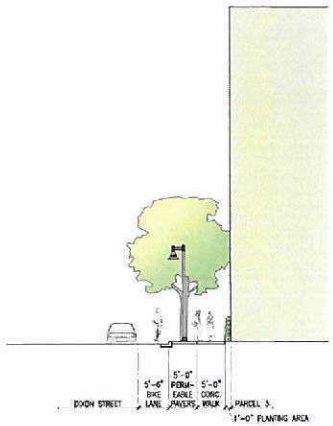
HAYWARD
HEART OF THE BAY

HAYWARD MTC TLC APPLICATION

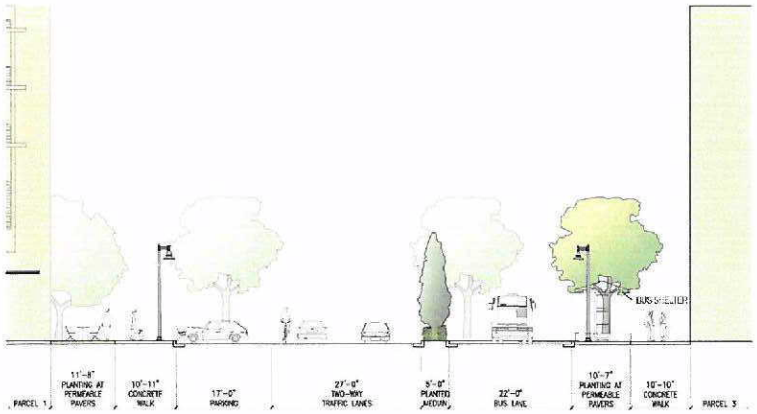
CITY OF HAYWARD, CALIFORNIA

VITA
PLANNING & LANDSCAPE ARCHITECTURE

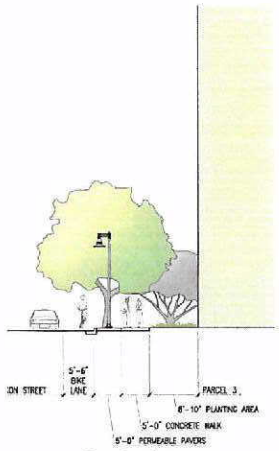
Section 5
Promenade Streetscape at Safeway



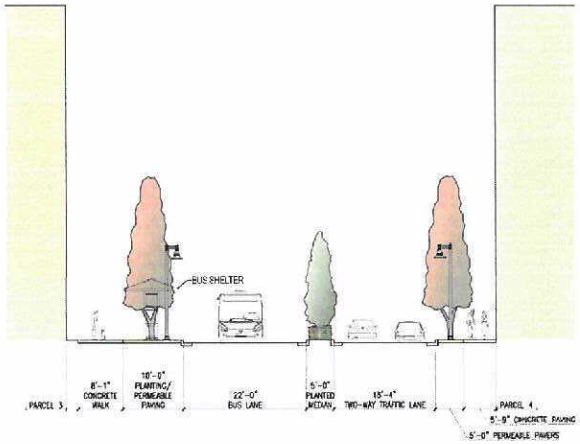
Section 6
North Dixon Streetscape at Parcel 3



Section 7
Promenade Streetscape at Dixon



Section 8
North Dixon Streetscape at Parcel 3



Section 9
Streetscape at Parcel 3 & 4

STREETSCAPE SECTIONS

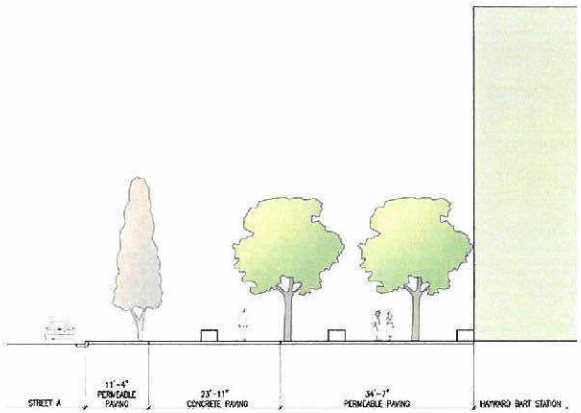
Scale: 3/64" = 1'-0"
APRIL 15, 2010
LC-06

HAYWARD MTC TLC APPLICATION

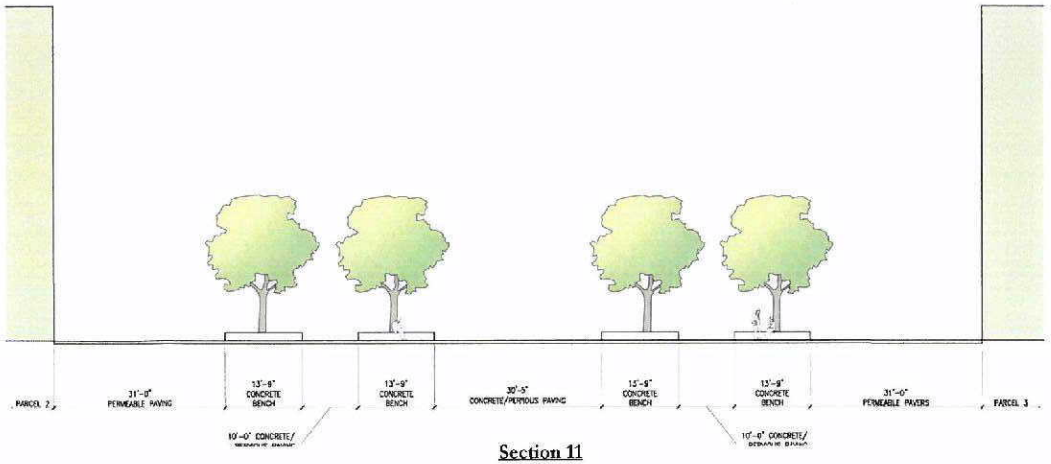
CITY OF HAYWARD, CALIFORNIA

CITY OF HAYWARD
HEART OF THE BAY

VITA
PLANNING & LANDSCAPE ARCHITECTURE

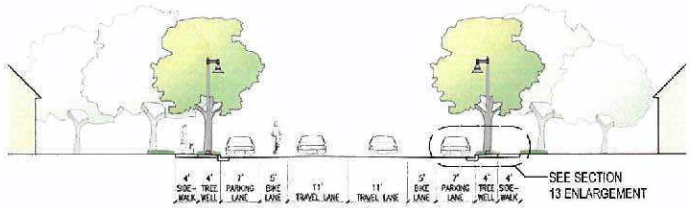


Section 10
Bart Plaza 1

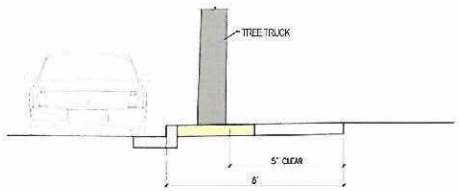


Section 11
Bart Plaza 2

Section 12
Dixon and Tennyson Intersection



Section 13
Typical Dixon Street



Section 13 Enlargement
Sidewalk Clearance
(3/8" = 1' 0")

STREETSCAPE SECTIONS

Scale: 3/64" = 1' 0"
APRIL 15, 2010
LC-07

HAYWARD MTC TLC APPLICATION

CITY OF HAYWARD, CALIFORNIA

CITY OF HAYWARD
HEART OF THE BAY

VITA
PLANNING & LANDSCAPE ARCHITECTURE

Street Tree 1

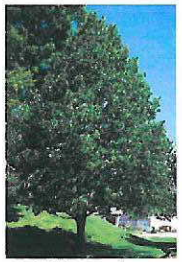
Ulmus parvifolia (Chinese Elm)

Celtis occidentalis (Hackberry)

Zelcova serrata 'Village Green' (NCN)

Street Tree 2

Pyrus calleryana 'Chanticleer'
(Chanticleer Pear)



Tilia cordata
(Littleleaf Linden)

Acer buergerianum
(Trident Maple)

Median Tree

Ginkgo biloba 'Princton Sentry'
(Maidenhair Tree)

Carpinus betulus 'Fastigiata'
(European Hornbeam)

Quercus robur 'Fastigiata'
(Columnar English Oak)

Informal Grove

Sequoia sempervirens
(Coast Redwood)

Lagerstroemia indica 'Tuscarora'
(Crepe Myrtle)

Tipuana tipu
(Tipu Tree)

Cercis canadensis 'Forest Pansy'
(Eastern Redbud)

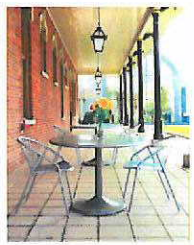
LANDSCAPE CHARACTER IMAGES
APRIL 15, 2010
LC-08

Pervious Sidewalk & Accent Pavers

Pervious Parking

Green Screen Median Treatment

Cafe Table & Chairs



Seat Wall