



COMMUNITY OUTREACH

BUNKER HILL PARCEL GROUP 5

WELCOME



LEGEND

- UPHILL FLOORPLAN (35)
- DOWNHILL FLOORPLAN (31)
- FLAT FLOORPLAN (8)
- TOTAL UNITS: 74 UNITS
- TRAIL: 2300 LF; 46,000 SF (1.1± ACRES)
- EXTENTS OF RIPARIAN FOREST AND STREAM

SITE SUMMARY

GROSS PROJECT AREA: 37.4± ACRES
 NET DEVELOPMENT AREA: 19.1± ACRES
 OPEN SPACE AREA: 18.3± ACRES
 NET DENSITY: 3.9 DU/AC (74 UNITS/19.1 AC)
 NOTE: OPEN SPACE AREA INCLUDES STORMWATER QUALITY MEASURES AND TRAIL



TRUMARK HOMES LIVETRU

OUR MISSION: ENHANCE & INSPIRE

Enhance the lives of people
by creating inspiring living
environments

2018 Builder of the Year



ABOUT TRUMARK

Our work is our passion, and our new homes show it. The Trumark Homes' team is a diverse one. Each member has special talents, different experiences and an impressive number of past successes. Yet there's a common characteristic among us. It's that we are all visionaries of one sort or another. When we plan communities, design homes, negotiate for land, work with communities, or welcome our customers, we're all guided by farsighted perspective. Is what we are providing it the best it can be for our homebuyers and the community?



Existing Conditions



Site Aerial Photo

Google Earth



- LEGEND**
- UPHILL FLOORPLAN (35)
 - DOWNHILL FLOORPLAN (31)
 - FLAT FLOORPLAN (8)
 - TOTAL UNITS: 74 UNITS
 - TRAIL: 2300 LF; 46,000 SF (1.1± ACRES)
 - EXTENTS OF RIPARIAN FOREST AND STREAM

SITE SUMMARY

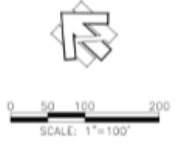
GROSS PROJECT AREA: 37.4± ACRES

NET DEVELOPMENT AREA: 19.1± ACRES

OPEN SPACE AREA: 18.3± ACRES

NET DENSITY: 3.9 DU/AC (74 UNITS/19.1 AC)

NOTE: OPEN SPACE AREA INCLUDES STORMWATER QUALITY MEASURES AND TRAIL



Existing Conditions



Site Aerial
Photo

Existing Conditions



Site Aerial Photo

Up Hill Condition



Conceptual Architecture- KTG Y

Down Hill Condition



Conceptual Architecture- KTG

Down Hill Plans 1 and 2



Front Elevation Plan 1



Front Elevation Plan 2


 Architecture + Planning
 13113 Lantana Edding
 13113 Lantana St., Suite 510
 Culver City, CA 90230
 310.372.2813
 ktgy.com


 BUNKER HILL
 HAYWARD, CA # 379-9883

CONCEPTUAL PLANNING
 APRIL 26, 2022

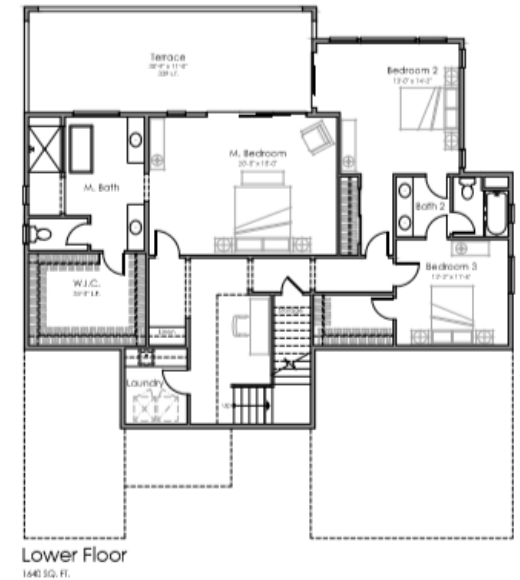
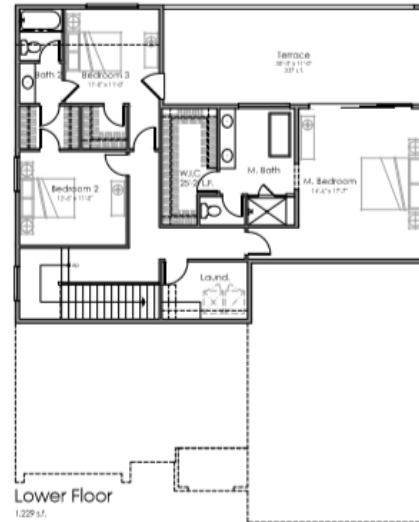
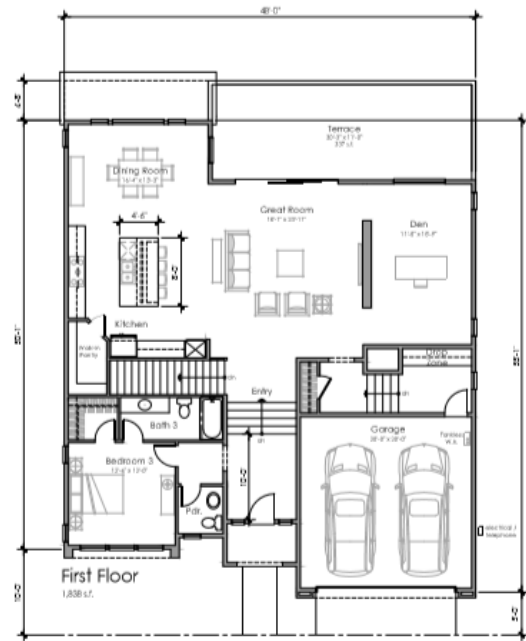

 EXTERIOR ELEVATIONS


 Architecture + Planning
 13113 Lantana Edding
 13113 Lantana St., Suite 510
 Culver City, CA 90230
 310.372.2813
 ktgy.com

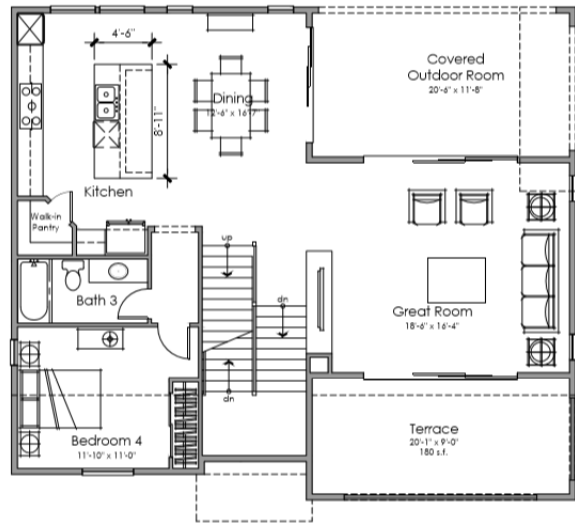

 BUNKER HILL
 HAYWARD, CA # 379-9883

CONCEPTUAL PLANNING
 APRIL 26, 2022

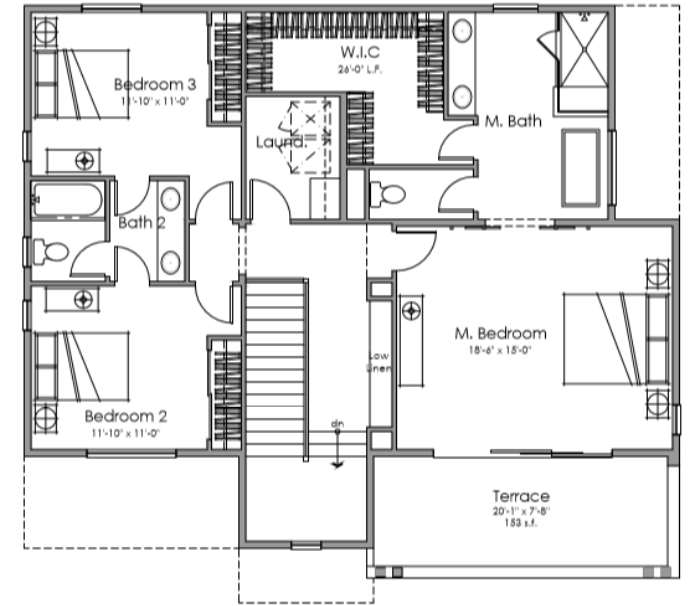
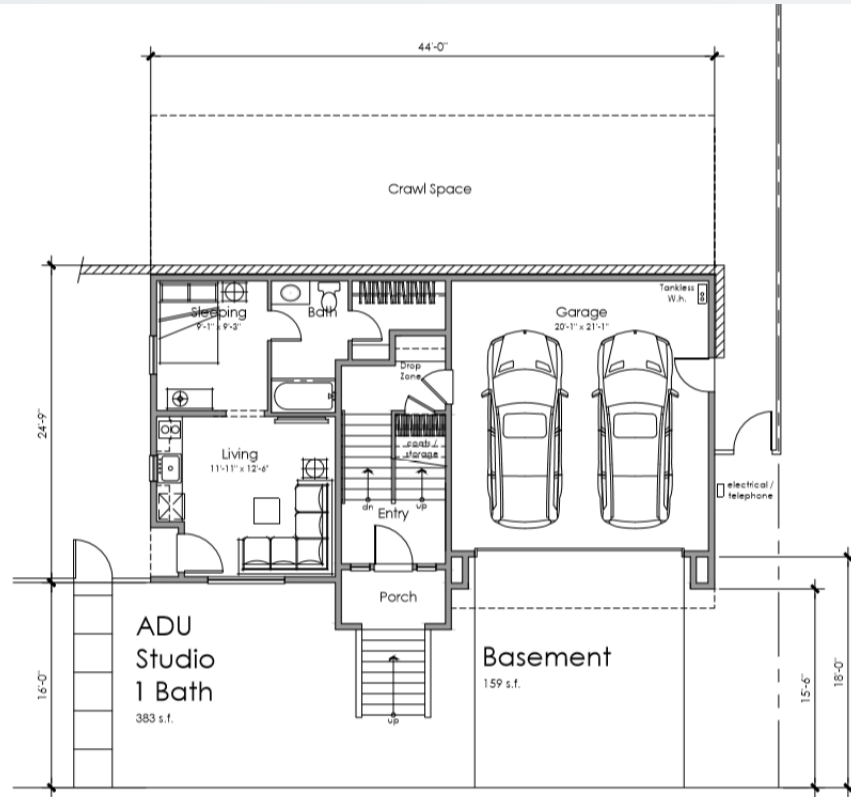

 EXTERIOR ELEVATIONS - PLAN 2



Up Hill Plan 3



First Floor
1,202 s.f.



Second Floor
1,293 s.f.

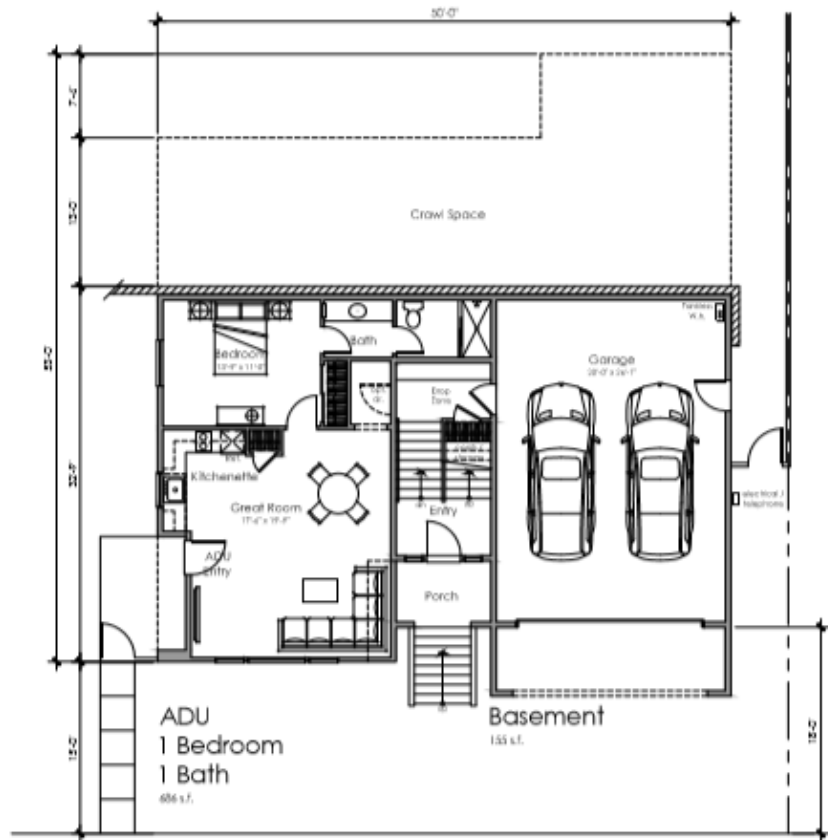


Front Elevation Plan 3

Up Hill Plan 4

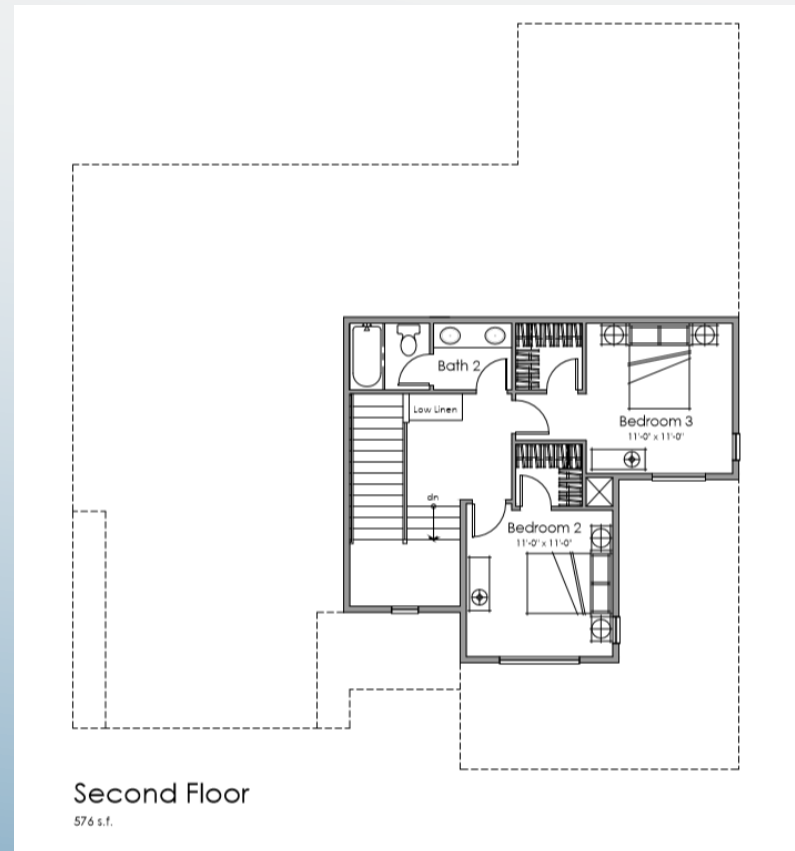


First Floor
1,963 s.f.



ADU
1 Bedroom
1 Bath
686 s.f.

Basement
155 s.f.



Second Floor
576 s.f.



Front Elevation Plan 4

Flat Lot Plan 5



FRONT ELEVATION- PLAN 5



Architecture + Planning
1011 Lumber Building
1011 Lumber St., Suite 100
Burlingame, CA 94010
949.461.1111
ktgy.com



BUNKER HILL
HAYWARD, CA 94541

CONCEPTUAL PLANNING
APRIL 30, 2020

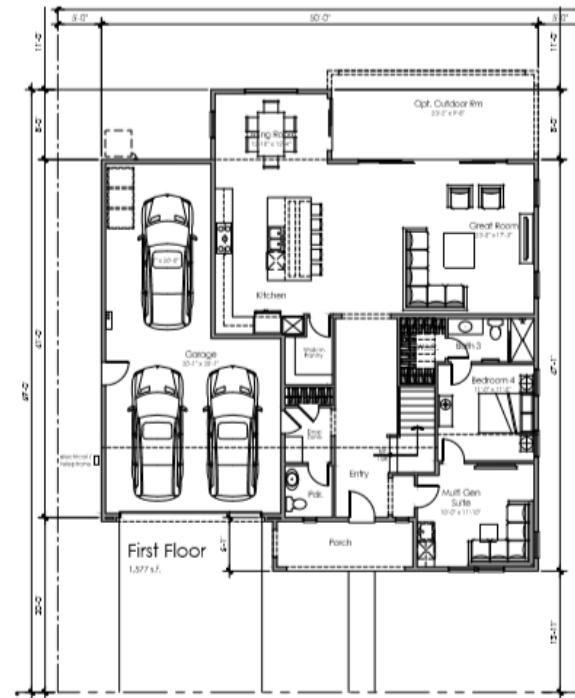


EXTERIOR ELEVATIONS - PLAN 5

A5.0



Second Floor
1,623 sq. ft.



First Floor
1,577 sq. ft.



Conceptual Landscape Plan

PROJECT BENEFITS

PROJECT OVERVIEW

74 - S.F. Detached Homes

Avg. 2800 – 3400 sq.ft.

3 – 4 Bedrooms

2 - 3 Car Garages

Foothill Trail

Roadway Access from
Carlos Bee Blvd / CSUEB

Riparian Forest to remain
untouched

PROJECT IMPROVEMENTS

New wider streets

New On-street guest parking

New Sidewalks

Public Trail

Annex into existing Hayward
GHAD

Upgraded Utilities

Complete a Housing
Opportunity you've been
working on for years

WHAT IS NEXT?



- ❑ Application Submittal – August 2020
- ❑ Planning Commission – March 2021
- ❑ City Council – April 2021 – Entitlement Approval
- ❑ Preparation Final Map / Improvement Plans
- ❑ City Council – January 2022 – Approval of Final Map / Improvements
- ❑ Start Site Improvements – April 2022
- ❑ Sales – January 2023

CONTACT US

Address:

Trumark Homes
3001 Bishop Drive, Suite 100
San Ramon, CA 94583



Contacts:

Garrett Hinds – Director of Architecture
Email: ghinds@trumarkco.com



Heide Antonescu – Director of Forward Planning
Email: hantonescu@trumarkco.com