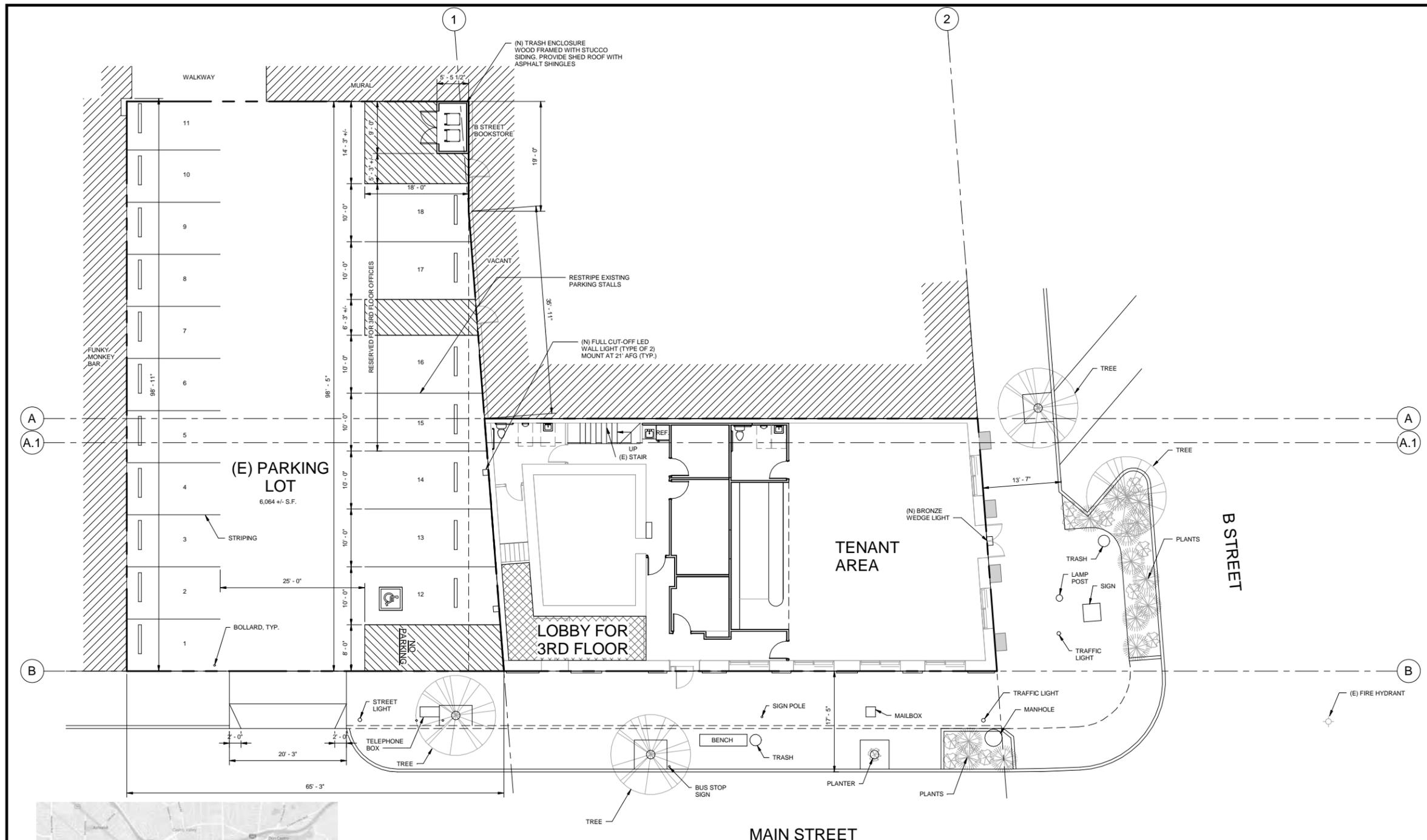


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VICINITY MAP

**SCOPE OF WORK**

1. INTERIOR TENANT IMPROVEMENTS TO MAIN FLOOR OF EXISTING BUILDING ONLY. NO IMPROVEMENT TO OTHER FLOORS ARE PROPOSED.
2. NEW DISABLED PARKING STALL
3. NEW TRASH ENCLOSURE
4. MINOR MODIFICATIONS TO EXTERIOR DOORS

**BUILDING SUMMARY**

OCCUPANCY: M  
 CONSTRUCTION TYPE: III  
 SPRINKLERED: NO

**PLANNING AND ZONING**

ZONING: CENTRAL CITY COMMERCIAL (CCC)  
 LOT AREA: 3,721 +/- SF  
 PARKING RATIO: 1 SPACE PER 315 SF  
 REQUIRED PARKING FOR TENANT SPACE: 3,429 SF/ 315 = 11 SPACES  
 PROVIDED PARKING: 18 SPACES (4 RESERVED FOR 3RD FLOOR OFFICE = 14 SPACES AVAILABLE - OK)

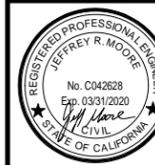
**PROJECT DATA**

Name	Level	Area
3RD FLOOR LOBBY	1st Flr Level	292 SF
TENANT AREA	1st Flr Level	3,429 SF
		3,721 SF
STORAGE	2nd Flr Level	1,074 SF
		1,074 SF
3RD FLOOR OFFICES	3rd Flr Level	3,458 SF
		3,458 SF
TOTAL		8,253 SF



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HAYWARD STATION  
 1004 B. STREET  
 HAYWARD, CA 94541

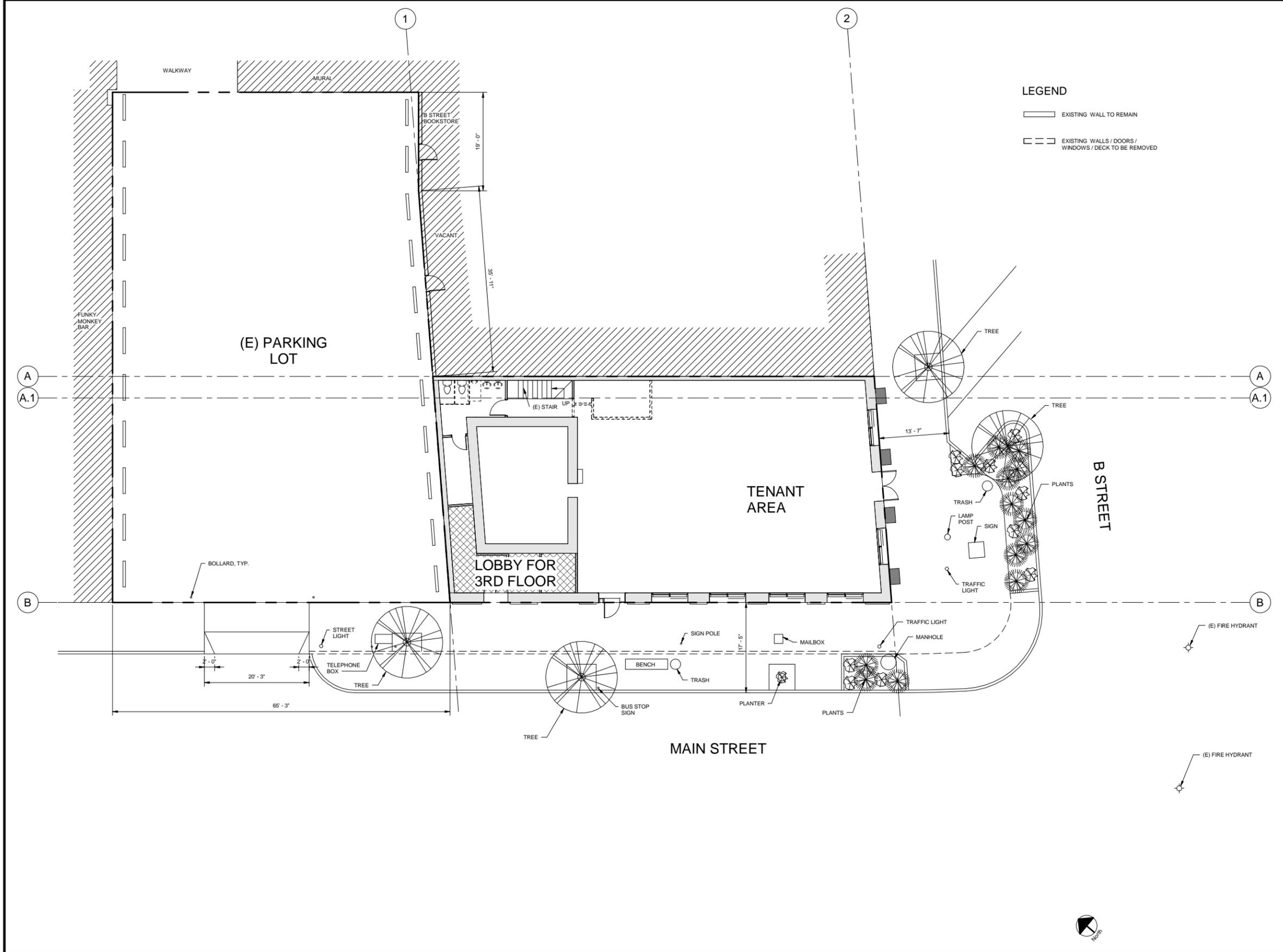
SITE PLAN - PROPOSED

CHECKED BY: JM  
 DRAWN BY: KH  
 SCALE: 1/8" = 1'-0"  
 DATE: 11/13/2018  
 PROJECT NO.: 2018.052  
 PHASE NO.:  
 SHEET NO.: A080

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No.	Description	Date



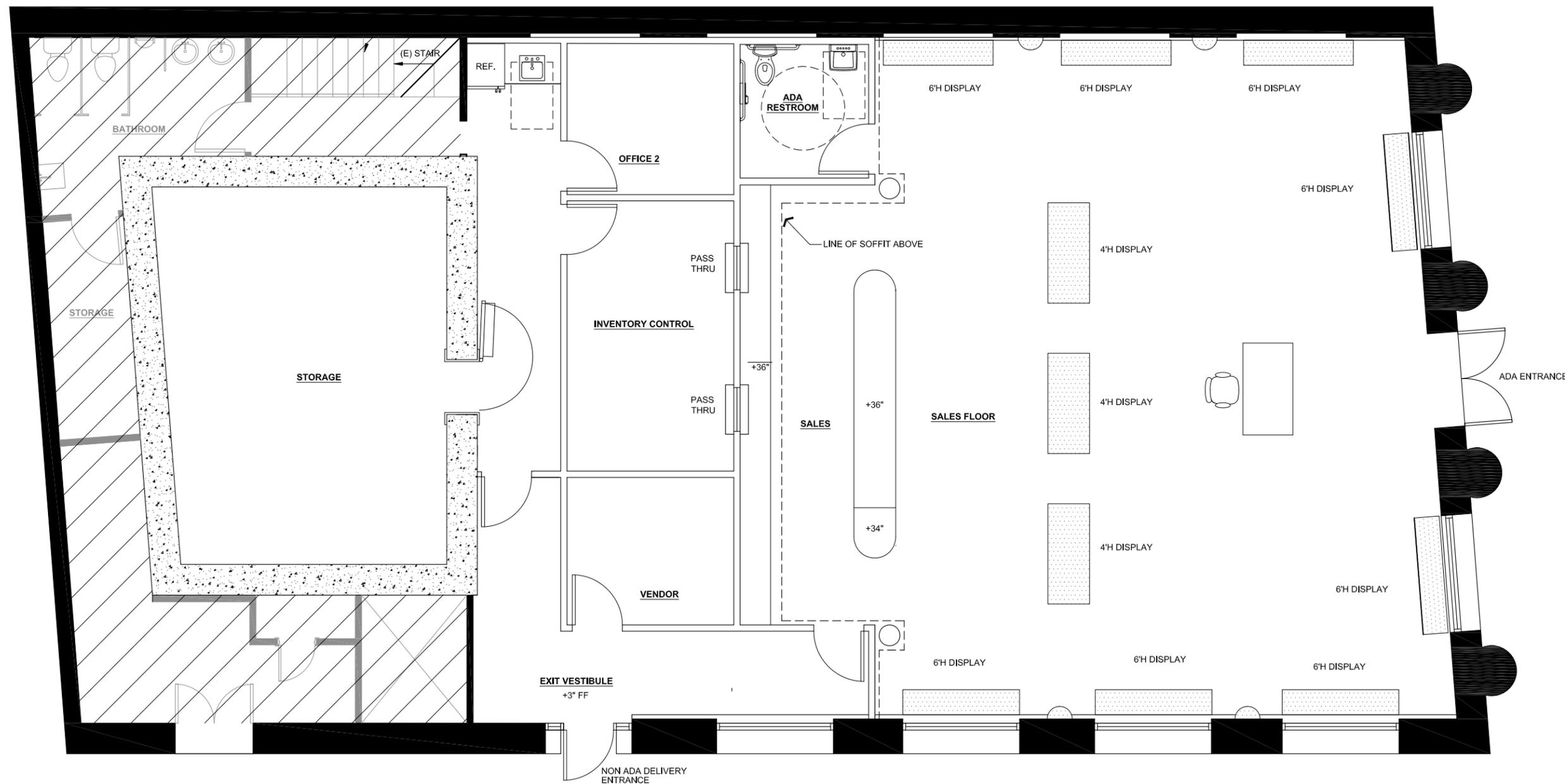
HAYWARD STATION  
 1004 B. STREET  
 HAYWARD, CA 94541

SITE PLAN - EXISTING

CHECKED BY:	JM
DRAWN BY:	KH
SCALE:	As indicated
DATE:	11/13/2018
PROJECT NO.:	2018.052
PHASE NO.:	
SHEET NO.:	A082







HAYWARD STATION FLOOR PLAN

LushDesignStudio

WILLIAM LUSHBAUGH AIA, ARCHITECT  
17191 CITRON IRVINE, CALIFORNIA 92612  
949-584-2166 blushbaugh@aol.com

HAYWARD STATION  
CANNABIS RETAIL DISPENSARY  
TENANT IMPROVEMENTS  
1004 B STREET HAYWARD, CA. 94541

STAMP



REVISIONS:

△	
△	
△	
△	
△	
△	

DATE: 2/4/19

JOB NO: 1/8"=1'-0"

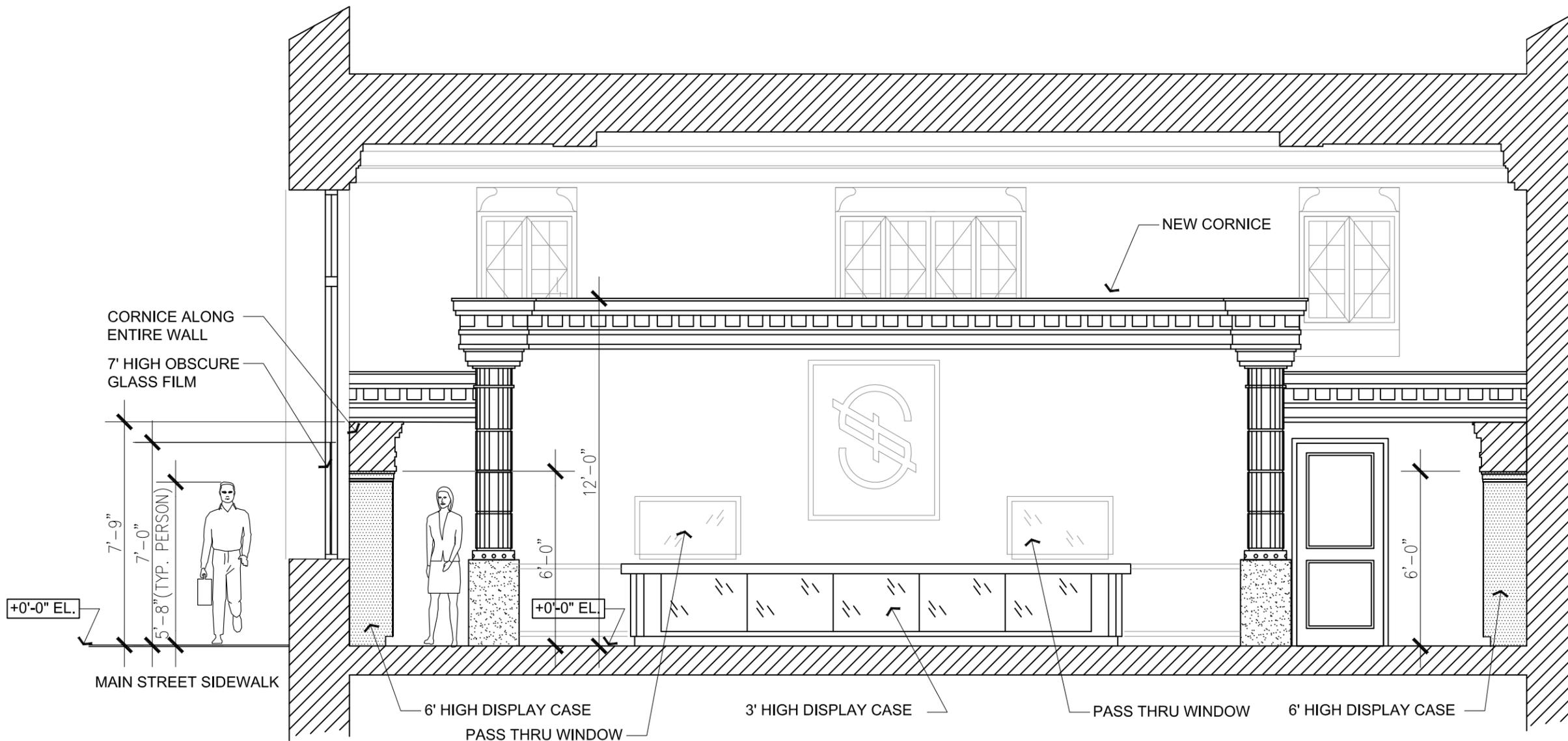
DRAWN BY: B. L.

CHECKED BY:

SCALE:

SHEET NO:

D0

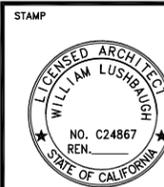


# NORTH INTERIOR VIEW SALES AREA

LushDesignStudio

WILLIAM LUSHBAUGH, AIA, ARCHITECT  
 17191 CITRON IRVINE, CALIFORNIA 92612  
 949-584-2166 blushbaugh@aol.com

HAYWARD STATION  
 CANNABIS RETAIL DISPENSARY  
 TENANT IMPROVEMENTS  
 1004 B STREET HAYWARD, CA. 94541



REVISIONS:

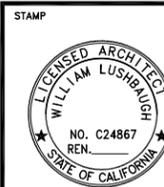

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 JOB NO: 1/8"=1'-0"  
 DRAWN BY: B. L.  
 CHECKED BY:  
 SCALE:  
 SHEET NO:

D1

LushDesignStudio

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 949-584-2166 blushbaugh@aol.com

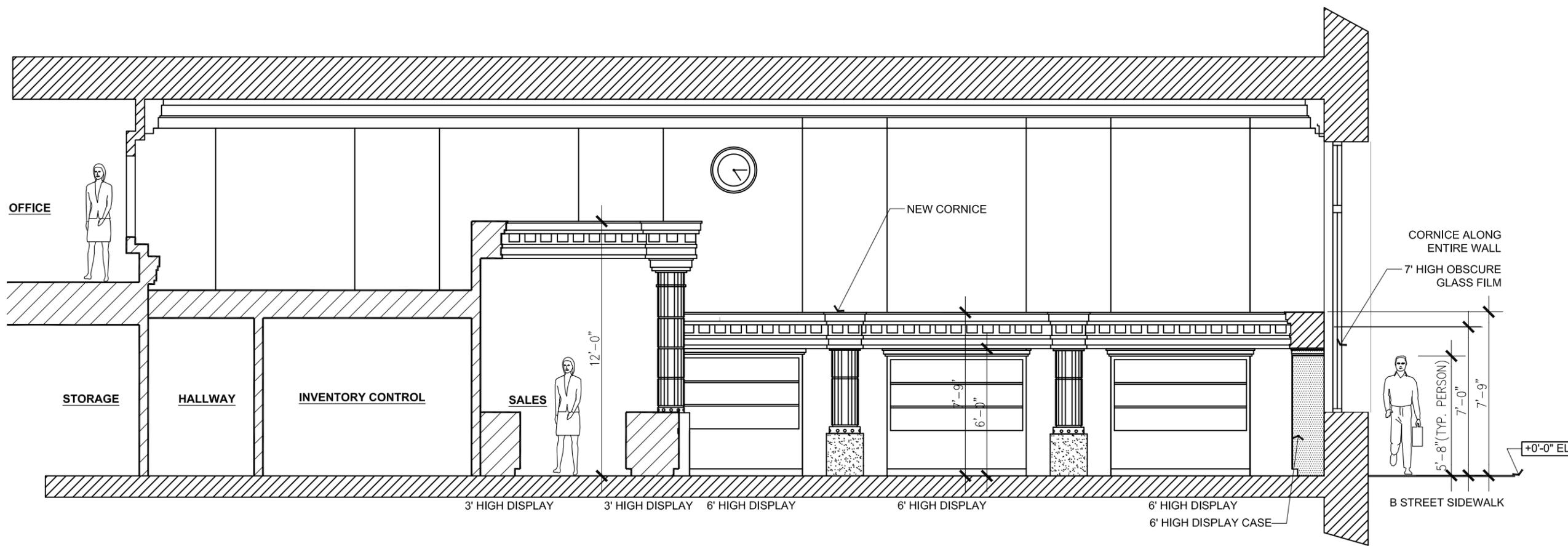
HAYWARD STATION  
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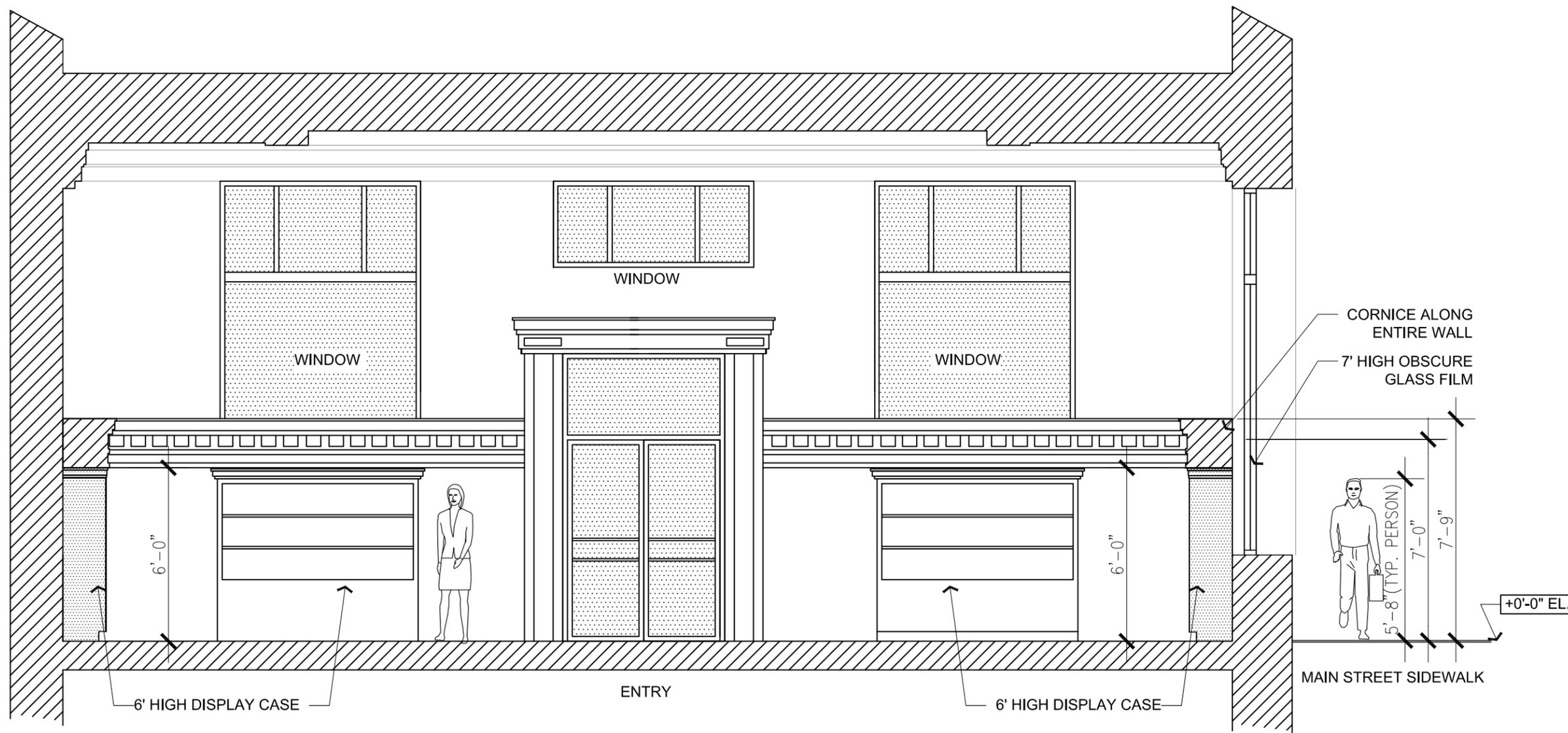
REVISIONS:


DATE: 2/4/19  
 JOB NO: 1/8"=1'-0"  
 DRAWN BY: B. L.  
 CHECKED BY:  
 SCALE:  
 SHEET NO:

D2



WEST INTERIOR VIEW SALES AREA

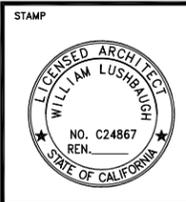


SOUTH INTERIOR VIEW SALES AREA

LushDesignStudio

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 17191 CITRON IRVINE, CALIFORNIA 92612  
 949-584-2166 blushbaugh@aol.com

HAYWARD STATION  
 CANNABIS RETAIL DISPENSARY  
 TENANT IMPROVEMENTS  
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REVISIONS:

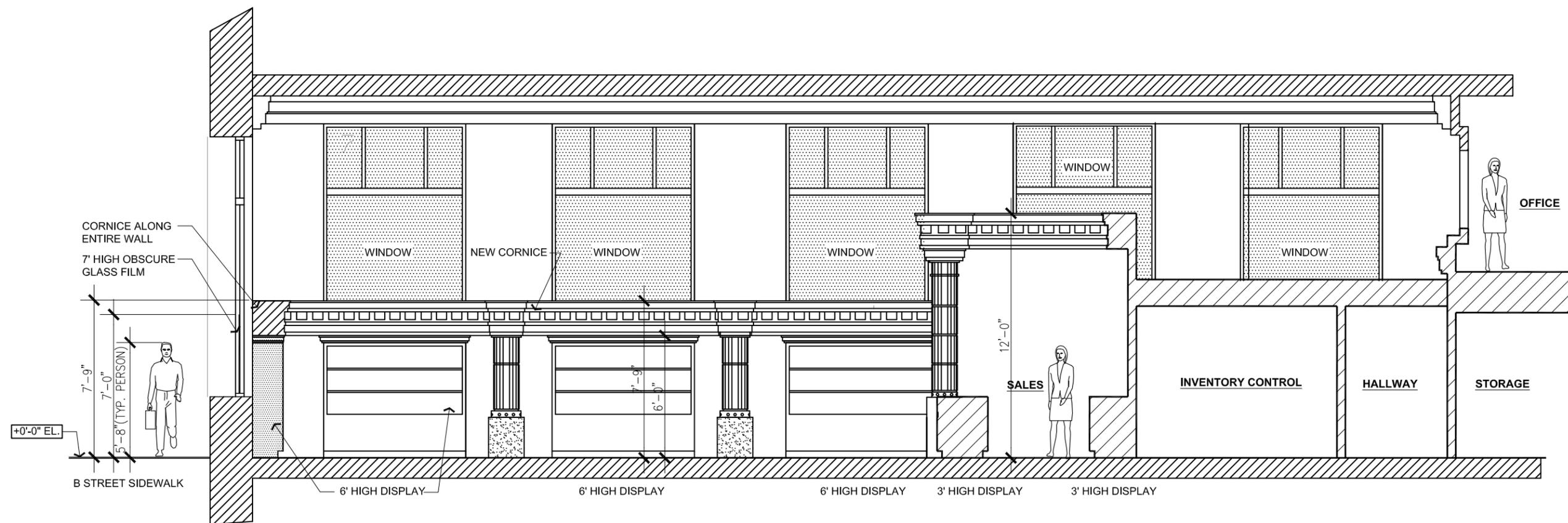

DATE: 2/4/19  
 JOB NO: 1/8"=1'-0"  
 DRAWN BY: B. L.  
 CHECKED BY:  
 SCALE:  
 SHEET NO:

D3

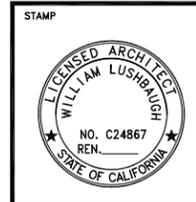
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 949-584-2166 blushbaugh@aol.com

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EAST INTERIOR VIEW SALES AREA



REVISIONS:


DATE: 2/4/19  
 JOB NO: 1/8"=1'-0"  
 DRAWN BY: B. L.  
 CHECKED BY:  
 SCALE:  
 SHEET NO:

D4



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3' X 12' BLADE SIGN TO BE DESIGNED BY OTHERS.

PAINT EXISTING WINDOW PANELS AND FRAMES



1 B STREET

NEW DECORATIVE MURAL DESIGN TO BE NEGOTIATED BETWEEN CITY AND APPLICANT.

SEE ENLARGED DOOR ELEVATION DETAIL 3/A500.

DECORATIVE FILM TO PROVIDE 'ETCHED' GLASS LOOK. SEE DETAIL 3/A510 FOR SAMPLE OF PROPOSED FINISH. TYPICAL @ ALL EXISTING DOORS AND WINDOWS.



2 REAR ELEVATION

(E) WALL TO REMAIN



WINDOW TO REMAIN

(E) TRIM TO REMAIN

(E) DOOR AND FRAME TO REMAIN



3 FRONT DOOR - EXISTING

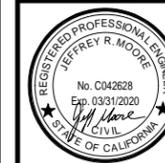
DECORATIVE FILM TO PROVIDE 'ETCHED' GLASS LOOK. SEE DETAIL 3/A510 FOR SAMPLE OF PROPOSED FINISH. TYPICAL @ ALL EXISTING DOORS AND WINDOWS.

AUTOMATIC DOOR OPENING BUTTON

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No.	Description	Date



HAYWARD STATION  
1004 B. STREET  
HAYWARD, CA 94541

FRONT AND REAR ELEVATIONS

CHECKED BY	JM
DRAWN BY	KH
SCALE	3" = 1'-0"
DATE	11/13/2018
PROJECT NO.	2018.052
PHASE NO.	

SHEET NO.  
**A500**

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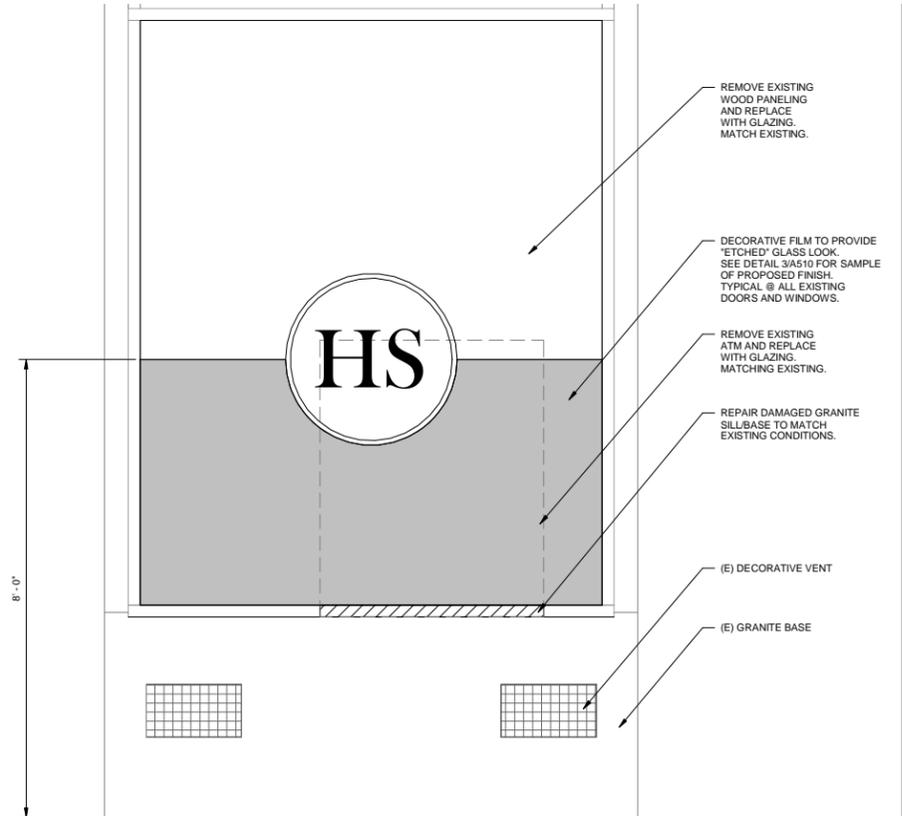


REMOVE EXISTING WOOD PANELING AND REPLACE WITH GLAZING. MATCH EXISTING. SEE 2/A510

REMOVE EXISTING ATM AND REPLACE WITH GLAZING. MATCHING EXISTING. SEE 2/A510

DECORATIVE FILM TO PROVIDE 'ETCHED' GLASS LOOK. SEE DETAIL 3/A510 FOR SAMPLE OF PROPOSED FINISH. TYPICAL @ ALL EXISTING DOORS AND WINDOWS.

1 MAIN STREET



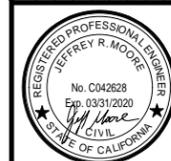
2 ATM - PROPOSED & TYPICAL WINDOW  
3/4" = 1'-0"



3 'ETCHED GLASS' CONCEPT  
1" = 1'-0"

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HAYWARD STATION  
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LEFT ELEVATIONS

CHECKED BY	JM
DRAWN BY	KH
SCALE	As indicated
DATE	11/13/2018
PROJECT NO.	2018.052
PHASE NO.	

SHEET NO.  
**A510**





THE  
STATION

HAYWARD



[ A Modern Hayward Retail Experience, Inspired By  
Its Historic Home, And The Art Deco Era ]



THE  
STATION



THE  
STATION

NuetraFace Demi

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0123456789!%&





Attachment III











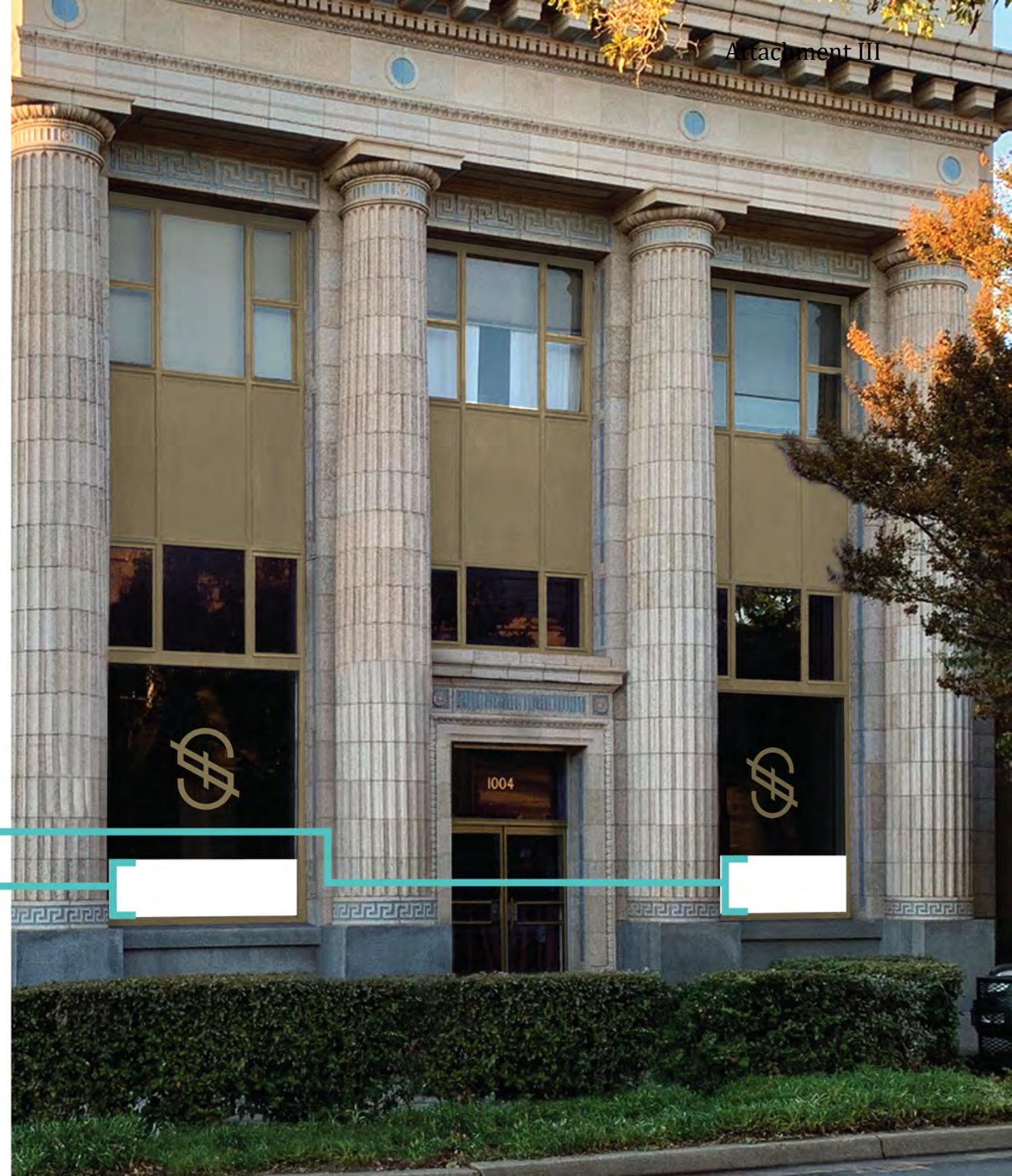
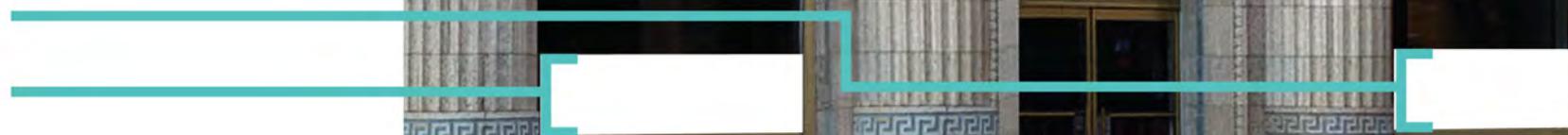
THE  
STATION



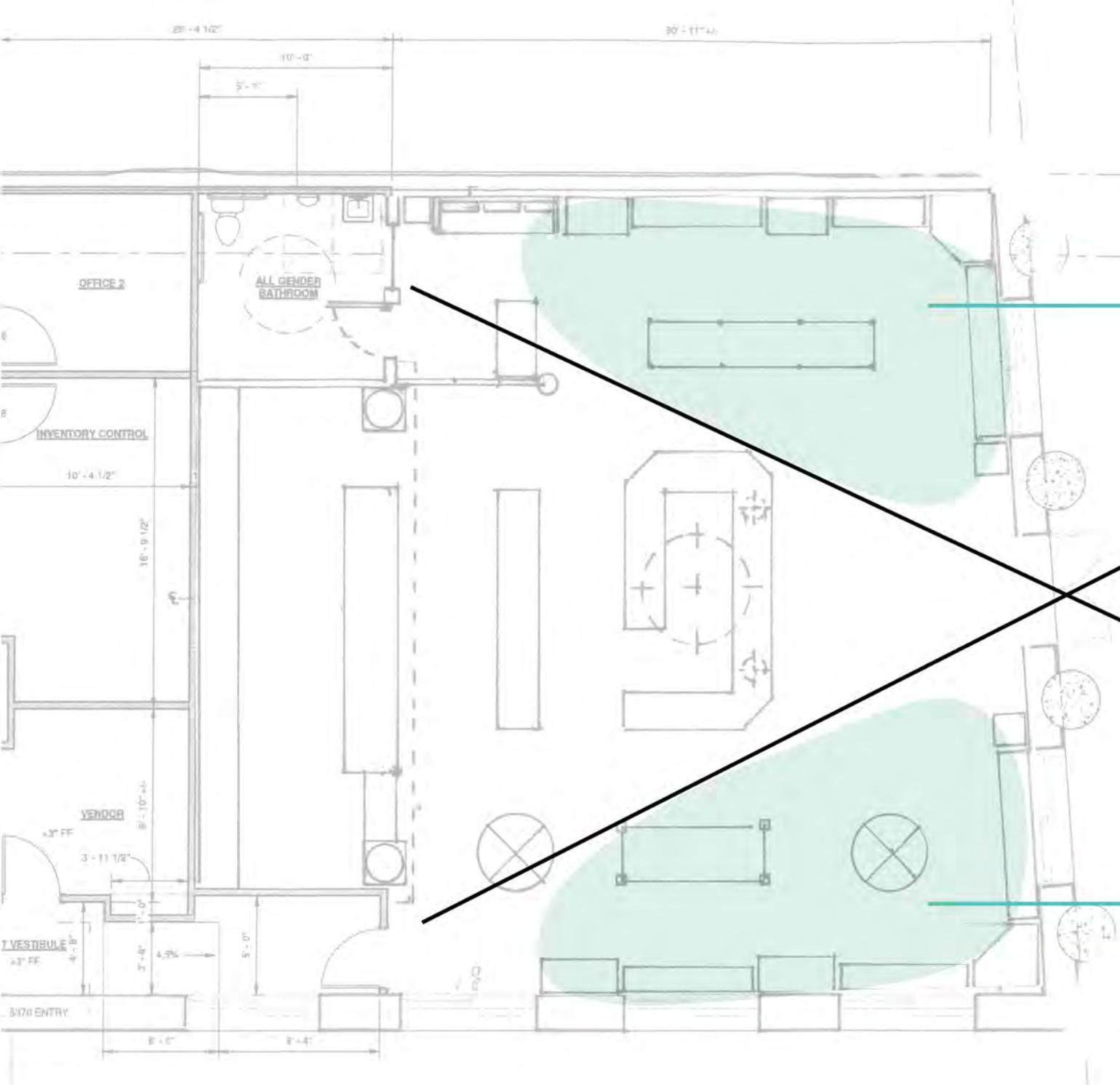
Exterior Blade Signage 14' H X 30" W 12' D



Obscured Glass Area  
Up To 7.0' on All  
Exterior Windows







A

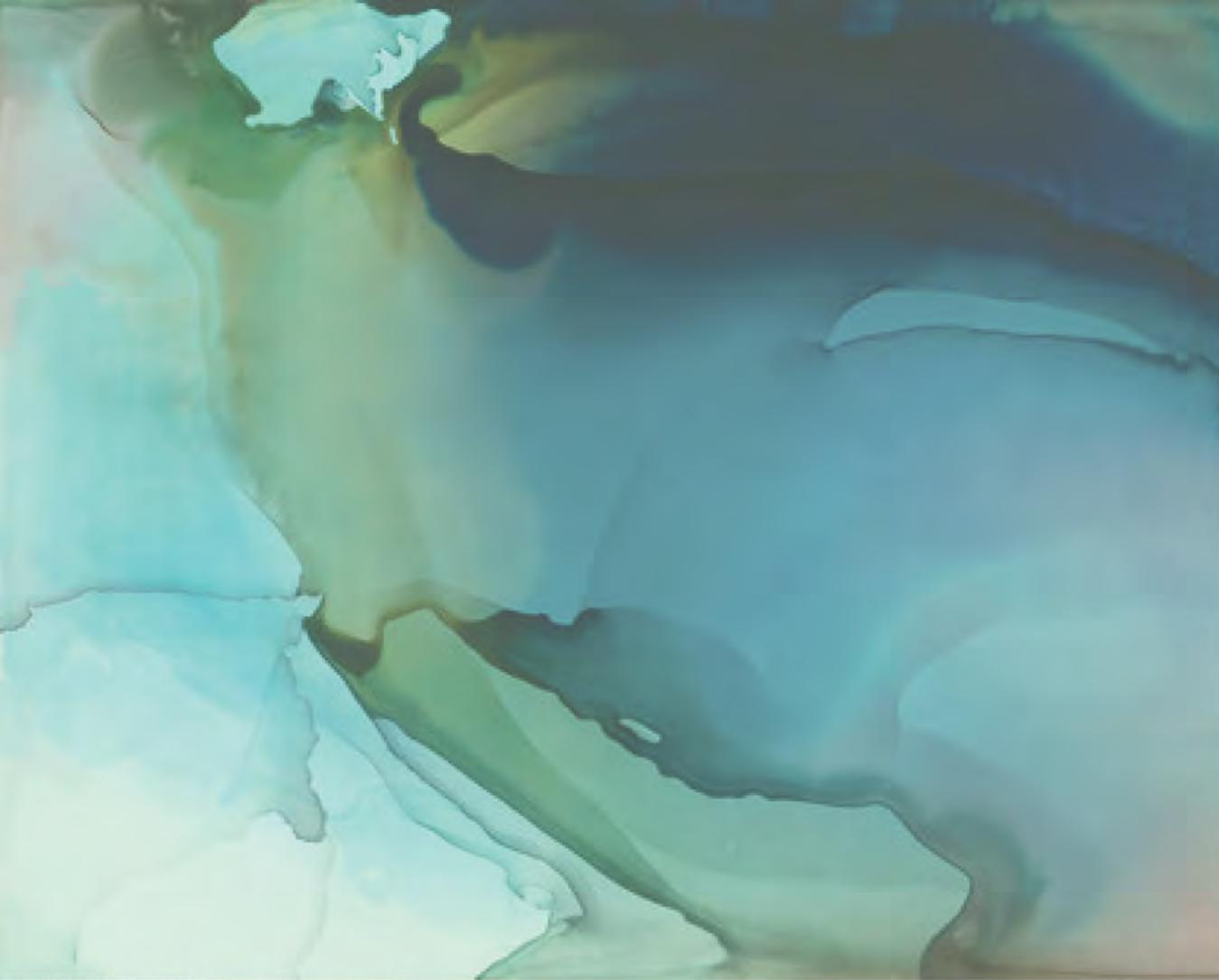
A.1

RETAIL DISPLAY AREA

Approximate  
Field Of Vision  
(Both Doors Open)

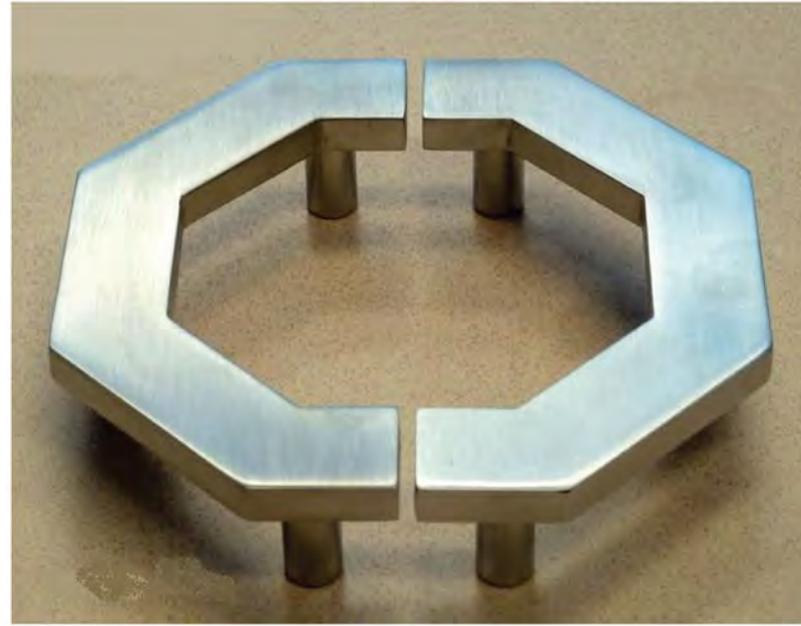
RETAIL DISPLAY AREA

B

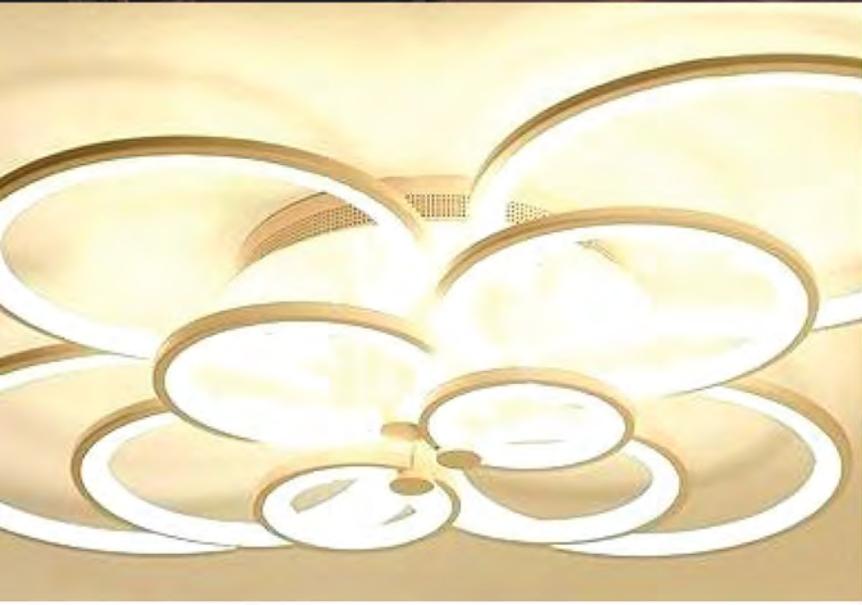


Wall Art Style





Furniture Style



Lighting Style



THANK YOU