

PRELIMINARY SITE PLAN  
SCALE: 1" = 20'-0"

## SITE DATA

APN: 475-0020-146  
ZONING: I (INDUSTRIAL)  
SITE AREA: 20,977 S.F. (0.48 AC.)

BUILDING AREA:  
QSR 3,500 S.F.  
COVERAGE 16.7 %

PARKING REQUIRED:  
RESTAURANT AT 1/3 SEATS (\*SEATS UNDETERMINED)  
APPROX. 1/100 S.F. (3,500 S.F.) 35 SPACES

PARKING PROVIDED:  
ACCESSIBLE 1 SPACE  
COMPACT (8'X15') 1 SPACE  
STANDARD (9'X19') 8 SPACES  
TOTAL ON SITE PARKING 10 SPACES  
TOTAL OFF-SITE PARKING 25 SPACES

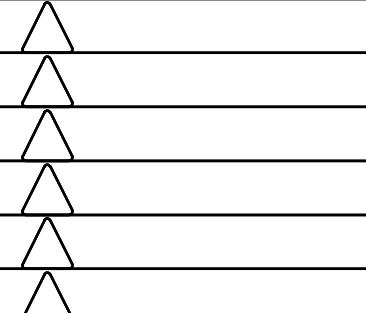
**X - 9**

JOB NO.: UNG40

RETAIL DEVELOPMENT  
2429 WHIPPLE ROAD  
HAYWARD, CA 94544

DATE: 12-22-2017

REV. NO. REV. DATE

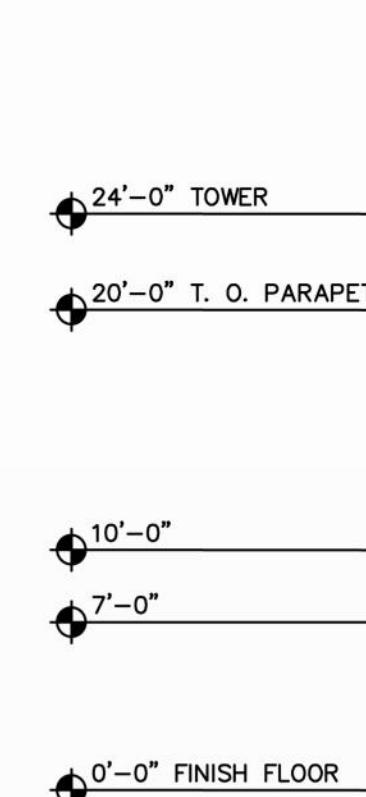


PRELIMINARY  
SITE PLAN

1000 FOURTH ST. #290  
SAN RAFAEL, CA 94901  
(415) 707-7000  
www.unitedgrowth.com

TOM WILSON ARCHITECT, INC.  
920 First Street, Suite 202  
Benicia, CA 94510  
Tel: (707) 747-1231  
www.tw-architects.com

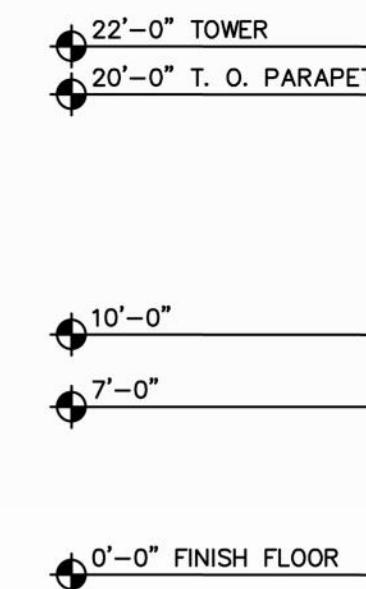
**TWA**  
ARCHITECT


 24'-0" TOWER  
 20'-0" T. O. PARAPET  
 10'-0"  
 7'-0"  
 0'-0" FINISH FLOOR



FRONT ELEVATION - SCHEME A

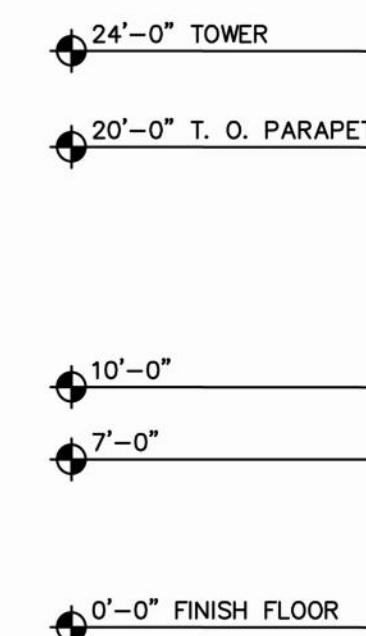
SCALE: 1/8" = 1'-0"


 22'-0" TOWER  
 20'-0" T. O. PARAPET  
 10'-0"  
 7'-0"  
 0'-0" FINISH FLOOR



FRONT ELEVATION - SCHEME B

SCALE: 1/8" = 1'-0"


 24'-0" TOWER  
 20'-0" T. O. PARAPET  
 10'-0"  
 7'-0"  
 0'-0" FINISH FLOOR



FRONT ELEVATION - SCHEME C

SCALE: 1/8" = 1'-0"

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**UG**  
UNITED GROWTH

RETAIL DEVELOPMENT  
2429 WHIPPLE ROAD  
HAYWARD, CA 94544

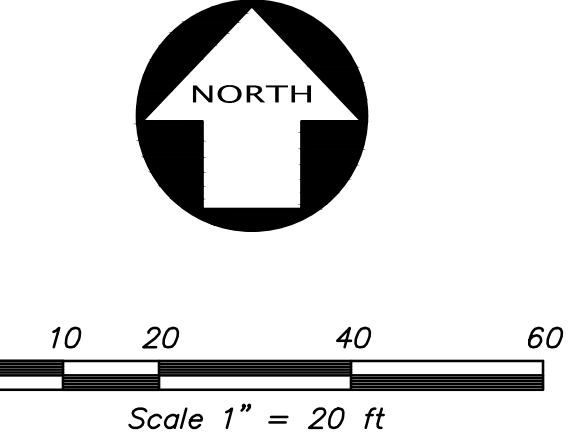
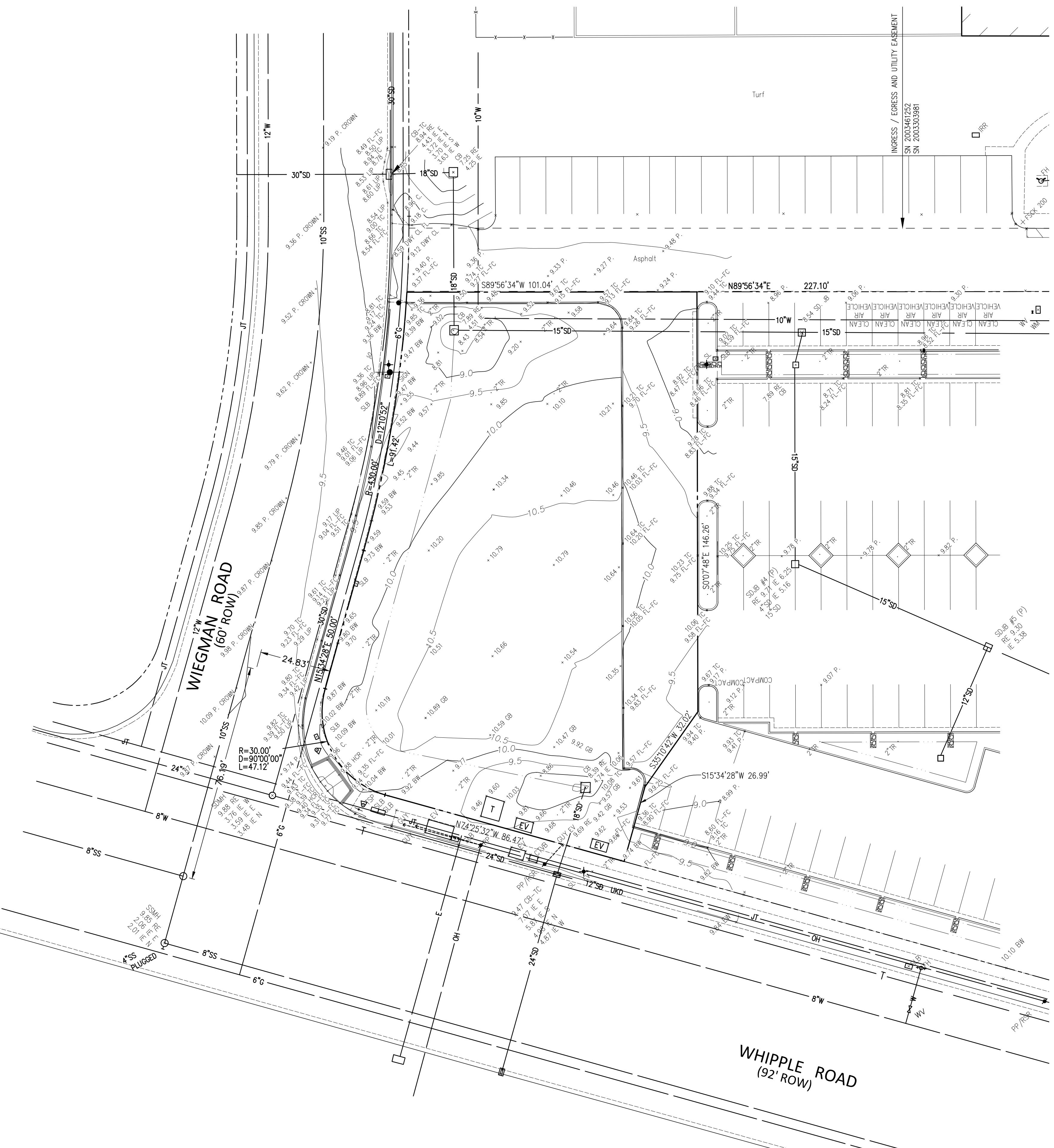
DATE: 12-29-2017

REV. NO. REV. DATE


FRONT  
ELEVATION  
SCHEMES

**X - 11**

JOB NO.: UNG40



## LEGEND

SYMBOL	DESCRIPTION
Building Line	BUILDING LINE
Centerline	CENTERLINE
Concrete Curb	CONCRETE CURB
Concrete Curb & Gutter	CONCRETE CURB & GUTTER
Contour Line	CONTOUR LINE
Driveway	DRIVEWAY
Edge of Pavement	EDGE OF PAVEMENT
Electric Line	ELECTRIC LINE
Fence Line	FENCE LINE
Fiber Optics Line	FIBER OPTICS LINE
Gas Line-Valve & Meter	GAS LINE-VALVE & METER
Joint Trench	JOINT TRENCH
Lot Line	LOT LINE
Monument/Monument Line	MONUMENT/MONUMENT LINE
Overhead Power Line	OVERHEAD POWER LINE
Property Line	PROPERTY LINE
Sanitary Sewer-Manhole	SANITARY SEWER-MANHOLE
SideWalk	SIDEWALK
Spot Elevation	SPOT ELEVATION
Storm Drain-Manhole & Catch Basin	STORM DRAIN-MANHOLE & CATCH BASIN
Water Line & Valve	WATER LINE & VALVE
Electrolier	ELECTROILER
Fire Department Connection	FREE DEPARTMENT CONNECTION
Fire Hydrant	FIRE HYDRANT
Power Pole/Joint Pole	POWER POLE/JOINT POLE
Traffic Sign	TRAFFIC SIGN
Utility Box	UTILITY BOX
Bollard	BOLLARD
Back of Walk	BACK OF WALK
Concrete	CONCRETE
Catch Basin	CATCH BASIN
Cable TV Box	CABLE TV BOX
East	EAST
Edge of Pavement	EDGE OF PAVEMENT
Electrical Vault	ELECTRICAL VAULT
Edge of Walk	EDGE OF WALK
Fire Department Connection	FREE DEPARTMENT CONNECTION
Fire Hydrant	FIRE HYDRANT
Fence	FENCE
Fiber Optics	FIBER OPTICS
Grade Break	GRADE BREAK
Guy Anchor	GUY ANCHOR
Invert Elevation	INVERT ELEVATION
Irrigation Line	IRRIGATION LINE
Joint Trench	JOINT TRENCH
Monitoring Well	MONITORING WELL
North	NORTH
Overhead Pavement	OVERHEAD PAVEMENT
Pavement	PAVEMENT
Post Indicator Valve	POST INDICATOR VALVE
Power Pole	POWER POLE
Rim Elevation	RIM ELEVATION
South	SOUTH
Storm Drain Manhole	STORM DRAIN MANHOLE
Street Light	STREET LIGHT
Street Light Box	STREET LIGHT BOX
Series Number	SERIES NUMBER
Sanitary Sewer-Manhole & Cleanout	SANITARY SEWER-MANHOLE & CLEANOUT
Top of Curb	TOP OF CURB
Top of Curb at Pavement	TOP OF CURB AT PAVEMENT
Telephone Manhole	TELEPHONE MANHOLE
Grade Break Line Top	GRADE BREAK LINE TOP
Traffic Signal Pole	TRAFFIC SIGNAL POLE
Top of Wall	TOP OF WALL
Unknown Direction	UNKNOWN DIRECTION
West	WEST
Water Meter	WATER METER
Water Valve	WATER VALVE
(P)	PER PLAN

TOPOGRAPHIC SURVEY  
OF  
PARCEL 2 - PM 7825  
FOR  
UNITED GROWTH

**KIER & WRIGHT**  
CIVIL ENGINEERS & SURVEYORS, INC.  
280 Collier Canyon Road  
Livermore, California 94551  
Phone (925) 245-8788  
Fax (925) 245-8796

DATE JUNE, 2014  
SCALE 1" = 20'  
SURVEYOR JDT  
DRAFTER DJA  
JOB NO. A11633-5  
SHEET C1  
OF 1 SHEETS



PREPARED BY OR UNDER THE SUPERVISION OF DATE  
SETH H. IRVINE, LS. 5922 Exp. 12/31/14  
LICENSE EXPIRES: 12-31-14