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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 |



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 (415) 707-7000
 www.unitedgrowth.com



RETAIL DEVELOPMENT
 2429 WHIPPLE ROAD
 HAYWARD, CA 94544

DATE: 12-22-2017

REV. NO. REV. DATE

| | |
|---|--|
| 1 | |
| 2 | |
| 3 | |
| 4 | |
| 5 | |

PRELIMINARY
 SITE PLAN

X - 9

JOB NO.: UNG40

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PLOTTED: 12/29/2017 4:31 PM \\SERVER\DATA\Projects\TWA Projects\UNG - United Growth\UNG40 - X-11 (Elevations).dwg by Jill

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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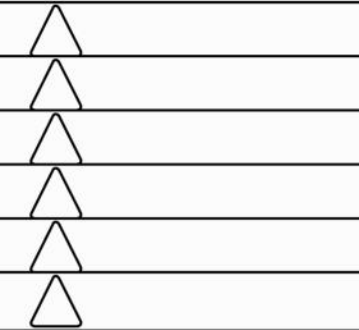
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RETAIL DEVELOPMENT
 2429 WHIPPLE ROAD
 HAYWARD, CA 94544

DATE: 12-29-2017

REV. NO. REV. DATE

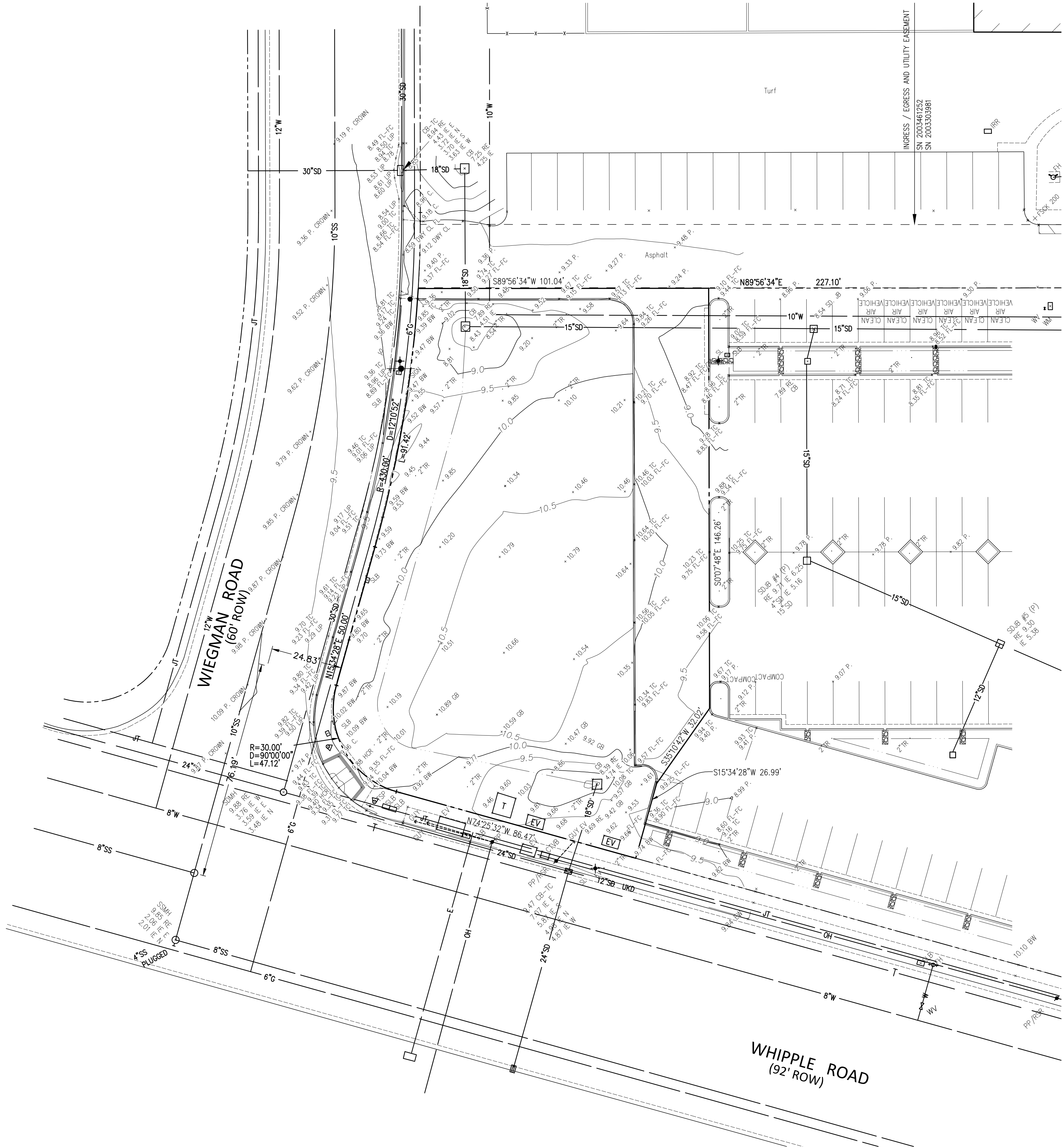


FRONT
 ELEVATION
 SCHEMES

X - 11

JOB NO.: UNG40

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0 10 20 40 60
Scale 1" = 20 ft

LEGEND

| | |
|--|-----------------------------------|
| | BUILDING LINE |
| | CENTERLINE |
| | CONCRETE CURB |
| | CONCRETE CURB & GUTTER |
| | CONTOUR LINE |
| | DRIVEWAY |
| | EDGE OF PAVEMENT |
| | ELECTRIC LINE |
| | FENCE LINE |
| | FIBER OPTICS LINE |
| | GAS LINE-VALVE & METER |
| | JOINT TRENCH |
| | LOT LINE |
| | MONUMENT/MONUMENT LINE |
| | OVERHEAD POWER LINE |
| | PROPERTY LINE |
| | SANITARY SEWER-MANHOLE & CLEANOUT |
| | SIDEWALK |
| | SPOT ELEVATION |
| | STORM DRAIN-MANHOLE & CATCH BASIN |
| | WATER LINE & VALVE |
| | ELECTROLINER |
| | FIRE DEPARTMENT CONNECTION |
| | FIRE HYDRANT |
| | POWER POLE/JOINT POLE |
| | TRAFFIC SIGN |
| | UTILITY BOX |
| | BOLLARD |
| | BACK OF WALK |
| | CONCRETE |
| | CATCH BASIN |
| | CABLE TV BOX |
| | EAST |
| | EDGE OF PAVEMENT |
| | ELECTRICAL VAULT |
| | EDGE OF WALK |
| | FIRE DEPARTMENT CONNECTION |
| | FIRE HYDRANT |
| | FENCE |
| | FIBER OPTICS |
| | GRADE BREAK |
| | GUY |
| | GUY ANCHOR |
| | INVERT ELEVATION |
| | IRRIGATION LINE |
| | JOINT TRENCH |
| | MONITORING WELL |
| | NORTH |
| | OVERHEAD |
| | PAVEMENT |
| | POST INDICATOR VALVE |
| | POWER POLE |
| | RIM ELEVATION |
| | SOUTH |
| | STORM DRAIN MANHOLE |
| | STREET LIGHT |
| | STREET LIGHT BOX |
| | SERIES NUMBER |
| | SANITARY SEWER-MANHOLE & CLEANOUT |
| | TOP OF CURB |
| | TOP OF CURB AT PAVEMENT |
| | TELEPHONE MANHOLE |
| | GRADE BREAK LINE TOP |
| | TRAFFIC SIGNAL POLE |
| | TOP OF WALL |
| | UNKNOWN DIRECTION |
| | WEST |
| | WATER METER |
| | WATER VALVE |
| | PER PLAN |

NOTES

- THE BOUNDARY, EASEMENTS, AND OTHER ENCUMBRANCES SHOWN ON THIS DRAWING ARE BASED SOLELY UPON INFORMATION CONTAINED IN THE FOLLOWING DOCUMENTS:
PARCEL 2 OF PARCEL MAP 10179, RECORDED DECEMBER 27, 2013 IN BOOK 324 OF MAPS, AT PAGES 65-67, ALAMEDA COUNTY RECORDS.
- ALL DISTANCES SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.
- THE TYPES, LOCATIONS, SIZES AND/OR DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS TOPOGRAPHIC SURVEY WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY. THE CONTRACTOR IS CAUTIONED THAT ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZES, LOCATIONS AND DEPTHS OF SUCH UNDERGROUND UTILITIES. (A REASONABLE EFFORT HAS BEEN MADE TO LOCATE AND DELINEATE ALL KNOWN UNDERGROUND UTILITIES). HOWEVER, THE ENGINEER CAN ASSUME NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF ITS DELINEATION OF SUCH UNDERGROUND UTILITIES WHICH MAY BE ENCOUNTERED, BUT WHICH ARE NOT SHOWN ON THESE DRAWINGS.
- BENCHMARK: THE TOP OF PLATE OF CITY MONUMENT AT THE INTERSECTION OF WHIPPLE ROAD AND WIEGMAN ROAD. ELEVATION: 8.746 FEET, DATUM: NAGVD 29

PREPARED BY OR UNDER THE SUPERVISION OF
SETH H. IRISH, L.S. 5922
LICENSE EXPIRES: 12-31-14

DATE



TOPOGRAPHIC SURVEY

OF
PARCEL 2 - PM 7825
FOR

UNITED GROWTH

CALIFORNIA

HAYWARD

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

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