

PLOTTED: 12/22/2017 6:37 PM \\SERVER\DATA\Projects\TWA Projects\UNG - United Growth\UNG40 - Drawings\X-dwg\UNG40_X-09 (Site Plan).dwg by jll



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
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RETAIL DEVELOPMENT
 2429 WHIPPLE ROAD
 HAYWARD, CA 94544

DATE: 12-22-2017

REV. NO. REV. DATE

PRELIMINARY SITE PLAN

X - 9

JOB NO.: UNG40

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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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RETAIL DEVELOPMENT
2429 WHIPPLE ROAD
HAYWARD, CA 94544

DATE: 12-29-2017

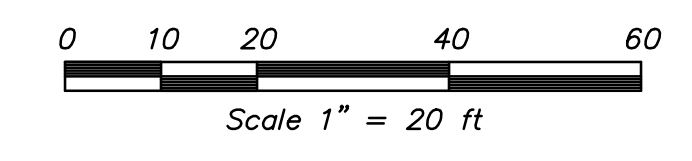
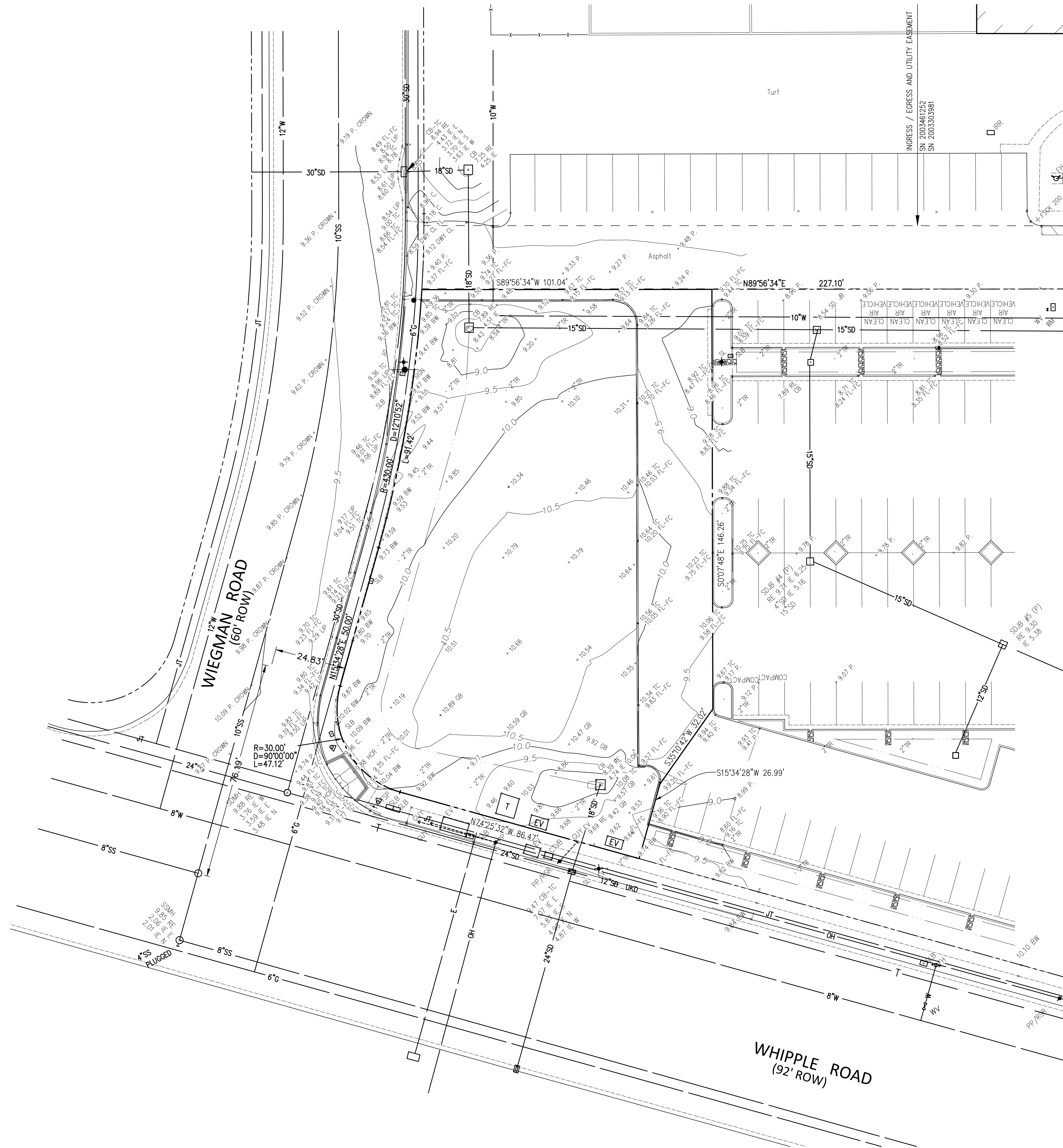
REV. NO. REV. DATE

FRONT ELEVATION SCHEMES

X - 11

JOB NO.: UNG40

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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
	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 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

1. 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.
2. ALL DISTANCES SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.
3. 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.
4. 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 _____ DATE _____
SETH H. IRISH, L.S. 5922
LICENSE EXPIRES: 12-31-14



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

BY		REVISION	
NO.	1		
NO.	2		
NO.	3		
NO.	4		

TOPOGRAPHIC SURVEY	CALIFORNIA
OF	
PARCEL 2 - PM 7825	
FOR	
UNITED GROWTH	
HAYWARD	

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