

2348 INDUSTRIAL PKWY WEST HAYWARD, CA

ARCHITECTURAL

DAB-A0.1 COVER SHEET
 DAB-A1.1 OVERALL SITE PLAN
 DAB-A1.1A TRUCK TURN ANALYSIS
 DAB-A1.2 CONTEXT MAP
 DAB-A1.3 EXISTING SITE PHOTOS

CIVIL

1 WB-50 TRUCK TURN EXHIBIT 1-EASTBOUND
 2 WB-50 TRUCK TURN EXHIBIT 2-WESTBOUND

EXISTING BUILDING PLAN - FOR REFERENCE ONLY

A0.21 OCCUPANCY & EXITING

SHEET INDEX



VICINITY MAP



HPA, Inc.
 600 Grand Ave, Suite 302
 Oakland, CA
 94610
 tel: 949-862-2113
 email: hpa@hparchs.com

Owner:



2323 BROADWAY
 OAKLAND, CA 94612
 TEL: (510) 499-9013

Project:

2348 INDUSTRIAL
 PKWY WEST

HAYWARD, CA

Consultants:

- Civil: -
- Structural: -
- Mechanical: -
- Plumbing: -
- Electrical: -
- Landscape: -
- Fire Protection: -
- Soils Engineer: -

Title: COVER SHEET

Project Number: 23121
 Drawn by: TSP
 Date: 12/11/2025
 Revision: _____

Sheet:

DAB-A0.1

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OWNER:

LAYLINE, LLC.
 2323 BROADWAY
 OAKLAND, CA 94612
 TEL: (415) 408-8175
 CONTACT: DREW HESS

ARCHITECT:

HPA, INC.
 600 GRAND AVE, STE. # 302
 OAKLAND, CA 94610
 TEL: 510-229-2110
 CONTACT: HANNAH LEHMAN

ASSESSOR'S PARCEL NO. :
 463-0105-001-00

ZONING:
 IG - GENERAL INDUSTRIAL

CURRENT ADDRESS:
 2348 INDUSTRIAL PKWY WEST
 HAYWARD, CALIFORNIA

SCOPE OF WORK:

REUSE OF AN EXISTING IG-ZONED INDUSTRIAL PROPERTY FOR
 AUTOMOBILE STORAGE YARD AND RELATED INDOOR FLEET SUPPORT
 AND LIGHT VEHICLE PREPARATION ACTIVITIES, USING THE EXISTING
 BUILDING AND SITE IMPROVEMENTS WITH NO NEW CONSTRUCTION.

EXISTING PROJECT DATA

SITE AREA	(E) BUILDING
In s.f.	289,902 sf
In acres	6.66 ac
BUILDING AREA	
Existing Warehouse	18,692 sf
Existing Maint. Shop	4,028 sf
AUTO PARKING REQUIRED	
Office: 1/250 s.f.	14 stalls
Industrial: 1/2,000 s.f.	12 stalls
TOTAL	26 stalls
AUTO PARKING PROVIDED	
Existing Accessible Parking	3 stalls
Existing Standard (9'-6" x 18')	64 stalls
Total	67 stalls
ZONING ORDINANCE FOR CITY	
Zoning Designation - General Industrial (IG)	
MAXIMUM BUILDING HEIGHT ALLOWED	
Height - 75'	
SETBACKS	
Building	
Industrial Pkwy - 20'	
Side Street - 10'	
Side / Rear - None	

PROJECT REPRESENTATIVES

PROJECT DATA & CODE SUMMARY

Owner:

LAYLINE

2323 BROADWAY
OAKLAND, CA 94612
TEL: (510) 499-9013

Project:

2348 INDUSTRIAL
PKWY WEST

HAYWARD, CA

Consultants:

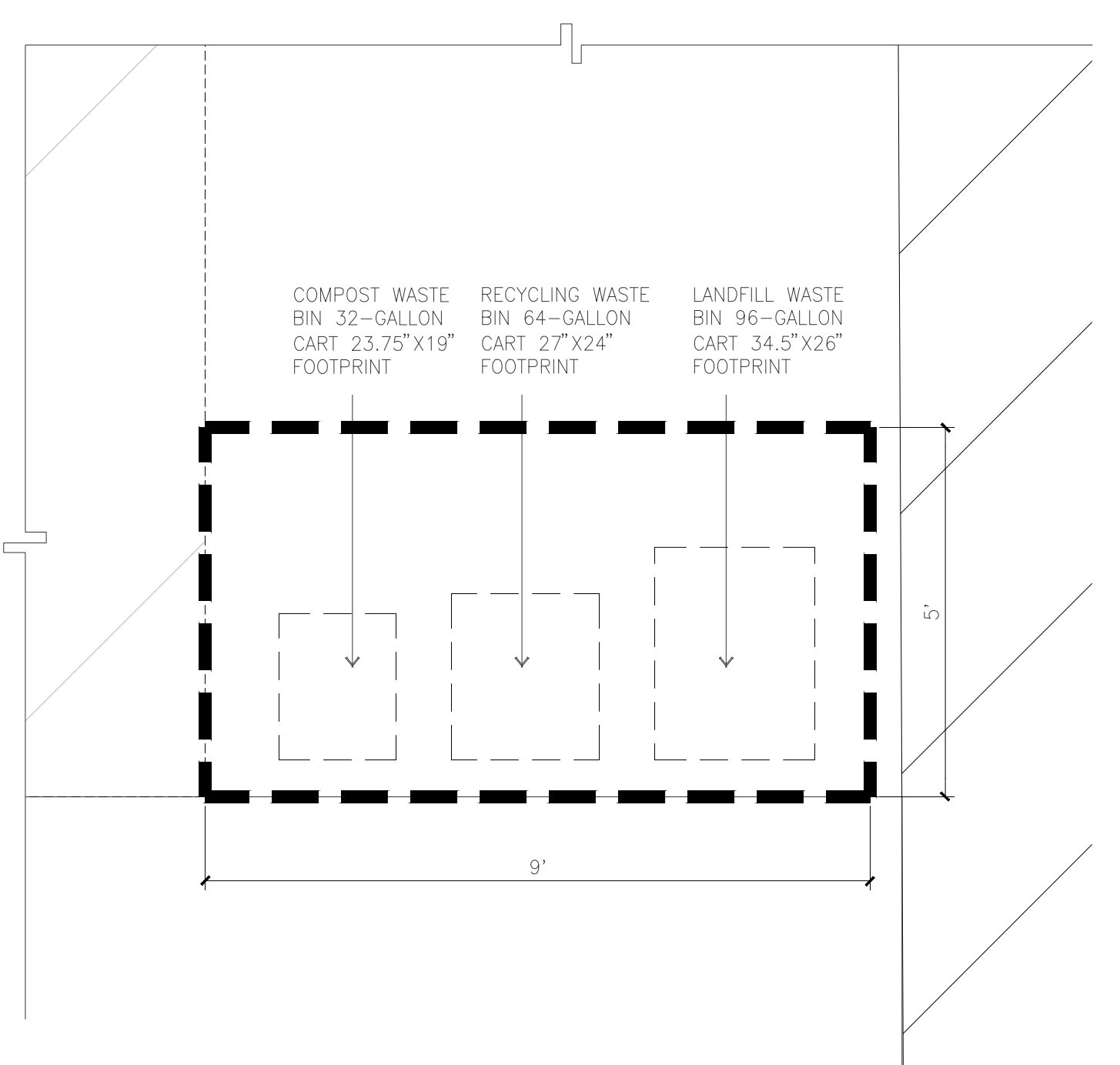
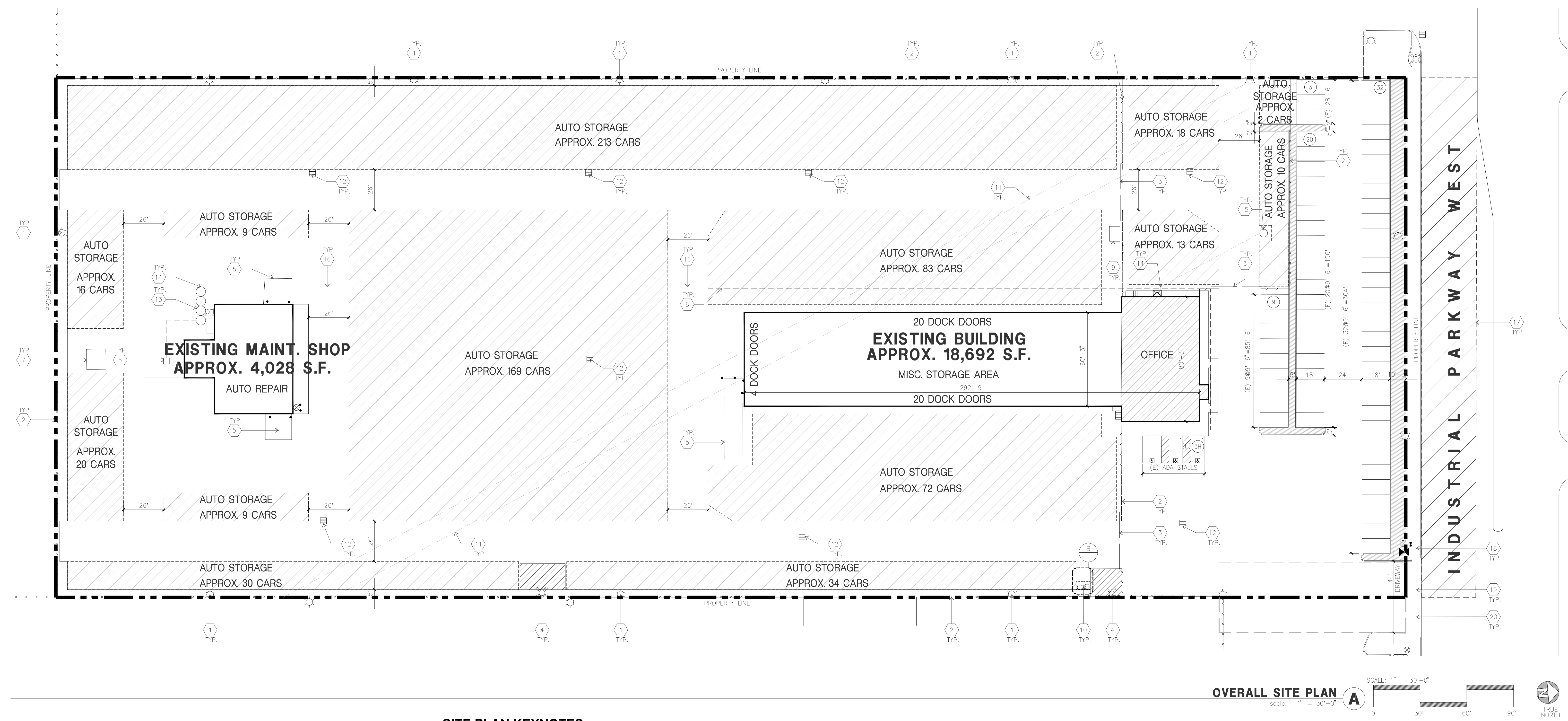
- Structural:
- Mechanical:
- Plumbing:
- Electrical:
- Landscape:
- Fire Protection:
- Soils Engineer:

Title: **OVERALL SITE PLAN**

Project Number: 23121
Drawn by: TSP
Date: 12/11/2025
Revision:

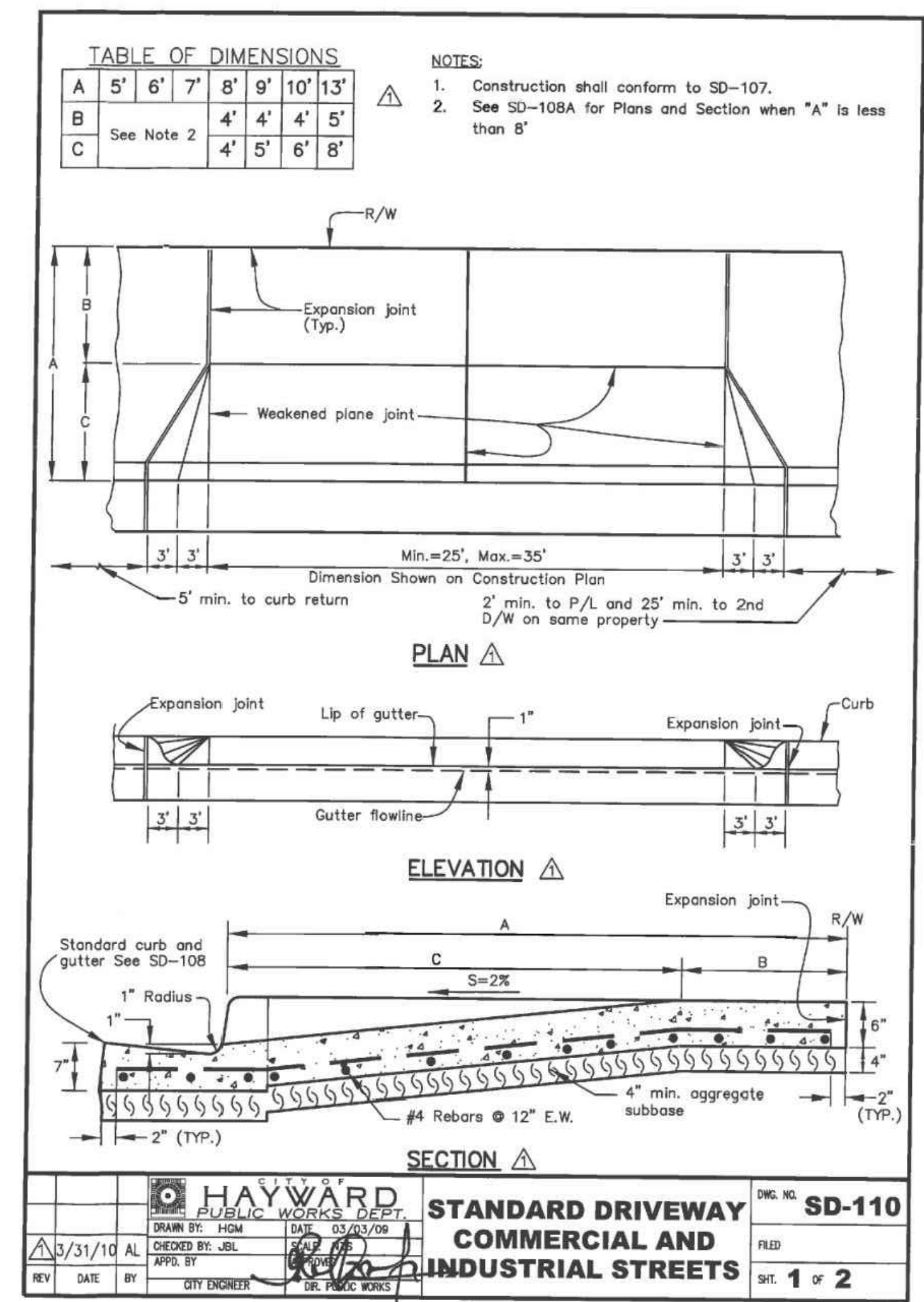
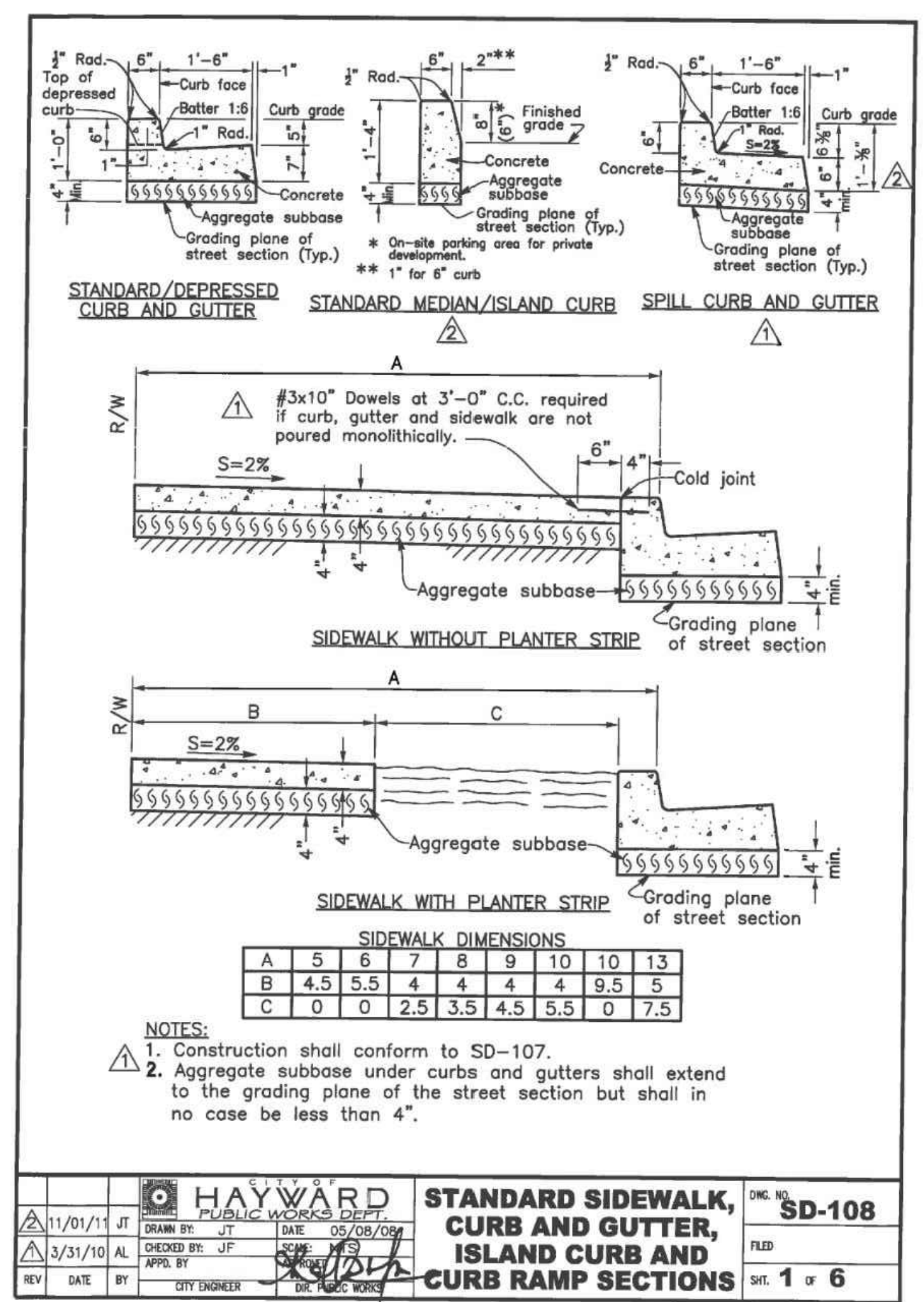
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SITE PLAN KEYNOTES

- (E) LIGHT POLE
- (E) 8' HIGH SLATED PRIVACY FENCE
- (E) 8' HIGH GATE
- (E) FIRE HYDRANT
- (E) DRIVE IN RAMP
- (E) WASH BAY
- (E) SCALE
- (E) CANOPY
- (E) GUARD SHACK
- (E) WASTE BIN STORAGE
- (E) 72" STORM DRAIN
- (E) STORMWATER DRAIN
- (E) OIL WATER SEPARATOR
- (E) SANITARY SEWER CONNECTIONS
- (E) STANDARD INDUSTRIAL WASTE MONITORING STRUCTURE
- (E) SANITARY SEWER LINE
- 2.5" MIN. GRIND AND OVERLAY ACROSS THE PROJECT FRONTAGE TO CENTERLINE OF ROADWAY
- REPLACE EXISTING SIDEWALK AT LOCATIONS WHERE CROSS SLOPE EXCEEDS 1.5% AND REBUILD PER CITY STANDARD DETAIL SD-108
- REPLACE EXISTING DRIVEWAY AS PER THE CITY STANDARD DETAIL SD-110
- DRIVEWAY ACCESS AND MAINTENANCE COSTS ARE SHARED ACCORDING TO AN APRIL 22, 1971 EASEMENT AGREEMENT BETWEEN PROPERTY OWNERS



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Owner:



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Project:

2348 INDUSTRIAL
PKWY WEST

HAYWARD, CA

Consultants:

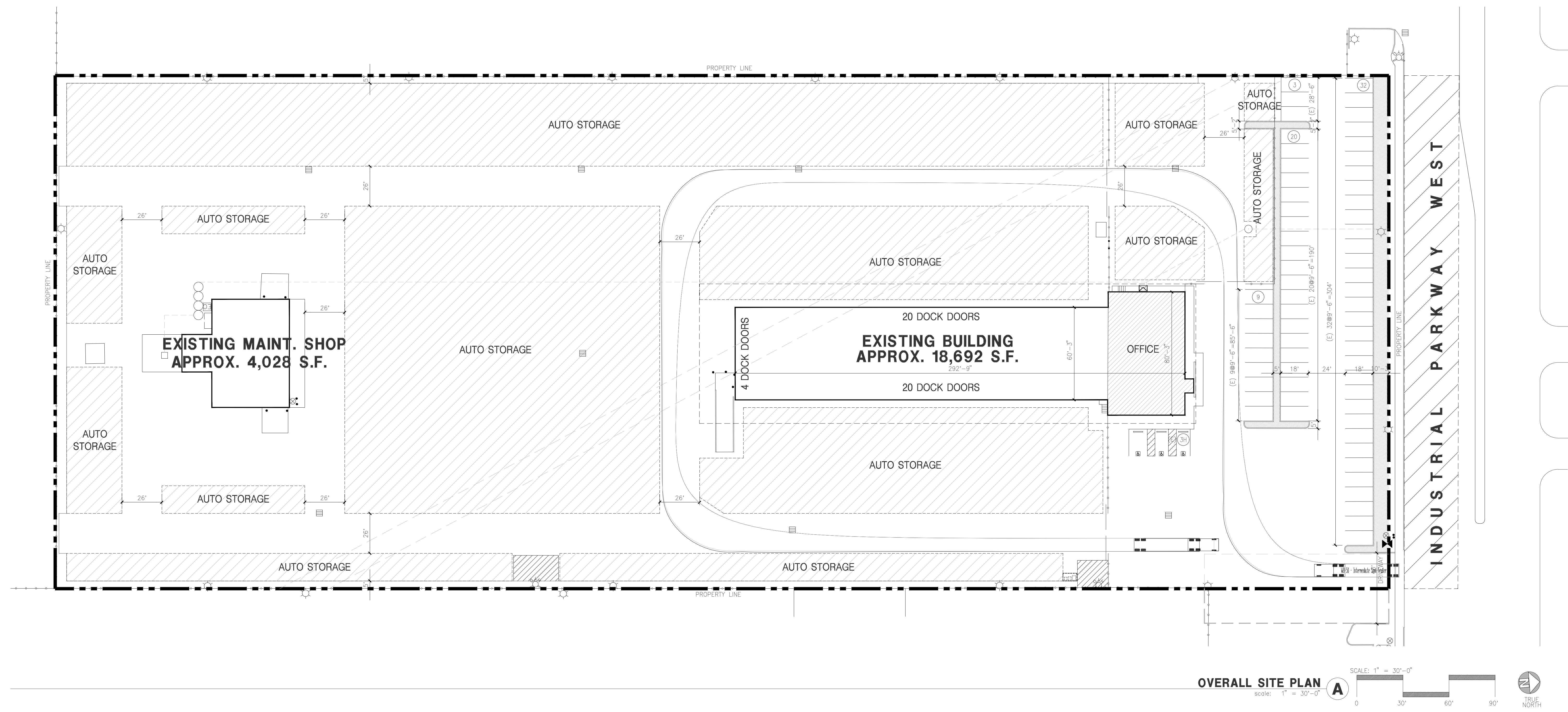
- Civil: _____
- Structural: _____
- Mechanical: _____
- Plumbing: _____
- Electrical: _____
- Landscape: _____
- Fire Protection: _____
- Soils Engineer: _____

Title: TRUCK TURN ANALYSIS

Project Number: 23121
Drawn by: TSP
Date: 12/11/2025
Revision: _____

Sheet:

DAB-A1.1A



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Legend

- IG - General Industrial
- IL - Light Industrial
- PD - Planned Development
- AT-IP - Air Terminal-Industrial Park
- CN - Neighborhood Commercial



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600 Grand Ave, Suite 302
Oakland, CA 94610
tel: 949-862-2113
email: hpa@hparchs.com

Owner:



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TEL: (510) 499-9013

Project:

2348 INDUSTRIAL
PKWY WEST

HAYWARD, CA

Consultants:

- Civil:
- Structural:
- Mechanical:
- Plumbing:
- Electrical:
- Landscape:
- Fire Protection:
- Soils Engineer:

Title: CONTEXT MAP

Project Number: 23121
Drawn by: TSP
Date: 12/11/2025
Revision: _____

Sheet:

DAB-A1.2

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Project:

2348 INDUSTRIAL
PKWY WEST

HAYWARD, CA

Consultants:

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- Plumbing: -
- Electrical: -
- Landscape: -
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- Soils Engineer: -

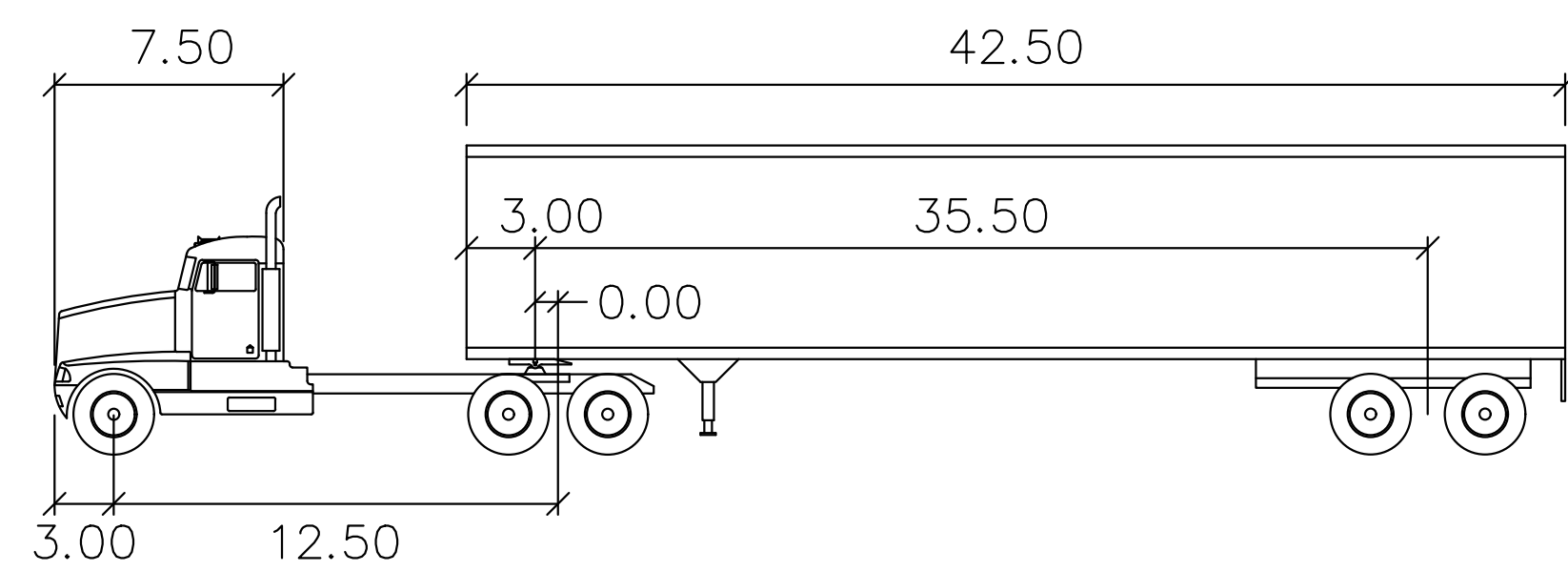
Title: EXISTING SITE PHOTOS

Project Number: 23121
Drawn by: TSP
Date: 12/11/2025
Revision: _____

Sheet:
DAB-A1.3

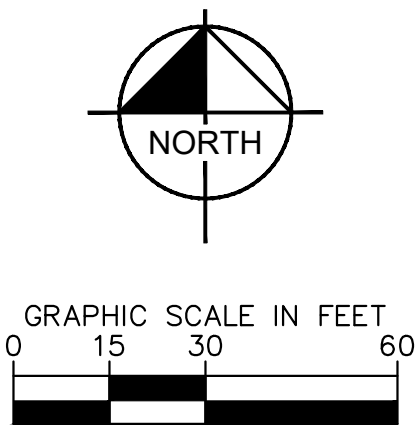
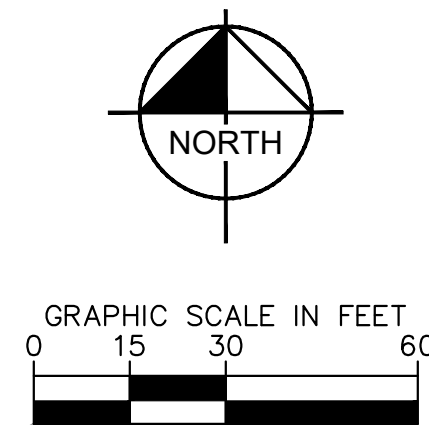
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C:\Users\nikolas.torres\OneDrive - KHI\Desktop\2348 Industrial Parkway - Truck Turn Exhibit.dwg Eastbound Feb 06, 2026 11:05am by: Nikolas.Torres



WB-50

	feet		
Tractor Width	: 8.00	Lock to Lock Time	: 6.0
Trailer Width	: 8.50	Steering Angle	: 17.7
Tractor Track	: 8.00	Articulating Angle	: 70.0
Trailer Track	: 8.50		



NOTE:

TEN OR LESS CAR-HAULING TRUCKS ARRIVE PER DAY BRINGING IN PASSENGER CARS AND TRUCKS TO THE SUBJECT PROPERTY. APPROXIMATELY 30% ARRIVE FROM NORTH OF THE PROPERTY, 25% FROM THE CENTRAL VALLEY, 20% FROM THE SILICON VALLEY AND SOUTH AND 25% FROM THE PENINSULA. THE AUTOS ARE UNLOADED AND STORED ON THE SUBJECT PROPERTY AND THE CAR HAULERS RETURN TO THEIR ORIGIN. WHEN NEEDED FOR FURTHER PROCESSING AND AUCTION, THE PASSENGER CARS AND TRUCKS WILL BE INDIVIDUALLY DRIVEN BY EMPLOYEES TO MANHEIM'S MAIN FACILITY EAST ON INDUSTRIAL PARKWAY.

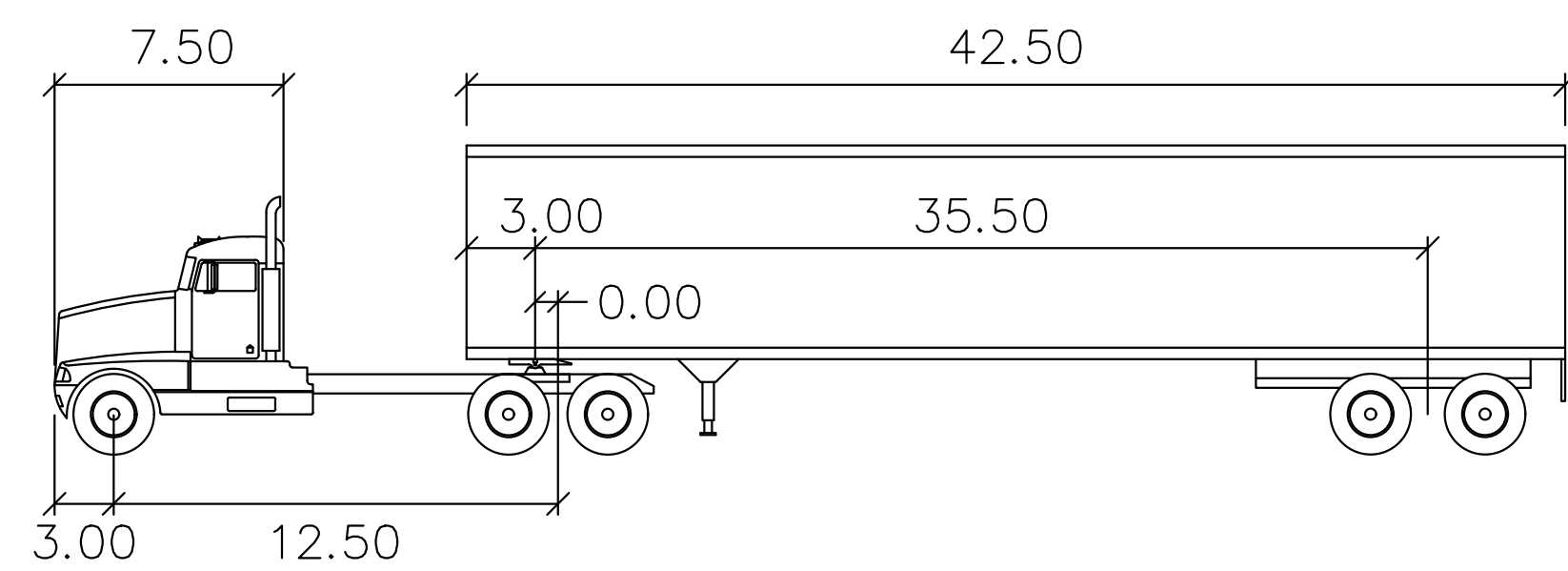
Kimley»Horn
 1850 ASHTON BLVD SUITE 150 | LEHI, UT 84048
 PHONE: (385) 212-3184 | www.kimley-horn.com

TITLE:
**WB-50 TRUCK TURN
 EXHIBIT 1 - EASTBOUND**

PROJECT:
2348 INDUSTRIAL PARKWAY

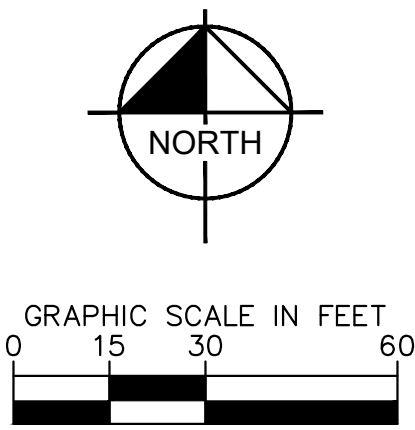
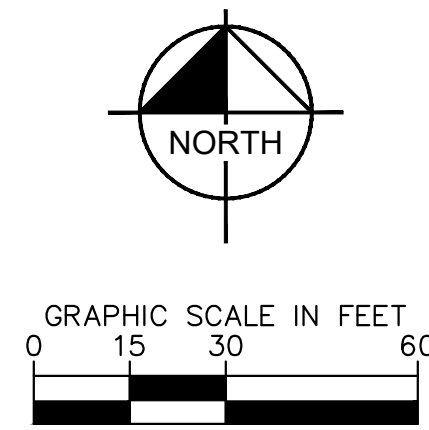
LOCATION:
**2348 INDUSTRIAL PARKWAY
 WEST, HAYWARD, CA 94545**

JOB NUMBER: 197445053
 SCALE: 1" = 20'
 DATE: 02/06/2026
 SHEET: 1 OF 2



WB-50

	feet		
Tractor Width	: 8.00	Lock to Lock Time	: 6.0
Trailer Width	: 8.50	Steering Angle	: 17.7
Tractor Track	: 8.00	Articulating Angle	: 70.0
Trailer Track	: 8.50		



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Kimley»Horn
 1850 ASHTON BLVD SUITE 150 | LEHI, UT 84048
 PHONE: (385) 212-3184 | www.kimley-horn.com

TITLE:
**WB-50 TRUCK TURN
 EXHIBIT 2 - WESTBOUND**

PROJECT:
2348 INDUSTRIAL PARKWAY

LOCATION:
**2348 INDUSTRIAL PARKWAY
 WEST, HAYWARD, CA 94545**

JOB NUMBER: 197445053
 SCALE: 1" = 20'
 DATE: 02/06/2026
 SHEET: 2 OF 2