

Main and Maple Mixed Use

BAY AREA PROPERTY DEVELOPERS

**APPLICANT:**

Bay Area Property Developers
1850 Mt Diablo Blvd, Ste 337
Walnut Creek, CA 94596

DENSITY: 61.1 DU/AC
FAR: 2.75
FLOOD ZONE X

PROPERTY OWNER INFORMATION:

APN: 428-0061-011
Owner: Bay Area Property Developers
22477 Maple Ct
Hayward CA 94541-4020

428-0061-013-02
Owner: Bay Area Property Developers
22491 Maple Ct Hayward CA 94541-4020

428-0061-061-01
Owner: Bay Area Property Developers, LLC
22330 Main St
Hayward CA 94541-4007

428-0061-010
Owner: Bay Area Property Developers
22471 Maple Ct
Hayward CA 94541

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R-1 VIEW FROM MAPLE COURT

MAPLE & MAIN MIXED USE
BAY AREA PROPERTY DEVELOPERS

HAYWARD CA

HPA#14746

May 31, 2016



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DALLAS CHARLOTTE NEWPORT BEACH LAS VEGAS NEW ORLEANS NORFOLK ORLANDO PHOENIX

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R-2 VIEW FROM MAIN STREET

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R-3 VIEW FROM MAIN AND McKEEVER

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PROJECT DESCRIPTION

A 240 APARTMENT PROJECT CONSISTING OF 5 LEVELS OF DWELLING UNITS WRAPPED AROUND A 5 STORY PARKING STRUCTURE. ADDITIONAL WINGS OF DWELLING UNITS WRAP AROUND 2 PRIVATE COURTYARDS. THERE IS ALSO A 3RD SEMI PRIVATE COURTYARD NEAR MCKEEVER. AT MAIN STREET, A RETAIL COMPONENT FRONTS THE BUILDING. THE PARKING GARAGE SERVING THE RESIDENTS ALSO ACCOMMODATES PARKING FOR THE ADJACENT EXISTING MEDICAL BUILDING ON 22455 MAPLE COURT AND THE PROPOSED RETAIL USES ALONG MAIN STREET. RESIDENTIAL ENTRIES ARE LOCATED ON MAIN STREET AND MAPLE COURT. EXTERIOR AND INTERIOR RENOVATION OF ADJACENT MEDICAL BUILDING IN ORDER TO CREATE A VISUALLY AND FUNCTIONALLY COHERENT MIXED USE COMPLEX.

PROJECT SUMMARY AND UNIT TABULATIONS

GROSS LAND AREA: 3.93 (+/-ACRES) 171,061 sq.ft.
 TOTAL UNITS: 240 UNITS
 GROSS DENSITY: 61.1 DU/AC
 LOT COVERAGE: 64%

(1) 5-STORY WRAP										notes:	
S1	STUDIO	567	0	567	15	8,505	8,505	6.3%	% CAT	REQUIRED PARKING	
A1	1BR/1BA	698	60	758	15	10,470	11,370	6.3%	6.3%	1.50	23
A2	1BR/1BA	688	91	779	35	24,080	27,265	14.6%		1.50	23
A4	1BR/1BA	582	60	642	8	4,656	5,136	3.3%		1.50	53
A4 affordable	1BR/1BA	582	60	642	19	11,058	12,198	7.9%		1.50	11
A5	1BR/1BA	733	60	793	5	3,665	3,965	2.1%	34.2%	*	*
B1	2BR/2BA	1,108	92	1,200	61	67,588	73,200	25.4%		1.50	8
B1-B	2BR/2BA	1,108	92	1,200	5	5,540	6,000	2.1%		1.50	99
B2 affordable	2BR/2BA	1,037	40	1,077	14	14,518	15,078	5.8%		*	*
B2-B	2BR/2BA	1,037	95	1,132	7	7,259	7,924	2.9%		1.50	14
B2-B affordable	2BR/2BA	1,037	95	1,132	11	11,407	12,452	4.6%		*	*
B4	2BR/2BA	1,097	143	1,240	5	5,485	6,200	2.1%		1.50	8
B5	2BR/2BA	1,207	140	1,347	5	6,035	6,735	2.1%		1.50	8
B6	2BR/2BA	1,020	122	1,142	5	5,100	5,710	2.1%	51.3%	1.50	8
B7	2BR/2BA	1,100	150	1,250	5	5,500	6,250	2.1%		1.50	8
B8	2BR/2BA	930	60	990	5	4,650	4,950	2.1%		1.50	8
C1-A	3BR/2BA	1,190	110	1,300	5	5,950	6,500	2.1%	8.3%	1.50	8
C1-B	3BR/2BA	1,230	70	1,300	5	6,150	6,500	2.1%		1.50	8
C2	3BR/2BA	1,125	70	1,195	6	6,750	7,170	2.5%		1.50	8
C2 affordable	3BR/2BA	1,125	70	1,195	4	4,500	4,780	1.7%		1.00	4
TOTAL					240	218,866	237,888	100%	100.0%	RES.	328

AVERAGE NET UNIT SIZE :	912	S.F.
AVERAGE GROSS UNIT SIZE :	990	S.F.
CLUBHOUSE/FITNESS:	3,600	S.F.
LEASING OFFICE:	1,580	S.F.
RETAIL:	5,571	S.F.
COMMERCIAL (EXISTING)	47,741	S.F.
COMMON OPEN SPACE ANALYSIS:		
COURTYARD 1	3,900	S.F.
COURTYARD 2	11,215	S.F.
COURTYARD 3	4,890	S.F.
PERIMETER OPEN SPACE	12,480	S.F.
TOTAL:	32,485	S.F.
COMMON OPEN SPACE	135	S.F. / UNIT
PRIVATE OPEN SPACE	78	S.F. / UNIT (AVERAGE)
ADDITIONAL COMMON OPEN SPACE AT ROOF TOP (NOT IN TOTAL)		
ROOFTOP TERRACE (COURTYARD 3)	6,460	S.F.

TOTAL RESIDENTIAL REQUIRED	328
(includes 10% guest; 30% Compact Allowed)	
TOTAL RETAIL REQUIRED	18
(1 per 315 sq.ft.)	
TOTAL COMMERCIAL REQUIRED	158
(1 per 315 sq.ft.)	
152 + Additional 6 stalls required for Planned Parenthood	
TOTAL REQUIRED FOR THIS PROJECT	504

Residential Stalls Provided (Garage)	309	
Resid. Motorcycle Parking Provided (12 Stalls, Garage)	6	(2 motorcycl. = 1 stall)
Residential Bicycle Parking Provided (52 bikes, Garage)	13	(4 bikes = 1 stall)
TOTAL RESIDENTIAL PROVIDED	328	
(includes 10% guest; 50% Compact)		
TOTAL RETAIL PROVIDED	18	(1 per 315 sq.ft.)
(all on the ground level of the Garage)		
TOTAL COMMERCIAL PROVIDED	158	(1 per 315 sq.ft.)
(23 Surface + 135 in Garage - see SHEET A-1 for stall breakdown)		
TOTAL PROVIDED FOR THIS PROJECT	504	

BREAKDOWN OF GARAGE PARKING ONLY: 328 residential + 135 commercial + 18 retail = 481 (including the 19 parking credits)

PARKING REQUIREMENTS AND CALCULATIONS

ZONING REQUIREMENT FOR PARKING
 ACCORDING TO SEC. 10-2.412 CENTRAL PARKING DISTRICT RESID PKG REQUIREMENTS:
 1.0 COVERED + 0.5 OPEN SPACE PER DWELLING UNIT

STALL SIZES PER CITY REGULATIONS
 9'-0" x 19'-0" STANDARD SPACES, 9'-0" x 15'-0" COMP
 14'-0" x 19'-0" HANDICAP ACCESSIBLE SPACES
 (INCLUDING ACCESS ISLE WIDTH)

ACCESSIBLE STALLS PROVIDED PER ASSIGNED USE:
 RESIDENTIAL: 2% OF 328 = 7 STALLS REQD., 7 STALLS PROVIDED (See Lev.2,3,4,5)
 COMMERCIAL: 5% OF 158 = 8 STALLS REQD., 8 STALLS PROVIDED (See Lev.1,2,3)
 RETAIL: 5% OF 18 = 2 STALLS REQD., 2 STALLS PROVIDED (See Lev. 1)
 PL. PARENTHOOD: 5% OF 6 = 1 STALL REQD., 1 STALL PROVIDED (See Lev. 1)

PARKING RATIO PROVIDED FOR MARKET RATE UNITS:
 192 MARKET RATE UNITS PARKED AT 1.5 STALLS/UNIT

PARKING PROVIDED FOR AFFORDABLE UNITS:

C2 ← 5 UNITS PARKED AT 1.00 STALLS PER UNIT } 48 UNITS OVERALL PARKED AT
 A4, B2 and B2-B { 24 UNITS PARKED AT 0.79 STALLS PER UNIT } 0.50 STALLS/UNIT
 { 19 UNITS PARKED AT 0.00 STALLS PER UNIT } 5 x (1.00) + 24 x (0.79) + 19 x (0.00) = 24

* EXACT NUMBER OF STALLS FOR THESE UNITS NOT QUOTED. FOR THESE 43 UNITS WE ARE ASSUMING AN AVERAGE "REQUIRED" RATIO OF 0.65.
 ** WHEN CALCULATING THE FINAL "PROVIDED" PARKING RATIO FOR THE AFFORDABLE UNITS WE TAKE INTO ACCOUNT THE 19 PARKING CREDITS. THIS MAKES THE OVERALL RATIO 0.50.

FOR FURTHER EXPLANATION ON HOW PARKING NUMBERS WERE ESTABLISHED SEE DOCUMENT BY KLEIN FINANCIAL CORPORATION: MAIN AND MAPLE APARTMENT DEVELOPMENT - ASSEMBLY BILL 2222 AND AB 744.

BUILDING HEIGHT

PER DOWNTOWN HAYWARD DESIGN PLAN:

Maximum building heights are shown on the Building Height Map. Buildings are generally limited to 55 feet in height except in the City Center and B Street Plaza area as shown on the map.

The following principles should be considered in the design of buildings:

- It is not the intent of the height limits that all buildings should approach the maximum height. Roof lines should be varied within projects. For larger projects, the number of stories should be varied.
- Buildings surrounding Library Square should be designed with a relatively consistent roof line at approximately 55 feet high.

Building height is the vertical distance from "grade" to the highest point of the coping of a flat roof, to the roof line of a Mansard roof, or to the average height of the highest gable of a pitched or hip roof. Elevator and equipment penthouses are not included in building height.

ALTERNATIVE PROVISION

- Building heights shown on the Building Height Map may be increased as follows:

Commercial buildings may be increased by one floor (13 feet) and residential buildings may be increased by one floor (10 feet) provided that lot coverage is reduced as follows:

CC-C - from 90% to 80%
 CC-R - from 75% to 65%

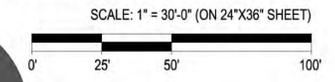
BUILDING CALCULATIONS PER CALIFORNIA BUILDING CODE 2013			
RESIDENTIAL ALLOWABLE BUILDING HEIGHT		GARAGE ALLOWABLE BUILDING HEIGHT	
CONSTRUCTION TYPE: ACCORDING TO TABLE 503: HEIGHT INCREASE (PER SECTION 504.2): TOTAL HEIGHT ALLOWED: TOTAL HEIGHT PROVIDED:	TYPE IIIA 65'-0" MAXIMUM BUILDING HEIGHT AND 4 STORIES +20'-0" OR 1 STORY (NFPA-13) 85'-0" OR 5 STORIES 58'-4" AND 5 STORIES	CONSTRUCTION TYPE: ACCORDING TO TABLE 503: TOTAL HEIGHT ALLOWED: TOTAL HEIGHT PROVIDED:	TYPE IA UNLIMITED MAXIMUM BUILDING HEIGHT AND UNLIMITED STORIES 75'-0" 58'-4"
ALLOWABLE BUILDING AREAS		AREA CALCULATIONS	
TABLE A FOR FRONTAGE INCREASE LOCATIONS SEE SHEET A-2 FLOOR AREA OF BUILDINGS PER CBC TABLE 503, SECT.506.1, 506.2, 506.3, 506.4		ALLOWABLE BUILDING AREA APARTMENTS: TYPE IIIA, GROUP R2 (CBC TABLE 503) GARAGE: TYPE IA, GROUP S2 (CBC TABLE 503) CLUBHOUSE AND LEASING: TYPE IIIA, GROUP A3 (CBC TABLE 503) RETAIL: TYPE IIIA, GROUP M (CBC TABLE 503)	
BUILDING	SQ.FT./FLOOR**	TOTAL BLDG SQFT	ALLOWABLE SQFT
AREA-1	6788 SF	33940 SF	48000 SF
AREA-2	8771 SF	43855 SF	48000 SF
AREA-3	1042 SF	5210 SF	48000 SF
AREA-4	10175 SF	50875 SF	* 48258 SF
AREA-5	4450 SF	22250 SF	48000 SF
AREA-6	9618 SF	48090 SF	48000 SF
AREA-7	9495 SF	47475 SF	48000 SF
AREA-8 AREA-9	10405 SF	52025 SF	* 48453 SF
GARAGE TOTAL		184950 SF	
* FRONTAGE INCREASE HAS BEEN TAKEN PER SEC 506.1. SEE SHEET A-2 for Sample Fire Wall Areas Calculation. THIS CALCULATION DOES NOT INCLUDE GARAGE FLOOR AREA			
CODE SUMMARY			
APPLICABLE CODES IN EFFECT CODE ADOPTED EDITION BUILDING CODE 2013 CALIFORNIA BUILDING CODE ELECTRICAL CODE 2013 CALIFORNIA CODE MECHANICAL CODE 2013 CALIFORNIA MECHANICAL CODE PLUMBING CODE 2013 CALIFORNIA PLUMBING CODE FIRE CODE 2013 CALIFORNIA FIRE CODE GREEN BUILDING 2013 CALIFORNIA GREEN BUILDING STANDARDS ENERGY CODE 2013 BUILDING ENERGY EFFICIENCY STANDARDS FOR RESIDENTIAL AND NONRESIDENTIAL BUILDINGS CITY OF HAYWARD MUNICIPAL CODE AND ORDINANCES DESIGN / INSTALLATION OF FIRE SPRINKLER SYSTEMS COMPLYING WITH NFPA 13 STANDARDS			
ADJUSTED OVERALL BUILDING AREAS PER SECTIONS 506.1, 506.2, 506.3, 506.4: Aa = 48,000 SF (SEE FORMULA BELOW *) PER SECTIONS 506.2 (FRONTAGE INCREASE)			
* AREA MODIFICATIONS PER 506.1, 506.2, 506.3, 506.4 $Aa = \{ At + [At X If] + [At X Is] \}$ Aa = ALLOWABLE AREA PER STORY At = TABULAR AREA PER STORY IN ACCORDANCE WITH TABLE 503 If = AREA INCREASE FACTOR DUE TO FRONTAGE AS CALCULATED IN ACCORDANCE WITH SEC. 506.2 Is = AREA INCREASE FACTOR DUE TO SPRINKLER PROTECTION AS CALCULATED IN ACCORDANCE WITH SECTION 506.3 (NOT TAKEN)			
ADJUSTED ALLOWABLE BUILDING AREA PER STORY PER SECTION 506.3: $Aa = \{ 24,000 + [24,000 X 0] + [24,000 X 0] \}$ = 24,000 SQFT			
ADJUSTED OVERALL BUILDING AREA PER SECTION 506.4: $Aa X 2 = 24,000 X 2 = 48,000 SQFT$			
** AREA MODIFICATIONS PER 506.2 $Aa = \{ At + [At X If] + [At X Is] \}$ Aa = ALLOWABLE AREA PER STORY At = TABULAR AREA PER STORY IN ACCORDANCE WITH TABLE 503 If = AREA INCREASE FACTOR DUE TO FRONTAGE AS CALCULATED IN ACCORDANCE WITH SECTION 506.2 Is = AREA INCREASE FACTOR DUE TO SPRINKLER PROTECTION AS CALCULATED IN ACCORDANCE WITH SECTION 506.3			
FRONTAGE INCREASE $IF = [F/P - 0.25] W/30$ $= [1/1 - 0.25] 3-/30$ = 0.75 MAXIMUM			
MAXIMUM SQFT WITH FRONTAGE INCREASE $Aa = \{ 24,000 + [24,000 X 0.75] + [24,000 X 0] \} = 42,000 SQFT$			
*** AREA WITHOUT FRONTAGE INCREASE $Aa = \{ 24,000 + [24,000 X 0] + [24,000 X 0] \} = 24,000 SQFT$			
WASTE COLLECTION CALCULATION (See Sheet A-13 and A-1)			
REQUIRED:	GARBAGE = 240 DWELLING UNITS x 1.2 (MOVE IN/OUT FACTOR) x 32 (GALLONS PER UNIT) / 200 = 46 CY/WEEK	RECYCLABLE = GARBAGE = 46 CY/WEEK	ORGANIC = 240 DWELLING UNITS x 5 (GALLONS PER UNIT) / 200 = 6 CY/WEEK .
PROVIDED:	GARBAGE = 3 TRASH COMPACTORS - MARATHON MINI-MAC APARTMENT COMPACTOR (150 UNCOMPACTED CY/WEEK), ONE IN EACH TRASH ROOM, COMPACTION RATIO - 3:1	RECYCLABLE = 3 TRASH COMPACTORS - MARATHON MINI-MAC APARTMENT COMPACTOR (150 UNCOMPACTED CY/WEEK), ONE IN EACH TRASH ROOM.	ORGANIC = 3 2-CY BINS, ONE IN EACH TRASH ROOM.



- Bike Racks (See A-11)
PARKING ASSIGNMENT LEGEND
 (R) - Residential
 (PP) - Planned Parenthood
 (RT) - Retail
 (MOB) - Medical Office Building
 c - compact stall
 ⊕ - Car Share / Zip Cars
 * ELECTRIC VEHICLE PARKING STALLS, LABELED AS "EV", MAY BE REDISTRIBUTED THROUGHOUT THE GARAGE AT A LATER TIME TO BETTER FIT THE NEEDS OF EACH USER TYPE.
 ** STALLS LABELED "WIDE" AND "TRUCK" ARE ALSO SUBJECT TO BEING REASSIGNED AT A LATER TIME TO BETTER FIT USER NEEDS.
 FOR FURTHER INFORMATION REGARDING PARKING USE, PLEASE REFER TO "PARKING MANAGEMENT PLAN" 17/22/16 BY WOOD RODGERS

— SITE CIRCULATION
 ● BUILDING ACCESS POINT
 TRASH COLLECTION VEHICLE ROUTE
 - - - - ACCESSIBLE PATH OF TRAVEL

SITE PLAN AND GROUND LEVEL PLAN
 (SITE CIRCULATION AND ACCESSIBLE PATH OF TRAVEL)



A-1

MAPLE & MAIN MIXED USE
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--- EXITING PATH

PARKING ASSIGNMENT LEGEND

- (R) - Residential
- (PP) - Planned Parenthood
- (RT) - Retail
- (MOB) - Medical Office Building
- c - compact stall
- ⊗ - Car Share / Zip Cars

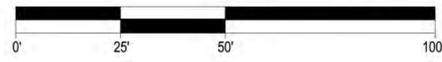
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**SECOND LEVEL
(EXITING AND FIRE SEPARATION)**

SCALE: 1" = 20'-0" (ON 24"X36" SHEET)



A-2

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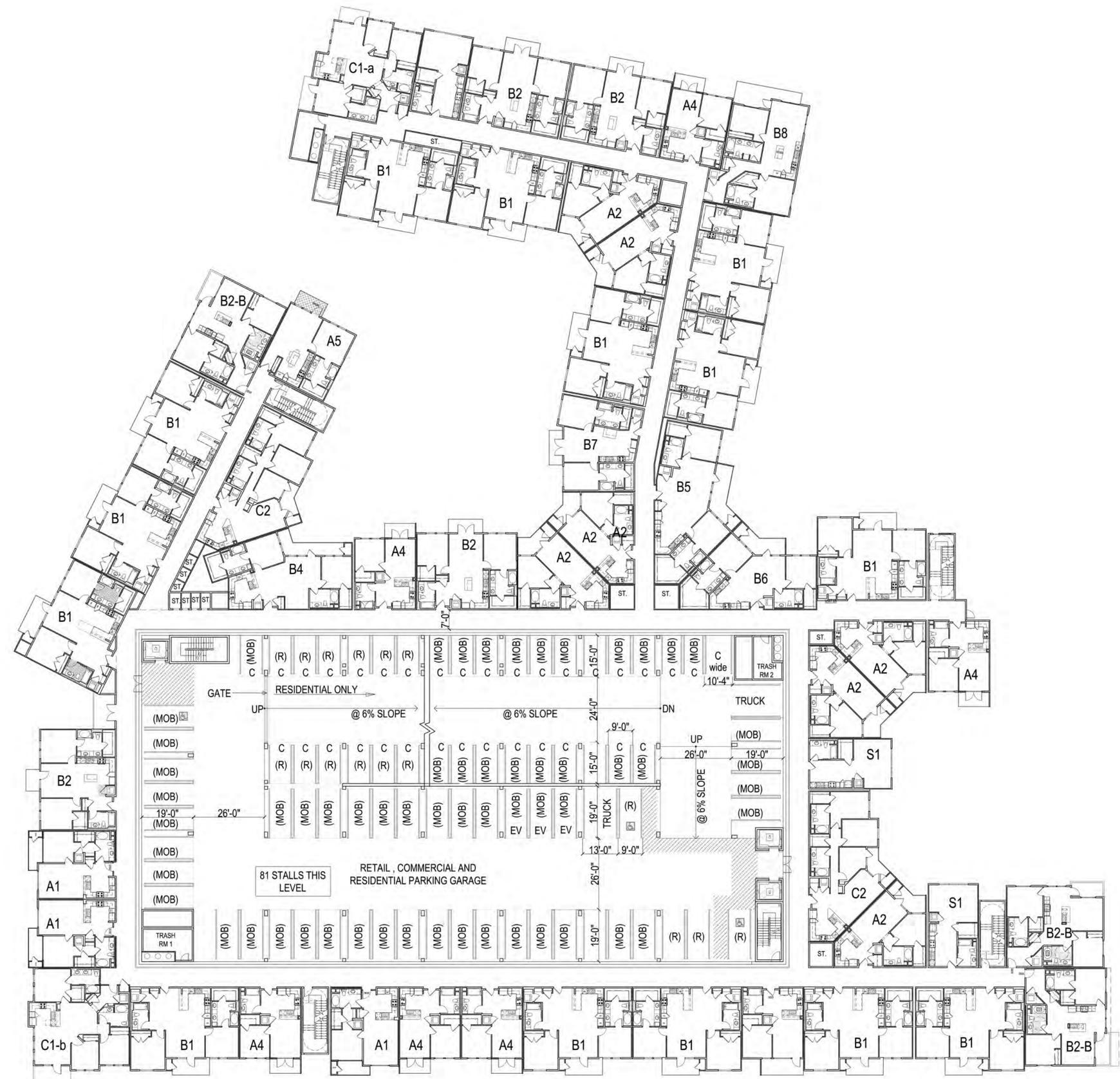
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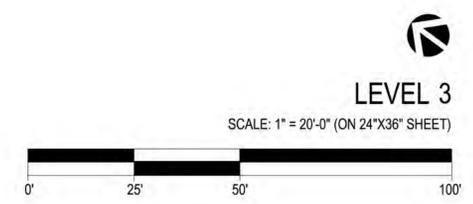
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A-3

**MAPLE & MAIN MIXED USE
BAY AREA PROPERTY DEVELOPERS**

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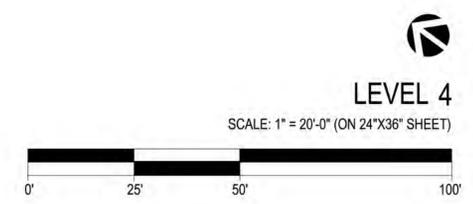
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A-3.1

**MAPLE & MAIN MIXED USE
BAY AREA PROPERTY DEVELOPERS**

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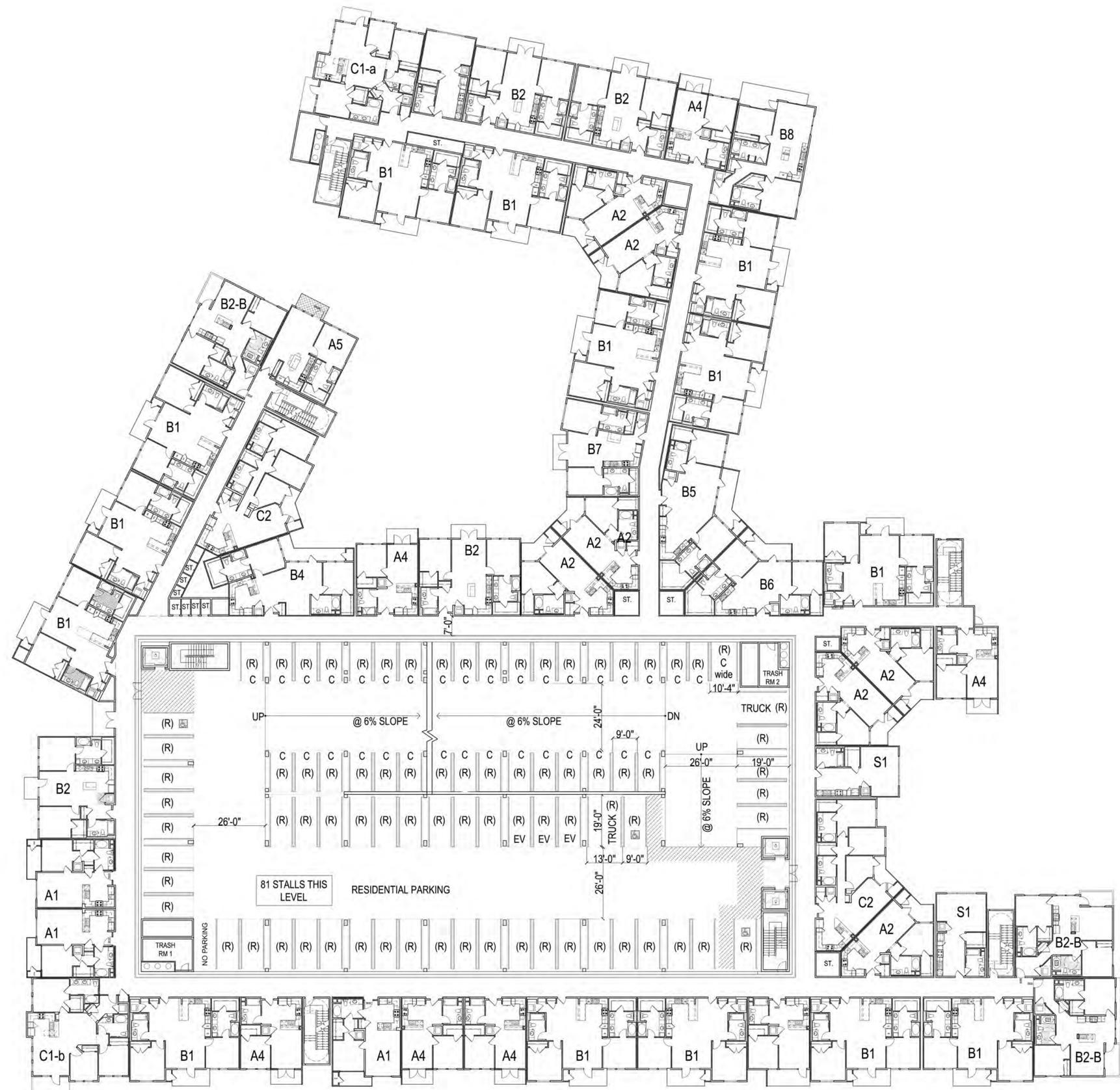
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PARKING ASSIGNMENT LEGEND

- (R) - Residential
- (PP) - Planned Parenthood
- (RT) - Retail
- (MOB) - Medical Office Building
- c - compact stall
- ⊗ - Car Share / Zip Cars

* ELECTRIC VEHICLE PARKING STALLS, LABELED AS "EV", MAY BE REDISTRIBUTED THROUGHOUT THE GARAGE AT A LATER TIME TO BETTER FIT THE NEEDS OF EACH USER TYPE

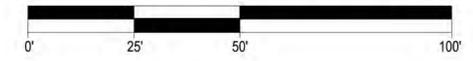
** STALLS LABELED "WIDE" AND "TRUCK" ARE ALSO SUBJECT TO BEING REASSIGNED AT A LATER TIME TO BETTER FIT USER NEEDS.

FOR FURTHER INFORMATION REGARDING PARKING USE, PLEASE REFER TO "PARKING MANAGEMENT PLAN" 17/22/16 BY WOOD RODGERS



LEVEL 5

SCALE: 1" = 20'-0" (ON 24"x36" SHEET)



A-3.2

**MAPLE & MAIN MIXED USE
BAY AREA PROPERTY DEVELOPERS**

HAYWARD CA

HPA#14746

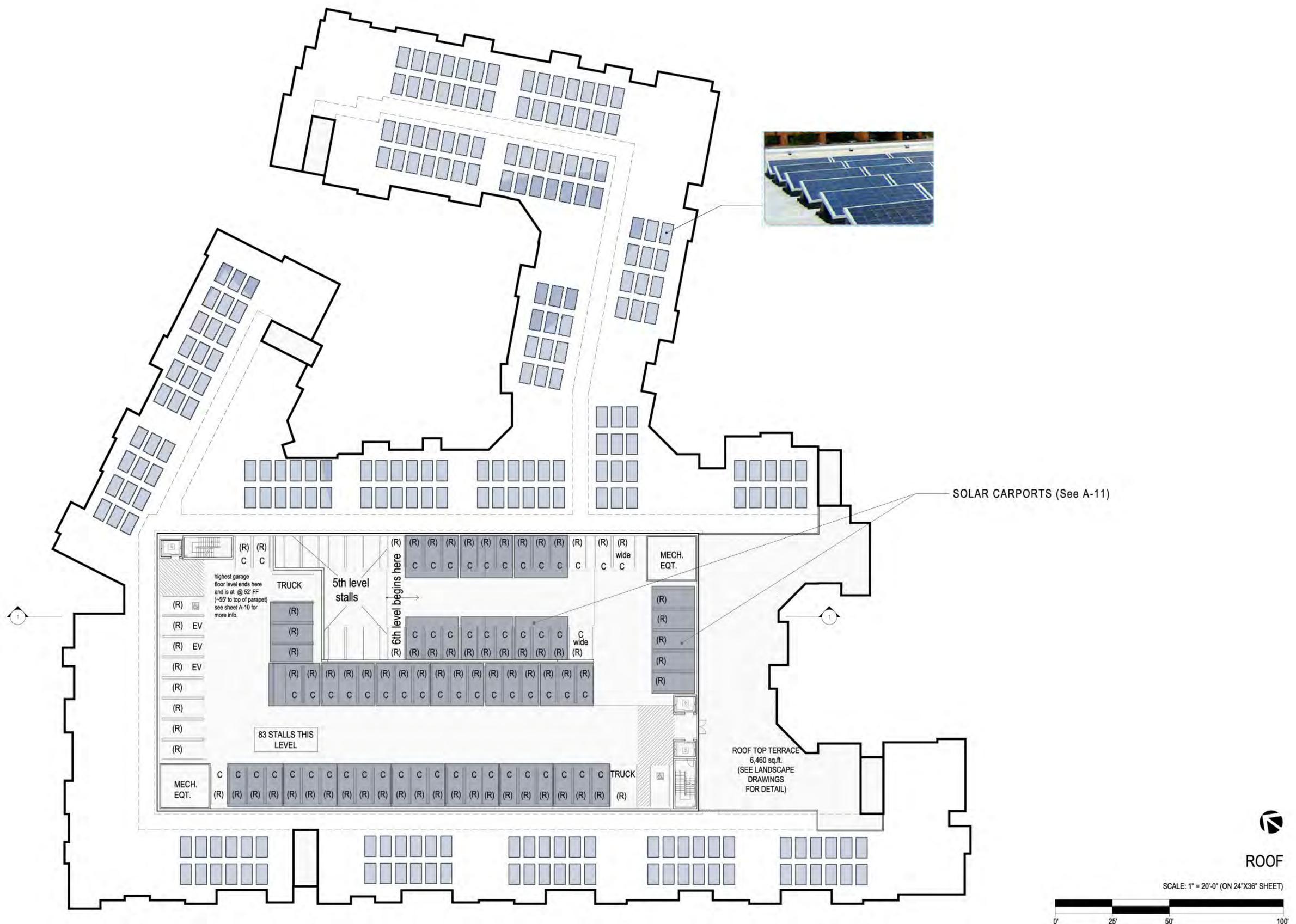


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SOLAR CARPORTS (See A-11)

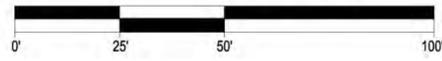
83 STALLS THIS LEVEL

ROOF TOP TERRACE
6,460 sq.ft.
(SEE LANDSCAPE
DRAWINGS
FOR DETAIL)



ROOF

SCALE: 1" = 20'-0" (ON 24"x36" SHEET)



A-4

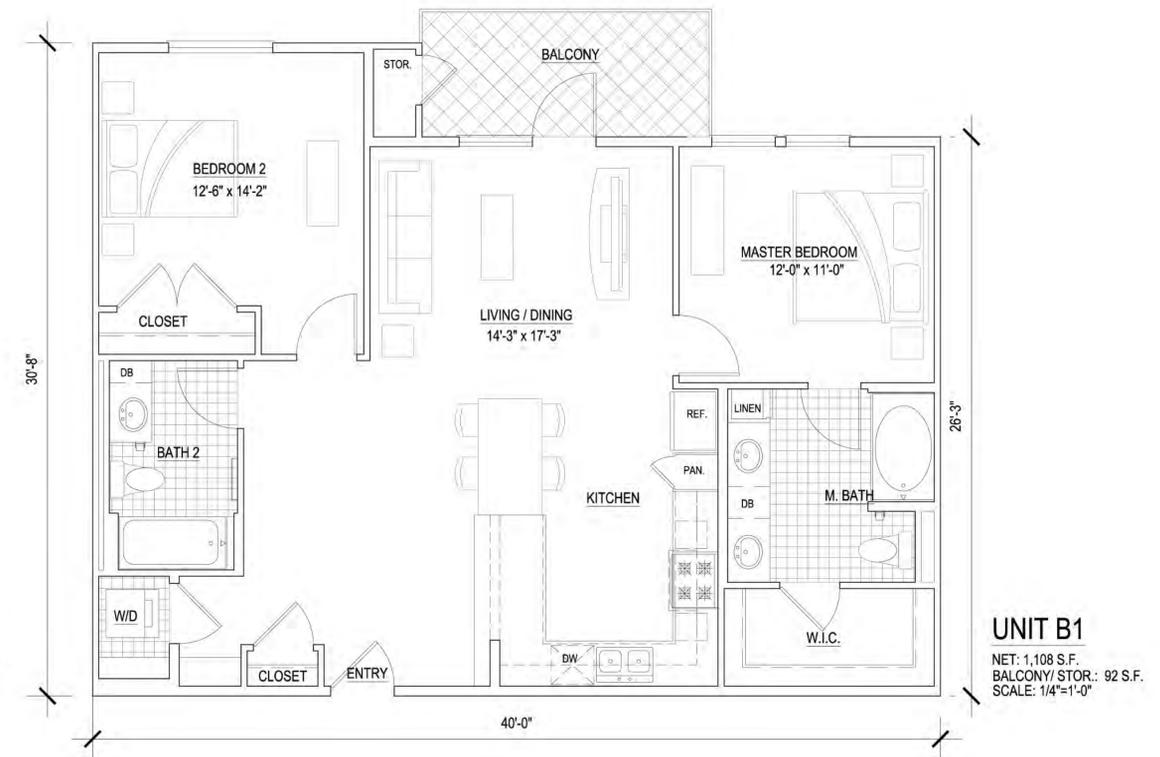
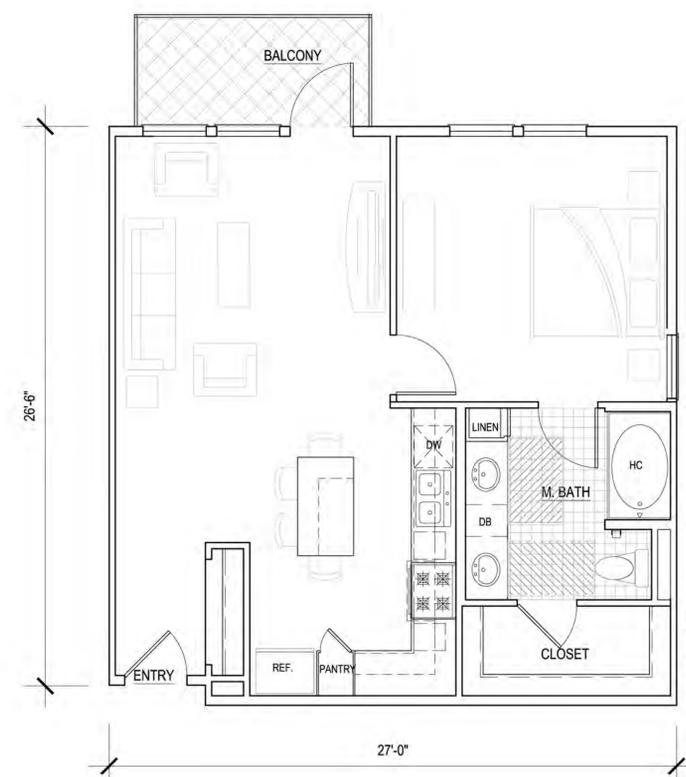
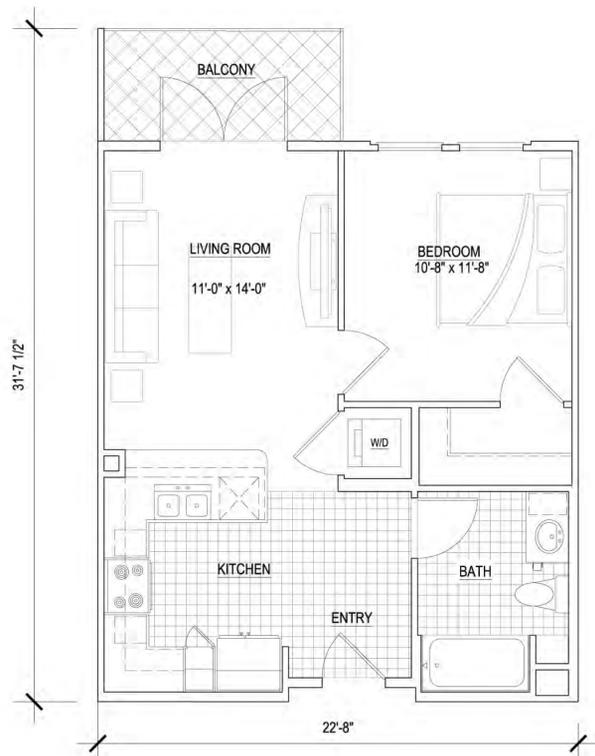
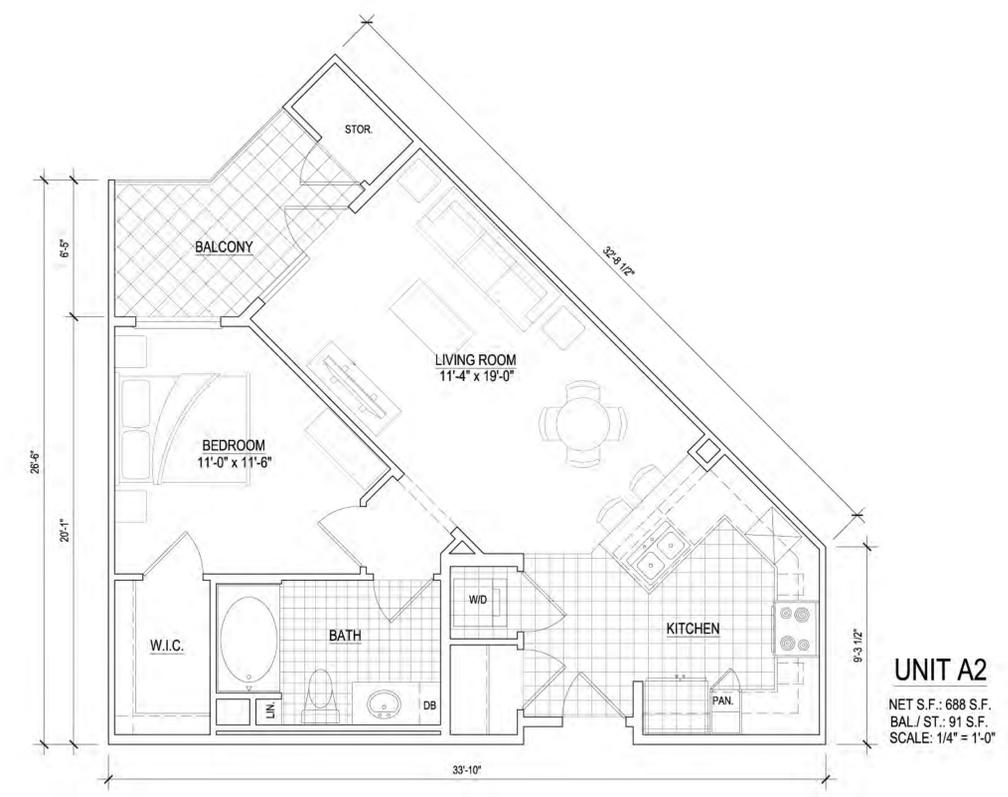
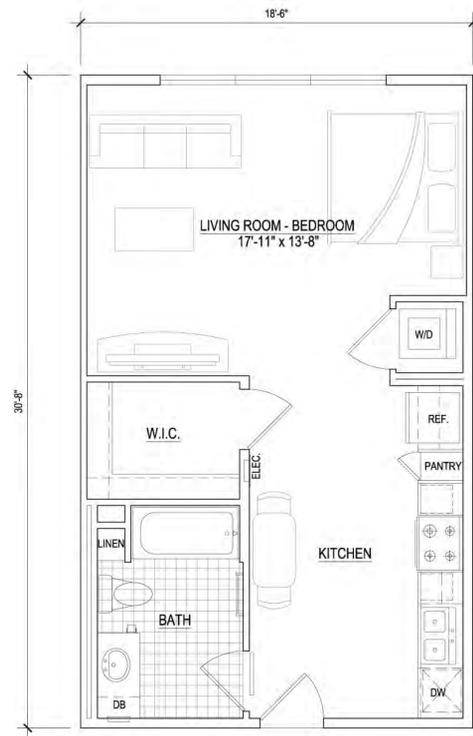
MAPLE & MAIN MIXED USE
BAY AREA PROPERTY DEVELOPERS
 HAYWARD CA HPA#14746

October 17, 2016



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UNIT PLANS
A-5

MAPLE & MAIN MIXED USE
BAY AREA PROPERTY DEVELOPERS

HAYWARD CA

HPA#14746



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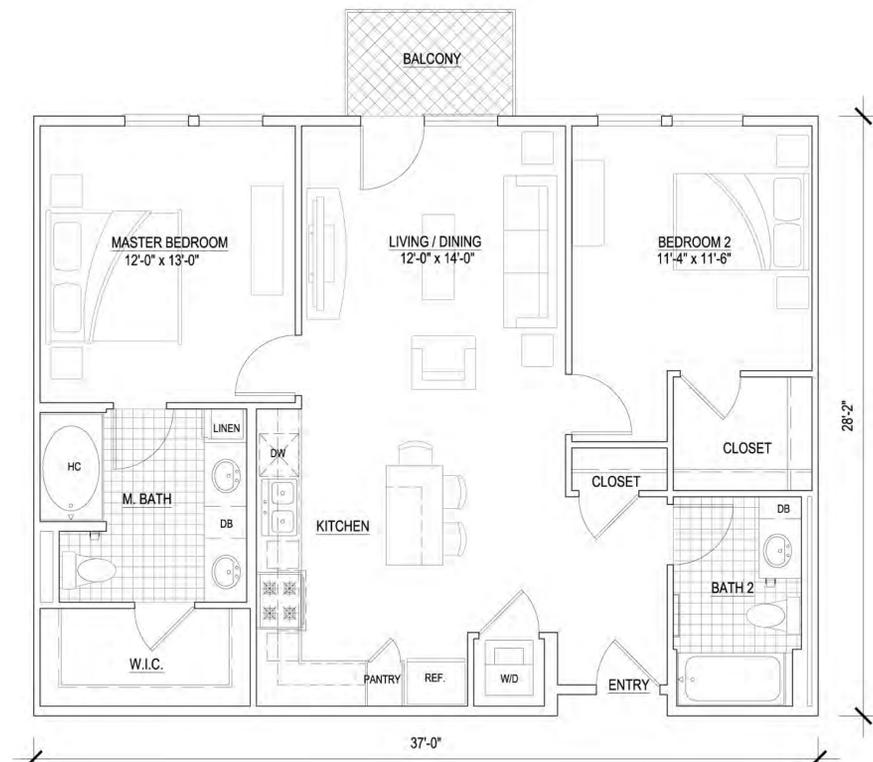
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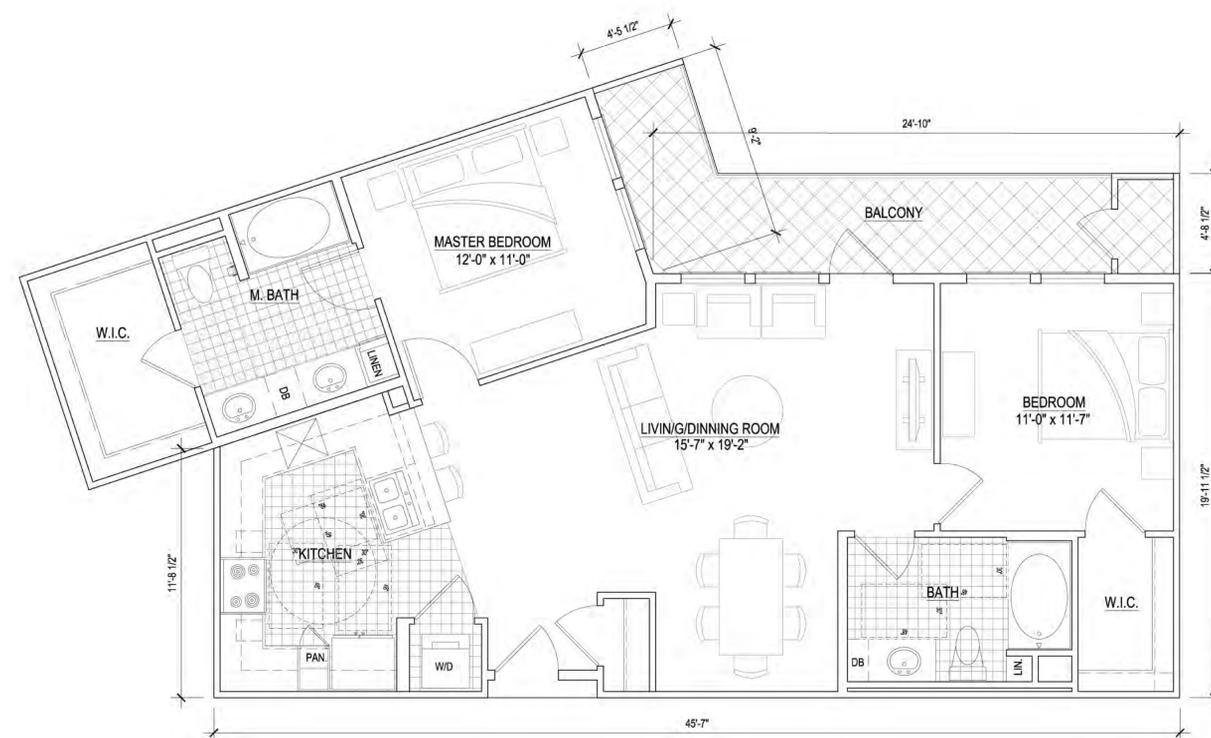
May 31, 2016



UNIT B2
 NET: 1,037 S.F.
 BALCONY: 40 S.F.
 SCALE: 1/4"=1'-0"



UNIT B2-B
 NET: 1,010 S.F.
 BALCONY: 60 S.F.
 SCALE: 1/4"=1'-0"



UNIT B4
 NET S.F.: 1,097 S.F.
 BAL / ST.: 143 S.F.
 SCALE: 1/4" = 1'-0"

MAPLE & MAIN MIXED USE
 BAY AREA PROPERTY DEVELOPERS

HAYWARD CA

HPA#14746



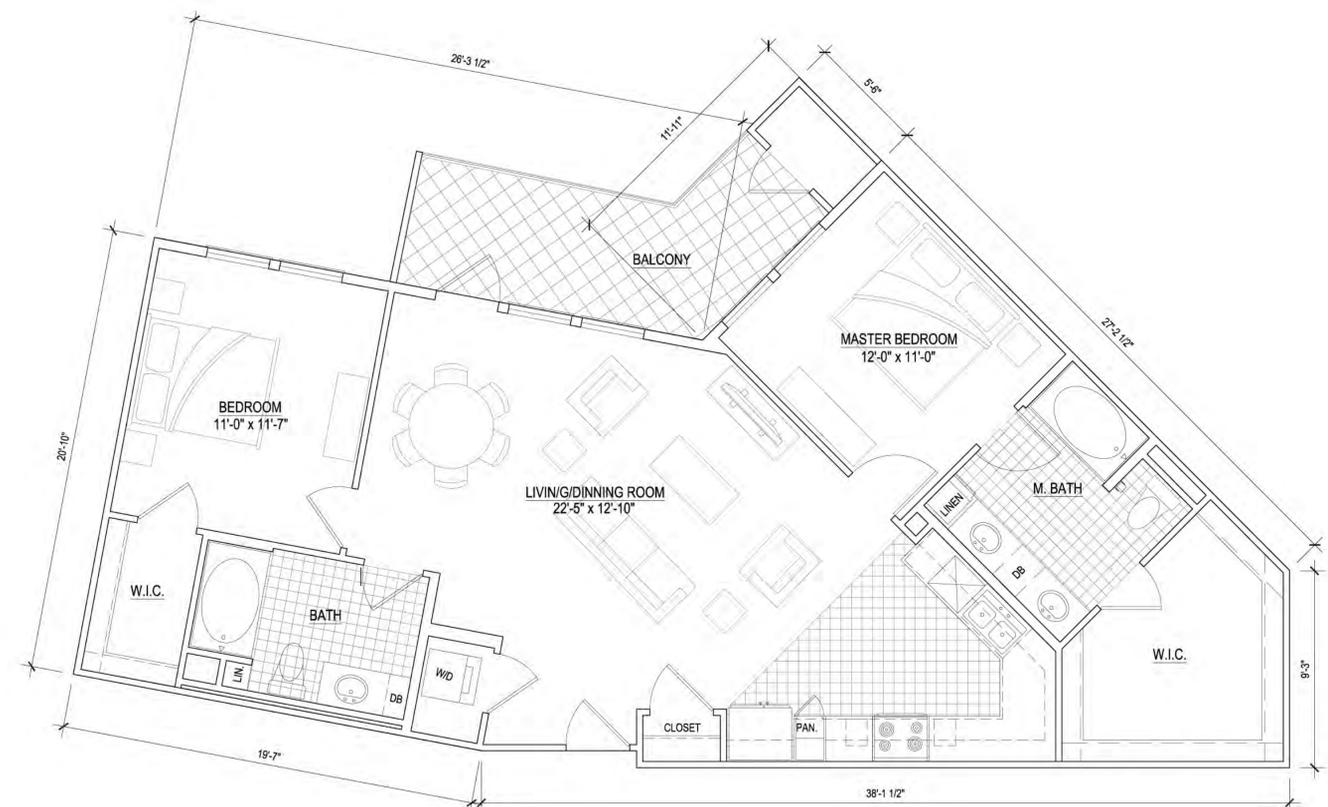
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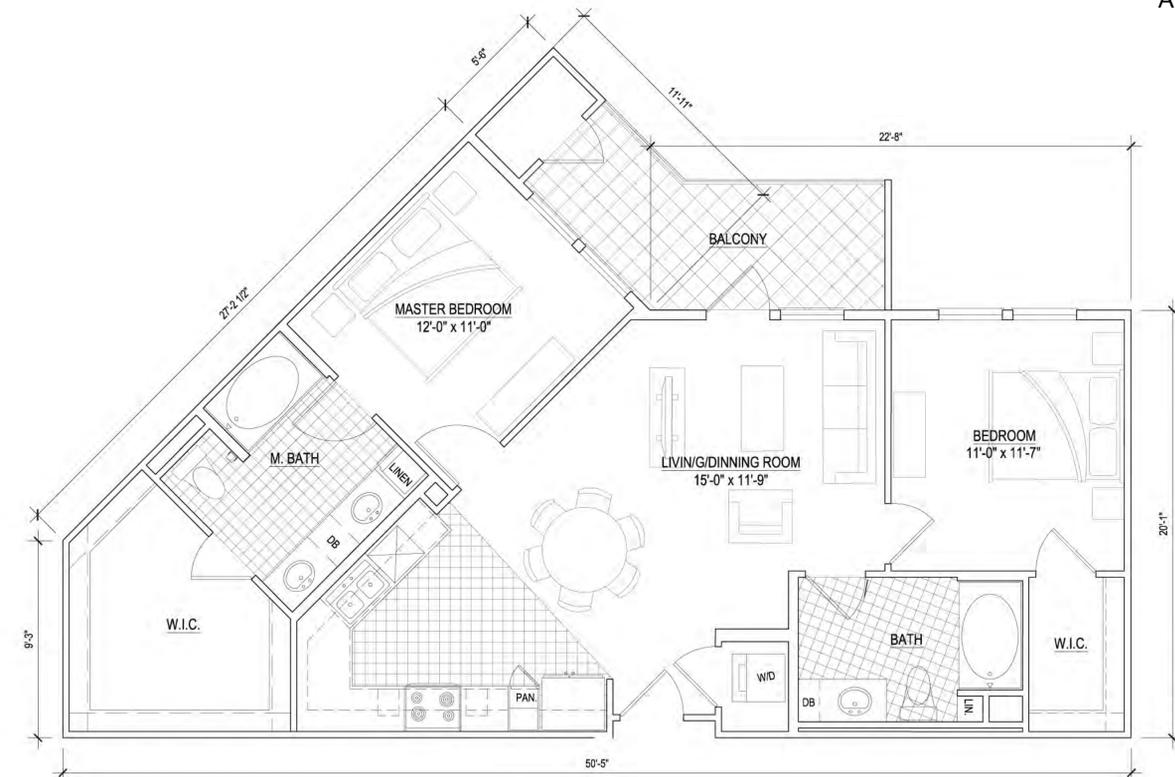
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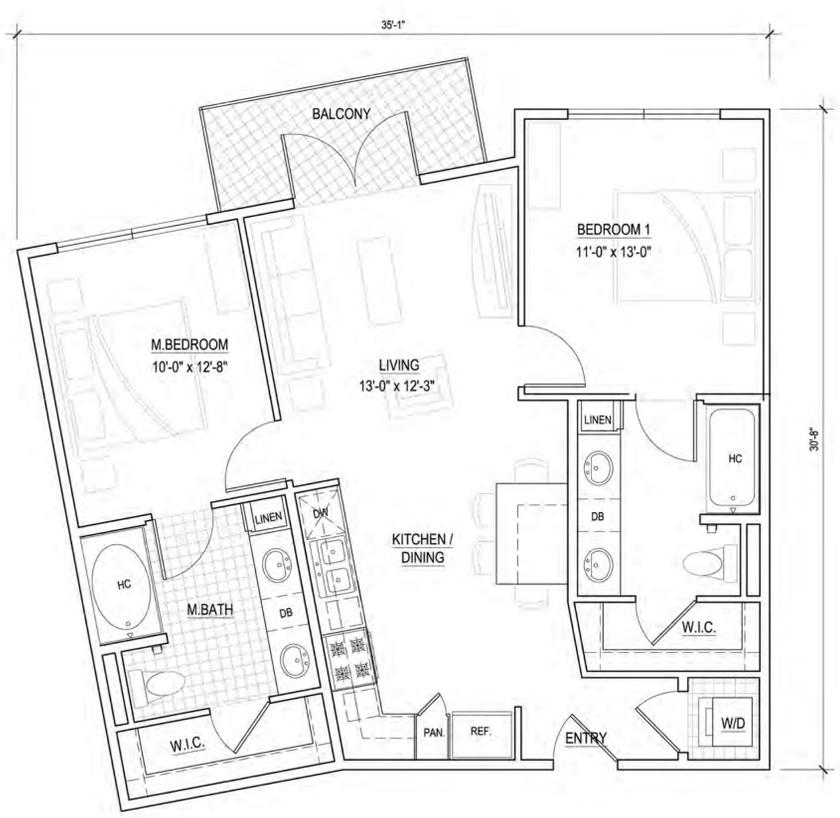
May 31, 2016



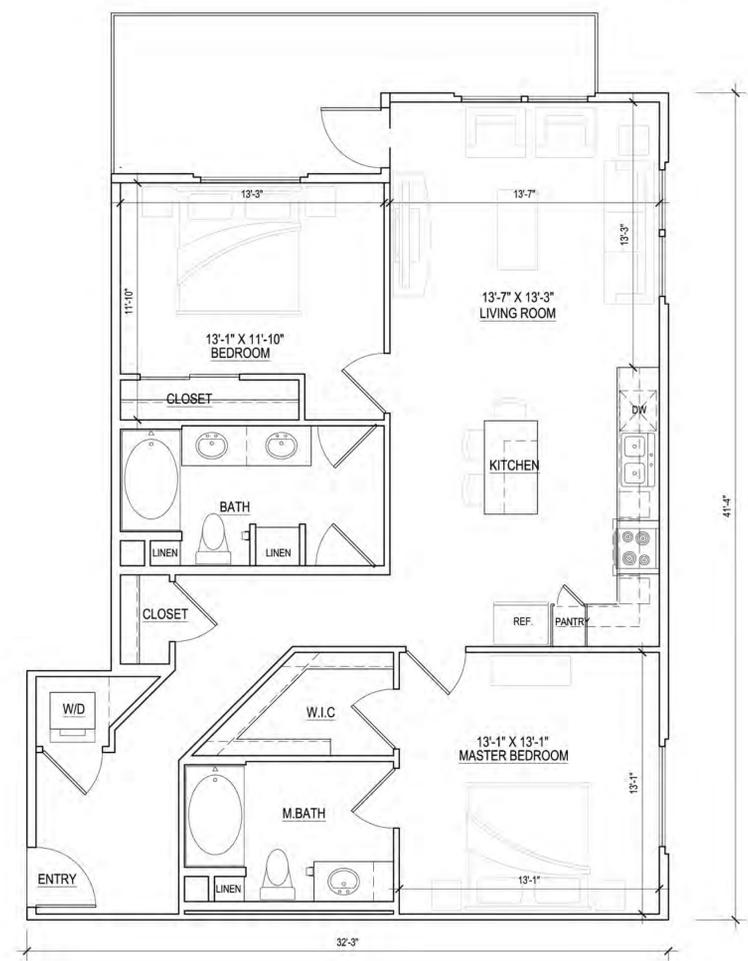
UNIT B5
 NET S.F.: 1,150 S.F.
 BAL / ST.: 140 S.F.
 SCALE: 1/4" = 1'-0"



UNIT B6
 NET S.F.: 1,020 S.F.
 BAL / ST.: 122 S.F.
 SCALE: 1/4" = 1'-0"



UNIT B7
 NET: 930 S.F.
 GROSS: 992 S.F.
 SCALE: 1/4"=1'-0"



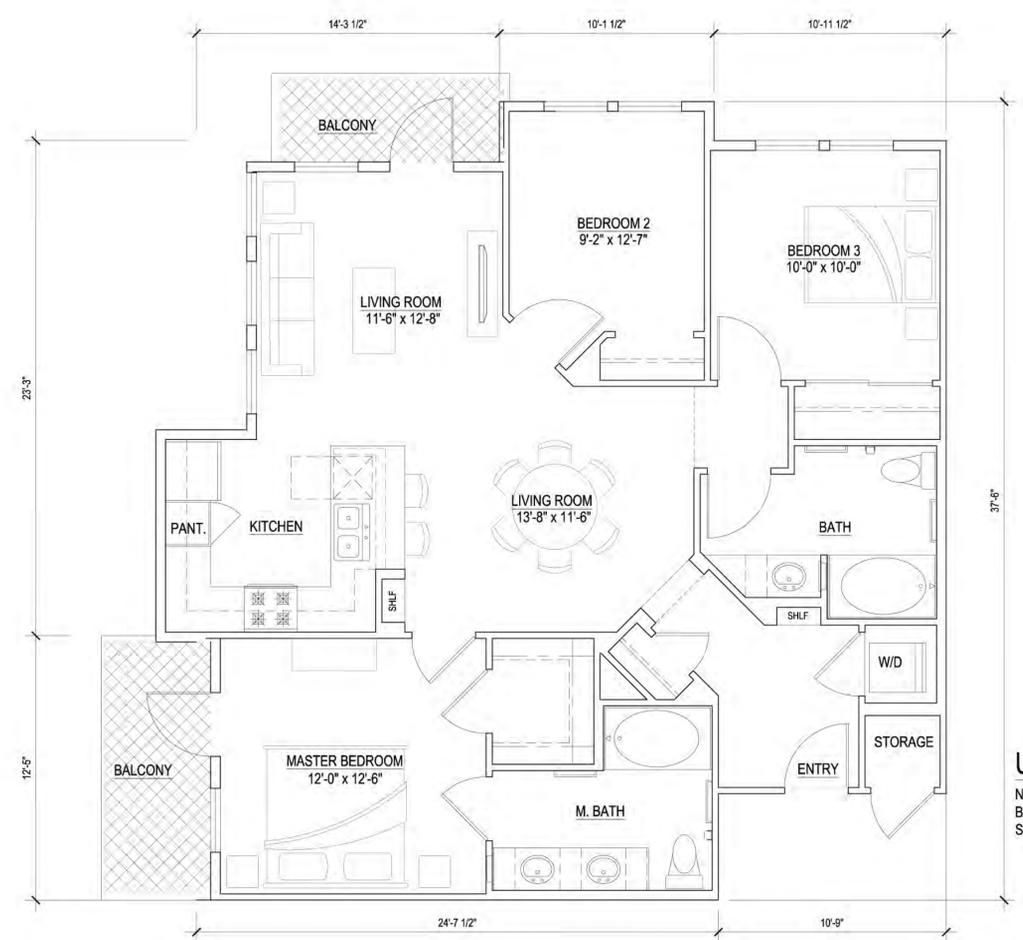
UNIT B8
 NET: 1100 S.F.
 BALCONY: 150 S.F.
 SCALE: 1/4"=1'-0"

**UNIT PLANS
 A-7**

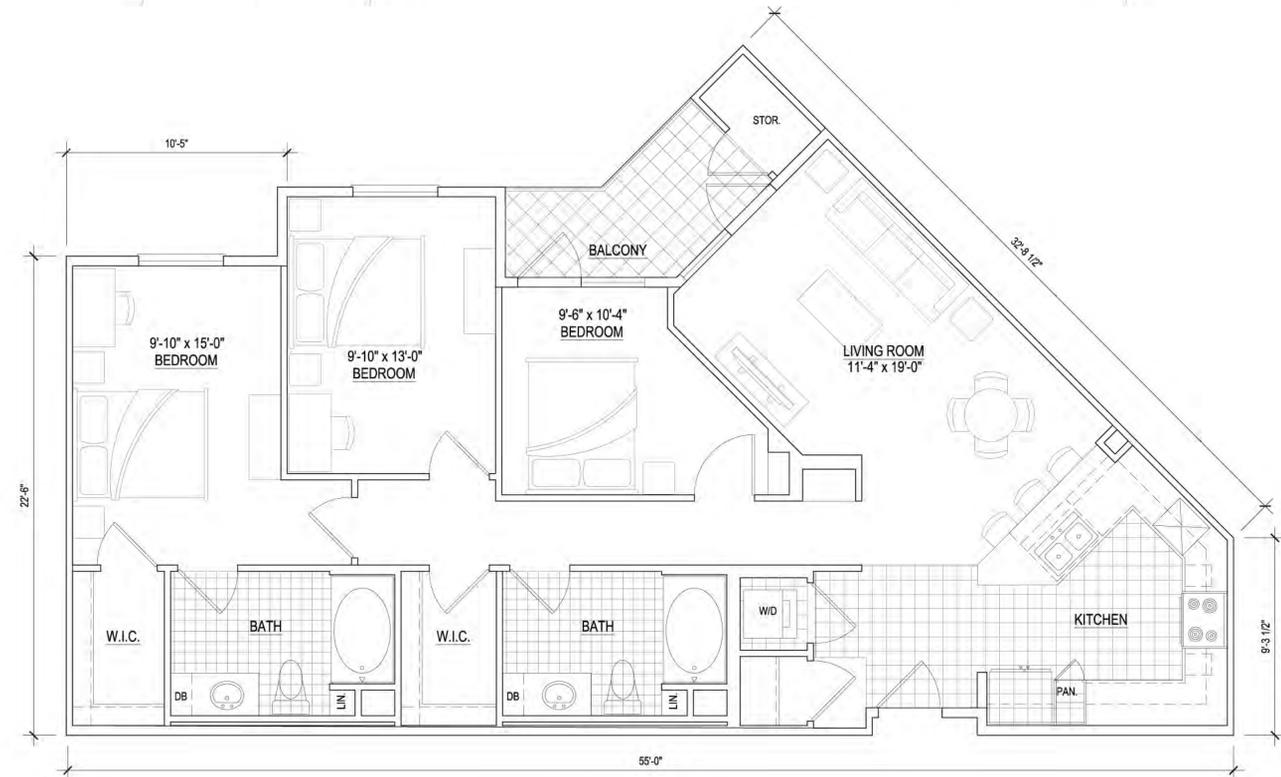




UNIT C1-B
 NET: 1,230 S.F.
 BALCONY/ST.: 90 S.F.
 SCALE: 1/4"=1'-0"



UNIT C1-A
 NET: 1,190 S.F.
 BALCONY/ST.: 108 S.F.
 SCALE: 1/4"=1'-0"



UNIT C2
 NET S.F.: 1,125 S.F.
 BAL/ST.: 70 S.F.
 SCALE: 1/4"=1'-0"

**UNIT PLANS
 A-7.1**

**MAPLE & MAIN MIXED USE
 BAY AREA PROPERTY DEVELOPERS**

May 31, 2016

HAYWARD CA

HPA#14746



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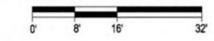
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— ENTRY —

A. MAIN STREET ELEVATION

SCALE: 1/16" = 1'-0" (ON 24"X36" SHEET)



— ENTRY —

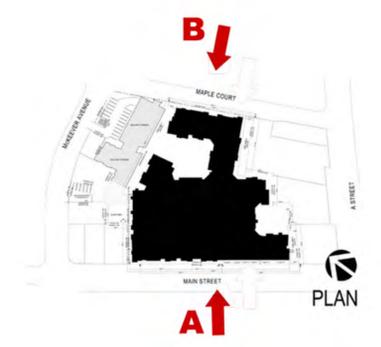
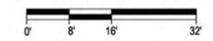
PROPOSED NEW BUILDING

FIRELANE

EXISTING MEDICAL BUILDING TO BE RENOVATED

B. MAPLE COURT ELEVATION

SCALE: 1/16" = 1'-0" (ON 24"X36" SHEET)





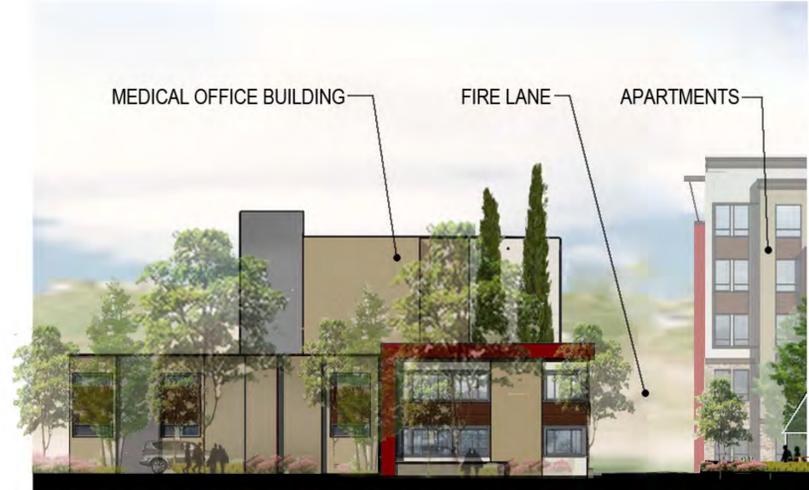
A. SOUTH ELEVATION (AT FIRE LANE 1)
SCALE: 1/16" = 1'-0" (ON 24"X36" SHEET)



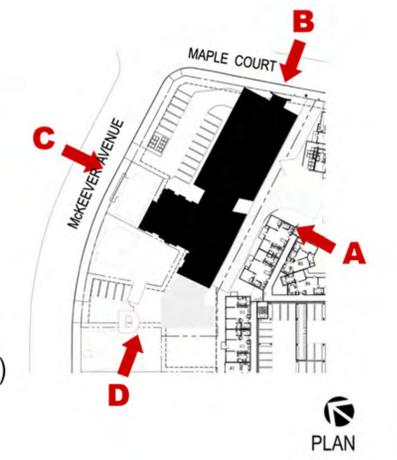
B. EAST ELEVATION ALONG MAPLE COURT
SCALE: 1/16" = 1'-0" (ON 24"X36" SHEET)



C. NORTH ELEVATION ALONG McKEEVER AVENUE, MEDICAL BUILDING AND NEW BUILDING BEYOND
SCALE: 1/16" = 1'-0" (ON 24"X36" SHEET)



D. WEST ELEVATION (AT FIRE LANE 1 FACING COURTYARD #3)
SCALE: 1/16" = 1'-0" (ON 24"X36" SHEET)



PLAN

MEDICAL BUILDING ELEVATIONS

A-9

COLORS, MATERIALS AND DESIGN ELEMENTS



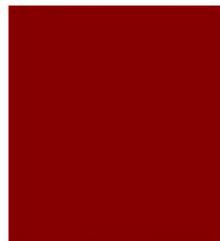
P1



P2



P3



P4



P5



P6

- P1. SHERWIN WILLIAMS - BRAMBLE BUSH (SW2923)
- P2. SHERWIN WILLIAMS - ROYCROFT SUEDE (SW2842)
- P3. SHERWIN WILLIAMS - EVERYDAY WHITE (SW6077)
- P4. SHERWIN WILLIAMS - CHANTICLEER (SW2912)
- P5. SHERWIN WILLIAMS - CITYSCAPE (SW7067)
- P6. SHERWIN WILLIAMS - IRON ORE (SW7069)

- A. GLASS RAILING
- B. METAL RAILING
- C. LEDGER STONE
- D. WOOD SIDING
- E. METAL AWNING
- F. RESYSTA C 51 SIDING



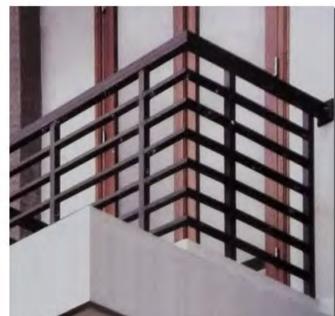
BIKE RACKS



SOLAR CARPORTS



A



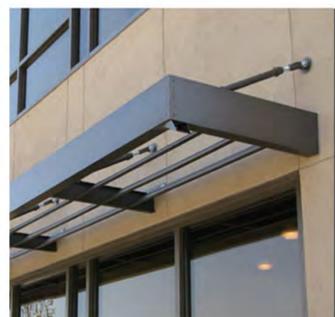
B



C



D

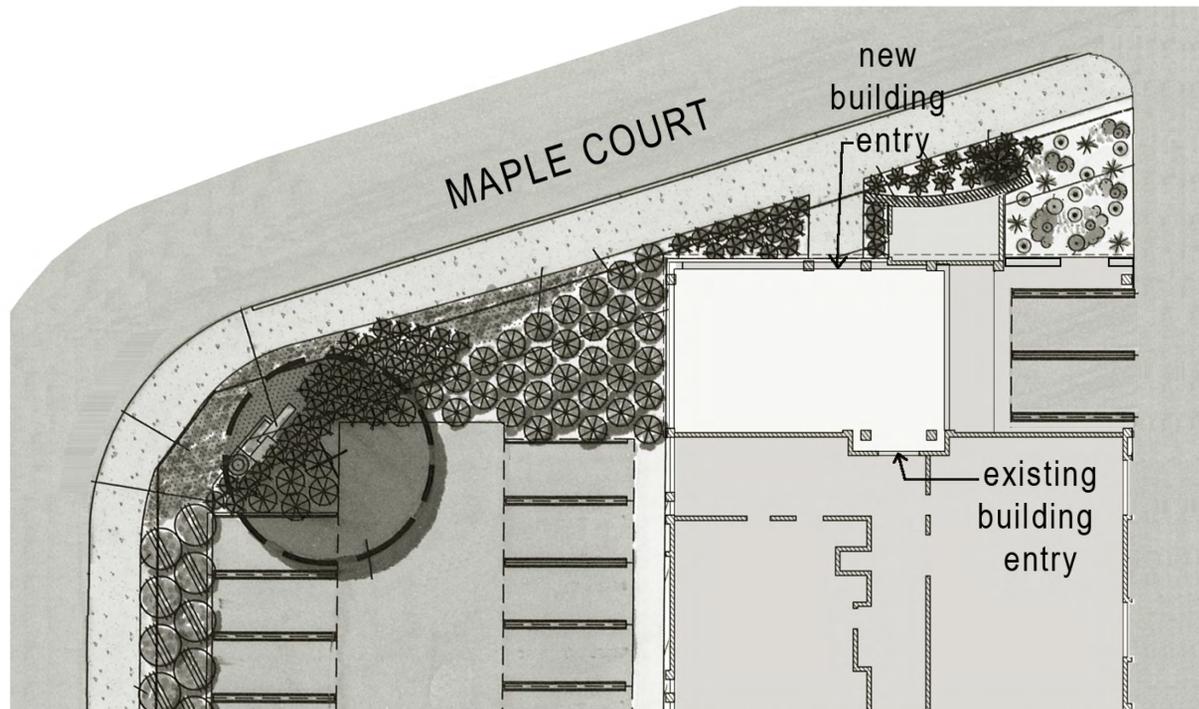


E



F

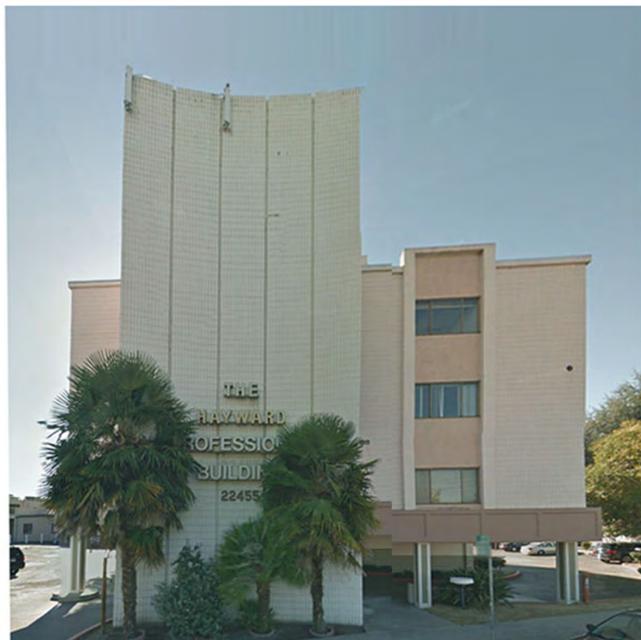




Conceptual Entry Lobby Renovation



Conceptual colors and material palette for interior redesign



Medical Building from Maple Court: BEFORE



Medical Building from Maple Court: AFTER



Conceptual colors and material palette for interior redesign



1. ELEVATION NEAR MAIN AND MCKEEVER FACING COURTYARD #1



2. ENTRY TO MAIN COURTYARD #2 FROM FIRE LANE 1



3. VIEW OF COURTYARD #1



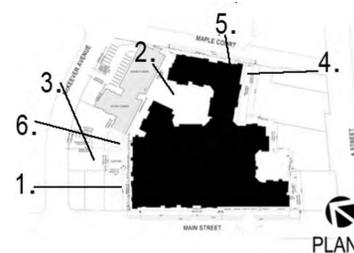
4. CORNER NEAR MAPLE AND A-STREET EXTERIOR DISPLAY WALL



5. MAPLE COURT RESIDENTIAL ENTRY, FEATURING INTERIOR AND EXTERIOR DISPLAY WALLS HONORING HAYWARD HERITAGE



6. MOB PEDESTRIAN ENTRY INTO PARKING GARAGE, VIEW FROM FIRE LANE 1



VIEWS
A-13

MAPLE & MAIN MIXED USE
BAY AREA PROPERTY DEVELOPERS

HAYWARD CA

HPA#14746



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May 31, 2016



JUNE 21, 9am



JUNE 21, 12pm



JUNE 21, 3pm



DECEMBER 21, 9am



DECEMBER 21, 12pm



DECEMBER 21, 3pm

SOLAR STUDY A-14

MAPLE & MAIN MIXED USE BAY AREA PROPERTY DEVELOPERS

HAYWARD CA

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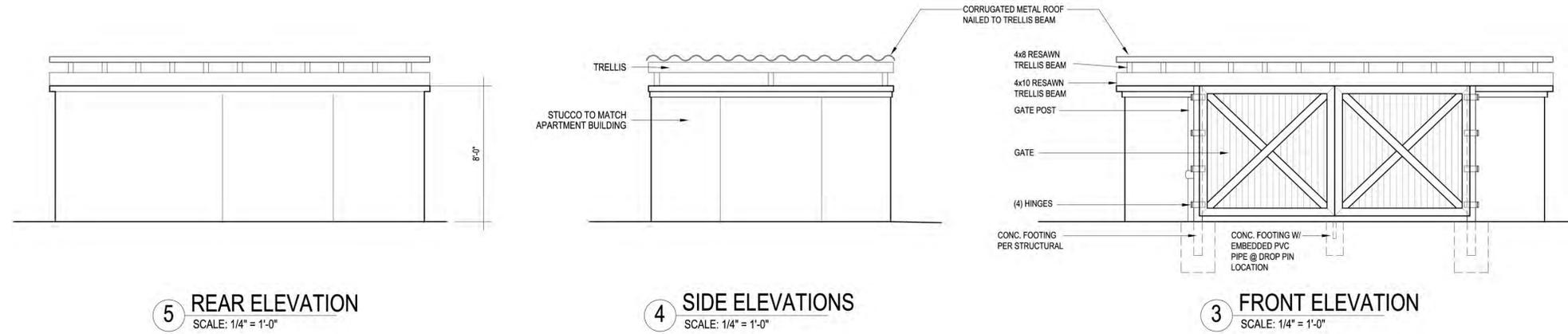
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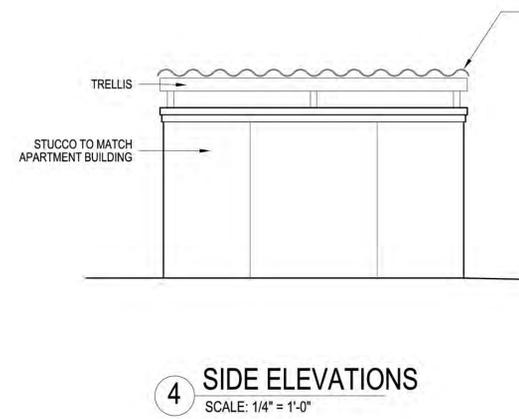
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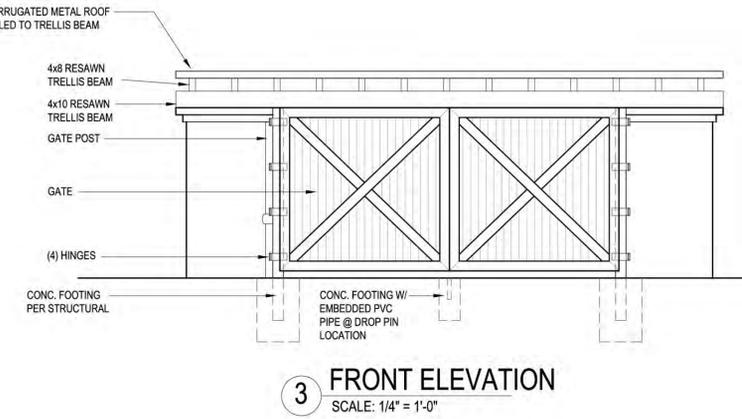
May 31, 2016



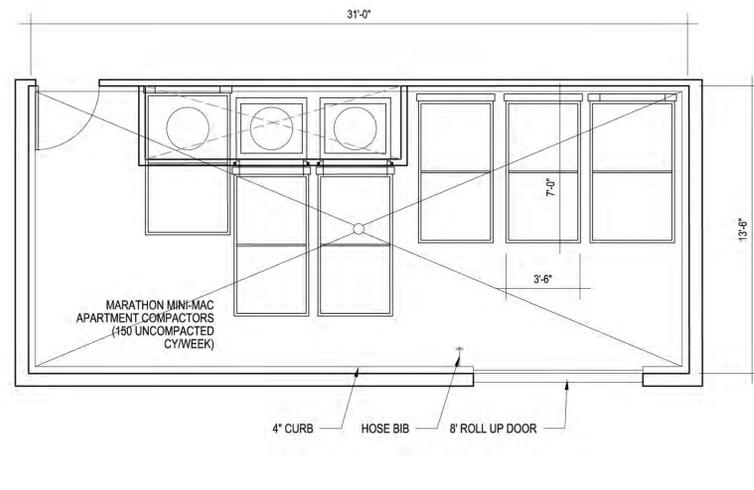
5 REAR ELEVATION
SCALE: 1/4" = 1'-0"



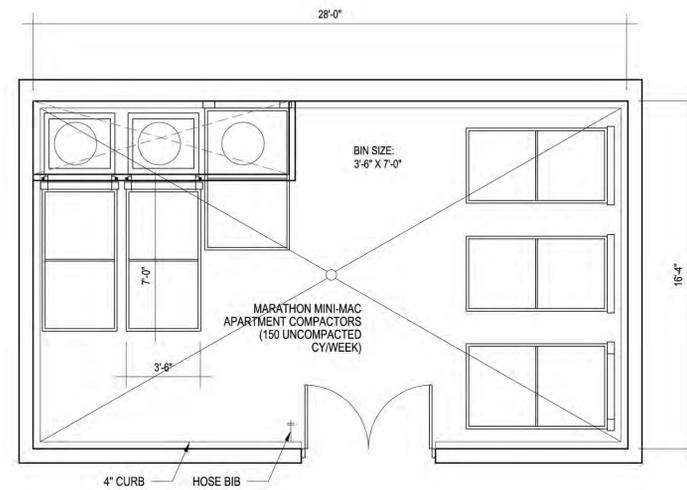
4 SIDE ELEVATIONS
SCALE: 1/4" = 1'-0"



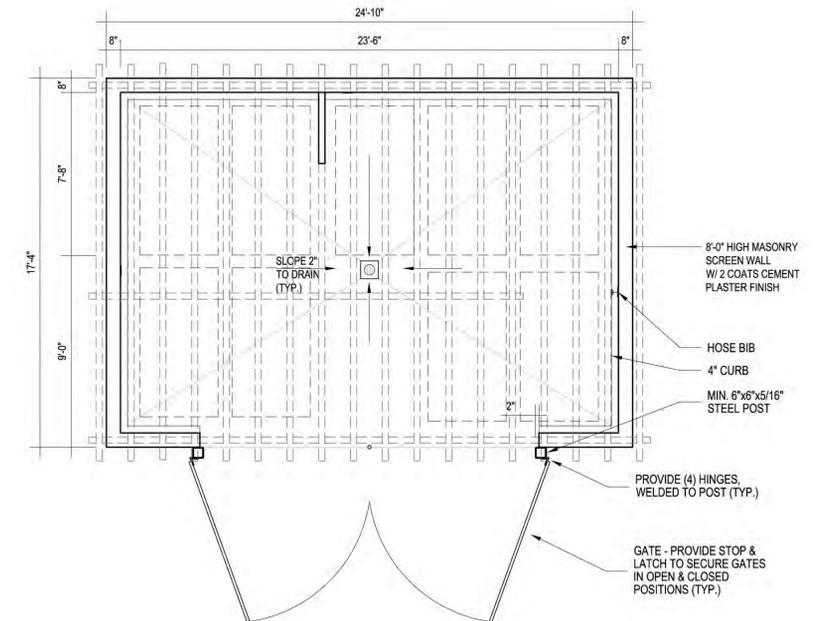
3 FRONT ELEVATION
SCALE: 1/4" = 1'-0"



3 TRASHROOM 3 AT FIRELANE OFF MAPLE COURT
SCALE: 1/4" = 1'-0"



2 TRASHROOMS 1 and 2 at PARKING GARAGE
SCALE: 1/4" = 1'-0"



1 TRASH ENCLOSURE (LOCATED IN PARKING LOT AT FIRE LANE 1)
SCALE: 1/4" = 1'-0"

WASTE COLLECTION NOTE:

Please see trash enclosure locations on sheet A-1. Eight trash and recycling bins have been identified within the parking structure. The calculation has been provided on sheet A-0. There are two trash storage locations within the garage structure at grade level and an additional storage location along Maple Avenue. This is done to minimize travel distance within the building for the residents and at the same time separate the storage of trash from the residents as much as possible. Each trash storage area is served by three trash chutes to accommodate the separation of waste, recyclables, and organic waste. A "stinger cart" will be used by Maple and Main Mixed Use Property Management, to move the trash bins to the staging area on the day of pick-up. The staging area is located on the fire-lane that connects Maple Ave to McKeever and is convenient to both the Existing office building as well as all three trash storage.

**TRASH ENCLOSURES,
WASTE COLLECTION
A-15**





OPEN SPACE DATA

PUBLIC OPEN SPACE REQUIRED	100 sf/du
PUBLIC OPEN SPACE PROVIDED	135 sf/du
PRIVATE OPEN SPACE REQUIRED	60 sf/du, 6' min.
PRIVATE OPEN SPACE PROVIDED	78 sf/du
OPEN SPACE BREAKDOWN	
COURTYARD ONE	3,900 sf
COURTYARD TWO	11,215 sf
COURTYARD THREE	4,890 sf
PERIMETER OPEN SPACE	12,480 sf
TOTAL LANDSCAPE AREA	32,485 sf

MAPLE & MAIN MIXED USE
BAY AREA PROPERTY DEVELOPERS

May 31st, 2016

HAYWARD CA

HPA#14746



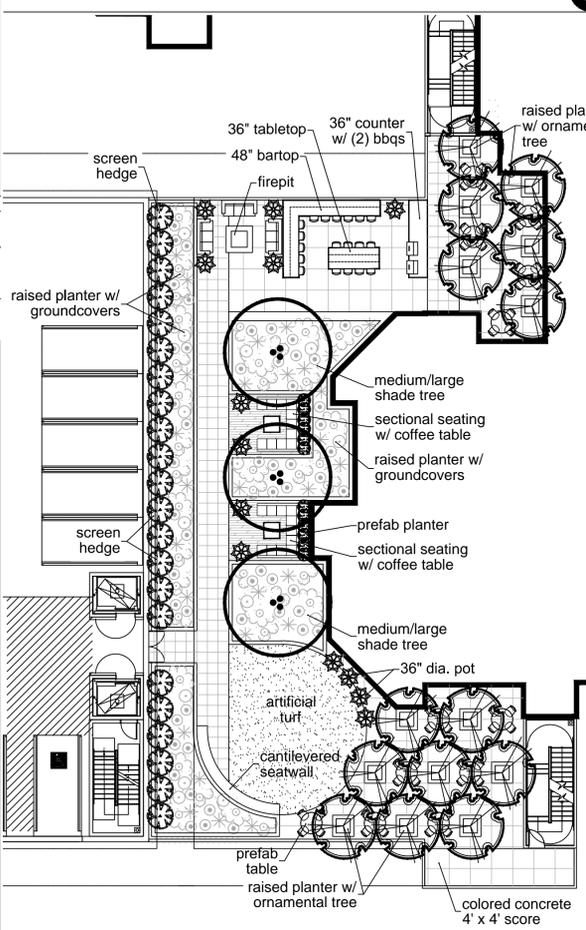
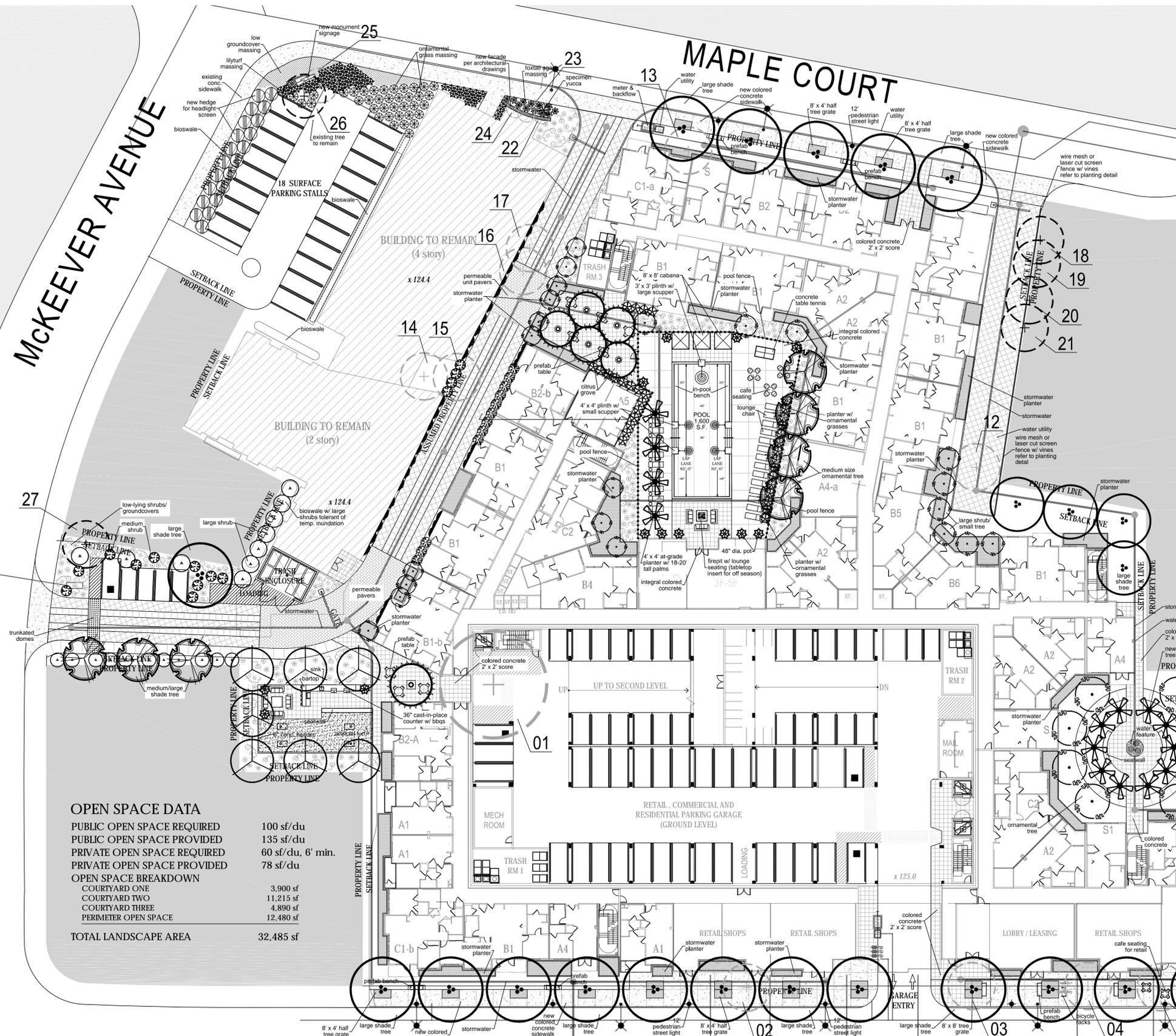
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LANDSCAPE PLAN - LEVEL SIX NTS

PLANT PALETTE - MAPLE & MAIN MIXED USE



TREES

NAME	SIZE/QUANTITY/VALUE
Acer buergerianum	36" Box/4' Cal
TRIDENT MAPLE (TM)	Qty: 12 x (\$975 ea.) = \$11,700
Pistacia chinensis	36" Box/4' Cal
CHINESE PISTACHE (CP)	Qty: 13 x (\$975 ea.) = \$12,675
Magnolia grandiflora 'Russet'	36" Box/3'-4' Cal
MAGNOLIA (MG) (Cultivar)	Qty: 10 x (\$975 ea.) = \$9,750
Sapillum sebiferum	24' Box/3' Cal
CHINESE TALLOW (CT)	Qty: 13 x (\$850 ea.) = \$11,050
Pinus calyculata	24' Box/3' Cal
CHANTICLEER PEAR (PC)	Qty: 10 x (\$850 ea.) = \$8,500
Koeleruteria bipinnata	24' Box/2'-3' Cal
FLAME TREE (FT)	Qty: 12 x (\$600 ea.) = \$7,200
Lagerstroemia indica	24' Box/2'-3' Cal
CRAPE MYRTLE (CM)	Qty: 06 x (\$600 ea.) = \$3,600
Cercis canadensis	24' Box/2'-3' Cal
EASTERN REDBUD (ER)	Qty: 10 x (\$600 ea.) = \$6,000
Malus floribunda 'PrarieFire'	24' Box/2'-3' Cal
FLOWERING CRABAPPLE (CA)	12 x (\$600 ea.) = \$7,200

PALMS

NAME	SIZE/QUANTITY
Phoenix dactylifera	18'-20' Ht.
MEDJOOUL DATE PALM (MDP)	04 x (\$3,750 ea.) = \$15,000
Phoenix reclinata	10'-12' Ht.
SENEGAL DATE PALM (SDP)	Qty: 10 x (\$450 ea.) = \$4,500

SHRUBS

NAME	SIZE/QUANTITY
Fremontodendron californicum	5 Gal Qty: 00
CALIFORNIA FLANNELBUSH	
Nandina domestica	5 Gal Qty: 00
HEAVENLY BAMBOO	
Savila spp.	5 Gal Qty: 00
SALVIA (SPECIES)	
Teucrium chamaedrys	5 Gal Qty: 00
GERMANDER	
Westringia fruticosa	5 Gal Qty: 00
COAST ROSEMARY	
Ceanothus spp.	5 Gal Qty: 00
CALIFORNIA LILAC	
Alyogyne huegelii	5 Gal Qty: 00
BLUE HIBISCUS	
Cornus 'Dusky Belle'	5 Gal Qty: 00
AUSTRALIAN FUCHSIA	
Heteromeles arbutifolia	5 Gal Qty: 00
TOYON	
Lobelia laxiflora	5 Gal Qty: 00
MEXICAN BUSH LOBELIA	
Lupinus chamaecrisis	5 Gal Qty: 00
SILVER DUNE LUPINE	
Rhaphiolepis 'Baleina'	5 Gal Qty: 00
INDIAN HAWTHORN	
Ribes aureum	5 Gal Qty: 00
GOLDEN CURRIANT	
Cupressus goveniana sp. goveniana	5 Gal Qty: 00
GOWEN CYPRESS	

GROUNDCOVERS

NAME	SIZE/QUANTITY
Artemisia 'Pows Castle'	1 Gal Qty: 00
SILVER SAGE	
Aster chilensis	1 Gal Qty: 00
CALIFORNIA ASTER	
Ceanothus glaucus	1 Gal Qty: 00
POINT REYES CEANOTHUS	
Delosperma cooperi	1 Gal Qty: 00
HARDY ICEPLANT	
Lotus bertholotii	1 Gal Qty: 00
PARROT'S BEAK	
Rosmarinus officinalis 'Prostratus'	1 Gal Qty: 00
CREeping ROSEMARY	
Thymus lanuginosus	1 Gal Qty: 00
WOOLEY THYME	
Thymus x 'Archer's Gold Lemon'	1 Gal Qty: 00
ARCHER'S GOLD LEMON THYME	
Dymondia margaritae	1 Gal Qty: 00
SILVER CARPET	

VINES

NAME	SIZE/QUANTITY
Vitis californica 'Rogers's Red'	1 Gal Qty: 00
CALIFORNIA WILD GRAPE	
Clematis lasiantha	1 Gal Qty: 00
PIPERSTEMS	

ACCENTS

NAME	SIZE/QUANTITY
Agave attenuata	5 Gal Qty: 00
FOXTAIL AGAVE	
Aloe 'Johnson's Hybrid'	1 Gal Qty: 00
JOHNSON'S HYBRID ALOE	
Anigozanthos hybrid	5 Gal Qty: 00
KANGAROO PAW	
Cordyline 'Electric Pink'	1 Gal Qty: 00
PINK CORDYLIN	
Dianella tasmanica variegata	1 Gal Qty: 00
VAREGATED FLAX LILY	
Festuca glauca	1 Gal Qty: 00
COMMON BLUE FESCUE	
Euphorbia myrsinites	1 Gal Qty: 00
MYRTLE SPURGE	
Guara incheimert	5 Gal Qty: 00
BUTTERFLY GUARA	
Libertia peregrinans	5 Gal Qty: 00
ORANGE LIBERTIA	

TREE MITIGATION SUMMARY

ON-SITE TREES TO BE REMOVED

PLANT #	SPECIES	TRUNK DIA. (in)	SPREAD (ft)	APPRAISED VALUE (USD)	PROPOSED TREE VALUES
01	Sequoia sempervirens - COAST REDWOOD	63'/75'		\$14,900.00	
02	Triadica sebifera - CHINESE TALLOW TREE	10'/20'		\$2,300.00	
03	Triadica sebifera - CHINESE TALLOW TREE	12'/22'		\$2,350.00	
04	Triadica sebifera - CHINESE TALLOW TREE	18'/22'		\$7,250.00	
05	Triadica sebifera - CHINESE TALLOW TREE	8'/18'		\$1,050.00	(TM) \$11,700
12	Persea americana - AVOCADO	14', 9", 8", 5", 5", 21'		\$700.00	(CP) \$12,675
13	Schinus molle - CALIFORNIA PEPPER TREE	20', 17', 8'		\$700.00	(MG) \$9,750
14	Sequoia sempervirens - COAST REDWOOD	22', 20', 68'		\$3,450.00	(CT) \$11,050
15	Sequoia sempervirens - COAST REDWOOD	18', 9', 48'		\$1,600.00	(PC) \$8,500
16	Sequoia sempervirens - COAST REDWOOD	27'/60'		\$2,050.00	(FT) \$7,200
17	Sequoia sempervirens - COAST REDWOOD	18', 14', 57'		\$2,050.00	(CM) \$3,600
22	Trachycarpus fortunei - WINDMILL PALM	11'/19'		\$400.00	(ER) \$6,000
23	Trachycarpus fortunei - WINDMILL PALM	7'/20'		\$250.00	(CA) \$7,200
24	Trachycarpus fortunei - WINDMILL PALM	11'/18'		\$400.00	(MDP) \$15,000
25	Ligustrum lucidum - GLOSSY PRIVET	12", 10", 9", 6', 25"		\$900.00	(SDP) \$4,500
				TOTAL:	\$41,250.00

TREES TO REMAIN

PLANT #	SPECIES	TRUNK DIA. (in)	SPREAD (ft)	APPRAISED VALUE (USD)	LOCATION
06	Metrosideros excelsa - NEW ZEALAND XMAS TREE	8"		\$1,150.00	OFF-SITE
07	Metrosideros excelsa - NEW ZEALAND XMAS TREE	8"		\$1,600.00	OFF-SITE
08	Metrosideros excelsa - NEW ZEALAND XMAS TREE	7"		\$1,250.00	OFF-SITE
09	Metrosideros excelsa - NEW ZEALAND XMAS TREE	9"		\$2,000.00	OFF-SITE
10	Melaleuca linariifolia - FLAXLEAF PAPERBARK	10'/9"		\$3,400.00	OFF-SITE
11	Melaleuca linariifolia - FLAXLEAF PAPERBARK	7"		\$950.00	OFF-SITE
18	Lagerstroemia indica - CRAPE MYRTLE	4"		\$450.00	OFF-SITE
19	Lagerstroemia indica - CRAPE MYRTLE	6"		\$900.00	OFF-SITE
20	Lagerstroemia indica - CRAPE MYRTLE	5"		\$650.00	OFF-SITE
21	Lagerstroemia indica - CRAPE MYRTLE	5"		\$650.00	OFF-SITE
26	Cedrus atlantica - BLUE ATLAS CEDAR	30"		\$10,900.00	ON-SITE
27	Pittosporum undulatum - VICTORIAN BOX	5'/8"		\$450.00	ON-SITE

OPEN SPACE DATA

PUBLIC OPEN SPACE REQUIRED	100 sf/du
PUBLIC OPEN SPACE PROVIDED	135 sf/du
PRIVATE OPEN SPACE REQUIRED	60 sf/du, 6' min.
PRIVATE OPEN SPACE PROVIDED	78 sf/du
OPEN SPACE BREAKDOWN	
COURTYARD ONE	3,900 sf
COURTYARD TWO	11,215 sf
COURTYARD THREE	4,890 sf
PERIMETER OPEN SPACE	12,480 sf
TOTAL LANDSCAPE AREA	32,485 sf

LANDSCAPE PLAN - GROUND LEVEL NTS

MAIN STREET

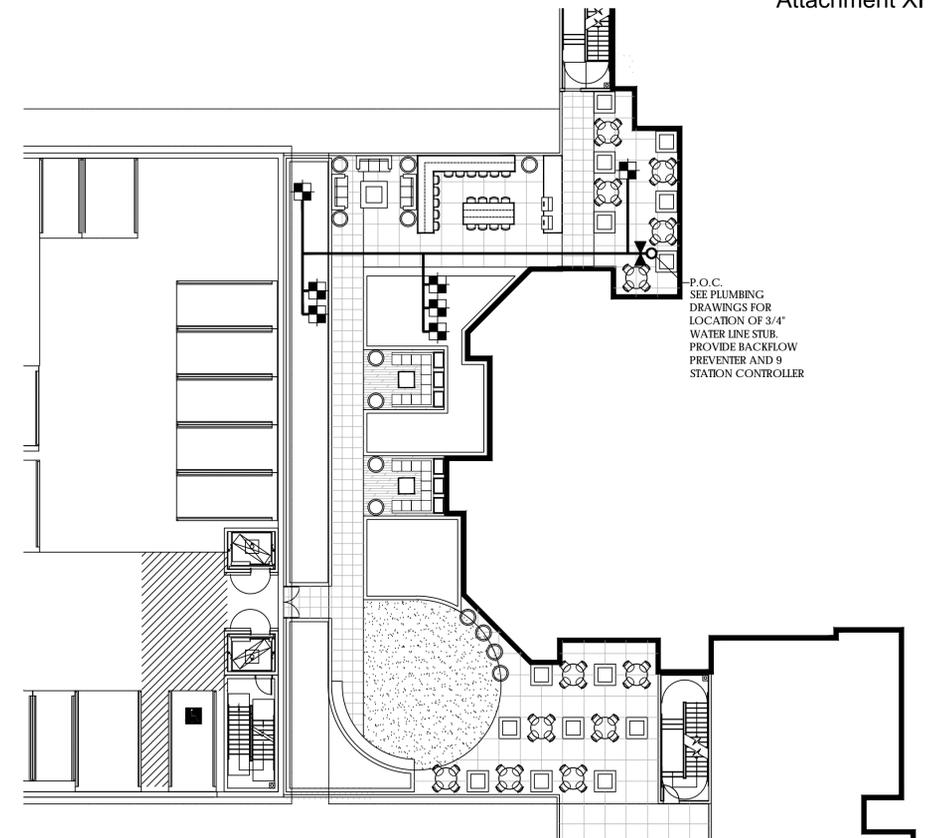
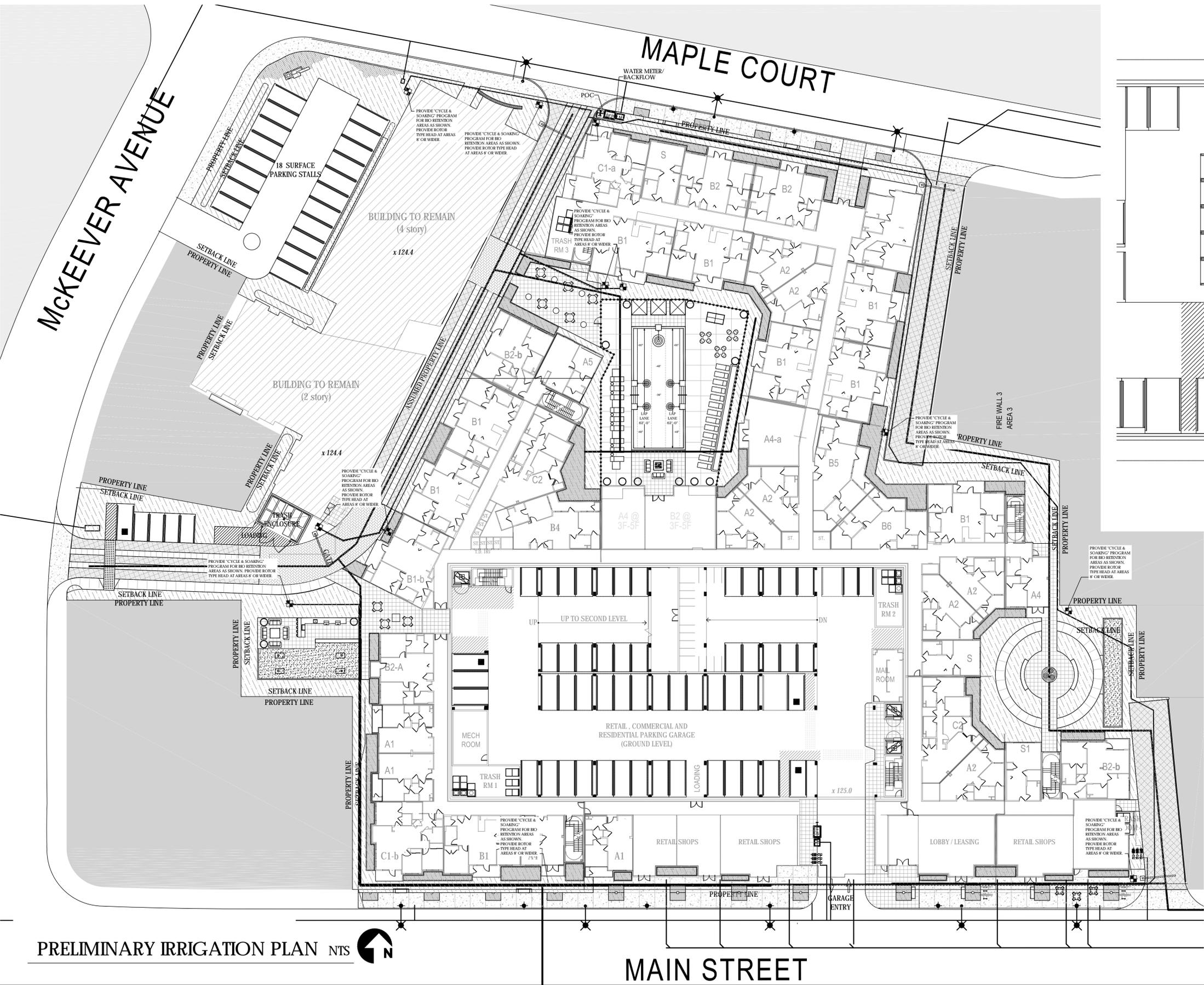
MAPLE & MAIN MIXED USE
BAY AREA PROPERTY DEVELOPERS

May 31st, 2016 HAYWARD CA HPA#14746

HUMPHREYS & PARTNERS ARCHITECTS L.P.

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DALLAS CHARLOTTE NEWPORT BEACH LAS VEGAS NEW ORLEANS NORFOLK ORLANDO PHOENIX





IRRIGATION PLAN - LEVEL SIX

IRRIGATION LEGEND

EMITTER SCHEDULE

PLANT TYPE	PLANT SIZE	GPH PER OUTLET	# OF OUTLET PER PLANT	TOTAL GPM PER PLANT
TREES	15 GAL	2 GPH	3	6 GPH
TREES	24" BOX	2 GPH	4	8 GPH
TREES	36" BOX	2 GPH	5	10 GPH
TREES	48" BOX	2 GPH	6	12 GPH
SHRUBS	5 GAL	1 GPH	2	2 GPH
SHRUBS	1 GAL	1 GPH	1	1 GPH

PIPE LEGEND

PIPE SIZE	GPM	CLASS	MIN. LATERALS
1/2"	4.22	GPM	CLASS 200 PVC
3/4"	8	GPM	5' MIN. LATERALS
1"	12	GPM	SCHED. 40 PVC
1-1/2"	30	GPM	1" MIN. MAINLINE
2"	50	GPM	SCHED. 40 PVC

D=DRIP/TURF VALVE SIZE

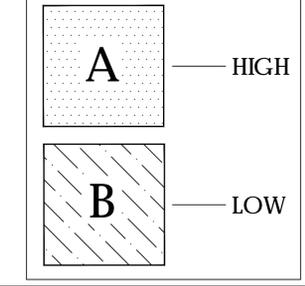
EQUIPMENT

- (1) 2" WATER METER - INSTALL PER CIVIL PLAN AND ALL LOCAL CODES
 - (1) FEBCO 825Y-BV 2" REDUCED PRESSURE BACKFLOW PREVENTER
 - (1) IRRITROL TC-48EX-R CONTROLLER OR APPROVED EQUAL
 - WATEROUS SERIES 500 2" BRASS GATE VALVE OR APPROVED EQUAL
 - TORO 470 SERIES QUICK COUPLER MODEL NUMBER 075-315C
 - CARSON-OR APPROVE EQUAL VALVE BOXES
- NOTE:**
- ALL EMISSION POINTS TO BE LOCATED ON THE UPHILL SIDE OF PLANT MATERIAL. ONE EMISSION POINTS TO BE LOCATED AT THE PLANT BALL WITH THE ADDITIONAL POINTS WITHIN PLANT PIT PERIMETER.
 - SCREEN ENCLOSURE TO BE GUARDSHACK AS MANUFACTURED BY BACKFLOW PREVENTION DEVICE ENCLOSURES INC. 602-788-5411 OR APPROVED EQUAL. FINISH: POWDER COAT COLOR: DESERT TAN. PROVIDE 4" THICK CONC. SLAB FOR ENCLOSURE FOUNDATION.

DRIP EQUIPMENT

- TORO 700-1 1" ELECTRIC VALVE
- PRESSURE REGULATOR
- HYDRO RAIN WYE STRAINER
- VALVE BOX BY CARSON-OR APPROVE EQUAL
- TORO T-CECH-H 1/2" FLUSH VALVE OR APPROVED EQUAL
- PVC DRIP SYSTEM - SEE DETAIL THIS SHEET
- EMITTER LINE W/ BUG CAPS
- EMITTERS PER TREE-EQUALLY SPACED
- CAP OR TIE INTO EXISTING WATERLINE

HYDROZONE



Maximum Applied Water Allowance (MAWA)

(ET_o)(0.62) (0.45 x LA + 0.3 x SLA)
 (44.2)(0.62) (0.45 x 32,485 + 0.3 x 0)
 (27.404) (14,618.25 + 0)
 (27.404) (14,618.25)
MAWA = 400,599 gallons/year

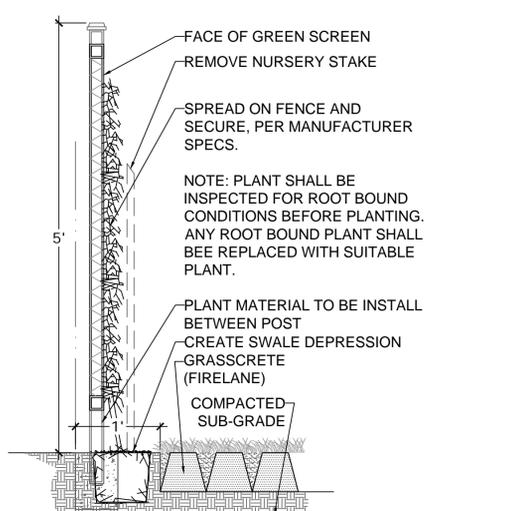
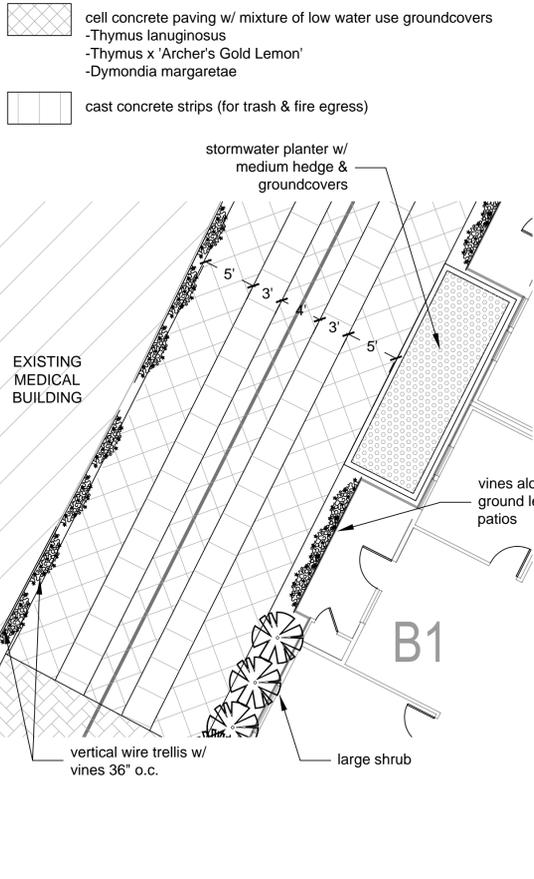
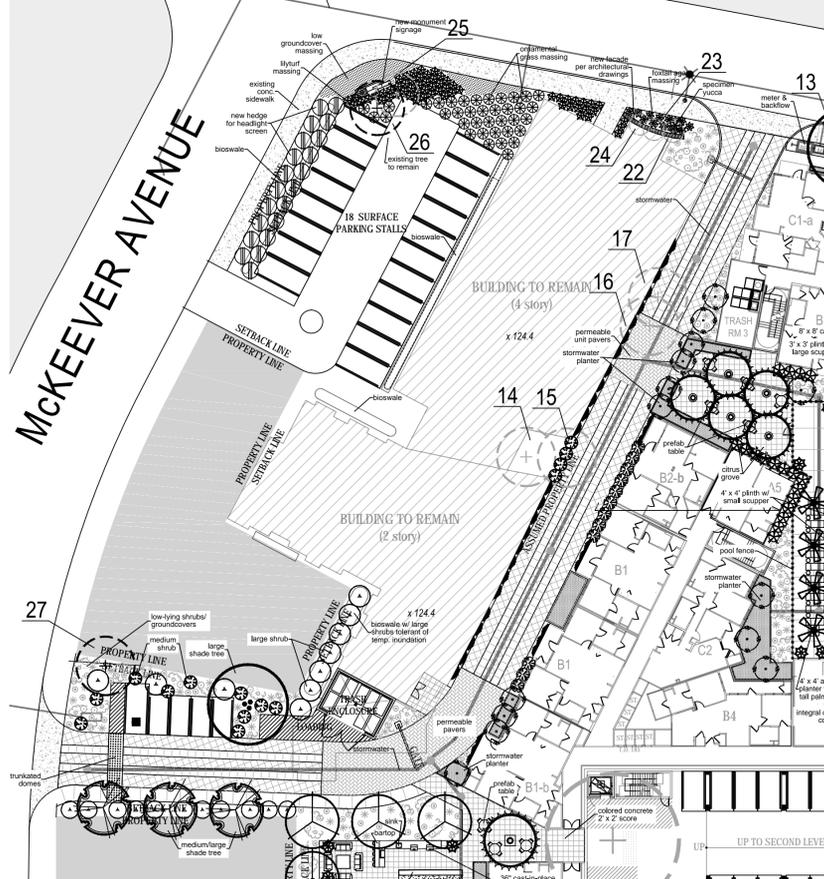
Estimated Total Water Use (ETWU)

-ZONE A (High Water Use)
 (ET_o)(0.62) [(PF x HA)/(IE) + SLA]
 (44.2)(0.62) [(0.8 x 9,200)/(0.75) + 0]
 (27.404) [9,813.33 + 0]
 (27.404) (9,813.33)
 ETWU = 268,924 gallons/year

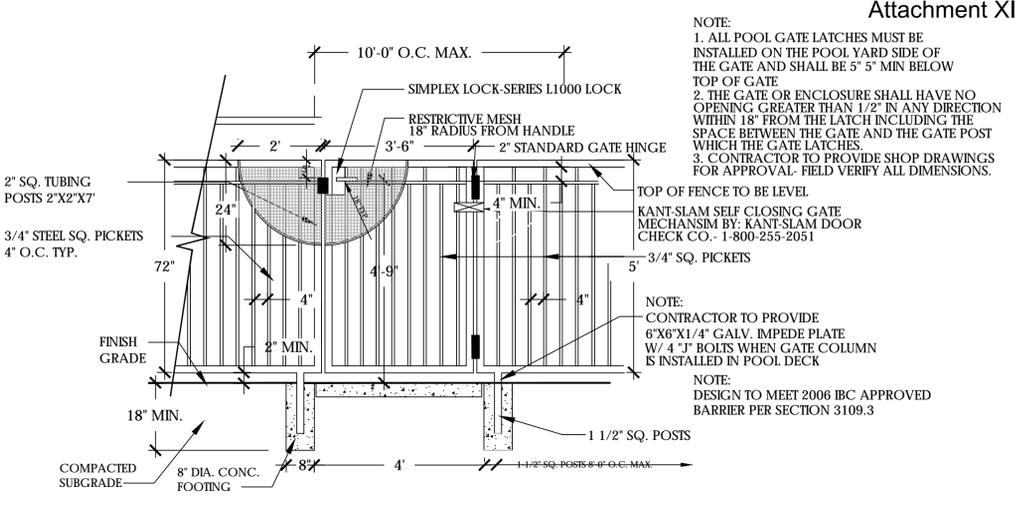
-ZONE B (Low Water Use)
 (ET_o)(0.62) [(PF x HA)/(IE) + SLA]
 (44.2)(0.62) [(0.1 x 23,285)/(0.81) + 0]
 (27.404) [2,874.7 + 0]
 (27.404) (2,874.7)
 ETWU = 78,778 gallons/year

TOTAL ETWU = 347,702 gallons/year

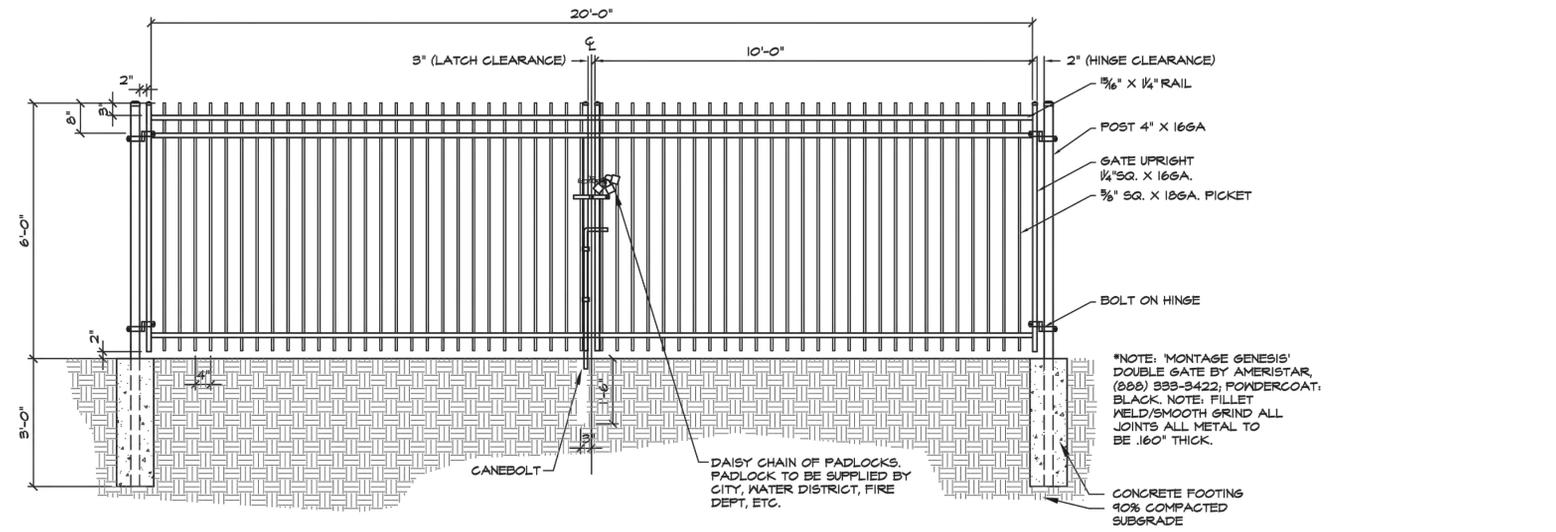
PRELIMINARY IRRIGATION PLAN NTS



01 VINE PLANTING DETAIL ON GREEN SCREEN
SCALE: 1"=1'-0"



02 POOL PERIMETER FENCE & GATE
SCALE: 1/2"=1'-0"



03 FIRE LANE GATE
SCALE: 1/2"=1'-0"

FIRE LANE EXHIBIT NTS



Proposed fire lane is an urban take on fire tracks bisecting a wildflower field. Note: This image is inspirational and not reflective of the hard/softscape.



Vertical wire trellis system installed on facade of existing medical building to utilize small planting strip for vine growth.



Bamboo massing at window locations on the existing facade to buffer the adjacent proposed apartments.



Proposed fire lane is an urban take on fire tracks bisecting a wildflower field. Note: This image is inspirational and not reflective of the hard/softscape.



Wall anchors for vertical wire trellis are non-invasive and easy to install on existing facades.



Rough example of Woolly Thyme and other groundcovers thriving in a small growing space.

PLANT MATERIAL - FIRE LANE CELLS



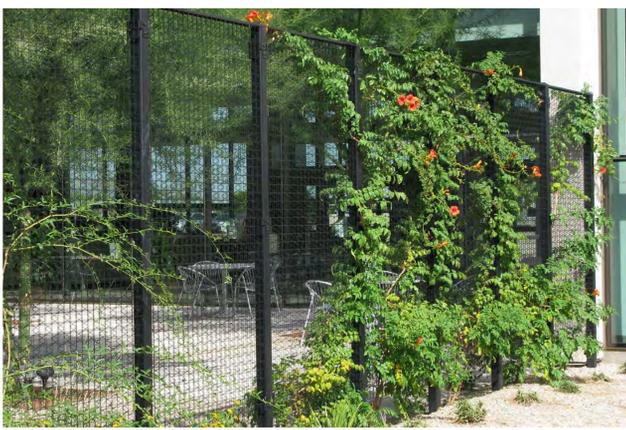
Thymus lanuginosus
WOOLLY THYME



Thymus x 'Archer's Gold Lemon'
ARCHER'S GOLD THYME



Dymondia margaretae
SILVER CARPET

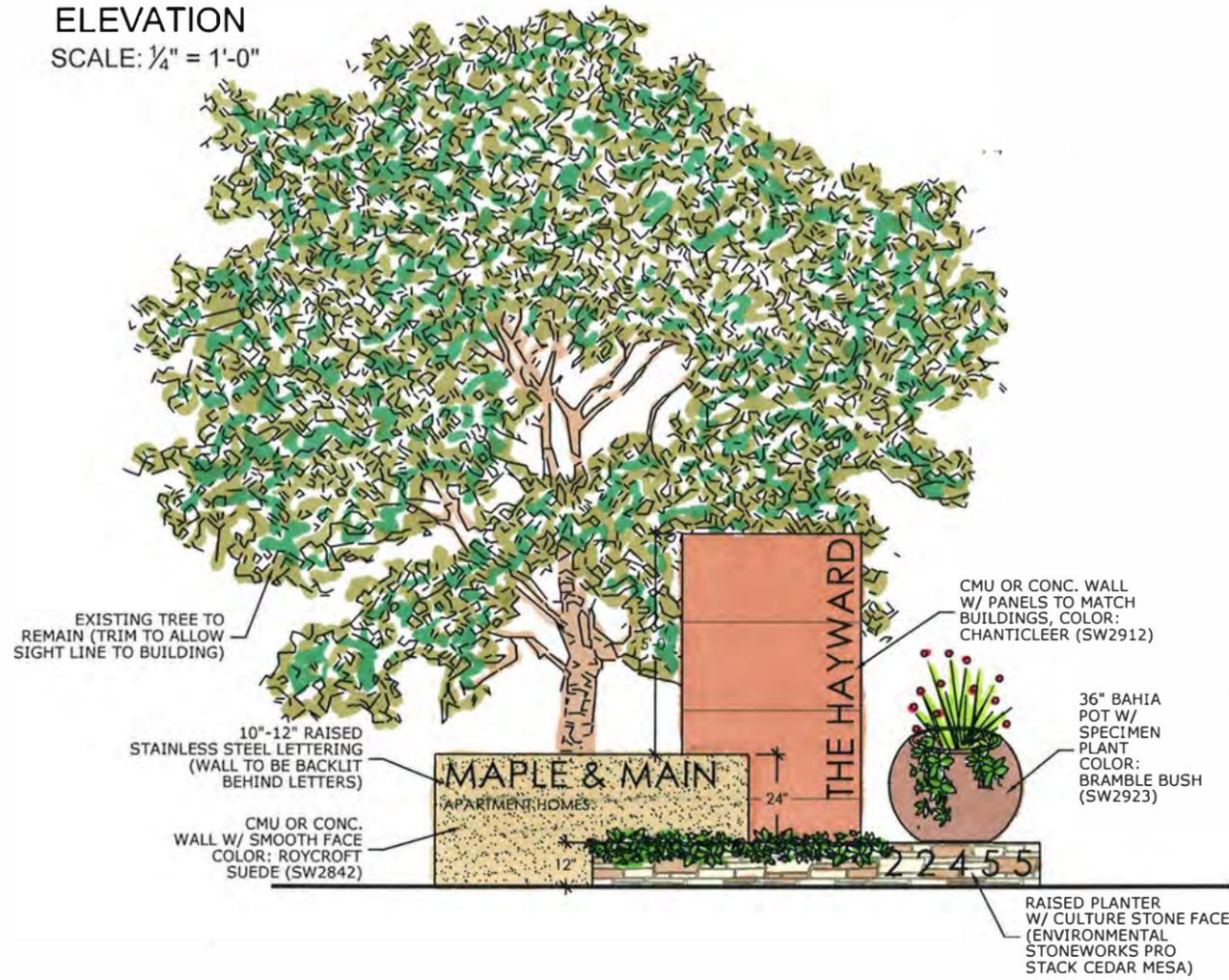


FREESTANDING GREEN SCREEN- 1



FREESTANDING GREEN SCREEN- 2

ELEVATION
SCALE: 1/4" = 1'-0"



PLAN VIEW
SCALE: 1/4" = 1'-0"

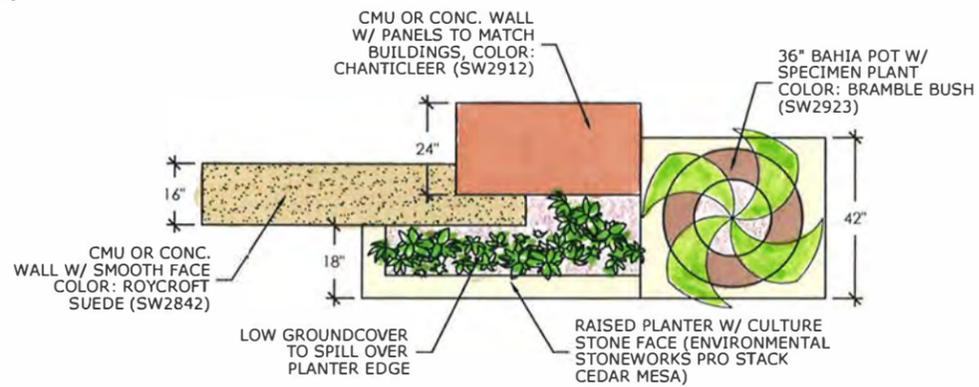
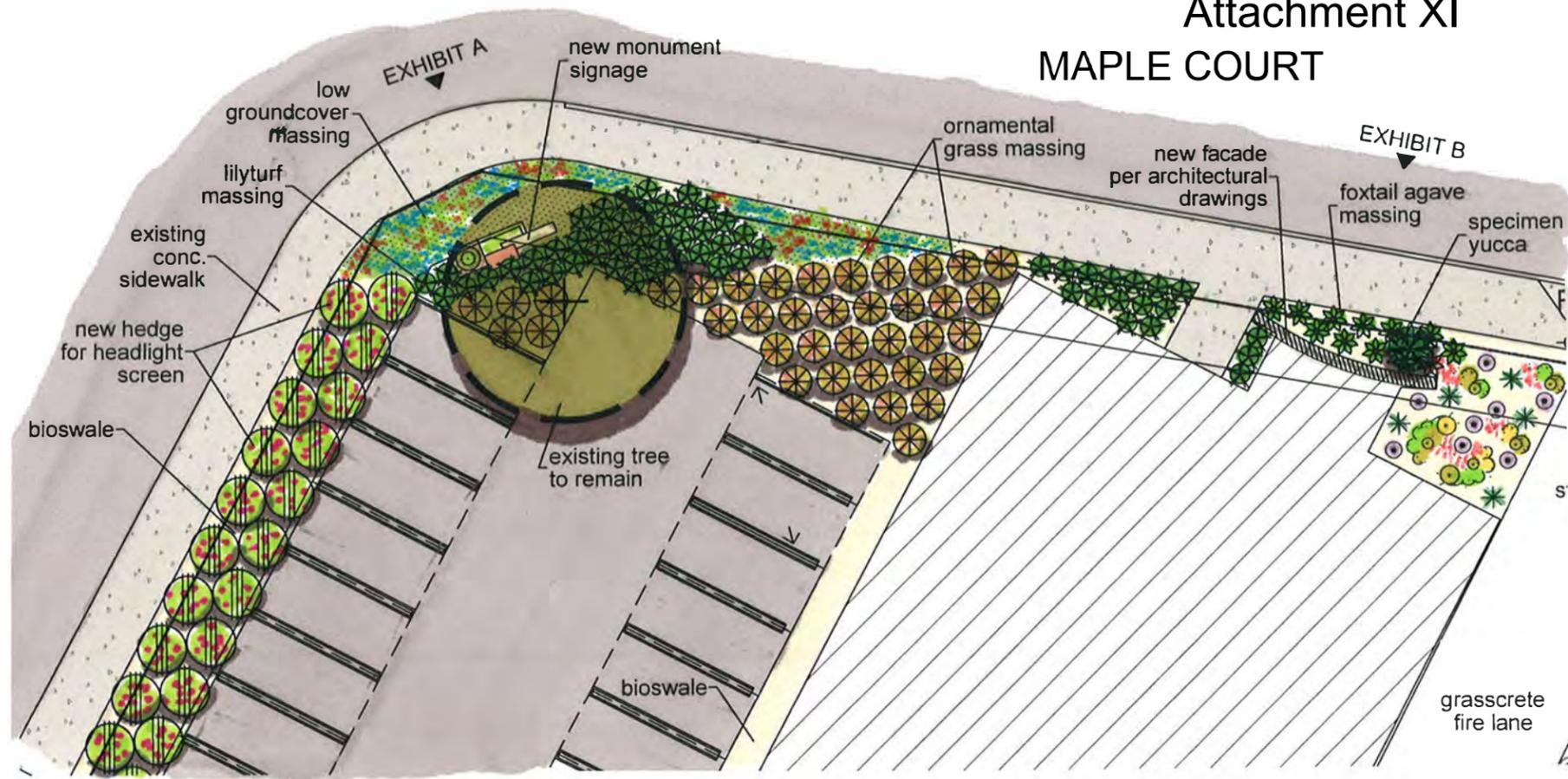


EXHIBIT A - CORNER MONUMENT



PLAN VIEW
SCALE: NTS



ELEVATION
SCALE: NTS

EXHIBIT B - BUILDING ENTRY AT MAPLE COURT



EXISTING CONDITIONS & DEMOLITION PLAN

MAPLE & MAIN APARTMENTS

CITY OF HAYWARD, CA

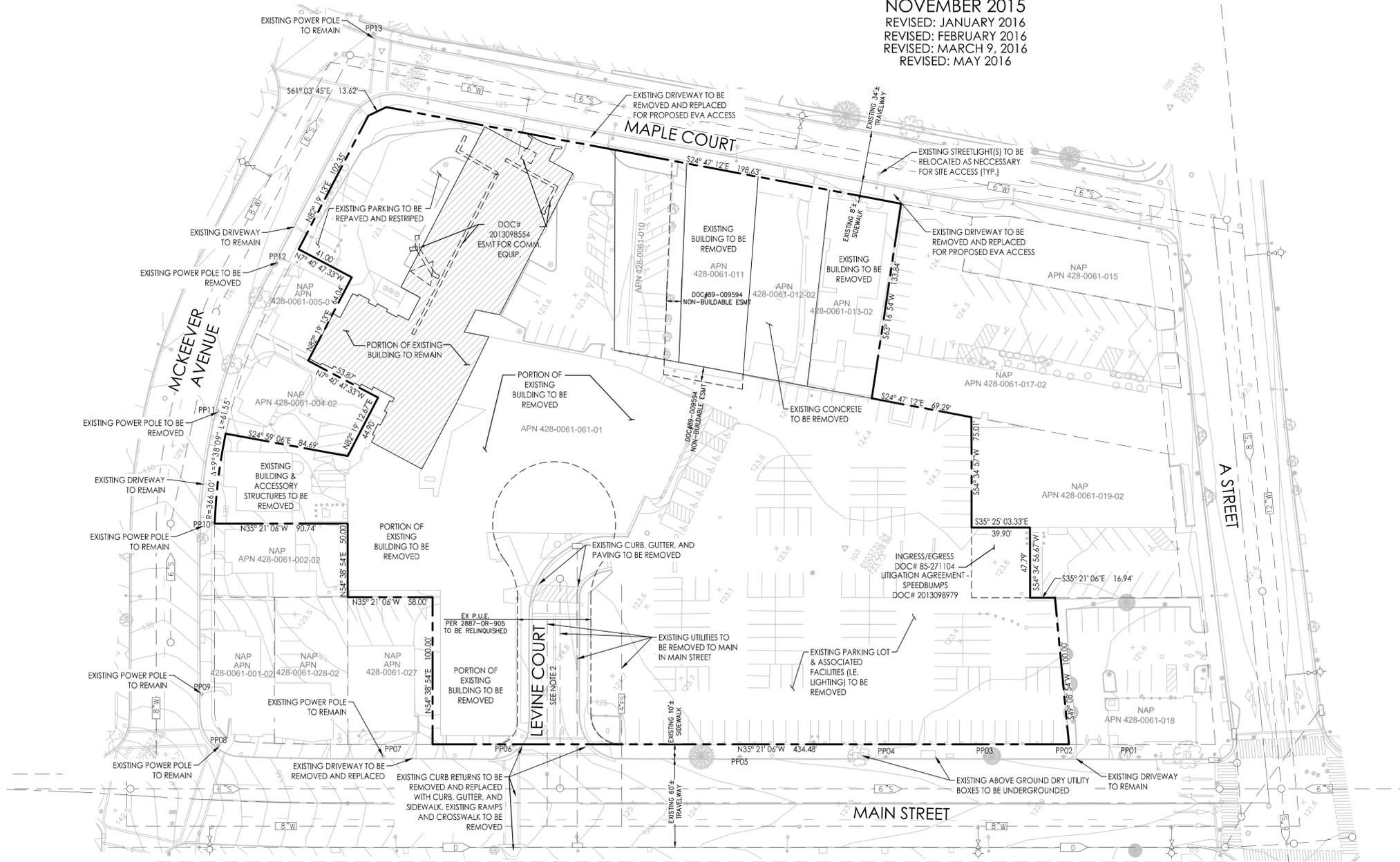
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REVISED: FEBRUARY 2016

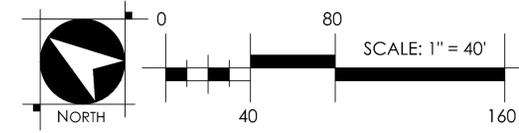
REVISED: MARCH 9, 2016

REVISED: MAY 2016



NOTES

1. ALL EXISTING IMPROVEMENTS (STRUCTURES, CONCRETE, ASPHALT) TO BE DEMOLISHED UNLESS OTHERWISE NOTED.
2. LOCATION AND SIZE OF EXISTING SANITARY SEWER, POTABLE WATER, AND STORM DRAIN TO BE DETERMINED, NOT CLEAR FROM AVAILABLE BASEMAPS.
3. POWER POLES PP01, PP02, PP03, PP04, PP05 AND PP06 TO BE REMOVED ALONG THE MAIN STREET FRONTAGE AND OVERHEAD WIRE SHALL BE UNDERGROUNDED.
4. POWER POLES PP11 AND PP12 TO BE REMOVED ALONG THE MCKEEVER AVENUE FRONTAGE AND OVERHEAD WIRE SHALL BE UNDERGROUNDED BETWEEN EXISTING PP10 AND PP13.



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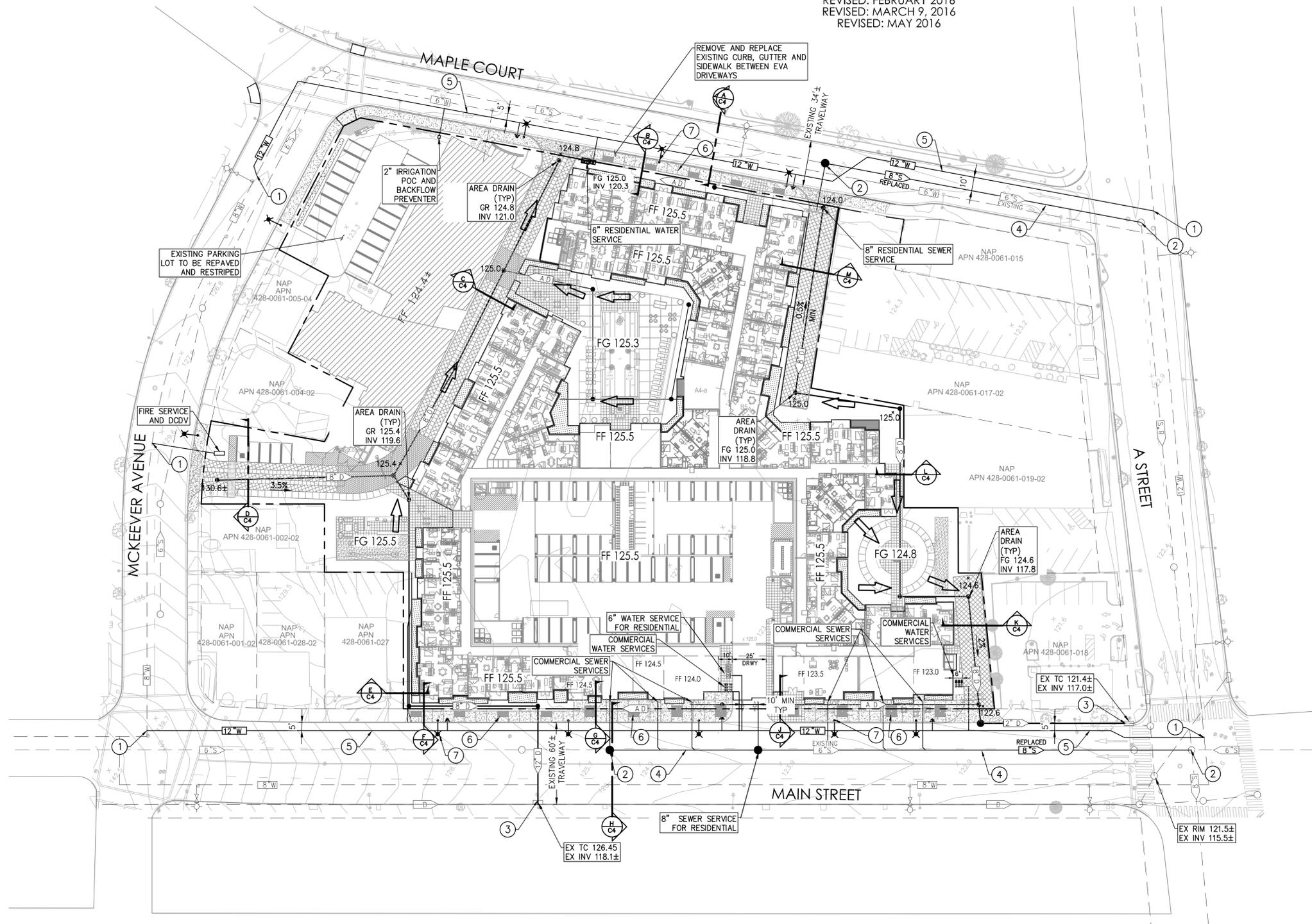
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CONCEPTUAL GRADING & UTILITY PLAN

MAPLE & MAIN APARTMENTS

CITY OF HAYWARD, CA

NOVEMBER 2015
 REVISED: JANUARY 2016
 REVISED: FEBRUARY 2016
 REVISED: MARCH 9, 2016
 REVISED: MAY 2016

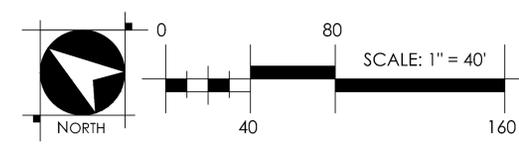


CONSTRUCTION NOTES:

- ① CONNECT TO EXISTING WATER PER CITY OF HAYWARD STANDARDS.
- ② CONNECT TO EXISTING SANITARY SEWER PER CITY OF HAYWARD STANDARDS.
- ③ CONNECT TO EXISTING STORM DRAIN PER CITY OF HAYWARD STANDARDS.
- ④ REMOVE AND REPLACE EX 6" SS WITH NEW 8" SS.
- ⑤ CONSTRUCT NEW 12"W.
- ⑥ STREET TREE IN GRATE (TYPICAL).
- ⑦ STREET LIGHT (TYPICAL).

NOTE:

- 1. WATER AND SEWER SERVICE LOCATIONS ARE PRELIMINARY AND SUBJECT TO CHANGE PER THE MECHANICAL, ELECTRICAL, AND PLUMBING ENGINEERS RECOMMENDATIONS.
- 2. NUMBER, LOCATION, AND SPECIES OF STREET TREES SHALL BE SHOWN ON LANDSCAPE PLANS AND APPROVED BY THE CITY LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.



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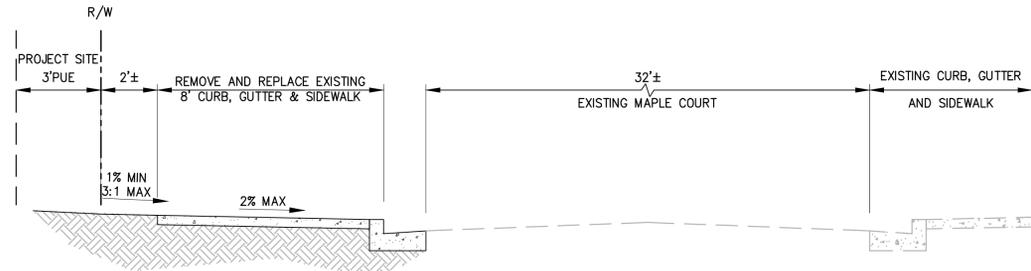
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SECTIONS

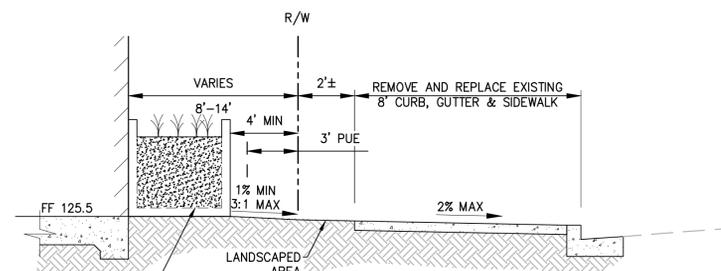
MAPLE & MAIN APARTMENTS

CITY OF HAYWARD, CA

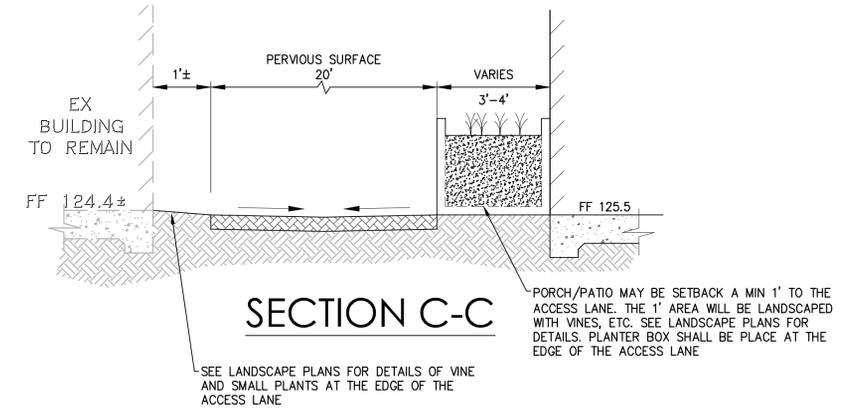
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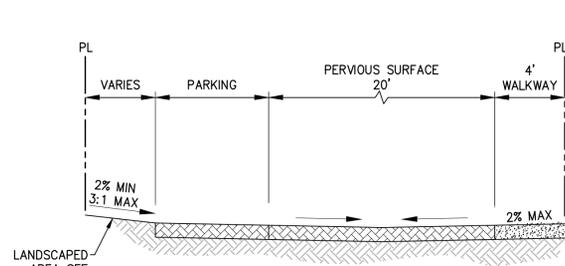
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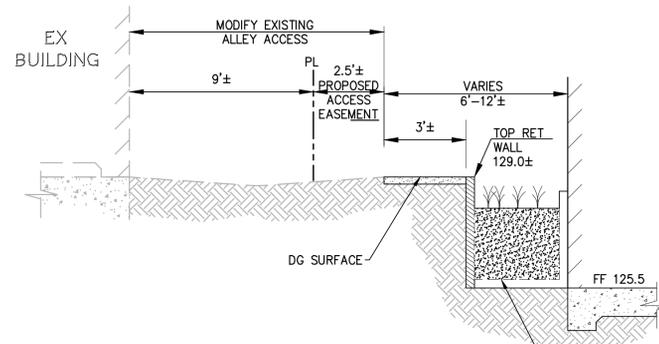
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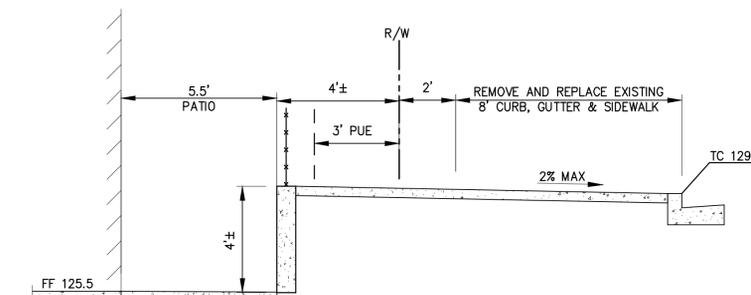
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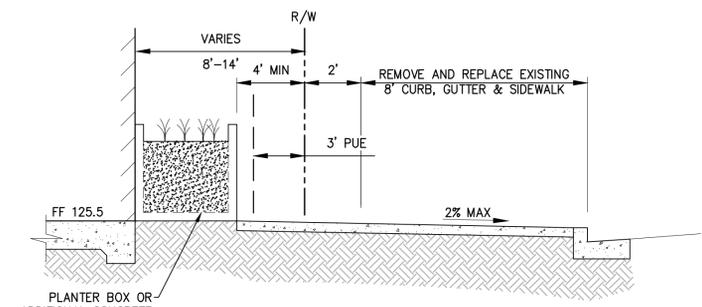
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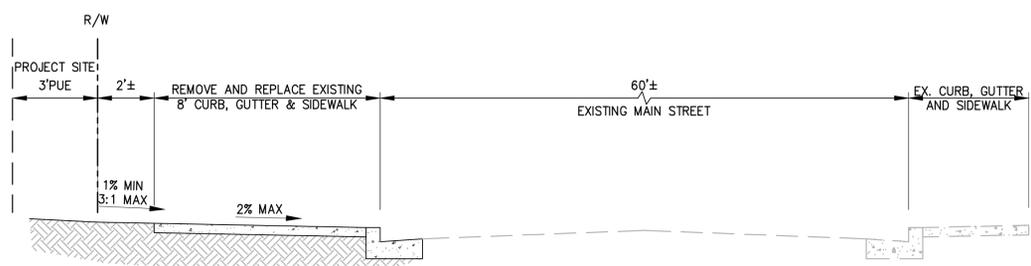
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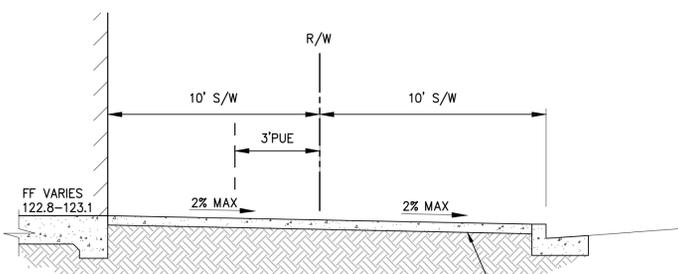
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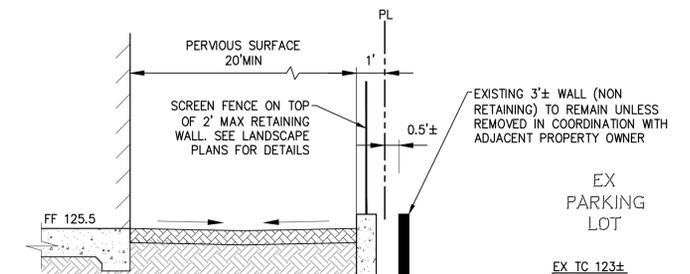
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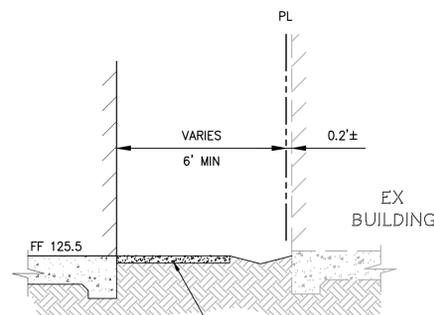
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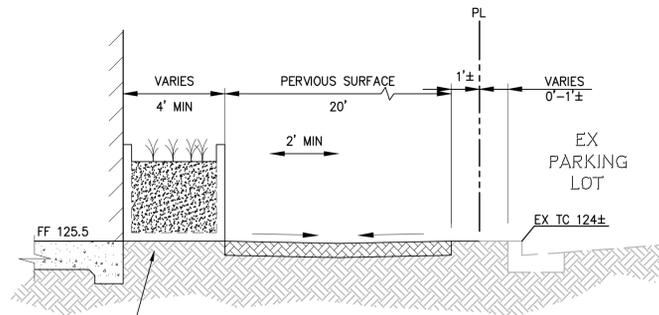
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SECTION K-K

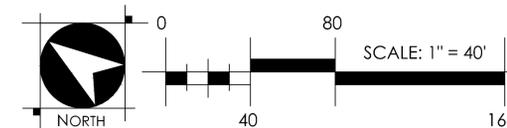


SECTION L-L



SECTION M-M

PORCH/PATIO MAY BE SETBACK A MIN 2.5' TO THE ACCESS LANE. THE 2.5' AREA WILL BE LANDSCAPED WITH VINES, ETC. SEE LANDSCAPE PLANS FOR DETAILS. PLANTER BOX SHALL BE PLACE AT THE EDGE OF THE ACCESS LANE UNLESS AT LEAST 3' OF CLEARANCE CAN BE ACHIEVED FOR PLANTING



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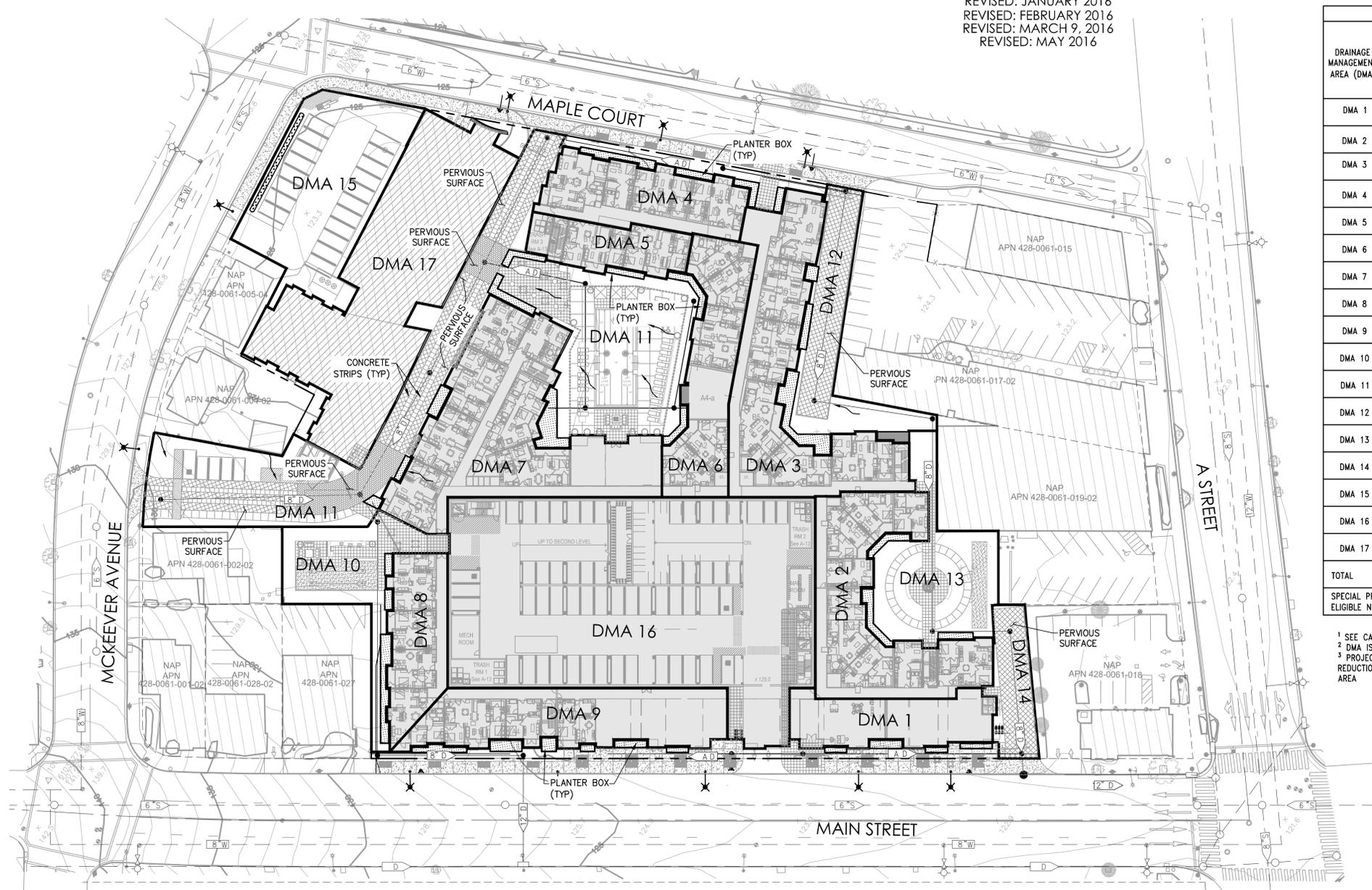
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CONCEPTUAL STORMWATER MANAGEMENT PLAN

MAPLE & MAIN APARTMENTS

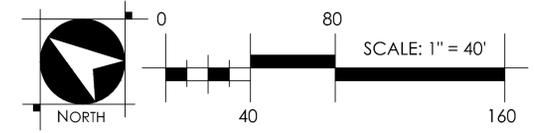
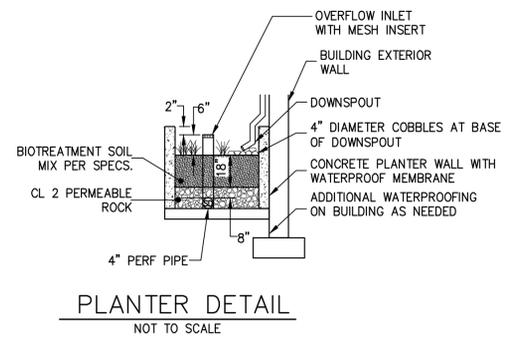
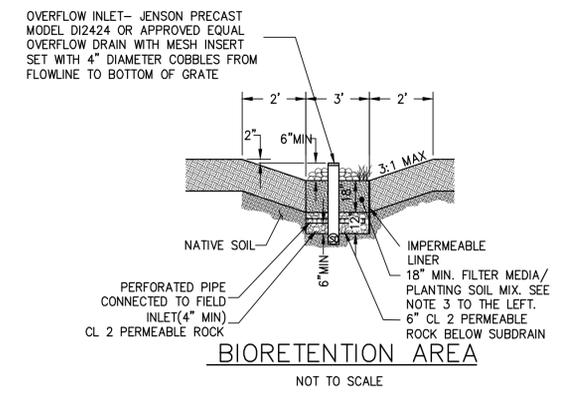
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DRAINAGE MANAGEMENT AREA (DMA)	IMPERVIOUS AREA			PERVIOUS AREA			TOTAL DRAINAGE AREA (SF)	REQUIRED TREATMENT AREA (SF) ¹	PROVIDED TREATMENT AREA (SF) ²	TREATMENT TYPE	DEPTH OF STORAGE
	PAVEMENT (SF)	ROOF (SF)	TOTAL IMPERVIOUS (SF)	PERVIOUS PAVERS (SF)	LANDSCAPE (SF)	TOTAL PERVIOUS (SF)					
DMA 1	-	4,323	4,323	-	-	-	4,323	130	330	PLANTER	6.0"
DMA 2	-	8,533	8,533	-	-	-	8,533	256	370	PLANTER	6.0"
DMA 3	-	10,277	10,277	-	-	-	10,277	309	768	PLANTER	6.0"
DMA 4	-	5,572	5,572	-	-	-	5,572	168	569	PLANTER	6.0"
DMA 5	-	2,424	2,424	-	-	-	2,424	73	260	PLANTER	6.0"
DMA 6	-	5,828	5,828	-	-	-	5,828	175	267	PLANTER	6.0"
DMA 7	-	12,731	12,731	-	-	-	12,731	382	603	PLANTER	6.0"
DMA 8	-	3,973	3,973	-	-	-	3,973	120	358	PLANTER	6.0"
DMA 9	-	7,358	7,358	-	-	-	7,358	221	688	PLANTER	6.0"
DMA 10	2,163	-	2,163	-	3,249	3,249	5,412	-	-	SELF-TREATING	-
DMA 11	6,343	-	6,343	8,999	10,139	19,138	25,481	-	-	SELF-RETAINING ²	-
DMA 12	-	-	-	3,030	2,850	5,880	5,880	-	-	SELF-RETAINING ²	-
DMA 13	2,276	-	2,276	-	4,437	4,437	6,713	-	-	SELF-TREATING	-
DMA 14	-	-	-	1,961	395	2,356	2,356	-	-	SELF-RETAINING ²	-
DMA 15	6,371	-	6,371	-	3,227	3,227	9,598	199	205	BIORETENTION	6.0"
DMA 16	-	31,013	31,013*	-	-	-	31,013	-	-	MEDIA FILTER ³	-
DMA 17	-	15,890	15,890*	-	-	-	15,890	-	-	MEDIA FILTER ³	-
TOTAL			125,075			38,287	163,362				
SPECIAL PROJECT CATEGORY "C" ELIGIBLE NON-LID TREATMENT AREA ³			68,791*								

¹ SEE CALCULATIONS FOR FLOW-VOLUME BASED SIZING
² DMA IS SELF-RETAINING VIA PERVIOUS PAVERS
³ PROJECT IS A SPECIAL PROJECT CATEGORY C QUALIFYING FOR A REDUCTION IN LID TREATMENT OF UP TO 55% OF THE TOTAL IMPERVIOUS AREA



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