

Maple and Main Mixed Use

BAY AREA PROPERTY DEVELOPERS



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PROPERTY OWNER INFORMATION:

APN: 428-0061-011
 Owner: MAPLE COURT HOMES LLC
 22477 Maple Ct
 Hayward CA 94541-4020

428-0061-013-02
 Owner: Tin
 22491 Maple Ct
 Hayward CA 94541-4020

428-0061-010
 Owner: MAPLE COURT HOMES LLC
 22471 Maple Ct
 Hayward CA 94541

APN: 428-0061-011
 Owner: MAPLE COURT HOMES LLC
 22477 Maple Ct
 Hayward CA 94541-4020

428-0061-061-01
 Owner: SERIES 1 OF MTI PROPERTIES LLC
 22330 Main St
 Hayward CA 94541-4007

APPLICANT

Bay Area Property Developers
 327 Waverly Street
 Palo Alto, CA 94301

DENSITY: 59.8 DU/AC

FAR: 2.75
 FLOOD ZONE X



BUILDING CALCULATIONS PER CBC 2013

PROJECT DESCRIPTION

RESIDENTIAL ALLOWABLE BUILDING HEIGHT

GARAGE ALLOWABLE BUILDING HEIGHT

CONSTRUCTION TYPE: TYPE IIIA
 ACCORDING TO TABLE 503: 65'-0" MAXIMUM BUILDING HEIGHT AND 4 STORIES
 HEIGHT INCREASE (PER SECTION 504.2): +20'-0" OR 1 STORY (NFPA-13)
 TOTAL HEIGHT ALLOWED: 85'-0" OR 5 STORIES
 TOTAL HEIGHT PROVIDED: 59'-4" AND 5 STORIES

CONSTRUCTION TYPE: TYPE IA
 ACCORDING TO TABLE 503: UNLIMITED MAXIMUM BUILDING HEIGHT AND UNLIMITED STORIES
 TOTAL HEIGHT ALLOWED: 75'-0"
 TOTAL HEIGHT PROVIDED: 65'-0"

A 235 APARTMENT PROJECT CONSISTING OF 5 LEVELS OF DWELLING UNITS WRAPPED AROUND A 6 LEVEL PARKING STRUCTURE. ADDITIONAL WINGS OF DWELLING UNITS WRAPPED AROUND 2 COURTYARDS. 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. EXTERIOR AND INTERIOR RENOVATION OF ADJACENT MEDICAL BUILDING IN ORDER TO CREATE A VISUALLY AND FUNCTIONALLY COHERENT MIXED USE COMPLEX.

ALLOWABLE BUILDING AREAS

AREA CALCULATIONS

PROJECT SUMMARY AND UNIT TABULATIONS

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

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	11219 SF	56093 SF	* 42000 SF
AREA-6	5776 SF	28880 SF	48000 SF
AREA-7	7510 SF	37550 SF	48000 SF
AREA-8	10405 SF	52025 SF	* 48453 SF
AREA-9			
GARAGE TOTAL		184950 SF	

* FROTNAGE 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

ADOPTED EDITION
 2013 CALIFORNIA BUILDING CODE
 2013 CALIFORNIA CODE
 2013 CALIFORNIA MECHANICAL CODE
 2013 CALIFORNIA PLUMBING CODE
 2013 CALIFORNIA FIRE CODE
 2013 CALIFORNIA GREEN BUILDING STANDARDS
 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

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)

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**

$Aa = \{ At + [At \times If] + [At \times Is] \}$

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:
 $Aa = \{ 24,000 + [24,000 \times 0] + [24,000 \times 0] \}$
 = 24,000 SQFT

ADJUSTED OVERALL BUILDING AREA PER SECTION 506.4:
 $Aa \times 2 = 24,000 \times 2 = 48,000$ SQFT

**** AREA MODIFICATIONS PER 506.2**

$Aa = \{ At + [At \times If] + [At \times Is] \}$

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 FROTAGE INCREASE
 $Aa = \{ 24,000 + [24,000 \times 0.75] + [24,000 \times 0] \}$ = 42,000 SQFT

*** AREA WITHOUT FRONTAGE INCREASE
 $Aa = \{ 24,000 + [24,000 \times 0] + [24,000 \times 0] \}$ = 24,000 SQFT

GROSS LAND AREA: 3.93 (+/-ACRES) 171,061 sq.ft.
 TOTAL UNITS: 235 UNITS
 GROSS DENSITY: 59.8 DU/AC
 LOT COVERAGE: 64%

(1) 5-STORY WRAP

UNIT	UNIT TYPE	NET SF	BALC/PATIO	GROSS UNIT	NO.	TL. NET	TL. GROSS	%	% CAT	REQUIRED PARKING
S1	STUDIO	567	0	567	16	9,072	9,072	6.8%	6.8%	1.50
A1	1BR/1BA	698	60	758	17	11,866	12,886	7.2%		1.50
A2	1BR/1BA	688	91	779	35	24,080	27,265	14.9%		1.50
A4	1BR/1BA	582	60	642	1	582	642	0.4%		1.50
A4 affordable	1BR/1BA	582	60	642	19	11,058	12,198	8.1%	34.0%	1.00 *
A4-A	1BR/1BA	640	0	640	5	3,200	3,200	2.1%		1.50
A5	1BR/1BA	703	0	703	3	2,109	2,109	1.3%		1.50
B1	2BR/2BA	1,108	92	1,200	74	81,992	88,800	31.5%		1.50
B2 affordable	2BR/2BA	1,037	40	1,077	20	20,740	21,540	8.5%		1.00 *
B2-A	2BR/2BA	1,037	95	1,132	2	2,074	2,264	0.9%		1.50
B2-A affordable	2BR/2BA	1,037	95	1,132	3	3,111	3,396	1.3%		1.00 *
B4	2BR/2BA	1,097	143	1,240	5	5,485	6,200	2.1%		1.50
B5	2BR/2BA	1,150	140	1,290	5	5,750	6,450	2.1%		1.50
B6	2BR/2BA	1,020	122	1,142	5	5,100	5,710	2.1%	48.5%	1.50
C1	3BR/2BA	1,230	90	1,320	10	12,300	13,200	4.3%		1.50
C1-A	3BR/2BA	1,190	108	1,298	5	5,950	6,490	2.1%	10.6%	1.50
C2	3BR/2BA	1,125	70	1,195	5	5,625	5,975	2.1%		1.50
C2 affordable	3BR/2BA	1,125	70	1,195	5	5,625	5,975	2.1%		1.00 *
TOTAL					235	215,719	233,372	100%	100.0%	RES. 329

AVERAGE NET UNIT SIZE : 918 S.F.
 AVERAGE GROSS UNIT SIZE : 993 S.F.

CLUBHOUSE/FITNESS: 3,600 S.F.
 LEASING OFFICE: 1,580 S.F.
 RETAIL: 5,295 S.F.
 COMMERCIAL (EXISTING) 47,741 S.F.

COMMON OPEN SPACE ANALYSIS:

COURTYARD 1 3,720 S.F.
 COURTYARD 2 9,510 S.F.
 COURTYARD 3 6,200 S.F.
 PERIMETER OPEN SPACE 12,480 S.F.
TOTAL: 31,910 S.F.

PRIVATE OPEN SPACE 6,382 S.F. / UNIT
 70 S.F. / UNIT (AVERAGE)

ADDITIONAL COMMON OPEN SPACE AT ROOF TOP (NOT IN TOTAL)
 ROOFTOP TERRACE (COURTYARD 3) 6,260 S.F.

TOTAL RESIDENTIAL REQUIRED	329	1.40 STALLS/UNIT;
<small>(includes 10% guest; 30% Compact Allowed)</small>		
TOTAL RETAIL REQUIRED	17	(1 per 315 sq.ft.)
TOTAL COMMERCIAL REQUIRED	158	(1 per 315 sq.ft.)
<small>152 + Additional 6 stalls required for Planned Parenthood</small>		
TOTAL REQUIRED FOR THIS PROJECT	504	

Residential Stalls Provided (Garage)	316	1.43 STALLS/UNIT
Resid. Motorcycle Parking Provided (14 Stalls, Garage)	6	(2 motocycl. = 1 stall)
Residential Bicycle Parking Provided (60 bikes, Garage)	13	(4 bikes = 1 stall)
TOTAL RESIDENTIAL PROVIDED	335	1.50 STALLS/UNIT
<small>(includes 10% guest; 30% Compact; 18 EV stalls)</small>		
TOTAL RETAIL PROVIDED	24	(1 per 315 sq.ft.)
<small>(all on the ground level of the Garage)</small>		
TOTAL COMMERCIAL PROVIDED	158	(1 per 315 sq.ft.)
<small>(23 Surface + 135 in Garage - see SHEET A-1 for stall breakdown)</small>		
TOTAL PROVIDED FOR THIS PROJECT	517	

BREAKDOWN OF GARAGE PARKING: 335 residential + 135 commercial + 24 retail = 494
 (See Sheets A-1 through A-4 and Sheet A-10 for breakdown per level) (including parking credits)

WASTE COLLECTION CALCULATION (See Sheet A-13 and A-1a)

REQUIRED: GARBAGE = 235 DWELLING UNITS x 1.2 (MOVE IN/OUT FACTOR) x 32 (GALLONS PER UNIT) / 200 = 46 CY/WEEK
 RECYCLABLE = GARBAGE = 46 CY/WEEK
 ORGANIC = 235 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.

PARKING REQUIREMENTS

INTERIOR SPACES 9'-0" x 19'-0" STANDARD SPACES
 14'-0" x 19'-0" HANDICAP ACCESSIBLE SPACES (INCLUDING ACCESS ISLE WIDTH)
 PARKING RATIO ACCORDING TO SEC. 10-2.412 CENTRAL PARKING DISTRICT RESIDENTIAL PARKING REQUIREMENTS:
 1.0 COVERED AND 0.5 OPEN SPACE PER DWELLING UNIT
 * AFFORDABLE UNITS: 0.8 PER UNIT AVG PROVIDED, TAKING INTO ACCOUNT EXCESS RESID. STALLS

ACCESSIBLE STALLS PER ASSIGNED USE

RESIDENTIAL: 2% of 332 = 7 STALLS REQUIRED. 7 stalls provided (located on levels 2,3,4,5)
 COMMERCIAL: 5% of 168 = 8 STALLS REQUIRED. 8 stalls provided (located on levels 1,2 and 3)
 RETAIL: 5% of 24 = 2 STALLS REQUIRED. 2 stalls provided (located on level 1)
 PLANNED PARENTHOOD: 5% of 6 = 1 STALL REQUIRED. 1 stalls provided (located on level 1)

A-0

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

March 3, 2016

HAYWARD CA

HPA#14746



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McKEEVER AVENUE

MAPLE COURT

A STREET

MAIN STREET

-  ROOFTOP TERRACE
-  PROPOSED FIRE DEPARTMENT CONNECTION
-  PROPOSED FIRE HYDRANT
-  PROPOSED FIRE DEPARTMENT CONNECTION

SITE PLAN AND GROUND LEVEL PLAN

SCALE: 1" = 30'-0" (ON 24"x36" SHEET)



A-1

MAPLE & MAIN MIXED USE
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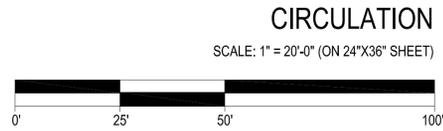
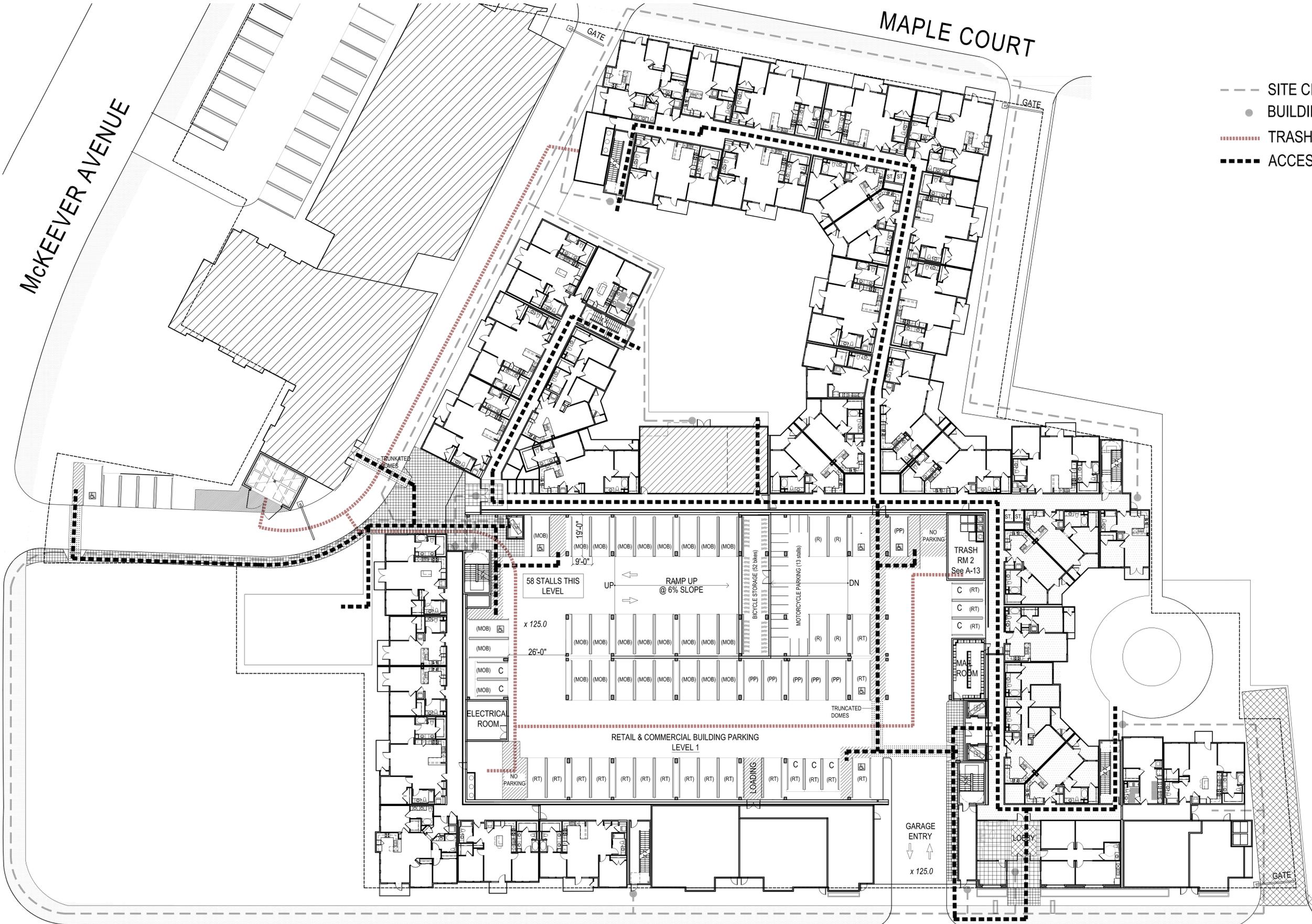
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McKEEVER AVENUE

MAPLE COURT

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



A-1a

MAPLE & MAIN MIXED USE
BAY AREA PROPERTY DEVELOPERS

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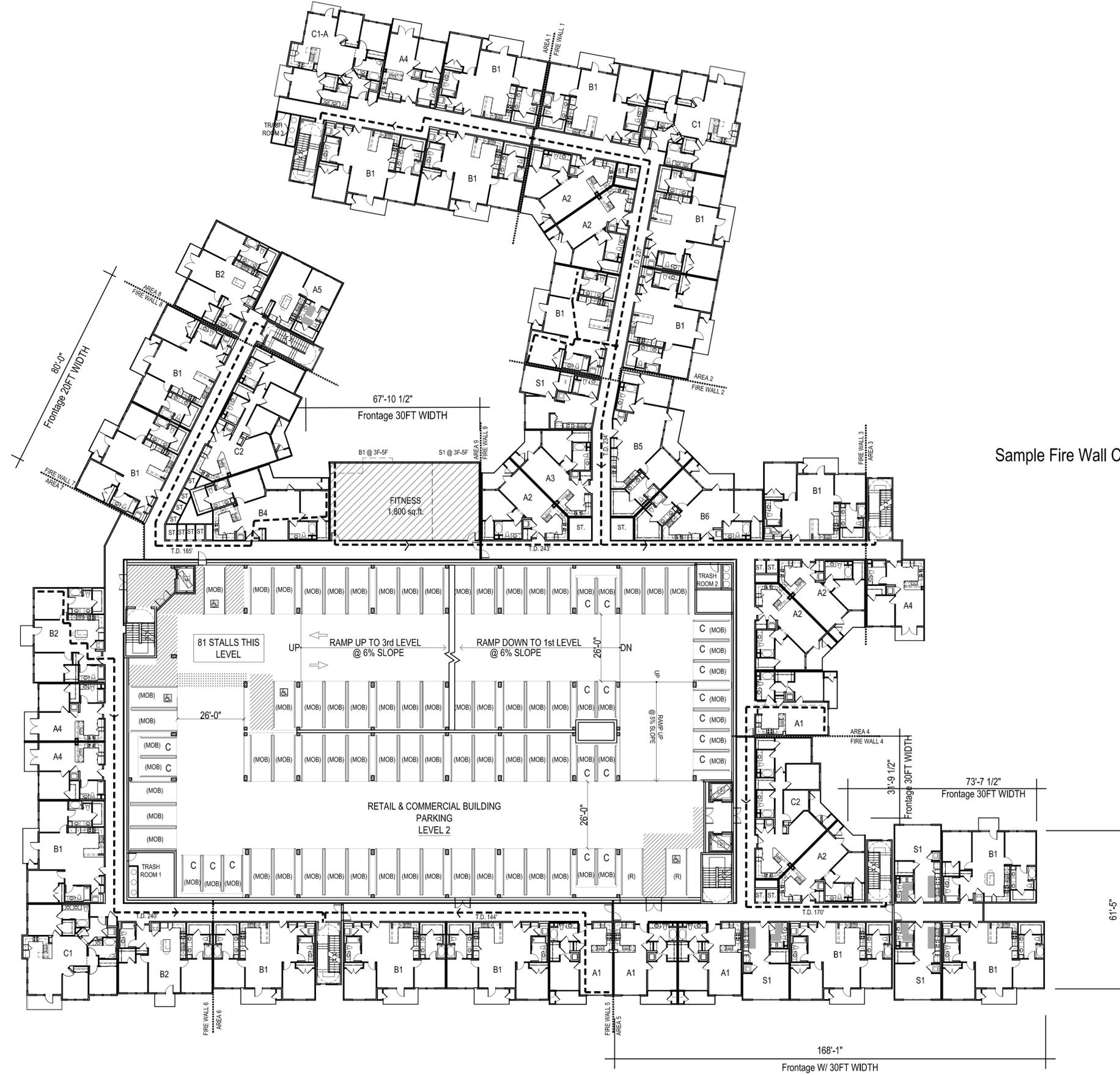
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Sample Fire Wall Calculation AREA 5 (multiple occupancy types)

$$55,000 \text{ sf} - 947 \text{ sf} - 124 \times 4 + 2540 = 56,093 \text{ sf}$$

$$W = (30 \times 168) + (30 \times 73.5) + (30 \times 57) + (20 \times 61.5) / (168 + 61.5 + 73.5 + 57) = 10305 / 360 = 28.6 \text{ ft}$$

$$I_f = [f/p - 0.25] W/30 \quad \text{Perimeter} = 637 \text{ ft}$$

$$= \frac{360}{637} - 0.25 \quad 28.6/30 = 0.30$$

$$\text{At (R-2)} = 24000 + 24000 \times 0.30 + 24000 \times 0 = 31,200 \text{ sf}$$

$$\text{At (B)} = 28500 + 28500 \times 0.30 + 28500 \times 0 = 37,050 \text{ sf}$$

$$\text{At (M)} = 18500 + 18500 \times 0.30 + 18500 \times 0 = 24,050 \text{ sf}$$

SUM of Ratios per story

$$\text{Level 1} - \frac{1580}{37050} + \frac{2325}{24050} + \frac{6095}{31200} = 0.335 < 1$$

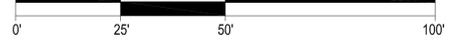
$$\text{Level 2-5} - \frac{11218}{31200} = 0.36$$

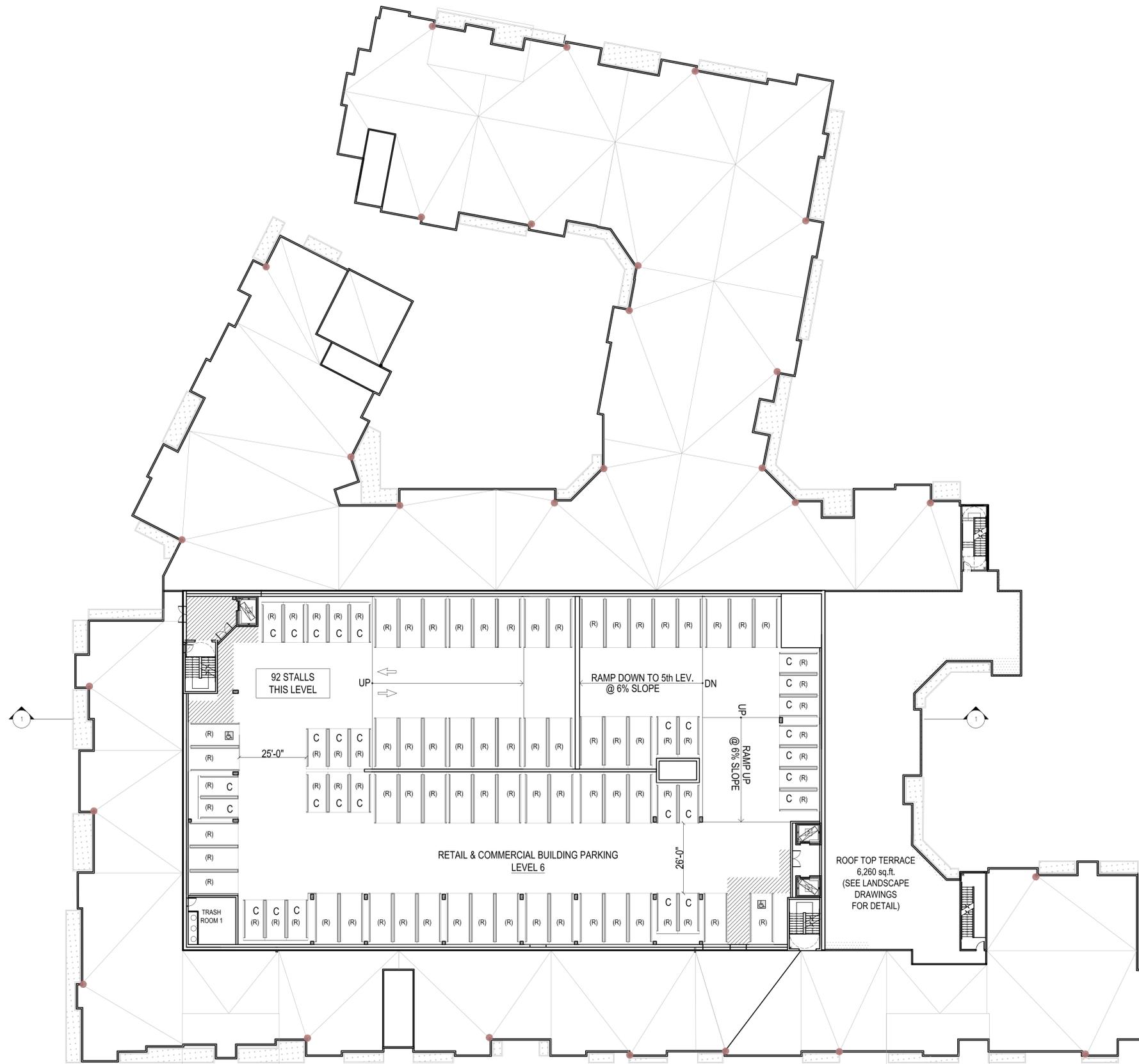
$$\text{SUM of Ratios of bldg} = 0.335 + 0.36 \times 4 = 1.775 < 2$$

PARKING ASSIGNMENT LEGEND

- (R) - Residential
- (PP) - Planned Parenthood
- (RT) - Retail
- (MOB) - Medical Office Building

SECOND FLOOR PLAN, FIRE SEPARATION, AND EXITING DIAGRAM
SCALE: 1" = 20'-0" (ON 24"X36" SHEET)





- ROOF DRAIN LOCATION
- ▨ PLANTER LOCATIONS AT GROUND LEVEL


ROOFTOP PARKING AND CONCEPTUAL ROOF DRAINING PLAN
 SCALE: 1" = 20'-0" (ON 24"X36" SHEET)



A-4

MAPLE & MAIN MIXED USE

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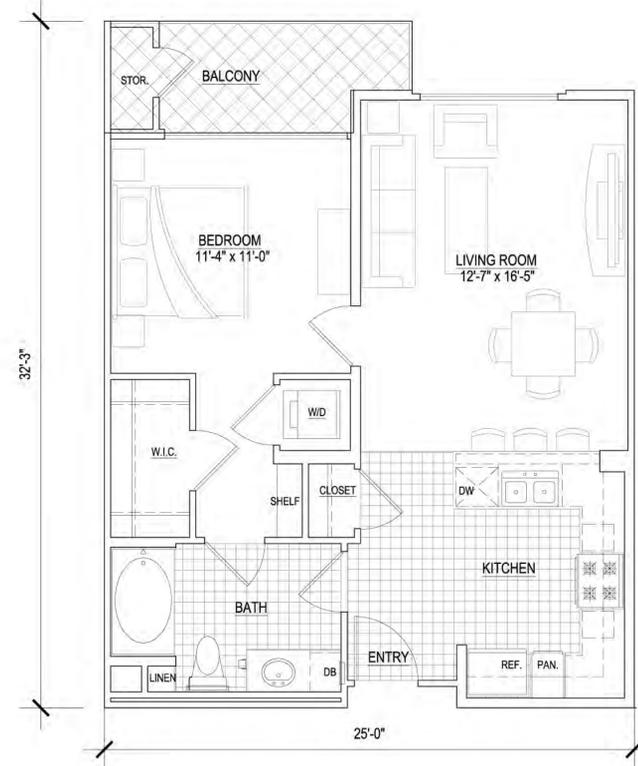
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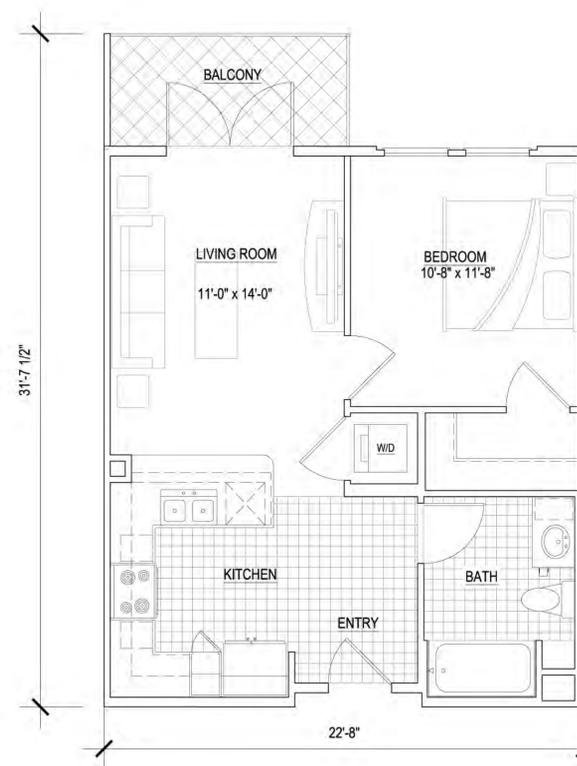
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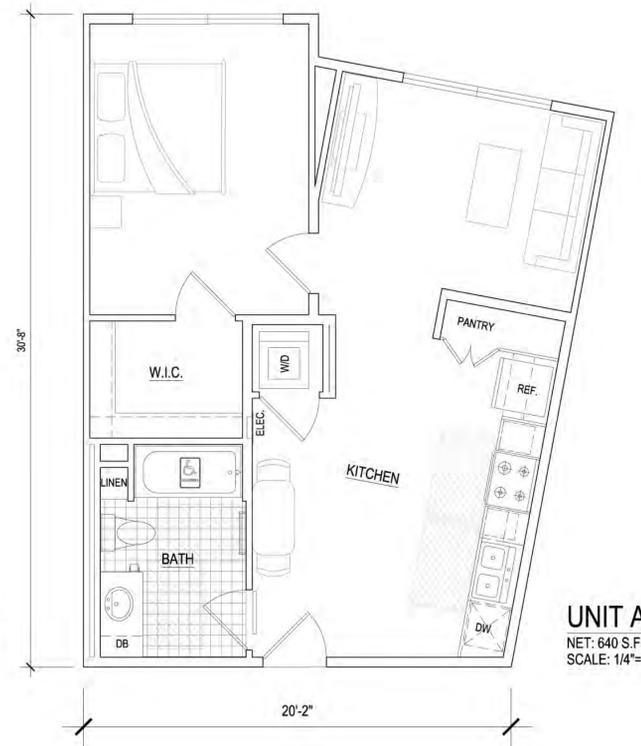
UNIT S1
NET: 567 S.F.
SCALE: 1/4"=1'-0"



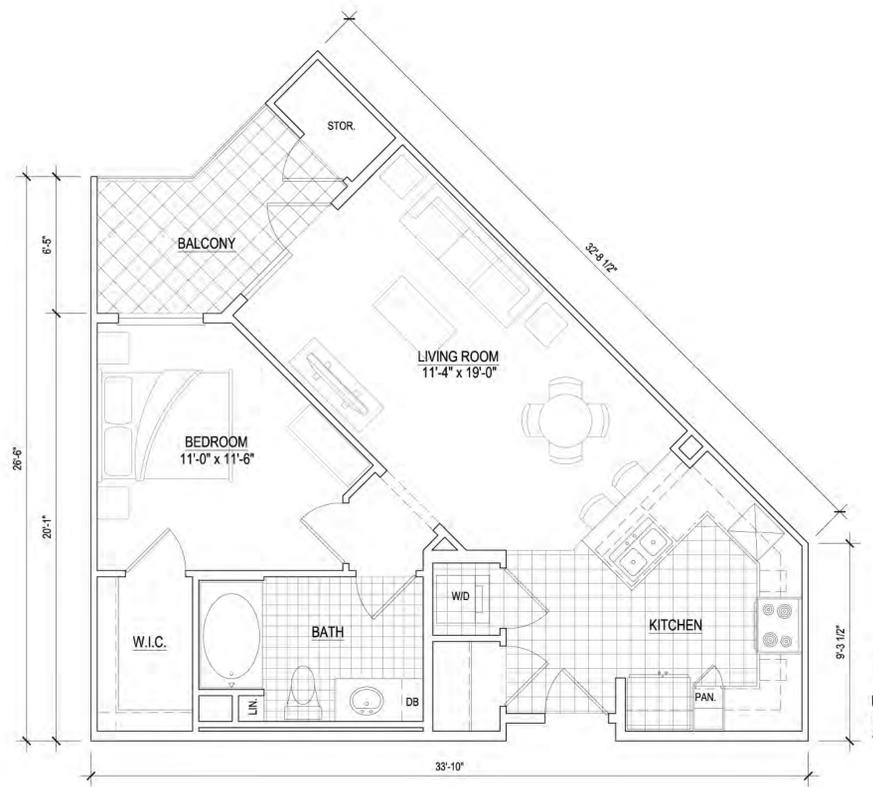
UNIT A1
NET: 698 S.F.
BALCONY: 60 S.F.
SCALE: 1/4"=1'-0"



UNIT A4
NET: 582 S.F.
BALCONY: 60 S.F.
SCALE: 1/4"=1'-0"



UNIT A4-A
NET: 640 S.F.
SCALE: 1/4"=1'-0"



UNIT A2
NET S.F.: 688 S.F.
BAL / ST.: 91 S.F.
SCALE: 1/4" = 1'-0"



UNIT B1
NET: 1,108 S.F.
BALCONY/STOR.: 92 S.F.
SCALE: 1/4"=1'-0"

UNIT PLANS
A-5

MAPLE & MAIN MIXED USE
BAY AREA PROPERTY DEVELOPERS

November 20, 2015

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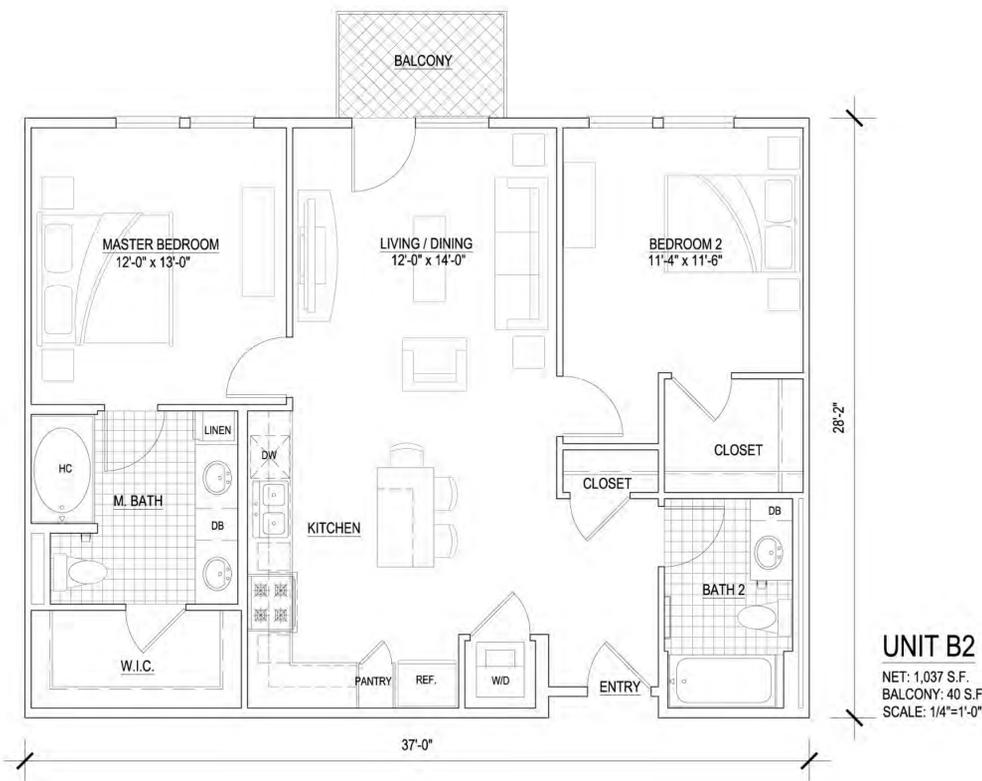
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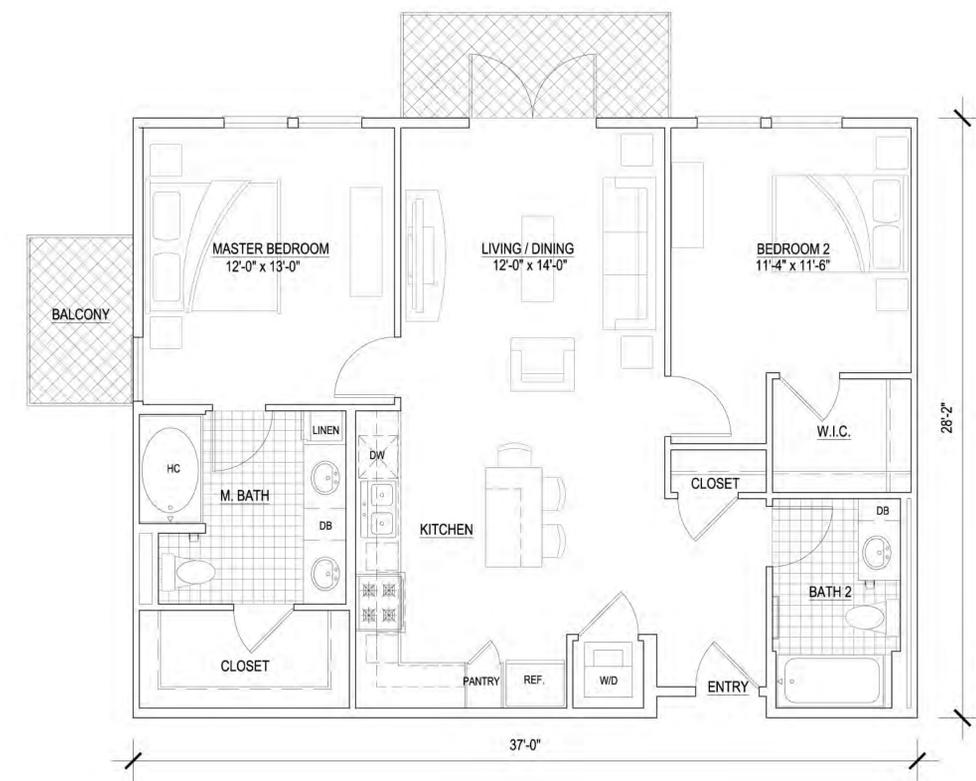
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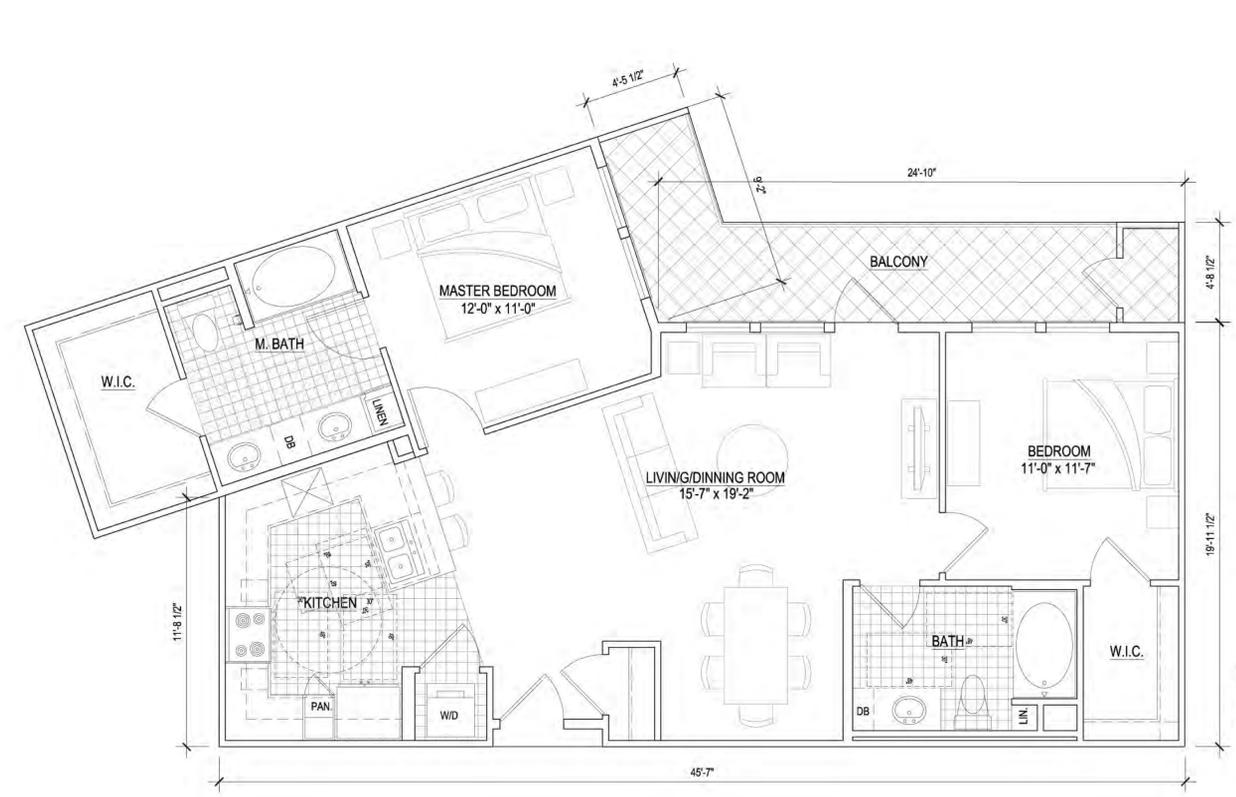
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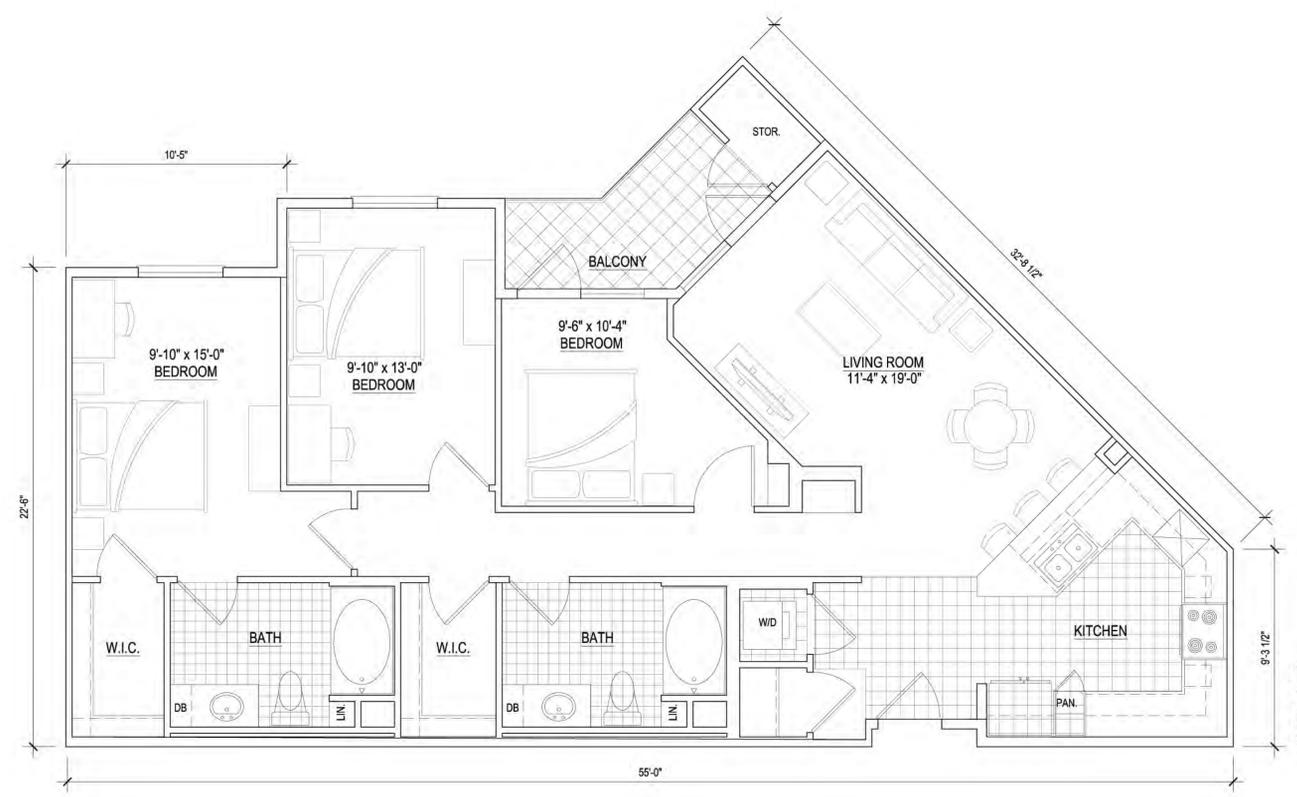
UNIT B2
 NET: 1,037 S.F.
 BALCONY: 40 S.F.
 SCALE: 1/4"=1'-0"



UNIT B2-A
 NET: 1,037 S.F.
 BALCONY: 95 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"



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

**UNIT PLANS
 A-6**

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

November 20, 2015

HAYWARD CA

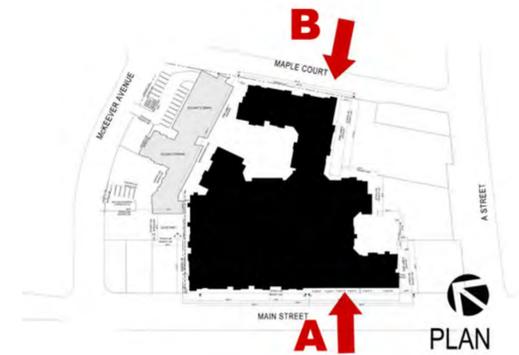
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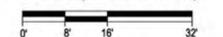
A. MAIN STREET ELEVATION

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



B. MAPLE COURT ELEVATION

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



PROPOSED NEW BUILDING

FIRELANE

EXISTING MEDICAL BUILDING TO BE RENOVATED

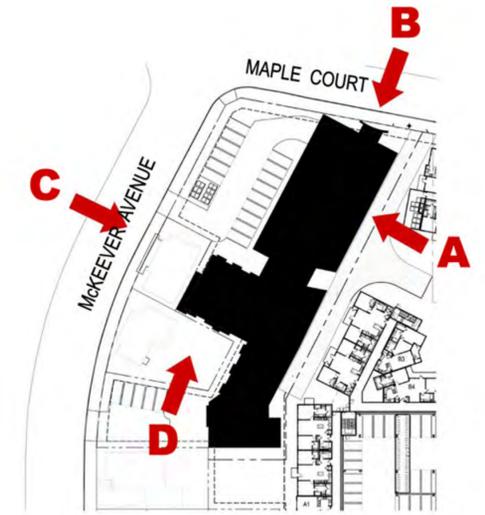




A. SOUTH ELEVATION
SCALE: 1/16" = 1'-0" (ON 24"X36" SHEET)



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



PLAN



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

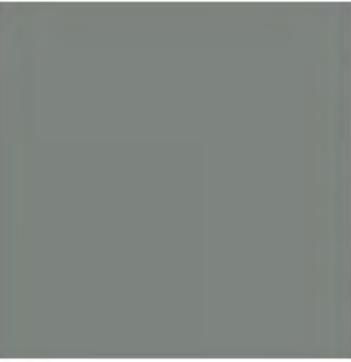


D. WEST ELEVATION /SECTION
SCALE: 1/16" = 1'-0" (ON 24"X36" SHEET)

MEDICAL BUILDING ELEVATIONS

A-9





- 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)
- P7. BACK LIT ACRYLIC PANELS

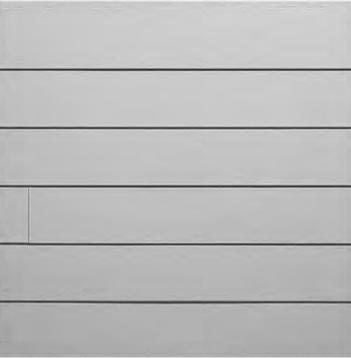
P1

P2

P3

P4

P5



- A. GLASS RAILING
- B. METAL RAILING
- C. ENVIROMENTAL STONEWORKS Pro Stack-Cedar Mesa
- D. HARDIE PLANK SIDING
- E. METAL ROOF
- F. METAL AWNING
- G. VINYL WINDOW

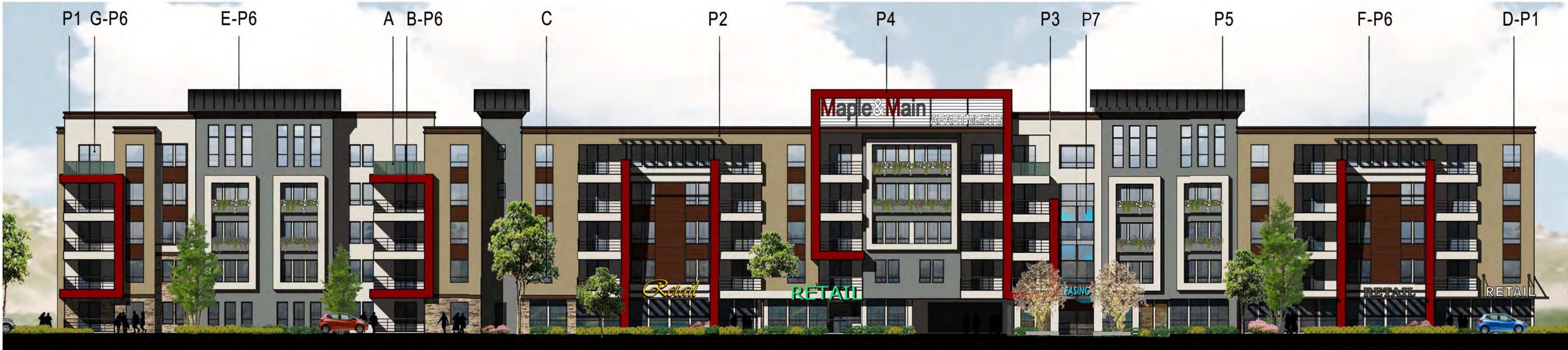
P6

A

B

C

D



MATERIAL & COLOR BOARD
A-11

MAPLE & MAIN MIXED USE
BAY AREA PROPERTY DEVELOPERS

February 1, 2016

HAYWARD CA

HPA#14746



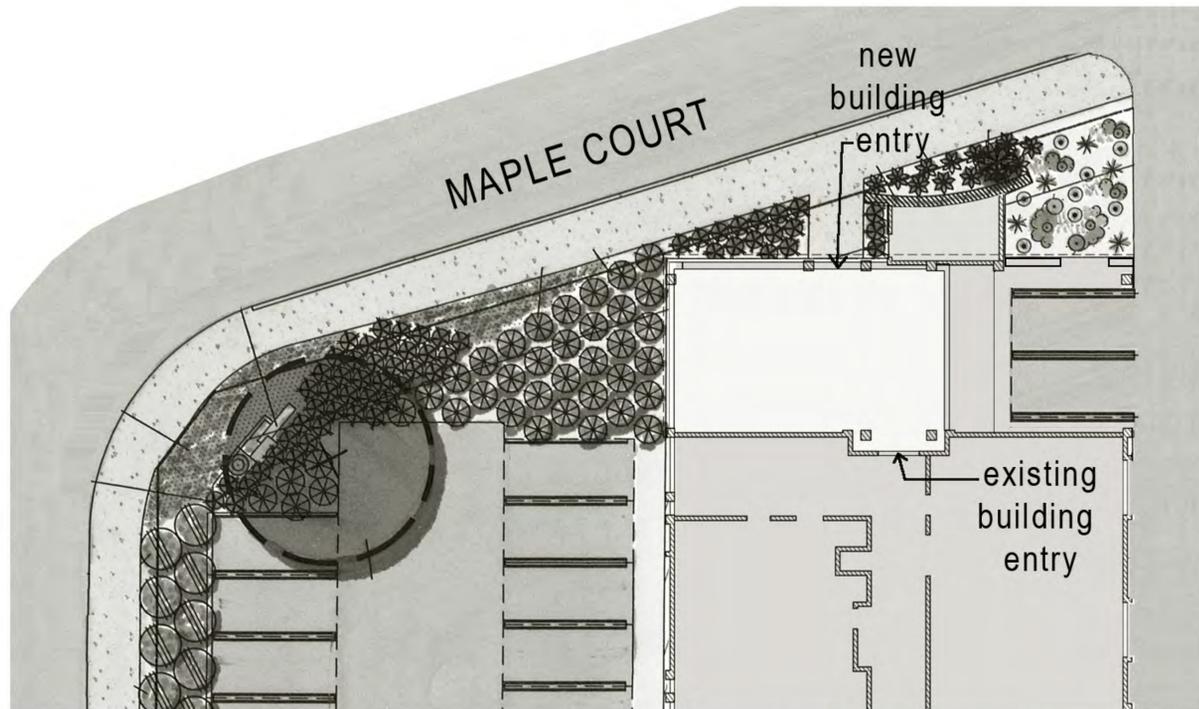
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Conceptual Entry Lobby Renovation



Conceptual colors and material palette for interior redesign



Medical Building from Maple Court: BEFORE

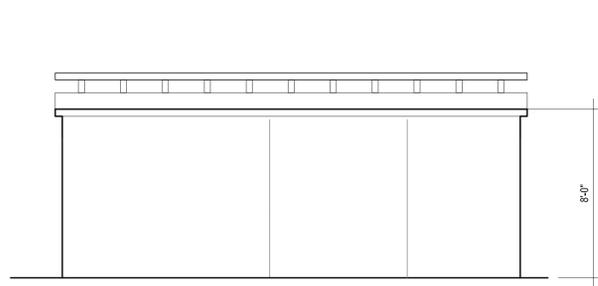


Medical Building from Maple Court: AFTER

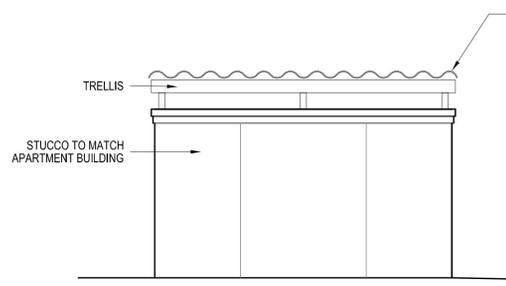


Conceptual colors and material palette for interior redesign

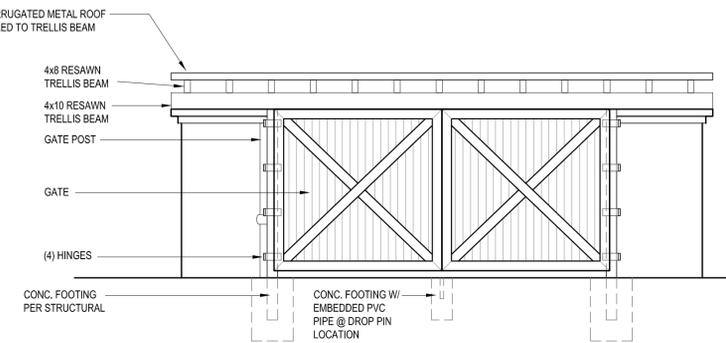




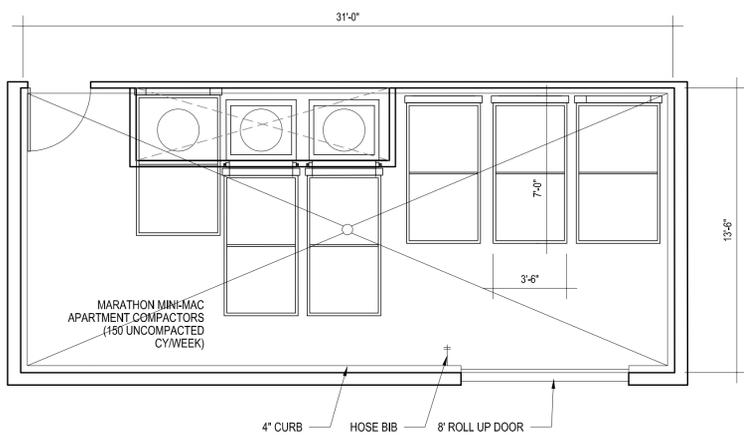
5 REAR ELEVATION
SCALE: 1/4" = 1'-0"



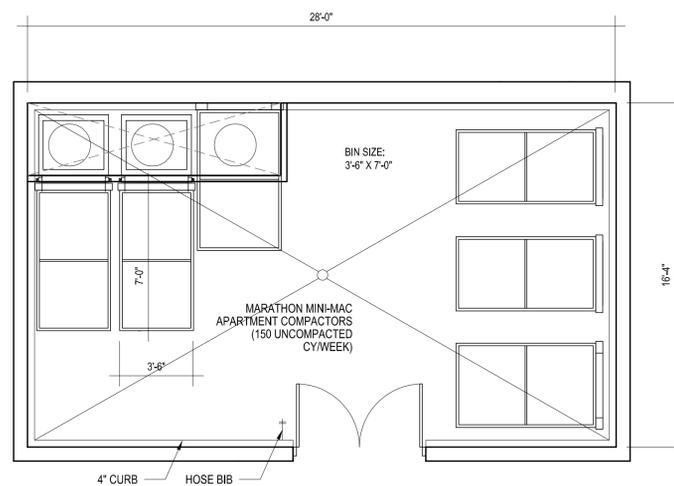
4 SIDE ELEVATIONS
SCALE: 1/4" = 1'-0"



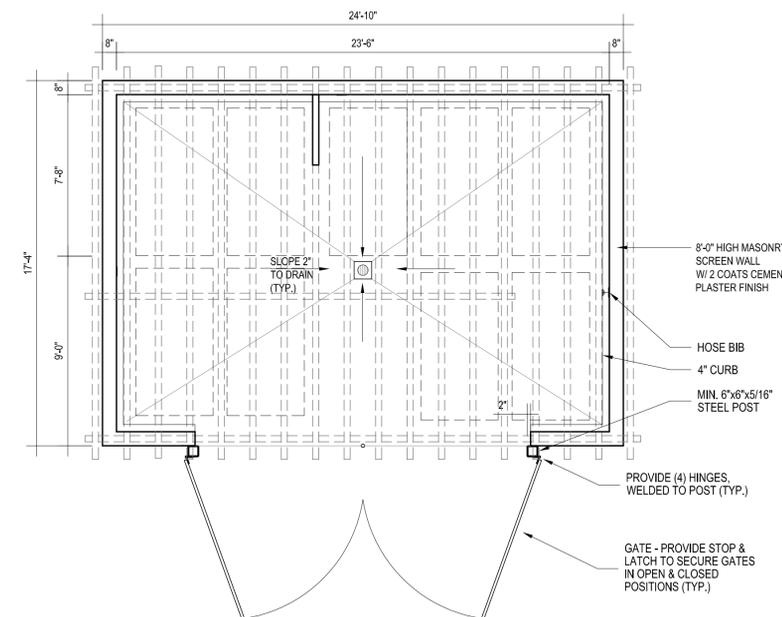
3 FRONT ELEVATION
SCALE: 1/4" = 1'-0"



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-13

MAPLE & MAIN MIXED USE
BAY AREA PROPERTY DEVELOPERS

February 1, 2016

HAYWARD CA

HPA#14746



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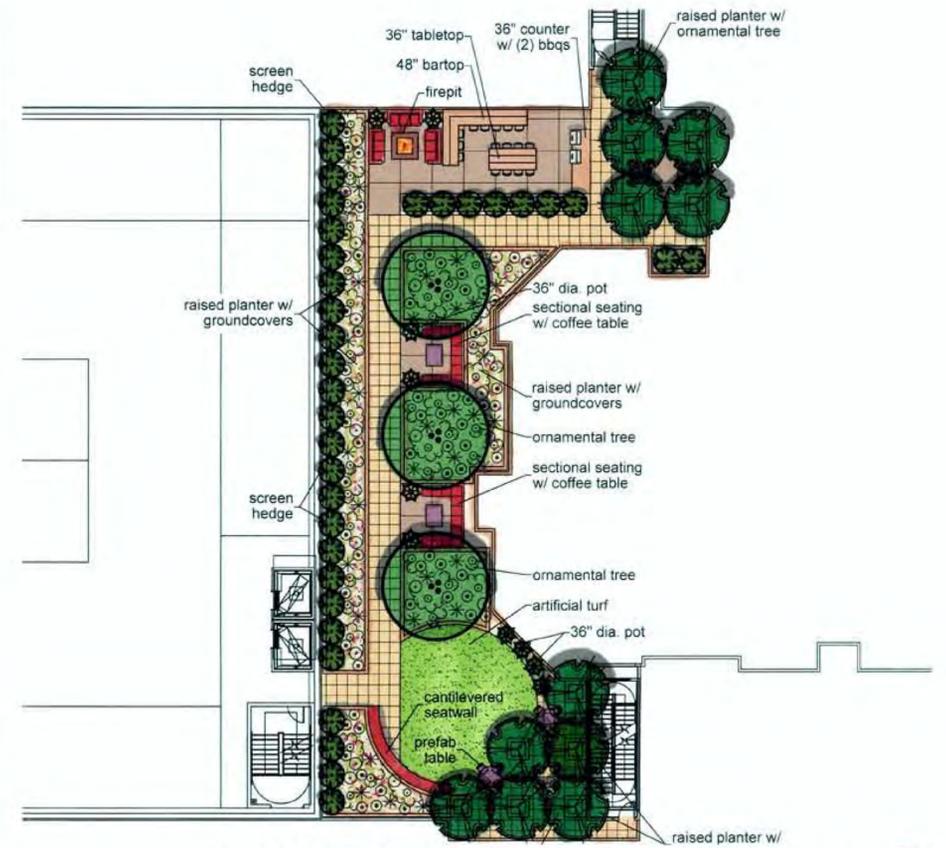
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DALLAS CHARLOTTE NEWPORT BEACH LAS VEGAS NEW ORLEANS NORFOLK ORLANDO PHOENIX



LANDSCAPE PLAN - GROUND LEVEL NTS



LANDSCAPE PLAN - LEVEL SIX



MAIN STREET

MAPLE & MAIN MIXED USE BAY AREA PROPERTY DEVELOPERS

March 9th, 2016

HAYWARD CA

HPA#14746



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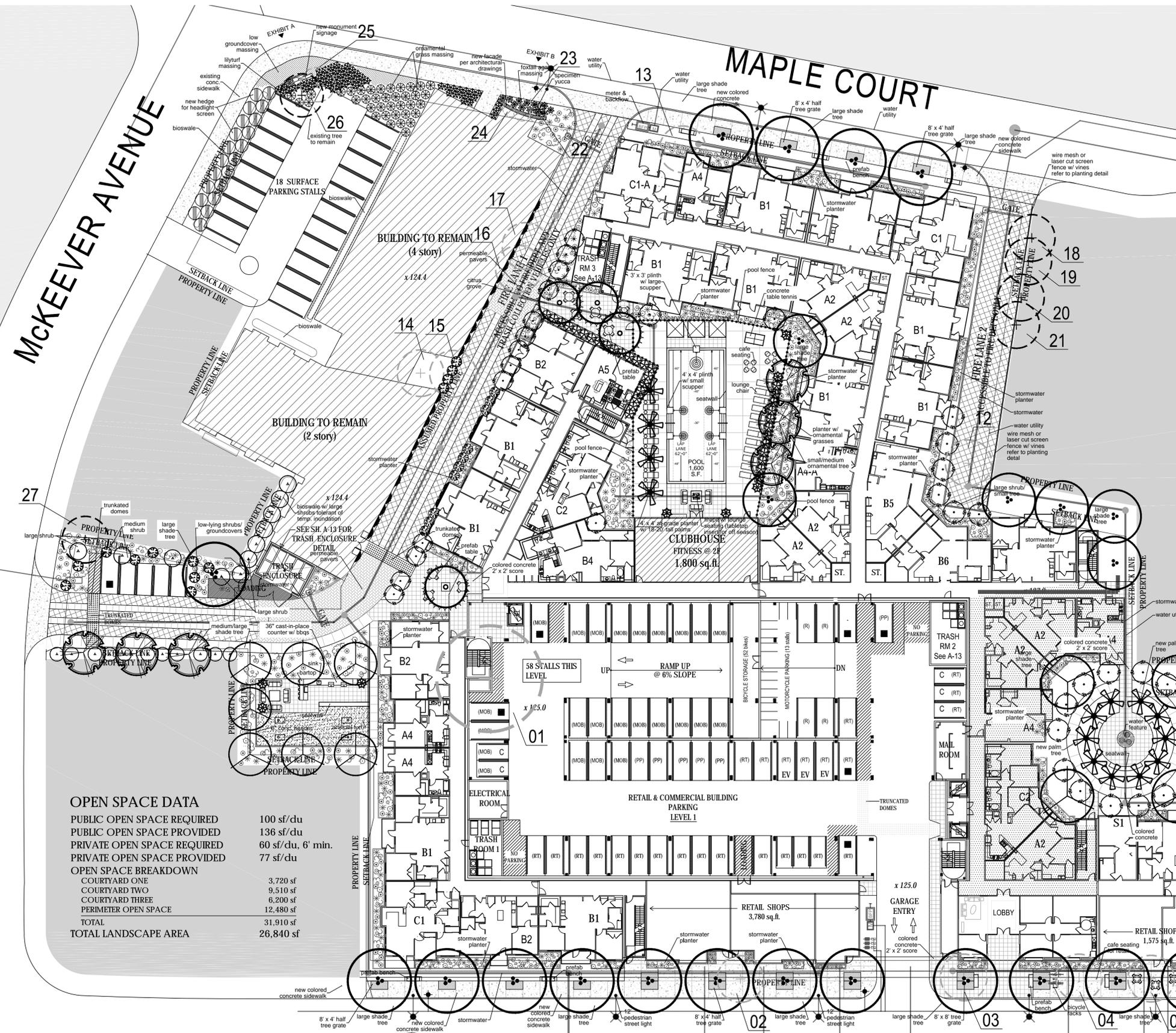


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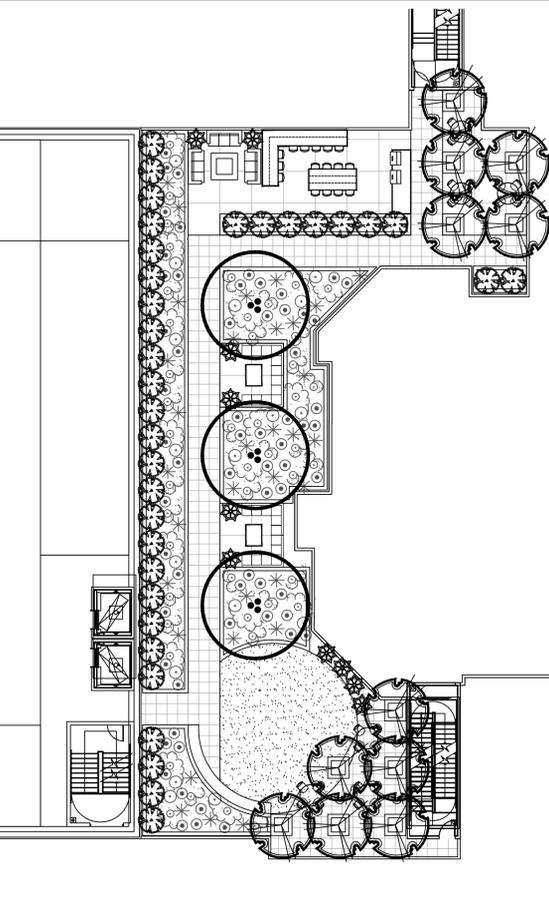
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LANDSCAPE PLAN - LEVEL SIX NTS



PLANT PALETTE - MAPLE & MAIN

TREES	NAME	SIZE/QUANTITY/VALUE
	<i>Acer buergerianum</i>	36" Box/4" Cal
	TRIDENT MAPLE (TM)	Qty: 12 x (\$975 ea.) = \$11,700
	<i>Pistacia chinensis</i>	36" Box/4" Cal
	CHINESE PISTACHE (CP)	Qty: 13 x (\$975 ea.) = \$12,675
	<i>Magnolia grandiflora 'Russet'</i>	36" Box/3"-4" Cal
	MAGNOLIA (MG) (Cultivar)	Qty: 10 x (\$975 ea.) = \$9,750
	<i>Sapindus sebiferum</i>	24" Box/3" Cal
	CHINESE TALLOW (CT)	Qty: 13 x (\$850 ea.) = \$11,050
	<i>Pyrus calleryana</i>	24" Box/3" Cal
	CHANTICLEER PEAR (PC)	Qty: 10 x (\$850 ea.) = \$8,500
	<i>Koeleria bipinnata</i>	24" Box/2'-3" Cal
	FLAME TREE (FT)	Qty: 12 x (\$600 ea.) = \$7,200
	<i>Lagerstroemia indica</i>	24" Box/2'-3" Cal
	CRAPE MYRTLE (CM)	Qty: 06 x (\$600 ea.) = \$3,600
	<i>Cercis canadensis</i>	24" Box/2'-3" Cal
	EASTERN REDBUD (ER)	Qty: 10 x (\$600 ea.) = \$6,000
	<i>Malus floribunda 'PrarieFire'</i>	24" Box/2'-3" Cal
	FLOWERING CRABAPPLE (CA)	12 x (\$600 ea.) = \$7,200
PALMS	NAME	SIZE/QUANTITY
	<i>Phoenix dactylifera</i>	18"-20" Ht.
	MEDJOO DATE PALM (MDP)	04 x (\$3,750 ea.) = \$15,000
	<i>Phoenix reclinata</i>	10"-12" Ht.
	SENEGAL DATE PALM (SDP)	Qty: 10 x (\$450 ea.) = \$4,500
SHRUBS	NAME	SIZE/QUANTITY
	<i>Fremontodendron californicum</i>	5 Gal Qty: 00
	CALIFORNIA FLANNELBUSH	
	<i>Nandina domestica</i>	5 Gal Qty: 00
	HEAVENLY BAMBOO	
	<i>Savina spp.</i>	5 Gal Qty: 00
	SALVIA (SPECIES)	
	<i>Teucrium chamaedrys</i>	5 Gal Qty: 00
	GERMANDER	
	<i>Westringia fruticosa</i>	5 Gal Qty: 00
	COAST ROSEMARY	
	<i>Ceanothus spp.</i>	5 Gal Qty: 00
	CALIFORNIA LILAC	
	<i>Alyogyne huegelii</i>	5 Gal Qty: 00
	BLUE HIBISCUS	
	<i>Cornea 'Dusky Bell'</i>	5 Gal Qty: 00
	AUSTRALIAN FUCHSIA	
	<i>Heteromeles arbutifolia</i>	5 Gal Qty: 00
	TOYON	
	<i>Lobelia laxiflora</i>	5 Gal Qty: 00
	MEXICAN BUSH LOBELIA	
	<i>Lupinus chaeriosus</i>	5 Gal Qty: 00
	SILVER DUNE LUPINE	
	<i>Rhaphiolepis 'Bailema'</i>	5 Gal Qty: 00
	INDIAN HAWTHORN	
	<i>Ribes aureum</i>	5 Gal Qty: 00
	GOLDEN CURRANT	
	<i>Cupressus goveniana sp. goveniana</i>	5 Gal Qty: 00
	GOWEN CYPRUS	
GROUNDCOVERS	NAME	SIZE/QUANTITY
	<i>Artemisia 'Pows Castle'</i>	1 Gal Qty: 00
	SILVER SAGE	
	<i>Aster chinensis</i>	1 Gal Qty: 00
	CALIFORNIA ASTER	
	<i>Ceanothus glaucus</i>	1 Gal Qty: 00
	POINT REYES CEANOTHUS	
	<i>Delosperma cooperi</i>	1 Gal Qty: 00
	HARDY ICEPLANT	
	<i>Agave attenuata</i>	5 Gal Qty: 00
	FOXTAIL AGAVE	
	<i>Aloe 'Johnson's Hybrid'</i>	1 Gal Qty: 00
	JOHNSON'S HYBRID ALOE	
	<i>Anigozanthos hybrid</i>	5 Gal Qty: 00
	KAN CARBO PAW	
	<i>Cordyline 'Electric Pink'</i>	1 Gal Qty: 00
	PINK CORDYLIN	
	<i>Dianella tasmanica variegata</i>	1 Gal Qty: 00
	VAREGATED FLAX LILY	
	<i>Festuca glauca</i>	1 Gal Qty: 00
	COMMON BLUE FESCUE	
	<i>Euphorbia myrsinites</i>	1 Gal Qty: 00
	MYRTLE SPURGE	
	<i>Guara inchenim</i>	5 Gal Qty: 00
	BITTERLY GUARA	
	<i>Libertia peregrinans</i>	5 Gal Qty: 00
	ORANGE LIBERTIA	
VINES	NAME	SIZE/QUANTITY
	<i>Vitis californica 'Rogers's Red'</i>	1 Gal Qty: 00
	CALIFORNIA WILD GRAPE	
	<i>Clematis lasiantha</i>	1 Gal Qty: 00
	PIPERSTEMS	

TREE MITIGATION SUMMARY	ON-SITE TREES TO BE REMOVED	TRUNK DIA. (in)	APPRAISED VALUE (USD)	PROPOSED TREE VALUES
PLANT #	SPECIES	SPREAD (ft)	VALUE (USD)	LOCATION
01	<i>Sequoia sempervirens</i> - COAST REDWOOD	63'/75'	\$14,900.00	OFF-SITE
02	<i>Triadica sebifera</i> - CHINESE TALLOW TREE	10'/20'	\$2,300.00	OFF-SITE
03	<i>Triadica sebifera</i> - CHINESE TALLOW TREE	12'/22'	\$2,350.00	OFF-SITE
04	<i>Triadica sebifera</i> - CHINESE TALLOW TREE	18'/22'	\$7,250.00	OFF-SITE
05	<i>Triadica sebifera</i> - CHINESE TALLOW TREE	8'/18'	\$1,050.00	(TM) \$11,700
12	<i>Persea americana</i> - AVOCADO	14', 9", 8", 5", 5", 21'	\$700.00	(CP) \$12,675
13	<i>Schinus molle</i> - CALIFORNIA PEPPER TREE	20", 17", 8"	\$700.00	(MG) \$9,750
14	<i>Sequoia sempervirens</i> - COAST REDWOOD	22", 20", 68"	\$3,450.00	(CT) \$11,050
15	<i>Sequoia sempervirens</i> - COAST REDWOOD	18", 9", 48"	\$1,600.00	(PC) \$8,500
16	<i>Sequoia sempervirens</i> - COAST REDWOOD	27", 60"	\$2,050.00	(FT) \$7,200
17	<i>Sequoia sempervirens</i> - COAST REDWOOD	18", 14", 57"	\$2,050.00	(CM) \$3,600
22	<i>Trachycarpus fortunei</i> - WINDMILL PALM	11", 19"	\$400.00	(ER) \$6,000
23	<i>Trachycarpus fortunei</i> - WINDMILL PALM	7", 20"	\$250.00	(CA) \$7,200
24	<i>Trachycarpus fortunei</i> - WINDMILL PALM	11", 18"	\$400.00	(MDP) \$15,000
25	<i>Ligustrum lucidum</i> - GLOSSY PRIVET	12", 10", 9", 6", 25"	\$900.00	(SDP) \$4,500
TOTAL:			\$41,250.00	\$97,175.00

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

LANDSCAPE PLAN - GROUND LEVEL NTS



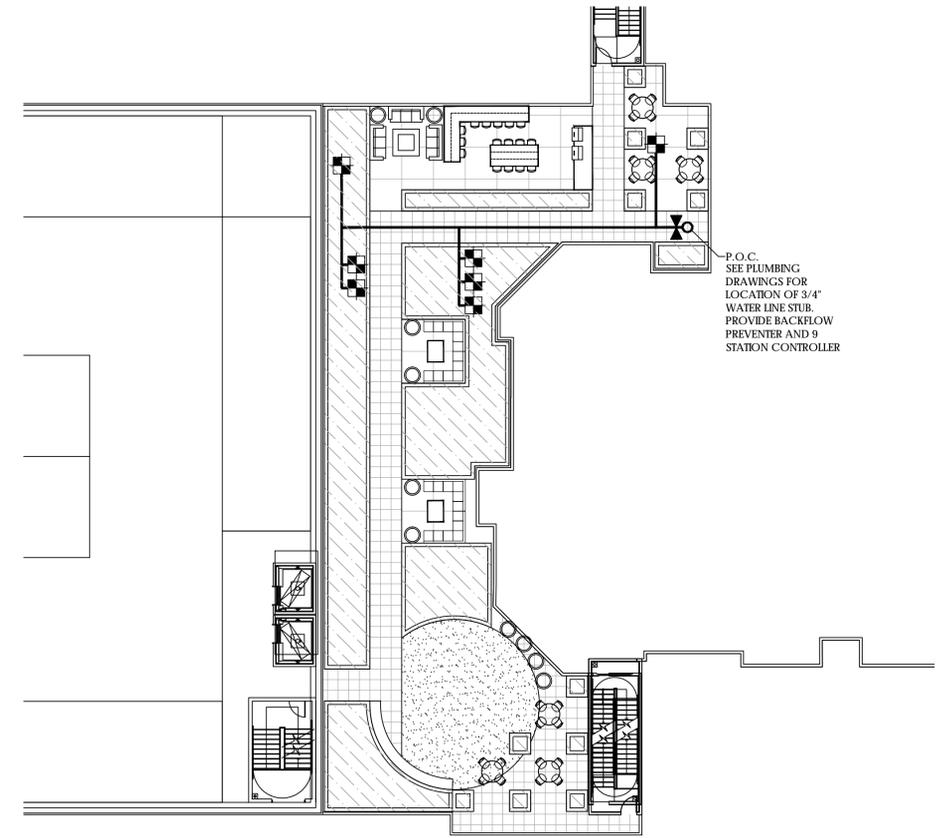
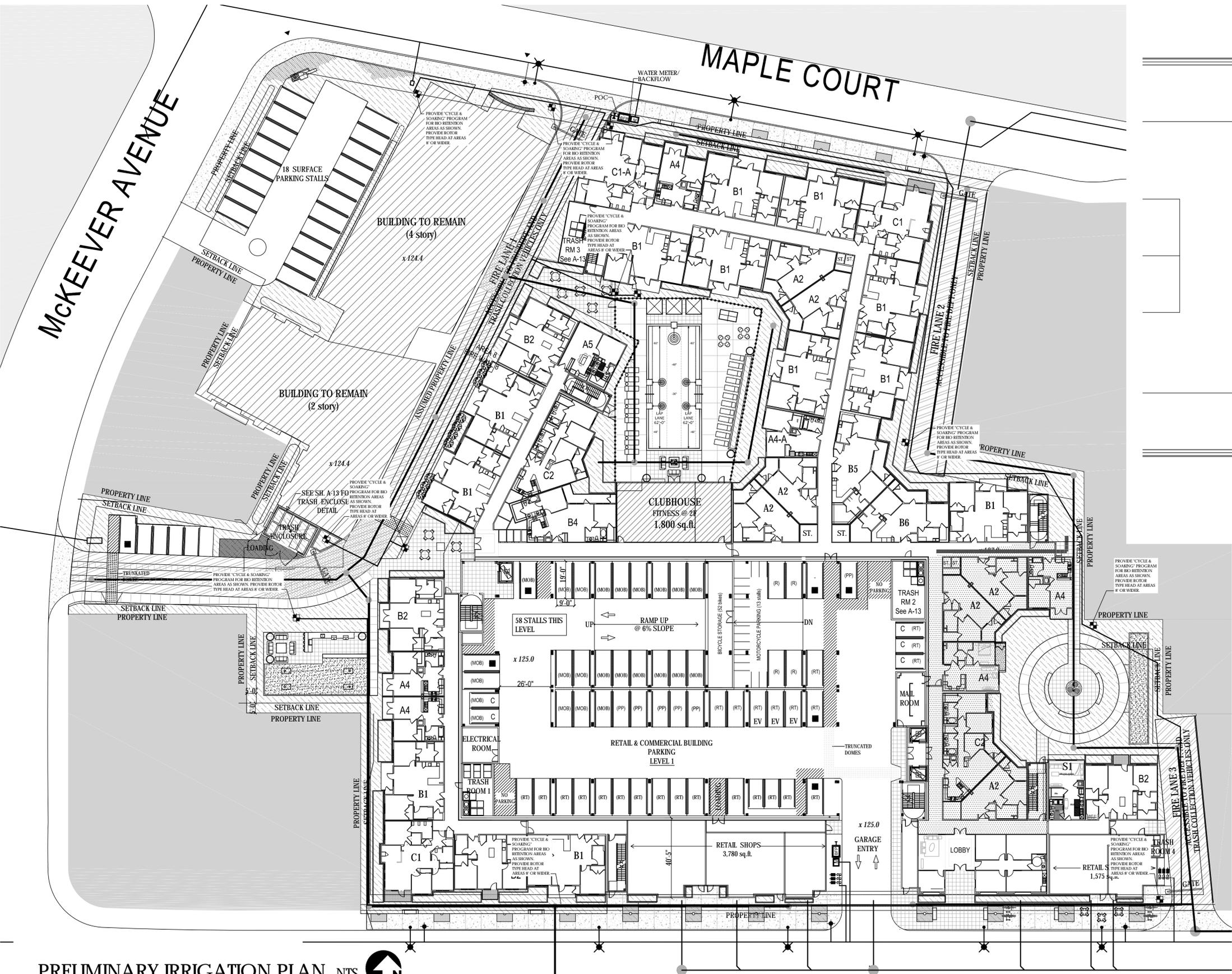
MAPLE & MAIN MIXED USE
BAY AREA PROPERTY DEVELOPERS

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March 9th, 2016
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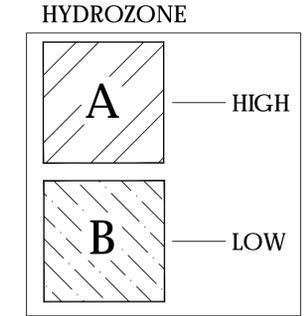
IRRIGATION PLAN - LEVEL SIX

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		
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

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	—



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
- WATERIOUS SERIES 500 2" BRASS GATE VALVE OR APPROVED EQUAL
- TORO 470 SERIES QUICK COUPLER MODEL NUMBER 075-SLSC
- 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.

Maximum Applied Water Allowance (MAWA)
 (ETo)(0.62) (0.45 x LA + 0.3 x SLA)
 (44.2)(0.62) (0.45 x 39,183 + 0.3 x 0)
 (27.404) (17,632.35 + 0)
 (27.404) (17,632.35)
MAWA = 483,197 gallons/year

Estimated Total Water Use (ETWU)
-ZONE A (High Water Use)
 (ETo)(0.62) [((PF x HA)/(IE) + SLA)
 (44.2)(0.62) [((0.8 x 11,093)/0.75) + 0]
 (27.404) [11,832.53 + 0]
 (27.404) [11,832.53]
 ETWU = 324,259 gallons/year
-ZONE B (Low Water Use)
 (ETo)(0.62) [((PF x HA)/(IE) + SLA)
 (44.2)(0.62) [((0.1 x 28,090)/0.81) + 0]
 (27.404) [3,467.9 + 0]
 (27.404) [3,467.9]
 ETWU = 95,034 gallons/year

TOTAL ETWU = 419,293 gallons/year

PRELIMINARY IRRIGATION PLAN NTS

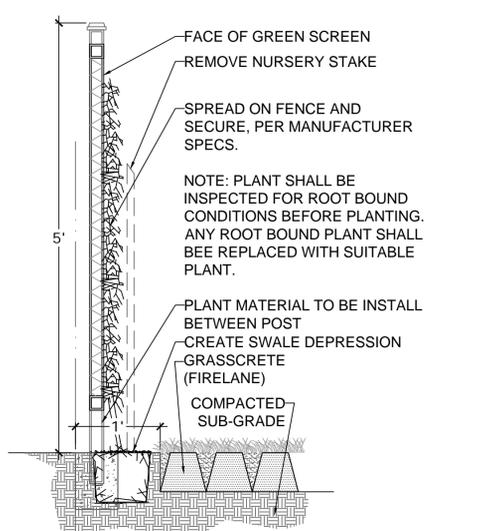
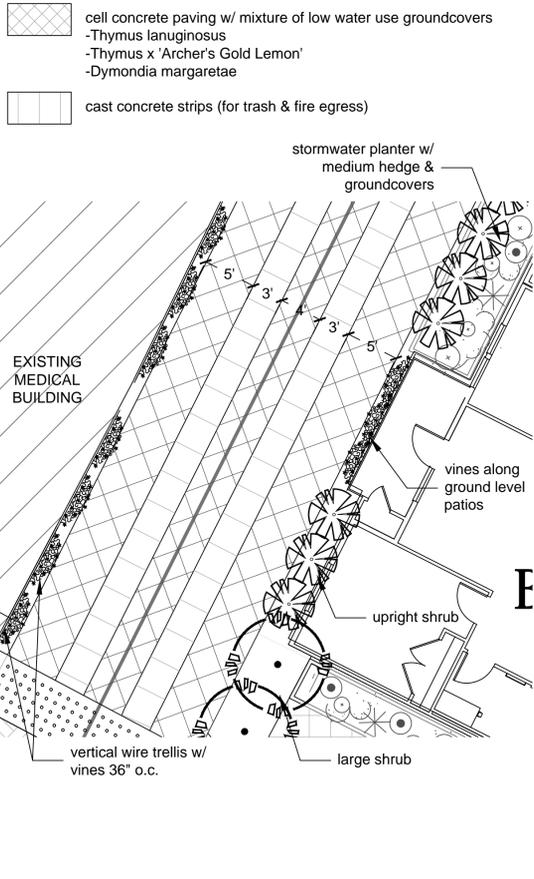
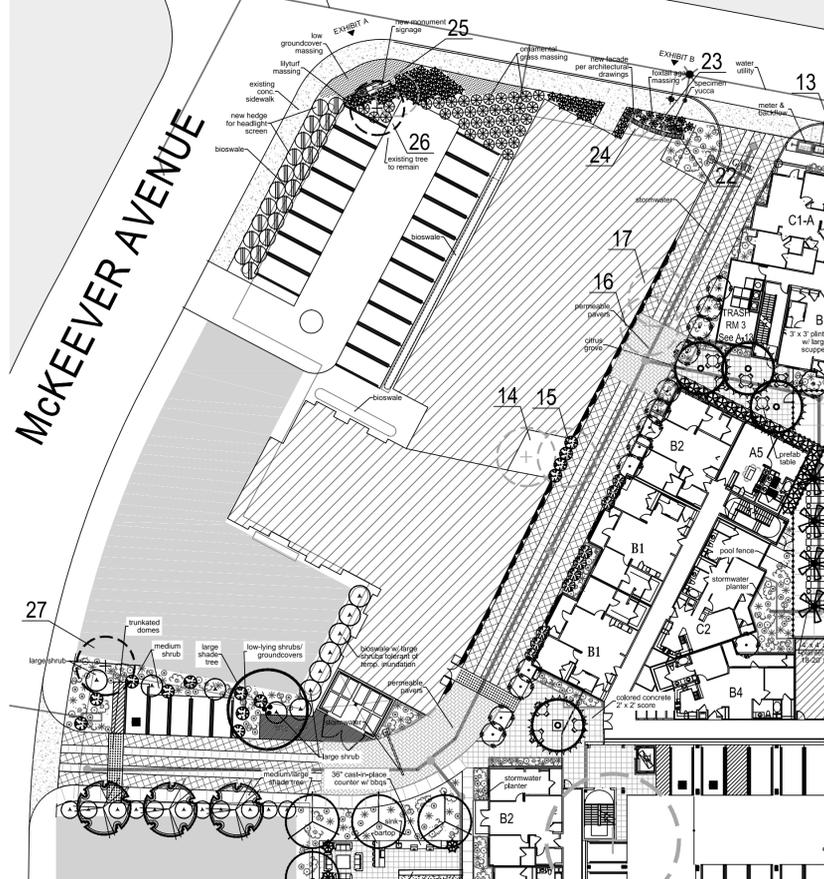
MAPLE & MAIN MIXED USE

BAY AREA PROPERTY DEVELOPERS

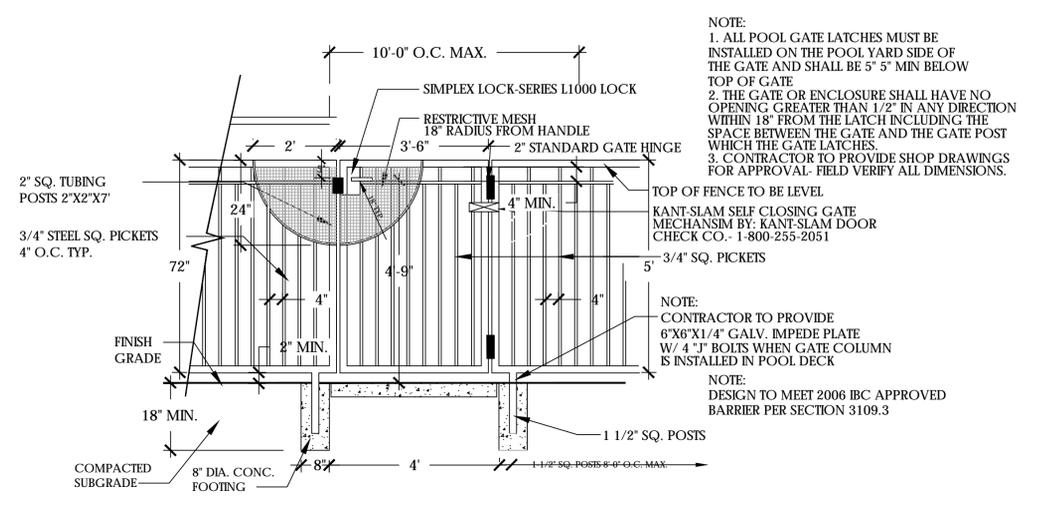
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March 9th, 2016 HAYWARD CA HPA#14746

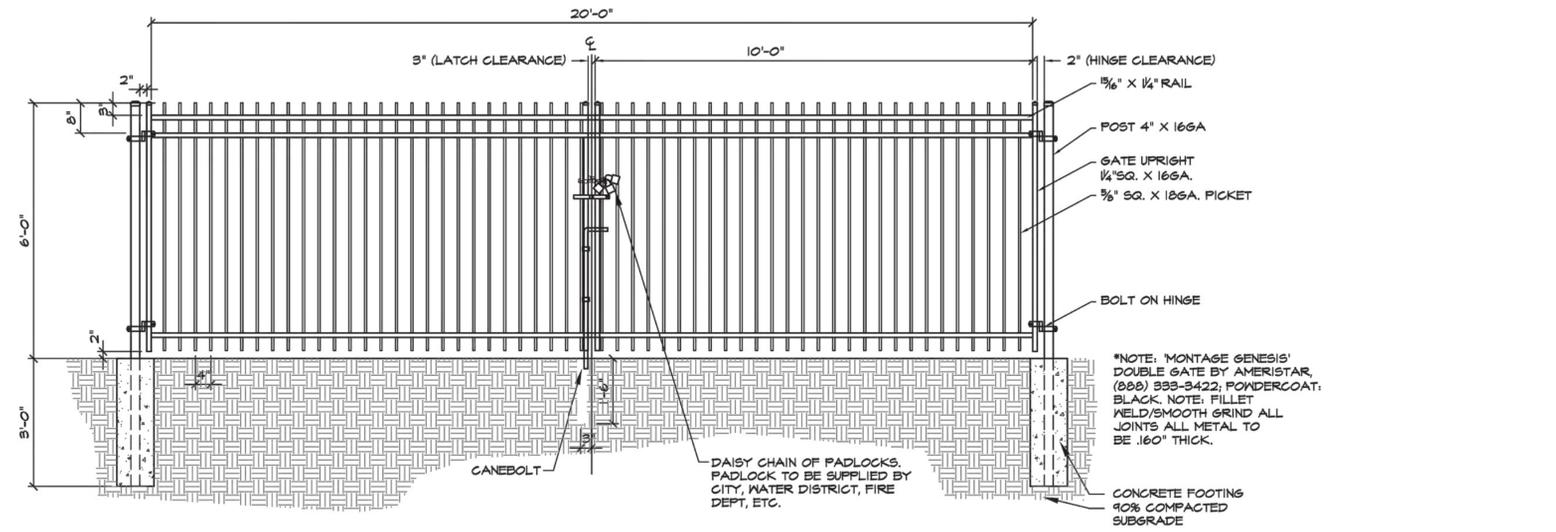
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01 VINE PLANTING DETAIL ON GREEN SCREEN
SCALE: 1"=1'-0"



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

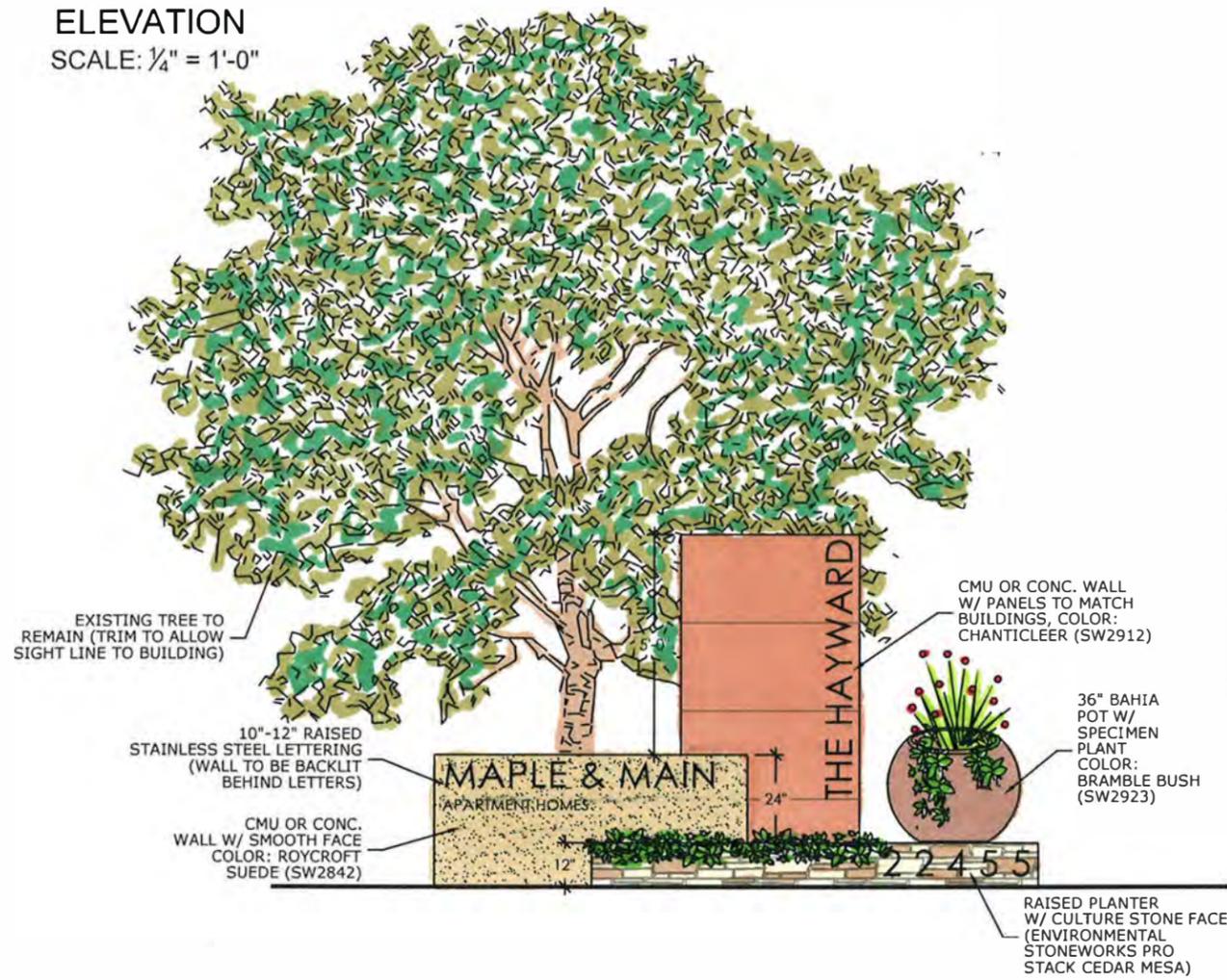


FREESTANDING GREEN SCREEN- 1



FREESTANDING GREEN SCREEN- 2

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



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

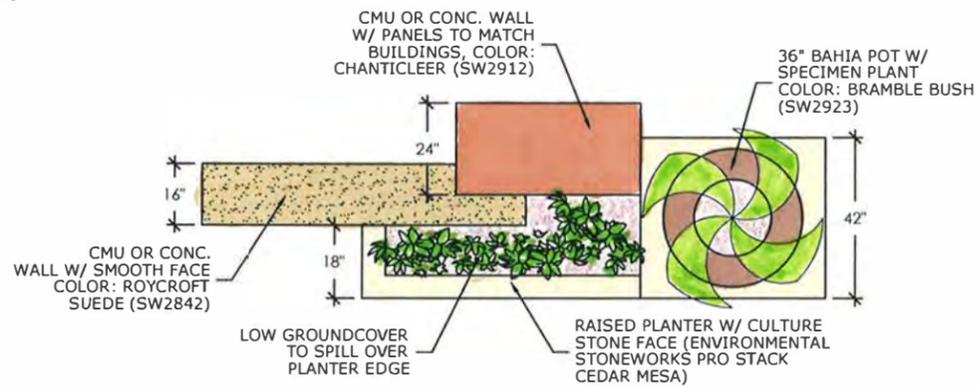
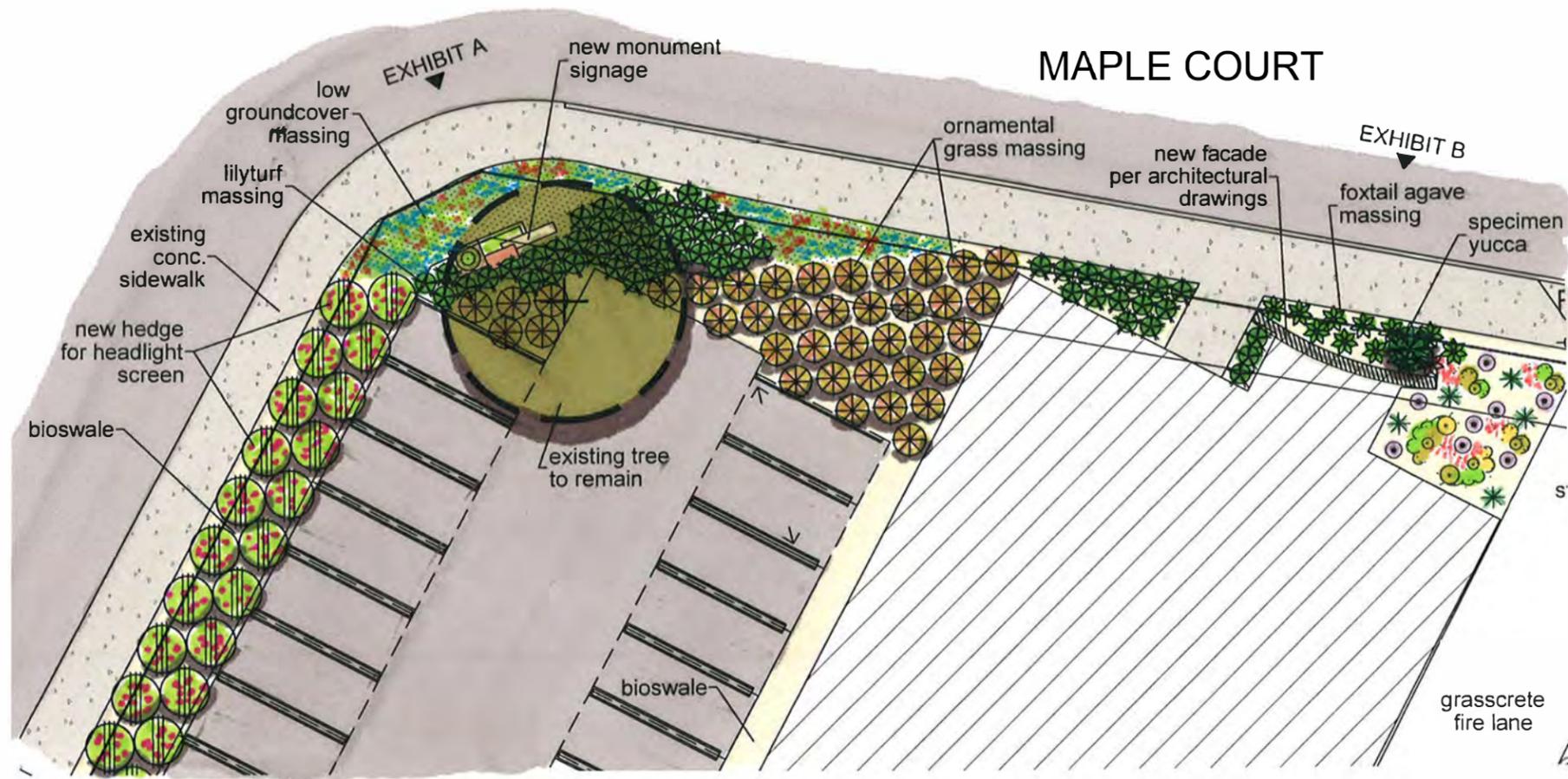


EXHIBIT A - CORNER MONUMENT



PLAN VIEW
SCALE: NTS



ELEVATION
SCALE: NTS

EXHIBIT B - BUILDING ENTRY AT MAPLE COURT



EXISTING CONDITIONS & DEMOLITION PLAN

MAPLE & MAIN APARTMENTS

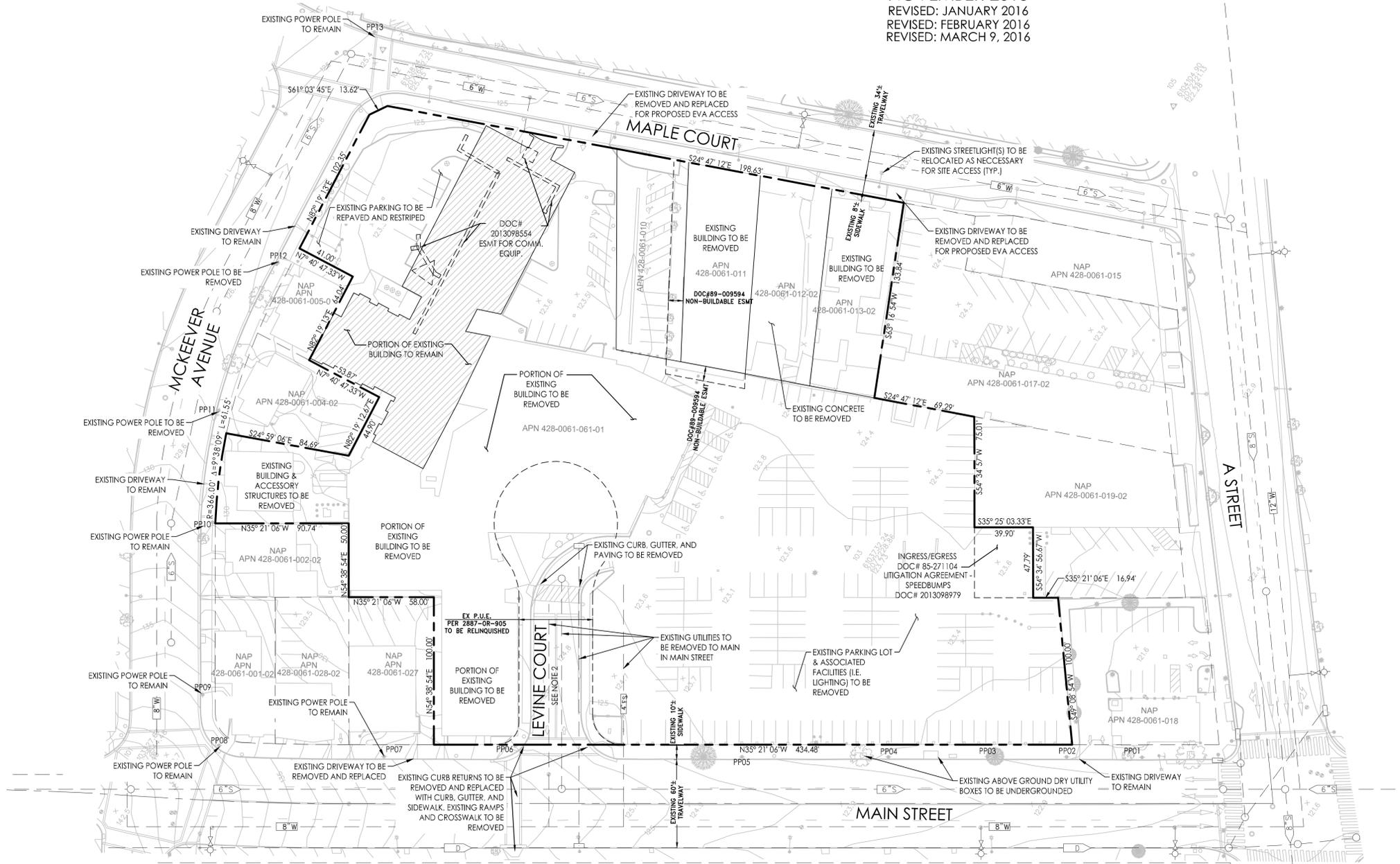
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NOVEMBER 2015

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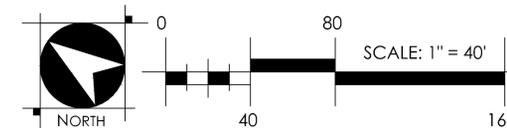
REVISED: FEBRUARY 2016

REVISED: MARCH 9, 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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CONCEPTUAL GRADING & UTILITY PLAN

MAPLE & MAIN APARTMENTS

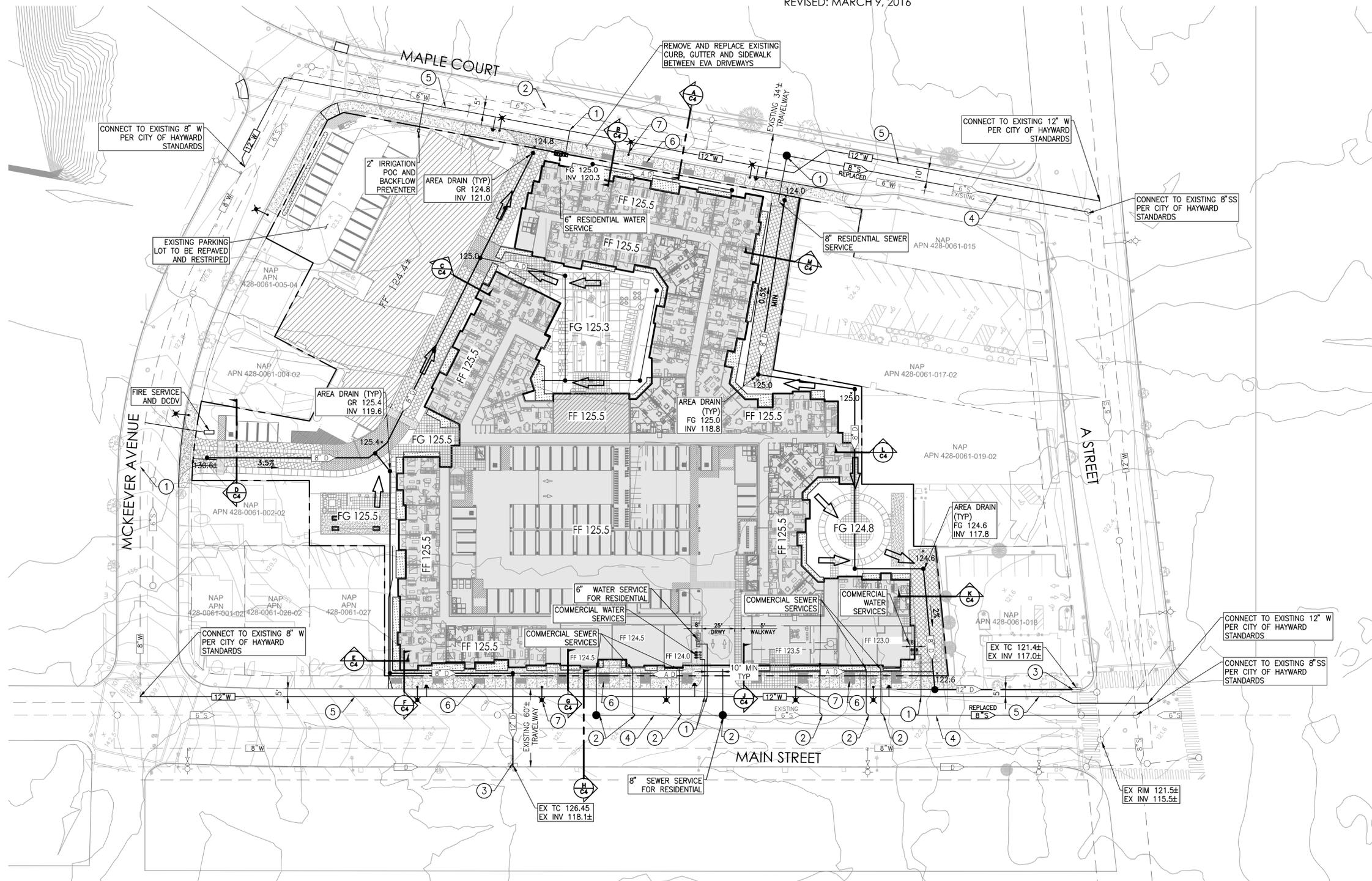
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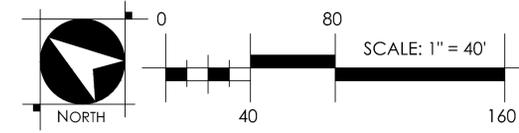


CONSTRUCTION NOTES:

- 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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SECTIONS

MAPLE & MAIN APARTMENTS

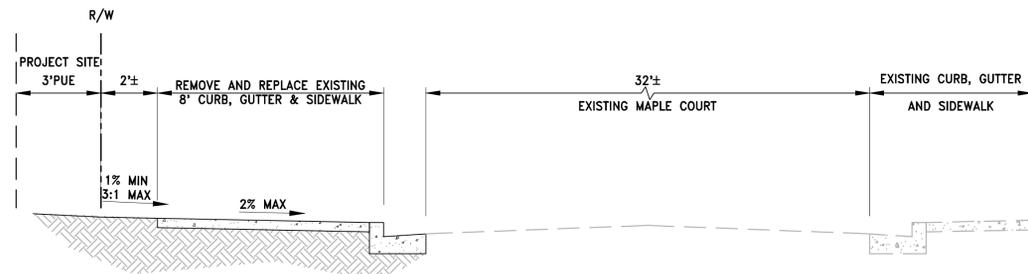
CITY OF HAYWARD, CA

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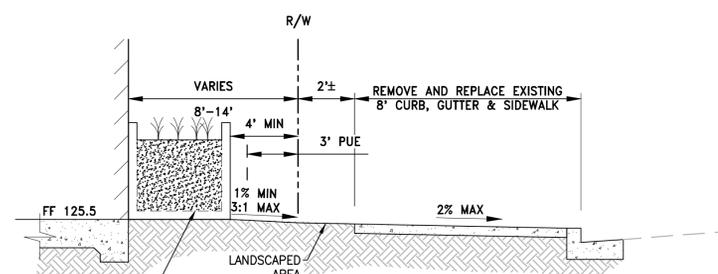
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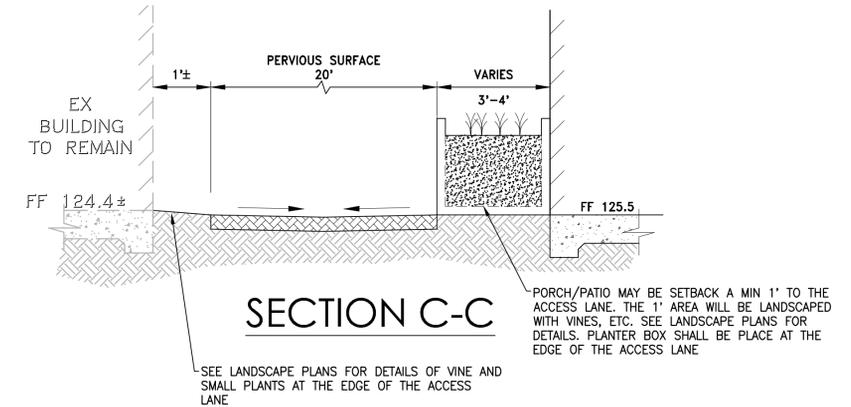
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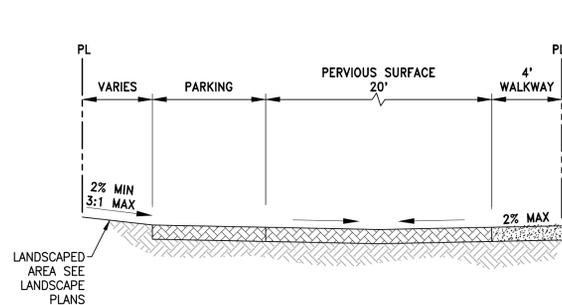
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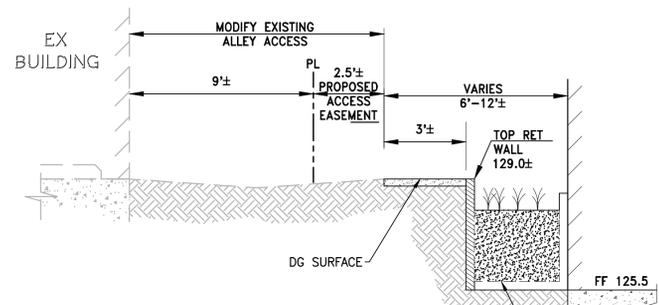
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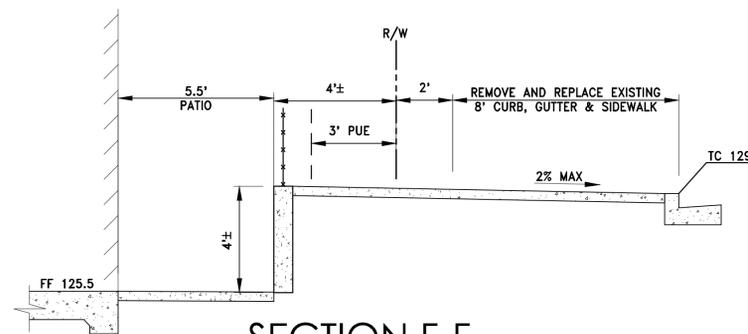
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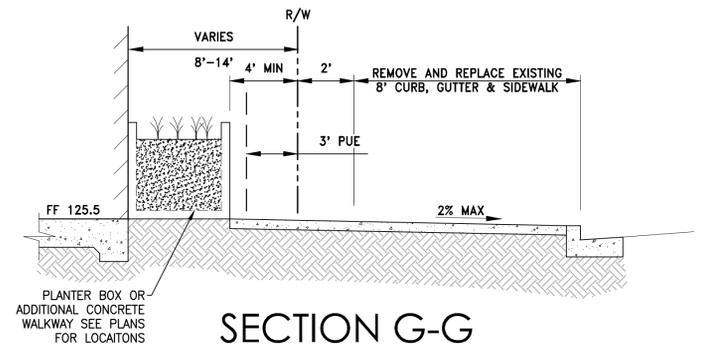
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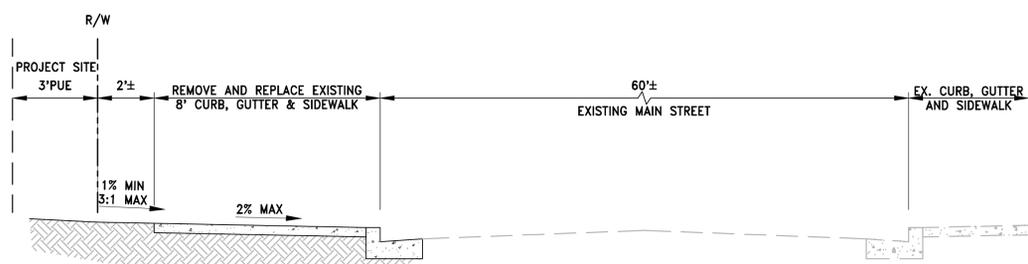
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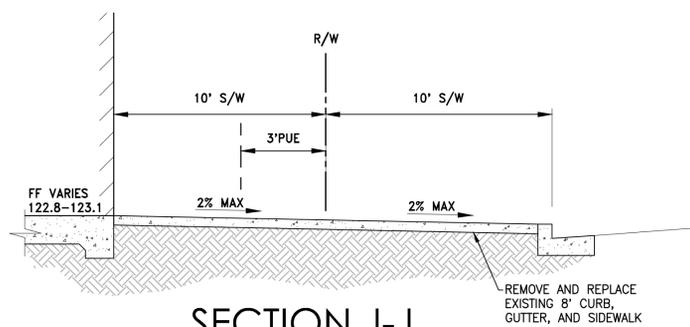
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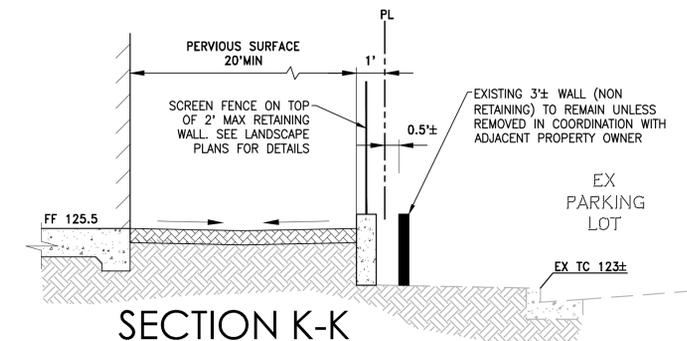
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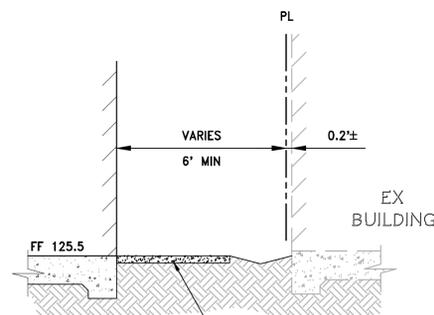
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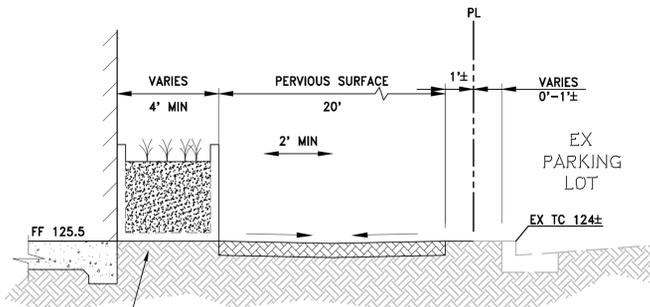
SECTION J-J



SECTION K-K

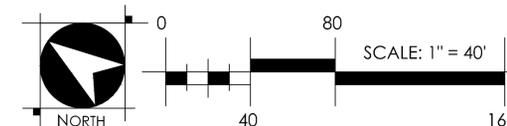


SECTION L-L



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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CONCEPTUAL STORMWATER MANAGEMENT PLAN

MAPLE & MAIN APARTMENTS

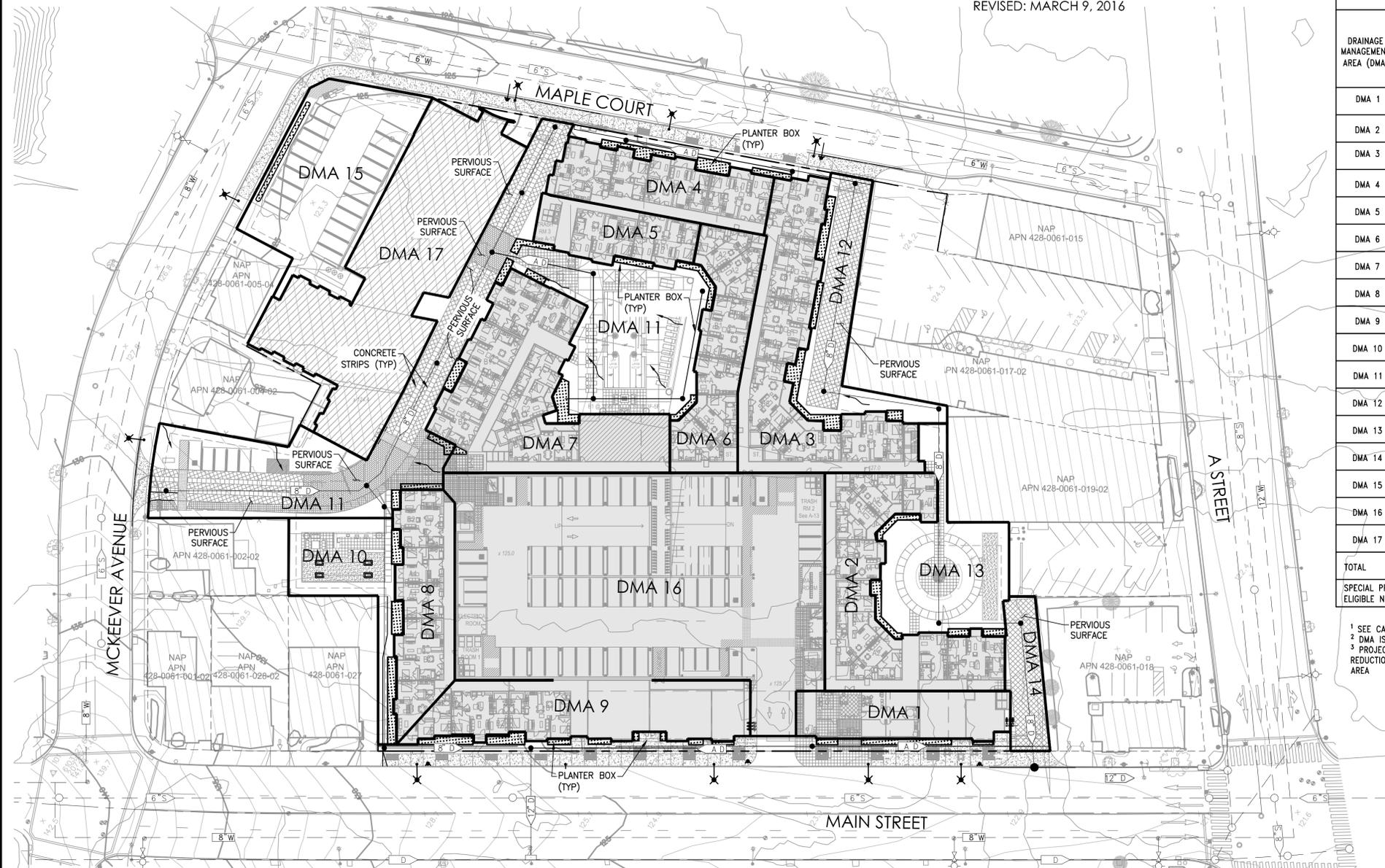
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NOVEMBER 2015

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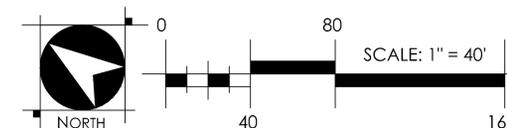
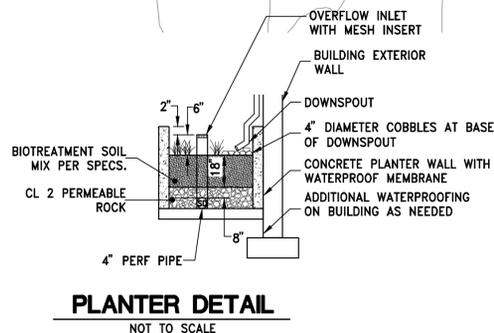
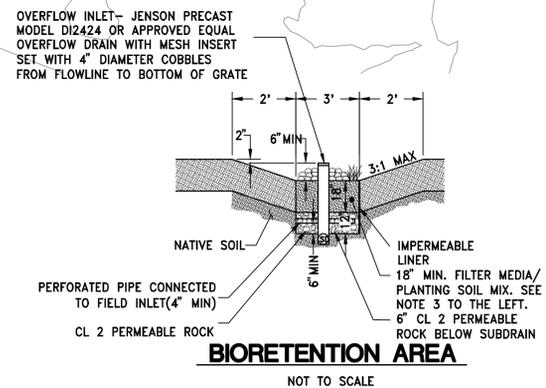
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DRAINAGE MANAGEMENT AREA (DMA)	IMPERVIOUS AREA			PERVIOUS AREA			TOTAL DRAINAGE AREA (SF)	REQUIRED TREATMENT AREA (SF) ¹	PROVIDED TREATMENT AREA (SF) ²	TREATMENT TYPE	DEPTH OF STORAGE
	PAVEMENT (SF)	ROOF (SF)	TOTAL IMPERVIOUS (SF)	PERVIOUS PAVERS (SF)	LANDSCAPE (SF)	TOTAL PERVIOUS (SF)					
DMA 1	-	4,280	4,280	-	-	-	4,280	128	220	PLANTER	6.0"
DMA 2	-	8,715	8,715	-	-	-	8,715	259	384	PLANTER	6.0"
DMA 3	-	9,715	9,715	-	-	-	9,715	289	735	PLANTER	6.0"
DMA 4	-	5,185	5,185	-	-	-	5,185	155	445	PLANTER	6.0"
DMA 5	-	3,345	3,345	-	-	-	3,345	100	144	PLANTER	6.0"
DMA 6	-	5,520	5,520	-	-	-	5,520	165	198	PLANTER	6.0"
DMA 7	-	10,987	10,987	-	-	-	10,987	327	559	PLANTER	6.0"
DMA 8	-	5,286	5,286	-	-	-	5,286	166	597	PLANTER	6.0"
DMA 9	-	7,741	7,741	-	-	-	7,741	231	488	PLANTER	6.0"
DMA 10	1,893	-	1,893	-	2,845	2,845	4,738	-	-	SELF-TREATING	-
DMA 11	6,391	-	6,391	8,999	10,284	19,283	25,674	-	-	SELF-RETAINING ²	-
DMA 12	-	-	-	3,030	2,525	5,555	5,555	-	-	SELF-RETAINING ²	-
DMA 13	2,276	-	2,276	-	4,611	4,611	6,887	-	-	SELF-TREATING	-
DMA 14	-	-	-	1,961	552	2,513	2,513	-	-	SELF-RETAINING ²	-
DMA 15	6,371	-	6,371	-	3,227	3,227	9,598	199	205	BIORETENTION	6.0"
DMA 16	-	33,285	33,285*	-	-	-	33,285	-	-	MEDIA FILTER ³	-
DMA 17	-	15,890	15,890*	-	-	-	15,890	-	-	MEDIA FILTER ³	-
TOTAL			126,880			38,034	164,914				
SPECIAL PROJECT CATEGORY "C" ELIGIBLE NON-LID TREATMENT AREA ³			69,784*								

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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