Maple and Main Mixed Use

BAY AREA PROPERTY DEVELOPERS



PROPERTY OWNER INFORMATION:

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

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

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

SHEET INDEX:

A-0 PROJECT INFO AND CODE ANALYSIS A-1 SITE PLAN, GROUND LEVEL PLAN

A-1a CIRCULATION

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A-3 THIRD THROUGH FIFTH LEVEL PLAN

A-4 ROOFTOP PLAN

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A-7 UNIT PLANS

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A-9 BUILDING ELEVATIONS

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A-11 MATERIAL AND COLOR BOARD

A-12 MEDICAL BUILDING RENOVATIONS

A-13 TRASH ENCLOSURES

L-1 COLORED SITE PLAN

L-2 PELIMINARY LANDSCAPE PLAN

L-3 PRELIMINARY IRRIGATION PLAN

L-4 LANDSCAPE DETAIL

L-5 LANDSCAPE ENTRY VIGNETTES

C-1 EXISTING CONDITIONS / DEMO PLAN

C-2 CONCEPTUAL GRADING AND UTILITY PLAN

C-3 SECTIONS

C-4 CONCEPTUAL STORMWATER CONTROL PLAN

BUILDING CALCULATIONS PER CBC 2013

RESIDENTIAL ALLOWABLE BUILDING HEIGHT

GARAGE ALLOWABLE BUILDING HEIGHT

CONSTRUCTION TYPE:

TYPE IIIA

ACCORDING TO TABLE 503: HEIGHT INCREASE (PER SECTION 504.2): 65'-0" MAXIMUM BUILDING HEIGHT AND 4 STORIES

+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"

PROJECT DESCRIPTION

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

TABLE A

FOR FRONTAGE INCREASE LOCATIONS SEE SHEET A-2

LOOR 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 AREA-9	10405 SF	52025 SF	* 48453 SF

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

CODE **BUILDING CODE ELECTRICAL CODE** MECHANICAL CODE PLUMBING CODE FIRE CODE **GREEN BUILDING ENERGY CODE**

REQUIRED:

PROVIDED:

GARAGE TOTAL

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 NONRESIDENTAIL BUILDINGS

CITY OF HAYWARD MUNICIPAL CODE AND ORDINANCES

ALLOWABLE BUILDING AREA

APARTMENTS: GARAGE: CLUBHOUSE AND LEASING:

TYPE IA, GROUP S2 (CBC TABLE 503) TYPE IIIA, GROUP A3 (CBC TABLE 503) TYPE IIIA, GROUP M (CBC TABLE 503)

ADJUSTED OVERALL BUILDING AREAS PER SECTIONS 506.1, 506.2, 506.3, 506.4: PER SECTIONS 506.2 (FRONTAGE INCREASE)

Aa = 48,000 SF (SEE FORMULA BELOW *)

* AREA MODIFICATIONS PER 506.1, 506.2, 506.3, 506.4

Aa = { At + [At X If] + [At X Is] }

RETAIL

Aa = ALLOWABLE AREA PER STORY

= TABULAR AREA PER STORY IN ACCORDANCE WITH TABLE 503

= 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:

ADJUSTED OVERALL BUILDING AREA PER SECTION 506.4:

** AREA MODIFICATIONS PER 506.2

= ALLOWABLE AREA PER STORY

= TABULAR AREA PER STORY IN ACCORDANCE WITH TABLE 503

SECTION 506.2

WITH SECTION 506.3

FRONTAGE INCREASE

= [1/1 - 0.25] 3-/30

= 0.75 MAXIMUM

RECYCLABLE = GARBAGE = 46 CY/WEEK

DESIGN / INSTALLATION OF FIRE SPRINKLER SYSTEMS COMPLYING WITH NFPA 13 STANDARDS

= 235 DWELLING UNITS x 5 (GALLONS PER UNIT) / 200 = 6 CY/WEEK

GARBAGE = 3 TRASH COMPACTORS - MARATHON MINI-MAC APARTMENT COMPACTOR (150 UNCOMPACTED CY/WEEK), ONE IN EACH TRASH ROOM, COMPACTION RATIO - 3:1

AREA CALCULATIONS

TYPE IIIA, GROUP R2 (CBC TABLE 503)

= AREA INCREASE FACTOR DUE TO FRONTAGE AS CALCULATED IN ACCORDANCE WITH SEC. 506.2

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

= 24,000 SQFT

Aa X 2 = 24,000 X 2 = 48,000 SQFT

Aa = { At + [At X If] + [At X Is] }

= AREA INCREASE FACTOR DUE TO FRONTAGE AS CALCULATED IN ACCORDANCE WITH

= AREA INCREASE FACTOR DUE TO SPRINKLER PROTECTION AS CALCULATED IN ACCORDANCE

= [F/P - 0.25] W/30

MAXIMUM SQFT WITH FROTAGE INCREASE

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

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

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

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

RECYCLABLE = 3 TRASH COMPACTORS - MARATHON MINI-MAC APARTMENT COMPACTOR (150 UNCOMPACTED CY/WEEK), ONE IN EACH TRASH ROOM

= 3 2-CY BINS, ONE IN EACH TRASH ROOM,

PROJECT SUMMARY AND UNIT TABULATIONS

GROSS LAND AREA 171,061 sq.ft. 3.93 (+/-ACRES) **235 UNITS**

TOTAL UNITS: GROSS DENSITY

59.8 DU/AC LOT COVERAGE

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	24
A1	1BR/1BA	698	60	758	17	11,866	12,886	7.2%		1.50	26
A2	1BR/1BA	688	91	779	35	24,080	27,265	14.9%		1.50	53
A4	1BR/1BA	582	60	642	1	582	642	0.4%		1.50	2
A4 affordable	1BR/1BA	582	60	642	19	11,058	12,198	8.1%	34.0%	1.00 *	19
A4-A	1BR/1BA	640	0	640	5	3,200	3,200	2.1%		1.50	8
A5	1BR/1BA	703	0	703	3	2,109	2,109	1.3%		1.50	5
B1	2BR/2BA	1,108	92	1,200	74	81,992	88,800	31.5%		1.50	111
B2 affordable	2BR/2BA	1,037	40	1,077	20	20,740	21,540	8.5%		1.00 *	20
B2-A	2BR/2BA	1,037	95	1,132	2	2,074	2,264	0.9%		1.50	3
B2-A affordable	2BR/2BA	1,037	95	1,132	3	3,111	3,396	1.3%		1.00 *	3
B4	2BR/2BA	1,097	143	1,240	5	5,485	6,200	2.1%		1.50	8
B5	2BR/2BA	1,150	140	1,290	5	5,750	6,450	2.1%		1.50	8
B6	2BR/2BA	1,020	122	1,142	5	5,100	5,710	2.1%	48.5%	1.50	8
C1	3BR/2BA	1,230	90	1,320	10	12,300	13,200	4.3%		1.50	15
C1-A	3BR/2BA	1,190	108	1,298	5	5,950	6,490	2.1%	10.6%	1.50	8
C2	3BR/2BA	1,125	70	1,195	5	5,625	5,975	2.1%		1.50	8
C2 affordable	3BR/2BA	1,125	70	1,195	5	5,625	5,975	2.1%		1.00 *	5
TOTAL					235	215,719	233,372	100%	100.0%	RES.	329

AVERAGE NET UNIT SIZE: 918 S.F.

993

70 S.F. / UNIT (AVERAGE)

47,741 S.F.

12,480 S.F.

S.F.

3.600 S.F. CLUBHOUSE/FITNESS: 1,580 S.F. **LEASING OFFICE:** RETAIL: 5,295 S.F.

AVERAGE GROSS UNIT SIZE:

COMMERCIAL (EXISTING)

PERIMETER OPEN SPACE

PRIVATE OPEN SPACE

COMMON OPEN SPACE ANALYSIS: 3,720 S.F. COURTYARD : **COURTYARD 2** 9,510 S.F. **COURTYARD 3** 6,200 S.F.

TOTAL: 31,910 S.F. 6,382 S.F. / UNIT

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

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

Residential Stalls Provided (Garage)	316	1.43 STALLS/UNIT
Resid. Motorcycle Parking Provided (14 Stalls, Garage)	6	(2 motrcycl. = 1 stall)
Residential Bicycle Parking Provided (60 bikes, Garage)	1 3	(4 bikes = 1 stall)
TOTAL RESIDENTIAL PROVIDED	335	1.50 STALLS/UNIT
(includes 10% guest; 30% Compact; 18 EV stalls)		6 in excess
TOTAL RETAIL PROVIDED	24	(1 per 315 sq.ft.)
(all on the ground level of the Garage)		7 in excess
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	517	

<u>494</u> BREAKDOWN OF GARAGE PARKING: 335 residential + 135 commercial + 24 retail = (including parking credits)

(See Sheets A-1 through A-4 and Sheet A-10 for breakdown per level)

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

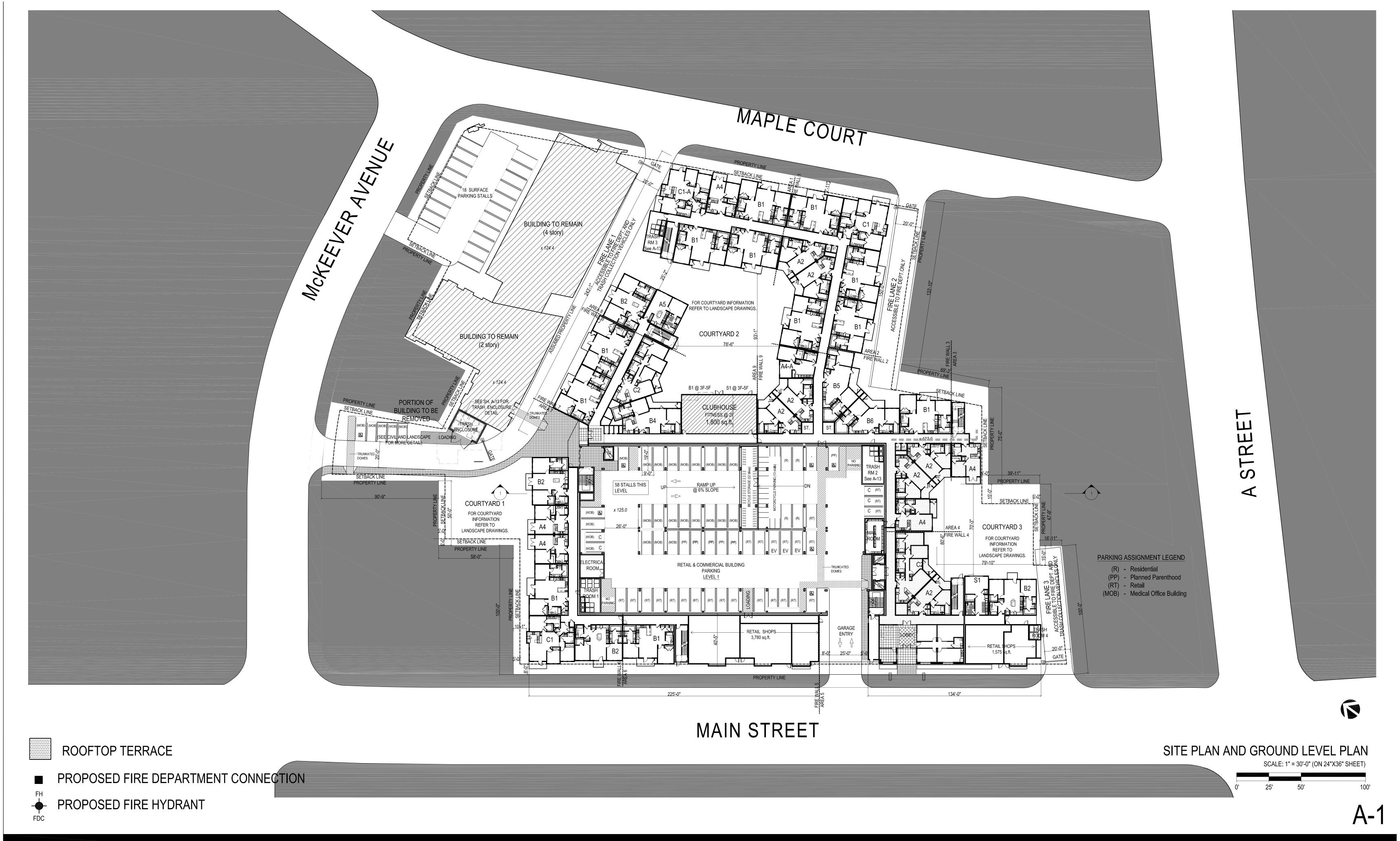
RESIDENTIAL: 2% of 332 = 7 STALLS REQUIRED. 7 stalls provided (located on levels 2,3,4,5) COMMERCIAL: 5% of 168 = 8 STALLS REQUIRED. 8 stalls provided (located on levels 1,2 and 3)

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

MAPLE & MAIN MIXED USE BAY AREA PROPERTY DEVELOPERS



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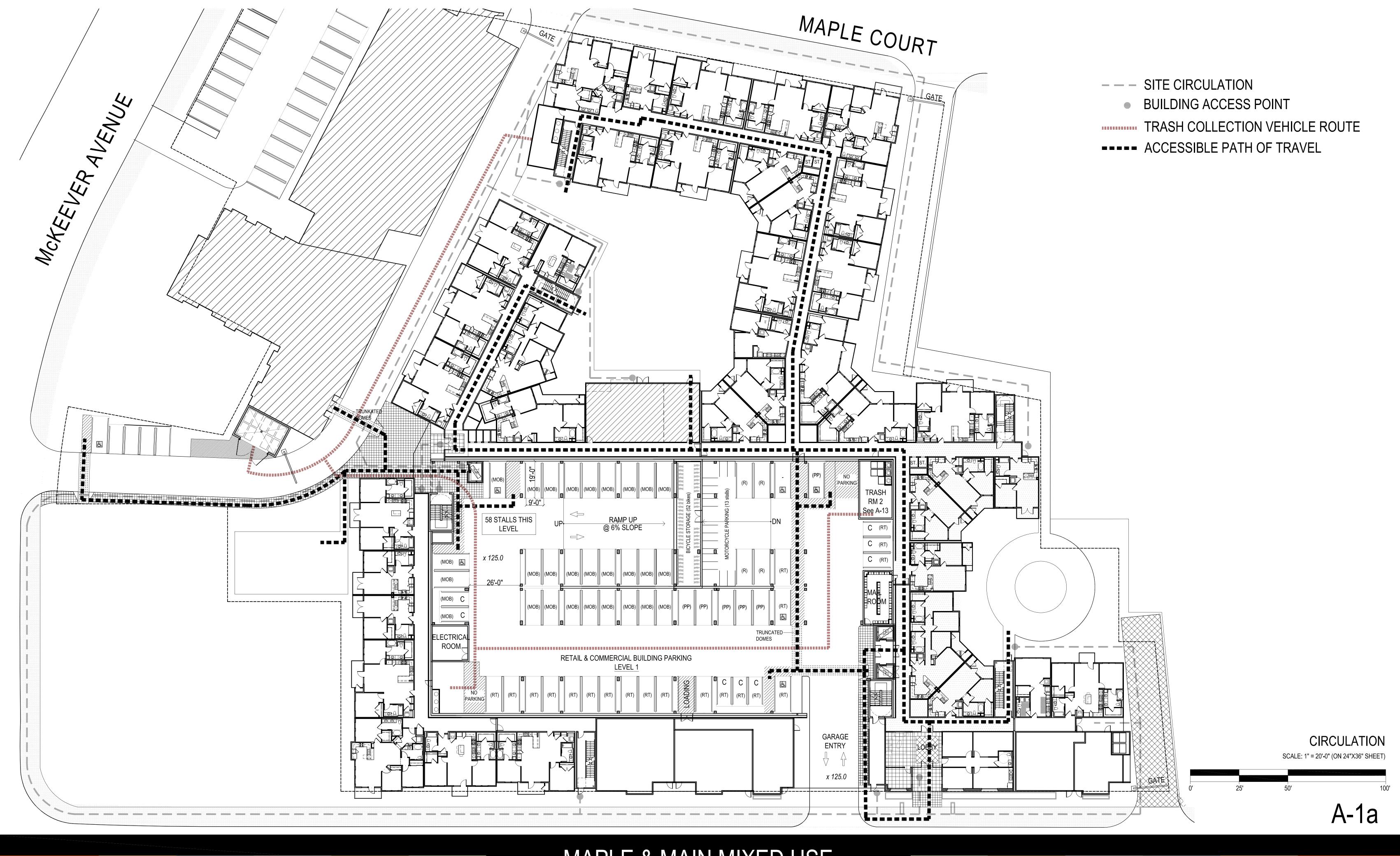


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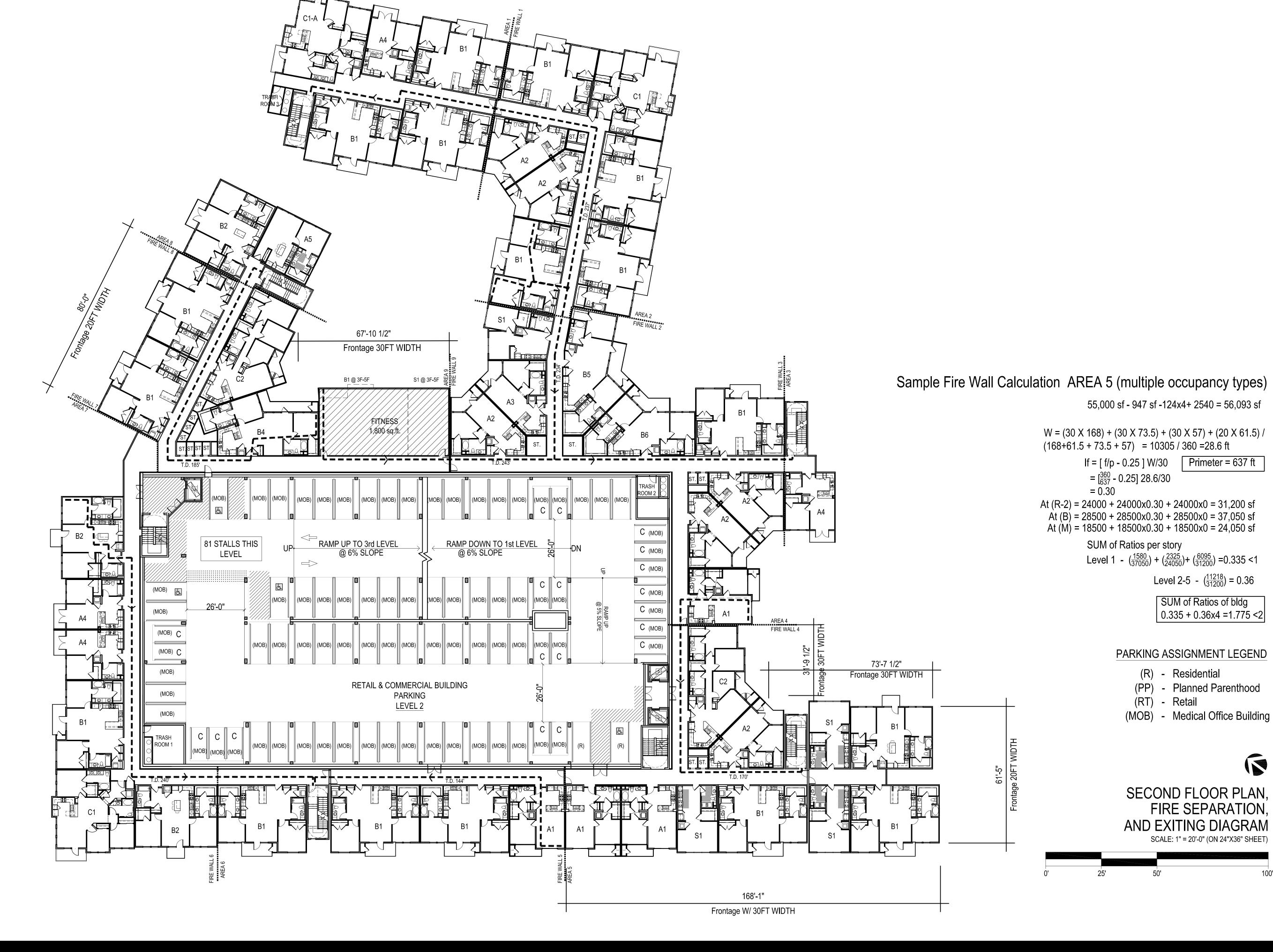


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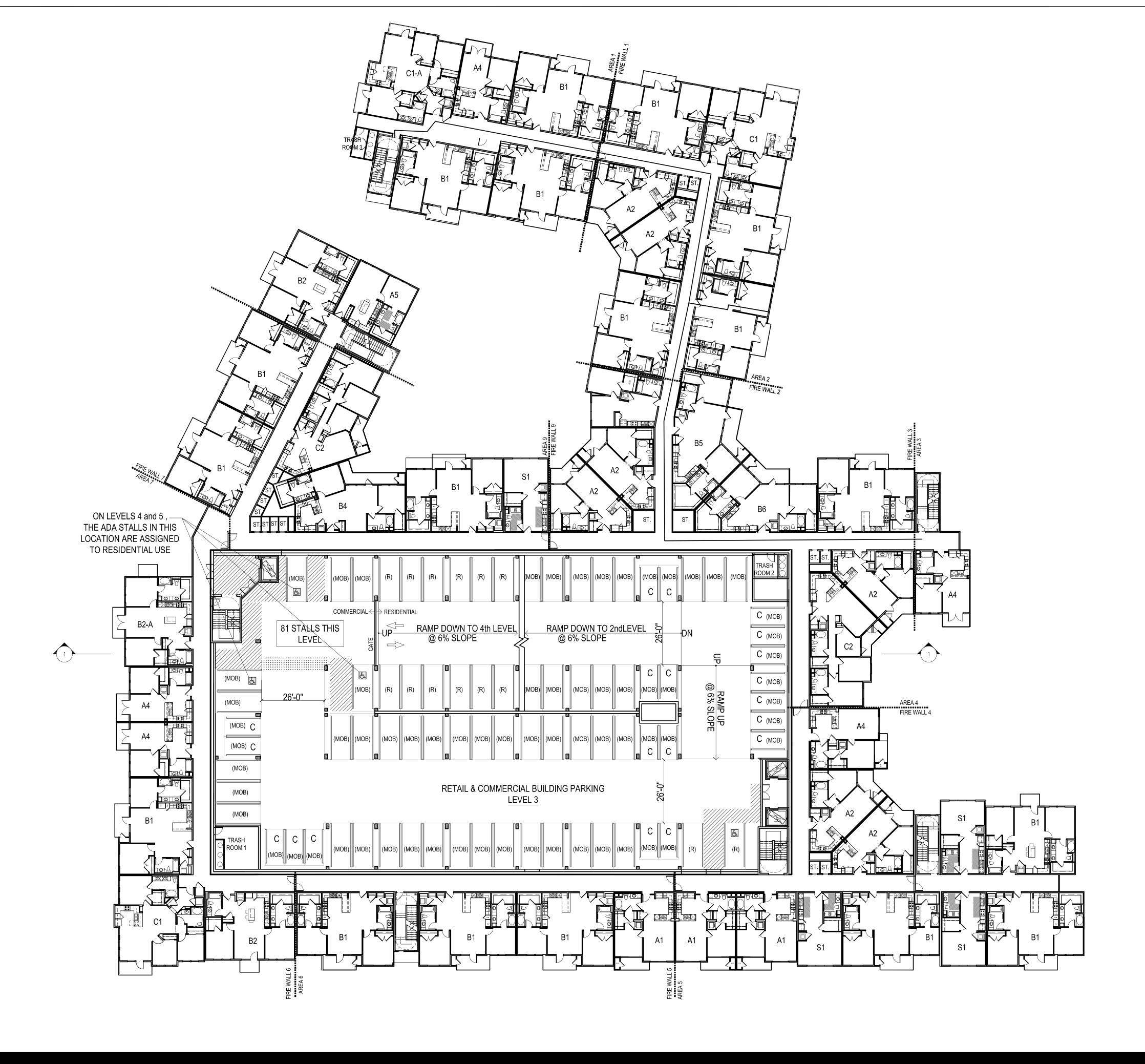
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A-2



PARKING LEVELS 4 THROUGH 6 (NOT SHOWN IN THIS SET) HAVE IDENTICAL TO THIS LAYOUT AND ALL RESIDENTIAL STALLS

PARKING ASSIGNMENT LEGEND

(R) - Residential

(PP) - Planned Parenthood

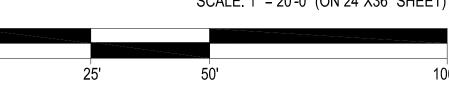
Retail

- Medical Office Building



3RD-5TH LEVEL PLAN - APARTMENTS AND 3RD LEVEL PLAN - PARKING

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



A-3

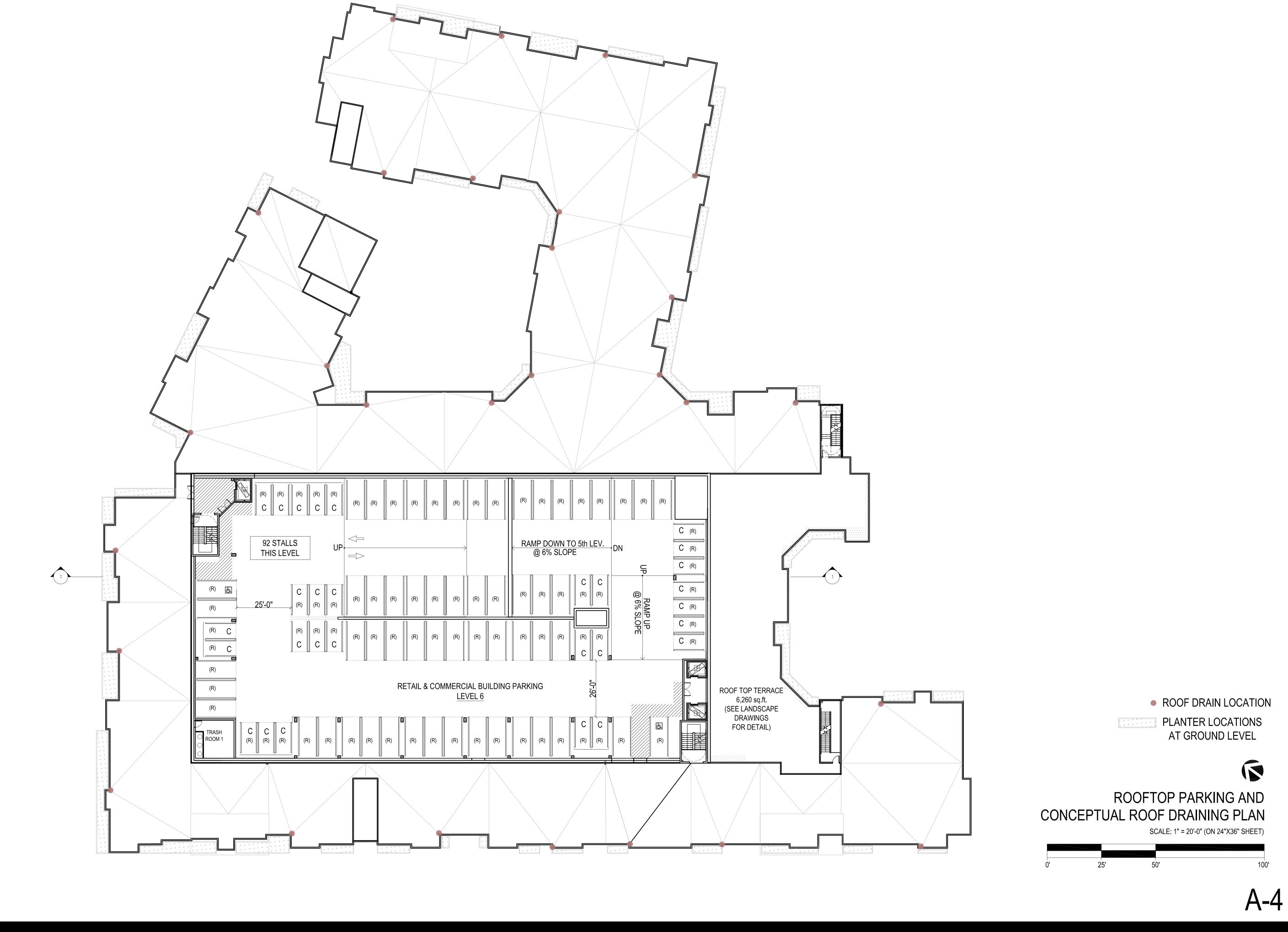
March 3, 2016

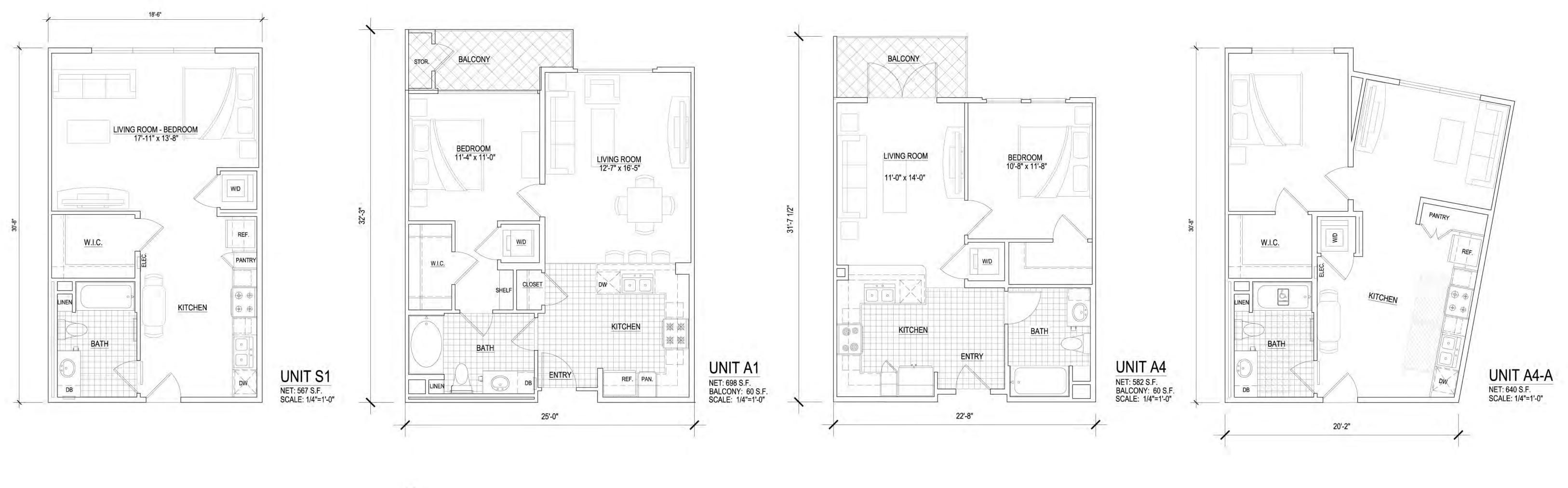
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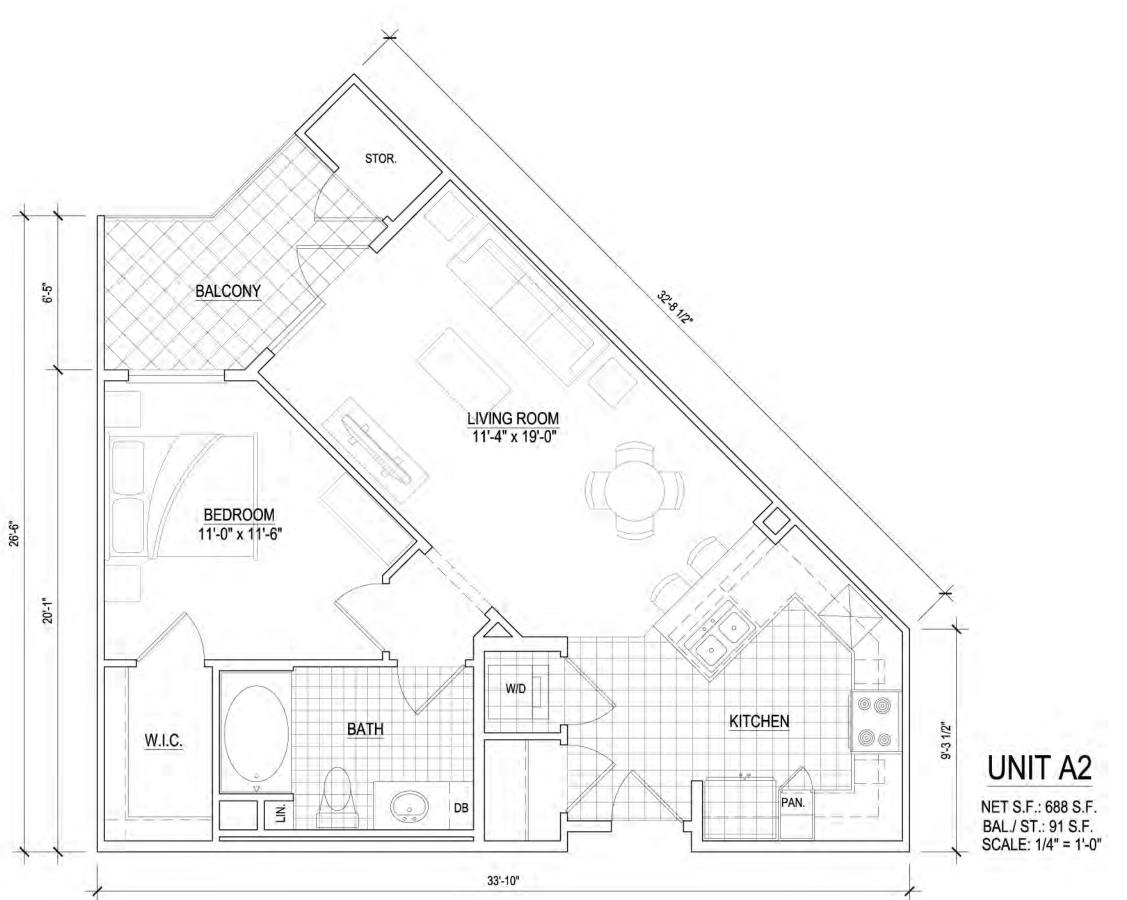
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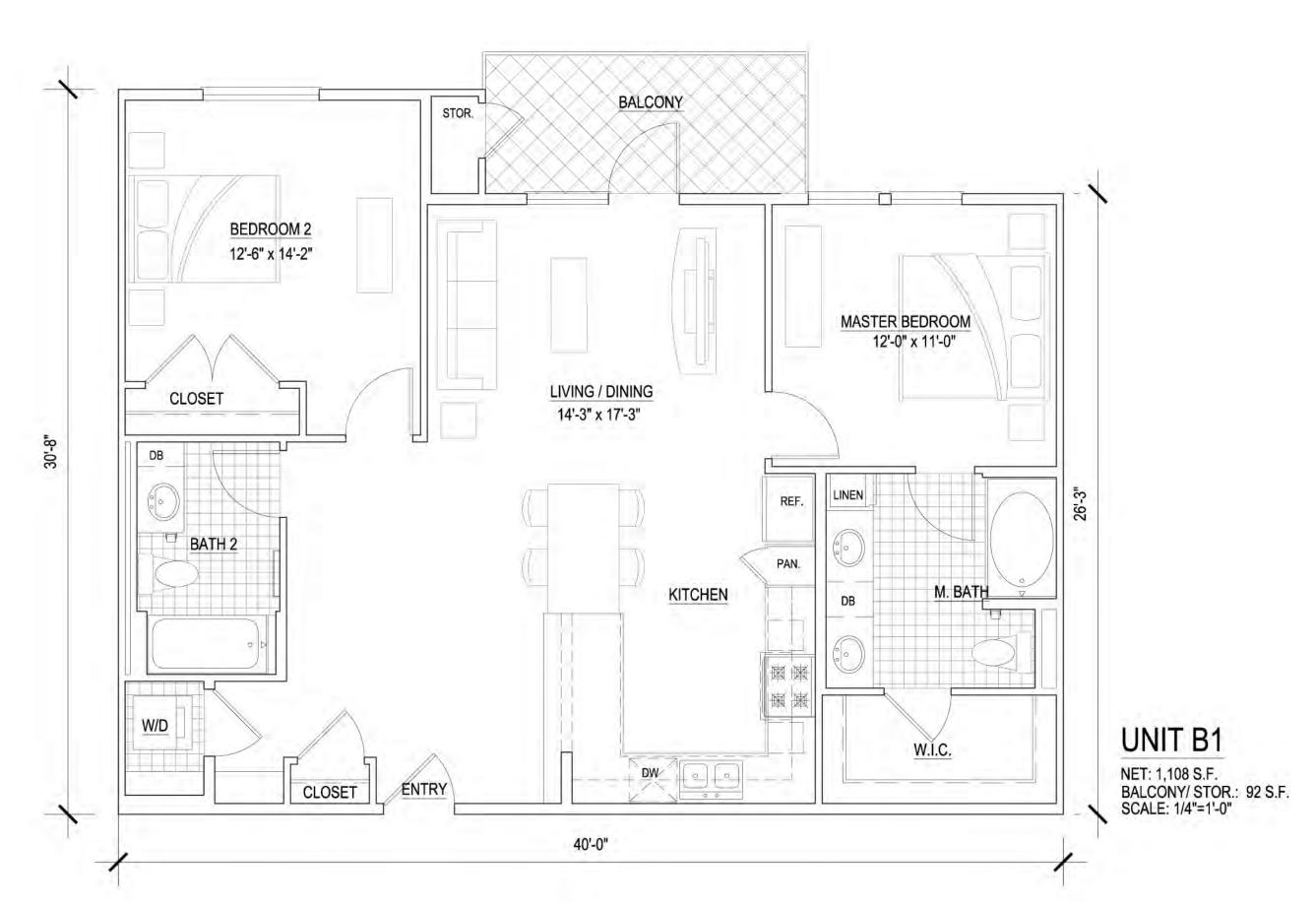
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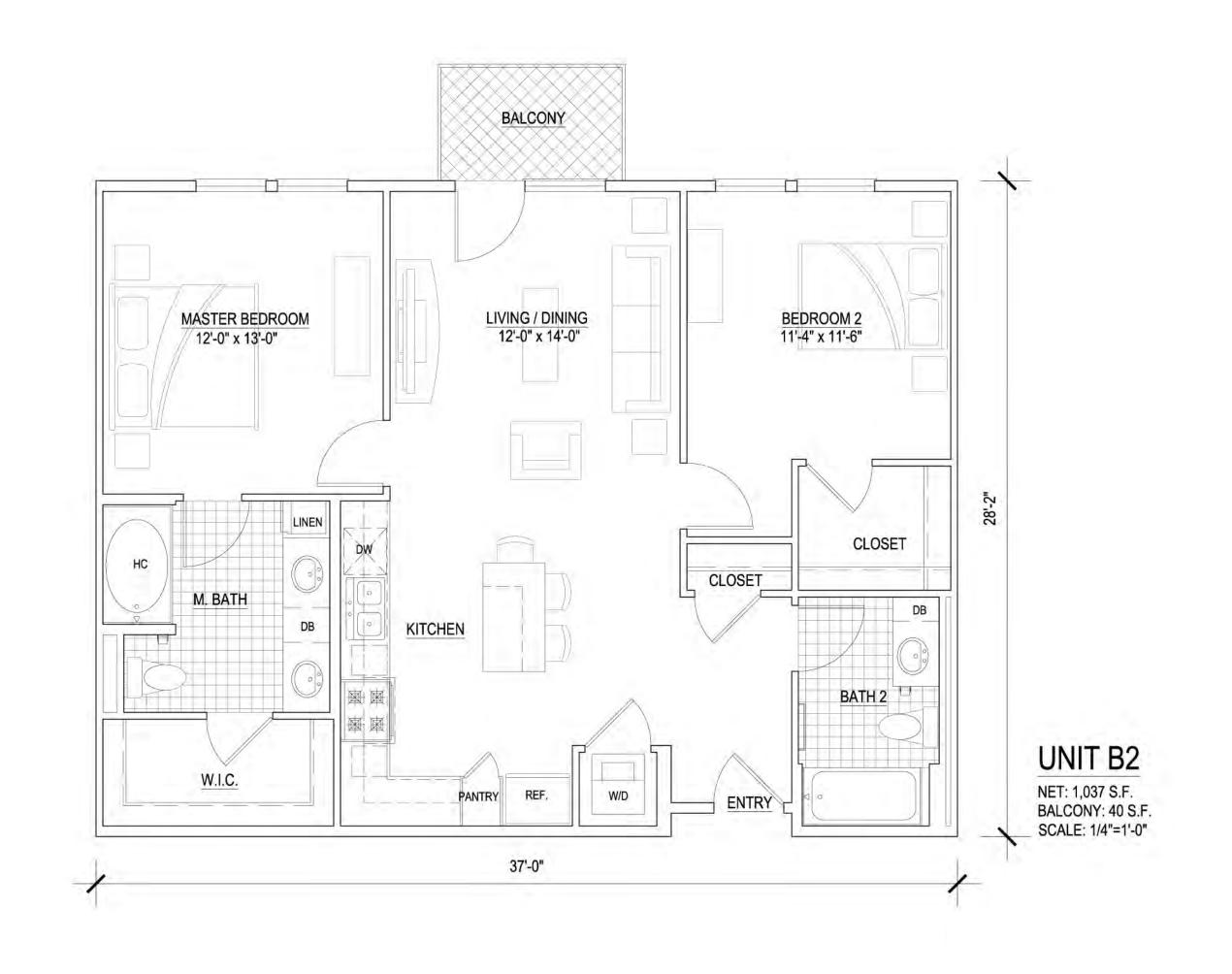


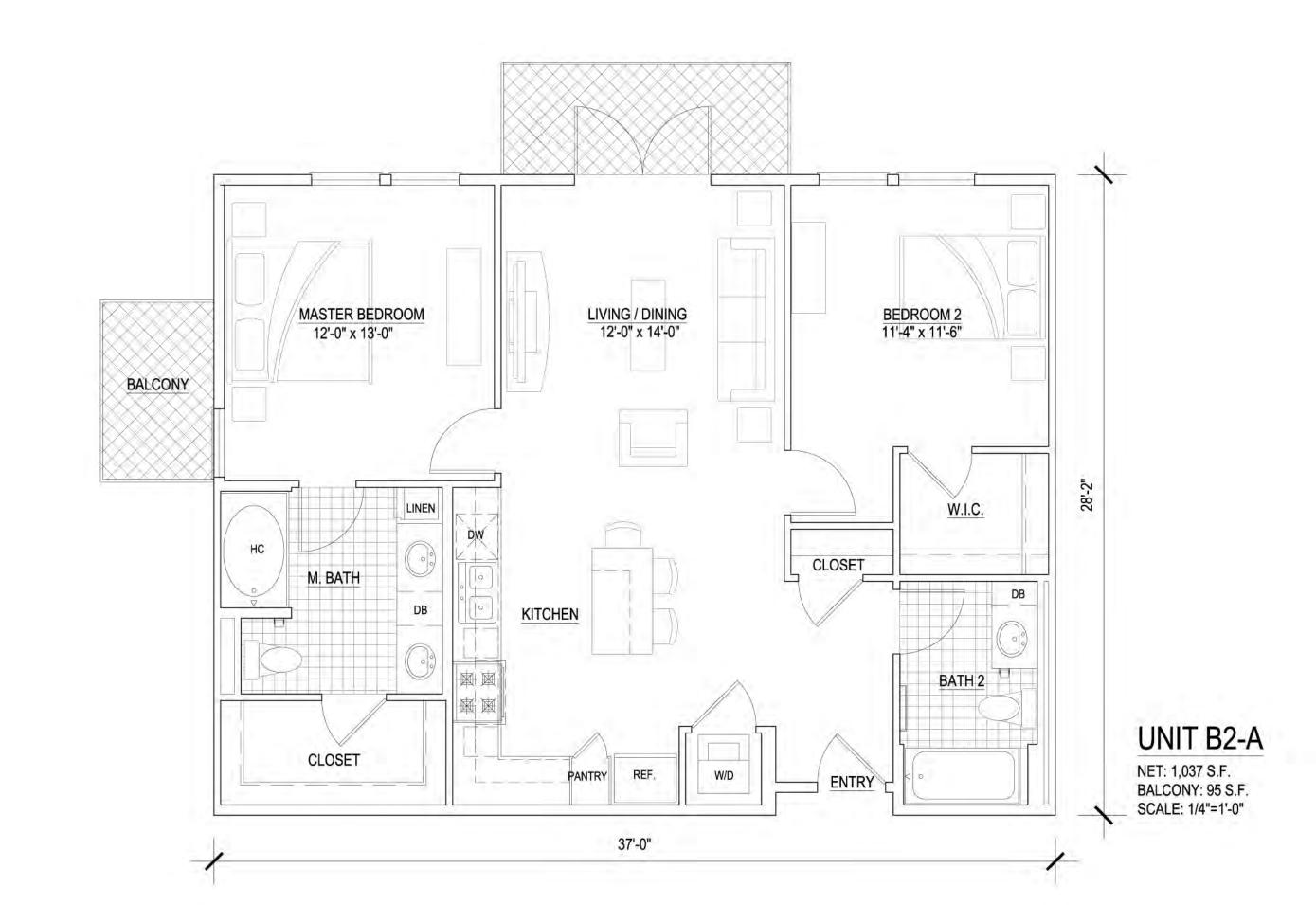


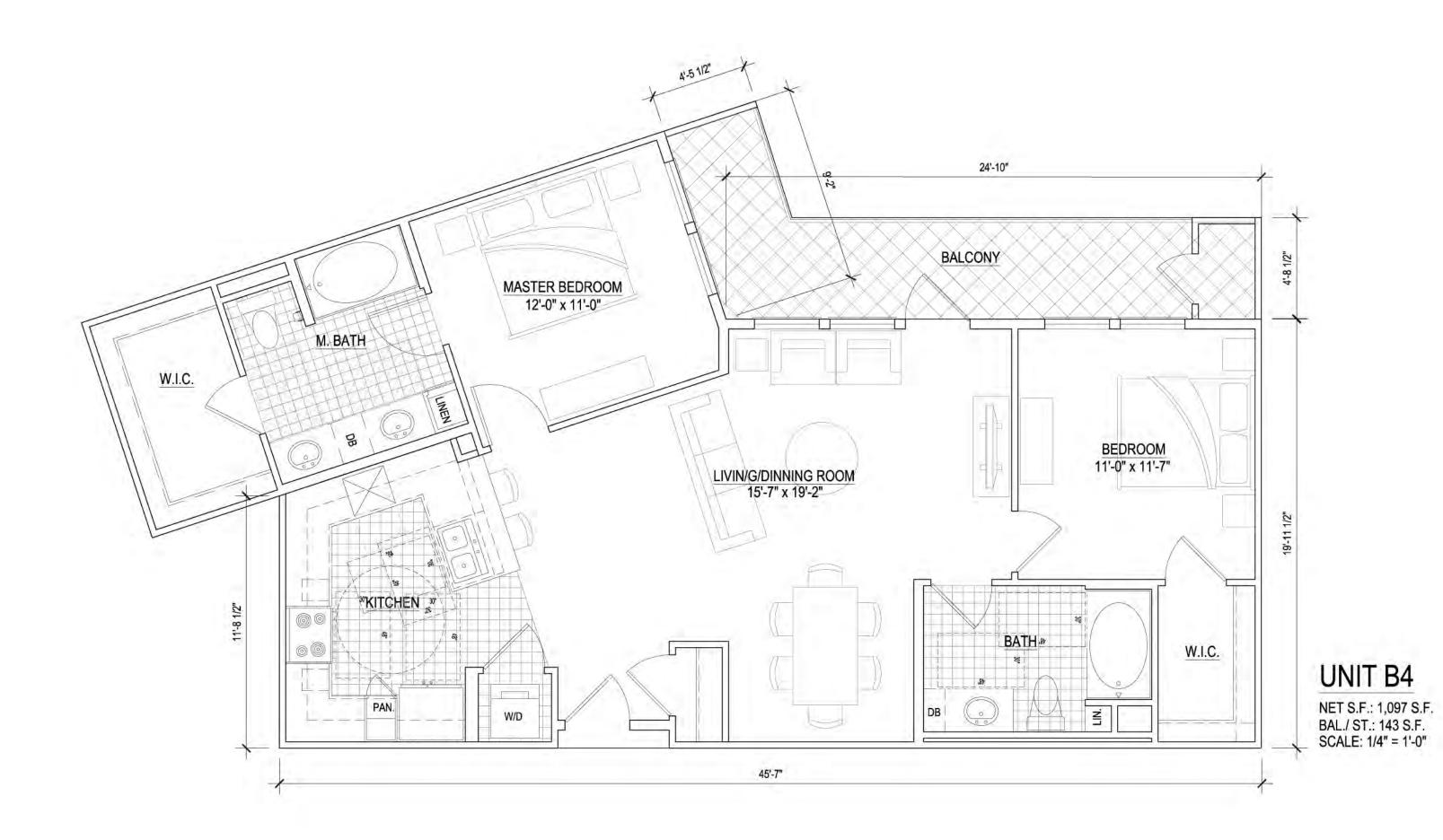




UNIT PLANS







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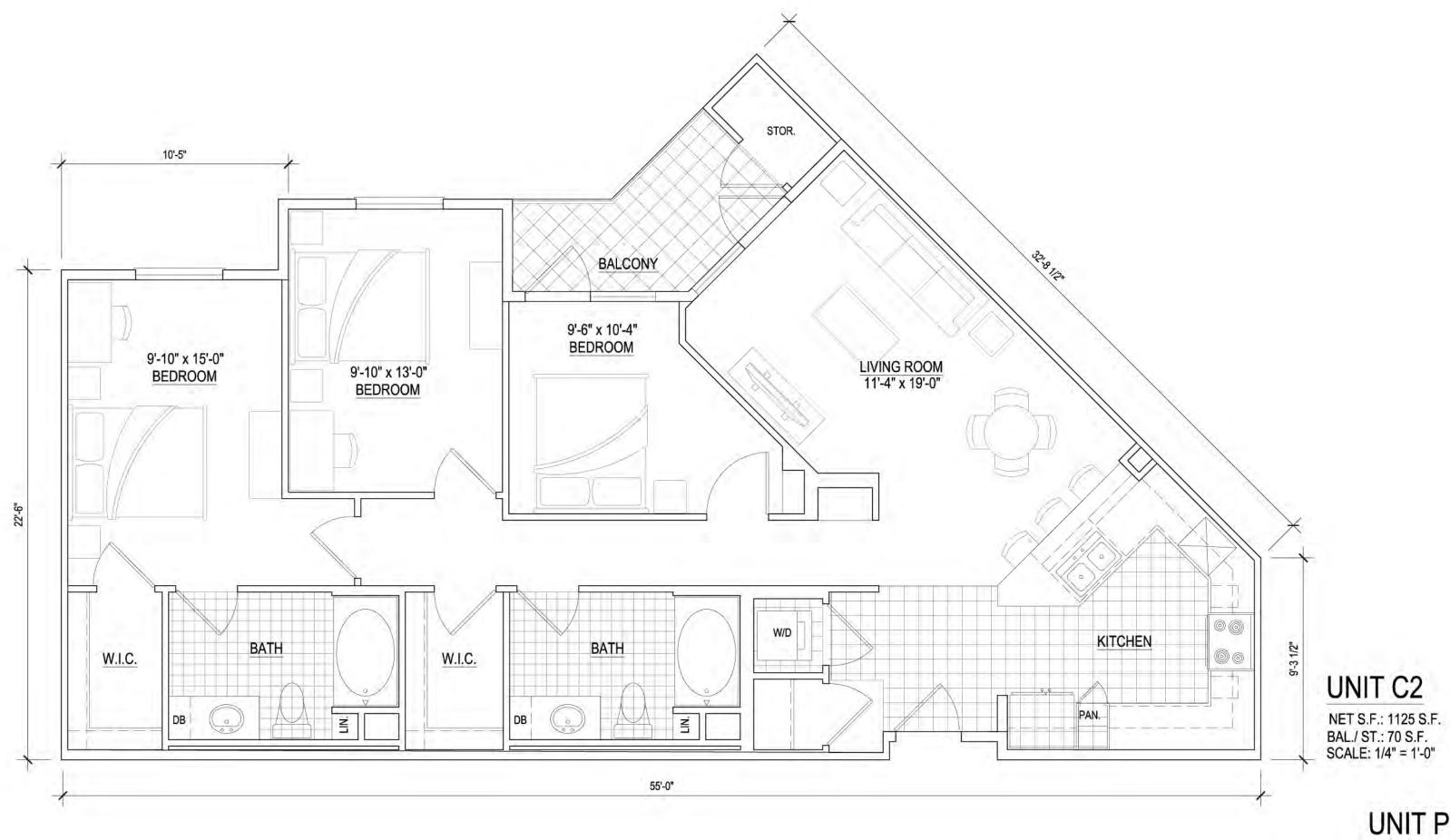
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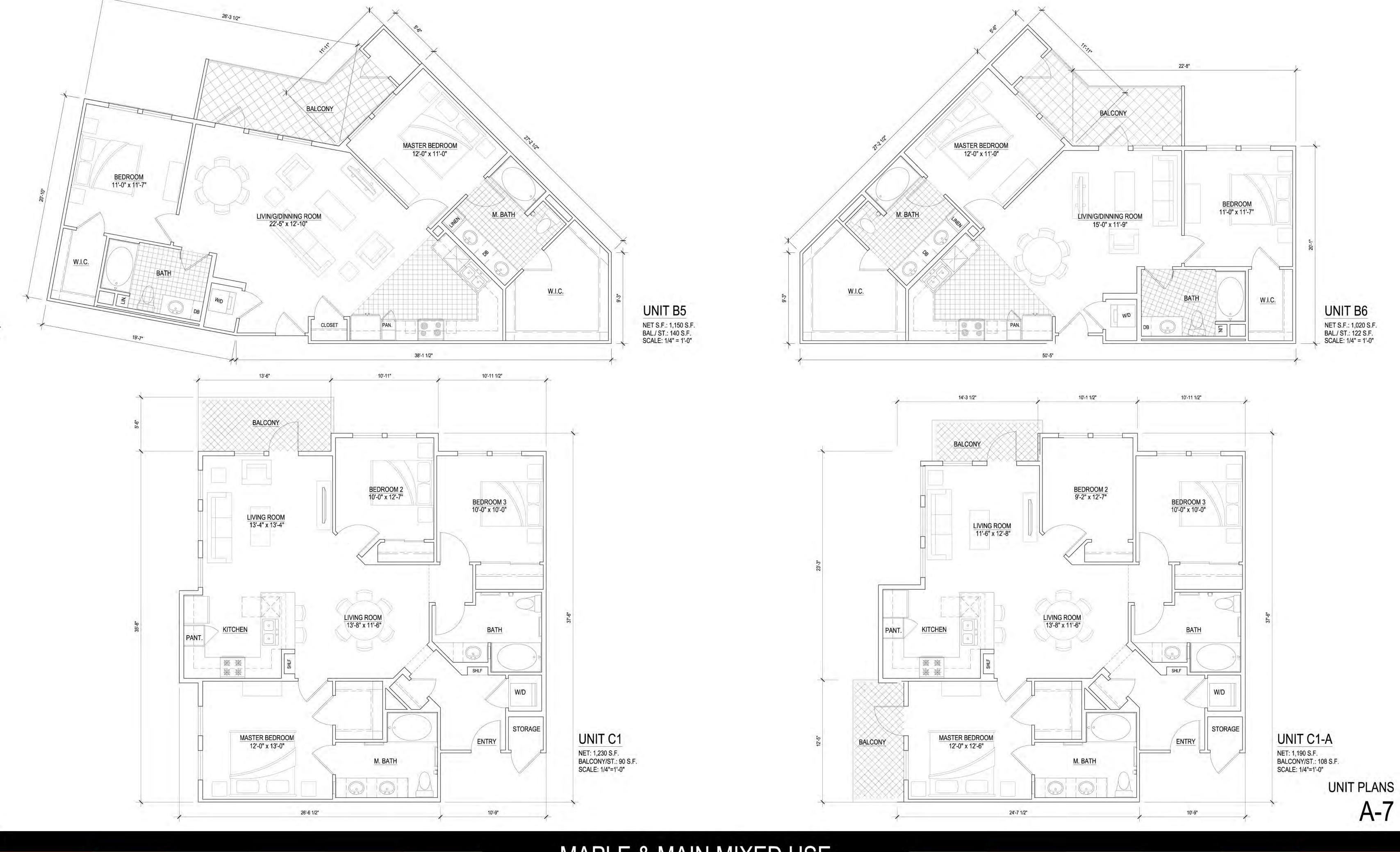
drawings for technical information and measurements.

regulatory authorities and building code analysis. Dimensions

shown are of a strategic intent only. Refer to surveys and civil



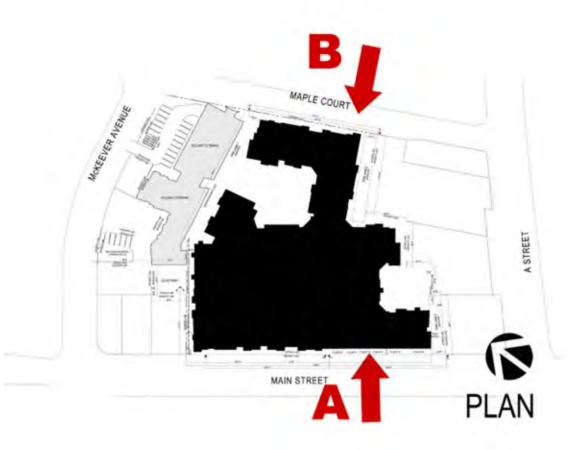
UNIT PLANS A-6



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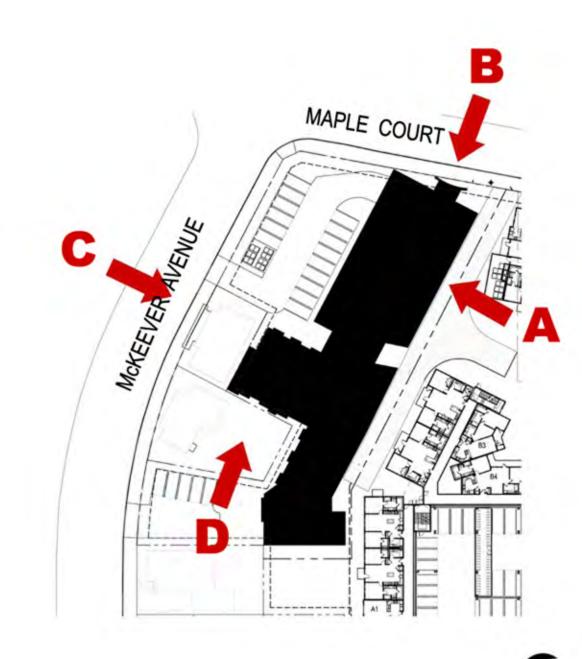
A. MAIN STREET ELEVATION

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











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





MEDICAL BUILDING ELEVATIONS

A-9

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

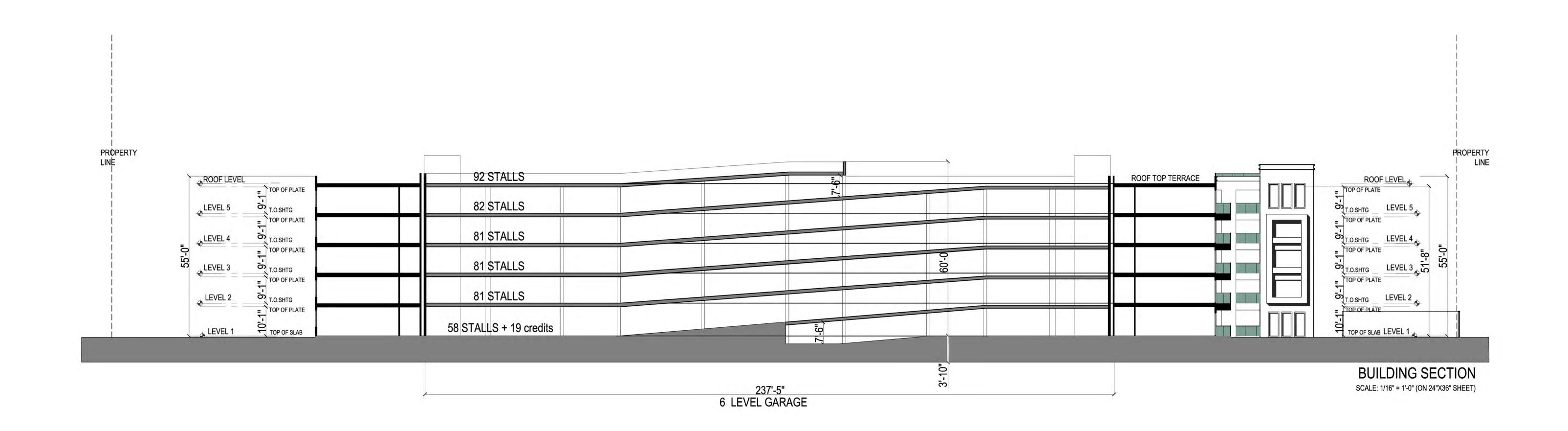


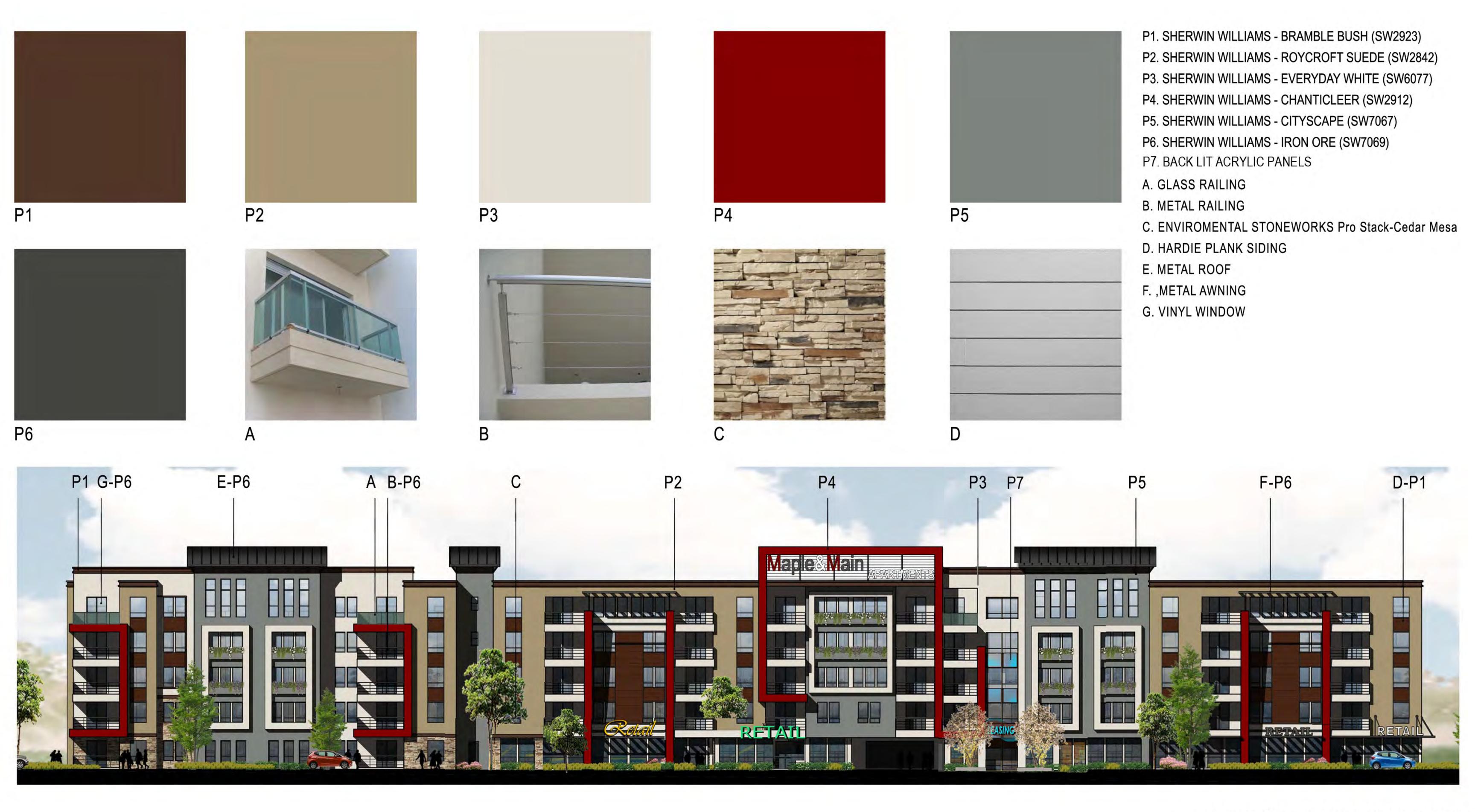
SCALE: 1/16" = 1'-0" (ON 24"X36" SHEET)

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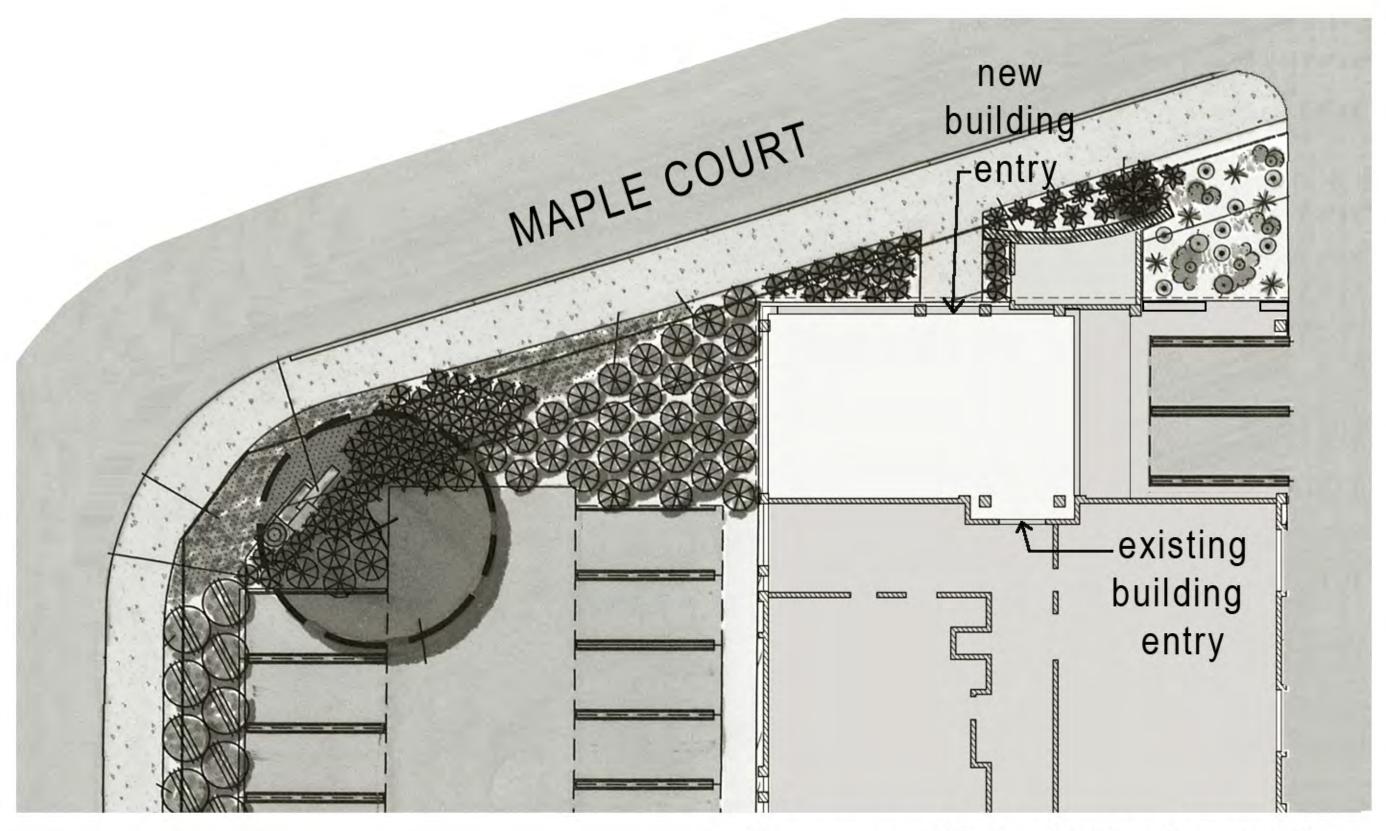
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MATERIAL & COLOR BOARD



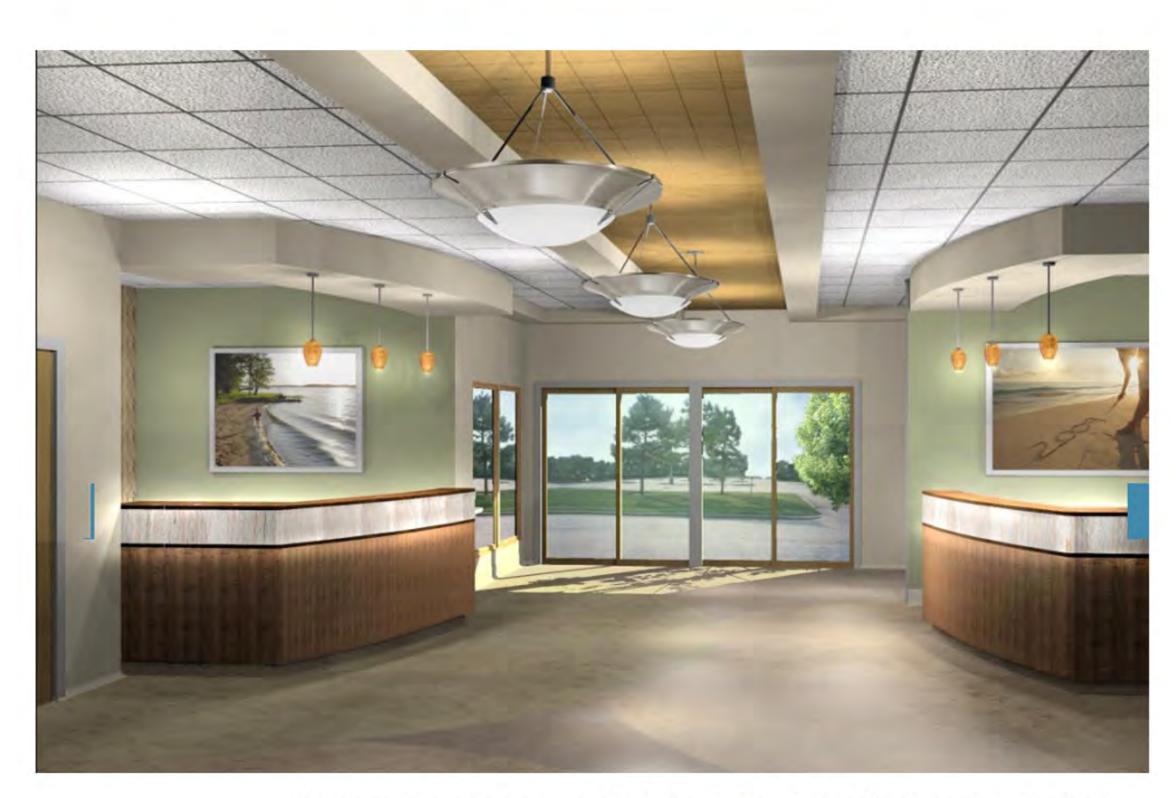
Conceptual Entry Lobby Renovation



Medical Building from Maple Court: AFTER



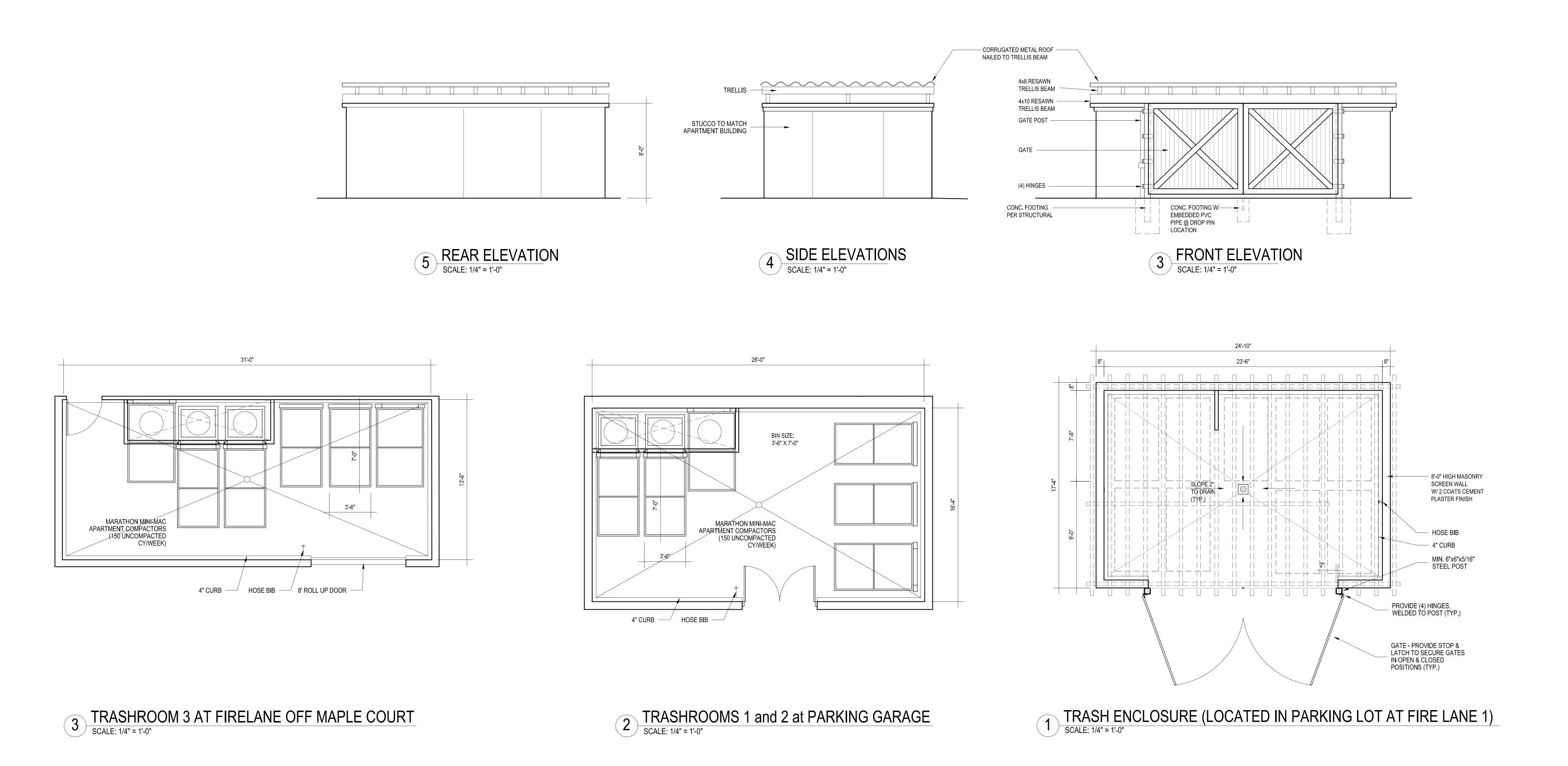
Conceptual colors and material palette for interior redesign



Conceptual colors and material palette for interior redesign

Medical Building from Maple Court: BEFORE

HUMPHREYS & PARTNERS ARCHITECTS L.P.



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

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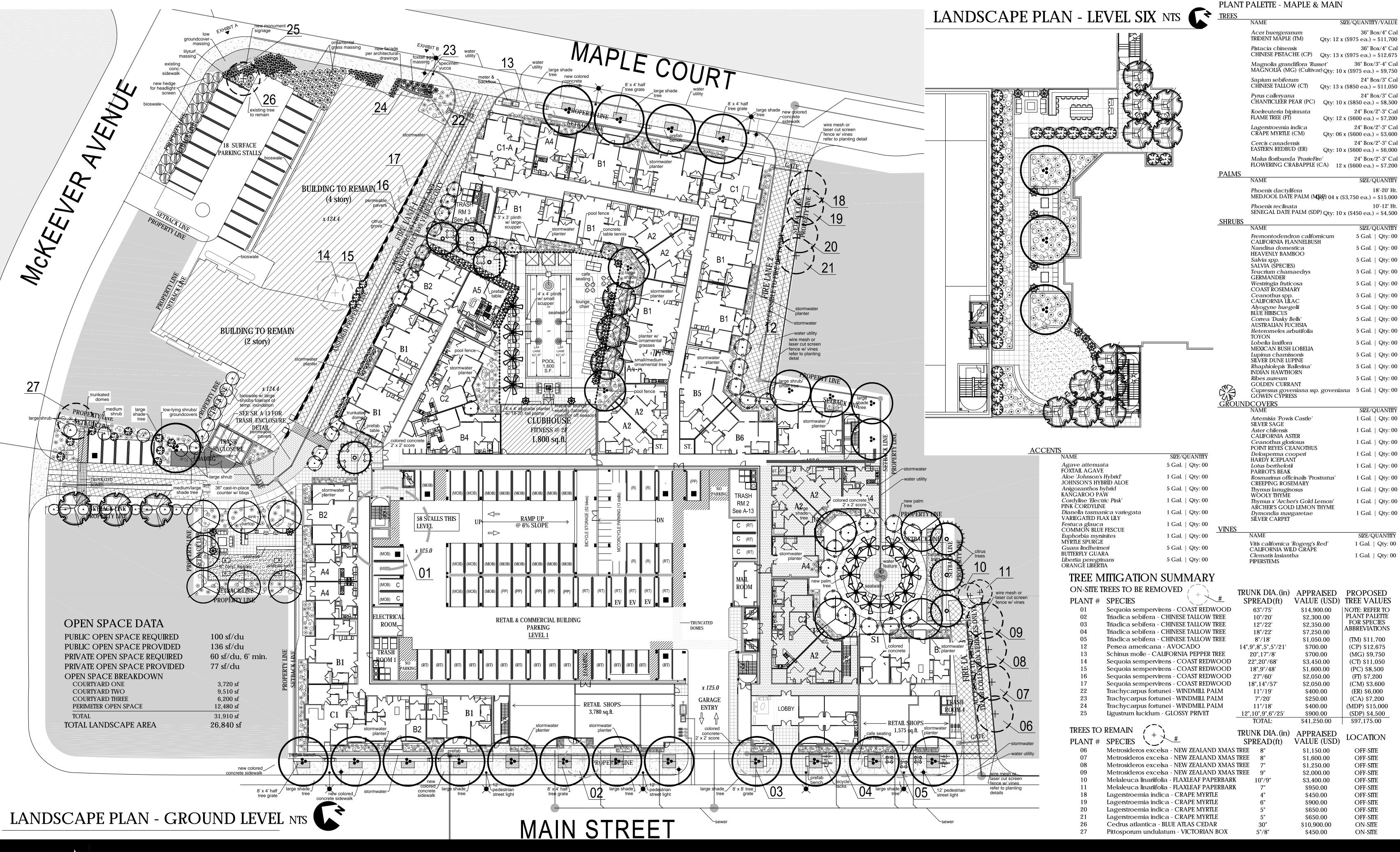


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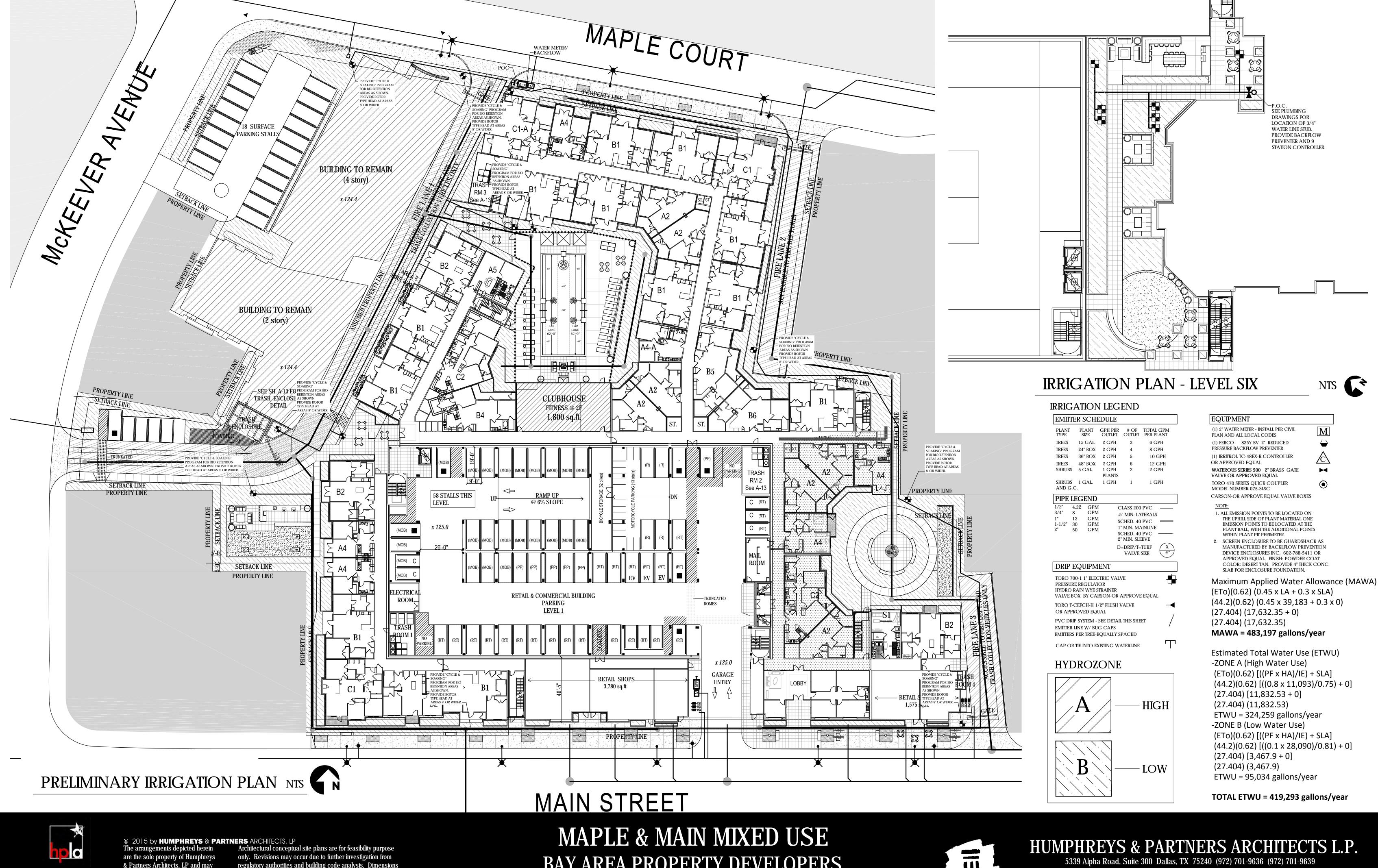
March 9th, 2016

MAPLE & MAIN MIXED USE BAY AREA PROPERTY DEVELOPERS

HAYWARD CA



HPA#14746





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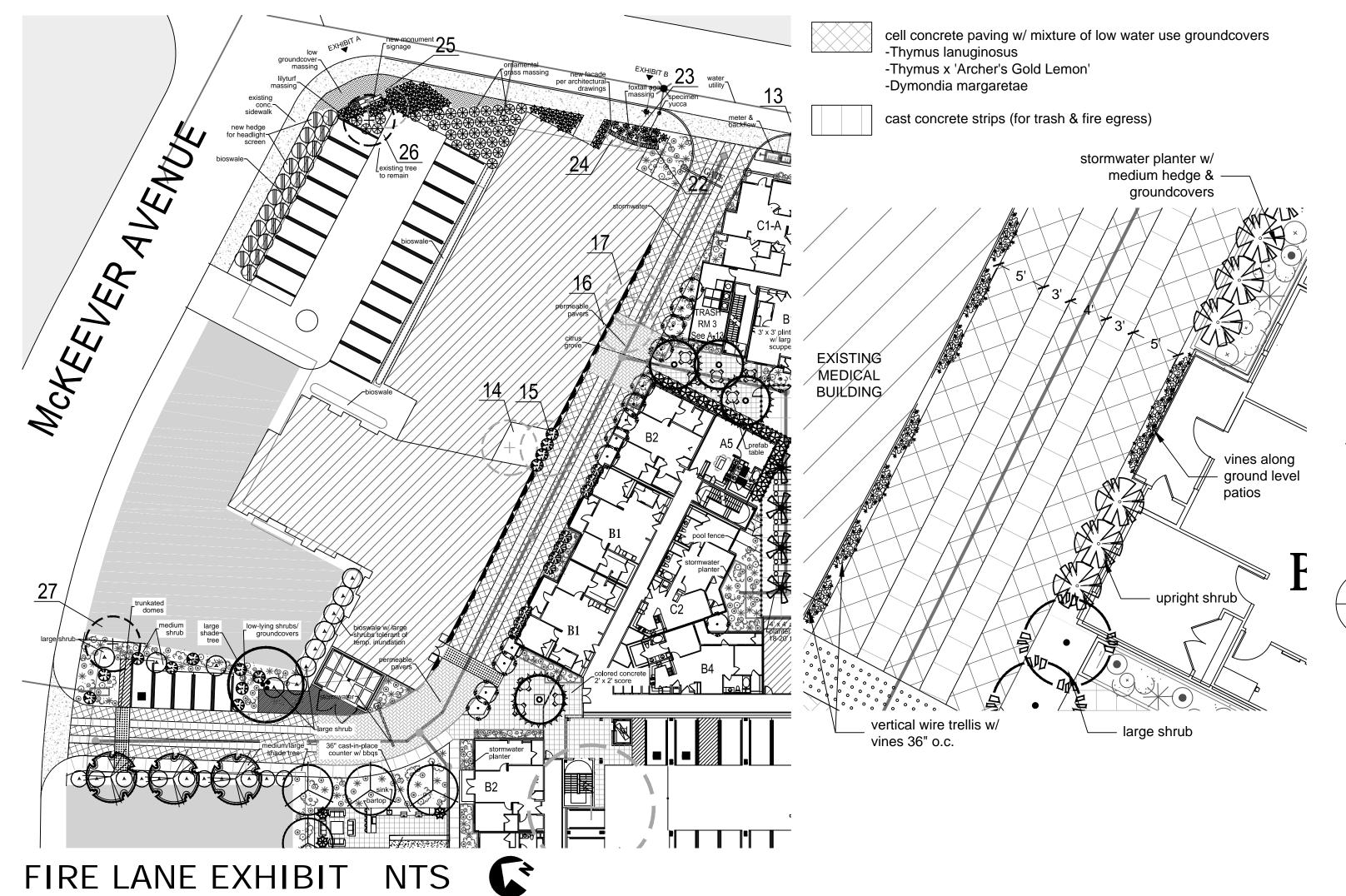
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INSPIRATION IMAGES



PLANT MATERIAL - FIRE LANE CELLS

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

is an urban take on

tire tracks bisecting

a wildflower field.

Note: This image is

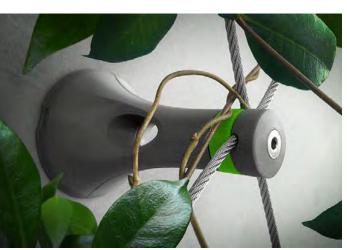
inspirational and not reflective of the hard/softscape.



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



on the existing facade to buffer proposed apartments.



vertical wire trellis are non-invasive and easy to install on existing facades



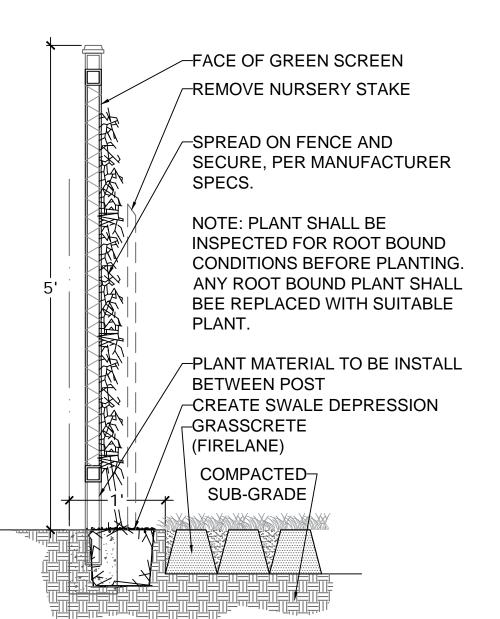
ough example of Wooly Thyme and other groundcovers hriving in a small growing space.

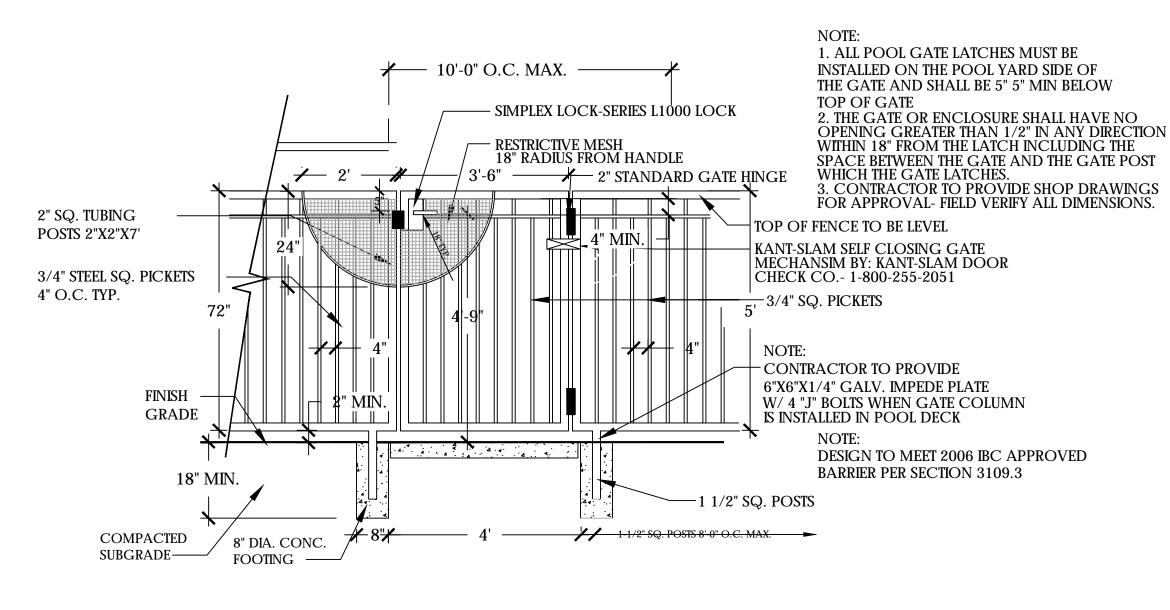


Thymus x 'Archer's Gold Lemon' ARCHER'S GOLD THYME



Dymondia margaretae SILVER CARPET

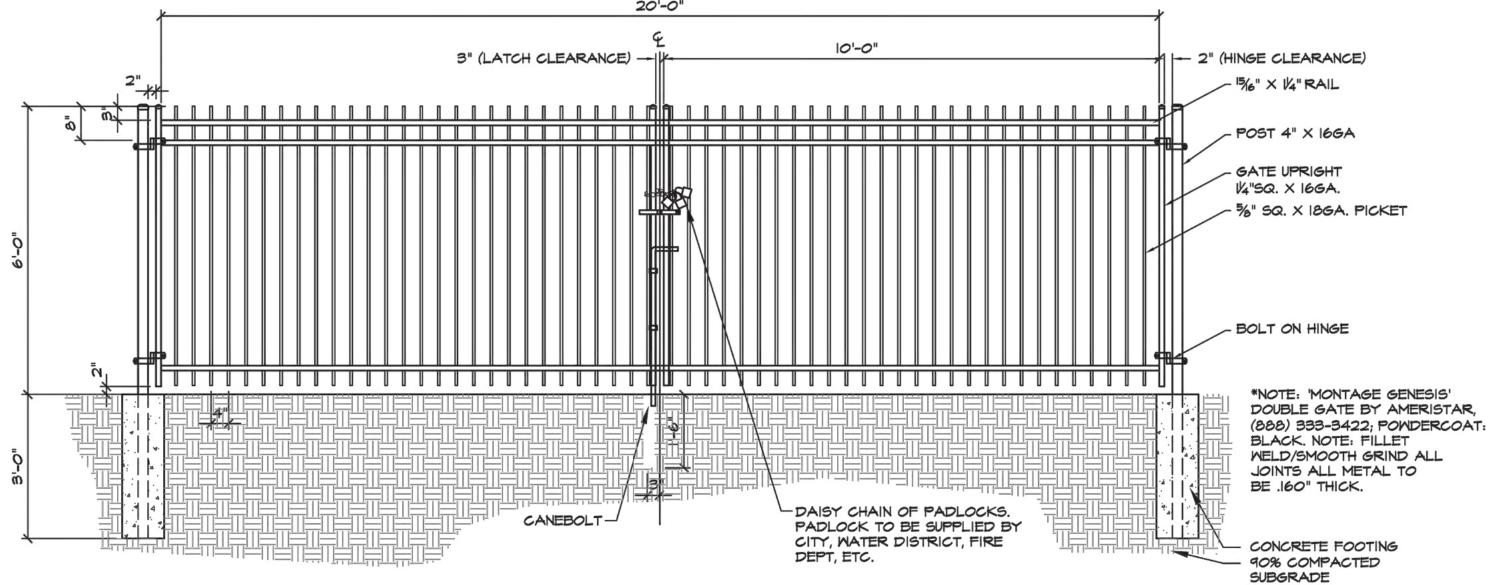




VINE PLANTING DETAIL 02 POOL PERIMETER FENCE & GATE ON GREEN SCREEN

SCALE: $\frac{1}{2}$ " = 1'-0"

SCALE: 1"=1'-0" 20'-0" 10'-0" 3" (LATCH CLEARANCE) ---



FIRE LANE GATE

SCALE: $\frac{1}{2}$ "=1'-0"



FREESTANDING GREEN SCREEN- 1



FREESTANDING GREEN SCREEN- 2



Thymus lanuginosus

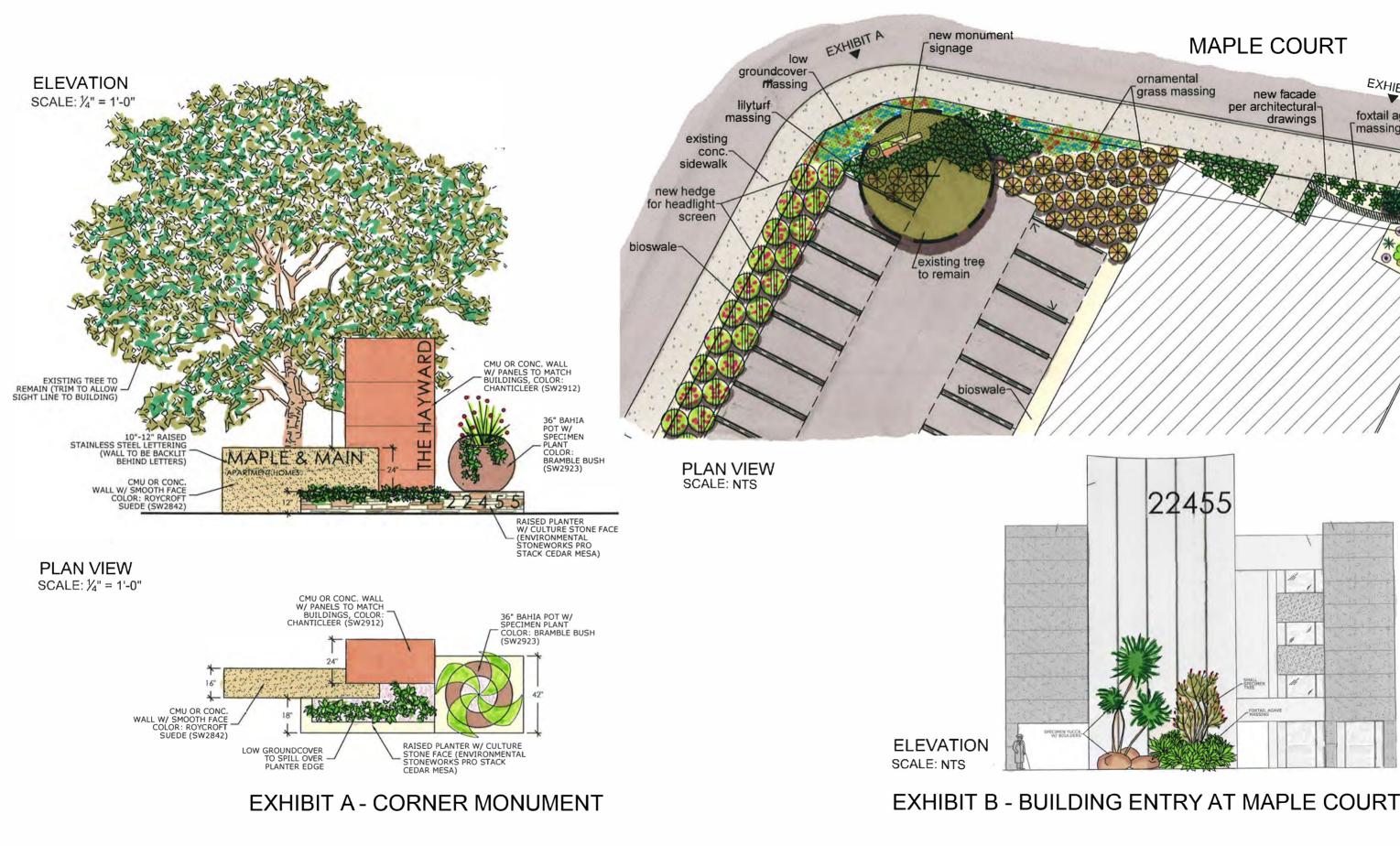
WOOLY THYME

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MAPLE & MAIN MIXED USE BAY AREA PROPERTY DEVELOPERS



HUMPHREYS & PARTNERS ARCHITECTS L.P.



L-5

EXHIBIT B

foxtail agave

specimen

yucca

grasscrete fire lane

massing

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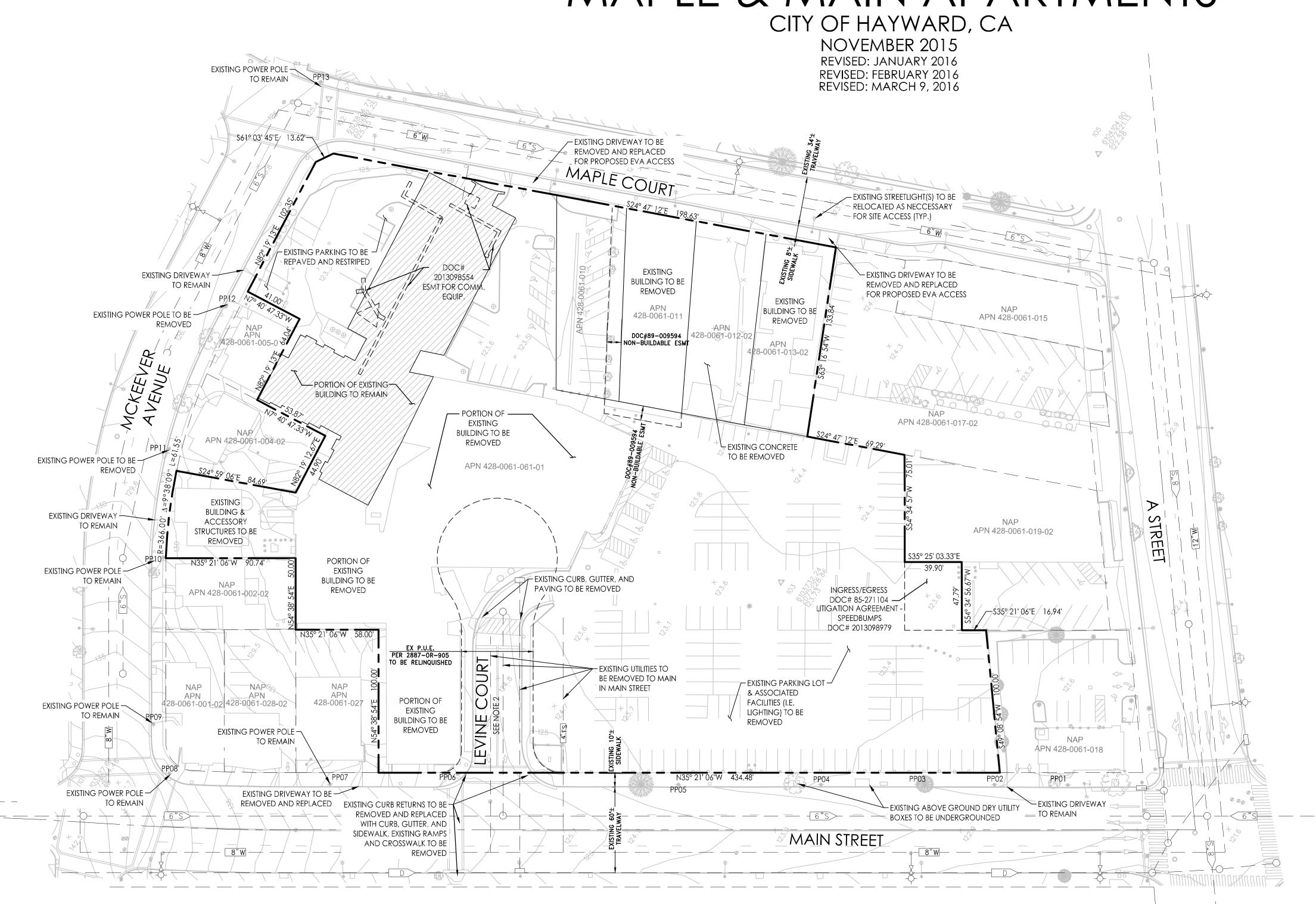
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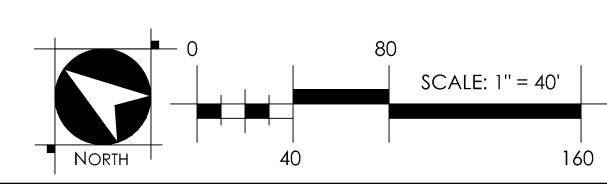
shown are of a strategic intent only. Refer to surveys and civil

EXISTING CONDITIONS & DEMOLITION PLAN MAPLE & MAIN APARTMENTS



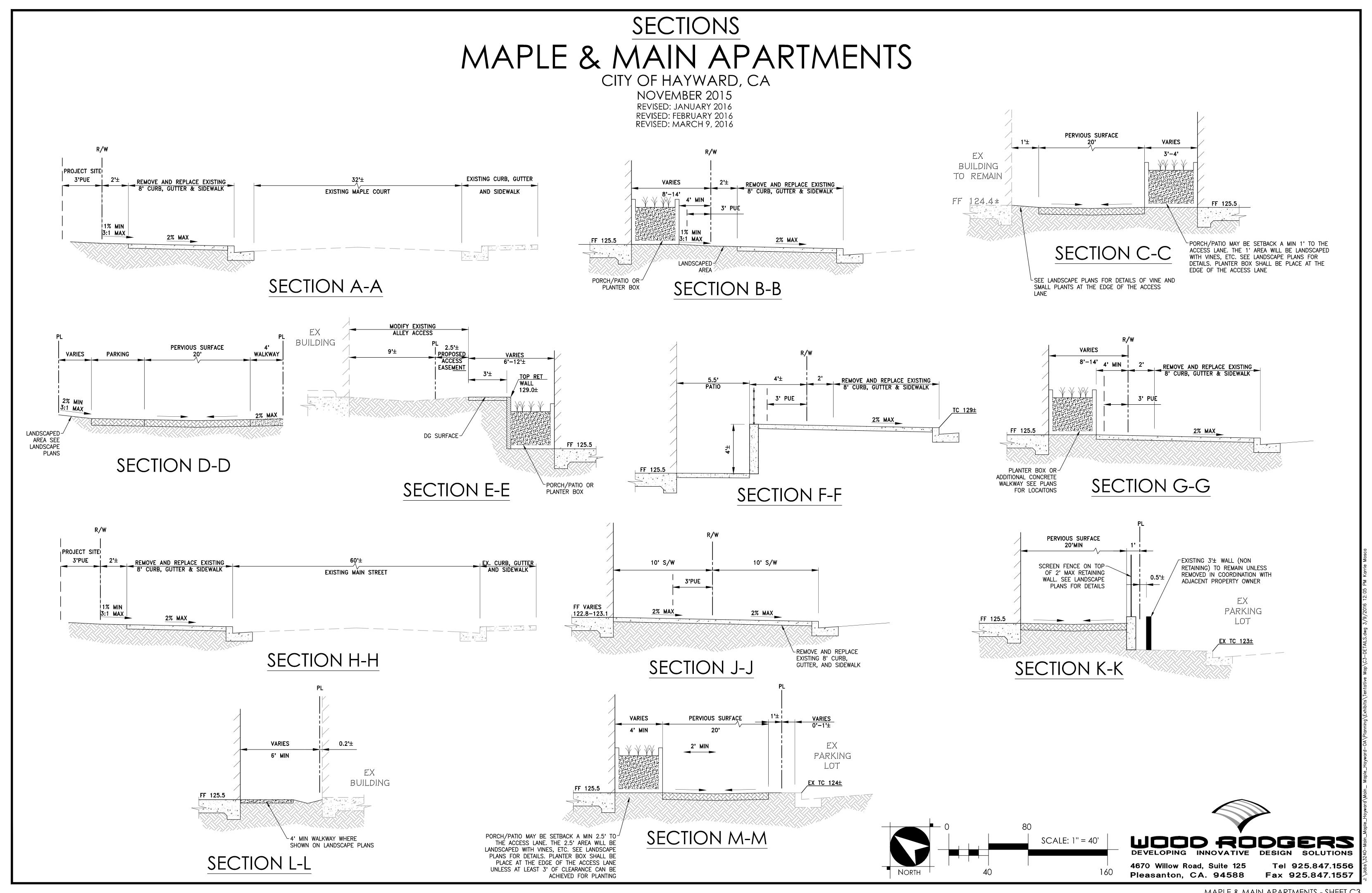
<u>NOTES</u>

- 1. ALL EXISTING IMPROVEMENTS (STRUCTURES, CONCRETE, ASPHALT) TO BE DEMOLISHED UNLESS OTHERWISE NOTED.
- 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.



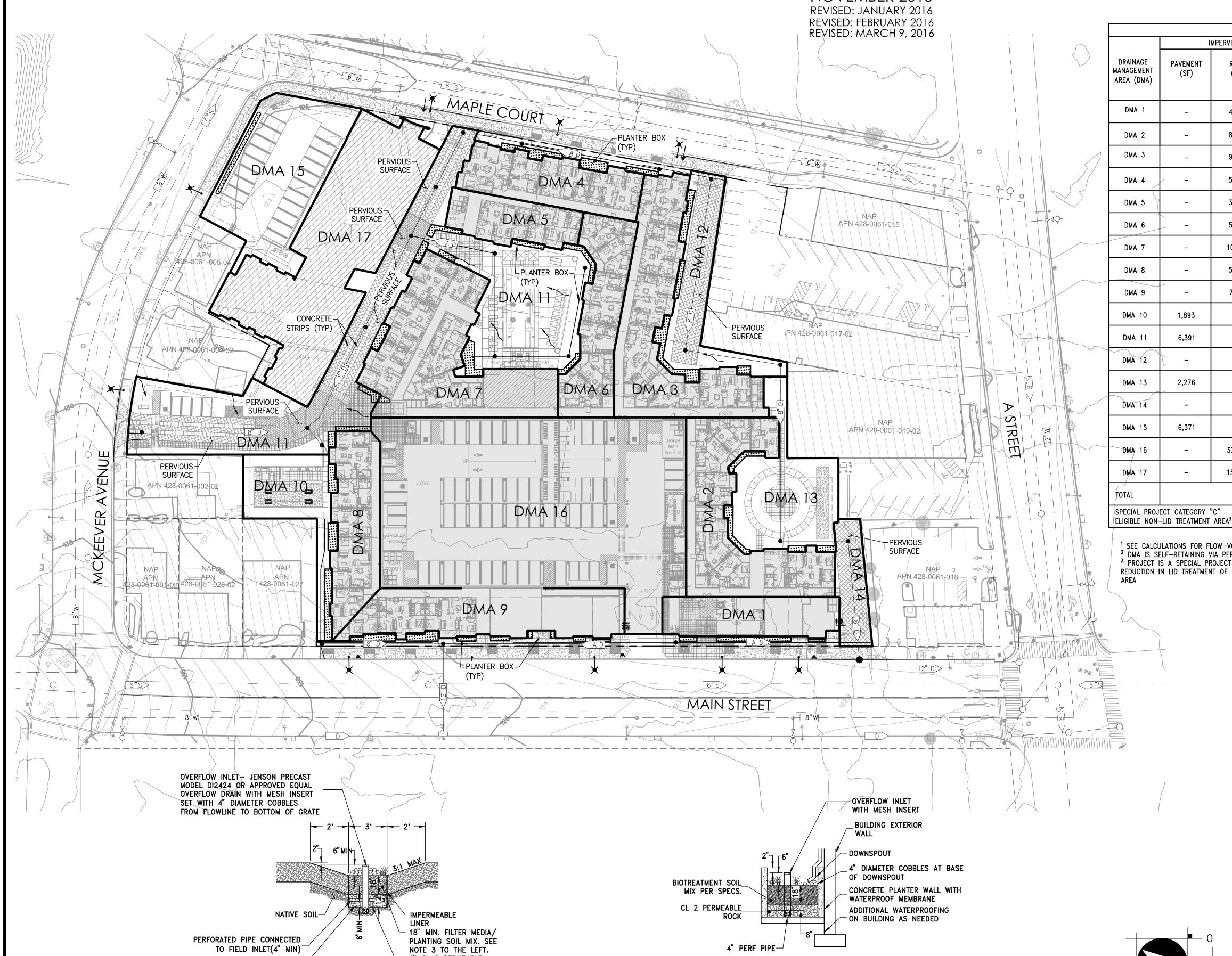


CONCEPTUAL GRADING & UTILITY PLAN MAPLE & MAIN APARTMENTS CITY OF HAYWARD, CA NOVEMBER 2015 REVISED: JANUARY 2016 REVISED: FEBRUARY 2016 REVISED: MARCH 9, 2016 REMOVE AND REPLACE EXISTING CURB, GUTTER AND SIDEWALK BETWEEN EVA DRIVEWAYS MAPLE COURT CONNECT TO EXISTING 12" W PER CITY OF HAYWARD STANDARDS CONNECT TO EXISTING 8" WPER CITY OF HAYWARD STANDARDS AREA DRAIN (TYP) GR 124.8 INV 121.0 CONNECT TO EXISTING 8"SS PER CITY OF HAYWARD STANDARDS 8" RESIDENTIAL SEWER SERVICE NAP APN 428-0061-015 EXISTING PARKING-LOT TO BE REPAVED AND RESTRIPED NAP APN 428-0061-017-02 APN 428-0061-004-02 FIRE SERVICE AREA DRAIN (TYP) GR 125.4 AND DCDV **CONSTRUCTION NOTES:** (1) CONNECT TO EXISTING WATER PER CITY OF HAYWARD STANDARDS. TREET APN 428-0061-019-02 (2) CONNECT TO EXISTING SANITARY SEWER PER CITY OF HAYWARD STANDARDS. MCKEEVER (3) CONNECT TO EXISTING STORM DRAIN PER CITY OF HAYWARD STANDARDS. (4) REMOVE AND REPLACE EX 6" SS WITH NEW 8" SS. AREA DRAIN (5) CONSTRUCT NEW 12"W. APN 428-0061-002-02 6 STREET TREE IN GRATE (TYPICAL). INV 117.8 (7) STREET LIGHT (TYPICAL). COMMERCIAL WATER COMMERCIAL SEWER APN 428-0061-001-02-428-0061-028-02 APN 428-0061-027 SERVICES NOTE: CONNECT TO EXISTING 12" W SERVICES APN 428-0061-018 PER CITY OF HAYWARD STANDARDS 1. WATER AND SEWER SERVICE LOCATIONS ARE PRELIMINARY AND SUBJECT TO CONNECT TO EXISTING 8" W 00000 CHANGE PER THE MECHANICAL, ELECTRICAL, AND PLUMBING ENGINEERS PER CITY OF HAYWARD EX TC 121.4± RECOMMENDATIONS. STANDARDS EX INV 117.0± CONNECT TO EXISTING 8"SS 2. NUMBER, LOCATION, AND SPECIES OF STREET TREES SHALL BE SHOWN ON LANDSCAPE PLANS AND APPROVED BY THE CITY LANDSCAPE ARCHITECT PRIOR PER CITY OF HAYWARD STANDARDS TO CONSTRUCTION. MAIN STREET 8" SEWER SERVICE FOR RESIDENTIAL EX RIM 121.5± EX INV 115.5± EX TC 126.45 EX INV 118.1± SCALE: 1" = 40' **DEVELOPING INNOVATIVE DESIGN SOLUTIONS** 4670 Willow Road, Suite 125 Tel 925.847.1556 Pleasanton, CA. 94588 Fax 925.847.1557



CONCEPTUAL STORMWATER MANAGEMENT PLAN MAPLE & MAIN APARTMENTS





TO FIELD INLET(4" MIN)

CL 2 PERMEABLE ROCK

- 6" CL 2 PERMEABLE

BIORETENTION AREA

NOT TO SCALE

ROCK BELOW SUBDRAIN

4" PERF PIPE-

PLANTER DETAIL

NOT TO SCALE

			DRAII	NAGE MAN	AGEMENT A	AREA SUMI	MARY				
	II	IMPERVIOUS AREA			PERVIOUS AREA						
DRAINAGE MANAGEMENT AREA (DMA)	PAVEMENT (SF)	ROOF (SF)	TOTAL IMPERVIOUS (SF)	PERVIOUS PAVERS (SF)	LANSCAPE (SF)	TOTAL PERVIOUS (SF)	TOTAL DRAINAGE AREA (SF)	REQUIRED TREATMENT AREA (SF) ¹	PROVIDED TREATMENT AREA (SF) ¹	TREATMENT TYPE	DEPTH OF STORAGE
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	_	_	ı	9,715	289	735	PLANTER	6.0"
DMA 4	_	5,185	5,185	-	_	1	5,185	155	445	PLANTER	6.0"
DMA 5	_	3,345	3,345	_	_	1	3,345	100	144	PLANTER	6.0"
DMA 6	-	5,520	5,520	-	_	1	5,520	165	198	PLANTER	6.0"
DMA 7	-	10,987	10,987	_	_	ı	10,987	327	559	PLANTER	6.0"
DMA 8	-	5,286	5,286	-	_	ı	5,286	166	597	PLANTER	6.0"
DMA 9	-	7,741	7,741	-	_	ı	7,741	231	488	PLANTER	6.0"
DMA 10	1,893	1	1,893	-	2,845	2,845	4,738	-	-	SELF-TREATING	1
DMA 11	6,391	I	6,391	8,999	10,284	19,283	25,674	_	-	SELF-RETAINING ²	-
DMA 12	-	1	-	3,030	2,525	5,555	5,555	_	-	SELF-RETAINING ²	ı
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	1
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				
CDECIAL DDG	IECT CATECORY '	'^"					+	•			

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

69,784*

SCALE: 1" = 40'

