

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	428-0061-061-01 Owner: Bay Area Property Developers, LLC 22330 Main St Hayward CA 94541-4007
428-0061-013-02 Owner: Bay Area Property Developers 22491 Maple Ct Hayward CA 94541-4020	428-0061-010 Owner: Bay Area Property Developers 22471 Maple Ct Hayward CA 94541

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R-1 VIEW FROM MAPLE COURT





R-2 VIEW FROM MAIN STREET



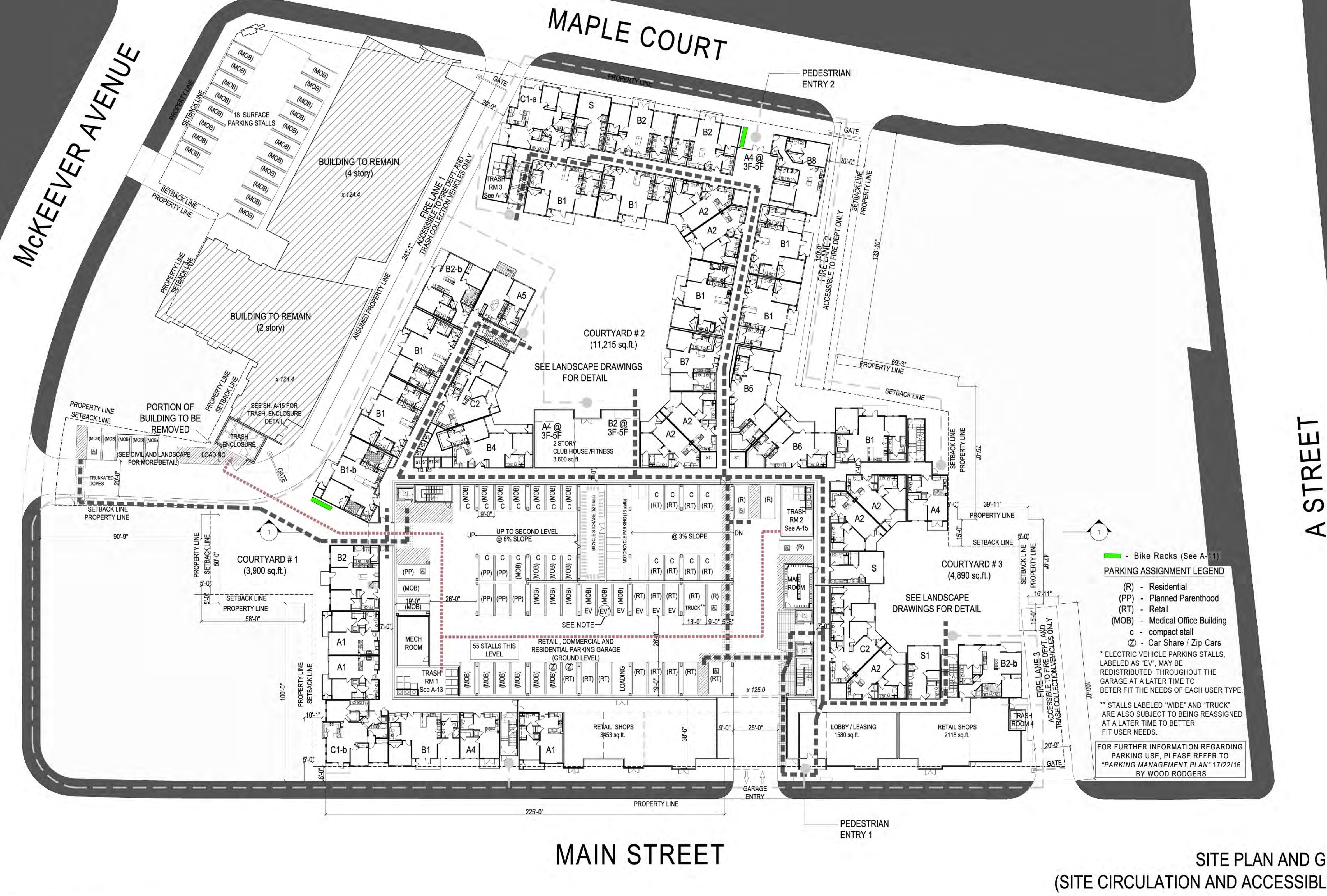


R-3 VIEW FROM MAIN AND McKEEVER



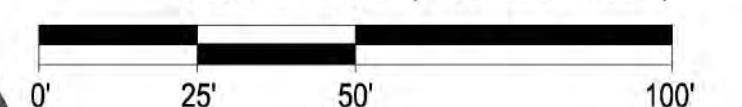
BUILDING CALCULATIONS PER CALIFORNIA BUILDING CODE 2013			
RESIDENTIAL ALLOWABLE BUILDING HEIGHT		GARAGE ALLOWABLE BUILDING HEIGHT	
CONSTRUCTION TYPE: ACCORDING TO TABLE 503: HEIGHT INCREASE (PER SECTION 504.2):	TYPE IIIA 65'-0" MAXIMUM BUILDING HEIGHT AND 4 STORIES +20'-0" OR 1 STORY (NFPA-13)	CONSTRUCTION TYPE: ACCORDING TO TABLE 503:	TYPE IA UNLIMITED MAXIMUM BUILDING HEIGHT AND UNLIMITED STORIES
TOTAL HEIGHT ALLOWED:	85'-0" OR 5 STORIES	TOTAL HEIGHT ALLOWED:	75'-0"
TOTAL HEIGHT PROVIDED:	58'-4" AND 5 STORIES	TOTAL HEIGHT PROVIDED:	58'-4"
ALLOWABLE BUILDING AREAS		AREA CALCULATIONS	
TABLE A FOR FRONTAGE INCREASE LOCATIONS SEE SHEET A-2		ALLOWABLE BUILDING AREA	
FLOOR AREA OF BUILDINGS PER CBC TABLE 503, SECT.506.1, 506.2, 506.3, 506.4		APARTMENTS: GARAGE: CLUBHOUSE AND LEASING: RETAIL	
		TYPE IIIA, GROUP R2 (CBC TABLE 503) TYPE IA, GROUP S2 (CBC TABLE 503) TYPE IIIA, GROUP A3 (CBC TABLE 503) 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		ADJUSTED OVERALL BUILDING AREAS PER SECTIONS 506.1, 506.2, 506.3, 506.4: 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	
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			
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.		





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

SCALE: 1" = 30'-0" (ON 24"X36" SHEET)



A-1

MAPLE & MAIN MIXED USE BAY AREA PROPERTY DEVELOPERS

October 17, 2016

HAYWARD CA

HPA#14746



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DALLAS CHARLOTTE NEWPORT BEACH LAS VEGAS NEW ORLEANS NORFOLK ORLANDO PHOENIX



--- EXITING PATH

PARKING ASSIGNMENT LEGEND

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

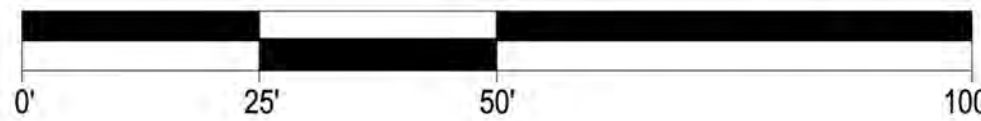
* ELECTRIC VEHICLE PARKING STALLS, LABELED AS "EV", MAY BE REDISTRIBUTED THROUGHOUT THE GARAGE AT A LATER TIME TO BETTER FIT THE NEEDS OF EACH USER TYPE

** 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

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

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



A-2

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

HAYWARD CA

HPA#14746

May 31, 2016

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PARKING ASSIGNMENT LEGEND

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- (MOB) - Medical Office Building
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- ⊗ - Car Share / Zip Cars

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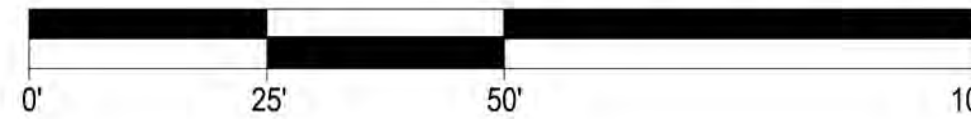
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LEVEL 3

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



A-3





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

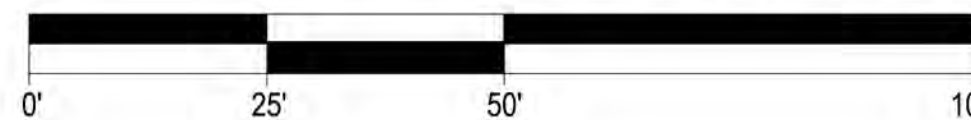
** STALLS LABELED "WIDE" AND "TRUCK" ARE ALSO SUBJECT TO BEING REASSIGNED AT A LATER TIME TO BETTER FIT USER NEEDS.

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



LEVEL 4

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



A-3.1





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

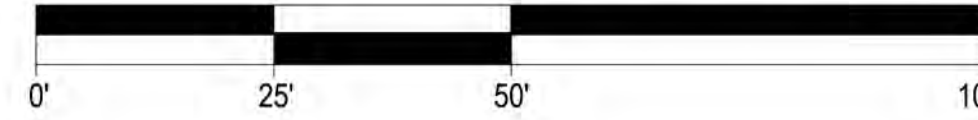
** STALLS LABELED "WIDE" AND "TRUCK" ARE ALSO SUBJECT TO BEING REASSIGNED AT A LATER TIME TO BETTER FIT USER NEEDS.

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



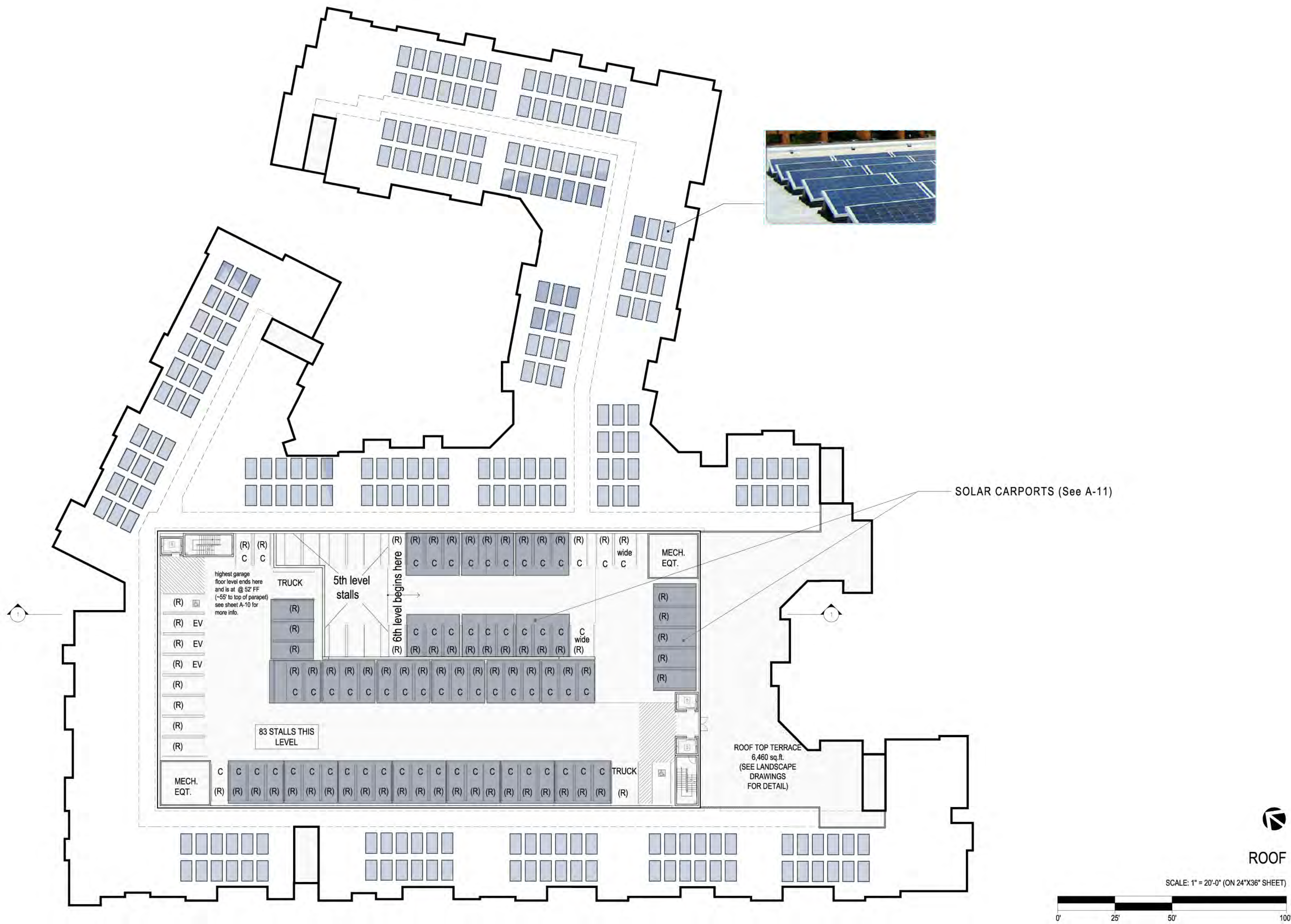
LEVEL 5

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



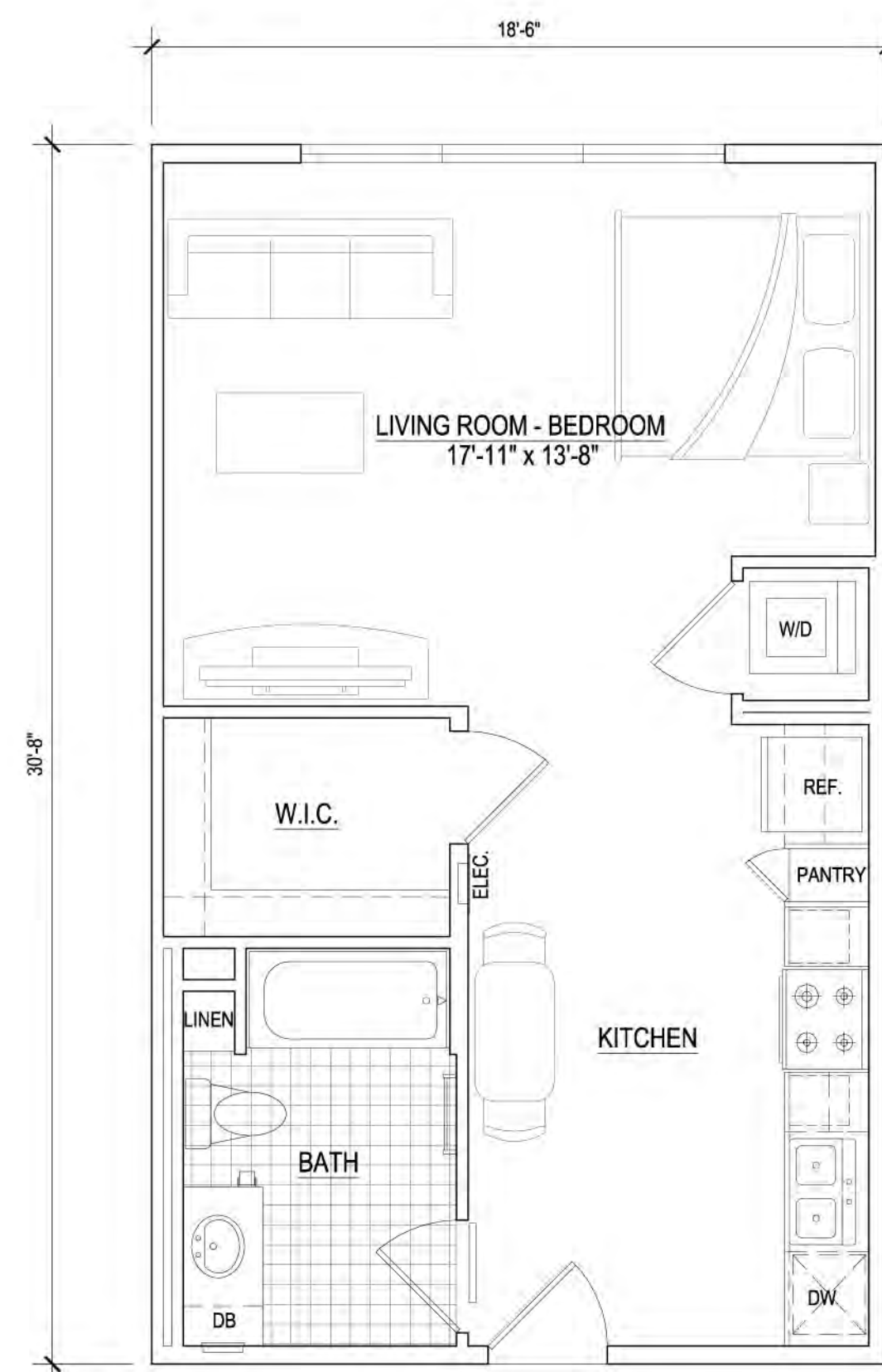
A-3.2





A-4

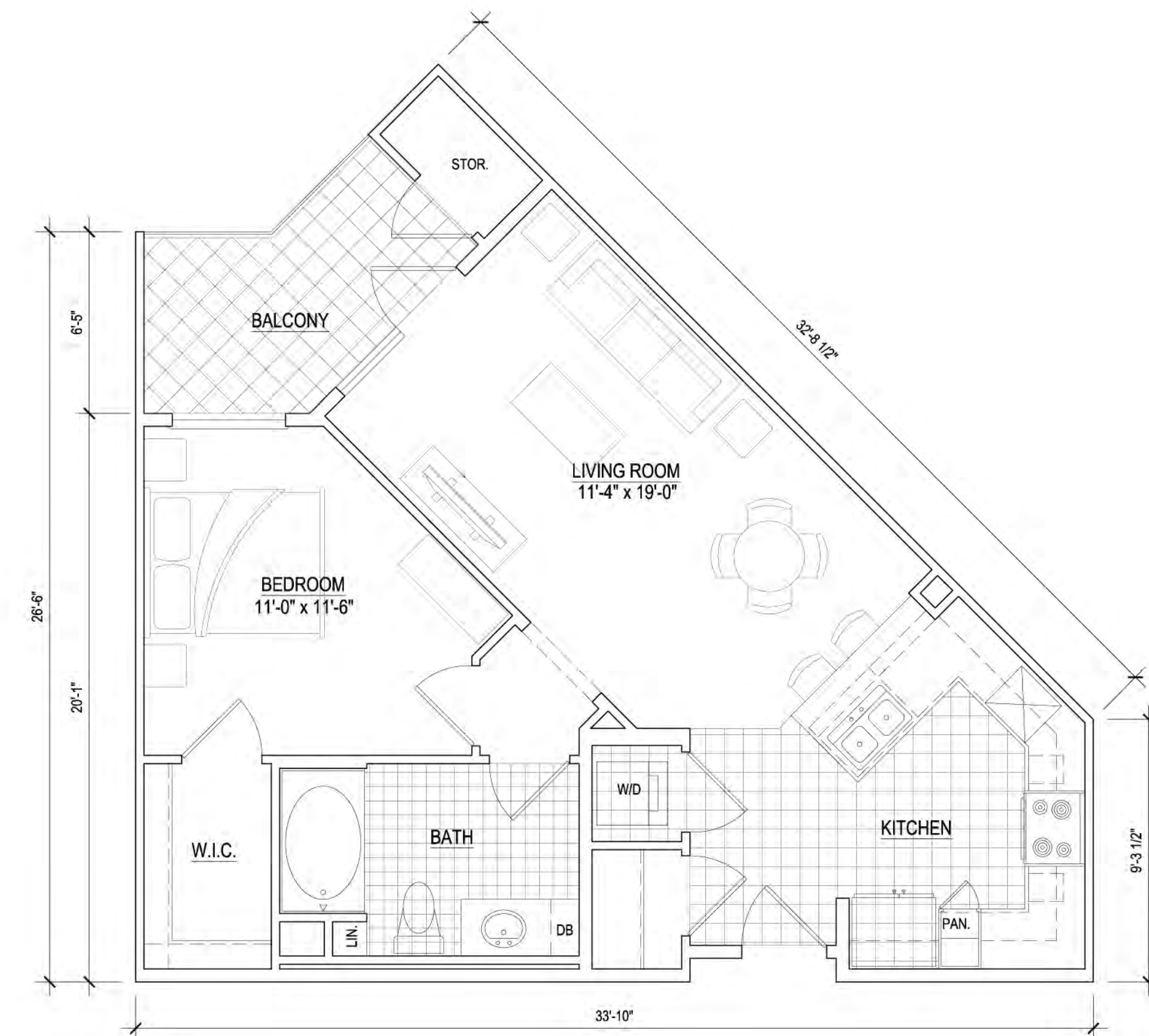




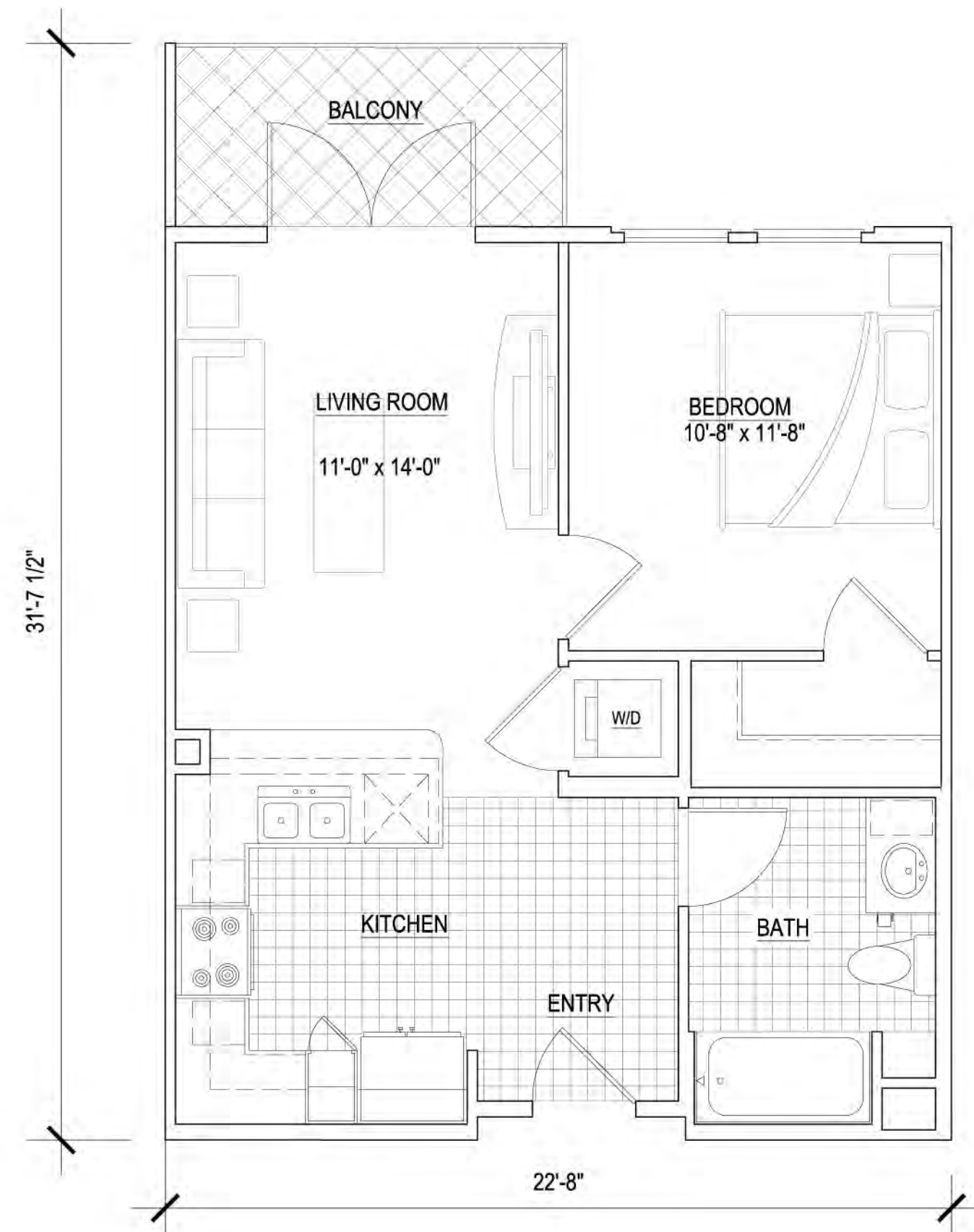
UNIT S1
NET: 567 S.F.
SCALE: 1/4"=1'-0"



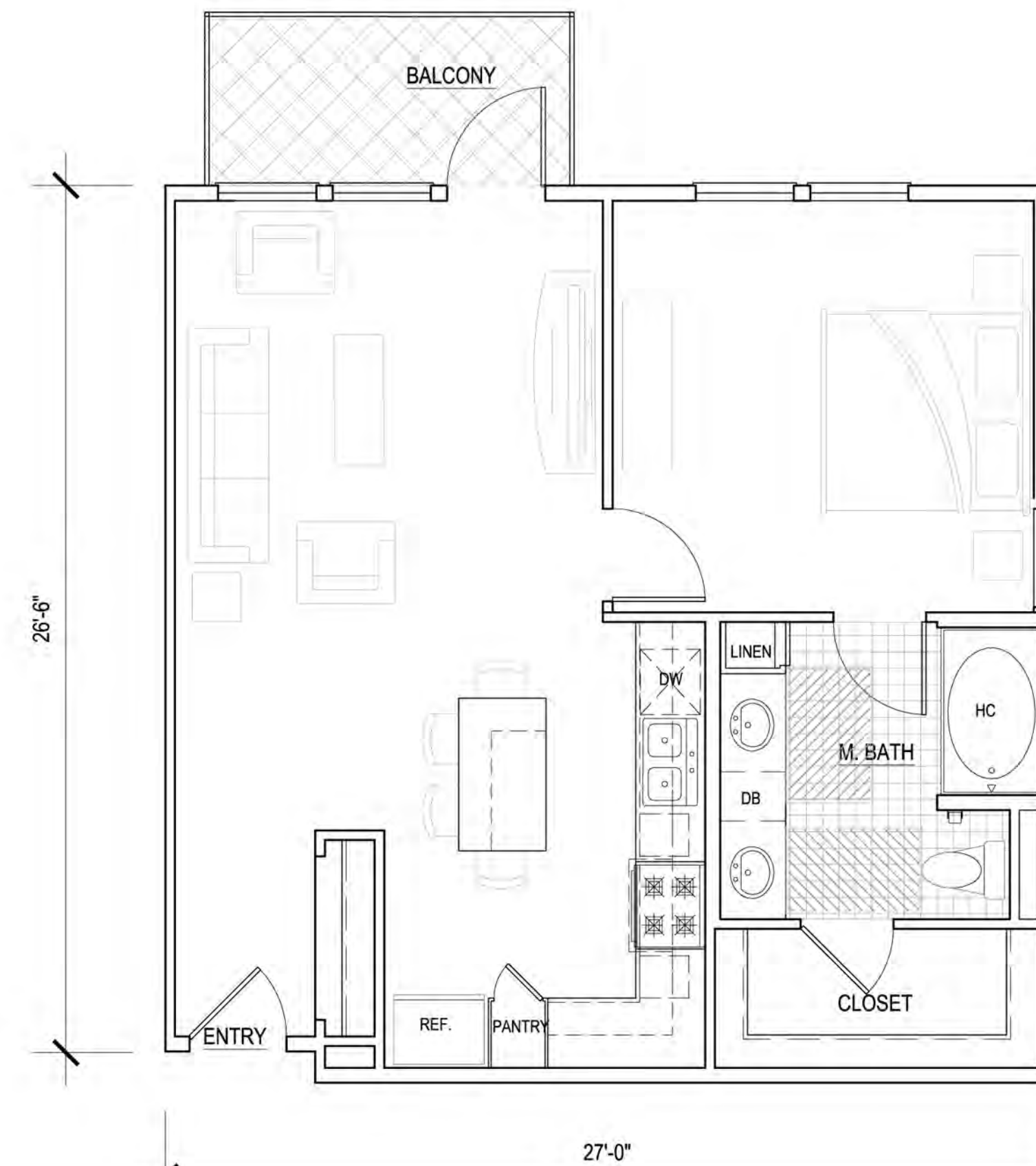
UNIT A1
NET: 698 S.F.
BALCONY: 60 S.F.
SCALE: 1/4"=1'-0"



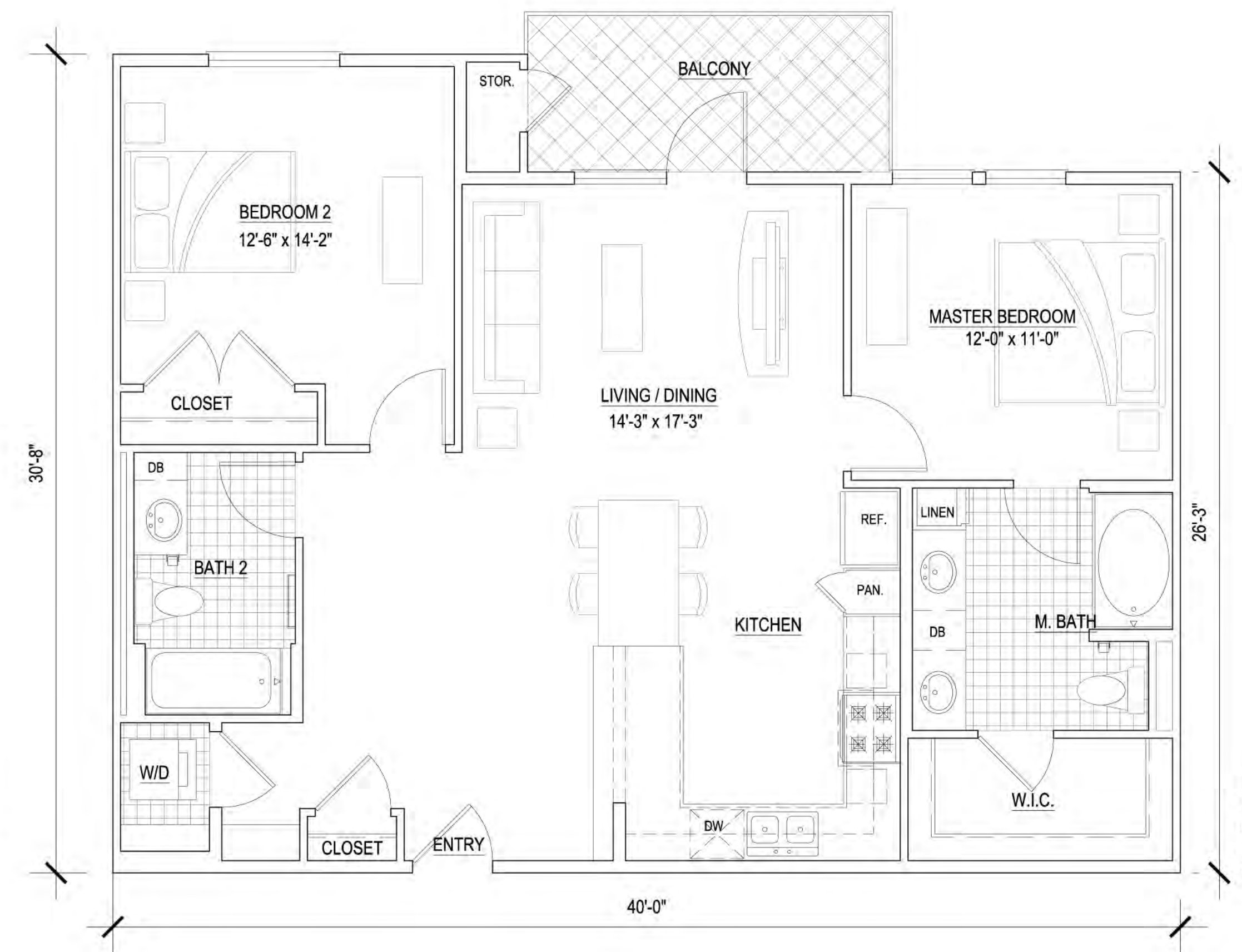
UNIT A2
NET S.F.: 688 S.F.
BAL / ST.: 91 S.F.
SCALE: 1/4" = 1'-0"



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



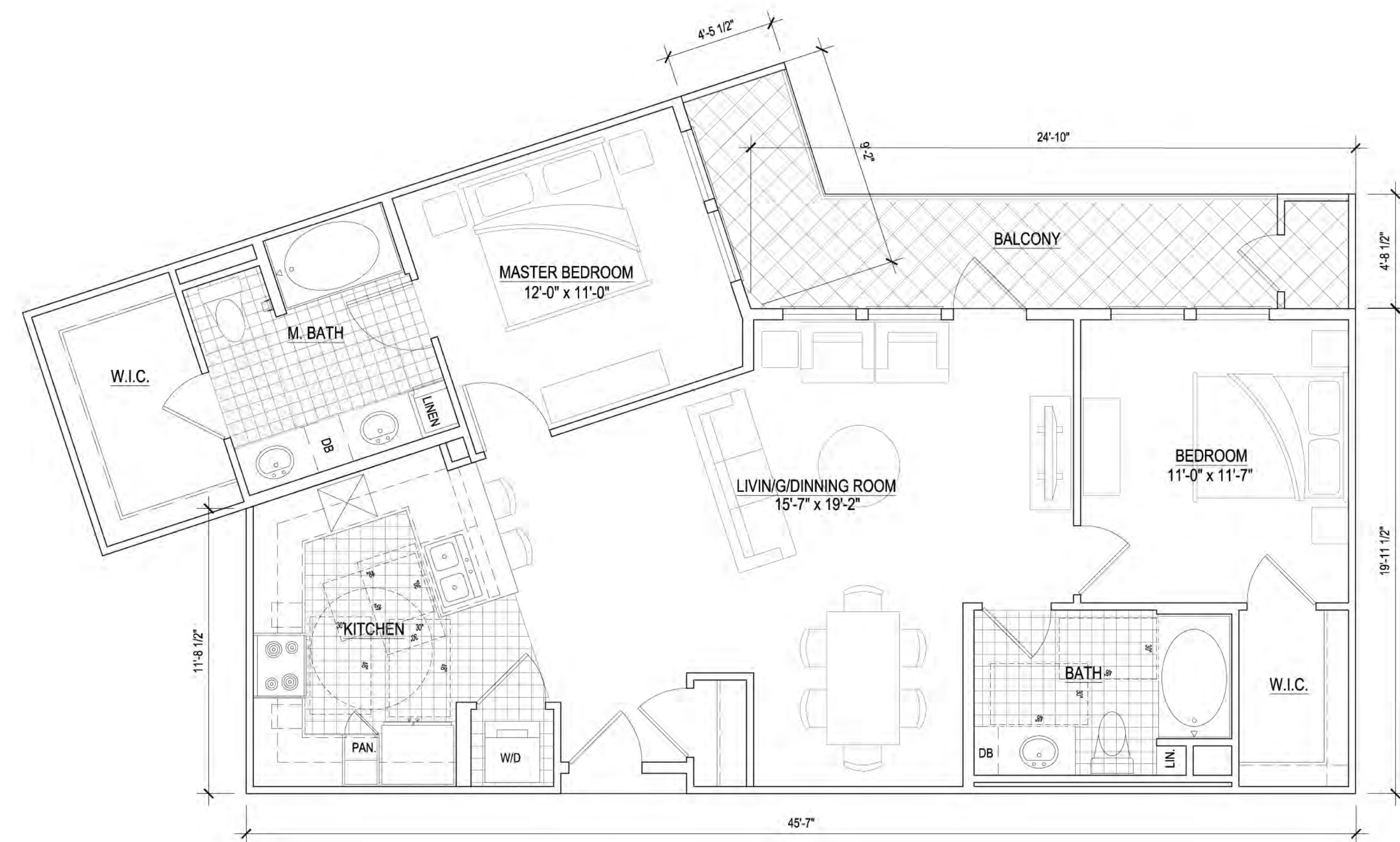
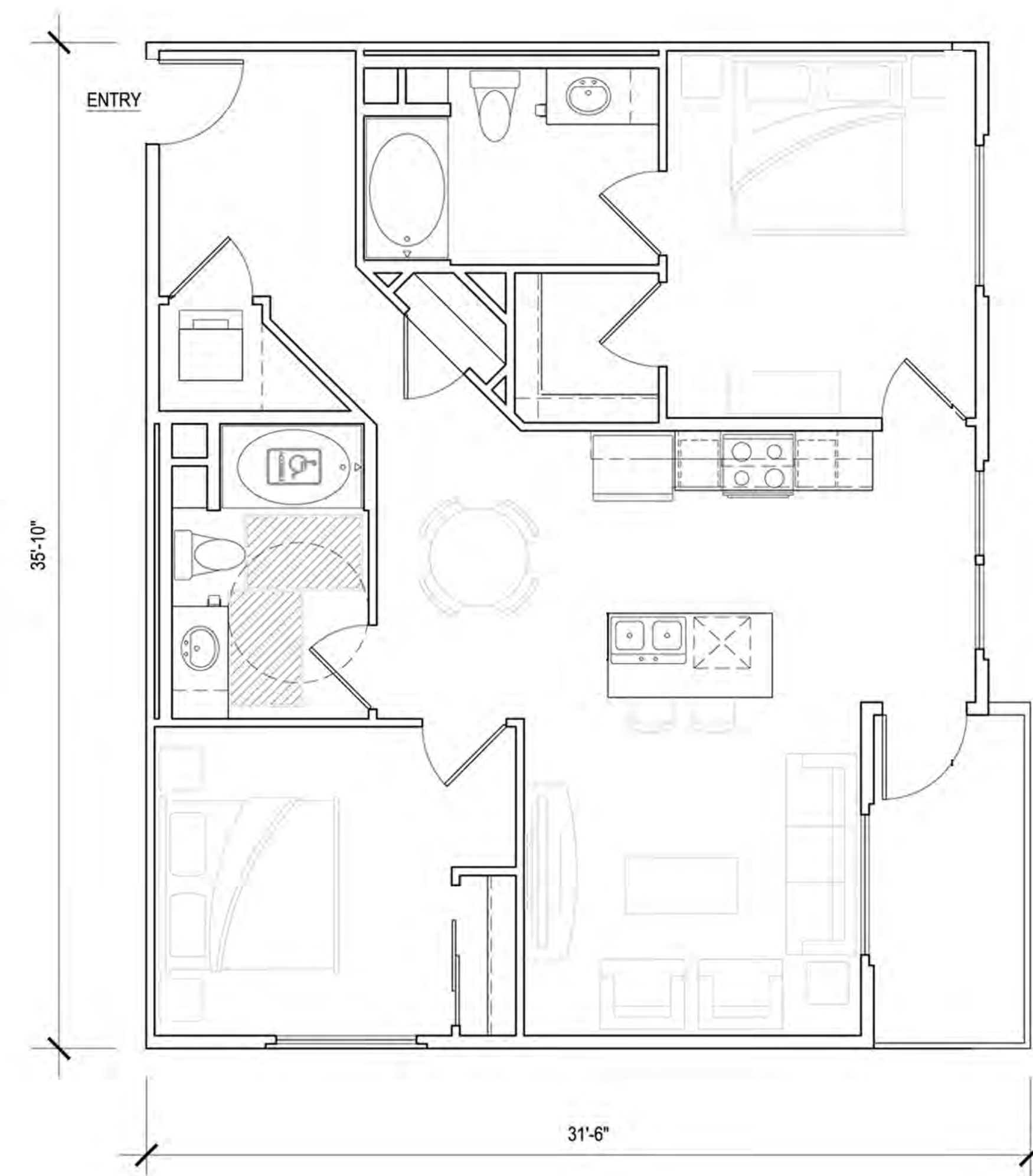
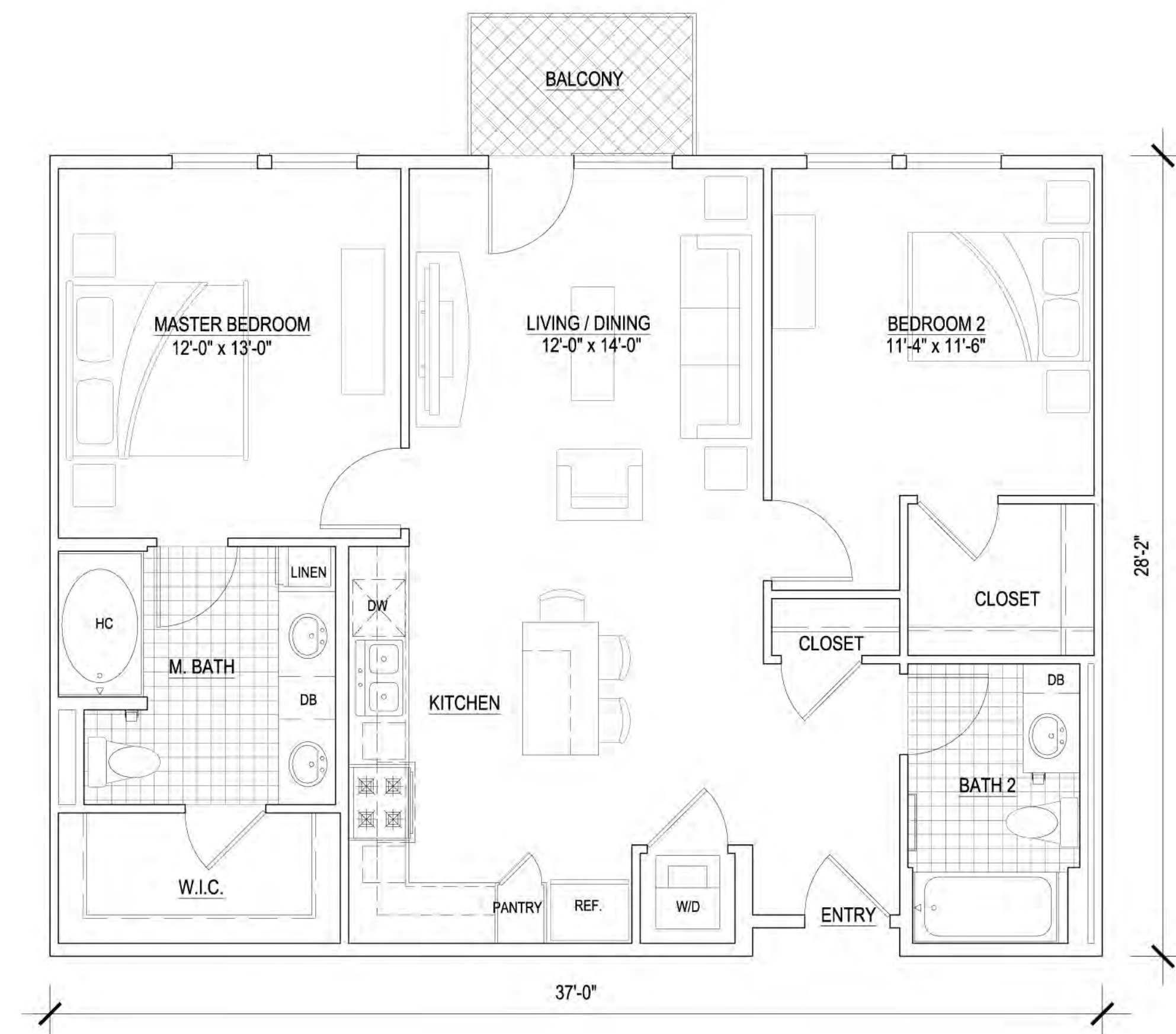
UNIT A5
NET: 733 S.F.
BALCONY: 60 S.F.
SCALE: 1/4"=1'-0"

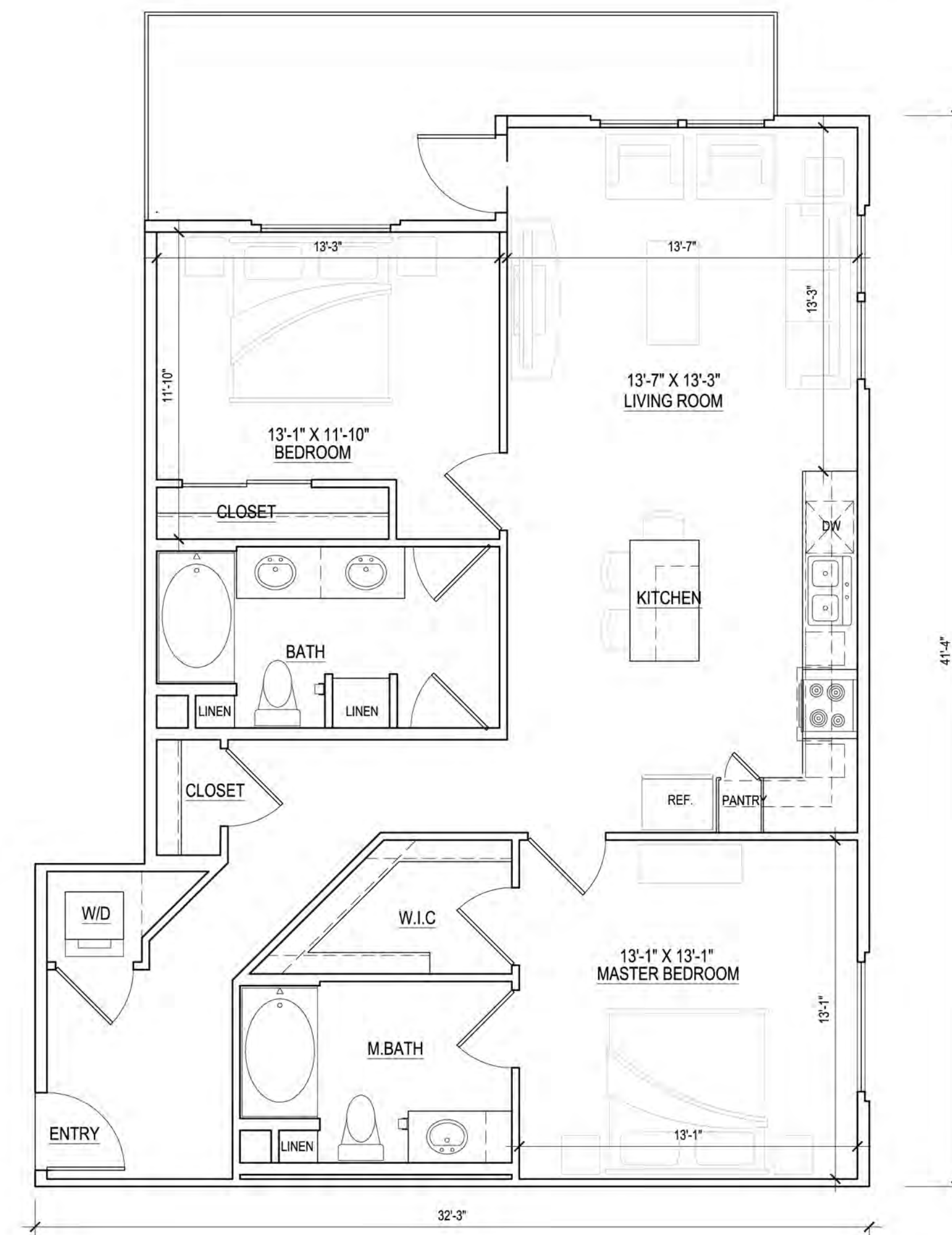
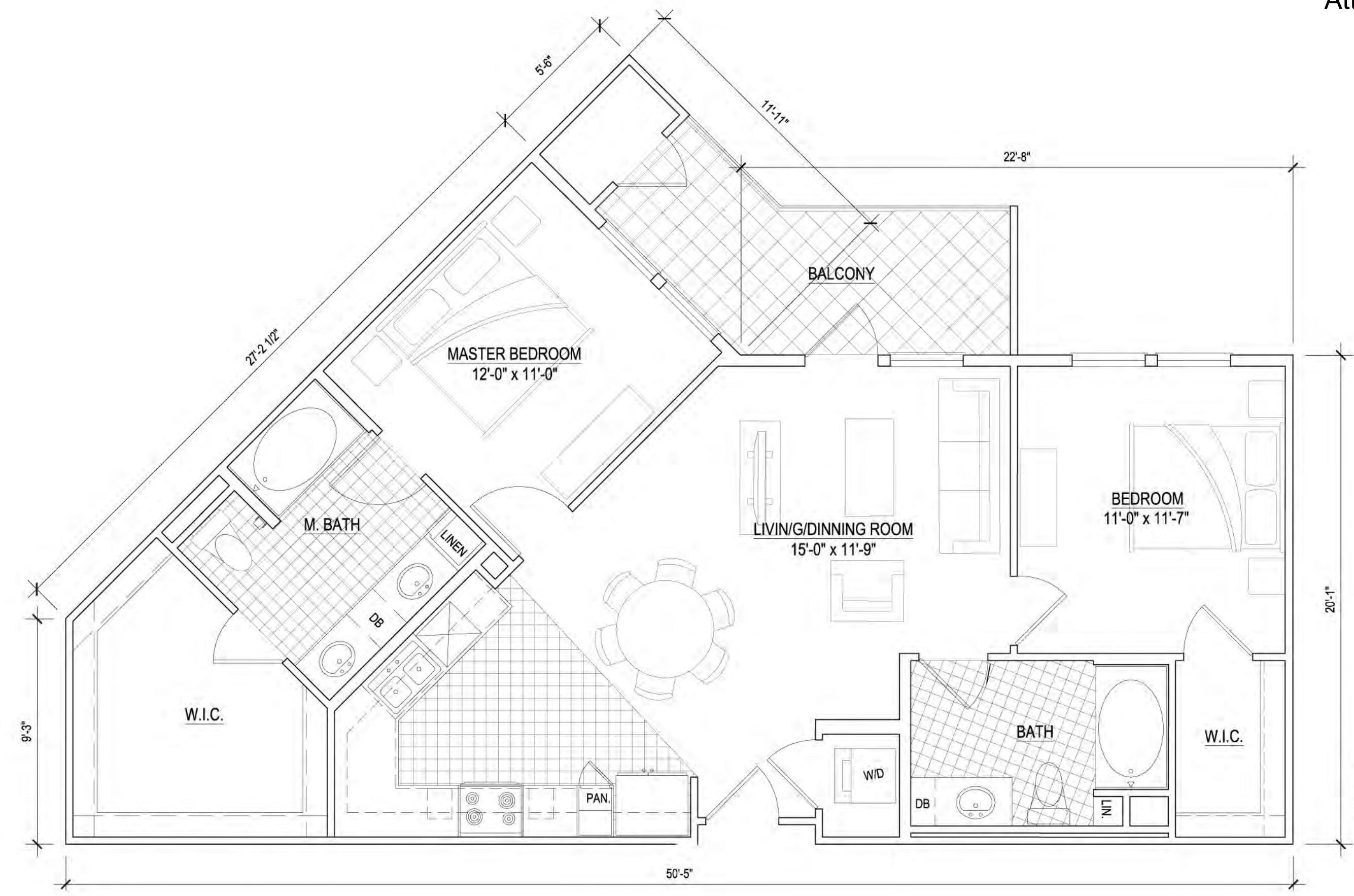
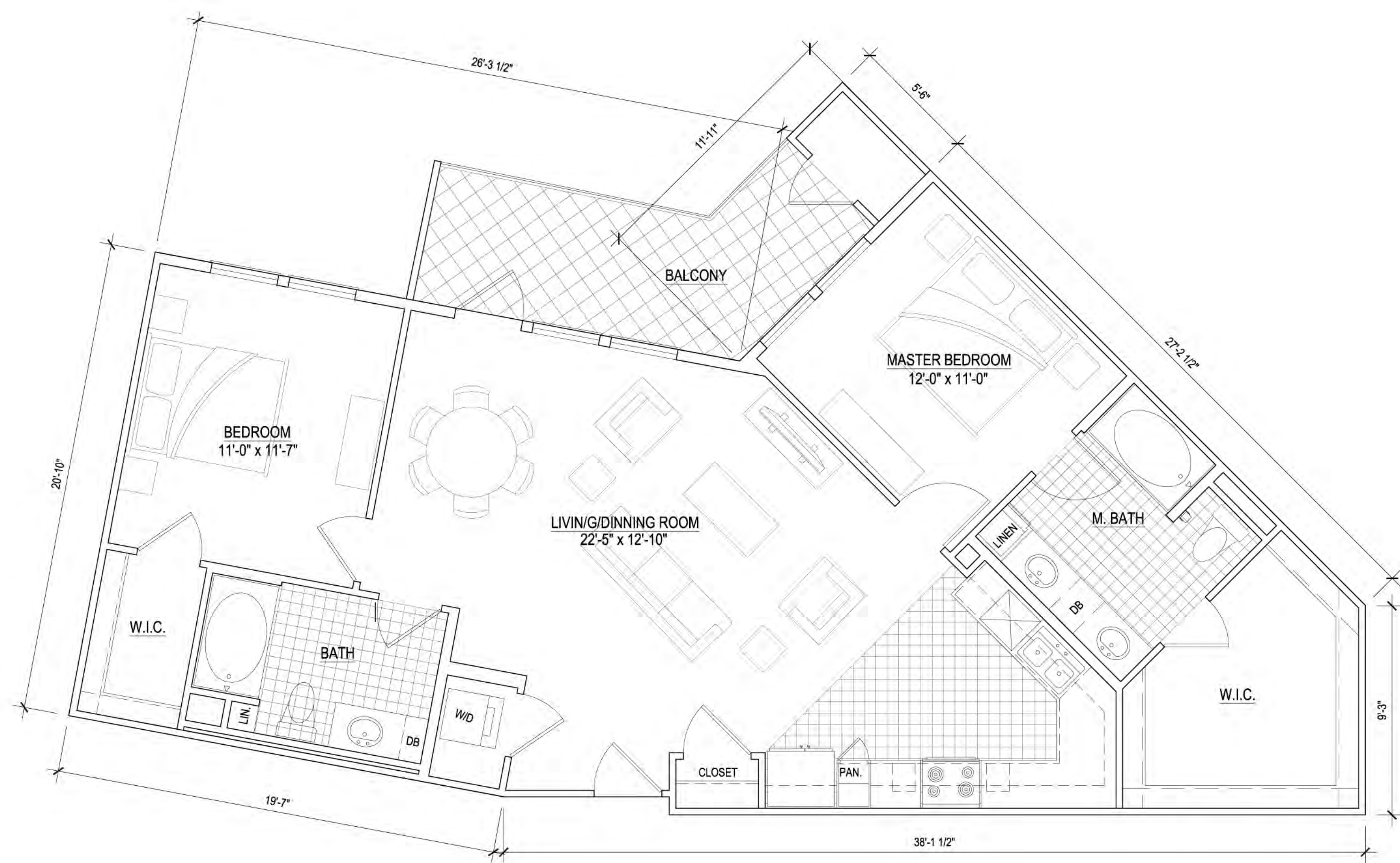


UNIT B1
NET: 1,108 S.F.
BALCONY/STOR.: 92 S.F.
SCALE: 1/4"=1'-0"

UNIT PLANS
A-5

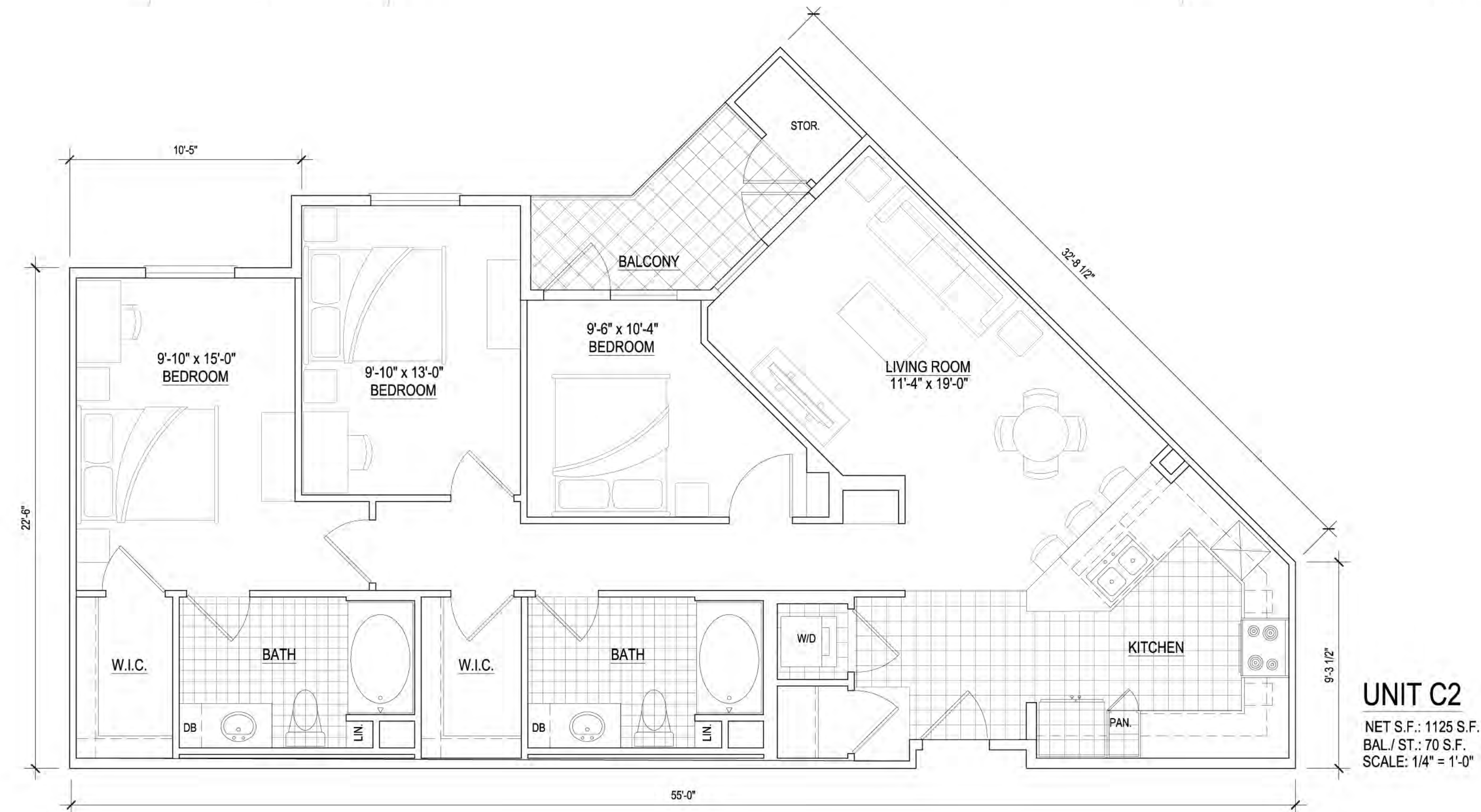
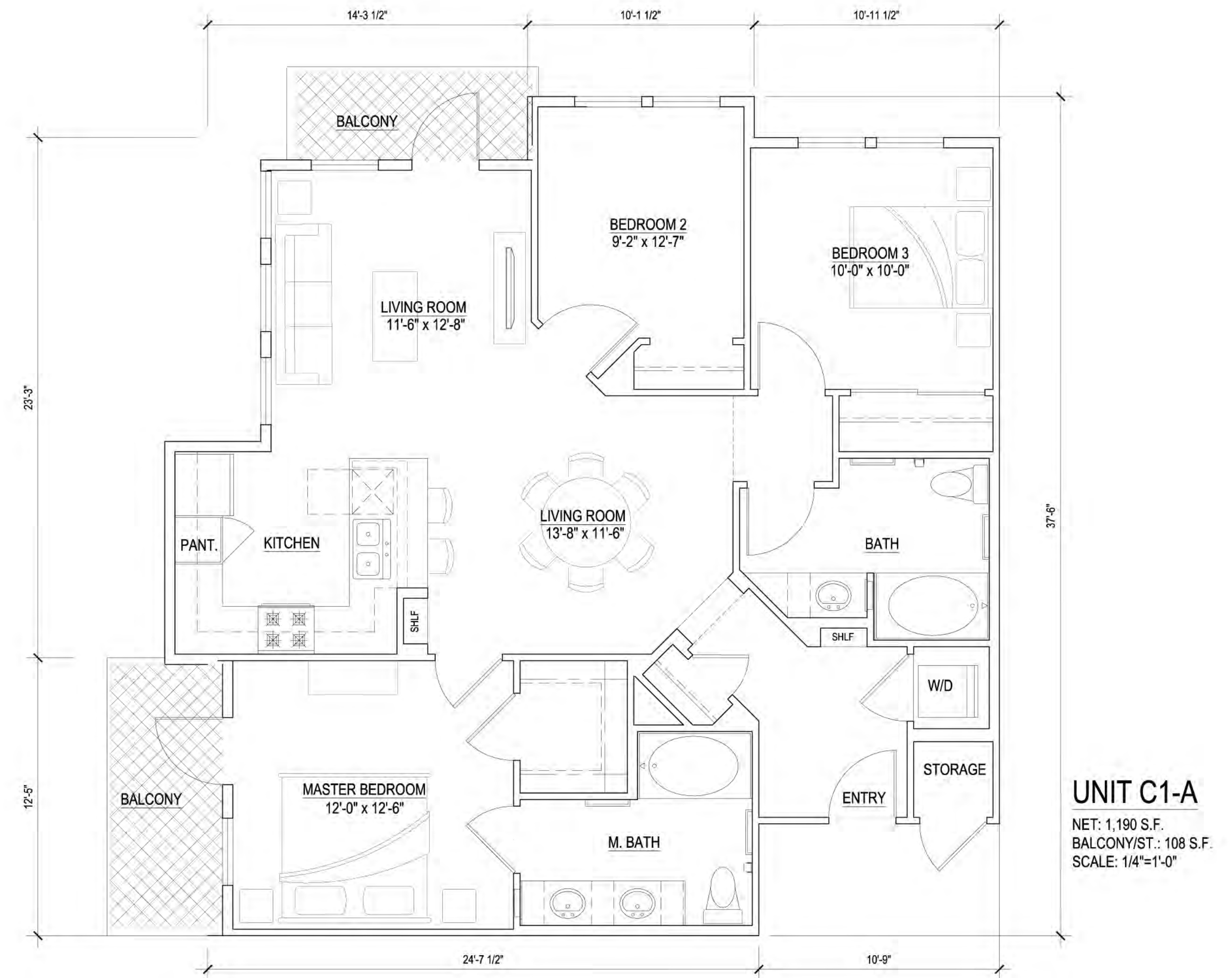






UNIT PLANS
A-7





UNIT PLANS
A-7.1

MAPLE & MAIN MIXED USE
BAY AREA PROPERTY DEVELOPERS

May 31, 2016

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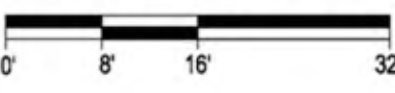
DALLAS CHARLOTTE NEWPORT BEACH LAS VEGAS NEW ORLEANS NORFOLK ORLANDO PHOENIX



— ENTRY —

A. MAIN STREET ELEVATION

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



— ENTRY —

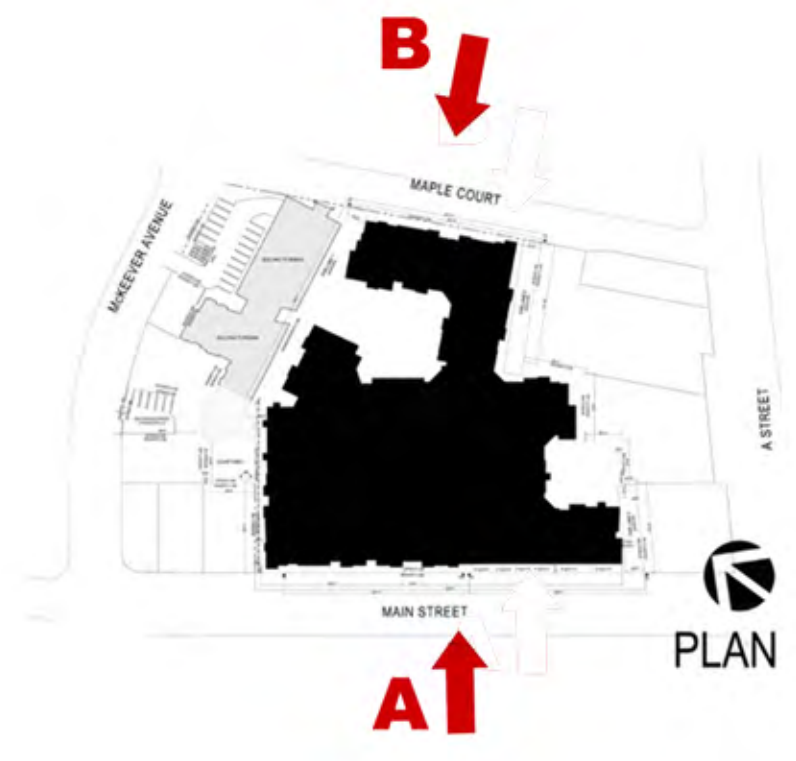
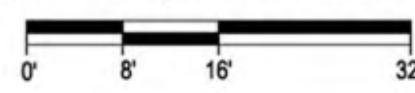
PROPOSED NEW BUILDING

FIRELANE

EXISTING MEDICAL BUILDING TO BE RENOVATED

B. MAPLE COURT ELEVATION

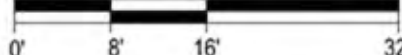
SCALE: 1/16" = 1'-0" (ON 24"X36" SHEET)





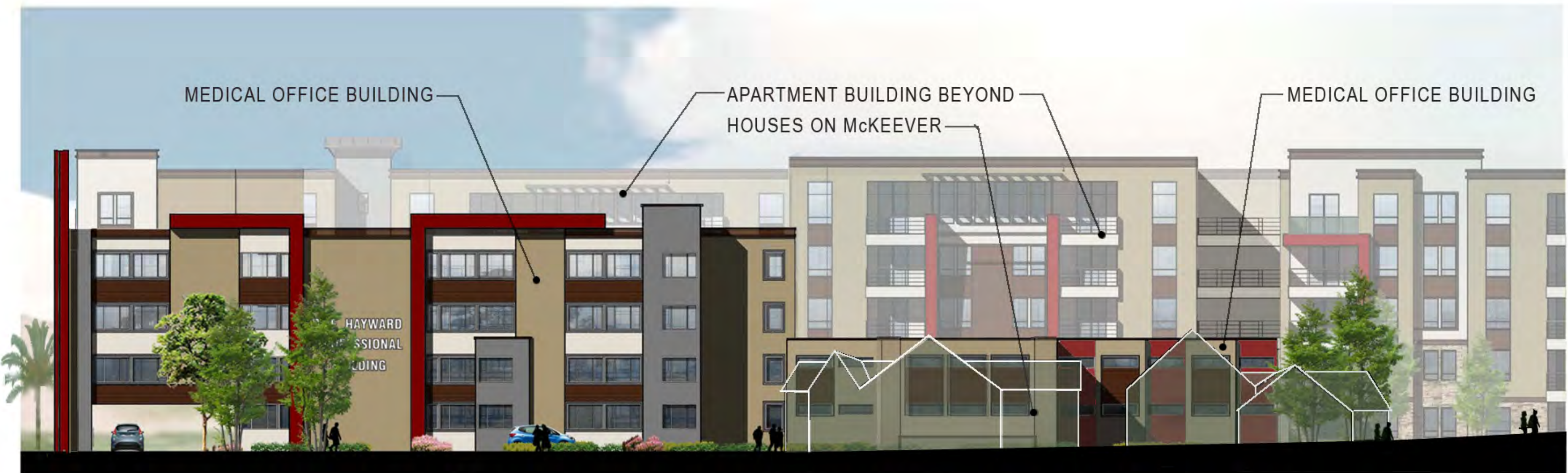
A. SOUTH ELEVATION (AT FIRE LANE 1)

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



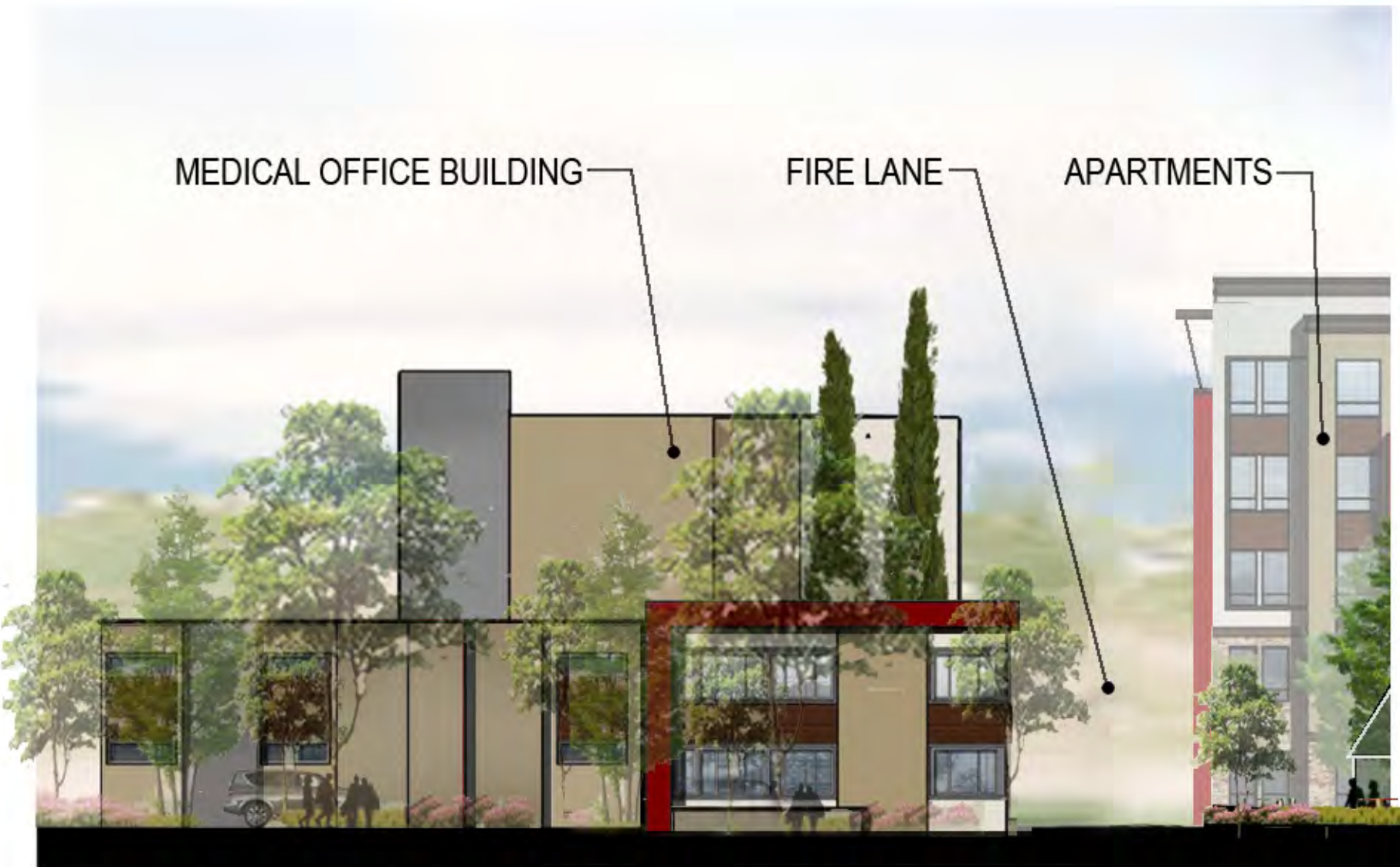
B. EAST ELEVATION ALONG MAPLE COURT

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



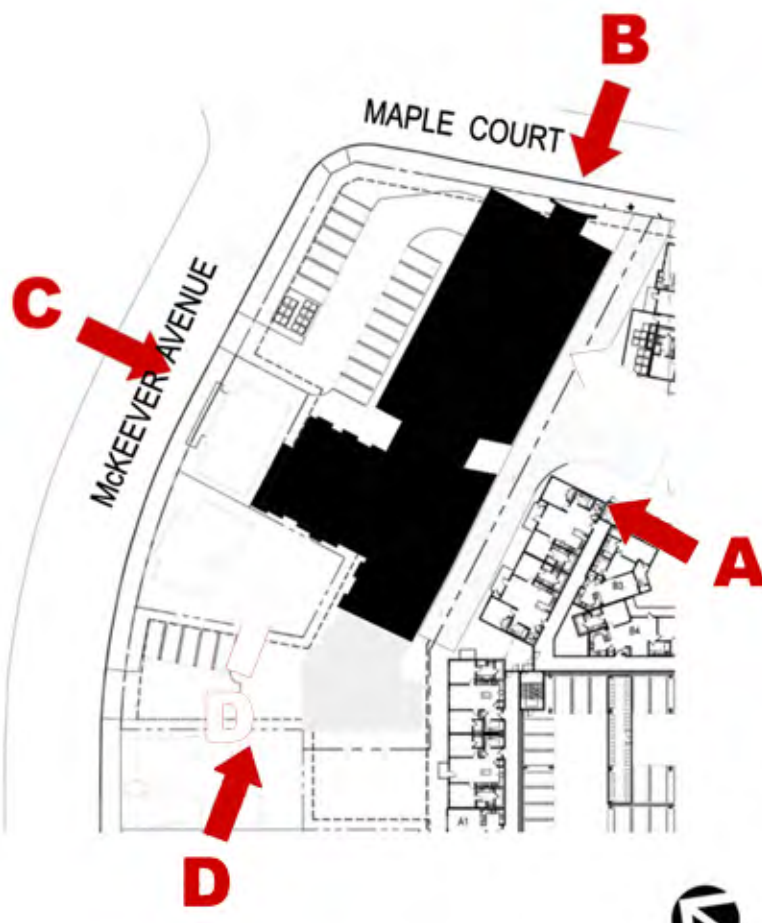
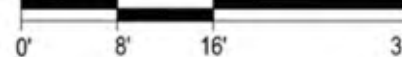
C. NORTH ELEVATION ALONG MCKEEVER AVENUE, MEDICAL BUILDING AND NEW BUILDING BEYOND

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



D. WEST ELEVATION (AT FIRE LANE 1 FACING COURTYARD #3)

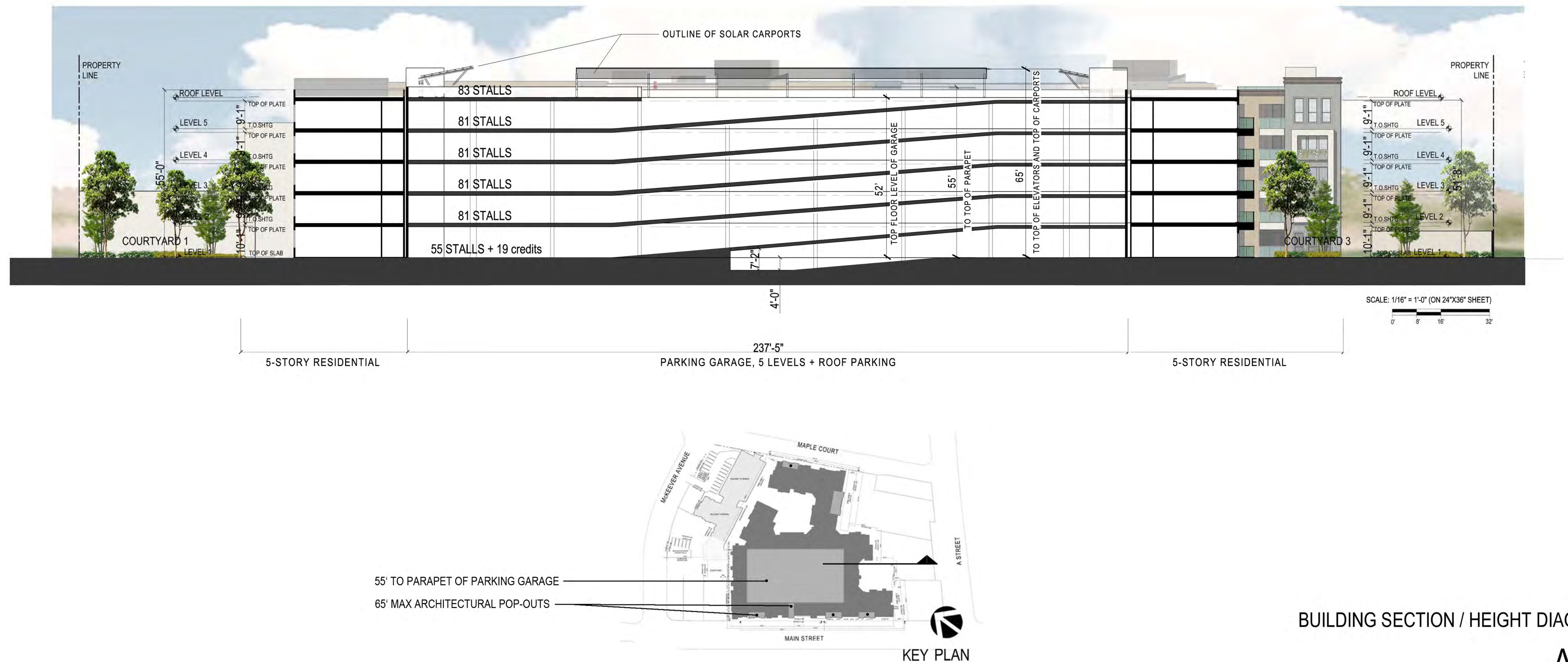
SCALE: 1/16" = 1'-0" (ON 24"X36" SHEET)



MEDICAL BUILDING ELEVATIONS

A-9





BUILDING SECTION / HEIGHT DIAGRAM

A-10

COLORS, MATERIALS AND DESIGN ELEMENTS



P1



P2



P3



P4



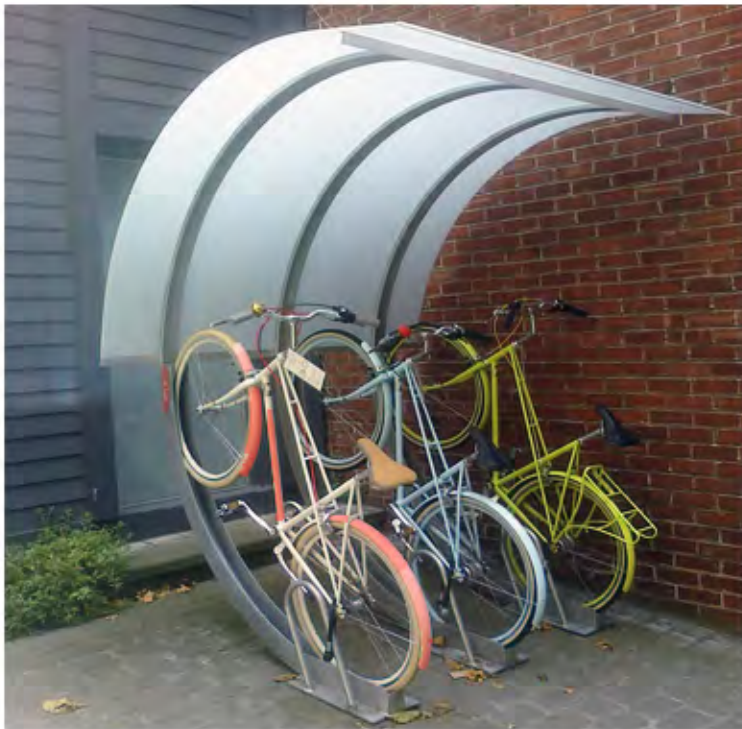
P5



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

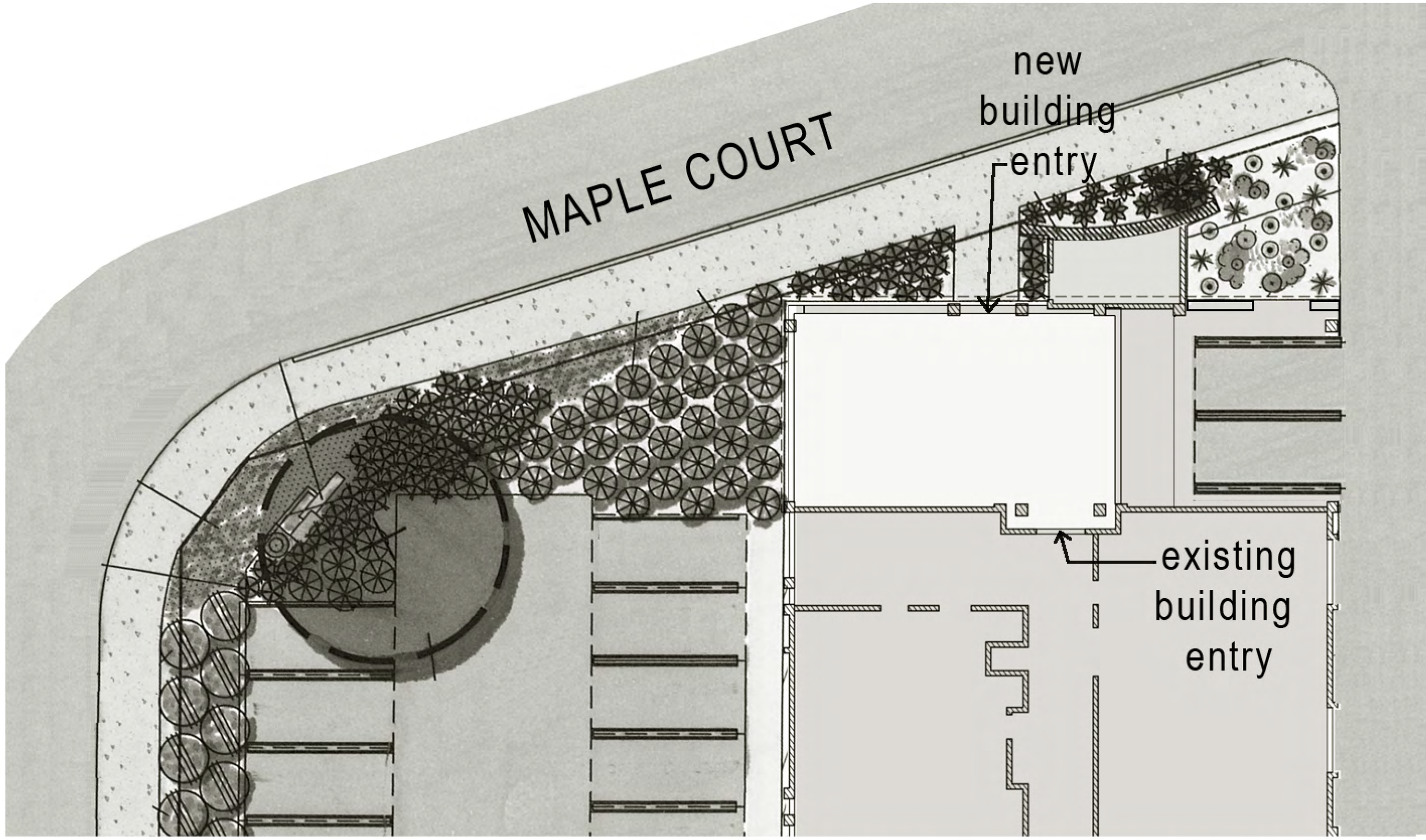


E



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



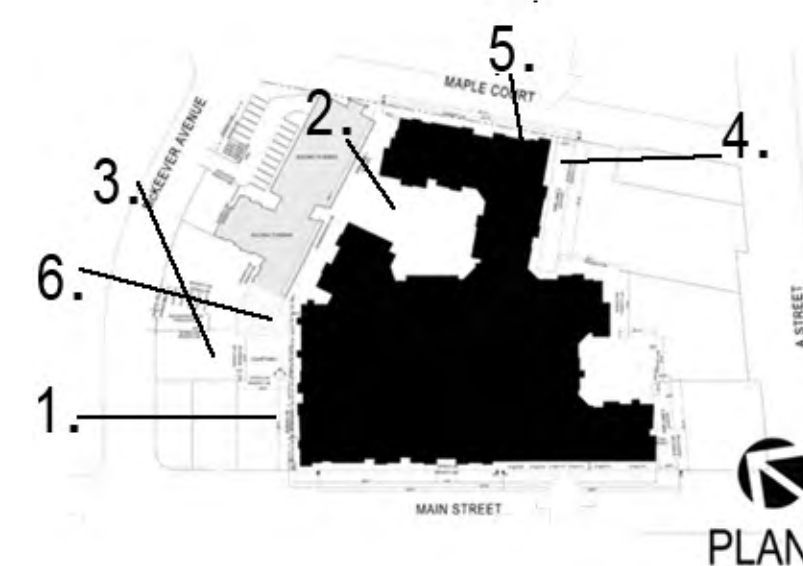
2. ENTRY TO MAIN COURTYARD #2 FROM FIRE LANE 1



3. VIEW OF COURTYARD #1

4. CORNER NEAR MAPLE AND A-STREET
EXTERIOR DISPLAY WALL5. 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

May 31, 2016

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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

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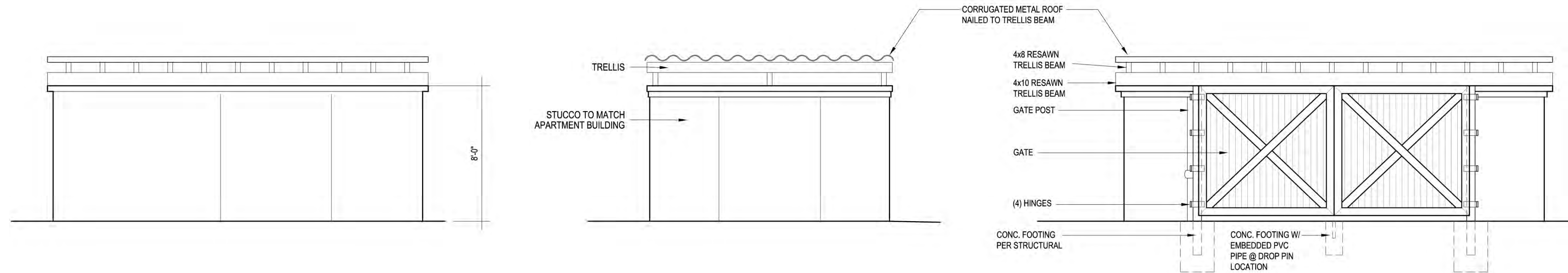


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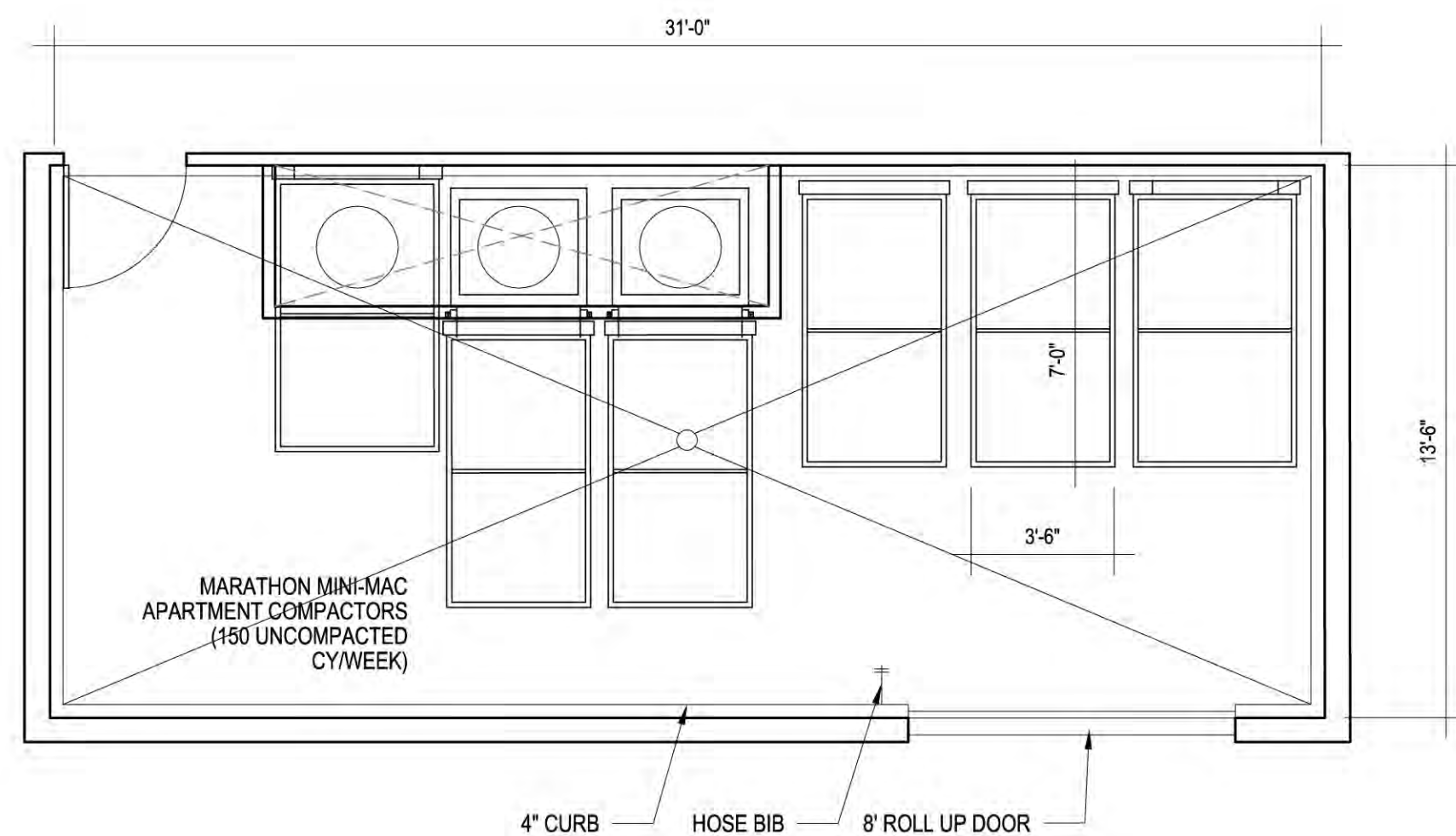
DALLAS CHARLOTTE NEWPORT BEACH LAS VEGAS NEW ORLEANS NORFOLK ORLANDO PHOENIX



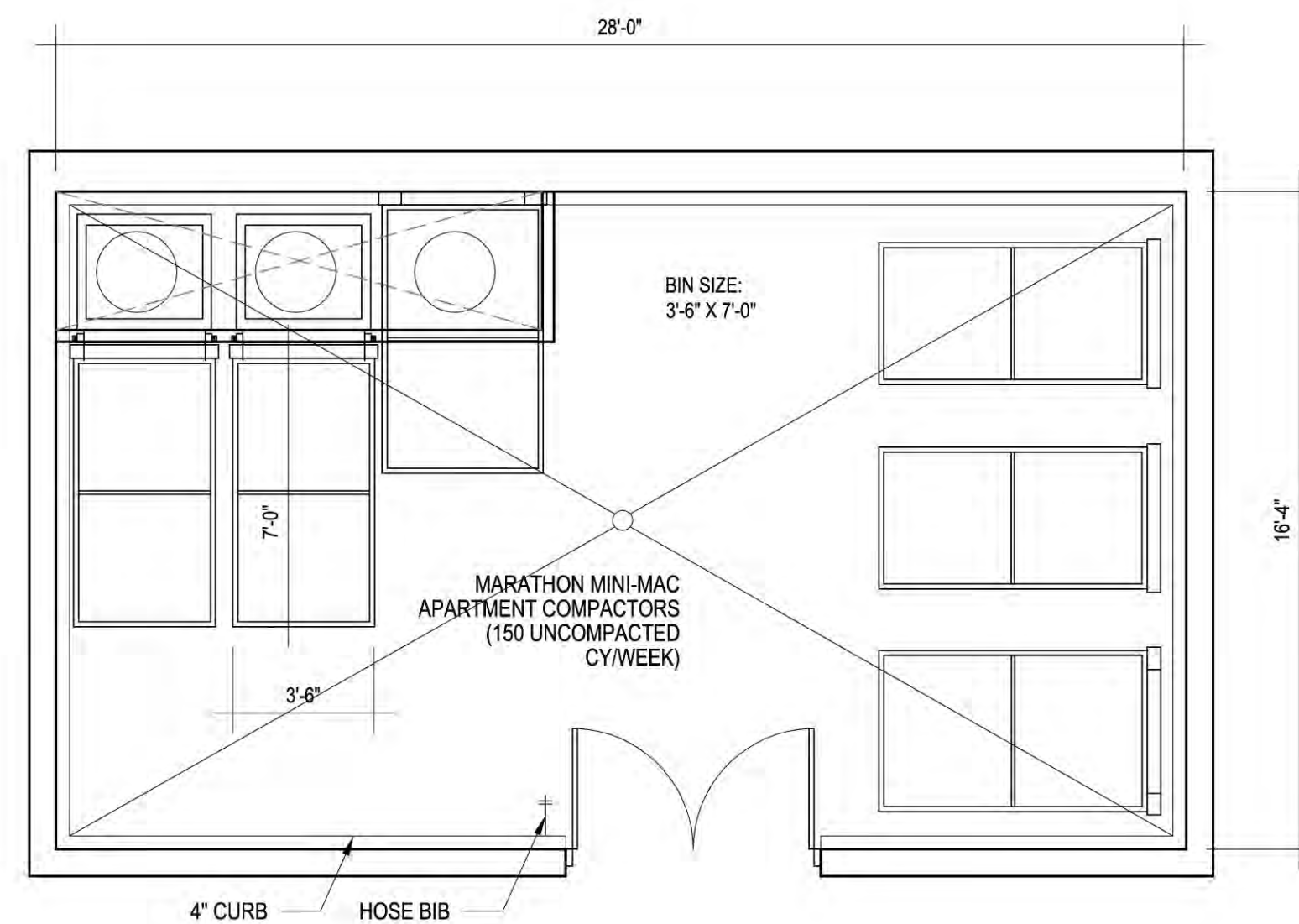
5 REAR ELEVATION
SCALE: 1/4" = 1'-0"

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

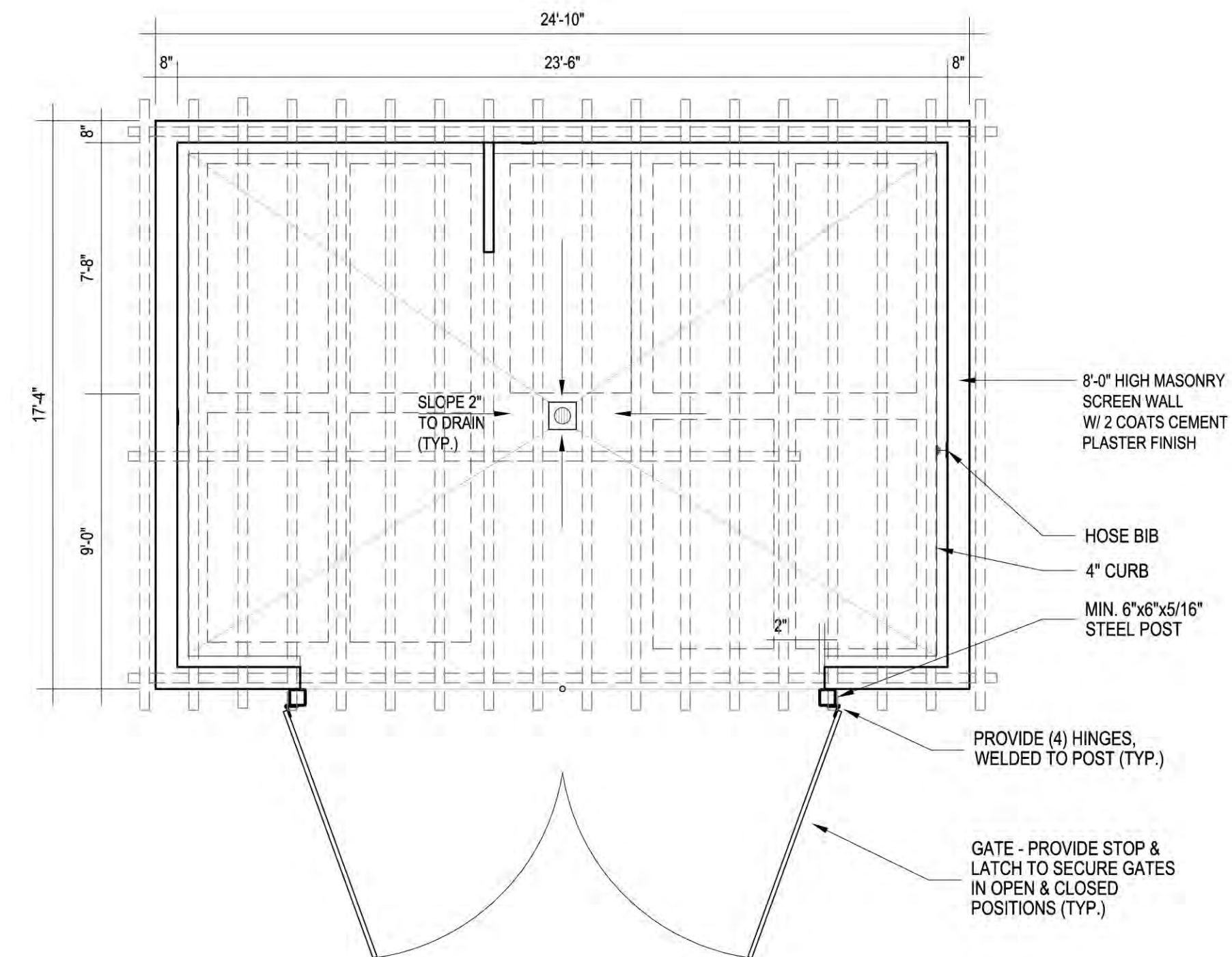
3 FRONT ELEVATION
SCALE: 1/4" = 1'-0"



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"



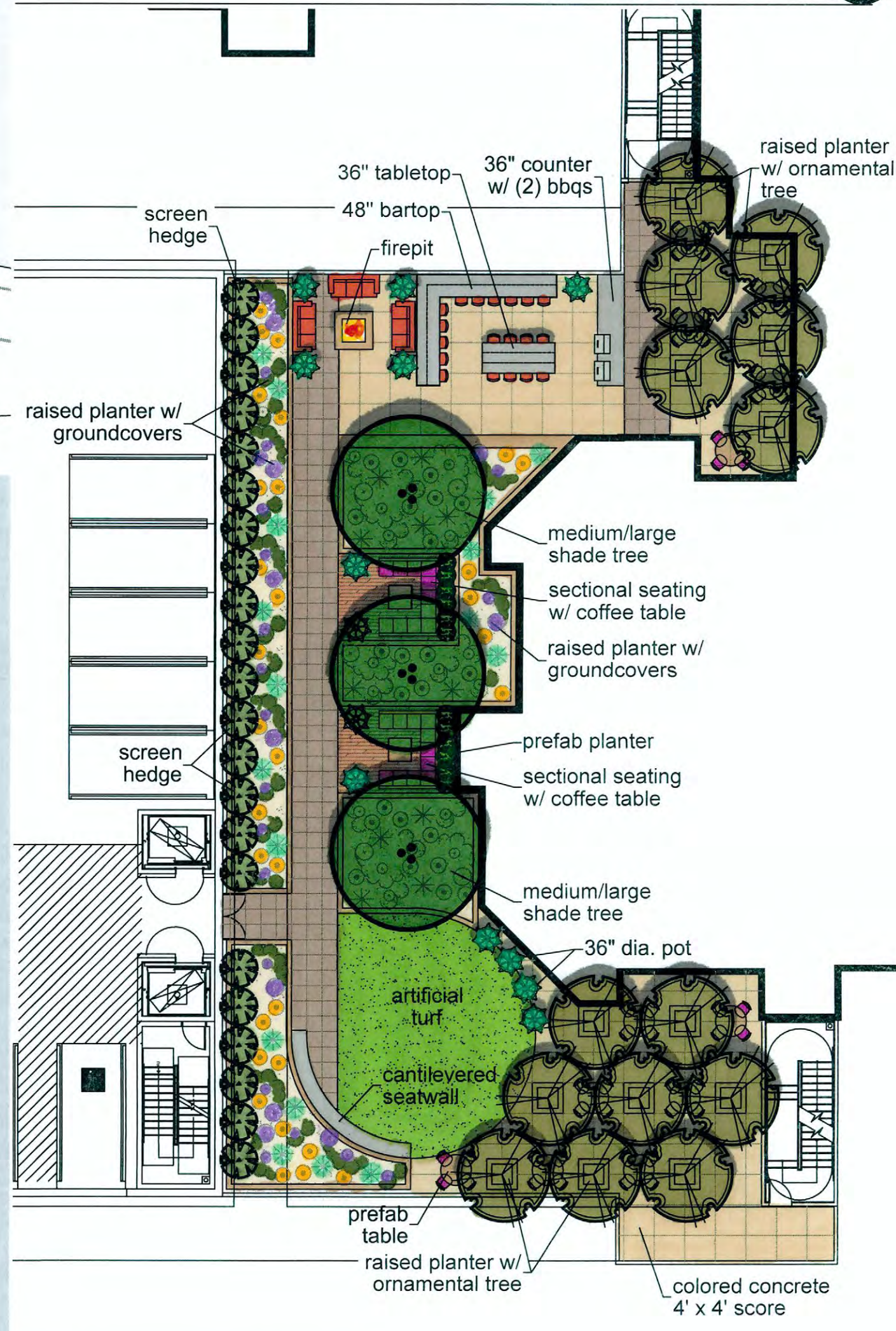
1 TRASH ENCLOSURE (LOCATED IN PARKING LOT AT FIRE LANE 1)
SCALE: 1/4" = 1'-0"

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	4,690 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

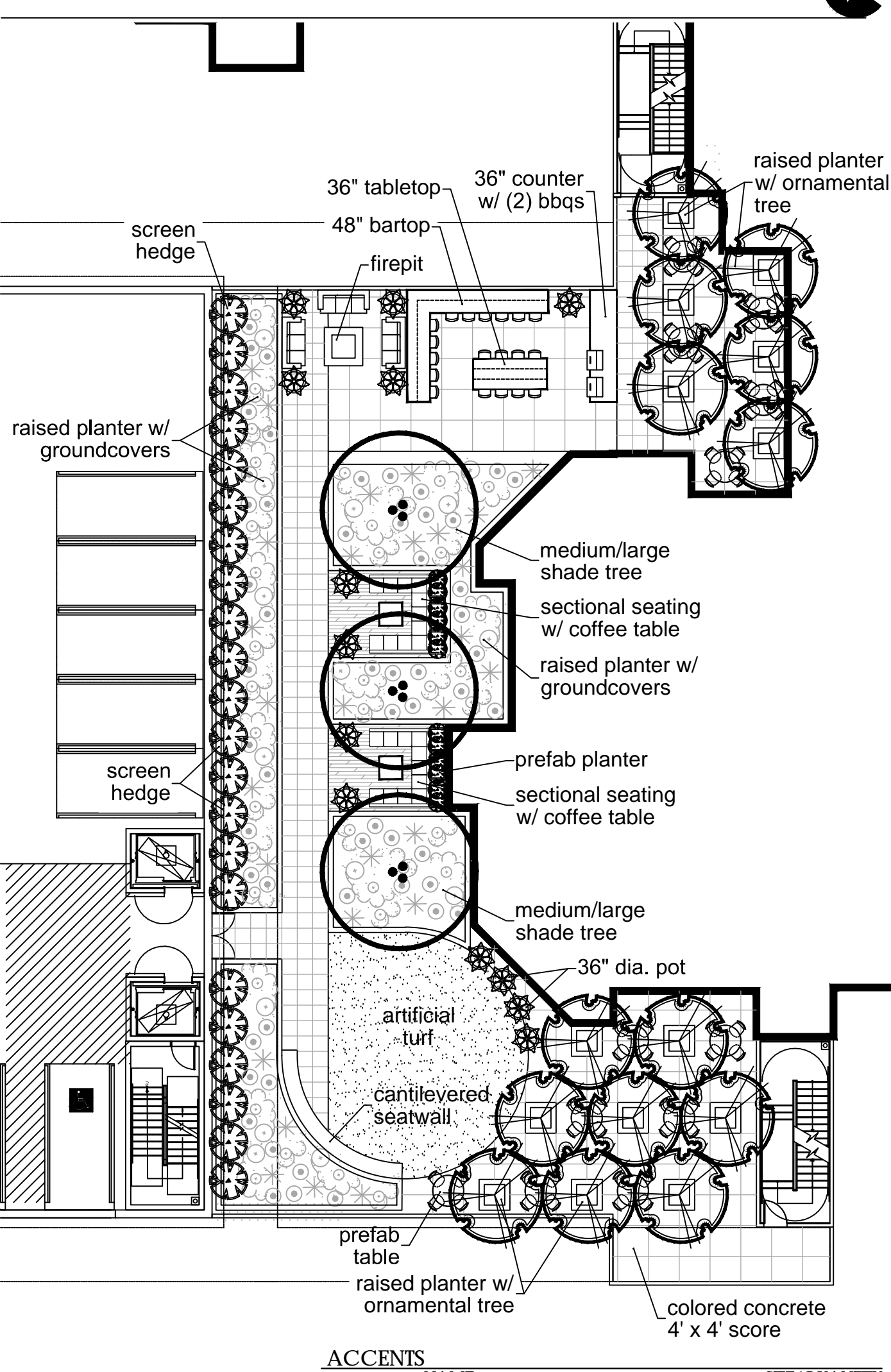


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PALMS	
NAME	SIZE/QUANTITY
<i>Phoenix dactylifera</i>	18'-20' Ht
MEDJOL DATE PALM (MDP)	04 x (\$3,750 ea.) = \$15,000
<i>Phoenix reclinata</i>	10'-12' Ht
SENEGAL DATE PALM (SDP)	Qty: 10 x (\$450 ea.) = \$4,500

GROUNDCOVERS	
NAME	SIZE/QUANTITY
<i>Artemisia 'Powis Castle'</i> SILVER SAGE	1 Gal. Qty: 00
<i>Aster chilensis</i>	1 Gal. Qty: 00
CALIFORNIA ASTER	
<i>Ceanothus glaucosus</i>	1 Gal. Qty: 00
POINT REYES CEANOTHUS	
<i>Delosperma cooperi</i>	1 Gal. Qty: 00
HARDY ICEPLANT	
<i>Lotus bertholletii</i>	1 Gal. Qty: 00
PARROTS BEAK	
<i>Rosmarinus officinalis 'Prostratus'</i>	1 Gal. Qty: 00
CREeping ROSEMARY	
<i>Thymus lanuginosus</i>	1 Gal. Qty: 00
WOOLY THYME	
<i>Thymus x 'Archer's Gold Lemon'</i>	1 Gal. Qty: 00
ARCHER'S GOLD LEMON THYME	
<i>Dymondia margaritae</i>	1 Gal. Qty: 00
SILVER CARPET	

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

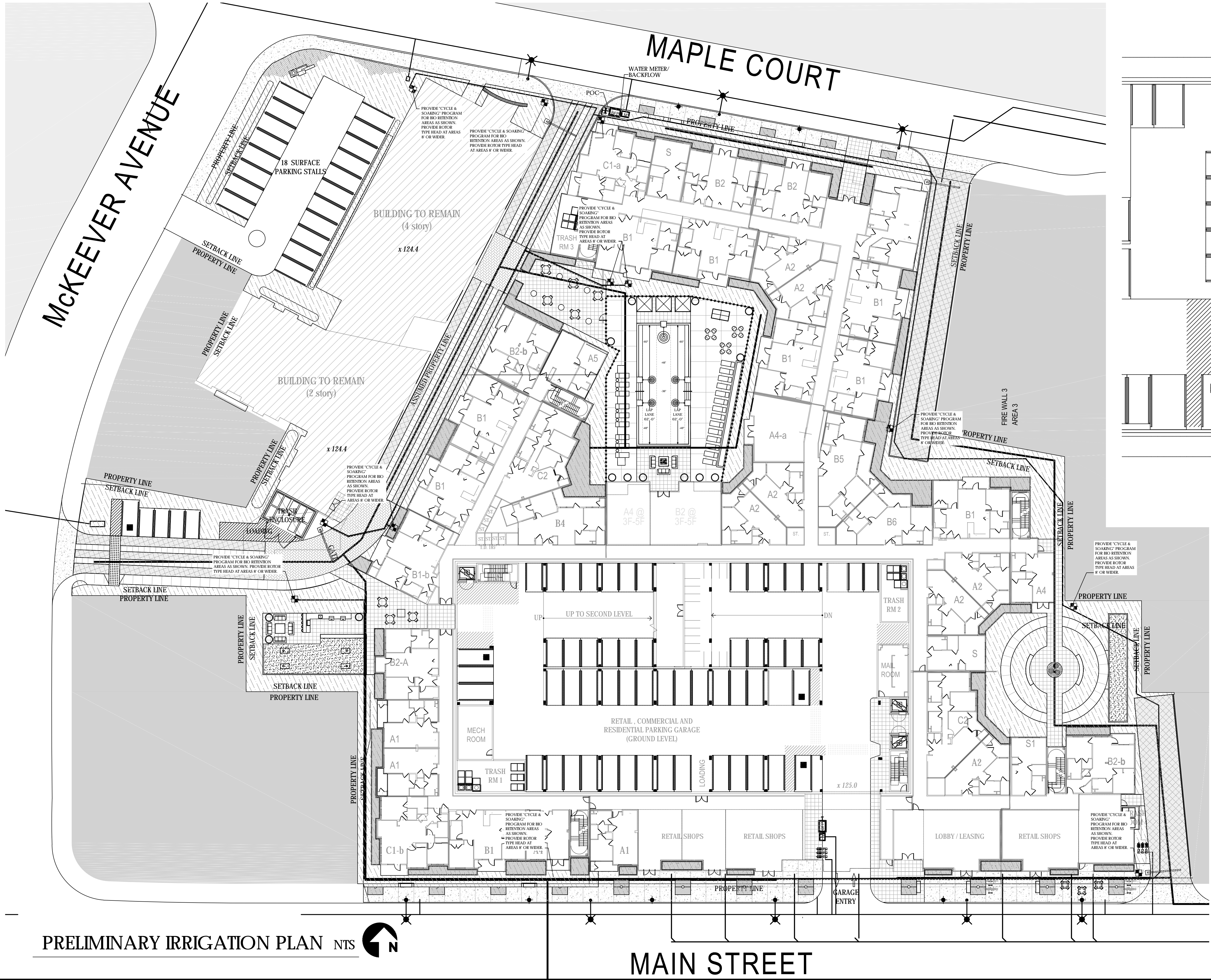
TREE MITIGATION SUMMARY

ON-SITE TREES TO BE REMOVED

PLANT #	SPECIES	TRUNK DIA: (in)	SPREAD (ft)	APPRAISED VALUE (USD)	PROPOSED TREE VALUES
01	Sequoia sempervirens - COAST REDWOOD	63'/75'		\$14,900.00	NOTE: REFER TO PLANT PALETTE FOR SPECIES ABBREVIATIONS
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	
12	Persea americana - AVOCADO	14", 9", 8", 5", 5"/21"		\$700.00	
13	Schinus molle - CALIFORNIA PEPPER TREE	20", 17", 18"		\$700.00	
14	Sequoia sempervirens - COAST REDWOOD	22", 20", 68"		\$3,450.00	
15	Sequoia sempervirens - COAST REDWOOD	18", 9", 48"		\$1,600.00	
16	Sequoia sempervirens - COAST REDWOOD	27", 60"		\$2,050.00	
17	Sequoia sempervirens - COAST REDWOOD	18", 14", 57"		\$2,050.00	
22	Trachycarpus fortunei - WINDMILL PALM	11", 19"		\$400.00	
23	Trachycarpus fortunei - WINDMILL PALM	7", 20"		\$250.00	
24	Trachycarpus fortunei - WINDMILL PALM	11", 18"		\$400.00	
25	Ligustrum lucidum - GLOSSY PRIVET	12", 10", 9", 6", 25"		\$900.00	
TOTAL:				\$41,250.00	\$97,175.00

TREES TO REMAIN

PLANT #	SPECIES	#	HEIGHT (ft)	SPREAD (ft)	VALUE (USD)	LOCATION
06	Metrosideros excelsa	- NEW ZEALAND XMAS TREE	8"	8"	\$1,150.00	OFF-SITE
07	Metrosideros excelsa	- NEW ZEALAND XMAS TREE	8"	8"	\$1,600.00	OFF-SITE
08	Metrosideros excelsa	- NEW ZEALAND XMAS TREE	7"	7"	\$1,250.00	OFF-SITE
09	Metrosideros excelsa	- NEW ZEALAND XMAS TREE	9"	9"	\$2,000.00	OFF-SITE
10	Melaleuca linanifolia	- FLAXLEAF PAPERBARK	10"/9"	3", 4.00"	OFF-SITE	
11	Melaleuca linanifolia	- FLAXLEAF PAPERBARK	7"	7"	\$950.00	OFF-SITE
18	Lagerstroemia indica	- CRAPE MYRTLE	4"	4"	\$450.00	OFF-SITE
19	Lagerstroemia indica	- CRAPE MYRTLE	6"	6"	\$900.00	OFF-SITE
20	Lagerstroemia indica	- CRAPE MYRTLE	5"	5"	\$650.00	OFF-SITE
21	Lagerstroemia indica	- CRAPE MYRTLE	5"	5"	\$650.00	OFF-SITE
26	Cedrus atlantica	- BLUE ATLAS CEDAR	30"	30"	\$10,900.00	ON-SITE
27	Pittosporum undulatum	- VICTORIAN BOX	5"/8"	5"/8"	\$450.00	ON-SITE



PRELIMINARY IRRIGATION PLAN NTS

MAIN STREET

MAPLE & MAIN MIXED USE
BAY AREA PROPERTY DEVELOPERS

May 31st, 2016

HAYWARD CA

HPA#14746

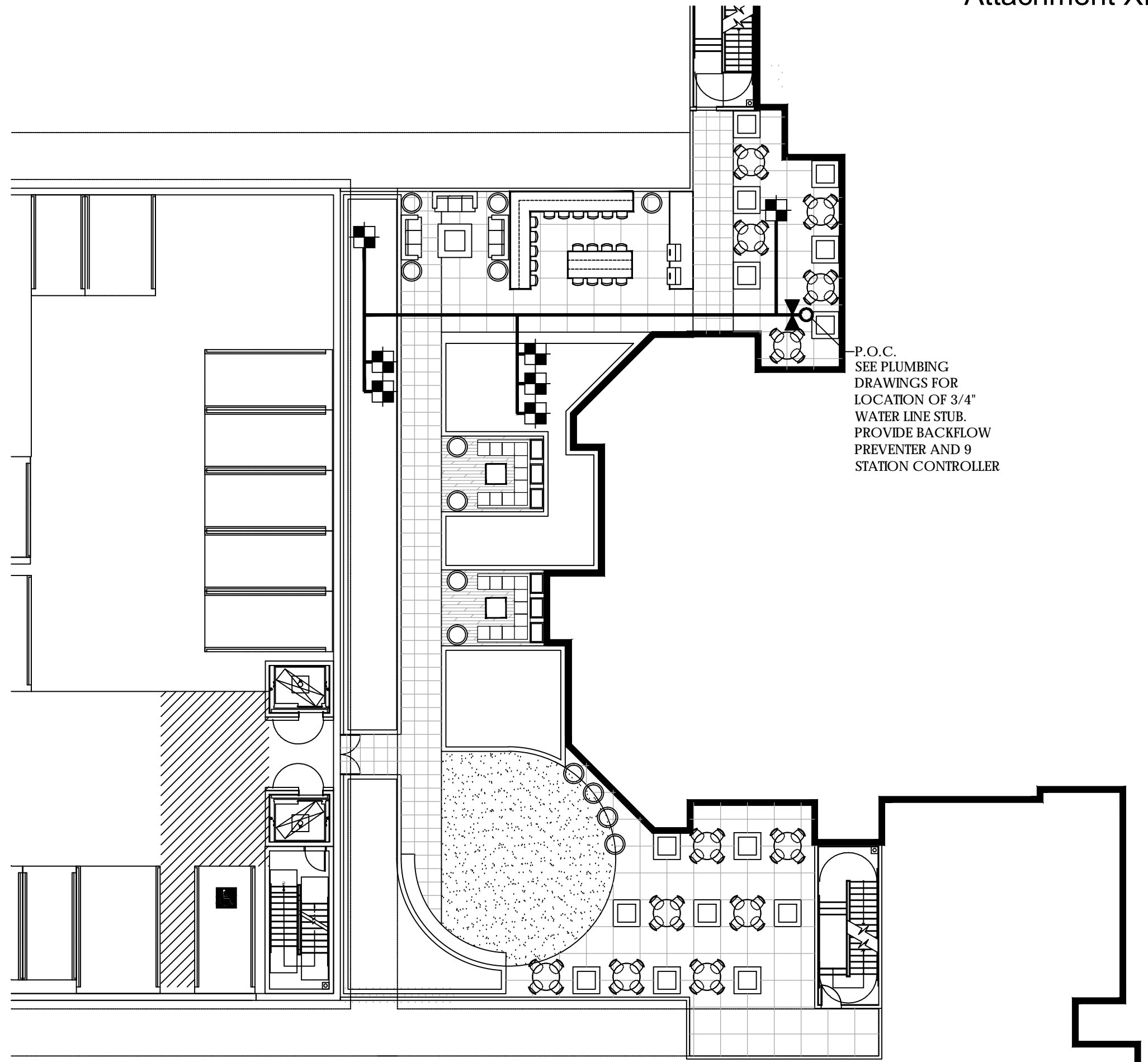


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IRRIGATION PLAN - LEVEL SIX

NTS

IRRIGATION LEGEND

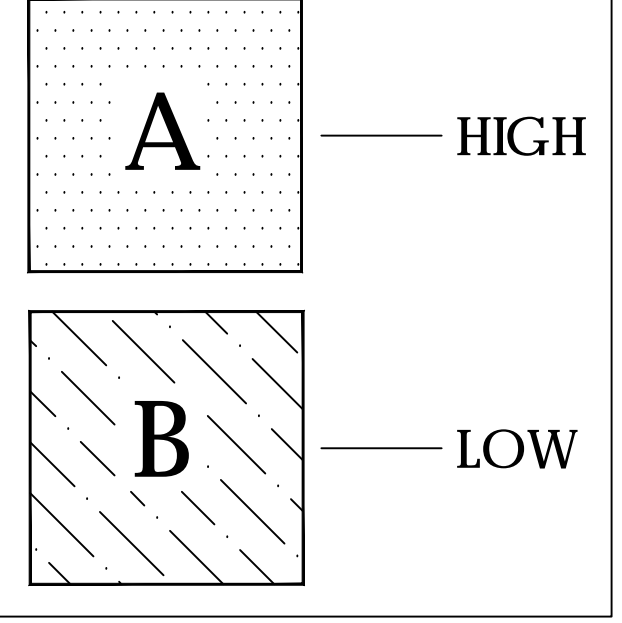
EMITTER SCHEDULE				
PLANT TYPE	PLANT SIZE	GPH PER OUTLET	# OF OUTLET	TOTAL GPM PER PLANT
TREES	15 GAL.	2 GPH	3	6 GPH
TREES	24" BOX	2 GPH	4	8 GPH
TREES	36" BOX	2 GPH	5	10 GPH
TREES	48" BOX	2 GPH	6	12 GPH
SHRUBS	5 GAL.	1 GPH	2	2 GPH
		PLANTS		
SHRUBS	1 GAL.	1 GPH	1	1 GPH
AND G.C.				

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	
		2" MIN. SLEEVE	
		D=DRIP/T-TURF	
		VALVE SIZE	

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



EQUIPMENT

- (1) 2" WATER METER - INSTALL PER CIVIL PLAN AND ALL LOCAL CODES
- (1) FEBCO 825V-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-BSC
- CARSON-OR APPROVE EQUAL VALVE BOXES

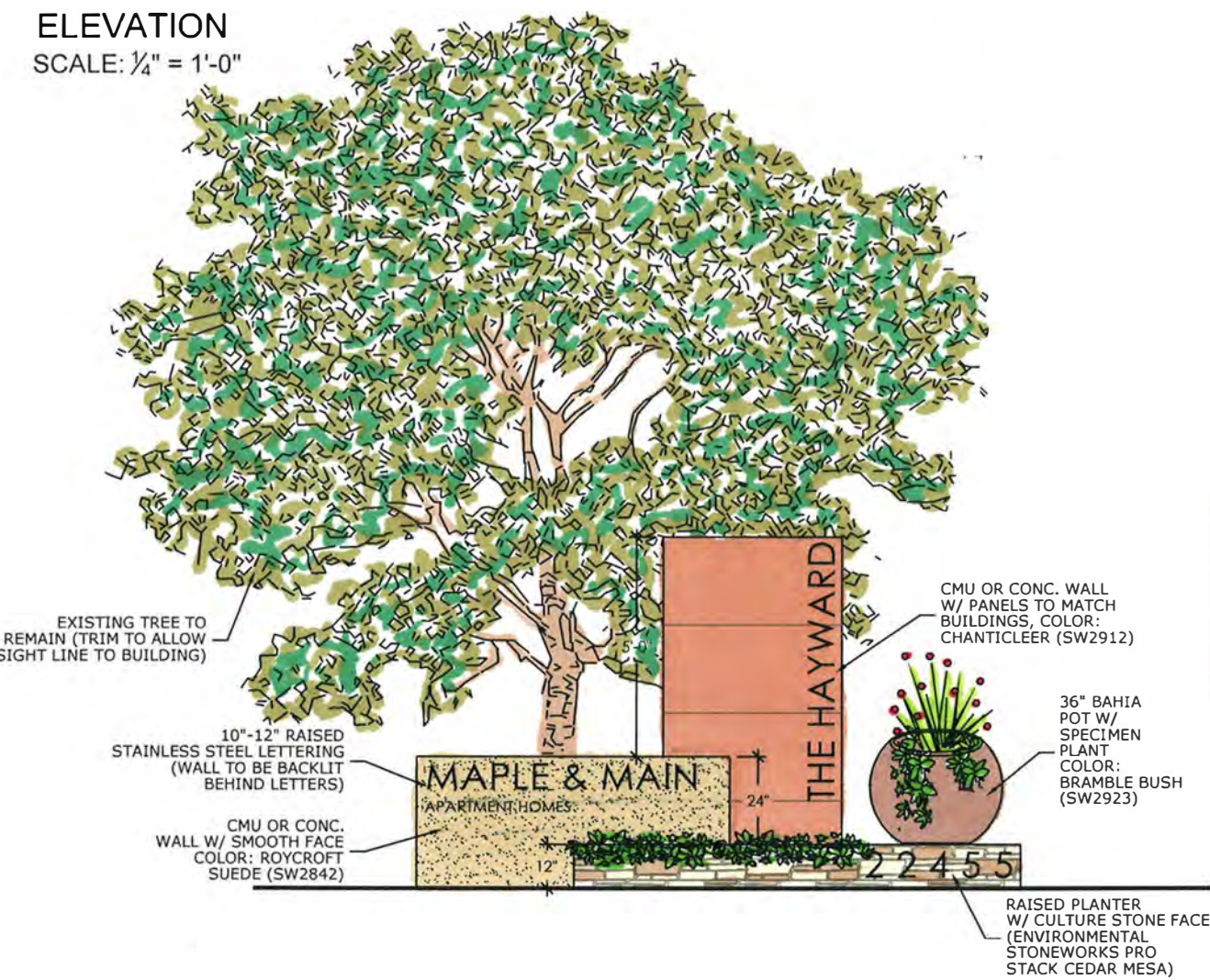
- NOTE:
- 1. ALL EMISSION POINTS TO BE LOCATED ON THE UPHILL SIDE OF PLANT MATERIAL ONE EMISSION POINTS TO BE LOCATED AT THE PLANT BALL WITH THE ADDITIONAL POINTS WITHIN PLANT PIT PERIMETER.
- 2. SCREEN ENCLOSURE TO BE GUARDSHACK AS MANUFACTURED BY BACKFLOW PREVENTION DEVICE ENCLOSURES INC. 602-788-5411 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 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)
(ETO)(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)
(ETO)(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

SHEET
L3



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

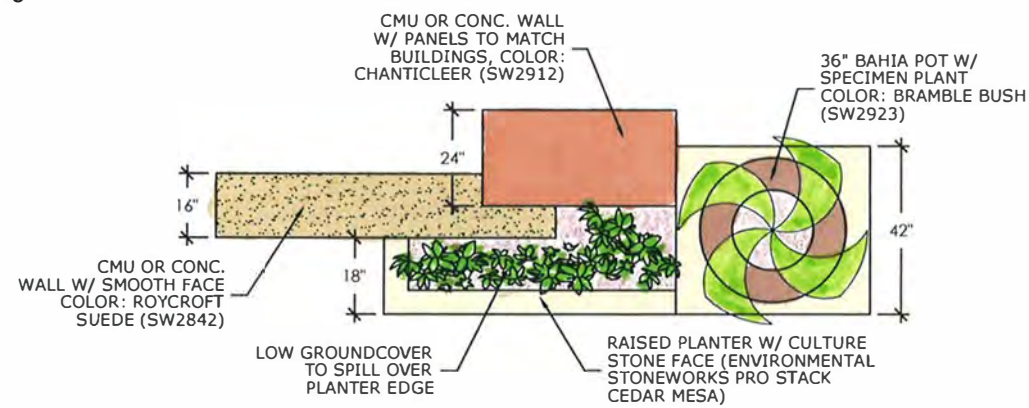
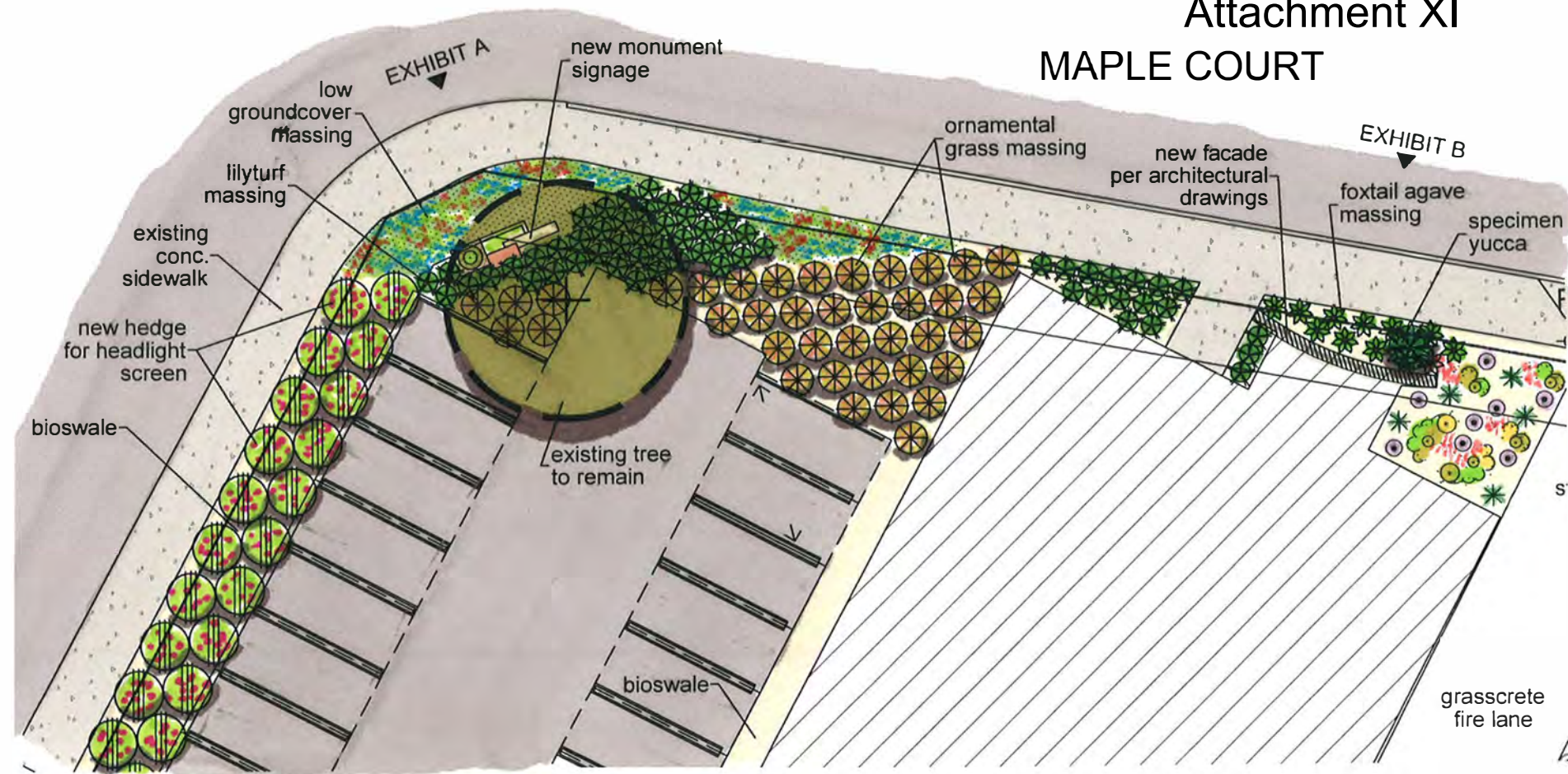


EXHIBIT A - CORNER MONUMENT



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

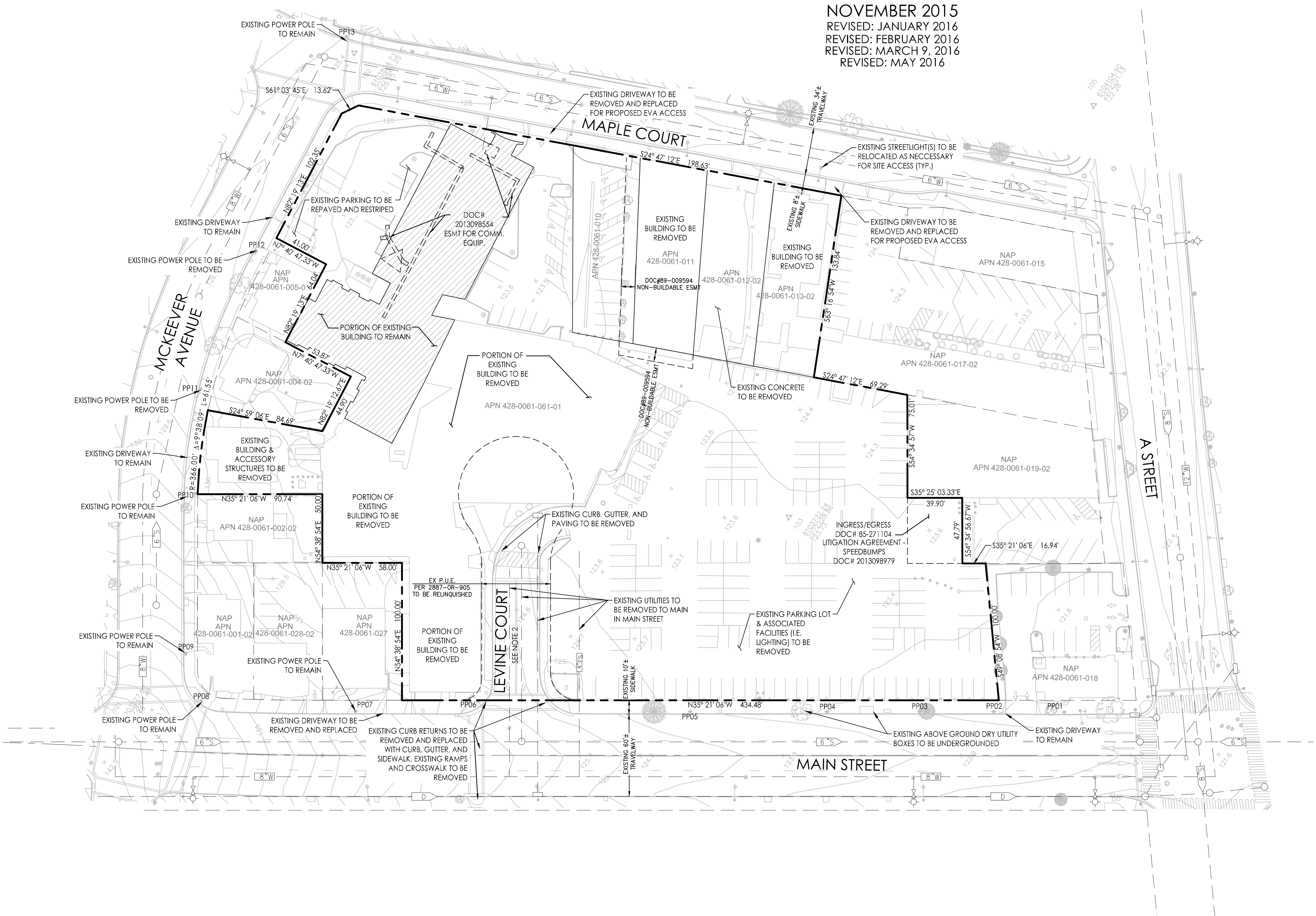
NOVEMBER 2015

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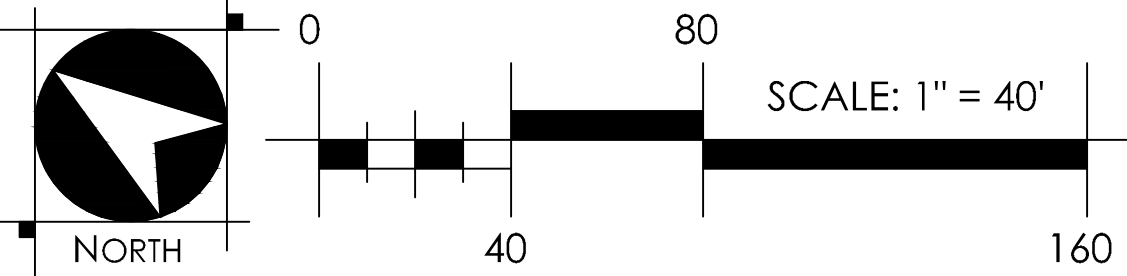
REVISED: MARCH 9, 2016

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.



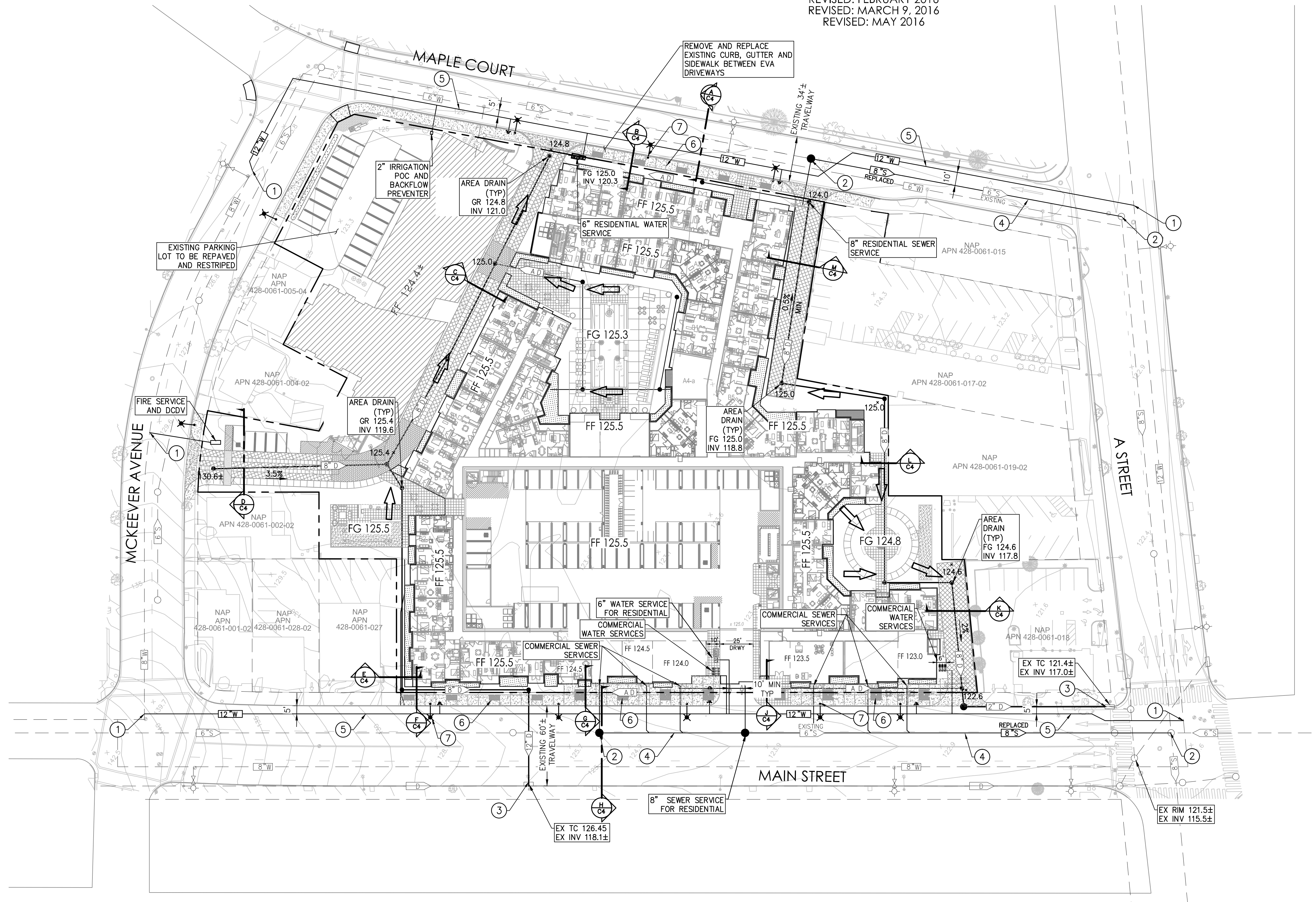
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CONCEPTUAL GRADING & UTILITY PLAN

MAPLE & MAIN APARTMENTS

CITY OF HAYWARD, CA

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

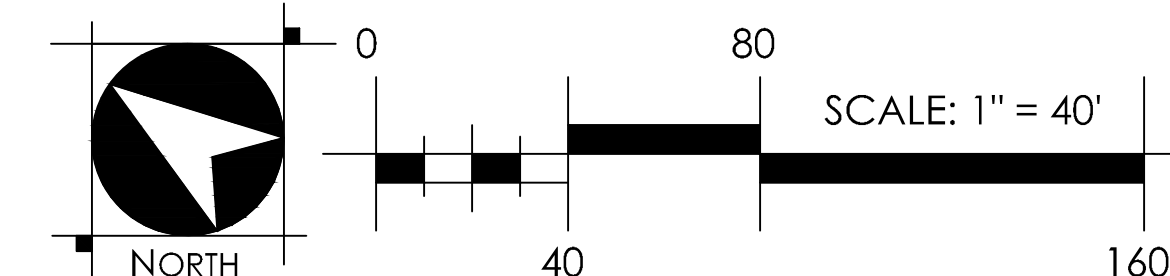


CONSTRUCTION NOTES:

- 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.



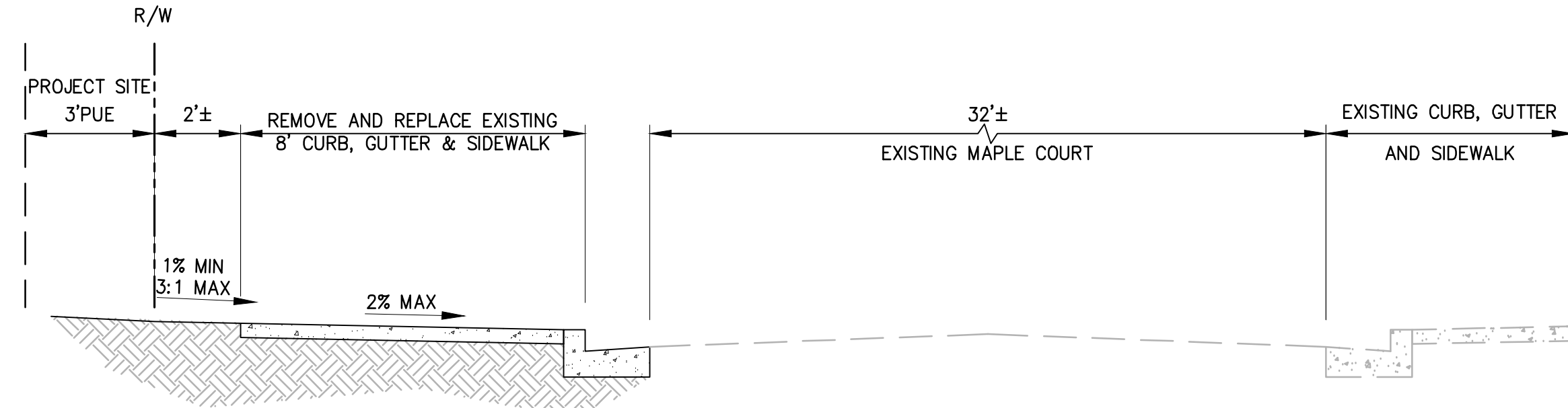
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SECTIONS

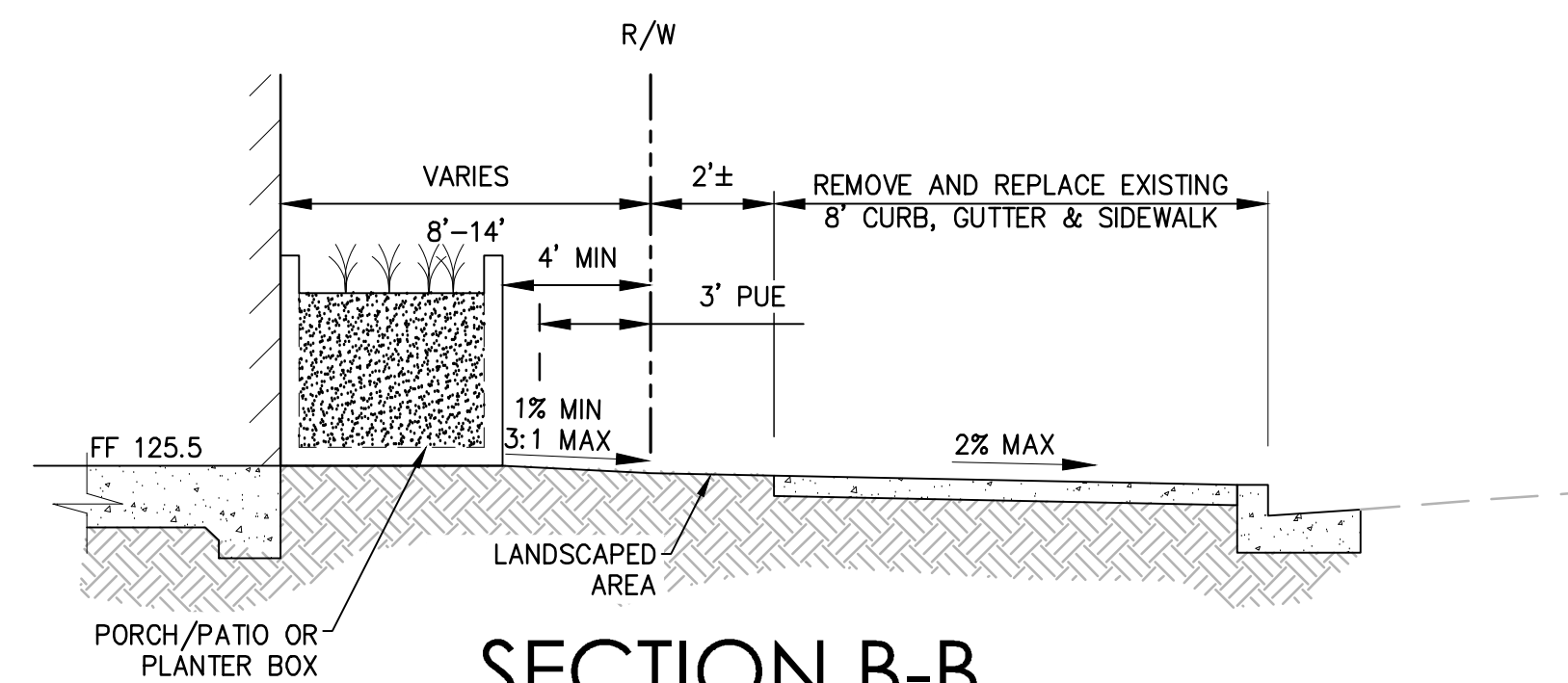
MAPLE & MAIN APARTMENTS

CITY OF HAYWARD, CA

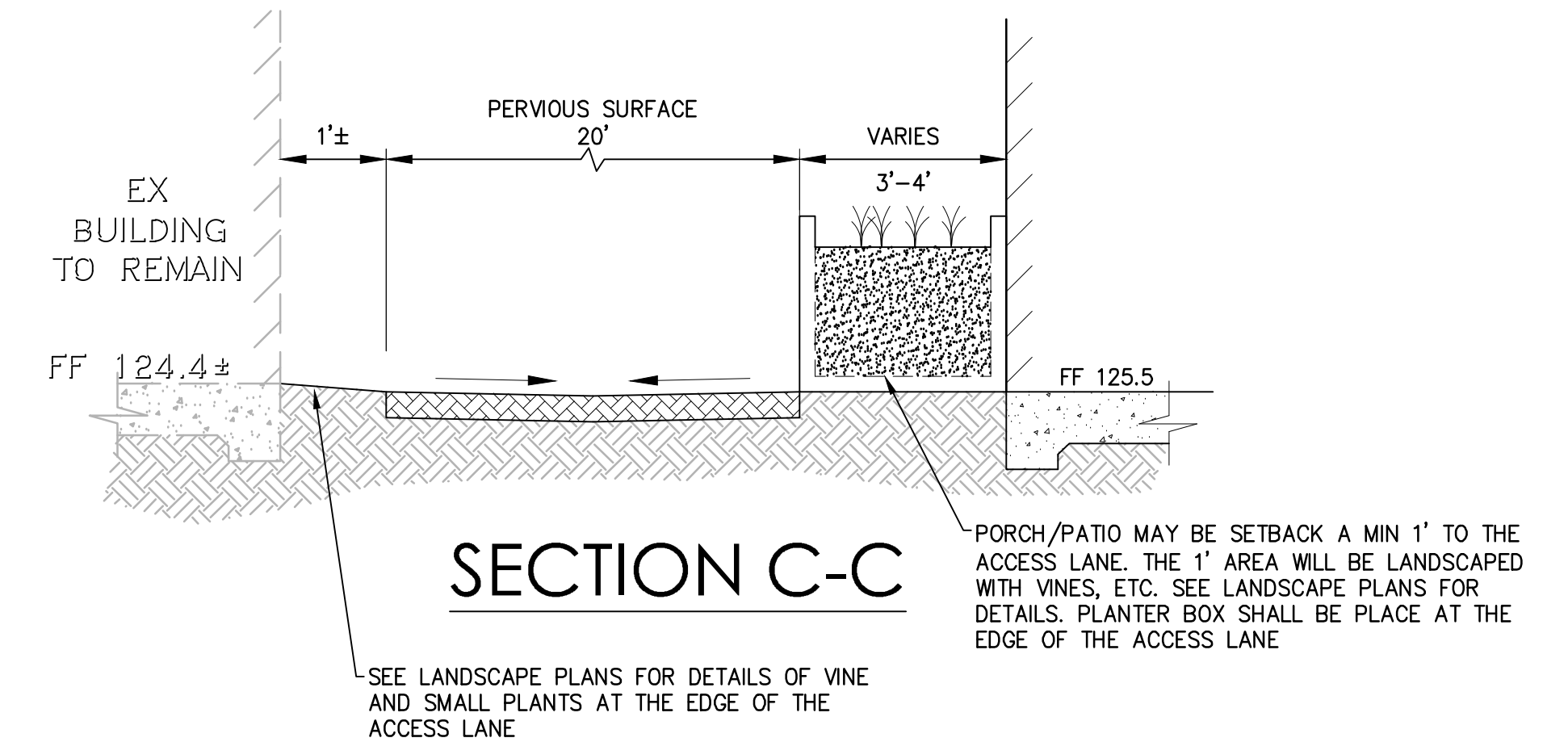
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REVISED: MAY 2016



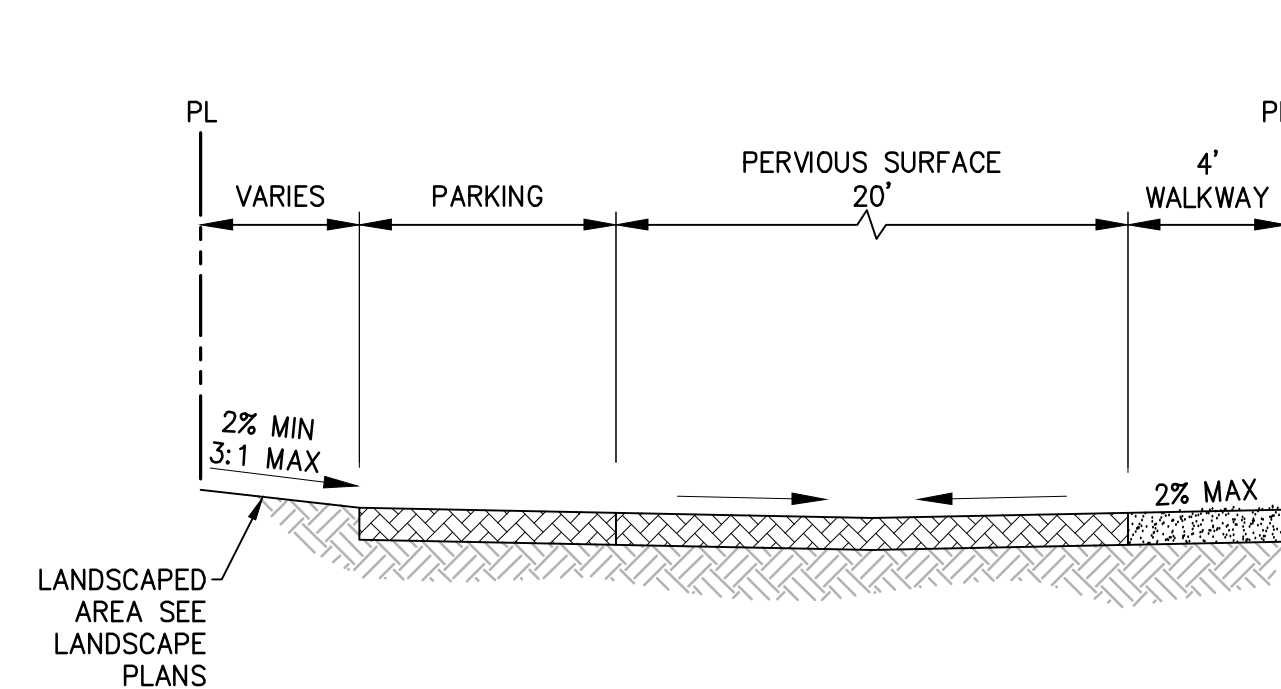
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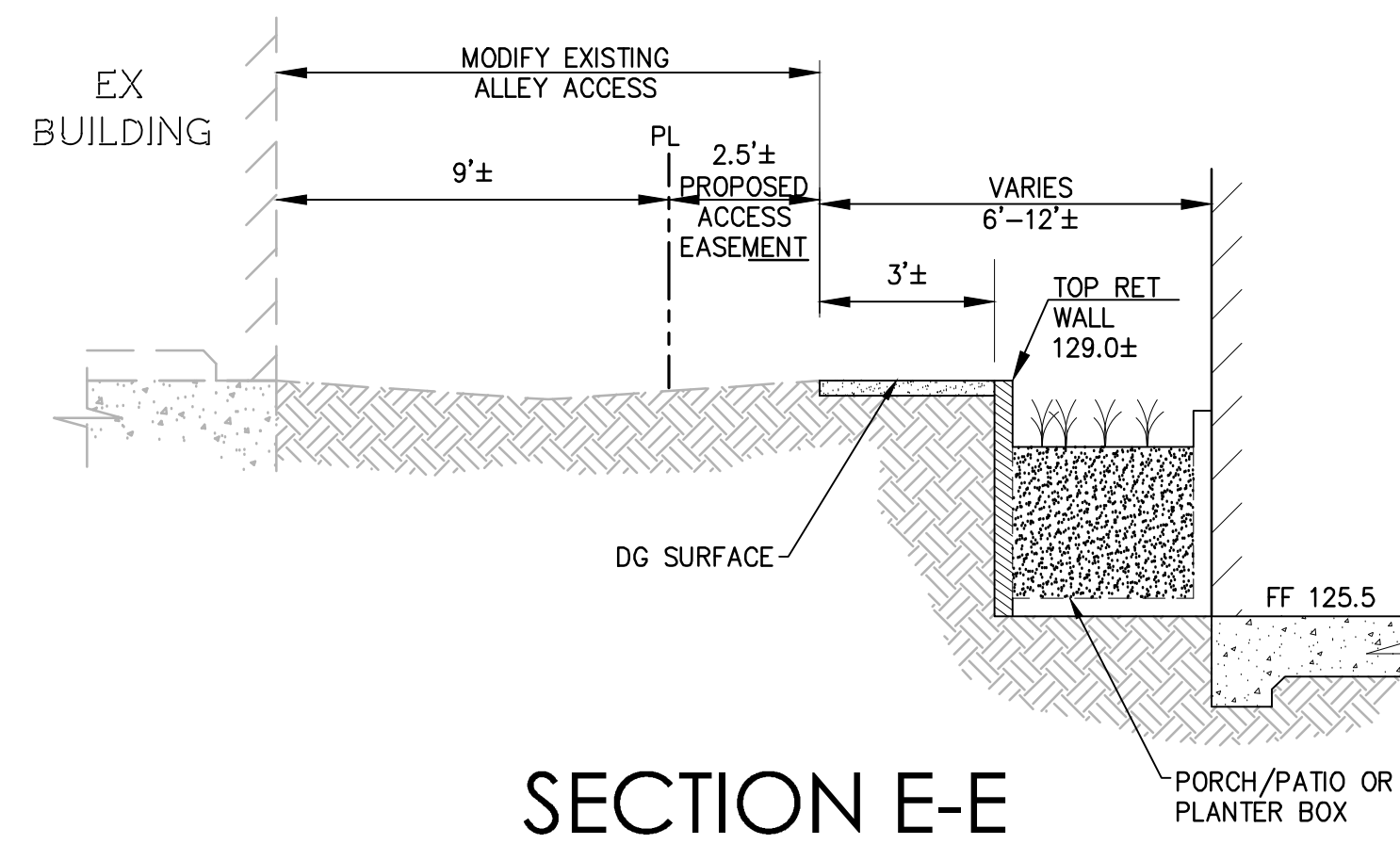
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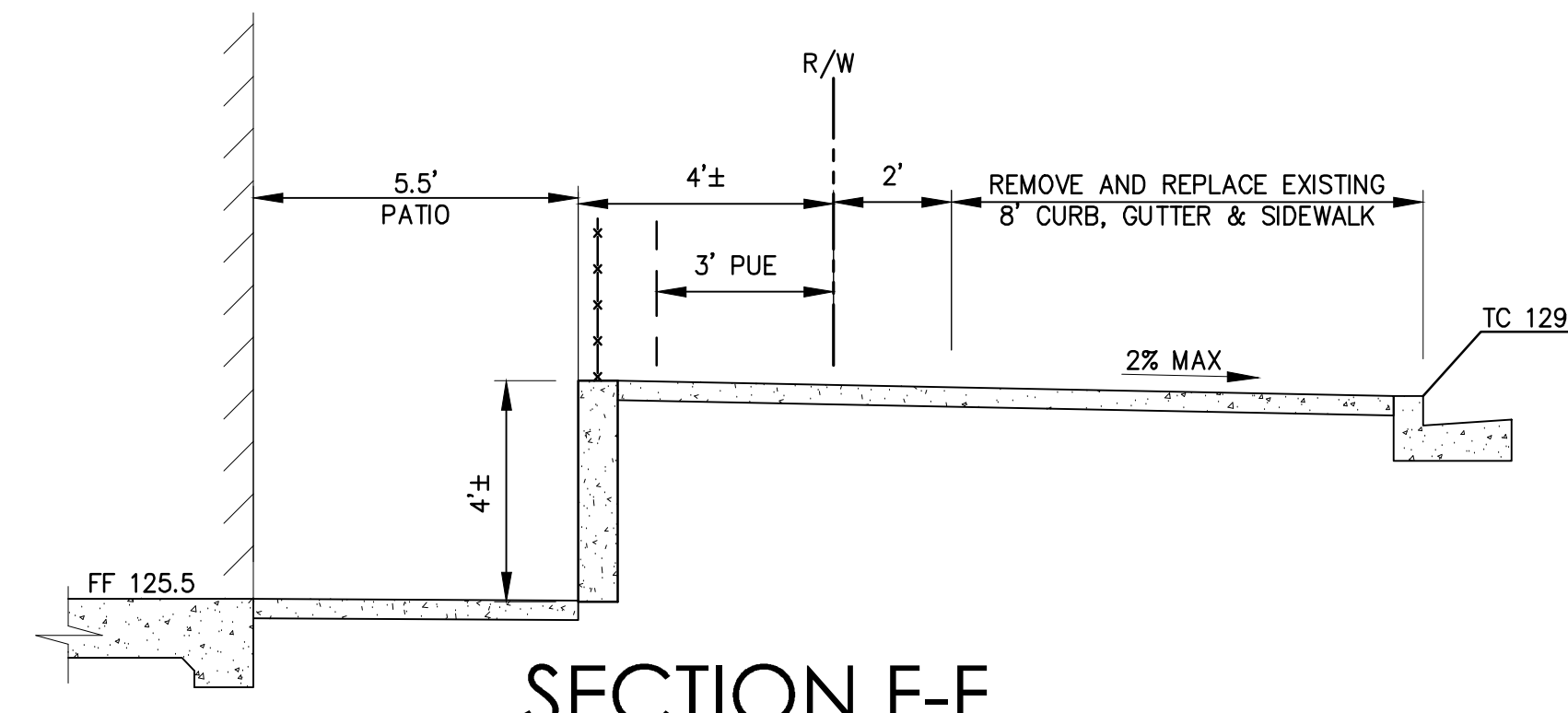
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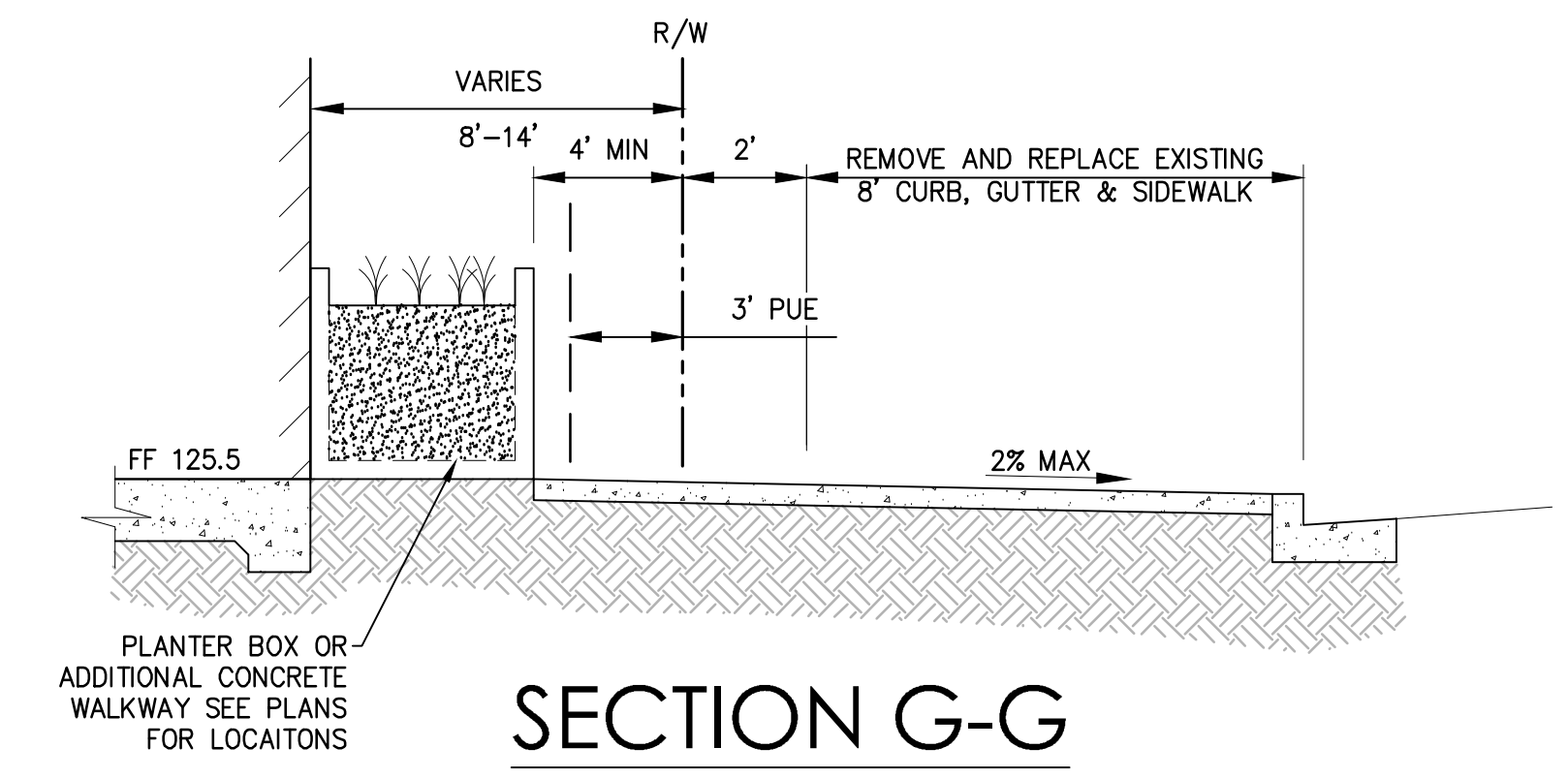
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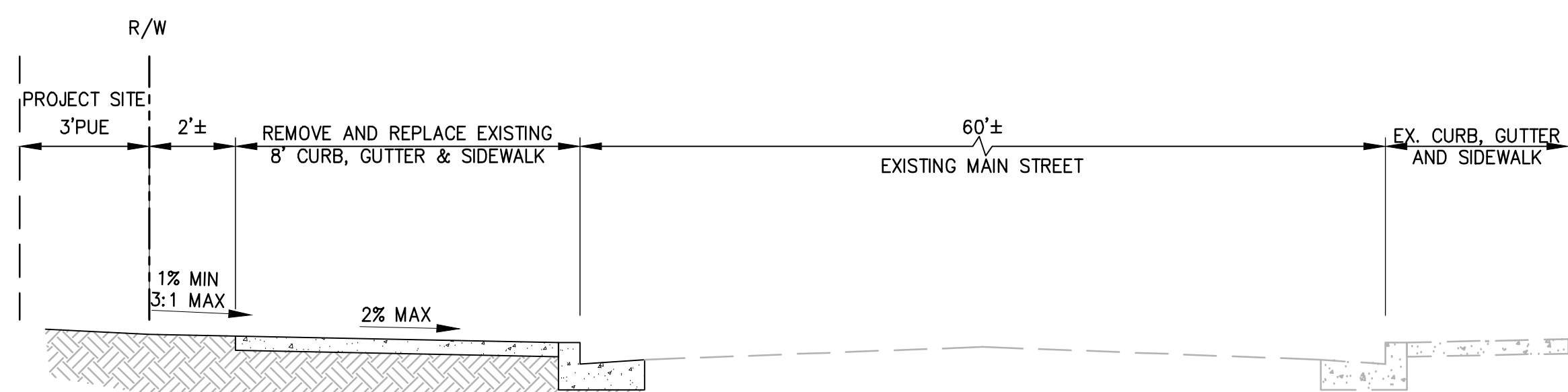
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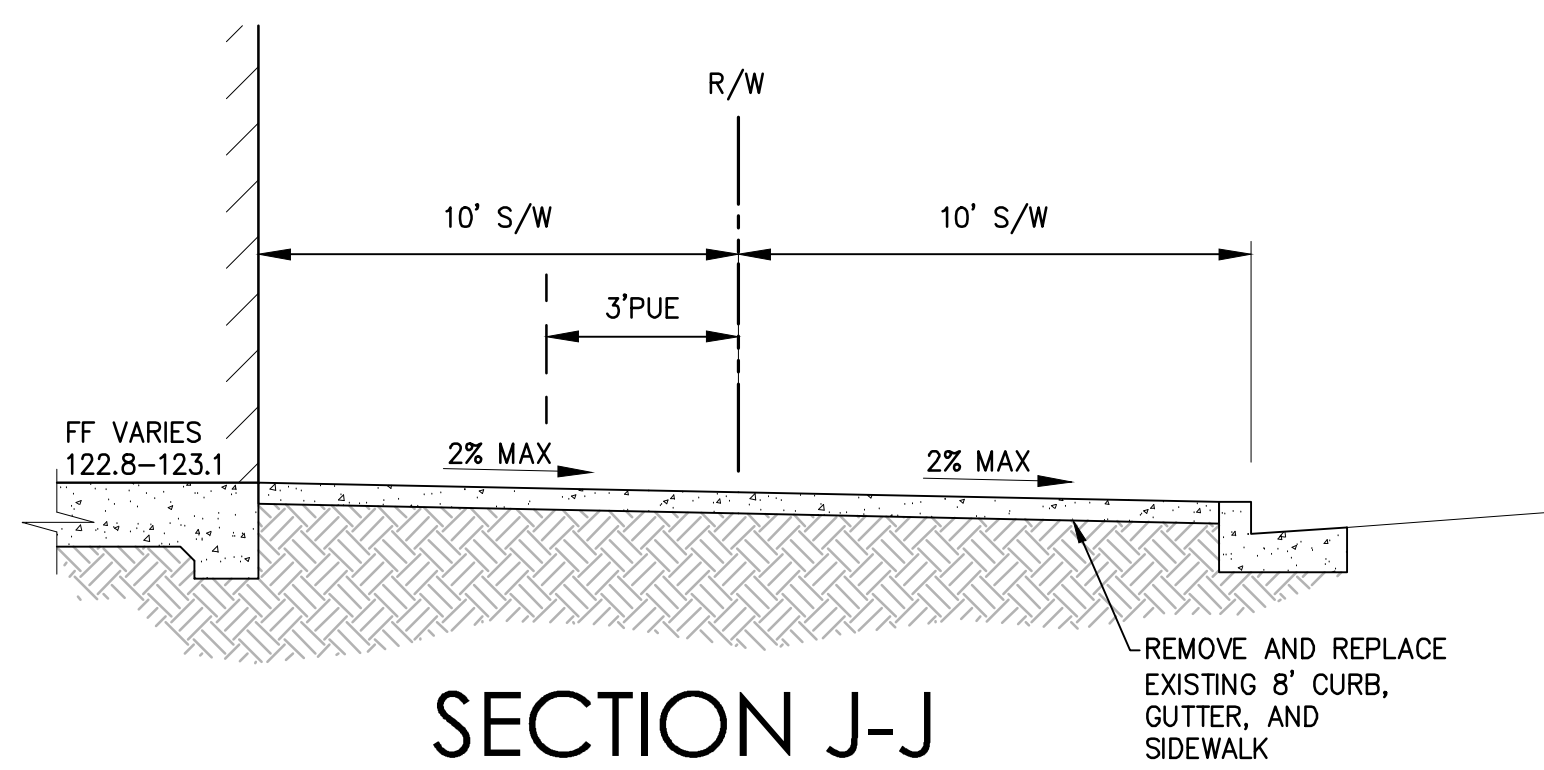
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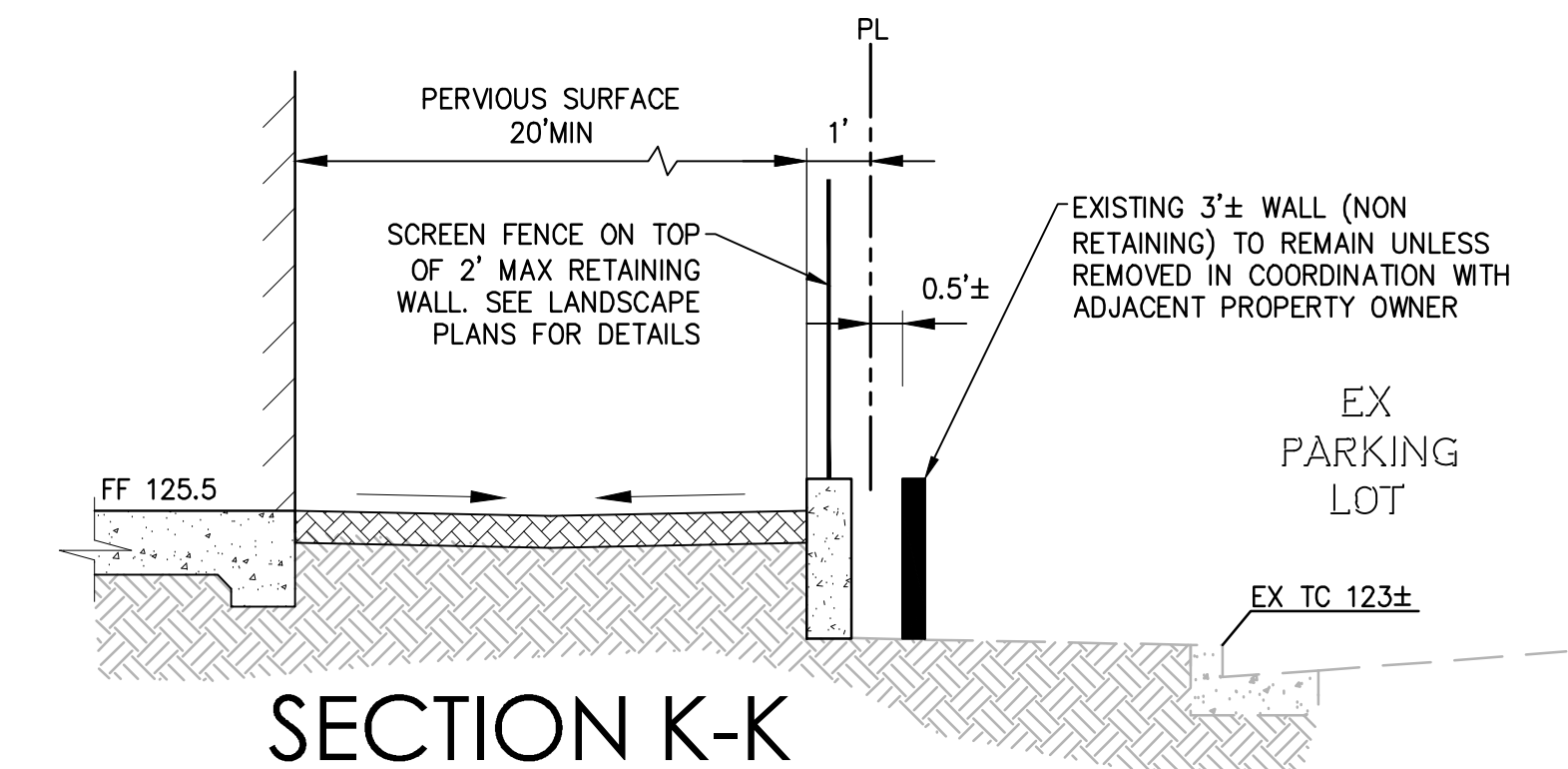
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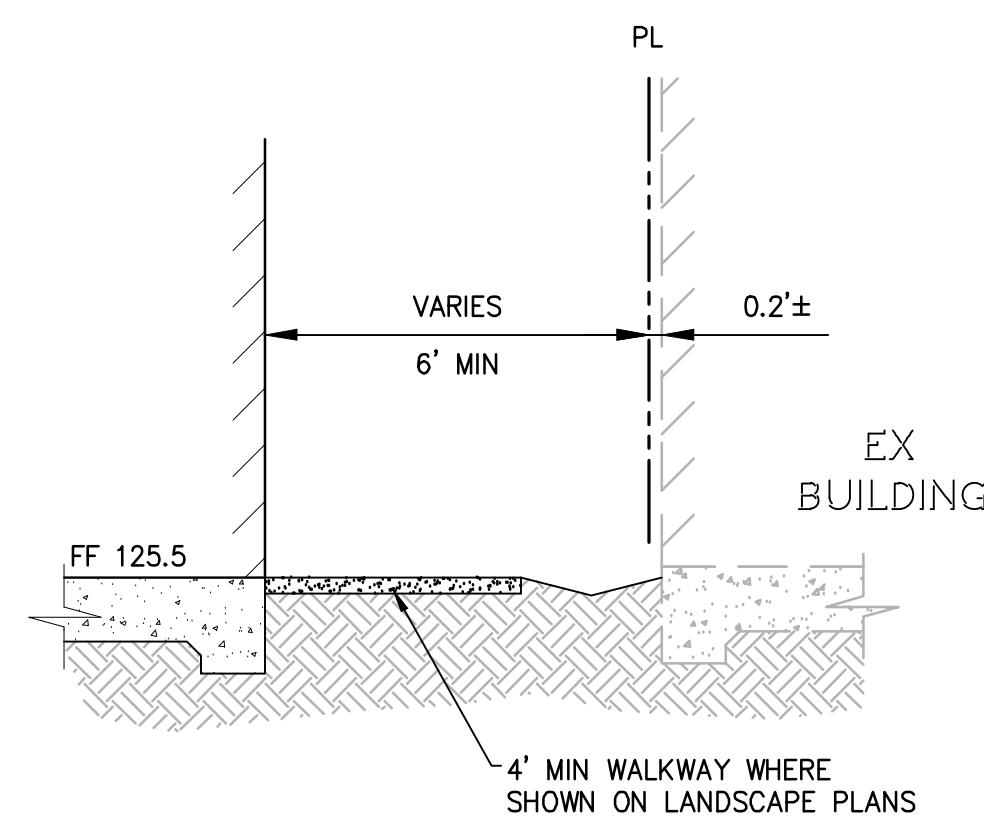
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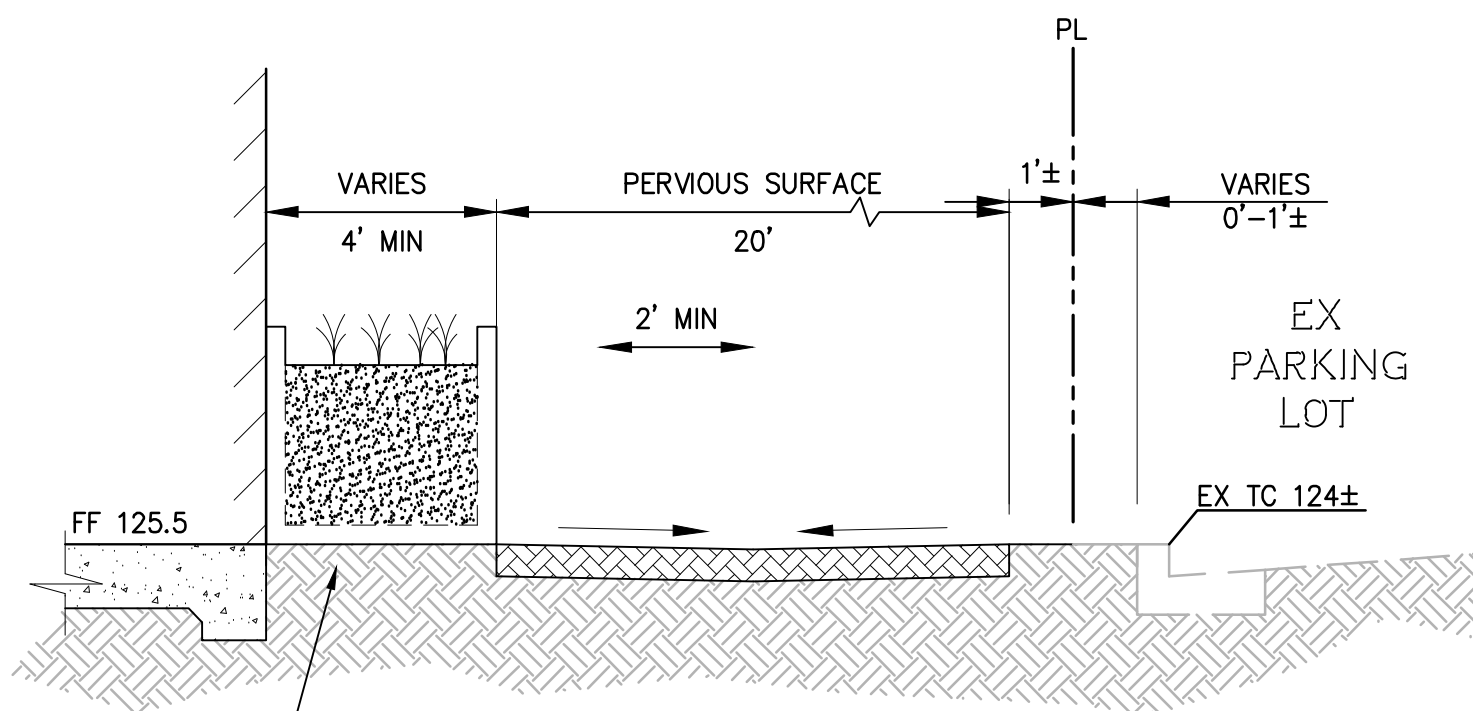
SECTION J-J



SECTION K-K

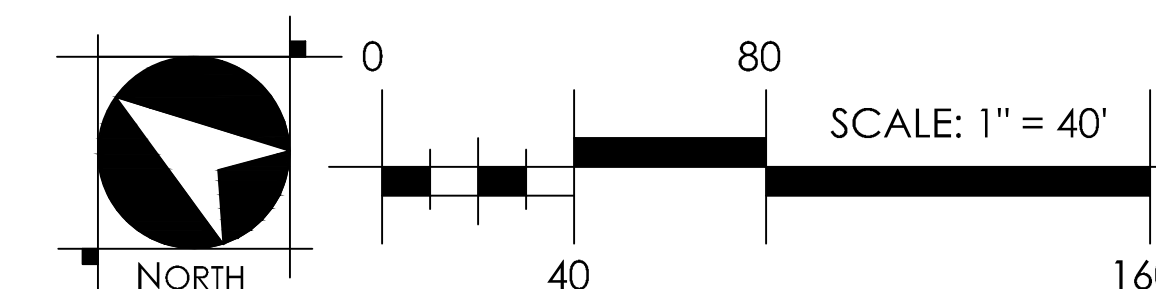


SECTION L-L



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

CITY OF HAYWARD, CA

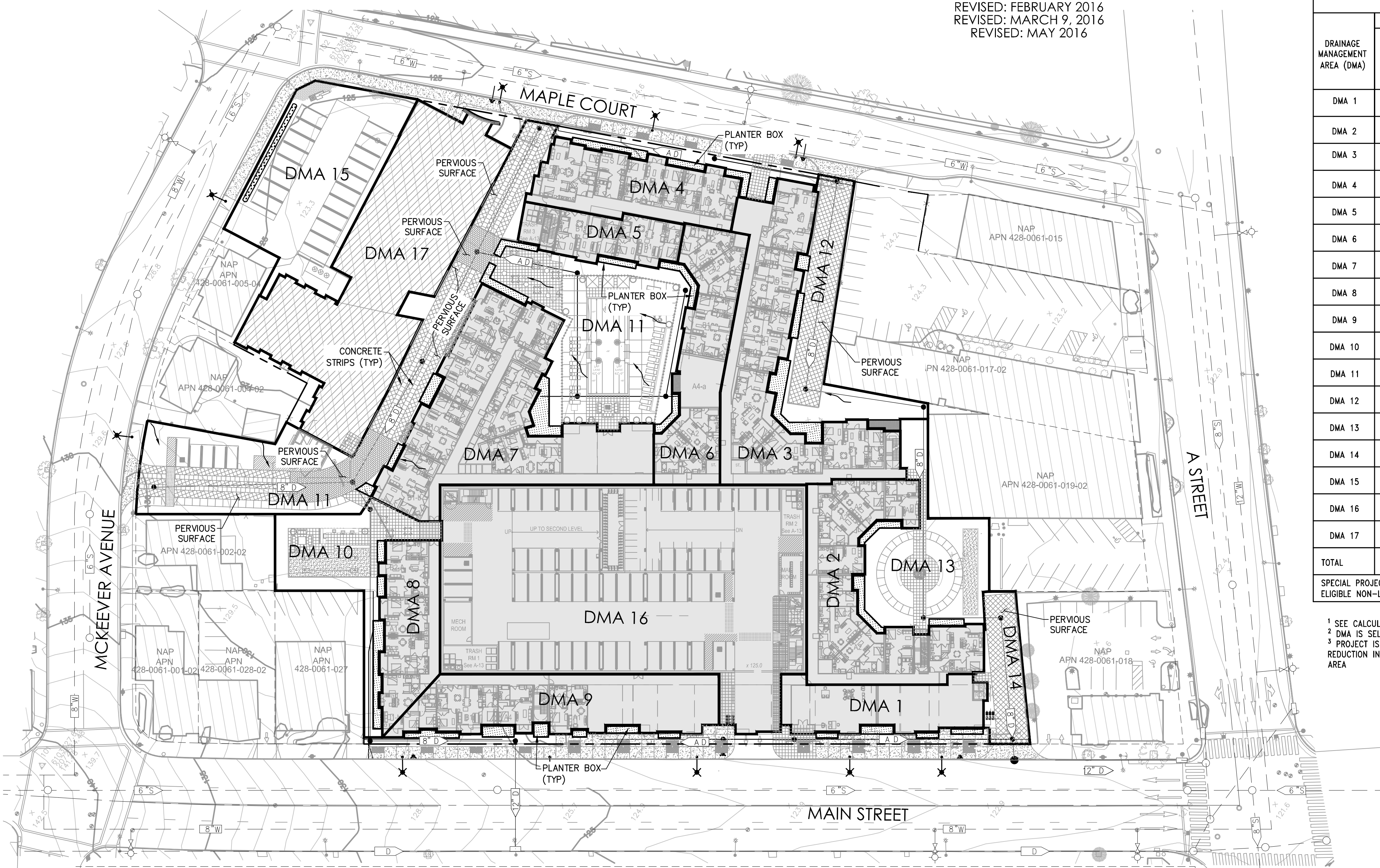
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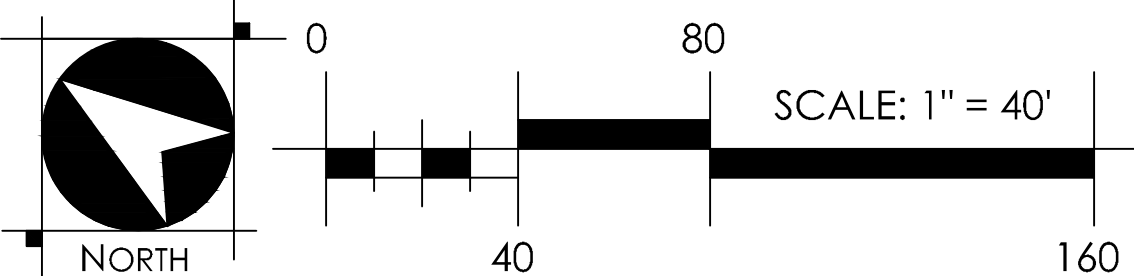
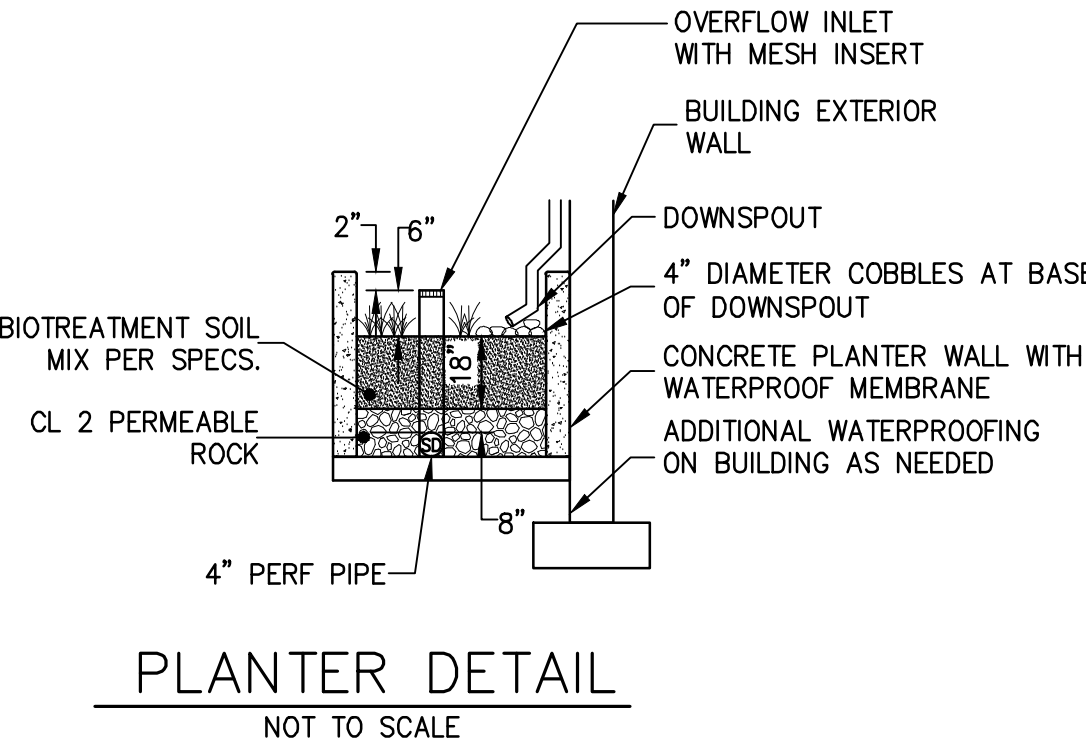
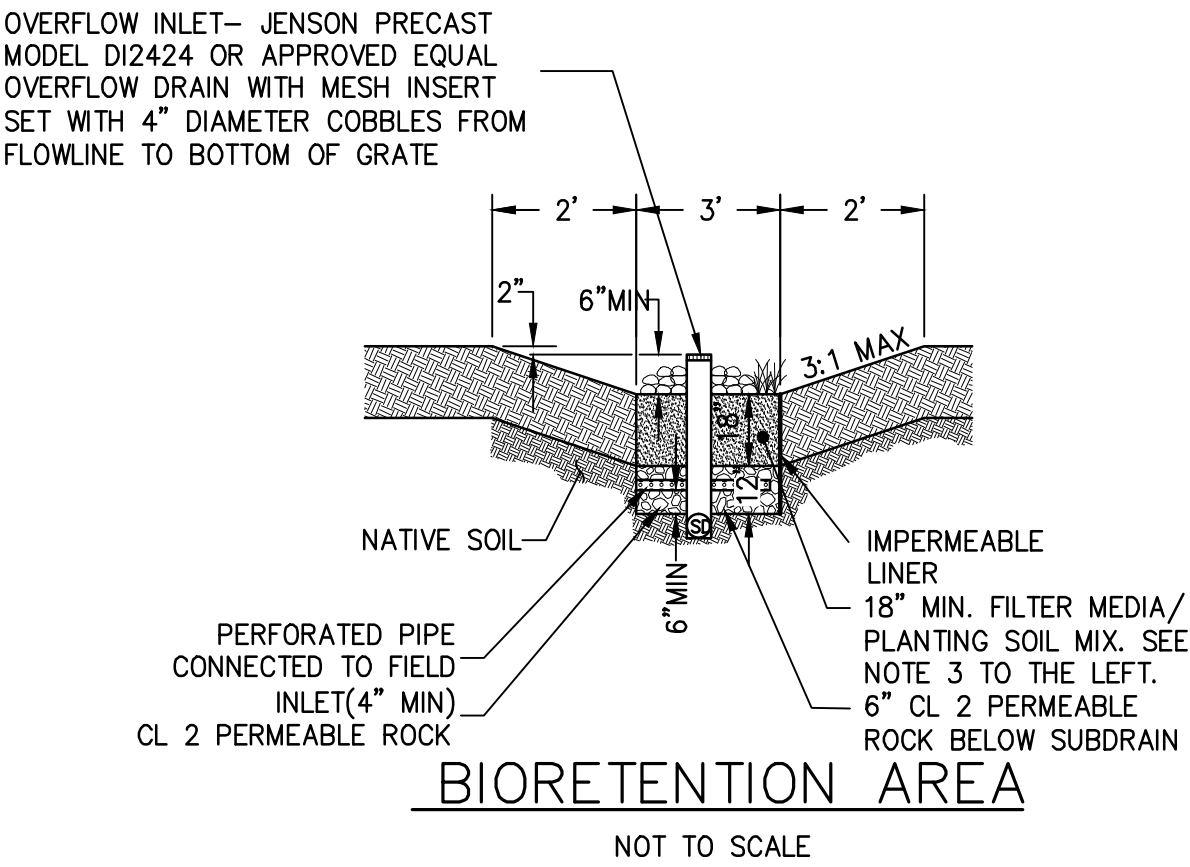
REVISED: MARCH 9, 2016

REVISED: MAY 2016



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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