ALAMEDA COUNTY COMMUNITY DEVELOPMENT AGENCY
PLANNING DEPARTMENT

STAFF REPORT

TO: **PLANNING COMMISSION**
HEARING DATE: **MAY 15, 2023**

GENERAL INFORMATION

APPLICATION TYPE & NUMBER:	Site Development Review, Vesting Tentative Tract Map (TR-8601) and Variance, PLN2021-00093
OWNER/ APPLICANT:	Ragini Vecham/ Bob Iwersen
PROPOSAL:	Application to allow: 1) construction of nine (9) condominium dwelling units including one accessory dwelling unit (ADU), 2) subdivision of one site into nine parcels (TR-8601); and 3) construction of condominium units three stories where two and a half stories are permitted.
ADDRESS AND SIZE OF PARCEL:	503 E. Lewelling Blvd. at the intersection of Alisal Ct, Alameda County, designated Assessor's Parcel Number: 413-0031-010-05. The total area measures 20,037 square feet (0.46 acre).
ZONING:	ACBD-CN (Ashland and Cherryland Business District Specific Plan Corridor Neighborhood).
GENERAL PLAN DESIGNATION:	This site is within the Eden Area General Plan adopted by the Alameda County Board of Supervisors on March 30, 2010. The Plan designates the site as Medium Density Residential (MDR).
ENVIRONMENTAL REVIEW:	The project is Categorically Exempt from the requirements of the California Environmental Quality Act; Article 6, Special Situations, Section 21159.25 Residential or Mixed-Use Housing Projects.

RECOMMENDATION

Staff recommends that the Planning Commission (PC): 1) approve Subdivision, PLN2021-00093, Tract Map, (TR-8601), into a nine-lot subdivision, and 2) recommend to the Planning Director approval of Site Development Review to allow construction of nine condominium dwelling units and one ADU based on drawings marked "Exhibit B" dated March 1, 2023, on file with the Alameda County Planning Department. If the Commission determines that the applications are consistent with the General Plan, Specific Plan, Residential Design Guidelines and Standards, and Zoning Ordinance, then the enclosed conditions of approval should be considered. The West BZA has already conditionally approved the Variance for a three-story building where two and half is allowed in conjunction with a Subdivision and Site Development Review.

BACKGROUND

On November 15, 2022, the Eden Municipal Advisory Council (MAC) voted unanimously to continue the application PLN2021-00093 due to the Councils discussions that the project was too big in scale for the parcel. The Eden MAC believed the project would be better with a more traditional look. The Council asked the applicant to preserve the existing trees on site and asked for additional trees to be located in the drive aisles and parking lot areas as required by the Residential Design Guidelines and Standards. The Council was also concerned with the lack of a retaining wall at the back of the property to help with erosion.

Since then, applicant and architects have revised their plans to include:

One less ADU, and revised project plans with a greater aisle width to allow for planting along the drive aisle, revised paths, and proposed parking located at the rear property line, providing more vigorous planting, and screening from the street view, and includes maintain one tree which is located at the rear of the lot. The project plans include more landscaping and trees, especially along the rear and drive aisle, a more 'traditional' in the sense of pitched roofs and varied bay shapes with paint colors that are in the earth tones. The applicant also revised the Landscape and Civil plans to focus on the rear treatment to allow for stabilizing any slope and planting as necessary. In addition, three-dimensional (3D) views illustrating the Lewelling Blvd. area and the rear creek buffering, as well as images placed on the photographic display illustrating trees along the creek from Meek Park which illustrates additional screening from the Meek Park side.

On April 11, 2023, the Eden Municipal Advisory Council (MAC) voted 4-1 with one excused to approve application PLN2021-00093. Mimi Dean voted no, citing that she still felt the project was too big for the parcel. The rest of the Eden Municipal Advisory Council members agreed that the applicant had addressed their concerns from the first hearing, including removing one ADU and saving an existing tree and the other various changes as mentioned above.

On April 26, 2023, the West County Board of Zoning Adjustments voted five in favor and none opposed to approve the Variance application PLN2021-00093 which allows construction of condominium units three stories where two and half is permitted.

PARCEL ZONING HISTORY

December 15, 1955, Variance, V-574, for a solid 8-foot-tall fence and block wall, was approved.

November 22, 2010, Lot Line Adjustment, PLN2010-00190, to allow a lot line adjustment between three properties, conditionally approved.

SITE AND CONTEXT DESCRIPTION

Physical Features: The parcel measures approximately 0.46 acre or 20,037 square feet in area. The parcel will be reduced in developable area to approximately to 18,677 sq. ft. with the future required road dedication to the Public Works Agency for widening purposes. The site is a level, lot developed with a single-family residence and a detached garage, with the remainder of the lot open with several cars parked on the site. The irregularly shaped lot has approximately 175 feet of frontage on E. Lewelling Blvd and has an average lot depth of 122 feet. The vegetation at the site is mostly overgrown with various trees. This part of E. Lewelling Blvd. is undergoing street improvements, which will be incorporated into the plan of this project.

Adjacent Area: The surrounding area is a mixture of single- and multi-family residential buildings with an assortment of commercial businesses. Located across the street to the east are two auto-related businesses. To the North and west are a single-family home and a multi-family residential development. Located south of the site is San Lorenzo Creek and on the other side of the creek is Meek Estate Park.

REFERRAL RESPONSES

Below is Attachment A Referral Responses.

Public Works Agency, Land Development:

Specific Comments Summarized

Land Development stated that the Board of Supervisors, under Ordinance No. 426 N.S., on April 9, 1959, established a future width line for an 80-foot right-of-way. The property owner must dedicate 7 feet of right-of-way to the County as a condition of approval. The applicant responded that their project is following the adopted street section for Lewelling Blvd. Land Development went on to say that all property dedication to the County will be done in a form and manner acceptable to the Real Estate Division, Public Works Agency. The applicant responded okay. Land Development wrote any right-of-way dedication, road improvements, and necessary relocation of utility facilities shall be at no cost to the County. The applicant agrees to provide the required frontage improvement as required by the PWA. Land Development explained that any proposed improvements that are located within the future road right-of-way are to be relocated. The applicant said as stated earlier that they are following the adopted street section.

Land Development pointed out that the property owner is responsible for the installation of Portland cement concrete curb, gutter and sidewalk, and pavement tie-in. However, due to the County's proposal to widen Lewelling Boulevard, the developer will need to deposit with the County the cost of said improvements based on an engineer's estimate of cost. The applicant responded that they would need public works to provide details about the street section to estimate cost.

Land Development disclosed that the site is in a “Special Flood Hazard Area,” and mitigation measures are required to be developed. The applicant responded that based on the interpolating intersection of the contour lines with the boundary of Zone a is roughly at 79.5 elevations. Land Development went on to say that the applicant is to construct the proposed finished floor elevations a minimum of 1 foot higher than the surrounding catch basin grate elevations or the FEMA flood plain, whichever is higher. The applicant stated that the lowest proposed living space FF is 80.50. Land development reminds the applicant to refer to the letter, dated October 5, 2009, from Daniel Woldesenbet, for the San Lorenzo Creek Floodplain Letter of Map Amendment and to refer to the letter, dated June 28, 2021, from Bruce King of Friends of San Lorenzo Creek, regarding onsite trees and the future San Lorenzo Creekway. The applicant understood this. Land Development explained that the topographic elevations on the plans should correspond with the reference benchmark. The applicant stated okay.

Land Development stated that all required parking of private development should be located within the development boundaries. Public roadway frontage is not intended to be counted for the required parking of a private development. A stormwater treatment system is required it must be designed so that the runoff is directed away from any foundation areas. The applicant explained that the project is not C3 regulated because the impervious are below 10,000 sq. ft. Land Development explained the requirements for a bio-retention area and the applicant said that the bio-retention area was removed. The proposed drainage pipes and area drains are to be located entirely outside the District Right-of-way. The applicant stated that the only outfall is proposed to drain to the flood channel. A site -specific soil investigation

report shall accompany the grading application for review. The applicant explained to see the soil report.

Development Adjacent to Creek or Channel

Land Development wrote that the conditions of The Alameda County Watercourse Ordinance control file work within or adjacent to a watercourse and require a permit from Alameda County Flood Control and Water Conservation District. The applicant stated okay. Land development explained how to provide a setback from the creek. The applicant wrote that the setback as measured from the top of channel concrete wall is shown on section A sheet C5. Land Development said that the applicant needed to provide documentation that they are far enough from the creek. The applicant responded that there is no surcharge for the proposed buildings on the channel wall. It is required that a cross-section of the creek is made which the applicant has provided from Kevin Bronson PLS. It is required that no load be placed on storm drains or channel wall and that the storm drains need to drain to the water way. The applicant understood this.

Land Development stated that an encroachment permit shall be obtained from Alameda County Flood Control and Water Conservation District prior to commencement of any work within District right of way and that their contractor shall contact the Alameda County Flood Control District Inspector prior to survey staking any outfall structure. The applicant said to see C5 on plans. It is important to note that the California State Department of Fish and Wildlife, the San Francisco Bay Regional Water Quality Control Board, as well as the U.S. Army Corps of Engineers should be notified of any proposed work to be done within the creek area. If those organizations decide that a Streambed Alteration Agreement, Water Quality Certification and/or a Corps Permit, respectively, are necessary, copies of these documents must be provided to this office prior to the issuance of this District's Encroachment Permit. The applicant agreed.

The rest of the Land Development response are general comments that can be seen in the attached referrals in this report.

Public Works Agency, Grading Division:

Based on the review of the submitted information, the Grading Division offered the following recommendation:

According to the Seismic Hazard Zones map of Hayward Quadrangle published by the California Geologic Survey, the project site is partially located within an area of the designated zone of required investigation for **liquefaction.** The proposed project will be subject to the provisions of the Seismic Hazards Mapping Act (SHMA) and a geotechnical report, prepared by a qualified engineer, assessing such potentially hazardous conditions must be submitted to the County. The applicant stated to see the Geotechnical Report. No grading work shall be permitted until a grading permit or exemption is obtained from this office. The applicant will comply. Due to the steep elevation drop along the southern edge of the property line, any improvements in this area shall be designed in such a manner that it will not cause erosion or endanger the stability of the existing slope. The plan should also be revised accordingly to show that the drainage outfall goes to the channel. Any work within the ACFC must be reviewed and approved by Public Works Agency and a flood encroachment permit should be obtained as required. The applicant stated to see the revised Civil Drawings.

Public Works Agency, Building Inspection Department:

BID has no objection to this planning process. Please note this work requires building permits.

Residential accessibility (ADA) is required per California Building Code (CBC), Chapter 11A. Site accessibility is required per CBC, Chapter 11B.

Alameda County Fire Department:

Building A and B must comply with the requirements set forth in appendix D of the 2019 CFC as adopted by the County of Alameda. As such, aerial fire department access must be provided. The applicant responded to see Sheet A2.0. The plan complies with the requirements set forth in appendix D of the 2019 CFC. However, it is proposed that the Fire Truck may turn toward the site and get closer to the buildings. The site itself will not be accessed by a truck but the drive aisle will allow for some access up to the gate. The Truck could then access the buildings and back out. Please note on the plans that all buildings will be required to be equipped with fire sprinkler systems. Check with EBMUD to determine if they will require two separate NFPA 13D systems for the duplex. The applicant responded that A NFPA 13R sprinkler system is proposed for buildings A & B and a 13D at the ADU duplex. A note is added below title block on Sheets A2.0 and A2.1. Also, sheet A0.0 has indicated sprinkler types to be provided. Sheet A2.0 shows the access distance as 150 feet and indicates that building A is not in compliance with section 503. One can get past this requirement to change to 200 ft if they have fire sprinklers, please indicate this on the plan. The applicant stated that the building has been altered to meet this requirement as shown on sheet A2.0. Sheet A2.1 shows the proposed ladder access for this project, which does not comply. The applicant responded that to see Sheet A2.1. The ladder pad access has been revised to provide safe access and operation to all bedroom windows. Unit 5 front Bedroom has been revised to provide access away from the proposed deck.

The roadway in the middle of the project is shown as being an Emergency Vehicle Access Easement (EVAE). If it is intended for this to be a fire department access roadway it will need to comply. The applicant responded to see sheet A2.0, The road in the middle of the project is not intended to be an e.v.a.e. The Appendix “D” truck access from Lewelling and 150 ft. access around the buildings allow for truck access only at the street. Knox boxes will provide access to the site. If the vehicle gate shown is intended for fire access it must have a clear width of 20 feet and a Knox Key switch installed. Knox boxes shall also be installed on all pedestrian gates. The applicant responded to see Sheet A2.0. Knox boxes have been added to both pedestrian gates and the vehicular privacy gate for fire access. The vehicular gate is not intended for truck access and therefore has remained at 16 ft. Please provide the fire flow information for the closest hydrant. It appears to be located across Lewelling. You will need to add fire hydrants to meet the required flow. The applicant responded that the fire flow information will be forthcoming.

Oro Loma Sanitary District:

The applicant shall submit a complete sanitary sewer plan prepared by a Registered Civil Engineer for all on-site and off-site improvements for the review and approval of the District. All sanitary sewer improvements shall be designed and constructed in accordance with the District's Design Standards, Specifications, and Standard Plans, unless otherwise specifically approved by the District. Sanitary sewer improvements shall include but are not limited to, sanitary sewer laterals for each parcel or building/residential dwelling, off-site sanitary sewer systems, and associated structures necessary for a complete and acceptable sanitary sewer improvement project. A separate District Permit shall be obtained prior to installation and connection of all on-site and off-site sanitary sewer lines to the District facility and compliance with the conditions set forth in the permit. The applicant shall pay design review fees, permit fees, inspection fees, connection fees, and any other fees charged by the District or other agencies for the review, approval, permitting, inspection, and construction of the above listed public and private

improvements.

If the design of any sanitary sewer systems requires encroachments onto neighboring properties, written agreements and Grant of Easements with that property owner shall be submitted for the review and approval of the District. Any existing pipelines or structures that are to remain after development, if damaged during construction, shall be replaced to the satisfaction of the District. All sanitary sewer lines that are to be maintained by the District shall be located within public rights-of-way; no public sewer shall be installed in private streets or easements. The Developer shall install manhole(s) at the point(s) of connection to public sewers to clearly demarcate maintenance responsibilities. No private or public sewer lift station shall be constructed within the project boundary. All of the sanitary sewer facilities constructed within the boundaries of the project shall be privately owned and maintained, unless otherwise noted on the approved improvement plans, up to and including the point of connection of the systems to an existing public facility. Maintenance of the private sanitary sewers shall be included in the Homeowner Association Covenant, Conditions, and Restrictions, and shall be submitted for the review and approval of the District. No street paving for any streets shall be constructed unless and until any required sanitary sewer system installation of the sewer facilities in the subject streets has been completed.

The development consists of 11 residential units; 9 new SFR and 2 new ADU. The Developer, at its cost and prior to the design review, shall provide capacity analysis of the affected sanitary sewer system and provide alternative solutions if capacity deficiencies exist. If upsizing of the system is required, the Developer shall construct the required improvements as part of the project improvements. Any approved sewer system upgrades shall be completed prior to issuance of the first occupancy permit.

Alameda County Code Enforcement: As of this writing no comments have been received.

Alameda County Sheriff's Department: As of this writing no comments have been received.

East Bay Municipal Utility District:

Once the property is subdivided, separate meters for each lot will be required. Effective January 1, 2018, water service for new multiunit structures shall be individually metered or sub-metered in compliance with Section 537 of California's Water Code & Section 1954.201-219 of California's Civil Code, which encourages conservation of water in multifamily residential and mixed-use multi-family and commercial buildings by requiring metering infrastructure for each dwelling unit, including appropriate water billing safeguards for both tenants and landlords. EBMUD water services shall be conditioned for all development projects that are subject to these metering requirements and will be released only after the project sponsor has satisfied all requirements and provided evidence of conformance with Section 537 of California's Water Code & Section 1954.201-2019 of California's Civil Code.

The addition of accessory dwelling units with expanded water use may require an upgrade to the existing water service and payment of associated fees. When the development plans are finalized, the project sponsor should contact EBMUD's New Business Office and request a water service estimate to determine the costs and conditions of providing water service to the development. Engineering and installation of water mains and meters requires substantial lead time, which should be provided for in the project sponsor's development schedule. No water meters are allowed to be located in driveways. The project sponsor should be aware that Section 31 of EBMUD's Water Service Regulations requires that water service shall not be furnished for new or expanded service unless all the applicable water-efficiency measures described in the regulation are installed at the project sponsor's expense. Due to EBMUD's limited water supply, all customers should plan for shortages in time of drought.

Public Works Agency, Traffic Division: The Traffic Division stated, for the applicant to follow the guidelines set forth from the Public Works Agency Land Development Division.

San Lorenzo Unified School District: As of this writing no comments have been received.

Ashland Community Association: As of this writing no comments have been received.

Public Works Agency Land Survey:

The Final Map shall comply with Government Code §66433 through §66443; §66495 through §66497. The applicant noted this. The Final Map shall indicate the ownership of the access road, easements for emergency vehicle access, utilities, storm drain, and water lines as public or private. The applicant noted this and wrote Fire Truck access will not be a feature of the site plan. The Owner's Statement shall include irrevocable offers for any public easements and shall note that all private easements shall not be publicly maintained. The exterior boundary of the subdivision must be monumented in compliance with Alameda County Subdivision Ordinance 16.24.060; 16.24.070; 16.24.090; 16.24.120; and 16.24.130. The title of the map shall be "final map NO. 8601, being a 1 lot subdivision for condominium purposes of 11 residential condominium units, being a subdivision of the real property described in the grant dee recorded March 3, 2020, as instrument #2020-0051197, Alameda County Records."

The Final Map for Tract 8601 shall show monuments set at the major angle points and the beginning and end of curves along the exterior boundary of the project. The plan for installation of proposed survey monuments will be submitted to the County Surveyor for review and approval prior to or concurrent with submittal of first check print of Final Map for determination of monument bonds, if any. A first Checkprint of the Final Map shall be submitted 30 days prior to submittal of the 100% improvement plans for this project. Upon approval of the map for printing on Mylar, the surveyor will set the monuments shown on the map and will provide written notice to the County Survey that the monuments have been set and are ready for field inspection by County Survey Crews. All required improvements bonds, 100% improvement plans, and any monumentation bonds will be submitted for review and approval prior to County Surveyor's signature of the Final Map. The applicant noted the rest of the above items.

Friends of San Lorenzo Creek:

Comment 1.0: Provide More On-Site Trees and Canopy Provide more and sufficient on-site tree canopy to: a) provide cooling needed for public health due to increased urban heat caused by climate change, and b) Improve the ecological and riparian health of San Lorenzo Creek, and c) provide shade and aesthetics for the future San Lorenzo Creekway (multi-use trail). The applicant answered please see Landscape Response. We have tried to provide as many trees as we can fit on the site. There are several below-grade constraints that inhibit as many as we would like. These include stormwater treatment areas and other utilities as well.

Comment 1.1: Provide trees needed for public health caused by climate change and urban heat Existing trees and coverage must be shown on the plans, the proposed percent on-site tree coverage should be stated in the plans, and the new development should provide tree coverage that is needed for community cooling and public health. The tree coverage proposed in the plans should be compared to tree canopy deficiencies and County data for Ashland, Cherryland, and Castro Valley. Increase on-site tree coverage as needed. The applicant explained please see above response and Landscape response. We want to provide as many trees as possible for heat island treatment and many other reasons.

Explanation related to Comment 1.1: Existing trees are not shown on the landscape plans. The Planning Department is currently assessing tree coverage in the unincorporated communities given the role trees play in climate change, cooling communities, and public health. What percent on-site tree coverage is shown in these plans and what coverage should be provided? Actual on-site tree canopy coverage within the property lines of the site is less than the tree canopy areas shown on the landscape plan. The project's planting plans show a total of 13 new trees. The applicant answered please see landscape response. Existing trees are indicated on the survey plan. If any are to remain, the landscape plans will have indicated such. The site is being significantly altered. The Landscape response should indicate any possibility of maintaining any of these trees.

Comment 1.2: Provided more trees to improve the ecological and riparian health of San Lorenzo Creek. The applicant answered please see Landscape response. We have planted as much as could be provided per other requirements.

Comment 1.3: Provide more trees to shade and improve aesthetics for residents and the future Creekway More trees and native trees should be planted on this project site especially along the site's border with the current flood control access road (and the future San Lorenzo Creekway). According to the County, trees cannot be planted within the right-of-way of the flood control access road and future Creekway trail. The applicant answered we are in favor of as many trees as possible. We also favor a nicely improved path along the channelized creek.

Comment 2.0: Integrate this project with the future San Lorenzo Creekway. The project plans should show how this project's border and developments will integrate with the existing flood control maintenance access road and future San Lorenzo Creekway (multi-use trail). The applicant answered Please see civil drawings for drainage and flood control measures.

C3 Topographic Survey: The Topographic Survey (C3) and Grading and Drainage Plan (C5) show about a 5-foot change in elevation between the flood control access road (future SLZ Creekway Trail) and the development over a distance of 5 to 8 feet resulting in a slope of up to 45 degrees. Plan C3 also shows small round circles without any labeling. If these circles are meant to indicate existing trees, the information they provide is inadequate (no canopy area is shown) and needs to be consistent with the number of trees shown in the Google Earth image. The applicant answered please see the Landscape response.

L-6.1 Planting Plan: The planting plans shows: (8) Southern live oak trees [QV] with a diameter of 40 ft., (5) Marina strawberry trees [AM] with a diameter of 20 ft., (11) of these trees have much of their canopy (up to 15-20 ft) obstructed by building footprints or hanging over the property lines, neighboring properties, sidewalks, and the flood control access road (and future Creekway trail). So actual tree canopy coverage within the project's property lines is more limited. Southern live oak trees can reportedly grow much wider (60-100 ft wide) than the 40 ft diameters shown in the landscape plan. The applicant answered please see the Landscape response.

For full information on the Friends of San Leandro Creek response see Attachment A Referral Responses.

ENVIRONMENTAL REVIEW

The project is Statutorily Exempt from the requirements of the California Environmental Quality Act per Infill Housing as stated in the Public Resources Code Section 21159.25 such that the project proposes to

construction 9 residential condominium units.

State of California Public Resources Code, Section 21159.25

(b) Without limiting any other statutory exemption or categorical exemption, this division does not apply to a residential or mixed-use housing project if all of the following conditions described in this section are met:

(1) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.

The project is consistent with the General Plan designation of Medium Density Residential (MDR) since the designation requires a residential density range from 10 to 22 dwelling units per net acres while the project proposes 20.9 dwelling unit per acre. The project is consistent with the zoning designation of Ashland Cherryland Business District CN (Corridor Neighborhood) which allows 22 dwellings per acre. In addition, the project will meet the development standards for multi-family development type within the Residential Design Guidelines and Standards adopted by the County Board of Supervisors in October 2014.

(2) (A) The public agency approving or carrying out the project determines, based upon substantial evidence, that the density of the residential portion of the project is not less than the greater of the following:

(i) The average density of the residential properties that adjoin or are separated only by an improved public right-of-way from, the perimeter of the project site, if any.

The adjacent zoning is CN and R-2 which allows 22 dwelling units per acre, this is the same as the site.

(ii) The average density of the residential properties within 1,500 feet of the project site.

No need to analyze due to (iii) below.

(iii) Six dwelling units per acre.

The project proposes 20.9 dwelling units per acre which is not less than six dwelling units per acre.

(B) The residential portion of the project is a multifamily housing development that contains six or more residential units.

The project proposes multifamily housing development and provides 9 new dwelling units and 2 ADUs.

(3) The proposed development occurs within an unincorporated area of a county on a project site of no more than five acres substantially surrounded by qualified urban uses.

The development is within the unincorporated Ashland and Cherryland area of Alameda County on a site measuring 18,677 net square feet in area and is surrounded by urban uses.

(4) The project site has no value as habitat for endangered, rare, or threatened species.

The project does not have any habitat for endangered species since the lot has been used for residential uses.

(5) Approval of the project would not result in any significant effects relating to transportation, noise, air quality, greenhouse gas emissions, or water quality.

If approved the project would not result in any significant effects relating to transportation, noise, air quality, greenhouse gas emissions or water quality as other residential development would be since the project is in-filling an underutilized lot within an urban setting.

(6) The site can be adequately served by all required utilities and public services.

The site can be adequate served by all required utilities and public services as there are services currently provided to the site for the existing residential unit.

(7) The project is located on a site that is a legal parcel or parcels wholly within the boundaries of an

urbanized area or urban cluster, as designated by the United States Census Bureau.
The project is located on a legally created parcel within the urbanized area as defined by the United States Census Bureau.

(c) Subdivision (b) does not apply to a residential or mixed-use housing project if any of the following conditions exist:

(1) The cumulative impact of successive projects of the same type in the same place over time is significant.
The project proposes the construction of 9 new dwelling units and 2 ADUs which meets the general plan and zoning standards and therefore will not cause a significant cumulative impact.

(2) There is a reasonable possibility that the project will have a significant effect on the environment due to unusual circumstances.
There are not any known unusual circumstances that would cause significant effects on the environment with a project that is consistent with the land use development standards and density.

(3) The project may result in damage to scenic resources, including, but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway.
There are not any known scenic resources near the subject parcel.

(4) The project is located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code.
In a search on October 19, 2022, Planning Staff was unable to locate the subject parcels on the Cortese List to determine if there were any know traces of Toxic Substances by a search through the California Environmental Protection Agency website at https://calepa.ca.gov/sitecleanup/corteselist/section-65962-5a/.

(5) The project may cause a substantial adverse change in the significance of a historical resource.
There are not any structures listed on the Alameda County List of Alameda County Landmarks and Contributing Buildings identified in the 2005-2008 Comprehensive Survey nor are there any on the Unincorporated Alameda County Properties of National Register of Historic Places.

(d) If the lead agency determines that a project is not subject to this division pursuant to this section and it determines to approve or carry out the project, the lead agency shall file a notice with the Office of Planning and Research and with the county clerk in the county in which the project will be located in the manner specified in subdivisions (b) and (c) of Section 21152.
This will be completed if the project is approved by the Alameda County Planning Commission.

(e) This section shall remain in effect only until January 1, 2025, and as of that date is repealed
The project is intended to be acted on prior to December 31, 2024.

PROJECT DESCRIPTION

The project proposal is to allow the construction and subdivision of nine (9) condominium dwelling units and one (1) Accessory Dwelling Unit (ADU) on one parcel measuring 20,037 square feet in area based on drawings marked Exhibit "B" dated October 6, 2022. The parcel will be reduced in area to approximately 18,677 sq. ft. after the future required road dedication to the Public Works Agency for widening purposes along E. Lewelling Blvd. The project includes the removal of the existing structures on the subject site which includes, a single family and a garage. The project proposes the construction of three buildings that will include two-three story buildings totaling 9 residential condominium units and the third building will be a one-story structure as an ADU. Building A includes 6 dwelling units, while Building B includes 3 dwelling units, while the third single-story structure is referred to as the ADU building. Building A consists of a 4,077 sq. ft. ground floor, a 4,528 sq. ft. main floor, and a 4,449 sq. ft. upper floor a total of 13,054 sq. ft. Building B comprises a 2,034 sq. ft. ground floor, a 2,270 sq. ft. main floor, and a 2,230 sq. ft. upper floor for a total of 6,534 sq. ft. There is also one 550 sq. ft. ADU and a 180 sq. ft. office space.

The unit makeup of building A and B is as follows: two 1,811 sq. ft. units, three 1,410 sq. ft. units, one 1,725 sq. ft. unit, two 1,884 sq. ft. units, and one 1,885 sq. ft. unit. There are 21 required parking spaces, the project is providing a car share and bike parking to reduce the required parking by 6 spaces, where they will be required to provide 15 total parking spaces, in which the project plans provide 15.

STAFF ANALYSIS

Conformance with the General Plan

This site is within the *Eden Area General Plan* adopted by the Alameda County Board of Supervisors on March 30, 2010. The Plan designates the site as Medium Density Residential (MDR). The Medium Density Residential designation allows for a mix of single-family, duplex, triplex, townhouse, and multi-family buildings with densities ranging from 10 to 22 dwelling units per acre. The project proposes 9 dwelling units on an 18,677-square-foot lot for a density of 20.9 dwelling units per acre. The allowed number of units for this site based on the density is 9.43, therefore, the residential project meets the density and intent of the General Plan designation.

Conformance with the Specific Plan:

The subject property is zoned within the Ashland Cherryland Business District Specific Plan and is designated CN (Corridor Neighborhood). The CN designation allows a density of 22 dwelling units per acre. This site is 0.43 acres, which would allow 9 dwelling units. The proposed ADU is permitted under State Law, multi-family housing is permitted one ADU for every four dwelling units. The Zoning designation permits up to 9 dwelling units and the project is proposing a total of 9 units; therefore, the proposal conforms to the density as specified under the Zoning which is regulated under the Specific Plan.

The Specific Plan requires a total of 21 parking spaces based on the car share options, providing bicycle parking and compact parking spaces are permitted under the Specific Plan. With the Bike parking and car share spots provided, the project is required 15 parking spaces. The project proposes to provide 15 and therefore, the required parking is met.

The project meets all of the development standards as regulated under the ACBD-CN designation except for one which is the project is proposing three stories (3) where two and a half (2.5) stories are permitted. The site is restricted to a building height of 35 feet, and the project is under that by proposing a total building height of 34 feet and - 9 ¾ inches. Due to the irregular shape of the lot, the area for development is constricted and does not allow for a larger footprint which could allow for a lesser number of stories.

For specific standards and how the project complies see below:

Ashland and Cherryland Business District Specific Plan Standards for ACBD-AC-CN Corridor Neighborhood

CATEGORY	ZONING	PROPOSED	COMPLIES
BUILDING PLACEMENT			
SETBACKS:			
FRONT	15 FT. MAX	10’ to porch corner	YES
PORCH			
WIDTH	50% BUILDING WIDTH	21’-7” of 42’ 6”	YES
PORCH DEPTH	6 FT. MIN.	6'-0"	YES

VERTICAL CLEARANCE	8 FT. MIN	8'-0"	YES
HEIGHT ABOVE WALK	4FT. MAX	1' 10"	YES
DISTANCE TO WALK	6 FT. MAX	2'-4" to 6'-4"	NO, Meets it as average
FENCE HEIGHT AT PROP LINE	5 FT. MAX	NO FENCE AT FRONT PROP LINE	YES
SIDE	10 FT.	10 FT., 4 FT. at ADU	YES
REAR	20 FT.	20 FT.	YES
ENCROACHMENT	4 FT. MAX	NONE	YES
LOT REQUIREMENTS			
LOT SIZE	NO REQ'T	20,037 SQ. FT. / 0.46 ACRES	NA
LOT COVERAGE:	70%	6,661 SF. / 20,037 SF.= 33 %	YES
FAR	1	19,578 SF. / 20,037 SF.=0.98	YES
DENSITY	22 DUA	9 UNITS /0.46 ACRES = 19.6	YES
BUILDING FORM			
HEIGHT			
STORIES	2.5	3	Not met. Due to irregular shape lot and to meet density.
FEET	35 FT.	±34' 2"	YES
GROUND FLOOR HEIGHT	12 FT. MIN.	10' 11"	N/A, this is meant for commercial properties
UPPER FLOOR HEIGHT	8 FT. MIN.	9'- 3/4"	YES
PARKING PLACEMENT:			
SETBACK			
FRONT	15 FT. MIN.	22'-8 1/2" MIN.	YES
SIDE	0 FT. MIN.	33 FT.	YES
REAR	0 FT. MIN.	9'-2"	YES
PARKING DRIVE WIDTH (MAX.)	18 FT. SHARED	18 FT.	YES
DISTANCE BETWEEN CURB CUTS	16 FT.	1 CURB CUT	NA
PARKING REQUIREMENTS			
MULTI-FAMILY			
UNITS	2/ UNIT = (9 UNITS x 2 = 18)	12	
GUEST	0.25/UNIT = (9 X 0.25 = 2.25	2	YES

CAR SHARE	ONE FOR 10-20 UNIT SPACES	1	Reduction of 5
STREET PARKING		5	
TANDEM ALLOWED		NOT USED	
SPACE REQUIREMENTS			
PARALLEL -ON-STREET	7.5 FT X 20 FT.	5	YES
STANDARD	8.5 FT. X 18 FT.	8	YES
COMPACT (40% MAX)	7.5 FT, X 15 FT.	NOT USED	
TANDEM	8.5 FT. X 33 FT.	6	
ADA	14 FT. X 18 FT.	1	YES
REDUCTIONS			
BIKE	1 SPACE / 1 - 2 UNITS (5:1 UP TO 25%)		Reduction of 1
CAR SHARE	1 SPACE / 1 SPACE (UP TO 25%)		Reduction of 5
LANDSCAPING			
WATER EFFICIENT LDSCP. ORDINANCE	SEE LANDSCAPING PLANS		
USEABLE OPEN SPACE			
MIN TOTAL PER UNITS	600 SQ FT./UNIT =5,400 SQ. FT.	6,181 SQ. FT.	YES
MIN COMMON OPEN SPACE	200 SQ FT./UNIT =1,800 SQ. FT.	2,667 SQ. FT. AT ADU	YES
MIN PRIVATE SQ FT/ UNIT	300 SQ FT./ UNIT=2,700 SQ. FT.	3,514 SQ. FT.	YES
GROUND FLR DIM	10 FT.	10 FT.	YES
BALCONY	7 FT.	7 FT.	YES

The ACBD superseded the condominium guidelines. For information on compliance of standards please see the table above.

Residential Design Standards and Guidelines:

The County has adopted Residential Design Standards and Guidelines for the Unincorporated Communities of West Alameda County for residential construction. The ACBD Specific Plan is silent on open space requirements, therefore reference is made to the Residential Design Standards and Guidelines, Chapter 2.4 Townhome Standards.

Open Space: The Open Space requirements require a minimum of 600 sq. ft. of useable open space per unit, of that 300 sq. ft. is required to be private useable open space. Common Open spaces minimum area is 1,000 sq. ft, provided that there will not be less than 200 sq. ft. per unit of common useable open space provided on the site. The project meets this requirement by providing 600 square feet of private open space per unit and a total of 2,667 square feet of common open space where a minimum of 1,800 square feet is required.

Landscape Plan

The Residential Design Guidelines Townhome Standards Chapter 2 require that 35% of the property must be landscaped. The project is providing 35% landscaping and therefore meets the requirement. This calculation was done without the ADUs because State Law permits a multi-family development, one ADU for every 4 dwelling units which are allowed by right and could be added to the project at a later date without adding any landscaping. The Landscape Plan includes planting 38 trees on the property with various other bushes and ground covers. The type of trees provided in the plan include, 6 Red Pointe Maple, 5 Red Crape Myrtle, 8 Red-pink Crape Myrtle, 6 Mondell Pine, 4 Catalina Cherry, 6 Coast Live Oak, and 3 Valley Oak all five trees are drought tolerant, and the street tree chosen is on the Street Tree List published by the Alameda County Public Works Agency. In Chapter 6 of the Residential Design Guidelines and Standards, the parking area is required to provide 10% of landscaped area, which requires that the trees will provide shade for 50% of the parking lot in 15 years.

In addition, requirements from the Ashland and Cherryland Business District Specific Plan are also met. The additional requirements from the ACBD include that the parking area needs one tree per four parking spaces. The project has one tree per each of their surface parking spaces. The other requirement is for a landscape buffer which doesn't apply because the parking is not on the street. All other landscape requirements of Chapters 2 & 6 within the Residential Design Guidelines and Standards for Townhome development were met that were applicable to this project.

Historical Review

This site is not on the Alameda County Landmarks and Contributing Building Comprehensive Survey, however, since it was built in 1953 a historical review will need to take place before the demolition of the existing house. The applicant will be required to submit an application for the Planning Director review and approval prior to demolition of the existing dwelling.

Site Development Review

Since the parcel can be developed with more than 5 dwelling units the project must be reviewed and approved through a Site Development Review. During the process of the Site Development Review, the Planning Department staff determines if the project meets the requirements of applicable Planning requirements that are included within the General Plan, Specific Plan, Residential Design Guidelines, and Zoning Ordinance. Based on the analysis above Planning Staff has determined that the project meets these requirements except for the number of stories which is the need for the variance required. A variance was granted on April 26, 2023 by the West County Board of Zoning Adjustments which approved three story buildings where two and half stories is maximum permitted under the ACBD Specific Plan.

SUBDIVISION TENTATIVE FINDINGS BASED ON INFORMATION AVAILABLE PRIOR TO THE PUBLIC HEARING:

1. The Tract Map proposed density of 20.9 units per gross acre and the proposed design and improvements are consistent with the density range which applies to the site, of Medium Density Residential land use designation in the *Eden Area General Plan*, a part of the Alameda County General Plan, allowing 10 to 22 dwelling units per acre, and is consistent with the CN (Corridor Neighborhood) zoning district, thereby confirming that the area is planned and zoned for the proposed use and allows the proposed density.

2. The site is physically suitable for the proposed development in that there is ample buildable area on each resulting lot.

3. The site is physically suitable for the proposed density of development in that lot configuration and topography will accommodate conforming development.

4. This division will not cause serious public health problems in that water and sewer connections will be required to be approved by the East Bay Municipal Utility District and Oro Loma Sanitary District at the time that the development or construction of the single-family home is completed.

5. The design or the improvements will not cause substantial environmental damage in that the development constitutes infill in an already developed area and the zoning of the site permits the development of single-family residential homes.

6. The arrangement of the lots will not conflict with easements acquired by the public at large for access through, or for use of, property within the proposed land division in that no public easements are known to exist on the subject property, and the planned easement for emergency vehicle access should they become necessary, can be accommodated within the area of the proposed parcels.

RECOMMENDATIONS

Staff recommends that the Planning Commission (PC): 1) approve Subdivision, PLN2021-00093, Tract Map, (TR-8601), into a nine-lot subdivision based on "Exhibit B" dated March 1, 2023 and the draft Subdivision Resolution, and 2) recommend to the Planning Director approval of Site Development Review to allow construction of nine condominium dwelling units and one ADU based on drawings marked “Exhibit B” dated March 1, 2023 and the draft Site Development Review conditions of approval, on file with the Alameda County Planning Department.

ATTACHMENTS
Variance Resolution
Draft Subdivision Resolution
Draft Site Development Review Conditions of Approval
Exhibit “B”
Attachment A Referrals
PWA Approved Trees List

Prepared By: Michael Flemming, Planner
Reviewed By: Christine Greene, Senior Planner

RESOLUTION NO. Z-23-08 OF
THE WEST COUNTY BOARD OF ZONING ADJUSTMENTS
ADOPTED AT THE HEARING OF APRIL 26, 2023, CONCERNING
VARIANCE, PLN2021-00093

WHEREAS PLN2021-00093 VARIANCE, – RAGINI VECHAM / BOB IWERSEN – Application to allow construction of condominium units three stories where two and half stories are permitted in conjunction with a nine-unit condo subdivision plus one accessory dwelling unit (TR-8601) application, in a CN (Corridor Neighborhood) Zoning District, located at 503 E. Lewelling Blvd. at intersection of Alisal Ct, Alameda County, designated Assessor's Parcel Number: 413-0031-010-05; and

WHEREAS the Eden Area Municipal Advisory Council did hold a public hearing on said application at the hour of 6:00 p.m. on the 8th day of November 2022, through a virtual meeting; and recommended the item to be continued; and

WHEREAS the Eden Area Municipal Advisory Council did hold a public hearing on said application at the hour of 6:00 p.m. on the 11th day of April 2023, through an in person/hybrid meeting; and recommended approval; and

WHEREAS the West County Board of Zoning Adjustments did hold a public hearing on said application at the hour of 1:30 p.m. on the 26th day of April, 2023, through an in person/hybrid meeting; and voted to approve the variance with a vote of five in favor and none opposed; and

WHEREAS it satisfactorily appears from affidavits on file that proper notice of said public hearing was given in all respects as required by law; and

WHEREAS this application has been reviewed in accordance with the provisions of the California Environmental Quality Act and has been found to be Exempt from the requirements of the California Environmental Quality Act; Article 6, Special Situations, Section 21159.25 Residential or Mixed-Use Housing Projects. The "Environmental Documentation for the 503 E. Lewelling Project / PLN2021-00093, Tentative Tract Map, TR-8601" document on-file with this application used the Appendix G checklist to determine whether the environmental effects of the project's site-specific operations were evaluated in the Eden Area General Plan EIR. The County considered various technical studies prepared by environmental consultants hired by the Applicant including Project Plans and Soils and Foundation Investigation. The project is consistent with *Eden Area General Plan*, Alameda County Zoning Code and that all environmental impacts were adequately covered under the *Eden Area General Plan* Environmental Impact Report (SCH#2004062124).

WHEREAS a Pre-Hearing Analysis was submitted recommending the application be conditionally approved; and

WHEREAS the Applicant appeared at a said public hearing and presented testimony in support of the application; and

WHEREAS the Board did hear and consider all said reports, recommendations and testimony as hereinabove set forth;

NOW THEREFORE

BE IT RESOLVED that the Board find that:

(a) There are special circumstances for this project to warrant granting a variance for a three-story building due to lots unusual shape, in that it is wider than it is deep and therefore does not allow for larger building footprints which could allow for a reduction in the total number of stories. The building, however, does meet the building height limitation of a maximum of 35 feet total building height.

(b) The granting of this application will not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone due to the unusual, shaped lot which reduces the developable area for a larger building footprint to provide a conforming number of stories while meeting the number of dwelling units allowed by the General and Specific Plans.

(c) This project will not be detrimental to persons or property or to public welfare because it will comply with the Alameda County Fire Department regulations and therefore will be safe to the neighboring properties.

NOW THEREFORE

BE IT FURTHER RESOLVED that the Board does hereby approve the said Variance application as shown by materials labeled Exhibit "B" dated March 1, 2023, on file with the Alameda County Planning Department subject to the following conditions:

1. This Variance permit authorizes a 3-story building where 2.5 stories are allowed in conjunction with a 9-condominium subdivision plus 1 accessory dwelling unit (TR-8601) application, in a CN (Corridor Neighborhood) District, located at 503 E. Lewelling Blvd. at intersection of Alisal Ct, Alameda County, designated Assessor's Parcel Number: 413-0031-010-05, subject to plans marked "Exhibit B" dated March 1, 2023, on file with the Alameda County Planning Department.

2. The Variance shall not be approved and in effect unless the Planning Commission approves the Subdivision application PLN2021-00093, Tract Map (TR-8601).

3. The project shall meet the requirements set forth in the Ashland and Cherryland Area Specific Plan, the Residential Design Standards and Guidelines for the Unincorporated Communities in the West Alameda County, and the Zoning Ordinance.

4. The entire premises, including driveways, parking areas, accessory structures, and landscaping, located at 503 E. Lewelling Blvd., bearing assessor parcel number: 413-0031-010-05, shall be maintained in accordance with the Neighborhood Preservation Ordinance, Title 6, Chapter 6.65 Unincorporated Alameda County Real Property Nuisances. This shall include but limited to removal of blighted conditions on the property such as debris, trash, weeds, fire hazard and no commercial activity shall be allowed that is otherwise not permitted as a Home Occupation.

5. The property owner shall meet and maintain compliance with the requirements of the following agencies:

   A) Alameda County Public Works Agency, Building Inspection Division;
   B) Alameda County Public Works Agency, Grading Division;
   C) Alameda County Public Works Agency, Land Development;
   D) Alameda County Fire Department

6. The applicant, property owner, and any successor shall defend, indemnify, and hold harmless the County of Alameda (the County) and its agents, officers, and employees from any claim, action, or proceeding against the County and its agents, officers, and employees to attack, set aside, void, or annul Variance, PLN2021-00093, the findings of exemption from the requirements of the California Environmental Quality Act, or any combination thereof. Such indemnification shall include, but not limited to, an award of costs and attorney's fees incurred by Alameda County in its defense. The County shall promptly notify owner or successor of any such challenge.

7. The applicant, owner, and any successor shall be responsible for payment of all reasonable costs associated with the necessary permit processing or inspections required to verify compliance with the conditions of approval contained in the authorization of the facility, including costs incurred by the County Community Development Agency, the Alameda County Fire Department, the Building Inspection Division, the Public Works Agency or any other applicable Federal, State or County department or agency. Nonpayment of fees may subject the permit to revocation in accordance with the conditions of approval herein and Alameda County Zoning Ordinance Section 17.54.030.

8. During construction, the applicant, owner, or successor shall keep the subject site secure against illegal trespassing with fencing to the satisfaction of the Planning Director.

9. The Permittee shall comply with all Federal, State and Local Laws, Regulations and Alameda County Ordinances.

10. This Variance shall be implemented with a term of two (2) years from the date of approval of the Final Map for Tract Map, TR-8601, or it shall be of no force or effect. If the Tentative Tract Map, TR-8601, expires, this Variance shall be of no force or effect. Implementation of this Variance shall be defined as Issuance of a Building Permit for the project after Final Map for Tract Map, TR-8601.

11. If implemented, said Variance shall remain revocable for cause in accordance with Section 17.54.030 of the Alameda County Zoning Ordinance.

WEST COUNTY BOARD OF ZONING ADJUSTMENTS
ALAMEDA COUNTY PLANNING DEPARTMENT

THE COUNTY PLANNING COMMISSION OF ALAMEDA COUNTY
HAYWARD, CALIFORNIA

DRAFT RESOLUTION NO. 22-XX - ADOPTED ON JANUARY X, XXXX

Introduced by Commissioner
Seconded by Commissioner

WHEREAS BOB IWERSEN on behalf of RAGINI VECHAM, has filed with the Alameda County Planning Commission, Tentative Tract Map, TR-8601 (PLN2021-00093) to subdivide one parcel measuring 20,037 (0.46 acres) into 9 condominium lots, in a CN (Corridor Neighborhood) District, located at 503 E. Lewelling Blvd. at intersection of Alisal Ct, Alameda County, designated Assessor's Parcel Number: 413-0031-010-05; and

WHEREAS the Planning Commission is designated by the Alameda County Subdivision Ordinance as the Advisory Agency for acting on maps of this type; and

WHEREAS this Tentative Map, TR-8601 was reviewed by the Eden Area Municipal Advisory Council in a virtual public hearing on November 8, 2022, and continued the item; and

WHEREAS this Tentative Map, TR-8601 was reviewed by the Eden Area Municipal Advisory Council in an in person/hybrid public hearing on April 11, 2023; and recommended approval; and

WHEREAS this Tentative Map, Tract Map, TR-8601, was reviewed by the Planning Commission in a public hearing on X X, XXXX; and

WHEREAS this Tentative Map, Tract Map, TR-8601, application has been reviewed in accordance with the provisions of the California Environmental Quality Act and the project has been found to be is Statutorily Exempt from the requirements of the California Environmental Quality Act; for Infill housing, in the Public Resources Code Section 21159.25; and

WHEREAS all issues have been addressed as part of the environmental review process, site plan and engineering refinements, or are addressed by the conditions of approval herein for the Map, subsequent permits, and established protocols; and

WHEREAS under conditions to be made as part of the map, it is determined that the proposed subdivision meets the following Findings:

1. The Tract Map proposed density of 20.9 units per gross acre and the proposed design and improvements are consistent with the density range which applies to the site, of Medium Density Residential land use designation in the *Eden Area General Plan*, a part of the Alameda County General Plan, allowing 10 to 22 dwelling units per acre, and is consistent with the CN (Corridor Neighborhood) zoning district, thereby confirming that the area is planned and zoned for the proposed use and allows the proposed density.

2. The site is physically suitable for the proposed development in that there is ample buildable area on each resulting lot.

3. The site is physically suitable for the proposed density of development in that lot configuration and topography will accommodate conforming development.

4. This division will not cause serious public health problems in that water and sewer connections will be required to be approved by the East Bay Municipal Utility District and Oro Loma Sanitary District at the time that development or construction of the single-family home is completed.

5. The design or the improvements will not cause substantial environmental damage in that the development constitutes infill in an already developed area and the zoning of the site permits the development of single-family residential homes.

6. The arrangement of the lots will not conflict with easements acquired by the public at large for access through, or for use of, property within the proposed land division in that no public easements are known to exist on the subject property and the planned easement for emergency vehicle access should they become necessary, can be accommodated within the area of the proposed parcels.

WHEREAS improvements, as specified in the Conditions of Approval of this map, are found to be necessary for the public health and safety and a necessary prerequisite to the orderly development of the surrounding area; and

WHEREAS the testimony submitted at the public hearing, and items in the public record, have been considered by the Planning Commission prior to this action:

NOW THEREFORE,

BE IT RESOLVED that the Tentative Map, Tract Map, TR-8601, is hereby approved as to area, improvements and lot design, flood, and water drainage control and as to all requirements of the Alameda County Subdivision Ordinance, subject to the approval of the design and statements shown on the copy of the map labeled "Exhibit B, PLN2021-00093" and the following Conditions of Approval:

GENERAL CONDITIONS

1. Approval of the Vesting Tentative Tract Map, (TR-8601) shall be consistent with the accompanying Exhibit "B" dated March 1, 2023, on file with the Alameda County Planning Department.

2. All conditions must be accomplished prior to filing the Final Tract Map, unless another time of compliance is specified below or on the face of plans marked Exhibit "B" dated on March 1, 2023, on file with the Alameda County Planning Department and the following conditions. If conditions or improvements are permitted to be deferred, improvement plans, engineer's estimate and guarantees shall be submitted by the land divider in a form and amount as approved by the Director of Public Works.

2. The 9 new condominium units shall conform design and improvement of this land division and development shall be in conformance with the design and improvement indicated graphically or by statement on Exhibit "B", as modified by these conditions to meet the Specific Plan, Residential Design Guidelines and Standards, and the Zoning Ordinance.

3. All required plans, specifications, and technical data necessary to complete the Tentative Map, shall

be filed with the Director of Public Works. Requirements for filing the map, review fees, improvements and inspections of work shall be determined by the Director of Public Works.

4. Prior to release of guarantees, all improvements as specified herein or shown on Exhibit B shall be installed in accordance with the improvement plans approved by the Director of Public Works. Inspections shall be certified by a registered Engineer or by Public Works Agency staff, at the option of the Director of Public Works. Fire protection improvements shall be inspected and approved by the Alameda County Fire Department.

5. Secure approval from the Planning Director and Director Public Works of Draft Covenants, Conditions and Restrictions (CC&Rs) for a homeowner's association (HOA) prior to submittal to the Department of Real Estate (DRE). Final CC&Rs as approved by the DRE shall be approved by the Planning Director and Director Public Works prior to recordation. The CC&Rs shall provide for private ownership and financial responsibilities of all infrastructure in the subdivision including but not limited to storm drain facilities, private roadway access, parking areas, common areas, stormwater treatment/bioretention areas, detention structures, and related auxiliary structures. The CC&Rs shall clearly specify an acceptable funding mechanism for all onsite common improvements. CC&Rs shall be recorded prior to release of improvement guarantees by the Board of Supervisors. Prior to approval of the Final Map, Subdivider shall grant the HOA an irrevocable cash deposit in the amount of $1,000 per proposed condominium lot for the maintenance of all on-site common improvements. CC&Rs shall require the following:
   a. Payment of dues and assessments shall be both a lien against the assessed land and a personal obligation of each property owner as shown on Exhibit "B".
   b. The association shall maintain in good repair all fences, walls, and common areas, including parking bays and vehicle turnarounds, and any common utility services and storm drainage easements serving or crossing more than one parcel.
   c. The association shall maintain in perpetuity the bioretention areas, stormwater detention pipes and structures and all pertinent infrastructure installed for the purpose of treating and detaining stormwater runoff
   d. The association shall maintain any pathways required for maintenance access to all bioretention areas shown on Exhibit "B" and related stormwater detention and outflow facilities.
   e. Parking within the development shall be permitted in designated locations only; the private street shall be so posted; and the association shall enforce parking restrictions.
   f. All parking spaces shall be maintained in conformance with the County minimum of 9' x 20' for standard spaces and 14' by 20' for handicapped accessible parking spaces.
   g. All garage parking spaces shall be kept accessible for parking purposes as required by Section 17.52.770 of the Alameda County Zoning Ordinance.
   h. The association shall provide for ownership and maintenance of the lights, including payment of electrical operating costs and a lighting maintenance budget.
   i. No recreational vehicles, as defined by Section 17.04.010 of the Alameda County Zoning Ordinance, or trailer-hauled boats shall be parked or stored within the project boundaries, and vehicles or trailers parked contrary to this provision shall be removed by the association.
   j. Common landscaped areas, project entry, and parking areas shall be maintained consistent with the approved Landscape Plan for the project.
   k. The association shall review the architecture of any proposed modifications or additions to

homes, fences, or other structures within the development, and removal of any trees shown on the approved Landscape Plan.

l. The association shall be responsible for maintaining the common open space, specifically including in accordance with the approved Landscape Plan.

6. Prior to filing the Final Map, the owner shall provide written evidence of a budget and monetary reserve that satisfies the Bureau of Real Estate to the Planning Director that the Homes Owners Association (HOA) has adequate reserve to cover all major infrastructures for the life of the HOA.

7. Subdivider or successor shall defend, indemnify, and hold harmless Alameda County and its agents, officers, and employees from any claim, action, or proceeding against Alameda County or its, agents, officers, or employees to attack, set aside, void, or annul PLN2021-0093, Vesting Tentative Tract Map, TR-8601, or any subsequent tract map TR-8601, or any combination thereof. Such indemnification shall include, but not be limited to, an award of costs and attorney's fees incurred by Alameda County in its defense. The County shall promptly notify subdivider or successor of any such challenge.

ACCESS/STREET IMPROVEMENTS

8. Site access and roadway improvements shall be subject to Planning Director, Director of Public Works, and Alameda County Fire Department review and approval, as shown on Exhibit "B" dated March 1, 2023, on file with the Alameda County Planning Department. Said improvements shall be guaranteed by a cash deposit or an instrument of credit (bond) at the option of the Director of Public Works including the proportionate share of the street improvements or otherwise determined by the Director of Public Works.

9. An Encroachment Permit shall be secured from the Director of Public Works for any work done within the public right-of-way.

10. Any right-of-way dedication, road improvements, and any necessary relocation of utility facilities shall be at no cost to the County.

11. Applicant shall provide and maintain the 18 on-site parking spaces as shown on Exhibit "B".

12. Any relocation of improvements or public facilities shall be accomplished at no expense to the County.

SITE IMPROVEMENTS

13. Design and improvement of the land division shall comply with recommendations and requirements of the Public Works Agency, as amended by Exhibit "B" and these conditions.

    a. It is the responsibility of the applicant to comply with Federal, State, and local water quality standards and regulations. In order for the County and the Applicant to comply with the Alameda Countywide Clean Water Program's (ACCWP) National Pollutant Discharge Elimination System (NPDES) Municipal Storm Water Permit issued by the San Francisco Bay

Regional Water Quality Control Board, water quality protection must be implemented both during construction and after construction. Permanent measures to protect water quality will reduce pollution that is commonly produced from the creation of new impervious surfaces such as roads and roof tops. The applicant shall provide measures to prevent discharge of contaminated materials into public drainage facilities both during construction and post-construction periods. Refer to the following resources: the "Alameda Countywide Clean Water Program's Preamble to the State BMP Handbooks," the "2003 California BMP Handbooks for New Development and Redevelopment," "Start at the Source" and "Using Site Design Techniques to Meet Water Quality Standards for New Development" for additional guidance. All these references are available at www.cleanwaterprogram.com.

b. The developer shall provide the Alameda Countywide Clean Water Program brochure entitled "The Bay Begins at Your Front Door," available to initial property buyers/occupants at the time of property sales/move-in. The applicant may contact the Alameda Countywide Clean Water Program at 510-670-5543 for information on obtaining the above-mentioned literature.

14. Any grading on this site shall conform to the applicable portions of the Alameda County Grading Ordinance, Ordinance No. 82-17. See Grading Section Comments in the May 18, 2018, Memorandum, Land Development Services in the Public Works Agency.

DRAINAGE IMPROVEMENTS

15. All pavements shall have a minimum 0.5% slope.

16. Existing on-site and driveway drainage must be picked up on site and directed to the nearest storm drain system, as shown on Exhibit "B". Any necessary improvements shall meet with the approval of the Director of Public Works.

17. The storm drain facilities shall be designed to comply with the Alameda Countywide Clean Water Program including the established provision C.3. Any natural or mechanical storm drain filtration and treatment systems shall be designed as part of the private storm drain systems.

18. The on-site storm drains and storm water treatment systems shall be owned and maintained by the owners collectively.

LANDSCAPE

19. Detailed landscape and irrigation plan shall be in full compliance with the Bay-Friendly Water Efficient Landscape Ordinance prepared by a licensed landscape architect shall be installed and maintained at all times as shown in Exhibit "B".

UTILITIES

20. Electrical and natural gas lines shall be maintained to serve each proposed lot and shall be connected to the Pacific Gas and Electric Company. A letter from the Pacific Gas and Electric Company stating that electrical service is available for each lot in the land division shall be submitted to the Director of Public Works.

21. The East Bay Municipal Utility District (EBMUB) water supply system shall be maintained by providing to water service for each lot in the land division at the expense of the land divider in accordance with the requirements of said district. A letter from the EBMUD stating that water service is available for each lot in the land division shall be submitted to the Director of Public Works.

22. Sanitary sewer service shall be maintained to each lot by the Oro Loma Sanitary District.

23. All lots shall be served with underground utilities for electrical, gas and telecommunication services, public sewer collection, public water supply and drainage collection and discharge to an existing public drainage system.

24. Road access and fire protection improvements shall be installed if required and maintained by the subdivider in accordance with the requirements of the Alameda County Fire Department. A letter from the Alameda County Fire Department stating that it has approved the design and improvement guarantees shall be submitted to the Director of Public Works.

25. Park Dedication Fees shall be required for all new dwelling units. Fees shall be those in effect at the time of Final Building Permits are issued for Occupancy.

ADOPTED BY THE FOLLOWING VOTE:

AYES:

NOES:

ABSENT:

EXCUSED:

ABSTAINED:

ALBERT LOPEZ - PLANNING DIRECTOR & SECRETARY
COUNTY PLANNING COMMISSION OF ALAMEDA COUNTY

DRAFT

CONDITIONS OF APPROVAL, PLN2021-00093 SITE DEVELOPMENT REVIEW

THIS SITE SHALL BE DEVELOPED AND MAINTAINED IN CONFORMANCE WITH THE DESIGN, STATEMENTS, AND CONDITIONS INDICATED HEREON. NO STRUCTURES OR OTHER USES THAN THOSE INDICATED ARE PERMITTED.

ANY DESIGN MODIFICATIONS REQUESTED BY ANY PARTY, EITHER PRIOR TO THE ISSUANCE OF A BUILDING PERMIT OR DURING CONSTRUCTION, SHALL BE SUBJECT TO APPROVAL BY THE PLANNING DIRECTOR

Approval of the Site Development Review is subject to plans marked "Exhibit B" dated on March 1, 2023, on file with the Alameda County Planning Department and the following conditions:

1. This permit authorizes the construction of thirteen (9) new condos and 1 accessory dwelling unit on a parcel with one existing detached single-family home on a parcel measuring 20,037 square feet in area located at 503 E. Lewelling Blvd. at intersection of Alisal Ct, Alameda County, designated Assessor's Parcel Number: 413-0031-010-05.

2. A Building permit shall be secured for building improvements hereon indicated and construction shall commence within three years of approval of Site Development Review, PLN2021-00093 or said approval shall be void.

3. The site shall provide and maintain 15 on-site parking spaces measuring 180 square feet each as shown on Exhibit B.

4. Building Colors shall be in substantial conformance with those shown on "Exhibit B" dated March 1, 2023. If the building colors change at any time a Building Color Plan shall be submitted for review and approval by the Planning Director.

5. Elevations shall be in substantial conformance with those shown on "Exhibit B" dated on March 1, 2023.

6. The property shall maintain a minimum of 300 square feet of private open space per dwelling unit at all times.

7. Each new condo unit is subject to Park Dedication Fees as required per Chapter 12.20 Park Dedication Requirements at time of Building Permit Final Occupancy.

8. The project shall meet and maintain the requirements of the California Model Efficient Landscape Ordinance (WELO) and the Bay Friendly Guidelines and shall meet the drought tolerant requirements of Alameda County.

9. Per the approved Final Landscaping Plan, all landscaped areas shall be properly maintained, including irrigation systems at all times.

10. All utility distribution facilities within the land division shall be placed underground. Utility meters shall be screened from public view by landscaping or low fencing.

11. A letter from the East Bay Municipal Utility District stating that is has agreed to provide water to each lot in the land division shall be submitted to the Director of Public Works.

12. Sanitary sewers are to be provided to service each lot and are to be connected to the Oro Loma Sanitary District system of sewers and installed at the expense of the land divider in accordance with the requirements of said District and the approval stating that is has agreed to provide a connection to its sanitary sewer system for each lot in the land division shall be submitted to the Director of Public works.

13. The project is required to provide low impact development treatment and shall meet C.3 Stormwater treatment measures as reviewed and approved by the Public Works Agency, Land Development.

14. It is the responsibility of the applicant to comply with Federal, State, and local water quality standards and regulations. In order for the County and the applicant to comply with Alameda County's National Pollution Discharge Elimination System (NPDES) Municipal Storm Water Permit issued by San Francisco Bay Regional Water Quality Control Board, water quality protection must be implemented both by during construction and after construction. Permanent measure to protect water quality will reduce pollution that is commonly produced from the creation of new impervious surfaces such as rooftops, parking lots and roads. The applicant shall provide measures to prevent discharge of contaminated materials into public drainage facilities both during construction and post-construction periods. The primary references for providing stormwater treatment is the "C.3 Technical Guidance Manual". This and other resources are available at no cost electronically at the ACCWP website, www.clearwaterprogram.org.

15. The Permittee shall comply with all Federal, State and Local Laws, Regulations and Alameda County Ordinances.

16. During construction, the applicant, owner, or successor shall keep the subject site secure against illegal trespassing with fencing to the satisfaction of the Planning Director.

17. The permittee shall meet the requirements of the following agencies:

    a. Alameda County Fire Department.
    b. Alameda County Public Works Agency, Building Inspection Department.
    c. Alameda County Public Works Agency, Land Development
    d. Alameda County Public Works Agency, Grading.
    e. Alameda County Public Works Agency, Traffic Division

18. The property owner shall defend, indemnify, and hold harmless Alameda County and its agents, officers, and employees from any claim, action, or proceeding against Alameda County and its, agents, officers, or employees to attack, set aside, void, or annul Site Development Review, PLN-2021-00093, the findings of the CEQA determination, or any combination thereof. Such indemnification shall include, but not be limited to, an award of costs and attorney's fees incurred by Alameda County in its defense. The County shall promptly notify applicant of any such challenge.

19. Minor Modifications of this plan may be authorized by the Planning Director upon the receipt of a request from the applicant in writing for such modifications accompanied by drawings

sufficient to show the proposed changes. More substantial changes shall require a new Site Development Review.

20. This Site Development Review shall expire and be of no force or effect if not implemented within a term of three years from the date of approval of this Site Development Review. Implementation is defined as submittal of complete Building Permit application(s) for all nine (9) proposed dwelling units and one (1) accessory dwelling unit, as determined by the Building Official.

**** END OF CONDITIONS OF APPROVAL ****

503 EAST LEWELLING BOULEVARD

SAN LORENZO, CALIFORNIA

APN# 413-31-10-5

SUBMITTAL DATE: 11.25.2020
SUBMITTAL DATE: 04.08.2021
SUBMITTAL DATE: 11.11.2021
SUBMITTAL DATE: 06.07.2022
SUBMITTAL DATE: 07.18.2022
SUBMITTAL DATE: 08.12.2022
SUBMITTAL DATE: 10.06.2022
SUBMITTAL DATE: 03.01.2023



503 E. LEWELLING BLVD.

PROJECT TEAM

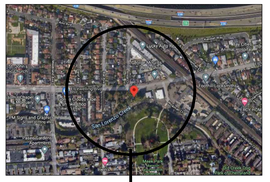
OWNER
LOTUS LEWELLING, LLC
467 SARATOGA AVE. SUITE #1450
SAN JOSE, CA 95129
CONTACT: KISHORE PALLAPOTHU
PHONE: 408.627.1334

ARCHITECT
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LANDSCAPE ARCHITECT
LEVESQUE DESIGN
1414 BAY STREET, SUITE 100
ALAMEDA, CA 94501
CONTACT: KEVIN LEVESQUE
PROJECT MANAGER
PHONE: 510.521.6700
E-MAIL: KTLPLANNING@GMAIL.COM

VICINITY MAP



SITE LOCATION

SHEET INDEX

GENERAL
CS COVER SHEET
A0.0.1 ZONING - 1
A0.0.2 ZONING - 2
A0.1 PHOTOGRAPHIC DISPLAY
A0.2 STREETSCAPE
A0.3 SITE PLAN
A0.4 PERSPECTIVE VIEWS
CIVIL
C1 COVER SHEET
C2 STREET AND DRIVEWAY SECTIONS
C3 TOPOGRAPHIC SURVEY OF 503 E. LEWELLING BLVD.
C4 LOTTING PLAN
C5 GRADING AND DRAINAGE PLAN
C6 STORMWATER QUALITY PLAN
LANDSCAPE
L-1.0 NOTES & LEGEND
L-3.1 LANDSCAPE PLAN
L-4.1 CONSTRUCTION DETAILS
L-4.2 CONSTRUCTION DETAILS
L-5.0 IRRIGATION NOTES & LEGENDS
L-5.1 HYDROZONE PLANS
L-6.0 PLANTING NOTES
L-6.1 PLANTING PLAN
L-6.2 PLANTING DETAILS
ARCHITECTURAL
A1.0 BLDG A - FLOOR PLANS
A1.1 BLDG A - FLOOR PLANS
A1.2 BLDG A - FLOOR PLANS
A1.3 BLDG A - ROOF PLAN
A1.4 BLDG A - EXTERIOR ELEVATIONS
A1.5 BLDG B - FLOOR PLANS
A1.6 BLDG B - FLOOR PLANS & ROOF PLAN
A1.7 BLDG B - EXTERIOR ELEVATIONS
A1.8 ADU - FLOOR PLANS & EXTERIOR ELEVATIONS
A1.9 BUILDING SECTIONS
A1.10 PLAN 1 END - UNIT PLANS
A1.11 PLAN 2-3 INT - UNIT PLANS
A1.12 PLAN 2-3 END A - UNIT PLANS
A1.13 PLAN 4 INT - UNIT PLANS
A1.14 MATERIAL BOARD
A2.0 FIRE SAFETY - TRAVEL DISTANCES
A2.1 FIRE SAFETY - LADDER PAD ACCESS

Applicant

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COVER SHEET

CS

SCALE: N.T.S.
RESUBMITTAL DATE: 03.01.2023
06.07.2022
PROJECT: 359001

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PROJECT DATA OVERVIEW

THE PROJECT - 503 EAST LEWELLING - SITE IS LOCATED IN THE ASHLAND/CHERRYLAND BUSINESS DISTRICT SPECIFIC PLAN IT IS CONSISTENT W/ 2010 ALAMEDA COUNTY EDEN GENERAL PLAN & THE ALAMEDA COUNTY GENERAL PLAN

TRANSIT ACCESS:

- 262 FT. TO AC TRANSIT BUS LINE 93
  - BUS LINE 93 PROVIDES ACCESS TO BAY FAIR BART
- OTHER AC BUS LINES ALSO PROVIDE ACCESS TO BART
  -1.2 MILES TO BAY FAIR BART
- SCHOOLS PUBLIC ELEMENTARY AND HIGH SCHOOL), PARKS AND SEVERAL MATERIAL RETAIL STORES ARE WITHIN 1 MILE OF THE SITE.

PROPERTY ADDRESS:	503 LEWELLING BOUEVARD SAN LORENZO, CA 94589
APN:	413-31-10-5
GENERAL PLAN:	MDR: MED. DENSITY RESIDENTIAL
ZONING:	ACDB-AC-CN CORRIDOR NEIGHBORHOOD CENTRAL LEWELLING CORRIDOR
LOT AREA:	
• AREA W/OUT DEDICATION	20,037 SQ. FT. / 0.46 ACRES
• AREA W/STREET DEDICATION	18,677 SQ. FT. / 0.43 ACRES
• STREET DEDICATION	1,360 SQ. FT.
PROPOSED USE:	MULTI-FAMILY RESIDENTIAL
OCCUPANCIES:	R2, U
CONSTRUCTION TYPE:	VB
FIRE SPRINKLER SYSTEM:	N.F.P.A. 13 @ BLDG'S A AND B
NO. OF STORIES	THREE FOR BOTH BUILDING
NUMBER OF BLDGS.	2 (3 INCL. ADU')
NUMBER OF RESIDENTIAL UNITS:	9 UNITS
DENSITY (UNITS PER ACRE):	19.5 DUA PER TOTAL LOT AREA
NUMBER OF ADU UNITS:	1 UNITS
OFFICE:	1 ON SITE
GROSS SQ.FT. FOR BLDGS. A/B:	19,578 SQ.FT.

BUILDING AND UNIT SQ.FT. BREAKDOWN:

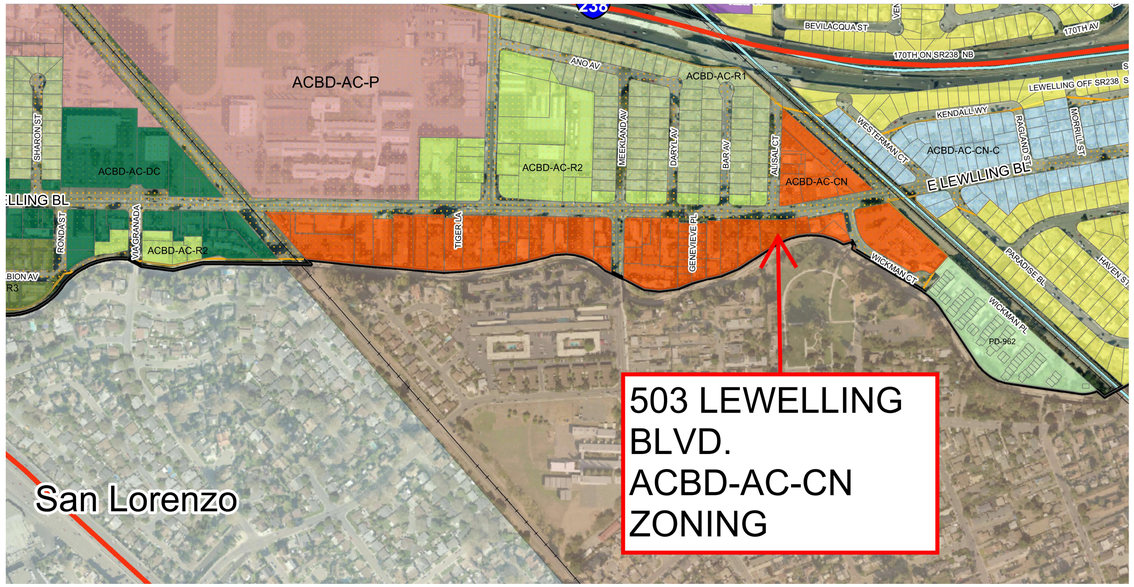
BLDG A		TOTAL SQ.FT.
GROUND FLOOR PLAN		4,077 SQ.FT.
MAIN FLOOR PLAN		4,528 SQ.FT.
UPPER FLOOR PLAN		4,449 SQ.FT.
TOTAL		13,054 SQ.FT.
BLDG B		
GROUND FLOOR PLAN		2,034 SQ.FT.
MAIN FLOOR PLAN		2,270 SQ.FT.
UPPER FLOOR PLAN		2,230 SQ.FT.
TOTAL		6,534 SQ.FT.
BLDG A AND B SQ. FT.		= 19,588 SQ. FT.
*ADU UNIT	(1) X 550 SQ.FT.	550 SQ.FT.
TOTAL BUILDING SQ.FT. ON SITE		= 20,138 SQ.FT.

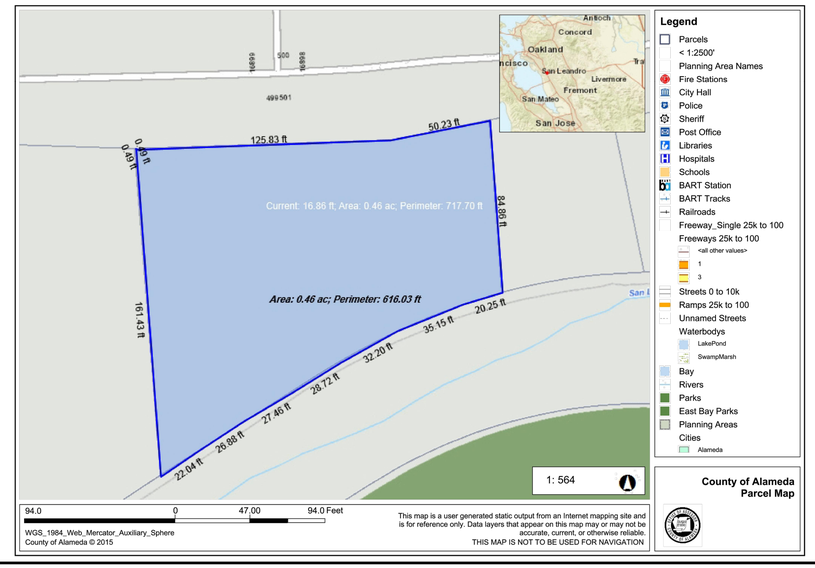
UNIT LIVING SPACE SQUARE FOOTAGE		TOTAL SQ.FT.
UNIT TYPE 1 END	(2) x 1,811 SQ.FT.	3,622 SQ.FT.
UNIT TYPE 2 INT	(3) x 1,410 SQ.FT.	4,230 SQ.FT.
UNIT TYPE 3 INT	(1) x 1,725 SQ.FT.	1,725 SQ.FT.
UNIT TYPE 3 END A	(2) x 1,884 SQ.FT.	3.768 SQ.FT.
UNIT TYPE 4 INT	(1) x 1,885 SQ.FT.	1,885 SQ.FT.
TOTAL UNIT SQ.FT.	9 UNITS	15,230 SQ.FT.

UNIT COUNT AND BEDROOM COUNT

UNIT TYPE 1 END	(2) TOTAL UNITS	(4) BDS - (8) TOT
UNIT TYPE 2 INT	(3) TOTAL UNITS	(3) BDS - (9) TOT
UNIT TYPE 3 INT	(1) TOTAL UNIT	(4) BDS - (4) TOT
UNIT TYPE 3 END A	(2) TOTAL UNITS	(4) BDS - (8) TOT
UNIT TYPE 4 INT	(1) TOTAL UNIT	(5) BDS - (5) TOT
	(9) TOTAL UNITS	(34) TOT BEDROOMS

PRIVATE USABLE OPEN SPACE/ BUILDING SEE BUILDING PLANS AND SITE PLAN		TOTAL SQ.FT.
BUILDING A		
• GROUND FLOOR	6 - UNITS	1,070 SQ. FT.
• UPPER DECKS	6 - UNITS	563 SQ. FT.
BUILDING B		
• GROUND FLOOR	3- UNITS	646 SQ. FT.
• **UPPER DECKS**	**3 -UNITS**	**353 SQ.FT.**
• **ADU**		**82 SQ.FT.**
TOTAL PRIVATE USABLE OPEN SPACE		3,514 SQ. FT.
COMMON USABLE OPEN SPACE		2,667 SQ. FT.





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ZONING -1

A0.0.1

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RESUBMITTAL: 03.01.2023
DATE: 06.07.2022
PROJECT: 359001

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ASHLAND/CHERRYLAND BUSINESS DISTRICT SPECIFIC PLAN
2014 RESIDENTIAL DEISGN STANDARDS AND GUIDELINES

- ACBD-AC-CN - CORRIDOR NEIGHBORHOOD
- MEDIUM DENSITY RESIDENTIAL
- CENTRAL LEWELLING CORRIDOR

CATEGORY	ZONING	PROPOSED	COMPLIES
BUILDING PLACEMENT			
SETBACKS:			
• FRONT	15 FT. MAX	10" TO PORCH CORNER	YES
•• FRONTAGE REQUIREMENT	50%	70%	YES
•• PORCH			
••• WIDTH	50% BUILDING WIDTH	21'-7" of 42'-6"	YES
••• PORCH DEPTH	6 FT. MIN.	6'-0"	YES
••• VERTICAL CLEARANCE	8 FT. MIN	8'-0"	YES
••• HEIGHT ABOVE WALK	4FT. MAX	1'-10"	YES
••• DISTANCE TO WALK	6 FT. MAX	2'-4" to 6'-4"	YES
••• FENCE HEIGHT AT PROP LINE	5 FT. MAX	NO FENCE AT FRONT PROP	YES
• SIDE	10 FT.	10 FT. (4FT. AT ADU)	YES
• REAR	20 FT.	20 FT.	YES
•• ENCROACHMENT	4 FT. MAX	NONE	YES
LOT REQUIREMENTS			
LOT SIZE	NO REQ'T	20,037 SQ. FT. / 0.46 ACRES	NA
LOT COVERAGE:	70%	6,661 SF. / 20,037 SF.= 33 %	YES
FAR	1	19,588 SF. / 20,037 SF.=0.98	YES
DENSITY	22 DUA	9 UNITS /0.46 ACRES = 19.6	YES
BUILDING FORM			
HEIGHT			
• STORIES	2-1/2	3	NO
• ROOF	35 FT.	±34' -2"	YES
• PARAPET	39 FT.	±37'-9"	YES
• GROUND FLOOR HEIGHT	12 FT. MIN.	9'-1" + 1'-10" = 10'-11"	NO
• UPPER FLOOR HEIGHT	8 FT. MIN.	9'- 1"	YES
PARKING PLACEMENT:			
• SETBACK			
•• FRONT	15 FT. MIN.	22'-8 1/2" MIN.	YES
•• SIDE	0 FT. MIN.	33 FT.	YES
•• REAR	0 FT. MIN.	9'-2"	YES
• PARKING DRIVE WIDTH (MAX.)	18 FT. SHARED	18 FT.	YES
• DISTANCE BETWEEN CURB CUTS	16 FT.	1 CURB CUT	N/A

PARKING REQUIREMENTS			
• MULTI-FAMILY			
•• UNITS	2/ UNIT = (9 UNITS x 2 = 18)	12	YES
•• GUEST	0.25/UNIT = (9 X 0.25 = 2.25)	2	YES
•• CAR SHARE	ONE FOR 10-20 UNIT SPACES	1	YES
• TOTAL ON-SITE	21 REQUIRED	15 PROVIDED W/REDUCTIONS	YES
•• STREET PARKING		5	N/A
• SPACE REQUIREMENTS			
•• PARALLEL - ON-STREET	7.5 FT X 20 FT.	5	YES
•• STANDARD	8.5 FT. X 18 FT.	8	YES
•• COMPACT (40% MAX)	7.5 FT, X 15 FT.	0	N/A
•• TANDEM	8.5 FT. X 33 FT.	6	YES
•• ADA	14 FT. X 18 FT.	1	YES
• REDUCTIONS			
•• BIKE	1 SPACE / UNIT 9 REQ'D	18 PROVIDED- 1 REDUCED	YES
•• CAR SHARE	1 SPACE /1 SPACE (UP TO 25%)	1(5 SPACE REDUCTION)	YES
•• TOTAL REDUCTIONS	6 CAR SPACE REDUCTION	15 REQUIRED/PROVIDED	YES
USABLE OPEN SPACE			
• MINI.TOTAL SQ FT PER UNIT)	600 SQ. FT./UNIT= 5,400 SF	6,181 SQ. FT.	YES
• MIN. COMMON SQ. FT. / UNIT	200 SQ, FT./UNIT=1,800 SF	2,667 SQ. FT. (INCL. ADU)	YES
•• 25 FT. MIN. DIM.			
• MIN. PRIVATE SQ. FT./UNIT	300 SQ. FT./UNIT= 2,700 SF	3,514 SQ. FT.	YES
•• GROUND FLOOR DIM.	10 FT.	10FT.	YES
•• BALCONY	7 FT.	7 FT.	YES
LANDSCAPING			
• AREA	35%X 18,677 SQ. FT. = 6,537	6,551 SQ. FT.	YES
• WATER EFFICIENT LDSCP. ORDINANCE	SEE LANDSCAPING PLANS		
ADDITIONAL INFORMATION:			
*ADU UNIT ON SITE	4 FT. FROM PROPERTY LINE		

Applicant

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ZONING-2

A0.0.2

SCALE: N.T.S.
RESUBMITTAL: 03.01.2023
DATE: 06.07.2022
PROJECT: 359001

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MAP OF SITE LOCATION



503 E. LEWELLING BLVD. STREET VIEW



1 565 E. LEWELLING BLVD



2 563 E. LEWELLING BLVD.



3 VIEW FROM MEEK PARK



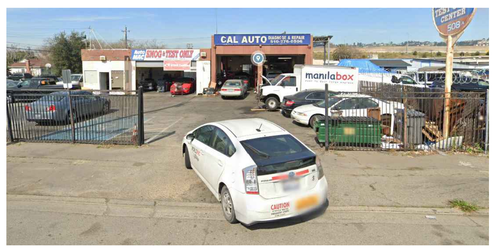
4 500 E. LEWELLING BLVD.



5 560 E. LEWELLING BLVD.



6 508 E. LEWELLING BLVD.



7 508 E. LEWELLING BLVD.



8 498 E. LEWELLING BLVD.

Applicant

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PHOTOGRAPHIC DISPLAY

A0.1

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500 BLOCK STREETSCAPE OF LEWELLING BLVD.

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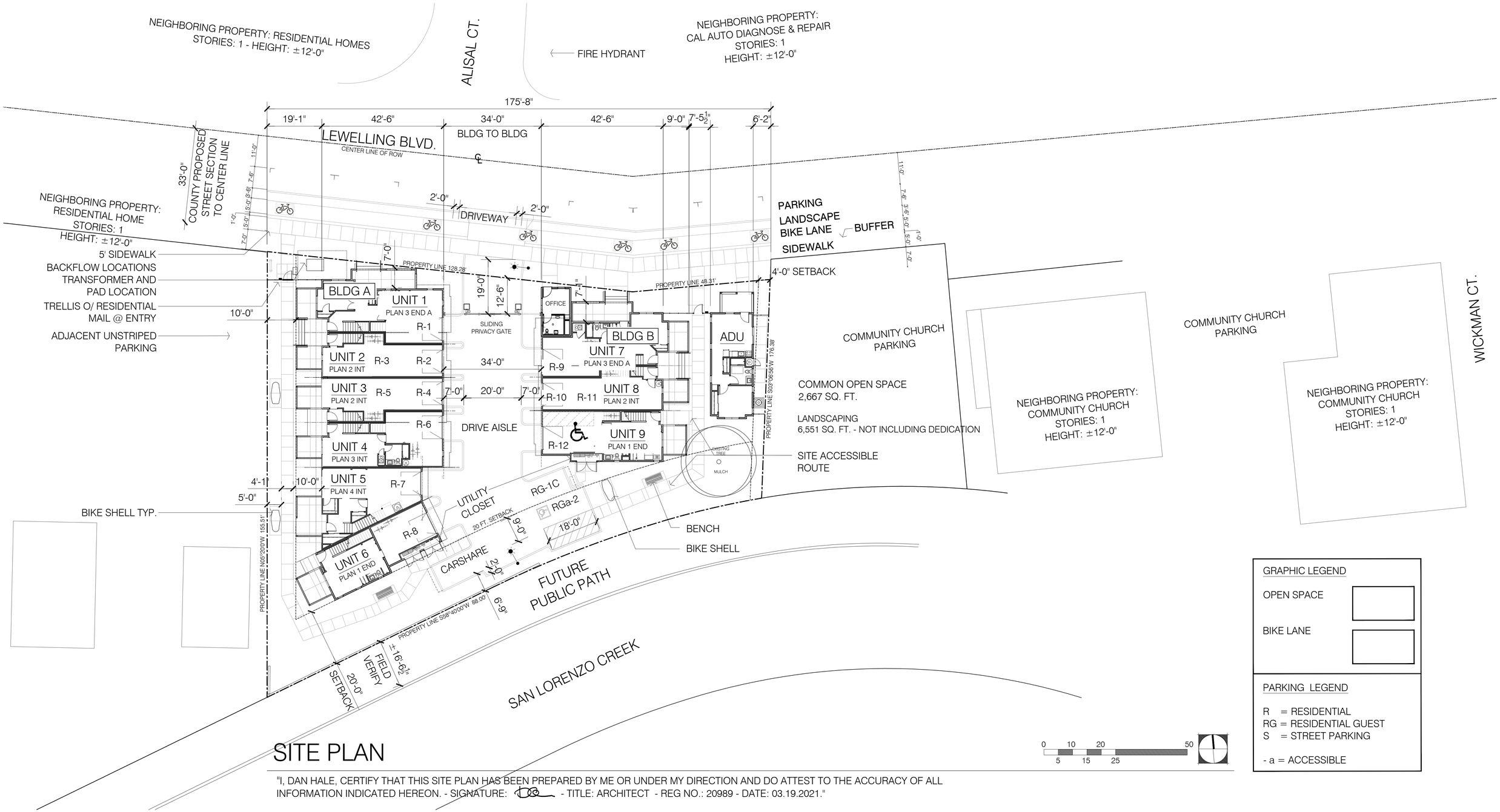
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STREETSCAPE

A0.2

SCALE: 3/32" = 1'-0"
RESUBMITTAL: 03.01.2023
DATE: 06.07.2022
PROJECT: 359001

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SITE PLAN

0 10 20 50
5 15 25

GRAPHIC LEGEND

OPEN SPACE

BIKE LANE

PARKING LEGEND

R = RESIDENTIAL
RG = RESIDENTIAL GUEST
S = STREET PARKING

- a = ACCESSIBLE

"I, DAN HALE, CERTIFY THAT THIS SITE PLAN HAS BEEN PREPARED BY ME OR UNDER MY DIRECTION AND DO ATTEST TO THE ACCURACY OF ALL INFORMATION INDICATED HEREON. - SIGNATURE: - TITLE: ARCHITECT - REG NO.: 20989 - DATE: 03.19.2021."

Applicant

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LOTUS LEWELLING

LOTUS LEWELLING LLC

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SITE PLAN

A0.3

SCALE:1/16" = 1'-0"
RESUBMITTAL: 03.01.2023
DATE: 06.07.2022
PROJECT: 359001

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1 503 E. LEWELLING BLVD



EXISTING OAK -APPROX. 100 FT. HEIGHT

PROPOSED VALLEY AND LIVE OAK TREELINE AT REAR PROPERTY - 50-75 FT. MATURE HEIGHT

VARIED UNDERSTORY PLANTING WITH MIXED HEIGHT

FUTURE PEDESTRIAN PATH

SAN LORENZO CREEK WALL

SAN LORENZO CREEK

2 BIRDS EYE VIEW FROM MEEK PARK

FENCE NOT SHOWN FOR LANDSCAPE CLARITY



EXISTING OAK -APPROX. 100 FT. HEIGHT

PROPOSED VALLEY AND LIVE OAK TREELINE AT REAR PROPERTY - 50-75 FT. MATURE HEIGHT

VARIED UNDERSTORY PLANTING WITH MIXED HEIGHT

FUTURE PEDESTRIAN PATH

SAN LORENZO CREEK WALL

SAN LORENZO CREEK

3 ELEVATED VIEW FROM MEEK PARK

FENCE NOT SHOWN FOR LANDSCAPE CLARITY

Applicant

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f. 415-288-0288

PERSPECTIVE VIEWS

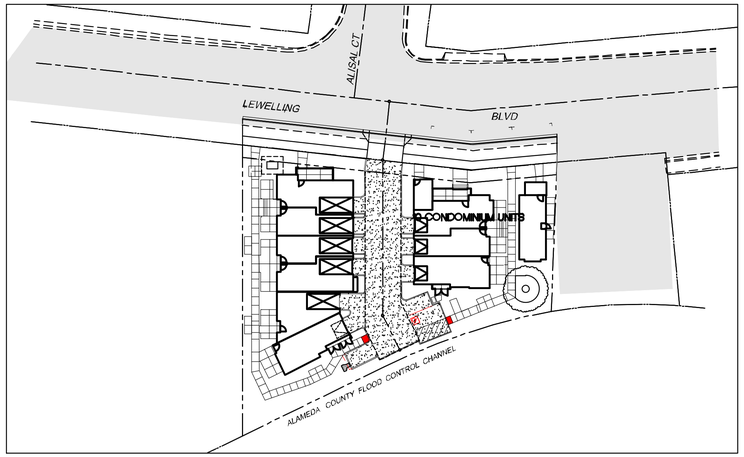
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SCALE: N.T.S.
RESUBMITTAL: 03.01.2023
DATE: 06.07.2022
PROJECT: 359001

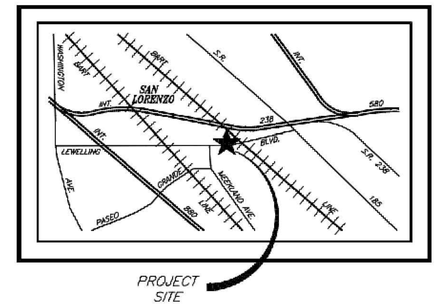
©HUNT HALE JONES ARCHITECTS

OWNER/DEVELOPER: LOTUS LEWELLING LLC
467 SARATOGA AVE SUITE # 1450 SAN JOSE CA

VESTING TENTATIVE TRACT MAP
503 E LEWELLING BLVD, SAN LORENZO, CA
1 LOT SUBDIVISION FOR CONDOMINIUM PURPOSE
TRACT MAP 8601



VICINITY MAP
N.T.S.



PROJECT CONSULTANTS

CIVIL ENGINEER:	GPM ENGINEERS 3340 WALNUT AVE., SUITE 292, FREMONT, CA 94536 MOHAMED GENIDY, PE TEL. (650) 331-7264
LAND SURVEYOR:	THE BRONSON COMPANY, 6206 EPPS DR., WINTON, CA KEVIN BRONSON, PLS TEL. (209) 606.7340
ARCHITECT:	HUNT HALE JONES 444 SPEAR ST., SUITE 105, SAN FRANCISCO, CA (415) 512-1300
LANDSCAPE ARCHITECT:	LEVESQUE DESIGN 1414 BAY ST., ALAMEDA, CA (510) 521-6700

NOTES:
1. SURVEY BY KEVIN BRONSON PLS NO 8523
2. DATE OF SURVEY: JUNE, 2020

BENCHMARK:

USGS BENCHMARK HT1876, A STANDARD BRASS DISK AT THE BASE OF THE FLAGPOLE AT SAN LORENZO HIGH, HAVING AN NAVD88 ELEVATION OF 48.56', IS THE BASIS OF ALL ELEVATIONS SHOWN ON THIS MAP.

BASIS OF BEARINGS:

THE BEARING OF N89°01'52"W BETWEEN FOUND MONUMENTS ON THE CENTERLINE OF LEWELLING BLVD. AS SHOWN ON THE MAP OF PM 4585, RECORDED ON THE 16TH DAY OF OCTOBER, 1987 IN BOOK 170 OF MAPS AT PAGES 88 & 89, ALAMEDA COUNTY RECORDS, IS THE BASIS OF BEARINGS FOR THIS SURVEY.

PROJECT SUMMARY

PROPERTY:	APN: 413-31-10-5
SITE AREA	19,921 SF GROSS (0.457 ACRE)
ZONNING	R3
UTILITY SOURCES:	
WATER ---	EBMUD
SANITARY SEWER ---	ORO LOMA
ELECTRICAL AND GAS –	PACIFIC GAS AND ELECTRIC
STORM DRAIN ---	COUNTY OF SAN MATEO
TELEPHONE ---	AT&T
CABLE TV ---	COMCAST

LEGEND

PROPOSED	EXISITING		PROPOSED	EXISITING	
		PROPERTY LINE EASEMENTS			TREE TO BE REMOVED
		NEW LOT LINES			
		MONUMENT			TREE PROTECTION ZONE WITH TYPE II FENCING AT DRIP LINE AND BACK OF WALK
		BENCHMARK			
XX SD	EX XX SD	STORM DRAIN LINE			
		CATCH BASIN	XX / XX.XX	+ TOS.38	SPOT ELEVATION
		FIELD INLET			
SDMH		STORM DRAIN MANHOLE	XX.XX	XX.XX	CONTOUR LINE ELEVATIONS
AD		AREA DRAIN W/ PVC LINE			
		BUBBLER			SPLASH BLOCK AT ROOF DOWNSPOUT
XX SS	EX XX SS	SANITARY SEWER LINE			OVERLAND RELEASE
SSMH		SANITARY SEWER MANHOLE			RET WALL
		SANITARY SEWER LATERAL			
SSCO		SANITARY SEWER CLEANOUT			STREET SIGN
		WATER VALVE			
		WATER METER			SITE OR STREET LIGHT
		UTILITY POLE			FIRE HYDRANT
W	W	WATER MAIN LINE			EARTHEN SWALE
G	G	GAS	x	x	WOOD FENCE
E	E	ELECTRICAL			CMU FENCE
JT	JT	JOINT TRENCH			BUILDING ENTERANCE

ABBREVIATIONS

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
@	AT	MAX	MAXIMUM
AB	AGGREGATE BASE	MIN	MINIMUM
AC	ASPHALT CONCRETE	NO., #	NUMBER
AD	AREA DRAIN	NTS	NOT TO SCALE
BC	BEGINNING OF CURVE	PAE	PEDESTRIAN ACCESS EASEMENT
BLDG	BUILDING	PCC	PORTLAND CEMENT CONCRETE
BOS	BOTTOM OF STEPS	PCR	POINT OF CURB RETURN
BW	BACK OF WALK	PG&E	PACIFIC GAS AND ELECTRIC
CB	CATCH BASIN	PL, P/L	PROPERTY LINE
CL	CENTERLINE	POC	POINT ON CURVE
CONC	CONCRETE	PRC	POINT OF REVERSE CURVE
CONT	CONTINUATION	PSDE	PRIVATE STORM DRAIN EASEMENT
DDCV	DOUBLE DETECTOR CHECK VALVE	PT	POINT
DI	DROP INLET	PUE	PUBLIC UTILITY EASEMENT
DS	DOWN SPOUT	PVC	POLYVINYL CHLORIDE
DWY	DRIVEWAY	PVI	POINT OF VERTICAL INTERSECTION
EB	ELECTRICAL BOX	R	RADIUS
EC	END OF CURVE	RCP	REINFORCED CONCRETE PIPE
EL, ELEV.	ELEVATION	RIM	RIM ELEVATION
EP	EDGE OF PAVEMENT	R/W	RIGHT OF WAY
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT	S	SLOPE
EX, (E)	EXISTING	SD	STORM DRAIN
F/C	FACE OF CURB	SDE	STORM DRAIN EASEMENT
FF	FINISHED FLOOR ELEVATION	SDMH	STORM DRAIN MANHOLE
FG	FINISHED GRADE	SS	SANITARY SEWER
FH	FIRE HYDRANT	SSCO	SANITARY SEWER LATERAL CLEANOUT
FL	FLOW LINE	SSDI	SANITARY SEWER DRAIN INLET
FP	FINISHED PAVEMENT	SSGB	SANITARY SEWER GRADE BREAK
FPW	FIRE PROTECTION WATER	SSE	SANITARY SEWER EASEMENT
FS	FINISHED SURFACE ELEV.	SSMH	SANITARY SEWER MANHOLE
FT	FEET	ST.	STREET
G	GAS	STA	STATION
GB	GRADE BREAK	S/W	SIDEWALK
GFF	GARAGE FINISHED FLOOR ELEV.	T	TELEPHONE
GRND	GROUND	TC	TOP OF CURB
HDPE	HIGH DENSITY POLYETHYLENE	TEMP	TEMPORARY
HGL	HYDRAULIC GRADE LINE	TG	TOP OF GRATE
HP	HIGH POINT	TP	TOP OF PAVEMENT
INV	INVERT	TOS	TOP OF STEPS
IRR	IRRIGATION	TYP	TYPICAL
JT	JOINT TRENCH	VC	VERTICAL CURVE
LF	LINEAR FEET	W, WL	WATERLINE
LP	LOW POINT	WLE	WATER LINE EASEMENT
LT	LEFT	WM	WATER METER
		WS	WATER SERVICE
		WV	WATER VALVE

SHEET INDEX

SHEET NO.	TITLE
C1	TITLE SHEET
C2	STREET SECTION
C3	EXISTING CONDITIONS
C4	LOTTING PLAN
C5	PRELIMINARY GRADING, DRAINAGE AND UTILITY PLAN
C6	STORM WATER QUALITY PLAN

		NO.	REVISION	DATE
DATE:	2-18-2023			
SCALE:	AS NOTED			
DESIGNED BY:	MG			
DRAWN BY:	EH			

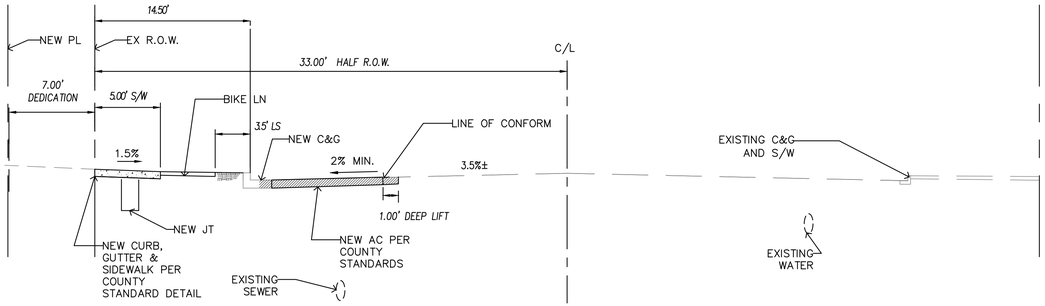
DIRECTED BY:
REGISTERED PROFESSIONAL ENGINEER
MOHAMED S. GENIDY
C61578
EXP. 6/30/23
CIVIL
STATE OF CALIFORNIA

GPM ENGINEERS
3340 WALNUT AVE., SUITE 292
FREMONT, CA 94536
TEL. (650) 331-7264 FAX (650) 472.9004
MGENIDY@GPMENGINEERS.COM
CIVIL ▪ STRUCTURAL ▪ PLANING ▪ DEVELOPMENT

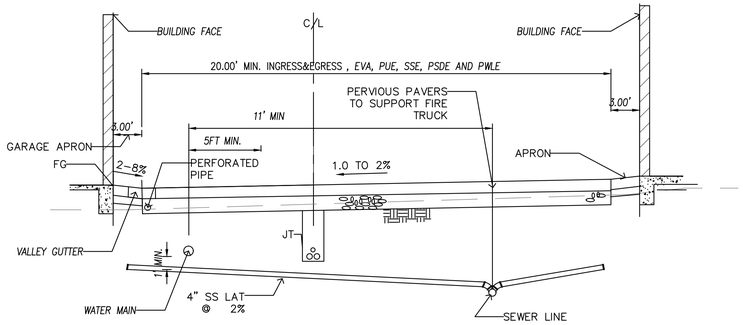
PROJECT:
LOTUS LEWELLING
TENTATIVE TRACT MAP 8601
10 FUTURE CONDOMINIUM S
503 E LEWELLING BLVD SAN LORENZO

SHEET TITLE:
COVER SHEET

SHEET NUMBER
C1
OF 6



1 TYPICAL HALF-SECTION LOWELLING AVE.
N.T.S.



2 COMMON ACCESS WAY SECTION
N.T.S.

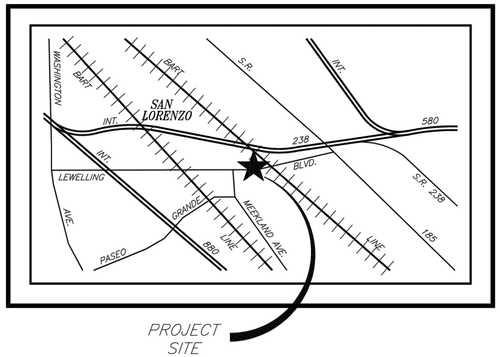
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SCALE:	AS NOTED				REGISTERED PROFESSIONAL ENGINEER MOHAMED S. GENIDY C61578 EXP. 6/30/23 CIVIL STATE OF CALIFORNIA	LOTUS LEWELLING TENTATIVE TRACT MAP 8601 10 FUTURE CONDOMINIUM S 503 E LEWELLING BLVD SAN LORENZO	STREET AND DRIVEWAY SECTIONS
DESIGNED BY:	MG						
DRAWN BY:	EH						

GPM ENGINEERS
3340 WALNUT AVE., SUITE 292
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MGENIDY@GPMENGINEERS.COM
CIVIL ▪ STRUCTURAL ▪ PLANING ▪ DEVELOPMENT

SHEET NUMBER
C2
OF 6

VICINITY MAP

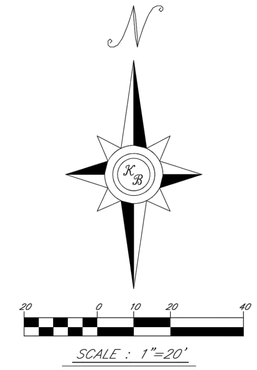
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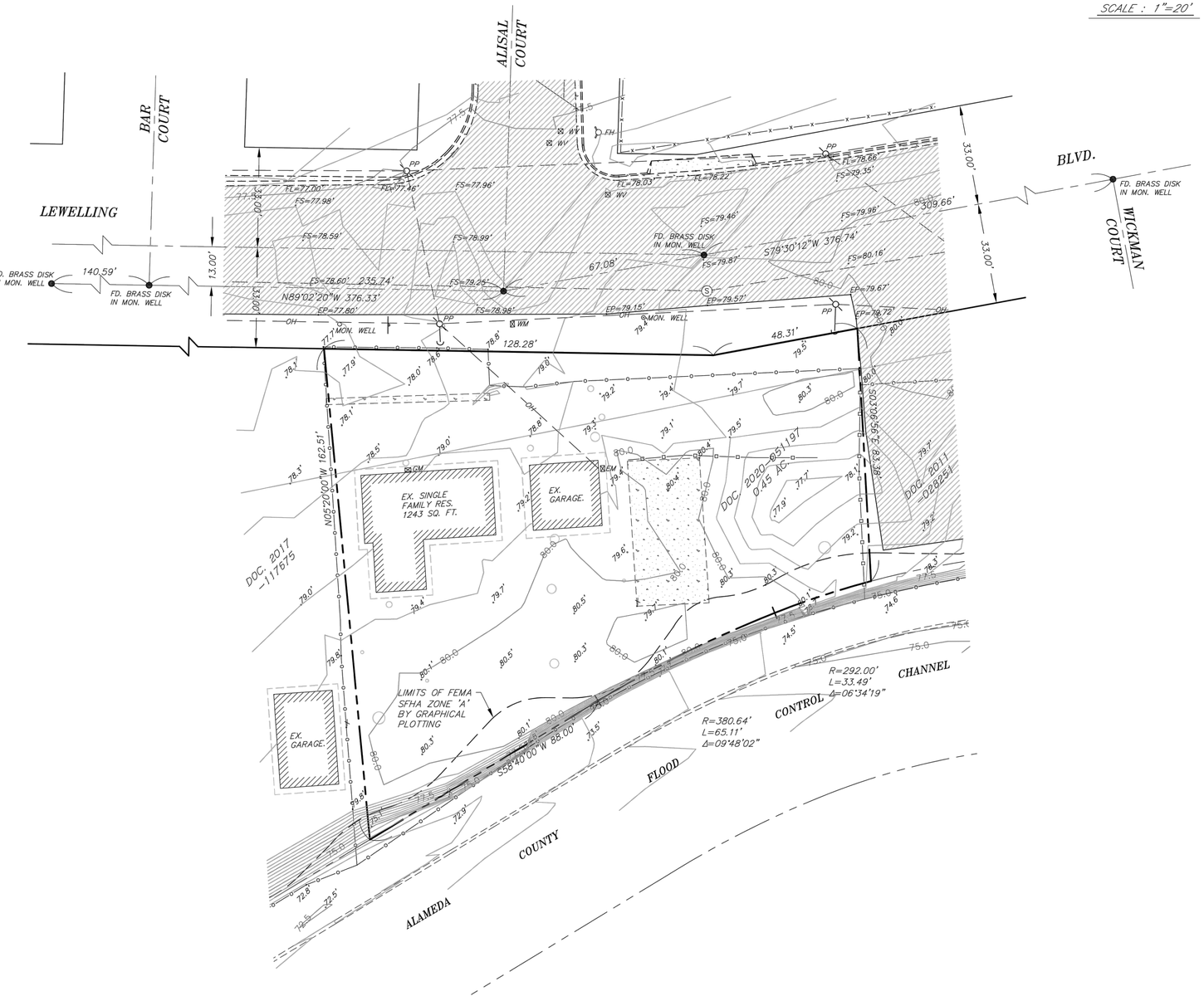


TOPOGRAPHIC & BOUNDARY SURVEY OF

503E LEWELLING BLVD, SAN LORENZO, CA 94580

APN 413-31-10-5





LEGEND:

- ASPHALT
- CONCRETE
- CURB AND GUTTER
- 6"SS SANITARY SEWER LINE
- SANITARY SEWER MANHOLE
- CO SANITARY SEWER CLEANOUT
- OH OVERHEAD UTILITY LINE
- W WATER LINE
- WM WATER METER
- WV WATER VALVE
- JP JOINT POLE
- EM ELECTRIC METER
- GM GAS METER
- WOOD FENCE
- CHAIN LINK FENCE
- FOUND MONUMENT PER REFERENCES

BENCHMARK:

USGS BENCHMARK HT1876, A STANDARD BRASS DISK AT THE BASE OF THE FLAGPOLE AT SAN LORENZO HIGH, HAVING AN NAVD88 ELEVATION OF 48.56', IS THE BASIS OF ALL ELEVATIONS SHOWN ON THIS MAP.

BASIS OF BEARINGS:

THE BEARING OF N89°01'52"W BETWEEN FOUND MONUMENTS ON THE CENTERLINE OF LEWELLING BLVD. AS SHOWN ON THE MAP OF PM 4585, RECORDED ON THE 16TH DAY OF OCTOBER, 1987 IN BOOK 170 OF MAPS AT PAGES 88 & 89, ALAMEDA COUNTY RECORDS, IS THE BASIS OF BEARINGS FOR THIS SURVEY.

REFERENCES:

R1 BOOK 170 MAPS 88&89, ALAMEDA COUNTY RECORDS

UTILITY NOTES:

THE UTILITIES AS DRAFTED ARE AS THEY ARE BELIEVED TO EXIST BASED ON SURFACE EVIDENCE. UTILITIES MAY EXIST THAT ARE NOT INDICATED. NO SUBSURFACE INVESTIGATIONS WERE PERFORMED.

PROFESSIONAL LAND SURVEYOR
KEVIN B. BRONSON
LIC. NO. 8523
Exp.12/31/20
STATE OF CALIFORNIA

SURVEY PREPARED FOR
LOTUS LEWELLING LLC,
JUNE 28, 2020

THE BRONSON COMPANY
SURVEYING SERVICES
6206 EPPS DRIVE
WINTON, CA 95388
(209)606-7340 kevin@thebronsonco.com

TOPOGRAPHIC SURVEY OF
503E LEWELLING BLVD.
CITY OF SAN LORENZO,
COUNTY OF ALAMEDA,
STATE OF CALIFORNIA

NO.	REVISION	DATE

PROJECT MANAGER: Kevin Bronson
DRAWN BY: KB
CHECKED BY:
DATE: JUNE 2020
CAD FILE:
JOB NUMBER: 4153
SHEET: C3 OF 6



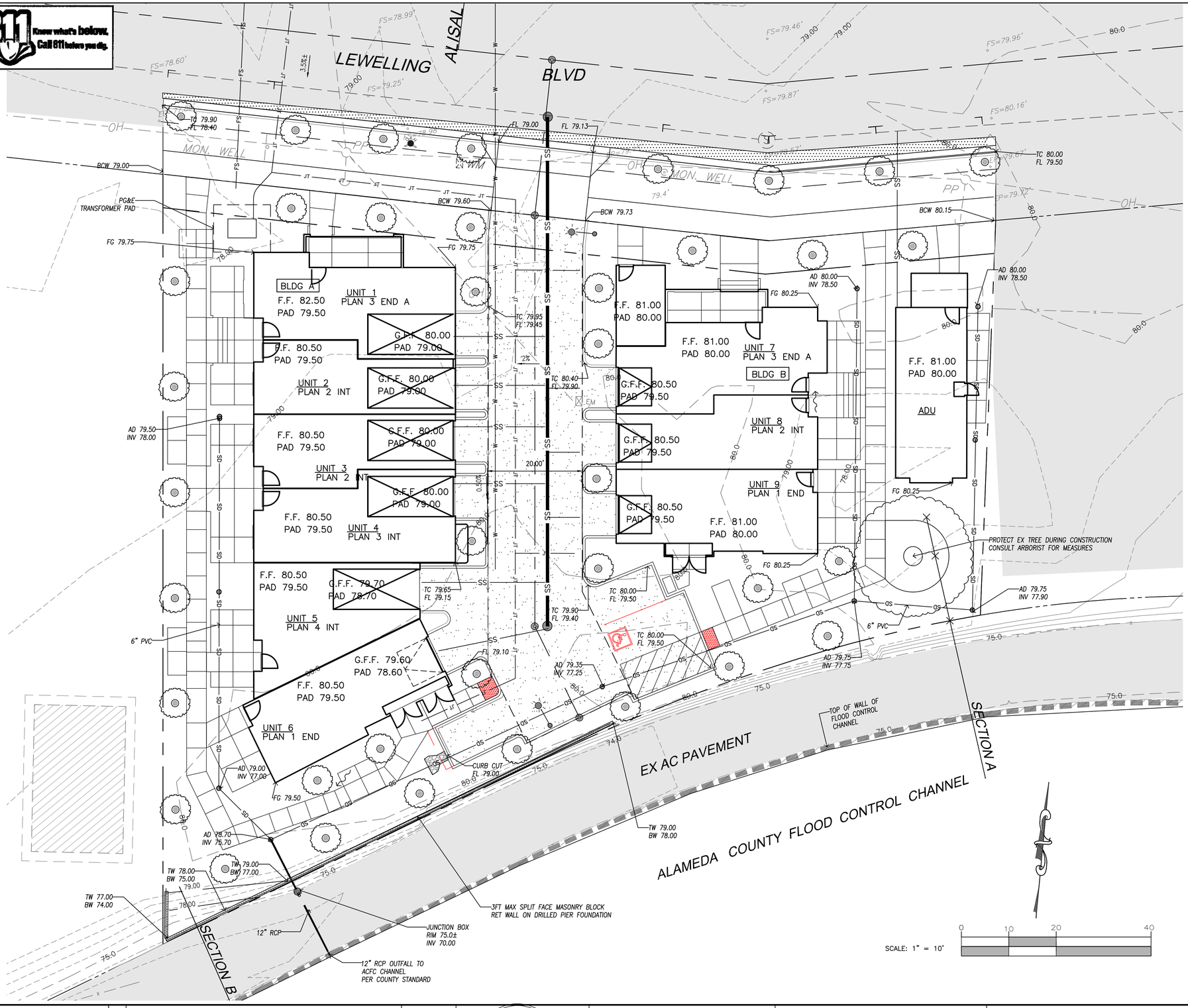
DATE: 2-18-2023	NO.	REVISION	DATE	DIRECTED BY: REGISTERED PROFESSIONAL ENGINEER MOHAMED S. GENIDY C61578 EXP. 6/30/23 CIVIL STATE OF CALIFORNIA	GPM ENGINEERS 3340 WALNUT AVE., SUITE 292 FREMONT, CA 94536 TEL. (650) 331-7264 FAX (650) 472.9004 MGENIDY@GPMENGINEERS.COM CIVIL ▪ STRUCTURAL ▪ PLANING ▪ DEVELOPMENT
SCALE: AS NOTED					
DESIGNED BY: MG					
DRAWN BY: EH					

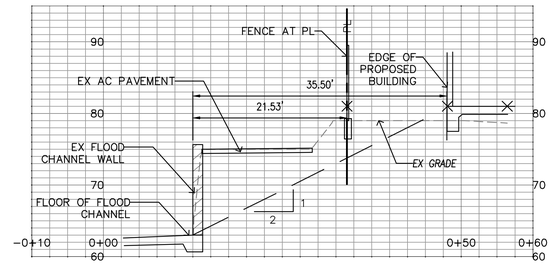
PROJECT:
LOTUS LEWELLING
TENTATIVE TRACT MAP 8601
10 FUTURE CONDOMINIUM S
503 E LEWELLING BLVD SAN LORENZO

SHEET TITLE:
LOTTING PLAN

SHEET NUMBER
C4
OF 6

811 Know what's below. Call 811 before you dig.





SECTION A

ENCROACHMENT PERMITS ARE REQUIRED:

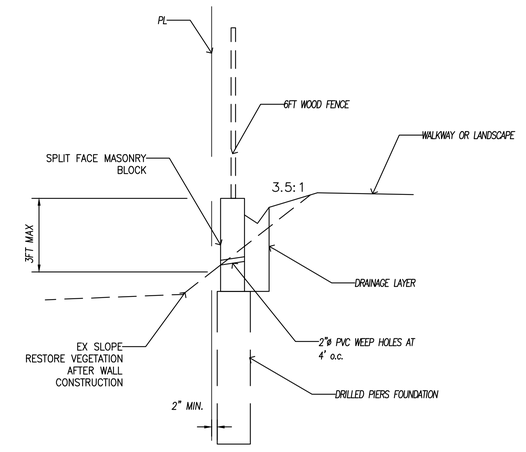
A. AN ENCROACHMENT PERMIT SHALL BE OBTAINED FROM ALAMEDA COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT PRIOR TO COMMENCEMENT OF ANY WORK WITHIN DISTRICT RIGHT OF WAY AND FOR THE CONSTRUCTION OR CONNECTION TO DISTRICT FACILITIES. ALL WORKMANSHIP, EQUIPMENT, AND MATERIALS SHALL CONFORM TO DISTRICT STANDARDS AND SPECIFICATIONS

B. THE CONTRACTOR SHALL CONTACT ALAMEDA COUNTY FLOOD CONTROL DISTRICT INSPECTOR PRIOR TO SURVEY STAKING ANY OUTFALL STRUCTURE.

BASE FLOOD ELEVATION (BFE) = 79.50

STORM UTILITY NOTES

1. ALL STORM PIPE LOCATED OUTSIDE OF VEHICULAR TRAVELED LANES SHALL BE PVC SDR 35 UNLESS OTHERWISE SPECIFIED ON PLANS
2. ALL STORM PIPE LOCATED IN VEHICULAR TRAVELED LANES SHALL BE PVC SD26 UNLESS OTHERWISE SPECIFIED ON PLANS
3. ALL PERFORATED PIPES SHALL BE PVC SDR 35 WITH ½" PERFORATIONS FACING DOWN.
4. ALL PVC CONNECTIONS TO CONCRETE STRUCTURES SHALL BE BY WATER STOP

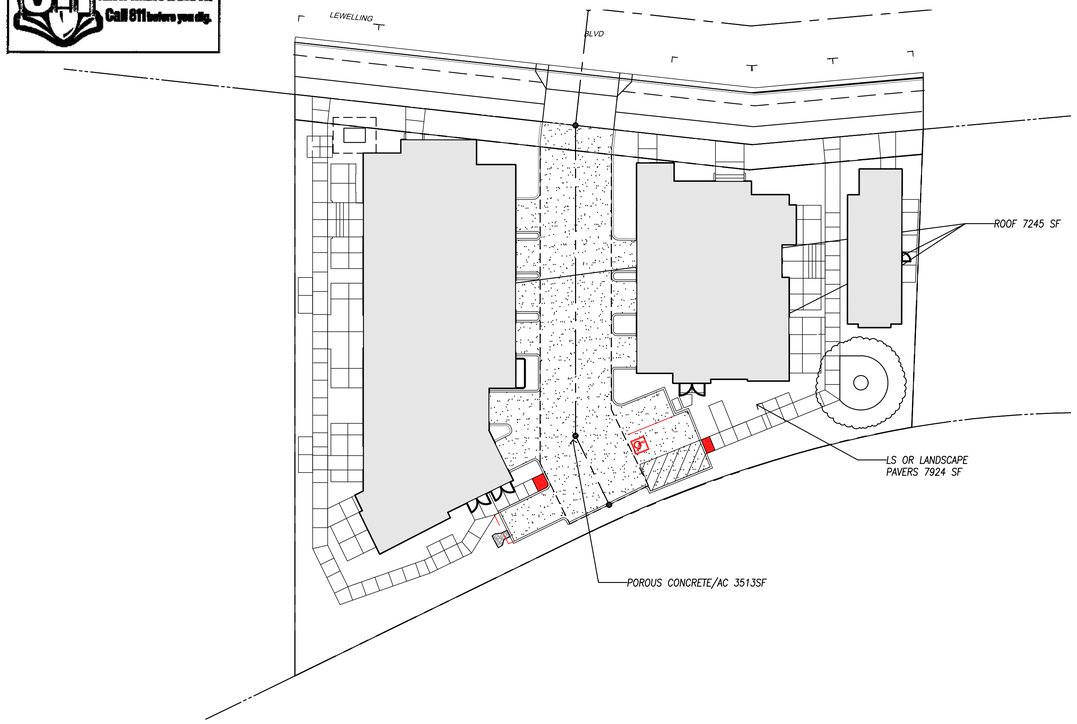


B RET WALL @ FLOOD CHANNEL

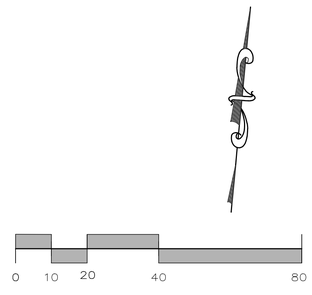
SCALE: 1" = 10'

DATE: 2-18-2023	NO.	REVISION	DATE	DIRECTED BY:	PROJECT: LOTUS LEWELLING TENTATIVE TRACT MAP 8601 10 FUTURE CONDOMINIUM S 503 E LEWELLING BLVD SAN LORENZO
SCALE: AS NOTED				REGISTERED PROFESSIONAL ENGINEER MOHAMED S. GENDY C61578 EXP. 6/30/23 CIVIL STATE OF CALIFORNIA	SHEET TITLE: GRADING AND DRAINAGE PLAN
DESIGNED BY: MG				GPM ENGINEERS 3340 WALNUT AVE., SUITE 292 FREMONT, CA 94536 TEL. (650) 331-7264 FAX (650) 472.9004 MGENDY@GPMENGINEERS.COM CIVIL ▪ STRUCTURAL ▪ PLANING ▪ DEVELOPMENT	SHEET NUMBER C5 OF 6
DRAWN BY: EH					

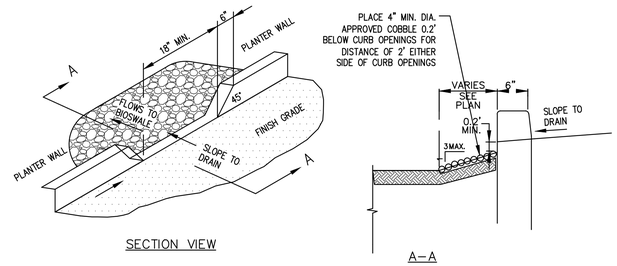
811 Know what's below. Call 811 before you dig.



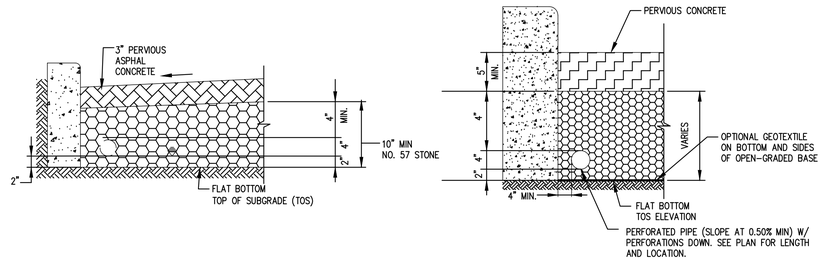
TREATMENT CONTROL SUMMARY TABLE						
DMA #	TCM #	TREATMENT TYPE	DRAINAGE AREA SF	IMPERVIOUS AREA SF	PERVIOUS AREA SF	LOCATION
1	1	FLOW OVER LANDSCAPE	18682	7245	11437	ONSITE



SCALE: 1" = 20'



1 CUT AT PLANTER CURB



2 PERVIOUS PAVEMENT (SELF TREATING)
N.T.S.

N.T.S.

DATE:	2-18-2023	NO.	REVISION	DATE	DIRECTED BY:	PROJECT:	SHEET TITLE:
SCALE:	AS NOTED				REGISTERED PROFESSIONAL ENGINEER MOHAMED S. GENIDY C61578 EXP. 6/30/23 CIVIL STATE OF CALIFORNIA	LOTUS LEWELLING TENTATIVE TRACT MAP 8601 10 FUTURE CONDOMINIUM S 503 E LEWELLING BLVD SAN LORENZO	STORMWATER QUALITY PLAN
DESIGNED BY:	MG						
DRAWN BY:	EH						

GPM ENGINEERS
3340 WALNUT AVE., SUITE 292
FREMONT, CA 94536
TEL. (650) 331-7264 FAX (650) 472.9004
MGENIDY@GPMENGINEERS.COM
CIVIL ▪ STRUCTURAL ▪ PLANING ▪ DEVELOPMENT

SHEET NUMBER C6 OF 6

LAYOUT LEGEND



Porous Concrete Paving,
See Civil's Plans



Porous Asphalt Paving,
See Civil's Plan



Concrete Paving:
Medium Broom Finish
Standard Gray Color
Detail 1, Sht. L-4.1



Native Planting



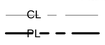
Bamboo Barrier:
WB 36/60-300 - 36"
Available: deeproot.com



Detail #
Layout Plans
Sheet #



Qty.
Planting Plans
Plant



Center Line
Property Line
Match Line

AD	Area Drain
BOC	Back of Curb
BC	Back of Curb
CL	Center Line
CO	Clean Out
CP	Center Point
DIA	Diameter
DI	Drain Inlet
EQ	Equal
EJ	Expansion Joint
FOC	Face of Curb
FC	Face of Curb
GALV	Galvanized
MA	Mulch Area
MAX	Maximum
MIN	Minimum
PA	Planting Area
PL	Property Line
POC	Point of connection
PREF	Perforated
PREP	Perpendicular
PT	Pressure Treated
RDRW	Redwood
RW	Right of Way
ROW	Right of Way
SAD	See Architect's Drawings
SCD	See Civil Engineer's Drawings
SED	See Electrical Engineer's Drawings
SHT	Sheet
SP	Start Point
SSD	See Structural Engineer's Drawings
TBD	To Be Determined
TYP	Typical



Align
Start Point

LAYOUT NOTES

1. The Contractor shall verify all distances and dimensions in the field and bring any discrepancies to the attention of the builder and Landscape Architect for a decision before proceeding with the work.

2. All written dimensions supersede all scaled distances and dimensions. Dimensions shown are from the face of building, wall, face of curb, edge of walk, property line, or centerline of street or column unless otherwise noted on the drawings.

3. Walk scoring, expansion joints and headers shall be located as indicated on the Plans or as field adjusted under the direction of the Landscape Architect.

4. The contractor is to verify location of all on-site utilities before commencing with the work. The contractor shall also be responsible for the repair of any damaged utilities.

5. All work is to be in compliance with the City of Mountain View's Conditions of Approval, standard plans and specifications.

7. Consultants List
Architect:
Hunt Hale Jones Architects
444 Spear Street, Suite 105
San Francisco, 94105
415.512.1300

8. Civil Engineer:
Mohamed S Genidy, PhD, PE
Principal Engineer
GPM Engineers
3340 Walnut Ave ll Suite 292
Fremont, CA 94538-2215
Office: Tel: 650.331.7264
Fax 650.472.9004

FINE GRADING NOTES:

1. The Landscape Contractor is responsible for fine grading and positive surface drainage in all landscape areas. The Contractor shall verify all rough grades in the field and bring any discrepancies to the attention of the General Contractor, Landscape Architect and Civil Engineer for a decision before proceeding with the work.

2. See Civil Engineer's drawings for road surface elevations, roadway sections, catch basins, sidewalks, and top of curb elevations.

3. Contractors are to exercise extreme care in backfilling and compacting any excavation or trenching in areas previously compacted for other aspects of the work.

4. The Landscape Contractor shall remove from the site all debris and unsuitable material generated by their construction operations.

5. All on-grade areas marked for planting shall be verified, by the fine grading contractor, that they are within a tenth of a foot of final grade. The Landscape Contractor shall rip compacted rough graded soil to a depth of 12 inches in both directions (park site), then till in the soil amendment. Soil amendment shall be determined by an agricultural suitability's analysis (see Planting Note 5). A minimum of one foot depth of non- mechanically compacted soil is available for water absorption and root growth in planted areas.

6. Review structural soils report for recommendations on soil type, grading procedures, soil compaction, maximum allowable slopes, flatwork base material, etc. Copies of the report are available from the Owner.

7. Minimum paving slope to be typically 1 percent . Minimum planting area slope to be typically 2 percent. Bring any discrepancies to the attention of the Landscape Architect for a decision prior to fine grading.

8. Groundcover areas: Finish grades shall be 2 inch below the top of adjacent pavement, headers, curbs, or walls, unless otherwise specified. Lower headers where required to allow water to flow to drainage structures.

9. Lawn Areas: Finish grades shall be 1 inch below the top of adjacent pavement, headers, curbs, or walls, unless otherwise specified. Lower headers where required to allow water to flow to drainage structures.

CERTIFICATE OF COMPLETION

Final Acceptance section / Certificate of Completion
At the completion of the project the contractor shall supply a Certificate of Completion document. Document shall include:
1. Project information sheet that contains:
   a. Date,
   b. Project name,
   c. Project applicant name, telephone and mailing address,
   d. Project address and location,
   e. Property owner name, telephone, and mailing address.
2. Certification by either the signer of the landscape design plan, the designer of the irrigation design plan or the licensed landscape contractor that the landscape project has been installed per the approved Landscape documentation Package.
   a. Where that have been significant changes made in the field during construction, these "as-built" or record drawings shall be included with he certification.
   b. A diagram of the irrigation plan showing hydrozones shall be kept with he irrigation controller for subsequent management purposes.
3. Irrigation scheduling parameters used to set he controller.
4. Landscape and irrigation maintenance schedule.
5. Irrigation audit report.
6. Soils analysis report if not submitted with he Landscape Documentation package and documentation verifying implementation of the soil recommendations.

SHEET SCHEDULE

L-1.0	NOTES AND LEGENDS
L-3.1	LANDSCAPE PLAN
L-4.1	CONSTRUCTION DETAILS
L-4.2	CONSTRUCTION DETAILS
L-5.0	IRRIGATION NOTES AND LEGENDS
L-5.1	HYDROZONE PLAN
L-6.0	PLANTING NOTES
L-6.1	PLANTING PLAN
L-6.2	PLANTING DETAILS

LOTUS LEWELLING

LOTUS LEWELLING LLC
503 EAST LEWELLING BOULEVARD
SAN LORENZO, CALIFORNIA 94589

NOTES AND LEDGED



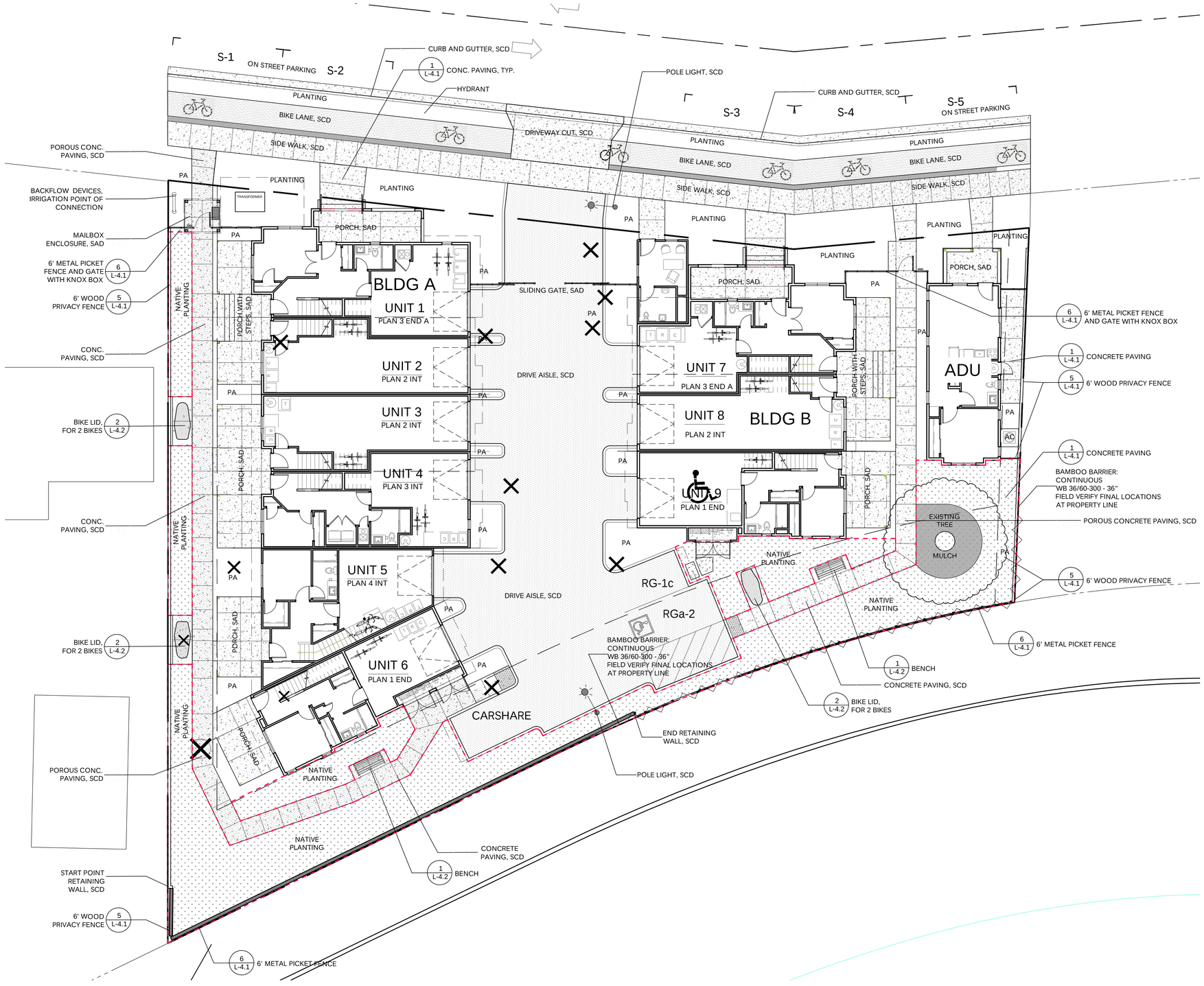


LEVESQUE DESIGN

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(510) 521 6700

L-1.0

SCALE:
DATE: 2.28.2023
PROJECT: 20-209



LOTUS LEWELLING

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SAN LORENZO, CALIFORNIA 94589

LANDSCAPE PLAN

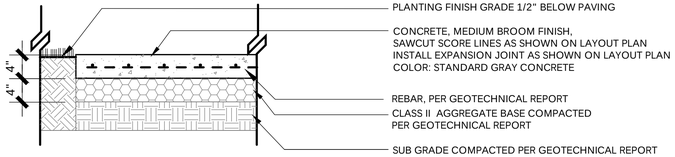
UNDERGROUND SERVICE ALERT CALL 811 TWO FULL WORKING DAYS BEFORE YOU DIG



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L-3.1

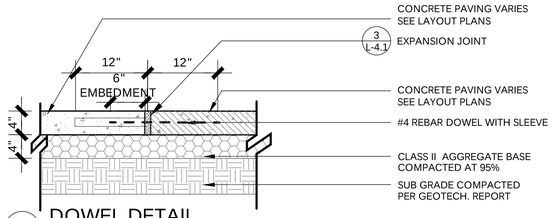
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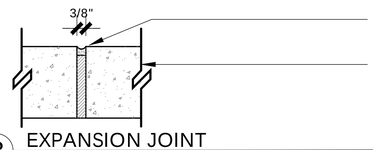
1) CONTRACTOR TO PROVIDE 2'X2' MOCK UP FOR APPROVAL BY THE LANDSCAPE ARCHITECT.
2) NOTIFY LANDSCAPE ARCHITECT 48 HOURS PRIOR TO REVIEW



1 PEDESTRIAN CONCRETE PAVING
SCALE: 1"=1'-0"

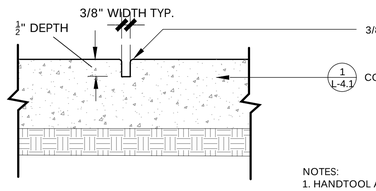


2 DOWEL DETAIL
SCALE: 1"=1'-0"



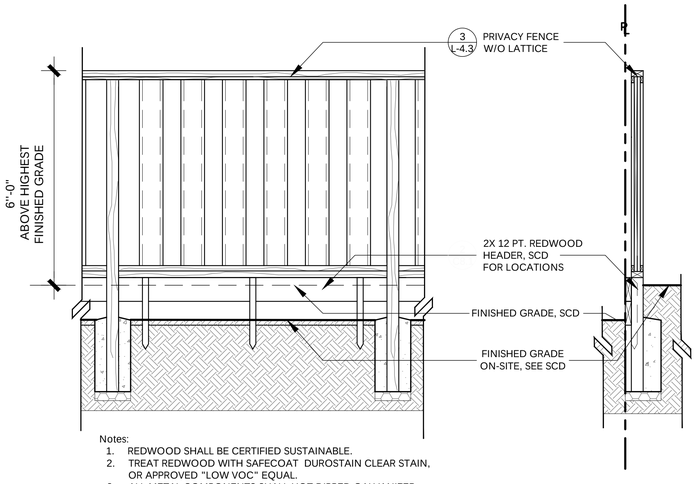
NOTES:
1) SUBMIT SAMPLE FOR APPROVAL.

3 EXPANSION JOINT
3" = 1'-0"



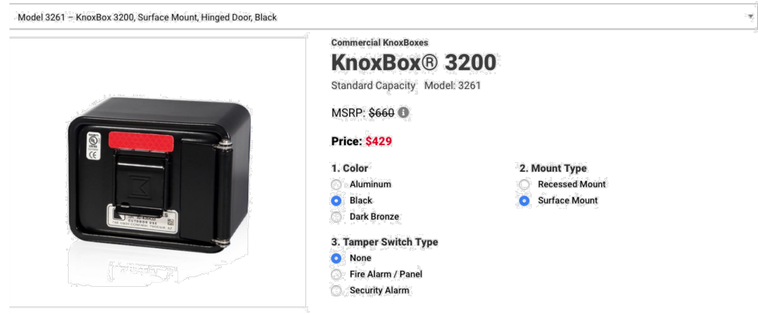
NOTES:
1. HANDTOOL ALL JOINTS, EXCEPT AS NOTED ON PLANS.

4 CONTROL JOINT
SCALE: 3"=1'-0"

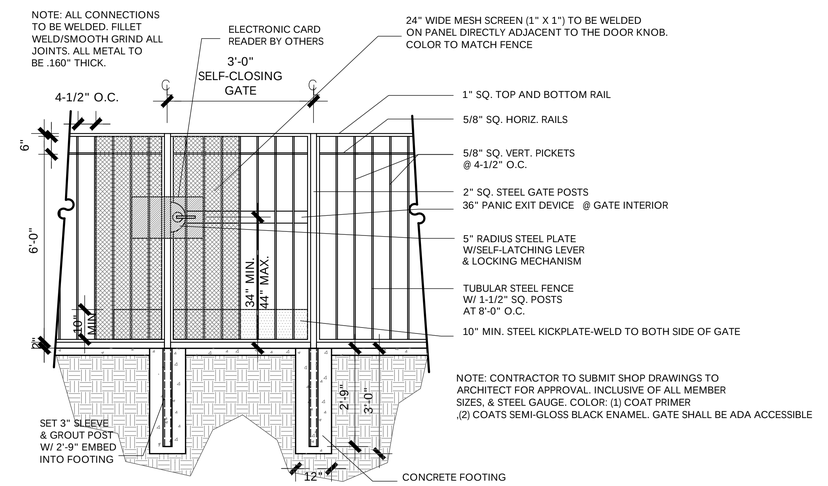


Notes:
1. REDWOOD SHALL BE CERTIFIED SUSTAINABLE.
2. TREAT REDWOOD WITH SAFECOAT DUROSTAIN CLEAR STAIN, OR APPROVED "LOW VOC" EQUAL.
3. ALL METAL COMPONENTS SHALL HOT DIPPED GALVANIZED

5 6' WOOD PRIVACY FENCE
SCALE: 1/2"=1'-0"



KNOX BOX



NOTE: CONTRACTOR TO SUBMIT SHOP DRAWINGS TO ARCHITECT FOR APPROVAL. INCLUSIVE OF ALL MEMBER SIZES, & STEEL GAUGE. COLOR: (1) COAT PRIMER ,(2) COATS SEMI-GLOSS BLACK ENAMEL. GATE SHALL BE ADA ACCESSIBLE

6 TUBULAR STEEL FENCE & ADA GATE
SCALE: 1/2"=1'-0"

LOTUS LEWELLING

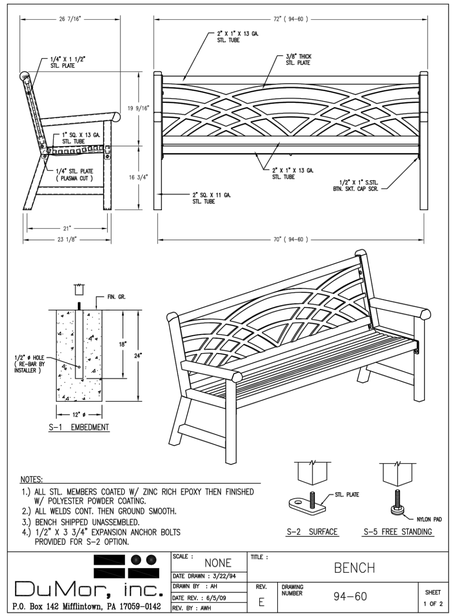
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503 EAST LEWELLING BOULEVARD
SAN LORENZO, CALIFORNIA 94589

CONSTRUCTION DETAILS

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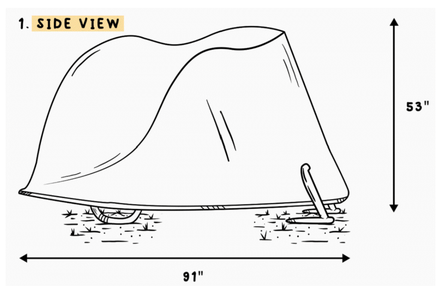


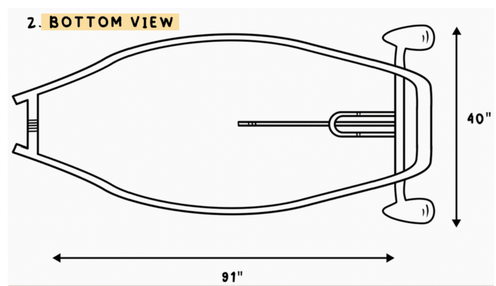


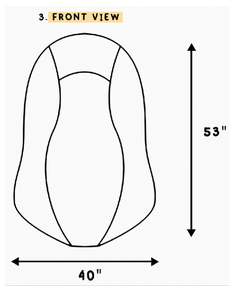




BIKE LID NOTES:
AVAILABLE FROM BIKELIDS.COM
OR 509.423.9195
COLOR: STANDARD GRANITE
SURFACE MOUNT ON CONCRETE PAD, SEE SHEET L-3.1







1 BENCH:
SCALE: NTS

2 BIKE LID
SCALE: NTS

LOTUS LEWELLING

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CONSTRUCTION DETAILS

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L-4.2
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IRRIGATION NOTES

1. THESE IRRIGATION DRAWINGS ARE DIAGRAMMATIC AND INDICATIVE OF THE WORK TO BE INSTALLED. ALL PIPING, VALVES, ETC. SHOWN WITHIN PAVED AREAS IS FOR CLARITY ONLY AND ARE TO BE INSTALLED WITHIN PLANTING AREAS WHERE POSSIBLE. DUE TO THE SCALE OF THE DRAWINGS, IT IS NOT POSSIBLE TO INDICATE ALL OFFSETS, FITTINGS, SLEEVES, ETC., WHICH MAY BE REQUIRED. THE CONTRACTOR IS REQUIRED TO INVESTIGATE THE STRUCTURAL AND FINISHED CONDITIONS AFFECTING ALL OF THE CONTRACT WORK INCLUDING OBSTRUCTIONS, GRADE DIFFERENCES OR AREA DIMENSIONAL DIFFERENCES WHICH MAY NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. IN THE EVENT OF FIELD DIFFERENCES, THE CONTRACTOR IS REQUIRED TO PLAN THE INSTALLATION WORK ACCORDINGLY BY NOTIFICATION AND APPROVAL OF THE OWNER'S AUTHORIZED REPRESENTATIVE AND ACCORDING TO THE CONTRACT SPECIFICATION. THE CONTRACTOR IS ALSO REQUIRED TO NOTIFY AND COORDINATE IRRIGATION CONTRACT WORK WITH ALL APPLICABLE CONTRACTORS FOR THE LOCATION AND INSTALLATION OF PIPE, CONDUIT OR SLEEVES THROUGH OR UNDER WALLS, ROADWAYS, PAVING, STRUCTURE, ETC., BEFORE CONSTRUCTION. IN THE EVENT THESE NOTIFICATIONS ARE NOT PERFORMED, THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL REQUIRED REVISIONS.

2. THE CONTRACTOR SHALL EXERCISE CARE IN LOCATING PIPING AS TO NOT CONFLICT WITH OTHER UTILITIES. DO NOT INSTALL IRRIGATION PIPING PARALLEL TO AND DIRECTLY OVER OTHER UTILITIES.

3. THE INTENT OF THIS IRRIGATION SYSTEM IS TO PROVIDE THE MINIMUM AMOUNT OF WATER REQUIRED TO SUSTAIN GOOD PLANT HEALTH.

4. IT IS THE RESPONSIBILITY OF THE LANDSCAPE MAINTENANCE CONTRACTOR AND/OR OWNER TO PROGRAM THE IRRIGATION CONTROLLERS TO PROVIDE THE MINIMUM AMOUNT OF WATER NEEDED TO SUSTAIN GOOD PLANT HEALTH. THIS INCLUDES MAKING ADJUSTMENTS TO THE PROGRAM FOR SEASONAL WEATHER CHANGES, PLANT MATERIAL, WATER REQUIREMENTS, MOUNDS AND SLOPES, SUN, SHADE, AND WIND EXPOSURES.

5. AT THE END OF THE REQUIRED MAINTENANCE PERIOD OF THE CONTRACTOR, THE OWNER SHALL PROVIDE REGULAR MAINTENANCE OF THE IRRIGATION SYSTEM TO ENSURE THE EFFICIENT USE OF WATER. MAINTENANCE SHALL INCLUDE, BUT NOT BE LIMITED TO CHECKING, ADJUSTING, AND REPAIRING IRRIGATION EQUIPMENT AND CONTROL SYSTEM.

6. 120 VOLT A.C. (2.5 AMP DEMAND) ELECTRICAL SERVICE TO IRRIGATION CONTROLLER LOCATION TO BE PROVIDED UNDER ELECTRICAL CONTRACT WORK. IRRIGATION CONTRACTOR TO MAKE FINAL CONNECTION FROM ELECTRICAL STUB-OUT TO CONTROLLER AND PROVIDE PROPER GROUNDING PER CONTROLLER MANUFACTURER'S INSTRUCTIONS.

7. CONTROLLER SHALL HAVE ITS OWN GROUND ROD. THE GROUND ROD SHALL BE AN EIGHT FOOT LONG BY 5/8" DIAMETER U.L. APPROVED COPPER CLAD ROD. NO MORE THAN 6" OF THE GROUND ROD TO BE ABOVE GRADE. CONNECT #6 GAUGE WIRE WITH A U.L. APPROVED GROUND ROD CLAMP TO ROD AND BACK TO GROUND SCREW AT BASE OF CONTROLLER WITH APPROPRIATE CONNECTOR. THIS WIRE SHOULD BE AS SHORT AS POSSIBLE, AVOIDING ANY KINKS OR BENDING. GROUND ROD SHALL BE A MINIMUM OF EIGHT FEET (8') FROM IRRIGATION CONTROL WIRE BUNDLE.

8. IRRIGATION CONTROLLER TO HAVE ITS OWN INDEPENDENT 24 VOLT COMMON GROUND WIRE.

9. CONTRACTOR SHALL PROGRAM THE IRRIGATION CONTROLLER TO PROVIDE IRRIGATION TO ALL PLANTING WITHIN THE ALLOWED WATERING WINDOW OF TIME AS REQUIRED. THE CONTRACTOR SHALL CREATE CONTROLLER PROGRAMING THAT WILL NOT EXCEED THE MAXIMUM GALLONS PER MINUTE FLOW RATE STATED ON THE DRAWINGS, AND NOT EXCEED THE CAPACITY OF ANY MAIN LINE PIPING.

10. IRRIGATION CONTROL WIRES SHALL BE COPPER WITH U.L. APPROVAL FOR DIRECT BURIAL IN GROUND, SIZE #14-1. COMMON GROUND WIRE SHALL HAVE WHITE INSULATING JACKET. CONTROL WIRE SHALL HAVE INSULATING JACKET OF COLOR OTHER THAN WHITE. SPLICE SHALL BE MADE WITH 3M-DBR/Y-6 SEAL PACKS.

11. FLOW SENSOR CABLE SHALL BE A SOLID COPPER SHIELDED PAIR CABLE, SIZE #16. NO SPLICES ALLOWED.

12. INSTALL SPARE CONTROL WIRE OF A DIFFERENT COLOR ALONG THE ENTIRE MAIN LINE. LOOP 36" EXCESS WIRE INTO EACH SINGLE VALVE BOX AND INTO ONE VALVE BOX IN EACH GROUP OF VALVES. MINIMUM OF ONE SPARE WIRE PER CONTROLLER.

13. SPLICING OF 24 VOLT WIRES IS NOT PERMITTED EXCEPT IN VALVE BOXES. SEAL WIRE SPLICES WITH 3M-DBR/Y-6 SPLICE SEALING DEVICES OF SIZE COMPATIBLE WITH WIRE SIZE. LEAVE A 36" LONG, 1" DIAMETER COIL OF EXCESS WIRE AT EACH SPLICE AND A 36" LONG EXPANSION LOOP EVERY 100 FEET ALONG WIRE RUN. TAPE WIRES TOGETHER EVERY TEN FEET. TAPING WIRES IS NOT REQUIRED INSIDE SLEEVES.

14. PLASTIC VALVE BOXES ARE TO BE BLACK IN COLOR WITH BOLT DOWN, NON-HINGED COVER MARKED "IRRIGATION". BOX BODY SHALL HAVE KNOCK OUTS. MANUFACTURER SHALL BE CARSON INDUSTRIES.

15. INSTALL REMOTE CONTROL VALVE BOXES 12" FROM WALK, CURB, LAWN, HEADER BOARD, BUILDING, OR LANDSCAPE FEATURE. AT MULTIPLE VALVE BOX GROUPS, EACH BOX SHALL BE AN EQUAL DISTANCE FROM THE WALK, CURB. LAWN, ETC. AND EACH BOX SHALL BE 12" APART. SHORT SIDE OF RECTANGULAR VALVE BOXES SHALL BE PARALLEL TO WALK, CURB, ETC.

16. VALVE LOCATIONS SHOWN ARE DIAGRAMMATIC. INSTALL IN GROUND COVER/SHRUB AREAS WHERE POSSIBLE (NOT IN LAWN AREA).

17. THE REMOTE CONTROL VALVE SPECIFIED ON THE DRAWINGS IS A PRESSURE REDUCING TYPE. SET THE DISCHARGE PRESSURE AS FOLLOWS:
    1. DRIP BUBBLERS = 30 PSI
    2. SUB-SURFACE DRIP EMITTERS = 30 PSI
    3. TREE BUBBLERS = 35 PSI

18. THE IRRIGATION CONTRACTOR SHALL FLUSH AND ADJUST ALL SPRINKLER HEADS FOR OPTIMUM PERFORMANCE AND TO PREVENT OVER SPRAY ONTO WALKS, ROADWAYS, AND/OR BUILDINGS AS MUCH AS POSSIBLE. THIS SHALL INCLUDE SELECTING THE BEST DEGREE OF ARC TO FIT THE EXISTING SITE CONDITIONS AND TO THROTTLE THE FLOW CONTROL AT EACH VALVE TO OBTAIN THE OPTIMUM OPERATING PRESSURE FOR EACH SYSTEM.

19. LOCATE DRIP BUBBLERS ON UP-HILL SIDE OF PLANT.

20. LOCATE BUBBLERS ON UP-HILL SIDE OF TREE.

21. INSTALL A VALCON 5000 SERIES SPRING LOADED CHECK VALVE BELOW THOSE BUBBLERS WHERE LOW HEAD DRAINAGE WILL CAUSE EROSION AND/OR EXCESS WATER.

22. WHERE IT IS NECESSARY TO EXCAVATE ADJACENT TO EXISTING TREES, THE CONTRACTOR SHALL USE ALL POSSIBLE CARE TO AVOID INJURY TO TREES AND TREE ROOTS. EXCAVATION IN AREAS WHERE TWO (2) INCH AND LARGER ROOTS OCCUR SHALL BE DONE BY HAND. TRENCHES ADJACENT TO TREE SHOULD BE CLOSED WITHIN TWENTY-FOUR (24) HOURS; AND WHERE THIS IS NOT POSSIBLE, THE SIDE OF THE TRENCH ADJACENT TO THE TREE SHALL BE KEPT SHADED WITH BURLAP OR CANVAS.

23. IRRIGATION CONTRACTOR TO NOTIFY ALL LOCAL JURISDICTIONS FOR INSPECTION AND TESTING OF INSTALLED BACKFLOW PREVENTION DEVICE.

24. PRESSURE TEST PROCEDURE. THE CONTRACTOR SHALL:

    A. NOTIFY ARCHITECT AT LEAST THREE (3) DAY IN ADVANCE OF TESTING.

    B. PERFORM TESTING AT HIS OWN EXPENSE.

    C. CENTER LOAD PIPING WITH SMALL AMOUNT OF BACKFILL TO PREVENT ARCHING OR SLIPPING UNDER PRESSURE. NO FITTING SHALL BE COVERED.

    D. APPLY THE FOLLOWING TESTS AFTER WELD PLASTIC PIPE JOINTS HAVE CURED AT LEAST 24 HOURS.

    1. TEST LIVE (CONSTANT PRESSURE) AND QUICK COUPLER LINE HYDROSTATICALLY AT 125 PSI MINIMUM. LINES WILL BE APPROVED IF TEST PRESSURE IS MAINTAINED FOR SIX (6) HOURS. THE LINE WILL BE APPROVED OR NOT APPROVED AS SUCH RESULTS MAY INDICATE. THE CONTRACTOR SHALL MAKE TESTS AND REPAIRS AS NECESSARY UNTIL TEST CONDITIONS ARE MET.
    2. TEST RCV CONTROLLED LATERAL LINES WITH WATER AT LINE PRESSURE AND VISUALLY INSPECT FOR LEAKS. RETEST AFTER CORRECTING DEFECTS.

25. THE SPRINKLER SYSTEM DESIGN IS BASED ON THE MINIMUM OPERATING PRESSURE SHOWN ON THE IRRIGATION DRAWINGS. THE IRRIGATION CONTRACTOR SHALL VERIFY WATER PRESSURE PRIOR TO CONSTRUCTION. REPORT ANY DIFFERENCE BETWEEN THE WATER PRESSURE INDICATED ON THE DRAWINGS AND THE ACTUAL PRESSURE READING AT THE IRRIGATION POINT OF CONNECTION TO THE OWNER'S AUTHORIZED REPRESENTATIVE.

26. IRRIGATION DEMAND: __ GPM AT __ PSI STATIC PRESSURE AT IRRIGATION POINT OF CONNECTION. FIELD VERIFY WATER PRESSURE PRIOR TO CONSTRUCTION. IF ACTUAL WATER PRESSURE DIFFERS FROM THE STATED PRESSURE CONTACT ARCHITECT FOR DIRECTION AND POSSIBLE REVISION.

27. PIPE THREAD SEALANT COMPOUND SHALL BE RECTOR SEAL T+2, CHRISTY'S ULTRA SEAL, OR APPROVED EQUAL.

28. SUB-SURFACE DRIP IRRIGATION AREAS MUST BE HAND WATERED TO INCREASE SOIL MOISTURE PRIOR TO PLANTING. AFTER PLANTING, THE SUB-SURFACE DRIP SYSTEMS MUST BE OPERATED ON A FREQUENT BASIS TO MAINTAIN SOIL MOISTURE CONTENT. DO NOT ALLOW SOIL TO DRY OUT. MAINTENANCE ROUTINE SHALL INCLUDE PROBING SOIL TO MONITOR MOISTURE CONTENT. USE CAUTION WHEN PROBING SOIL. DO NOT DAMAGE SUB-SURFACE DRIP TUBING.

29. RECORD DRAWINGS:

    A. THE CONTRACTOR SHALL MAINTAIN IN GOOD ORDER IN THE FIELD OFFICE ONE COMPLETE SET OF BLACK LINE PRINTS OF ALL SPRINKLER DRAWINGS WHICH FORM A PART OF THE CONTRACT, SHOWING ALL WATER LINES, SPRINKLERS, VALVES, CONTROLLERS AND STUB-OUTS. IN THE EVENT ANY WORK IS NOT INSTALLED AS INDICATED ON THE DRAWINGS, SUCH WORK SHALL BE CORRECTED AND DIMENSIONED ACCURATELY FROM THE BUILDING WALLS.

    B. ALL UNDERGROUND STUB-OUTS FOR FUTURE CONNECTIONS AND VALVES SHALL BE LOCATED AND DIMENSIONED ACCURATELY FROM BUILDING WALLS ON ALL RECORD DRAWINGS.

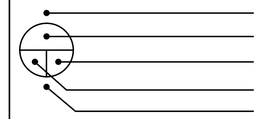
    C. UPON COMPLETION OF THE WORK, OBTAIN REPRODUCIBLE PRINTS FROM ARCHITECT AND NEATLY CORRECT THE PRINTS TO SHOW THE AS-BUILT CONDITIONS.

CERTIFICATE OF COMPLETION

Final Acceptance section / Certificate of Completion
At the completion of the project the contractor shall supply a Certificate of Completion document. Document shall include:
1. Project information sheet that contains:
   a. Date,
   b. Project name,
   c. Project applicant name, telephone and mailing address,
   d. Project address and location,
   e. Property owner name, telephone, and mailing address.
2. Certification by either the signer of the landscape design plan, the designer of the irrigation design plan or the licensed landscape contractor that the landscape project has been installed per the approved Landscape documentation Package.
   a. Where that have been significant changes made in the field during construction, these "as-built" or record drawings shall be included with he certification.
   b. A diagram of the irrigation plan showing hydrozones shall be kept with he irrigation controller for subsequent management purposes.
3. Irrigation scheduling parameters used to set he controller.
4. Landscape and irrigation maintenance schedule.
5. Irrigation audit report.
6. Soils analysis report if not submitted with he Landscape Documentation package and documentation verifying implementation of the soil recommendations.

IRRIGATION LEGEND

SYMBOL	MODEL NUMBER	DESCRIPTION
●	LF40-PC	TORO DRIP BUBBLER (4 GPH) (SHRUB)
■	1401	RAIN BIRD BUBBLER (TREE)
▫	RWS-B-C-1401	RAIN BIRD BUBBLER WITH DEEP WATERING BUBBLER ASSEMBLY AND CHECK VALVE (TREE)
⊠	1" COMPACT	AMIAD FILTER WITH 155 MESH SCREEN
△	SEE DETAIL	DRIP BUBBLER FLUSH VALVE ASSEMBLY
Ⓜ	3200-1½"	SUPERIOR NORMALLY CLOSED MASTER CONTROL VALVE
◩	FSI-T10-001-1"/P7162D-A	CREATIVE SENSOR TECHNOLOGY FLOW SENSOR WITH PAIGE SHIELDED COMMUNICATION CABLE
◕	ICV-FS-AS-ADJ SERIES	HUNTER FILTER SENTRY PRESSURE ADJUSTABLE REMOTE CONTROL VALVE
◆	HQ-33DRC	HUNTER QUICK COUPLING VALVE
⋈	T-113	NIBCO GATE VALVE (LINE SIZE)
◬	T-FCH-H-FIPT	TORO FLUSH VALVE (PIPE THREAD)
⊙	T-YD-500-34	TORO AIR RELEASE & VACUUM RELIEF VALVE
⧓	975XL2-1"	WILKINS REDUCED PRESSURE BACKFLOW ASSEMBLY (LEAD FREE)
⬡	ICA6HU6-xx-SP/IFS-100C/ SOLSE/EMP-16/FAN-16	IMPERIAL TECHNICAL SERVICES CONTROLLER ASSEMBLY WITH HUNTER I-CORE CONTROLLER. STAINLESS STEEL TOP OPENING ENCLOSURE, SURGE PROTECTION, CREATIVE SENSOR TECHNOLOGY FLOW SENSOR, ENCLOSURE FAN, ENCLOSURE MOUNTING PAD, AND SOLAR SYNC WEATHER SENSOR. CONTACT ANDREW BOLT FOR ORDER, PURCHASE, AND WARRANTY. (209-404-1746)
SS	SOLAR SYNC-SEN	HUNTER SOLAR SYNC SENSOR (MOUNT ON SIDE OF CONTROLLER ENCLOSURE IN VANDAL RESISTANT ENCLOSURE)



PRECIPITATION RATE

CONTROLLER & STATION NUMBER

APPROXIMATE FLOW (GPM)

REMOTE CONTROL VALVE SIZE

PLANT TYPE/WATER REQUIREMENT
LH – LAWN/HIGH WATER
LM – LAWN/MODERATE WATER
LL – LAWN/LOW WATER
SH – SHRUB & GROUNDCOVER/HIGH WATER
SM – SHRUB & GROUNDCOVER/MODERATE WATER
SL – SHRUB & GROUNDCOVER/LOW WATER
TH – TREE/HIGH WATER
TM – TREE/MODERATE WATER
TL – TREE/LOW WATER

MAIN LINE: 1120-SCHEDULE 40 PVC PLASTIC PIPE WITH SCHEDULE 40 PVC SOLVENT-WELD FITTINGS. 18" COVER.

LATERAL LINE: 1120-SCHEDULE 40 PVC PLASTIC PIPE WITH SCHEDULE 40 PVC SOLVENT-WELD FITTINGS. 12" COVER.

COPPER PIPE: TYPE 'K' COPPER PIPE WITH WROUGHT COPPER SOLDER JOINT FITTINGS. ROUTING AND INSTALLATION THROUGH STRUCTURE SHALL BE PROVIDED UNDER PLUMBING CONTRACT.

SUB-SURFACE DRIP BOUNDARY: TORO DL2000 PC DRIPLINE (RGP-4-12). INSTALL AS DETAILED 12" O.C. SEE DRIP IRRIGATION DETAILS FOR TUBING LAYOUT, AND INSTALLATION METHODS. BOUNDARY DEFINES AREA FOR DRIPLINE TO BE CONNECTED TO ONE REMOTE CONTROL VALVE. SEE IRRIGATION PLANS. 4" COVER.

SLEEVING: 1120-SCHEDULE 40 PVC PLASTIC PIPE. 18" COVER. 24" UNDER VEHICULAR PAVING.

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IRRIGATION NOTES AND LEDGED

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HYDROZONES LEGEND (ALL 4 LEVELS)

HIGH WATER USE
NONE

HIGH WATER USE SUB TOTAL 0 SQ. FT. 0.0%

MODERATE WATER USE
STREET TREES

MODERATE WATER USE SUB TOTAL 76 SQ. FT. 1.3%

LOW WATER USE
LANDSCAPE MOW FREE TURF GROUND COVERS, SHRUBS AND TREES

LOW WATER USE SUB TOTAL 5,693.6 SQ. FT. 98.7%

TOTAL PROJECT LANDSCAPE AREA 5,769.6 SQ. FT.

IRRIGATION NOTES:

1. IRRIGATION SHALL BE SET TO AVOID RUNOFF BY SPLITTING IRRIGATION INTO A SERIES OF SHORT CYCLES.
2. THE IRRIGATION PLAN SHALL HAVE A MULTI-PROGRAMMABLE CONTROLLER.
3. A RAIN SHUT OFF VALVE SHALL BE EMPLOYED TO SHUT OFF THE SYSTEM AFTER SIGNIFICANT PRECIPITATION.
4. DRIP SHALL BE USED IN ALL PLANTER AREAS WHERE SHRUB DENSITY WILL CAUSE EXCESSIVE SPRAY IRRIGATION INTERFERENCE.
5. THE IRRIGATION SYSTEM SHALL USE FLOW REDUCERS TO MITIGATE BROKEN HEADS.
6. ALL OF THE ABOVE PRACTICES, SHALL BE USED IN THE BUILDING PLAN SUBMITTAL.
7. THE PLANS SHALL CONFORM TO ALL WELO REQUIREMENTS.

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HYDROZONES PLANS

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PLANTING NOTES

1. The scope of the planting work includes, but is not limited to the following:
   A. Ordering and delivery of the plant materials to site.
   B. Soil preparation and conditioning.
   C. Fine grading of all landscape areas, including supplying and installing amendments or imported topsoil as described on the drawings and as required by the recommendations of the soils testing report.
   D. Coordination of additional drainage work as shown on the drawings.
   E. Soil Testing by Landscape Contractor.
   F. Installation of plant materials.
   G. Ninety (90) day maintenance period.
   H. Replacement of all unsatisfactory plant materials.
   I. Final Approval
   J. Warranty

2. The Landscape Contractor shall notify the site contractor and Landscape Architect of any discrepancy between the Drawings and/or Specifications and actual conditions. Specifications shall take precedence. No work shall be done in any area where there is such a discrepancy until the discrepancy has been clarified and a written response has been given by the Landscape Architect.

3. All work shall be performed by persons familiar with planting work and under supervision of a qualified planting foreman.

4. Within 30 days after award of contract the Landscape Contractor shall arrange with a nursery to obtain all plant materials noted on the plans and have them available for inspection by the Owner and the Landscape Architect. Upon approval of the plant material, the contractor shall purchase the material and have it segregated and grown for the job. The deposit necessary for such contract growing (if required) is to be born by the Landscape Contractor. If travel is required by the L.A. to inspect plant material, cost of travel shall be at the contractor's expense.

5. The Landscape Contractor shall arrange and pay provide for4 (four) sustainable agricultural suitability and soil fertility tests to be performed on the rough graded soil. Two test shall include soil samples taken at a depth of 18". Two test shall include samples of soil taken at between 6" and 12". The Landscape Architect shall approve of the soil testing lab in advance. The soil lab shall make recommendations for use of organic and locally available amendments. Locations for soil samples shall be determined by the Landscape Architect. Soil amendments shall be thoroughly and evenly incorporated into the top 12" of all planter and lawn areas. After amendment, the soil shall have an organic content of 5.0% min. The results of these tests shall be reviewed by the Owner, General Contractor and the Landscape Architect for a decision prior to amending the soil. This analysis shall be conducted and paid for by the Landscape Contractor. Recommendations for amendments contained in this analysis are to be carried out before planting occurs. Such changes are to be accompanied by equitable adjustments in the contract price if/when necessary. For bid purposes include:
   A. 6 cubic yards of Composted Greenwaste/Thousand Sq. Ft.
   B. 10 pounds of Soil Sulfur /Thousand Sq. Ft.

6. All trees are to be staked or guyed as shown in the staking/guying diagrams (see Planting Plan sheets). Contractor shall establish one in place example of each for approval by the Landscape Architect. Cut stake height as directed by the Landscape Architect.

7. The Landscape Contractor shall be responsible for providing all plant material indicated on the plans, unless otherwise directed in writing. Contractor to submit unit quantities and unit costs as a part of his bid. Cost for additional plants requested and approved by Owner and/or Landscape Architect will be based on this bid unit price.

8. Plant locations are diagrammatic and are to be adjusted in the field as necessary to screen utilities but not impede access.

9. The Landscape Architect reserves the right to make substitutions, additions, and deletions in the planting scheme as he feels necessary while work is in progress. Such changes, with written authorization, are to be accompanied by equitable adjustments in the contract price if and when necessary.

10. All ground cover planting areas and plant pits shall be top-dressed with 3" layer of "Walk-On" mulch, a shredded fir bark product or shredded cedar bark mulch. Submit sample to Landscape Architect for approval prior to ordering. Material shall not be a redwood product.

11. The planting backfill mix shall consist of 75% (by volume) native topsoil (with no rocks larger than 2" diameter) mixed with 25% approved soil amendment.

12. Materials Delivery and Storage: Manufactured materials shall be delivered in original containers with brand and maker's name marked thereon. Materials in broken containers or showing evidence of damage will be rejected and must be immediately removed from the site. Odorous materials shall not be brought to the site until they are to be used.

13. Contractor shall provide dust alleviation and control measures during the course of the work to the Owner's satisfaction at no additional costs to the contract.

PLANTING NOTES (CONTINUED)

12. Plant Material Specifications and Quantities: Plant materials shall be furnished in quantities required to complete the work as indicated on the drawings and shall be of species, kinds, sizes, spacing, etc., specified in the drawings herein.
   A. Plant material shall conform with American Association of Nurseryman Standards, ANSI Z60.1, in all ways.
   B. Nomenclatures: Plant Names listed on drawings conform to Standardized Plant Names established by American Joint Committee on Horticultural Nomenclature, except that for names not covered therein, the established custom of naming plants by the nursery trade shall be followed.
   C. Right of inspection for approval or rejection is reserved at the place of growth or on the project site at any time upon delivery or during the work. Plants shall be inspected for size, variety, condition, defects, or injury. Notify the Landscape Architect as to place of growth for inspection of plants within one month of award of contract.
   D. No plant shall be bound with wire or rope at any time so as to damage the bark or break branches.
   E. Dimensions: If applicable, height and spread of specimen plant materials are specified on the drawings. Measurements shall be made with materials in normal position without support of branches. Plants specified by container size shall be equal in size to similar plants in local retail nurseries.
   F. Plants shall not be pruned prior to delivery, except as authorized by the Landscape Architect.

15. Fine Grading and Soil Preparation:
   A. The current site is at final grade. The contractor shall maintain existing grading and ensure positive drainage away from the building foundation.
   B. All planting areas shall provide positive runoff at a minimum 2 percent slope without pockets or low points.
   C. All planting areas shall be cleaned of weeds and debris prior to any soil preparation or grading work. Noxious weeds and grasses shall be removed by the roots wherever they are found at any stage of the work. Weeds and debris shall be disposed of off the site. Contractor shall meet with Landscape Architect before removing any existing shrubs and groundcover.
   D. Soil contaminants by cement, paint, plaster, herbicides, or other construction debris shall be removed from the site and replaced with soil at no extra cost to the Owner. Replacement soil shall be reviewed by the Landscape Architect prior to placement.
   E. Moisture Content: Soil shall not be worked when moisture content is so great that excessive compaction will occur nor when it is so dry that there will be dust in the air or that clods will not readily break. Water shall be applied, if necessary, to bring soil to an ideal moisture content for planting.

16. Planting Procedures:
   A. The final installed locations and sizes of the proposed utilities may vary. The landscape architect shall be on-site for final plant placement to maximum screening of utilities, including backflow devices, gas meters, and above ground boxes. Screen planting shall not block required maintenance access to transformers and meters.
   B. Do not install plant materials until all exterior construction work has been completed and sprinkler systems have been installed and tested. Planting areas shall have been graded and prepared as specified and shall be approved by the Landscape Architect.
   C. Install drainage well in tree pits which do not drain. Fill tree pits with 18" of water and let settle for 24 hours. Pits with 12" or more of standing water shall have an 8" diameter by 36" deep well filled with drain rock (below bottom of plant pit). Cover top of well with a 24" square piece of filter fabric. Install per written authorization by the Owner. Provide a unit price quote per tree in the bid.
   D. Before excavation, plants in containers shall be placed as indicated on the planting plan bringing any conflict with underground utility lines to the attention of the Landscape
   E. Excavate square shaped and vertical sided holes to the sizes and depths indicated on the Drawings. Scarify the sides and bottom of all holes.
   F. Remove containers, including boxes, prior to backfilling.
   G. Verify that plants are not root bound or girdled, and that the primary leader is intact.
   H. Remove any solid rock encountered to a depth of not less than 2 feet below the bottom of plant container. If existing conditions prevent this, bring the condition to the attention of the Landscape Architect for a solution.
   I. Backfill the planting holes with the special backfill mix herein specified, see Planting Note11.
   J. Water-settle backfill areas thoroughly or compact by other approved method after planting so plants do not settle.
   K. Place "Best" products fertilizer tablets or Agriform Plant Tablets in holes, per manufacturer's written recommendations, at the following rates:
      1-Gallon Containers: 2 tablets @ 21 grams.
      5-Gallon Containers: 4 tablets @ 21 grams.
      Larger sized plants per manufacturer's recommendations

17. Inspections
   Notify Owner's Authorized Representative at least seven (7) days in advance of an anticipated inspection. Inspections are as follows.
   A. Commencement of Establishment and Maintenance work.
   B. At thirty (30) day intervals through the maintenance period.
   C. Completion of the Establishment and Maintenance work - Final walk-through, ten (10) days before the end of the maintenance period

PLANTING NOTES (CONTINUED)

18. Establishing Maintenance Period:
   A. Start of Maintenance - Establishment and Maintenance period shall not start until all elements of the landscape construction, including planting and irrigation for the entire project are complete. Project will not be segmented into maintenance phases, unless specifically authorized in writing by he Owner's Authorized Representative.
   B. Request an inspection to begin the Establishment and Maintenance period after planting and related work has been completed in accordance with the Contract Documents. All planting shall be complete at the time of inspection. If such criterion is met to the satisfaction of the Owner's Authorized Representative and the Landscape Architect, written notification shall be issued to he Contractor to start the Establishment Maintenance period, noting the effective beginning and ending date of completion.

19. Plant Establishment & Maintenance:
   A. Protection: Work under this Section shall include complete responsibility for maintaining adequate protection for all areas. Any area damage by the maintenance contractor, including paved areas, shall be repaired at no additional expense to the Owner.
   B. Continuously maintain all plantings in areas included in the Contract from the beginning of the Contract work, during the progress of work, and for a period of 90 days after certified completion of all work until final acceptance of all contract work. Maintenance shall be performed at intervals of not more than ten (10) days.
   C. Scope: Continuous maintenance and operations of the irrigation system, cultivating, weeding, trimming, pruning, adjustment of planting depth, fertilizing, spraying, and debris removal and clean-up, insect, pest, fungus, and rodent control, and any other operations are to be included in this scope of work to assure healthy, normal growth.
   D. Fertilizing:
      1.Fertilize all planting with he following or as noted in the required Horticulture Soils Report. At the end of the first 30 day and at 30 day intervals, apply top dress fertilizer. The fertilize shall be 16% nitrogen, 6% phosphoric acid, 8% potash unless otherwise specified in the soils report. Fertilizer shall be mixed by a commercial fertilizer supplier.
      2. After application, water fertilizer thoroughly into the soil.
      3. Avoid applying fertilizer to the rootball or base of main stems; rather, spread evenly under the plant drip line.
   E. Weed Control
      Weeding, Cultivating, and Cleanup: Planting areas shall be kept neat and free from weeds and debris at all times and shall be manually weeded at not more than 10-day intervals. Said areas shall be weed free at the end of the Maintenance Period. Apply pre-emergent weed control per city standards, verify compatibility of herbicide with the plant material. Do not use material which inhibits specified plant material's growth.
   F.Tree and Shrub Care
      1. Maintain large enough basin around plants so hat enough water can be applied to establish moisture throughout the major root zone. When hand water, use a water wand to break the force. maintain mulch at a depth of 2" minimum depth to reduce evaporation and frequency of watering.
      2. Pruning Trees: Prune trees to develop permanent scaffold branches that are smaller in diameter than the trunk or branch to which they are attached; which have vertical spacing from 18" to 48" and radial orientation so as not to overlay one another, to eliminate diseased or damaged growth; to eliminate narrow V-shaped branch forks that lack strength; to reduce toppling and wind damage by thinning out crowns to maintain growth within space limitation; to maintain a natural appearance; to balance crown with roots.
      3. Trees shall not be topped and shall be allowed to grow to the full genetic height and habit. Under no circumstance will striping of lower branches(raising-up) of young trees be permitted. lower branches shall be retained in a "tipped back" or pinched condition with as much foliage as possible to promote caliper trunk growth(tapered trunk). Lower branches can be cut flush with he trunk only after the tree is able to stand erect without staking or other support. Remove sucker growth if deemed appropriate by the Owner's authorized representative.
      4.Thin out evergreen trees and shape when necessary to prevent wind storm damage. The primary pruning of deciduous trees shall be done during the dormant season. Prune damaged trees or those that constitute health or safety hazards at anytime of the year as required toeliminate unsafe conditions.
      5.Trimming Shrubs: The objective of shrub pruning is the same as for trees. Do not clip shrubs into balled or boxed forms unless such is required by the design and directed by the landscape architect. Make pruning cuts at lateral branches or buds or flush with he trunk. "Stubbing" will not be permitted.
      6.Staking and Guying: Remove stakes and guys as soon as they are no longer needed. Periodically inspect stakes to prevent girdling or rubbing that causes bark wounds. Replace broken stakes and ties with specified materials. All stakes shall be removed at one year after completed installation, if not sooner.

PLANTING NOTES (CONTINUED)

   G. Replacements: The contractor shall replace any plant materials that die or are damaged. Replacement shall occur within seven (7) days of plant death or damage. Replacements shall be made to the same Specifications as required for original plantings.
   H. At the termination of the Maintenance Period, all plant materials shall be alive, healthy, undamaged, free from infestations, and in flourishing condition. Plantings that do not conform to Specifications shall be replaced and brought to a satisfactory condition before final acceptance of the work can be made.

20. Following the 90 day Maintenance Period, there will be a final inspection by the Owner, Landscape Architect, and the City Representative. Items noted during the final inspection as not in accordance with the maintenance requirements shall be corrected by the Contractor prior to Final Acceptance of the landscape work.The 1 year warranty period shall begin with the Final Acceptance and the Owner's acceptance of the project. A letter documenting Final Acceptance, signed by the Owner's Authorized Representative, the Contractor and the Landscape Architect shall be issued, with the starting date and the completion date of the warranty period.

21. Warranty
   A.Trees, shrubs, groundcovers and other plant materials shall be guaranteed to take root, grow and thrive for a period of one year after acceptance of the Work by the Owner. Plant materials which do not thrive as the direct result of the installation procedure or maintenance practices during the maintenance period of the installing contractor shall be replaced by the installing contractor. This shall be as determined by the Owner.
   B. Plant materials which fail as the result of poor maintenance practices after acceptance of the landscape by the Owner (at the end of the maintenance period) shall be the responsibility of the Owner's maintenance contractor.
   C. Trees or other plant materials that die back and lose the form and size originally specified shall be replaced, even though they have taken root and are growing after the die-back.
   D. Within fifteen days of written notification by the Owner, remove and replace warranted plant materials which, for any reason, fail to meet requirements of Warranty. Replacements shall be made to the same Specifications required for original materials and shall carry the same Warranty from the time they are replaced.

22. The intent of the layout design and planting is to establish a high quality landscape installation. Future plant growth should require minimum trimming, thinning and pruning of the plant materials. Plant spacing is designed to allow for natural full growth and should not need the removal of some plant materials if over crowding occurs. The planting installations will require maintenance and management, by knowledgeable and trained personnel, to assure a quality project.

23 Water Efficient Ordinance / AB 1881 Requirements
   A. This project requires compliance with AB 1881, Model Water Efficient Landscape Ordinance, the Maintenance contractor shall provide the following:
      1. Irrigation schedule based on ET weather -based data and information on the drawings;
      2.A regular landscape maintenance schedule;
      3.An irrigation audit report of he newly installed irrigation system;
      4.Copy of the horticultural soils report per the Planting Note 5, this sheet.
   B. Penalties by a governing agency for non-compliance and over-water use during the landscape maintenance period shall be the responsibility of the maintenance contractor.
   C. See the Irrigation Notes on sheet L-5.0

20. Irrigation System:
   A. The Landscape Contractor shall arrange a meeting with the manufacturer's representative of the irrigation controller to train the maintenance personnel on the controller's proper use. Controller charts and as-builts of the planting and irrigation plans shall be given to the Owner at the end of the maintenance period.
   B. Set and program automatic controllers per irrigation schedule. Give the Owner's authorized representative, keys to each controller and written instructions on how to turn the system off in case of emergency.
   C. Check system weekly fir proper operation and coverage.Lateral lines shall be flushed out after removing the bubbler or two at the end of the lateral.
   D. Repair damages to irrigation system at Contractor's expense. Make repairs within one watering period.

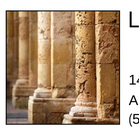
25. Drainage System
   G. All drains in landscaped areas, subsurface drain lines and grates shall be kept free and clear of leaves, litter and debris to ensure proper and free flow of water.
   H. Drain lines shall be periodically flushed with clean water to avoid build up of silt and debris.
   C Ensure that at the end of Maintenance period, drainage system is clean and free of debris and silt build up.

26. Debris Removal
   A. Remove trash in the landscape areas and debris generated by landscape maintenance operations and legally dispose of offsite.

LOTUS LEWELLING

LOTUS LEWELLING LLC
503 EAST LEWELLING BOULEVARD
SAN LORENZO, CALIFORNIA 94589

UNDERGROUND SERVICE ALERT
CALL 811
CALL BEFORE YOU DIG



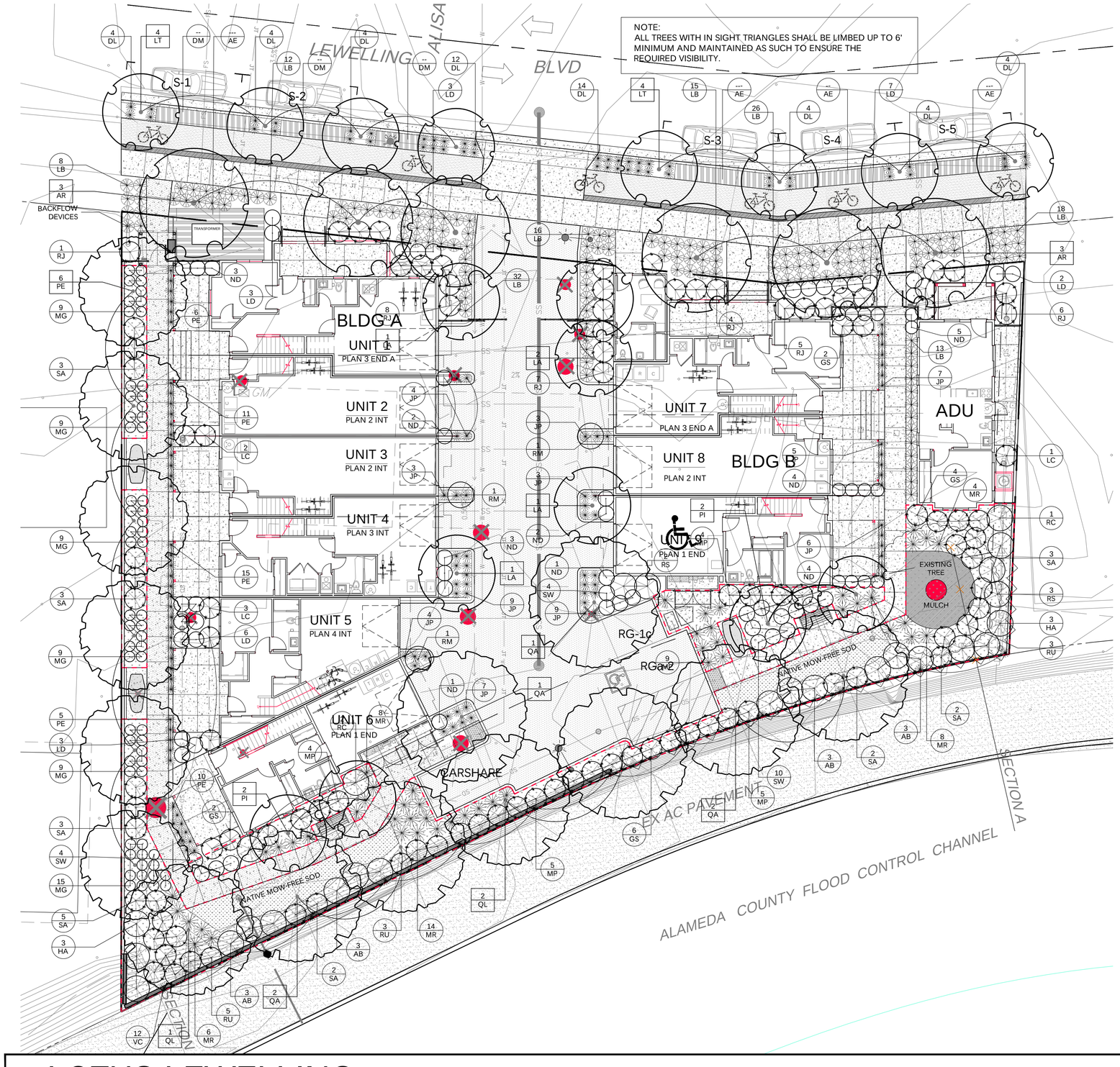
LEVESQUE DESIGN

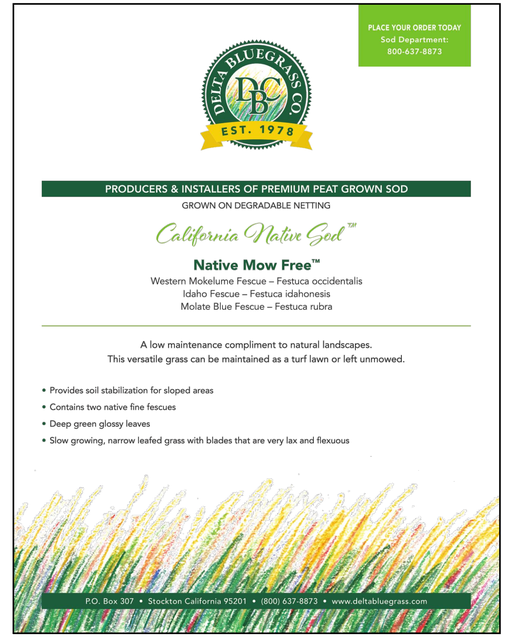
1414 BAY STREET, SUITE 100
ALAMEDA, CALIFORNIA 94501
(510) 521 6700

PLANTING NOTES

L-6.0

SCALE:
DATE: 2.28.2023
PROJECT: 20-209





1 NATIVE MOW FREE SOD

PLANT LIST:

QTY	SYM	SIZE	WUCOLS	BOTANIC NAME	COMMON NAME	NOTES
Trees:						
6	AR	24" Box	Mod	Acer rubrum 'Redpointe'	Red Pointe Maple	
5	LA	24" Box	Low	Lagerstroemia indica x fauriei 'Arapaho'	Red Crape Myrtle	
8	LT	24" Box	Low	Lagerstroemia x 'Tuscarora'	Red-Pink Crape Myrtle	
6	PE	24" Box	Low	Pinus eldarica	Mondell Pine	
4	PI	24" Box	Low	Prunus ilicifolia lyonii	Catalina Cherry	
6	QA	24" box	Low	Quercus agrifolia	Coast Live Oak	Standard
3	QL	24" box	Low	Quercus lobata	Valley Oak	
Shrubs:						
	AB	5 gal.	Low	Arctostaphylos b. 'Louis Edmunds'	Baker's Manzanita	
	DL	5 gal.	Low	Dietes 'Lemon Drop'	Lemon Drop Fortnight Lily	
	GS	5 gal.	Low	Galvezia speciosa	Island Snapdragon	
	HA	5 gal.	Low	Heteromeles arbutifolia	Toyon	
	LD	5 gal.	Low	Lavandula d. 'Goodwin Creek Gray'	Goodwin Creek Lavender	
	LB	5 gal.	Low	Lomandra longifolia 'Breeze'	Dwarf Mat Rush	
	LC	5 gal.	Low	Loropetalum c. 'Plum Delight'	Fringe Flower	
	MR	3 gal.	Low	Muhlenbergia rigens	Deer Grass	
	MG	1 gal.	Low	Mahonia repens	Creeping Mahonia	
	MP	5 gal.	Low	Mahonia pinnata 'Ken Hartman'	California barberry	
	ND	5 gal	Low	Nandina domestica 'Compacta'	Compact Heavenly Bamboo	
	PE	1 gal.	Low	Pennisetum 'Eaton Canyon'	Dwarf Red Fountain Grass	
	RM	15 gal.	Low	Rhaphiolepis x 'Majestic Beauty'	Majestic Beauty Indian Hawthorn	Standard
	RJ	15 gal.	Low	Rhaphiolepis indica 'Jack Evans'	Pink India Hawthorn	
	RC	5 gal.	Low	Rhamnus californica 'Eve Case'	Coffeeberry	
	RU	5 gal.	Low	Rubus ursinus	California Blackberry	
	SA	5 gal.	Low	Symphoricarpos albus laevigatus	Common Snowberry	
	SW	5 gal.	LOW	Salvia apiana	White sage	
Vines:						
	VC	5 gal.	Low	Vitis californica 'Roger's Red'	Roger's California Wild Grape	Vine on metal fence
Groundcover						
	SOD	Sod	Low	Native Mow Free Sod	Available: Delta Bluegrass Co. 800.637.8873	
	AE	1 gal.	Low	Arctostaphylos 'Emerald Carpet'	Emerald Carpet Manzanita	30" o.c.
	DM	flats	Low	Dymondia margaretae	Silver Carpet	12" o.c.

Existing Trees to be removed.

SCALE: 1" = 10'-0"

0 5 10 20 30

LOTUS LEWELLING

LOTUS LEWELLING LLC
503 EAST LEWELLING BOULEVARD
SAN LORENZO, CALIFORNIA 94589

PLANTING PLAN

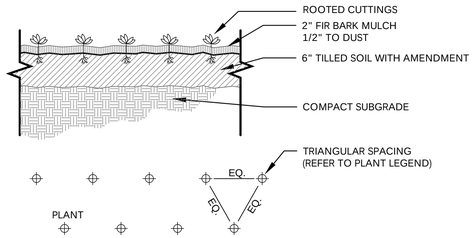
L-6.1

SCALE:
DATE: 2.28.2023
PROJECT: 20-209

CALL 811 UNDERGROUND SERVICE ALERT CALL BEFORE YOU DIG



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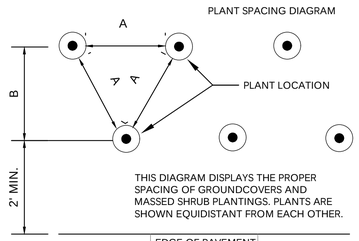
1 GROUNDCOVER PLANTING

PLANT QUANTITY CHART

A	B	# PLANTS / S.F.
6" O.C.	5.20"	4.60
8" O.C.	6.93"	2.60
9" O.C.	7.79"	1.78
12" O.C.	10.40"	1.15
15" O.C.	13.00"	0.74
18" O.C.	15.60"	0.51
24" O.C.	20.80"	0.29
30" O.C.	26.00"	0.18
36" O.C.	30.00"	0.12
48" O.C.	40.00"	0.17
72" O.C.	62.35"	0.04

SEE GROUNDCOVER PLANT LIST FOR SPACING OF MASSED PLANTS. THIS DIAGRAM IS FOR INFORMATIONAL PURPOSES ONLY. CONTRACTOR IS RESPONSIBLE FOR ASSURING PROPER COVERAGE AND PLANT COUNTS BASED ON SPECIFIED SPACING.

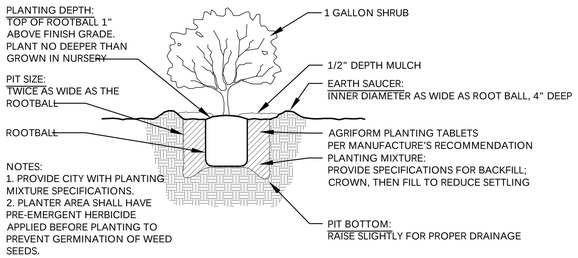
PLANT SPACING DIAGRAM

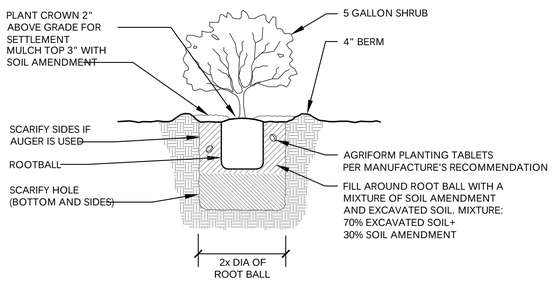


THIS DIAGRAM DISPLAYS THE PROPER SPACING OF GROUNDCOVERS AND MASSED SHRUB PLANTINGS. PLANTS ARE SHOWN EQUIDISTANT FROM EACH OTHER.

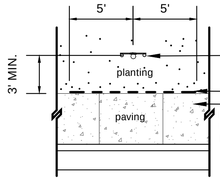
2 PLANT SPACING

N.T.S





3 SHRUB PLANTING DETAILS



TYPICAL TREE STAKING OR GUYING DETAIL

ROOT BARRIER

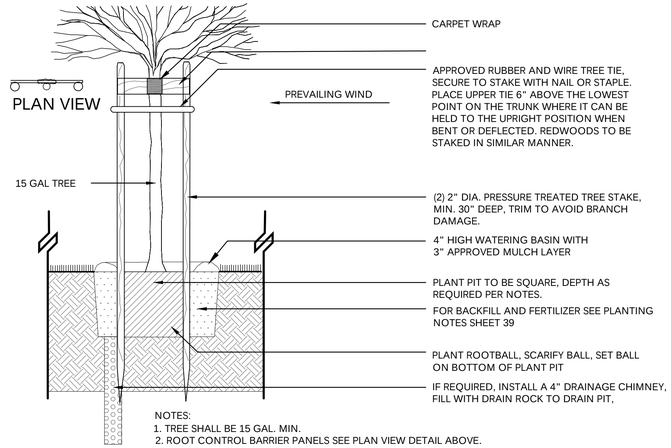
SIDEWALK, SCD

NOTES:
ROOT CONTROL BARRIER PANELS SHALL BE REQUIRED WHERE TREE IS 10' OR LESS FROM EXISTING OR FUTURE SIDEWALKS, CURBS, OR BASE OF BUILDINGS EWING STANDARD PLANTER, UNIVERSAL PLANTER OR DEEP ROOT BARRIER UB-24-2 OR EQUAL MAY BE USED. LENGTH OF ROOT BARRIER = 10' CENTERED ON TREE. INSTALL PER MANUFACTURE SPECIFICATIONS.

TYPICAL TREE ROOT BARRIER

SCALE: N.T.S.

1X6 BOARD, WITH CARPET PADDING.



NOTES:
1. TREE SHALL BE 15 GAL. MIN.
2. ROOT CONTROL BARRIER PANELS SEE PLAN VIEW DETAIL ABOVE.
3. TREES SHALL BE APPROVED WITH AUTOMATIC IRRIGATION SYSTEM - SEE IRRIGATION PLANS
4. ROOT BARRIERS SHALL NOT BE CUT.

4 TREE STAKING DETAIL

N.T.S

Scotts

Agriform Planting Tablets

Agriform® 20-10-5 Planting Tablets Plus Minors

SUGGESTED APPLICATION RATES

Agriform® 21-gm Tablets (SKU# 90026*; 500 tablets/case) (*available in Canada SKU# 98355)

	Tree / Shrub Container Size						
	1 Gal	2 Gal	3 Gal	5 Gal	7 Gal	15 Gal	24" Box
Installation	1	1 to 2	2 to 3	2 to 3	3 to 5	7 to 10	11 to 24
	Maintenance Rate for Established Plantings (Plant Height or Spread)						
	18" or less	18 - 36"	36 - 54"	4.5 - 6 ft	6 - 7.5 ft	7.5 - 9 ft	Each add'l 18"
Slow Growing	1	1 to 2	2 to 3	3 to 4	4 to 5	5 to 6	add 1
Fast Growing	2	2 to 4	4 to 6	6 to 8	8 to 10	10 to 12	add 2

Agriform® 10-gm Tablets (SKU# 90805; 1,000 tablets/case)

Application Rate for Well-Rooted Liners (Quart to gallon size)
1 to 2 tablets for each plant

Agriform® 5-gm Tablets (SKU# 90915; 2,100 tablets/case)

Application Rate for Small Ground Cover/Perennials (Quart size or smaller)
1 tablet for each plant

Always refer to label instructions before application.

GUARANTEED ANALYSIS FL 1143

Total nitrogen (N) 20.00%
2.4% urea nitrogen
4.0% other water soluble nitrogen*
13.6% water insoluble nitrogen
Available phosphate (P_2O_5) 10.00%
Soluble potash (K_2O) 5.00%
Calcium (Ca) 3.00%
Magnesium (Mg) (Total) 0.70%
Sulfur (S) (Total) 2.00%
2.0% combined sulfur (S)
Boron (B) 0.04%
Copper (Cu) (Total) 0.05%
0.05% water soluble copper (Cu_2)
Iron (Fe) (Total) 0.50%
0.50% water soluble iron (Fe)
Manganese (Mn) (Total) 0.07%
0.07% water soluble manganese (Mn)
Zinc (Zn) (Total) 0.05%
0.05% water soluble zinc (Zn)

Derived from: urea, methylene ureas, calcium phosphate, potassium sulfate, calcium sulfate, magnesium oxide, sodium borate, copper sulfate, iron sulfate, manganese sulfate and zinc sulfate.

* Contains 3.2% slowly available methylenediurea and dimethylenetriurea nitrogen.

BID SPECIFICATIONS:
Description: Planting tablet shall be tightly compressed, long lasting and slow release. Weights of 5, 10 and 21 grams with a Nitrogen (N), Phosphorus (P) and Potassium (K) analysis of 20-10-5 and trace elements derived from the sources listed in the Guaranteed Analysis.



QUESTIONS?
If you have any questions regarding the use of this product, feel free to call **TOLL FREE 1-800-492-8255** or visit **www.scottspro.com.**

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H5108
Revised 3/20

5 FERTILIZER

DELTA BLUEGRASS CO. SINCE 1979

PRODUCERS & INSTALLERS OF PREMIUM PEAT GROWN SOD

GROWN ON DEGRADABLE NETTING

Bolero Plus™

90% Bolero™ Brand Dwarf Fescue
10% Ridgeline Kentucky Bluegrass

New and Improved Bolero Plus™, with Lateral Spread Technology provides enhanced turf cover and uniform growth.

- Fine bluegrass-like texture sets Bolero™ apart from other tall fescues varieties
- Bolero's compact growth habit results in a lower maintenance turf with fewer clippings
- Exceptional dark green genetic color year around
- Improved drought and heat tolerance

A-LIST

TWCA

P.O. Box 307 · Stockton, California 95201 · (800) 637-8873 · www.deltabluegrass.com

Updated 11/06/2017

6 BOLERO PLUS SOD

LOTUS LEWELLING

LOTUS LEWELLING LLC
503 EAST LEWELLING BOULEVARD
SAN LORENZO, CALIFORNIA 94589

PLANTING DETAILS

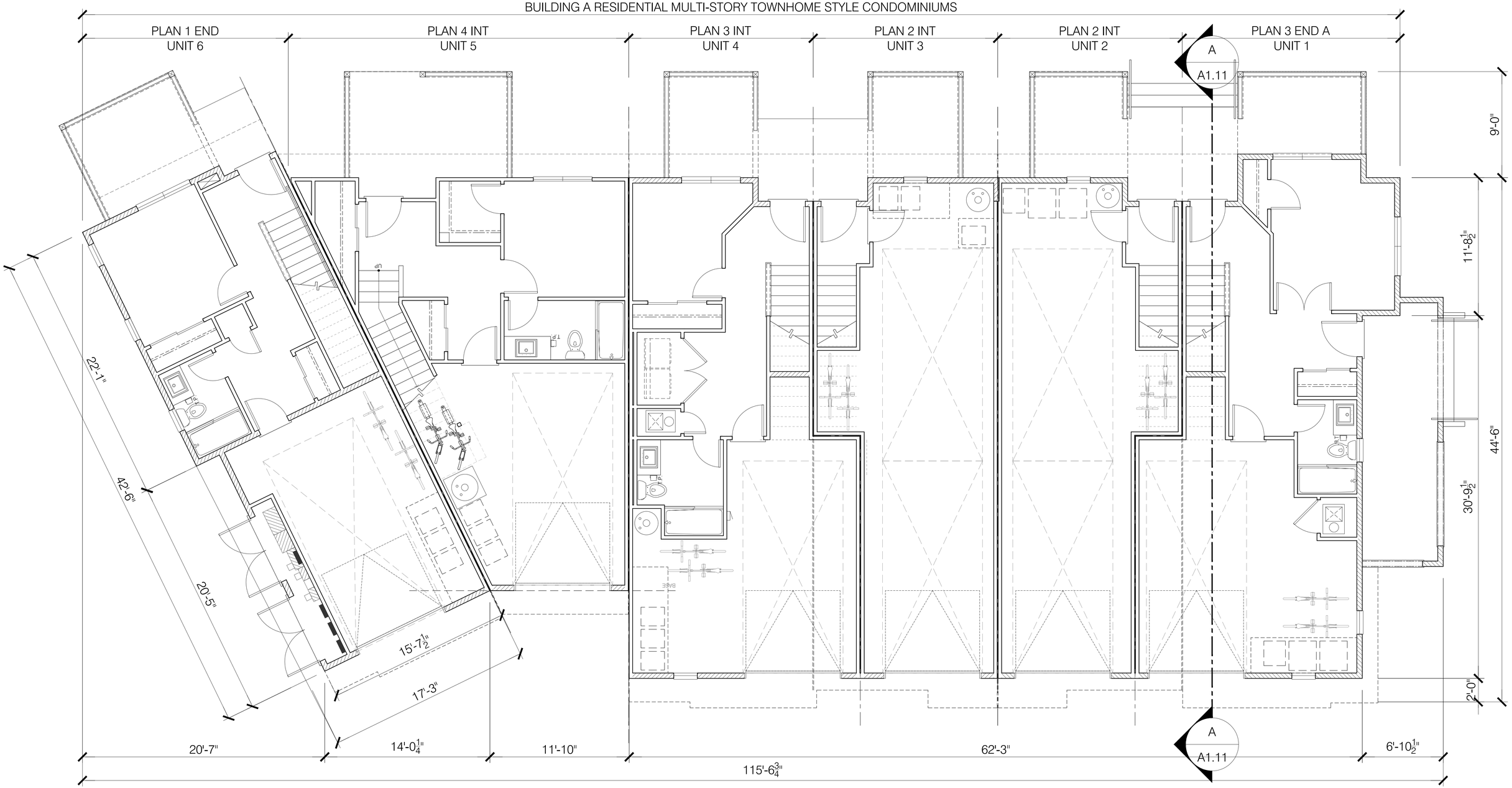
UNDERGROUND SERVICE ALERT ★ CALL 811 ★ CALL BEFORE YOU DIG



LEVESQUE DESIGN
1414 BAY STREET, SUITE 100
ALAMEDA, CALIFORNIA 94501
(510) 521 6700

L-6.2

SCALE:
DATE: 2.28.2023
PROJECT: 20-209



GROUND FLOOR PLAN

BUILDING A

LIVING/GARAGE: 4077 SQ. FT.
USABLE OPEN SPACE: 1,070 SQ. FT.

Applicant

LOTUS LEWELLING, LLC
467 SARATOGA AVE. SUITE #1450
SAN JOSE, CA 95129
CONTACT: KISHORE PALLAPOTHU
PHONE: 408.627.1334

LOTUS LEWELLING

LOTUS LEWELLING LLC
503 EAST LEWELLING BOULEVARD
SAN LORENZO, CA 94589
APN: 413-31-10-5

HUNT HALE JONES

Architecture | Planning | Interiors

444 Spear Street, Suite 105
San Francisco, CA 94105
www.hunthalejones.com

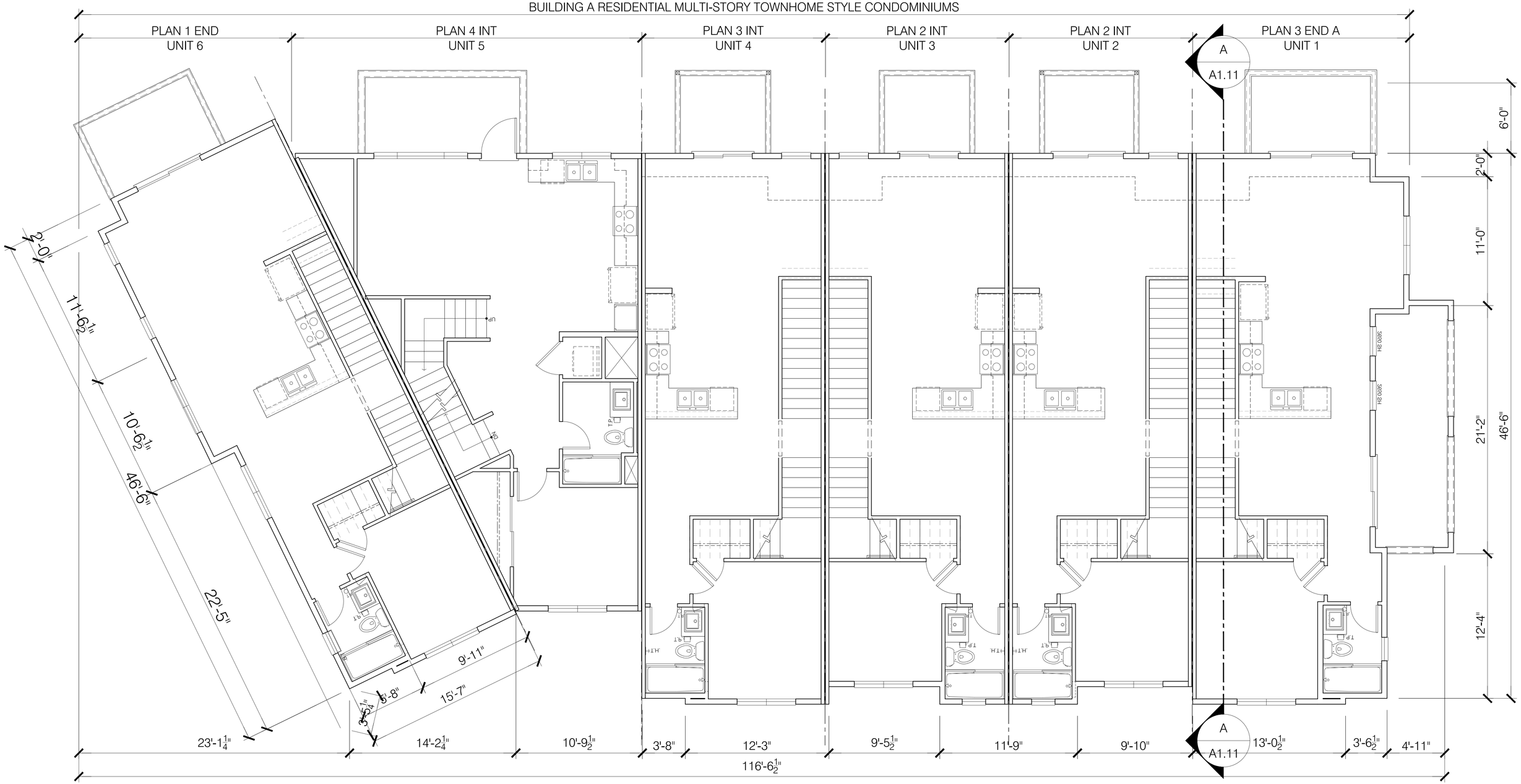
t. 415-512-1300
f. 415-288-0288

BLDG. A - GROUND FLOOR PLAN

A1.0

SCALE: 1/4" = 1'-0"
RESUBMITTAL: 03.01.2023
DATE: 06.07.2022
PROJECT: 359001

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MAIN FLOOR PLAN

BUILDING A

SQ.FT.: 4528 SQ. FT.
DECK: 563 SQ. FT.

Applicant

LOTUS LEWELLING, LLC
467 SARATOGA AVE. SUITE #1450
SAN JOSE, CA 95129
CONTACT: KISHORE PALLAPOTHU
PHONE: 408.627.1334

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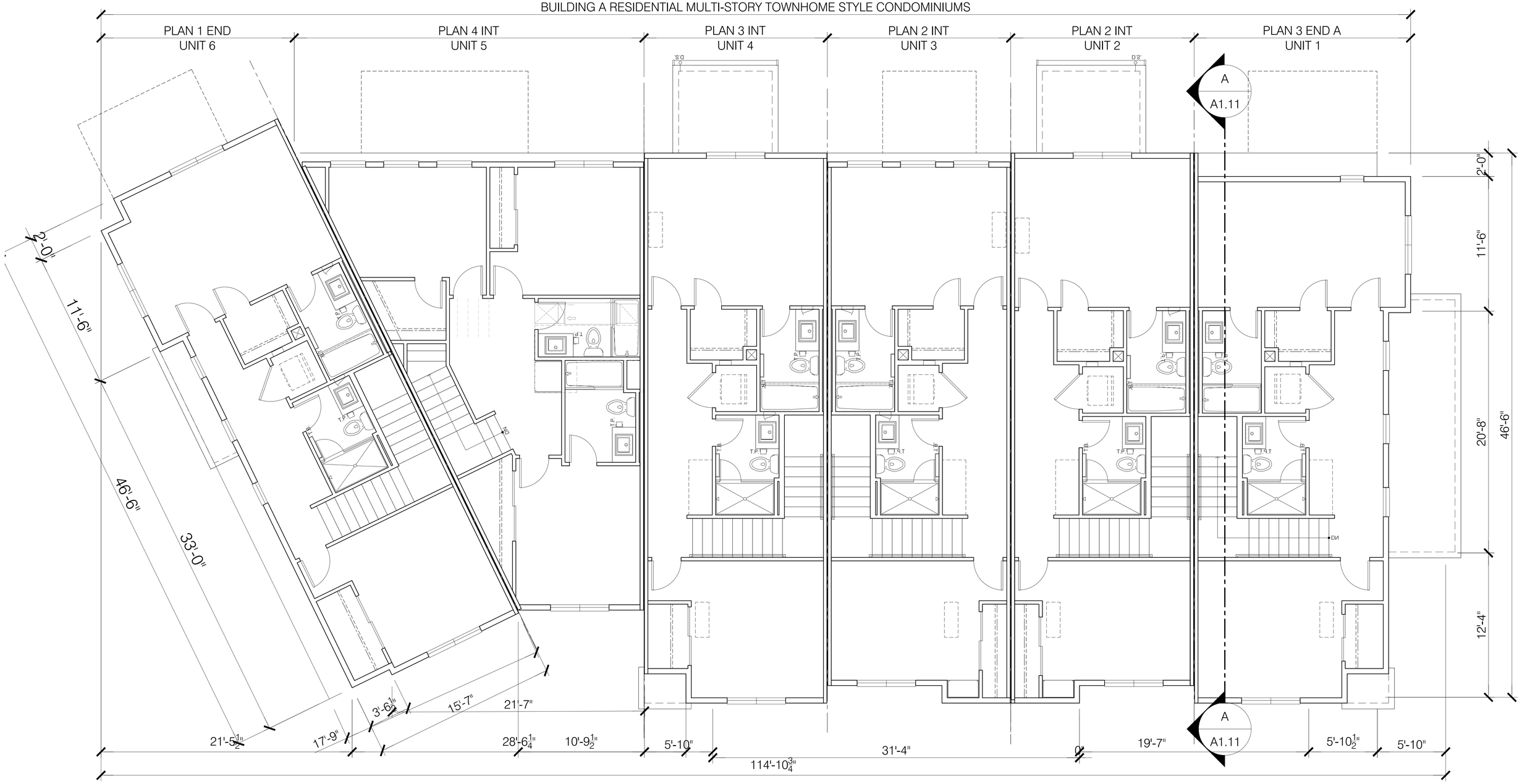
t. 415-512-1300
f. 415-288-0288

BLDG. A - MAIN FLOOR PLAN

A1.1

SCALE: 1/4" = 1'-0"
RESUBMITTAL: 03.01.2023
DATE: 06.07.2022
PROJECT: 359001

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UPPER FLOOR PLAN

BUILDING A

SQ.FT.: 4449 SQ. FT.

Applicant

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467 SARATOGA AVE. SUITE #1450
SAN JOSE, CA 95129
CONTACT: KISHORE PALLAPOTHU
PHONE: 408.627.1334

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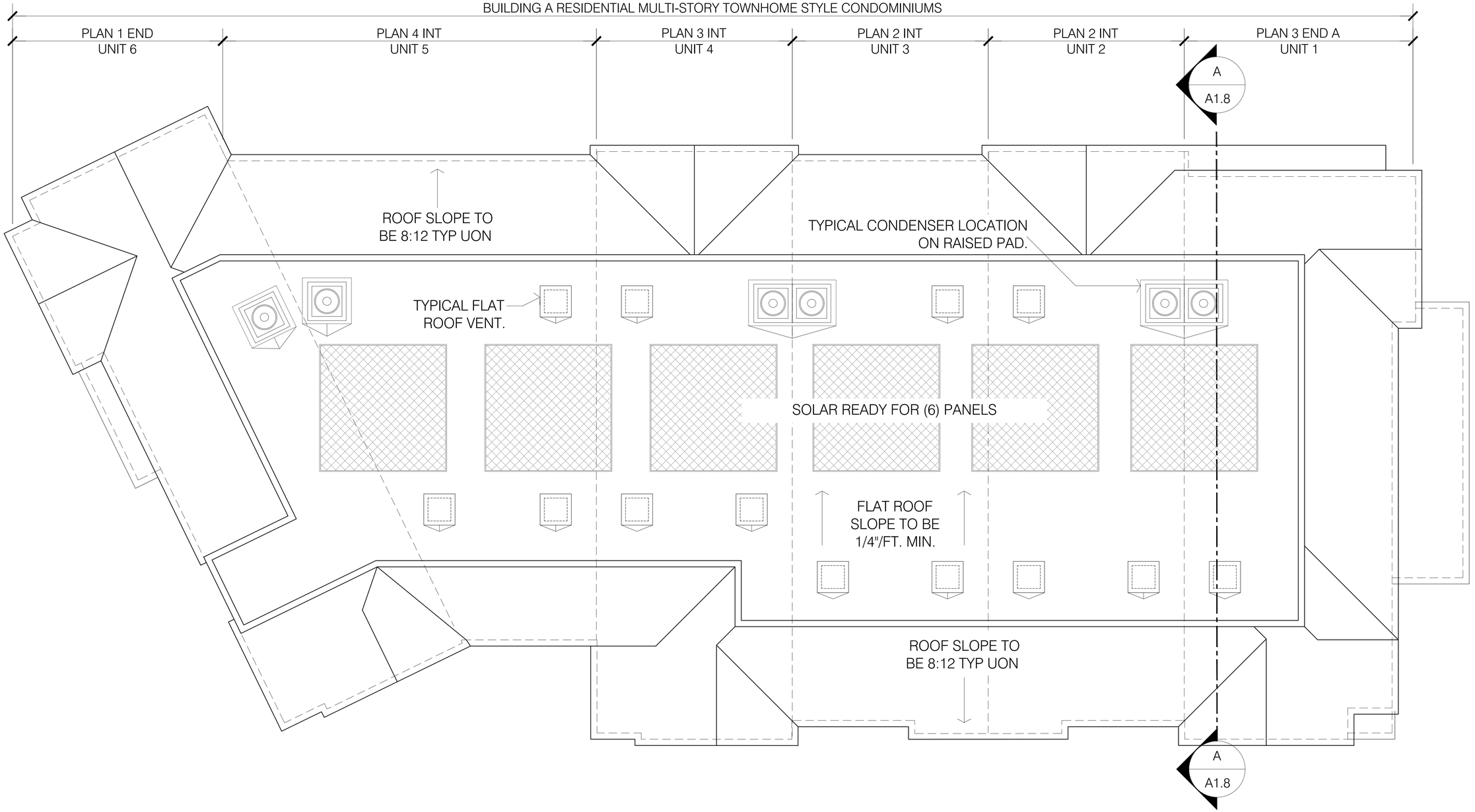
t. 415-512-1300
f. 415-288-0288

BLDG. A - UPPER FLOOR PLAN

A1.2

SCALE: 1/4" = 1'-0"
RESUBMITTAL: 03.01.2023
DATE: 06.07.2022
PROJECT: 359001

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ROOF PLAN

BUILDING A

Applicant

LOTUS LEWELLING, LLC
467 SARATOGA AVE. SUITE #1450
SAN JOSE, CA 95129
CONTACT: KISHORE PALLAPOTHU
PHONE: 408.627.1334

LOTUS LEWELLING

LOTUS LEWELLING LLC
503 EAST LEWELLING BOULEVARD
SAN LORENZO, CA 94589
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BLDG. A - ROOF PLAN

A1.3

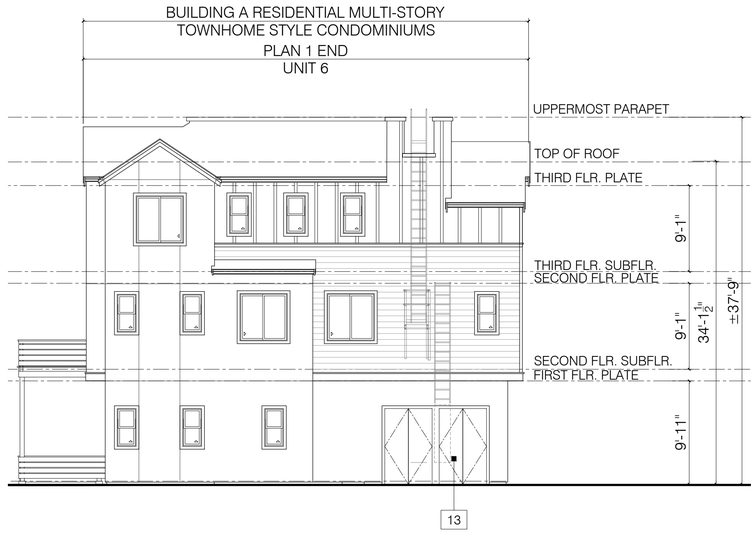
SCALE: 1/4" = 1'-0"
RESUBMITTAL: 03.01.2023
DATE: 06.07.2022
PROJECT: 359001

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SIDE ELEVATION

BUILDING A



REAR ELEVATION

BUILDING A

ELEVATION NOTES	
MATERIALS	
1.	COMPOSITION SHINGLE ROOF
2.	STUCCO
3.	BOARD & BATTEN
4.	HORIZONTAL SIDING
5.	VERTICAL SIDING
6.	WOOD RAILING
7.	WOOD TRIM
8.	GARAGE DOOR
9.	VINYL WINDOWS
10.	FRENCH DOOR
11.	SLIDING DOOR
12.	ENTRY DOOR
13.	METAL DOOR W/ HOLLOW METAL FRAME
14.	CONTROL JOINTS
15.	GABLE VENT



FRONT (STREET) ELEVATION

BUILDING A



SIDE ELEVATION

BUILDING A

Applicant

LOTUS LEWELLING, LLC
467 SARATOGA AVE. SUITE #1450
SAN JOSE, CA 95129
CONTACT: KISHORE PALLAPOTHU
PHONE: 408.627.1334

LOTUS LEWELLING

LOTUS LEWELLING LLC

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SAN LORENZO, CA 94589
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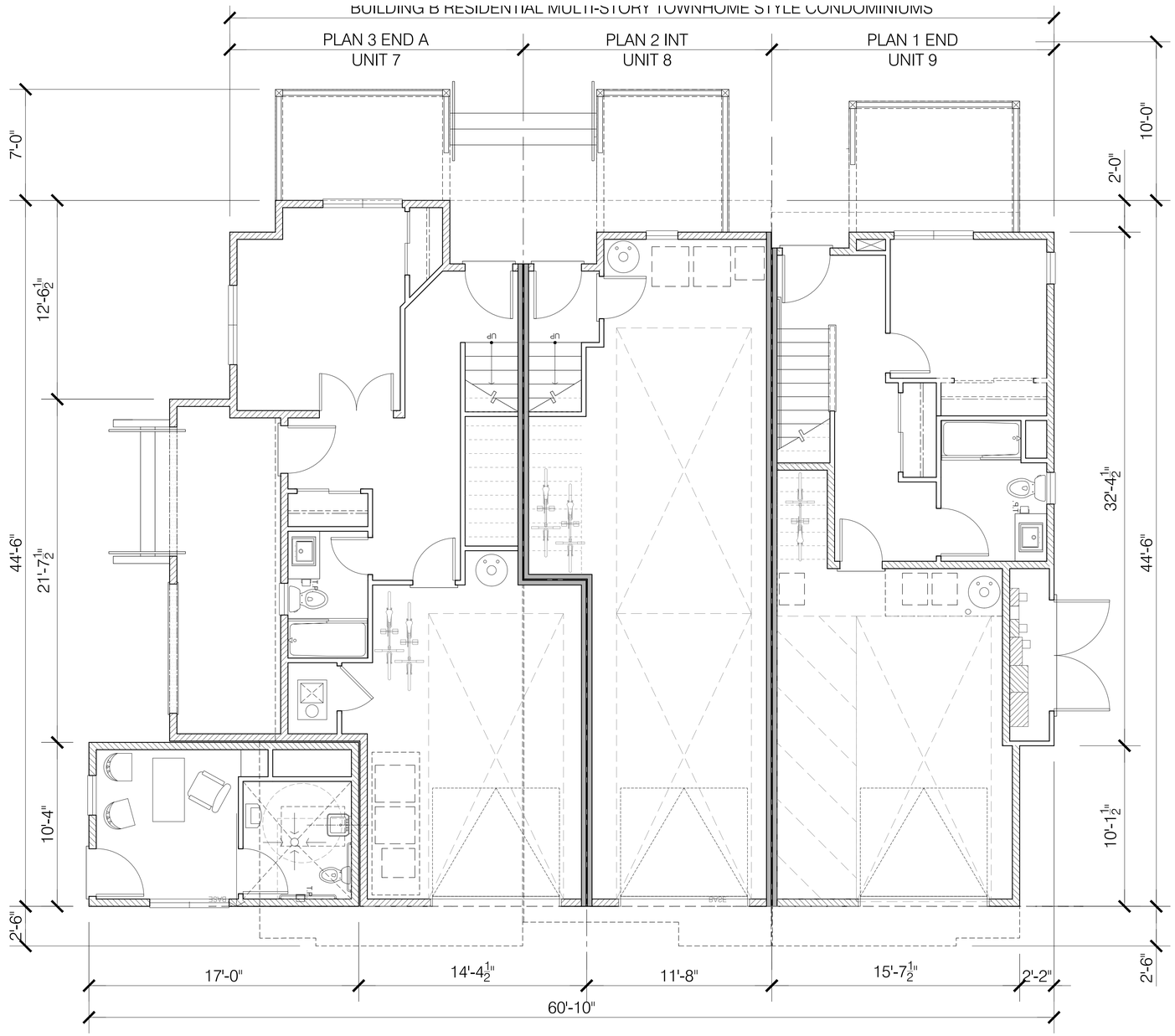
t. 415-512-1300
f. 415-288-0288

BUILDING A - EXTERIOR ELEVATIONS

A1.4

SCALE: 1/8" = 1'-0"
RESUBMITTAL: 03.01.2023
DATE: 06.07.2022
PROJECT: 359001

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GROUND FLOOR PLAN

BUILDING B

SQ.FT.: 2034 SQ. FT.

PRIVATE OPEN SPACE: 646 SQ. FT.

Applicant

LOTUS LEWELLING, LLC
467 SARATOGA AVE. SUITE #1450
SAN JOSE, CA 95129
CONTACT: KISHORE PALLAPOTHU
PHONE: 408.627.1334

LOTUS LEWELLING

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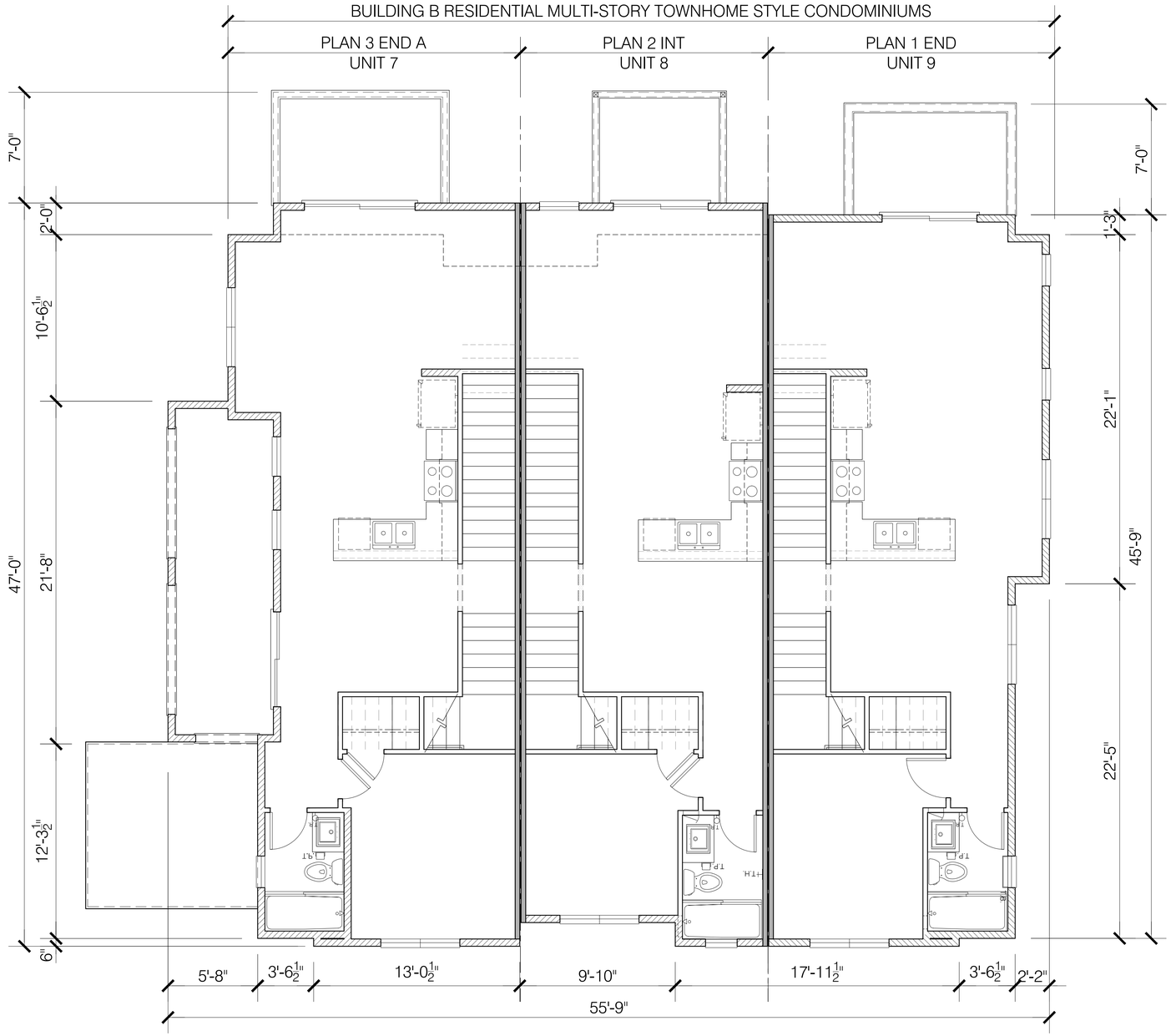
t. 415-512-1300
f. 415-288-0288

BLDG. B - GROUND FLOOR PLANS

A1.5

SCALE: 1/4" = 1'-0"
RESUBMITTAL: 03.01.2023
DATE: 06.07.2022
PROJECT: 359001

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MAIN FLOOR PLAN

BUILDING B

LIVING/GARAGE.: 2270 SQ. FT.

DECK: 353 SQ. FT.

Applicant

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SAN JOSE, CA 95129
CONTACT: KISHORE PALLAPOTHU
PHONE: 408.627.1334

LOTUS LEWELLING

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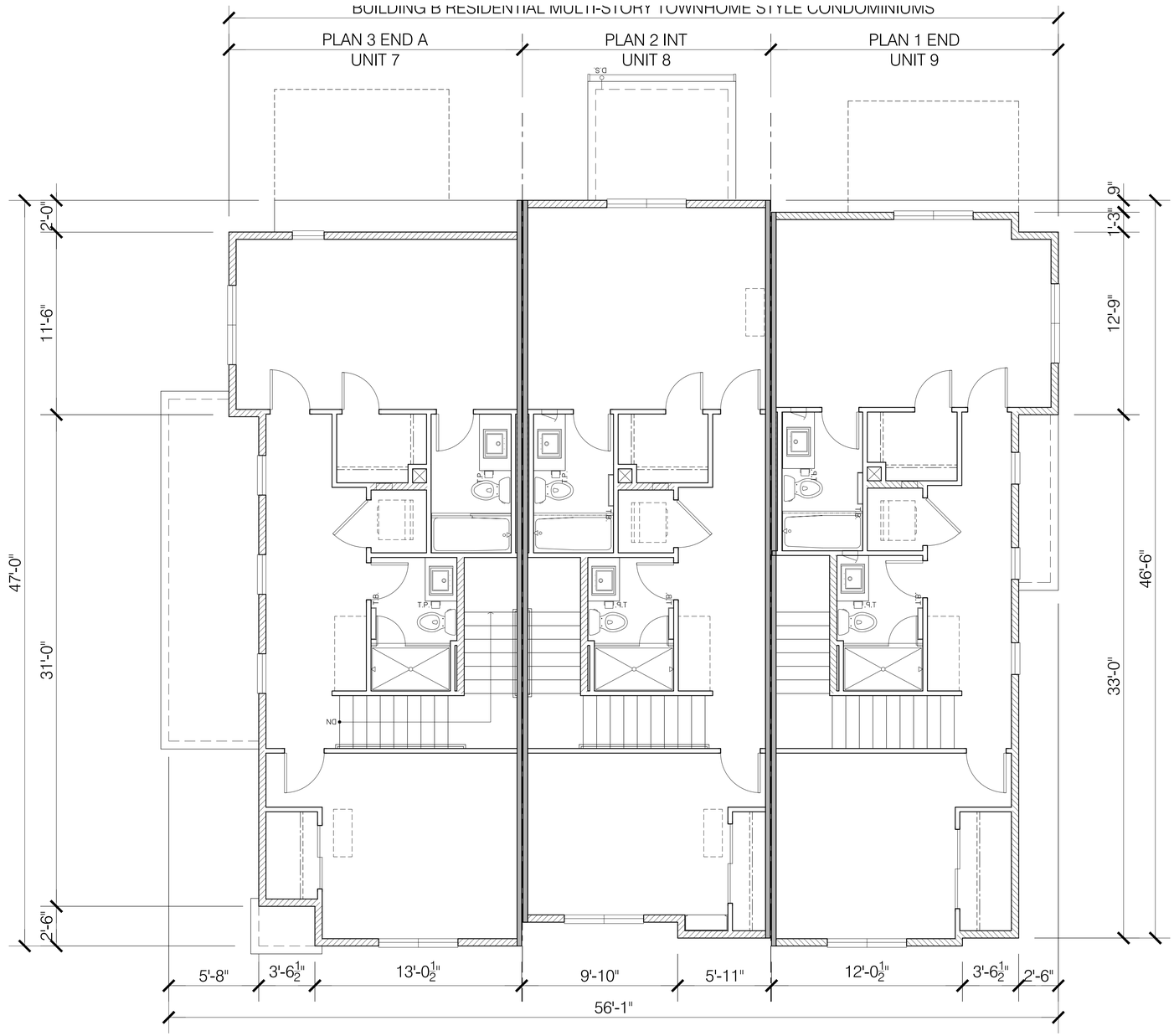
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BLDG. B - MAIN FLOOR PLANS

A1.6

SCALE: 1/4" = 1'-0"
RESUBMITTAL: 03.01.2023
DATE: 06.07.2022
PROJECT: 359001

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UPPER FLOOR PLAN

BUILDING B

SQ.FT.: 2230 SQ. FT.

Applicant

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SAN JOSE, CA 95129
CONTACT: KISHORE PALLAPOTHU
PHONE: 408.627.1334

LOTUS LEWELLING

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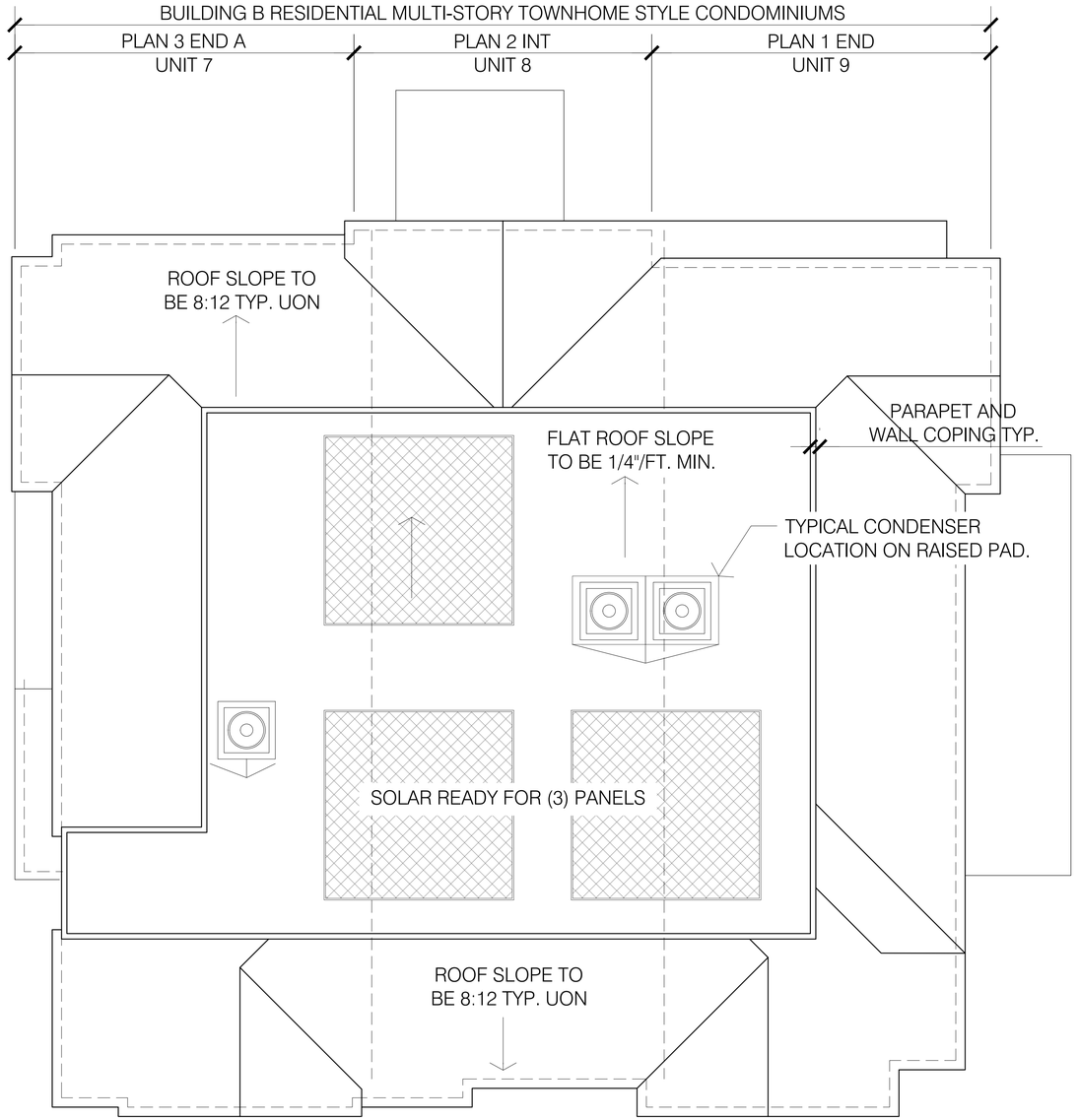
t. 415-512-1300
f. 415-288-0288

BLDG. B - UPPER FLOOR PLANS

A1.7

SCALE: 1/4" = 1'-0"
RESUBMITTAL: 03.01.2023
DATE: 06.07.2022
PROJECT: 359001

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ROOF PLAN

BUILDING B

Applicant

LOTUS LEWELLING, LLC
467 SARATOGA AVE. SUITE #1450
SAN JOSE, CA 95129
CONTACT: KISHORE PALLAPOTHU
PHONE: 408.627.1334

LOTUS LEWELLING

LOTUS LEWELLING LLC
503 EAST LEWELLING BOULEVARD
SAN LORENZO, CA 94589
APN: 413-31-10-5

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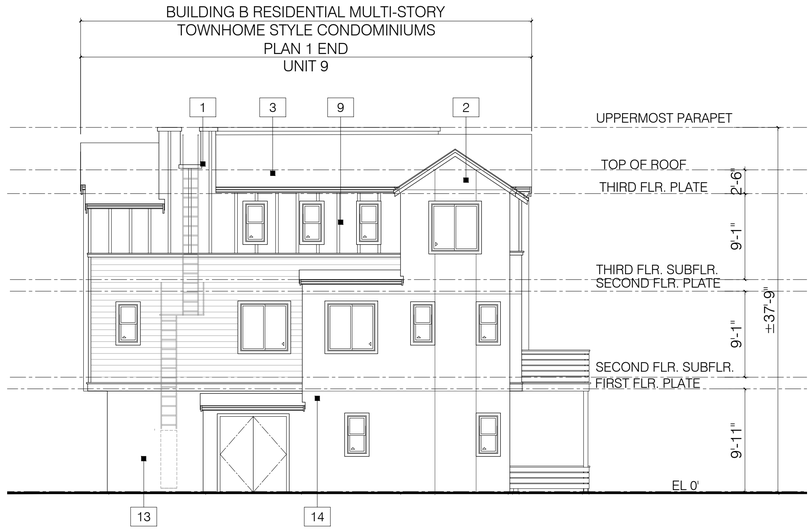
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f. 415-288-0288

BLDG. B - ROOF PLAN

A1.8

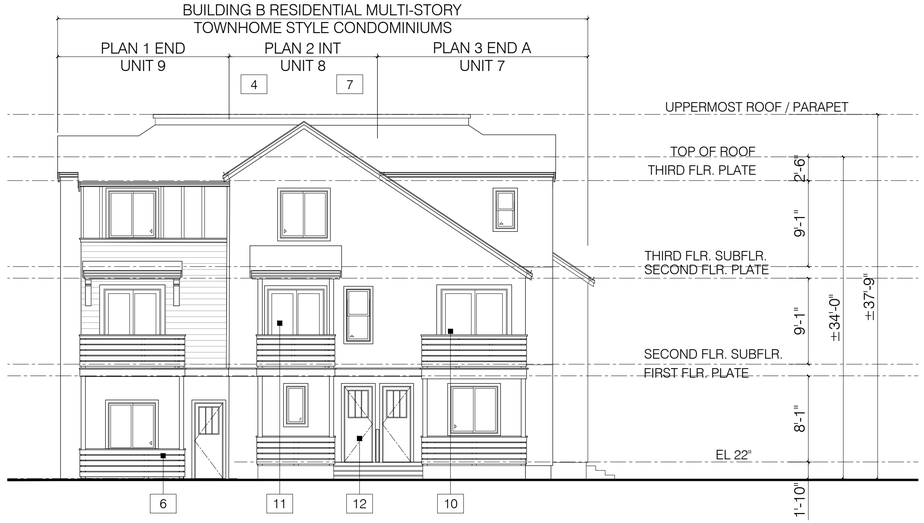
SCALE: 1/4" = 1'-0"
RESUBMITTAL: 03.01.2023
DATE: 06.07.2022
PROJECT: 359001

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REAR ELEVATION

BUILDING B



ELEVATION NOTES	
MATERIALS	
1.	COMPOSITION SHINGLE ROOF
2.	STUCCO
3.	BOARD & BATTEN
4.	HORIZONTAL SIDING
5.	VERTICAL SIDING
6.	WOOD RAILING
7.	WOOD TRIM
8.	GARAGE DOOR
9.	VINYL WINDOWS
10.	FRENCH DOOR
11.	SLIDING DOOR
12.	ENTRY DOOR
13.	METAL DOOR W/ HOLLOW METAL FRAME
14.	CONTROL JOINTS

SIDE ELEVATION

BUILDING B



FRONT (STREET) ELEVATION

BUILDING B



SIDE (GARAGE) ELEVATION

BUILDING B

Applicant

LOTUS LEWELLING, LLC
467 SARATOGA AVE. SUITE #1450
SAN JOSE, CA 95129
CONTACT: KISHORE PALLAPOTHU
PHONE: 408.627.1334

LOTUS LEWELLING

LOTUS LEWELLING LLC

503 EAST LEWELLING BOULEVARD
SAN LORENZO, CA 94589
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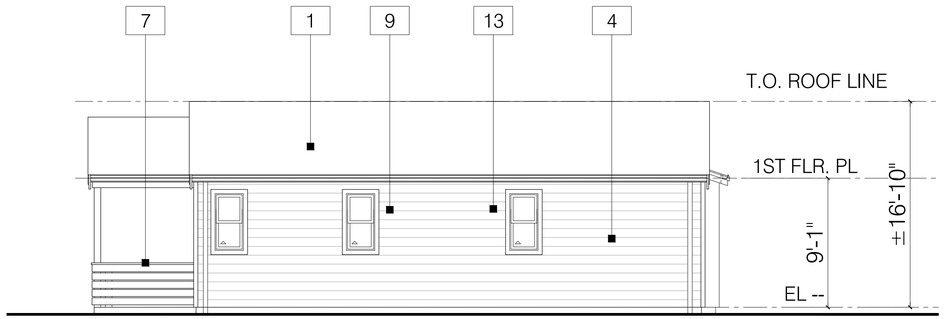
BUILDING B - EXTERIOR ELEVATIONS

A1.9

SCALE: 1/8" = 1'-0"
RESUBMITTAL: 03.01.2023
DATE: 06.07.2022
PROJECT: 359001

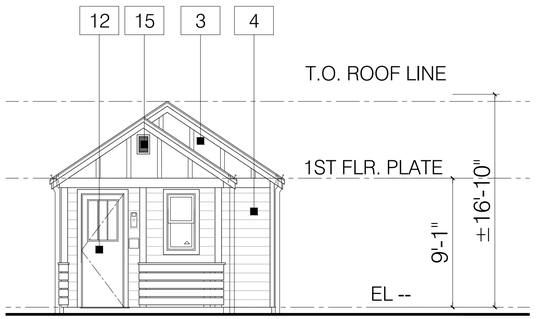
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ELEVATION NOTES					
1.	COMPOSITION SHINGLE ROOF	6.	WOOD RAILING	11.	SLIDING DOOR
2.	STUCCO	7.	WOOD TRIM	12.	ENTRY DOOR
3.	BOARD & BATTEN	8.	GARAGE DOOR	13.	METAL DOOR W/ HOLLOW METAL FRAME
4.	HORIZONTAL SIDING	9.	VINYL WINDOWS	14.	CONTROL JOINTS
5.	VERTICAL SIDING	10.	FRENCH DOOR	15.	GABLE VENT



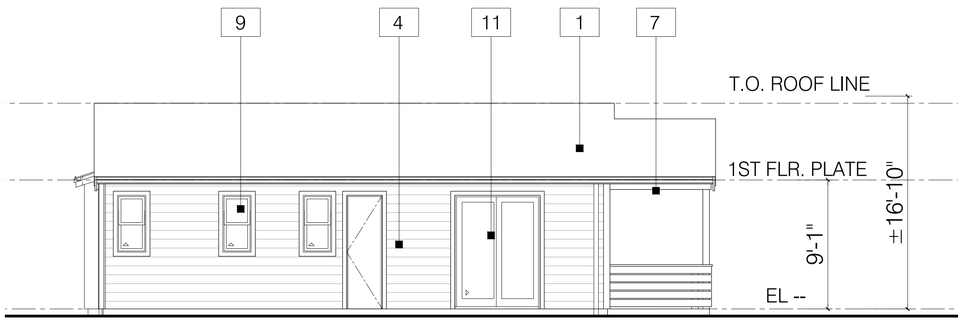
SIDE ELEVATION

ADU



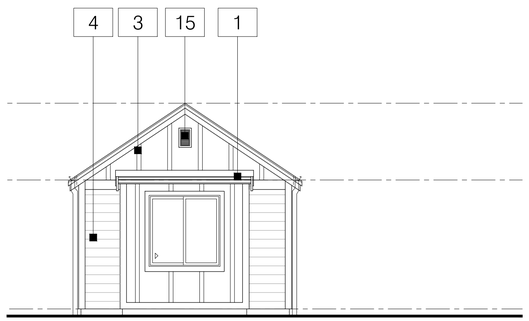
FRONT ELEVATION

ADU

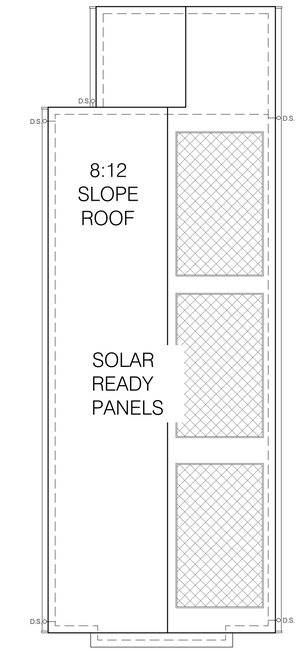


SIDE ELEVATION

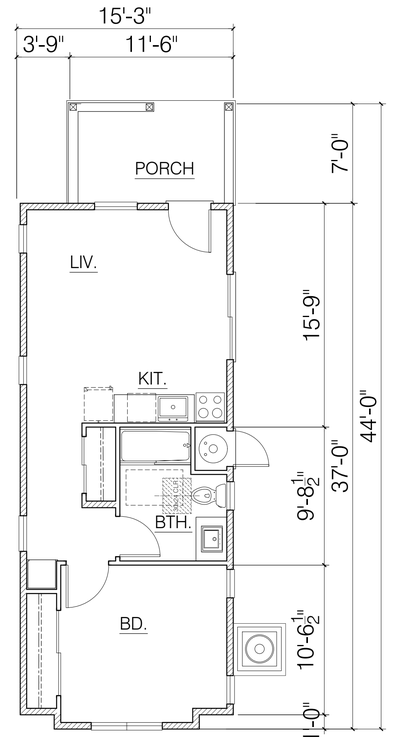
ADU



REAR ELEVATION



ROOF PLAN



ADU - GROUND FLOOR PLAN

TOTAL LIVING: 550 SQ. FT.
PORCH: 82 SQ. FT.

Applicant

LOTUS LEWELLING, LLC
467 SARATOGA AVE. SUITE #1450
SAN JOSE, CA 95129
CONTACT: KISHORE PALLAPOTHU
PHONE: 408.627.1334

LOTUS LEWELLING

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503 EAST LEWELLING BOULEVARD
SAN LORENZO, CA 94589
APN: 413-31-10-5

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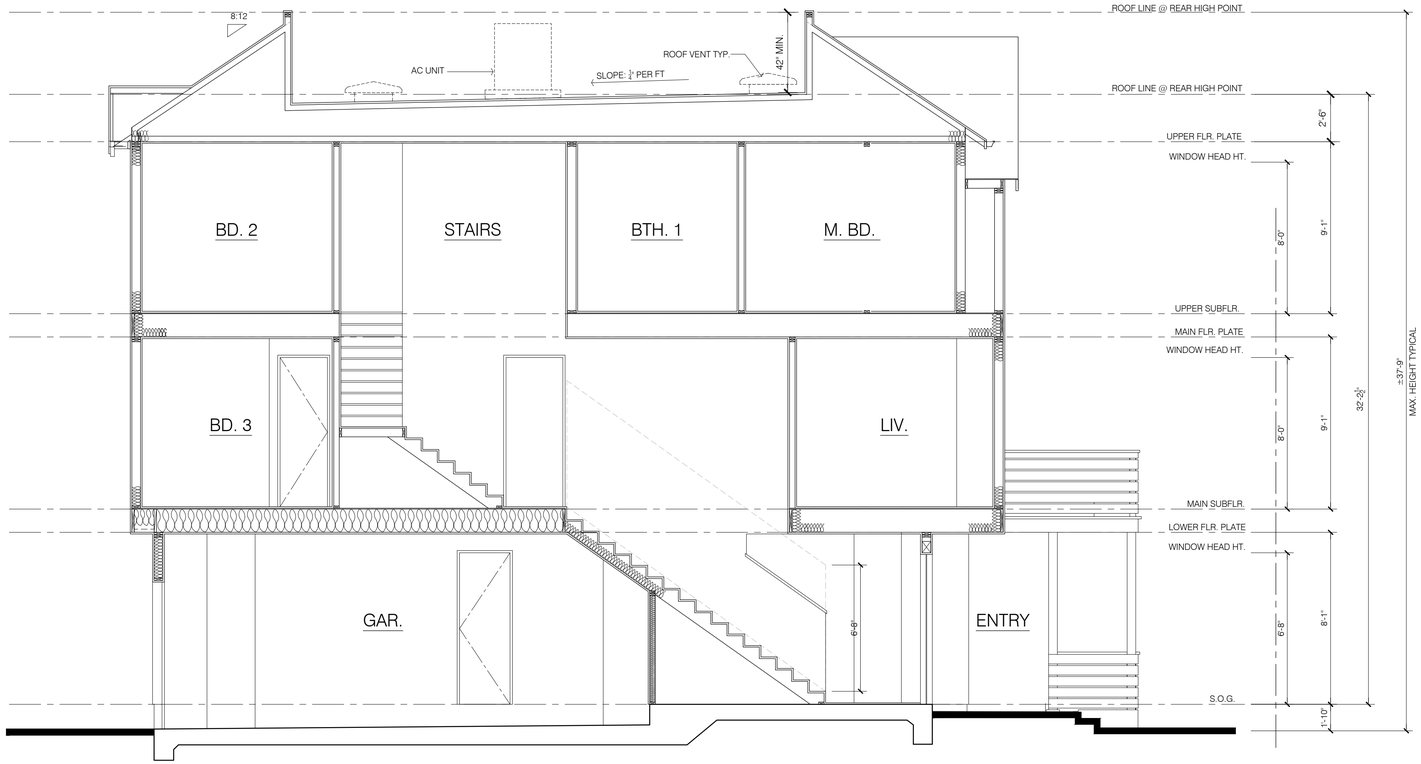
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ADU - FLOOR PLANS

A1.10

SCALE:3/16" = 1'-0"
RESUBMITTAL: 03.01.2023
DATE: 06.07.2022
PROJECT: 359001

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A
A1.0

BUILDING SECTION

BUILDING A SHOWN - UNIT 1

Applicant

LOTUS LEWELLING, LLC
467 SARATOGA AVE. SUITE #1450
SAN JOSE, CA 95129
CONTACT: KISHORE PALLAPOTHU
PHONE: 408.627.1334

LOTUS LEWELLING

LOTUS LEWELLING LLC

503 EAST LEWELLING BOULEVARD
SAN LORENZO, CA 94589
APN: 413-31-10-5

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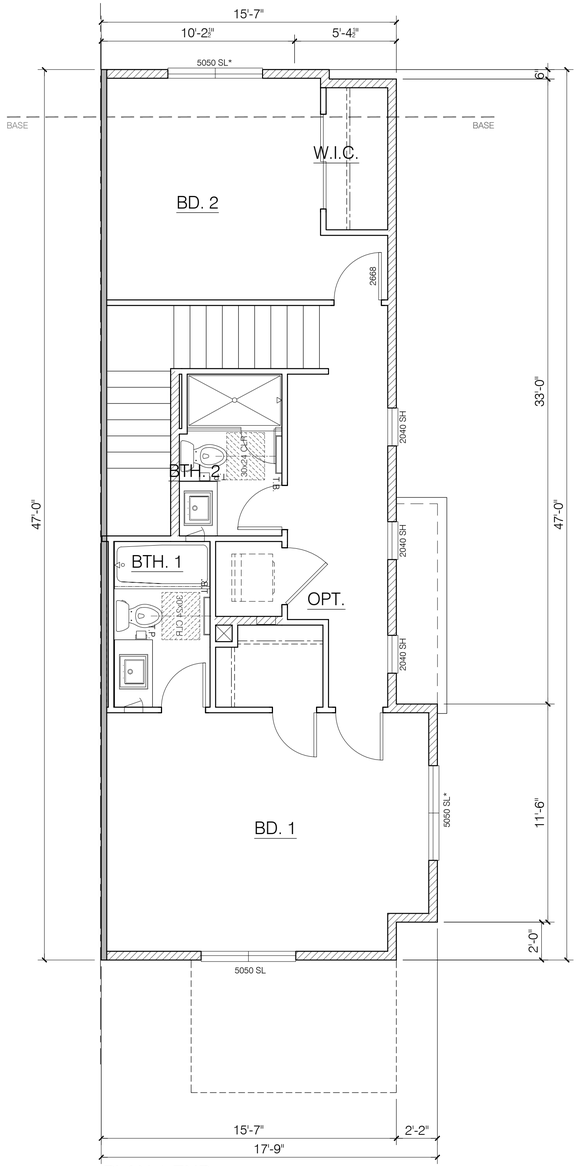
t. 415-512-1300
f. 415-288-0288

BUILDING SECTIONS

A1.11

SCALE: 3/16"=1'-0"
RESUBMITTAL: 03.01.2023
DATE: 06.07.2022
PROJECT: 359001

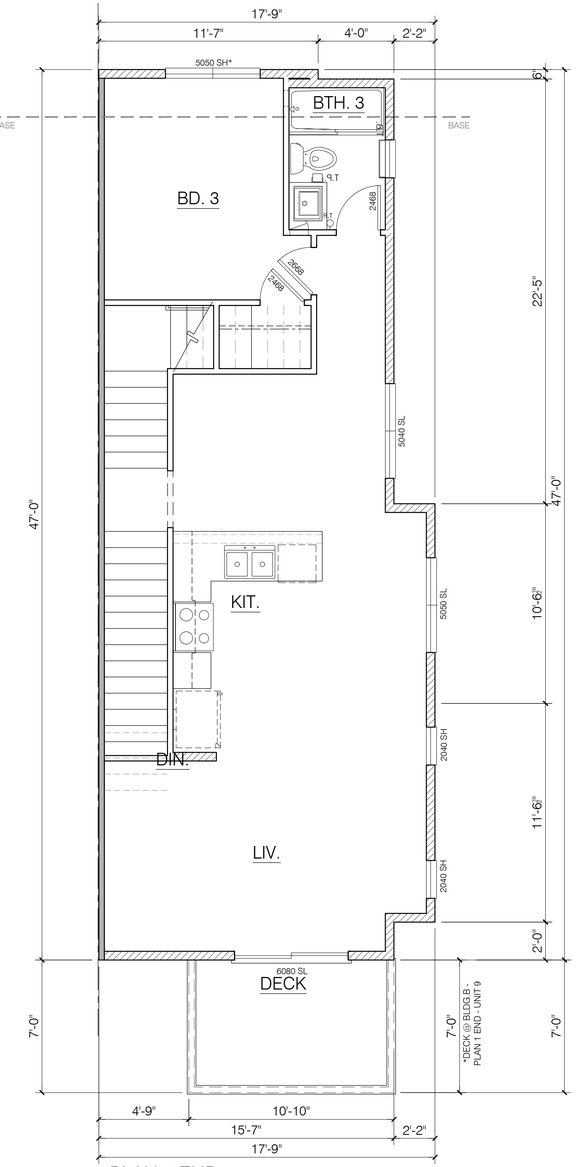
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PLAN 1 END

UPPER LIVING: 684 SQ. FT.

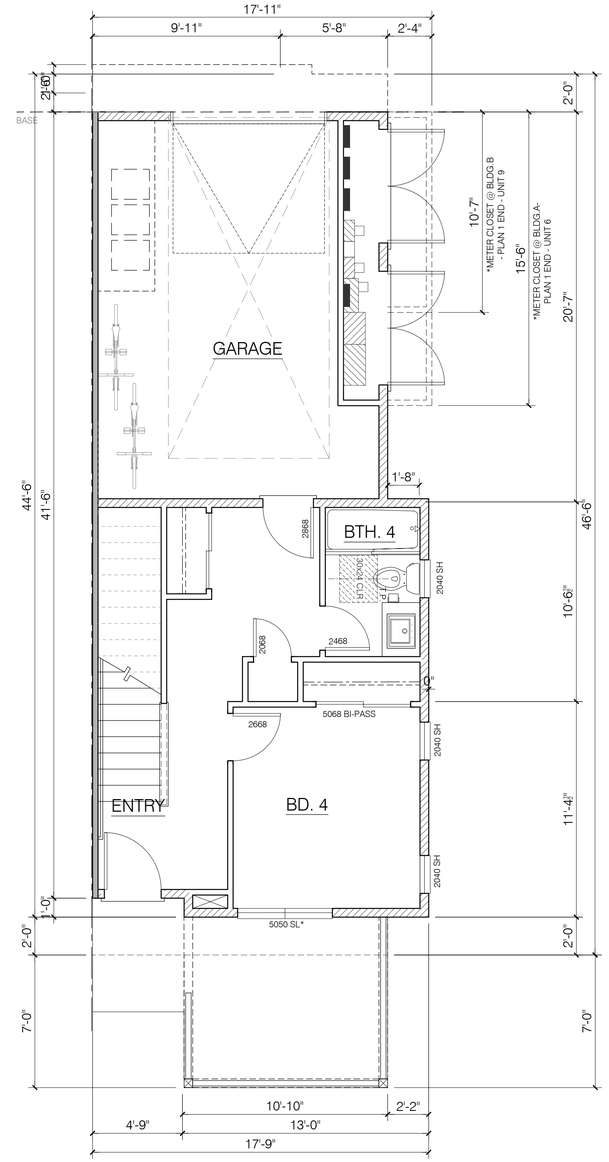
UPPER FLOOR



PLAN 1 END

MAIN LIVING: 778 SQ. FT.
DECK @ BLDG A: 76 SQ. FT.
DECK @ BLDG B: 76 SQ. FT.

MAIN FLOOR



PLAN 1 END

GROUND LIVING: 349 SQ. FT.
GARAGE: 318 SQ. FT.
TOTAL LIVING: 1811 SQ. FT.

GROUND FLOOR

Applicant

LOTUS LEWELLING, LLC
467 SARATOGA AVE. SUITE #1450
SAN JOSE, CA 95129
CONTACT: KISHORE PALLAPOTHU
PHONE: 408.627.1334

LOTUS LEWELLING

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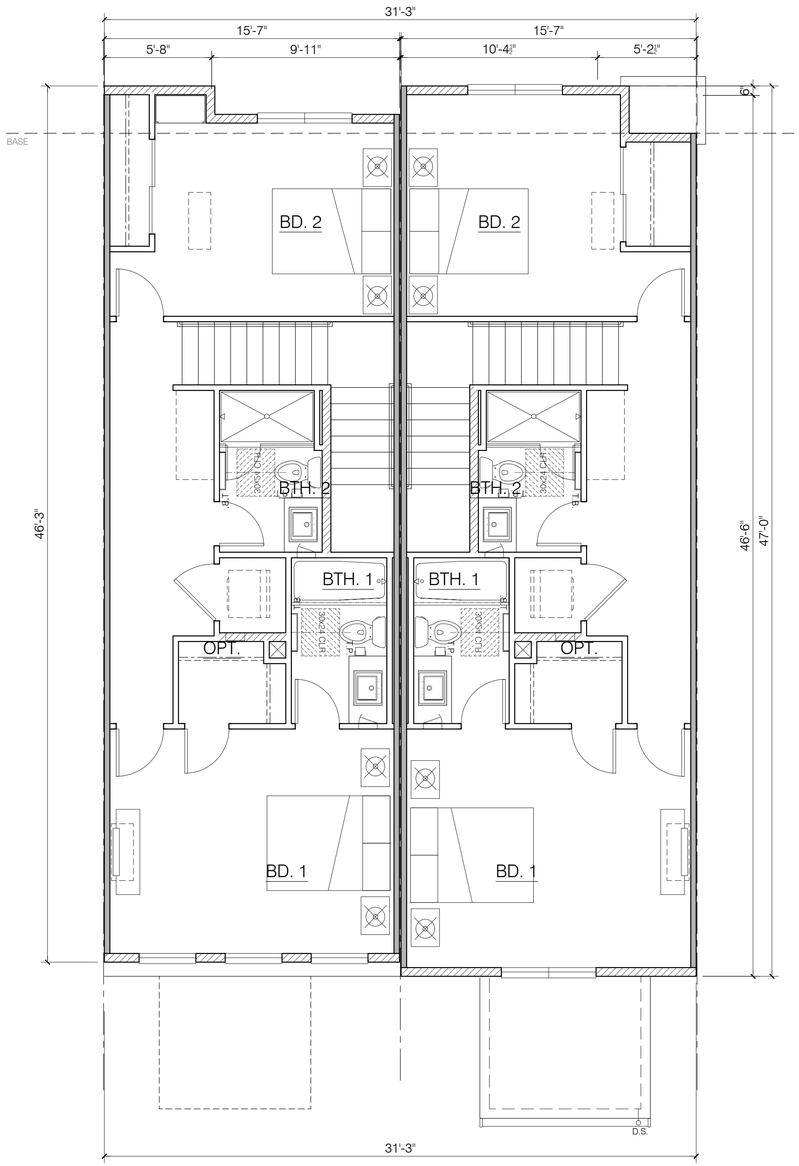
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f. 415-288-0288

PLAN 1 END (4 BEDROOM) - FLOOR PLANS

A1.12

SCALE: 1/4" = 1'-0"
RESUBMITTAL: 03.01.2023
DATE: 06.07.2022
PROJECT: 359001

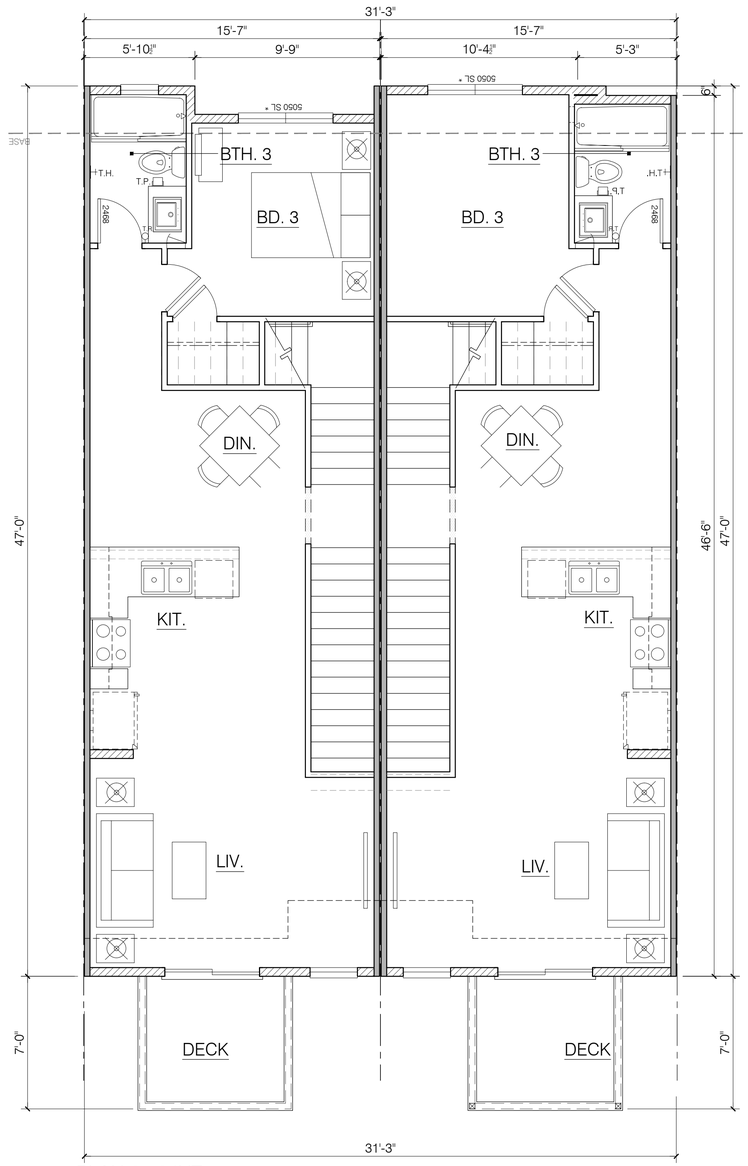
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PLAN 2 - 3 INT

	PLAN 2 INT		PLAN 3 INT
UPPER LIVING:	636 SQ. FT.	UPPER LIVING:	659 SQ. FT.

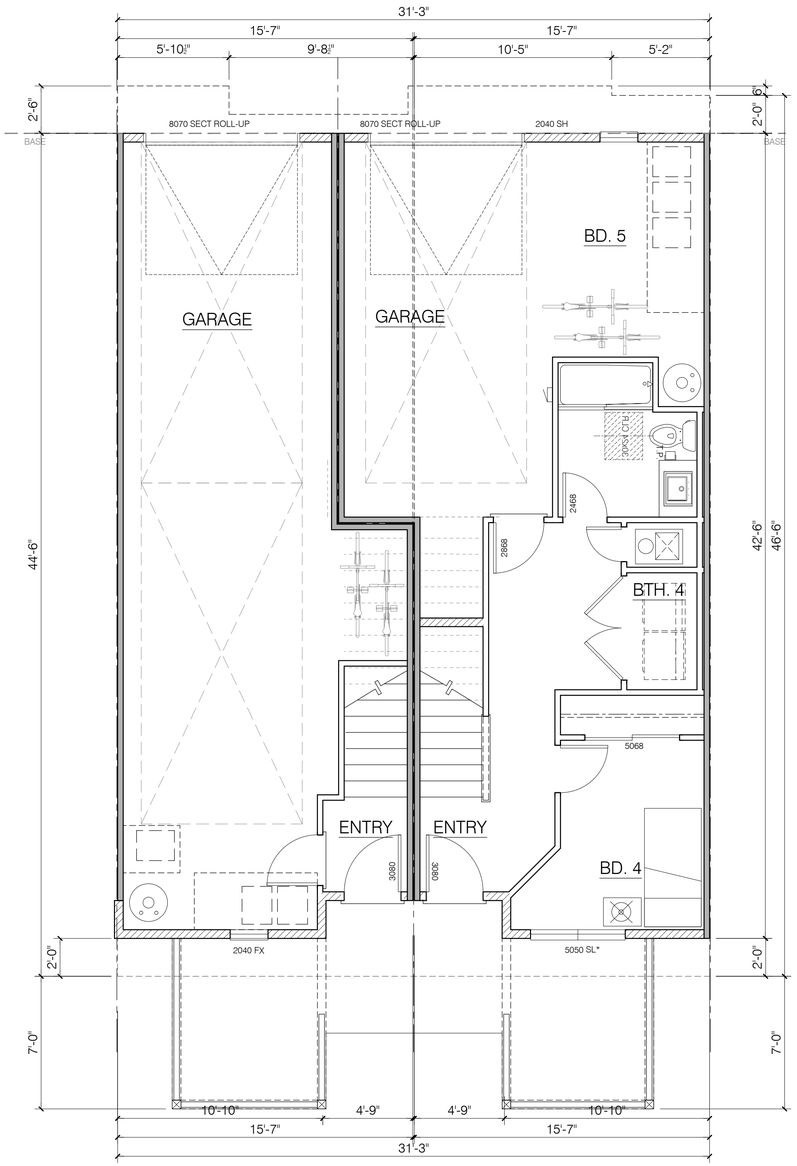
UPPER FLOOR



PLAN 2 - 3 INT

	PLAN 2 INT		PLAN 3 INT
MAIN LIVING:	718 SQ. FT.	MAIN LIVING:	731 SQ. FT.
DECK:	56 SQ. FT.	DECK:	56 SQ. FT.

MAIN FLOOR



PLAN 2 - 3 INT

	PLAN 2 INT		PLAN 3 INT
GROUND LIVING:	57 SQ. FT.	GROUND LIVING:	314 SQ.FT.
GARAGE:	514 SQ. FT.	GARAGE:	221 SQ.FT.
TOTAL LIVING:	1410 SQ. FT.	TOTAL LIVING:	1725 SQ.FT.

GROUND FLOOR

Applicant

LOTUS LEWELLING, LLC
467 SARATOGA AVE. SUITE #1450
SAN JOSE, CA 95129
CONTACT: KISHORE PALLAPOTHU
PHONE: 408.627.1334

LOTUS LEWELLING

LOTUS LEWELLING LLC

503 EAST LEWELLING BOULEVARD
SAN LORENZO, CA 94589
APN: 413-31-10-5

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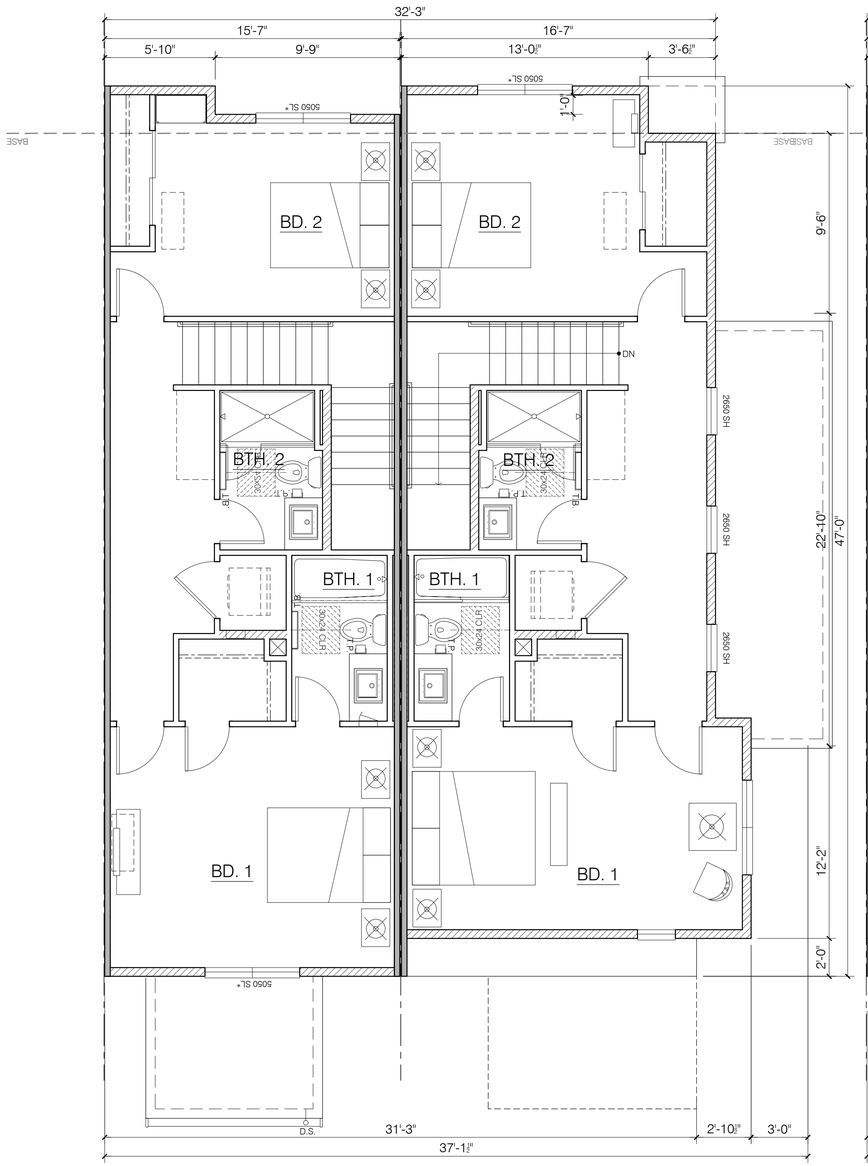
t. 415-512-1300
f. 415-288-0288

PLAN 2 (3 BED)-3 INT. (4 BED) FLOOR PLANS

A1.13

SCALE: 1/4" = 1'-0"
RESUBMITTAL: 03.01.2023
DATE: 06.07.2022
PROJECT: 359001

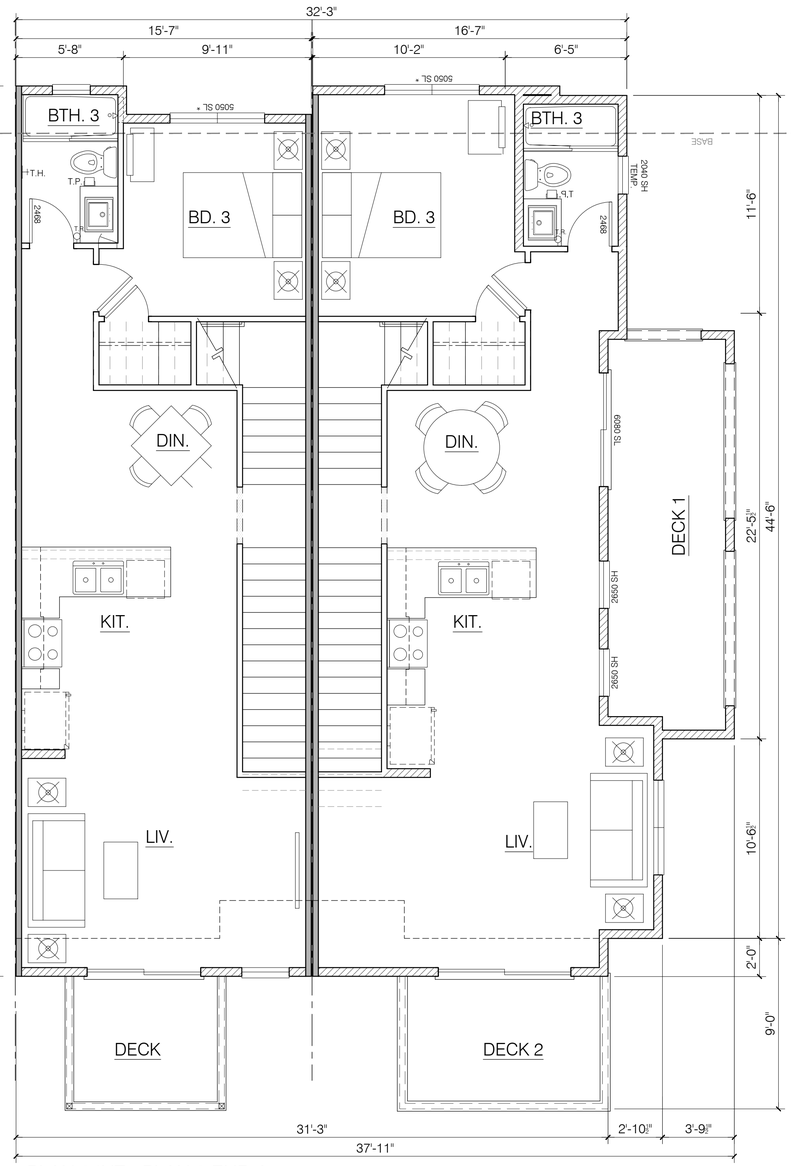
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PLAN 2 INT - PLAN 3 END A

	PLAN 2		PLAN 3
UPPER LIVING:	636 SQ. FT.	UPPER LIVING:	659 SQ. FT.

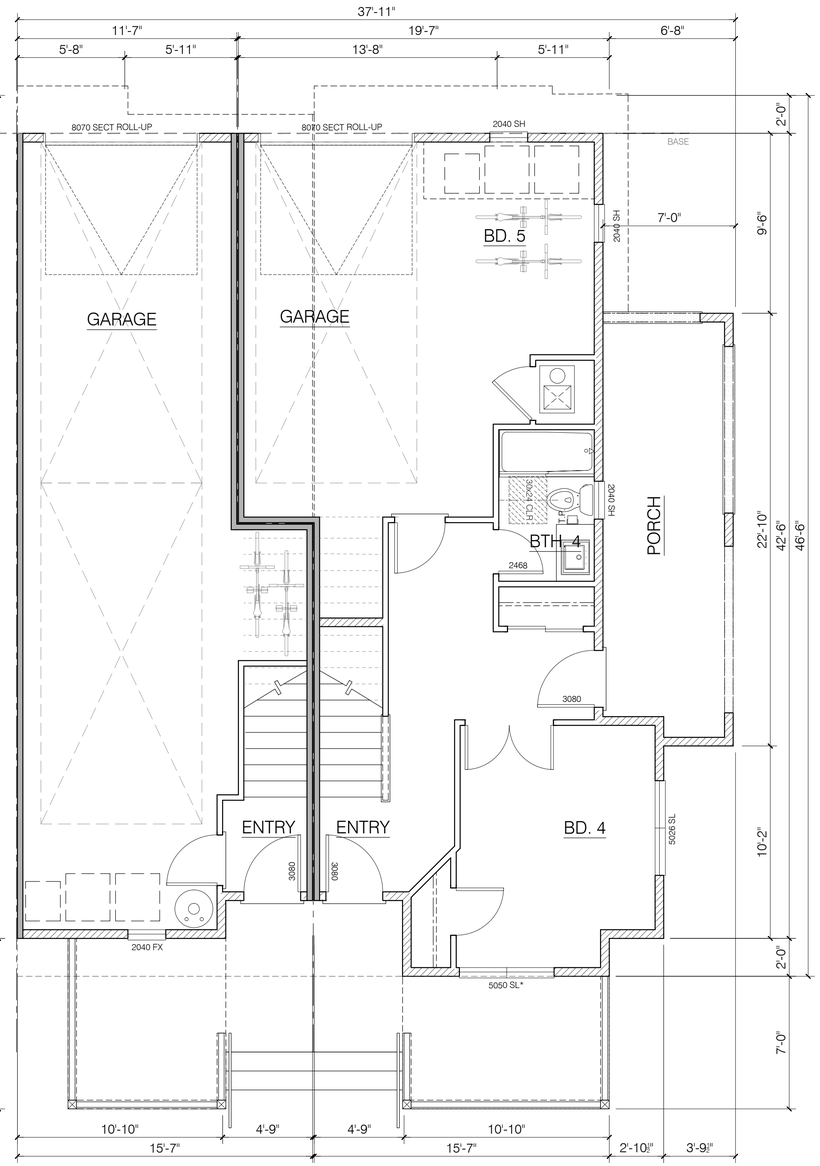
UPPER FLOOR



PLAN 2 INT - PLAN 3 END A

	PLAN 2		PLAN 3
MAIN LIVING:	718 SQ. FT.	MAIN LIVING:	731 SQ. FT.
DECK:	62 SQ. FT.	DECK 1:	140 SQ. FT.
		DECK 2:	76 SQ. FT.

MAIN FLOOR



PLAN 2 INT - PLAN 3 END A

	PLAN 2		PLAN 3
GROUND LIVING:	57 SQ. FT.	GROUND LIVING:	418 SQ. FT.
GARAGE:	514 SQ. FT.	GARAGE:	359 SQ. FT.
TOTAL LIVING:	1410 SQ. FT.	TOTAL LIVING:	1884 SQ. FT.
		PORCH:	155 SQ. FT.

GROUND FLOOR

Applicant

LOTUS LEWELLING, LLC
467 SARATOGA AVE. SUITE #1450
SAN JOSE, CA 95129
CONTACT: KISHORE PALLAPOTHU
PHONE: 408.627.1334

LOTUS LEWELLING

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503 EAST LEWELLING BOULEVARD
SAN LORENZO, CA 94589
APN: 413-31-10-5

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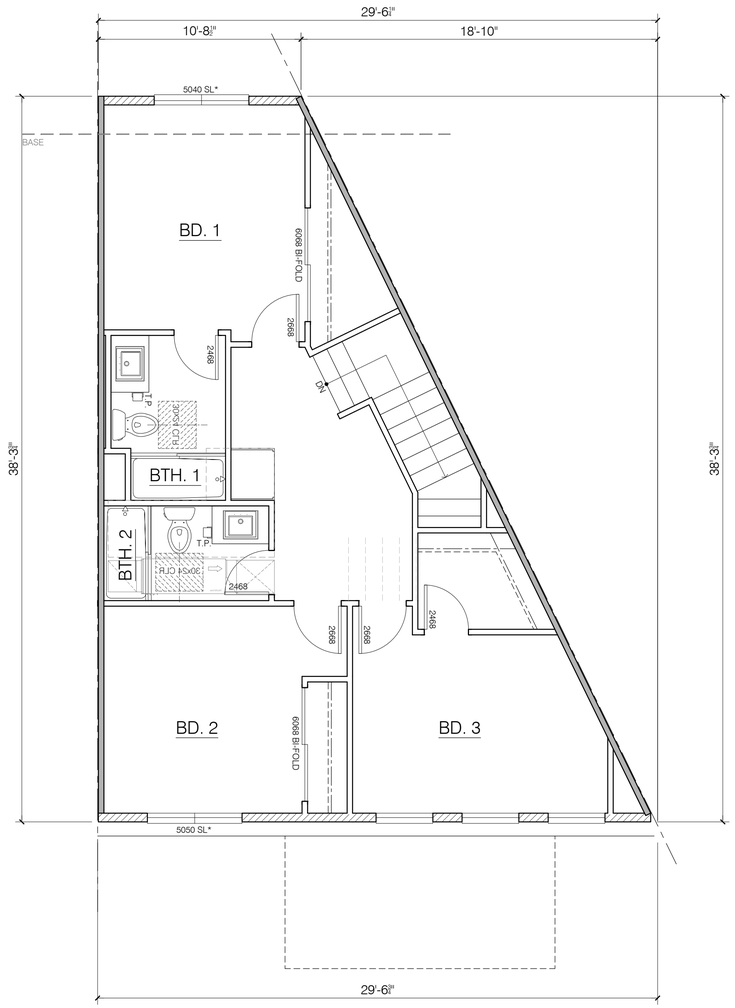
t. 415-512-1300
f. 415-288-0288

PLAN 2 INT (3 BED) - 3 END (4 BED) A FLOOR PLANS

A1.14

SCALE: 1/4" = 1'-0"
RESUBMITTAL: 03.01.2023
DATE: 06.07.2022
PROJECT: 359001

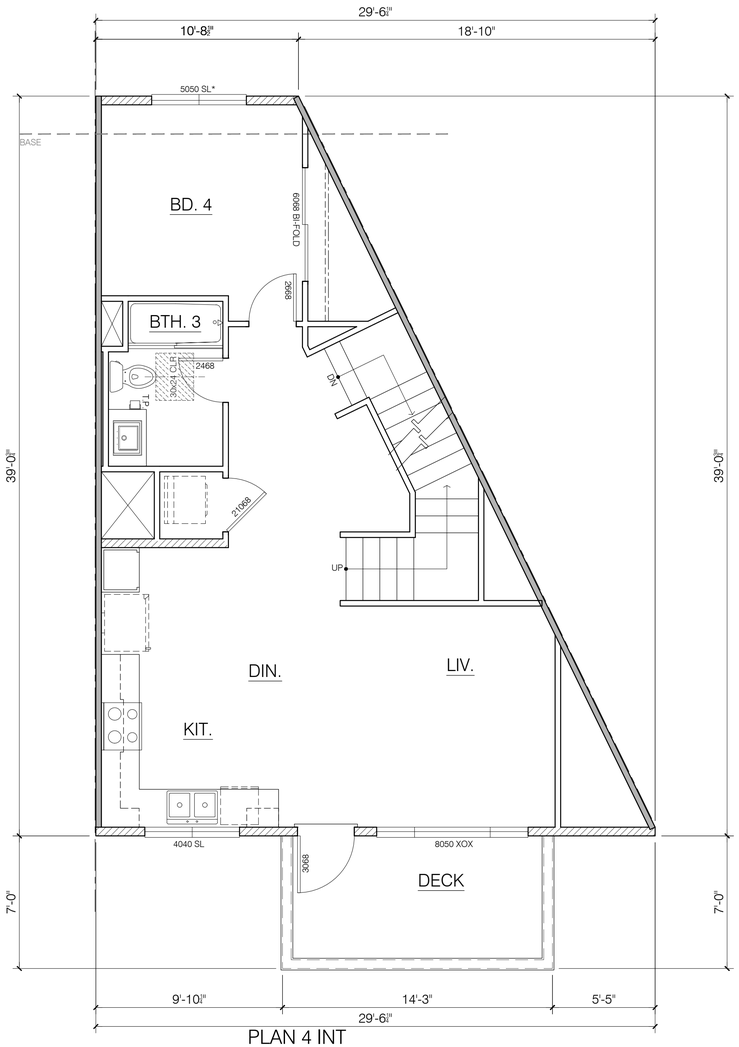
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PLAN 4 INT

UPPER LIVING: 716 SQ. FT.

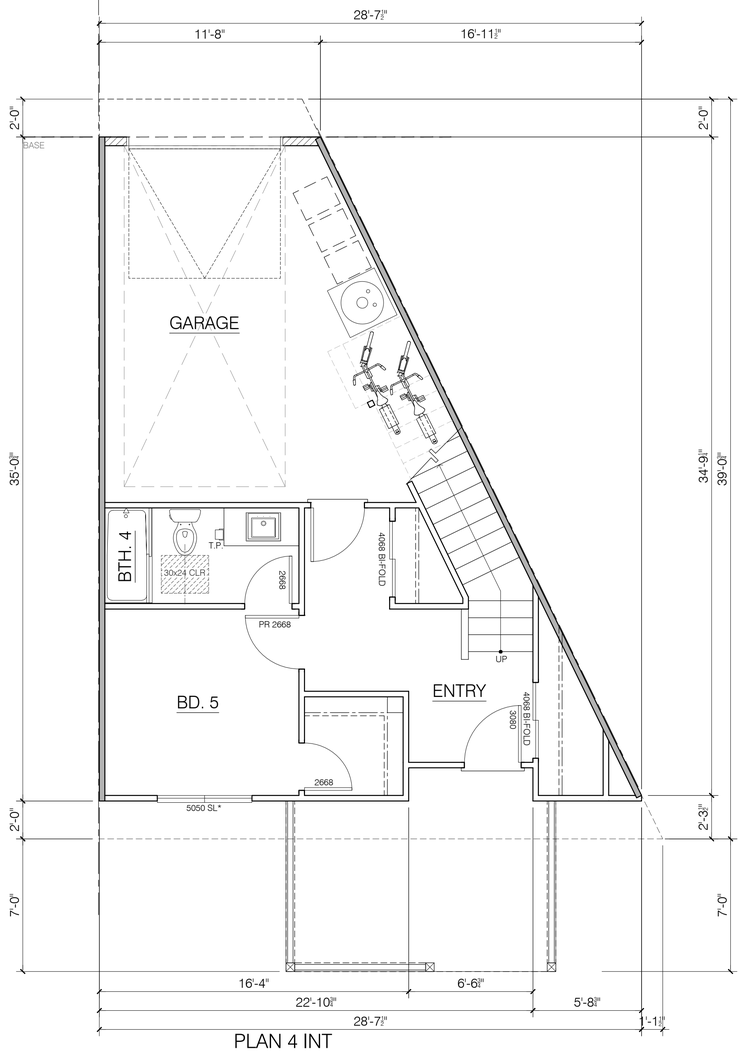
UPPER FLOOR



PLAN 4 INT

MAIN LIVING: 790 SQ. FT.
DECK: 100 SQ. FT.

MAIN FLOOR



PLAN 4 INT

GROUND LIVING: 380 SQ. FT.
GARAGE: 317 SQ. FT.
TOTAL LIVING: 1885 SQ. FT.

GROUND FLOOR

Applicant

LOTUS LEWELLING, LLC
467 SARATOGA AVE. SUITE #1450
SAN JOSE, CA 95129
CONTACT: KISHORE PALLAPOTHU
PHONE: 408.627.1334

LOTUS LEWELLING

LOTUS LEWELLING LLC
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SAN LORENZO, CA 94589
APN: 413-31-10-5

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f. 415-288-0288

PLAN 4 INT (5 BEDROOM) - FLOOR PLANS

A1.15

SCALE: 1/4" = 1'-0"
RESUBMITTAL: 03.01.2023
DATE: 06.07.2022
PROJECT: 359001

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503 EAST LEWELLING BLVD.

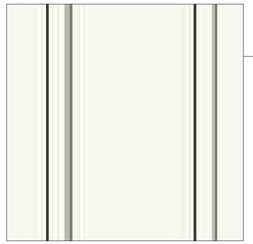
BLDG. A SHOWN





COPING & FASCIA
ITEM /MAT: 24 GA. STEEL
CO: PETERSEN ALUMINUM
COLOR: DARK BRONZE ANODIZED

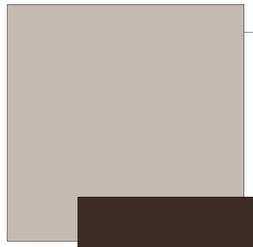




BOARD & BATTEN
ITEM / MAT: --
CO: JAMES HARDIE
COLOR: SHERWIN WILLIAMS
GREEK VILLA SW 7551



WINDOWS & DECK DOORS
ITEM /MAT: VINYL
CO: MILGARD
COLOR: TAN



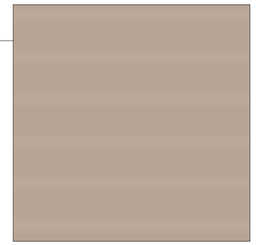
STUCCO 1
ITEM / MAT: 3 COAT STUCCO SYSTEM
LIGHT DASH
CO: SHERWIN WILLIAMS
COLOR: BONA FIDE BEIGE - SW 6065



RAILING & TRIM
ITEM / MAT: METAL (PAINTED)
CO: T.B.D.
COLOR: SHERWIN WILLIAMS
FRENCH ROAST - SW 6069



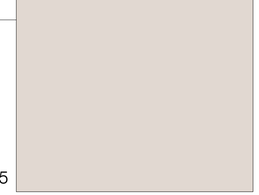
ENTRY DOOR
ITEM / MAT: 8' RESIDENTIAL ENTRY DOOR
CLASSIC CRAFTSMEN W/ 3 LITE
CO: THERMA TRU
COLOR: SHERWIN WILLIAMS
MOCHA - SW 6067



SIDING
ITEM / MAT: 7.25" SELECT CEDARMILL PLANK
CO: JAMES HARDIE
COLOR: SHERWIN WILLIAMS
UTAUPEIA - SW 9088



ROOF
ITEM / MAT: SHINGLE ROOFING
CO: CERTAIN TEED OR E.Q.
COLOR: SHENANDOAH



STUCCO 2
ITEM / MAT: 3 COAT STUCCO SYSTEM
LIGHT DASH
CO: SHERWIN WILLIAMS
COLOR: TOUCH OF SAND - SW 9085

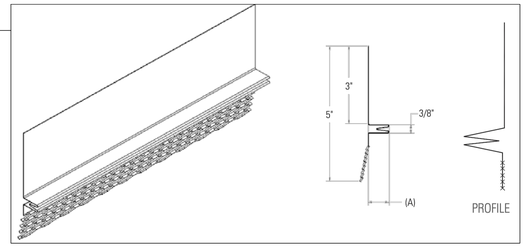


PLATE LINE CONTROL JOINT (SHOWN)
ITEM: #15 SOLID LEG CONTROL JOINT
CO: CEMCO
COLOR: STEEL

HORIZONTAL WINDOW LINE & WINDOW HEATHER
ITEM: #15 DOUBLE "V" CONTROL JOINT
CO: CEMCO
COLOR: PAINT TO MATCH WALL

CONTROL JOINT FOR VERTICAL CONT. WALLS
ITEM: #XJ-15 DOUBLE J CONTROL JOINT
CO: CEMCO
COLOR: STEEL

Applicant

LOTUS LEWELLING, LLC
467 SARATOGA AVE. SUITE #1450
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CONTACT: KISHORE PALLAPOTHU
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SAN LORENZO, CA 94589
APN: 413-31-10-5

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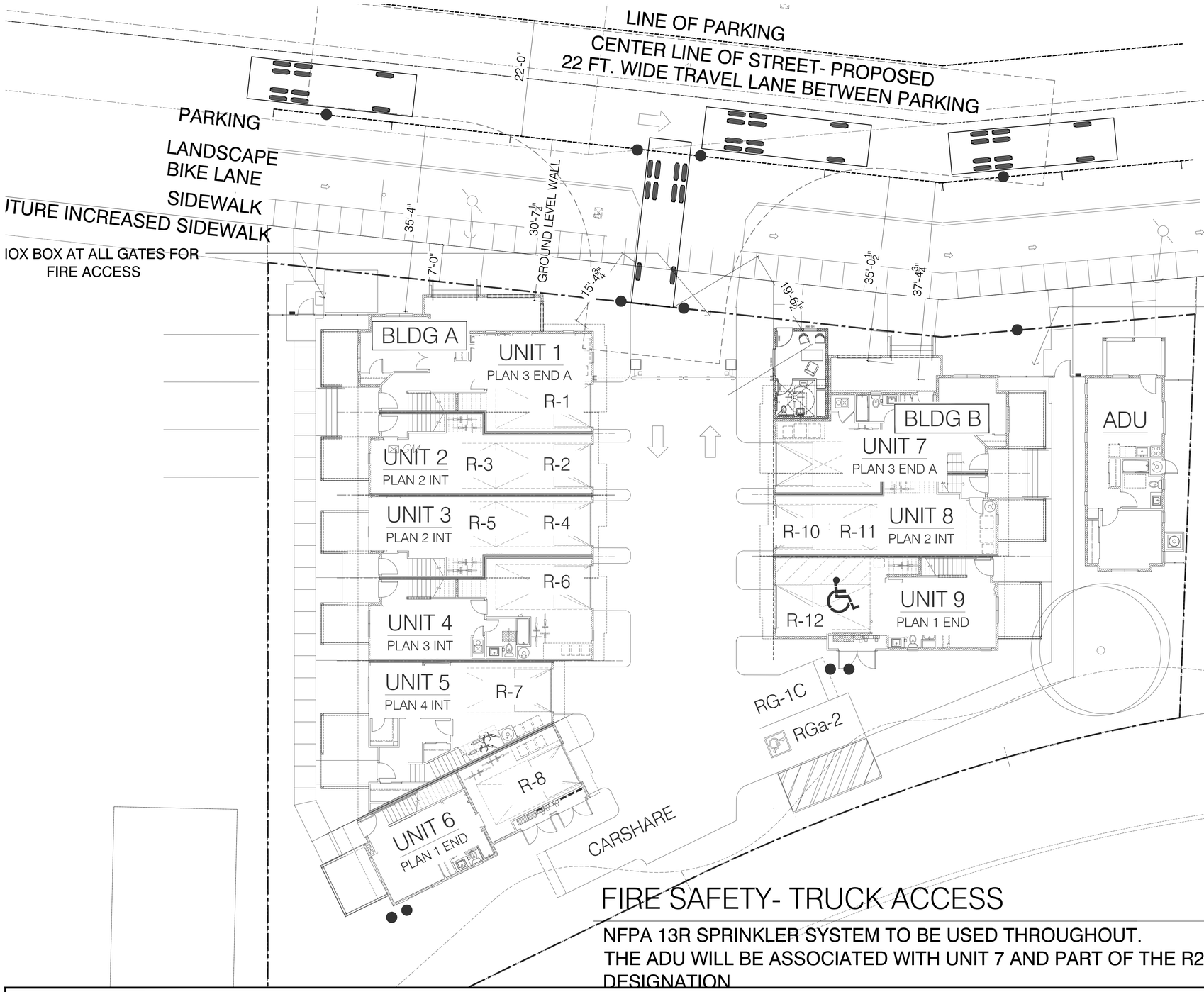
t. 415-512-1300
f. 415-288-0288

MATERIAL BOARD

A1.16

SCALE: N.T.S.
RESUBMITTAL: 03.01.2023
DATE: 06.07.2022
PROJECT: 359001

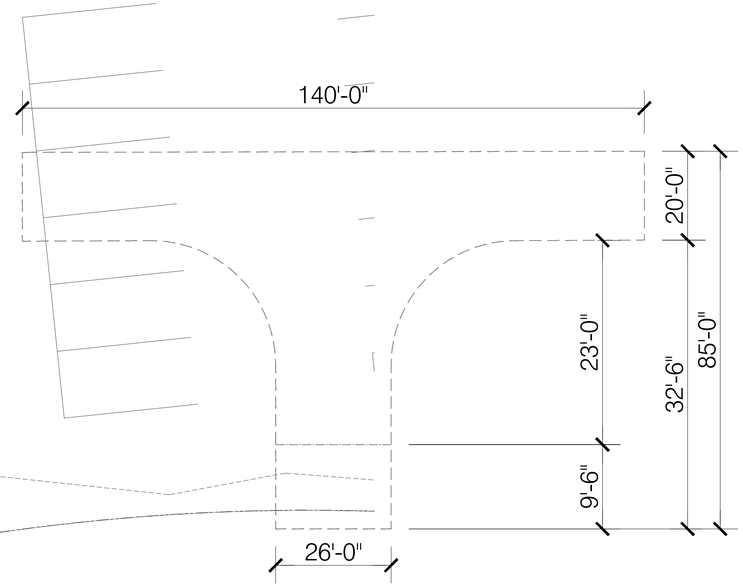
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FIRE SAFETY NOTES

1. A LIFE SAFETY FIRE ALARM SYSTEM SHALL BE PROVIDED THROUGHOUT THE BUILDING
2. A FIRE ALARM SYSTEM SHALL BE INSTALLED AS OUTLINED IN THE 2016 CALIFORNIA FIRE CODE
3. RESIDENTIAL UNITS ARE REQUIRED TO HAVE SMOKE DETECTORS AND CARBON MONOXIDE DETECTORS AS OUTLINED IN THE CALIFORNIA BUILDING CODE AND CALIFORNIA FIRE CODE
4. THE BUILDING SHALL BE EQUIPPED WITH AN EMERGENCY RESPONDER RADIO COVERAGE SYSTEM AS OUTLINED IN SECTION 510.1 OF THE 2016 CALIFORNIA FIRE CODE

KNOX BOX AT ALL GATES FOR
FIRE ACCESS



FIRE APPERATUS HAMMERHEAD

FIRE SAFETY- TRUCK ACCESS

NFPA 13R SPRINKLER SYSTEM TO BE USED THROUGHOUT.
THE ADU WILL BE ASSOCIATED WITH UNIT 7 AND PART OF THE R2 DESIGNATION

Applicant

LOTUS LEWELLING, LLC
467 SARATOGA AVE. SUITE #1450
SAN JOSE, CA 95129
CONTACT: KISHORE PALLAPOTHU
PHONE: 408.627.1334

LOTUS LEWELLING

LOTUS LEWELLING LLC
503 EAST LEWELLING BOULEVARD
SAN LORENZO, CA 94589
APN: 413-31-10-5

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San Francisco, CA 94105
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t. 415-512-1300
f. 415-288-0288

FIRE SAFETY - TRUCK ACCESS

A2.0

SCALE: NTS
RESUBMITTAL: 03.01.2023
DATE: 06.07.2022
PROJECT: 359001

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MEMORANDUM

DATE: **July 16, 2021**

TO: **Nisha Chauhan, Development Planning Division**

FROM: KY **Kyin Yin, Development Services**

SUBJECT: **Tract Map, TR-8601 and Site Development Review, 503 E Lewelling Blvd, Ashland**

We have received and reviewed your exhibit and transmittal letter dated June 4, 2021, regarding the above mentioned subject, a project application to allow construction of 2 3-story town homes and 2 ADUs, on a 19,920 square foot lot, in the Eden Area General Plan as Medium Density Residential and zoned as Corridor Neighborhood for residential uses, located at 503 E. Lewelling Boulevard, San Lorenzo area of unincorporated Alameda County, bearing Assessor's Parcel Number: 413-0031-0010-05.

Due to the limited information provided, we completed only the preliminary review. When grading, drainage, and road improvement plans are submitted, a detailed review can begin.

Should this application receive favorable consideration by the Planning Department, please consider the following recommendations in establishing the conditions of approval:

Specific Comments

1. The Board of Supervisors, under Ordinance No. 426 N.S., on April 9, 1959, established a future width line for an 80-foot right-of-way. The property owner must dedicate 7 feet of right-of-way to the County as a condition of approval.

2. All property dedication to the County will be done in a form and manner acceptable to the Real Estate Division, Public Works Agency. Dedication of right-of-way shown on Tract Map is by separate instrument.

3. Any right-of-way dedication, road improvements, and necessary relocation of utility facilities shall be at no cost to the County.

4. The proposed improvements are located within the future road right-of-way and are to be relocated.

5. The property owner is responsible for the installation of portland cement concrete curb, gutter and sidewalk, and pavement tie-in. However, due to the County's proposal to widen Lewelling Boulevard, the developer will need to deposit with the County the cost of said improvements based on an engineer's estimate of cost. The developer shall submit the engineer's estimate of cost to Alameda County Public Works Agency for approval.

6. Our records indicate that this site is located near or within a "Special Flood Hazard Area," as

defined by the Federal Emergency Management Agency (FEMA). The portion site is within a FEMA designated "A9" Zone and mitigation measures are required to be developed.

7. Construct the proposed finished floor elevations a minimum of 1 foot higher than the surrounding catch basin grate elevations or the FEMA flood plain, whichever is higher.

8. Refer to the letter, dated October 5, 2009, from Daniel Woldesenbet, for the San Lorenzo Creek Floodplain Letter of Map Amendment, which is attached to this memo.

9. Refer to the letter, dated June 28, 2021, from Bruce King of Friends of San Lorenzo Creek, regarding onsite trees and the future San Lorenzo Creekway, which is attached to this memo.

10. The topographic elevations on the plans should correspond with the reference benchmark.

11. All required parking of private development should be located within the development boundaries. Public roadway frontage is not intended to be counted for the required parking of a private development.

12. A stormwater treatment system that is designed to infiltrate runoff into the soil must be supported by an in-situ geotechnical study that confirms a percolation rate of greater than 0.5 inches/hour, and the elevation of the groundwater table. The drainage system must be designed so that the runoff is directed away from any foundation areas.

13. The standard setback for a bio-retention area is 10' from the building foundation; design the treatment area with a reinforced concrete treatment planter box next to Unit 6, provided that the foundation is protected with a waterproof barrier and the base of the box is a waterproof slab.

14. The proposed drainage pipes and area drains are to be located entirely outside the District Right-of-way.

15. A site –specific soil investigation report shall accompany the grading application for review. The soils report should contain all required elements described in Chapter 15.36.350. The report may be subject to a peer review by a consulting engineer depending on the complexity of the report and soil condition. This review shall be funded by the developer if the peer review is required.

Development Adjacent to Creek or Channel

16. The conditions of The Alameda County Watercourse Ordinance control the work within or adjacent to a watercourse and require a permit from Alameda County Flood Control and Water Conservation District.

17. Provide a setback from the creek. The Watercourse Ordinance established a setback of 20 feet from the top of bank. However, for existing bank slopes at 2 horizontal to 1 vertical, or steeper, establish the setback by drawing a line at a 2 horizontal to 1 vertical slope from the toe of the existing bank to a point where it intercepts the ground surface and then adding 20 feet.

18. Provide the following information to determine an adequate setback from the creek and for the required hydraulic calculations:

a) Cross sections of the creek prepared by a surveyor.

b) No structure or load is to be placed over the storm drainage pipe or the channel wall. Prove with plans and calculations that the proposed building will not place any loads on the storm drain pipes or the channel wall. The project geotechnical engineer is to provide a report addressing the issue of channel bank/bottom stability and if necessary, the suggestion of possible mitigative measures.

19. Storm drain outfall needs to drain to the waterway, and cannot discharge to the existing Flood Control maintenance access road. The outfall structures to the channel wall shall conform to Alameda County Flood Control District standards.

20. It should be noted on the plans that:

    a. An encroachment permit shall be obtained from Alameda County Flood Control and Water Conservation District prior to commencement of any work within District right of way and for the construction, modification or connection to District-maintained facilities. All workmanship, equipment, and materials shall conform to District Standards and specifications.

    b. The contractor shall contact the Alameda County Flood Control District Inspector prior to survey staking any outfall structure.

21. The California State Department of Fish and Wildlife, the San Francisco Bay Regional Water Quality Control Board, as well as the U.S. Army Corps of Engineers should be notified of any proposed work to be done within the creek area. If those organizations make a determination that a Streambed Alteration Agreement, Water Quality Certification and/or a Corps Permit, respectively, are necessary, copies of these documents must be provided to this office prior to the issuance of this District's Encroachment Permit.

General Comments

22. Acquire an encroachment permit from Alameda County for all work within the road right of way.

23. Home Owners Association C.C. & R's must be created for the maintenance of infrastructure including storm drain facilities, common areas, roadway accesses, and parking areas as well as to regulate the established restrictions.

24. The private access way will need traffic safety signs in accordance with Alameda County standards, including stop, and parking restriction signs.

25. Design of access driveway shall be approved by the Fire Department.

26. Driveway should have red painted curb with a "No Parking" sign for the fire lane.

27. Parking space sizes should conform to the County minimum of 9' x 18' for compact vehicles, 9' x 20' for standard vehicles, and 14' x 20' for handicapped parking.

28. Existing and proposed landscaping and embankment along the public street frontage should not create sight obstructions at the driveway. Provide adequate sight distance for vehicles exiting

and entering the site.

29. Setback graded slopes from the property lines in accordance with the Uniform Building Code. Setbacks from the property lines and all grading shall be based on recent survey data. Graded slopes shall not exceed 2 horizontal to 1 vertical.

30. All retaining walls are to be concrete. Safety fencing shall be provided on all retaining walls exceeding 30" in height located in the right-of-way, and in accordance with Building Requirements within lots. Safety fencing shall be wrought iron, unless otherwise approved by the Alameda County Planning Department.

31. All roadway and storm drain facilities are to conform to Alameda County's subdivision Design Guidelines and hydrology and hydraulics Criteria Summary. All work must be in compliance with Alameda County ordinances, guidelines, and permit requirements.

32. Provide street lighting at the entrance and on-site according to County requirements. Streetlights on private streets shall be privately owned and maintained. Ownership, maintenance, and responsible party for payment of the streetlight energy bills shall be clarified in appropriate documents such as C.C.&R.'s, Joint Maintenance Agreement, Improvement and Streetlight Plans, and Final Map.

33. Streetlights shall be installed at the locations shown on plans approved by the County in accordance with the Streetlight Design Guidelines and Specifications. Streetlight plans shall include electrolier and foundation details, trench detail, and a circuitry plan that includes pole identification numbers, PG&E service points, underground conduit size, wires, alignment, and pull box locations.

34. The circuitry for the streetlights that will be privately owned and maintained shall be separate from the circuitry for the streetlights that will be owned and maintained by the County.

35. Submit a hydrology map and hydrology and hydraulic calculations showing the drainage impact on the adjacent properties. It must include the method of dissipation and points of discharge of the augmented runoff due to roof leaders, driveways and any additional impervious surfaces.

36. Develop a contingency overland flow drainage plan to account for blocked drainage inlets and the 100-year storm. The emergency overflow plan should show emergency overflow contained within the roadway right-of-way. Show right-of-way on the tentative map between lots to allow passage of emergency overflow releases, where low point cul-de-sac's or other internal low points are unavoidable. The potential area of flooding should not extend outside the roadway right-of-way, unless approved by the Public Works Agency.

37. The minimum size pipe allowed in the County right-of-way is 18 inches in diameter. This office recommends that all storm drains be no less than 18 inches in diameter to minimize maintenance problems.

38. Catch basins deeper than 3 feet must have a minimum top opening of 2' x 3' and must have steps for access.

39. No grading shall be permitted on this site until a grading plan and an erosion and sedimentation control plan have been reviewed by the County and a grading permit is issued in accordance

with Alameda County Ordinance No. 82-17.

40. No grading will be allowed during the rainy season, defined as from October 1 to April 15, except upon a clear demonstration, to the satisfaction of the Director of the Public Works, that at no stage of the work will there be any substantial risk of increased sediment discharge from the site.

41. Projects with land disturbances of less than one acre must provide a Stormwater Pollution Prevention Plan (SWPPP) to the Land Development Engineer outlining the pollution prevention practices to be used at the site during construction. This is in addition to an erosion control plan required by the Grading Permit. The owner, contractor and project proponent are responsible to ensure that the following water quality protection measures are addressed in the SWPPP and are implemented:

    a) Minimize construction access points to local roads. Provide construction entrances at each access point. Remove all silt, gravel rubbish, and green waste from the street, gutter, and sidewalks adjoining the construction site prior to October 1. Provide regular maintenance, weekly or after storm events, to keep each access point clean and free of debris which may be washed away. During wet weather, avoid driving off paved areas and tracking mud and silt onto paved areas.

    b) Minimize removal of any vegetation. Stabilize all cleared and de-vegetated areas prior to the start of the rainy season, October 1. Stabilization techniques should include temporary or permanent re-seeding, mulching, protective berms and silt fences, plastic covering or rocking of all roads in use, but should be based on ABAG erosion control or California Storm Water BMP Handbook standards.

    c) Protect adjacent properties from all storm water or silt runoff generated by on-site construction activities.

    d) Delineate clearing limits, easements, setbacks, trees, drainage courses, sensitive or critical areas and their buffers to be protected on the plan and provide for their marking on-site.

    e) Source control of potential pollutants, i.e. "good housekeeping" practices shall be used during construction to prevent construction related contaminants from entering the storm drain system. Gather all construction debris on a regular basis. Store all construction materials and waste in a covered area, or under a tarp. Sweep where possible; do not use water to wash down areas draining to storm drains. Indicate on the plan materials and waste storage areas which can be covered during storms. Indicate on the plan vehicle parking, maintenance, and cleaning areas. Use proper equipment cleaning, fueling, and maintenance practices. Indicate on the plans a contained area for concrete truck washing.

    f) Stabilize swales, gullies, channels, culverts, field inlets, and outfalls on the construction site to prevent erosion.

    g) Use sediment controls and filtration to reduce sedimentation from dewatering effluent.

    h) Control the use and prevent discharge to storm drains of all potential pollutants. For example, pesticides, petroleum products, nutrients (plant wastes), solid wastes, and

construction discharges from dewatering activities, street washing, and pavement saw cutting. Install filter materials (sandbags, filter fabric) at all storm drain inlets which drain the site. Filters shall be maintained and changed regularly to ensure effectiveness and prevent flooding. Dispose of filtrate properly.

i) Include on the plan the following emergency measures: storage of extra erosion control items on-site (hay bales, silt fence, life vests), alternative drainage or erosion control measures, locations of high drainage flow potential, emergency contact names and phone numbers of the contractor, developer and plan preparer.

42. The developer shall design all landscaping irrigation so runoff is minimized. Design of landscaping shall minimize the use of pesticides and fertilizers shall be minimized to prevent storm water contamination (i.e., native and/or pest resistant plants).

43. The developer shall provide the Alameda Countywide Clean Water Program brochure entitled "The Bay Begins At Your Front Door," available to initial property buyers/occupants at the time of property sales/move-in. The applicant may contact the Alameda Countywide Clean Water Program at 510-670-5543 for information on obtaining the above-mentioned literature.

44. Outdoor storage of potential pollutants or storm water contaminants must be under a roof, cover, or temporary tarp during the rainy season.

45. Trash enclosures and recycling areas must be completely covered. Grading and drainage for the trash enclosure area shall ensure that no other area shall drain into this area and this area shall not drain out to another area. Drains from trash and/or recycling areas shall not connect to the storm drain. If drains are used they shall connect to the sanitary sewer, with the approval of the Sanitary District. Contact your sanitary district for their standards.

46. In order to help discourage the disposal of litter and other pollutants into the drains, the developer shall stencil, emboss the concrete, or affix an iron placard on all storm drain inlets where storm water runoff from the site may enter the storm drain system with the message "NO DUMPING! DRAINS TO BAY", or other approved wording. The applicant may contact the Alameda Countywide Clean Water Program at 510-670-5543 to obtain stencils.

47. Outdoor storage of potential pollutants or storm water contaminants must be under a roof, cover, or temporary tarp during the rainy season.

48. Site planning practices such as limiting disturbed areas, limiting impervious areas, avoiding areas with water quality benefits and susceptibility to erosion, protection of existing vegetation and topography, and clustering to structures should be employed.

49. The necessary Stormwater related regular inspections and maintenance responsibilities should be detailed in a separate Maintenance Agreement document. The Agreement, which will cover treatment, site design, source control, access, notification, enforcement, funding mechanism, etc.

50. The Grading Department comments will be made separately.

If you have any questions, please call me at 670-5954.

/KYY

REVIEW OF AGENCY PLANNING APPLICATION

THIS IS NOT A PROPOSAL TO PROVIDE WATER SERVICES

The technical data supplied herein is based on preliminary information, is subject to revision and is to be used for planning purpose ONLY

DATE: 02/25/2022	EBMUD MAP(S): 1533B436,1533B434	EBMUD FILE:S-11187
AGENCY: Alameda County Planning Department Attn: Michael Flemming 224 West Winton Avenue, Room 111 HAYWARD, CA 94544	AGENCY FILE: PLN2021-00093	FILE TYPE: Development Plan
APPLICANT: Ragini Vecham , CA		OWNER: Same as applicant , CA

DEVELOPMENT DATA

ADDRESS/LOCATION: 503 East Lewelling Boulevard City:SAN LORENZO Zip Code: 94580

ZONING:Medium Density Residential, CN PREVIOUS LAND USE: residential

DESCRIPTION: Site Development Review Permit consists of subdivision for 2 3-story town homes-9 units- and 2 ADUs	TOTAL ACREAGE:0.45 ac.

TYPE OF DEVELOPMENT:
Multi Family Residential:11 Units

WATER SERVICES DATA

PROPERTY: in EBMUD	ELEVATION RANGES OF STREETS: 77-80	ELEVATION RANGE OF PROPERTY TO BE DEVELOPED: 79-81

All of development may be served from existing main(s)
Location of Main(s):E. Lewelling Boulevard

PRESSURE ZONE	SERVICE ELEVATION RANGE
G0A7	0-100

None from main extension(s)
Location of Existing Main(s):

PRESSURE ZONE	SERVICE ELEVATION RANGE

COMMENTS

Once the property is subdivided, separate meters for each lot will be required. Effective January 1, 2018, water service for new multiunit structures shall be individually metered or sub-metered in compliance with Section 537 of California's Water Code & Section 1954.201-219 of California's Civil Code, which encourages conservation of water in multifamily residential and mixed-use multi-family and commercial buildings by requiring metering infrastructure for each dwelling unit, including appropriate water billing safeguards for both tenants and landlords. EBMUD water services shall be conditioned for all development projects that are subject to these metering requirements and will be released only after the project sponsor has satisfied all requirements and provided evidence of conformance with Section 537 of California's Water Code & Section 1954.201-2019 of California's Civil Code. The addition of accessory dwelling units with expanded water use may require an upgrade to the existing water service and payment of associated fees. When the development plans are finalized, the project sponsor should contact EBMUD's New Business Office and request a water service estimate to determine the costs and conditions of providing water service to the development. Engineering and installation of water mains and meters requires substantial lead time, which should be provided for in the project sponsor's development schedule. No water meters are allowed to be located in driveways. The project sponsor should be aware that Section 31 of EBMUD's Water Service Regulations requires that water service shall not be furnished for new or expanded service unless all the applicable water-efficiency measures described in the regulation are installed at the project sponsor's expense. Due to EBMUD's limited water supply, all customers should plan for shortages in time of drought.

CW

CHARGES & OTHER REQUIREMENTS FOR SERVICE:
Contact the EBMUD New Business Office at (510)287-1008.

Chien Wang,Associate Civil Engineer; DATE
WATER SERVICE PLANNING SECTION

HUNT
HALE
JONES
Architecture | Planning | Interiors

November 11, 2021

To:
Nisha Chauhan
Alameda County
Community Development Agency Planning Department
Address:
224 West Winton Ave., Room 111
Hayward, California 94544

From:
Bob Iwersen, Architect
Hunt Hale Jones Architects
Address:
444 Spear St., Suite 105
San Francisco, CA 94105
email: biwersen@hhja.com
phone: 415.568.3843
fax: 415.288.0288

Applicant:
Ragini Vecham
Lotus Lewelling LLC
10568 Johnson Ave.
Cupertino, CA 95014

Re: 503 E. Lewelling Resubmittal
Pln# 2021-00093
Review Date: 6/8/2021
Address: 503 E. Lewelling

Zoning: ACDB-AC-CN, Corridor Neighborhood, Central Lewelling Corridor
HHJA Project #: 359001
Application Date: April 8, 2021

Dear Ms. Nisha Chauhan,

In this response letter to our April 8th application, we have responded to THE Friends of San Lorenzo Creek comments. We are providing this response letter to rectify the comments provided by the department. The following items and comments have been addressed and responded to so the staff can continue review of the application.

All items not addressed in the response are to be addressed by others. The revisions have been clouded with a Δ1. Below are our itemized responses to your Plan Check Comments:

Friends of San Lorenzo Creek

Date: June 28, 2021

To: Nisha Chauhan, Development Planning Division
Bill Lepere, Deputy Director Construction and Development Services
Hank Ackerman, Program Mgr. Flood Control and Water Conservation District
James Wheeler, HARD General Manager
Ragini Vecham, Project Primary Contact

From: Bruce King
Friends of San Lorenzo Creek
BruceKing8@gmail.com

Subject: Friends of San Lorenzo Creek Comments on Proposed Project to Construct (2) 3-story town homes and (2) ADU's at 503 E. Lewelling Blvd

This project should:

Comment 1.0 Provide More On-Site Trees and Canopy

Provide more and sufficient on-site tree canopy to: a) provide cooling needed for public health due to increased urban heat caused by climate change, and b) Improve the ecological and riparian health of San Lorenzo Creek, and c) provide shade and aesthetics for the future San Lorenzo Creekway (multi-use trail).

Response: Please se Landscape Response. We have tried to provide as many trees as we can fit on the site. There are several below grade constraints that inhibit as many as we would like. These include stormwater treatment areas and other utilities as well..

Comment 1.1

Provide trees needed for public health caused by climate change and urban heat
Existing trees and coverage must be shown on the plans, proposed percent on-site tree coverage should be stated in the plans, and the new development should provide tree coverage that is needed for community cooling and public health. The tree coverage

proposed in the plans should be compared to tree canopy deficiencies and County data for Ashland, Cherryland, and Castro Valley. Increase on-site tree coverage as needed.
Response: Please see above response and Landscape response. We want to provide as many trees as possible for heat island treatment and many other reasons.

The following bullets provide additional explanation related to Comment 1.1:
• Existing trees are not shown on the landscape plans. The County's SDR application checklist requires the landscape plan to show the location and size of all existing trees that have diameters of 4 inches or larger. The attached Google Earth image of the site shows extensive existing trees and tree canopy.
• The Planning Department is currently assessing tree coverage in the unincorporated communities given the role trees play in climate change, cooling communities, and public health. The County identified that Ashland and Cherryland have the lowest tree canopy cover in Alameda County (i.e., 0.3 to 0.5%) in comparison to other communities (e.g., Castro Valley has 22% coverage). CDA Planning has even initiated a pilot program under a grant to plant 300 trees on private property in Ashland and Cherryland for free. Given this information, what percent on-site tree coverage is shown in these plans and what coverage should be provided?
• Actual on-site tree canopy coverage within the property lines of the site is less than the tree canopy areas shown on the landscape plan. The project's planting plans show a total of 13 new trees: (8) Southern live oak trees and (5) Marina strawberry trees. Eleven of these trees have much of their canopy (up to 15-20 ft) obstructed by the buildings or hanging over the property lines, neighboring properties, sidewalks, and the flood control access road (and future Creekway trail).
Response: Please see landscape response. Existing trees are indicated on the survey plan. If any are to remain, the landscape plans will have indicated such. The site is being significantly altered. The Landscape response should indicate any possibility of maintaining any of these trees.

<u>Comment 1.2</u>
Provided more trees to improve the ecological and riparian health of San Lorenzo Creek
More native trees and ground cover should be provided in the 20-foot-wide space between the buildings and the flood control access road. Trees and bushes provide habitat, roosting, and nesting for birds and bats that inhabit the creek. Less hardscape development should be placed in this 20-foot space so that more trees and ground cover can be provided.
• Example native trees might include California sycamore, Coast live oak, or California bay. For example, California sycamores are plentiful at the HARD dog park that is upstream of this site. The sycamores are the dog park site used to be part of the natural creek channel.
• Hardscape such as several parking spaces, storm water management, and pathways should be reduced in this 20-foot area.
Response: Please see Landscape response. We have planted as much as could be provided per other requiremnents.

<u>Comment 1.3</u>
Provide more trees to shade and improve aesthetics for residents and the future Creekway
More trees and native trees should be planted on this project site especially along the site's border with the current flood control access road (and the future San Lorenzo Creekway).

Tree planting should be coordinated with Public Works and Flood Control to ensure overhanging tree canopy will not interfere channel maintenance road access.
• According to the County, trees cannot be planted within the right-of-way of the flood control access road and future Creekway trail. The distance between the channel vertical wall and the development's boundary-line appears in the plans to be 16.5 feet. The San Lorenzo Creekway and channel maintenance road would be within this 16.5-foot width. According to Development Services in 2019: There is not room for trees in this area because the paved Creekway trail would be 10 feet wide with 2-foot shoulders.
Response: We are in favor of as many trees as possible. We also favor a nicely improved path along the channelized creek.

Comment 2.0 Integrate this project with the future San Lorenzo Creekway
The project plans should show how this project's border and developments will integrate with the existing flood control maintenance access road and future San Lorenzo Creekway (multi-use trail). Top view and cross section plans should be provided. An integrated plan should:
• Provide aesthetic and natural improvements for the creek, Creekway, and townhouse residents
• Include the property line along with the grade change.
Note: The Topographic Survey (C3) and Grading and Drainage Plan (C5) show about at 5-foot change in elevation between the flood control access road (future Creekway Trail) and the development over a distance of 5 to 8 feet resulting in a current slope of up to 45 degrees.
• Include the conceptual location of Creekway trail, shoulders, planting area, and fence
• Include the location of project site's fence and plantings. Plantings should include native plants on the graded slope and trees that provide shade and/or aesthetics for the Creekway trail and residents.
Response: Please see civil drawings for drainage and flood control measures.

ATTACMENT

Site Images and Plans Discussed in Friends of San Lorenzo Creek Comments

IMAGE NOT SHOWN

Google Map image of 503 E Lewelling Blvd.

Image shows extensive trees and tree canopy on site that are not shown in the submitted plans. The SDR application checklist requires the landscape plan to show the location and size of all existing trees that have diameters of 4 inches or larger.
Response: Please see Landscape response.

IMAGE NOT SHOWN

C3 Topographic Survey

The Topographic Survey (C3) and Grading and Drainage Plan (C5) show about at 5-foot change in elevation between the flood control access road (future SLZ Creekway Trail) and the development over a distance of 5 to 8 feet resulting in a slope of up to 45 degrees.

Plan C3 also shows small round circles without any labeling. If these circles are meant to indicate existing trees, the information they provide is inadequate (no canopy area is shown) and needs to be consistent with the number of trees shown in the Google Earth image. The SDR application checklist requires the landscape plan to show the location and size of all existing trees that have diameters of 4 inches or larger.
Response: Please see Landscape response.

IMAGE NOT SHOWN

C5 Grading and Drainage Plan

The Topographic Survey (C3) and Grading and Drainage Plan (C5) show about at 5-foot change in elevation between the flood control access road (future SLZ Creekway Trail) and the development over a distance of 5 to 8 feet resulting in a slope of up to 45 degrees.

Also, trees shown on C5 are not consistent with trees shown on Landscape Plan (L-6.1)
Response: Please see Civil and Landscape responses and plans.

IMAGE NOT SHOWN

L-6.1 Planting Plan

The planting plans shows:
- (8) Southern live oak trees [QV] with a diameter of 40 ft
- (5) Marina strawberry trees [AM] with a diameter of 20 ft
- (11) of these trees have much of their canopy (up to 15-20 ft) obstructed by building footprints or hanging over the property lines, neighboring properties, sidewalks, and the flood control access road (and future Creekway trail). So actual tree canopy coverage within the project's property lines is more limited.

Southern live oak trees can reportedly grow much wider (60-100 ft wide) than the 40 ft diameters shown in the landscape plan.
Response: Please see the landscape response.

(End of response to comments)

Robert W. Iwersen

Sincerely,

Bob Iwersen, Architect

bob iwersen | architect
project manager
hunt hale jones architects
415.568.3843 office
415.288.0288 fax
www.hunthalejones.com

COUNTY OF ALAMEDA

PUBLIC WORKS AGENCY

INTER-OFFICE COMMUNICATION

DATE : June 29, 2021

TO : Nisha Chauhan, Development Planning Division

FROM : Andy Cho, Grading Section, Construction and Development Services

SUBJECT **: Case No. PLN 2021-00093, SDR and Tentative Tract Map and Variance**

Reference is made to the subject application that was referred to this office for review and recommendation. According to the project referral letter, this application is to allow construction of 2 3-story townhomes and 2 ADUs at 503 E. Lewelling Blvd., in unincorporated Alameda County, APN 413-0031-010-05.

Based on the review of the submitted information, we offer the following recommendation:

1. According to the Seismic Hazard Zones map of Hayward Quadrangle published by the California Geologic Survey, the project site is partially located within an area of the designated zone of required investigation for **liquefaction**. The proposed project will be subject to the provisions of the Seismic Hazards Mapping Act (SHMA) and a geotechnical report, prepared by a qualified engineer, assessing such potential hazardous condition must be submitted to the County and reviewed and approved by the County prior to approval of the subdivision per the provisions of the SHMA and the Special Publication 117A.
   Response: Please see Geotechnical report. We have noted your comments
2. No grading work shall be permitted until a grading permit or exemption is obtained from this office in accordance with the provisions of the Alameda County Grading Ordinance.
   Response: Noted
3. Per the submitted topographic survey plan, there is steep elevation drop along the southern property line. Any improvements in this area shall be designed in such a manner that it will not cause erosion or endanger the stability of the existing slope.
   Response: Noted - please see revised Civil Drawings
4. Sheet C5 notes "12" RCP outfall to ACFC Channel", but the location of the outfall does not extend to the ACFC Channel. The plan should be revised accordingly. Any work within the ACFC must be reviewed and approved by Public Works Agency and a flood encroachment permit should be obtained as required.
   Response: Please see revised Civil Plans and Notes

Feel free to contact me at andyhjc@acpwa.org or (510) 670-6451 if you have any questions.

Bob Iwersen
Hunt Hale Jones Architects
11-11-21

Alameda County Fire Department

Fire Prevention Bureau

Plan Review Comments

6363 Clark Ave, Dublin California 94568 Phone (925) 833-3473 Fax (925) 875-9387

Alameda County
Community Development Agency
Planning Department
224 West Winton Ave., Room 111
Hayward, California 94544

To	Nisha Chauhan	**PLN #**	2021-00093		
Address	503 E. Lewelling				
Job Description	Three New Residential Buildings (2 R2 condo buildings) 1 duplex				
Reviewed By	Bonnie S. Terra, Division Chief	**Date:**	6/8/2021	**Review #**	**1**

APPLICATION NOT COMPLETE FOR FIRE REQUIREMENTS – WITH CUSTOMER FOR RESPONSE

Fire Staff does not recommend that discretionary approval be given until the following issues are addressed and Fire Conditions are issued.

Re-submittal Required. A re-submittal is required for this project. Submit the revised plan along with a copy of any necessary reference materials, cut-sheets, listing sheets and calculations. Include a written itemized response to each comment and where in the re-submittal the specific change or information requested can be found.

Errors & Omissions. The purpose of code enforcement is to provide a means to help ensure projects are built to the codes, regulations and standards applicable to the project. Two methods are used towards this goal. First, is the review of the plans, second, are field inspections associated with the work. Between these two methods, it is hoped that all code deficiencies are discovered and corrected.

It is important to note that approval of the plan does not constitute permission to deviate from any code requirement and shall not be construed to be a permit for, or an approval of, any violation of the applicable statue, regulation, code or standard. Approval of a plan or permit presuming to give authority to violate or cancel the provision of any applicable statue, regulation, code or standard shall not be valid.

Alternate Means. Any alternate means or equivalences shall be submitted in writing explaining the code provision that will be deviated from, the justification for such deviation, and an explanation on how this deviation meets the intent of the code and the equivalent level of safety intended by the code. This letter and supporting documents must be reviewed and approved for the deviation to be considered acceptable.

ACFD is committed to assisting the applicant with getting conditions of approval for this project issued. Responses to the items noted below are needed before ACFD can condition the project. The on

Items to be addressed with required re-submittal

1. Building A and B must comply with the requirements set forth in appendix D of the 2019 CFC as adopted by the County of Alameda. As such, an aerial fire department access must be provided. Please show on the plans how this project complies. Note: you many use existing roadways such as Lewelling if the setbacks 15'-30' to the building and street width is at least 26'.

2. Please note on the plans that all buildings will be required to be equipped with fire sprinkler systems. Building A & B will be separate NFPA 13R or 13 systems and the duplex will be a NFPA 13D system. Check with EBMUD to determine if they will require two separate NFPA 13D systems for the duplex.

3. Sheet A2.0 shows access distance as 150 feet and indicates that building A is not in compliance with section 503. However, since the building is being equipped with fire sprinklers. Exception 1 in section 503 of the 2019 CFC allows for an increase in that dimension. ACFD allows an increase of 50 feet for a total of 200 feet. Please revise sheet A2.0 to show this distance. If the additional distance does not get building A into compliance. You will need modify the project to show compliance.

4. Sheet A2.1 shows proposed ladder access for this project. The ladder access shown is not feasible. ACFD personnel are not able to ladder to a patio and then pull up a ladder to then ladder from the patio to the next floor. Further, the patio access did not provide for any space at the bottom of the ladder to safely get off the ladder. Please revise the ladder access to provide for safe access and operation. You may also modify the construction type of the project 0 to a construction type that results is rescue windows not being required. See section 1030.

5. The roadway in the middle of the project is shown as being an e.v.a.e. If it is intended for this to be a fire department access roadway. It will need to comply with the access requirements outlined in chapter 5 and appendix D of the 2019 CFC. Note the weight capacity of the roadway would need to be 75,000 lbs. If the road is not to be used as part of fire access. A sign on the gate indicating no fire access is all that would be needed. Please revise the plans to show which is the case.

6. If the vehicle gate shown is intended for fire accessit must have a clear width of 20 feet and a Knox Key switch installed. Knox boxes shall also be installed on all pedestrian gates.

7. Please provide the fire flow information for the closest hydrant. It appears to be located across Lewelling. The required flow for the most restrictive building is 1500 g.p.m given the credit for fire sprinklers. If the hydrant is unable to flow 1500 g.p.m. You will need to add fire hydrants to meet the required flow.

HUNT
HALE
JONES
Architecture | Planning | Interiors

November 11, 2021

To:
Nisha Chauhan
Alameda County
Community Development Agency Planning Department
Address:
224 West Winton Ave., Room 111
Hayward, California 94544

From:
Bob Iwersen, Architect
Hunt Hale Jones Architects
Address:
444 Spear St., Suite 105
San Francisco, CA 94105
email: biwersen@hhja.com
phone: 415.568.3843
fax: 415.288.0288

Applicant:
Ragini Vecham
Lotus Lewelling LLC
10568 Johnson Ave.
Cupertino, CA 95014

Re: 503 E. Lewelling Resubmittal
Pln# 2021-00093
Review Date: 6/8/2021
Address: 503 E. Lewelling

Zoning: ACDB-AC-CN, Corridor Neighborhood, Central Lewelling Corridor
HHJA Project #: 359001
Application Date: April 8, 2021

Dear Ms. Nisha Chauhan,

In this response letter to our April 8th application, we have responded to the Alameda County Fire Department comments. We are providing this response letter to rectify the comments provided by the county. The following items and comments have been addressed and responded to so the staff can continue review of the application.

All items not addressed in the response are to be addressed by others. The revisions have been clouded with a Δ1. Below are our itemized responses to your Plan Check Comments:

Fire Staff does not recommend that discretionary approval be given until the following issues are addressed and Fire Conditions are issued.

Re-submittal Required. A re-submittal is required for this project. Submit the revised plan along with a copy of any necessary reference materials, cut-sheets, listing sheets and calculations. Include a written itemized response to each comment and where in the re-submittal the specific change or information requested can be found.

Errors & Omissions. The purpose of code enforcement is to provide a means to help ensure projects are built to the codes, regulations and standards applicable to the project. Two methods are used towards this goal. First, is the review of the plans, second, are field inspections associated with the work. Between these two methods, it is hoped that all code deficiencies are discovered and corrected.

It is important to note that approval of the plan does not constitute permission to deviate from any code requirement and shall not be construed to be a permit for, or an approval of, any violation of the applicable statue, regulation, code or standard. Approval of a plan or permit presuming to give authority to violate or cancel the provision of any applicable statue, regulation, code or standard shall not be valid.

Alternate Means. Any alternate means or equivalences shall be submitted in writing explaining the code provision that will be deviated from, the justification for such deviation, and an explanation on how this deviation meets the intent of the code and the equivalent level of safety intended by the code. This letter and supporting documents must be reviewed and approved for the deviation to be considered acceptable.

ACFD is committed to assisting the applicant with getting conditions of approval for this project issued. Responses to the items noted below are needed before ACFD can condition the project.

The Items to be addressed with required re-submittal:

1. Building A and B must comply with the requirements set forth in appendix D of the 2019 CFC as adopted by the County of Alameda. As such, an aerial fire department access must be provided. Please show on the plans how this project complies. Note: you many use existing roadways such as Lewelling if the setbacks 15'-30' to the building and street width is at least 26'.

Response: Please see Sheet A2.0. The plan complies with the requirements set forth in appendix D of the 2019 CFC. However, it appears Lewelling will only be 22 ft. between parking when Public Works reconfigures the street. In addition, the parallel Parking and Bike Lane as well as wide sidewalk set the property line more than 30 ft. from the drive lane on Lewelling. It is proposed the Fire Truck may turn toward the site and get closer to the buildings. The site itself will not be accessed by a truck but the drive aisle will allow for some access up to the gate. The Truck could then access the buildings and back out.

2. Please note on the plans that all buildings will be required to be equipped with fire sprinkler systems. Building A & B will be separate NFPA 13R or 13 systems and the duplex will be a NFPA 13D system. Check with EBMUD to determine if they will require two separate NFPA 13D systems for the duplex.

Response: A NFPA 13R sprinkler system is proposed for buildings A & B and 13D at the ADU duplex. A note is added below title block on Sheets A2.0 and A2.1. Also, sheet A0.0 has indicated sprinkler types to be provided

3. Sheet A2.0 shows access distance as 150 feet and indicates that building A is not in compliance with section 503. However, since the building is being equipped with fire sprinklers. Exception 1 in section 503 of the 2019 CFC allows for an increase in that dimension. ACFD allows an increase of 50 feet for a total of 200 feet. Please revise sheet A2.0 to show this distance. If the additional distance does not get building A into compliance. You will need modify the project to show compliance.

Response: Sheet A2.0 has been revised to address the access distances.200 ft. is used as the travel distance per the exception noted. The revised street section provided by Public Works increases the distance from the street. This has been accommodated and Building A has been shifted forward on the site and all access distances now comply.

4. Sheet A2.1 shows proposed ladder access for this project. The ladder access shown is not feasible. ACFD personnel are not able to ladder to a patio and then pull up a ladder to then ladder from the patio to the next floor. Further, the patio access did not provide for any space at the bottom of the ladder to safely get off the ladder. Please revise the ladder access to provide for safe access and operation. You may also modify the construction type of the project 0 to a construction type that results is rescue windows not being required. See section 1030.

Response: Please see Sheet A2.1. The ladder pad access has been revised to provide safe access and operation to all bedroom windows. Unit 5 front Bedroom has been revised to provide access away from the proposed deck.

5. The roadway in the middle of the project is shown as being an e.v.a.e. If it is intended for this to be a fire department access roadway. It will need to comply with the access requirements outlined in chapter 5 and appendix D of the 2019 CFC. Note the weight

capacity of the roadway would need to be 75,000 lbs. If the road is not to be used as part of fire access. A sign on the gate indicating no fire access is all that would be needed. Please revise the plans to show which is the case.

Response: Please see Sheet A2.0. The road in the middle of the project is not intended to be an e.v.a.e.. The Appendix "D" truck access from Lewelling and 150 ft. access around the buildings allow for truck access only at the street. Knox boxes will provide access to the site.

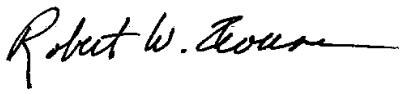
6. If the vehicle gate shown is intended for fire access it must have a clear width of 20 feet and a Knox Key switch installed. Knox boxes shall also be installed on all pedestrian gates.

Response: Please see Sheet A2.0. Knox boxes have been added to both pedestrian gates and the vehicular privacy gate for fire access. The vehicular gate is not intended for truck access and therefore has remained at 16 ft.

7. Please provide the fire flow information for the closest hydrant. It appears to be located across Lewelling. The required flow for the most restrictive building is 1500 g.p.m given the credit for fire sprinklers. If the hydrant is unable to flow 1500 g.p.m. You will need to add fire hydrants to meet the required flow.

Response: Fire flow information is forthcoming.

(End of response to comments)



Sincerely,

Bob Iwersen, Architect

bob iwersen | architect
project manager
hunt hale jones architects
415.568.3843 office
415.288.0288 fax
www.hunthalejones.com

ORO LOMA SANITARY DISTRICT

BOARD OF DIRECTORS
Rita Duncan, President
Fred Simon, Vice-President
Shelia Young, Secretary
Benny Lee, Director
Paul Stelzmann, Director

GENERAL MANAGER
Jason Warner

July 1, 2021

Nisha Chauhan
Alameda County Planning Division
224 West Winton Avenue, Room 111
Hayward, CA 94544

via: Nisha.chauhan@acgov.org

SUBJECT: Case No.: PLN2021-00093 – SDR and Tentative Tract Map and Variance
APN: 413-0031-010-05
LOCATION: 503 E. Lewelling Blvd

While it is the District's intention to serve the subject development which is within the Oro Loma Sanitary District sphere of influence for sanitary sewer, a firm commitment to serve this development is subject to the following requirements:

a) The applicant shall submit a complete sanitary sewer plan prepared by a Registered Civil Engineer for all on-site and off-site improvements for the review and approval of the District. All sanitary sewer improvements shall be designed and constructed in accordance with the District's Design Standards, Specifications and Standard Plans, unless otherwise specifically approved by the District. Sanitary sewer improvements shall include, but are not limited to, sanitary sewer laterals for each parcel or building/residential dwelling, off-site sanitary sewer systems and associated structures necessary for a complete and acceptable sanitary sewer improvement project.

b) A separate District Permit shall be obtained prior to installation and connection of all on-site and off-site sanitary sewer lines to the District facility and compliance to the conditions set forth in the permit.

c) The applicant shall pay design review fees, permit fees, inspection fees, connection fees and any other fees charged by the District or other agencies for the review, approval, permitting, inspection and construction of the above listed public and private improvements.

d) If the design of any sanitary sewer systems requires encroachments onto neighboring properties, written agreements and Grant of Easements with that property owner shall be submitted for the review and approval of the District.

e) Any existing pipelines or structures that are to remain after development, if damaged during construction, shall be replaced to the satisfaction of the District.

f) All sanitary sewer lines that are to be maintained by the District shall be located within public right-of-ways; no public sewer shall be installed in private streets or easements. The Developer shall install manhole(s) at the point(s) of connection to public sewers to clearly demarcate maintenance responsibilities.

g) No private or public sewer lift station shall be constructed within the project boundary.

h) All of the sanitary sewer facilities constructed within the boundaries of the project shall be privately owned and maintained, unless otherwise noted on the approved improvement plans, up to and including the point of connection of the systems to an existing public facility.

i) Maintenance of the private sanitary sewers shall be included in the Homeowner Association Covenant, Conditions and Restrictions, and shall be submitted for the review and approval of the District.

j) No street paving for any streets shall be constructed unless and until any required sanitary sewer system installation of the sewer facilities in the subject streets has been completed.

k) The development consists of 11 residential units; 9 new SFR and 2 new ADU. The Developer, at its cost and prior to the design review, shall provide capacity analysis of the affected sanitary sewer system and provide alternative solutions if capacity deficiencies exist. If upsizing of the system is required, the Developer shall construct the required improvements as part of the project improvements. Any approved sewer system upgrades shall be completed prior to issuance of the first occupancy permit.

This is a general plan of development. All details of sanitary sewer design and construction are subject to the approval of the District.

If you have any questions, or need additional information, please call 510-276-4700.

Sincerely,

William Halsted, P.E.
Technical Services Manager

Cc:

Ragini Vecham, Lotus Lewelling LLC; raginiv2019@gmail.com

ALAMEDA COUNTY COMMUNITY DEVELOPMENT AGENCY

PLANNING DEPARTMENT

Chris Bazar
Agency Director

Albert Lopez
Planning Director

224
West Winton Ave
Room 111

Hayward
California
94544

phone
510.670.5400
fax
510.785.8793

www.acgov.org/cda

PROJECT REFFERAL

Date: 06/04/2021

RE: Case No.: PLN2021-00093
SDR and Tentative Tract Map and Variance

Due Date: 06/25/2021

ACPWA BUILDING DEPARTMENT	ALAMEDA CO. ZONING ENFORCEMENT
ALAMEDA CO. FIRE DEPT.	PWA LAND DEVELOPMENT
ALAMEDA SHERRIFF	PWA GRADING
EBMUD	PWA LAND SURVEY
PWA TRAFFIC	ORO LOMA SANITATION DISTRICT
SAN LORENZO SCHOOL DISTRICT	CODE ENFORCEMENT
ASHLAND COMM ASSOC.	FRIENDS OF SAN LORENZO CREEK

The following application is referred to you for your information and recommendation:

Site Development Review Permit at 503 E. Lewelling Blvd consists of 2 3-story town homes and 2 ADUs on a 19,920 sf. Ft. lot located in San Lorenzo, CA. The site is located in the Eden Area General Plan as Medium Density Residential and zoned as CN for residential uses.

APN: 413-0031-010-05

CEQA: The project is exempt from CEQA pursuant to section 21159.25.

Receipt of your comments by the indicated due date will enable the inclusion of relevant information in the preparation of a written staff report; otherwise, please initial and date below that your organization, department, or agency has no comment and return this notice by the indicated due date.

Please send a copy of your recommendation(s) to the applicant.

If you have any questions, please contact me at 510-670-5400, or at the email below.

Sincerely,

Nisha Chauhan
Development Planning Division
Nisha.chauhan@acgov.org

cc: Applicant:

Owner:

_____No Comment – Date 6/17/21

Attachments: Project Application Information
Project Drawings Marked "Exhibit A", dated

Public Works Agency
Alameda County

Daniel Woldesenbet, Ph.D., P.E., Director
399 Elmhurst Street • Hayward, CA 94544-1307 • (510) 670-5480 • www.acpwa.org

June 9, 2021

RE: Case No. PLN 2021-00093
SDR & Tentative Tracy Map & Variance

Based on a review of the record documentation and maps for the above referenced project, we have the following comments to offer:

the legal description for the current conveyance document contains a number of errors that must be addressed in resolving the boundary for the subject parcel.

The subject parcel was a part of the estate of Milton P. Ream and is among the real property listed in the decree settling the estate recorded February 16, 1978 on Reel 5256 at Image 153, Official Records of Alameda County (Unofficial copy of said document attached herewith for reference.)

Additionally, the project is a one lot subdivision for condominium purposes with eleven units being shown on the map. I would recommend that the number of units being contemplated be noted in the title for the project in order to limit the number of units being approved. "1 LOT SUBDIVISION FOR CONDOMINIUM PUROPSES OF 11 RESIDENTIAL CONDOMINIUM UNITS BEING A SUBDIVISION OF THE REAL PREOPERTY DESCRIBED IN THE GRANT DEED RECORDED MARCH 3, 2020 AS INSTRUMENT #2020-0051197, ALAMEDA COUNTY RECORDS"

The County Surveyor recommends the following conditions be considered for the approval of the project:

1) the Final Map shall comply with Government Code §66433 through §66443; §66495 through §66497;

2) the Final Map shall indicate the ownership of the access road, easements for emergency vehicle access, utilities, storm drain, and water lines as public or private;

3) the Owner's Statement shall include irrevocable offers for any public easements and shall note that all private easements shall not be publicly maintained;

4) the exterior boundary of the subdivision must be monumented in compliance with Alameda County Subdivision Ordinance 16.24.060; 16.24.070; 16.24.090; 16.24.120; and 16.24.130.

5) the title of the map shall be: "FINAL MAP NO. 8601, BEING A 1 LOT SUBDIVISION FOR CONDOMINIUM PUROPSES OF 11 RESIDENTIAL CONDOMINIUM UNITS, BEING A SUBDIVISION OF THE REAL PREOPERTY DESCRIBED IN THE GRANT DEED RECORDED MARCH 3, 2020 AS INSTRUMENT #2020-0051197, ALAMEDA COUNTY RECORDS"

6) the Final Map for Tract 8601 shall show monuments set at the major angle points and the beginning and end of curves along the exterior boundary of the project;

7) at plan for installation of proposed survey monuments will be submitted to the County Surveyor for review and approval prior to or concurrent with submittal of first check print of Final Map for determination of monument bonds, if any;

8) a first Checkprint of the Final Map shall be submitted 30 days prior to submittal of the 100% improvement plans for this project;

9) upon approval of the map for printing on Mylar, the surveyor will set the monuments shown on the map and will provide written notice to the County Survey that the monuments have been set and are ready for field inspection by County Survey Crews.

10) all required improvements bonds, 100% improvement plans, and any monumentation bonds will be submitted for review and approval prior to County Surveyor's signature of the Final Map.

Sincerely,

D. Ian Wilson, PLS
Alameda County Surveyor



Cc: Nisha Chauhan, AICP, Senior Planner
Alameda County Planning Department

file

PLN2021-00093 Additional Referrals

BID has no objection to this planning process. Please note this work requires building permits.

Residential accessibility (ADA) is required per California Building Code (CBC), Chapter 11A. Site accessibility is required per CBC, Chapter 11B.

Regards,

Samuel Tan, P.E.
Supervising Plans Checker

Building Inspection Department | Alameda County Public Works
Office: (510) 670-5557
samuelt@acpwa.org

No comments from Code Enforcement.

Regards,

Edward J. Labayog

Assistant Planning Director

Code Enforcement Manager

ALAMEDA COUNTY | Community Development Agency

Planning Department

224 W. Winton Avenue, Room 111 • Hayward, CA 94544

Office 510-670-6556 | Fax 510-785-8793

edward.labayog@acgov.org | www.acgov.org/cda

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As per my coordination with **Amber Lo,** please relay to the Developer that the 7-foot strip of land along the frontage of the property that will be dedicated to the County for the FWL requirement should not be provided with walkways and planting areas improvements that extended from the private property.

Allow me to provide you a copy of the Land Development preliminary referral comments sent to Planning Department on 7/16/21 wherein it was mentioned that the construction cost of frontage improvements comprising of concrete curb, gutter and sidewalk which is the responsibility of the Developer should be provided instead to PWA as the Developer's share of cost that the County will include in the project cost for the E. Lewelling Boulevard project.

Let me know if you have any questions.

Thank you.

Public Works Agency
Alameda County

FERNANDO B. GONZALES, P.E.

Associate Civil Engineer

Engineering Review and Permits Section | Alameda County Public Works Agency

399 Elmhurst Street, Room 141, Hayward, CA 94544

e-mail: fernando@acpwa.org | (510) 670-5267

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Alameda County Recommended Tree List

Public Works Agency
Alameda County

Type of Tree	Height at Maturity	Characteristics
Small size planting strip: 18”-3’ planting space or **under overhead high-voltage lines**		
***Acer buergeranum*,** Trident Maple*	25’	Deciduous; full sun to full shade; low canopy, red & gold Fall color
Cercis occidentalis California Redbud	25’	Deciduous; full sun/partial shade; purple flowers in Spring
Chionanthus retusus, Chinese fringe tree	20’	Deciduous; full sun/partial shade; showy, white flowers in Spring/Summer
***Lagerstroemia x fauriei* ‘Biloxi’, ‘Fantasy’, ‘Natchez’, ‘Muskogee’, ‘Tuscorora’, ‘Wichita’**, Hybrid Crape Myrtle	25’	Deciduous; full sun to partial shade; pink, red, or white flowers in Summer
***Laurus nobilis*,** Grecian laurel	25’	Evergreen; full sun to part shade; conical or oval shape
Syringa reticulata, Japanese tree lilac	20’	Deciduous; full sun/partial shade; showy, fragrant flowers in Summer
***Tristania laurina*,** Swamp Myrtle	25’	Evergreen; full sun/partial shade; showy yellow flowers in Spring-Summer
Medium size planting strip: 3’-5’ planting space		
Koelreuteria paniculata, Panicled Goldenrain Tree	35’	Deciduous; full sun/partial shade; showy yellow flowers in Summer
***Betula nigra* ‘Heritage’**, Heritage River Birch	50’	Deciduous; full sun/partial shade; golden Fall color; colorful exfoliating trunk
***Pistachia chinensis*,** Chinese Pistache	25’	Deciduous; full sun/partial shade; high canopy, red/gold/orange Fall color
***Arbutus* 'Marina',** Marina madrone	40’	Evergreen; full sun; rounded or vase shaped, showy red to pink flowers
Catalpa x Chitalpa tashkentensis 'Pink Dawn', pink dawn chitalpa	25’	Deciduous; full sun to part shade;
***Lophostemon confertus*,** Brisbane box	45’	Evergreen; full sun/partial shade; oval or round shape; exfoliating bark
***Olea europaea* ‘Swan Hill’** Swan Hill fruitless olive	35’	Evergreen; full sun; oval or round shape; silver green foliage
Ulmus parvifolia ‘Drake’	40’	Semi-deciduous; full sun/partial shade; rounded/umbrella canopy, interesting bark
Melaleuca linarifolia, Flax-leaf paperbark	30’	Evergreen; full sun/partial shade; round canopy, showy flower display
Large size planting area: planting space greater than 5’		
Acer rubrum, Red Maple	50’	Deciduous; full sun/partial shade; high conical canopy, red & orange Fall color
***Afrocarpus grailior*,** fern pine	50’	Evergreen; full sun/part/sun/full shade; rounded/conical shape
Ginkgo biloba, Maidenhair Tree	65’	Deciduous; full sun/partial shade; golden Fall color
Pinus canariensis, Canary Island Pine	65’	Evergreen; full sun/partial shade; regal dark green canopy
Pinus pinea, Italian Stone Pine	35’	Evergreen; full sun/partial shade; large, rounded/umbrella canopy
***Platanus* × *hispanica* ‘Columbia’, ‘Bloodgood’, ‘Yarwood’**, London Plane	65’	Deciduous; full sun/partial shade; large, majestic canopy
***Quercus agrifolia*,** coast live oak	70’	Evergreen; full sun/partial shade; extensive rounded/umbrella canopy
Quercus lobata, Valley oak	75’	Deciduous; full sun/partial shade; large, majestic canopy
Quercus rubra, Red Oak	65’	Deciduous; full sun/partial shade; red, orange, & bronze Fall color
***Quercus suber*,** Cork Oak	65’	Evergreen; full sun/partial shade; extensive rounded/umbrella canopy
Quercus virginiana, Southern live oak	50’	Evergreen; full sun/partial shade; spreading rounded/umbrella canopy
***Saphora japonica*,** Japanese pagoda tree	60’	Deciduous; full sun/partial shade; rounded canopy, showy flowers and fruit

*Available in Springtime to Summertime only

Please note, all trees planted *must* be at least a 15 gallon container size.
If you would like to plant another type of tree that is not on this list, please contact a PWA Staff Arborist for prior approval.

Revised 07/18

503 EAST LEWELLING BOULEVARD

SAN LORENZO, CALIFORNIA

APN# 413-31-10-5

SUBMITTAL DATE: 11.25.2020
SUBMITTAL DATE: 04.08.2021
SUBMITTAL DATE: 11.11.2021
SUBMITTAL DATE: 06.07.2022
SUBMITTAL DATE: 07.18.2022
SUBMITTAL DATE: 08.12.2022
SUBMITTAL DATE: 10.06.2022



503 E. LEWELLING BLVD.

PROJECT TEAM

OWNER

LOTUS LEWELLING, LLC
467 SARATOGA AVE. SUITE #1450
SAN JOSE, CA 95129
CONTACT: KISHORE PALLAPOTHU
PHONE: 408.627.1334

ARCHITECT

HUNT HALE JONES ARCHITECTS
444 SPEAR STREET, SUITE 105
SAN FRANCISCO, CA 94105
CONTACT: BOB IWERSEN, ARCHITECT
PHONE: 415.568.3843
EMAIL: biwersen@hhja.com

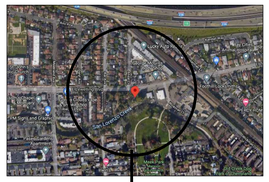
CIVIL ENGINEER

GPM ENGINEERS
2240 WALNUT AVE. SUITE 292
FREMONT , CA 94536
CONTACT: MOHAMED GENIGY
PHONE: 650.331.7264
EMAIL: MGENIDY@GPMENGINEERS.COM

LANDSCAPE ARCHITECT

LEVESQUE DESIGN
1414 BAY STREET, SUITE 100
ALAMEDA, CA 94501
CONTACT: KEVIN LEVESQUE
PROJECT MANAGER
PHONE: 510.521.6700
E-MAIL: KTLPLANNING@GMAIL.COM

VICINITY MAP



SITE LOCATION

SHEET INDEX

GENERAL
CS COVER SHEET
A0.0.1 ZONING - 1
A0.0.2 ZONING - 2
A0.1 PHOTOGRAPHIC DISPLAY
A0.2 STREETSCAPE
A0.3 SITE PLAN
CIVIL
C1 COVER SHEET
C2 STREET AND DRIVEWAY SECTIONS
C3 TOPOGRAPHIC SURVEY OF 503 E. LEWELLING BLVD.
C4 LOTTING PLAN
C5 GRADING AND DRAINAGE PLAN
C6 STORMWATER QUALITY PLAN
LANDSCAPE
L-1.0 NOTES & LEGEND
L-3.1 LANDSCAPE PLAN
L-4.1 CONSTRUCTION DETAILS
L-4.2 CONSTRUCTION DETAILS
L-5.0 IRRIGATION NOTES & LEGENDS
L-5.1 HYDROZONE PLANS
L-6.0 PLANTING NOTES
L-6.1 PLANTING PLAN
L-6.2 PLANTING DETAILS
ARCHITECTURAL
A1.0 BLDG A - FLOOR PLANS
A1.1 BLDG A - FLOOR PLANS
A1.2 BLDG A - FLOOR PLANS
A1.3 BLDG A - ROOF PLAN
A1.4 BLDG A - EXTERIOR ELEVATIONS
A1.5 BLDG B - FLOOR PLANS
A1.6 BLDG B - FLOOR PLANS & ROOF PLAN
A1.7 BLDG B - EXTERIOR ELEVATIONS
A1.8 ADU - FLOOR PLANS & EXTERIOR ELEVATIONS
A1.9 BUILDING SECTIONS
A1.10 PLAN 1 END - UNIT PLANS
A1.11 PLAN 2-3 INT - UNIT PLANS
A1.12 PLAN 2-3 END A - UNIT PLANS
A1.13 PLAN 4 INT - UNIT PLANS
A1.14 MATERIAL BOARD
A2.0 FIRE SAFETY - TRAVEL DISTANCES
A2.1 FIRE SAFETY - LADDER PAD ACCESS

Applicant

LOTUS LEWELLING, LLC
467 SARATOGA AVE. SUITE #1450
SAN JOSE, CA 95129
CONTACT: KISHORE PALLAPOTHU
PHONE: 408.627.1334

LOTUS LEWELLING

LOTUS LEWELLING LLC
503 EAST LEWELLING BOULEVARD
SAN LORENZO, CA 94589
APN: 413-31-10-5

HUNT HALE JONES

Architecture | Planning | Interiors

444 Spear Street, Suite 105
San Francisco, CA 94105
www.hunthalejones.com

t. 415-512-1300
f. 415-288-0288

COVER SHEET

CS

SCALE: N.T.S.
RESUBMITTAL: 10.06.2022
DATE: 06.07.2022
PROJECT: 359001

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500 BLOCK STREETSCAPE OF LEWELLING BLVD.

Applicant

LOTUS LEWELLING, LLC
467 SARATOGA AVE. SUITE #1450
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CONTACT: KISHORE PALLAPOTHU
PHONE: 408.627.1334

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SAN LORENZO, CA 94589
APN: 413-31-10-5

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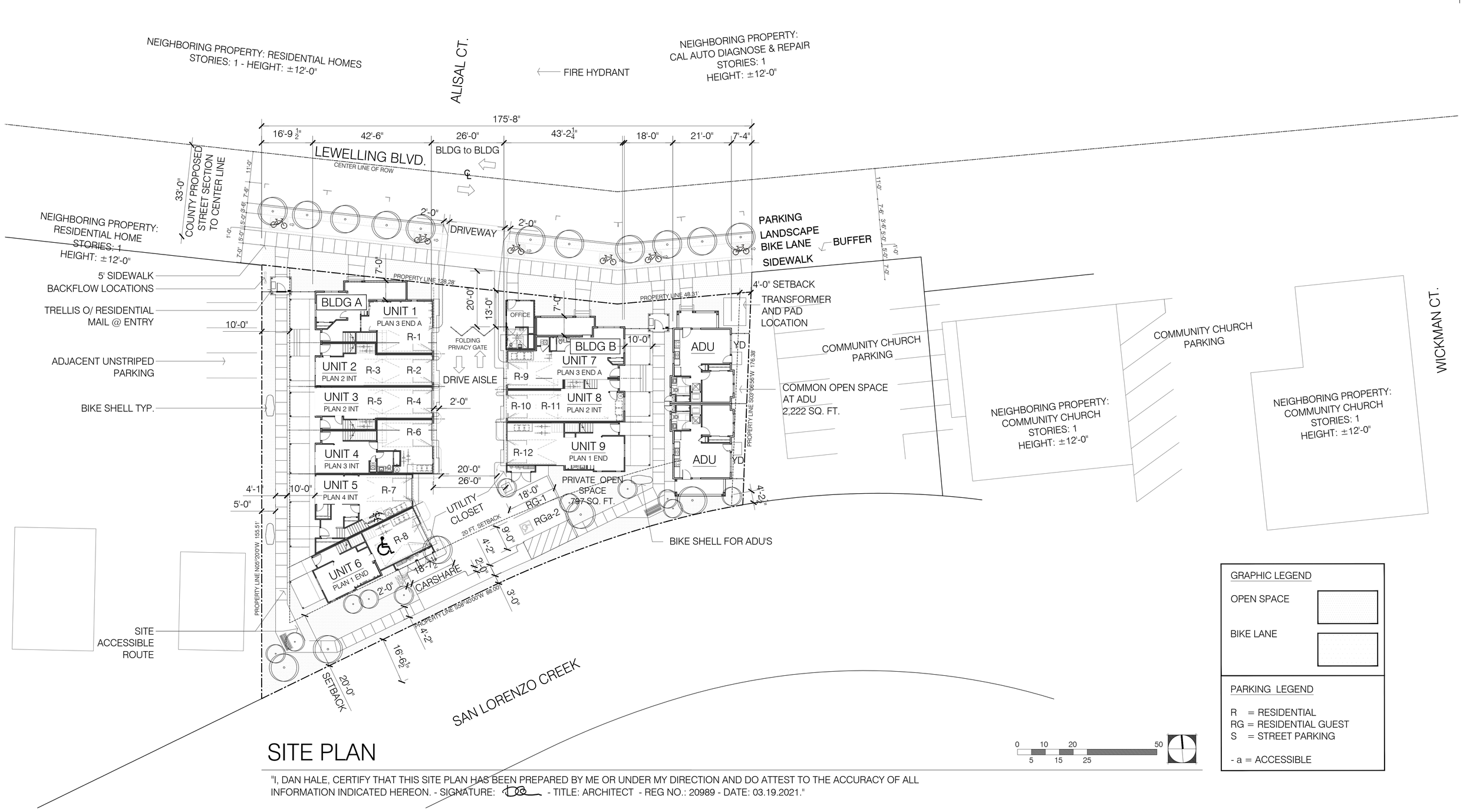
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f. 415-288-0288

STREETSCAPE

A0.2

SCALE: 3/32" = 1'-0"
RESUBMITTAL: 10.06.2022
DATE: 06.07.2022
PROJECT: 359001

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SITE PLAN

0 5 10 15 20 25 50

GRAPHIC LEGEND

OPEN SPACE

BIKE LANE

PARKING LEGEND

R = RESIDENTIAL
RG = RESIDENTIAL GUEST
S = STREET PARKING

- a = ACCESSIBLE

"I, DAN HALE, CERTIFY THAT THIS SITE PLAN HAS BEEN PREPARED BY ME OR UNDER MY DIRECTION AND DO ATTEST TO THE ACCURACY OF ALL INFORMATION INDICATED HEREON. - SIGNATURE: - TITLE: ARCHITECT - REG NO.: 20989 - DATE: 03.19.2021."

Applicant

LOTUS LEWELLING, LLC
467 SARATOGA AVE. SUITE #1450
SAN JOSE, CA 95129
CONTACT: KISHORE PALLAPOTHU
PHONE: 408.627.1334

LOTUS LEWELLING

LOTUS LEWELLING LLC
503 EAST LEWELLING BOULEVARD
SAN LORENZO, CA 94589
APN: 413-31-10-5

HUNT HALE JONES

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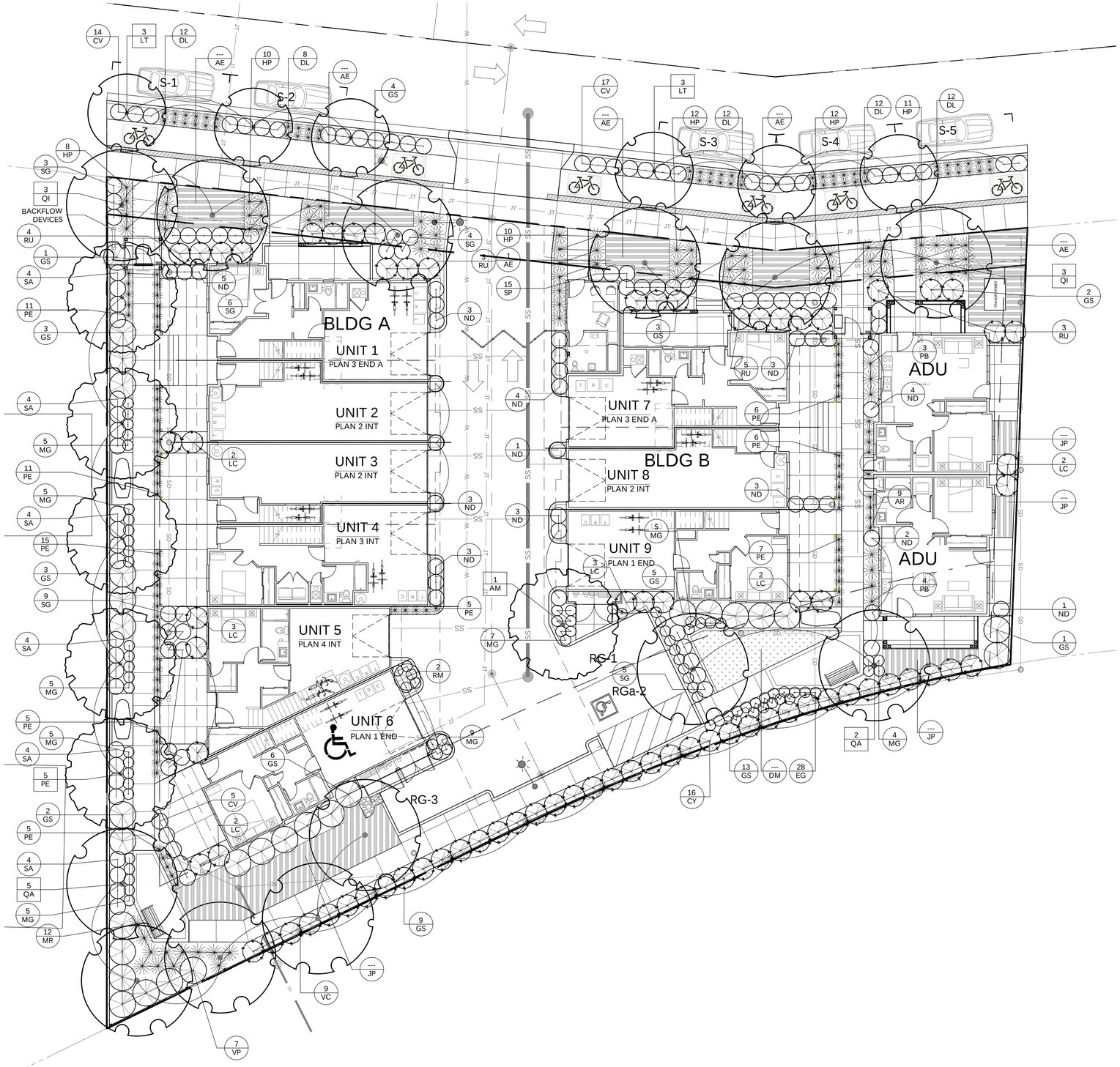
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SITE PLAN

A0.3

SCALE:1/16" = 1'-0"
RESUBMITTAL: 10.06.2022
DATE: 06.07.2022
PROJECT: 359001

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PLANT LIST:

QTY	SYM	SIZE	WUCOLS	BOTANIC NAME	COMMON NAME	NOTES
Trees:						
2	AM	24" Box	Low	Arbutus 'Marina'	Marina Strawberry Tree	
8	LT	24" Box	Low	Lagerstroemia x 'Tuscarora'	Red-Pink Crape Myrtle	
5	PE	24" Box	Low	Pinus eldarica	Mondell Pine	
6	QA	24" box	Low	Quercus agrifolia	Coast Live Oak	Standard
6	QI	24" box	Low	Quercus ilex	Holly Oak	Standard
Shrubs:						
	CV	5 gal.	Low	Callistemon viminalis 'Better John'	Better John Dwarf Weeping Bottlebrush	
	CT	5 gal.	Low	Ceanothus 'Skylark'	Wild Lilac	
	DL	5 gal.	Low	Dietes 'Lemon Drop'	Lemon Drop Fortnight Lily	
	EG	1 gal.	Low	Erigeron glaucus x 'Wayne Roderick'	Wayne Roderick Seaside Daisy	
	GS	5 gal.	Low	Galvezia speciosa	Island Snapdragon	
	LC	5 gal.	Low	Loropetalum c. 'Plum Delight'	Fringe Flower	
	MR	3 gal.	Low	Muhlenbergia rigens	Deer Grass	
	MG	1 gal.	Low	Mahonia repens	Creeping Mahonia	
	ND	5 gal	Low	Nandina domestica 'Compacta'	Compact Heavenly Bamboo	
	PB	1 gal.	Low	Phormium 'Black Adder'	Balck Adder New Zealand Flax	
	PE	1 gal.	Low	Pennisetum 'Eaton Canyon'	Dwarf Red Fountain Grass	
	RM	15 gal.	Low	Rhaphiolepis x 'Majestic Beauty'	Majestic Beauty Indian Hawthorn	Standard
	RU	15 gal.	Low	Rhaphiolepis umbellata 'Minor'	Dwarf Yeddo Hawthorn	
	RV	5 gal.	Low	Ribes viburnifolium	Evergreen Currant	
	SA	5 gal.	Low	Symphoricarpos albus laevigatus	Common Snowberry	
	SP	5 gal.	Low	Salvia greggii pink	Pink Autumn Sage	
	SG	3 gal.	Low	Salvia greggii red	Autumn Sage	
Vines:						
	VC	5 gal.	Low	Vitis californica 'Roger's Red'	Roger's California Wild Grape	Vine on metal fence
Groundcover						
	AE	1 gal.	Low	Arctostaphylos 'Emerald Carpet'	Emerald Carpet Manzanita	30" o.c.
	JP	1 gal.	Low	Juncus patens 'Elk Blue'	California Gray Rush	18" o.c.
	DM	flats	Low	Dymondia margaretae	Silver Carpet	12" o.c.

Existing Trees to be removed.

NOTE:
ALL TREES WITH IN SIGHT TRIANGLES SHALL BE LIMBED UP TO 6' MINIMUM AND MAINTAINED AS SUCH TO ENSURE THE REQUIRED VISIBILITY.

SCALE: 1" = 10'-0"

0 5 10 20 30

LOTUS LEWELLING

LOTUS LEWELLING LLC
503 EAST LEWELLING BOULEVARD
SAN LORENZO, CALIFORNIA 94589

PLANTING PLAN

CALL 811 ★UNDERGROUND SERVICE ALERT★ CALL BEFORE YOU DIG



LEVESQUE DESIGN
1414 BAY STREET, SUITE 100
ALAMEDA, CALIFORNIA 94501
(510) 521 6700

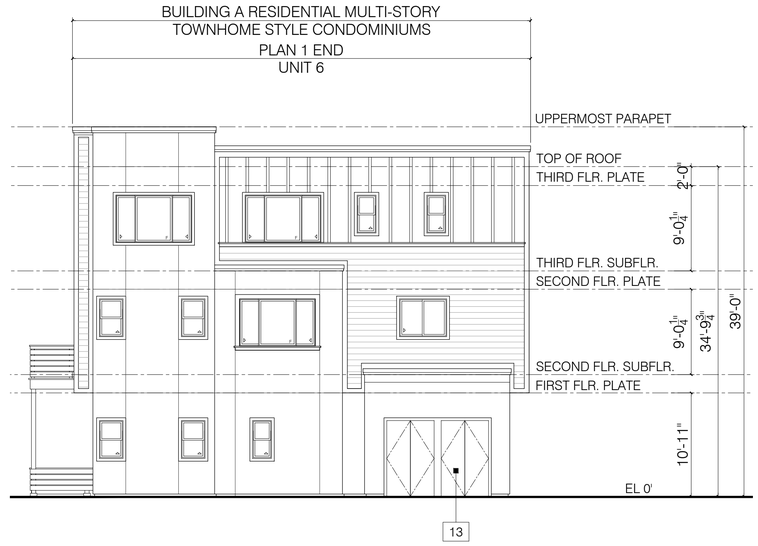
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SCALE:
DATE: 9.13.2022
PROJECT: 20-209



SIDE ELEVATION

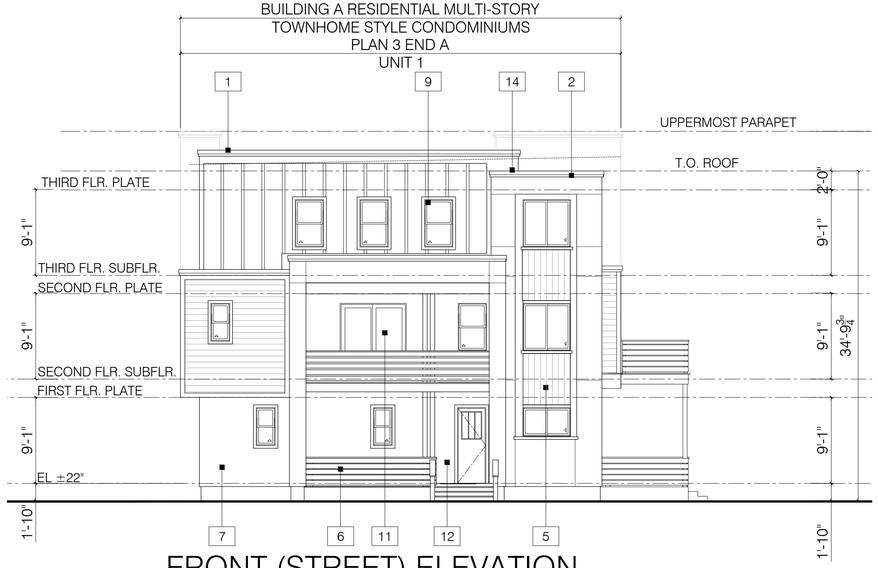
BUILDING A



REAR ELEVATION

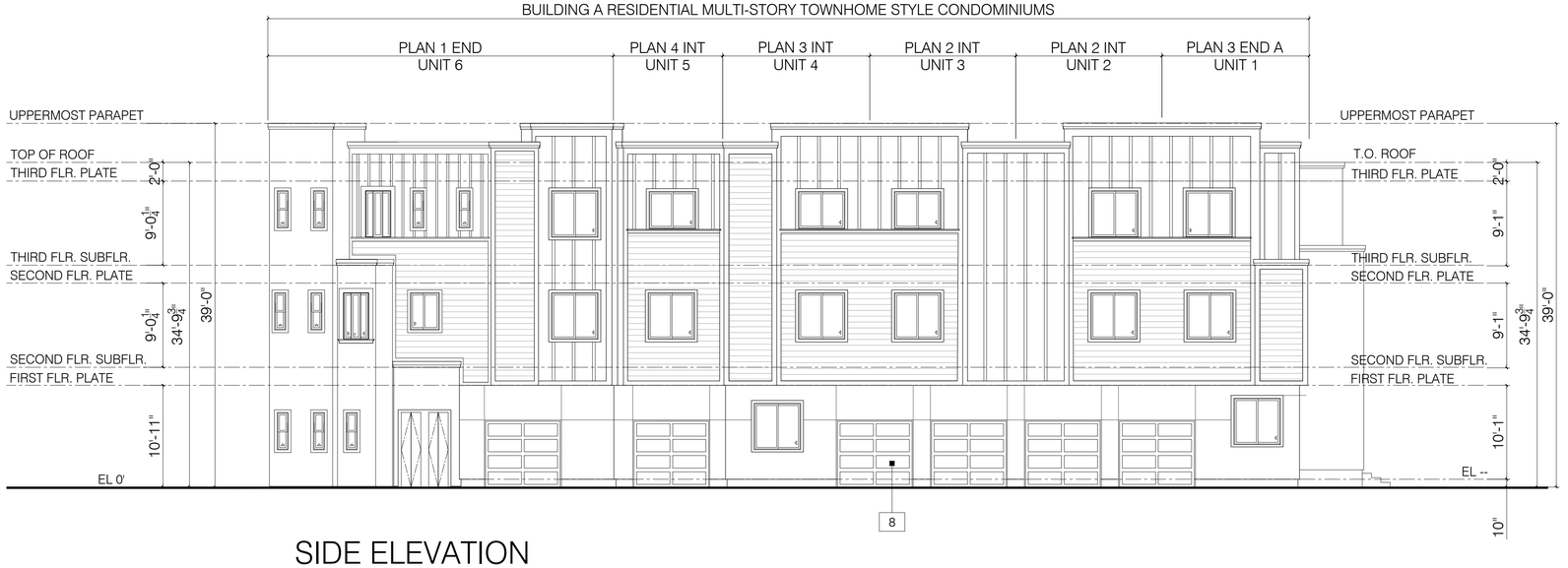
BUILDING A

ELEVATION NOTES	
MATERIALS	
1.	PARAPET CAP
2.	STUCCO
3.	BOARD & BATTEN
4.	HORIZONTAL SIDING
5.	VERTICAL SIDING
6.	WOOD RAILING
7.	WOOD TRIM
8.	GARAGE DOOR
9.	VINYL WINDOWS
10.	FRENCH DOOR
11.	SLIDING DOOR
12.	ENTRY DOOR
13.	METAL DOOR W/ HOLLOW METAL FRAME
14.	CONTROL JOINTS



FRONT (STREET) ELEVATION

BUILDING A



SIDE ELEVATION

BUILDING A

Applicant

LOTUS LEWELLING, LLC
467 SARATOGA AVE. SUITE #1450
SAN JOSE, CA 95129
CONTACT: KISHORE PALLAPOTHU
PHONE: 408.627.1334

LOTUS LEWELLING

LOTUS LEWELLING LLC

503 EAST LEWELLING BOULEVARD
SAN LORENZO, CA 94589
APN: 413-31-10-5

HUNT HALE JONES

Architecture | Planning | Interiors

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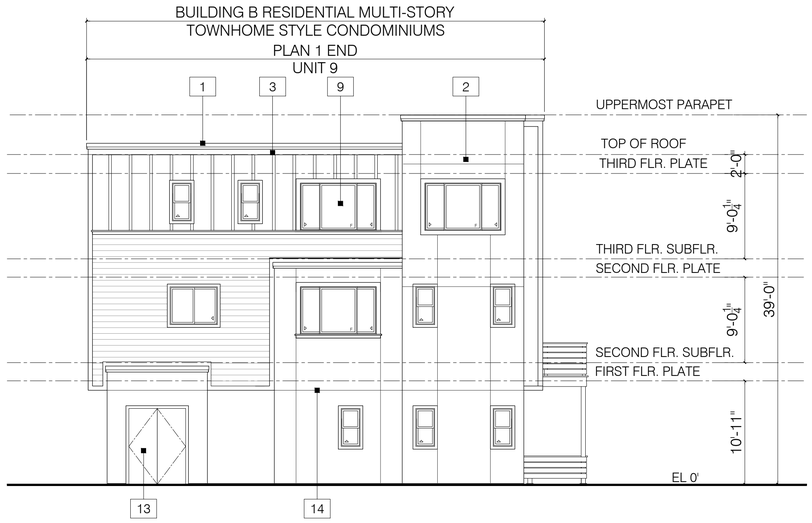
t. 415-512-1300
f. 415-288-0288

BUILDING A - EXTERIOR ELEVATIONS

A1.4

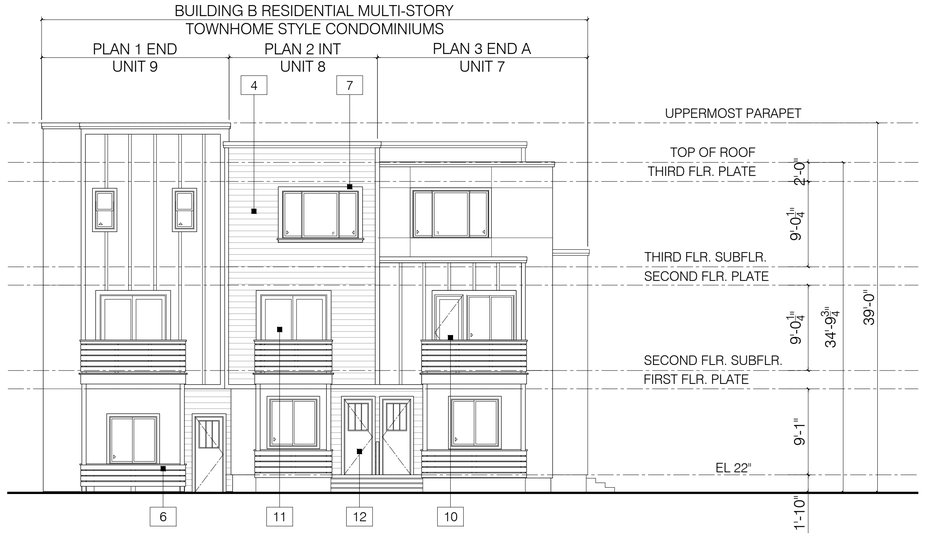
SCALE: 1/8" = 1'-0"
RESUBMITTAL: 10.06.2022
DATE: 06.07.2022
PROJECT: 359001

©HUNT HALE JONES ARCHITECTS



REAR ELEVATION

BUILDING B



SIDE ELEVATION

BUILDING B

ELEVATION NOTES	
MATERIALS	
1.	PARAPET CAP
2.	STUCCO
3.	BOARD & BATTEN
4.	HORIZONTAL SIDING
5.	VERTICAL SIDING
6.	WOOD RAILING
7.	WOOD TRIM
8.	GARAGE DOOR
9.	VINYL WINDOWS
10.	FRENCH DOOR
11.	SLIDING DOOR
12.	ENTRY DOOR
13.	METAL DOOR W/ HOLLOW METAL FRAME
14.	CONTROL JOINTS

FRONT (STREET) ELEVATION

BUILDING B

SIDE (GARAGE) ELEVATION

BUILDING B

Applicant

LOTUS LEWELLING, LLC
467 SARATOGA AVE. SUITE #1450
SAN JOSE, CA 95129
CONTACT: KISHORE PALLAPOTHU
PHONE: 408.627.1334

LOTUS LEWELLING

LOTUS LEWELLING LLC

503 EAST LEWELLING BOULEVARD
SAN LORENZO, CA 94589
APN: 413-31-10-5

HUNT HALE JONES

Architecture | Planning | Interiors

444 Spear Street, Suite 105
San Francisco, CA 94105
www.hunthalejones.com

t. 415-512-1300
f. 415-288-0288

BUILDING B - EXTERIOR ELEVATIONS

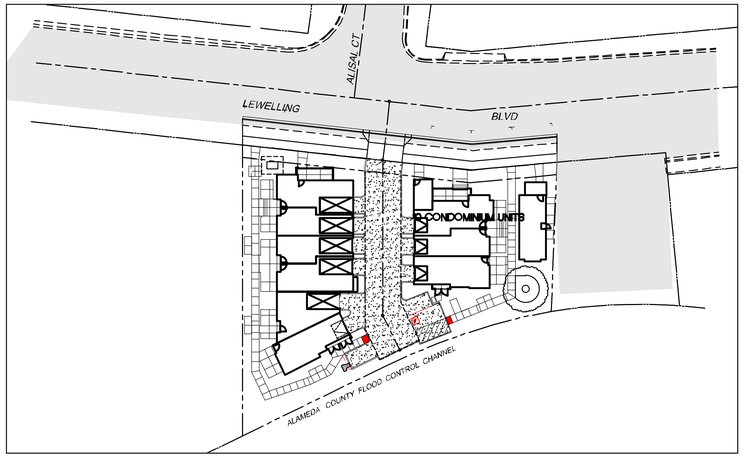
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SCALE: 1/8" = 1'-0"
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DATE: 06.07.2022
PROJECT: 359001

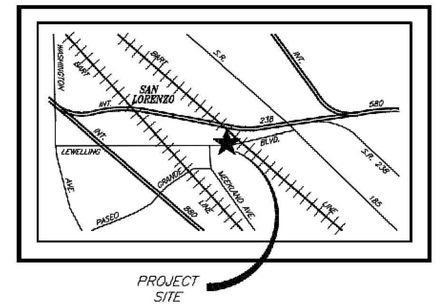
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OWNER/DEVELOPER: LOTUS LEWELLING LLC
467 SARATOGA AVE SUITE # 1450 SAN JOSE CA

VESTING TENTATIVE TRACT MAP
503 E LEWELLING BLVD, SAN LORENZO, CA
1 LOT SUBDIVISION FOR CONDOMINIUM PURPOSE
TRACT MAP 8601



VICINITY MAP
N.T.S.



PROJECT CONSULTANTS

CIVIL ENGINEER:	GPM ENGINEERS 3340 WALNUT AVE., SUITE 292, FREMONT, CA 94536 MOHAMED GENIDY, PE TEL. (650) 331-7264
LAND SURVEYOR:	THE BRONSON COMPANY, 6206 EPPS DR., WINTON, CA KEVIN BRONSON, PLS TEL. (209) 606.7340
ARCHITECT:	HUNT HALE JONES 444 SPEAR ST., SUITE 105, SAN FRANCISCO, CA (415) 512-1300
LANDSCAPE ARCHITECT:	LEVESQUE DESIGN 1414 BAY ST., ALAMEDA, CA (510) 521-6700

NOTES:
1. SURVEY BY KEVIN BRONSON PLS NO 8523
2. DATE OF SURVEY: JUNE, 2020

BENCHMARK:

USGS BENCHMARK HT1876, A STANDARD BRASS DISK AT THE BASE OF THE FLAGPOLE AT SAN LORENZO HIGH, HAVING AN NAVD88 ELEVATION OF 48.56', IS THE BASIS OF ALL ELEVATIONS SHOWN ON THIS MAP.

BASIS OF BEARINGS:

THE BEARING OF N89°01'52"W BETWEEN FOUND MONUMENTS ON THE CENTERLINE OF LEWELLING BLVD. AS SHOWN ON THE MAP OF PM 4585, RECORDED ON THE 16TH DAY OF OCTOBER, 1987 IN BOOK 170 OF MAPS AT PAGES 88 & 89, ALAMEDA COUNTY RECORDS, IS THE BASIS OF BEARINGS FOR THIS SURVEY.

PROJECT SUMMARY

PROPERTY:	APN: 413-31-10-5
SITE AREA	19,921 SF GROSS (0.457 ACRE)
ZONNING	R3
UTILITY SOURCES:	
WATER ---	EBMUD
SANITARY SEWER ---	ORO LOMA
ELECTRICAL AND GAS –	PACIFIC GAS AND ELECTRIC
STORM DRAIN ---	COUNTY OF SAN MATEO
TELEPHONE ---	AT&T
CABLE TV ---	COMCAST

LEGEND

PROPOSED	EXISITING		PROPOSED	EXISITING	
		PROPERTY LINE EASEMENTS			TREE TO BE REMOVED
		NEW LOT LINES			
		MONUMENT			TREE PROTECTION ZONE WITH TYPE II FENCING AT DRIP LINE AND BACK OF WALK
		BENCHMARK			
XX SD	EX XX SD	STORM DRAIN LINE			
		CATCH BASIN	XX / XX.XX	+ TOS.38	SPOT ELEVATION
		FIELD INLET			
SDMH		STORM DRAIN MANHOLE	XX.XX	XX.XX	CONTOUR LINE ELEVATIONS
AD		AREA DRAIN W/ PVC LINE			
		BUBBLER			SPLASH BLOCK AT ROOF DOWNSPOUT
XX SS	EX XX SS	SANITARY SEWER LINE			OVERLAND RELEASE
SSMH		SANITARY SEWER MANHOLE			RET WALL
		SANITARY SEWER LATERAL			
SSCO		SANITARY SEWER CLEANOUT			STREET SIGN
		WATER VALVE			
		WATER METER			SITE OR STREET LIGHT
		UTILITY POLE			FIRE HYDRANT
W	W	WATER MAIN LINE			EARTHEN SWALE
G	G	GAS	x	x	WOOD FENCE
E	E	ELECTRICAL			CMU FENCE
JT	JT	JOINT TRENCH			BUILDING ENTERANCE

ABBREVIATIONS

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
@	AT	MAX	MAXIMUM
AB	AGGREGATE BASE	MIN	MINIMUM
AC	ASPHALT CONCRETE	NO., #	NUMBER
AD	AREA DRAIN	NTS	NOT TO SCALE
BC	BEGINNING OF CURVE	PAE	PEDESTRIAN ACCESS EASEMENT
BLDG	BUILDING	PCC	PORTLAND CEMENT CONCRETE
BOS	BOTTOM OF STEPS	PCR	POINT OF CURB RETURN
BW	BACK OF WALK	PG&E	PACIFIC GAS AND ELECTRIC
CB	CATCH BASIN	PL, P/L	PROPERTY LINE
CL	CENTERLINE	POC	POINT ON CURVE
CONC	CONCRETE	PRC	POINT OF REVERSE CURVE
CONT	CONTINUATION	PSDE	PRIVATE STORM DRAIN EASEMENT
DDCV	DOUBLE DETECTOR CHECK VALVE	PT	POINT
DI	DROP INLET	PUE	PUBLIC UTILITY EASEMENT
DS	DOWN SPOUT	PVC	POLYVINYL CHLORIDE
DWY	DRIVEWAY	PVI	POINT OF VERTICAL INTERSECTION
EB	ELECTRICAL BOX	R	RADIUS
EC	END OF CURVE	RCP	REINFORCED CONCRETE PIPE
EL, ELEV.	ELEVATION	RIM	RIM ELEVATION
EP	EDGE OF PAVEMENT	R/W	RIGHT OF WAY
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT	S	SLOPE
EX, (E)	EXISTING	SD	STORM DRAIN
F/C	FACE OF CURB	SDE	STORM DRAIN EASEMENT
FF	FINISHED FLOOR ELEVATION	SDMH	STORM DRAIN MANHOLE
FG	FINISHED GRADE	SS	SANITARY SEWER
FH	FIRE HYDRANT	SSCO	SANITARY SEWER LATERAL CLEANOUT
FL	FLOW LINE	SSDI	SANITARY SEWER DRAIN INLET
FP	FINISHED PAVEMENT	SSGB	SANITARY SEWER GRADE BREAK
FPW	FIRE PROTECTION WATER	SSE	SANITARY SEWER EASEMENT
FS	FINISHED SURFACE ELEV.	SSMH	SANITARY SEWER MANHOLE
FT	FEET	ST.	STREET
G	GAS	STA	STATION
GB	GRADE BREAK	S/W	SIDEWALK
GFF	GARAGE FINISHED FLOOR ELEV.	T	TELEPHONE
GRND	GROUND	TC	TOP OF CURB
HDPE	HIGH DENSITY POLYETHYLENE	TEMP	TEMPORARY
HGL	HYDRAULIC GRADE LINE	TG	TOP OF GRATE
HP	HIGH POINT	TP	TOP OF PAVEMENT
INV	INVERT	TOS	TOP OF STEPS
IRR	IRRIGATION	TYP	TYPICAL
JT	JOINT TRENCH	VC	VERTICAL CURVE
LF	LINEAR FEET	W, WL	WATERLINE
LP	LOW POINT	WLE	WATER LINE EASEMENT
LT	LEFT	WM	WATER METER
		WS	WATER SERVICE
		WV	WATER VALVE

SHEET INDEX

SHEET NO.	TITLE
C1	TITLE SHEET
C2	STREET SECTION
C3	EXISTING CONDITIONS
C4	LOTTING PLAN
C5	PRELIMINARY GRADING, DRAINAGE AND UTILITY PLAN
C6	STORM WATER QUALITY PLAN

		NO.	REVISION	DATE
DATE:	2-18-2023			
SCALE:	AS NOTED			
DESIGNED BY:	MG			
DRAWN BY:	EH			

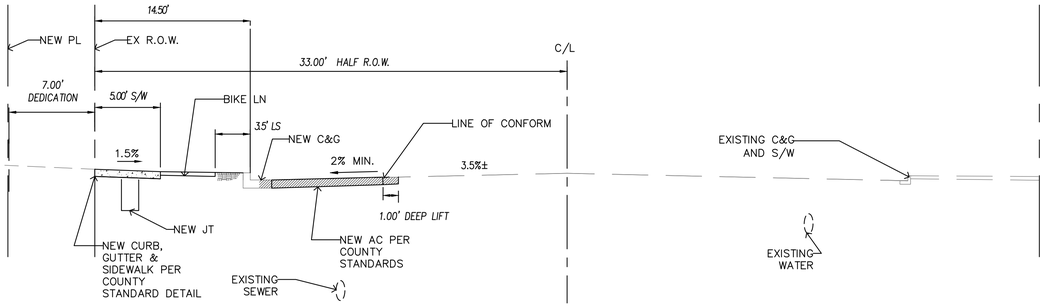
DIRECTED BY:
REGISTERED PROFESSIONAL ENGINEER
MOHAMED S. GENIDY
C61578
EXP. 6/30/23
CIVIL
STATE OF CALIFORNIA

GPM ENGINEERS
3340 WALNUT AVE., SUITE 292
FREMONT, CA 94536
TEL. (650) 331-7264 FAX (650) 472.9004
MGENIDY@GPMENGINEERS.COM
CIVIL ▪ STRUCTURAL ▪ PLANING ▪ DEVELOPMENT

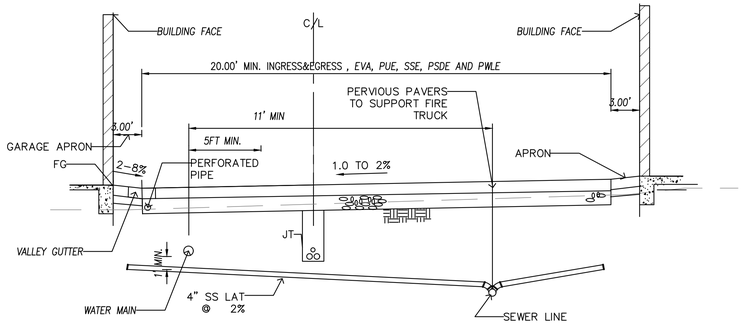
PROJECT:
LOTUS LEWELLING
TENTATIVE TRACT MAP 8601
10 FUTURE CONDOMINIUM S
503 E LEWELLING BLVD SAN LORENZO

SHEET TITLE:
COVER SHEET

SHEET NUMBER
C1
OF 6



1 TYPICAL HALF-SECTION LOWELLING AVE.
N.T.S.



2 COMMON ACCESS WAY SECTION
N.T.S.

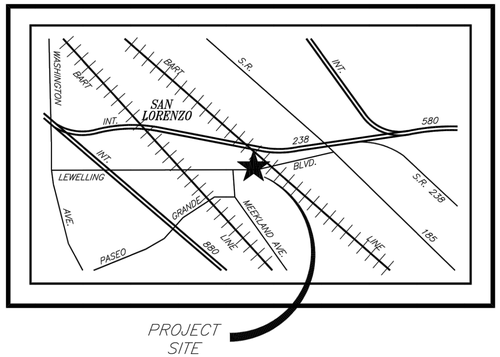
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SCALE:	AS NOTED				REGISTERED PROFESSIONAL ENGINEER MOHAMED S. GENIDY C61578 EXP. 6/30/23 CIVIL STATE OF CALIFORNIA	LOTUS LEWELLING TENTATIVE TRACT MAP 8601 10 FUTURE CONDOMINIUM S 503 E LEWELLING BLVD SAN LORENZO	STREET AND DRIVEWAY SECTIONS
DESIGNED BY:	MG						
DRAWN BY:	EH						

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3340 WALNUT AVE., SUITE 292
FREMONT, CA 94536
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MGENIDY@GPMENGINEERS.COM
CIVIL ▪ STRUCTURAL ▪ PLANING ▪ DEVELOPMENT

SHEET NUMBER
C2
OF 6

VICINITY MAP

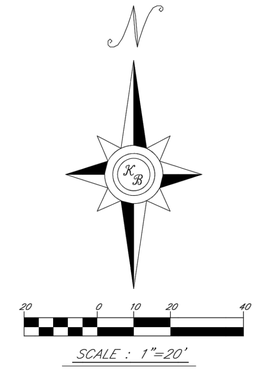
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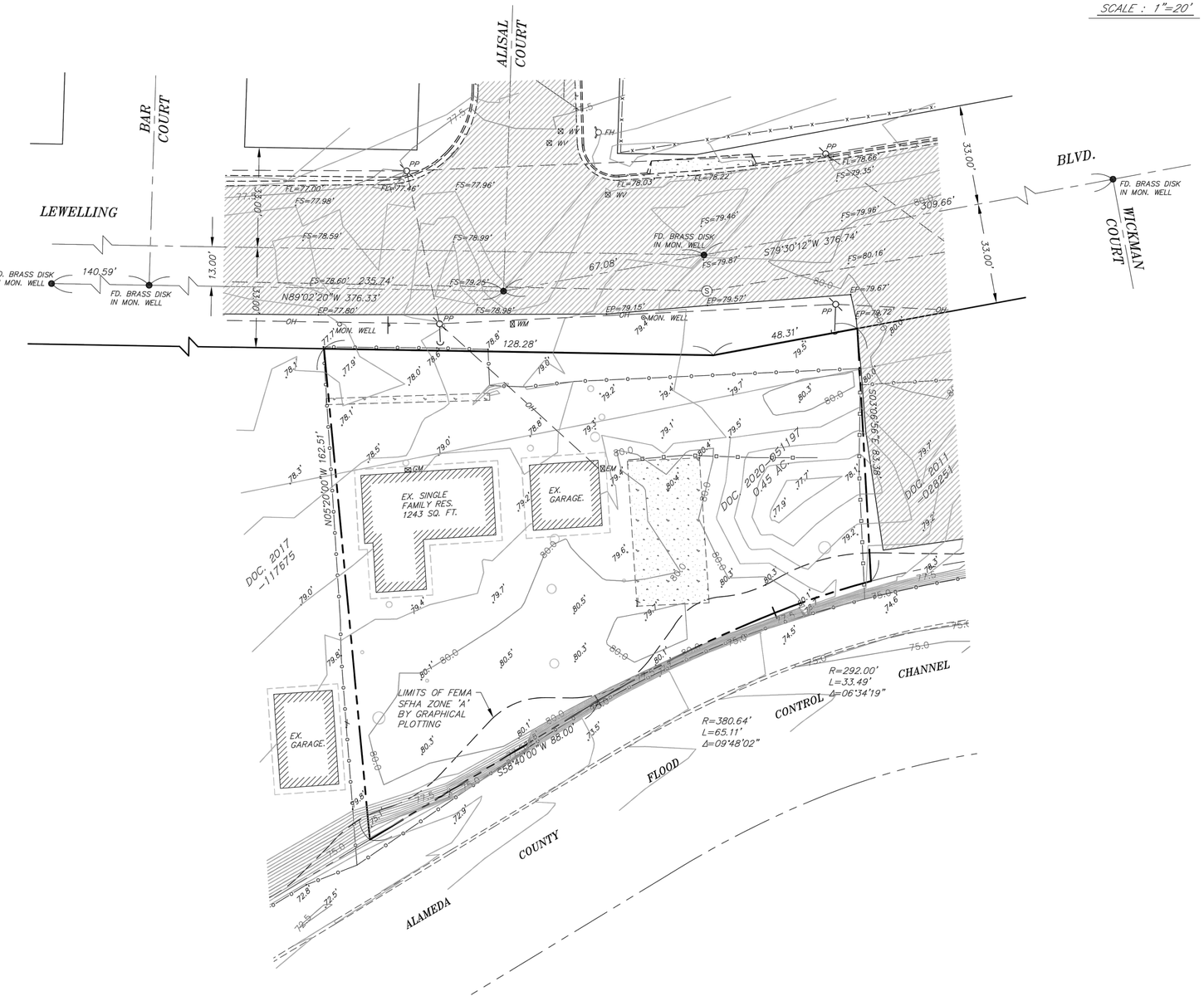


TOPOGRAPHIC & BOUNDARY SURVEY OF

503E LEWELLING BLVD, SAN LORENZO, CA 94580

APN 413-31-10-5





LEGEND:

- ASPHALT
- CONCRETE
- CURB AND GUTTER
- 6"SS SANITARY SEWER LINE
- SANITARY SEWER MANHOLE
- CO SANITARY SEWER CLEANOUT
- OH OVERHEAD UTILITY LINE
- W WATER LINE
- WM WATER METER
- WV WATER VALVE
- JP JOINT POLE
- EM ELECTRIC METER
- GM GAS METER
- WOOD FENCE
- CHAIN LINK FENCE
- FOUND MONUMENT PER REFERENCES

BENCHMARK:

USGS BENCHMARK HT1876, A STANDARD BRASS DISK AT THE BASE OF THE FLAGPOLE AT SAN LORENZO HIGH, HAVING AN NAVD88 ELEVATION OF 48.56', IS THE BASIS OF ALL ELEVATIONS SHOWN ON THIS MAP.

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REFERENCES:

R1 BOOK 170 MAPS 88&89, ALAMEDA COUNTY RECORDS

UTILITY NOTES:

THE UTILITIES AS DRAFTED ARE AS THEY ARE BELIEVED TO EXIST BASED ON SURFACE EVIDENCE. UTILITIES MAY EXIST THAT ARE NOT INDICATED. NO SUBSURFACE INVESTIGATIONS WERE PERFORMED.

PROFESSIONAL LAND SURVEYOR
KEVIN B. BRONSON
LIC. NO. 8523
Exp.12/31/20
STATE OF CALIFORNIA

SURVEY PREPARED FOR
LOTUS LEWELLING LLC,
JUNE 28, 2020

THE BRONSON COMPANY
SURVEYING SERVICES
6206 EPPS DRIVE
WINTON, CA 95388
(209)606-7340 kevin@thebronsonco.com

TOPOGRAPHIC SURVEY OF
503E LEWELLING BLVD.
CITY OF SAN LORENZO,
COUNTY OF ALAMEDA,
STATE OF CALIFORNIA

NO.	REVISION	DATE

PROJECT MANAGER: Kevin Bronson
DRAWN BY: KB
CHECKED BY:
DATE: JUNE 2020
CAD FILE:
JOB NUMBER: 4153
SHEET: C3 OF 6



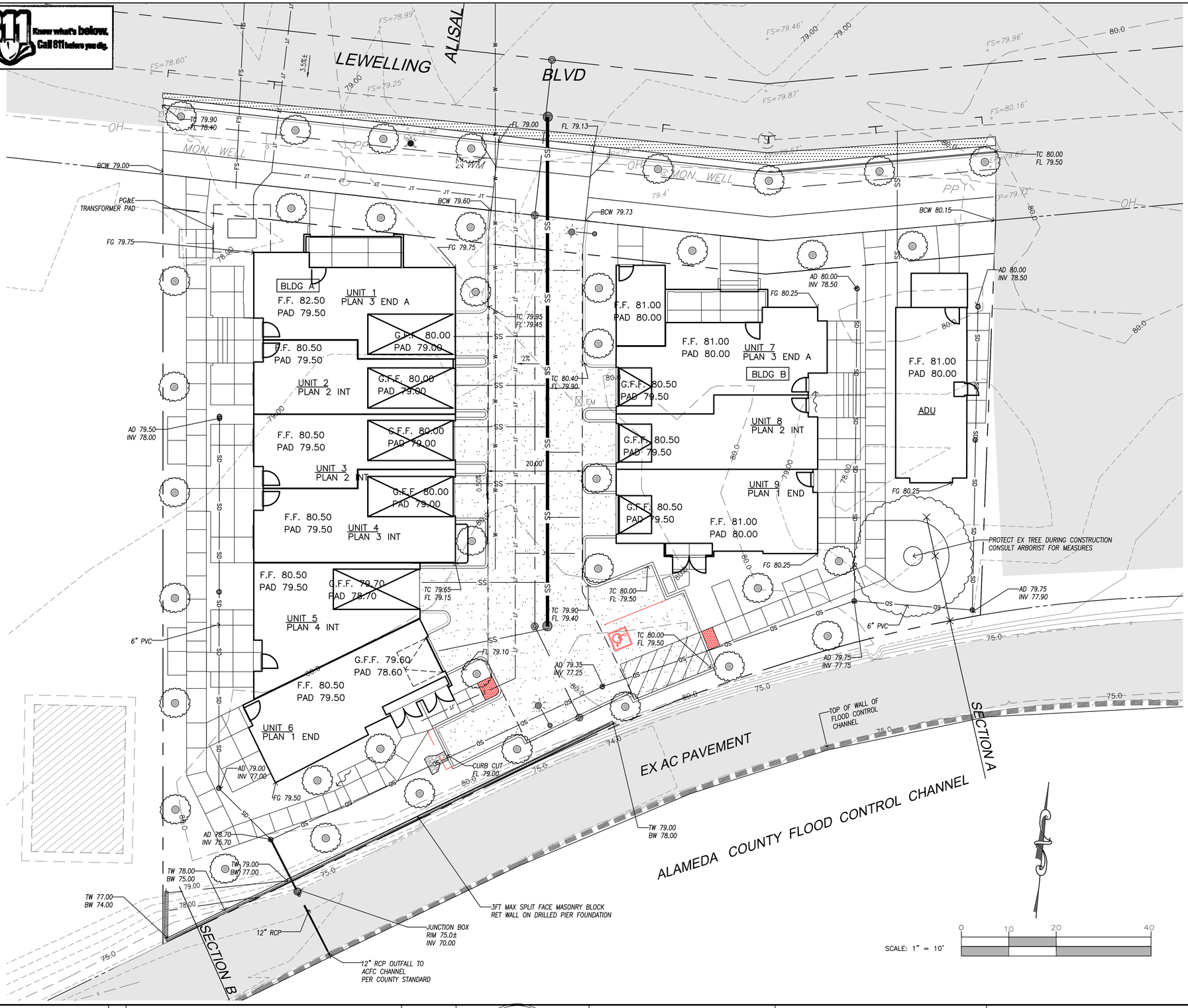
DATE: 2-18-2023	NO.	REVISION	DATE	DIRECTED BY: REGISTERED PROFESSIONAL ENGINEER MOHAMED S. GENIDY C61578 EXP. 6/30/23 CIVIL STATE OF CALIFORNIA	GPM ENGINEERS 3340 WALNUT AVE., SUITE 292 FREMONT, CA 94536 TEL. (650) 331-7264 FAX (650) 472.9004 MGENIDY@GPMENGINEERS.COM CIVIL ▪ STRUCTURAL ▪ PLANING ▪ DEVELOPMENT
SCALE: AS NOTED					
DESIGNED BY: MG					
DRAWN BY: EH					

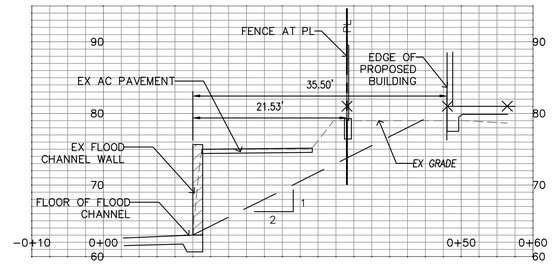
PROJECT:
LOTUS LEWELLING
TENTATIVE TRACT MAP 8601
10 FUTURE CONDOMINIUM S
503 E LEWELLING BLVD SAN LORENZO

SHEET TITLE:
LOTTING PLAN

SHEET NUMBER
C4
OF 6

811 Know what's below. Call 811 before you dig.





SECTION A

ENCROACHMENT PERMITS ARE REQUIRED:

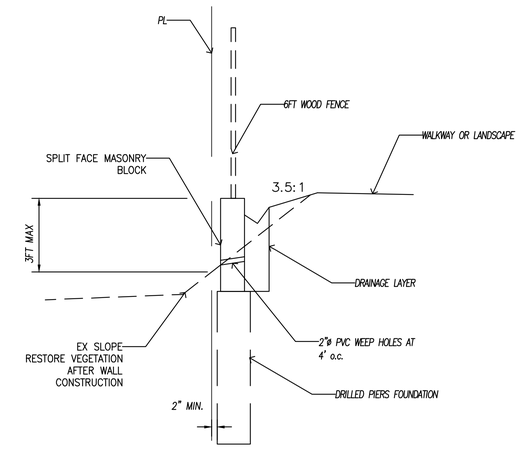
A. AN ENCROACHMENT PERMIT SHALL BE OBTAINED FROM ALAMEDA COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT PRIOR TO COMMENCEMENT OF ANY WORK WITHIN DISTRICT RIGHT OF WAY AND FOR THE CONSTRUCTION OR CONNECTION TO DISTRICT FACILITIES. ALL WORKMANSHIP, EQUIPMENT, AND MATERIALS SHALL CONFORM TO DISTRICT STANDARDS AND SPECIFICATIONS

B. THE CONTRACTOR SHALL CONTACT ALAMEDA COUNTY FLOOD CONTROL DISTRICT INSPECTOR PRIOR TO SURVEY STAKING ANY OUTFALL STRUCTURE.

BASE FLOOD ELEVATION (BFE) = 79.50

STORM UTILITY NOTES

1. ALL STORM PIPE LOCATED OUTSIDE OF VEHICULAR TRAVELED LANES SHALL BE PVC SDR 35 UNLESS OTHERWISE SPECIFIED ON PLANS
2. ALL STORM PIPE LOCATED IN VEHICULAR TRAVELED LANES SHALL BE PVC SD26 UNLESS OTHERWISE SPECIFIED ON PLANS
3. ALL PERFORATED PIPES SHALL BE PVC SDR 35 WITH ½" PERFORATIONS FACING DOWN.
4. ALL PVC CONNECTIONS TO CONCRETE STRUCTURES SHALL BE BY WATER STOP

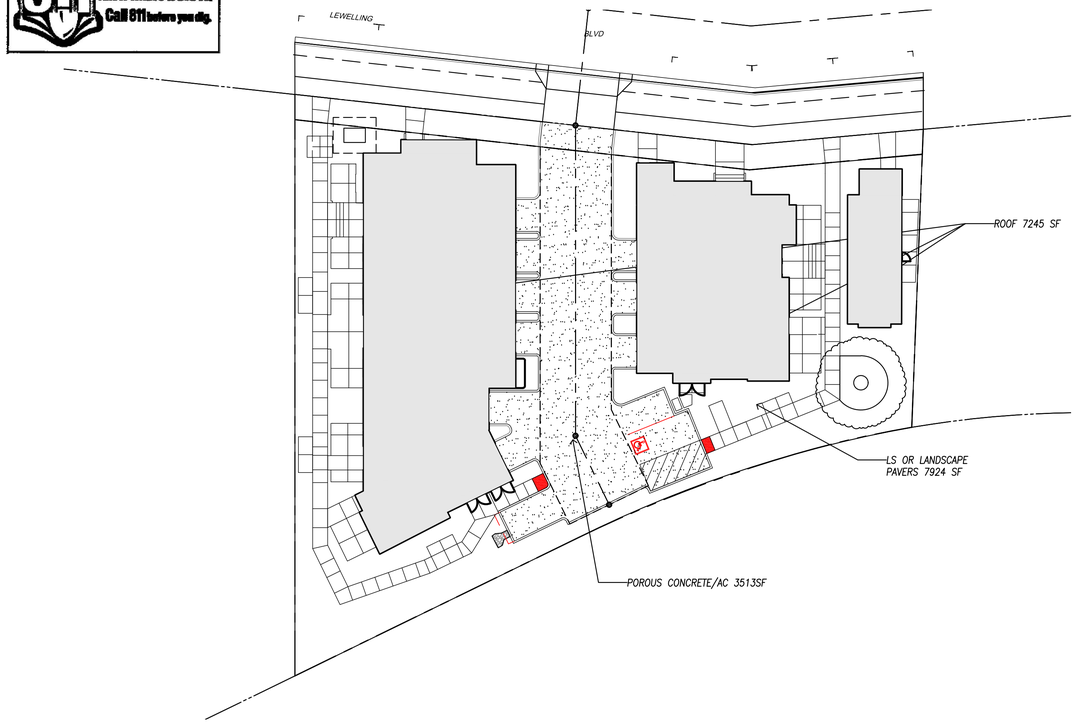


B RET WALL @ FLOOD CHANNEL

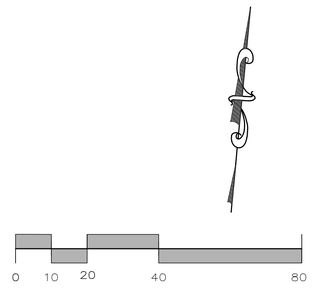
SCALE: 1" = 10'

DATE: 2-18-2023	NO.	REVISION	DATE	DIRECTED BY:	PROJECT: LOTUS LEWELLING TENTATIVE TRACT MAP 8601 10 FUTURE CONDOMINIUM S 503 E LEWELLING BLVD SAN LORENZO
SCALE: AS NOTED				REGISTERED PROFESSIONAL ENGINEER MOHAMED S. GENDY C61578 EXP. 6/30/23 CIVIL STATE OF CALIFORNIA	SHEET TITLE: GRADING AND DRAINAGE PLAN
DESIGNED BY: MG				GPM ENGINEERS 3340 WALNUT AVE., SUITE 292 FREMONT, CA 94536 TEL. (650) 331-7264 FAX (650) 472.9004 MGENDY@GPMENGINEERS.COM CIVIL ▪ STRUCTURAL ▪ PLANING ▪ DEVELOPMENT	SHEET NUMBER C5 OF 6
DRAWN BY: EH					

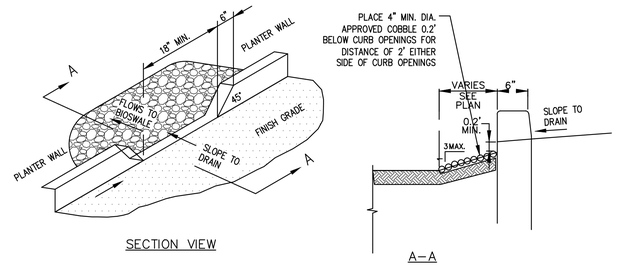
811 Know what's below. Call 811 before you dig.



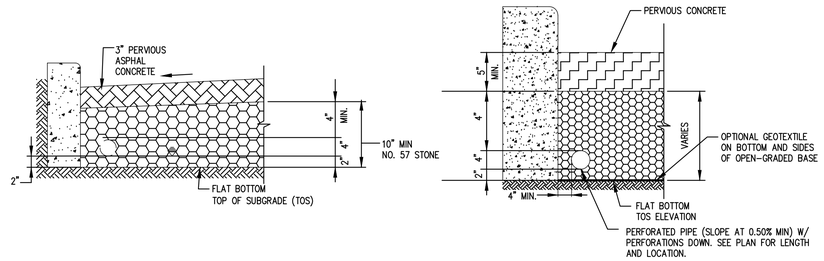
TREATMENT CONTROL SUMMARY TABLE						
DMA #	TCM #	TREATMENT TYPE	DRAINAGE AREA SF	IMPERVIOUS AREA SF	PERVIOUS AREA SF	LOCATION
1	1	FLOW OVER LANDSCAPE	18682	7245	11437	ONSITE



SCALE: 1" = 20'



1 CUT AT PLANTER CURB



2 PERVIOUS PAVEMENT (SELF TREATING)
N.T.S.

N.T.S.

DATE:	2-18-2023	NO.	REVISION	DATE	DIRECTED BY:	PROJECT:	SHEET TITLE:
SCALE:	AS NOTED				REGISTERED PROFESSIONAL ENGINEER MOHAMED S. GENIDY C61578 EXP. 6/30/23 CIVIL STATE OF CALIFORNIA	LOTUS LEWELLING TENTATIVE TRACT MAP 8601 10 FUTURE CONDOMINIUM S 503 E LEWELLING BLVD SAN LORENZO	STORMWATER QUALITY PLAN
DESIGNED BY:	MG						
DRAWN BY:	EH						

GPM ENGINEERS
3340 WALNUT AVE., SUITE 292
FREMONT, CA 94536
TEL. (650) 331-7264 FAX (650) 472.9004
MGENIDY@GPMENGINEERS.COM
CIVIL ▪ STRUCTURAL ▪ PLANING ▪ DEVELOPMENT

SHEET NUMBER C6 OF 6