



**ALAMEDA COUNTY COMMUNITY DEVELOPMENT AGENCY
PLANNING DEPARTMENT**

STAFF REPORT

TO: CASTRO VALLEY MUNICIPAL ADVISORY COUNCIL

HEARING DATE: May 24, 2021

GENERAL INFORMATION

APPLICATION

TYPE & NUMBER: PLN2021-00076 Site Development Review

OWNER/

APPLICANT: Craig Semmelmeier/ Flying A Service LLC

PROPOSAL: Site Development Review, which includes Design Review, to allow the rehabilitation and remodeling of an existing building for retail/restaurant use.

**ADDRESS AND
SIZE OF PARCEL:** 3341-3359 Castro Valley Blvd., at the intersection of Wilbeam Ave. in unincorporated Castro Valley Area of Alameda County, designated Assessor's Parcel Number: 084A-0040-021-02.
Lot size is approximately 13,820 sq. ft.

ZONING: *Castro Valley Central Business District Sub-area 7*, which allows Intensive Retail uses throughout, with "Offices" and "High-Density Residential" uses allowed on upper stories and to the rear.

**GENERAL PLAN
DESIGNATION:** *Core Pedestrian Retail* in the *Castro Valley General Plan*. Multi-family residential uses and administrative office uses are allowed above the ground floor or behind retail frontage.

**ENVIRONMENTAL
REVIEW:** This project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA), and State and County CEQA Guidelines (Section 15303-Class 3 Small Structures).

RECOMMENDATION

Staff recommends that the Castro Valley Municipal Advisory Council recommend approval of the project as stated in this report and shown in Exhibit "B".

PARCEL ZONING HISTORY

March 20, 1974, Variance, V-5651, application to retain three non-conforming signs.

March 20, 1974, Site Development Review, S-638, and Variance, V-7526, application to enlarge the building, retain nonconforming use, and place required off-street parking on an adjoining parcel.

November 1, 2010, General Plan Conformance, PLN 2010-00168, application to consider a determination of General Plan Conformance request by the Alameda County Redevelopment Agency under Government Code Section 65402(b) to purchase the property.

SITE AND CONTEXT DESCRIPTION

Physical Features: The site is a corner lot located on a major commercial corridor off of Castro Valley Blvd. and Wilbeam Ave in Castro Valley. Commercial uses at the site include a dry cleaner and a hair salon. In addition to walk-up pedestrian access from both Castro Valley Blvd. and Wilbeam Ave, vehicle access is provided from one driveway on Wilbeam Ave providing access to parking located on the rear part of the lot.

Adjacent Area: North of the site is the Castro Village Shopping Center and to the south are residential uses along Wilbeam Ave. To the east and west are predominantly retail and service commercial uses fronting Castro Valley Blvd.

PROJECT DESCRIPTION

The applicant is proposing the rehabilitation and remodeling of an existing building for retail/restaurant use as seen in Exhibit “B”. The plan is to split the building into three suites. Suite A is 2,033 sq. ft., Suite B is 1,628 sq. ft., and Suite C is the combination of two areas totaling 3,001 sq. ft. The building would consist of three storefronts, one on the corner of Wilbeam Ave. and Castro valley Blvd., one on Wilbeam Ave., and one on Castro Valley Blvd. Outdoor seating is a major feature of the proposal that utilizes existing open areas throughout the site. Suite A’s outdoor seating area is approximately 1,426 sq. ft., Suite B’s is approximately 864 sq. ft., and Suite C’s is approximately 1,854 sq. ft. Perimeter landscaping (258 sq. ft.) in 18” wide planting strips frames the seating areas and creates separation between the public sidewalk and the project along most of the frontage. As part of the project, the applicant would remove the existing large metal structure revealing the building’s original barrel-style roof (at its tallest point would be 20’ 8”).

REFERRAL RESPONSES

Below is a summary of the referral responses, which are included in Attachment A, “Referrals”.

Alameda County Public Works Agency Building Department:

Building Inspection Division (BID) has no objection to proceed with this planning process. The work will require building permit. The work will be required to comply with the 2019 California Building, Plumbing, Mechanical, Electrical, Energy, Green Building, Fire, disabled access, codes. All interior and outdoor public functional areas and general path of travel shall be made ADA accessible, such as parking, walkways, stairs, ramps, restrooms, and etc.

General Conditions for the Building Permit Application

- A California licensed architect or engineer shall be designated as the design professional in responsible charge for the project submittal.

- A change of occupant load per Building and Fire code will require the building to comply with the current California Building Codes in Structural, Disabled Access, and fire safety requirements.

Special Project Conditions for the Building Permit Application

- Structural evaluation of the building will be required for this change of building occupant type.
- Building permit application must include the compliance with the CBC Chapter 11B Accessibility upgrades, structural and fire safety requirements.
- Trash enclosure shall be covered and comply with Alameda County clean water requirements AC 15.08.180.
- Show the general accessible path of travel to primary entrance of building.
- A site plan shall be required for onsite underground utilities, parking lot lighting, and accessible path of travel.
- Evaluate exiting requirement for the building.
- A site permit may be required for onsite stormwater system, trash enclosure and other accessory structures, underground utilities, parking lot lighting, and accessible path of travel.
- Geotechnical report will not be required for this existing building.
- Proposed building modifications and tenant improvements shall comply with Alameda County Green Building Ordinance and Construction & Demolishing Debris Management program and California Green Building Code.
- New/change of addresses have already been assigned according to the County address Ordinance managed by the Building Department (BLA2021-00017).
- Approval of Environmental Health (Food Safety) is required.
- Approval of Environmental Health (Land Use Program) may be required per Planning Dept referral.

The applicant will comply with the above requests.

Alameda County Fire Department:

Must comply with current Building and Fire Code at time of building permit submittal.

The applicant will comply with the above request.

Castro Valley Sanitary District:

- A. The plans indicate that “if needed, install 4” PVC”, which would not be allowed by CVSan. The allowed materials for lateral repair include VCP, CIP, and HDPE SDR-17.
- B. The trash enclosure is sufficient in size, so long as the container sizes are kept to 4 yards or below. 6-yard bins (and larger) do not have wheels so they would not be able to go inside this type of enclosure.

The applicant will comply with the above requests.

Alameda County Economic and Civic Development:

Economic Development is very supportive of the Flying A proposal as it renovates a building for uses that Castro Valley residents desire (new restaurants & retail options in the downtown). In addition to upgrading the uses, it greatly improves the street appeal of this key corner site.

Alameda County Public Works Agency Land Development:

1. 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.
2. Acquire an encroachment permit from Alameda County for all work within the roadway right-of-way.
3. The tentative civil plans show the existing driveway is proposed to be removed and replaced with concrete, curb and sidewalk. Specify clearly on the tentative where the location of the new driveway and on-site parking is proposed.
4. Provide adequate on-site parking within the property with an appropriate driveway.
5. Do not block the runoff from nor augment, concentrate or divert runoff to the adjacent properties. The drainage area map created for the project drainage design calculations shall clearly indicate all areas tributary to the project site.
6. 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.
7. The applicant shall provide for stormwater protection design solution which conform to the current version of the C.3 Technical Guidance as published by the Alameda County Clean Water Program.

The applicant will comply with the above requests.

East Bay Municipal Utility District:

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.

The applicant will comply with the above requests.

STAFF ANALYSIS

Conformance with the General Plan

This site is within the *Castro Valley General Plan* adopted by the Alameda County Board of Supervisors on March 27, 2012 and designates the property as *Core Pedestrian Retail*. This designation is intended for the intensive pedestrian-oriented retail and service uses that form the heart of the Castro Valley community.

Goals:

4.5-1 Provide residents and businesses with access to a wide variety of commercial goods and services and increase opportunities for Castro Valley residents to work in the community where they live.

4.7.1 Enhance the Central Business District to create a pedestrian-oriented district of shops, restaurants, and services with a distinctive small-town character that reflects Castro Valley's history and culture. Improve the overall appearance of Castro Valley Blvd. Attract and retain small local retail and restaurant businesses that will enhance the quality of life in Castro Valley.

The proposed plan will increase the number of available services and jobs for Castro Valley residents. These new businesses will enhance the pedestrian feel of Castro Valley and will improve the appearance of Castro Valley Downtown. The shops and restaurants proposed are consistent with the character of the town and would be a welcome addition to the businesses that make up the core of Castro Valley. The plan for the site and the uses proposed meet the requirements of the Core Pedestrian Retail designation.

Conformance with the Castro Valley Central Business District Specific Plan

Castro Valley Central Business District Sub-area 7, which allows Intensive Retail uses throughout, with “Offices” and “High-Density Residential” uses allowed on upper stories and to the rear.

Goals:

D. The range of services and merchandise available in the Castro Valley Central Business District should expand in order that a greater portion of purchases by residents can be made in the Castro Valley Central Business District and that the Central Business District can draw consumers from outside the community.

G. Employment opportunities in the Central Business District should increase.

H. Development in the Central Business District should be consistent in scale and character and compatible with adjacent land use.

The application proposes to re-purpose an existing building into 3-4 retail or restaurant uses at the site. The proposed use will expand the range of services and attract consumers from within and outside Castro Valley. The proposal will increase employment opportunities in the area. The proposal is consistent in scale and character and compatible with adjacent land use. The uses the applicant is proposing meet the requirements and goals of the Castro Valley Central Business District Sub Area 7.

Conformance with the Alameda County Zoning Ordinance Parking and Sign Regulations

Parking

Table 1, “Parking Tabulation”, has been created based on the *Castro Valley Central Business District Specific Plan* which allows the use of a parking study to determine parking requirements. In this case the parking requirement is 3.32 per 1,000 sq. ft. (see parking study prepared by Nelson and Nygaard Attachment B). The parking requirement is based on a total retail/restaurant area of 7,475 sq. ft. (including 3,331 sq. ft. inside, 4,144 sq. ft. outside). Therefore, the parking study calculation as seen in Attachment C “Parking Tabulation” requires 25 parking spaces.

Table 1: Parking Tabulation

<u>Suite</u>	<u>Interior Floor Area *</u> <u>Calculation:</u>	<u>Outdoor Seating Area</u> <u>Calculation:</u>	<u>Area in Square Feet</u>
Suite A:	2,033 sq. ft.	Suite A Seating Area Approx:	1,426 sq. ft.
Suite B:	1,628 sq. ft.	Suite B Seating Area Approx:	864 sq. ft.
Suite C:	1,809 sq. ft.	Suite C Seating Area Approx:	+ 1,854 sq. ft.
Suite C:	+ 1,192 sq. ft.		4,144 sq. ft.
	6,662 sq. ft.		

*Suite C appears twice above as it may be split into two spaces for separate tenants.

6,662 sq. ft. multiplied by 0.5 for useable interior customer Floor Area * =	3,331 sq. ft.
Total Outdoor Seating Areas =	+ 4,144 sq. ft.
Total Seating Area =	7,475 sq. ft.
7,475/1,000 = 7.475 X 3.32 = 25 spaces	

To meet the parking requirement of 25 spaces the applicant will lease 15 spaces from the Unity Church at 20121 Santa Maria for employee parking and provide the remaining 10 parking spaces through a shared parking agreement. The applicant has indicated they plan to enter into an agreement with the other property owners that use the shared parking lot behind this location, in order to provide the additional parking requirement for the proposed businesses. While not normally counted towards meeting the requirement for off-street parking, there will be a total of 8 parking spaces on the street frontage along Castro Valley Blvd and Wilbeam Ave.

Signage

The applicant has produced a set of design guidelines for tenants to follow when approaching signage as shown in Attachment D “Tenant Design Guidelines”. Their proposal is more restrictive than what is allowed by the Zoning Ordinance. According to the Zoning Ordinance the following is allowed for signage: The area of all signs shall not exceed two square feet for each one lineal foot of primary building frontage for the first one hundred (100) feet of primary building frontage and one square foot for each one lineal foot of primary building frontage thereafter; plus one square foot for each one lineal foot of secondary building frontage; provided, however, that twenty-five (25) square feet is guaranteed each frontage by this provision. The applicant proposes to allow only one sq. ft. of signage for each linear foot of storefront frontage. They are asking for more than three colors which is what is allowed by the CVCBD specific plan. Staff believes it is a reasonable request since they are going to be more restrictive on the size of the sign.

DESIGN REVIEW

Design review approval is also required as part of this project, allowing the CVMAC to review and approve the overall site planning, architectural details, materials/color and operating characteristics of the project.

In granting design review approval, the review authority shall first make all of the following findings:

- 1. The proposed project would be harmonious and compatible with existing development and with the overall character of the area;**

Yes, the proposed project will be harmonious and compatible with the overall character of the area. The historic design fits the downtown look and feel of the area.

- 2. The location, size, design, and operating characteristics of the proposed project would promote the orderly growth of Castro Valley and would not be detrimental to the public interest, health, safety, convenience, or welfare of neighboring properties or to that of the overall community;**

Yes, the location, size, design, and operation characteristics of the proposed project would promote orderly growth in Castro Valley and will not be detrimental to the public interest, health, safety convenience, or welfare of the neighboring properties or community. The proposed project utilizes an existing building, provides a needed service/amenity to the Castro Valley community and will not make the area overbuilt.

- 3. Site and architectural design and functional plan of the structure(s) and related improvements, including landscaping, are of reasonable aesthetic quality and implement the objectives of the Castro Valley General Plan;**

Yes, site and architectural design and functional plan of structures and related improvements, including landscaping, are of reasonable aesthetic quality and implement the objectives of the Castro Valley General Plan. Restoring a historic downtown storefront will fit in with the rest of the buildings and provide a needed use along the main commercial corridor.

- 4. Structure(s) and related improvements, including access and parking, are suitable for the proposed use of the property, consistent with the intent of the applicable zoning district, promote orderly development in the vicinity of the subject site, and provide adequate consideration of the existing and contemplated uses of land; and**

Yes, structures and related improvements, including access and parking are suitable for the proposed use of the property, they are consistent with the intent of the applicable zoning district, they promote orderly development in the vicinity of the subject site, and provide adequate consideration of the existing and contemplated uses of the land. As proposed the project will have a minimal impact on parking and will not negatively impact the other businesses as it will follow the guidelines put forth in the *Castro Valley Central Business District Specific Plan*.

- 5. The design and layout of the proposed project are consistent with the Castro Valley General Plan, the development standards of this Code, and any approved design guidelines.**

Yes, the design and layout of the proposed project is consistent with the Castro Valley General Plan, the development standards of the code, and any approved design guidelines. The building is existing, and the design promotes the Core Pedestrian Retail designation of the Castro Valley General Plan.

Summary: The proposed project conforms to the general plan and the zoning designation. We advise the Castro Valley Municipal Advisory to approve the project. Approval is subject to plans marked “Exhibit B” dated April 19, 2021, on file with the Alameda County Planning Department and the following conditions of approval:

GENERAL CONDITIONS

1. This approval for a Site Development Review, which also includes Design Review, authorizes the rehabilitation and remodel of an existing building for retail/restaurant use at 3341-3359 Castro Valley Blvd, Castro Valley, at the intersection of Wilbeam Ave. in unincorporated Castro Valley Area of Alameda County, designated Assessor’s Parcel Number: 084A-0040-021-02.
2. The permittee or its successor shall maintain compliance with the requirements of the following agencies:
 - a. Alameda County Public Works Agency, Building Inspection Department
 - b. Alameda County Public Works Agency, Land Development Department
 - c. Alameda County Fire Department
 - d. East Bay Municipal Utility District
 - e. Alameda County Public Works Agency Traffic
 - f. Castro Valley Sanitary District
 - g. Alameda County Zoning Enforcement
 - h. Alameda County Economic and Civic Development
 - i. Alameda County Sheriff’s Department
3. Compliance with all laws and Regulations. Prior to issuance of Demolition, Grading, Site, Stormwater, Encroachment, or Building Permits, the applicant, property owner, or successor shall provide to the satisfaction of the Alameda County Public Works Agency, and the Alameda County Planning Director, evidence of compliance with all laws, policies, and regulations applicable at the time of application for respective Demolition, Grading, Site, Stormwater, Encroachment, or Building Permits.
4. The applicant, owner, or successor shall comply with all other local, state, or federal regulations, laws, and ordinances, during the life of this Permit. Failure to comply with all other local, state, or federal may subject the permit to revocation in accordance with conditions of approval herein and per the Alameda County Zoning Ordinance Section 17.54.030.
6. 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.
7. Tenants of the newly rehabilitated building must follow the sign regulations put forth in the tenant design guidelines. Tenants must also follow the arrangement of the shared parking agreement with the other businesses that use the shared parking lot, parking requirements will follow the Parking Tabulation as shown in Attachment C of this report.

8. Prior to occupancy, the operator needs to provide copies of shared parking arrangements/agreements to the Planning Director for review and approval.
9. The property owner or successor in interest shall defend, indemnify, and hold harmless Alameda County or 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 Site Development Review, PLN2020-00299, the finding of exemption from the requirements of the California Environmental Quality Act (under Article 19, Section 15303, Class 3, small structures), 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.
10. Responsibility for fees. The applicant, property owner, and successor shall be responsible for payment of all reasonable costs associated with the necessary permit processing or inspections of the conditions of approval contained in the authorization of the facility, including costs incurred by the Community Development Agency, the 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 conditions of approval herein and per the Alameda County Zoning Ordinance Section 17.54.030.
11. Any demolition and/or construction shall meet the Construction and Demolition Debris Management Program per General Ordinance Code 15.08.

ATTACHMENTS

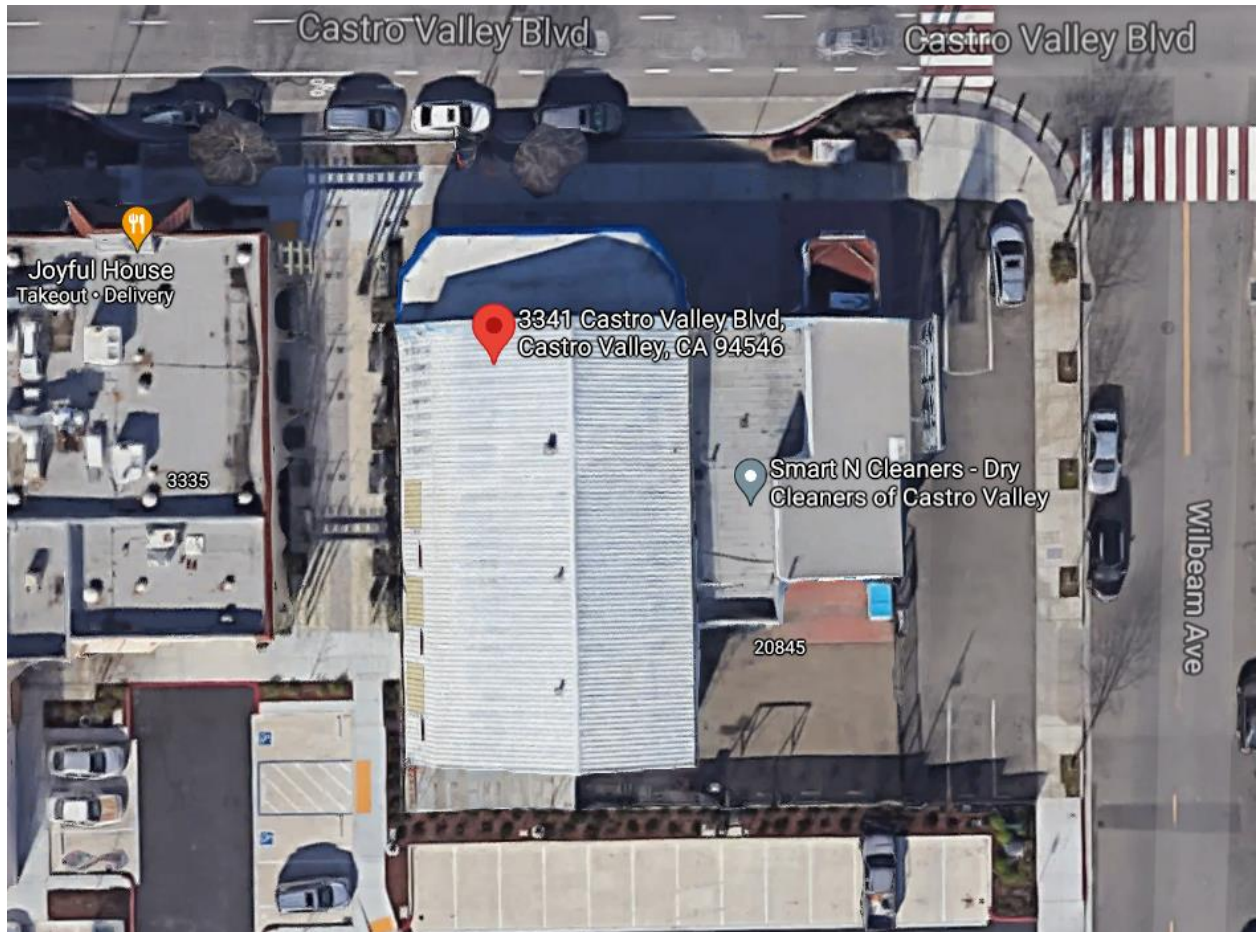
Attachment A "Referrals"
Attachment B "Parking Study by Nelson and Nygaard"
Attachment C "Parking Tabulation"
Attachment D "Tenant Design Guidelines"

EXHIBITS

EXHIBIT "B"

Prepared By: Michael Flemming Reviewed By: Nisha Chauhan

3341-3359 Castro Valley Blvd.





Northeast | View from Castro Valley Boulevard and Wilbeam Avenue



North | View from Castro Valley Boulevard

A STREET VIEW RENDING

ABBREVIATIONS

AB	ANCHOR BOLT
AC	ASPHALTIC CONCRETE
A/C	AIR CONDITIONING
ACOUS	ACOUSTICAL
ACT	ACOUSTICAL TILE
ADJ	ADJUSTABLE/ADJACENT
AFF	ABOVE FINISH FLOOR
AL	ALUMINUM
ANOD	ANODIZED
BD	BOARD
BLDG	BUILDING
BLK	BLOCK
BM	BEAM
BO	BOTTOM OF
CAB	CABINET
CB	CATCH BASIN
CEM	CEMENT
CER	CERAMIC
CI	CAST IRON
CJ	CONSTRUCTION JOINT
CL	CENTERLINE
CLG	CEILING
CLR	CLEAR
COL	COLUMN
COMP	COMPOSITION
CONC	CONCRETE
CONN	CONNECTION
CONT	CONTINUOUS
CPT	CARPET
CT	CERAMIC TILE
DF	DOUGLAS FIR / DRINKING FOUNTAIN
DIA	DIAMETER
DIM	DIMENSION
DR	DOOR
DS	DOWNSPOUT
DWG	DRAWING
(E)	EXISTING
EA	EACH
ELECT.	ELECTRICAL
ELEV	ELEVATOR
EQ	EQUAL
FAU	FORCED AIR UNIT
FD	FLOOR DRAIN
FF	FIRE EXTINGUISHER
FF	FINISH FLOOR
FTG	FOOTING
GA	GAUGE
GALV	GALVANIZE (D)
GC	GENERAL CONTRACTOR
GFI	GROUND FAULT INTERRUPTER
GFRC	GLASS FIBER REINFORCED CONCRETE
GI	GATE VALVE
GTV	GYPSONIUM
GYP	GYPSONIUM
HB	HOSE BIBB
HDR	HEADER
HDWD	HARDWOOD
HDWR	HARDWARE
HM	HOLLOW METAL
HORIZ	HORIZONTAL
HT	HEIGHT
HW	HOT WATER
HVAC	HEATING VENTILATING
INSUL	INSULATION
JAN	JANITOR
JB	JUNCTION BOX
LAV	LAVATORY
MATL	MATERIAL
MAX	MAXIMUM
MB	MACHINE BOLT
MECH	MECHANICAL
MIN	MINIMUM
MTL	METAL
(N)	NEW
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
O	OVER
OC	ON CENTER
OD	OUTSIDE DIAMETER
OFD	OVERFLOW ROOF DRAIN
OFF	OFFICE
OPNG	OPENING
OPPP	OPPOSITE
PL	PLATE
PLAM	PLASTIC LAMINATE
PLAS	PLASTER
PLYWD	PLYWOOD
R	RISER
(R)	RELOCATED
RCP	REINFORCED CONCRETE PIPE
RD	ROOF DRAIN
RDWD	REDWOOD
REC	RECESSED
REINF	REINFORCED
RHMS	ROUND HEAD MACHINE SCREW
RM	ROOM
RO	ROUGH OPENING
RVL	RAINWATER LEADER
SC	SOLID CORE
SD	STORM DRAIN
SECT	SECTION
SIM	SIMILAR
SND	SANITARY NAPKIN DISPENSER
SPEC	SPECIFICATION
SQ	SQUARE
SS	SANITARY SEWER
SST	STAINLESS STEEL
STD	STANDARD
STL	STEEL
STOR	STORAGE
STRUCT	STRUCTURAL
SUDP	SUSPENDED
T	TREAD
TC	TOP OF CURB/CONCRETE
TEL	TELEPHONE
T & G	TONGUE AND GROOVE
THK	THICKNESS
TO	TOP OF
TOS	TOP OF SLAB
TYP	TYPICAL
T-24	TITLE 24
UON	UNLESS OTHERWISE NOTED
VA	VAN ACCESSIBLE
VCP	VITREOUS CLAY PIPE
VCT	VINYL COMPOSITION TILE
VERT	VERTICAL
VIF	VERIFY IN FIELD
W	WITH
WC	WATER CLOSET
WD	WOOD
WH	WATER HEATER
WS	WEATHERSTRIPPING
WWF	WELDED WIRE FABRIC

FLYING - A BUILDING REHABILITATION

3341-3359 Castro Valley Blvd,
Castro Valley, CA

PROJECT DATA

JURISDICTION
COUNTY OF ALAMEDA

CODE
2019 CALIFORNIA BUILDING CODE
2019 CALIFORNIA MECHANICAL CODE
2019 CALIFORNIA PLUMBING CODE
2019 CALIFORNIA ELECTRICAL CODE
2019 CALIFORNIA FIRE CODE
2019 CALIFORNIA GREEN BUILDING CODE
2019 CALIFORNIA ENERGY CODE
ALL RELATED ALAMEDA COUNTY ORDINANCE

SCOPE OF WORK
EXTERIOR REMODELING OF (E) BUILDING WITH SITE IMPROVEMENT

SHEET INDEX

ARCHITECTURAL DRAWING
A0.01 COVER SHEET
A0.02 EXISTING SITE PHOTOS
A1.00 EXISTING SITE PLAN
A1.01 PROPOSED SITE PLAN
A2.00 EXISTING AND PROPOSED FLOOR PLANS
A2.01 EXISTING AND PROPOSED ROOF PLANS
A3.00 EXISTING EXTERIOR ELEVATIONS
A3.01 PROPOSED EXTERIOR ELEVATIONS
A3.02 COLORS AND FINISHES
A6.00 SECTION
RENDER RENDERING

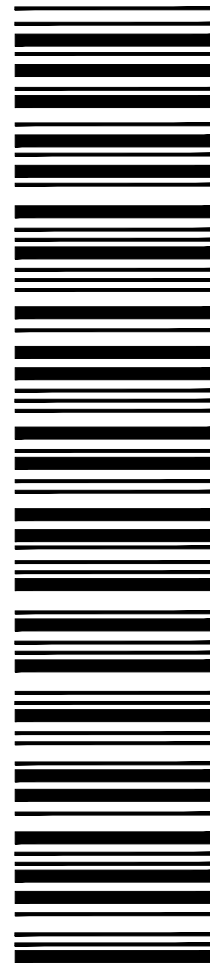
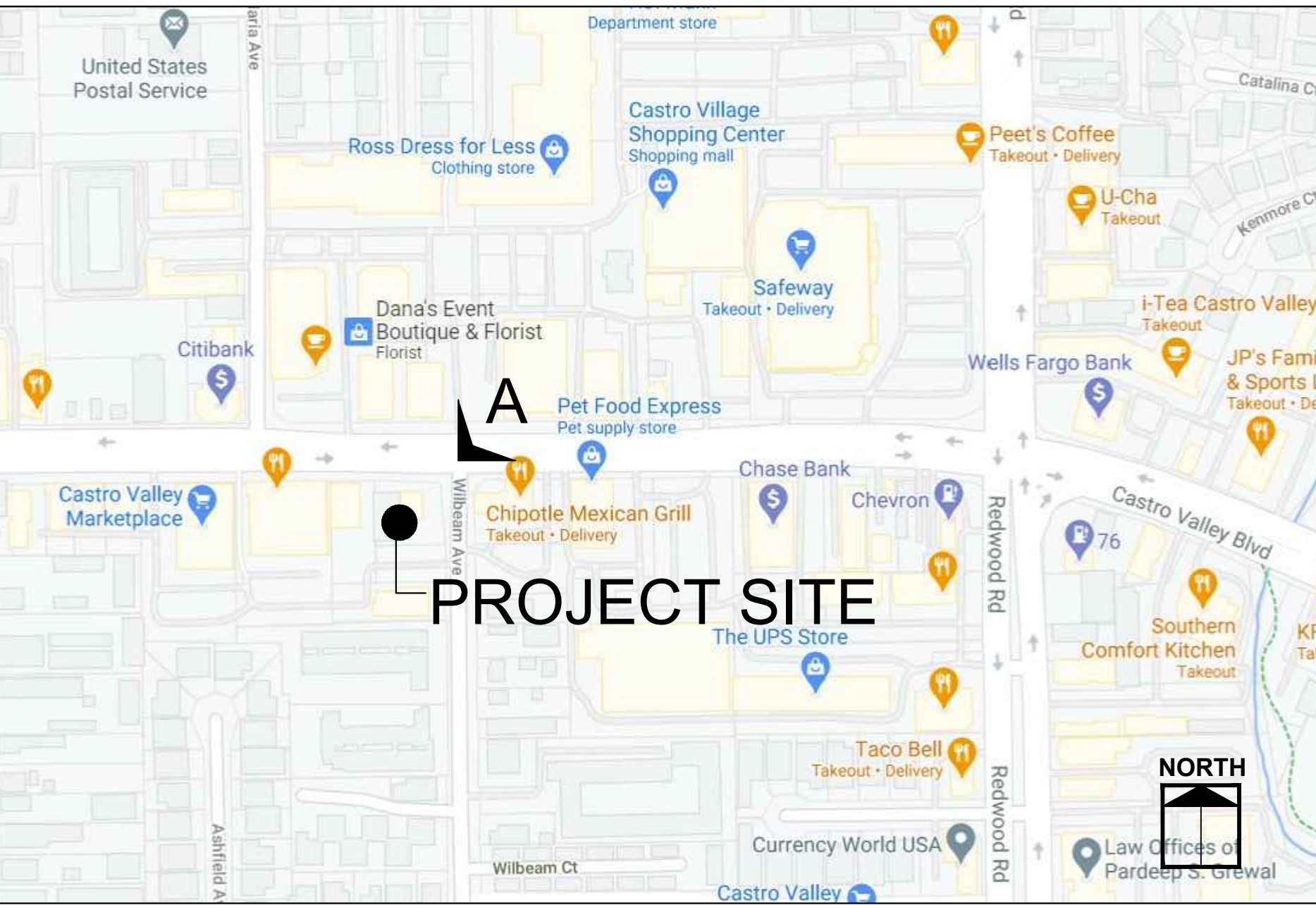
C0.1 TITLE SHEET
C0.2 GRADING SPECIFICATION
C2.1 GRADING, DRAINAGE AND ONSITE IMPROVEMENT
C3.1 DETAIL

SITE AND BUILDING ANALYSIS

EXISTING STRUCTURE APN:	84A-40-21	OCCUPANT LOAD: FOR BUSINESS OCCUPANCY : (1 PERSON /150 sqft) = 6,654 sqft / 150 = 44 PERSONS
ADDRESS:	3341 - 3359 CASTRO VALLEY BLVD CASTRO VALLEY, CA	EXISTING CONSTRUCTION TYPE: VB
JURISDICTION:	UNINCORPORATED COUNTY	SPRINKLER SYSTEM: NONE
LOT SQFT:	13,820 sqft	STORIES: 1 STORY
ZONING CLASSIFICATIONS:	CVCBD-S07	
(CASTRO VALLEY CENTRAL BUSINESS DISTRICT - SUB AREA 7)		
LAND USE:	RETAIL COMMERCIAL USE (C-1)	
SETBACKS FRONT REAR SIDE	EXISTING 13'-4" 9'-5" 1'-11" 25'-5 1/2"	
EXISTING BLDG. AREA:	6,654 sqft	
NEW BLDG AREA:	NONE	
TOTAL (E) & (N) BLDG AREA:	6,654 sqft (NO CHANGES)	

	EXISTING FLOOR AREA	NEW FLOOR AREA	LOT COVERAGE (%)
LOT AREA	13,820 sqft		
EXISTING BLDG AREA	6,654 sqft	NONE	48 %
PROPOSED BLDG AREA	0 sqft	NONE	
TOTAL NEW BLDG AREA	6,654 sqft (NO CHANGE)		48 % (NO CHANGES)

VICINITY MAP



ARCHITECTURE
20 EUREKA SQUARE, SUITE 20
PACIFICA, CA 94044
T: 650.270.1754
E: info@architstudioarchitecture.com



Print Record

2020 XX.XX	PLANNING APPLICATION

FLYING A BUILDING REHABILITATION

3343-3395 CASTRO VALLEY BLVD
CASTRO VALLEY, CA

PROJECT OWNER
MAIN STREET PROPERTY SERVICES INC
3295 CASTRO VALLEY BOULEVARD
SUITE 200, CASTRO VALLEY, CA 94546
ATTN: CRAIG SEMMELMEYER
E: craig@mspsinc.com
T: 925.444.3102

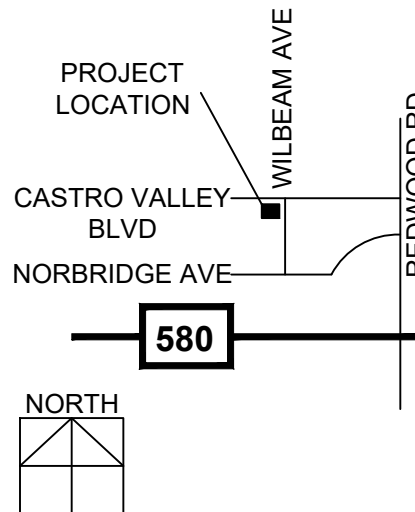
ARCHITECT
ARCHIT STUDIO
20 EUREKA SQUARE, SUITE 115
PACIFICA, CA 94044
ATTN: MARCO FUNG
E: mfung@architstudioarchitecture.com
T: 650.270.1754

PROJECT SCOPE:
BUILDING REHABILITATION FOR
MARKETING SPECULATION

APN: 084A-0040-021

BUILDING TYPE: VB
OCCUPANCY GROUP: B

VINCINTY MAP



Date
2020.12.25
Project No.
2020.195
Sheet Title
COVER SHEET

Sheet
No.

A0.01

☐ Released for Construction
☐ Not Released for Construction



NORTH WEST CORNER



NORTH



NORTH EAST CORNER



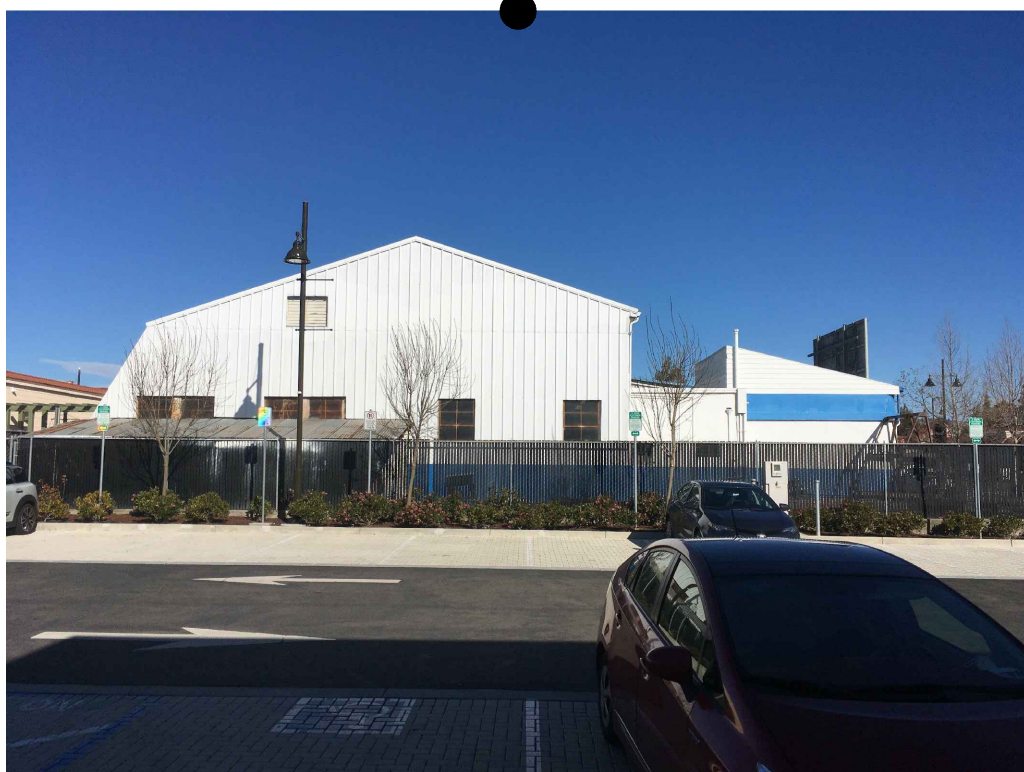
NORTH WEST CORNER



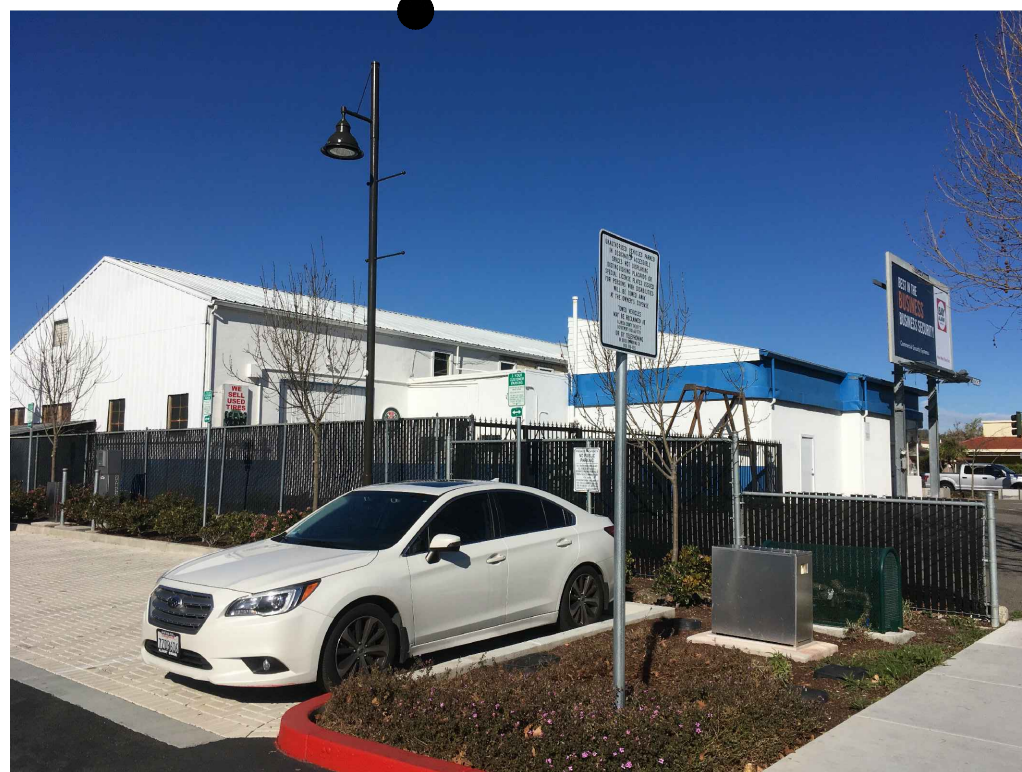
WEST



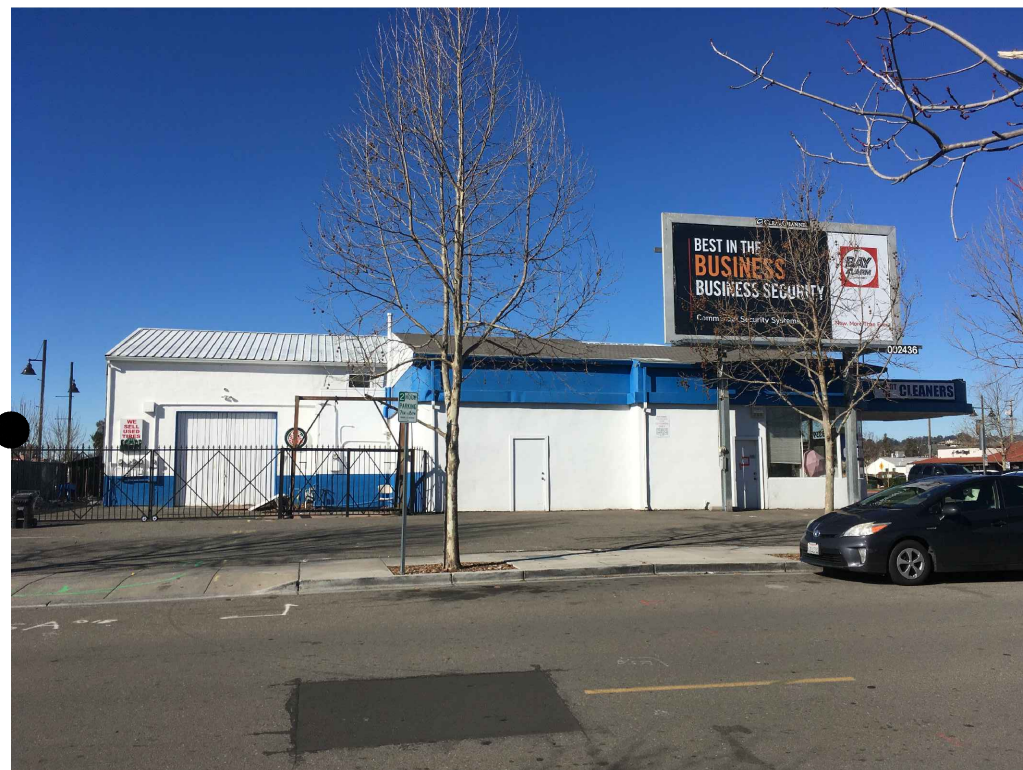
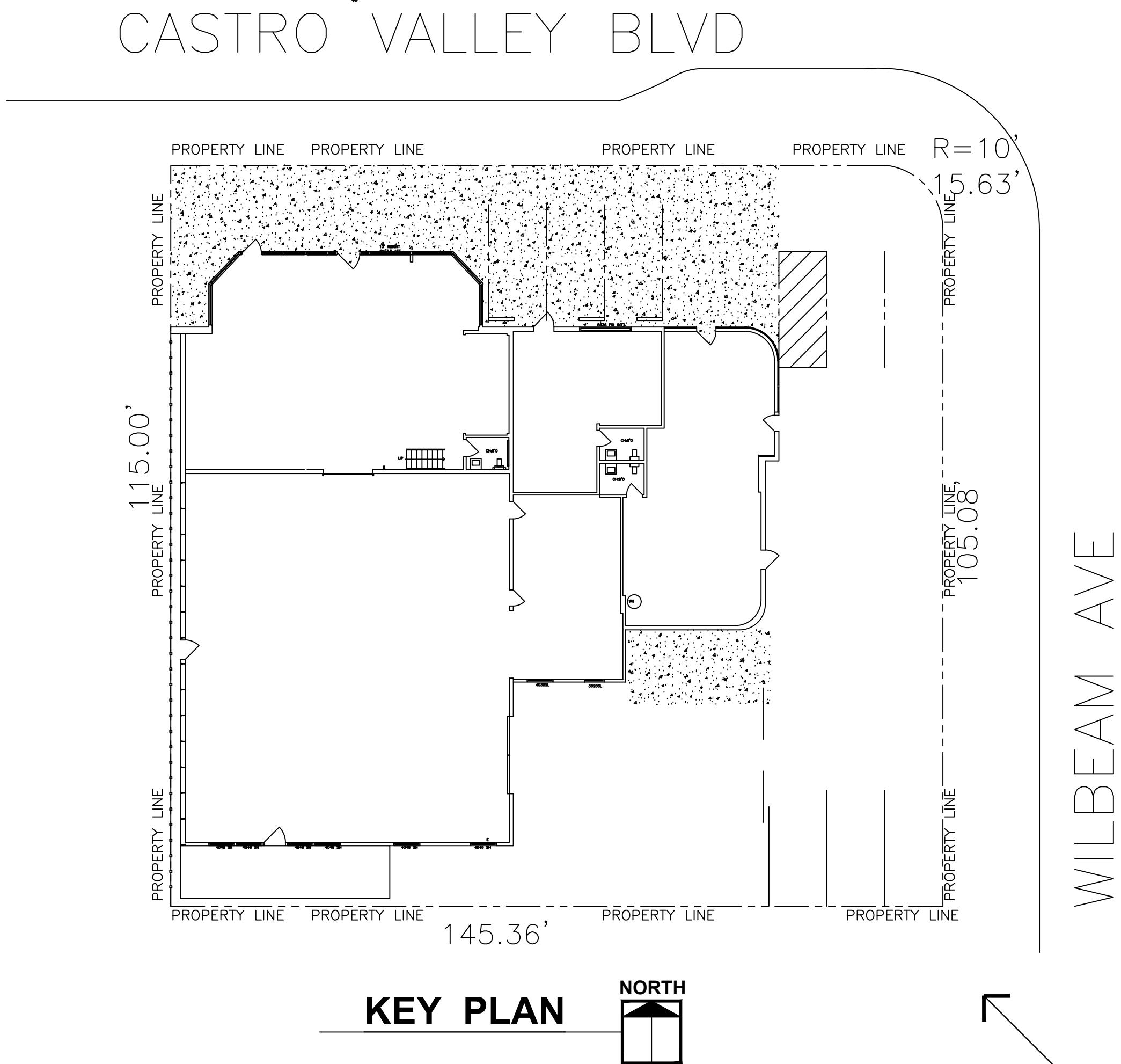
SOUTH WEST CORNER



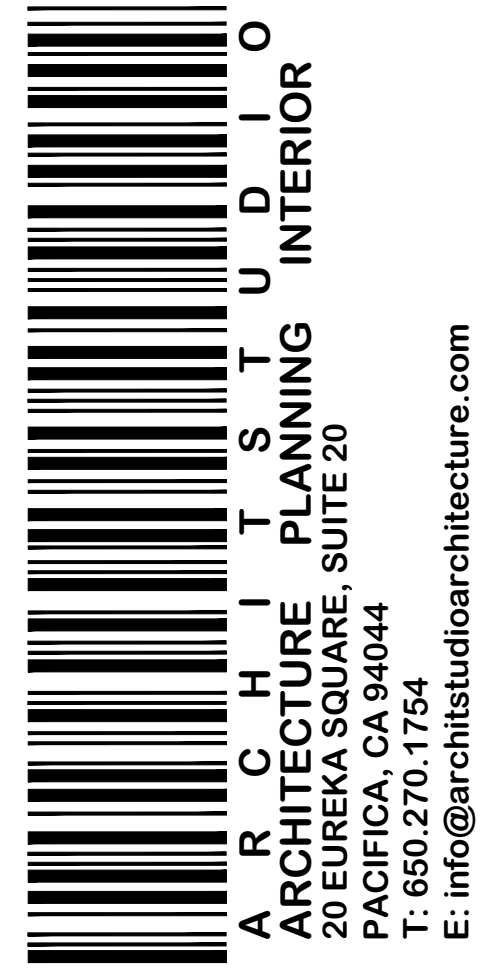
SOUTH



SOUTH EAST CORNER



EAST



Print Record

2020.XX.XX	PLANNING APPLICATION
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FLYING A
BUILDING
REHABILITATION

3343-3395 CASTRO VALLEY BLVD
CASTRO VALLEY, CA

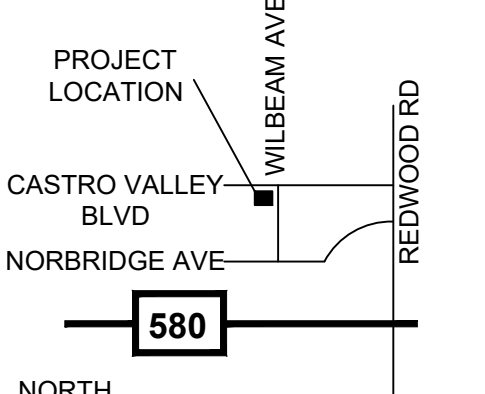
PROJECT OWNER
MAIN STREET PROPERTY SERVICES INC
3295 CASTRO VALLEY BOULEVARD
SUITE 200, CASTRO VALLEY, CA 94546
ATTN: CRAIG SEMMELMEYER
E: craig@mspsinc.com
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T: 650.270.1754

PROJECT SCOPE:
BUILDING REHABILITATION FOR
MARKETING SPECULATION

APN: 084A-0040-021
BUILDING TYPE: VB
OCCUPANCY GROUP: B

VINCINTY MAP



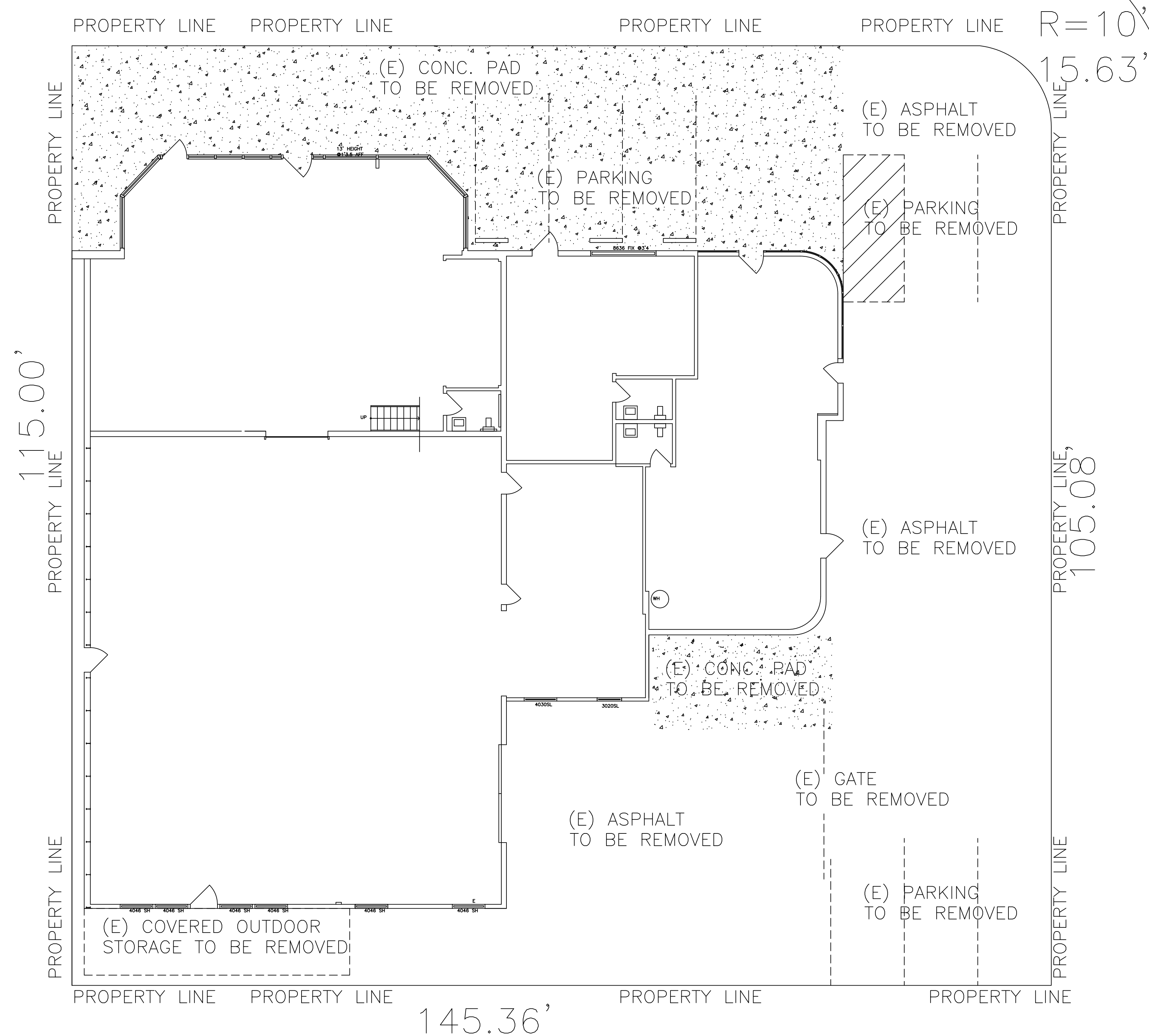
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Sheet Title: EXISTING SITE PHOTOS

Sheet No.: A0.02

☐ Released for Construction
☐ Not Released for Construction

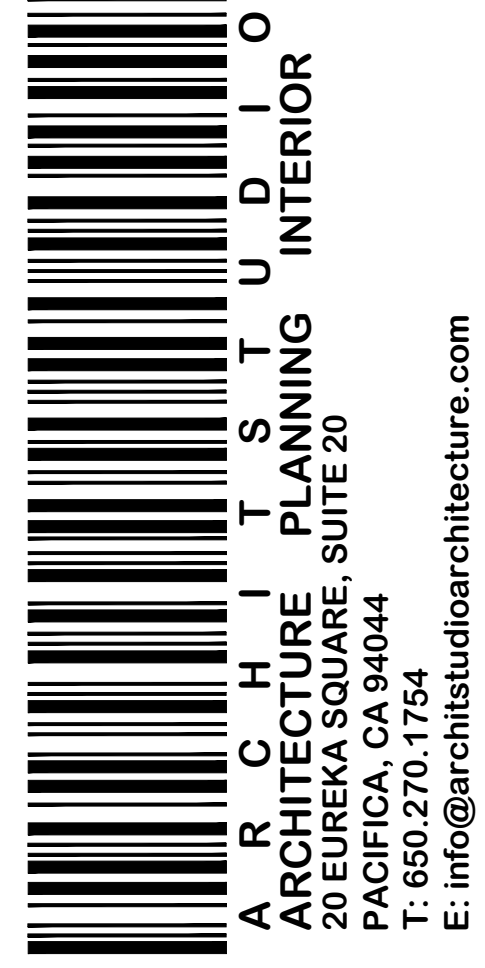
CASTRO VALLEY BLVD



1 EXISTING SITE PLAN
SCALE: 1/8" = 1'-0"
NORTH

WILBEAM AVE

CITY / COUNTY APPROVAL STAMP



Print Record

2020.XX.XX	PLANNING APPLICATION
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**FLYING A
BUILDING
REHABILITATION**

3343-3395 CASTRO VALLEY BLVD
CASTRO VALLEY, CA

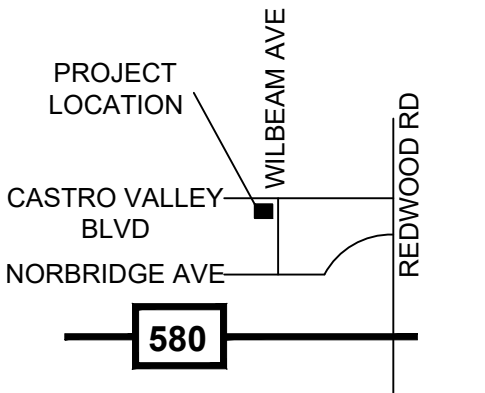
PROJECT OWNER
MAIN STREET PROPERTY SERVICES INC
3295 CASTRO VALLEY BOULEVARD
SUITE 200, CASTRO VALLEY, CA 94546
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PROJECT SCOPE:
BUILDING REHABILITATION FOR
MARKETING SPECULATION

APN: 084A-0040-021
BUILDING TYPE: VB
OCCUPANCY GROUP: B

VINCINTY MAP



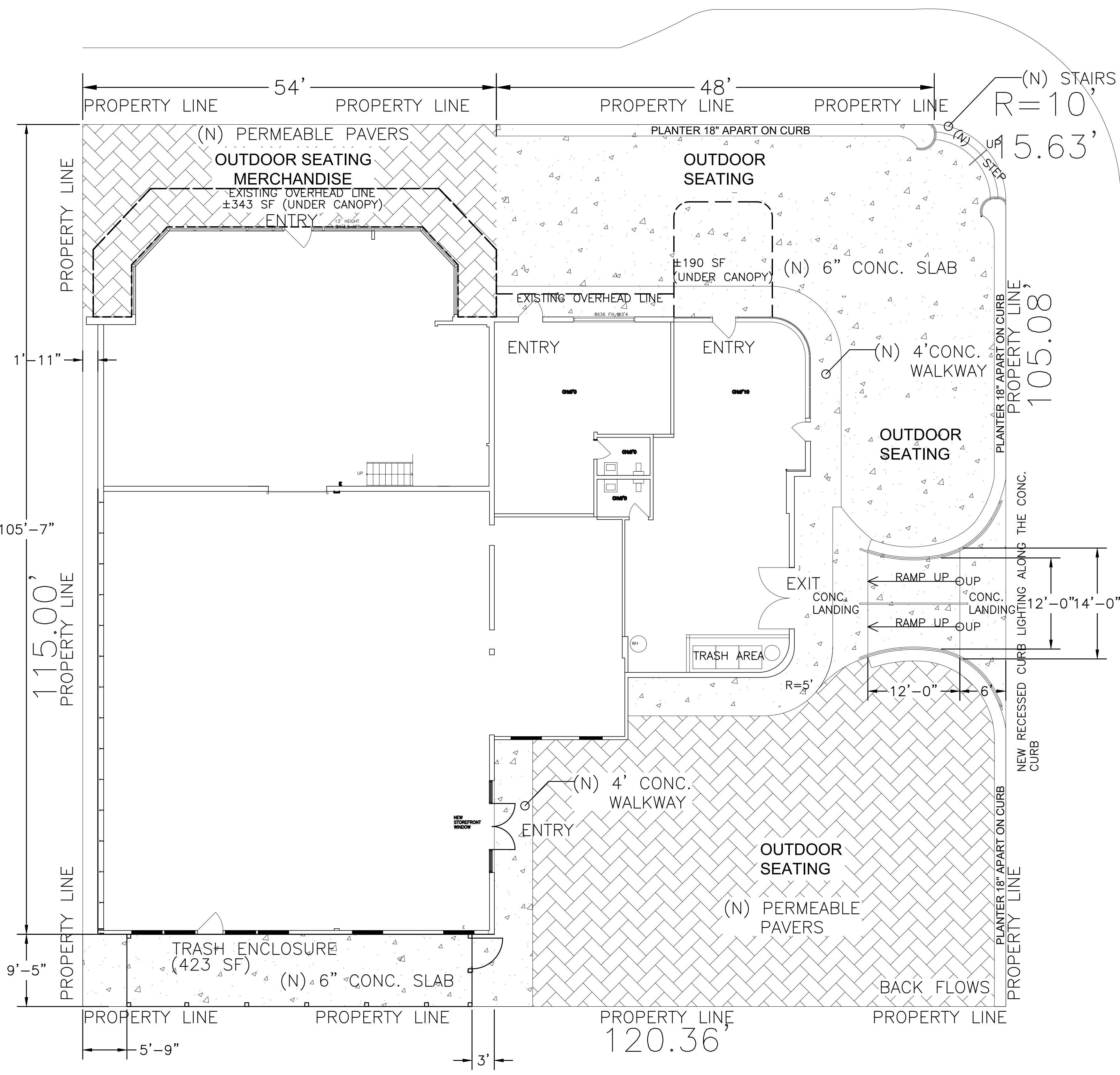
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2020.12.25	2020.195
Sheet Title	
EXISTING SITE PLAN	

Sheet No.

A1.00

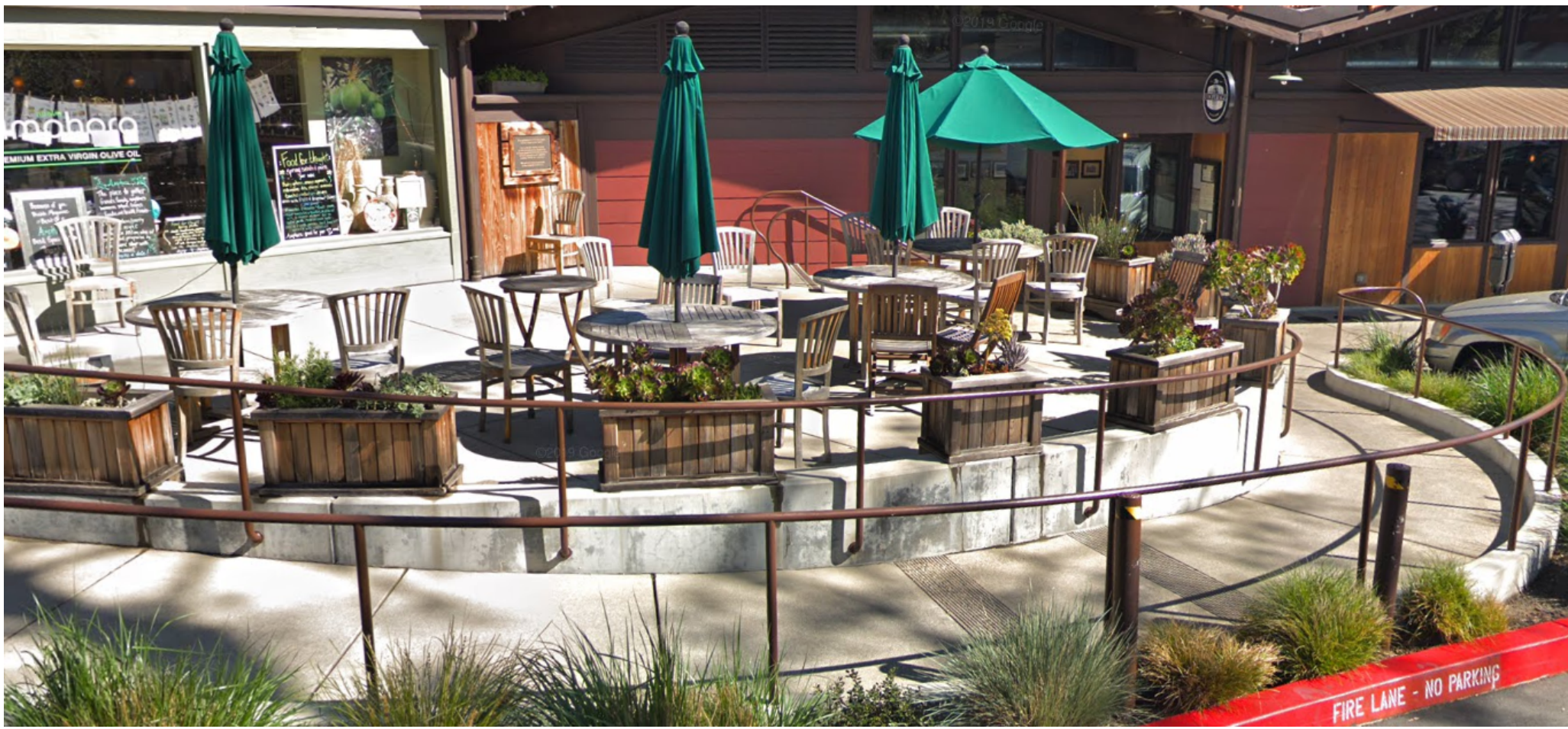
☐ Released for Construction
☐ Not Released for Construction

CASTRO VALLEY BLVD



SHARED PARKING AREA

1 PROPOSED SITE PLAN
SCALE: 1/8" = 1'-0"



- GUARD RAILING (SIMILAR)
- PLANTER ON CURB
- OUTDOOR AREA

WILBEAM AVE

PROPERTY LINE
105.08'

CITY / COUNTY APPROVAL STAMP

ARCHITECT STUDIO INTERIOR
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ARCHITECT
MARCO CHAM-YIN FUNG
C-32363
NOV 30 2019
RENEWAL DATE
CALIFORNIA

Print Record

2020.XX.XX	PLANNING APPLICATION
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FLYING A
BUILDING
REHABILITATION

3343-3395 CASTRO VALLEY BLVD
CASTRO VALLEY, CA

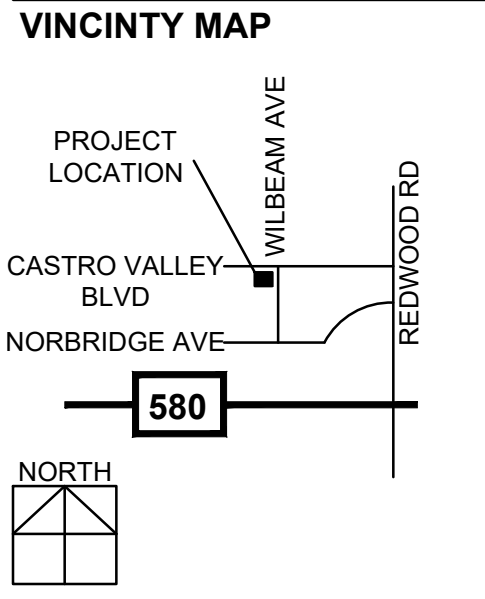
PROJECT OWNER
MAIN STREET PROPERTY SERVICES INC
3295 CASTRO VALLEY BOULEVARD
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PROJECT SCOPE:
BUILDING REHABILITATION FOR
MARKETING SPECULATION

APN: 084A-0040-021

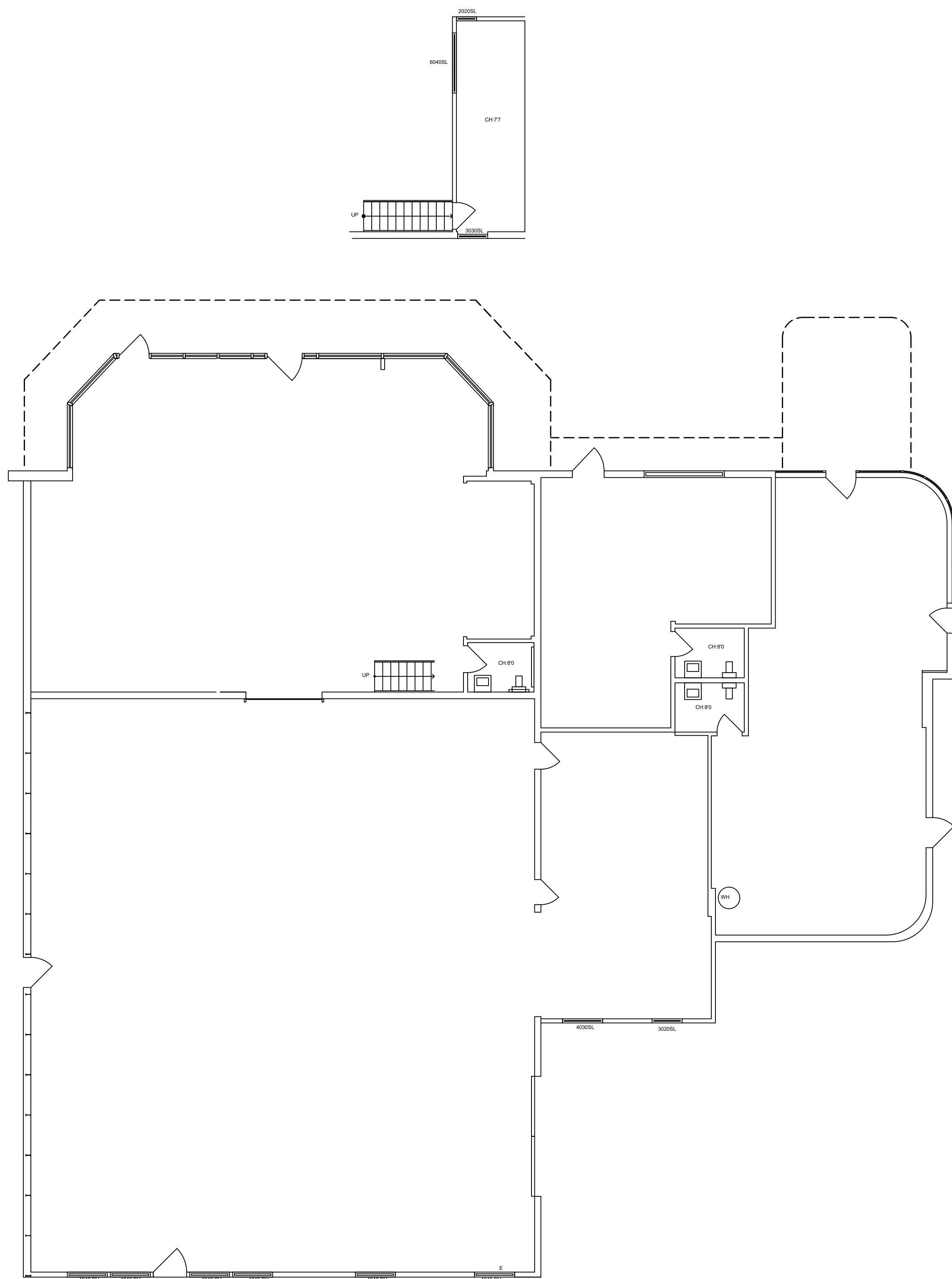
BUILDING TYPE: VB
OCCUPANCY GROUP: B



Date	Project No.
2020.12.25	2020.195
Sheet Title	PROPOSED SITE PLAN

Sheet No. A1.01

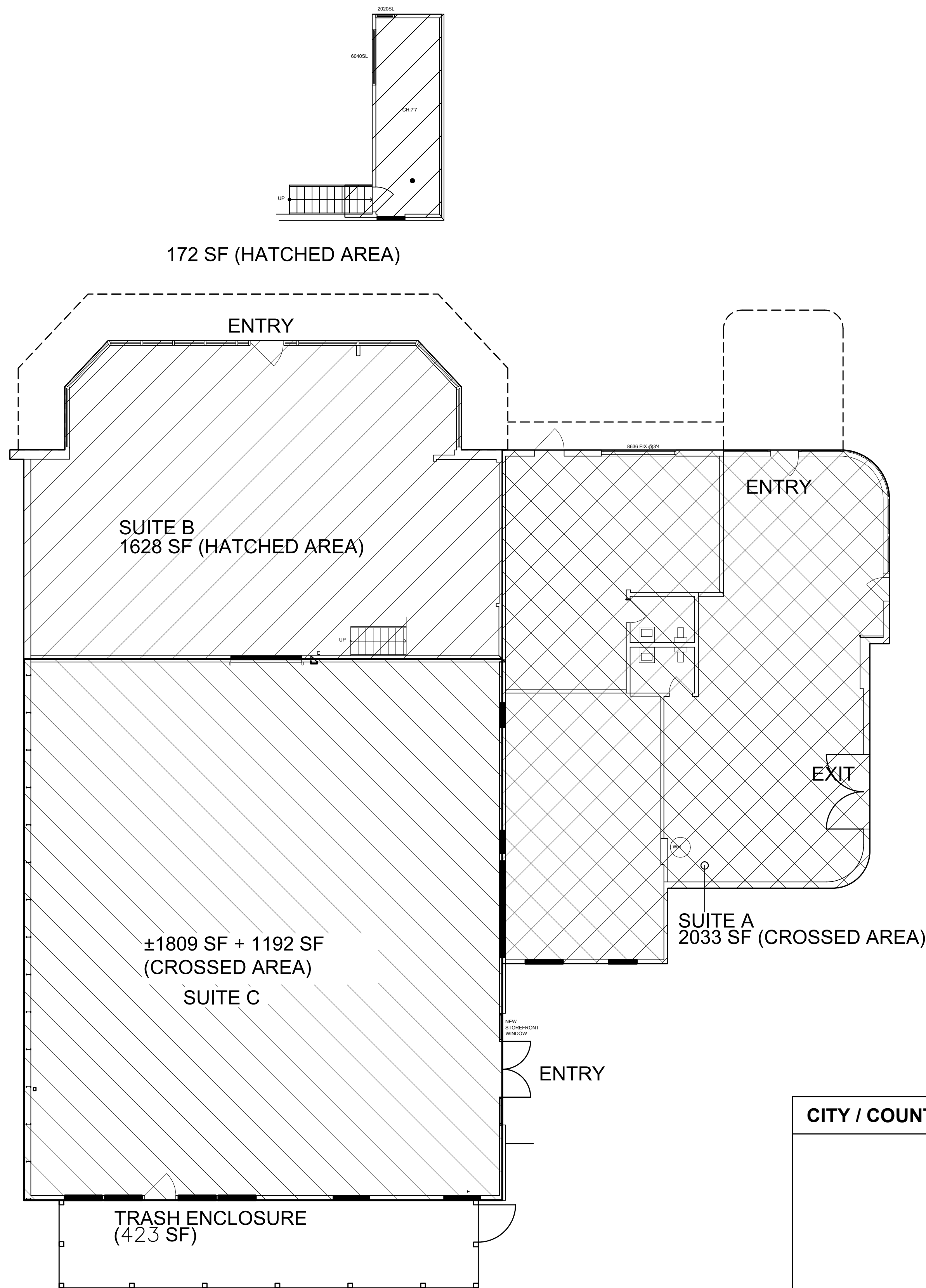
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1 EXISTING FLOOR PLAN

SCALE: 1/8" = 1'-0"

0' 4' 8' 16'



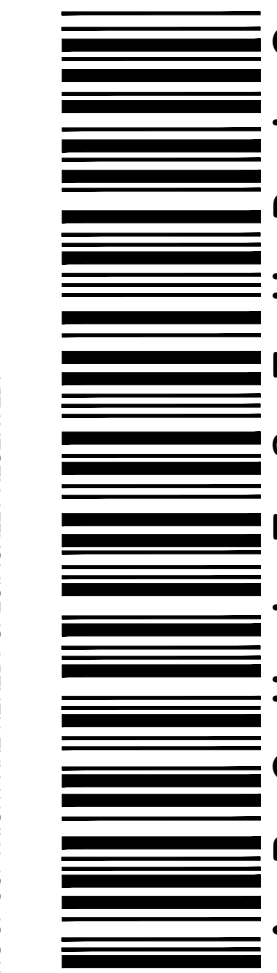
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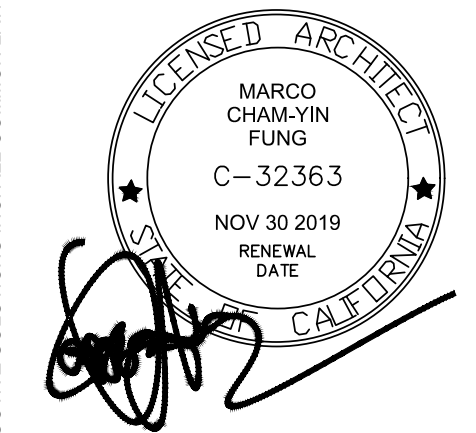
0' 4' 8' 16'



CITY / COUNTY APPROVAL STAMP



ARCHITECT STUDIO
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PACIFICA, CA 94044
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E: info@architstudioarchitecture.com



Print Record

2020.XX.XX	PLANNING APPLICATION
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FLYING A
BUILDING
REHABILITATION

3343-3395 CASTRO VALLEY BLVD
CASTRO VALLEY, CA

PROJECT OWNER
MAIN STREET PROPERTY SERVICES INC
3295 CASTRO VALLEY BOULEVARD
SUITE 200, CASTRO VALLEY, CA 94546
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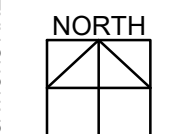
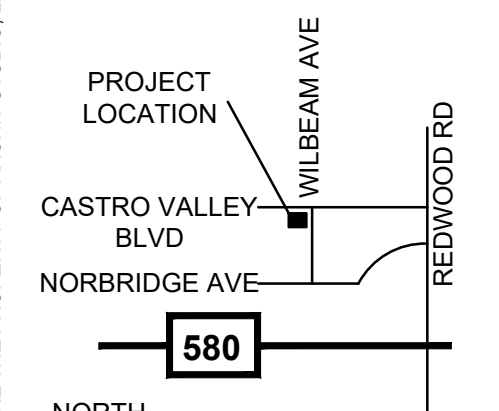
ARCHITECT
ARCHIT STUDIO
20 EUREKA SQUARE, SUITE 115
PACIFICA, CA 94044
ATTN: MARCO FUNG
E: mfung@architstudioarchitecture.com
T: 650.270.1754

PROJECT SCOPE:
BUILDING REHABILITATION FOR
MARKETING SPECULATION

APN: 084A-0040-021

BUILDING TYPE: VB
OCCUPANCY GROUP: B

VINCINTY MAP



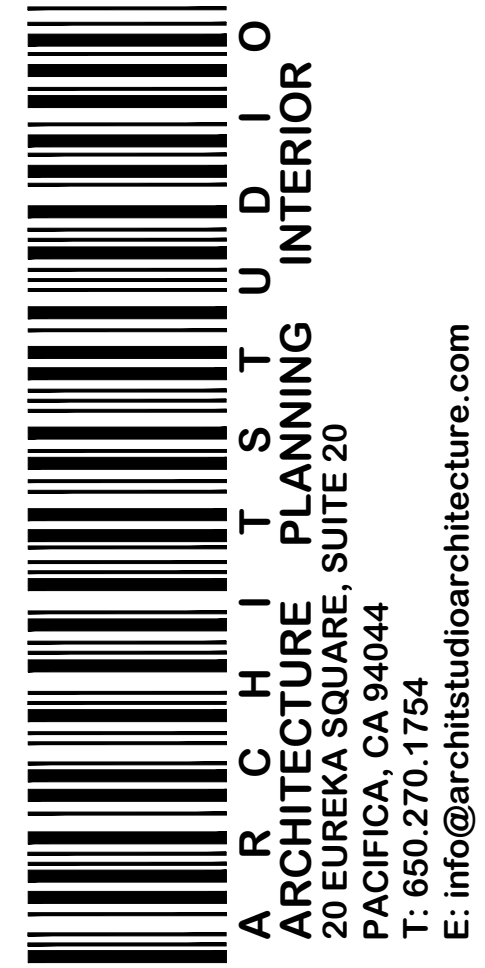
Date: 2020.12.25 Project No.: 2020.195

Sheet Title
EXISTING & PROPOSED
FLOOR PLANS

Sheet
No.

A2.00

☐ Released for Construction
☐ Not Released for Construction



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2020.XX.XX	PLANNING APPLICATION

FLYING A BUILDING REHABILITATION

3343-3395 CASTRO VALLEY BLVD
CASTRO VALLEY, CA

PROJECT OWNER
MAIN STREET PROPERTY SERVICES INC
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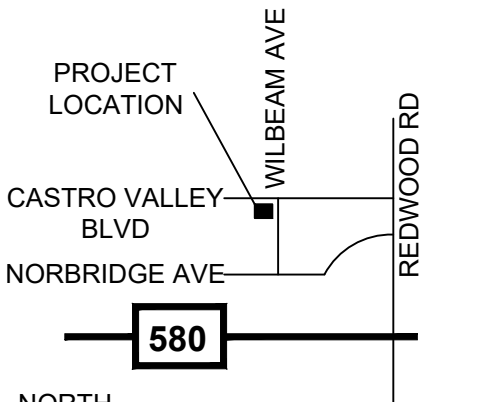
ARCHITECT
ARCHIT STUDIO
20 EUREKA SQUARE, SUITE 115
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E: mfung@architstudioarchitecture.com
T: 650.270.1754

PROJECT SCOPE:
BUILDING REHABILITATION FOR
MARKETING SPECULATION

APN: 084A-0040-021

BUILDING TYPE: VB
OCCUPANCY GROUP: B

VINCINTY MAP



Date: 2020.12.25 Project No.: 2020.195

Sheet Title

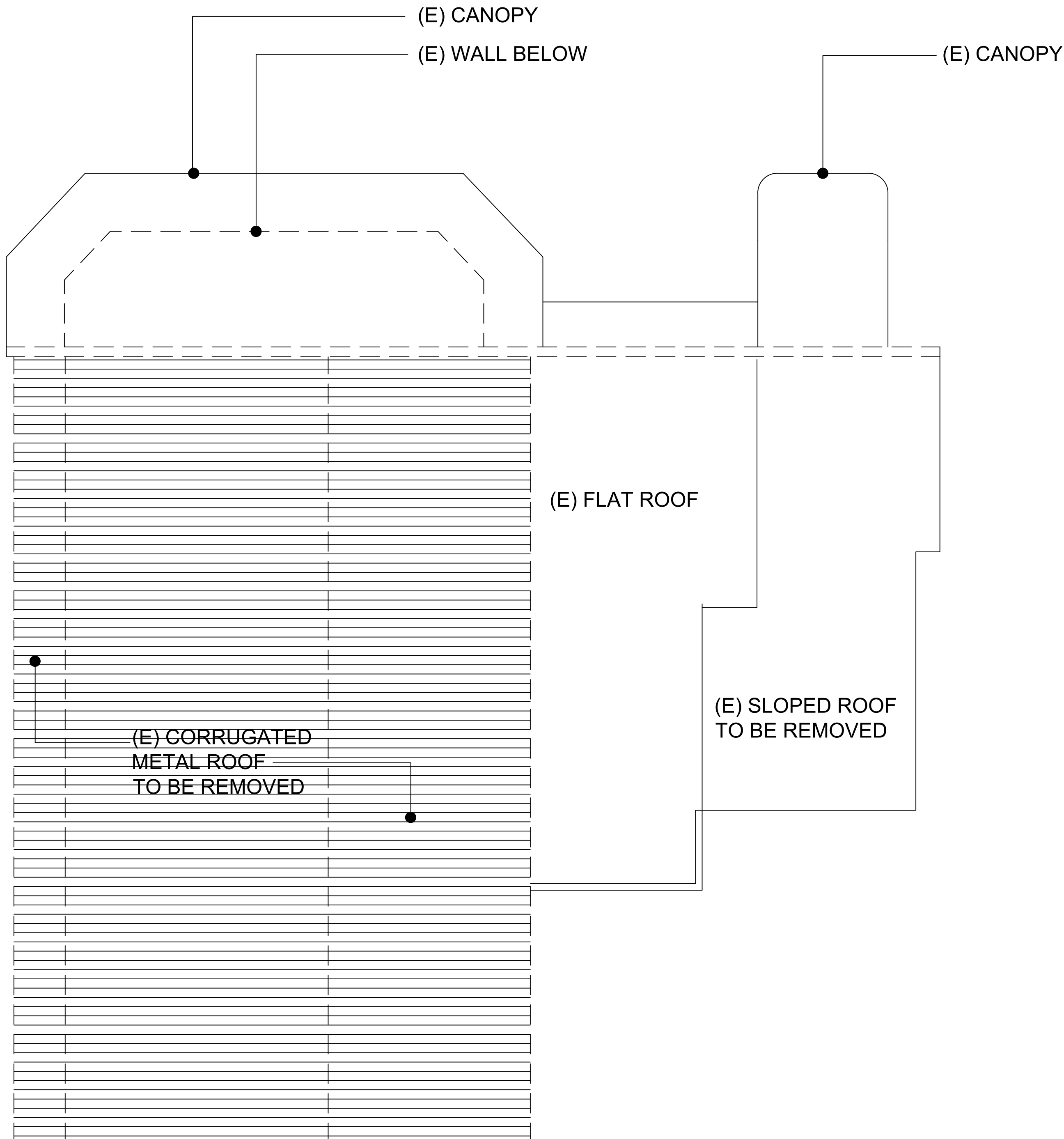
EXISTING & PROPOSED ROOF PLANS

Sheet No.

A2.01

☐ Released for Construction
☐ Not Released for Construction

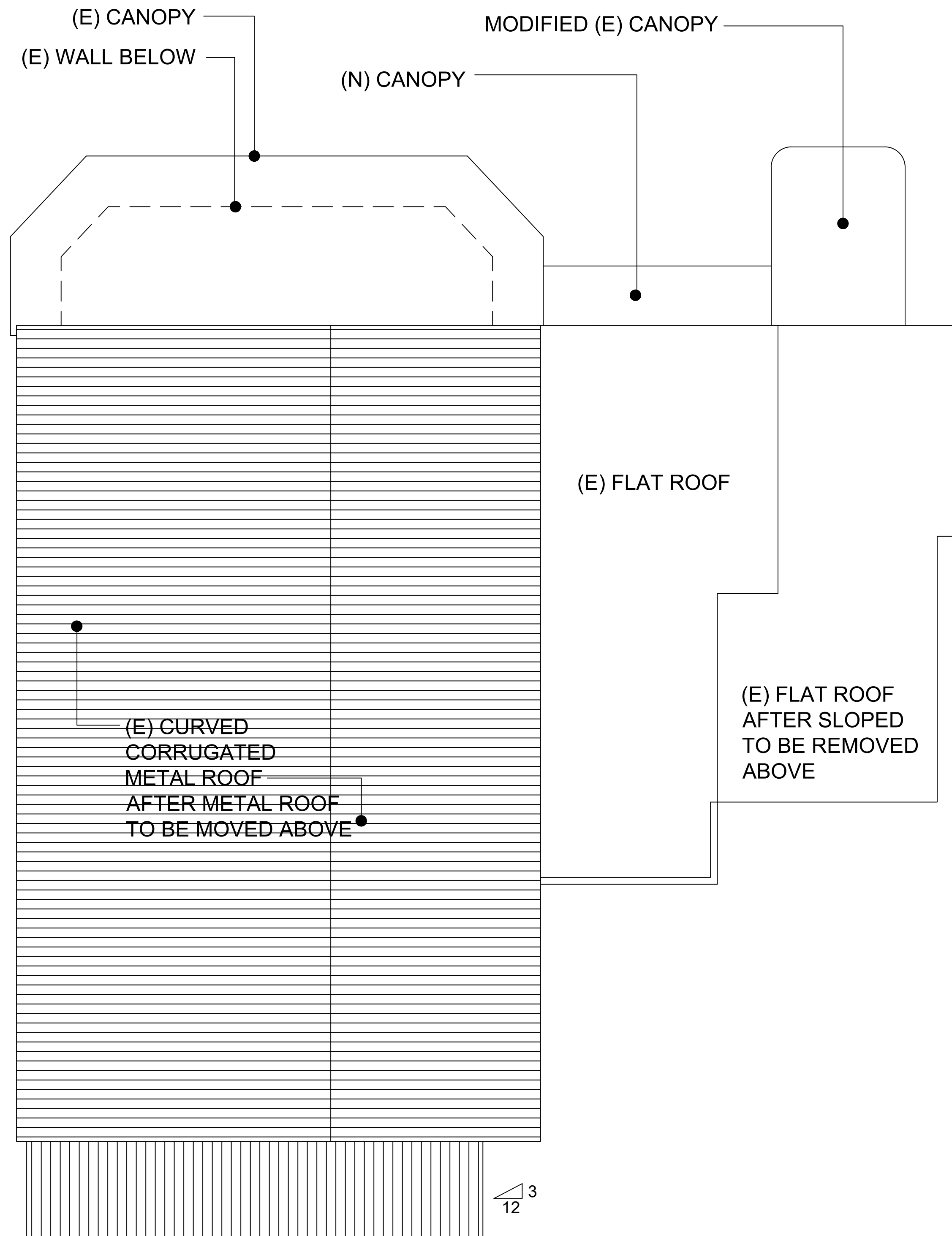
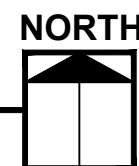
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1 EXISTING ROOF PLAN

SCALE: 1/8" = 1'-0"

0' 4' 8' 16'



2 PROPOSED ROOF PLAN

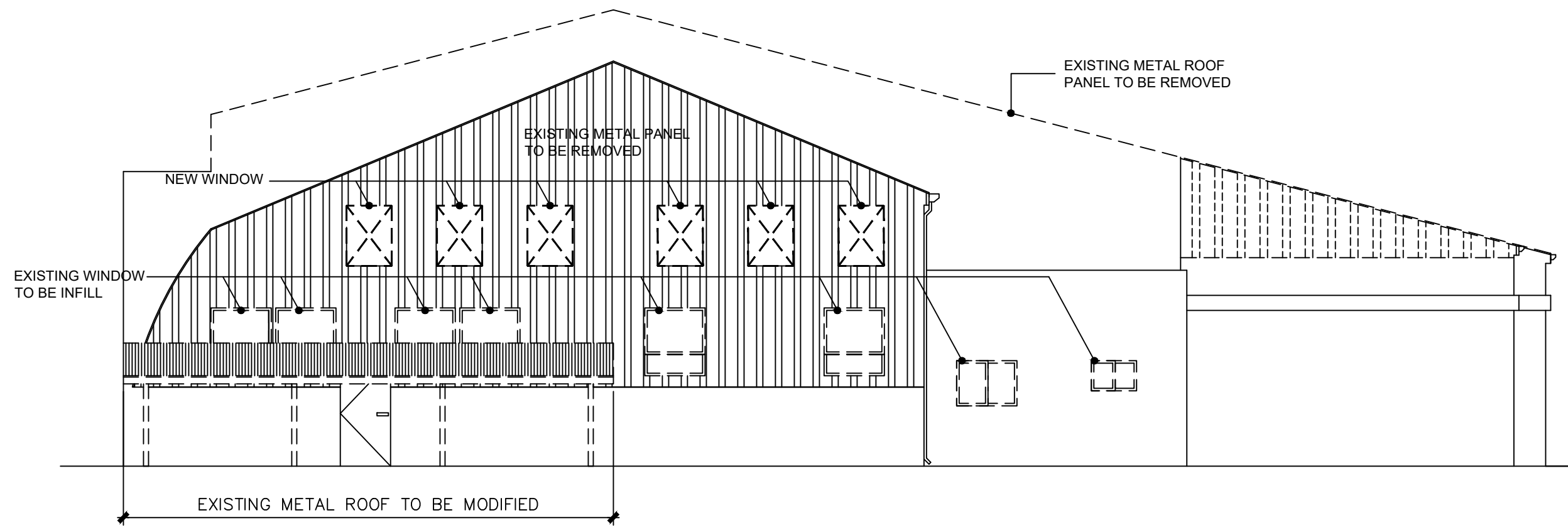
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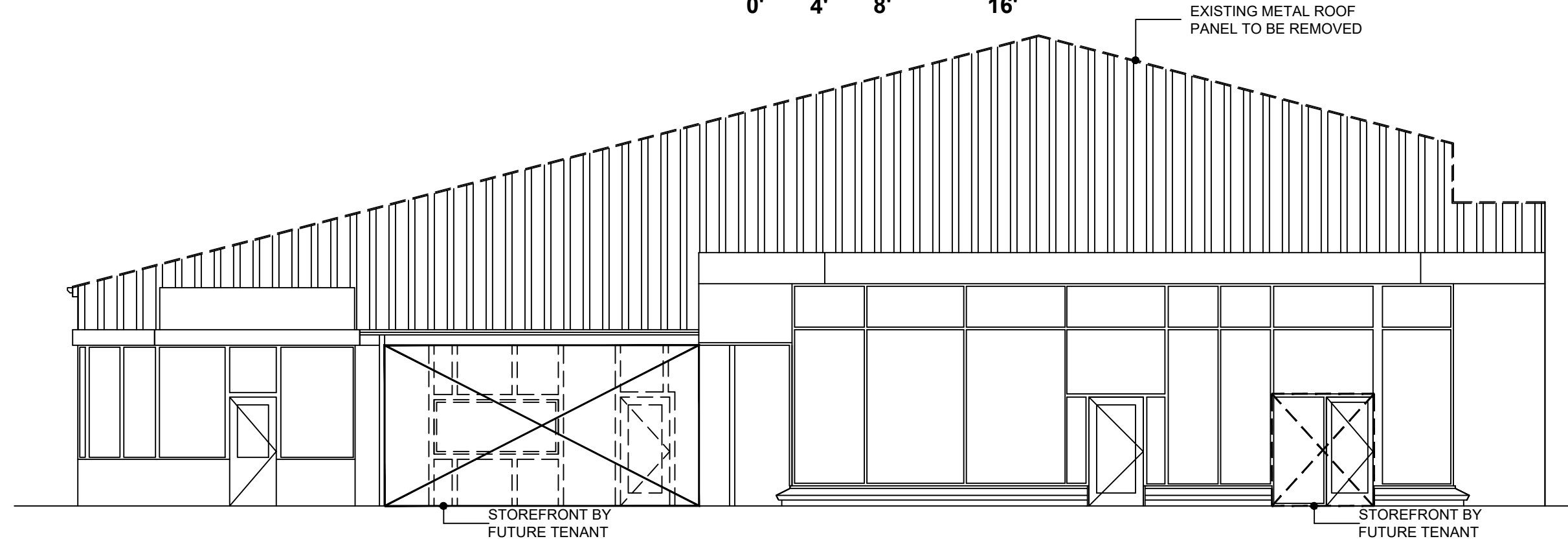


CITY / COUNTY APPROVAL STAMP

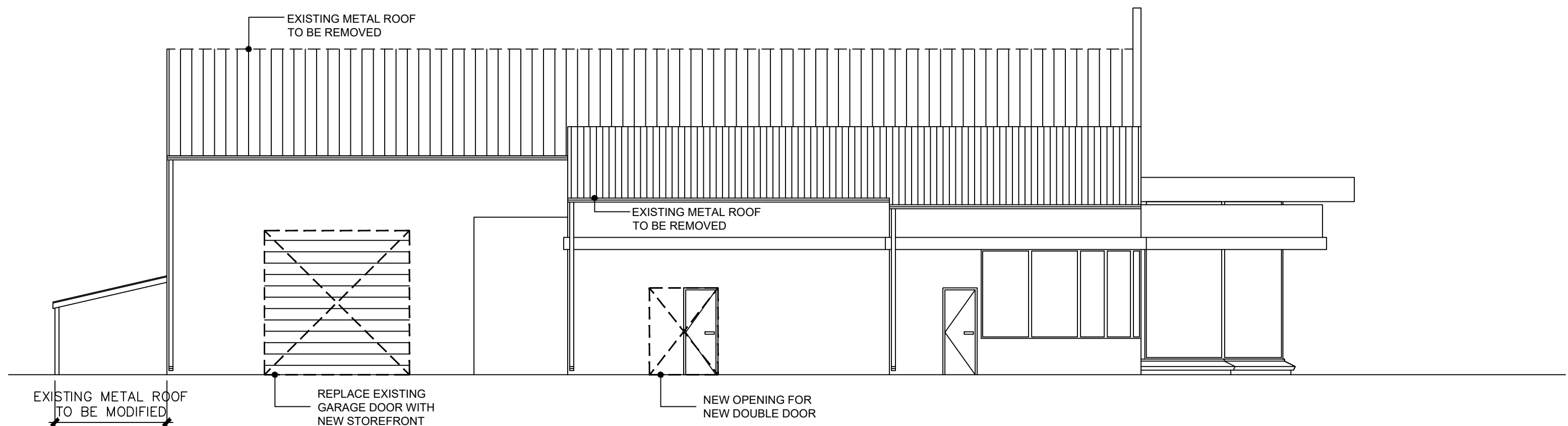




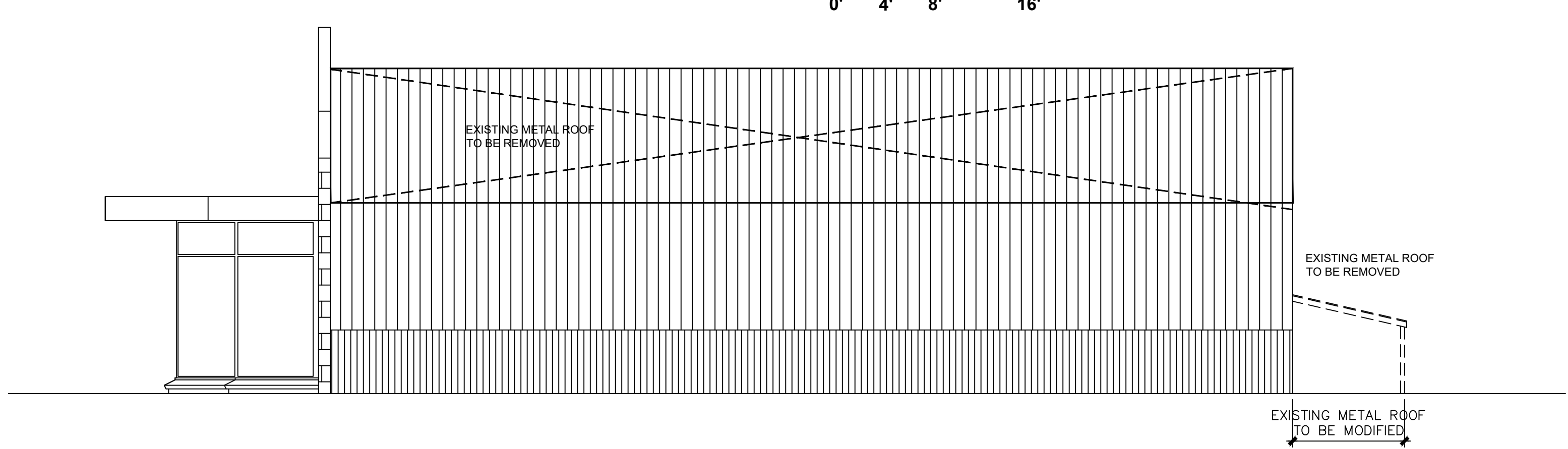
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SCALE: 1/8" = 1'-0"



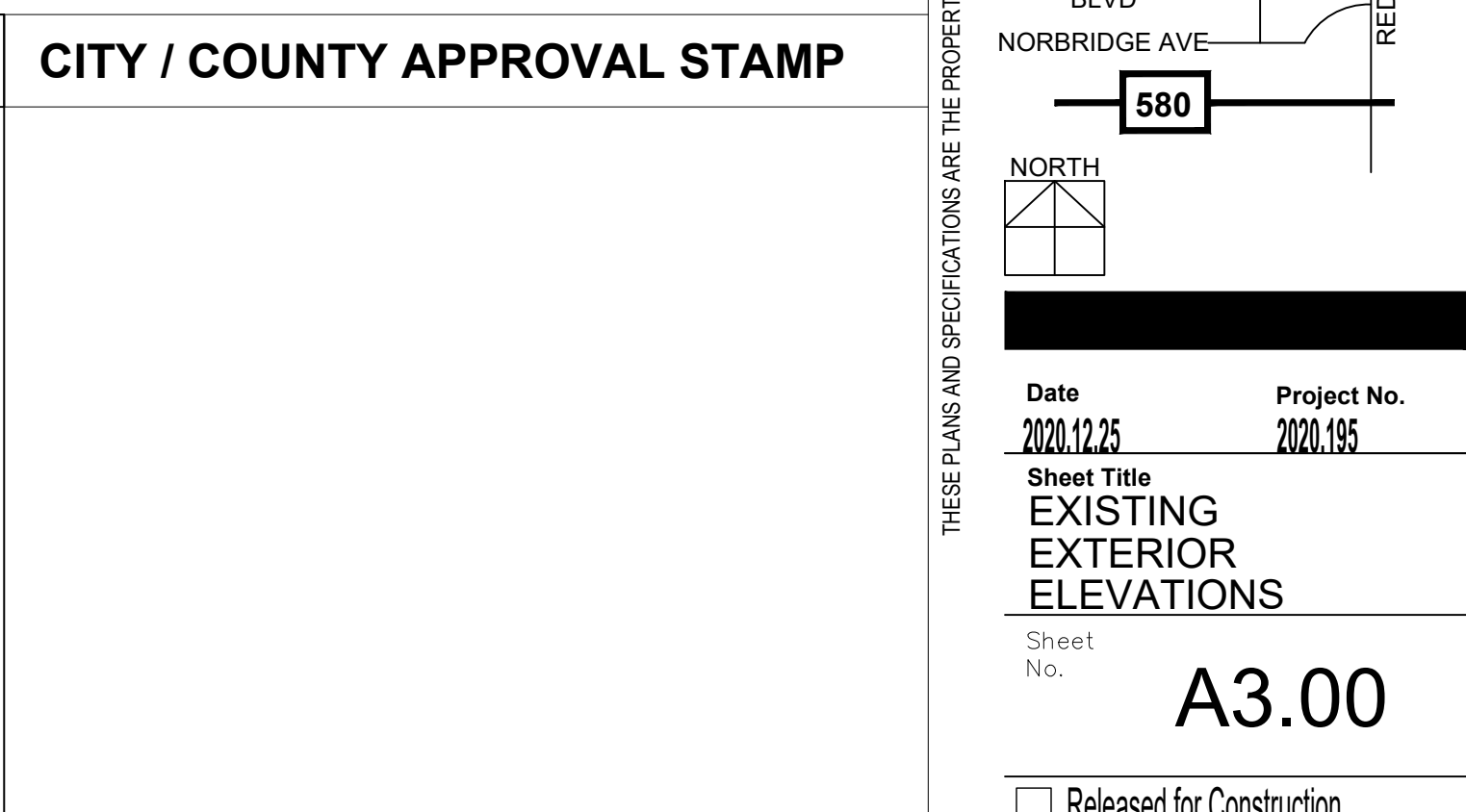
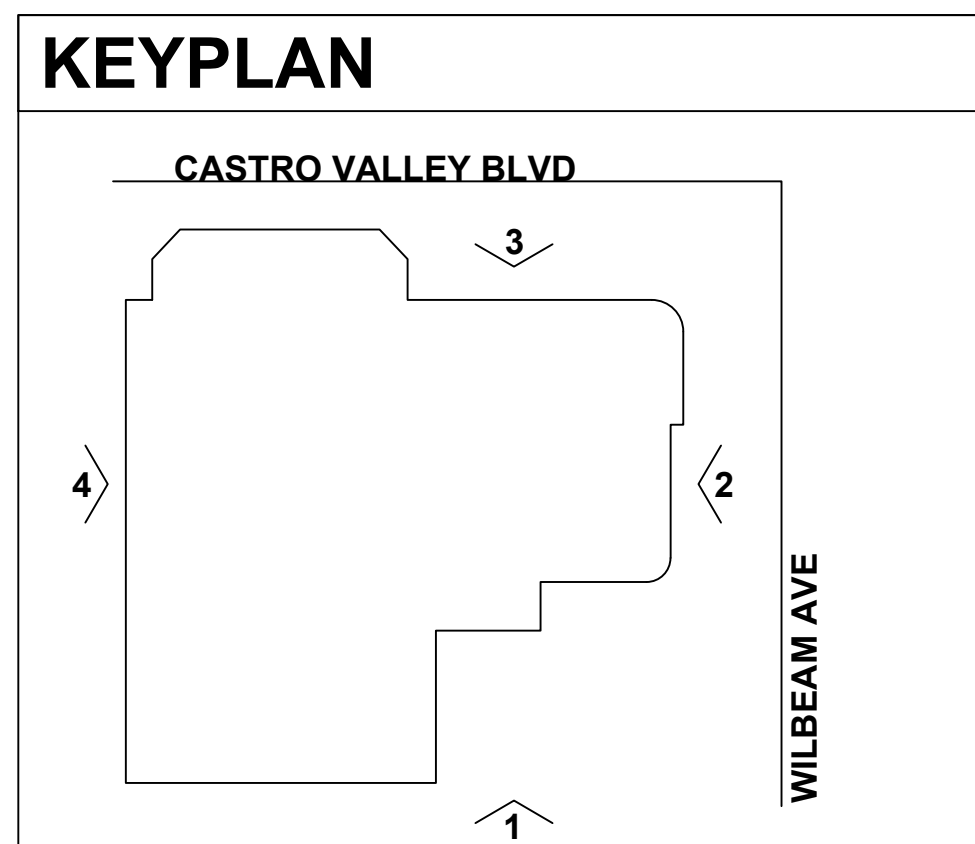
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SCALE: 1/8" = 1'-0"



2 **PROPOSED SOUTH EXTERIOR ELEVATION**
SCALE: 1/8" = 1'-0"



4 **PROPOSED NORTH EXTERIOR ELEVATION**
SCALE: 1/8" = 1'-0"



Print Record	
2020.XX.XX	PLANNING APPLICATION

FLYING A BUILDING REHABILITATION

3343-3395 CASTRO VALLEY BLVD
CASTRO VALLEY, CA

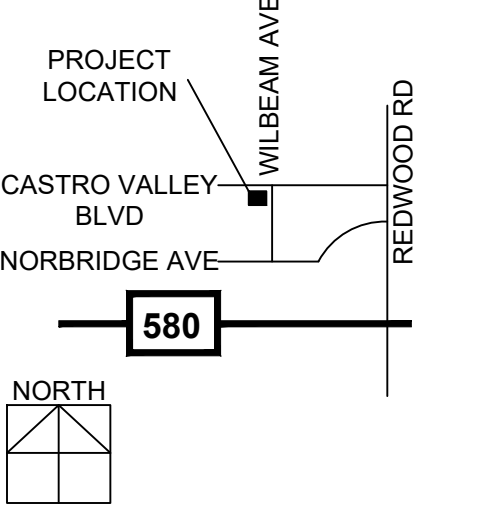
PROJECT OWNER
MAIN STREET PROPERTY SERVICES INC
3295 CASTRO VALLEY BOULEVARD
SUITE 200, CASTRO VALLEY, CA 94546
ATTN: CRAIG SEMMELMEYER
E: craig@mspsinc.com
T: 925.444.3102

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PACIFICA, CA 94044
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PROJECT SCOPE:
BUILDING REHABILITATION FOR
MARKETING SPECULATION

APN: 084A-0040-021
BUILDING TYPE: VB
OCCUPANCY GROUP: B

VINCINTY MAP



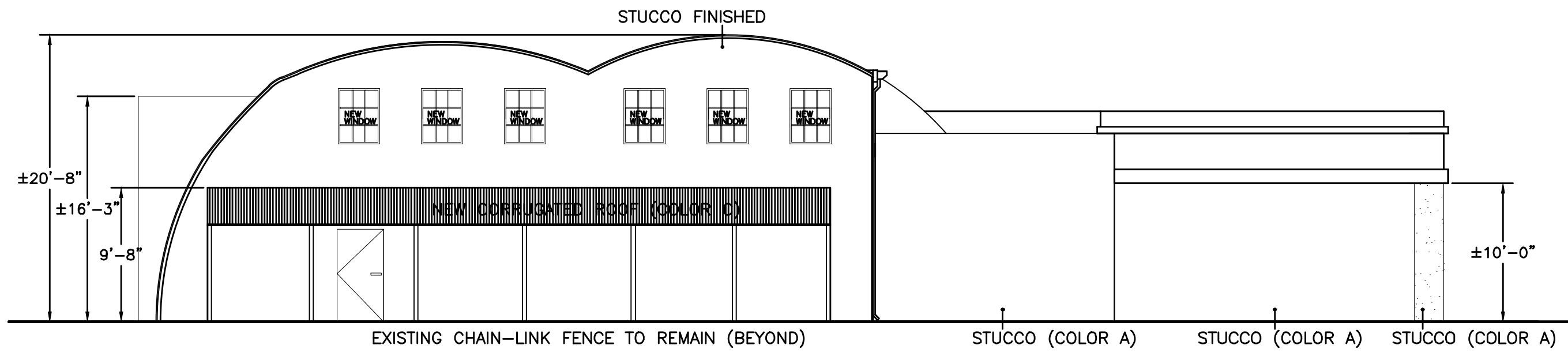
Date
2020.12.25

Project No.
2020.195

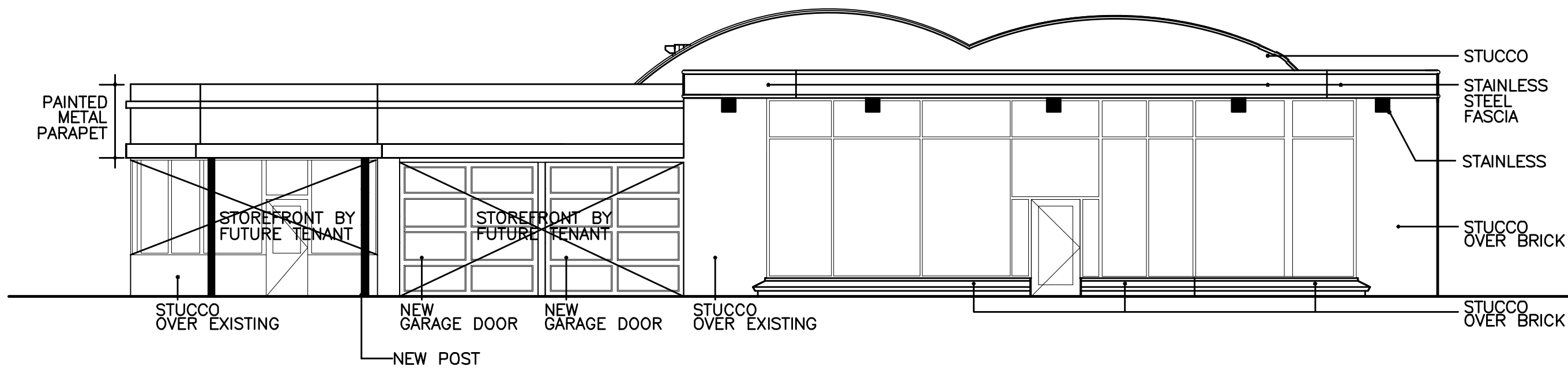
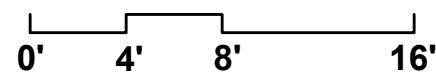
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EXISTING
EXTERIOR
ELEVATIONS

Sheet No.
A3.00

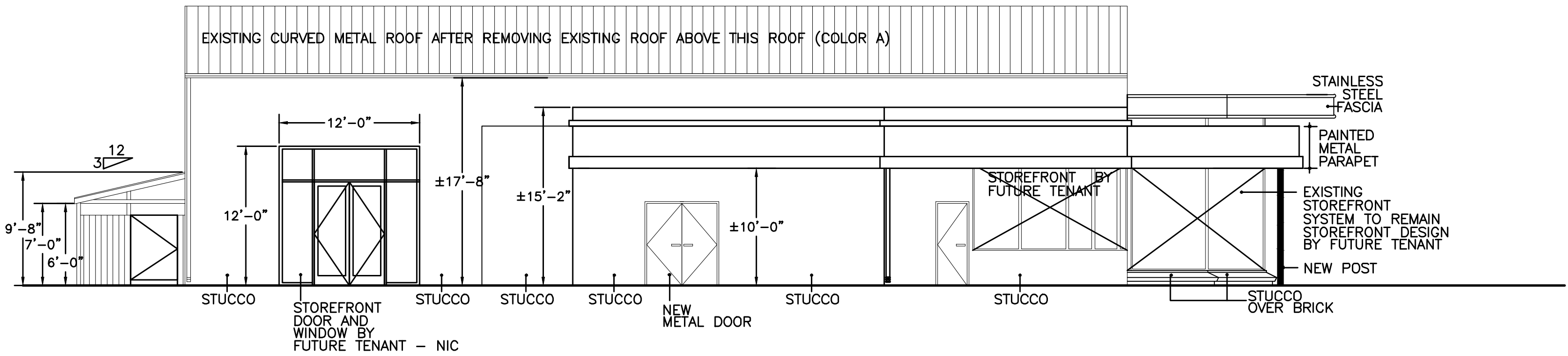
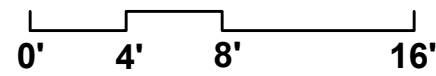
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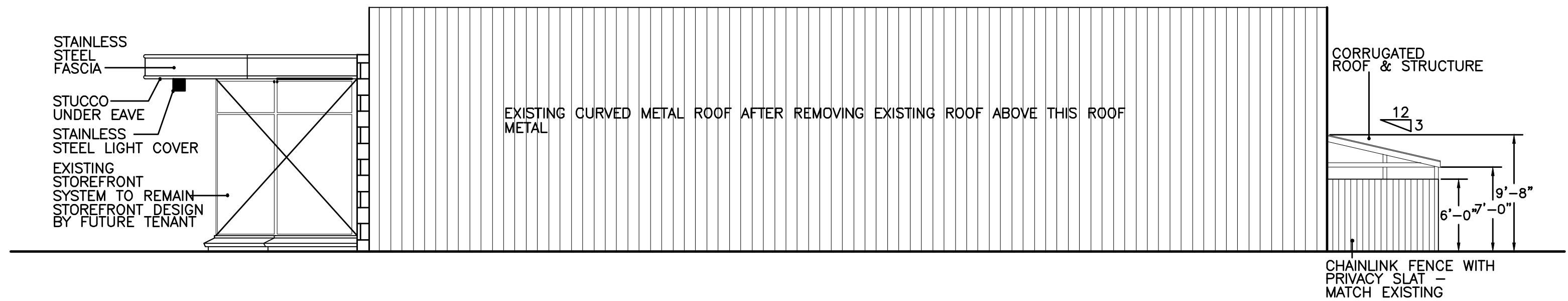
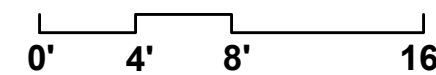
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SCALE: 1/8" = 1'-0"



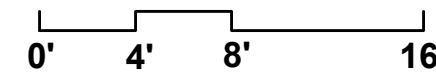
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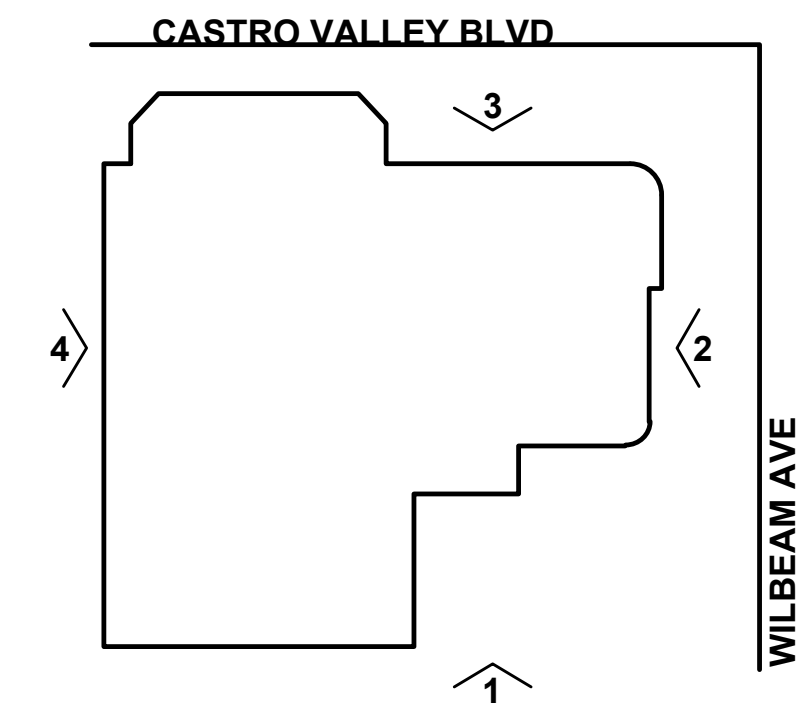
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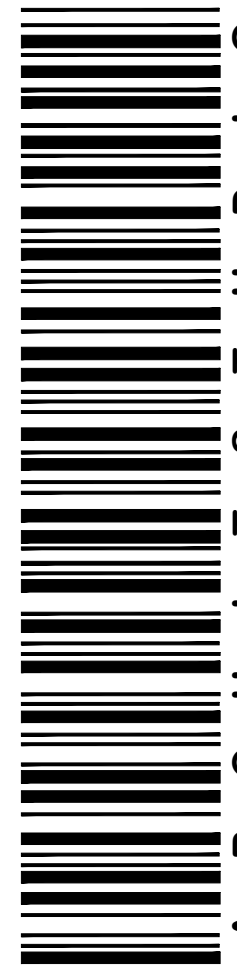
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SCALE: 1/8" = 1'-0"



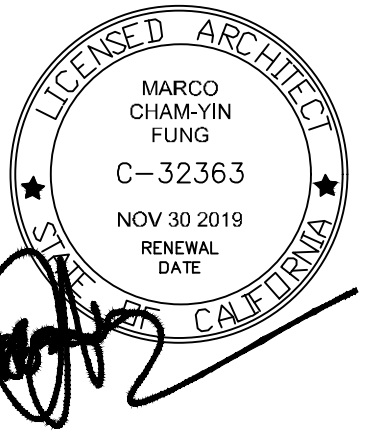
KEYPLAN



CITY / COUNTY APPROVAL STAMP



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20 EUREKA SQUARE, SUITE 20
PACIFICA, CA 94044
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E: info@architstudioarchitecture.com



Print Record

2020.XX.XX	PLANNING APPLICATION

FLYING A BUILDING REHABILITATION

3343-3395 CASTRO VALLEY BLVD
CASTRO VALLEY, CA

PROJECT OWNER
MAIN STREET PROPERTY SERVICES INC
3295 CASTRO VALLEY BOULEVARD
SUITE 200, CASTRO VALLEY, CA 94546
ATTN: CRAIG SEMMELMEYER
E: craig@mspsinc.com
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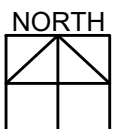
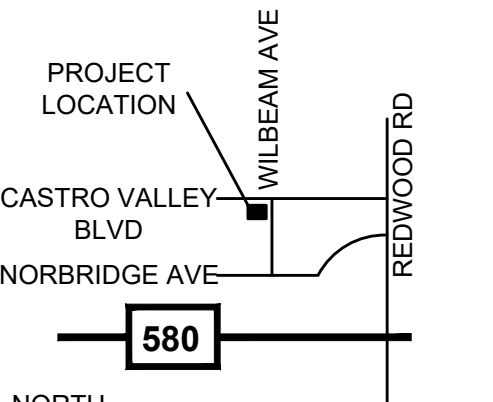
ARCHITECT
ARCHIT STUDIO
20 EUREKA SQUARE, SUITE 115
PACIFICA, CA 94044
ATTN: MARCO FUNG
E: mfung@architstudioarchitecture.com
T: 925.270.1754

PROJECT SCOPE:
BUILDING REHABILITATION FOR
MARKETING SPECULATION

APN: 084A-0040-021

BUILDING TYPE: VB
OCCUPANCY GROUP: B

VINCINTY MAP



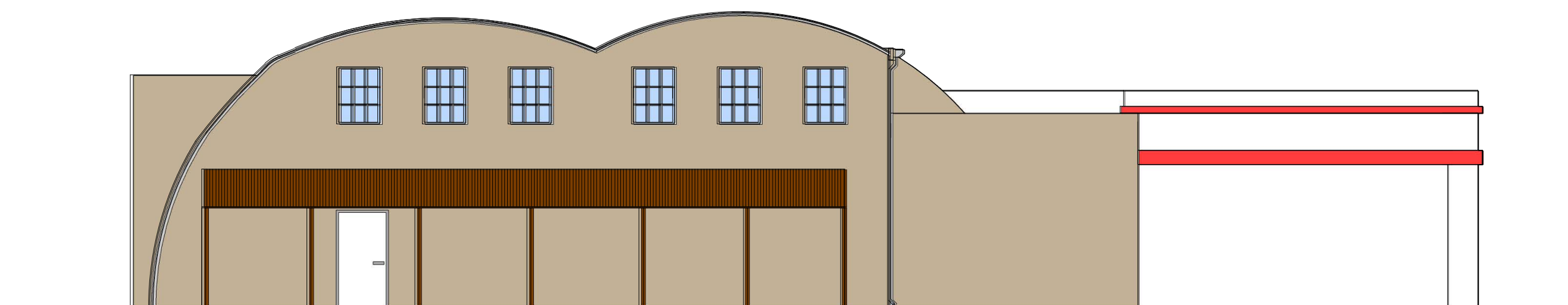
Date: 2020.12.25 Project No.: 2020.195

Sheet Title
**PROPOSED
EXTERIOR
ELEVATIONS**

Sheet No.

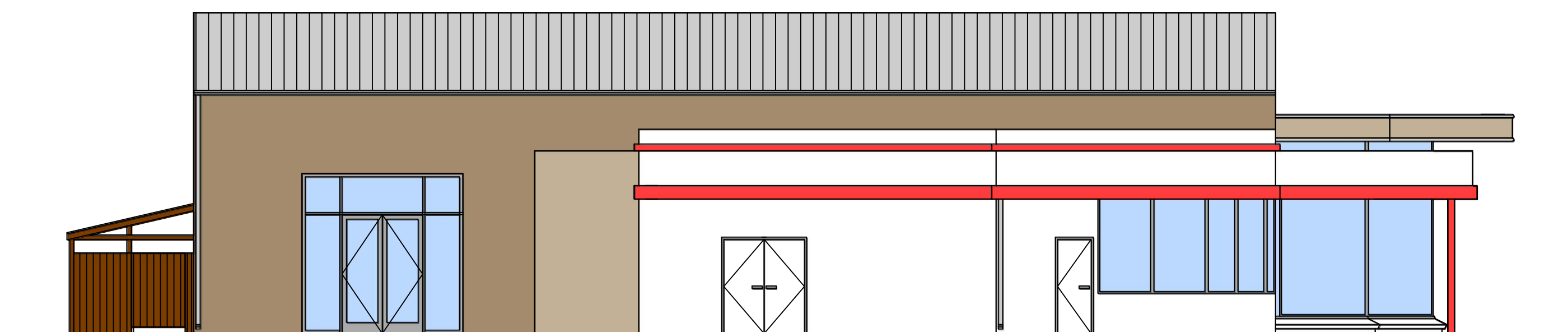
A301

☐ Released for Construction
☐ Not Released for Construction



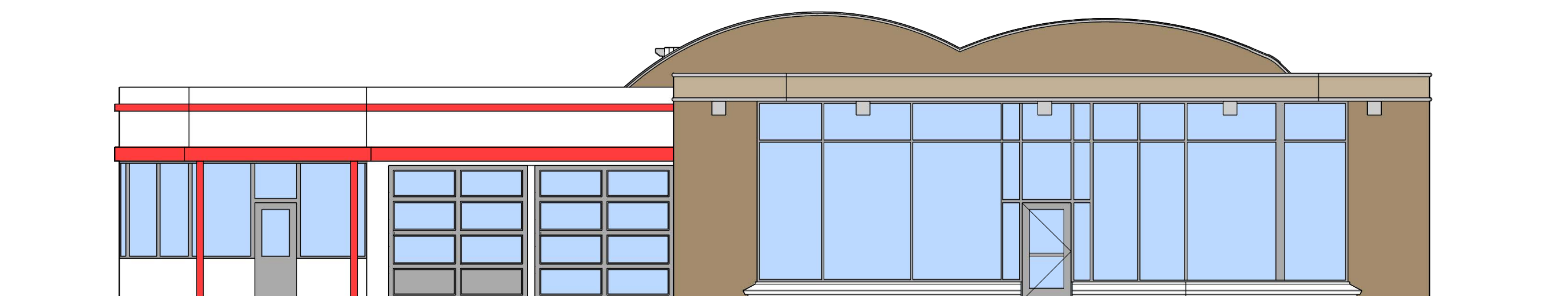
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SCALE: 1/8" = 1'-0"

0' 4' 8' 16'



2 **PROPOSED SOUTH EXTERIOR ELEVATION**
SCALE: 1/8" = 1'-0"

0' 4' 8' 16'



3 **PROPOSED NORTH EXTERIOR ELEVATION**
SCALE: 1/8" = 1'-0"

0' 4' 8' 16'



4 **PROPOSED NORTH EXTERIOR ELEVATION**
SCALE: 1/8" = 1'-0"

0' 4' 8' 16'



ROLLUP GARAGE DOOR POTENTIAL
OPTION BY FUTURE TENANT



EXISTING CURVED METAL ROOF
AFTER REMOVING EXISTING ROOF
ABOVE



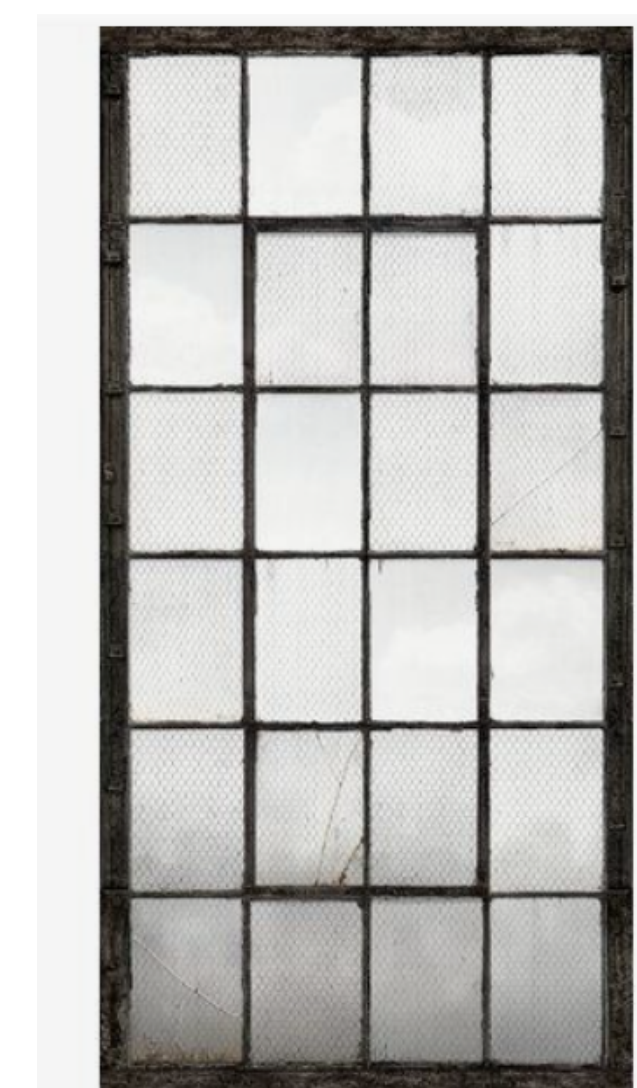
NEW CORRUGATED ROOF AT REAR



STOREFRONT SYSTEM

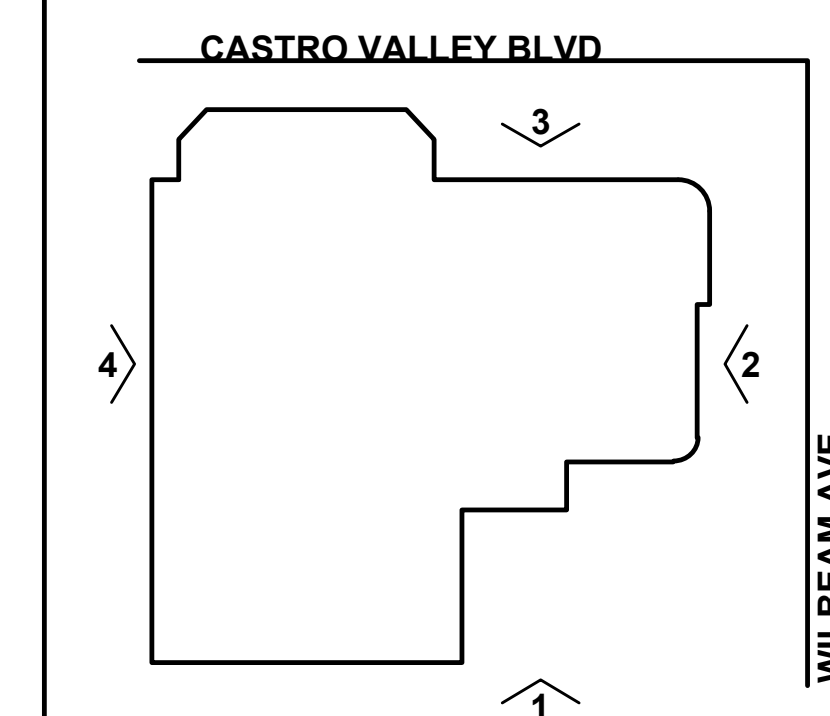


STAINLESS STEEL LIGHTING COVER
(UNDER EAVE)

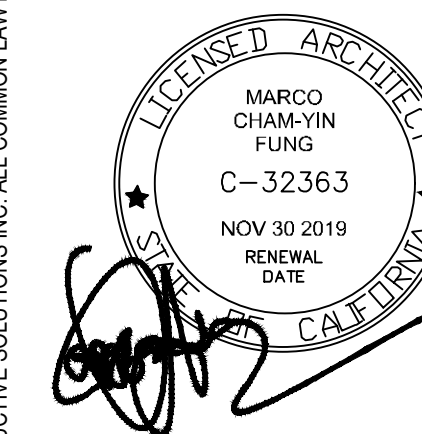
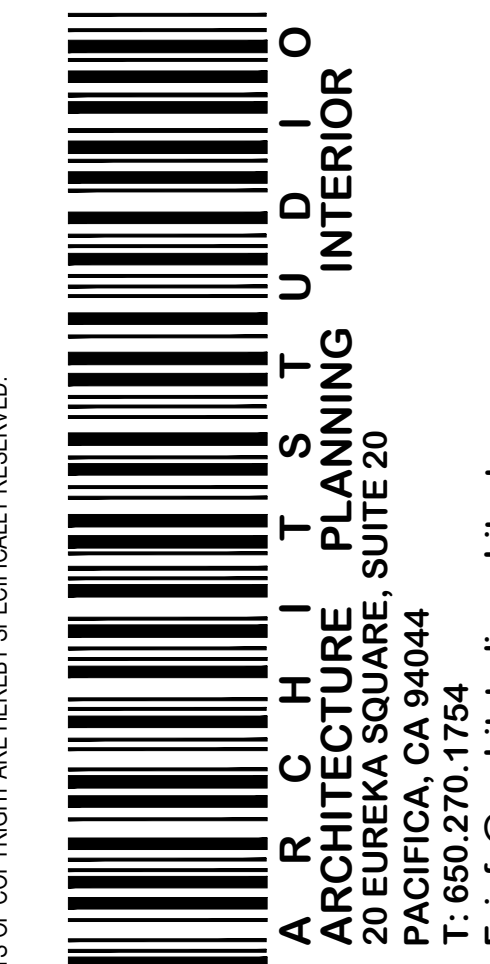


INDUSTRIAL WAREHOUSE
WINDOW (SIMILAR)

KEYPLAN



CITY / COUNTY APPROVAL STAMP



Print Record

2020.XX.XX	PLANNING APPLICATION
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FLYING A BUILDING REHABILITATION

3343-3395 CASTRO VALLEY BLVD
CASTRO VALLEY, CA

PROJECT OWNER
MAIN STREET PROPERTY SERVICES INC
3295 CASTRO VALLEY BOULEVARD
SUITE 200, CASTRO VALLEY, CA 94546
ATTN: CRAIG SEMMELMEYER
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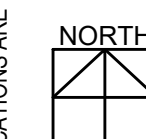
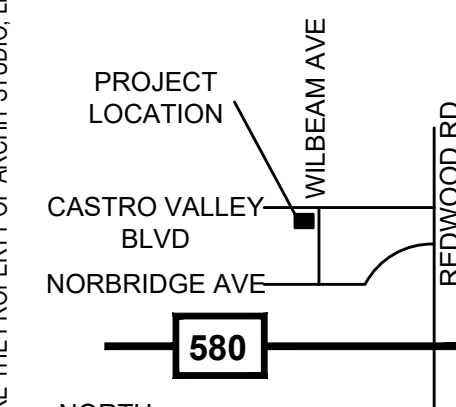
ARCHITECT
ARCHIT STUDIO
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PACIFICA, CA 94044
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PROJECT SCOPE:
BUILDING REHABILITATION FOR
MARKETING SPECULATION

APN: 084A-0040-021

BUILDING TYPE: VB
OCCUPANCY GROUP: B

VINCINTY MAP



Date: 2020.12.25 Project No.: 2020.195

Sheet Title
PROPOSED
EXTERIOR
ELEVATIONS(COLOR)

Sheet No.

A302

☐ Released for Construction
☐ Not Released for Construction



Southwest | View from Shared Parking

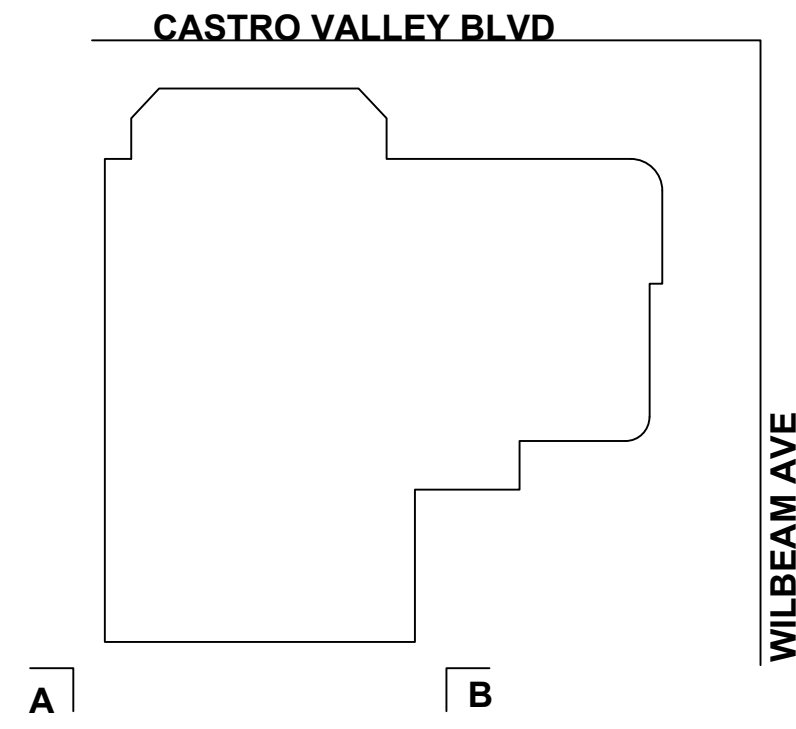


Southeast | View from Wilbeam Avenue

A REAR RENDERING

B REAR RENDERING

KEYPLAN



CITY / COUNTY APPROVAL STAMP



Print Record	
2020.XX.XX	PLANNING APPLICATION

FLYING A
BUILDING
REHABILITATION

3343-3395 CASTRO VALLEY BLVD
CASTRO VALLEY, CA

PROJECT OWNER
MAIN STREET PROPERTY SERVICES INC
3295 CASTRO VALLEY BOULEVARD
SUITE 200, CASTRO VALLEY, CA 94546
ATTN: CRAIG SEMMELMEYER
E: craig@mspsinc.com
T: 925.444.3102

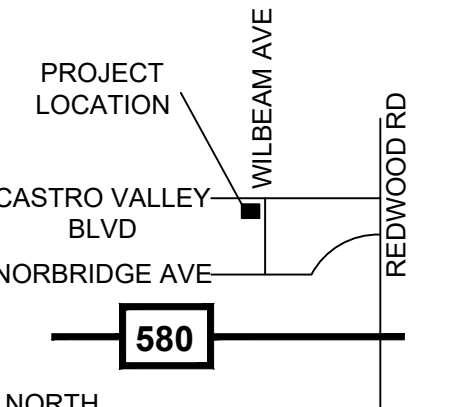
ARCHITECT
ARCHIT STUDIO
20 EUREKA SQUARE, SUITE 115
PACIFICA, CA 94044
ATTN: MARCO FUNG
E: mfung@architstudioarchitecture.com
t: 650.270.1754

PROJECT SCOPE:
BUILDING REHABILITATION FOR
MARKETING SPECULATION

APN: 084A-0040-021

BUILDING TYPE: VB
OCCUPANCY GROUP: B

VINCINTY MAP

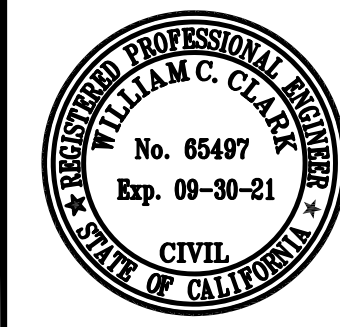


Date	Project No.
2020.12.25	2020.195
Sheet Title	
RENDER	

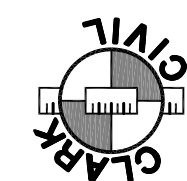
Sheet
No.

RENDERING

- ☐ Released for Construction
☐ Not Released for Construction



CLARK CIVIL ENGINEERING
DESIGN • CONSULTING • SURVEY
1000 Lakeside Drive, Suite 200
Castro Valley, CA 94546
PH: 415-227-2600 FAX: 510-372-0229



20845 WILBEAM AVE, CASTRO
VALLEY, CALIFORNIA

APN: 084A-0040-021-02

ALAMEDA COUNTY

TITLE SHEET

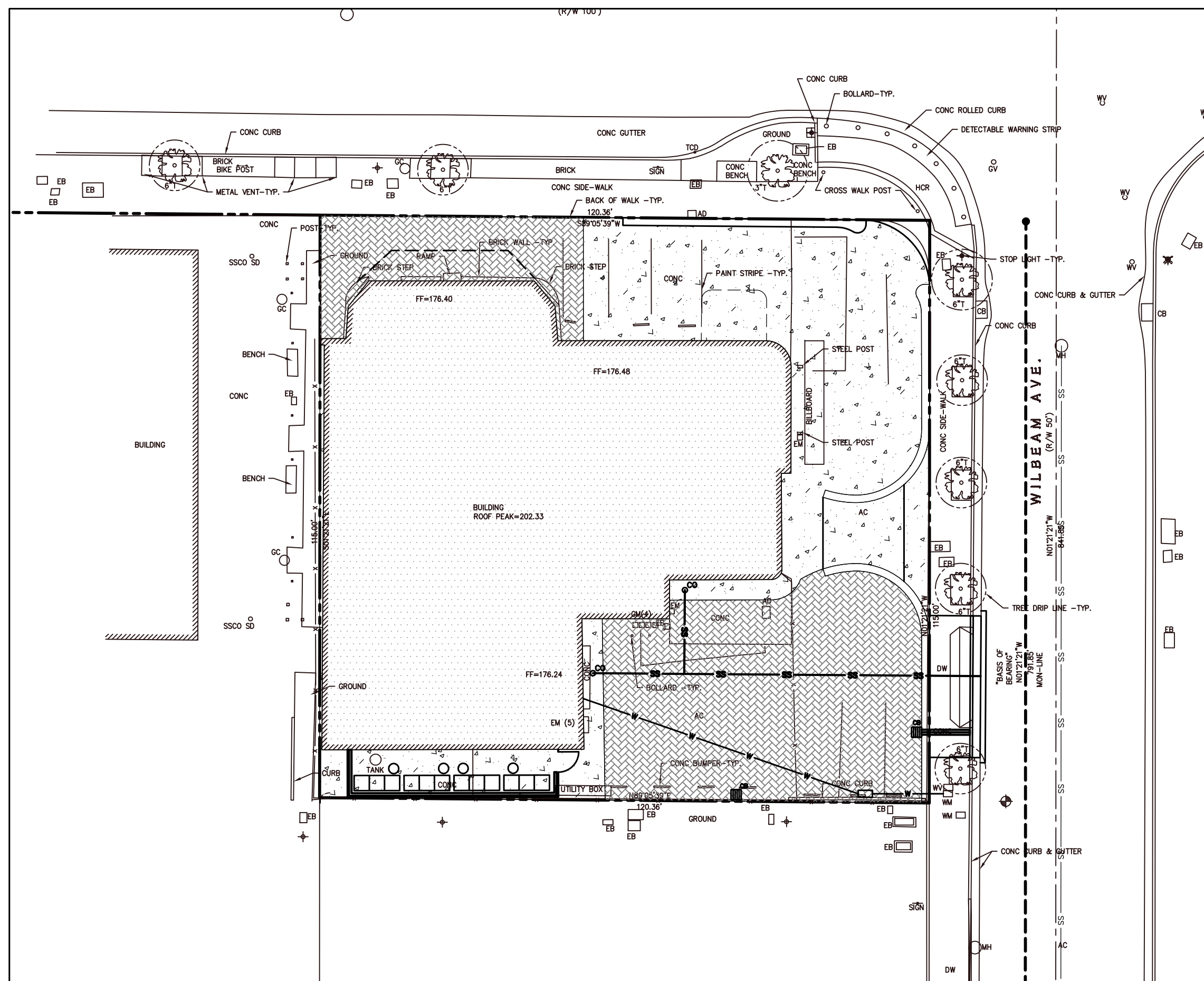
LEGEND

EXISTING	PROPOSED	DESCRIPTION
---	---	BOUNDARY
---	---	PROPERTY LINE
---	---	RETAINING WALL
---	---	LANDSCAPE RETAINING WALL
---	---	SUBDRAIN LINE
---	---	TIGHTLINE
---	---	STORM DRAIN LINE
---	---	SANITARY SEWER LINE
---	---	WATER LINE
---	---	GAS LINE
---	---	PRESSURE LINE
---	---	JOINT TRENCH
---	---	SET BACK LINE
---	---	CONCRETE VALLEY GUTTER
---	---	SWALE FLOW DIRECTION
---	---	CATCH BASIN
---	---	JUNCTION BOX
---	---	AREA DRAIN
---	---	SQUARE AREA DRAIN
---	---	CURB INLET
---	---	STORM DRAIN MANHOLE
---	---	FIRE HYDRANT
---	---	SANITARY SEWER MANHOLE
---	---	STREET SIGN
---	---	SPOT ELEVATION
---	---	FLOW DIRECTION
---	---	DEMOLISH/REMOVE
---	---	BENCHMARK
---	---	CONTOURS
---	---	TREE TO BE REMOVED

ABBREVIATIONS

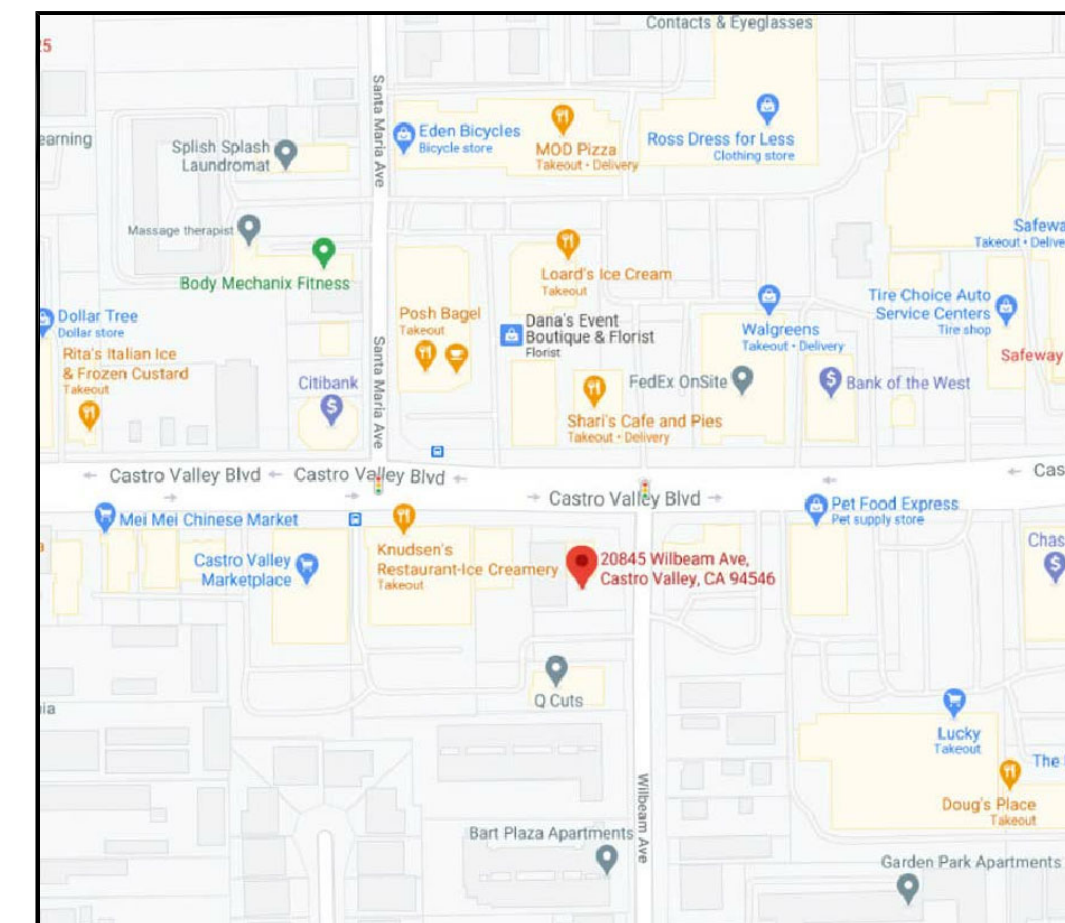
AB	AGGREGATE BASE	LF	LINEAL FEET
AC	ASPHALT CONCRETE	MAX	MAXIMUM
ACC	ACCESSIBLE	MH	MANHOLE
AD	AREA DRAIN	MIN	MINIMUM
BC	BEGINNING OF CURVE	MON.	MONUMENT
B & D	BEARING & DISTANCE	(N)	NEW
BM	BENCHMARK	NO.	NUMBER
BW/FG	BOTTOM OF WALL/FINISH GRADE	NTS	NOT TO SCALE
CB	CATCH BASIN	O.C.	ON CENTER
C & G	CURB AND GUTTER	O/	OVER
C	CENTER LINE	(PA)	PLANTING AREA
CPP	CORRUGATED PLASTIC PIPE	PED	PEDESTRIAN
CO	CLEANOUT	PIV	POST INDICATOR VALVE
CONC	CONCRETE	PSS	PUBLIC SERVICES EASEMENT
CONST	CONSTRUCT or -TION	PL	PROPERTY LINE
CONC COR	CONCRETE CORNER	PP	POWER POLE
CY	CUBIC YARD	PUC	PUBLIC UTILITY EASEMENT
D	DIAMETER	PVC	POLYVINYL CHLORIDE
DI	DROP INLET	R	RADIUS
DIP	DUCTILE IRON PIPE	RCP	REINFORCED CONCRETE PIPE
EA	EACH	RIM	RIM ELEVATION
EC	END OF CURVE	RW	RAINWATER
EG	EXISTING GRADE	R/W	RIGHT OF WAY
EL	ELEVATIONS	S	SLOPE
EP	EDGE OF PAVEMENT	S.A.D.	SEE ARCHITECTURAL DRAWINGS
EQ	EQUIPMENT	SAN	SANITARY
EW	EACH WAY	SD	STORM DRAIN
(S)	EXISTING	SDMH	STORM DRAIN MANHOLE
FC	FACE OF CURB	SHT	SHEET
FF	FINISHED FLOOR	S.L.D.	SEE LANDSCAPE DRAWINGS
FG	FINISHED GRADE	SPEC	SPECIFICATION
FH	FIRE HYDRANT	SS	SANITARY SEWER
FL	FLOW LINE	SSMH	SANITARY SEWER MANHOLE
FS	FINISHED SURFACE	ST	STREET
G	GAS	STA	STATION
GA	GAGE OR GAUGE	STD	STANDARD
GB	GRADE BREAK	STRUCT	STRUCTURAL
HDPE	HIGH DENSITY CORRUGATED	TC	TELEPHONE
POLYETHYLENE PIPE		TEMP	TEMPORARY
HORIZ	HORIZONTAL	TP	TOP OF PAVEMENT
HI PT	HIGH POINT	TW/FG	TOP OF WALL/FINISH GRADE
H&T	HUB & TACK	TYP	TYPICAL
ID	INSIDE DIAMETER	VC	VERTICAL CURVE
INV	INVERT ELEVATION	VCP	VITRIFIED CLAY PIPE
JB	JUNCTION BOX	VERT	VERTICAL
JT	JOINT TRENCH	W/	WITH
UP	JOINT UTILITY POLE	W, WL	WATER LINE
L	LENGTH	WM	WATER METER
LNDR	LANDING	WWF	WELDED WIRE FABRIC

20845 WILBEAM AVE CASTRO VALLEY CALIFORNIA



KEY MAP

1" = 20'



REFERENCES

THIS GRADING AND DRAINAGE PLAN IS SUPPLEMENTAL TO:

1. TOPOGRAPHIC SURVEY BY CLARK CIVIL, ENTITLED:
"TOPOGRAPHIC SURVEY"
20845 WILBEAM AVE,
CASTRO VALLEY, CA
DATED: 10-22-20 JOB# 220040

2. SITE PLAN BY ARCHIT STUDIO, ENTITLED:
"PROPOSED SITE PLAN"

THE CONTRACTOR SHALL REFER TO THE ABOVE NOTED SURVEY AND PLAN, AND SHALL VERIFY BOTH EXISTING AND PROPOSED ITEMS ACCORDING TO THEM.

ALAMEDA COUNTY PUBLIC WORKS AGENCY:

IMPROVEMENT PLANS REVIEWED BY:

BY: _____ DATE: _____
WILLIAM LEPERE, P.E., DEPUTY DIRECTOR
CONSTRUCTION AND DEVELOPMENT SERVICES DEPARTMENT
ALAMEDA COUNTY PUBLIC WORKS AGENCY

NOTE:
OWNER OR THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING RIGHT-TO-ENTER PRIOR TO ENTERING ADJACENT PROPERTIES.

*** SOILS NOTE:**
CONTRACTOR SHALL REVIEW SOILS REPORT FOR REQUIREMENTS FOR REMEDIAL GRADING TO ADDRESS GEOLOGIC HAZARDS AND UNDOCUMENTED FILLS

NOTE:
THE CONTRACTOR SHALL IMPLEMENT ACTIVE CONTROL PROCEDURES FOR DUST, NOISE, EXCESSIVE EROSION AND SEDIMENTATION. IN THE EVENT THAT THE PROJECT REQUIRES THE ISSUANCE OF A COUNTY GRADING PERMIT, THE DIRECTOR SHALL HAVE THE AUTHORITY TO INSPECT FOR COMPLIANCE WITH THE PROVISIONS OF THAT PERMIT.

*** BUILDING PAD NOTE:**
ADJUST PAD LEVEL AS REQUIRED, REFER TO STRUCTURAL PLANS FOR SLAB SECTION OR CRAWL SPACE DEPTH TO ESTABLISH PAD LEVEL

ESTIMATED EARTHWORK QUANTITIES

CUBIC YARDS	WITHIN BUILDING FOOTPRINT	OUTSIDE BUILDING FOOTPRINT	TOTAL CUBIC YARDS
CUT	—	50	50
FILL	—	50	50
EXPORT IMPORT			0

NOTE:

GRADING QUANTITIES REPRESENT BANK YARDAGE. IT DOES NOT INCLUDE ANY SWELLING OR SHRINKAGE FACTORS AND IS INTENDED TO REPRESENT IN-SITU CONDITIONS. QUANTITIES DO NOT INCLUDE OVER-EXCAVATION, TRENCHING, STRUCTURAL FOUNDATIONS OR PIERS, OR POOL EXCAVATION (IF ANY). NOTE ADDITIONAL EARTHWORKS, SUCH AS KEYWAYS OR BENCHING MAY BE REQUIRED BY THE GEOTECHNICAL ENGINEER IN THE FIELD AT TIME OF CONSTRUCTION. CONTRACTOR TO VERIFY QUANTITIES.



SHEET INDEX

- CO.1 TITLE SHEET
- CO.2 GRADING SPECIFICATIONS
- C2.1 GRADING & DRAINAGE PLAN
- C3.1 DETAILS

—	—
—	—
—	—
—	—
—	—
—	—
REVISIONS	BY
JOB NO:	220040
DATE:	2-11-21
SCALE:	AS NOTED
DESIGN BY:	WCC
DRAWN BY:	DG
SHEET NO:	

CO.1

1 OF 4 SHEETS

GENERAL NOTES

ALL GENERAL NOTES, SHEET NOTES, AND LEGEND NOTES FOUND IN THESE DOCUMENTS SHALL APPLY TYPICALLY THROUGHOUT. IF INCONSISTENCIES ARE FOUND IN THE VARIOUS NOTATIONS, NOTIFY THE ENGINEER IMMEDIATELY IN WRITING REQUESTING CLARIFICATION.

THESE DRAWINGS AND THEIR CONTENT ARE AND SHALL REMAIN THE PROPERTY OF CLARK CIVIL ENGINEERING WHETHER THE PROJECT FOR WHICH THEY ARE PREPARED IS EXECUTED OR NOT. THEY ARE NOT TO BE USED BY ANY PERSONS ON OTHER PROJECTS OR EXTENSIONS OF THE PROJECT EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO THE ENGINEER.

ALL WORK SHALL COMPLY WITH APPLICABLE CODES AND TRADE STANDARDS WHICH GOVERN EACH PHASE OF WORK INCLUDING, BUT NOT LIMITED TO, CALIFORNIA MECHANICAL CODE, CALIFORNIA PLUMBING CODE, CALIFORNIA ELECTRICAL CODE, CALIFORNIA FIRE CODE, CALTRANS STANDARDS AND SPECIFICATIONS, AND ALL APPLICABLE STATE AND/OR LOCAL CODES AND/OR LEGISLATION.

IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND ALL SUBCONTRACTORS TO CHECK AND VERIFY ALL CONDITIONS, DIMENSIONS, LINES AND LEVELS INDICATED. PROPER FIT AND ATTACHMENT OF ALL PARTS IS REQUIRED. SHOULD THERE BE ANY DISCREPANCIES, IMMEDIATELY NOTIFY THE ENGINEER FOR CORRECTION OR ADJUSTMENT. THE EVENT OF FAILURE TO DO SO, THE CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTION OF ANY ERROR.

ALL DIMENSIONS AND CONDITIONS SHALL BE CHECKED AND VERIFIED ON THE JOB BY EACH SUBCONTRACTOR BEFORE HE/SHE BEGINS HIS/HER WORK. ANY ERRORS, OMISSION, OR DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER/CONTRACTOR BEFORE CONSTRUCTION BEGINS.

COMMENCEMENT OF WORK BY THE CONTRACTOR AND/OR ANY SUBCONTRACTOR SHALL INDICATE KNOWLEDGE AND ACCEPTANCE OF ALL CONDITIONS DESCRIBED IN THESE CONSTRUCTION DOCUMENTS, OR EXISTING ON SITE, WHICH COULD AFFECT THEIR WORK.

WORK SEQUENCE

IN THE EVENT ANY SPECIAL SEQUENCING OF THE WORK IS REQUIRED BY THE OWNER OR THE CONTRACTOR, THE CONTRACTOR SHALL ARRANGE A CONFERENCE BEFORE ANY SUCH WORK IS BEGUN.

SITE EXAMINATION: THE CONTRACTOR AND ALL SUBCONTRACTORS SHALL THOROUGHLY EXAMINE THE SITE AND FAMILIARIZE HIM/HERSELF WITH THE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED. THE CONTRACTOR SHALL VERIFY AT THE SITE ALL MEASUREMENTS AFFECTING HIS/HER WORK AND SHALL BE RESPONSIBLE FOR THE CORRECTIONS OF THE SAME. NO EXTRA COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR EXPENSES DUE TO HIS/HER NEGLIGENCE TO EXAMINE, OR FAILURE TO DISCOVER, CONDITIONS WHICH AFFECT HIS/HER WORK.

CLARK CIVIL ENGINEERING EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO A THIRD PARTY WITHOUT FIRST OBTAINING THE WRITTEN PERMISSION AND CONSENT OF CLARK CIVIL ENGINEERING. IN THE EVENT OF UNAUTHORIZED REUSE OF THESE PLANS BY A THIRD PARTY, THE THIRD PARTY SHALL HOLD HARMLESS CLARK CIVIL ENGINEERING

CONSTRUCTION IS ALWAYS LESS THAN PERFECT SINCE PROJECTS REQUIRE THE COORDINATION AND INSTALLATION OF MANY INDIVIDUAL COMPONENTS BY VARIOUS CONSTRUCTION INDUSTRY TRADES. THESE DOCUMENTS CANNOT PORTRAY ALL COMPONENTS OR ASSEMBLIES EXACTLY. IT IS THE INTENTION OF THESE ENGINEERING DOCUMENTS THAT THEY REPRESENT A REASONABLE STANDARD OF CARE IN THEIR CONTENT. IT IS ALSO PRESUMED BY THESE DOCUMENTS THAT CONSTRUCTION REVIEW SERVICES WILL BE PROVIDED BY THE ENGINEER. SHOULD THE OWNER NOT RETAIN THE ENGINEER TO PROVIDE SUCH SERVICES, OR SHOULD HE/SHE RETAIN THE ENGINEER TO PROVIDE ONLY PARTIAL OR LIMITED SERVICES, THEN IT SHALL BE THE OWNER'S AND CONTRACTOR'S RESPONSIBILITY TO FULLY RECOGNIZE AND PROVIDE THAT STANDARD OF CARE.

IF THE OWNER OR CONTRACTOR OBSERVES OR OTHERWISE BECOMES AWARE OF ANY FAULT OR DEFECT IN THE PROJECT OR NONCONFORMANCE WITH THE CONTRACT DOCUMENTS, PROMPT WRITTEN NOTICE THEREOF SHALL BE GIVEN BY THE OWNER AND/OR CONTRACTOR TO THE ENGINEER.

THE ENGINEER SHALL NOT HAVE CONTROL OF OR CHARGE OF AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS, OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK, OR FOR THE FAILURE OF ANY OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

SITE PROTECTION

PROTECT ALL LANDSCAPING THAT IS TO REMAIN. ANY DAMAGE OR LOSS RESULTING FROM EXCAVATION, GRADING, OR CONSTRUCTION WORK SHALL BE CORRECTED OR REPLACED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL EXISTING SITE UTILITIES AND SHALL COORDINATE THEIR REMOVAL OR MODIFICATIONS (IF ANY) TO AVOID ANY INTERRUPTION OF SERVICE TO ADJACENT AREAS. THE GENERAL CONTRACTOR SHALL INFORM HIM/HERSELF OF MUNICIPAL REGULATIONS AND CARRY OUT HIS/HER WORK IN COMPLIANCE WITH ALL FEDERAL AND STATE REQUIREMENTS TO REDUCE FIRE HAZARDS AND INJURIES TO THE PUBLIC.

STORMWATER POLLUTION PREVENTION NOTES

1) STORE, HANDLE, AND DISPOSE OF CONSTRUCTION MATERIALS AND WASTES PROPERLY, SO AS TO PREVENT THEIR CONTACT WITH STORMWATER.

2) CONTROL AND PREVENT THE DISCHARGE OF ALL POTENTIAL POLLUTANTS, INCLUDING SOLID WASTES, PAINTS, CONCRETE, PETROLEUM PRODUCTS, CHEMICALS, WASH WATER OR SEDIMENT, AND NON-STORMWATER DISCHARGES TO STORM DRAINS AND WATER COURSES.

3) USE SEDIMENT CONTROL OR FILTRATION TO REMOVE SEDIMENT FROM DEWATERING EFFLUENT.

4) AVOID CLEANING, FUELING, OR MAINTAINING VEHICLES ON SITE, EXCEPT IN A DESIGNATED AREA IN WHICH RUNOFF IS CONTAINED AND TREATED.

5) DELINEATE CLEARING LIMITS, EASEMENTS, SETBACKS, SENSITIVE OR CRITICAL AREAS, BUFFER ZONES, TREES AND DISCHARGE COURSE WITH FIELD MARKERS.

6) PROTECT ADJACENT PROPERTIES AND UNDISTURBED AREAS FROM CONSTRUCTION IMPACTS USING VEGETATIVE BUFFER STRIPS, SEDIMENT BARRIERS OF FILTERS, DIKES, MULCHING, OR OTHER MEASURES AS APPROPRIATE.

7) PERFORM CLEARING AND EARTH MOVING ACTIVITIES DURING DRY WEATHER TO THE MAXIMUM EXTENT PRACTICAL.

8) LIMIT AND TIME APPLICATIONS OF PESTICIDES AND FERTILIZERS TO PREVENT POLLUTED RUNOFF.

9) LIMIT CONSTRUCTION ACCESS ROUTES AND STABILIZE DESIGNATED ACCESS POINTS.

10) AVOID TRACKING DIRT OR MATERIALS OFF-SITE; CLEAN OFF-SITE PAVED AREAS AND SIDEWALKS USING DRY SWEEPING METHODS TO THE MAXIMUM EXTENT PRACTICAL.

SUPPLEMENTAL MEASURES

A. THE PHRASE "NO DUMPING - DRAINS TO BAY" OR EQUALLY EFFECTIVE PHRASE MUST BE LABELED ON STORM DRAIN INLETS (BY STENCILING, BRANDING, OR PLAQUES) TO ALERT THE PUBLIC TO THE DESTINATION OF STORM WATER AND TO PREVENT DIRECT DISCHARGE OF POLLUTANTS INTO THE STORM DRAIN.

B. USING FILTRATION MATERIALS ON STORM DRAIN COVERS TO REMOVE SEDIMENT FROM DEWATERING EFFLUENT.

C. STABILIZING ALL DENUDED AREAS AND MAINTAINING EROSION CONTROL MEASURES CONTINUOUSLY FROM OCTOBER 1 AND APRIL 30.

D. REMOVING SPOILS PROMPTLY, AND AVOID STOCKPILING OF FILL MATERIALS, WHEN RAIN IS FORECAST. IF RAIN THREATENS, STOCKPILED SOILS AND OTHER MATERIALS SHALL BE COVERED WITH A TARP OR OTHER WATERPROOF MATERIAL.

E. STORING, HANDLING, AND DISPOSING OF CONSTRUCTION MATERIALS AND WASTES SO AS TO AVOID THEIR ENTRY TO THE STORM DRAIN SYSTEMS OR WATER BODY.

F. AVOIDING CLEANING, FUELING, OR MAINTAINING VEHICLES ON-SITE, EXCEPT IN AN AREA DESIGNATED TO CONTAIN AND TREAT RUNOFF.

GRADING & DRAINAGE NOTES:

1. **SCOPE OF WORK**

THESE SPECIFICATIONS AND APPLICABLE PLANS PERTAIN TO AND INCLUDE ALL SITE GRADING AND EARTHWORK ASSOCIATED WITH THE PROJECT INCLUDING, BUT NOT LIMITED TO THE FURNISHING OF ALL LABOR, TOOLS AND EQUIPMENT NECESSARY FOR SITE CLEARING AND GRUBBING, SITE PREPARATION, DISPOSAL OF EXCESS OR UNSUITABLE MATERIAL, STRIPPING, KEYING, EXCAVATION, OVER EXCAVATION, RECOMPACTION PREPARATION FOR SOIL, RECEIVING FILL, PAVEMENT, FOUNDATION OF SLABS, EXCAVATION, IMPORTATION OF ANY REQUIRED FILL MATERIAL, PROCESSING, PLACEMENT AND COMPACTION OF FILL AND SUBSIDIARY WORK NECESSARY TO COMPLETE THE GRADING TO CONFORM TO THE LINES, GRADING AND SLOPE SHOWN ON THE PROJECT GRADING PLANS.

2. **GENERAL**

A. ALL SITE GRADING AND EARTHWORK SHALL CONFORM TO THE RECOMMENDATIONS OF THESE SPECIFICATIONS AND THE COUNTY OF ALAMEDA.

B. ALL FILL MATERIALS SHALL BE DENSIFIED SO AS TO PRODUCE A DENSITY NOT LESS THAN 90% RELATIVE COMPACTION BASED UPON ASTM TEST DESIGNATION D1557. FIELD DENSITY TEST WILL BE PERFORMED IN ACCORDANCE WITH ASTM TEST DESIGNATION 2922 AND 3017. THE LOCATION AND FREQUENCY OF THE FIELD DENSITY TEST WILL BE AS DETERMINED BY THE SOIL ENGINEER. THE RESULTS OF THESE TEST AND COMPLIANCE WITH THE SPECIFICATIONS WILL BE THE BASIS UPON WHICH SATISFACTORY COMPLETION OF THE WORK WILL BE JUDGED BY THE SOIL ENGINEER. ALL CUT AND FILL SLOPES SHALL BE CONSTRUCTED AS SHOWN ON PLANS, BUT NO STEEPER THAN TWO (2) HORIZONTAL TO ONE (1) VERTICAL.

C. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SATISFACTORY COMPLETION OF ALL THE EARTHWORK IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS. NO DEVIATION FROM THESE SPECIFICATIONS SHALL BE MADE EXCEPT UPON WRITTEN APPROVAL BY THE SOILS ENGINEER. BOTH CUT AND FILL AREAS SHALL BE SURFACE COMPLETED TO THE SATISFACTION OF THE SOILS ENGINEER AT THE CONCLUSION OF ALL GRADING OPERATIONS AND PRIOR TO FINAL ACCEPTANCE. THE CONTRACTOR SHALL NOTIFY THE SOILS ENGINEER AT LEAST TWO (2) WORKING DAYS PRIOR TO DOING ANY SITE GRADING AND EARTHWORK INCLUDING CLEARING.

3. **CLEARING AND GRUBBING**

A. THE CONTRACTOR SHALL ACCEPT THE SITE IN ITS PRESENT CONDITION. ALL EXISTING PUBLIC IMPROVEMENTS SHALL BE PROTECTED. ANY IMPROVEMENTS DAMAGED SHALL BE REPLACED BY THE CONTRACTOR AS DIRECTED BY THE COUNTY OF ALAMEDA WITH NO EXTRA COMPENSATION.

B. ALL ABANDONED BUILDINGS AND FOUNDATIONS, TREES (EXCEPT THOSE SPECIFIED TO REMAIN FOR LANDSCAPING PURPOSES), FENCES, VEGETATION AND ANY SURFACE DEBRIS SHALL BE REMOVED AND DISPOSED OF OFF THE SITE BY THE CONTRACTOR.

C. ALL ABANDONED SEPTIC TANKS AND ANY OTHER SUBSURFACE STRUCTURES EXISTING IN PROPOSED DEVELOPMENT AREAS SHALL BE REMOVED PRIOR TO ANY GRADING OR FILL OPERATION. ALL APPURTENANT DRAIN FIELDS AND OTHER CONNECTING LINES MUST ALSO BE TOTALLY REMOVED.

D. ALL ABANDONED UNDERGROUND IRRIGATION OR UTILITY LINES SHALL BE REMOVED OR DEMOLISHED. THE APPROPRIATE FINAL DISPOSITION OF SUCH LINES DEPEND UPON THEIR DEPTH AND LOCATION AND THE METHOD OF REMOVAL OR DEMOLITION SHALL BE DETERMINED BY THE SOILS ENGINEER. ONE OF THE FOLLOWING METHODS WILL BE USED:

(1) EXCAVATE AND TOTALLY REMOVE THE UTILITY LINE FROM THE TRENCH.

(2) EXCAVATE AND CRUSH THE UTILITY LINE IN THE TRENCH.

(3) CAP THE ENDS OF THE UTILITY LINE WITH CONCRETE TO PREVENT THE ENTRANCE OF WATER. THE LOCATIONS AT WHICH THE UTILITY LINE WILL BE CAPPED WILL BE DETERMINED BY THE COUNTY OF ALAMEDA ENGINEER. THE LENGTH OF THE CAP SHALL NOT BE LESS THAN FIVE FEET, AND THE CONCRETED MIX EMPLOYED SHALL HAVE MINIMUM SHRINKAGE.

4. **SITE PREPARATION AND STRIPPING**

A. ALL SURFACE ORGANICS SHALL BE STRIPPED AND REMOVED FROM BUILDING PADS, AREAS TO RECEIVE COMPACTED FILL AND PAVEMENT AREAS.

B. UPON THE COMPLETION OF THE ORGANIC STRIPPING OPERATION, THE GROUND SURFACE (NATIVE SOIL SUBGRADE) OVER THE ENTIRE AREA OF ALL BUILDING PADS, STREET AND PAVEMENT AREAS AND ALL AREAS TO RECEIVE COMPACTED FILL SHALL BE PLOWED OR SCARIFIED UNTIL THE SURFACE IS FREE OF RUTS, HUMMOCKS OR OTHER UNEVEN FEATURES WHICH MAY INHIBIT UNIFORM SOIL COMPACTION. THE GROUND SURFACE SHALL THEN BE DISCED OR BLADED TO A DEPTH OF AT LEAST 6 INCHES. UPON ENGINEER'S SATISFACTION, THE NEW SURFACE SHALL BE WATER CONDITIONED AND RECOMPACTED PER REQUIREMENTS FOR COMPACTING FILL MATERIAL.

5. **EXCAVATION**

A. UPON COMPLETION OF THE CLEARING AND GRUBBING, SITE PREPARATION AND STRIPPING, THE CONTRACTOR SHALL MAKE EXCAVATIONS TO LINES AND GRADES NOTED ON THE PLAN, WHERE REQUIRED BY THE SOILS ENGINEER. UNACCEPTABLE NATIVE SOILS OR UNENGINEERED FILL SHALL BE OVER EXCAVATED BELOW THE DESIGN GRADE. CONTACT CITY ENGINEER FOR DISCUSSION OF OVER EXCAVATION OF THE UNACCEPTABLE MATERIAL. RESULTING GROUND LINE SHALL BE SCARIFIED, MOISTURE-CONDITIONED AND RECOMPACTED AS SPECIFIED IN SECTION 4 OF THESE SPECIFICATIONS. COMPACTED FILL MATERIAL SHALL BE PLACED TO BRING GROUND LEVEL BACK TO DESIGN GRADE.

B. EXCAVATED MATERIALS SUITABLE FOR COMPACTED FILL MATERIAL SHALL BE UTILIZED IN MAKING THE REQUIRED COMPACTED FILLS. THOSE NATIVE MATERIALS CONSIDERED UNSUITABLE BY THE SOILS ENGINEER SHALL BE DISPOSED OF OFF THE SITE BY THE CONTRACTOR.

6. **PLACING, SPREADING AND COMPACTING FILL MATERIAL**

A. **FILL MATERIALS**

THE MATERIALS PROPOSED FOR USE AS COMPACTED FILL SHALL BE APPROVED BY THE SOILS ENGINEER BEFORE COMMENCEMENT OF GRADING OPERATIONS. THE NATIVE MATERIAL IS CONSIDERED SUITABLE FOR FILL; HOWEVER, ANY NATIVE MATERIAL DESIGNATED UNSUITABLE BY THE SOILS ENGINEER SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR. ANY IMPORTED MATERIAL SHALL BE APPROVED FOR USE BY THE SOILS ENGINEER, IN WRITING, BEFORE BEING IMPORTED TO THE SITE AND SHALL POSSESS SUFFICIENT FINES TO PROVIDE A COMPETENT SOIL MATRIX AND SHALL BE FREE OF VEGETATIVE AND ORGANIC MATTER AND OTHER DELETERIOUS MATERIALS. ALL FILL Voids SHALL BE FILLED AND PROPERLY COMPACTED. NO ROCKS LARGER THAN THREE INCHES IN DIAMETER SHALL BE PERMITTED.

B. **FILL CONSTRUCTION**

THE SOILS ENGINEER SHALL APPROVE THE NATIVE SOIL SUBGRADE BEFORE PLACEMENT OF ANY COMPACTED FILL MATERIAL. UNACCEPTABLE NATIVE SOIL SHALL BE REMOVED AS DIRECTED BY THE SOILS ENGINEER. THE RESULTING GROUND LINE SHALL BE SCARIFIED MOISTURE CONDITIONED AND RECOMPACTED AS SPECIFIED IN SECTION 4 OF THESE SPECIFICATIONS. COMPACTED FILL MATERIAL SHALL BE PLACED TO BRING GROUND LEVEL BACK TO DESIGN GRADE. GROUND PREPARATION SHALL BE FOLLOWED CLOSELY BY FILL PLACEMENT TO PREVENT DRYING OUT OF THE SUBSOIL BEFORE PLACEMENT OF THE FILL.

THE APPROVED FILL MATERIALS SHALL BE PLACED IN UNIFORM HORIZONTAL LAYERS NO THICKER THAN 8" IN LOOSE THICKNESS. LAYERS SHALL BE SPREAD EVENLY AND SHALL BE THOROUGHLY BLADE MIXED DURING THE SPREADING TO ENSURE UNIFORMITY OF MATERIAL IN EACH LAYER. THE SCARIFIED SUBGRADE AND FILL MATERIAL SHALL BE MOISTURE CONDITIONED TO AT LEAST OPTIMUM MOISTURE. WHEN THE MOISTURE CONTENT OF THE FILL IS BELOW THAT SPECIFIED, WATER SHALL BE ADDED UNTIL THE MOISTURE DURING THE COMPACTION PROCESS. WHEN THE MOISTURE CONTENT OF THE FILL IS ABOVE THAT SPECIFIED, THE FILL MATERIAL SHALL BE AERATED BY BLADING OR OTHER SATISFACTORY METHODS UNTIL THE MOISTURE CONTENT IS AS SPECIFIED.

AFTER EACH LAYER HAS BEEN PLACED, MIXED, SPREAD EVENLY AND MOISTURE CONDITIONED, IT SHALL BE COMPACTED TO AT LEAST THE SPECIFIED DENSITY.

THE FILL OPERATION SHALL BE CONTINUED IN COMPACTED LAYERS AS SPECIFIED ABOVE UNTIL THE FILL HAS BEEN BROUGHT TO THE FINISHED SLOPES AND GRADES AS SHOWN ON THE PLANS. NO LAYER SHALL BE ALLOWED TO DRY OUT BEFORE SUBSEQUENT LAYERS ARE PLACED.

COMPACTION EQUIPMENT SHALL BE OF SUCH DESIGN THAT IT WILL BE ABLE TO COMPACT THE FILL TO THE SPECIFIED MINIMUM COMPACTION WITHIN THE SPECIFIED MOISTURE CONTENT RANGE. COMPACTION OF EACH LAYER SHALL BE CONTINUOUS OVER ITS ENTIRE AREA UNTIL THE REQUIRED MINIMUM DENSITY HAS BEEN OBTAINED.

7. **CUT OR FILL SLOPES**

ALL CONSTRUCTED SLOPES, BOTH CUT AND FILL, SHALL BE NO STEEPER THAN 2 TO 1 (HORIZONTAL TO VERTICAL). DURING THE GRADING OPERATION, COMPACTED FILL SLOPES SHALL BE OVERFILLED BY AT LEAST ONE FOOT HORIZONTALLY AT THE COMPLETION OF THE GRADING OPERATIONS. THE EXCESS FILL EXISTING ON THE SLOPES SHALL BE BLADED OFF TO CREATE THE FINISHED SLOPE EMBANKMENT. ALL CUT AND FILL SLOPES SHALL BE TRACK WALKED AFTER BEING BROUGHT TO FINISH GRADE AND THEN BE PLANTED WITH EROSION CONTROL SLOPE PLANTING. THE SOILS ENGINEER SHALL REVIEW ALL CUT SLOPES TO DETERMINE IF ANY ADVERSE GEOLOGIC CONDITIONS ARE EXPOSED. IF SUCH CONDITIONS DO OCCUR, THE SOILS ENGINEER SHALL RECOMMEND THE APPROPRIATE MITIGATION MEASURES AT THE TIME OF THEIR DETECTION.

8. **SEASONAL LIMITS AND DRAINAGE CONTROL**

FILL MATERIALS SHALL NOT BE PLACED, SPREAD OR COMPACTED WHILE IT IS AT AN UNSUITABLY HIGH MOISTURE CONTENT OR DURING OTHERWISE UNFAVORABLE CONDITIONS. WHEN THE WORK IS INTERRUPTED FOR ANY REASON THE FILL OPERATIONS SHALL NOT BE RESUMED UNTIL FIELD TEST PERFORMED BY THE SOILS ENGINEER INDICATE THAT THE MOISTURE CONDITIONS IN AREAS TO BE FILLED ARE AS PREVIOUSLY SPECIFIED. ALL EARTH MOVING AND WORKING OPERATIONS SHALL BE CONTROLLED TO PREVENT WATER FROM RUNNING INTO EXCAVATED AREAS. ALL EXCESS WATER SHALL BE PROMPTLY REMOVED AND THE SITE KEPT DRY.

9. **DUST CONTROL**

THE CONTRACTOR SHALL TAKE ALL STEPS NECESSARY FOR THE ALLEVATION OR PREVENTION OF ANY DUST NUISANCE ON OR ABOUT THE SITE CAUSED BY THE CONTRACTOR'S OPERATION EITHER DURING THE PERFORMANCE OF THE GRADING OR RESULTING FROM THE CONDITION IN WHICH THE CONTRACTOR LEAVES THE SITE. THE CONTRACTOR SHALL ASSUME ALL LIABILITY INCLUDING COURT COST OF GO-DEFENDANTS FOR ALL CLAIMS RELATED TO DUST OR WIND-BLOWN MATERIALS ATTRIBUTABLE TO HIS WORK. COST FOR THIS ITEM OF WORK IS TO BE INCLUDED IN THE EXCAVATION ITEM AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED.

10. **INDEMNITY**

THE CONTRACTOR WILL HOLD HARMLESS, INDEMNIFY AND DEFEND THE ENGINEER, THE OWNER AND HIS CONSULTANTS AND EACH OF THEIR OFFICERS AND EMPLOYEES AND AGENTS, FROM ANY AND ALL LIABILITY CLAIMS, LOSSES OR DAMAGE ARISING OR ALLEGED TO HEREIN, BUT NOT INCLUDING THE SOLE NEGLIGENCE OF THE OWNER, THE ARCHITECT, THE ENGINEER AND HIS CONSULTANTS AND EACH OF THEIR OFFICERS AND EMPLOYEES AND AGENTS.

11. **SAFETY**

IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.

THE DUTY OF THE ENGINEERS TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES, IN, ON OR NEAR THE CONSTRUCTION SITE.

12. **GUARANTEE**

NEITHER THE FINAL PAYMENT, NOR THE PROVISIONS IN THE CONTRACT, NOR PARTIAL, NOR ENTIRE USE OR OCCUPANCY OF THE PREMISES BY THE OWNER SHALL CONSTITUTE AN ACCEPTANCE OF THE WORK NOT DONE IN ACCORDANCE WITH THE CONTRACT OR RELIEVES THE CONTRACTOR OF LIABILITY IN RESPECT TO ANY EXPRESS WARRANTIES OR RESPONSIBILITY FOR FAULTY MATERIAL OR WORKMANSHIP.

THE CONTRACTOR SHALL REMEDY ANY DEFECTS IN WORK AND PAY FOR ANY DAMAGE TO OTHER WORK RESULTING THERE FROM WHICH SHALL APPEAR WITHIN A PERIOD OF ONE (1) CALENDAR YEAR FROM THE DATE OF FINAL ACCEPTANCE OF THE WORK.

13. **TRENCH BACKFILL**

EITHER THE ON-SITE INORGANIC SOIL OR APPROVED IMPORTED SOIL MAY BE USED AS TRENCH BACKFILL. THE BACKFILL MATERIAL SHALL BE MOISTURE CONDITIONED PER THESE SPECIFICATIONS AND SHALL BE PLACED IN LIFTS OF NOT MORE THAN SIX INCHES IN HORIZONTAL UNCOMPACTED LAYERS AND BE COMPACTED BY MECHANICAL MEANS TO A MINIMUM OF 90% RELATIVE COMPACTION. IMPORTED SAND MAY BE USED FOR TRENCH BACKFILL MATERIAL PROVIDED IT IS COMPACTED TO AT LEAST 90% RELATIVE COMPACTION. WATER JETTING ASSOCIATED WITH COMPACTION USING VIBRATORY EQUIPMENT WILL BE PERMITTED ONLY WITH IMPORTED SAND BACKFILL WITH THE APPROVAL OF THE SOILS ENGINEER. ALL PIPES SHALL BE BEDDED WITH SAND EXTENDING FROM THE TRENCH BOTTOM TO TWELVE INCHES ABOVE THE PIPE. SAND BEDDING IS TO BE COMPACTED AS SPECIFIED ABOVE FOR SAND BACKFILL.

14. **EROSION CONTROL**

A. ALL GRADING, EROSION AND SEDIMENT CONTROL AND RELATED WORK UNDERTAKEN ON THIS SITE IS SUBJECT TO ALL TERMS AND CONDITIONS OF THE COUNTY GRADING ORDINANCE AND MADE A PART HEREOF BY REFERENCE.

B. THE CONTRACTOR WILL BE LIABLE FOR ANY AND ALL DAMAGES TO ANY PUBLICLY OWNED AND MAINTAINED ROAD CAUSED BY THE AFORESAID CONTRACTOR'S GRADING ACTIVITIES, AND SHALL BE RESPONSIBLE FOR THE CLEANUP OF ANY MATERIAL SPILLED ON ANY PUBLIC ROAD ON THE HAUL ROUTE.

C. THE EROSION CONTROL MEASURES ARE TO BE OPERABLE DURING THE RAINY SEASON, OCTOBER FIRST TO APRIL THIRTIETH UNLESS AUTHORIZED BY THE COUNTY OF ALAMEDA ENGINEER.

D. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL DISTURBED AREAS ARE STABILIZED AND CHANGES TO THIS EROSION AND SEDIMENT CONTROL PLAN SHALL BE MADE TO MEET FIELD CONDITIONS ONLY WITH THE APPROVAL OF OR AT THE DIRECTION OF THE SOILS ENGINEER.

E. DURING THE RAINY SEASON, ALL PAVED AREAS SHALL BE KEPT CLEAR OF EARTH MATERIAL AND DEBRIS. THE SITE SHALL BE MAINTAINED SO AS TO MINIMIZE SEDIMENT-LADEN RUNOFF TO ANY STORM DRAINAGE SYSTEM.

F. ALL EROSION CONTROL FACILITIES MUST BE INSPECTED AND REPAIRED AT THE END OF EACH WORKING DAY DURING THE RAINY SEASON.

G. WHEN NO LONGER NECESSARY AND PRIOR TO FINAL ACCEPTANCE OF DEVELOPMENT, SEDIMENT BASINS SHALL BE REMOVED OR OTHERWISE DEACTIVATED AS REQUIRED BY THE COUNTY OF ALAMEDA.

H. A CONSTRUCTION ENTRANCE SHALL BE PROVIDED AT ANY POINT OF EGRESS FROM THE SITE TO ROADWAY. A CONSTRUCTION ENTRANCE SHOULD BE COMPOSED OF COARSE DRAIN ROCK (2" TO 3" MINIMUM DIAMETER) AT LEAST EIGHT INCHES THICK BY FIFTY (50) FEET LONG BY TWENTY (20) FEET WIDE UNLESS SHOWN OTHERWISE ON PLAN AND SHALL BE MAINTAINED UNTIL THE SITE IS PAVED.

I. ALL AREAS SPECIFIED FOR HYDROSEEDING SHALL BE NOZZLE PLANTED WITH STABILIZATION MATERIAL CONSISTING OF FIBER, SEED, FERTILIZER AND WATER, MIXED AND APPLIED IN THE FOLLOWING PROPORTIONS:

FIBER, 2000 LBS/ACRE
SEED, 200 LBS/ACRE (SEE NOTE J, BELOW)
FERTILIZER (11-8-4), 500 LBS/ACRE
WATER, AS REQUIRED FOR APPLICATION

J. SEED MIX SHALL BE PER CALTRANS STANDARDS.

K. WATER UTILIZED IN THE STABILIZATION MATERIAL SHALL BE OF SUCH QUALITY THAT IT WILL PROMOTE GERMINATION AND STIMULATE GROWTH OF PLANTS. IT SHALL BE FREE OF POLLUTANT MATERIALS AND WEED SEED.

L. HYDROSEEDING SHALL CONFORM TO THE PROVISIONS OF SECTION 20, EROSION CONTROL AND HIGHWAY PLANTING, OF THE STANDARD SPECIFICATIONS OF THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION, AS LAST REVISED.

M. A DISPERSING AGENT MAY BE ADDED TO THE HYDROSEEDING MATERIAL, PROVIDED THAT THE CONTRACTOR FURNISHES SUITABLE EVIDENCE THAT THE ADDITIVE WILL NOT ADVERSELY AFFECT THE PERFORMANCE OF THE SEEDING MIXTURE.

N. STABILIZATION MATERIALS SHALL BE APPLIED AS SOON AS PRACTICABLE AFTER COMPLETION OF GRADING OPERATIONS AND PRIOR TO THE ONSET OF WINTER RAINS, OR AT SUCH OTHER TIME AS DIRECTED BY THE COUNTY ENGINEER. THE MATERIAL SHALL BE APPLIED BEFORE INSTALLATION OF OTHER LANDSCAPING MATERIALS SUCH AS TREES, SHRUBS AND GROUND COVERS.

O. THE STABILIZATION MATERIAL SHALL BE APPLIED WITHIN 4-HOURS AFTER MIXING. MIXED MATERIAL NOT USED WITHIN 4-HOURS SHALL BE REMOVED FROM THE SITE.

P. THE CONTRACTOR SHALL MAINTAIN THE SOIL STABILIZATION MATERIAL AFTER PLACEMENT. THE COUNTY ENGINEER MAY REQUIRE SPRAY APPLICATION OF WATER OR OTHER MAINTENANCE ACTIVITIES TO ASSURE THE EFFECTIVENESS OF THE STABILIZATION PROCESS. APPLICATION OF WATER SHALL BE ACCOMPLISHED USING NOZZLES THAT PRODUCE A SPRAY THAT DOES NOT CONCENTRATE OR WASH AWAY THE STABILIZATION MATERIALS.

15. **CLEANUP**

THE CONTRACTOR MUST MAINTAIN THE SITE CLEAN, SAFE AND IN USABLE CONDITION. ANY SPILLS OF SOIL, ROCK OR CONSTRUCTION MATERIAL MUST BE REMOVED FROM THE SITE BY THE CONTRACTOR DURING CONSTRUCTION AND UPON COMPLETION OF THE PROJECT. COST FOR THIS ITEM OF WORK SHALL BE INCLUDED IN THE EXCAVATION AND COMPACTION ITEM AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED.

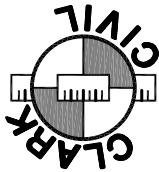
NOTE:
THESE NOTES ARE INTENDED TO BE USED AS A GENERAL GUIDELINE. THE REFERENCED SOILS REPORT FOR THE PROJECT AND GOVERNING AGENCY GRADING ORDINANCE SHALL SUPERSEDE THESE NOTES. THE SOILS ENGINEER MAY MAKE ON-SITE RECOMMENDATIONS DURING GRADING OPERATIONS.

REVIEWED BY:

FOR ALAMEDA COUNTY
PUBLIC WORKS AGENCY



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20845 WILBEAM AVE, CASTRO
VALLEY, CALIFORNIA

APN: 084A-0040-021-02

ALAMEDA COUNTY

GRADING
SPECIFICATIONS

-	-
-	-
-	-
-	-
-	-
-	-
REVISIONS	BY

JOB NO:	220040
DATE:	2-11-21
SCALE:	AS NOTED
DESIGN BY:	WCC
DRAWN BY:	DG
SHEET NO:	

CO.2

ON-SITE IMPERVIOUS AREA

	EXISTING	PROPOSED
EXISTING BUILDING TO REMAIN	6,634 S.F.	6,634 S.F.
IMPERVIOUS PAVING	7,207 S.F.	3,588 S.F.
PERVIOUS	-	3,361 S.F.
LANDSCAPE	-	258 S.F.
TOTAL	13,841 S.F.	13,841 S.F.
NET DECREASE IN IMPERVIOUS SURFACE		3,619 S.F.

GENERAL NOTES

CONTRACTOR SHALL OBTAIN THE PROPER PERMITS PRIOR TO ANY GRADING.

A SEPARATE PERMIT IS REQUIRED FOR ANY & ALL WORK WITHIN THE CITY RIGHT-OF-WAY. THE CONTRACTOR(S) SHALL OBTAIN AN APPROVED STREET WORK (ENCROACHMENT PERMIT) PERMIT FROM THE PUBLIC WORKS DEPARTMENT PRIOR TO THE COMMENCEMENT OF THIS WORK WITHIN THE CITY RIGHT-OF-WAY.

CONTRACTOR SHALL PROVIDE AND MAINTAIN APPROVED EROSION AND SEDIMENTATION CONTROL MEASURES DURING RAINY SEASON PER CITY AND CALIFORNIA REGIONAL STANDARDS - REFER TO EROSION AND SEDIMENTATION CONTROL PLAN.

ALL GRADED SLOPES SHALL BE PLANTED WITH FAST GROWING, DEEP ROOTED GROUND COVER TO REDUCE THE EROSION DURING HEAVY RAINS.

SLOPE FINISHED GRADES A MINIMUM OF 5%, FOR AT LEAST THE 5 FEET TO 10 FEET FROM BUILDING PERIMETER WHERE EVER IT IS PHYSICALLY POSSIBLE. DIRECT SURFACE DRAINAGE RUNOFF TO DISPERSE ON-SITE.

PROVIDE 2% SLOPE ACROSS FLATWORK AND/OR PAVING AND SLOPE TO DAYLITE. REFER TO ARCHITECT'S PLANS FOR PAVEMENT TYPE, LAYOUT, AND FINISH -TYP.

REFER TO ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION, INCLUDING BUT NOT LIMITED TO: ADDITIONAL UTILITY SERVICES, DIMENSION CONTROL, DEMOLITION, DETAILS, TREE PROTECTION MEASURES, AND LANDSCAPING.

PROVIDE TREE PROTECTION AS REQUIRED FOR TREES TO REMAIN.

THE CONTRACTOR SHALL OBTAIN THE PROPER TREE REMOVAL PERMIT AS REQUIRED.

CONTRACTOR SHALL NOTIFY THE OWNER AND/OR MAINTENANCE STAFF IN WRITING OF THE NEED OF PERIODIC MAINTENANCE OF THE DRAINAGE SYSTEM AND STRUCTURES.

DEMOLISH (E) STRUCTURE(S) AS REQUIRED. NO DEMOLITION SHALL COMMENCE WITHOUT REQUIRED CITY DEMOLITION PERMIT.

FINISHED GRADE ELEVATIONS NOTED AS [FG (MAX.)] ARE THE MAXIMUM ALLOWABLE GRADE AT THE BUILDING PERIMETER PER C.B.C. SECTION 2304.11.2.2 TO PROVIDE 8" MIN. CLEARANCE. THESE GRADES MAY BE LOWER PROVIDED THAT PROPER FLOW AWAY FROM THE FOUNDATION IS ACHIEVED. REFER TO ARCHITECTURAL & STRUCTURAL DRAWINGS FOR SPECIAL DETAILS AS REQUIRED.

SITE NOTES

FINISHED GRADES AT BUILDING PERIMETER SHALL BE SLOPED AT A MIN. OF 2% FOR THE FIRST 5 FT. AWAY FROM THE BUILDING AND THEN SHALL CONTINUE TO SLOPE TO TOWARDS POSITIVE OUTFALL. MAINTAIN 8" CLEARANCE BETWEEN FINISH EARTHEN GRADE AND BOTTOM OF MUD SILL AT ALL TIMES, U.O.N. -TYP.

PROVIDE 1% (0.4% MIN.) SLOPE ACROSS FLATWORK AND/OR PAVING AND SLOPE TO DAYLIGHT. REFER TO ARCHITECT'S PLANS FOR PAVEMENT TYPE, LAYOUT, AND FINISH. -TYP.

DEMOLISH (E) IMPROVEMENTS AS NECESSARY TO ACCOMMODATE (N) CONSTRUCTION. NO DEMOLITION SHALL COMMENCE WITHOUT REQUIRED DEMOLITION CITY PERMIT. SEE DEMOLITION PLAN.

DIRECT ROOF DOWNSPOUT (DS) LEADERS TO SPLASH BLOCKS, PROVIDE 2' LONG SPLASH BLOCKS TO BE USED BELOW RAIN WATER LEADERS IN PERVIOUS AREAS.

INSTALL (N) WATER LATERAL & METER FOR (N) 1 1/2" WATER SERVICE. CONTRACTOR SHALL LOCATE PRIOR TO CONSTRUCTION PER UTILITY COMPANY STANDARDS.

CONNECT TO (E) SEWER MAIN AS REQUIRED. CONTRACTOR TO LOCATE PRIOR TO CONSTRUCTION AND VERIFY ADEQUACY OF SYSTEM VIA VIDEOTAPED INSPECTION. IF NEEDED, INSTALL (N) LATERAL MINIMUM 4" PVC (SDR-35 OR BETTER), SLOPED AT 2% MINIMUM. CONTRACTOR TO VERIFY INVERTS AND/OR LOCATION OF (E) UTILITIES PRIOR TO CONSTRUCTION AND INFORM ENGINEER OF ANY DISCREPANCIES. REROUTE AS REQUIRED FOR NEW CONSTRUCTION.

INSTALL(N) GAS METER AND GAS LINE AND SERVICE AS REQUIRED PER UTILITY COMPANY STANDARDS. CONTRACTOR TO VERIFY INVERTS AND/OR LOCATION OF (E) UTILITIES PRIOR TO CONSTRUCTION AND INFORM ENGINEER OF ANY DISCREPANCIES.

CONSTRUCT (N) EARTHEN SWALE. SWALE SHALL BE 12-INCHES WIDE AND 3-INCHES DEEP MIN. SLOPE @ 1% TYPICAL (0.5% MIN). DIRECT TOWARDS DAYLIGHT. SEE DETAIL

ALL INLET SHALL BE MARKED WITH THE WORD "NO DUMPING! DRAINS TO BAY" OR APPROVED EQUIVALENT

NOTE:
ANY AND ALL WORK WITHIN RIGHT-OF-WAY REQUIRES AN ENCROACHMENT PERMIT FROM COUNTY

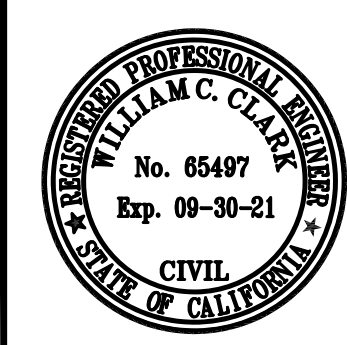
NOTE: CONTRACTOR SHALL TAKE CARE TO ESTABLISH GRADES AS SHOWN TO ALLOW FOR POSITIVE DRAINAGE FLOW OF RUNOFF.

* BUILDING PAD NOTE:
ADJUST PAD LEVEL AS REQUIRED. REFER TO STRUCTURAL PLANS FOR SLAB SECTION OR CRAWL SPACE DEPTH TO ESTABLISH PAD LEVEL. SEE STRUCTURAL PLANS.

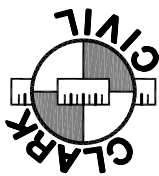
NOTE:
EXISTING AND PROPOSED RETAINING WALLS ARE TO BE REVIEWED AND APPROVED BY COUNTY BUILDING INSPECTION DEPARTMENT. SAFETY FENCING SHALL BE PROVIDED ON ALL RETAINING WALLS EXCEEDING 30" IN HEIGHT LOCATED IN THE RIGHT-OF-WAY AND IN ACCORDANCE WITH BUILDING REQUIREMENTS WITHIN LOT.

REVIEWED BY:

FOR ALAMEDA COUNTY
PUBLIC WORKS AGENCY



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20845 WILBEAM AVE, CASTRO
VALLEY, CALIFORNIA

GRADING & DRAINAGE &
ONSITE IMPROVEMENTS

APN: 084A-0040-021-02

ALAMEDA COUNTY

-	-
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REVISIONS	BY

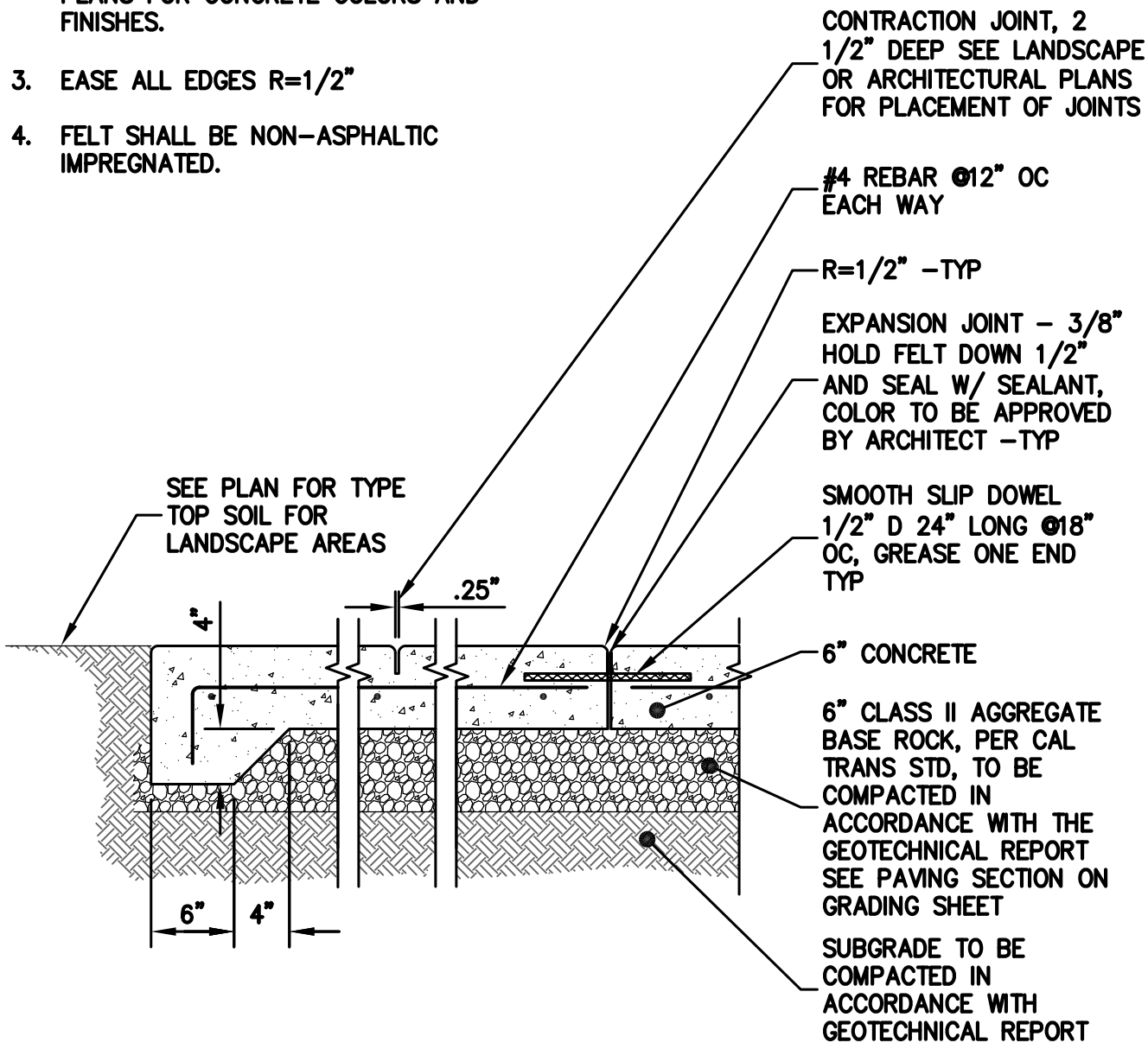
JOB NO:	220040
DATE:	2-11-21
SCALE:	AS NOTED
DESIGN BY:	WCC
DRAWN BY:	DG
SHEET NO:	

C2.1

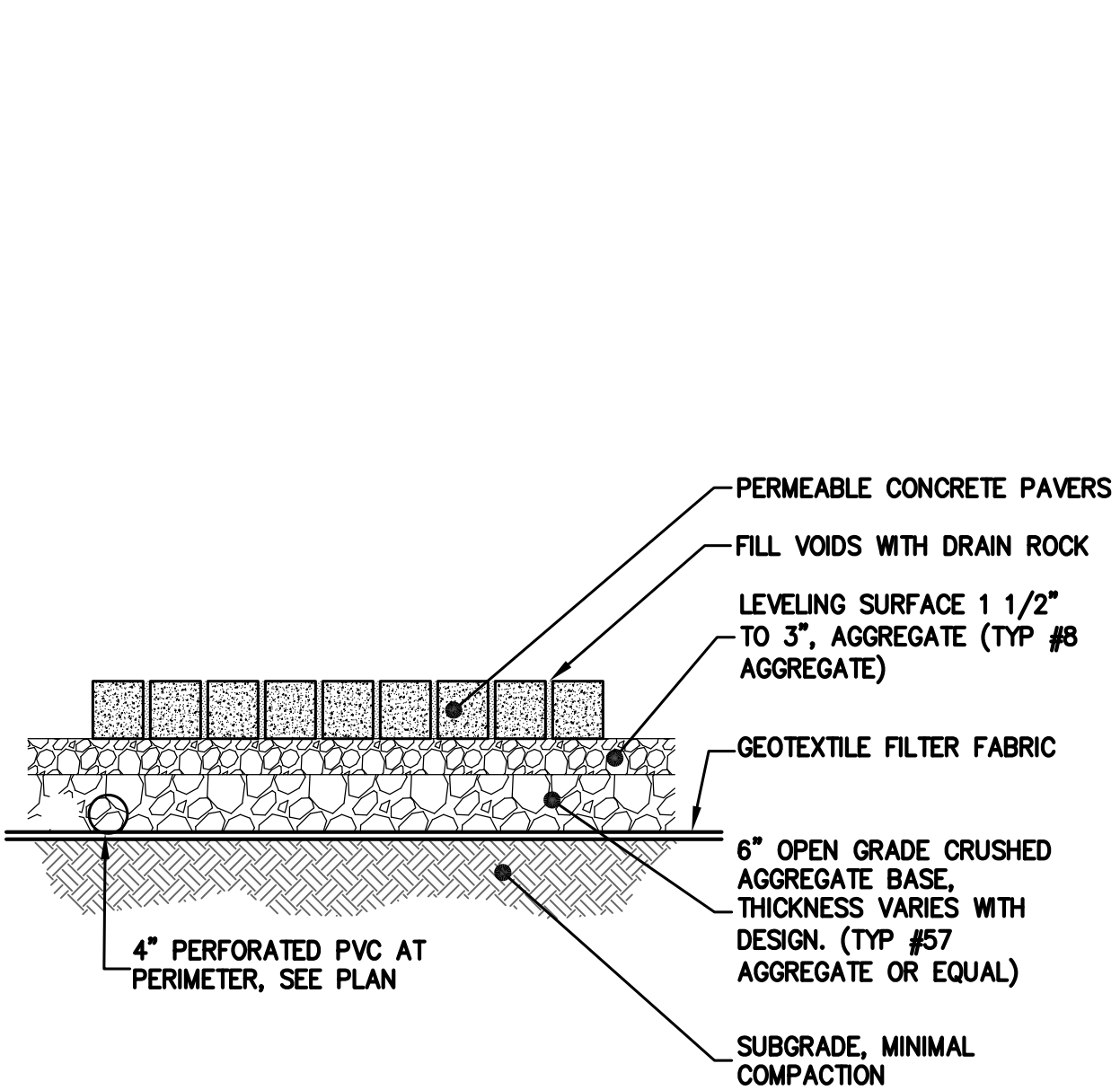
3 OF 4 SHEETS

NOTES:

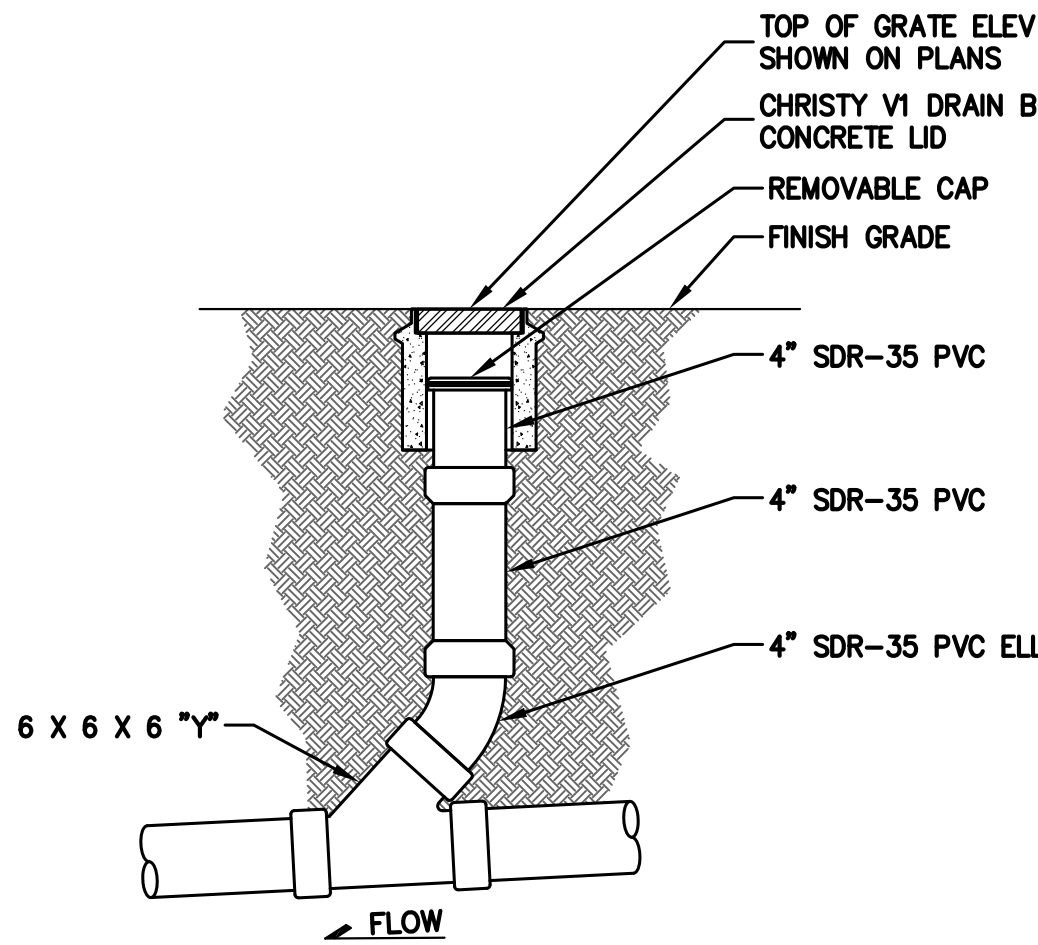
1. SLOPE ALL CONCRETE TO DRAIN 1% MIN.
2. SEE LANDSCAPE OR ARCHITECTURAL PLANS FOR CONCRETE COLORS AND FINISHES.
3. EASE ALL EDGES R=1/2"
4. FELT SHALL BE NON-ASPHALTIC IMPREGNATED.



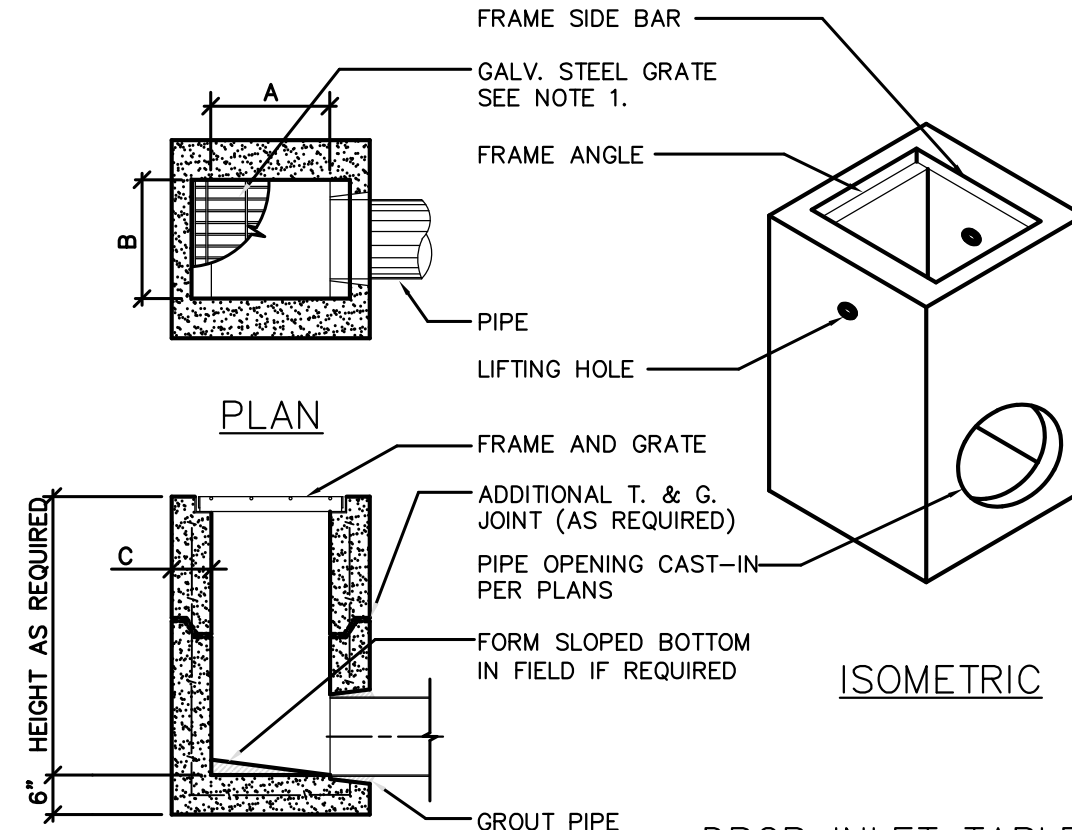
1 CONCRETE PAVING
C3.1 NTS



2 PERMEABLE PAVERS
C3.1 NTS



3 ON-SITE CLEANOUT
C3.1 NTS



TYPICAL SECTION

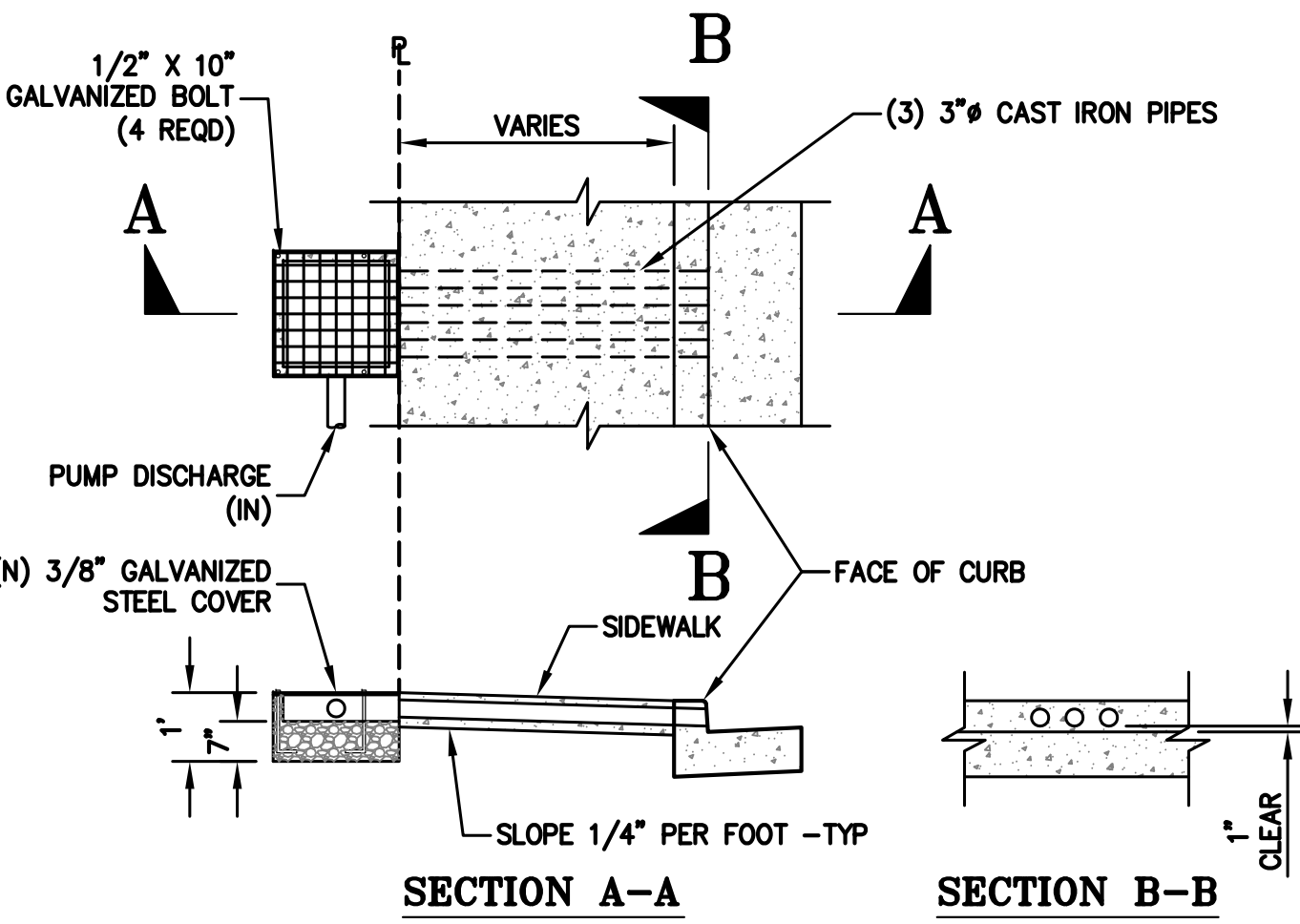
NOTES :

1. FRAMES AND GRATES MAY BE SPECIFIED FOR PEDESTRIAN OR H20 TRAFFIC LOADING. ALL GRATES ARE BICYCLE PROOF. OPTIONAL GRATE LOCKING DEVICE AVAILABLE ON REQUEST. SEE DRAWING "LOCK" ON PAGE 1-7. CLOSED-MESH GRATES OR CAST IRON FRAME AND GRATES ARE AVAILABLE ON REQUEST.
2. FOR SURFACE AND DISCHARGE OPTIONS AVAILABLE. SEE DRAWING NO. "DI-SO" PAGE 1-8 AND "DI-DO" PAGE 1-9.
3. FRAMES AND GRATES DETAILS SEE PAGES 1-8, 1-9, AND 1-10.
4. WALL THICKNESSES ON ALL D.I.'S CAN BE CHANGED UPON REQUEST.
5. 18" WIDE D.I.'S REPLACE THE OLD 16" WIDE BOX BK & TK.

DROP INLET TABLE

MODEL No.	CPC MODEL NAME	A		B		C	
		IN	MM	IN	MM	IN	MM
CP1212	EK	12	300	12	300	4	100
CP1818	CK	18	450	18	450	5	125
CP1824	1K*	18	450	24	600	5	125
CP2424	2K	24	600	24	600	5	125
CP2430	3K	24	600	30	750	5	125
CP3030	5K	30	750	30	750	6	150
CP2436	1L	24	600	36	900	6	150
CP3636	1M	36	900	36	900	6	150
CP2448	3L	24	600	48	1200	6	150
CP3648	3M	36	900	48	1200	6	150
CP4848	1R	48	1200	48	1200	6	150

4 CENTRAL PRECAST CATCH BASIN
C3.1 NTS



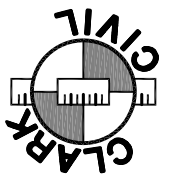
NOTES:

- DISCHARGE PIPE SHALL ENTER BOX PARALLEL TO SIDE WALK.
- 3"Ø MAX PIPE SIZE. MULTIPLE PIPE MAY BE USED TO MEET CAPACITY REQUIREMENTS.
- RIGID PLASTIC, PVC, CAST IRON, OR STEEL PIPES ALLOWED BETWEEN BOX AND CURB FACE.

5 THRU CURB DRAIN
C3.1 NTS



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20845 WILBEAM AVE, CASTRO
VALLEY, CALIFORNIA

APN: 084A-0040-021-02

ALAMEDA COUNTY

DETAILS

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REVISIONS	BY
JOB NO:	220040
DATE:	2-11-21
SCALE:	AS NOTED
DESIGN BY:	WCC
DRAWN BY:	DG
SHEET NO:	

REVIEWED BY:

FOR ALAMEDA COUNTY
PUBLIC WORKS AGENCY

C3.1

4 OF 4 SHEETS

M E M O R A N D U M

DATE: April 19, 2021

TO: Albert Lopez, Planning Director

ATTENTION: Michael Flemming, Development Planning Division

FROM: Rosemarie De Leon, Construction & Development Services

SUBJECT: PLN2021-00076 Site Development Review

Reference is made to your submittal on April 7, 2021 of the above subject project to allow rehabilitation and remodel of an existing building located at 3341-3359 Castro Valley Boulevard, Castro Valley bearing County Assessor's designation: APN 084A-0040-021-00.

Please consider the following comments and recommendations in establishing the conditions of approval:

1. 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.
2. Acquire an encroachment permit from Alameda County for all work within the roadway right-of-way.
3. The tentative civil plans show the existing driveway is proposed to be removed and replaced with concrete, curb and sidewalk. Specify clearly on the tentative where the location of the a new driveway and on-site parking is proposed.
4. Provide adequate on-site parking within the property with an appropriate driveway.
5. Do not block the runoff from nor augment, concentrate or divert runoff to the adjacent properties. The drainage area map created for the project drainage design calculations shall clearly indicate all areas tributary to the project site.
6. 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.
7. The applicant shall provide for stormwater protection design solution which conform to the current version of the C.3 Technical Guidance as published by the Alameda County Clean Water Program.

If you have any questions, please call Rosemarie De Leon at 670-5209.



April 22, 2021

Main Street Property Services Inc.
Attn: Craig Semmelmeyer
3295 Castro Valley Blvd, Suite 200
Castro Valley, CA 94546

Subject: PLN2021-00076, Tenant Improvement, 3341 Castro Valley Blvd., Castro Valley, CA

Ralph Johnson
President

Melody Appleton
President Pro Tem

Timothy McGowan
Secretary

Daniel M. Akagi
Secretary Pro Tem

Dave Sadoff
Board Member

Roland P. Williams, Jr.
General Manager

Dear Mr. Semmelmeyer:

Castro Valley Sanitary District (CVSan) has recently learned of the proposed new development at the subject address. The information received from the Alameda County Building Inspection Department indicates the proposed development of Flying A Service.

Should this construction include any new plumbing fixtures, a Capacity permit will be required. Comments for the proposed development are as follows - please address accordingly, and submit revisions for each item listed:

Begin Comments

Improvement Plans:

- A. The plans indicate that "if needed, install 4" PVC", which would not be allowed by CVSan. The allowed materials for lateral repair include VCP, CIP, and HDPE SDR-17.
- B. The trash enclosure is sufficient in size, so long as the container sizes are kept to 4 yards or below. 6-yard bins (and larger) do not have wheels so they would not be able to go inside this type of enclosure. Please refer to this website for adequate spacing guidelines: <http://guides.stopwaste.org/building-guidelines/>





Should you have any questions and/or concerns please contact me directly at (510) 537-0757 ext. 108, or via email, matthewl@cvsan.org

Kind regards,

Matthew Lee

Matthew Lee
Engineering Technician

Ralph Johnson
President

Melody Appleton
President Pro Tem

Timothy McGowan
Secretary

Daniel M. Akagi
Secretary Pro Tem

Dave Sadoff
Board Member

Roland P. Williams, Jr.
General Manager





Alameda County Fire Department

Fire Prevention Bureau

Plan Review Comments

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

April 7, 2021

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

To	Michael Fleming	PLN #	2021-00076
Address	3341-3359 Castro Valley Blvd		
Job Description	Exterior Improvements to Existing Building for Potential Restaurant Uses		
Reviewed By	Bonnie S. Terra, Division Chief		

Review of Planning referrals are usually based on information and plans that lacking details for specific comments. The primary focus of our review is to assure fire access to the site. Specific fire and building code issues will be addressed during the regular building permit submittal and review process.

Conditions of Approval

The following conditions shall be met prior the issuance of a building permit and fire clearance for occupancy.

- 1. Must comply with current Building and Fire Code at time of building permit submittal.**



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: 05/07/2021		EBMUD MAP(S): 1542B438	EBMUD FILE:S-11052
AGENCY: Alameda County Community Development Agency Attn: Michael Flemming 224 West Winton Ave. Room 111 HAYWARD, CA 94544		AGENCY FILE: PLN2021-00076	FILE TYPE: Development Plan
APPLICANT: Victor Ampornnanai victor@mspsinc.com , CA			OWNER: Craig Semmelmeier craig@mspsinc.com , CA
DEVELOPMENT DATA			
ADDRESS/LOCATION: 3343-3359 Castro Valley Boulevard City:CASTRO VALLEY Zip Code:			
ZONING:CVCBD-S07 PREVIOUS LAND USE: Retail Commercial use			
DESCRIPTION: Rehabilitation and remodel of existing building to make ready for possible restaurant and retail tenants			TOTAL ACREAGE:0.25 ac.
TYPE OF DEVELOPMENT: Commercial:6654 Sqft			
WATER SERVICES DATA			
PROPERTY: in EBMUD	ELEVATION RANGES OF STREETS: 174-176		ELEVATION RANGE OF PROPERTY TO BE DEVELOPED: 174-176
All of development may be served from existing main(s) Location of Main(s):Castro Valley Blvd, Wilbeam Ave			
None from main extension(s) Location of Existing Main(s):			
PRESSURE ZONE	SERVICE ELEVATION RANGE	PRESSURE ZONE	SERVICE ELEVATION RANGE
C1A	100-200		
COMMENTS			
<p>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.</p> <p>JLM</p>			
CHARGES & OTHER REQUIREMENTS FOR SERVICE: Contact the EBMUD New Business Office at (510)287-1008.			
<div style="text-align: right;">_____ Jennifer L McGregor, Senior Civil Engineer; DATE WATER SERVICE PLANNING SECTION</div>			

Referrals Continued

Hi Michael,

Thank you. This is helpful. Since the parking area is outside the project limit, I have no other comment.

Rick Yeung (x55578)
Alameda County Public Works Agency
399 Elmhurst Street
Hayward, CA 94544
510-670-5578
ricky@acpwa.org

No comments from Code Enforcement.

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

Hello Michael: Economic Development is very supportive of the Flying A proposal as it renovates a building for uses that Castro Valley residents have been clamoring for (new restaurants & retail options in the downtown). In addition to upgrading the uses, it greatly improves the street appeal of this key corner site.

Susan.McCue@acgov.org

Mike,

Building Inspection Division (BID) has no objection to proceed with this planning process. The work will require building permit. The work will be required to comply with the 2019 California Building, Plumbing, Mechanical, Electrical, Energy, Green Building, Fire, disabled access, codes. All interior and outdoor public functional areas and general path of travel shall be made ADA accessible, such as parking, walkways, stairs, ramps, restrooms, and etc.

General Conditions for the Building Permit Application

- A California licensed architect or engineer shall be designated as the design professional in responsible charge for the project submittal.

- A change of occupant load per Building and Fire code will require the building to comply with the current California Building Codes in Structural, Disabled Access and fire safety requirements.

Special Project Conditions for the Building Permit Application

- Structural evaluation of the building will be required for this change of building occupant type.
- Building permit application must include the compliance with the CBC Chapter 11B Accessibility upgrades, structural and fire safety requirements.
- Trash enclosure shall be covered and comply with Alameda County clean water requirements AC 15.08.180.
- Show the general accessible path of travel to primary entrance of building.
- A site plan shall be required for onsite underground utilities, parking lot lighting, and accessible path of travel.
- Evaluate exiting requirement for the building.
- A site permit may be required for onsite stormwater system, trash enclosure and other accessory structures, underground utilities, parking lot lighting, and accessible path of travel.
- Geotechnical report will not be required for this existing building.
- Proposed building modifications and tenant improvements shall comply with Alameda County Green Building Ordinance and Construction & Demolishing Debris Management program and California Green Building Code.
- New/change of addresses have already been assigned according to the County address Ordinance managed by the Building Department (BLA2021-00017).
- Approval of Environmental Health (Food Safety) is required.
- Approval of Environmental Health (Land Use Program) may be required per Planning Dept referral.

Regards,

Samuel Tan, P.E.

Supervising Plans Checker

Building Inspection Department | Alameda County Public Works

Office: (510) 670-5557

samuelt@acpwa.org

No comment.

Deputy Luther Thompson

Alameda County Sheriff's Office

*Eden Township Division
15001 Foothill Boulevard
San Leandro, CA 94578
DESK (510) 667-3620
FAX (510) 667-3963
slthompson@acgov.org*

MEMORANDUM

To: Marita Hawryluk
From: Jeffrey Tumlin and Jessica ter Schure
Date: July 20, 2007
Subject: Castro Valley Shared Parking Analysis

This memorandum provides an analysis of shared parking opportunities in Castro Valley, specifically in association with certain parcels located within the “Village District” redevelopment catalyst site along Castro Valley Boulevard. The first section of this memorandum projects likely overall parking demand from new uses. The second section discusses different institutional arrangements for making shared parking work, and the advantages and disadvantages of each option.

Parking Demand in the Village District Catalyst Site

Conventional parking demand calculations rely on sources such as the *Institute for Transportation Engineer's Parking Generation Handbook (Parking Generation)*. It reports the results of parking occupancy surveys for discrete land uses, usually as a function of parking demand per 1,000 square feet of floor area or residential units.

An alternative approach is to use data from comparable developments to the proposed project site. This analysis uses data from the Castro Village Shopping Center to estimate demand at the neighboring sites located within the Village District catalyst site. This has several advantages, including:

- **Reflection of shared parking.** Several commercial uses, such as stores and restaurants, have differing times of peak demand. For example, the restaurant peak is typically experienced in the evening. Total peak demand will therefore be lower than the sum of the peak demands for individual uses. Assuming that the mix of uses is similar between the West Village and Castro Village, this approach avoids the need to separately account for shared parking – in other words, it provides a **blended parking ratio**. The table below shows the peak periods of different uses. Note that the blended ratio from Castro Village may be higher than that in West Village, since the latter incorporates a more diverse range of uses including offices.
- **Context specific data.** Data in *Parking Generation* is typically collected from isolated, single-use sites with little or no transit. Use of local data will therefore control for the likely number of

auto trips that are replaced by transit, walking, cycling or carpooling. While the impact on shopper demand may be minimal, employee use of alternative modes may be significant.

Peak Parking Demand		
Weekday	Evening	Weekend
Banks	Auditoriums	Churches
Schools	Bars and dance halls	Parks
Distribution facilities	Meeting halls	Shops and malls
Factories	Restaurants	
Medical clinics	Theaters	
Offices		
Professional services		

Note: Highlighted land uses are present in the West Village. Source: WRT/Alameda County

According to a windshield survey conducted by DKS Associates in 2005, the Castro Village parking facility (632 spaces) was 80% occupied during the peak time of data collection (weekday PM peak). Occupancy at other times was much lower – 25% at the AM peak and 65% at the weekend peak. With a total building square footage of 152,205 sq ft., this equates to a **blended parking ratio of 3.32 spaces per 1,000 sq. ft.**

For comparison, this ratio is below the rate for Shopping Centers in *Parking Generation* (3.76 spaces per 1,000 square feet), as would be expected given shared parking and transit usage by many employees. However, it is more than 50% higher than the blended rate observed in typical California downtowns such as Palo Alto (1.9 spaces per 1,000 sq. ft.) and Chico (1.7 spaces per 1,000 sq. ft.). Castro Valley parking demand can be expected to decline towards this level as the Redevelopment Strategic Plan is implemented. For more information about the blended parking rate in other main street districts, see *Appendix A*.

Also note that the existing Village District retail currently located on the north side of Castro Valley Boulevard, operates on a blended parking ratio of 3.11 (no detailed parking occupancy information is available). Even though this is lower than zoning requirements, there is no evidence of a parking shortage even in the absence of any management. The blended rate was then applied to two scenarios for the parcels on the north side of Castro Valley Boulevard and to various scenarios for the parcels located on the south side of the Boulevard.

- The first scenario on the north side of the Boulevard includes all of the parcels on the block as outlined in Figures 1 and 2. The total building square footage of all of the existing buildings that will be retained combined with the proposed mixed-use building on the Carry Outee site totals to 57,768 sq ft., including the church.
- The second scenario on the north side of the Boulevard (Figures 3 and 4) involving partial participation of the properties, includes Sylvan Learning Center, Remax Title Co, the building where Worley's resides and the proposed new development on the Carry Outee parcel. The total building square footage of existing buildings combined with the proposed mixed-use building on the Carry Outee site totals to 36,100 sq ft.
- For the parcels located on the south side of Castro Valley Boulevard, the blended rate was applied to three land use scenarios with the recommended scenario outlined in Figures 5 and 6, as described below. There are currently 5 buildings and 163 parking spaces (without shared parking) within the boundaries of the south side shared parking study area.

Figure 1 North Side All Parcels - Existing Square Footage

Use	Sq. Ft.
<i>Existing Uses</i>	
El Rancho Restaurant	5,174
CitiBank	3,192
Sylvan Learning Center	3,640
Worley's and Vacant StoreFront	9,872
Remax Title Co. & Real Estate	12,808
New Life Christian Church	10,752
Hair Salon	1,030
Photographer	1,056
Katy Lui's Deli	1,283
Insurance/Tax Offices	1,721
<i>New Uses</i>	
Proposed Mixed-Use Project on Carry Outee site	7,240
TOTAL	57,768

Multiplying the parking generation rate by the total building square footage yields an **expected PM peak parking demand of about 156 parking spots**. This excludes the Fellowship Hall church, assuming that it has minimal demand at times when retail demand is at a peak. (The Urban Land Institute manual, *Shared Parking*, which provides detailed information on parking demand by time of day, does not cover churches.) For comparison, approximately 253 parking spaces can be provided on the site as a whole,

Figure 2 Cumulative Parking Supply and Projected Demand for All Parcels on the North Side of Castro Valley Blvd

Use	Projected PM Peak Parking Generation	Parking Supply with Shared Parking
El Rancho Restaurant	17	57
... plus CitiBank	28	77
... plus Sylvan Learning Center	40	84
... plus Worley's and Vacant StoreFront	73	122
... plus Remax Title Co. & Real Estate	115	168
... plus New Life Christian Church	115	210
... plus Hair Salon	119	218
... plus Photographer	122	222
... plus Katy Lui's Deli	126	228
... plus Insurance/Tax Offices	132	231
... plus Proposed Mixed-Use Project on Carry	156	253

Outee site		
------------	--	--

Figure 3 North Side Partial Participation Parcels – Existing Square Footage

Use	Sq. Ft.
<i>Existing Uses</i>	
Sylvan Learning Center	3,640
Worley's and Vacant StoreFront	9,872
Remax Title Co. & Real Estate	12,808
<i>New Uses</i>	
Proposed Mixed-Use Project on Carry Outee site	9,780
TOTAL	36,100

Multiplying the parking generation rate by the total building square footage yields an expected PM peak parking demand of 120 parking spots, which is the same as the proposed parking supply, as shown in Figure 4 and the attached striping diagram.

Figure 4 Cumulative Parking Supply and Projected Demand for Partial Participation Parcels on the North Side of Castro Valley Blvd

Use	Projected PM Peak Parking Generation	Parking Supply with Shared Parking
Sylvan Learning Center	12	9
... plus Worley's and Vacant StoreFront	45	47
... plus Remax Title Co. & Real Estate	87	95
... plus Proposed Mixed-Use Project on Carry Outee site	120	120

Source for square footage and parking supply: WRT and Alameda County Redevelopment Agency

Figure 5 South Side - Existing Square Footage and Parking

Existing Uses	Square Footage	Parking Spaces
Daughtry Bldg	25,000	70
Ice Creamery Bldg	16,348	55
Fong's Restaurant	3,795	16
Residential House	-	8
Office	9,486	14
Total	54,629	163

Source: WRT and Alameda County Redevelopment Agency

Cumulative Parking Supply and Projected Demand for the South Side of Castro Valley Blvd with Demolished Residential Building

In order to make a shared parking plan work on this site, the residential duplex on Wilbeam Avenue would be replaced by parking. Multiplying the parking generation rate by the total building square footage yields an expected PM peak parking demand of 181 parking spots, which is the same as the proposed parking supply, as shown in Figure 6. This scenario would therefore have an acceptable parking supply.

Figure 6 South Side– Cumulative Parking Supply and Projected Demand

Use	Projected PM Peak Parking Generation	Parking Supply with Shared Parking
Daughtry Bldg	83	70
... plus Ice Creamery Bldg	137	130
... plus Fong's Restaurant	150	144
... plus Office	181	181

Source for square footage and parking supply: WRT and Alameda County Redevelopment Agency

The following conclusions can be drawn from this analysis:

- The following factors will contribute to a sufficient parking supply:
 - On-street parking along the property frontages is not included in these calculations, and can provide a buffer to accommodate peaks in demand.
 - With future development, parking ratios would be lower, since the Redevelopment Strategic Plan envisions additional retail intensification. Note that by the time any new retail is constructed, other improvements (particularly to the mix of uses and pedestrian environment) can also be expected to reduce parking demand towards the level found in other mixed-use downtowns in California.
- In the longer term, structured parking may be required if development intensities increase. However, it is not needed to accommodate currently planned development, and surface-level shared parking is simpler and quicker to introduce and helps property owners gain experience with the concept.

Mechanisms for Implementing Shared Parking

Shared parking on the West Village would bring several important benefits:

- **Reduce overall parking supply required.** Put another way, the same level of parking availability can be achieved with a lower overall supply. By aggregating demand from several uses, shared parking smoothes out the peaks and troughs from individual buildings, and takes advantage of different times of peak demand. This allows the blended ratio of 3.32 spaces per 1,000 square feet to be used, rather than higher rates found in *Parking Generation*.
- **Reduce curb cuts.** Shared parking can eliminate the need for individual driveways, achieving the Redevelopment Strategic Plan's goal of reducing disruptions to the street frontage. Fewer curb cuts also mean more on-street parking, and a better pedestrian environment.
- **Provide flexibility in physical design.** Many of the parcels in the Castro Valley Business District are irregularly shaped, making access and parking provision difficult or inefficient. Shared parking provides the flexibility to locate parking where it makes most sense from a traffic management and design perspective.
- **Promote pedestrian activity.** Shared parking helps create a "Park Once" environment, where drivers park their cars once and walk between destinations.

Options for shared parking arrangements include:

1. Private agreement. Property owners would negotiate a private agreement, with no formal involvement by the County. However, the County or another organization such as the Chamber of Commerce could facilitate the agreement, which would need to include the following provisions:

- *Lead owner.* A single business owner would need to take responsibility for managing parking construction, maintenance and administration.
- *Right of access.* All property owners would need to agree to permit customers of all participating businesses to park on their properties, or (in the case of the hair salon) for their property to be used for access to the shared parking area. In return, they would receive an agreed payment based on the fair market rent for their land.
- *Other costs.* As well as land, costs would include (i) construction to remove walls and other barriers to cross property lines and construct a new driveway; (ii) signage; (iii) landscaping; and (iv) operational costs including maintenance, lighting and insurance.
- *Payment.* A fair and equitable payment structure would assess each property owner for a proportion of their costs. The simplest option would be for payments to be proportional to building square footage. Alternatively, number of customers or sales tax revenue could be used as the basis for determining fair-share contributions.
- *Usage.* To take greatest advantage of the shared facility, property owners should mutually agree to usage guidelines. In particular, this would include requirements for employees to park in the most distant spaces (and off-site at times of high demand), in order to ensure availability for customers. Should parking availability become a constraint, businesses may find it more cost-effective to subsidize employee transit or provide other incentives not to drive alone to work.

Pros: This option requires the least external involvement, and treats shared parking as a private transaction between individual business owners.

Cons: The burden of implementation falls on a single property owner, and agreement may be difficult to secure. For this reason, this option is not recommended unless one property owner is anxious to take the lead, with agreement from other businesses.

2. County-initiated. The Redevelopment Agency would lease the required portion of each parcel from property owners, and construct and maintain the shared parking facility for the first year. The costs, reimbursements and access agreement would be the same as Option (1). After a designated period – for example, on completion of the proposed West Village redevelopment – management would revert to the business owners, as in Option (1).

Alternatively, another third party such as the Chamber of Commerce could fulfill this role.

Pros: Easier to implement, as improvements would be undertaken by a trusted third party. Gives property owners experience with shared parking before they need to assume responsibility. Provides County with hands-on experience in setting up shared parking which can be transferred to other locations.

Cons: Potentially higher costs (e.g. with competitive bid requirements); may be complex to transition management back to property owners; businesses lose full control over management decisions.

3. County-run. This is the same as Option (2), except that the County would continue to manage the shared facility in the longer term, rather than simply setting up the shared parking system.

Pros: Avoids potential difficulties with transition back to property owners; potential economies of scale if the County manages other shared parking facilities.

Cons: Businesses lose full control over parking management; potentially higher long-term management costs.

4. New agency. A new agency – such as a Parking District – could be established to manage the shared supply. This would have similar advantages and disadvantages to a County-run program, except that the Parking District would be run by businesses and other property owners, and could be expected to be more immediately responsive to their needs.

Mechanisms for Reducing Minimum Parking Requirements

In brief, the Redevelopment Agency should reduce minimum parking requirements in the Castro Valley Business District to levels that reflect typical actual demand for a successful mixed-use downtown, see *Appendix A* and previous discussion in this memo.

In order for the Castro Valley Business District to realize its goals for the ongoing revitalization, the County's parking policies must support those goals. Minimum parking requirements, however, have emerged as one of the biggest obstacles to many cities' efforts to encourage new residential and commercial development in their revitalizing downtown areas. As UCLA professor Don Shoup describes it, "Parking requirements cause great harm: they subsidize cars, distort transportation choices, warp urban form, increase housing costs, burden low-income households, debase urban design, damage the economy, and degrade the environment... [O]ff-street parking requirements also cost a lot of money, although this cost is hidden in higher prices for everything except parking itself."

The one useful purpose that minimum parking requirements do currently serve is to prevent spill-over parking, the phenomenon of commuters filling up all of the parking spaces on a downtown's streets, and then spilling over into adjacent residential areas.

Once parking is properly managed, it will become possible for the Village District to continually reduce its requirements and eventually join the many communities and places (see list, next page), such as the entire nation of Great Britain, that have removed minimum parking requirements. Doing so will provide numerous rewards, allowing the District to achieve its goals of a more walkable and vibrant district, a healthier economy and environment, lower housing costs and better urban design.

Given the differences in parking demand between mixed-use Main Street districts and conventional suburban developments, conventional suburban parking requirements should not be applied to downtowns.

Communities that have eliminated parking requirements

Examples of communities that have partially (in particular neighborhoods and districts) or entirely eliminated minimum parking requirements include:

- Coral Gables, FL
- Eugene, OR
- Fort Myers, FL
- Fort Pierce, FL
- Great Britain (entire nation)
- Los Angeles, CA
- Milwaukee, WI
- Olympia, WA
- Portland, OR
- San Francisco, CA
- Stuart, FL
- Seattle, WA
- Spokane, WA

Phased implementation

This plan recommends that minimum parking requirements first be reduced for all new development to 3.3 parking spaces per 1,000 sq. ft. of gross leasable non-residential area.

Establishing such a single, "blended" ratio for all nonresidential land uses serves two purposes: it reflects the typical average demand for observed for downtown uses in comparable downtowns, as described above. Additionally, establishing a single ratio makes it possible for land uses to change freely over time within a building, as property owner's needs and economic demands change.

After minimum parking requirements have been reduced, a phasing plan should be considered. The recommended phasing is discussed below.

Near-Term Implementation (~ 2 years out)

Revise the zoning code for minimum parking requirements for all new development within the Castro Valley Business District to 2.0 parking spaces per 1,000 sq. ft.

Long-Term Implementation (~4 – 9 years out)

Once the Castro Valley Business District matures into a more walkable, mixed-use downtown, the County should consider removing the minimum parking requirements. For more information about how

this can be accomplished and under what conditions, see the following excerpt from the City of Petaluma's SmartCode adopted in 2003¹:

Effective January 1, 2008, there shall be no minimum parking requirements for any use, notwithstanding the minimum parking requirements established in Sections 6.10.10. Additionally, before January 1, 2008, all minimum parking requirements for all uses shall be waived after the City Council makes all of the following findings:

1. Effective Management of On-Street Spaces in the Downtown Area: An effective enforcement system (such as the Parking Color Zone system used in the City of Palo Alto's downtown) is in effect, preventing employees and others routinely from occupying on-street short-term parking spaces throughout the entire day.
2. Protection of residential neighborhoods from 'spill-over' parking: Residential neighborhoods have the option of adopting Residential Parking Permit Districts to protect the on-street parking in their neighborhood from being overwhelmed by the cars of downtown employees or others.
3. Approval of New Public Parking: A secure site and a viable funding mechanism for new parking lots or garages, providing at least 300 net new parking spaces to the Central Petaluma Smart Code area, are in place. This parking area (or areas) may be a public or public/private venture.

¹ City of Petaluma SmartCode, Section 6: Parking Standards and Procedures. Accessed on February 10, 2006 at <http://cityofpetaluma.net/cdd/cpsp.html>



ALAMEDA COUNTY COMMUNITY DEVELOPMENT AGENCY
P L A N N I N G D E P A R T M E N T

Chris Bazar
Agency Director

May 5, 2021

Albert Lopez
Planning Director

224
West Winton Ave
Room 111

Hayward
California
94544

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510.785.8793

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Required Parking Tabulation

Site Development Review **PLN2021-00076**, to allow the rehabilitation and remodeling of an existing building for possible retail/restaurant use. This project will require 25 parking spaces to be provided. The Tabulation in this report was based on the *Castro Valley Central Business District Specific Plan* which allows the use of a parking study to determine parking requirements. The breakdown of how the Planning Department reached this number of parking spaces is as follows:

<u>Interior Floor Area *</u> <u>Calculation:</u>		<u>Outdoor Seating Area</u> <u>Calculation:</u>	
Suite A:	2,033 sq. ft.	Suite A Seating Area Approx:	1,426 sq. ft.
Suite B:	1,628 sq. ft.	Suite B Seating Area Approx:	864 sq. ft.
Suite C:	1,809 sq. ft.	Suite C Seating Area Approx:	+ 1,854 sq. ft.
Suite C:	+ 1,192 sq. ft.		4,144 sq. ft.
	6,662 sq. ft.		
6,662 sq. ft. multiplied by 0.5 for useable interior customer Floor Area * =			3,331 sq. ft.
Total Outdoor Seating Areas =			+ 4,144 sq. ft.
Total Seating Area =			7,475 sq. ft.

* Suite C is written twice above because it may be split into two spaces for separate tenants.

* **17.52.900 - Floor area.**

For the purposes of calculating the number of parking spaces or loading spaces required, the term "floor area" shall mean the floor area of space used for service to the public as customers, patrons, clients, or patients, or occupied by tenants of the offices in the case of an office building. The term shall include floor area occupied by fixtures and equipment used for display or sale of merchandise; but shall not include floor space used for non-public purposes such as storage, incidental repair, processing or packaging of merchandise, show windows or offices incidental to the management or maintenance of stores or buildings. Floor space used principally for toilet or rest rooms, fitting or dressing or alteration rooms, for utilities and for parking or loading spaces within the building shall also be excluded from floor area.

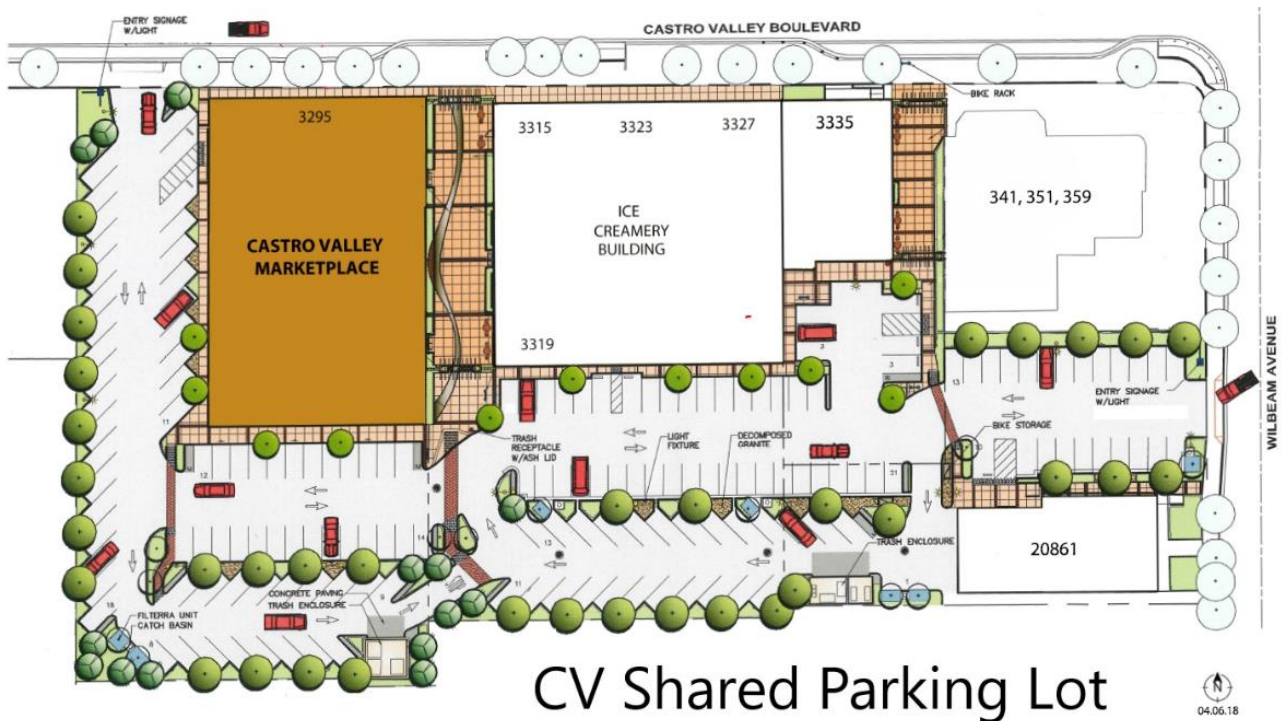
The attached Castro Valley Shared Parking Analysis prepared by Nelson and Nygaard in 2007 determined that Castro Valley Downtown requires 3.32 parking spaces per 1,000 sq. ft.

Total Seating Area of 7,475 sq. ft. divided by 1,000 and then multiplied by 3.32 gives a parking requirement of 24.8 spaces, or rounding up 25 required on-site parking spaces total.

The applicant is leasing 15 spaces from the Unity Church on Santa Maria Ave. for employee parking. This changes the total of required spaces to **10 spaces**.

The applicant is removing one curb-cut on Wilbeam Ave. which will provide 2 additional parking spots. Available parking frontage on Wilbeam Ave. is 110' approximately, which will accommodate five 22' on-street parking spaces. Available parking frontage on Castro Valley Blvd. is approximately 75' which will accommodate three 22' on-street parking spaces. These 8 spaces on the street cannot count toward the required parking per the *Castro Valley Central Business District Specific Plan* but will be considered as added parking for the area.

The total number of parking spaces the applicant must acquire from the shared parking lot behind the subject site and adjacent parcels to the west is **10 spaces**.



Attachment: Nelson Nygaard 2007 Shared Parking Analysis



TENANT DESIGN CRITERIA



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INTRODUCTION

The Flying A Service buildings are restorations of the former Flying A Service Station and Crosley Auto Dealership, restored to their original 1950's era condition, intended to provide outdoor seating and retail merchandising opportunities for restaurants and retailers. The Flying A Service Design Guidelines are intended to embellish the character of the buildings with the branding of the occupants.

As retail and restaurant storefronts and signs are the most essential architectural elements capable of communicating the function and character of the individual tenant, great care should be taken to design the very best, most appropriate elements for the tenant space. Keep in mind that storefronts present the merchandise and give character to the public space and exterior walkways that form the backbone of street life. The street itself will be the gallery for the many forms of signage and branding art that are viewed by the public as the entrance to the tenant space.

The purpose of this Tenant Design Criteria is to address how tenants may express their unique identity through creative storefront, signage, and graphic design.

All aspects of tenant improvements must be of high-quality materials and construction, used in a creative way. Tenants are required to select an Architect or Designer who is experienced in retail and restaurant design and preparation of the proper documents. All tenant improvements shall be carefully reviewed by the Landlord, must be code compliant, and are subject to permits required by the local jurisdiction.

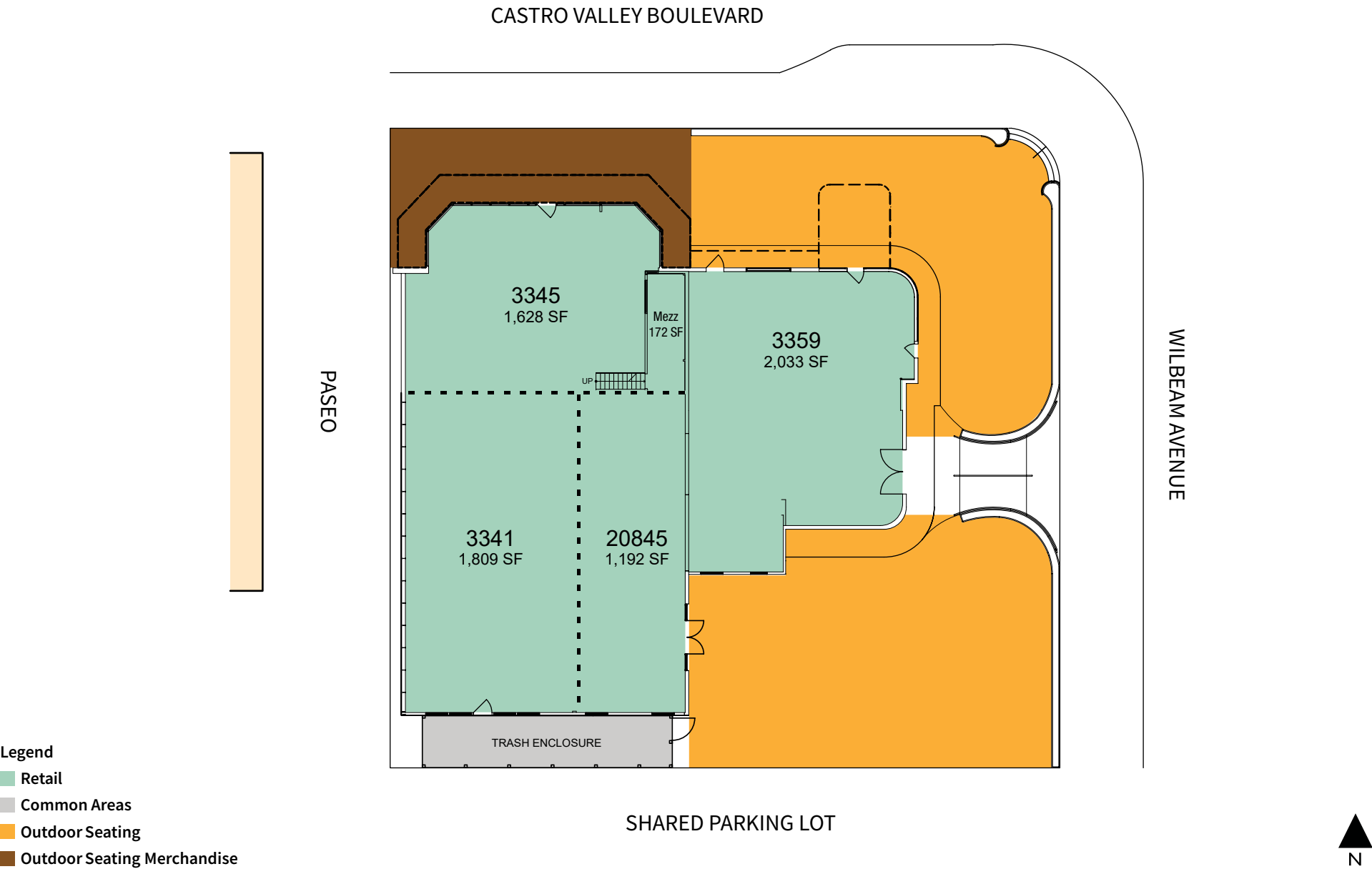
Above all, utilizing the tools and examples presented in this Tenant Design Criteria document will provide a balanced approach to achieve overall harmony without sacrificing that individual identity. The goal is to create a color communications collage that informs, stimulates, designs, amuses, and above all, makes the retail/restaurant environment lively and more appealing to the discriminating customer.



INSTRUCTIONS FOR TENANTS

1. Locate your space on the Building Plans (page 5).
2. Determine which exterior design elements your space is allowed (pages 6-8).
3. Review the requirements for each of your space's allowed storefront, signage, and branding element types by reading their sections on the following pages. Find the page numbers of the applicable sections in the Table of Contents (page 2).
4. Determine which of your space's allowed exterior design elements you will be proposing.
5. Develop your initial storefront, signage, and/or branding designs together so they are complementary and comply with the requirements of these Criteria.
6. Refer to the Review and Approvals Process section (page 43) for the next steps and information on each phase of the review and approvals process.

BUILDING PLANS



ALLOWABLE TENANT EXTERIOR DESIGN ELEMENTS

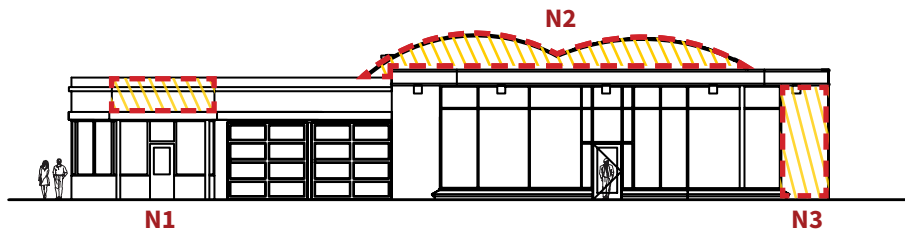
Tenants should first refer to the storefront location diagrams below to identify their storefront location number(s), then refer to the chart below to determine their assigned tenant design element opportunities (storefronts and signage).

ASSIGNED TENANT DESIGN ELEMENT OPPORTUNITIES			
STOREFRONTS	SIGNAGE		
LOCATIONS	TRANSOM SIGN*	BLADE SIGN*	WINDOW GRAPHICS
3359	X	X	X
3345			X
3341	X	X	X
20845	X	X	X

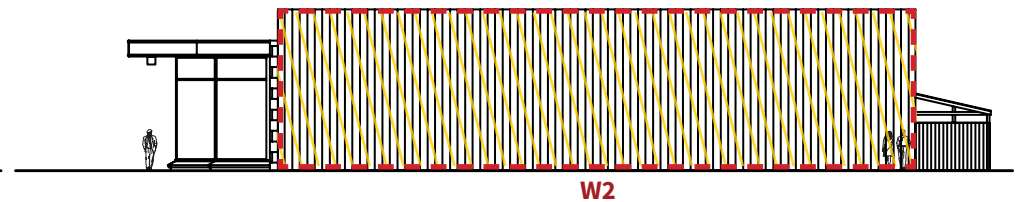
NOTE: *Each tenant is permitted only one of each Sign Type on each elevation unless otherwise specified.

Location Key:

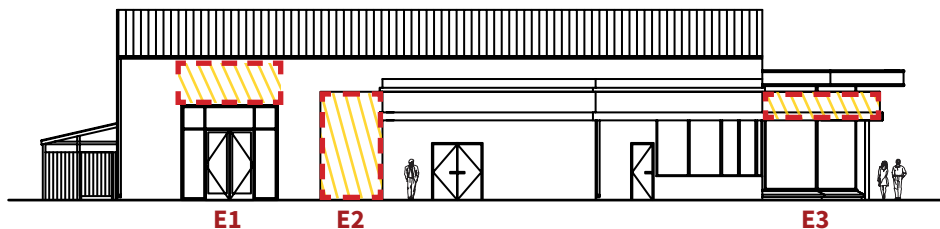
N1 = N (elevation) **1** (number)



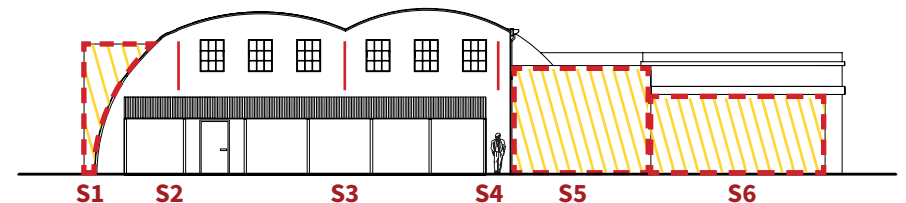
North (Castro Valley Boulevard) Elevation



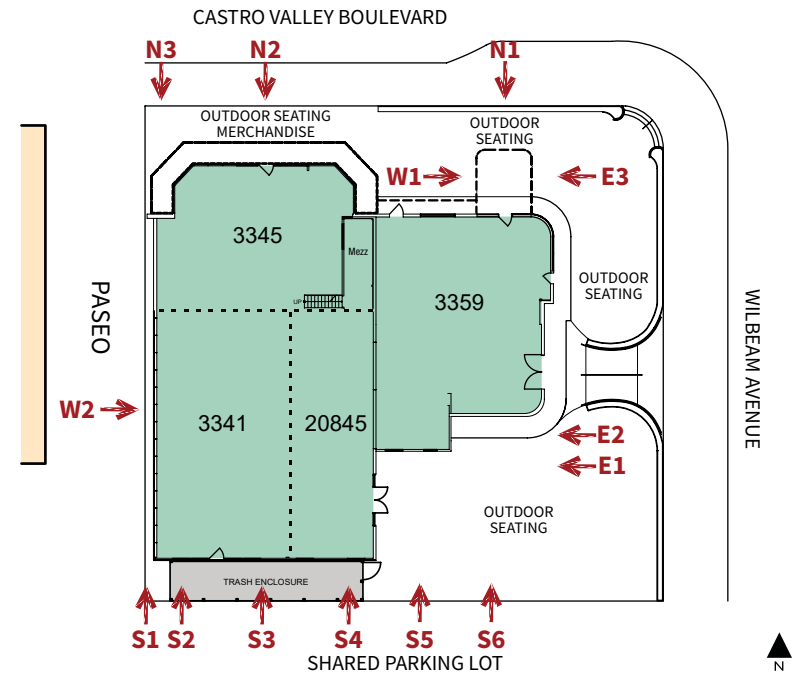
West (Paseo) Elevation



East (Wilbeam Avenue) Elevation



South (Shared Parking Lot) Elevation

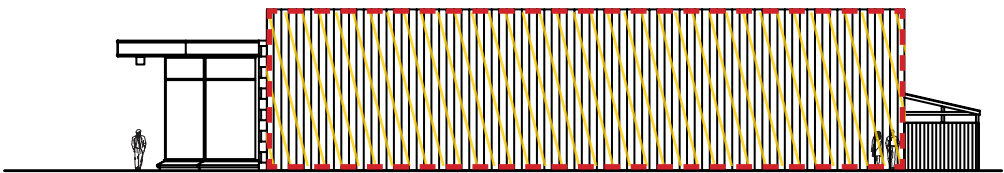
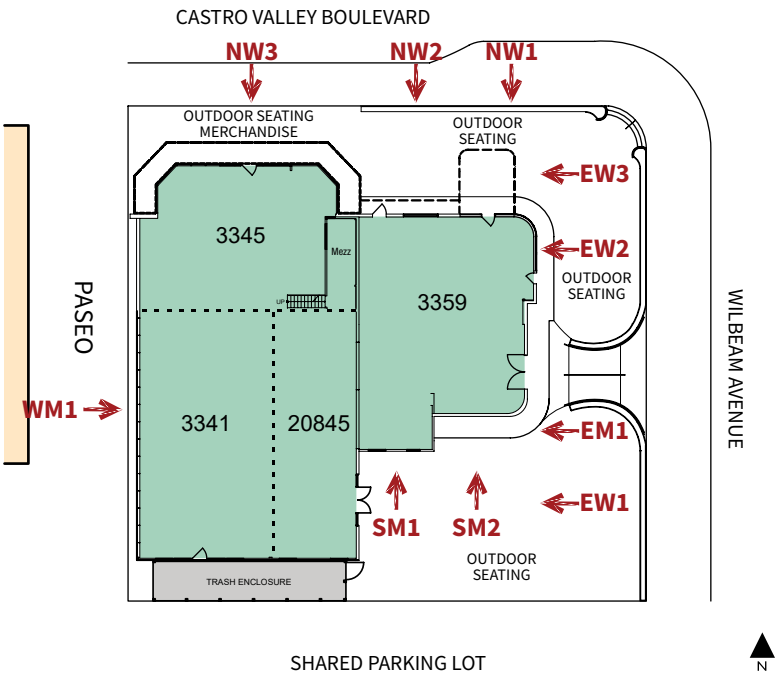


ALLOWABLE TENANT EXTERIOR DESIGN ELEMENTS (CONTINUED)

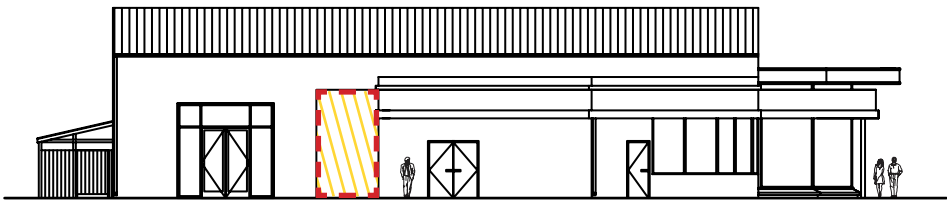
Certain tenant branding opportunities are assigned to tenants whose leased space is adjacent to these elements (see chart below). Tenants should refer to the diagrams below to determine if they have been assigned a tenant branding opportunity.

ASSIGNED TENANT BRANDING OPPORTUNITIES	
TENANT BRANDING ELEMENTS	LOCATIONS
TYPE C - WINDOW GRAPHICS	NW1-NW3, EW1-EW3
TYPE D - MURALS	WM1, EM1, SM1-SM2

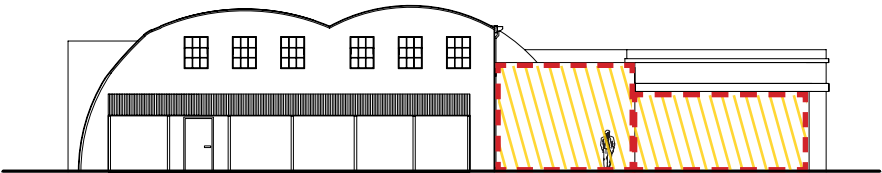
Location Key:
WM1 = W (elevation) **M** (tenant branding element - mural) **1** (number)



West (Paseo) Elevation



East (Wilbeam Avenue) Elevation

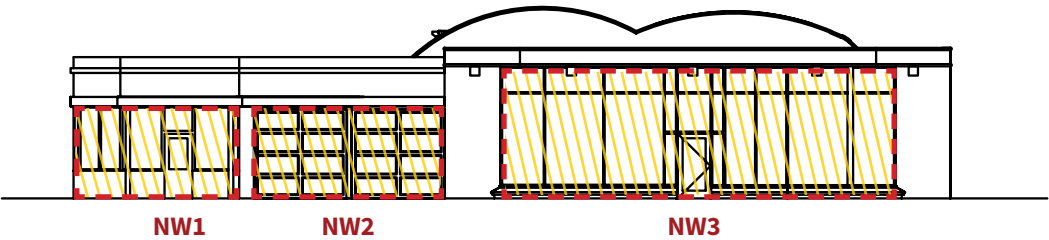


South (Shared Parking Lot) Elevation

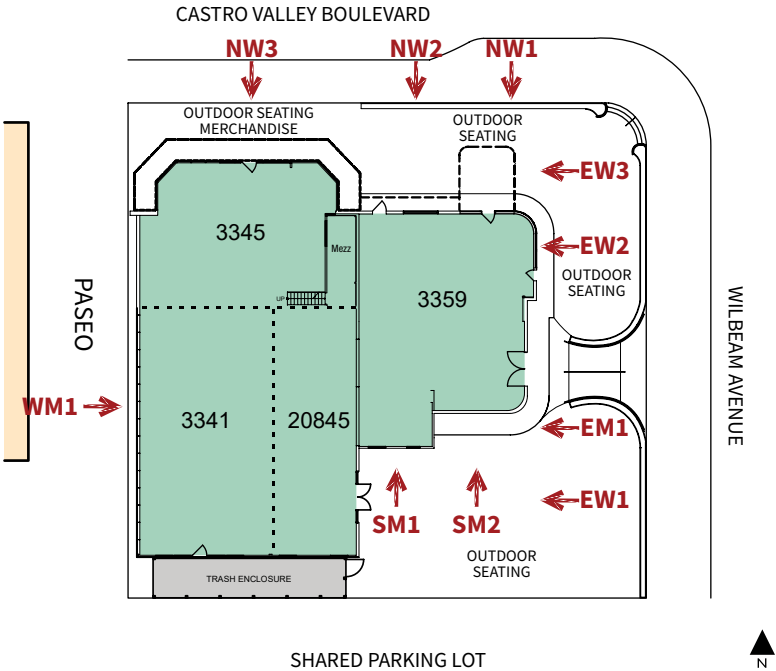
ALLOWABLE TENANT EXTERIOR DESIGN ELEMENTS (CONTINUED)

Location Key:

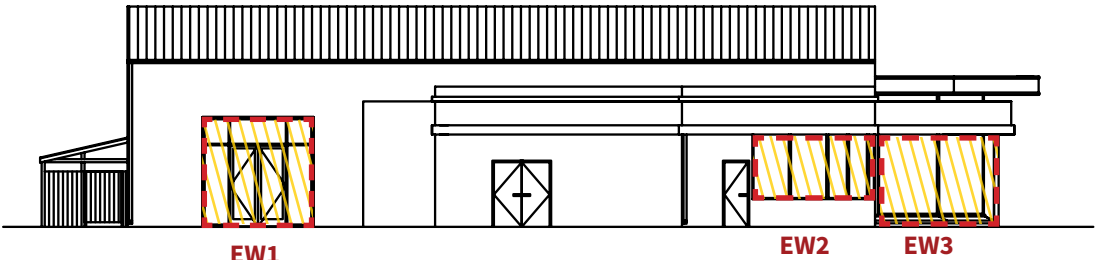
WW1 = W (elevation) **W** (tenant branding element - window graphics) **1** (number)



North (Castro Valley Boulevard) Elevation



SHARED PARKING LOT



East (Wilbeam Avenue) Elevation

DEFINITION OF TERMS

Sign Area:

The sign area is calculated by measuring the simple-most geometric frame that can be placed around the sign design.

Accent Letters:

Accent letters are usually the first letter of a business name is larger than the other sign letters for emphasis. Allowable accent letter sizes will be determined on a case by case basis.

Predominant Letters:

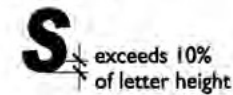
Predominant letters make up the majority of the name of the Tenant. They can be lower or uppercase letters, depending on the font and logo.

Heavy Font/Light Font:

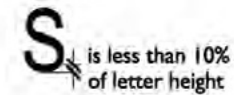
Typeface comes in a variety of styles and weights. The weight of the font determines the maximum allowable height of the letter.



HEAVY FONT



LIGHT FONT



Storefront:

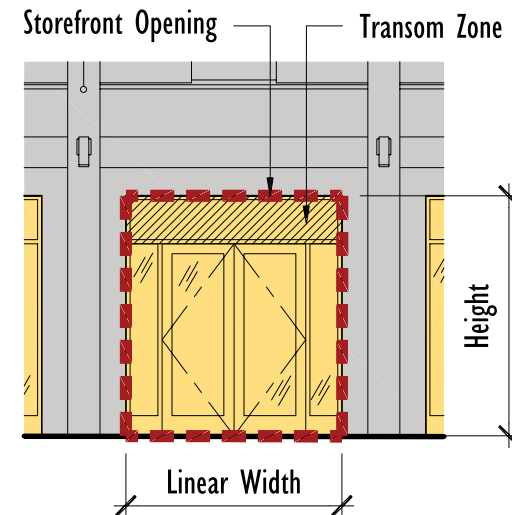
A storefront is the side of a store or shop that faces the public. The storefront contains display windows and entrances. It consists of a metal or wood and glass system with other decorative materials if desired.

Storefront Opening:

The storefront opening is the area between the Landlord's neutral piers or columns in which the storefront is built. The storefront extends up to the Landlord's building facade or arcade above. The total cumulative length of all of a tenant's storefront openings is used to determine the allowable signage area.

Transom Zone:

The transom zone is the portion of a storefront located above the door, including the display windows.



DEFINITION OF TERMS (CONTINUED)

External Lighting:

External signage lighting is accomplished by wall mounted light fixtures such as spot lights, linear up lights, or stem mounted compact or gooseneck fixtures. In some cases, more than one light fixture will be required to evenly light the sign.



Internal Lighting:

Concealed lighting located within the sign itself is considered internal lighting. Pushthrough acrylic and halo-lit signs are examples of internally-lit signage.

Push-Through Acrylic Signage:

Translucent acrylic letters or logos that are placed in an opaque sign panel and project beyond the face of the panel are known as push-through acrylic signage. The light source is concealed within the panel and illuminates the letters from behind. The letters or logo glow.



Halo Illumination:

Channel letters or logos illuminated using a light source placed inside the channel is known as halo illumination. The channel is opaque and oriented so that the light source faces the wall. The light washes the wall and highlights the letters, creating a glow effect surrounding each letter.



Exposed Neon:

Exposed neon are open channel letters or sign panels with neon lighting that is visible to the public. Junction boxes for neon signs can sometimes be quite large and must be concealed from view.



STOREFRONT DESIGN

Storefronts may be described as the exterior area of the building where the tenant's space interfaces with the public and the tenant presents their goods and/or services. Tenant storefronts at Flying A Service are located on the building's north, east, and west elevations, facing Castro Valley Boulevard, the Paseo, and Wilbeam Avenue.



STOREFRONT DESIGN (CONTINUED)

Storefronts may comprise of an exterior opening directly into the leased tenant space and framed by the building, exterior windows with views directly into the leased tenant space, or display windows without views into a tenant space and accessed from the building's exterior.

The tenant is responsible for the design of the storefront and doors where they occur. Tenants must use the entire storefront opening to personalize their retail or restaurant space.

Storefront elements and criteria are described on the following pages. A building plan and elevations show the allowable storefront locations. Example plans, elevations, and sections define their extent. Successful examples are included.



Graphics and framing may be used to compose the space.



Open shelving allows for merchandise display and views inside.



A decorative border frames the open storefront.

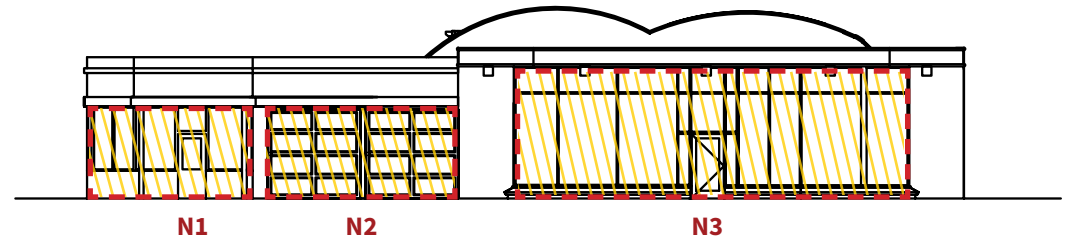
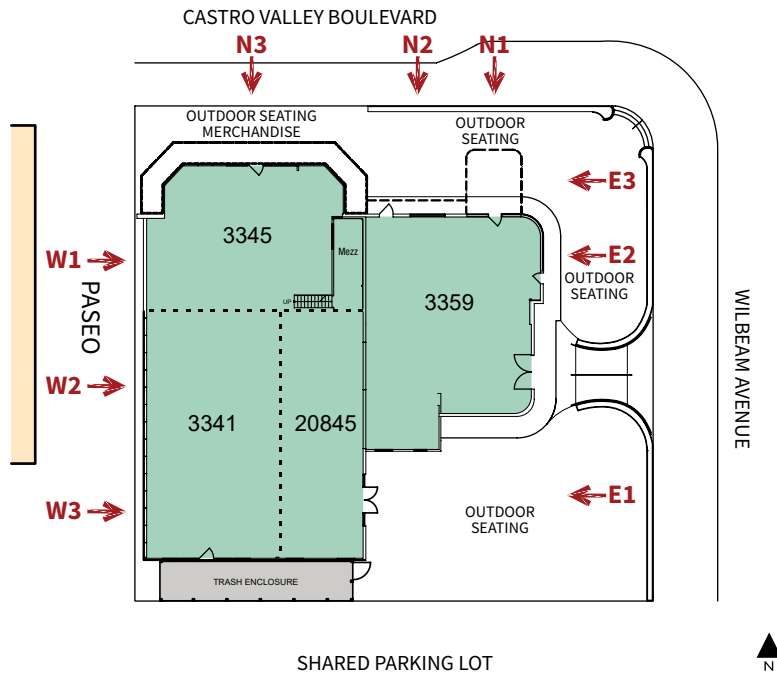


Example of a well-composed closed display.

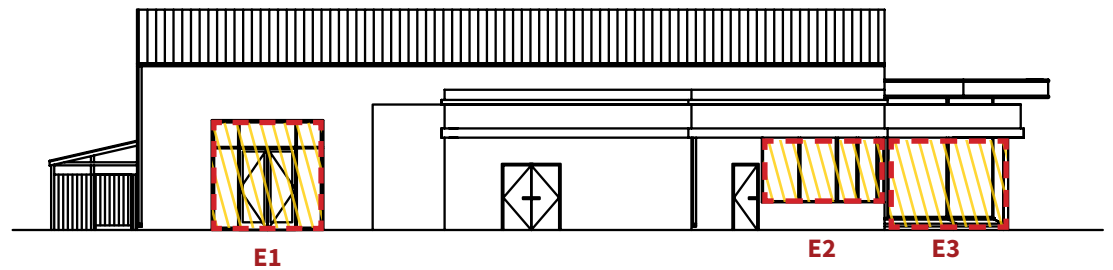


Playful elements and vibrant displays are inviting.

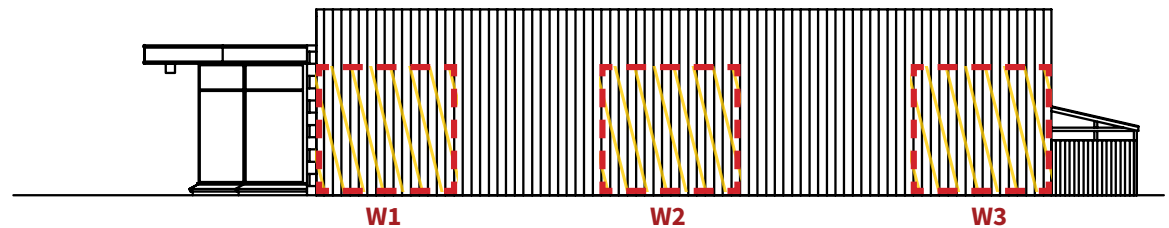
STOREFRONT LOCATIONS



North (Castro Valley Boulevard) Elevation

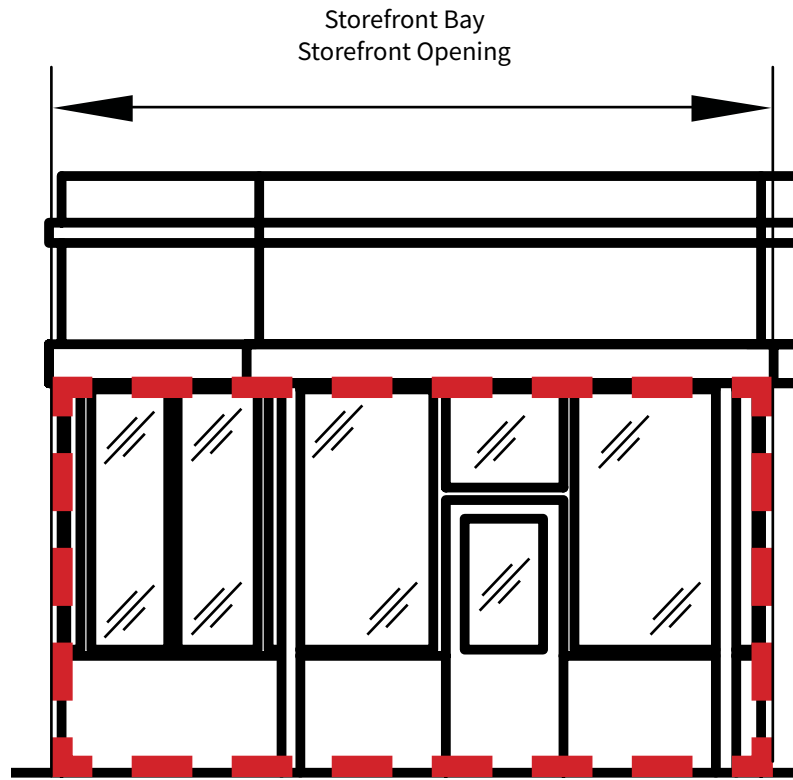


East (Wilbeam Avenue) Elevation

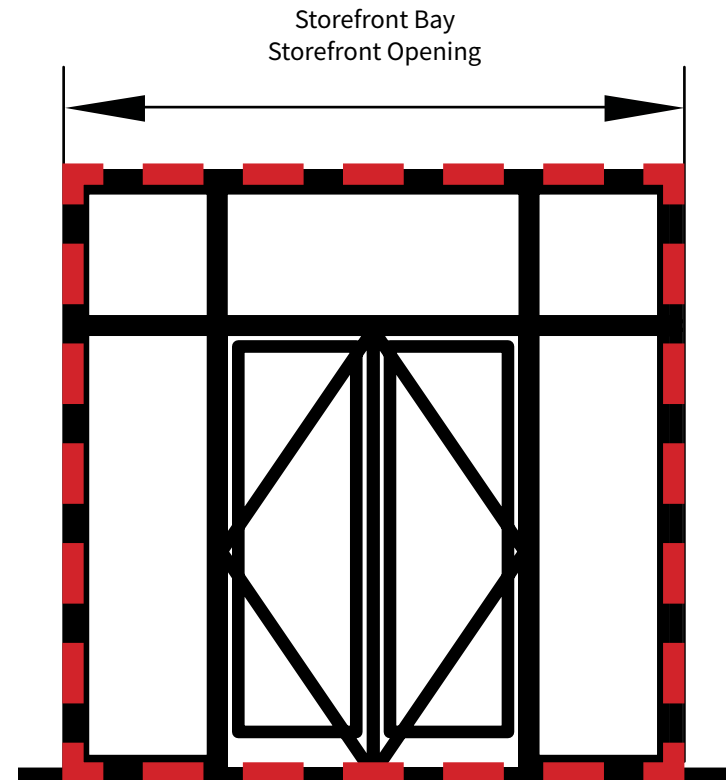


West (Paseo) Elevation

STOREFRONT EXAMPLE ELEVATIONS

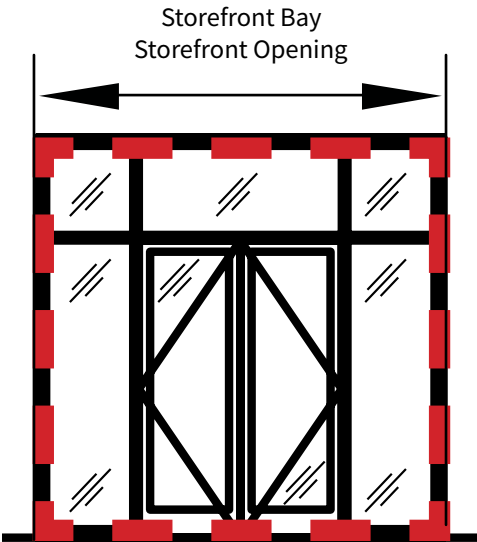


Storefront Example A Elevation

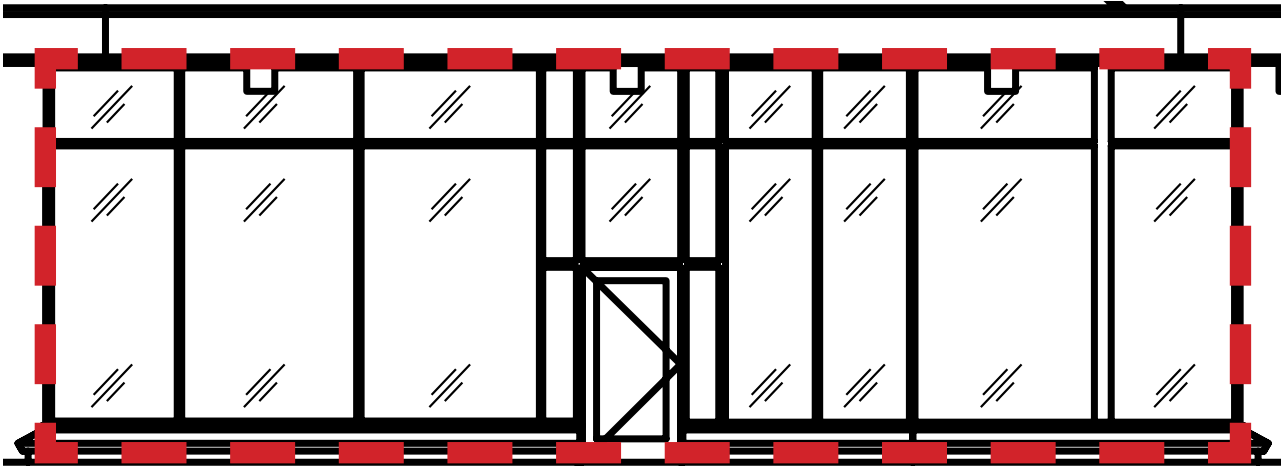


Storefront Example B Elevation

STOREFRONT EXAMPLE ELEVATIONS (CONTINUED)



Storefront Example C Elevation



Storefront Example D Elevation

STOREFRONT ELEMENTS

Interior Design

Storefront designs include interior views and layouts, which encompass anything that can be viewed from the exterior or within the interior public areas. Interiors should be designed with good pedestrian flow, and with merchandise displays or interesting activity in view of the shopper. Care should be taken to avoid blocking windows with furniture, equipment or cash wraps. “Back of house” functions should not be visible from the storefront.

Proper lighting must be included in the design to accent display areas of the store. Adequate lighting should be used, even during the day, to counter the effect of bright sunlight.

Light sources shall be shielded to prevent glare.

1. Suspended ceiling tiles are generally not allowed at the front of the space, within 12'-0" of the storefront.
2. Ceilings within 6'-0" of the storefront must be at or above the top of the storefront.
3. Recessed 2'x2' fluorescent light panels must have deep cell parabolic reflectors.
4. All lighting at the front (at least the first 12'-0") of the space must have soft night lights and be on a separate circuit and an astronomical timer.
5. All wiring, conduit, junction boxes and labels must be concealed from public view.



Merchandise displays within are visible from outside.



Interior space may be planned to put activity on display.

STOREFRONT ELEMENTS (CONTINUED)

Recessed Storefronts

Recessed storefronts offer (a) protection from weather, and (b) act as a funnel, drawing shoppers from a distance. Recessed storefronts may be necessary for those locations where there is an out-swinging door opening into a public pathway. A combination of recessed areas with some storefronts on the lease line may also be desirable, or having the entire storefront be recessed to create a space for an 'outdoor' yet protected enclosed seating area or display.

Open Storefronts

Storefront designs include interior views and layouts, which encompass anything that can be viewed from the exterior or within the interior public areas. Interiors should be designed with good pedestrian flow, and with merchandise displays or interesting activity in view of the shopper. Care should be taken to avoid blocking windows with furniture, equipment or cash wraps. "Back of house" functions should not be visible from the storefront.



Example of a recessed storefront.



An open storefront presenting merchandise to passersby.



An open storefront can connect tenant interior and exterior.

STOREFRONT ELEMENTS (CONTINUED)

Entrance Doors

A good storefront design not only makes an entrance as noticeable as possible but also encourages hesitant customers to come into the store and peruse the merchandise or menu.

Double doors, sliding doors and folding, accordion-type doors are encouraged. Doors are preferably to be kept open at all times during business hours. Special attention should be given to the door's appearance while open; i.e., provisions for door stops, etc.

Glazing

Glazing is an area of glass that allows customers to see into the building. Glazing may be a large expanse of glass or panels of glass supported by solid materials such as wood, steel or aluminum framing.

Glazing plays an important role in establishing the character of a storefront. Tenants are encouraged to 'open up' their storefronts using glazing techniques that give good transparency for merchandise display. Glass comes in many finishes and colors, and

it should be used creatively. Clear, uncoated glass is important for merchandise display and visibility. Textured glass, glass block, translucent, frosted, or opaque glass can also be used as a decorative frame or to create interesting images.

Display Windows

Display windows are a main element in most successful storefronts. Regardless of the 'openness' of the storefront, a window is still the primary means of giving passersby a feel of what is inside in an organized way. They act as a 'menu' of the store, highlighting items that may not be usually associated with the store. These display windows may be enclosed or open into the store (with numerous variations in between). A display with closed windows must be continually changed. Creative backdrops for display windows are encouraged. Whether closed or open, lighting of the interior of the display windows must be sufficient to compensate for the bright daylight outside.



Unique door hardware creates a good first impression.



Emphasizing the entryway makes it welcoming.



Display windows can act as a visual menu.

STOREFRONT ELEMENTS (CONTINUED)



Seasonal and decorative elements are encouraged.



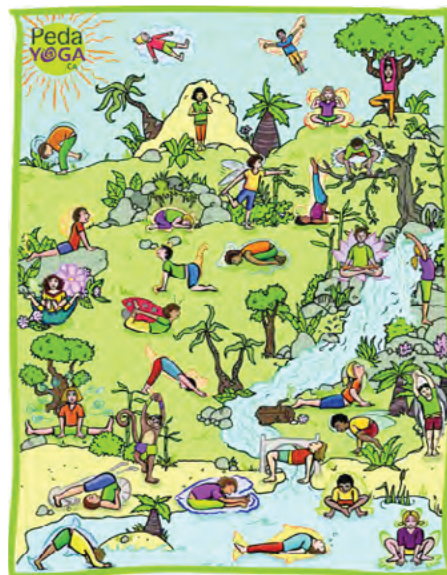
A combination of 2D graphics and 3D elements may be used at display windows.

Vitrines

A poster displayed at a vitrine must be designed to showcase the tenant's identity and goods or services they provide, with secondary emphasis on the tenant's name or logo.



A tenant's name is a secondary element.



The poster can showcase goods or services provided in a playful way, acting as a visual menu.



Successful posters have excellent graphic design.

STOREFRONT ELEMENTS (CONTINUED)

Wainscot Panels

Wainscot panels, when necessary on storefronts to conceal the more common functions of the store or “clutter” at the lower levels of the storefront, should be kept as low as possible so that a good view into the store is not impeded. Wainscot panels should be no more than 2'-0" high and where used, should be given a decorative treatment.

Materials

One of the most important elements in fashioning the store's image is the choice of materials used to create the storefront. Some materials, such as wood, can be used to create a rich and traditional feel. Other materials, such as stainless steel and aluminum, are often used to create a more modern or contemporary look. Materials such as granite and marble convey a more solid, expensive, or even classical image.

Maintenance, cost and versatility of each material should also play a role in the selection of a storefront. While wood is usually reasonable in cost, it also entails painting or polishing in order to maintain its condition. While not as durable as marble or granite, wood and aluminum are more versatile. Stainless steel has a much greater durability, but frequently can be higher in cost with some maintenance required.

An all-glass storefront (frameless) is acceptable provided a storefront display and proper lighting are immediately adjacent.

Framed wood storefronts may be finished with a variety of quality stains or paints.

Plain-looking aluminum storefronts are generally not permitted, but may be allowable in certain instances if they are used in a particularly creative or unique way.

Restricted materials are those deemed to be of low quality and low durability, present fire or public hazard or are difficult to maintain.

Decorative Materials and Three-Dimensional Elements

Decorative Materials of imaginative types are highly encouraged. Decorative materials can be paint, tile, wood, glass, metal, ceramic, or other durable material used in durable artwork. Three-dimensional design of decorative materials is particularly encouraged. They may be carved, fabricated or ‘found’ objects that represent a literal or made-up image of that type of business or products sold. These objects may be used anywhere on the building face within the demising lease line or designated storefront area. There is no restriction on decorative materials, provided they are properly detailed and installed, do not pose a fire, maintenance or other public hazard. The use of any materials that has sharp or pointed edges is strongly discouraged. Decorative materials may not extend beyond the storefront lease line by more than six inches (6").



Unique, 3D elements integrated into wainscot panel design.



Example of a decorative tile treatment below the storefront.

STOREFRONT ELEMENTS (CONTINUED)

Overhang Design

Overhangs are integral to the complete storefront design package. They should complement the architectural style and design of the individual tenant storefront. Colorful, interesting overhangs become landmarks for shoppers, often before they can read the tenant signage or recognize products or services within. Interesting shapes and multiple overhangs are encouraged.

Overhangs have two basic components – the cover and the frame. The cover is the material that makes up the surface. The frame is the support that gives the overhang its shape. An overhang may also have a valance, the vertical face at the end of the frame.

1. Materials:

- a. Fabric (with a flame retardant treatment)
- b. Glass (impact resistant)
- c. Wood
- d. Metal (metal frames shall be welded and ground smooth)
- e. High quality plastic
- f. Louvered panels
- g. Perforated screens
- h. Frames (metal with all welds ground smooth)

2. Design:

- a. Overhangs may not be internally illuminated.
- b. Overhangs must not block the visibility of the storefront or neighboring tenants.
- c. Overhangs must be integral to the storefront.



Overhangs can enhance a storefront's visual rhythm.



Overhangs should complement the storefront design.



Retractable awnings provide flexibility.

SIDEWALK/PASEO ZONE DESIGN

Outdoor dining and display are an excellent way to bring life and activity to the street and Paseo. Tenants may be permitted to occupy an area on the sidewalk within the limits of the width of their storefront, but not to exceed any approved easement and/or encroachment limit. A transition zone at adjacent Tenants may be required.

Outdoor Seating Area

Restaurants and other food tenants are encouraged to create outdoor dining areas where the patrons can both see and be seen. These areas are subject to approval of the Landlord. Dining areas should be located near the path of travel, yet be sheltered slightly to protect the privacy of the dining patron. It should be located on the building side of the sidewalk, to provide protection from vehicular traffic. Restaurant tenants must also consider the California Department of Alcoholic Beverage Control (ABC) requirements, where applicable. See Illustrative Site Plans on the following pages.

Outdoor Display Area

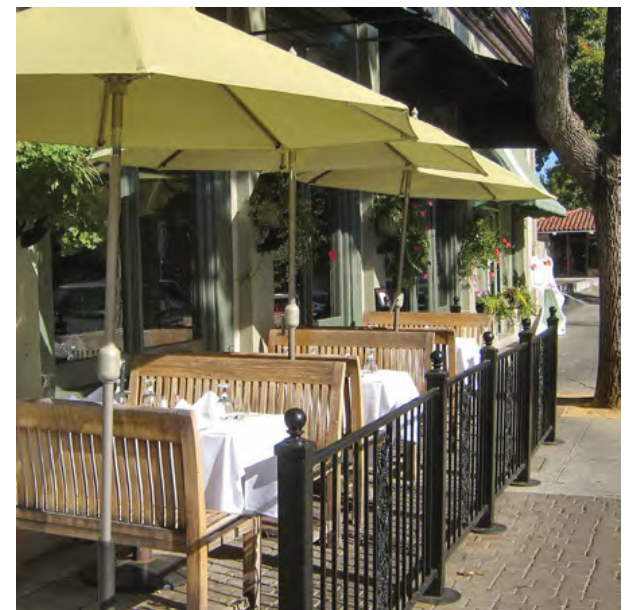
Non-restaurant Tenants are encouraged to use outdoor areas to bring activity to the street. Merchandise displayed on the exterior of a storefront adds color and interest to the streetscape and attracts customers to the store. Outdoor displays must be kept organized and clean, and if deemed unsuitable by the Landlord, must be removed.



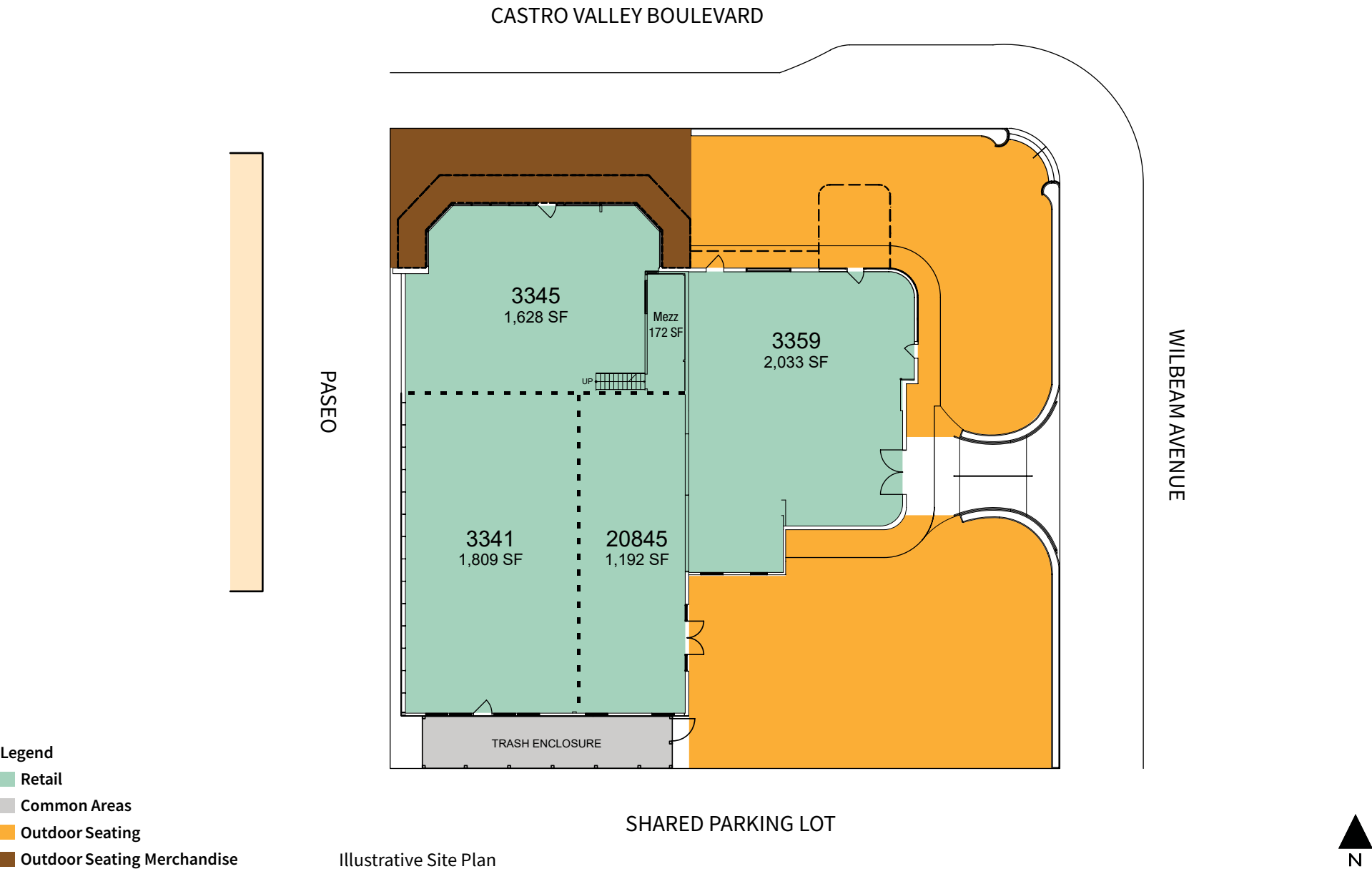
Outdoor displays add color and interest to the streetscape.



Well-designed outdoor displays attract customers.



Elements like railings and umbrellas define outdoor dining areas.



SIDEWALK/PASEO ZONE DESIGN (CONTINUED)

Materials & Design

All exterior dining and display elements such as railings, furniture, umbrellas, planters, landscape materials, heat lamps and any other accessories are to be submitted to the Landlord for review and approval. These elements must be selected carefully and be fully coordinated with the storefront design.

1. Items that may define a Sidewalk Dining Area:
 - a. Railings, fixed or movable
 - b. Planters
2. Use of freestanding or wall-mounted space heaters is encouraged.
3. Do not obstruct access or visibility to the entries or displays of neighboring tenants.
4. The minimum code required width for pedestrians between tenant elements and sidewalk elements (street tree wells or lamp posts) must be maintained.
5. The proposed tenant elements, within the sidewalk zone, may require an Encroachment Permit from the County.

Landscape Elements

Some storefront designs may lend themselves to landscape elements. Miniature box trees, topiary, and flowers provide a wonderful color, texture and scent for the store. Plant material should be carefully selected and coordinated with the overall storefront design. Plants that are deciduous, bear or drop fruit and attract birds or insects are not allowed.



An example of planters coordinated with the storefront design.



A variety of planters and landscaping define the seating area.



Outdoor displays by open doors invite the customer inside.

SIDEWALK/PASEO ZONE DESIGN (CONTINUED)



SIGNAGE DESIGN

Signs are vital to the success of a retail district. Uncontrolled signs can create a visual jungle and fail in their goal to communicate effectively. The ultimate goal of signage is to produce a colorful collage of signs that tastefully inform, delight and stimulate the shopper. Each sign will be evaluated on its originality and compatibility with neighboring signs as well as its overall image within the Flying A Service project.

Signage Designs must be unique and creative reflecting the character of the tenant. The design of the signs should relate to the storefront design, the merchandise offered, and the overall character of the business. Icons and logos can be used very successfully and create a memorable impression.

Total Allowable Sign Area Per Tenant

- The Total Allowable Sign Area is 1.0 square feet per lineal foot of total store front opening width.

Each sign type has its own maximum size requirements. Square footage for all signs (excluding Window Graphics) must be added together and fall within the maximum total sign area, specified above. Please note that if the maximum size is selected for one sign type, the other allowable signs may need to be substantially smaller than their otherwise allowable maximum sizes. Refer to the Allowable Sign Dimensions chart for letter sizes and maximum sign area.

Sign Materials

All sign materials must be consistent with the design theme, enhancing the storefronts and retail image. Each storefront sign must be carefully considered in relationship to its particular location. What may be appropriate in one location may not work in another.

The signage design cannot include stock items or pre-manufactured products. All signage components must be custom. At the Landlord's request, any building material deemed by the Landlord to have been altered in anyway after installation, whether due to poor design, construction, material selection or exposure, must be replaced or reconditioned at the Tenant's expense.

Signage is expected to be fabricated from high quality durable materials that can withstand the elements. Dimensional letters and logo forms should have a painted, gilded or metal finish. Letters and logos may also be painted or screenprinted or vinyl applied to a sign panel. The panels must be layered or have relief to give the sign more visual interest and three-dimensional quality.

At the time a Tenant vacates a space, the Tenant shall remove all signs, patch, paint and repair the surfaces to which the signs were attached, back to the original condition. This removal and repair is at the Tenant's expense.

Sign Detailing

Many signs require technical details to address structural and electrical components. When developing these sign details, the following must be included.

1. All electrical devices must be concealed and/or located within the Tenant's space
2. Raceways cannot be exposed.
3. All conduits must be rigid metal and concealed.
4. Fasteners and attachment connections must be concealed from view
5. Mounting pins and brackets must be as streamlined as possible and painted to match the adjacent building or sign, where applicable.
6. Suspended sign attachments must allow for movement.
7. Manufacturers' identification labels and UL labels should be engraved and weatherproof in an inconspicuous location.
8. Specify how signs are attached to the storefront or building.

SIGNAGE DESIGN (CONTINUED)

Sign Illumination

Sign illumination may be achieved by the following method, unless otherwise noted: externally illuminated with spot lights, gooseneck lights, or LED strip lights. No individually lit letters are permitted.

The following must be addressed in the illumination of the signs.

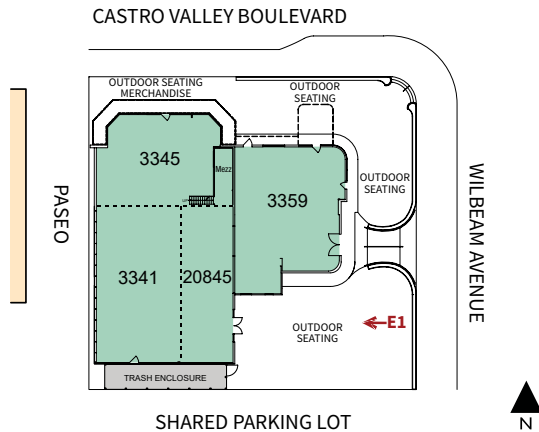
- Signs must be lit during business hours. Lighting must be must be on an astronomical timer.
- Suggested lamp lighting color temperature must be in the range of 2,000 – 3,000 Kelvins.



Allowable Sign Types & Dimensions

SIGN TYPES	Included in Total Allowable Area Calculation (see pg 30)	Maximum Number of Signs	Maximum Sign Area Per Sign	Maximum Letter Height-Heavy Font	Maximum Letter Height-Light Font	Maximum Length	Notes
Transom Sign	Yes	One per elevation	-	14 IN	18 IN	1'-0" less than width of opening. (May be over two openings if small.)	Transom windows in opening must be opaque.
Blade Sign	Yes	One per elevation, unless split into two small signs	4.5 SF max. each. (May be split into two 2.25 SF signs.)	-	-	-	Sign area is measured for one side only.
Window Graphics	No	-	10 SF max. for 1st opening. 6 SF max. for 2nd or more storefront openings. Must not exceed 20% of the glass area.	-	-	-	Location of window graphics should consider the view from inside out as well

TRANSOM SIGNS



Location Key:

E1 = **E** (elevation) **1** (number)

Description

Transom signs are of various types and sizes that fit into the storefront transom's horizontal shape. Logos, accent letters or decorative backgrounds may be incorporated in different ways.

Allowed Locations

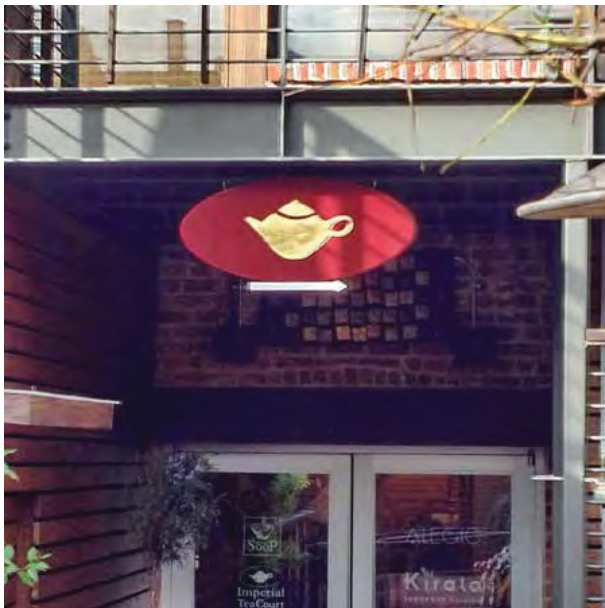
Within the transom in the storefront opening.

Materials & Application

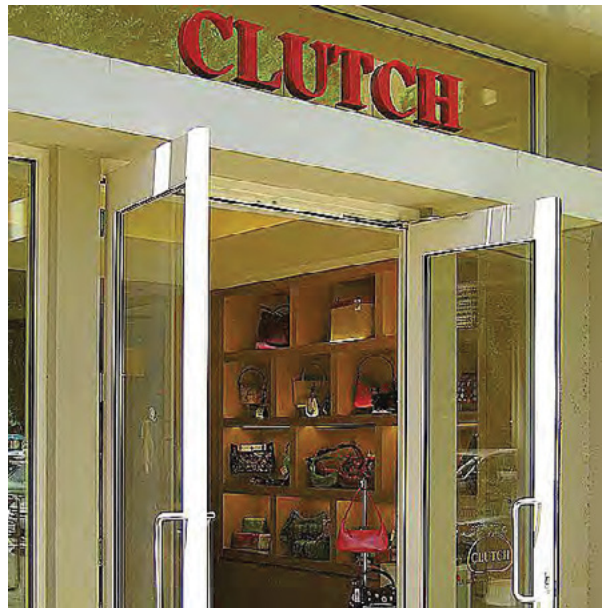
- Individual letters or logos pin-mounted to the storefront.
- Letters and logos painted directly to the storefront.
- Individual letters or logos applied to an opaque panel located at the interior or exterior side of the storefront.
- Silkscreen, painting or sandblasting applied directly to the glazing.
- Transom windows in opening must be opaque.

Illumination

Non-illuminated or externally illuminated with spot lights, gooseneck lights, or LED strip lights. No individually lit letters are permitted.



A logo suspended from the storefront at a recessed entry.

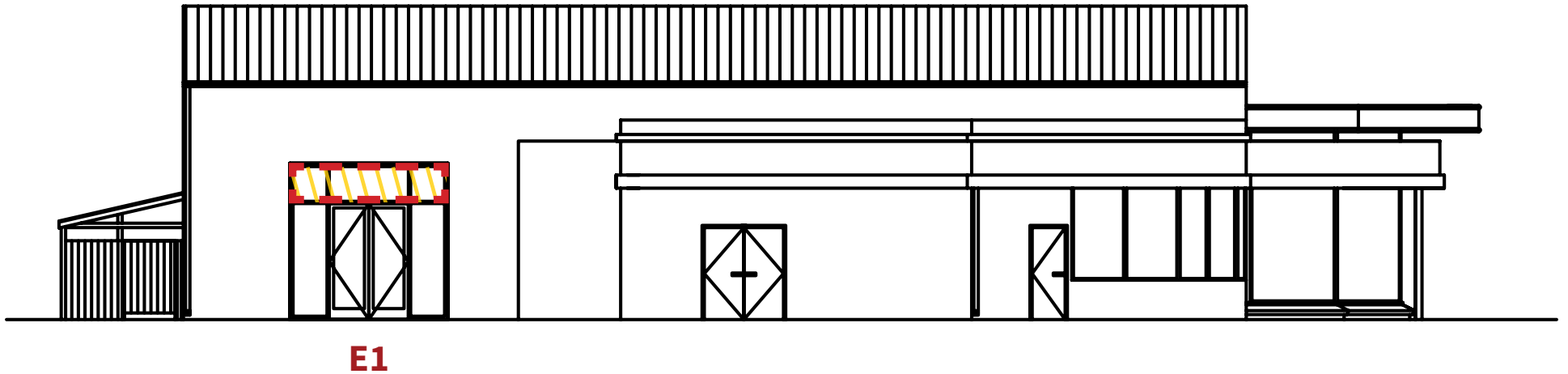


Individual letters pin-mounted to the storefront.



A repeated logo graphic applied to the transom's glazing.

TRANSOM SIGNS (CONTINUED)



East (Wilbeam Avenue) Elevation

Location Key:

E1 = **E** (elevation) **1** (number)



A transom sign with no background allows light through.

BLADE SIGNS



Two small blade signs are permitted on each elevation.



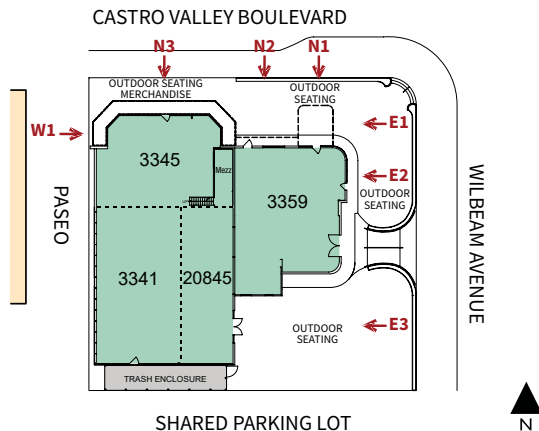
Various elements of the sign create a cohesive composition.



A blade sign mounted at the transom with unique character.



WINDOW GRAPHICS



Location Key:

W1 = W (elevation) **1** (number)

Description

Window graphics are located within the storefront glass area and encompass a wide variety of sizes, shapes and materials. They may be as simple as metal-leaf letters or as creative as mixed media signs that float across the store window.

Allowed Locations

Window graphics are located parallel to the storefront and within the storefront opening. Graphics are not limited to the lower portion of the storefront.

Materials & Application

Silkscreen, painting, sandblasting, or film applied directly to the glazing.

Illumination

Window graphics are generally non-illuminated, however lighting may be permitted if the sign is unique and creative, subject to review by the Landlord.



Both logos and tag lines may be incorporated.

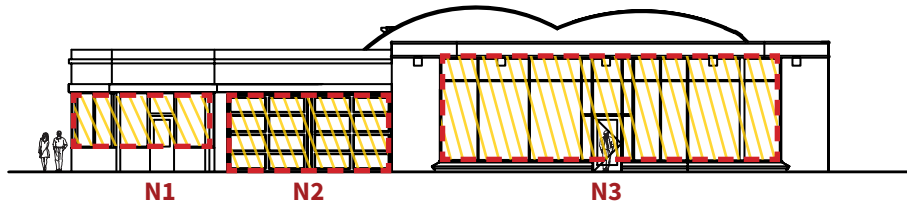


Various elements of the sign should create a cohesive whole.

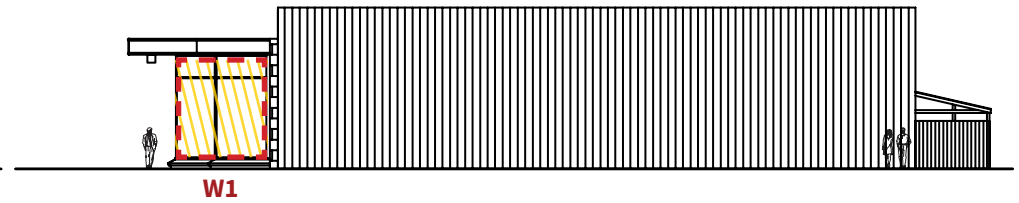


Various elements of the sign should create a cohesive whole.

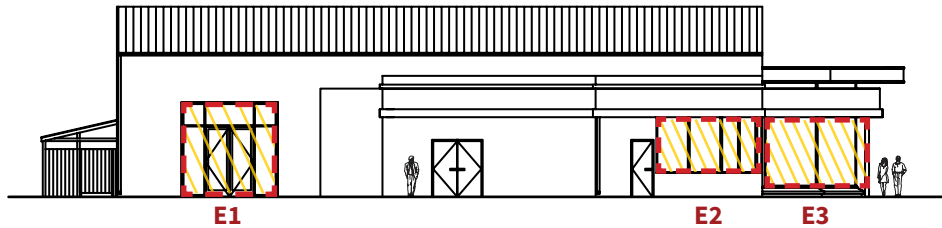
WINDOW GRAPHICS (CONTINUED)



North (Castro Valley Boulevard) Elevation



West (Paseo) Elevation



East (Wilbeam Avenue) Elevation

Location Key:

W1 = W (elevation) **1** (number)



These signs may be graphically playful.



A transparent background allows for views inside.



A variety of colors and media may be used.

TEMPORARY SIGNAGE

Temporary signs are 'grand opening' signs for a new store, seasonal signs and decorations, and 'sale' signs. These may also include a new tenant's identity sign temporarily in place of a permanent sign. All Temporary Signs are subject to the Landlord's discretion and approval.

1. Opening Soon/ Grand Opening Signs:

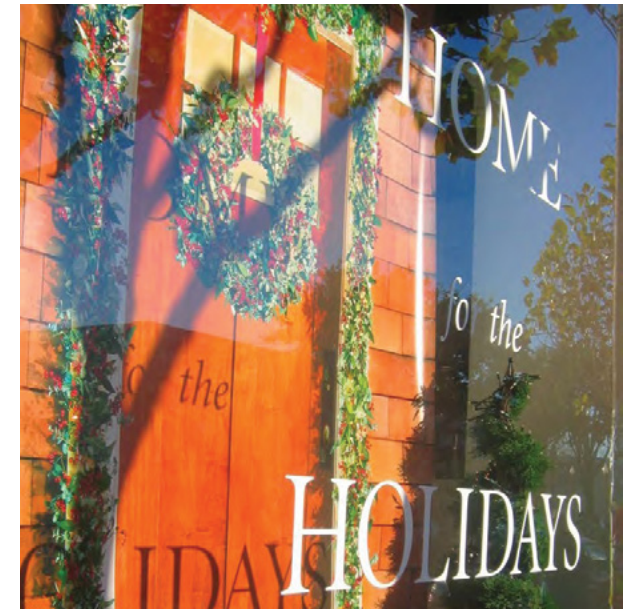
- a) These signs are banners that may be mounted on the exterior of the storefront opening or attached to an overhang
- b) These signs must not be generic and are required to utilize design elements, such as logos.
- c) These signs may not be displayed for more than 30 days.

2. Seasonal Signage and Decorations:

- a) Decorations should be artistic and creative.
- b) Signage and decorations must fit within the storefront opening.
- c) Neither may not be displayed for more than 45 consecutive days.

3. Sale Signs:

- a) Sale signs must be custom, creative and fun.
- b) Pre-printed or 'stock' sale signs are not permitted.
- c) Sale signs may not be displayed for more than 30 days.



OPEN & CLOSED SIGNS

Open & Closed signs are located within the Tenant's interior space and are visible from the storefront glass area.

Open & Closed signs must not be generic or store-purchased; no standard neon signs are permitted. Tenants are to create custom signs that complement their overall signage and storefront design.

These signs have a maximum letter height of 8".

Open & Closed signs are generally non-illuminated, however lighting may be permitted if the sign is unique and creative, subject to review by the Landlord.



PROHIBITED SIGNS

The following types of signs and signage details are not permitted:

1. Signs with advertising, phone numbers and websites
2. Internally illuminated box ("can") signs
3. Vacuum-formed or injection molded plastic signs
4. Individual pan channel letters
5. Signs with plain block 'generic' lettering
6. Signs with type faces not consistent with tenant identity
7. Flashing or moving lights, graphics or other imagery
8. Signs employing luminous or day-glow paint
9. Any temporary signs or advertisements not approved by the Landlord
10. Store purchased 'open' or 'closed' signs (printed or illuminated)
11. 'Going Out of Business' banners
12. Store purchased 'Sale' signs
13. Generic front illuminated acrylic letters



TENANT ADDRESS

Tenant Address Signs are required at the store entrance and per requirements of the local Fire Department.

Design Criteria:

1. Location: centered over main entry doors or on either door panel of main entry doors.
2. Color/Material: vinyl film 3M Dusted Crystal
3. Font: Swiss 721 Blk BT Black
4. Height: comply with local Fire Department regulations and must not exceed required height
5. Tenant address signage is non-illuminated.



TENANT BRANDING ELEMENT DESIGN

Certain tenant branding element types are available to any tenant on a case-by-case basis. Other tenant branding element types are available only to designated tenants. These designations are described in further detail by the Allowable Tenant Design Elements charts on pages 7-8 and on the following pages.

Tenant branding elements at the Flying A Service project provide an opportunity for tenants both with and without exterior storefronts and signage to present their identity to the public. They employ graphics that present the brand or identity of the tenant. While the tenant name may be included in the design, it must clearly be integrated within the overall graphics of the tenant branding element.

Each of the tenant branding element types at the Flying A Service Project has its own section on the following pages. Each type is described, including its specific elements and their criteria. A building plan and elevations show the allowable locations for the tenant branding element type. A typical plan, elevation, and section of each type define their extent. Successful examples are included.

Tenant Branding Element Type A: Banner

Tenant Branding Element Type B: Historic signage

Tenant Branding Element Type C: Window graphics

Tenant Branding Element Type D: Mural, graphics, or other wall display



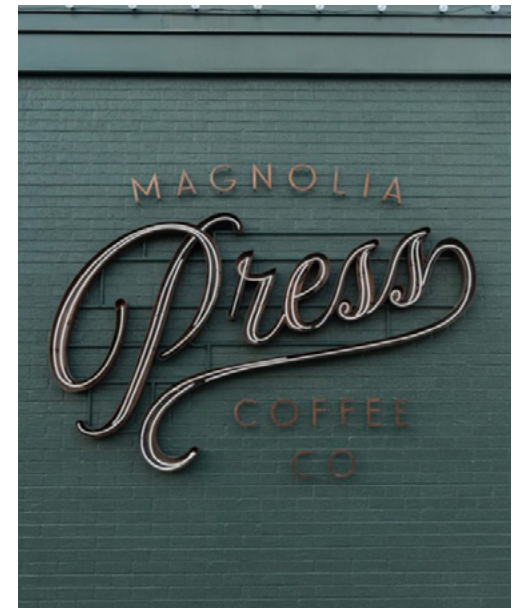
TBE Type A Example



Tenant Branding Element Type B Example

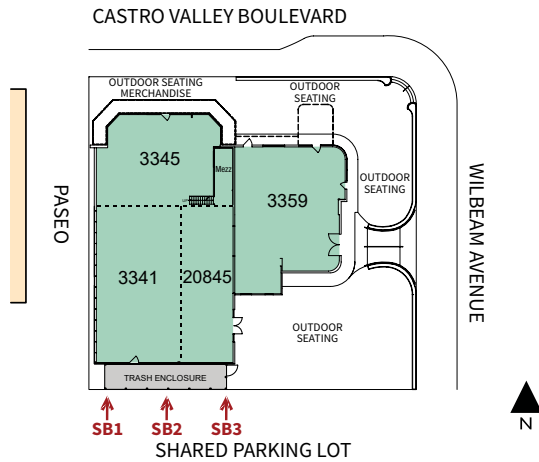


Tenant Branding Element Type C Example



Tenant Branding Element Type D Example

TENANT BRANDING ELEMENT TYPE A



Location Key:

SB1 = S (elevation) B (banner) 1 (number)

This tenant branding element type is comprised of a banner designed to showcase the tenant's identity, with secondary emphasis on the tenant's name or logo. Banners must have graphics applied to both sides.

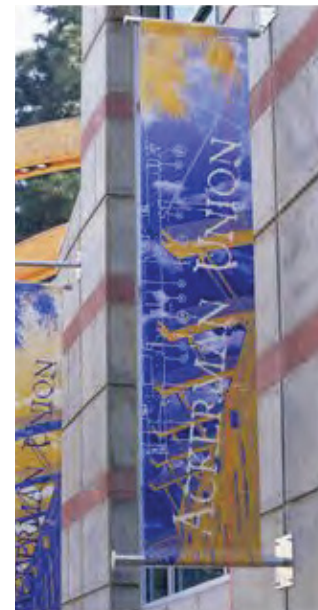
Banners must be mounted on two brackets. These brackets will be designed and fabricated. A 4" clearance from the wall must be maintained. The banner's material will be specified by the Landlord.



Integrate lettering within the overall graphics.



A banner may have an active background.

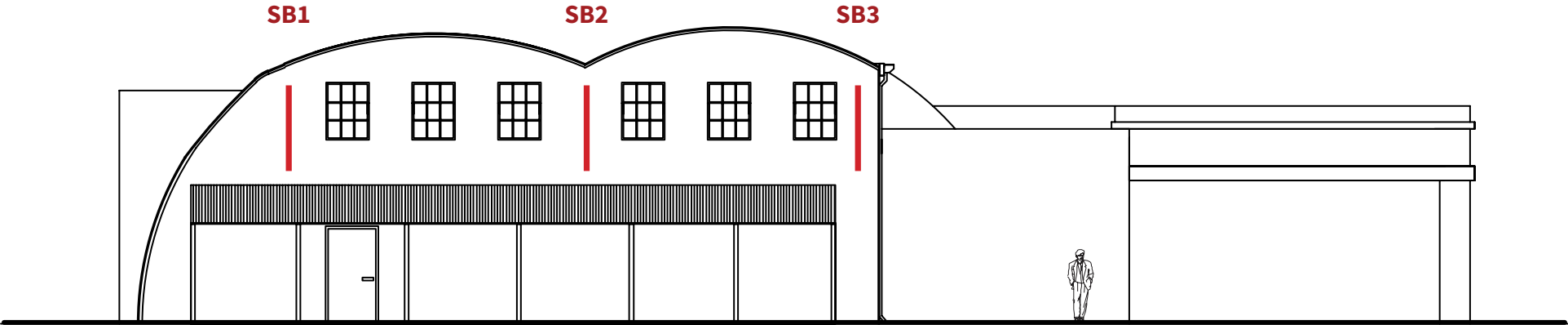


Engaging, colorful graphics are encouraged.



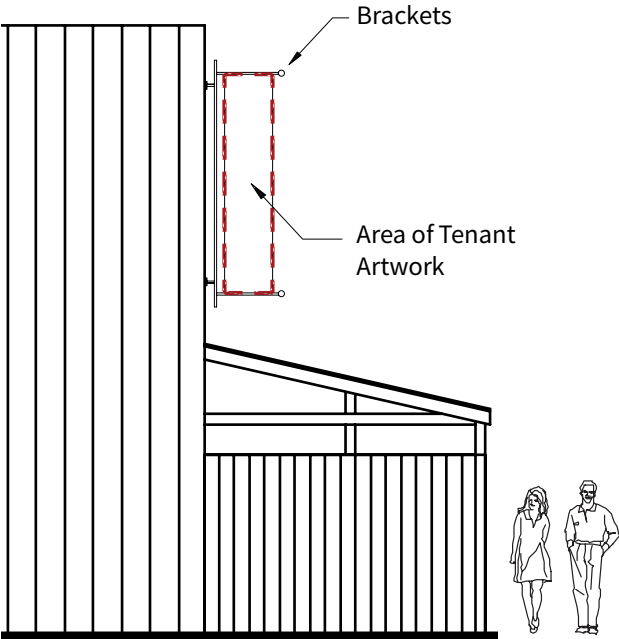
With a subdued background, use a small logo.

TENANT BRANDING ELEMENT TYPE A (CONTINUED)



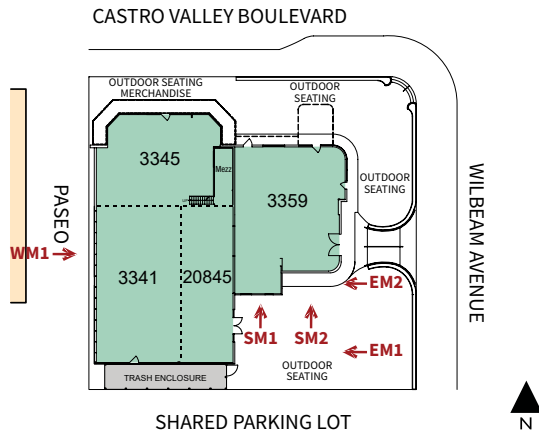
South (Shared Parking Lot) Elevation

Location Key:
SB1 = **S** (elevation) **B** (banner) **1** (number)



Tenant Branding Element Type A Section

TENANT BRANDING ELEMENT TYPE D



This tenant branding element type is comprised of decorative murals and graphics connected to the tenant's leased space, consisting of an artful presentation that showcases the tenant's identity, with secondary emphasis on the tenant's name or logo.

The number of decorative gate locations is limited, and may be available to tenants who have limited visibility and/or signage at the sole discretion of the Landlord.

Decorative Materials of imaginative types are highly encouraged. Decorative materials can be paint, tile, wood, glass, metal, ceramic, or other durable material used in durable artwork. Three-dimensional design of decorative materials is particularly encouraged. They may be carved, fabricated or 'found' objects that represent a literal or made-up image of that type of business or products sold. These objects may be used anywhere on the building face within the demising lease line or designated tenant branding element area. There is no restriction on decorative materials, provided they are properly detailed and installed, do not pose a fire, maintenance or other public hazard. The use of any materials that has sharp or pointed edges is strongly discouraged. Decorative materials may not extend beyond the storefront lease line by more than six inches (6").



Three dimensional elements can enhance a painted mural.



A mural may showcase the activity within.



The Tenant's name and logo may be subtly incorporated.

SIGNAGE EXAMPLES



SIGNAGE EXAMPLES (CONTINUED)



SIGNAGE EXAMPLES (CONTINUED)



REVIEW AND APPROVALS PROCESS

All elements of the tenant improvements are subject to review by the Landlord and the Alameda County Building and Planning Departments.

Included in these Criteria are plans, elevations and diagrams that show the locations of allowable storefronts, signs, and branding elements for each Tenant. Below are directions on how to use these Criteria and prepare a design approval package for your space. This package may include storefront and signage design and/or branding element design.

KICKOFF MEETING

The Landlord, tenant and tenant's design/architectural representative will meet on-site or via telephone to review these Criteria, the required schedule, the Landlord's and tenant's expectations, adjacent tenancies and their impact. Conceptual ideas may also be explored in the discussion.

DESIGN PHASE

1. Prepare a preliminary design package. This package, along with subsequent submittals, will be reviewed for adherence to these Tenant Exterior Design Criteria as well as quality and appropriateness of design. The preliminary package must contain a scaled (1/4" = 1'-0") plan and elevations of your design. Descriptions of key elements such as storefronts, signs, or overhangs, lighting and exterior elements (if applicable), that note proposed materials, must be included. Submit the package via PDF for the Landlord's review.

2. The Landlord will provide comments on the preliminary package and the Landlord will return the comments to you for incorporation into the next submittal.

3. After the receipt of preliminary package comments, proceed to complete the design package for resubmittal. This package must include all the elements of the preliminary package, with greater detail that includes large scale architectural sections, colors, materials, mounting details for signage, light fixture specifications, and any other information needed to fully explain the proposed design. A materials board (maximum size 11"x17"), with actual material samples and color chips, is required to be included with this package. Drawings are to be submitted via email in PDF format, unless otherwise requested.

4. This package may be (1) approved, (2) approved as noted with minor comments or (3) returned for revision and resubmittal. The Tenant will be required to submit shop drawings to the Landlord for further review and approval prior to installation. Depending on the quality of the design and the documentation, multiple submittals may be required.

5. When an approved PDF package is returned to the Tenant, the Tenant must then submit the approved, stamped drawings to the Alameda County Building and Planning Departments for approval. The Tenant may only submit Landlord-approved Construction Documents to the Alameda County Building and Planning Department. The Tenant must also apply for and obtain all necessary building permits prior to fabrication and installation.

CONSTRUCTION PHASE

The Landlord may make site visits during construction for design and quality compliance. The Tenant will be immediately required to remediate any noted deviations from the approved design. The Landlord will compile a punch list of design items to be addressed prior to and for completion.

OCCUPANCY PHASE

Additional applications must be made for any changes to the approved design.

APPROVAL REQUIREMENTS

1. The tenant storefront, signage, and branding design must be approved by the Landlord and any applicable governing authority.
2. The tenant storefront, signage, and branding design must comply with these Criteria and the Alameda County Municipal Code, or whichever is more restrictive.
3. The sign illumination level must also be reviewed and approved.

NOTE: These Tenant Design Criteria are to be used as a reference in developing individual tenant designs. Ultimately, the Landlord has final approval on a tenant's design. A package that technically complies with these Criteria may still be rejected if the design is not in keeping with the spirit of the Criteria and/or is deemed unattractive. Conversely, a proposed design that does not comply with all requirements but is creative, exciting, and in keeping with the spirit of the Criteria may be approved.

STOREFRONT & SIGNAGE DESIGN FORM

This form is required for all tenants at Flying A Service. Please fill in all information below and submit with your copies of your signage and storefront application to the Landlord. Incomplete forms may delay the review and approvals process.

SIGNAGE

Transom Signs

Number: _____

Dimensions: _____

Area: _____

Material: _____

Projecting Signs

Number: _____

Dimensions: _____

Area: _____

Material: _____

Awning Signs

Number: _____

Dimensions: _____

Area: _____

Material: _____

Wall Signs

Number: _____

Dimensions: _____

Area: _____

Material: _____

STOREFRONTS

Space Number: _____

Type (Arched or Rectangular): _____

Awnings (Yes or No): _____

Number of Awnings: _____

Storefront Graphics (Yes or No): _____

Banners

Number: _____

Dimensions: _____

Area (count as 50%): _____

Material: _____

Total Lineal Feet of Storefront: _____

Total Permitted Signage sf: _____

Total proposed Signage sf: _____



3341-3359 CASTRO VALLEY BOULEVARD, CASTRO VALLEY CA 94546