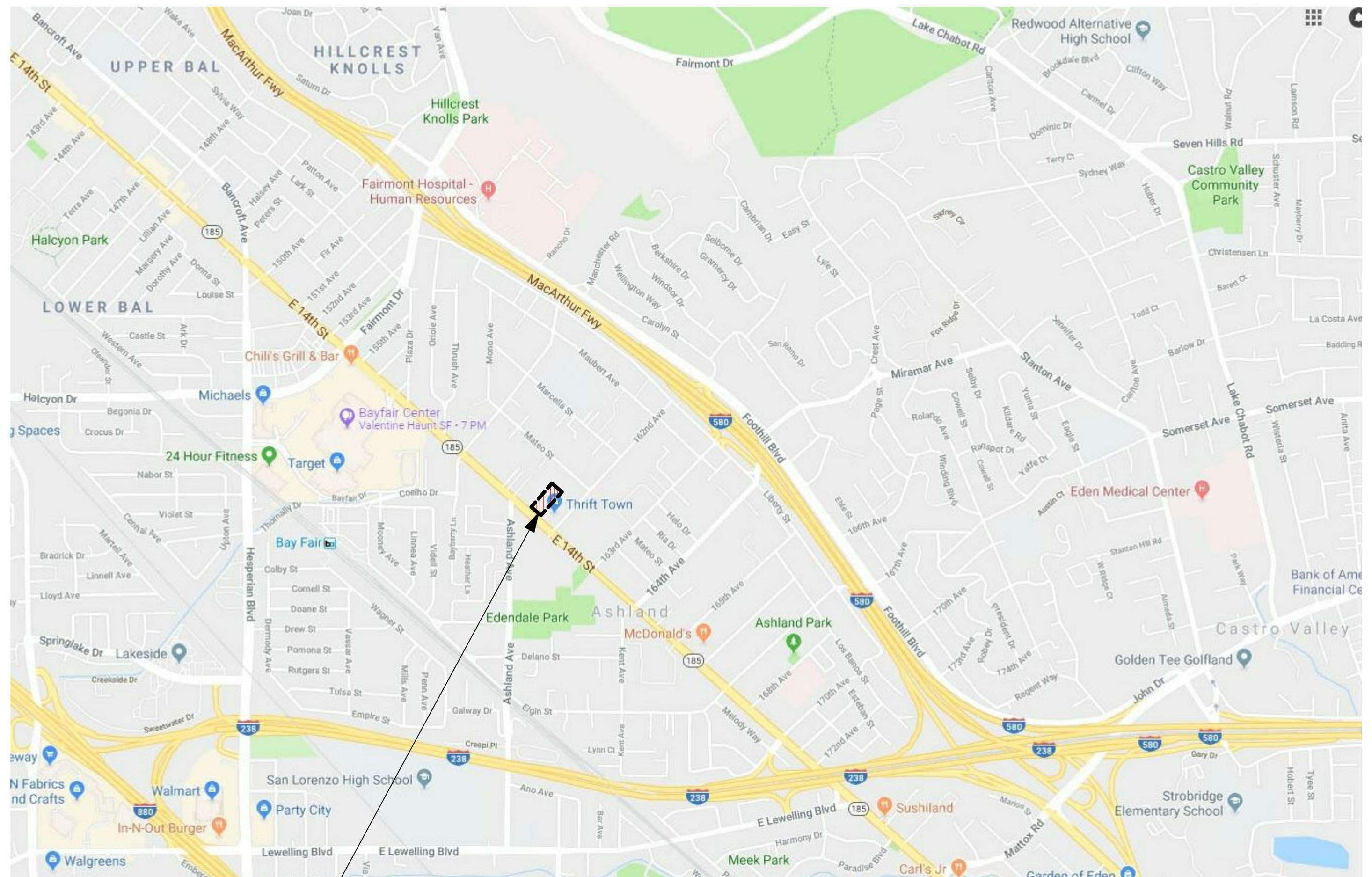
16060 EAST 14TH STREET, SAN LEANDRO, CA 94578

VICINITY MAP



PROJECT SITE

GROSS FLOOR AREA BY FLOOR

BUILDING AREA A	
1ST FLOOR	7550 SF
2TH FLOOR	7566 SF
3TH FLOOR	10417 SF
4TH FLOOR	10417 SF
5TH FLOOR	10417 SF
6TH FLOOR	10417 SF
7TH FLOOR	10417 SF
	67202 SF
BUILDING AREA B	
1ST FLOOR	1809 SF
2TH FLOOR	1709 SF
3TH FLOOR	6078 SF
4TH FLOOR	5640 SF
5TH FLOOR	5640 SF
6TH FLOOR	5640 SF
	26514 SF
TOTAL	**93716 SF**

(DOES NOT INCLUDE OPEN SPACE AND PARKING AREA)

GROSS FLOOR AREA BY PROGRAM

BUILDING AREA A	
AMENITIES	1530 SF
DAYCARE	2751 SF
ELEV./STAIRS	635 SF
H.A.R.D.	9614 SF
RESIDENTIAL	44406 SF
RESIDENTIAL CIRCULATION	6876 SF
SERVICES	1390 SF
	67202 SF
BUILDING AREA B	
AMENITIES	798 SF
COMMUNITY CENTER	1396 SF
ELEV./STAIRS	374 SF
RESIDENTIAL	18175 SF
RESIDENTIAL CIRCULATION	4401 SF
SERVICES	1371 SF
	26514 SF
TOTAL	**93716 SF**

PARKING & OPEN SPACE AREA

DAYCARE OPEN SPACE	2ND FLOOR	2053 SF
		2053 SF
H.A.R.D. OPEN SPACE	2ND FLOOR	605 SF
		605 SF
PARKING	1ST FLOOR	4637 SF
PARKING	1ST FLOOR	4296 SF
PARKING	1ST FLOOR	6491 SF
		15424 SF
RESIDENTIAL OPEN SPACE	1ST FLOOR	486 SF
RESIDENTIAL OPEN SPACE	3RD FLOOR	2451 SF
		2937 SF
TOTAL SF		**21020 SF**

RESIDENTIAL UNITS

UNIT TYPE	COUNT	%	AVERAGE NET UNIT AREA	TOTAL NET AREA
BUILDING AREA A				
1 BR	20	25%	495.65 SF	9913 SF
2 BR	20	25%	799.35 SF	15987 SF
3 BR	15	19%	961.47 SF	14422 SF
	55	**70%**		**40322 SF**
BUILDING AREA B				
1 BR	16	20%	509 SF	8144 SF
2 BR	1	1%	867 SF	867 SF
3 BR	7	9%	1067.70 SF	7474 SF
	24	**30%**		**16485 SF**
TOTAL # UNITS	**79**	**100%**		**56808 SF**

PLANNING INFORMATION

		REQUIRED	PROVIDED	COMMENTS
ADDRESS:	16060 EAST 14TH STREET			
APN:	80-57-41			
LOT AREA:	38,100 SF (.88 ACRE)			
EXISTING OCCUPANCY:	COMMERCIAL (RETAIL)			
EXISTING BLDG. HEIGHT:	15'-0", 1 STORY			
EXISTING BLDG. AREA:	5,132 SF			
ZONING DISTRICT:	ACBD (ASHLAND & CHERRYLAND BUSINESS DISTRICT SPECIFIC PLAN) / DMU (DISTRIC MIXED USE)			
CONSTRUCTION TYPE:	TYPE III A OVER TYPE I A			NOTE: THE BUILDING WILL BE CONSIDERED ONE BUILDING FROM A BUILDING CODE PERSPECTIVE
PROPOSED OCCUPANCY:	MIXED USE - RESIDENTIAL & COMMERCIAL			
HEIGHT IN FEET: *PER ACBD 6.2.4*	75'-0" * *ROOFS, ROOFTOP DECKS, AND ROOFTOP EQUIPMENT MAY ENCROACH ABOVE MAX HEIGHT UP TO 4 FEET.	25'-0" MIN. - 75'-0" MAX.	74'-0"	
HEIGHT IN STORIES *PER ACBD 6.2.4*	5 STORIES ** ** ADDITIONAL STORIES ALLOWED WITH A CONDITIONAL USE PERMIT.	5 STORIES MAX.	7 STORIES IN BLDG. AREA 'A' 6 STORIES IN BLDG. AREA 'B'	SEE DENSITY BONUS REQUEST FOR STORY INCREASE
GROUND FLOOR HEIGHT: *PER ACBD 6.2.4*		15'-0" MIN.	24'-0", DOUBLE HEIGHT SPACE	
UPPER FLOORS HEIGHT: *PER ACBD 6.2.4*		10'-0" MIN.	10'-0"	
FRONTAGE REQUIREMENT: *PER ACBD 6.2.4*	70% MIN. *** PERCENT OF LOT WIDTH OCCUPIED BY ALLOWED FRONTAGE, OR COMBINATION OF FRONTAGES.	100'-0" (0.7) = 70'-0" MIN.	(56'-0"/100'-0") = 0.56 (56%)	SEE DENSITY BONUS REQUEST FOR FRONTAGE REDUCTION
FRONTAGE ALLOWED *PER ACBD 6.3.1*	SHOPFRONT, FORECOURT, TERRACE	SHOPFRONT	SHOPFRONT	SEE SHOPFRONT SHEET A3.5
ENCROACHMENT INTO FRONT SETBACK: *PER ACBD 6.2.4*	**** APPLIES TO ENCROACHMENTS OF ARCHITECTURAL FEATURES, BALCONIES, DECKS, BAY WINDOWS, ETC. ENCROACHMENTS MAY INCREASE IF ALLOWED BY A FRONTAGE TYPES IN SECTION 6.3.	2'-0" MAX.	2'-0" @ LEVEL 3 & 4	
LOT COVERAGE: *PER ACBD 6.2.4*	90% MAX.	38,100(0.9) = 34,290 SF	23,603 SF (23,603 / 38,100) = 0.619 (62%)	
NON RESIDENTIAL FLOOR AREA: *PER ACBD 6.2.5.4.D.4*	25% OF LOT AREA	38,100(0.25) = 9,525 SF	FIRST FLOOR: 4,799 SF SECOND FLOOR: 7,566 SF TOTAL FLOOR AREA: 12,365 SF (32.5%)	
OPEN SPACE: PER ACBD 6.2.5.4.F.4	MINIMUM TOTAL USABLE, 1,000 SF OR 50 SF PER UNIT	50(79) = 3,950 SF	2,937 SF	SEE DENSITY BONUS REQUEST FOR REDUCTION IN OPEN SPACE
FLOOR AREA RATIO (FAR): *PER ACBD 6.2.4*	2.5 MAX.	38,100(2.5) = 95,250 SF	(12,365 / 38,100) = 0.325	
MAX. DENSITY: PER ACBD 6.2.4	86 DWELLING UNITS/ ACRE	75 UNITS 86(0.88) = 75.68	79 UNITS / .88 ACRE (90 UNITS / ACRE)	SEE DENSITY BONUS REQUEST FOR ADDITIONAL UNITS
SETBACKS: PER ACBD 6.2.4 & 6.3	FRONT:	0' - 0"	0' - 0"	SEE SHOPFRONT SHEET A3.5
	REAR:	5' MIN., 15' MIN. WHEN ADJ. TO RESIDENTIAL	0' - 0"	SEE DENSITY BONUS REQUEST FOR SETBACK REDUCTION
	SIDES:	0' - 0"	0' - 0"	
MIN. PARKING: PER ACBD 6.4.2 & 6.4.1.2.D (PARKING REDUCTION)	RESIDENTIAL: 1 PER 1 DWELLING UNITS MEETING FACILITY: 1 PER 400 GSF (H.A.R.D + DAYCARE)	79 UNITS = 79 SPACES (9,615 SF+ 2,751 SF)/ (400 SF) = 30.9 (31 SPACES)	40 SPACES + 2 ADA 21 SPACES + 1 ADA + 3 SPACES-STREET	SB 35 DEVELOPMENTS WITHIN 1/2 MILE OF PUBLIC TRANSIT DO NOT HAVE PARKING REQUIREMENTS
MIN. BIKE PARKING:	RESIDENTIAL: 1 PER 1-2 UNITS MEETING FACILITY: 10% OF REQ. CAR SPACES	79/2 = 39.5 (40 SPACES) 31 (0.1) = 3.1 (4 SPACES)	54 SPACES	

DAYCARE STATE LICENSING REQUIREMENTS

		REQUIRED	PROVIDED
DAYCARE	INTERIOR SPACE:	35 SF/ CHILD (24 / CHILD) = 840 SF	1,404 SF (CLASSROOM AREA)
(ASSUMING 24 CHILDREN)	OUTDOOR SPACE:	75 SF/ CHILD MIN. (24 / CHILD) = 1,800 SF	2,053 SF

DEVELOPER:
RESOURCES FOR COMMUNITY DEVELOPMENT
2220 OXFORD STREET
BERKELEY, CA 94704
PH: (510) 841-4410 FAX: (510) 548-3502

PROJECT CO-SPONSOR:
HAYWARD AREA RECREATION AND PARK DISTRICT
1099 E STREET
HAYWARD, CA 94541
PH: (510) 881-6700 FAX: (510) 881-6763

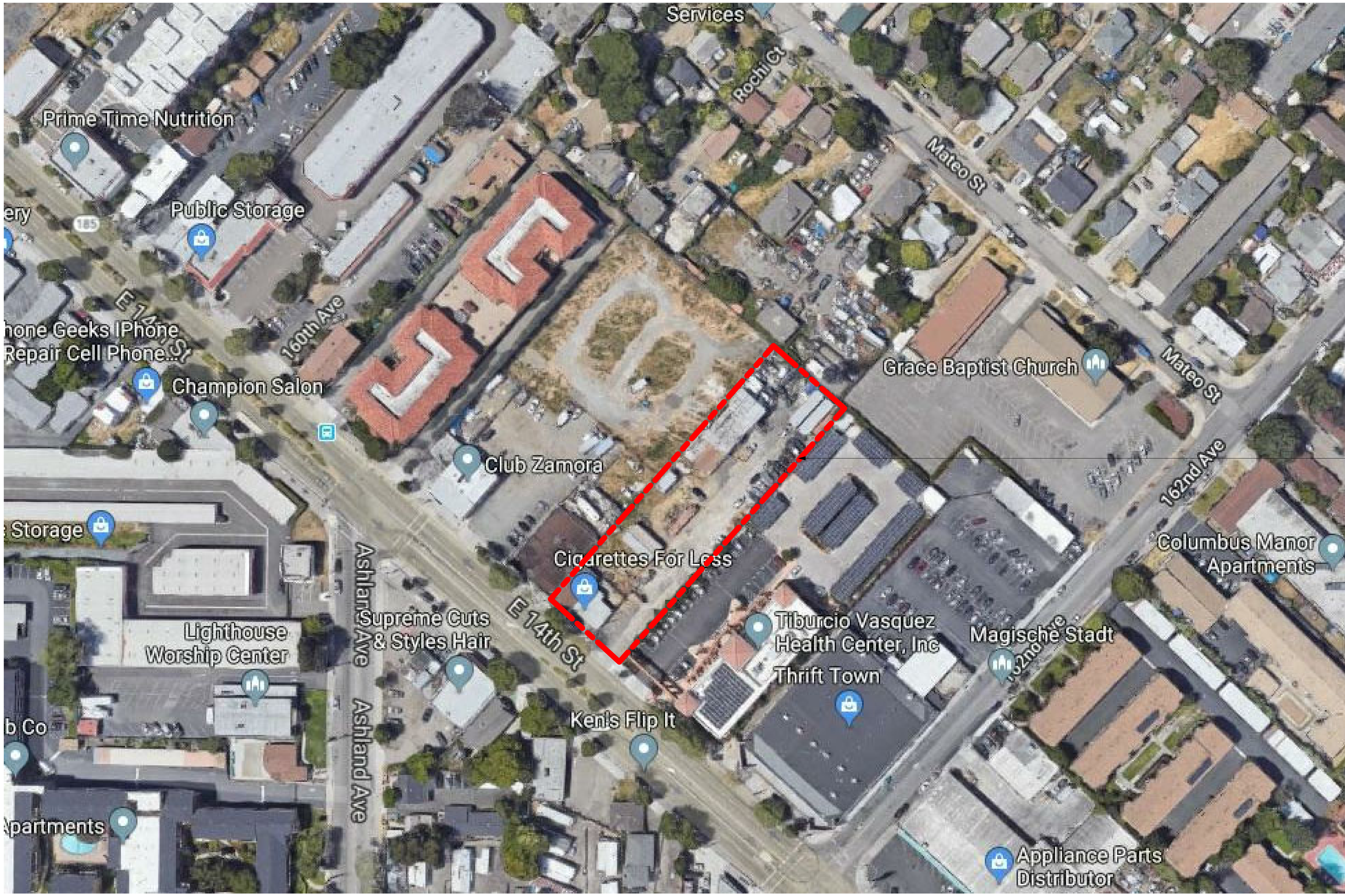
ARCHITECT:
KAVA MASSIH ARCHITECTS
920 GRAYSON ST.
BERKELEY, CA 94710
PH: (510)644-1920 FAX: (510)644-1929

DRAWING INDEX

PROJECT DESCRIPTION

THE PROJECT INCLUDES (79) UNITS OF AFFORDABLE HOUSING IN A (7) STORY BUILDING AREA AT THE FRONT OF THE PROPERTY AND A (6) STORY BUILDING AREA AT THE REAR. THE TWO BUILDING AREAS ARE SEPARATED BY A NON-CONSTRUCTION EASEMENT FOR SEWER MAIN WHICH PASSES THROUGH THE SITE, AS WELL AS AN EASEMENT FOR FLOOD CONTROL. THE HAYWARD AREA RECREATION AND PARK DISTRICT WILL OCCUPY APPROXIMATELY 12,300 S.F. OF SPACE ON THE FIRST TWO FLOORS OF THE BUILDING FRONTING ONTO E 14TH STREET. THE H.A.R.D. PROGRAM WILL INCLUDE COMMUNITY SPACE FOR A VARIETY OF USES INCLUDING 2,750 S.F. FOR A DAYCARE. PARKING IS A MIXTURE OF COVERED AND UNCOVERED WITH PARKING FOR THE H.A.R.D. PROGRAM UNDER THE FRONT BUILDING AREA AND PARKING FOR THE RESIDENTS BELOW THE REAR BUILDING AREA. THERE IS A PEDESTRIAN CONNECTION FROM 14TH STREET THROUGH TO THE REAR OF THE PROPERTY FOR A FUTURE LINK TO A PLANNED H.A.R.D. PARK SPACE TO ABUT THE REAR OF THE PROPERTY.

BUILDING AREA A AND BUILDING AREA B WILL HAVE FIRE SPRINKLER SYSTEM THROUGHOUT, (UNDER SEPARATE PERMIT)



PROJECT SITE

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AERIAL

10/21/2019

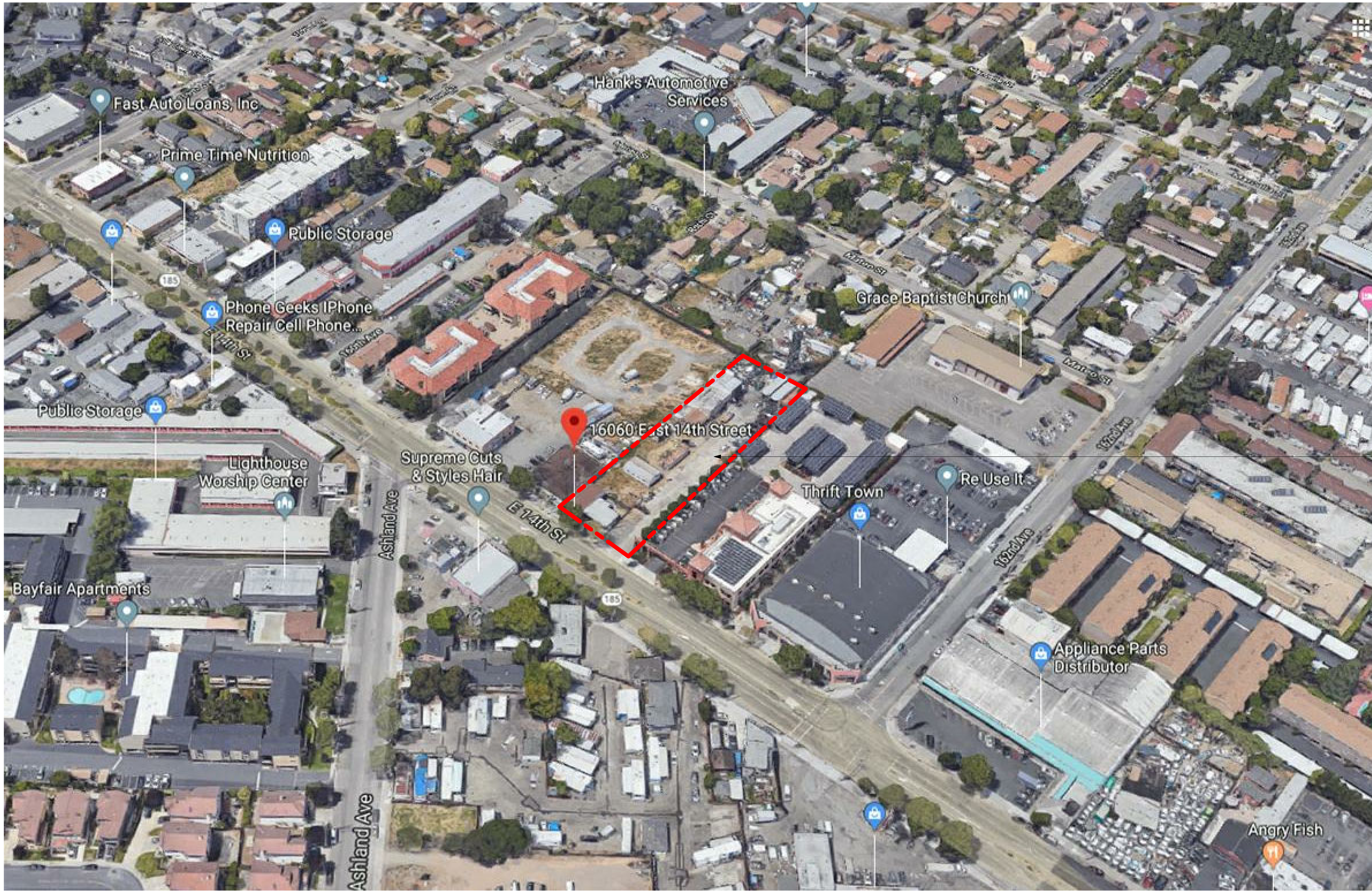
10/17/2019 11:28:25 AM

16060 E. 14TH ST. | SAN LEANDRO, CA
PROPOSED PROJECT

A0.1

KAVA MASSIH ARCHITECTS
920 Grayson Street | Berkeley, CA 94710
95 Federal Street | San Francisco, CA 94107

KMA PROJECT NO. 1905



PROJECT SITE

BIRD'S EYE AERIAL

10/21/2019

10/17/2019 11:28:25 AM

16060 E. 14TH ST. | SAN LEANDRO, CA
PROPOSED PROJECT

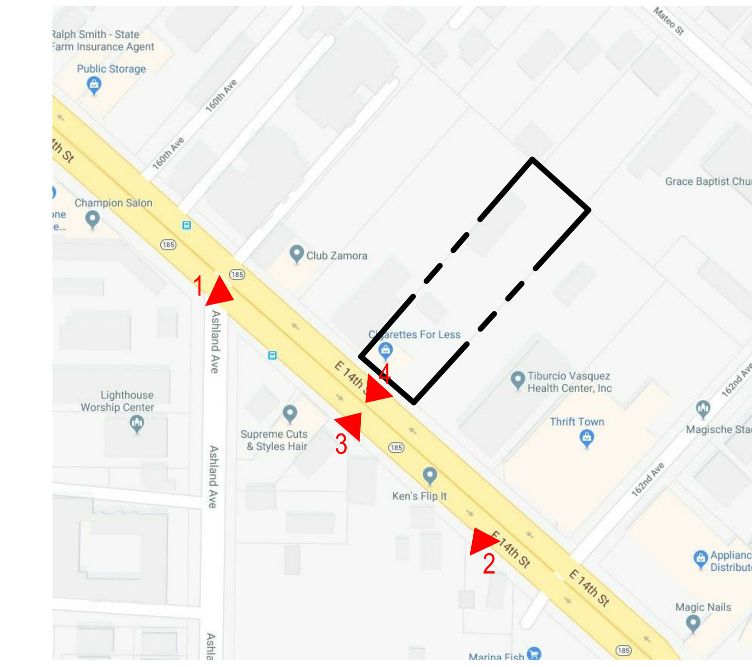
A0.2

KAVA MASSIH ARCHITECTS
920 Grayson Street | Berkeley, CA 94710
95 Federal Street | San Francisco, CA 94107

KMA PROJECT NO. 1905

1 - E. 14TH STREET LOOKING SOUTH

3 - LOOKING TOWARD PROPERTY FROM ACROSS THE STREET



2 - E. 14TH STREET LOOKING NORTH

4 - LOOKING ACROSS THE STREET FROM PROPERTY

SITE PHOTOS

A0.3

10/21/2019

16060 E. 14TH ST. | SAN LEANDRO, CA
PROPOSED PROJECT

KAVA MASSIH ARCHITECTS
920 Grayson Street | Berkeley, CA 94710
95 Federal Street | San Francisco, CA 94107
KMA PROJECT NO. 1905

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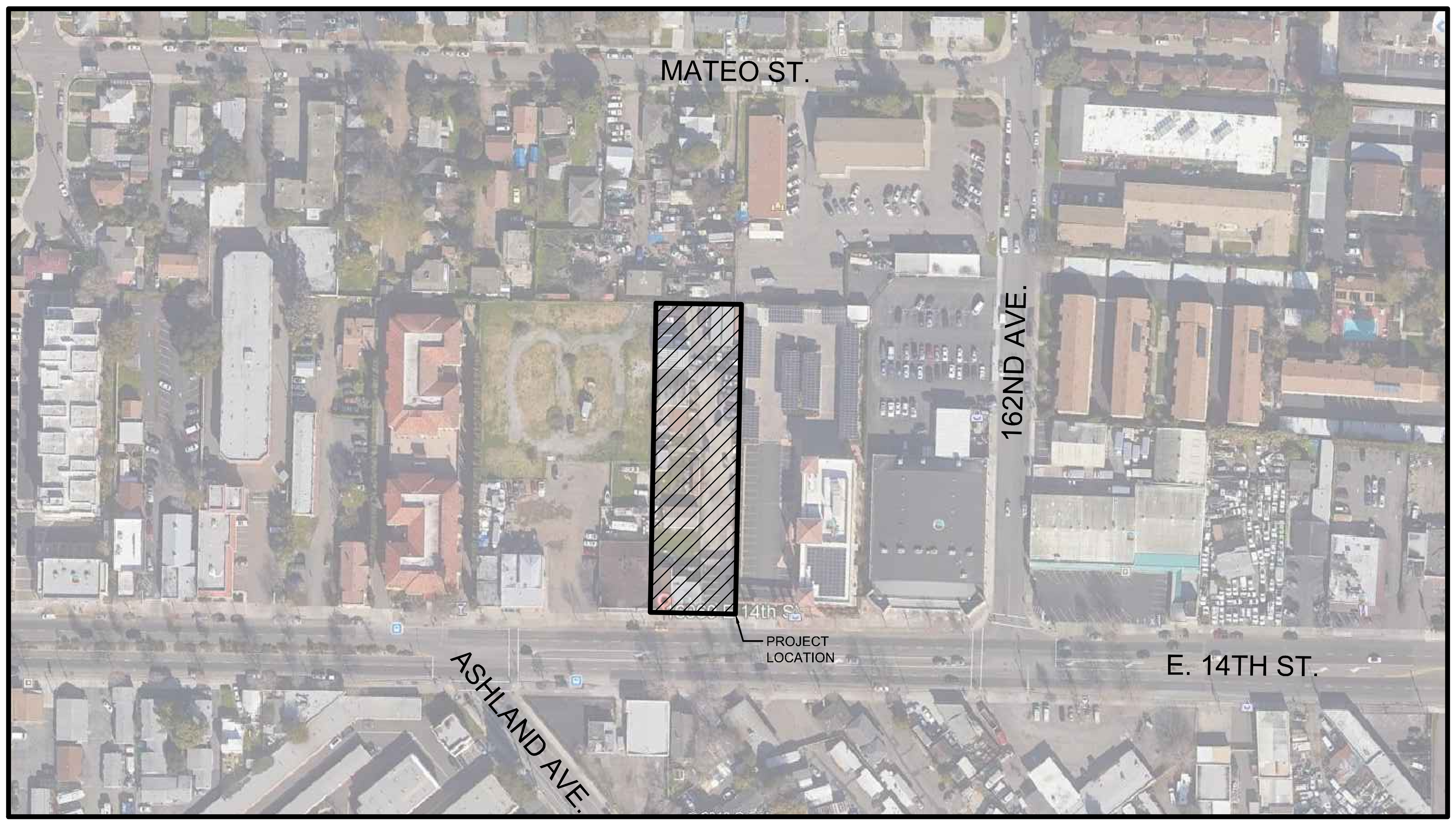
16060 E. 14TH STREET, SAN LEANDRO, CA

SAN LEANDRO, CA
ALAMEDA COUNTY

JULY 2019



VICINITY MAP
NOT TO SCALE

SHEET INDEX

C0.0

TITLE SHEET
10/21/2019

16060 E. 14th St. | San Leandro, CA

REGISTERED PROFESSIONAL ENGINEER
JASON T. WHITE
C 062281
CIVIL
STATE OF CALIFORNIA

BKF
1646 N CALIFORNIA BLVD
SUITE 400
WALNUT CREEK, CA 94596
925-940-2299 (FAX)
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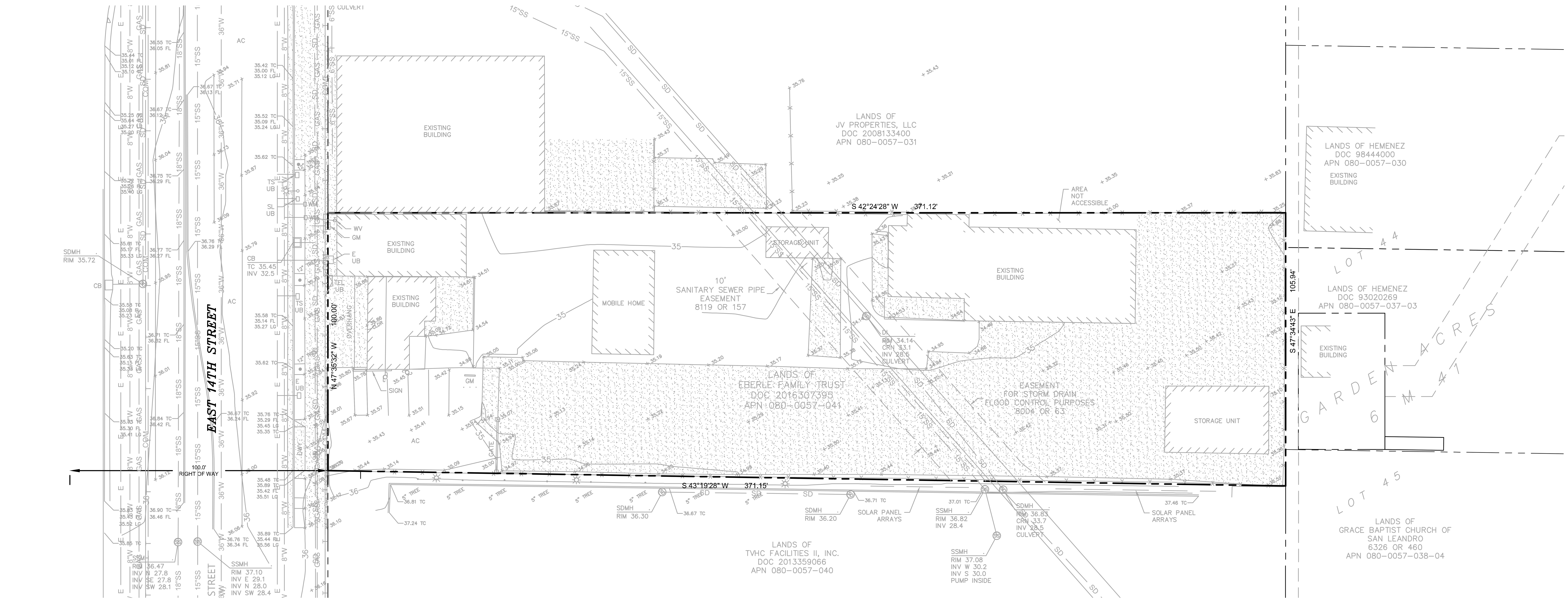
ENGINEERS / SURVEYORS / PLANNERS

KAVA MASSIH ARCHITECTS
920 Grayson Street I Berkeley, CA 94710
95 Federal Street I San Francisco, CA 94107

KMA PROJECT NO. 1905

DRAWING NAME: \\bkf-wc\vol4\2018\181871_16060_e14th\ENG\SHEETS\01_TS.dwg
PLOT DATE: 10-17-19 PLOTTED BY: CHIT



LEGEND

— — —	PROPERTY LINE
—SD—	STORM DRAIN LINE
—SS—	SANITARY SEWER LINE
—E—	ELECTRICAL LINE
—GAS—	GAS LINE (SEMI-HIGH PRESSURE)
—W—	DOMESTIC WATER LINE
—x—x—	FENCE LINE
— — —	EASEMENT LINE
Ⓔ	ELECTRICAL MANHOLE
☼	ELECTROLIER
	FIRE HYDRANT
	SIGN
Ⓣ	TELEPHONE MANHOLE
Ⓤ	UTILITY MANHOLE

EXISTING GENERAL NOTES

1. THE BOUNDARY SHOWN HEREON IS BASED ON FIELD MEASUREMENTS AND REFERENCE RECORD INFORMATION. A RECORD OF SURVEY IS IN PROGRESS AND WILL BE FILED IN ACCORDANCE WITH SECTION 8762(b)(4) OF THE PROFESSIONAL LAND SURVEYOR'S ACT.
2. TOPOGRAPHY SHOWN HEREON WAS COMPILED FROM FIELD SURVEYS PERFORMED IN JANUARY AND FEBRUARY, 2019.
3. ASSESSOR'S PARCEL NUMBERS: 80-57-41
4. ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
5. THE UTILITIES SHOWN ON THIS PLAN ARE DERIVED FROM SURFACE OBSERVATIONS AND RECORD DATA ARE APPROXIMATE ONLY. NO WARRANTY IS IMPLIED AS TO THE ACTUAL LOCATION, SIZE OR PRESENCE OF ANY UTILITY SHOWN OR ANY ADDITIONAL UTILITY LINES NOT SHOWN ON THIS PLAN.

BASIS OF BEARING

THE BEARING OF NORTH 47°35'32" WEST BETWEEN FOUND MONUMENTS ON EAST 14TH STREET AS SHOWN ON THAT CORNER RECORD, CR - 3240, FILED FEBRUARY 8, 2008, IN BOOK 28 OF CORNER RECORDS AT PAGE 74 AND 75, ALAMEDA COUNTY RECORDS, WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS SURVEY.

BENCHMARK

THE ELEVATIONS SHOWN HEREON ARE BASED ON A FOUND CITY OF SAN LEANDRO BENCHMARK, BEING A CINCH NAIL ON TOP OF A CATCH BASIN ON THE WEST SIDE OF EAST 14TH STREET, 75 FEET NORTHERLY OF 155TH AVENUE.
ELEVATION 31.654 FEET (DATUM = NGVD 29).

ABBREVIATIONS

AC	ASPHALT CONCRETE
CB	CATCH BASIN
CLDR	CENTER LINE OF DOOR
DI	DROP INLET
DWY	DRIVEWAY ENTRANCE
E	ELECTRICAL
FL	FLOW LINE
GM	GAS METER
LG	LIP OF GUTTER
SDMH	STORM DRAIN MANHOLE
SL	STREET LIGHT
SSMH	SANITARY SEWER MANHOLE
TC	TOP OF CURB
TEL	TELICOM
TS	TRAFFIC SIGNAL
UB	UTILITY BOX
WM	WATER METER
WV	WATER VALVE

GRAPHIC SCALE
20' 0 20' 40'

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

C0.1

EXISTING CONDITIONS

10/21/2019

16060 E. 14th St. | San Leandro, CA

REGISTERED PROFESSIONAL ENGINEER JASON T. WHITE C 062281 CIVIL STATE OF CALIFORNIA

BKF ENGINEERS / SURVEYORS / PLANNERS
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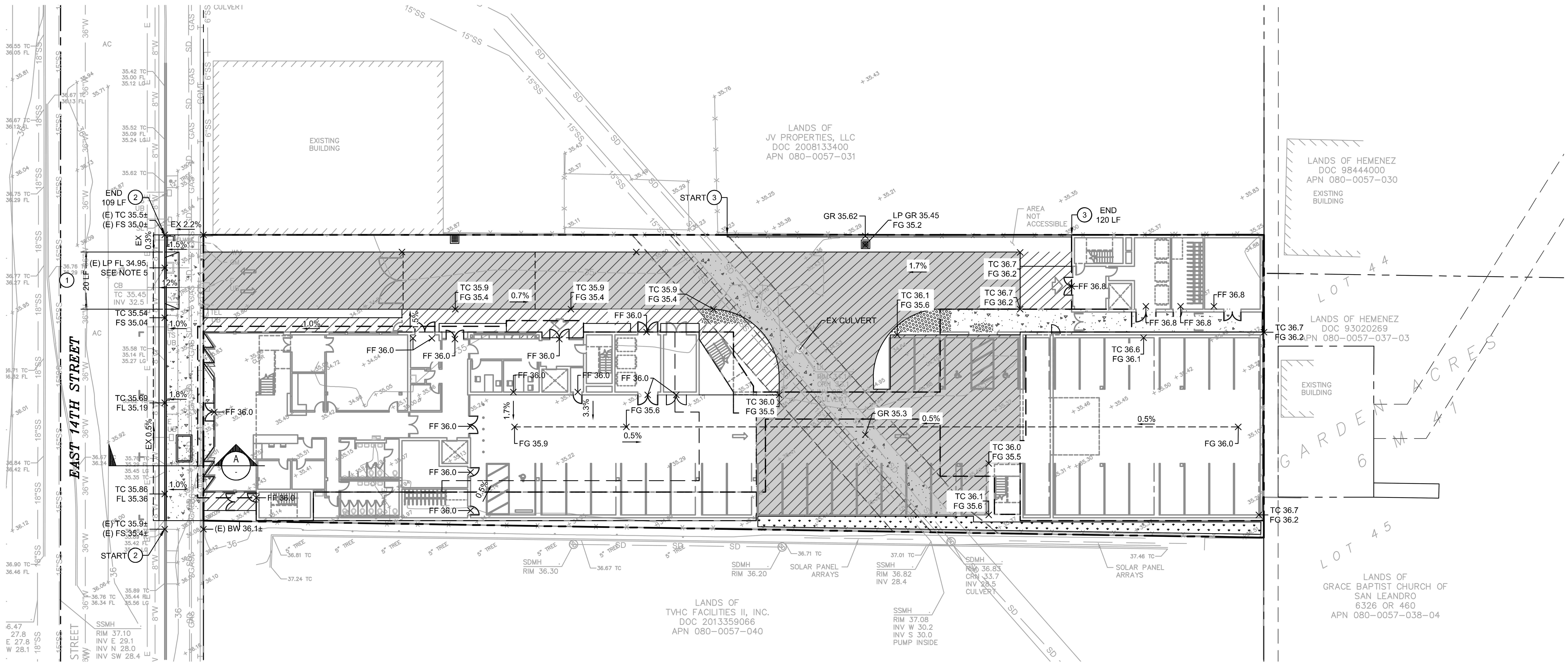
KAVA MASSIH ARCHITECTS
920 Grayson Street I Berkeley, CA 94710
95 Federal Street I San Francisco, CA 94107
KMA PROJECT NO. 1905
SHEET NO.
2 OF 7

DRAWING NAME: \\BKF-WC\vol4\2018\181871_16060_E14th\ENG\SHEETS\02 EX.dwg
PLOT DATE: 10-17-19 PLOTTED BY: CHIT



LEGEND

PROPOSED

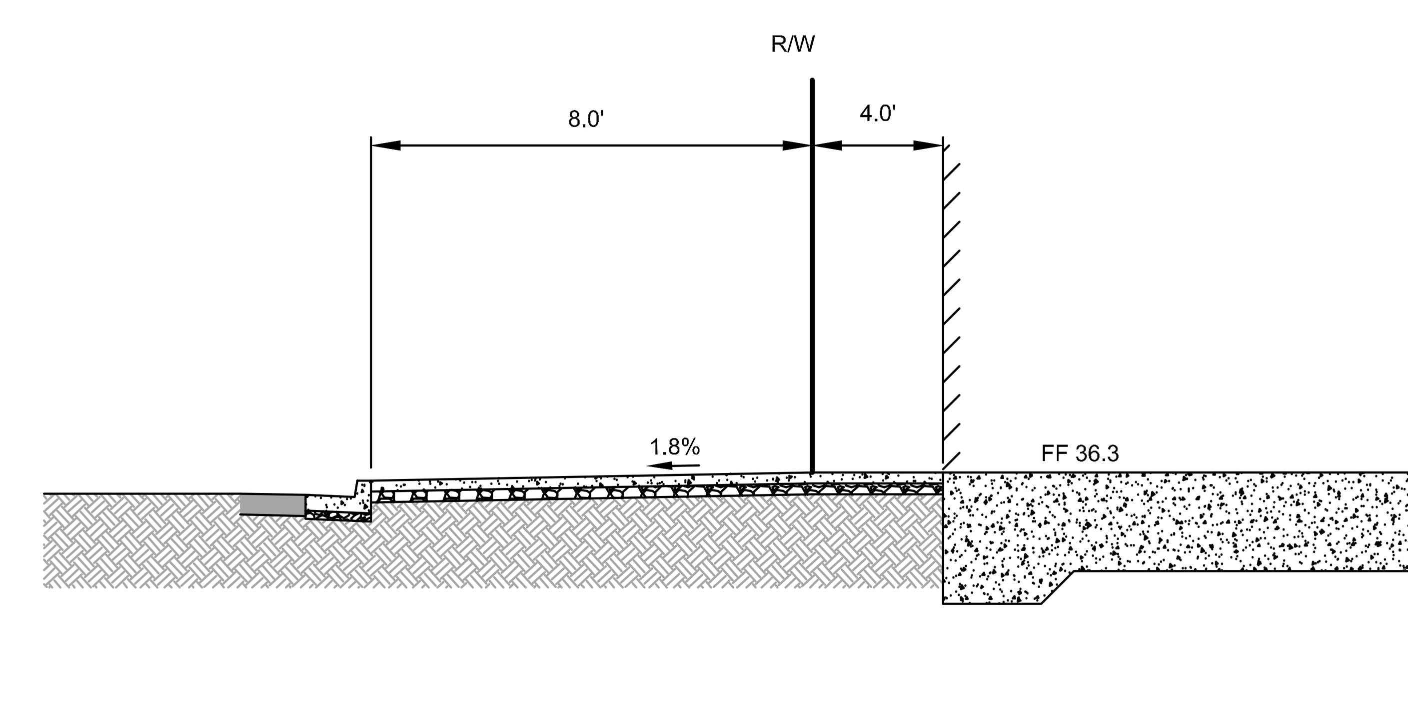
- PROPERTY LINE
- GB — GRADE BREAK
- EASEMENT LINE
- PEDESTRIAN CONCRETE (1 / C-05)
- VEHICULAR CONCRETE (1 / C-05)
- PERMEABLE PEDESTRIAN CONCRETE (5 / C-05)
- PERMEABLE VEHICULAR CONCRETE (5 / C-05)
- BIORETENTION PLANNER (6 / C-05)
- DETECTABLE WARNING SURFACE (4 / C-05)

GENERAL NOTES

1. THE UTILITIES SHOWN ON THIS PLAN AREA DERIVED FROM RECORD DATA AND/OR SURFACE OBSERVATION AND ARE APPROXIMATE ONLY. ACTUAL LOCATION AND SIZE, TOGETHER WITH THE PRESENCE OF ANY ADDITIONAL UTILITY LINES NOT SHOWN ON THIS PLAN SHALL BE VERIFIED BY THE CONTRACTOR IN THE FIELD PRIOR TO CONSTRUCTION.
2. ALL EXISTING UNDERGROUND IN THE PUBLIC RIGHT OF WAY SHALL BE PROTECTED UNLESS OTHERWISE NOTED.
3. ALL EXISTING UTILITY BOXES, STRUCTURES, MANHOLES AND VALVES WITHIN THE LIMIT OF WORK SHALL BE ADJUSTED TO FINAL GRADE UNLESS OTHERWISE NOTED.
4. GRADING OPERATIONS WILL OCCUR OVER EXISTING UTILITIES. CONTRACTOR SHALL EXERCISE THE NECESSARY CARE TO ENSURE EXISTING UTILITIES ARE NOT DAMAGED OR EXPERIENCE ANY INTERRUPTION IN SERVICE. ANY UTILITIES DAMAGED DUE TO THE CONTRACTOR'S ACTIVITIES SHALL BE REPAIRED TO ORIGINAL CONDITION AT THE EXPENSE OF THE CONTRACTOR.
5. EXISTING CATCH BASIN TO BE RELOCATED OUTSIDE OF DRIVEWAY APPROACH. COUNTY OF ALAMEDA TO PROVIDE DIRECTION FOR RELOCATION.
6. LOCATION OF TRANSFORMER TO BE VERIFIED BY JOINT TRENCH CONSULTANT

KEY NOTES

1. CONCRETE DRIVEWAY PER COUNTY OF ALAMEDA STD DETAIL SERIES SD-300
2. CONCRETE SIDEWALK, CURB, AND GUTTER PER COUNTY OF ALAMEDA DETAIL SERIES SD-300
3. CONCRETE RETAINING CURB



B SECTION
SCALE 1" = 5'

GRAPHIC SCALE
20' 0 20' 40'

811
Know what's below.
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C0.2

DRAWING NAME: \\BKF-WC\vol4\2018\181871_16060_E14th\ENG\SHEETS\03 GR.dwg
PLOT DATE: 10-17-19 PLOTTED BY: CHIT

GRADING AND DRAINAGE PLAN

10/21/2019

16060 E. 14th St. | San Leandro, CA

REGISTERED PROFESSIONAL ENGINEER JASON T. WHITE C 062281 CIVIL STATE OF CALIFORNIA

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920 Grayson Street I Berkeley, CA 94710
95 Federal Street I San Francisco, CA 94107

KMA PROJECT NO. 1905

SHEET NO.

LEGEND

PROPOSED

- SUBJECT PROPERTY LINE
- APPROXIMATE LIMIT OF WORK
- STORM DRAIN LINE
- W — WATER SERVICE LINE
- SS — SEWER LATER
- PERFORATED PIPE
- SDCO — STORM DRAIN CLEANOUT
- SSCO — SANITARY SEWER CLEANOUT
- STORM DRAIN INLET
- STORM DRAIN CATCH BASIN
- WATER METER
- BACKFLOW PREVENTER
- PERMEABLE PEDESTRIAN CONCRETE
- PERMEABLE VEHICULAR CONCRETE
- BIORETENTION PLANNER

KEY NOTES

1. SANITARY SEWER P.O.C. SPP FOR CONTINUATION INTO BUILDING
2. SEWER CONNECTION TO MAIN, INVERT TO BE VERIFIED IN FIELD
3. STORM DRAIN LINE CONNECTION TO EXISTING CULVERT, SEE NOTES 9 AND 10.
4. DOMESTIC WATER P.O.C SPP FOR CONTINUATION INTO BUILDING
5. FIRE WATER P.O.C SPP FOR CONTINUATION INTO BUILDING
6. WATER CONNECTION TO MAIN
7. IRRIGATION WATER P.O.C SLP FOR CONTINUATION
8. CONVERT EXISTING GRATE TO MANHOLE TOP

UTILITY GENERAL NOTES

1. ALL EXISTING UTILITIES HAVE BEEN PLOTTED FROM RECORD INFORMATION AND FIELD TOPOGRAPHIC SURVEY. THE TYPES, LOCATIONS, SIZES AND DEPTHS OF EXISTING UNDERGROUND UTILITIES SHOWN ON THESE PLANS MAY VARY AND ADDITIONAL FACILITIES MAY EXIST. THE CONTRACTOR IS CAUTIONED THAT ONLY EXCAVATION WILL REVEAL THE TYPES, EXTEND, SIZES, LOCATIONS, AND DEPTH OF EXISTING UNDERGROUND UTILITIES.
2. UNLESS OTHERWISE NOTED ALL UTILITY LINES AND STRUCTURES SHALL REMAIN AND BE PROTECTED IN PLACE.
3. CONTRACTOR SHALL VERIFY EXACT LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES PRIOR TO COMMENCEMENT OF WORK.
4. CONTRACTOR TO POTHOLE AND FIELD VERIFY ALL UTILITY CROSSINGS.
5. CONTRACTOR TO CONTACT USA AT (800)247-2600 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION. UTILITY REMOVAL OR EXCAVATION.
6. LENGTHS OF STORM DRAIN PIPES ARE HORIZONTAL DISTANCES FROM CENTER TO CENTER OF STRUCTURES, ROUNDED TO THE NEAREST FOOT AND ARE SHOWN FOR ENGINEERING CALCULATIONS ONLY. CONTRACTOR SHALL ESTIMATE HIS/HER OWN PIPE LENGTHS PRIOR TO BIDDING.
7. FOR CONTINUATION OF UTILITY POINT OF CONNECTIONS (POC) REFER TO PLUMBING AND ELECTRICAL PLANS FOR CONTINUATION INTO BUILDING.
8. LOCATION OF UNDERGROUND TRANSFORMER TO BE VERIFIED BY JOINT TRENCH CONSULTANT.
9. WHERE STORM DRAIN CONNECTS TO BOX CULVERT, ALL STORM DRAIN PIPE ENTERING THE CULVERT WILL BE CONVERTED TO REINFORCED CONCRETE PIPE FOR A MINIMUM 1-FOOT LENGTH.
10. ALL STORM DRAIN CONNECTIONS TO THE BOX CULVERT WILL OCCUR ON THE SIDE WALLS OF THE BOX CULVERT DUE TO THE SHALLOW DEPTH OF THE TOP OF CULVERT, RANGING FROM 2 TO 3-FEET OF COVER.
11. CONNECTION POINT STATIC PRESSURE (PSI): 65
RESIDUAL PRESSURE AT 750 GPM (PSI): 60
RESIDUAL PRESSURE AT 1500 GPM (PSI): 55

GRAPHIC SCALE
20' 0 20' 40'

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

C0.3

UTILITY PLAN

10/21/2019

16060 E. 14th St. | San Leandro, CA

REGISTERED PROFESSIONAL ENGINEER JASON T. WHITE C 062281 CIVIL STATE OF CALIFORNIA

BKF ENGINEERS / SURVEYORS / PLANNERS
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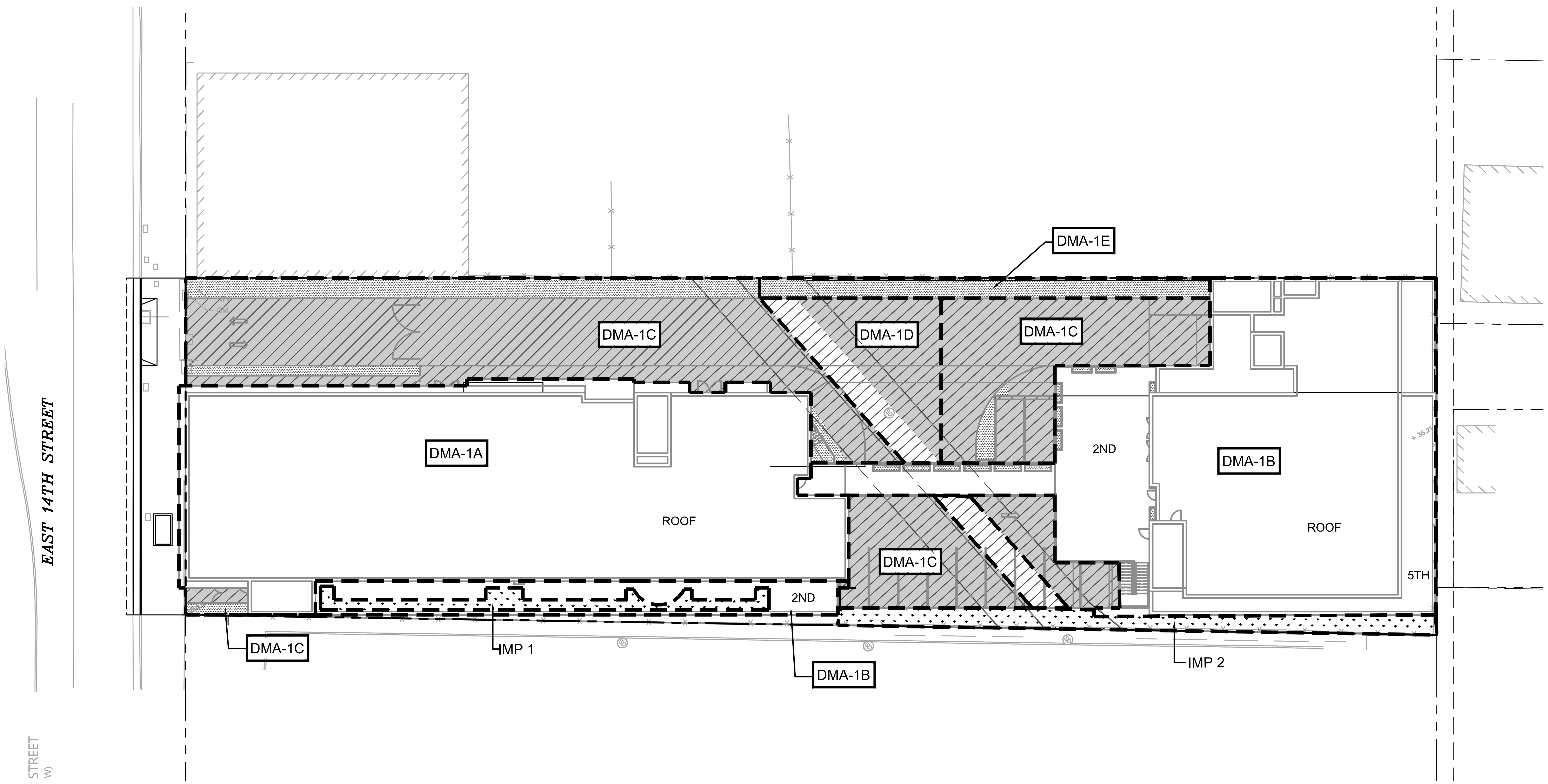
KMA PROJECT NO. 1905

SHEET NO. 4 OF 7

DRAWING NAME: \\BKF-WC\vol4\2018\181871_16060_E14th\ENG\SHEETS\04 UT.dwg
PLOT DATE: 10-17-19 PLOTTED BY: CHIT



LEGEND

- PROJECT BOUNDARY
- DRAINAGE MANAGEMENT AREA (DMA) BOUNDARY
- BIORETENTION AREA (1 / C0.6)
- PERMEABLE CONCRETE
- LANDSCAPE AREA
- IMPERVIOUS CONCRETE
- ROOF AREA (IMPERVIOUS)
- STORM DRAIN LINE
- STORM DRAIN INLET
- SDCO STORM DRAIN CLEANOUT
- FLOW DIRECTION

ABBREVIATIONS

AC	ASPHALT CONCRETE
BLDG	BUILDING
CC	CONCRETE
DG	DECOMPOSED GRANITE
DMA	DRAINAGE MANAGEMENT AREA
EL	ELEVATION
IMP	INTEGRATED MANAGEMENT PRACTICE
POC	POINT OF CONNECTION
OFD	OVERFLOW DRAIN
SD	STORM DRAIN
SF	SQUARE FOOT
TYP	TYPICAL

NOTES:

1. STORMWATER QUALITY CONTROL BMP BIORETENTION FACILITIES ARE DESIGNED IN ACCORDANCE WITH STANDARDS AND SPECIFICATIONS FROM ALAMEDA COUNTY CLEAN WATER PROGRAM C.3 STORMWATER TECHNICAL GUIDANCE.
2. THE EXISTING RUNOFF COEFFICIENT FOR THE SITE IS 0.4 ACCORDING TO THE ALAMEDA COUNTY FLOOD CONTORL DISTRICT. TO ACCOUNT FOR THE INCREASE IN THE RUNOFF COEFFICIENT DUE TO THE DEVELOPMENT, OUR BIORETENTION SIZING ACCOUNTS FOR FLOW CONTROL WITH INCREASED DEPTHS FOR V1 AND V2 DESPITE OUR SITE BEING LESS THAN 1 ACRE.

DRAINAGE MANAGEMENT AREA SUMMARY TABLE

BOUNDARY		CONVENTIONAL SURFACES (SF)			DRAINS TO	LID/BMPs (SF)	SIZE BMP REQ	TOTAL (SF)
SUB-WATERSHED 1 (DMA-1)	LVL	ROOF/CONC	LANDSCAPE	PERM. CONC		BMP		
DMA-1A	7TH/2ND FLOOR	11,465	-	-	IMP 1	480	459	11,945
DMA-1B	2ND / 3RD / 7TH FLOOR	11,520	115	-	IMP 2	760	462	12,395
DMA-1C	GROUND	360	925	10,330	SELF TREATING	-	-	11,615
DMA-1D	GROUND	520	-	1,055	DMA-1E	-	-	1,575
DMA-1E	GROUND	-	800	-	SELF RETAINING	-	-	800
OVERAL TOTAL (SF)		24,870	2,190	11,385		1,240	921	38,330

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

GRAPHIC SCALE
20' 0 20' 40'

DRAWING NAME: \\BKF-WC\vol4\2018\181871_16060_E14th\ENG\SHEETS\05 SWCP.dwg
PLOT DATE: 10-17-19 PLOTTED BY: CHIT

STORMWATER CONTROL PLAN

10/21/2019

16060 E. 14th St. | San Leandro, CA

REGISTERED PROFESSIONAL ENGINEER JASON T. WHITE C 062281 CIVIL STATE OF CALIFORNIA

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95 Federal Street I San Francisco, CA 94107
KMA PROJECT NO. 1905

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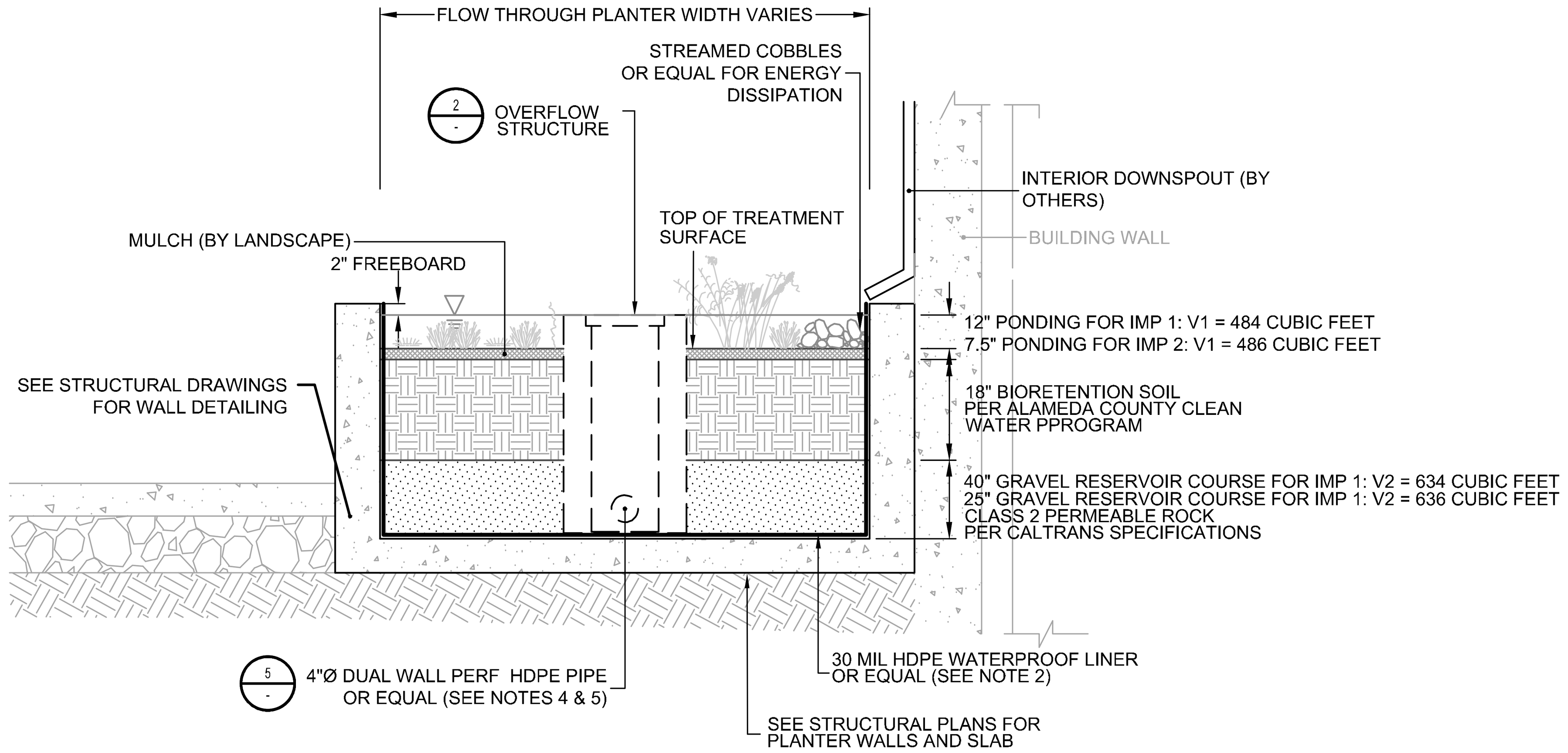
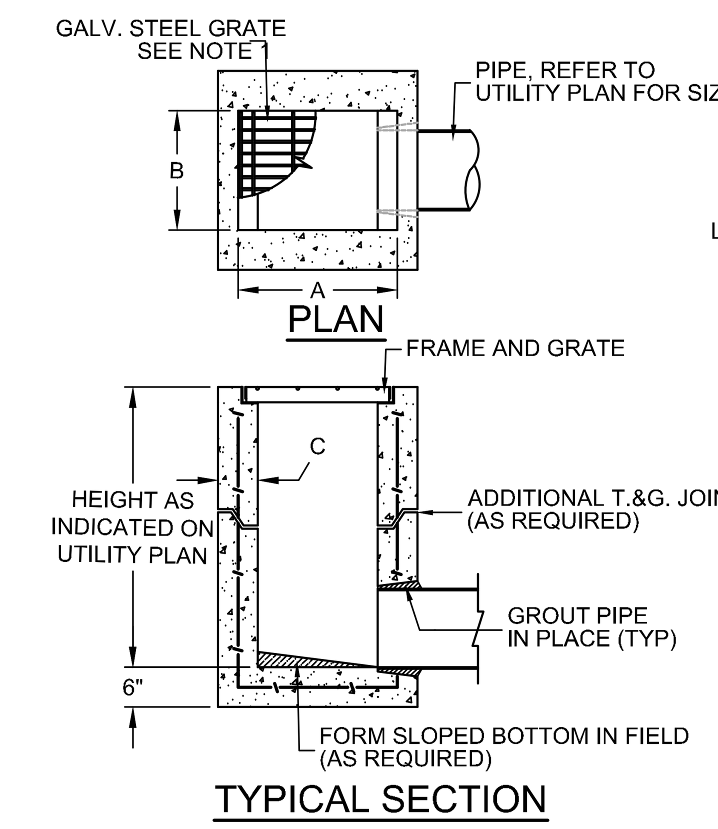
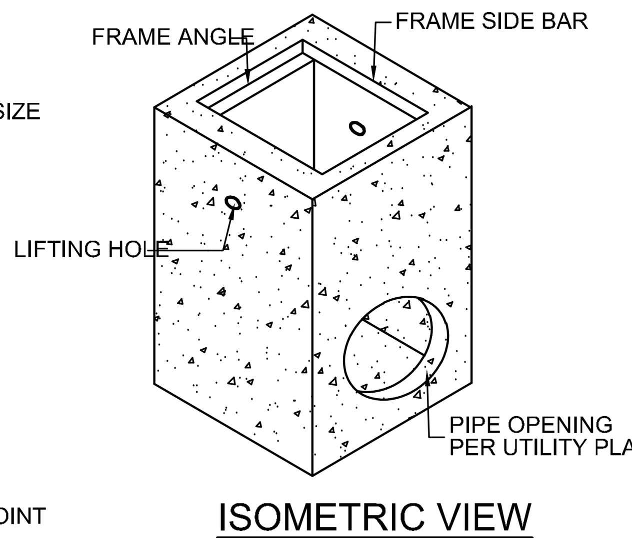


FLOWTHROUGH PLANTER NOTES

1. INSTALL DOWNSPOUTS OR OTHER CONVEYANCE CONNECTIONS (E.G. SCUPPER, CHANNEL, OVERHEAD RUNNEL) FROM BUILDING TO DRAIN ABOVE DESIGN PONDING ELEVATION.
2. BUILDING WATERPROOFING BY ARCHITECT; COORDINATE PLANTER CONSTRUCTION WITH BUILDING FACADE / WATERPROOFING.
3. PROVIDE WALL AT BUILDING FACE IN CASES WHERE GAP IS REQUIRED BETWEEN WALL AND PLANTER OR WHERE BUILDING FACADE IS INCOMPATIBLE WITH PLANTER CONFIGURATION.
4. ALL PERFORATIONS SHALL BE SLOTTED TYPE AND CONFORM TO AASHTO CLASS 2 SPECIFICATIONS AND MEASURE 0.125 INCH WIDE BY 0.875 INCH LONG (MAX), PROVIDING A MINIMUM INLET AREA OF 1.0 SQUARE INCH PER LINEAR FOOT OF PIPE.
5. PERFORATION SHALL BE LOCATED IN VALLEYS OF CORRUGATIONS, ORIENTED PERPENDICULAR TO LONG AXIS OF PIPE, AND EVENLY SPACED AROUND CIRCUMFERENCE AND LENGTH OF PIPE.
6. SET CROWN OF UNDERDRAIN PIPE AT OR BELOW BOTTOM OF CHOCKING COURSE.
7. REFER TO PLUMBING PLANS FOR CONTINUATION OF STORM DRAIN LINE THROUGH BUILDING.

FLOW THROUGH PLANTER - TYPICAL SECTION
NOT TO SCALE
1



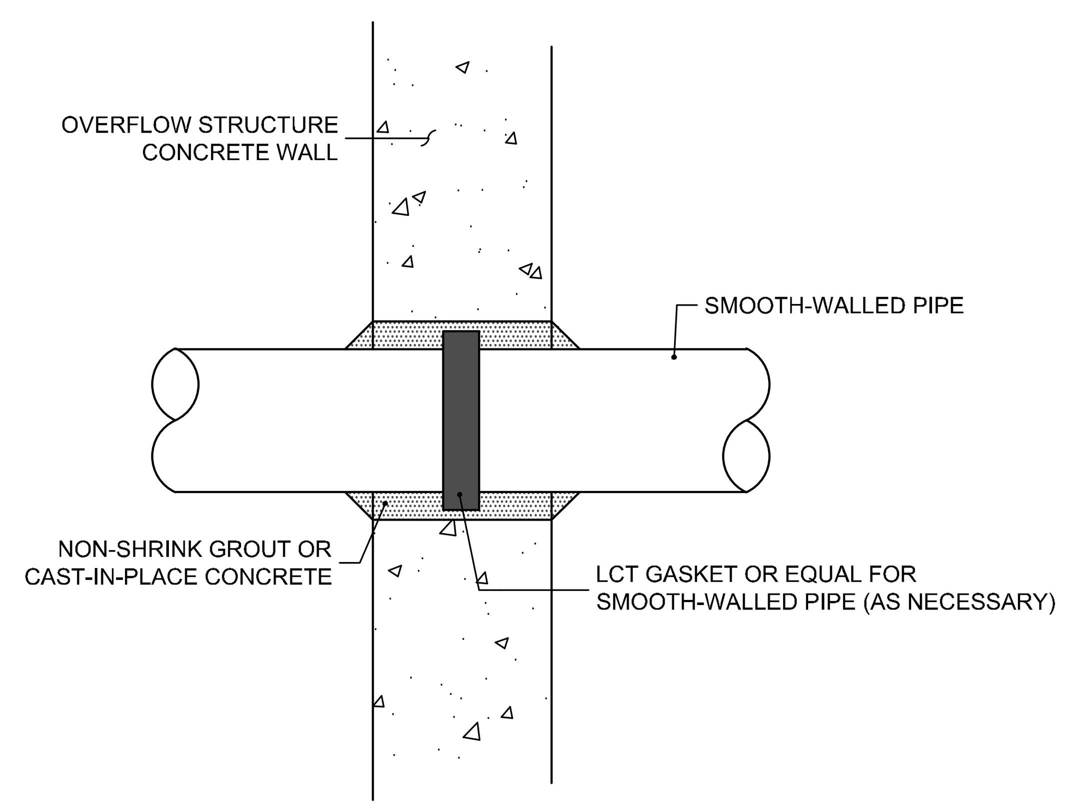


NOTES

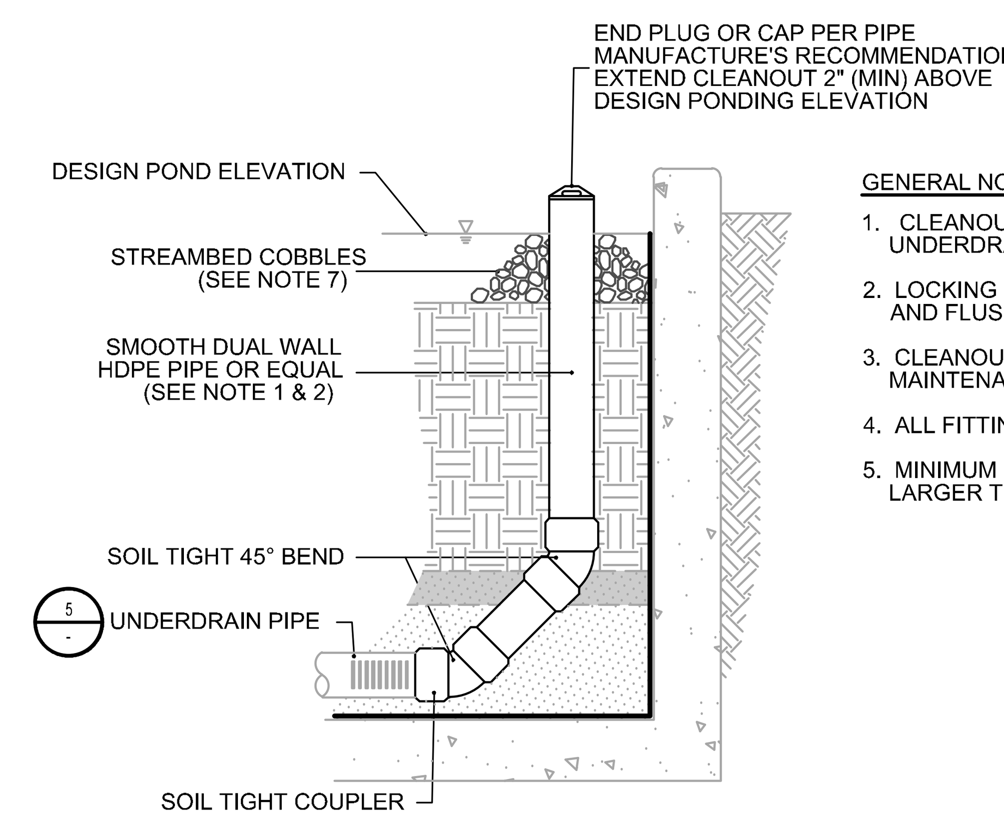
1. CONTRACTOR TO INSTALL JENSEN PRECAST PRODUCTS OR APPROVED EQUIVALENT.
2. ALL OVERFLOW 12" X 12" DROP INLET FRAMES AND GRATES IN BIORETENTION AREAS ARE NOT REQUIRED TO BE H20 TRAFFIC RATED.

MODEL NO.	A		B		C	
	IN	MM	IN	MM	IN	MM
DI1212	12	300	12	300	4	100

STORMDRAIN OVERFLOW SCTRUCTURE
NOT TO SCALE
2



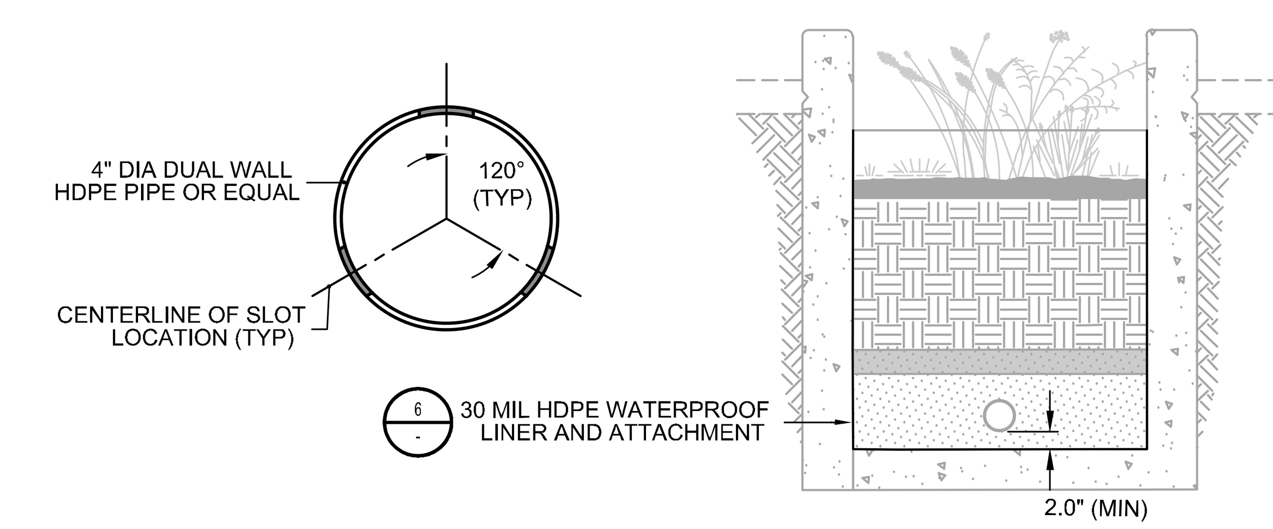
OVERFLOW STRUCTURE WALL PENETRATION
NOT TO SCALE
3



GENERAL NOTES

1. CLEANOUT PIPE SHALL BE SAME SIZE AND MATERIAL AS UNDERDRAIN PIPE.
2. LOCKING MECHANISM SHALL BE TAMPER RESISTANT AND FLUSH OR RECESSED IN LID.
3. CLEANOUT SHALL BE INSTALLED TO ALLOW FOR MAINTENANCE ACCESS TO ALL PIPES.
4. ALL FITTINGS SHALL BE SOIL TIGHT.
5. MINIMUM STREAMED COBBLE DIAMETER SHALL BE LARGER THAN MAX GRATE OPENING.

FLOW THROUGH PLANTER CLEANOUT
NOT TO SCALE
4



GENERAL NOTES

1. ALL PERFORATIONS SHALL BE SLOTTED TYPE AND CONFORM TO AASHTO CLASS II SPECIFICATIONS AND MEASURE 0.125 INCH WIDE BY 0.875 INCH LONG (MAX), PROVIDING A MINIMUM INLET AREA OF 1.0 SQUARE INCH PER LINEAR FOOT OF PIPE.
2. PERFORATIONS SHALL BE LOCATED IN VALLEYS OF CORRUGATIONS, ORIENTED PERPENDICULAR TO LONG AXIS OF PIPE, AND EVENLY SPACED AROUND CIRCUMFERENCE AND LENGTH OF PIPE.
3. SET CROWN OF UNDERDRAIN PIPE AT OR BELOW BOTTOM OF CHOKING COURSE. SEE DESIGNER NOTES FOR ADDITIONAL GUIDANCE ON LOCATING UNDERDRAIN PIPE IN GRAVEL STORAGE.
4. LONGITUDINAL SLOPE OF UNDERDRAIN PIPE SHALL BE 0.5% MINIMUM.

UNDERDRAINS
NOT TO SCALE
5

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CONSTRUCTION DETAILS

10/21/2019

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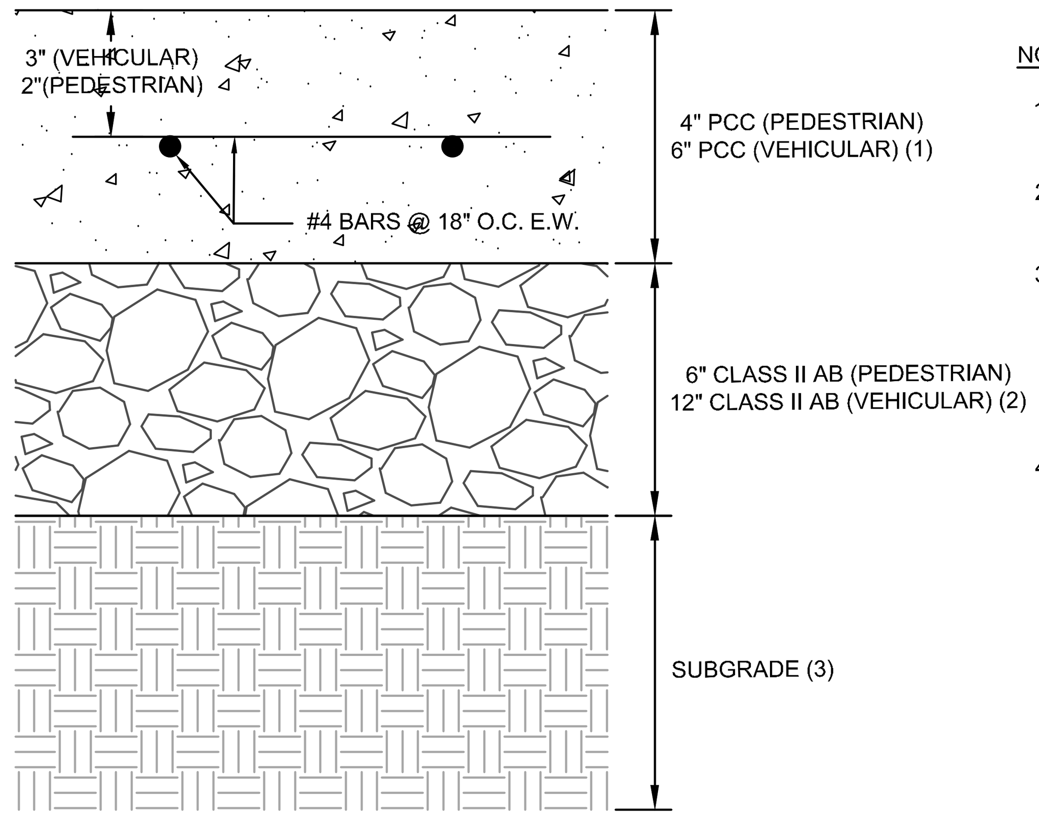
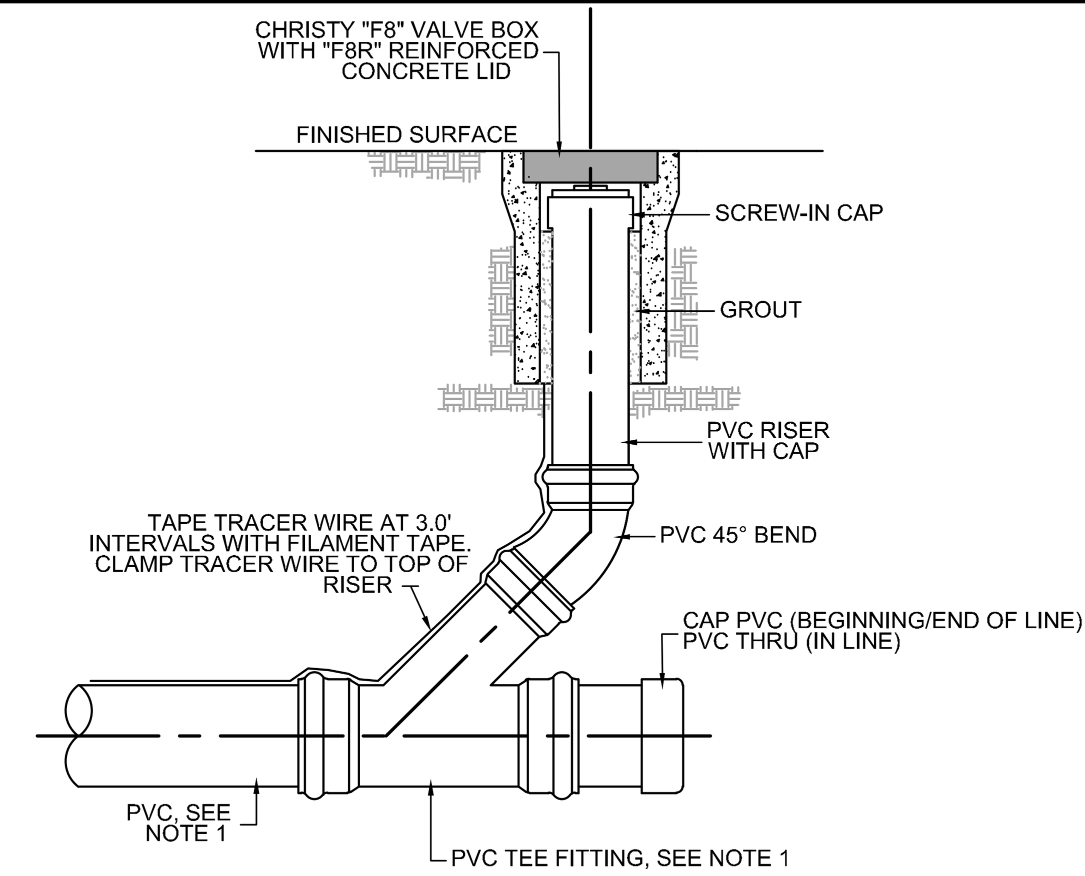


NOTES:

1. PORTLAND CEMENT CONCRETE SHALL HAVE A MINIMUM OF 3,000 PSI AT 28 DAYS.
2. COMPACT AGGREGATE BASE TO A MINIMUM OF 95 PERCENT COMPACTION
3. COMPACT UPPER 6 INCHES OF SUBGRADE TO A MINIMUM OF 95 PERCENT COMPACTION AND ANY FILL BELOW UPPER 6 INCHES OF SUBGRADE TO BE COMPACTED TO AT LEAST 90 PERCENT COMPACTION.
4. SEE LANDSCAPE PLANS FOR CONCRETE COLOR, FINISH, JOINTS, AND DETAILING

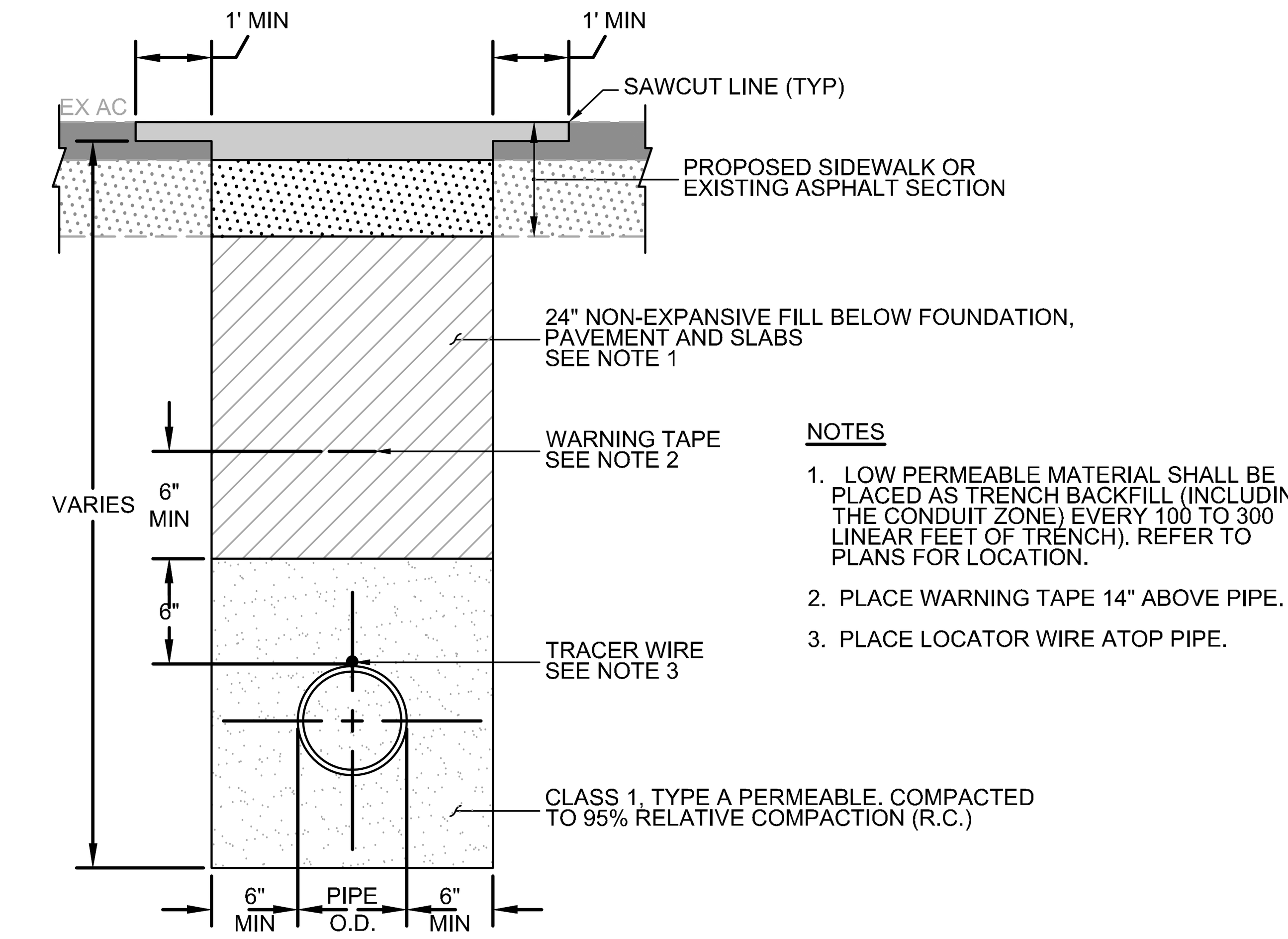
CONCRETE PAVEMENT SECTION
NOT TO SCALE
1



NOTES:

1. THIS PORTION WILL BE PERFORATED PIPE IN AREAS WHERE PERMEABLE PAVERS ARE LOCATED.

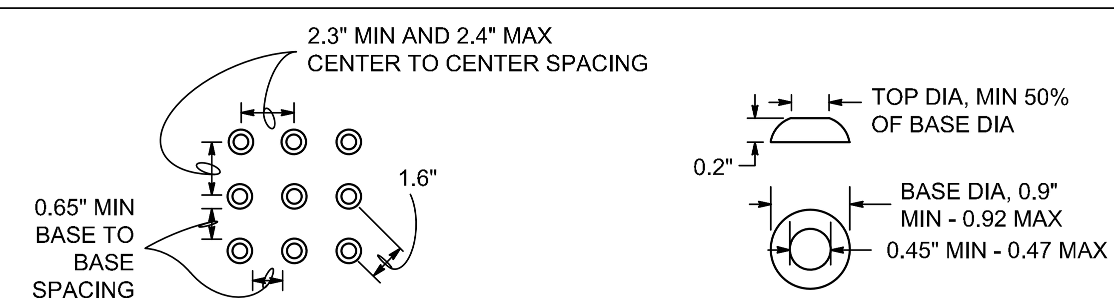
STORM / SEWER CLEANOUT
NOT TO SCALE
2



NOTES

1. LOW PERMEABLE MATERIAL SHALL BE PLACED AS TRENCH BACKFILL (INCLUDING THE CONDUIT ZONE) EVERY 100 TO 300 LINEAR FEET OF TRENCH). REFER TO PLANS FOR LOCATION.
2. PLACE WARNING TAPE 14" ABOVE PIPE.
3. PLACE LOCATOR WIRE ATOP PIPE.

UTILITY TRENCH
NOT TO SCALE
3



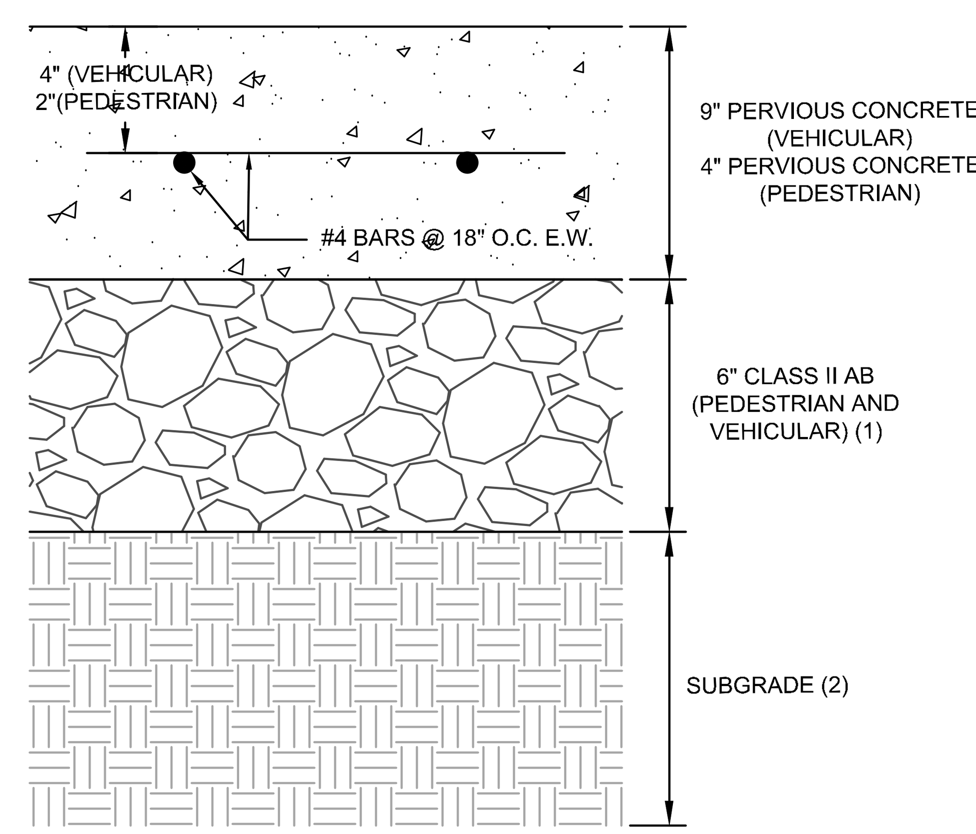
RAISED TRUNCATED DOME
PATTERN (INLINE)

RAISED TRUNCATED DOME

NOTES

1. DETECTABLE WARNING SURFACE SHALL BE TEKWAY TRUNCATED DOMES OR APPROVED EQUAL.
2. INSTALL THE DETECTABLE WARNING SURFACE ON ALL PEDESTRIAN RAMPS. THE DETECTABLE WARNING SURFACE SHALL BE INSTALLED AS SHOWN ON THE PLANS. THE EDGE OF THE DETECTABLE WARNING SURFACE NEAREST THE STREET SHALL BE PLACED BETWEEN 6 AND 8 INCHES FROM THE GUTTER FLOW LINE.
3. WHERE THE DETECTABLE WARNING SURFACE IS INSTALLED ALONG FLUSH CURBS, THE SURFACE SHALL EXTEND ALONG THE FULL WIDTH OF THE FLUSH CURB. WHERE THE DETECTABLE WARNING SURFACE IS INSTALLED ALONG A SIDEWALK, THE SURFACE SHALL EXTEND ALONG THE FULL WIDTH OF THE SIDEWALK. SEE THE LAYOUT PLANS FOR THE SPECIFIC LOCATIONS TO INSTALL THE WARNING SURFACES ON FLUSH CURBS AND SIDEWALKS.
4. DETECTABLE WARNING SURFACES SHALL CONTRAST VISUALLY WITH ADJACENT WALKING SURFACES. CONFORMING TO FEDERAL COLOR NO. FS33538 OF FEDERAL STANDARD 595C, DETECTABLE WARNING SURFACES WILL BE THE COLOR YELLOW .
5. DETECTABLE WARNING SURFACE MAY HAVE TO BE CUT TO ALLOW REMOVAL OF UTILITY COVERS WHILE MAINTAINING FULL DETECTABLE WARNING WIDTH AND DEPTH.

DETECTABLE WARNING SURFACE
NOT TO SCALE
4



NOTES:

1. COMPACT AGGREGATE BASE TO A MINIMUM OF 95 PERCENT COMPACTION
2. COMPACT UPPER 6 INCHES OF SUBGRADE TO A MINIMUM OF 95 PERCENT COMPACTION AND ANY FILL BELOW UPPER 6 INCHES OF SUBGRADE TO BE COMPACTED TO AT LEAST 90 PERCENT COMPACTION.
3. SEE LANDSCAPE PLANS FOR CONCRETE COLOR, FINISH, JOINTS, AND DETAILING

PERMEABLE CONCRETE PAVEMENT SECTION
NOT TO SCALE
5

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CONSTRUCTION DETAILS

10/21/2019

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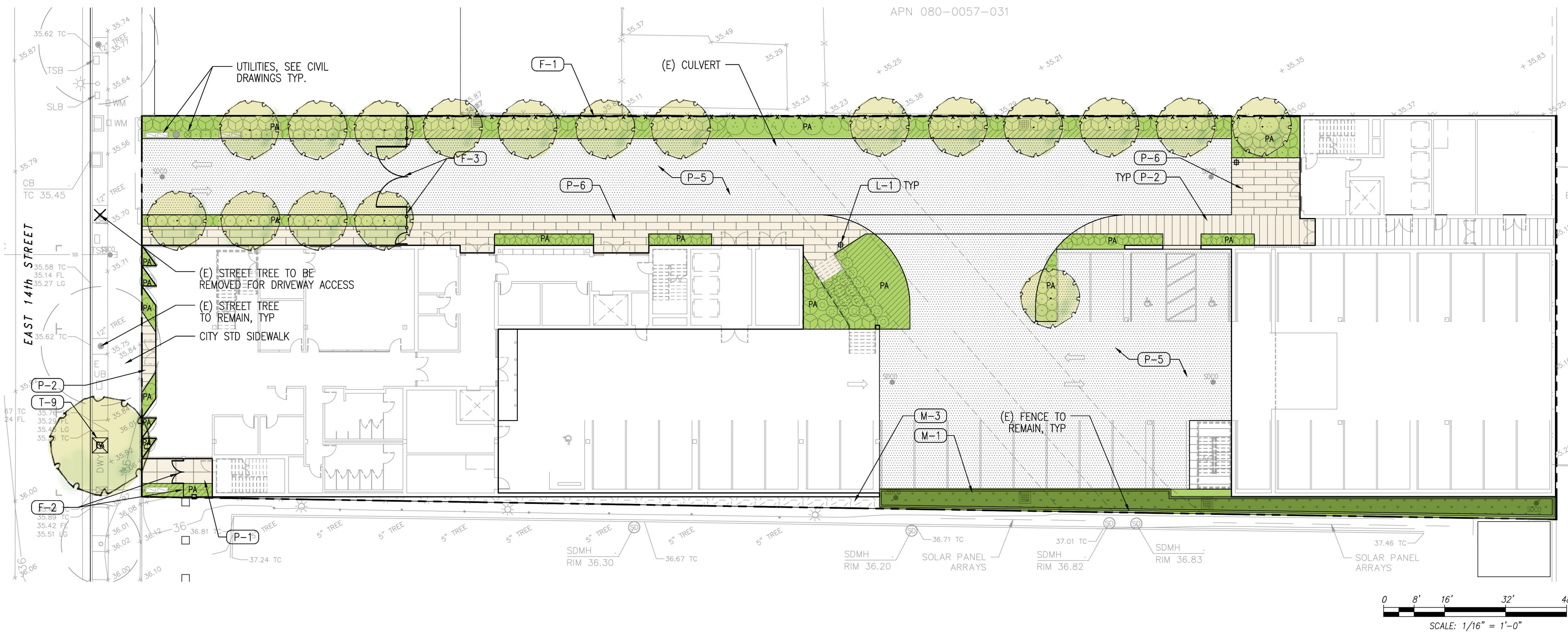

LEGEND

KEY	DESCRIPTION
PAVING	
P-1	CONCRETE PAVING, TYP
P-2	CONCRETE PAVING – DECORATIVE FINISH, TYP
P-3	CONCRETE PODIUM PAVERS, TYP
P-4	RESILIENT PAVING; POURED-IN-PLACE
P-5	PERMEABLE CONCRETE PAVING, TYP
P-6	PERMEABLE PEDESTRIAN PAVERS, TYP
FENCING	
F-1	8' HT PERIMETER FENCE & GATE: STEEL PICKET
F-2	6' HT SCREEN FENCE & GATE: WOOD
F-3	6' HT FENCE & GATE: STEEL PICKET
F-4	4' HT FENCE & GATE: STEEL PICKET
DAYCARE AREA	
D-1	PLAYHOUSE
D-2	SYNTHETIC TURF MOUND
D-3	STORY CIRCLE WITH SEATING
D-4	PLAY WALL ELEMENT (MUSIC, PAINTING, CHALK, OR SIMILAR PANELS)
D-5	KID-SIZED TABLES & CHAIRS, TYP
D-6	KIDS HANGING POD CHAIR
FURNISHINGS	
T-1	PRECAST PLANTER WITH INTEGRAL WALL LIGHT, TYP
T-2	PRECAST PLANTER; ROUND, TYP
T-3	LOUNGE FURNITURE, TYP
T-4	BARBEQUE AND COUNTER
T-5	COMMUNITY TABLE
T-6	COMMUNITY GARDEN PLANTER, TYP
T-7	COMMUNITY GARDEN WORK TABLE
T-8	COMMUNITY GARDEN STORAGE SHED
T-9	CITY STANDARD TREE GRATE
LIGHTING	
L-1	LED LIGHT POLE; 10-14' HT, DARK-SKY COMPLIANT
–	SEE T-1 FOR PLANTER WALL LIGHTS
MISCELLANEOUS	
M-1	STORMWATER PLANTING AREA; AT GRADE, TYP
M-2	STORMWATER PLANTING AREA; IN RAISED PLANTER, TYP
M-3	MULCH

PA = PLANTING AREA

PRELIMINARY LANDSCAPE PLAN - GROUND LEVEL

1/16" = 1'-0" @ 22" x 34" (1/32" = 1'-0" @ 11" x 17")

10/21/2019

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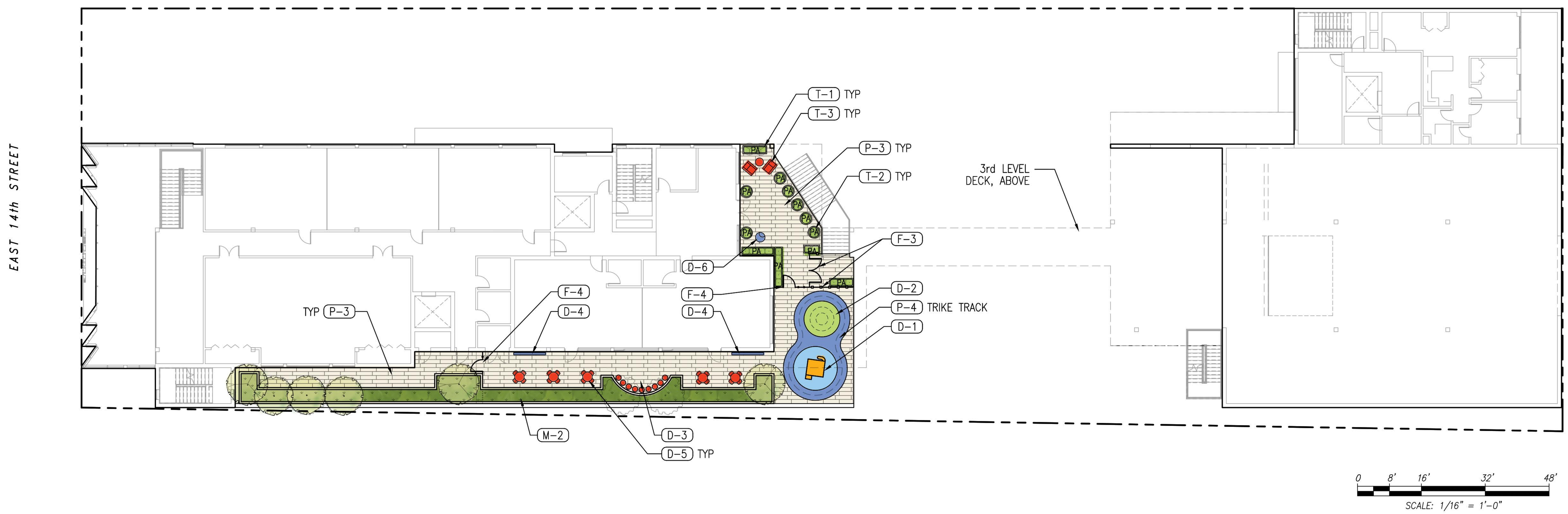

LEGEND

KEY	DESCRIPTION
PAVING	
P-1	CONCRETE PAVING, TYP
P-2	CONCRETE PAVING – DECORATIVE FINISH, TYP
P-3	CONCRETE PODIUM PAVERS, TYP
P-4	RESILIENT PAVING; POURED-IN-PLACE
P-5	PERMEABLE CONCRETE PAVING, TYP
P-6	PERMEABLE PEDESTRIAN PAVERS, TYP
FENCING	
F-1	8' HT PERIMETER FENCE & GATE: STEEL PICKET
F-2	6' HT SCREEN FENCE & GATE: WOOD
F-3	6' HT FENCE & GATE: STEEL PICKET
F-4	4' HT FENCE & GATE: STEEL PICKET
DAYCARE AREA	
D-1	PLAYHOUSE
D-2	SYNTHETIC TURF MOUND
D-3	STORY CIRCLE WITH SEATING
D-4	PLAY WALL ELEMENT (MUSIC, PAINTING, CHALK, OR SIMILAR PANELS)
D-5	KID-SIZED TABLES & CHAIRS, TYP
D-6	KIDS HANGING POD CHAIR
FURNISHINGS	
T-1	PRECAST PLANTER WITH INTEGRAL WALL LIGHT, TYP
T-2	PRECAST PLANTER; ROUND, TYP
T-3	LOUNGE FURNITURE, TYP
T-4	BARBEQUE AND COUNTER
T-5	COMMUNITY TABLE
T-6	COMMUNITY GARDEN PLANTER, TYP
T-7	COMMUNITY GARDEN WORK TABLE
T-8	COMMUNITY GARDEN STORAGE SHED
T-9	CITY STANDARD TREE GRATE
LIGHTING	
L-1	LED LIGHT POLE; 10-14' HT, DARK-SKY COMPLIANT
–	SEE T-1 FOR PLANTER WALL LIGHTS
MISCELLANEOUS	
M-1	STORMWATER PLANTING AREA; AT GRADE, TYP
M-2	STORMWATER PLANTING AREA; IN RAISED PLANTER, TYP
M-3	MULCH

PA = PLANTING AREA

PRELIMINARY LANDSCAPE PLAN - SECOND LEVEL

1/16" = 1'-0" @ 22" x 34" (1/32" = 1'-0" @ 11" x 17")

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L1.2

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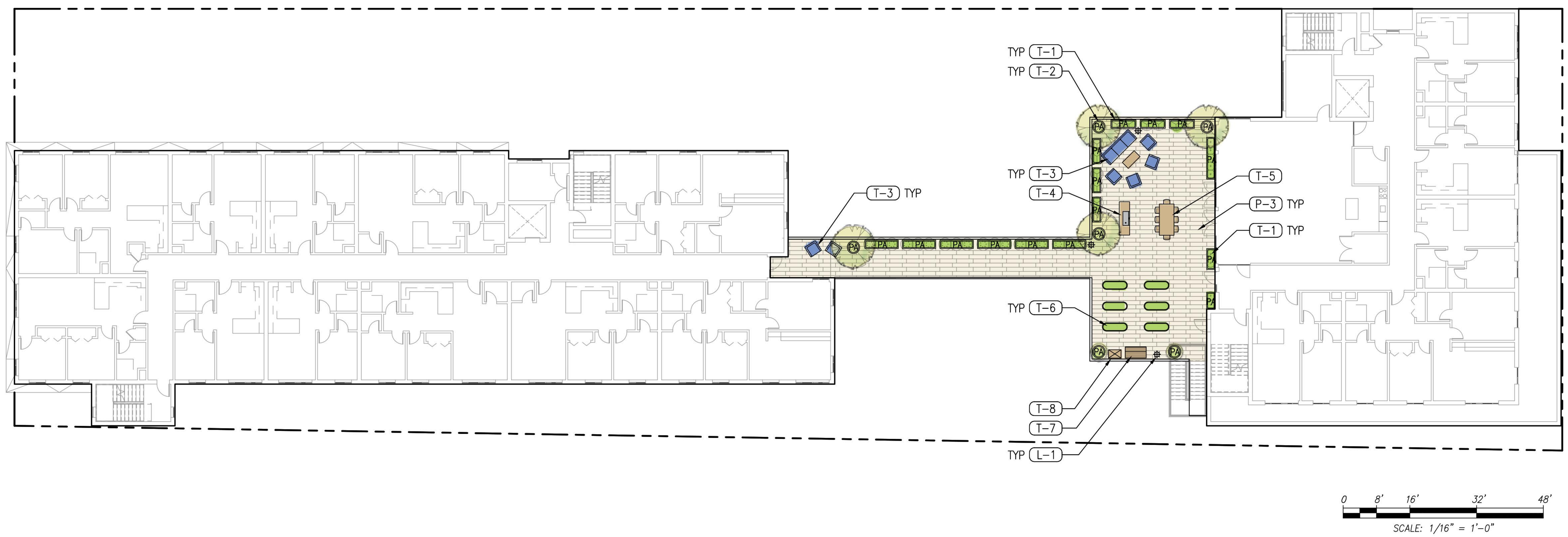

LEGEND

KEY	DESCRIPTION
PAVING	
P-1	CONCRETE PAVING, TYP
P-2	CONCRETE PAVING - DECORATIVE FINISH, TYP
P-3	CONCRETE PODIUM PAVERS, TYP
P-4	RESILIENT PAVING; POURED-IN-PLACE
P-5	PERMEABLE CONCRETE PAVING, TYP
P-6	PERMEABLE PEDESTRIAN PAVERS, TYP
FENCING	
F-1	8' HT PERIMETER FENCE & GATE: STEEL PICKET
F-2	6' HT SCREEN FENCE & GATE: WOOD
F-3	6' HT FENCE & GATE: STEEL PICKET
F-4	4' HT FENCE & GATE: STEEL PICKET
DAYCARE AREA	
D-1	PLAYHOUSE
D-2	SYNTHETIC TURF MOUND
D-3	STORY CIRCLE WITH SEATING
D-4	PLAY WALL ELEMENT (MUSIC, PAINTING, CHALK, OR SIMILAR PANELS)
D-5	KID-SIZED TABLES & CHAIRS, TYP
D-6	KIDS HANGING POD CHAIR
FURNISHINGS	
T-1	PRECAST PLANTER WITH INTEGRAL WALL LIGHT, TYP
T-2	PRECAST PLANTER; ROUND, TYP
T-3	LOUNGE FURNITURE, TYP
T-4	BARBEQUE AND COUNTER
T-5	COMMUNITY TABLE
T-6	COMMUNITY GARDEN PLANTER, TYP
T-7	COMMUNITY GARDEN WORK TABLE
T-8	COMMUNITY GARDEN STORAGE SHED
T-9	CITY STANDARD TREE GRATE
LIGHTING	
L-1	LED LIGHT POLE; 10-14' HT, DARK-SKY COMPLIANT
-	SEE T-1 FOR PLANTER WALL LIGHTS
MISCELLANEOUS	
M-1	STORMWATER PLANTING AREA; AT GRADE, TYP
M-2	STORMWATER PLANTING AREA; IN RAISED PLANTER, TYP
M-3	MULCH

PA = PLANTING AREA

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PRELIMINARY LANDSCAPE PLAN -THIRD LEVEL

1/16" = 1'-0" @ 22" x 34" (1/32" = 1'-0" @ 11" x 17")

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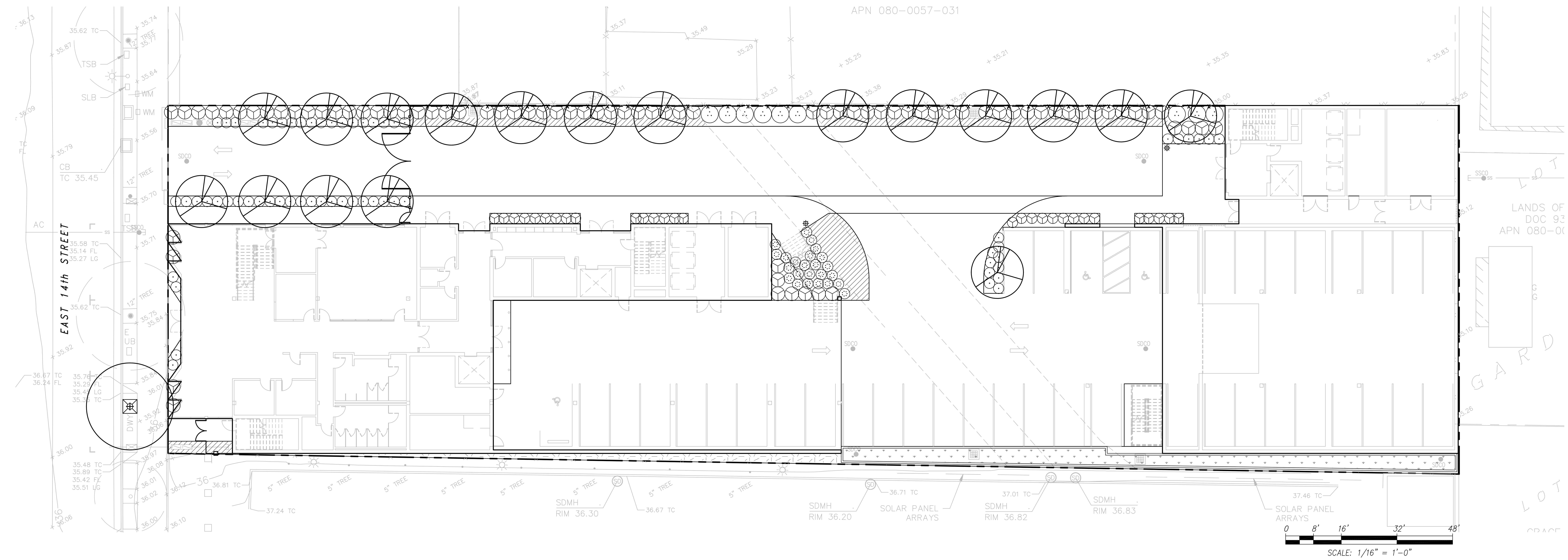

PRELIMINARY TREE PALETTE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WTR USE
STREET TREES (TO MATCH EXISTING)					
	PLATANUS ACERIFOLIA 'COLUMBIA'	LONDON PLANE TREE	24" BOX	PER PLAN	M
GROUND LEVEL TREES					
	GINKGO BILOBA 'AUTUMN GOLD'	MAIDENHAIR TREE	24" BOX	PER PLAN	M
	CORNUS 'EDDIE'S WHITE WONDER'	EDDIE'S DOGWOOD	24" BOX	PER PLAN	M
PODIUM TREES					
	ACER PALMATUM	JAPANESE MAPLE	24" BOX	PER PLAN	M
	ARBUTUS UNEDO 'MARINA'	STRAWBERRY TREE	24" BOX	PER PLAN	L
	CERCIS 'FOREST PANSY'	FOREST PANSY REDBUD	15 GAL	PER PLAN	M

PRELIMINARY GROUNDCOVER & STORMWATER PALETTE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WTR USE
GROUNDCOVERS					
	ARCTOSTAPHYLOS UVA URSI 'GREEN SUPREME'	GREEN SUPREME MANZANITA	1 GAL	5'-0" OC	L
	CEANOTHUS G. 'ANCHOR BAY'	PT. REYES CEANOTHUS	1 GAL	5'-0" OC	L
	COPROSMA KIRKII 'VARIEGATA'	CREEPING MIRROR PLANT	1 GAL	4'-0" OC	L
	RIBES VIBURNIFOLIUM	CATALINA CURRANT	1 GAL	4'-0" OC	L
	SARCOCOCCA H. VAR HUMILIS	HIMILAYAN SWEET BOX	1 GAL	3'-0" OC	L
STORMWATER PLANTING MIX					
	CAREX DIVULSA	BERKELEY SEDGE	1 GAL	2'-0" OC	L
	CHONDROPETALUM TECTORUM	CAPE RUSH	1 GAL	3'-0" OC	L
	JUNCUS PATENS	CALIFORNIA GRAY RUSH	1 GAL	2'-0" OC	L
	SYSRINCHIUM BELLUM	BLUE-EYED GRASS	1 GAL	3'-0" OC	L

PRELIMINARY SHRUB PALETTE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WTR USE
LARGE SHRUBS					
	ARCTOSTAPHYLOS X 'SUNSET'	SUNSET MANZANITA	5 GAL	6'-0" OC	L
	PITTOSPORUM TOBIRA 'VARIEGATA'	VARIEGATED MOCK ORANGE	5 GAL	4'-0" OC	L
	RHAMNUS CALIFORNICA	COFFEEBERRY	5 GAL	7'-0" OC	L
	RIBES SANGUINEUM	FLOWERING CURRANT	5 GAL	5'-0" OC	L
MEDIUM SHRUBS, GRASSES, & PERENNIALS					
	ACACIA COGNATA 'COUSIN ITT'	LITTLE RIVER WATTLE	5 GAL	3'-0" OC	L
	AGAVE ATTENUATA	BLUE FOX TAIL AGAVE	5 GAL	3'-0" OC	L
	BUXUS 'GREEN MOUNTAIN'	GREEN MNTN BOXWOOD	5 GAL	3'-0" OC	M
	DIETES BICOLOR	FORTNIGHT LILY	1 GAL	3'-0" OC	L
	LOMANDRA LONGIFOLIA 'BREEZE'	DWARF MAT RUSH	1 GAL	3'-0" OC	L
	LOROPETALUM 'SUZANNE'	FRINGE FLOWER	5 GAL	4'-0" OC	L
	MUHLENBERGIA RIGENS	DEER GRASS	1 GAL	4'-0" OC	L
	PHORMIUM HYBRID	NEW ZEALAND FLAX	5 GAL	3'-0" OC	L
	PITTOSPORUM 'WHEELERS DWARF'	VARIEGATED MOCK ORANGE	5 GAL	4'-0" OC	L
SMALL SHRUBS, GRASSES, & PERENNIALS					
	ANIGOZANTHOS SPP.	KANGAROO PAWS	5 GAL	2'-0" OC	L
	ASPIDISTRA ELATIOR	CAST IRON PLANT	1 GAL	2'-0" OC	L
	LIMONIUM PEREZII	SEA LAVENDER	1 GAL	3'-0" OC	L
	LIRIOPE 'SILVER DRAGON'	SILVERY LILYTURF	1 GAL	2'-0" OC	M
	ORTHROSANTHUS MULTIFLORUS	MORNING FLAG	1 GAL	2'-0" OC	L
	PENSTEMON 'MARGARITA BOP'	BEARD TONGUE	1 GAL	2'-0" OC	L
	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	1 GAL	3'-0" OC	M

PLANTING, IRRIGATION, AND SOIL PREPARATION NOTES

1. ALL LANDSCAPE AREAS SHOWN ON THE PLAN, INCUDING STREET TREES, ARE TO BE IRRIGATED AND MAINTAINED BY PROPERTY OWNER.
2. SOIL MANAGEMENT REPORT: CONTRACTOR TO PROVIDE AN AGRICULTURAL SOIL ANALYSIS DONE BY A QUALIFIED SOIL-TESTING LABORATORY TO DETERMINE SITE-SPECIFIC QUANTITIES AND TYPES OF ORGANIC AMENDMENT AND FERTILIZERS TO BE USED IN EXISTING SOIL.
3. ALL PLANTING AREAS SHALL BE TOP-DRESSED WITH A 3" LAYER OF UN-DYED ORGANIC MULCH.
4. IRRIGATION SYSTEM TO BE FULLY AUTOMATIC WEATHER-BASED SYSTEM USING LOW FLOW DRIP AND BUBBLER DISTRIBUTION. NEW IRRIGATION IN ACCORDANCE WITH REGULATIONS OF THE ALAMEDA COUNTY, EBMUD AND THE STATE WATER ORDINANCE.
5. THE LANDSCAPE PLANS SHALL COMPLY WITH THE CRITERIA OF THE CALIFORNIA MODEL WATER EFFICIENCY ORDINANCE AND APPLY THOSE CRITERIA FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.

PRELIMINARY PLANTING PLAN - GROUND LEVEL

1/16" = 1'-0" @ 22" x 34" (1/32" = 1'-0" @ 11" x 17")

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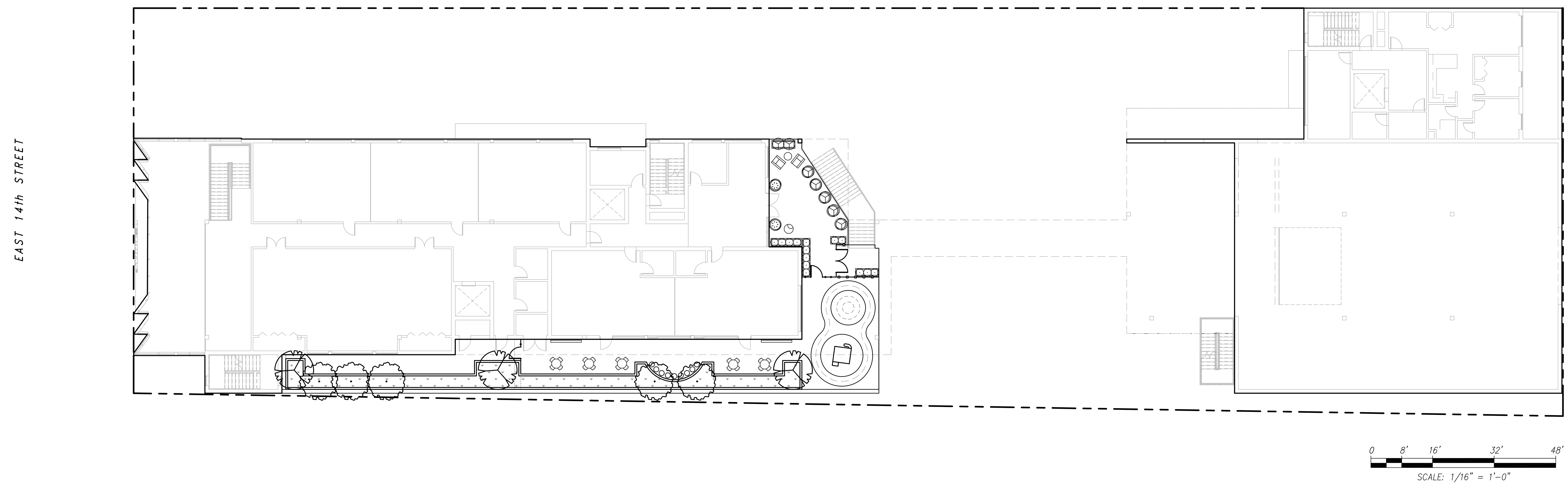

PRELIMINARY TREE PALETTE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WTR USE
STREET TREES (TO MATCH EXISTING)					
	PLATANUS ACERIFOLIA 'COLUMBIA'	LONDON PLANE TREE	24" BOX	PER PLAN	M
GROUND LEVEL TREES					
	GINKGO BILOBA 'AUTUMN GOLD'	MAIDENHAIR TREE	24" BOX	PER PLAN	M
	CORNUS 'EDDIE'S WHITE WONDER'	EDDIE'S DOGWOOD	24" BOX	PER PLAN	M
PODIUM TREES					
	ACER PALMATUM	JAPANESE MAPLE	24" BOX	PER PLAN	M
	ARBUTUS UNEDO 'MARINA'	STRAWBERRY TREE	24" BOX	PER PLAN	L
	CERCIS 'FOREST PANSY'	FOREST PANSY REDBUD	15 GAL	PER PLAN	M

PRELIMINARY GROUNDCOVER & STORMWATER PALETTE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WTR USE
GROUNDCOVERS					
	ARCTOSTAPHYLOS UVA URSI 'GREEN SUPREME'	GREEN SUPREME MANZANITA	1 GAL	5'-0" OC	L
	CEANOTHUS G. 'ANCHOR BAY'	PT. REYES CEANOTHUS	1 GAL	5'-0" OC	L
	COPROSMA KIRKII 'VARIEGATA'	CREEPING MIRROR PLANT	1 GAL	4'-0" OC	L
	RIBES VIBURNIFOLIUM	CATALINA CURRANT	1 GAL	4'-0" OC	L
	SARCOCOCCA H. VAR HUMILIS	HIMILAYAN SWEET BOX	1 GAL	3'-0" OC	L
STORMWATER PLANTING MIX					
	CAREX DIVULSA	BERKELEY SEDGE	1 GAL	2'-0" OC	L
	CHONDROPETALUM TECTORUM	CAPE RUSH	1 GAL	3'-0" OC	L
	JUNCUS PATENS	CALIFORNIA GRAY RUSH	1 GAL	2'-0" OC	L
	SYSRINCHIUM BELLUM	BLUE-EYED GRASS	1 GAL	3'-0" OC	L

PRELIMINARY SHRUB PALETTE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WTR USE
LARGE SHRUBS					
	ARCTOSTAPHYLOS X 'SUNSET'	SUNSET MANZANITA	5 GAL	6'-0" OC	L
	PITTOSPORUM TOBIRA 'VARIEGATA'	VARIEGATED MOCK ORANGE	5 GAL	4'-0" OC	L
	RHAMNUS CALIFORNICA	COFFEEBERRY	5 GAL	7'-0" OC	L
	RIBES SANGUINEUM	FLOWERING CURRANT	5 GAL	5'-0" OC	L
MEDIUM SHRUBS, GRASSES, & PERENNIALS					
	ACACIA COGNATA 'COUSIN ITT'	LITTLE RIVER WATTLE	5 GAL	3'-0" OC	L
	AGAVE ATTENUATA	BLUE FOX TAIL AGAVE	5 GAL	3'-0" OC	L
	BUXUS 'GREEN MOUNTAIN'	GREEN MNTN BOXWOOD	5 GAL	3'-0" OC	M
	DIETES BICOLOR	FORTNIGHT LILY	1 GAL	3'-0" OC	L
	LOMANDRA LONGIFOLIA 'BREEZE'	DWARF MAT RUSH	1 GAL	3'-0" OC	L
	LOROPETALUM 'SUZANNE'	FRINGE FLOWER	5 GAL	4'-0" OC	L
	MUHLENBERGIA RIGENS	DEER GRASS	1 GAL	4'-0" OC	L
	PHORMIUM HYBRID	NEW ZEALAND FLAX	5 GAL	3'-0" OC	L
	PITTOSPORUM 'WHEELERS DWARF'	VARIEGATED MOCK ORANGE	5 GAL	4'-0" OC	L
SMALL SHRUBS, GRASSES, & PERENNIALS					
	ANIGOZANTHOS SPP.	KANGAROO PAWS	5 GAL	2'-0" OC	L
	ASPIDISTRA ELATIOR	CAST IRON PLANT	1 GAL	2'-0" OC	L
	LIMONIUM PEREZII	SEA LAVENDER	1 GAL	3'-0" OC	L
	LIRIOPE 'SILVER DRAGON'	SILVERY LILYTURF	1 GAL	2'-0" OC	M
	ORTHROSANTHUS MULTIFLORUS	MORNING FLAG	1 GAL	2'-0" OC	L
	PENSTEMON 'MARGARITA BOP'	BEARD TONGUE	1 GAL	2'-0" OC	L
	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	1 GAL	3'-0" OC	M

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PRELIMINARY PLANTING PLAN - SECOND LEVEL

1/16" = 1'-0" @ 22" x 34" (1/32" = 1'-0" @ 11" x 17")

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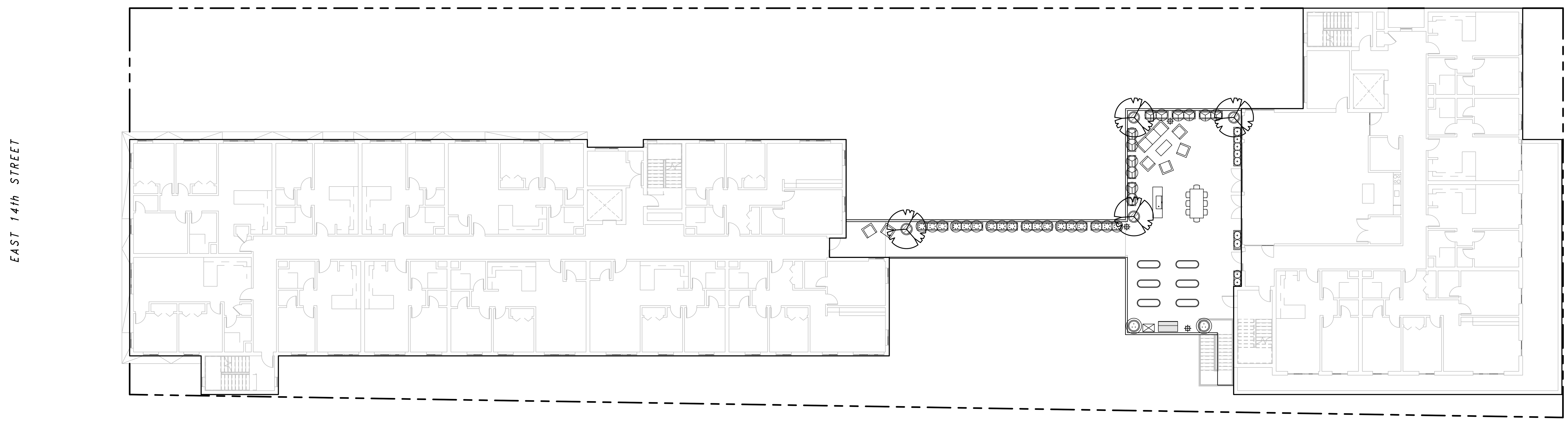

0 8' 16' 32' 48'
SCALE: 1/16" = 1'-0"

PRELIMINARY TREE PALETTE

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N

PRELIMINARY PLANTING PLAN -THIRD LEVEL

1/16" = 1'-0" @ 22" x 34" (1/32" = 1'-0" @ 11" x 17")

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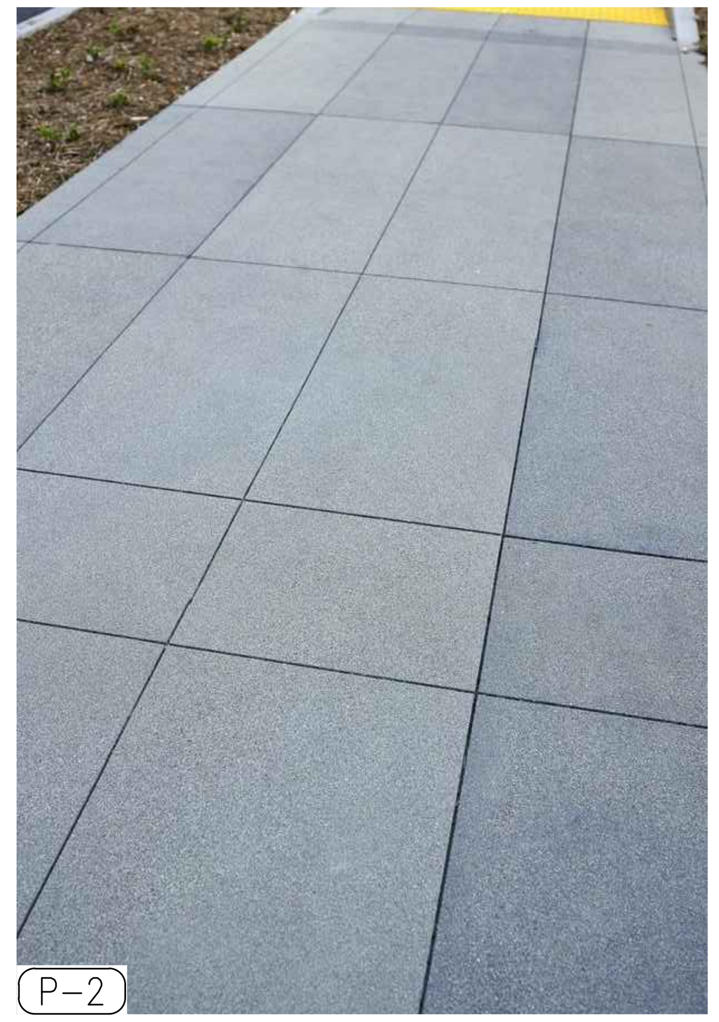
P-3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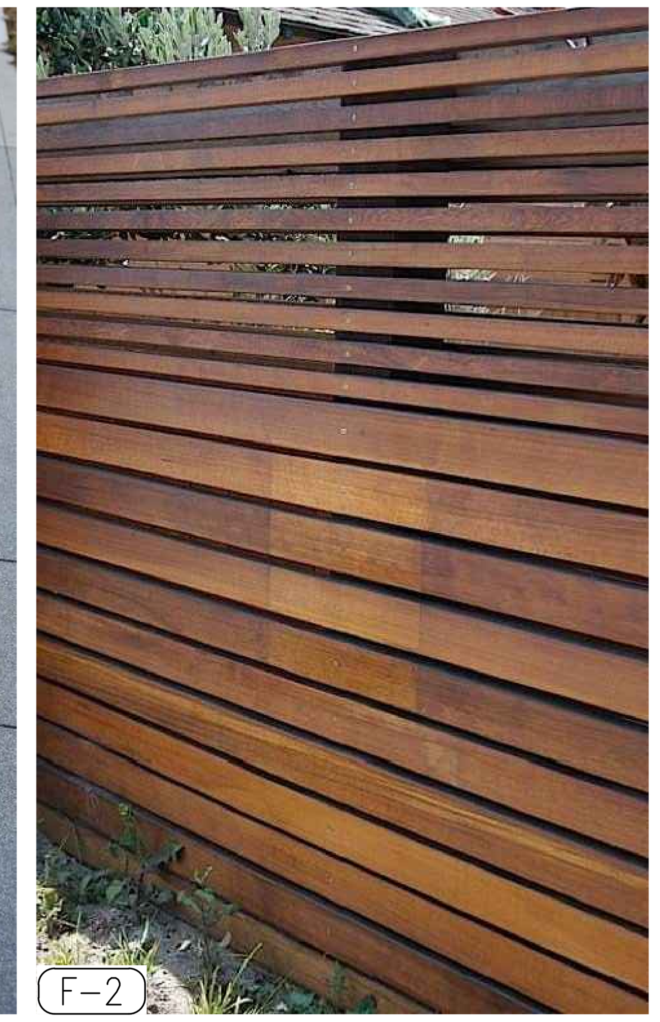
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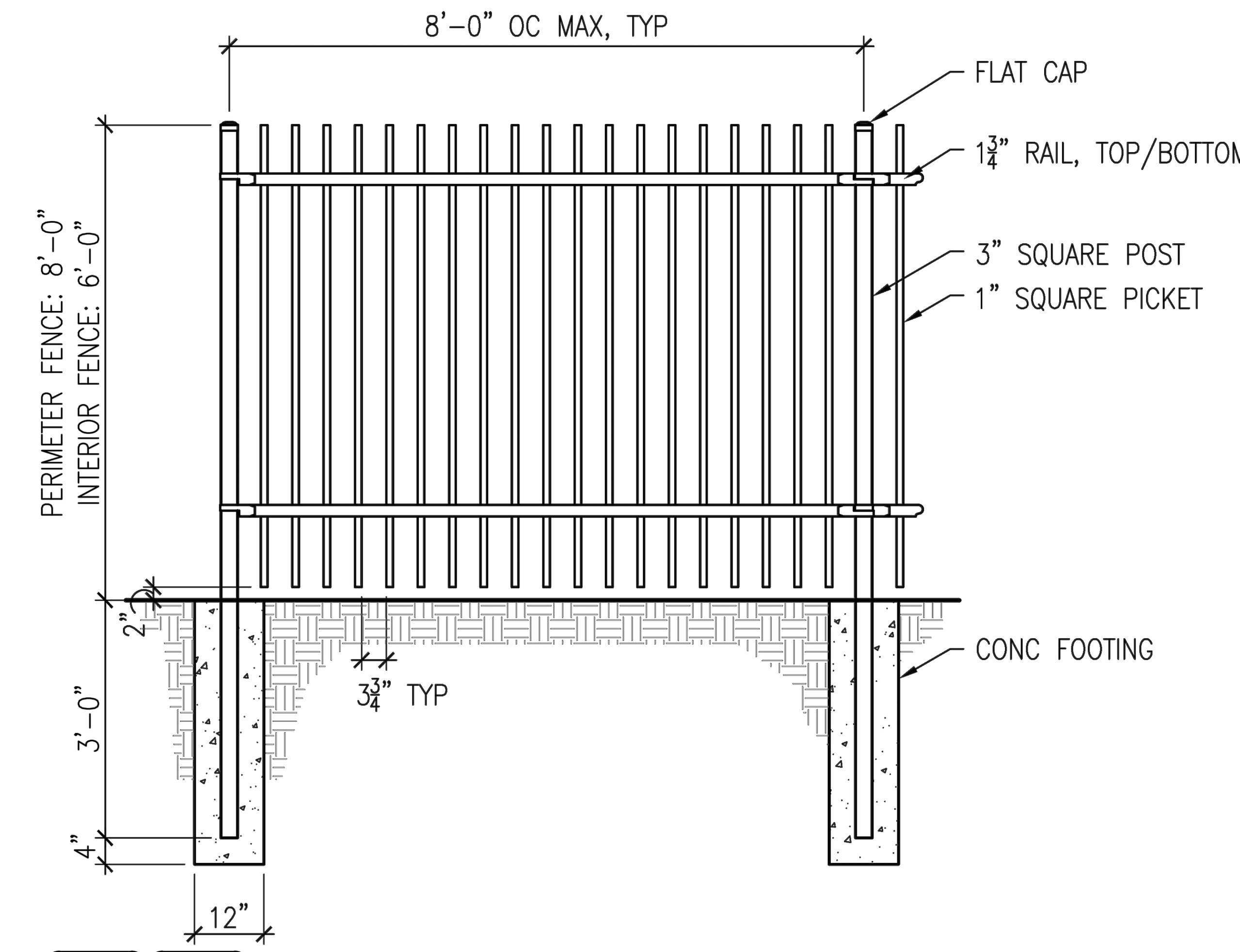

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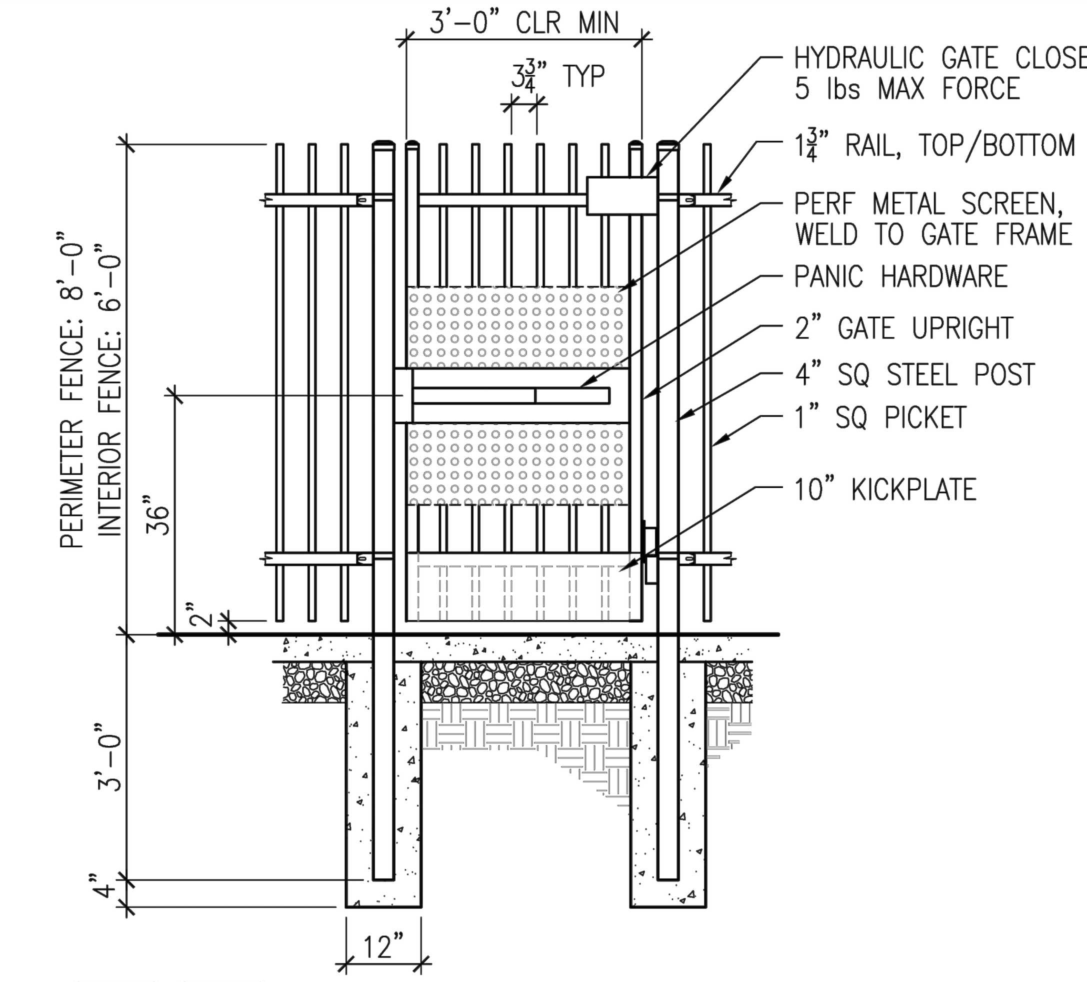


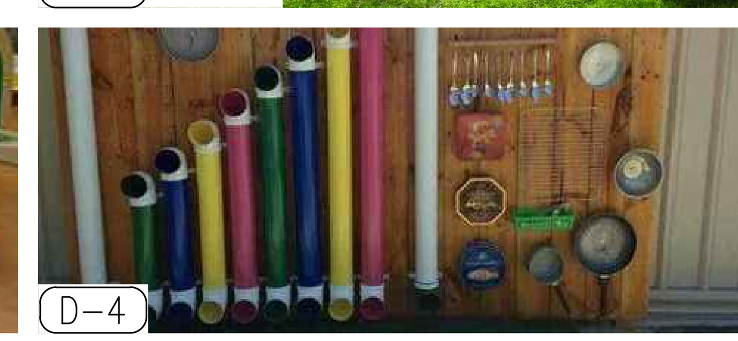
F-1 F-3 TYPICAL


P-4

D-1


D-2 SIMILAR


PRECEDENT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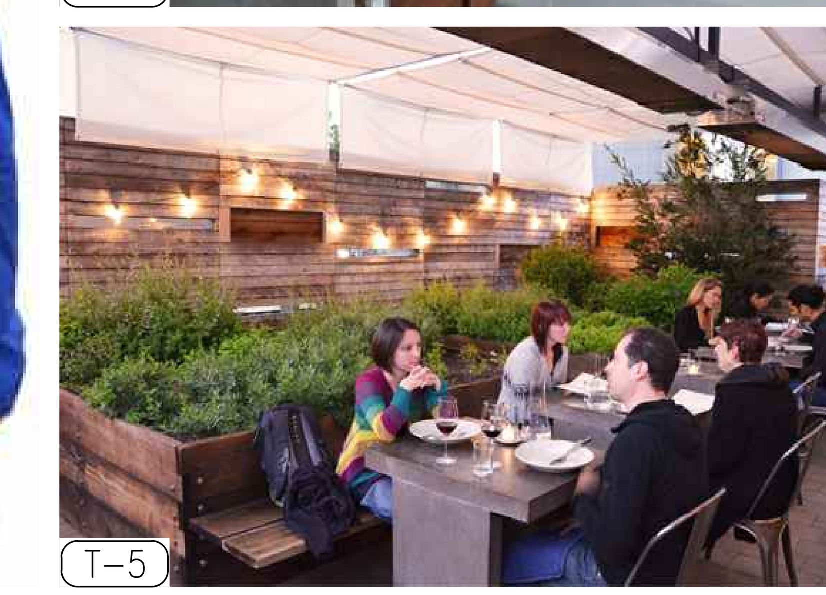
D-4


D-6


T-4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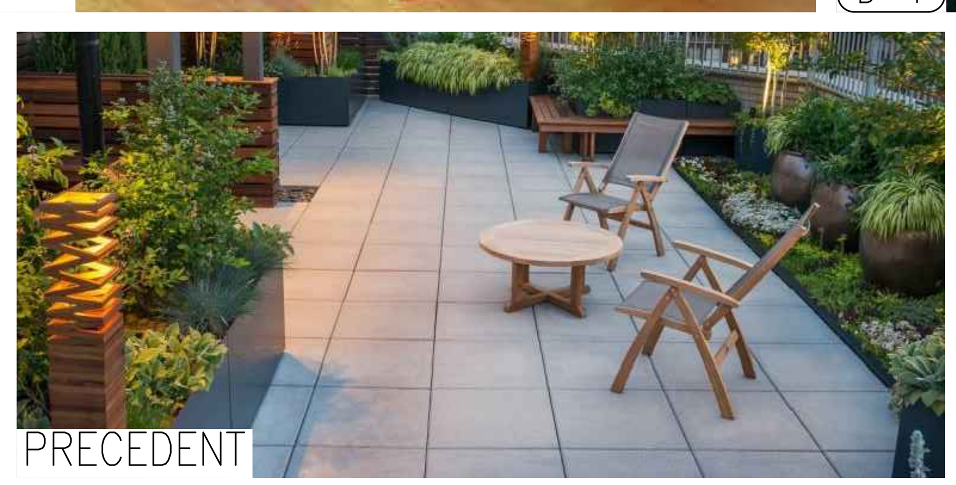
T-2


T-3


PRECEDENT


PRECEDENT


T-1


T-6


L-1


L-1


M-1


M-1

PRELIMINARY DETAILS AND PRECEDENT IMAGES

1/16" = 1'-0" @ 22" x 34" (1/32" = 1'-0" @ 11" x 17")

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STREET TREES


PLATANUS X ACERIFOLIA 'COLUMBIA'

GROUND LEVEL TREES


GINGKO BILOBA 'AUTUMN GOLD'


CORNUS 'EDDIE'S WHITE WONDER'

PODIUM TREES


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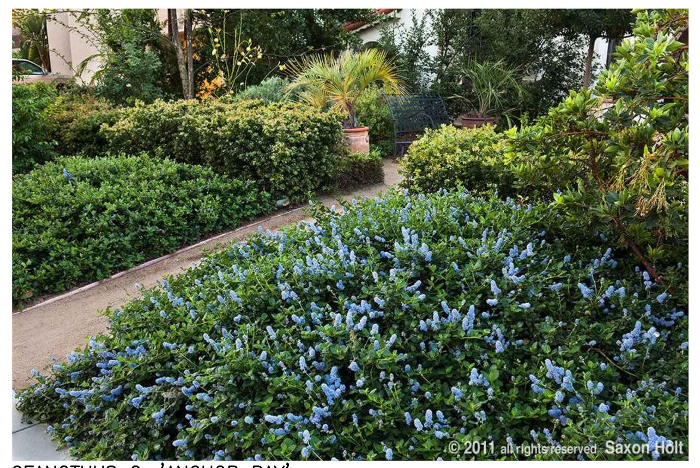
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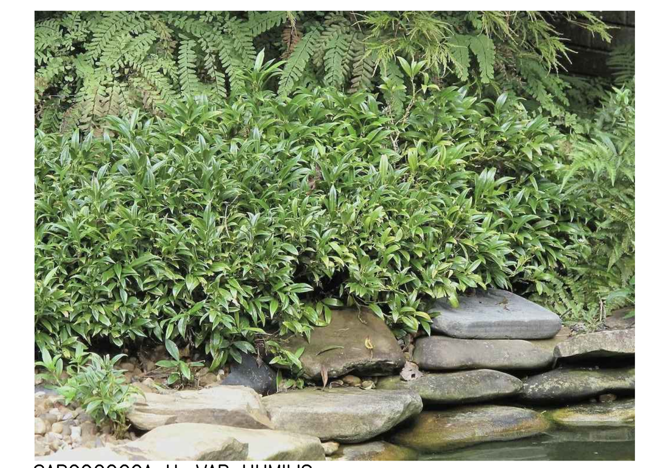
SARCOCOCCA H. VAR HUMILIS

STORMWATER PLANTING MIX


CAREX DIVULSA


CHONDROPETALUM TECTORUM


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PENSTEMON 'MARGARITA BOP'


POLYSTICHUM MUNITUM

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PRELIMINARY PLANT IMAGES

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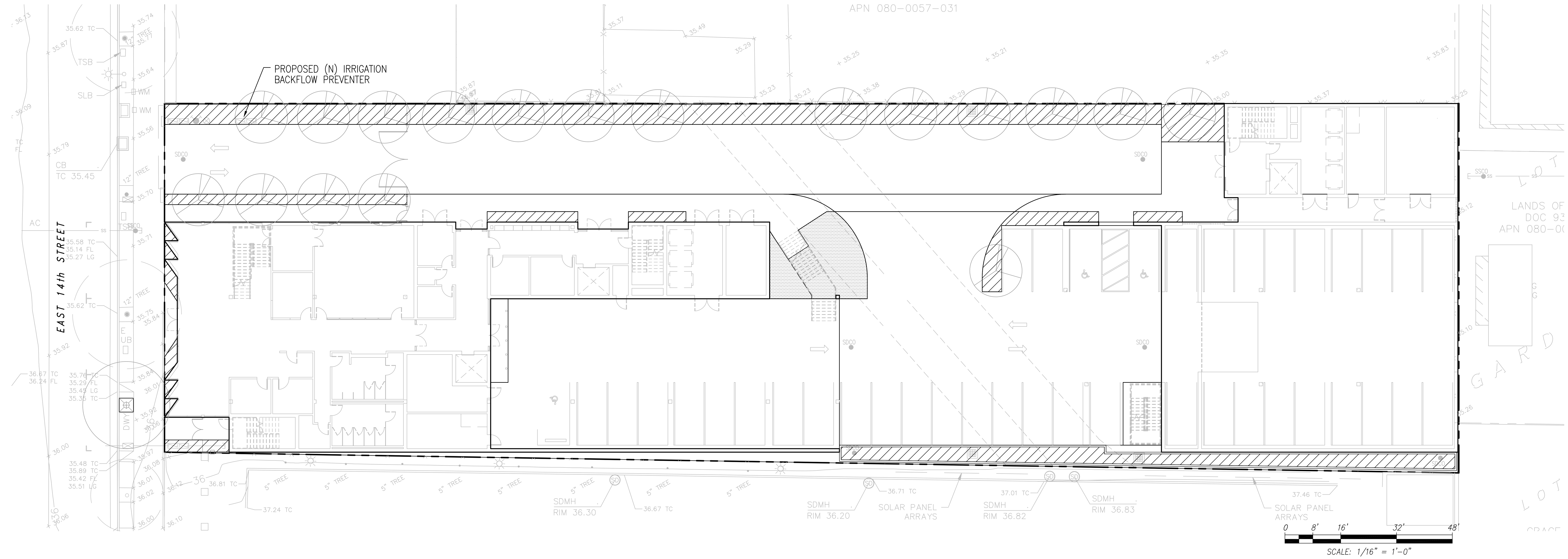


HYDROZONE INFORMATION TABLE

REFERENCE ANNUAL ET_0 FOR:	SAN LEANDRO (OAKLAND; MWELO REF. ET TABLE)	41.8

ET ADJUSTMENT FACTOR	.55	ET ADJ FACTOR PER MWELO & CALGREEN: 0.80= EXISTING NON-REHABILITATED LANDSCAPE, 0.65= SCHOOL 0.55= RESIDENTIAL, 0.45= NON-RESIDENTIAL	SLA ADDITIONAL WATER ALLOWANCE (1.0-ETAF)	0.45

HYDROZONE	WUCOLS IV PLANT FACTOR (PF)	IRR METHOD DRIP & BUBB.: 0.81 SPRAY & ROTOR: 0.75	IRRIGATION EFFICIENCY (IE)	$ETAF_Z$ (PF/IE)	LANDSCAPE AREA (SQ FT)	$ETAF_Z$ x AREA	ESTIMATED TOTAL WATER USE (ETWU)
1	0.3	D	0.81	0.37	3946	1461.48	37875.75
2	0.3	B	0.81	0.37	12	4.44	115.18
3	0.3	D	0.81	0.37	526	194.81	5048.82
4	0.6	B	0.81	0.74	116	85.93	2226.86
–	0	D	.81	0.00	0	0.00	0.00
–	0	D	.81	0.00	0	0.00	0.00
				TOTAL	4600.00	1746.67	45,266.61
SPECIAL LANDSCAPE AREAS							
5				1	53	53.00	1,373.55
--				0	0	0.00	0.00
				TOTAL	53	53.00	1,373.55
	TOTAL LANDSCAPE AREA (LA + SLA)				4,653.00		

TOTAL ETWU	TOTAL ETWU ALL AREAS (SLA AND REGULAR LA)	TOTAL ETWU	46,640.16
MAWA	(ANNUAL ETO)(0.62 CONVERSION FACTOR) [(ET ADJUSTMENT FACTOR)(TOTAL LANDSCAPE AREA) + (1-ETAF)*SLA))]	MAWA	66,941.03

AVERAGE ETAF	SUM($ETAF_Z$ X AREA) / TOTAL AREA (AVERAGE ETAF AS DESIGNED, EXCLUSIVE OF SLA_S)	0.38
SITEWIDE ETAF	TOTAL ETAF X AREA / TOTAL LANDSCAPE AREA (INCLUDES SLA_S)	0.39

HYDROZONE LEGEND

SYMBOL	ZONE	HYDROZONE	PLANT TYPE	IRRIGATION TYPE	AREA (SF)	TOTAL (SF)	% LANDSCAPE
	1	LOW WATER USE	SHRUB/G.COVER	DRIP	3,946	3,958.0	85%
	2	LOW WATER USE	TREES	BUBBLER	12		
	3	MODERATE WATER USE	SHRUB/G.COVER	DRIP	526	642	14%
	4	MODERATE WATER USE	TREES	BUBBLER	116		
	5	EDIBLE GARDEN		DRIP	53	53	1%
					TOTAL	4,653.0	100%

IRRIGATION DESIGN INTENT

1. THIS PLAN SHALL COMPLY WITH THE REQUIREMENTS OF THE STATE OF CALIFORNIA'S MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO), CITY OF SAN LEANDRO, AND EAST BAY MUNICIPAL UTILITY DISTRICT (EBMUD).
2. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE THE MINIMUM AMOUNT OF WATER NECESSARY TO SUSTAIN GOOD PLANT HEALTH.
3. THE IRRIGATION SYSTEM IS TO BE A FULLY AUTOMATIC, WEATHER-BASED SYSTEM USING RAIN SENSOR, LOW FLOW DRIP, BUBBLER DISTRIBUTION, AND ROTOR WITH MATCHED PRECIPITATION RATE NOZZLES DESIGNED FOR HEAD-TO-HEAD COVERAGE.
4. ALL SELECTED COMPONENTS SHALL BE PERMANENT, COMMERCIAL GRADE, SELECTED FOR DURABILITY, VANDAL RESISTANCE AND MINIMUM MAINTENANCE REQUIREMENT, INSTALLED BELOW-GRADE, AND DESIGNED FOR 100% COVERAGE.
5. THE SYSTEM SHALL INCLUDE A MASTER CONTROL VALVE AND FLOW SENSING CAPABILITY WHICH WILL SHUT DOWN ALL OR PART OF THE SYSTEM IF LEAKS ARE DETECTED.
6. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO DELIVER WATER TO HYDROZONES BASED ON MOISTURE REQUIREMENTS OF THE PLANT GROUPING.

PRELIMINARY IRRIGATION PLAN - GROUND LEVEL

1/16" = 1'-0" @ 22" x 34" (1/32" = 1'-0" @ 11" x 17")

10/21/2019

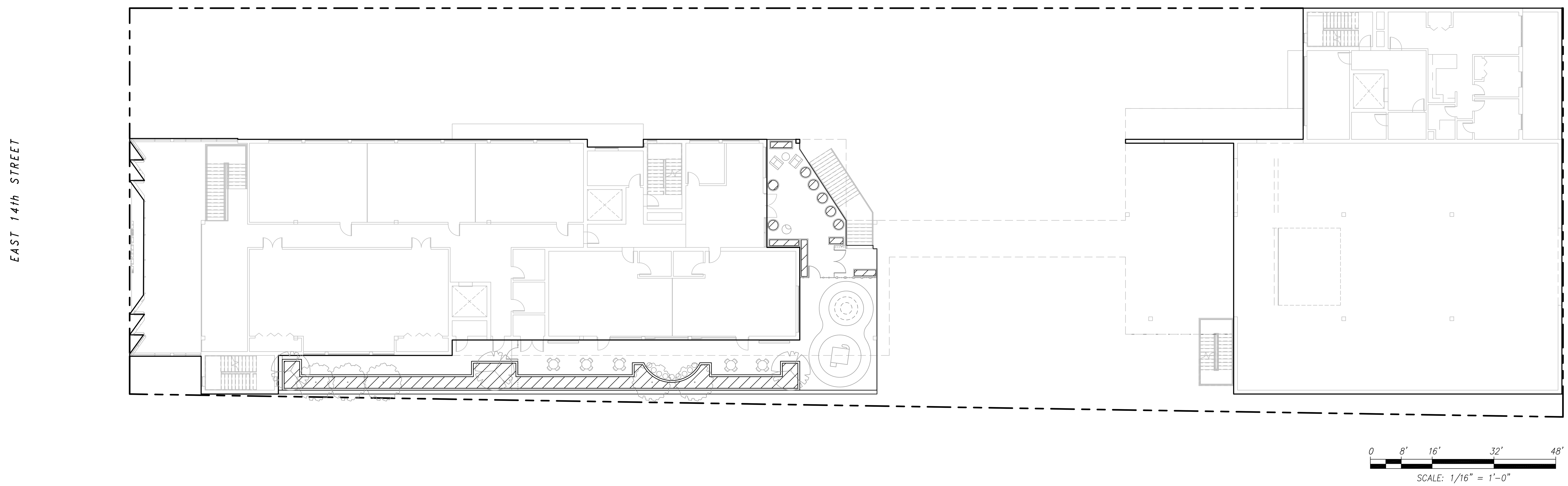
16060 E. 14th St. | San Leandro, CA

L4.1

JETT
LANDSCAPE ARCHITECTURE + DESIGN
CRLA #3335 · 2 Theatre Square #218 · Orinda CA · 94563
925.254.5422 · www.jett.land

KAVA MASSIH ARCHITECTS
920 Grayson Street I Berkeley, CA 94710
95 Federal Street I San Francisco, CA 94107
KMA PROJECT NO. 1905

10/17/2019 9:07 AM



IRRIGATION DESIGN INTENT

1. THIS PLAN SHALL COMPLY WITH THE REQUIREMENTS OF THE STATE OF CALIFORNIA'S MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO), CITY OF SAN LEANDRO, AND EAST BAY MUNICIPAL UTILITY DISTRICT (EBMUD).
2. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE THE MINIMUM AMOUNT OF WATER NECESSARY TO SUSTAIN GOOD PLANT HEALTH.
3. THE IRRIGATION SYSTEM IS TO BE A FULLY AUTOMATIC, WEATHER-BASED SYSTEM USING RAIN SENSOR, LOW FLOW DRIP, BUBBLER DISTRIBUTION, AND ROTOR WITH MATCHED PRECIPITATION RATE NOZZLES DESIGNED FOR HEAD-TO-HEAD COVERAGE.
4. ALL SELECTED COMPONENTS SHALL BE PERMANENT, COMMERCIAL GRADE, SELECTED FOR DURABILITY, VANDAL RESISTANCE AND MINIMUM MAINTENANCE REQUIREMENT, INSTALLED BELOW-GRADE, AND DESIGNED FOR 100% COVERAGE.
5. THE SYSTEM SHALL INCLUDE A MASTER CONTROL VALVE AND FLOW SENSING CAPABILITY WHICH WILL SHUT DOWN ALL OR PART OF THE SYSTEM IF LEAKS ARE DETECTED.
6. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO DELIVER WATER TO HYDROZONES BASED ON MOISTURE REQUIREMENTS OF THE PLANT GROUPING.

SEE SHEET L4.1 FOR HYDROZONE LEGEND AND CALCULATIONS

PRELIMINARY IRRIGATION PLAN - SECOND LEVEL

1/16" = 1'-0" @ 22" x 34" (1/32" = 1'-0" @ 11" x 17")

10/21/2019

16060 E. 14th St. | San Leandro, CA

L4.2

JETT
LANDSCAPE ARCHITECTURE + DESIGN
CRLA #3335 · 2 Theatre Square #218 · Orinda CA · 94563
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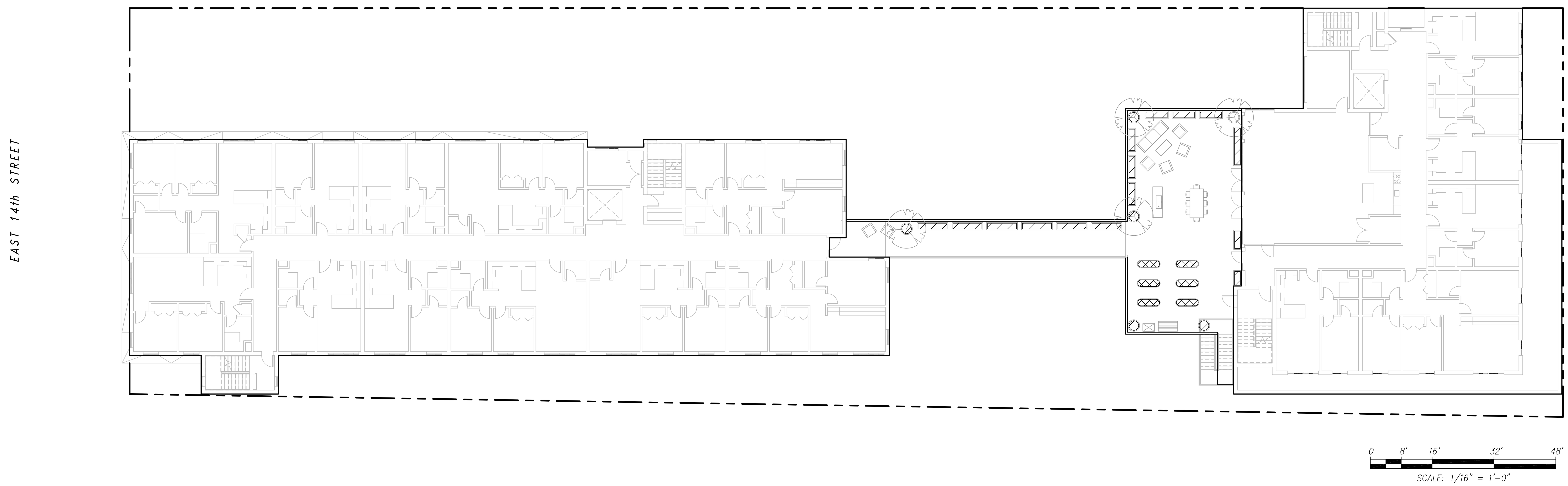
KAVA MASSIH ARCHITECTS
920 Grayson Street I Berkeley, CA 94710
95 Federal Street I San Francisco, CA 94107
KMA PROJECT NO. 1905

10/16/2019 5:36 PM



IRRIGATION DESIGN INTENT

1. THIS PLAN SHALL COMPLY WITH THE REQUIREMENTS OF THE STATE OF CALIFORNIA'S MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO), CITY OF SAN LEANDRO, AND EAST BAY MUNICIPAL UTILITY DISTRICT (EBMUD).
2. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE THE MINIMUM AMOUNT OF WATER NECESSARY TO SUSTAIN GOOD PLANT HEALTH.
3. THE IRRIGATION SYSTEM IS TO BE A FULLY AUTOMATIC, WEATHER-BASED SYSTEM USING RAIN SENSOR, LOW FLOW DRIP, BUBBLER DISTRIBUTION, AND ROTOR WITH MATCHED PRECIPITATION RATE NOZZLES DESIGNED FOR HEAD-TO-HEAD COVERAGE.
4. ALL SELECTED COMPONENTS SHALL BE PERMANENT, COMMERCIAL GRADE, SELECTED FOR DURABILITY, VANDAL RESISTANCE AND MINIMUM MAINTENANCE REQUIREMENT, INSTALLED BELOW-GRADE, AND DESIGNED FOR 100% COVERAGE.
5. THE SYSTEM SHALL INCLUDE A MASTER CONTROL VALVE AND FLOW SENSING CAPABILITY WHICH WILL SHUT DOWN ALL OR PART OF THE SYSTEM IF LEAKS ARE DETECTED.
6. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO DELIVER WATER TO HYDROZONES BASED ON MOISTURE REQUIREMENTS OF THE PLANT GROUPING.

SEE SHEET L4.1 FOR HYDROZONE LEGEND AND CALCULATIONS

10/16/2019 5:37 PM

PRELIMINARY IRRIGATION PLAN -THIRD LEVEL

1/16" = 1'-0" @ 22" x 34" (1/32" = 1'-0" @ 11" x 17")

10/21/2019

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JETT
LANDSCAPE ARCHITECTURE + DESIGN
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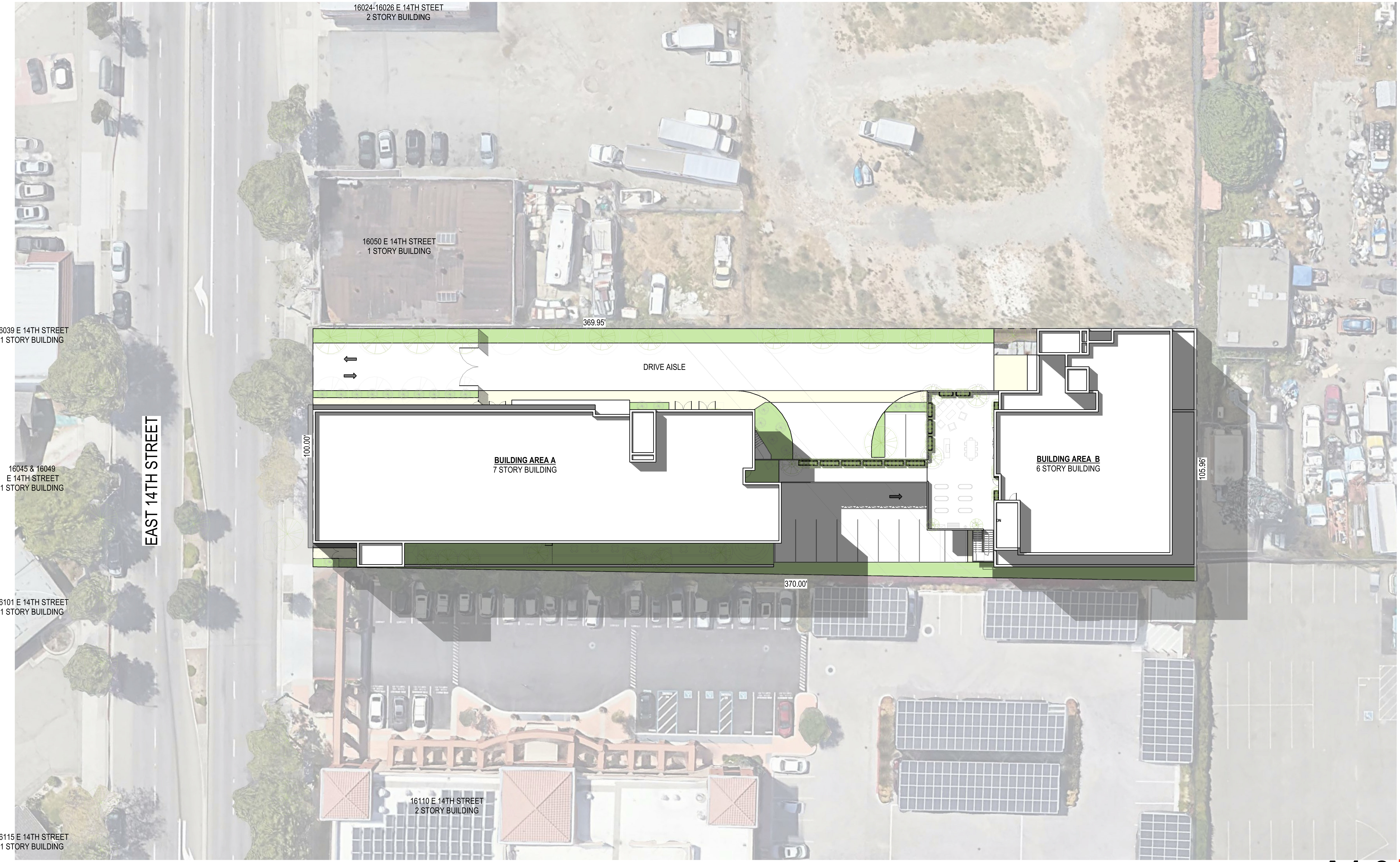
L4.3

KAVA MASSIH ARCHITECTS
920 Grayson Street I Berkeley, CA 94710
95 Federal Street I San Francisco, CA 94107

KMA PROJECT NO. 1905



SITE AERIAL VIEW

1" = 20'-0" @ 22" x 34" (1" = 40'-0" @ 11"x17")

10/21/2019

16060 E. 14TH ST. | SAN LEANDRO, CA
PROPOSED PROJECT

A1.0

KAVA MASSIH ARCHITECTS
920 Grayson Street | Berkeley, CA 94710
95 Federal Street | San Francisco, CA 94107
KMA PROJECT NO. 1905

10/17/2019 11:28:42 AM

10/17/2019 11:28:51 AM

SITE PLAN

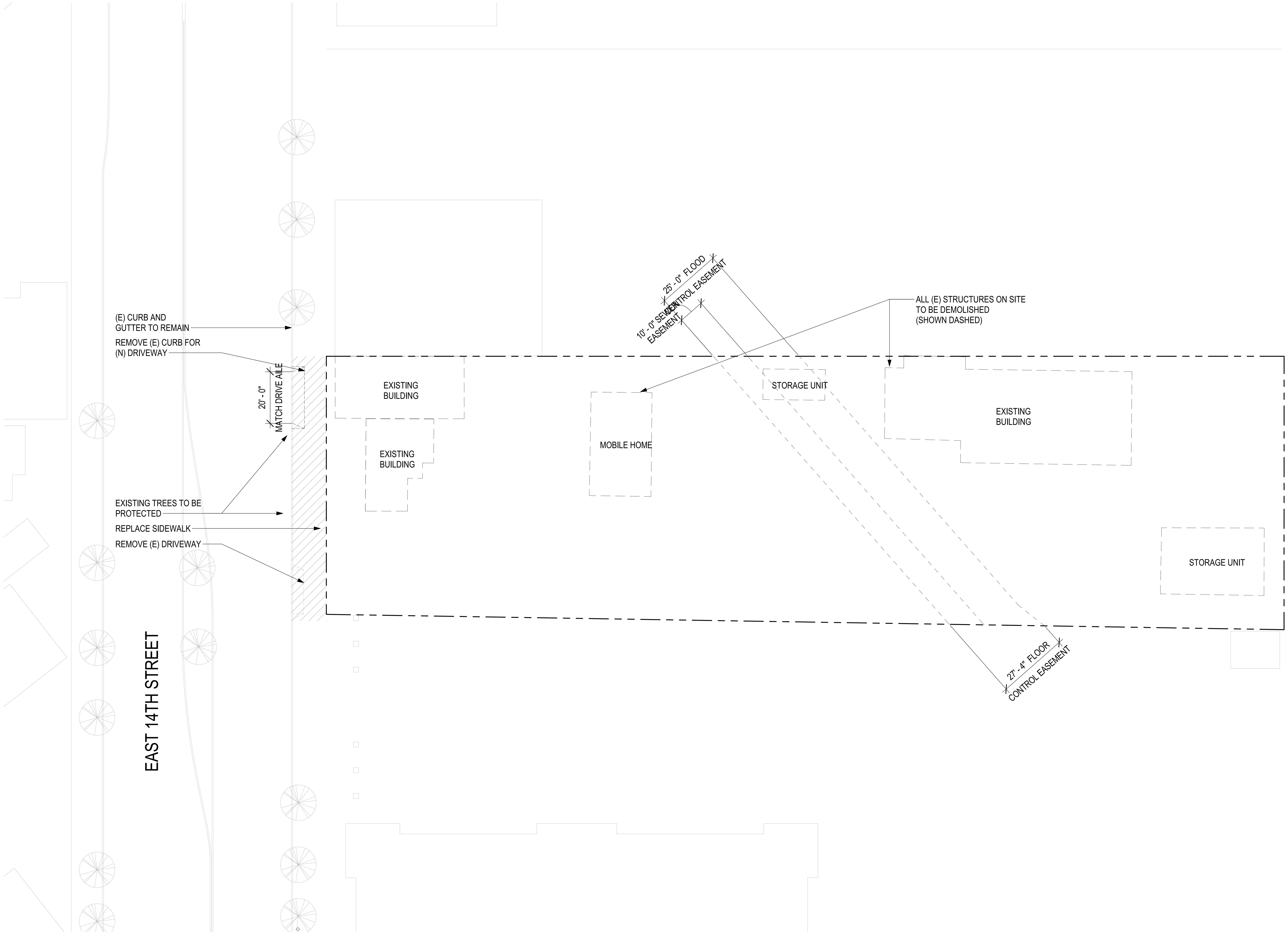
1" = 20'-0" @ 22" x 34" (1" = 40'-0" @ 11"x17")

10/21/2019

16060 E. 14TH ST. | SAN LEANDRO, CA
PROPOSED PROJECT

A1.2

KAVA MASSIH ARCHITECTS
920 Grayson Street | Berkeley, CA 94710
95 Federal Street | San Francisco, CA 94107
KMA PROJECT NO. 1905



10/17/2019 11:28:51 AM

SITE DEMOLITION PLAN

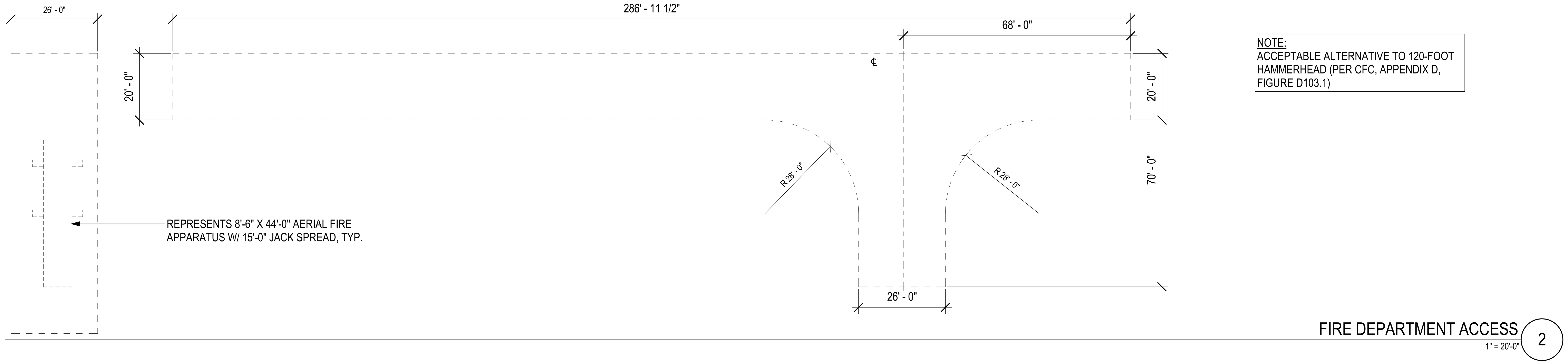
1" = 20'-0" @ 22" x 34" (1" = 40'-0" @ 11"x17")

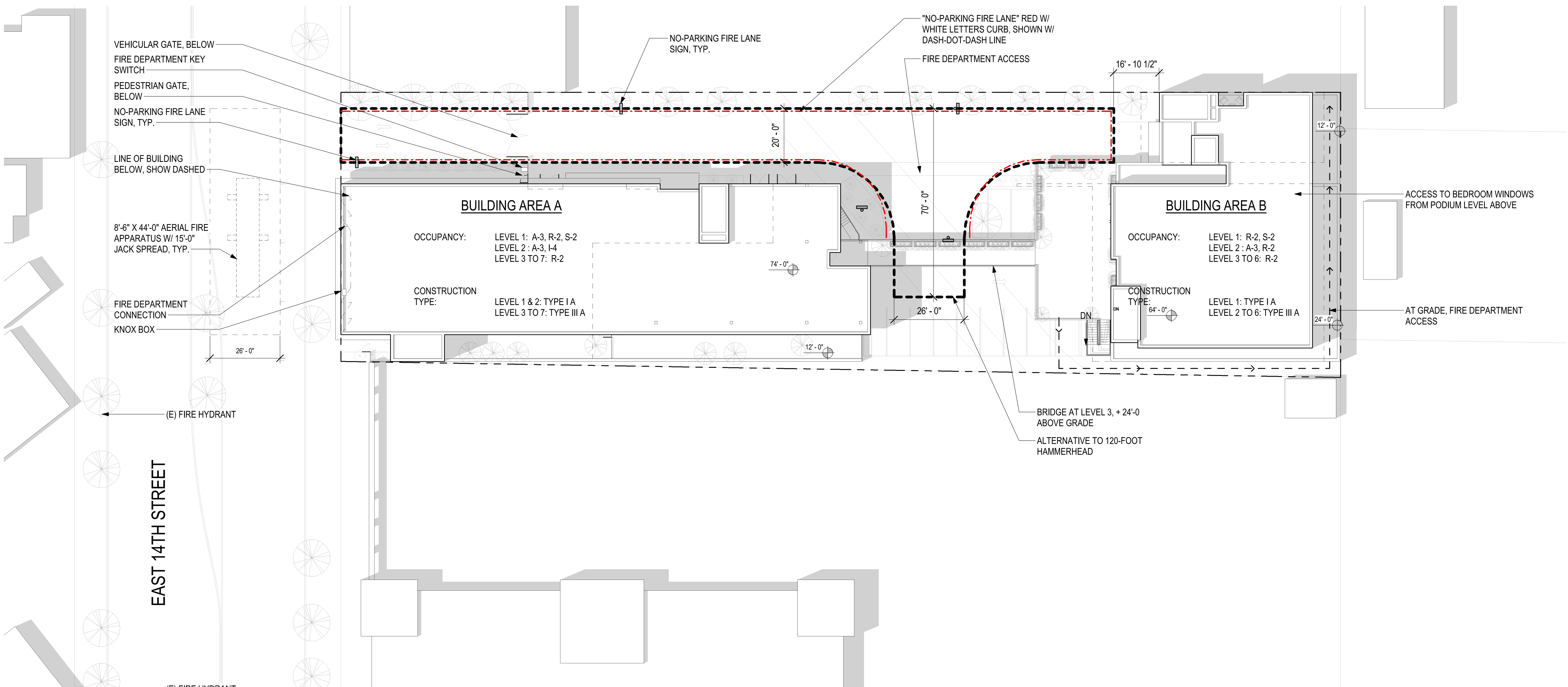
10/21/2019

16060 E. 14TH ST. | SAN LEANDRO, CA
PROPOSED PROJECT

A1.3

KAVA MASSIH ARCHITECTS
920 Grayson Street | Berkeley, CA 94710
95 Federal Street | San Francisco, CA 94107
KMA PROJECT NO. 1905





10/17/2019 11:29:00 AM

FIRE DEPARTMENT ACCESS DIAGRAM

1" = 20'-0" @ 22" x 34" (1" = 40'-0" @ 11"x17")

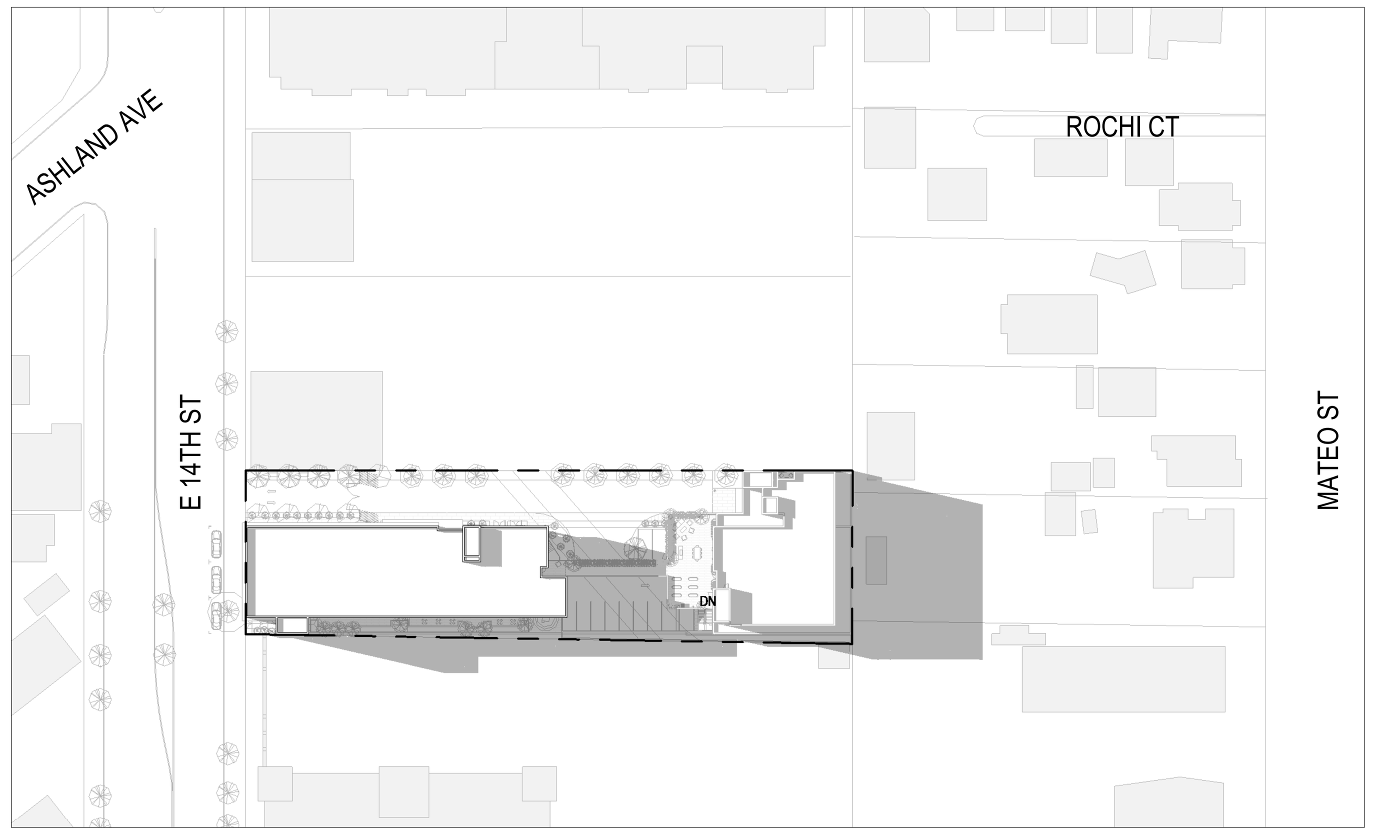
10/21/2019

16060 E. 14TH ST. | SAN LEANDRO, CA
PROPOSED PROJECT

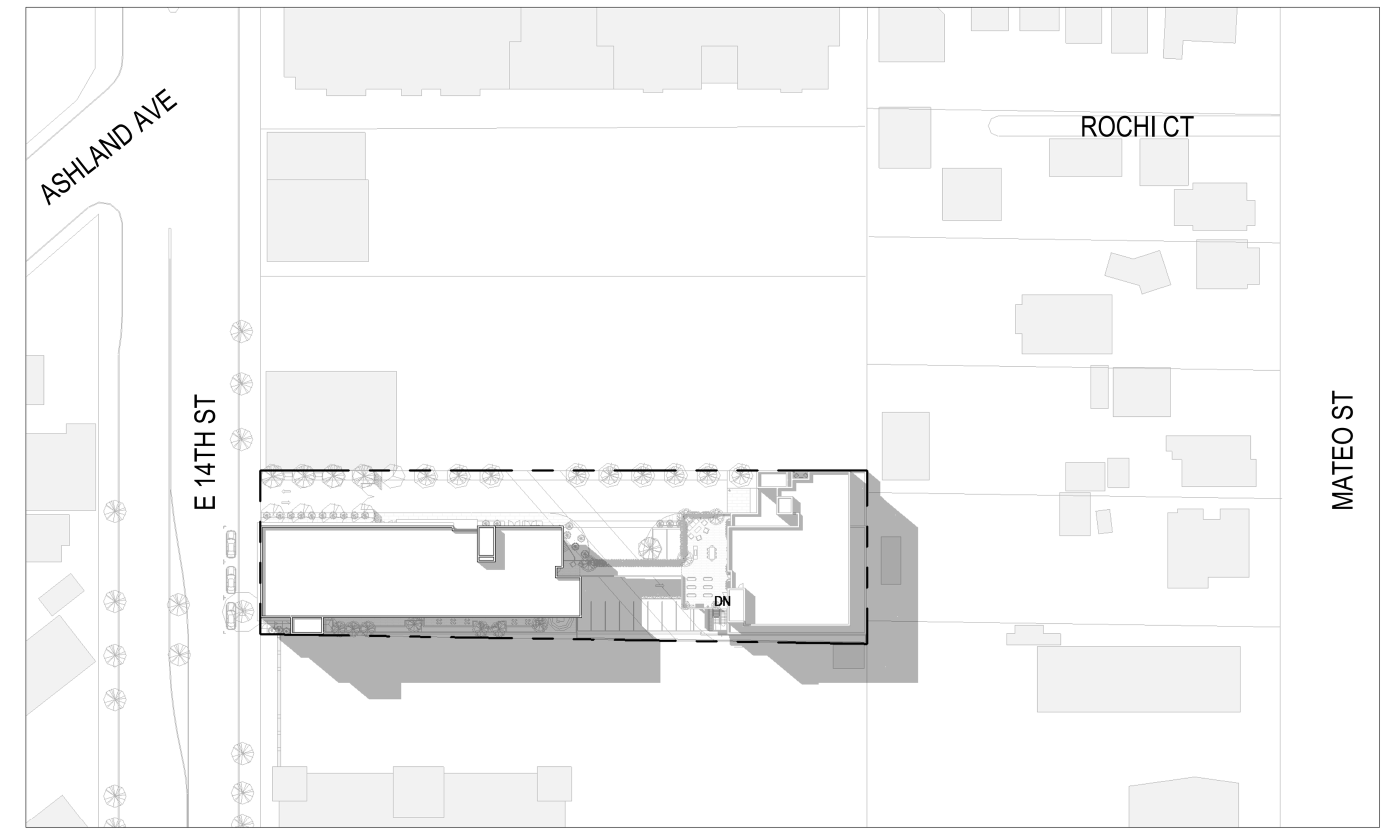
A1.4

KAVA MASSIH ARCHITECTS
920 Grayson Street I Berkeley, CA 94710
95 Federal Street I San Francisco, CA 94107

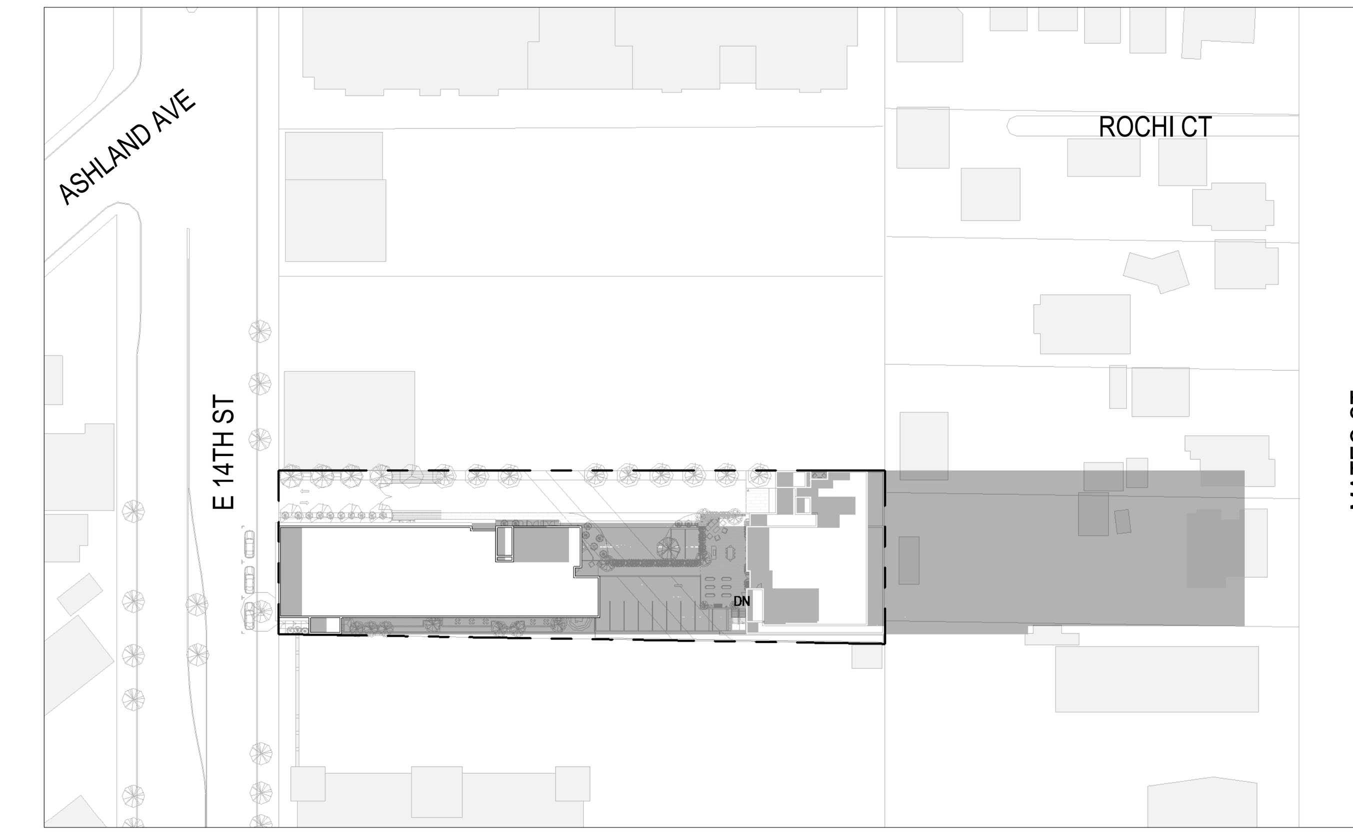
KMA PROJECT NO. 1905



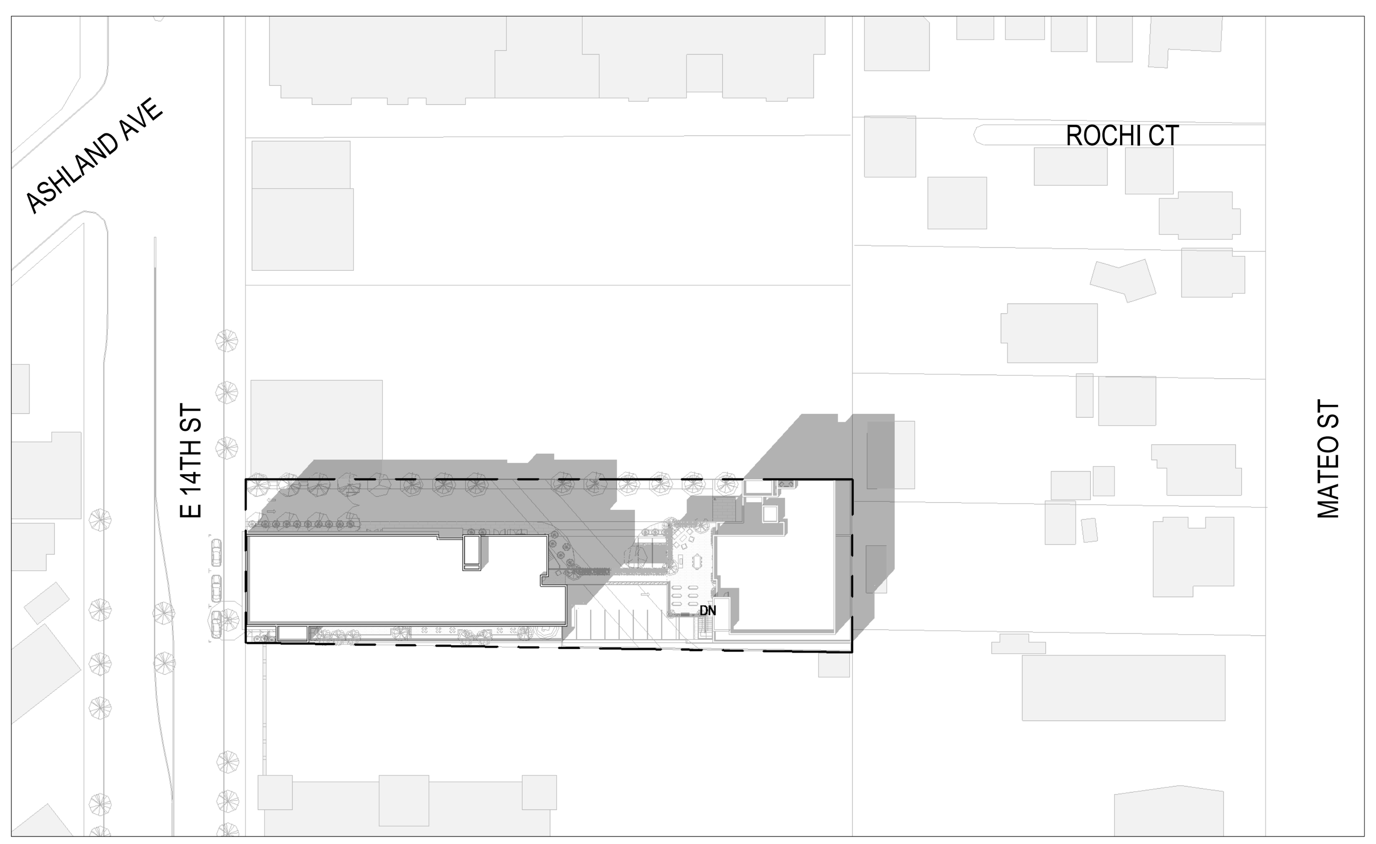
SPRING EQUINOX @ 3PM



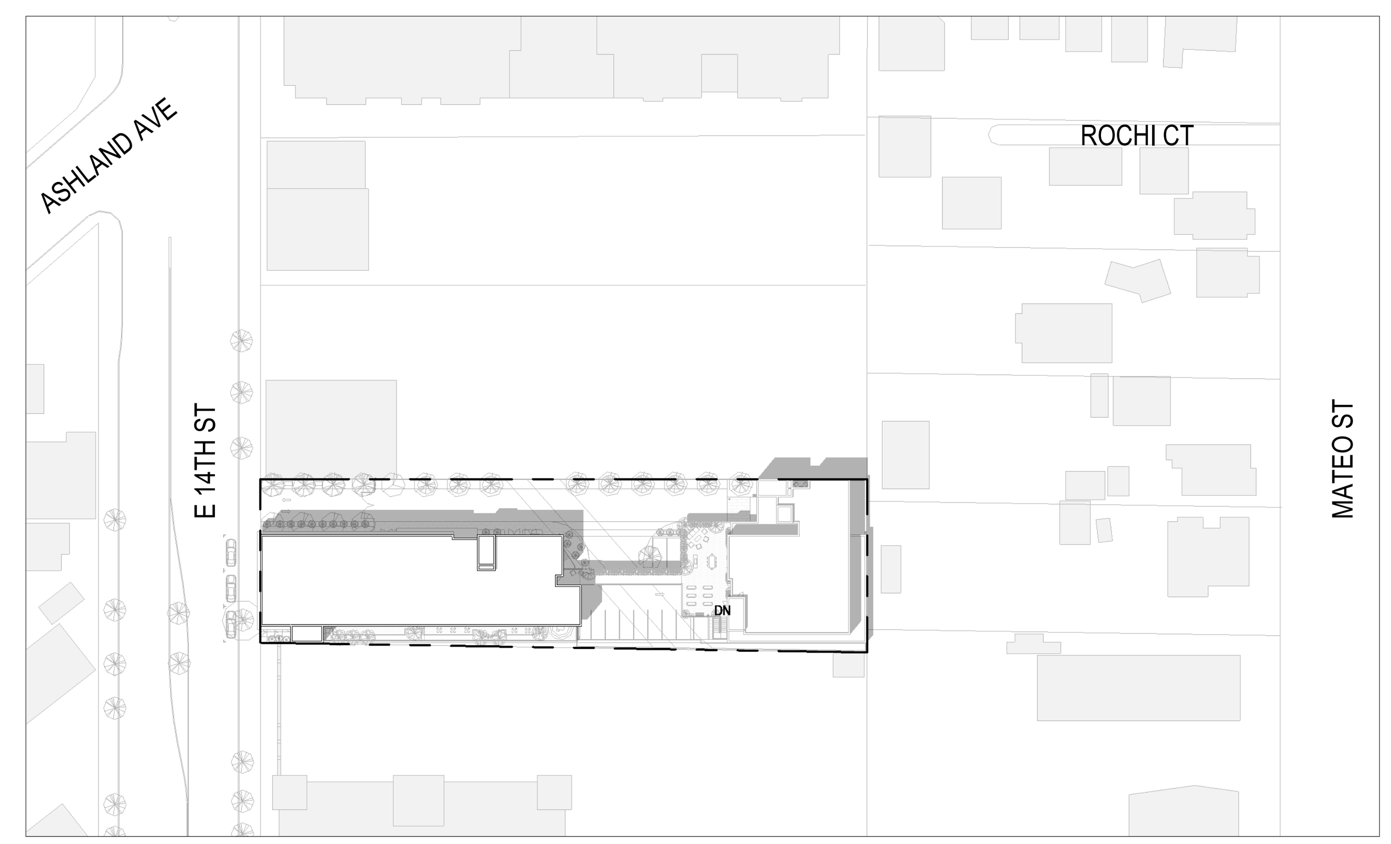
SUMMER SOLSTICE @ 3PM



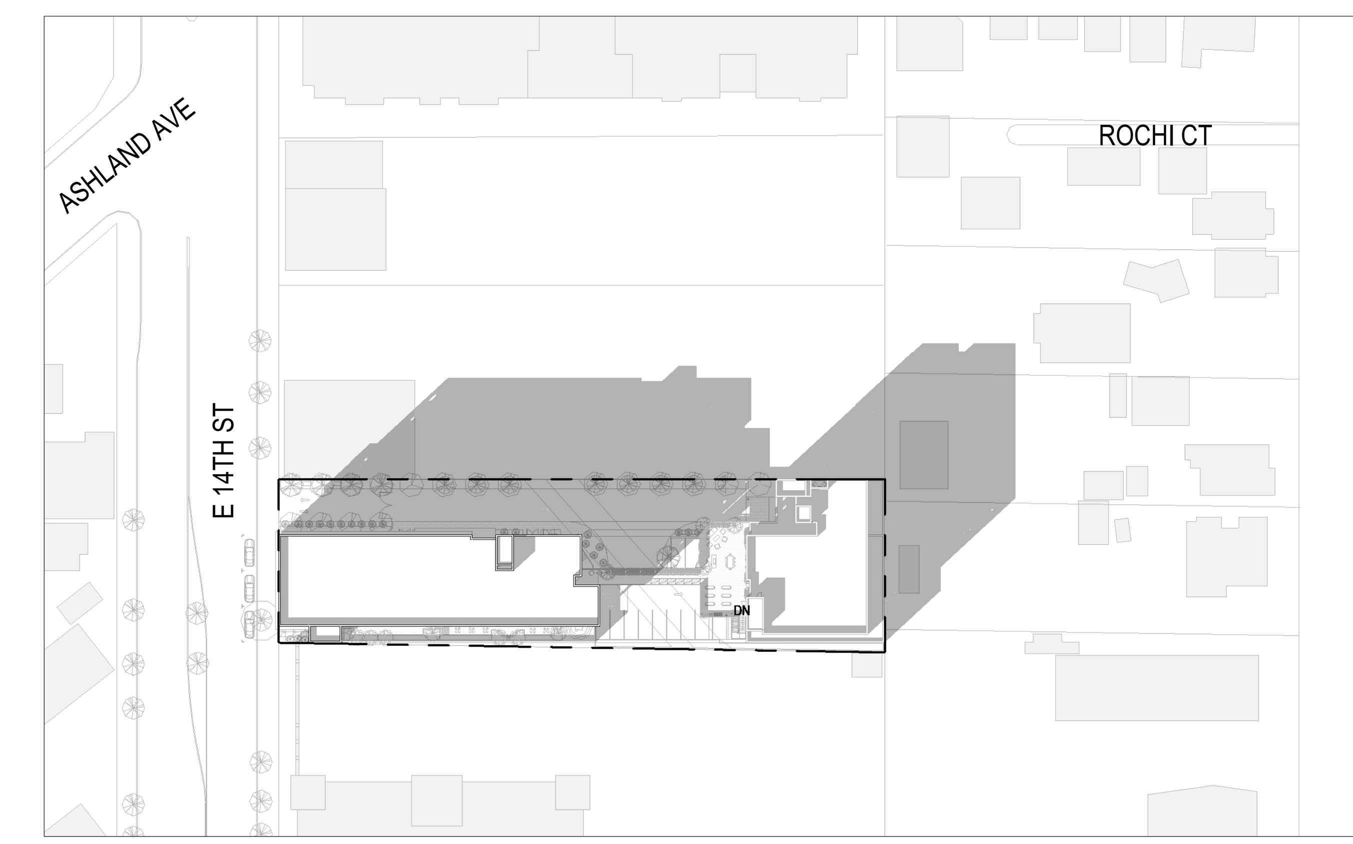
WINTER SOLSTICE @ 3PM



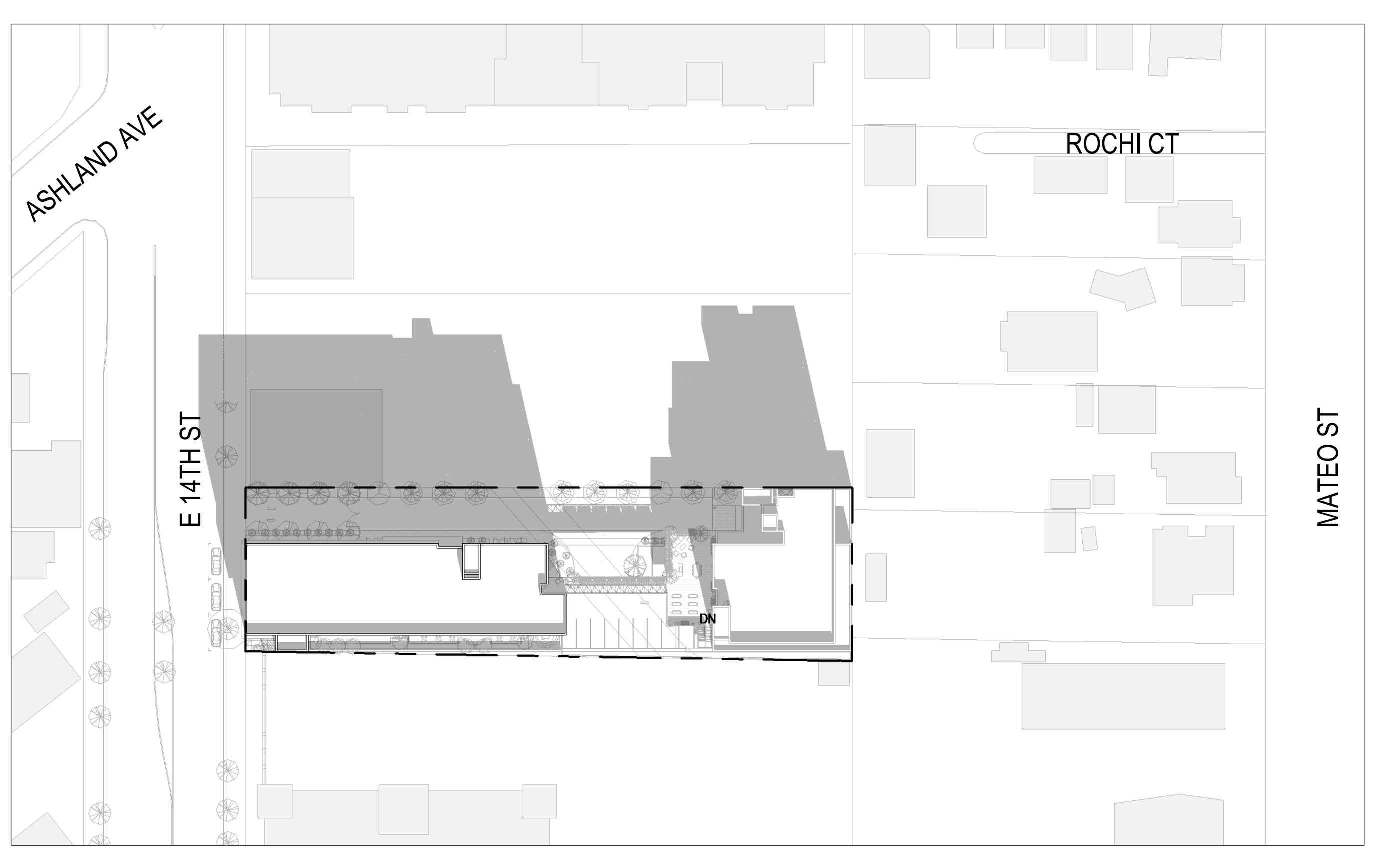
SPRING SOLSTICE @ 12PM



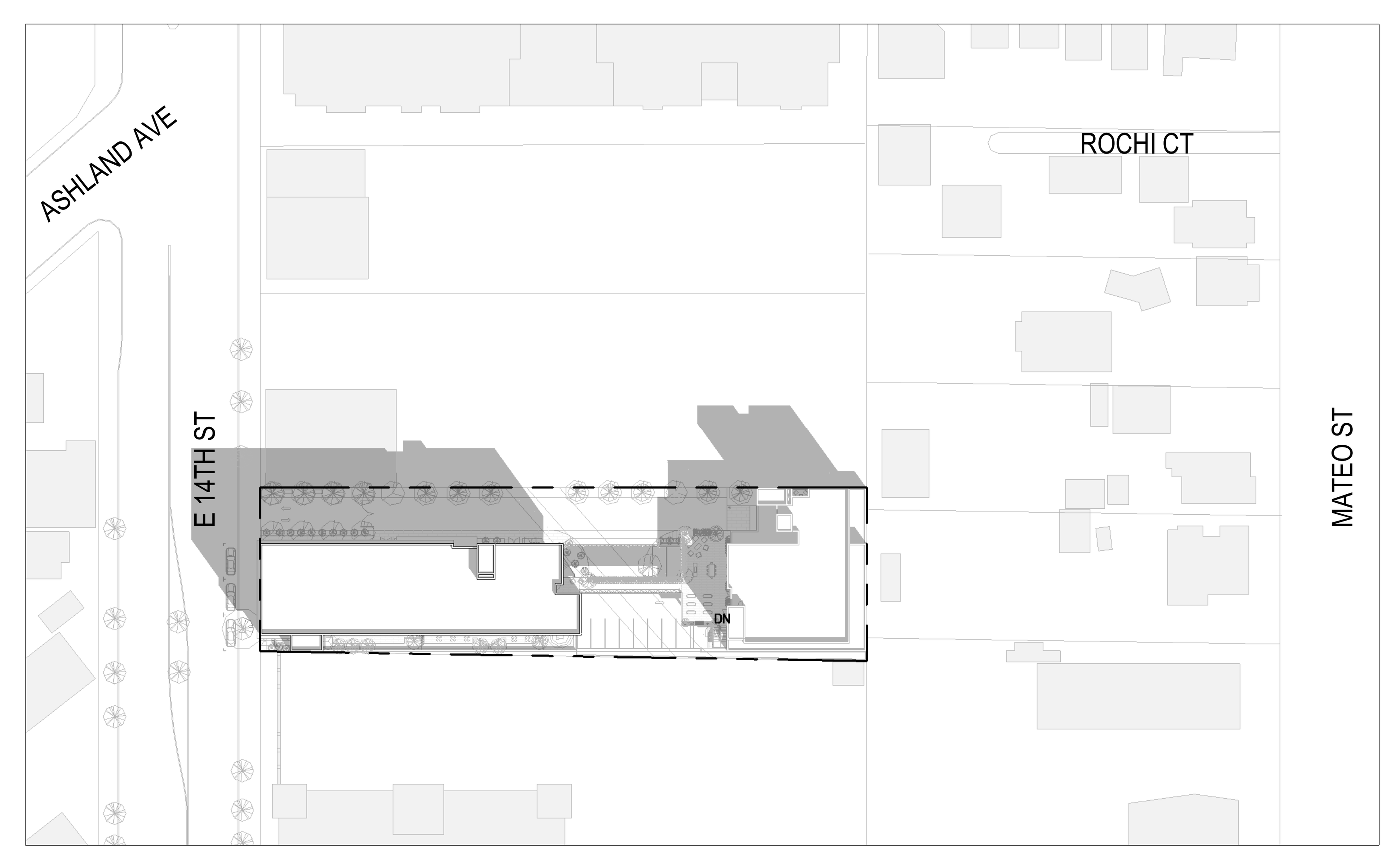
SUMMER SOLSTICE @ 12PM



WINTER SOLSTICE @ 12PM



SPRING EQUINOX @ 9AM



SUMMER SOLSTICE @ 9AM

WINTER SOLSTICE @ 9AM

SOLAR STUDY DIAGRAMS

1" = 100'-0" @ 22" x 34"

10/21/2019

10/17/2019 11:29:33 AM

16060 E. 14TH ST. | SAN LEANDRO, CA
PROPOSED PROJECT

A1.5

KAVA MASSIH ARCHITECTS
920 Grayson Street | Berkeley, CA 94710
95 Federal Street | San Francisco, CA 94107

KMA PROJECT NO. 1905

APPLICABLE CODES:

2019 CALIFORNIA BUILDING CODE
2019 CALIFORNIA GREEN BUILDING STANDARDS CODE
2019 CALIFORNIA ENERGY CODE
2019 CALIFORNIA MECHANICAL CODE
2019 CALIFORNIA PLUMBING CODE
2019 CALIFORNIA ELECTRICAL CODE
2019 CALIFORNIA FIRE CODE
COUNTY OF ALAMEDA AMENDMENTS TO THE ABOVE CODES

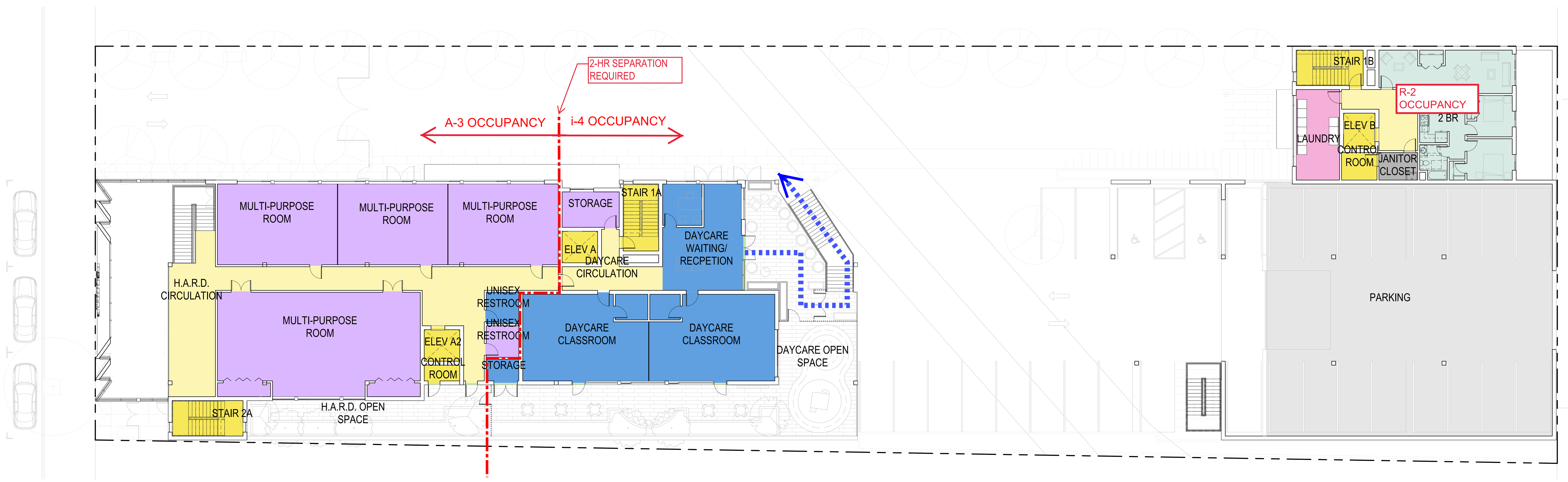


DIAGRAM - 2ND FLOOR
1/16" = 1'-0"
2

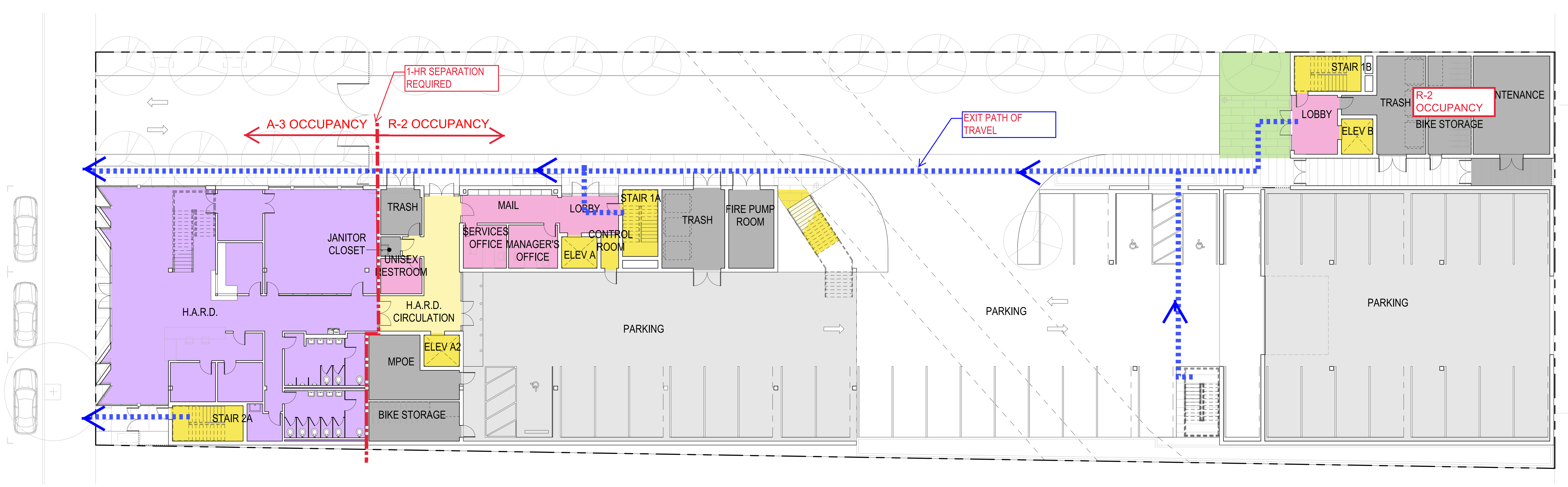


DIAGRAM - 1ST FLOOR
1/16" = 1'-0"
1

CODE COMPLIANCE SHEET

1/16" = 1'-0" @ 22" x 34" Author

10/17/2019

10/21/2019 1:55:49 PM

16060 E. 14TH ST. | SAN LEANDRO, CA
PROPOSED PROJECT

A1.6

KAVA MASSIH ARCHITECTS
920 Grayson Street | Berkeley, CA 94710
95 Federal Street | San Francisco, CA 94107
KMA PROJECT NO. 1905

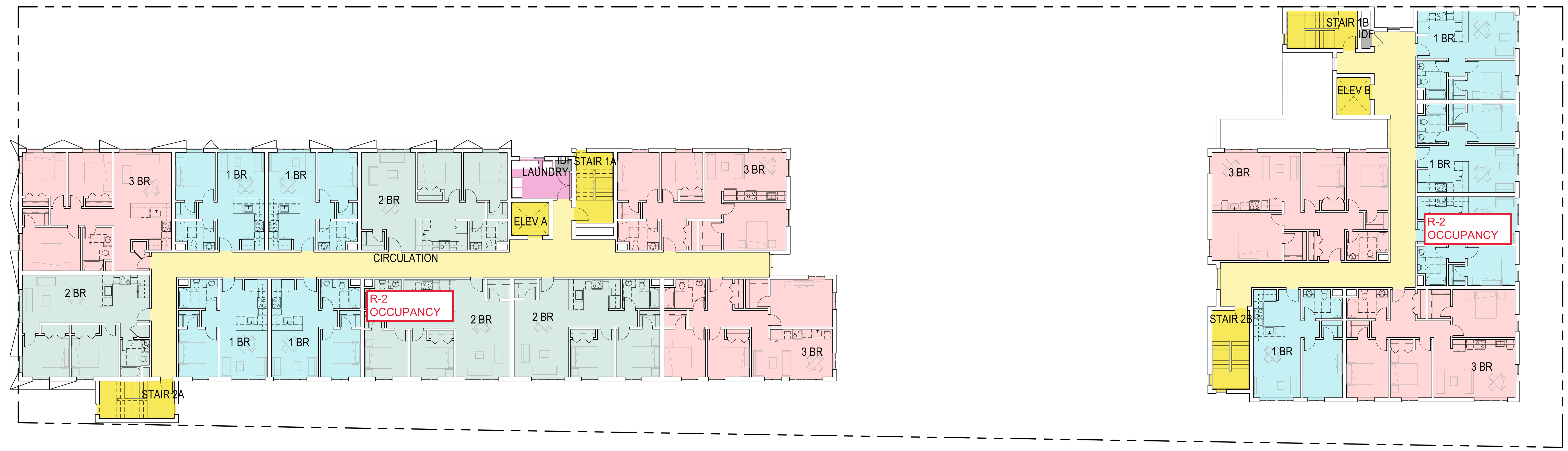


DIAGRAM - 4TH FLOOR TO 7TH FLOOR 4

1/16" = 1'-0"

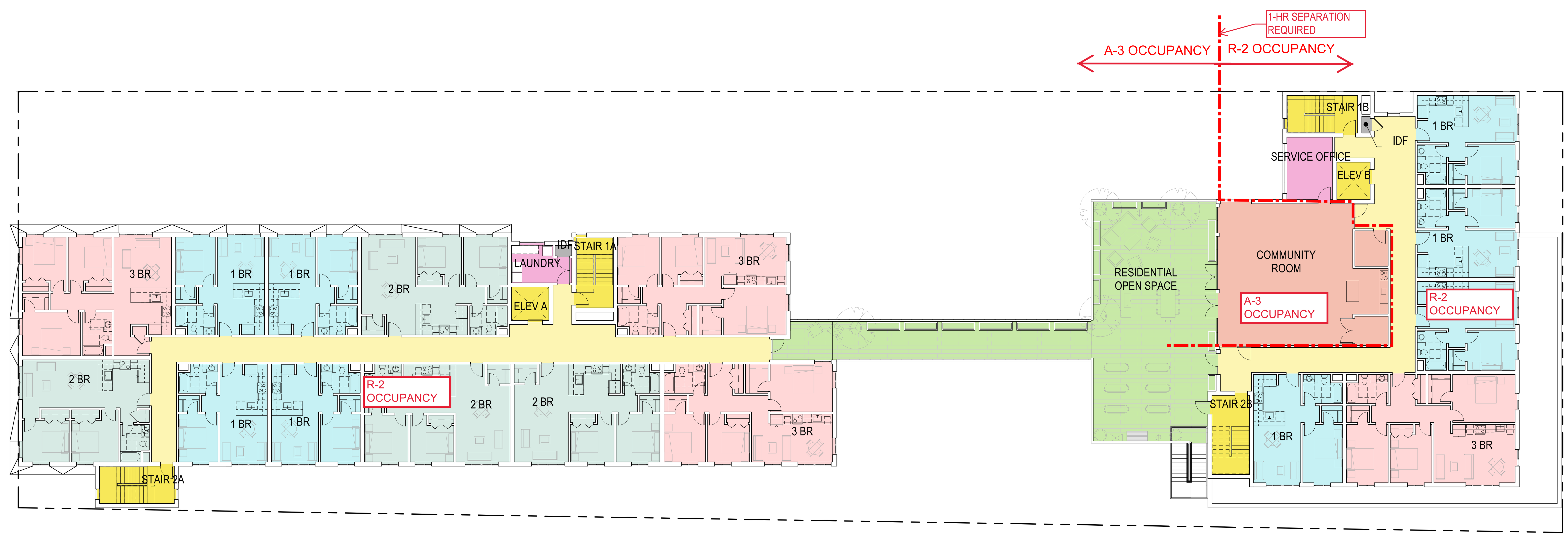


DIAGRAM - 3RD FLOOR 3

1/16" = 1'-0"

APPLICABLE CODES:

2019 CALIFORNIA BUILDING CODE
2019 CALIFORNIA GREEN BUILDING STANDARDS CODE
2019 CALIFORNIA ENERGY CODE
2019 CALIFORNIA MECHANICAL CODE
2019 CALIFORNIA PLUMBING CODE
2019 CALIFORNIA ELECTRICAL CODE
2019 CALIFORNIA FIRE CODE
COUNTY OF ALAMEDA AMENDMENTS TO THE ABOVE CODES

CODE COMPLIANCE SHEET

1/16" = 1'-0" @ 22" x 34" Author

10/17/2019

10/21/2019 1:55:56 PM

16060 E. 14TH ST. | SAN LEANDRO, CA
PROPOSED PROJECT

A1.7

KAVA MASSIH ARCHITECTS
920 Grayson Street I Berkeley, CA 94710
95 Federal Street I San Francisco, CA 94107
KMA PROJECT NO. 1905

1ST FLOOR PLAN

1/16" = 1'-0" @ 22" x 34" (1/32" = 1'-0" @ 11" x 17")

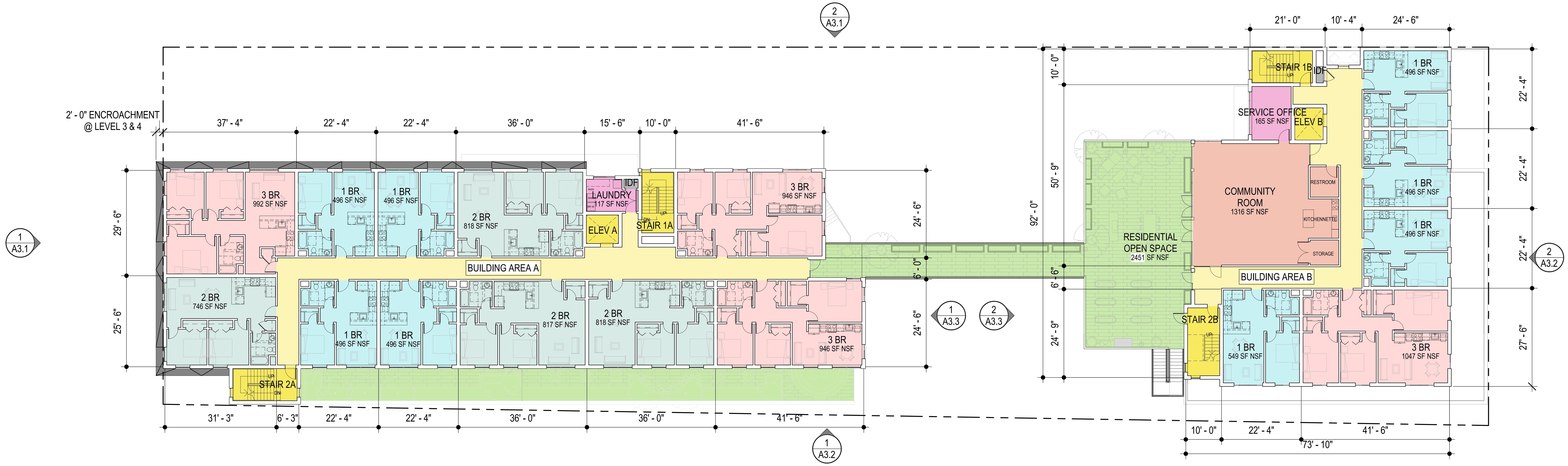
10/21/2019

10/17/2019 11:29:37 AM

16060 E. 14TH ST. | SAN LEANDRO, CA
PROPOSED PROJECT

A2.1

KAVA MASSIH ARCHITECTS
920 Grayson Street | Berkeley, CA 94710
95 Federal Street | San Francisco, CA 94107
KMA PROJECT NO. 1905

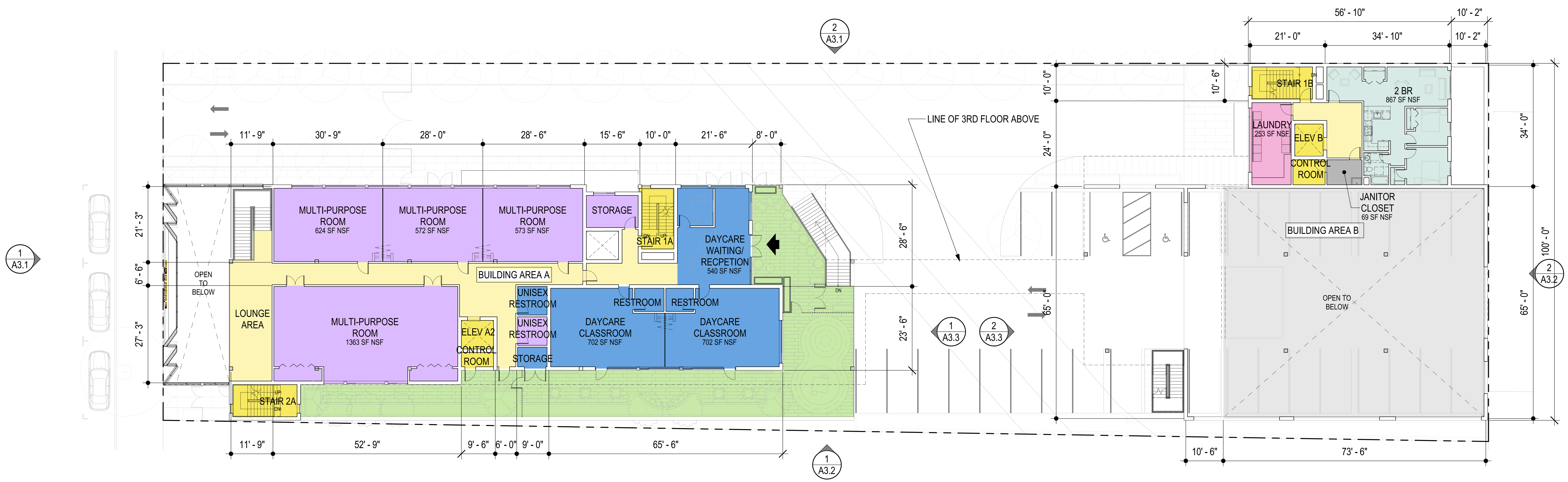


3RD FLOOR 2

1/16" = 1'-0"

LEGEND

- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- AMENITIES
- CIRCULATION
- COMMUNITY
- ELEV. / STAIR
- OPEN SPACE
- SERVICES



2ND FLOOR 1

1/16" = 1'-0"

LEGEND

- 2 BEDROOM
- AMENITIES
- CIRCULATION
- COVERED PARKING
- DAYCARE
- ELEV. / STAIR
- H.A.R.D.
- SERVICES

10/17/2019 11:29:43 AM

2ND AND 3RD FLOOR PLANS

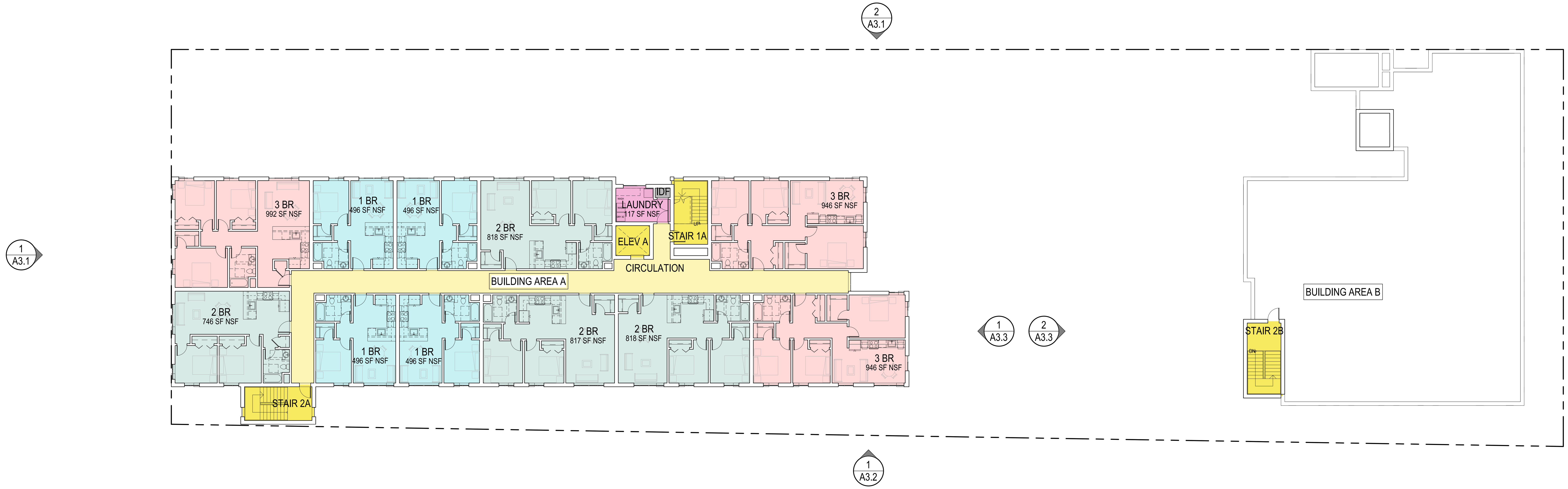
1/16" = 1'-0" @ 22" x 34" (1/32" = 1'-0" @ 11" x 17")

10/21/2019

16060 E. 14TH ST. | SAN LEANDRO, CA
PROPOSED PROJECT

A2.2

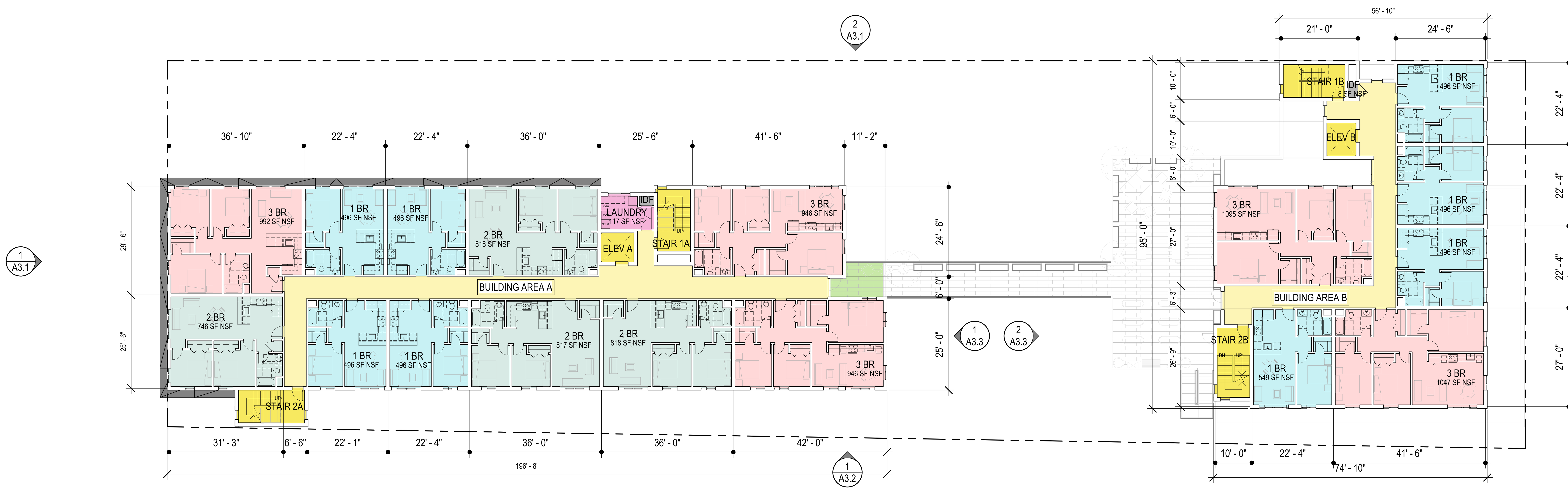
KAVA MASSIH ARCHITECTS
920 Grayson Street I Berkeley, CA 94710
95 Federal Street I San Francisco, CA 94107
KMA PROJECT NO. 1905



LEGEND

- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- AMENITIES
- CIRCULATION
- ELEV. / STAIR
- SERVICES

7TH FLOOR 2
1/16" = 1'-0"



LEGEND

- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- AMENITIES
- CIRCULATION
- ELEV. / STAIR
- SERVICES

4TH - 6TH FLOOR 1
1/16" = 1'-0"

10/17/2019 11:29:49 AM

4TH THRU 6TH AND 7TH FLOOR PLANS

1/16" = 1'-0" @ 22" x 34" (1/32" = 1'-0" @ 11" x 17")

10/21/2019

16060 E. 14TH ST. | SAN LEANDRO, CA
PROPOSED PROJECT

A2.3

KAVA MASSIH ARCHITECTS
920 Grayson Street | Berkeley, CA 94710
95 Federal Street | San Francisco, CA 94107
KMA PROJECT NO. 1905

SIDE ELEVATION (NORTH) 2
1/16" = 1'-0"

FRONT ELEVATION (WEST) 1
1/16" = 1'-0"

10/17/2019 11:30:05 AM

ELEVATIONS

1/16" = 1'-0" @ 22" x 34" (1/32" = 1'-0" @ 11" x 17")

10/21/2019

16060 E. 14TH ST. | SAN LEANDRO, CA
PROPOSED PROJECT

A3.1

KAVA MASSIH ARCHITECTS
920 Grayson Street | Berkeley, CA 94710
95 Federal Street | San Francisco, CA 94107
KMA PROJECT NO. 1905

REAR ELEVATION (EAST) 2
1/16" = 1'-0"

SIDE ELEVATION (SOUTH) 1
1/16" = 1'-0"

10/17/2019 11:30:19 AM

ELEVATIONS

1/16" = 1'-0" @ 22" x 34" (1/32" = 1'-0" @ 11" x 17")

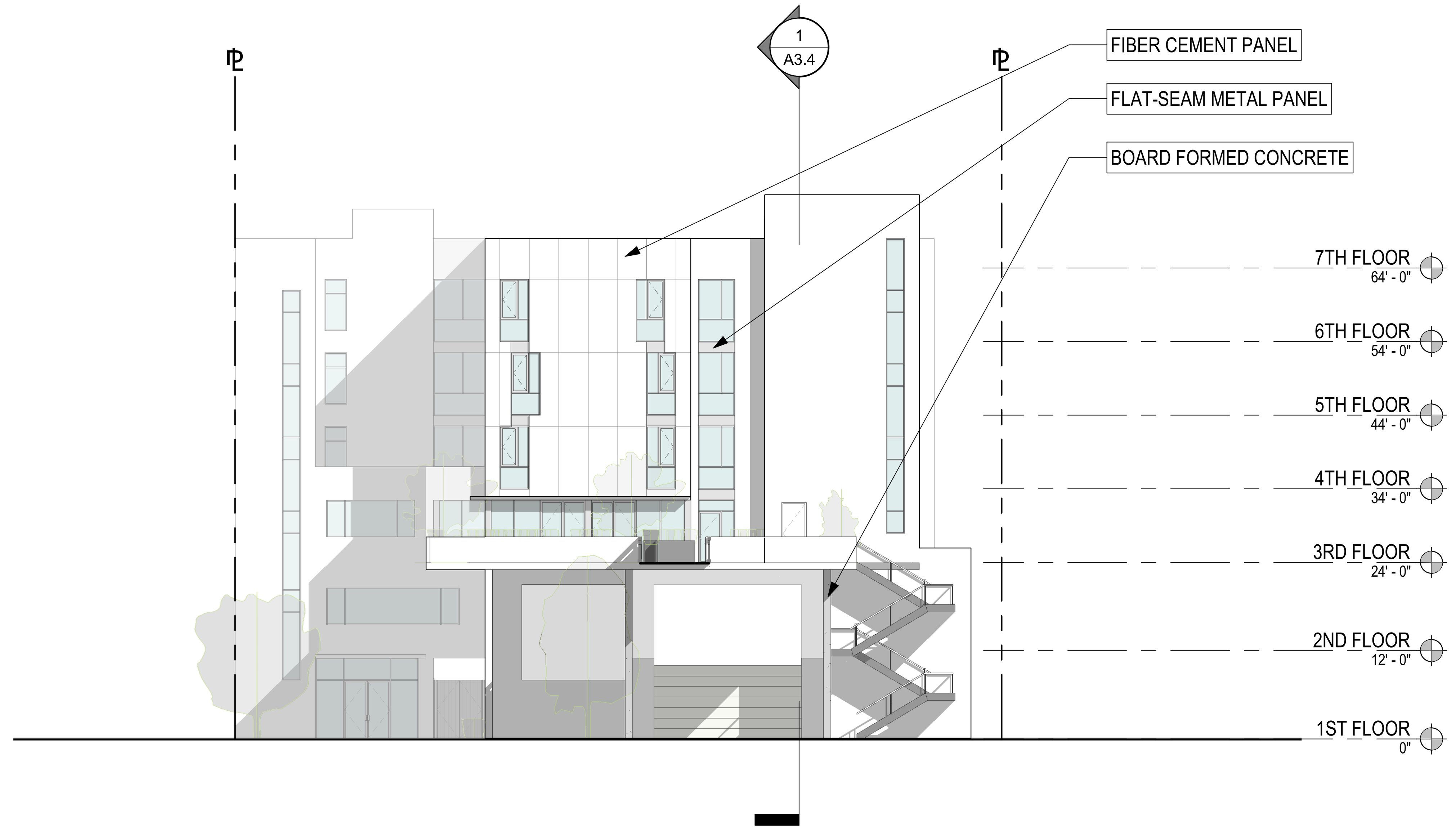
10/21/2019

16060 E. 14TH ST. | SAN LEANDRO, CA
PROPOSED PROJECT

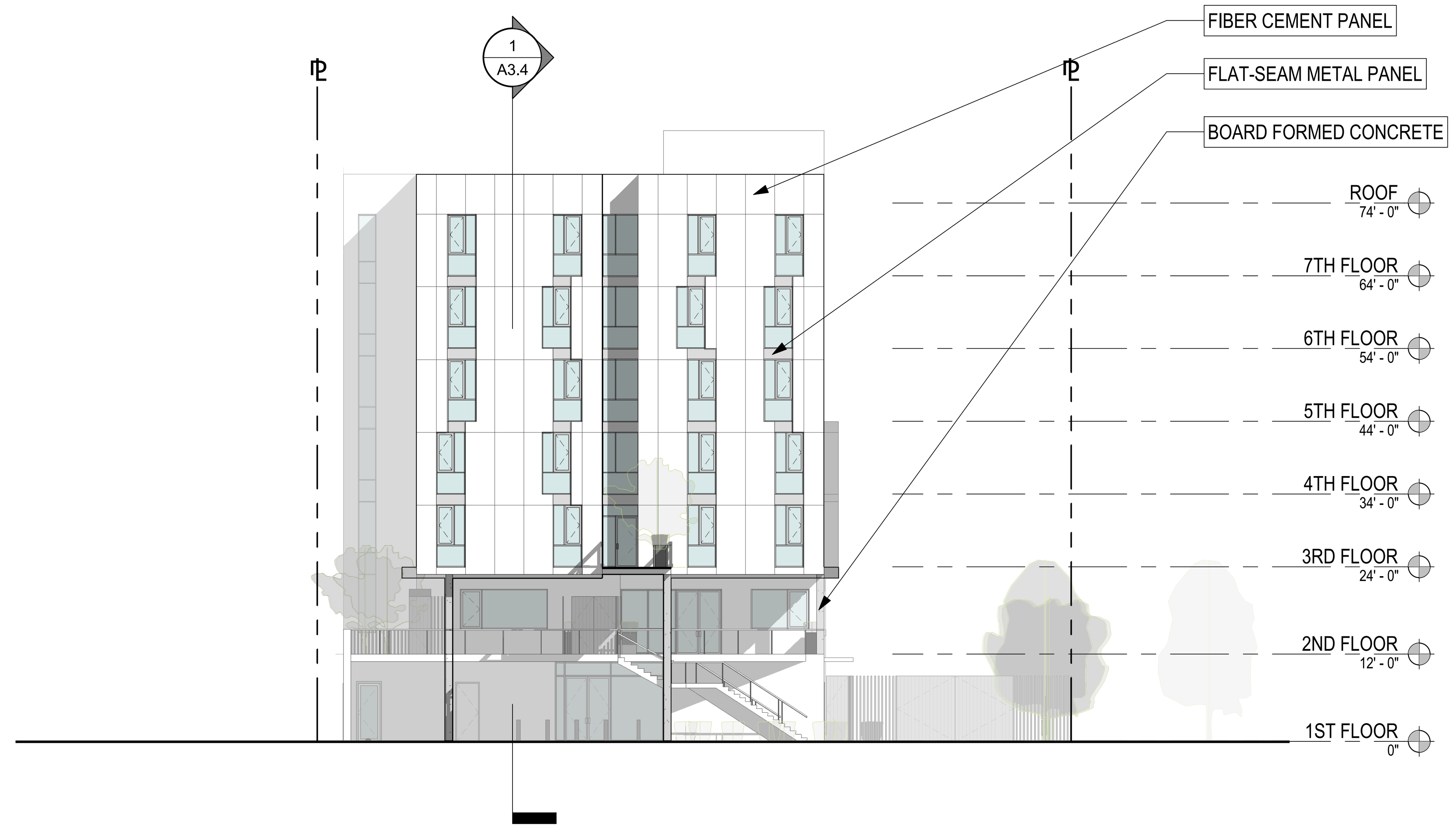
A3.2

KAVA MASSIH ARCHITECTS
920 Grayson Street | Berkeley, CA 94710
95 Federal Street | San Francisco, CA 94107

KMA PROJECT NO. 1905



COURTYARD ELEVATION (EAST) 2
1/16" = 1'-0"



COURTYARD ELEVATION (WEST) 1
1/16" = 1'-0"

10/17/2019 11:30:27 AM

ELEVATIONS

1/16" = 1'-0" @ 22" x 34" (1/32" = 1'-0" @ 11" x 17")

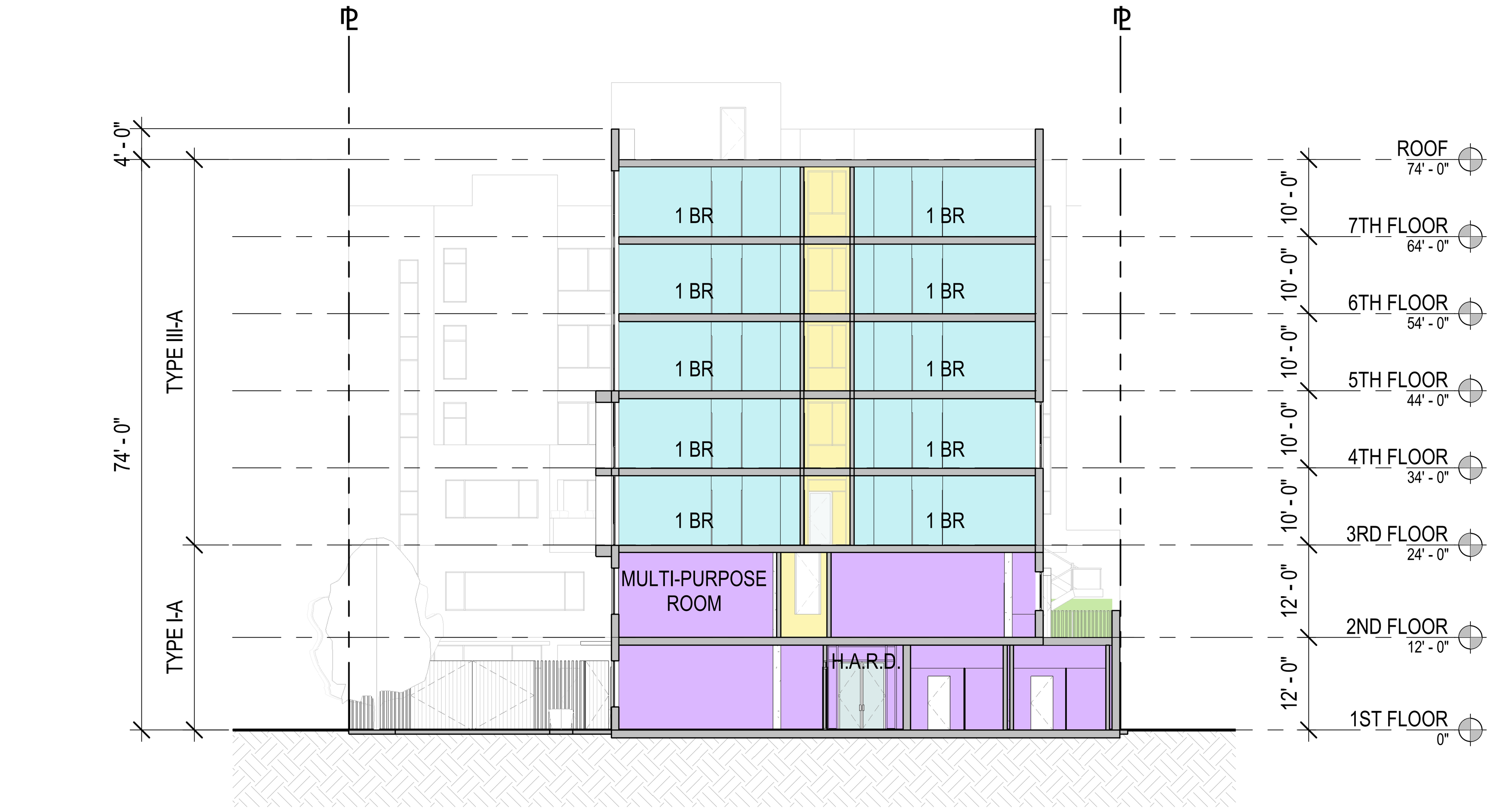
10/21/2019

16060 E. 14TH ST. | SAN LEANDRO, CA
PROPOSED PROJECT

A3.3

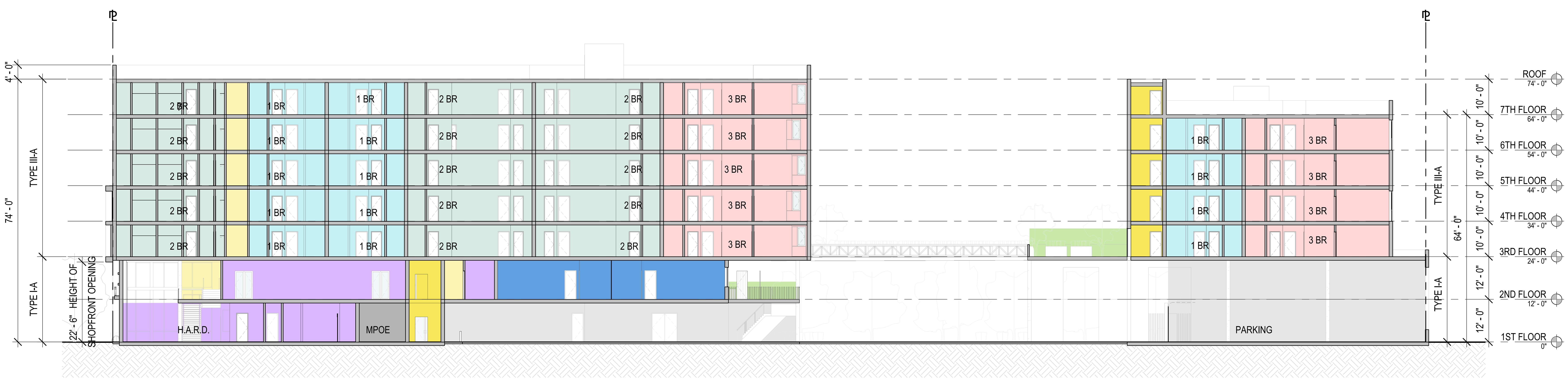
KAVA MASSIH ARCHITECTS
920 Grayson Street I Berkeley, CA 94710
95 Federal Street I San Francisco, CA 94107

KMA PROJECT NO. 1905



SECTION 3 (3)
1/16" = 1'-0"

SECTION 2 (2)
1/16" = 1'-0"



SECTION 1 (1)
1/16" = 1'-0"

10/17/2019 11:30:38 AM

SECTIONS

1/16" = 1'-0" @ 22" x 34" (1/32" = 1'-0" @ 11" x 17")

10/21/2019

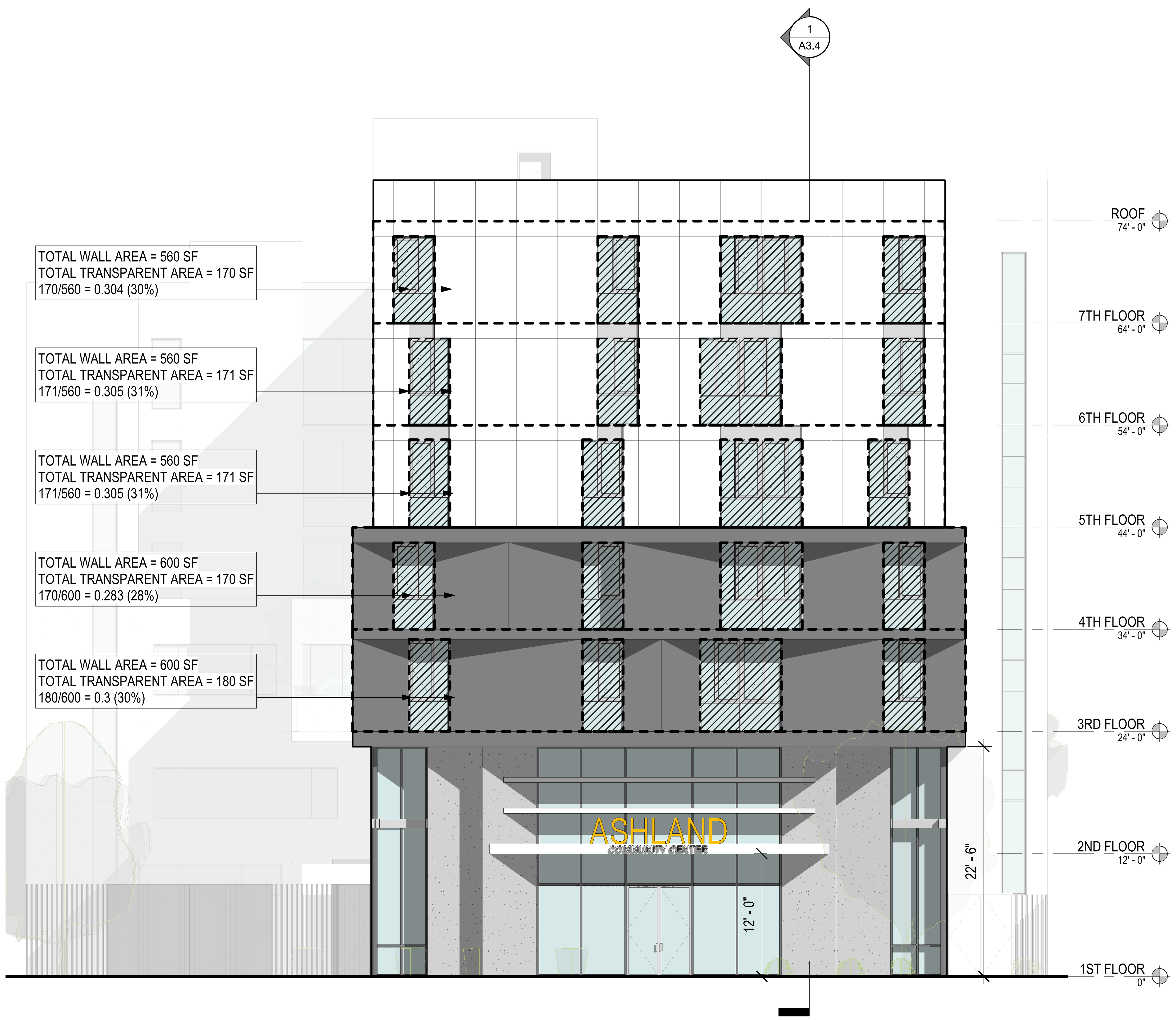
16060 E. 14TH ST. | SAN LEANDRO, CA
PROPOSED PROJECT

A3.4

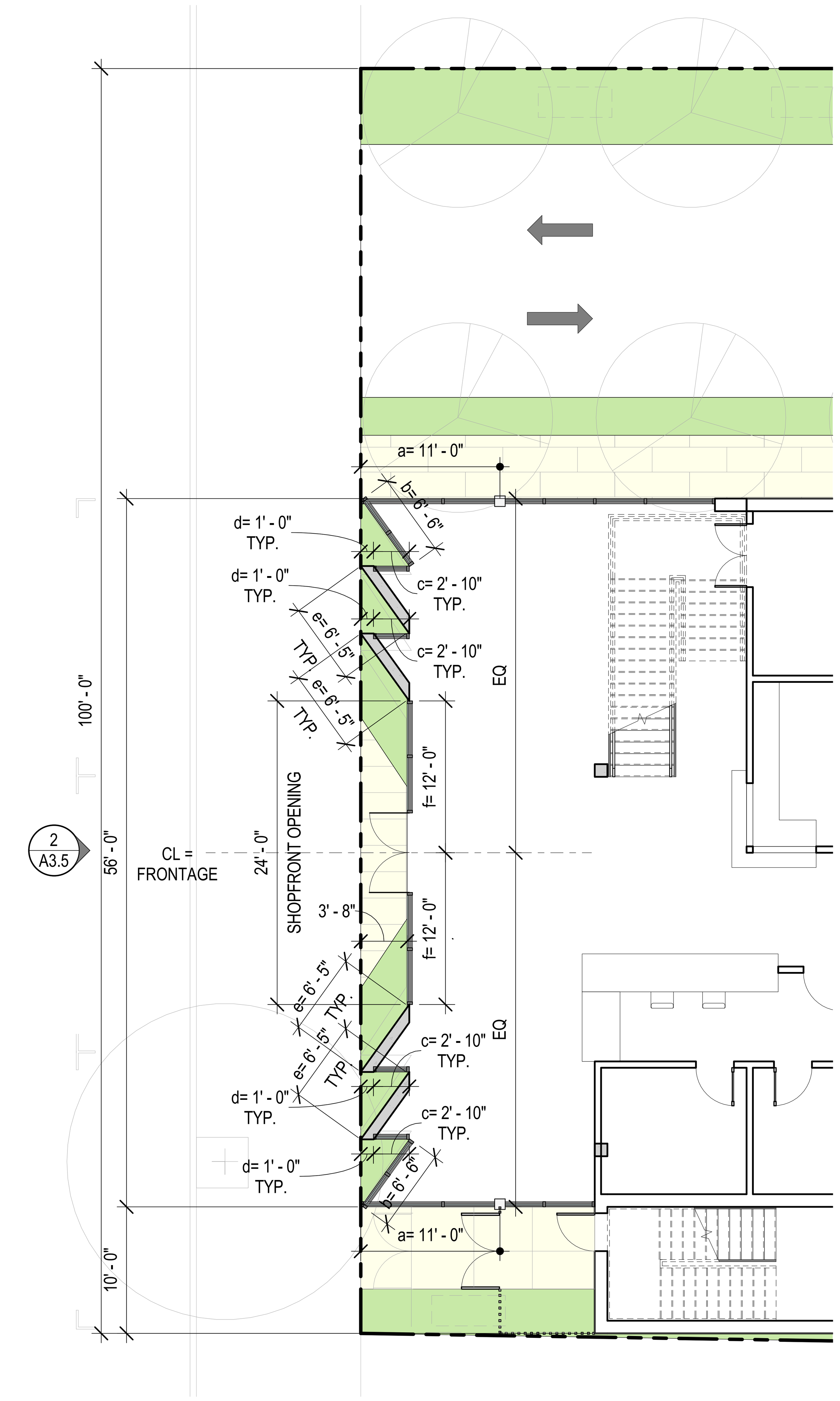
KAVA MASSIH ARCHITECTS
920 Grayson Street | Berkeley, CA 94710
95 Federal Street | San Francisco, CA 94107
KMA PROJECT NO. 1905

SHOPFRONT INFORMATION

PER ACBD 6.4	ALLOWED	PROVIDED
BUILDING FRONT SETBACK:	0'-0" MAX.	0'-0"
WIDTH OF SHOPFRONT OPENING:	8'-0" MIN.	24'-0"
HEIGHT OF SHOPFRONT OPENING:	12'-0" MIN.	22'-6"
DEPTH OF RECESSED ENTRY:	5'-0" MAX.	0'-0" (NO RECESS PROVIDED)
WIDTH OF RECESSED ENTRY:	10% OF BUILDING FACACE MAX.	0'-0" (NO RECESS PROVIDED)
TRANSPARENCY - GROUND...	70% MIN.	SEE DIAGRAM
TRANSPARENCY - UPPER FLOORS:	30% MIN.	SEE DIAGRAM



FRONT ELEVATION SHOPFRONT DIAGRAM 2
1/8" = 1'-0"



SHOPFRONT FLOOR PLAN DIAGRAM 1
1/8" = 1'-0"

FACADE LENGTH

2*a= 2* 11'-0" = 22' - 0"
2*b= 2* 6'-6" = 13' - 0"
4*c= 4* 2'-10" = 11' - 4"
4*d= 4* 1'-0" = 4' - 0"
4*e= 4* 6'-5" = 25' - 8"
2*f= 2* 12'-0" = 24' - 0"
100' - 0"

TOTAL FACADE LENGTH = **100' - 0"**

MINIMUM TRANSPARENT FACADE LENGTH = 70' - 0", (**70%** OF 100' - 0")

PROVIDED TRANSPARENT FACADE

2*a= 2*11' - 0" 22' - 0"
2*b= 2*6' - 6" 13' - 0"
4*c= 4* 2' - 10" 11' - 4"
2*f= 2*12' - 0" 24' - 0"
70' - 4"

TOTAL FACADE LENGTH = **70' - 4" ***

* PROVIDED FACADE TRANSPARENCY LENGTH IS GREATER THAN MINIMUM.

NOTE:
BOTH SOLID AND TRANSPARENT WALLS ARE FULL HEIGHT AND LINEAR LENGTH WAS USED TO CALCULATE TRANSPARENCY PERCENTAGE.

10/17/2019 11:30:52 AM

SHOPFRONT DIAGRAMS

1/8" = 1'-0" @ 22" x 34" Author

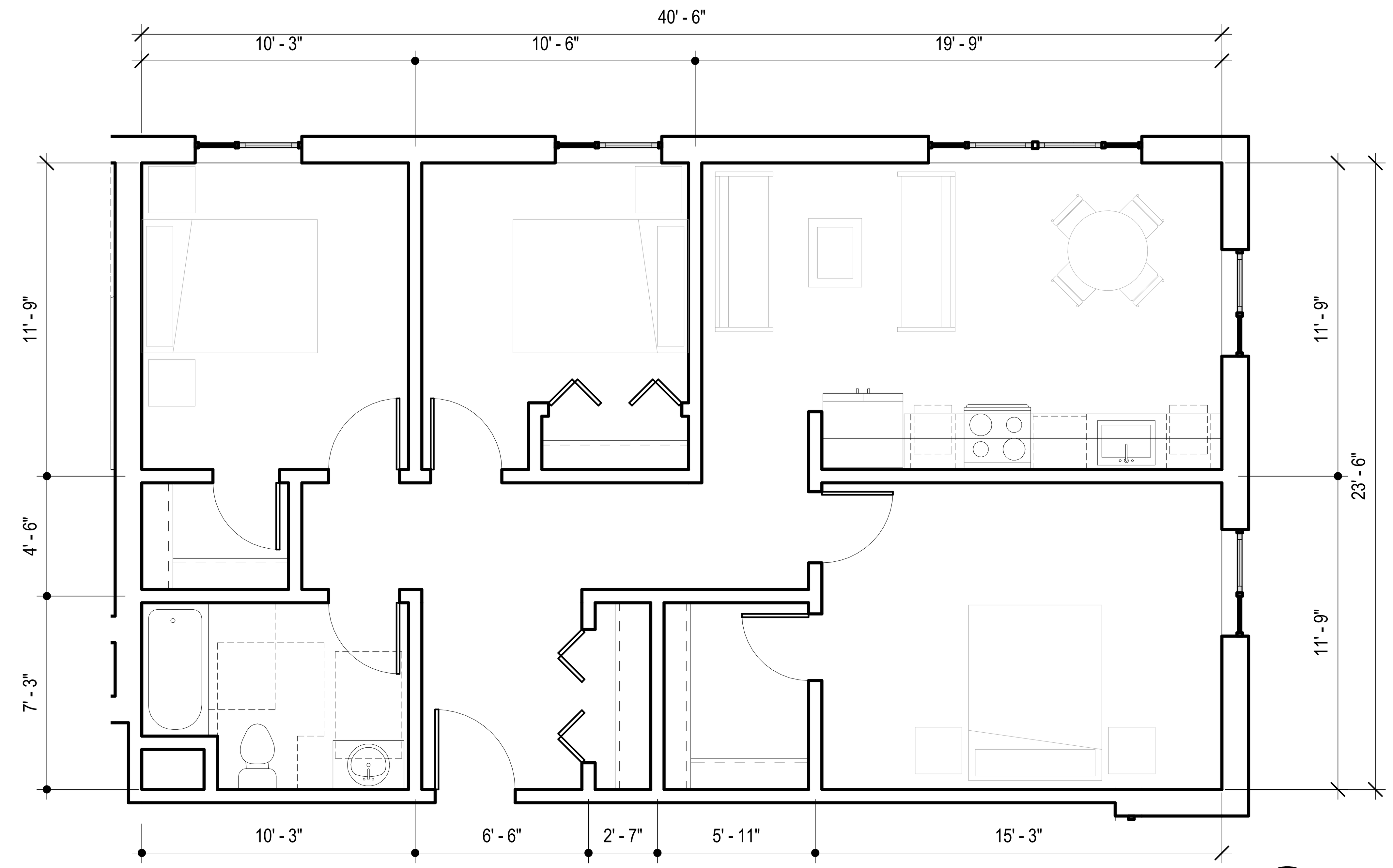
10/21/2019

16060 E. 14TH ST. | SAN LEANDRO, CA
PROPOSED PROJECT

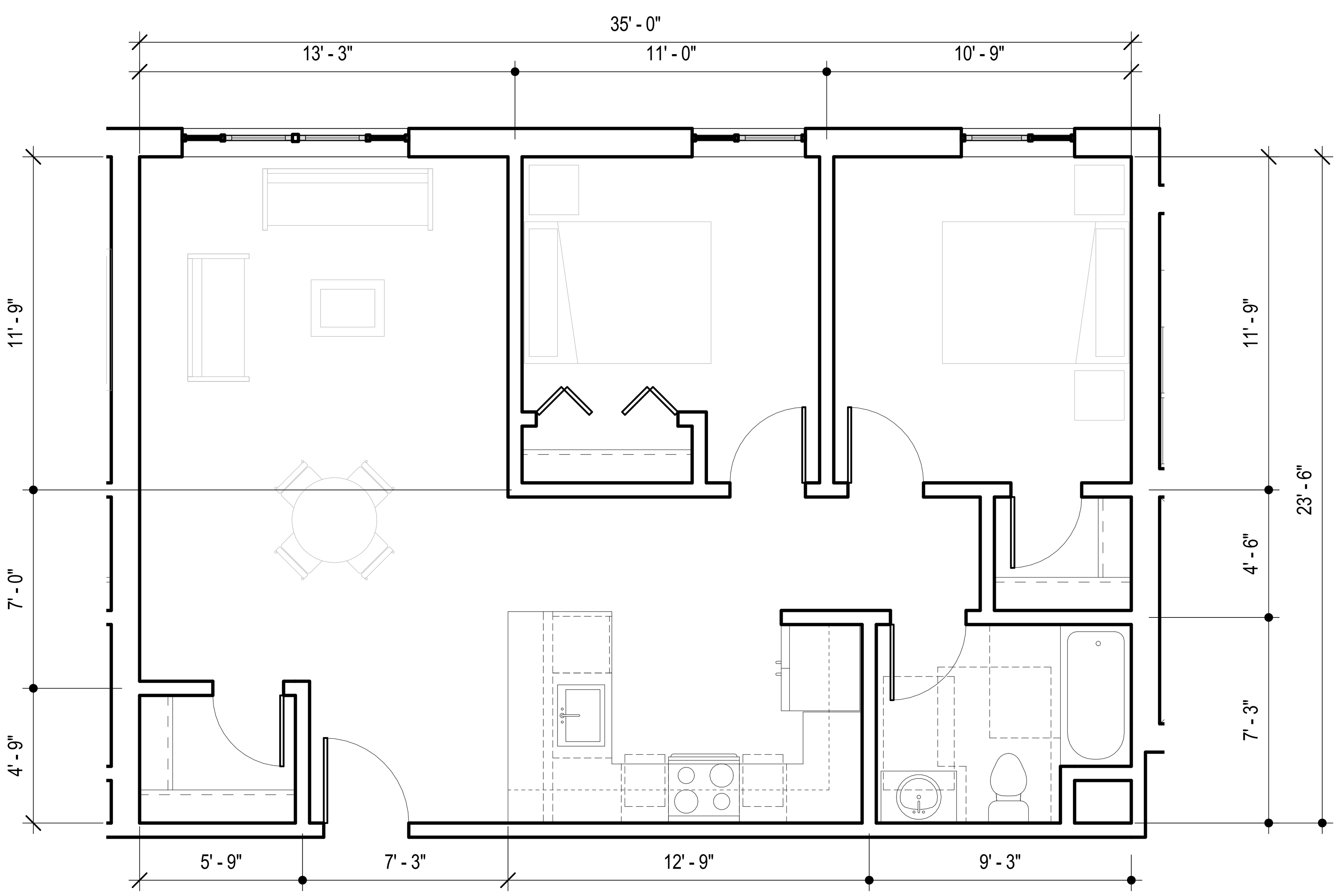
A3.5

KAVA MASSIH ARCHITECTS
920 Grayson Street | Berkeley, CA 94710
95 Federal Street | San Francisco, CA 94107

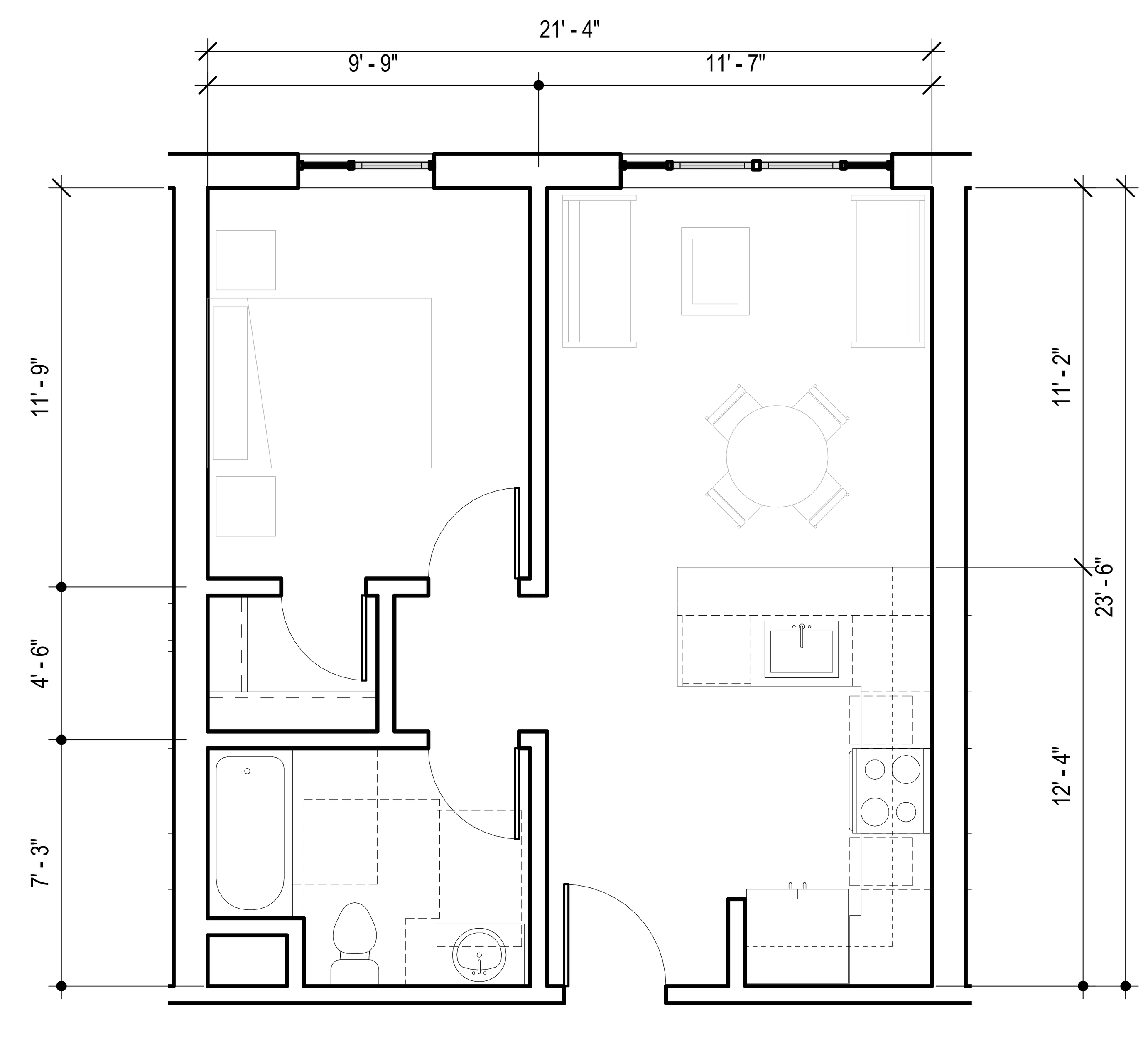
KMA PROJECT NO. 1905



TYP. 3 BEDROOM UNIT 3
1/4" = 1'-0"



TYP. 2 BEDROOM UNIT 2
1/4" = 1'-0"



TYP. 1 BEDROOM UNIT 1
1/4" = 1'-0"

TYPICAL UNIT LAYOUTS

1/4" = 1'-0" @ 22" x 34" (1/8" = 1'-0" @ 11" x 17")

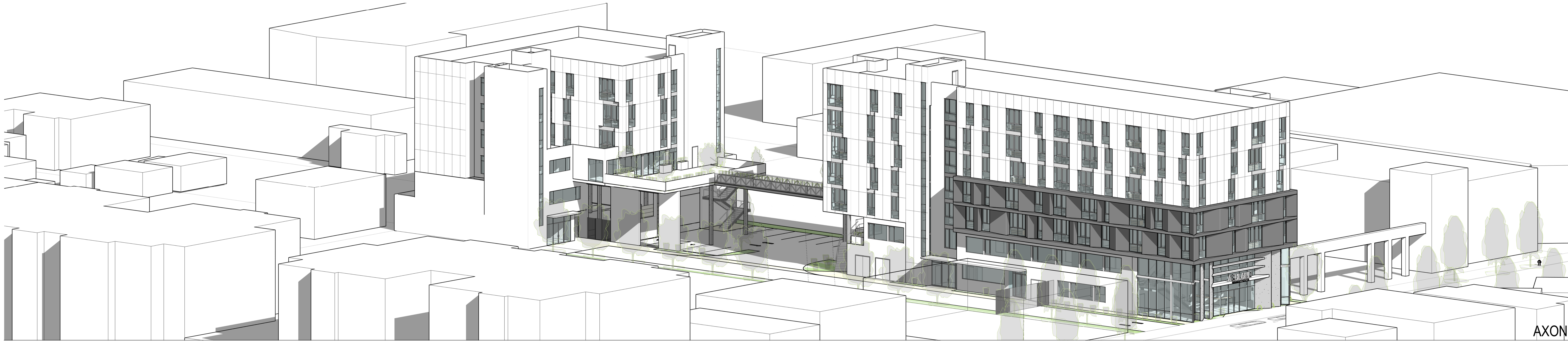
10/21/2019

16060 E. 14TH ST. | SAN LEANDRO, CA
PROPOSED PROJECT

A4.1

KAVA MASSIH ARCHITECTS
920 Grayson Street I Berkeley, CA 94710
95 Federal Street I San Francisco, CA 94107
KMA PROJECT NO. 1905

10/17/2019 11:30:53 AM



AXON 2 (2)

AXON 1 (1)

FRONT AXONOMETRIC VIEWS

10/21/2019

16060 E. 14TH ST. | SAN LEANDRO, CA
PROPOSED PROJECT

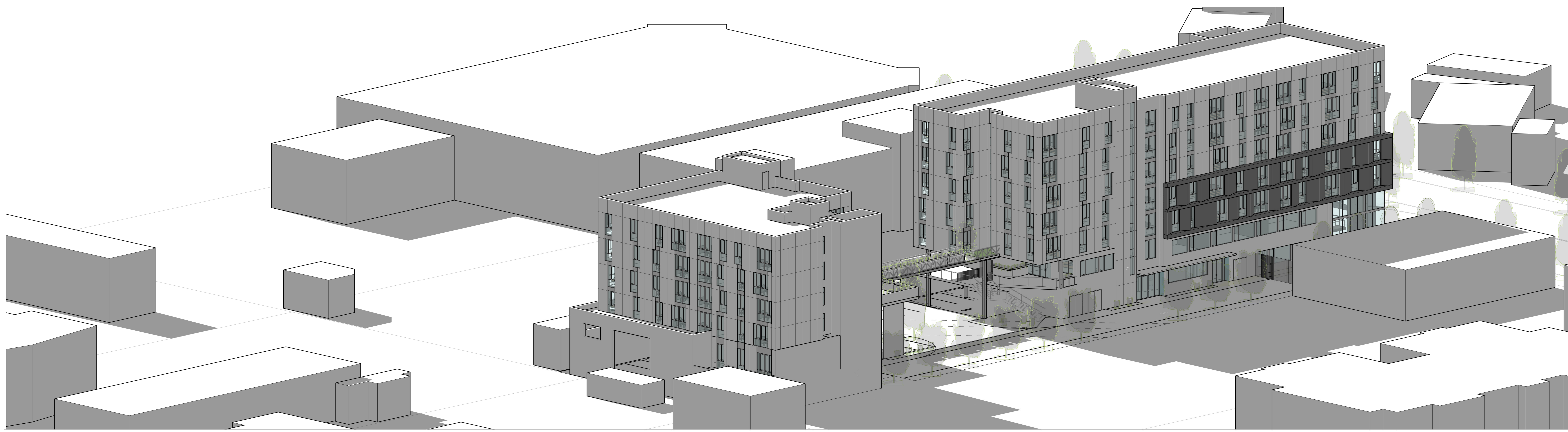
A5.1

KAVA MASSIH ARCHITECTS
920 Grayson Street | Berkeley, CA 94710
95 Federal Street | San Francisco, CA 94107

KMA PROJECT NO. 1905

10/17/2019 11:31:11 AM

AXON 4 (2)



AXON 3 (1)

10/17/2019 11:31:30 AM

REAR AXONOMETRIC VIEWS

10/21/2019

16060 E. 14TH ST. | SAN LEANDRO, CA
PROPOSED PROJECT

A5.2

KAVA MASSIH ARCHITECTS
920 Grayson Street | Berkeley, CA 94710
95 Federal Street | San Francisco, CA 94107

KMA PROJECT NO. 1905

PERSPECTIVE 2 2

PERSPECTIVE 1 1

10/17/2019 11:31:52 AM

STREET LEVEL PERSPECTIVES

10/21/2019

16060 E. 14TH ST. | SAN LEANDRO, CA
PROPOSED PROJECT

A5.3

KAVA MASSIH ARCHITECTS
920 Grayson Street | Berkeley, CA 94710
95 Federal Street | San Francisco, CA 94107

KMA PROJECT NO. 1905

STREET VIEW 2 (2)
12" = 1'-0"

STREET VIEW 1 (1)
12" = 1'-0"

10/17/2019 11:32:01 AM

STREET VIEWS

10/21/2019

16060 E. 14TH ST. | SAN LEANDRO, CA
PROPOSED PROJECT

KAVA MASSIH ARCHITECTS
920 Grayson Street | Berkeley, CA 94710
95 Federal Street | San Francisco, CA 94107
KMA PROJECT NO. 1905