## Project Information

**16060 East 14th Street, San Leandro, CA 94578**

### Document Information

- **Title Sheet**
- **Existing Conditions**
- **Grading and Drainage Plan**
- **Utility Plan**
- **Stormwater Control Plan**
- **Construction Details**
- **Stormwater Construction Details**

### Drawing Index

- **Plan Information**
- **Civil**
- **Lot Area:** 38,100 SF (.88 Acre)
- **Existing Occupancy:** Commercial (Retail)
- **Landscaping**
- **Existing Building Height:** 15'-0", 1 Story
- **Zoning District:** ACBD (ASHLAND & CHE RRYLAND BUSINESS DISTRICT SPECIFIC PLAN) / DMU (DISTRICT MIXED USE)
- **Construction Type:** TYPE III A OVER TYPE I A

### Project Information

- **APN:** 80-57-41
- **Civil**
- **Lot Area:** 38,100 SF (.88 Acre)
- **Existing Occupancy:** Commercial (Retail)

### Planning Information

#### DRAWING INDEX

- **A0.0** Project Information
- **A0.1** Aerial
- **A0.2** Bird's Eye Aerial
- **A0.3** Site Photos
- **A1.0** Site Aerial View
- **A1.2** Site Plan
- **A1.3** Site Demolition Plan
- **A1.4** Fire Department Access Diagram
- **A1.5** Solar Study
- **A1.6** Unit Layouts
- **A2.0** Site Plan
- **A2.2** 2nd and 3rd Floor Plans
- **A2.3** 4th Through 7th Floor Plans
- **A2.5** Elevations
- **A3.0** Elevations
- **A4.0** Sections
- **A5.0** Shopfront Diagrams
- **A6.0** Typical Layouts
- **A7.0** Front Atrium/Entry
- **A8.0** Rear Atrium/Entry
- **A9.0** Street Level Perspectives

### Project Description

- **Architectural**
- **Interior**
- **Residential**
- **Parking & Open Space**
- **Project Area**

### Residential Units

<table>
<thead>
<tr>
<th>Unit Type</th>
<th>Count</th>
<th>%</th>
<th>Total Net Area</th>
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</thead>
<tbody>
<tr>
<td>1 BR</td>
<td>20</td>
<td>25%</td>
<td>495.65 SF</td>
</tr>
<tr>
<td>2 BR</td>
<td>7</td>
<td>9%</td>
<td>867 SF</td>
</tr>
<tr>
<td>3 BR</td>
<td>7</td>
<td>9%</td>
<td>1067.70 SF</td>
</tr>
</tbody>
</table>

### Daycare License Requirements

- **License:** 137
- **Required:** 79
- **Provided:** 54

### Project Coordinator

- **Developer:** Resources for Community Development
- **Architect:** Kava Massih Architects

### Other Information

- **Customer Service:** (510) 644-1920  (510) 644-1929
- **Ph:** (510) 644-1920  (510) 644-1929
- **Fax:** (510) 881-6763

### Notes

- **Note:** The buildings will be considered one building from a building code perspective.
SITE PHOTOS

1 - E. 14TH STREET LOOKING SOUTH

2 - E. 14TH STREET LOOKING NORTH

3 - LOOKING TOWARD PROPERTY FROM ACROSS THE STREET

4 - LOOKING ACROSS THE STREET FROM PROPERTY
EXISTING GENERAL NOTES
1. THE BOUNDARY SURVEY SHOWN HEREON WAS EMPLOYED TO DETERMINE THE LOCATION OF THE PROPERTY LINE EMPLOYED TO DETERMINE THE LOCATION OF THE PROPERTY LINE EMPLOYED TO DETERMINE THE LOCATION OF THE PROPERTY LINE
2. TOPOGRAPHIC SURVEY AND CONTROL POINTS WERE DETERMINED FROM FIELD SURVEYS PERFORMED IN JANUARY THROUGH MARCH, 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 SURVEY OF NORTH AT 14TH STREET IS BASED ON PROPERTY LINES SHOWN ON EXISTING GENERAL NOTES ON EAST 14TH STREET AS SHOWN ON THAT CORNER RECORD. ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.

BENCHMARK
THE ELEVATIONS SHOWN HEREON ARE BASED ON A FOUND CITY OF SAN LEANDRO BENCHMARK, BEING A CEMENT 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

EXISTING CONDITIONS
16060 E. 14th St. | San Leandro, CA
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 CONTROL 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.
CONSTRUCTION DETAILS
16060 E. 14th St. | San Leandro, CA
10/21/19

DESIGN POND ELEVATION

KAVA MASSIH ARCHITECTS
1646 N CALIFORNIA BLVD
CO.6

LOCAL WATER PROGRAM

NOT TO SCALE

FLOW THROUGH PLANter - TYPICAL SECTION

STORM DRAIN OVERFLOW STRUCTURE

OVERFLOW STRUCTURE WALL PENETRATION

FLOW THROUGH PLANter CLEANOUT

UNDERDRAINS

C0.6

ENGINEERS / SURVEYORS / PLANNERS
San Francisco, CA 94107
95 Federal Street
925-940-2200 (TEL)
925-940-2299 (FAX)

WALNUT CREEK, CA 94596
16060 E. 14th St.
San Leandro, CA
CONSTRUCTION DETAILS

GENERAL NOTES
1. ALL WATER DRAINAGE SHALL BE SUITABLE TYPE AND CONDITION TO MAINTAIN CLEAN, RECEPTABLE SYSTEM IN ACCORDANCE WITH APPROPRIATE CODES AND GUIDELINES
2. ALL UTILITY PIPES SHALL BE LOCATED IN VALUABLES OF CONSTRUCTION, ORNAMENTAL GARDENS, AVENUES OR SOIL DEVELOPMENT PIPE OR DRAINAGE WITHIN
3. REFER TO UPLAND DRAINAGE SYSTEM TO DRAINAGE STRUCTURE
4. CONSTRUCTION & REPORT DRAINAGE PIPE SIZE & SLOPE MANDATE

FLOW THROUGH PLANter NOTES

1. ALL OVERFLOW 12" X 12" DROP INLET FRAMES AND GRATES IN 6" TO 12" THROUGH BUILDING.
2. ALL OVERFLOW 12" X 12" DROP INLET FRAMES AND GRATES IN 6" TO 12" THROUGH BUILDING.
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 FITTINGS SHALL BE SOIL TIGHT.
5. NINETY DEGREE OR MORE CURVES CONSIDERED TO BE INEFFECTIVE AND SHALL NOT BE USED.
6. CONTRACTOR TO INSTALL JENSEN PRECAST PRODUCTS OR EQUAL FOR ENERGY RATED.
7. REFER TO PLUMBING PLANS FOR CONTINUATION OF STORM DRAIN LINE THROUGH BUILDING.
8. NO SHOWN GROUT OR EQUAL FOR ENERGY RATED.

FLOW THROUGH PLANter DRAWING

NOT TO SCALE

1. INSTALL DOWNSPOUTS OR OTHER CONVEYANCE CONNECTIONS (E.G. MULCH (BY LANDSCAPE)
2. BUILDING WATERPROOFING BY ARCHITECT; COORDINATE PLANTER CONSTRUCTION WITH BUILDING FACADE / WATERPROOFING.
3. ALL FITTINGS SHALL BE SOIL TIGHT.
4. ALL PERFORATIONS SHALL BE LOCATED IN VALLEYS OF CORRUGATIONS, ORIENTED MINIMUM INLET AREA OF 1.0 SQUARE INCH PER LINEAR FOOT OF PIPE. - 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.
5. SET CHOSEN TO MINIMIZE MAINTENANCE AT OR BEYOND TIP OF UNDERDRAIN PIPE.
6. AVOID INSTALLATION OF CHECKOUT VALVE IN PLANTER WALLS AND SLAB OR WALL DETAILING (SEE NOTE 1 & 2)
7. SET CHOSEN TO MINIMIZE MAINTENANCE AT OR BEYOND TIP OF UNDERDRAIN PIPE.
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OVERFLOW STRUCTURE

CONCRETE WALL

SMOOTH WALL PIPE

SLOTTED TYPE

GROUT PIPE

OVERFLOW STRUCTURE WALL PENETRATION

NOT TO SCALE

FLOW THROUGH PLANter CLEANOUT

NOT TO SCALE

UNDERDRAINS

NOT TO SCALE

C0.6

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FLOW THROUGH PLANter CLEANOUT

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UNDERDRAINS

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C0.6

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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.

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SEE LANDSCAPE PLANS FOR CONCRETE COLOR, FINISH, JOINTS, AND DETAILING.

DETECTABLE WARNING SURFACE SHALL BE TEKWAY TRUNCATED DOMES OR APPROVED EQUAL.

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.


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.

DETECTABLE WARNING SURFACE MAY HAVE TO BE CUT TO ALLOW REMOVAL OF UTILITY COVERS WHILE MAINTAINING FULL DETECTABLE WARNING WIDTH AND DEPTH.

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.

PLACE WARNING TAPE 14" ABOVE PIPE.

PLACE LOCATOR WIRE ATOP PIPE.

CONSTRUCTION DETAILS

10/21/2019

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

KAVA MASSIH ARCHITECTS
920 Grayson Street
Berkeley, CA 94710
95 Federal Street
San Francisco, CA 94107
1905 San Leandro, CA

CONCRETE PAVEMENT SECTION
NOT TO SCALE

STORM / SEWER CLEANOUT
NOT TO SCALE

UTILITY TRENCH
NOT TO SCALE

PERMEABLE CONCRETE PAVEMENT SECTION
NOT TO SCALE
PRELIMINARY IRRIGATION PLAN - GROUND LEVEL

IRRIGATION DESIGN INTENT

1. The plan shall comply with the requirements of the State of California Model Exterior Landscape Irrigation Manuals, City of San Leandro, and City of Oakland (in effect at the time).

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, phased-in phased-out system using pipe systems, up-stand sprinkler head construction, and other high efficiency features that reduce the risk of water loss and waste.

4. All select components shall be permanent commercial grade, selected for durability, health, efficiency and minimum maintenance requirements. Installed under site and designed for long coverage.

5. The system shall include a weather control valve and blow-down capability which will maintain flow and aid in the system of leaks and detection.

6. The irrigation system shall be designed to meet the needs of the property, including requirements of the plant species.

16060 E. 14th St, San Leandro, CA

KAVANAUGH ARCHITECTS
87 Second Street, San Francisco, CA 94111
KAVA PROJECT NO. 188
IRRIGATION DESIGN INTENT

1. The plan shall comply with the requirements of the State of California Model Water Efficient Landscape Ordinance (WELD), 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 healthy lawn vegetation.

3. The irrigation system shall be a fully automatic, high efficiency system using rain sensors, dual flow drip irrigation, and other water saving techniques that reduce water use by at least 40% compared to conventional systems.

4. All selected components shall be high quality, commercial grade selected for efficiency, reliability, and minimal maintenance requirements. Installed, tested, and designed for your coverage.

5. The system shall include a weather corrector valve and flow testing capability, which will take data from adjoining areas of the system if leaks are detected.

6. The irrigation system shall be designed to respond quickly to measured data on moisture requirements of the plant species.

See Sheet L4.3 for improved legend and annotations.
Preliminary Irrigation Plan - Third Level

Irrigation Design Intent

1. The plan should comply with the requirements of the State of California Water Agency Efficient Landscape Irrigation Manual, City of San Leandro, and City of Newark手册 (if applicable).
2. The irrigation system shall be designed to provide the minimum amount of water necessary to sustain turf and landscape.
3. The irrigation system is to be a fully automatic, automatic-controlled system using rain sensors, flow control, and weather conditions. The system shall be designed for flexibility and efficiency.
4. All selected components shall be commercial, commercial grade, and suitable for commercial, high-volume, and high-usage applications. All equipment and fixtures are recommended for proper operation.
5. The system shall include a weather control valve and flow control capability. All components should be easy to maintain and serviceable.
6. The irrigation system shall be designed to ensure that it is adaptable to variations in water supply, weather conditions, and plant needs.

See Sheet L4.1 for irrigation legend and specifications.
TOTAL WALL AREA = 560 SF
TOTAL TRANSPARENT AREA = 170 SF
170/560 = 0.304 (30%)
FRONT AXONOMETRIC VIEWS

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

A5.1
REAR AXONOMETRIC VIEWS

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

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

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

STREET VIEW 1

STREET VIEW 2