

PROJECT INTENT

RE-SUBMITTAL FOR A TENTATIVE MAP TO THE PLANNING DEPARTMENT

THE INTENT OF THE PROJECT IS TO CONDOLIZE/SUBDIVIDE SIX CONDOS FOR THE PLANNING DEPARTMENT OF SAN LEANDRO. THE PROJECT WILL BE PROCESSED AS A PLANNED DEVELOPMENT AND SITE PLAN REVIEW.

THE PROJECT PROPOSES A FULL DEMOLITION OF ONE SINGLE FAMILY RESIDENCE, AND THE DEVELOPMENT OF SIX NEW THREE STORY CONDOMINIUM UNITS TO COMPLY WITH THE REQUIRED CODES AND REGULATIONS OF THE CITY OF SAN LEANDRO.

- PROJECT SCOPE**
- DEMOLITION OF EXISTING STRUCTURES
 - PROPOSE 6 NEW 3 STORIES CONDOMINIUM UNITS
 - PROPOSE COMMON OPEN SPACE
 - PROPOSE SHARED ACCESS DRIVEWAY

OWNER / CONSULTANT INDEX

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LANDSCAPE ARCHITECT JEFFREY HEID, LANDSCAPE ARCHITECT

DEVELOPMENT STANDARDS

ZONING REQUIREMENTS FOR RESIDENTIAL DISTRICTS : CITY OF SAN LEANDRO

MIN. SITE AREA PER UNIT (S.F.)	1,800 S.F.
MIN. LOT AREA (S.F.)	10,000 S.F.
MAX. HEIGHT OF STRUCTURES	50 FT.
MAX. SITE COVERAGE	70%

STANDARD SETBACKS:

FRONT YARD	15 FT.
SIDE YARD	MIN. 6', AVERAGE OF 10 FT. BETWEEN BOTH SIDE YARDS
REAR YARD	15 FT.

OPEN SPACE REQ. ARTICLE 5
TOTAL OPEN SPACE HAVING THREE OR MORE DWELLINGS
PRIVATE OPEN SPACE BALCONY REQ.
MIN. AREA OF 120 S.F. AT PATIO
MIN. BALCONY AREA OF 60 FT, NO DIM. LESS THAN 6 FT.

COMMON OPEN SPACE
AREA OF 300 S.F. WITH NO DIMENSION LESS THAN 10 FT.

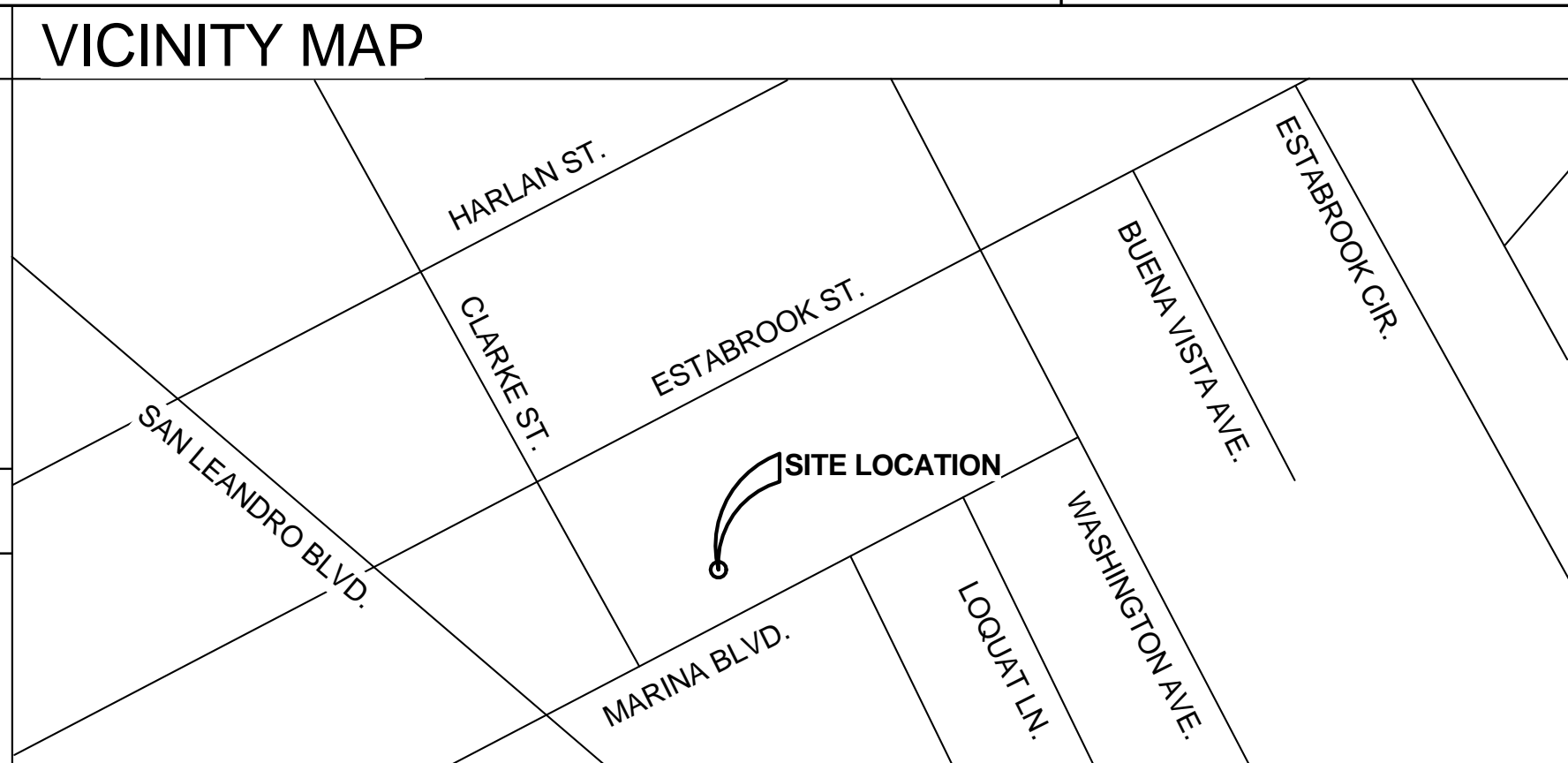
PROPOSED TOTAL OPEN SPACE (P) TOTAL PRIVATE OPEN SPACE (P) COMMON OPEN SPACE
2,906 SF
1,500 S.F.
806 S.F.

PLANTING AREA REQ. ARTICLE 5
PLANTING AREAS
AT LEAST 50% OF REAR YARD SHALL BE PLANTING AREA WITH A MIN. WIDTH OF 3 FT.

TOTAL SITE LANSCAPING 3,808 S.F.

PARKING STANDARDS PARKING AREA REQ. ARTICLE 17

MULTI-FAMILY, 3+ BDRMS REQ.	2.0 COVERED SPACE, PLUS 0.5 UNCOVERED THREE 3+ SPACE/UNIT
GUEST PARKING	.25 SPACE /UNIT MUST BE DESIGNATED GUEST PARKING
PROPOSED PARKING COUNT	12 COVERED SPACES, 3 GUEST INCLUDING 1 ADA
PARKING STALL EXCEPTION:	COMPACT STALL ARE ALLOWED TO COMPRISE MAXIMUM OF 35% OF THE REQUIRED PARKING
COMPACT STALLS PROPOSED DIMENSION REQUIREMENTS	TWO (2 PROPOSED /12 TOTAL =1/6) 8' X 15' WITH AISLE WIDTH OF 21.8'
GARAGE WIDTH EXCEPTION:	STANDARD SIZE STALLS AT 90 DEGREES MAY 90 DEGREES STANDARD (NOTE #9)* HAVE THE AISLE WIDTH REDUCED 12" FOR EACH 6" OF INCREASED STALL WIDTH.
STORAGE SPACE REQ.	MIN. DIMENSION OF 4'X8' WITH 240 CUBIC VOL
FIRE PROTECTION SYSTEM	13D



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PROJECT SUMMARY

APN:	75-82-10
JURISDICTION:	SAN LEANDRO
LOT SIZE	12,000 SF (.27 ACRE)
GENERAL LAND USE:	HIGH DENSITY RESIDENTIAL
ZONING:	RM-1800 (SAN LEANDRO)
OCCUPANCY:	R-2-(RESIDENTIAL)
EXISTING USE:	SINGLE FAMILY RESIDENCE
PROPOSED USE:	CONDOMINIUMS
TYPE OF CONSTRUCTION:	IBC TYPE V (B)
PROPOSED PARKING COUNT:	TWELVE COVERED , THREE GUEST (ONE ADA PARKING)=FIFTEEN
DENSITY ALLOWED :	24 DWELLINGS / ACRE (12,000/1,800=6.6 DU) = OKAY
PROPOSED DENSITY:	6 DU

APPLICABLE CODES

- 2016 CALIFORNIA BUILDING CODE
- 2016 CALIFORNIA HISTORICAL BUILDING CODE
- 2016 CALIFORNIA MECHANICAL CODE
- 2016 CALIFORNIA PLUMBING CODE
- 2016 CALIFORNIA ENERGY CODE
- 2016 CALIFORNIA FIRE CODE
- 2016 CALIFORNIA GREEN BUILDING CODE
- 2016 INTERNATIONAL BUILDING CODE
- 2016 SAN LEANDRO MUNICIPAL CODE
- ALL OTHER STATE AND LOCAL LAWS, ORDINANCES AND REGULATIONS

PLN17-0049
Exhibit A
August 16, 2018

SITE NOTES

- CONTRACTOR TO VERIFY SIZE & LOCATION OF ALL UTILITY CONNECTIONS. CONTRACTOR TO PROVIDE ALL NEW UTILITY CONNECTIONS AND/OR UPGRADE EXISTING AS REQUIRED. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS AS REQUIRED BY GOVERNING AGENCIES.
- CONTRACTOR SHALL OBTAIN ALL NECESSARY DEMOLITION PERMITS AND APPROVALS INCLUDING ASBESTOS ABATEMENT AS PART OF THE BASE BID

MARINA BLVD. CONDOMINIUMS

SAN LEANDRO CALIFORNIA



PRELIMINARY CONDITIONS OF APPROVAL

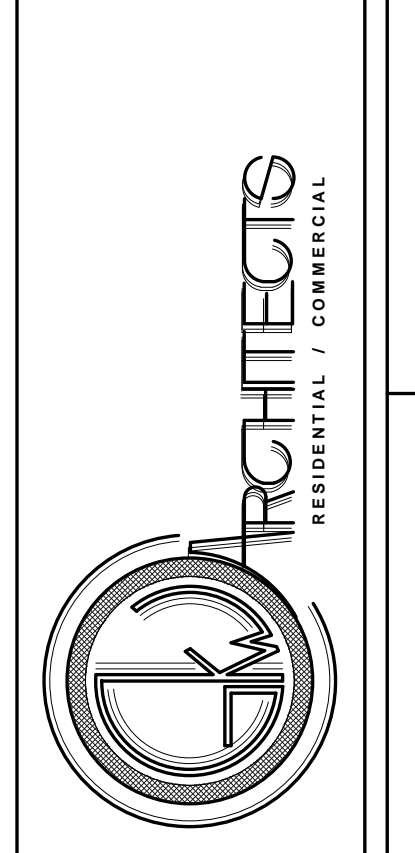
- THE APPLICANT SHALL SUBMIT A DETAILED OPERATIONS AND MAINTENANCE AGREEMENT IN ACCORDANCE WITH MRP SECTION C.3.H. THE O&M AGREEMENT SHALL BE REQUIRED PRIOR TO GRADING PERMIT ISSUANCE.
- ALL PROPOSED ON SITE AND OFFSITE STORM DRAIN INLETS SHALL BE MARKED " NO DUMPING, DRAINS TO BAY" AS PER CITY OF SAN LEANDRO STANDARD PLAN DWG. NO.204. ALL PROPOSED STORM DRAIN INLETS DOWNSTREAM BIORETENTION AREAS SHALL HAVE UNITED STORM WATER TRASH CAPTURE DEVICES.
- TRACT MAP CONDITIONS OF APPROVAL
A TRACT MAP FOR CONDOMINIUM PURPOSES SHALL BE PREPARED FOR THE PROJECT. MAP SHALL BE PREPARED BY A LICENSED LAND SURVEYOR, AND A TRACT MAP APPLICATION SHALL BE COMPLETED AND SUBMITTED TO THE CITY OF SAN LEANDRO ENGINEERING AND TRANSPORTATION DEPARTMENT, AND SHALL BE CONSISTENT WITH THE SUBMITTED VESTING TENTATIVE MAP. TRACT MAP SHALL BE APPROVED AND RECORDED AT THE ALAMEDA COUNTY RECORDER'S OFFICE PRIOR TO ISSUANCE OF ANY BUILDING PERMITS.
- UPON SUBMITTAL OF THE TRACT MAP, PLEASE INCLUDE THE DEVELOPMENT CC&R'S FOR REVIEW BY CITY STAFF.
- PUBLIC UTILITY EASTMENT SHALL BE PROVIDED OVER THE PRIVATE DRIVEWAY SERVING THE PROJECT. THE HOMEOWNER'S ASSOCIATION SHALL MAINTAIN ALL COMMON AREA FACILITIES WITHIN THE PRIVATE PROPERTY.

STORMDRAINAGE CONDITIONS OF APPROVAL:

- SHEET C2.0 SHOWS A NEW 15" RCP STORM DRAIN LINE CONNECTING TO THE EXISTING STORM DRAIN FACILITY AT THE INTERSECTION OF MARINA BOULEVARD AND CLARKE STREET. THIS EXISTING LINE IS OPERATED AND MAINTAINED BY ALAMEDA COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT AND IS CALLED "LINE A". CONNECTIONS TO LINE A MAY REQUIRE A PERMIT FROM THE DISTRICT AS WELL AS AN ENCROACHMENT PERMIT FROM THE CITY.
- ALL ELECTRICAL AND TELECOMMUNICATION UTILITY CONNECTIONS FOR THE PROJECT SHALL BE PLACED UNDERGROUND.
- ANYWORK IN THE PUBLIC RIGHT OF WAY SHALL REQUIRE AN ENCROACHMENT PERMIT FROM THE CITY OF SAN LEANDRO ENGINEERING AND TRANSPORTATION DEPARTMENT.
- A GRADING PERMIT WILL BE NECESSARY FOR THE PROJECT. THE REQUIREMENTS FOR SAID PERMIT ARE INDICATED IN SAN LEANDRO MUNICIPAL CODE 7-12. THE PERMIT WILL BE ISSUED PRIOR OR CONCURRENT WITH THE BUILDING CODE.
- A LIGHTING PLAN AND PHOTOMETRIC STUDY MUST BE DEVELOPED AND SUBMITTED FOR APPROVAL ALONG WITH THE BUILDING PERMIT APPLICATION TO ASSURE SUFFICIENT ILLUMINATION FOR THE SAFETY AND SECURITY OF THE FUTURE BUILDING OCCUPANTS.



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MARINA BLVD. CONDOMINIUMS
342 Marina Boulevard
San Leandro, CA 94577

Project Schedule Revision

Revision Number	Revision Date	Revision Description
1	2017.10.26	Planning Comments
2	2017.5.5	Planning Comments

Cover Sheet & Renderings

A000

SCALE 3/16" = 1'-0"

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Cover Sheet & Renderings



SINGLE FAMILY DWELLING

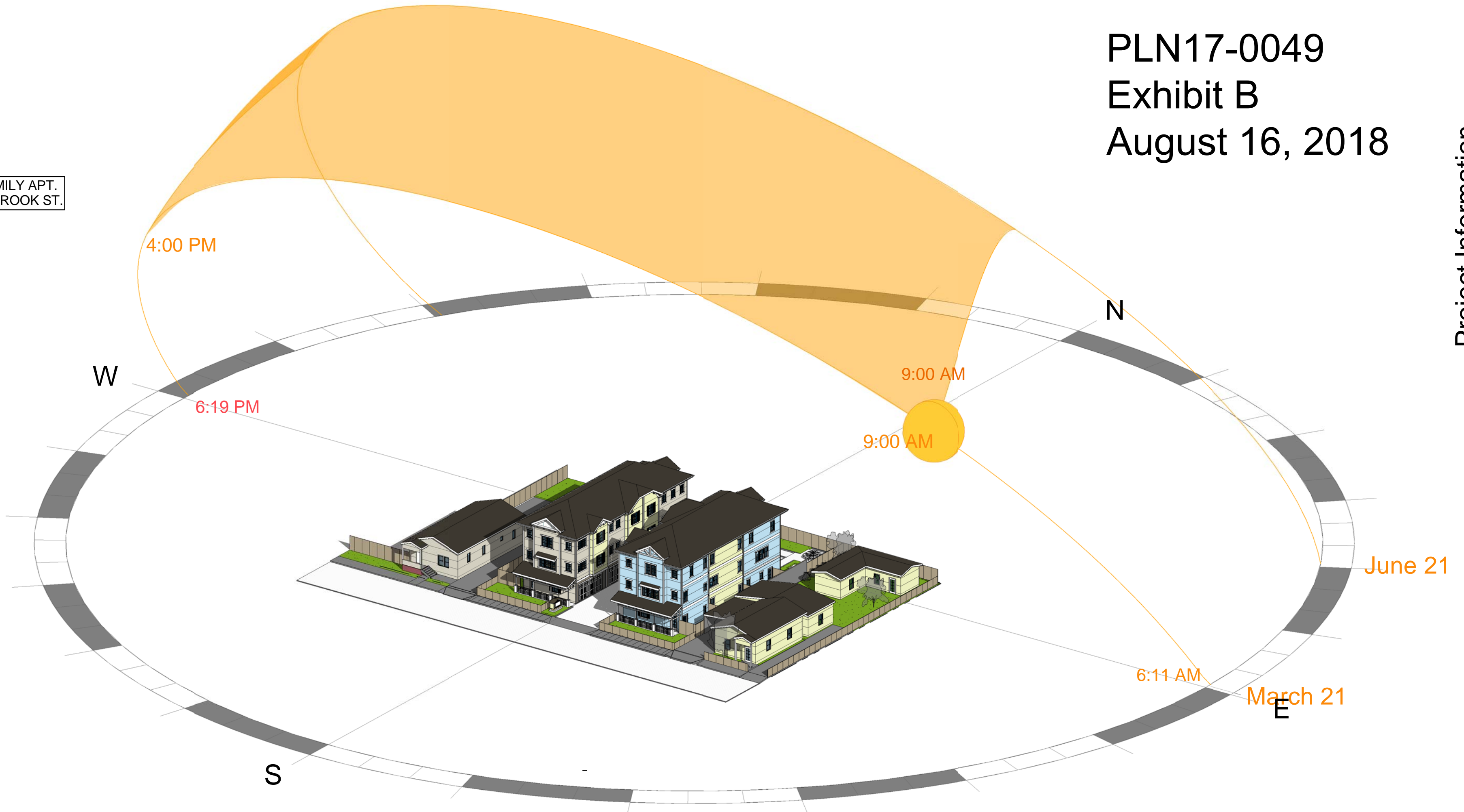
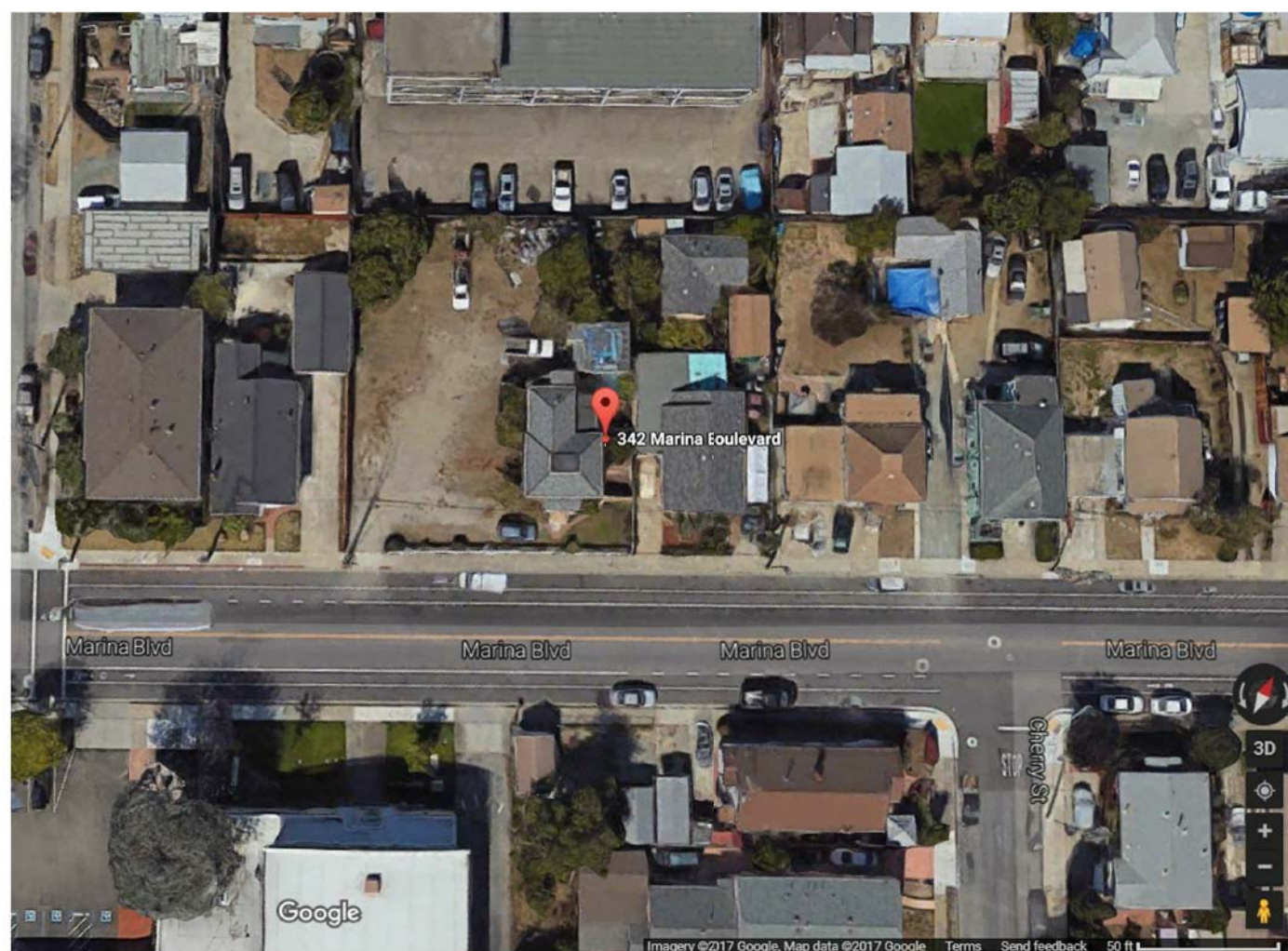
MULTI-FAMILY APT. 355 EAST BROOK ST.

LEGEND

SL BOYS AND GIRLS CLUB

SF DWELLING

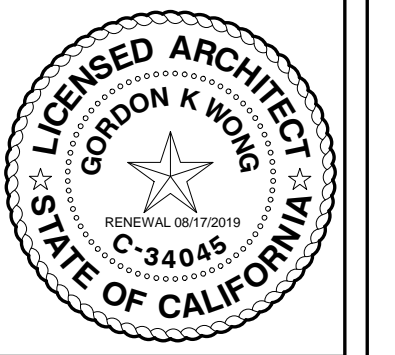
SF DWELLING



PLN17-0049
Exhibit B
August 16, 2018

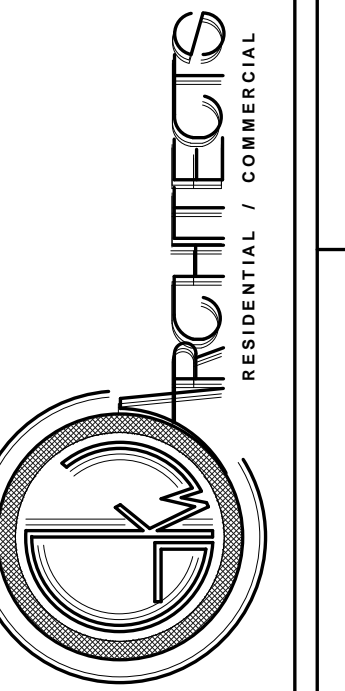


1 South Elevation_Marina Blvd. Streetscape
1/8" = 1'-0"



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Project Information



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Project Schedule Revision

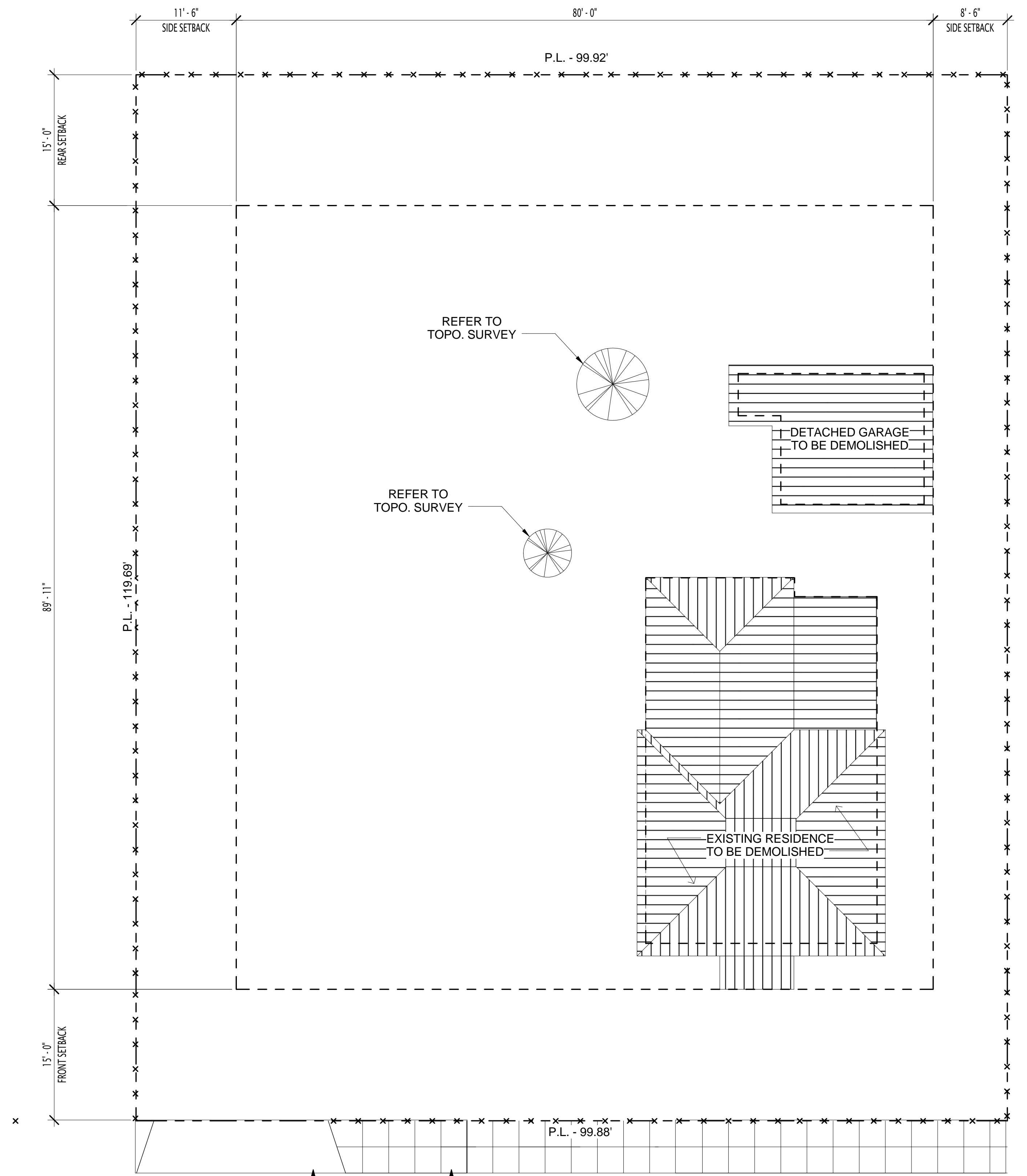
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1	2017.10.26	Planning Comments
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Project Information

A001

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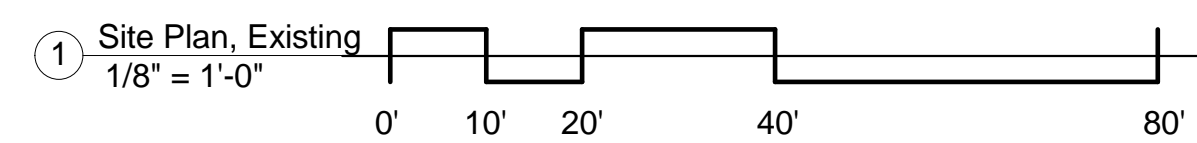
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MARINA BLVD

(E) SITE PLAN KEYNOTES

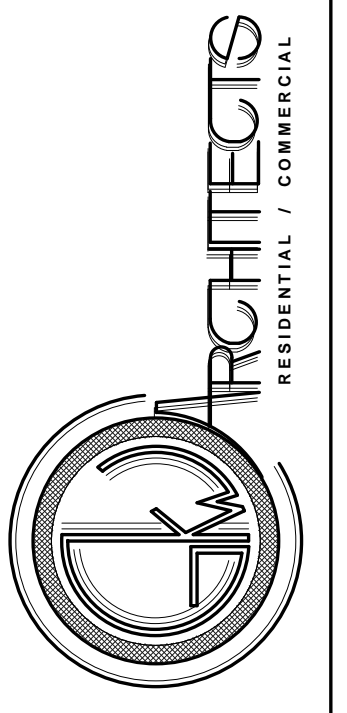
- 1 (E) DRIVEWAY TO BE DEMO
- 2 (E) SIDEWALK TO BE REPAIR, SEE SHEET A400



PLN17-0049
 Exhibit C
 August 16, 2018



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Site Plan, Existing

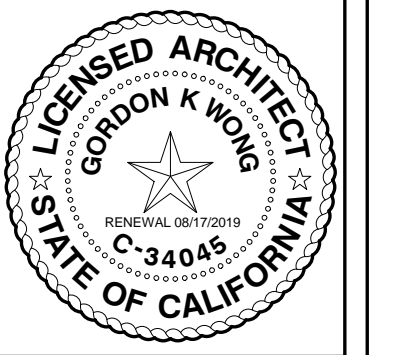
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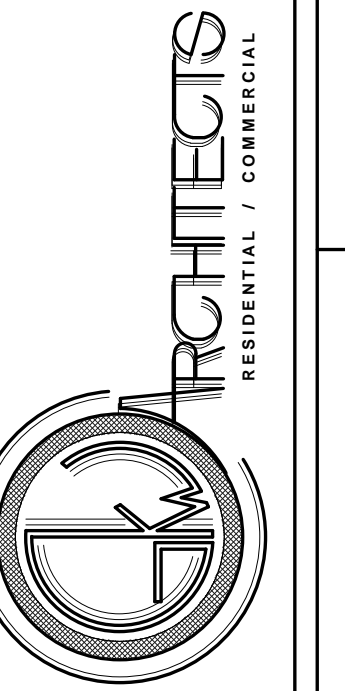
Site Plan, Existing

A002

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Project Schedule Revision		
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1	2017.10.26	Planning Comments
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Site Plan,
Proposed

A100

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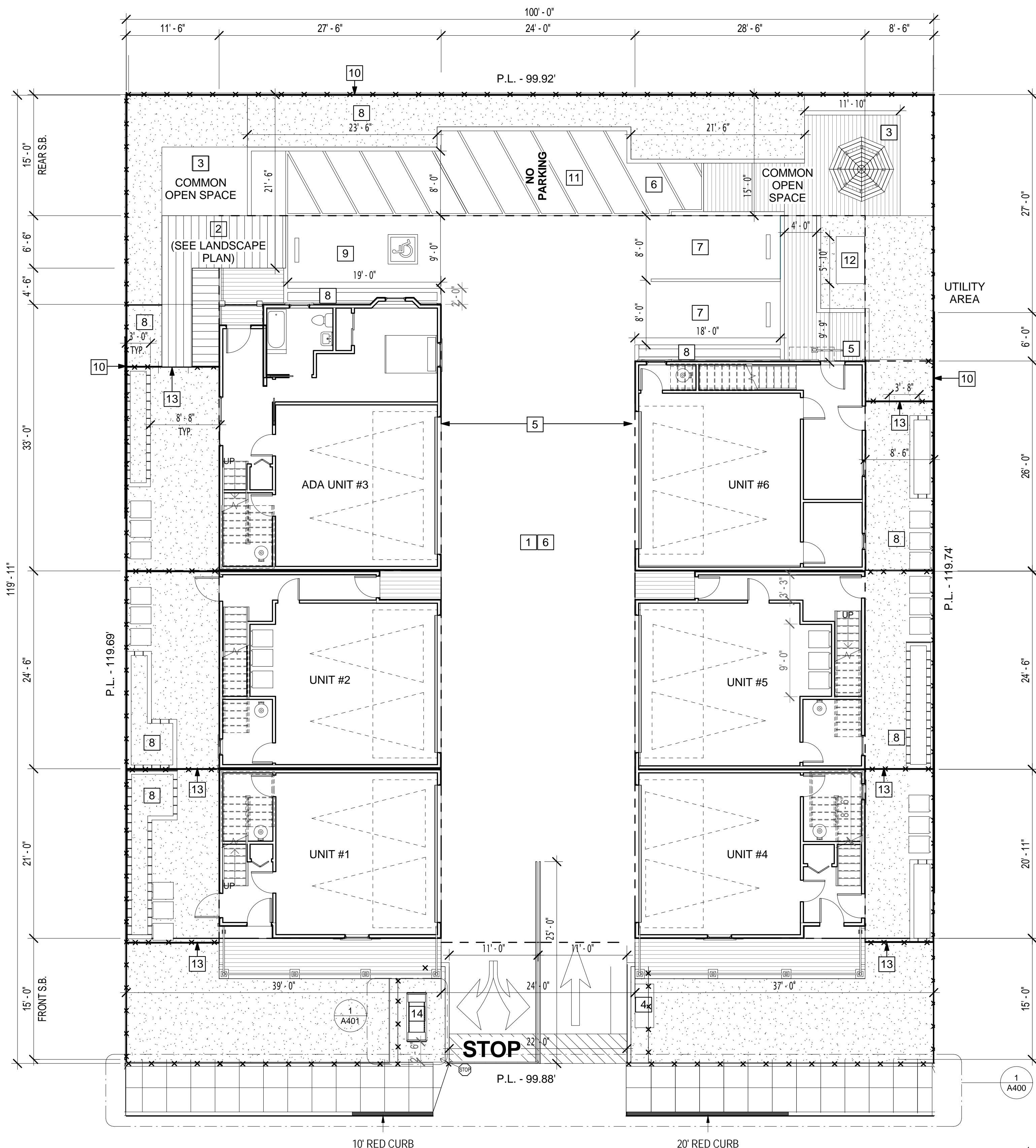
Site Plan, Proposed

PLN17-0049
 Exhibit D
 August 16, 2018

- (P) SITE PLAN KEYNOTES**
- 1 MAIN DRIVEWAY ACCESS
 - 2 ADA RAMP
 - 3 COMMON OPEN AREA
 - 4 MAILBOX
 - 5 OVERHANG
 - 6 ADA WALKWAY
 - 7 GUEST PARKING 8'x15' STANDARD, COMPACT SPACE
 - 8 LANDSCAPING
 - 9 GUEST PARKING
 - 10 (P) 6' FENCE
 - 11 CAR TURNAROUND
 - 12 ELECTRICAL UTILITY BOX
 - 13 BACKYARD GATE
 - 14 MONUMENT SIGN
 - 15 IMPERVIOUS ASPHALT PAVEMENT

AREA CALCULATION:

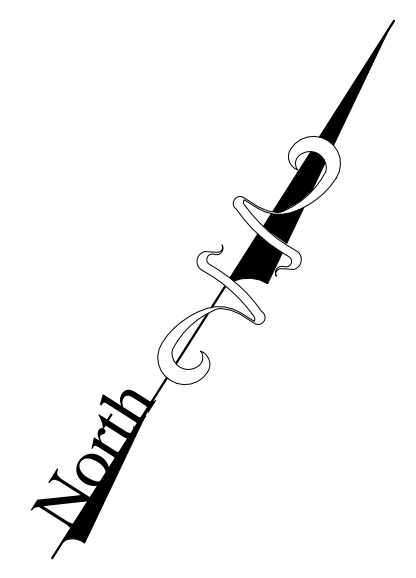
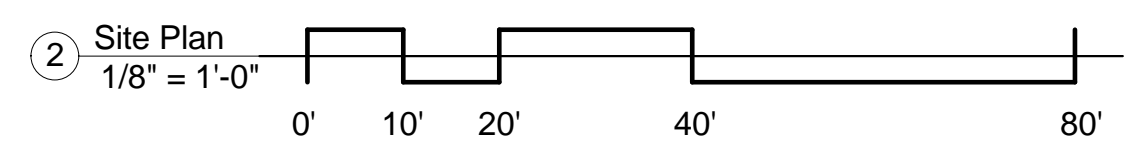
	LOT AREA	BUILDING PAD	GARAGE	1ST FLOOR AREA	2ND FLOOR AREA	3RD FLOOR AREA	TOTAL FLOOR AREA	FLOOR AREA INCLUDING GARAGE
UNIT 1	901 SF	793 SF	432 SF	136 SF	516 SF	516 SF	1,168 SF	1,600 SF
UNIT 2	958 SF	648.5 SF	457 SF	183 SF	640 SF	640 SF	1,463 SF	1,920 SF
UNIT 3	1193 SF	565.9 SF	427 SF	463 SF	851 SF	802 SF	2,116 SF	2,543 SF
UNIT 4	865 SF	624.1 SF	432 SF	152 SF	575 SF	575 SF	1,302 SF	1,734 SF
UNIT 5	907 SF	723 SF	425 SF	245 SF	710 SF	710 SF	1,665 SF	2,090 SF
UNIT 6	919 SF	791 SF	458 SF	284 SF	771 SF	771 SF	1,826 SF	2,284 SF



MARINA BLVD

LEGEND

- PROPERTY LINE
- (P) 6' FENCE
- STOP PAVEMENT



GENERAL PLAN NOTES

ALL CEILINGS HTS. PER SECTION AND ELEVATION PLT. HTS. U.N.O. WINDOW SILL HEIGHTS WHERE OPENING OF THE OPERABLE WINDOW IS LOCATED MORE THAN 72 INCHES ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MIN. 24 INCHES ABOVE THE FINISHED FLOOR OF THE ROOM IT IS LOCATED. (C.R.C R612.2)

ALL EXTERIOR SWINGING DOORS SHALL BE OF SOLID CORE CONSTRUCTION WITH A MINIMUM THICKNESS OF 1 3/4 INCHES OR WITH PANELS NOT LESS THAN 9/16 INCHES THICK. OPENINGS BETWEEN GARAGE AND RESIDENCE SHALL BE SOLID WOOD DOORS NOT LESS THAN 1 3/4 INCHES IN THICKNESS, SOLID OR HONEYCOMB CORE STEEL DOORS NOT LESS THAN 1 3/4 INCHES IN THICK, OR 20 MINUTE FIRE RATED DOORS. DOORS SHALL BE SELF-CLOSING AND SELF LATCHING (C.R.C R 302.5.1) & CITY OF CAMPBELL SECURITY ORDINANCE 85-17)

EXCEPTION: RESIDENCE & PRIVATE GARAGES ARE PROTECTED BY AN AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM IN ACCORDANCE WITH SEC. R309.6 AND R313 DOOR OPENINGS BETWEEN PRIVATE GARAGE & THE RESIDENCE NEED ONLY BE SELF-CLOSING & SELF LATCHING.

ALL INTERIOR DOORS TO BE HOLLOW CORE, 1 3/8" THICK, U.N.O. (REFER TO PLAN FOR SIZE) DOORS TO BE 6'-8" TALL STANDARD.

ALL FLOOR MATERIAL CHANGES TO OCCUR AT CENTER OF DOOR JAMBS.

SEE CF-IR FORM, SHEET T 24 FOR ANY SPECIAL GLAZING OR SHADING REQUIREMENTS.

ALL F.A.U EQUIPMENT TO FIT 30" X 30" ATTIC ACCESS

FLOOR PLAN KEY NOTES

- 1 PORCH
- 2 TRASH BIN AREA 3' x 9'
- 3 FRONT PATIO
- 4 REAR PATIO
- 5 UTILITY BOX
- 6 STORAGE, 240 CUBIC FEET MIN., 8' FEET X 4' FEET MIN.
- 7 KITCHENETTE SET
- 8 BAY WINDOW CANTILEVER
- 9 A LIFE SAFETY FIRE ALARM SYSTEM SHALL BE INSTALLED

ADA KEYNOTES

- 9 ADA CLEARANCE CIRCLE PER
- 10 DOOR CLEARANCE PER

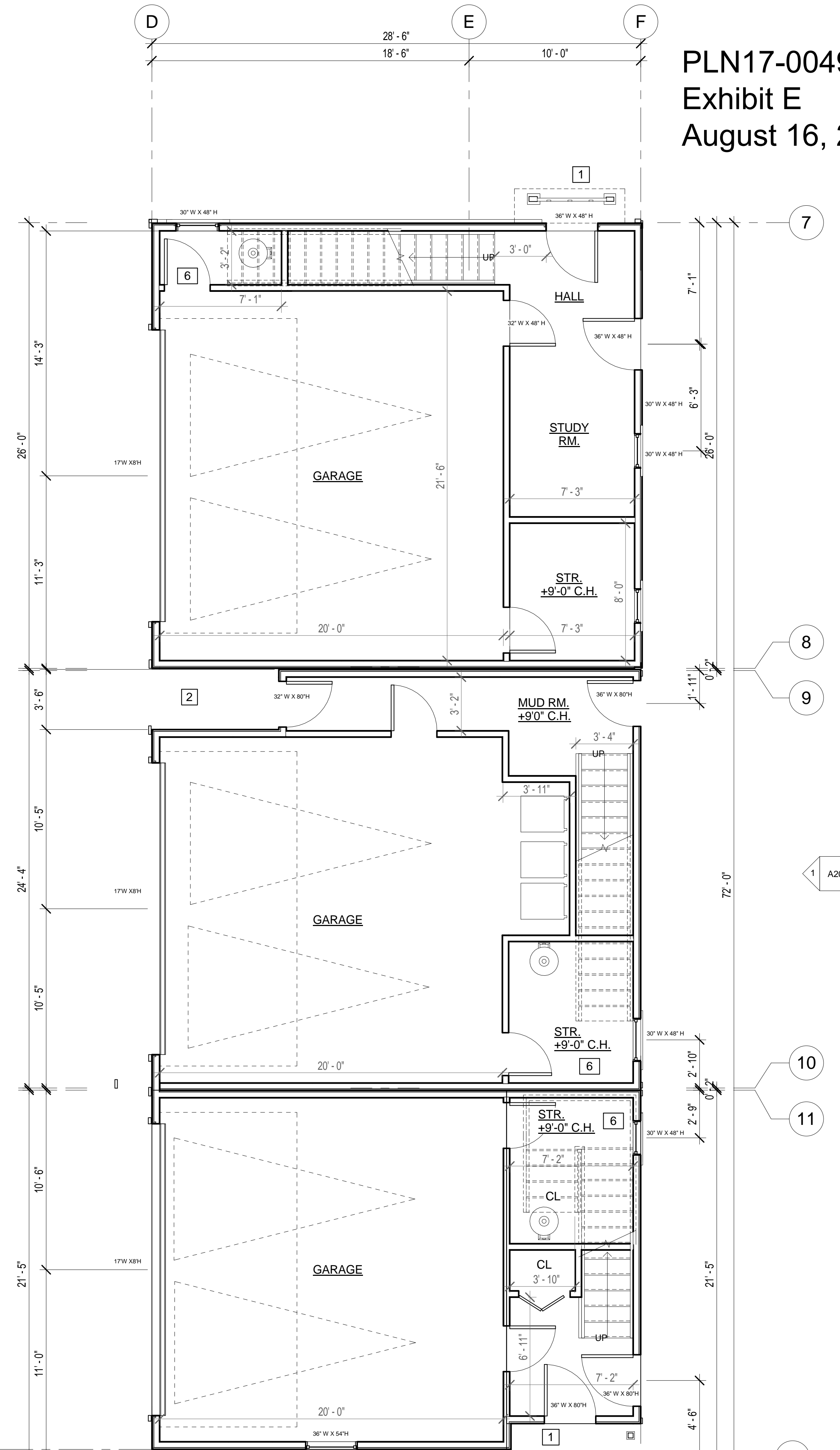
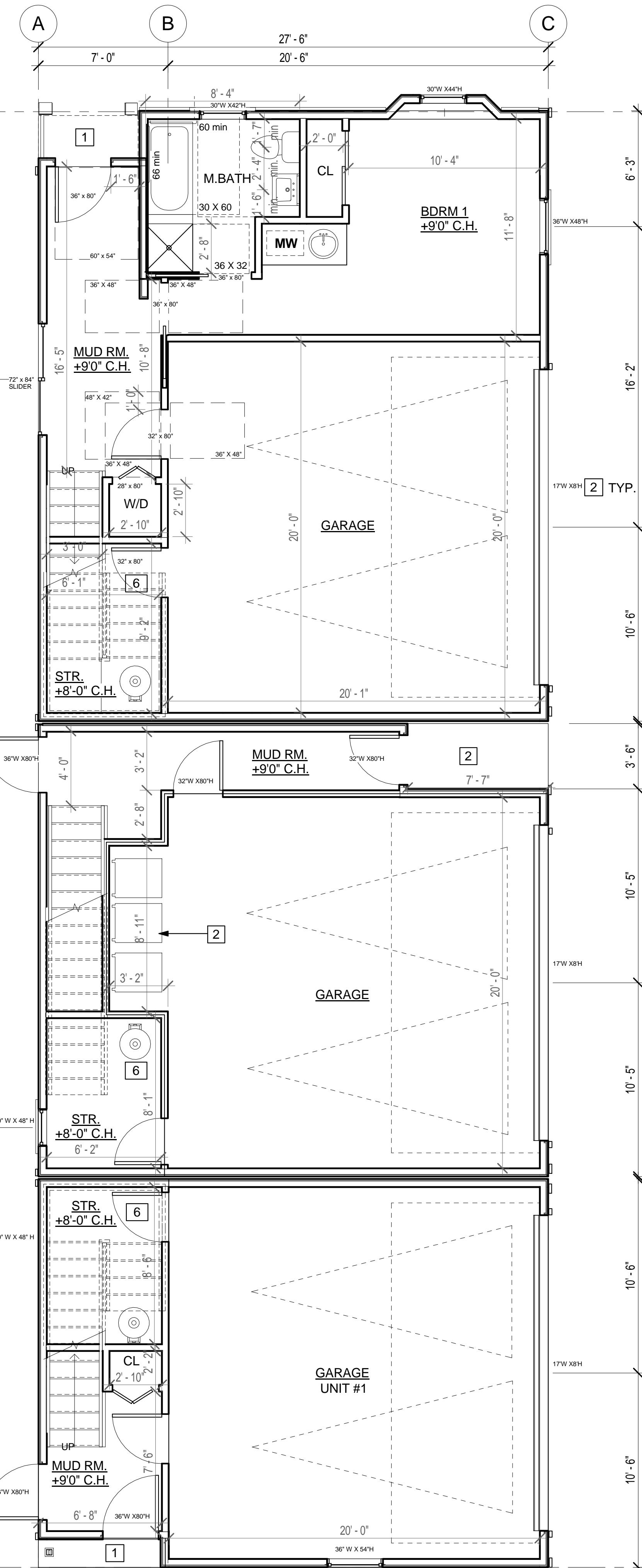
WATER HEATER CLOSET REQUIREMENTS

Door must be minimum 2'-2" Width x 6'-8" Height
Room size must be minimum of 2'-2" W x 2'-2" L

STORAGE ROOM REQUIREMENTS:

Accessible from the garage or backyard.
Must have volume of 90 cubic feet.

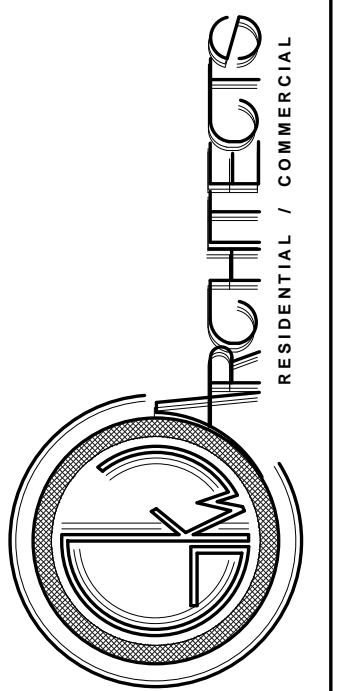
1 Level 1, Floor Plan
1/4" = 1'-0"



PLN17-0049
Exhibit E
August 16, 2018



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Floor Plan, Level 1

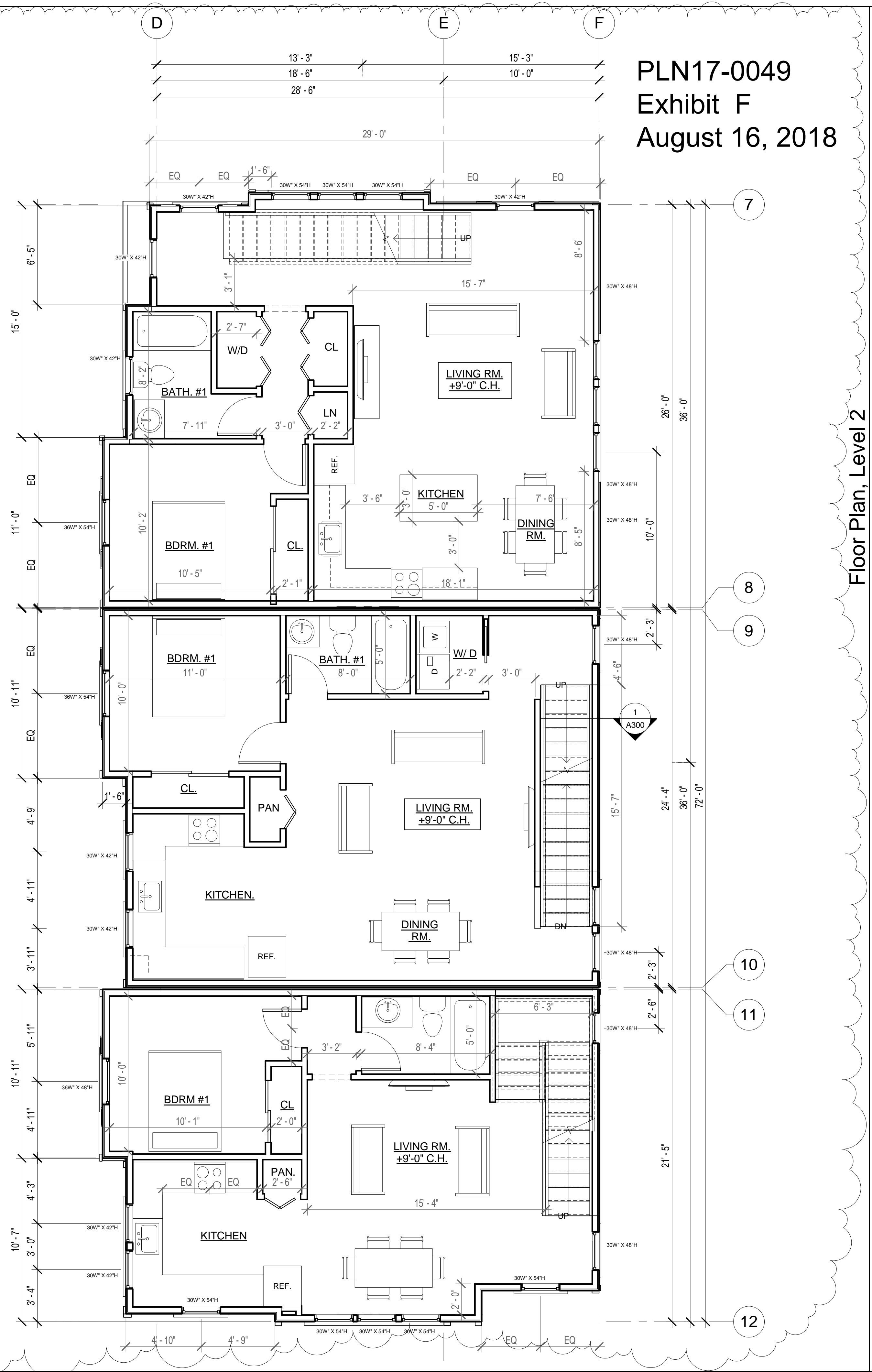
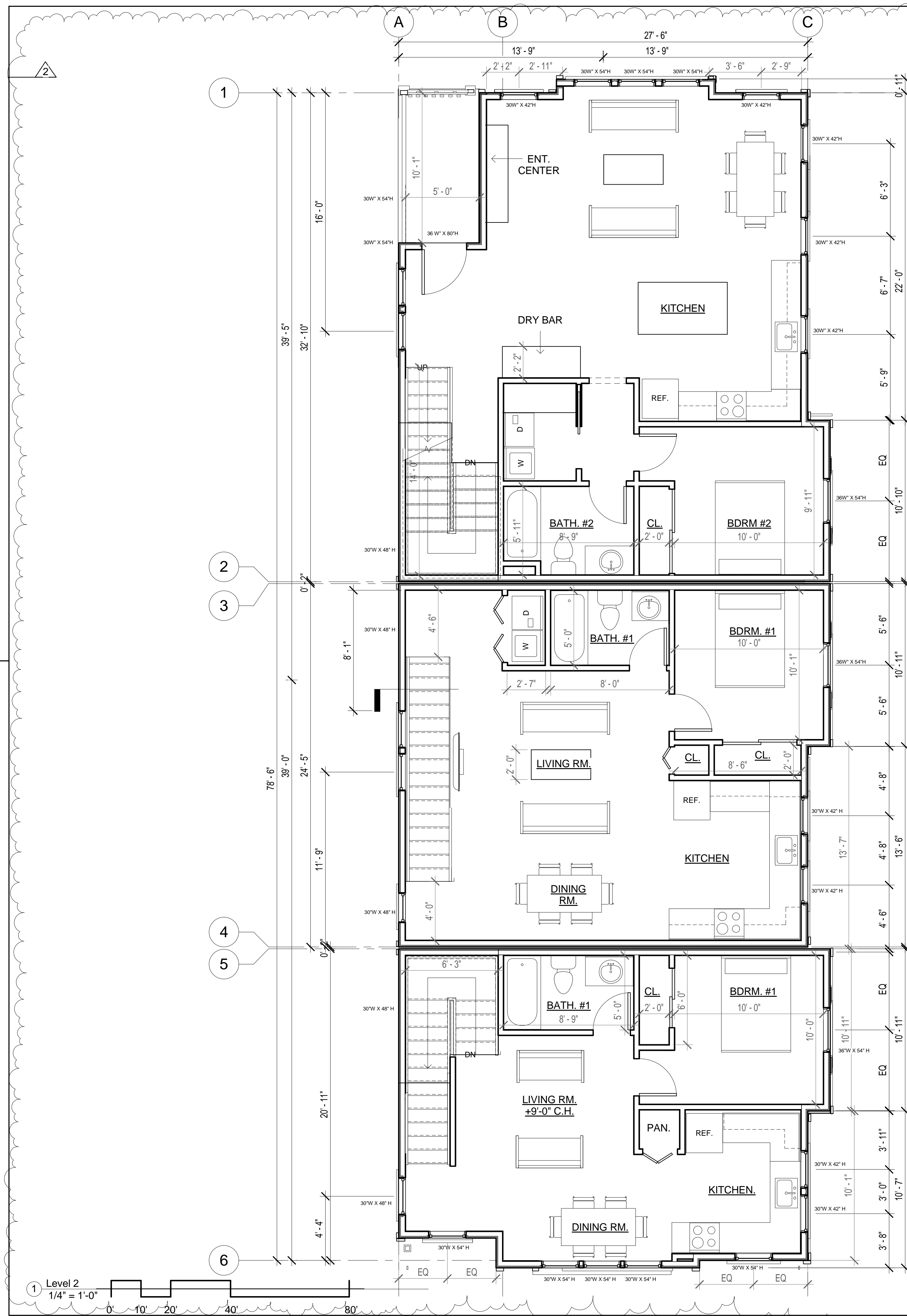
MARINA BLVD. CONDOMINIUMS
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Project Schedule Revision

Revision Number	Revision Date	Revision Description
1	2017.10.26	Planning Comments
2	2017.5.5	Planning Comments

Floor Plan, Level 1

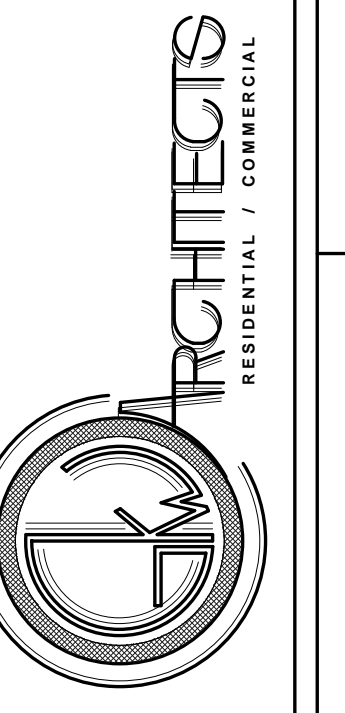
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PLN17-0049
Exhibit F
August 16, 2018



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Floor Plan, Level 2

MARINA BLVD. CONDOMINIUMS
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San Leandro, CA 94577

Project Schedule Revision

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1	2017.10.26	Planning Comments
2	2017.5.5	Planning Comments

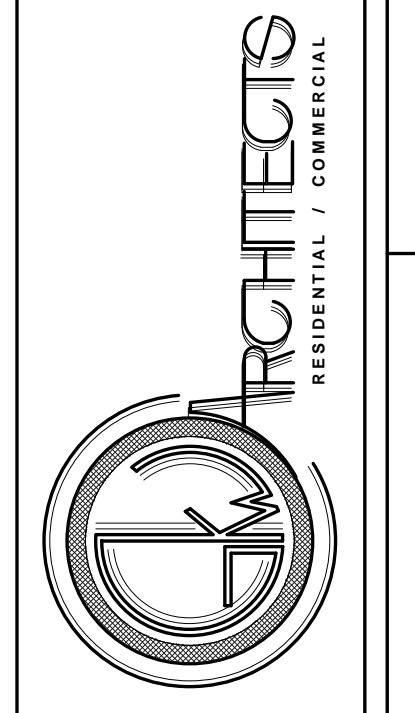
Floor Plan, Level 2

A102

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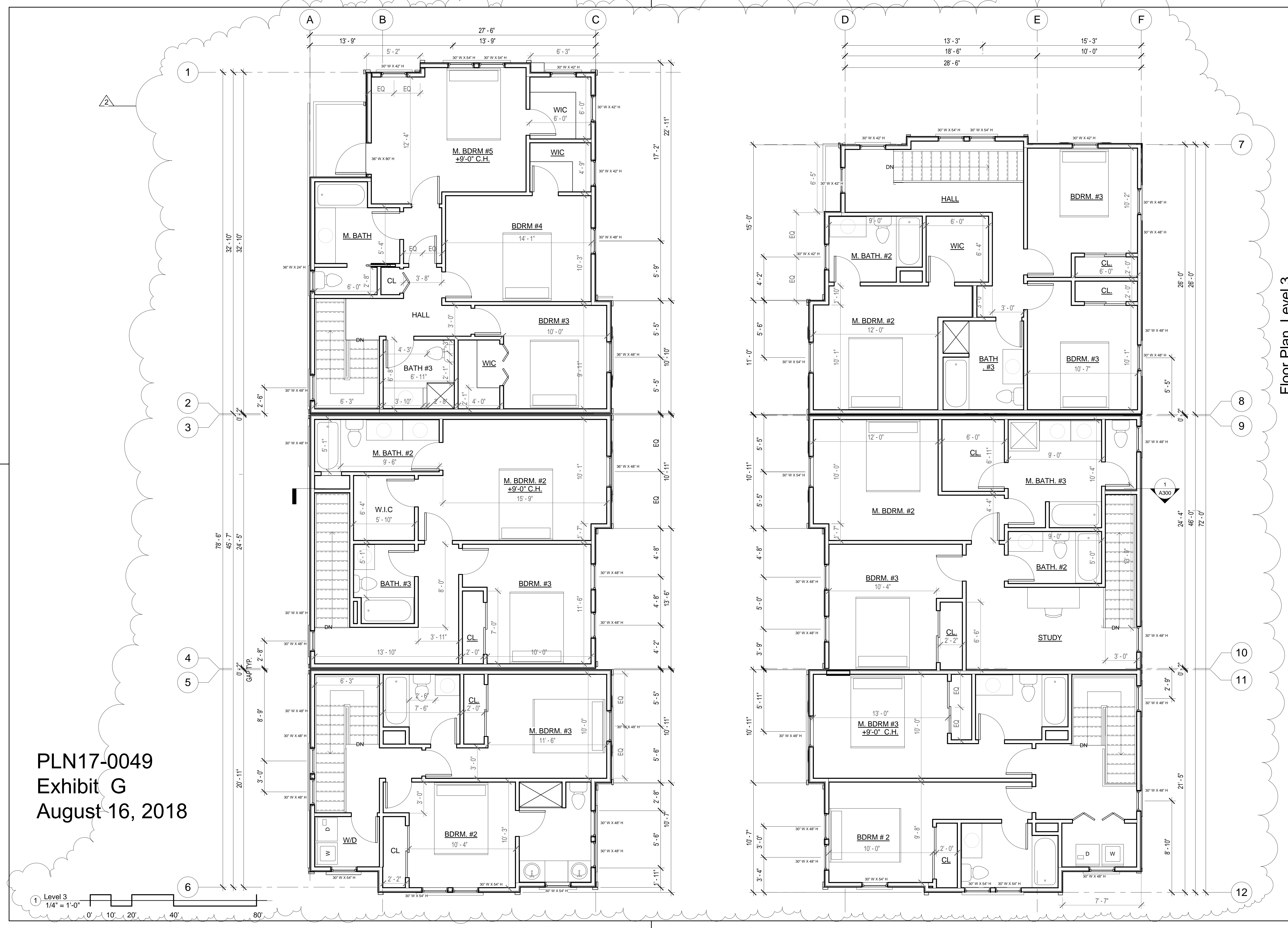
Project Schedule Revision

Revision Number	Revision Date	Revision Description
1	2017.10.26	Planning Comments
2	2017.5.5	Planning Comments

Floor Plan, Level 3

A103

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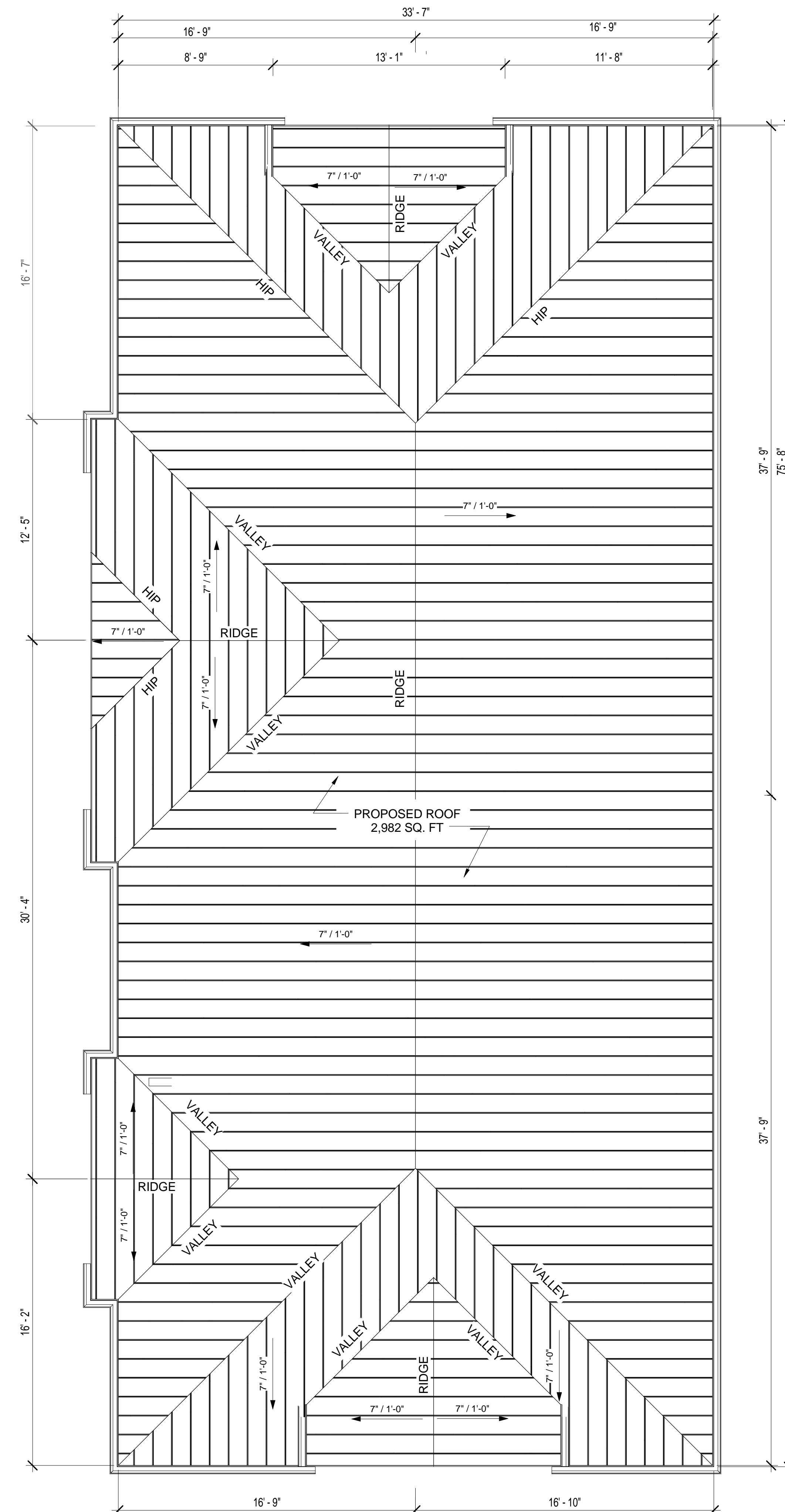
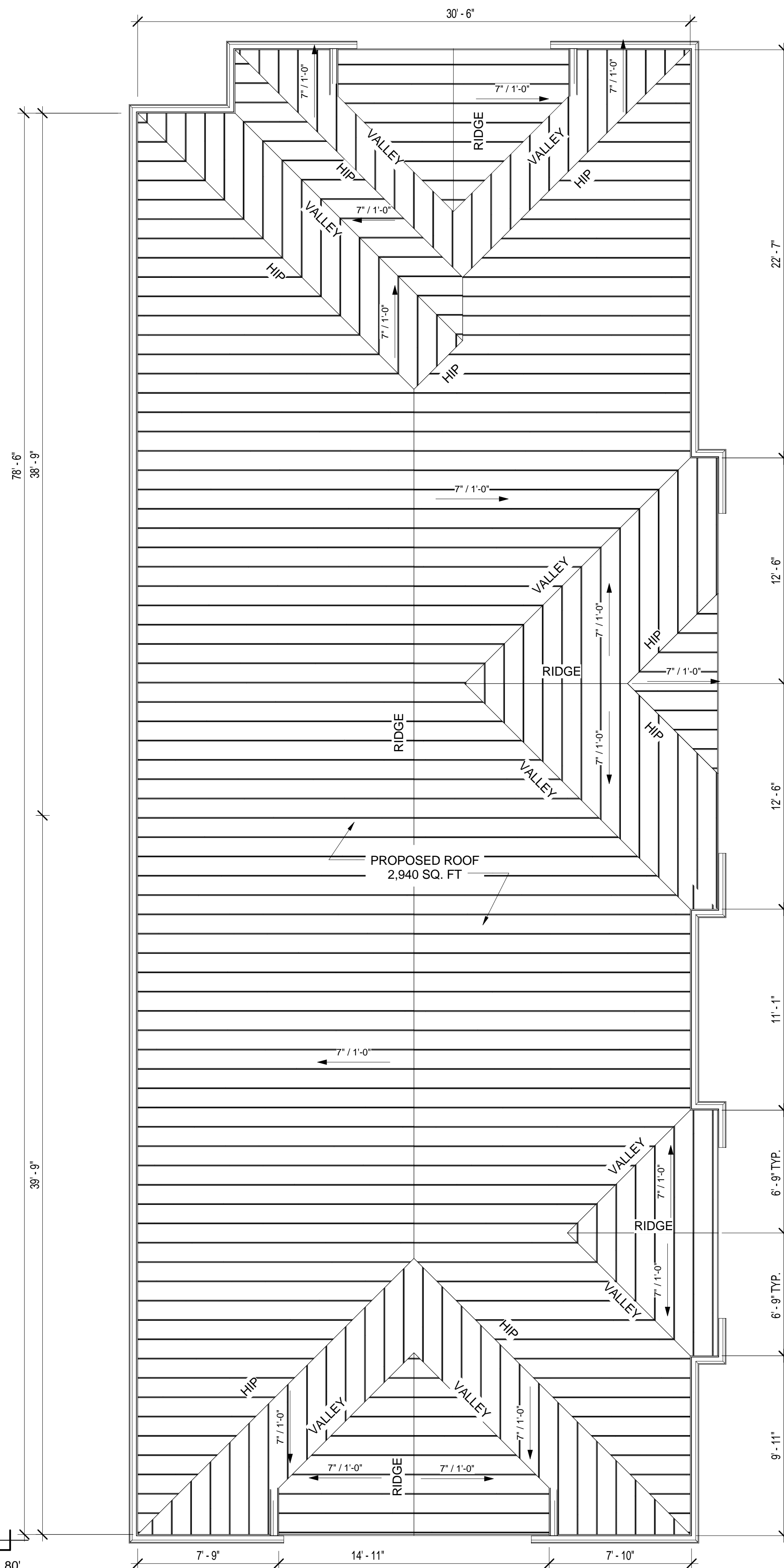
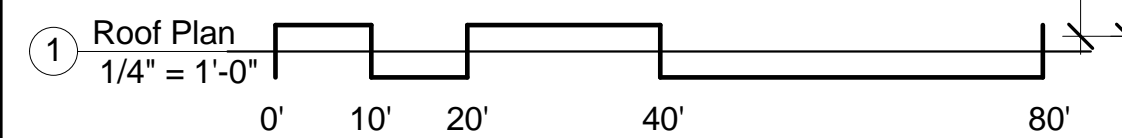


PLN17-0049
 Exhibit G
 August 16, 2018

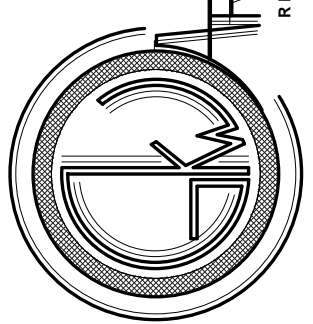
Level 3
 1/4" = 1'-0"

0' 10' 20' 40' 80'

PLN17-0049
 Exhibit H
 August 16, 2018



Roof Plan, Proposed



ARCHITECTS
 RESIDENTIAL / COMMERCIAL

MARINA BLVD. CONDOMINIUMS
 342 Marina Boulevard
 San Leandro, CA 94577

Project Schedule
 Revision

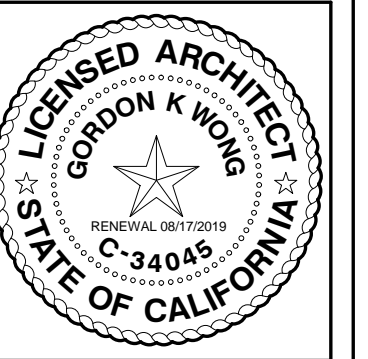
Revision Number	Revision Date	Revision Description
1	2017.10.26	Planning Comments
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Roof Plan,
 Proposed

A104

SCALE 1/4" = 1'-0"

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ELEVATION NOTES

- 1 STANDING SEAM METAL ROOF 7:12 SLOPE
- 2 GUTTER
- 3 DECORATIVE SHUTTER
- 4 OVERHEAD GARAGE DOOR
- 5 WINDOW TRIM
- 6 WALL TRIM
- 7 HORIZONTAL SIDING, HARDIE BOARD
- 8 BALCONY
- 9 COMMON OPEN SPACE
- 10 DECORATIVE CORBEL
- 11 FENCE
- 12 PORCH
- 13 ROOF OVERHANG
- 14 DECORATIVE TRIMS
- 15 TWO FOOT WALL POP OUT
- 16 STONE VENEER
- 17 CASEMENT (OPERABLE), MILGARD
- 18 DOUBLE HUNG, MILGARD

MATERIAL COLOR SCHEDULE

ROOF MATERIAL TYPE :
STANDING SEAM METAL
COLOR : BROWN

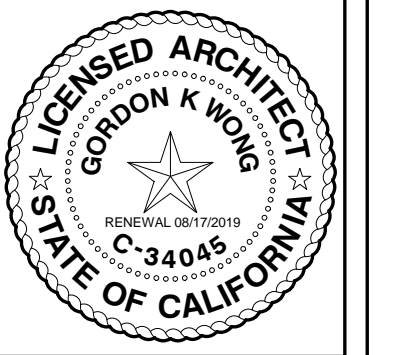


EXTERIOR WALL COLOR SCHEDULE

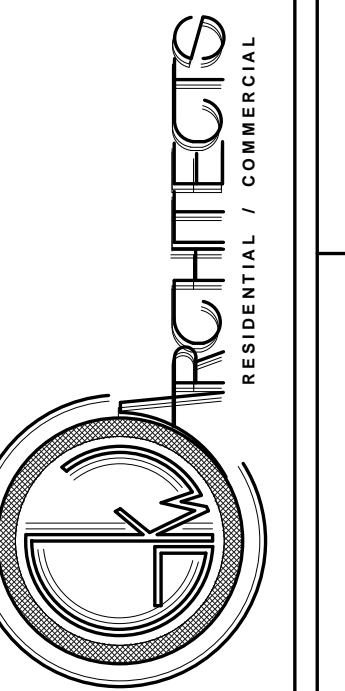
1. MAIN BODY COLOR	2. SECOND BODY COLOR
3. TRIM COLOR	



PLN17-0049
Exhibit I
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Elevations North and South, Proposed

MARINA BLVD. CONDOMINIUMS
342 Marina Boulevard
San Leandro, CA 94577

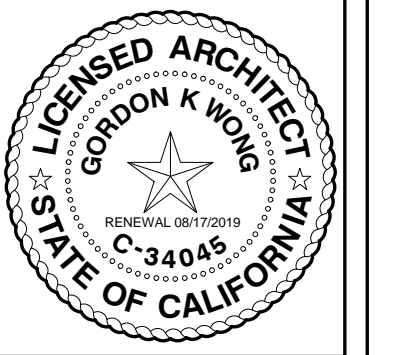
Project Schedule Revision

Revision Number	Revision Date	Revision Description
1	2017.10.26	Planning Comments
2	2017.5.5	Planning Comments

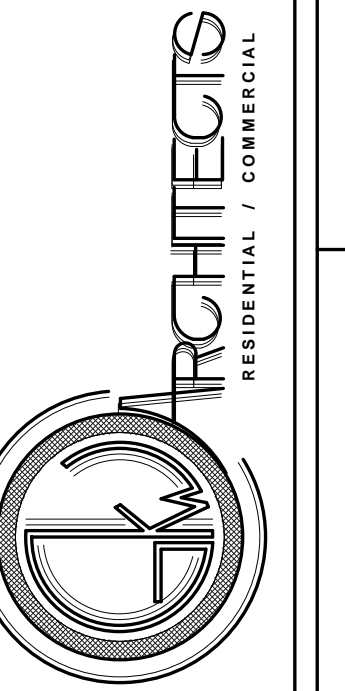
Elevations North and South, Proposed

A200

SCALE 1/8" = 1'-0"
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Elevations East and West, Proposed (2)

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Project Schedule Revision

Revision Number	Revision Date	Revision Description
1	2017.10.26	Planning Comments
2	2017.5.5	Planning Comments

Elevations East and West, Proposed (2)

A201

SCALE 1/8" = 1'-0"

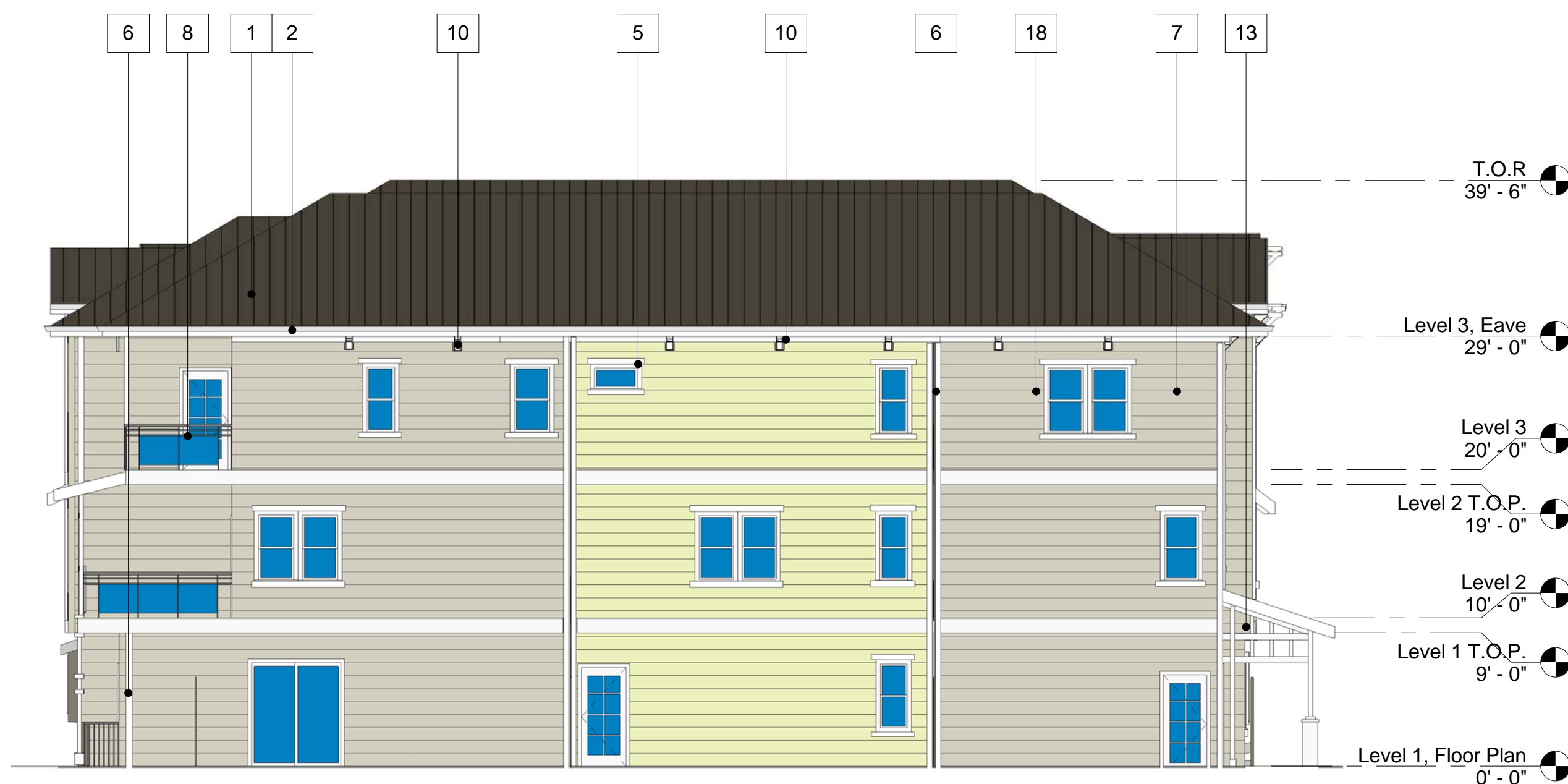
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① East
 1/8" = 1'-0"
 0' 4' 8' 16' 32'



② East Elevation_1a
 1/8" = 1'-0"
 0' 4' 8' 16' 32'



③ West
 1/8" = 1'-0"
 0' 4' 8' 16' 32'



④ West Elevation_1b
 1/8" = 1'-0"
 0' 4' 8' 16' 32'

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 Exhibit J
 August 16, 2018

GENERAL SECTION NOTES

ALL CEILINGS HTS. PER SECTION AND ELEVATION PLT. HTS. U.N.O. WINDOW SILL HEIGHTS WHERE OPENING OF THE OPERABLE WINDOW IS LOCATED MORE THAN 72 INCHES ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MIN. 24 INCHES ABOVE THE FINISHED FLOOR OF THE ROOM IT IS LOCATED. (C.R.C R612.2)

ALL EXTERIOR SWINGING DOORS SHALL BE OF SOLID CORE CONSTRUCTION WITH A MINIMUM THICKNESS OF 1 3/4 INCHES OR WITH PANELS NOT LESS THAN 9/16 INCHES THICK. OPENINGS BETWEEN GARAGE AND RESIDENCE SHALL BE SOLID WOOD DOORS NOT LESS THAN 1 3/4 INCHES IN THICKNESS, SOLID OR HONEYCOMB CORE STEEL DOORS NOT LESS THAN 1 3/4 INCHES IN THICK, OR 20 MINUTE FIRE RATED DOORS. DOORS SHALL BE SELF-CLOSING AND SELF LATCHING (C.R.C R 302.5.1) & CITY OF CAMPBELL SECURITY ORDINANCE 85-17)

ALL INTERIOR DOORS TO BE HOLLOW CORE, 1 3/8" THICK, U.N.O. (REFER TO PLAN FOR SIZE) DOORS TO BE 6'-8" TALL STANDARD.

ALL FLOOR MATERIAL CHANGES TO OCCUR AT CENTER OF DOOR JAMBS.

ALL F.A.U EQUIPMENT TO FIT 30" X 30" ATTIC ACCESS

F.A.U. IN ATTIC NOTES

FURNACE SHALL BE LISTED FOR INSTALLATION IN FURRED SPACE AND BE LISTED FOR USED ON COMBUSTIBLE FLOORING

VERIFY SIZE OF ATTIC OPENING WITH MANUFACTURERS SPEC'S

PROVIDE MINIMUM 24" WIDE SOLID CONTINUOUS FLOOR FOR PASSAGEWAY

FURNACE SHALL BE NOT MORE THAN 20 FT FROM ATTIC OPENING

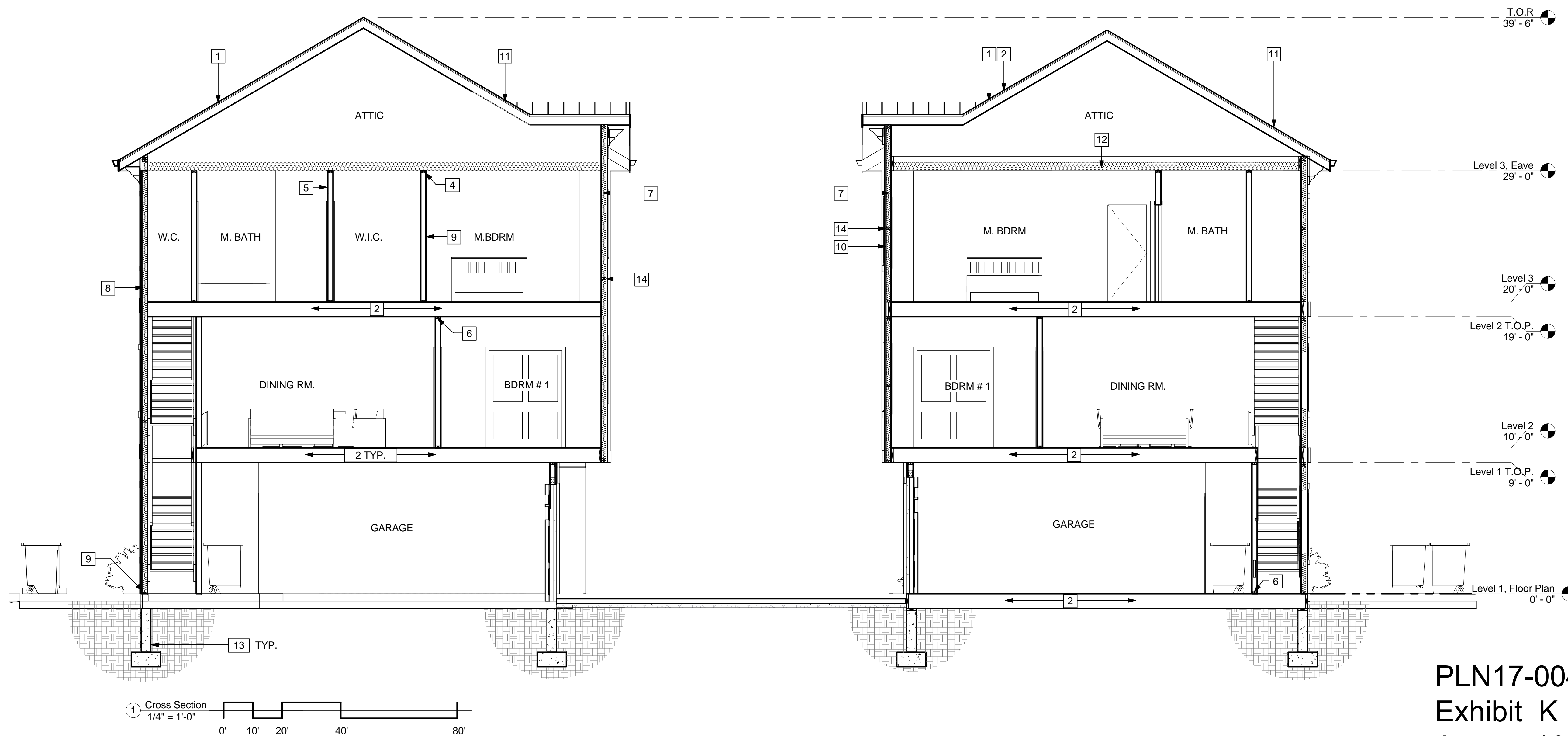
PROVIDE UNOBSTRUCTED WORK SPACE OF 30" MIN DEPTH IN FRONT OF EQUIPMENT

VENT THROUGH ROOF A MIN OF 5 FT. ABOVE THE HIGHEST VENT COLLAR WHICH IT SERVES

FURNACE INSTALLATION SHALL MEET ALL LISTED CLEARANCES RAISE PLATFORM AND PASSAGEWAY FLOOR SUFFICIENTLY SO INSULATION BENEATH WILL NOT BE COMPRESSED

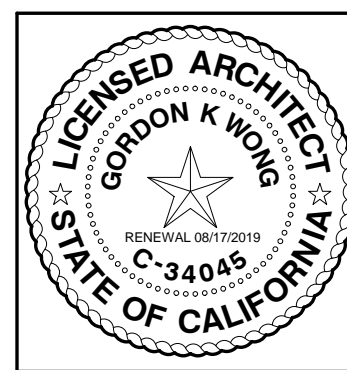
KEYNOTES

- 1 METAL STANDING SEAM ROOF
- 2 FLOOR SYSTEM - REFER TO STRUCTURAL
- 3 1X OVER 2X TOP PLATE AT INTERIOR NON-BEARING WALLS
- 4 DOUBLE 2X TOP PLATE AT EXTERIOR AND BEARING WALLS
- 5 2X4 FRAMING MEMBERS
- 6 2X SOLE PLATE TYP.
- 7 INSULATION
- 8 ROOF STRUCTURE, REFER TO STRUCTURAL
- 9 (SPECIFY 3/8" VARIANCE FROM THE LEAST TO THE GREATEST)
- 10 EXTERIOR FINISH - REFER TO ELEVATIONS
- 11 ROOF PITCH - REFER TO ROOF PLAN NOTES
- 12 2x CEILING JOIST
- 13 FOUNDATION
- 14 FIRE BLOCKING

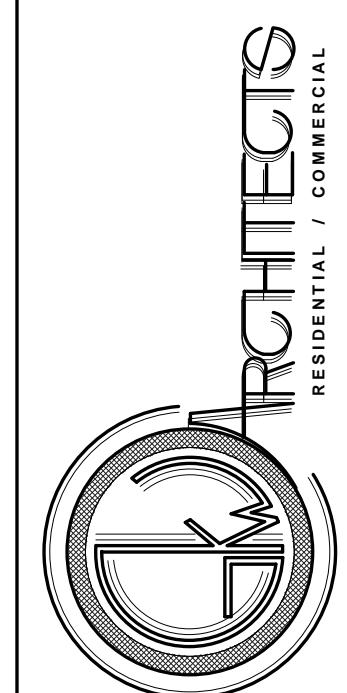


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Exhibit K
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Cross Section



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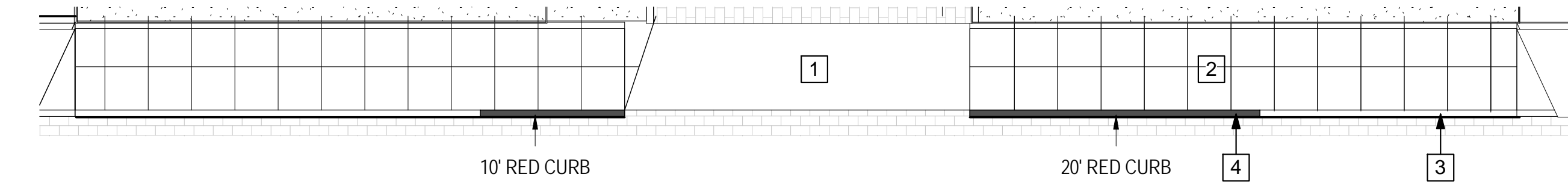
Project Schedule Revision		
Revision Number	Revision Date	Revision Description
1	2017.10.26	Planning Comments
2	2017.5.5	Planning Comments

Cross Section

A300

SCALE 1/4" = 1'-0"

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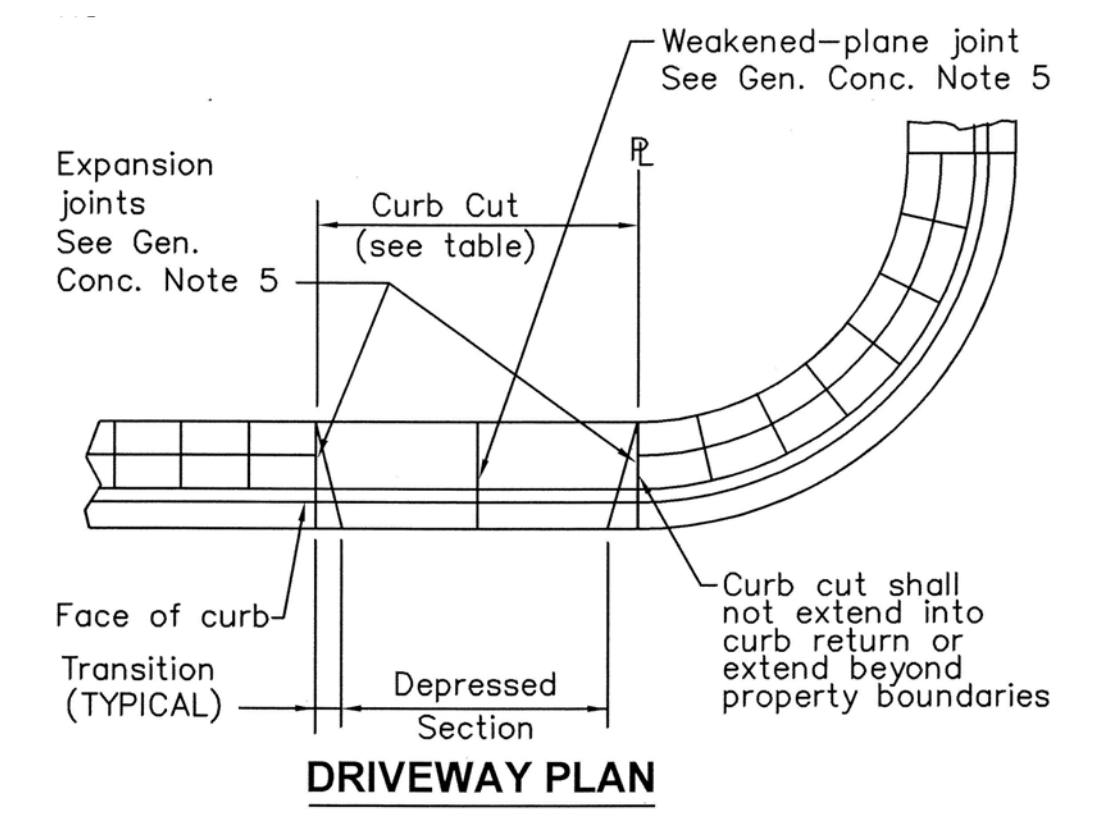
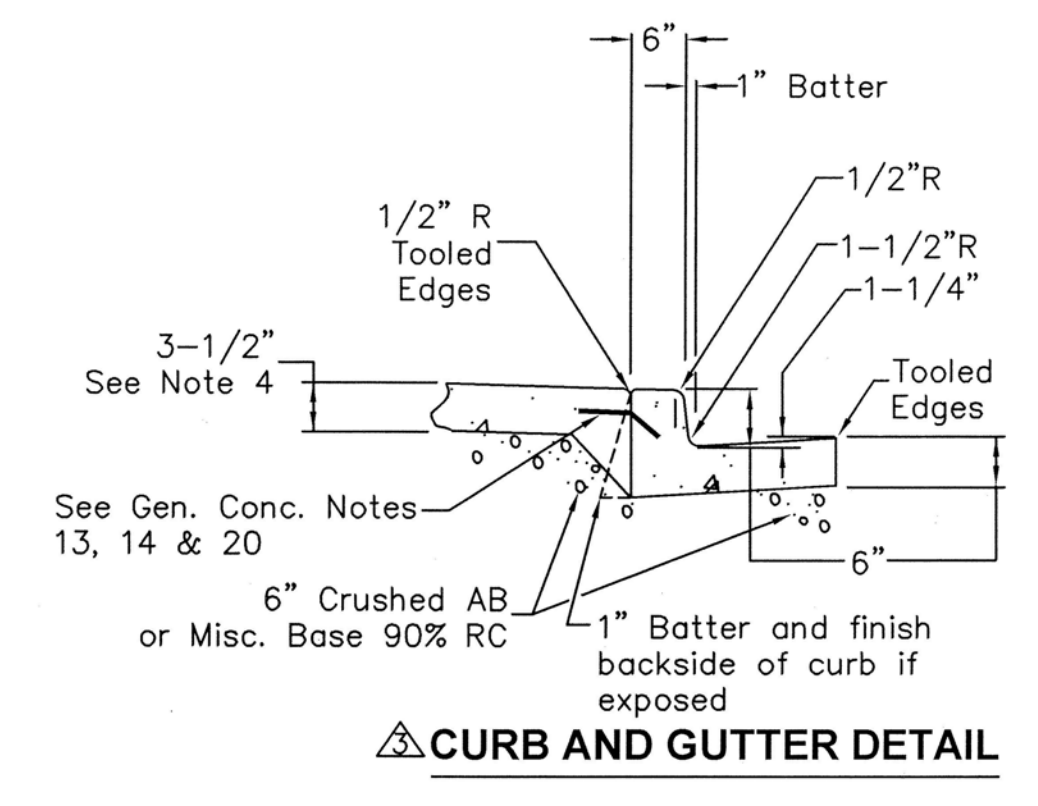
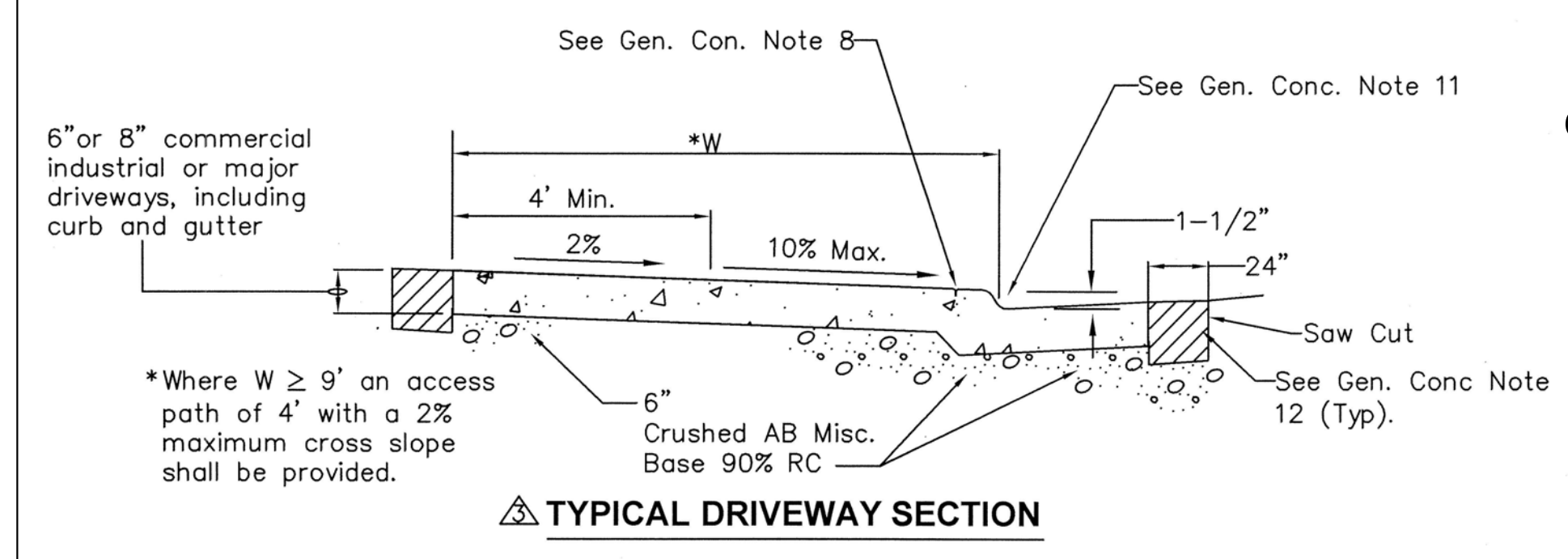
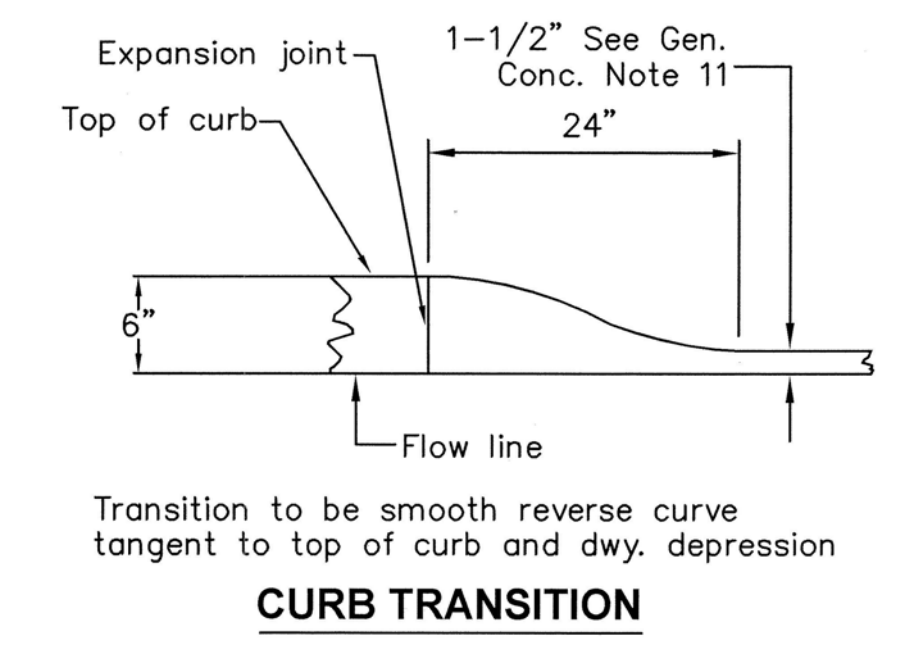
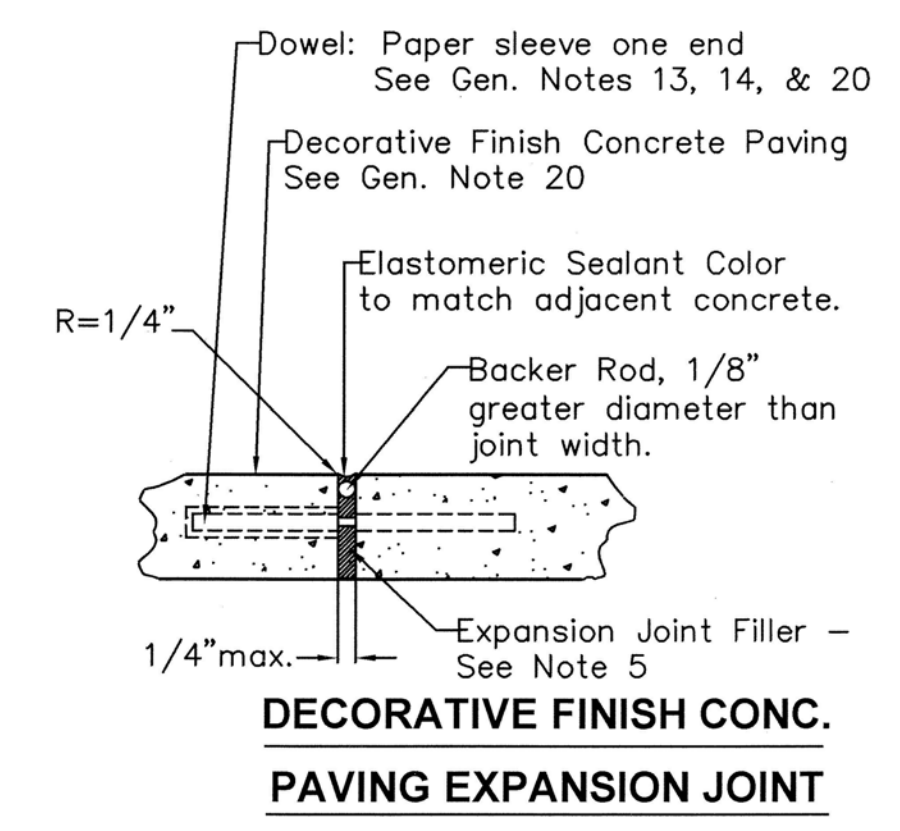


1 Off Site Improvements, Plan
 1/8" = 1'-0"

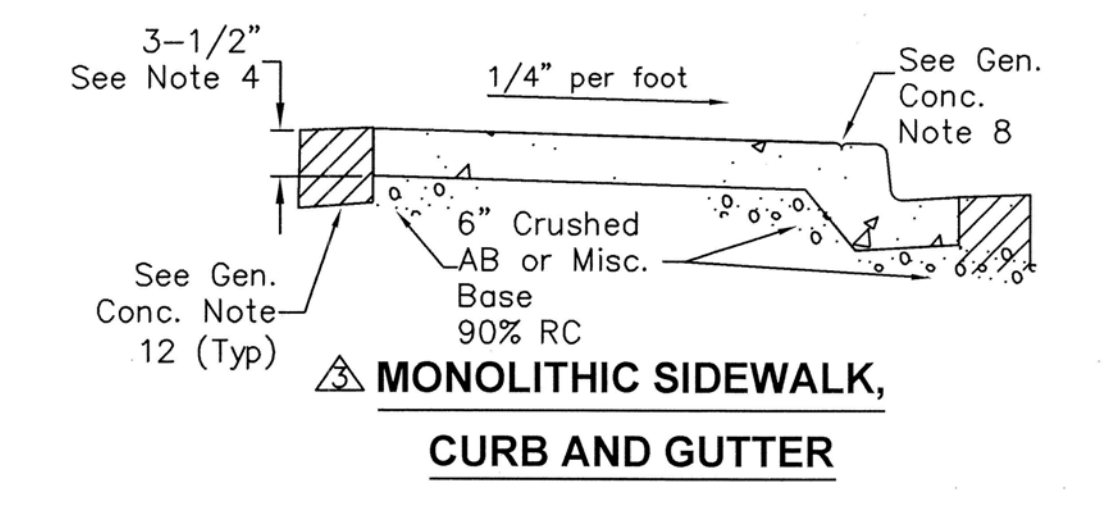
(E) SITE PLAN KEYNOTES

- 1 (P) DRIVEWAY
- 2 (P) SIDEWALK IMPROVEMENT
- 3 (P) CURB
- 4 (P) RED CURB

NOTE:
 PLEASE REFER TO THE IMAGE 32 MARINA
 SIDEWALK REPAIR EXHIBIT FOR THE LOCATION
 OF SIDEWALK, CURB, AND GUTTER REPAIR



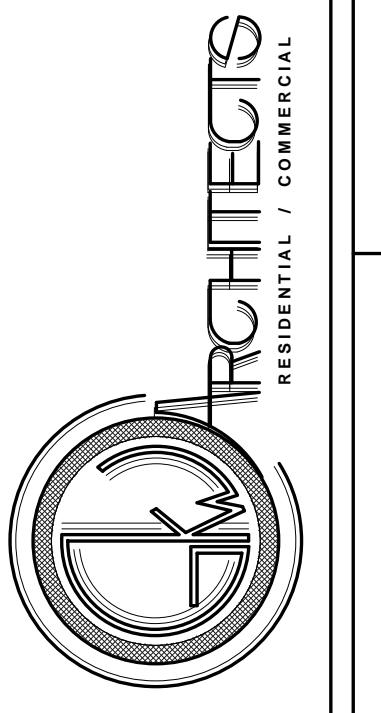
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 Exhibit L
 August 16, 2018



Street Approvements - Standard Plans



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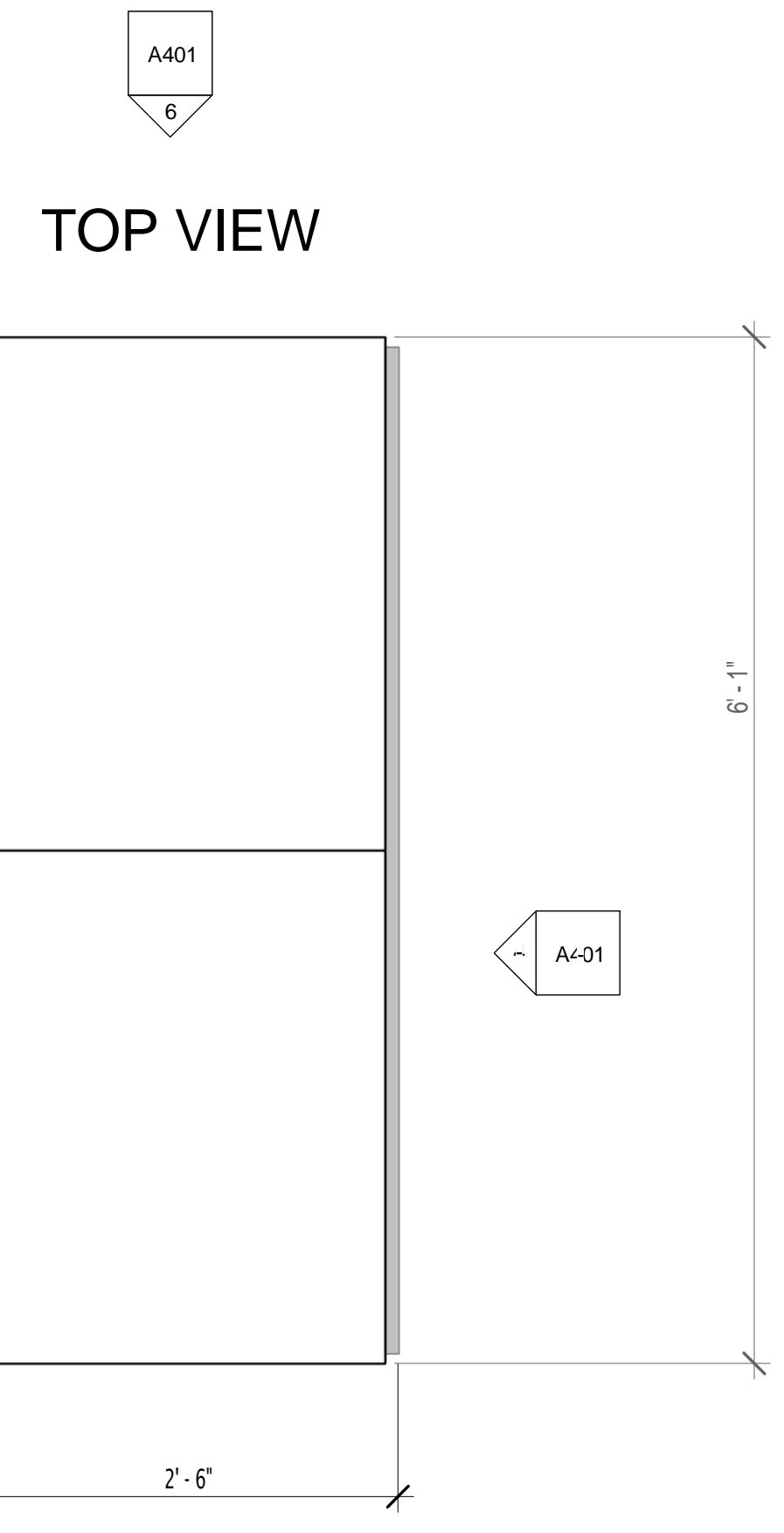
Project Schedule Revision

Revision Number	Revision Date	Revision Description
1	2017.10.26	Planning Comments
2	2017.5.5	Planning Comments

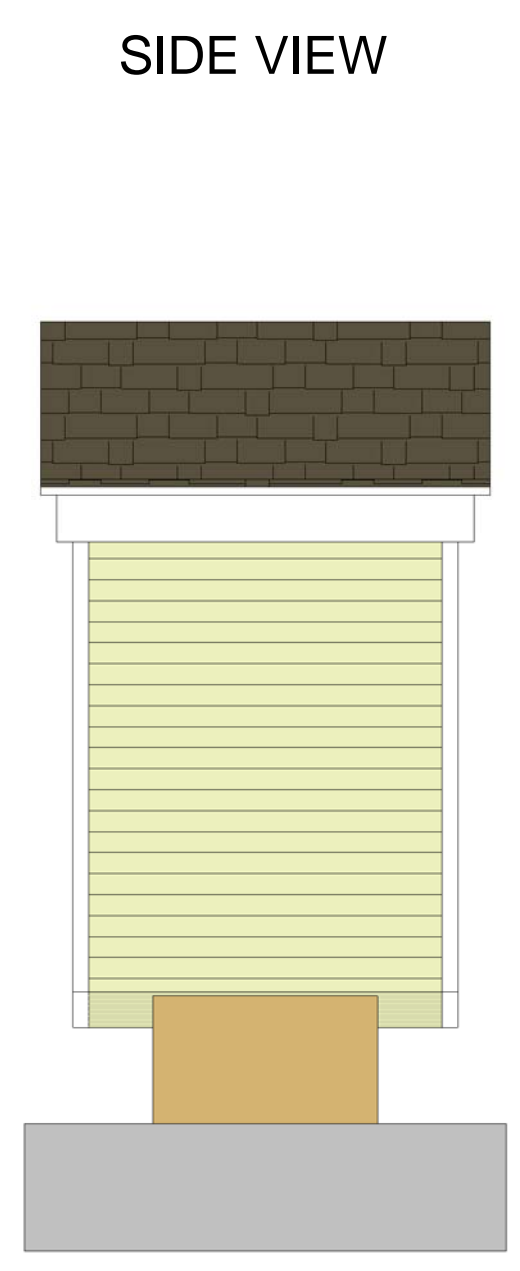
Street Approvements - Standard Plans

A400

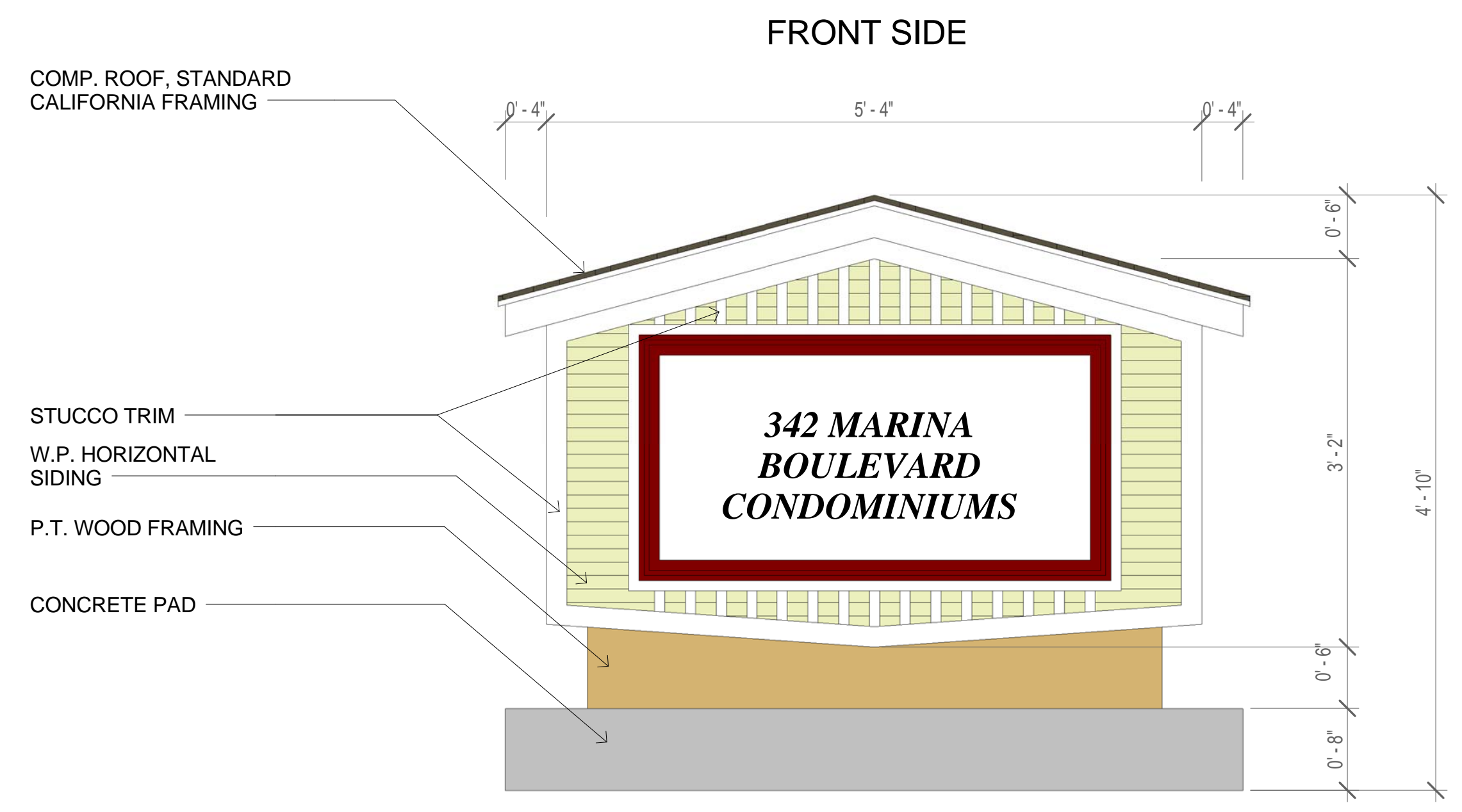
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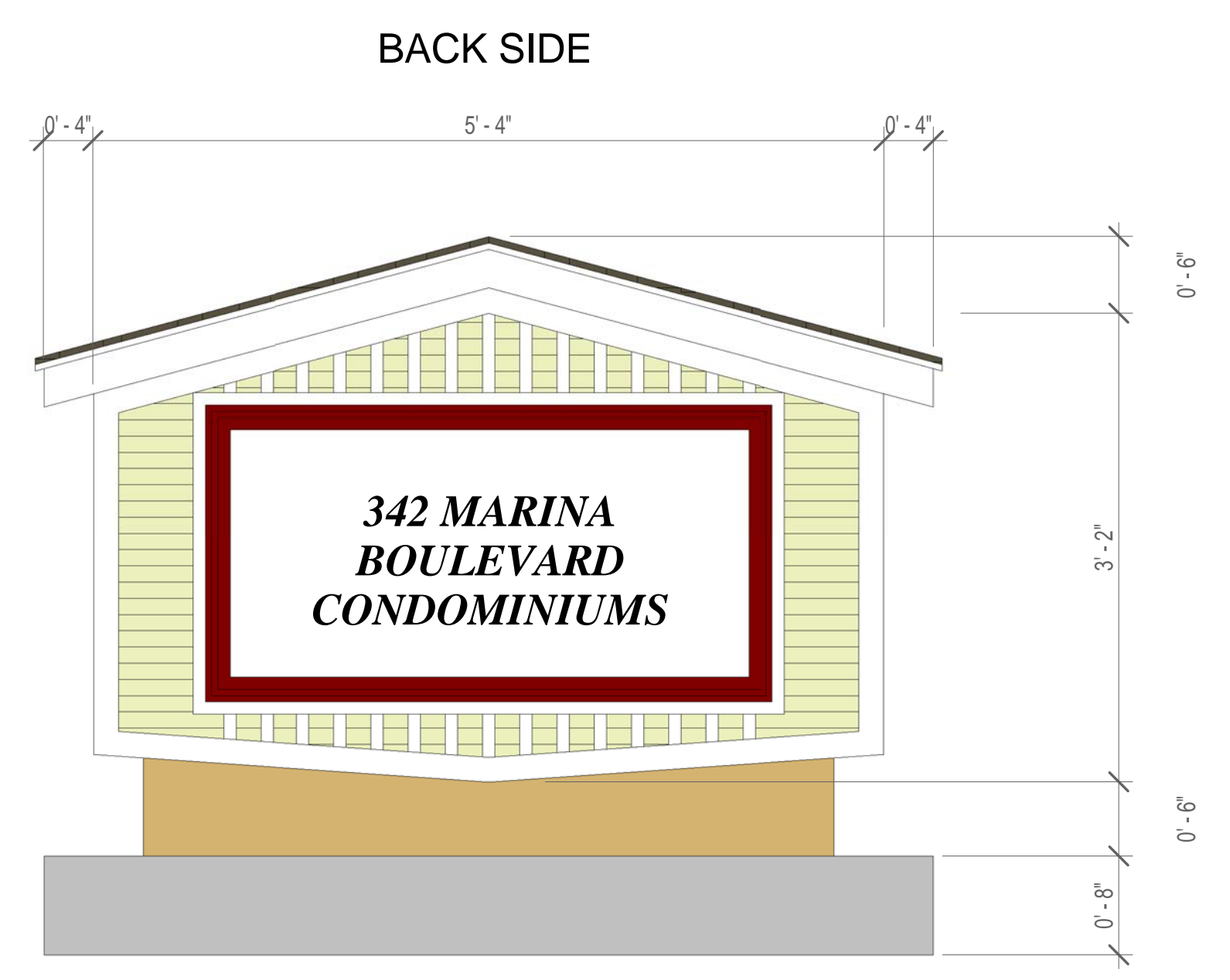
1 Callout, Monument
1" = 1'-0"



6 C Monument 1 - b
1" = 1'-0"



4 Monument 1 - c
1" = 1'-0"

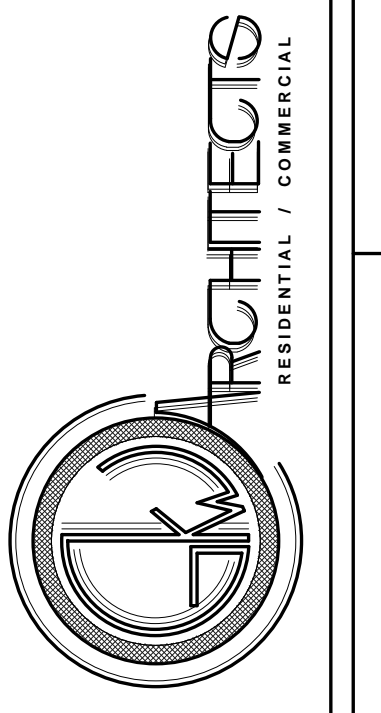


5 C Monument 1 - a
1" = 1'-0"

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Exhibit M
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Signage Details

MARINA BLVD. CONDOMINIUMS
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Project Schedule Revision

Revision Number	Revision Date	Revision Description
1	2017.10.26	Planning Comments
2	2017.5.5	Planning Comments

Signage Details

A401

SCALE 1" = 1'-0"
8/8/2018 5:09:20 PM

MARINA TOWNHOMES

- MATERIAL BOARD 342 MARINA BOULEVARD, SAN LEANDRO CALIFORNIA

◆ WINDOWS - MILGARD

- Painted White
- Low profile, clear, and tint
- High performance vinyl



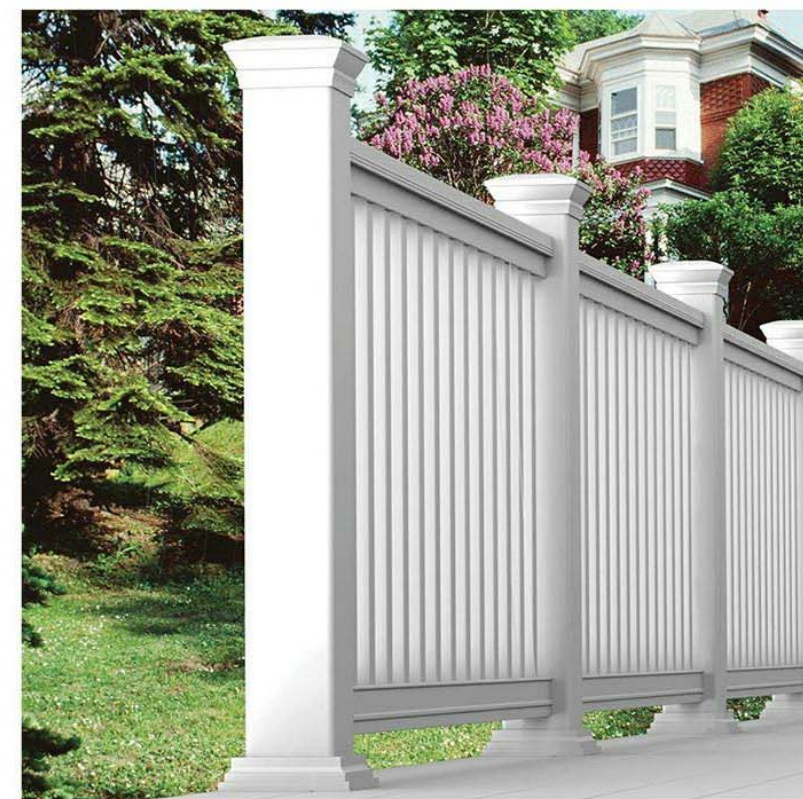
◆ GARAGE DOOR

- Painted White
- 16' x 8' standard double door



◆ RAILING - VERANDA

- Painted White
- Resistant to warping and mold
- Includes pre-cut and drilled components & balusters
- Made from low-maintenance, easy-to-install vinyl



◆ EXTERIOR DOOR - MASONITE

- Painted White
- Durable, steel design offers an elegant look
- High-definition panels provide architectural interest
- Glass design enhances appearance and provides privacy



◆ EXTERIOR WALL

- Hardie plank design collection lap siding
- Custom beaded cedarmill



Broothbay Blue



Artic White



Harris Cream



Mountain Sage



◆ STANDING SEAM METAL ROOF

- SL 150 (Snap-Lock) Standing Seam Roof Panels
- 22 and 24 gauge option
- Evergreen (TSR=26%)
 - Initial Solar Reflectance: 0.26
 - 3 Yr. taol Solar Reflectance: 0.26
 - Initial Termal Emmitance: 0.88
 - Solar Reflectance Index: 26



◆ FENCE - SIGNATURE DEVELOPMENT

- Red Cedar Wood
- 6' x 6' Solid Lattice
- Sustainable and eco-friendly wood product
- Solid construction for ultimate durability
- Naturally resistant to rot, deacy, and insects

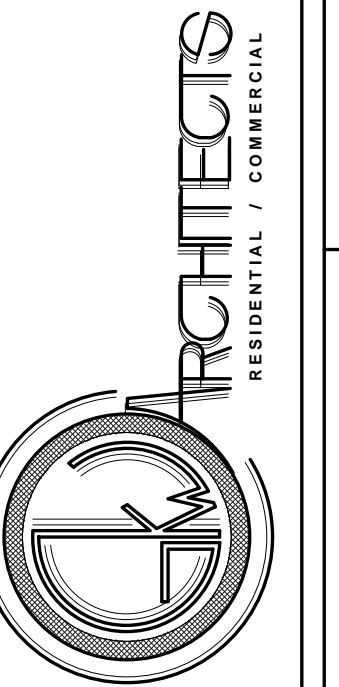


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Exhibit N
August 16, 2018



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Material Board



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Project Schedule Revision		
Revision Number	Revision Date	Revision Description
1	2017.10.26	Planning Comments
2	2017.5.5	Planning Comments

Material Board

A402

SCALE

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