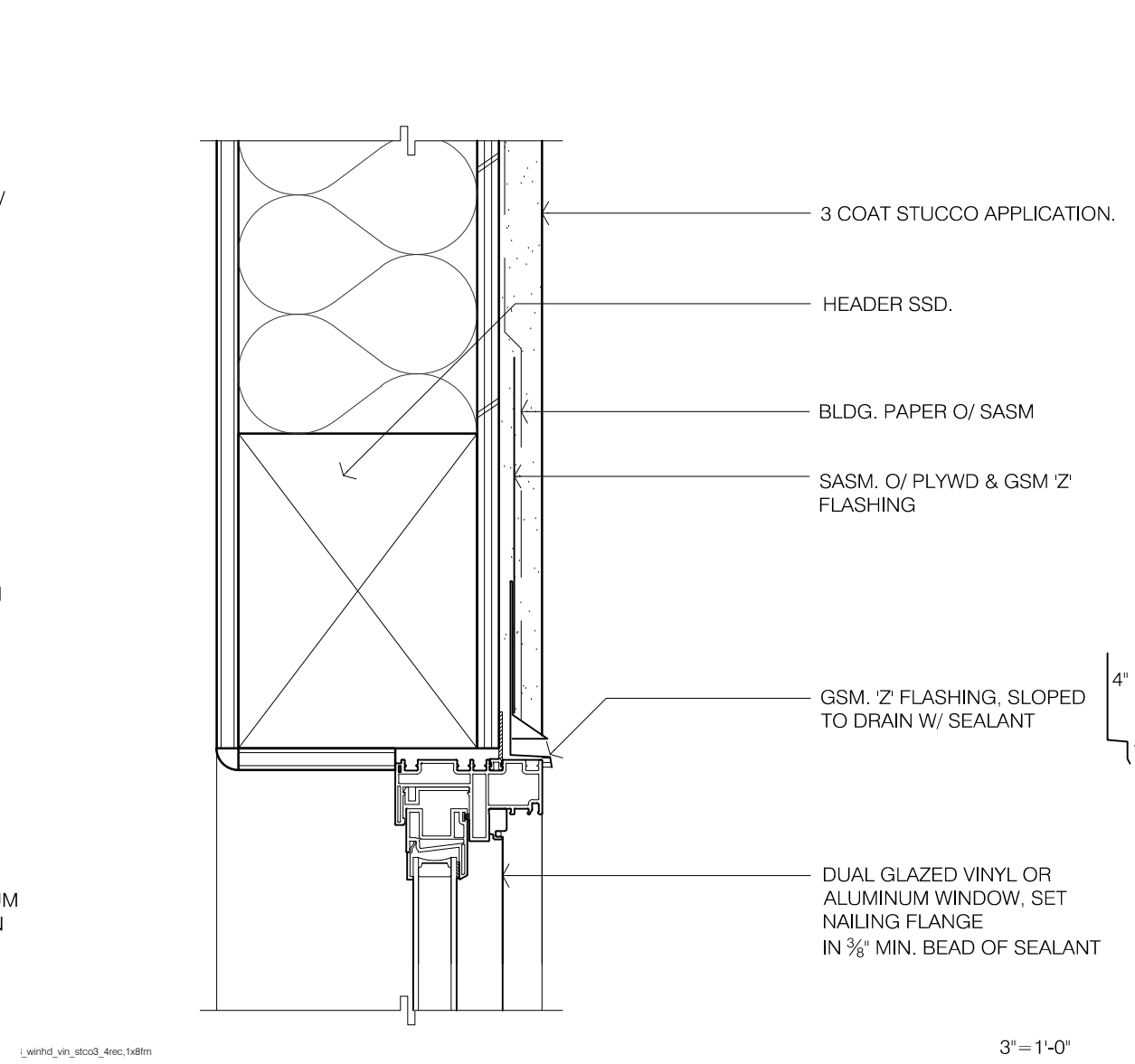
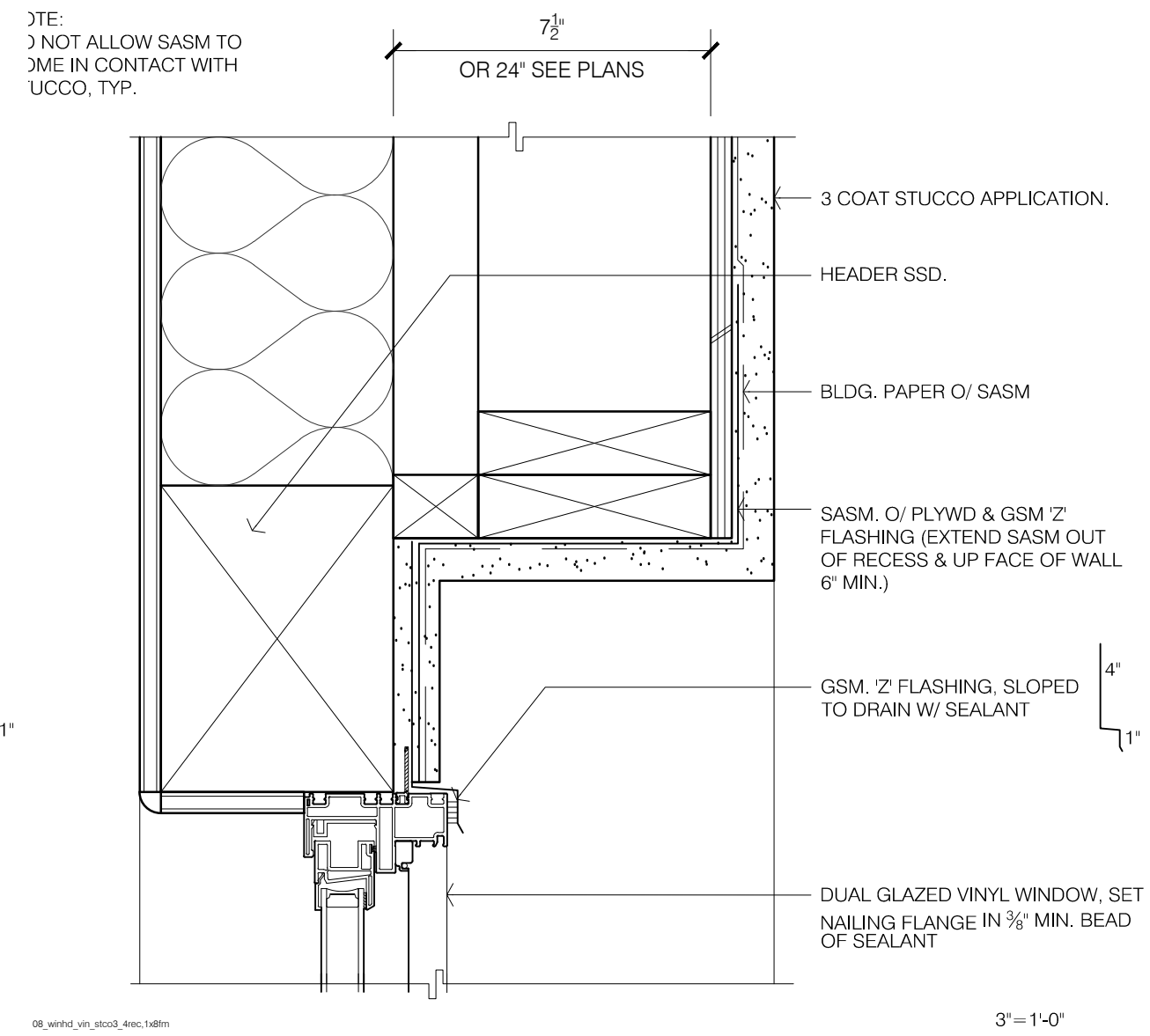


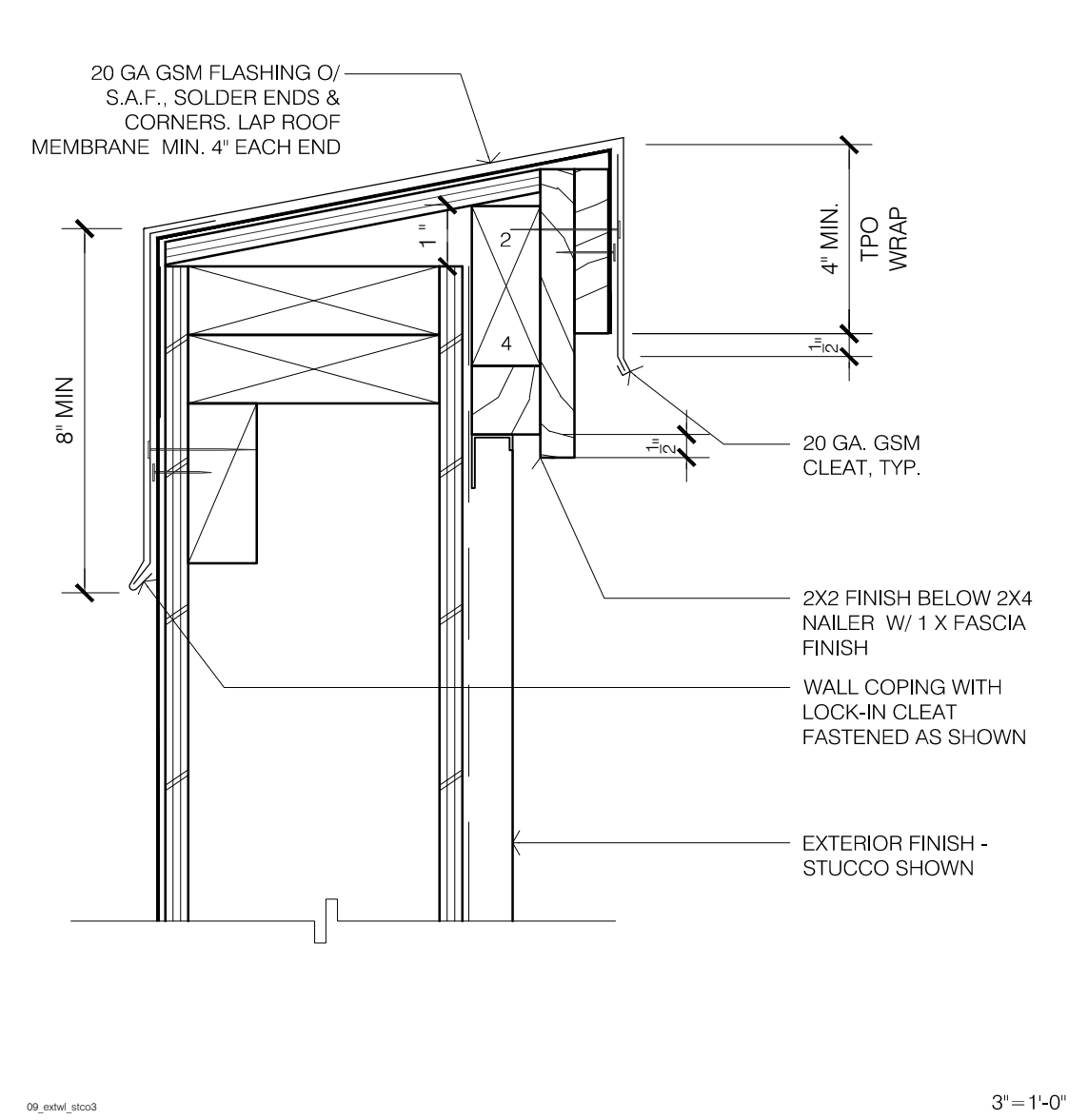
VINYL WINDOW HEAD @ SIDING



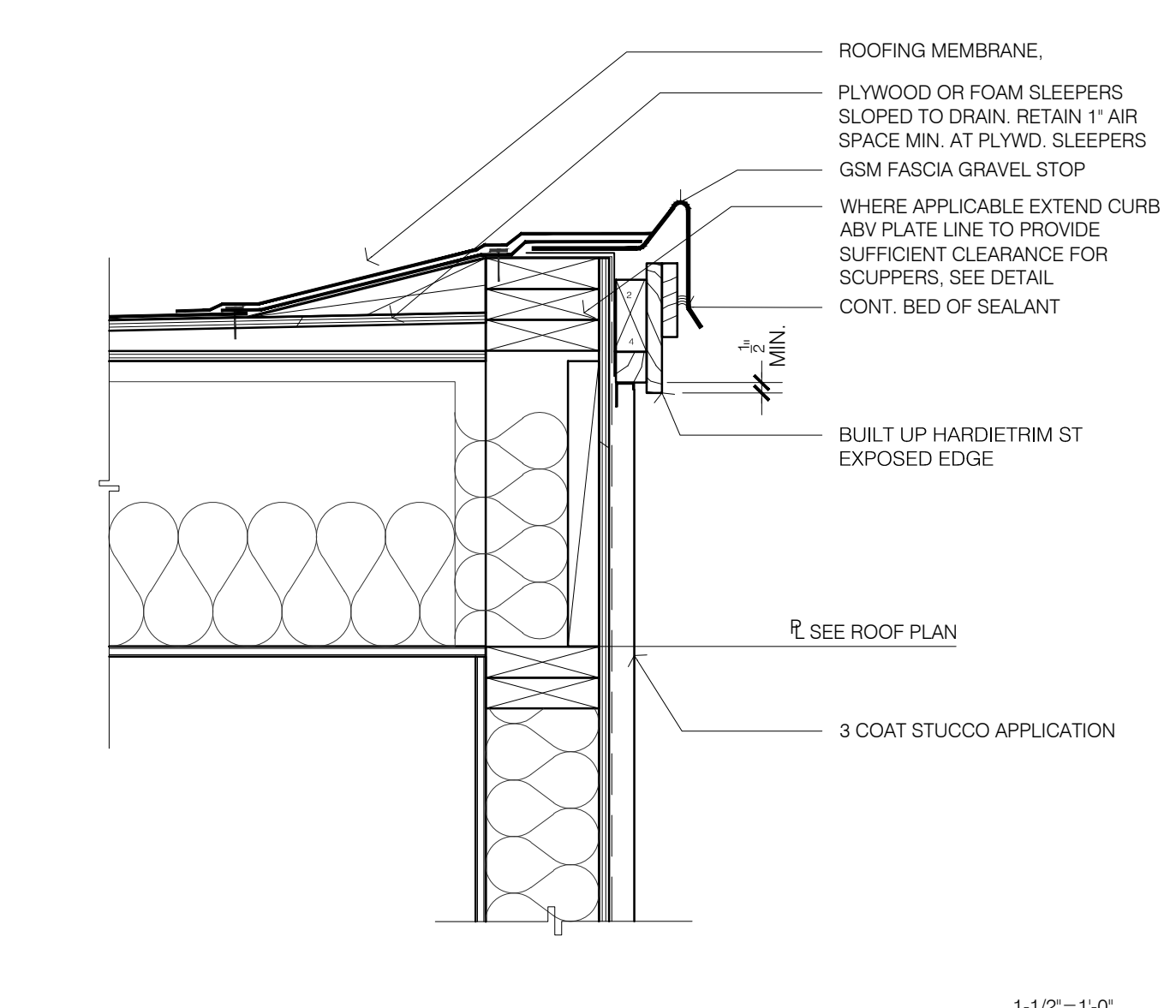
VINYL WINDOW HEAD @ STUCCO



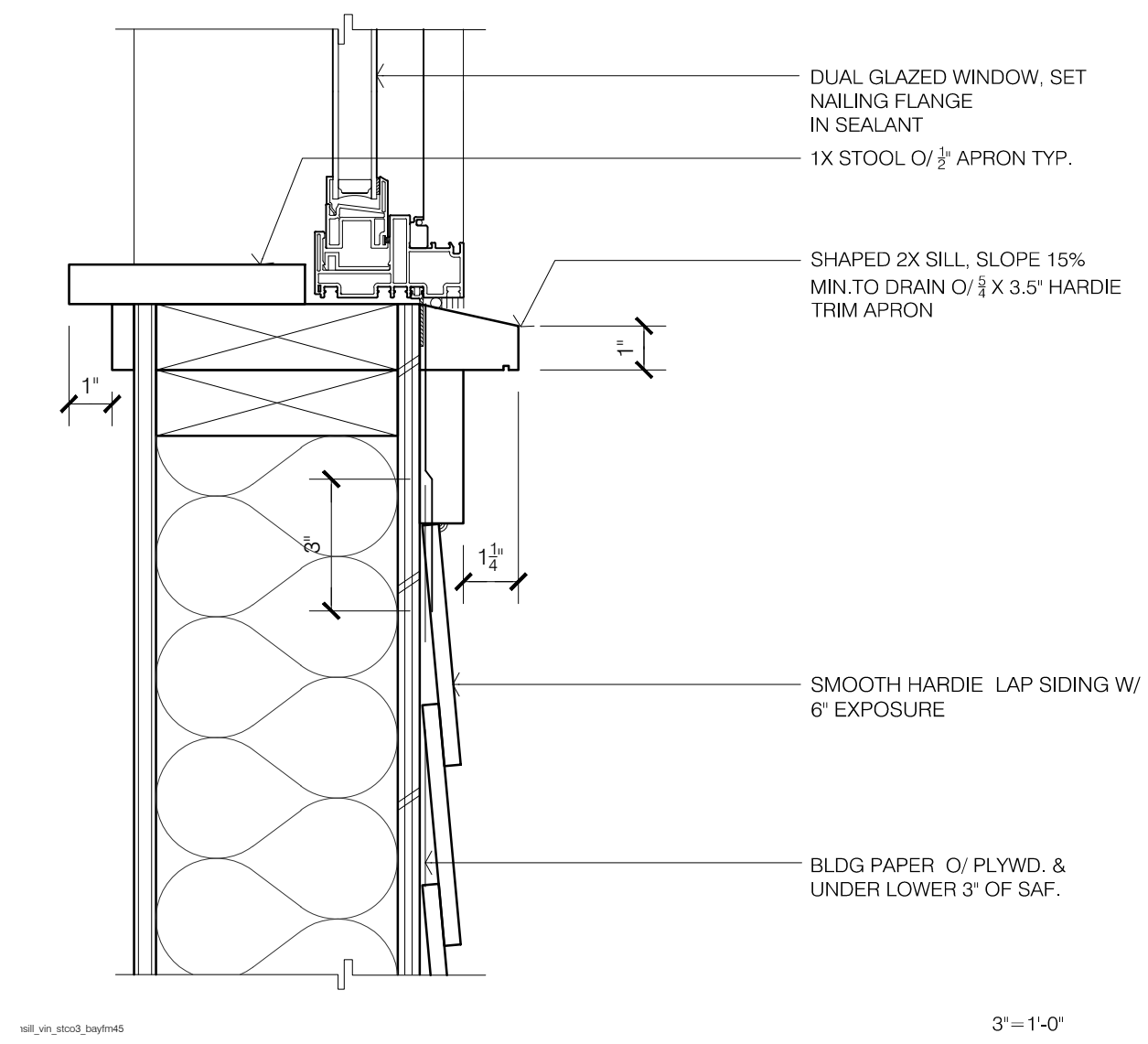
RECS. VINYL WINDOW HEAD @ STUCCO



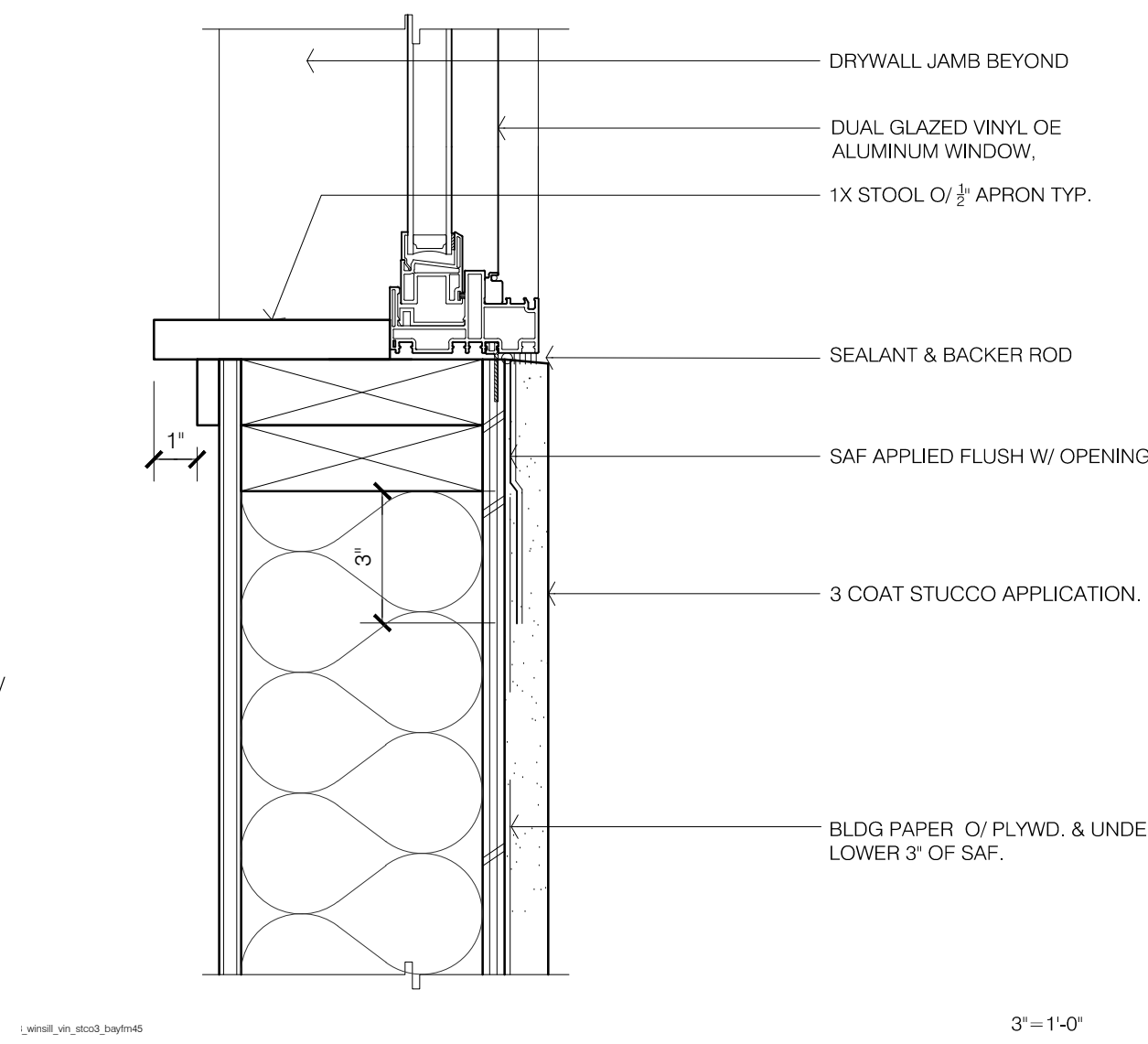
PARAPET CAP AT STUCCO - NO OVERHANG



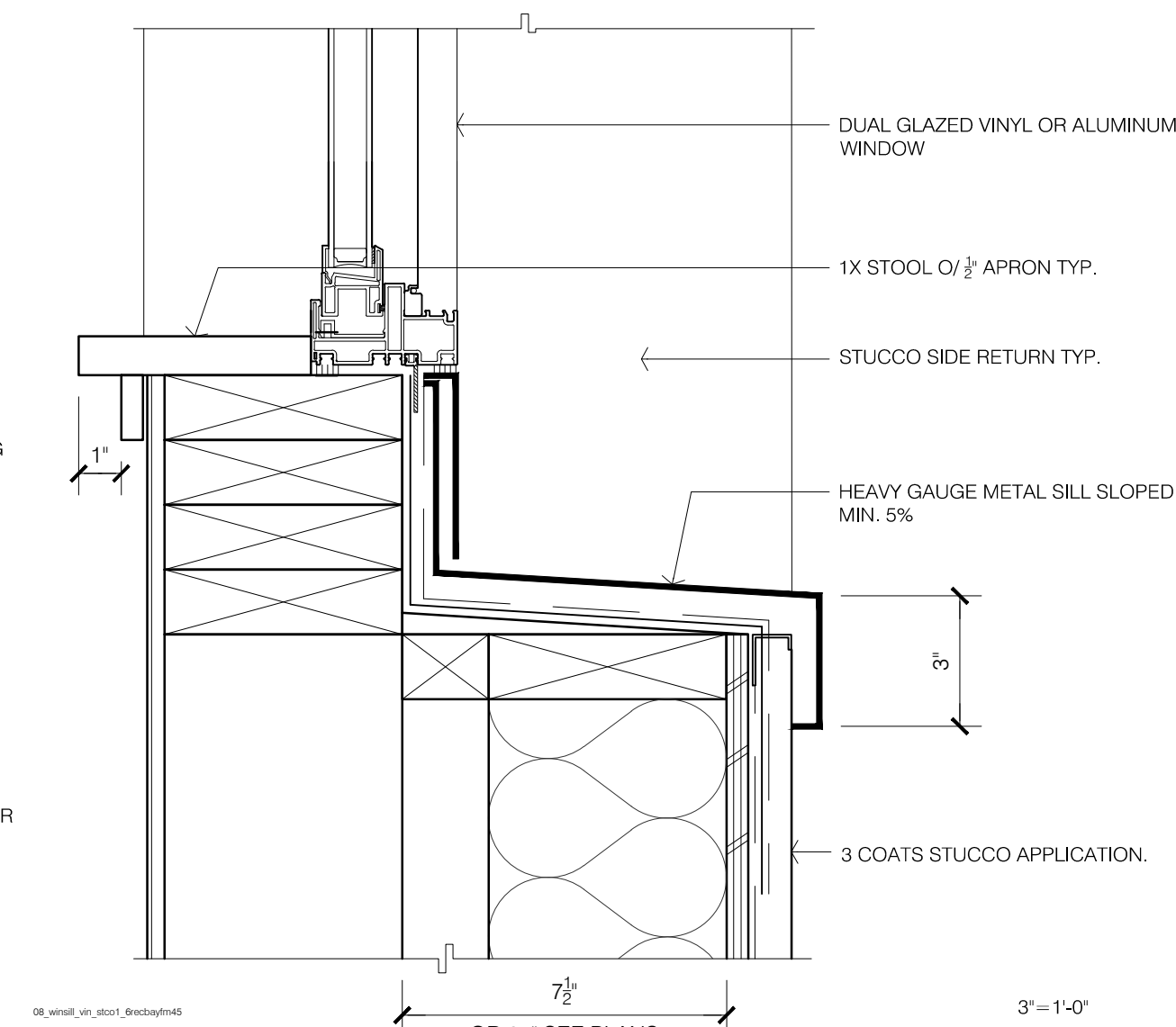
BUILT UP ROOF PROFILE



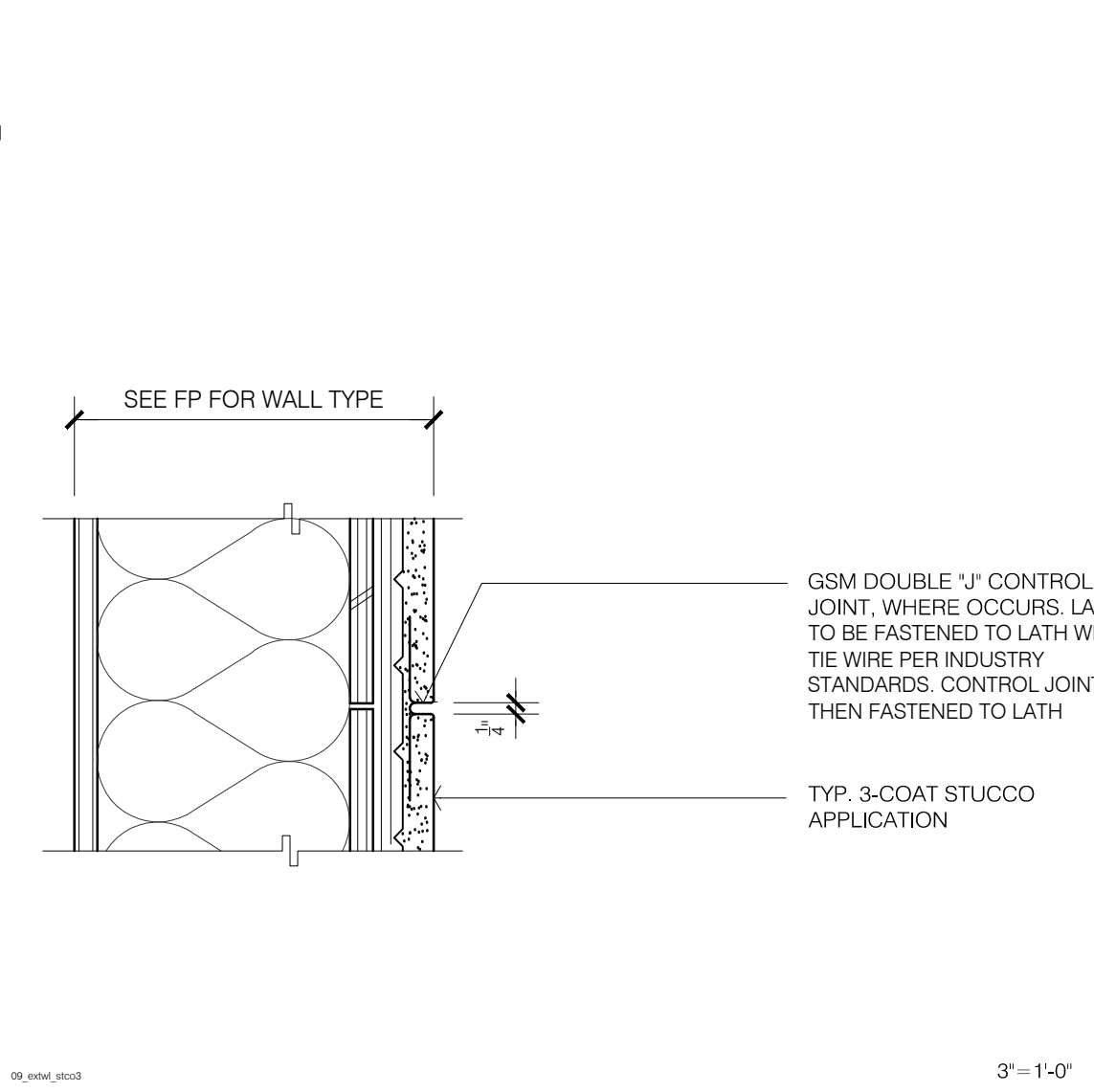
VINYL WINDOW SILL @ SIDING



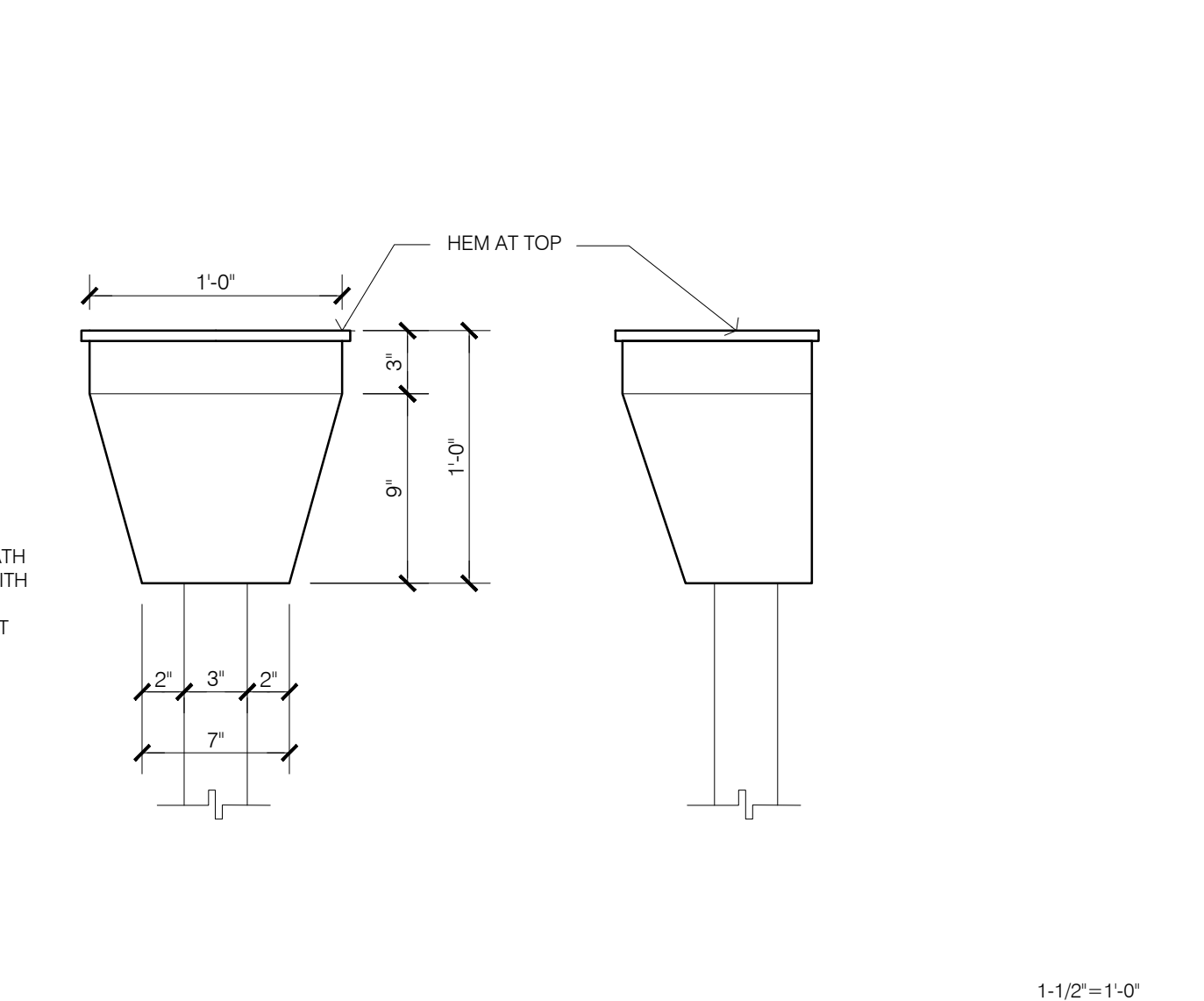
VINYL WINDOW SILL @ STUCCO



RECS. VINYL WINDOW SILL @ STUCCO



HORIZONTAL CONTROL JOINT DETAIL



LEADER AND DOWNSPOUT

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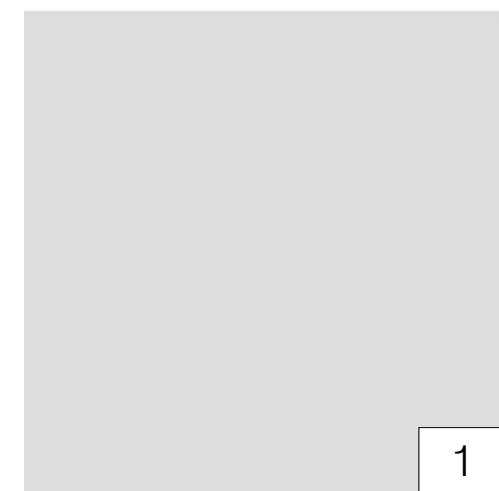
DETAILS

A5.1

SCALE: N.T.S.
DATE: 01.03.2019
PROJECT: 335006

MATERIAL BOARD

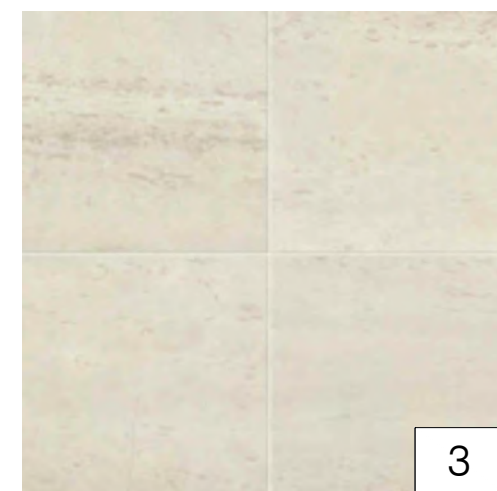
	LOCATION	MATERIAL	MANUFACTURER / LINE	FINISH & STYLE	COLOR	COMMENTS
WALLS:						
1.	RESIDENTIAL	3 COAT STUCCO SYSTEM	N/A	LIGHT DASH	SHERWIN WILLIAMS - EIDER WHITE, SW 7014	
2.	RESIDENTIAL DECKS	LAP SIDING	JAMES HARDIE / ARTISAN	5" SMOOTH	JAMES HARDIE - TIMBER BARK	
3.	RESIDENTIAL ENTRY	LIMESTONE	DALTILE / CENTER CITY	HONED	DALTILE - CARLTON BEIGE, #L012	8"x24" W/ 1/16" GROUT JOINT
COMMERCIAL						
4.	SURROUND	MARBLE	DALTILE / CENTER CITY	HONED	DALTILE - DELANCEY GREY, #M322	4"x12" W/ 1/16" GROUT JOINT
5.	WAINSCOT	GLASS	DALTILE / COLOR WAVE	RANDOM INTERLOCKING MOSAIC BLENDS	DALTILE - SOFT CASHMERE, #CW22	12"x18" SHEETS
DOORS AND WINDOWS:						
RESIDENTIAL						
6.	WINDOWS	ALUMINUM OR VINYL	MILGARD / T.B.D.		MILGARD - ESPRESSO	
7.	DECK DOORS	ALUMINUM OR VINYL	MILGARD / T.B.D.		MILGARD - ESPRESSO	
8.	RESIDENTIAL ENTRY	ALUMINUM	KAWNEER OR APPROVED EQ. / TRIFAB 601 SERIES	ANODIZED BRONZE ALUMINUM	KAWNEER - MEDIUM BRONZE #28	
9.	GARAGE DOOR	METAL	SEE DESIGN	PAINTED METAL	SHERWIN WILLIAMS - TURKISH COFFEE, SW 6076	
COMMERCIAL						
10.	WINDOWS	ALUMINUM	KAWNEER OR APPROVED EQ. / TRIFAB 601 SERIES	ANODIZED BRONZE ALUMINUM	KAWNEER - MEDIUM BRONZE #28	
11.	DOORS	ALUMINUM	KAWNEER OR APPROVED EQ. / TRIFAB 601 SERIES	ANODIZED BRONZE ALUMINUM	KAWNEER - MEDIUM BRONZE #28	
12.	GLASS WALL	ALUMINUM	MILGARD / MOVING GLASS WALL SYSTEMS	STACKING GLASS WALLS	MILGARD - ESPRESSO	
13.	SERVICE DOORS	METAL	T.B.D.	FLUSH DOOR	PAINT TO MATCH SURROUNDING WALL	
ACCESSORIES:						
14.	RAILINGS	METAL	T.B.D.	PAINTED METAL	SHERWIN WILLIAMS - TURKISH COFFEE, SW 6076	
15.	FASCIA	24 GA. STEEL	PETERSEN ALUMINUM / PAC-TITE WT FASCIA	ANODIZED ALUMINUM	PETERSEN - MEDIUM BRONZE	
16.	COPING	24 GA. STEEL	PETERSEN ALUMINUM / PAC-TITE TAPED COPING	ANODIZED ALUMINUM	PETERSEN - MEDIUM BRONZE	
17.	CORNICE	METAL	SEE DETAIL	PAINTED METAL	SHERWIN WILLIAMS - TURKISH COFFEE, SW 6076	
ROOF:						
18.	SYSTEM	TPO	FIRESTONE OR EQ.	COOL ROOF	WHITE	



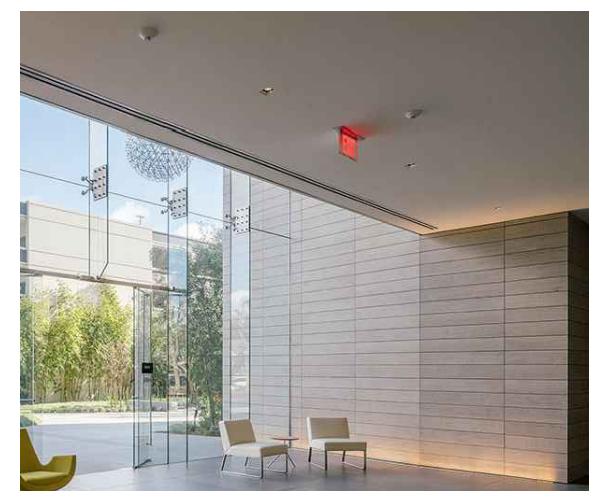
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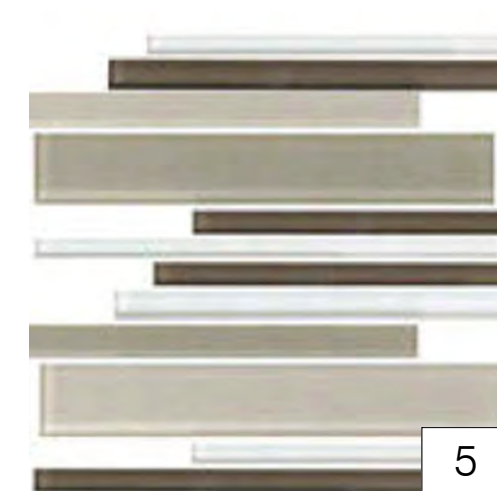
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CONCEPTUAL
EXAMPLE OF
TILE AT
RESIDENTIAL
ENTRY



4



5



6

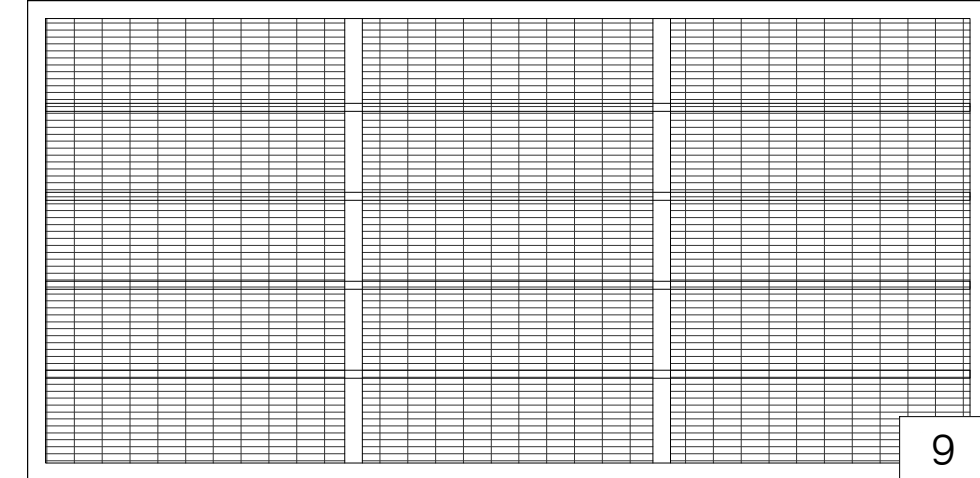
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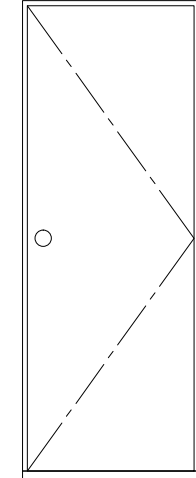
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18

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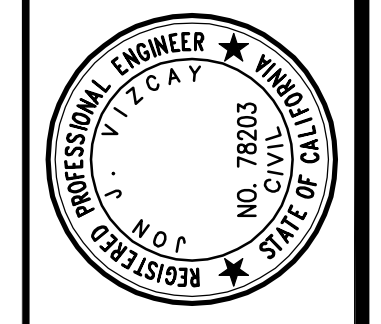
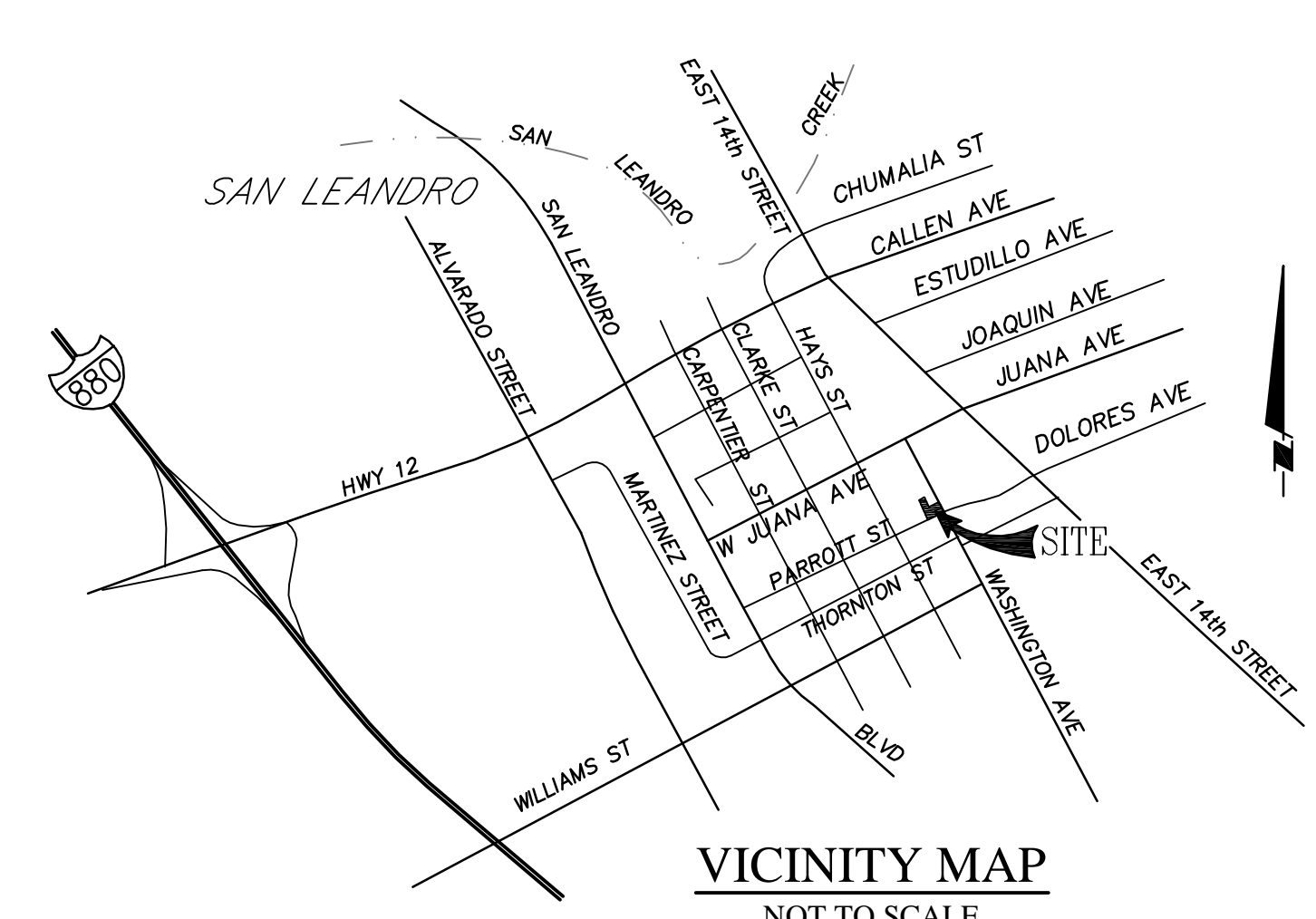
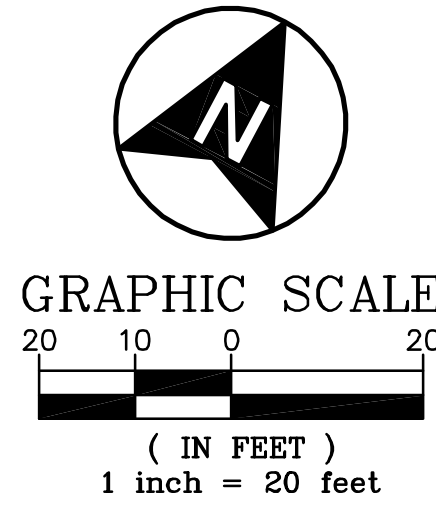
MATERIAL BOARD

A6.1

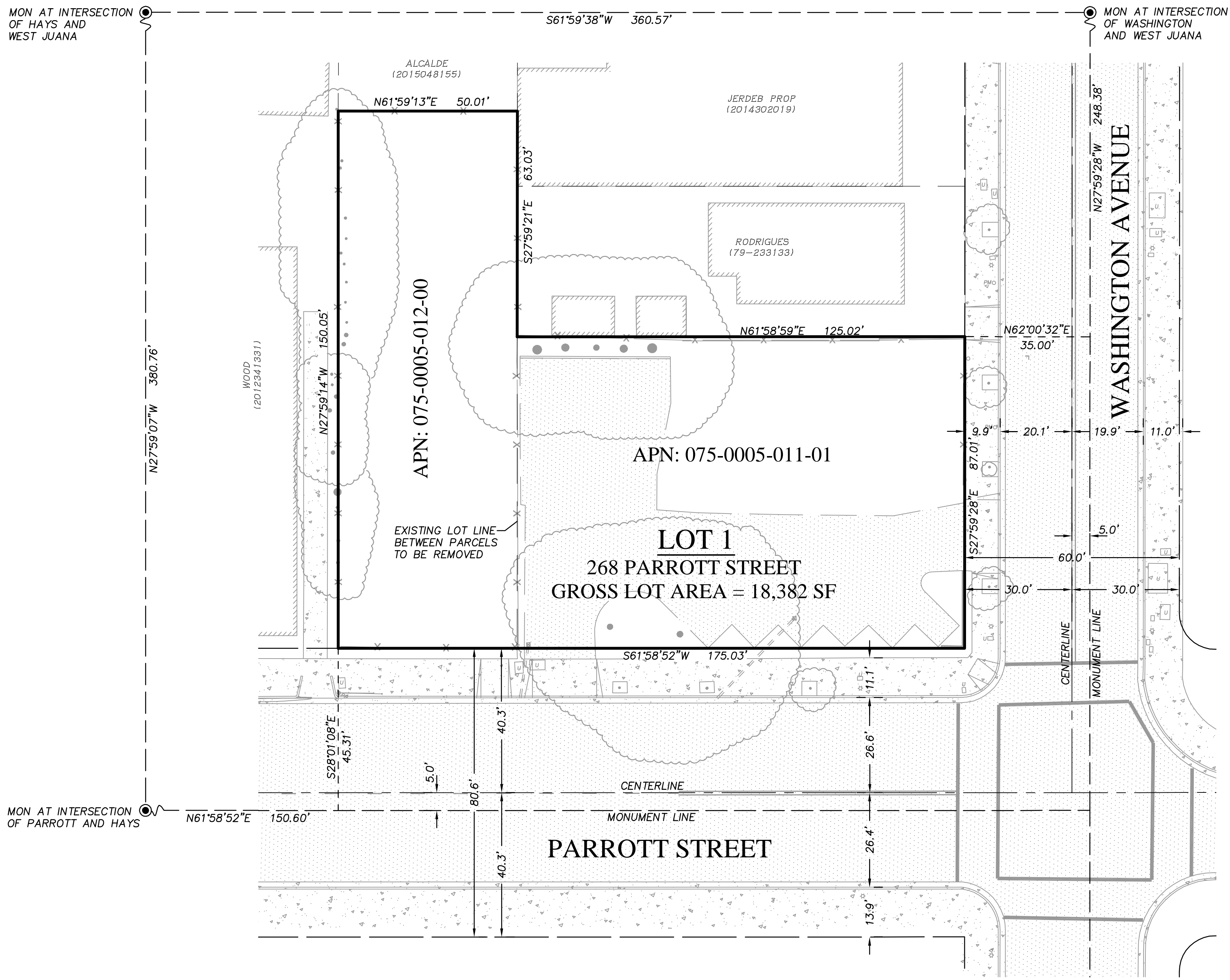
SCALE: N.T.S.
DATE: 01.03.2019
PROJECT: 335006

TENTATIVE MAP 268 PARROTT STREET TRACT 8476 FOR CONDOMINIUM PURPOSES

CITY OF SAN LEANDRO
ALAMEDA COUNTY
STATE OF CALIFORNIA



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APPLICANT

DAVID LANGON CONSTRUCTION
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ALAMO, CA 94507
(925) 946-1850

CIVIL ENGINEER

APEX CIVIL ENGINEERING & LAND SURVEYING
817 ARNOLD DRIVE, SUITE 50
MARTINEZ, CA 94553
(925) 476-8499

ARCHITECT

HUNT HALE JONES ARCHITECTS
444 SPEAR STREET, SUITE 105
SAN FRANCISCO, CA 94105
(415) 568-3843

LANDSCAPE ARCHITECT

LEVESQUE PLANNING AND DESIGN
1414 BAY STREET, SUITE 100
ALAMEDA, CA 94501
(510) 521-6700

GENERAL

ASSESSORS PARCEL NO(s): 075-0005-012-00 & 075-0005-011-01
PROJECT ADDRESS: 268 PARROTT STREET, SAN LEANDRO, CA 94507
TOTAL GROSS AREA: 18,382 SF
EXISTING ZONING: DA-1 (DOWNTOWN AREA 1)
PROPOSED ZONING: DA-1 (DOWNTOWN AREA 1)
EXISTING GENERAL PLAN: DOWNTOWN MIXED USE
EXISTING USE: PARKING LOT/VACANT
PROPOSED USE: 26 CONDOMINIUMS UNITS + 1 COMMERCIAL UNIT
PROPOSED DENSITY: 61.6 DU/AC
LOT COVERAGE: 90%
FEMA FLOOD DESIGNATION: ZONE "X" (FIRM PANEL 0257G, DATED 08/03/09)
EXISTING TOPOGRAPHY DATE: APRIL 2018
MAXIMUM BUILDING HEIGHT: 55'3"
FIRE PROTECTION DISTRICT: ALAMEDA COUNTY FIRE PROTECTION DIST.

FACILITIES

WATER: EAST BAY MUNICIPAL UTILITY DISTRICT (EBMUD)
SEWER: CITY OF SAN LEANDRO
STORM DRAIN: CITY OF SAN LEANDRO
GAS & ELECTRIC: PACIFIC GAS & ELECTRIC
TELEPHONE: BROADBAND COMPARISON

LEGEND

- LOT BOUNDARY
- RIGHT-OF-WAY
- ADJACENT PROPERTY LINE
- ▨ NEW BUILDING
- ▨ EXISTING BUILDING
- EX. ASPHALT
- EX. CONCRETE
- NEW ASPHALT
- NEW CONCRETE
- 5% FINISHED GRADE SLOPE
- DIRECTION OF DRAINAGE FLOW
- EX. TREE
- STORM DRAIN LINE

PROJECT DATA FORM

PROJECT NAME/NUMBER	268 PARROTT STREET
PROJECT LOCATION	268 PARROTT STREET, SAN LEANDRO, CA
NAME OF DEVELOPER	DAVID LANGON CONSTRUCTION
PROJECT TYPE AND DESCRIPTION	26 CONDOMINIUM UNITS + 1 COMMERCIAL UNIT
PROJECT WATERSHED	SAN LEANDRO CREEK WATERSHED
TOTAL PROJECT SITE AREA (ACRES)	0.42 ACRES (18,382 SF)
TOTAL NEW IMPERVIOUS SURFACE AREA (SQ. FT.)	12,197 SF
TOTAL REPLACED IMPERVIOUS SURFACE AREA	6,688 SF
TOTAL PRE-PROJECT IMPERVIOUS SURFACE AREA	5,657 SF
TOTAL POST-PROJECT IMPERVIOUS SURFACE AREA	18,885 SF
TOTAL NEW SITE COVERAGE	16,473 SF (89.6%)
RUNOFF REDUCTION MEASURES SELECTED	<input type="checkbox"/> 1. DISPERSE RUNOFF TO VEGETATED AREA(S) <input type="checkbox"/> 2. PERVIOUS PAVEMENT (PAVERS) <input type="checkbox"/> 3. CISTERNS OR RAIN BARRELS <input type="checkbox"/> 4. BIO-RETENTION FACILITY OR PLANTER <input checked="" type="checkbox"/> 5. MECHANICAL STORM FILTER SYSTEM (MSF)

ABBREVIATIONS

- AB - AGGREGATE BASE
- AC - ACRE
- BW - BOTTOM OF WALL
- CB - CATCH BASIN
- CONC - CONCRETE
- COSL - CITY OF SAN LEANDRO
- DET - DETAIL
- DU - DWELLING UNITS
- EX - EXISTING
- FF - FINISH FLOOR
- FG - FINISH GRADE
- FL - FLOW LINE ELEVATION
- G - GRATE ELEVATION
- GL - GARAGE LIP ELEVATION
- HP - HIGH POINT
- LF - LINEAR FEET
- (N) - NEW
- P - PAD
- PL - PLANTER (FLOW THROUGH)
- R - PROPERTY LINE
- PVC - POLYVINYL CHLORIDE
- R/W - RIGHT OF WAY
- SD - STORM DRAIN
- SDWK - SIDEWALK
- SF - SQUARE FEET
- STD - STANDARD
- TC - TOP OF CURB
- TD - TRENCH DRAIN
- TW - TOP OF WALL
- TYP - TYPICAL

SHEET INDEX

SHEET No.	DESCRIPTION
1	TENTATIVE MAP TITLE SHEET
2	TOPOGRAPHIC SURVEY & TREE PRESERVATION PLAN
3	DIMENSIONED SITE PLAN
4	PRELIMINARY GRADING, DRAINAGE & UTILITY PLAN
5	SECTIONS

BENCHMARK

CITY OF SAN LEANDRO BENCHMARK CINCH NAIL IN TOP OF CATCH BASIN INTERSECTION OF WEST JUANA AND WASHINGTON ELEVATION=51.79

BASIS OF BEARINGS

BEARINGS ARE BASED ON THE MONUMENT LINE OF PARROTT STREET AS SHOWN ON THERECORD OF SURVEY RS 0662 (13 RS 39) TAKEN AS NORTH 61°59'42" EAST BETWEEN FOUND MONUMENTS



NOTE:
THE LOCATION OF ALL EXISTING UTILITIES SHOWN ON THE PLANS HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE VARIOUS UTILITIES AND EXERCISE EXTREME CAUTION IN AREAS OF BURIED UTILITIES DURING CONSTRUCTION.

THE SITE WILL BE COLLECTED AND CONVEYED TO THE PROPOSED MECHANICAL STORM FILTER TO TREAT THE RUNOFF FROM THE PROJECT BEFORE ENTERING THE PUBLIC STORM DRAIN SYSTEM.

NO.	REVISIONS	BY	APP	DATE

TENTATIVE MAP
TITLE SHEET
TRACT 8476 - FOR CONDOMINIUM PURPOSES
268 PARROTT STREET, SAN LEANDRO, CA

SHEET
1 OF 5

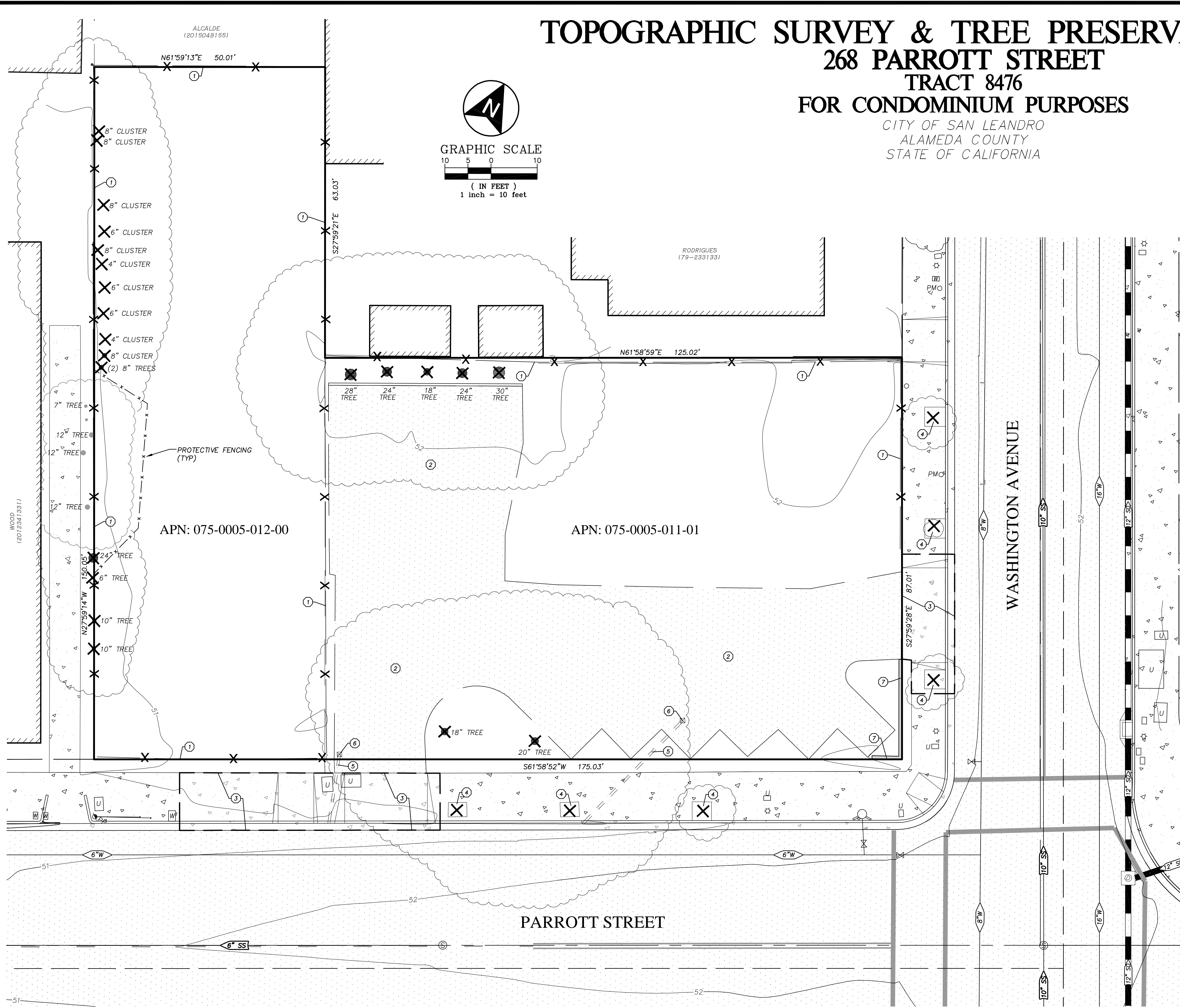
DATE
12-17-2018

PROJECT #: 18025

TOPOGRAPHIC SURVEY & TREE PRESERVATION PLAN

268 PARROTT STREET TRACT 8476 FOR CONDOMINIUM PURPOSES

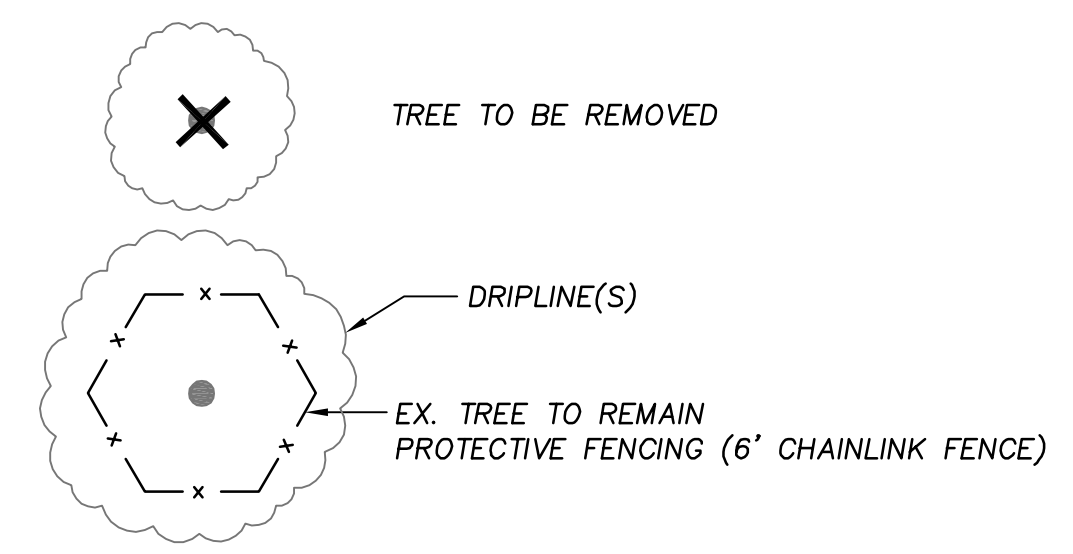
CITY OF SAN LEANDRO
ALAMEDA COUNTY
STATE OF CALIFORNIA



DEMOLITION KEY LEGEND

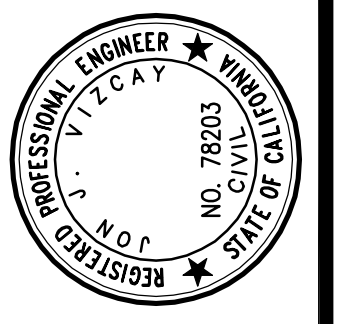
- ① EXISTING FENCE TO BE REMOVED
- ② EXISTING ASPHALT TO BE REMOVED
- ③ EXISTING CONCRETE TO BE REMOVED
- ④ EXISTING TREE WELL TO BE REMOVED
- ⑤ EXISTING STORM DRAIN PIPE TO BE REMOVED
- ⑥ EXISTING INLET TO BE REMOVED
- ⑦ EXISTING RETAINING WALL TO BE REMOVED

LEGEND



TREE PRESERVATION NOTES

1. THE CONSTRUCTION SUPERINTENDENT SHALL MEET WITH THE CONSULTING ARBORIST BEFORE BEGINNING WORK TO DISCUSS WORK PROCEDURES AND TREE PROTECTION.
2. FENCE TREES TO ENCLOSE THE TREE PROTECTION ZONE. FENCE SHALL BE 6' CHAINLINK FENCE. FENCES ARE TO REMAIN UNTIL ALL GRADING AND CONSTRUCTION IS COMPLETED.
3. PROTECTION FENCING SHALL EXTEND TO THE DRIPLINE OF THE PROTECTED TREES.
4. NO GRADING, CONSTRUCTION, DEMOLITION OR OTHER WORK SHALL OCCUR WITHIN THE TREE PROTECTION ZONE. ANY MODIFICATIONS MUST BE APPROVED AND MONITORED BY THE CONSULTING ARBORIST.
5. GRADING WITHIN THE DRIPLINE OF ANY TREE SHALL BE MONITORED BY THE CONSULTING ARBORIST.
6. ANY ROOT PRUNING REQUIRED FOR CONSTRUCTION PURPOSES SHALL RECEIVE THE PRIOR APPROVAL OF, AND BE SUPERVISED BY, THE CONSULTING ARBORIST.
7. IF INJURY SHOULD OCCUR TO ANY TREE DURING CONSTRUCTION IT SHOULD BE EVALUATED AS SOON AS POSSIBLE BY THE CONSULTING ARBORIST SO THAT APPROPRIATE TREATMENTS CAN BE APPLIED.
8. NO EXCESS SOIL, CHEMICALS, DEBRIS, EQUIPMENT OR OTHER MATERIALS SHALL BE DUMPED OR STORED WITHIN THE TREE PROTECTION ZONE.
9. ANY ADDITIONAL TREE PRUNING NEEDED FOR CLEARANCE DURING CONSTRUCTION MUST BE PERFORMED BY A CERTIFIED ARBORIST AND NOT BY CONSTRUCTION PERSONNEL.
10. AS TREES WITHDRAW WATER FROM THE SOIL, EXPANSIVE SOILS MAY SHRINK WITHIN THE ROOT AREA. THEREFORE, FOUNDATIONS, FOOTINGS AND PAVEMENTS ON EXPANSIVE SOILS NEAR TREES SHOULD BE DESIGNED TO WITHSTAND DIFFERENTIAL PLACEMENT.



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NO.	REVISIONS	BY	APP	DATE

TENTATIVE MAP
TOPOGRAPHIC SURVEY & TREE PRESERVATION PLAN
TRACT 8476 - FOR CONDOMINIUM PURPOSES
268 PARROTT STREET, SAN LEANDRO, CA

SHEET
2 OF 5

DATE
12-17-2018

PROJECT #: 18025

