

MONARCH BAY SINGLE FAMILY/TOWNHOME RESIDENTIAL

APRIL 7th, 2022



LANDSCAPE
Bennitt Design
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CAL COAST

MONARCH BAY
SAN LEANDRO, CA

#2021-1151

SCHEMATIC DESIGN
APRIL 07, 2022

COVER SHEET

A0.0.0

San Leandro Shoreline

SHEET INDEX

ARCHITECTURAL

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LANDSCAPE

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SCHEMATIC DESIGN
APRIL 18, 2022

TITLE SHEET

A0.1.0



PROJECT DATA

TOTAL UNITS: 206 du total

TOWNHOUSE

SEE A3.1.0 -A3.2.4 for elevations and building plans,A5.1.0-A5.3.0 for unit plans

CONSTRUCTION TYPE: TYPE VB
OCCUPANCY: R-2 TOWNHOUSE
FIRE SPRINKLER: NFPA 13D
BUILDING HEIGHT: +/- 38' without Stair Tower

Townhouse	Description	Garage	NSF	GSF	POS
P1	3bed/3.5ba	side x side	1,721	1,819	- sf
P2	3bed/3.5ba	side x side	1,920	2,040	344 sf
P3	4bed/3.5ba	side x side	2,029	2,171	379 sf

SINGLE FAMILY

CONSTRUCTION TYPE: TYPE VB
OCCUPANCY: R-3
FIRE SPRINKLER: NFPA 13D
BUILDING HEIGHT: +/- 37' SEE A2.1.0 -A2.4.2 for elevations and dwelling plans

SFD	Description	Garage	GSF	GSF W/Opt Roof Deck	POS	Opt. Roof Deck POS
P1	3bed+Loft/2.5ba	side x side	2,147	2,215	230 sf	213 sf
P2	3bed+Loft/3.5ba	side x side	2,165	-	207 sf	-
P3	3bed+Officce/2.5ba	side x side	2,343	2,488	223 sf	490 sf
P4	3bed+Loft/3.5ba	side x side	2,620	2,933	153 sf	423 sf

NOTES:

1. Refer to Single Family Floor Plans, sheets A2.1.2, A2.2.2, A2.3.2, & A2.4.2 for typical set back dimensions.
2. Refer to Civil sheets for all property lines, easements, site dimensions, accessible unit locations, etc.
3. Refer to Landscape Sheets for landscape design, dimensions and detailed information.

SINGLE FAMILY



TOWNHOUSE



6 PLEX



8 PLEX



Scale: 1" = 60'-0"



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SCHEMATIC DESIGN
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ARCHITECTURAL SITE PLAN & PROJECT DATA

A1.0.0

R2-TOWNHOUSE CONDOMINIUMS (PER CRC):
3-STORY TOWNHOUSE

APPLICABLE CODES:	
2019 CALIFORNIA RESIDENTIAL CODE (CRC) 2019 CALIFORNIA BUILDING CODE (CBC) 2019 CALIFORNIA MECHANICAL CODE 2019 CALIFORNIA PLUMBING CODE 2019 CALIFORNIA ELECTRICAL CODE 2019 CALIFORNIA FIRE CODE TITLE 24, PART 6, CALIFORNIA ENERGY CODE (2019 EDITION)	CHAPTER 11A AS REQUIRED PER CRC R320
DEFINITIONS: [PER CRC R202]	TOWNHOUSE: A SINGLE FAMILY DWELLING UNIT CONSTRUCTED IN A GROUP OF THREE OR MORE ATTACHED UNITS IN WHICH EACH UNIT EXTENDS FROM FOUNDATION TO ROOF AND WITH A YARD OR PUBLIC WAY ON AT LEAST TWO SIDES.
OCCUPANCY GROUP: (CRC 1.1.3.1)	R-2 (TOWNHOUSE CONDOMINIUM) U (PRIVATE GARAGES)
FIRE SPRINKLERS: (CRC R313)	NFPA 13-D - AS ALLOWED FOR TOWNHOUSES PER CALIFORNIA FIRE CODE SECTION 903.3.1.3 AND CALIFORNIA RESIDENTIAL CODE SECTION R 313.1.1
CONSTRUCTION TYPE:	VB
ALLOWABLE HEIGHT:	40 FEET
ALLOWABLE STORIES: (CRC 1.1.3)	3 STORIES (3 STORIES PROPOSED)
ALLOWABLE FLOOR AREA:	THE CRC DOES NOT PUT AREA LIMITATIONS ON TOWNHOUSES
TOWNHOUSE UNIT SEPARATION: (CRC R302.2.2)	PER CRC R302.2 EACH TOWNHOUSE CONDOMINIUM SHALL BE SEPARATED BY A COMMON WALL CONSTRUCTED WITHOUT PLUMBING OR MECHANICAL EQUIPMENT, DUCTS OR VENTS RUNNING VERTICALLY IN THE COMMON WALL CAVITY. PER CRC R 302.2 ITEM 7 THE COMMON WALL SHALL BE NOT LESS THAN 1-HOUR FIRE RATED.
EXTERIOR WALL RATING: (CRC TABLE R302.1(2))	FIRE SEPARATION DISTANCE > 3' SHALL BE ZERO (0) (NON-RATED) FIRE SEPARATION DISTANCE < 3' SHALL BE ONE (1) - (1 HOUR) REFER TO ARCHITECTURAL SITE PLAN, A1.0.0 FOR SEPARATION DISTANCES.
MAXIMUM AREA OF EXTERIOR WALL OPENINGS: (CRC TABLE R302.1.(2))	FIRE SEPARATION DISTANCE > 3' SHALL BE UNLIMITED (UNRATED) FIRE SEPARATION DISTANCE < 3' SHALL NOT BE ALLOWED
FIRE RESISTIVE RATING REQUIREMENTS FOR PROJECTIONS BASED ON FIRE SEPARATION DISTANCE: (PER CRC TABLE R302.1(2))	FIRE SEPARATION DISTANCE > 3' SHALL BE ZERO (0) (NON-RATED) FIRE SEPARATION DISTANCE 2' < 3' SHALL BE 1-HOUR ON THE UNDERSIDE REFER TO SITE PLAN, SHEET A 1.0.0 FOR FIRE SEPARATION DISTANCES
UTILITIES APPROACH/ THROUGH PENETRATIONS: (CRC R302.4.1)	ELECTRIC METERS ARE PROPOSED TO BE LOCATED IN COMMON HOA MAINTAINED CLOSETS AT THE END OF EACH BUILDING AND RUN THROUGH THE BUILDING Laterally in a non-rated soffit raceway located in the GARAGES, BEFORE TERMINATING AT EACH UNIT. ACCESS EASEMENTS EXIST FOR USE AND MAINTENANCE OF THE UTILITY RACEWAY. THROUGH PENETRATIONS OF THE 1-HOUR RATED COMMON WALL SEPARATING UNITS BY ELECTRICAL LINES SHALL BE PROTECTED IN ACCORDANCE WITH CRC R 302.4.1 & R 302.4.1.2 BY PROVIDING A THROUGH PENETRATION FIRESTOP SYSTEM.
ACCESSIBILITY: (PER CRC R320.1)	DWELLING UNITS IN A BUILDING CONSISTING OF FOUR OR MORE CONDOMINIUM UNITS SHALL MEET THE REQUIREMENTS OF CALIFORNIA BUILDING CODE CHAPTER 11A - MULTISTORY DWELLINGS. REFER TO SITE PLAN FOR MORE INFORMATION AND LOCATION OF ACCESSIBLE UNITS. MULTI-DWELLING BUILDINGS WITH LESS THAN 4 UNITS ARE EXEMPT FROM ACCESSIBILITY REQUIREMENTS. 10% OF THE REMAINING UNITS THAT ARE NOT EXEMPT MUST BE MADE ACCESSIBLE BASED ON CBC SECTION 1102.3.1

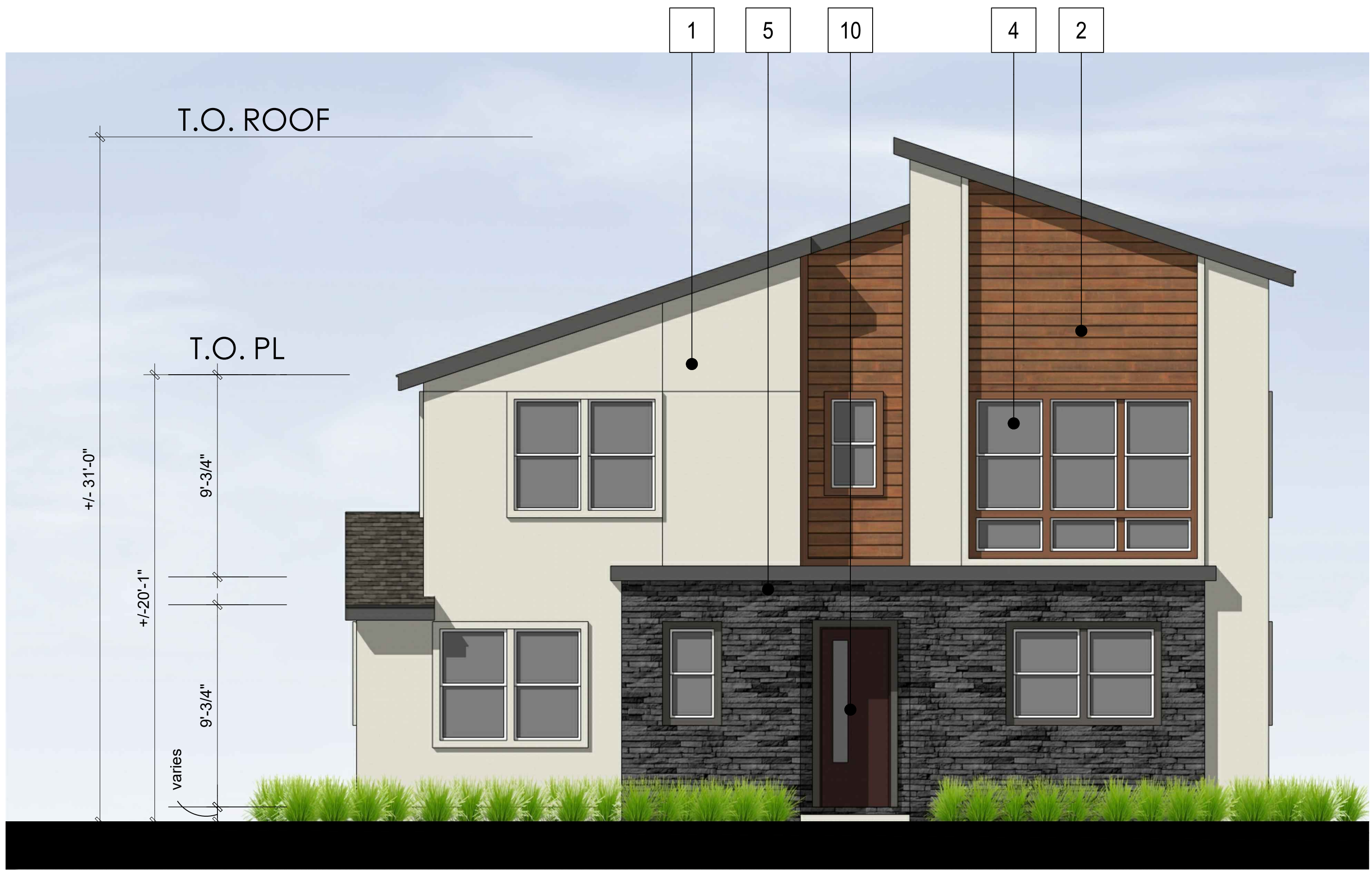
R3-SINGLE FAMILY DWELLING UNITS (PER CRC):

APPLICABLE CODES:	
2019 CALIFORNIA RESIDENTIAL CODE (CRC) 2019 CALIFORNIA BUILDING CODE (CBC) 2019 CALIFORNIA MECHANICAL CODE 2019 CALIFORNIA PLUMBING CODE 2019 CALIFORNIA ELECTRICAL CODE 2019 CALIFORNIA FIRE CODE TITLE 24, PART 6, CALIFORNIA ENERGY CODE (2019 EDITION)	
DEFINITIONS: [PER CRC R202]	DWELLING: ANY BUILDING THAT CONTAINS ONE OR TWO DWELLING UNITS USED, INTENDED, OR DESIGNED TO BE BUILT, USED, RENTED, LEASED, LET OR HIRED OUT TO BE OCCUPIED, OR THAT ARE OCCUPIED FOR LIVING PURPOSES.
OCCUPANCY GROUP: (CRC 1.1.3.1)	R-3 (TWO-FAMILY DWELLINGS) U (PRIVATE GARAGES)
FIRE SPRINKLERS: (CRC R313)	NFPA 13-D
ALLOWABLE HEIGHT:	40 FEET
ALLOWABLE STORIES: (CRC 1.1.3)	3 STORIES (2 STORIES PROPOSED)
ALLOWABLE FLOOR AREA:	THE CRC DOES NOT PUT AREA LIMITATIONS ON TWO-FAMILY DWELLING UNITS
TWO-FAMILY DWELLINGS SEPARATION: (CRC R302.3)	PER CRC R302.3 EACH DWELLING UNIT SHALL BE SEPARATED FROM EACH OTHER BY WALL HAVING NOT LESS THAN A 1-HOUR FIRE-RESISTANCE RATING .FIRE-RESISTANCE-RATED WALL ASSEMBLIES SHALL EXTEND TO AND BE TIGHT AGAINST THE EXTERIOR WALL, AND WALL ASSEMBLIES SHALL EXTEND FROM THE FOUNDATION TO THE UNDERSIDE OF THE ROOF SHEATHING.
EXTERIOR WALL RATING: (CRC TABLE R302.1(2))	FIRE SEPARATION DISTANCE > 3' SHALL BE ZERO (0) (NON-RATED) FIRE SEPARATION DISTANCE < 3' SHALL BE ONE (1) - (1 HOUR) REFER TO ARCHITECTURAL SITE PLAN, A1.0.0 FOR SEPARATION DISTANCES.
MAXIMUM AREA OF EXTERIOR WALL OPENINGS: (CRC TABLE R302.1.(2))	FIRE SEPARATION DISTANCE > 3' SHALL BE UNLIMITED (UNRATED) FIRE SEPARATION DISTANCE < 3' SHALL NOT BE ALLOWED
FIRE RESISTIVE RATING REQUIREMENTS FOR PROJECTIONS BASED ON FIRE SEPARATION DISTANCE: (PER CRC TABLE R302.1(2))	FIRE SEPARATION DISTANCE > 3' SHALL BE ZERO (0) (NON-RATED) FIRE SEPARATION DISTANCE 2' < 3' SHALL BE 1-HOUR ON THE UNDERSIDE REFER TO SINGLE FAMILY FLOOR PLANS, SHEETS A2.1.2, A2.2.2, A2.3.2, & A2.4.2 FOR TYPICAL SET BACK DIMENSIONS
UTILITIES APPROACH:	UTILITY METERS WILL BE LOCATED ON EACH INDIVIDUAL LOT FOR THE DUETS AND THERE WILL BE NO THROUGH PENETRATIONS OF THE RATED WALLS SEPARATING THE TWO-FAMILY DWELLING UNITS.

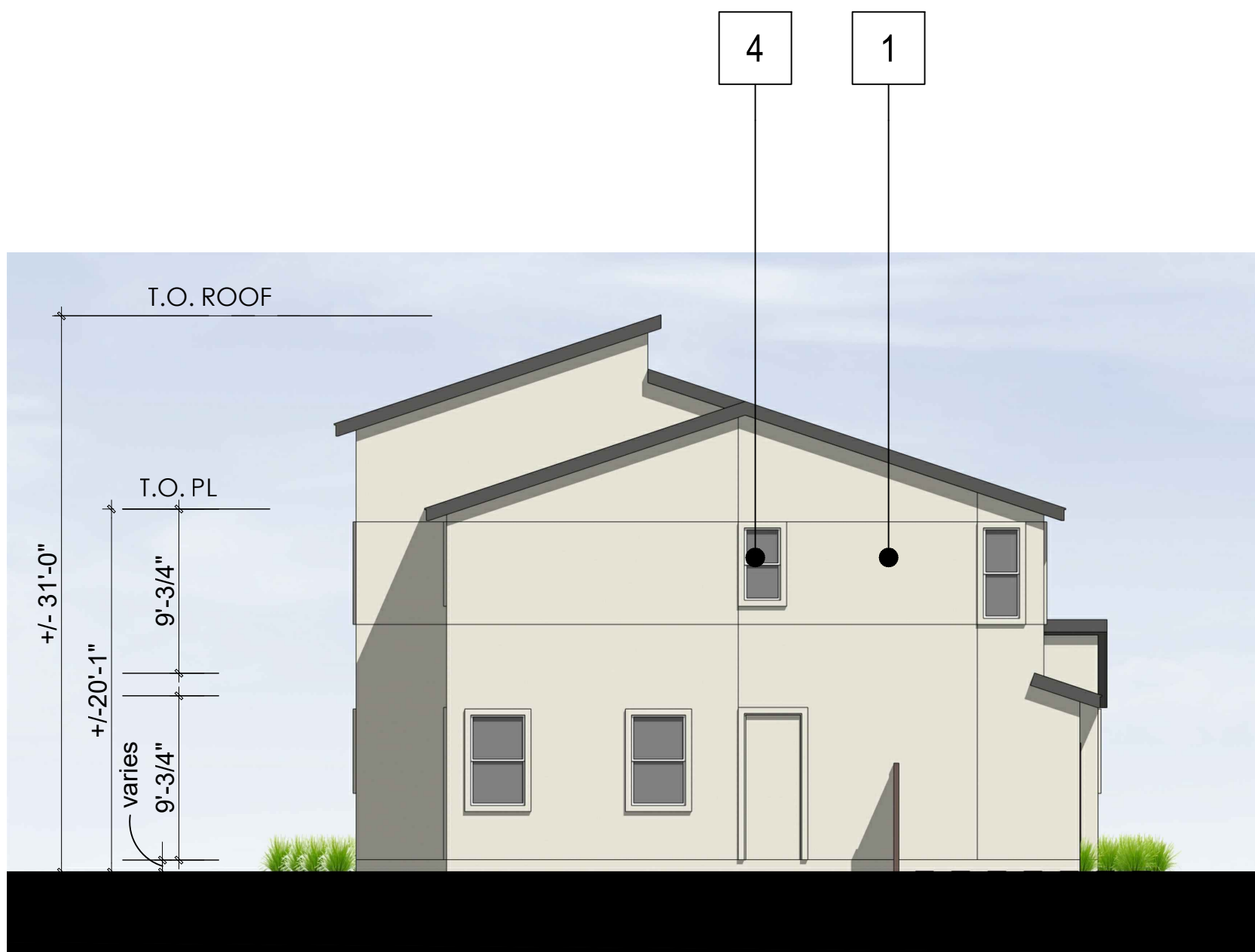




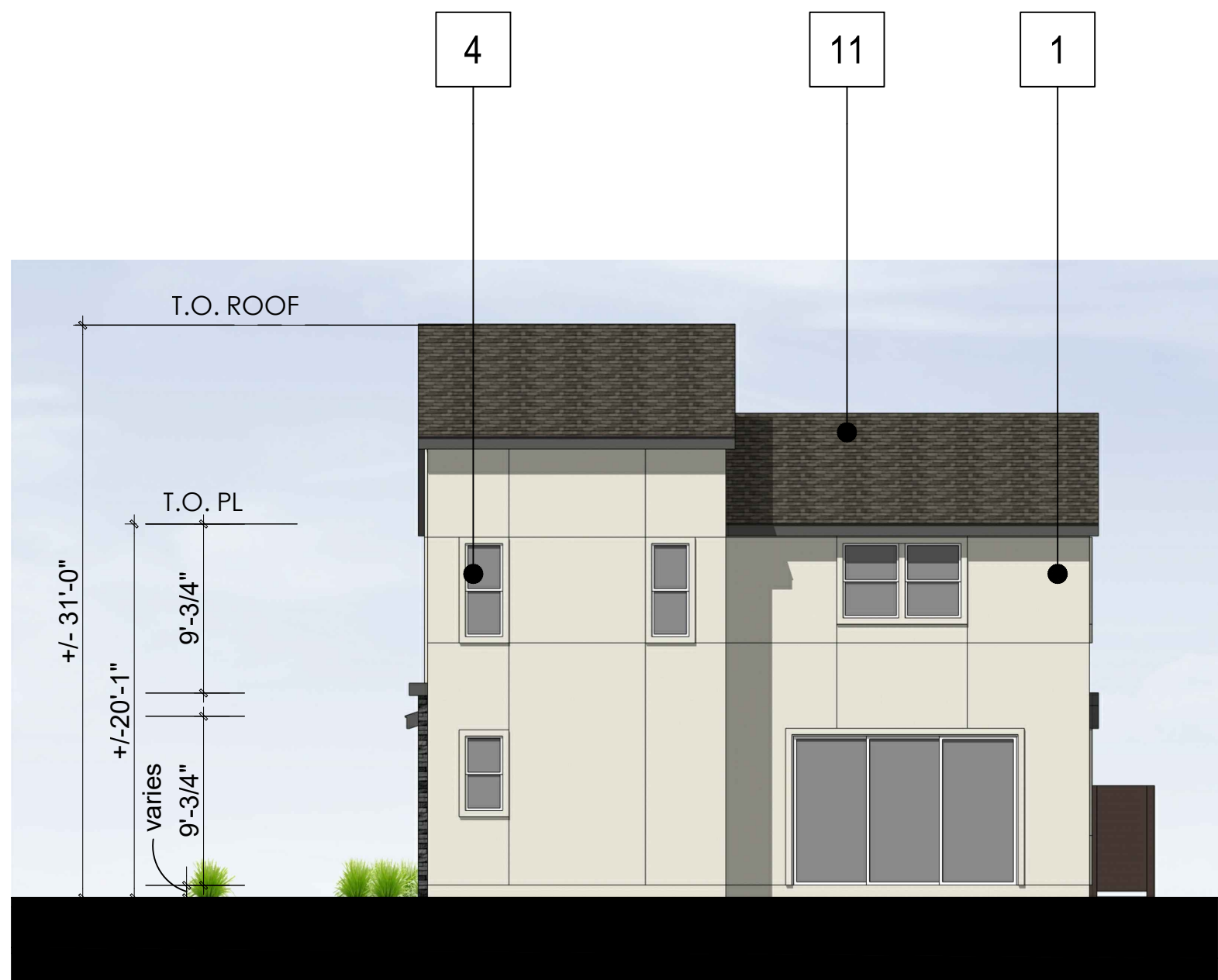
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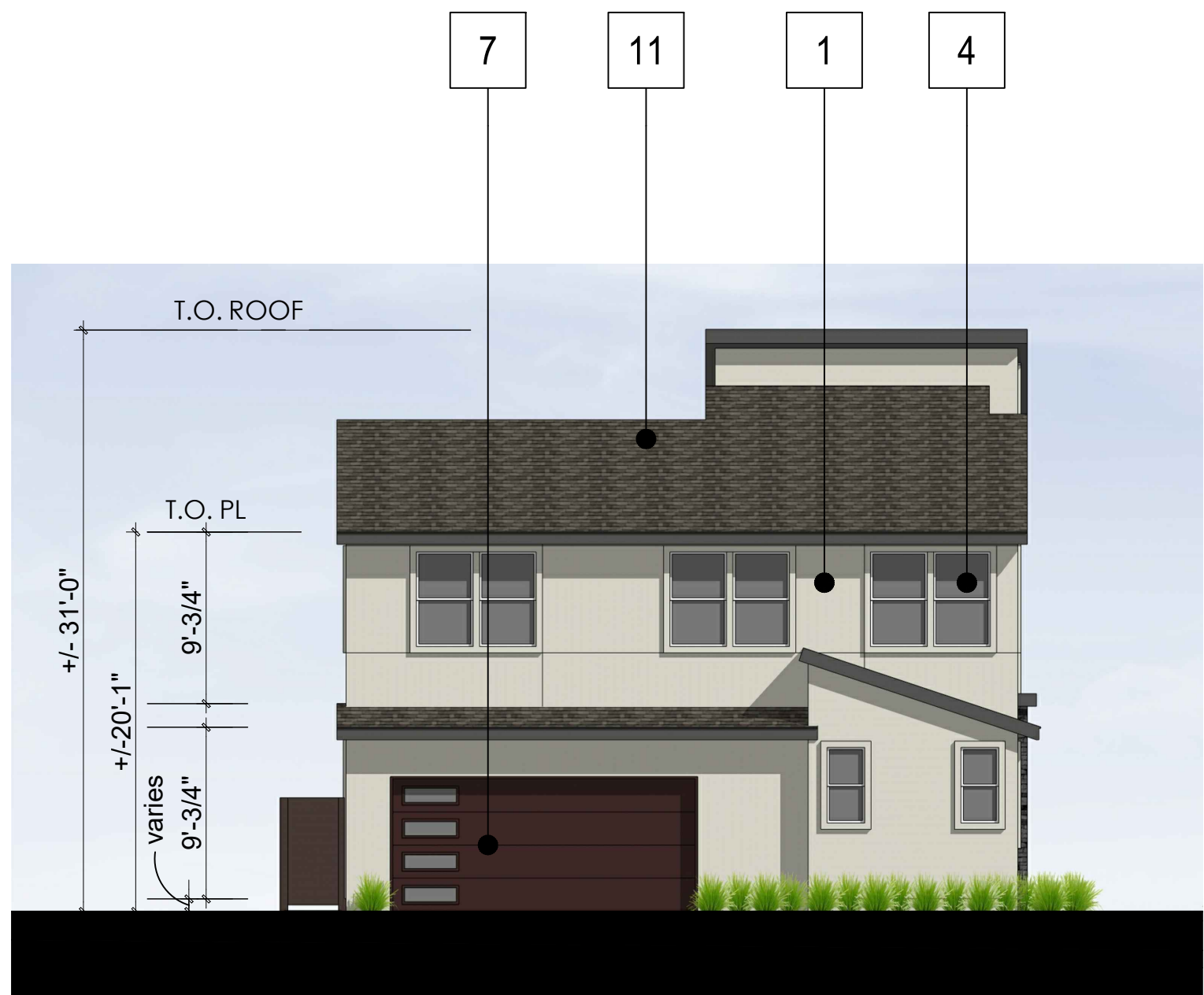
FRONT 0 4 8



REAR 0 4 8 16



RIGHT 0 4 8 16



LEFT 0 4 8 16

- Material Legend:
- 1. Stucco - Fine Sand Finish
 - 2. Wood Look Siding
 - 3. Stone Veneer
 - 4. Vinyl Window
 - 5. Canopy
 - 6. Railing
 - 7. Metal Garage Door
 - 8. Unit Address
 - 9. Light Fixture
 - 10. Entry Door
 - 11. Composite Shingle Roof

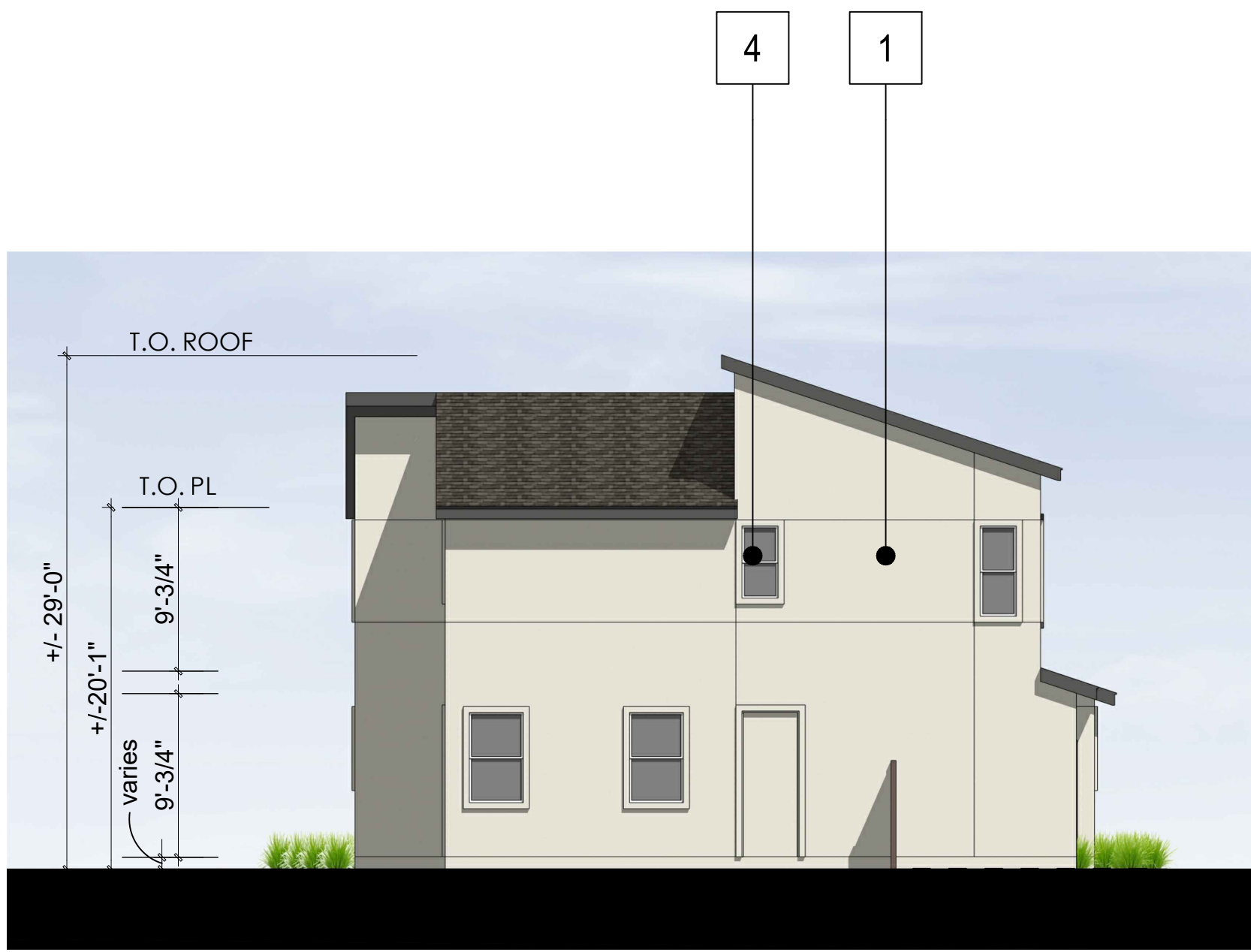
Notes:
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and detailed information



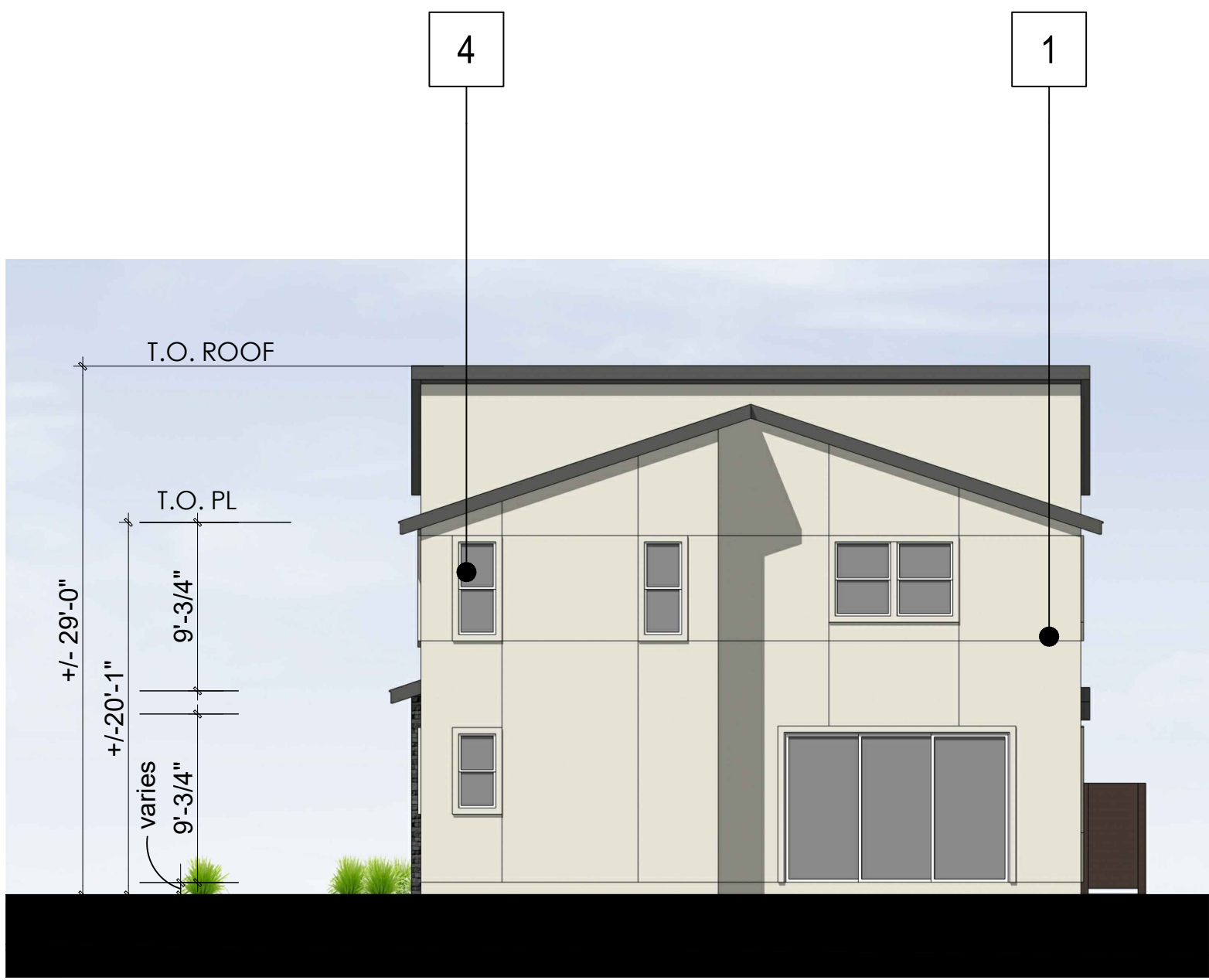
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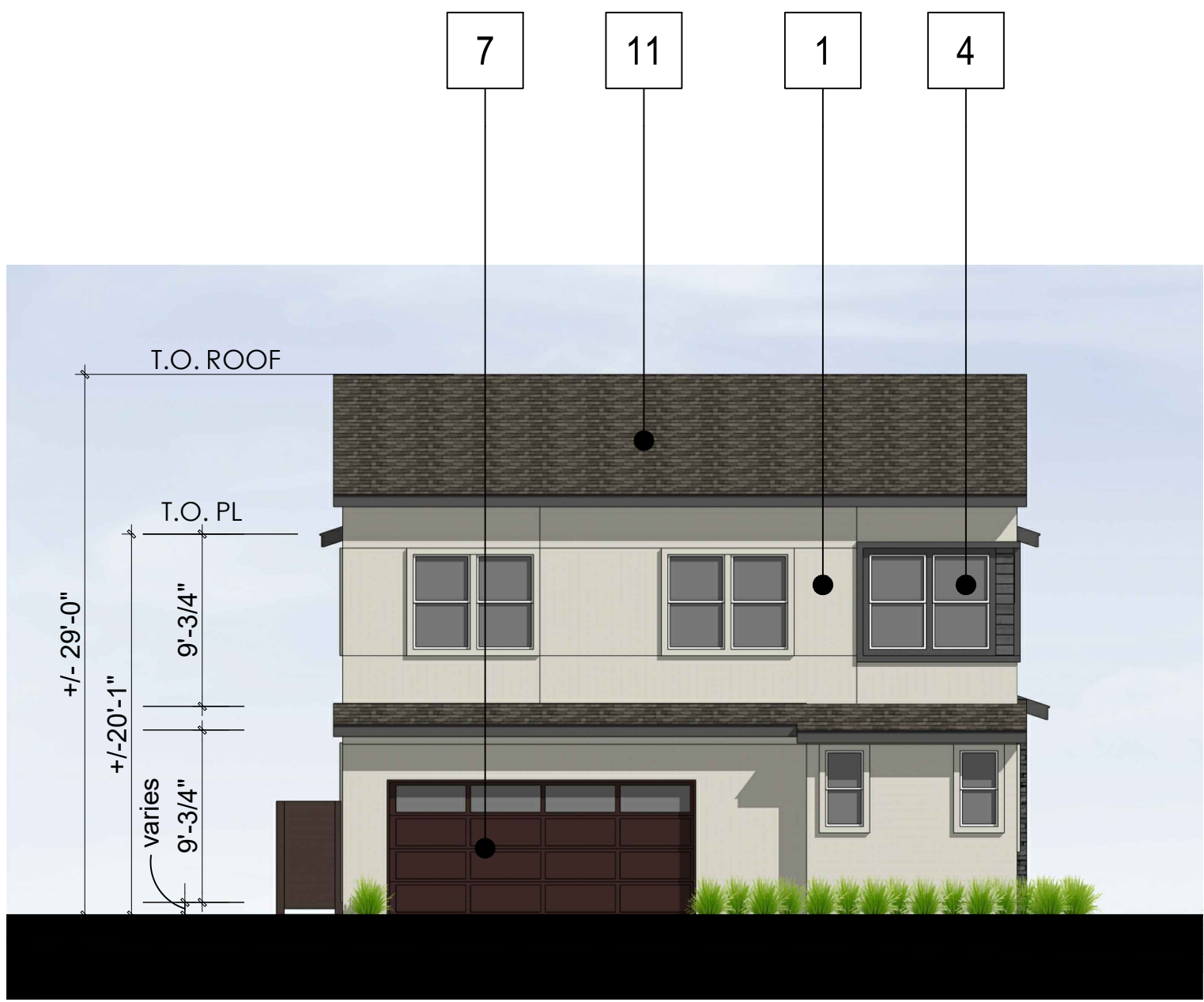
FRONT



REAR



RIGHT



LEFT

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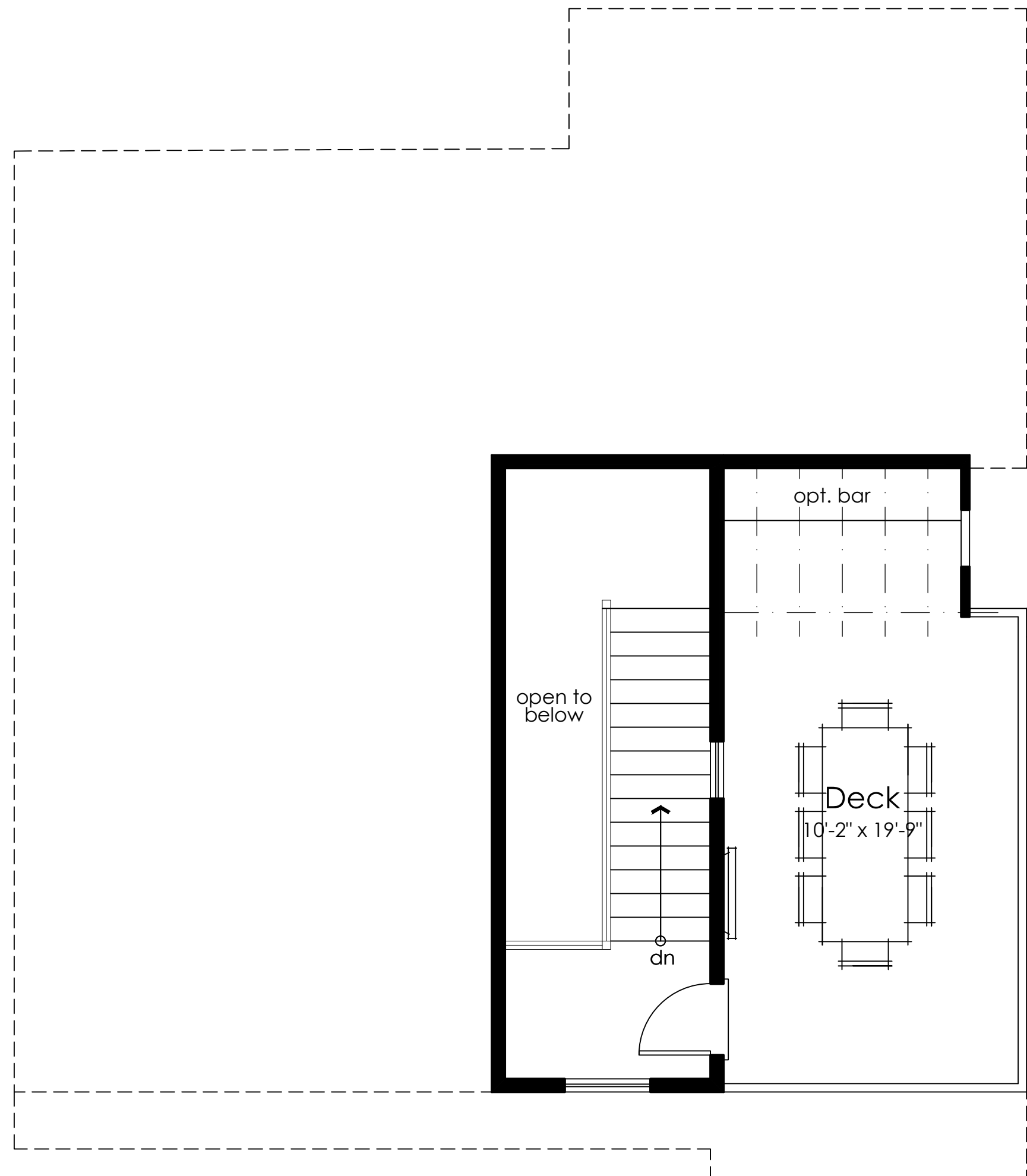
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SAN LEANDRO, CA

#2021-1151

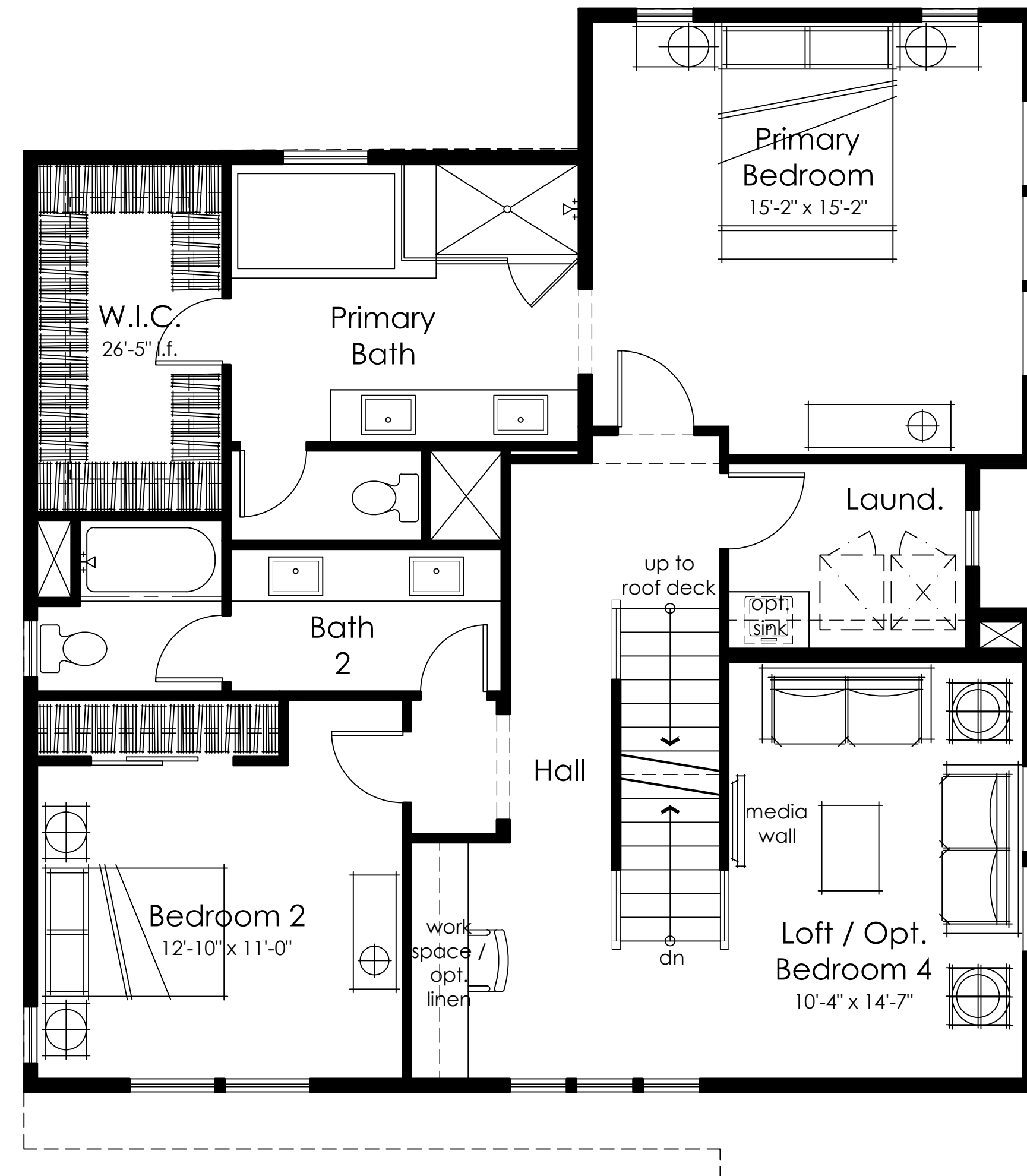
SCHEMATIC DESIGN
APRIL 07, 2022

SFD ELEVATIONS
PLAN 1 - B STYLE

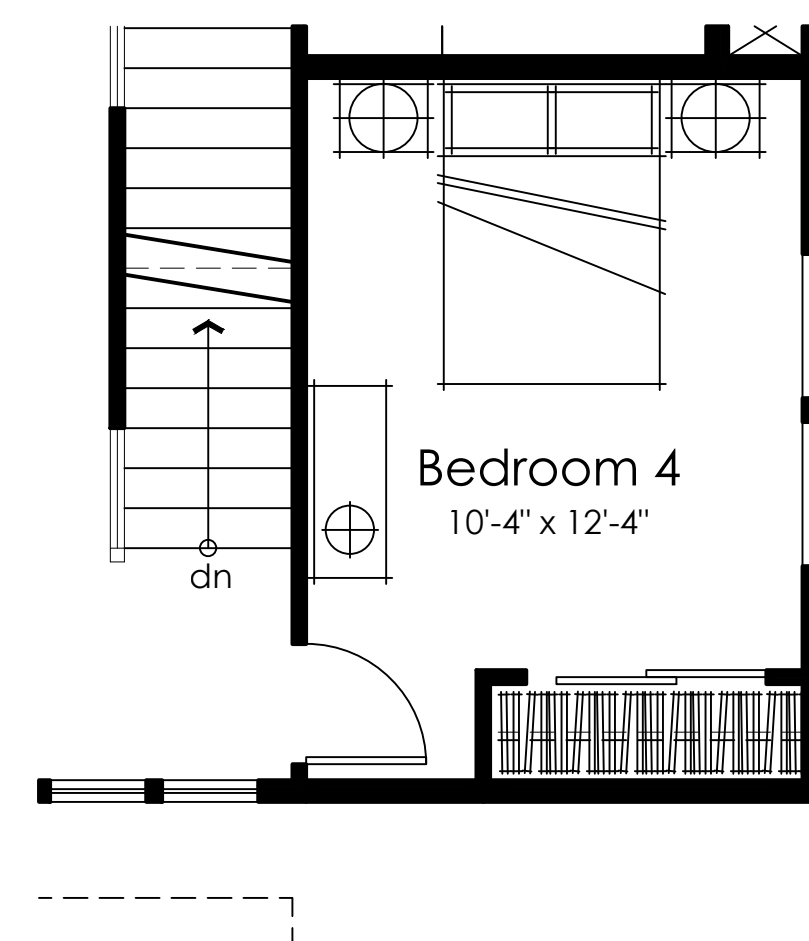
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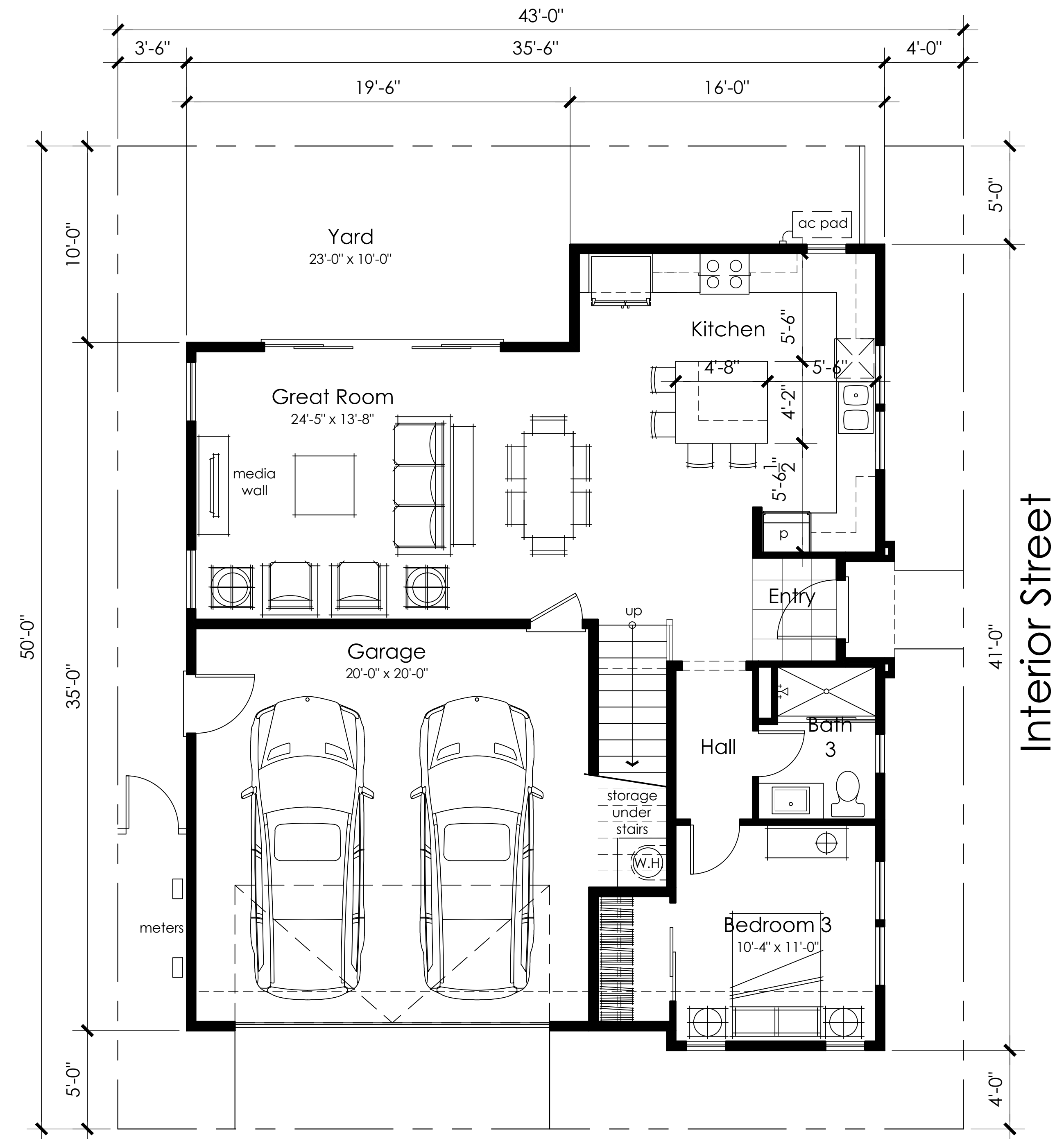
Opt. Roof Deck
68 s.f.



Second Floor
1242 s.f.



Opt. Bedroom 4



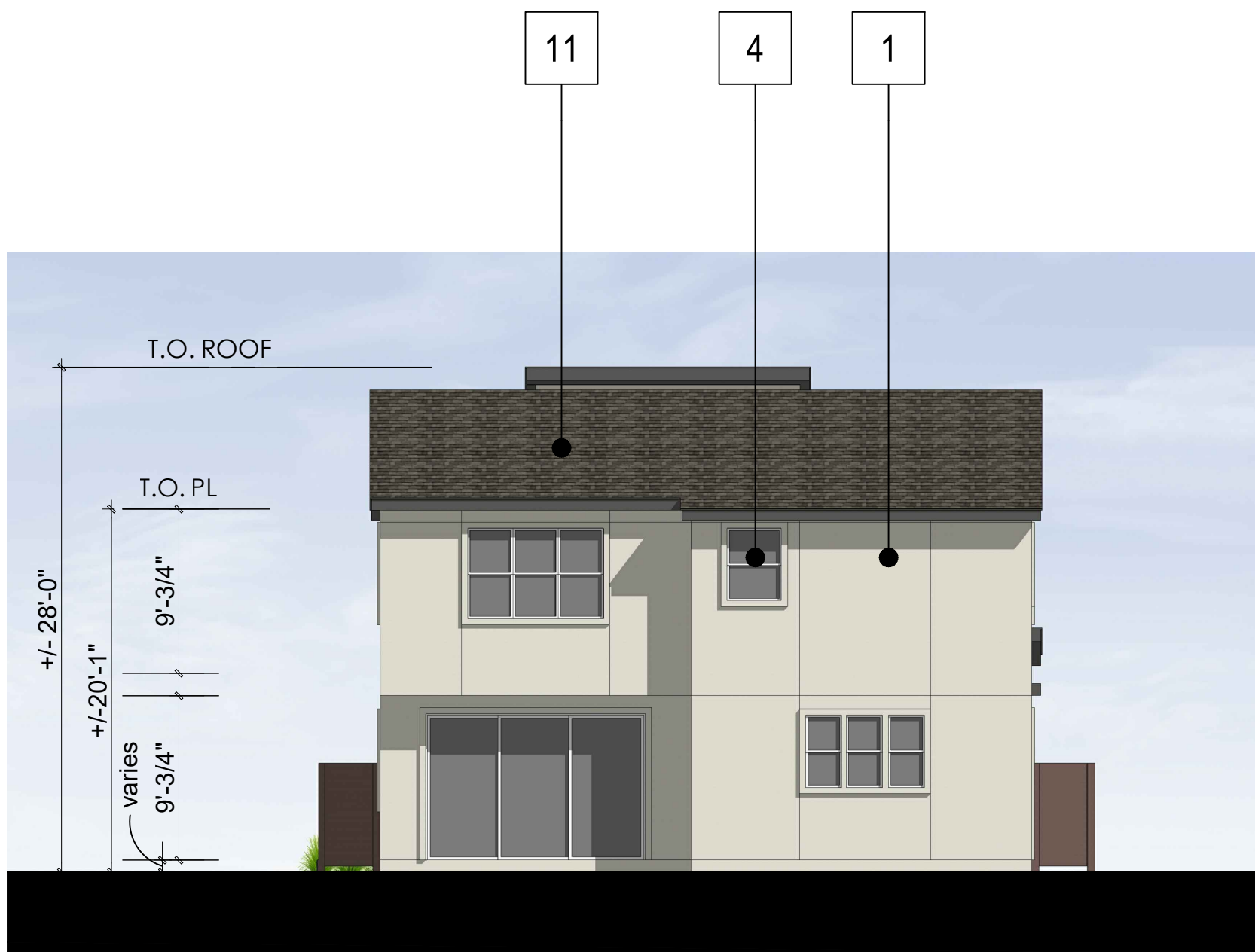
First Floor
905 s.f.



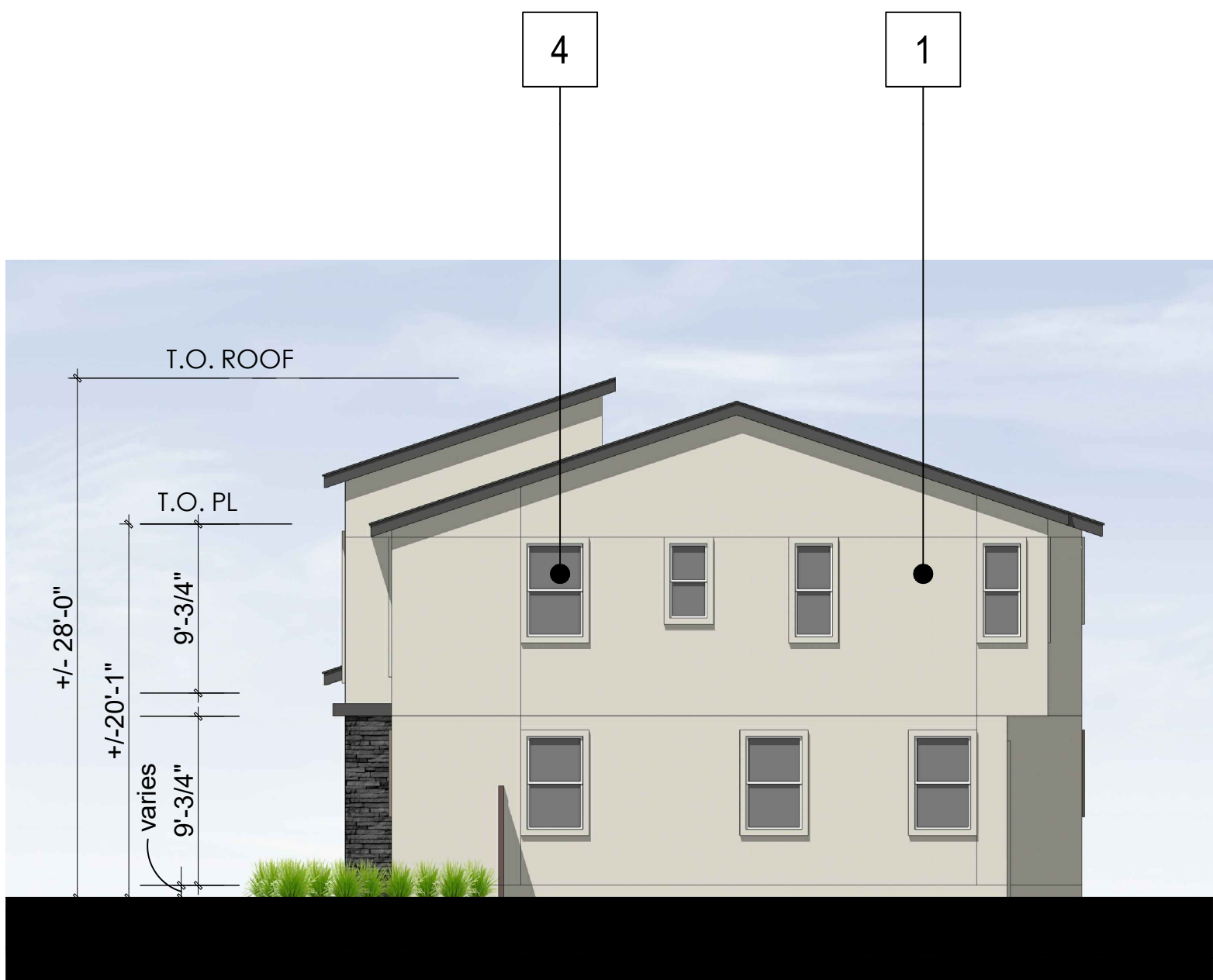
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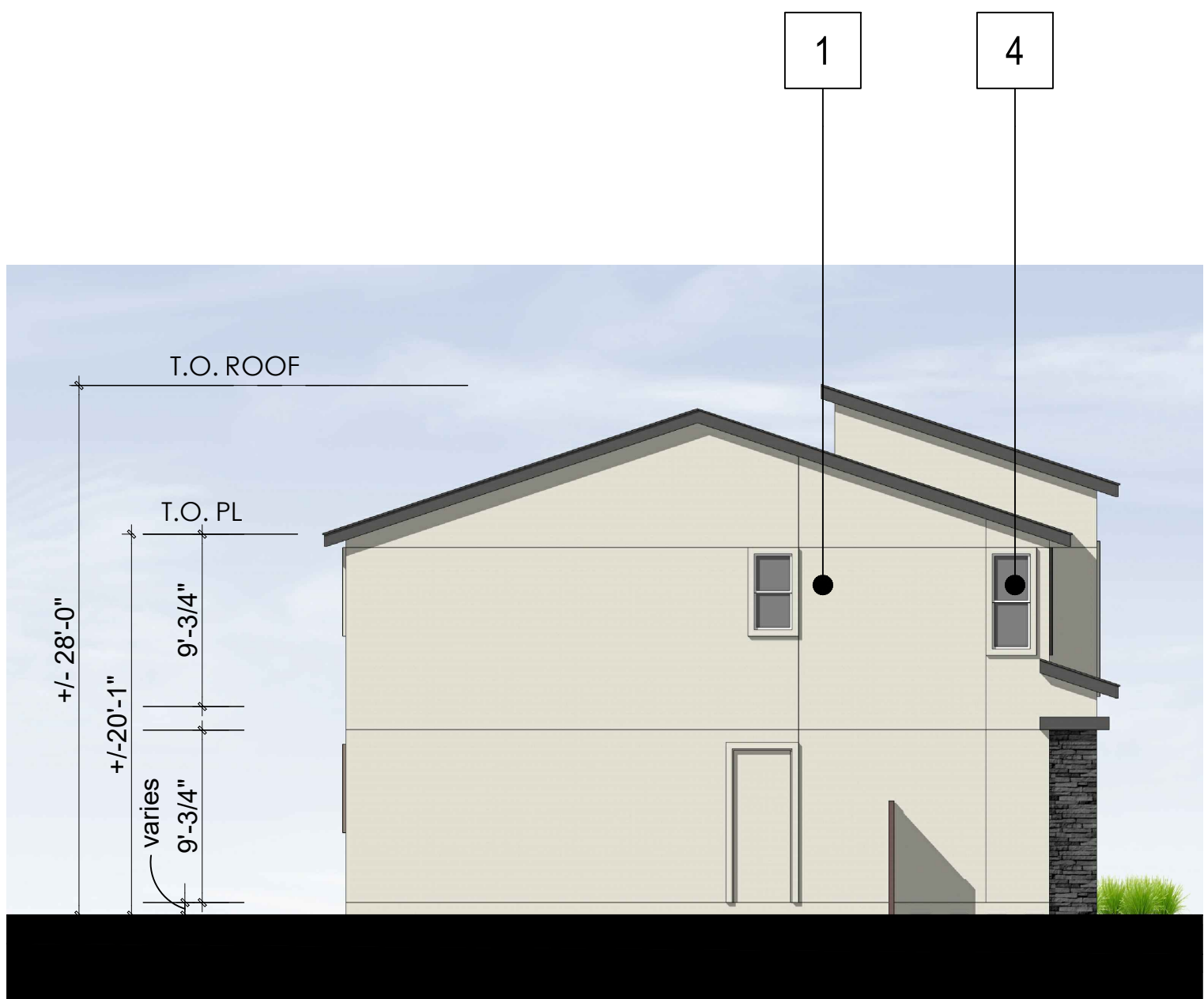
FRONT



REAR



RIGHT



LEFT

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SCHEMATIC DESIGN
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SFD ELEVATIONS
PLAN 2 - A STYLE

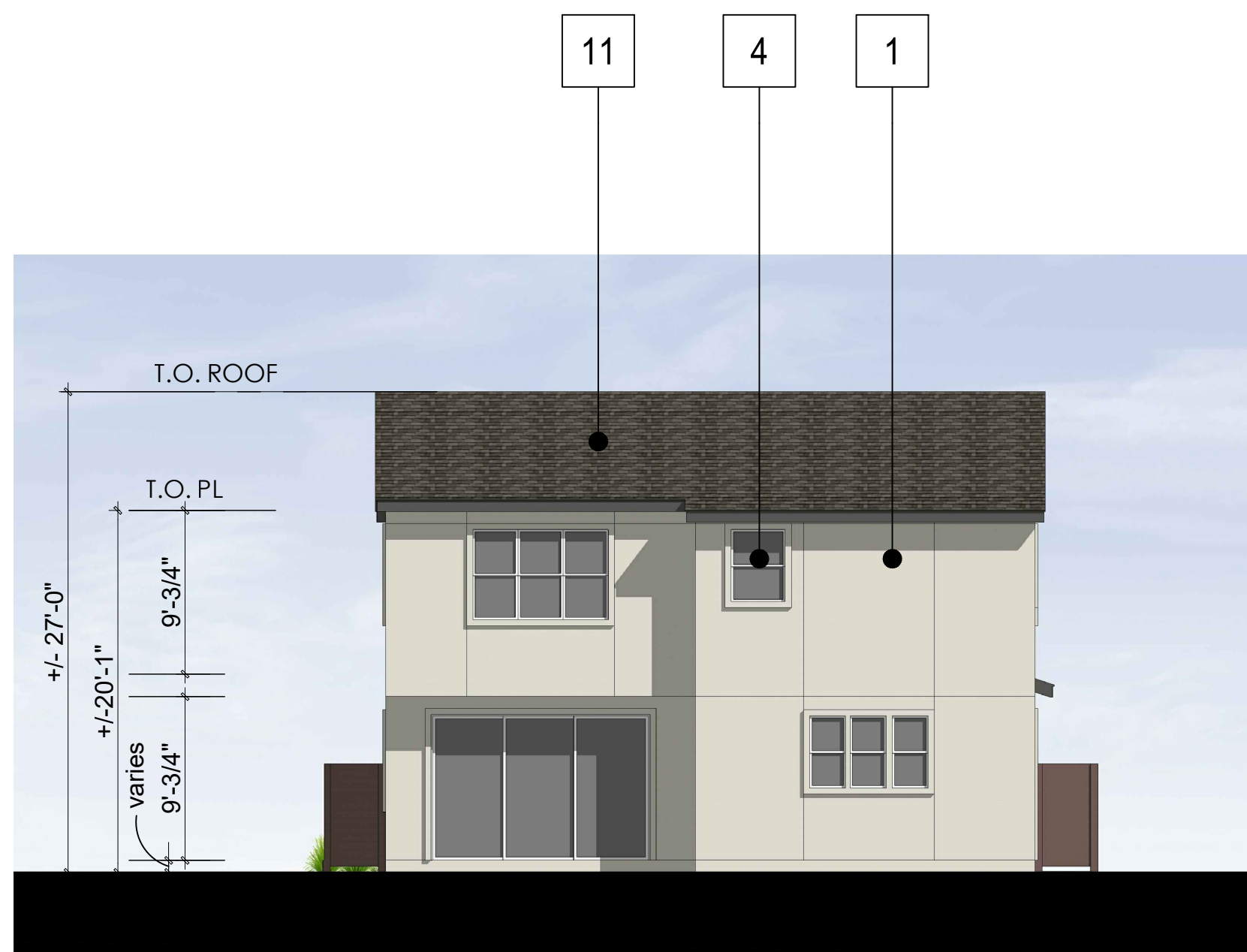
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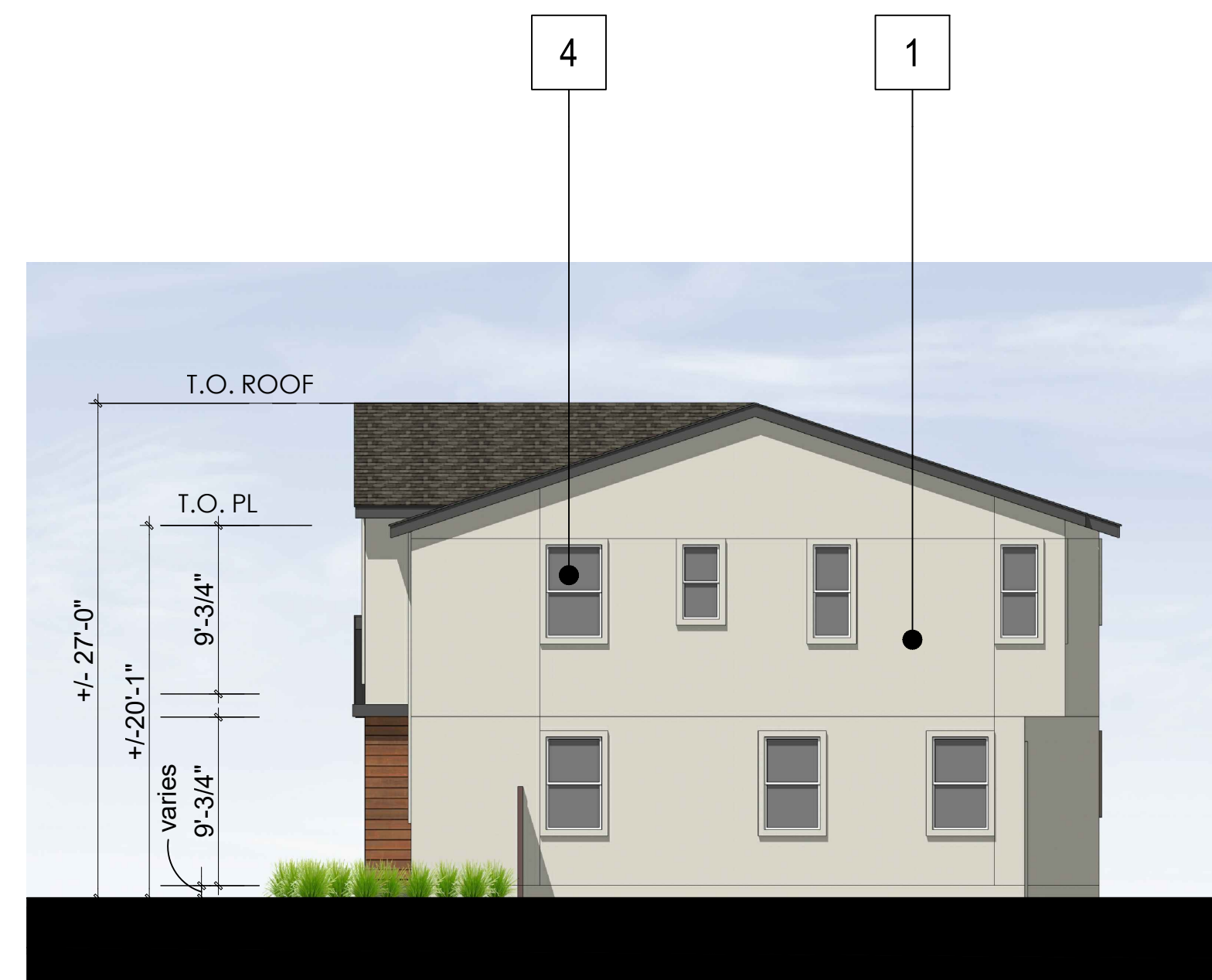
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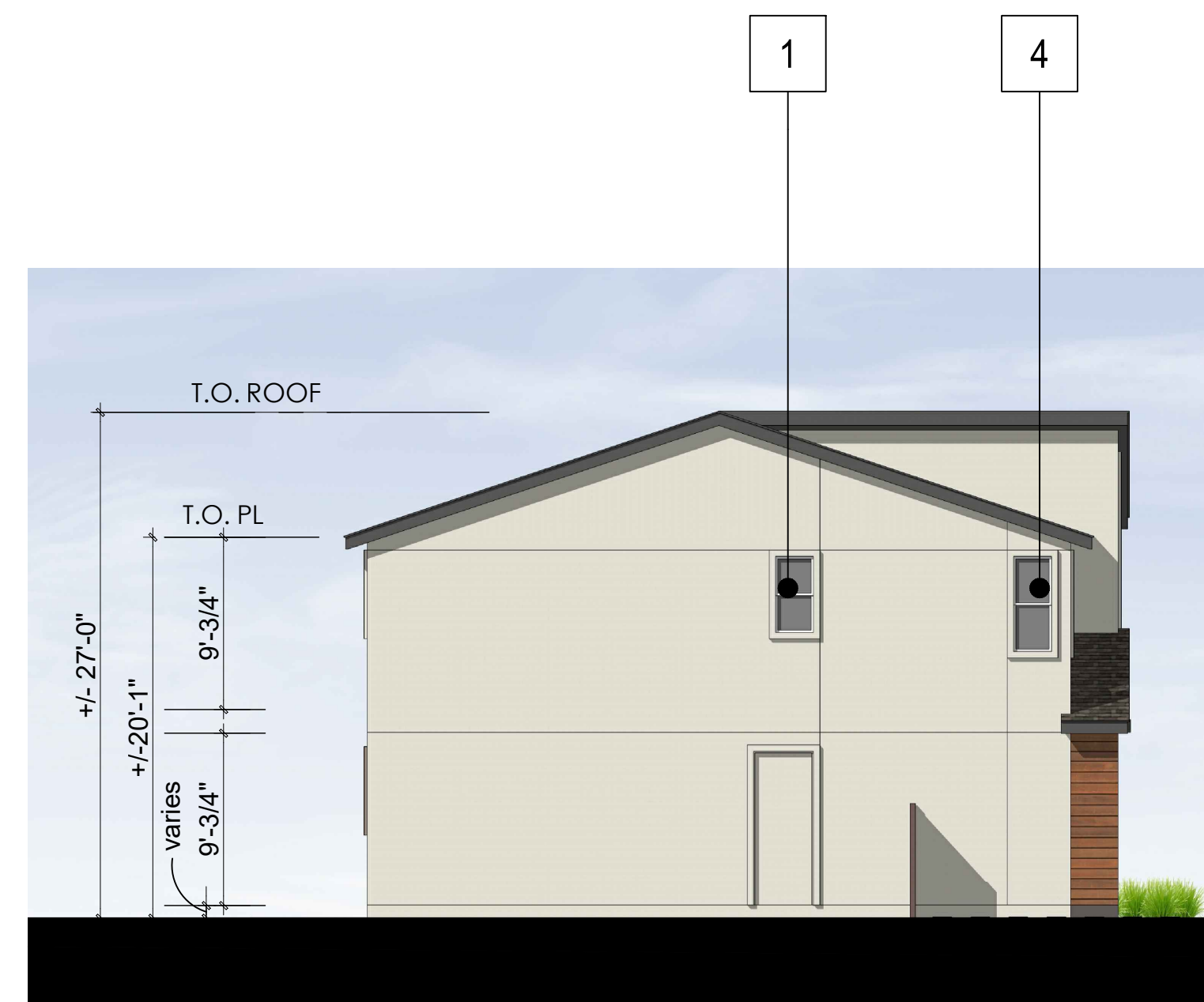
FRONT 0 2 4 8



REAR 0 4 8 16



RIGHT 0 4 8 16



LEFT 0 4 8 16

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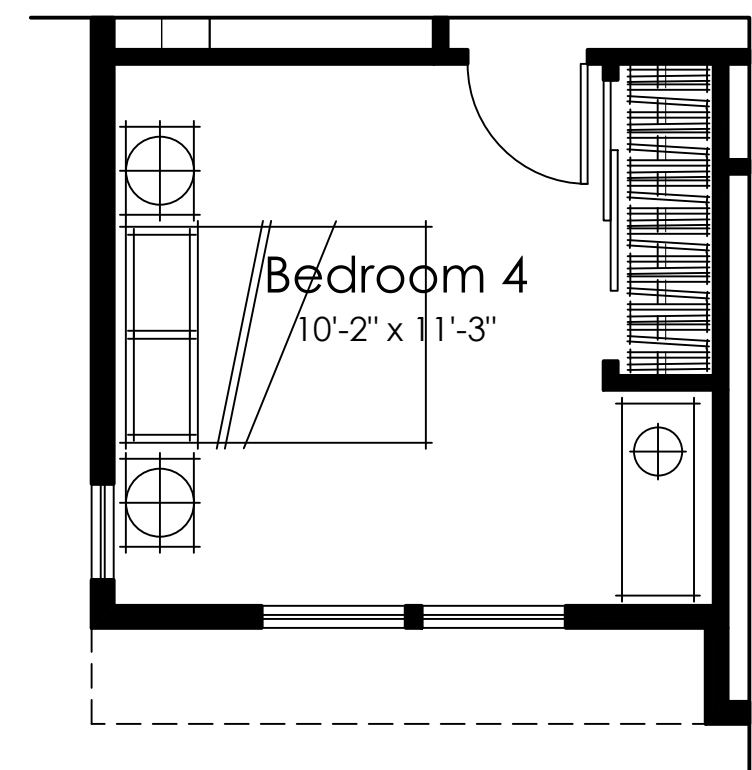
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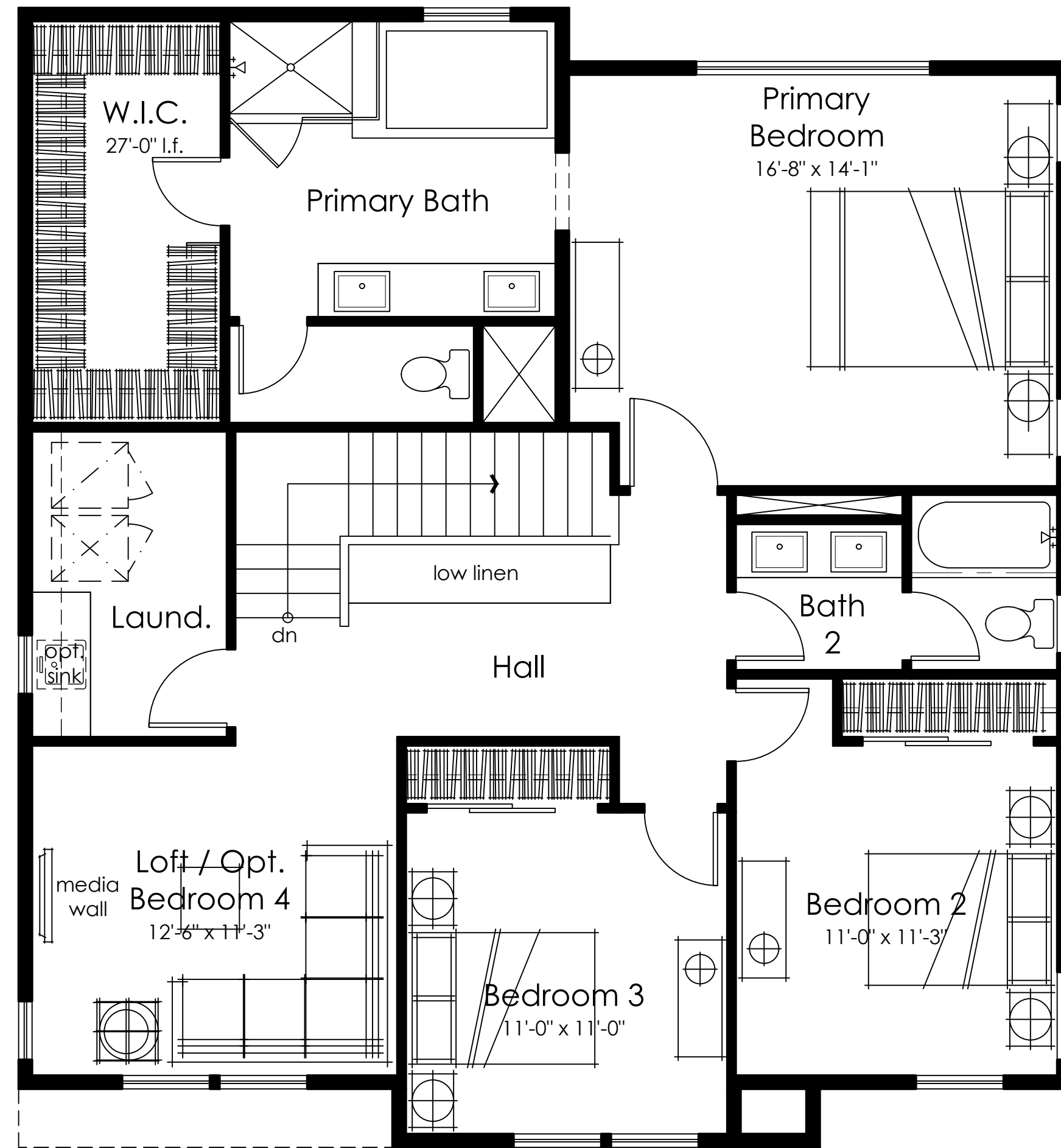
SCHEMATIC DESIGN
APRIL 07, 2022

SFD ELEVATIONS
PLAN 2 - B STYLE

A 2.2.1

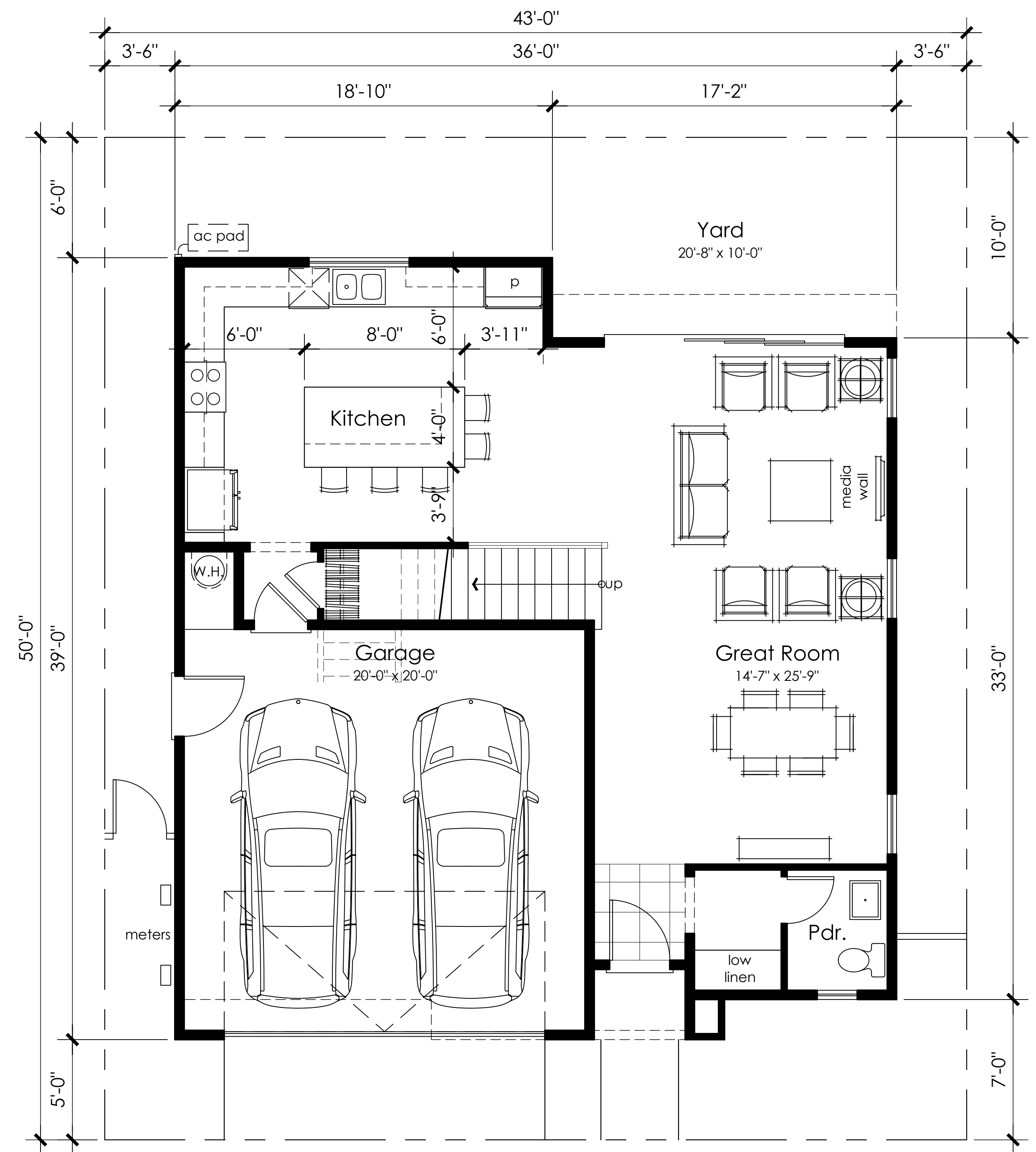


Opt. Bedroom 4



Second Floor

1298 s.f.

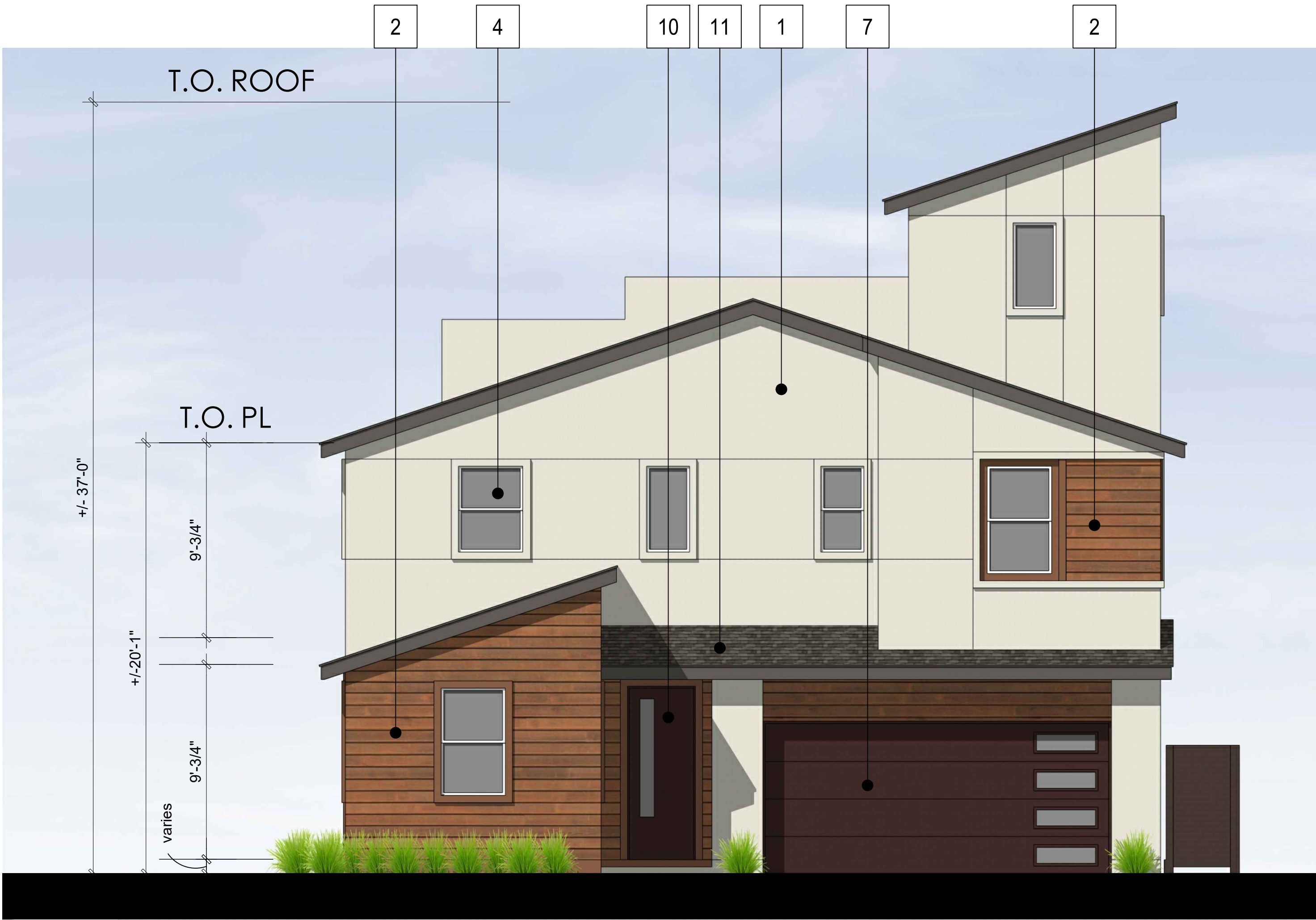


First Floor

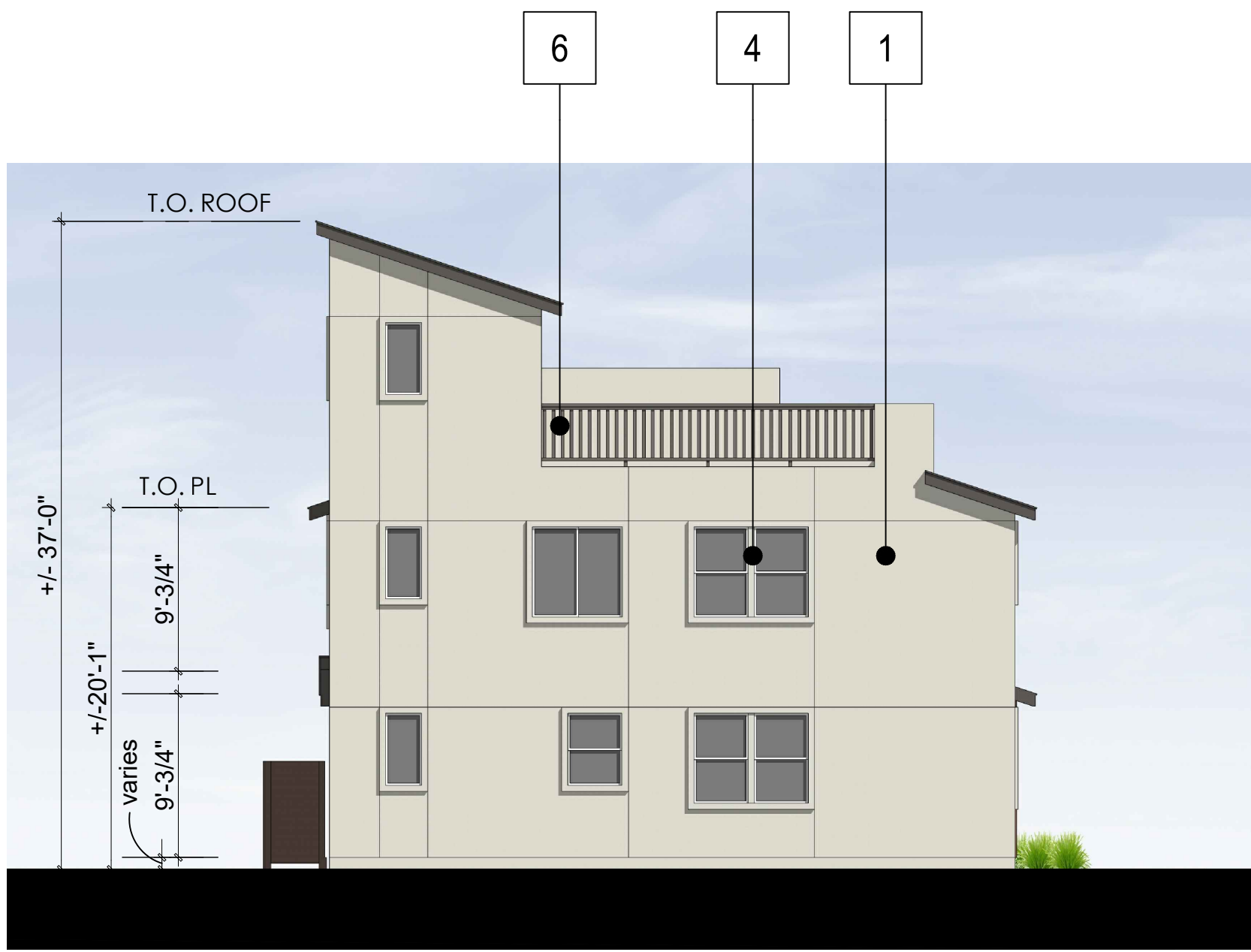
867 s.f.



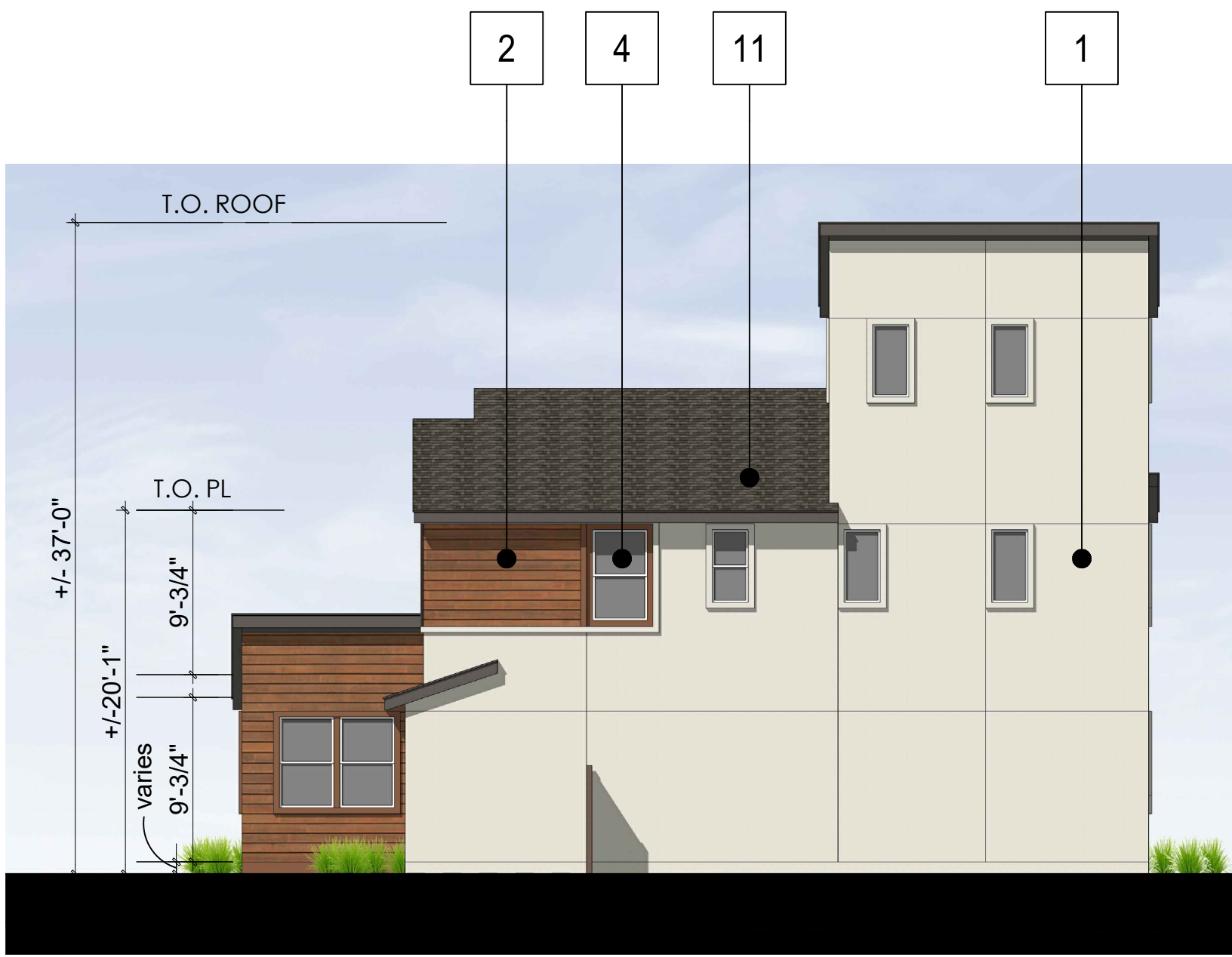
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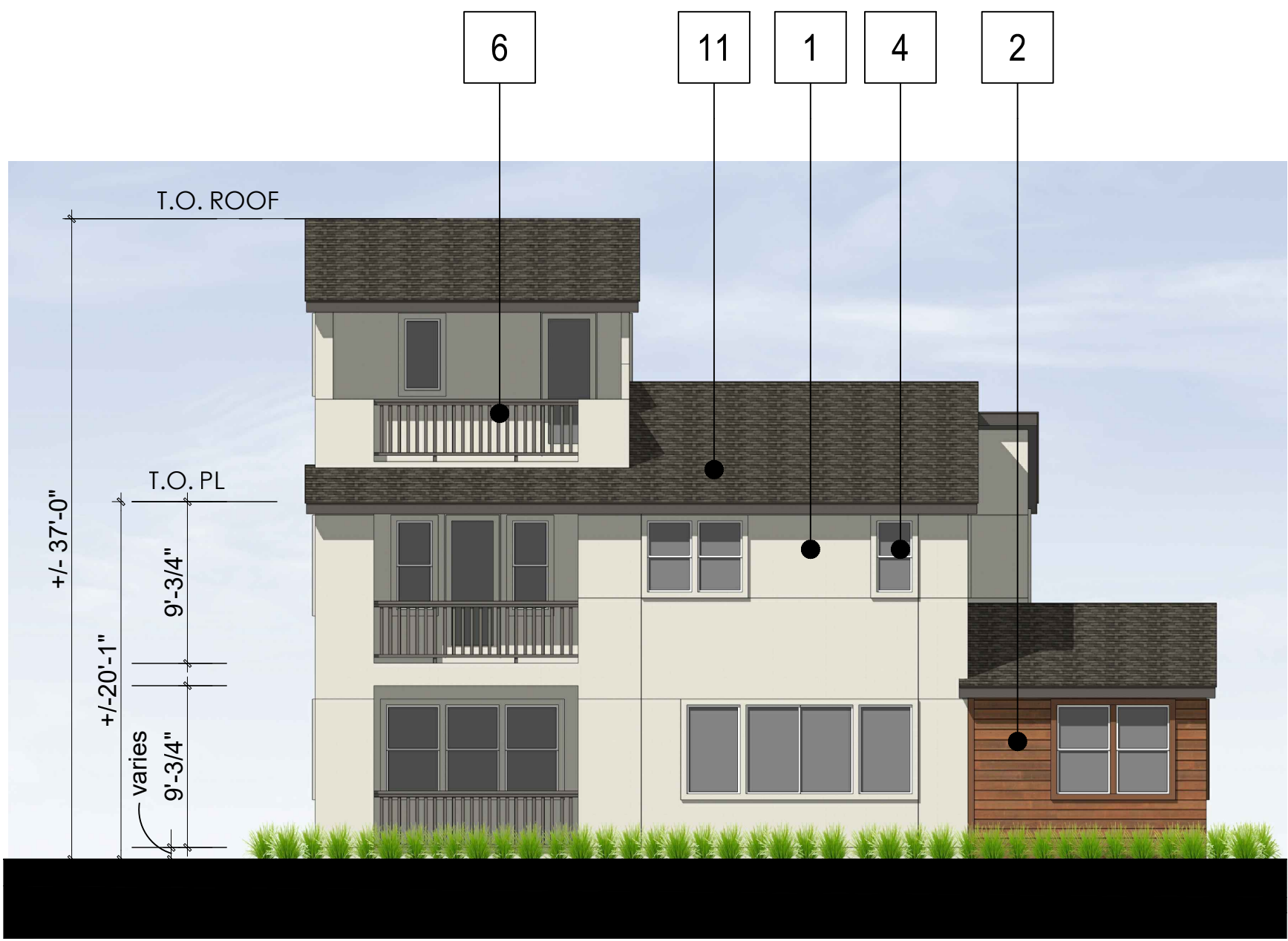
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REAR 0 4 8 16



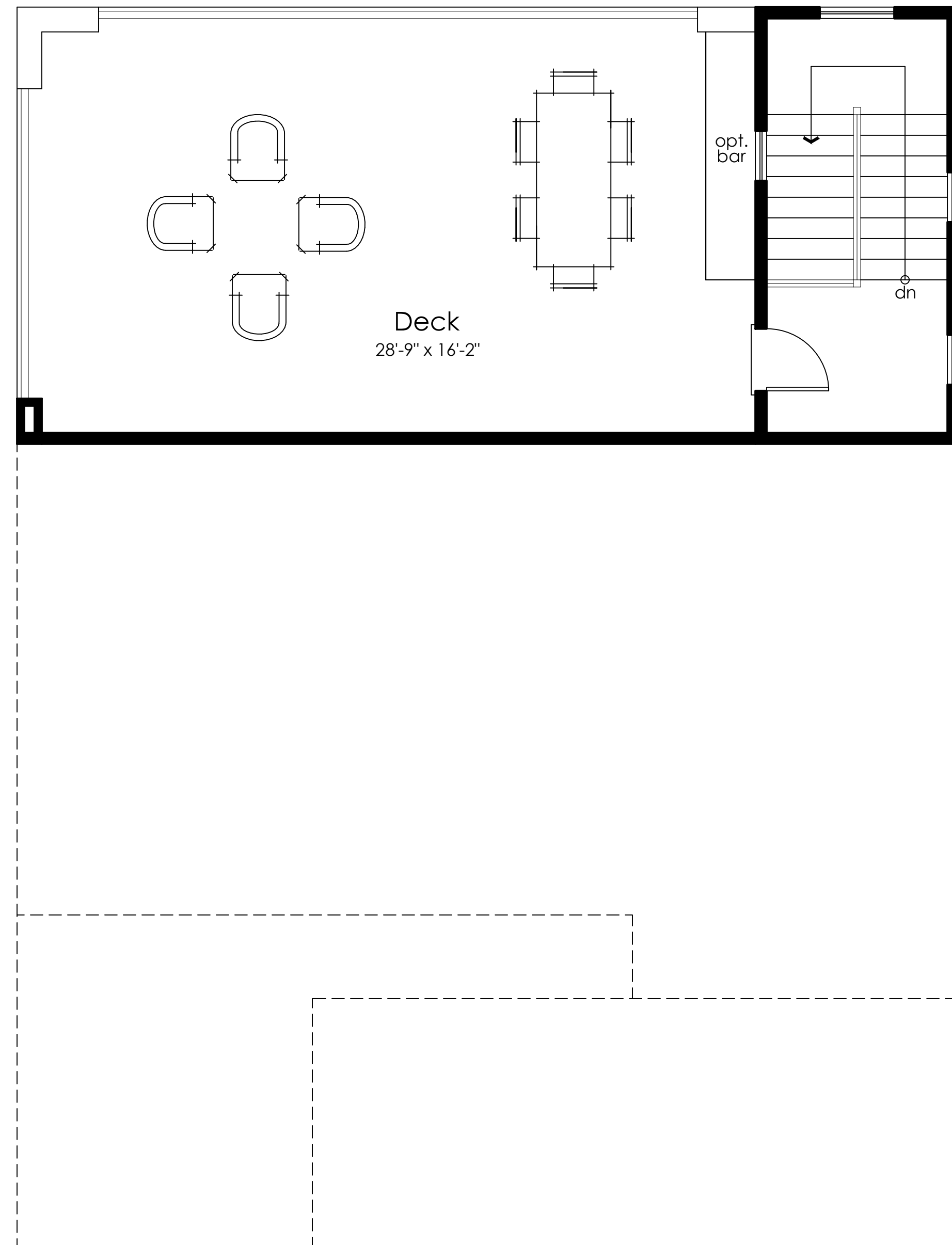
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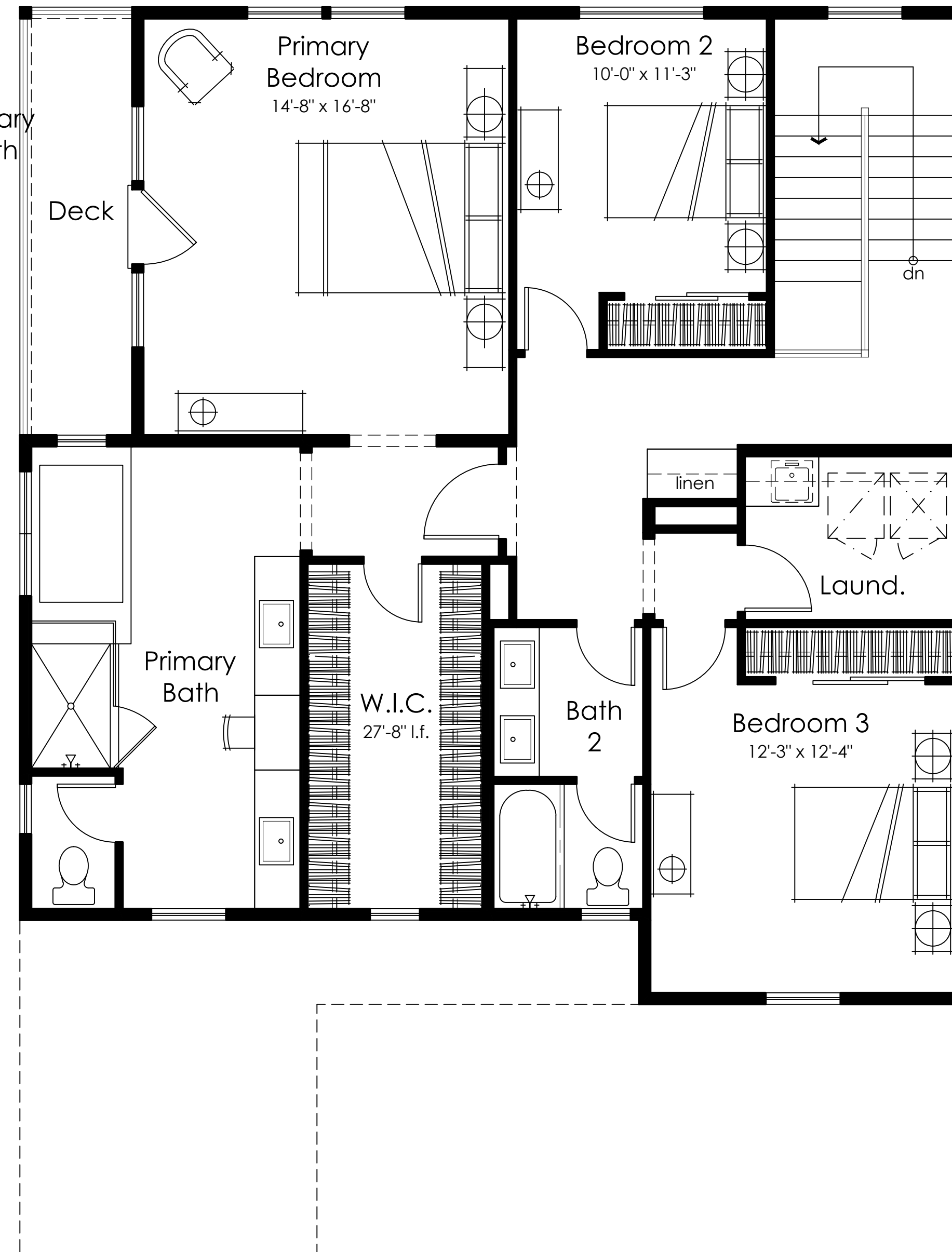
LEFT 0 4 8 16

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 - 6. Railing
 - 7. Metal Garage Door
 - 8. Unit Address
 - 9. Light Fixture
 - 10. Entry Door
 - 11. Composite Shingle Roof

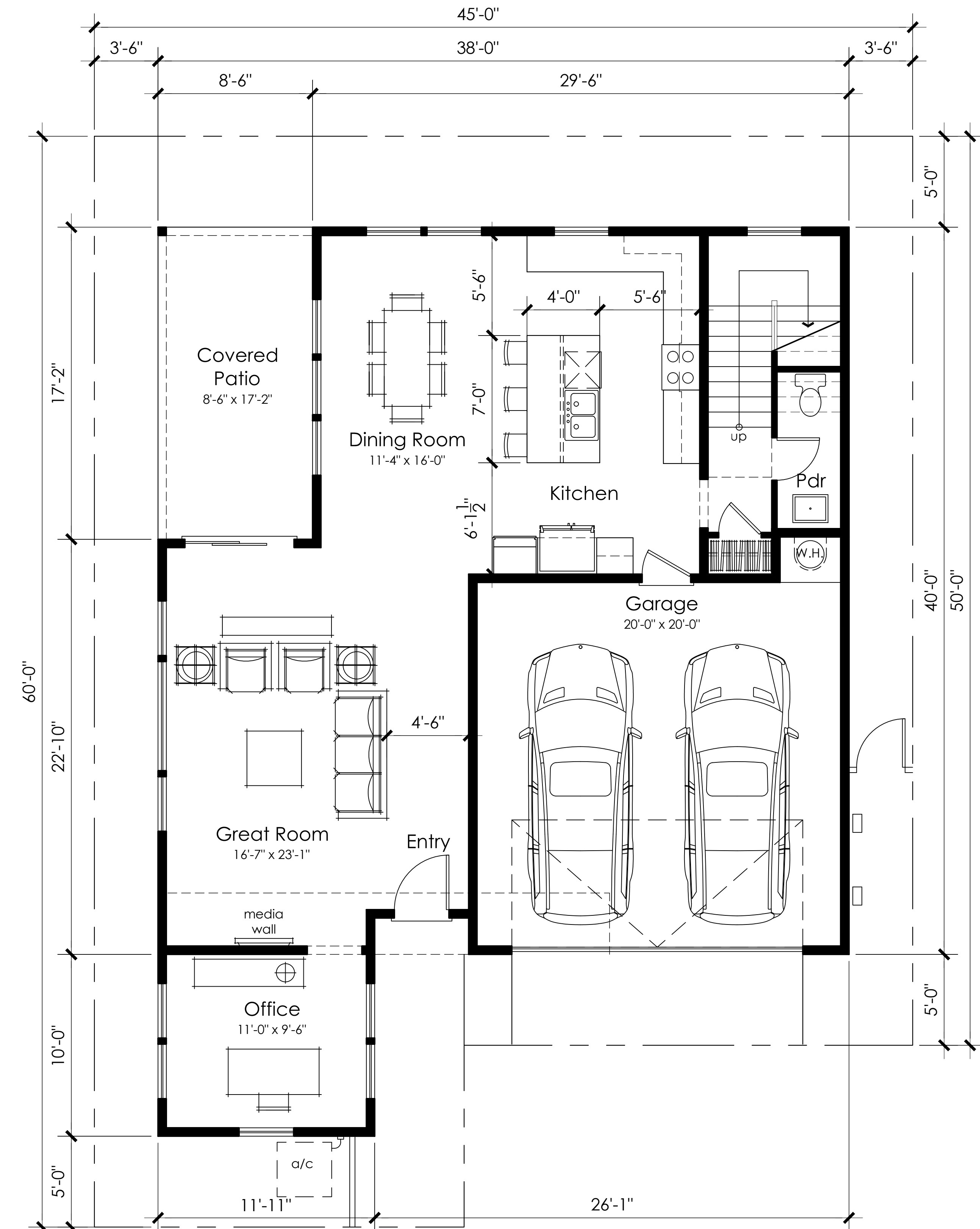
Notes:
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Opt. Roof Deck
145 s.f.



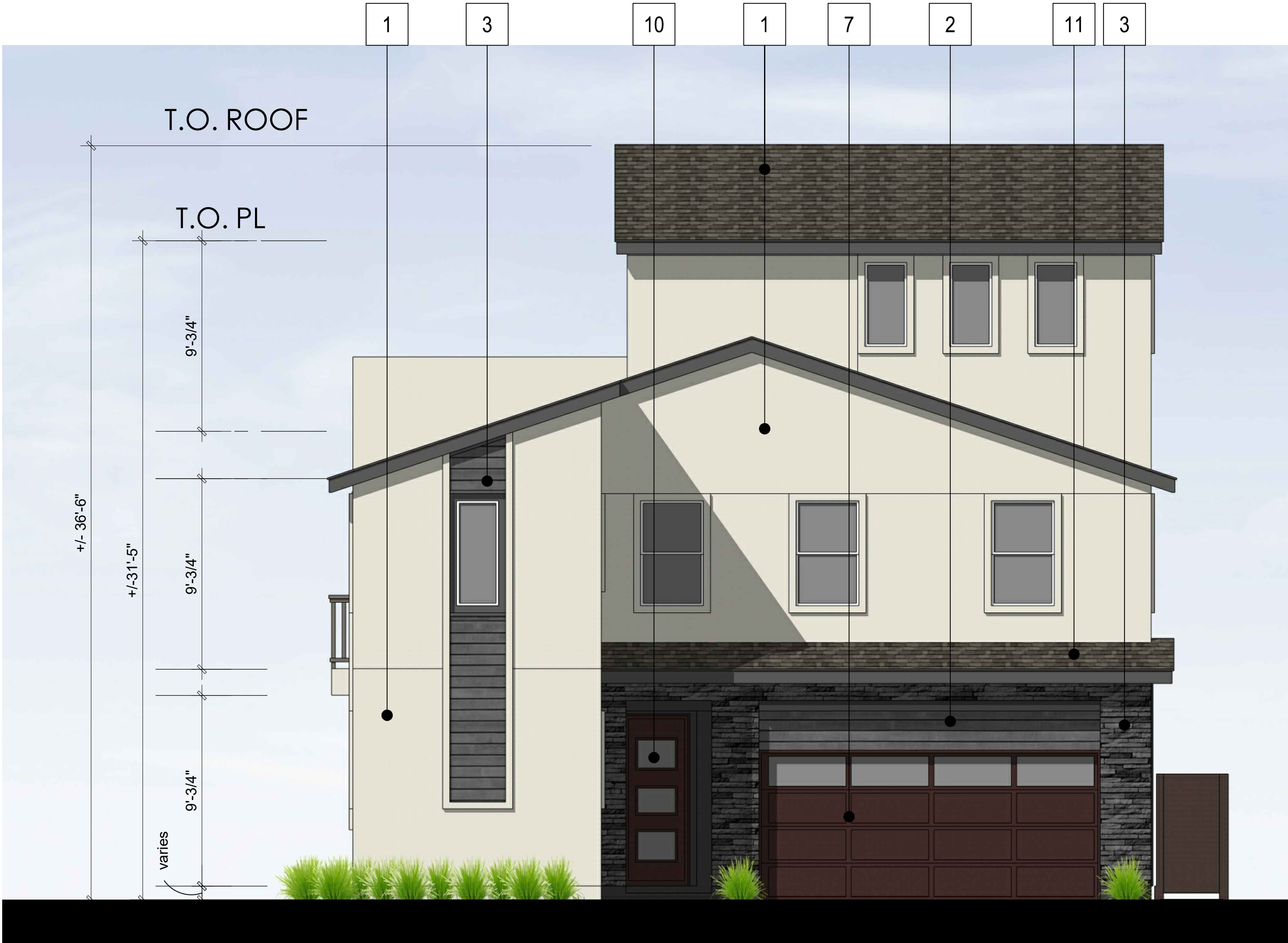
Second Floor
1289 s.f.



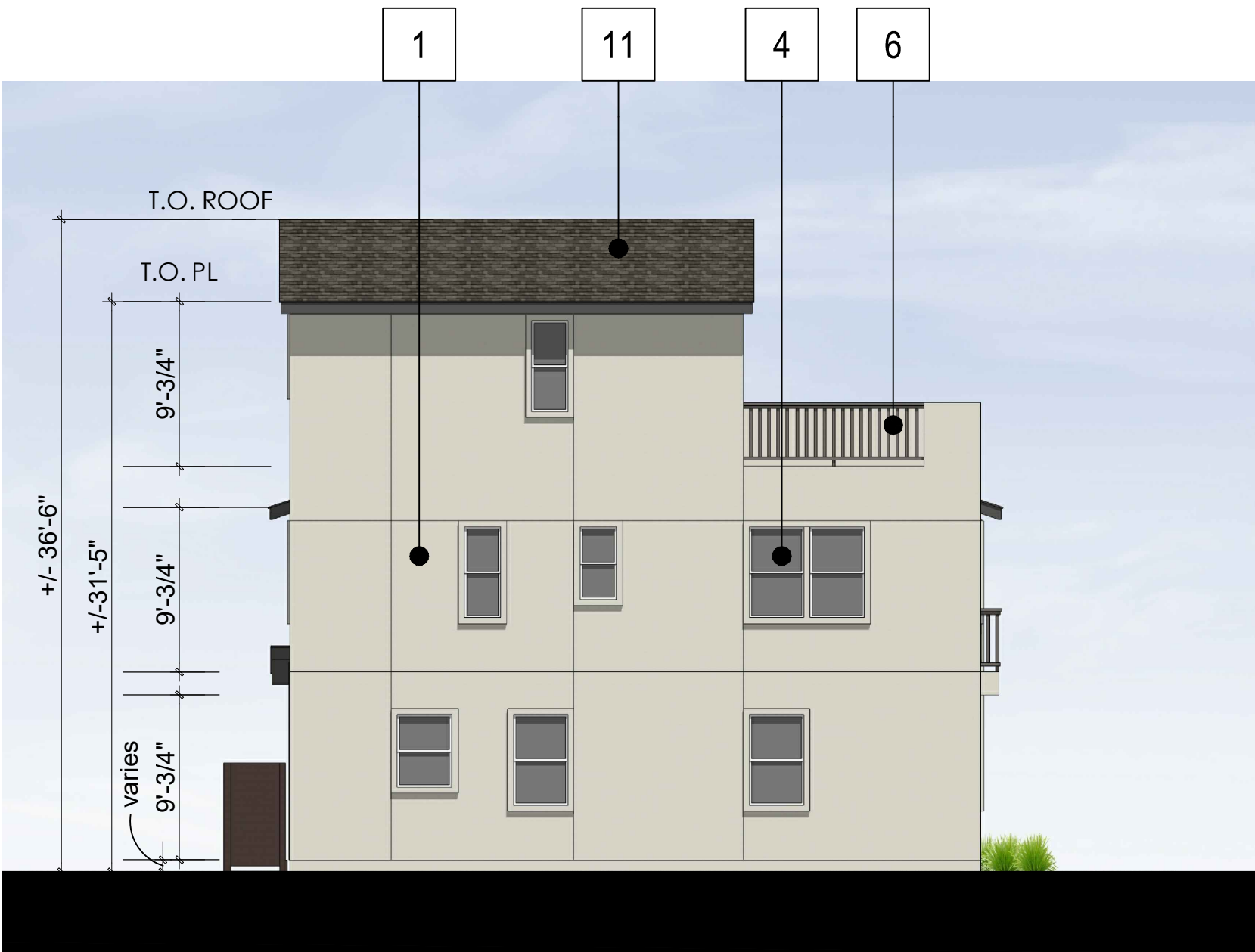
First Floor
1054 s.f.



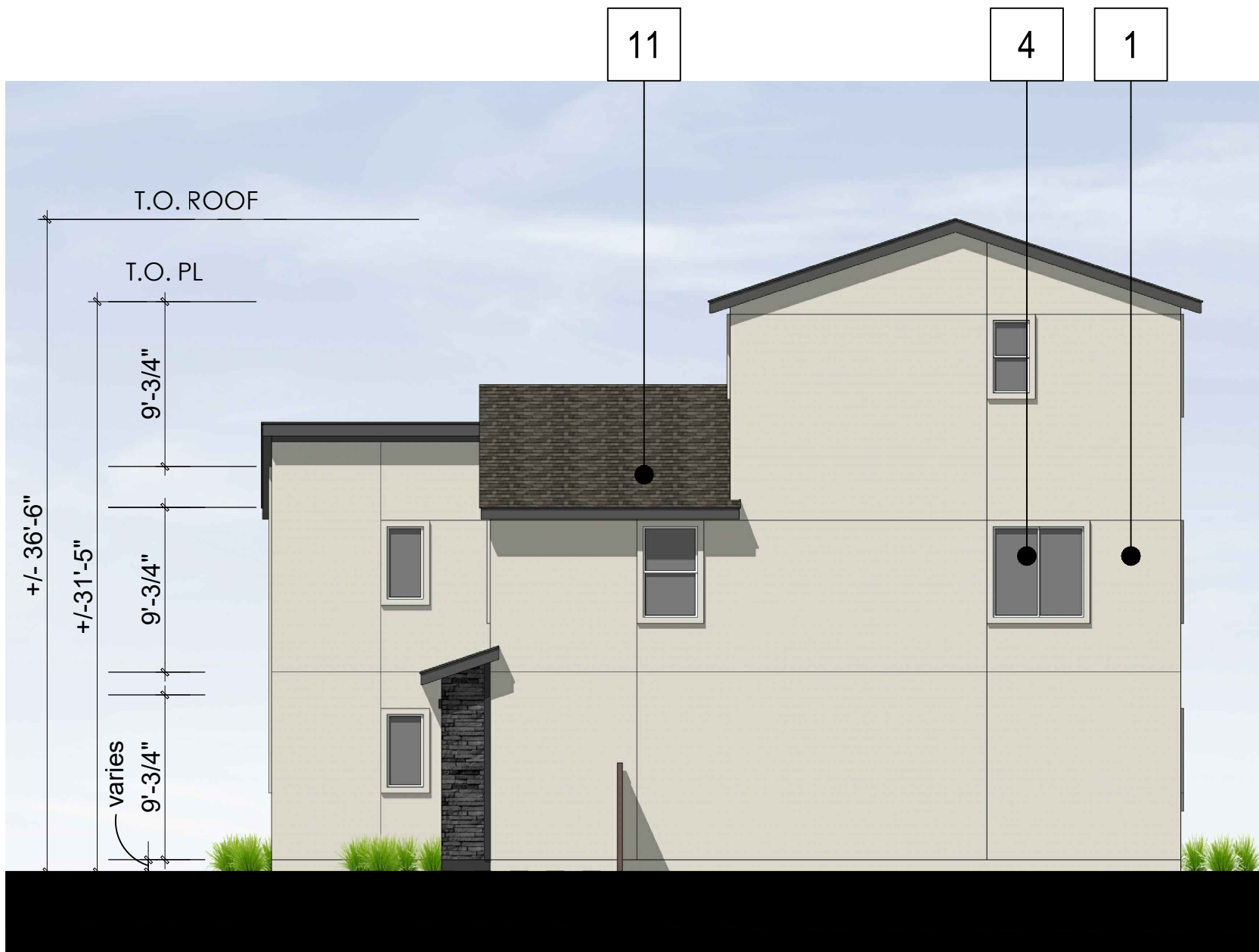
FRONT RIGHT PERSPECTIVE



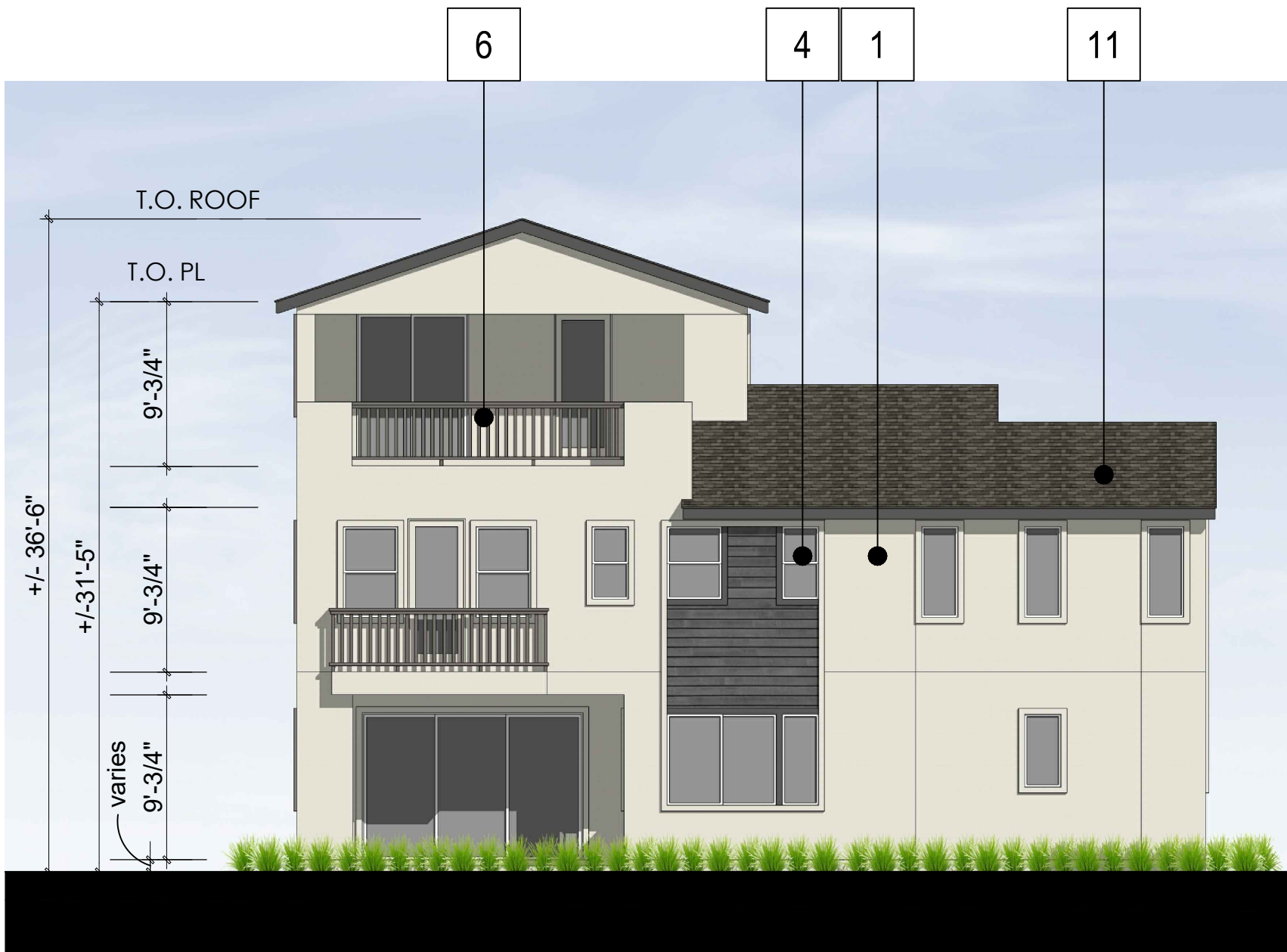
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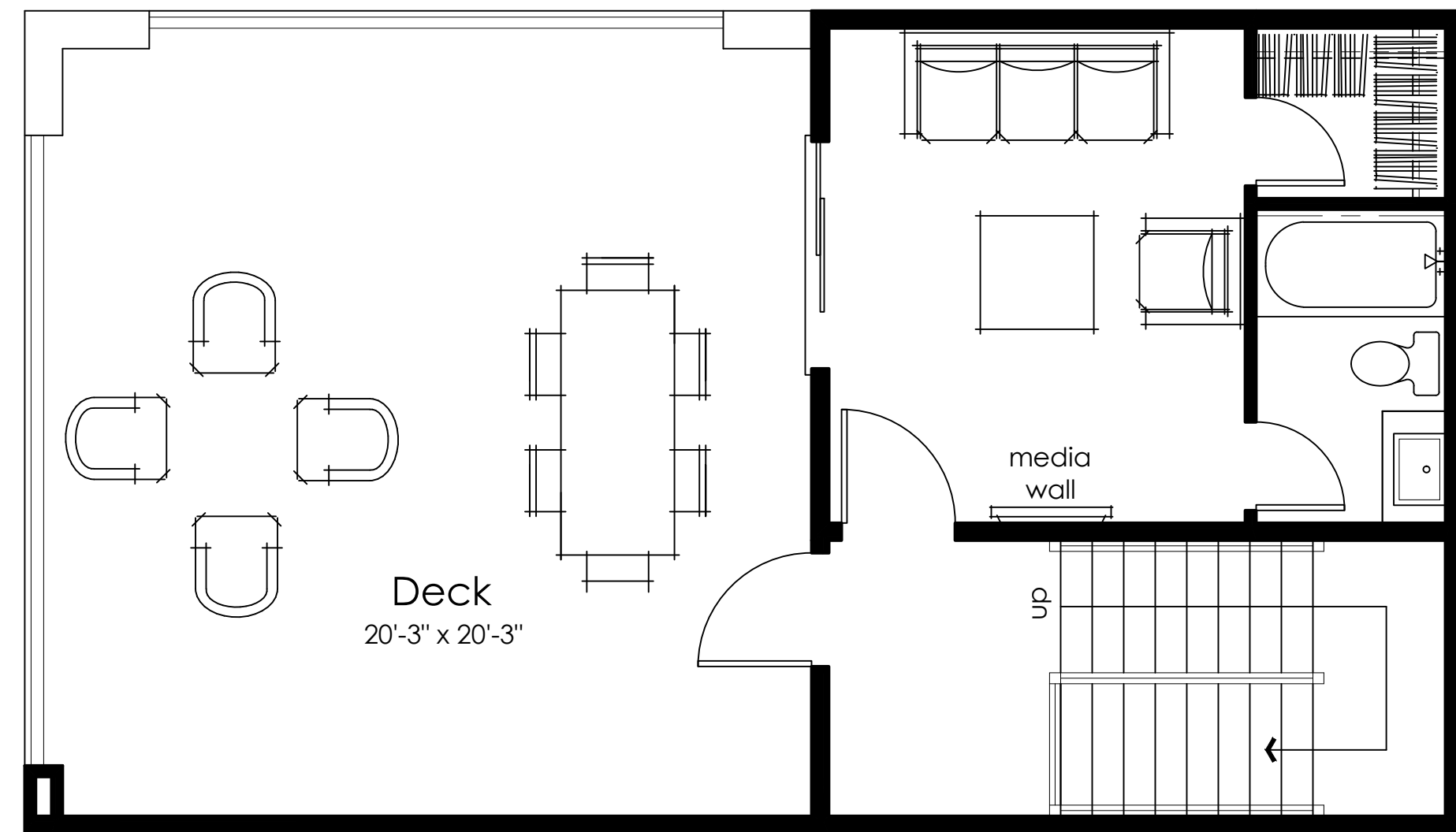
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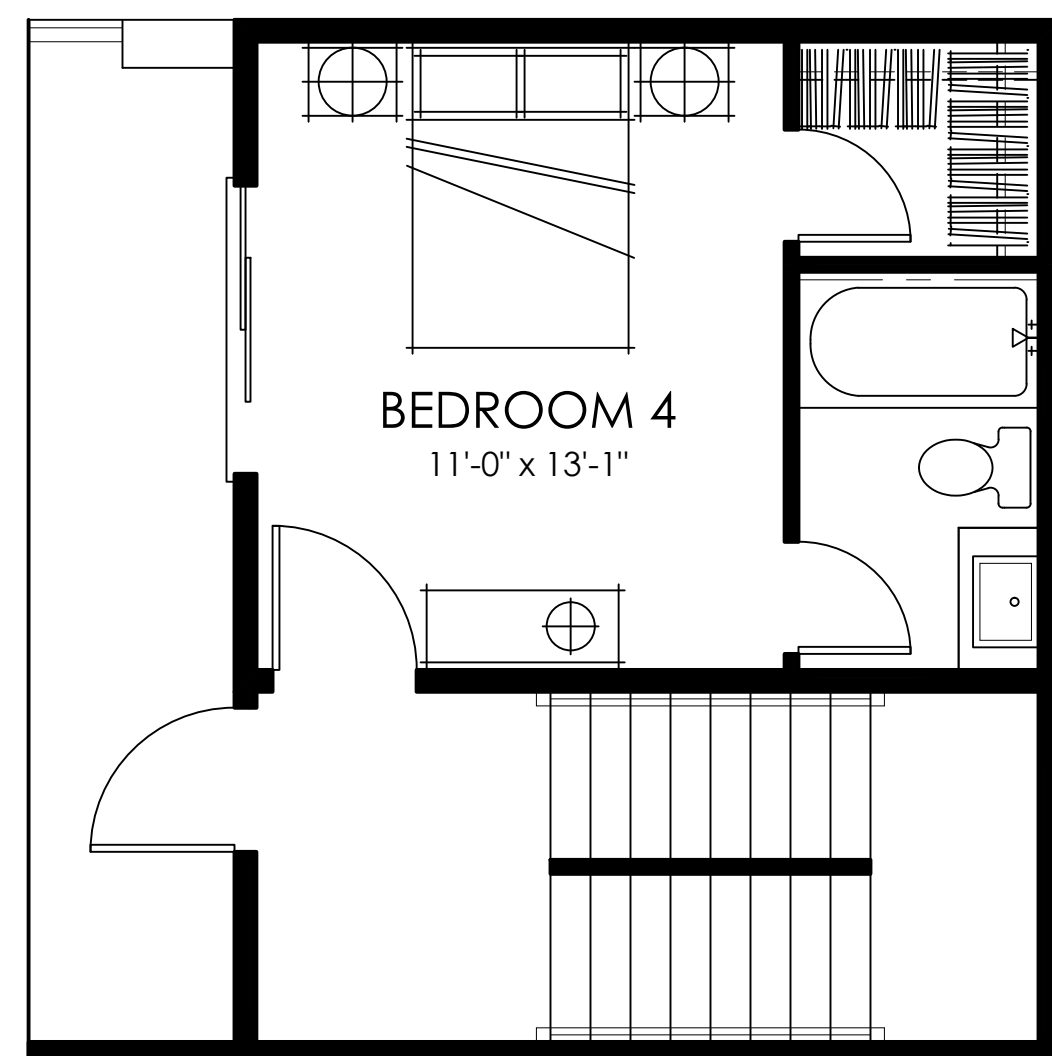
SFD ELEVATIONS
PLAN 4 - A STYLE

A 2.4.0

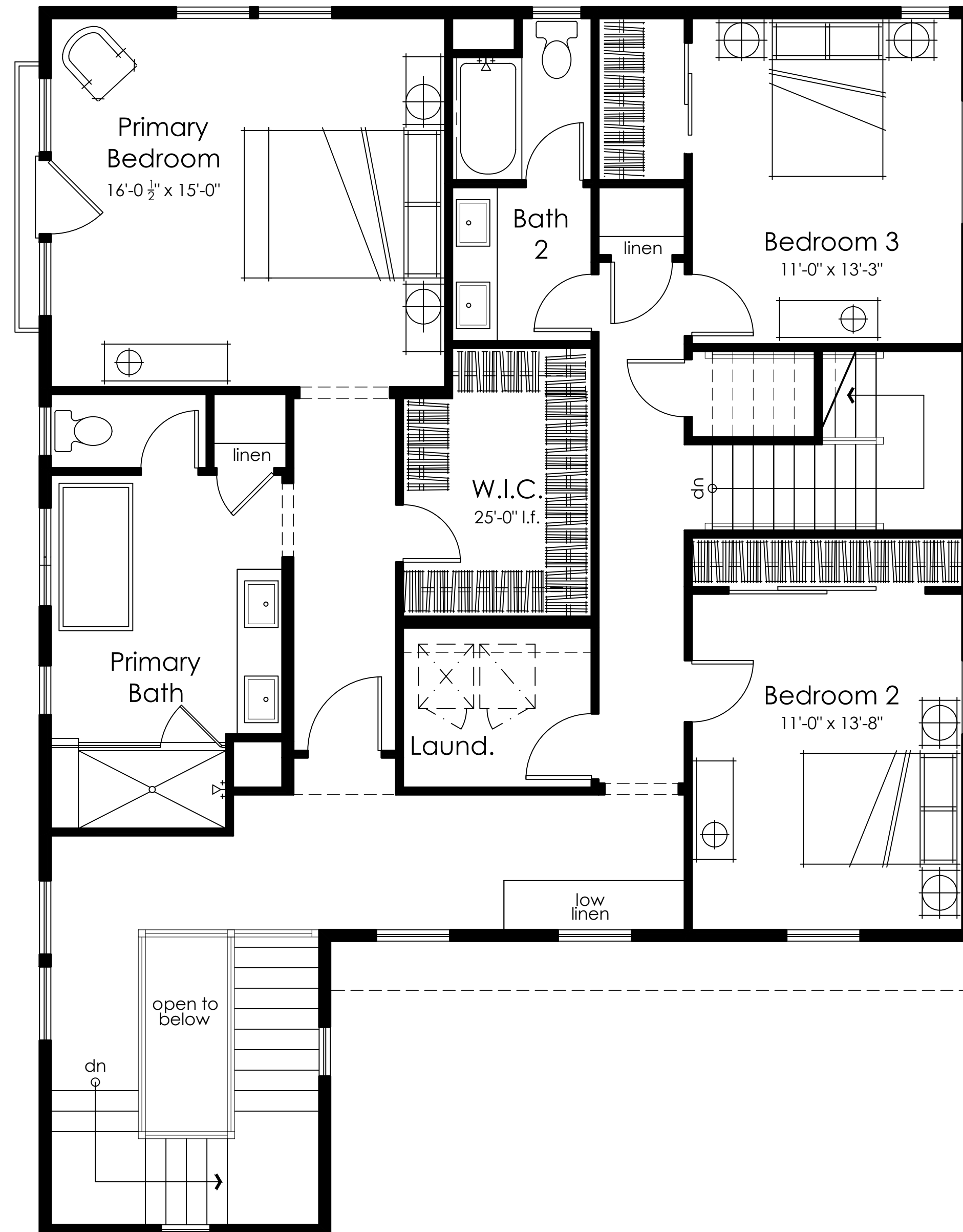


Bonus Room
313 s.f.

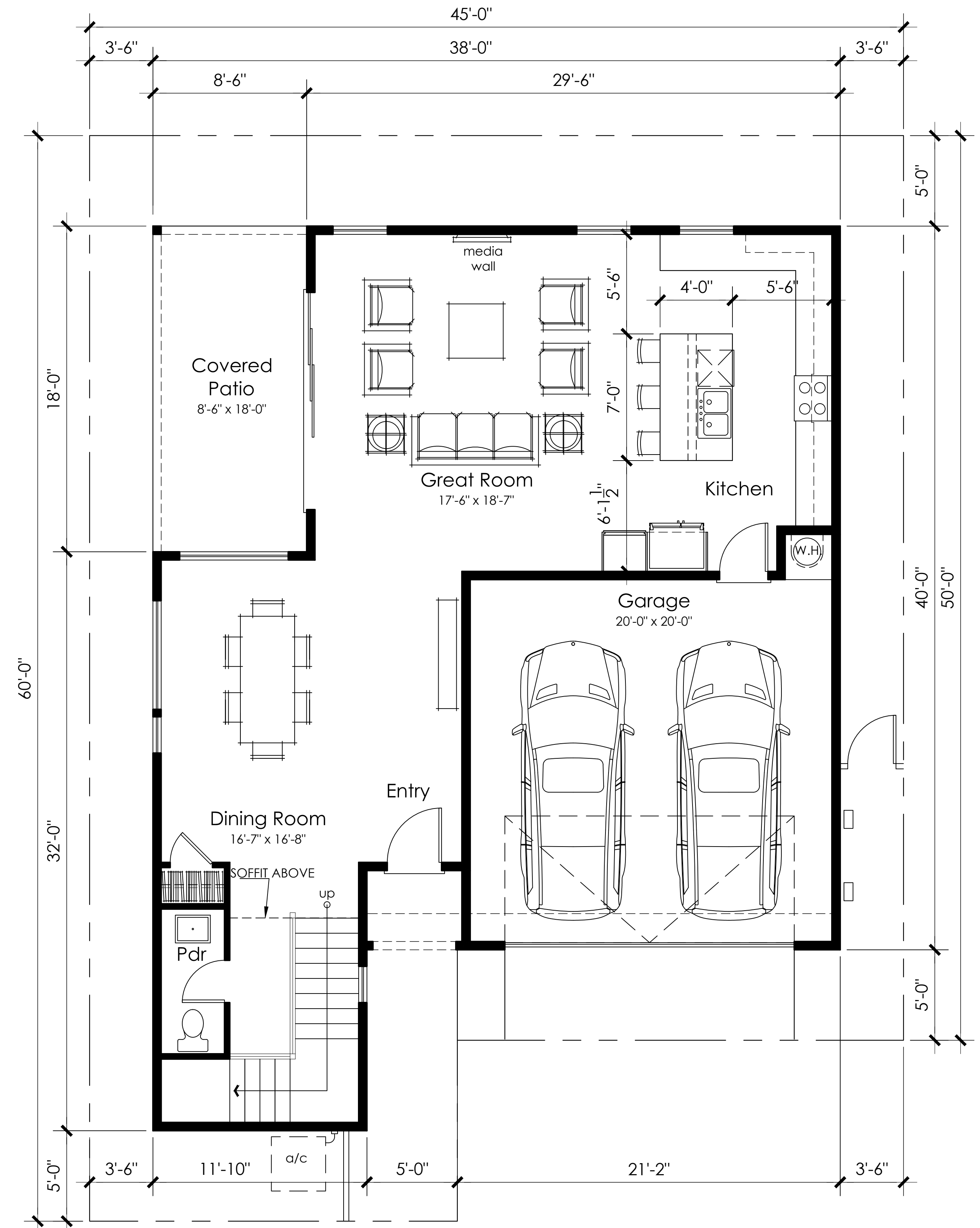
Opt. Roof Deck



Opt. Bedroom 4



Second Floor
1586 s.f.



First Floor
1034 s.f.



FRONT LEFT PERSPECTIVE



FRONT ELEVATION

Material Legend:

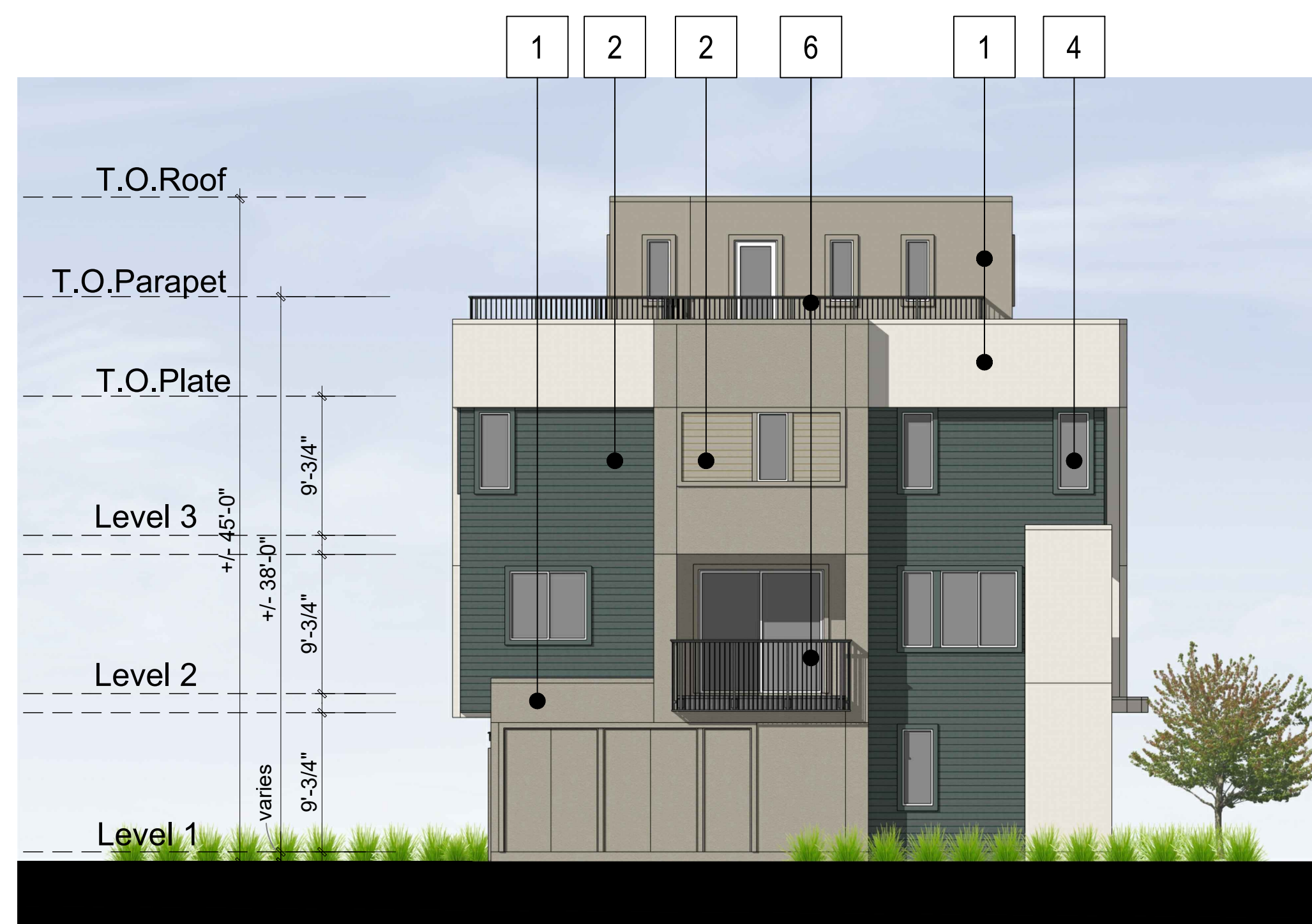
1. Stucco - Fine Sand Finish
2. Fiber Cement Lap Siding
3. Stone Veneer
4. Vinyl Window
5. Canopy
6. Metal Railing
7. Metal Garage Door
8. Unit Address
9. Light Fixture
10. Entry Door

Notes:

Refer to Landscape Sheets for Landscape design, dimensions, and detailed information



FRONT RIGHT PERSPECTIVE



LEFT ELEVATION



RIGHT ELEVATION

Material Legend:

1. Stucco - Fine Sand Finish
2. Fiber Cement Lap Siding
3. Stone Veneer
4. Vinyl Window
5. Canopy
6. Metal Railing
7. Metal Garage Door
8. Unit Address
9. Light Fixture
10. Entry Door

Notes:

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and detailed information



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MONARCH BAY
SAN LEANDRO, CA

#2021-1151

SCHEMATIC DESIGN
APRIL 07, 2022



TOWNHOUSE ELEVATIONS
6 PLEX

A 3.1.1



REAR RIGHT PERSPECTIVE



REAR ELEVATION

- Material Legend:
1. Stucco - Fine Sand Finish
 2. Fiber Cement Lap Siding
 3. Stone Veneer
 4. Vinyl Window
 5. Canopy
 6. Metal Railing
 7. Metal Garage Door
 8. Unit Address
 9. Light Fixture
 10. Entry Door

Notes:
Refer to Landscape Sheets
for Landscape design, dimensions,
and detailed information



Plan 3R

Plan 2

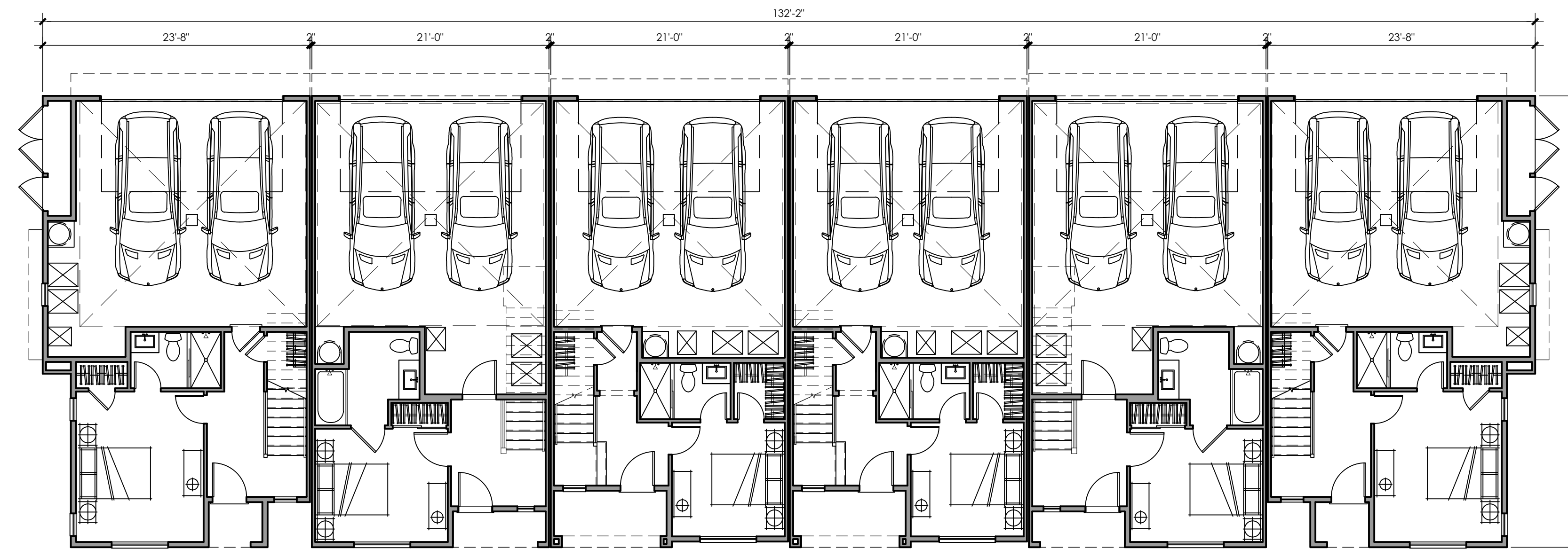
Plan 1

Plan 1

Plan 2R

Plan 3

Second Floor



Plan 3R

Plan 2

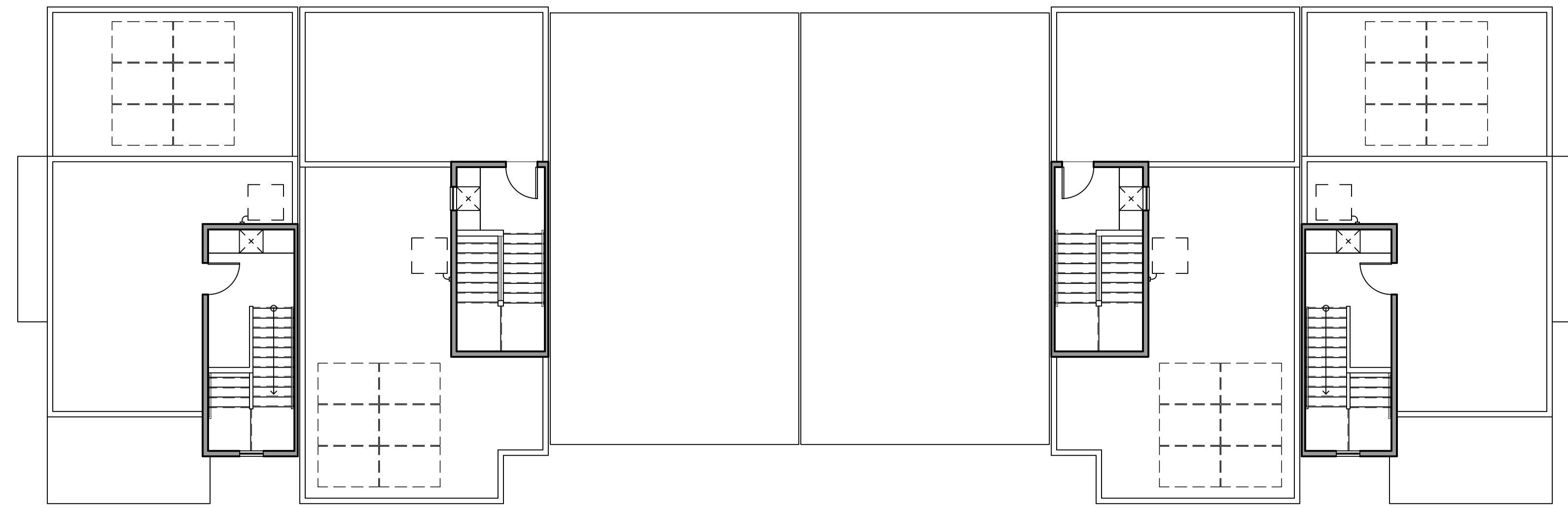
Plan 1

Plan 1

Plan 2R

Plan 3

First Floor



Plan 3R

Plan 2

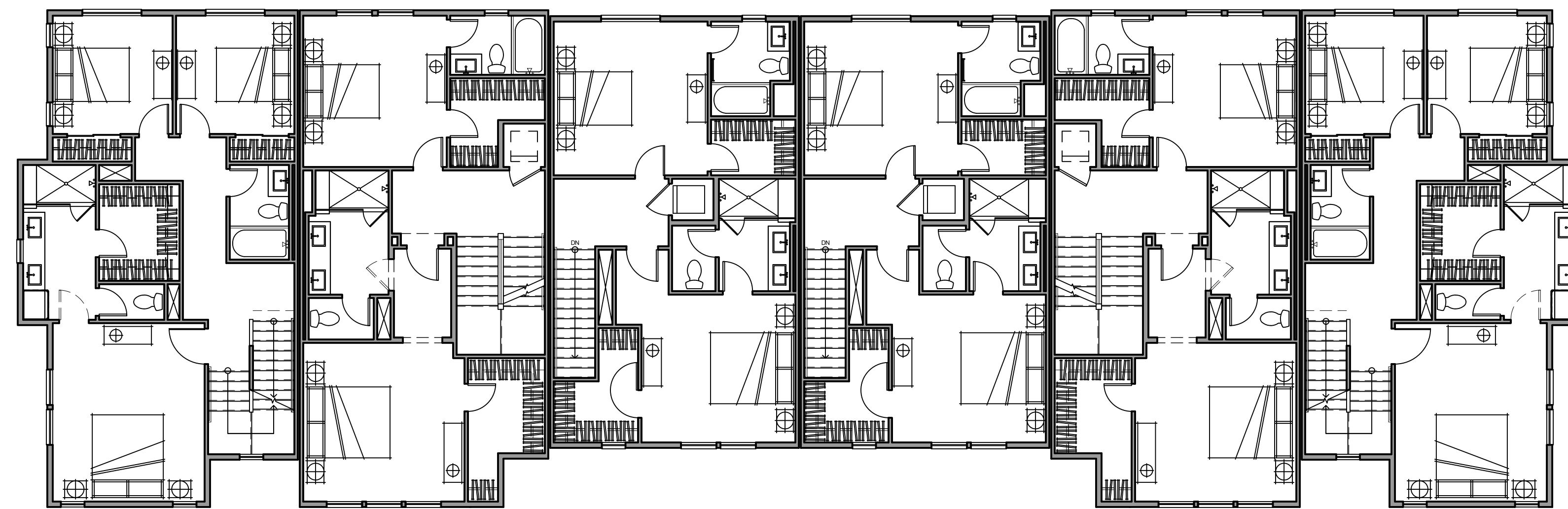
Plan 1

Plan 1

Plan 2R

Plan 3

Roof Deck



Plan 3R

Plan 2

Plan 1

Plan 1

Plan 2R

Plan 3

Third Floor



FRONT LEFT PERSPECTIVE



FRONT ELEVATION

- Material Legend:
- 1. Stucco - Fine Sand Finish
 - 2. Fiber Cement Lap Siding
 - 3. Stone Veneer
 - 4. Vinyl Window
 - 5. Canopy
 - 6. Metal Railing
 - 7. Metal Garage Door
 - 8. Unit Address
 - 9. Light Fixture
 - 10. Entry Door

Notes:
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MONARCH BAY
SAN LEANDRO, CA

#2021-1151

SCHEMATIC DESIGN
APRIL 07, 2022

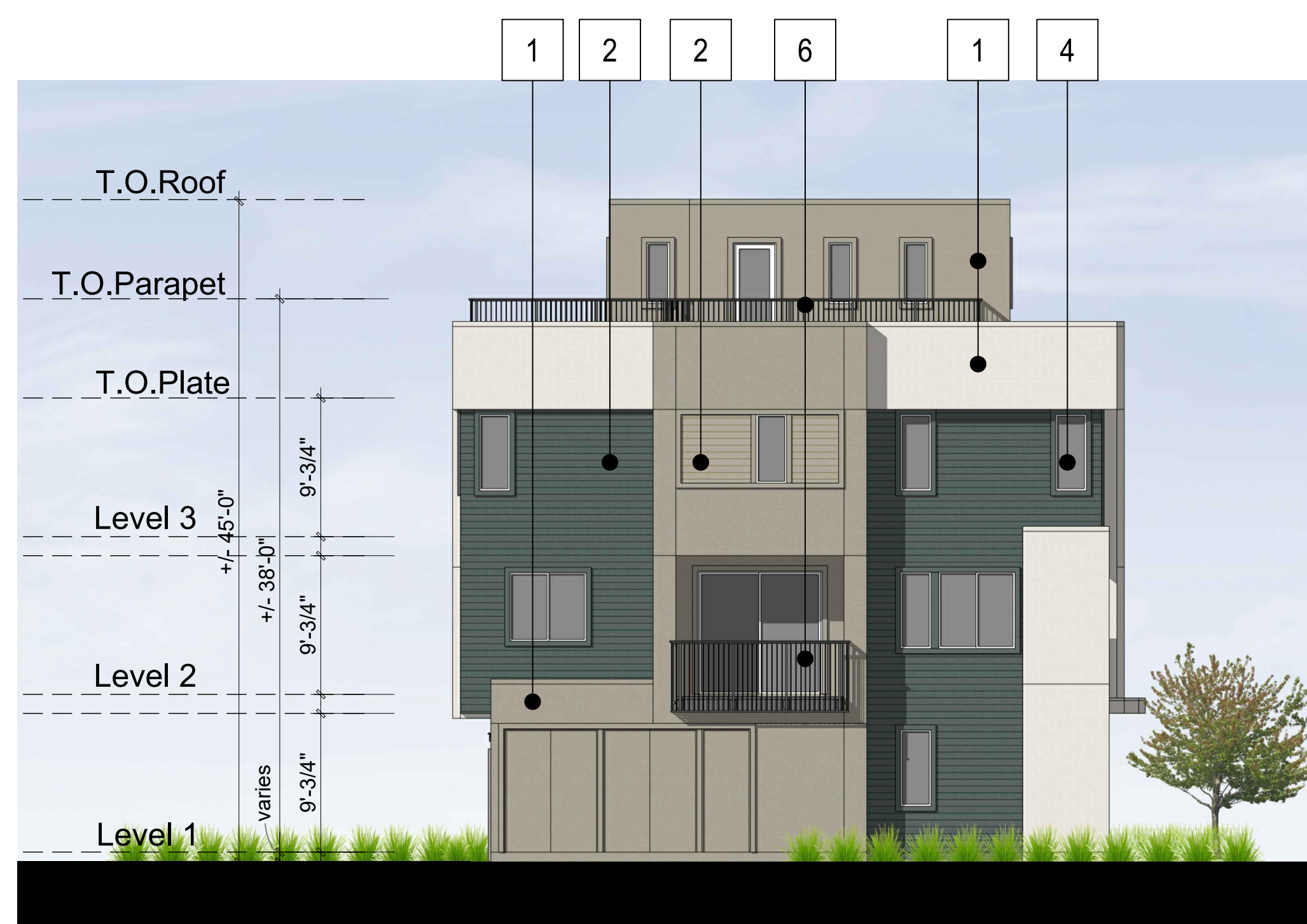


TOWNHOUSE ELEVATIONS
8 PLEX

A 3.2.0



FRONT RIGHT PERSPECTIVE



LEFT ELEVATION



RIGHT ELEVATION

Material Legend:

1. Stucco - Fine Sand Finish
2. Fiber Cement Lap Siding
3. Stone Veneer
4. Vinyl Window
5. Canopy
6. Metal Railing
7. Metal Garage Door
8. Unit Address
9. Light Fixture
10. Entry Door

Notes:

Refer to Landscape Sheets for Landscape design, dimensions, and detailed information



REAR RIGHT PERSPECTIVE



REAR ELEVATION

- Material Legend:
1. Stucco - Fine Sand Finish
 2. Fiber Cement Lap Siding
 3. Stone Veneer
 4. Vinyl Window
 5. Canopy
 6. Metal Railing
 7. Metal Garage Door
 8. Unit Address
 9. Light Fixture
 10. Entry Door

Notes:
Refer to Landscape Sheets
for Landscape design,dimensions,
and detailed information



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MONARCH BAY
SAN LEANDRO, CA

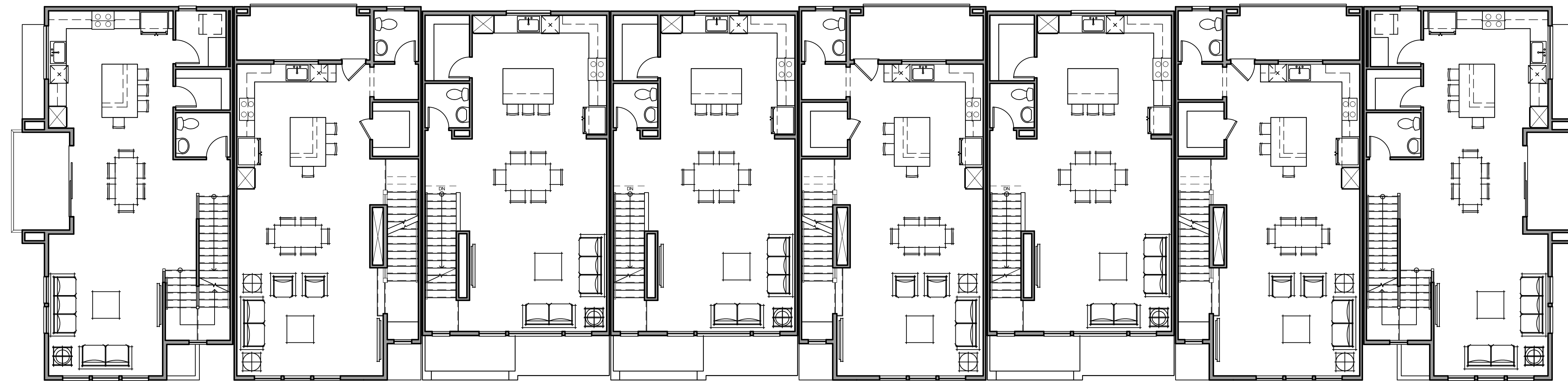
#2021-1151

SCHEMATIC DESIGN
APRIL 07, 2022



TOWNHOUSE ELEVATIONS
8 PLEX

A 3.2.2



Plan 3R

Plan 2

Plan 1

Plan 1

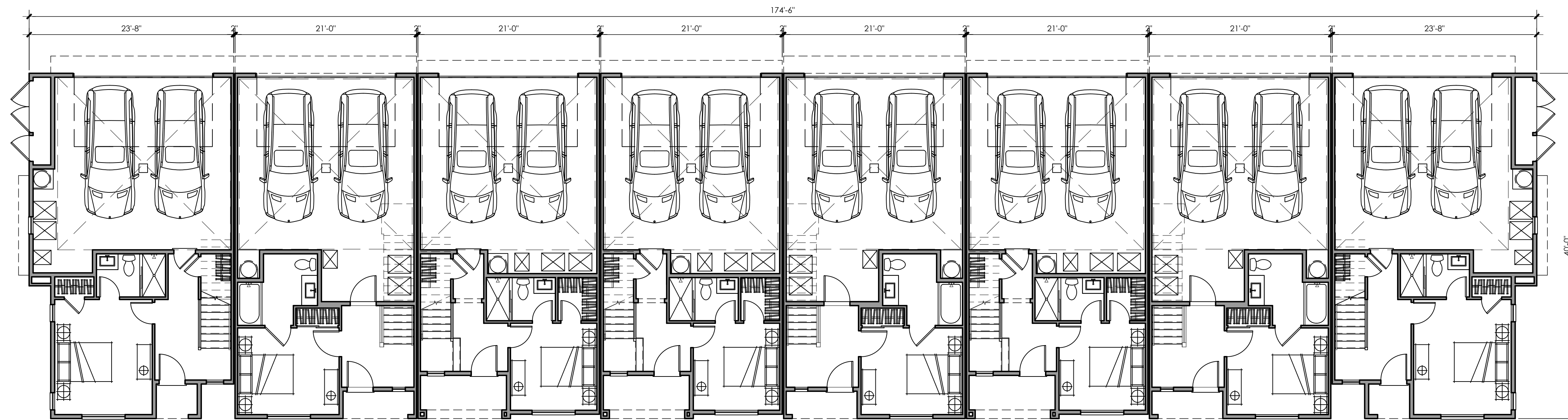
Plan 2R

Plan 1

Plan 2R

Plan 3

Second Floor



Plan 3R

Plan 2

Plan 1

Plan 1

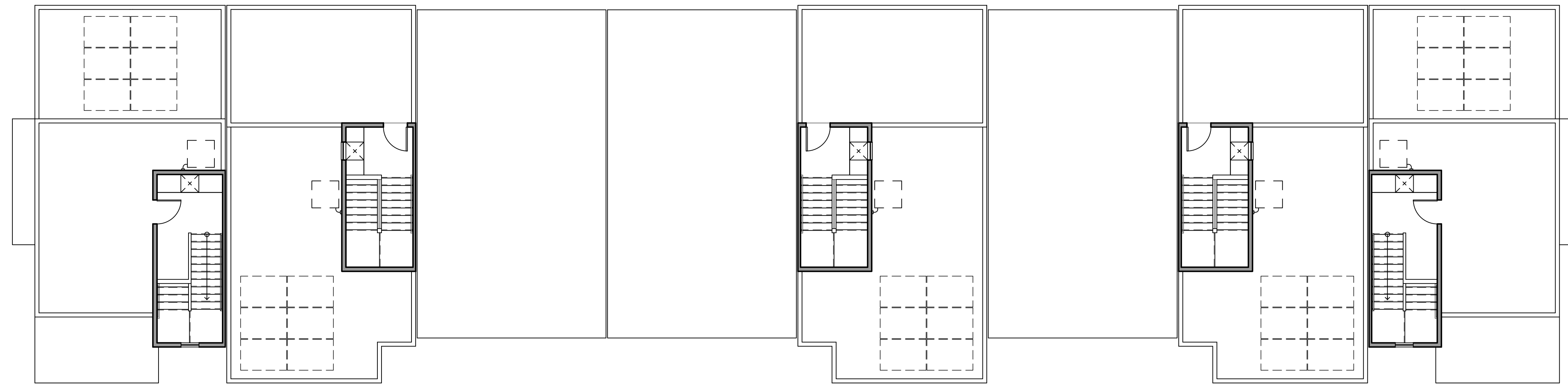
Plan 2R

Plan 1

Plan 2R

Plan 3

First Floor



Plan 3R

Plan 2

Plan 1

Plan 1

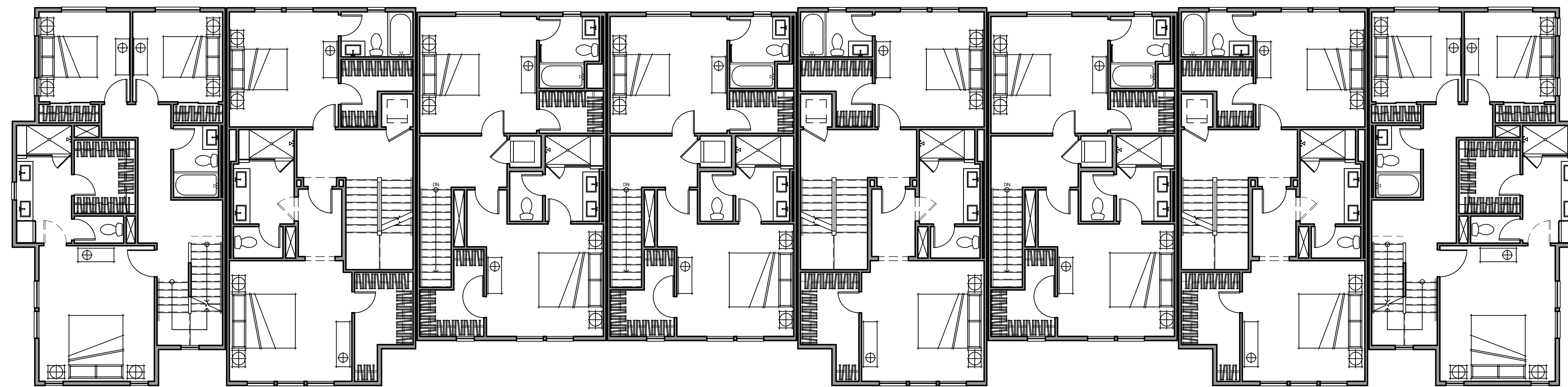
Plan 2R

Plan 1

Plan 2R

Plan 3

Roof Deck



Plan 3R

Plan 2

Plan 1

Plan 1

Plan 2R

Plan 1

Plan 2R

Plan 3

Third Floor



STREET SCENE - 01



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#2021-1151

SCHEMATIC DESIGN
APRIL 07, 2022

SFD, STREET SCENE

A 4.1.0



STREET SCENE



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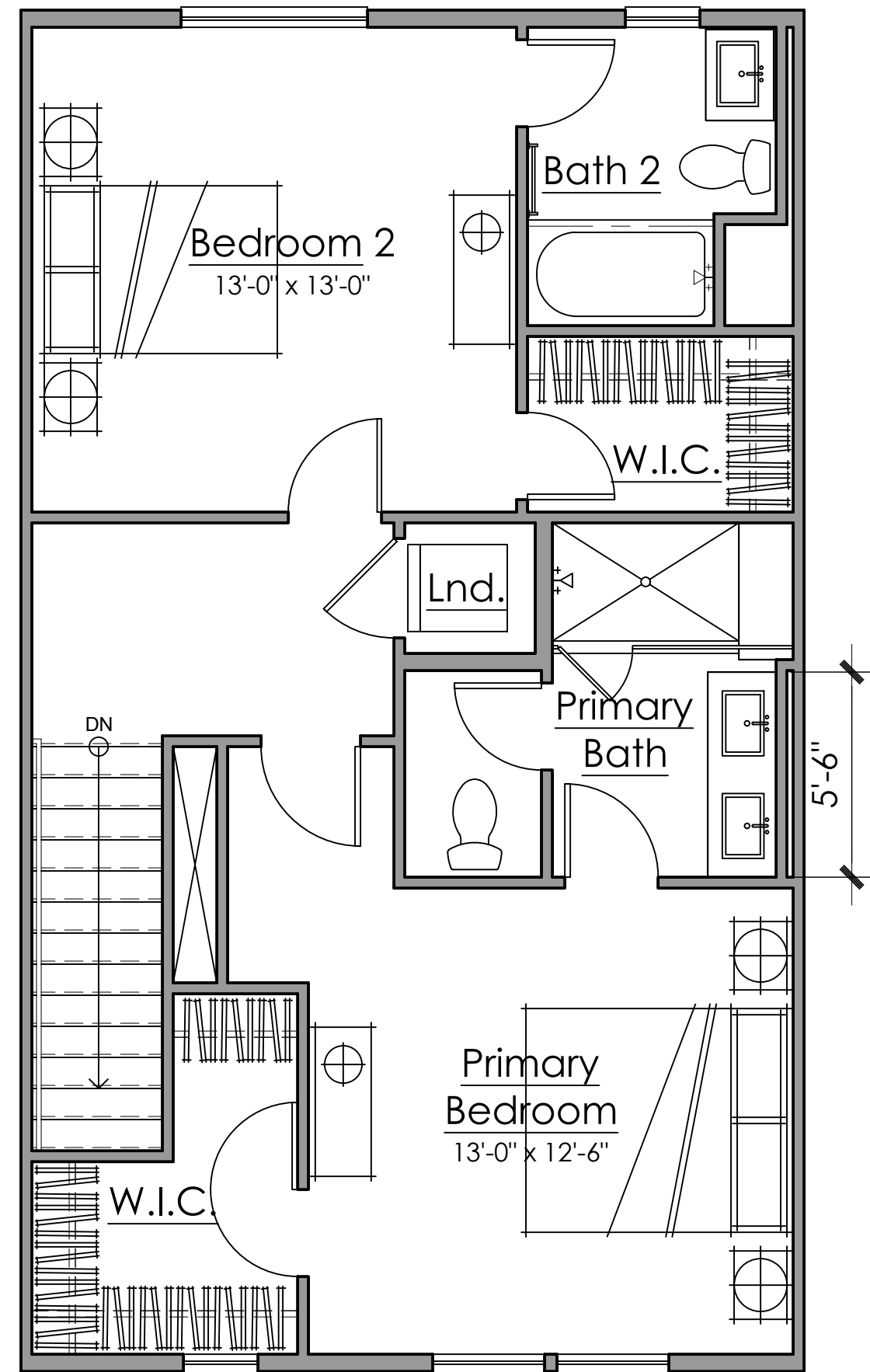
MONARCH BAY
SAN LEANDRO, CA

#2021-1151

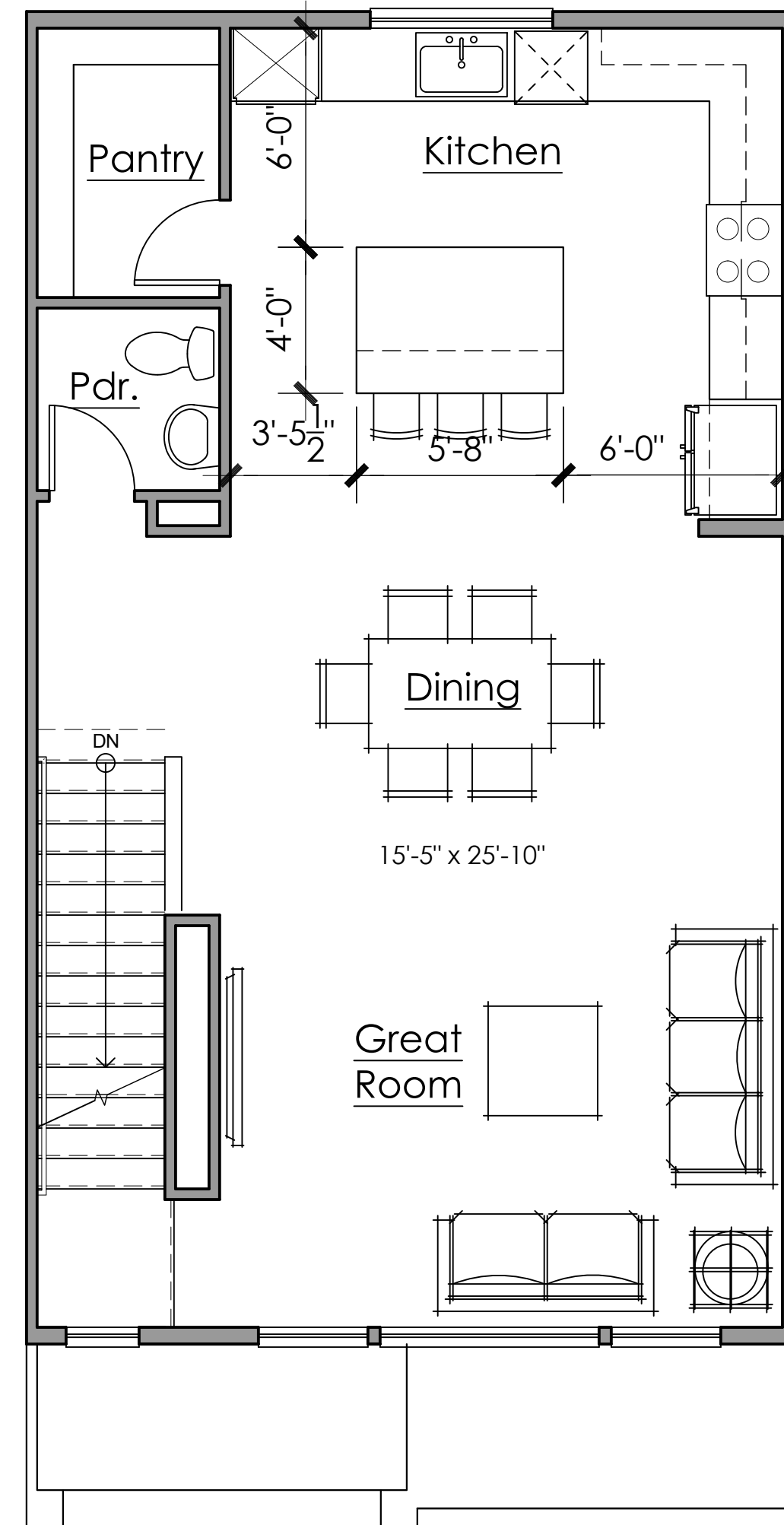
SCHEMATIC DESIGN
APRIL 07, 2022

TO NHOSE STREET SCENE

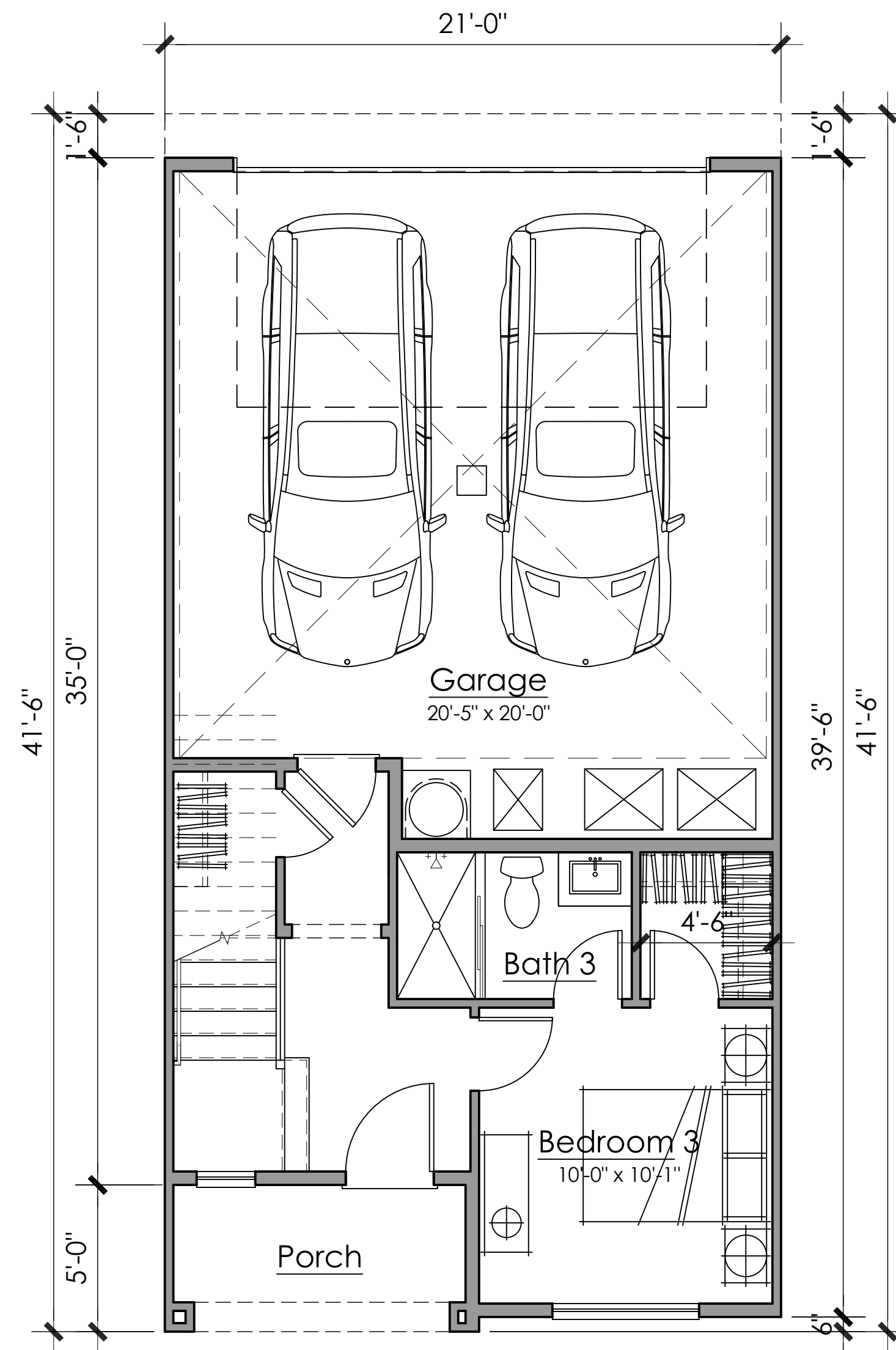
A 4.2.0



Third Floor



Second Floor



First Floor

Plan 1 Floor Plan
3 Bedroom, 3.5 Bath
1,819s.f.(gross)



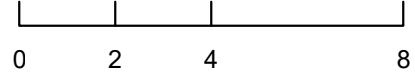
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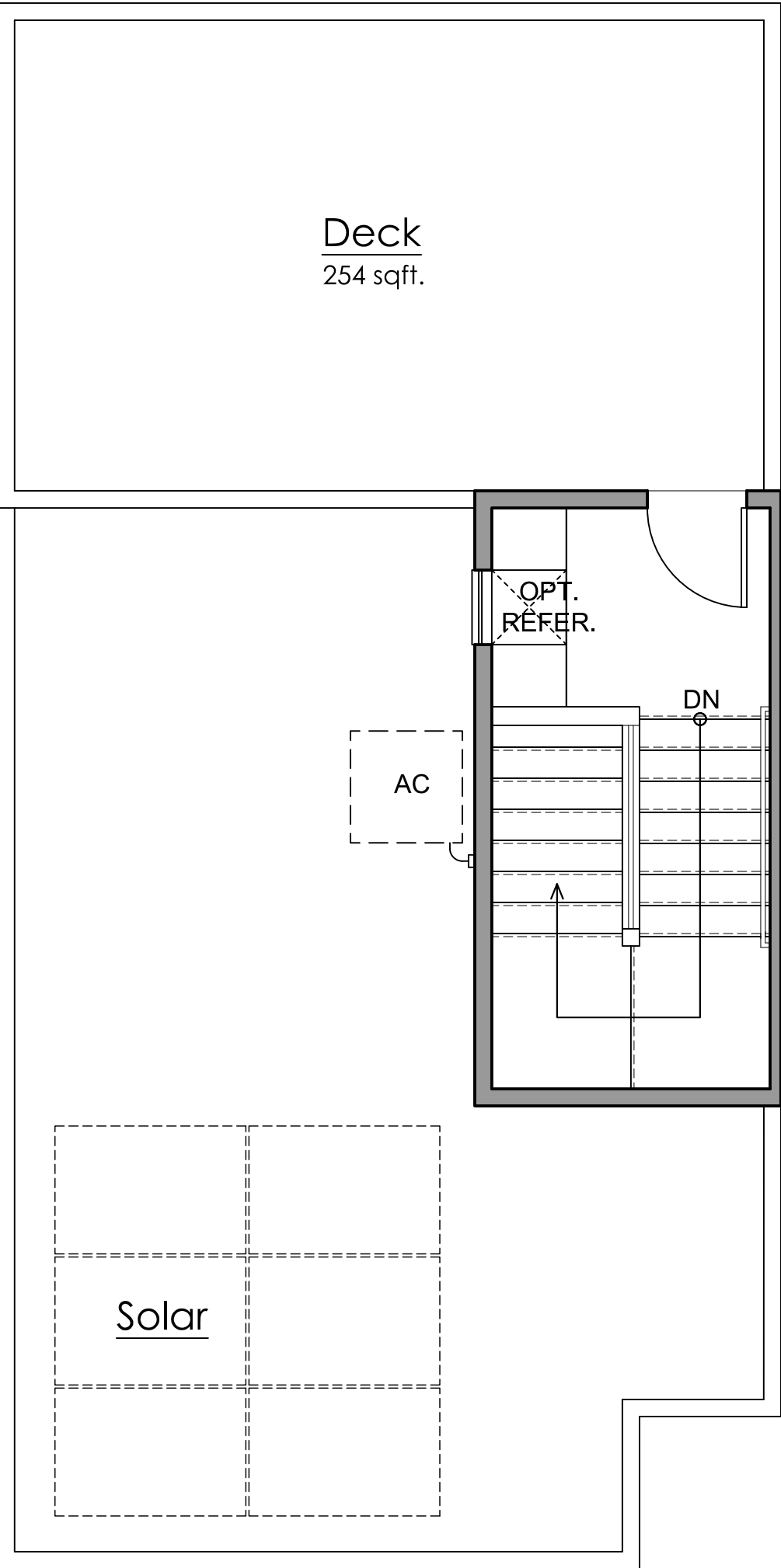
#2021-1151

SCHEMATIC DESIGN
APRIL 07, 2022

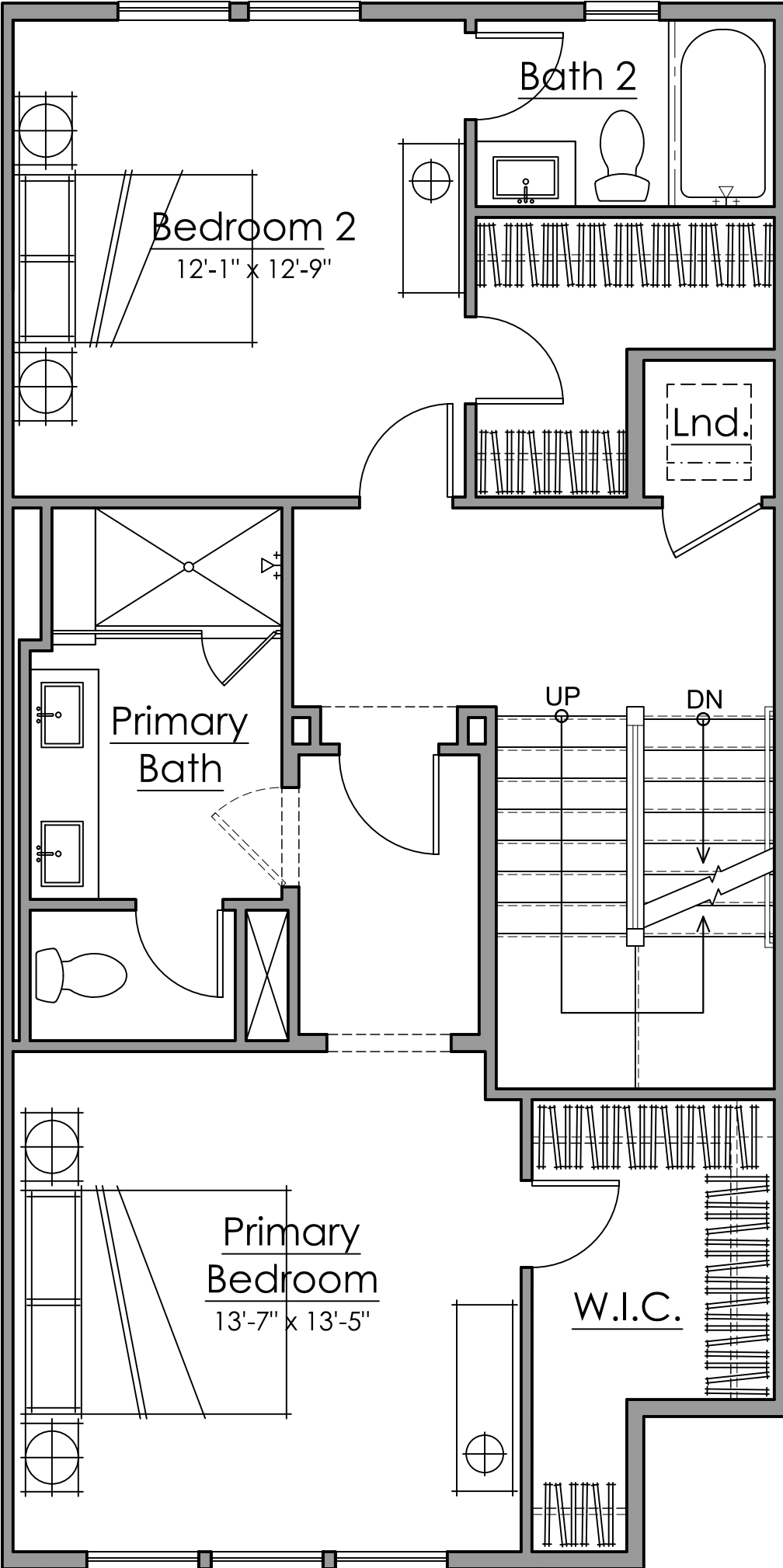


Townhouse Plan 1

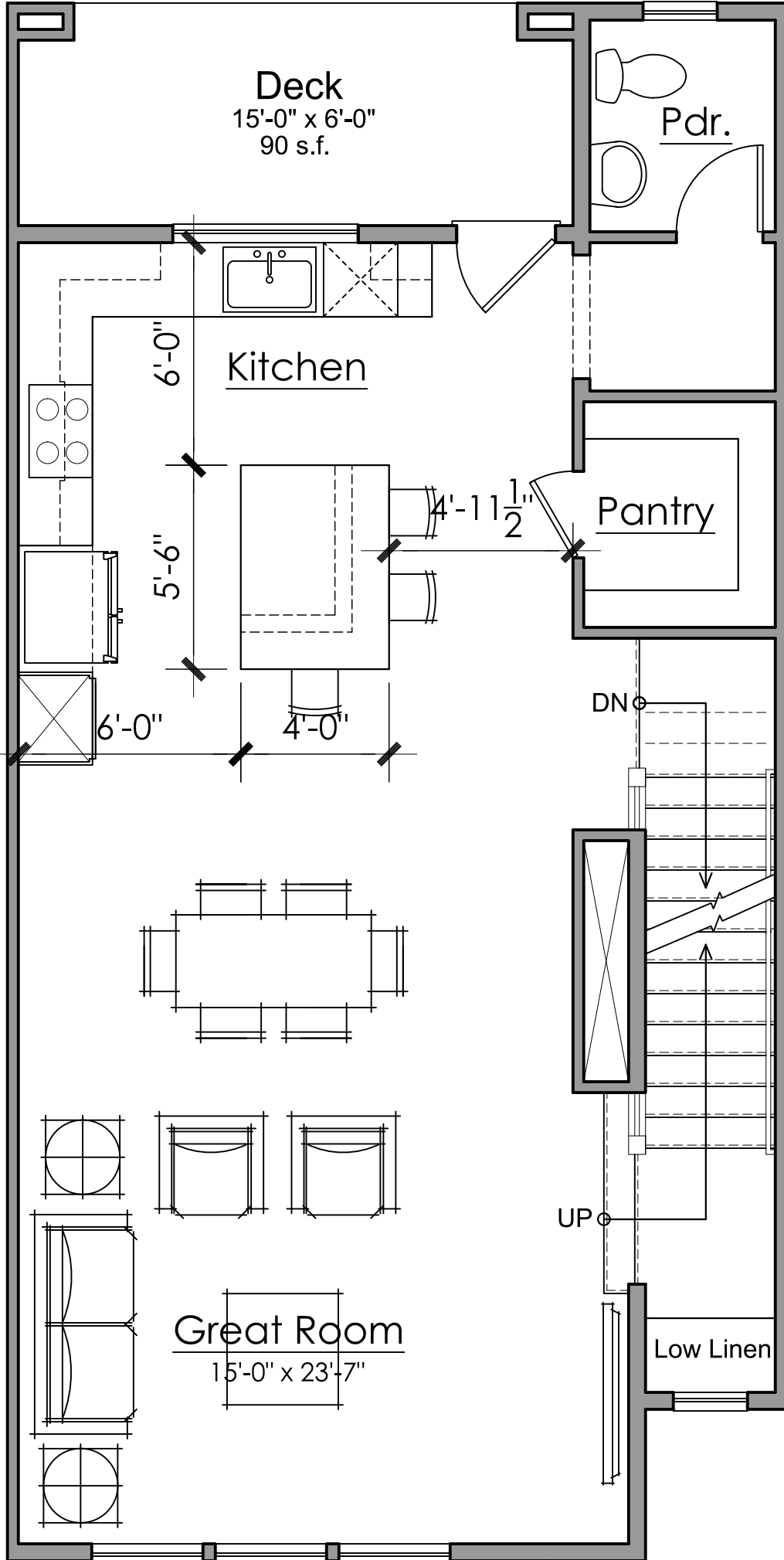
A5.1.0



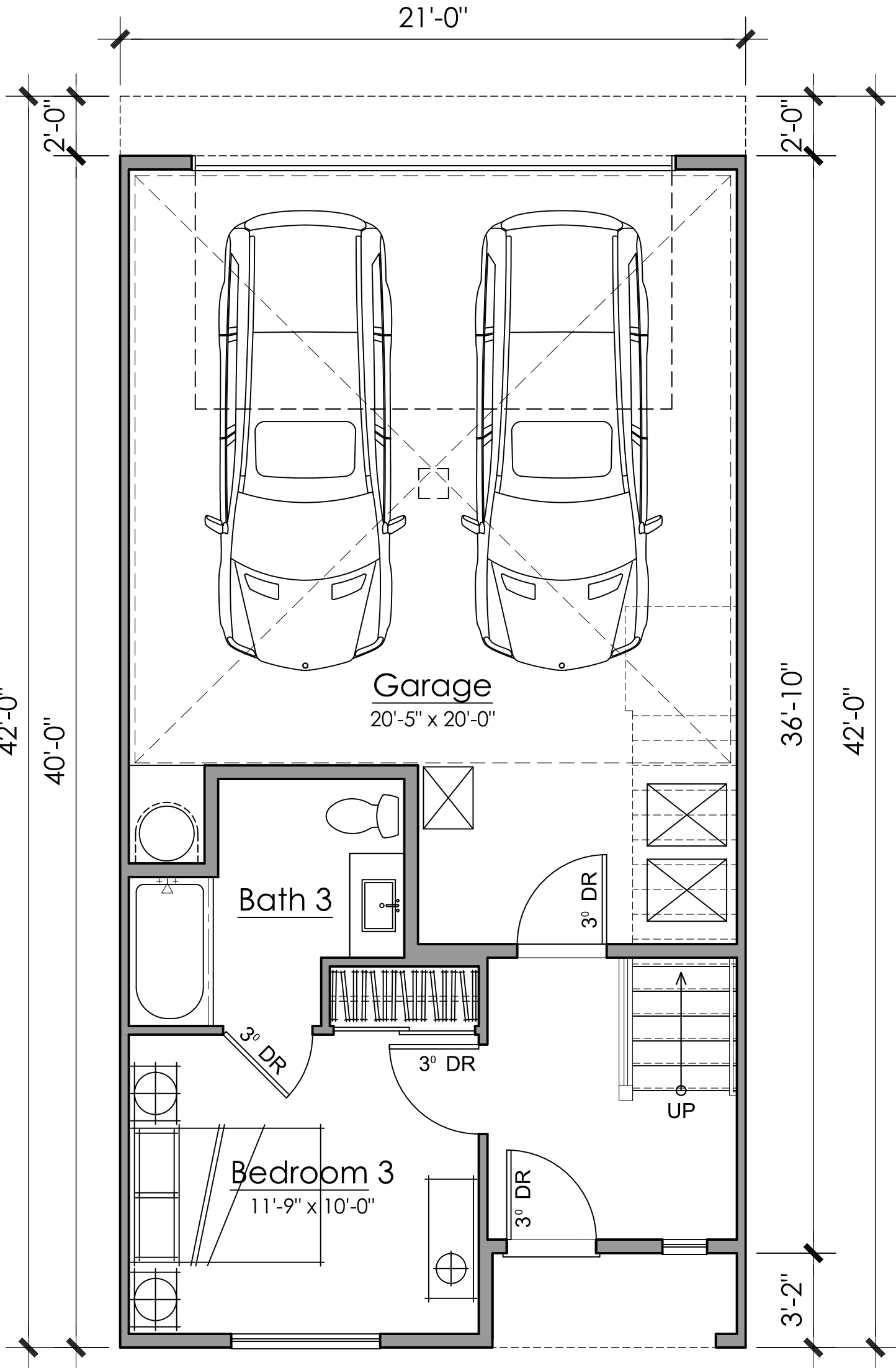
Roof



Third Floor



Second Floor



First Floor

Plan 2 Floor Plan
 3 Bedroom, 3.5 Bath
 2,040s.f.(gross)
 Private Open Space:344 s.f



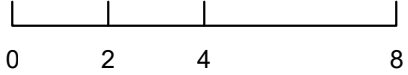
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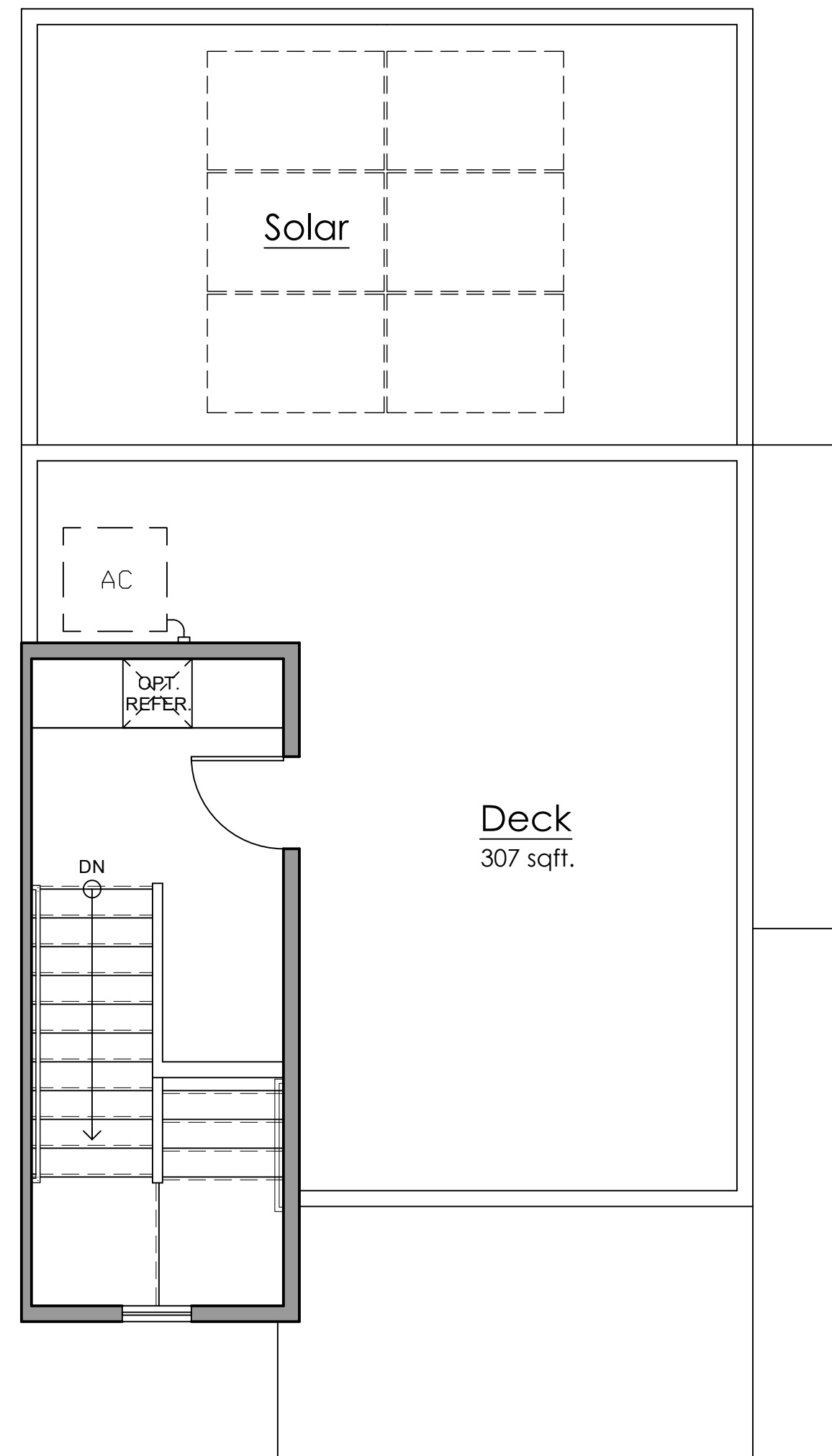
#2021-1151

SCHEMATIC DESIGN
 APRIL 07, 2022

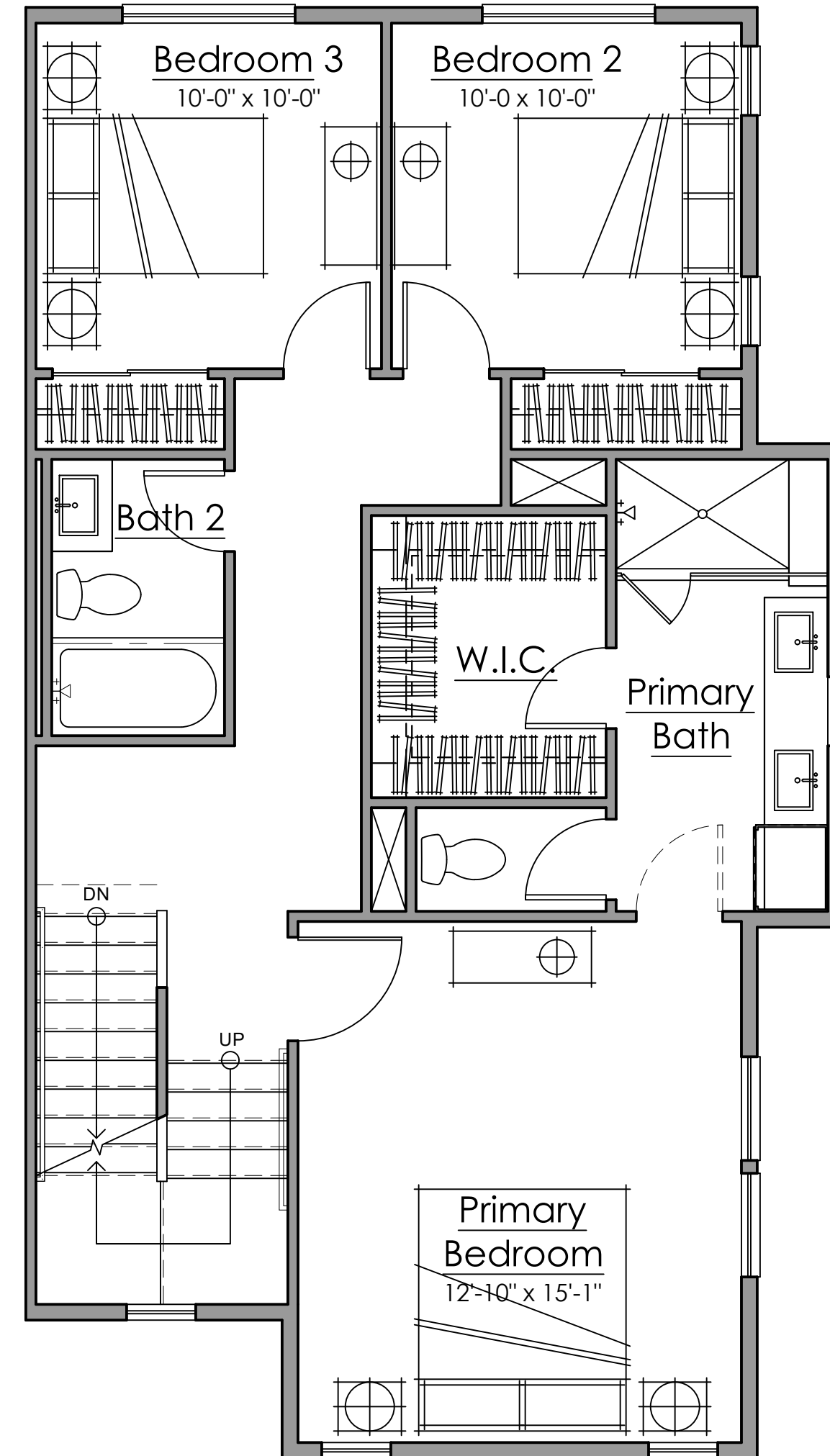


Townhouse Plan 2

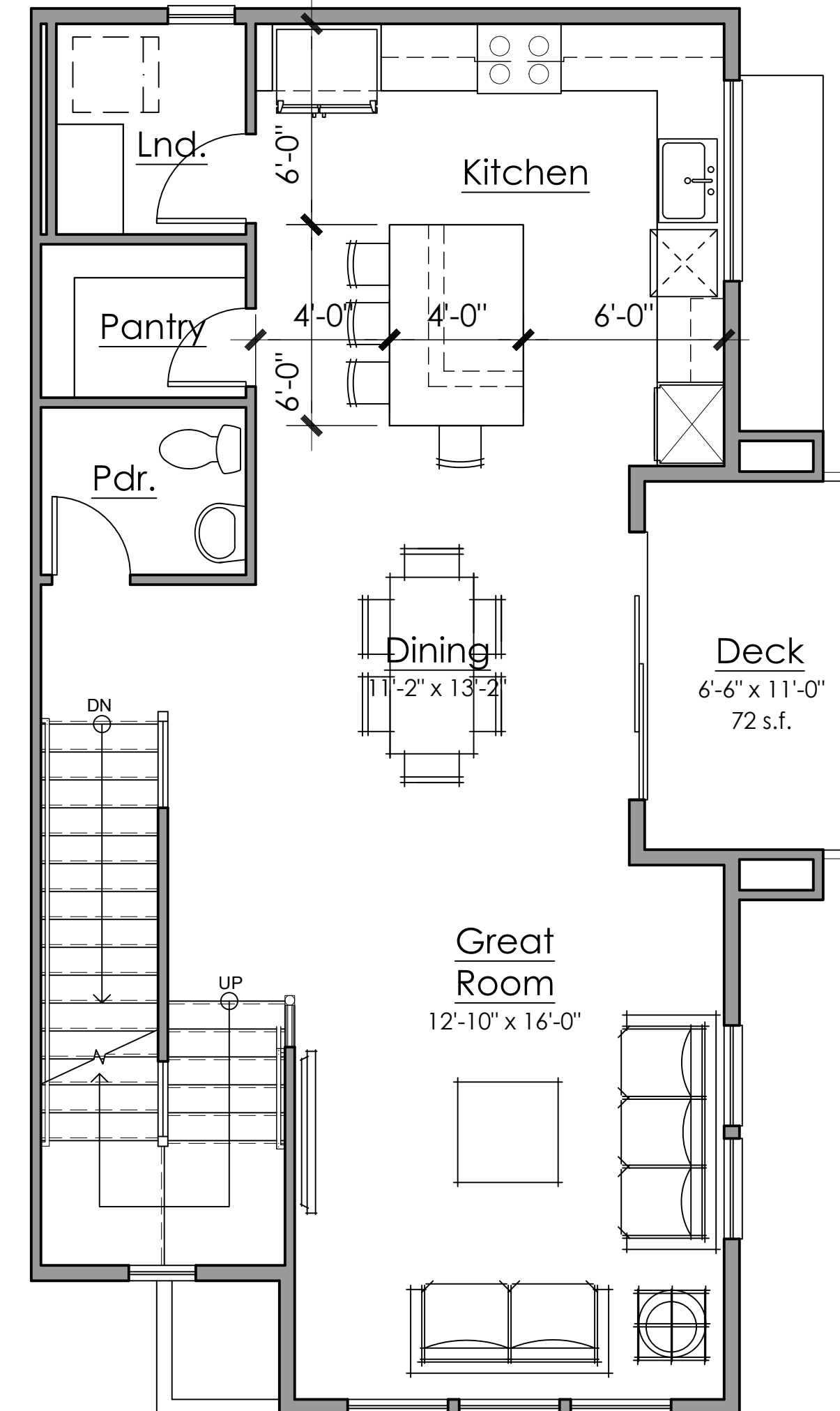
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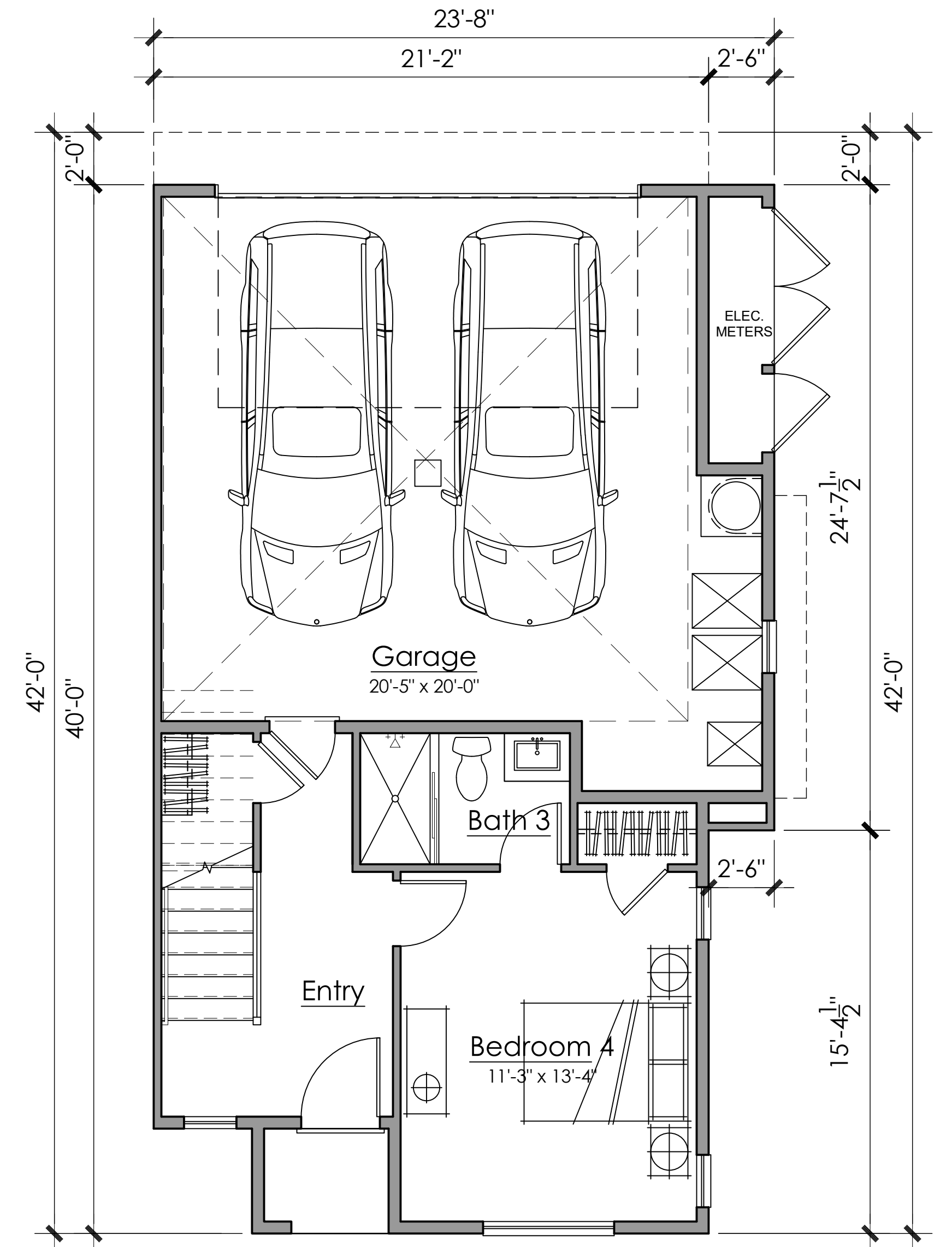
Roof



Third Floor



Second Floor



First Floor

Plan 3 Floor Plan
4 Bedroom+ 3.5 Bath
2,171s.f.(gross)
Private Open Space:379 s.f



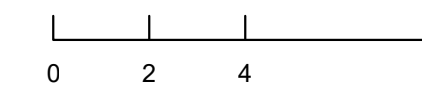
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#2021-1151

SCHEMATIC DESIGN
APRIL 07, 2022



Townhouse Plan 3

A5.3.0



PLAN 1_ B STYLE: FRONT RIGHT VIEW

Wood Look Siding

Stucco

Stone Veneer

Entry Door



PLAN 1_ A STYLE: FRONT RIGHT VIEW



PLAN 2_ B STYLE: FRONT RIGHT VIEW

Stucco

Wood Look Siding

Wood Look Siding

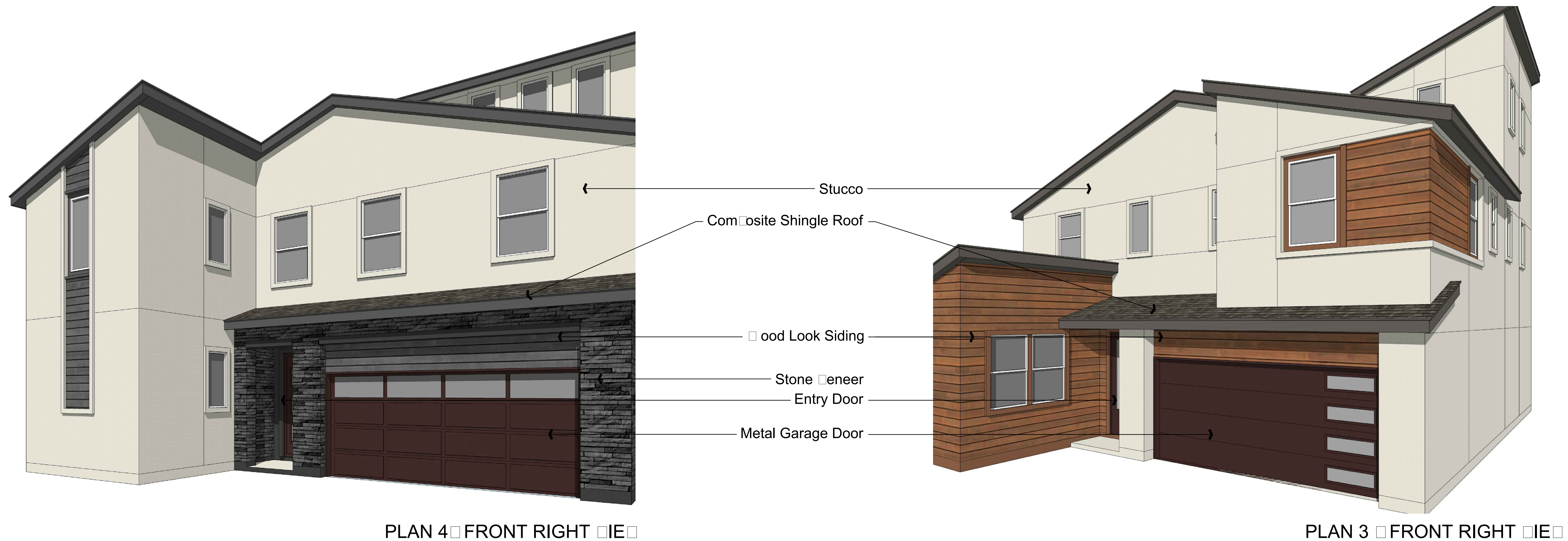
Stone Veneer

Metal Garage Door

Entry Door

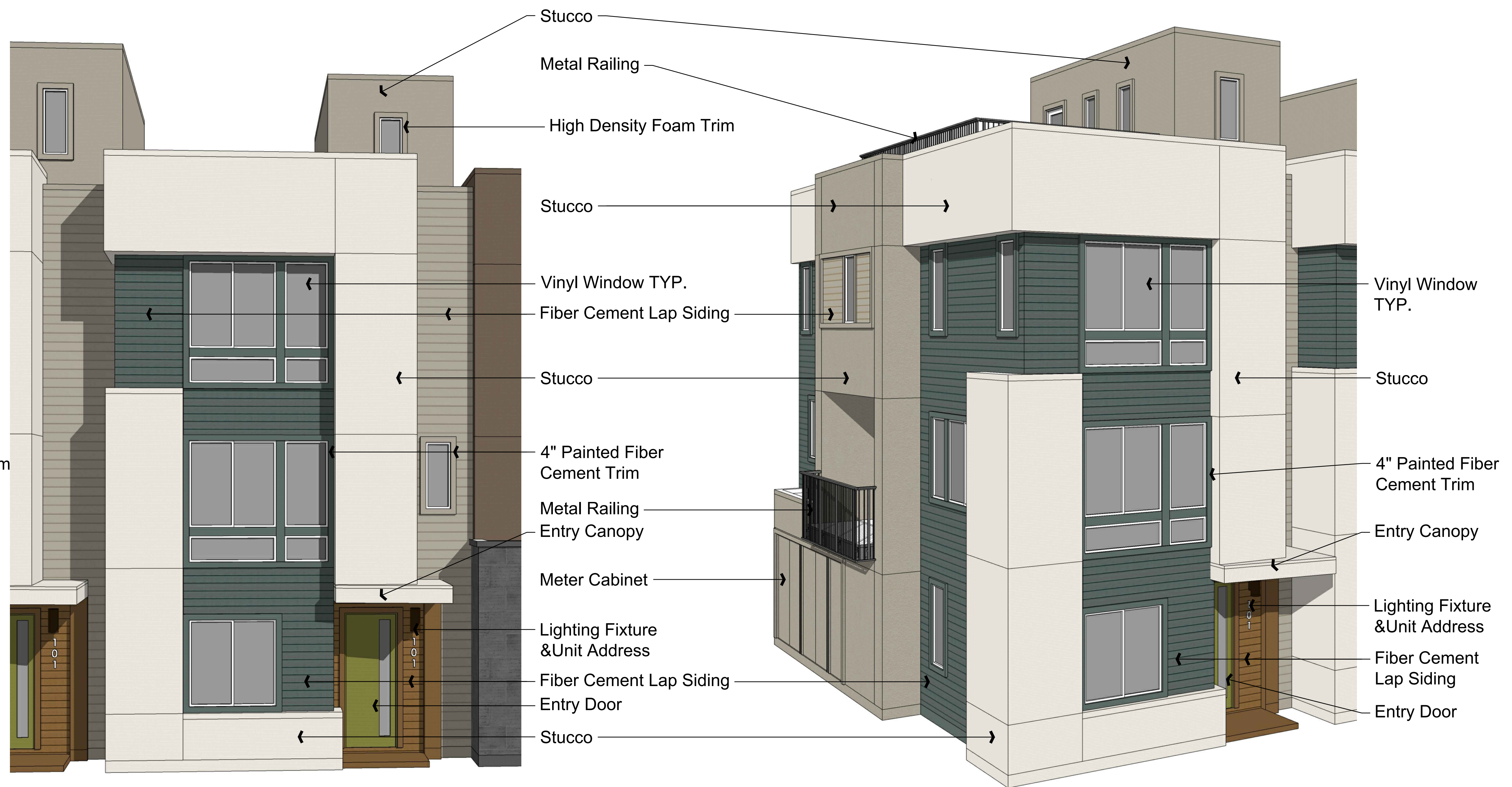


PLAN 2_ A STYLE: FRONT RIGHT VIEW



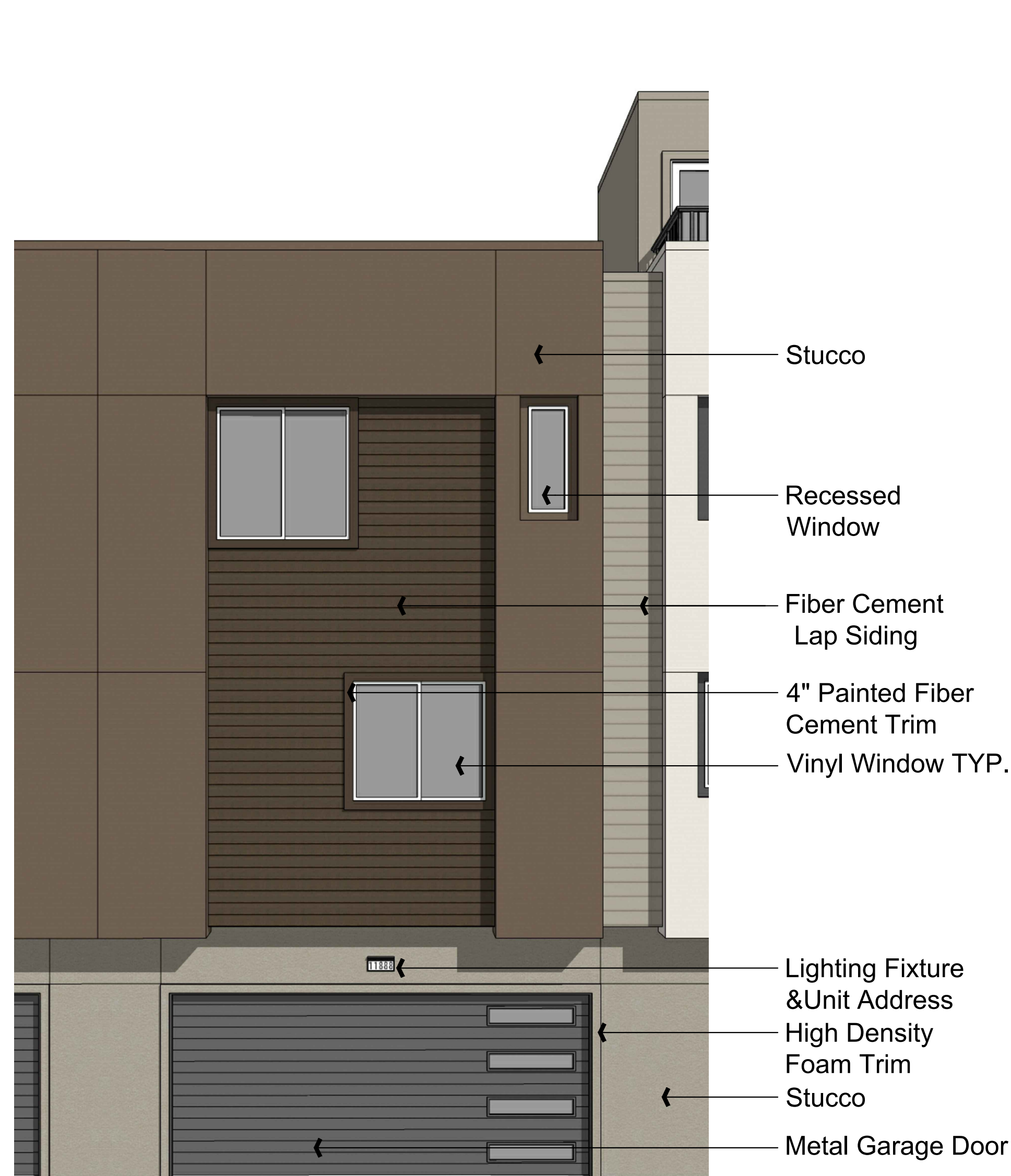


PLAN 1 - FRONT VIEW



PLAN 2 - FRONT VIEW

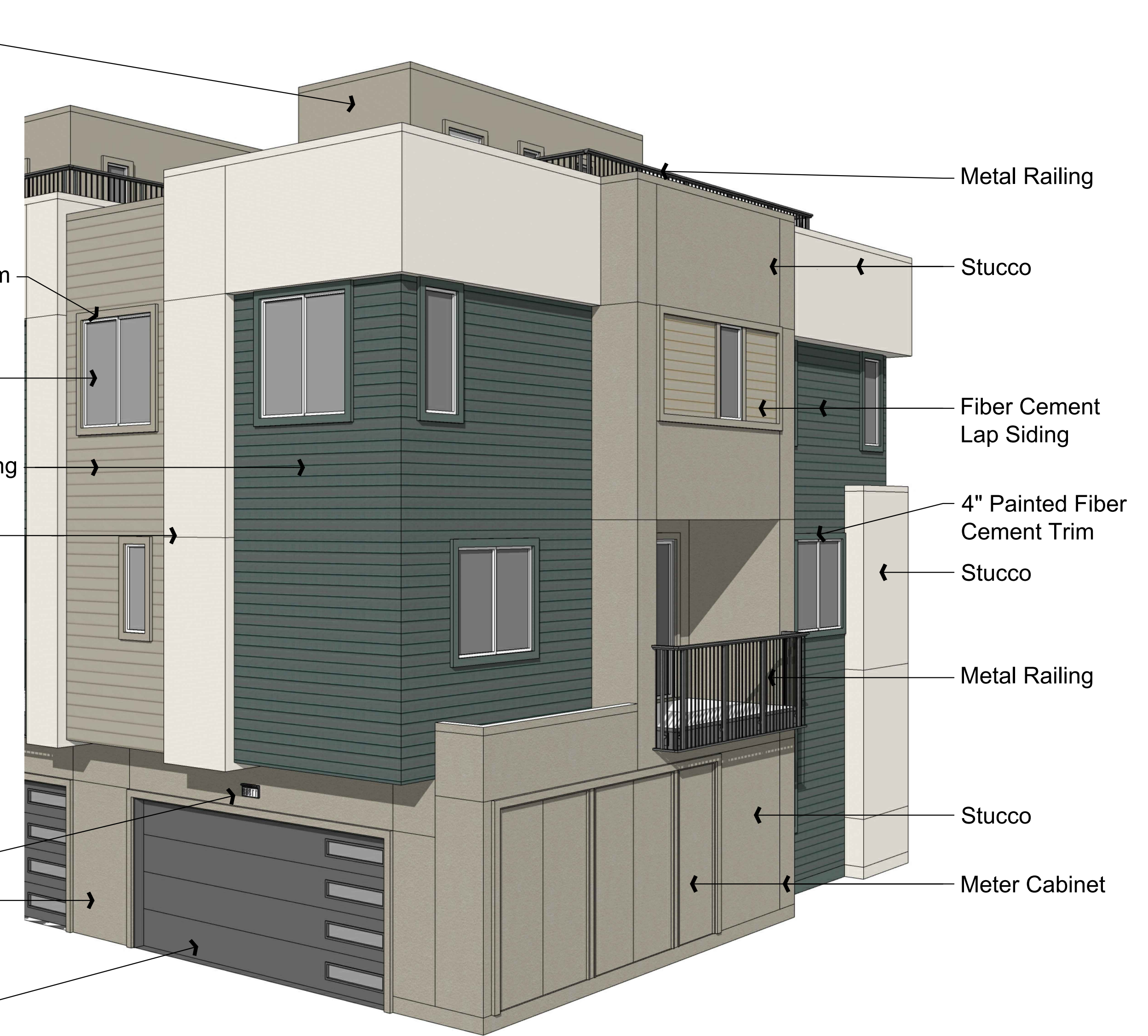
PLAN 3 - FRONT RIGHT VIEW



PLAN 1 -REAR VIEW

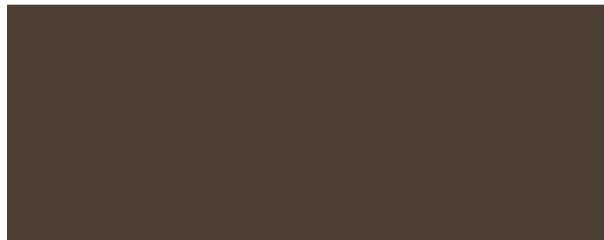
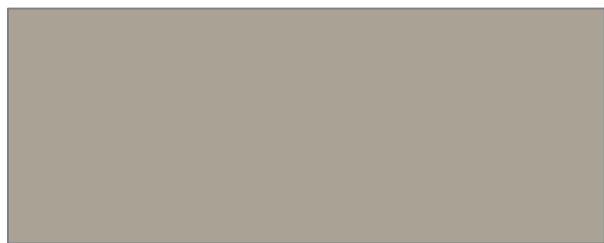


PLAN 2 - REAR VIEW

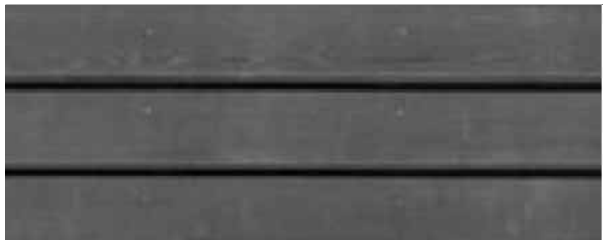


PLAN 3 - REAR RIGHT VIEW

TOWNHOUSE

STUCCO BODY 1 / ENTRY CANOPY	
STUCCO BODY 2	
FIBER CEMENT LAP SIDING 1 / TRIM 1/ STUCCO BODY 3	
FIBER CEMENT LAP SIDING 2 / TRIM 2	
FIBER CEMENT LAP SIDING 3 / TRIM 3/ STUCCO BODY 3	
FIBER CEMENT LAP SIDING 4 / ACCENT 1	
STONE VENEER	
ENTRY DOOR	
METAL RAILING	
GARAGE DOOR / ACCENT 2	

SINGLE FAMILY

STUCCO BODY 1/ TRIM 1	
FIBER CEMENT LAP SIDING 1	
FIBER CEMENT LAP SIDING 2	
STONE VENEER	
TRIM 2	
TRIM 3	
TRIM 4	
ENTRY DOOR/ GARAGE DOOR	
WOOD RAILING	
COMPOSITE SHINGLE ROOF	



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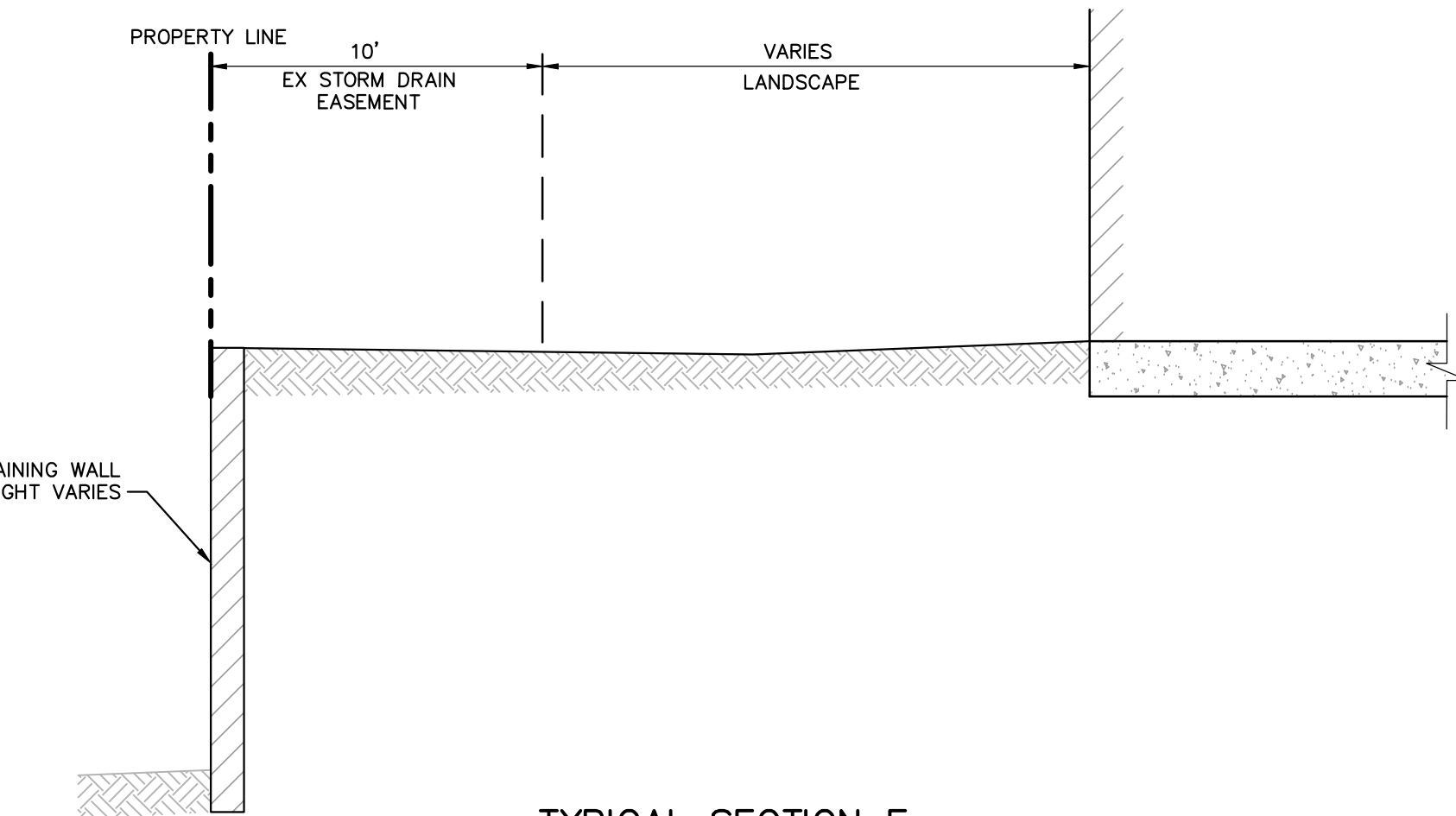
MONARCH BAY
SAN LEANDRO, CA

#2021-1151

SCHEMATIC DESIGN
APRIL 07, 2022

COLOR ☐ MATERIAL SCHEMES

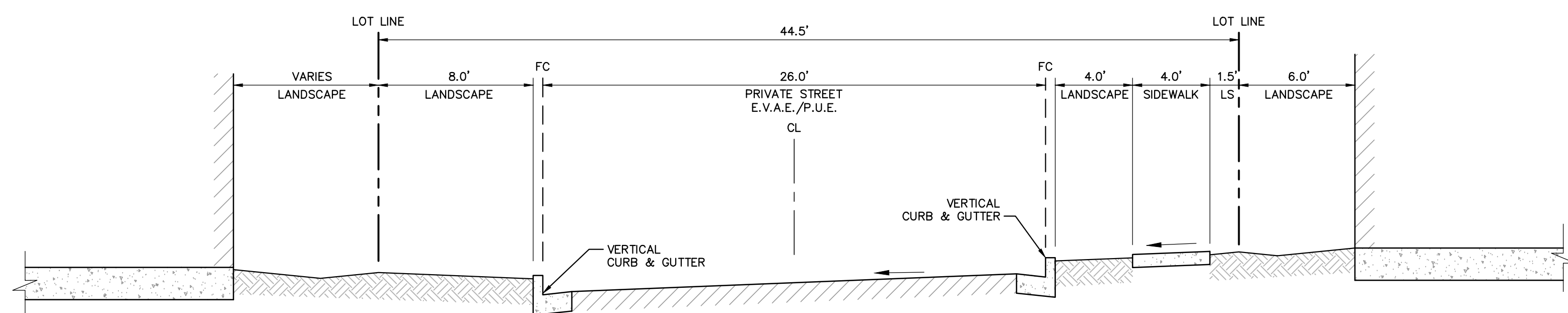
A 7.0.0



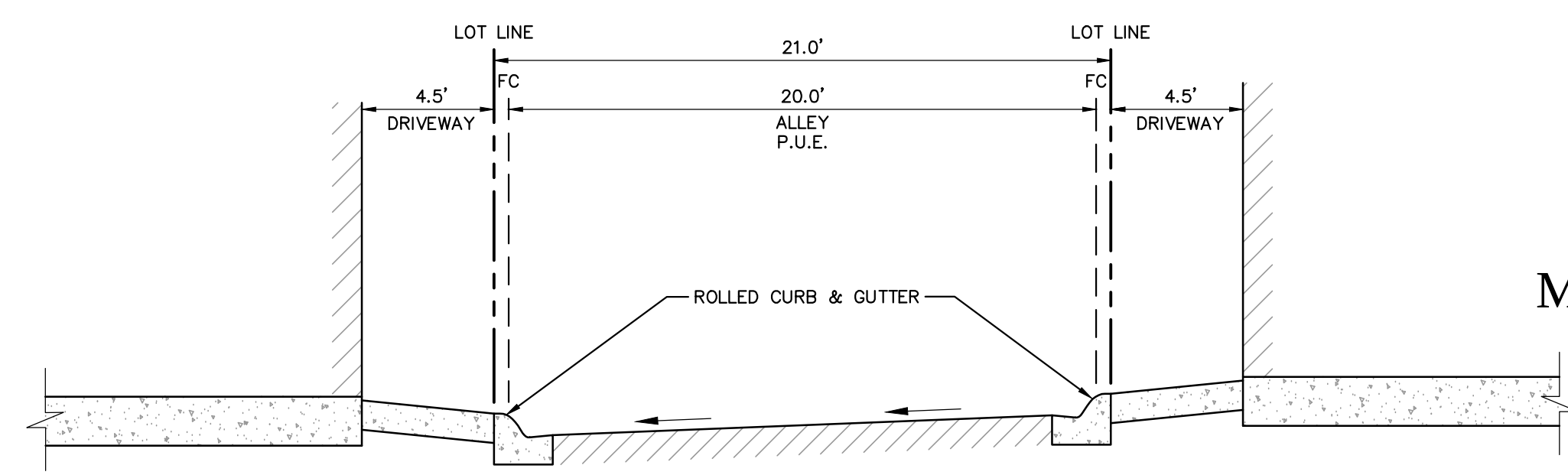
TYPICAL SECTION F
NO SCALE



SITE PLAN
1"=30'

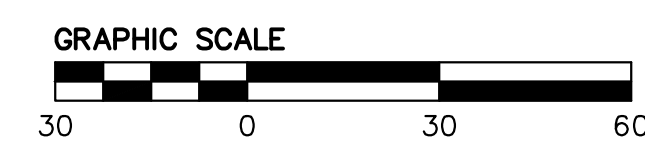


TYPICAL SECTION A
NO SCALE



TYPICAL SECTION B
NO SCALE

PARING PROVIDED
GARAGE - 2
STREET - 2 ON-SITE
TOTAL PARING PROVIDED - 2



- LEGEND**
- PROPERTY LINE
 - EASEMENT LINE
 - PERVIOUS PAVING
 - EMERGENCY VEHICLE ACCESS EASEMENT (EVAE)/ PUBLIC UTILITY EASEMENT (PUE)
 - PUBLIC UTILITY EASEMENT (PUE)
 - PUBLIC ACCESS EASEMENT (PAE)
 - EXISTING EASEMENT
 - PUBLIC STORM DRAIN EASEMENT (SDE)
 - PRIVATE STORM DRAIN EASEMENT (PSDE)
 - PRIVATE INGRESS/EGRESS EASEMENT (PIEE)
 - PUBLIC RECLAIMED WATER EASEMENT (PRWE)
 - STREET PARKING AREA
 - BIORETENTION BASIN

SCHEMATIC DESIGN
FOR
MONARCH BAY SINGLE FAMILY/
TOWNHOME RESIDENTIAL

CITY OF SAN LEANDRO, CALIFORNIA

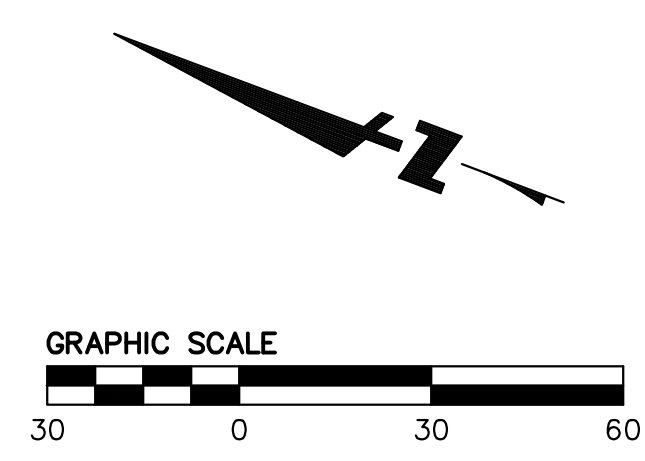
APRIL 7, 2022

JOB NO. C20136048-19

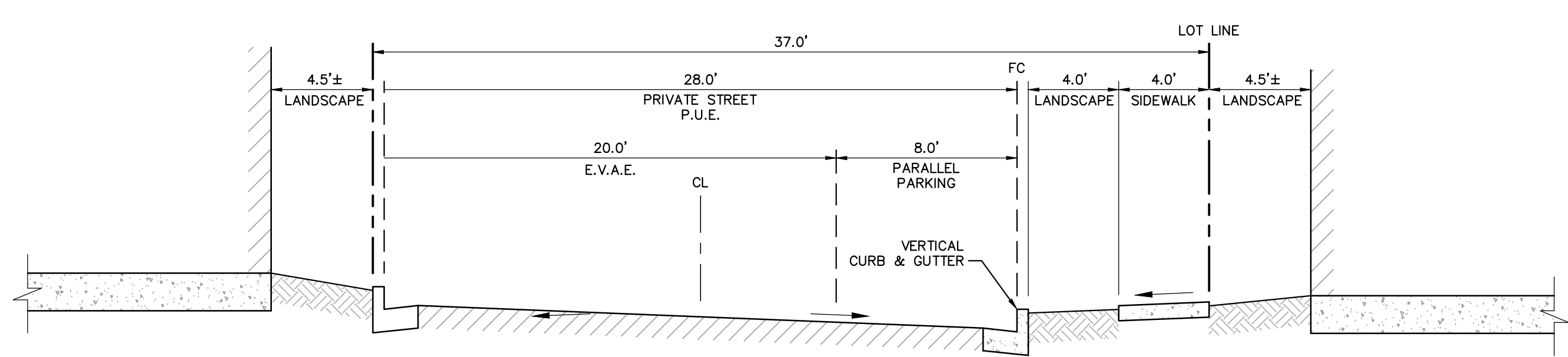
BKF
BKF ENGINEERS
1730 N. FIRST STREET
SUITE 600
SAN JOSE, CA 95112
(408) 467-9100
www.bkf.com

C1.0

SHEET 1 OF 15 SHEETS

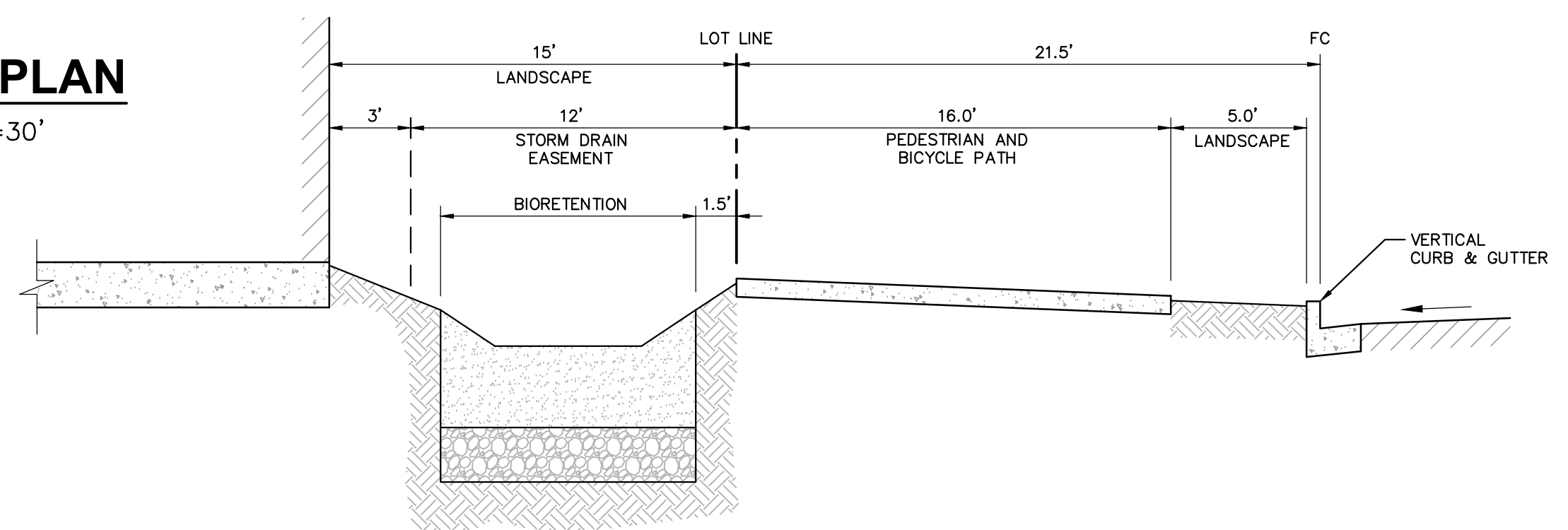


- LEGEND**
- PROPERTY LINE
 - EASEMENT LINE
 - PERVIOUS PAVING
 - EMERGENCY VEHICLE ACCESS EASEMENT (EVAE)/ PUBLIC UTILITY EASEMENT (PUE)
 - PUBLIC UTILITY EASEMENT (PUE)
 - PUBLIC ACCESS EASEMENT (PAE)
 - EXISTING EASEMENT
 - PUBLIC STORM DRAIN EASEMENT (SDE)
 - PRIVATE STORM DRAIN EASEMENT (PSDE)
 - PRIVATE INGRESS/EGRESS EASEMENT (PIE)
 - PUBLIC RECLAIMED WATER EASEMENT (PRWE)
 - STREET PARKING AREA
 - BIORETENTION BASIN



TYPICAL SECTION C
NO SCALE

SITE PLAN
1"=30'



TYPICAL SECTION G
NO SCALE

SCHEMATIC DESIGN
FOR
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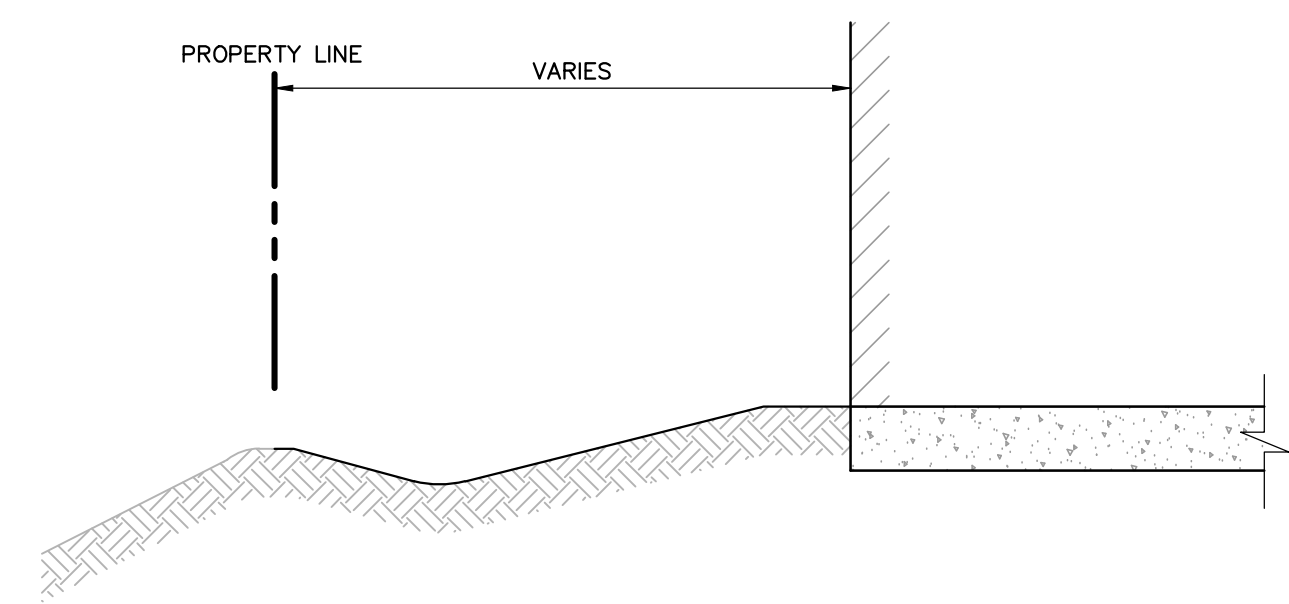
CITY OF SAN LEANDRO, CALIFORNIA
APRIL 7, 2022

C1.1

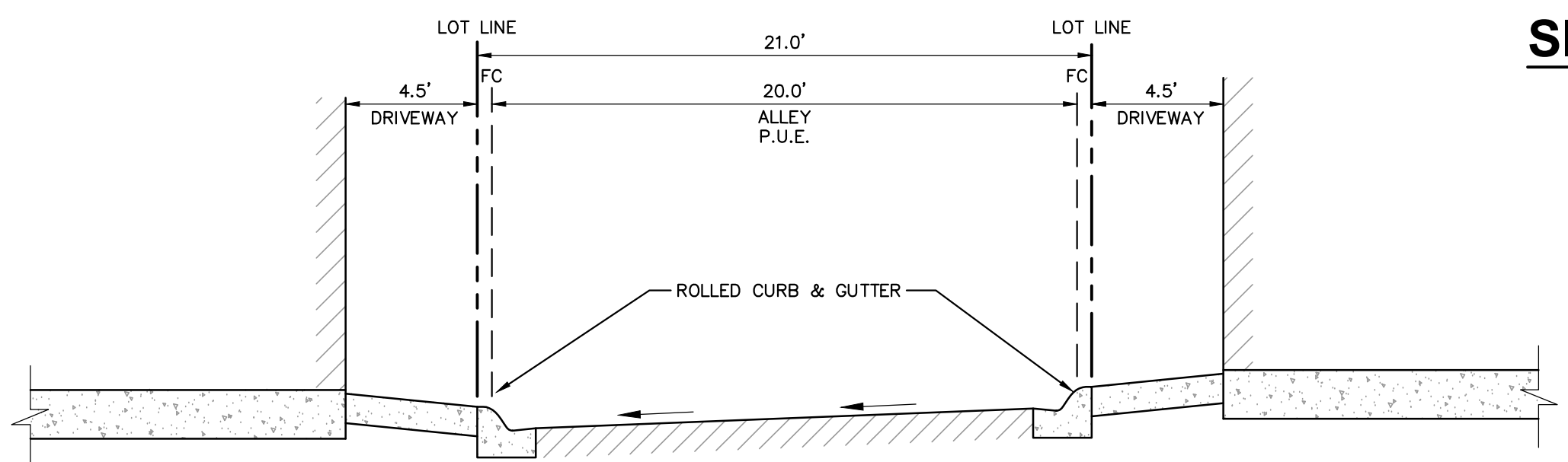
PREPARED BY
BKF ENGINEERS
1730 N. FIRST STREET
SUITE 600
SAN JOSE, CA 95112
(408) 467-9100
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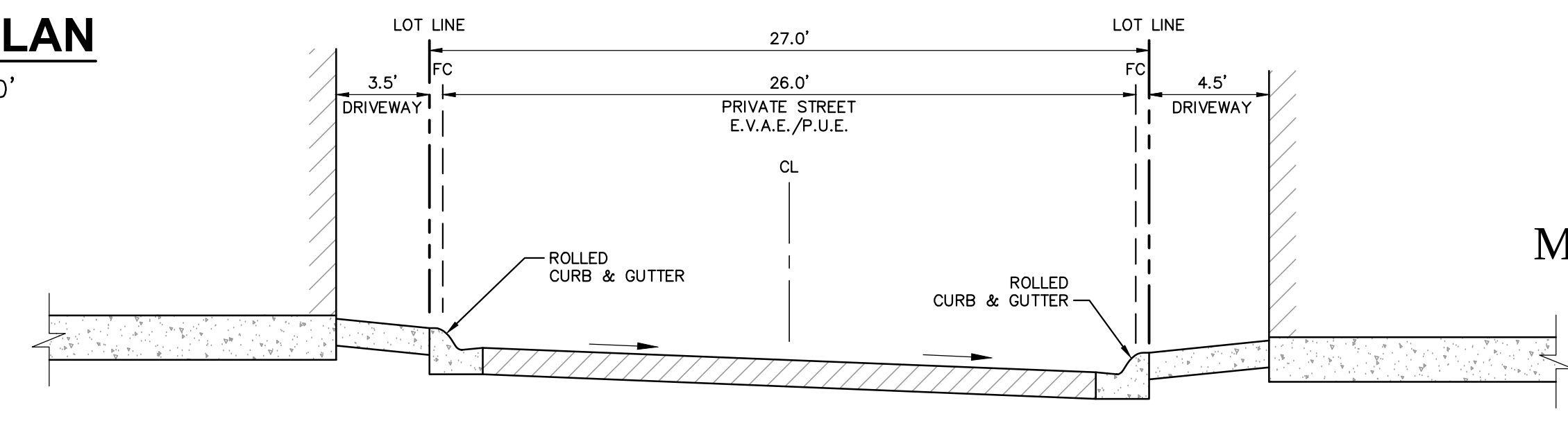
- LEGEND**
- PROPERTY LINE
 - EASEMENT LINE
 - PERVIOUS PAVING
 - EMERGENCY VEHICLE ACCESS EASEMENT (EVAE)/ PUBLIC UTILITY EASEMENT (PUE)
 - PUBLIC UTILITY EASEMENT (PUE)
 - PUBLIC ACCESS EASEMENT (PAE)
 - EXISTING EASEMENT
 - PUBLIC STORM DRAIN EASEMENT (SDE)
 - PRIVATE STORM DRAIN EASEMENT (PSDE)
 - PRIVATE INGRESS/EGRESS EASEMENT (PIE)
 - PUBLIC RECLAIMED WATER EASEMENT (PRWE)
 - STREET PARKING AREA
 - BIORETENTION BASIN



TYPICAL SECTION H
NO SCALE



TYPICAL SECTION D
NO SCALE



TYPICAL SECTION E
NO SCALE

SITE PLAN
1"=30'

SCHEMATIC DESIGN
FOR
**MONARCH BAY SINGLE FAMILY/
TOWNHOME RESIDENTIAL** **C1.2**

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CITY OF SAN LEANDRO, CALIFORNIA
APRIL 7, 2022



GRADING PLAN

1"=30'

SCHEMATIC DESIGN
FOR
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C2.1

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APRIL 7, 2022

JOB NO. C20136048-19

SHEET 5 OF 15 SHEETS



GRADING PLAN

1"=30'

SCHEMATIC DESIGN
FOR
MONARCH BAY SINGLE FAMILY/
TOWNHOME RESIDENTIAL

C2.2

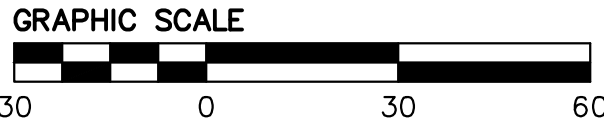
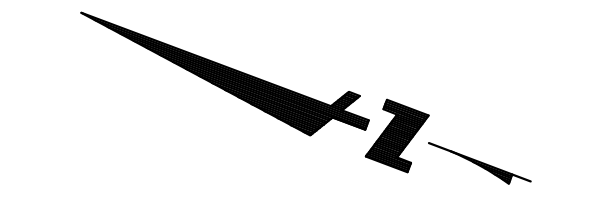
CITY OF SAN LEANDRO, CALIFORNIA

APRIL 7, 2022

JOB NO. C20136048-19

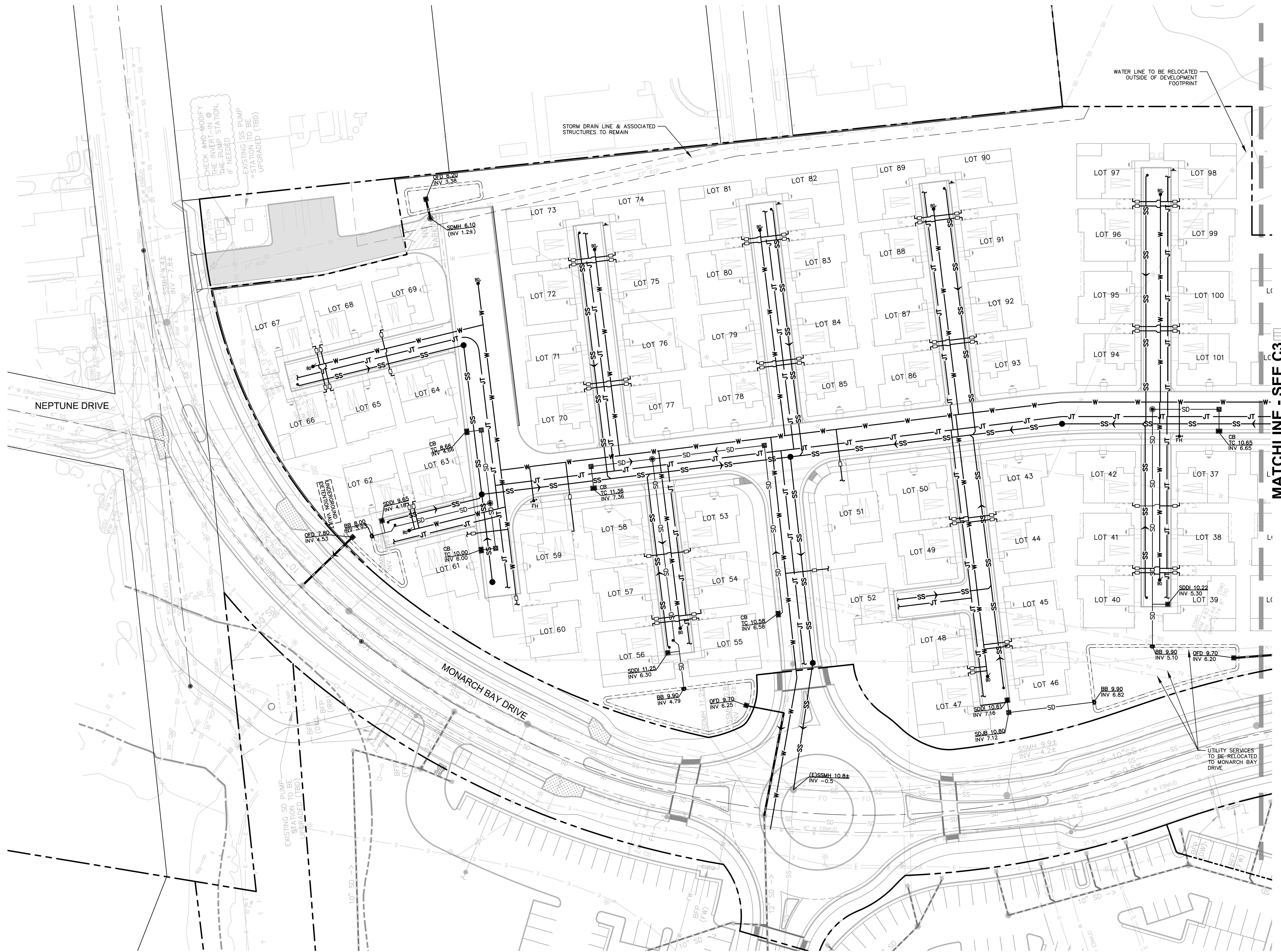
PREPARED BY
BKF
BKF ENGINEERS
1730 N. FIRST STREET
SUITE 600
SAN JOSE, CA 95112
(408) 467-9100
www.bkf.com

SHEET 6 OF 15 SHEETS



LEGEND

- PROPERTY LINE
- EASEMENT LINE
- ELEVATION
- DOMESTIC WATER LINE
- JOINT TRENCH LINE
- SANITARY SEWER LINE
- STORM DRAIN (PERFORATED)
- STORM DRAIN (TREATED)
- STORM DRAIN (UNTREATED)
- PIPE FLOW (DIRECTION)
- SDAD STORM DRAIN AREA DRAIN
- SDBB STORM DRAIN BUBBLER BOX
- SDCO STORM DRAIN CLEANOUT
- SDCB STORM DRAIN CATCH BASIN
- SDDI STORM DRAIN DROP INLET
- SDJB STORM DRAIN JUNCTION BOX
- SDMH STORM DRAIN MANHOLE
- SSCO SANITARY SEWER CLEANOUT
- SSMH SANITARY SEWER MANHOLE
- BFV BACKFLOW PREVENTER
- FH FIRE HYDRANT
- WM WATER METER
- WV WATER VALVE



UTILITY PLAN

1"=30'

SCHEMATIC DESIGN
FOR
MONARCH BAY SINGLE FAMILY/
TOWNHOME RESIDENTIAL

C3.0

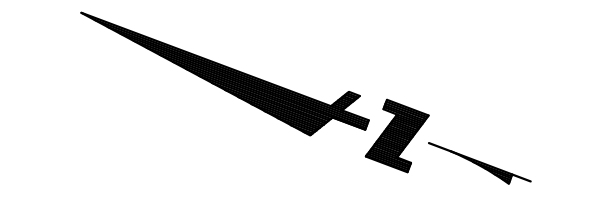
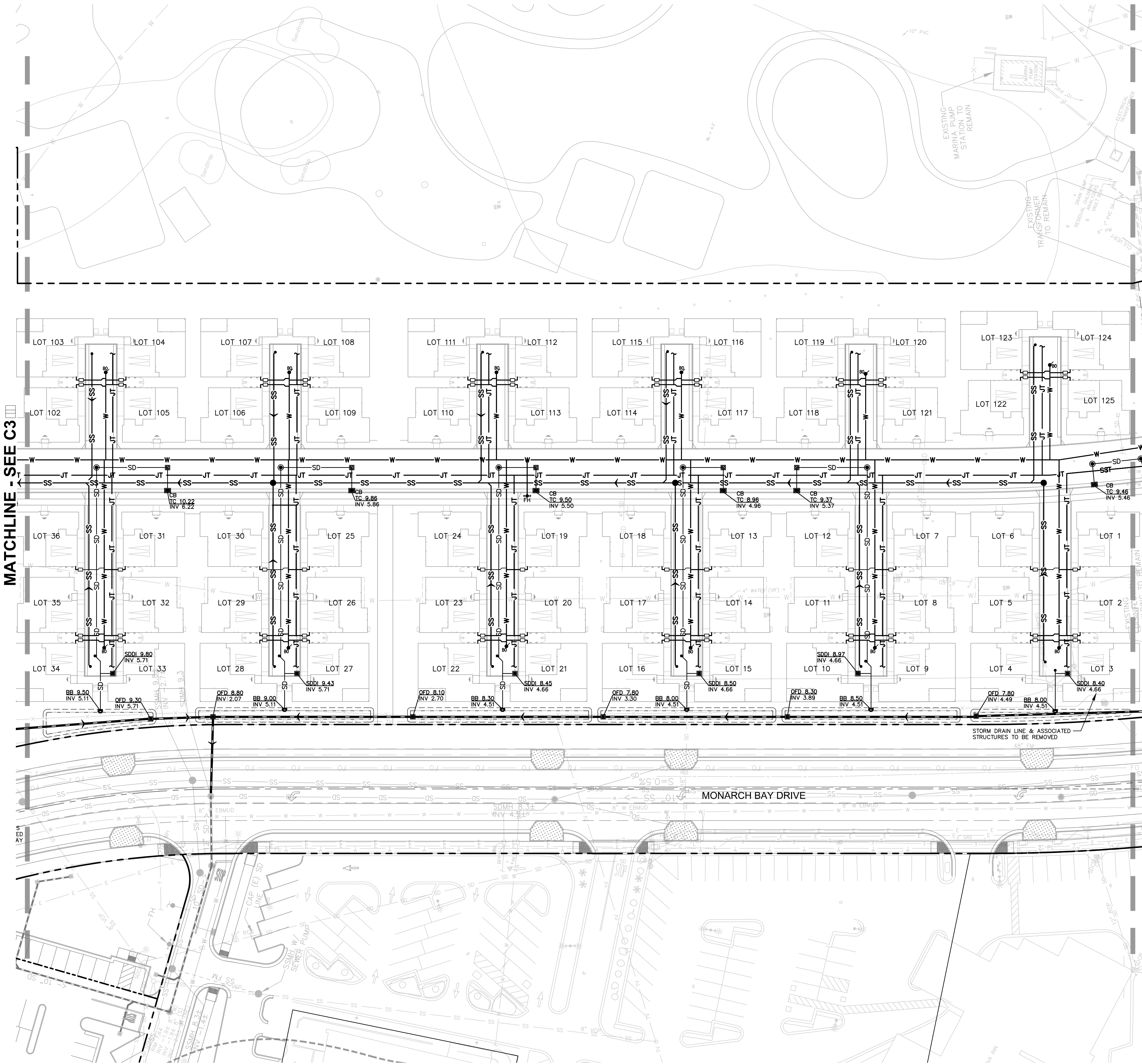
CITY OF SAN LEANDRO, CALIFORNIA

APRIL 7, 2022



JOB NO. C20136048-19

SHEET 7 OF 15 SHEETS



LEGEND

- PROPERTY LINE
- EASEMENT LINE
- ELEVATION
- W DOMESTIC WATER LINE
- JT JOINT TRENCH LINE
- SS SANITARY SEWER LINE
- SD STORM DRAIN (PERFORATED)
- SD STORM DRAIN (TREATED)
- SD STORM DRAIN (UNTREATED)
- PIPE FLOW (DIRECTION)
- SDAD STORM DRAIN AREA DRAIN
- SDDB STORM DRAIN BUBBLER BOX
- SDCO STORM DRAIN CLEANOUT
- SDCB STORM DRAIN CATCH BASIN
- SDDI STORM DRAIN DROP INLET
- SDJB STORM DRAIN JUNCTION BOX
- SDMH STORM DRAIN MANHOLE
- SSCO SANITARY SEWER CLEANOUT
- SSMH SANITARY SEWER MANHOLE
- BFV BACKFLOW PREVENTER
- FH FIRE HYDRANT
- WM WATER METER
- WV WATER VALVE

UTILITY PLAN

1"=30'

SCHEMATIC DESIGN
FOR
MONARCH BAY SINGLE FAMILY/
TOWNHOME RESIDENTIAL

C3.1

CITY OF SAN LEANDRO, CALIFORNIA

APRIL 7, 2022

JOB NO. C20136048-19

PREPARED BY
BKF ENGINEERS
1730 N. FIRST STREET
SUITE 600
SAN JOSE, CA 95112
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SHEET 8 OF 15 SHEETS



STORM WATER CONTROL PLAN

1"=30'



LEGEND

- DA-#** DRAINAGE AREA
- BR-#** BIORETENTION BASIN (SWALE)
- SR-#** SELF-RETAINING AREA
- PERVIOUS PAVEMENT
- FLOW ARROW (LANDSCAPE)
- FLOW ARROW (HARDSCAPE)
- OVERLAND RELEASE DIRECTION

AREAS DRAINAGE	DRAINAGE AREA SIZE (SF)	PERVIOUS SURFACE (SF)	IMPERVIOUS SURFACE (SF)	WATER QUANTITY		SIZING CRITERIA	SIZING METHOD	PROPOSED TREATMENT CONTROLS
				REQUIRED (SF)	PROVIDED (SF)			
DA-1	26,132	8,060	18,072	723	863	4% METHOD	CA BMP	BR-1
DA-2	23,541	6,728	16,813	673	726	4% METHOD	CA BMP	BR-2
DA-3	81,132	21,410	59,722	2,389	2,437	4% METHOD	CA BMP	BR-3
DA-4	113,125	31,364	81,761	3,270	3,291	4% METHOD	CA BMP	BR-4
DA-5	35,213	10,944	24,269	971	980	4% METHOD	CA BMP	BR-5
DA-6	34,508	10,434	24,074	963	1,091	4% METHOD	CA BMP	BR-6
DA-7	2,572	1,128	1,444	722	1,071	2:1 METHOD	CA BMP	SR-1
DA-8	38,450	13,806	24,644	986	1,129	4% METHOD	CA BMP	BR-7
DA-9	34,442	10,368	24,074	963	1,091	4% METHOD	CA BMP	BR-8
DA-10	34,437	10,568	23,869	955	1,091	4% METHOD	CA BMP	BR-9
DA-11	16,862	4,164	12,698	508	587	4% METHOD	CA BMP	BR-10
DA-12	18,970	5,112	13,858	554	697	4% METHOD	CA BMP	BR-11
DA-13	30,823	8,960	21,863	875	921	4% METHOD	CA BMP	BR-12
DA-14	21,225	8,178	13,047	522	546	4% METHOD	CA BMP	BR-13
DA-15	19,896	6,849	13,047	522	546	4% METHOD	CA BMP	BR-14
DA-16	25,233	11,966	13,267	531	555	4% METHOD	CA BMP	BR-15
DA-17	43,010	5,590	37,420	1,497	1,516	4% METHOD	CA BMP	BR-16
DA-18	47,005	14,406	32,599	1,304	1,306	4% METHOD	CA BMP	BR-17
DA-19	44,305	12,007	32,298	1,292	1,323	4% METHOD	CA BMP	BR-18
SUM	690,861	202,042	488,819					

NOTES:
1. BIORETENTION IS SIZING BASED ON 4% METHOD
2. SELF-RETAINING AREA SIZING IS BASED ON 2:1 IMPERVIOUS TO PERVIOUS RATIO AND 3" OF PONDING DEPTH

SCHEMATIC DESIGN
FOR
MONARCH BAY SINGLE FAMILY/
TOWNHOME RESIDENTIAL

C4.0

CITY OF SAN LEANDRO, CALIFORNIA

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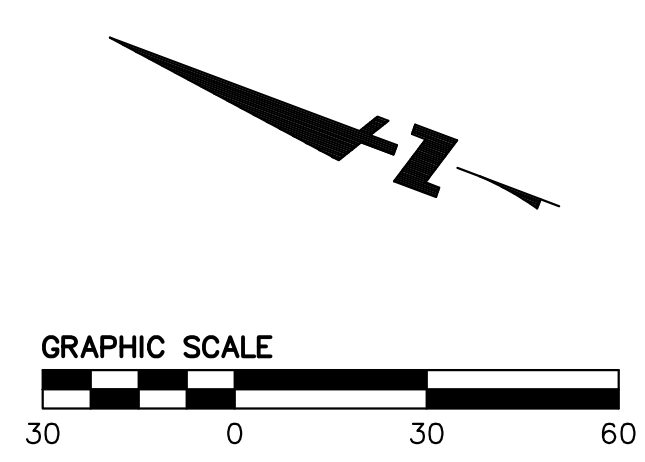
JOB NO. C20136048-19

SHEET 10 OF 15 SHEETS



VEHICULAR CIRCULATION FIRE ACCESS PLAN

1"=30'

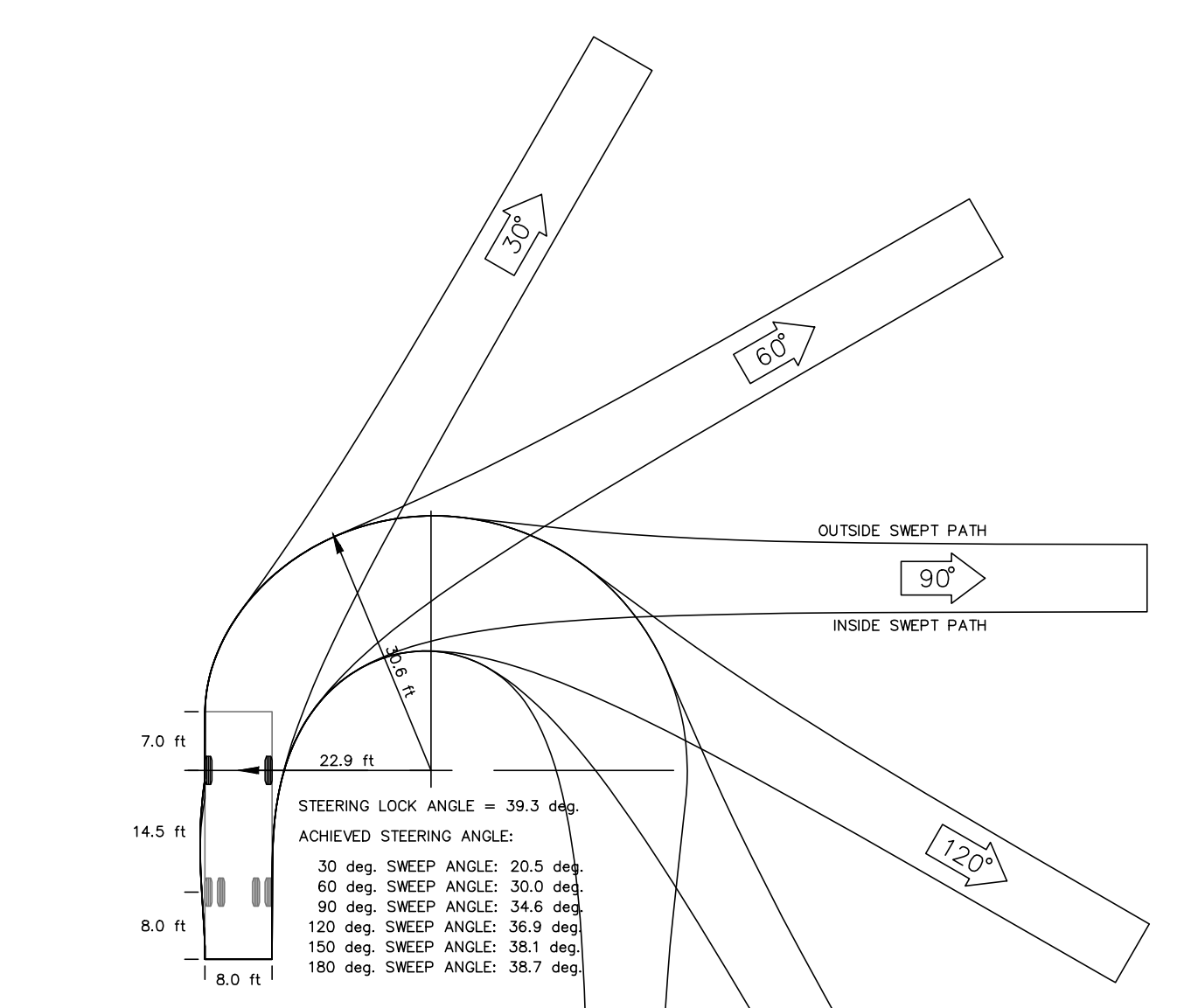


LEGEND

- PROPERTY LINE
- EASEMENT LINE
- HOSE REACH (150' MAX)
- EMERGENCY VEHICLE ACCESS EASEMENT (EVAE)
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT

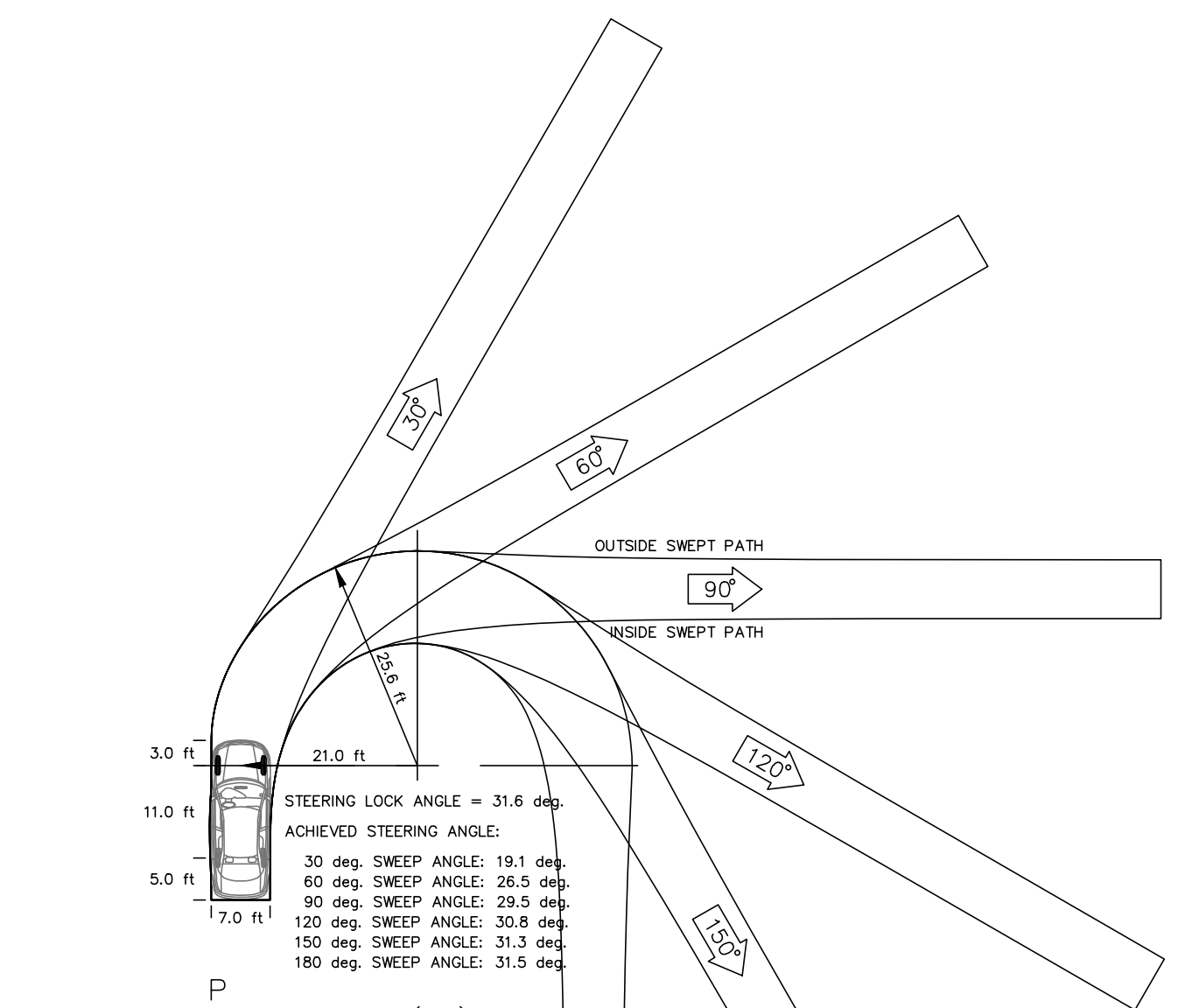
NOTES

- PROPOSED FIRE HYDRANTS AVERAGE SPACING IS BELOW MAXIMUM 300'.
- SAMPLE HOSE REACHES (150' MAX) ARE SHOWN ON THIS PLAN. NOT ALL HOSE REACHES ARE SHOWN ON THE ACCESS PLAN.



ACFD Pumper (Custom)
Custom
[H]
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feet	
Width	8.00
Track	8.00
Lock to Lock Time	6.0
Steering Angle	38.3



P
AASHTO 2018 (US)
[H]
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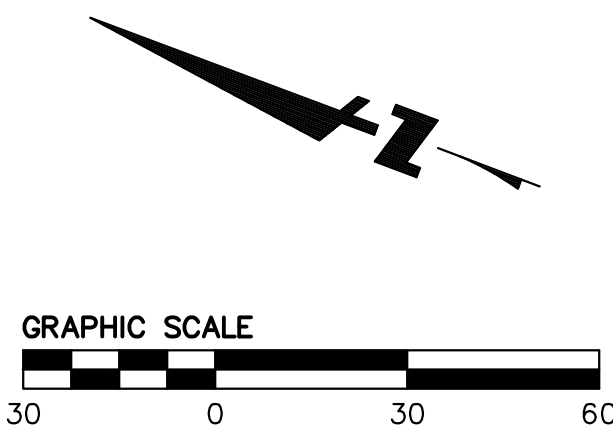
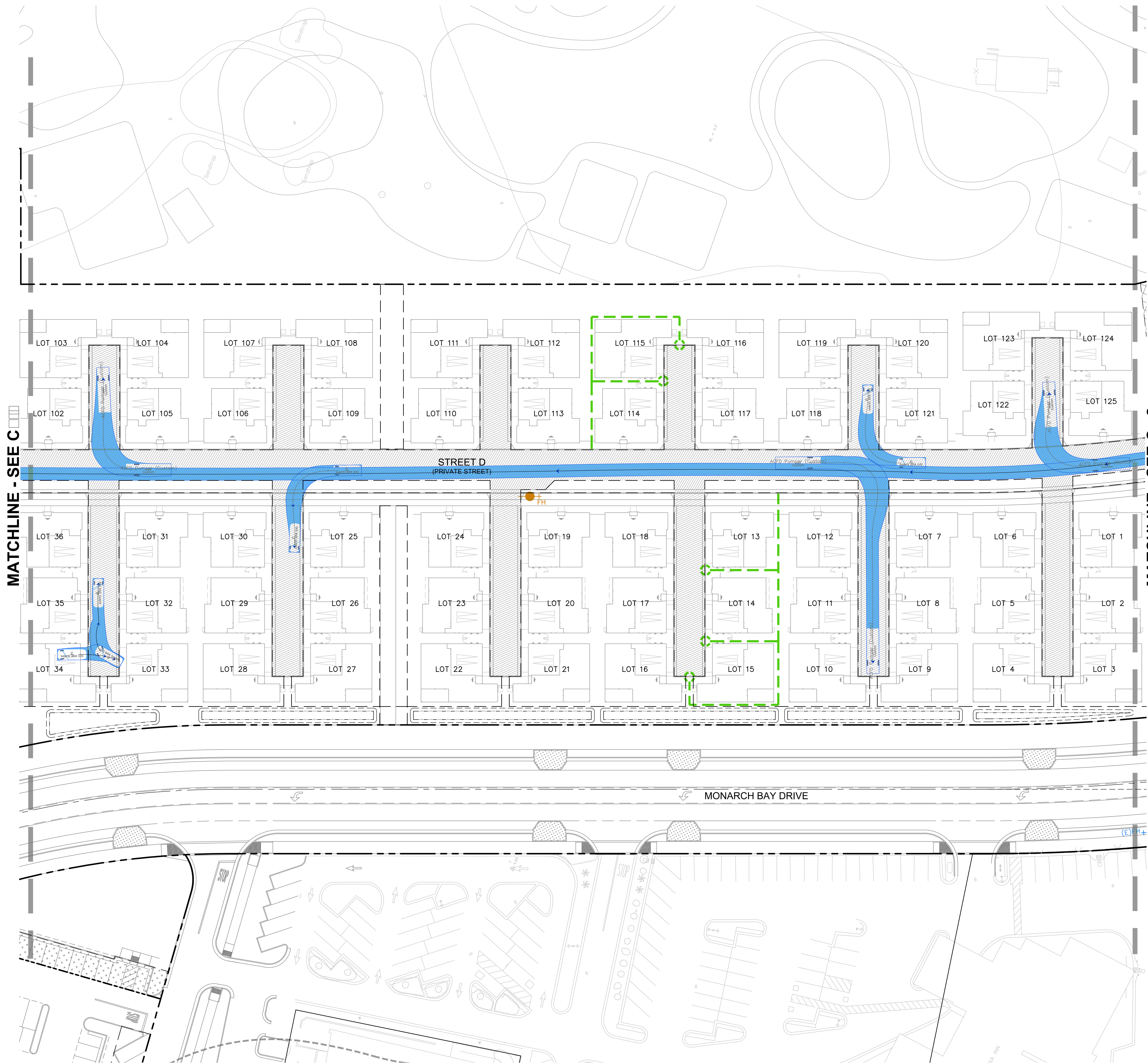
feet	
Width	7.00
Track	6.00
Lock to Lock Time	6.0
Steering Angle	31.6

SCHEMATIC DESIGN
FOR
MONARCH BAY SINGLE FAMILY/
TOWNHOME RESIDENTIAL

C5.0

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CITY OF SAN LEANDRO, CALIFORNIA
APRIL 7, 2022
JOB NO. C20136048-19
SHEET 13 OF 15 SHEETS



- LEGEND**
- PROPERTY LINE
 - - - EASEMENT LINE
 - HOSE REACH (150' MAX)
 - EMERGENCY VEHICLE ACCESS EASEMENT (EVAE)
 - (E)FH+ EXISTING FIRE HYDRANT
 - FH+ PROPOSED FIRE HYDRANT

- NOTES**
1. PROPOSED FIRE HYDRANTS AVERAGE SPACING IS BELOW MAXIMUM 300'.
 2. SAMPLE HOSE REACHES (150' MAX) ARE SHOWN ON THIS PLAN. NOT ALL HOSE REACHES ARE SHOWN ON THE ACCESS PLAN.

VEHICULAR CIRCULATION FIRE ACCESS PLAN
1"=30'

SCHEMATIC DESIGN
FOR
MONARCH BAY SINGLE FAMILY/
TOWNHOME RESIDENTIAL **C5.1**

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CITY OF SAN LEANDRO, CALIFORNIA
APRIL 7, 2022

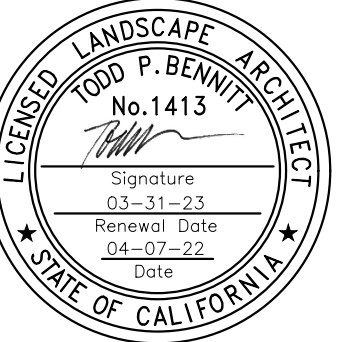
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SHEET 14 OF 15 SHEETS

SHORELINE MONARCH BAY HOUSING

CITY OF SAN LEANDRO, CALIFORNIA

SEAL:



Issue Name: Landscape
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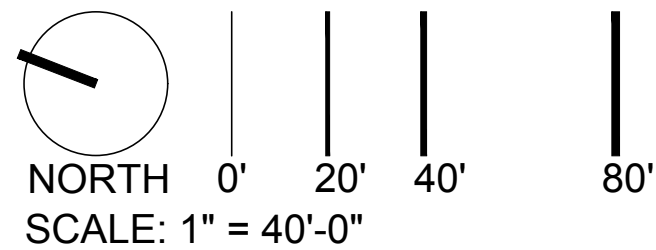
Sheet Name
**PLANTING PLAN
AREA 1**

Date: MARCH 30, 2022
Scale: AS SHOWN

Sheet Number:
L2.2

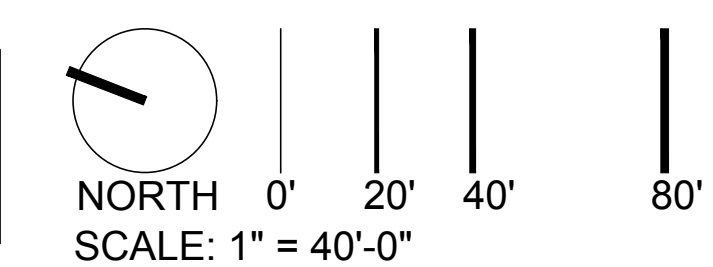


NOTE: REFER TO SHEET L2.5
FOR PLANTING LEGEND/SCHEDULE AND NOTES



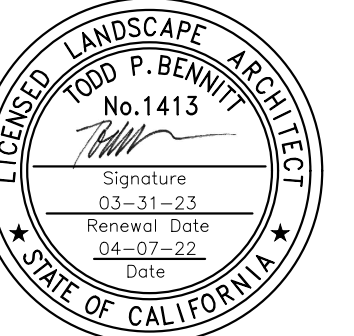


NOTE: REFER TO SHEET L2.5
FOR PLANTING LEGEND/SCHEDULE AND NOTES



SHORELINE MONARCH BAY HOUSING
CITY OF SAN LEANDRO, CALIFORNIA

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**PLANTING PLAN
AREA 2**

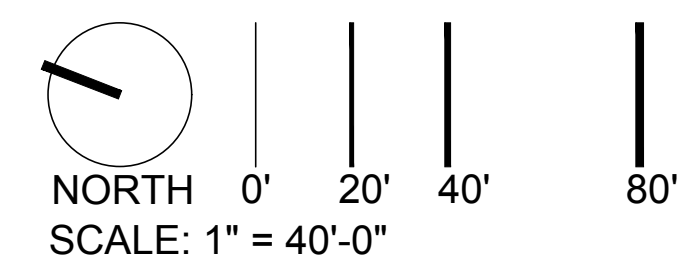
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FOR PLANTING LEGEND/SCHEDULE AND NOTES



SHORELINE MONARCH BAY HOUSING
CITY OF SAN LEANDRO, CALIFORNIA

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**PLANTING PLAN
AREA 3**

Date: MARCH 30, 2022
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TREE LEGEND									
SYMBOL	PLANT ABBR.	BOTANICAL NAME	COMMON NAME	SIZE	CALIPER	MIN HGH	MIN SPREAD	TYP. SPACING	REMARKS
	ARB MAR	ARBUTUS 'MARINA'	MARINA STRAWBERRY TREE	XX GAL.	X"	XX'	X'	XX	STD. FORM
	MEL NES	MELALUECA NESOPHILA	PINK MELALEUCA	XX GAL.	X"	XX'	X'	XX	XX
	MEL QUI	MELALEUCA QUIQUENERVIA	CAJEPUT TREE	XX GAL.	X"	XX'	X'	XX	XX
	MET EXC	METROSIDEROS EXCELSUS	NEW ZEALAND CHRISTMAS TREE	XX GAL.	X"	XX'	X'	XX	XX
	OLE EUR	OLEA EUROPAEA 'SWAN HILL'	FRUITLESS OLIVE	XX GAL.	X"	XX'	X'	XX	XX
	QUE SUB	QUERCUS SUBER	CORK OAK	XX GAL.	X"	XX'	X'	XX	XX
	QUE VIR	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	XX GAL.	X"	XX'	X'	XX	XX
	LOP CON	LOPHOSTEMON CONFERTUS	BRISBANE BOX	XX GAL.	X"	XX'	X'	XX	XX
	TRI LAU	TRISTANIOPSIS LAURINA 'ELEGANT'	WATER GUM	XX GAL.	X"	XX'	X'	XX	XX

SHRUBS LEGEND									
SYMBOL	PLANT ABBR.	BOTANICAL NAME	COMMON NAME	SIZE	MIN HGH	MIN SPREAD	TYP. SPACING	REMARKS	
	AGA	AGAVE ATTENUATA	FOXTAIL AGAVE	5 GAL.	#"	#"	24"	WELL ROOTED CONTAINER GROWN MATCHED	
	ARC	ARCTOSTAPHYLOS 'HOWARD MCMINN'	MANZANITA	5 GAL.	#"	#"	48"	WELL ROOTED CONTAINER GROWN MATCHED	
	ATR	ATRIPLEX LENTIFORMIS BREWERI	BREWER SALT BUSH	5 GAL.	#"	#"	48"	WELL ROOTED CONTAINER GROWN MATCHED	
	BAC	BACCHARIS PILULARIS	COYOTE BRUSH	10 GAL.			36"	WELL ROOTED CONTAINER GROWN MATCHED	
	CAR	CARPENTERIA CALIFORNICA 'ELIZABETH'	ELIZABETH BUSH ANEMONE	5 GAL.			36"	WELL ROOTED CONTAINER GROWN MATCHED	
	CON	CEANOTHUS 'CONCHA'	WILD LILAC	5 GAL.			72"	WELL ROOTED CONTAINER GROWN MATCHED	
	SKY	CEANNOTHUS 'SKYLARK'	SKYLARK CALIFORNIA LILAC	5 GAL.			42"	WELL ROOTED CONTAINER GROWN MATCHED	
	CIS	CISTUS PURPUREUS	ORCHID ROCK ROSE	5 GAL.			36"	WELL ROOTED CONTAINER GROWN MATCHED	
	COL	COLEONEMA P. 'SUNSET GOLD'	GOLDEN BREATH OF HEAVEN	5 GAL.			36"	WELL ROOTED CONTAINER GROWN MATCHED	
	COT	COTONEASTER MICROPHYLLUS	ROCKSPRAY COTONEASTER	5 GAL.			60"	WELL ROOTED CONTAINER GROWN MATCHED	
	DIE	DIETES VEGETA	FORTNIGHT LILY	5 GAL.			30"	WELL ROOTED CONTAINER GROWN MATCHED	
	ESC	ESCALLONIA 'NEWPORT DWARF'	ESCALLONIA	5 GAL.			36"	WELL ROOTED CONTAINER GROWN MATCHED	
	EUP	EUPHORBIA CHARACIAS WULFENII	EUPHORBIA	5 GAL.			30"	WELL ROOTED CONTAINER GROWN MATCHED	
	HEM	HEMEROCALLIS HYBRIDS	EVERGREEN DAYLILY	10 GAL.			24"	WELL ROOTED CONTAINER GROWN MATCHED	
	HET	HETEROMELES ARBUTIFOLIA	TOYON	5 GAL.			72"	WELL ROOTED CONTAINER GROWN MATCHED	
	HEU	HEUCHERA MAXIMA	ISLAND ALUM ROOT	10 GAL.			18"	WELL ROOTED CONTAINER GROWN MATCHED	
	LOR	LOROPETALUM CHINENSE	FRINGE FLOWER	15 GAL.			36"	WELL ROOTED CONTAINER GROWN MATCHED	
	LAV	LAVANDULA INTERMEDIA	ENGLISH LAVENDER	5 GAL.			24"	WELL ROOTED CONTAINER GROWN MATCHED	
	LIM	LIMONIUM CALIFORNICUM	SEA LAVENDER	20 GAL.			24"		
	MYR	MYRICA CALIFORNICA	PACIFIC WAS MYRTLE	5 GAL.			60"		
	MON	PHORMIUM 'MONROVIA RED'	NEW ZEALAND FLAX	5 GAL.			60"		
	SEA	PHORMIUM 'SEA JADE'	NEW ZEALAND FLAX	5 GAL.			42"		
	TEN	PHORMIUM TENAX	NEW ZEALAND FLAX	5 GAL.			36"		
	CRAS	PITTOSPORUM CRASSIFOLIUM 'NANA'	PITTOSPORUM	5 GAL.			36"		
	TOB	PITTOSPORUM TOBIRA	TOBIRA	5 GAL.			48"		
	PRU	PRUNUS ILLICIFOLIA	HOLLYLEAF CHERRY	5 GAL.			60"		
	RAP	RAPHIOLEPIS I. 'CLARA'	INDIA HAWTHORN	5 GAL.			30"		
	MOU	RHAMNUS C. 'MOUND SAN BRUNO'	MOUND SAN BRUNO COFFEEBERRY	5 GAL.			42"		
	ALA	RHAMNUS ALATERNUS	ITALIAN BUCKTHORN	5 GAL.			60"		
	RHUS	RHUS INTEGRIFOLIA	LEMONADE BERRY	5 GAL.			60"		
	RIB	RIBES VIBURNIFOLIUM	CATALINA PERFUME	5 GAL.			60"		
	ROS	ROSMARINUS O. 'BLUE SPIRES'	UPRIGHT ROSEMARY	5 GAL.			42"		
	SAL	SALVIA C. 'WINNEFRED GILMAN'	CLEVELAND SAGE	5 GAL.			30"		
	SEN	SENECIO GREYI	SENECIO	5 GAL.			30"		
	TEU	TEUCRIUM FRUTICANS	GERMANDER	5 GAL.			42"		
	WES	WESTRINGIA FRUTICOSA	COAST ROSEMARY	5 GAL.			48"		
	YUC	YUCCA ALOIFOLIA	SPANISH BAYONET	5 GAL.			30"		



SHORELINE MONARCH BAY HOUSING

CITY OF SAN LEANDRO, CALIFORNIA



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PLANTING
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