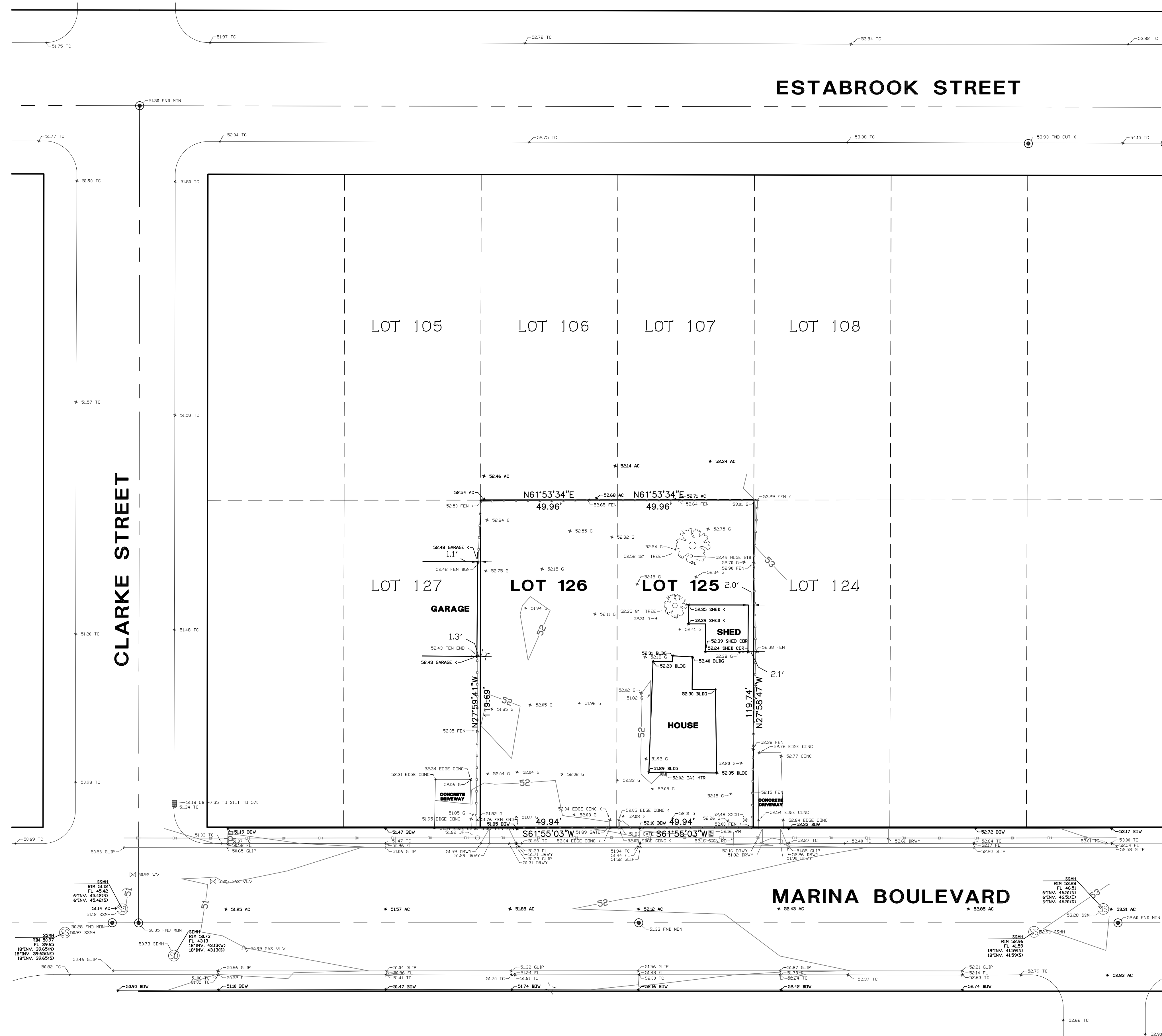


# TOPOGRAPHIC SURVEY

342 MARINA BOULEVARD

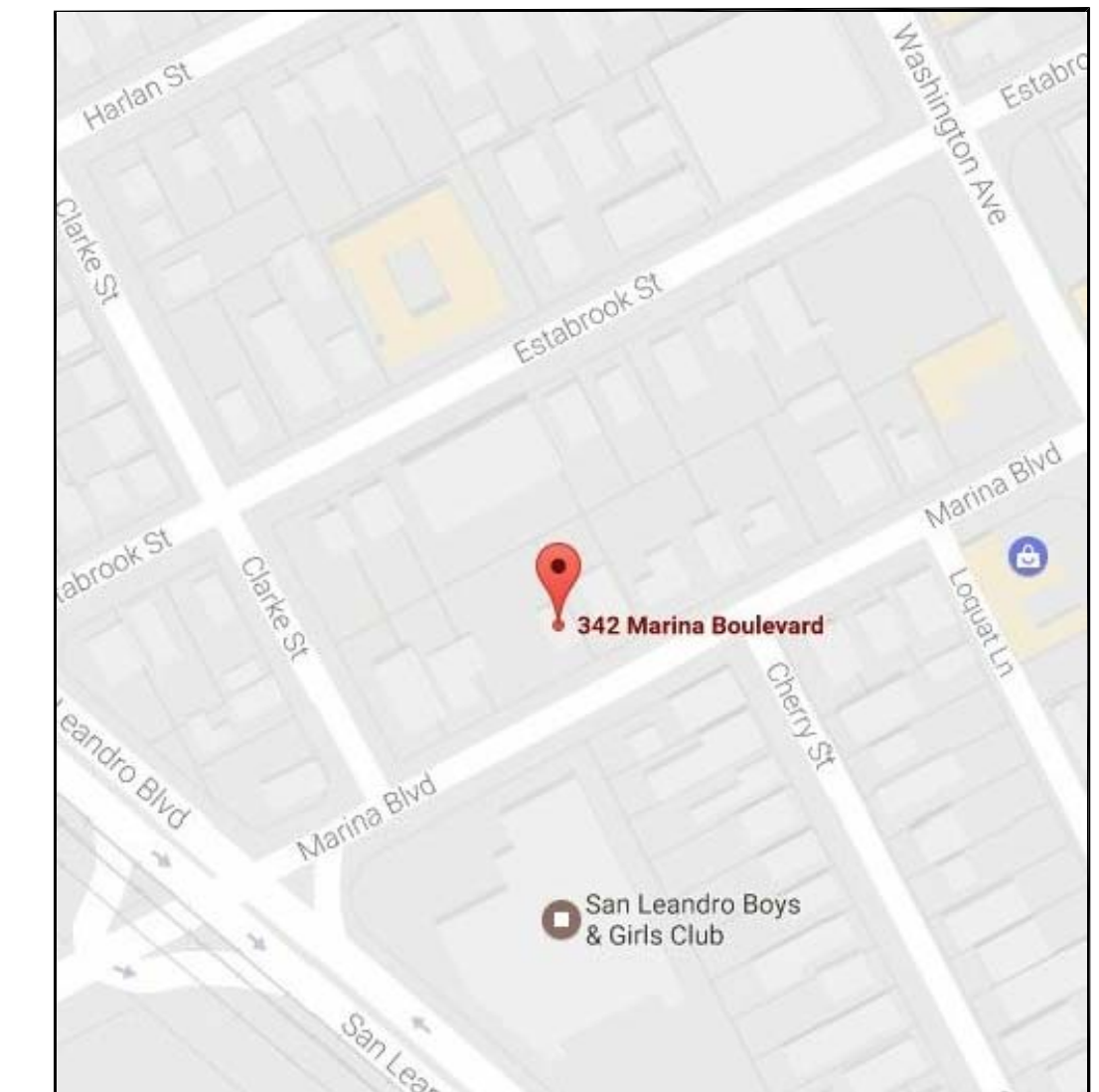
CITY OF SAN LEANDRO, COUNTY OF ALAMEDA, STATE OF CALIFORNIA

MAY - 2017



## LEGEND

- CATCH BASIN
- JOINT UTILITY POLE
- SANITARY SEWER CLEAN OUT
- SANITARY SEWER MANHOLE
- SIGN
- STORM DRAIN MANHOLE
- WATER METER
- VALVE
- FENCE
- OVERHEAD LINE
- 
- AC ASPHALT CONCRETE
- BC BUILDING CORNER
- BC BEGIN CURVE
- BOW BACK OF WALK
- CONC/CNC CONCRETE
- DRWY DRIVEWAY
- EC/EOC END OF CURVE/CONCRETE
- EOW EDGE OF WALK
- FL FLOW LINE
- FNC FENCE
- FND FOUND
- GLIP GUTTER LIP
- JP JOINT POLE
- MH MANHOLE
- MON MONUMENT
- SD STORM DRAIN
- SDMH STORM DRAIN MANHOLE
- SS SANITARY SEWER
- SSMH SANITARY SEWER MANHOLE
- TC TOP OF CURB
- VLV VALVE
- WV WATER VALVE
- WM WATER METER



VICINITY MAP  
NO SCALE

NOTE: THE FIELD POINTS WERE COLLECTED USING NETWORK GPS TO ESTABLISH CA COORDINATES HORIZONTAL NAD83, ZONE III, VERTICAL NAVD 88 ELEVATIONS. THE COLLECTED COORDINATES WERE MOVED AND ROTATED ABOUT THE MONUMENT AT WASHINGTON & ESTABROOK PER (9M33) AT S62W. THE ROW WAS ESTABLISHED PER (13 RS 40).

NOTE: NEW COORDINATES HAVE BEEN ESTABLISHED FOR THE MONUMENT CONTROL SHOWN AND WILL BE PROVIDED TO THE FIELD CREW PRIOR TO RETURNING TO THE PROJECT SITE TO PERFORM TOPOGRAPHY.

### DATUM NOTE:

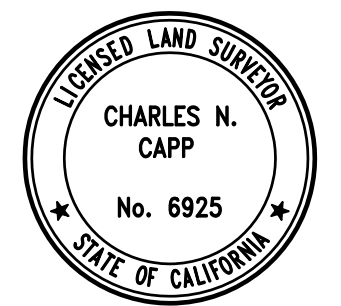
HORIZONTAL AND VERTICAL CONTROL DATA IS BASED ON REAL TIME GPS/GNSS NETWORK OBSERVATIONS PROVIDED BY CALIFORNIA DRAFTING AND SURVEY SUPPLY, CALIFORNIA COORDINATE SYSTEM ZONE III, NAD83, NAVD88 DATUM EPOCH 2012.

THIS TOPOGRAPHIC SURVEY WAS DONE BY A FIELD CREW UNDER THE SUPERVISION OF ALEXANDER FONG, MAY 15, 2017.

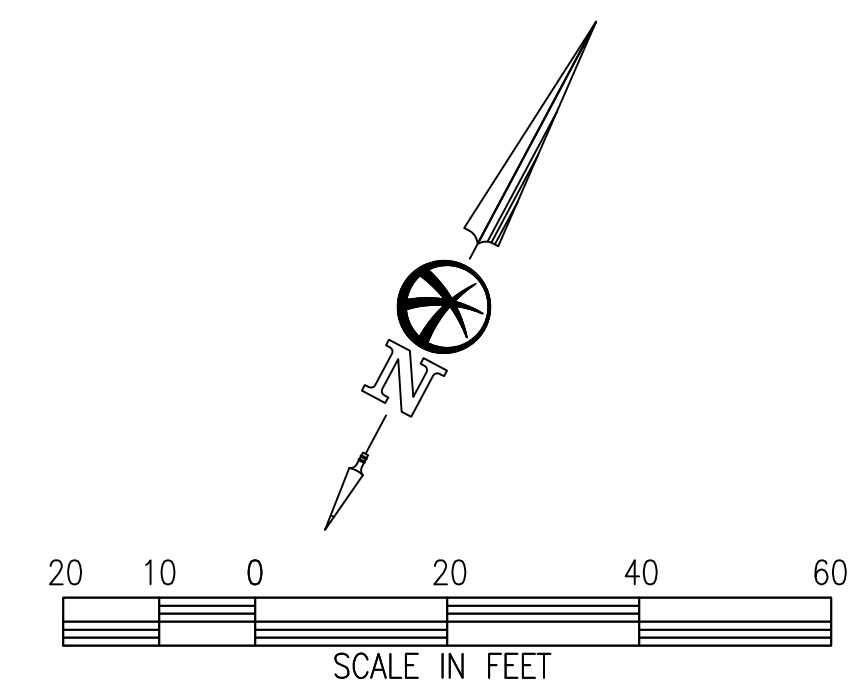
*Charles N. Capp*

CHARLES N. CAPP  
PLS 6925

DATE:



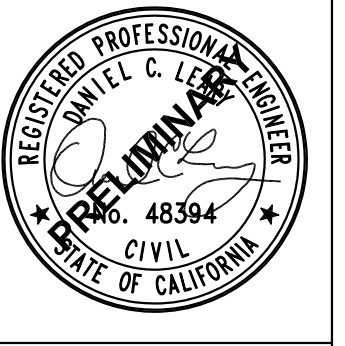
PLN17-0049  
Exhibit O  
August 16, 2018



Bellecci & Associates, inc.

Civil Engineering • Land Surveying  
2290 Diamond Boulevard, Suite 100 Concord, CA 94520  
Phone (925) 685-4569 Fax (925) 685-4838

SHEET  
C1.0  
OF  
JOB NO.  
17028



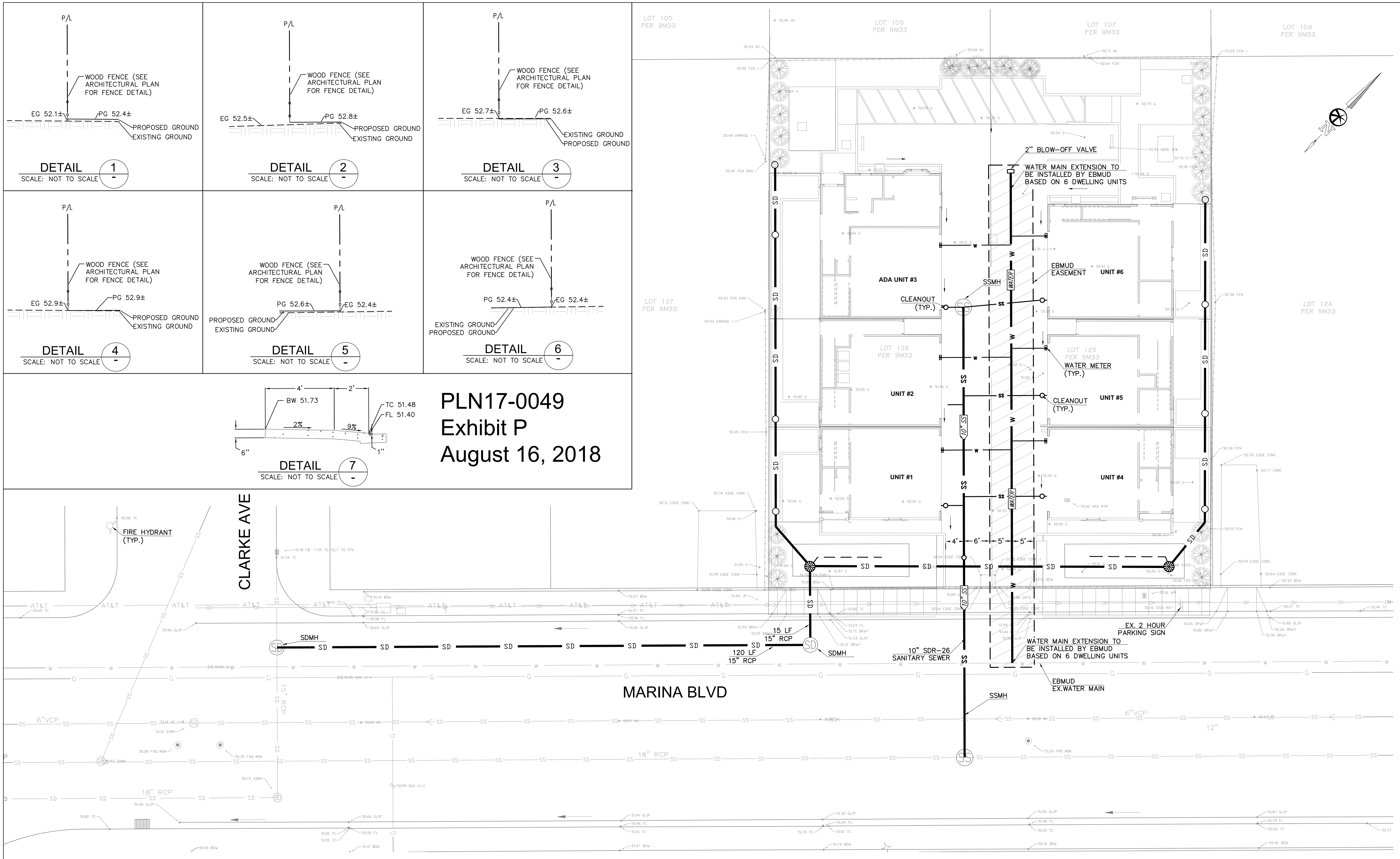
**Bellecci & Associates, inc.**  
 Civil Engineering • Land Surveying  
 7041 Koll Center Pkwy, Suite 132, Pleasanton, CA 94566  
 Phone (925) 861-4885  
 www.bellecci.com

**342 MARINA BOULEVARD  
 PRELIMINARY CIVIL UTILITY PLAN**

Revision Number	Revision Date	Revision Description

**C2.0**

SCALE As Indicated  
 FEBRUARY 2018



**GENERAL NOTES:**

SERVICES: WATER - EBMUD  
 SEWER - CITY OF SAN LEANDRO  
 STORM - CITY OF SAN LEANDRO  
 GAS & ELECTRIC - PACIFIC GAS & ELECTRIC CO.  
 TELEPHONE - AT&T  
 CABLE TV - COMCAST

**FLOODING:** ZONE X. THIS AREA IS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANGE FLOODPLAN PER FIRM PANEL 259 OF 725 DATED 08/03/2009

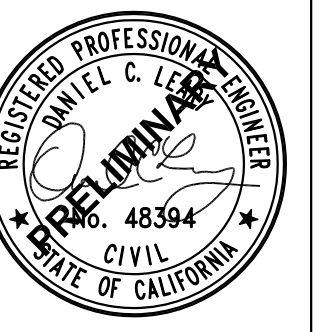
**TOPOGRAPHY:** AERIAL TOPOGRAPHY FLOWN BY AIRMAPS USA, INC. ADDITIONAL TOPOGRAPHY PER FIELD SURVEY BY BELLECCI & ASSOCIATES, INC. 03/31/2017

**BOUNDARY:** BOUNDARY BASED ON RECORD DATA ONLY

**LEGEND:**

	EX. SSMH		EXISTING WATER LINE		EXISTING STORM DRAIN LINE		EXISTING SANITARY SEWER		NEW WATER LINE
	EX. SDMH		EXISTING GAS LINE		NEW STORM DRAIN		NEW SANITARY SEWER MANHOLE		NEW STORM DRAIN MANHOLE
	EXISTING MONUMENT		NEW SANITARY SEWER						

**SCALE IN FEET:** 0, 5, 10, 20, 30



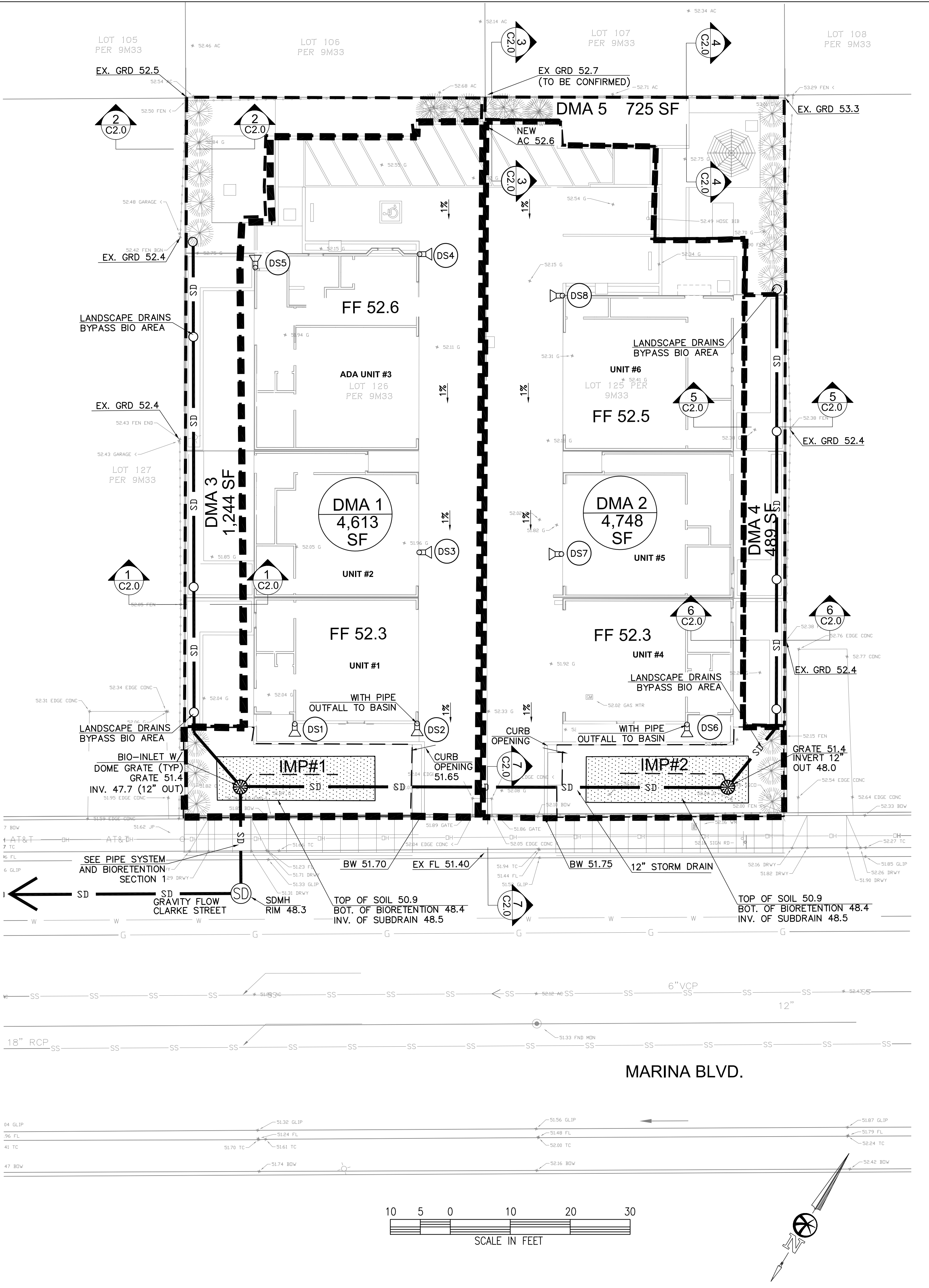
**Bellecci & Associates, inc.**  
 Civil Engineering • Land Surveying  
 7041 Koll Center Pkwy, Suite 132, Pleasanton, CA 94566  
 Phone (925) 881-4885  
 www.bellecci.com

**342 MARINA BOULEVARD  
 PRELIMINARY STORMWATER  
 CONTROL, GRADING & DRAINAGE PLAN**

Revision Number	Revision Date	Revision Description

**C3.0**

SCALE As Indicated  
 FEBRUARY 2018

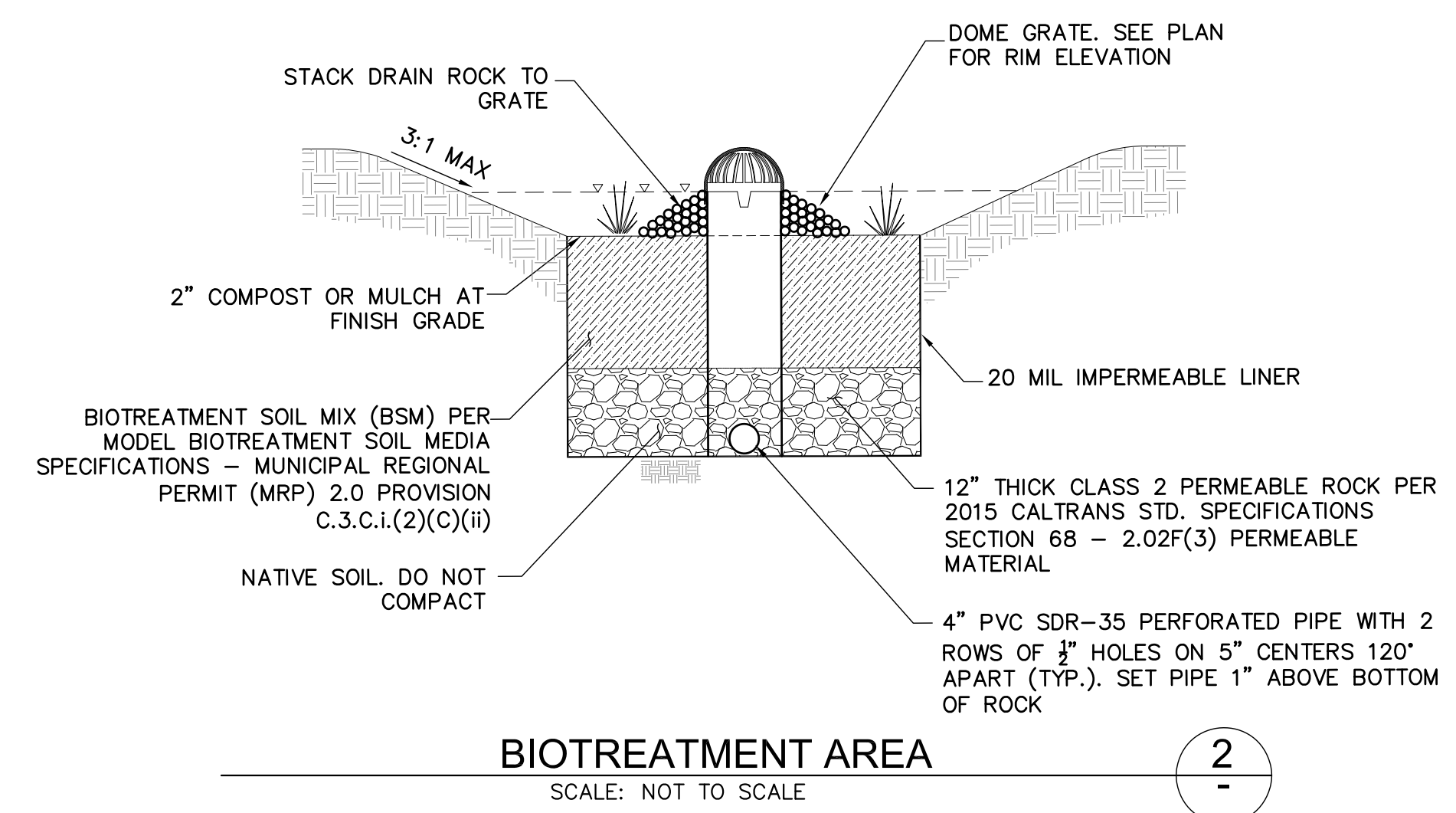
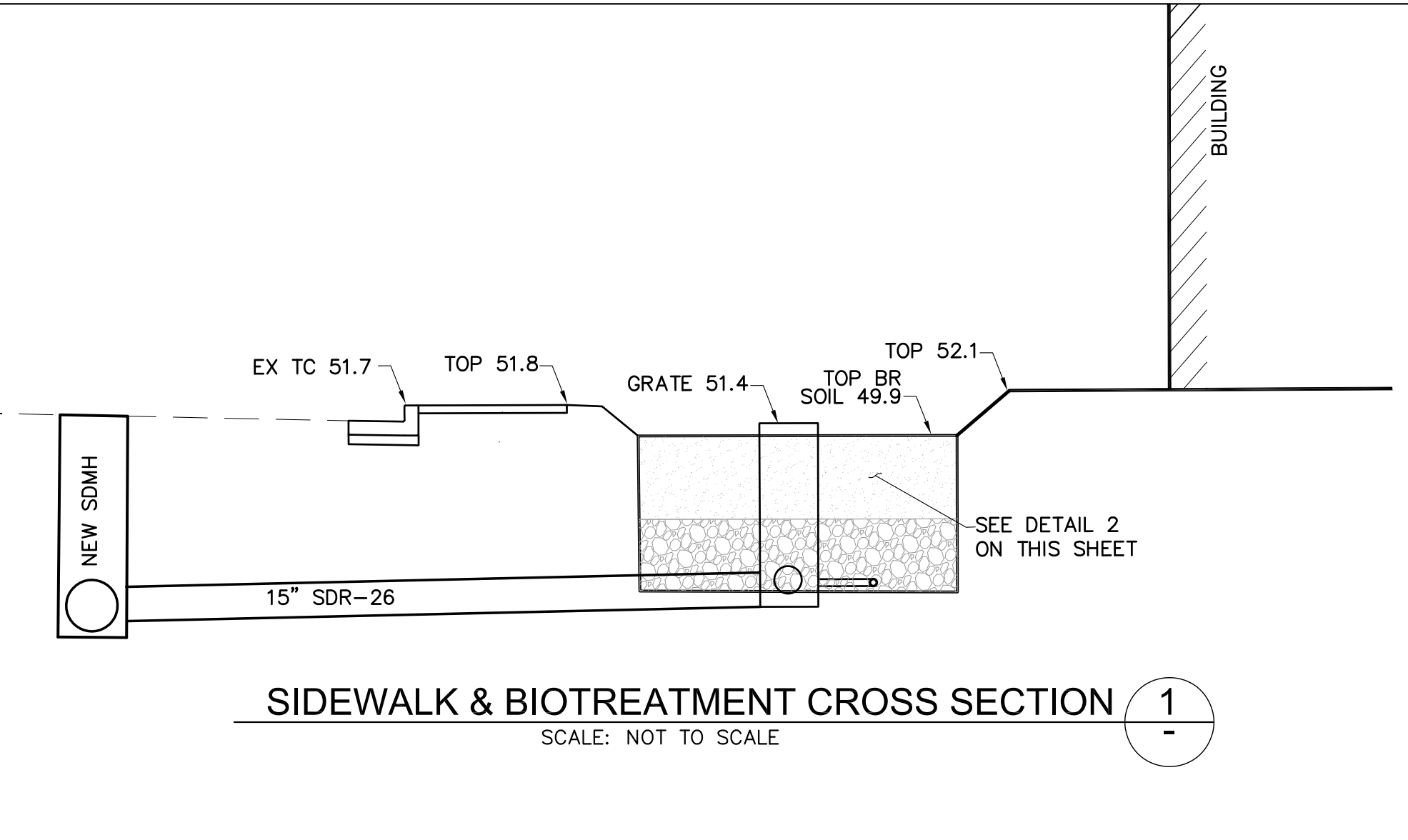


**LEGEND:**

- AC ASPHALT CONCRETE
- BR BIORETENTION AREA
- BC BACK OF CURB
- BOW,BW BACK OF WALK
- CONC CONCRETE
- DRWY DRIVEWAY
- DMA DRAINAGE MANAGEMENT AREA
- EX EXISTING
- FEN FENCE
- FL FLOW LINE
- GLIP LIP OF GUTTER
- TYP TYPICAL
- TC TOP OF CURB
- IMP INTEGRATED MANAGEMENT PRACTICE - BIORETENTION AREA
- INV INVERT
- MON MONUMENT
- DS DOWNSPOUT
- DS DOWNSPOUT LOCATION

**NOTES:**

- THE ALAMEDA COUNTY MUST INSPECT AND APPROVE ALL STORMWATER TREATMENT MEASURES PRIOR TO GRANTING CERTIFICATE OF OCCUPANCY THEREAFTER. CITY STAFF TO CONDUCT INSPECTIONS TO VERIFY MAINTENANCE.
- SOIL USED IN LANDSCAPE BASED TREATMENT MEASURES SHALL MEET THE SOIL SPECIFICATIONS INCLUDED IN THE MOST RECENT VERSION OF THE MUNICIPAL REGIONAL STORMWATER NPDES PERMIT.
- THE BIORETENTION BASINS WALL HAVE IMPERMEABLE LINER THEREFORE NO INFILTRATION.
- ALL STORMWATER TREATMENT MEASURES MUST BE MAINTAINED REGULARLY BY THE PROPERTY OWNERS, MANAGERS AND HOME OWNERS ASSOCIATION (HOA).

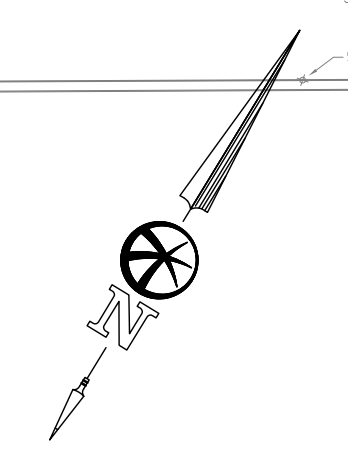
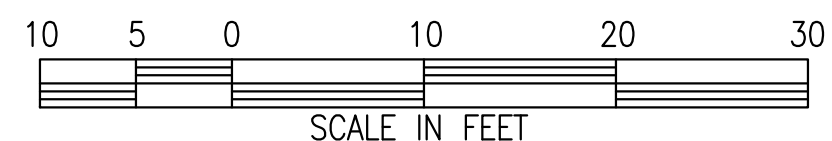


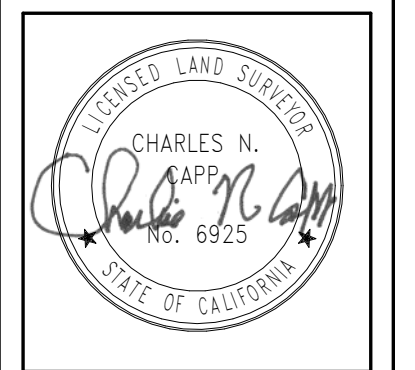
ROOF DRAINAGE RELEASE			
DOWNSPOUT (DS)	DISCHARGE METHOD	DMA AREA CONTRIBUTING TO:	DMA TREATMENT DEVICE
DS1	DOWNSPOUT DISCHARGED DIRECTLY INTO BIOTREATMENT AREA	DMA 1	BIOTREATMENT
DS2	DOWNSPOUT DISCHARGED DIRECTLY INTO BIOTREATMENT AREA	DMA 1	BIOTREATMENT
DS3	DOWNSPOUT DISCHARGED INTO SITE OVERLAND GUTTER SYSTEM DIRECTED INTO BIOTREATMENT AREA	DMA 1	BIOTREATMENT
DS4	DOWNSPOUT DISCHARGED INTO SITE OVERLAND GUTTER SYSTEM DIRECTED INTO BIOTREATMENT AREA	DMA 1	BIOTREATMENT
DS5	DOWNSPOUT DISCHARGED UNDER SIDEWALK THROUGH CURB DRAIN INTO SITE OVERLAND GUTTER SYSTEM DIRECTED INTO BIOTREATMENT AREA	DMA 1	BIOTREATMENT
DS6	DOWNSPOUT DISCHARGED DIRECTLY INTO BIOTREATMENT AREA	DMA 2	BIOTREATMENT
DS7	DOWNSPOUT DISCHARGED INTO SITE OVERLAND GUTTER SYSTEM DIRECTED INTO BIOTREATMENT AREA	DMA 2	BIOTREATMENT
DS8	DOWNSPOUT DISCHARGED INTO SITE OVERLAND GUTTER SYSTEM DIRECTED INTO BIOTREATMENT AREA	DMA 2	BIOTREATMENT

C.3 CALCULATIONS								
DRAINAGE AREA (DMA)	AREA (SF)	AREA (ACRE)	IMPERVIOUS (SF)	IMPERVIOUS (ACRE)	PERVIOUS (SF)	BMP REQUIRED (SF)	BMP PROVIDED (SF)	SIZING RATIO
1	4613	0.106	4119	0.095	494	184.52	193	4.7%
2	4748	0.109	4272	0.098	476	189.92	208	4.9%
3	1244	0.029	0	0.000	1244			SELF TREATING
4	489	0.011	0	0.000	489			SELF TREATING
5	725	0.017	0	0.000	725			SELF TREATING

**C.3 AREA CALCULATIONS**  
 SCALE: NOT TO SCALE

**PLN17-0049  
 Exhibit Q  
 August 16, 2018**





# VESTING TENTATIVE MAP ONE LOT SUBDIVISION

HEMME TRACT ASSESSOR'S MAP 75, TRACT 4476 & **TRACT 8475**

LOTS 125 & 126 OF THE MAP OF THE HEMME TRACT  
FILED OCTOBER 1ST, 1889 IN BOOK 9 OF  
MAPS, AT PAGE 33, ALAMEDA COUNTY RECORDER  
RECORDS

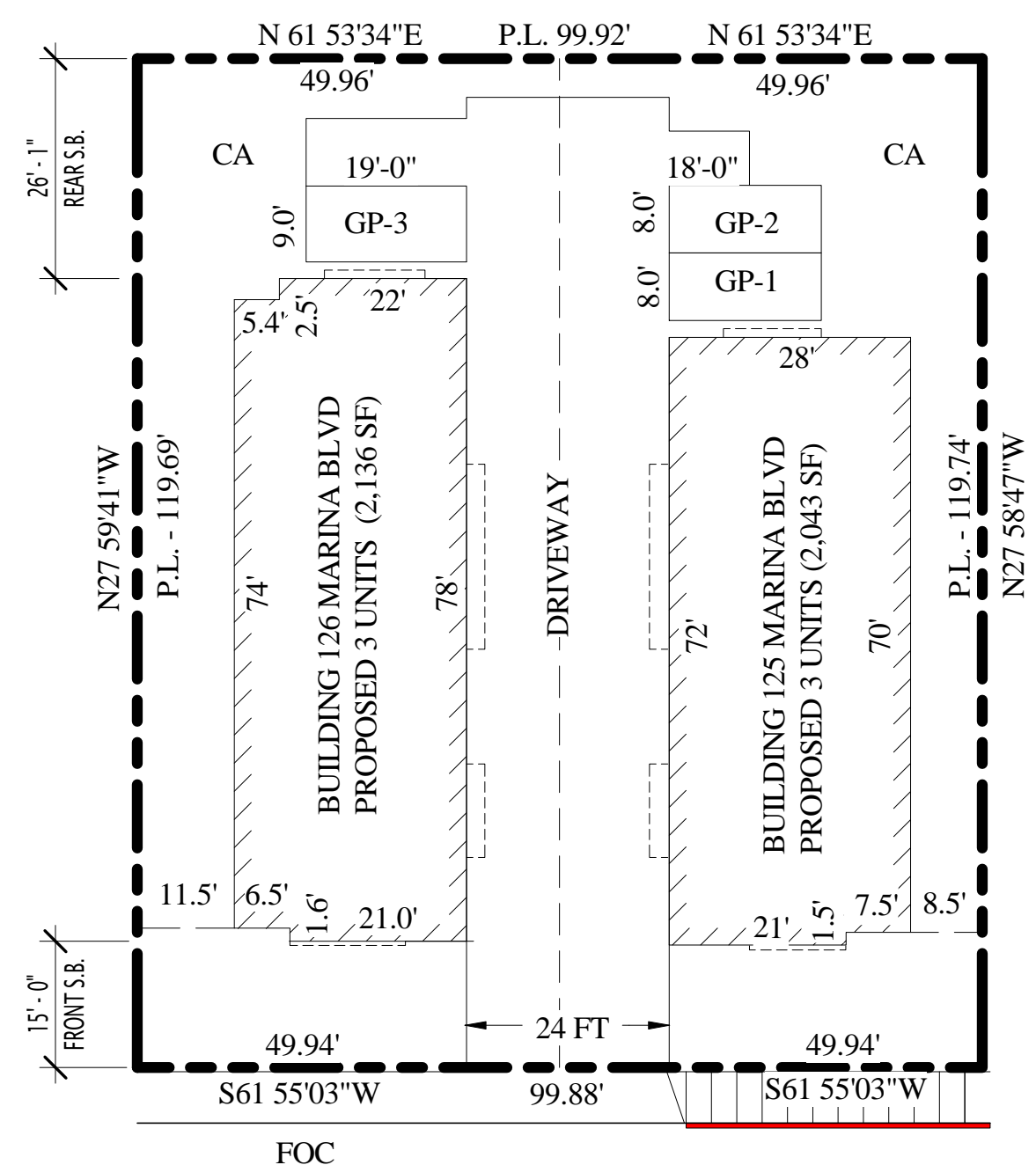
CITY OF SAN LEANDRO  
ALAMEDA COUNTY, CALIFORNIA

**BELLECCI & ASSOCIATES,  
INC**

**CONCORD, CALIFORNIA  
JULY 26TH, 2017**

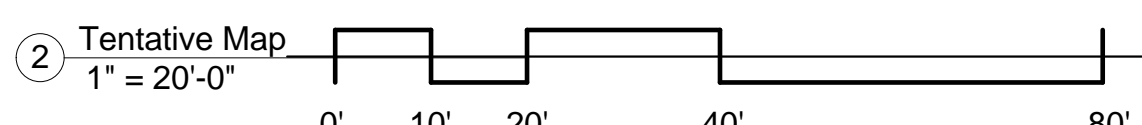
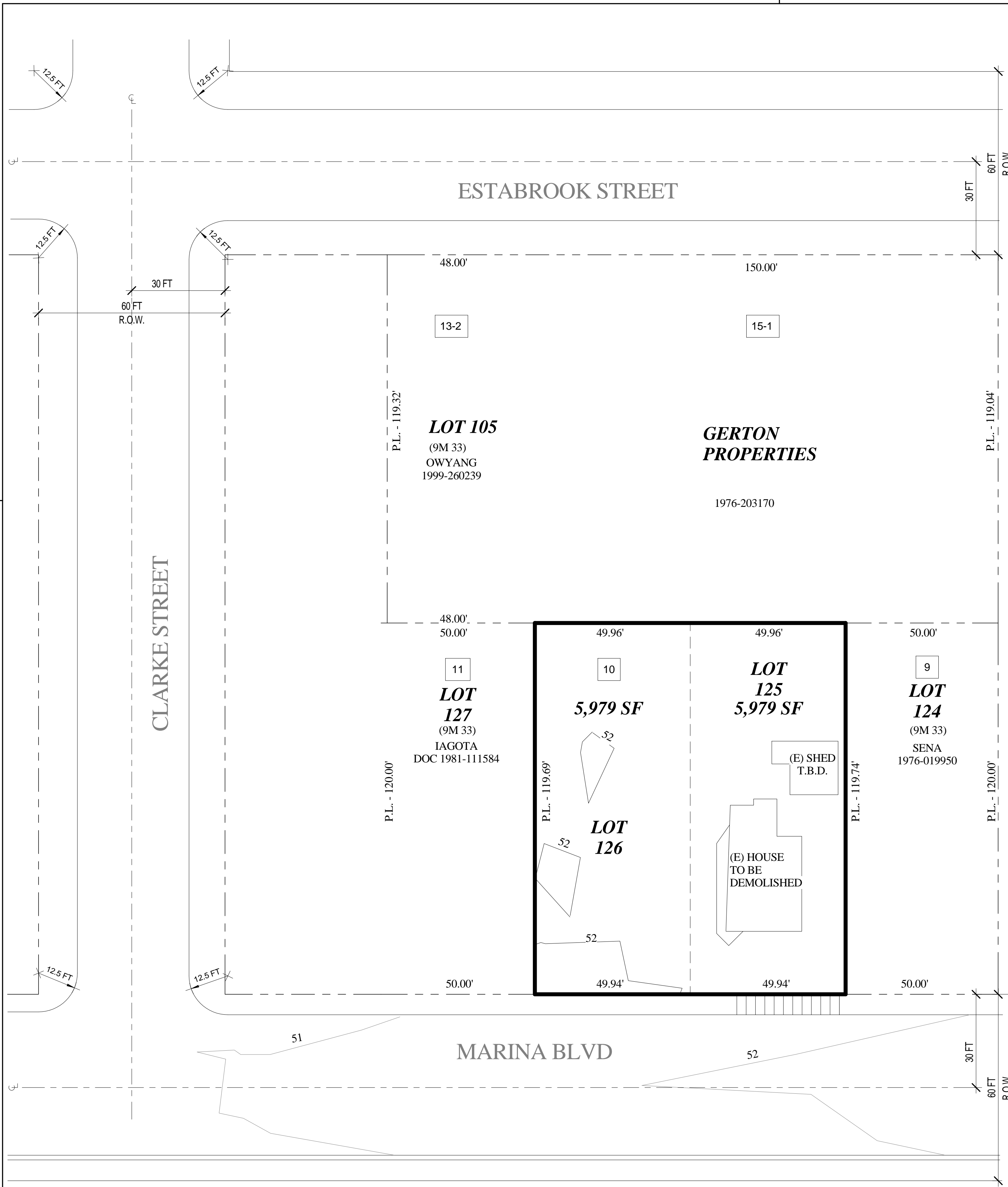
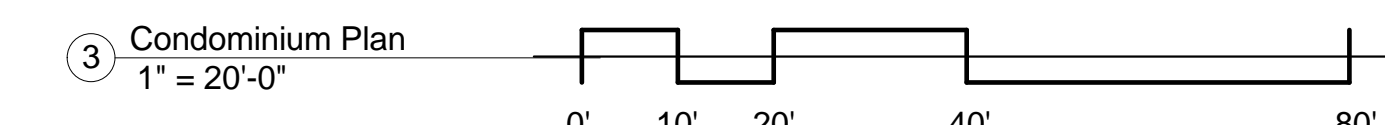
### GENERAL NOTES

OWNER	CHEE FONG CHAN 15600 WASHINGTON AVE., SUITE E SAN LORENZO, CA 94580
ARCHITECT	GKW ARCHITECTS, INC 710 E. MCGILINCY LN, SUITE 109 CAMPBELL, CA 95008 408-796-1845
DEVELOPER	MARIO MAPOY 15600 WASHINGTON AVENUE, SUITE E SAN LORENZO, CA 94580
CIVIL ENGINEER/ LAND SURVEYOR:	CHARLES N. CAPP PLS 6925 BELLECCI & ASSOCIATES, INC 2290 DIAMOND BLVD, SUITE 100 CONCORD, CA 94520 (925) 685-4569
APN:	75-82-10
SITE AREA:	11,958 SQ. FT
EXISTING ZONING:	RM-1800
PROPOSED ZONING:	RM-1800
LOT SIZES:	MINIMUM: 5,979 SF MAXIMUM: 5,979 SF
SERVICES	WATER: EBMUD SEWER: CITY OF SAN LEANDRO STORM: CITY OF SAN LEANDRO GAS & ELECTRIC: PACIFIC GAS & ELECTRIC TELEPHONE: AT&T CABLE TV: COMCAST
FLOODING	ZONE X. THIS AREA IS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FIRM PANEL 259 OF 725 DATED 08/03/2009
TOPOGRAPHY	AERIAL TOPOGRAPHY FLOWN BY AIRMAPS USA, INC. ADDITIONAL TOPOGRAPHY PER FIELD SURVEY BY BELLECCI & ASSOCIATES, INC.
BOUNDARY	BOUNDARY BASED ON TOPOGRAPHIC SURVEY OF SITE, SEE SHEET C2.0

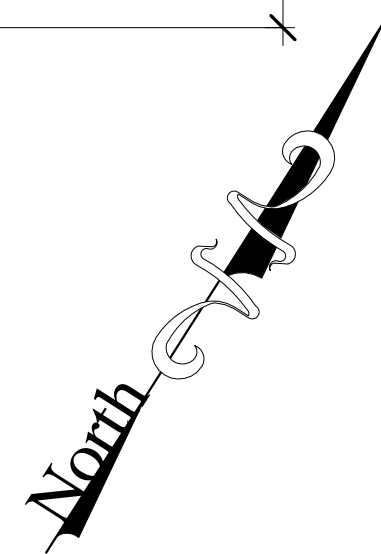


### LEGEND

- CA COMMON AREA
- GP-1 GUEST PARKING
- GP-2 GUEST PARKING
- GP-3 ADA PARKING
- FOC FACE OF CURB
- ////// BUILDING EDGE
- PROPERTY LINE
- FACE OF CURB
- - - UPPER STORY BUILDING OUTLINE
- ▤ SIDEWALK
- FIRE DEPARTMENT EMERGENCY VEHICLE ACCESS



**PLN17-0049  
Exhibit R  
August 16, 2018**



LICENSED LAND SURVEYOR/  
ENGINEER CHARLES N. CAPP PLS  
6925

Condominiums  
342 Marina Blvd.  
San Leandro, CA 94641

Marina Blvd.

Project Schedule  
Revision

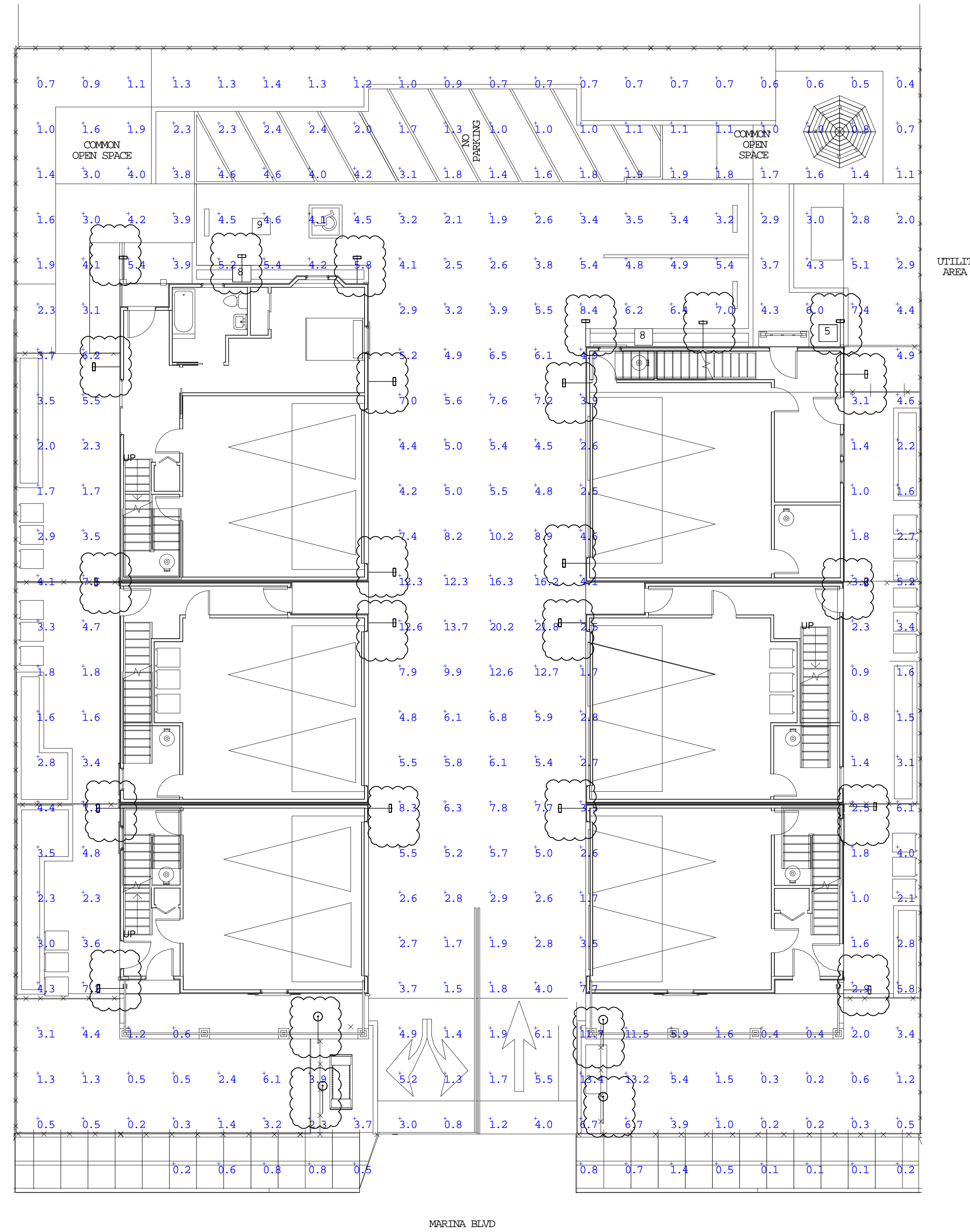
Vesting Tentative  
Map

C4.0

SCALE As indicated  
5/10/2018 4:01:46 PM

**GENERAL NOTES:**

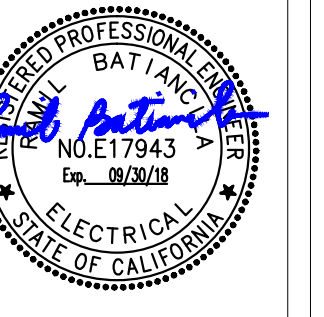
1. MR ENGINEERING, INC. DISCLAIMER  
 CALCULATIONS ARE PERFORMED USING INDUSTRY-RECOGNIZED SOFTWARE, AND ARE PROVIDED FOR ESTIMATION PURPOSES ONLY. INPUT DATA FOR THE CALCULATIONS CORRESPONDS TO THE INFORMATION PROVIDED TO US (ASSUMPTIONS MAY BE MADE FOR INFORMATION THAT IS NOT PROVIDED). IT IS THE RESPONSIBILITY OF THOSE USING THIS SERVICE TO VERIFY THAT OUR INPUT DATA IS CONSISTENT WITH EXPECTED FIELD CONDITIONS. RESULTS OF THE LIGHTING CALCULATIONS ACCURATELY REFLECT THE INPUT DATA. HOWEVER, ACTUAL LIGHTING LEVELS WILL VARY DEPENDING ON FIELD CONDITIONS SUCH AS ROOM CHARACTERISTICS, TEMPERATURE, VOLTAGE, AND LAMP/BALLAST OUTPUT AND OTHER FACTORS. CALCULATIONS ARE ALSO SUBJECT TO THE LIMITATIONS OF THE SOFTWARE. DUE TO THE ABOVE CONSIDERATIONS, MR ENGINEERING, INC. CANNOT GUARANTEE THAT ACTUAL LIGHT LEVELS MEASURED IN THE FIELD WILL MATCH OUR INITIAL CALCULATIONS.



PLN17-0049  
 Exhibit S  
 August 16, 2018

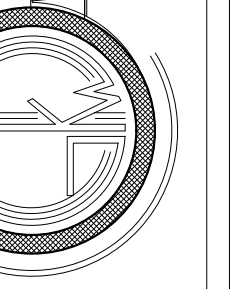
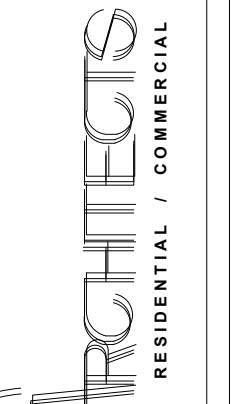
Luminaire Schedule							
Symbol	Qty	Label	Description				
	4	DSXB_LED_12C_530_30K_ASY	DSXB LED 12C 530 30K ASY				
	24	TWR1_LED_1_50K_MVOLT	TWR1 LED 1 50K MVOLT				
Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
CalcPts_1	Illuminance	Fc	3.64	21.8	0.1	36.40	218.00

1 SITE PHOTOMETRIC PLAN  
 E1.0 SCALE: 1/8"=1'-0"



HERMAN FERNANDEZ, PROJECT REP  
 KEVIN YU, DRAFTSMAN  
 CAMPELL, CA 95008  
 (408) 786-1446  
 GKWARCHITECTS.COM

GORDON K WONG AIA, LEED GA  
 710E MCCLUNCY LANE SUITE 109  
 CAMPBELL, CA 95008  
 (408) 312-2125 LIC# 34045  
 GKWARCHITECTS.COM



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

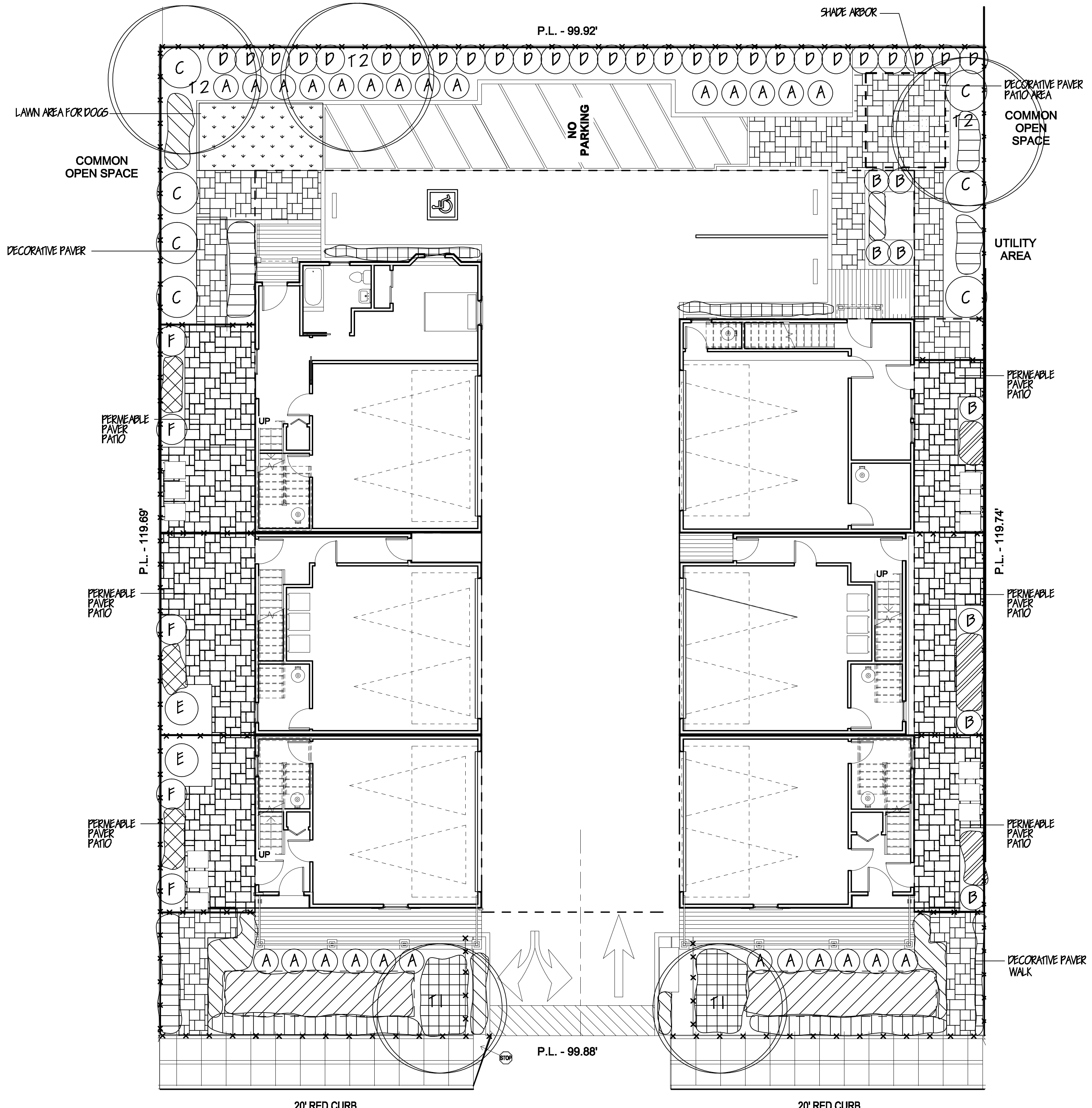
Project Schedule		
Revision		
Revision Number	Revision Date	Revision Description
1		
2		
3		
4		
5		

SITE - PHOTOMETRIC PLAN

**E1.0**

SCALE  
 DATE: 04.26.2018





MARINA BLVD

PLANTING PLAN

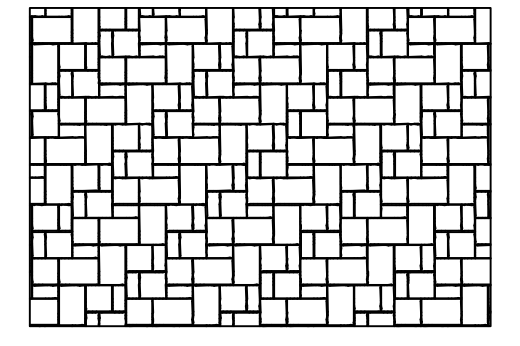
1/8" = 1'-0"

North

PLANT LEGEND AND NOTES

Symbol	Plant Species	Size	Water	WUCOLS
	Carex divulsa/ Berkeley Sedge @ 24" oc	1 gallon	low	3
	Tulbaghia violacea/ Society Garlic @ 36" oc	1 gallon	low	3
	Chondropetalum tectorum/ Cape Rush @ 30" oc	1 gallon	low	3
	Eriogon karvinkiansus/ Santa Barbara Daisy @ 30" oc	1 gallon	low	3
	Festuca Elijah Blue/ Fescue @ 36" oc	1 gallon	low	3
	Stachys byzantina/ Lambs' Ear @ 24" oc	1 gallon	low	3
	Liriope Silver Dragon @ 24" oc	1 gallon	med	4
	Sod lawn 100% dwarf fescue			
A	Lavandula Grosso/ Lavender	5 gallon	low	3
B	Lomandra Prezee	5 gallon	low	3
C	Loropetalum chinense Suzanne	5 gallon	low	3
D	Cupressus sempervirens/ Italian Cypress	15 gallon	low	3
E	Rosmarinus Tuscan Blue/ Rosemary	5 gallon	low	3
F	Phormium Dwarf Red/ Flax	5 gallon	low	3
T-1	Laurus nobilis Seratopa/ Laurel	24" box	low	3
T-2	Pistachia chinensis Keith Davey/ Chinese Pistache	24" box	low	3

- 1) The landscape contractor shall submit a soil sample to Waupoint Analytical, or equal, for analysis and organic preparation measures, prior to planting. A copy of the report shall be provided to the city and architect.
- 2) All landscape areas shall be thoroughly prepared prior to planting. 4" cu of compost/ 1000 sf shall be incorporated to a 6" depth into native soil unless otherwise dictated by the soil fertility analysis.
- 3) Spread 3" of Organic Recycled Chipped Wood in dark brown color at all planting areas. Grade or soil level to account for depth of mulch.
- 4) For street tree planting, refer to the City of San Leandro Standard Details.
  - a. Trees shall be healthy, disease and insect free, well rooted and properly trained with a straight trunk that can stand upright without support. Three shall exhibit a central leader, or main branch that can be trained as a central leader. Branches shall be well developed and shall be evenly and radially distributed around the trunk. Root ball shall not be kinked or have circling roots. After planting no roots shall be exposed.
  - b. Tree shall comply with federal and stated laws requiring inspection for plant diseases and pest infestation. Clearance from the county agricultural commissioner, as required by law, shall be obtained before planting trees delivered from outside the county.
  - c. Prior to planting, determine the location of the existing or future underground utilities. Locate the tree a minimum of 5 feet from lateral service lines, 15' from light poles, and a minimum 30' from face of a traffic signal, or as otherwise specified by the city.
  - d. Tree pit shall be tested for proper drainage prior to planting tree. Fill pit with water. If water remains after a 24 hour period, auger three 4" diameter by 3' deep holes at the bottom of the tree pit and backfill with drain rock.
  - e. Set tree in an upright and plumb position. As much as possible, the tree shall be positioned such that dominant branches are parallel to the roadway and are oriented away from potential conflicts.
  - f. Two pressure compensating bubblers shall be provided to each tree, one located at grade, the other in a watering tube. See irrigation plan.
  - g. If required by the city, a 24" deep root barrier may be placed against the back of the sidewalk. Length of strip barrier will be specified by the city.
  - h. Stakes are to be removed when the tree trunk diameter meets or exceeds the diameter of the stake.



BELGARD PERMEABLE PAVER, OR EQUAL



W. Jeffrey Heid  
Landscape Architect  
C-2235

6179 Oneida Drive  
San Jose, California 95123  
tel 408 691-5207  
fax 408 226-6085  
email wjheid@comcast.net

OWNERSHIP AND USE OF DRAWINGS  
All drawings, specifications and copies thereof furnished by W. Jeffrey Heid Landscape Architect are and shall remain its property. They are to be used only with respect to this Project and are not to be used on any other project. Submission or distribution to meet official regulatory requirements or for other purposes in connection with the Project is not to be construed as publication in derogation of W. Jeffrey Heid Landscape Architect, a common law, copyright or other reserved rights.

REVISED 11/16/17  
REVISED 11/20/17  
REVISED 4/12/18



MARINA BLVD.  
TOWNHOMES

for:  
CHEE FONG CHAN  
342 MARINA BLVD.  
SAN LEANDRO, CA. 94577

PLANTING PLAN

PLN17-0049  
Exhibit T  
August 16, 2018

date: 11/14/17  
scale: NOTED  
drawn by: WJH  
job no. 21789  
sheet

11  
of shts

W. Jeffrey Heid  
 Landscape Architect  
 C-2235

6179 Oneida Drive  
 San Jose, California 95123

tel 408 691-5207  
 fax 408 226-6085

email wjheid@comcast.net

OWNERSHIP AND USE OF DRAWINGS

All drawings, specifications and copies thereof furnished by W. Jeffrey Heid Landscape Architect are and shall remain its property. They are to be used only with respect to this Project and are not to be used on any other project. Submission or distribution to meet official regulatory requirements or for other purposes in connection with the Project is not to be construed as publication in derogation of W. Jeffrey Heid Landscape Architect, common law, copyright or other reserved rights.

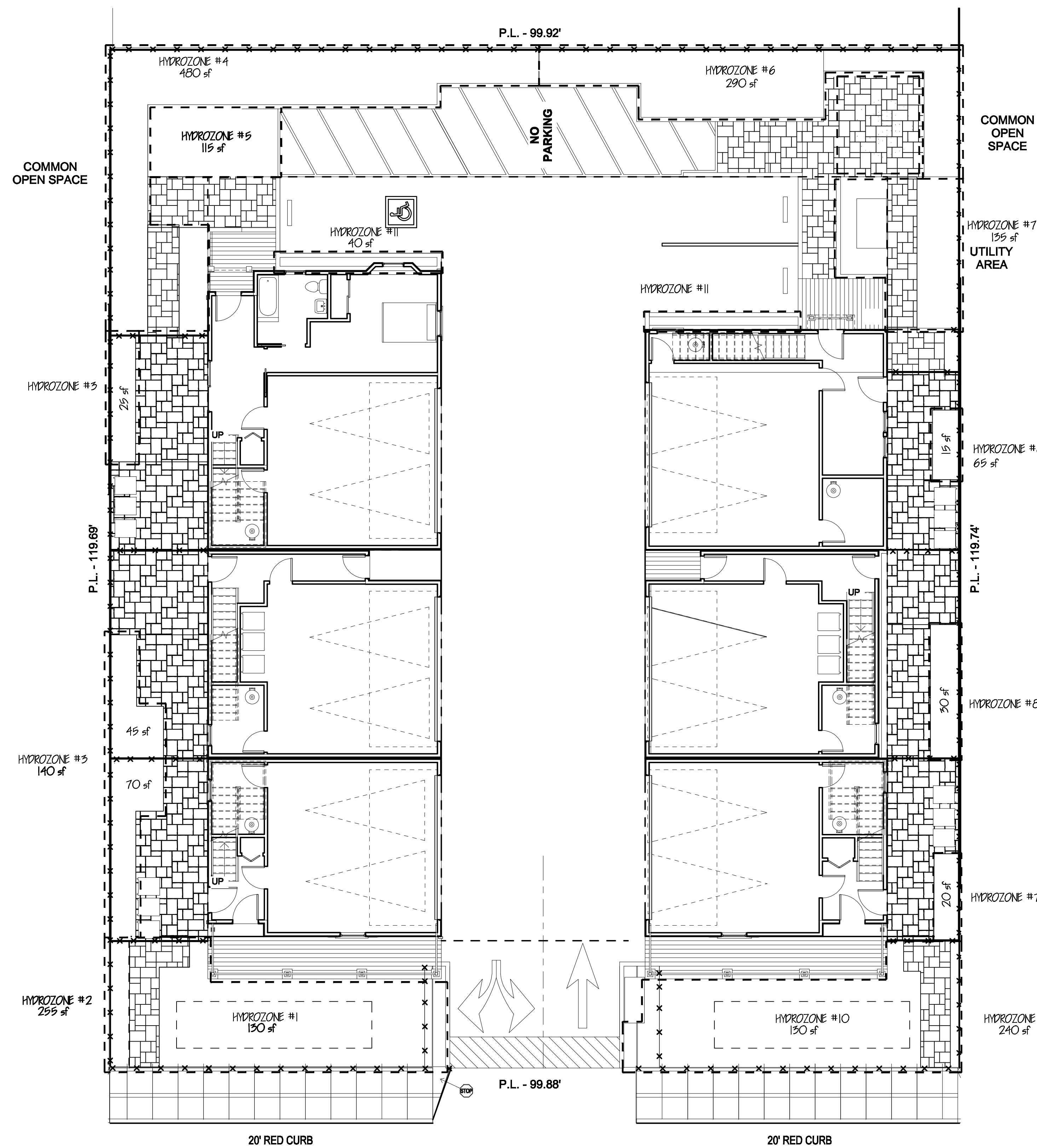
REVISED 11/16/17  
 REVISED 4/12/18



MARINA BLVD.  
 TOWNHOMES

for:  
 CHEE FONG CHAN  
 342 MARINA BLVD.  
 SAN LEANDRO, CA. 94577

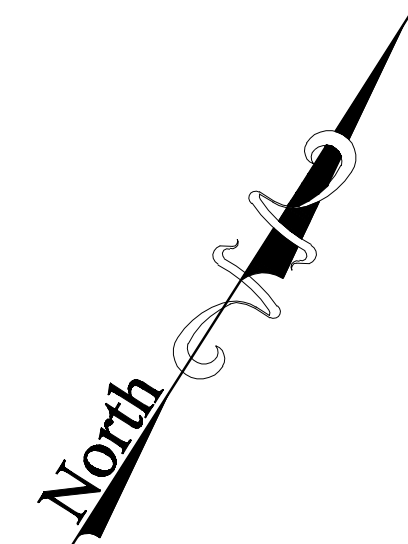
HYDROZONE PLAN



MARINA BLVD

HYDROZONE PLAN

1/8" = 1'-0"



California Water Efficient Landscape Worksheet											
Reference Hydrozone # / Description	Evapotranspiration (ET <sub>p</sub> )	Plant	Irrigation Factor (PF)	Irrigation Method <sup>a</sup>	Irrigation Efficiency (IE) <sup>b</sup>	ETAF <sup>c</sup> (PF/IE)	Project Type	Landscape Area (Sq. Ft.)	ETAF x Area	Estimated Total Water Use (ETWU) <sup>d</sup>	Residential
	44.2						Residential		0.55		
<b>Regular Landscape Areas</b>											
#1		0.3	Drip		0.81	0.37		130	48	1319	
#2		0.3	Drip		0.81	0.37		255	94	2588	
#3		0.3	Drip		0.81	0.37		140	52	1421	
#4		0.3	Drip		0.81	0.37		480	178	4872	
#5 lawn		0.7	Overhead		0.75	0.93		115	107	2941	
#6		0.3	Drip		0.81	0.37		290	107	2943	
#7		0.3	Drip		0.81	0.37		135	50	1370	
#8		0.3	Drip		0.81	0.37		65	24	660	
#9		0.3	Drip		0.81	0.37		240	89	2436	
#10		0.3	Drip		0.81	0.37		130	48	1319	
#11		0.3	Drip		0.81	0.37		40	15	406	
					0.75	0.00			0	0	
					0.75	0.00			0	0	
					0.75	0.00			0	0	
					0.75	0.00			0	0	
					0.75	0.00			0	0	
					0.75	0.00			0	0	
					0.75	0.00			0	0	
					0.75	0.00			0	0	
Totals									2020	813	22276
<b>Special Landscape Areas</b>											
								1	0	0	
								1	0	0	
								1	0	0	
								1	0	0	
								0	0	0	
Totals									0	0	0
										ETWU Total	22276
										Maximum Allowed Water Allowance (MAWA) <sup>e</sup>	30446

ETAF Calculations	
Regular Landscape Areas	
Total ETAF x Area	813
Total Area	2020
Average ETAF	0.40
Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.	
All Landscape Areas	
Total ETAF x Area	813
Total Area	2020
Average ETAF	0.40

0.45	Non-Residential
0.55	Residential
0.81	Drip
0.75	Overhead

PLN17-0049  
 Exhibit U  
 August 16, 2018

date: 11/14/17  
 scale: NOTED  
 drawn by: WJH  
 job no. 21789  
 sheet

L 2

of shts