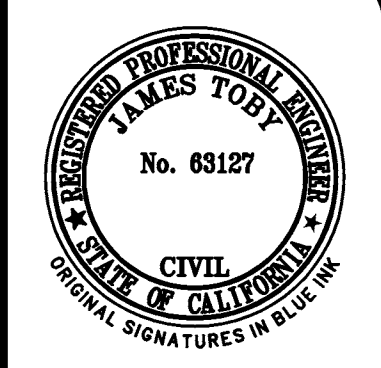


- LEGEND:**
- CONCRETE PAVING
 - DECOMPOSED GRANITE
 - AC PAVING
 - LANDSCAPING AREA/
TRADITIONAL PLANTER
 - WOODEN BENCH
 - PAVERS
 - BIO-RETENTION



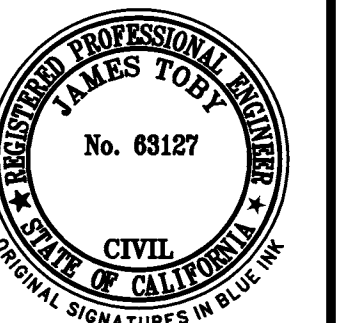
LEA & BRAZE ENGINEERING, INC.
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 BAY AREA REGION
 1405 J STREET, SUITE 100
 SACRAMENTO, CALIFORNIA 95811
 HAYWARD, CALIFORNIA 94545
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 (F) (916) 887-4086
 (F) (916) 887-3019
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**SAN LEANDRO TECH CAMPUS
 RESIDENTIAL - TOD
 SAN LEANDRO, CALIFORNIA**
 ALAMEDA COUNTY
 APN: 075-0047-057-02

PLANNED DEVELOPMENT PLN2013-00045
**GRADING & DRAINAGE
 PLAN**

REVISIONS	BY
JOB NO:	2151095
DATE:	04-25-17
SCALE:	AS NOTED
DESIGN BY:	CP/MG
DRAWN BY:	MG
SHEET NO:	

PLN16-0067
 EXHIBIT FF
 June 15, 2017



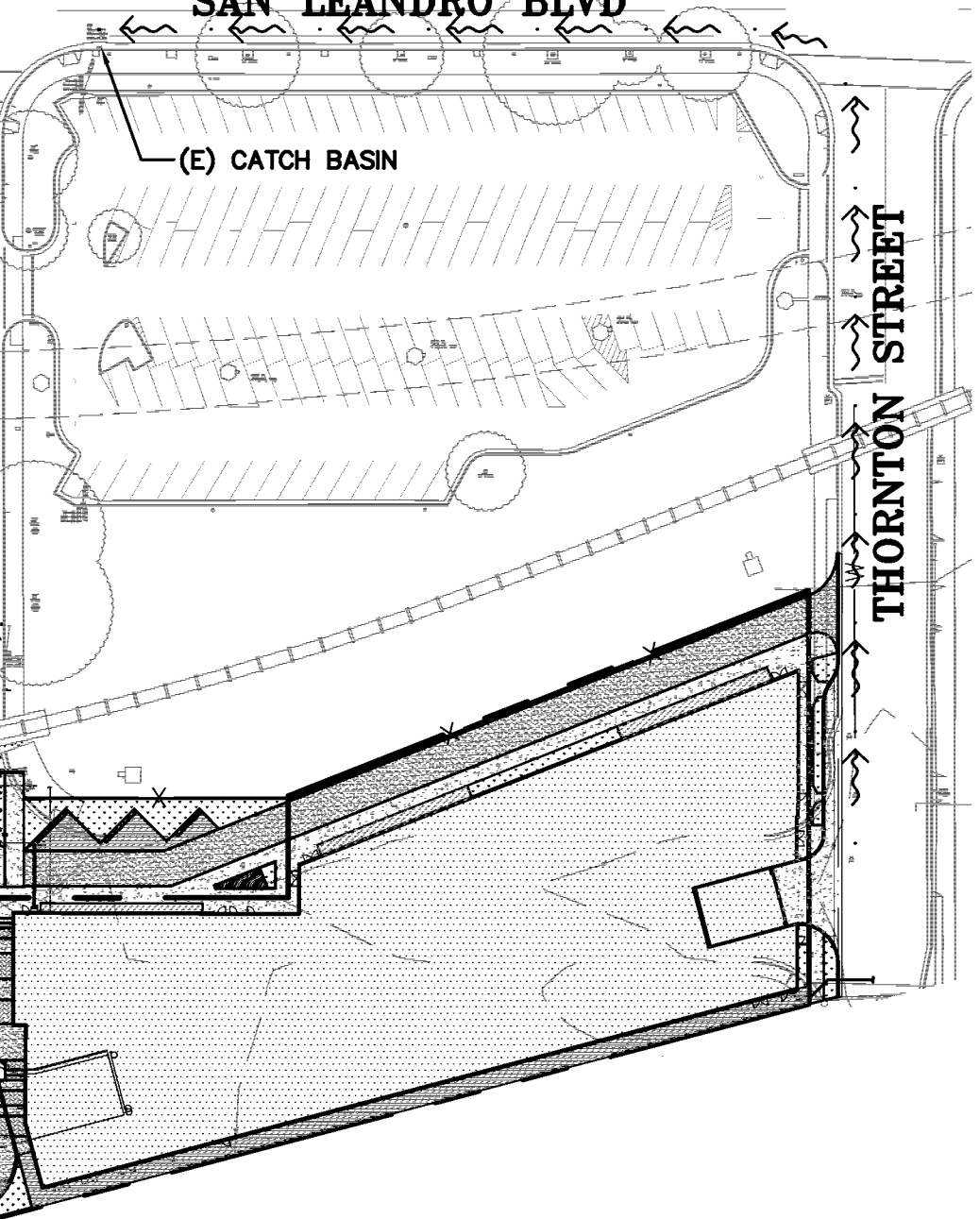
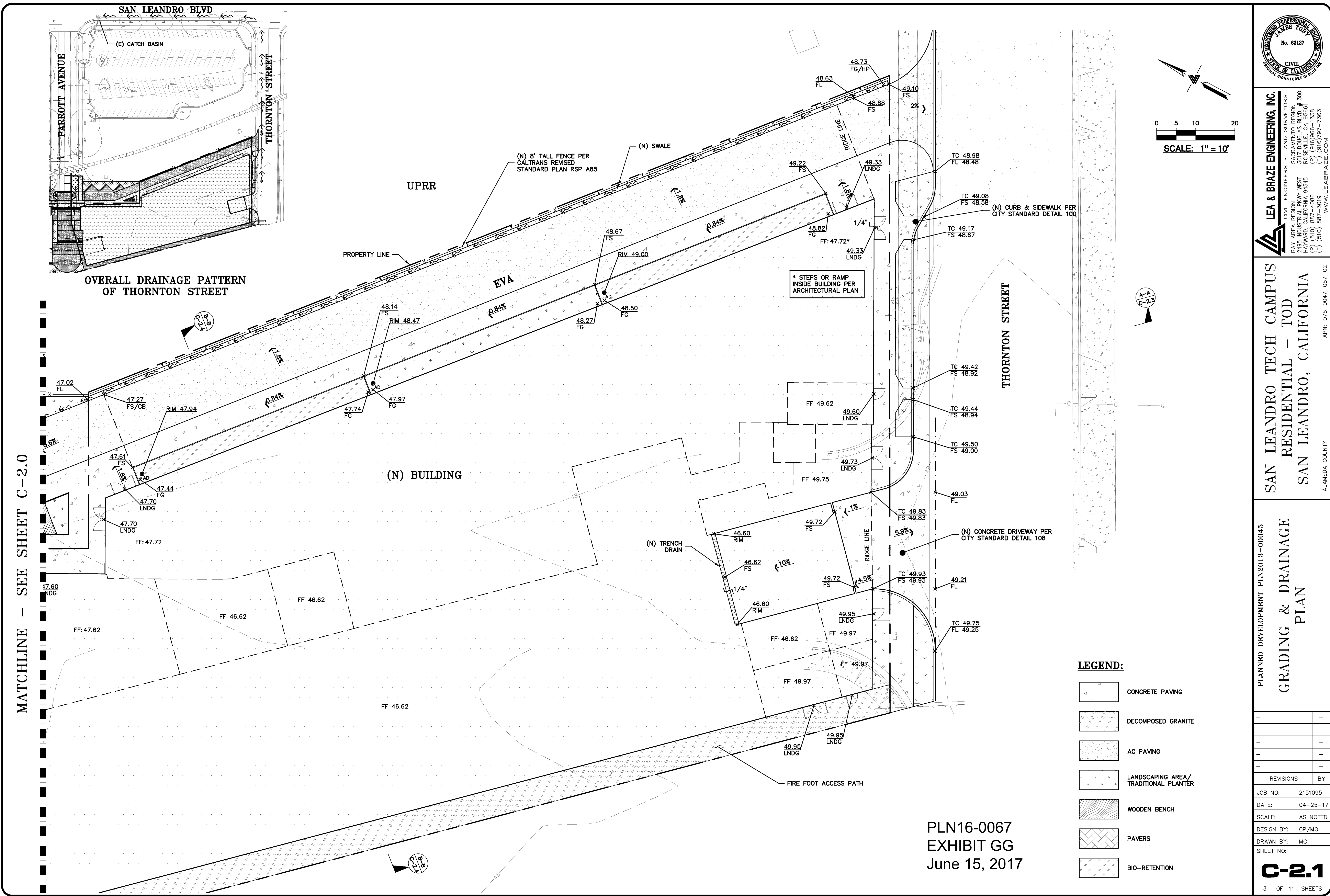
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 ALAMEDA COUNTY APN: 075-0047-057-02

PLANNED DEVELOPMENT PLN2013-00045
**GRADING & DRAINAGE
 PLAN**

REVISIONS	BY

JOB NO: 2151095
 DATE: 04-25-17
 SCALE: AS NOTED
 DESIGN BY: CP/MG
 DRAWN BY: MG
 SHEET NO:
C-2.1
 3 OF 11 SHEETS

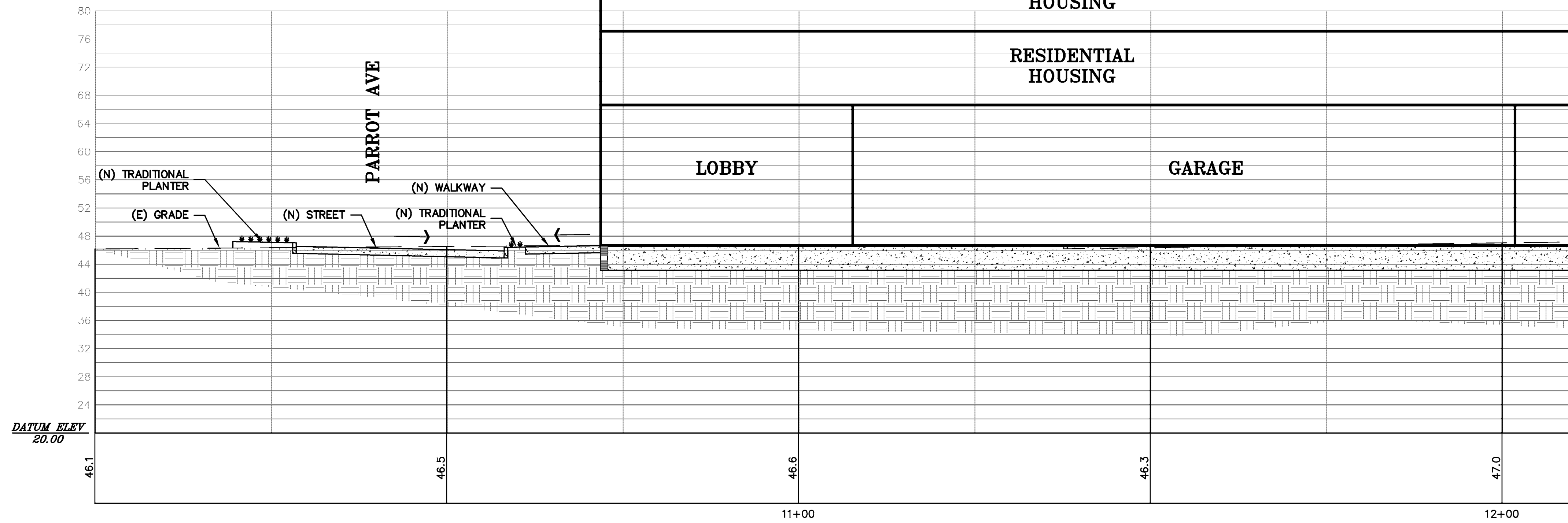


**OVERALL DRAINAGE PATTERN
 OF THORNTON STREET**

MATCHLINE - SEE SHEET C-2.0

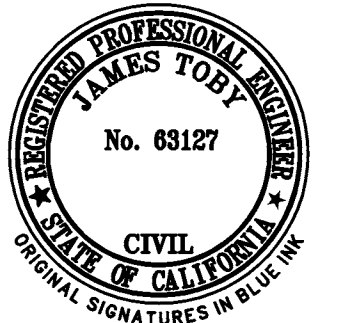
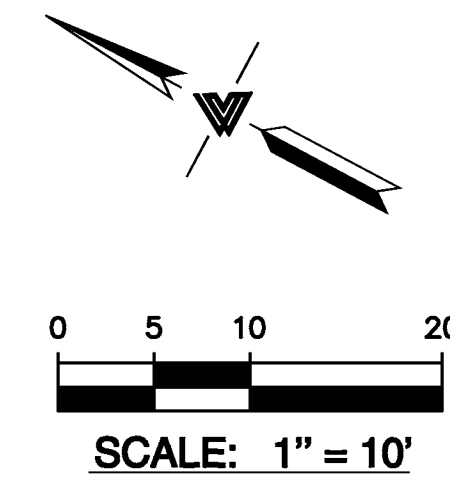
PLN16-0067
 EXHIBIT GG
 June 15, 2017

- LEGEND:**
- CONCRETE PAVING
 - DECOMPOSED GRANITE
 - AC PAVING
 - LANDSCAPING AREA/
TRADITIONAL PLANTER
 - WOODEN BENCH
 - PAVERS
 - BIO-RETENTION



SITE SECTION A-A
 HORIZ. & VERT. SCALE: 1" = 10'

MATCHLINE - SEE SHEET C-2.3



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 SACRAMENTO REGION
 1500 CALIFORNIA STREET, SUITE # 300
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 (P) (510) 887-4066 (F) (916) 966-1338
 (F) (510) 887-3019 (F) (916) 797-7363
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 SAN LEANDRO, CALIFORNIA**
 ALAMEDA COUNTY APN: 075-0047-057-02

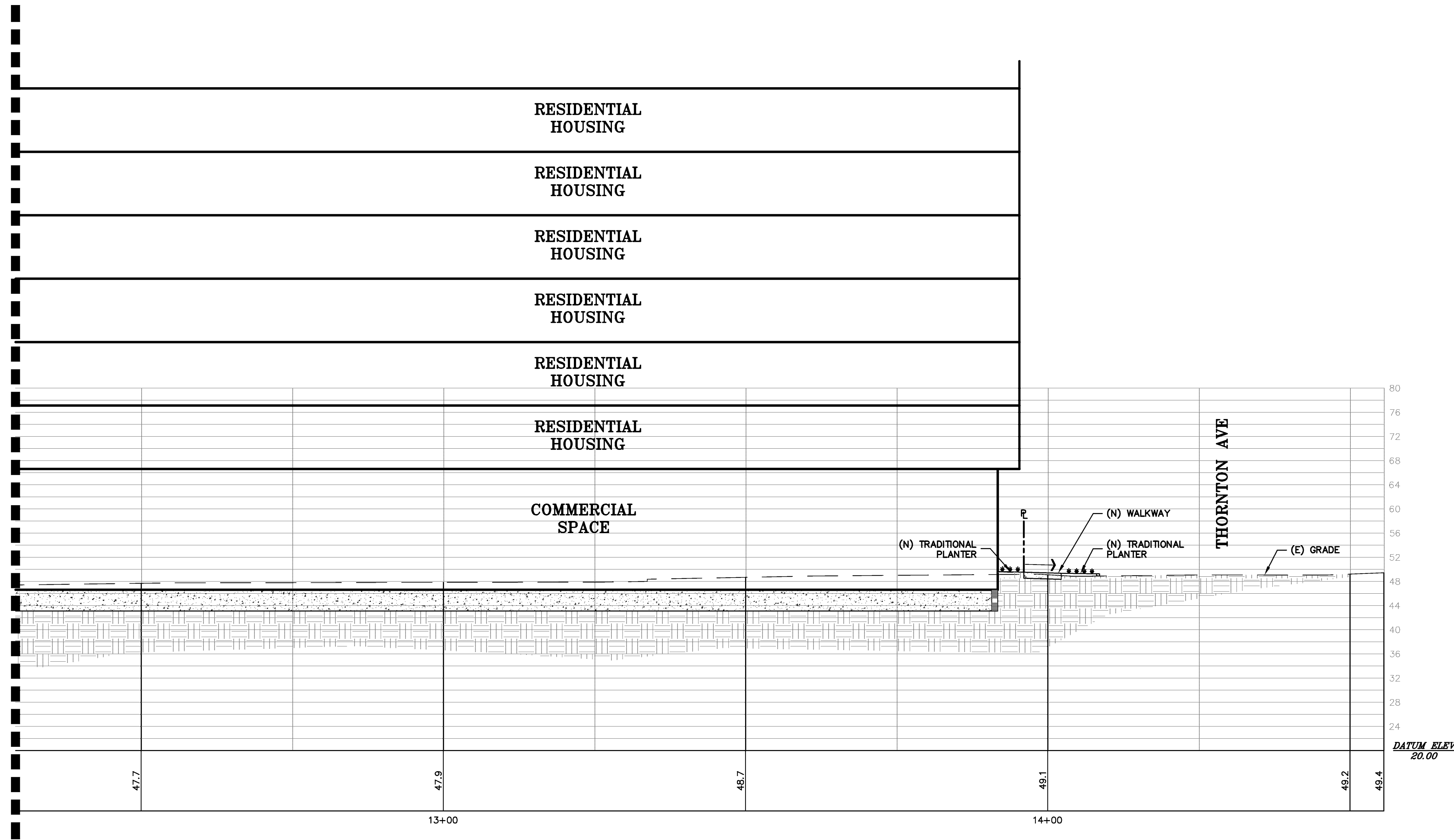
PLANNED DEVELOPMENT PLN2013-00045

SITE SECTIONS

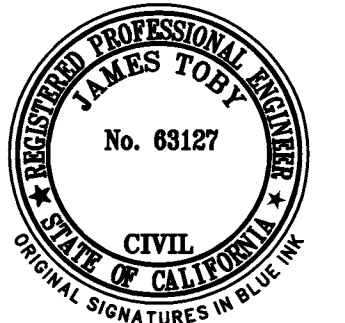
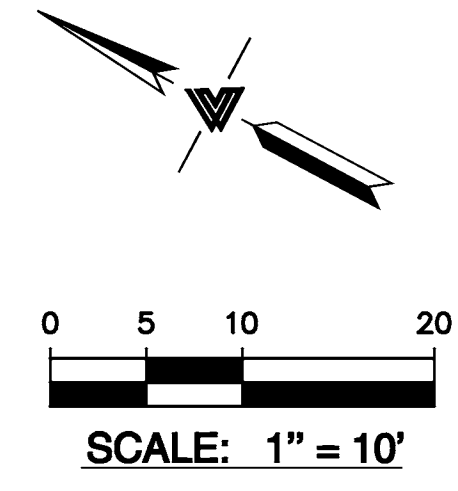
REVISIONS	BY
JOB NO:	2151095
DATE:	04-25-17
SCALE:	AS NOTED
DESIGN BY:	CP/MG
DRAWN BY:	MG
SHEET NO:	

PLN16-0067
 EXHIBIT HH
 June 15, 2017

MATCHLINE - SEE SHEET C-2.2



SITE SECTION A-A
HORIZ. & VERT. SCALE: 1" = 10'



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HAYWARD, CALIFORNIA 94645
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(P) (510) 887-4066 (F) (510) 887-3019
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**SAN LEANDRO TECH CAMPUS
RESIDENTIAL - TOD
SAN LEANDRO, CALIFORNIA**
ALAMEDA COUNTY
APN: 075-0047-057-02

PLANNED DEVELOPMENT PLN2013-00045
SITE SECTIONS

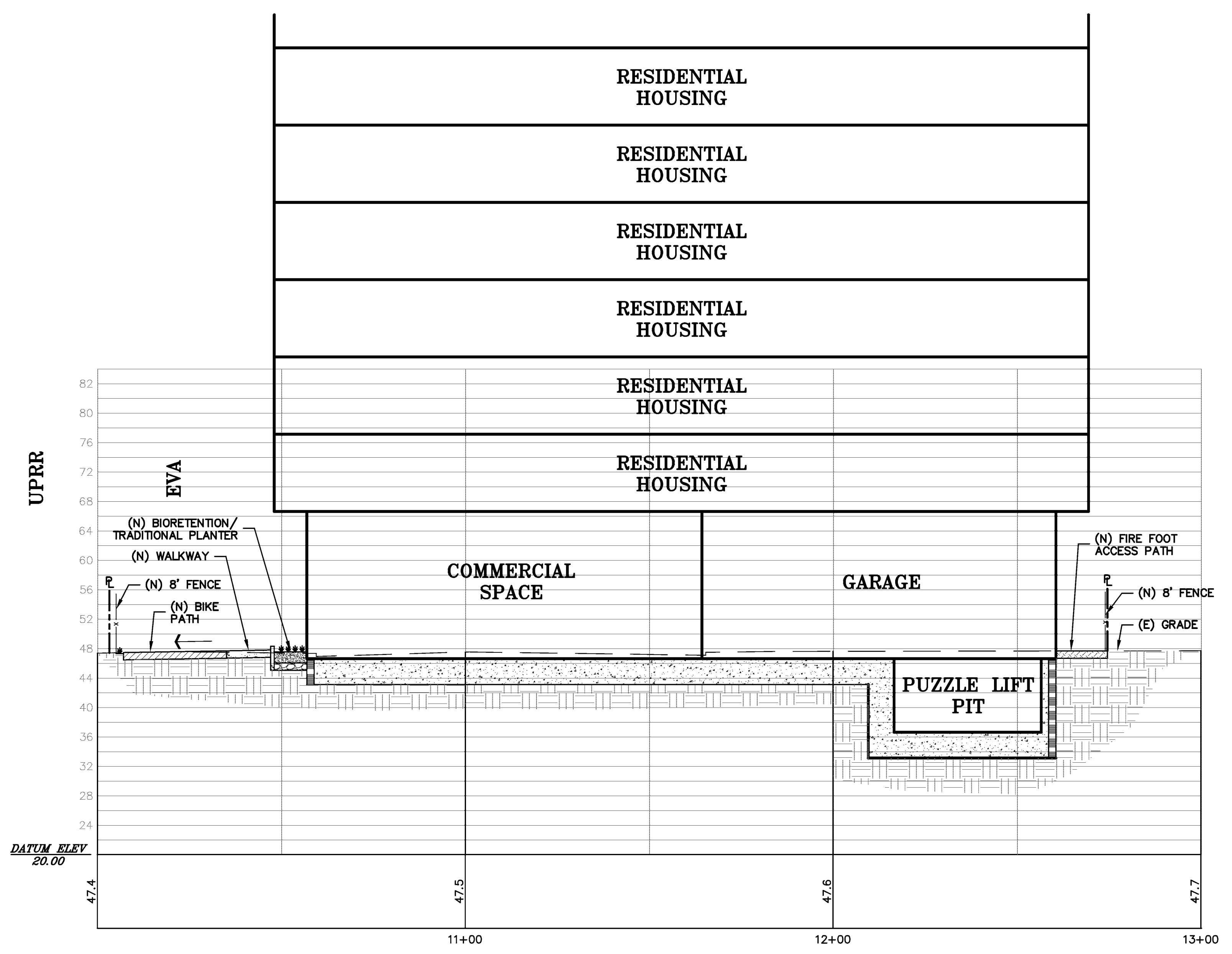
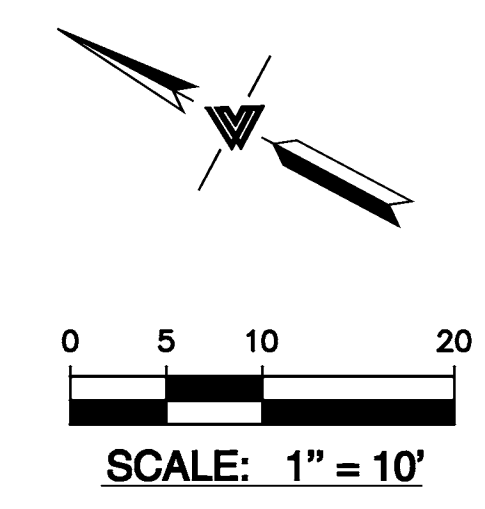
REVISIONS	BY

JOB NO: 2151095
DATE: 04-25-17
SCALE: AS NOTED
DESIGN BY: CP/MG
DRAWN BY: MG
SHEET NO:

PLN16-0067
EXHIBIT II
June 15, 2017

C-2.3
5 OF 11 SHEETS

DRAWN TO EXHIBIT JJ
 DATE: 06/15/17
 PROJECT: C-2.4



SITE SECTION B-B
 HORIZ. & VERT. SCALE: 1" = 10'



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 SACRAMENTO REGION
 300 ROSELLE, SACRAMENTO, CA 95661
 BAY AREA REGION, WEST HAVARD, CALIFORNIA 94645
 (P) (916) 966-1338 (P) (916) 966-1338
 (F) (916) 887-3019 (F) (916) 797-7363
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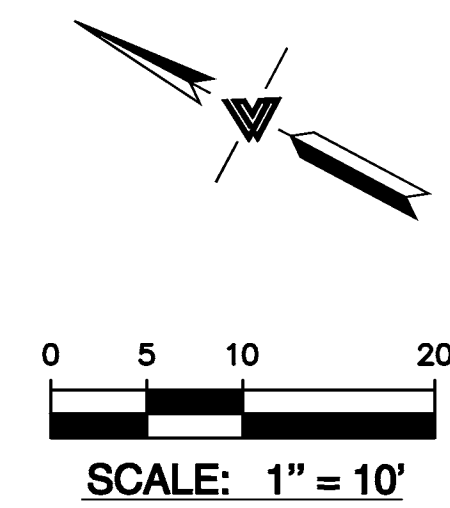
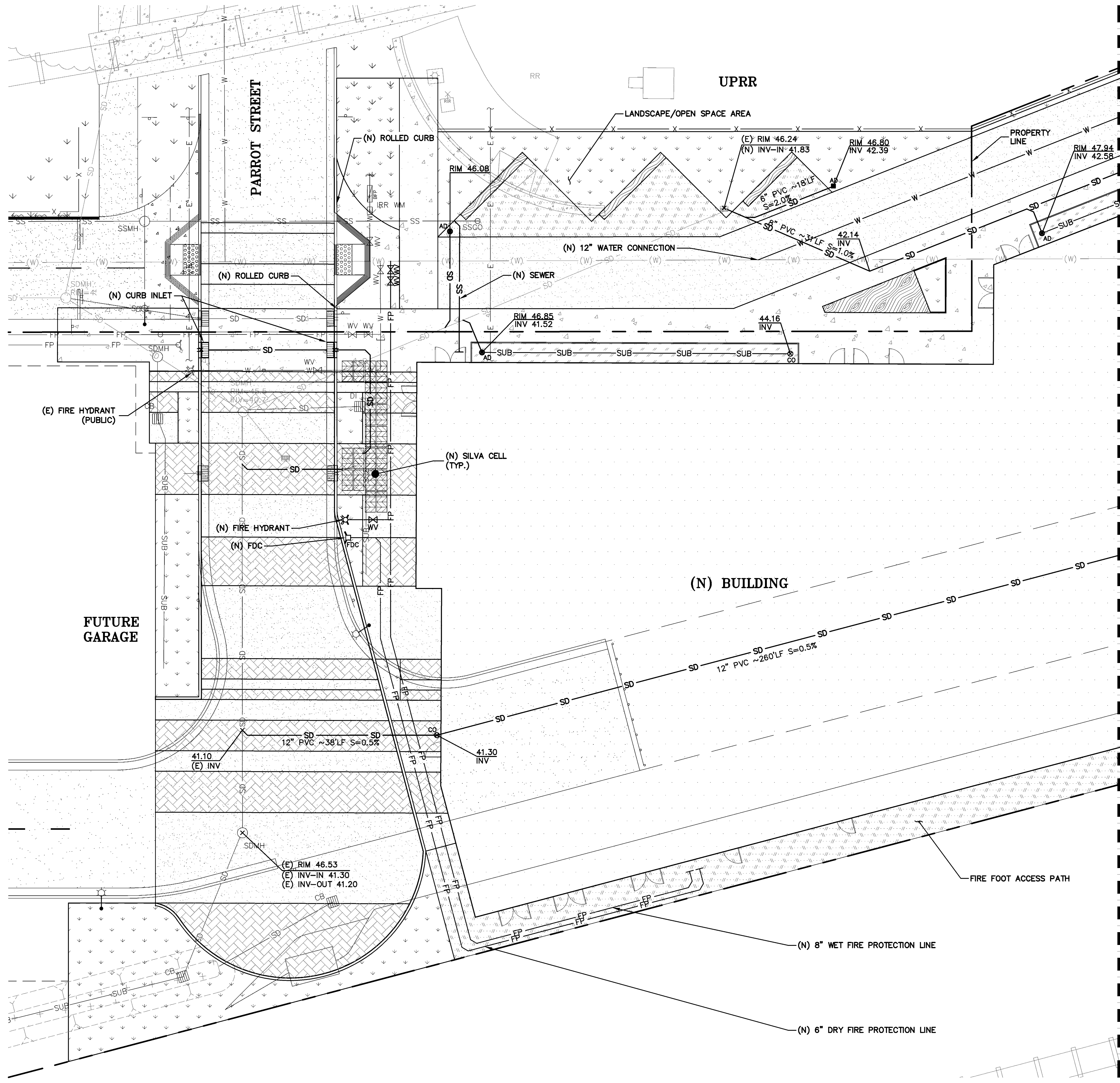
**SAN LEANDRO TECH CAMPUS
 RESIDENTIAL - TOD
 SAN LEANDRO, CALIFORNIA**
 ALAMEDA COUNTY APN: 075-0047-057-02

PLANNED DEVELOPMENT PLN2013-00045

SITE SECTIONS

REVISIONS	BY
JOB NO:	2151095
DATE:	04-25-17
SCALE:	AS NOTED
DESIGN BY:	CP/MG
DRAWN BY:	MG
SHEET NO:	

PLN16-0067
 EXHIBIT JJ
 June 15, 2017



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 ALAMEDA COUNTY APN: 075-0047-057-02

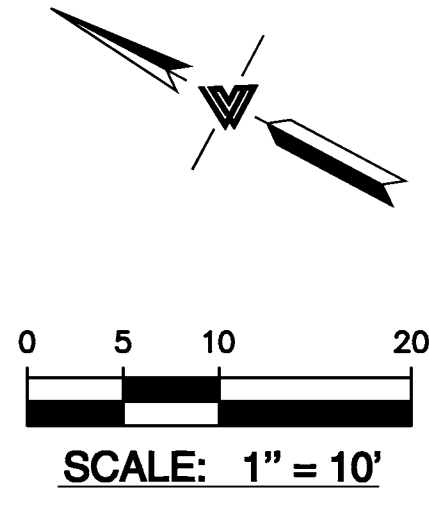
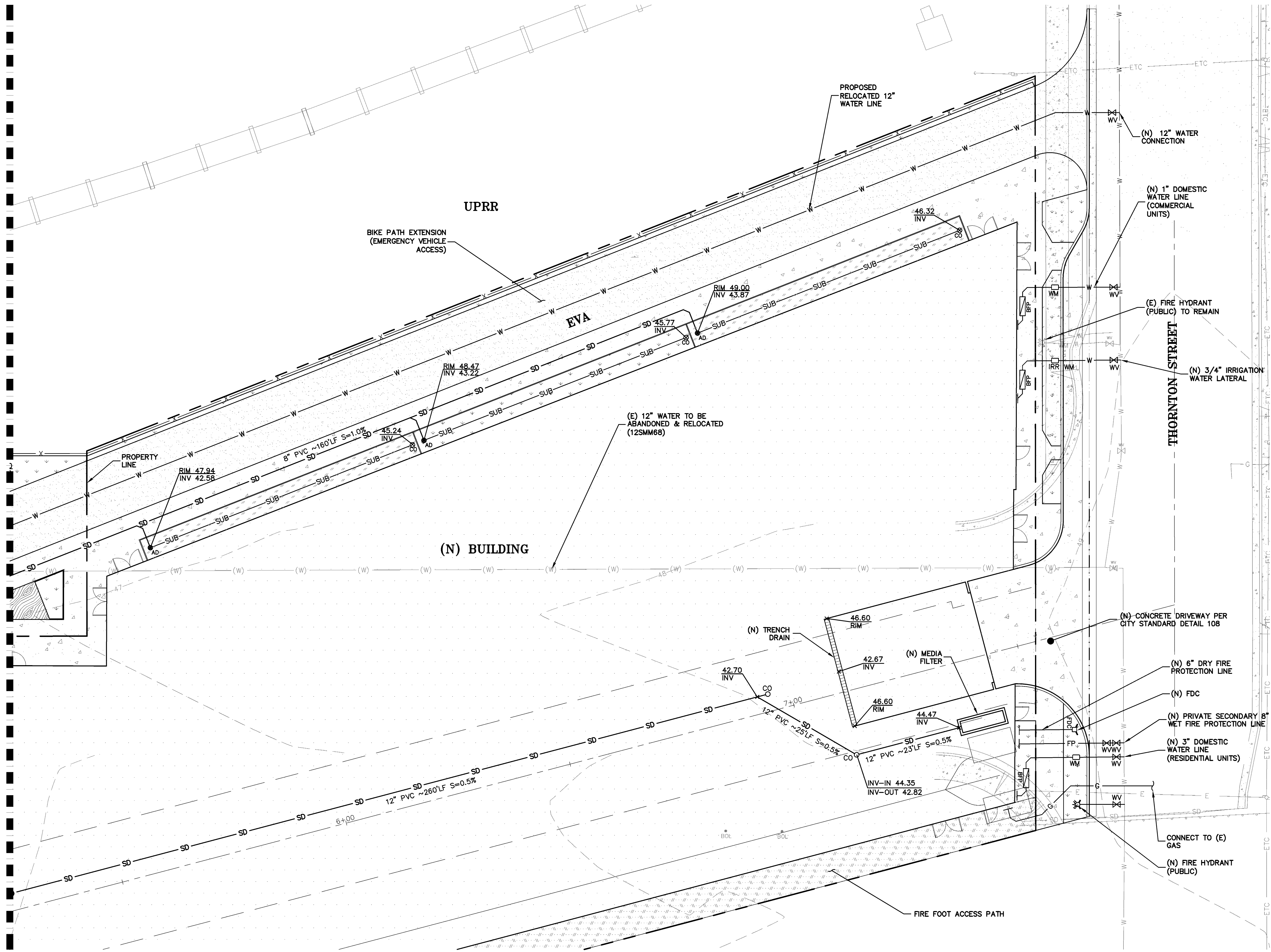
PLANNED DEVELOPMENT PLN2013-00045

UTILITY PLAN

REVISIONS	BY
JOB NO:	2151095
DATE:	04-25-17
SCALE:	
DESIGN BY:	CP/MG
DRAWN BY:	MG
SHEET NO:	

PLN16-0067
 EXHIBIT KK
 June 15, 2017

MATCHLINE - SEE SHEET C-3.1



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 (F) (916) 797-7363
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**SAN LEANDRO TECH CAMPUS
 RESIDENTIAL - TOD
 SAN LEANDRO, CALIFORNIA**
 ALAMEDA COUNTY
 APN: 075-0047-057-02

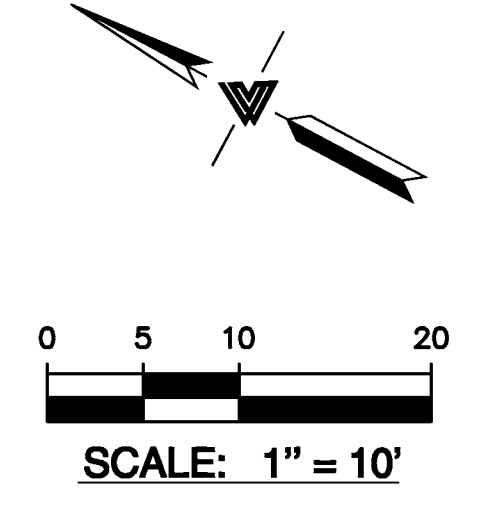
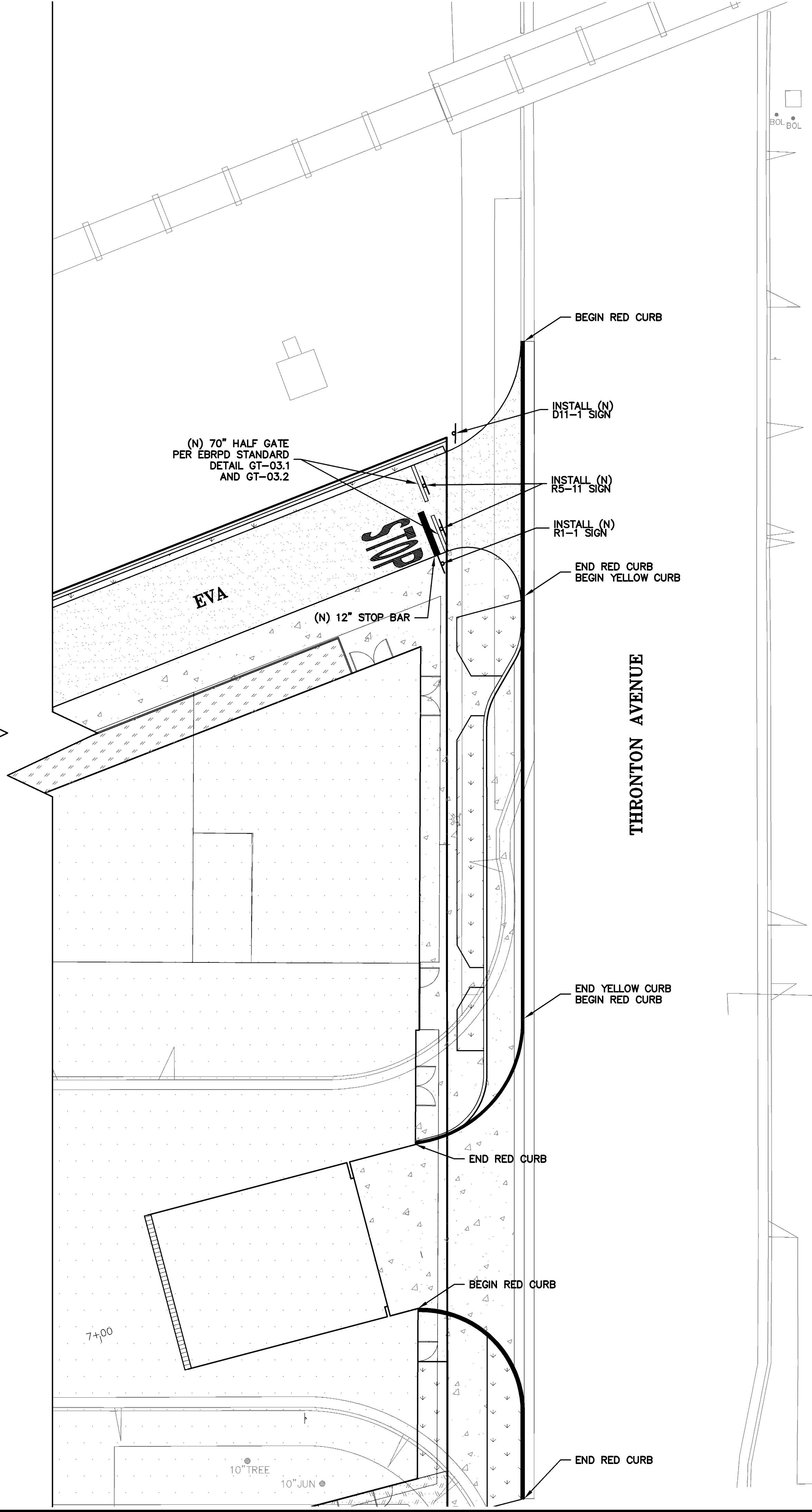
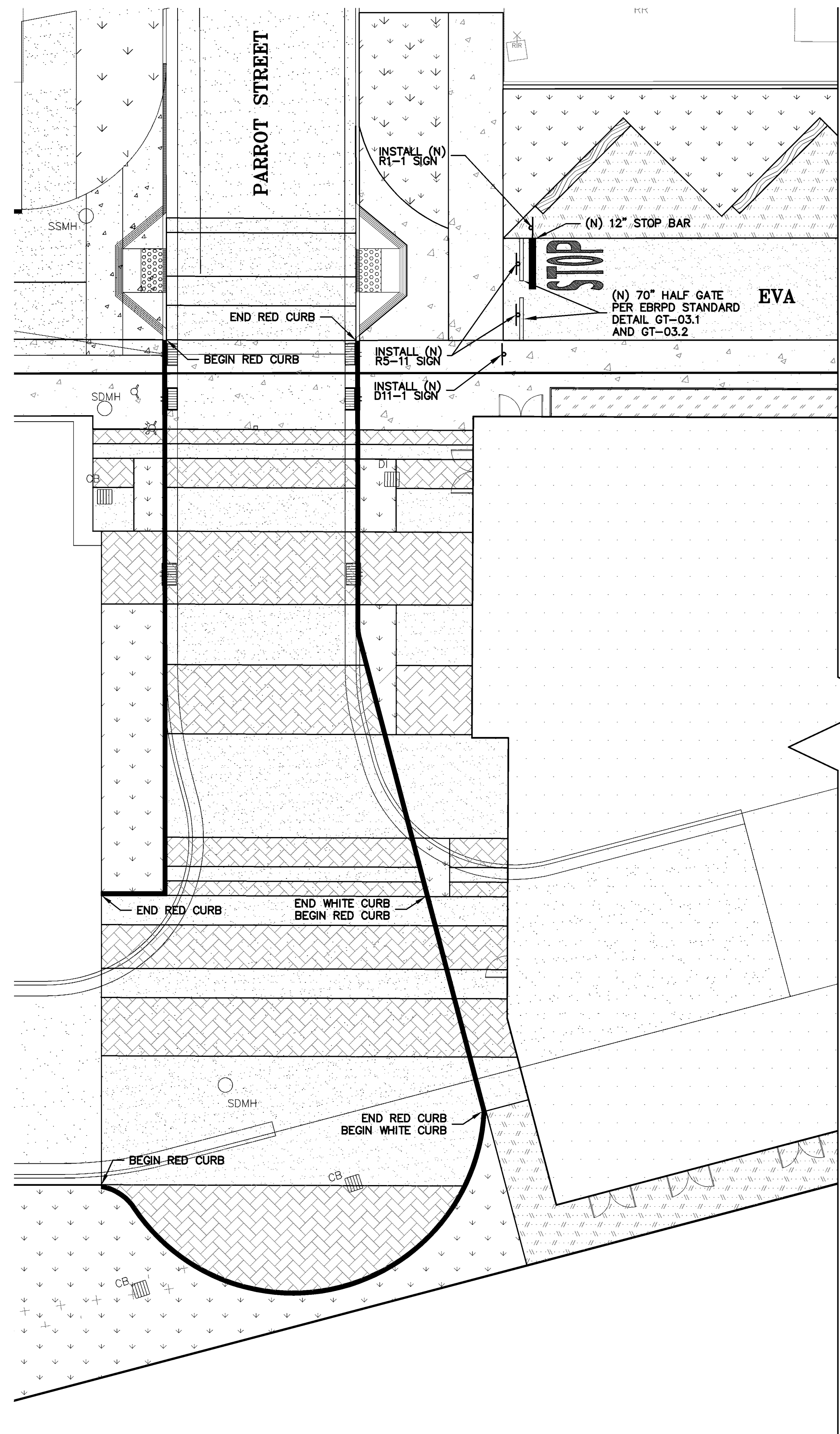
PLANNED DEVELOPMENT PLN2013-00045

UTILITY PLAN

REVISIONS	
NO.	BY

JOB NO: 2151095
 DATE: 04-25-17
 SCALE:
 DESIGN BY: CP/MG
 DRAWN BY: MG
 SHEET NO:

**PLN16-0067
 EXHIBIT LL
 June 15, 2017**



PLN16-0067
EXHIBIT MM
June 15, 2017

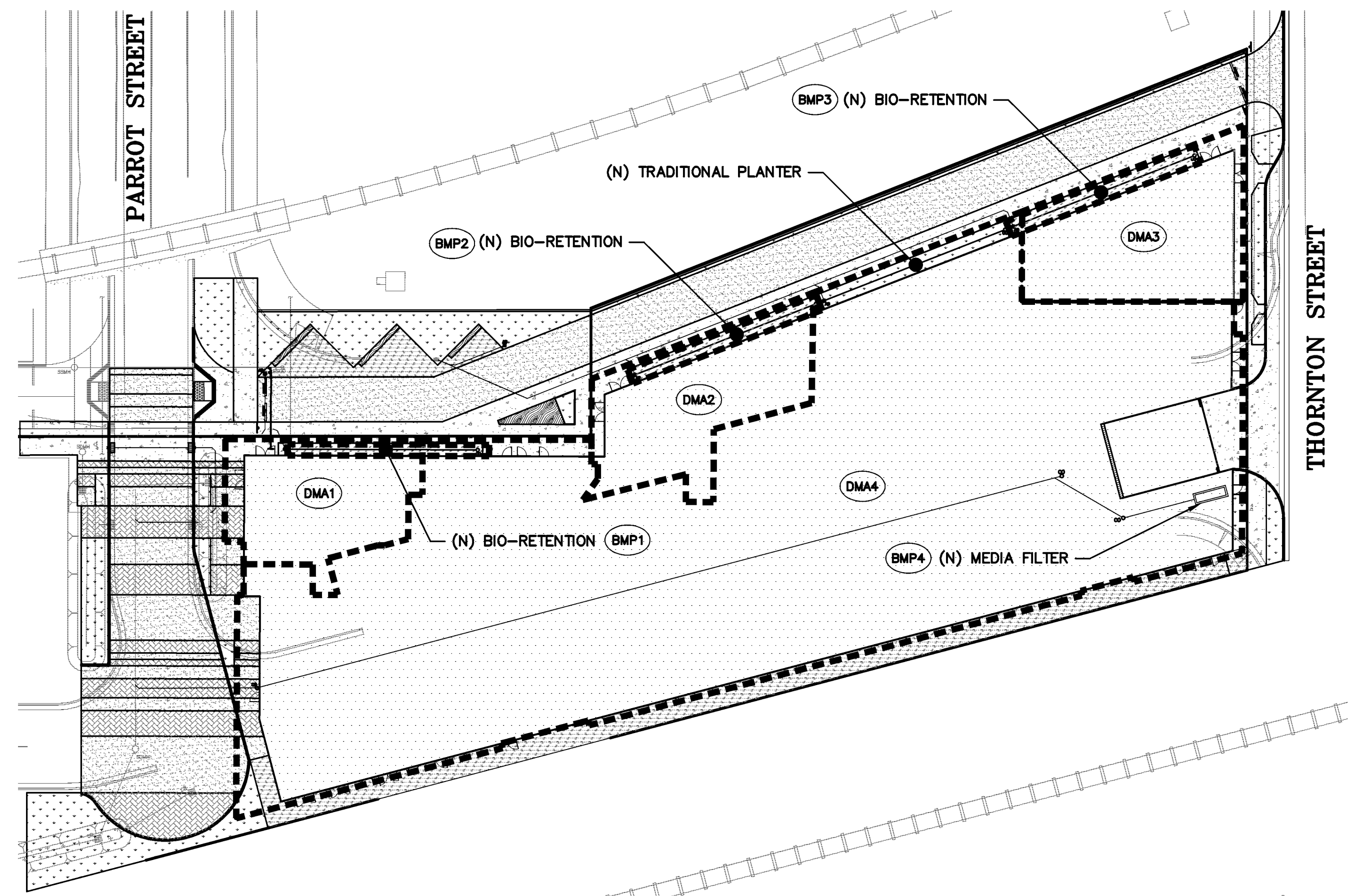


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300 JOURNAL SQUARE, SUITE # 300
ROSELAND, CALIFORNIA 94661
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(F) (916) 967-7363
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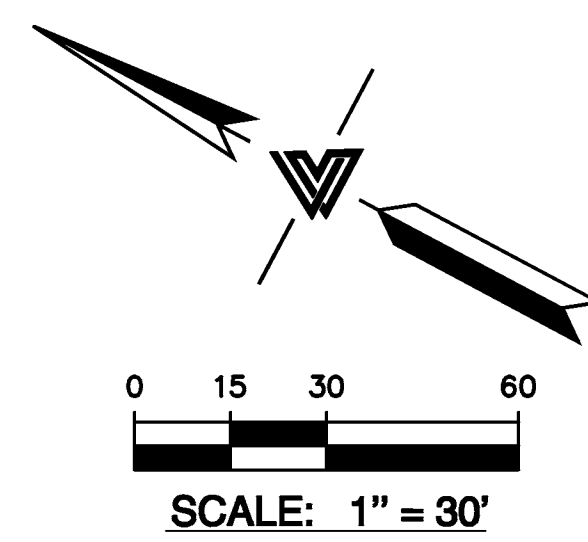
**SAN LEANDRO TECH CAMPUS
RESIDENTIAL - TOD
SAN LEANDRO, CALIFORNIA**
ALAMEDA COUNTY
APN: 075-0047-057-02

PLANNED DEVELOPMENT PLN2013-00045
**SIGNAGE &
STRIPING PLAN**

REVISIONS	BY
JOB NO:	2151095
DATE:	04-25-17
SCALE:	AS NOTED
DESIGN BY:	CP/MG
DRAWN BY:	MG
SHEET NO:	



ROOF DRAINAGE PLAN



- LEGEND:**
- RUNOFF DRAINAGE DIRECTION
 - AREA DRAIN
 - DRAINAGE MANAGEMENT AREA
 - BIO-RETENTION AREA
 - LANDSCAPING AREA/
TRADITIONAL PLANTER



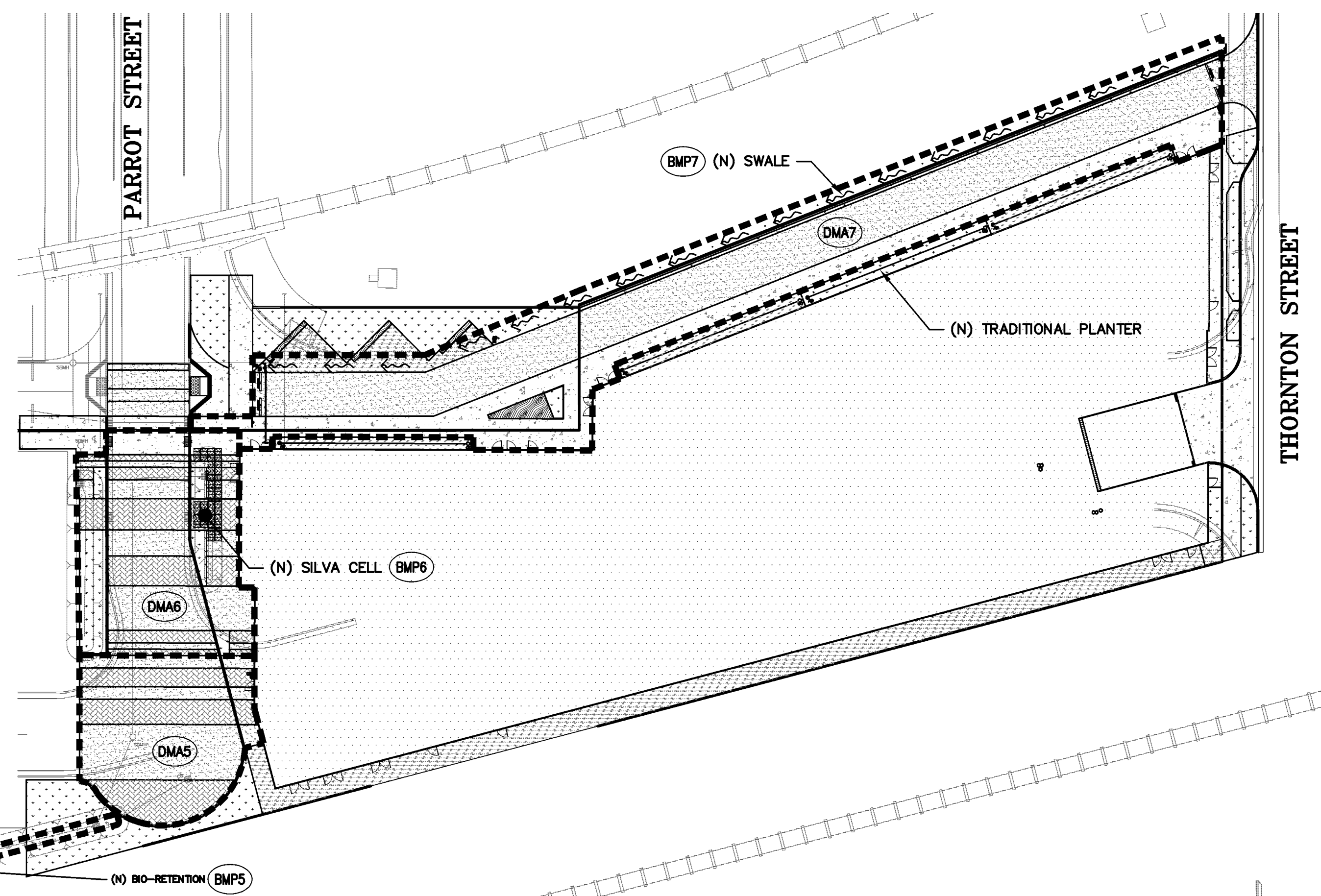
Sizing Volume Based Treatment Measures based on the Adapted CASQA Stormwater BMP Handbook Approach
 Calculations based on SCVRUPP C.3 Handbook Appendix B Section II.B dated April 2012

PROPERTY OWNER(S)	San Leandro Tech Campus - TOD		
PROPERTY ADDRESS	San Leandro, CA		
CALCULATED BY	M. Garcia	DATE	02/10/17
REFERENCE MAP:	2151095 HYD-1	JOB#	2151095

BLUE: User Input Value

Drainage Management Area (DMA)	Treatment Control Measures (TCM)	Treatment Control Measures	Area Summary			
			New Impervious Area	By 4% Rule		
				Retention Area	Retention Area Required	Retention Area Provided
(SF)	(SF)	(SF)				
DMA 1	BMP 1	Bio-Retention	2,208	88	220	YES
DMA 2	BMP 2	Bio-Retention	2,598	104	303	YES
DMA 3	BMP 3	Bio-Retention	2,887	115	337	YES
DMA 4	BMP 4	Media Filter*	28,397	-	-	N/A
DMA 5	BMP 5	Bio-Retention	2,679	107	1,096	YES
DMA 6	BMP 6	Silva Cell	3,731	149	180	YES
DMA 7	BMP 7	Drainage Swale	9,493	-	-	N/A

* MEDIA FILTER SIZING
 REQUIRED: Q_{TREATMENT} = 52 GPM (AT 0.20 IN/HR)
 PROVIDED: FOUR "27" CARTRIDGES AT 90 GPM TREATMENT CAPACITY



SURFACE DRAINAGE PLAN



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 SACRAMENTO, CA 95821
 HAYWARD OFFICE
 15000 HAYWARD AVENUE, SUITE 100
 HAYWARD, CALIFORNIA 94545
 (P) (916) 966-1338
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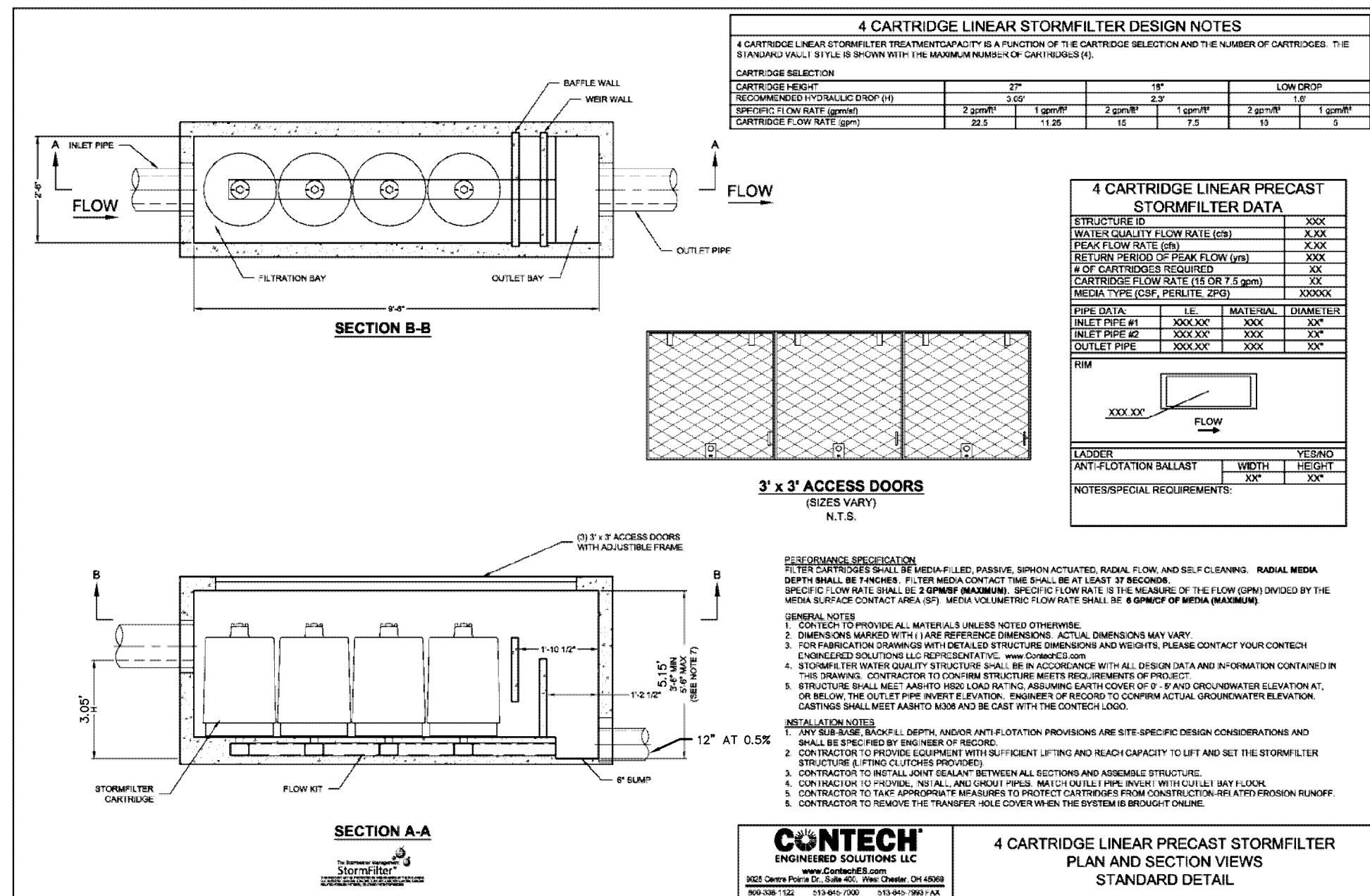
**SAN LEANDRO TECH CAMPUS
 RESIDENTIAL - TOD
 SAN LEANDRO, CALIFORNIA**
 ALAMEDA COUNTY
 APN: 075-0047-057-02

PLANNED DEVELOPMENT PLN2013-00045
**STORM WATER
 MANAGEMENT PLAN**

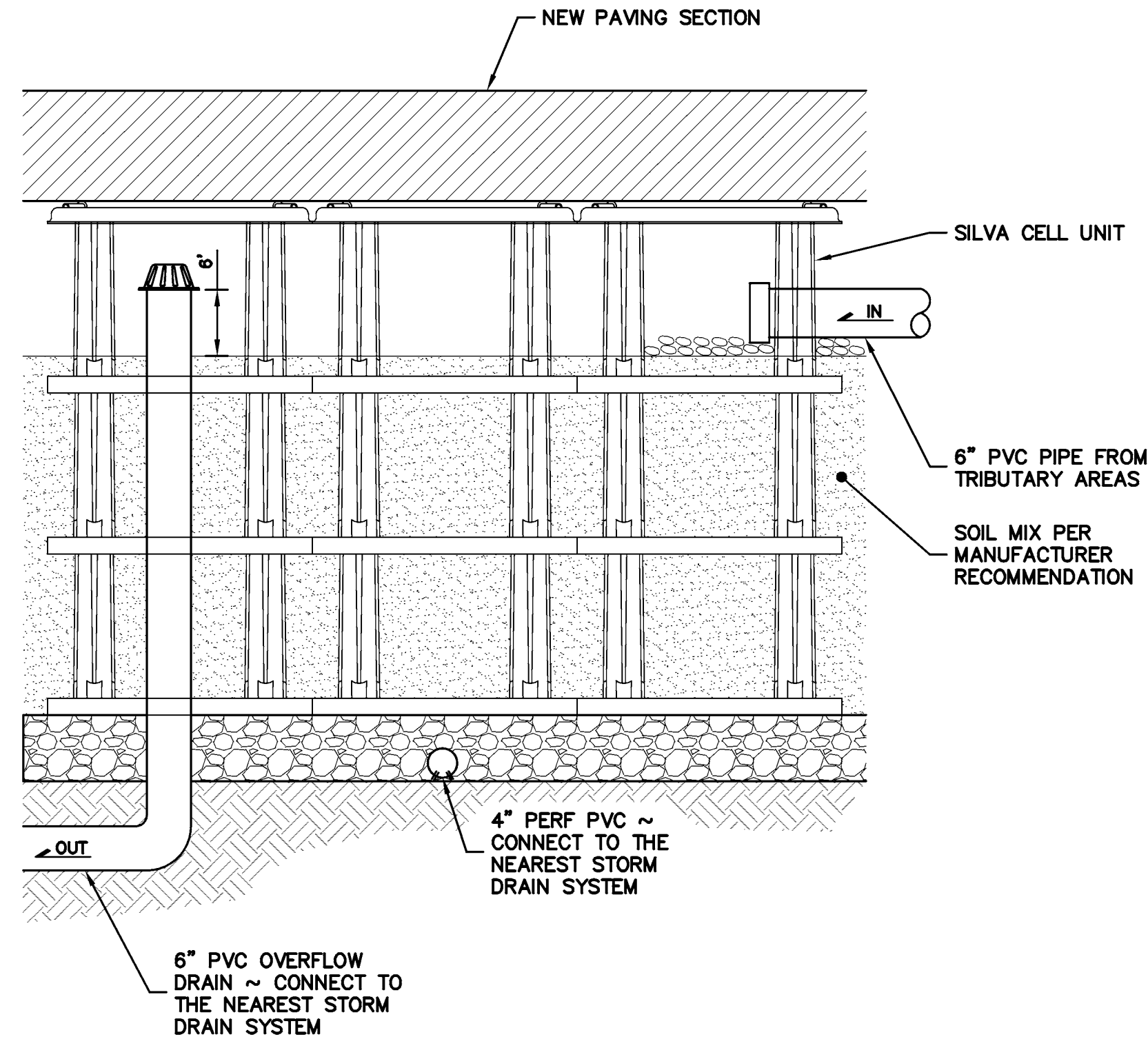
PLN16-0067
 EXHIBIT NN
 June 15, 2017

**NOTE:
 FOR CONSTRUCTION STAKING
 SCHEDULING OR QUOTATIONS
 PLEASE CONTACT ALEX ABAYA
 AT LEA & BRAZE ENGINEERING
 (510)887-4086 EXT 116.
 aabaya@leabraz.com**

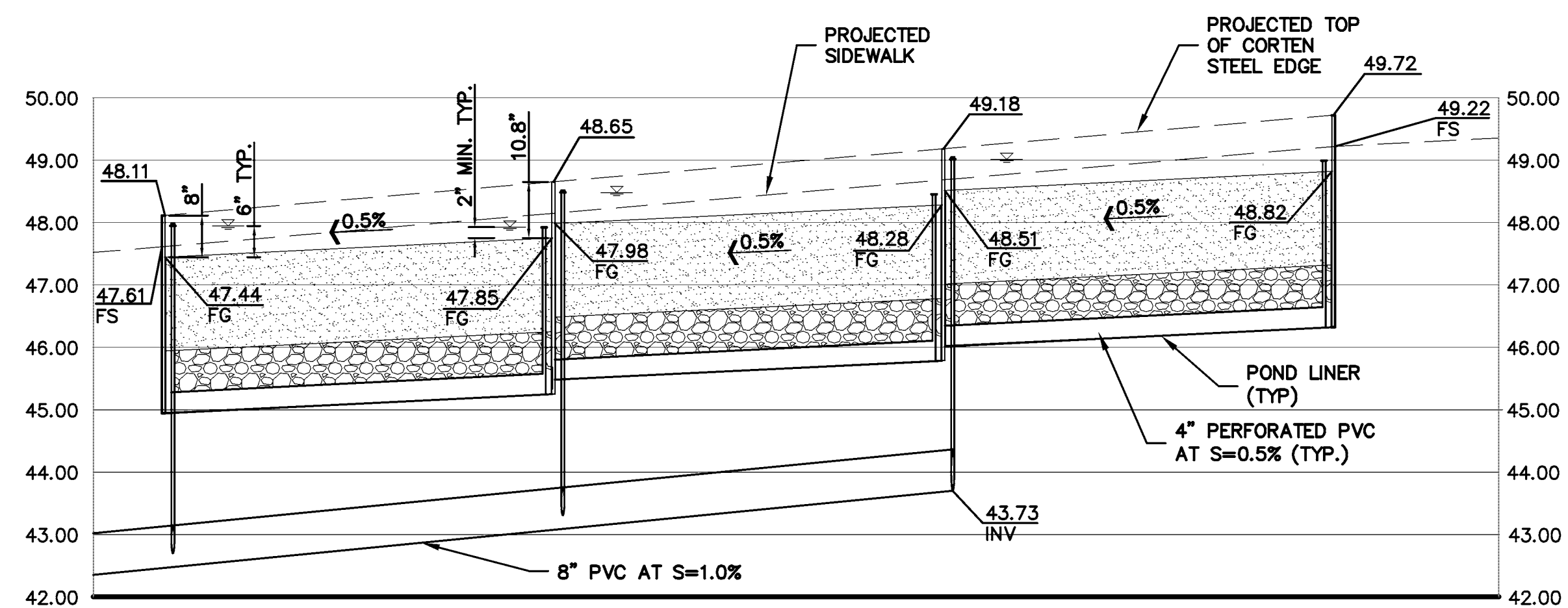
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JOB NO:	2151095
DATE:	04-25-17
SCALE:	AS NOTED
DESIGN BY:	CP/MG
DRAWN BY:	MG
SHEET NO:	



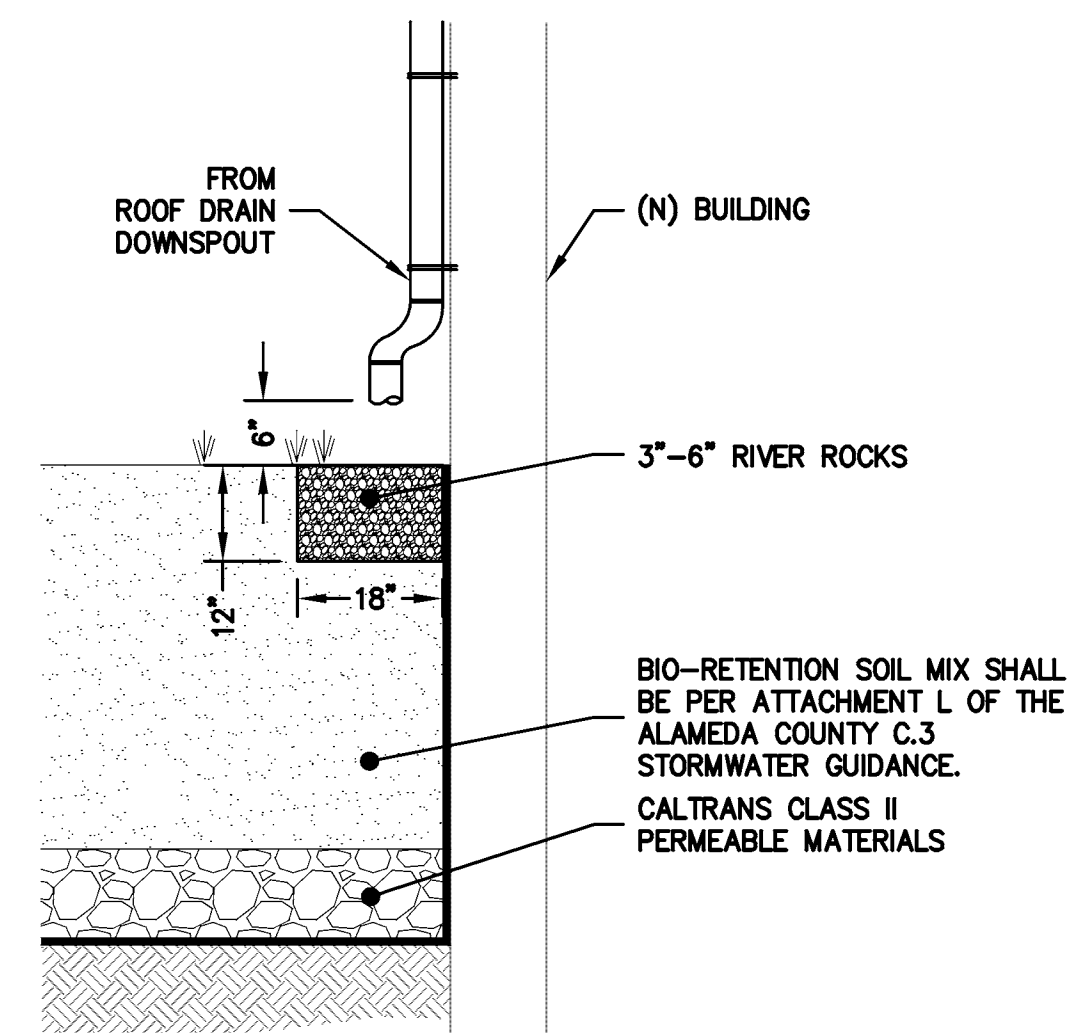
1 CARTRIDGE STORMFILTER
HYD-2 NTS



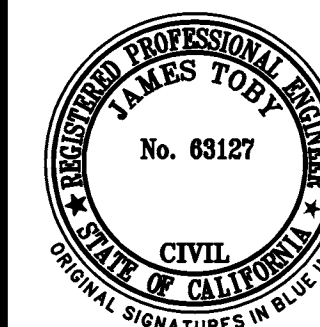
2 TYPICAL SILVA CELL DETAIL
HYD-2 NTS



3 BIO-RETENTION PROFILE ALONG EVA
HYD-2 SCALE: HORIZ. 1"=20' & VERT. 1"=2'



4 ROOF DRAIN DAYLIGHT
HYD-2 NTS



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SOUTH CENTRAL REGION
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RESIDENTIAL – TOD
SAN LEANDRO, CALIFORNIA**

ALAMEDA COUNTY

APN: 075-0047-057-02

PLANNED DEVELOPMENT PLN2013-00045

**STORM WATER
MANAGEMENT PLAN**

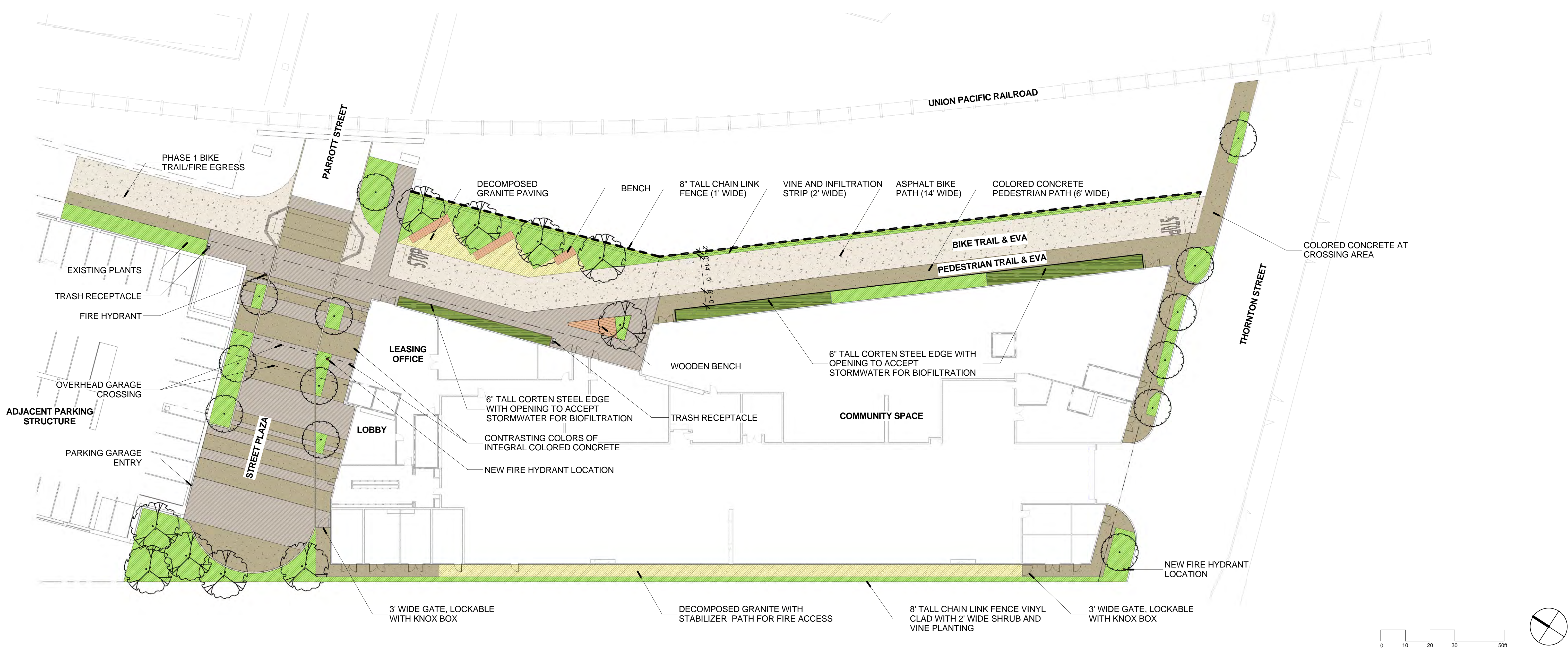
REVISIONS	BY

JOB NO: 2151095
DATE: 04-25-17
SCALE: AS NOTED
DESIGN BY: CP/MG
DRAWN BY: MG
SHEET NO:



11 OF 11 SHEETS

PLN16-0067
EXHIBIT OO
June 15, 2017



LANDSCAPE MATERIAL LEGEND

- ASPHALT PAVING, SEE CIVIL DRAWING
- COLORED CONCRETE, COLOR A
- COLORED CONCRETE, COLOR B
- DECOMPOSED GRANITE PAVING WITH STABILIZER
- SHRUB AREA
- BIOFILTRATION PLANTING AREA

PLANT LEGEND

- STREETSCAPE TREES AT THORNTON STREET**
ACER RUBRUM 'RED SUNSET' (RED LEAF MAPLE)
- STREETSCAPE TREES AT PARROTT STREET**
ACER RUBRUM 'RED SUNSET' (RED LEAF MAPLE)
- ACCENT TREE:**
NYSSA SYLVATICA (TUPELO)

MWEO CONFORMANCE

SQUARE FOOTAGE OF LANDSCAPE:
 STREET LEVEL: 24,515 SF
 LEVEL 2 COURTYARDS: 4,046 SF
 LEVEL 7 COURTYARD: 810 SF

THE PROJECT PLANTING AND IRRIGATION DESIGN WILL BE DESIGNED WITH LOW WATER USE PLANTS AND EFFICIENT IRRIGATION SYSTEM WHICH WILL MEET THE STATE'S MODEL WATER EFFICIENT LANDSCAPE ORDINANCE. COMPLETED CALCULATIONS AND WORKSHEETS WILL BE PROVIDED DURING BUILDING PERMIT PHASE.

PLANTS SELECTED WILL BE LOW WATER USE AND IRRIGATION WILL CONSIST OF SUBSURFACE DRIP WITH A SMART IRRIGATION CONTROLLER.

STREET LEVEL LANDSCAPE ELEMENTS



PLANTING - UNDERSTORY



PARROTT STREET TREE:
ACER RUBRUM 'RED SUNSET'
(RED MAPLE)



THORNTON STREET TREE:
ACER RUBRUM 'RED SUNSET'
(RED MAPLE)



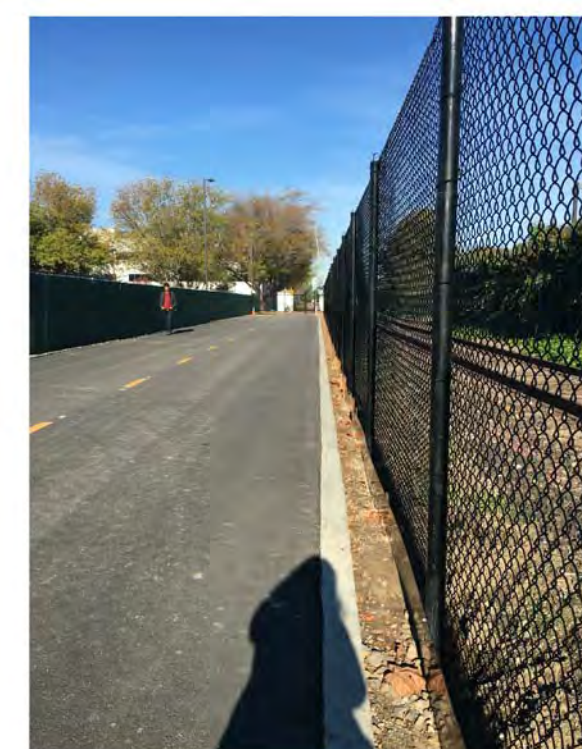
ACCENT TREE:
NYSSA SYLVATICA
(TUPELO)



ENTRY PLAZA PAVING: TWO TONES OF COLORED CONCRETE



BENCH: PRE-CAST CONCRETE WITH IPE WOOD SLAT TOP



FENCE AT PERIMETER:
UPRR AND SPRR
EDGES, 8' TALL VINYL
CLAD CHAIN LINK



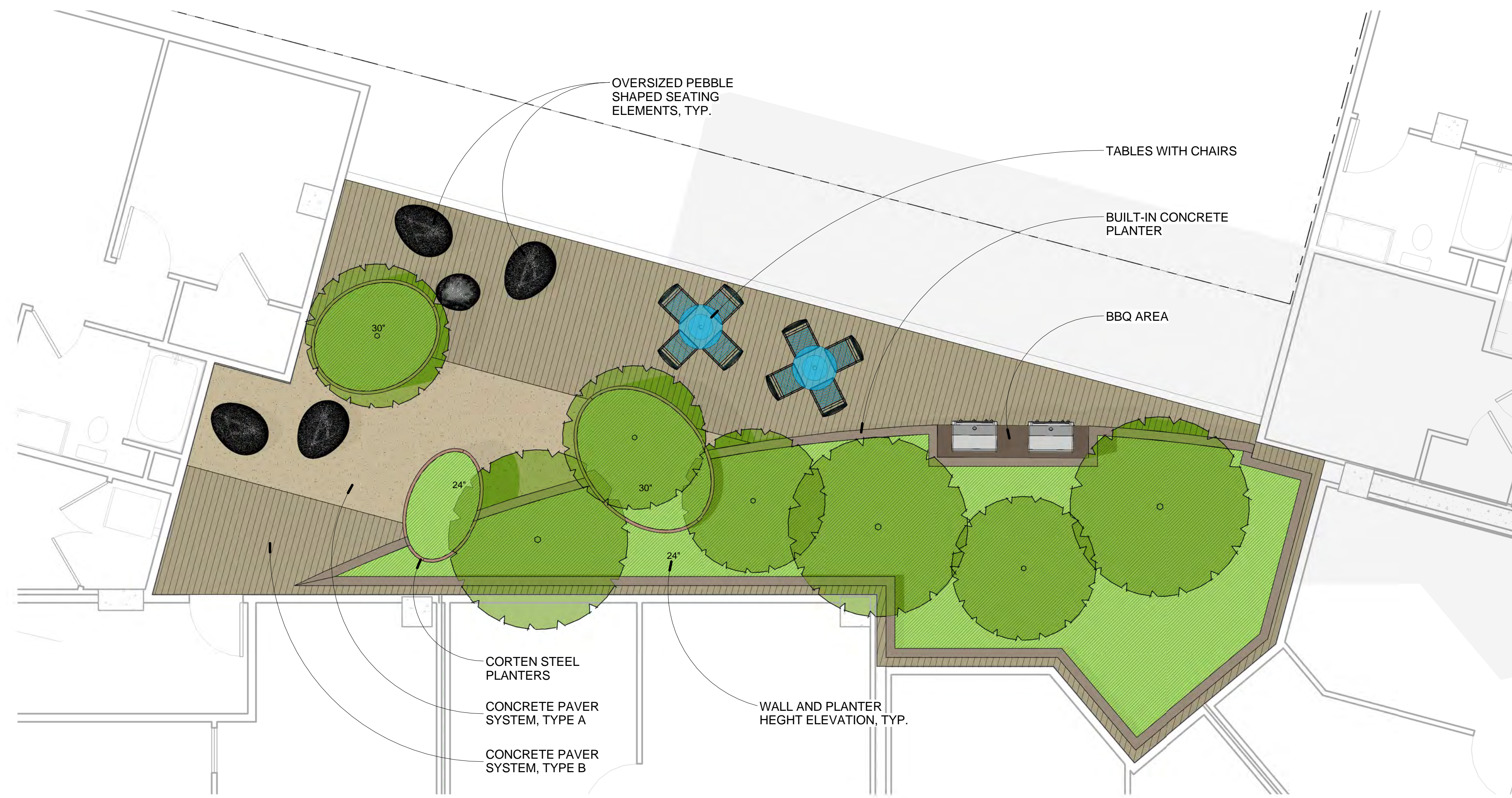
BIKE RACKS & TRASH RECEPTACLES



Proposed Modification to Planned Development PLN2013-00045 dated February 20, 2014

PLN16-0067
 EXHIBIT PP
 June 15, 2017

LEVEL 2 NORTH COURTYARD



ON-STRUCTURE MATERIAL AND PLANT LEGEND

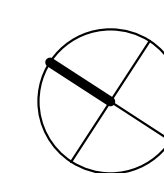
- CONCRETE PAVER SYSTEM, TYPE A
- CONCRETE PAVER SYSTEM, TYPE B
- CAST IN PLACE CONCRETE WALL
- CORTEN STEEL WALL
- SHRUB AND GROUND COVER PLANTING
- TREES

LEVEL 2 SOUTH COURTYARD



Proposed Modification to Planned Development PLN2013-00045 dated February 20, 2014

PLN16-0067
EXHIBIT QQ
June 15, 2017



REVISION	DATE

San Leandro BART TOD
Enter address here
Westlake Urban

LANDSCAPE ARCHITECTS
Landscape Plan Level 2
Courtyards
NOT FOR CONSTRUCTION

THIS SET OF CONSTRUCTION DOCUMENTS HAS BEEN PREPARED FOR THE CONSTRUCTION OF AN APARTMENT PROJECT.

L1.02

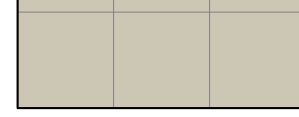
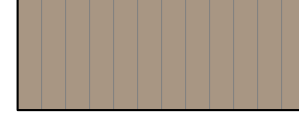

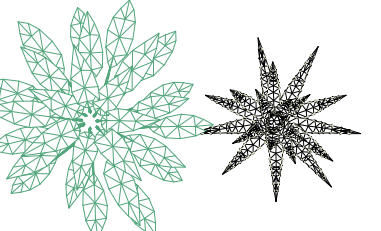
Project Number
JOB NUMBER
As indicated
SCALE

Project Status
ISSUED AS
APRIL 26, 2017
ISSUE DATE

LEVEL 7 COURTYARD



ON-STRUCTURE MATERIAL AND PLANT LEGEND

-  24" x 24" CONCRETE PAVERS
-  WOOD GRAINED PAVERS
-  SHRUB AND GROUNDCOVER PLANTING
-  PLANTS

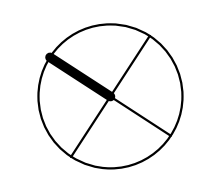
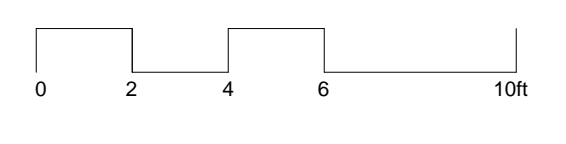
REVISION	DATE

San Leandro BART TOD
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Westlake Urban

LANDSCAPE CONTENTS
Landscape Plan Level 7 Courtyard
NOT FOR CONSTRUCTION

Proposed Modification to Planned Development PLN2013-00045 dated February 20, 2014

PLN16-0067
EXHIBIT RR
June 15, 2017



THIS SET OF CONSTRUCTION DOCUMENTS HAS BEEN PREPARED FOR THE CONSTRUCTION OF AN APARTMENT PROJECT.

L1.03

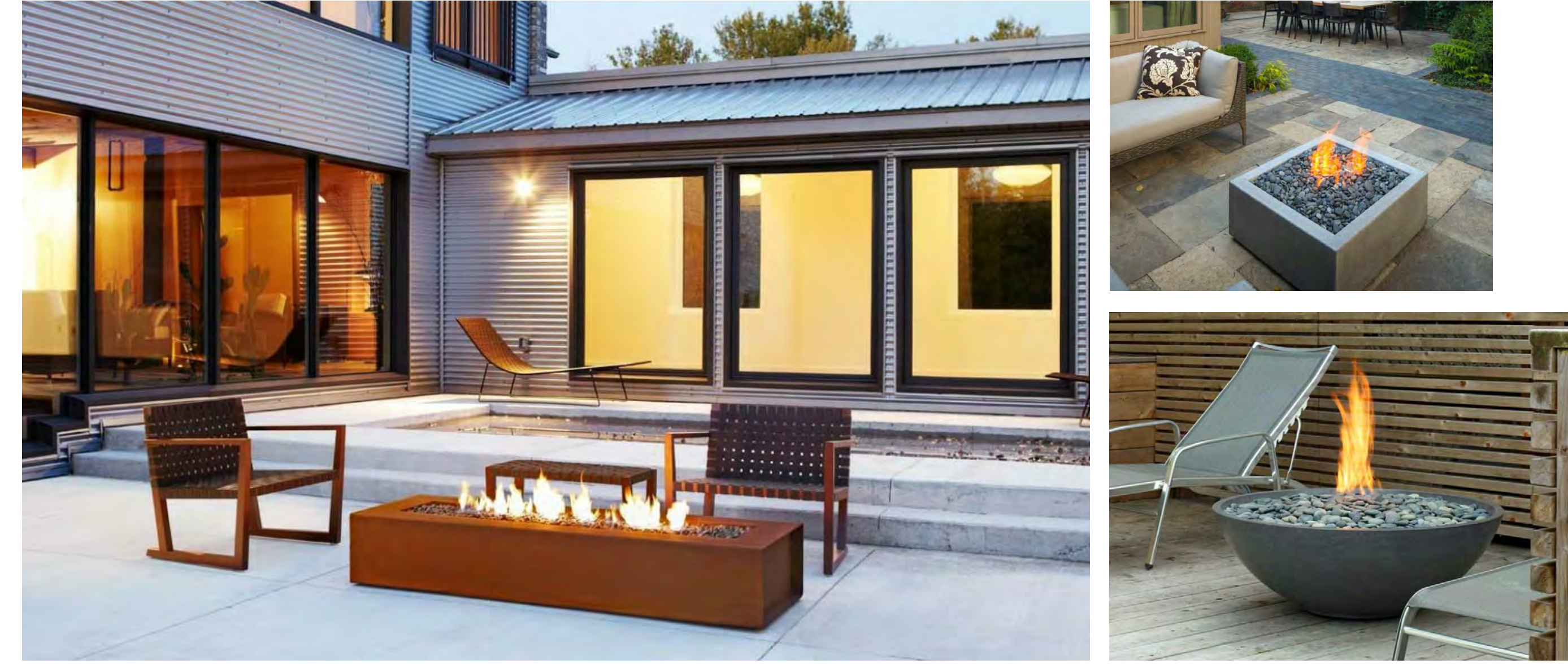
Project Number
JOB NUMBER
1/4" = 1'-0"
SCALE

Project Status
ISSUED AS
APRIL 26, 2017
ISSUE DATE

ON STRUCTURE PAVERS



ON STRUCTURE FIRE PITS



ON STRUCTURE PLANTERS



CORTEN STEEL WALL

CORTEN STEEL WALL

CIP CONCRETE WALL

FREE STANDING PLANTER

FREE STANDING PLANTER

ON STRUCTURE SITE FURNISHINGS



SOFA SEATING

MOVABLE SEATS

MOVABLE SEATS

DINING TABLE

OVERSIZED PEBBLE SEATS

PLN16-0067
EXHIBIT SS
June 15, 2017



LOS ANGELES | IRVINE | OAKLAND
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PGAdesign
LANDSCAPE ARCHITECTS
tel 510.465.1284 url PGAdesign.com
444 17th Street Oakland CA 94612

DATE	REVISION

San Leandro BART TOD
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Westlake Urban

ON-STRUCTURE COURTYARD ELEMENTS
NOT FOR CONSTRUCTION

THIS SET OF CONSTRUCTION DOCUMENTS HAS BEEN PREPARED FOR THE CONSTRUCTION OF AN APARTMENT PROJECT.
L2.01
Project Number
JOB NUMBER
SCALE
Project Status
ISSUED AS
APRIL 26, 2017
ISSUE DATE

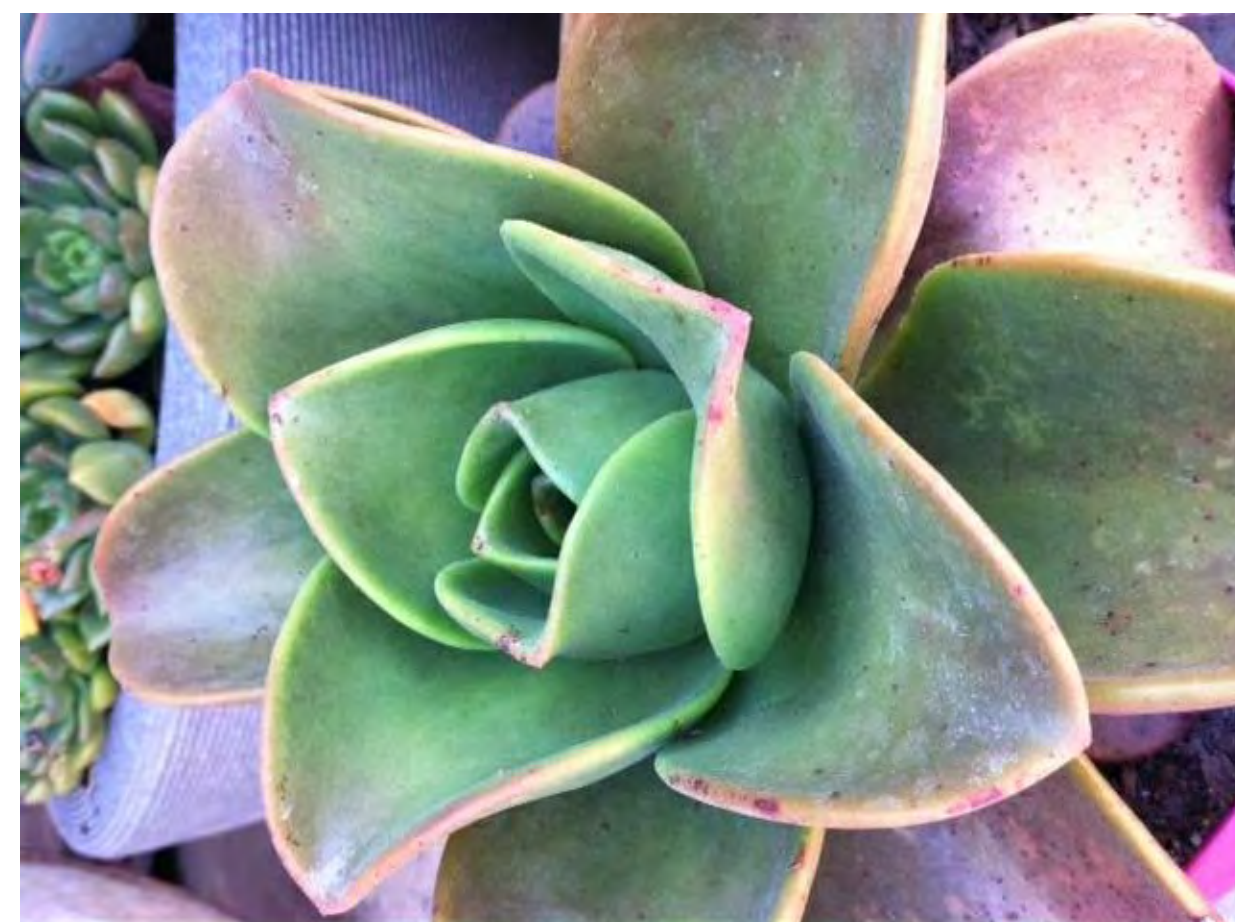
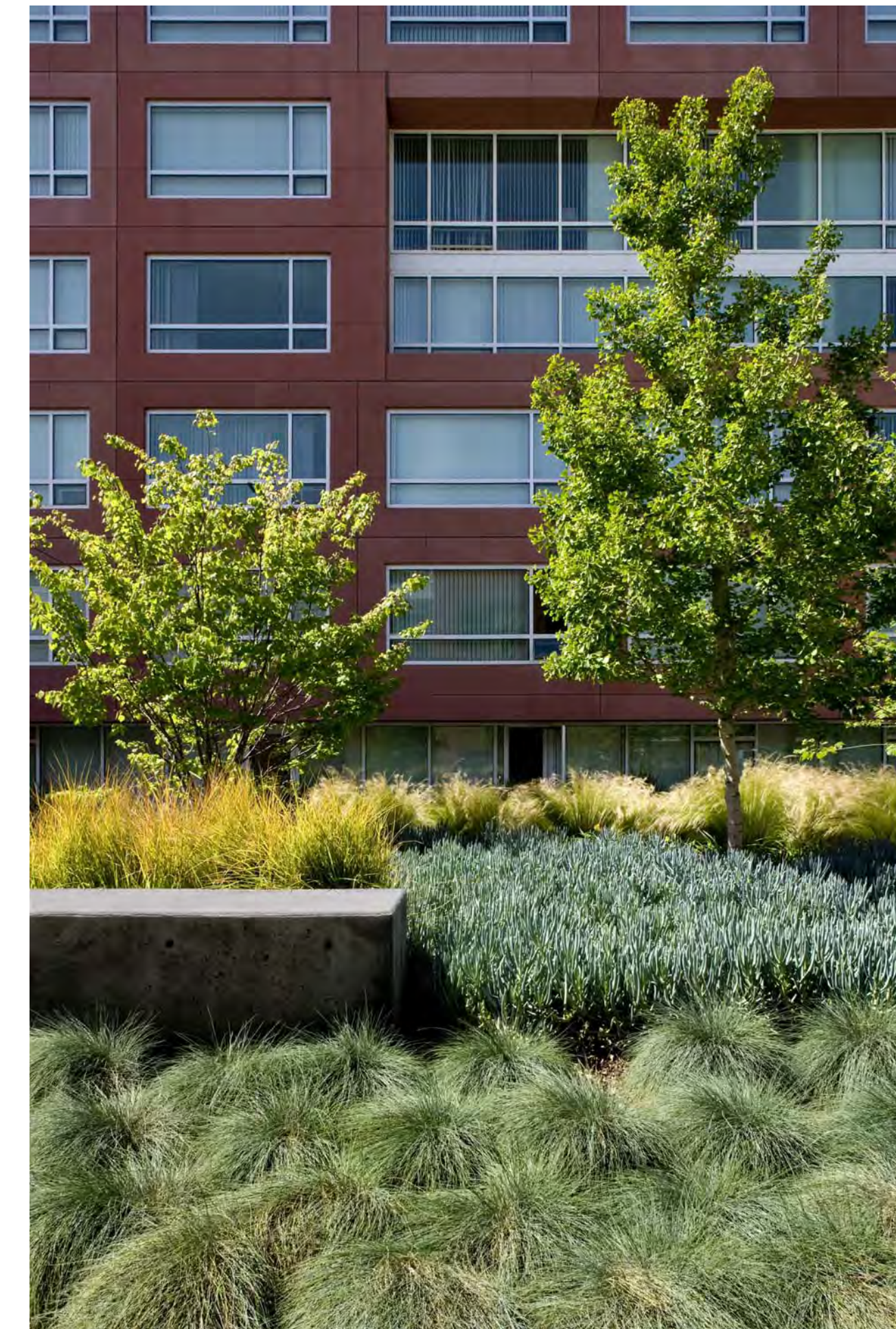
Proposed Modification to Planned Development PLN2013-00045 dated February 20, 2014

ON STRUCTURE PLANT PALETTE

TREES



UNDERSTORY SHRUBS AND GROUNDCOVERS



REVISION	DATE

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ON-STRUCTURE COMMENTS
On-Structure Plant Palette
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L2.02
Project Number
JOB NUMBER
SCALE
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