MONARCH BAY HOTEL / RESTAURANT / MARKET

Planning Submission #3 - 04/15/2022

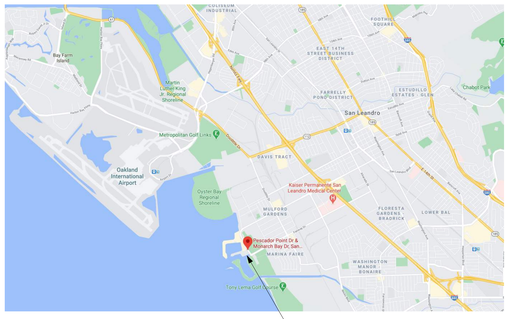
BDE ARCHITECTURE

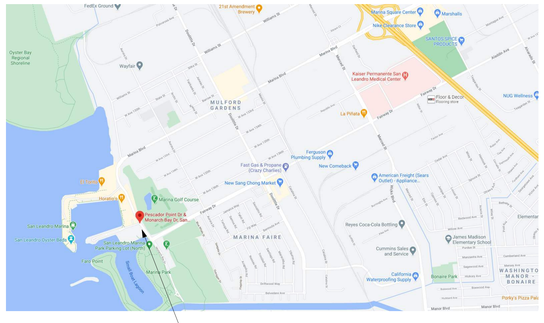
SAN LEANDRO, CA

ABV	Above	GSM	Galvanized Sheet Metal	RFL	Reflected
AFF	Above Finished Floor	GCMU	Glazed Conc Masonry Units	REFR	Refrigerator
AP	Access Panel	GD	Grading	REG	Register
ACC	Acoustical	GRN	Granite	RE	Reinforce (d), (ing)
ADD	Addendum	GVL	Gravel	REM	Remove
ADH	Adhesive	GT	Grout	RES	Resilient
ADJ	Adjacent	GWB	Gypsum Wall Board	RET	Return
ADJT	Adjustable	GYP	Gypsum	RA	Return Air
A/C	Air Conditioning			REV	Revision (s), Revised
ALT	Alternate	HDW	Hardware	R	Riser
AL	Aluminum	HMTL	Hollow Metal	RD	Roof Drain
AB	Anchor Bolt	HWD	Hardwood	RFH	Roof Hatch
ANOD	Annodized	HDR	Header	RFG	Roofing
APX	Approximate	HTG	Heating	RM	Room
ARCH	Architect (ural)	HVAC	Heating/Ventilation/	RO	Rough Opening
AD	Area Drain	Air Conditioning		RB	Rubber Base
		HT	Height	RBT	Rubber Tile
BSMT	Basement	HC	Hollow Core	RWL	Rain Water Leader
BVL	Beveled	HOR	Horizontal		
BIT	Bituminous	HB	Hose Bib		
BLK	Block	HWH	Hot Water Heater	SAC	Suspended Acoustical Clg.
BLKG	Blocking			SASM	Self Adhesive Sht Membrane
BD	Board	INCL	Include (d), (ing)	SFGL	Safety Glass
B.O.	Bottom Of	ID	Inside Diameter	SCD	See Civil (Eng) Drawings
BRK	Brick	INS	Insulate (d), (ing)	SCHD	Schedule
BLDG	Building	INT	Interior	SCN	Screen
BUR	Built Up Roofing	INV	Invert	SLNT	Sealant
				SEC	Section
CAB	Cabinet	JT	Joint	SSK	Service Sink
CK	Calk (ing) Caulk (ing)	JF	Joint Filler	SHTH	Sheathing
CPT	Carpet (ed)	KPL	Kickplate	SHT	Sheet
CSMT	Casement	KIT	Kitchen	SF	Square Feet
CST	Cast Stone	KO	Knockout	SG	Sheet Glass
CLG	Ceiling			SIM	Similar
CT	Ceiling Height	LBL	Label	SD	See Landscape Drawings
ER	Ceramic	LB	Lag Bolt	SC	Solid Core
CT	Ceramic Tile	LAM	Laminate (d)	SMD	See Mechanical Drawings
CLR	Clear (ance)	LAV	Lavatory	SP	Soundproof
COL	Column	LW	Lightweight	SPC	Spacer
CONC	Concrete	LWC	Lightweight Concrete	SPD	See Plumbing Drawings
CMU	Concrete Masonry Unit	LMS	Limestone	SPK	Speaker
CONST	Construction	LVR	Louver	SPEC	Specification (s)
CONT	Continuous or Continue	LPT	Low Point	SQ	Square
CJ	Control Joint			SS	Stainless Steel
CG	Corner Guard	M	Mirrored	SSD	See Structural Drawings
		MB	Machine Bolt	STD	Standard
DP	Dampproofing	MDF	Medium Density Fiberboard	STA	Station
DEM	Demolish, Demolition	MH	Manhole	ST	Steel
DTL	Detail	MFR	Manufacture (r)	STOR	Storage
DIAG	Diagonal	MAS	Masonry	SD	Storm Drain
DIA	Diameter	MO	Masonry Opening	STR	Structural
D	Drain	MAX	Maximum	SUS	Suspended
DIM	Dimension	MECH	Mechanic (al)	SYM	Symmetry (ical)
DIV	Division	MC	Medicine Cabinet	SV	Sheet Vinyl
DH	Double Hung	MET	Metal	STC	Sound Transmission Coefficient
DN	Down	MTFR	Metal Furring		
DS	Downspout	MWK	Millwork	TEL	Telephone
		MIN	Minimum	TMP	Tempered
DWG	Drawing	MIR	Mirror	TV	Television
		MISC	Miscellaneous	THK	Thick (ness)
EF	Each Face	MLD	Molding, Moulding	THR	Threshold
ELEC	Electric (al)			TPD	Toilet Paper Dispenser
EP	Electrical Panelboard	NR	Noise Reduction	TR	Trash
EL	Elevation	NOM	Nominal	TOP	Top of Plate
ELEV	Elevator	NIC	Not In Contract	TOS	Top Of Slab
EMER	Emergency	NTS	Not to Scale	TST	Top Of Steel
EPDM	Ethylene Propylene Diene Monomer	NO (#)	Number	TW	Top Of Wall
EQ	Equal			TB	Towel Bar
EQP	Equipment			T	Tread
EST	Estimate	O/	Over	TYP	Typical
EXH	Exhaust	OBS	Obscure		
EB	Expansion Bolt	OC	On Center (s)	UNF	Unfinished
EJ	Expansion Joint	OFS	Over Flow Drain	UON	Unless Otherwise Noted
EXP	Exposed	OFS	Overflow Scupper	UR	Urinal
(E)	Existing	OP	Opaque		
EXT	Exterior	OPG	Opening	V	Vaulted
		OPP	Opposite	VAR	Varies
FC	Fiberglass Clad	OD	Outside Diameter	VB	Vapor Barrier
FOC	Face Of Concrete	OA	Overall	VNR	Veneer
FOF	Face Of Finish	OH	Overhead	VERT	Vertical
FOM	Face Of Masonry			VG	Vertical Grain
FOS	Face Of Studs	PTR	Paper Towel Receptor	VIN	Vinyl
FF	Finish Floor	PB	Particle Board	VAT	Vinyl Acoustical Tile
FIN	Finish (ed)	PTD	Painted	VB	Vinyl Base
FFE	Finished Floor Elevation	PTN	Partition	VCT	Vinyl Composite Tile
FA	Fire Alarm	PBD	Particle Board		
FP	Fireproof	PERF	Perforate (d)	W/	With
FR	Fire-resistant	PERI	Perimeter	WSCT	Wainscot
FRT	Fire-retardant	PLAM	Plastic Laminate	WTW	Wall To Wall
FL	Floor	PG	Plate Glass	WH	Wall Hung
FLR	Floor (ing)	PWD	Plywood	WC	Water Closet
FLS	Flashing	PT	Point	WP	Waterproofing, Waterproof
FD	Floor Drain	PVC	Polyvinyl Chloride	WPM	Water Proof Membrane
FLUR	Fluorescent	PSF	Pounds Per Square Foot	WR	Water Repellant
FJT	Flush Joint	PSI	Pounds Per Square Inch	WRB	Weather Resistant Barrier
FTG	Footing	PCC	Precast Concrete	WS	Waterstop
FND	Foundation	PFB	Prefabricate (d)	WWF	Welded Wire Fabric
FRM	Frame (ing)	PFN	Prefinished	WDW	Window
FUR	Furred (ing)	PRF	Preformed	WG	Wired Glass
		PL	Property Line	WM	Wire Mesh
G	Grade	PT	Pressure Treated	W/O	Without
GA	Gage, Gauge			WD	Wood
GV	Galvanized	RAD	Radius	WB	Wood Base
GC	General Contractor	RWL	Rainwater Leader	WI	Wrought Iron
GL	Glass, Glazing	REC	Recessed		
GLB	Glass Block	REF	Reference		

PROJECT INFO - ABBREVATIONS ?

12" = 1'-0"





PROJECT LOCATION 1

1/2" = 1'-0"

BUILDING OR WALL SECTION
- DRAWING NUMBER
- SHEET WHERE DRAWING IS LOCATED

CEILING HEIGHT
- 9'-0 3/4"V — HEIGHT ABOVE FINISHED FLR; "V" INDICATES A VAULTED CLG; HEIGHT SHOWN IS THE LOW POINT OF THE CLG

EXTERIOR ELEVATION
- DRAWING NUMBER
- SHEET WHERE DRAWING IS LOCATED

UNIT TYPE TAG
- NO. 101 TYPE 1A-1a — UNIT #, UNIT TYPE
- 1 BEDROOM — # OF BEDROOMS
- 450 SF — UNIT AREA

DETAIL REFERENCE
- DRAWING NUMBER
- SHEET WHERE DRAWING IS LOCATED

INTERIOR ELEVATION
- DRAWING NUMBER
- SHEET WHERE DRAWING IS LOCATED
- ELEVATION REFERENCE

REVISION TAG AND CLOUD

ASSEMBLY
- A1 — WALL OR FLOOR/CEILING ASSEMBLY (AND WALL THICKNESS WHERE NOTED AS CONCRETE)

WINDOW ASSEMBLY
- A1 — WINDOW TYPE

DOOR TYPE
- 1000 — DOOR NUMBER

ELEVATION DATUM
- + 55'-0" T.O. SUBFLR — HEIGHT FROM 0'-0" TO SURFACE
- +0'-0" T.O. SLAB — HEIGHT FROM 0'-0" TO SURFACE

ROOM IDENTIFICATION
- IDF 201 A — ROOM NAME, FINISH PACKAGE, ROOM NUMBER

MISCELANEOUS
- A1 — GRID LINE
- 2 — SHEET NOTE
- ℄ — TO CENTER LINE

PROJECT INFO - PLANNING - PROJECT TEAM ?

12" = 1'-0"

OWNER:
CAL COAST COMPANIES, LLC
11755 WILSHIRE BLVD, SUITE 1660
LOS ANGELES, CA 90025
P: 310.709.1887
CONTACT: SCOTT D. COOPER

CIVIL ENGINEER:
BKF ENGINEERS
1730 N FIRST STREET, SUITE 600
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CONTACT: PATRICK CHAN

ARCHITECT:
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950 HOWARD STREET
SAN FRANCISCO, CA 94103
P: 415.677.0966
CONTACT: JON ENNIS

LANDSCAPE ARCHITECT:
OFFICE
ADDRESS
CITY, STATE ZIP CODE
P: XXX.XXX.XXXX
CONTACT:

SHEET LIST

G0.0	COVER SHEET
G0.1	PROJECT INFO, GENERAL NOTES
G0.2	PROJECT DATA
G2.0	EXISTING SITE PHOTOS
G3.0	MASTER PLAN
G3.1	ZONING DIAGRAMS
G3.2	ZONING DIAGRAMS
G3.3	FIRE ROOF ACCESS DIAGRAMS
G4.1	3D VIEW - AERIAL VIEW
G4.2	3D VIEW - HOTEL ENTRY LOOKING WEST
G4.3	3D - HOTEL ENTRY
G4.4	3D VIEWS
G4.5	3D VIEWS
A1.1	SITE PLAN
A2.1	HOTEL - LEVEL 1 FLOOR PLAN
A2.2	HOTEL - LEVEL 2 FLOOR PLAN
A2.3	HOTEL - LEVEL 3 FLOOR PLAN
A2.4	HOTEL - LEVEL 4 FLOOR PLAN
A2.5	HOTEL - LEVEL 5 FLOOR PLAN
A2.6	HOTEL - ROOF PLAN
A2.7	HOTEL - UPPER ROOF PLAN
A2.8	RESTAURANT - FLOOR PLANS
A2.9	MARKET - FLOOR PLANS
A3.0	MATERIAL BOARD
A3.1	HOTEL - BUILDING ELEVATIONS
A3.2	HOTEL - BUILDING SECTIONS
A3.3	RESTAURANT - ELEVATIONS & SECTIONS
A3.4	MARKET - ELEVATIONS & SECTIONS
A3.5	WINDOW DETAILS
C4.0	SITE PLAN
C4.1	SITE PLAN
C4.2	SITE PLAN
C4.3	SITE PLAN
C5.0	GRADING PLAN
C5.1	GRADING PLAN
C5.2	GRADING PLAN
C5.3	GRADING PLAN
C5.4	GRADING PLAN
C6.0	UTILITY PLAN
C6.1	UTILITY PLAN
C6.2	UTILITY PLAN
C6.3	UTILITY PLAN
C7.0	STORM WATER CONTROL PLAN
C7.1	STORM WATER CONTROL PLAN
C7.2	STORM WATER CONTROL PLAN
C7.3	STORM WATER CONTROL PLAN
C8.0	FIRE ACCESS PLAN
C8.1	FIRE ACCESS PLAN
L1.0	MASTER LANDSCAPE PLAN
L1.1	OVERALL LANDSCAPE PLAN
L1.2	HOTEL ENLARGEMENT LANDSCAPE PLAN
L1.3	RESTAURANT ENLARGEMENT LANDSCAPE PLAN
L1.4	RESTAURANT ENLARGEMENT LANDSCAPE PLAN
L1.5	LANDSCAPE IMAGERY
L2.1	OVERALL PLANTING PLAN
L2.2	PLANTING NOTES & IMAGERY
L3.1	IRRIGATION HYDROZONE PLAN
L3.2	IRRIGATION NOTES
L4.1	FENCING PLAN
L5.1	PARKING LOT TREE SHADING DIAGRAM

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CLIENT

Cal-Coast

CONSULTANT

MONARCH BAY HOTEL / RESTAURANT / MARKET
SAN LEANDRO, CA

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REV	ISSUE	DATE
	PLANNING SUBMISSION 01	05.24.21
	PLANNING SUBMISSION 02	11.17.21
	PLANNING SUBMISSION 03	04.15.22

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PROJECT INFO, GENERAL NOTES

SHEET TITLE

SCALE As indicated

PROJ #. 2024 DRAWN BY YC

SHEET SIZE: 30 x 42

G0.1

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PROJECT DESCRIPTION:
MONARCH BAY HOTEL/ RESTAURANT/ MARKET IS PRIVATELY FUNDED DEVELOPMENT CONSISTED OF 5-STORY TYPE III-A HOTEL BUILDING WITH LANDSCAPED OUTDOOR AMENITY, 2-STORY TYPE V-A RESTAURANT/ BANQUET BUILDING WITH OUTDOOR SEATING, 1-STORY TYPE V-A MARKET BUILDING WITH OUTDOOR SEATING AND SURFACE PARKING SHARED BY THREE BUILDINGS.

HOTEL PROJECT HAS 210 GUEST ROOMS, AMENITY SPACES, LANDSCAPED OUTDOOR AMENITY WITH POOL & SPA AND UNAFFILIATED RESTAURANT. HOTEL AMENITIES INCLUDE BAR, DINING BUFFET, MEETING ROOMS, FITNESS, BUSINESS CENTER, OUTDOOR SEATING, POOL, SPA & ROOF DECK ON L5.

RESTAURANT/ BANQUET PROJECT IS CONSISTED OF 7,500SF OF RESTAURANT WITH OUTDOOR SEATING ON THE GROUND LEVEL AND 7,500SF OF EVENT/ BANQUET SPACE WITH ROOF DECK ON L2.

MARKET PROJECT IS 3,000 SF OF A SINGLE STORY BUILDING WITH OUTDOOR SEATING.

BICYCLE PARKING INFORMATION

REQUIRED	PROVIDED
5% OF REQUIRED PARKING SPACES 446 SPACES @ 5% = 23 SPACES	24 BIKE PARKING SPACES

PARKING INFORMATION

	REQUIRED	PROVIDED
HOTEL	1.1 SPACES PER GUEST ROOM 210 GUEST ROOMS X 1.1 = 231 SPACES	ON-SITE SURFACE PARKING STANDARD = 263 SPACES COMPACT = 69 SPACES ADA = 8 SPACES ADA VAN = 4 SPACES TOTAL ON-SITE SURFACE PARKING = 344 SPACES WEST PARKING LOT (NIC) = 111 STANDARD SPACES **TOTAL PROVIDED = 455 SPACES**
RESTAURANT (HOTEL)	40 SPACES FOR FIRST 4,000SF OF RESTAURANT + 1 SPACE PER ADDITIOANL 50 SF OF SEATING AREA 40 SPACES FOR THE FIRST 4000 SF + 25 SF/ 50 SF = 41 SPACES	
RESTAURANT & BANQUET	1 SPACE PER 50 SF GROSS FLOOR AREA FOR BANUQET 4,894 SF / 50 SF = 98 SPACES SPACES FOR FIRST 4,000SF OF RESTAURANT + 1 SPACE PER ADDITIOANL 50 SF OF SEATING AREA 40 SPACE FOR FIRST 4,000 SF + 474 SF/50 SF = 50 SPACES	
MARKET	1 SPACE PER 200 SF FOR THE FIRST 5000 SF., 1 SPACE PER 250 SF FOR THE AREA OVER 5000 SF 2,500 SF/ 200 SF = 13 SPACES	
TOTAL	434 SPACES	

LANDSCAPING AREA

REQUIRED	PROVIDED
10% SITE AREA COMBINED SITE AREA = 303,013 SF REQUIRED LANDSCAPE AREA = 30,302 SF	79,848 SF

*NOTE: ASTRICK AT THE PROPOSED TOTAL INDICATES DEVIATION FROM ZONING CODE

RESTAURANT

ZONING INFORMATION

ACCESSOR'S PARCEL #:	APN 79A-0475-009-04
ZONING DISTRICT:	CC (PD)
LOT AREA:	0.796 ACRES 34,656 SF
ALLOABLE FAR: PROPOSED FAR:	1.0 0.47
ALLOWABLE LOT COVERAGE: PROPOSED LOT COVERAGE:	50% 22%
SETBACKS: FRONT AT MONARCH: CORNER SIDE AT MULFORD: INTERIOR SIDE & REAR: SITE SUBJECT TO BCDC 100' SHORELINE BAND	 10 FT 10 FT 0 FT

RESTAURANT

NUMBER OF STORIES:	2
GROSS FLOOR AREA:	16,024 SF
ALLOWABLE HEIGHT: PROPOSED HEIGHT:	50' 32' TO MAIN ROOF 36' TO T.O. PARAPET 42' TO T.O. STAIR & ELEV PENTHOUSE
CONSTRUCTION TYPE:	TYPE V-A ASSEMBLY (2 STORIES)
SPRINKLERED:	YES
FIRE ALARM:	YES
HIGH RISE:	NO
OCCUPANCY CLASSIFICATION:	A2 ASSEMBLY

AREA SUMMARY — **JOB: Cal Coast - Monarch Bay Hotel**
Date 05/24/2021 — **2024**

CONSTRUCTION TYPE: TYPE VA — **RESTAURANT & BANQUET**
FLOORS: 2 STORIES WITH ROOF DECK

	1ST	2ND	ROOF				Total		by Type
Restaurant	7,349	0	0						7,349
Banquet	246	7,594	835						8,675
Total Gross (FAR)	7,595	7,594	835						**16,024**

MARKET

ZONING INFORMATION

ACCESSOR'S PARCEL #:	APN 79A-0590-001
ZONING DISTRICT:	CC (PD)
LOT AREA:	0.228 ACRES 9,924 SF
ALLOABLE FAR: PROPOSED FAR:	1.0 0.26
ALLOWABLE LOT COVERAGE: PROPOSED LOT COVERAGE:	50% 26%
SETBACKS: FRONT AT MONARCH: CORNER SIDE AT MULFORD: INTERIOR SIDE & REAR: SITE SUBJECT TO BCDC 100' SHORELINE BAND	 10 FT 10 FT 0 FT

MARKET

NUMBER OF STORIES:	1
GROSS FLOOR AREA:	2,500 SF
ALLOWABLE HEIGHT: PROPOSED HEIGHT:	50' 16' TO AVG ROOF 19'-6" TO T.O. PARAPET
CONSTRUCTION TYPE:	TYPE V-A MERCANTILE (1 STORIES)
SPRINKLERED:	YES
FIRE ALARM:	YES
HIGH RISE:	NO
OCCUPANCY CLASSIFICATION:	M MERCANTILE

HOTEL

ZONING INFORMATION

ACCESSOR'S PARCEL #:	APN 79A-0475-009-04
ZONING DISTRICT:	CC (PD)
LOT AREA:	2.933 ACRES 258,433 SF
ALLOABLE FAR: PROPOSED FAR:	1.0 0.62
ALLOWABLE LOT COVERAGE: PROPOSED LOT COVERAGE:	50% 14.5%
SETBACKS: FRONT AT MONARCH: CORNER SIDE AT MULFORD: INTERIOR SIDE & REAR: SITE SUBJECT TO BCDC 100' SHORELINE BAND	 10 FT 10 FT 0 FT

HOTEL

NUMBER OF STORIES:	5
GROSS FLOOR AREA:	158,334 SF
ALLOWABLE HEIGHT: PROPOSED HEIGHT:	50' 56'-4" TO AVG ROOF* 61'-0" TO T.O. PARAPET 66'-4' TO T.O. STAIR & ELEV PENTHOUSE
CONSTRUCTION TYPE:	TYPE III-A RESIDENTIAL (5 STORIES)
SPRINKLERED:	YES
FIRE ALARM:	YES
HIGH RISE:	NO
OCCUPANCY CLASSIFICATION:	R1 RESIDENTIAL A2 ASSEMBLY

AREA SUMMARY — **JOB: Cal Coast - Monarch Bay Hotel**
Date 11/17/2021 — **2024**

CONSTRUCTION TYPE: TYPE IIIA — **HOTEL**
FLOORS: 5 STORIES

UNIT TYPE	NAME	DESCRIB	Avg Room Area	1ST	2ND	3RD	4TH	5TH	ROOF	Unit Total		Area by Type
SHORT TERM	K/QQ	STANDARD KING/ DBL QUEEN	414	10	22	22	22	22		98	47%	40,613
	K/QQ - ADA	ACCESSIBLE KING/DBL...	484	0	3	3	3	3		12	6%	5,807
	K - STUDIO	STUDIO KING	621	2	2	2	2	2		10	5%	6,213
	SUITE	SUITE	828	1	1	1	1	1		5	2%	4,138
SHORT TERM SUB-TOTAL				13	28	28	28	28	0	**125**	**60%**	56,771
LONG TERM	K DEN	2 BDRM/ 2 BATH	365	0	8	8	8	8		32	15%	11,687
	K DEN (ADA)	2 BDRM/ 2 BATH	569	0	1	1	1	1		4	2%	2,276
	STUDIO	2 BDRM + DEN / 2 BATH	511	0	8	8	8	8		32	15%	16,355
	STUDIO...	CORNER '2 BR/ 2BA	676	0	1	1	1	1		4	2%	2,702
	1BR STE	INSIDE CORNER '2 BR/ 2BATH	566	0	2	2	2	2		8	4%	4,530
	K/QQ (ADA)	CORNER' 2 BR/ 2BA	515	0	1	1	1	1		4	2%	2,058
SHORT TERM SUB-TOTAL				0	21	21	21	21	0	**84**	**40%**	39,608
TOTAL KEYS		**Avg SqFt**	**485**	13	49	49	49	49	0	**209**	**100%**	

Net rentable residential area is measured center of demising wall, ext face of stud of ext wall, ext face of stud of corridor wall, excl decks

Net Rentable by floor (excl decks)	6,674	22,423	22,423	22,423	22,423			**96,366**
Restaurant	3,966	0	0	0	0			3,966
Common Area	21,925	6,470	6,470	6,470	6,470			47,805
Service/ Back of House	4,209	1,147	1,147	1,147	1,147			8,797
Total Gross (FAR)	36,774	30,040	30,040	30,040	30,040	0		**156,934**

BDE ARCHITECTURE
934 Howard Street
San Francisco
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PROJECT DATA

SHEET TITLE
SCALE 12" = 1'-0"
PROJ #. 2024 DRAWN BY YC
SHEET SIZE: 30 x 42

G0.2

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SITE PHOTO - SITE LOOKING SOUTHWEST 3

SITE PHOTO - PARKING LOT LOOKING WEST 2

EXISTING PHOTOS - SITE PLAN 1

SITE PHOTO - MULFORD POINT LOOKING WEST 5

SITE PHOTO - MONARCH BAY LOOKING NORTH 4

SITE PHOTO - MULFORD POINT LOOKING NORTHWEST 8

SITE PHOTO - MULFORD POINT AT PARKING LOT LOOKING NORTH 7

SITE PHOTO - MONARCH BAY LOOKING SOUTH 6

SITE PHOTO - SOUTH PARKING LOT LOOKING NORTHEAST 11

SITE PHOTO - MONARCH BAY LOOKING NORTHWEST 10

SITE PHOTO - MULFORD POINT LOOKING EAST 9

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EXISTING SITE PHOTOS

SHEET TITLE

SCALE As indicated

PROJ #. 2024 DRAWN BY YC

SHEET SIZE: 30 x 42

TRUE

G2.0

11/7/2024 11:29:37 AM

BDE ARCHITECTURE
934 Howard Street
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P. (415) 677-0966

Client

Cal-Coast

Consultant

MONARCH BAY HOTEL / RESTAURANT / MARKET
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MASTER PLAN

Sheet Title
Scale 1" = 80'-0"
Proj #. 2024 Drawn by DJ/YC
Sheet Size: 30 x 42

G3.0

TRUE

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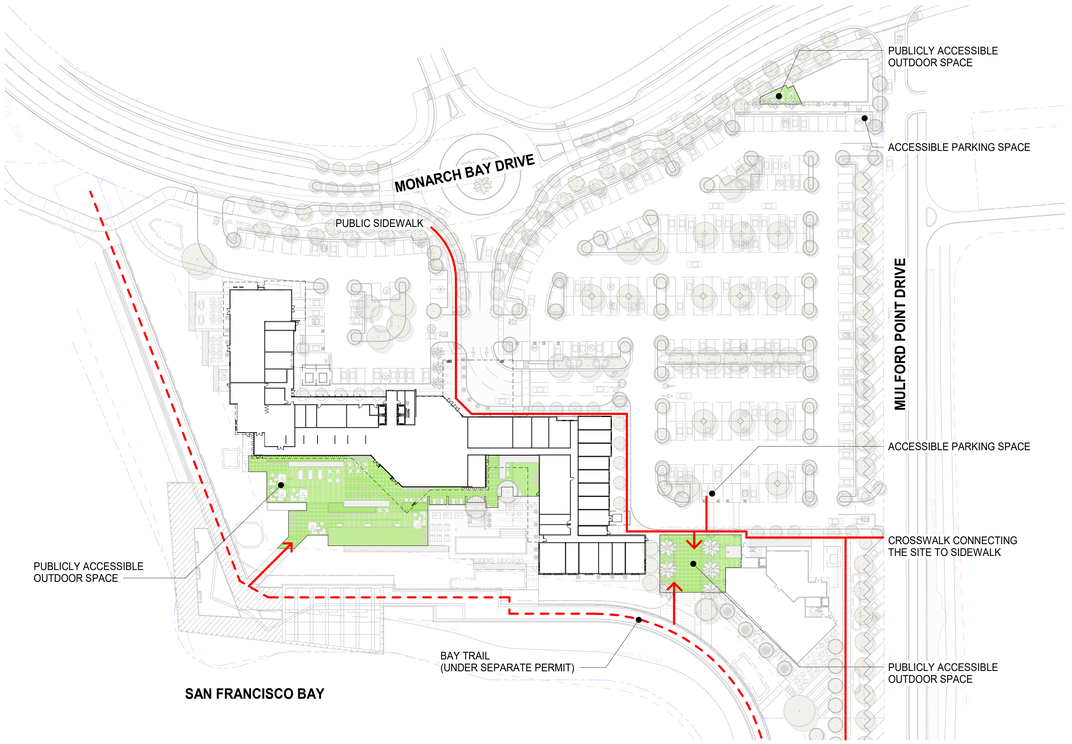
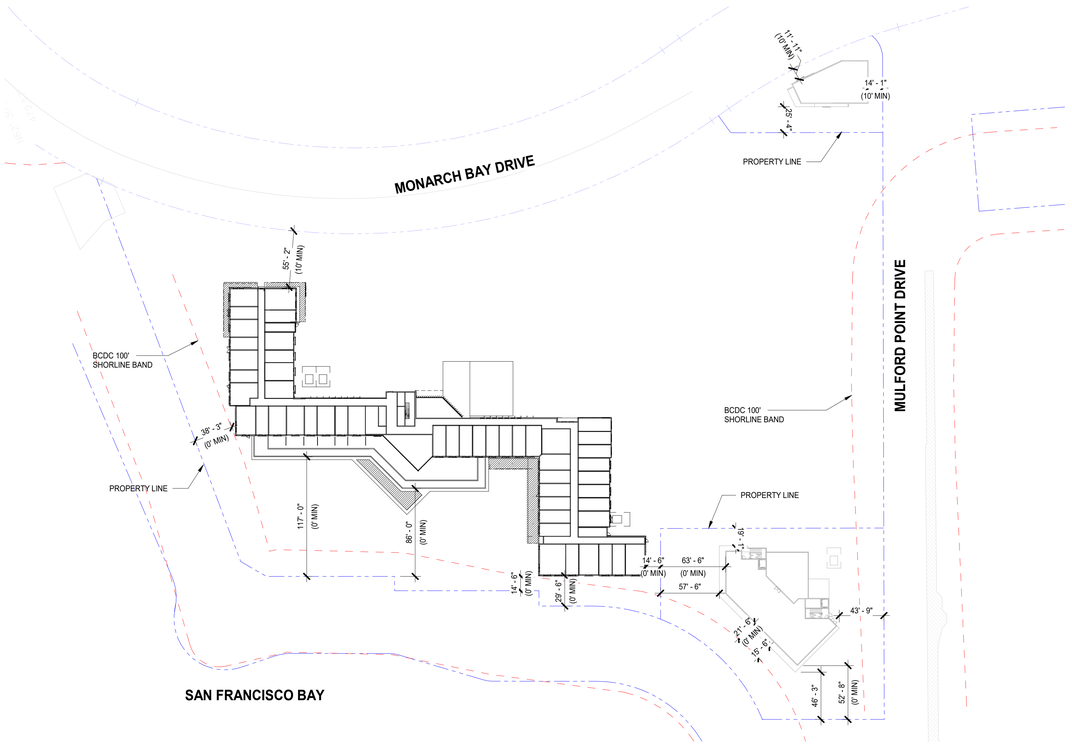


PUBLIC OUTDOOR SPACE DIAGRAM 2

1" = 60'-0"



SETBACK DIAGRAM 1

1" = 60'-0"

TRUE

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CA 94103

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Consultant

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ZONING DIAGRAMS

Sheet Title

Scale 1" = 60'-0"

Proj #. 2024 drawn by YC

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G3.1

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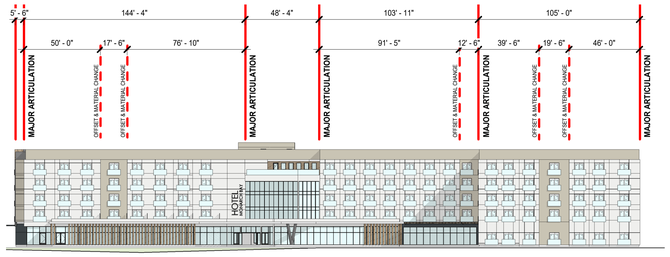
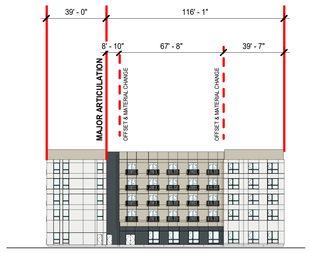


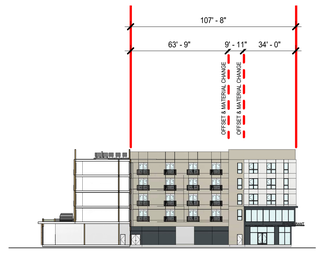
WEST ELEVATION 5

1" = 40'-0"



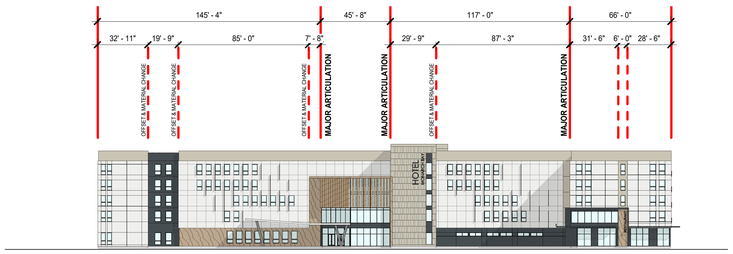
SOUTH ELEVATION A 4B

1" = 40'-0"



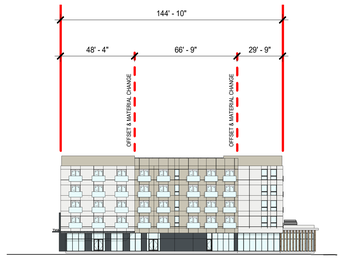
SOUTH ELEVATION B 4A

1" = 40'-0"



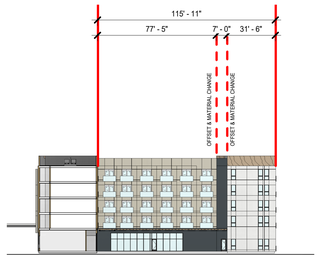
EAST ELEVATION 3

1" = 40'-0"



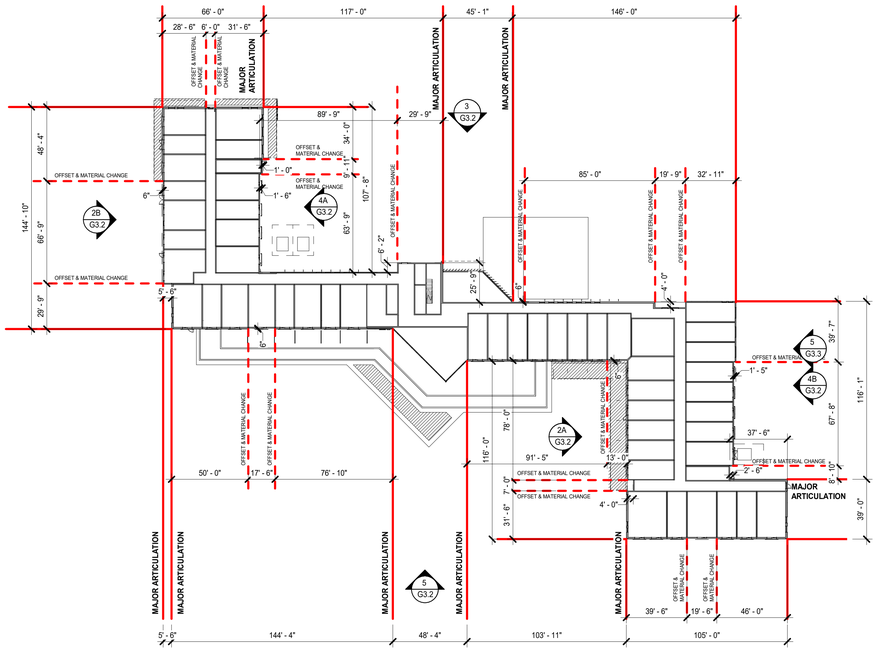
NORTH ELEVATION B 2B

1" = 40'-0"



NORTH ELEVATION A 2A

1" = 40'-0"



ZONING DIAGRAM - BUILDING ARTICULATION 1

1" = 40'-0"

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ZONING DIAGRAMS

Sheet Title

Scale 1" = 40'-0"

Proj #: 2024 Drawn: DJ/YC

Sheet Size: 30 x 42

G3.2

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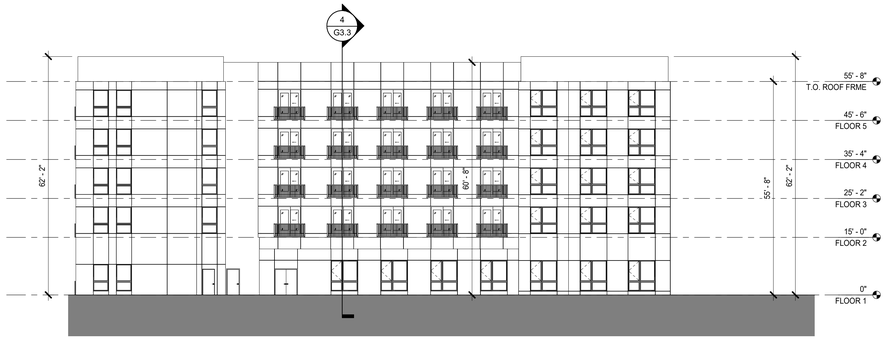
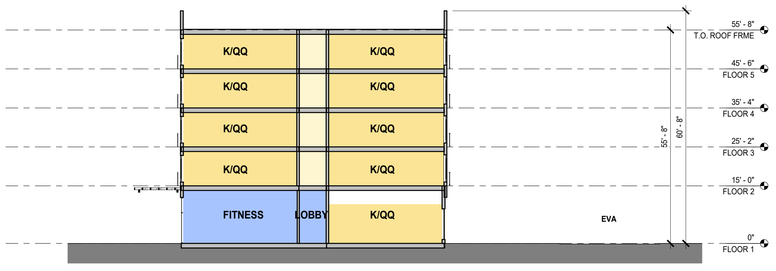


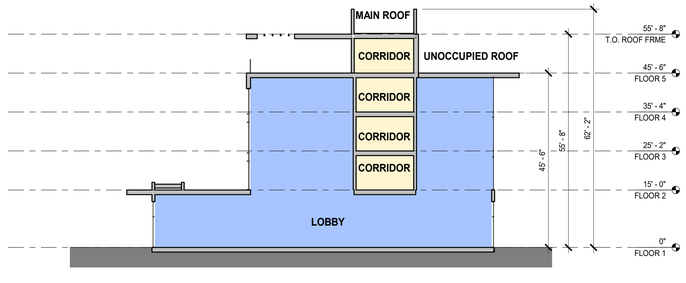
SOUTH ELEVATION A **5**

1/16" = 1'-0"



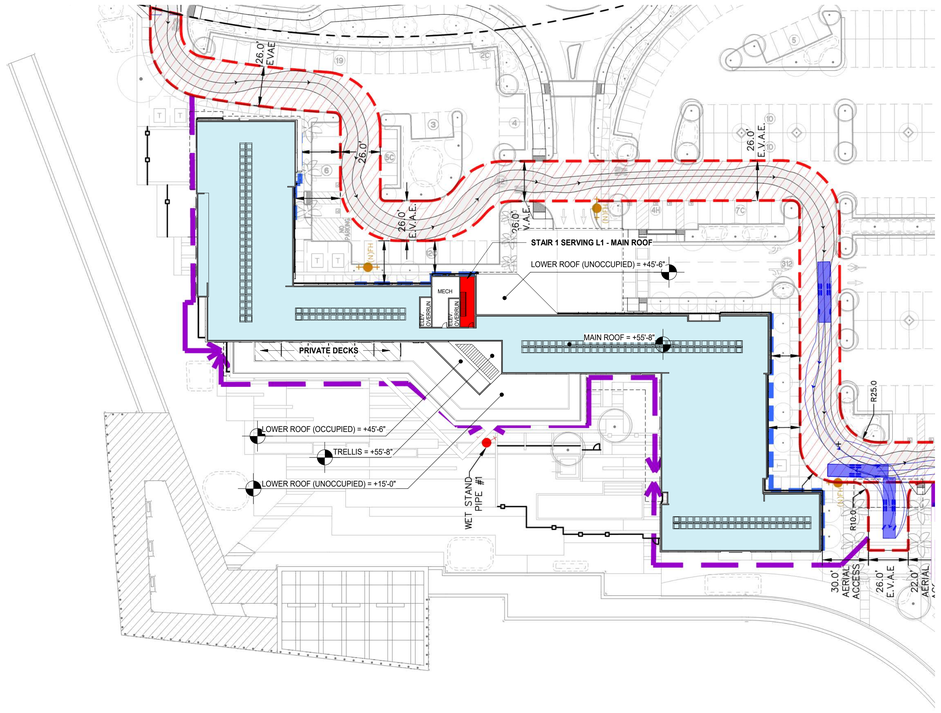
FIRE ROOF ACCESS DIAGRAMS - CROSS SECTION A **4**

1/16" = 1'-0"



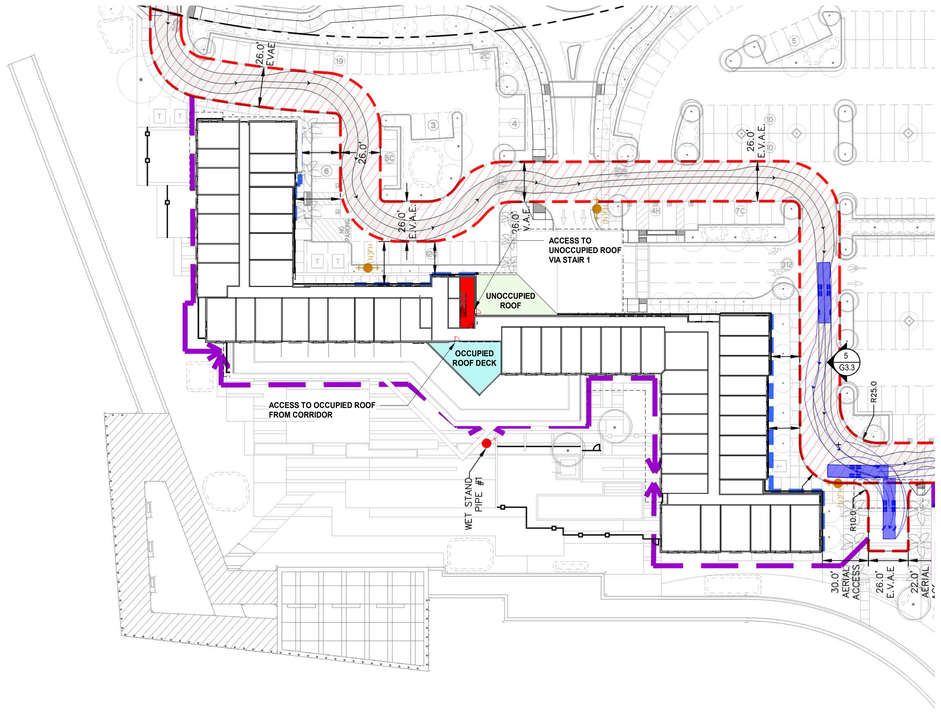
FIRE ROOF ACCESS DIAGRAMS - CROSS SECTION B **3**

1/16" = 1'-0"



FIRE ROOF ACCESS DIAGRAM - ROOF PLAN **2**

1" = 40'-0"



FIRE ROOF ACCESS DIAGRAM - FLOOR 5 **1**

1" = 40'-0"

TRUE

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ARCHITECTURE

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FIRE ROOF ACCESS DIAGRAMS

Sheet Title

Scale: As indicated

Proj #: 2024 Drawn: Author

Sheet Size: 30 x 42

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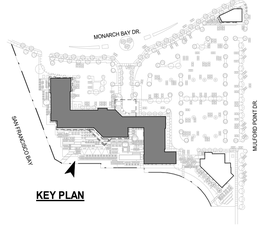

KEY PLAN

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3D VIEW - AERIAL VIEW

Sheet Title

Scale 1" = 200'-0"

Proj #. 2024 Drawn by YC

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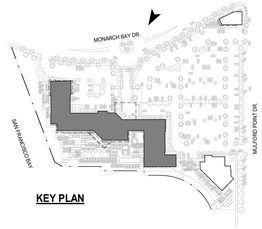

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3D VIEW - HOTEL ENTRY LOOKING WEST

SHEET TITLE

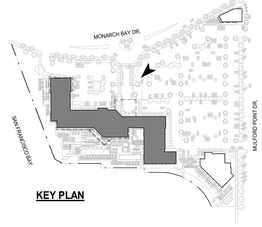
SCALE 1" = 200'-0"

PROJ #. 2024 DRAWN BY YC

SHEET SIZE: 30 x 42

G4.2

11/19/2024 8:08:55 PM



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3D - HOTEL ENTRY

Sheet Title

Scale 1" = 200'-0"

Proj #. 2024 drawn by YC

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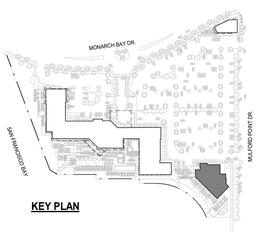

KEY PLAN

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3D VIEWS

Sheet Title

Scale 1" = 200'-0"

Proj #. 2024 Drawn Author

Sheet Size: 30 x 42

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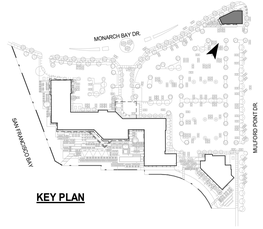

KEY PLAN

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3D VIEWS

Sheet Title

Scale 1" = 200'-0"

Proj #: 2024 Drawn: Author

Sheet Size: 30 x 42

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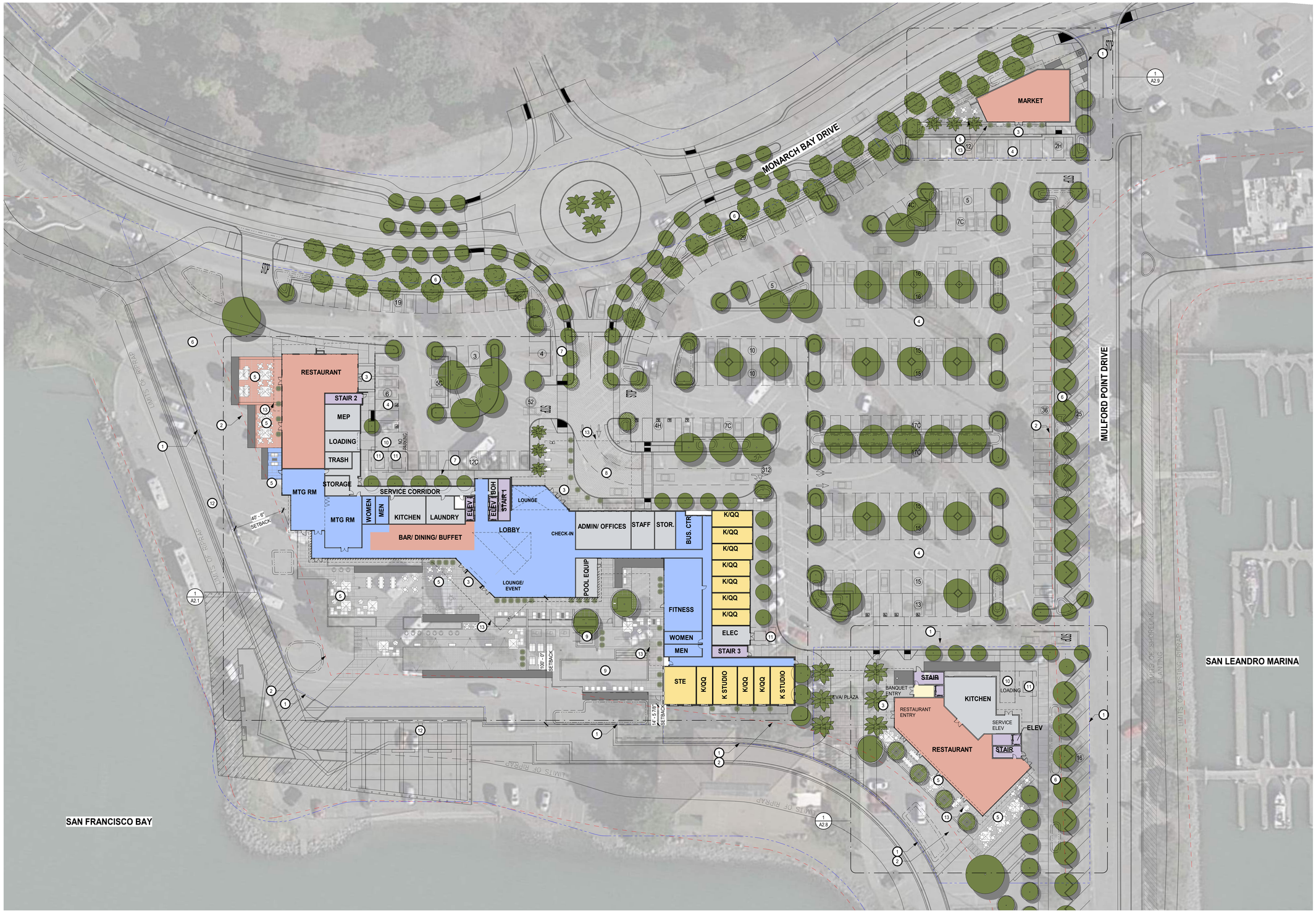

PLAN COLOR LEGEND

- COMMON AREA
- VERTICAL CIRCULATION / CORES
- COMMERCIAL RETAIL RESTAURANT
- SHORT TERM STAY
- BUILDING UTILITIES "MEP"

SHEET NOTES

NOTE: NOT ALL NOTES ARE USED ON EVERY SHEET.

1. PROPERTY LINE
2. BCDC 100' SHORELINE BAND
3. BUILDING ENTRY
4. PARKING, S.C.D.
5. OUTDOOR SEATING, S.L.D., S.C.D.
6. LANDSCPAING, S.L.D., S.C.D.
7. WALKWAY, S.L.D., S.C.D.
8. PASSENGER PICKUP/DROP-OFF
9. POOL & SPA, S.L.D.
10. LOADING
11. PAD MOUNTED TRANSFORMER, S.C.D. & S.E.D.
12. BAY TRAIL (N.I.C.)
13. BUILDING STRUCTURE ABOVE

PLANNING - SITE PLAN - HOTEL - FLOOR 1 1

1" = 30'-0"

TRUE

BDE ARCHITECTURE
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SITE PLAN

Sheet Title

Scale As indicated

Proj #. 2024 drawn by YC

Sheet Size: 30 x 42

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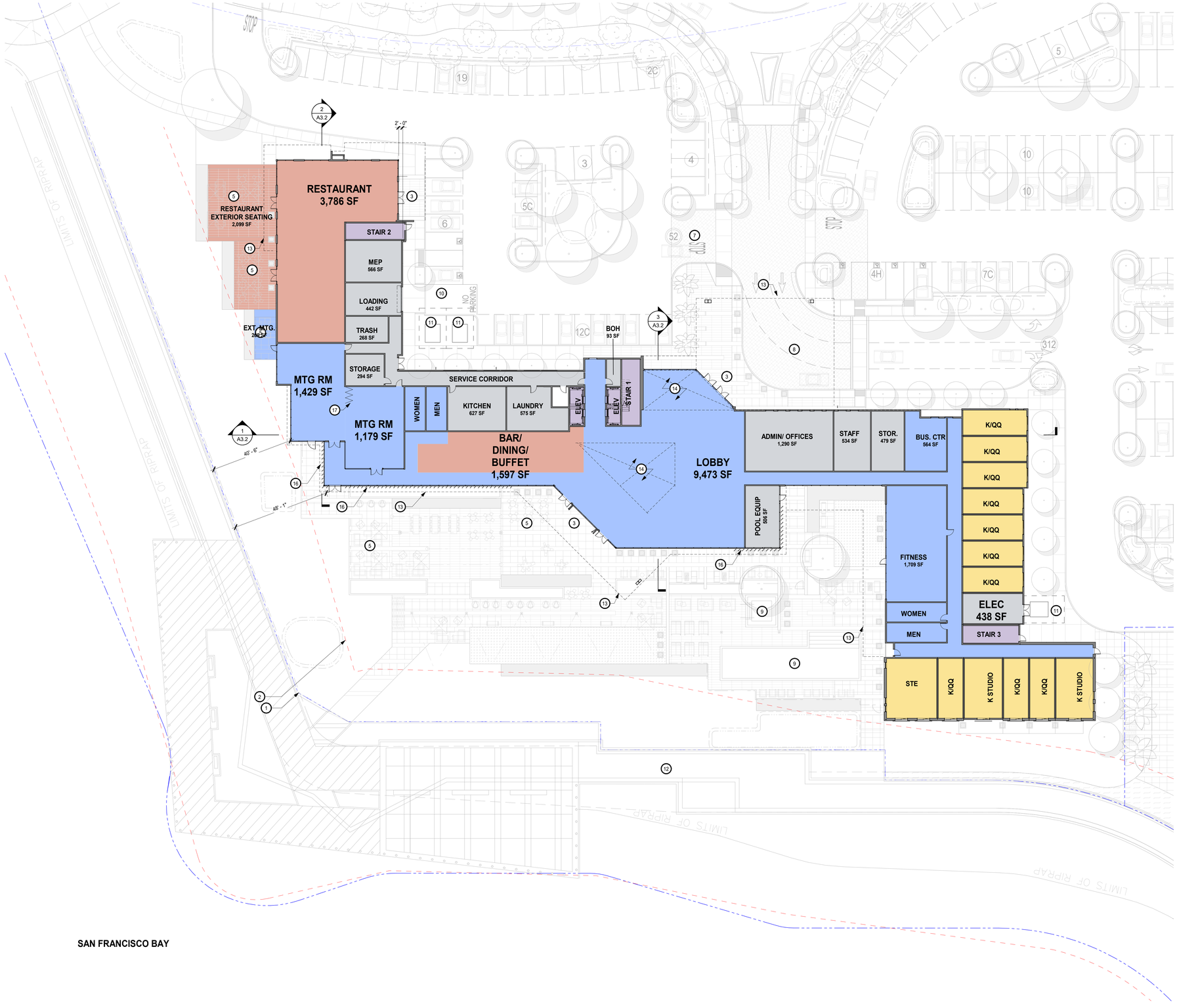


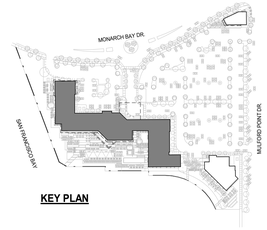
PLAN COLOR LEGEND

- COMMON AREA
- VERTICAL CIRCULATION / CORES
- COMMERCIAL RETAIL RESTAURANT
- SHORT TERM STAY
- BUILDING UTILITIES "MEP"

SHEET NOTES

NOTE: NOT ALL NOTES ARE USED ON EVERY SHEET.

1. PROPERTY LINE
2. BCDC 100' SHORELINE BAND
3. BUILDING ENTRY
4. PARKING, S.C.D.
5. OUTDOOR SEATING, S.L.D., S.C.D.
6. LANDSCPAING, S.L.D., S.C.D.
7. WALKWAY, S.L.D., S.C.D.
8. PASSENGER PICKUP/DROP-OFF
9. POOL & SPA, S.L.D.
10. LOADING
11. PAD MOUNTED TRANSFORMER, S.C.D. & S.E.D.
12. BAY TRAIL (N.I.C.)
13. BUILDING STRUCTURE ABOVE
14. HIGH CEILING ABOVE
15. STAIRS WITH ROOF ACCESS
16. ARCHITECTURAL VERTICAL FIN SHADE SYSTEM
17. MOVABLE PARTITION
18. ROLL-UP DOOR
19. FOLDING GLASS DOOR
20. GUARDRAIL
21. TRELLIS BELOW
22. CANOPY BELOW
23. GREEN ROOF
24. PRIVATE TERRACE W/ DIVIDER
25. ROOF DECK
26. UNOCCUPIED ROOF
27. STAIR AND ELEVATOR TOWER
28. ROOFTOP MEP EQUIPMENTS TO BE SCREENED FROM STREET
29. SOLAR READY AREA (15% OF TOTAL ROOF AREA)
30. ROOF BELOW



KEY PLAN

PLANNING - HOTEL - BUILDING PLAN - FLOOR 1 1

1" = 20'-0"

TRUE

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HOTEL - LEVEL 1 FLOOR PLAN

Sheet Title

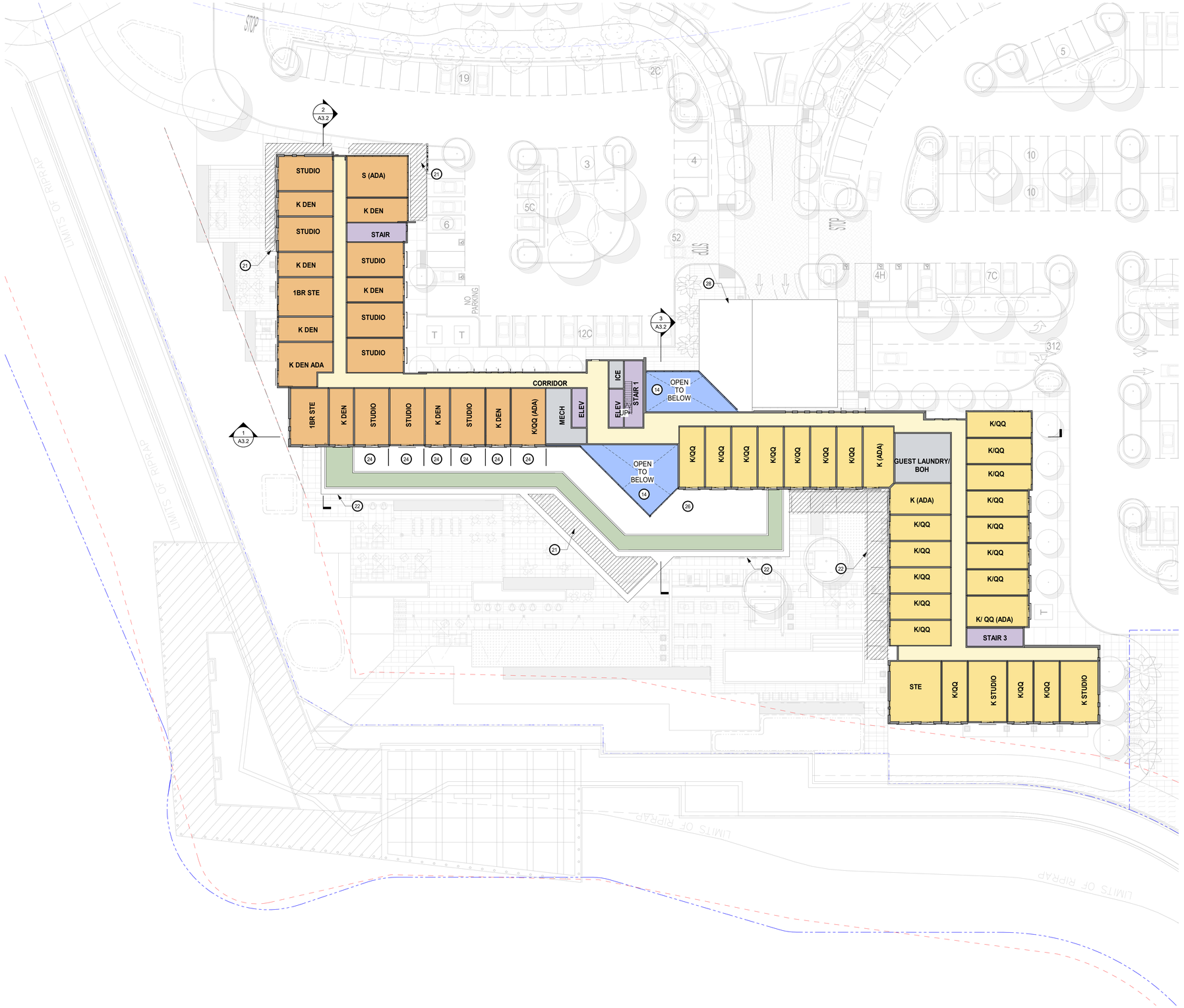
Scale: As indicated

Proj #. 2024 Drawn by: YC

Sheet Size: 30 x 42

A2.1

11/7/2023 11:59:09 AM



PLAN COLOR LEGEND

- COMMON AREA
- VERTICAL CIRCULATION / CORES
- GROSS BUILDING AREA
- LONG TERM STAY
- SHORT TERM STAY
- BUILDING UTILITIES "MEP"

SHEET NOTES

NOTE: NOT ALL NOTES ARE USED ON EVERY SHEET.

1. PROPERTY LINE
2. BCDC 100' SHORELINE BAND
3. BUILDING ENTRY
4. PARKING, S.C.D.
5. OUTDOOR SEATING, S.L.D., S.C.D.
6. LANDSCPAING, S.L.D., S.C.D.
7. WALKWAY, S.L.D., S.C.D.
8. PASSENGER PICKUP/DROP-OFF
9. POOL & SPA, S.L.D.
10. LOADING
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12. BAY TRAIL (N.I.C.)
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14. HIGH CEILING ABOVE
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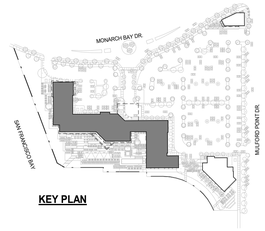
19. FOLDING GLASS DOOR
20. GUARDRAIL
21. TRELLIS BELOW
22. CANOPY BELOW
23. GREEN ROOF
24. PRIVATE TERRACE W/ DIVIDER
25. ROOF DECK
26. UNOCCUPIED ROOF
27. STAIR AND ELEVATOR TOWER
28. ROOFTOP MEP EQUIPMENTS TO BE SCREENED FROM STREET
29. SOLAR READY AREA (15% OF TOTAL ROOF AREA)
30. ROOF BELOW



KEY PLAN

PLANNING - HOTEL - BUILDING PLAN - FLOOR 2 1

1" = 20'-0"

TRUE

BDE ARCHITECTURE

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HOTEL - LEVEL 2 FLOOR PLAN

Sheet Title

Scale As indicated

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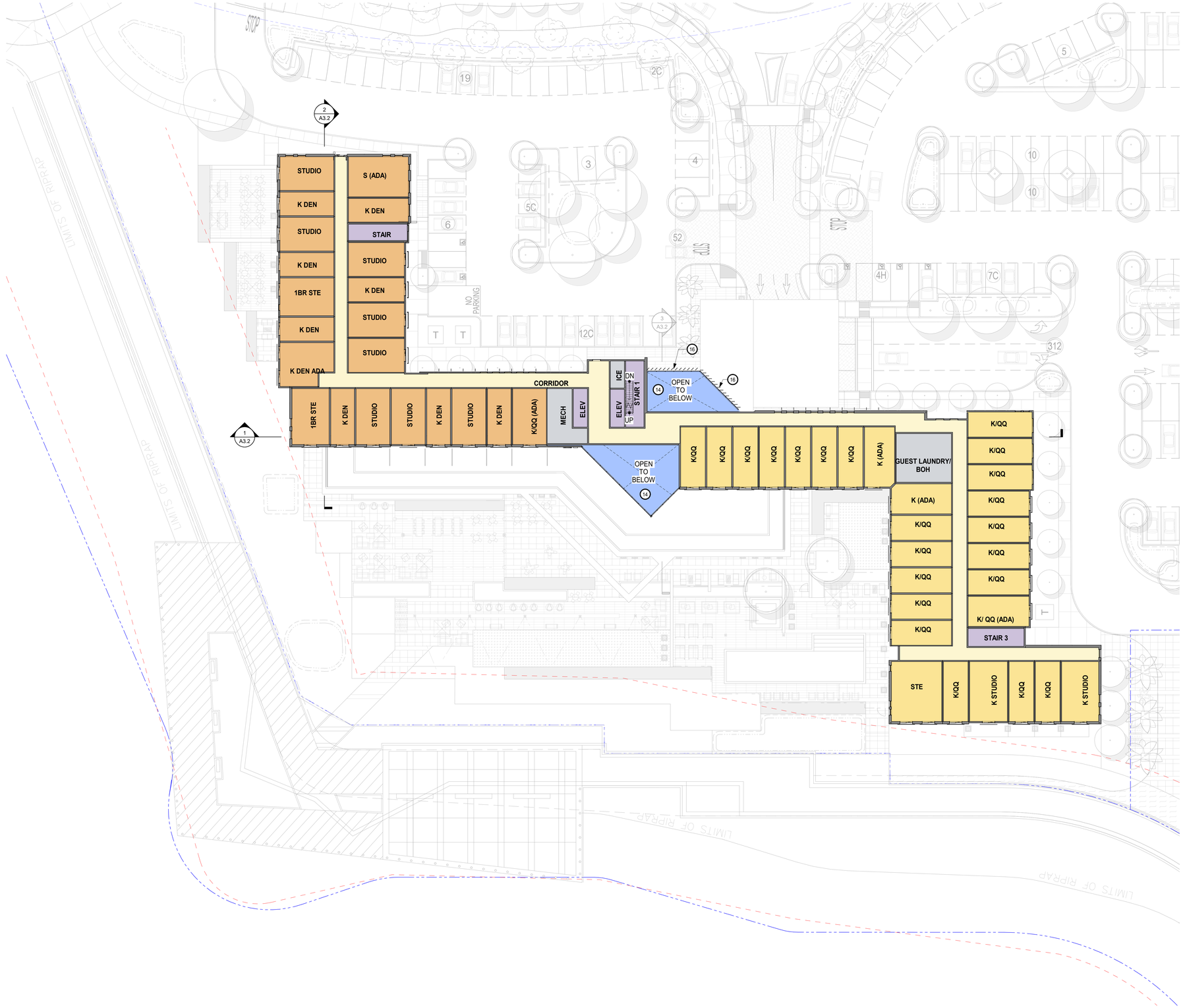
Sheet Size: 30 x 42

A2.2

1/17/2022 4:57:38 PM



PLAN COLOR LEGEND

- COMMON AREA
- VERTICAL CIRCULATION / CORES
- GROSS BUILDING AREA
- LONG TERM STAY
- SHORT TERM STAY
- BUILDING UTILITIES "MEP"

SHEET NOTES

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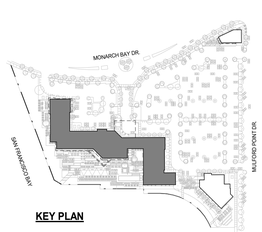
5. OUTDOOR SEATING, S.L.D., S.C.D.
6. LANDSCPAING, S.L.D., S.C.D.
7. WALKWAY, S.L.D., S.C.D.
8. PASSENGER PICKUP/DROP-OFF
9. POOL & SPA, S.L.D.
10. LOADING
11. PAD MOUNTED TRANSFORMER, S.C.D. & S.E.D.
12. BAY TRAIL (N.I.C.)
13. BUILDING STRUCTURE ABOVE
14. HIGH CEILING ABOVE
15. STAIRS WITH ROOF ACCESS
16. ARCHITECTURAL VERTICAL FIN SHADE SYSTEM
17. MOVABLE PARTITION
18. ROLL-UP DOOR
19. FOLDING GLASS DOOR
20. GUARDRAIL
21. TRELLIS BELOW
22. CANOPY BELOW
23. GREEN ROOF
24. PRIVATE TERRACE W/ DIVIDER
25. ROOF DECK
26. UNOCCUPIED ROOF
27. STAIR AND ELEVATOR TOWER
28. ROOFTOP MEP EQUIPMENTS TO BE SCREENED FROM STREET
29. SOLAR READY AREA (15% OF TOTAL ROOF AREA)
30. ROOF BELOW



KEY PLAN

PLANNING - HOTEL - BUILDING PLAN - FLOOR 3 1

1" = 20'-0"

TRUE

WDE ARCHITECTURE
934 Howard Street
San Francisco
CA 94103
P. (415) 677-0966

Client

Cal-Coast

Consultant

MONARCH BAY HOTEL / RESTAURANT / MARKET
SAN LEANDRO, CA

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	PLANNING SUBMISSION 01	05.24.21
	PLANNING SUBMISSION 02	11.17.21
	PLANNING SUBMISSION 03	04.15.22

Stamp

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HOTEL - LEVEL 3 FLOOR PLAN

Sheet Title

Scale As indicated

Proj #. 2024 Drawn by DJ/YC

Sheet Size: 30 x 42

A2.3

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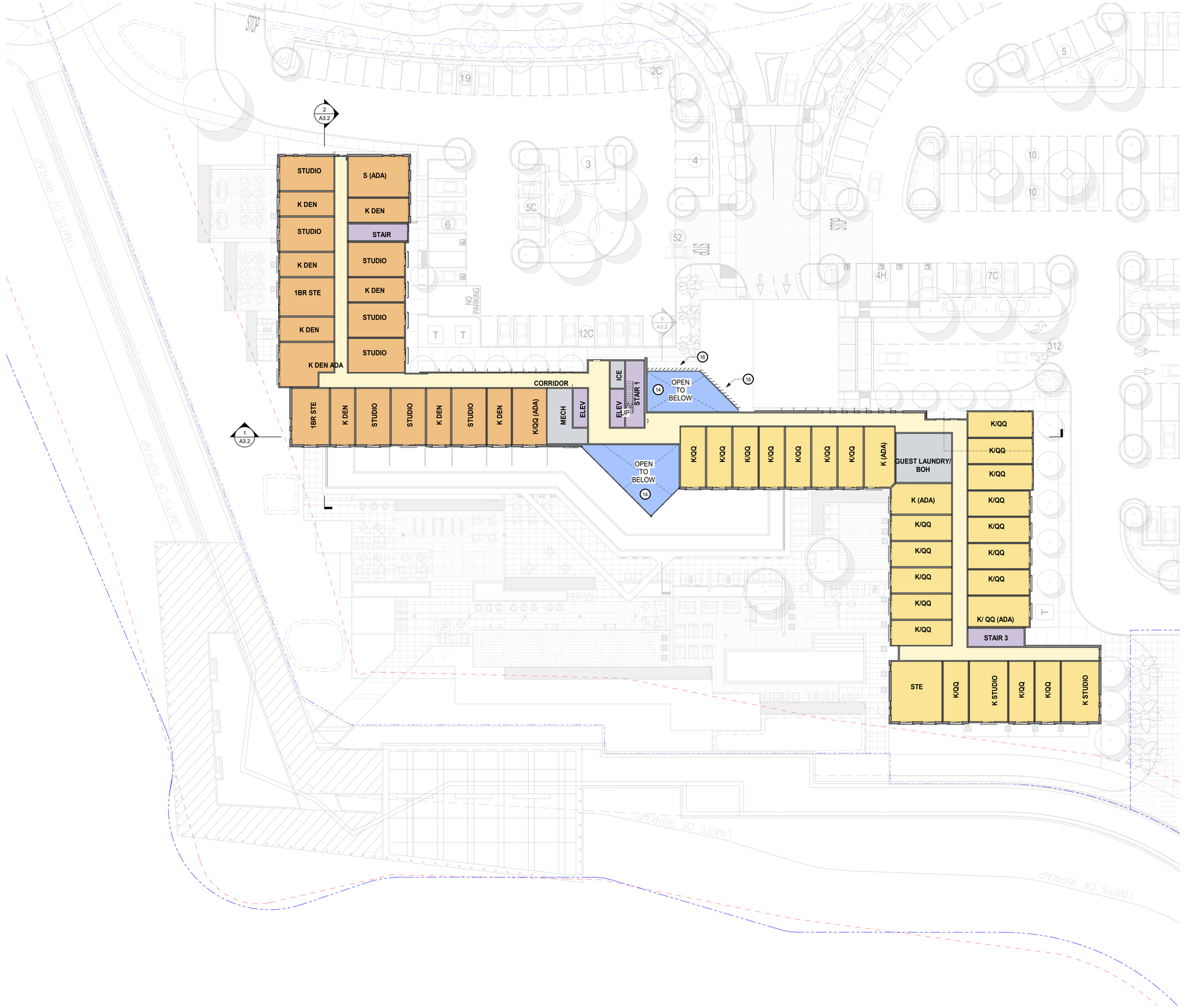

PLAN COLOR LEGEND

- COMMON AREA
- VERTICAL CIRCULATION / CORES
- GROSS BUILDING AREA
- LONG TERM STAY
- SHORT TERM STAY
- BUILDING UTILITIES "MEP"

SHEET NOTES

NOTE: NOT ALL NOTES ARE USED ON EVERY SHEET.

1. PROPERTY LINE
2. BCDC 100' SHORELINE BAND
3. BUILDING ENTRY
4. PARKING, S.C.D.
5. OUTDOOR SEATING, S.L.D., S.C.D.
6. LANDSCPAING, S.L.D., S.C.D.
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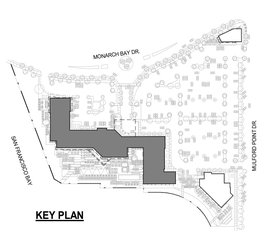
25. ROOF DECK
26. UNOCCUPIED ROOF
27. STAIR AND ELEVATOR TOWER
28. ROOFTOP MEP EQUIPMENTS TO BE SCREENED FROM STREET
29. SOLAR READY AREA (15% OF TOTAL ROOF AREA)
30. ROOF BELOW



KEY PLAN

PLANNING - HOTEL - BUILDING PLAN - FLOOR 4 1

1" = 20'-0"

TRUE

WDE ARCHITECTURE

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	PLANNING SUBMISSION 03	04.15.22

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HOTEL - LEVEL 4 FLOOR PLAN

SHEET TITLE

SCALE As indicated

PROJ #. 2024 DRAWN BY DJ/YC

SHEET SIZE: 30 x 42

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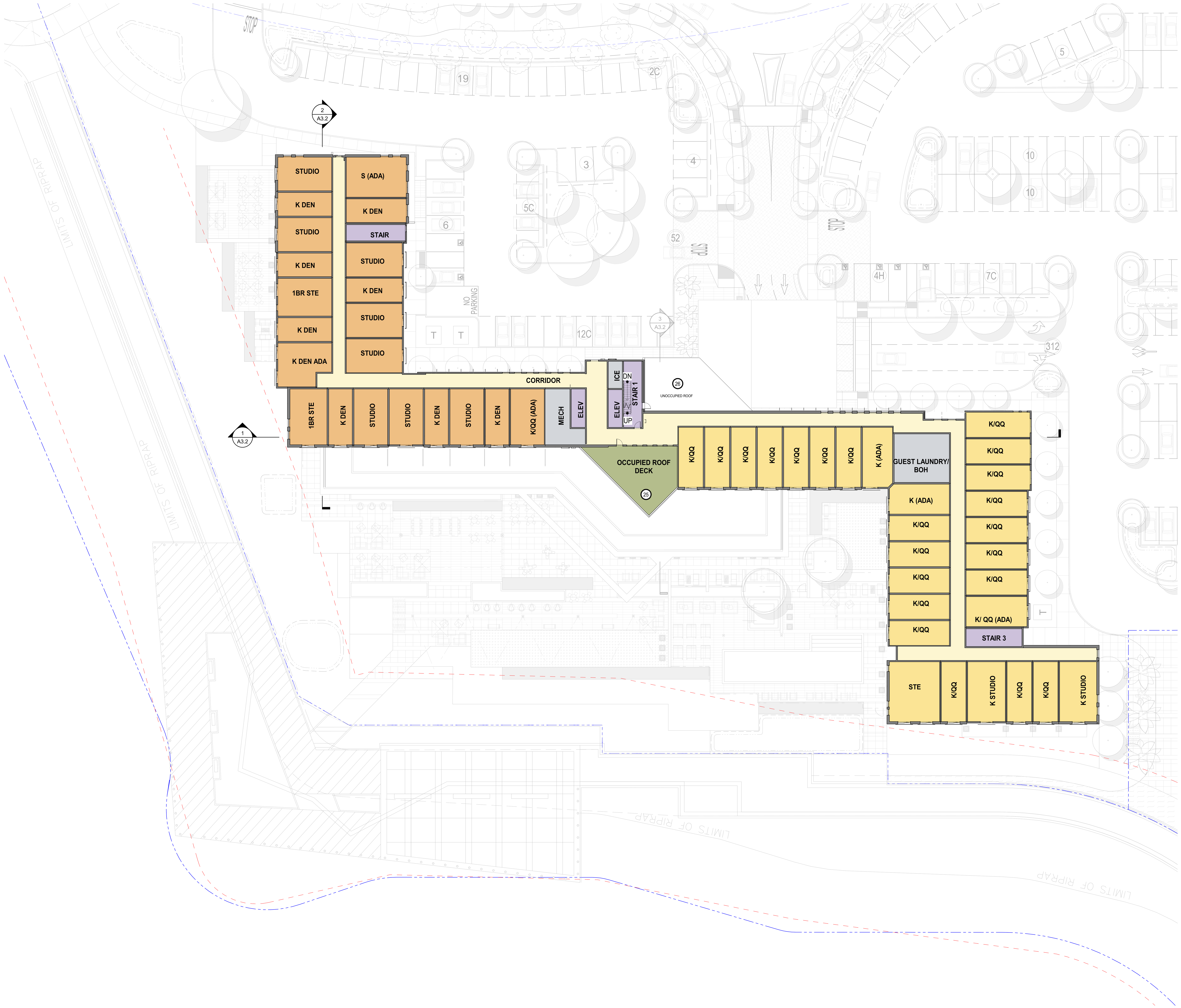

PLAN COLOR LEGEND

- VERTICAL CIRCULATION / CORES
- GROSS BUILDING AREA
- LONG TERM STAY
- OPEN SPACE
- SHORT TERM STAY
- BUILDING UTILITIES "MEP"

SHEET NOTES

NOTE: NOT ALL NOTES ARE USED ON EVERY SHEET.

1. PROPERTY LINE
2. BCDC 100' SHORELINE BAND
3. BUILDING ENTRY
4. PARKING, S.C.D.
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30. ROOF BELOW

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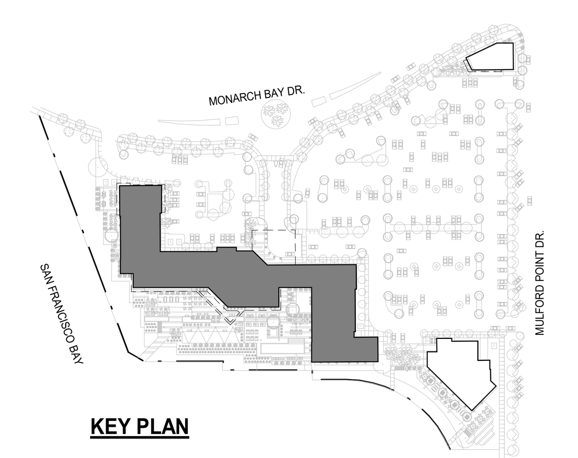

KEY PLAN

PLANNING - HOTEL - BUILDING PLAN - FLOOR 5 1

1" = 20'-0"

TRUE

BDE ARCHITECTURE

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	PLANNING SUBMISSION 02	11.17.21
	PLANNING SUBMISSION 03	04.15.22

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HOTEL - LEVEL 5 FLOOR PLAN

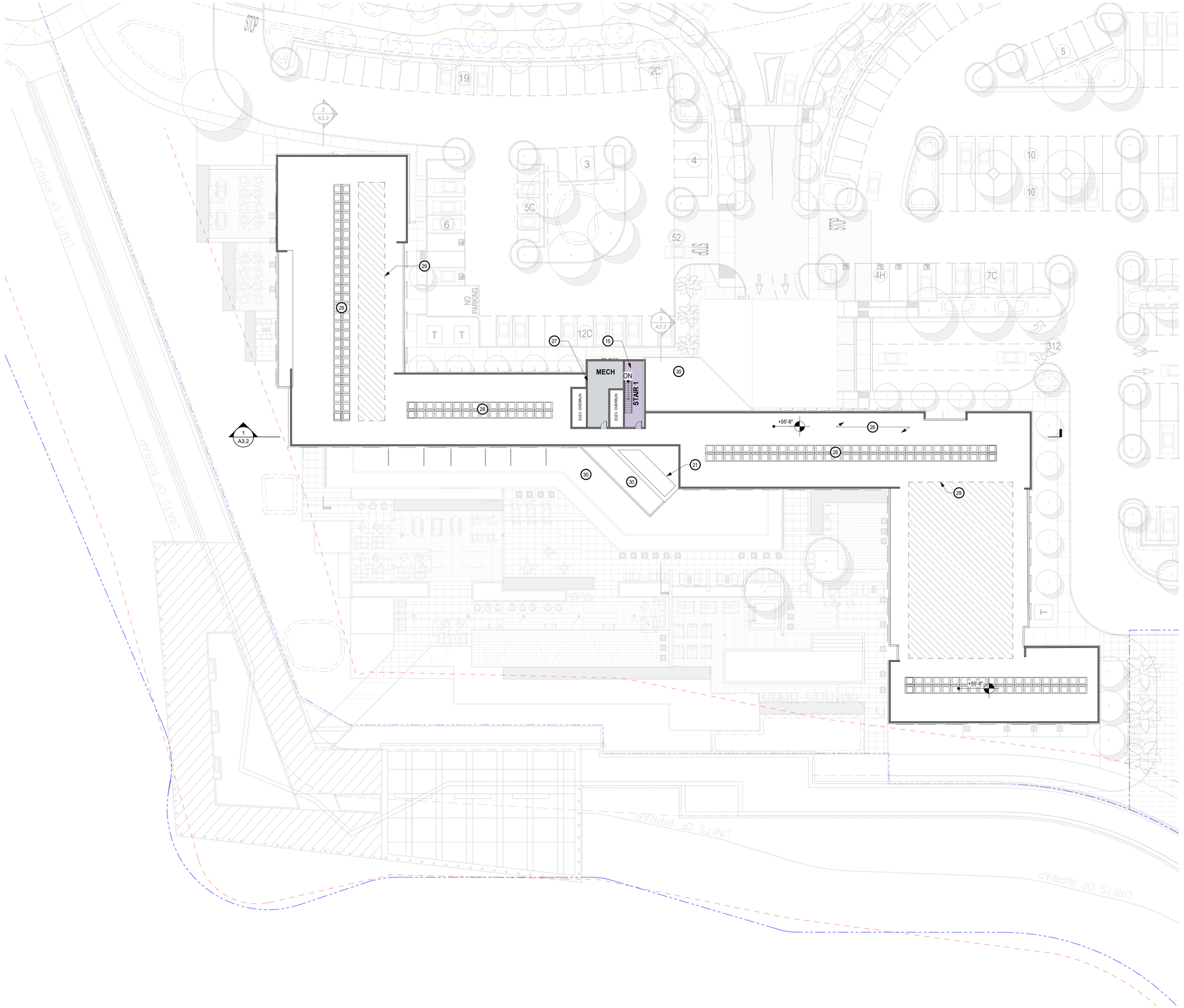
SHEET TITLE

SCALE: As indicated

PROJ #. 2024 DRAWN BY: DJ/YC

SHEET SIZE: 30 x 42

A2.5



PLAN COLOR LEGEND

- VERTICAL CIRCULATION / CORES
- BUILDING UTILITIES "MEP"

SHEET NOTES

NOTE: NOT ALL NOTES ARE USED ON EVERY SHEET.

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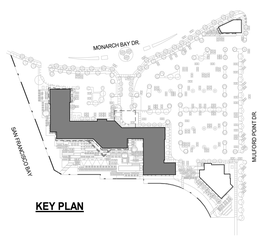

KEY PLAN

PLANNING - HOTEL - BUILDING PLAN - ROOF 1

1" = 20'-0"

TRUE

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HOTEL - ROOF PLAN

Sheet Title

Scale As indicated

Proj #. 2024 Drawn by DJYC

Sheet Size: 30 x 42

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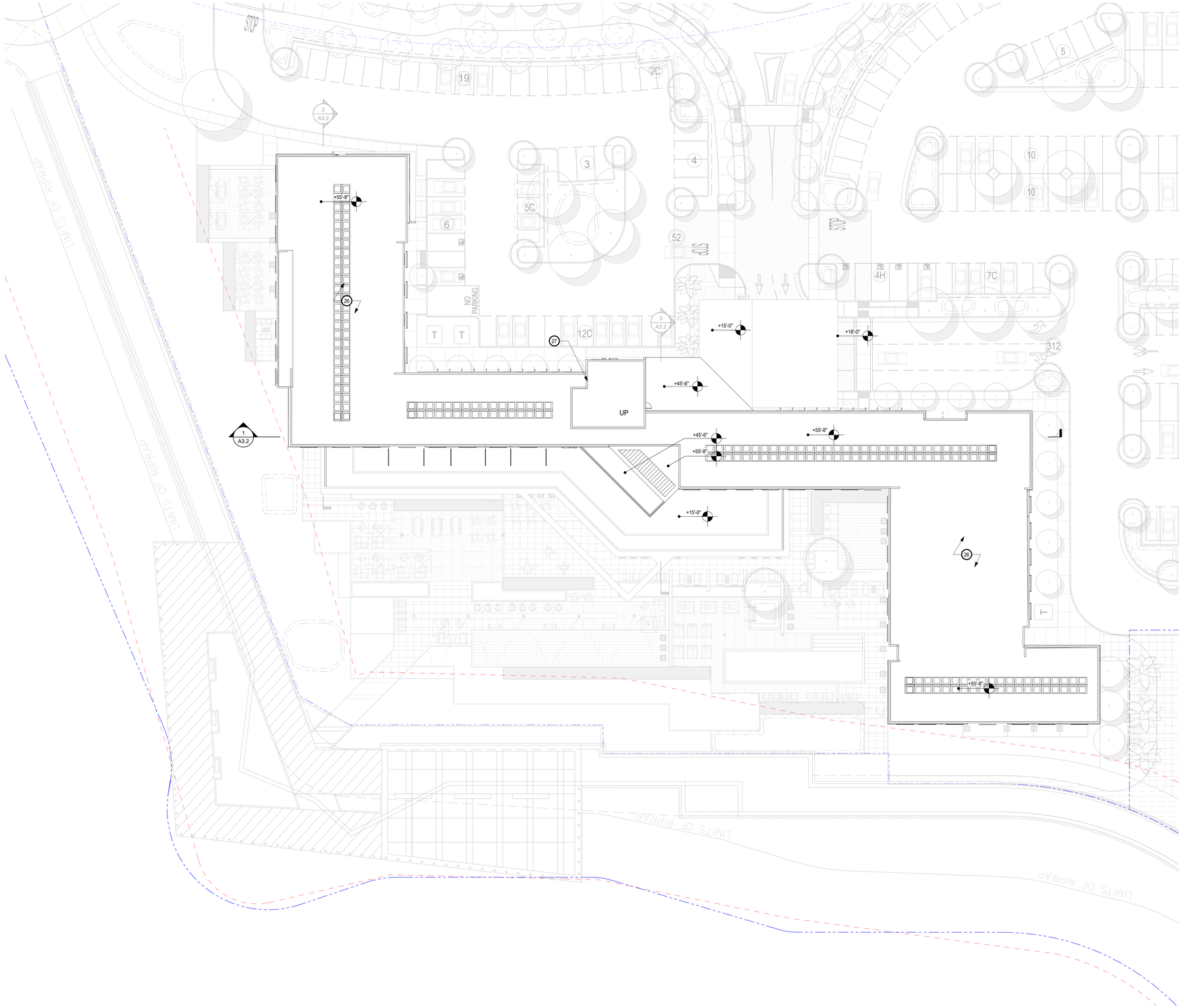

PLAN COLOR LEGEND

No colors defined

SHEET NOTES

NOTE: NOT ALL NOTES ARE USED ON EVERY SHEET.

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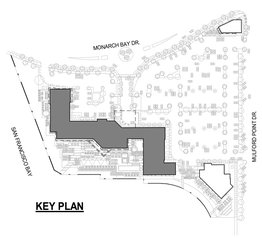

KEY PLAN

PLANNING - HOTEL - BUILDING PLAN - UPPER ROOF 1

1" = 20'-0"

TRUE

WDE ARCHITECTURE

934 Howard Street
San Francisco
CA 94103

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Client

Cal-Coast

Consultant

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SAN LEANDRO, CA

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HOTEL - UPPER ROOF PLAN

Sheet Title

Scale: As indicated

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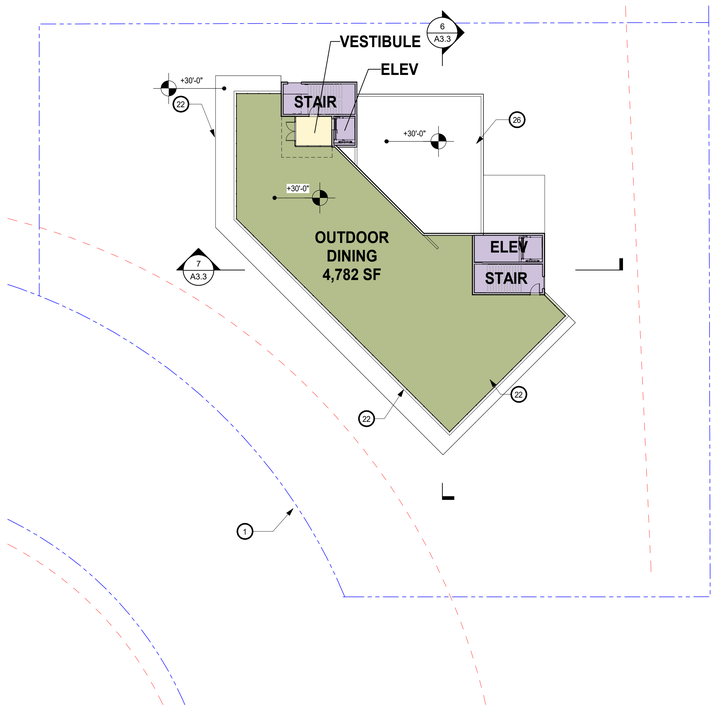
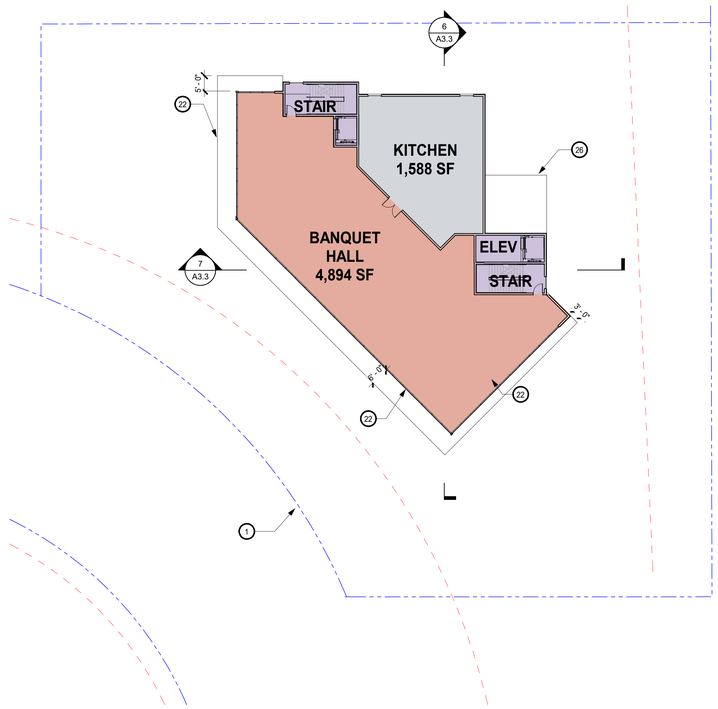


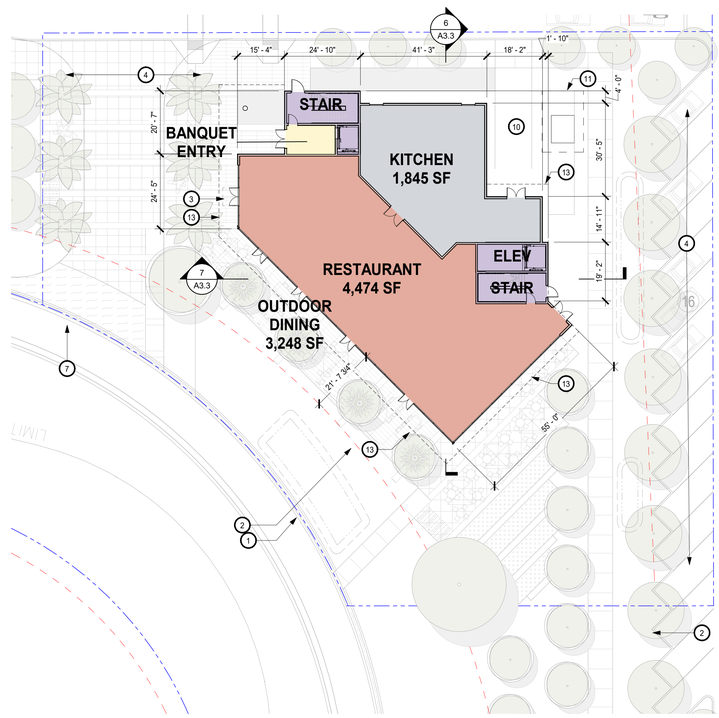
BUILDING PLAN - RESTAURANT - ROOF PLAN 3

1" = 20'-0"



BUILDING PLAN - RESTAURANT - FLOOR 2 2

1" = 20'-0"



BUILDING PLAN - RESTAURANT - FLOOR 1 1

1" = 20'-0"

PLAN COLOR LEGEND

- MARKET RATE RESIDENTIAL GROSS
- VERTICAL CIRCULATION / CORES
- COMMERCIAL RETAIL RESTAURANT
- BUILDING UTILITIES "MEP"

SHEET NOTES

NOTE: NOT ALL NOTES ARE USED ON EVERY SHEET.

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2. BCDC 100' SHORELINE BAND
3. BUILDING ENTRY
4. PARKING, S.C.D.
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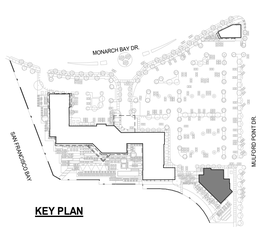
25. ROOF DECK
26. UNOCCUPIED ROOF
27. STAIR AND ELEVATOR TOWER



KEY PLAN

TRUE

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RESTAURANT - FLOOR PLANS

SHEET TITLE

SCALE As indicated

PROJ #. 2024 DRAWN BY

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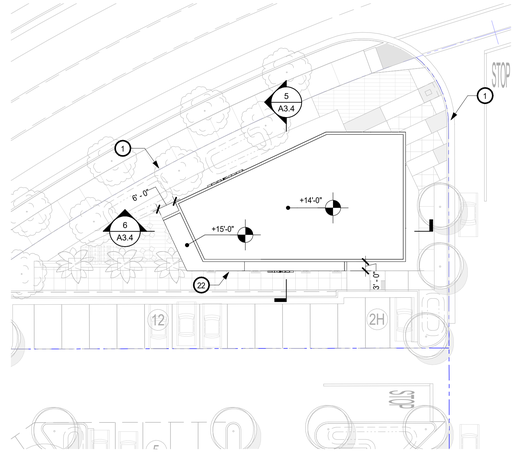
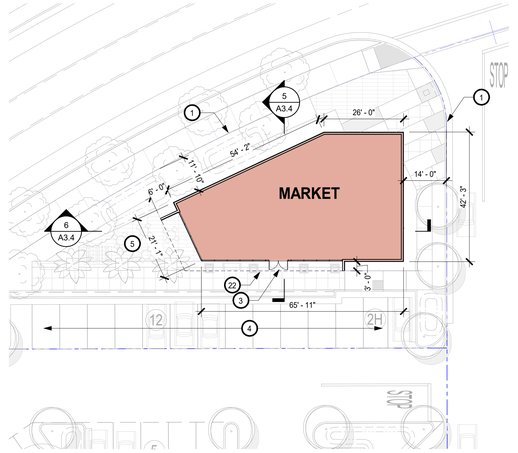


PLANNING - BUILDING PLAN - MARKET - ROOF **2**

1" = 20'-0"



PLANNING - BUILDING PLAN - MARKET - FLOOR 1 **1**

1" = 20'-0"

SHEET NOTES

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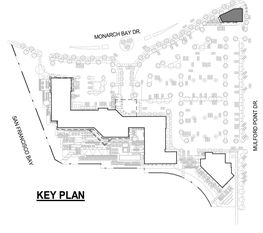
27. STAIR AND ELEVATOR TOWER



KEY PLAN

TRUE

WDE ARCHITECTURE

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Client

Cal-Coast

Consultant

MONARCH BAY MARKET

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MARKET - FLOOR PLANS

Sheet Title

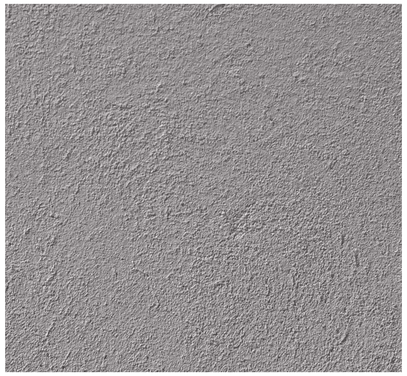
Scale As indicated

Proj #. 2024 **Drawn by**

Sheet Size: 30 x 42

A2.9

4/18/2024 6:55:48 PM



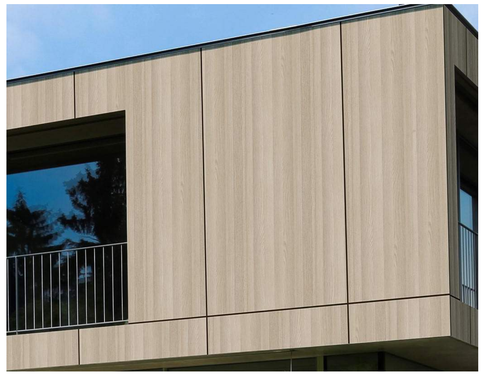
1 EXTERIOR STUCCO
TEXTURE SAMPLE (APPLIES TO ALL COLORS)

1A EXTERIOR STUCCO
COLOR: BRIGHT WHITE

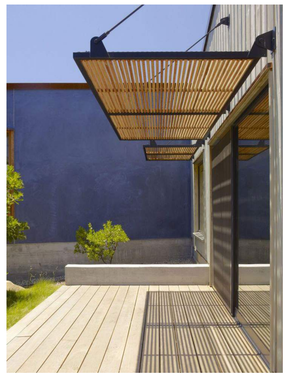
1B EXTERIOR STUCCO
COLOR: OFF-WHITE

1C EXTERIOR STUCCO
COLOR: MEDIUM GREY

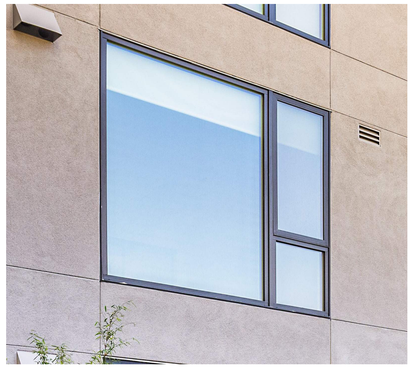
1D EXTERIOR STUCCO
COLOR: DARK GREY



2 WOOD LOOK RAINSCREEN



3 AWNING



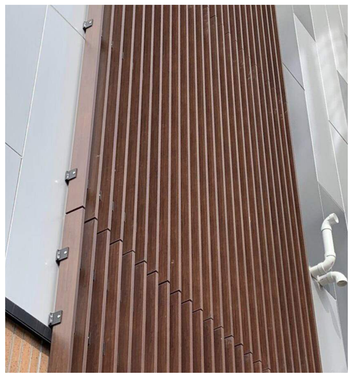
4 VINYL WINDOW

5 ALUMINUM STOREFRONT

6 JULIET BALCONY WITH GLASS RAILING

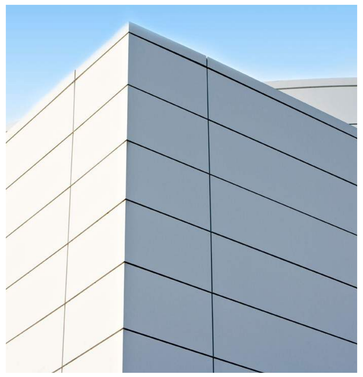
7 JULIET BALCONY WITH METAL RAILING

8 GLASS GUARDRAIL



9 VERTICAL WOOD FINS

10 VERTICAL METAL FINS



14 RAINSCREEN PANEL

SHEET NOTES

NOTE: NOT ALL NOTES ARE USED ON EVERY SHEET.

NOTE: SEE SHEET G3.3 FOR MATERIAL BOARD IMAGES

1. EXTERIOR STUCCO
   - 1A. COLOR: BRIGHT WHITE
   - 1B. COLOR: OFF-WHITE
   - 1C. COLOR: TAUPE
   - 1D. COLOR: DARK GREY
2. WOOD GRAIN RAINSCREEN PANEL
3. TRELLIS
4. VINYL WINDOW
5. ALUMINUM STOREFRONT
6. JULIET BALCONY WITH GLASS RAILING
7. JULIET BALCONY WITH METAL RAILING
8. GLASS RAILING
9. VERTICAL WOOD FINS
10. VERTICAL METAL FINS
11. PORTE-COCHERE
12. SIGNAGE
13. CANOPY
14. RAINSCREEN PANELS

BDE ARCHITECTURE

934 Howard Street
San Francisco
CA 94103

P. (415) 677-0966

Client

Cal-Coast

Consultant

MONARCH BAY HOTEL / RESTAURANT / MARKET
SAN LEANDRO, CA

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	PLANNING SUBMISSION 02	11.17.21
	PLANNING SUBMISSION 03	04.15.22

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MATERIAL BOARD

Sheet Title

Scale 12" = 1'-0"

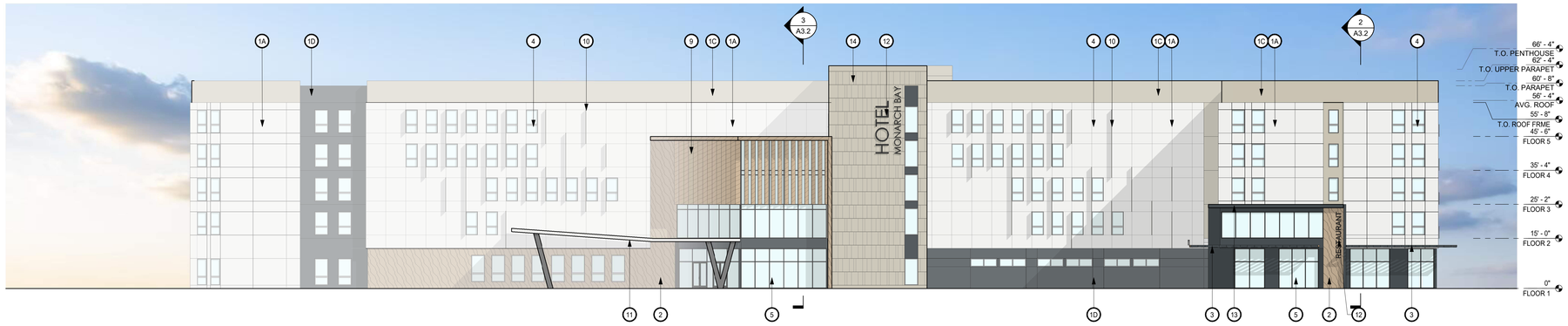
Proj #: 2024 Drawn By: DJ/YC

Sheet Size: 30 x 42

TRUE

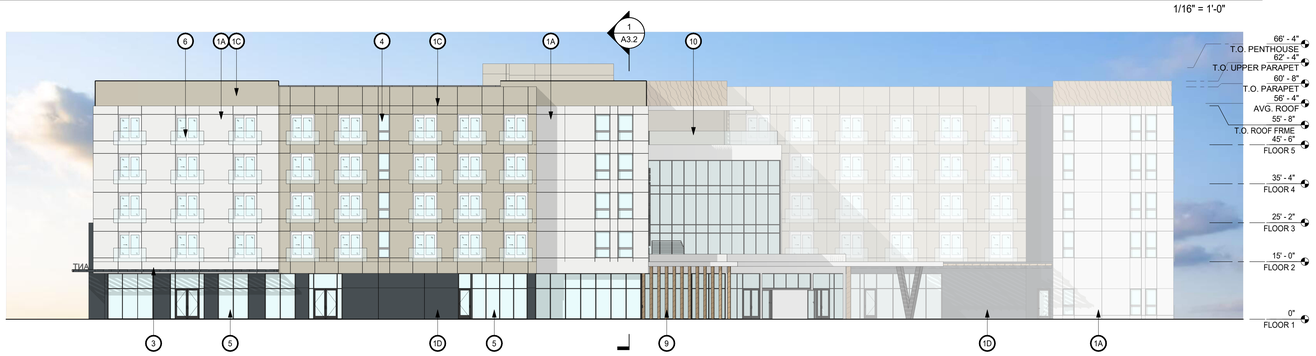
A3.0

4/17/2024 7:05:10 PM



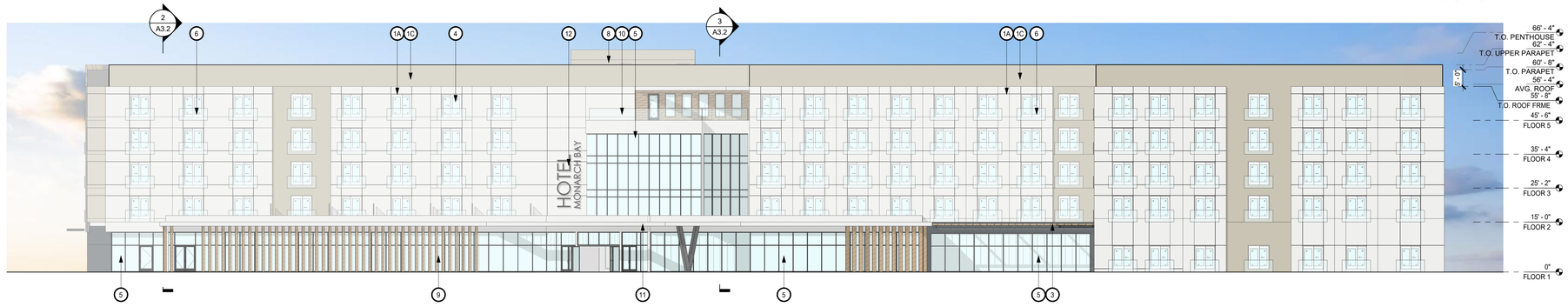
BUILDING ELEVATION - HOTEL - EAST **1**

1/16" = 1'-0"



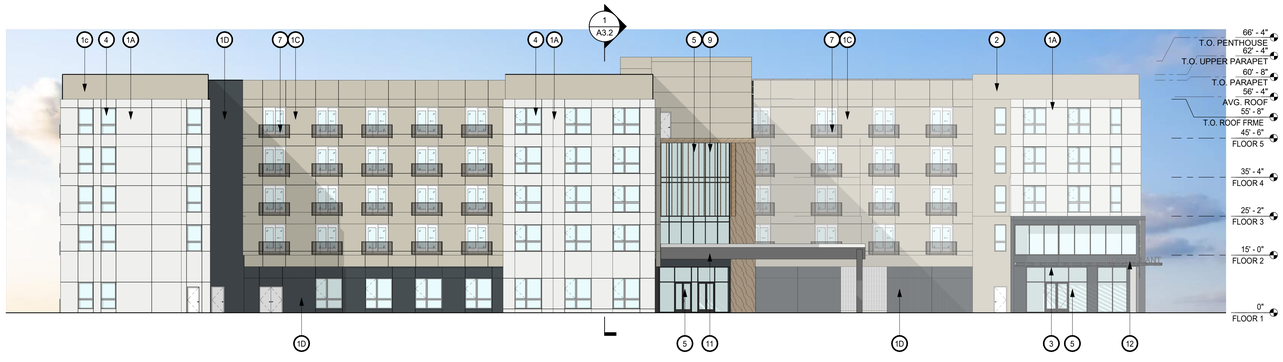
BUILDING ELEVATION - HOTEL - NORTH **2**

1/16" = 1'-0"



BUILDING ELEVATION - HOTEL - WEST **3**

1/16" = 1'-0"



BUILDING ELEVATION - HOTEL - SOUTH **4**

1/16" = 1'-0"

SHEET NOTES

NOTE: NOT ALL NOTES ARE USED ON EVERY SHEET.

NOTE: SEE SHEET G3.3 FOR MATERIAL BOARD IMAGES

1. EXTERIOR STUCCO
   - 1A. COLOR: BRIGHT WHITE
   - 1B. COLOR: OFF-WHITE
   - 1C. COLOR: TAUPE
   - 1D. COLOR: DARK GREY
2. WOOD GRAIN RAINSCREEN PANEL
3. TRELLIS
4. VINYL WINDOW
5. ALUMINUM STOREFRONT
6. JULIET BALCONY WITH GLASS RAILING
7. JULIET BALCONY WITH METAL RAILING
8. GLASS RAILING
9. VERTICAL WOOD FINS
10. VERTICAL METAL FINS
11. PORTE-COCHERE
12. SIGNAGE
13. CANOPY
14. RAINSCREEN PANELS

WDE ARCHITECTURE

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HOTEL - BUILDING ELEVATIONS

Sheet Title

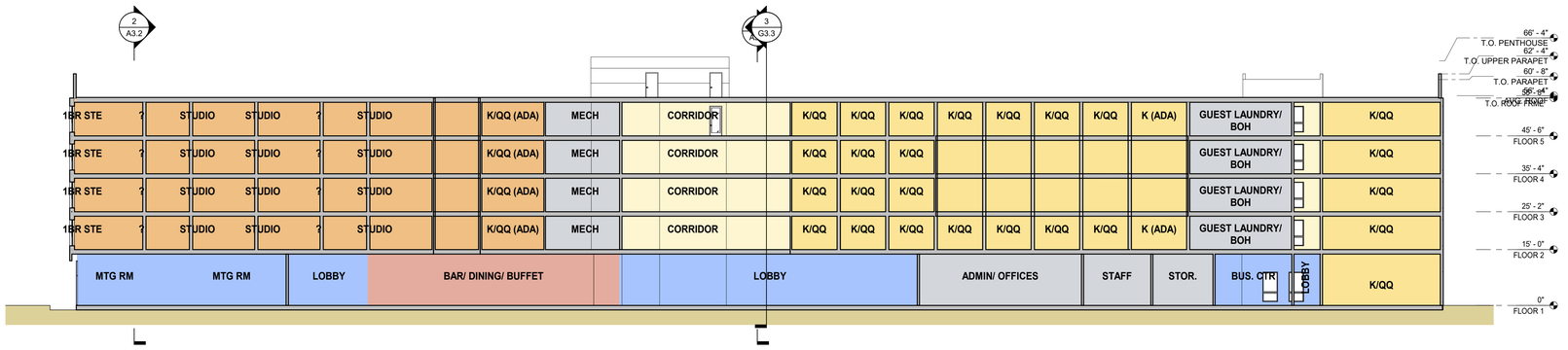
Scale As indicated

Proj #. 2024 Drawn By DJ/YC

Sheet Size: 30 x 42

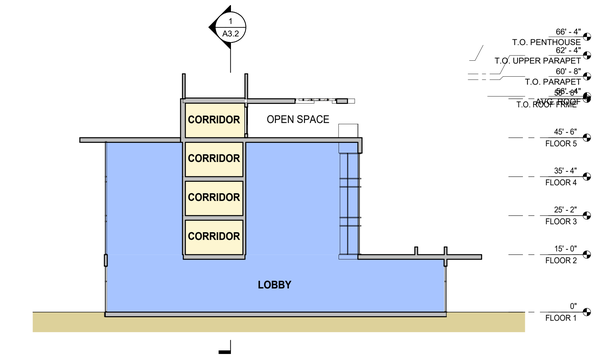
A3.1

11/18/2024 8:24:10 PM



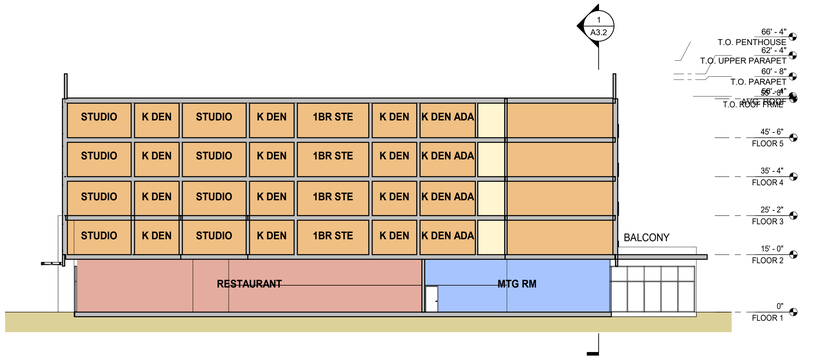
BUILDING SECTION - LONG AXIS 1

1/16" = 1'-0"



BUILDING SECTION - SHORT AXIS AT ENTRY 3

1/16" = 1'-0"



BUILDING SECTION - SHORT AXIS AT NORTH BLOCK 2

1/16" = 1'-0"

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HOTEL - BUILDING SECTIONS

Sheet Title

Scale 1/16" = 1'-0"

Proj #: 2024 Drawn by: DJ/YC

Sheet Size: 30 x 42

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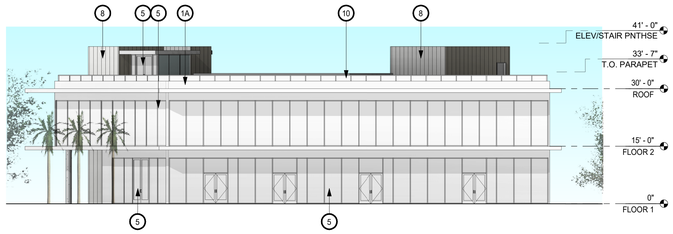
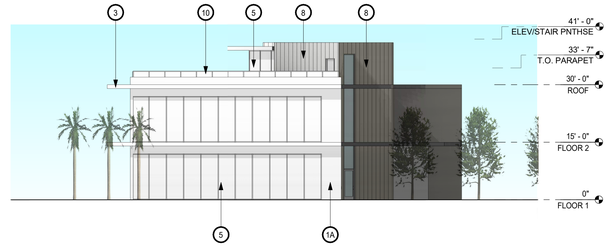


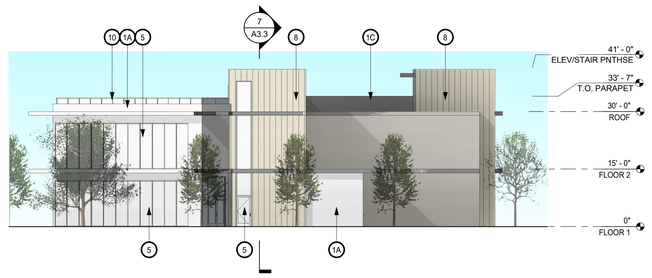
BUILDING ELEVATION - RESTAURANT - NORTHWEST ELEVATION 1

1/16" = 1'-0"



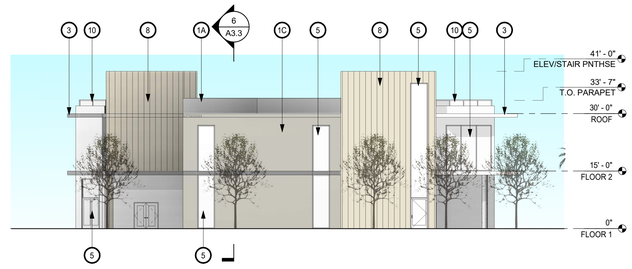
BUILDING ELEVATION - RESTAURANT - SOUTHWEST ELEVATION 2

1/16" = 1'-0"



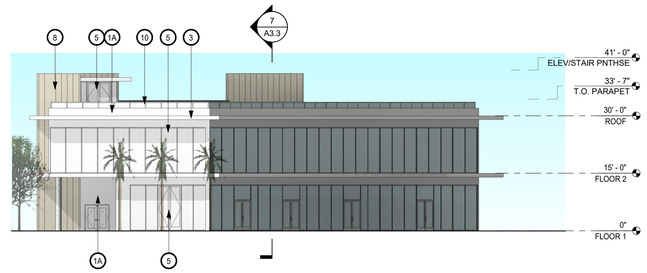
BUILDING ELEVATION - RESTAURANT - SOUTH ELEVATION 3

1/16" = 1'-0"



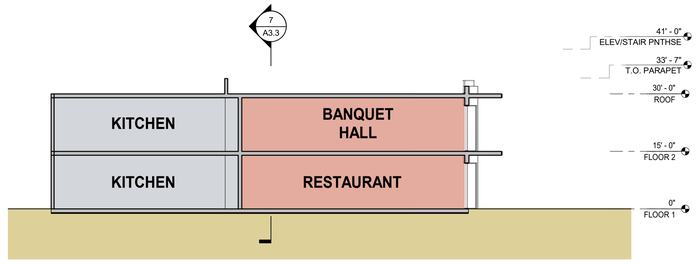
BUILDING ELEVATION - RESTAURANT - EAST ELEVATION 4

1/16" = 1'-0"



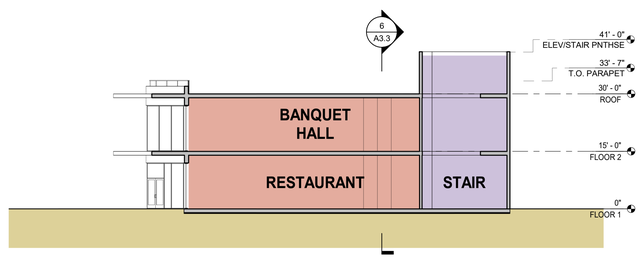
BUILDING ELEVATION - RESTAURANT - NORTH ELEVATION 5

1/16" = 1'-0"



BUILDING SECTION - RESTAURANT - E/W 6

1/16" = 1'-0"



BUILDING SECTION - RESTAURANT - N/S 7

1/16" = 1'-0"

SHEET NOTES

NOTE: NOT ALL NOTES ARE USED ON EVERY SHEET.

NOTE: SEE SHEET G3.3 FOR MATERIAL BOARD IMAGES

1. EXTERIOR STUCCO
   - 1A. COLOR: BRIGHT WHITE
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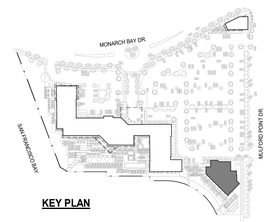
   - 1D. COLOR: DARK GREY
2. WOOD GRAIN RAINSCREEN PANEL
3. AWNING
4. VINYL WINDOW
5. ALUMINUM STOREFRONT
6. JULIET BALCONY WITH GLASS RAILING
7. JULIET BALCONY WITH METAL RAILING
8. RAINSCREEN PANEL
9. VERTICAL WOOD FINS
10. GLASS RAILING
11. PORTE-COCHERE
12. SIGNAGE



KEY PLAN

BDE ARCHITECTURE
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San Francisco
CA 94103
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RESTAURANT - ELEVATIONS & SECTIONS

SHEET TITLE

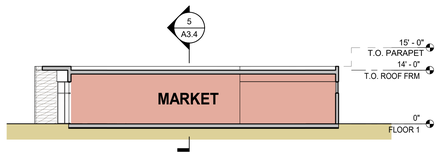
SCALE As indicated

PROJ #: 2024 DRAWN BY

SHEET SIZE: 30 x 42

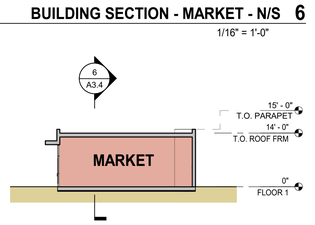
A3.3

6/25/2021 10:04:29 PM



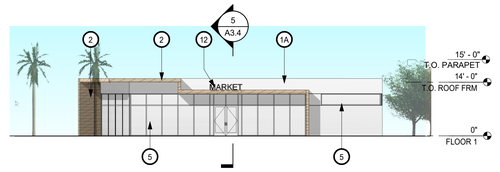
BUILDING SECTION - MARKET - N/S 6

1/16" = 1'-0"



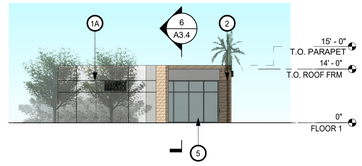
BUILDING SECTION - MARKET - E/W 5

1/16" = 1'-0"



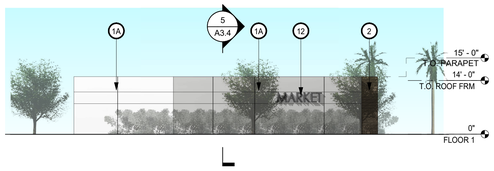
BUILDING ELEVATION - MARKET - WEST 1

1/16" = 1'-0"



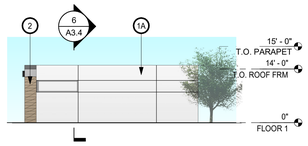
BUILDING ELEVATION - MARKET - NORTH 2

1/16" = 1'-0"



BUILDING ELEVATION - MARKET - EAST 3

1/16" = 1'-0"



BUILDING ELEVATION - MARKET - SOUTH 4

1/16" = 1'-0"

SHEET NOTES

NOTE: NOT ALL NOTES ARE USED ON EVERY SHEET.

NOTE: SEE SHEET G3.3 FOR MATERIAL BOARD IMAGES

1. EXTERIOR STUCCO
   - 1A. COLOR: BRIGHT WHITE
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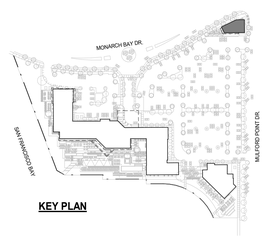
8. RAINSCREEN PANEL
9. VERTICAL WOOD FINS
10. GLASS RAILING
11. PORTE-COCHERE
12. SIGNAGE



KEY PLAN

TRUE

WDE ARCHITECTURE

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San Francisco
CA 94103

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MONARCH BAY MARKET

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MARKET - ELEVATIONS & SECTIONS

SHEET TITLE

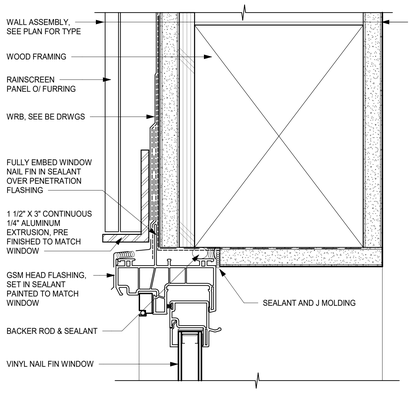
SCALE As indicated

PROJ #. 2024 DRAWN BY

SHEET SIZE: 30 x 42

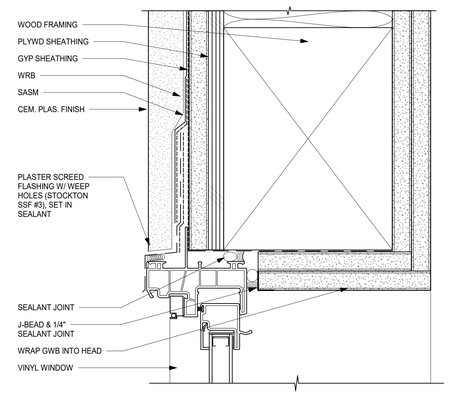
A3.4

6/25/2024 9:39:33 PM



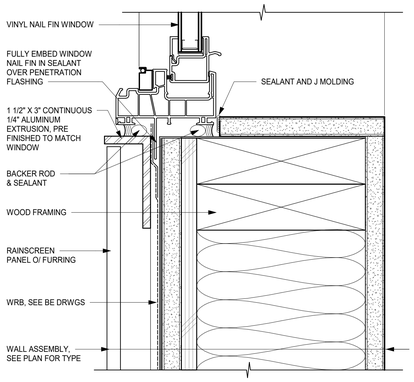
WINDOW HEAD @ RAINSCREEN 9

6" = 1'-0"



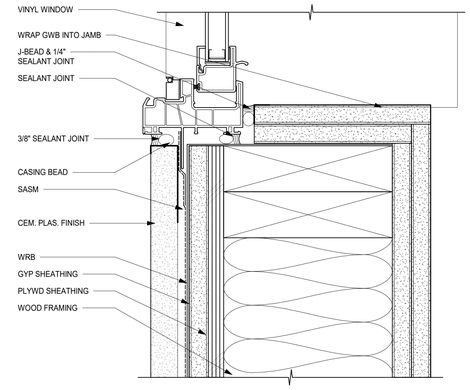
VINYL WINDOW HEAD @ CEMENT PLASTER 3

6" = 1'-0"



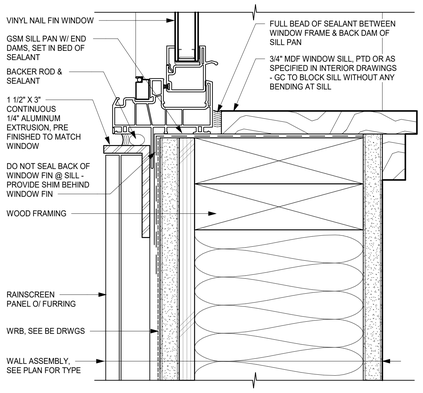
WINDOW JAMB @ RAINSCREEN 8

6" = 1'-0"



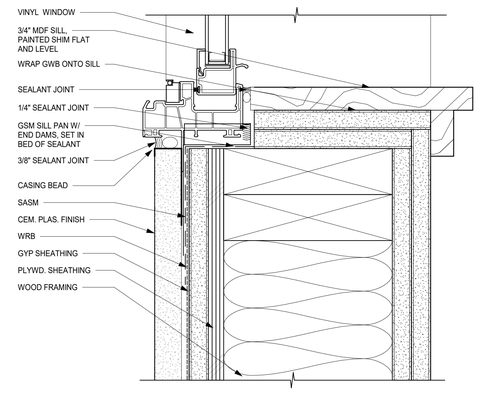
VINYL WINDOW JAMB @ CEMENT PLASTER 2

6" = 1'-0"



WINDOW SILL @ RAINSCREEN 7

6" = 1'-0"



VINYL WINDOW SILL @ CEMENT PLASTER 1

6" = 1'-0"

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WINDOW DETAILS

Sheet Title

Scale

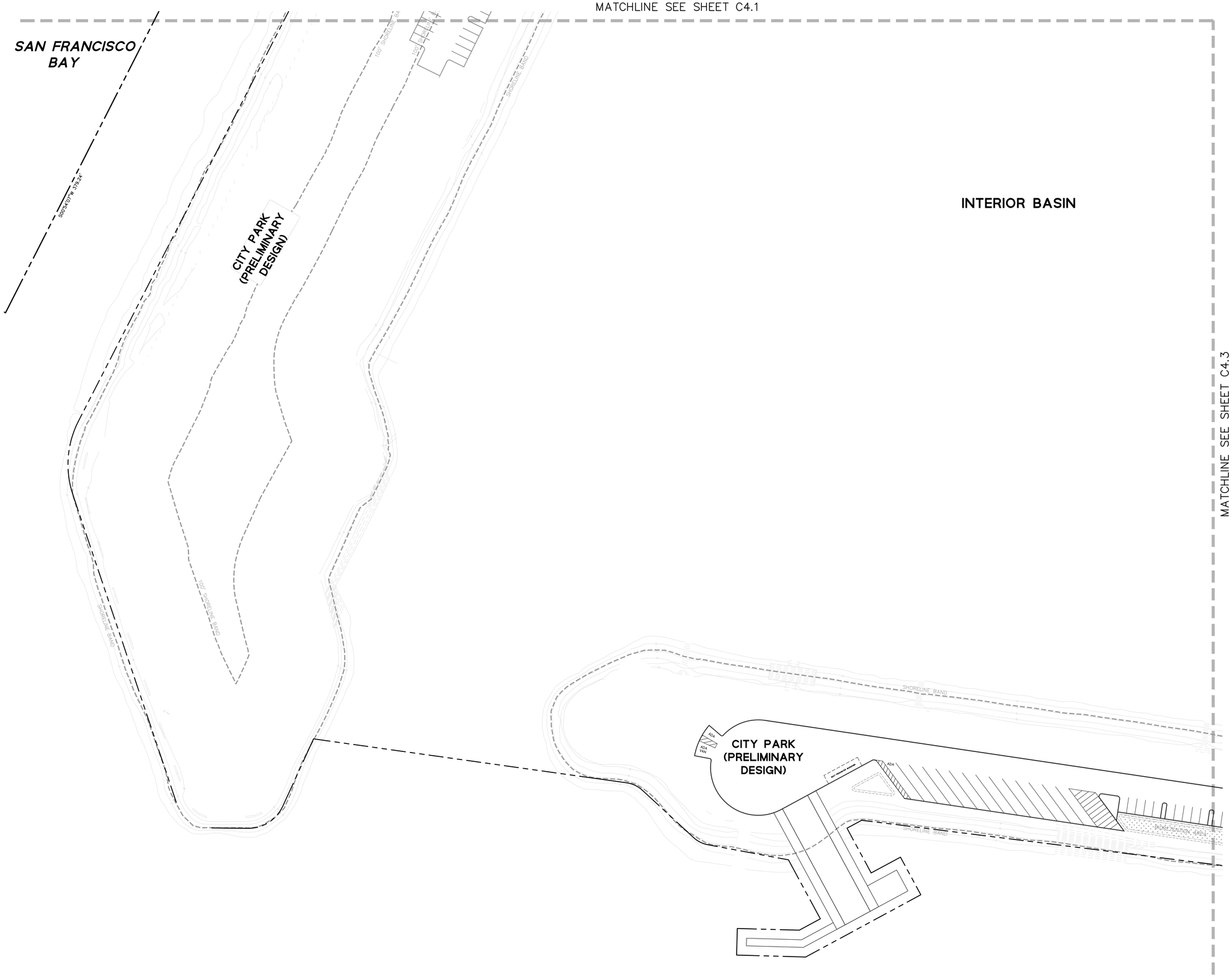
Proj #. 2024 Drawn Author

Sheet Size: 30 x 42

A3.5

11/7/2025 4:58:05 PM

MATCHLINE SEE SHEET C4.1



LEGEND

- BOUNDARY LINE
- LOT LINE
- EASEMENT LINE
- ROADWAY CENTER LINE
- FIRE TRUCK ACCESS
- BIORETENTION BASIN
- GRASSPAVE
- AC PAVEMENT
- CONCRETE SIDEWALK
- TRUNCATED DOMES
- DRIVEWAY
- VERTICAL CURB
- VERTICAL CURB & GUTTER
- STOP MARKING & SIGN
- TURN ARROW
- ADA PARKING MARKING & SIGN

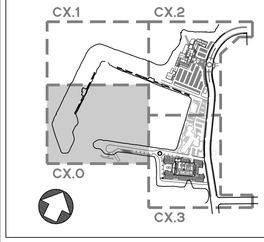
KEYNOTES

1. CONSTRUCT VERTICAL CURB
2. CONSTRUCT CURB AND GUTTER
3. CONSTRUCT ACCESSIBLE PARKING STALL
4. BIORETENTION AREA
5. CONSTRUCT CURB RAMP
6. PAINT CURB RED
7. 4" SOLID WHITE STRIPE (PARKING STALL)
8. NO PARKING FIRE LANE SIGNAGE
9. INSTALL R1-1 STOP SIGN
10. PAVEMENT ARROW PER CALTRANS STD PLAN A24A
11. PAINT LOADING ZONE CURB YELLOW
12. STANDARD PARKING STALL 9.0' X 18.5'
13. COMPACT PARKING STALL 8.0' X 15.0'

GENERAL NOTES

GRAPHIC SCALE
40 0 40 80

KEYMAP (N.T.S.)



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SITE PLAN

Sheet Title

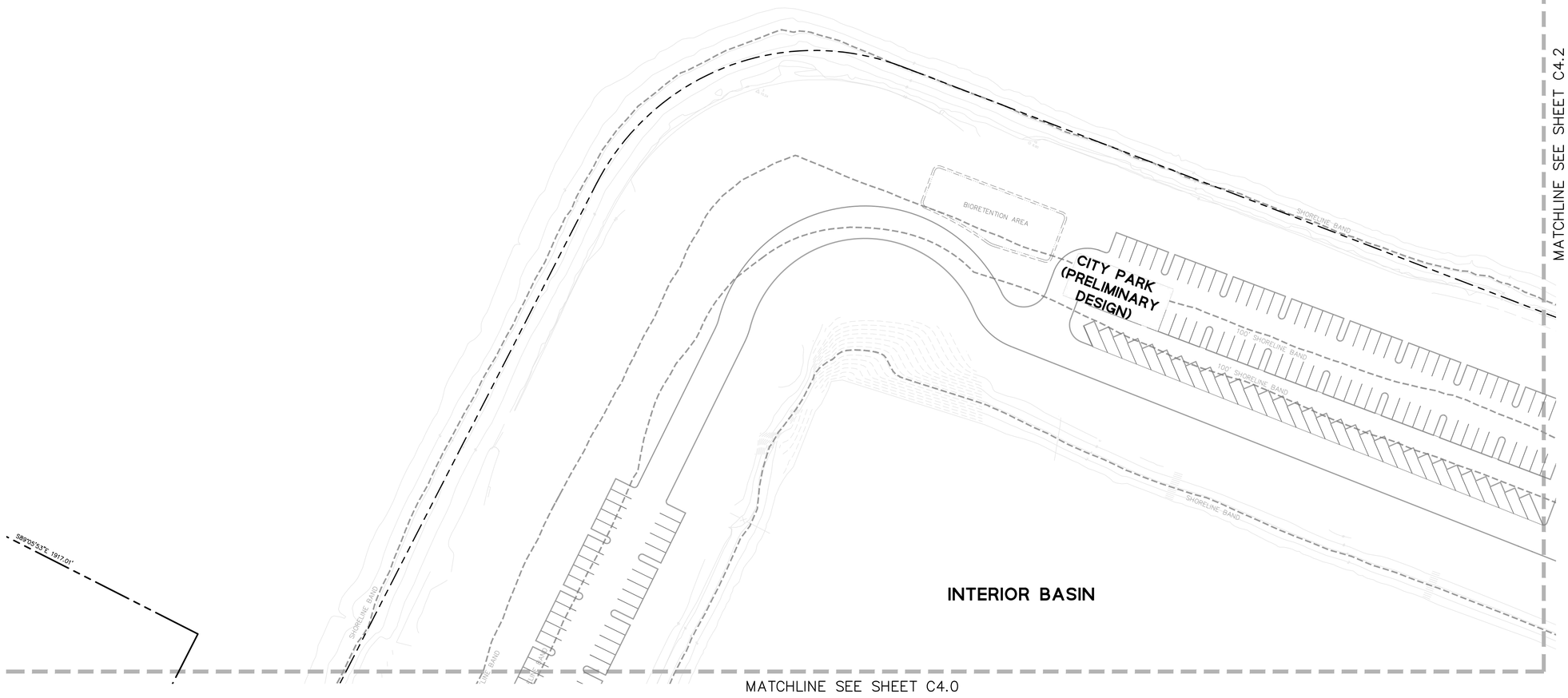
Scale AS SHOWN

Proj #. Drawn By

Sheet Size: 30 x 42

C4.0

K:\BKF\19004\5 - San Leandro Shoreline Development\DWG\PLANNING\SHEETS\TENTATIVE MAP\19_SLS_SP.dwg - 13 Apr 2022 4:24:14pm - dan



LEGEND

- BOUNDARY LINE
- LOT LINE
- EASEMENT LINE
- ROADWAY CENTER LINE
- FIRE TRUCK ACCESS
- BIORETENTION BASIN
- GRASSPAVE
- AC PAVEMENT
- CONCRETE SIDEWALK
- TRUNCATED DOMES
- DRIVEWAY
- VERTICAL CURB
- VERTICAL CURB & GUTTER
- STOP MARKING & SIGN
- TURN ARROW
- ADA PARKING MARKING & SIGN

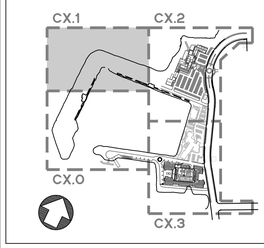
KEYNOTES

1. CONSTRUCT VERTICAL CURB
2. CONSTRUCT CURB AND GUTTER
3. CONSTRUCT ACCESSIBLE PARKING STALL
4. BIORETENTION AREA
5. CONSTRUCT CURB RAMP
6. PAINT CURB RED
7. 4" SOLID WHITE STRIPE (PARKING STALL)
8. NO PARKING FIRE LANE SIGNAGE
9. INSTALL R1-1 STOP SIGN
10. PAVEMENT ARROW PER CALTRANS STD PLAN A24A
11. PAINT LOADING ZONE CURB YELLOW
12. STANDARD PARKING STALL 9.0' X 18.5'
13. COMPACT PARKING STALL 8.0' X 15.0'

GENERAL NOTES

GRAPHIC SCALE
40 0 40 80

KEYMAP (N.T.S.)



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SITE PLAN

SHEET TITLE
SCALE AS SHOWN
PROJ #. DRAWN BY
SHEET SIZE: 30 x 42

C4.1

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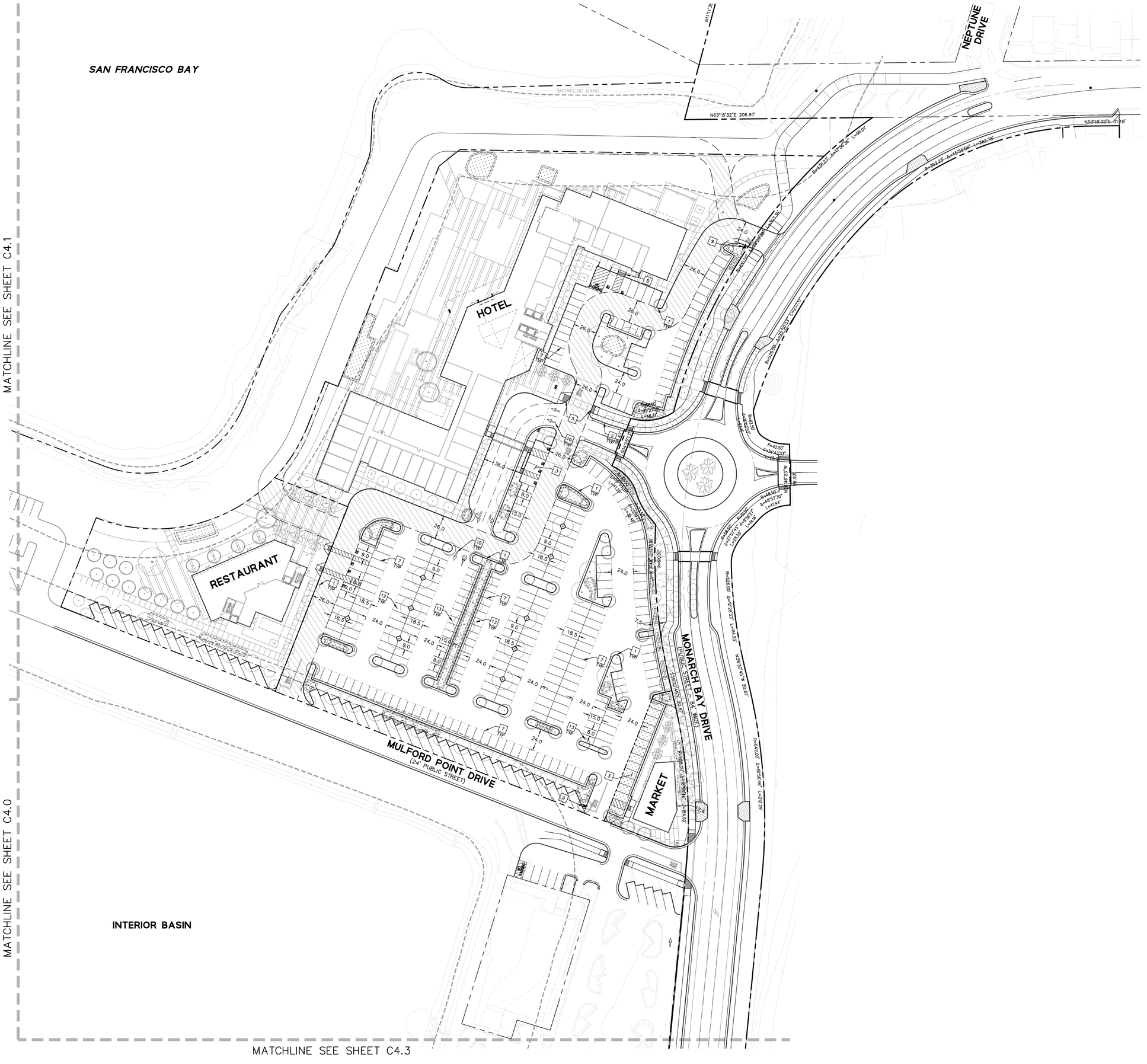


LEGEND

- BOUNDARY LINE
- LOT LINE
- EASEMENT LINE
- ROADWAY CENTER LINE
- FIRE TRUCK ACCESS
- BIORETENTION BASIN
- GRASSPAVE
- AC PAVEMENT
- CONCRETE SIDEWALK
- TRUNCATED DOMES
- DRIVEWAY
- VERTICAL CURB
- VERTICAL CURB & GUTTER
- STOP MARKING & SIGN (STOP)
- TURN ARROW
- ADA PARKING MARKING & SIGN

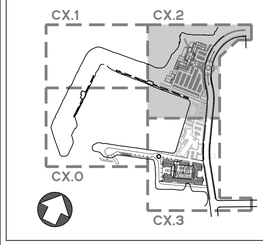
KEYNOTES

1. CONSTRUCT VERTICAL CURB
2. CONSTRUCT CURB AND GUTTER
3. CONSTRUCT ACCESSIBLE PARKING STALL
4. BIORETENTION AREA
5. CONSTRUCT CURB RAMP
6. PAINT CURB RED
7. 4" SOLID WHITE STRIPE (PARKING STALL)
8. NO PARKING FIRE LANE SIGNAGE
9. INSTALL R1-1 STOP SIGN
10. PAVEMENT ARROW PER CALTRANS STD PLAN A24A
11. PAINT LOADING ZONE CURB YELLOW
12. STANDARD PARKING STALL 9.0' X 18.5'
13. COMPACT PARKING STALL 8.0' X 15.0'

GENERAL NOTES

GRAPHIC SCALE
40 0 40 80

KEYMAP (N.T.S.)



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SITE PLAN

SHEET TITLE

SCALE AS SHOWN

PROJ #. DRAWN BY

SHEET SIZE: 30 x 42

C4.2

I:\BKF-Civil\PROJECTS\19000s\19004\5 - San Leandro Shoreline Development\DWG\P2 PLANNING\SHEETS\TENTATIVE MAP\P2_SLS_SP.dwg 13 Apr 2022 2:43:40pm cam

MATCHLINE SEE SHEET C4.2

MATCHLINE SEE SHEET C4.0

INTERIOR BASIN

PESCADOR POINT DRIVE
(PRIVATE ROAD)

MULTI-FAMILY

MONARCH BAY DRIVE
(PUBLIC STREET – 84' WIDE)

FAIRWAY DRIVE
(PUBLIC STREET – 80' WIDE)

SHORELINE BAND

100' SHORELINE BAND

SAN FRANCISCO BAY

N20°33'59"W 495.96'

R=1894.00' Δ=14°30'00" L=479.64'

R=1900.00' Δ=14°30'00" L=278.38'

N63°18'11"E 346.03'

N43°13'59"W 121.20'

S35°01'59"E 419.35'

N33°03'59"W 405.78'

R=300.00' Δ=81°31'59" L=427.14'

N63°18'11"E 657.55'

9.0'

22'

9.0'

26'

16.5'

24'

R19.0'

LEGEND

BOUNDARY LINE	
LOT LINE	
EASEMENT LINE	
ROADWAY CENTER LINE	
FIRE TRUCK ACCESS	
BIORETENTION BASIN	
GRASSPAVE	
AC PAVEMENT	
CONCRETE SIDEWALK	
TRUNCATED DOMES	
DRIVEWAY	
VERTICAL CURB	
VERTICAL CURB & GUTTER	
STOP MARKING & SIGN	STOP
TURN ARROW	
ADA PARKING MARKING & SIGN	

KEYNOTES

1. CONSTRUCT VERTICAL CURB
2. CONSTRUCT CURB AND GUTTER
3. CONSTRUCT ACCESSIBLE PARKING STALL
4. BIORETENTION AREA
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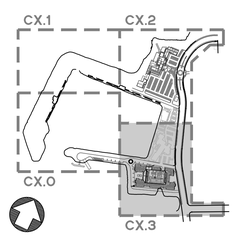
13. COMPACT PARKING STALL 8.0' X 15.0'

GENERAL NOTES

GRAPHIC SCALE
40 0 40 80

KEYMAP (N.T.S.)



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SITE PLAN

SHEET TITLE

SCALE AS SHOWN

PROJ #. DRAWN BY

SHEET SIZE: 30 x 42

C4.3

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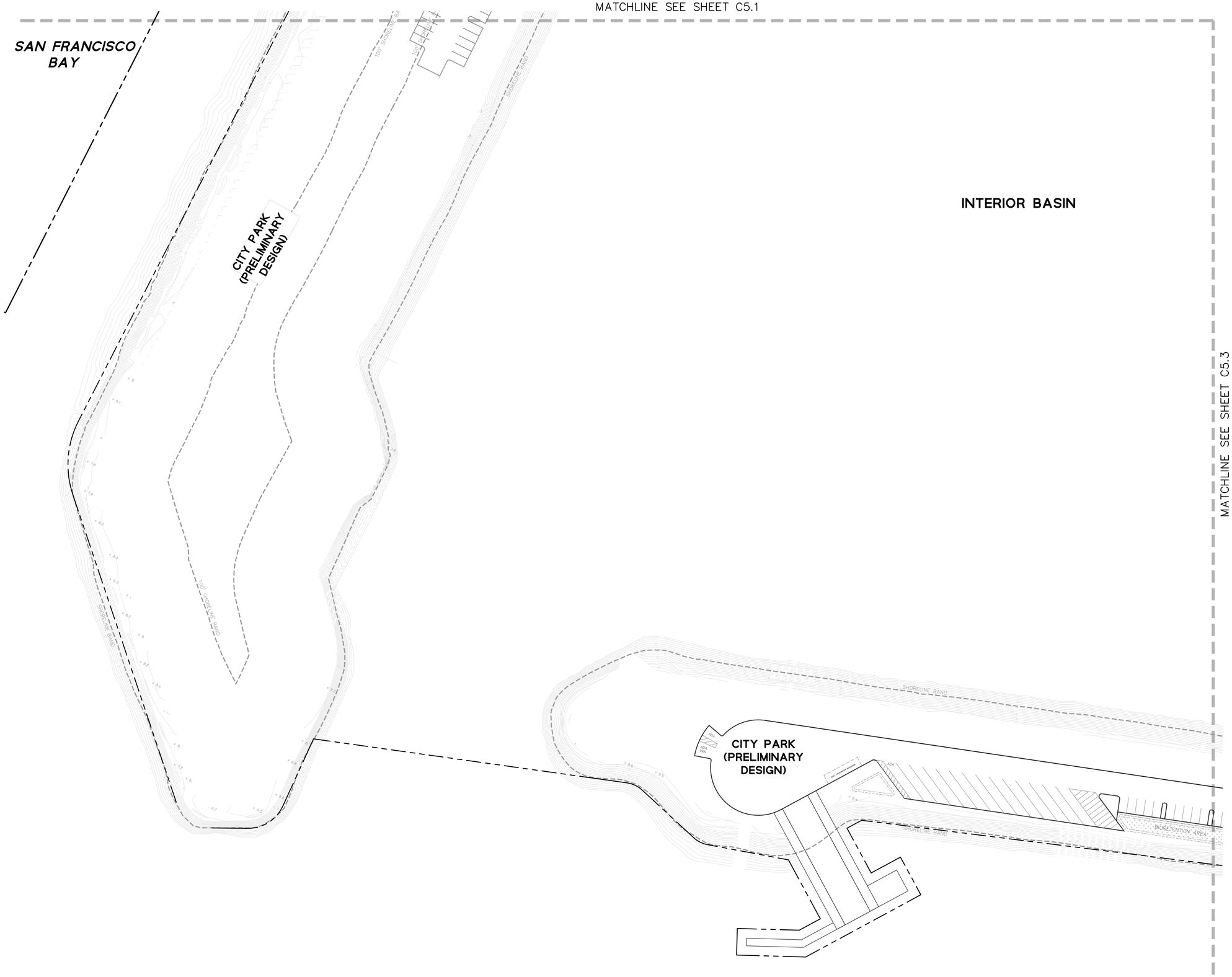


LEGEND

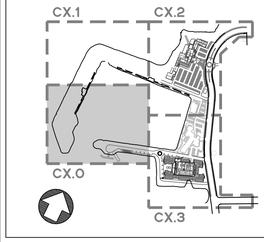
- BOUNDARY LINE
- LOT LINE
- EASEMENT LINE
- ROADWAY CENTER LINE
- ELEVATION (PROPOSED) — TC XXX.XX / FL XXX.XX
- ELEVATION (EXISTING) — (TC XXX.XX±) / (FL XXX.XX±)
- FINISHED FLOOR ELEVATION — FF XX.XX
- SPOT ELEVATION (PROPOSED) — × 100.00
- SPOT ELEVATION (EXISTING) — × (100.00±)
- GRADE BREAK
- OVERLAND RELEASE
- SLOPE TO GRADE (LANDSCAPE)
- SLOPE TO GRADE (HARDSCAPE) — X.X%
- SPILL (GUTTER) — SPILL

GENERAL NOTES

GRAPHIC SCALE

40 0 40 80

KEYMAP (N.T.S.)



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GRADING PLAN

SHEET TITLE

SCALE AS SHOWN

PROJ #. DRAWN BY

SHEET SIZE: 30 x 42

C5.0

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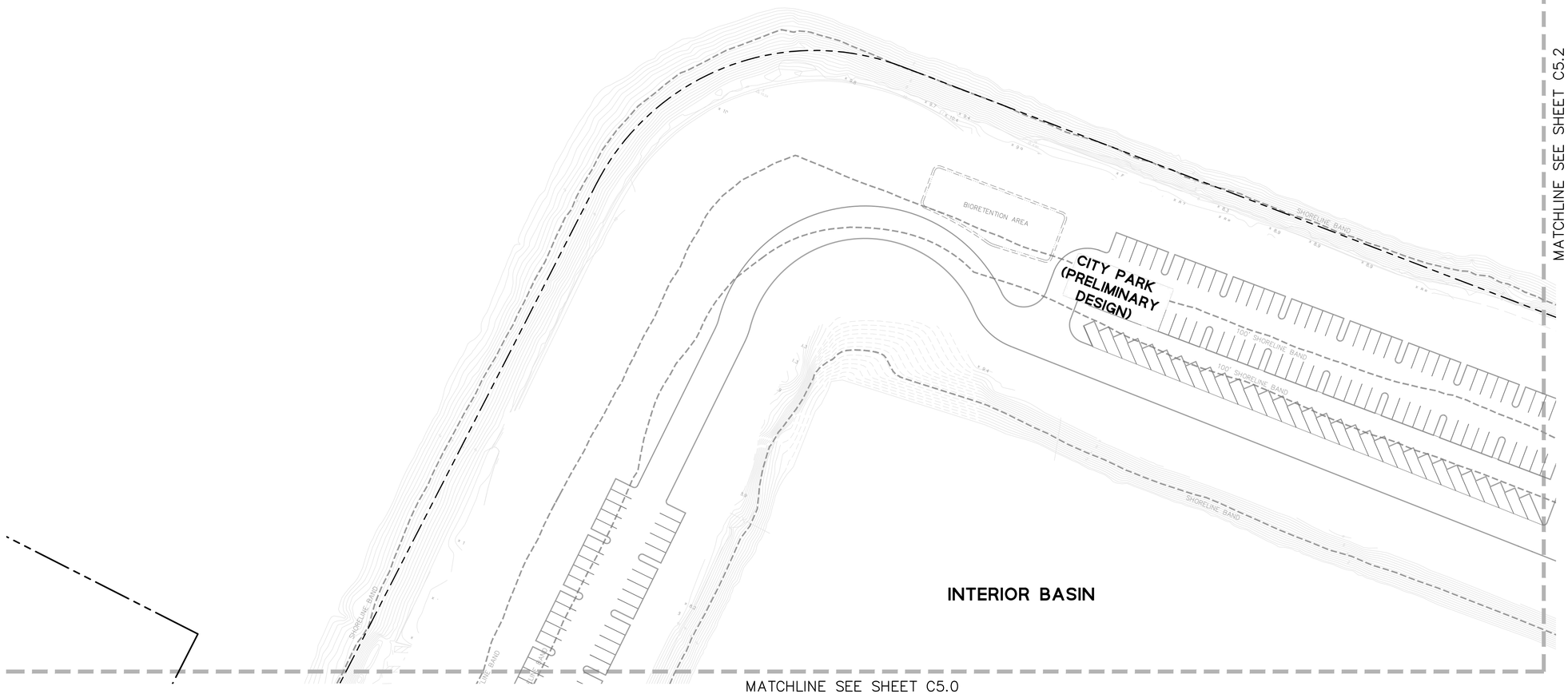
SAN FRANCISCO BAY



LEGEND

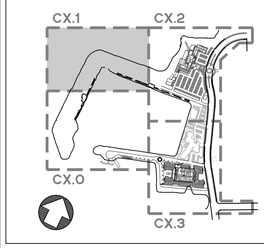
BOUNDARY LINE	
LOT LINE	
EASEMENT LINE	
ROADWAY CENTER LINE	
ELEVATION (PROPOSED)	TC XXX.XX / FL XXX.XX
ELEVATION (EXISTING)	(TC XXX.XX±) / (FL XXX.XX±)
FINISHED FLOOR ELEVATION	FF XX.XX
SPOT ELEVATION (PROPOSED)	× 100.00
SPOT ELEVATION (EXISTING)	× (100.00±)
GRADE BREAK	
OVERLAND RELEASE	
SLOPE TO GRADE (LANDSCAPE)	
SLOPE TO GRADE (HARDSCAPE)	X.X%
SPILL (GUTTER)	SPILL

GENERAL NOTES

GRAPHIC SCALE

40 0 40 80

KEYMAP (N.T.S.)



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GRADING PLAN

SHEET TITLE

SCALE AS SHOWN

PROJ #. DRAWN BY

SHEET SIZE: 30 x 42

C5.1

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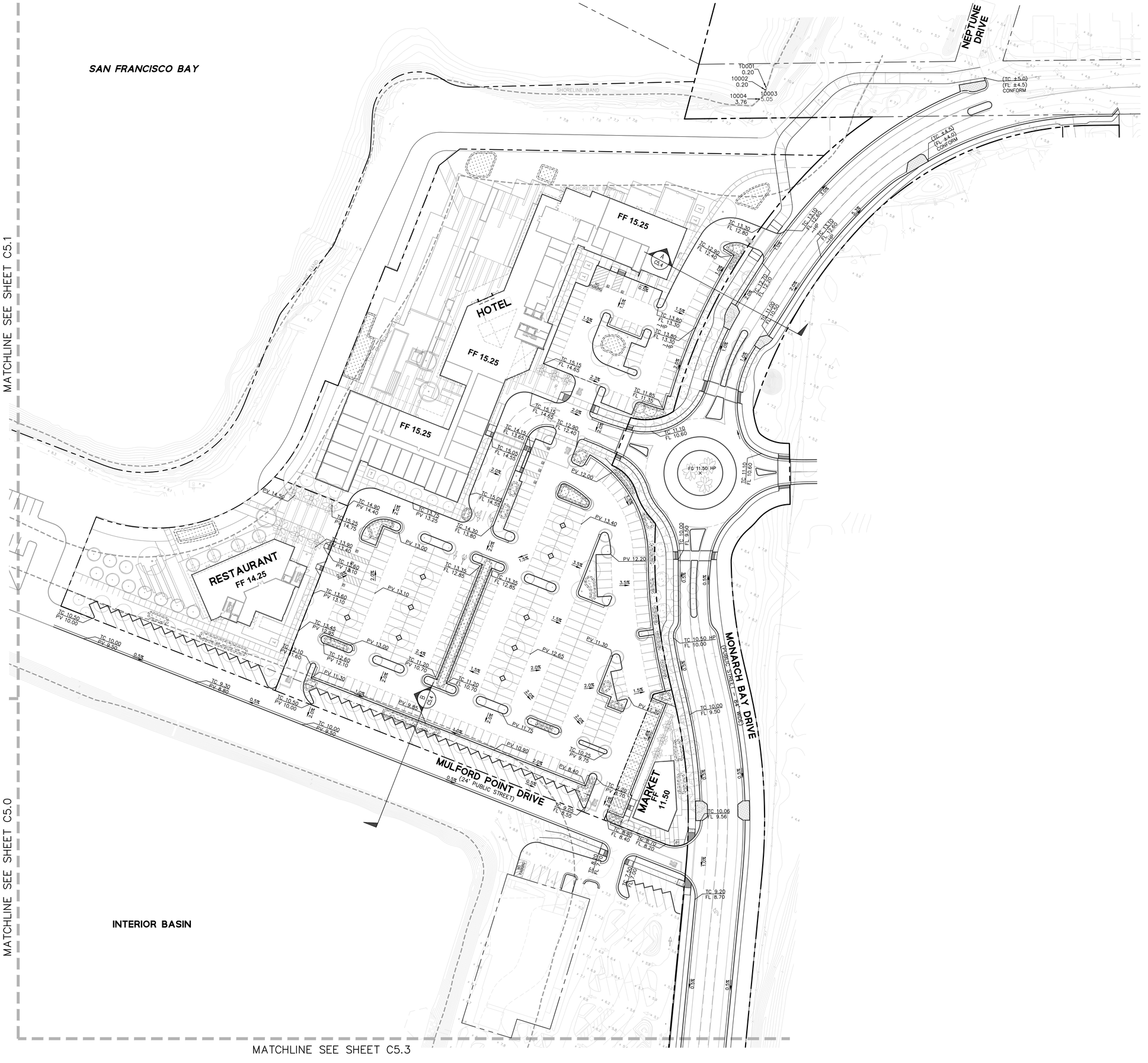


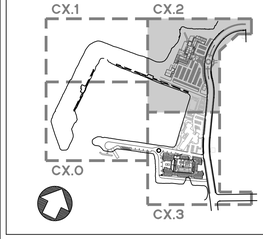
LEGEND

BOUNDARY LINE	
LOT LINE	
EASEMENT LINE	
ROADWAY CENTER LINE	
ELEVATION (PROPOSED)	TC XXX.XX / FL XXX.XX
ELEVATION (EXISTING)	(TC XXX.XX±) / (FL XXX.XX±)
FINISHED FLOOR ELEVATION	FF XX.XX
SPOT ELEVATION (PROPOSED)	× 100.00
SPOT ELEVATION (EXISTING)	× (100.00±)
GRADE BREAK	
OVERLAND RELEASE	
SLOPE TO GRADE (LANDSCAPE)	
SLOPE TO GRADE (HARDSCAPE)	X.X%
SPILL (GUTTER)	SPILL

GENERAL NOTES

GRAPHIC SCALE
40 0 40 80

KEYMAP (N.T.S.)



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GRADING PLAN

SHEET TITLE
SCALE AS SHOWN
PROJ #. DRAWN BY
SHEET SIZE: 30 x 42

C5.2

K:\ENG\Jobs\30644 - Seal Landing Shoreline Development\DWG\PLANNING\SHEETS\TENTATIVE MAPS\5_SLS_GP.dwg 13 Apr 2022 4:29:33pm cam

MATCHLINE SEE SHEET C5.2

MATCHLINE SEE SHEET C5.0

INTERIOR BASIN

CONFORM
TC 6.1±

TC 8.26
FL 7.76

TC 8.00
FL 7.50

C
C5.4

TC 8.68 HP
FL 8.18

TC 7.83
FL 7.33

TC 8.50
FL 8.00

(FG 8.3±)
CONFORM

TC 10.30
FL 9.80

PESCADOR POINT DRIVE
(PRIVATE ROAD)

FG 9.40

PV 8.77 HP

TC 11.00
PV 10.50

TC 10.50
PV 10.00

FG 10.8

TC 8.33
FL 7.83
TC 8.33

FF 11.50

FG 11.50

MULTI-FAMILY

FF 11.50

FG 10.8

MONARCH BAY DRIVE
(PUBLIC STREET – 84' WIDE)

L
C5.4

FG 10.75

FG 10.00

100' SHORELINE BAND

TC 11.00
PV 10.50

TC 11.50
PV 11.00

TC 9.60
PV 9.10

TC 9.10
PV 8.60

BW 9.80

FG 10.00

SHORELINE BAND

TC 10.00 HP
FL 9.50

TC 9.50
FL 9.00
CONFORM

TC 10.00

TC 9.50

TC 8.90
FL 8.40
CONFORM

FAIRWAY DRIVE
(PUBLIC STREET – 80' WIDE)

SAN FRANCISCO BAY

LEGEND

BOUNDARY LINE	
LOT LINE	
EASEMENT LINE	
ROADWAY CENTER LINE	
ELEVATION (PROPOSED)	TC XXX.XX FL XXX.XX
ELEVATION (EXISTING)	(TC XXX.XX±) (FL XXX.XX±)
FINISHED FLOOR ELEVATION	FF XX.XX
SPOT ELEVATION (PROPOSED)	×100.00
SPOT ELEVATION (EXISTING)	×(100.00±)
GRADE BREAK	
OVERLAND RELEASE	
SLOPE TO GRADE (LANDSCAPE)	
SLOPE TO GRADE (HARDSCAPE)	X.X%
SPILL (GUTTER)	SPILL

GENERAL NOTES

GRAPHIC SCALE
40 0 40 80

KEYMAP (N.T.S.)

CX.1 CX.2 CX.0 CX.3

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GRADING PLAN

SHEET TITLE

SCALE AS SHOWN

PROJ #. DRAWN BY

SHEET SIZE: 30 x 42

C5.3

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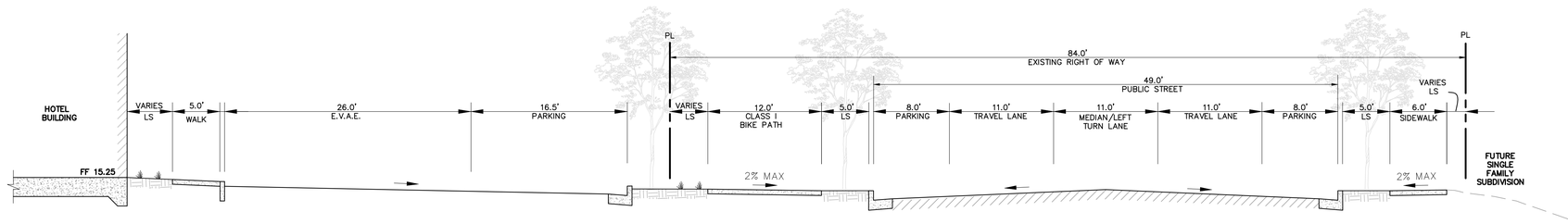

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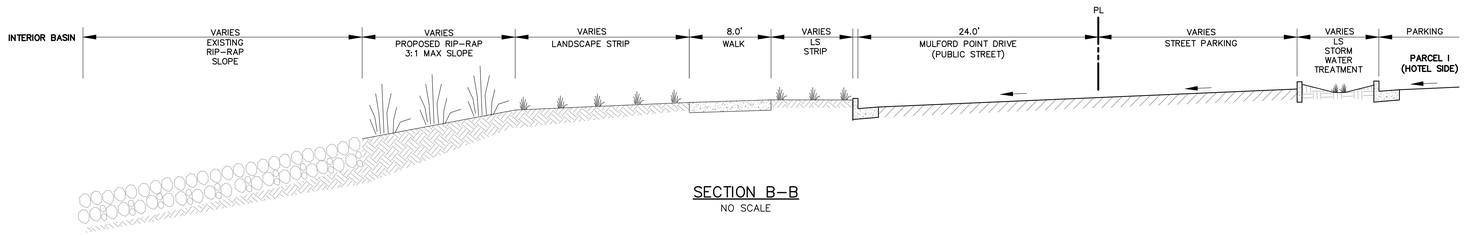

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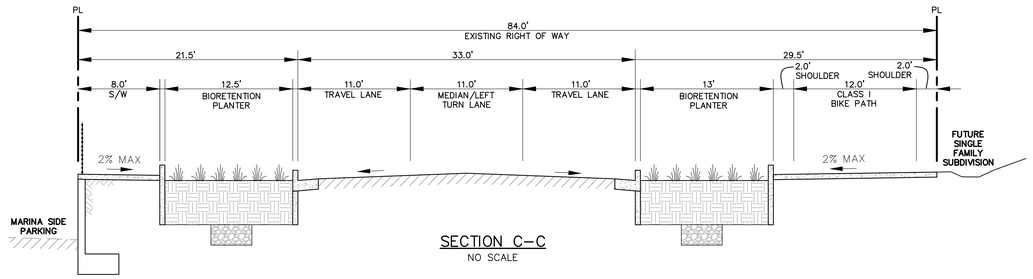

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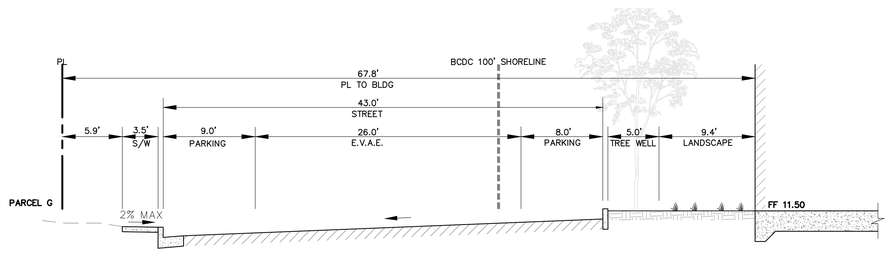

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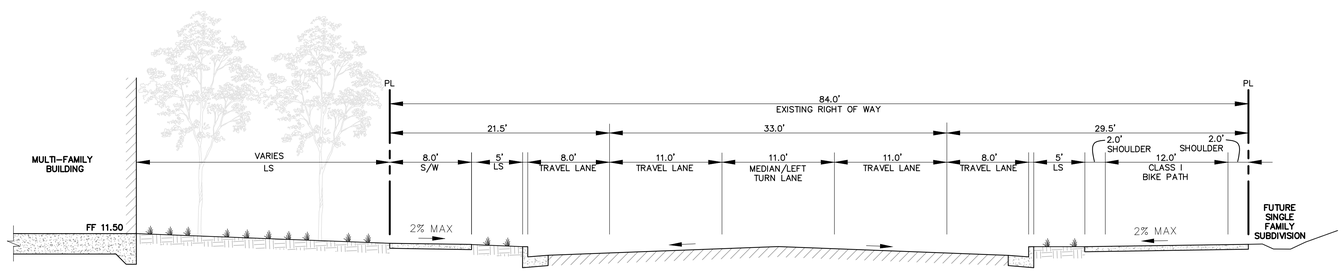

SECTION E–E
NO SCALE

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CROSS-SECTIONS

Sheet Title

Scale AS SHOWN

Proj #. DRAWN BY

Sheet Size: 30 x 42

C5.4

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MATCHLINE SEE SHEET C6.1

SAN FRANCISCO BAY

CITY PARK (PRELIMINARY DESIGN)

INTERIOR BASIN

MATCHLINE SEE SHEET C6.3

SAN FRANCISCO BAY

CITY PARK (PRELIMINARY DESIGN)

BIORETENTION AREA

LEGEND

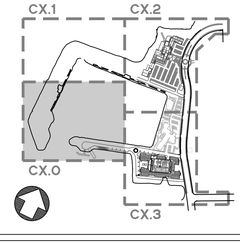
- BOUNDARY LINE
- LOT LINE
- EASEMENT LINE
- ROADWAY CENTER LINE
- ELEVATION (RIM XXX.XX / INV XXX.XX)
- COMMUNICATION LINE (COMM)
- DOMESTIC WATER LINE (W)
- ELECTRIC LINE (E)
- FIRE WATER LINE (FW)
- GAS LINE (G)
- JOINT TRENCH LINE (JT)
- SANITARY SEWER LINE (XX'-X" S=X.XX% SS)
- STORM DRAIN (DIRECTION) (SD)
- STORM DRAIN (PERFORATED) (XX'-X" S=X.XX%)
- STORM DRAIN (TREATED) (XX'-X" S=X.XX%)
- STORM DRAIN (UNTREATED) (XX'-X" S=X.XX% SD)
- STORM DRAIN AREA DRAIN (SDAD)
- STORM DRAIN BUBBLER BOX (SDBB)
- STORM DRAIN CLEANOUT (SDCO)
- STORM DRAIN CATCH BASIN (SDCB)
- STORM DRAIN DROP INLET (SDDI)
- STORM DRAIN JUNCTION BOX (SDJB)
- STORM DRAIN MANHOLE (SDMH)
- SANITARY SEWER CLEANOUT (SSCO)
- SANITARY SEWER MANHOLE (SSMH)
- BACKFLOW PREVENTER (BFV)
- FIRE HYDRANT (FH)
- WHARF HYDRANT (WH)
- WATER METER (WM)
- WATER VALVE (WV)
- BLOW-OFF VALVE (BV)
- PAD-MOUNTED TRANSFORMER (FOR REFERENCE ONLY) (T)

GENERAL NOTES

GRAPHIC SCALE

40 0 40 80

KEYMAP (N.T.S.)



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UTILITY PLAN

SHEET TITLE

SCALE

PROJ #. DRAWN BY

SHEET SIZE: 30 x 42

C6.0

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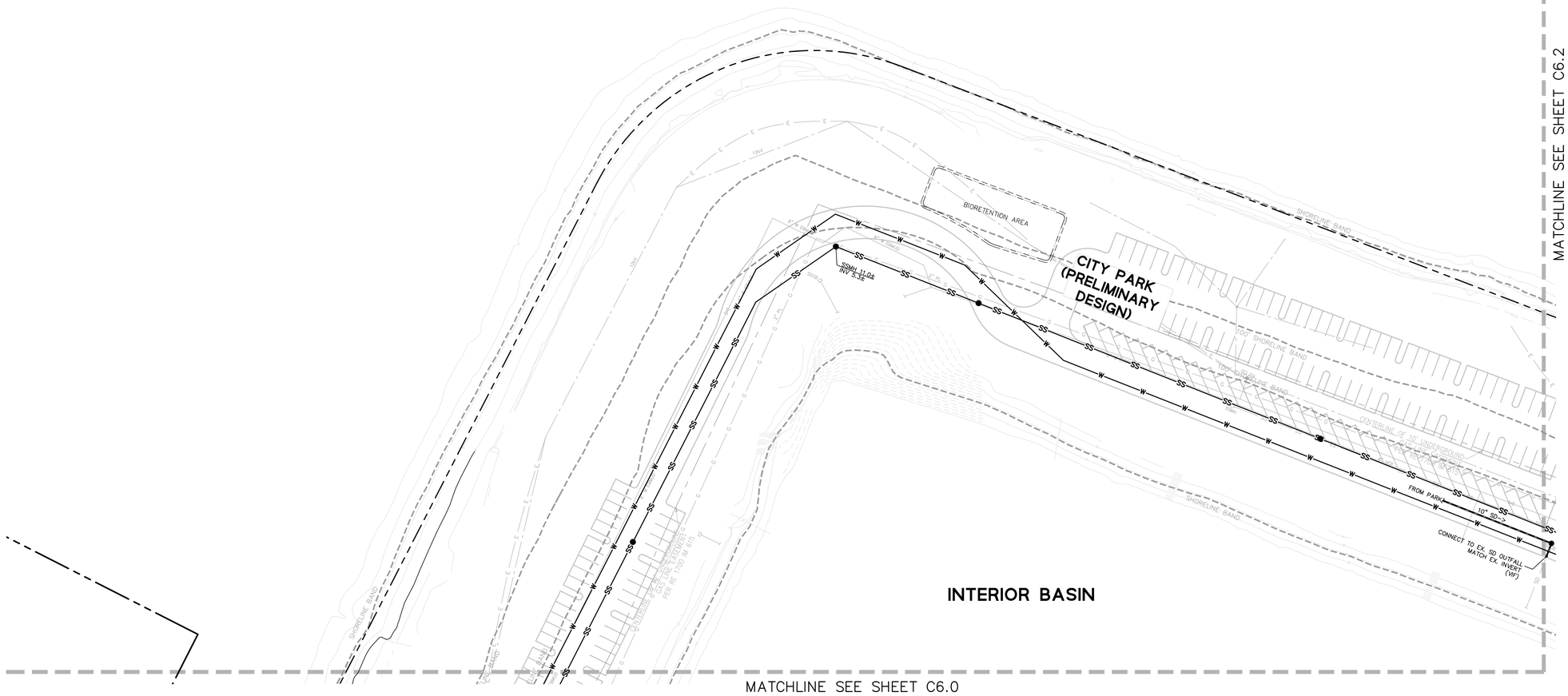


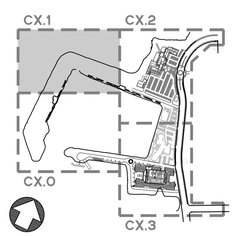
LEGEND

BOUNDARY LINE	
LOT LINE	
EASEMENT LINE	
ROADWAY CENTER LINE	
ELEVATION	RIM XXX.XX / INV XXX.XX
COMMUNICATION LINE	COMM
DOMESTIC WATER LINE	W
ELECTRIC LINE	E
FIRE WATER LINE	FW
GAS LINE	G
JOINT TRENCH LINE	JT
SANITARY SEWER LINE	XX"-X" S=X.X% SS
STORM DRAIN (DIRECTION)	SD
STORM DRAIN (PERFORATED)	XX"-X" S=X.X%
STORM DRAIN (TREATED)	XX"-X" S=X.X%
STORM DRAIN (UNTREATED)	XX"-X" S=X.X% SD
STORM DRAIN AREA DRAIN	SDAD
STORM DRAIN BUBBLER BOX	SDBB
STORM DRAIN CLEANOUT	SDCO
STORM DRAIN CATCH BASIN	SDCB
STORM DRAIN DROP INLET	SDDI
STORM DRAIN JUNCTION BOX	SDJB
STORM DRAIN MANHOLE	SDMH
SANITARY SEWER CLEANOUT	SSCO
SANITARY SEWER MANHOLE	SSMH
BACKFLOW PREVENTER	BFV
FIRE HYDRANT	FH
WHARF HYDRANT	WH
WATER METER	WM
WATER VALVE	WV
BLOW-OFF VALVE	BV
PAD-MOUNTED TRANSFORMER (FOR REFERENCE ONLY)	T

GENERAL NOTES

GRAPHIC SCALE
40 0 40 80

KEYMAP (N.T.S.)



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UTILITY PLAN

Sheet Title
Scale
Proj #. Drawn By
Sheet Size: 30 x 42

C6.1

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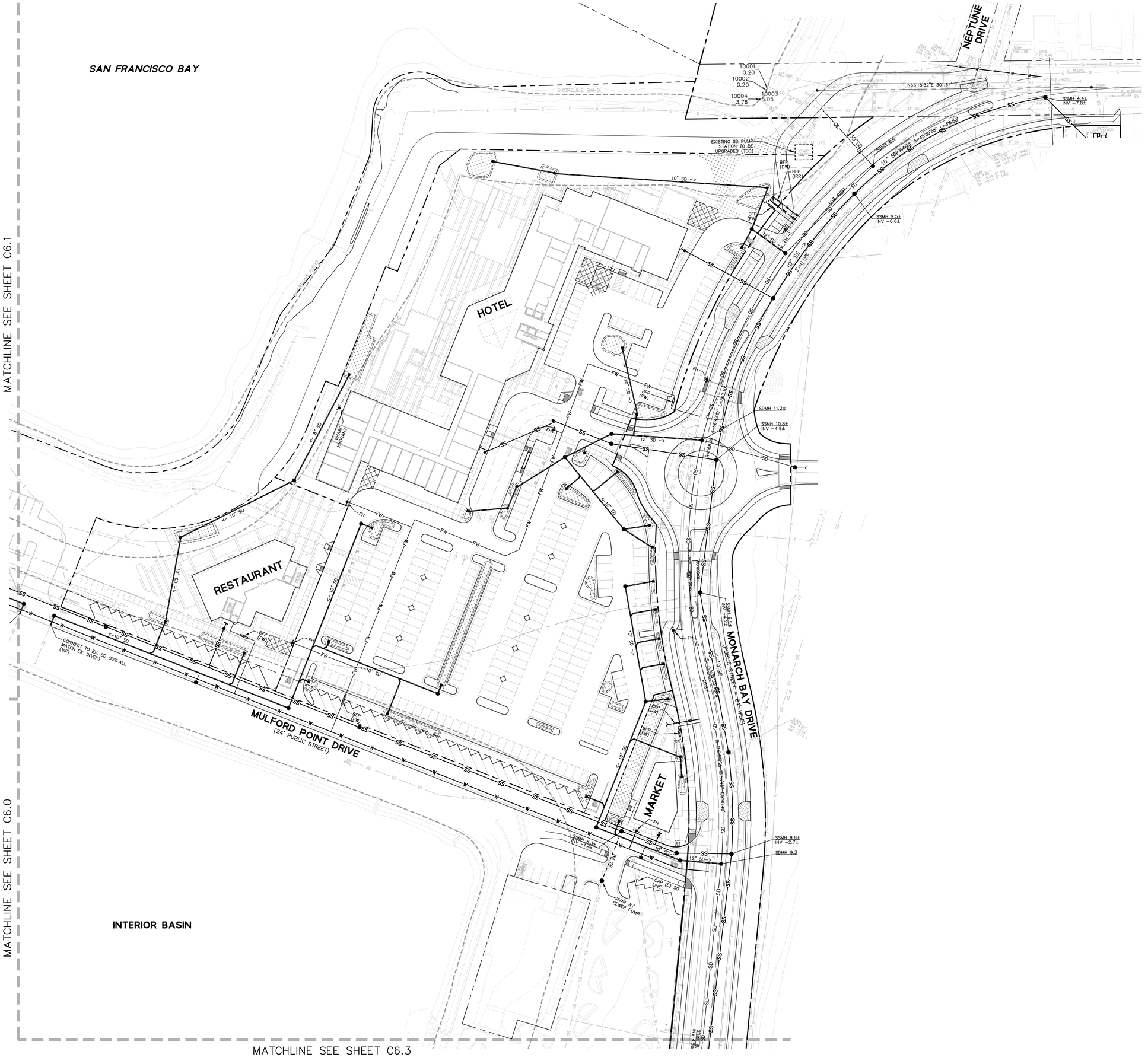


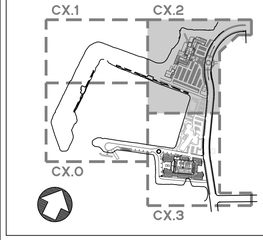
LEGEND

BOUNDARY LINE	
LOT LINE	
EASEMENT LINE	
ROADWAY CENTER LINE	
ELEVATION	RIM XXX.XX / INV XXX.XX
COMMUNICATION LINE	COMM
DOMESTIC WATER LINE	W
ELECTRIC LINE	E
FIRE WATER LINE	FW
GAS LINE	G
JOINT TRENCH LINE	JT
SANITARY SEWER LINE	XX"–X" SS S=X.X%
STORM DRAIN (DIRECTION)	SD
STORM DRAIN (PERFORATED)	XX"–X" S=X.X%
STORM DRAIN (TREATED)	XX"–X" S=X.X%
STORM DRAIN (UNTREATED)	XX"–X" SD S=X.X%
STORM DRAIN AREA DRAIN	SDAD
STORM DRAIN BUBBLER BOX	SDBB
STORM DRAIN CLEANOUT	SDCO
STORM DRAIN CATCH BASIN	SDCB
STORM DRAIN DROP INLET	SDDI
STORM DRAIN JUNCTION BOX	SDJB
STORM DRAIN MANHOLE	SDMH
SANITARY SEWER CLEANOUT	SSCO
SANITARY SEWER MANHOLE	SSMH
BACKFLOW PREVENTER	BFV
FIRE HYDRANT	FH
WHARF HYDRANT	WH
WATER METER	WM
WATER VALVE	WV
BLOW-OFF VALVE	BV
PAD-MOUNTED TRANSFORMER (FOR REFERENCE ONLY)	T

GENERAL NOTES

GRAPHIC SCALE
40 0 40 80

KEYMAP (N.T.S.)



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UTILITY PLAN

Sheet Title
Scale
Proj #. Drawn by
Sheet Size: 30 x 42

C6.2

K:\ENG\s130044 - Sea Levelers Shoreline Development\DWG\PLANNING\SHEETS\TENTATIVE MAPS\S_130_UTIL.dwg - 19 Apr 2022 | 4:11:59pm - cam

MATCHLINE SEE SHEET C6.2

MATCHLINE SEE SHEET C6.0

INTERIOR BASIN

MULTI-FAMILY

PESCADOR POINT DRIVE
(PRIVATE ROAD)

MONARCH BAY DRIVE
(PUBLIC STREET - 84' WIDE)

FAIRWAY DRIVE
(PUBLIC STREET - 80' WIDE)

SAN FRANCISCO BAY

SHORELINE BAND

100' SHORELINE BAND

SSMH 10.0±
INV 4.6±

SDMH 10.5±
INV 5.3±

SDMH 10.3±
INV 7.3±

SDMH 10.9±
INV 6.2±

SDMH 9.9±
INV 2.8± (IN)
INV 1.8± (OUT)

SDMH 8.5±
INV 4.2±

SSMH 10.0±
INV 1.4±

SDMH 9.8±
INV 3.2±

SDMH 9.8±
INV 0.8±

SDMH 9.8±
INV 0.8±

SD/B
W/ PUMP

FORCE MAIN

CAP (E) SD
LINE

REMOVE EX
WATER LINE
(VIF)

RELOCATE FH

BFP
(FW)
FH

BFP
(DW)

BFP
(IRR)

WM
(DW)

WM
(IRR)

DIRECT CONNECTION
TO 60" CULVERT
INV 0.3± (IN)

SD OUTFALL
INV ~1.8±
(PER REC DWG)

N63°18'11"E 720.02'

LEGEND

BOUNDARY LINE	
LOT LINE	
EASEMENT LINE	
ROADWAY CENTER LINE	
ELEVATION	RIM XXX.XX INV XXX.XX
COMMUNICATION LINE	COMM
DOMESTIC WATER LINE	W
ELECTRIC LINE	E
FIRE WATER LINE	FW
GAS LINE	G
JOINT TRENCH LINE	JT
SANITARY SEWER LINE	XX"-X" S=X.X% SS
STORM DRAIN (DIRECTION)	SD
STORM DRAIN (PERFORATED)	XX"-X" S=X.X%
STORM DRAIN (TREATED)	XX"-X" S=X.X%
STORM DRAIN (UNTREATED)	XX"-X" S=X.X% SD
STORM DRAIN AREA DRAIN	SDAD
STORM DRAIN BUBBLER BOX	SDBB
STORM DRAIN CLEANOUT	SDCO
STORM DRAIN CATCH BASIN	SDCB
STORM DRAIN DROP INLET	SDDI
STORM DRAIN JUNCTION BOX	SDJB
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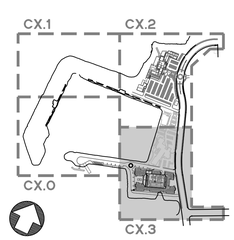
WHARF HYDRANT	WH
WATER METER	WM
WATER VALVE	WV
BLOW-OFF VALVE	BV
PAD-MOUNTED TRANSFORMER (FOR REFERENCE ONLY)	T

GENERAL NOTES

GRAPHIC SCALE
40 0 40 80

KEYMAP (N.T.S.)



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UTILITY PLAN

SHEET TITLE

SCALE

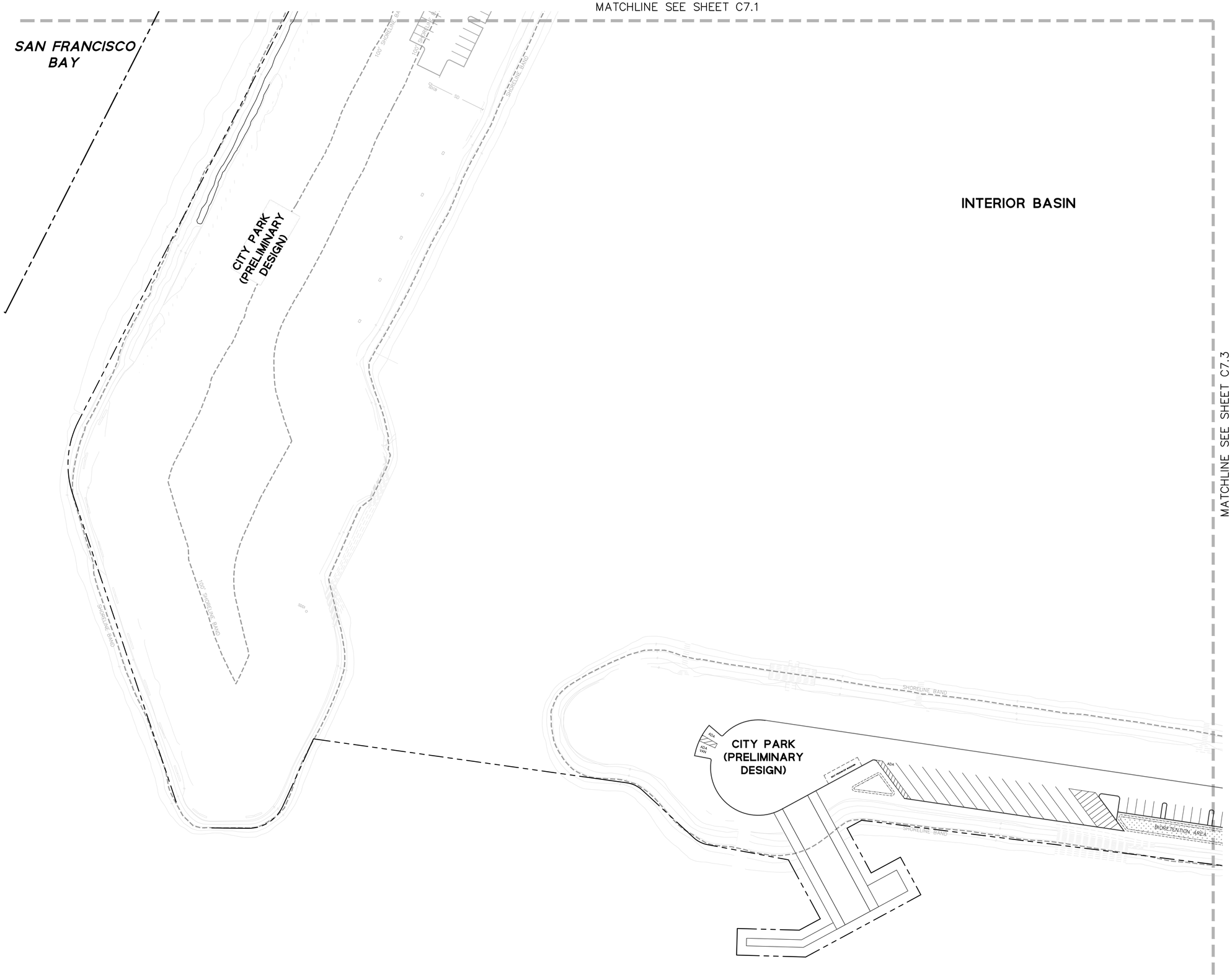
PROJ #. DRAWN BY

SHEET SIZE: 30 x 42

C6.3

K:\ENG\19-190048 - San Leandro Shoreline Development\DWG\PLANNING\SHEET\INTENTATIVE MAPS\B_SLS_UTIL.dwg 13 Apr 2022 4:26:17pm cam

MATCHLINE SEE SHEET C7.1



MATCHLINE SEE SHEET C7.3

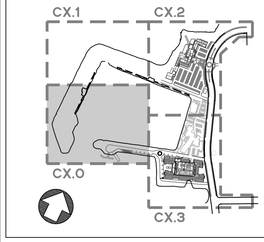
LEGEND

- BOUNDARY LINE
- LOT LINE
- EASEMENT LINE
- ROADWAY CENTER LINE
- ASPHALT CONCRETE
- PCC CONCRETE
- GRASS PAVER
- DRAINAGE MANAGEMENT AREA (A-1)
- BIORETENTION BASIN
- STORM DRAIN (PERFORATED)
- STORM DRAIN (TREATED)
- STORM DRAIN (UNTREATED) (SD)
- STORM DRAIN AREA DRAIN
- STORM DRAIN BUBBLER BOX
- STORM DRAIN CLEANOUT
- STORM DRAIN CATCH BASIN
- STORM DRAIN DROP INLET
- STORM DRAIN JUNCTION BOX
- STORM DRAIN MANHOLE
- FLOW DIRECTION (PLANTING AREA)
- FLOW DIRECTION (PAVEMENT AREA)
- OVERLAND RELEASE DIRECTION

GENERAL NOTES

GRAPHIC SCALE
40 0 40 80

KEYMAP (N.T.S.)



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STORM WATER CONTROL PLAN

Sheet Title

Scale

Proj #. Drawn By

Sheet Size: 30 x 42

C7.0

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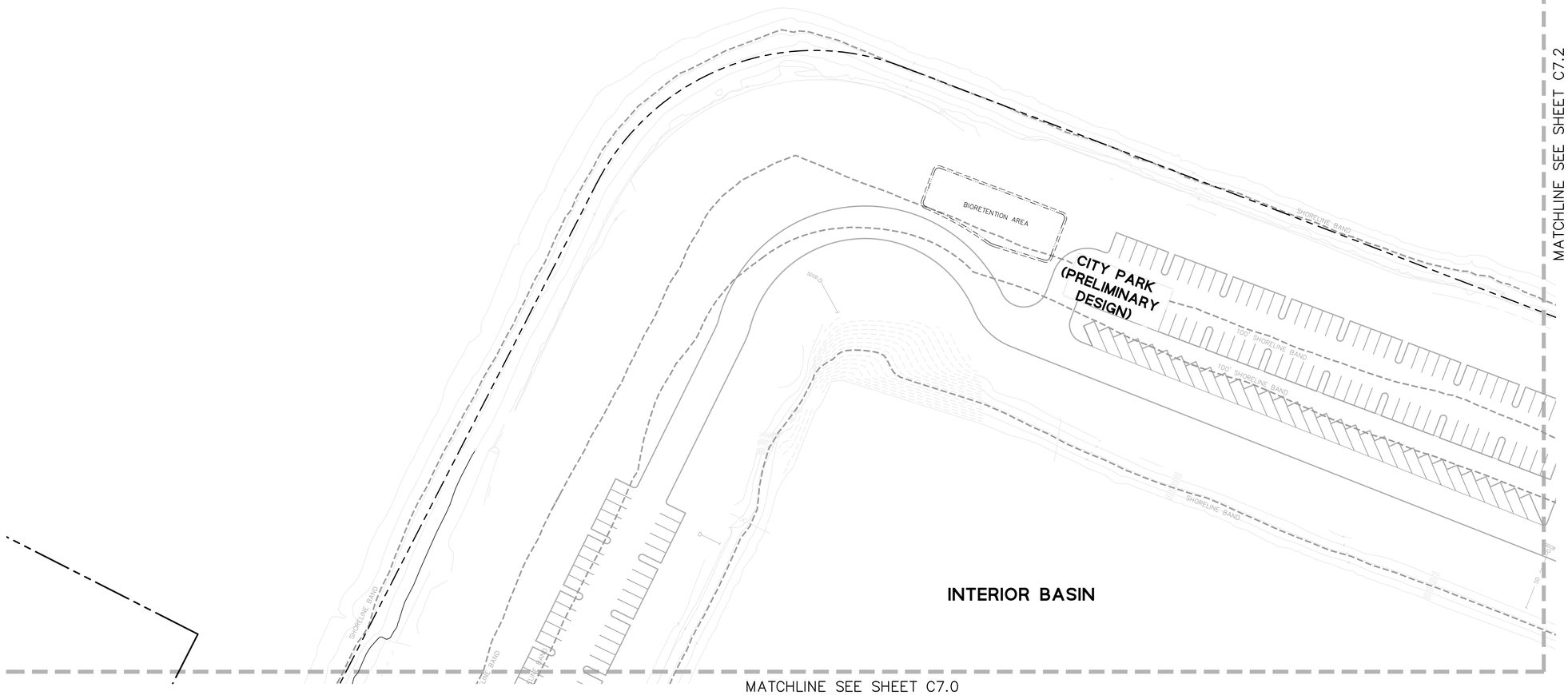
SAN FRANCISCO BAY



MATCHLINE SEE SHEET C7.2

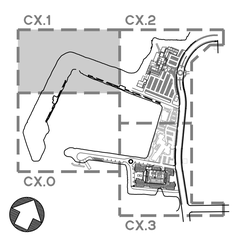
LEGEND

- BOUNDARY LINE
- LOT LINE
- EASEMENT LINE
- ROADWAY CENTER LINE
- ASPHALT CONCRETE
- PCC CONCRETE
- GRASS PAVER
- DRAINAGE MANAGEMENT AREA (A-1)
- BIORETENTION BASIN
- STORM DRAIN (PERFORATED)
- STORM DRAIN (TREATED)
- STORM DRAIN (UNTREATED) (SD)
- STORM DRAIN AREA DRAIN
- STORM DRAIN BUBBLER BOX
- STORM DRAIN CLEANOUT
- STORM DRAIN CATCH BASIN
- STORM DRAIN DROP INLET
- STORM DRAIN JUNCTION BOX
- STORM DRAIN MANHOLE
- FLOW DIRECTION (PLANTING AREA)
- FLOW DIRECTION (PAVEMENT AREA)
- OVERLAND RELEASE DIRECTION

GENERAL NOTES

GRAPHIC SCALE
40 0 40 80

KEYMAP (N.T.S.)



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STORM WATER CONTROL PLAN

Sheet Title

Scale

Proj #. Drawn By

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C7.1

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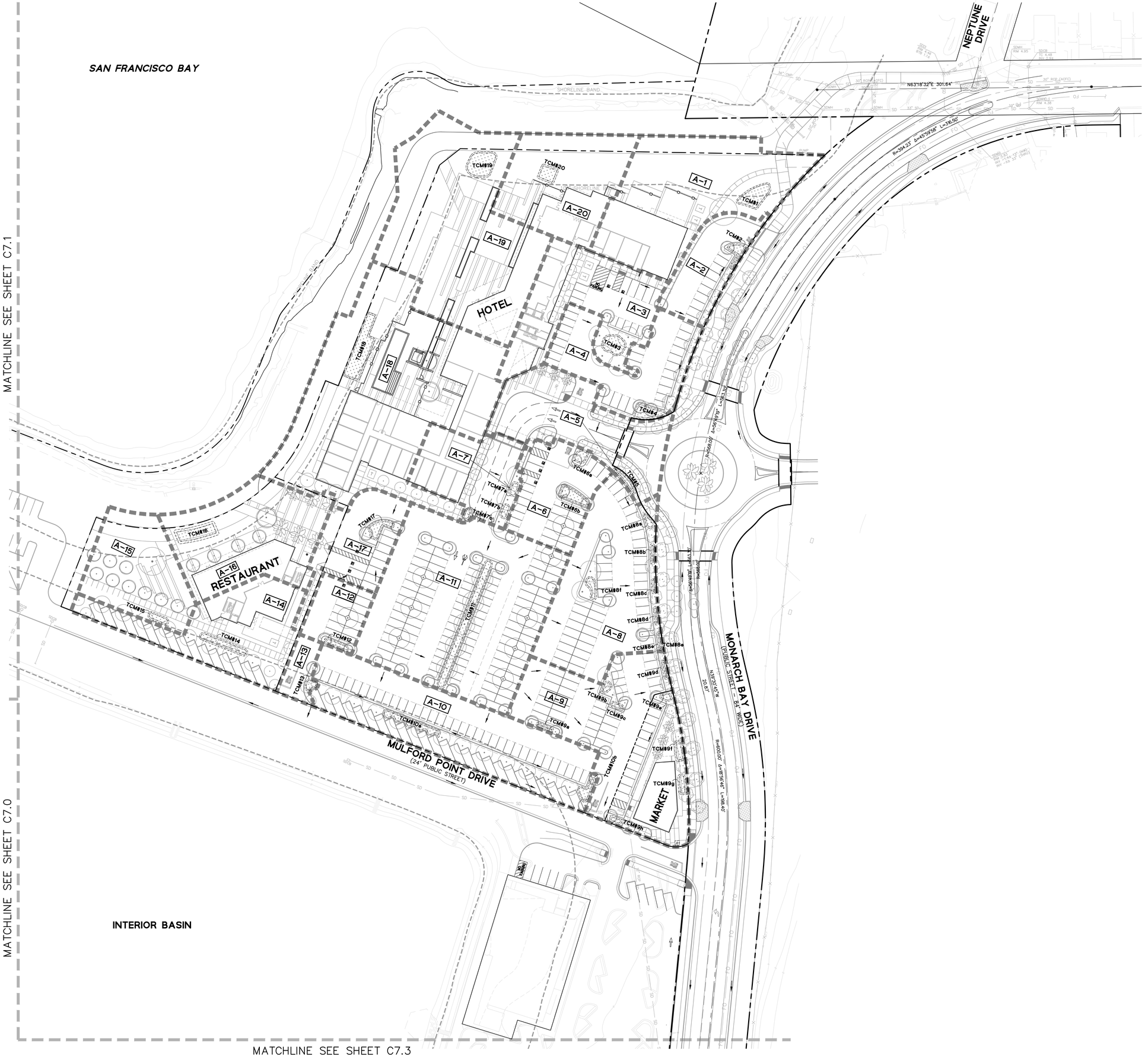

LEGEND

- BOUNDARY LINE
- LOT LINE
- EASEMENT LINE
- ROADWAY CENTER LINE
- ASPHALT CONCRETE
- PCC CONCRETE
- GRASS PAVER
- DRAINAGE MANAGEMENT AREA (A-1)
- BIORETENTION BASIN
- STORM DRAIN (PERFORATED)
- STORM DRAIN (TREATED)
- STORM DRAIN (UNTREATED) (SD)
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- STORM DRAIN CLEANOUT
- STORM DRAIN CATCH BASIN
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- STORM DRAIN MANHOLE
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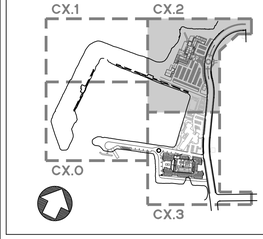
- FLOW DIRECTION (PAVEMENT AREA)
- OVERLAND RELEASE DIRECTION

GENERAL NOTES

GRAPHIC SCALE
40 0 40 80

KEYMAP (N.T.S.)



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STORM WATER CONTROL PLAN

SHEET TITLE

SCALE

PROJ #. DRAWN BY

SHEET SIZE: 30 x 42

C7.2

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MATCHLINE SEE SHEET C7.2

MATCHLINE SEE SHEET C7.0

INTERIOR BASIN

PESCADOR POINT DRIVE
(PRIVATE ROAD)

MULTI-FAMILY

MONARCH BAY DRIVE
(PUBLIC STREET – 84' WIDE)

FAIRWAY DRIVE
(PUBLIC STREET – 80' WIDE)

SAN FRANCISCO BAY

B-1
B-2
B-3
B-4
B-5
B-6
B-7
B-12

BR#1
BR#2
BR#3
BR#4a
BR#4b
BR#5a
BR#5b
BR#6
BR#7a
BR#7b
BR#12

N20°13'59"W 495.98'
R=142.00' Δ=14°30'09" L=286.07'
N35°03'39"W 465.94'
N63°18'11"E 720.02'

100' SHORELINE BAND
SHORELINE BAND

LEGEND

- BOUNDARY LINE
- LOT LINE
- EASEMENT LINE
- ROADWAY CENTER LINE
- ASPHALT CONCRETE
- PCC CONCRETE
- GRASS PAVER
- DRAINAGE MANAGEMENT AREA (A-1)
- BIORETENTION BASIN
- STORM DRAIN (PERFORATED)
- STORM DRAIN (TREATED)
- STORM DRAIN (UNTREATED) (SD)
- STORM DRAIN AREA DRAIN
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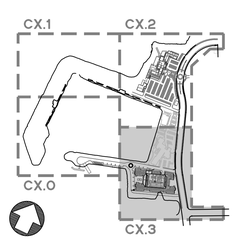
- STORM DRAIN CATCH BASIN
- STORM DRAIN DROP INLET
- STORM DRAIN JUNCTION BOX
- STORM DRAIN MANHOLE
- FLOW DIRECTION (PLANTING AREA)
- FLOW DIRECTION (PAVEMENT AREA)
- OVERLAND RELEASE DIRECTION

GENERAL NOTES

GRAPHIC SCALE
40 0 40 80

KEYMAP (N.T.S.)



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STORM WATER CONTROL PLAN

Sheet Title

Scale

Proj #. Drawn By

Sheet Size: 30 x 42

C7.3

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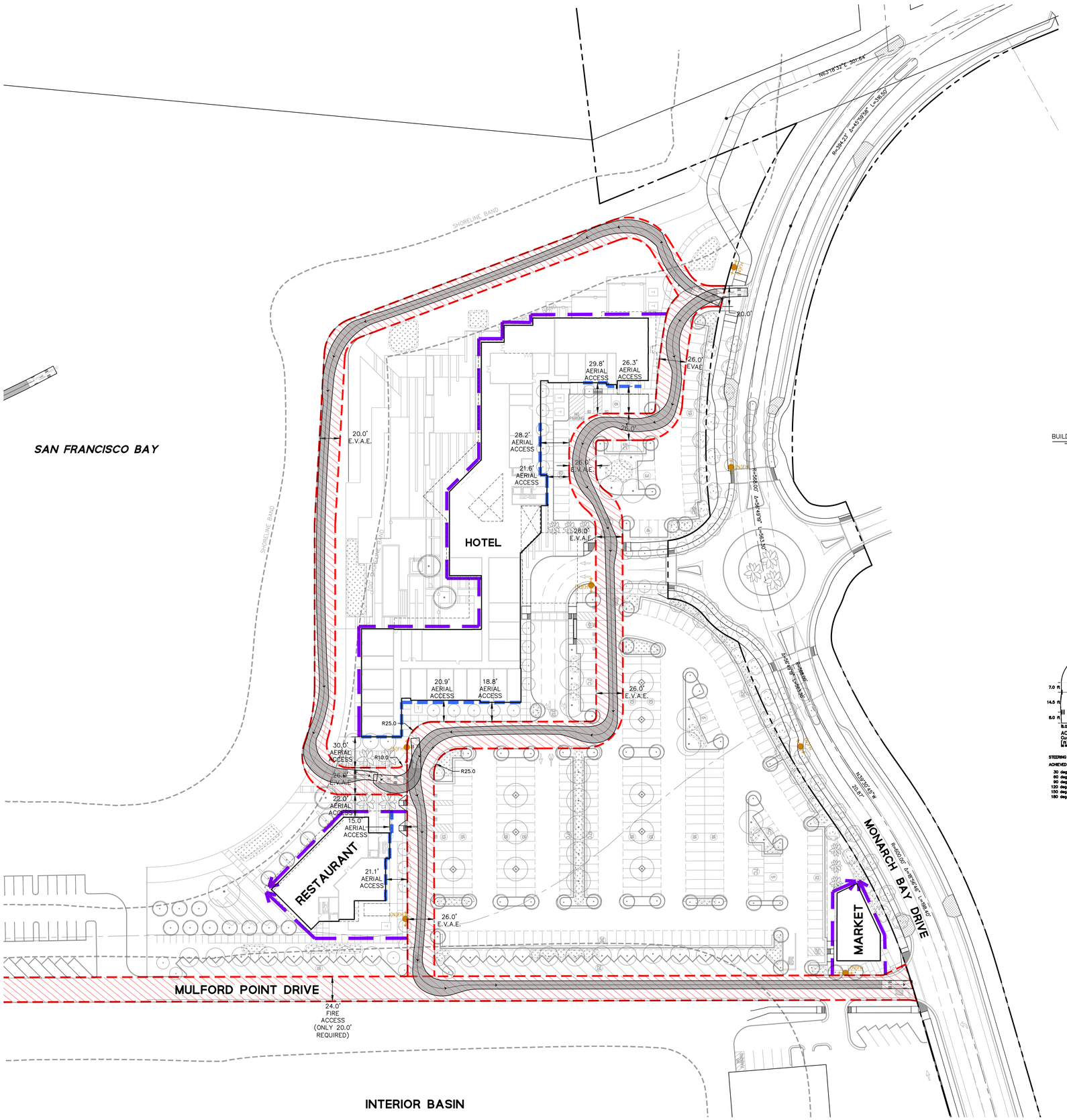
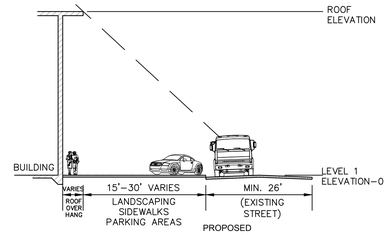
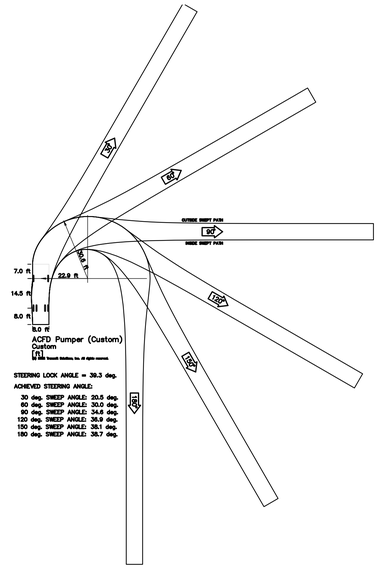
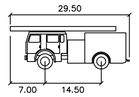




TYPICAL AERIAL ACCESS SECTION
SCALE: NTS





ACFD Pumper (Custom)
feet

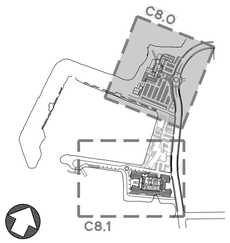
Width	: 8.00
Track	: 8.00
Lock to Lock Time	: 6.0
Steering Angle	: 39.3

LEGEND

- BOUNDARY LINE
- EMERGENCY VEHICLE ACCESS EASEMENT (E.V.A.E.)
- AERIAL ACCESS
- HOSE PULL (200' MAX)
- EXISTING HYDRANT — (E)FH
- PROPOSED HYDRANT — (N)FH
- PROPOSED WET STANDPIPE (WHARF HYDRANT) — (N)WH

GRAPHIC SCALE
40 0 40 80

KEYMAP (N.T.S.)



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FIRE ACCESS PLAN

Sheet Title	
Scale	AS SHOWN
Proj #.	Drawn By
Sheet Size:	30 x 42

C8.0

K:\ENG\19\19048 - San Leandro Shoreline Development\DWG\PLANNING\SHEET\INTENTIONAL MAP\19_SLS_FIRE.dwg - 13 Apr 2022 4:36:26pm - cam

INTERIOR BASIN

EXISTING HOTEL

CITY PARK (PRELIMINARY DESIGN)

SHORELINE BAND

BIORETENTION AREA

ADA

NO PARKING ANYTIME

ASPHALT & STRIPING FLUSH WITH E.V.A. PATH

PESCADOR POINT DRIVE

MONARCH BAY DRIVE

26.0' E.V.A.E.

15.0' AERIAL ACCESS

26.3' AERIAL ACCESS

22.6' AERIAL ACCESS

30.0' AERIAL ACCESS

5.0' AERIAL ACCESS

30.0' AERIAL ACCESS

24.0' E.V.A.E./P.A.E./ P.U.E.

100' SHORELINE BAND

25.3'

26.0' E.V.A.E.

20.0' E.V.A.E./P.A.E./ P.U.E.

26.0' E.V.A.E.

20.0' E.V.A.E./P.A.E./ P.U.E.

R=1142.00' Δ=14°30'00" L=289.01'

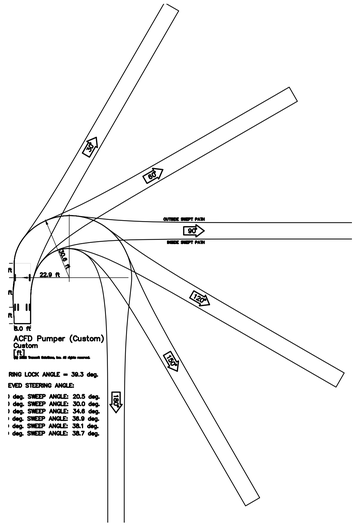
N35°35'56"W 465.94'

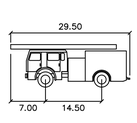
(E)FH

(N)FH

(N)WH

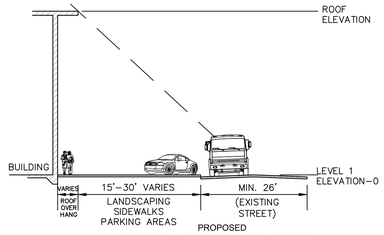
SAN FRANCISCO BAY





ACFD Pumper (Custom)
feet

Width	: 8.00
Track	: 8.00
Lock to Lock Time	: 6.0
Steering Angle	: 39.3



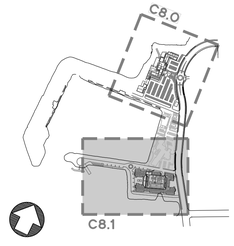
TYPICAL AERIAL ACCESS SECTION
SCALE: NTS

LEGEND

- BOUNDARY LINE
- EMERGENCY VEHICLE ACCESS EASEMENT (E.V.A.E.)
- AERIAL ACCESS
- HOSE PULL (200' MAX)
- EXISTING HYDRANT (E)FH
- PROPOSED HYDRANT (N)FH
- PROPOSED WET STANDPIPE (WHARF HYDRANT) (N)WH

GRAPHIC SCALE
40 0 40 80

KEYMAP (N.T.S.)



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FIRE ACCESS PLAN

SHEET TITLE

SCALE AS SHOWN

PROJ #. DRAWN BY

SHEET SIZE: 30 x 42

C8.1

K:\ENG\31180\cad - San Leandro Shoreline Development\00\GPA PLANNING\SHEETS\TENTATIVE MAP\31180_SLS_FIRE.dwg - 13 Apr 2022 4:37:00pm - cam

North

Scale: 1" = 120'

0 60 120 240

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MASTER LANDSCAPE PLAN

Sheet Title

Scale as shown

Proj #. X Drawn by CB

Sheet Size: 30 x 42

L-1.0

5/19/2021 2:59:35 PM

LEGEND:

1. HOTEL, SEE SHEET L-1.2
2. RESTAURANT, SEE SHEET L-1.3
3. MARKET, SEE SHEET L-1.4
4. NEW PARKING LOT: NEW PEDESTRIAN SIDEWALK CONNECTIONS, PLANTING ISLANDS W/ NEW TREES.
5. MAIN ARRIVAL CORRIDOR: ACCENT VEHICULAR PAVING, ACCENT PLANTING.
6. PUBLIC SIDEWALK W/ STREET PLANTING STRIP.
7. STORMWATER TREATMENT AREA, SEE CIVIL PLANS FOR DETAILS.

North

Scale: 1" = 30'
0 15 30 60

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OVERALL LANDSCAPE PLAN

Sheet Title

Scale as shown

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L-1.1

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LEGEND:

1. ARRIVAL PLAZA: PALM GROVE, ACCENT PAVING, PLANTER POTS, SEATING
2. ACCESS WALK
3. DINING PLAZA: ACCENT PAVING & SEATING
4. LOUNGE PLAZA: LOUNGE FURNITURE & ARTIFICIAL TURF AREA
5. WORK PLAZA: WORK PODS BETWEEN ACCENT WALLS
6. OPEN LAWN: MINI GOLF & GAMES
7. POOL & SPA: ACCENT WALLS & GLASS FENCE, LOUNGE SEATING, PLANTING BUFFER
8. RAISED PLANTER
9. ACCENT PLANTING BAND W/ GRAVEL MULCH
10. LAVENDER BUTTERFLY GARDEN
11. OUTDOOR FITNESS: ARTIFICIAL TURF
12. PLANTING WITHIN LIMIT OF WORK
13. EXISTING PEDESTRIAN PATHWAY BY THE BAY
14. ACCENT VEHICULAR PAVING AT ENTRY
15. TRANSFORMER W/ PLANTING SCREENING
16. BIKE PARKING W/ ACCESS WALK (12 spaces)

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HOTEL ENLARGEMENT LANDSCAPE PLAN

Sheet Title
Scale: as shown
Proj #: X Drawn by: CB
Sheet Size: 30 x 42

L-1.2

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LEGEND:

1. ARRIVAL PLAZA: PALM GROVE, ACCENT PAVING, PLANTER POTS, SEATING
2. ACCESS WALK
3. DINING PLAZA: ACCENT PAVING & SEATING
4. OUTDOOR RESTAURANT VENUE: OPEN LAWN W/ ACCENT PAVING BANDS
5. EVA ACCESS (VEHICULAR ACCENT PAVING)
6. PLANTING WITHIN LIMIT OF WORK
7. EXISTING PEDESTRIAN PATHWAY BY THE BAY
8. EXISTING TREES TO REMAIN; NEW PLANTING AT PARKING
9. TRANSFORMER W/ PLANTING SCREENING
10. BIKE PARKING (18 spaces)
11. SPECIMEN TREE

North

Scale: 1/16" = 1'

0 8 16 32

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RESTAURANT ENLARGEMENT LANDSCAPE PLAN

Sheet Title

Scale as shown

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Sheet Size: 30 x 42

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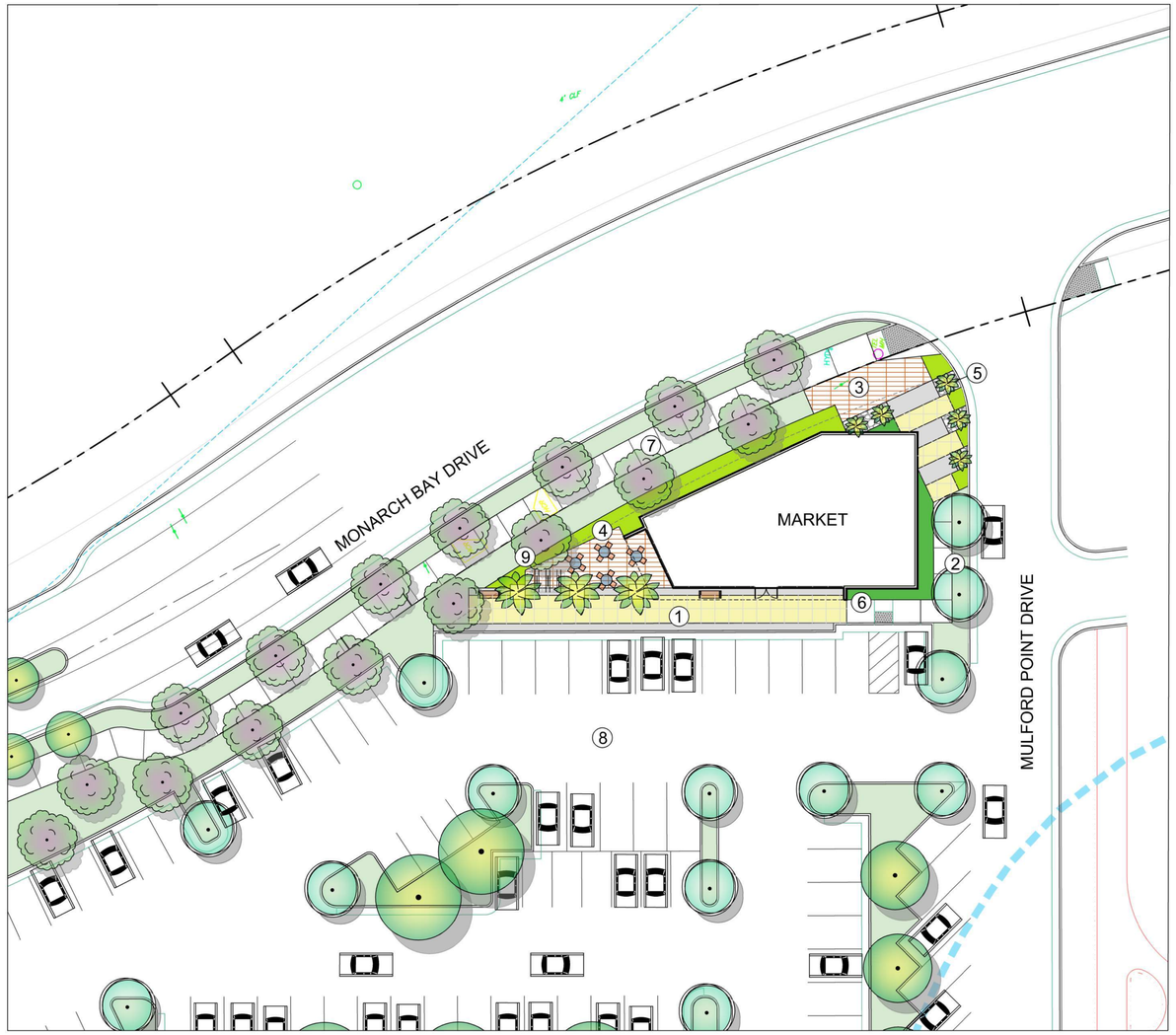

LEGEND:

1. ARRIVAL PLAZA: PALM GROVE, ACCENT PAVING, PLANTER POTS, SEATING
2. ACCESS WALK
3. ARRIVAL PLAZA: PUBLIC SIDEWALK ACCESS, ACCENT PAVING
4. DINING PLAZA: ACCENT PAVING & SEATING
5. ACCENT PLANTING BANDS W/ GRAVEL MULCH
6. ACCENT PLANTING BY THE MARKET: EDIBLE PLANTS ARRANGEMENTS
7. PUBLIC SIDEWALK
8. PARKING LOT
9. BIKE PARKING (6 spaces)

North

Scale: 1/16" = 1'
0 8 16 32

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RESTAURANT ENLARGEMENT LANDSCAPE PLAN

Sheet Title
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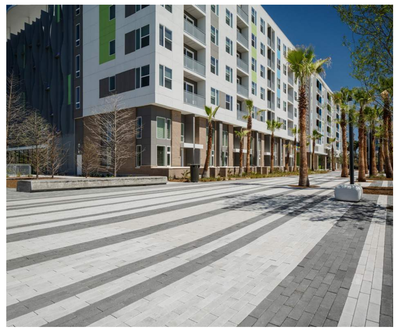
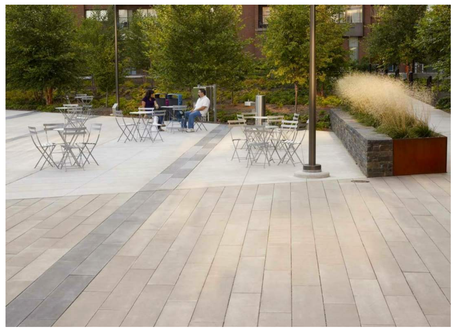
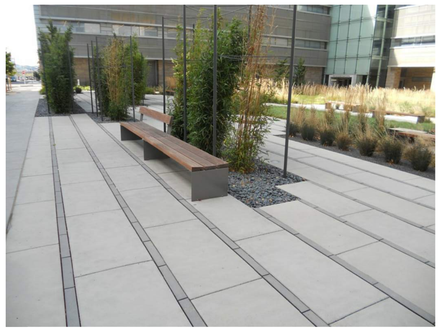
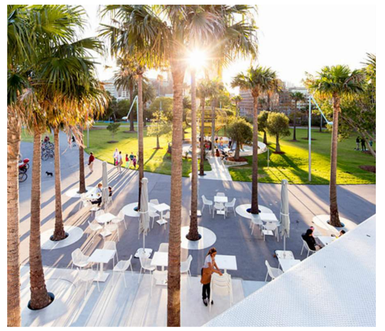


PAVING IDEAS



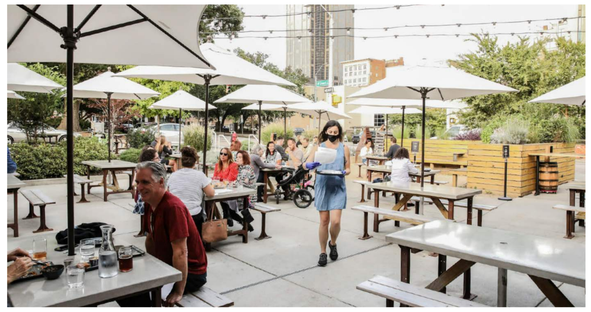




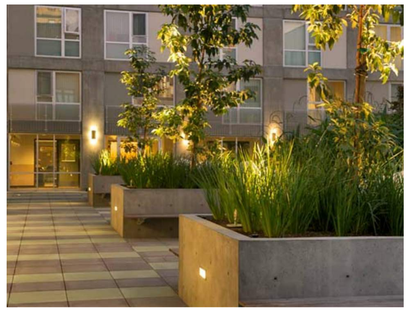
PALM GROVE

ACCENT PLANTING IN GRAVEL

HOTEL DINING



RESTAURANT / MARKET DINING

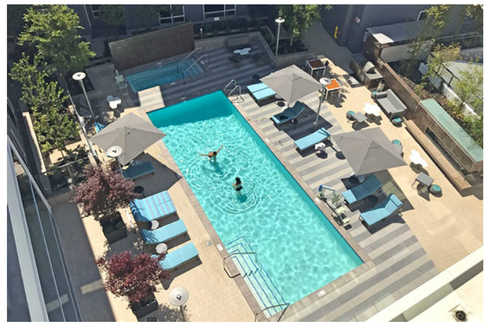


RAISED PLANTERS

HOTEL & RESTAURANT GLASS FENCE / WIND SCREEN

HOTEL WORK ZONE

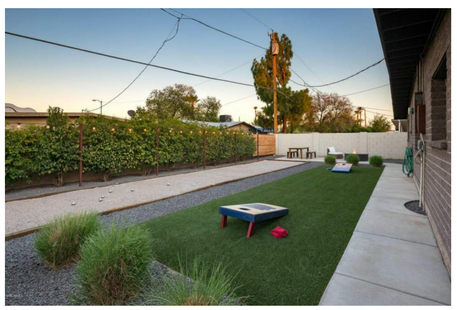
HOTEL LOUNGE ZONE



HOTEL POOL & SPA

HOTEL OUTDOOR FITNESS AREA

HOTEL MINI GOLF / OPEN LAWN FOR GAMES



RESTAURANT OPEN LAWN

MARKET ORNAMENTAL
VEGETABLE GARDEN DISPLAY

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LANDSCAPE IMAGERY

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OVERALL PLANTING PLAN

Sheet Title

Scale as shown

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Sheet Size: 30 x 42

L-2.1

5/19/2021 2:59:35 PM

PLANT LIST

TREES				
KEY	SIZE*	BOTANICAL NAME	COMMON NAME	COMMENTS
CER OCC		Cercis occidentalis	Western Redbud	Multi Trunk
MEL NES		Melaleuca nesophila	Pink Melaleuca	
MEL QUI		Melaleuca quiquenervia	Cajeput Tree	
MET EXC		Metrosideros excelsus	New Zealand Christmas Tree	
OLE EUR		Olea europaea 'Swan Hill'	Fruitless Olive Tree	
QUE SUB		Quercus suber	Cork Oak	
QUE VIR		Quercus virginiana	Southern Live Oak	
LOP CON		Lophostemon confertus	Brisbane Box	
TRI LAU		Tristaniopsis laurina 'Elegant'	Water Gum	
WAS FIL	15' BTH	Washingtonia filifera	California Fan Palm	

* 24" Box standard unless otherwise noted

SHRUBS				
KEY	SIZE	BOTANICAL NAME	COMMON NAME	COMMENTS/SPACING**
1	5 Gal	Agave attenuata	Foxtail Agave	24" O.C.
2	5 Gal	Arbutus unedo 'Compacta'	Strawberry Tree	36" O.C.
3	5 Gal	Arctostaphylos 'Howard McMinn'	Manzanita	48" O.C.
4	5 Gal	Atriplex lentiformis breweri	Brewer Saltbush	48" O.C.
5	10 Gal	Baccharis pilularis	Coyote Brush	36" O.C.
6	5 Gal	Calycanthus occidentalis	Spice Bush	30" O.C.
7	5 Gal	Carpenteria californica 'Elizabeth'	Elizabeth Bush Anemone	36" O.C.
8	5 Gal	Ceanothus 'Concha' *	Wild Lilac	72" O.C.
9	5 Gal	Ceanothus 'Skylark' *	Skylark California Lilac	42" O.C.
10	5 Gal	Cistus purpureus *	Orchid Rock Rose	36" O.C.
11	5 Gal	Cistus salvifolius *	Sageleaf Rock Rose	30" O.C.
12	5 Gal	Coleonema p. 'Sunset Gold'	Golden Breath of Heaven	36" O.C.
13	5 Gal	Cornus stolonifera	Red-Stem Dogwood	60" O.C.
14	5 Gal	Cotoneaster microphyllus	Rockspray Cotoneaster	60" O.C.
15	5 Gal	Dietes vegeta	Fortnight Lily	30" O.C.
16	5 Gal	Escallonia 'Newport Dwarf'	Escallonia	36" O.C.
17	5 Gal	Euphorbia characias wulfenii	Euphorbia	30" O.C.
18	10 Gal	Hemerocallis hybrids	Evergreen Daylily	24" O.C.
19	5 Gal	Heteromeles arbutifolia	Toyon	72" O.C.
20	10 Gal	Heuchera maxima	Island Alum Root	18" O.C.
21	15 Gal	Loropetalum chinense	Fringe Flower	36" O.C.
22	5 Gal	Lavandula intermedia	English Lavender	24" O.C.
23	20 Gal	Limonium californicum	Sea Lavender	24" O.C.
24	5 Gal	Myrica californica	Pacific Wax Myrtle	60" O.C.
25	5 Gal	Phlomis fruticosa	Jerusalem Sage	36" O.C.
26	5 Gal	Phormium 'Monrovia Red'	New Zealand Flax	60" O.C.
27	5 Gal	Phormium 'Sea Jade'	New Zealand Flax	42" O.C.
28	5 Gal	Phormium tenax	New Zealand Flax	36" O.C.
29	5 Gal	Pittosporum crassifolium 'Nana'	Pittosporum	36" O.C.
30	5 Gal	Pittosporum tenuifolium	Pittosporum	36" O.C.
31	5 Gal	Pittosporum tobira	Tobira	48" O.C.
32	5 Gal	Plumbago auriculata	Cape Plumbago	48" O.C.
33	5 Gal	Prunus illicifolia	Hollyleaf Cherry	60" O.C.
34	5 Gal	Raphiolepis i. 'Clara'	India Hawthorn	30" O.C.
35	5 Gal	Rhamnus c. 'Mound San Bruno'	Mound San Bruno Coffeeberry	42" O.C.
36	5 Gal	Rhamnus alaternus	Italian Buckthorn	60" O.C.
37	5 Gal	Rhus integrifolia	Lemonade Berry	60" O.C.
38	5 Gal	Ribes viburnifolium	Catalina Perfume	60" O.C.
39	5 Gal	Rosa californica	California Rose	48" O.C.
40	5 Gal	Rosa rugosa 'Alba'	Ramanas Rose	42" O.C.
41	5 Gal	Rosmarinus o. 'Blue Spires'	Upright Rosemary	42" O.C.
42	5 Gal	Salvia c. 'Winnifred Gilman' *	Cleveland Sage	30" O.C.
43	5 Gal	Senecio greyi *	Senecio	30" O.C.
44	5 Gal	Teucrium fruticans	Germander	42" O.C.
45	5 Gal	Westringia fruticosa	Coast Rosemary	48" O.C.
46	5 Gal	Yucca aloifolia	Spanish Bayonet	30" O.C.

**If used as or noted on plans as shrub mass/groundcover

PERENNIALS and GRASSES				
KEY	SIZE	BOTANICAL NAME	COMMON NAME	COMMENTS
CD	1 Gal	Carex divulsa	Berkeley Sedge	24" O.C.
CP	1 Gal	Carex pansa	California Field Sedge	24" O.C.
CA	1 Gal	Calamagrostis acutifolia 'Stricta'	Feather Reed Grass	36" O.C.
CF	1 Gal	Calamagrostis foliosus	Mendocino Reed Grass	36" O.C.
CT	5 Gal	Chondropetalum tectorum	Cape Rush	36" O.C.
DC	1 Gal	Deschampsia c. holciformis	Pacific Hair Grass	24" O.C.
EA	1 Gal	Elymus arenarius 'Glaucus'	Blue Lyme Grass	24" O.C.
FC	1 Gal	Festuca californica	California Fescue	24" O.C.
HS	1 Gal	Helictotrichon sempervirens *	Blue Oat Grass	24" O.C.
JE	1 Gal	Juncus patens 'Elk Blue'	California Gray Rush	24" O.C.
KU	1 Gal	Knifphofia uvaria 'Little Maid'	Dwarf Poker Plant	24" O.C.
LC	1 Gal	Leymus c. 'Canyon Prince'	California Gray Rush	30" O.C.
MS	5 Gal	Miscanthus 'Morning Light'	Maiden Grass	48" O.C.
MT	5 Gal	Miscanthus transmorrisonensis	Evergreen Maiden Grass	42" O.C.
MR	1 Gal	Muhlenbergia rigens	Deer Grass	36" O.C.
MU	1 Gal	Muhlenbergia 'Regal Mist'	Purple Deer Grass	30" O.C.
PO	1 Gal	Pennisetum orientale	Fountain Grass	24" O.C.
RN	1 Gal	Rhynchelytrum nerviglume	Natal Ruby Grass	24" O.C.
SC	1 Gal	Sisyrinchium californicum	Yellow-eyed Grass	24" O.C.
SG	1 Gal	Stipa gigantea	Giant Feather Grass	30" O.C.

GROUNDCOVERS				
KEY	SIZE	BOTANICAL NAME	COMMON NAME	COMMENTS
AE	5 Gal	Arctostaphylos 'Emerald Carpet'	Bearberry	36" O.C.
AM	1 Gal	Asteriscus maritimus 'Compacta'	Compacta Beach Daisy	18" O.C.
CG	1 Gal	Ceanothus gloriosus 'Emily Brown'	Point Reyes Ceonothus	36" O.C.
CT	1 Gal	Cerastium tomentosum	Snow-In-summer	24" O.C.
CP	1 Gal	Cerastostigma plumbaginoides	Blue Plumbago	24" O.C.
CM	1 Gal	Convolvulus mauritanicus	Ground Morning Glory	24" O.C.
CK	1 Gal	Coprosma kirkii	Creeping coprosma	24" O.C.
EG	1 Gal	Erigeron glaucus	Beach Aster	18" O.C.
EC	1 Gal	Eschscholzia californica	California Poppy	18" O.C.
FC	flats	Fragaria chiloensis	Beach Strawberry	18" O.C.
ID	1 Gal	Iris douglasiana 'P. Coast Hybrids'	Pacific Coast Hybrid Iris	18" O.C.
JC	5 Gal	Juniperus horiz. 'Vibration Gold'	Juniper Good Vibrations	48" O.C.
LJ	1 Gal	Lonicera j. 'Halliana'	Japanese Honeysuckle	60" O.C.
MP	1 Gal	Myoporum 'Pacificum'	Myoporum	48" O.C.
OF	1 Gal	Osteospermum fruticosum *	Freeway Daisy	18" O.C.
RO	1 Gal	Rosmarinus officinalis 'Irene'	Rosemary	24" O.C.
SM	1 Gal	Senecio mandraliscae	NCN	18" O.C.
TJ	1 Gal	Trachelospermum jasminoides	Star Jasmine	30" O.C.
TC	1 Gal	Teucrium chamadrys	Germander	24" O.C.
	Sod	Lawn	See Planting Notes #16	
		Native Erosion Control Seed Mix		

VINES				
KEY	SIZE	BOTANICAL NAME	COMMON NAME	COMMENTS
CC	5 Gal	Clystoma callistegoides	Lavender Trumpet Vine	
GO	5 Gal	Grewia occidentalis	Lavender Starflower	

NATIVE EROSION CONTROL SEED MIX

BOTANICAL NAME	COMMON NAME	RATE (pls#/ acre)
Atriplex triangularis	Spear Leaved Saltbrush	1.75
Bromus c. 'Maritimus'	Maritime Brome	10
Elymus glauca	Blue Wild Rye	8
Frankenia salina	Alkalai Heath	0.25
Grindelia stricta	Marsh Gum Plant	1
Hordeum depressum	Alkalai Barley	4
Leymus triticoides	Creeping Wild Rye	6
TOTAL		31

NOTE:
* Short-lived plants for seasonal color attraction; Replacement is advisable every 3 to 5 years as needed.

STORMWATER TREATMENT PLANT LIST

KEY	SIZE	BOTANICAL NAME	COMMON NAME	SPACING	COMMENTS	BASIN	BANK	UPLAND
AR	5 Gal	Arctostaphylos 'Emerald Carpet'	Emerald Carpet Manzanita	30" O.C.	Native/Low Water Use		●	●
CV	5 Gal	Callistemon viminalis 'Little John'	Dwarf Bottlebrush	24" O.C.	Native/Low Water Use		●	●
CD	5 Gal	Carex divulsa c. tumulicola	Berkeley Sedge	24" O.C.	Low Water Use	●	●	●
CP	5 Gal	Carex pansa	Dune Sedge	24" O.C.	Native/Low Water Use	●	●	●
CE	5 Gal	Chondropetalum elephantinum	Large Cape Reed	36" O.C.	Low Water Use	●	●	●
CT	5 Gal	Chondropetalum tectorum	Small Cape Rush	36" O.C.	Low Water Use	●	●	●
ER	1 Gal	Erigeron glaucus 'Wayne Roderick'	Beach Aster	18" O.C.	Native/Low Water Use		●	●
GR	5 Gal	Grevillea spp.	Grevillea	36" O.C.	Low Water Use		●	●
FC	1 Gal	Festuca californica	California Fescue	12" O.C.	Native/Low Water Use		●	●
JP	5 Gal	Juncus patens	California Gray Rush	24" O.C.	Native/Low Water Use	●	●	●
MA	5 Gal	Mahonia repens	Creeping Mahonia	24" O.C.	Native/Low Water Use		●	●
MC	5 Gal	Muhlenbergia capillaris	Pink Muhly Grass	30" O.C.	Native/Low Water Use		●	●
MR	5 Gal	Muhlenbergia rigens	Deer Grass	30" O.C.	Native/Low Water Use		●	●
PH	5 Gal	Penstemon heterophyllus 'Blue Springs'	Foothill Penstemon	24" O.C.	Native/Low Water Use		●	●
RC	5 Gal	Rhamnus californica, 'Little Sur'	Little Sur Coffeeberry	36" O.C.	Native/Low Water Use		●	●
RS	5 Gal	Ribes sanguineum	Red-Flowering Currant	60" O.C.	Native/Low Water Use		●	●
SA	5 Gal	Stipa arundinacea	New Zealand Wind Grass	36" O.C.	Medium Water Use	●	●	●

PLANTING NOTES:

The above plants have been selected as being representative of the overall planting design intent. The landscape palette should incorporate plants that will tie into the native character of the region. These plants are found throughout the community, along the streets, open space areas, and around the adjacent marina. It is desirable that individual property owners continue with this type of planting to add to the ambiance of the new community. This plant palette, in conjuction with the plant palette on L-1.2 is suggested for use, but should not preclude use of other appropriate plant material. Native plants and other compatible varieties of trees, shrubs and ground covers should be selected to complement the character of the project.

The rear and side yard planting schemes are meant for illustrative purposes only. It is not the responsibility of the Developer or the Landscape Architect to design or install these planting schemes.

All trees shall be a minimum of 24" box size. All shrubs shall be a minimum of 5 gallon size.

The minimum slope in all planting areas shall be 2%. The minimum slope on paving shall be 3/4% typically.

All planted areas are to be watered with an approved automatic underground irrigation system. The system shall be designed to make efficient use of water through conservation techniques. All planting and irrigation shall conform to all EBMUD standards.

PLANTING SCHEME IMAGERY

TREES IMAGERY

NEW ZEALAND CHRISTMAS TREE

SOUTHERN OAK

CALIFORNIA FAN PALM

WATER GUM

CORK OAK

BRISBANE BOX

CAJEPUT TREE

PINK MELALEUCA

FRUITLESS OLIVE

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PLANTING NOTES & IMAGERY

SHEET TITLE

SCALE as shown

PROJ #. X DRAWN BY CB

SHEET SIZE: 30 x 42

L-2.2

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WATER USE HYDROZONE LEGEND

	WUCOLS Low: 70,418 SF
	WUCOLS Moderate: 9,430 SF
	WUCOLS High: 0 SF
	Water Features: 0 SF
	Special Landscape Area: 1473 SF (pool + spa)

* Based upon total landscape area of 79,848 SF

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IRRIGATION HYDROZONE PLAN

Sheet Title

Scale as shown

Proj #. x Drawn by CB

Sheet Size: 30 x 42

L-3.1

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NOTES OF DESIGN / BUILD INTENT

1. IRRIGATION SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL WATER EFFICIENT LANDSCAPE ORDINANCE.
2. IRRIGATION CONTROLLER SHALL BE "SMART" SELF ADJUSTING BASED ON DAILY ET REQUIREMENTS OF THE PLANT MATERIAL.
3. DEDICATED IRRIGATION SYSTEM WATER METER SHALL CONNECT TO A LOOPED IRRIGATION SYSTEM SUPPLYLINE.
4. LOW PRECIPITATION RATE IRRIGATION SPRAY HEADS SHALL BE USED WHEREVER PLANTING MATERIAL AND WATER EFFICIENT LANDSCAPE ORDINANCE WILL ALLOW.
5. HIGH EFFICIENCY DRIP IRRIGATION SHALL BE USED WHEREVER PRACTICLE WITHIN GROUNDCOVER AND SHRUB AREAS.
6. DEDICATED IRRIGATION ZONES FOR TREES SHALL BE DESIGNED WITH BUBBLER IRRIGATION.
7. VALVE BOX LOCATIONS SHALL BE IN GROUNDCOVER AREAS WHEREVER POSSIBLE.

PROPOSED EQUIPMENT LIST

DOMESTIC WATER METER–2"	–BY OTHER SECTION OF CONTRACT	
IRRIGATION BACKFLOW PREVENTION DEVICE	–WILKINS–975–XLU–2"	
MASTER CONTROL VALVE	–TORO–220–27–09 –2"	
FLOW SENSOR	–DATA INDUSTRIAL–P220–1"	
ELECTRIC CONTROLLER ASSEMBLIES	-- HUNTER ACC WITH SOLAR SYNC	
REMOTE CONTROL VALVES	-- RAINBIRD ECV SERIES, ANTI-SIPHON	
DRIP REMOTE CONTROL VALVES	-- RAINBIRD ECV SERIES, ANTI-SIPHON	
QUICK COUPLING VALVES	–RAINBIRD–33DRC	
GATE VALVES –LINE SIZE		
DIGITAL SOIL MOISTURE SENSOR	–BASELINE–BL BISENSOR	
RAIN SENSOR	-- HUNTER SOLAR SYNC	
FLUSH VALVE		
PLANTER POT IRRIGATION		
TREE BUBBLERS	–TORO–FB–100–PC	
IRRIGATION SUPPLYLINE –DOMESTIC SYSTEM	–1120/SCHEDULE 40 PVC PIPE	–24" COVER
IRRIGATION LATERAL LINE	–1120/SCHEDULE 40 PVC PIPE	–12" COVER
ELECTRICAL CONDUIT–SIZE AS INDICATED	–1120/SCHEDULE 40 PVC PIPE	–24" COVER
SLEEVING–SIZE AS INDICATED	–1120/SCHEDULE 40 PVC PIPE	–24" COVER
IRRIGATION SUBSURFACE EMITTERLINE	–NETAFIM–TLCV4–12	–4" COVER

IRRIGATION BASIC SCHEDULE

Base Schedule STA	PRECIP	Ks	Kd	Kmc	AKC	RUN TIME	CYC	CYC TIME	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
Spray Turf	1.80	0.70	0.83	1.20	0.70	19	4	5	0	0	3	5	9	9	11	10	8	5	1	0
Rotor Turf	0.55	0.50	0.83	1.20	0.50	58	4	16	0	0	2	4	6	7	8	7	6	3	1	0
Spray GC/Shrub	1.80	0.30	0.83	1.20	0.30	57	11	5	0	0	0	1	1	1	2	1	1	1	0	0
Rotor GC/Shrub	0.55	0.30	0.83	1.20	0.30	175	11	16	0	0	0	1	1	1	2	1	1	1	0	0
Subsurface-GC/shrubs	1.10	0.30	0.83	1.20	0.30	97	12	8	0	0	0	1	1	1	1	1	1	0	0	0
Bub-Trees in planting	8.00	0.50	0.83	1.20	0.50	35	31	1	0	0	0	0	1	1	1	1	1	0	0	0
Bub-Trees in wells	12.00	0.30	0.83	1.20	0.30	35	47	1	0	0	0	0	0	0	0	0	0	0	0	0

WATER USE CALCULATIONS

WATER EFFICIENT LANDSCAPE WORKSHEET

This worksheet is filled out by the project applicant and it is a required element of the Landscape Documentation Package.

Reference Evapotranspiration (ETo) 45.3

Hydrozone # /Planting Description[a]	Plant Factor (PF)	Irrigation Method[b]	Irrigation Efficiency (IE)[c]	ETAF (PF/IE)	Landscape Area (sq. ft.)	ETAF x Area	Estimated Total Water Use (ETWU)[d]
Regular Landscape Areas							
Low Water-Use Plants	0.30	Drip	0.81	0.37	70,418	26,055	731,771
Moderate Water- Use Plants	0.50	Drip	0.81	0.62	9,430	5,847	164,208
High Water-Use Plants	0.80	Drip	0.81	0.99	0	0	0
Moderate Water-Use Turf EVA	0.50	Spray	0.75	0.67	0	0	0
					(A)	(B)	
				Totals	79,848	31,901	895,979
Special Landscape Areas							
Pool + spa					1,473		
					(C)	(D)	
				Totals	0	0	
						ETWU Total	895,979
			Maximum Allowed Water Allowance (MAWA)[e]				1,009,175

[a]Hydrozone #/Planting Description
E.g
1.) front lawn
2.) low water use plantings
3.) medium water use planting

[b]Irrigation Method
overhead spray
or drip

[c]Irrigation Efficiency
0.75 for spray head
0.81 for drip

[d]ETWU* (Annual Gallons Required) = *Eto x 0.62 x ETAF x Area
where 0.62 is a conversion factor that converts acre- inches per acre per year to gallons per square foot per year.

[e]MAWA (Annual Gallons Allowed) = (Eto) (0.62) [(ETAF x LA) + ((1-ETAF) x SLA)]
where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year, LA is the total landscape area in square feet, SLA is the total special landscape area in square feet, and ETAF is .55 for residential areas and 0.45 for non-residential areas.

ETAF Calculations

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

Regular Landscape Areas

Total ETAF x Area (B)	31,901
Total Area (A)	79,848
Average ETAF	**0.39952484 7209698**

All Landscape Areas

Total ETAF x Area (B+D)	31,901
Total Area (A+C)	79,848
Sitewide ETAF (B+D) ÷ (A+C)	**0.399524847209698**

IRRIGATION NOTES

1. All planting areas are to be irrigated with an approved automatic underground irrigation system, utilizing a dedicated irrigation water meter, backflow devices, point source irrigation emitters, in accordance with the City of San Leandro Landscape Outdoor Water Use Efficiency Checklist. Potable irrigation water will be delivered by drip irrigation devices. The system shall be designed to make efficient use of water through conservation techniques, and be in compliance with resolution 6261, as required by the State of California.
2. An application and detailed landscape irrigation plan will be submitted with the building permit submittal package. All planting and irrigation will be in compliance with the city's Water Efficient Landscape Ordinance.
3. Irrigation Controllers shall use weather sensing technology to automatically adjust the irrigation system operation in response to real-time landscape planting demands and daily changes in weather conditions.
4. Irrigation Valves shall be aligned with planting types, sun exposure and soil conditions to allow for efficient use of irrigation water in accordance with plant material irrigation requirements, as reflected in the Hydrozone requirements.
5. Landscape Trees, Shrubs, Groundcovers have been selected to include Native California Plants, and Mediterranean Climate drought tolerant plant species for the project.
6. Landscape and Irrigation Plans, with a Project Compliance Checklist, will be submitted with the Building Permit Application, which will document the landscape and planting design specifications in compliance with the City Ordinances.
7. The final construction documents will provide the contractor with an understanding of the design intent for the maintenance of the planting areas regarding care and pruning of the site. The maintenance contractor shall furnish all labor, equipments, materials and supervision required to properly maintain the landscaped areas in an attractive condition and as described in the project maintenance specifications.

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IRRIGATION NOTES

SHEET TITLE
SCALE as shown
PROJ #. X DRAWN BY CB
SHEET SIZE: 30 x 42

L-3.2

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42" TALL PATIO FENCE

6' TALL POOL FENCE ENCLOSURE

42" TALL PATIO FENCE

LIMITS OF RIPRAP

LIMITS OF RIPRAP

LIMITS OF RIPRAP

LIMITS OF RIPRAP

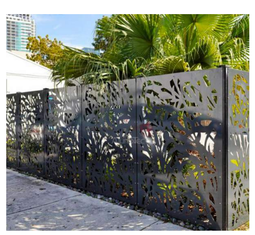
LIMITS OF SHORELINE PLANTING

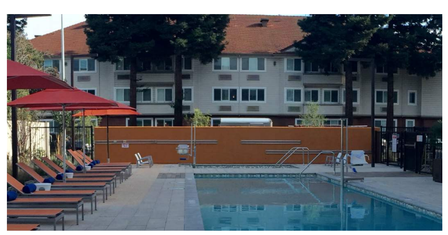
LIMITS OF EXISTING RIPRAP

Scale: 1" = 30'
0 15 30 60
North

FENCE LEGEND

- 6' TALL POOL METAL FENCE (PICKET W/ ACCENT PERFORATED METAL PANELS)
- 6' TALL POOL SOLID ACCENT WALL
- 6' TALL POOL GLASS FENCE
- 42" TALL PATIO METAL FENCE W/ CABLE RAIL





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FENCING PLAN

Sheet Title

Scale as shown

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Sheet Size: 30 x 42

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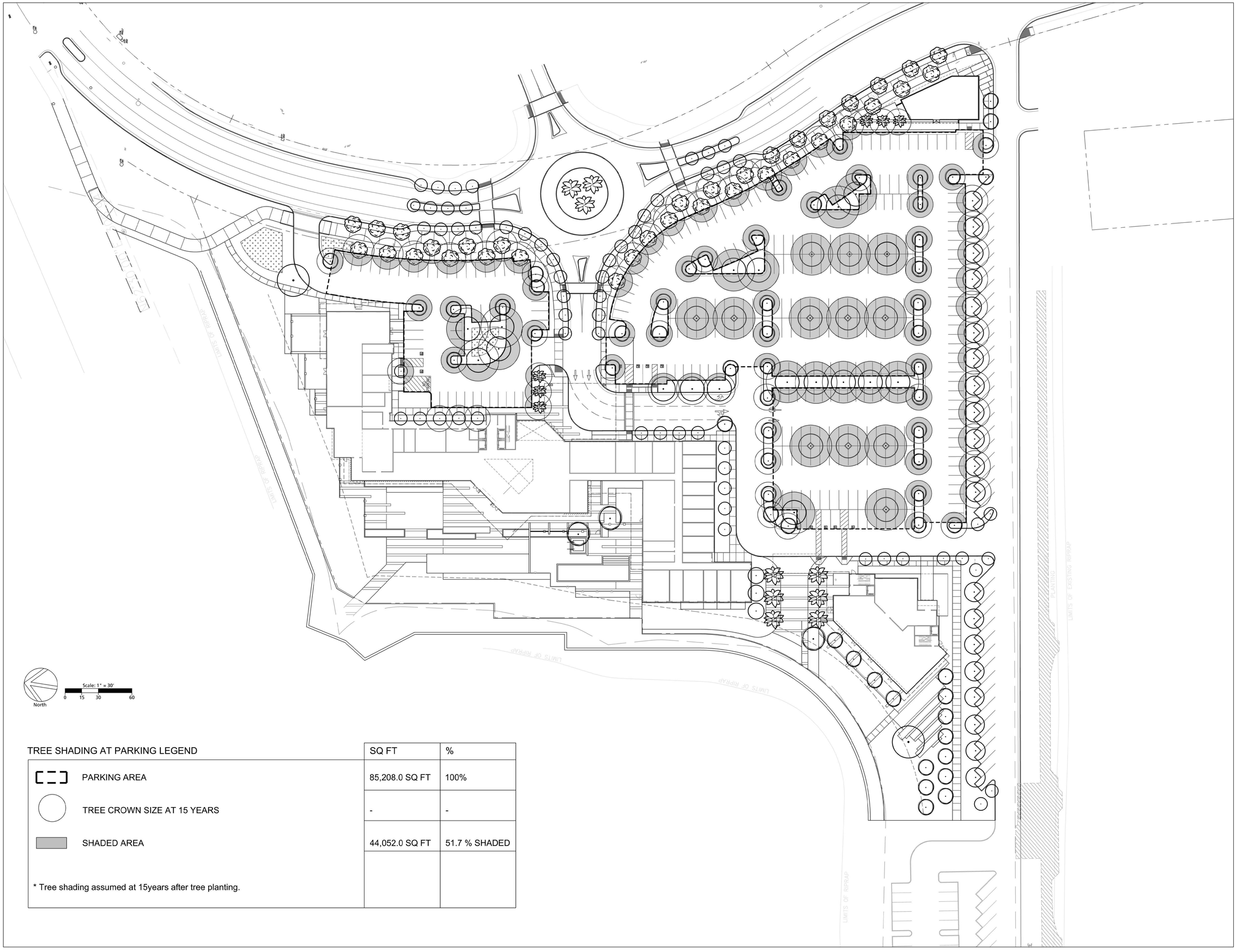

North

Scale: 1" = 30'
0 15 30 60

TREE SHADING AT PARKING LEGEND	SQ FT	%
PARKING AREA	85,208.0 SQ FT	100%
TREE CROWN SIZE AT 15 YEARS	-	-
SHADED AREA	44,052.0 SQ FT	51.7 % SHADED
* Tree shading assumed at 15years after tree planting.		

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PARKING LOT TREE SHADING DIAGRAM

Sheet Title

Scale as shown

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Sheet Size: 30 x 42

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