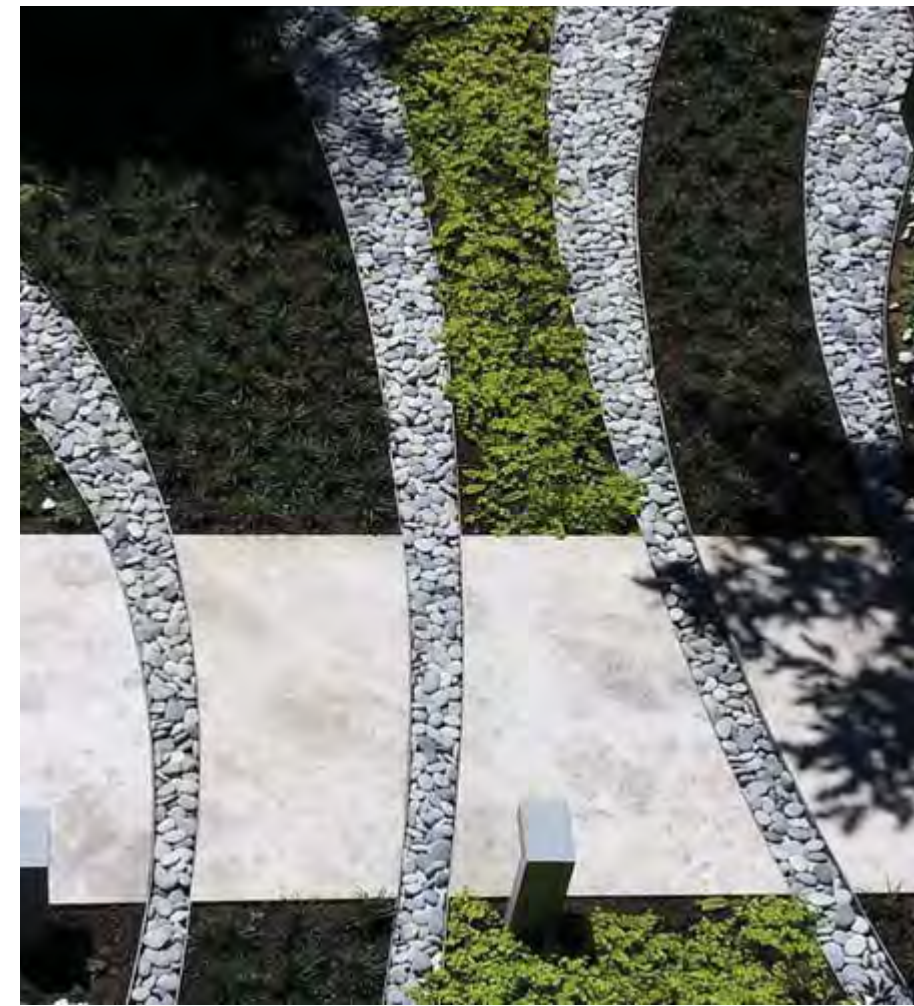


CONCEPT IMAGERY



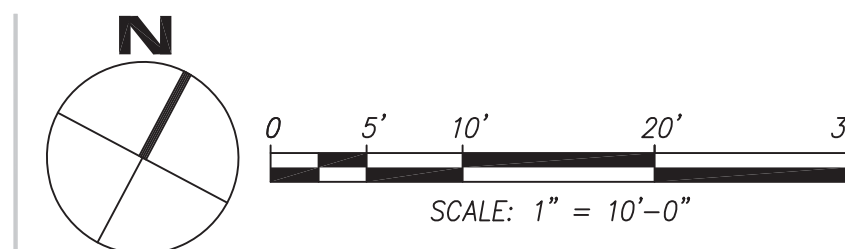
- 4'x4' LADDER PAD IN PAVING, TYP.
- GATHERING AREA WITH TABLES AND CHAIRS
- PREFAB WOOD BENCH SEATING, TYP.
- 4'x4' STABILIZED DECOMPOSED GRANITE LADDER PAD IN PLANTER, TYP. TO BE GRANITECRETE OR SIMILAR.
- 12" HIGH PLANTERS WITH TREES IN PREFAB CONTAINERS
- RAISED HERB / VEGETABLE COMMUNITY GARDENS
- CHARCOAL BARBECUE GRILL AND ASH RECEPTACLE
- LARGE SPECIMEN TREE IN PRECAST PLANTER POT
- PLAZA WITH TABLES AND CHAIRS AND PAVING PATTERN
- MECH. EQUIP., SEE ARCH.
- 42" HT GUARDRAIL ON 12" HT PLANTER, SEE ARCH. DRAWINGS
- SCREENING SHADE TREES, TYP.
- SCREENING VINES ALONG SOUTH AND EAST EDGES, TYP.

PODIUM LEVEL 2



PARROTT STREET APARTMENTS
SAN LEANDRO, CA # 2016-0746

PLANNING SUBMITTAL 2
OCTOBER 26, 2017

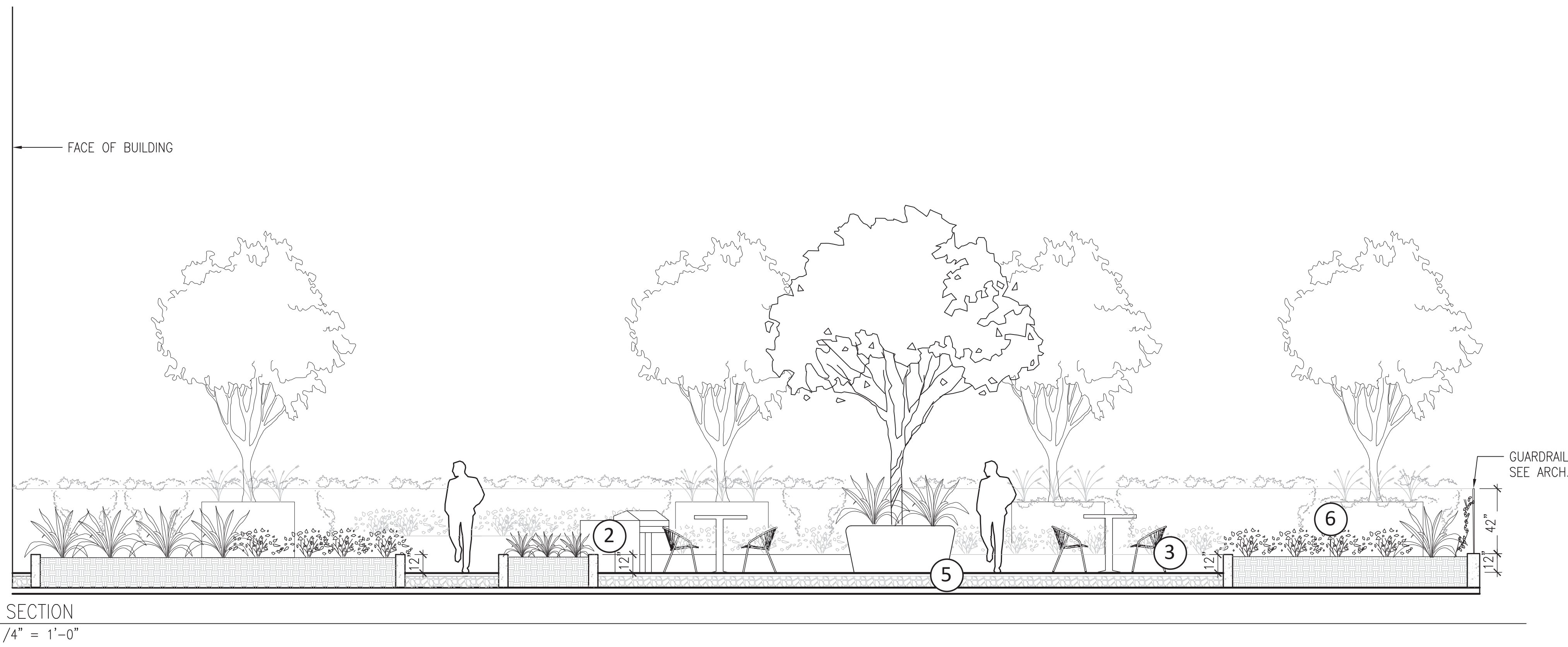


PLN17-0061
Exhibit U
January 4, 2018

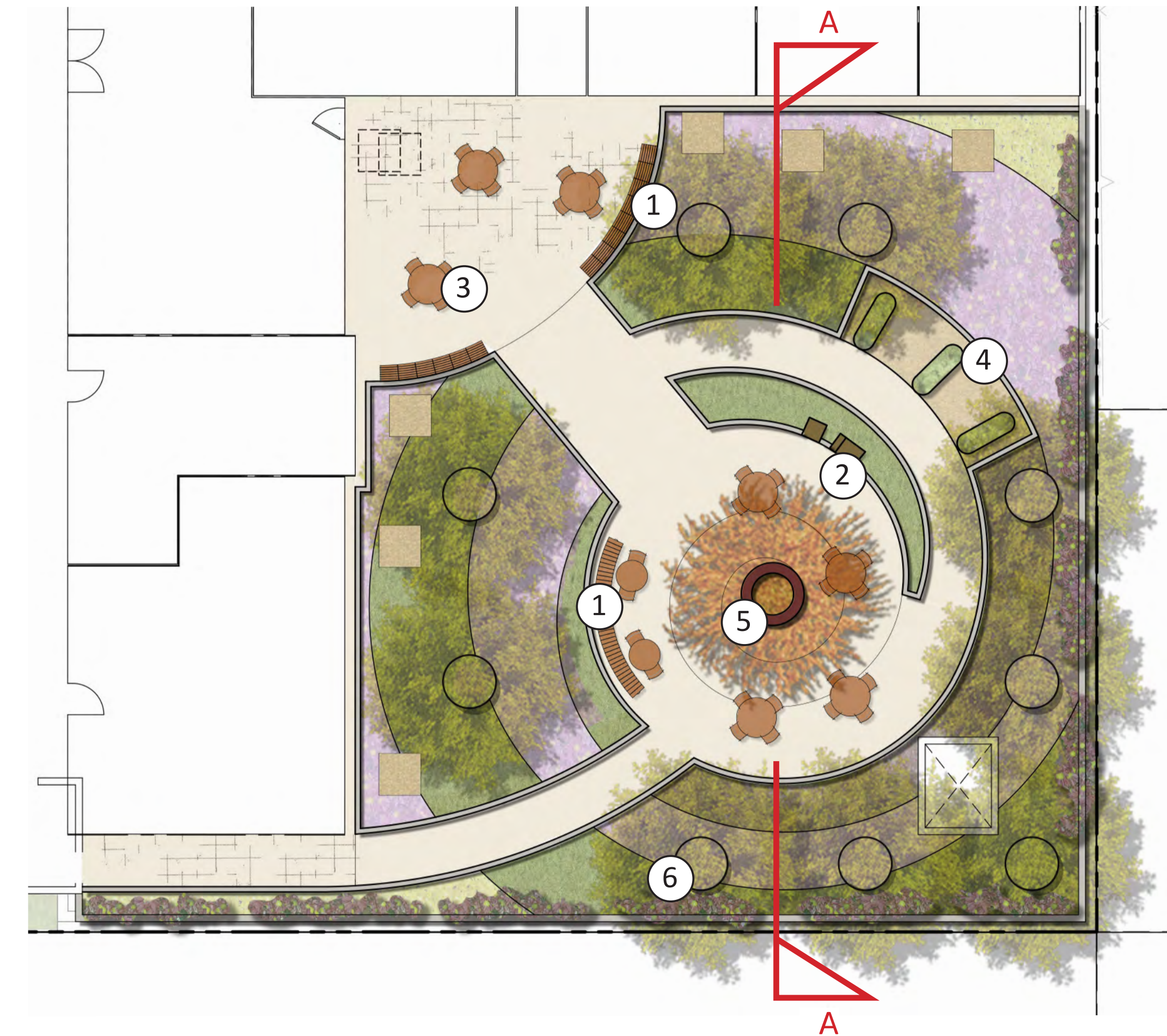
LANDSCAPE CONCEPT PLAN



L1.2



A EAST SECTION
SCALE: 1/4" = 1'-0"



SITE FURNISHINGS



1 PREFABRICATED WOOD BENCH SEATING



2 CHARCOAL BARBECUE GRILL AND ASH RECEPTACLE



3 MOVEABLE TABLES AND CHAIRS



4 VEGETABLE / HERB GARDEN PLANTERS



5 PRECAST SPECIMEN TREE PLANTER POT



6 PRECAST TREE PLANTER POTS

PODIUM SECTION AND SITE FURNISHINGS

PLN17-0061
Exhibit V
January 4, 2018



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Eden Housing
22645 Grand Street
Hayward, CA 94541

PARROTT STREET APARTMENTS
SAN LEANDRO, CA # 2016-0746

PLANNING SUBMITTAL 2
OCTOBER 26, 2017

LANDSCAPE CONCEPT PLAN



L1.3

TREES



ACER PALMATUM / JAPANESE MAPLE



ARBUTUS UNEDO 'MARINA' / STRAWBERRY TREE



LAGERSTROEMIA INDICA 'MUSKOGEE' / CRAPE MYRTLE



OLEA EUROPAEA 'SWAN HILL' 'MULTI' / FRUITLESS OLIVE



PISTACIA CHINENSIS / CHINESE PISTACHE



PODOCARPUS GRACILIOR / FERN PINE



PYRUS CALLERYANA 'CHANTICLEER' 'GLEN'S FORM' / FLOWERING PEAR



TRISTANIA CONFERTA / BRISBANE BOX

SHRUBS



ACACIA COGNATA 'COUSIN ITT' / LITTLE RIVER WATTLE



AGAVE SPECIES



ANIGOZANTHOS HYBRID / KANGAROO PAW



DIETES BICOLOR / FORTNIGHT LILY



HESPERALOE PARVIFOLIA 'PERPA' / BRAKELIGHTS RED YUCCA



LAVANDULA ANGUSTIFOLIA 'KERLAVANGEM' / SWEET ROMANCE LAVENDER



LAVANDULA STOECHAS 'SILVER ANOUK' / SPANISH LAVENDER



LIMONIUM PEREZII / SEA LAVENDER



MIMULUS AURANTIACUS / MONKEYFLOWER



LAURUS NOBILIS 'MONRIK' PLANT / LITTLE RAGU SWEET BAY



LOMANDRA LONGIFOLIA 'BREEZE' / DWARF MAT RUSH



PENSTEMON 'MARGARITA BOP' / MOUNTAIN PENSTEMON



PHORMIUM SP. / NEW ZEALAND FLAX



RHAMNUS CALIFORNICA 'EVE CASE' / COFFEEBERRY



SALVIA GREGGII / AUTUMN SAGE

GROUNDCOVERS



ACHILLEA MILLEFOLIUM 'MOONWALKER' / YARROW



ACHILLEA MILLEFOLIUM 'PAPRIKA' / YARROW



ARCTOSTAPHYLOS EDMUNDSII 'EMERALD CARPET' / MANZANITA



CAREX TUMULICOLA / BERKELEY SEDGE



CEANOTHUS GRISEUS 'ANCHOR BAY' / CALIFORNIA LILAC



FRAGARIA CHILOENSIS / SAND STRAWBERRY



SEDUM X 'VERA JAMESON' / VERA JAMESON STONECROP



SEDUM TELEPHIUM / PURPLE EMPEROR STONECROP

VINES



BOUGAINVILLEA 'BARBARA KARST' / BOUGAINVILLEA



DISTICTIS BUCCINATORIA / RED TRUMPET VINE



TRACHELOSPERMUM JASMINOIDES / STAR JASMINE

PLANTING IMAGES



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PARROTT STREET APARTMENTS
SAN LEANDRO, CA # 2016-0746

PLANNING SUBMITTAL 2
OCTOBER 26, 2017

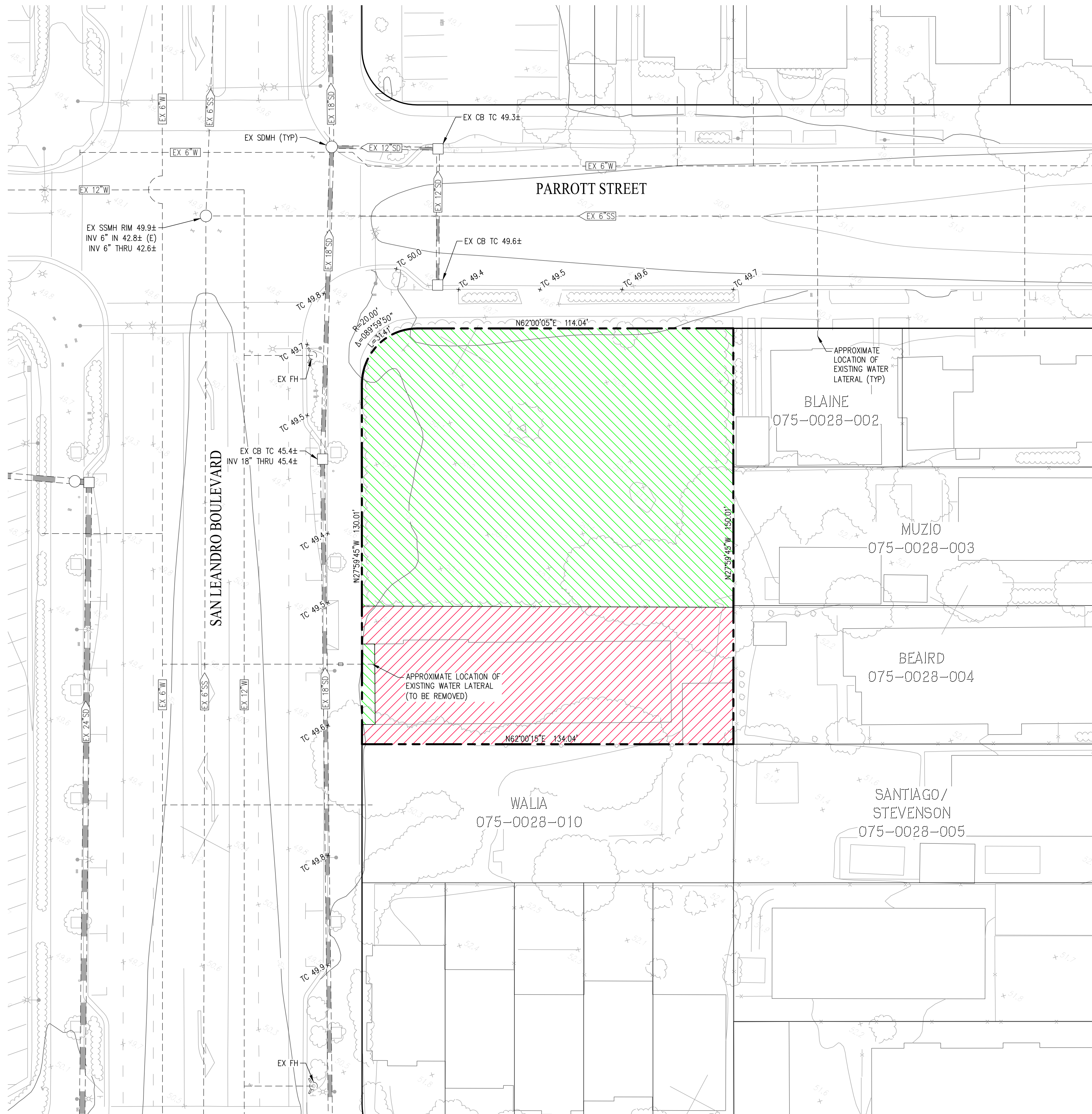
CONCEPTUAL PLANT PALETTE					
BOTANICAL NAME	COMMON NAME	CONT SIZE	WTR USE	EVERGREEN/ DECIDUOUS	
TREES					
ACER PALMATUM	JAPANESE MAPLE	24" BOX	M	D	
ARBUTUS UNEDO 'MARINA'	STRAWBERRY TREE	24" BOX	L	E	
LAGERSTROEMIA INDICA (SPECIES TO MATCH EXISTING)	CRAPE MYRTLE	24" BOX	L	D	
OLEA EUROPAEA 'SWAN HILL' 'MULTI'	FRUITLESS OLIVE	24" BOX	L	E	
PISTACIA CHINENSIS	CHINESE PISTACHE	24" BOX	L	D	
PODOCARPUS GRACILIOR	FERN PINE	24" BOX	M	E	
PYRUS CALLERYANA 'CHANTICLEER' 'GLEN'S FORM'	FLOWERING PEAR	24" BOX	M	D	
TRISTANIA CONFERTA	BRISBANE BOX	24" BOX	M	E	
SHRUBS					
ACACIA COGNATA 'COUSIN ITT'	LITTLE RIVER WATTLE	1 GAL	L		
AGAVE SPECIES	AGAVE	1 GAL	L		
ANIGOZANTHOS HYBRID	KANGAROO PAW	1 GAL	L		
ARCTOSTAPHYLOS 'HOWARD McMINN'	HOWARD McMINN MANZANITA	5 GAL	L		
CALAMAGROSTIS 'KARL FOESTER'	FEATHER REED GRASS	5 GAL	L		
DIETES BICOLOR	FORTNIGHT LILY	5 GAL	L		
HESPERALOE PARVIFOLIA 'PERPA'	BRAKELIGHTS RED YUCCA	1 GAL	L		
LAVANDULA ANGUSTIFOLIA 'KERLAVANGEM'	SWEET ROMANCE LAVENDER	1 GAL	L		
LAVANDULA STOECHAS 'SILVER ANOUK'	SPANISH LAVENDER	1 GAL	L		
LIMONIUM PEREZII	SEA LAVENDER	1 GAL	L		
MIMULUS AURANTIACUS	MONKEYFLOWER	1 GAL	L		
LAURUS NOBILIS 'MONRIK'	LITTLE RAGU SWEET BAY	5 GAL	L		
LOMANDRA LONGIFOLIA 'BREEZE'	DWARF MAT RUSH	1 GAL	L		
PENSTEMON MARGARITA BOP	MOUNTAIN PENSTEMON	1 GAL	L		
PHORMIUM SP.	NEW ZEALAND FLAX	5 GAL	L		
RHAMNUS CALIFORNICA 'EVE CASE'	COFFEEBERRY	5 GAL	L		
SALVIA GREGGII	AUTUMN SAGE	1 GAL	L		
GROUNDCOVERS					
ACHILLEA MILLEFOLIUM 'MOONWALKER'	YARROW	1 GAL	L		
ACHILLEA MILLEFOLIUM 'PAPRIKA'	YARROW	1 GAL	L		
ARCTOSTAPHYLOS EDMUNDSII 'EMERALD CARPET'	MANZANITA	1 GAL	L		
CAREX TUMULICOLA	BERKELEY SEDGE	1 GAL	L		
CEANOTHUS GRISEUS 'ANCHOR BAY'	CALIFORNIA LILAC	5 GAL	L		
FRAGARIA CHILOENSIS	SAND STRAWBERRY	1 GAL	M		
SEDUM X 'VERA JAMESON'	VERA JAMESON STONECROP	1 GAL	L		
SEDUM TELEPHIUM	PURPLE EMPEROR STONECROP	1 GAL	L		
VINES					
BOUGAINVILLEA 'BARBARA KARST'	BARBARA KARST BOUGAINVILLEA	5 GAL	L		
DISTICTIS BUCCINATORIA	RED TRUMPET VINE	5 GAL	M		
TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	1 GAL	M		

PLN17-0061
Exhibit W
January 4, 2018



LANDSCAPE CONCEPT PLAN

L1.4



ABBREVIATIONS

CB	CATCH BASIN
DWG	DRAWING
EX	EXISTING
FDC	FIRE DEPARTMENT CONNECTION
FH	FIRE HYDRANT
JT	JOINT TRENCH
MH	MANHOLE
NO.	NUMBER
SD	STORM DRAIN
SS	SANITARY SEWER
STD	STANDARD
TYP	TYPICAL
W	WATER

LEGEND

	IMPERVIOUS SURFACE (0.15 AC±)
	PERVIOUS SURFACE (0.31 AC±)

NOTES:

GENERAL:

- EXISTING SANITARY SEWER AND STORM DRAIN INFORMATION IS BASED ON INFORMATION COLLECTED FROM CITY BASE MAPS AND FIELD SURVEY.

SANITARY SEWER:

- THE EXISTING 6" SANITARY SEWER IN PARROTT STREET IS ESTIMATED TO HAVE A FULL-FLOW CAPACITY OF 0.49 CFS.

WATER:

- EXISTING WATER SYSTEM INFORMATION IS BASED ON A SYSTEM MAP PROVIDED BY EBMUD. THE LOCATION OF WATER MAINS AND LATERALS HAS NOT BEEN VERIFIED IN THE FIELD.

FIRE:

- THE FIRE SERVICE SHOWN ASSUMES A 6" SERVICE WITH A 6" DETECTOR CHECK METER ASSEMBLY PER EBMUD STD DWG NO. 314-EA. A 6" BACKFLOW PREVENTION DEVICE IS ALSO SHOWN FOR PLANNING PURPOSES, ALTHOUGH THE NEED FOR A BACKFLOW PREVENTER IS SUBJECT TO EBMUD REVIEW. IF THE BACKFLOW PREVENTER IS NOT NEEDED, THE SERVICE WILL STILL REQUIRE AN UNDERWRITER LABORATORIES (UL) APPROVED SINGLE CHECK, WAFFER CHECK, OR PUMPER CHECK VALVE ON PRIVATE PROPERTY.
- THIS PLAN ASSUMES THE 6" WATER MAIN IN PARROTT STREET CAN PROVIDE SUFFICIENT FLOW AND PRESSURE TO MEET THE BUILDING'S DOMESTIC AND FIRE WATER DEMAND. THIS ASSUMPTION IS SUBJECT TO EBMUD REVIEW. IF EBMUD'S REVIEW REVEALS INSUFFICIENT SUPPLY, THIS WILL TRIGGER ADDITIONAL OFF-SITE IMPROVEMENTS.
- THIS PLAN ASSUMES THE PROPOSED DEVELOPMENT WILL NOT REQUIRE ADDITIONAL PUBLIC FIRE HYDRANTS, AND THAT THE EXISTING FIRE HYDRANTS ON SAN LEANDRO BOULEVARD ARE SUFFICIENT FOR PROVIDING COVERAGE TO THE BUILDING. THIS DESIGN IS SUBJECT TO FIRE DEPARTMENT APPROVAL AND EBMUD APPROVAL. IF ADDITIONAL HYDRANTS ARE REQUIRED, THIS MAY TRIGGER ADDITIONAL OFF-SITE IMPROVEMENTS.

FLOOD ZONE:

- THE PROJECT IS LOCATED IN FEMA'S ZONE X, INDICATING MINIMAL FLOOD HAZARD. THIS INFORMATION IS SHOWN ON PANEL 06001C02566, EFFECTIVE AUGUST 3, 2009.

PLN17-0061
Exhibit X
January 4, 2018

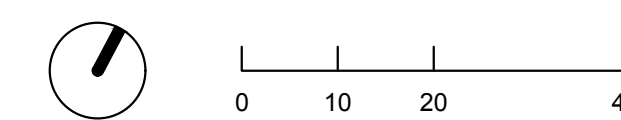
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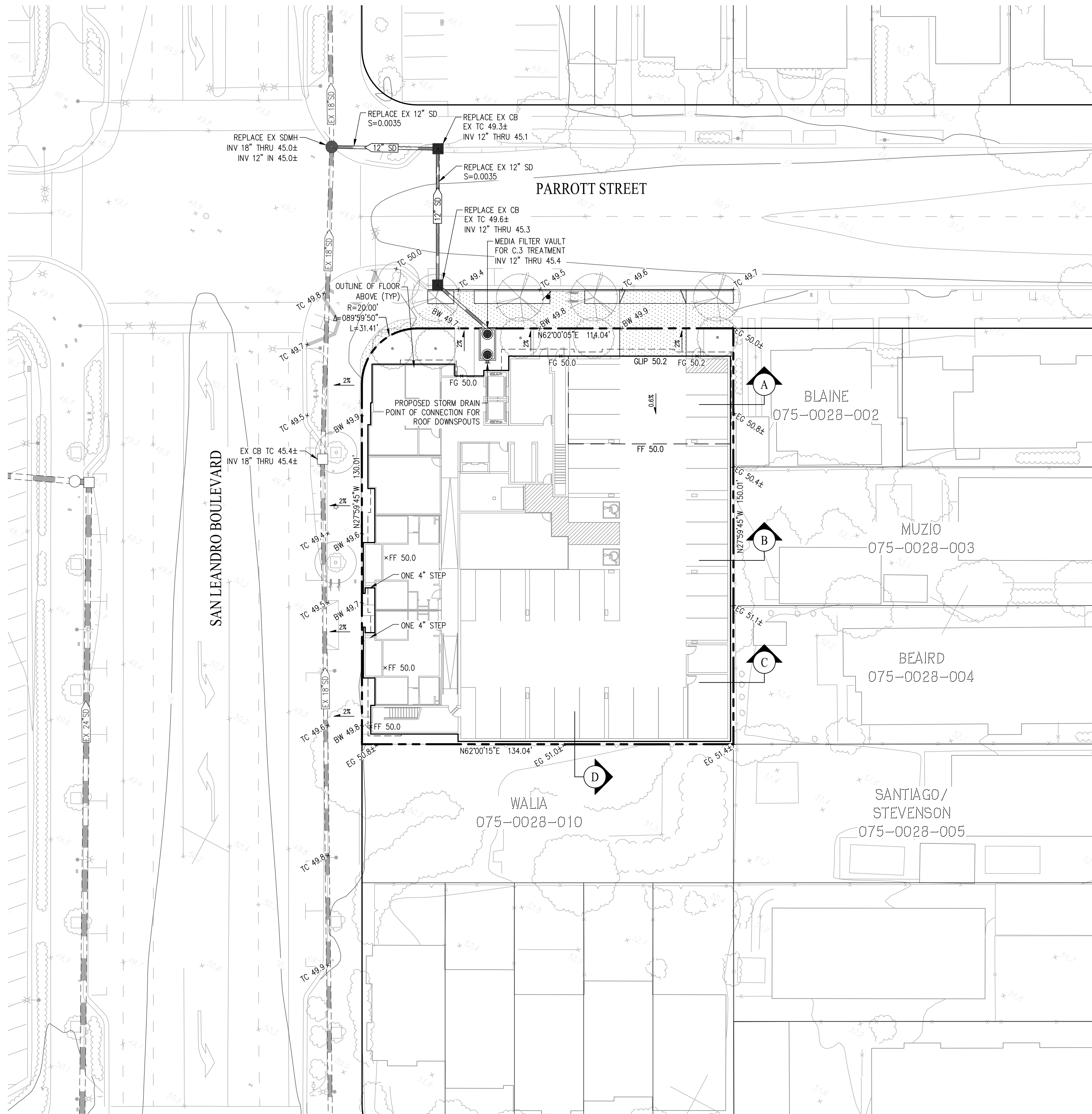
PARROTT STREET APARTMENTS
SAN LEANDRO, CA # 2016-0746

PLANNING SUBMITTAL
OCTOBER 26, 2017



EXISTING CONDITIONS

C1.1



ABBREVIATIONS

CB	CATCH BASIN
DWG	DRAWING
EX	EXISTING
FDC	FIRE DEPARTMENT CONNECTION
FH	FIRE HYDRANT
JT	JOINT TRENCH
MH	MANHOLE
NO.	NUMBER
SD	STORM DRAIN
SS	SANITARY SEWER
STD	STANDARD
TYP	TYPICAL
W	WATER

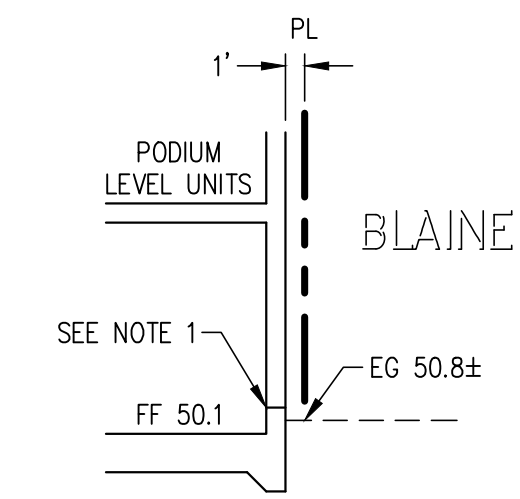
NOTES:

GENERAL:

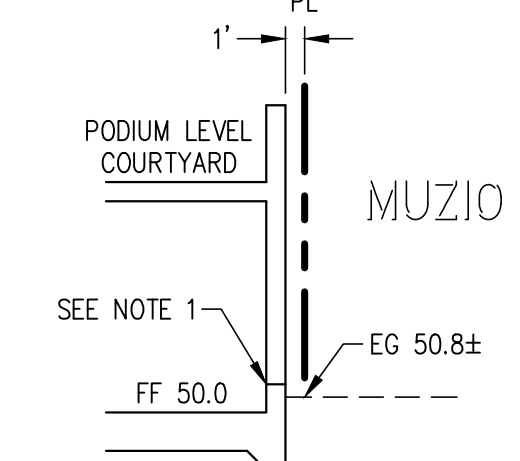
1. ANY NON PRESSURE TREATED WOOD MATERIALS SHALL BE AT LEAST 8 INCHES ABOVE ADJACENT GRADE. A TURNED UP CURB, TO BE DETAILED BY THE STRUCTURAL ENGINEER, SHALL BE IMPLEMENTED AROUND THE FOUNDATION PERIMETER WHERE NEEDED.
2. EXISTING STORM DRAIN INFORMATION IS BASED ON INFORMATION COLLECTED FROM CITY BASE MAPS AND FIELD SURVEY.
3. ALL PROPOSED GRADES SHOWN ARE PRELIMINARY AND SUBJECT TO FINAL DESIGN.

FLOOD ZONE:

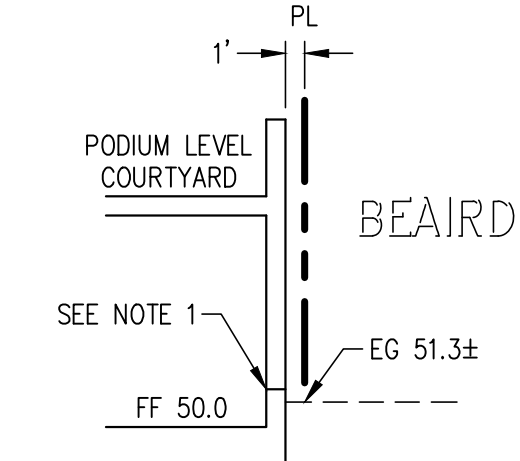
4. THE PROJECT IS LOCATED IN FEMA'S ZONE X, INDICATING MINIMAL FLOOD HAZARD. THIS INFORMATION IS SHOWN ON PANEL 06001C0256G, EFFECTIVE AUGUST 3, 2009.



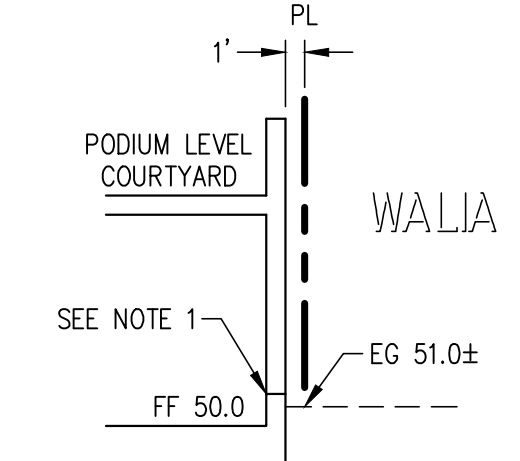
SECTION A
NOT TO SCALE



SECTION B
NOT TO SCALE

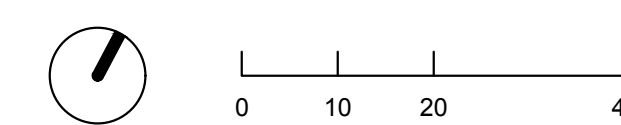


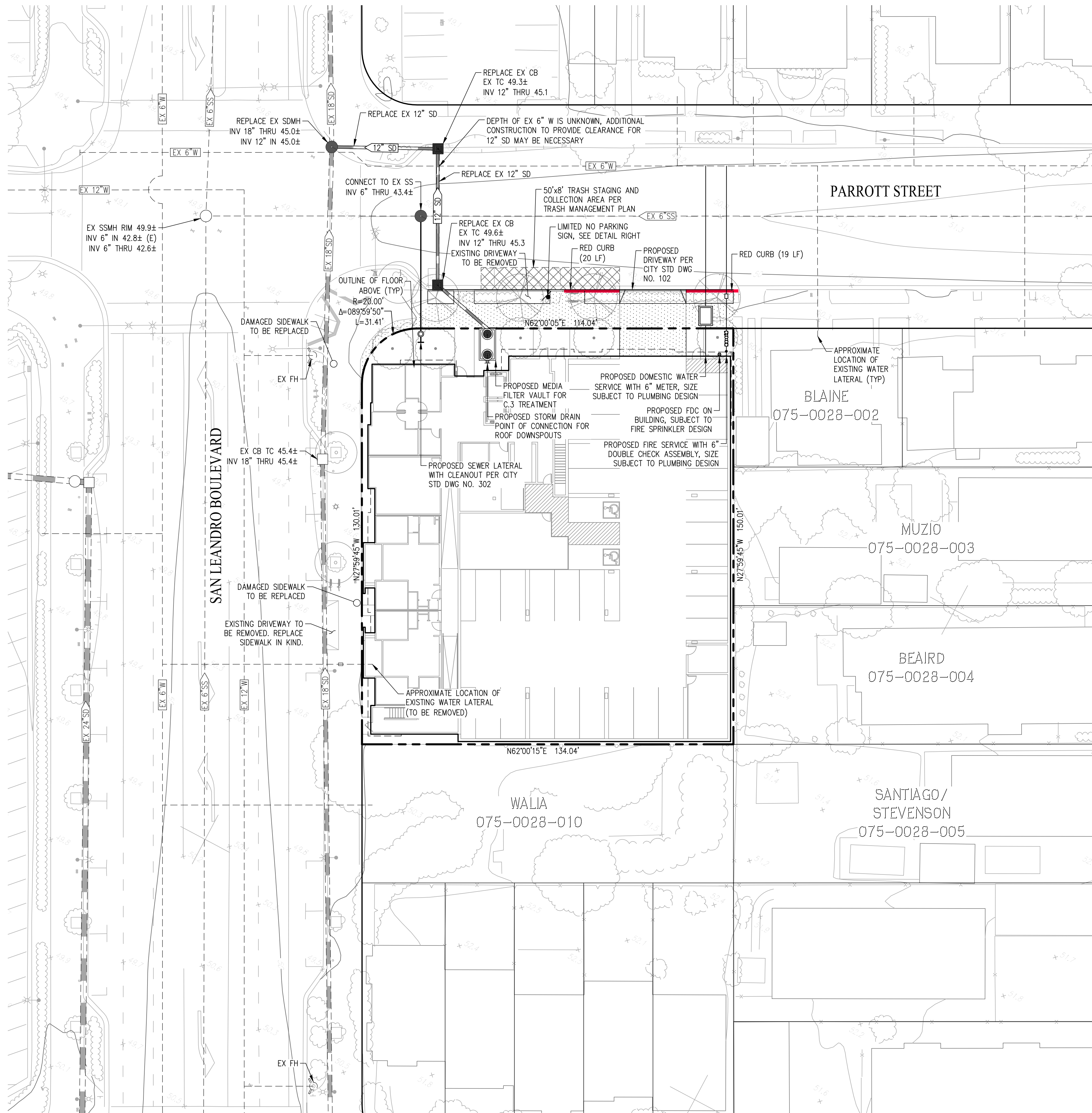
SECTION C
NOT TO SCALE



SECTION D
NOT TO SCALE

PLN17-0061
Exhibit Y
January 4, 2018





ABBREVIATIONS

CB	CATCH BASIN
DWG	DRAWING
EX	EXISTING
FDC	FIRE DEPARTMENT CONNECTION
FH	FIRE HYDRANT
JT	JOINT TRENCH
MH	MANHOLE
NO.	NUMBER
SD	STORM DRAIN
SS	SANITARY SEWER
STD	STANDARD
TP	TYPICAL
W	WATER



NOTE: THIS SIGN IS INTENDED TO RESTRICT PARKING ON TRASH COLLECTION DAYS ONLY. SEE TRASH MANAGEMENT PLAN PREPARED BY AMERICAN TRASH MANAGEMENT FOR MORE INFORMATION.

LIMITED NO PARKING SIGN
NOT TO SCALE

NOTES:

GENERAL:

- EXISTING SANITARY SEWER INFORMATION IS BASED ON INFORMATION COLLECTED FROM CITY BASE MAPS AND FIELD SURVEY.
- JOINT TRENCH NEEDS SHALL BE DETERMINED BY A JOINT TRENCH CONSULTANT. THIS PLAN DOES NOT SHOW EXISTING OR PROPOSED JOINT TRENCH MAINS OR FACILITIES.

SANITARY SEWER:

- THE PROPOSED SEWER SERVICE SHOWN ASSUMES THAT THE BUILDING WILL NOT BE USED FOR ANY PURPOSES THAT REQUIRE A GREASE INTERCEPTOR.
- THE EXISTING 6" SANITARY SEWER IN PARROTT STREET IS ESTIMATED TO HAVE A FULL-FLOW CAPACITY OF 0.49 CFS.
- THE PROPOSED DEVELOPMENT IS ESTIMATED TO GENERATE 0.05 CFS WASTEWATER DURING PEAK FLOWS, ROUGHLY 10% OF THE FULL-FLOW CAPACITY OF THE 6" SANITARY SEWER IN PARROTT STREET. THE PEAK WASTEWATER FLOW FROM THE PROPOSED DEVELOPMENT WAS ESTIMATED USING THE CITY OF OAKLAND'S SANITARY SEWER DESIGN STANDARDS SINCE DESIGN STANDARDS FOR THE CITY OF SAN LEANDRO ARE NOT READILY AVAILABLE.

WATER:

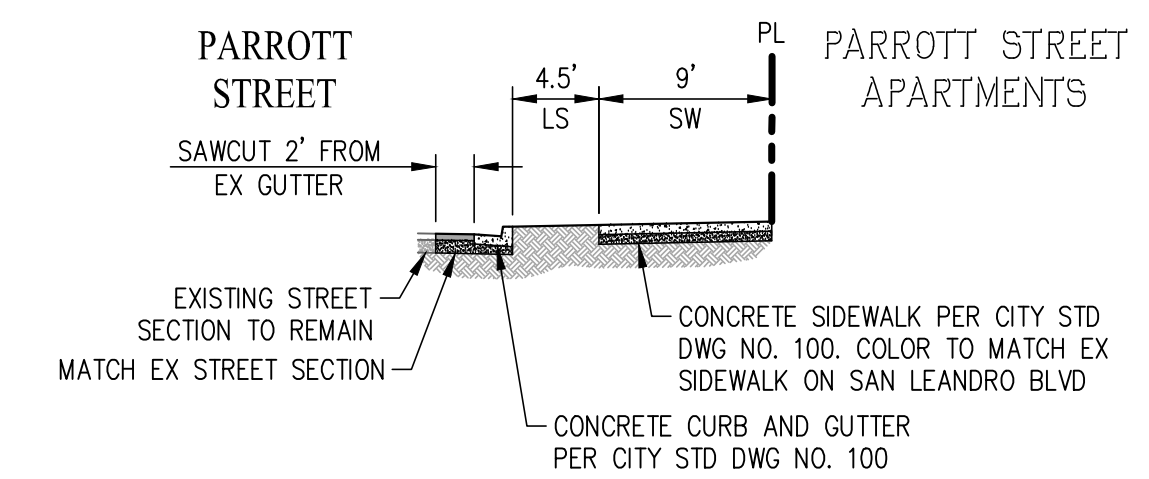
- EXISTING WATER SYSTEM INFORMATION IS BASED ON A SYSTEM MAP PROVIDED BY EBMUD. THE LOCATION OF WATER MAINS AND LATERALS HAS NOT BEEN VERIFIED IN THE FIELD.
- THE DOMESTIC WATER SERVICE SHOWN ASSUMES A 6" SERVICE WHICH A REQUIRES A 4'x6" METER BOX PER EBMUD STD DWG NO. 3602-B-3. THE SERVICE SHOWN ASSUMES THAT EBMUD WILL NOT REQUIRE A BACKFLOW PREVENTER. IF A BACKFLOW PREVENTER IS REQUIRED, CONSIDERATION NEEDS TO BE MADE FOR PHYSICAL SPACE TO FIT AN ABOVE-GROUND APPURTENANCE ON PRIVATE PROPERTY.

FIRE:

- THE FIRE SERVICE SHOWN ASSUMES A 6" SERVICE WITH A 6" DETECTOR CHECK METER ASSEMBLY PER EBMUD STD DWG NO. 314-EA. A 6" BACKFLOW PREVENTION DEVICE IS ALSO SHOWN FOR PLANNING PURPOSES, ALTHOUGH THE NEED FOR A BACKFLOW PREVENTER IS SUBJECT TO EBMUD REVIEW. IF THE BACKFLOW PREVENTER IS NOT NEEDED, THE SERVICE WILL STILL REQUIRE AN UNDERWRITER LABORATORIES (UL) APPROVED SINGLE CHECK, WAFFER CHECK, OR PUMPER CHECK VALVE ON PRIVATE PROPERTY.
- THIS PLAN ASSUMES THE 6" WATER MAIN IN PARROTT STREET CAN PROVIDE SUFFICIENT FLOW AND PRESSURE TO MEET THE BUILDING'S DOMESTIC AND FIRE WATER DEMAND. THIS ASSUMPTION IS SUBJECT TO EBMUD REVIEW. IF EBMUD'S REVIEW REVEALS INSUFFICIENT SUPPLY, THIS WILL TRIGGER ADDITIONAL OFF-SITE IMPROVEMENTS.
- THIS PLAN ASSUMES THE PROPOSED DEVELOPMENT WILL NOT REQUIRE ADDITIONAL PUBLIC FIRE HYDRANTS, AND THAT THE EXISTING FIRE HYDRANTS ON SAN LEANDRO BOULEVARD ARE SUFFICIENT FOR PROVIDING COVERAGE TO THE BUILDING. THIS DESIGN IS SUBJECT TO FIRE DEPARTMENT APPROVAL AND EBMUD APPROVAL. IF ADDITIONAL HYDRANTS ARE REQUIRED, THIS MAY TRIGGER ADDITIONAL OFF-SITE IMPROVEMENTS.

OFF-SITE IMPROVEMENTS:

- THE EXISTING SIDEWALK ON SAN LEANDRO BOULEVARD SHALL REMAIN AS IS, EXCEPT WHERE REPAIR IS INDICATED ON THE PLAN.
- THE EXISTING SIDEWALK ON PARROTT STREET SHALL BE REPLACED AS INDICATED ON THE DETAIL ON THIS SHEET.
- AN ENCROACHMENT PERMIT IS REQUIRED PRIOR TO CONSTRUCTION OF OFF-SITE IMPROVEMENTS. THE OFF-SITE IMPROVEMENTS SHOWN ON THIS PLAN ARE PRELIMINARY AND SUBJECT TO DESIGN CHANGES DURING THE PERMITTING PROCESS.

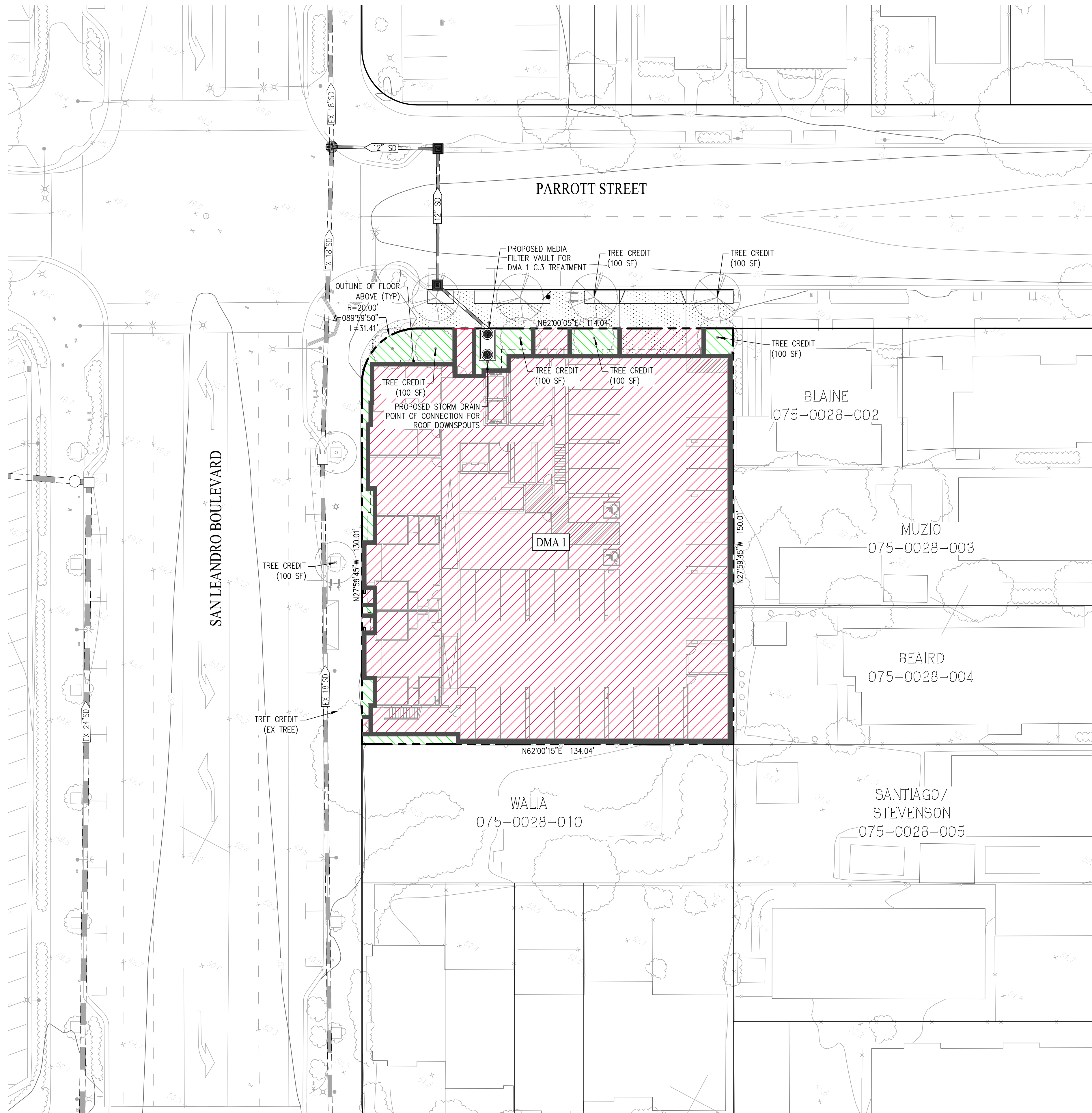


**PARROTT STREET
SIDEWALK REPLACEMENT**
NOT TO SCALE

PLN17-0061
Exhibit Z
January 4, 2018

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SACRAMENTO, CALIFORNIA (916) 375 - 1877



ABBREVIATIONS

- CB CATCH BASIN
- DWG DRAWING
- EX EXISTING
- FDC FIRE DEPARTMENT CONNECTION
- FH FIRE HYDRANT
- JT JOINT TRENCH
- MH MANHOLE
- NO. NUMBER
- SD STORM DRAIN
- SS SANITARY SEWER
- STD STANDARD
- TYP TYPICAL
- W WATER

LEGEND

- IMPERVIOUS SURFACE (0.43 AC±)
- PERVIOUS SURFACE (0.03 AC±)

NOTES:

GENERAL:

- EXISTING STORM DRAIN INFORMATION IS BASED ON INFORMATION COLLECTED FROM CITY BASE MAPS AND FIELD SURVEY.

HYDROMODIFICATION:

- PER CHAPTER 7 OF THE ALAMEDA COUNTY C.3 TECHNICAL GUIDANCE MANUAL DATED MAY 2016, THIS PROJECT IS EXEMPT FROM HYDROMODIFICATION BECAUSE IT DOES NOT CREATE AND/OR REPLACE MORE THAN 1 ACRE OF IMPERVIOUS SURFACE.
- PRELIMINARY HYDROLOGY CALCULATIONS, BASED ON THE 2016 ALAMEDA COUNTY HYDROLOGY & HYDRAULICS MANUAL, INDICATE THAT EXISTING RUNOFF FROM THE SITE IS 0.62 CFS FOR A 10-YEAR STORM. POST-PROJECT RUNOFF IS ESTIMATED TO BE ABOUT 1.48 CFS FOR A 10-YEAR STORM.

C.3 COMPLIANCE:

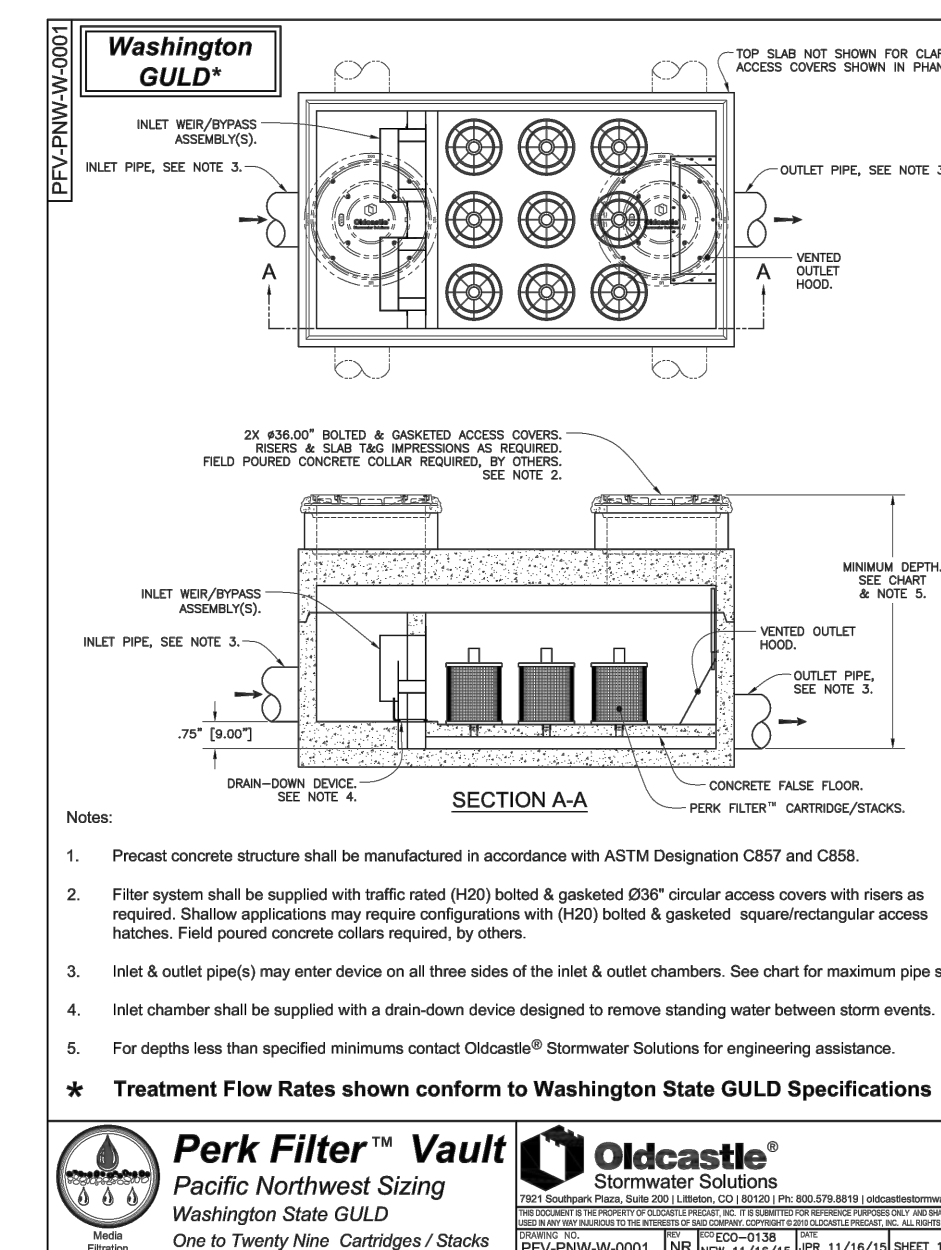
- BASED ON THE ALAMEDA COUNTY C.3 TECHNICAL GUIDANCE MANUAL DATED MAY 2016, THIS PROJECT QUALIFIES AS A CATEGORY A SPECIAL PROJECT. THE PROJECT MEETS THE CRITERIA AS FOLLOWS: LOCATED IN SAN LEANDRO'S DOWNTOWN AREA 4 ZONING DESIGNATION, CREATES/REPLACES LESS THAN 0.5 ACRES OF IMPERVIOUS SURFACE, INCLUDES NO SURFACE PARKING, AND HAS 89% COVERAGE BY PERMANENT STRUCTURES.
- THE PROPOSED MEDIA FILTER WILL TREAT THE ENTIRE ROOF AREA OF THE PROPOSED STRUCTURE. THE AT-GRADE PAVED AREAS WILL BE ACCOUNTED FOR THROUGH TREE CREDITS. THE AT-GRADE UNPAVED AREAS WILL BE SELF-TREATING AREAS. OFFSITE SIDEWALK IMPROVEMENTS FOR EXISTING STREETS ARE EXCLUDED FROM PROVISION C.3 AS OUTLINED IN TABLE 2-1 OF THE ALAMEDA COUNTY C.3 TECHNICAL GUIDANCE MANUAL.
- THE SIZE OF THE MEDIA FILTER VAULT SHOWN IS BASED ON PRELIMINARY CALCULATIONS THAT YIELD A REQUIRED TREATMENT FLOW RATE OF 0.07 CFS.

CLEAN WATER PROGRAM:

- ACCORDING TO THE USDA WEB SOIL SURVEY, THE SITE SOIL IS CLASSIFIED AS HYDROLOGIC SOIL GROUP C.

POLLUTANT SOURCE CONTROL MEASURES:

- ALL NEW STORM DRAIN INLETS SHALL BE MARKED WITH THE WORDS "NO DUMPING, DRAINS TO BAY" AS PER CITY OF SAN LEANDRO STANDARD PLAN DWG NO. 204. ALL PROPOSED STORM DRAIN INLETS THAT ARE NOT WITHIN BIORETENTION AREAS SHALL HAVE "UNITED STORM WATER" OR EQUIVALENT TRASH CAPTURE DEVICES.
- ALL INTERIOR FLOOR DRAINS SHALL BE PLUMBED TO SANITARY SEWER.
- ALL PARKING GARAGE FLOOR DRAINS SHALL BE PLUMBED TO SANITARY SEWER.
- LANDSCAPE DESIGN SHALL LIMIT POLLUTANT SOURCES AS BEST AS PRACTICAL BY FOLLOWING REQUIREMENTS DETAILED ON THE LOCAL SOURCE CONTROL LIST.
- ANY DRAINS SERVING REFUSE COLLECTION AREAS SHALL BE PLUMBED TO SANITARY SEWER.
- FIRE SPRINKLER TEST WATER SHALL DISCHARGE TO LANDSCAPE OR SANITARY SEWER.
- CONDENSATE FROM AIR CONDITIONING UNITS SHALL DRAIN TO LANDSCAPE OR SANITARY SEWER.



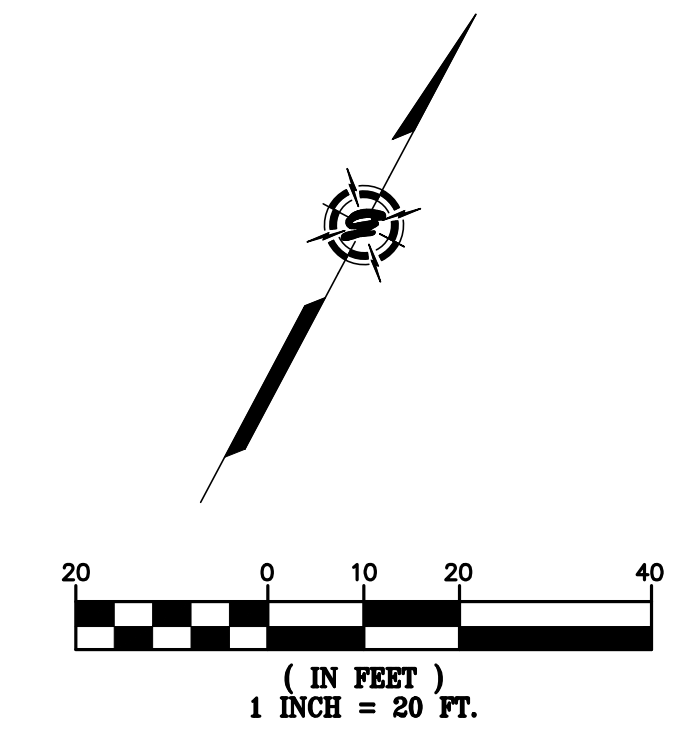
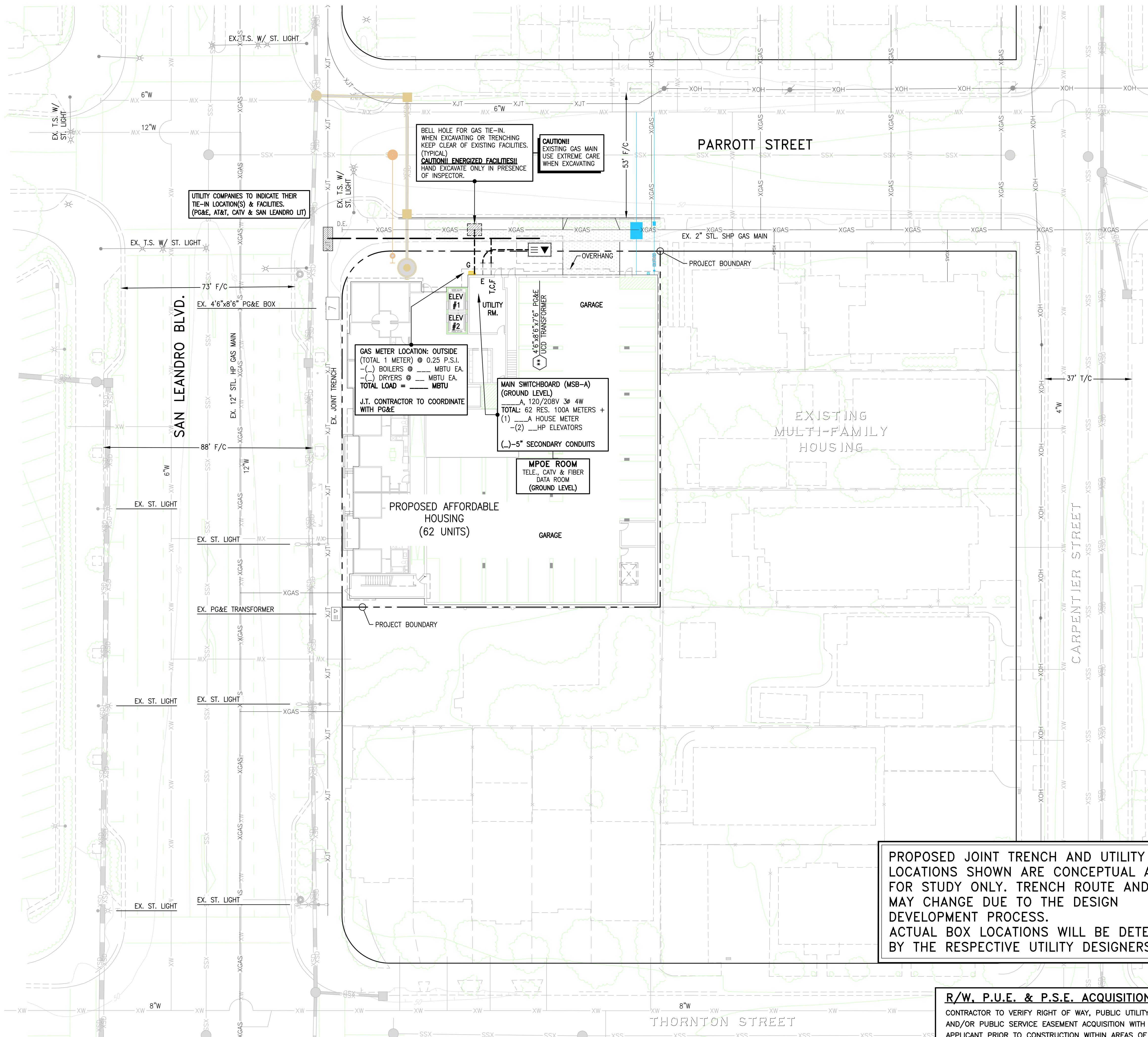
Washington GULD

MINIMUM DEPTH - RIM TO OUTLET INVERT -
CARTRIDGE STACK CONFIGURATION

INVERT	12"	18"	24"	30"
4.00'	4.83'	5.70'	6.50'	
(49.00')	(58.00')	(66.00')	(78.00')	

Treatment Flow Rates & Total Flow Capacities

VOLUME	MARKING	DEPTH	CARTRIDGE SIZE & STACK CONFIGURATION				TOTAL FLOW CAPACITY
			TREATMENT FLOW RATE	TOTAL FLOW CAPACITY	TREATMENT FLOW RATE	TOTAL FLOW CAPACITY	
4.0'	4.0'	12"	1.8	1.8	2.4	2.4	
4.0'	4.0'	18"	2.4	2.4	3.2	3.2	
4.0'	4.0'	24"	3.2	3.2	4.0	4.0	
4.0'	4.0'	30"	4.0	4.0	4.8	4.8	
4.0'	4.0'	36"	4.8	4.8	5.6	5.6	
4.0'	4.0'	42"	5.6	5.6	6.4	6.4	
4.0'	4.0'	48"	6.4	6.4	7.2	7.2	
4.0'	4.0'	54"	7.2	7.2	8.0	8.0	
4.0'	4.0'	60"	8.0	8.0	8.8	8.8	
4.0'	4.0'	66"	8.8	8.8	9.6	9.6	
4.0'	4.0'	72"	9.6	9.6	10.4	10.4	
4.0'	4.0'	78"	10.4	10.4	11.2	11.2	
4.0'	4.0'	84"	11.2	11.2	12.0	12.0	
4.0'	4.0'	90"	12.0	12.0	12.8	12.8	
4.0'	4.0'	96"	12.8	12.8	13.6	13.6	
4.0'	4.0'	102"	13.6	13.6	14.4	14.4	
4.0'	4.0'	108"	14.4	14.4	15.2	15.2	
4.0'	4.0'	114"	15.2	15.2	16.0	16.0	
4.0'	4.0'	120"	16.0	16.0	16.8	16.8	
4.0'	4.0'	126"	16.8	16.8	17.6	17.6	
4.0'	4.0'	132"	17.6	17.6	18.4	18.4	
4.0'	4.0'	138"	18.4	18.4	19.2	19.2	
4.0'	4.0'	144"	19.2	19.2	20.0	20.0	
4.0'	4.0'	150"	20.0	20.0	20.8	20.8	
4.0'	4.0'	156"	20.8	20.8	21.6	21.6	
4.0'	4.0'	162"	21.6	21.6	22.4	22.4	
4.0'	4.0'	168"	22.4	22.4	23.2	23.2	
4.0'	4.0'	174"	23.2	23.2	24.0	24.0	
4.0'	4.0'	180"	24.0	24.0	24.8	24.8	
4.0'	4.0'	186"	24.8	24.8	25.6	25.6	
4.0'	4.0'	192"	25.6	25.6	26.4	26.4	
4.0'	4.0'	198"	26.4	26.4	27.2	27.2	
4.0'	4.0'	204"	27.2	27.2	28.0	28.0	
4.0'	4.0'	210"	28.0	28.0	28.8	28.8	
4.0'	4.0'	216"	28.8	28.8	29.6	29.6	
4.0'	4.0'	222"	29.6	29.6	30.4	30.4	
4.0'	4.0'	228"	30.4	30.4	31.2	31.2	
4.0'	4.0'	234"	31.2	31.2	32.0	32.0	
4.0'	4.0'	240"	32.0	32.0	32.8	32.8	
4.0'	4.0'	246"	32.8	32.8	33.6	33.6	
4.0'	4.0'	252"	33.6	33.6	34.4	34.4	
4.0'	4.0'	258"	34.4	34.4	35.2	35.2	
4.0'	4.0'	264"	35.2	35.2	36.0	36.0	
4.0'	4.0'	270"	36.0	36.0	36.8	36.8	
4.0'	4.0'	276"	36.8	36.8	37.6	37.6	
4.0'	4.0'	282"	37.6	37.6	38.4	38.4	
4.0'	4.0'	288"	38.4	38.4	39.2	39.2	
4.0'	4.0'	294"	39.2	39.2	40.0	40.0	
4.0'	4.0'	300"	40.0	40.0	40.8	40.8	
4.0'	4.0'	306"	40.8	40.8	41.6	41.6	
4.0'	4.0'	312"	41.6	41.6	42.4	42.4	
4.0'	4.0'	318"	42.4	42.4	43.2	43.2	
4.0'	4.0'	324"	43.2	43.2	44.0	44.0	
4.0'	4.0'	330"	44.0	44.0	44.8	44.8	
4.0'	4.0'	336"	44.8	44.8	45.6	45.6	
4.0'	4.0'	342"	45.6	45.6	46.4	46.4	
4.0'	4.0'	348"	46.4	46.4	47.2	47.2	
4.0'	4.0'	354"	47.2	47.2	48.0	48.0	
4.0'	4.0'	360"	48.0	48.0	48.8	48.8	
4.0'	4.0'	366"	48.8	48.8	49.6	49.6	
4.0'	4.0'	372"	49.6	49.6	50.4	50.4	
4.0'	4.0'	378"	50.4	50.4	51.2	51.2	
4.0'	4.0'	384"	51.2	51.2	52.0	52.0	
4.0'	4.0'	390"	52.0	52.0	52.8	52.8	
4.0'	4.0'	396"	52.8	52.8	53.6	53.6	
4.0'	4.0'	402"	53.6	53.6	54.4	54.4	
4.0'	4.0'	408"	54.4	54.4	55.2	55.2	
4.0'	4.0'	414"	55.2	55.2	56.0	56.0	
4.0'	4.0'	420"	56.0	56.0	56.8	56.8	
4.0'	4.0'	426"	56.8	56.8	57.6	57.6	
4.0'	4.0'	432"	57.6	57.6	58.4	58.4	
4.0'	4.0'	438"	58.4	58.4	59.2	59.2	
4.0'	4.0'	444"	59.2	59.2	60.0	60.0	
4.0'	4.0'	450"	60.0	60.0	60.8	60.8	
4.0'	4.0'	456"	60.8	60.8	61.6	61.6	
4.0'	4.0'	462"	61.6	61.6	62.4	62.4	
4.0'	4.0'	468"	62.4	62.4	63.2	63.2	
4.0'	4.0'	474"	63.2	63.2	64.0	64.0	
4.0'	4.0'	480"	64.0	64.0	64.8	64.8	
4.0'	4.0'	486"	64.8	64.8	65.6	65.6	
4.0'	4.0'	492"	65.6	65.6	66.4	66.4	
4.0'	4.0'	498"	66.4	66.4	67.2	67.2	
4.0'	4.0'	504"	67.2	67.2	68.0	68.0	
4.0'	4.0'	510"	68.0	68.0	68.8	68.8	
4.0'	4.0'	516"	68.8	68.8	69.6	69.6	
4.0'	4.0'	522"	69.6	69.6	70.4	70.4	
4.0'	4.0'	528"	70.4	70.4	71.2	71.2	
4.0'	4.0'	534"	71.2	71.2	72.0	72.0	
4.0'	4.0'	540"	72.0	72.0	72.8	72.8	
4.0'	4.0'	546"	72.8	72.8	73.6	73.6	
4.0'	4.0'	552"	73.6	73.6	74.4	74.4	
4.0'	4.0'	558"	74.4	74.4	75.2	75.2	
4.0'	4.0'	564"	75.2	75.2	76.0	76.0	
4.0'	4.0'	570"	76.0	76.0	76.8	76.8	
4.0'	4.0'	576"	76.8	76.8	77.6	77.6	
4.0'	4.0'	582"	77.6	77.6	78.4	78.4	
4.0'	4.0'	588"	78.4	78.4	79.2	79.2	
4.0'	4.0'	594"	79.2	79.2	80.0	80.0	
4.0'	4.0'	600"	80.0	80.0	80.8	80.8	
4.0'	4.0'	606"	80.8	80.8	81.6	81.6	
4.0'	4.0'	612"	81.6	81.6	82.4	82.4	
4.0'	4.0'	618"	82.4	82.4	83.2	83.2	
4.0'	4.0'	624"	83.2	83.2	84.0	84.0	
4.0'	4.0'	630"	84.0	84.0	84.8	84.8	
4.0'	4.0'	636"	84.8	84.8	85.6	85.6	
4.0'	4.0'	642"	85.6	85.6	86.4	86.4	
4.0'	4.0'	648"	86.4	86.4	87.2	87.2	
4.0'	4.0'	654"	87.2	87.2	88.0	88.0	
4.0'	4.0'	660"	88.0	88.0	88.8	88.8	
4.0'	4.0'	666"	88.8	88.8	89.6	89.6	
4.0'	4.0'	672"	89.6	89.6	90.4	90.4	
4.0'	4.0'	678"	90.4	90.4	91.2	91.2	
4.0'	4.0'	684"	91.2	91.2	92.0	92.0	
4.0'	4.0'	690"	92.0	92.0	92.8	92.8	
4.0'	4.0'	696"	92.8	92.8	93.6	93.6	
4.0'	4.0'	702"	93.6	93.6	94.4	94.4	
4.0'	4.0'	708"	94.4	94.4	95.2	95.2	
4.0'	4.0'	714"	95.2	95.2	96.0	96.0	
4.0'	4.0'	720"	96.0	96.0	96.8	96.8	
4.0'	4.0'	726"	96.8	96.8	97.6	97.6	
4.0'	4.0'	732"	97.6	97.6	98.4	98.4	
4.0'	4.0'	738"	98.4	98.4	99.2	99.2	
4.0'	4.0'	744"	99.2	99.2	100.0	100.0	
4.0'	4.0'	750"	100.0	100.0	100.8	100.8	
4.0'	4.0'	756"	100.8	100.8	101.6	101.6	
4.0'	4.0'	762"	101.6	101.6	102.4	102.4	
4.0'	4.0'	768"	102.4	102.4	103.2	103.2	
4.0'	4.0'	774"	103.2	103.2	104.0	104.0	
4.0'	4.0'	780"	104.0	104.0	104.8	104.8	
4.0'	4.0'	786"	104.8	104.8	105.6	105.6	
4.0'	4.0'	792"	105.6	105.6	106.4	106.4	
4.0'	4.0'	798"	106.4	106.4	107.2	107.2	
4.0'	4.0'	804"	107.2	107.2	108.0	108.0	
4.0'	4.0'	810"	108.0	108.0	108.8	108.8	
4.0'	4.0'						



LEGEND

	EXISTING TRENCH OR UTILITIES
	PROPOSED TRENCH (DISTRIBUTION)
	PROPOSED TRENCH (SERVICE)
	PROPOSED STREET LIGHT TRENCH
	EXISTING UTILITY SPLICE BOX
	PG&E SKETCH LOCATION NUMBER
	FULL VEHICULAR TRAFFIC LID
	NOT TO SCALE
	UNLESS OTHERWISE NOTED

REVISIONS	DESCRIPTION	DATE	APPROVED

GIACALONE
 DESIGN SERVICES, INC.
 5200 STONERIDGE MALL, RD., #545 | PLEASANTON, CA 94588
 925.467.7740 | WWW.GIACALONEDSG.COM

PLN17-0061
Exhibit CC
January 4, 2018

JOINT TRENCH INTENT
EDEN HOUSING
AFFORDABLE HOUSING
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CALIFORNIA
SAN LEANDRO

NOTE
 PLEASE VERIFY THAT THE SERVICE POINTS IN THIS DRAWING MATCH YOUR DESIGN. IF THERE ARE ANY DISCREPANCIES, PLEASE CONTACT THE PROJECT MANAGER IN OUR OFFICE.

NOTE TO UTILITIES:
 PLEASE INDICATE TIE-IN POINTS ON INTENT RESPONSE

PRELIMINARY PLANS
NOT FOR CONSTRUCTION

PROPOSED JOINT TRENCH AND UTILITY BOX LOCATIONS SHOWN ARE CONCEPTUAL AND FOR STUDY ONLY. TRENCH ROUTE AND BOXES MAY CHANGE DUE TO THE DESIGN DEVELOPMENT PROCESS. ACTUAL BOX LOCATIONS WILL BE DETERMINED BY THE RESPECTIVE UTILITY DESIGNERS.

R/W, P.U.E. & P.S.E. ACQUISITION NOTE:
 CONTRACTOR TO VERIFY RIGHT OF WAY, PUBLIC UTILITY EASEMENT AND/OR PUBLIC SERVICE EASEMENT ACQUISITION WITH THE APPLICANT PRIOR TO CONSTRUCTION WITHIN AREAS OF QUESTION.

TWO DAYS BEFORE YOU DIG
 CALL USA TOLL FREE
811
CALL BEFORE YOU DIG

PROJECT MANAGER: LARRY CASKEY
DRAWN BY: CORY GREEN
LEAD DRAFTER: MB2
SCALE: 1"=20'
JOB NUMBER: 17-231
DATE LAST MODIFIED: 10-24-17
SHEET INT2
OF 2 SHEETS