MONARCH BAY APARTMENT



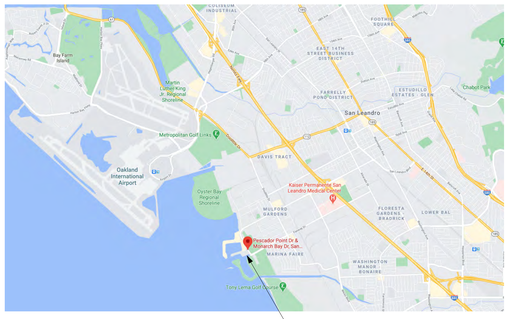
BDE ARCHITECTURE

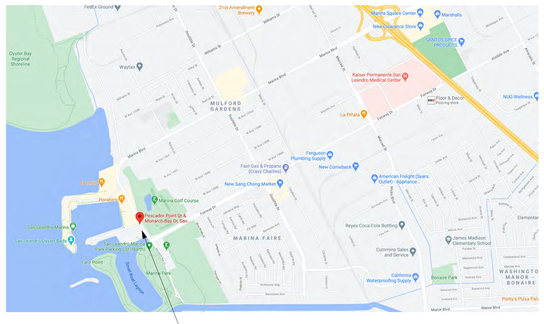
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ABV	Above	GSM	Galvanized Sheet Metal	RFL	Reflected
AFF	Above Finished Floor	GCMU	Glazed Conc Masonry Units	REFR	Refrigerator
AP	Access Panel	GD	Grading	REG	Register
ACC	Acoustical	GRN	Granite	RE	Reinforce (d), (ing)
ADD	Addendum	GVL	Gravel	REM	Remove
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 ?

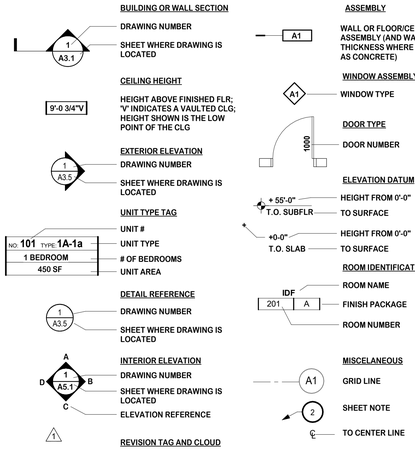
12" = 1'-0"





PROJECT LOCATION 1

1/2" = 1'-0"



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
SAN JOSE, CA 95112
P: 408.609.8819
CONTACT: PATRICK CHAN

ARCHITECT:
BDE ARCHITECTURE
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 (REFERENCE ONLY)
G3.1	ZONING DIAGRAMS
G3.2	ZONING DIAGRAMS
G4.1	3D VIEW - NW CORNER
G4.2	3D VIEW - LOBBY/ ENTRY
G4.3	3D VIEW - VIEW FROM DOG PARK
G4.4	3D VIEW - SE CORNER
G4.5	3D VIEW - NE CORNER
A1.1	RESIDENTIAL - SITE PLAN
A2.1	LEVEL 1 FLOOR PLAN
A2.2	LEVEL 2 FLOOR PLAN
A2.3	LEVEL 3 & 4 FLOOR PLAN
A2.5	LEVEL 5 FLOOR PLAN
A2.6	ROOF PLAN
A3.0	MATERIAL BOARD
A3.1	BUILDING ELEVATIONS
A3.3	BUILDING SECTIONS
A3.5	WINDOW DETAILS
L1.0	MASTER LANDSCAPE PLAN
L1.1	LANDSCAPE PLAN
L2.1	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

BDE ARCHITECTURE
934 HOWARD STREET
SAN FRANCISCO
CA 94103
P. (415) 677-0966

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MONARCH BAY APARTMENT
SAN LEANDRO, CA

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PROJECT INFO, GENERAL NOTES

SHEET TITLE

SCALE As indicated

PROJ #: 2024 DRAWN BY

SHEET SIZE: 30 x 42

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PROJECT DESCRIPTION:
MONARCH BAY APARTMENTS IS A PRIVATELY FUNDED, MULTI-FAMILY PROJECT WITH 285 RESIDENTIAL UNITS, RESIDENTIAL AMENITY SPACES, AND LANDSCAPED COURTYARD. RESIDENTIAL AMENITIES INCLUDE POOL ON LEVEL 1, CLUB ROOM AND ROOF DECK EXTERIOR SPACE ON LEVEL 5. PROJECT CONSISTS OF 5 STORIES OF RESIDENTIAL (TYPE III-A CONSTRUCTION) WRAPPING 5 STORIES OF GARAGE (TYPE I-A CONSTRUCTION).

ZONING INFORMATION

ASSESSOR'S PARCEL #:	
ZONING DISTRICT:	RM-1800 (PD)
GENERAL PLAN DESIGNATION:	RH (HIGH DENSITY RESIDENTIAL)
LOT AREA:	6.37 ACRES 277,496 SQ FT
ALLOWABLE DENSITY:	50 DU PER ACRE (PER RH W/ PD OVERLAY)
PROPOSED DENSITY:	44.75 DU PER ACRE
PROPOSED GFA:	316,460 SF
PROPOSED FAR:	1.14
ALLOWABLE LOT COVERAGE:	70%
PROPOSED LOT COVERAGE:	34.4%
SETBACKS (PER 2.04.316):	
FRONT AT PESCADOR:	15 FT
CORNER SIDE AT MONARCH:	15 FT
REAR:	10 FT
SITE SUBJECT TO BCDC 100' SHORELINE BAND	

BUILDING INFORMATION

NUMBER OF STORIES:	5
ALLOWABLE HEIGHT:	50'
PROPOSED HEIGHT:	53' TO AVG ROOF* 58' TO T.O. PARAPET 63' TO T.O. STAIR & ELEV PENTHOUSE, CORNER PARAPETS AS NOTED
CONSTRUCTION TYPE:	TYPE III-A RESIDENTIAL (5 STORIES) TYPE I GARAGE (5 STORIES)
SPRINKLERED:	YES
FIRE ALARM:	YES
HIGH RISE:	NO
OCCUPANCY CLASSIFICATION:	R2 RESIDENTIAL S2 PARKING

DENSITY

ZONING DISTRICT	ALLOWED	PROPOSED
RM-1800 (PD) **GENERAL PLAN-RH**	ALLOWED DENSITY = 50 DU / ACRE ALLOWED UNITS = 50 X 6.37 ACRES = 318 DU	PROPOSED DENSITY = 44.75 DU / ACRE PROPOSED UNITS = 285 DU

PARKING INFORMATION

	REQUIRED	PROVIDED
RESIDENTIAL	1-BR: 183 UNITS @ 1.25/UNIT = 228.75 STALLS 2-BR: 102 UNITS @ 2/UNIT = 204 STALLS GUEST: 285 UNITS @ .25/UNIT = 71.25 STALLS	**ON-SITE PARKING:** STANDARD (9'-0" X 18'-6") = 313 SPACES COMPACT (8'-0" X 15'-0") = 80 SPACES ADA VAN (9'-0" X 18'-0") = 6 SPACES ADA STANDARD (9'-0" X 18'-0") = 6 SPACES TOTAL ON-SITE PARKING: 405 SPACES **STREET PARKING:** STANDARD (9'-0" X 18'-6"): 30 STALLS
TOTAL	504 STALLS	435 STALLS (1.52 STALLS/UNIT)*

PARKING SUMMARY

FLOOR 1	
COMPACT (8'-0" X 15'-0")	12
STANDARD (9'-0" X 18'-6")	46
ADA STANDARD (9'-0" X 18'-0" W/ 5' AISLE)	1
ADA VAN (9'-0" X 18'-0" W/ 8' AISLE)	2
	61
FLOOR 2	
COMPACT (8'-0" X 15'-0")	17
STANDARD (9'-0" X 18'-6")	69
ADA STANDARD (9'-0" X 18'-0" W/ 5' AISLE)	1
ADA VAN (9'-0" X 18'-0" W/ 8' AISLE)	1
	88
FLOOR 3	
COMPACT (8'-0" X 15'-0")	17
STANDARD (9'-0" X 18'-6")	69
ADA STANDARD (9'-0" X 18'-0" W/ 5' AISLE)	1
ADA VAN (9'-0" X 18'-0" W/ 8' AISLE)	1
	88
FLOOR 4	
COMPACT (8'-0" X 15'-0")	17
STANDARD (9'-0" X 18'-6")	69
ADA STANDARD (9'-0" X 18'-0" W/ 5' AISLE)	1
ADA VAN (9'-0" X 18'-0" W/ 8' AISLE)	1
	88
FLOOR 5	
COMPACT (8'-0" X 15'-0")	17
STANDARD (9'-0" X 18'-6")	61
ADA STANDARD (9'-0" X 18'-0" W/ 5' AISLE)	1
ADA VAN (9'-0" X 18'-0" W/ 8' AISLE)	1
	80
TOTAL PARKING SPACES	405

BICYCLE PARKING INFORMATION

REQUIRED	PROVIDED
5% OF REQUIRED AUTOMOBILE PARKING SPACES 504 STALLS X 0.05 = 25 SPACES	INDOOR BIKE ROOM DOUBLE DECKER BIKE RACK = 104 SPACES VERTICAL BIKE RACK = 20 SPACES OUTDOOR BIKE PARKING = 8 SPACES TOTAL = 132 SPACES (26% OF REQUIRED AUTOMOBILE PARKING SPACES)

STORAGE SPACE

REQUIRED	PROVIDED
1 STORAGE UNIT / DU (MIN. 250 CU.FT. 4'X8') = 285 STORAGE UNITS	(58) 4'WX8'DX8'H STORAGE LOCKERS* 0.20 STORAGE UNIT / DU

OPEN SPACE

REQUIRED	PROVIDED		
200 SF / DU 200 SF X 285 DU =57,000 SF	COMMON OPEN SPACE		
	COURTYARD	FLOOR 1	10,280 SF
	SOUTH COURT	FLOOR 1	12,787 SF
	EAST OPEN SPACE	FLOOR 1	1,873 SF
	EAST OPEN SPACE	FLOOR 1	3,851 SF
	WEST OPEN SPACE	FLOOR 1	8,599 SF
	EAST OPEN SPACE	FLOOR 1	824 SF
	ROOF DECK	FLOOR 5	1,305 SF
	ROOF DECK	FLOOR 5	1,028 SF
	TOTAL OPEN SPACE PROVIDED		40,546 SF
			142 SF / DU*

LANSCAPING AREA

REQUIRED	PROVIDED
10% SITE AREA 277,496 @ 10% = 27,750 SF	35,006 SF

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

UNIT AND AREA SUMMARY — **JOB: Cal Coast - Monarch Bay Apartments**
Date 11/15/2021 — **2024**

CONSTRUCTION TYPE: TYPE IIIA AROUND TYPE IA
FLOORS: 5 WOOD AROUND 5 CONCRETE

UNIT TYPE	NAME	DESCRIB	Unit Net Rentable	1ST	2ND	3RD	4TH	5TH	Roof	Unit Total		Rentable Area by Type
1 BEDROOM	A1	1 BDRM	702	15	12	15	15	15		72	25%	50,544
	A2	INSIDE CORNER 1 BDRM	727	9	10	11	11	11		52	18%	37,804
	A3	1 BDRM	716	3	3	3	3	3		15	5%	10,740
	A4	1 BDRM	751	4	4	7	7	7		29	10%	21,779
	A5	1 BDRM + DEN	864	3	3	3	3	3		15	5%	12,960
1 BDRM SUB-TOTAL				34	32	39	39	39		**183**	**64%**	133,827
2 BEDROOM	B1	2 BDRM/ 2 BATH	1,054	8	14	15	15	14		66	23%	69,564
	B2	CORNER '2 BR/ 2BA	1,086	1	1	1	1	1		5	2%	5,430
	B3	CORNER '2 BR/ 2BA	1,150	6	6	6	6	4		28	10%	32,200
	B4	CORNER' 2 BR/ 2BA	1,040	0	0	1	1	1		3	1%	3,120
2 BDRM SUB-TOTAL				15	21	23	23	20		**102**	**36%**	110,314
TOTAL UNITS		**Avg SqFt**	**857**	49	53	62	62	59		**285**	**100%**	244,141
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 Residential by floor (excl decks)				41,235	46,180	52,320	52,320	48,966				**241,021**
Gross area by floor (footprint minus net rentable, excl decks)				12,794	12,365	13,432	13,432	13,736				**65,759**
Residential Amenities				7,612				735				8,347
Leasing Office				1,000								1,000
Garage/ Bike Parking/ Utility/MEP (Excluded in FAR)				24,585	29,601	29,601	29,601	29,601				142,989
FAR Floor Area				62,641	58,545	65,752	65,752	63,437	333			**316,460**
Total Gross Floor Area (FAR+Garage/ Bike Parking/ Utility/ MEP)				87,226	88,146	95,353	95,353	93,038	333			**459,449**

BDE ARCHITECTURE
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San Francisco
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PROJECT DATA

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PROJ #. 2024 DRAWN BY
SHEET SIZE: 30 X 42

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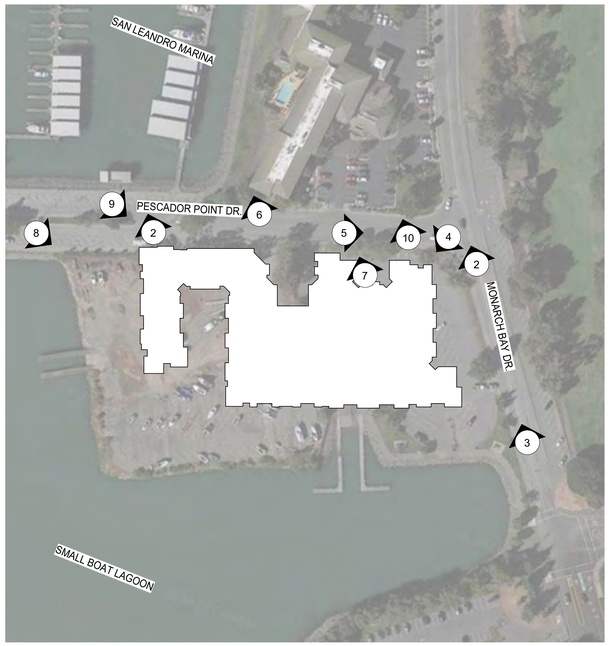
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SITE PHOTO - MONARCH BAY LOOKING NORTH 3



SITE PHOTO - MONARCH BAY LOOKING NORTH 2



EXISTING PHOTOS - SITE PLAN 1

1" = 100'-0"



SITE PHOTO - PESCADOR POINT LOOKING EAST 5



SITE PHOTO - PESCADOR POINT LOOKING SOUTHWEST 4



SITE PHOTO - PESCADOR POINT LOOKING SOUTH EAST 8



SITE PHOTO - PESCADOR POINT LOOKING NORTHWEST 7



SITE PHOTO - PESCADOR POINT LOOKING NORTH 6



SITE PHOTO - PESCADOR POINT LOOKING WEST 10



SITE PHOTO - PESCADOR POINT LOOKING SOUTHEAST 9

BDE ARCHITECTURE

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EXISTING SITE PHOTOS

Sheet Title

Scale As indicated

Proj #. 2024 Drawn by

Sheet Size: 30 x 42

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MASTER PLAN 1
1" = 80'-0"

TRUE

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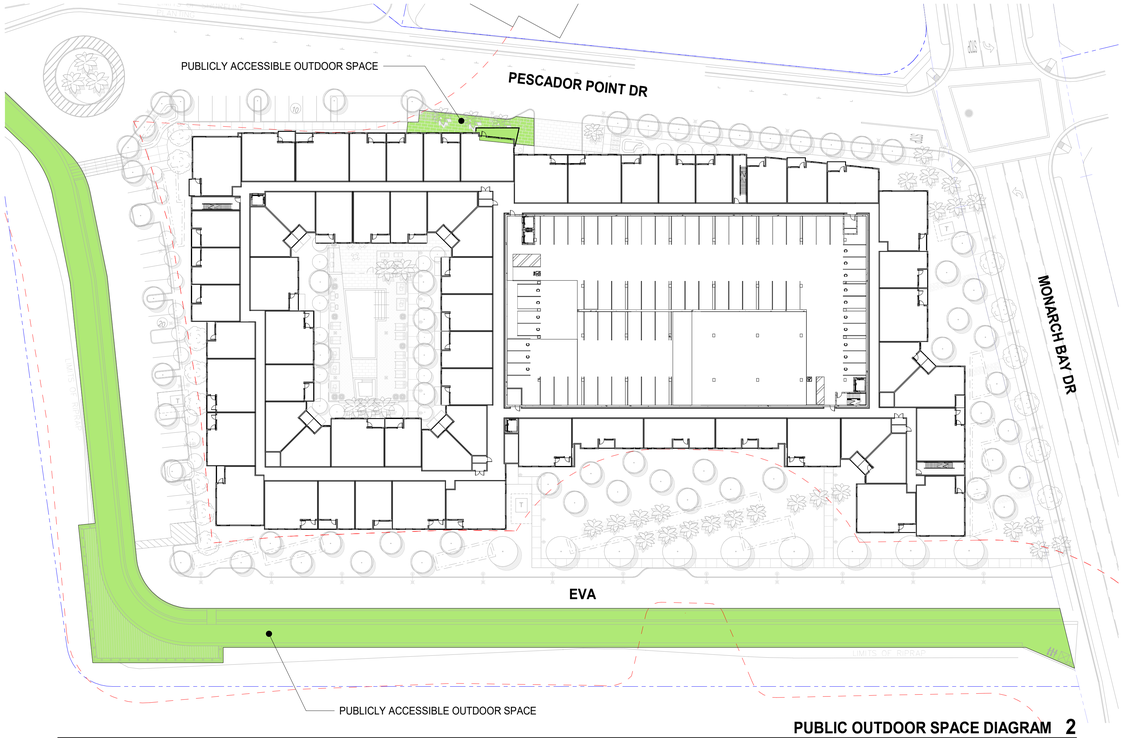
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MASTER PLAN (REFERENCE ONLY)

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

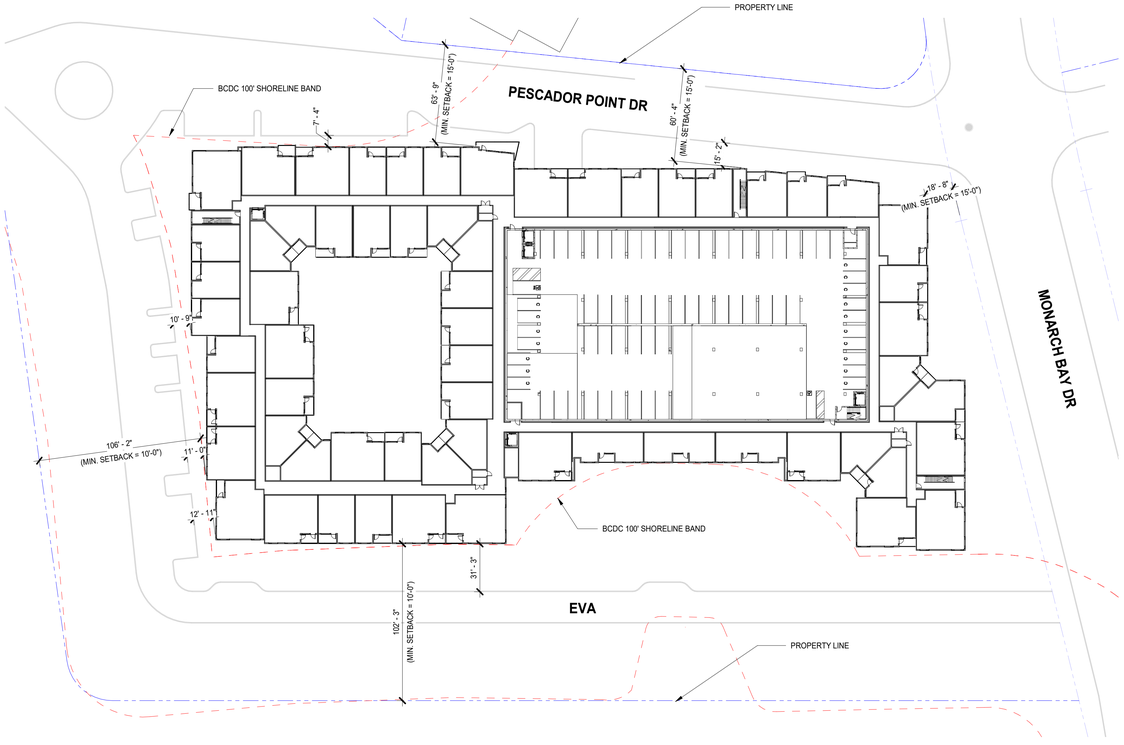
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PUBLIC OUTDOOR SPACE DIAGRAM 2

1" = 40'-0"



SETBACK DIAGRAM 1

1" = 40'-0"

TRUE

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Rev.	Issue	Date
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ZONING DIAGRAMS

Sheet Title

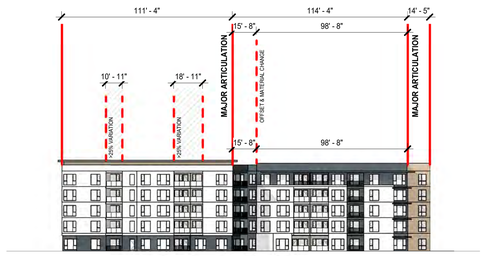
Scale 1" = 40'-0"

Proj #: 2024 Drawn: Author

Sheet Size: 30 x 42

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BUILDING ARTICULATION - EAST ELEVATION 5

1" = 40'-0"



BUILDING ARTICULATION - NORTH ELEVATION 4

1" = 40'-0"



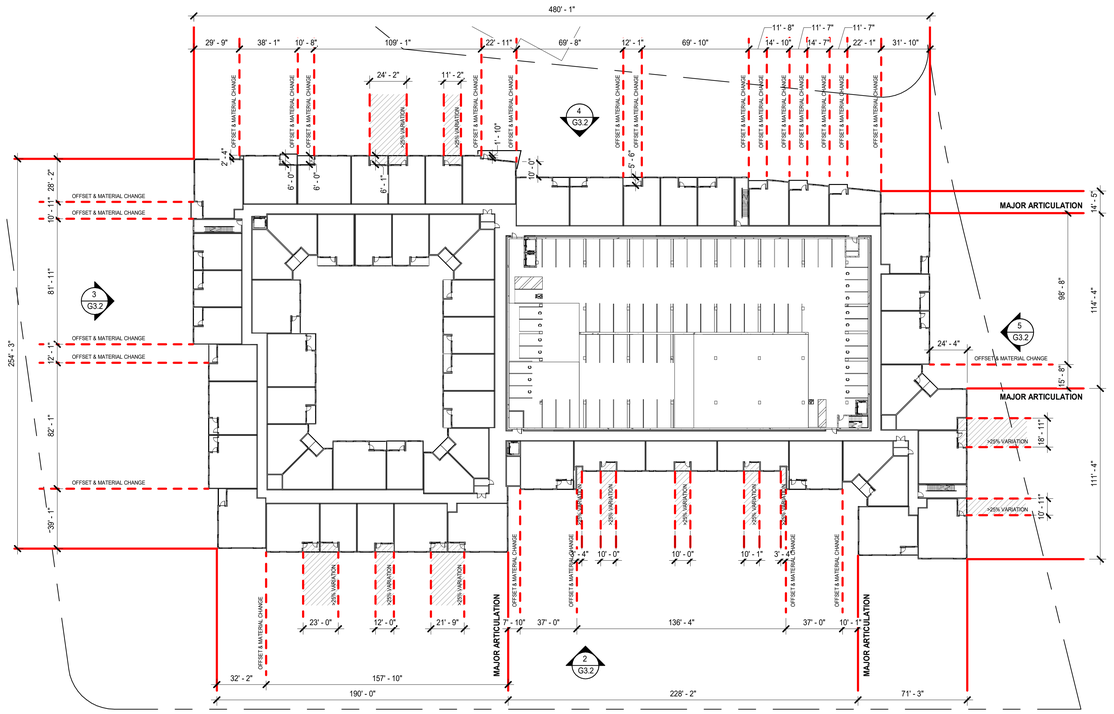
BUILDING ARTICULATION - WEST ELEVATION 3

1" = 40'-0"



BUILDING ARTICULATION - SOUTH ELEVATION 2

1" = 40'-0"



ZONING DIAGRAM - BUILDING ARTICULATION 1

1" = 40'-0"

TRUE

11/19/2021 4:58:52 PM

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ZONING DIAGRAMS

Sheet Title

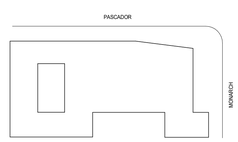
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Sheet Size: 30 x 42

G3.2





Key Plan

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3D VIEW - NW CORNER

Sheet Title

Scale 1" = 160'-0"

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Sheet Size: 30 x 42

G4.1

11/19/2021 1:07:39 PM



PASCADOR

MONARCH

Key Plan

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3D VIEW - LOBBY/ ENTRY

Sheet Title

Scale 1" = 160'-0"

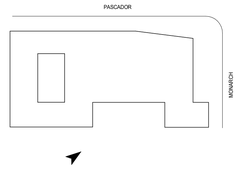
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Sheet Size: 30 x 42

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3D VIEW - VIEW FROM DOG PARK

Sheet Title

Scale 1" = 160'-0"

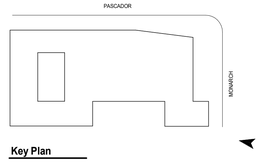
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Sheet Size 30 x 42

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3D VIEW - SE CORNER

Sheet Title

Scale 1" = 160'-0"

Proj #. 2024 drawn Author

Sheet Size: 30 x 42

G4.4

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PASCADOR

MONARCH

Key Plan

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3D VIEW - NE CORNER

Sheet Title

Scale 1" = 160'-0"

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Sheet Size: 30 x 42

G4.5

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PLAN COLOR LEGEND

- MARKET RATE RESIDENTIAL GROSS
- MARKET RATE RESIDENTIAL NET
- COMMON OPEN SPACE
- VERTICAL CIRCULATION / CORES
- LEASING & RESIDENTIAL AMENITY
- SITEWORK VEGETATION
- PRIVATE OPEN SPACE
- GARAGE & ROADS
- 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. DRIVEWAY
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 - RESIDENTIAL - SITE PLAN 1

1" = 30'-0"

TRUE

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RESIDENTIAL - SITE PLAN

Sheet Title

Scale As indicated

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PLAN COLOR LEGEND

- MARKET RATE RESIDENTIAL GROSS
- MARKET RATE RESIDENTIAL NET
- COMMON OPEN SPACE
- VERTICAL CIRCULATION / CORES
- LEASING & RESIDENTIAL AMENITY
- SITEWORK VEGETATION
- PRIVATE OPEN SPACE
- GARAGE & ROADS
- BUILDING UTILITIES "MEP"

SHEET NOTES

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1. PROPERTY LINE
2. BCDC 100' SHORELINE BAND
3. BUILDING ENTRY
4. PARKING, S.C.D.
5. DRIVEWAY
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.
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11. PAD MOUNTED TRANSFORMER, S.C.D. & S.E.D.
12. BAY TRAIL (N.I.C.)
13. BAY TRAIL (N.I.C.)TURE ABOVE BUILDING STRUCTURE ABOVE
14. PRIVATE DECK
15. STAIRS WITH ROOF ACCESS
16. GARAGE ENTRY
17. ROLL-UP DOOR
18. GUARDRAIL
19. TRELLIS BELOW
20. CANOPY BELOW
21. ROOF DECK
22. UNOCCUPIED ROOF
23. STAIR PENTHOUSE
24. ELEVATOR PENTHOUSE
25. PARAPET
26. RESIDENTIAL STORAGE

BUILDING PLAN - FLOOR 1 1

1" = 20'-0"

0' 20' 40' TRUE

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LEVEL 1 FLOOR PLAN

SHEET TITLE

SCALE As indicated

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SHEET SIZE: 30 x 42

A2.1

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PLAN COLOR LEGEND

- MARKET RATE RESIDENTIAL GROSS
- MARKET RATE RESIDENTIAL NET
- VERTICAL CIRCULATION / CORES
- LEASING & RESIDENTIAL AMENITY
- GARAGE & ROADS
- BUILDING UTILITIES "MEP"

SHEET NOTES

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1. PROPERTY LINE
2. BCDC 100' SHORELINE BAND
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5. DRIVEWAY
6. LANDSCPAING, S.L.D., S.C.D.
7. WALKWAY, S.L.D., S.C.D.
8. PASSENGER PICKUP/DROP-OFF
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13. BAY TRAIL (N.I.C.)TURE ABOVE
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14. PRIVATE DECK
15. STAIRS WITH ROOF ACCESS
16. GARAGE ENTRY
17. ROLL-UP DOOR
18. GUARDRAIL
19. TRELLIS BELOW
20. CANOPY BELOW
21. ROOF DECK
22. UNOCCUPIED ROOF
23. STAIR PENTHOUSE
24. ELEVATOR PENTHOUSE
25. PARAPET
26. RESIDENTIAL STORAGE

BUILDING PLAN - FLOOR 2 1

1" = 20'-0"

0' 20' 40' TRUE

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LEVEL 2 FLOOR PLAN

SHEET TITLE

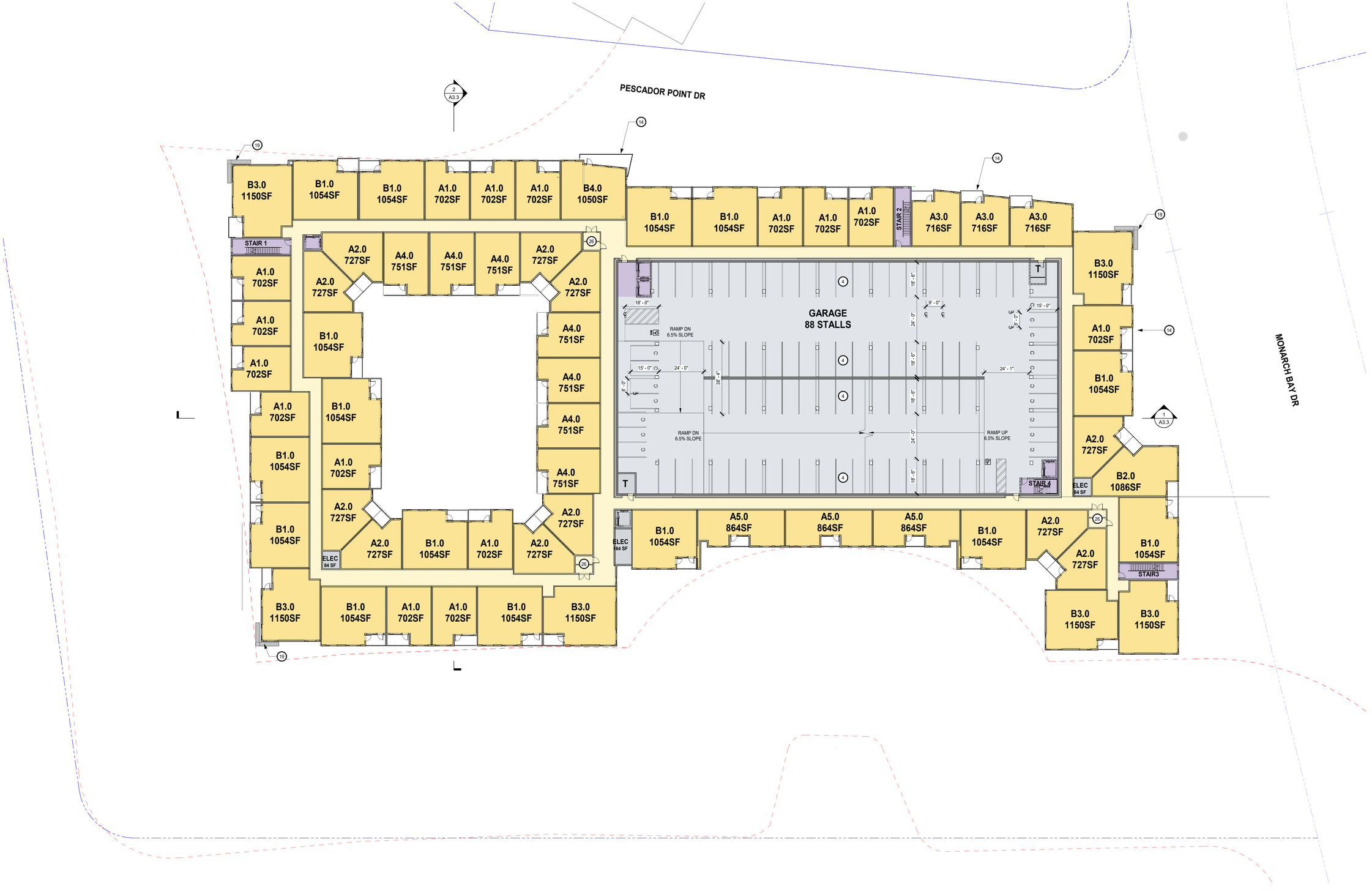
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SHEET SIZE: 30 x 42

A2.2

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PLAN COLOR LEGEND

- MARKET RATE RESIDENTIAL GROSS
- MARKET RATE RESIDENTIAL NET
- VERTICAL CIRCULATION / CORES
- GARAGE & ROADS
- BUILDING UTILITIES "MEP"

SHEET NOTES

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3. BUILDING ENTRY
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5. DRIVEWAY
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.)
13. BAY TRAIL (N.I.C.)TURE ABOVE
    BUILDING STRUCTURE ABOVE
14. PRIVATE DECK
15. STAIRS WITH ROOF ACCESS
16. GARAGE ENTRY
17. ROLL-UP DOOR
18. GUARDRAIL
19. TRELLIS BELOW
20. CANOPY BELOW
21. ROOF DECK
22. UNOCCUPIED ROOF
23. STAIR PENTHOUSE
24. ELEVATOR PENTHOUSE
25. PARAPET
26. RESIDENTIAL STORAGE

BUILDING PLAN - FLOOR 3 & 4 1

1" = 20'-0"

0' 20' 40' TRUE

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LEVEL 3 & 4 FLOOR PLAN

Sheet Title

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A2.3

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PLAN COLOR LEGEND

- MARKET RATE RESIDENTIAL GROSS
- MARKET RATE RESIDENTIAL NET
- COMMON OPEN SPACE
- VERTICAL CIRCULATION / CORES
- LEASING & RESIDENTIAL AMENITY
- GARAGE & ROADS
- 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. DRIVEWAY
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. BAY TRAIL (N.I.C.)TURE ABOVE
    BUILDING STRUCTURE ABOVE
14. PRIVATE DECK
15. STAIRS WITH ROOF ACCESS
16. GARAGE ENTRY
17. ROLL-UP DOOR
18. GUARDRAIL
19. TRELLIS BELOW
20. CANOPY BELOW
21. ROOF DECK
22. UNOCCUPIED ROOF
23. STAIR PENTHOUSE
24. ELEVATOR PENTHOUSE
25. PARAPET
26. RESIDENTIAL STORAGE

BUILDING PLAN - FLOOR 5 1

1" = 20'-0"

0' 20' 40'

TRUE

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LEVEL 5 FLOOR PLAN

Sheet Title

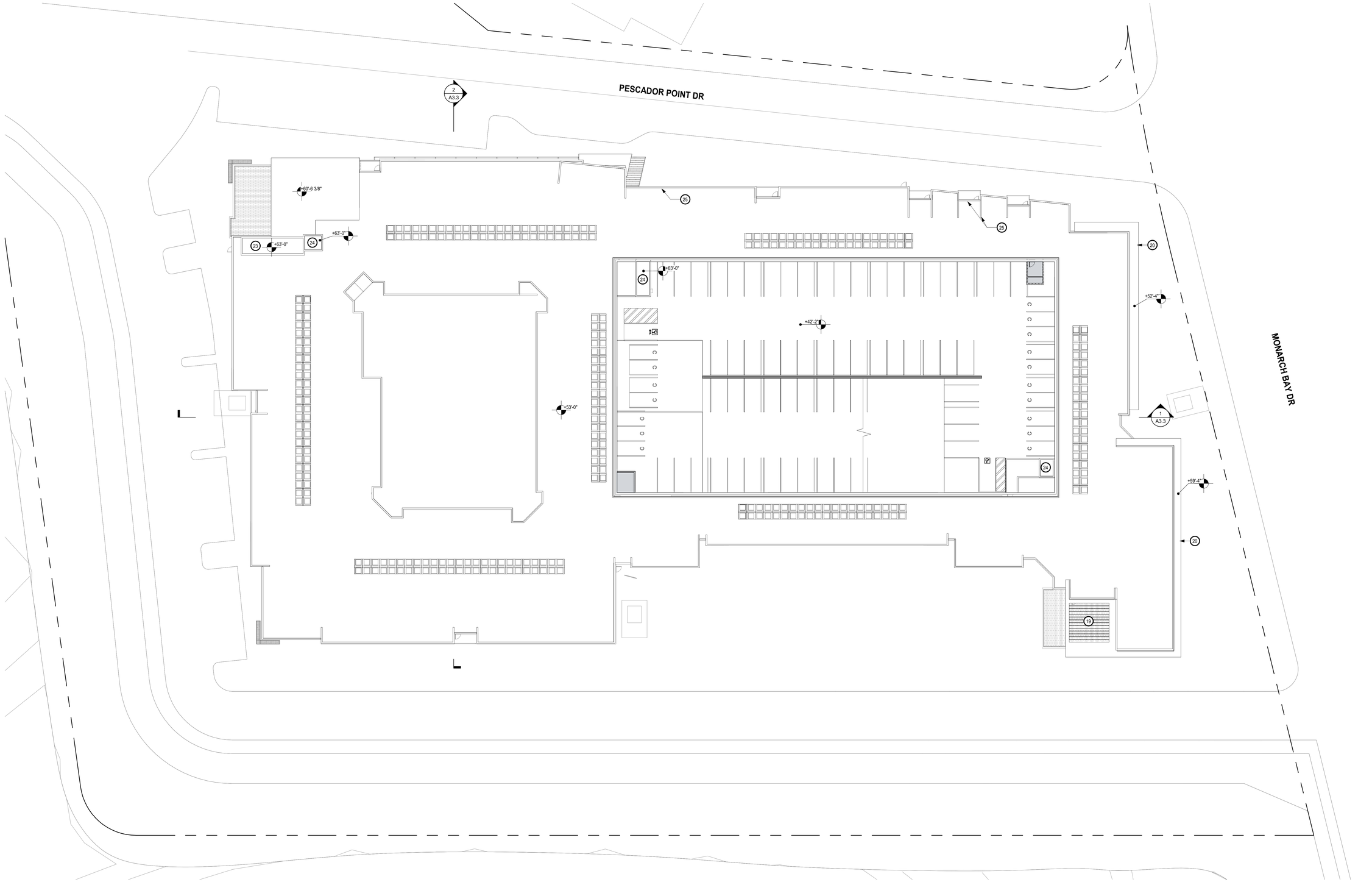
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Sheet Size: 30 x 42

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SHEET NOTES

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1. PROPERTY LINE
2. BCDC 100' SHORELINE BAND
3. BUILDING ENTRY
4. PARKING, S.C.D.
5. DRIVEWAY
6. LANDSCPAING, S.L.D., S.C.D.
7. WALKWAY, S.L.D., S.C.D.
8. PASSENGER PICKUP/DROP-OFF
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13. BAY TRAIL (N.I.C.)TURE ABOVE
    BUILDING STRUCTURE ABOVE
14. PRIVATE DECK
15. STAIRS WITH ROOF ACCESS
16. GARAGE ENTRY
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18. GUARDRAIL
19. TRELLIS BELOW
20. CANOPY BELOW
21. ROOF DECK
22. UNOCCUPIED ROOF
23. STAIR PENTHOUSE
24. ELEVATOR PENTHOUSE
25. PARAPET
26. RESIDENTIAL STORAGE

PLANNING - RESIDENTIAL - BUILDING PLAN - ROOF 1

1" = 20'-0"

0' 20' 40' TRUE

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ROOF PLAN

Sheet Title

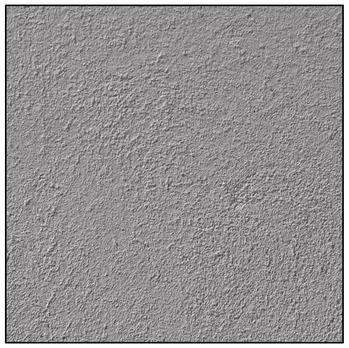
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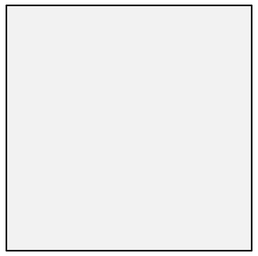
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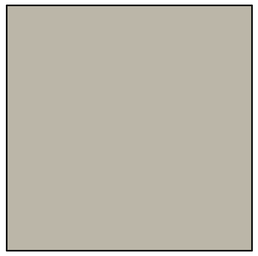
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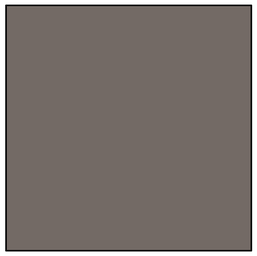
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(1) EXTERIOR STUCCO
TEXTURE SAMPLE (APPLIES TO ALL COLORS)

(1A) EXTERIOR STUCCO
COLOR: BRIGHT WHITE

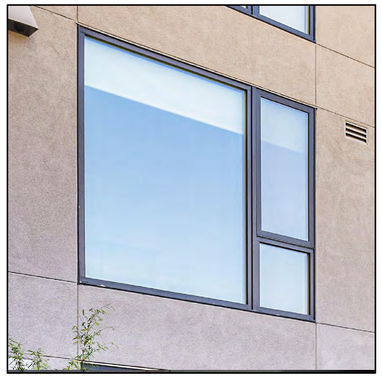
(1B) EXTERIOR STUCCO
COLOR: MEDIUM GREY

(1C) EXTERIOR STUCCO
COLOR: MEDIUM GREY

(1C) EXTERIOR STUCCO
COLOR: DARK GREY







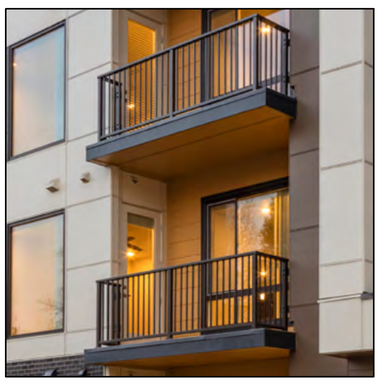


(2) WOOD HORIZONTAL SIDING

(3) DARK BRICK VENEER

(4) VINYL WINDOW

(5) ALUMINUM STOREFRONT









(6) VERTICAL PICKET METAL RAILING

(7) GLASS RAILING

(8) METAL AWNING

(9) ROOF OVERHANG

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: OFF- WHITE
- (1B) COLOR: MEDIUM GREY
- (1C) COLOR: DARK GREY

(2) WOOD GRAIN HORIZONTAL SIDING
(3) DARK BRICK VENEER
(4) VINYL WINDOW
(5) ALUMINUM STOREFRONT
(6) METAL RAILING
(7) GLASS RAILING
(8) METAL AWNING
(9) ROOF OVERHANG

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MATERIAL BOARD

Sheet Title

Scale 12" = 1'-0"

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Sheet Size: 30 x 42

A3.0

11/17/2021 2:41:53 PM



BUILDING ELEVATION - NORTH 1

1/16" = 1'-0"



BUILDING ELEVATION - EAST 4

1/16" = 1'-0"



BUILDING ELEVATION - SOUTH 3

1/16" = 1'-0"



BUILDING ELEVATION - WEST 2

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: OFF- WHITE
   - 1B. COLOR: MEDIUM GREY
   - 1C. COLOR: DARK GREY
2. WOOD GRAIN HORIZONTAL SIDING
3. DARK BRICK VENEER
4. VINYL WINDOW
5. ALUMINUM STOREFRONT
6. METAL RAILING
7. GLASS RAILING
8. METAL AWNING
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BUILDING ELEVATIONS

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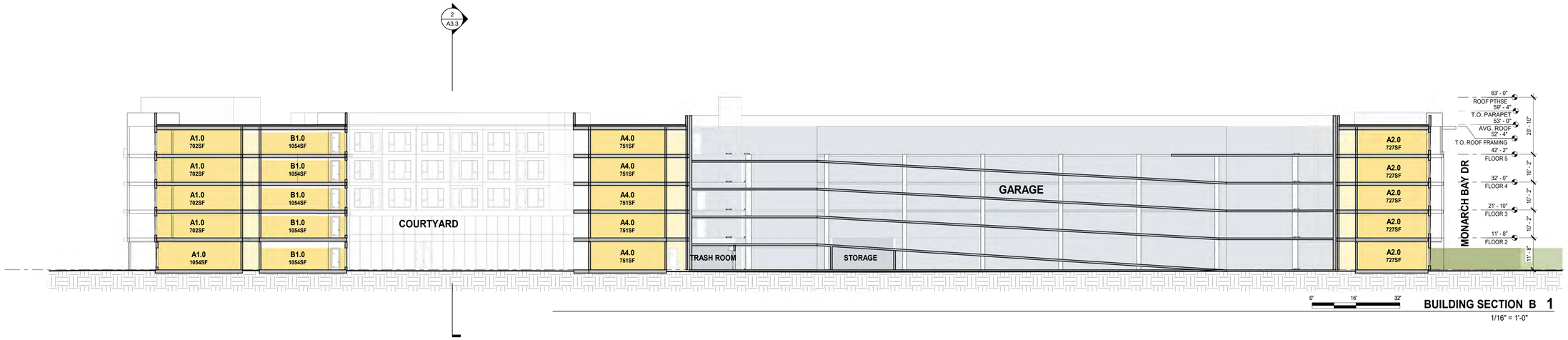
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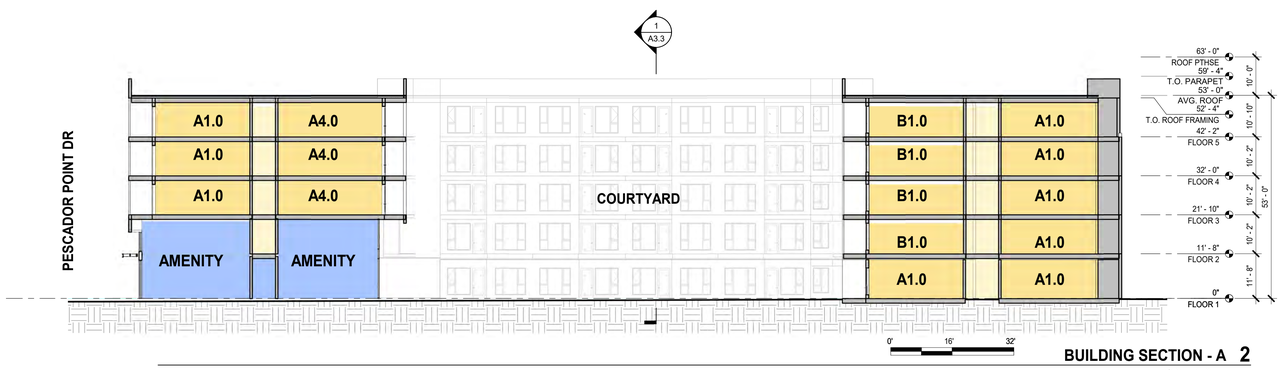
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BUILDING SECTION B 1

1/16" = 1'-0"



BUILDING SECTION - A 2

1/16" = 1'-0"

ARCHITECTURE

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BUILDING SECTIONS

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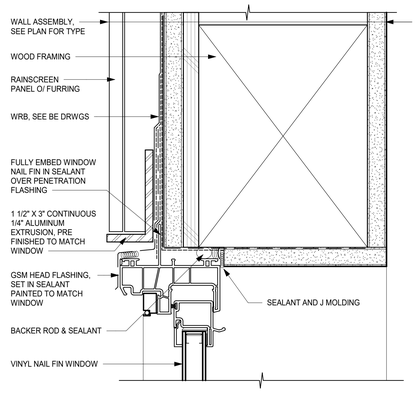
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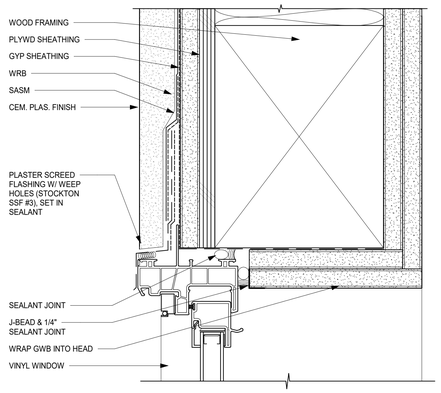
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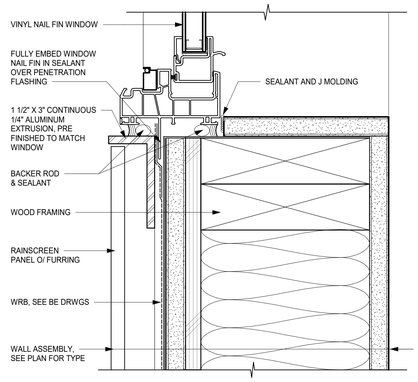
WINDOW HEAD @ RAINSCREEN 9

6" = 1'-0"



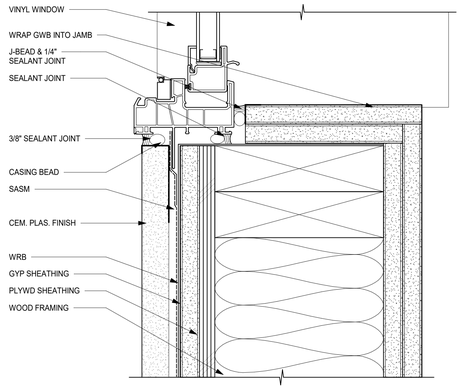
VINYL WINDOW HEAD @ CEMENT PLASTER 3

6" = 1'-0"



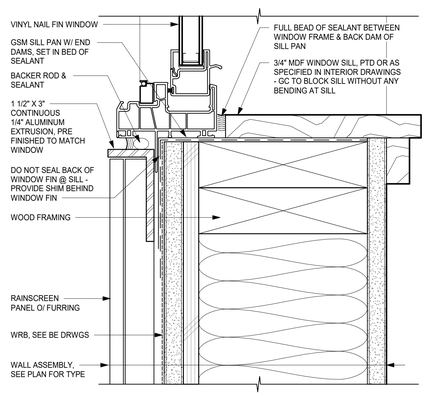
WINDOW JAMB @ RAINSCREEN 8

6" = 1'-0"



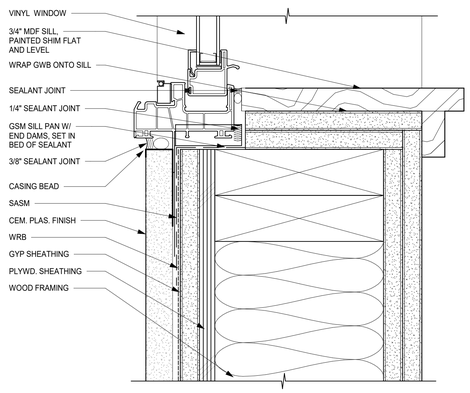
VINYL WINDOW JAMB @ CEMENT PLASTER 2

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

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Sheet Size: 30 x 42

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San Francisco
CA 94103

P. (415) 677-0966

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Cal-Coast

Consultant

THE GUZZARDO PARTNERSHIP INC.
Landscape Architects · Land Planners
181 Greenwich Street
San Francisco, CA 94111
T 415 433 4672
F 415 433 5003

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MASTER LANDSCAPE PLAN

Sheet Title

Scale as shown

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LEGEND:

1. ARRIVAL PLAZA: PALM GROVE, ACCENT PAVING, SEATING
2. NEIGHBORHOOD SIDEWALK CONNECTIONS
3. ROUNDABOUT W/ PLANTING
4. BUFFER PLANTING AREAS FOR PRIVACY
5. CITY SIDEWALK W/ STREET TREE PLANTING
6. COURTYARD 1: DINING PLAZA @ AMENITY ROOM, POOL & SPA DECK W/ FENCE +ACCENT WALL ENCLOSURE
7. COURTYARD 2: ACCENT TREE GROVE W/ PLANTING WITHIN BCDC AREA
8. DECORATIVE PLANTING / GRAVEL BANDS SCHEME
9. LOW PLANTING / OPEN VIEWS TO THE BAY
10. BIKE PARKING (20 bike spaces)


PAVING IDEAS





















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LANDSCAPE PLAN

Sheet Title

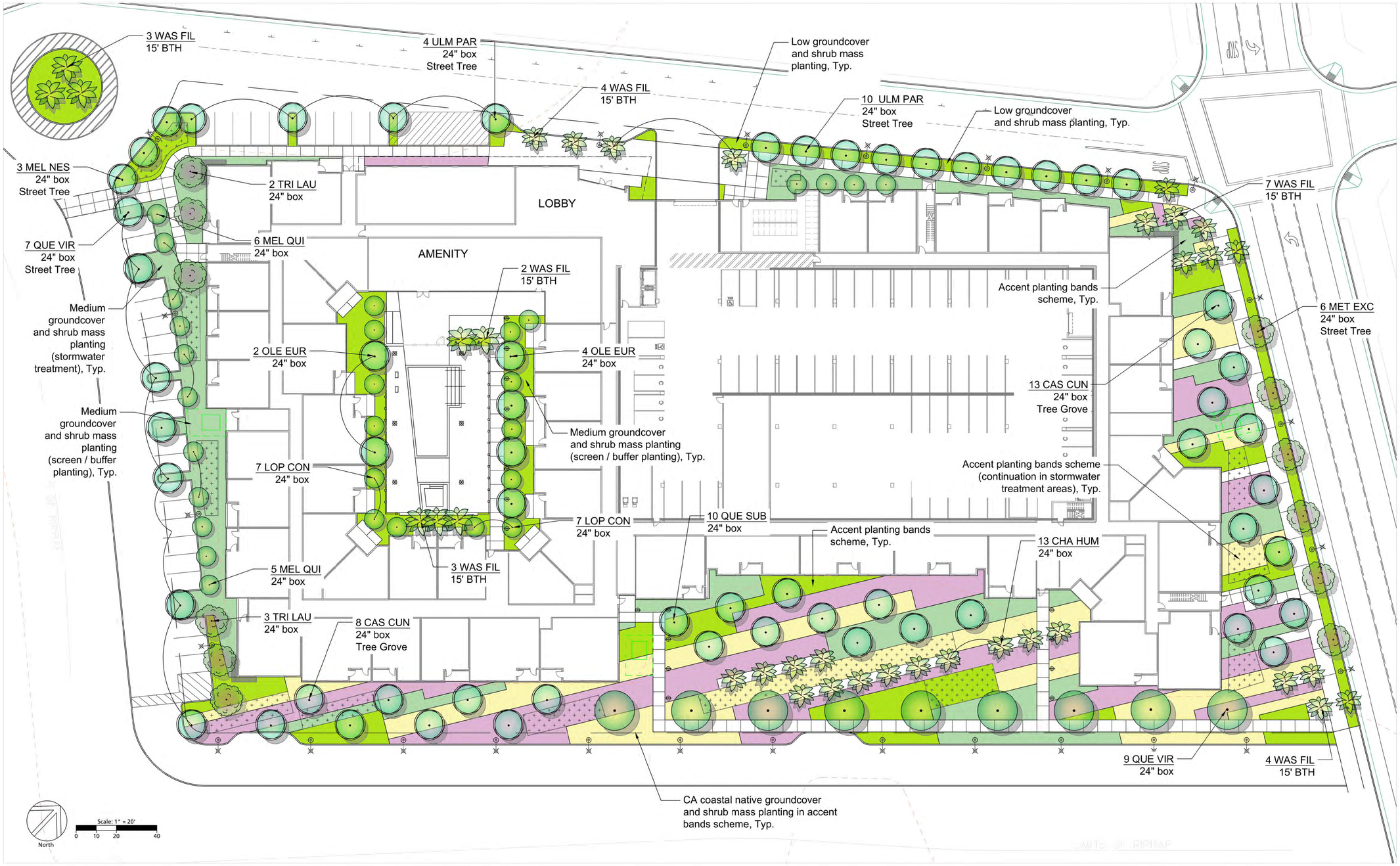
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PLANTING PLAN

Sheet Title

Scale as shown

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PLANT LIST

TREES				
KEY	SIZE*	BOTANICAL NAME	COMMON NAME	COMMENTS
CAS CUN		Casaurina cunnighamiana	River She Oak	
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	
CHA HUM		Chamaerops humilis	European Fan Palm	

* 24" Box standard unless otherwise noted

SHRUBS				
KEY	SIZE	BOTANICAL NAME	COMMON NAME	COMMENTS/SPACING**
1	5 Gal	Aloe striata	Coral Aloe	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 salviifolius *	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	20 Gal	Limonium californicum	Sea Lavender	24" O.C.
23	5 Gal	Myrica californica	Pacific Wax Myrtle	60" O.C.
24	5 Gal	Phlomis fruticosa	Jerusalem Sage	36" O.C.
25	5 Gal	Phormium 'Monrovia Red'	New Zealand Flax	60" O.C.
26	5 Gal	Phormium 'Sea Jade'	New Zealand Flax	42" O.C.
27	5 Gal	Phormium tenax	New Zealand Flax	36" O.C.
28	5 Gal	Pittosporum crassifolium 'Nana'	Pittosporum	36" O.C.
29	5 Gal	Pittosporum tenuifolium	Pittosporum	36" O.C.
30	5 Gal	Pittosporum tobira	Tobira	48" O.C.
31	5 Gal	Plumbago auriculata	Cape Plumbago	48" O.C.
32	5 Gal	Prunus illicifolia	Hollyleaf Cherry	60" O.C.
33	5 Gal	Raphiolepis i. 'Clara'	India Hawthorn	30" O.C.
34	5 Gal	Rhamnus c. 'Mound San Bruno'	Mound San Bruno Coffeeberry	42" O.C.
35	5 Gal	Rhamnus alaternus	Italian Buckthorn	60" O.C.
36	5 Gal	Rhus integrifolia	Lemonade Berry	60" O.C.
37	5 Gal	Ribes viburnifolium	Catalina Perfume	60" O.C.
38	5 Gal	Rosa californica	California Rose	48" O.C.
39	5 Gal	Rosa rugosa 'Alba'	Ramanas Rose	42" O.C.
40	5 Gal	Rosmarinus o. 'Blue Spires'	Upright Rosemary	42" O.C.
41	5 Gal	Salvia c. 'Winnifred Gilman' *	Cleveland Sage	30" O.C.
42	5 Gal	Senecio greyi *	Senecio	30" O.C.
43	5 Gal	Teucrium fruticans	Germander	42" O.C.
44	5 Gal	Westringia fruticosa	Coast Rosemary	48" O.C.
45	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.
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
Grindellia 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 PALETTE

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 City and EBMUD standards.

PLANTING SCHEME IMAGERY



TREES IMAGERY



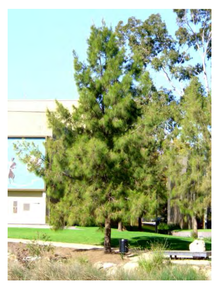
BRISBANE BOX



CAJEPUT TREE



PINK MELALEUCA



RIVER SHE OAK



FRUITLESS OLIVE



NEW ZEALAND CHRISTMAS TREE



SOUTHERN OAK



CALIFORNIA FAN PALM



WATER GUM



CORK OAK

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PLANTING NOTES & IMAGERY

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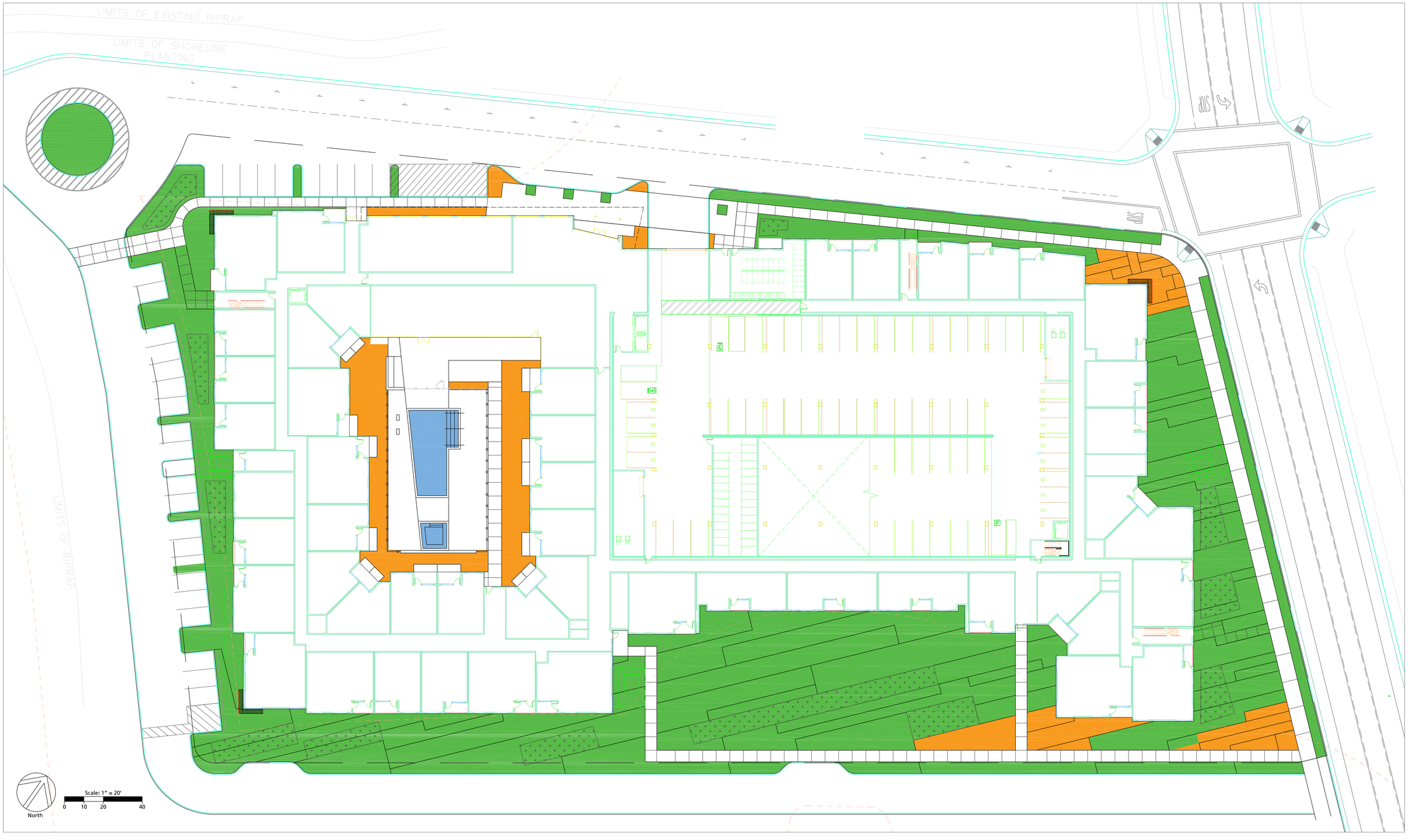
Scale as shown

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WATER USE HYDROZONE LEGEND

- WUCOLS Low: 38,857 SF
- WUCOLS Moderate: 7,290 SF
- WUCOLS High: 0 SF
- Water Features: 0 SF
- Special Landscape Area: 1042 SF (pool + spa)

* Based upon total landscape area of 47,189.0 SF

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IRRIGATION HYDROZONE PLAN

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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	38,857	14,377	403,795
Moderate Water- Use Plants	0.50	Drip	0.81	0.62	7,290	4,520	126,943
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	46,147	18,897	530,738
Special Landscape Areas							
Pool + spa					1,042		
					(C)	(D)	
				Totals	0	0	
						ETWU Total	530,738
			Maximum Allowed Water Allowance (MAWA)[e]				583,238

[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)	18,897
Total Area (A)	46,147
Average ETAF	**0.40949335 8181464**

All Landscape Areas

Total ETAF x Area	(B+D)	18,897
Total Area	(A+C)	46,147
Sitewide ETAF	**(B+D) ÷ (A+C)**	**0.40949335818146 4**

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.

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

CLIENT

Cal-Coast

CONSULTANT

THE GUZZARDO PARTNERSHIP INC.
Landscape Architects · Land Planners
181 Greenwich Street
San Francisco, CA 94111
T 415 433 4672
F 415 433 5003

MONARCH BAY APARTMENT
SAN LEANDRO, CA

OFFICIAL USE ONLY

Rev	Issue	Date
	PLANNING SUBMISSION 01	05.24.21
	PLANNING SUBMISSION 02	11.17.21

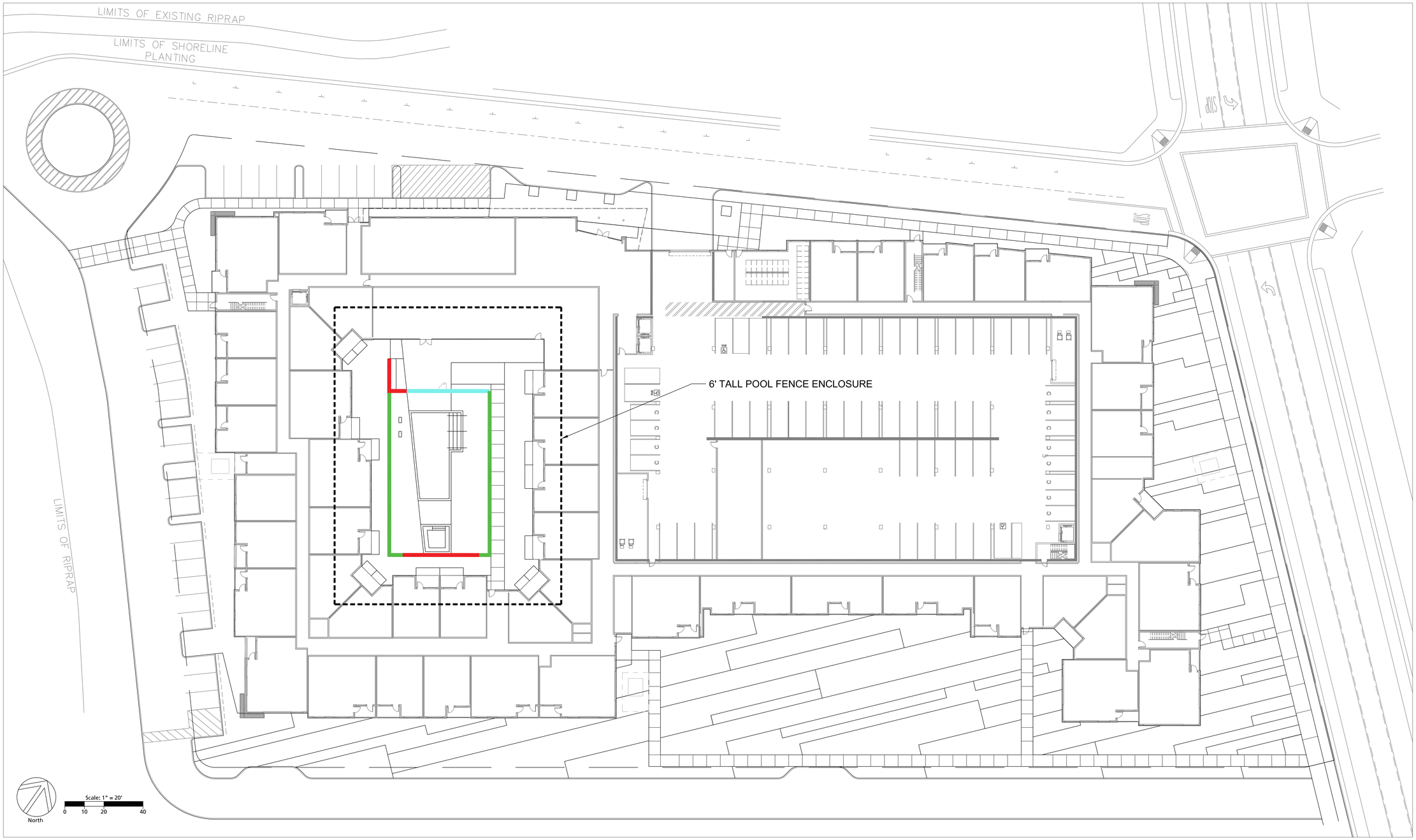
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IRRIGATION NOTES

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

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FENCE LEGEND

- 6' TALL POOL METAL FENCE (PICKET W/ ACCENT PERFORATED METAL PANELS)
- 6' TALL POOL SOLID ACCENT WALL
- 6' TALL POOL GLASS FENCE







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San Francisco, CA 94111
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F 415 433 5003

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FENCING PLAN

Sheet Title

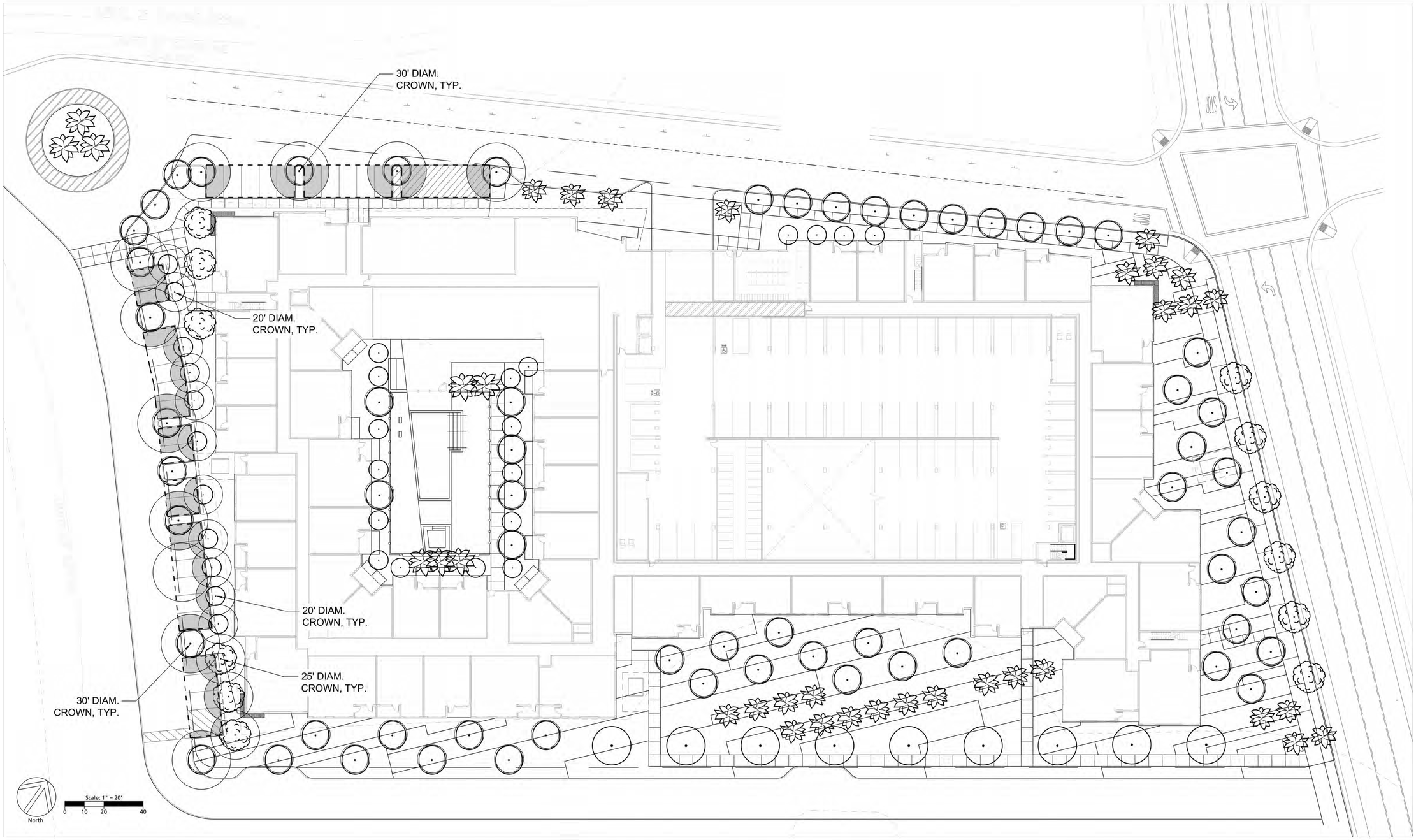
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TREE SHADING AT PARKING LEGEND	SQ FT	%
PARKING AREA	5,280.0 SQ FT	100%
TREE CROWN SIZE AT 15 YEARS	-	-
SHADED AREA	3,219.0 SQ FT	60.9 % SHADED

* Tree shading assumed at 15years after tree planting.
** Refer to planting plan for tree species selection.

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BDE ARCHITECTURE
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San Francisco
CA 94103
P. (415) 677-0966

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THE GUZZARDO PARTNERSHIP INC.
Landscape Architects · Land Planners
181 Greenwich Street
San Francisco, CA 94111
T 415 433 4672
F 415 433 5003

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PARKING LOT TREE SHADING DIAGRAM

Sheet Title

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