MONARCH BAY SINGLE FAMILY/TOWNHOME RESIDENTIAL

APRIL 7th, 2022

LANDSCAPE
Bennity Design
Todd Bennitt
9432 N. 80th Place
Scottsdale, AZ 85258
toffb@bennittdesign.com

CIVIL ENGINEER
BKF Engineers
Phong Kiet
1730 N. First Street Suit 600
San Jose, CA 95112
pkiet@bkf.com

ARCHITECTURE & PLANNING
KTGY Group, Inc.
Jill Williams
1814 Franklin Street, Ste 400
Oakland, CA 94612
jwilliams@ktgy.com

APPLICANT
Cal Coast Companies
Edward Miller
12301 Wilshire Blvd, Suite 620
Los Angeles, Ca 90025
enukeer@cal-coast.com

San Leandro Shoreline

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ARCHITECTURAL

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CIVIL

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LANDSCAPE

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PROJECT DATA

TOTAL UNITS: 206 du total

TOWNHOUSE

SEE A3.1.0 -A3.2.4 for elevations and building plans,A5.1.0-A5.3.0 for unit plans

CONSTRUCTION TYPE: TYPE VB
OCCUPANCY: R-2 TOWNHOUSE
FIRE SPRINKLER: NFPA 13D
BUILDING HEIGHT: +/- 38' without Stair Tower

Townhouse	Description	Garage	NSF	GSF	POS
P1	3bed/3.5ba	side x side	1,721	1,819	- sf
P2	3bed/3.5ba	side x side	1,920	2,040	344 sf
P3	4bed/3.5ba	side x side	2,029	2,171	379 sf

SINGLE FAMILY

CONSTRUCTION TYPE: TYPE VB
OCCUPANCY: R-3
FIRE SPRINKLER: NFPA 13D
BUILDING HEIGHT: +/- 37'

SEE A2.1.0 -A2.4.2 for elevations and dwelling plans

SFD	Description	Garage	GSF	GSF W/Opt Roof Deck	POS	Opt. Roof Deck POS
P1	3bed+Loft/2.5ba	side x side	2,147	2,215	230 sf	213 sf
P2	3bed+Loft/3.5ba	side x side	2,165	-	207 sf	-
P3	3bed+Officce/2.5ba	side x side	2,343	2,488	223 sf	490 sf
P4	3bed+Loft/3.5ba	side x side	2,620	2,933	153 sf	423 sf

NOTES:
1. Refer to Single Family Floor Plans, sheets A2.1.2, A2.2.2, A2.3.2, & A2.4.2 for typical set back dimensions.
2. Refer to Civil sheets for all property lines, easements, site dimensions, accessible unit locations, etc.
3. Refer to Landscape Sheets for landscape design, dimensions and detailed information.

SINGLE FAMILY

TOWNHOUSE
- 6 PLEX
- 8 PLEX

Scale: 1" = 60'-0"
0 30 60 120

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CAL COAST

MONARCH BAY
SAN LEANDRO, CA
#2021-1151

SCHEMATIC DESIGN
APRIL 18, 2022

ARCHITECTURAL SITE PLAN & PROJECT DATA

A1.0.0

R2-TOWNHOUSE CONDOMINIUMS (PER CRC): 3-STORY TOWNHOUSE

APPLICABLE CODES:

2019 CALIFORNIA RESIDENTIAL CODE (CRC)
2019 CALIFORNIA BUILDING CODE (CBC) CHAPTER 11A AS REQUIRED PER CRC R320
2019 CALIFORNIA MECHANICAL CODE
2019 CALIFORNIA PLUMBING CODE
2019 CALIFORNIA ELECTRICAL CODE
2019 CALIFORNIA FIRE CODE
TITLE 24, PART 6, CALIFORNIA ENERGY CODE (2019 EDITION)

DEFINITIONS: [PER CRC R202]	TOWNHOUSE: A SINGLE FAMILY DWELLING UNIT CONSTRUCTED IN A GROUP OF THREE OR MORE ATTACHED UNITS IN WHICH EACH UNIT EXTENDS FROM FOUNDATION TO ROOF AND WITH A YARD OR PUBLIC WAY ON AT LEAST TWO SIDES.
OCCUPANCY GROUP: (CRC 1.1.3.1)	**R-2** (TOWNHOUSE CONDOMINIUM) U (PRIVATE GARAGES)
FIRE SPRINKLERS: (CRC R313)	NFPA 13-D - AS ALLOWED FOR TOWNHOUSES PER CALIFORNIA FIRE CODE SECTION 903.3.1.3 AND CALIFORNIA RESIDENTIAL CODE SECTION R 313.1.1
CONSTRUCTION TYPE:	VB
ALLOWABLE HEIGHT:	40 FEET
ALLOWABLE STORIES: (CRC 1.1.3)	3 STORIES (3 STORIES PROPOSED)
ALLOWABLE FLOOR AREA:	THE CRC DOES NOT PUT AREA LIMITATIONS ON TOWNHOUSES
TOWNHOUSE UNIT SEPARATION: (CRC R302.2.2)	PER CRC R302.2 EACH TOWNHOUSE CONDOMINIUM SHALL BE SEPARATED BY A COMMON WALL CONSTRUCTED WITHOUT PLUMBING OR MECHANICAL EQUIPMENT, DUCTS OR VENTS RUNNING VERTICALLY IN THE COMMON WALL CAVITY. PER CRC R 302.2 ITEM 7 THE COMMON WALL SHALL BE NOT LESS THAN 1-HOUR FIRE RATED.
EXTERIOR WALL RATING: (CRC TABLE R302.1(2))	FIRE SEPARATION DISTANCE ≥ 3' SHALL BE ZERO (0) (NON-RATED) FIRE SEPARATION DISTANCE < 3' SHALL BE ONE (1) - (1 HOUR) REFER TO ARCHITECTURAL SITE PLAN, A1.0.0 FOR SEPARATION DISTANCES.
MAXIMUM AREA OF EXTERIOR WALL OPENINGS: (CRC TABLE R302.1.(2))	FIRE SEPARATION DISTANCE ≥ 3' SHALL BE UNLIMITED (UNRATED) FIRE SEPARATION DISTANCE < 3' SHALL NOT BE ALLOWED
FIRE RESISTIVE RATING REQUIREMENTS FOR PROJECTIONS BASED ON FIRE SEPARATION DISTANCE: (PER CRC TABLE R302.1(2))	FIRE SEPARATION DISTANCE ≥ 3' SHALL BE ZERO (0) (NON-RATED) FIRE SEPARATION DISTANCE 2' < 3' SHALL BE 1-HOUR ON THE UNDERSIDE REFER TO SITE PLAN, SHEET A 1.0.0 FOR FIRE SEPARATION DISTANCES
UTILITIES APPROACH/ THROUGH PENETRATIONS: (CRC R302.4.1)	ELECTRIC METERS ARE PROPOSED TO BE LOCATED IN COMMON HOA MAINTAINED CLOSETS AT THE END OF EACH BUILDING AND RUN THROUGH THE BUILDING LATERALLY IN A NON-RATED SOFFIT RACEWAY LOCATED IN THE GARAGES, BEFORE TERMINATING AT EACH UNIT. ACCESS EASEMENTS EXIST FOR USE AND MAINTENANCE OF THE UTILITY RACEWAY. THROUGH PENETRATIONS OF THE 1-HOUR RATED COMMON WALL SEPARATING UNITS BY ELECTRICAL LINES SHALL BE PROTECTED IN ACCORDANCE WITH CRC R 302.4.1 & R 302.4.1.2 BY PROVIDING A THROUGH PENETRATION FIRESTOP SYSTEM.
ACCESSIBILITY: (PER CRC R320.1)	DWELLING UNITS IN A BUILDING CONSISTING OF FOUR OR MORE CONDOMINIUM UNITS SHALL MEET THE REQUIREMENTS OF CALIFORNIA BUILDING CODE CHAPTER 11A - MULTISTORY DWELLINGS. REFER TO SITE PLAN FOR MORE INFORMATION AND LOCATION OF ACCESSIBLE UNITS. MULTI-DWELLING BUILDINGS WITH LESS THAN 4 UNITS ARE EXEMPT FROM ACCESSIBILITY REQUIREMENTS. 10% OF THE REMAINING UNITS THAT ARE NOT EXEMPT MUST BE MADE ACCESSIBLE BASED ON CBC SECTION 1102.3.1

R3-SINGLE FAMILY DWELLING UNITS (PER CRC):

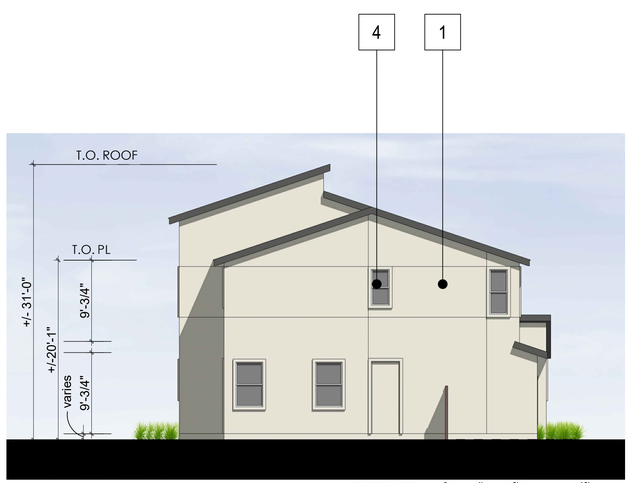
APPLICABLE CODES:

2019 CALIFORNIA RESIDENTIAL CODE (CRC)
2019 CALIFORNIA BUILDING CODE (CBC)
2019 CALIFORNIA MECHANICAL CODE
2019 CALIFORNIA PLUMBING CODE
2019 CALIFORNIA ELECTRICAL CODE
2019 CALIFORNIA FIRE CODE
TITLE 24, PART 6, CALIFORNIA ENERGY CODE (2019 EDITION)

DEFINITIONS: [PER CRC R202]	DWELLING: ANY BUILDING THAT CONTAINS ONE OR TWO DWELLING UNITS USED, INTENDED, OR DESIGNED TO BE BUILT, USED, RENTED, LEASED, LET OR HIRED OUT TO BE OCCUPIED, OR THAT ARE OCCUPIED FOR LIVING PURPOSES.
OCCUPANCY GROUP: (CRC 1.1.3.1)	**R-3**(TWO-FAMILY DWELLINGS) U (PRIVATE GARAGES)
FIRE SPRINKLERS: (CRC R313)	NFPA 13-D
ALLOWABLE HEIGHT:	40 FEET
ALLOWABLE STORIES: (CRC 1.1.3)	3 STORIES (2 STORIES PROPOSED)
ALLOWABLE FLOOR AREA:	THE CRC DOES NOT PUT AREA LIMITATIONS ON TWO-FAMILY DWELLING UNITS
TWO-FAMILY DWELLINGS SEPARATION: (CRC R302.3)	PER CRC R302.3 EACH DWELLING UNIT SHALL BE SEPARATED FROM EACH OTHER BY WALL HAVING NOT LESS THAN A 1-HOUR FIRE-RESISTANCE RATING .FIRE-RESISTANCE-RATED WALL ASSEMBLIES SHALL EXTEND TO AND BE TIGHT AGAINST THE EXTERIOR WALL, AND WALL ASSEMBLIES SHALL EXTEND FROM THE FOUNDATION TO THE UNDERSIDE OF THE ROOF SHEATHING.
EXTERIOR WALL RATING: (CRC TABLE R302.1(2))	FIRE SEPARATION DISTANCE ≥ 3' SHALL BE ZERO (0) (NON-RATED) FIRE SEPARATION DISTANCE < 3' SHALL BE ONE (1) - (1 HOUR) REFER TO ARCHITECTURAL SITE PLAN, A1.0.0 FOR SEPARATION DISTANCES.
MAXIMUM AREA OF EXTERIOR WALL OPENINGS: (CRC TABLE R302.1.(2))	FIRE SEPARATION DISTANCE ≥ 3' SHALL BE UNLIMITED (UNRATED) FIRE SEPARATION DISTANCE < 3' SHALL NOT BE ALLOWED
FIRE RESISTIVE RATING REQUIREMENTS FOR PROJECTIONS BASED ON FIRE SEPARATION DISTANCE: (PER CRC TABLE R302.1(2))	FIRE SEPARATION DISTANCE ≥ 3' SHALL BE ZERO (0) (NON-RATED) FIRE SEPARATION DISTANCE 2' < 3' SHALL BE 1-HOUR ON THE UNDERSIDE REFER TO SINGLE FAMILY FLOOR PLANS, SHEETS A2.1.2, A2.2.2, A2.3.2, & A2.4.2 FOR TYPICAL SET BACK DIMENSIONS
UTILITIES APPROACH:	UTILITY METERS WILL BE LOCATED ON EACH INDIVIDUAL LOT FOR THE DUETS AND THERE WILL BE NO THROUGH PENETRATIONS OF THE RATED WALLS SEPARATING THE TWO-FAMILY DWELLING UNITS.

FRONT LEFT PERSPECTIVE

FRONT



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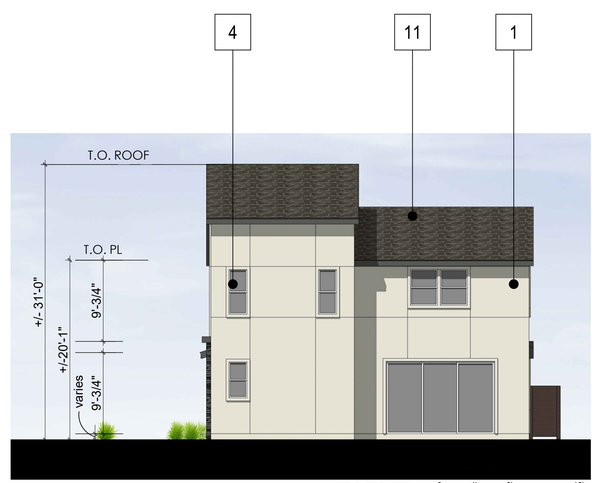

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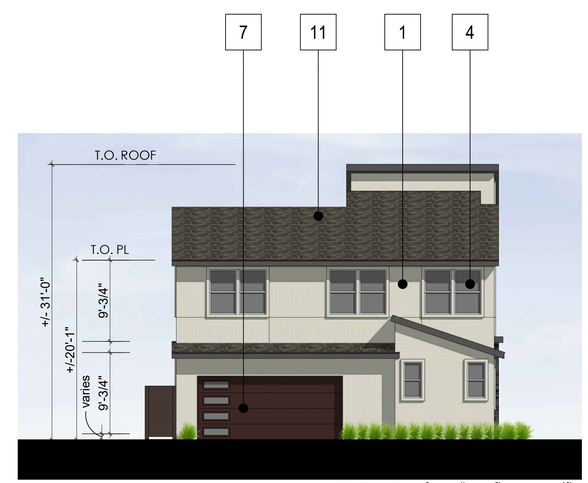

LEFT

Material Legend:

1. Stucco - Fine Sand Finish
2. Wood Look Siding
3. Stone Veneer
4. Vinyl Window
5. Canopy
6. Railing
7. Metal Garage Door
8. Unit Address
9. Light Fixture
10. Entry Door
11. Composite Shingle Roof

Notes:
Refer to Landscape Sheets for Landscape design,dimensions, and detailed information

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CAL COAST

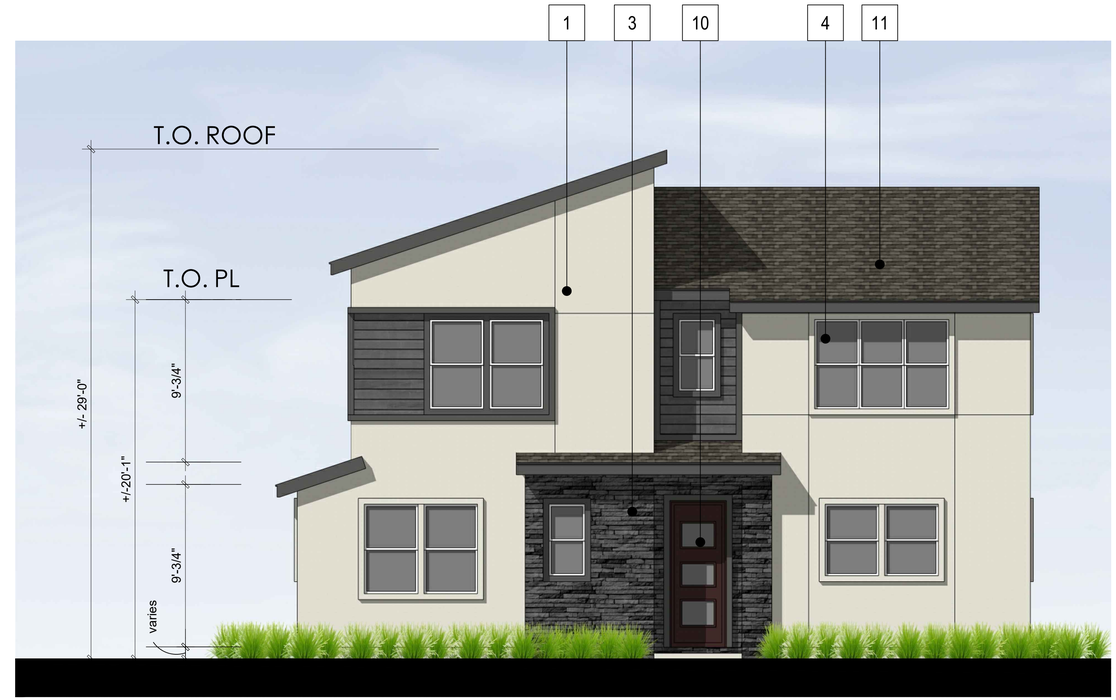
MONARCH BAY
SAN LEANDRO, CA
#2021-1151

SCHEMATIC DESIGN
APRIL 07, 2022

SFD ELEVATIONS
PLAN 1 - A STYLE

A 2.1.0

FRONT LEFT PERSPECTIVE



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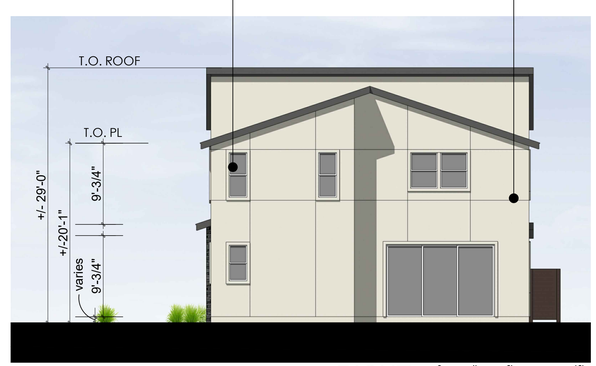
REAR



RIGHT

LEFT

Material Legend:

1. Stucco - Fine Sand Finish
2. Wood Look Siding
3. Stone Veneer
4. Vinyl Window
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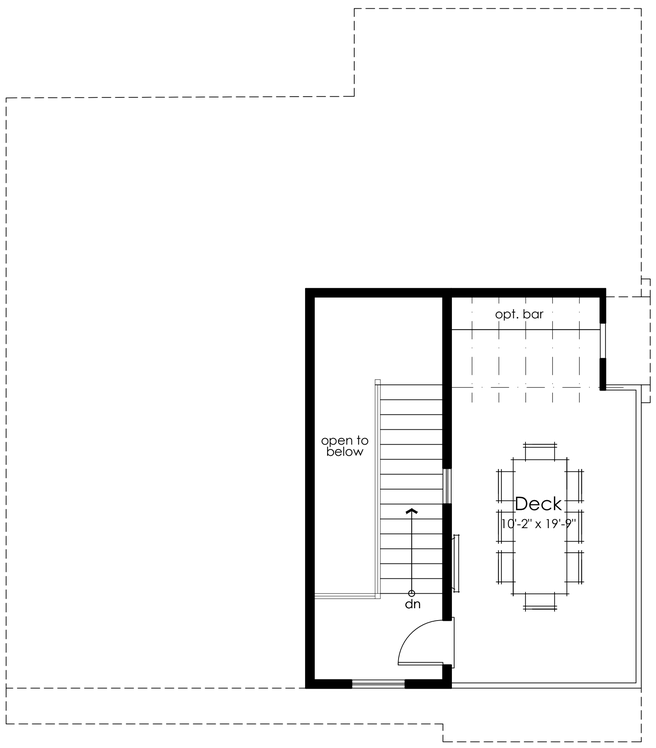
SCHEMATIC DESIGN
APRIL 07, 2022

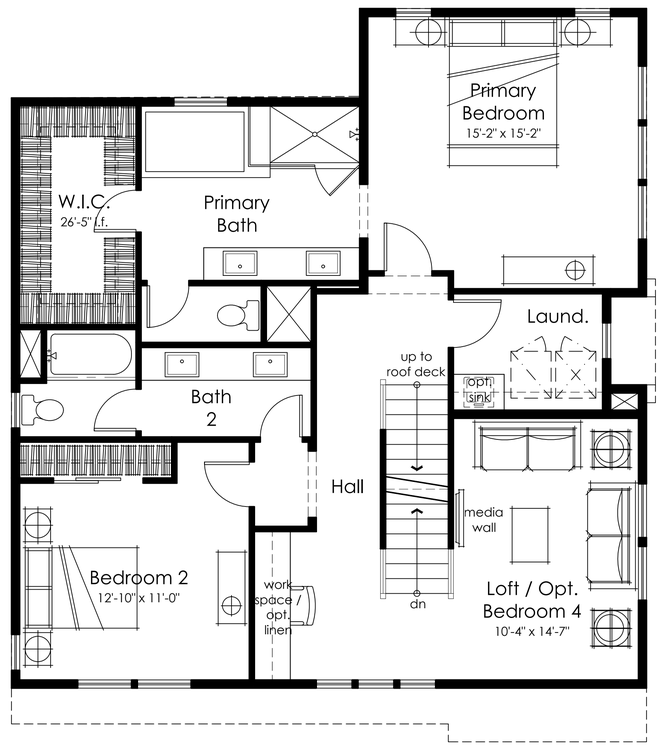
SFD ELEVATIONS
PLAN 1 - B STYLE

A 2.1.1



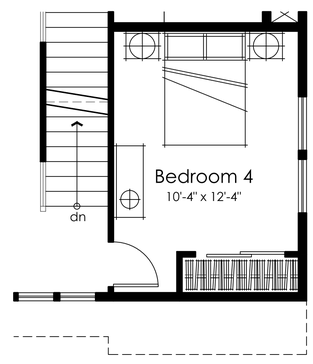
Opt. Roof Deck

68 s.f.

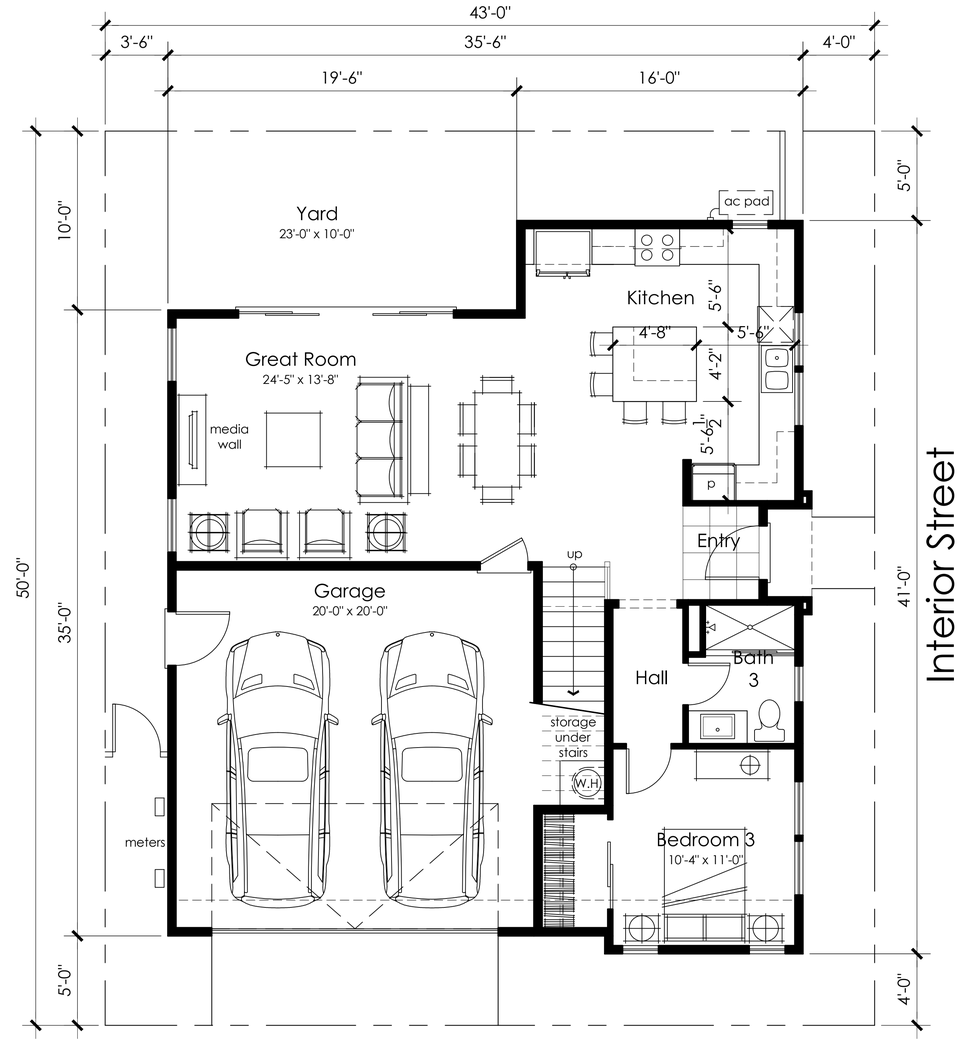


Second Floor

1242 s.f.



Opt. Bedroom 4



First Floor

905 s.f.

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CAL COAST

MONARCH BAY
SAN LEANDRO, CA

#2021-1151

SCHEMATIC DESIGN
APRIL 18, 2022

Scale: 1/4" = 1'-0"
0 2 4 8

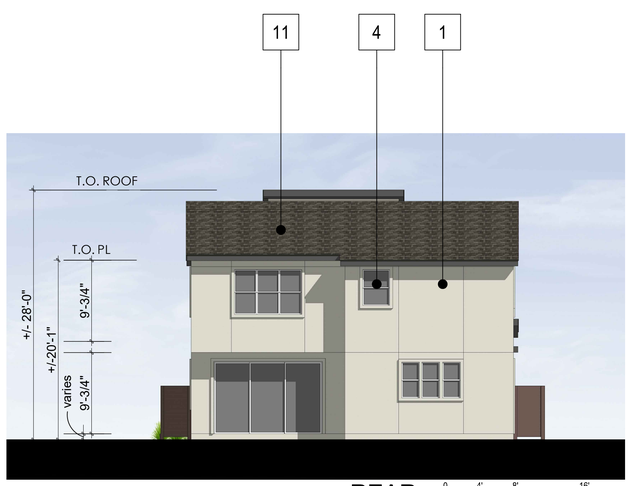
3 BEDROOMS + LOFT
3 BATHS OPT. BEDROOM 4
±2,147 S.F.,
OPT. DECK
2,215 S.F.

FLOOR PLAN 1

A2.1.2

FRONT LEFT PERSPECTIVE

FRONT



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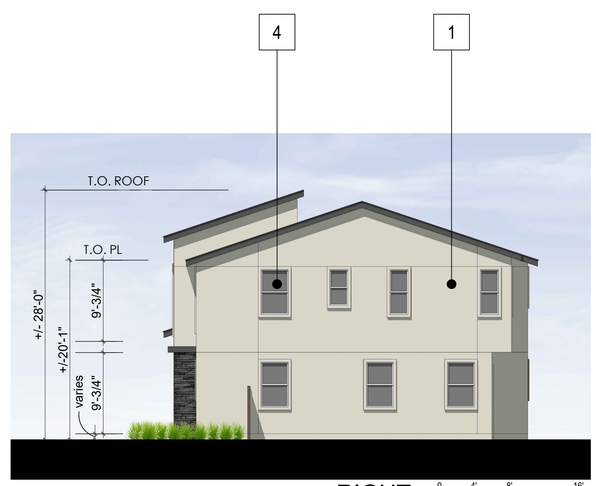

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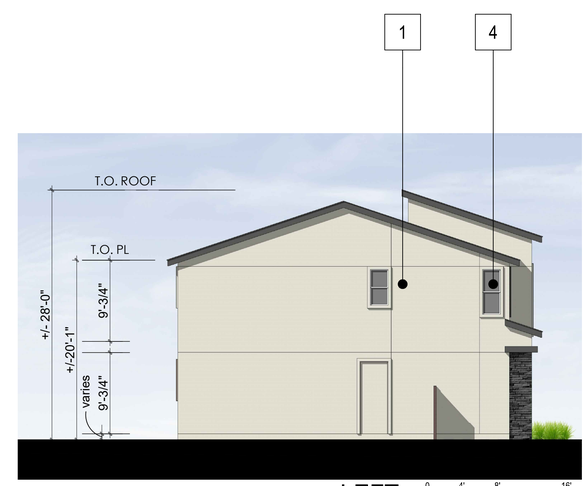

LEFT

Material Legend:

1. Stucco - Fine Sand Finish
2. Wood Look Siding
3. Stone Veneer
4. Vinyl Window
5. Canopy
6. Railing
7. Metal Garage Door
8. Unit Address
9. Light Fixture
10. Entry Door
11. Composite Shingle Roof

Notes:
Refer to Landscape Sheets for Landscape design,dimensions, and detailed information

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CAL COAST

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#2021-1151

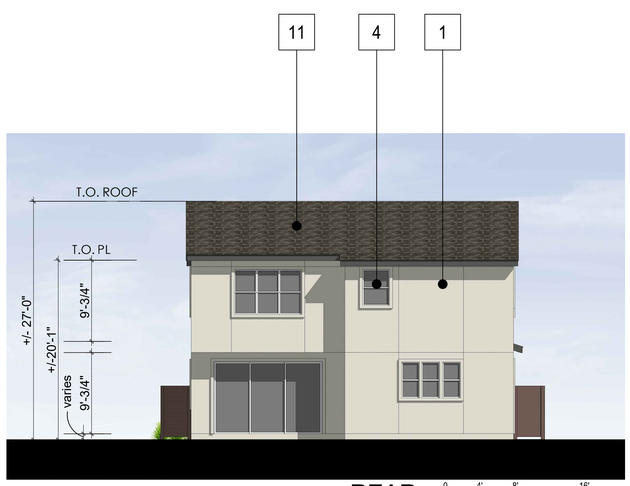
SCHEMATIC DESIGN
APRIL 07, 2022

SFD ELEVATIONS
PLAN 2 - A STYLE

A 2.2.0

FRONT LEFT PERSPECTIVE

FRONT



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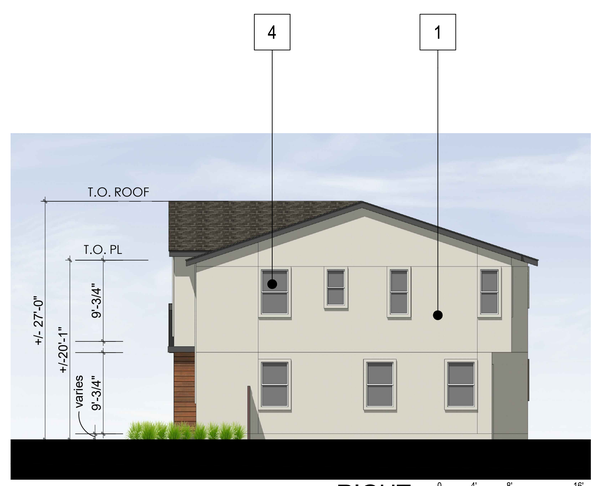

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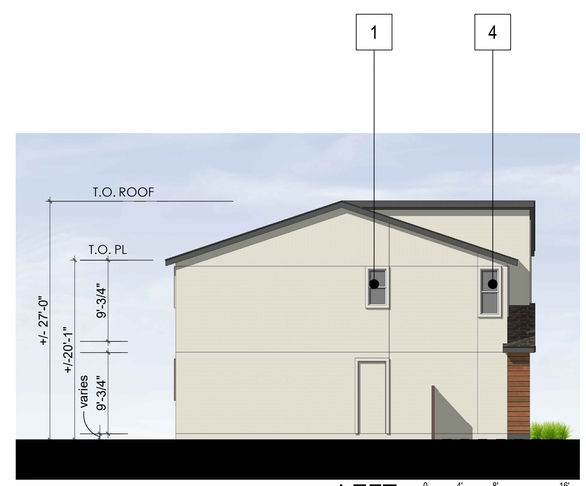

LEFT

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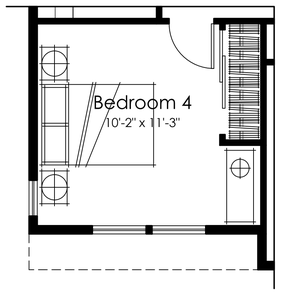
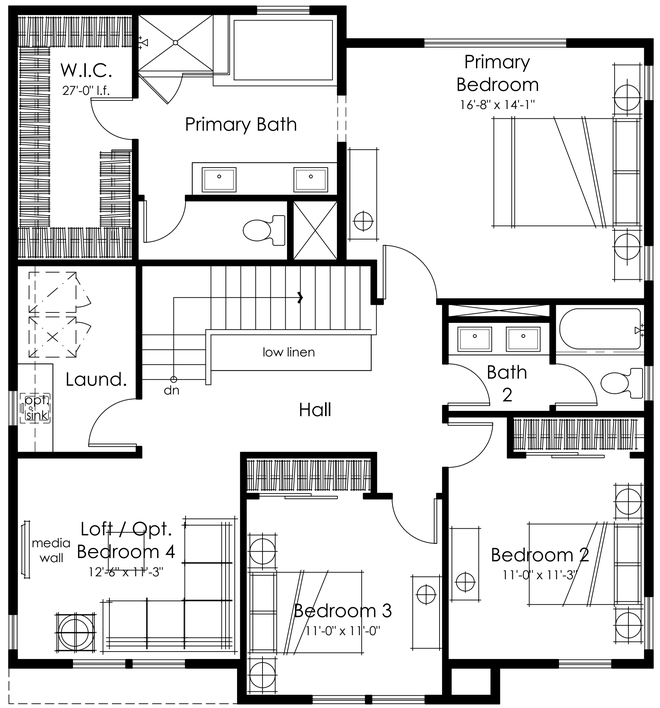
APRIL 07, 2022

SFD ELEVATIONS
PLAN 2 - B STYLE

A 2.2.1

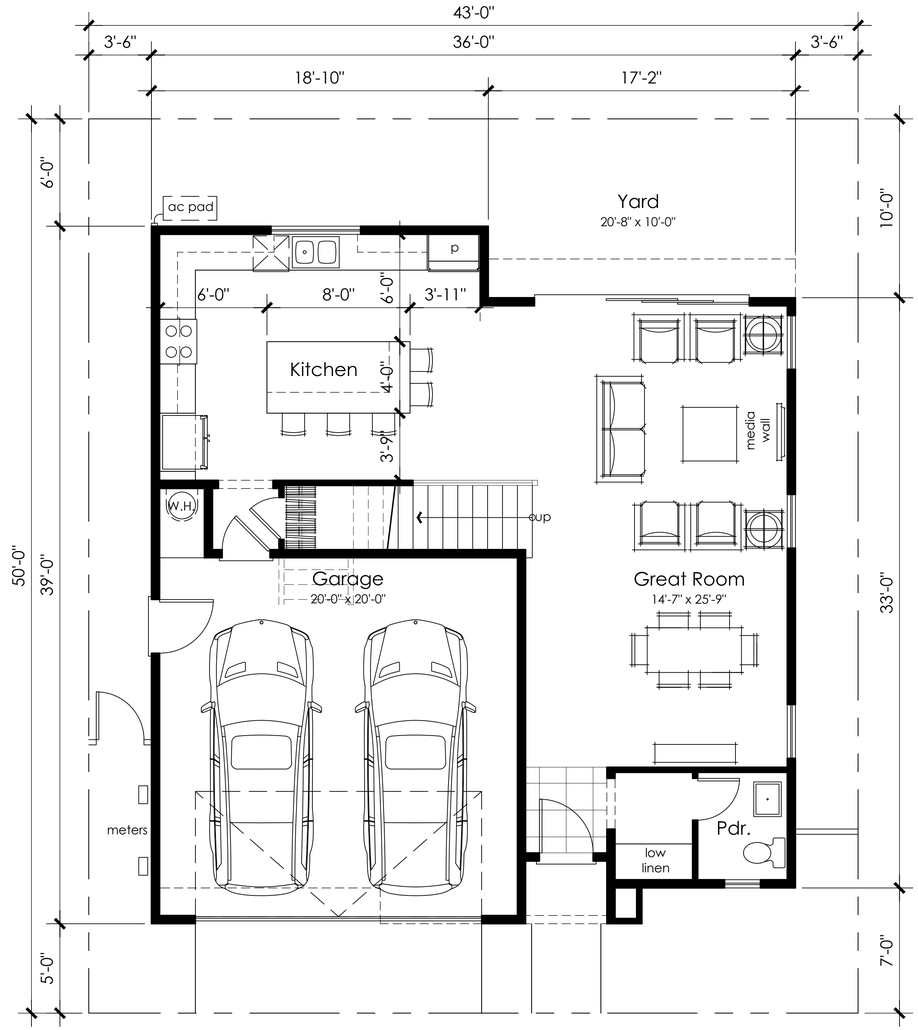


Opt. Bedroom 4



Second Floor

1298 s.f.



First Floor

867 s.f.

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CAL COAST

MONARCH BAY
SAN LEANDRO, CA
#2021-1151

SCHEMATIC DESIGN
APRIL 07, 2022

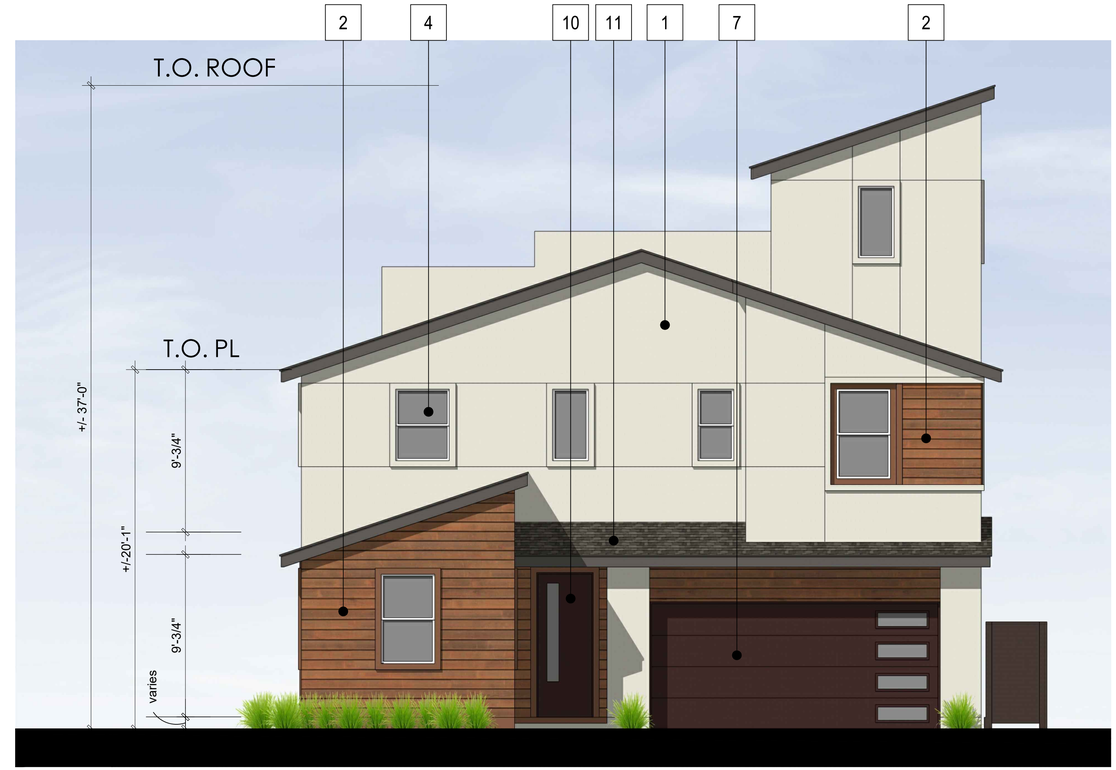
Scale: 1/4" = 1'-0"
0 2 4 8

3 BEDROOMS + LOFT
2.5 BATHS
OPT. BEDROOM 4
±2,165 S.F.

FLOOR PLAN 2

A2.2.2

FRONT RIGHT PERSPECTIVE



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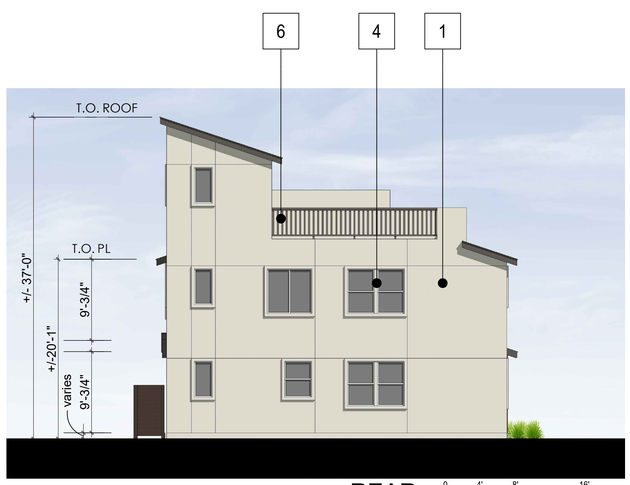

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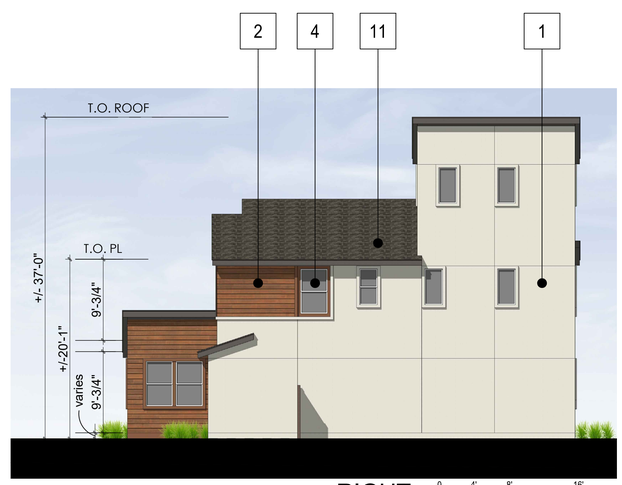
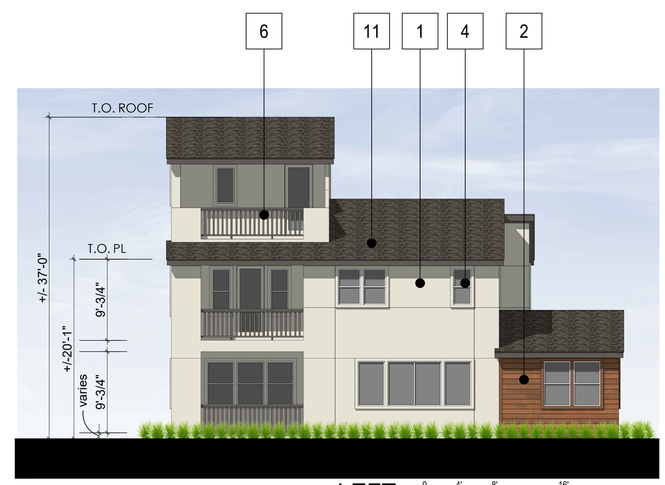


RIGHT



LEFT

Material Legend:

1. Stucco - Fine Sand Finish
2. Wood Look Siding
3. Stone Veneer
4. Vinyl Window
5. Canopy
6. Railing
7. Metal Garage Door
8. Unit Address
9. Light Fixture
10. Entry Door
11. Composite Shingle Roof

Notes:
Refer to Landscape Sheets for Landscape design,dimensions, and detailed information

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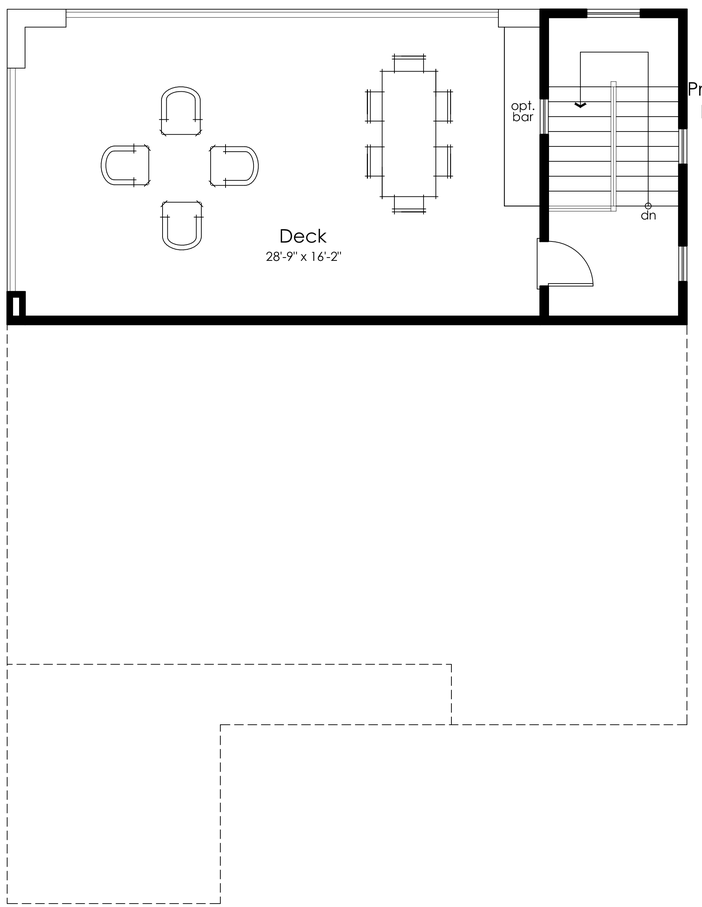
CAL COAST

MONARCH BAY
SAN LEANDRO, CA
#2021-1151

SCHEMATIC DESIGN
APRIL 07, 2022

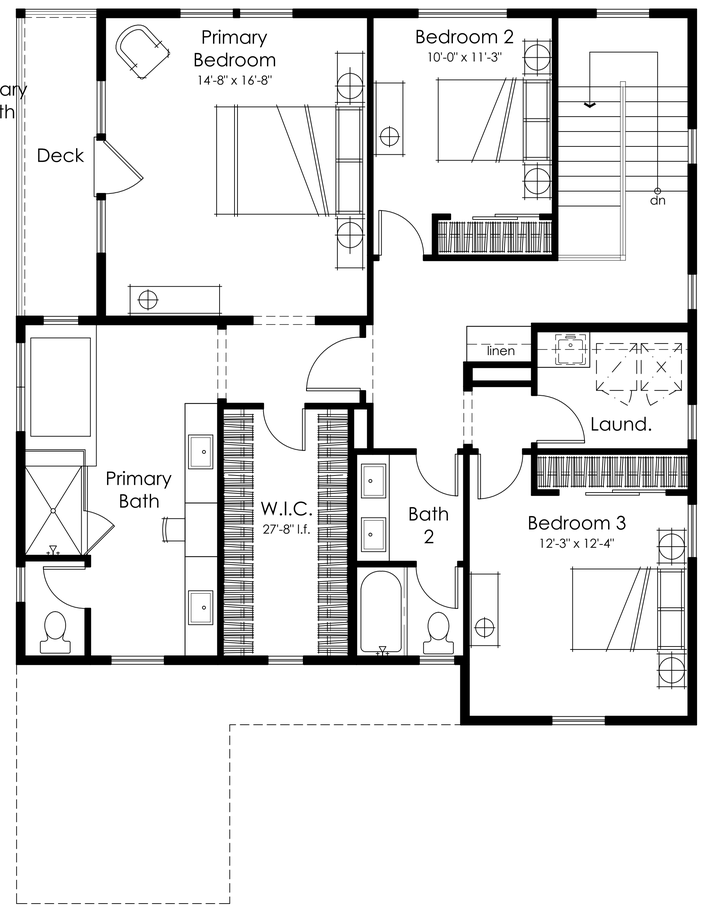
SFD ELEVATIONS
PLAN 3 - A STYLE

A 2.3.0



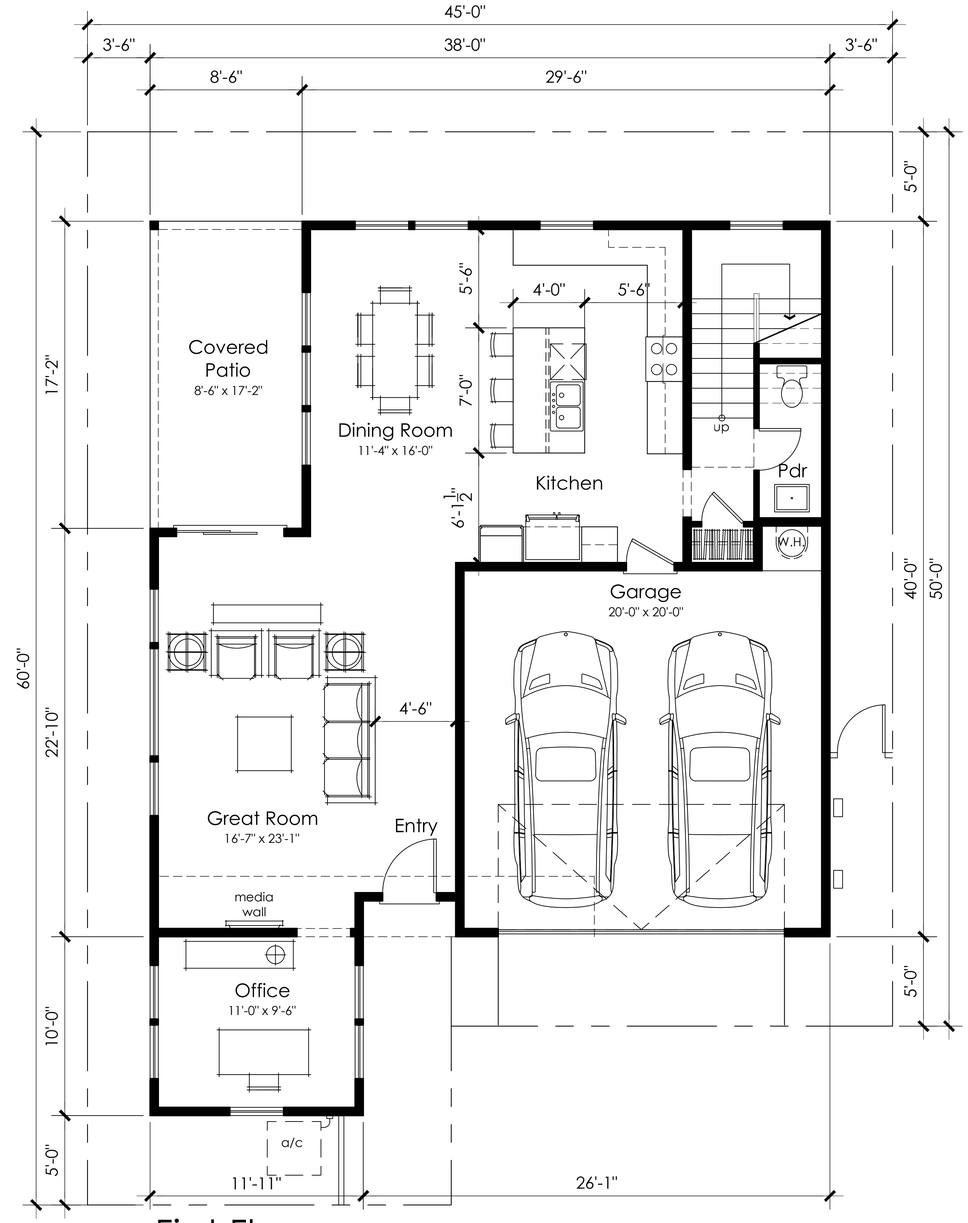
Opt. Roof Deck

145 s.f.



Second Floor

1289 s.f.



First Floor

1054 s.f.

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CAL COAST

MONARCH BAY
SAN LEANDRO, CA
#2021-1151

SCHEMATIC DESIGN
APRIL 07, 2022

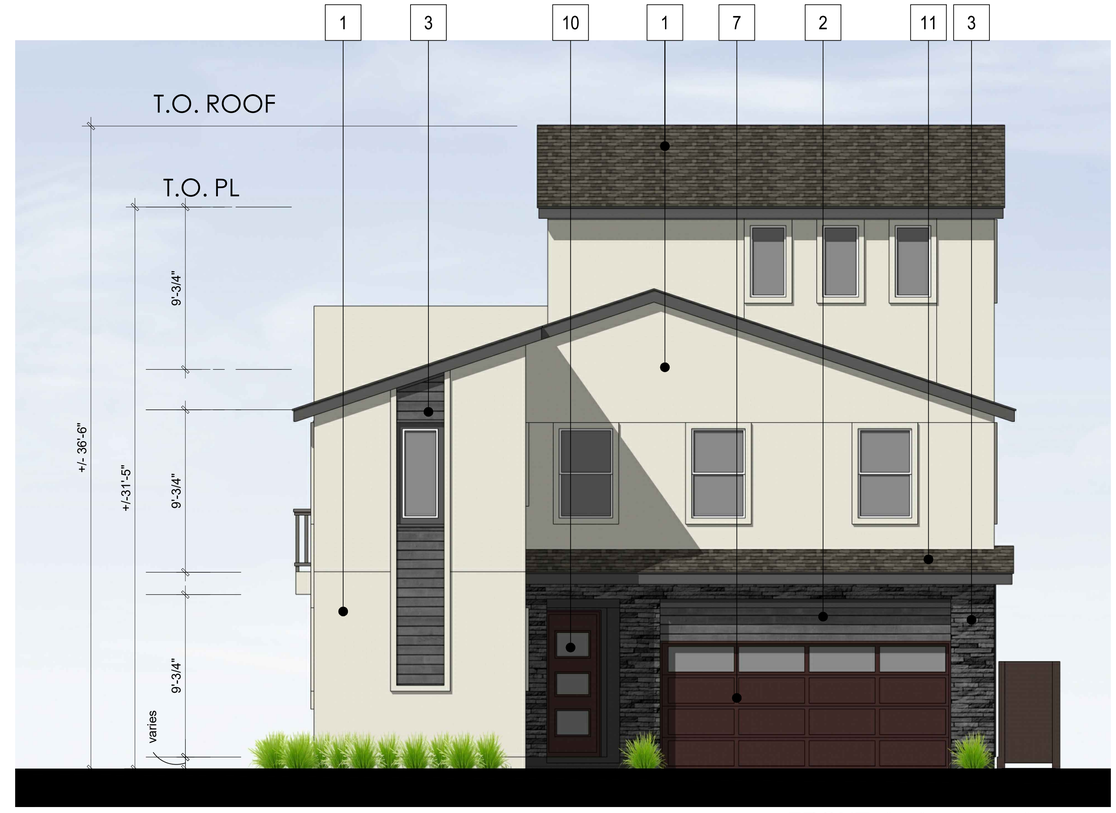
Scale: 1/4" = 1'-0"
0 2 4 8

3 BEDROOMS + OFFICE
2.5 BATHS
±2,343 S.F.
OPT. ROOF DECK
±2,488S.F.

FLOOR PLAN 3

A2.3.2

FRONT RIGHT PERSPECTIVE



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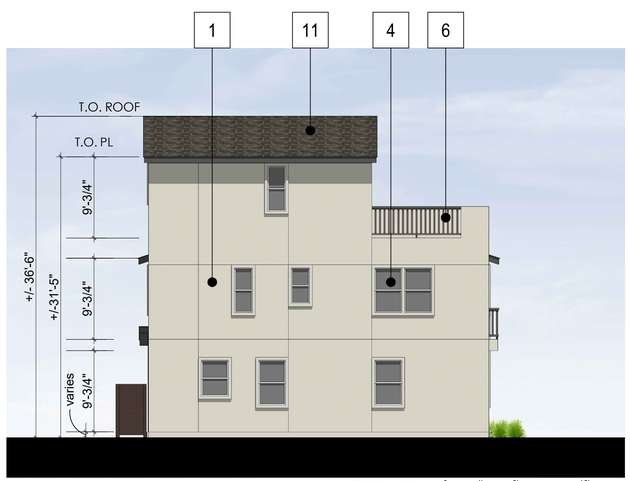

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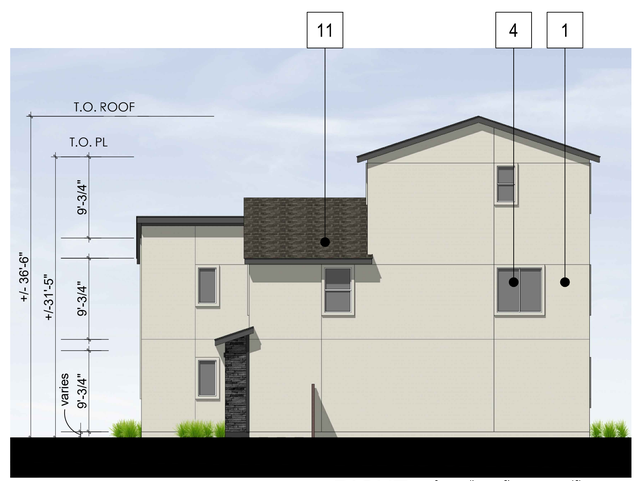

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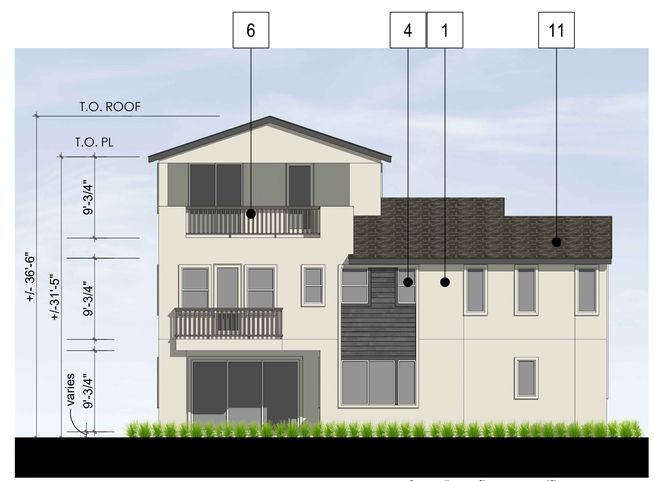

LEFT

Material Legend:

1. Stucco - Fine Sand Finish
2. Wood Look Siding
3. Stone Veneer
4. Vinyl Window
5. Canopy
6. Railing
7. Metal Garage Door
8. Unit Address
9. Light Fi□ture
10. Entry Door
11. Composite Shingle Roof

Notes:
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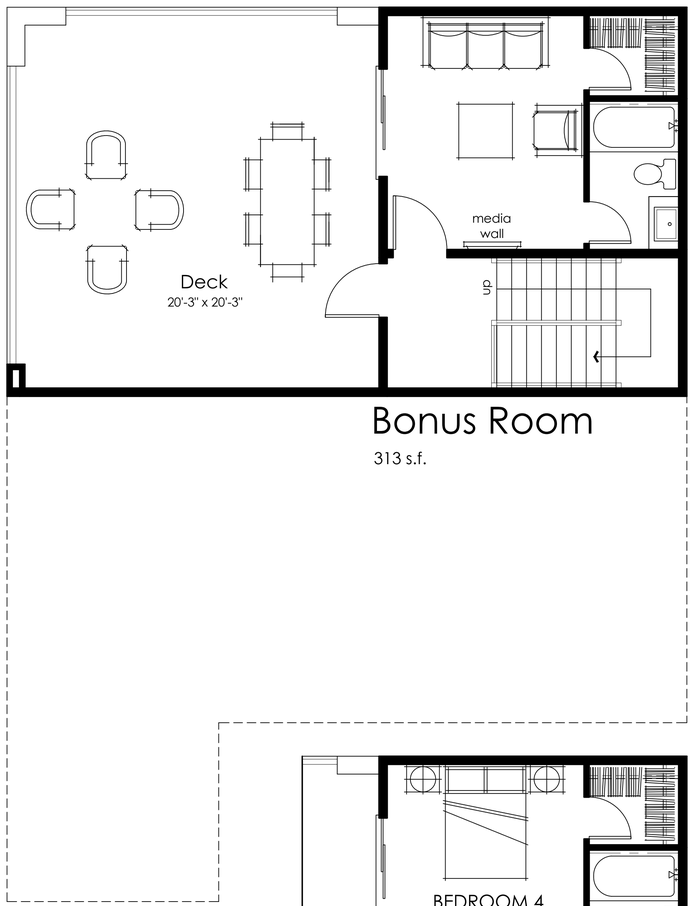
SAN LEANDRO, CA
#2021-1151

SCHEMATIC DESIGN
APRIL 07, 2022

SFD ELEVATIONS
PLAN 4 - A STYLE

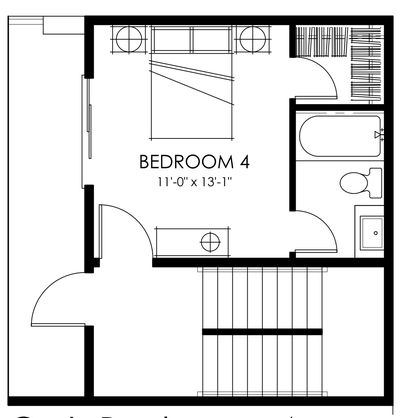
A 2.4.0



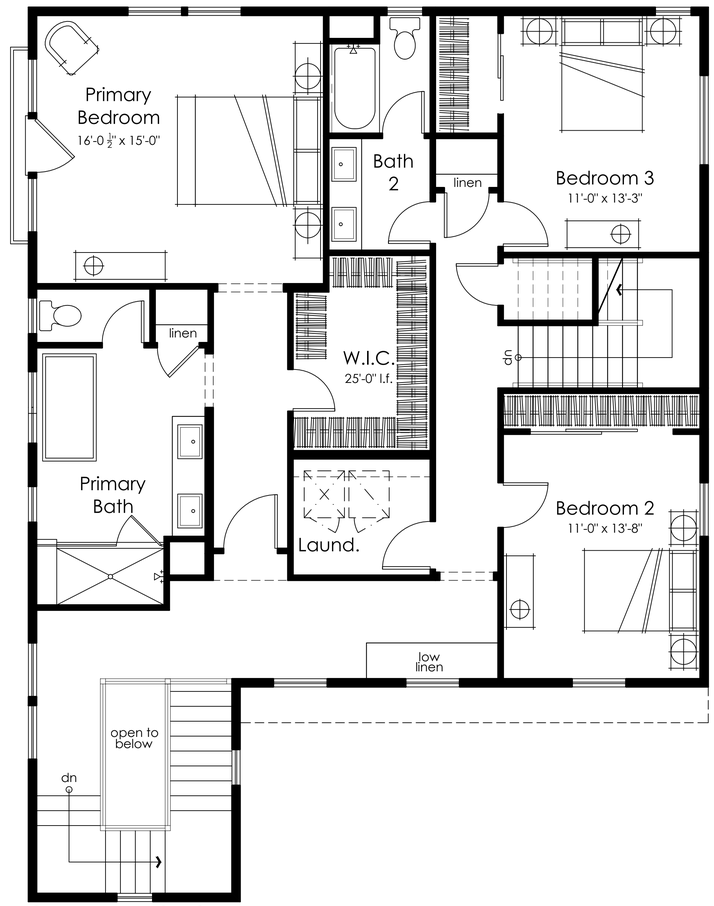
Bonus Room

313 s.f.

Opt. Roof Deck

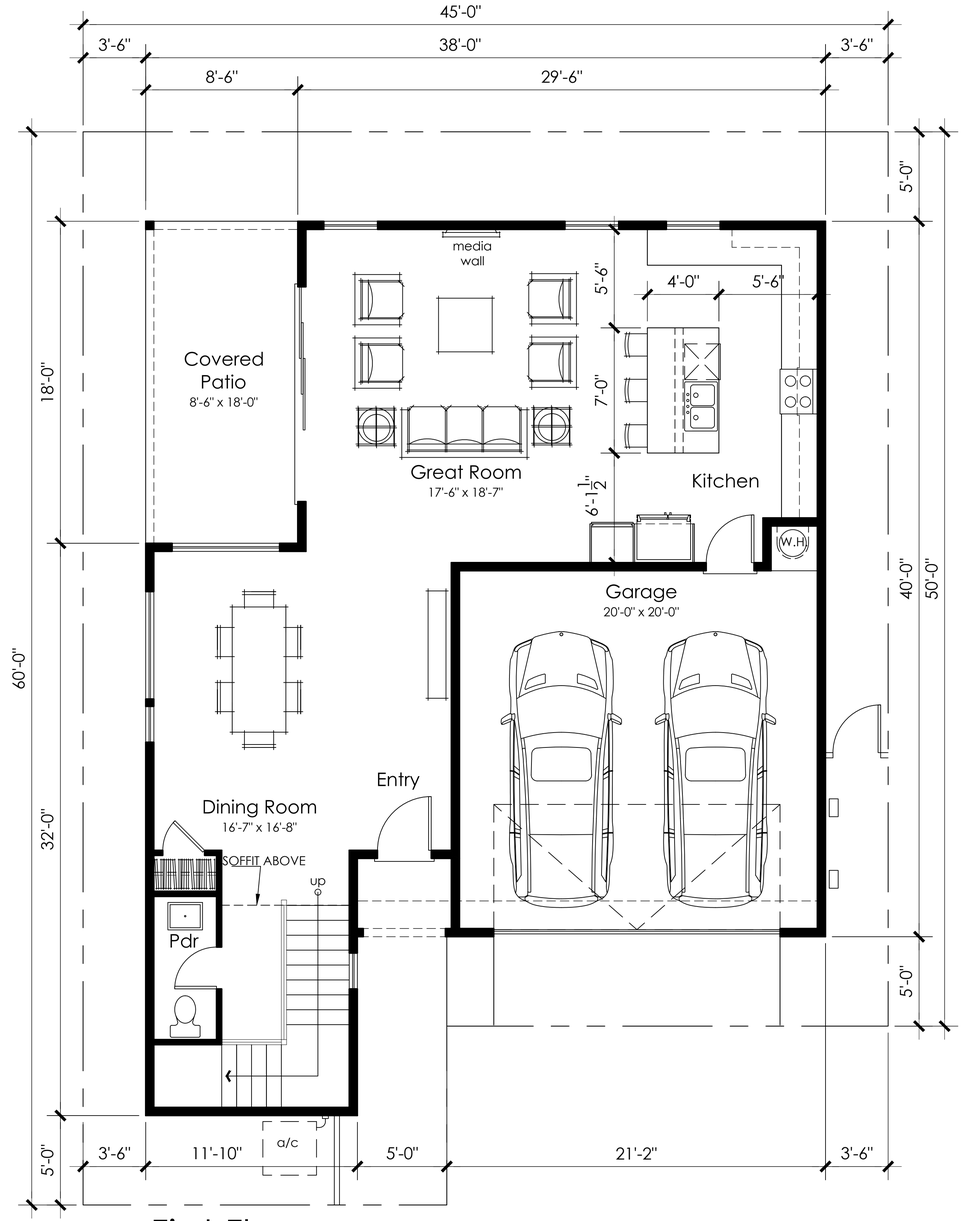


Opt. Bedroom 4



Second Floor

1586 s.f.



First Floor

1034 s.f.

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CAL COAST

MONARCH BAY
SAN LEANDRO, CA

#2021-1151

SCHEMATIC DESIGN
APRIL 07, 2022

Scale: 1/4" = 1'-0"
0 2 4 8

3 BEDROOMS + LOFT
2.5 BATHS
±2,620 S.F.,
OPT. BEDROOM 4,
OPT. DECK
±2,933 S.F.

FLOOR PLAN 4

A2.4.2

FRONT LEFT PERSPECTIVE

FRONT ELEVATION

Material Legend:
1. Stucco - Fine Sand Finish
2. Fiber Cement Lap Siding
3. Stone Veneer
4. Vinyl Window
5. Canopy
6. Metal Railing
7. Metal Garage Door
8. Unit Address
9. Light Fixture
10. Entry Door

Notes:
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CAL COAST

MONARCH BAY
SAN LEANDRO, CA
#2021-1151

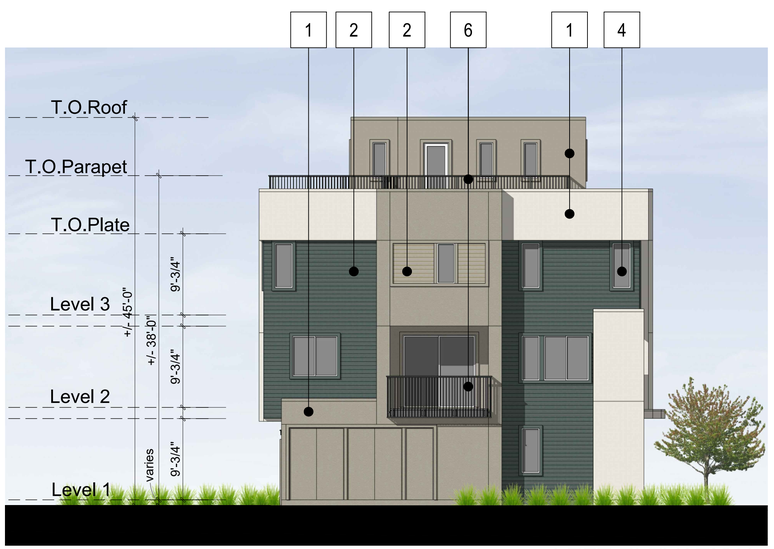
SCHEMATIC DESIGN
APRIL 07, 2022

0 4' 8' 16'

TOWNHOUSE ELEVATIONS
6 PLEX

A 3.1.0

FRONT RIGHT PERSPECTIVE



LEFT ELEVATION

RIGHT ELEVATION

Material Legend:
1. Stucco - Fine Sand Finish
2. Fiber Cement Lap Siding
3. Stone Veneer
4. Vinyl Window
5. Canopy
6. Metal Railing
7. Metal Garage Door
8. Unit Address
9. Light Fixture
10. Entry Door

Notes:
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CAL COAST

MONARCH BAY
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#2021-1151

SCHEMATIC DESIGN
APRIL 07, 2022

0 4' 8' 16'

TOWNHOUSE ELEVATIONS
6 PLEX

A 3.1.1

REAR RIGHT PERSPECTIVE

REAR ELEVATION

Material Legend:
1. Stucco - Fine Sand Finish
2. Fiber Cement Lap Siding
3. Stone Veneer
4. Vinyl Window
5. Canopy
6. Metal Railing
7. Metal Garage Door
8. Unit Address
9. Light Fixture
10. Entry Door

Notes:
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CAL COAST

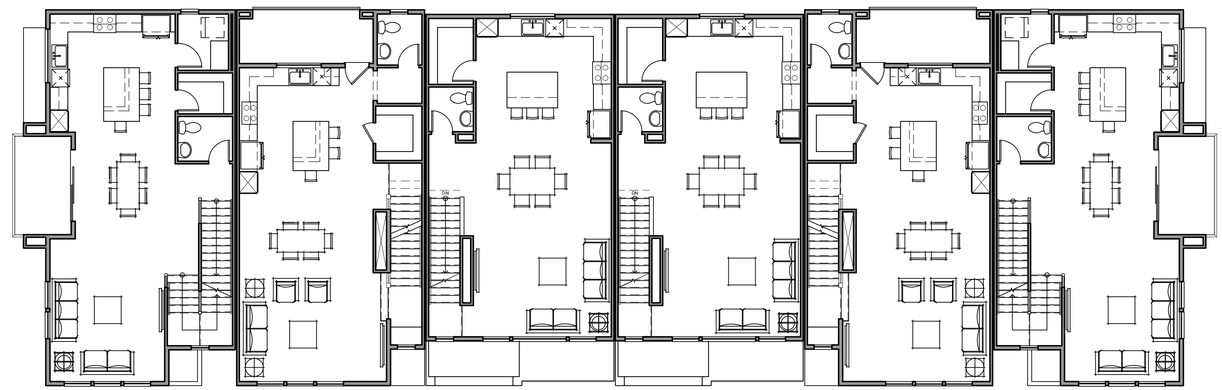
MONARCH BAY
SAN LEANDRO, CA
#2021-1151

SCHEMATIC DESIGN
APRIL 07, 2022

0 4' 8' 16'

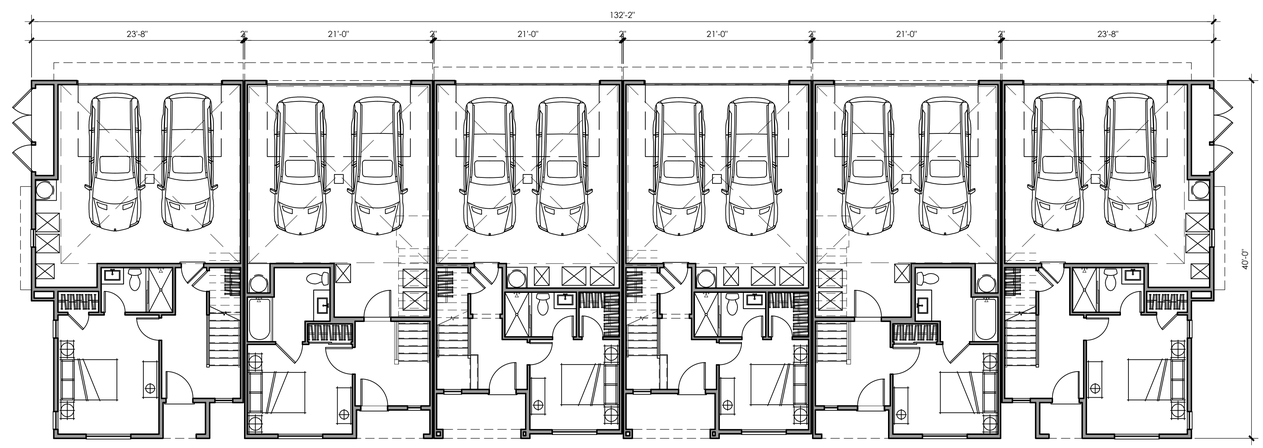
TOWNHOUSE ELEVATIONS
6 PLEX

A 3.1.2



Plan 3R Plan 2 Plan 1 Plan 1 Plan 2R Plan 3

Second Floor



Plan 3R Plan 2 Plan 1 Plan 1 Plan 2R Plan 3

First Floor

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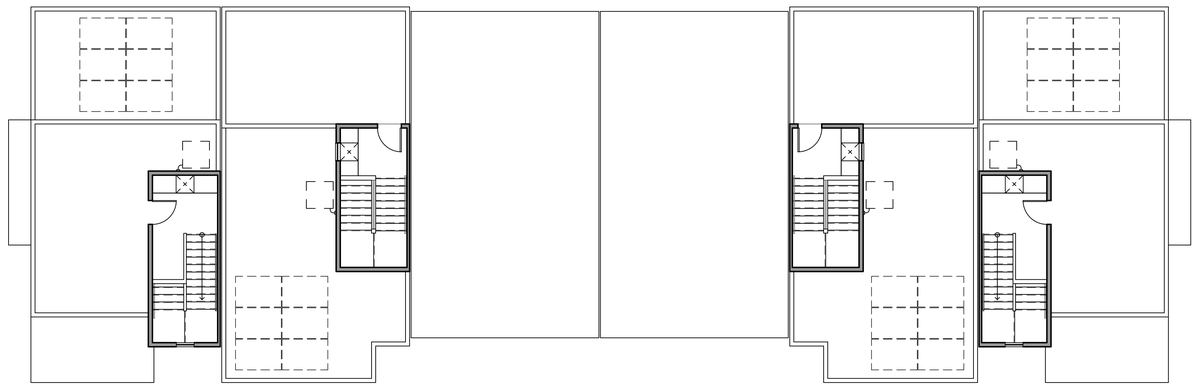
#2021-1151

SCHEMATIC DESIGN
APRIL 18, 2022

0 2 4 8

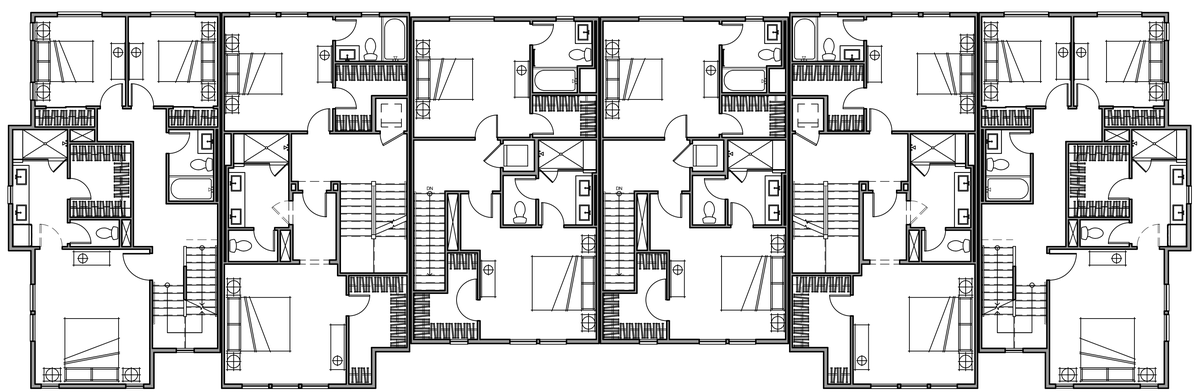
6-Ple□Building Plans

A3.1.3



Plan 3R Plan 2 Plan 1 Plan 1 Plan 2R Plan 3

Roof Deck



Plan 3R Plan 2 Plan 1 Plan 1 Plan 2R Plan 3

Third Floor

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CAL COAST

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SAN LEANDRO, CA
#2021-1151

SCHEMATIC DESIGN
APRIL 07, 2022

0 2 4 8

6-Plex Building Plans

A3.1.4

FRONT LEFT PERSPECTIVE

FRONT ELEVATION

Material Legend:
1. Stucco - Fine Sand Finish
2. Fiber Cement Lap Siding
3. Stone Veneer
4. Vinyl Window
5. Canopy
6. Metal Railing
7. Metal Garage Door
8. Unit Address
9. Light Fixture
10. Entry Door

Notes:
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CAL COAST

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#2021-1151

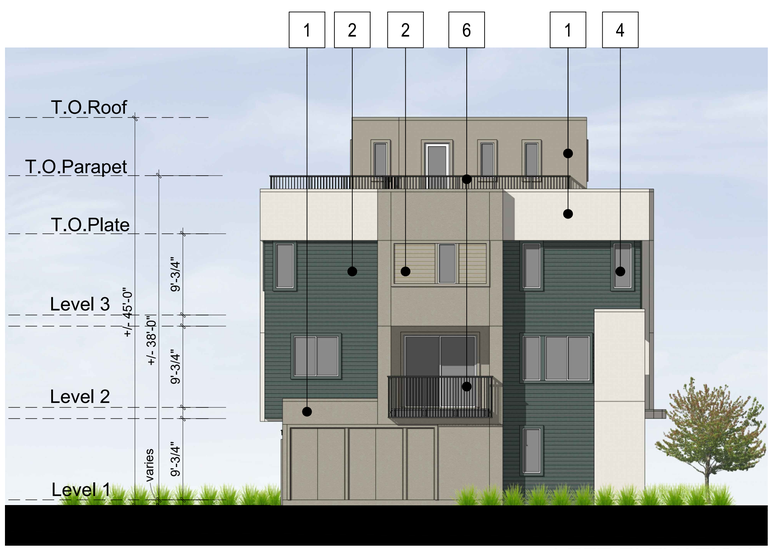
SCHEMATIC DESIGN
APRIL 07, 2022

0 4' 8' 16'

TOWNHOUSE ELEVATIONS
8 PLEX

A 3.2.0

FRONT RIGHT PERSPECTIVE



LEFT ELEVATION

RIGHT ELEVATION

Material Legend:
1. Stucco - Fine Sand Finish
2. Fiber Cement Lap Siding
3. Stone Veneer
4. Vinyl Window
5. Canopy
6. Metal Railing
7. Metal Garage Door
8. Unit Address
9. Light Fixture
10. Entry Door

Notes:
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CAL COAST

MONARCH BAY
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#2021-1151

SCHEMATIC DESIGN
APRIL 07, 2022

0 4' 8' 16'

TOWNHOUSE ELEVATIONS
8 PLEX

A 3.2.1

REAR RIGHT PERSPECTIVE

REAR ELEVATION

Material Legend:
1. Stucco - Fine Sand Finish
2. Fiber Cement Lap Siding
3. Stone Veneer
4. Vinyl Window
5. Canopy
6. Metal Railing
7. Metal Garage Door
8. Unit Address
9. Light Fixture
10. Entry Door

Notes:
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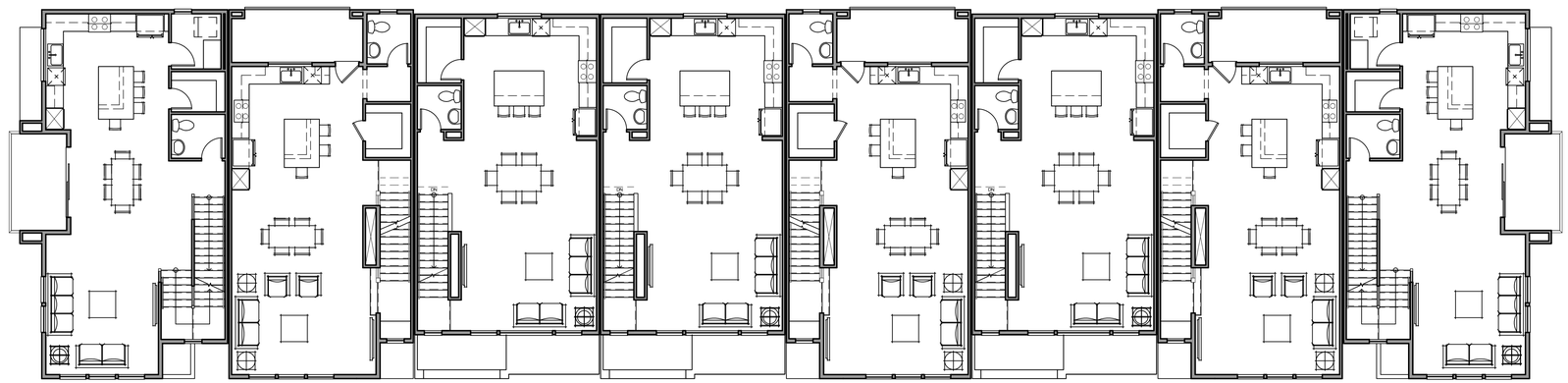
SCHEMATIC DESIGN
APRIL 07, 2022

0 4' 8' 16'

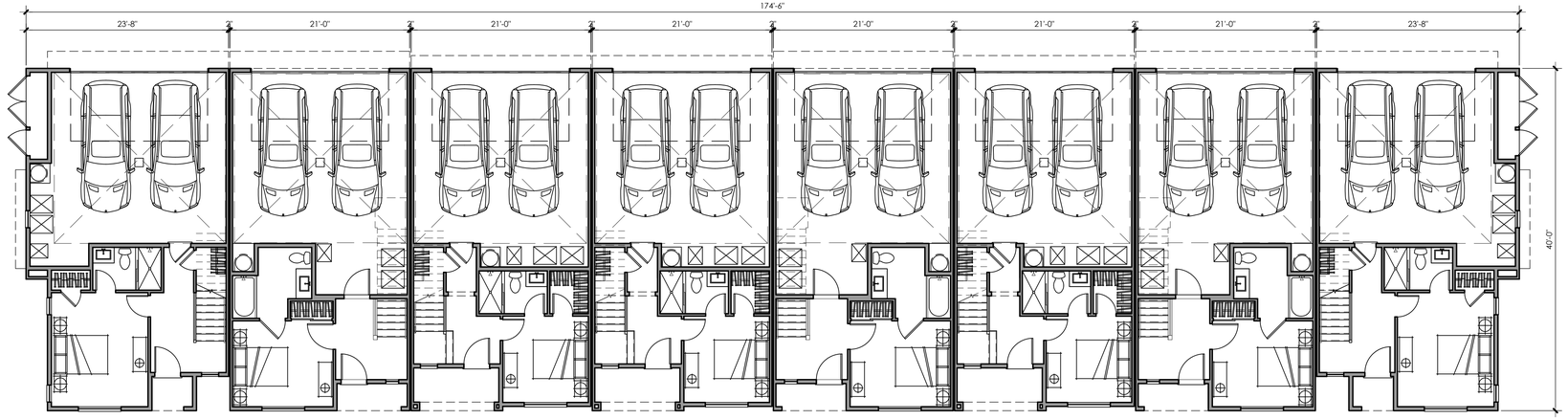
TOWNHOUSE ELEVATIONS
8 PLEX

A 3.2.2



Plan 3R Plan 2 Plan 1 Plan 1 Plan 2R Plan 1 Plan 2R Plan 3

Second Floor



Plan 3R Plan 2 Plan 1 Plan 1 Plan 2R Plan 1 Plan 2R Plan 3

First Floor

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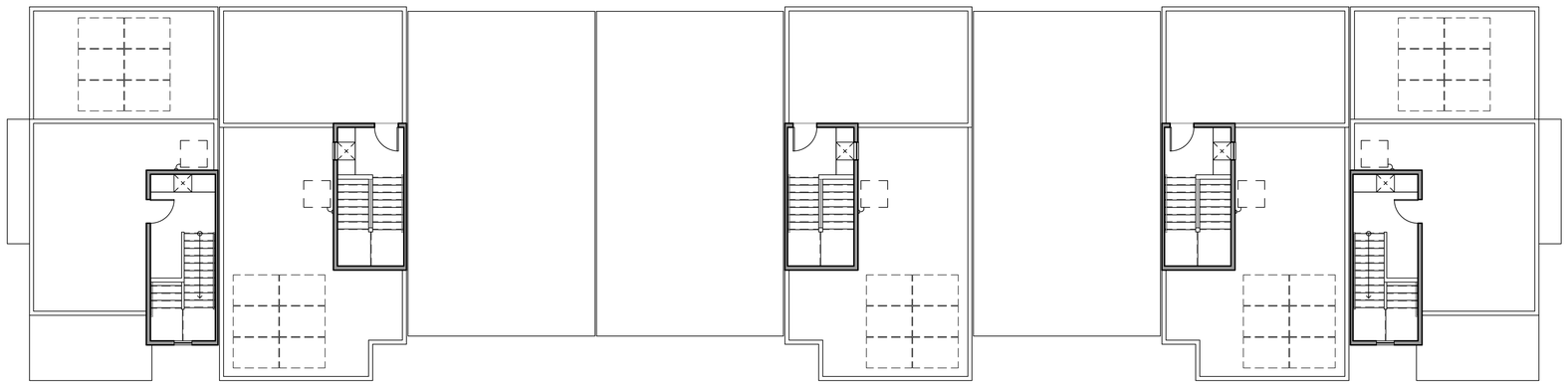
#2021-1151

SCHEMATIC DESIGN
APRIL 07, 2022

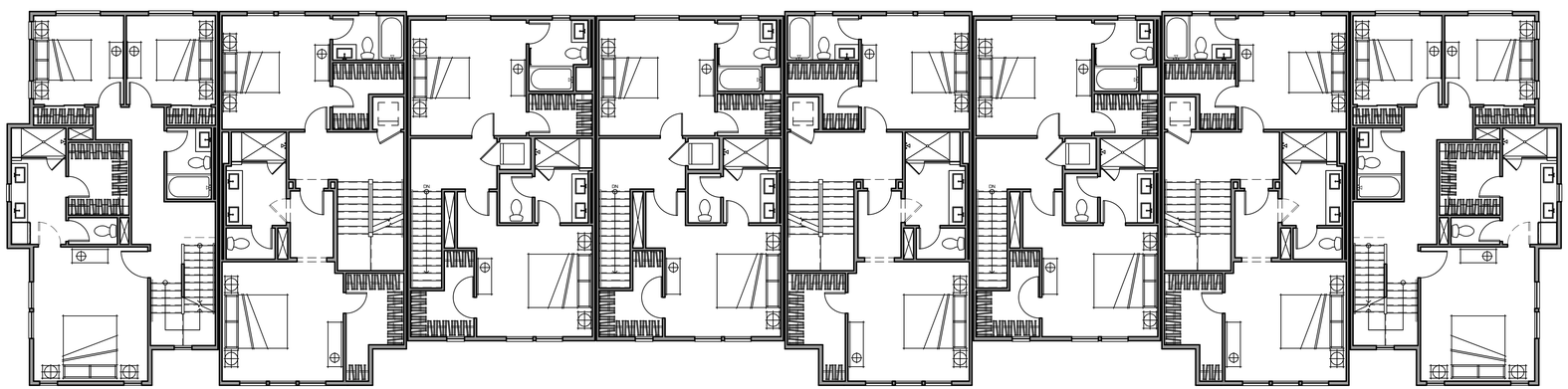
0 2 4 8

8-Plex Building Plans

A3.2.3



Plan 3R | Plan 2 | Plan 1 | Plan 1 | Plan 2R | Plan 1 | Plan 2R | Plan 3 | Roof Deck



Plan 3R | Plan 2 | Plan 1 | Plan 1 | Plan 2R | Plan 1 | Plan 2R | Plan 3 | Third Floor

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8-Plex Building Plans

A3.2.4

STREET SCENE - □1

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SFD, STREET SCENE

A 4.1.0

STREET SCENE

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#2021-1151

SCHEMATIC DESIGN
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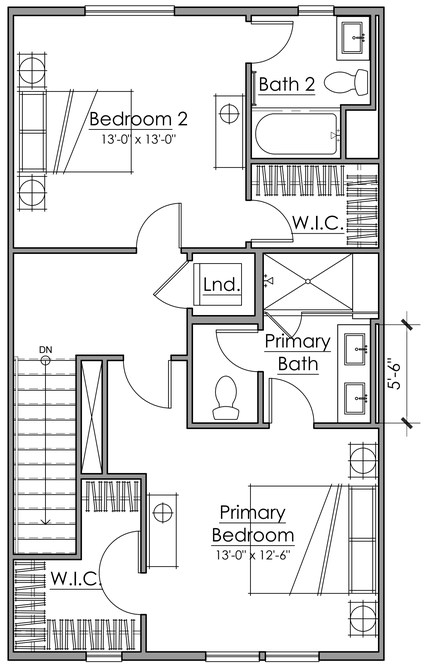
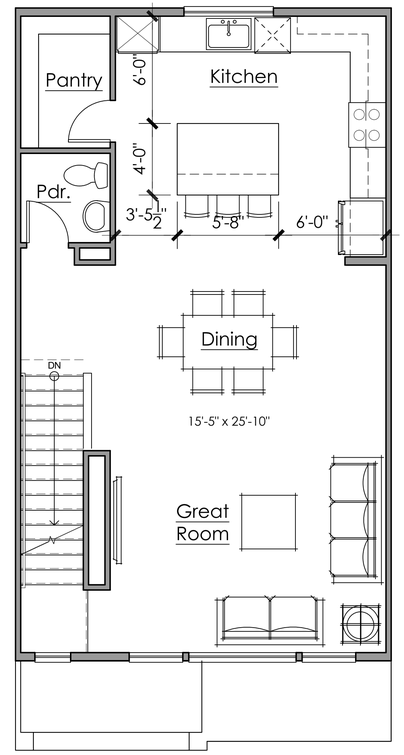
TO□ NHO□SE STREET SCENE

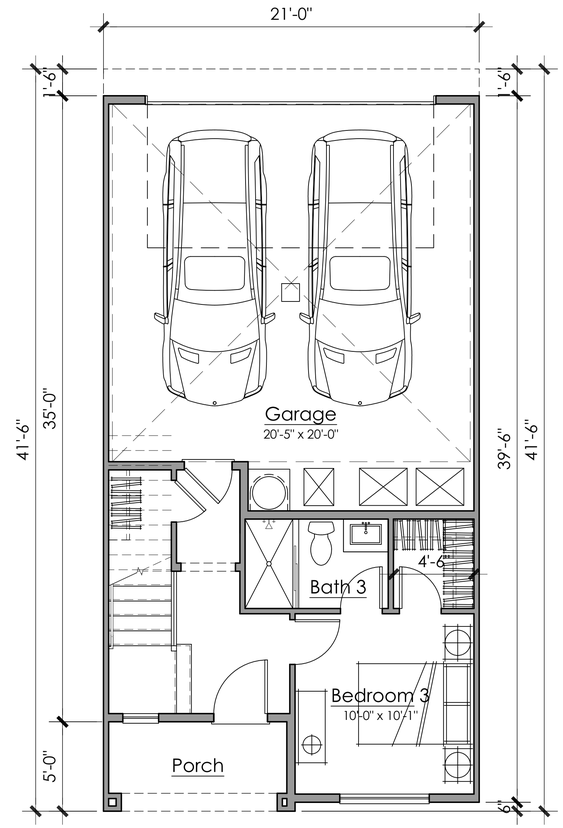
A 4.2.0



Third Floor

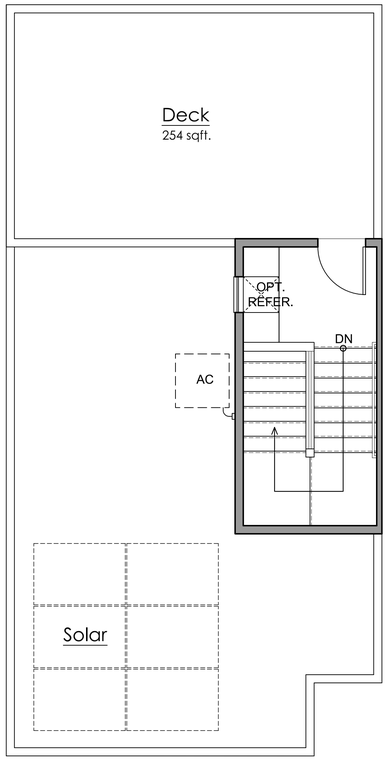


Second Floor

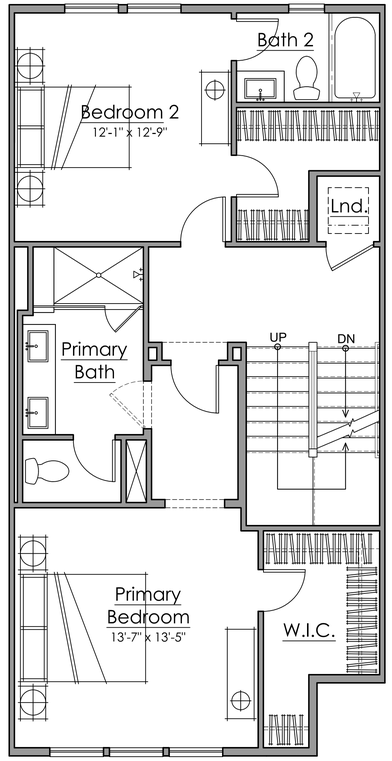


First Floor

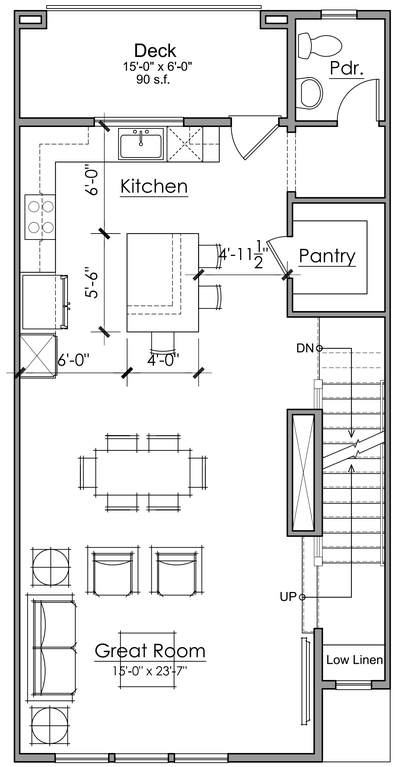
Plan 1 Floor Plan
3 Bedroom, 3.5 Bath
1,819s.f.(gross)



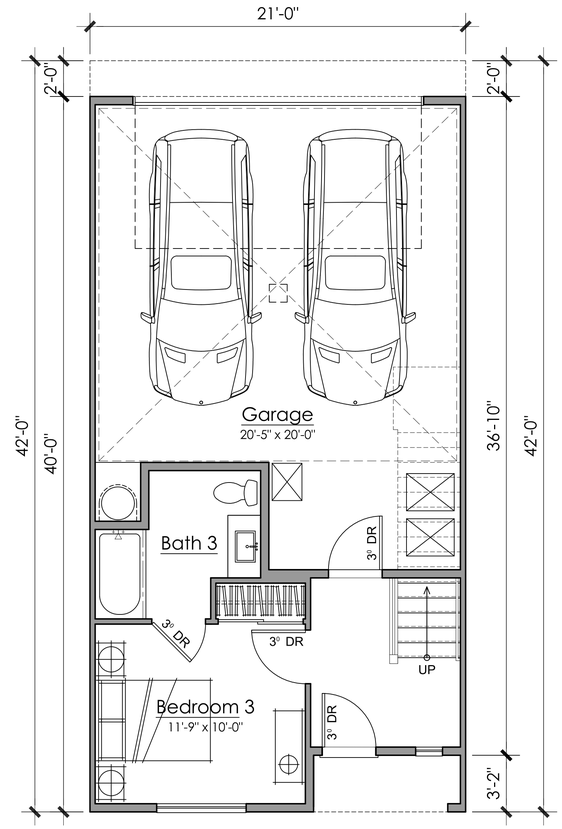
Roof



Third Floor



Second Floor



First Floor

Plan 2 Floor Plan
3 Bedroom, 3.5 Bath
2,040s.f.(gross)
Private Open Space:344 s.f

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CAL COAST

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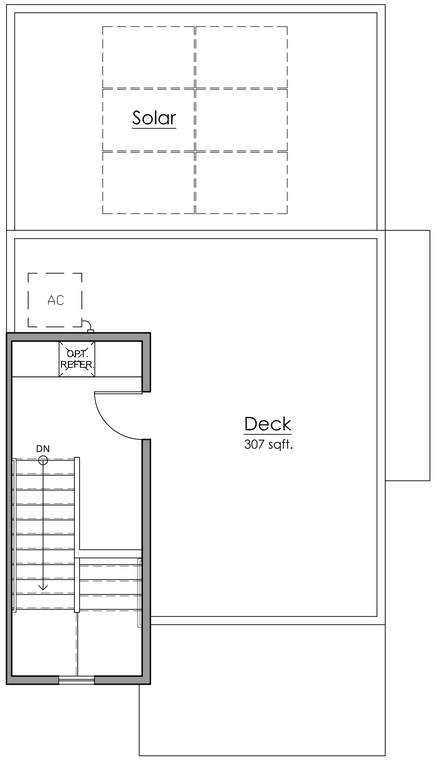
SAN LEANDRO, CA
#2021-1151

SCHEMATIC DESIGN
APRIL 07, 2022

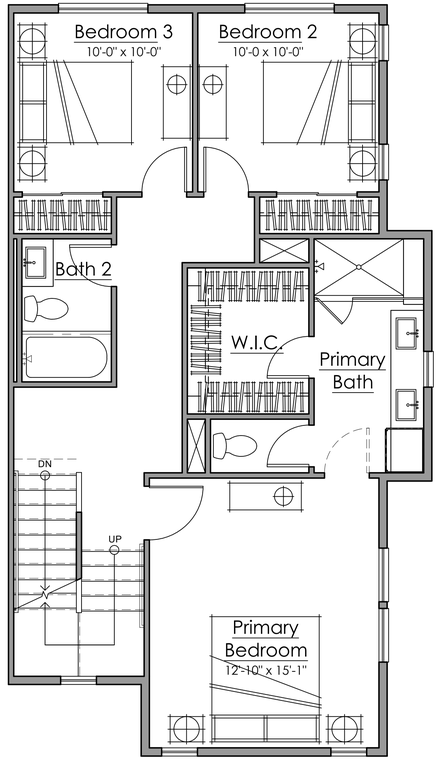
0 2 4 8

Townhouse Plan 2

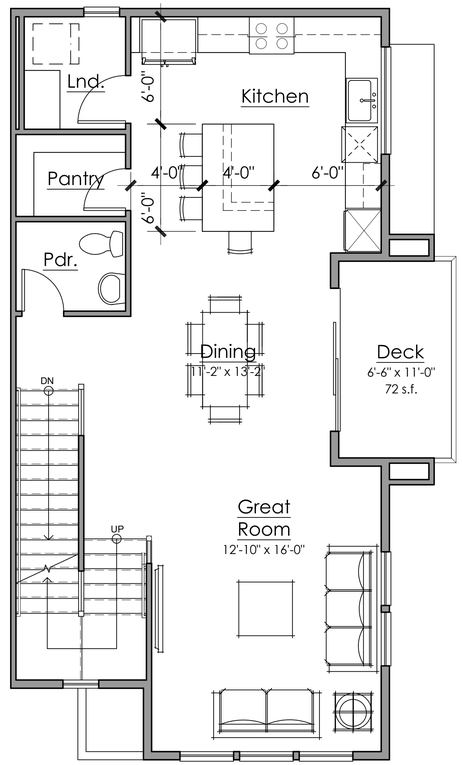
A5.2.0



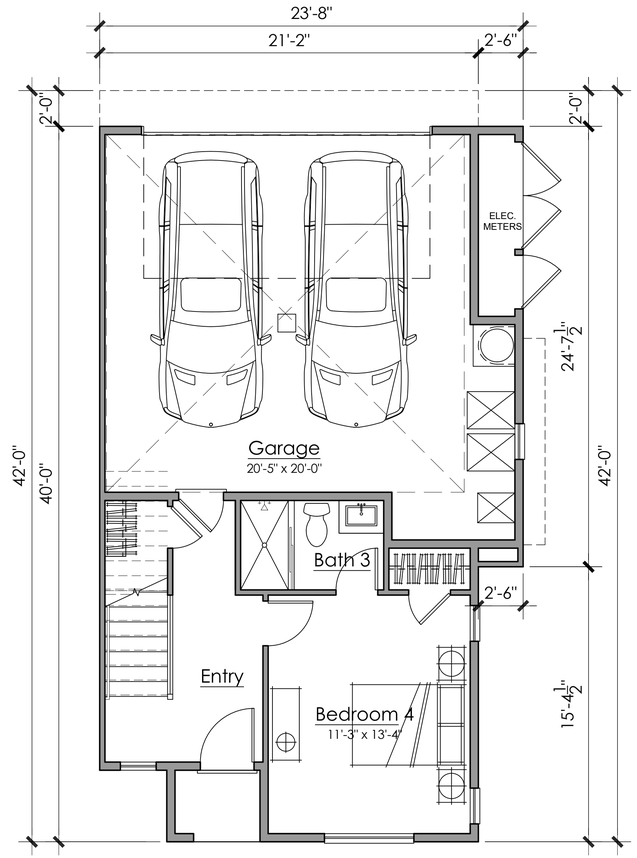
Roof



Third Floor



Second Floor



First Floor

Plan 3 Floor Plan
4 Bedroom+ 3.5 Bath
2,171s.f.(gross)
Private Open Space:379 s.f

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SAN LEANDRO, CA
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SCHEMATIC DESIGN
APRIL 07, 2022

0 2 4 8

Townhouse Plan 3

A5.3.0

PLAN 1_ B STYLE: FRONT RIGHT VIEW

Wood Look Siding

Stucco

Stone Veneer

Entry Door

PLAN 1_ A STYLE: FRONT RIGHT VIEW

PLAN 2_ B STYLE: FRONT RIGHT VIEW

Stucco

Wood Look Siding

Wood Look Siding

Stone Veneer

Metal Garage Door

Entry Door

PLAN 2_ A STYLE: FRONT RIGHT VIEW

Stucco

Com□osite Shingle Roof

□ ood Look Siding

Stone □eneer

Entry Door

Metal Garage Door

PLAN 4□ FRONT RIGHT □IE□

PLAN 3 □ FRONT RIGHT □IE□

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CAL COAST

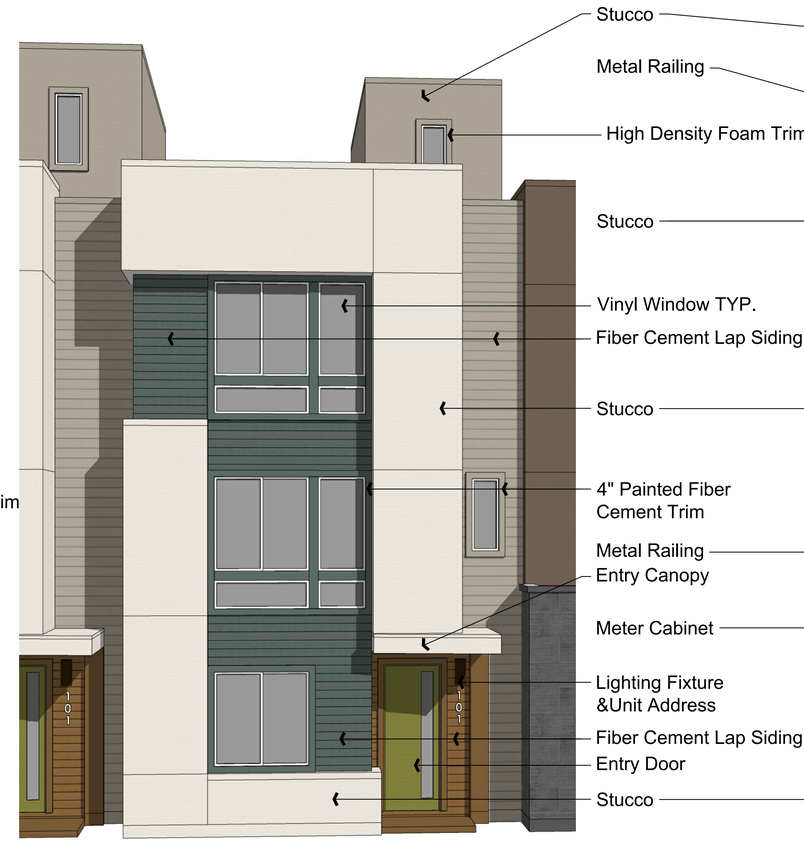
MONARCH BAY
SAN LEANDRO, CA
#2021-1151

SCHEMATIC DESIGN
APRIL 07, 2022

ARCHITECT□RAL DETAILS
SFD

A 6.0.1

PLAN 1 - FRONT VIEW



PLAN 2 - FRONT VIEW

PLAN 3 - FRONT RIGHT VIEW

Architecture + Planning
888.456.5849
ktgy.com

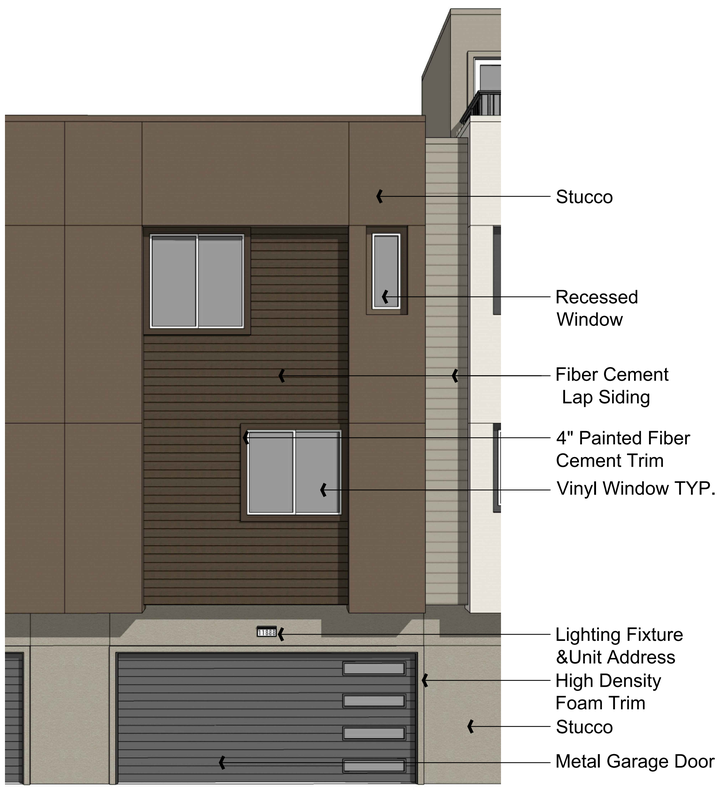
CAL COAST

MONARCH BAY
SAN LEANDRO, CA
#2021-1151

SCHEMATIC DESIGN
APRIL 07, 2022

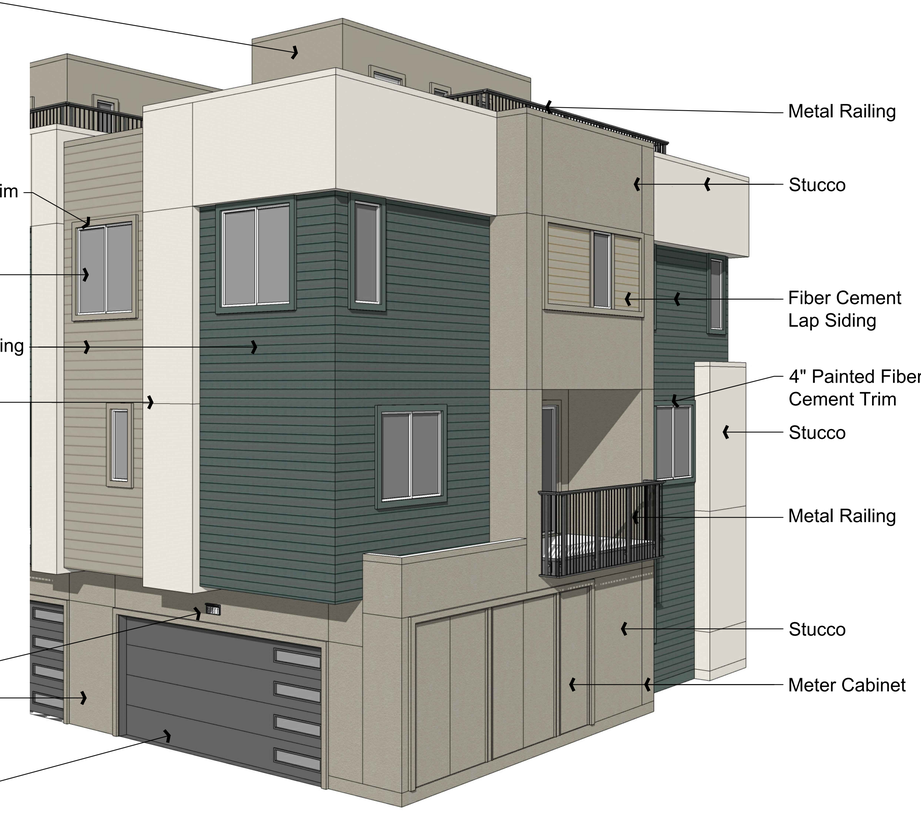
ARCHITECTURAL DETAILS
TOWNHOUSE

A 6.1.0



PLAN 1 -REAR VIEW

PLAN 2 - REAR VIEW



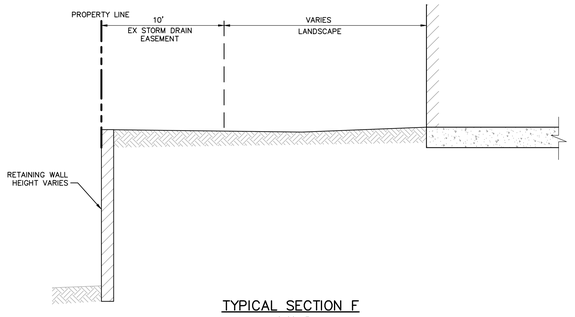
PLAN 3 - REAR RIGHT VIEW

TOWNHOUSE

STUCCO BODY 1 / ENTRY CANOPY	
STUCCO BODY 2	
FIBER CEMENT LAP SIDING 1 / TRIM 1/ STUCCO BODY 3	
FIBER CEMENT LAP SIDING 2 / TRIM 2	
FIBER CEMENT LAP SIDING 3 / TRIM 3/ STUCCO BODY 3	
FIBER CEMENT LAP SIDING 4 / ACCENT 1	
STONE VENEER	
ENTRY DOOR	
METAL RAILING	
GARAGE DOOR / ACCENT 2	

SINGLE FAMILY

STUCCO BODY 1/ TRIM 1	
FIBER CEMENT LAP SIDING 1	
FIBER CEMENT LAP SIDING 2	
STONE VENEER	
TRIM 2	
TRIM 3	
TRIM 4	
ENTRY DOOR/ GARAGE DOOR	
WOOD RAILING	
COMPOSITE SHINGLE ROOF	



TYPICAL SECTION F
NO SCALE

PAR□ING PROVIDED

GARAGE	-	**□□2**
STREET	-	**□□ ON-SITE**
TOTAL PAR□ING PROVIDED	-	**□□2**

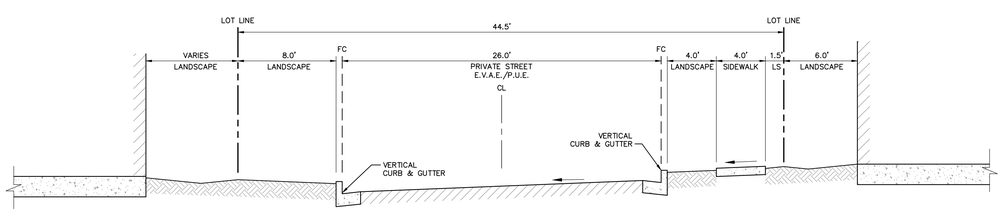
GRAPHIC SCALE
30 0 30 60

LEGEND

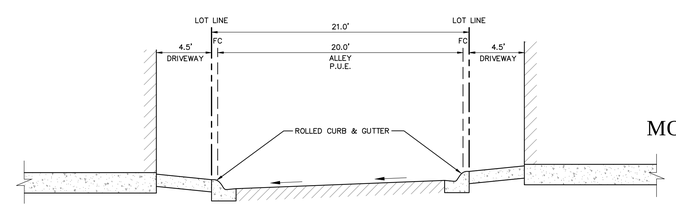
- PROPERTY LINE
- EASEMENT LINE
- PERVIOUS PAVING
- EMERGENCY VEHICLE ACCESS EASEMENT (EVAE)/ PUBLIC UTILITY EASEMENT(PUE)
- PUBLIC UTILITY EASEMENT (PUE)
- PUBLIC ACCESS EASEMENT (PAE)
- EXISTING EASEMENT
- PUBLIC STORM DRAIN EASEMENT (SDE)
- PRIVATE STORM DRAIN EASEMENT (PSDE)
- PRIVATE INGRESS/EGRESS EASEMENT (PIEE)
- PUBLIC RECLAIMED WATER EASEMENT (PRWE)
- STREET PARKING AREA
- BIORETENTION BASIN

SITE PLAN

1"=30'



TYPICAL SECTION A
NO SCALE



TYPICAL SECTION B
NO SCALE

SCHEMATIC DESIGN
FOR
MONARCH BAY SINGLE FAMILY/
TOWNHOME RESIDENTIAL

CITY OF SAN LEANDRO, CALIFORNIA

APRIL 7, 2022

C1.0

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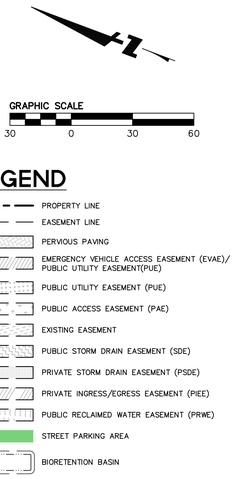
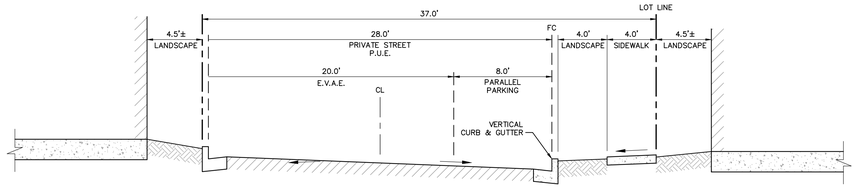


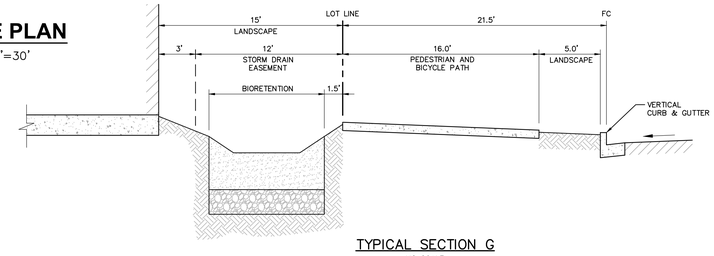
SITE PLAN

1"=30'



TYPICAL SECTION C

NO SCALE



TYPICAL SECTION G

NO SCALE

SCHEMATIC DESIGN
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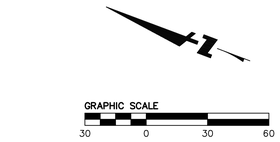
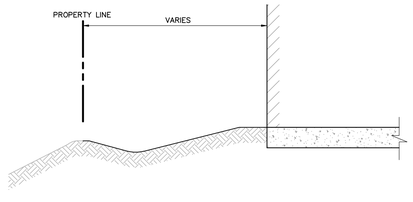
SITE PLAN

1"=30'

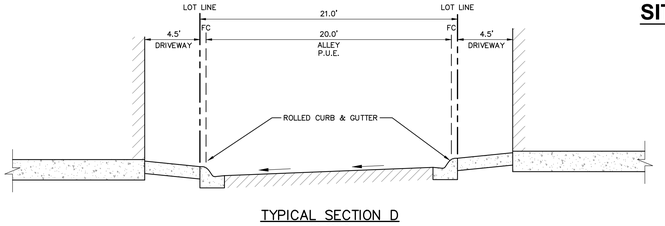


LEGEND

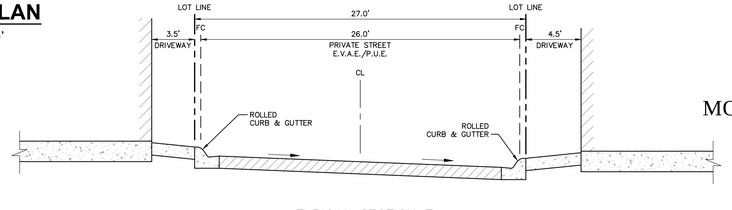
- PROPERTY LINE
- EASEMENT LINE
- PERVIOUS PAVING
- EMERGENCY VEHICLE ACCESS EASEMENT (EVAE)/ PUBLIC UTILITY EASEMENT(PUE)
- PUBLIC UTILITY EASEMENT (PUE)
- PUBLIC ACCESS EASEMENT (PAE)
- EXISTING EASEMENT
- PUBLIC STORM DRAIN EASEMENT (SDE)
- PRIVATE STORM DRAIN EASEMENT (PSDE)
- PRIVATE INGRESS/EGRESS EASEMENT (PIEE)
- PUBLIC RECLAIMED WATER EASEMENT (PRWE)
- STREET PARKING AREA
- BIORETENTION BASIN



TYPICAL SECTION H
NO SCALE



TYPICAL SECTION D
NO SCALE



TYPICAL SECTION E
NO SCALE

SCHEMATIC DESIGN
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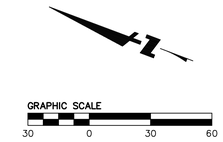

LEGEND

- PROPERTY LINE
- EASEMENT LINE
- TC XXX.XX / FL XXX.XX — ELEVATION (PROPOSED)
- (TC XXX.XX±) / (FL XXX.XX±) — ELEVATION (EXISTING)
- FF XX.XX — FINISH FLOOR ELEVATION
- ×100.00 — SPOT ELEVATION (PROPOSED)
- ×(100.00±) — SPOT ELEVATION (EXISTING)
- GRADE BREAK
- OVERLAND RELEASE
- X.X% — SLOPE TO GRADE (HARDSCAPE)
- SLOPE TO GRADE (LANDSCAPE)

GRADING PLAN

1"=30'

SCHEMATIC DESIGN
FOR
MONARCH BAY SINGLE FAMILY/
TOWNHOME RESIDENTIAL

C2.0

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GRAPHIC SCALE

30 0 30 60

LEGEND

	PROPERTY LINE
	EASEMENT LINE
TC XXX.XX / FL XXX.XX	ELEVATION (PROPOSED)
(TC XXX.XX±) / (FL XXX.XX±)	ELEVATION (EXISTING)
FF XX.XX	FINISH FLOOR ELEVATION
×100.00	SPOT ELEVATION (PROPOSED)
×(100.00±)	SPOT ELEVATION (EXISTING)
	GRADE BREAK
	OVERLAND RELEASE
X.XX	SLOPE TO GRADE (HARDSCAPE)
	SLOPE TO GRADE (LANDSCAPE)

GRADING PLAN

1"=30'

SCHEMATIC DESIGN
FOR
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TOWNHOME RESIDENTIAL

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02_GCR_G0.dwg

Plot Sat 07-2022 at 3:58pm

GRADING PLAN

1"=30'

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SHEET 6 OF 15 SHEETS

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UTILITY PLAN

1"=30'

GRAPHIC SCALE

30 0 30 60

LEGEND

	PROPERTY LINE
	EASEMENT LINE
RIM XXX.XX / INV XXX.XX	ELEVATION
W	DOMESTIC WATER LINE
JT	JOINT TRENCH LINE
XX"-X" S=X.X% SS	SANITARY SEWER LINE
XX"-X" S=X.X%	STORM DRAIN (PERFORATED)
XX"-X" S=X.X%	STORM DRAIN (TREATED)
XX"-X" S=X.X% SD	STORM DRAIN (UNTREATED)
	PIPE FLOW (DIRECTION)
SDAD	STORM DRAIN AREA DRAIN
SDBB	STORM DRAIN BUBBLER BOX
SDCO	STORM DRAIN CLEANOUT
SDCB	STORM DRAIN CATCH BASIN
SDDI	STORM DRAIN DROP INLET
SDJB	STORM DRAIN JUNCTION BOX
SDMH	STORM DRAIN MANHOLE
SSCO	SANITARY SEWER CLEANOUT
SSMH	SANITARY SEWER MANHOLE
BFV	BACKFLOW PREVENTER
FH	FIRE HYDRANT
WM	WATER METER
WV	WATER VALVE

SCHEMATIC DESIGN
FOR
MONARCH BAY SINGLE FAMILY/
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C3.0

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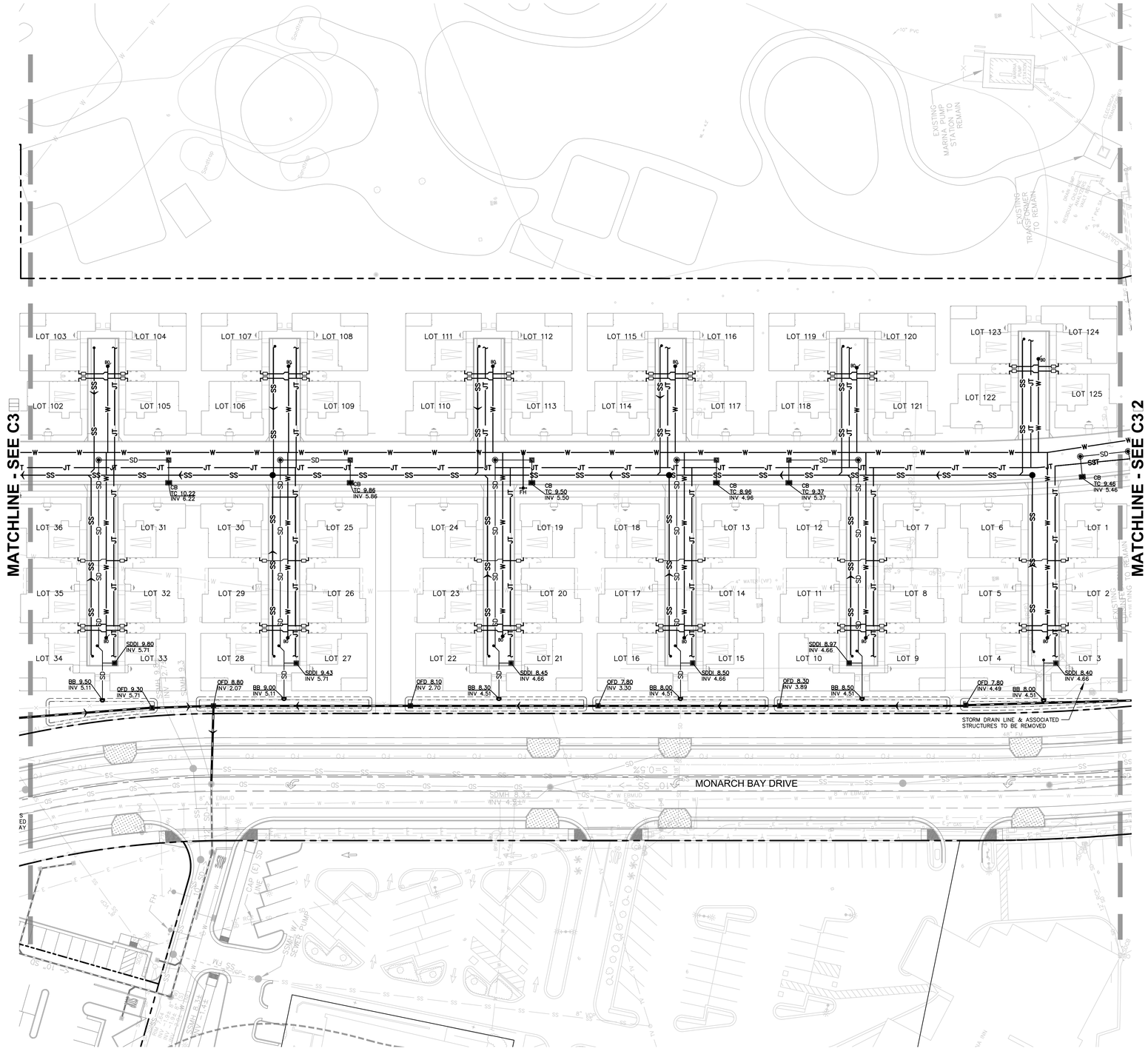

GRAPHIC SCALE

30 0 30 60

LEGEND

	PROPERTY LINE
	EASEMENT LINE
RIM XXX.XX / INV XXX.XX	ELEVATION
W	DOMESTIC WATER LINE
JT	JOINT TRENCH LINE
XX"–X" S=X.X% SS	SANITARY SEWER LINE
XX"–X" S=X.X%	STORM DRAIN (PERFORATED)
XX"–X" S=X.X%	STORM DRAIN (TREATED)
XX"–X" S=X.X% SD	STORM DRAIN (UNTREATED)
	PIPE FLOW (DIRECTION)
SDAD	STORM DRAIN AREA DRAIN
SDBB	STORM DRAIN BUBBLER BOX
SDCO	STORM DRAIN CLEANOUT
SDCB	STORM DRAIN CATCH BASIN
SDDI	STORM DRAIN DROP INLET
SDJB	STORM DRAIN JUNCTION BOX
SDMH	STORM DRAIN MANHOLE
SSCO	SANITARY SEWER CLEANOUT
SSMH	SANITARY SEWER MANHOLE
BFV	BACKFLOW PREVENTER
FH	FIRE HYDRANT
WM	WATER METER
WV	WATER VALVE

UTILITY PLAN

1"=30'

SCHEMATIC DESIGN
FOR
MONARCH BAY SINGLE FAMILY/
TOWNHOME RESIDENTIAL

C3.1

CITY OF SAN LEANDRO, CALIFORNIA

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UTILITY PLAN

1"=30'

GRAPHIC SCALE

30 0 30 60

LEGEND

	PROPERTY LINE
	EASEMENT LINE
RIM XXX.XX INV XXX.XX	ELEVATION
W	DOMESTIC WATER LINE
JT	JOINT TRENCH LINE
XX"-X"SS S=X.X%	SANITARY SEWER LINE
XX"-X" S=X.X%	STORM DRAIN (PERFORATED)
XX"-X" S=X.X%	STORM DRAIN (TREATED)
XX"-X"SD S=X.X%	STORM DRAIN (UNTREATED)
	PIPE FLOW (DIRECTION)
SDAD	STORM DRAIN AREA DRAIN
SDBB	STORM DRAIN BUBBLER BOX
SDCO	STORM DRAIN CLEANOUT
SDCB	STORM DRAIN CATCH BASIN
SDDI	STORM DRAIN DROP INLET
SDJB	STORM DRAIN JUNCTION BOX
SDMH	STORM DRAIN MANHOLE
SSCO	SANITARY SEWER CLEANOUT
SSMH	SANITARY SEWER MANHOLE
BFV	BACKFLOW PREVENTER
FH	FIRE HYDRANT
WM	WATER METER
WV	WATER VALVE

SCHEMATIC DESIGN
FOR
MONARCH BAY SINGLE FAMILY/
TOWNHOME RESIDENTIAL

C3.2

CITY OF SAN LEANDRO, CALIFORNIA

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File Apr 07, 2022 at 3:30pm

TREATMENT CONTROL MEASURE SUMMARY								
				WATER QUANTITY				
AREAS DRAINAGE	DRAINAGE AREA SIZE (SF)	PERVIOUS SURFACE (SF)	IMPERVIOUS SURFACE (SF)	REQUIRED (SF)	PROVIDED (SF)	SIZING CRITERIA	SIZING METHOD	PROPOSED TREATMENT CONTROLS
DA-1	26,132	8,060	18,072	723	863	4% METHOD	CA BMP	BR-1
DA-2	23,541	6,728	16,813	673	726	4% METHOD	CA BMP	BR-2
DA-3	81,132	21,410	59,722	2,389	2,437	4% METHOD	CA BMP	BR-3
DA-4	113,125	31,364	81,761	3,270	3,291	4% METHOD	CA BMP	BR-4
DA-5	35,213	10,944	24,269	971	980	4% METHOD	CA BMP	BR-5
DA-6	34,508	10,434	24,074	963	1,091	4% METHOD	CA BMP	BR-6
DA-7	2,572	1,128	1,444	722	1,071	2:1 METHOD	CA BMP	SR-1
DA-8	38,450	13,806	24,644	986	1,129	4% METHOD	CA BMP	BR-7
DA-9	34,442	10,368	24,074	963	1,091	4% METHOD	CA BMP	BR-8
DA-10	34,437	10,568	23,869	955	1,091	4% METHOD	CA BMP	BR-9
DA-11	16,862	4,164	12,698	508	587	4% METHOD	CA BMP	BR-10
DA-12	18,970	5,112	13,858	554	697	4% METHOD	CA BMP	BR-11
DA-13	30,823	8,960	21,863	875	921	4% METHOD	CA BMP	BR-12
DA-14	21,225	8,178	13,047	522	546	4% METHOD	CA BMP	BR-13
DA-15	19,896	6,849	13,047	522	546	4% METHOD	CA BMP	BR-14
DA-16	25,233	11,966	13,267	531	555	4% METHOD	CA BMP	BR-15
DA-17	43,010	5,590	37,420	1,497	1,516	4% METHOD	CA BMP	BR-16
DA-18	47,005	14,406	32,599	1,304	1,306	4% METHOD	CA BMP	BR-17
DA-19	44,305	12,007	32,298	1,292	1,323	4% METHOD	CA BMP	BR-18
SUM	690,881	202,042	488,839					

NOTES: 1. BIORETENTION IS SIZING BASED ON 4% METHOD
2. SELF-RETAINING AREA SIZING IS BASED ON 2:1 IMPERVIOUS TO PERVIOUS RATIO AND 3" OF PONDING DEPTH

STORM□ ATER CONTROL PLAN

1"=30'

SCHEMATIC DESIGN
FOR
MONARCH BAY SINGLE FAMILY/
TOWNHOME RESIDENTIAL

C4.0

CITY OF SAN LEANDRO, CALIFORNIA

APRIL 7, 2022

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SHEET 10 OF 15 SHEETS

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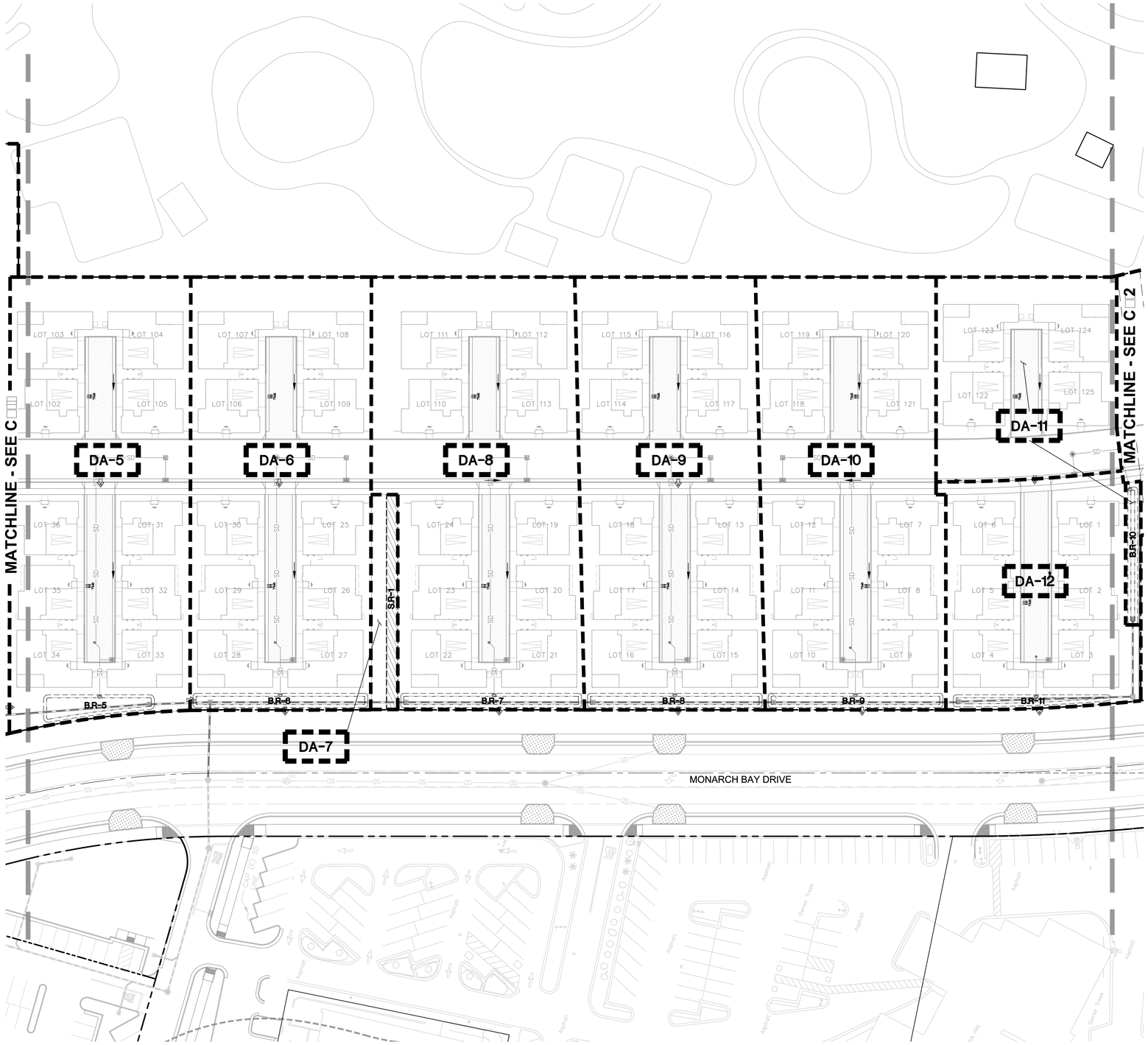

SITE PLAN

1"=30'

GRAPHIC SCALE

30 0 30 60

LEGEND

- DA-# — DRAINAGE AREA
- B.R-# — BIORETENTION BASIN (SWALE)
- S.R-1 — SELF-RETAINING AREA
- PERVIOUS PAVEMENT
- FLOW ARROW (LANDSCAPE)
- FLOW ARROW (HARDSCAPE)
- OVERLAND RELEASE DIRECTION

SCHEMATIC DESIGN
FOR
MONARCH BAY SINGLE FAMILY/
TOWNHOME RESIDENTIAL

C4.1

CITY OF SAN LEANDRO, CALIFORNIA

APRIL 7, 2022

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GRAPHIC SCALE

30 0 30 60

LEGEND

- DA-# — DRAINAGE AREA
- B.R-# — BIORETENTION BASIN (SWALE)
- S.R-1 — SELF-RETAINING AREA
- PERVIOUS PAVEMENT
- FLOW ARROW (LANDSCAPE)
- FLOW ARROW (HARDSCAPE)
- OVERLAND RELEASE DIRECTION

STORM□ ATER CONTROL PLAN

1"=30'

SCHEMATIC DESIGN
FOR
MONARCH BAY SINGLE FAMILY/
TOWNHOME RESIDENTIAL

CITY OF SAN LEANDRO, CALIFORNIA

APRIL 7, 2022

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SHEET 12 OF 15 SHEETS

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VEHICULAR CIRCULATION □ □IRE ACCESS PLAN

1"=30'

GRAPHIC SCALE

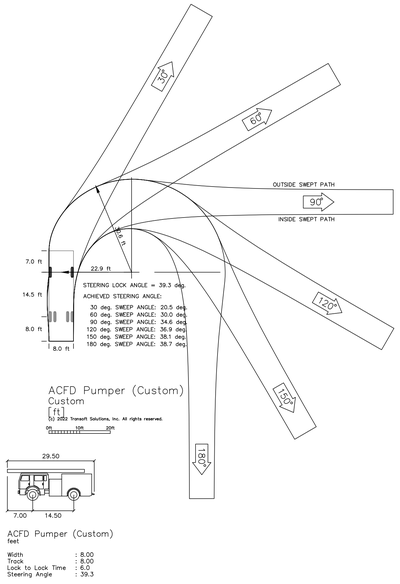
30 0 30 60

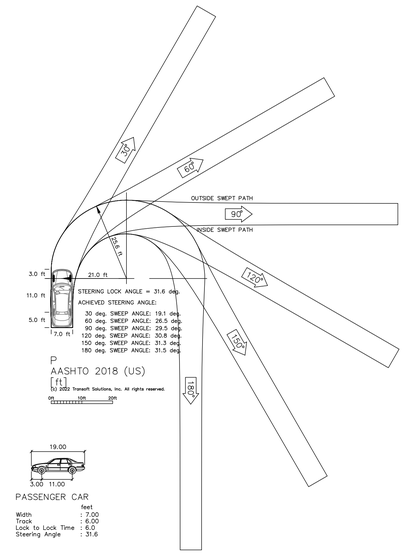
LEGEND

- PROPERTY LINE
- EASEMENT LINE
- HOSE REACH (150' MAX)
- EMERGENCY VEHICLE ACCESS EASEMENT (EVAE)
- (E)FH EXISTING FIRE HYDRANT
- FH PROPOSED FIRE HYDRANT

NOTES

1. PROPOSED FIRE HYDRANTS AVERAGE SPACING IS BELOW MAXIMUM 300'.
2. SAMPLE HOSE REACHES (150' MAX) ARE SHOWN ON THIS PLAN. NOT ALL HOSE REACHES ARE SHOWN ON THE ACCESS PLAN.





SCHEMATIC DESIGN
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05_GCR_FIRE.dwg

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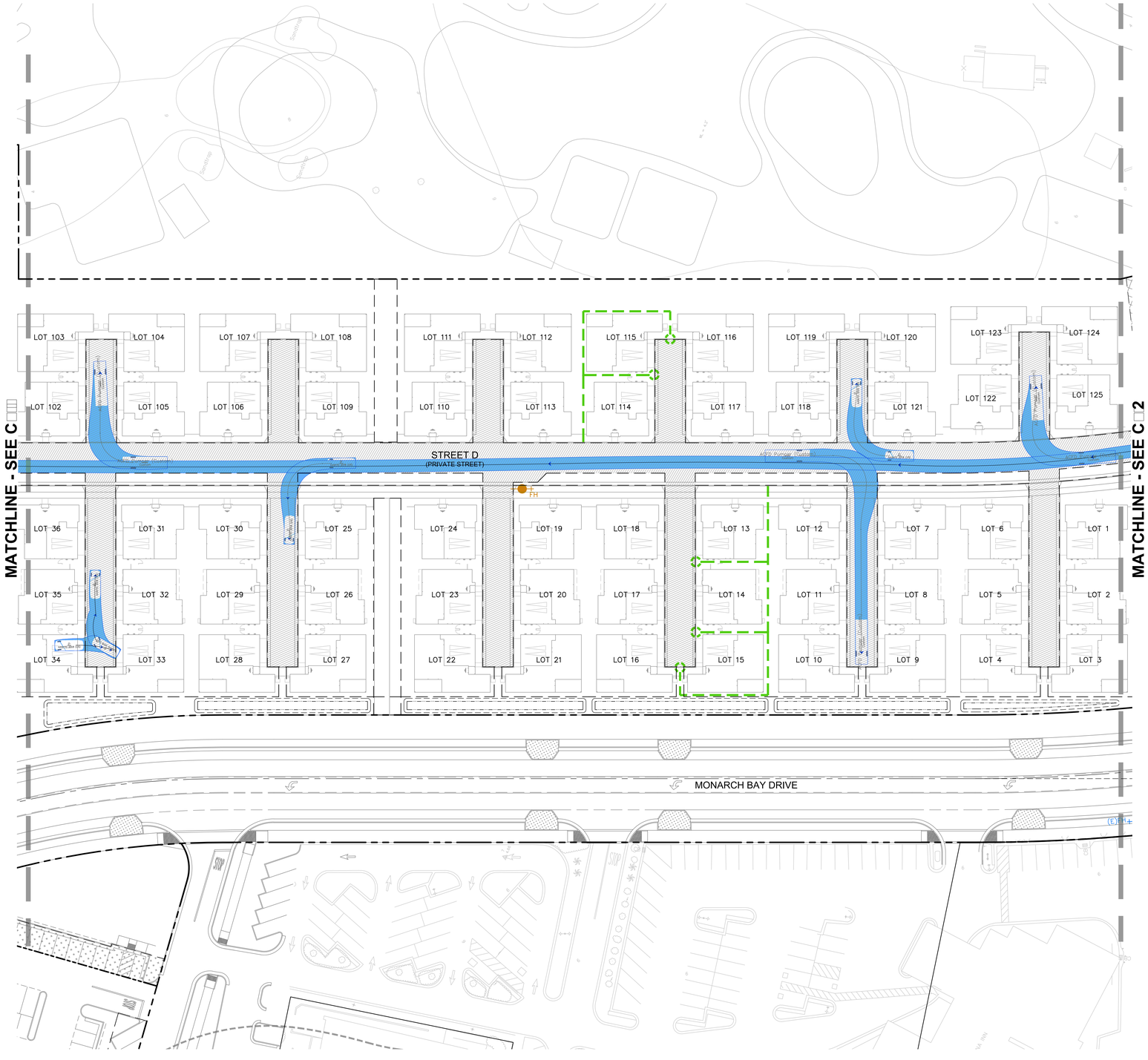

VEHICULAR CIRCULATION IRE ACCESS PLAN

1"=30'

GRAPHIC SCALE

30 0 30 60

LEGEND

- PROPERTY LINE
- EASEMENT LINE
- HOSE REACH (150' MAX)
- EMERGENCY VEHICLE ACCESS EASEMENT (EVAE)
- (E)FH EXISTING FIRE HYDRANT
- FH PROPOSED FIRE HYDRANT

NOTES

1. PROPOSED FIRE HYDRANTS AVERAGE SPACING IS BELOW MAXIMUM 300'.
2. SAMPLE HOSE REACHES (150' MAX) ARE SHOWN ON THIS PLAN. NOT ALL HOSE REACHES ARE SHOWN ON THE ACCESS PLAN.

SCHEMATIC DESIGN
FOR
MONARCH BAY SINGLE FAMILY/
TOWNHOME RESIDENTIAL

C5.1

CITY OF SAN LEANDRO, CALIFORNIA

APRIL 7, 2022

PREPARED BY
BKF ENGINEERS
1730 N. FIRST STREET
SUITE 600
SAN JOSE, CA 95112
(408) 467-9100
www.bkf.com

JOB NO. C20136048-19

SHEET 14 OF 15 SHEETS

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Plot Sty:PT-2022-A 3 Plots

VEHICULAR CIRCULATION □ □IRE ACCESS PLAN

1"=30'

GRAPHIC SCALE

30 0 30 60

LEGEND

- PROPERTY LINE
- EASEMENT LINE
- HOSE REACH (150' MAX)
- EMERGENCY VEHICLE ACCESS EASEMENT (EVAE)
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- FH PROPOSED FIRE HYDRANT

NOTES

1. PROPOSED FIRE HYDRANTS AVERAGE SPACING IS BELOW MAXIMUM 300'.
2. SAMPLE HOSE REACHES (150' MAX) ARE SHOWN ON THIS PLAN. NOT ALL HOSE REACHES ARE SHOWN ON THE ACCESS PLAN.

SCHEMATIC DESIGN
FOR
MONARCH BAY SINGLE FAMILY/
TOWNHOME RESIDENTIAL

C5.2

CITY OF SAN LEANDRO, CALIFORNIA

APRIL 7, 2022

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1730 N. FIRST STREET
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SAN JOSE, CA 95112
(408) 467-9100
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NOTE: REFER TO SHEET L2.5
FOR PLANTING LEGEND/SCHEDULE AND NOTES

NORTH 0' 20' 40' 80'
SCALE: 1" = 40'-0"

Bennitt Design

SHORELINE MONARCH BAY HOUSING

CITY OF SAN LEANDRO, CALIFORNIA

SEAL:

LICENSED LANDSCAPE ARCHITECT
TODD P. BENNITT
No.1413
Signature
03-31-23
Renewal Date
04-07-22
Date
STATE OF CALIFORNIA

Issue Name: Landscape City Requirements Documents

Rev:	Date	Description
	4/07/2022	Submittal

Sheet Name

PLANTING PLAN
AREA 1

Date: MARCH 30 2022

Scale: AS SHOWN

Sheet Number:

L2.2

NOTE: REFER TO SHEET L2.5
FOR PLANTING LEGEND/SCHEDULE AND NOTES

NORTH
SCALE: 1" = 40'-0"
0' 20' 40' 80'

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SHORELINE MONARCH BAY HOUSING

CITY OF SAN LEANDRO, CALIFORNIA

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PLANTING PLAN
AREA 2

Date: MARCH 30 2022
Scale: AS SHOWN

Sheet Number:

L2.3

NOTE: REFER TO SHEET L2.5
FOR PLANTING LEGEND/SCHEDULE AND NOTES

NORTH 0' 20' 40' 80'
SCALE: 1" = 40'-0"

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CITY OF SAN LEANDRO, CALIFORNIA

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PLANTING PLAN
AREA 3

Date: MARCH 30 2022
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Sheet Number:

L2.4

TREE LEGEND

SYMBOL	PLANT ABBR.	BOTANICAL NAME	COMMON NAME	SIZE	CALIPER	MIN HGH	MIN SPREAD	TYP. SPACING	REMARKS
	ARB MAR	ARBUTUS 'MARINA'	MARINA STRAWBERRY TREE	XX GAL.	X"	XX'	X'	XX	STD. FORM
	MEL NES	MELALUECA NESOPHILA	PINK MELALEUCA	XX GAL.	X"	XX'	X'	XX	XX
	MEL QUI	MELALEUCA QUIQUENERVIA	CAJEPUT TREE	XX GAL.	X"	XX'	X'	XX	XX
	MET EXC	METROSIDEROS EXCELSUS	NEW ZEALAND CHRISTMAS TREE	XX GAL.	X"	XX'	X'	XX	XX
	OLE EUR	OLEA EUROPAEA 'SWAN HILL'	FRUITLESS OLIVE	XX GAL.	X"	XX'	X'	XX	XX
	QUE SUB	QUERCUS SUBER	CORK OAK	XX GAL.	X"	XX'	X'	XX	XX
	QUE VIR	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	XX GAL.	X"	XX'	X'	XX	XX
	LOP CON	LOPHOSTEMON CONFERTUS	BRISBANE BOX	XX GAL.	X"	XX'	X'	XX	XX
	TRI LAU	TRISTANIOPSIS LAURINA 'ELEGANT'	WATER GUM	XX GAL.	X"	XX'	X'	XX	XX

SHRUBS LEGEND

SYMBOL	PLANT ABBR.	BOTANICAL NAME	COMMON NAME	SIZE	MIN HGH	MIN SPREAD	TYP. SPACING	REMARKS
	AGA	AGAVE ATTENUATA	FOXTAIL AGAVE	5 GAL.	#"	#"	24"	WELL ROOTED CONTAINER GROWN MATCHED
A	ARC	ARCTOSTAPHYLOS 'HOWARD MCMINN'	MANZANITA	5 GAL.	#"	#"	48"	WELL ROOTED CONTAINER GROWN MATCHED
	ATR	ATRIPLEX LENTIFORMIS BREWERI	BREWER SALTBUSH	5 GAL.	#"	#"	48"	WELL ROOTED CONTAINER GROWN MATCHED
	BAC	BACCHARIS PILULARIS	COYOTE BRUSH	10 GAL.			36"	WELL ROOTED CONTAINER GROWN MATCHED
	CAR	CARPENTERIA CALIFORNICA 'ELIZABETH'	ELIZABETH BUSH ANEMONE	5 GAL.			36"	WELL ROOTED CONTAINER GROWN MATCHED
	CON	CEANOTHUS 'CONCHA'	WILD LILAC	5 GAL.			72"	WELL ROOTED CONTAINER GROWN MATCHED
	SKY	CEANNOTHUS 'SKYLARK'	SKYLARK CALIFORNIA LILAC	5 GAL.			42"	WELL ROOTED CONTAINER GROWN MATCHED
	CIS	CISTUS PURPUREUS	ORCHID ROCK ROSE	5 GAL.			36"	WELL ROOTED CONTAINER GROWN MATCHED
	COL	COLEONEMA P. 'SUNSET GOLD'	GOLDEN BREATH OF HEAVEN	5 GAL.			36"	WELL ROOTED CONTAINER GROWN MATCHED
	COT	COTONEASTER MICROPHYLLUS	ROCKSPRAY COTONEASTER	5 GAL.			60"	WELL ROOTED CONTAINER GROWN MATCHED
	DIE	DIETES VEGETA	FORTNIGHT LILY	5 GAL.			30"	WELL ROOTED CONTAINER GROWN MATCHED
	ESC	ESCALLONIA 'NEWPORT DWARF'	ESCALLONIA	5 GAL.			36"	WELL ROOTED CONTAINER GROWN MATCHED
	EUP	EUPHORBIA CHARACIAS WULFENII	EUPHORBIA	5 GAL.			30"	WELL ROOTED CONTAINER GROWN MATCHED
	HEM	HEMEROCALLIS HYBRIDS	EVERGREEN DAYLILY	10 GAL.			24"	WELL ROOTED CONTAINER GROWN MATCHED
	HET	HETEROMELES ARBUTIFOLIA	TOYON	5 GAL.			72"	WELL ROOTED CONTAINER GROWN MATCHED
	HEU	HEUCHERA MAXIMA	ISLAND ALUM ROOT	10 GAL.			18"	WELL ROOTED CONTAINER GROWN MATCHED
	LOR	LOROPETALUM CHINENSE	FRINGE FLOWER	15 GAL.			36"	WELL ROOTED CONTAINER GROWN MATCHED
	LAV	LAVANDULA INTERMEDIA	ENGLISH LAVENDER	5 GAL.			24"	WELL ROOTED CONTAINER GROWN MATCHED
	LIM	LIMONIUM CALIFORNICUM	SEA LAVENDER	20 GAL.			24"	
	MYR	MYRICA CALIFORNICA	PACIFIC WAS MYRTLE	5 GAL.			60"	
	MON	PHORMIUM 'MONROVIA RED'	NEW ZEALAND FLAX	5 GAL.			60"	
	SEA	PHORMIUM 'SEA JADE'	NEW ZEALAND FLAX	5 GAL.			42"	
	TEN	PHORMIUM TENAX	NEW ZEALAND FLAX	5 GAL.			36"	
	CRAS	PITTOSPORUM CRASSIFOLIUM 'NANA'	PITTOSPORUM	5 GAL.			36"	
	TOB	PITTOSPORUM TOBIRA	TOBIRA	5 GAL.			48"	
	PRU	PRUNUS ILLICIFOLIA	HOLLYLEAF CHERRY	5 GAL.			60"	
	RAP	RAPHIOLEPIS I. 'CLARA'	INDIA HAWTHORN	5 GAL.			30"	
	MOU	RHAMNUS C. 'MOUND SAN BRUNO'	MOUND SAN BRUNO COFFEEBERRY	5 GAL.			42"	
	ALA	RHAMNUS ALATERNUS	ITALIAN BUCKTHORN	5 GAL.			60"	
	RHUS	RHUS INTEGRIFOLIA	LEMONADE BERRY	5 GAL.			60"	
	RIB	RIBES VIBURNIFOLIUM	CATALINA PERFUME	5 GAL.			60"	
	ROS	ROSMARINUS O. 'BLUE SPIRES'	UPRIGHT ROSEMARY	5 GAL.			42"	
	SAL	SALVIA C. 'WINNEFRED GILMAN'	CLEVELAND SAGE	5 GAL.			30"	
	SEN	SENECIO GREYI	SENECIO	5 GAL.			30"	
	TEU	TEUCRIUM FRUTICANS	GERMANDER	5 GAL.			42"	
	WES	WESTRINGIA FRUTICOSA	COAST ROSEMARY	5 GAL.			48"	
	YUC	YUCCA ALOIFOLIA	SPANISH BAYONET	5 GAL.			30"	

Bennitt Design

SHORELINE MONARCH BAY HOUSING

CITY OF SAN LEANDRO, CALIFORNIA

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PLANTING LEGEND AND NOTES

Date: MARCH 30 2022

Scale: AS SHOWN

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L2.5

PERENNIALS AND GRASSES

SYMBOL	PLANT ABBR.	BOTANICAL NAME	COMMON NAME	SIZE	MIN HGH	MIN SPREAD	TYP. SPACING	REMARKS
	CD	CAREX DIVULSA	BERKELEY SEDGE	1 GAL.	#"	#"	24"	NURSERY GROWN WELL ROOTED
	CP	CAREX PANSA	CALIFORNIA FIELD SEDGE	1 GAL.			24"	NURSERY GROWN WELL ROOTED
	CA	CALAMAGROSTIS ACUTIFOLIA 'STRICTA'	FEATHER REED GRASS	1 GAL.			36"	NURSERY GROWN WELL ROOTED
	CT	CHONDROPETALUM TECTORUM	CAPE RUSH	5 GAL.			36"	NURSERY GROWN WELL ROOTED
	EA	ELYMUS ARENARISU'GLAUCUS'	BLUE LYME GRASS	1 GAL.			24"	NURSERY GROWN WELL ROOTED
	FC	FESTUCA CALIFORNICA	CALIFORNIA FESCUE	1 GAL.			24"	NURSERY GROWN WELL ROOTED
	HS	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	1 GAL.			24"	NURSERY GROWN WELL ROOTED
	JE	JUNCUS PATENS 'ELK BLUE'	CALIFORNIA GRAY RUSH	1 GAL.			24"	SOD SEE SPECIFICATIONS
	KU	KNIFPHOLIA UVARIA 'LITTLE MAID'	DWARF POKER PLANT	1 GAL.			24"	
	LC	LEYMUS C. 'CANYON PRINCE'	CALIFORNIA GRAY RUSH	1 GAL.			30"	
	MR	MUHLENBERGIA RIGENS	DEER GRASS	1 GAL.			36"	
	MU	MUHLENBERGIA 'REGAL MIST'	PURPLE DEER GRASS	1 GAL.			30"	
	SC	SISYRINCHIUM CALIFORNICUM	YELLOW-EYED GRASS	1 GAL.			24"	
	SG	STIPA GIGANTEA	GIANT FEATHER GRASS	1 GAL.			30"	

GROUNDCOVERS

SYMBOL	PLANT ABBR.	BOTANICAL NAME	COMMON NAME	SIZE	MIN HGH	MIN SPREAD	TYP. SPACING	REMARKS
	AR	ARCTOSTAPHYLOS 'EMERALD CARPET'	BEARBERRY	5 GAL.	12"	16"	36"	WELL ROOTED CONTAINER GROWN
	CG	CEANOTHUS GLORIOSUS 'EMILY BROWN'	POINT REYES CEANOTHUS	1 GAL.	12"	12"	36"	WELL ROOTED CONTAINER GROWN
	CP	CERATOSTIGMA PLUMBAGINOIDES	BLUE PLUMBAGO	1 GAL.	4"	12"	24"	WELL ROOTED CONTAINER GROWN
	CM	CONVOLVULUS MAURITANICUS	GROUND MORNING GLORY	1 GAL.	12"	12"	24"	WELL ROOTED SHRUB/GROUNDCOVER FORM
	CK	COPROSMA KIRKII	CREEPING COPROSMA	1 GAL.	4"	12"	24"	WELL ROOTED CONTAINER GROWN
	EG	ERIGERON GLAUCUS	BEACH ASTER	1 GAL.			18"	
	FC	FRAGARIA CHILOENSIS	BEACH STRAWBERRY	FLATS			18"	
	LJ	LONICERA J. 'HALLIANA'	JAPANESE HONEYSUCKLE	1 GAL.			60"	
	MP	MYOPORUM 'PACIFICUM'	MYOPORUM	1 GAL.			48"	
	OF	OSTEOSPERMUM FRUTICOSUM	FREEWAY DAISY	1 GAL.			18"	
	RO	ROSMARINUS OFFICINALIS 'IRENE'	ROSEMARY	1 GAL.			24"	
	SM	SENECIO MANDRALISCAE	NCN	1 GAL.			18"	
	TJ	TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	1 GAL.			30"	
	TC	TEUCRIUM CHAMADRYS	GERMANDER	1 GAL.			24"	
		LAWN		1 GAL.				
		NATIVE EROSION CONTROL SEED MIX		1 GAL.				

VINES LEGEND

SYMBOL	PLANT ABBR.	BOTANICAL NAME	COMMON NAME	SIZE	MIN HGH	MIN SPREAD	TYP. SPACING	REMARKS
	CC	CLYSTOMA CALLISTEGOIDES	LAVENDER TRUMPET VINE	5 GAL.	#"	#"	PER PLAN	NURSERY GROWN WELL ROOTED
	GO	GREWIA OCCIDENTALIS	LAVENDER STARFLOWER	5 GAL.	#"	#"	PER PLAN	NURSERY GROWN WELL ROOTED

NATIVE EROSION CONTROL SEED MIX

SYMBOL	PLANT ABBR.	BOTANICAL NAME	COMMON NAME				RATE	REMARKS
		ATRIPLEX TRIANGULARIS	SPEAR LEAVED SALTBRUSH				1.75	
		BROMUS C. 'MARITIMUS'	MARITIME BROME				10	
		ELYMUS GLAUCA	BLUE WILD RYE				8	
		FRANKENIA SALINA	ALKALIA HEALTH				0.25	
		GRINDELIA STRICTA	MARSH GUM PLANT				1	
		HORDEUM DEPRESSUM	ALKALIA BARLEY				4	
		LEYMUS TRITICOIDES	CREEPING WILD RYE				6	
		TOTAL					31	

STORMWATER TREATMENT PLANT LIST

	PLANT ABBR.	BOTANICAL NAME	COMMON NAME	SIZE	MIN HGH	MIN SPREAD	TYP. SPACING	REMARKS
	AR	ARCTOSTAPHYLOS 'EMERALD CARPET'	EMERALD CARPET MANZANITA	5 GAL.	#"	#"	30"	WELL ROOTED CONTAINER GROWN
	CV	CALLISTEMON VIMINALIS 'LITTLE JOHN'	DWARF BOTTLEBRUSH	5 GAL.			24"	WELL ROOTED CONTAINER GROWN
	CD	CAREX DIVULSA C. TUMULICOLA	BERKELY SEDGE	5 GAL.			24"	WELL ROOTED CONTAINER GROWN
	CP	CAREX PANSA	DUNE SEDGE	5 GAL.			24"	WELL ROOTED SHRUB/GROUNDCOVER FORM
	CE	CHONDROPETALUM ELEPHANTINUM	LARGE CAPE REED	5 GAL.			36"	WELL ROOTED CONTAINER GROWN
	CT	CHODROPETALUM TECTORUM	SMALL CAPE RUSH	5 GAL.			36"	
	ER	ERIGERON GLAUCUS 'WAYNE RODERICK'	BEACH ASTER	1 GAL.			18"	
	GR	GREVILLEA SPP.	GREVILLEA	5 GAL.			36"	
	FC	FESTUCA CALIFORNICA	CALIFORNIA FESCUE	1 GAL.			12"	
	JP	JUNCUS PATENS	CALIFORNIA GRAY RUSH	5 GAL.			24"	
	MC	MUHLENBERGIA CAPILLARIS	PINK MUHLY GRASS	5 GAL.			30"	
	MR	MUHLENBERGIA RIGENS	DEER GRASS	5 GAL.			30"	
	PH	PENSTEMON HETEROPHYLLUS 'BLUE SPRINGS'	FOOTHILL PENSTEMON	5 GAL.			24"	
	RO	RHAMNUS CALIFORNICA 'LITTLE SUR'	LITTLE SUR COFFEEBERRY	5 GAL.			36"	
	RS	RIBES SANGUINEUM	RED-FLOWERING CURRANT	5 GAL.			60"	
	SA	STIPA ARUNDINACEA	NEW ZEALAND WIND GRASS	5 GAL.			36"	

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 FOUDN 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 _____ IS SUGGESTED FOR USE, BUT SHOULD NOT PRECLUDE USE OF OTEHR APPROPRIATE PLANT MATERIAL. NATIVE PLATNS 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 RO INSTALL THESE PLANTING SCHEMES.

ALL TREES SHAL 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 AUTOMATCI UNDERGROUDN 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.

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Scale: AS SHOWN

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L2.6

NOTE: REFER TO SHEET L2.5
FOR PLANTING LEGEND/SCHEDULE AND NOTES

NORTH 0' 30' 60' 120'
SCALE: 1" = 60'

Bennitt Design

SHORELINE MONARCH BAY HOUSING

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OVERALL PLANTING PLAN

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L2.1