

TOWN HALL SQUARE

DAVIS ST & E 14TH ST, SAN LEANDRO, CA
BEAM DEVELOPMENT



UNIT AND AREA SUMMARY														TOWN HALL SQUARE, SAN LEANDRO									
02.06.2023																							
CONSTRUCTION TYPE:				TYPE IIIA O/ TYPE IA																			
FLOORS:				5 WOOD OVER 2 CONCRETE																			
UNIT TYPE	NAME	DESCRIPTION	Unit Net Rentable										Unit		Rentable Area								
				1ST	2ND	3RD	4TH	5TH	6TH	7TH	ROOF	Total		by Type									
STUDIO	S1.0	STUDIO	587	0	0	2	2	2	2	2		10	6%	5,870									
STUDIO SUB-TOTAL				0	0	2	2	2	2	2	0	10	6%	5,870									
1 BEDROOM	A1.0	1 BDRM (BALCONY)	772	0	0	5	3	3	5	1		17	9%	13,124									
	A1.1	1 BDRM	830	0	0	3	6	6	5	1		21	12%	17,430									
	A1.2	1 BDRM	805	0	0	0	0	0	0	6		6	3%	4,830									
	A1.3	1 BDRM	733	0	0	1	1	1	1	1		5	3%	3,665									
	A1.4	1 BDRM	816	0	0	1	1	1	1	1		5	3%	4,080									
	A2.0	INSIDE CORNER 1 BDRM	770	0	0	2	2	2	2	2		10	6%	7,700									
	A2.1	INSIDE CORNER 1 BDRM	800	0	0	2	2	2	2	2		10	6%	8,000									
	A2.2	INSIDE CORNER 1 BDRM	790	0	0	1	1	1	1	1		5	3%	3,950									
	A3.0	INSIDE CORNER 1 BDRM	792	0	0	1	1	1	1	1		5	3%	3,960									
	A4.0	1 BDRM	645	0	0	2	2	2	2	2		10	6%	6,450									
A5.0	1 BDRM	725	0	0	0	1	1	1	1	0		3	2%	2,175									
1 BDRM SUB-TOTAL				0	0	16	17	17	18	16	0	97	54%	75,364									
2 BEDROOM	B1.0	2 BDRM/ 2 BATH	1,152	0	0	6	6	6	6	6		30	17%	34,560									
	B2.1	2 BDRM/ 2 BATH	1,245	0	0	1	0	1	1	1		4	2%	4,980									
	B2.2	2 BDRM/ 2 BATH	1,047	0	0	0	1	0	0	0		1	1%	1,047									
	B2.3	2 BDRM/ 2 BATH	1,200	0	0	1	1	1	1	1		5	3%	6,000									
	B3.0	2 BDRM/ 2 BATH	1,115	0	0	2	2	2	2	2		10	6%	11,150									
	B4.0	2 BDRM/ 2 BATH	1,164	0	0	1	2	2	2	2		9	5%	10,476									
	B5.0	2 BDRM/ 2 BATH + DEN	1,337	0	0	2	2	2	2	1		9	5%	12,033									
2 BDRM SUB-TOTAL				0	0	13	14	14	14	13	0	68	38%	80,246									
3 BEDROOM			C1.0	3 BDRM/ 2 BATH	1,678	0	0	1	1	1	1	1	5	3%	8,390								
3 BDRM SUB-TOTAL				0	0	1	1	1	1	1	0	5	3%	8,390									
TOTAL UNITS			Avg SqFt	944	0	0	32	34	34	35	32	0	180	100%	169,870								
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)				0	0	32,188	34,825	35,023	35,737	32,097	0	169,870											
Gross area by floor (footprint minus net rentable, excl decks)				4,204	5,284	3,017	1,384	1,969	1,255	3,210	0	20,323											
Residential Amenities				3,530	0	1,850	0	0	0	725	0	6,105											
Leasing Office				1,200	0	0	0	0	0	0	0	1,200											
Commercial				0	0	0	0	0	0	0	0	0											
Garage (Including Utility)				39,350	43,000	0	0	0	0	0	0	82,350											
Total Gross				48,284	48,284	37,055	36,209	36,992	36,992	36,032	0	279,848											



SITE LOCATION

OPEN SPACE

REQUIRED	60 SF Open Space : 1 DU
	OPEN SPACE CAN BE A COMBINATION OF COMMON AND PRIVATE
	COMMON OPEN SPACE: 20 FT MIN WIDTH x LENGTH
	PRIVATE OPEN SPACE: 6FT MIN. WIDTH, 60SQFT MIN

REQUIRED OPEN SPACE						
REQUIRED	180 UNITS		60 SF =		180 X 60	10,800
PROVIDED	PODIUM					8,448
	ROOF TERRACE					1,034
	PRIVATE DECK		37 DU X 64SF OS			2,368
	PRIVATE DECK		1 DU X 220SF OS			220
	PUBLICLY ACC. OPEN SPACE	5 SF / 1,000SF GFA (Excluding Parking)	5 SF / 202,608 GFA	5 x 202.6 = 1,013 SF MIN. REQ.		1,060
PROVIDED	Total					13,130

VEHICLE PARKING

PROVIDED:	STACKER SYSTEM	9'-0" X 18'-6"	73	
	EV STACKER SYSTEM	9'-0" X 18'-6"	30	
	(15% OF TOTAL)			
	STANDARD	9'-0" X 18'-6"	107	
	COMPACT	8'-0" X 15'-0"	20	
	ACCESSIBLE	9'-0" X 18'-6"	3	
	VAN ACCESSIBLE	12'-0" X 18'-6"	1	
	EV ACCESSIBLE	9'-0" X 18'-6"	2	
PROVIDED STALL TOTAL:			238	RATIO: 1.31

BICYCLE PARKING

LONG TERM PARKING:	1 SPACE/DU
180 DU X 1 STALL =	180
REQUIRED TOTAL	180
PROVIDED TOTAL	180

SHORT TERM PARKING:	5% PROJECT REQUIRED VEH. PARKING
217 REQ. VEHICLE PARKING X .05 BIKE =	11
REQUIRED TOTAL	11
PROVIDED TOTAL	11

BUILDING INFORMATION

BUILDING ADDRESS: 240 DAVIS STREET, SAN LEANDRO, CA 94577

NUMBER OF STORIES: 5 FLOORS OF RESIDENTIAL O/ 2 FLOORS OF PARKING

ALLOWABLE HEIGHT: 75'-0"

PROPOSED HEIGHT: 75'-10" T.O. PLATE (ROOF), 82'-0" T.O. PARAPET

CONSTRUCTION TYPE: TYPE III (5 STORIES) OVER TYPE I (2 STORIES)

OCCUPANCIES: R-2 (RESIDENTIAL)
S-2 (PARKING)
B-BUSINESS (LEASING OFFICE)

LANDSCAPING SQFT (PLANTING): 5,670 SQFT (11%)

SPRINKLERED: YES
FIRE ALARM: YES
HIGH RISE: NO

EXISTING SQFT: 18,780 EXISTING BUILDING SQFT OF 52,153 LOT AREA.
REMAINING AREA IS EXISTING ON-GRADE PARKING LOT

REQUIRED AMENITIES (PER 2.08.344)

PROJECT SHALL PROVIDE THE FOLLOWING:

- FITNESS CENTER
- LOUNGE & CLUBROOM
- COMMERCIAL KITCHEN
- PET AREA
- STORAGE SPACE
- CO-WORKING / STUDY ROOM
- PUBLIC PLAZA

PRIOR TO ANY GRADING OR EARTHWORK, TRAINING ON BEST PRACTICES AND PROTOCOLS WILL BE PROVIDED TO ON-SITE WORKERS INVOLVING THE IDENTIFICATION AND TREATMENT OF CULTURAL RESOURCES IF AND WHEN THEY ARE ENCOUNTERED

PROJECT DESCRIPTION

TOWN HALL SQUARE (DAVIS ST & E 14TH ST) IS A PRIVATELY FUNDED MULTI-FAMILY PROJECT WITH 180 RESIDENTIAL UNITS WITH LOBBY, LEASING, BICYCLE STORAGE, FITNESS CENTER, AND OUTDOOR PUBLIC PLAZA ON FLOOR 1, PARKING GARAGE AT FLOORS 1-2, RESIDENTIAL STORAGE LOCKERS ON FLOOR 2, LANDSCAPED COURTYARD AT FLOOR 3, AND LANDSCAPED ROOF DECK AND CLUB HOUSE AT FLOOR 7

ZONING INFORMATION

DENSITY: ZONING DISTRICT: DA-1(S)
SITE AREA: 52,153 SQFT = 1.197 ACRES
ALLOWED DENSITY: 100 UNITS / 1.197 ACRES = 120 UNITS
PROPOSED DENSITY: 150 UNITS / 1.197 ACRES = 180 UNITS

ASSESSOR'S PARCEL #: 75-1-3, 75-1-4, 75-1-5, 75-1-6, 75-1-7-2, 75-1-8-2, 75-1-9-2, 75-1-10-2

ZONING DISTRICT: DA-1(S)

FAR:

LOT AREA: 52,153 SQFT
GFA (EXCLUDING PARKING): 197,498 SF
FAR: 197,498 / 52,153 = 3.78 FAR
LOT COVERAGE: 48,284 (93%)

REQUIRED SETBACKS:

DAVIS ST: 5' MIN. SETBACK, 15' PEDESTRIAN ZONE
E 14TH ST: 7' MIN. SETBACK, 25' PEDESTRIAN ZONE
DAN NIEMI WAY: 0' SETBACK, 10' PEDESTRIAN ZONE

PROVIDED SETBACKS:

DAVIS ST: 4' SETBACK
E 14TH ST: 4' TO 7' SETBACK
DAN NIEMI WAY: VARIES

DENSITY BONUS

MARKET RATE UNITS = 85%
AFFORDABLE UNITS = 15%
VERY LOW INCOME DENSITY BONUS = 50%

TOTAL NO. OF MARKET RATE UNITS =



UNDERGROUND UTILITY NOTE

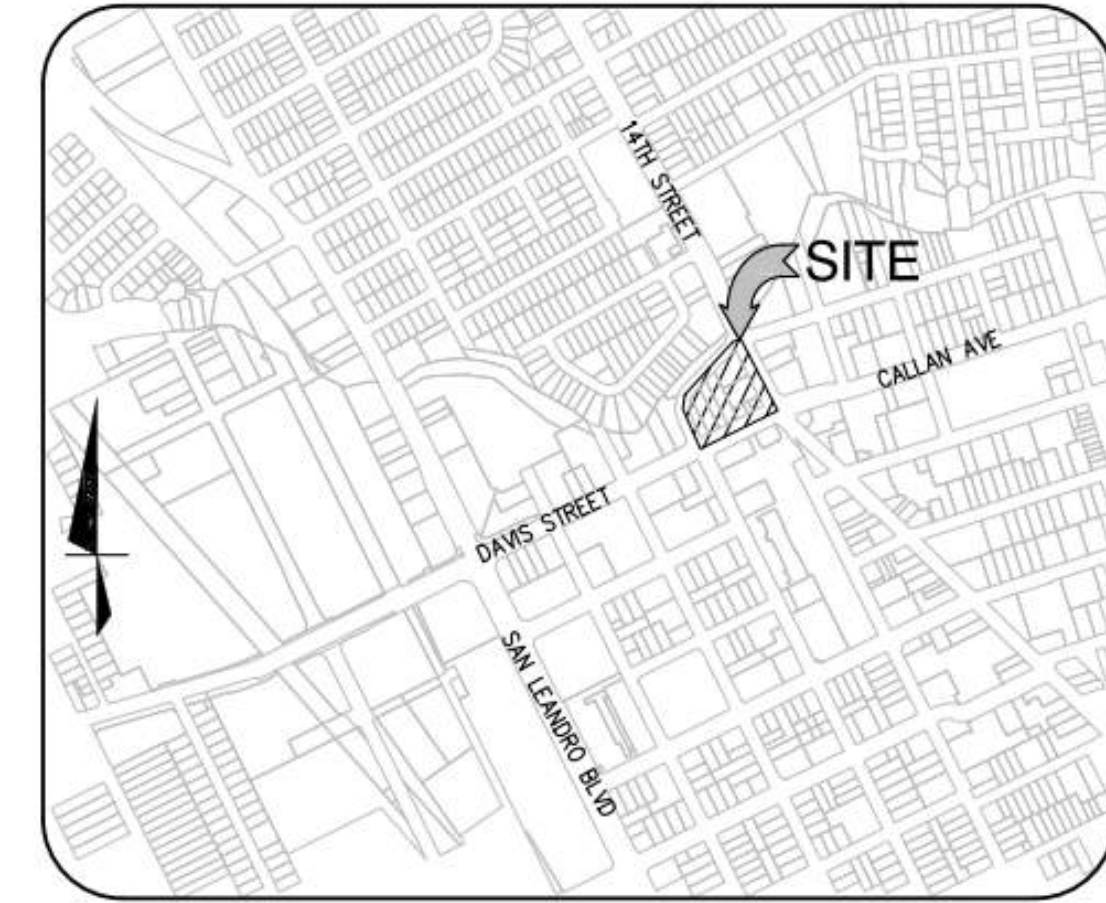
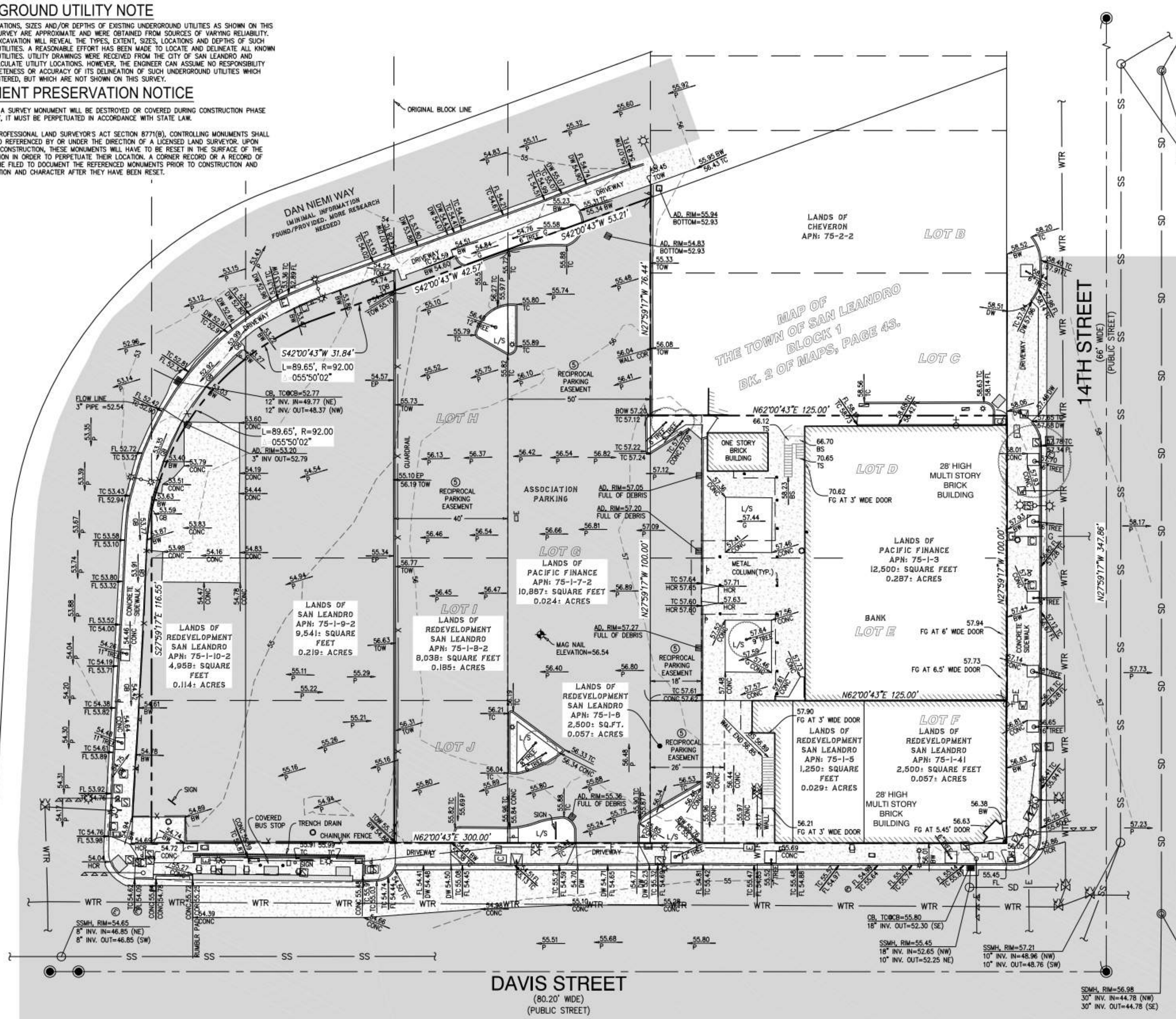
THE TYPES, LOCATIONS, SIZES AND/OR DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS TOPOGRAPHIC SURVEY ARE APPROXIMATE AND WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY. ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZES, LOCATIONS AND DEPTHS OF SUCH UNDERGROUND UTILITIES. A REASONABLE EFFORT HAS BEEN MADE TO LOCATE AND DELINEATE ALL KNOWN UNDERGROUND UTILITIES. UTILITY DRAWINGS WERE RECEIVED FROM THE CITY OF SAN LEANDRO AND UTILIZED TO CALCULATE UTILITY LOCATIONS. HOWEVER, THE ENGINEER CAN ASSUME NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF ITS DELINEATION OF SUCH UNDERGROUND UTILITIES WHICH MAY BE ENCOUNTERED, BUT WHICH ARE NOT SHOWN ON THIS SURVEY.

MONUMENT PRESERVATION NOTICE

IF AT ANY TIME A SURVEY MONUMENT WILL BE DESTROYED OR COVERED DURING CONSTRUCTION PHASE OF THE PROJECT, IT MUST BE PERPETUATED IN ACCORDANCE WITH STATE LAW.

PURSUANT TO PROFESSIONAL LAND SURVEYORS ACT SECTION 8771(6), CONTROLLING MONUMENTS SHALL BE LOCATED AND REFERENCED BY OR UNDER THE DIRECTION OF A LICENSED LAND SURVEYOR. UPON COMPLETION OF CONSTRUCTION, THESE MONUMENTS WILL HAVE TO BE RESET IN THE SURFACE OF THE NEW CONSTRUCTION IN ORDER TO PERPETUATE THEIR LOCATION. A CORNER RECORD OR A RECORD OF SURVEY SHALL BE FILED TO DOCUMENT THE REFERENCED MONUMENTS PRIOR TO CONSTRUCTION AND THEIR NEW POSITION AND CHARACTER AFTER THEY HAVE BEEN RESET.

NO PART OF THIS DOCUMENT MAY BE REPRODUCED IN ANY FORM INCLUDING PHOTOCOPY, RECORDING OR ANY INFORMATION RETRIEVABLE AND STORAGE SYSTEM, WITHOUT PERMISSION IN WRITING FROM SANDIS.



VICINITY MAP
N.T.S.

LEGEND

	BUILDING FACE
	BUILDING OVERHANG
	CURB & GUTTER LINE
	RETAINING / SCREENING WALL, HEIGHT AS INDICATED
	CONTOURS
	PROPERTY LINE
	LOT LINE
	PREVIOUS LOT LINE
	EASEMENT LINE
	FENCE LINE, TYPE / HEIGHT AS INDICATED
	STORM DRAIN LINE
	SANITARY SEWER LINE
	WATER LINE
	UNDERGROUND ELECTRIC LINE
	GAS LINE
	CONCRETE
	PAVEMENT
	FOUND SURVEY MONUMENT
	STORM DRAIN MANHOLE
	DRAIN INLET
	DRAIN INLET ON CURB
	STORM DRAIN JUNCTION BOX
	SANITARY SEWER MANHOLE
	SANITARY SEWER CLEANOUT
	WATER METER / BOX
	WATER VALVE
	BACKFLOW PREVENTOR
	WATER VALVE
	FIRE HYDRANT
	HOSE BIBB
	GAS METER
	GAS VALVE
	COMMUNICATIONS VAULT / PULLBOX
	ELECTRIC MANHOLE
	ELECTRIC VAULT / PULLBOX
	ELECTROLIER ON TOP OF POLE
	ELECTROLIER WITH MAST ARM
	DOUBLE ELECTROLIER WITH MAST ARMS
	TRAFFIC SIGNAL ON MAST ARM
	TRAFFIC SIGNAL WITH ELECTROLIER
	STREET LIGHT PULLBOX
	SIGN
	TRAFFIC SIGNAL ON POLE
	SPOT ELEVATION
	TREE WITH DRIPLINE, SIZE AS INDICATED

ABBREVIATIONS

CONC	CONCRETE	L/S	LANDSCAPE
EP	EDGE OF PAVEMENT	BS	BOTTOM STEP
FL	FLOW LINE	TS	TOP STEP
TC	TOP OF CURB	FG	FINISHED FLOOR
G	GROUND	BW	BACK OF WALK
BOW	BOTTOM OF WALL	P	PAVEMENT
TOW	TOP OF WALL	DW	DRIVEWAY

SURVEY NOTES

- ALL DISTANCES AND DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.
- DATES OF FIELD SURVEY: 05/26/2022 AND 05/27/2022.

BENCHMARK

THE ELEVATION REFERENCE FOR THIS SURVEY IS A CITY OF SAN LEANDRO BENCHMARK, LOCATED AT CHUMALIA STREET AND HYDE STREET, DESCRIBED AS A CONCH NAIL ON TOP OF CATCH BASIN ON THE NORTH EAST CORNER.

ELEVATION= 57.98 FEET (NAVD 88 DATUM)

SITE BENCHMARK

CONCH NAIL IN PAVEMENT

ELEVATION=56.54 FEET (NAVD 88 DATUM)

BOUNDARY NOTE

THE PARCEL LINES SHOWN HEREON ARE BASED UPON RECORD INFORMATION AS SHOWN ON THAT CERTAIN RECORD OF SURVEY FILED IN BOOK 13 OF MAPS, PAGE 42, ALAMEDA COUNTY RECORDS, ALONG WITH A TITLE REPORT FROM PLACER TITLE COMPANY ORDER NO. P-338110 DATED SEPTEMBER 13, 2019, TOGETHER WITH A TITLE REPORT FROM CHICAGO TITLE COMPANY ORDER NO. 60602849-606-TEO-KD DATED FEBRUARY 22, 2022.

EASEMENT NOTE

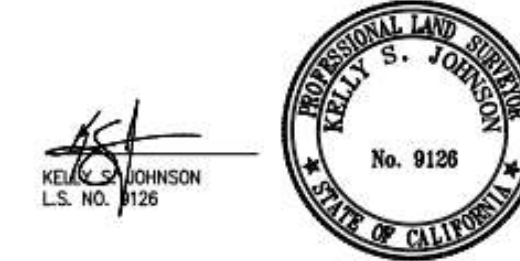
RECIPOCAL PARKING EASEMENT AGREEMENT BETWEEN BANK OF CALIFORNIA AND LOAN ASSOCIATION, RECORDED IN BOOK 3216 PAGE 484, PER TITLE REPORT EXCEPTION NO. 5, PLACER TITLE COMPANY ORDER NO. P-338110.

BASIS OF BEARINGS

THE BEARING OF NORTH 27° 59' 17" WEST ALONG THE CENTERLINE OF EAST 14TH STREET AS SHOWN UPON THAT CERTAIN RECORD OF SURVEY RECORDED IN BOOK 13 OF MAPS, PAGE 42, ALAMEDA COUNTY RECORDS, WAS TAKEN AS THE BASIS OF BEARINGS SHOWN UPON THIS SURVEY.

SURVEYOR'S STATEMENT

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYORS' ACT AT THE REQUEST OF BEAM DEVELOPMENT IN MAY, 2022.



06/10/2022

DATE



BUILD ON.
SANDIS.NET

DATE: 06/10/22
SCALE: 1"=20'
DRAWN BY: D.A.
CHECKED BY: N.B.
PROJECT NO.: 622056

FOR REFERENCE ONLY

TOWN HALL SQUARE

SAN LEANDRO

CALIFORNIA

TOPOGRAPHIC & BOUNDARY SURVEY

SHEET
SHT-1

OF 1 SHEETS

File: tsandisvrm20AKIP2P622056_3_SURVEY11_MAPPING09_CADTOPO622056_TOWN HALL SQUARE_TOPO.DWG Date: June 10, 2022 - 11:00 AM, dtdw20

Copyright ©2022 by Sandis

0' 30' 60' 120'

EXISTING SITE PLAN

AP0.04

TOWN HALL SQUARE

DAVIS ST & E 14TH ST, SAN LEANDRO, CA

August 25, 2023



1.) NORTH CORNER



2.) NORTHWEST ELEVATION



3.) NORTHWEST ELEVATION



4.) WEST CORNER



5.) SOUTHWEST ELEVATION



6.) SOUTH CORNER



7.) SOUTHEAST ELEVATION



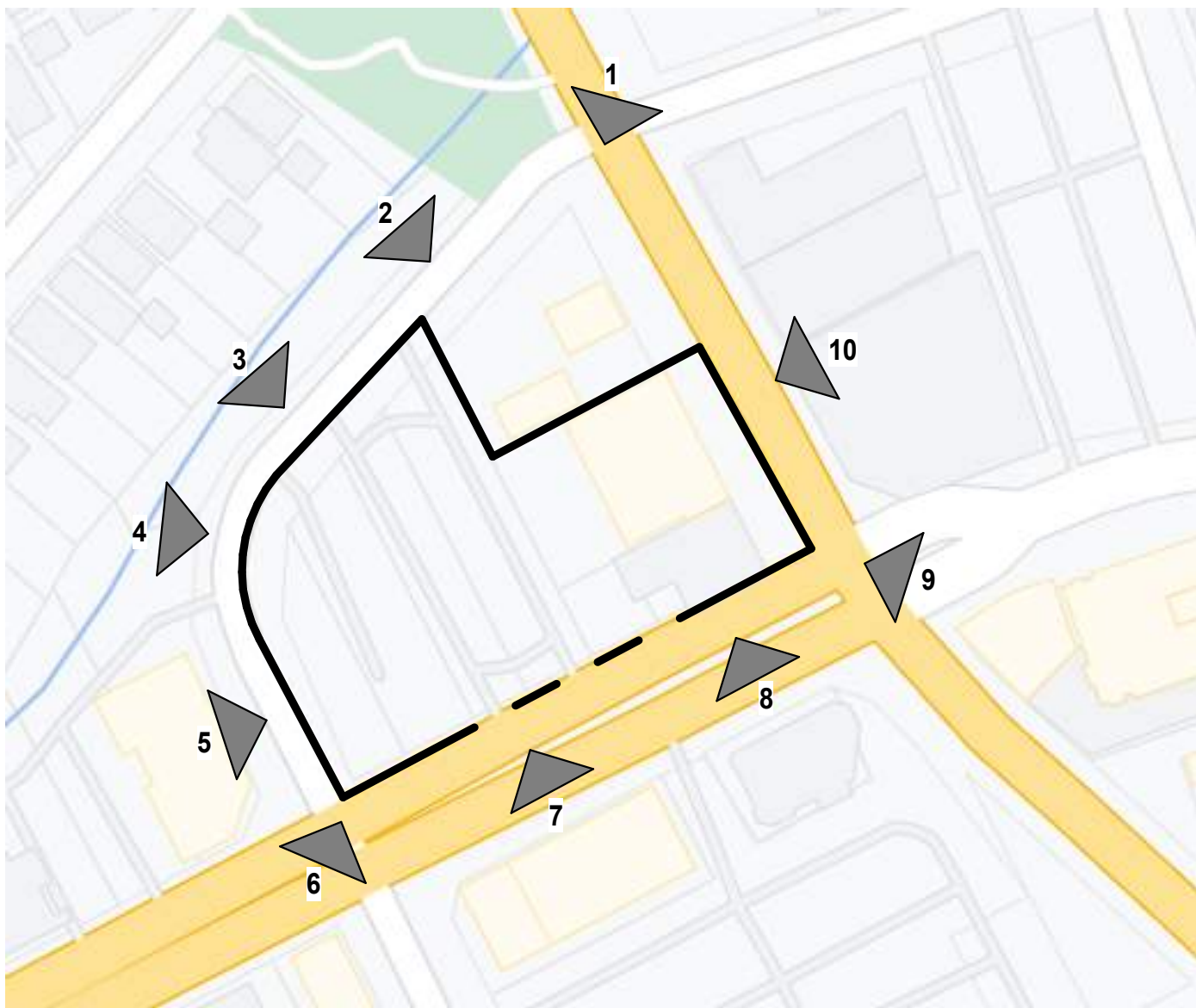
8.) SOUTHEAST ELEVATION



9.) EAST CORNER



10.) NORTHEAST ELEVATION





300 DAVIS ST



300 DAVIS ST



320 DAVIS ST



328 DAVIS ST



1245 DAVIS ST



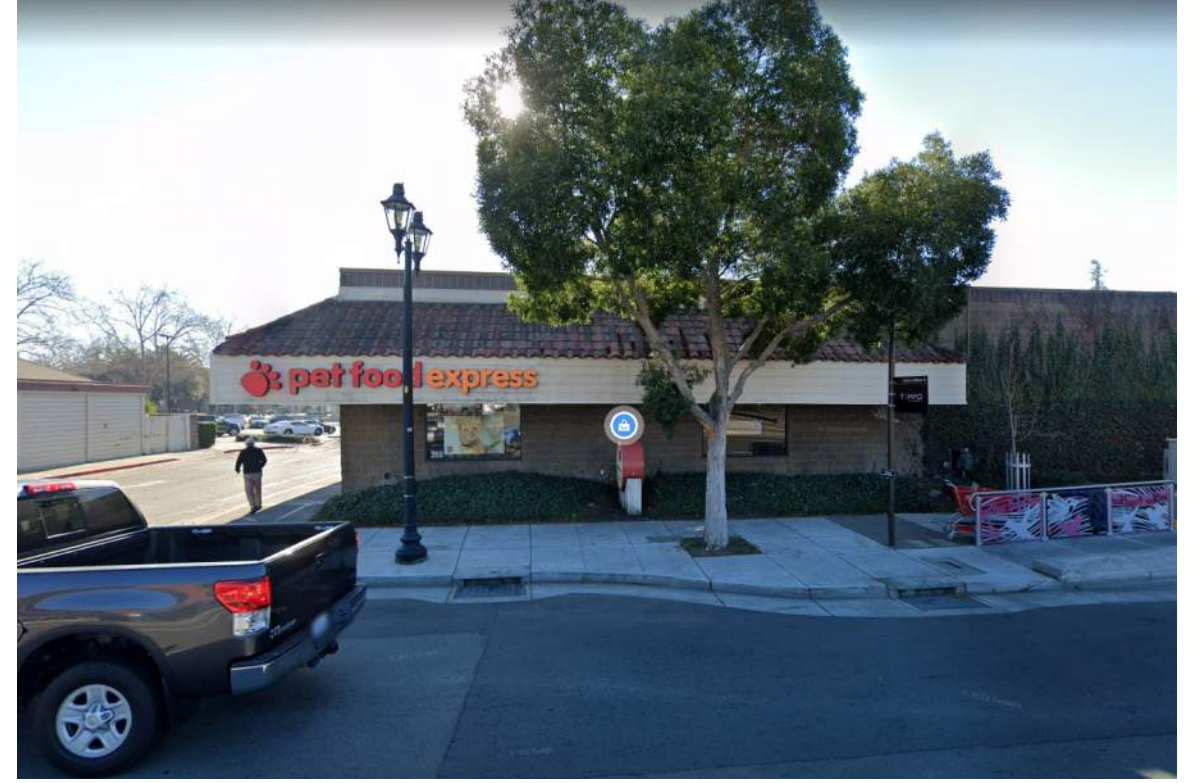
321 DAVIS ST



1255 HAYS ST



1291 HAYS ST



265 DAVIS ST



201 DAVIS ST



101 CALLAN AVE



97 CALLAN AVE



1298 E 14TH ST



1200 E 14TH ST



1120 E 14TH ST



122 ESTUDILLO AVE

NEIGHBORING BUILDING IMAGERY

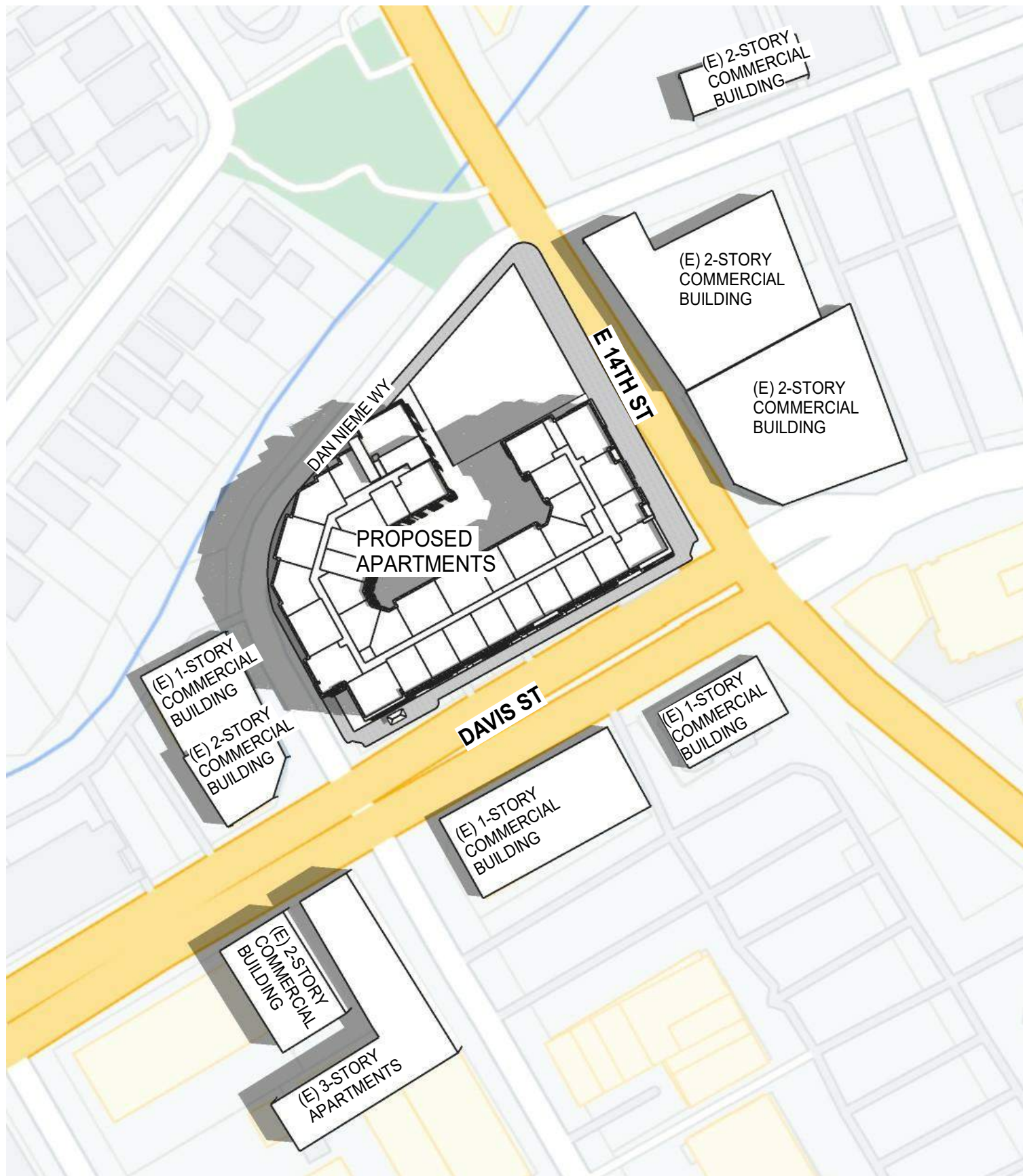
AP0.06



SOLAR STUDY SUMMER SOLSTICE 3PM



SOLAR STUDY SUMMER SOLSTICE 12PM



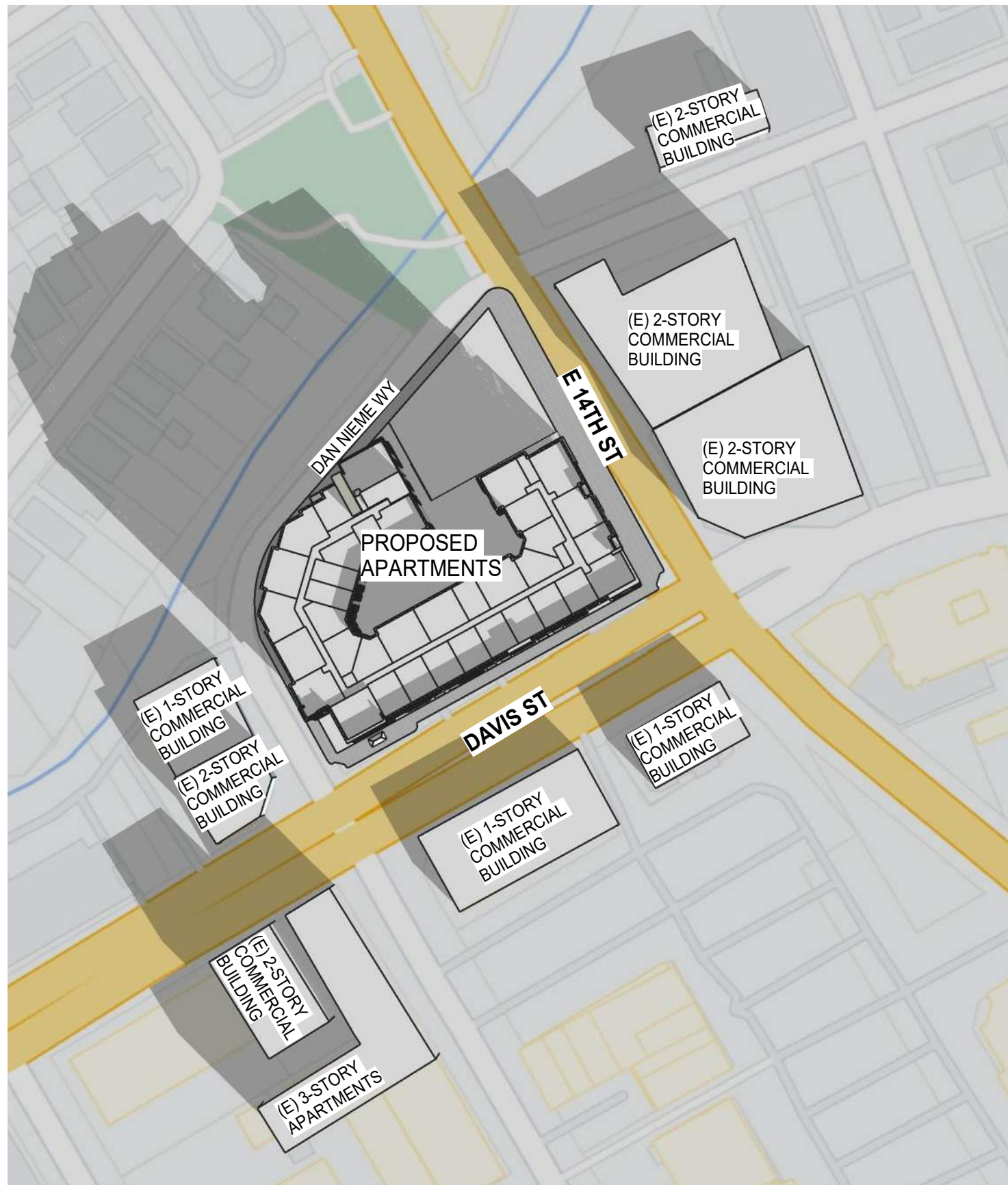
SOLAR STUDY SUMMER SOLSTICE 9AM



SOLAR STUDY WINTER SOLSTICE 3PM



SOLAR STUDY WINTER SOLSTICE 12PM



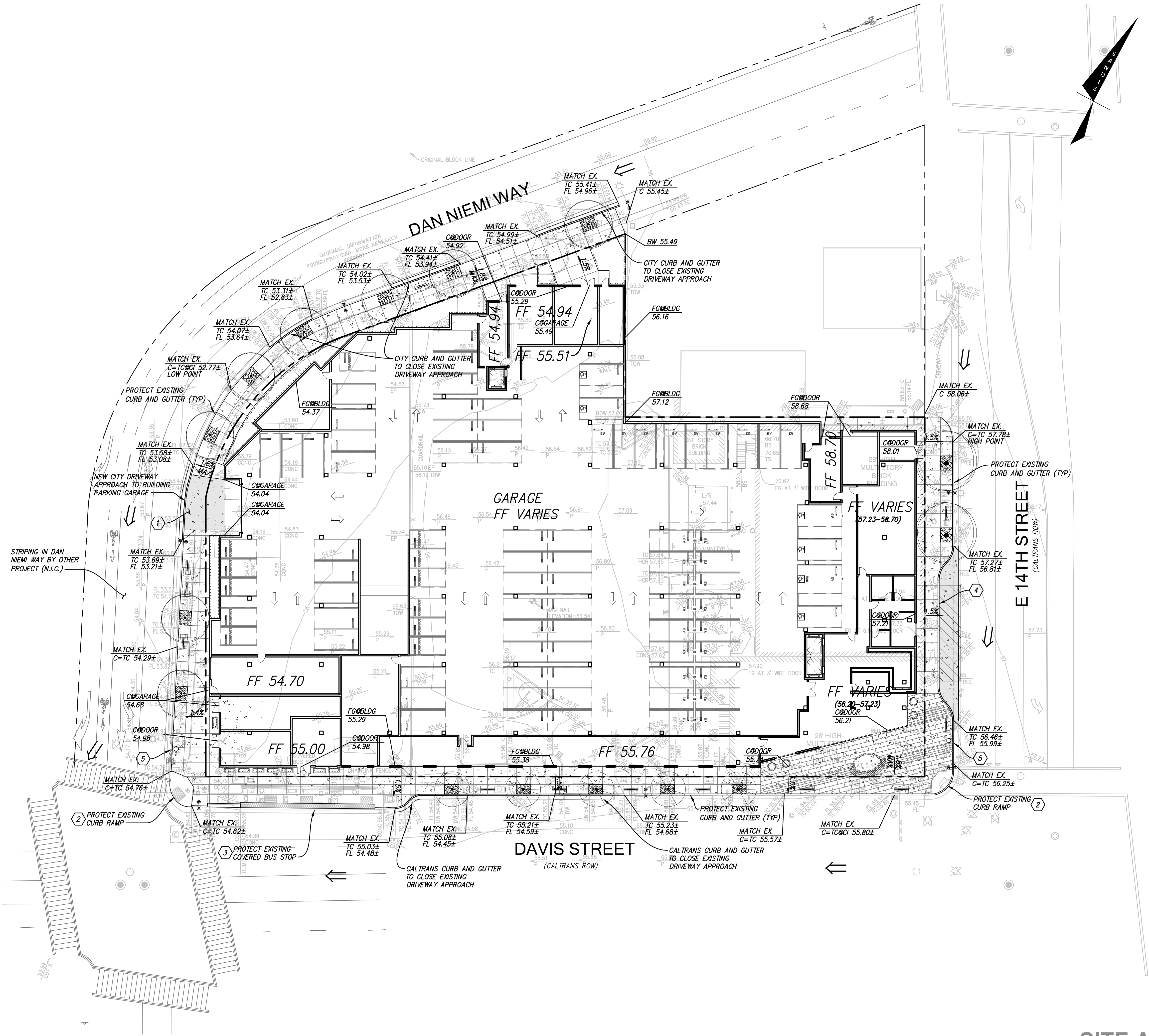
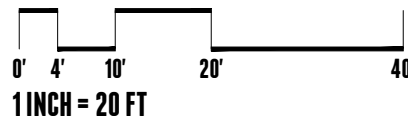
SOLAR STUDY WINTER SOLSTICE 9AM

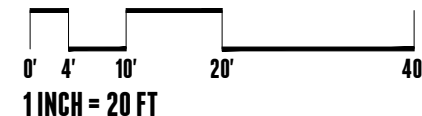
LEGEND

- PROPERTY LINE
--- LOT LINE
--- FLOW LINE
--- GRADE BREAK
- AC PAVEMENT
DEEP LIFT
CONCRETE SIDEWALK
PLANTING
- DIRECTION OF OVERLAND RELEASE

CURB MANAGEMENT
SHEET NOTES

- 1 DRIVEWAY CURB CUT. NO PARKING ALONG CURB.
- 2 CURB RAMP. NO PARKING ALONG CURB.
- 3 BUS STOP. NO PARKING ALONG CURB.
- 4 WHITE CURB FOR DELIVERIES, RIDE SHARES, AND GENERAL PASSENGER LOADING.
- 5 EXISTING RED CURB IN FRONT OF FIRE HYDRANT. NO PARKING ALONG CURB.

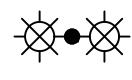




-
- PROPOSED PERVIOUS AREA
- PROPOSED IMPERVIOUS AREA
- SELF RETAINING AREA
- NON-TREATED AREA
- — — —
DRAINAGE AREA BOUNDARY

C.3 STORMWATER TREATMENT MEASURES						
AREA ID	IMPERVIOUS AREA (SF)	PERVIOUS AREA (SF)	TOTAL AREA (SF)	REQUIRED BMP AREA (5% IMPERVIOUS)	BMP ID	BMP AREA PROVIDED
DMA-1	18,431	87	18,518	N/A	M-1	N/A
DMA-2	26,802	1,729	28,531	N/A	M-2	N/A

LEGEND

 LUMINAIRE HEAD:
COOPER LIGHTING SOLUTIONS - STREETWORKS (FORMERLY EATON)
MODEL NO: ACN-CA6-50-740-U-33-1-4
COOPER LIGHTING SOLUTIONS TEST REPORT NO. P587369
CANDELA FILE: ACN_CLB_ARC-CA6-50-740-U-33-1-4_5417 LUMENS.IES
FACTOR = 0.950
2 LUMINAIRE HEADS PER LOCATION

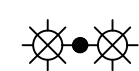
POLE:
VALMONT WASHINGTON FLUTED NON-TAPERED ALUMINUM POST
5D01AS-E-180037604VW-D2-DBL
WITH 2.5' MAST ARMS

 EX. STREET LIGHTING PULL BOX

 FURNISH AND INSTALL NO. 5 PULLBOX PER CITY OF SAN LEANDRO STANDARDS ON SHEET C6.02

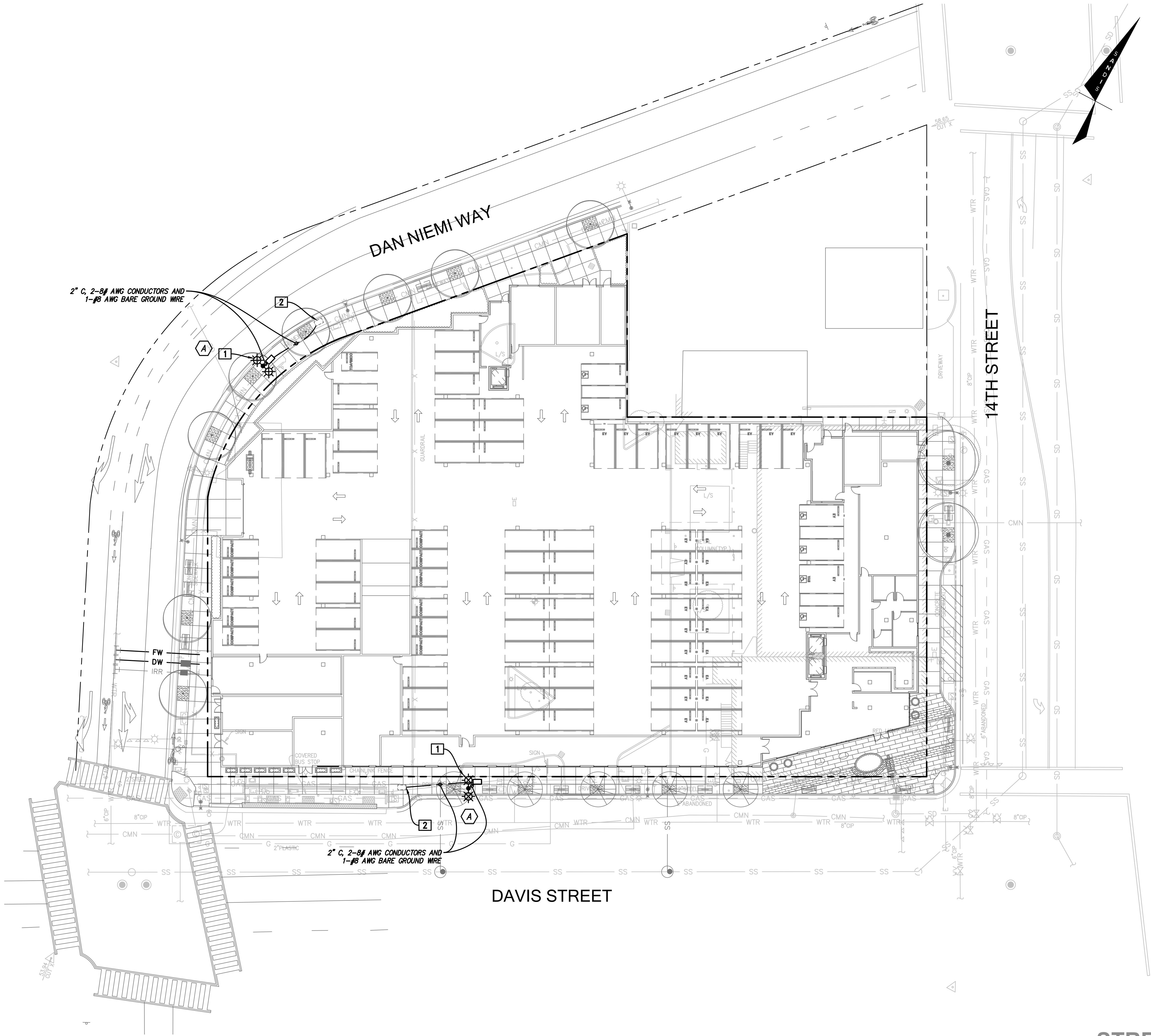
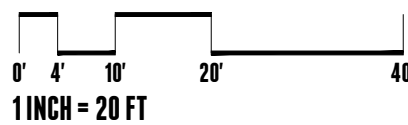
 FURNISH AND INSTALL CONDUIT AS SHOWN

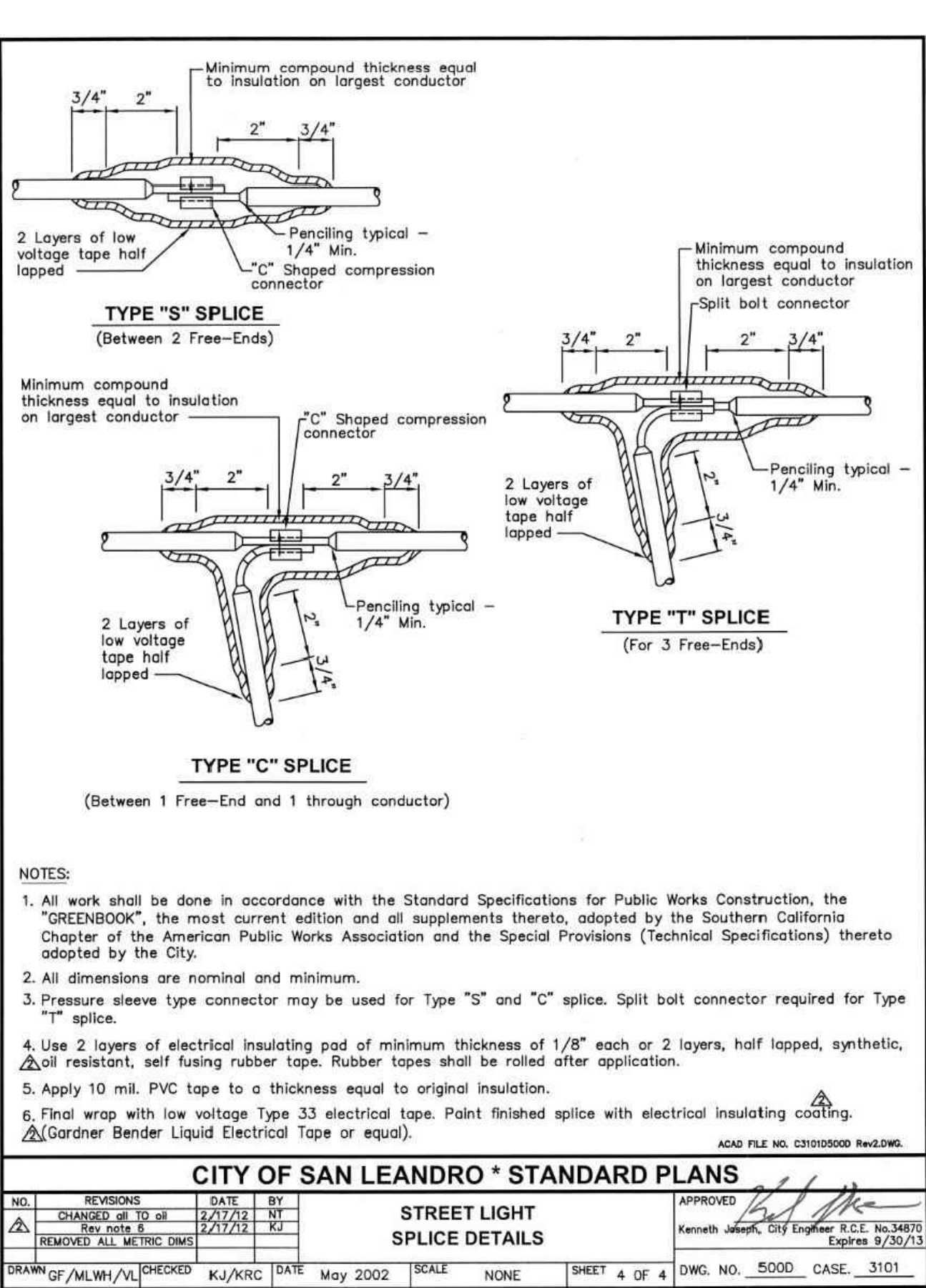
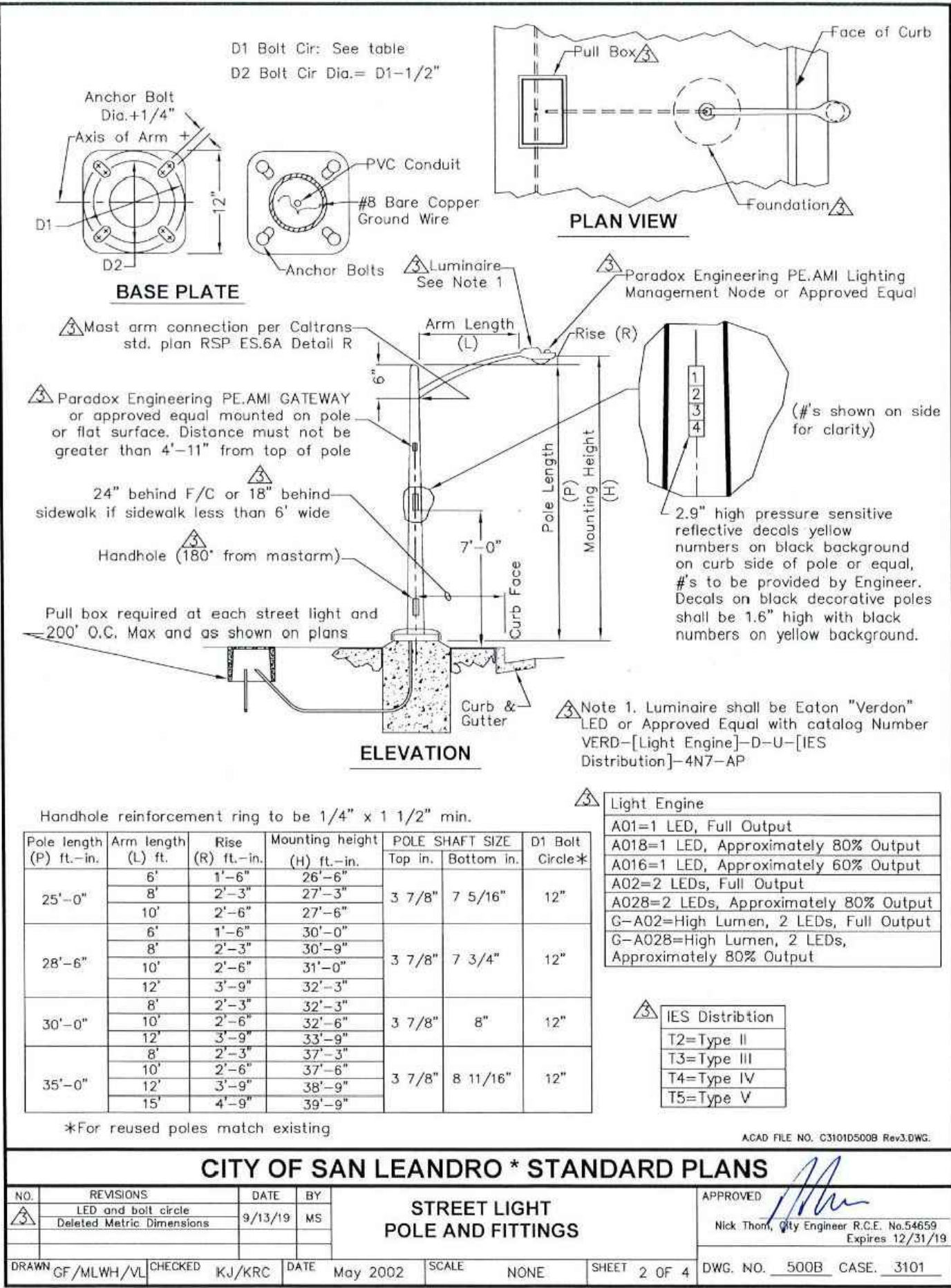
LIGHTING FIXTURE SCHEDULE

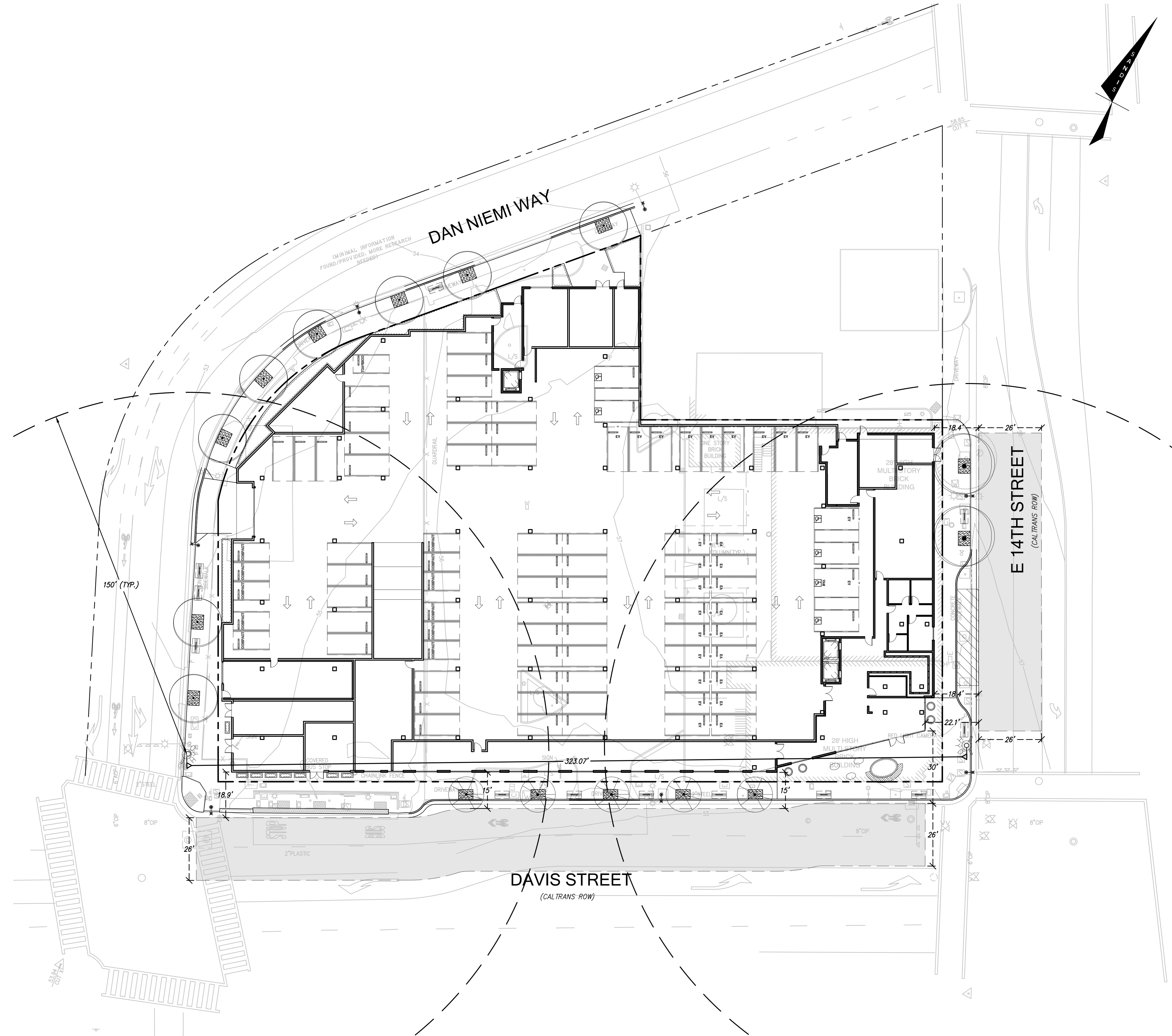
TYPE	SYMBOL	DESCRIPTION	POLE HEIGHT	MAST ARM	LUMINAIRE TYPE	WATTAGE	QUANTITY
A		PROPOSED DECORATIVE PEDESTRIAN POST-TOP LUMINAIRE (TWIN)	18'	2.5'	LED	54 X 2	2

LIGHTING NOTES

- FURNISH AND INSTALL LUMINAIRE HEAD, POLE AND MAST ARM PER LEGEND AND LIGHTING FIXTURE SCHEDULE ON THIS SHEET; FURNISH AND INSTALL FOUNDATION, PULL BOX AND WIRING AS SHOWN IN THE CITY DETAILS ON SHEET C6.02.
- CONNECT 2" CONDUIT TO EX. STREET LIGHTING PULLBOX. SPLICE STREET LIGHT CONDUCTORS TO EX. LIGHTING CIRCUIT WITHIN PULL BOX. MAKE ALL CONNECTIONS NECESSARY TO PROVIDE A FULLY FUNCTIONAL LIGHTING SYSTEM.

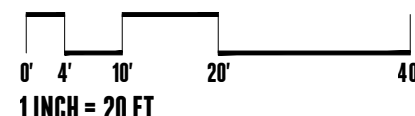


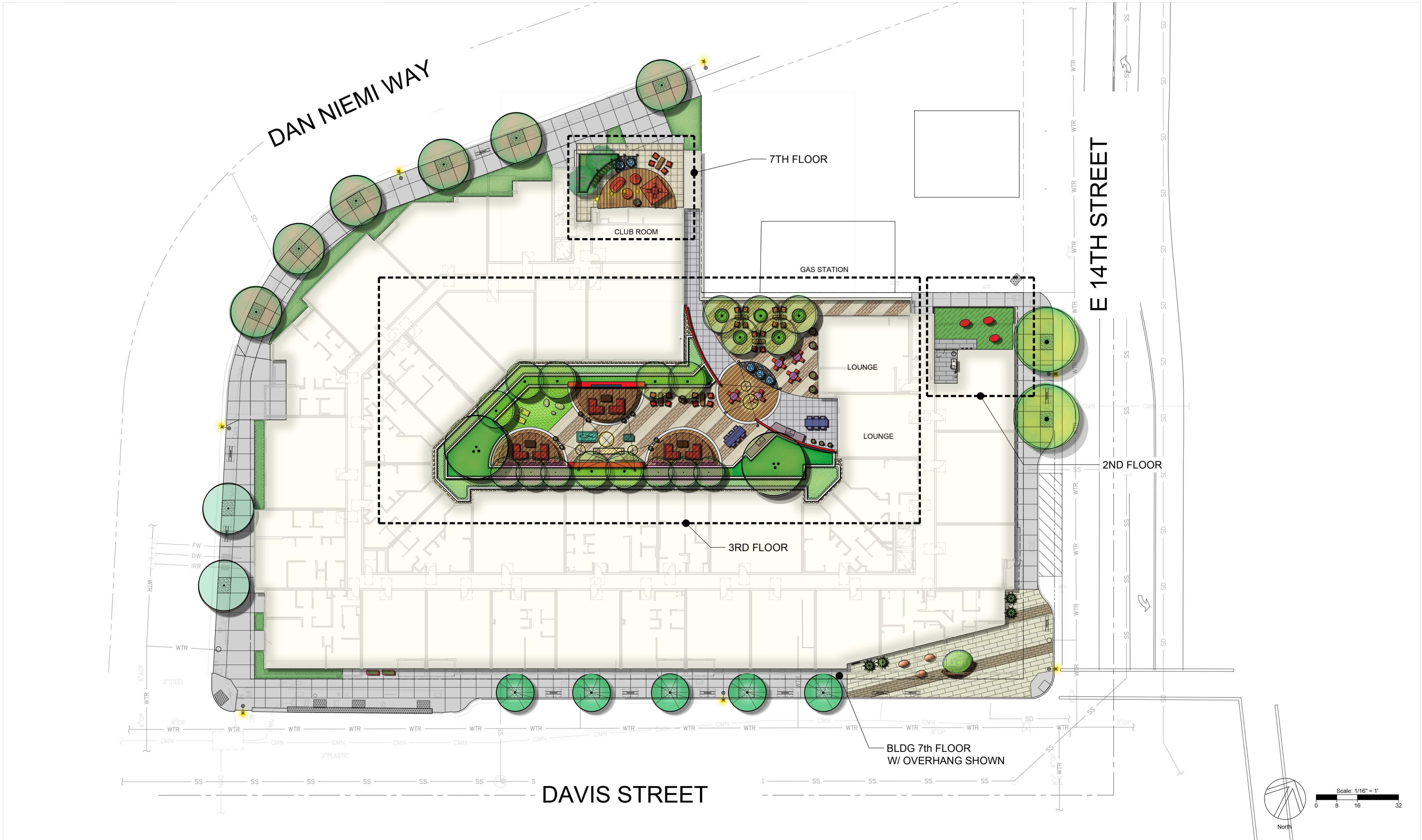




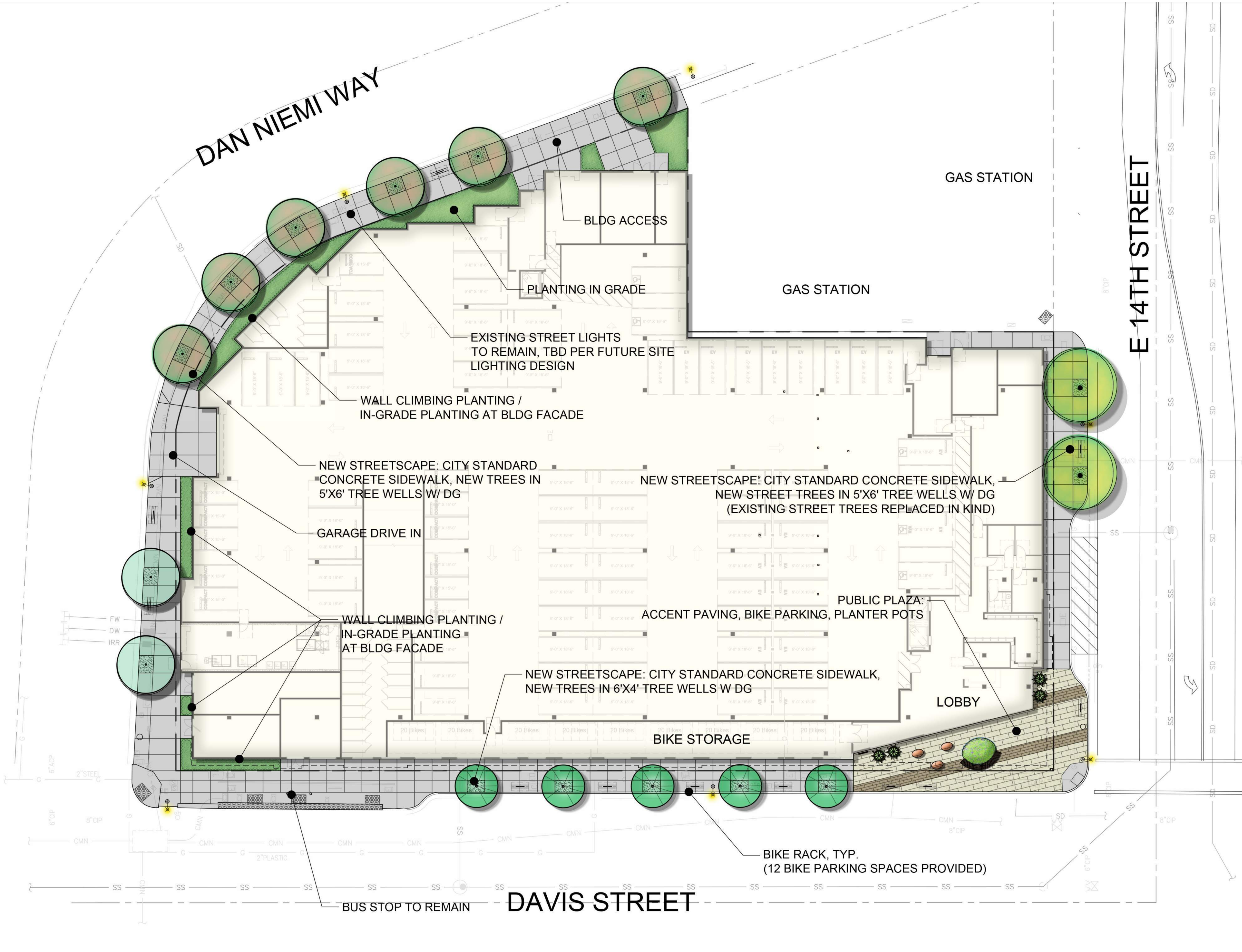
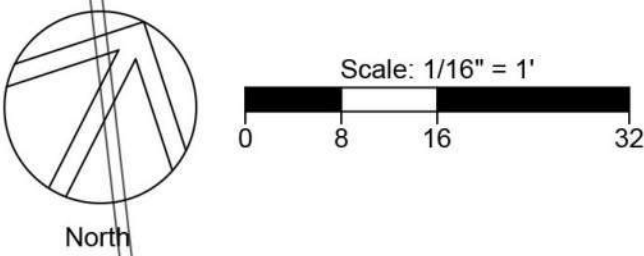
LEGEND

- PROPOSED FIRE HYDRANT
- BACKFLOW PREVENTER
- EXISTING FIRE HYDRANT TO REMAIN
- PROPOSED FIRE DEPARTMENT CONNECTION
- PROPOSED POST INDICATOR VALVE
- FIRE ACCESS ROUTE
- FIRE LANE STRIPING PER [LOCAL FIRE DISTRICT] POLICY GUIDELINES
- HYDRANT SPACING ALONG FIRE ACCESS ROAD (CFC C103.1)
- DISTANCE FROM FIRE ACCESS TO FURTHEST POINT ON EXTERIOR OF FIRST STORY (CFC 503.1.1)
- 26' WIDE FIRE ACCESS AISLE ADJACENT TO ONE FULL SIDE OF THE BUILDING PER CFC D105.3
- 20' WIDE FIRE APPARATUS ROAD
- 150' FIRE HYDRANT COVERAGE

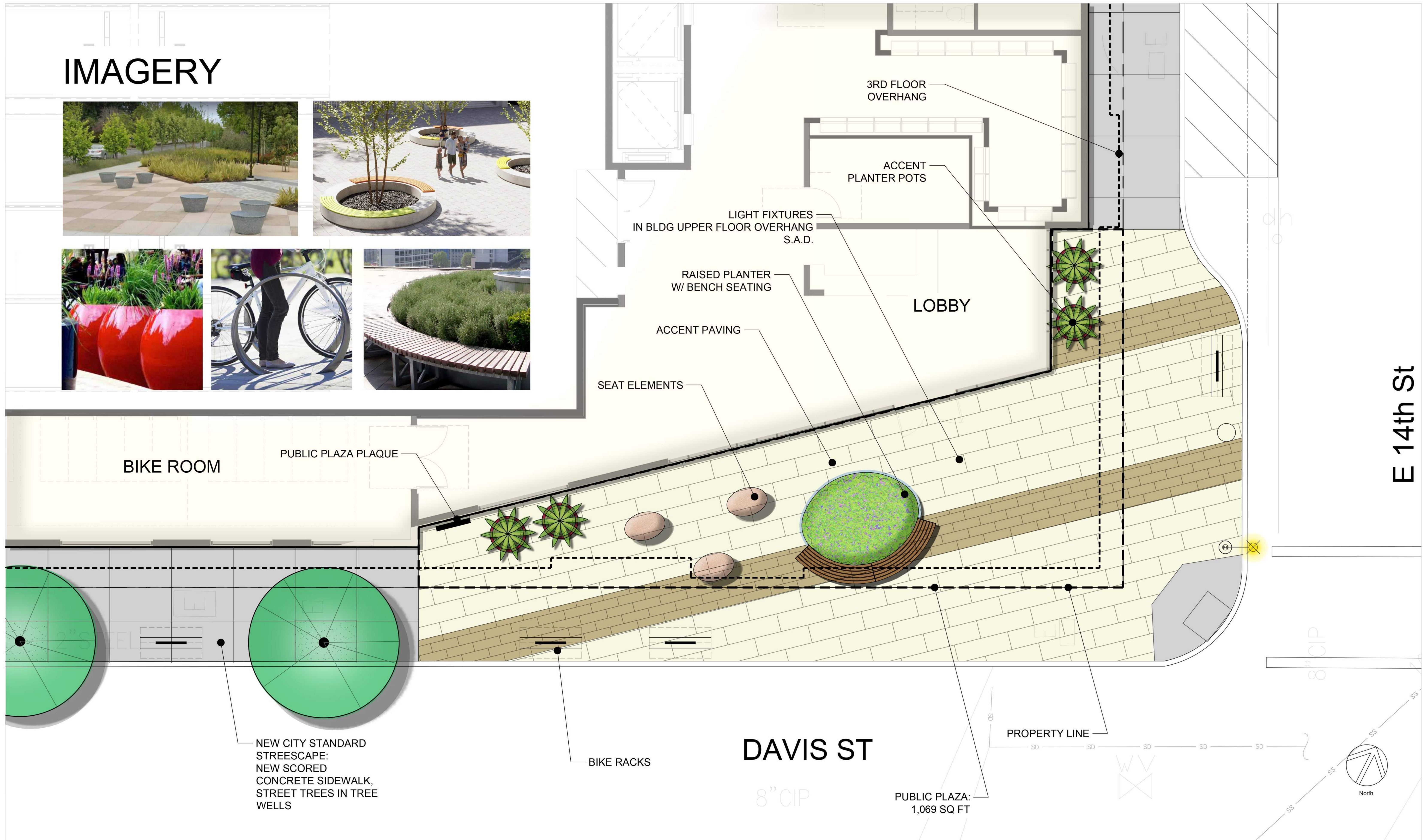




IMAGERY



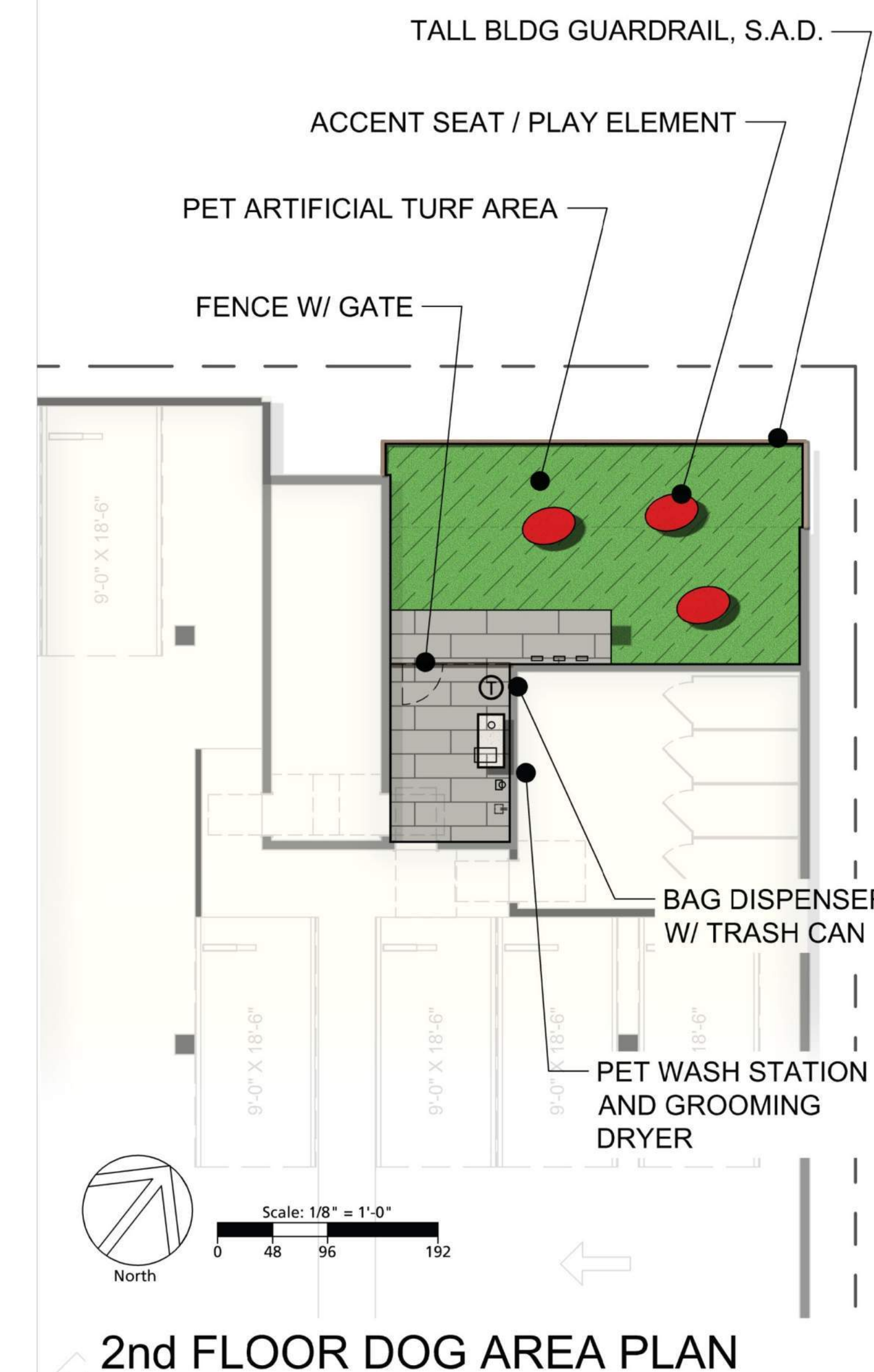
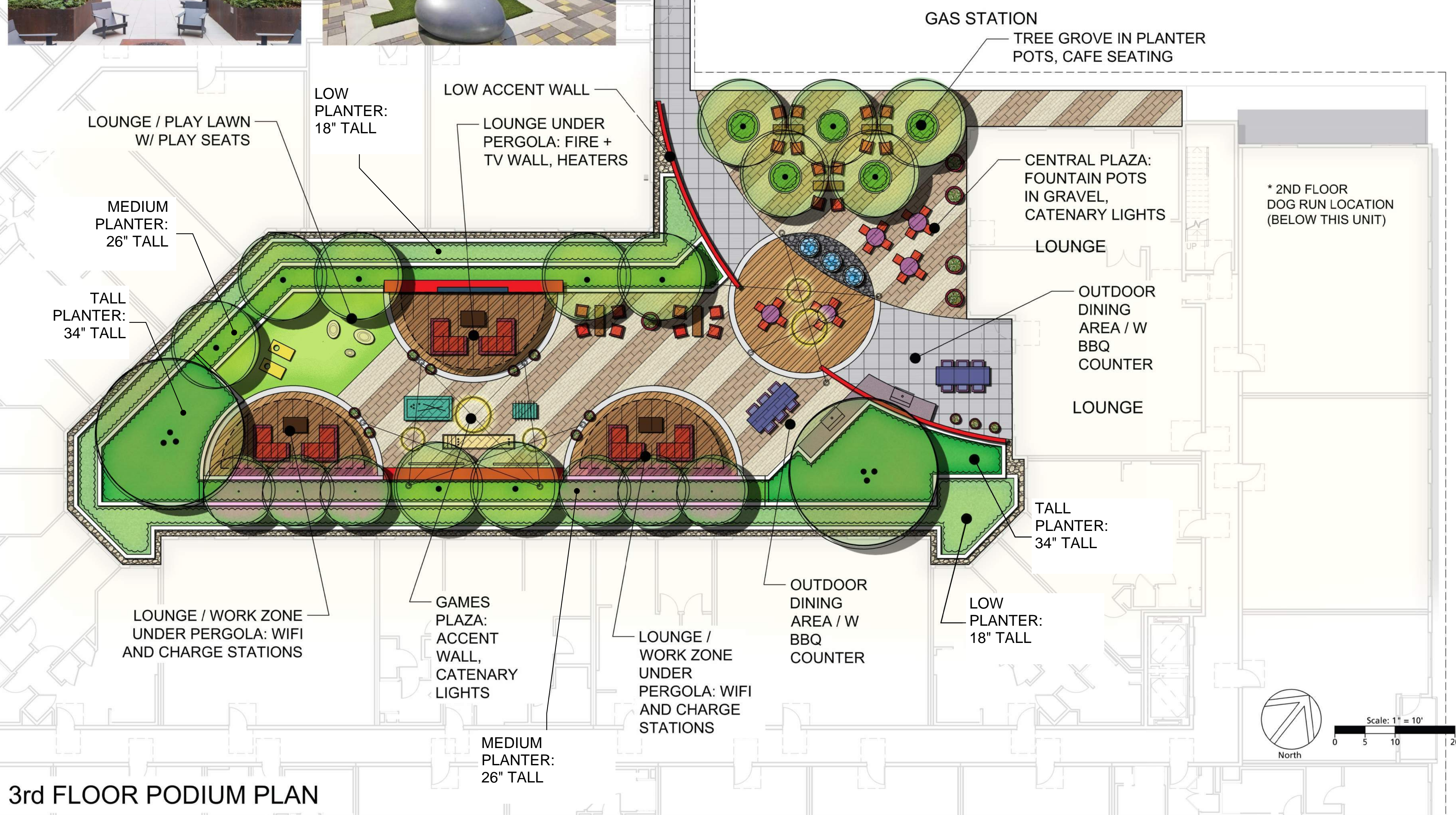
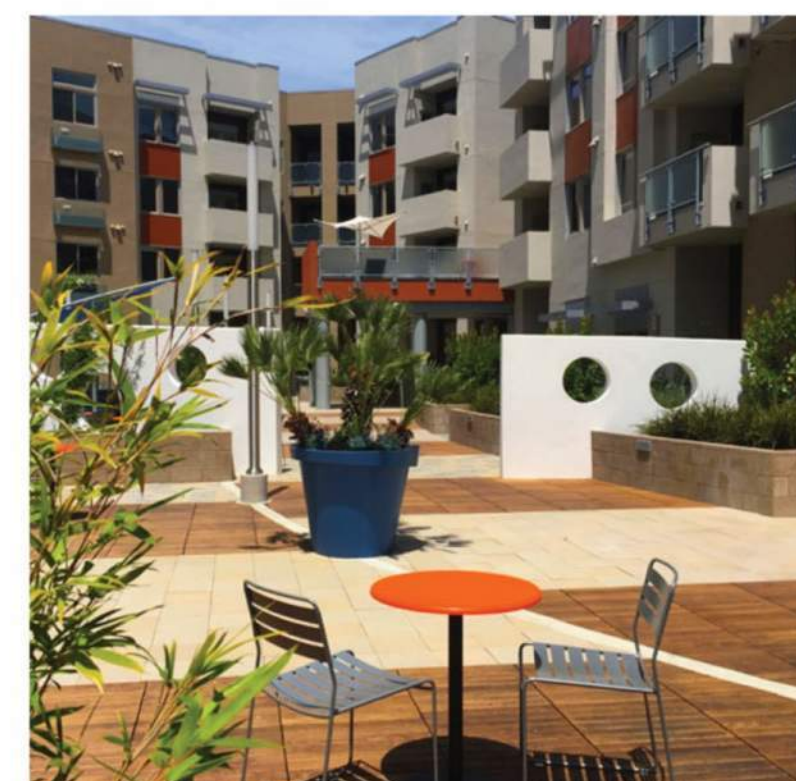
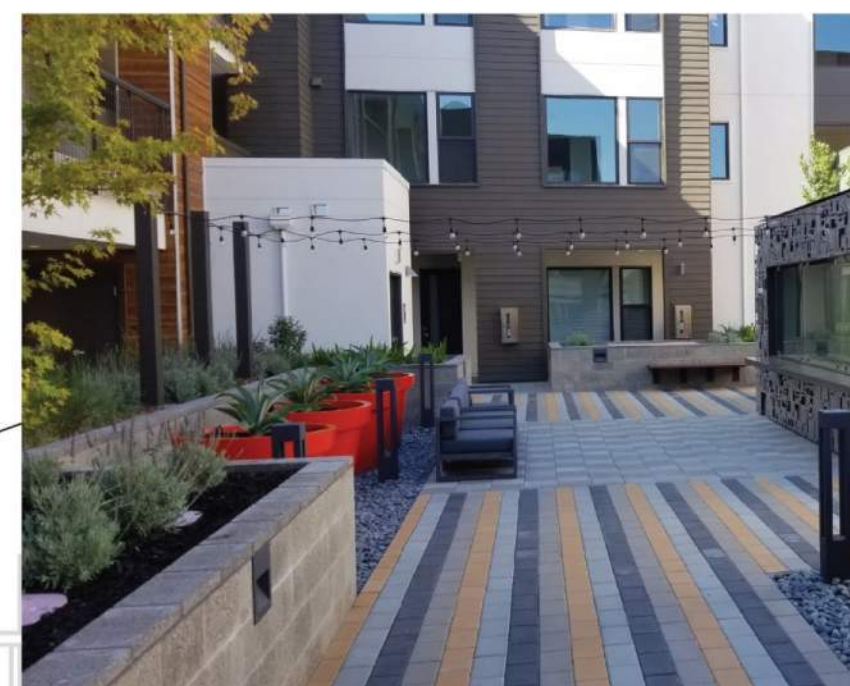
IMAGERY



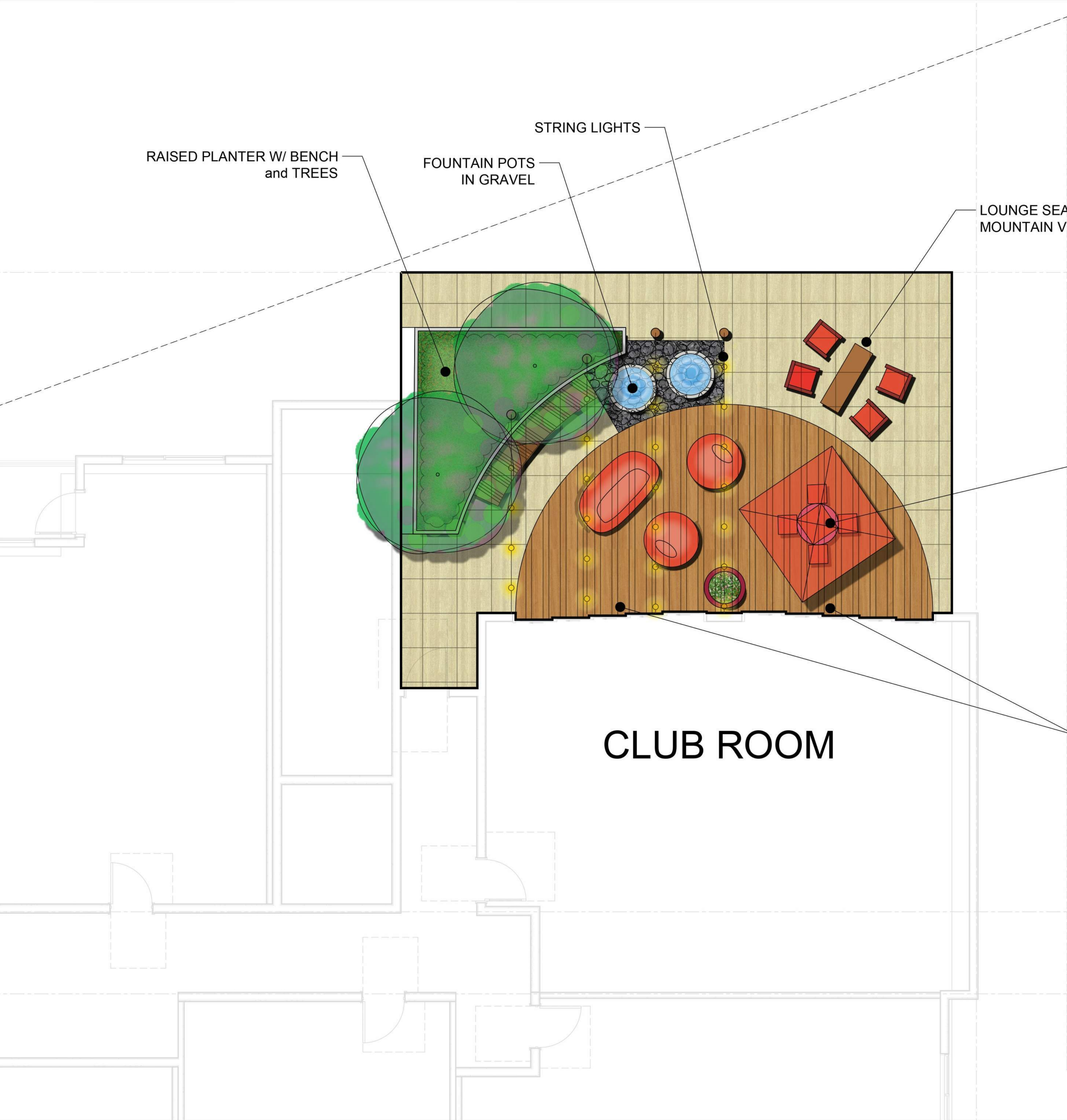
SITE LANDSCAPE PLAN - CORNER PLAZA

L-2.2

IMAGERY



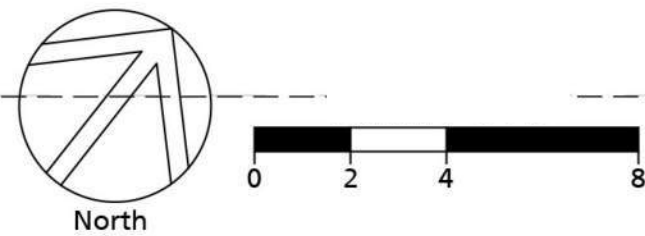
PODIUMS LANDSCAPE PLAN L-2.3



IMAGERY



* USEABLE OPEN SPACE: 660 SQ FT
(745 SQ FT MAX)



DAN NIEMI WAY

E 14TH STREET

DAVIS STREET

(6) NEW RED
FLOWERING
HORSE CHESTNUT
STREET TREE

(1) SPECIMEN BLOODGOOD
JAPANESE MAPLE

(5) SARATOGA LAUREL
TREES

7TH FLOOR

(5) MAIDENHAIR TREES IN
PLANTER POTS

GAS STATION

LOUNGE

LOUNGE

(2) NEW LONDON PLANE
STREET TREES (TO MATCH
DEVELOPMENT ACROSS THE
STREET)

(6) STRAWBERRY TREES

(2) SARATOGA LAUREL TREES

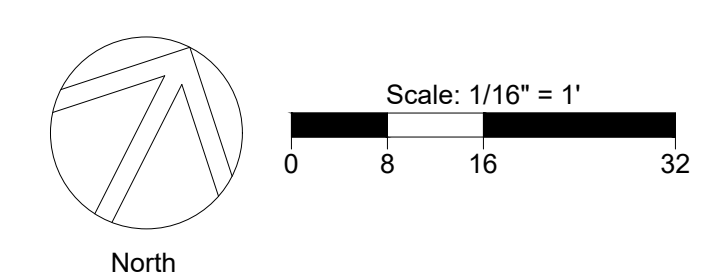
3RD FLOOR

(1) SPECIMEN BLOODGOOD
JAPANESE MAPLE

(2) NEW RED
FLOWERING
HORSE CHESTNUT
STREET TREE

(5) NEW SARATOGA LAUREL
STREET TREES

NOTE
ALL AREAS SHOWN IN
GREEN ARE TO BE
PLANTING AREAS W/
WATER EFFICIENT
SHRUBS, GRASSES,
PERENNIALS AND
GROUND COVERS



PLANT PALETTE

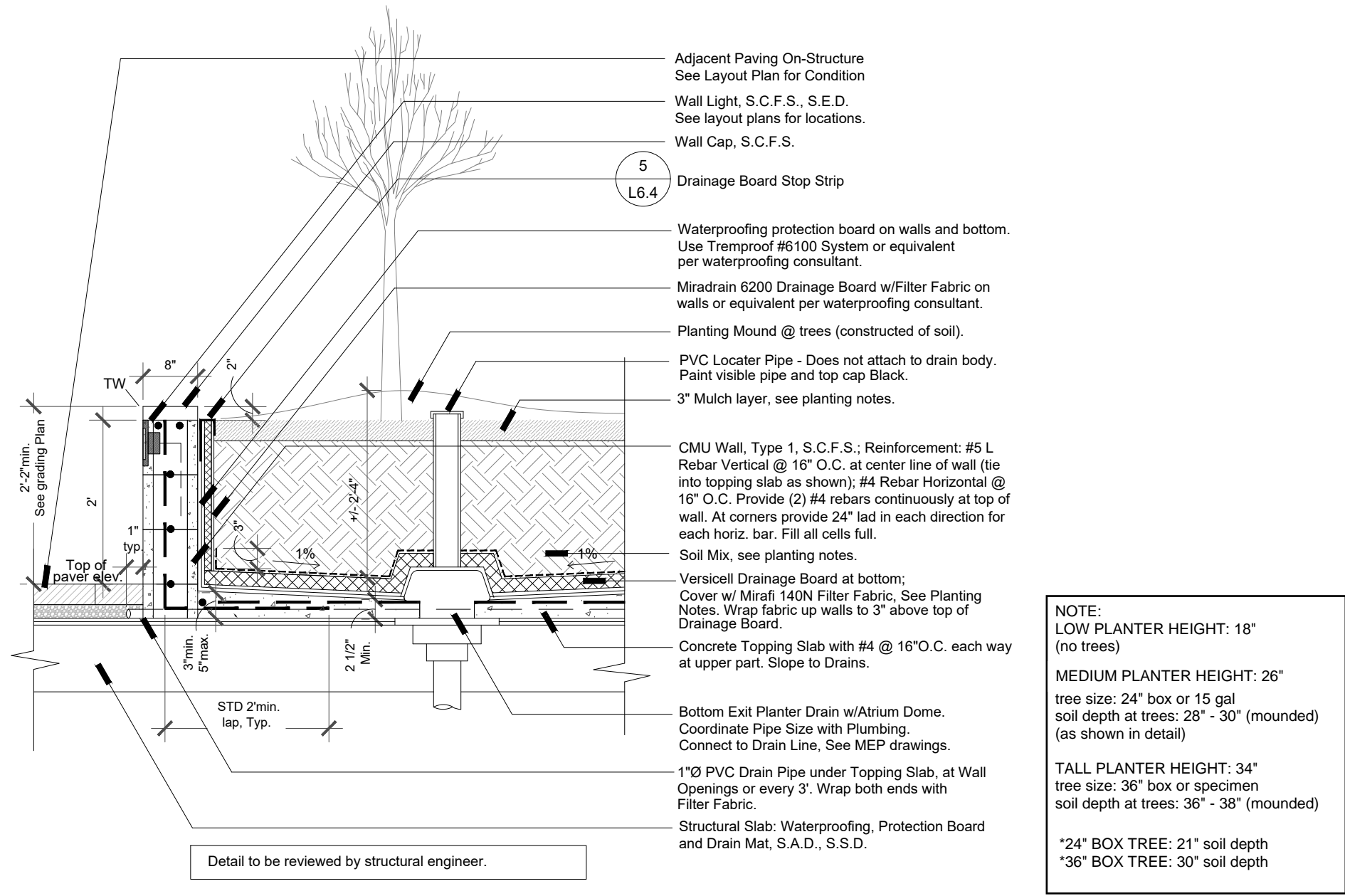
TREES						
KEY	QTY	SIZE	BOTANICAL NAME	COMMON NAME	COMMENTS	WUCOLS
ARB MAR	6	24"box	Arbutus 'Marina'	Marina Strawberry Tree	(ca)	Low
ACE BLO	2	specimen	Acer palmatum 'Bloodgood'	Bloodgood Japanese Maple	multi-trunk (wt)	Medium
AES CAR	8	24"box	Aesculus x carnea	Red Flowering Horse Chestnut	standard	Medium
LAU NOB	12	24"box	Laurus nobilis 'Saratoga'	Saratoga Bay Laurel		Low
PLA ACE	2	24"box	Platanus a. 'Columbia'	London Plane Tree		Medium
GIN BIL	5	15 gal	Ginkgo biloba 'Skytower'	Maidenhair Tree		Medium

SHRUBS					
KEY	SIZE	BOTANICAL NAME	COMMON NAME	COMMENTS	WUCOLS
ABG	5 gal	Agave 'Blue Glow'	Blue Glow Agave	-	Low
DLD	5 gal	Dietes 'Lemon Drops'	Fortnight Lily	30" o.c.	Low
LJE	15 gal	Leucadendron 'Jester'	Sunshine Conebush	36" o.c.	Low
LHS	15 gal	Leucadendron 'Hawaii Sunrise'	Sunrise Royal Hawaiian Cone Bush	30" o.c.	Low
LCS	5 gal	Loropetalum chinense 'Suzanne'	Suzanne Fringe Flower	36" o.c.	Low
LGR	5 gal	Lavandula x "Grosso"	Grosso Lavender	24" o.c.	Low
PRM	5 gal	Phormium 'Rainbow Maiden'	'Rainbow Maiden' New Zealand Flax	30" o.c.	Low
PRQ	5 gal	Phormium 'Rainbow Queen'	'Rainbow Queen' New Zealand Flax	36" o.c.	Low
RAU	5 gal	Ribes aureum	Golden Currant	36" o.c. (ca)	Low

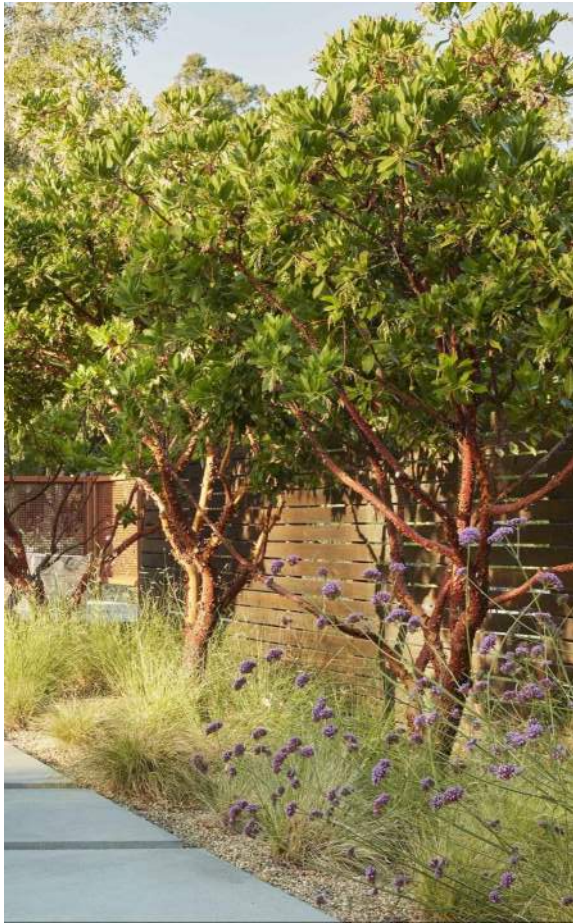
GRASSES / PERENNIALS					
KEY	SIZE	BOTANICAL NAME	COMMON NAME	COMMENTS	WUCOLS
ABG	5 gal	Anigozanthos 'Bush Gold'	Yellow Kangaroo Paw	18" o.c.	Low
AMM	1 gal	Achillea m. 'Moonshine'	Yellow Achillea	24" o.c.	Low
CDI	5 gal	Carex divulsa	Berkeley Sedge	18" o.c. (ca)	Low
LBB	1 gal	Liriope muscari 'Big Blue'	Big Blue Lilyturf	18" o.c.	Medium
LLT	5 gal	Lomandra longifolia 'Lime Tuff'	Dwarf Mat Rush	24" o.c.	Low
MRM	5 gal	Muhlenbergia c. 'Regal Mist'	Pink Muhly	30" o.c.	Low
NTE	1 gal	Nassella tenuissima	Mexican Feather Grass	24" o.c.	Low
NWL	1 gal	Nepeta 'Walker's Low'	Walker's Low Catmint	30" o.c.	Low
SBB	5 gal	Salvia leucantha 'Bees' Bliss'	Mexican Sage	36" o.c. (ca)	Low
SSO	5 gal	Salvia sonomensis	Creeping Sage	36" o.c. (ca)	Low

GROUNDCOVERS					
KEY	SIZE	BOTANICAL NAME	COMMON NAME	COMMENTS	WUCOLS
LBE	3 gal	Lotus berthelotii	'Amazon Sunset' Parrot's Beak	18" o.c.	Low
ROP	5 gal	Rosmarinus o. 'Prostratus'	Prostrate Rosemary	30" o.c.	Low
SBE	3 gal	Sisyrinchium bellum	Blue-eyed Grass	18" o.c. (ca)	Low

NOTES:
(ca) - California Native Plants
(wt) - Water treatment plants (bioretention and flow-through planters, per WPPP)

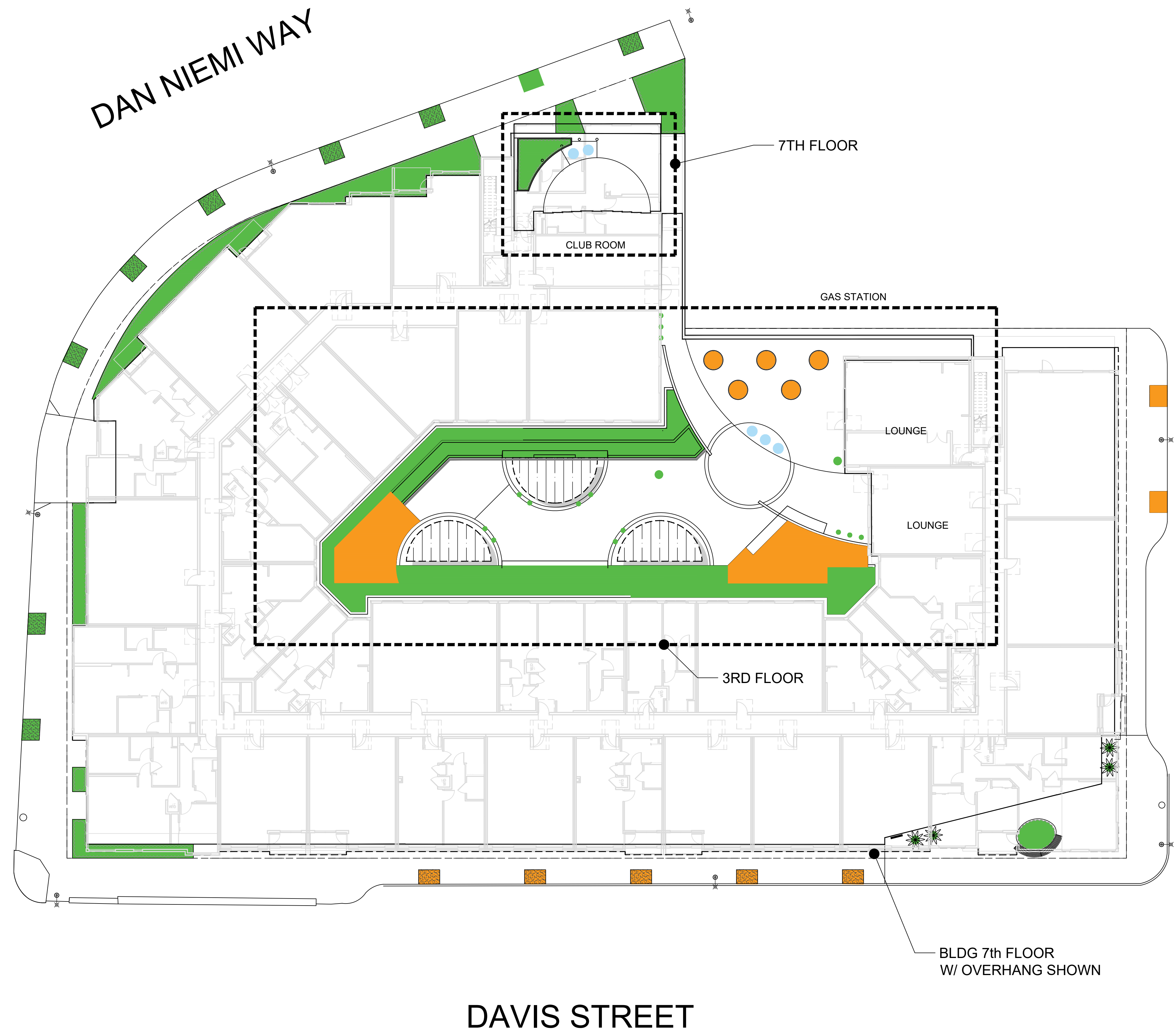


PLANT IMAGERY



PLANTING MATERIALS

L-3.2

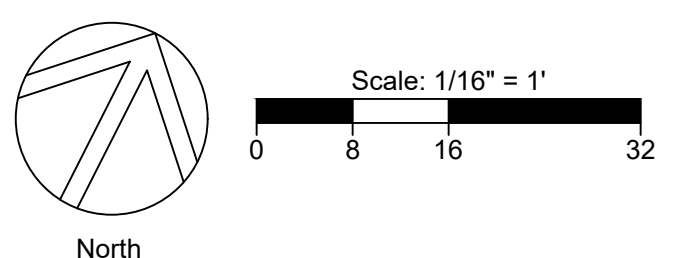


E 14TH STREET

WATER USE LEGEND

	WUCOLS Low: 4643 SQ FT
	WUCOLS Moderate: 1027 SQ FT
	WUCOLS High: 0 SQ FT
	Water Features: 35 SQ FT
	Special Landscape Area: N/A

* Based upon total PLANTING area of 5670 SF



DAVIS STREET

BLDG 7th FLOOR
W/ OVERHANG SHOWN

OVERALL HYDROZONE IRRIGATION PLAN

L-4.1

WATER CALCULATIONS

Base Schedule	PRECIP	Ks	Kd	Kmc	AKC	RUN TIME	CYC	CYC TIME	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
STA																				
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

NOTES OF DESIGN / BUILD INTENT	PROPOSED EQUIPMENT LIST
1. IRRIGATION SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL WATER EFFICIENT LANDSCAPE ORDINANCE.	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"
2. IRRIGATION CONTROLLER SHALL BE "SMART" SELF ADJUSTING BASED ON DAILY ET REQUIREMENTS OF THE PLANT MATERIAL.	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
3. DEDICATED IRRIGATION SYSTEM WATER METER SHALL CONNECT TO A LOOPED IRRIGATION SYSTEM SUPPLYLINE.	DIGITAL SOIL MOISTURE SENSOR —BASELINE—BL BISENSOR RAIN SENSOR -- HUNTER SOLAR SYNC FLUSH VALVE PLANTER POT IRRIGATION TREE BUBBLERS —TORO—FB—100—PC
4. LOW PRECIPITATION RATE IRRIGATION SPRAY HEADS SHALL BE USED WHEREVER PLANTING MATERIAL AND WATER EFFICIENT LANDSCAPE ORDINANCE WILL ALLOW.	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
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.	

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*	Plant Factor (PF)	Irrigation Method*	Irrigation Efficiency (IE)*	ETAF (PF/IE)	Landscape Area (sq. ft.)	ETAF x Area
Regular Landscape Areas						
Low Water-Use Plants	0.30	Drip	0.81	0.37	4,643	1,718
Moderate Water- Use Plants	0.50	Drip	0.81	0.62	1,027	637
High Water-Use Plants	0.80	Drip	0.81	0.99	0	0
Moderate Water-Use Turf EVA	0.50	Spray	0.75	0.67	0	0
					(A)	(B)
				Totals	5,670	2,355
Special Landscape Areas						
water feature					35	
					(C)	(D)
				Totals	0	0
						ETWU Total
						66,133
						Maximum Allowed Water Allowance (MAWA)
						71,661

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

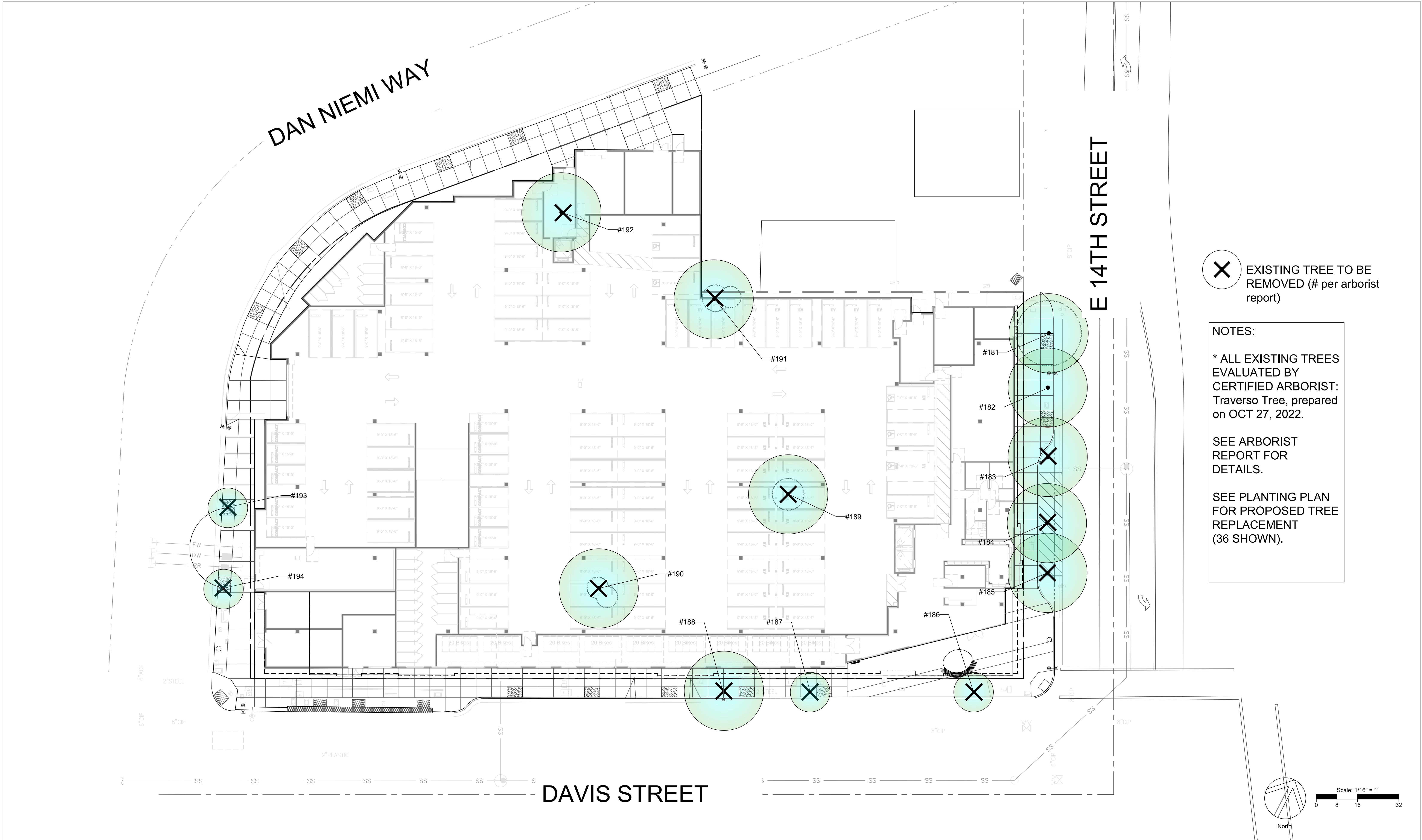
Irrigation Method
overhead spray
or drip

Irrigation Efficiency
0.75 for spray head
0.81 for drip

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.

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)	2,355
Total Area (A)	5,670
Average ETAF	0.415282186948854
All Landscape Areas	
Total ETAF x Area (B+D)	2,355
Total Area (A+C)	5,670
Sitewide ETAF (B+D) ÷ (A+C)	0.415282186948854



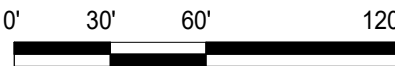
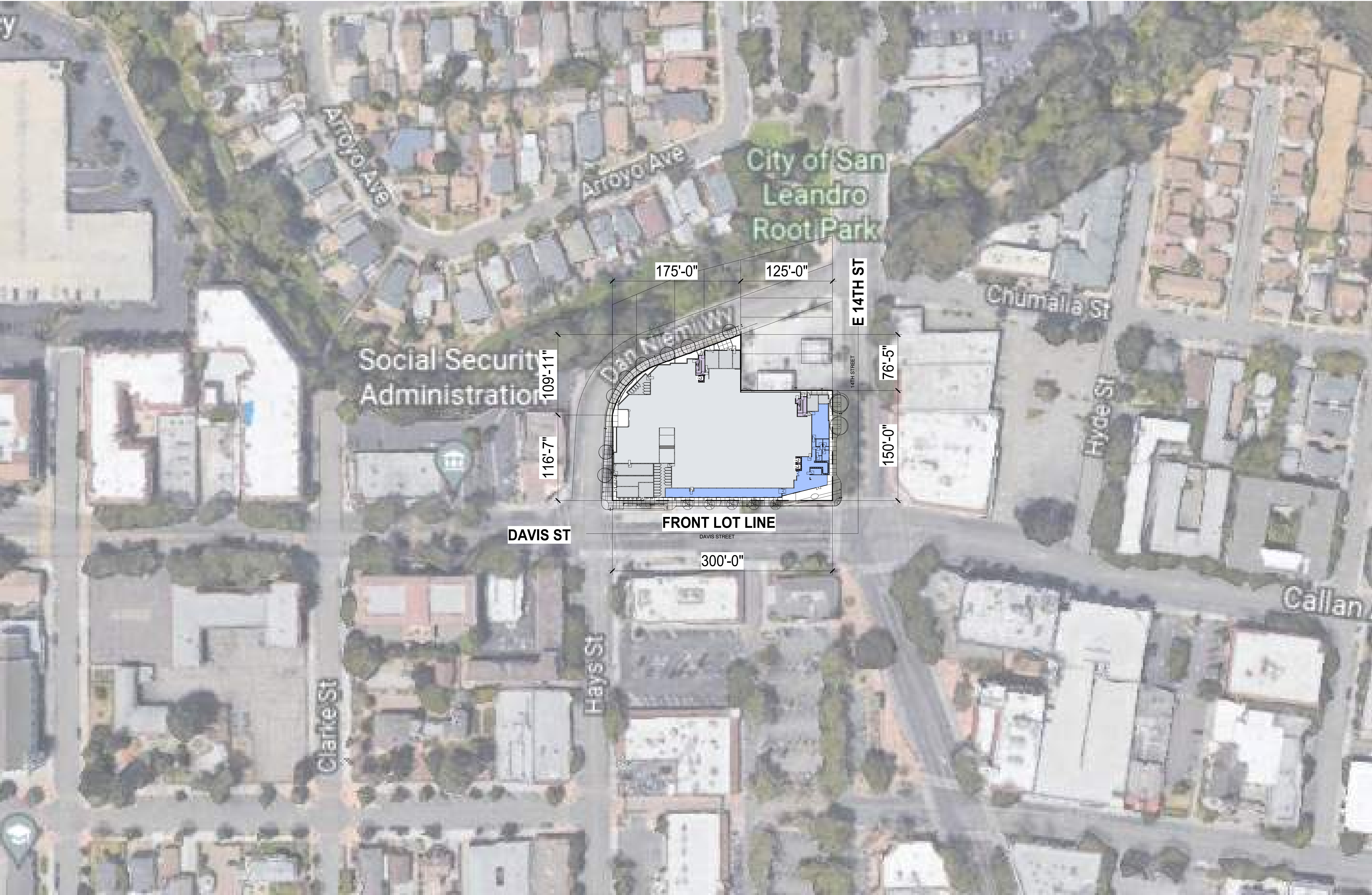
X EXISTING TREE TO BE REMOVED (# per arborist report)

NOTES:

* ALL EXISTING TREES EVALUATED BY CERTIFIED ARBORIST: Traverso Tree, prepared on OCT 27, 2022.

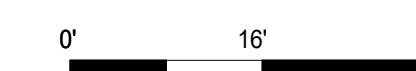
SEE ARBORIST REPORT FOR DETAILS.

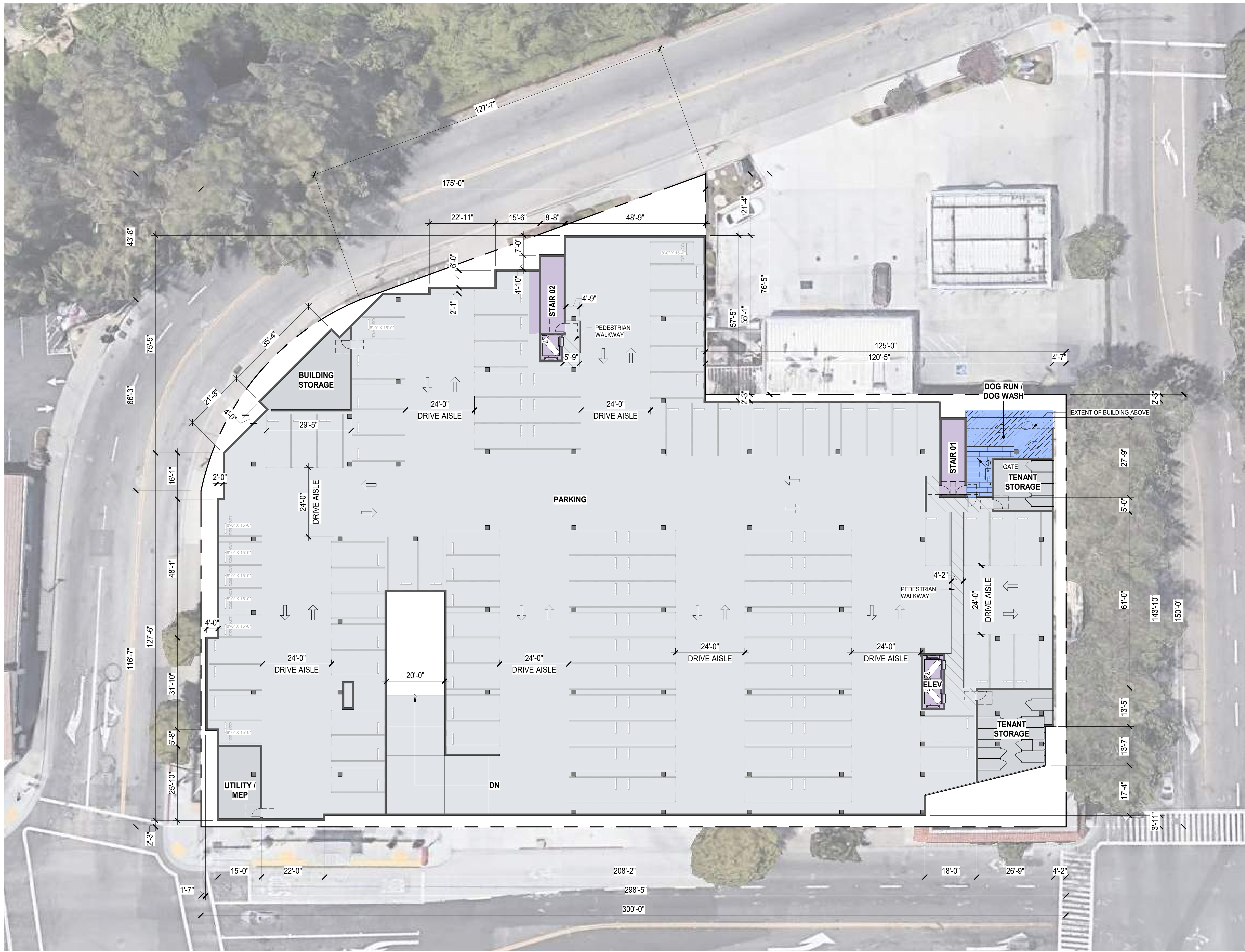
SEE PLANTING PLAN FOR PROPOSED TREE REPLACEMENT (36 SHOWN).



SITE PLAN - PROPOSED

AP1.00

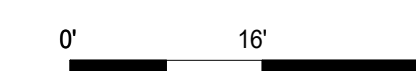




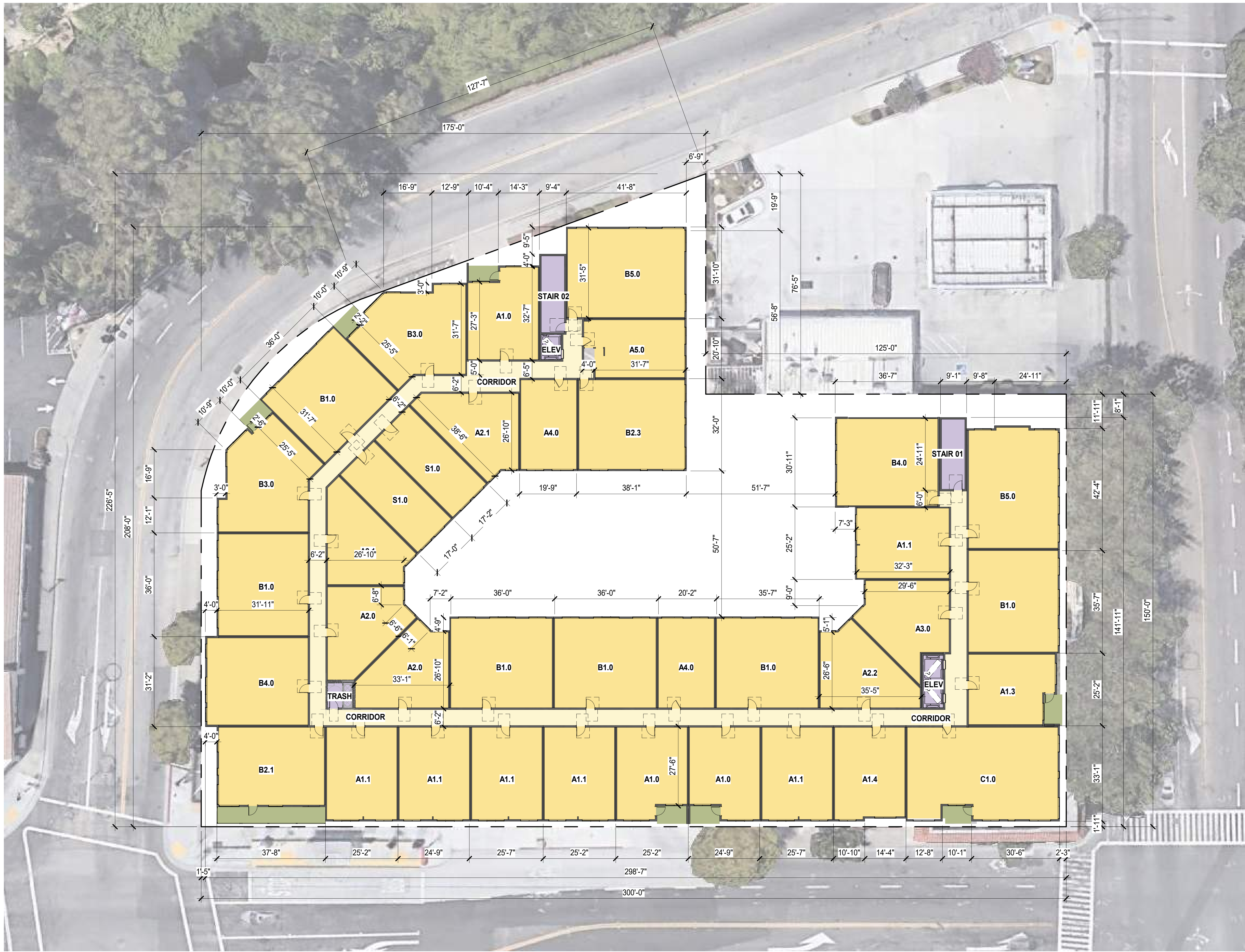
FLOOR 2

1/16" = 1' - 0"

AP2.02


$$1/16'' = 1' - 0''$$

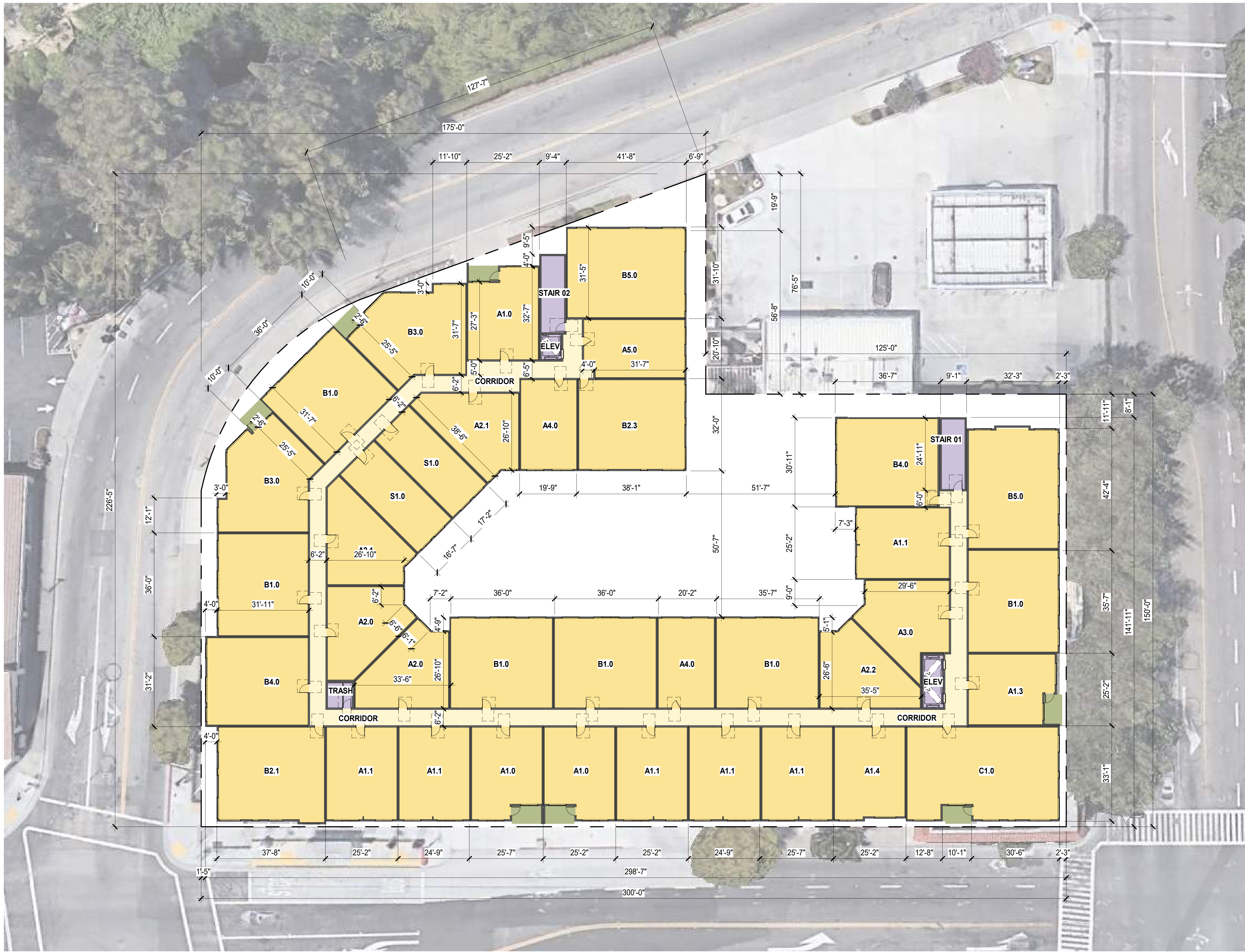
August 25, 2023



FLOOR 4

1/16" = 1' - 0"

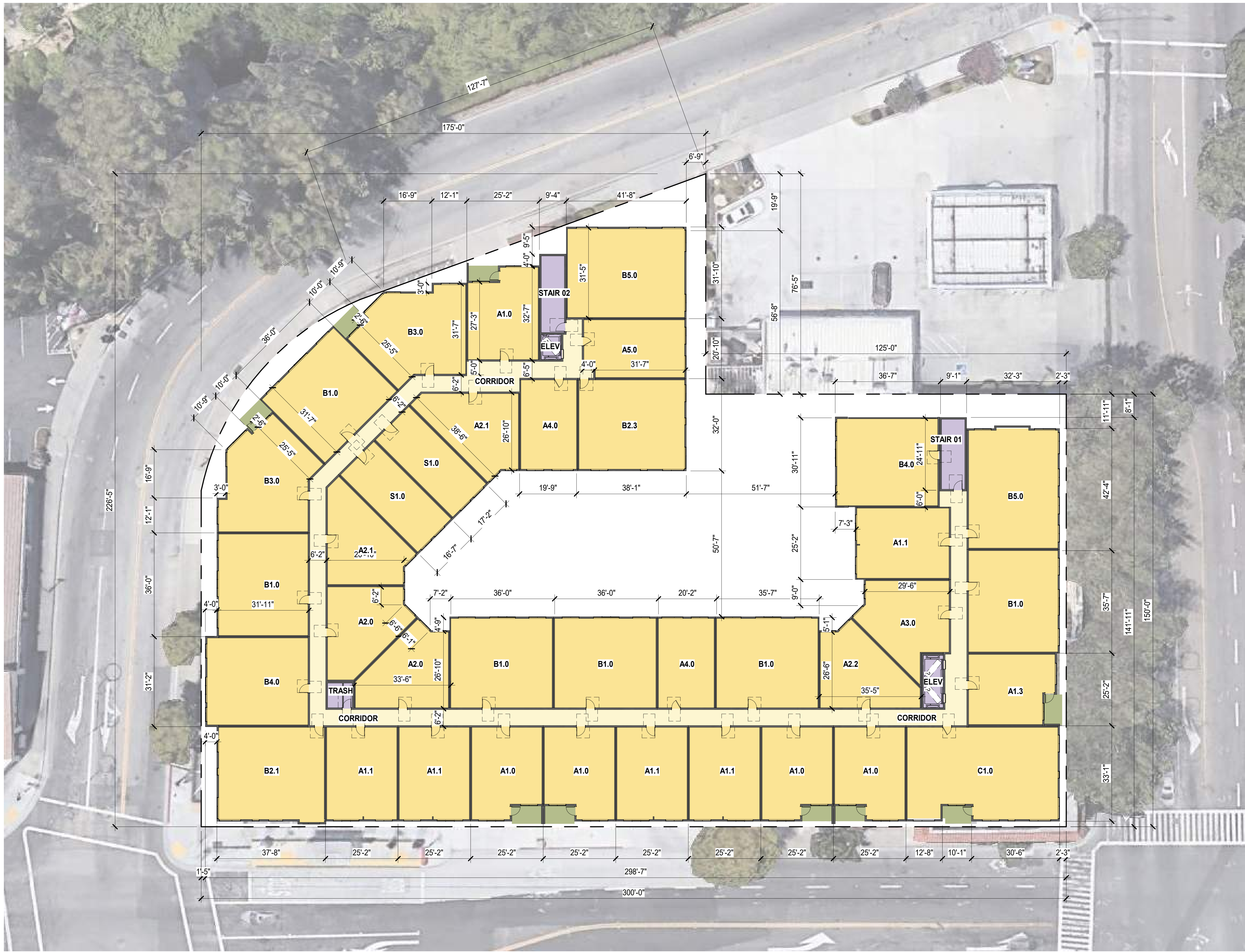
AP2.04



FLOOR 5

1/16" = 1' - 0"

AP2.05



FLOOR 6

1/16" = 1' - 0"

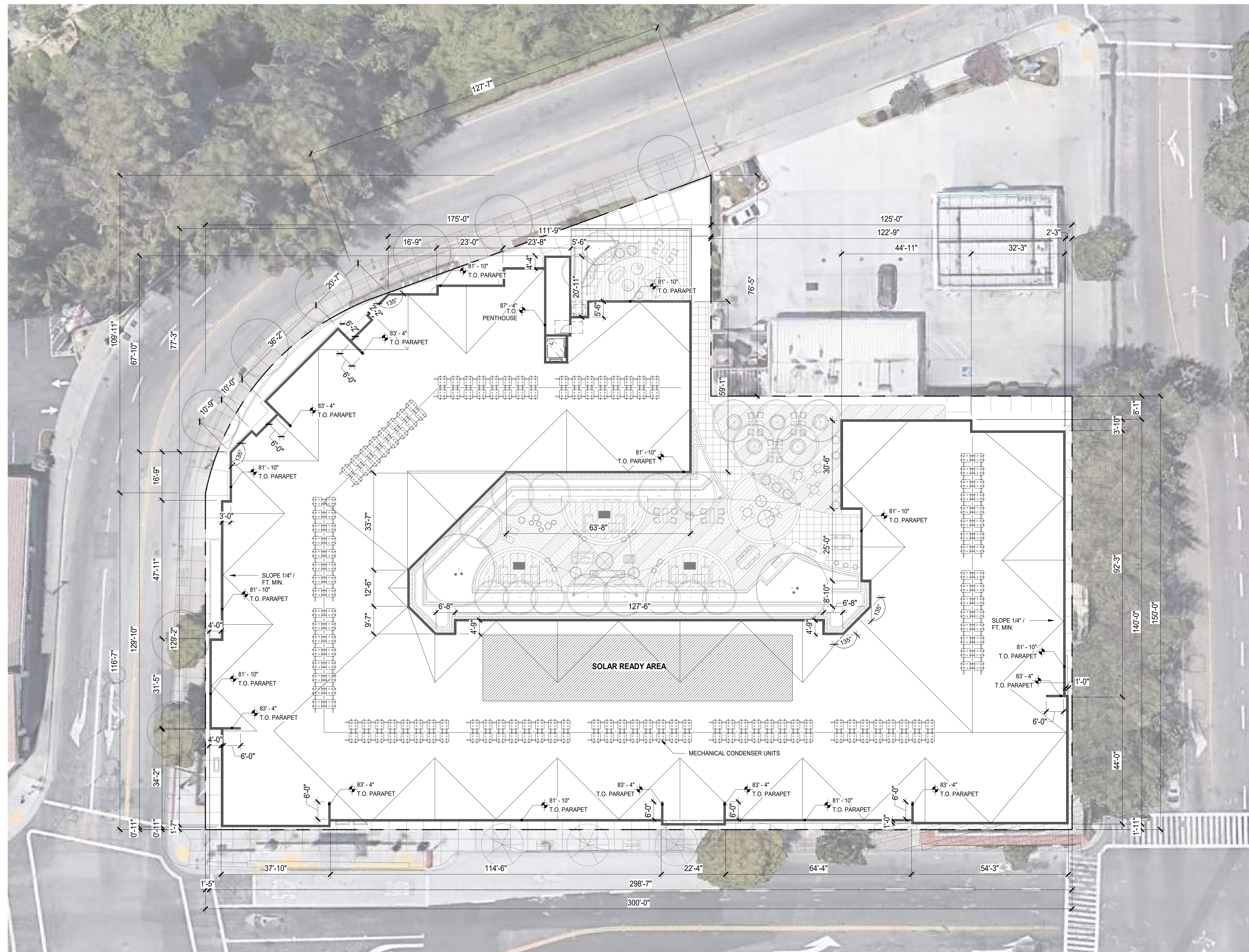
AP2.06



FLOOR 7

1/16" = 1' - 0"

AP2.07



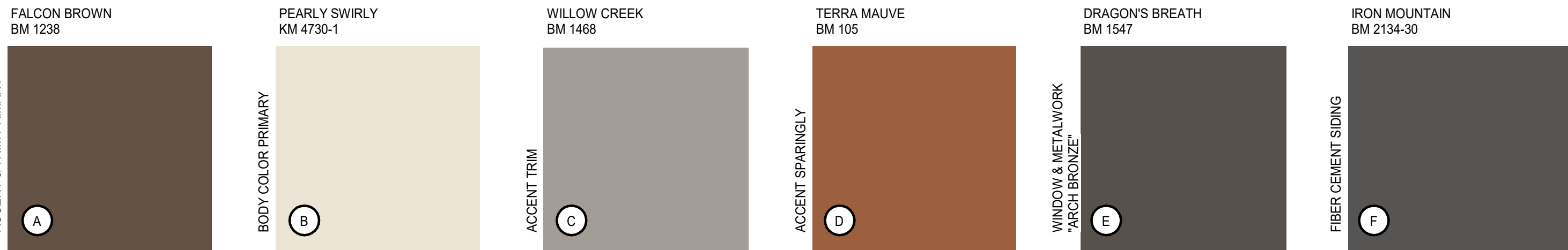
ROOF

$$1/16'' = 1' - 0''$$

AP2.08



MATERIAL BOARD



COLOR BOARD



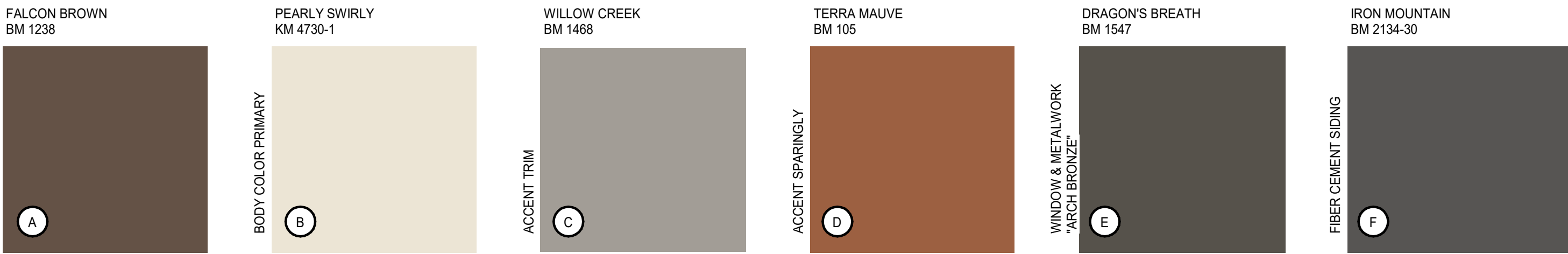
ELEVATIONS

1/16" = 1' - 0"

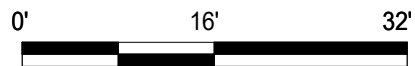
AP3.00



MATERIAL BOARD



COLOR BOARD



ELEVATIONS

1/16" = 1' - 0" AP3.01

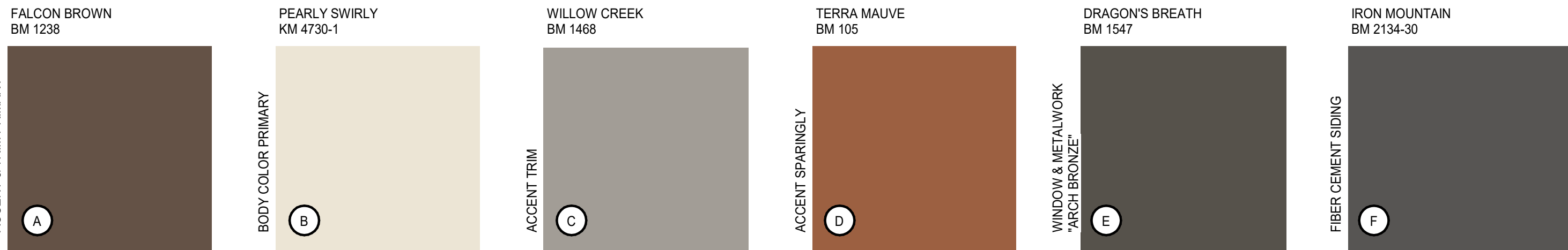


EAST ELEVATION 1

1/16" = 1'-0"



MATERIAL BOARD



COLOR BOARD



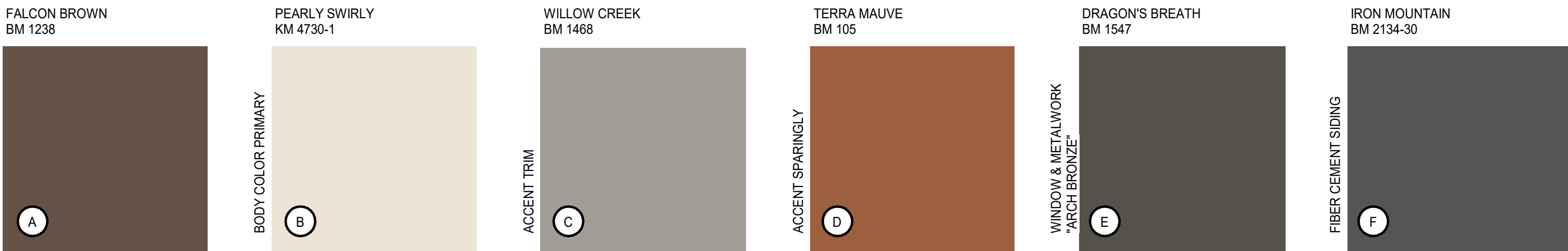
ELEVATIONS

1/16" = 1'-0"

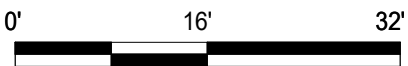
AP3.02



MATERIAL BOARD



COLOR BOARD



ELEVATIONS

1/16" = 1' - 0" **AP3.03**



VIEW FROM CORNER OF E 14TH ST & DAVIS ST

RENDERINGS

AP3.10



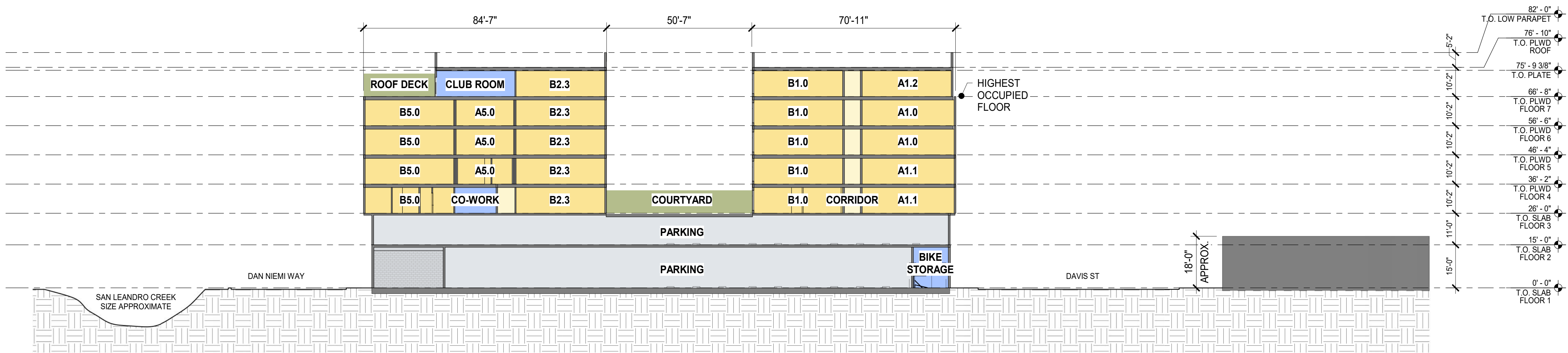
VIEW FROM CORNER OF DAN NIEMI WAY & DAVIS ST



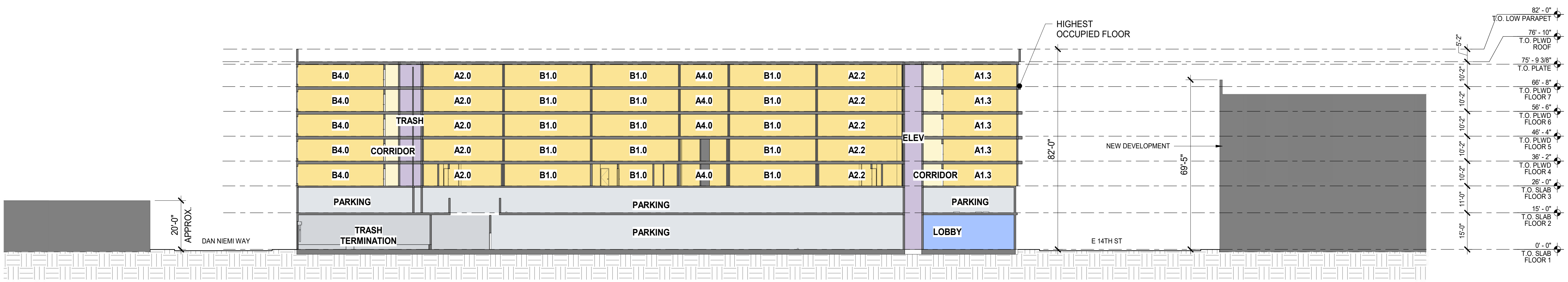
VIEW OF PUBLIC PLAZA - TOWARDS DAVIS ST



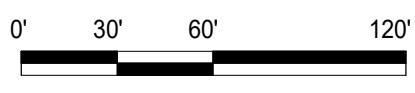
VIEW OF PUBLIC PLAZA - TOWARDS E 14TH ST

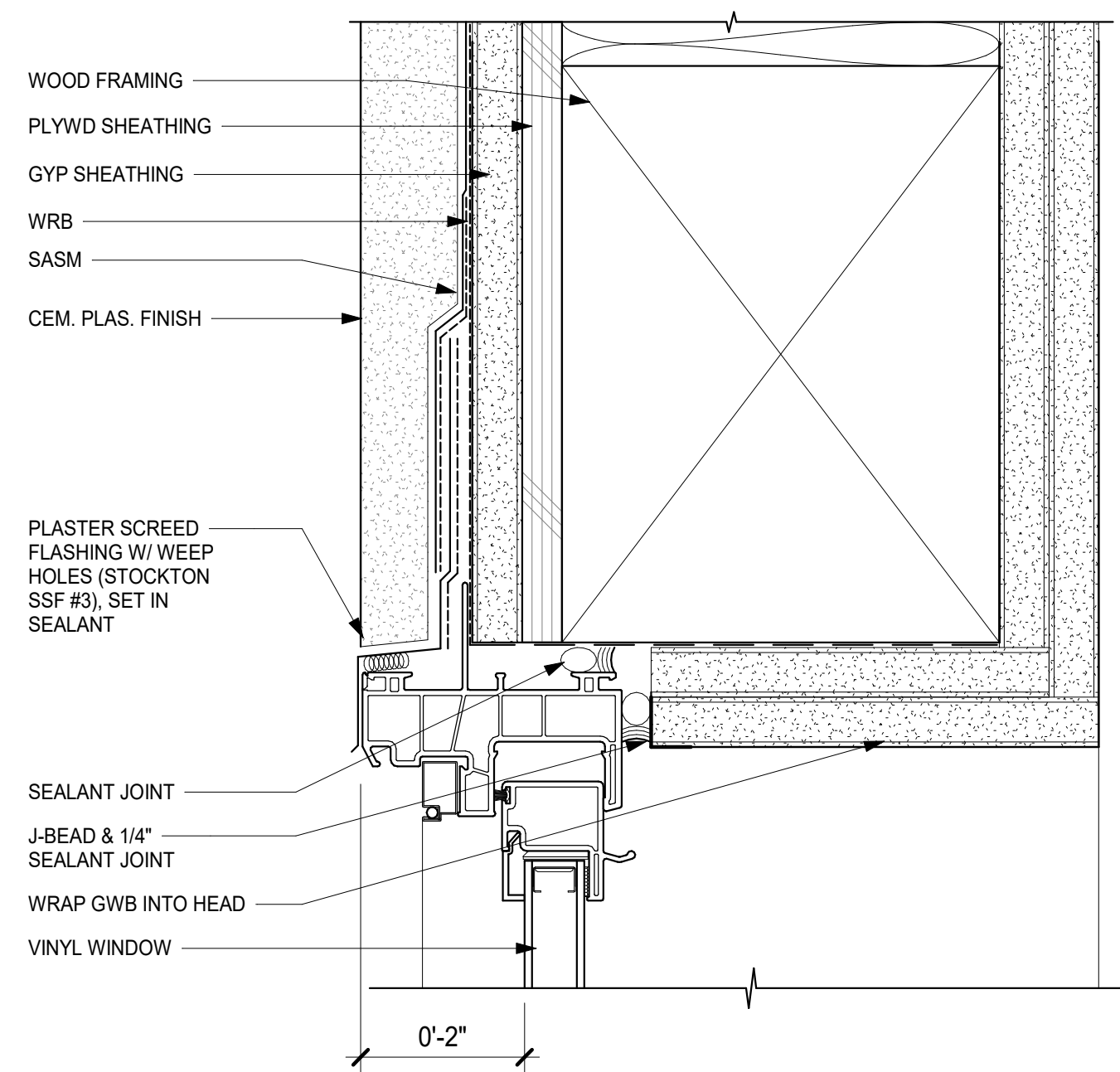


BUILDING / SITE SECTION 2
3/64" = 1'-0"

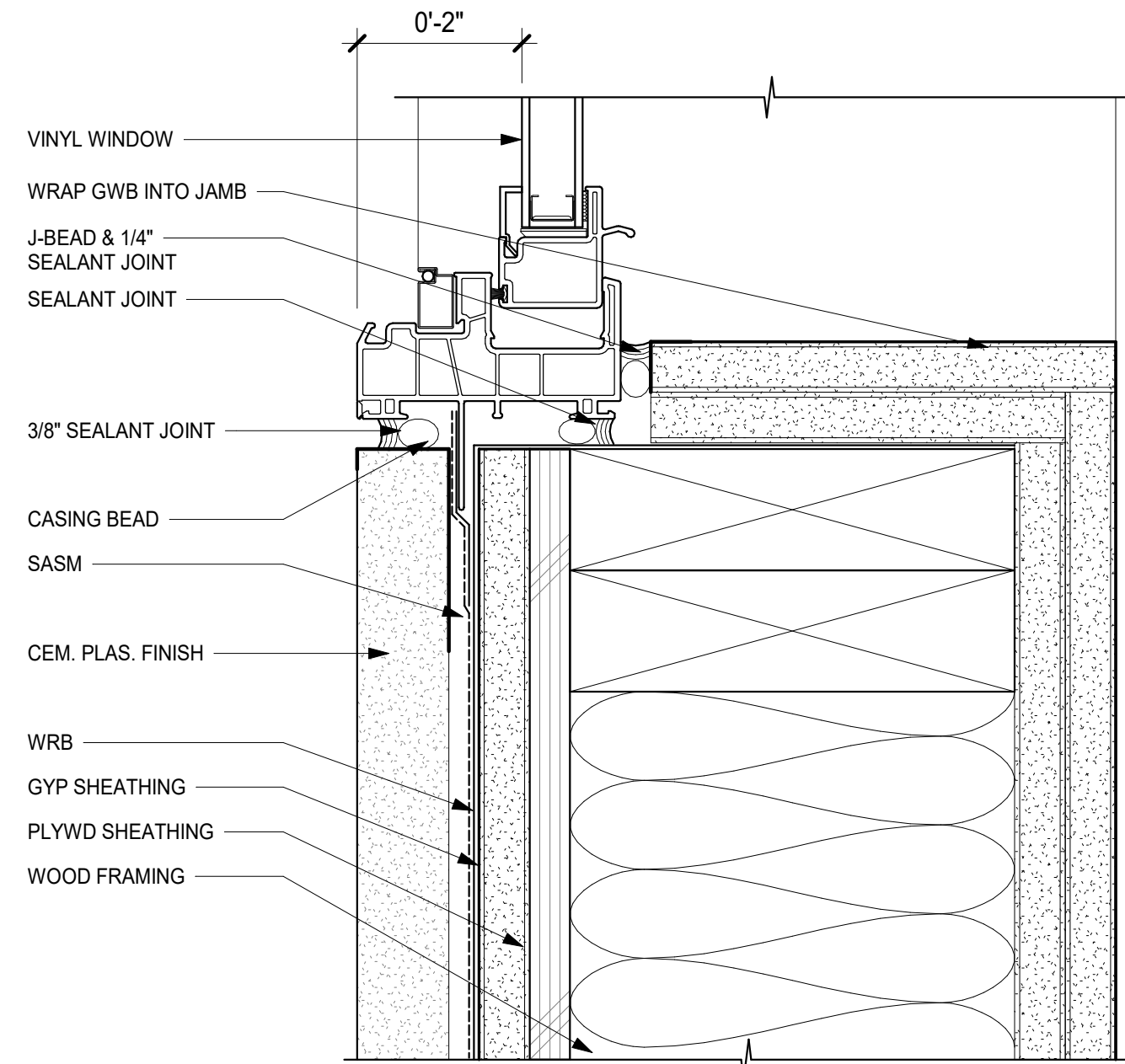


BUILDING / SITE SECTION 1
3/64" = 1'-0"

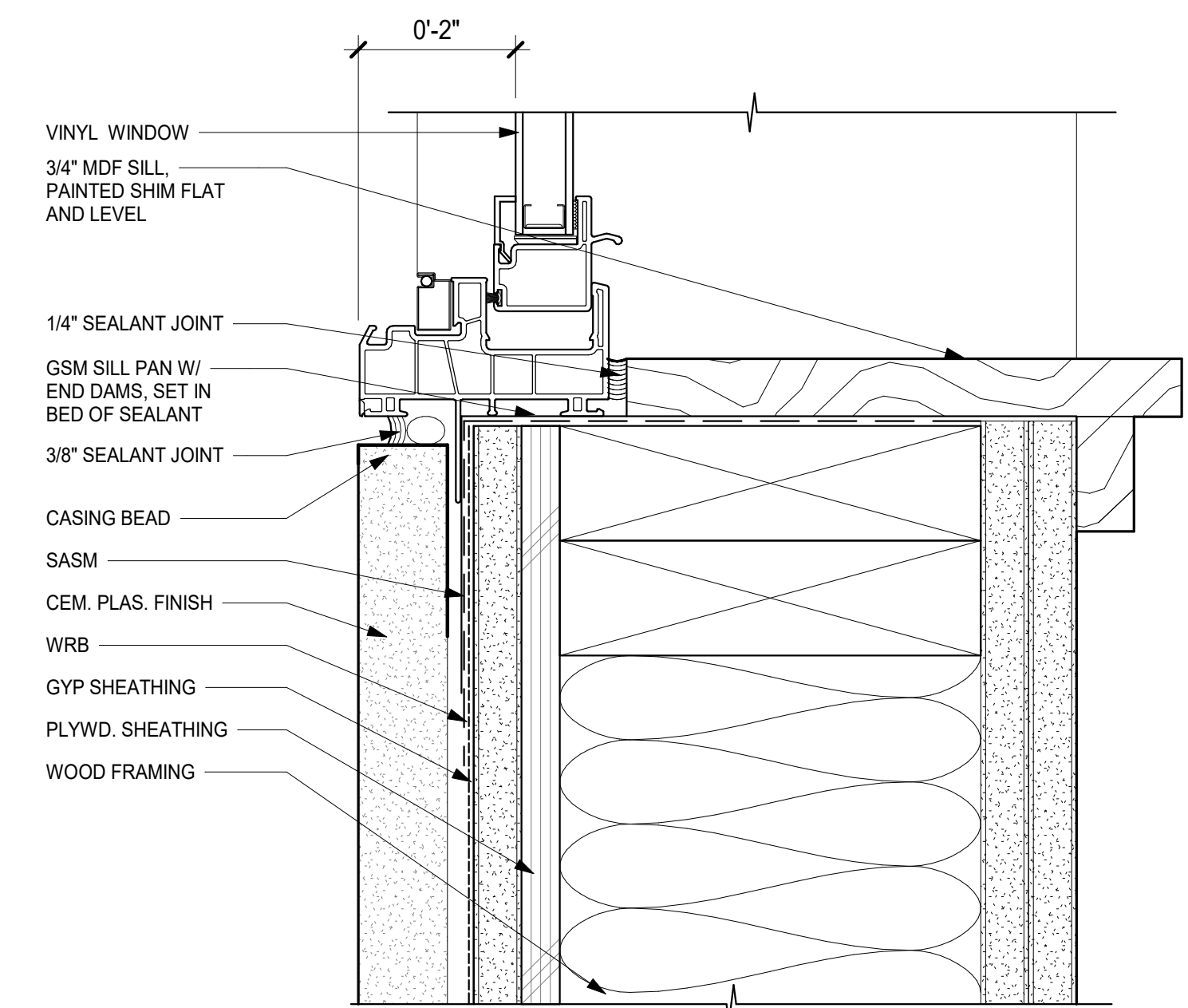




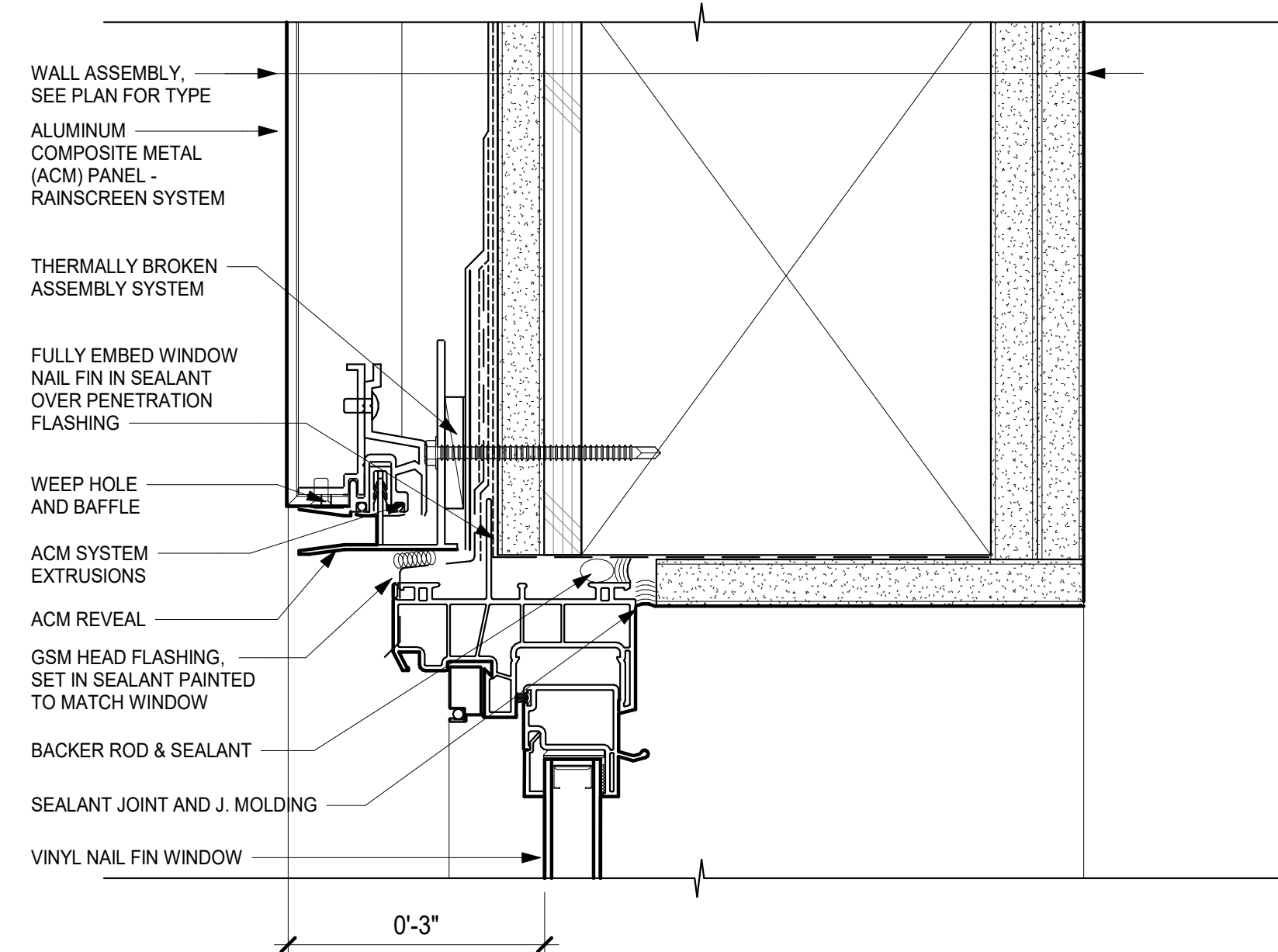
VINYL WINDOW HEAD - CEMENT PLASTER 6
6" = 1'-0"



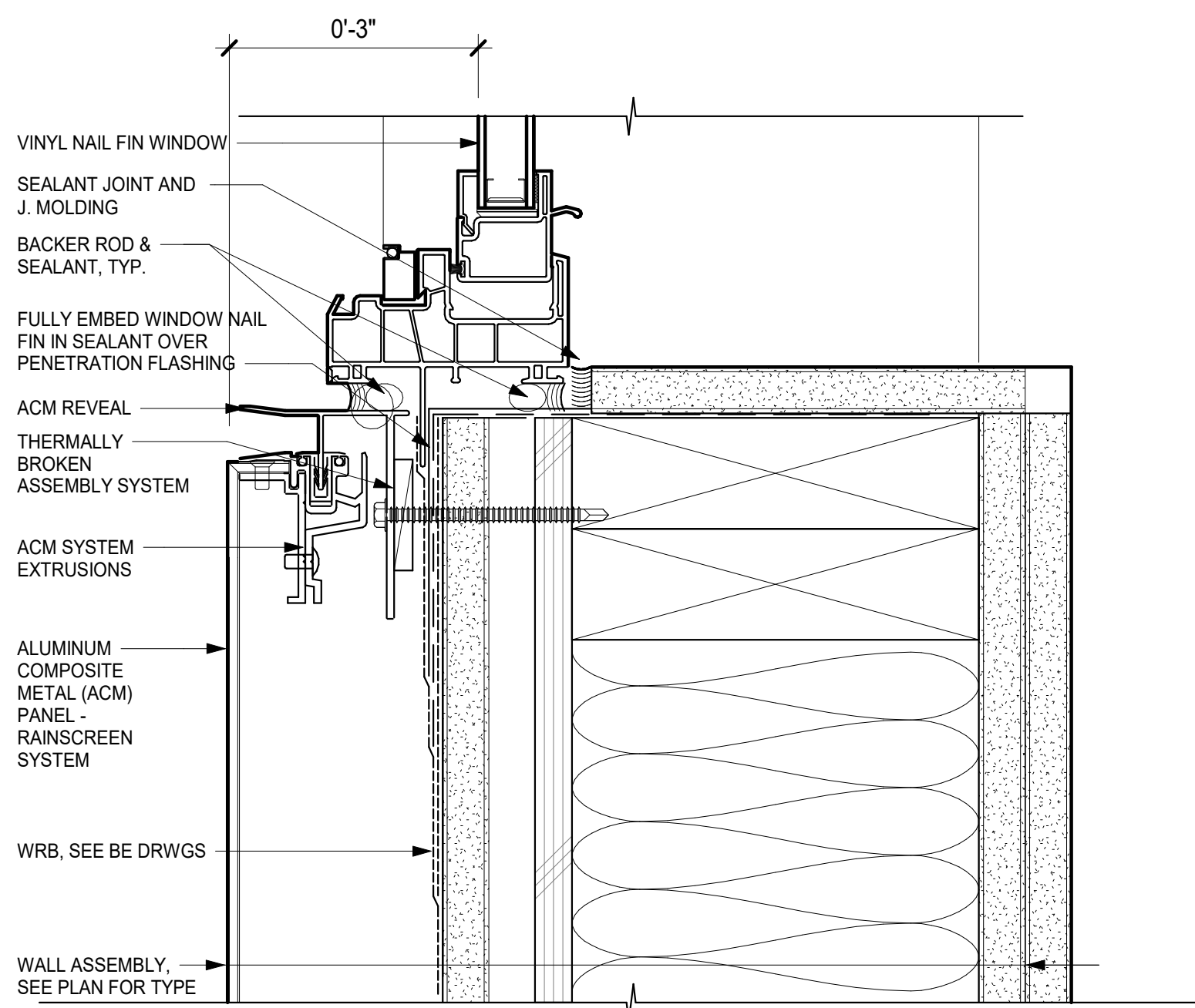
VINYL WINDOW JAMB - CEMENT PLASTER 5
6" = 1'-0"



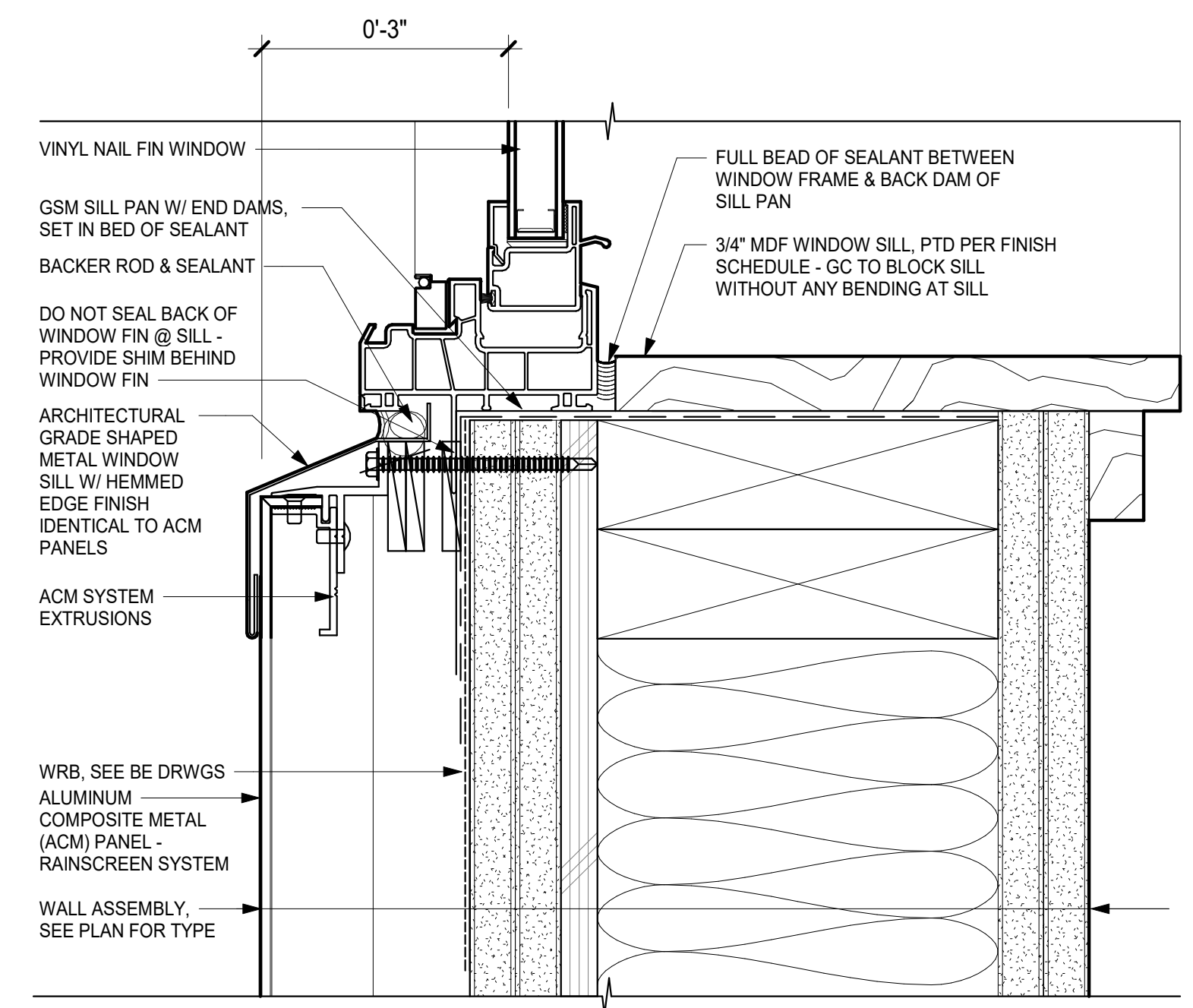
VINYL WINDOW SILL - CEMENT PLASTER 4
6" = 1'-0"



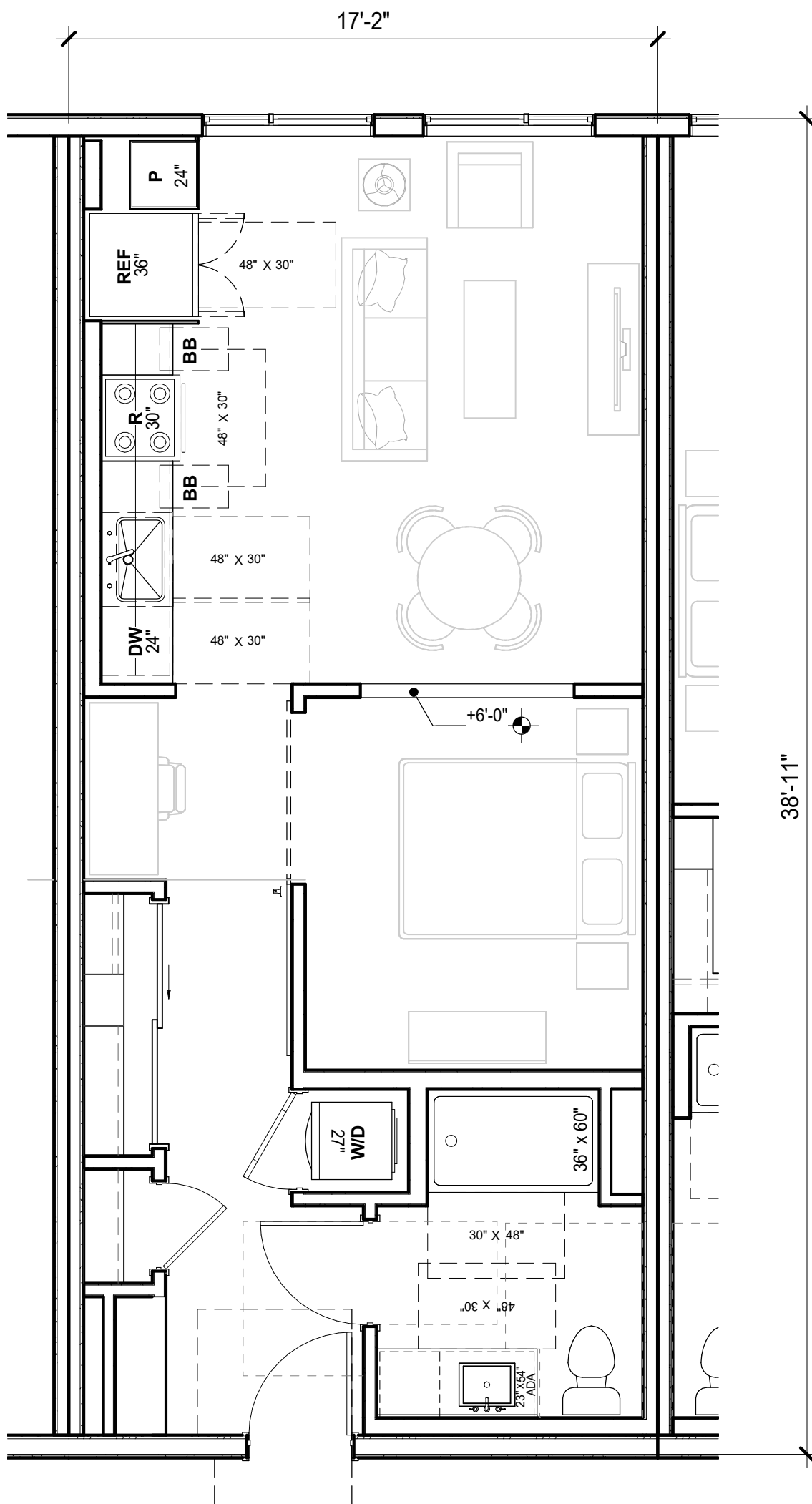
VINYL WINDOW HEAD - PANEL / SIDING 3
6" = 1'-0"



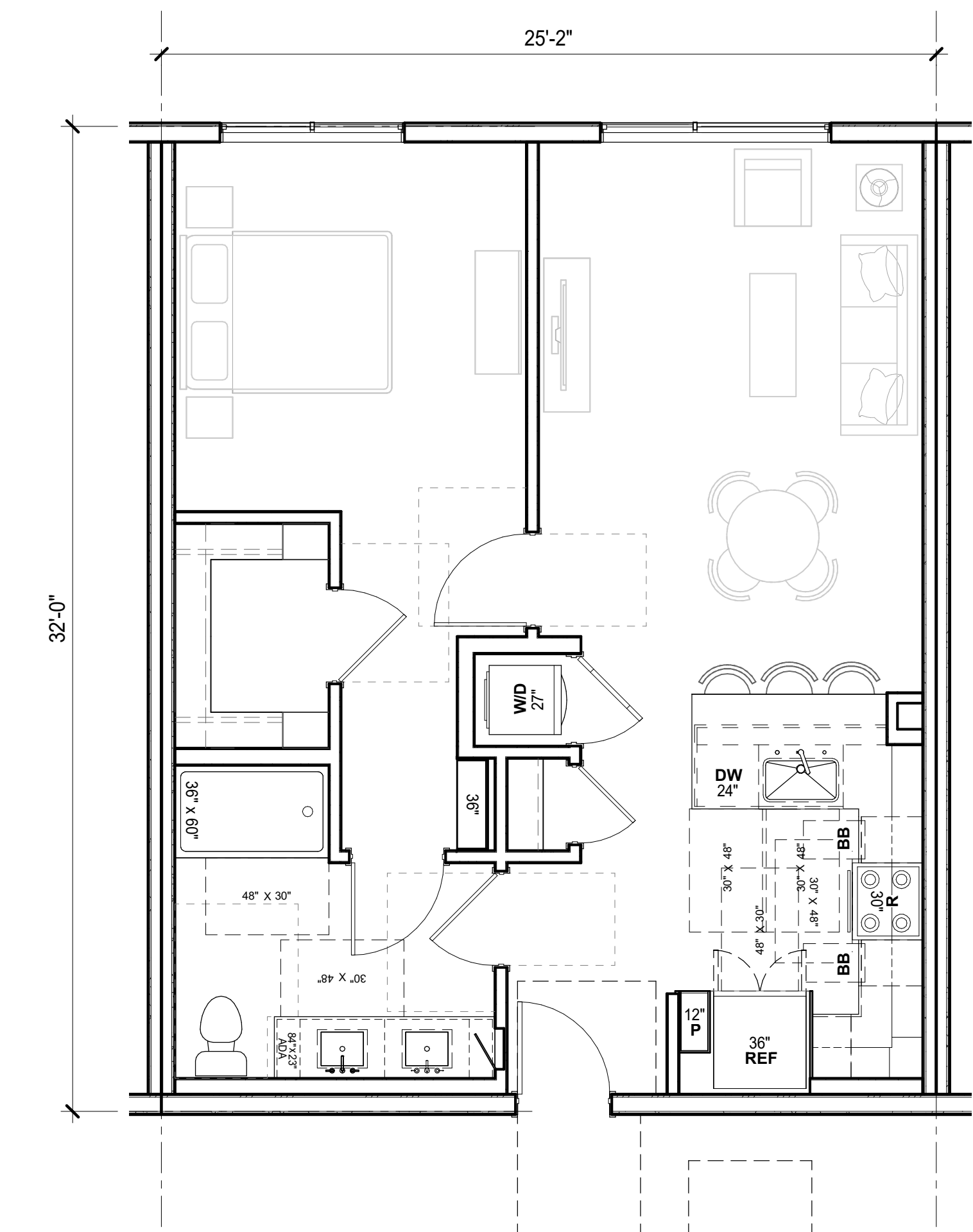
VINYL WINDOW JAMB - PANEL / SIDING 2
6" = 1'-0"



VINYL WINDOW SILL - PANEL / SIDING 1
6" = 1'-0"

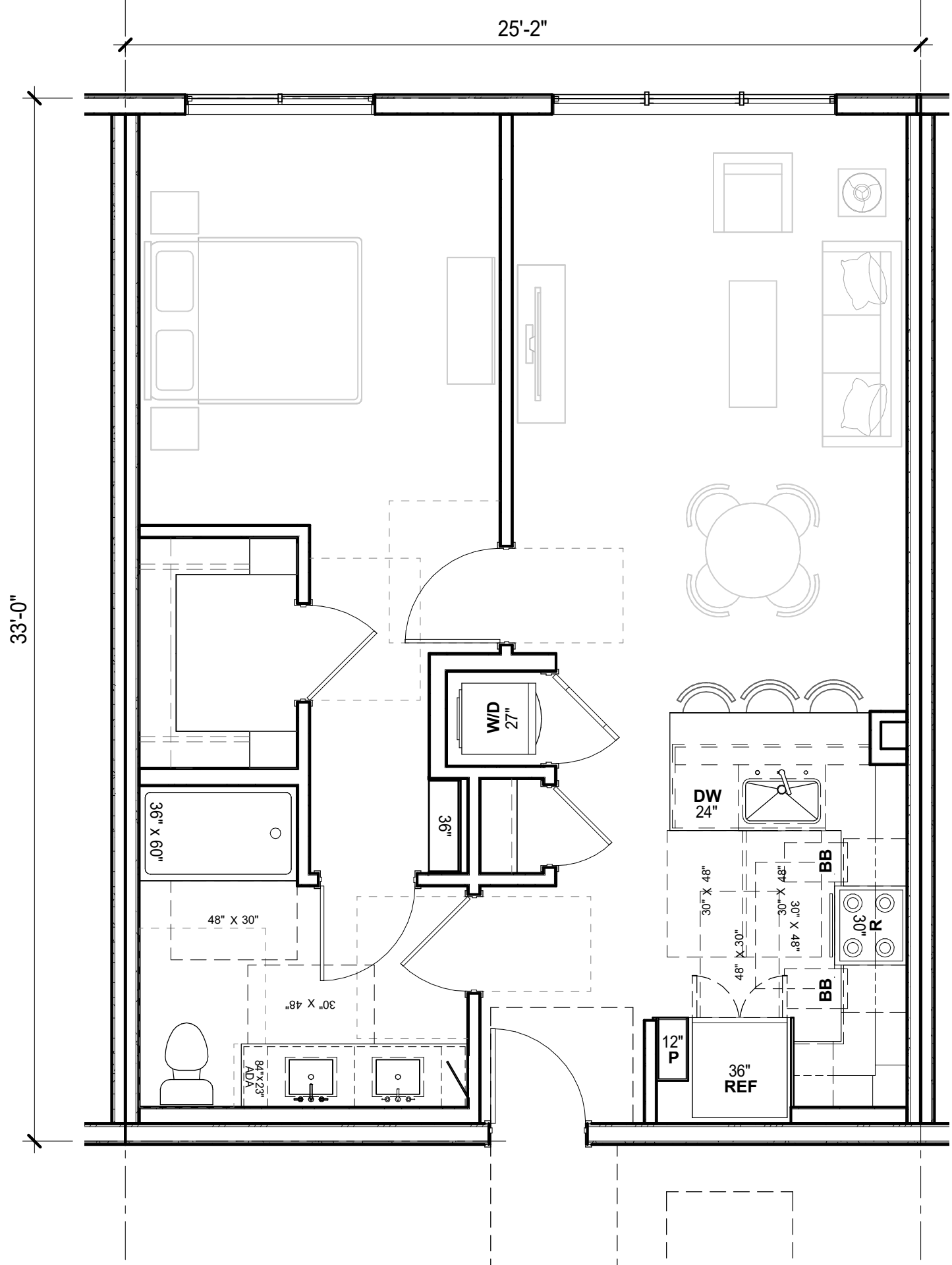


UNIT S1.0 3
668 SF
1/4" = 1'-0"



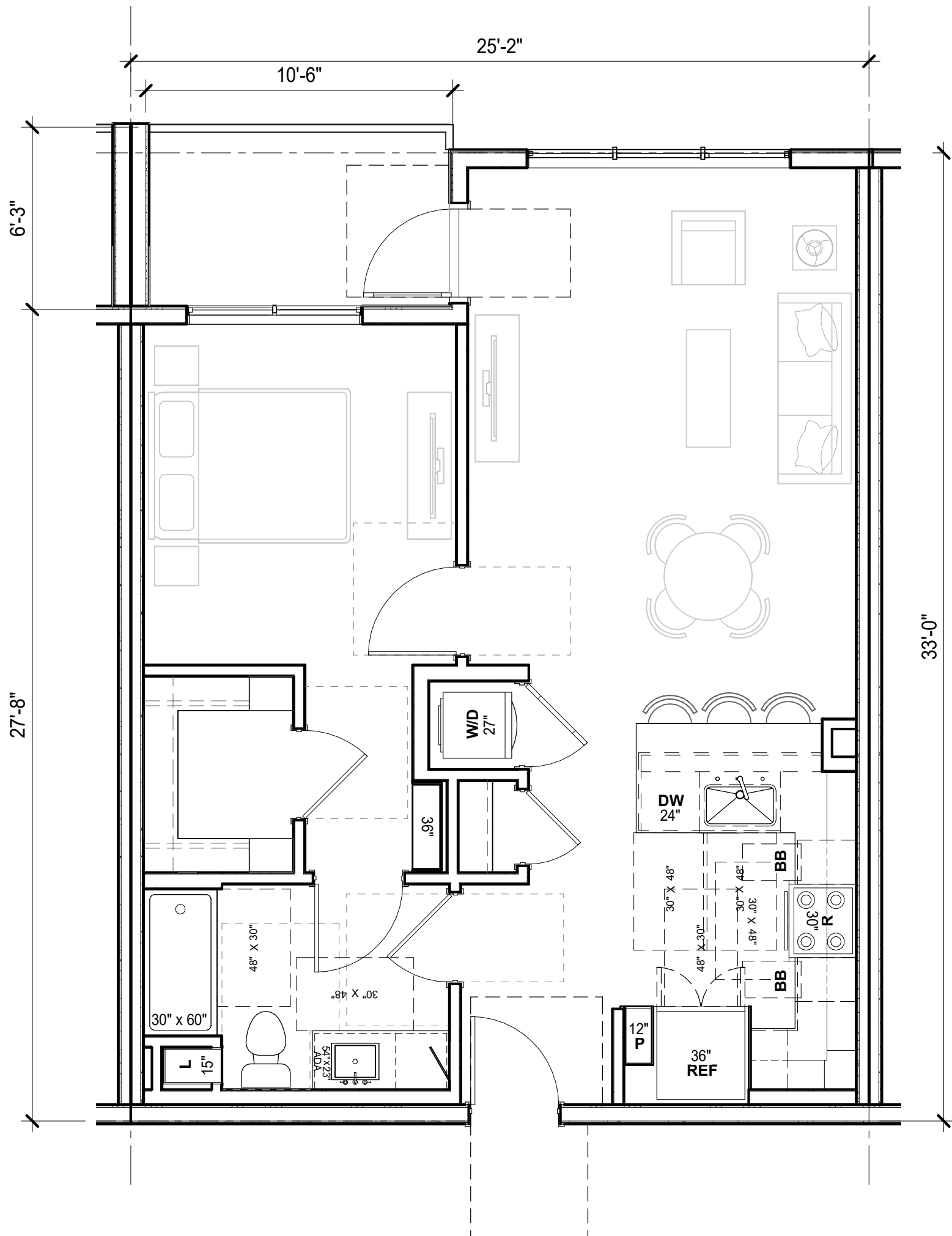
UNIT A1.2 (A1.4 SIM.) 3

805 SF 1/4" = 1'-0"



UNIT A1.1 2

830 SF 1/4" = 1'-0"



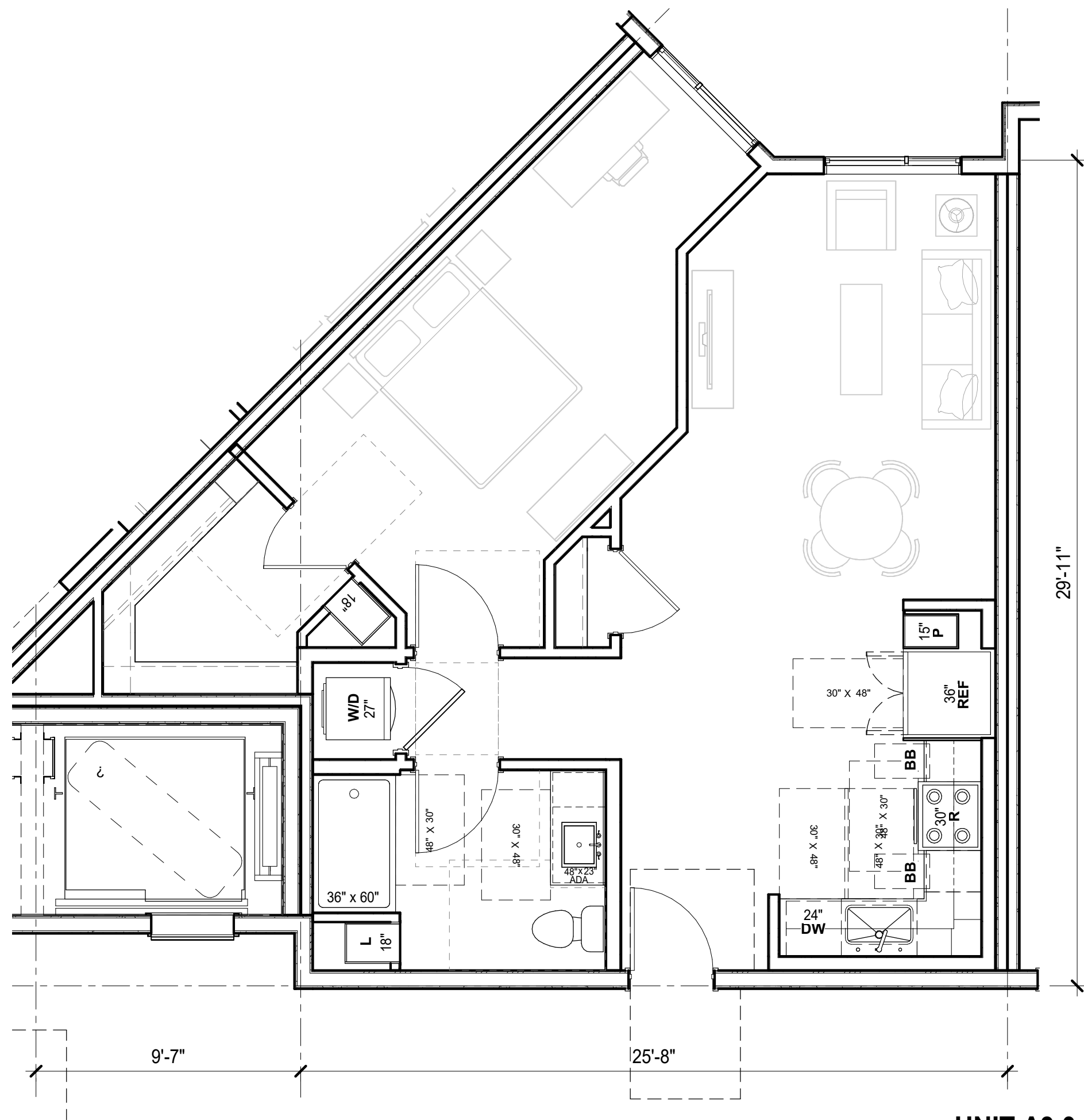
UNIT A1.0 (A1.3 SIM.) 1

772 SF 1/4" = 1'-0"



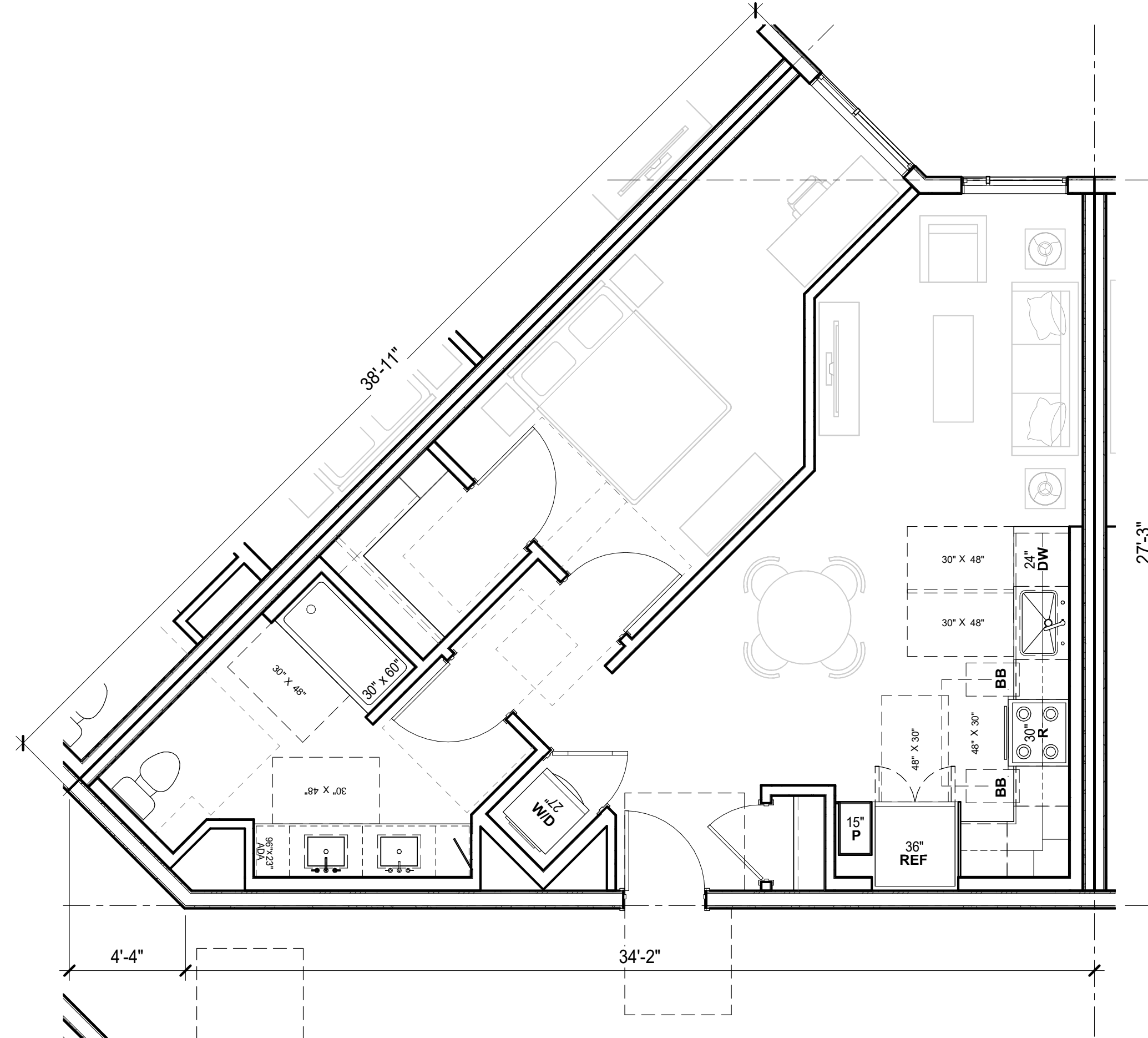
UNIT PLANS AP4.01

1/4" = 1' - 0"



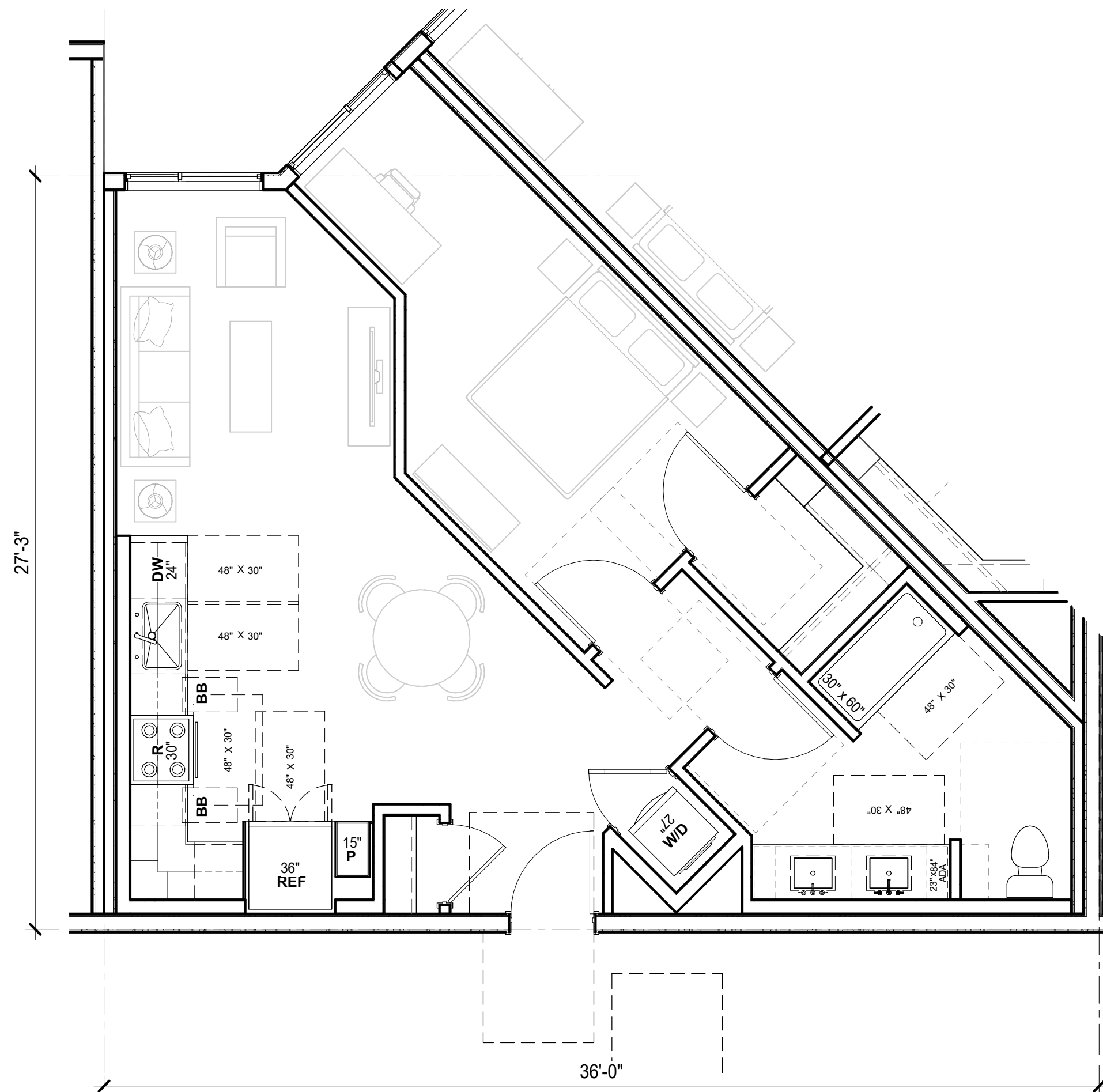
828 SF

UNIT A3.0 4
1/4" = 1'-0"



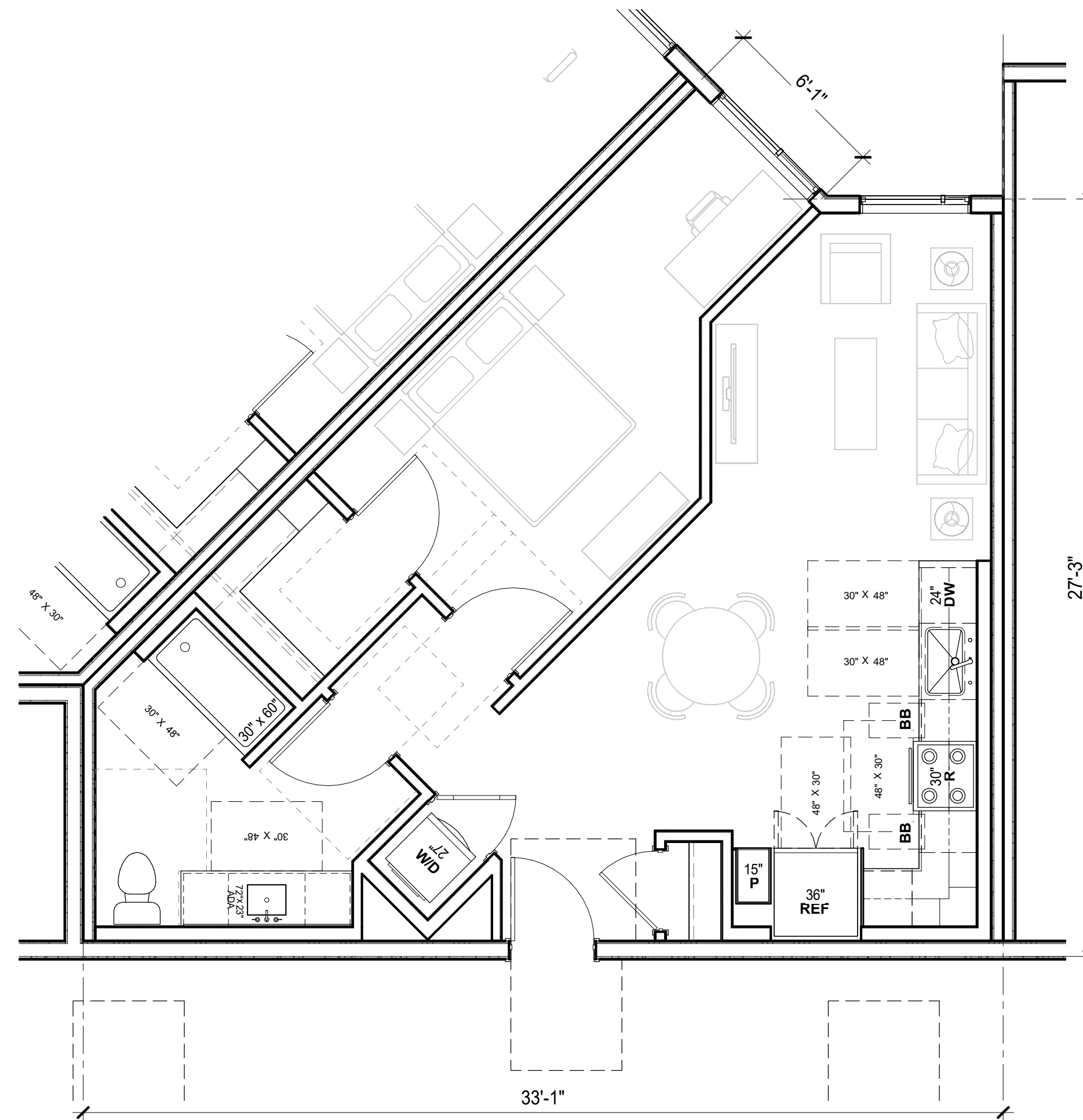
800 SF

UNIT A2.1 2
1/4" = 1'-0"



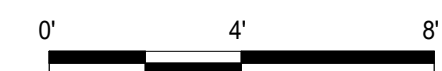
793 SF

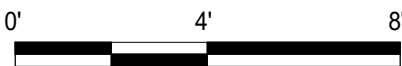
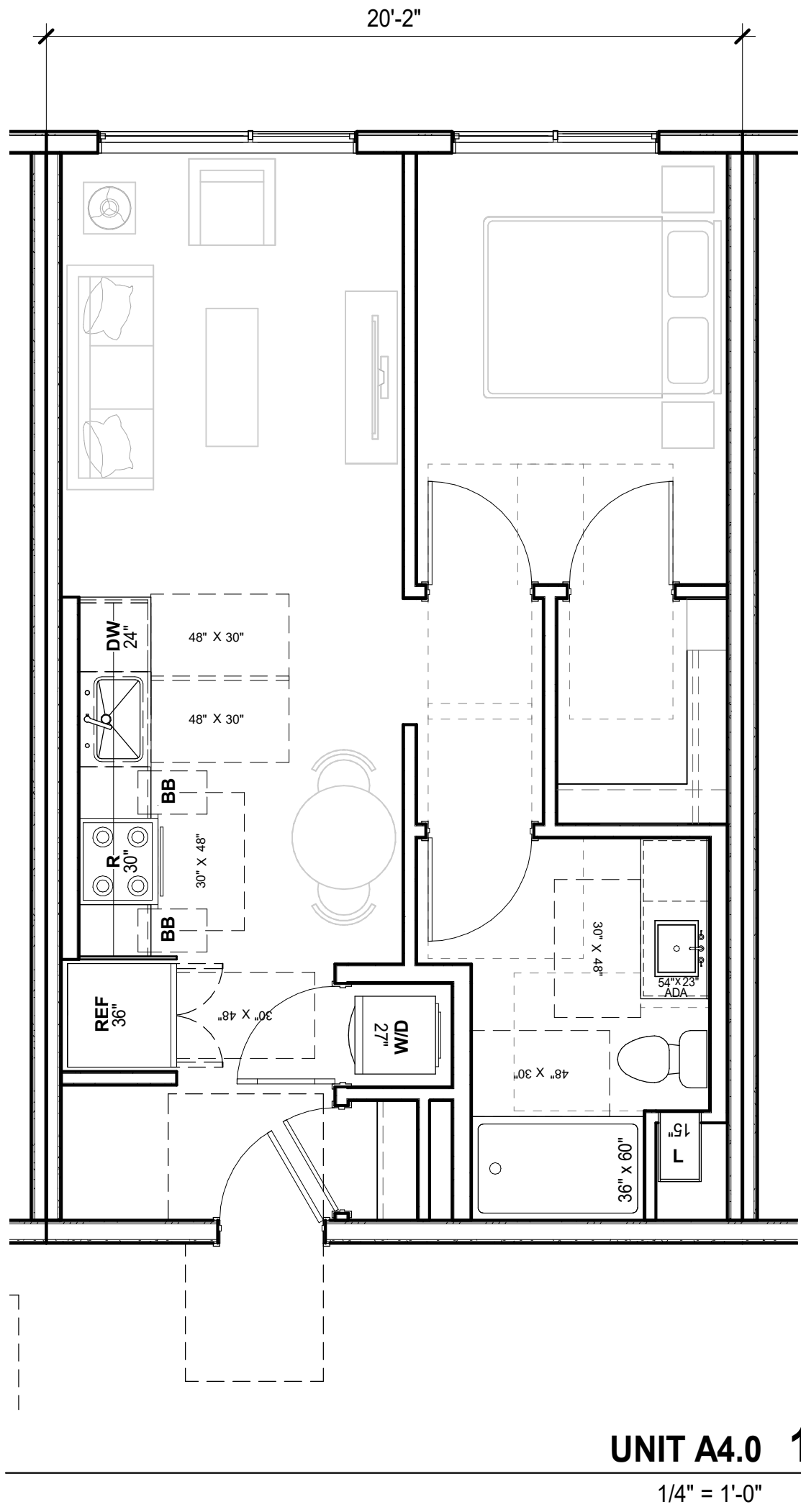
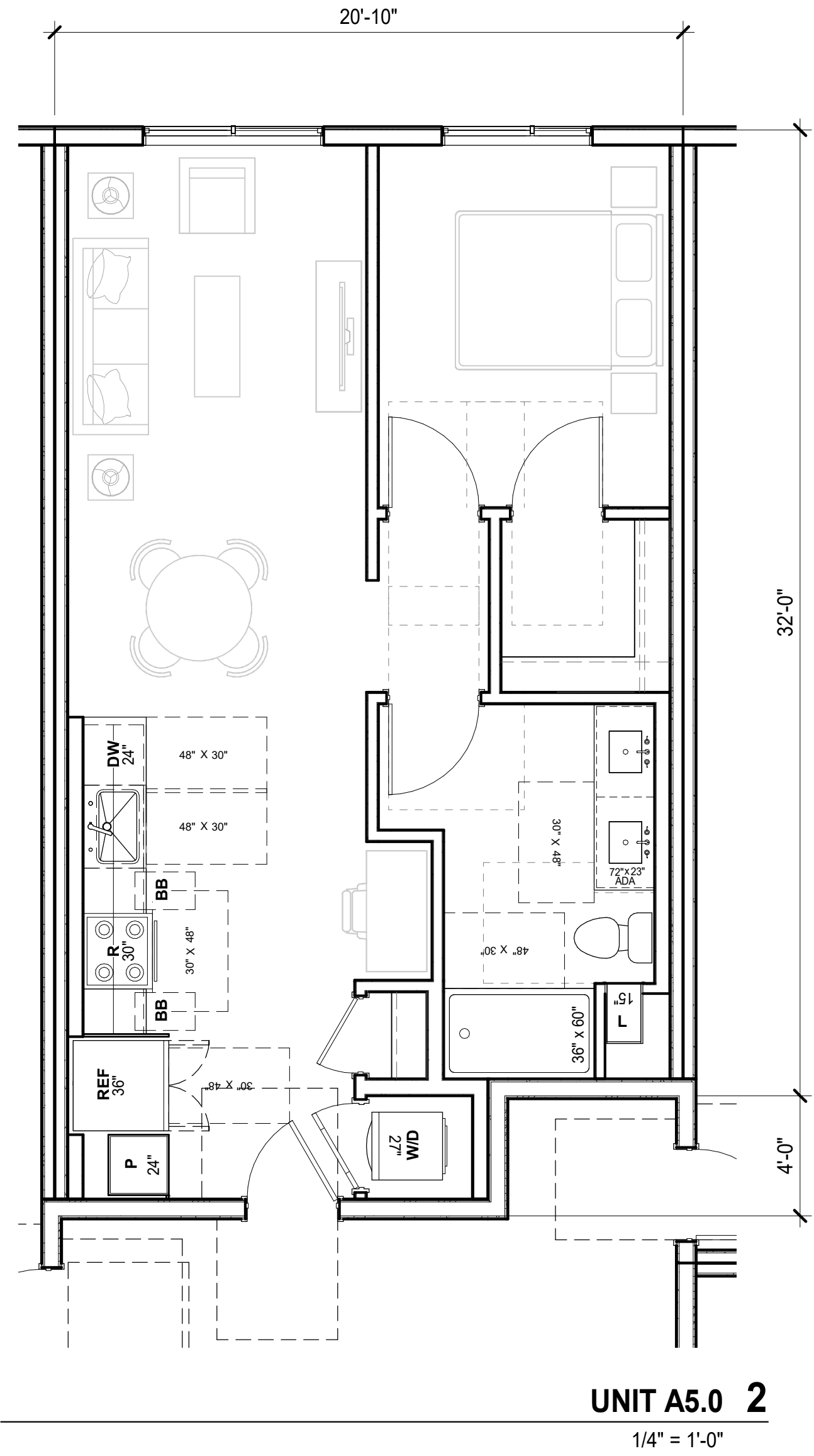
UNIT A2.2 3
1/4" = 1'-0"

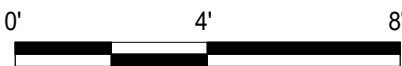
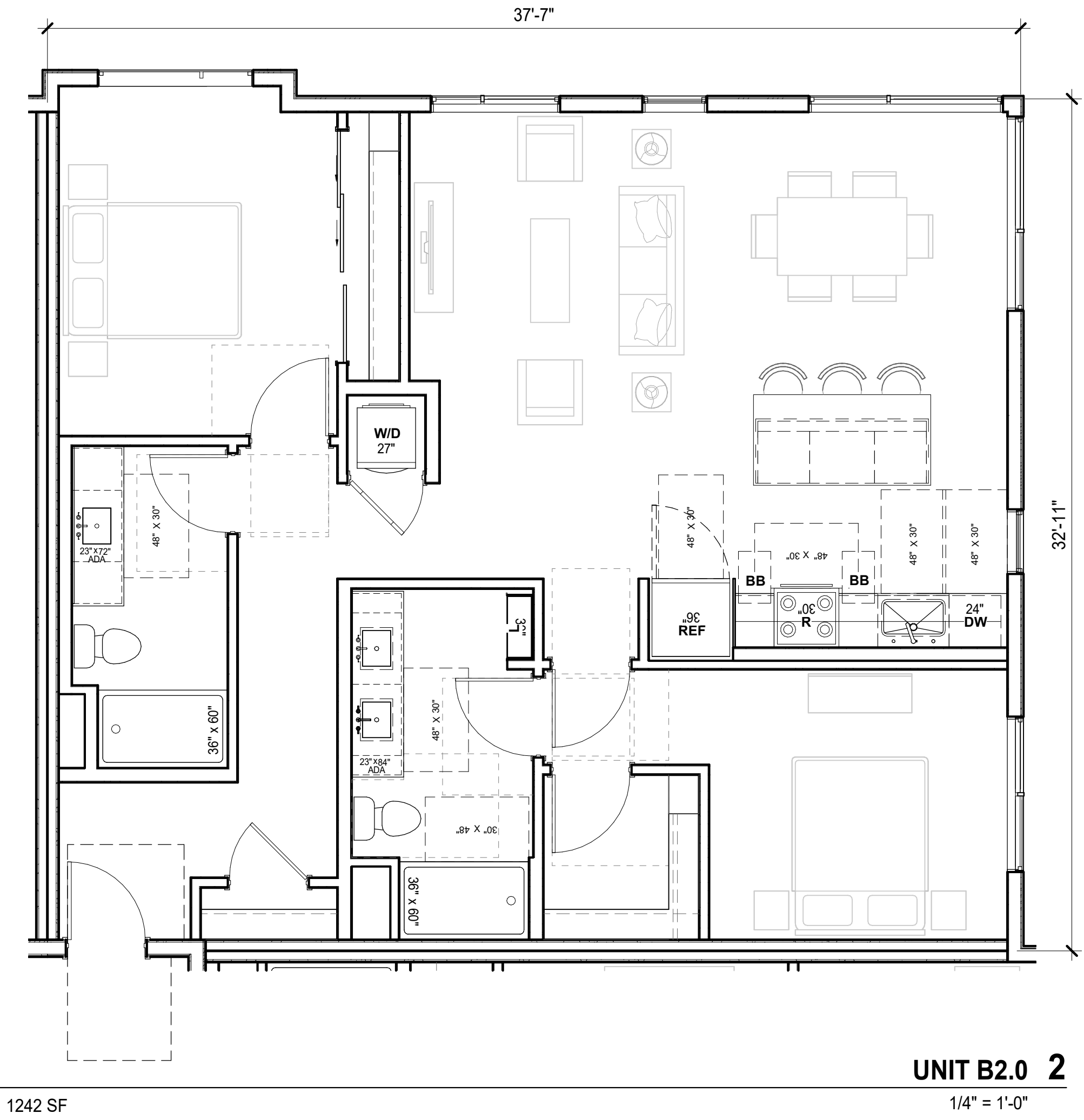
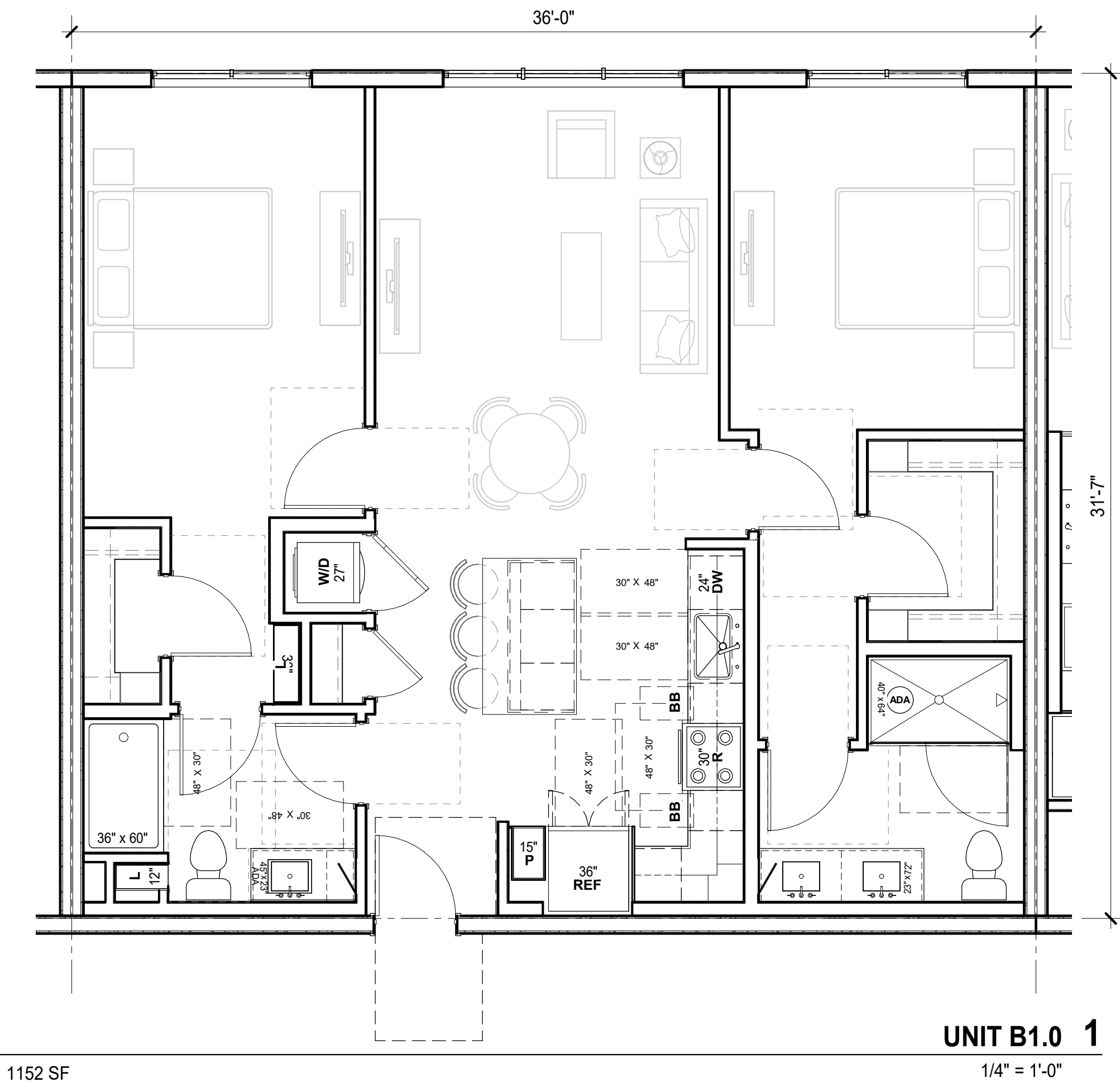
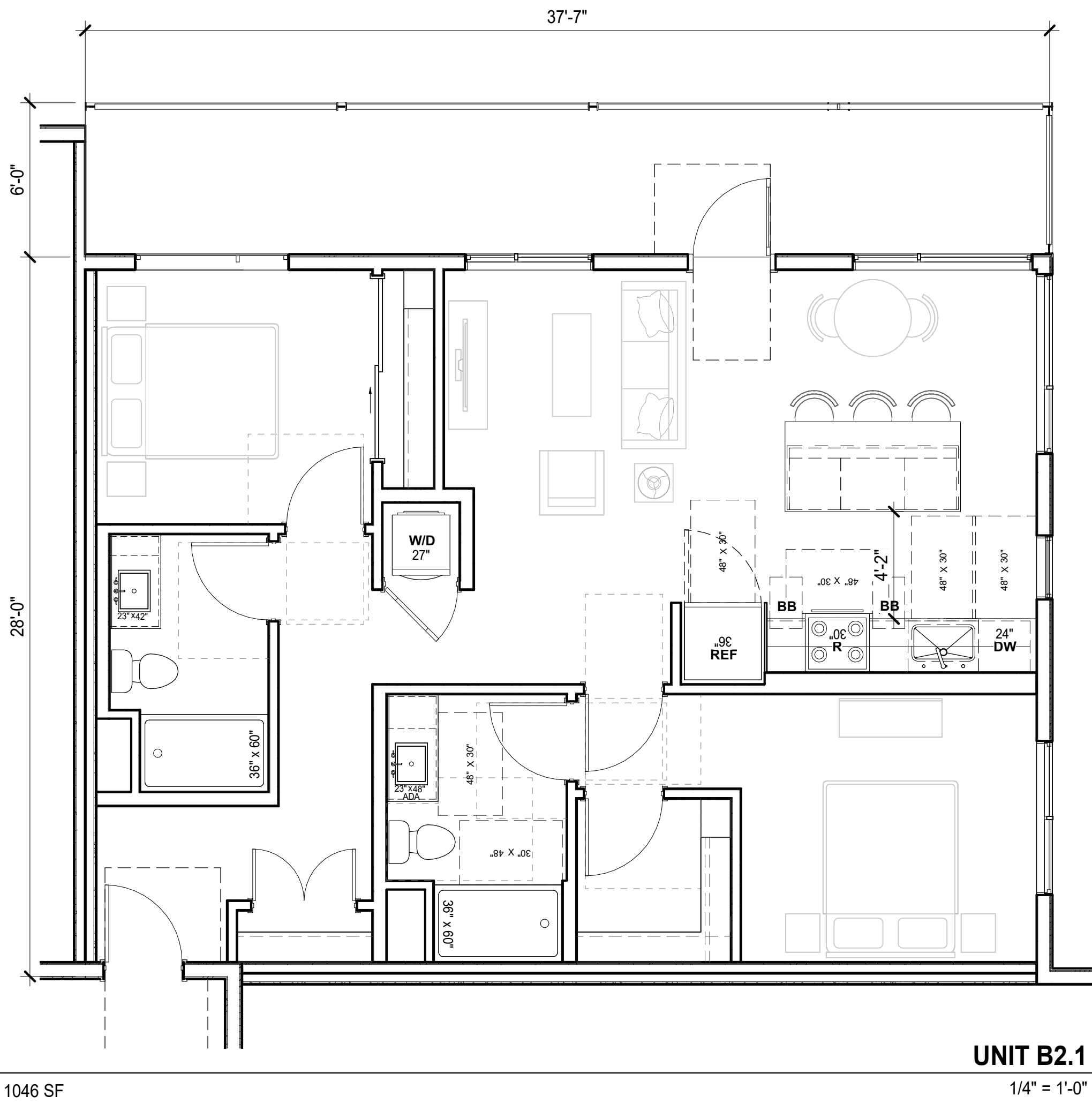


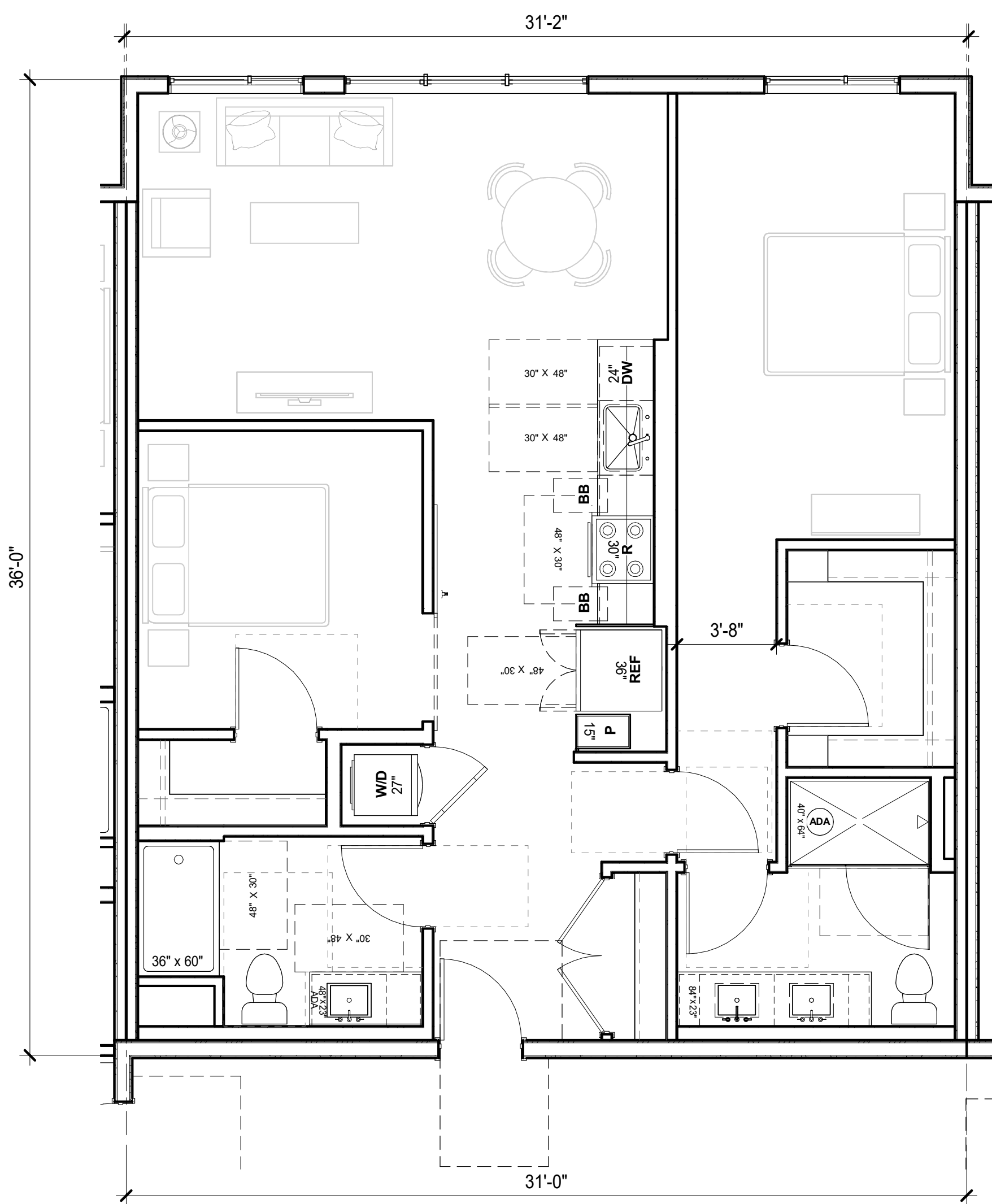
770 SF

UNIT A2.0 1
1/4" = 1'-0"



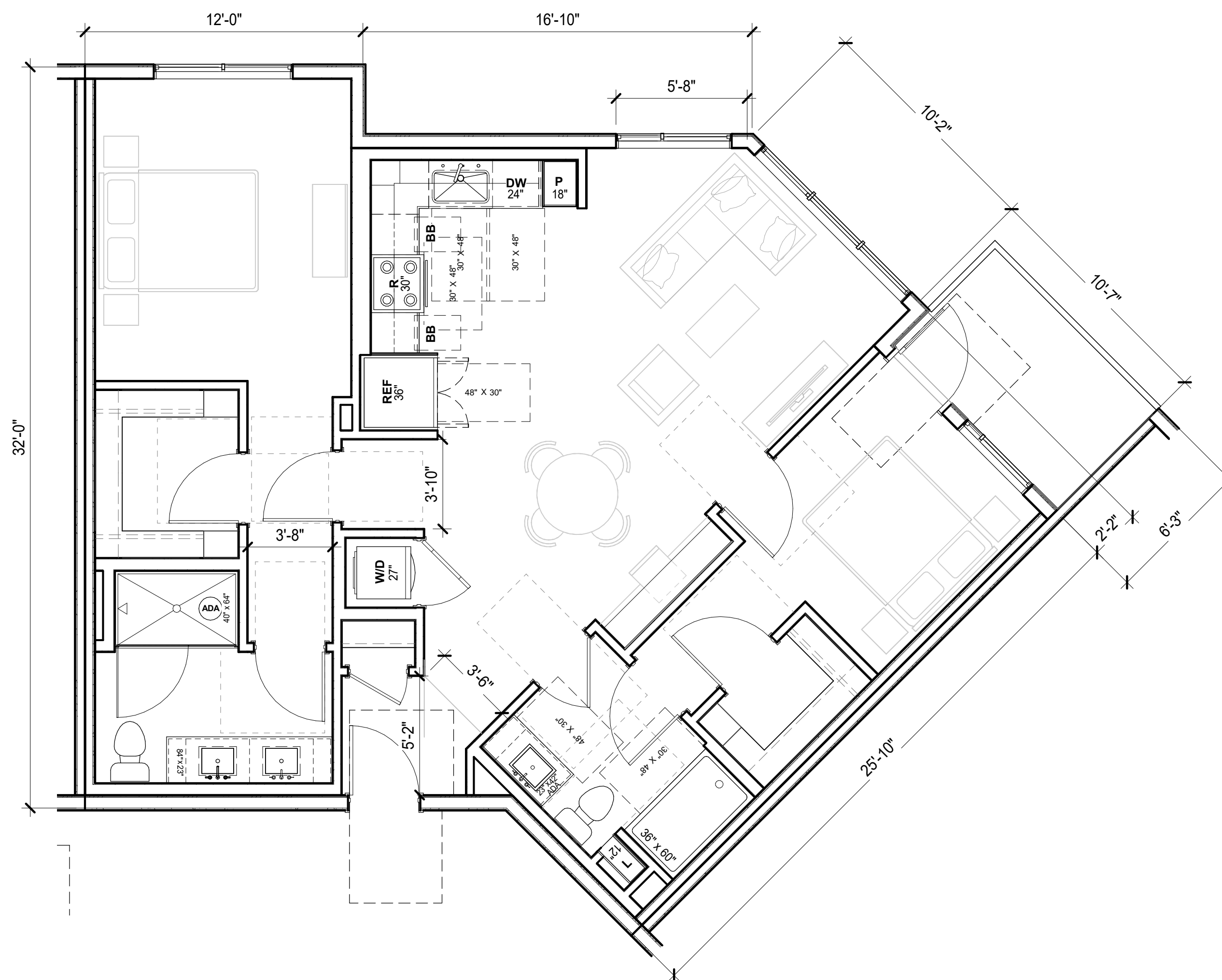






1117 SF

UNIT B4.0 2
1/4" = 1'-0"



1094 SF

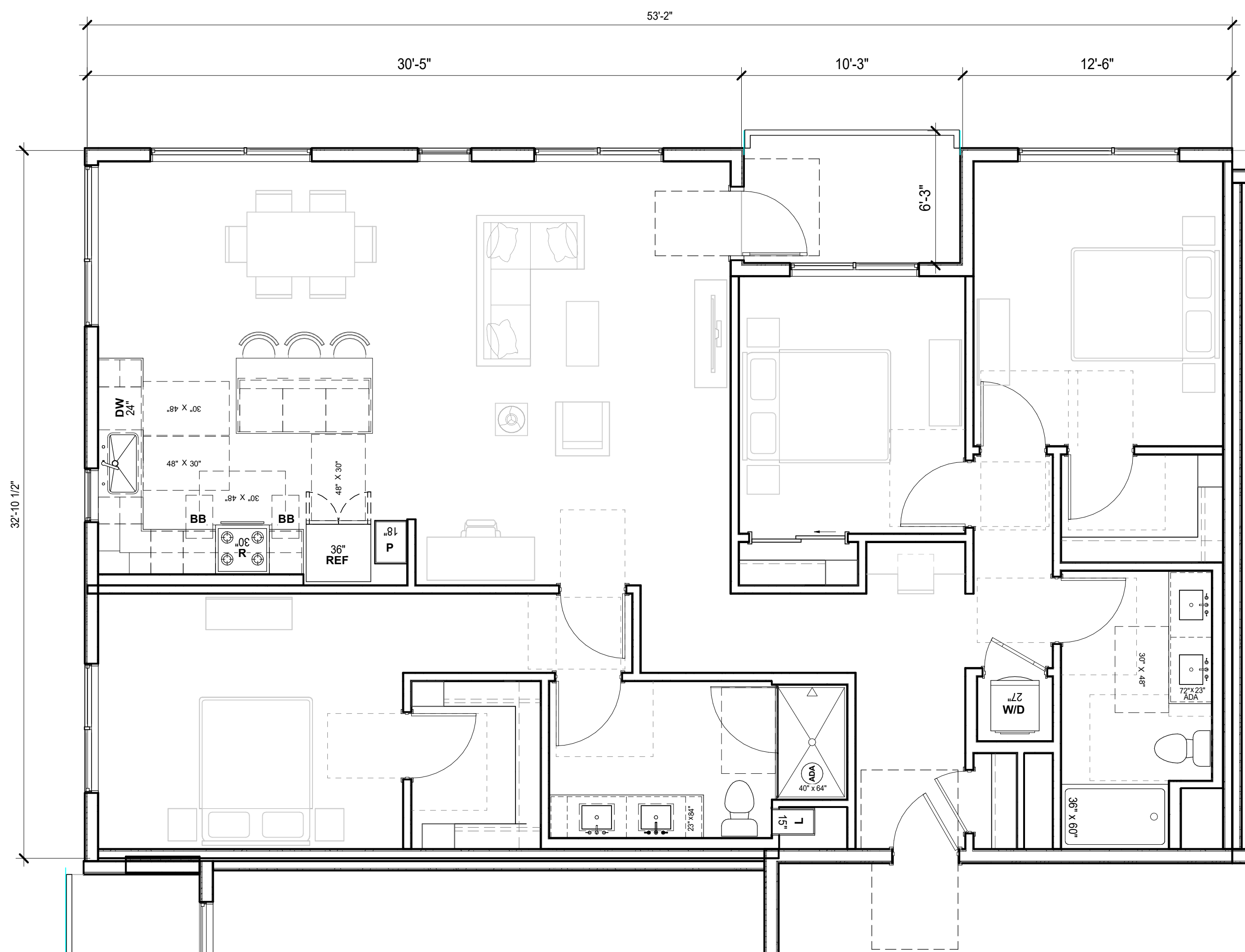
UNIT B3.0 1
1/4" = 1'-0"



UNIT PLANS

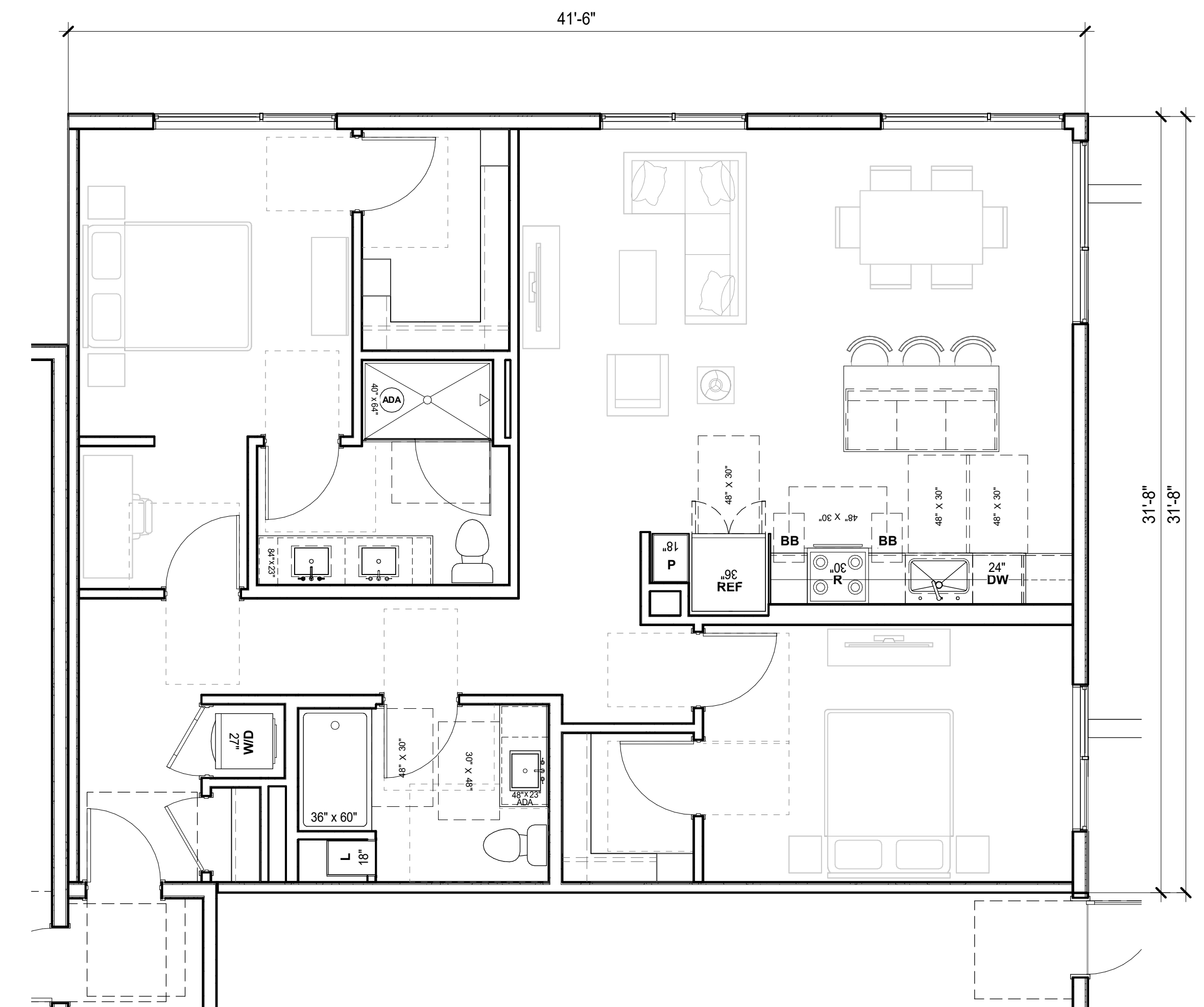
1/4" = 1' - 0"

AP4.05



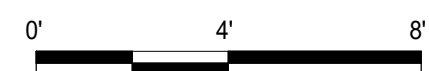
1678 SF

UNIT C1.0 2
1/4" = 1'-0"



1315 SF

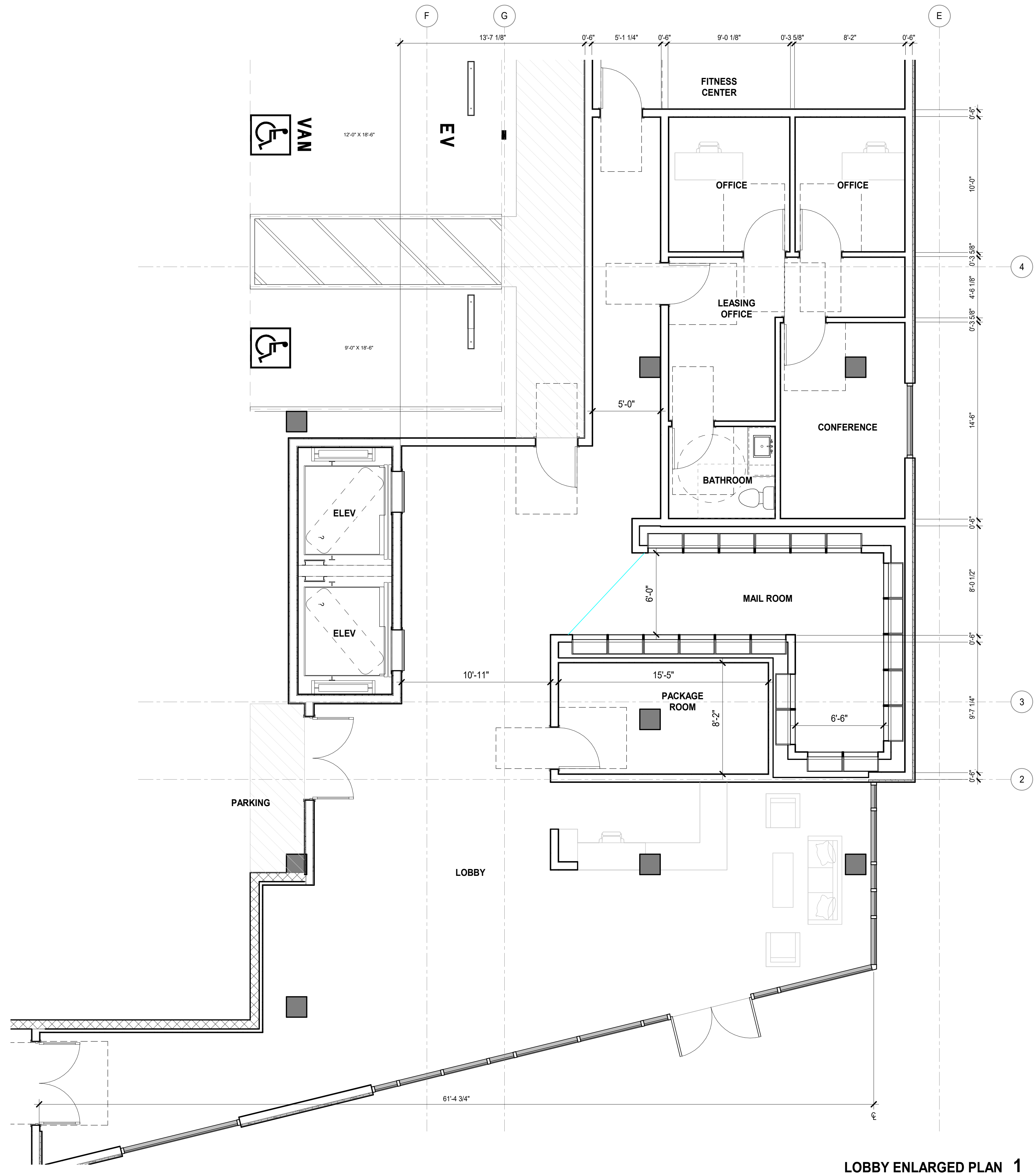
UNIT B5.0 1
1/4" = 1'-0"



UNIT PLANS

1/4" = 1' - 0"

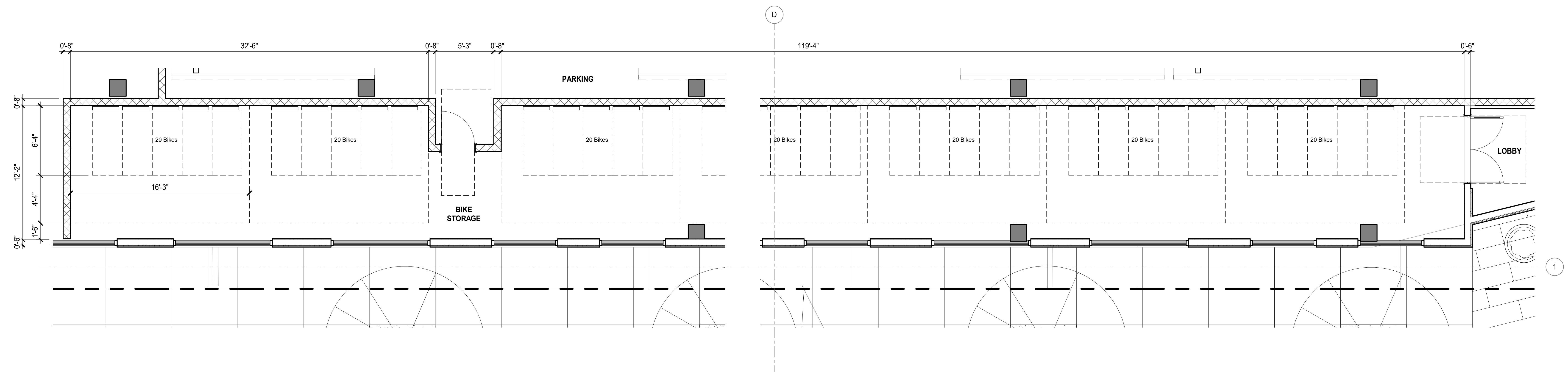
AP4.06



LOBBY ENLARGED PLAN 1
1/4" = 1'-0"

AMENITY HIGHLIGHTS

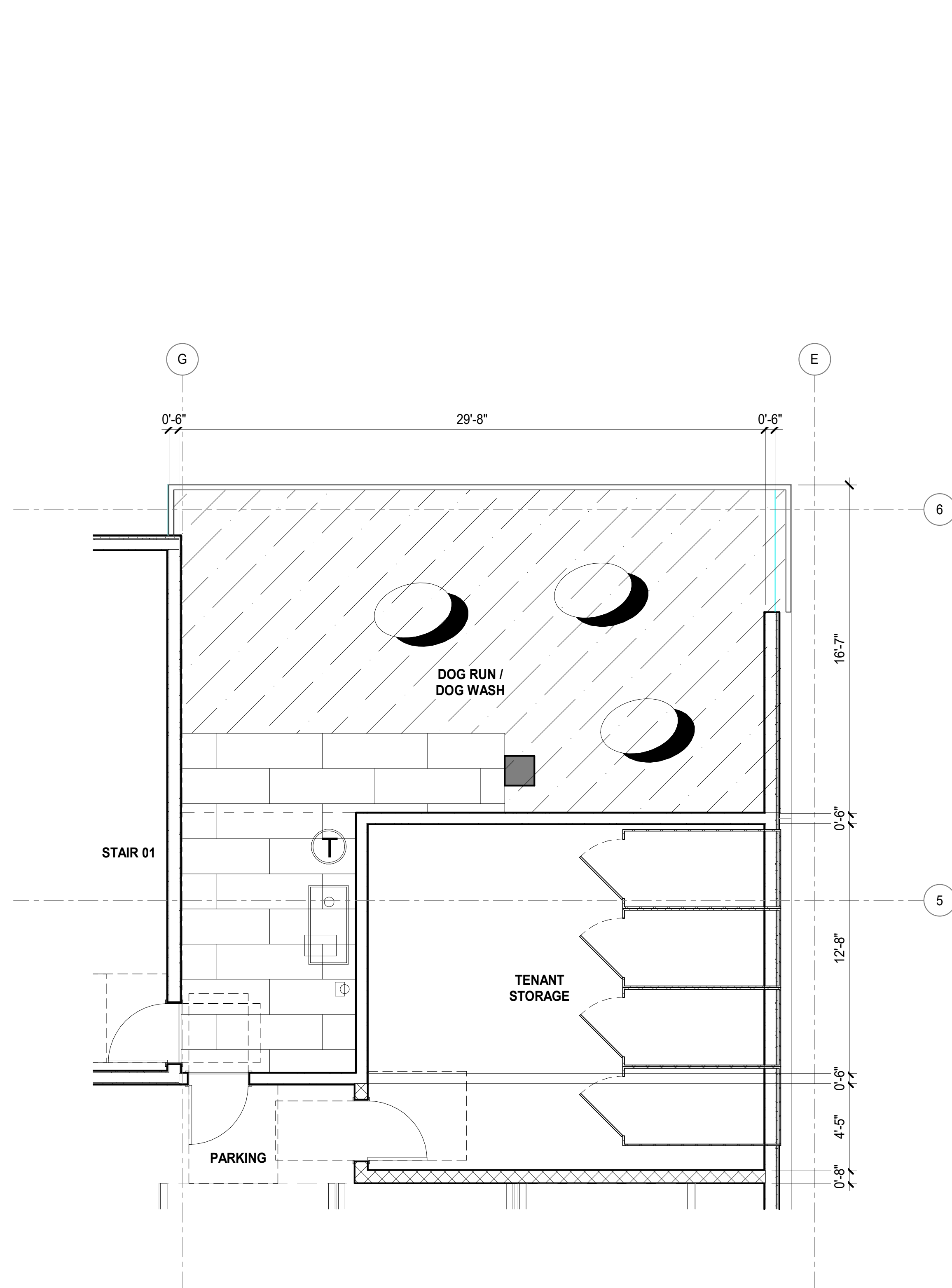
AP4.10



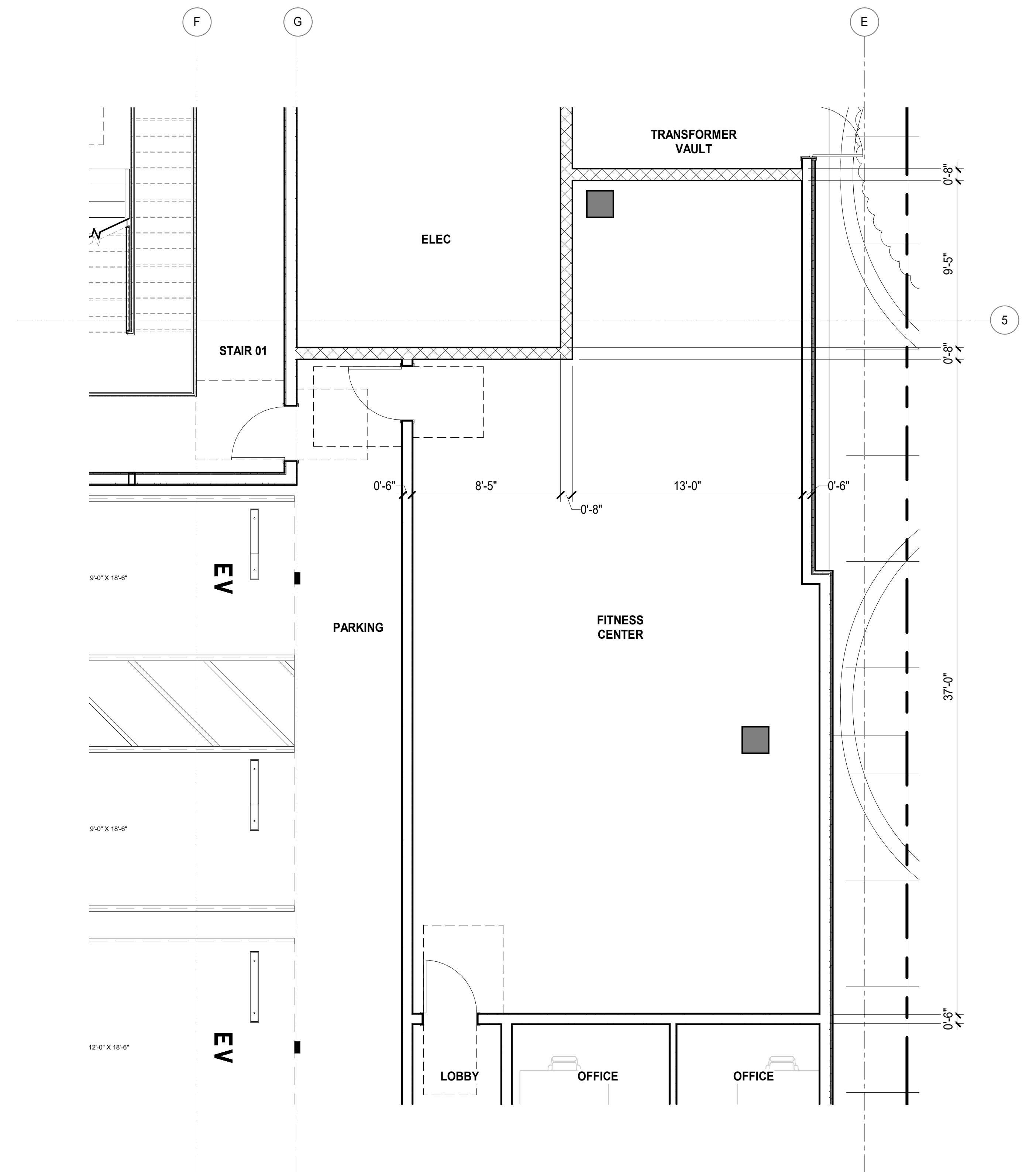
BIKE STORAGE ROOM 1

1/4" = 1'-0"

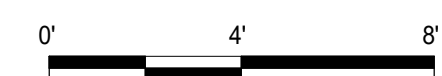


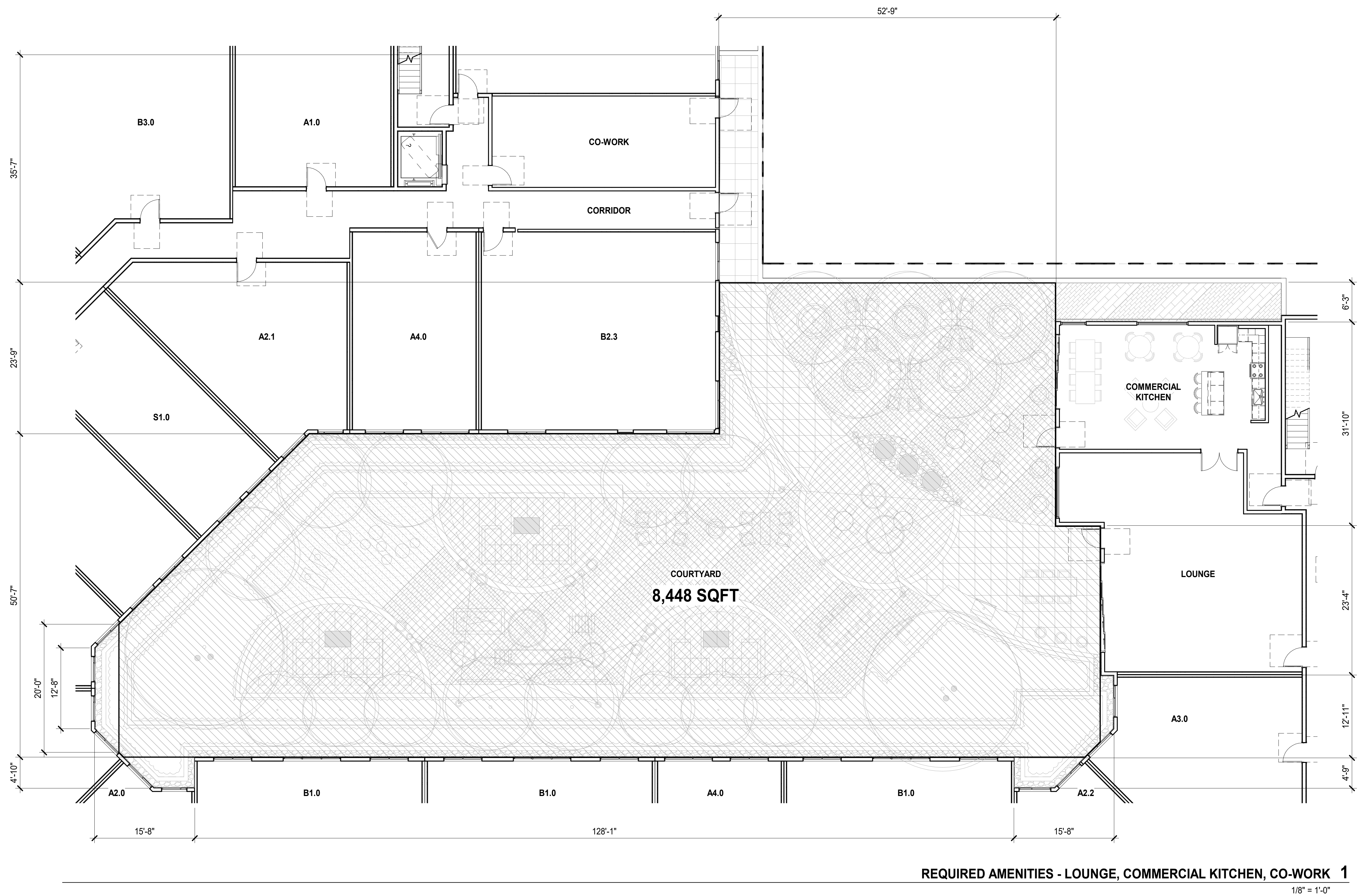


REQUIRED AMENITY - DOG RUN & DOG WASH 2
1/4" = 1'-0"



REQUIRED AMENITY - FITNESS CENTER 1
1/4" = 1'-0"





AMENITY HIGHLIGHTS

1/8" = 1' - 0"

AP4.13