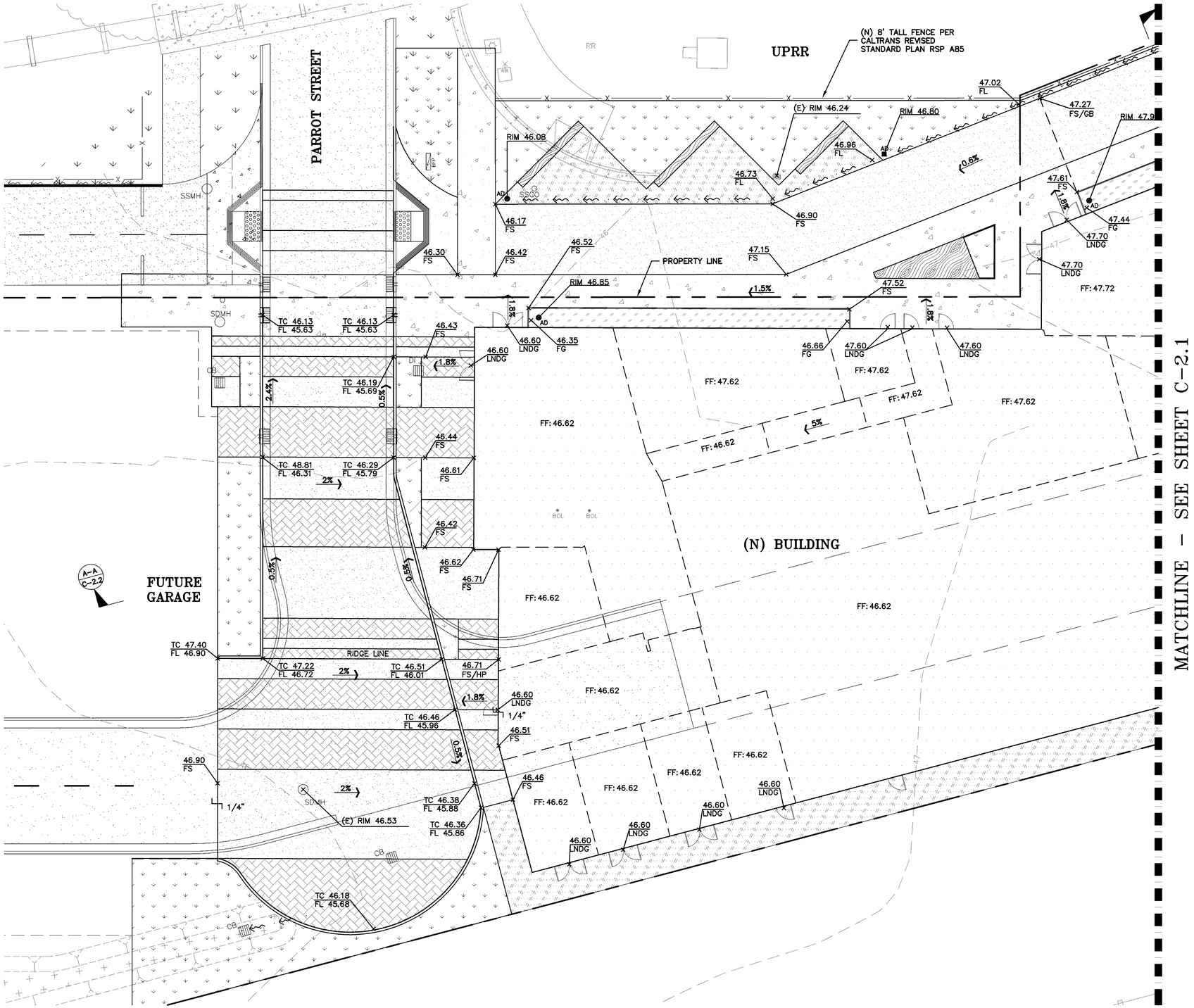

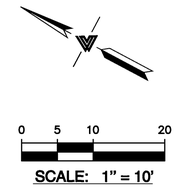

LEGEND:

- CONCRETE PAVING
- DECOMPOSED GRANITE
- AC PAVING
- LANDSCAPING AREA/ TRADITIONAL PLANTER
- WOODEN BENCH
- PAVERS
- BIO-RETENTION

PLN16-0067
EXHIBIT FF
June 15, 2017

REGISTERED PROFESSIONAL ENGINEER JAMES TOSIY No. 63127 CIVIL STATE OF CALIFORNIA
ORIGINAL SIGNATURES IN BLUE INK

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SAN LEANDRO TECH CAMPUS RESIDENTIAL – TOD
SAN LEANDRO, CALIFORNIA
ALAMEDA COUNTY

APN: 075-0047-057-02

PLANNED DEVELOPMENT PLN2013-00045

GRADING & DRAINAGE PLAN

REVISIONS	BY
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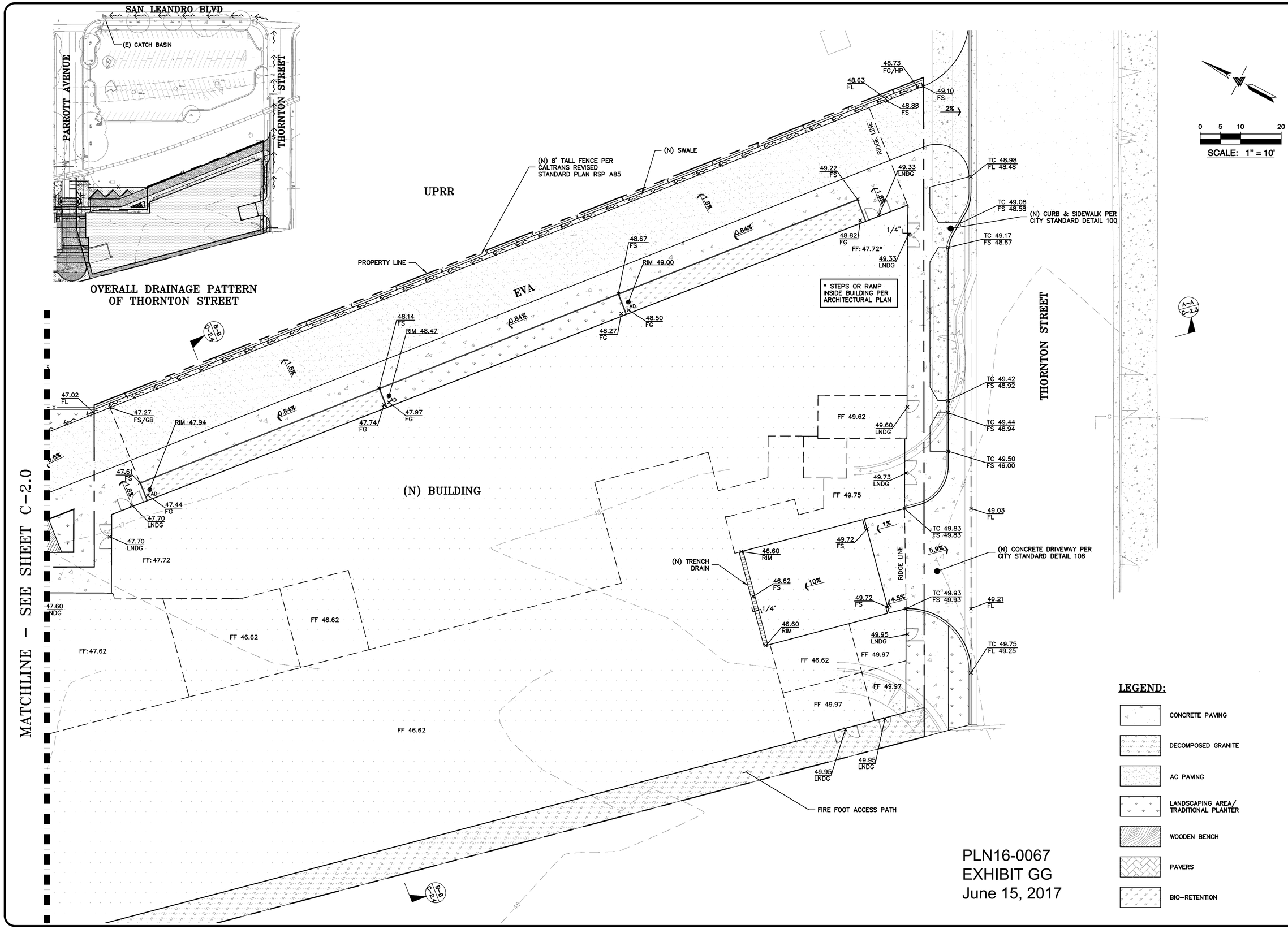
JOB NO:	2151095
DATE:	04-25-17
SCALE:	AS NOTED
DESIGN BY:	CP/MG
DRAWN BY:	MG
SHEET NO:	C-2.0



PLN16-0067
EXHIBIT GG
June 15, 2017

REGISTERED PROFESSIONAL ENGINEER JAMES TOBY No. 63127 CIVIL STATE OF CALIFORNIA ORIGINAL SIGNATURES IN BLUE INK

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SAN LEANDRO, CALIFORNIA

ALAMEDA COUNTY

APN: 075-0047-057-02

PLANNED DEVELOPMENT PLN2013-00045

GRADING & DRAINAGE PLAN

REVISIONS	BY
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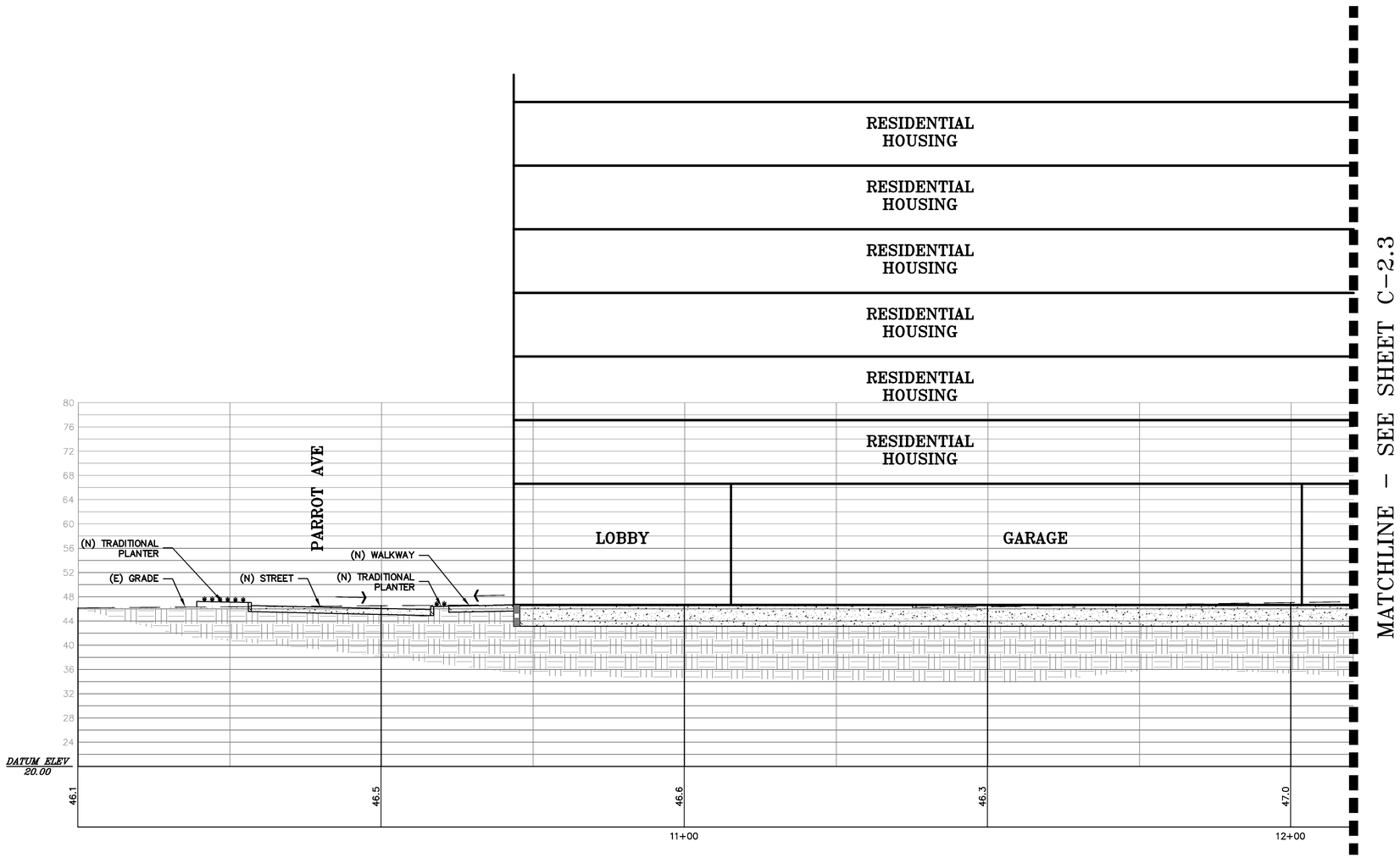
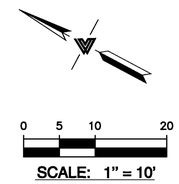
JOB NO:	2151095
DATE:	04-25-17
SCALE:	AS NOTED
DESIGN BY:	CP/MG
DRAWN BY:	MG
SHEET NO:	C-2.1



SITE SECTION A–A

HORIZ. & VERT. SCALE: 1" = 10'



PLN16-0067
EXHIBIT HH
June 15, 2017

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JAMES TOBY
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CIVIL
STATE OF CALIFORNIA
ORIGINAL SIGNATURES IN BLUE INK

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RESIDENTIAL – TOD
SAN LEANDRO, CALIFORNIA
ALAMEDA COUNTY

APN: 075-0047-057-02

PLANNED DEVELOPMENT PLN2013-00045

SITE SECTIONS

REVISIONS	BY
–	–
–	–
–	–
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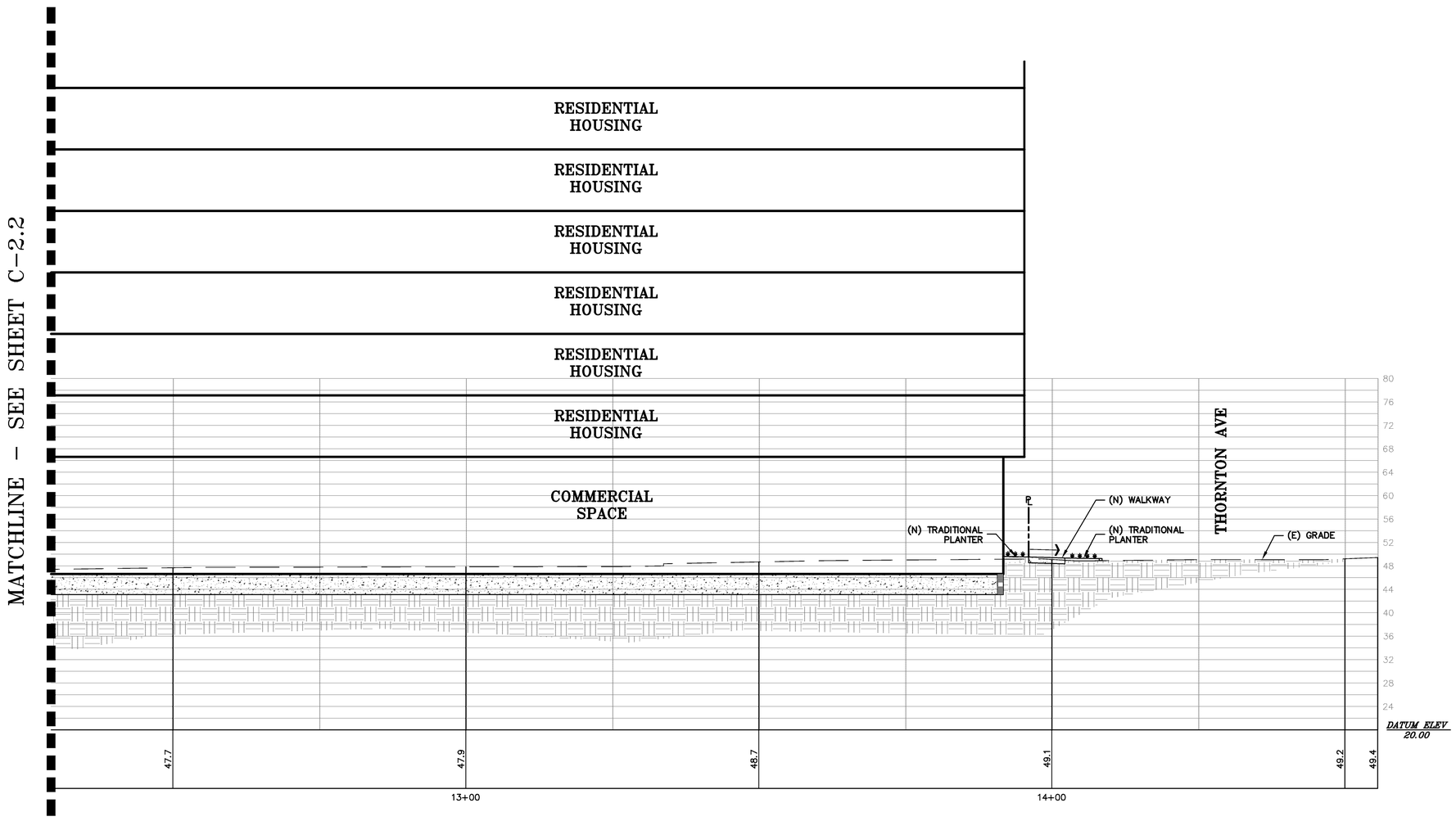
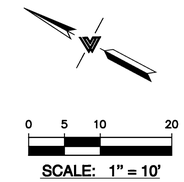
JOB NO:	2151095
DATE:	04-25-17
SCALE:	AS NOTED
DESIGN BY:	CP/MG
DRAWN BY:	MG
SHEET NO:	C-2.2



SITE SECTION A–A

HORIZ. & VERT. SCALE: 1" = 10'



PLN16-0067
EXHIBIT II
June 15, 2017

REGISTERED PROFESSIONAL ENGINEER
JAMES TOBY
No. 63127
CIVIL
STATE OF CALIFORNIA
ORIGINAL SIGNATURES IN BLUE INK

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RESIDENTIAL – TOD
SAN LEANDRO, CALIFORNIA
ALAMEDA COUNTY

APN: 075-0047-057-02

PLANNED DEVELOPMENT PLN2013-00045

SITE SECTIONS

REVISIONS	BY
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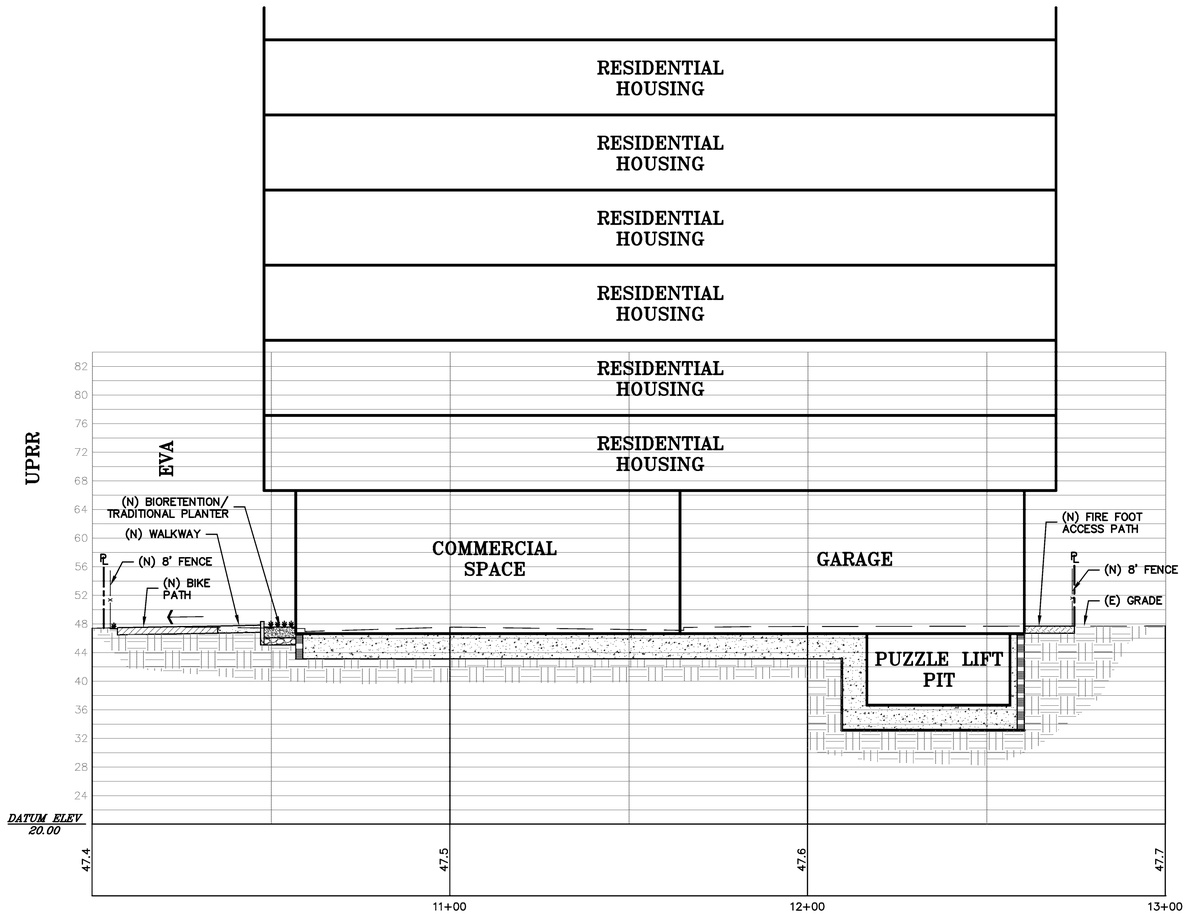
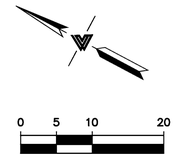
JOB NO:	2151095
DATE:	04-25-17
SCALE:	AS NOTED
DESIGN BY:	CP/MG
DRAWN BY:	MG
SHEET NO:	C-2.3



SITE SECTION B–B

HORIZ. & VERT. SCALE: 1" = 10'



PLN16-0067
EXHIBIT JJ
June 15, 2017

REGISTERED PROFESSIONAL ENGINEER
JAMES TOBY
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CIVIL
STATE OF CALIFORNIA
ORIGINAL SIGNATURES IN BLUE INK

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RESIDENTIAL – TOD
SAN LEANDRO, CALIFORNIA
ALAMEDA COUNTY

APN: 075–0047–057–02

PLANNED DEVELOPMENT PLN2013–00045

SITE SECTIONS

REVISIONS	BY
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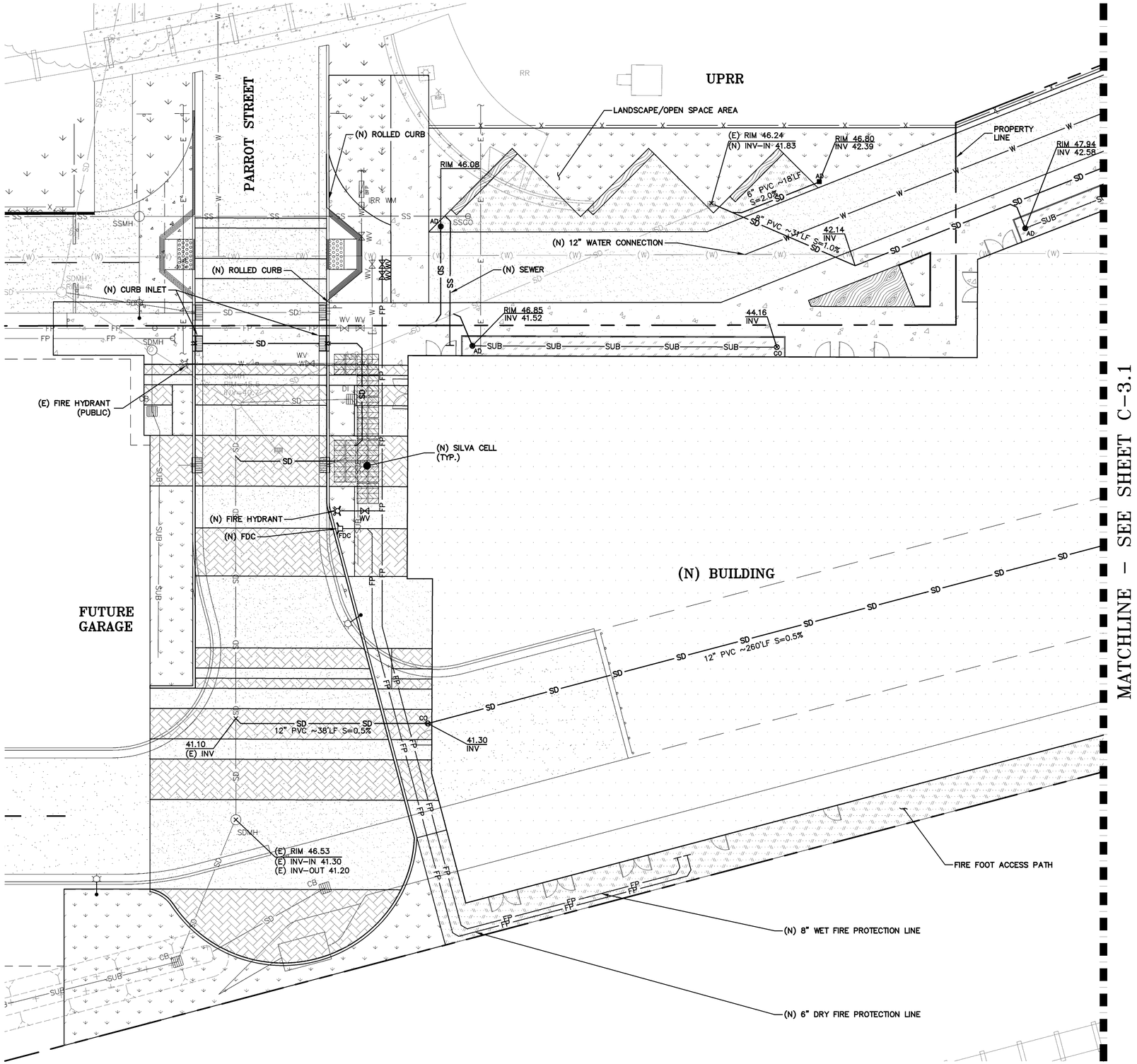
JOB NO:	2151095
DATE:	04–25–17
SCALE:	AS NOTED
DESIGN BY:	CP/MG
DRAWN BY:	MG
SHEET NO:	C-2.4



0 5 10 20

SCALE: 1" = 10'

PLN16-0067
EXHIBIT KK
June 15, 2017

REGISTERED PROFESSIONAL ENGINEER JAMES TOBIY No. 63127 CIVIL STATE OF CALIFORNIA ORIGINAL SIGNATURES IN BLUE INK

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SAN LEANDRO, CALIFORNIA

ALAMEDA COUNTY

APN: 075-0047-057-02

PLANNED DEVELOPMENT PLN2013-00045

UTILITY PLAN

REVISIONS	BY
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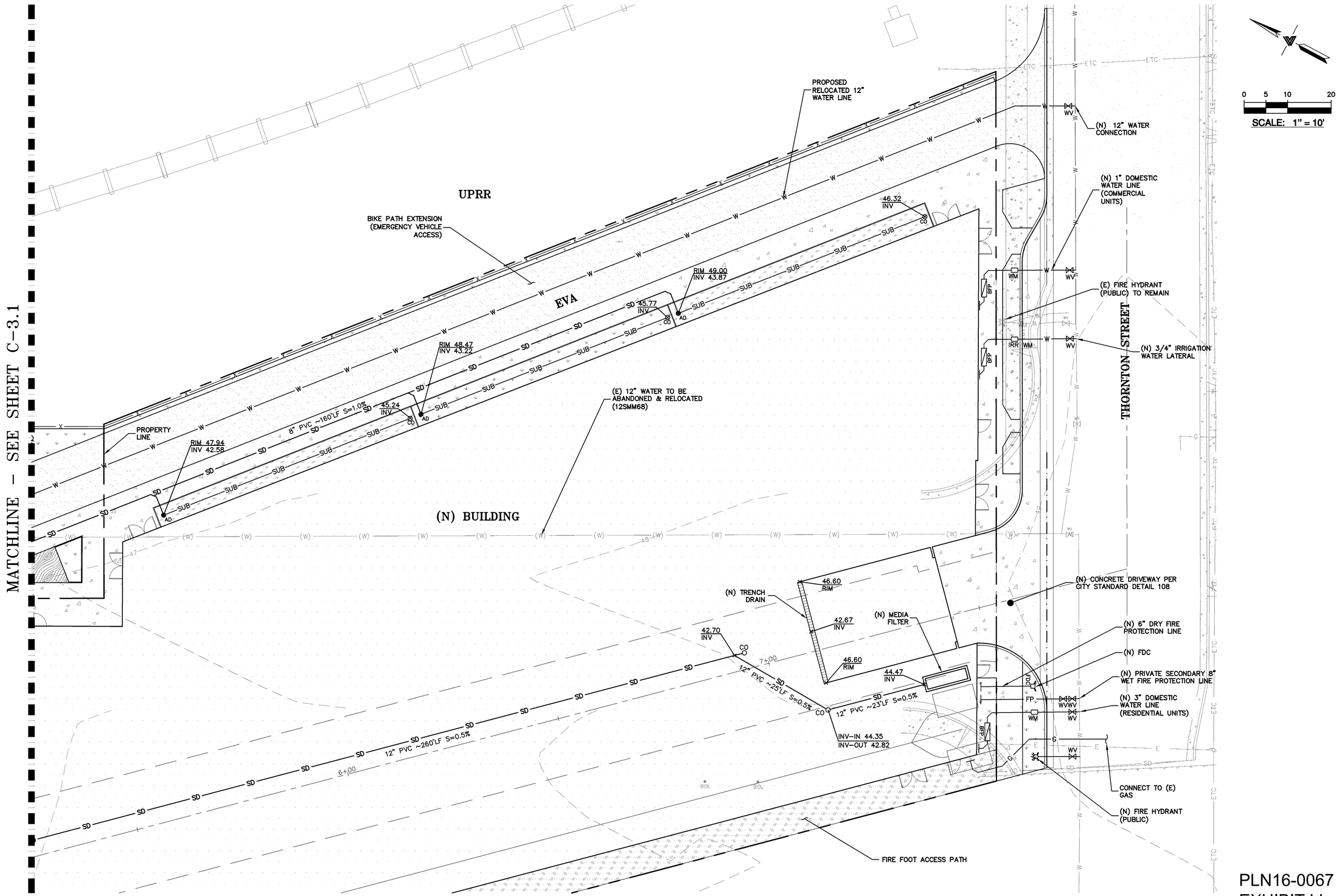
JOB NO:	2151095
DATE:	04-25-17
SCALE:	
DESIGN BY:	CP/MG
DRAWN BY:	MG
SHEET NO:	C-3.0



PLN16-0067
EXHIBIT LL
June 15, 2017

REGISTERED PROFESSIONAL ENGINEER JAMES TOBY No. 63127 CIVIL STATE OF CALIFORNIA ORIGINAL SIGNATURES IN BLUE INK

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SAN LEANDRO, CALIFORNIA

ALAMEDA COUNTY

APN: 075-0047-057-02

PLANNED DEVELOPMENT PLN2013-00045

UTILITY PLAN

REVISIONS	BY
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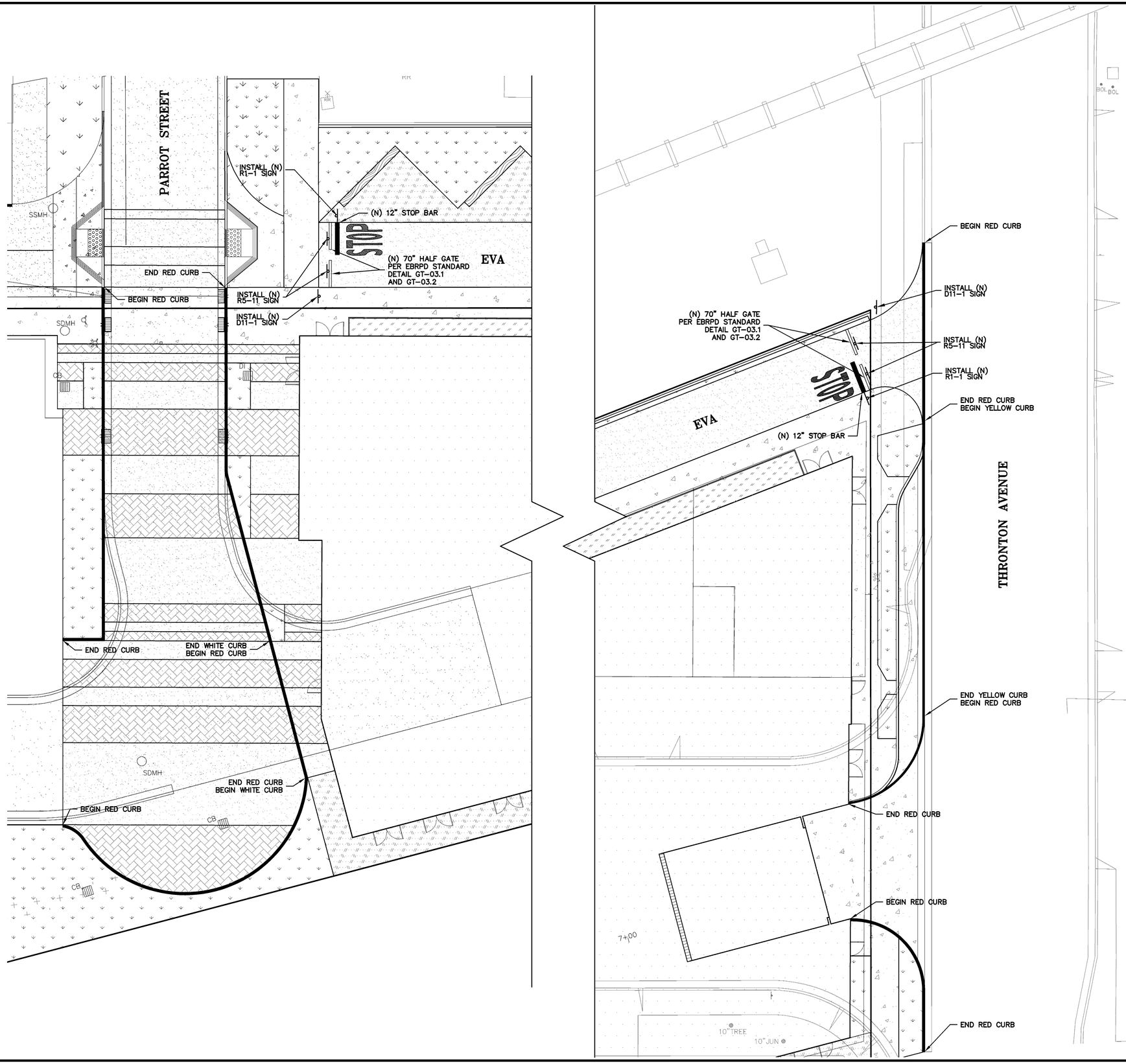
JOB NO:	2151095
DATE:	04-25-17
SCALE:	
DESIGN BY:	CP/MG
DRAWN BY:	MG
SHEET NO:	C-3.1

8 OF 11 SHEETS



PLN16-0067
EXHIBIT MM
June 15, 2017

REGISTERED PROFESSIONAL ENGINEER
JAMES TOBIN
No. 63127
CIVIL
STATE OF CALIFORNIA
ORIGINAL SIGNATURES IN BLUE INK

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ALAMEDA COUNTY

APN: 075-0047-057-02

PLANNED DEVELOPMENT PLN2013-00045

SIGNAGE & STRIPING PLAN

REVISIONS	BY
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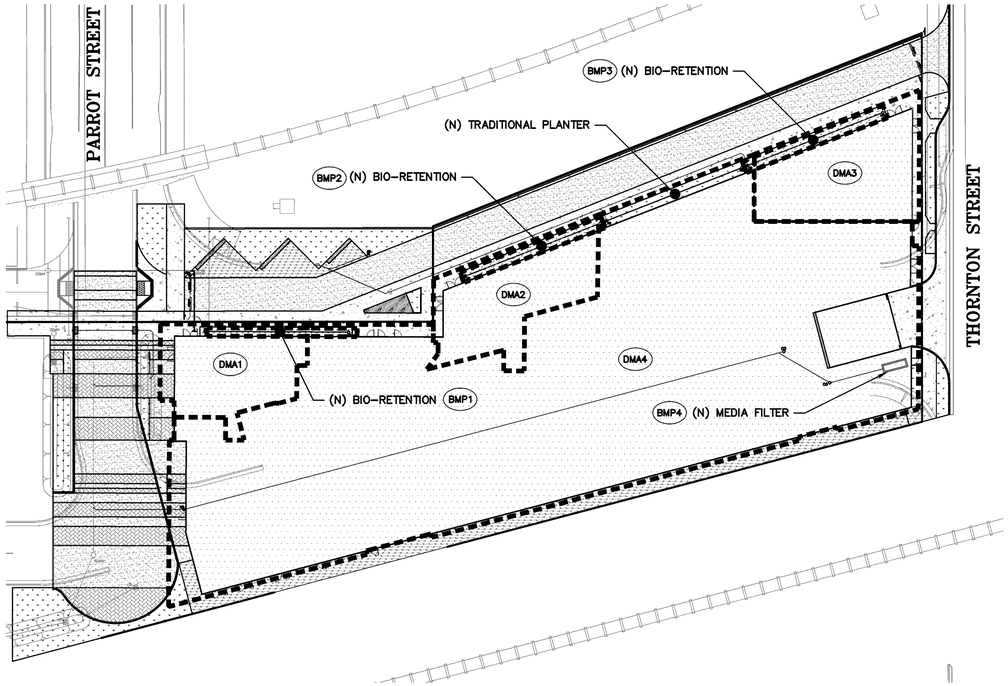
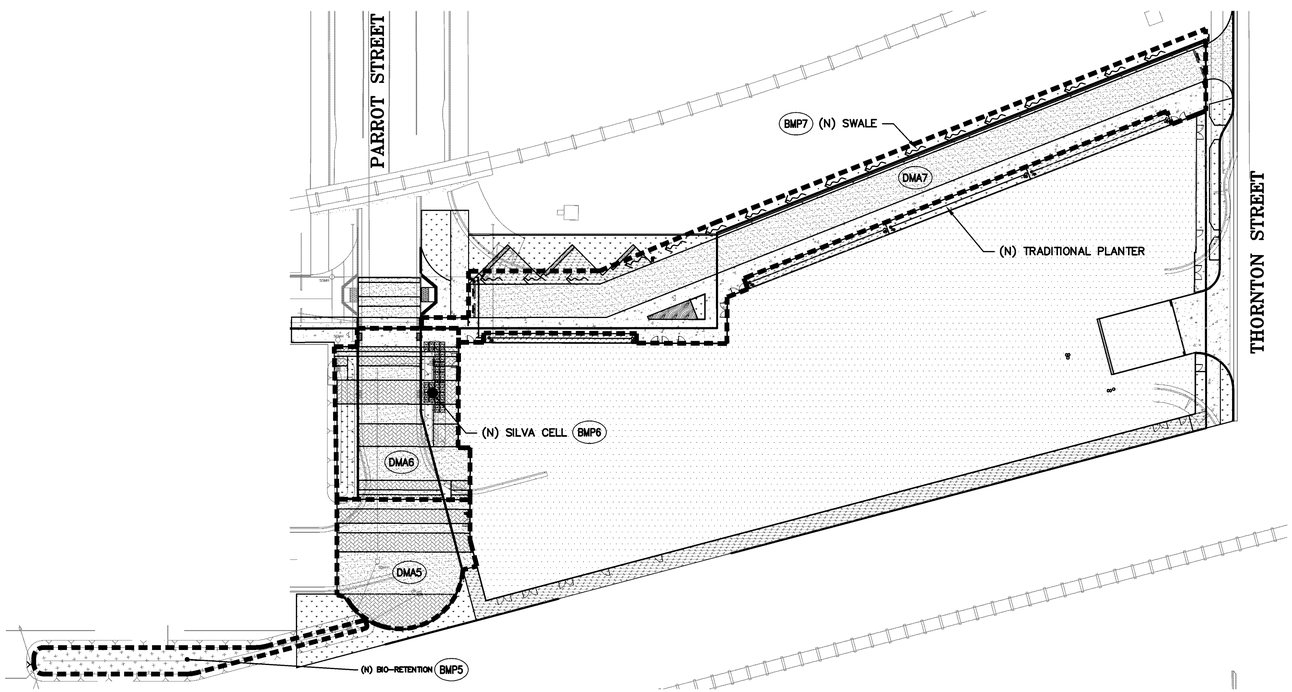
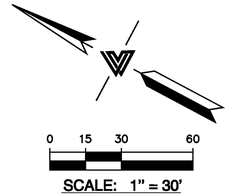
JOB NO:	2151095
DATE:	04-25-17
SCALE:	AS NOTED
DESIGN BY:	CP/MG
DRAWN BY:	MG
SHEET NO:	C-4.0



ROOF DRAINAGE PLAN



SURFACE DRAINAGE PLAN



LEGEND:

- RUNOFF DRAINAGE DIRECTION
- AD — AREA DRAIN
- DRAINAGE MANAGEMENT AREA
- BIO-RETENTION AREA
- LANDSCAPING AREA/ TRADITIONAL PLANTER

LEA & BRAZE ENGINEERING, INC.
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Sizing Volume Based Treatment Mesures based on the Adapted CASQA Stormwater BMP Handbook Approach

Calculations based on SCVRUPP C.3 Handbook Appendix B Section II.B dated April 2012

PROPERTY OWNER(S)	San Leandro Tech Campus - TOD		
PROPERTY ADDRESS	San Leandro, CA		
CALCULATED BY	M. Garcia	DATE	02/10/17
REFERENCE MAP:	2151095 HYD-1	JOB#	2151095

BLUE: User Input Value

TREATMENT SUMMARY

Drainage Management Area (DMA)	Treatment Control Measures (TCM)	Treatment Control Measures	Area Summary: New Impervious Area (SF)	By 4% Rule: Bio-Retention Area Required (SF)	By 4% Rule: Bio-Retention Area Provided (SF)	By 4% Rule: Available Treatment Areas > 4%
DMA 1	BMP 1	Bio-Retention	2,208	88	220	YES
DMA 2	BMP 2	Bio-Retention	2,598	104	303	YES
DMA 3	BMP 3	Bio-Retention	2,887	115	337	YES
DMA 4	BMP 4	Media Filter*	28,397	-	-	N/A
DMA 5	BMP 5	Bio-Retention	2,679	107	1,096	YES
DMA 6	BMP 6	Silva Cell	3,731	149	180	YES
DMA 7	BMP 7	Drainage Swale	9,493	-	-	N/A

* MEDIA FILTER SIZING

REQUIRED: $Q_{TREATMENT}$ = 52 GPM (AT 0.20 IN/HR)

PROVIDED: FOUR ~27" CARTRIDGES AT 90 GPM TREATMENT CAPACITY

PLN16-0067
EXHIBIT NN
June 15, 2017

NOTE:
FOR CONSTRUCTION STAKING SCHEDULING OR QUOTATIONS PLEASE CONTACT ALEX ABAYA AT LEA & BRAZE ENGINEERING (510)887-4086 EXT 116. aabaya@leabraze.com

REGISTERED PROFESSIONAL ENGINEER JAMES TOBY No. 63127 CIVIL STATE OF CALIFORNIA ORIGINAL SIGNATURES IN BLUE INK

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SAN LEANDRO, CALIFORNIA

ALAMEDA COUNTY

APN: 075-0047-057-02

PLANNED DEVELOPMENT PLN2013-00045

STORM WATER MANAGEMENT PLAN

REVISIONS	BY
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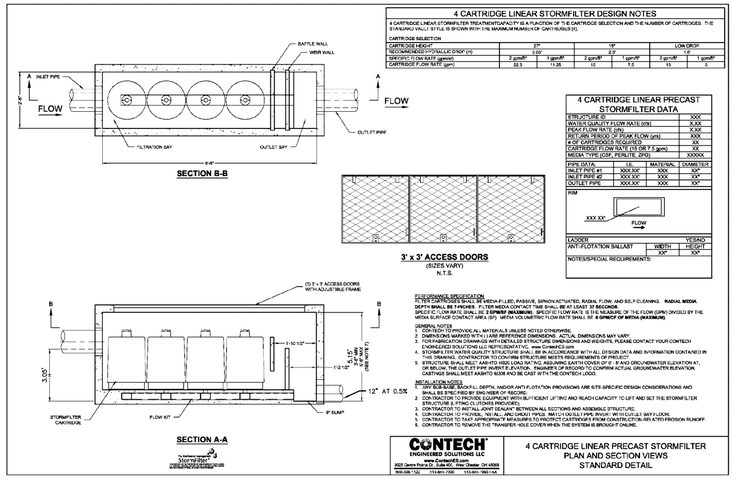
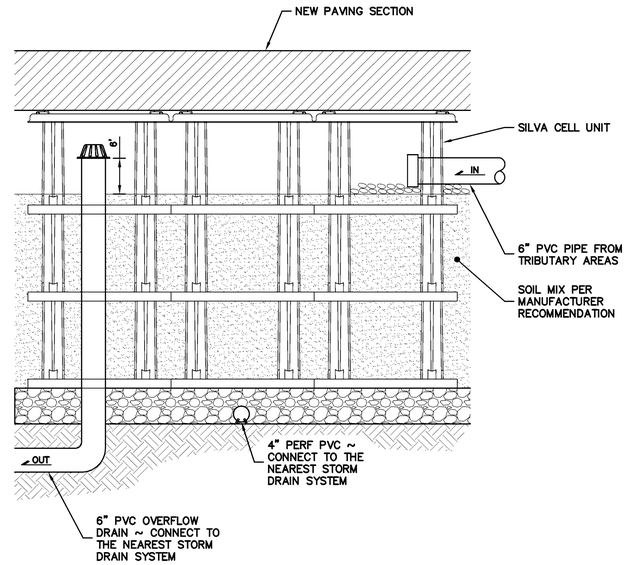
JOB NO:	2151095
DATE:	04-25-17
SCALE:	AS NOTED
DESIGN BY:	CP/MG
DRAWN BY:	MG
SHEET NO:	HYD-1

10 OF 11 SHEETS



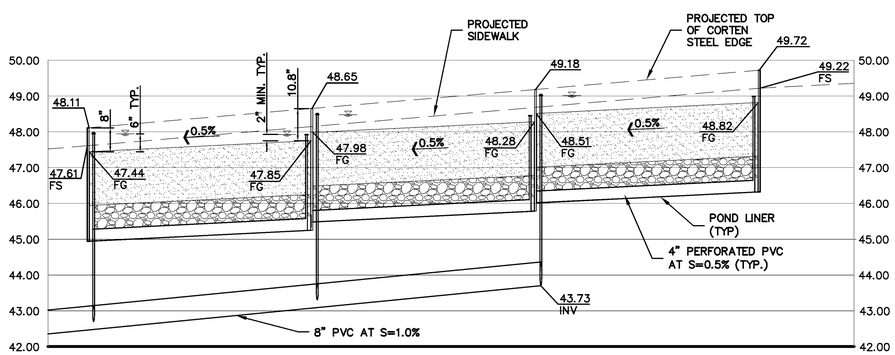
1 HYD-2 **CARTRIDGE STORMFILTER**

NTS



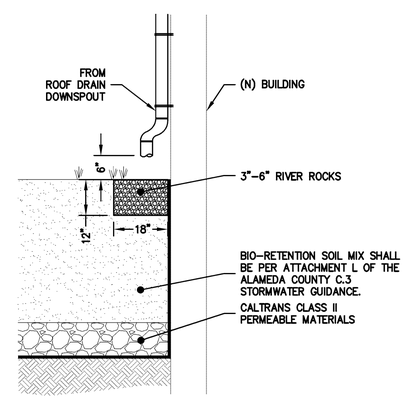
2 HYD-2 **TYPICAL SILVA CELL DETAIL**

NTS



3 HYD-2 **BIO-RETENTION PROFILE ALONG EVA**

SCALE: HORIZ. 1"=20' & VERT. 1"=2'



4 HYD-2 **ROOF DRAIN DAYLIGHT**

NTS

PLN16-0067
EXHIBIT OO
June 15, 2017

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ALAMEDA COUNTY
APN: 075-0047-057-02

PLANNED DEVELOPMENT PLN2013-00045

STORM WATER MANAGEMENT PLAN

REVISIONS	BY
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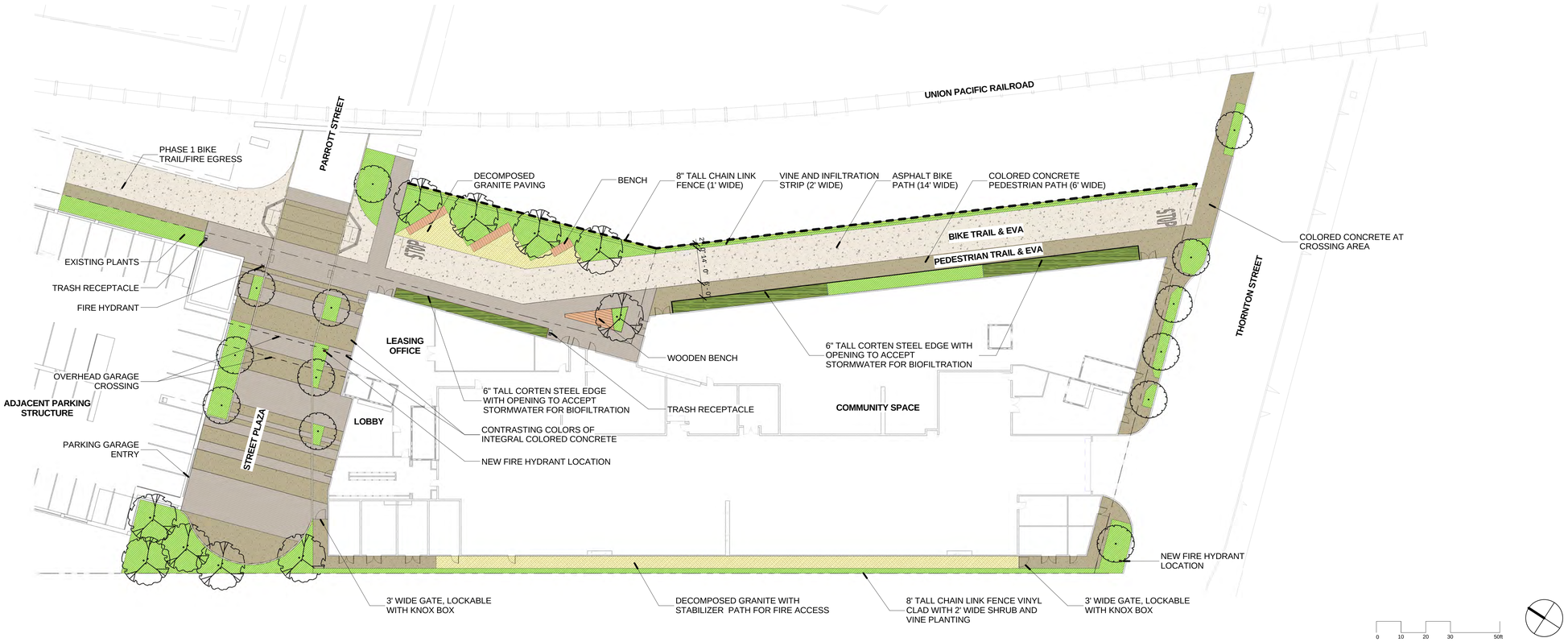
JOB NO:	2151095
DATE:	04-25-17
SCALE:	AS NOTED
DESIGN BY:	CP/MG
DRAWN BY:	MG
SHEET NO:	HYD-2

11 OF 11 SHEETS



LANDSCAPE MATERIAL LEGEND

- ASHPALT PAVING, SEE CIVIL DRAWING
- COLORED CONCRETE, COLOR A
- COLORED CONCRETE, COLOR B
- DECOMPOSED GRANITE PAVING WITH STABILIZER
- SHRUB AREA
- BIOFILTRATION PLANTING AREA

PLANT LEGEND

STREETSCAPE TREES AT THORTON STREET
ACER RUBRUM 'RED SUNSET' (RED LEAF MAPLE)

STREETSCAPE TREES AT PARROTT STREET
ACER RUBRUM 'RED SUNSET' (RED LEAF MAPLE)

ACCENT TREE:
NYSSA SYLVATICA (TUPELO)

MWELO CONFORMANCE

SQUARE FOOTAGE OF LANDSCAPE:

STREET LEVEL: 24,515 SF

LEVEL 2 COURTYARDS: 4,046 SF

LEVEL 7 COURTYARD: 810 SF

THE PROJECT PLANTING AND IRRIGATION DESIGN WILL BE DESIGNED WITH LOW WATER USE PLANTS AND EFFICIENT IRRIGATION SYSTEM WHICH WILL MEET THE STATE'S MODEL WATER EFFICIENT LANDSCAPE ORDINANCE. COMPLETED CALCULATIONS AND WORKSHEETS WILL BE PROVIDED DURING BUILDING PERMIT PHASE.

PLANTS SELECTED WILL BE LOW WATER USE AND IRRIGATION WILL CONSIST OF SUBSURFACE DRIP WITH A SMART IRRIGATION CONTROLLER.

STREET LEVEL LANDSCAPE ELEMENTS

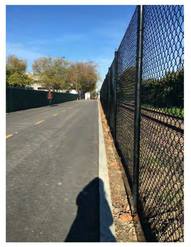
PLANTING - UNDERSTORY

PARROTT STREET TREE:
ACER RUBRUM 'RED SUNSET'
(RED MAPLE)

THORNTON STREET TREE:
ACER RUBRUM 'RED SUNSET'
(RED MAPLE)

ACCENT TREE:
NYSSA SYLVATICA
(TUPELO)

ENTRY PLAZA PAVING: TWO TONES OF COLORED CONCRETE



FENCE AT PERIMETER:
UPRR AND SPRR
EDGES, 8' TALL VINYL
CLAD CHAIN LINK

BENCH: PRE-CAST CONCRETE WITH IPE WOOD SLAT TOP

BIKE RACKS & TRASH RECEPTACLES

PLN16-0067
EXHIBIT PP
June 15, 2017

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REVISION DATE

Proposed Modification to Planned Development PLN2013-00045 dated February 20, 2014

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Westlake Urban

DRAWING CONTENTS
Landscape Plan Street Level

NOT FOR CONSTRUCTION

THIS SET OF CONSTRUCTION DOCUMENTS HAS BEEN PREPARED FOR THE CONSTRUCTION OF AN APARTMENT PROJECT.

L1.01

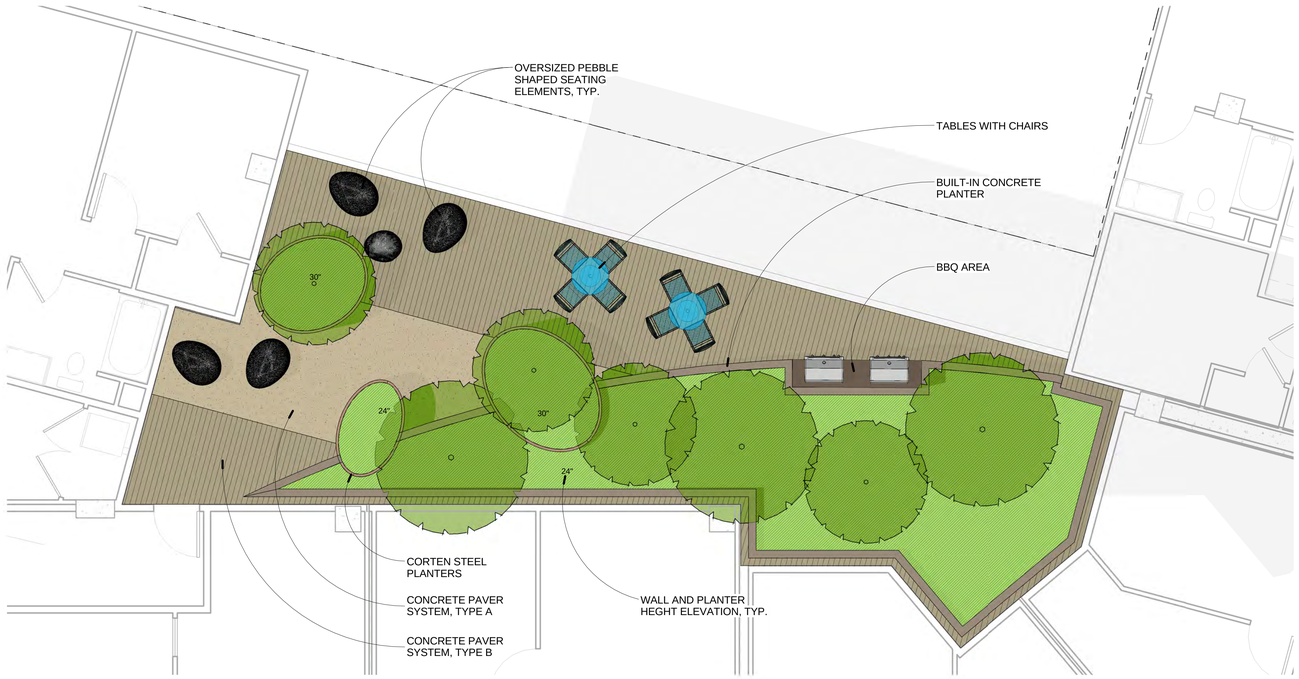
Project Number
JOB NUMBER

As indicated
SCALE

Project Status
ISSUED AS

APRIL 26, 2017
ISSUE DATE

LEVEL 2 NORTH COURTYARD



LEVEL 2 SOUTH COURTYARD

ON-STRUCTURE MATERIAL AND PLANT LEGEND

- CONCRETE PAVER SYSTEM, TYPE A
- CONCRETE PAVER SYSTEM, TYPE B
- CAST IN PLACE CONCRETE WALL
- CORTEN STEEL WALL
- SHRUB AND GROUNDCOVER PLANTING
- TREES

PLN16-0067
EXHIBIT QQ
June 15, 2017

0 2 4 6 10ft

Proposed Modification to Planned Development PLN2013-00045 dated February 20, 2014

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DRAWING CONTENTS
Landscape Plan Level 2
Courtyards

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L1.02

Project Number
JOB NUMBER

As indicated
SCALE

Project Status
ISSUED AS

APRIL 26, 2017
ISSUE DATE

LEVEL 7 COURTYARD

ON-STRUCTURE MATERIAL AND PLANT LEGEND

- 24" x 24" CONCRETE PAVERS
- WOOD GRAINED PAVERS
- SHRUB AND GROUNDCOVER PLANTING
- PLANTS

PLN16-0067
EXHIBIT RR
June 15, 2017

0 2 4 6 10ft

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Landscape Plan Level 7 Courtyard

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L1.03

Project Number
JOB NUMBER

1/4" = 1'-0"
SCALE

Project Status
ISSUED AS

APRIL 26, 2017
ISSUE DATE

ON STRUCTURE PAVERS

ON STRUCTURE FIRE PITS

ON STRUCTURE PLANTERS

CORTEN STEEL WALL

CORTEN STEEL WALL

CIP CONCRETE WALL

FREE STANDING PLANTER

FREE STANDING PLANTER

ON STRUCTURE SITE FURNISHINGS

SOFA SEATING

MOVABLE SEATS

MOVABLE SEATS

DINING TABLE

OVERSIZED PEBBLE SEATS

PLN16-0067
EXHIBIT SS
June 15, 2017

Proposed Modification to Planned Development PLN2013-00045 dated February 20, 2014

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On-Structure Courtyard Elements

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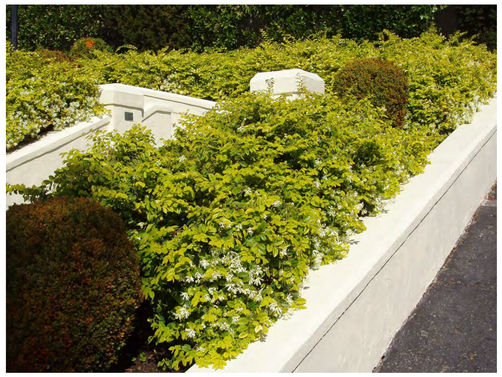
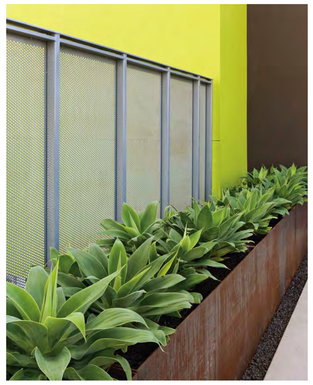
ISSUE DATE

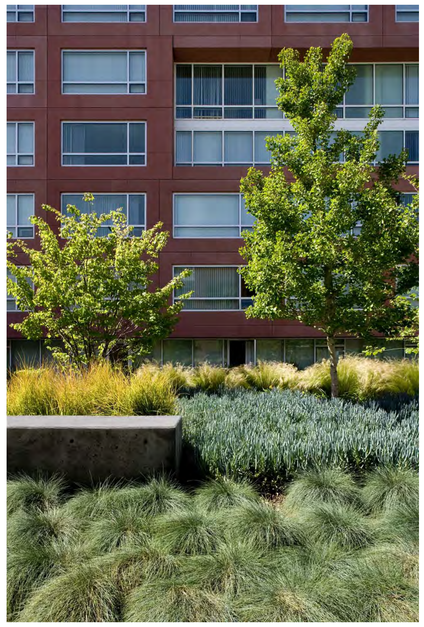
ON STRUCTURE PLANT PALETTE

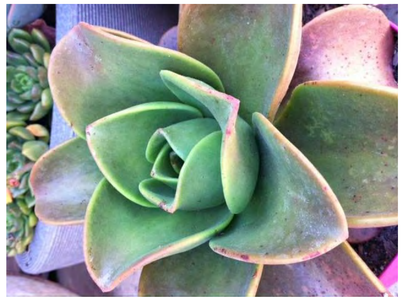
TREES

UNDERSTORY SHRUBS AND GROUNDCOVERS









PLN16-0067
EXHIBIT TT
June 15, 2017

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On-Structure Plant Palette

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L2.02

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